

## CITY OF AURORA SITE PLAN NOTES:

## 1st Review

Comments in green were made by PW/Development Services, Engineering reviewer Farhad Sarwari. Please reach out to him at fsarwari@auroragov.org for any comments or questions.

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA IN ACCORDANCE WITH THE CITY OF AURORA SIGN CODE.

2. THE CITY OF AURORA SHALL GRANT EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND UNDER PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME SHALL BE AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."

3. THE CITY OF AURORA SHALL PROVIDE ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO BOX OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.

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 SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

9. ALL ROOF TOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE EITHER 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.

10. 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 UNOBTAINED 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.

11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

12. 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.

13. 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.

14. 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.

15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.

16. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.

17. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CITY CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AND ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

18. THE 2015/2021 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDING TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERCC). AT THE TIME THE STRUCTURE IS AT FINAL FRAMED AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE DC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERCC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

19. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-159(F)(6) SECTION 146-822(D) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.

## DATA BLOCK

|                                       |   |
|---------------------------------------|---|
| LAND AREA WITHIN PROPERTY LINES       | 116,973 SF (2.685 AC)                         |
| NUMBER OF BUILDINGS                   | 1   |
| BUILDING HEIGHT                       | 28'-10"                                       |
| TOTAL BUILDING COVERAGE AND GFA       | 9301 S.F. (8.0 %)                             |
| HARD SURFACE AREA                     | 86827 S.F. (73.7 %)                           |
| LANDSCAPE AREA                        | 15985 S.F. (13.7 %)                           |
| SIDEWALKS                             | 5410 S.F. (4.6 %)                             |
| PRESENT ZONING CLASSIFICATION         | MU-OH   |
| MAXIMUM PERMITTED/ALLOWABLE SIGN AREA | 195 SF  |
| PROPOSED TOTAL SIGN AREA              | 158.38 SF*                                    |
| PROPOSED NUMBER OF SIGNS              | 3 BUILDING SIGNS,<br>332' LED ACCENT LIGHTING |
| PROPOSED MONUMENT SIGN                | N/A   |
| PROPOSED MONUMENT SIGN AREA           | N/A   |
| PARKING SPACES REQUIRED               | 37  |
| PARKING SPACES PROVIDED               | 183   |
| ACCESSIBLE SPACES REQUIRED (VAN)      | 6 (1)   |
| ACCESSIBLE SPACES PROVIDED (VAN)      | 6 (1)   |
| LOADING SPACES REQUIRED               | 0   |
| LOADING SPACES PROVIDED               | 0   |
| TRAFFIC SIGNAGE                       | 5 (2 EXISTING, 3 PROPOSED)                    |
| * 166.38 SF INCLUDING LED BORDER      | 6 (1)   |
| IBC CONSTRUCTION TYPE                 | VB (W/ SPRINKLER)                             |
| IBC OCCUPANCY CLASS                   | ASSEMBLY GROUP A-2                            |

## LEGAL DESCRIPTION:

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

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

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

## CONTACTS:

PLANNING:  
CITY OF AURORA  
PLANNING AND DEVELOPMENT SERVICES  
(303) 330-7229  
ARIANA MUCA, PLANNER I  
AMUCA@AURORAGOV.ORG

FIRE DEPT:  
CITY OF AURORA BUILDING DEPARTMENT  
FIRE SAFETY DIVISION

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

ENGINEERING:  
CITY OF AURORA

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

TELEPHONE:  
CENTURY LINK  
955-263-9575

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

SEWER:  
AURORA WATER  
WATERENGINEERING@AURORAGOV.ORG  
TEL: (303) 739-7370

Signature Block

Blackhawk Pointe Texas Roadhouse Site Plan with Adjustment and Conditional Use

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

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicant, 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, MINN REIT LP has caused these

(Corporation, Company, or Individual)

presents to be executed this 28<sup>th</sup> day of October, AD, 2024

By: Jonathan D. Diano Corporate  
(Principal or Owners)

State of Florida ) ss  
County of Orange

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of October, AD, 2024 by  
Jonathan D. Diano  
(Principal or Owners)

Witness my hand and official seal

Blanca D. Diano  
(Notary Public)

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

Based on our records, there was a revision on 1/24/25 (update to parking lot light pole locations), therefore this revision shall be labeled as second revision and all changes in first revision shall be included on this plan set.

Please coordinate with your case manager, Ariana Muca at amuca@auroragov.org for more information.

## SHEET INDEX:

- 1 COVER SHEET
- 2 SITE PLAN
- 3 GRADING & UTILITY PLAN
- 4 LANDSCAPE PLAN
- 5 TREE MITIGATION PLAN
- 6 BUILDING ELEVATIONS
- 7 SITE PLAN DETAILS
- 8 SIGN DETAILS
- 9 PHOTOMETRIC PLAN

## CITY OF AURORA APPROVALS

City Attorney: [Signature] Date: 11/3/24  
Planning Director: [Signature] Date: 10/30/24  
Planning Commission: [Signature] Date: 11/4/24  
City Council: [Signature] Date: N/A  
Attest: [Signature] Date: N/A  
(City Clerk)

Database Approval Date

RECORDED  
Accepted for  
Colorado at  
Clerk and Recorder

## ADJUSTMENT

Blackhawk  
Pointe Texas  
Roadhouse  
Site Plan  
with Adjustment  
and Conditional  
Use

Table 4.6-6  
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Aurora U  
Ordin

Permitted  
drive-up c  
facility as  
the MU-O

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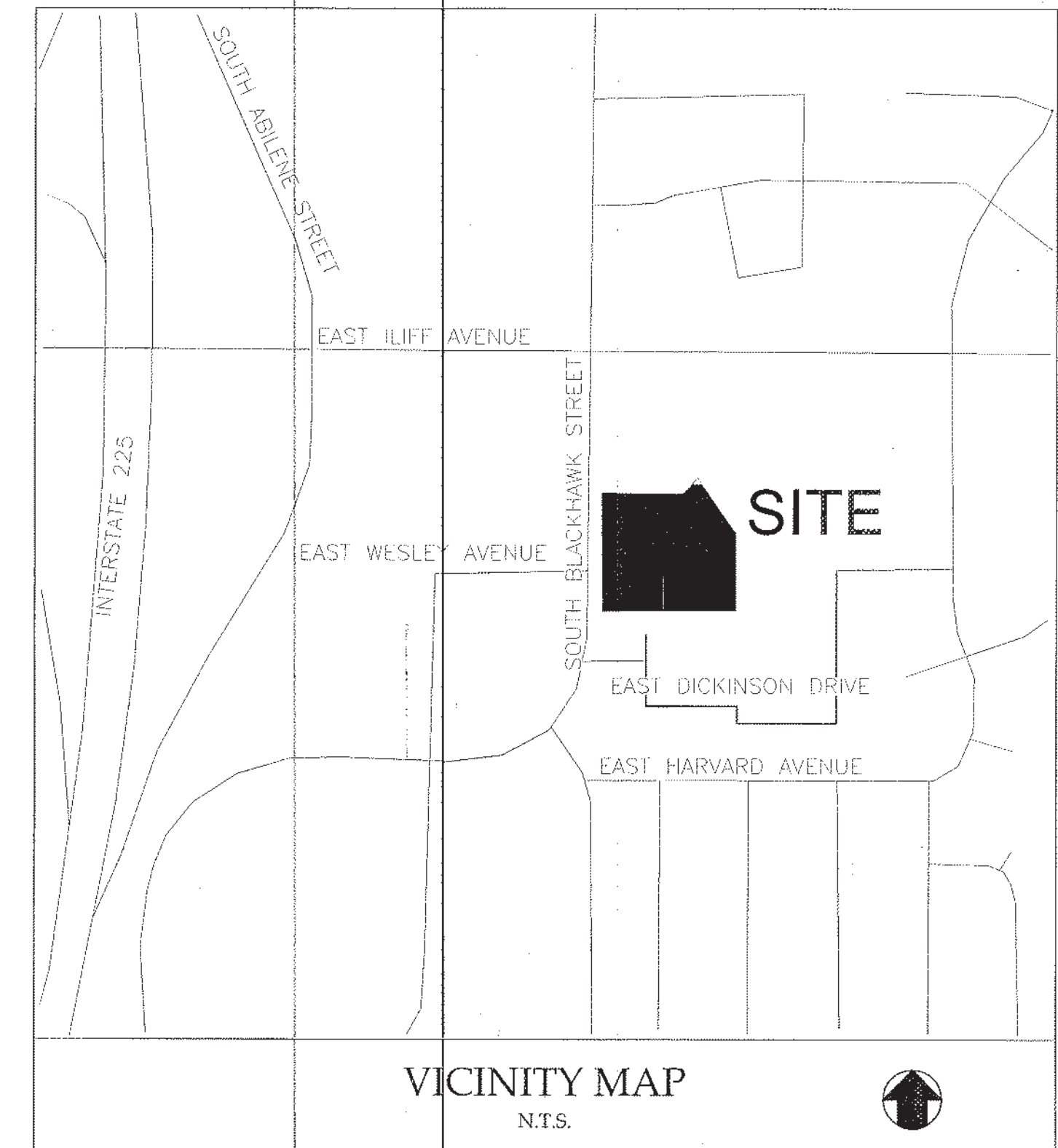
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VICINITY MAP  
N.T.S.

## DEVELOPER:

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

## ENGINEER:

**GreenbergFarrow**

CONTACT: RYAN SCOTT  
30 EXECUTIVE PARK, SUITE 100  
IRVINE, CA 92614  
EMAIL: RSCOTT@GREENBERGFARROW.COM

## LANDSCAPE:

**GreenbergFarrow**

## T: DENNIS JARRARD

GREEN AVENUE, SUITE 200  
ON HEIGHTS, IL 60005  
G@GREENBERGFARROW.COM

## SURVEYOR:

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

## HNICAL ENGINEER:

CON CONSULTANTS, INC.  
ACT: SCOTT MYERS, P.E.  
FRONTAGE ROAD NORTH, SUITE 3  
RIDGE, COLORADO 80033  
TEL: (303) 423-3300  
PROJECT NO. 25215330

## SHEET 1 COVER SHEET

JOB NO. 20200123

1999-6002-08 TEXAS ROADHOUSE AT BLACKHAWK POINTE

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

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

## PROPOSED LEGEND:

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

## EXISTING LEGEND:

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

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

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

Advisory comment  
only. Please ensure the  
Fire Lane no Parking  
Signs are shown at a  
30-45-degree angle to  
oncoming traffic.

Noted.

This was changed to Delta 2.

This was changed to Delta 2.

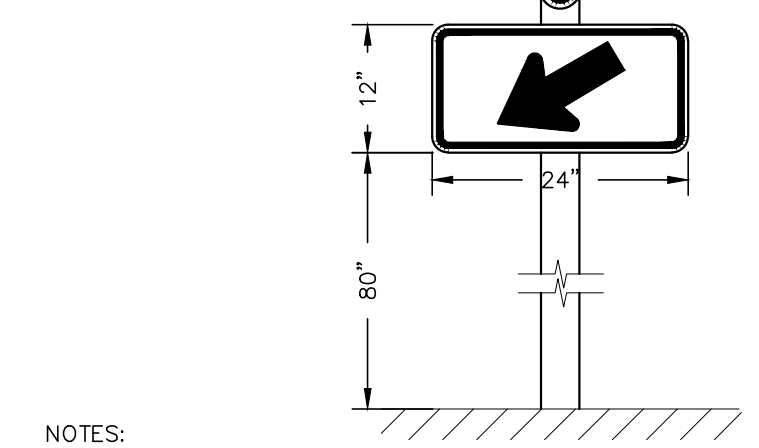
NOTE:  
1. WORDS SHALL BE  
APPLIED IN  
ACCORDANCE WITH  
SECTION 3B.20 OF  
THE MANUAL ON  
UNIFORM TRAFFIC  
CONTROL DEVICES FOR  
STREETS AND  
HIGHWAYS.

2. THESE WORDS ARE TO  
BE PAINTED  
RETROREFLECTIVE WHITE.

Updated and cleaned up.

"PEDESTRIAN CROSSING" SIGN

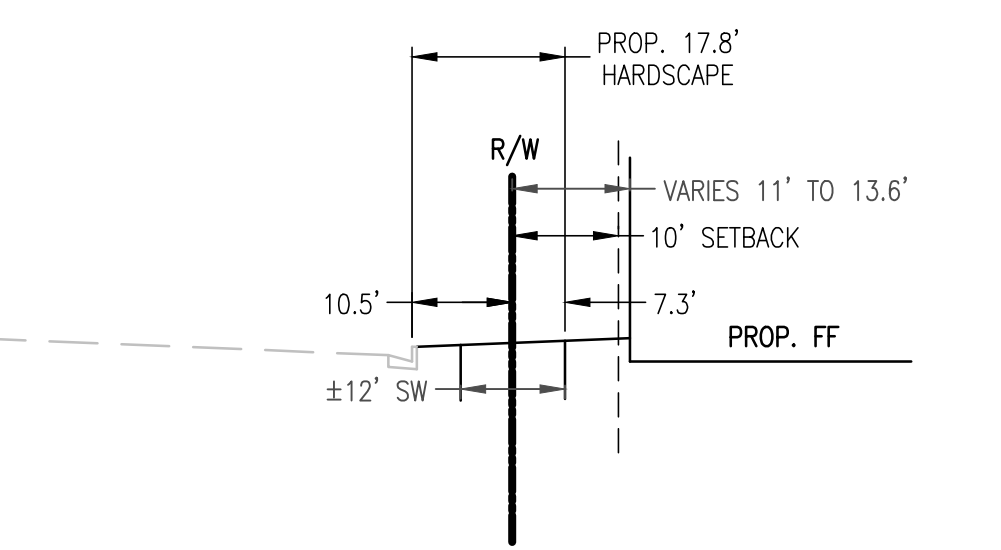
N.T.S.



NOTES:  
1. BOTH SIGNS SHALL BE IN  
ACCORDANCE WITH THE LATEST MUTCD  
EDITION. WARNING SIGNS W11-2 (TOP)  
& W16-7P (BOTTOM) WITH A BLACK  
LEGEND ON A FLUORESCENT  
YELLOW-GREEN BACKGROUND

"PEDESTRIAN CROSSING" SIGN

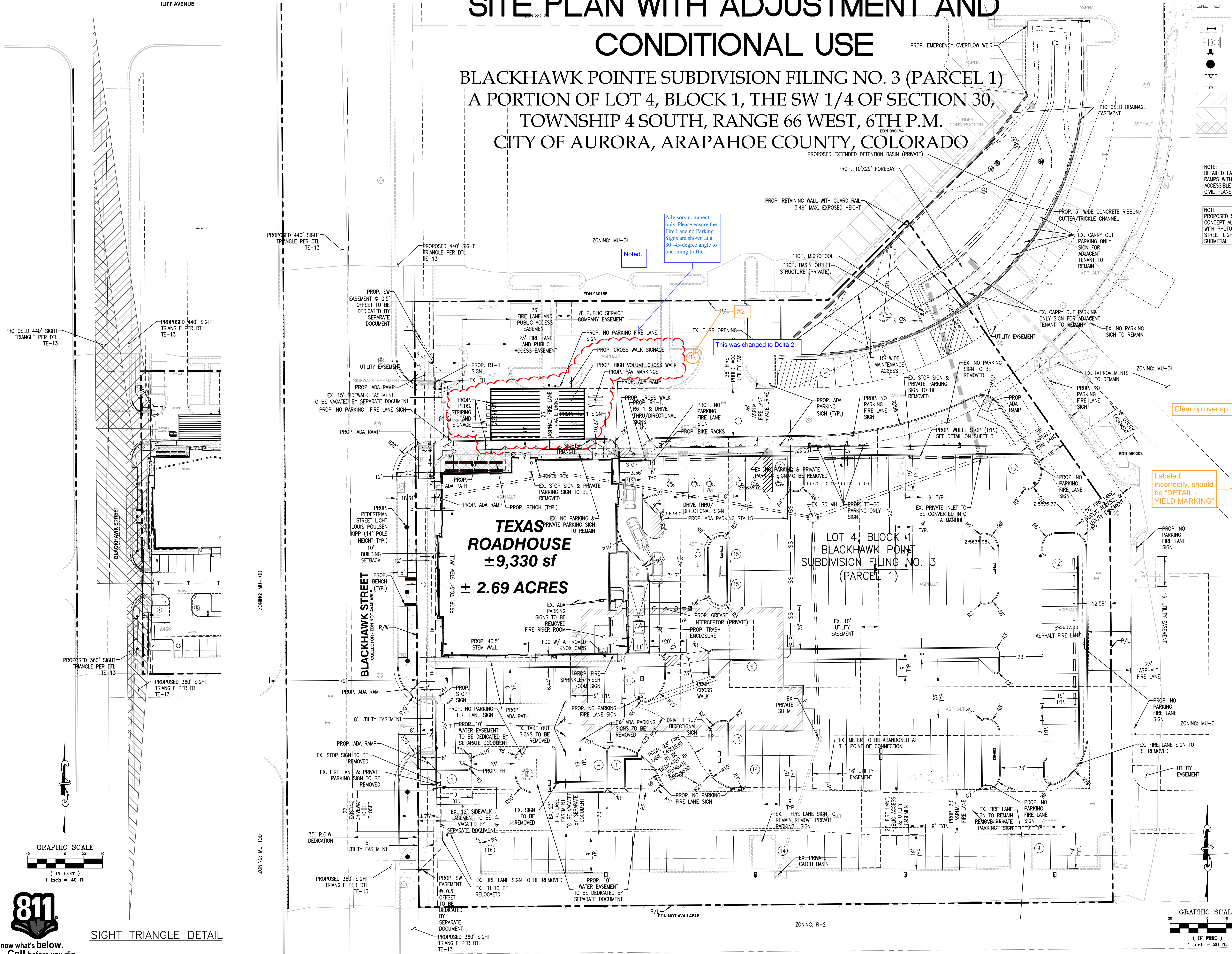
N.T.S.



BLACKHAWK STREET TYPICAL SECTION

N.T.S.

SHEET 2 SITE PLAN



GRAPHIC SCALE  
( IN FEET )  
1 inch = 40 ft.

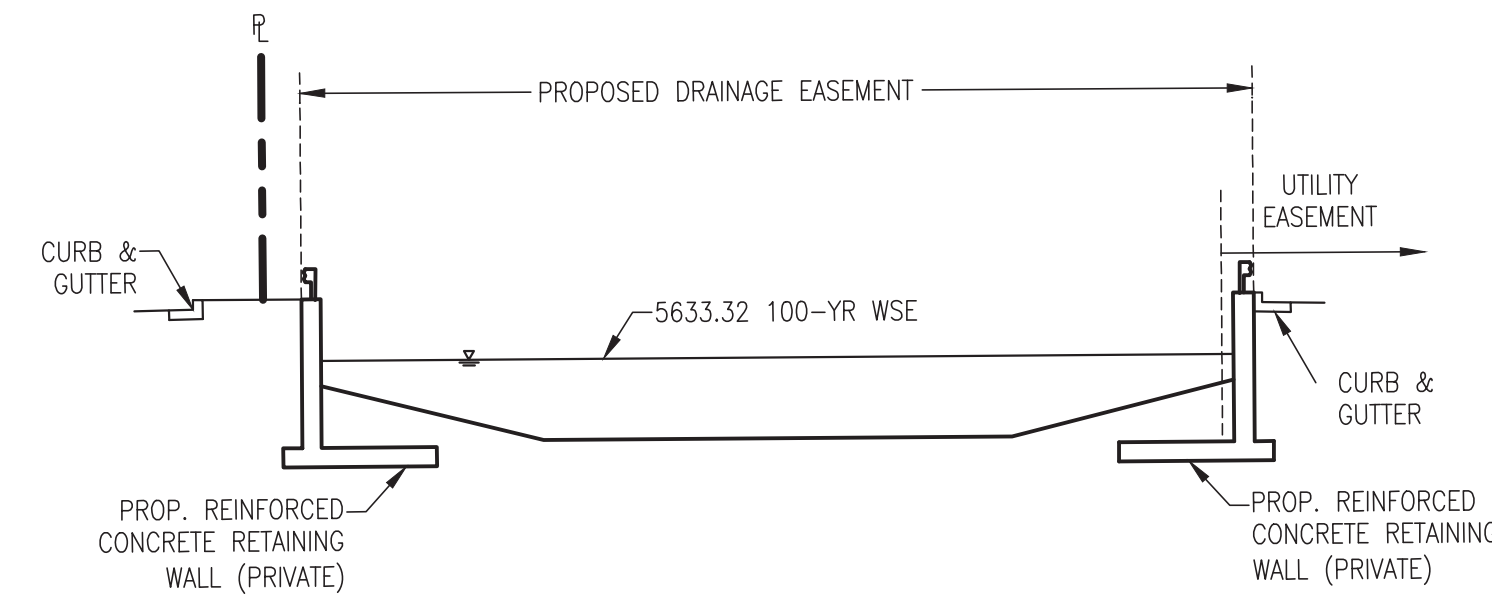
GRAPHIC SCALE  
( IN FEET )  
1 inch = 20 ft.

SIGHT TRIANGLE DETAIL

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

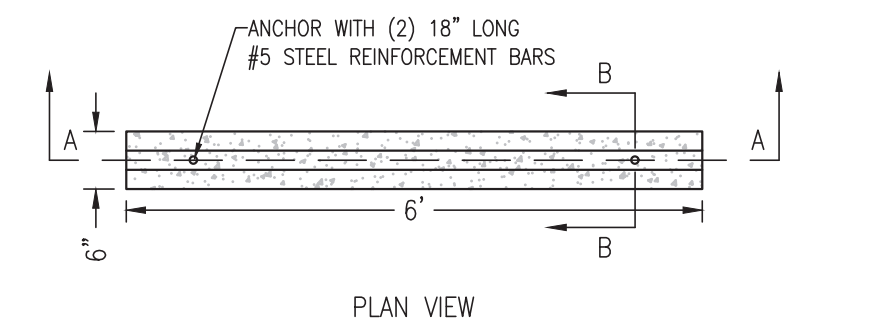
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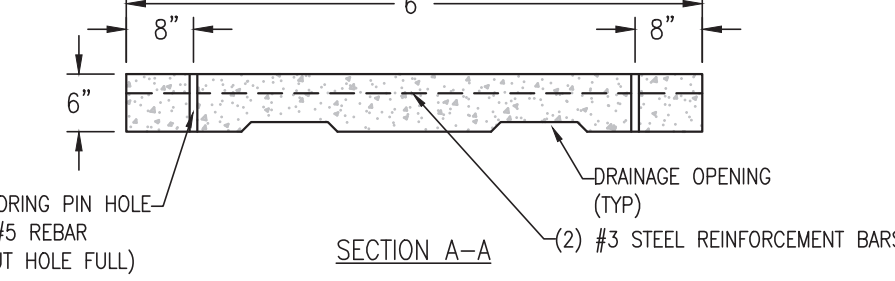


SECTION A-A (PRIVATE)

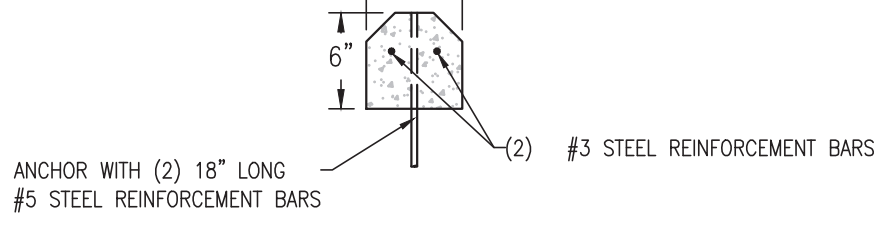
NTS



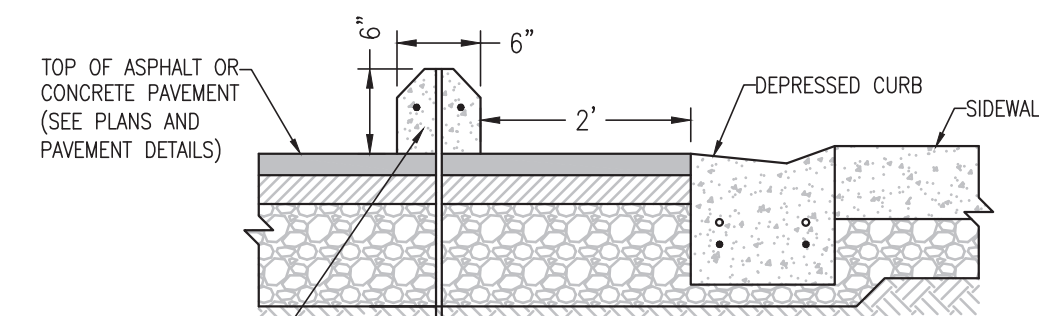
PLAN VIEW



SECTION A-A

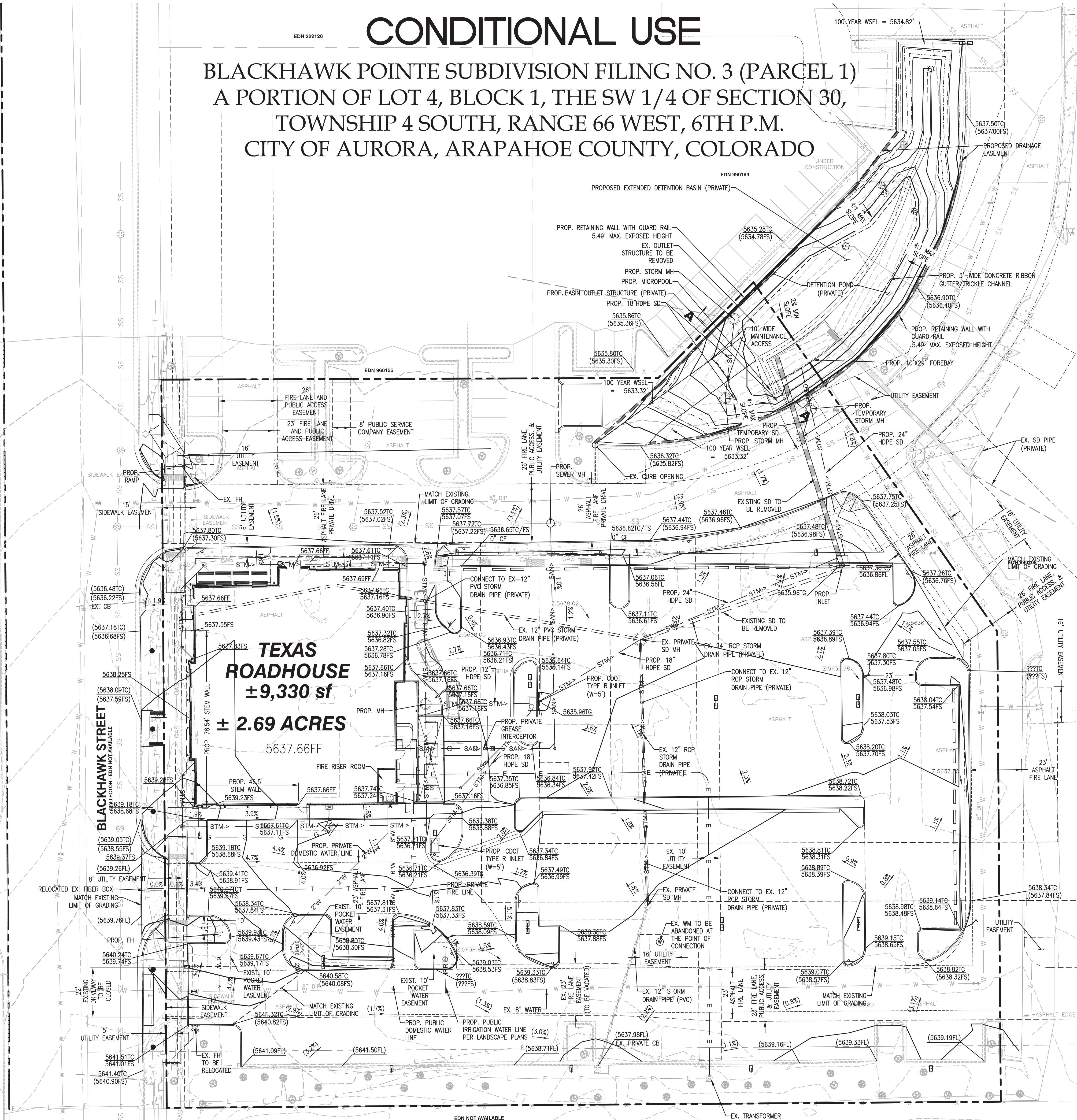


SECTION B-B



CONCRETE WHEEL STOP DETAIL

NOT TO SCALE

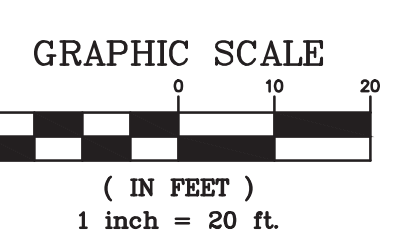
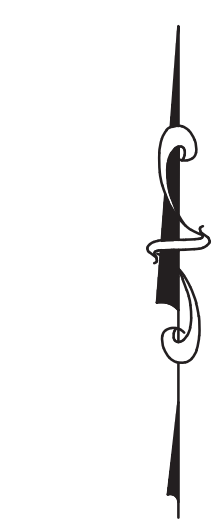


## PROPOSED LEGEND:

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

## EXISTING LEGEND:

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



ALL ON-SITE STORM PIPES SHOWN ARE PRIVATELY MAINTAINED

## SHEET 3 GRADING AND UTILITY PLAN

1999-6002-08 TEXAS ROADHOUSE AT BLACKHAWK POINTE



Know what's below.  
Call before you dig.

LANDSCAPE CALCULATIONS

LANDSCAPE REQUIREMENTS REQUIRED PROVIDED


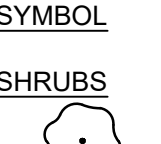
DETENTION POND PLANTING 0 0  
-1 TREE AND 10 SHRUBS FOR EVERY 4000 SF  
ABOVE THE 100 YEAR WATER SURFACE ELEVATION.  
THIS ELEVATION IS 5633.32  
- SURFACE AREA ABOVE THIS ELEVATION IS 400 SF.  
- THE AREA ABOVE THE 100-YEAR WATER SURFACE ELEVATION  
DOES NOT MEET THE MINIMUM LANDSCAPE REQUIREMENTS.

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

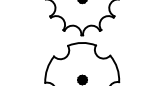

WATER USE PERCENTAGES

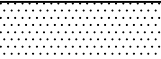
HIGH (X) 0%  
MEDIUM (XX) 24%  
LOW (XXX) 76%

PLANT SCHEDULE

| SYMBOL  | CODE | QTY | BOTANICAL NAME   | COMMON NAME          | ROOT  | SIZE     | HEIGHT |
|---|------|-----|--|----------------------|-------|----------|--------|
| TREES   |      |     |  |                      |       |          |        |
|  | AF   | 11  | ACER RUBRUM 'FRANKSRED' TM                                       | RED SUNSET MAPLE     | B & B | 2.5" CAL | XX     |
|  | CO   | 6   | CELTIS OCCIDENTALIS<br>STRONG CENTRAL LEADER                     | COMMON HACKBERRY     | B & B | 2.5" CAL | XX     |
|  | GS   | 16  | GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'<br>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<br>STRONG CENTRAL LEADER                         | SWAMP WHITE OAK      | B & B | 2.5" CAL | XXX    |

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

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

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

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

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

SHREDDED BARK MULCH

SITE DATA TABLE:

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

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

STREET FRONTAGE LANDSCAPE TABLE:

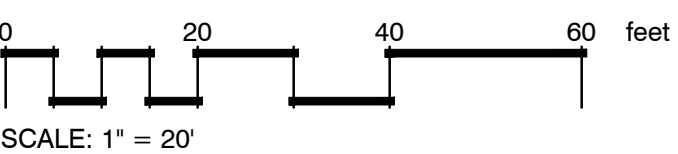
| AREA | DESCRIPTION        | LENGTH | NOTES                     | TREES REQ<br>1 / 35 LF | TREES<br>PROVIDED |
|------|--------------------|--------|---------------------------|------------------------|-------------------|
| A    | S. BLACKHAWK DRIVE | 275 LF | EXCLUDING ENTRANCE DRIVES | 8                      | 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.



Know what's below.  
Call before you dig.

LANDSCAPE PLAN



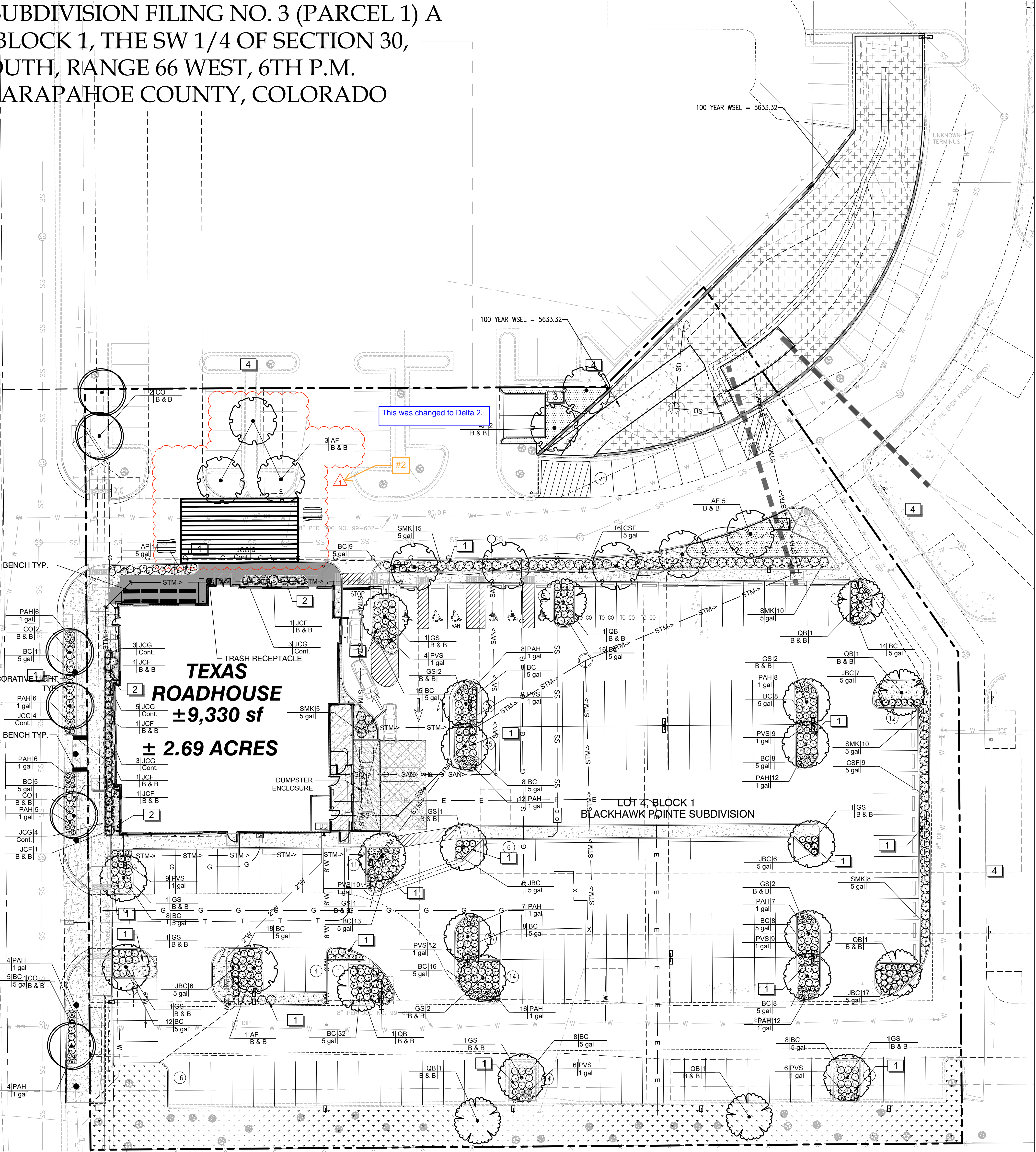
BLACKHAWK POINTE  
TEXAS ROADHOUSE  
SITE PLAN

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

LANDSCAPE NOTES:

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

BLACKHAWK STREET



SHEET 4 LANDSCAPE PLAN

NOT FOR CONSTRUCTION

BLACKHAWK POINTE  
TEXAS ROADHOUSE  
SITE PLAN

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"     | 50%       | 0"        |
| 86     | HONEY LOCUST       | 4.4,3"   | 0%        | 0"        |
| 87     | SIBERIAN ELM       | 4.3"     | 50%       | 0"        |
| 88     | SIBERIAN ELM       | 3.3"     | 40%       | 0"        |
| 89     | AUSTRIAN PINE      | 13"      | 50%       | 0"        |
| 90     | SIBERIAN ELM       | 7"       | 70%       | 0"        |
| 91     | COTTONWOOD         | 10.6"    | 70%       | 0"        |

All revision notations should be renumbered to #2

This was changed to Delta 2.

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

CITY OF AURORA TREE PROTECTION NOTES:

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

TREE MITIGATION TABLE:

| CALIPER INCHES REMOVED | CALIPER INCHES RELOCATED | CALIPER INCHES REPLACED FOR MITIGATION AND/OR AMOUNT PAID TO TREE PLANTING FUND |
|------------------------|--------------------------|---|
| 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  | 47       | \$5,338.70       | 14                |
| Total  |             | 81       | \$5,841.27       | 19                |

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

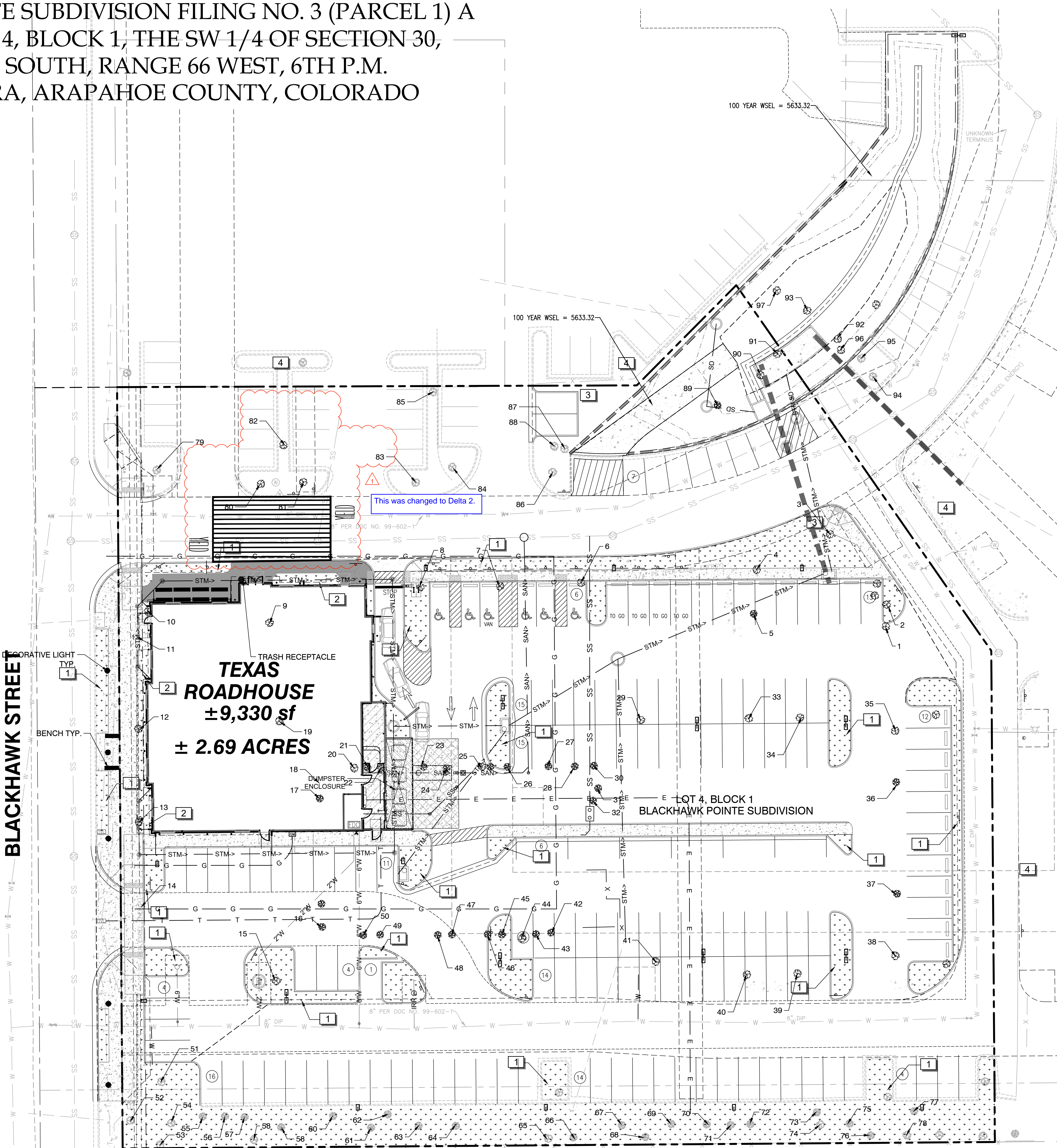
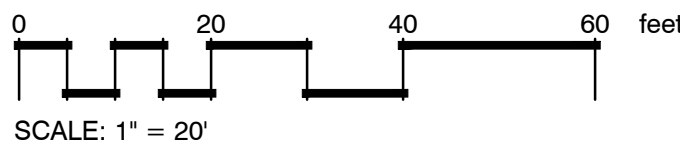
Indicate whether mitigation will be achieved by planting back on site or payment into the community tree fund.

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/cms/one.aspx?pagelid=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.

TREE MITIGATION PLAN



SHEET 5 TREE MITIGATION PLAN

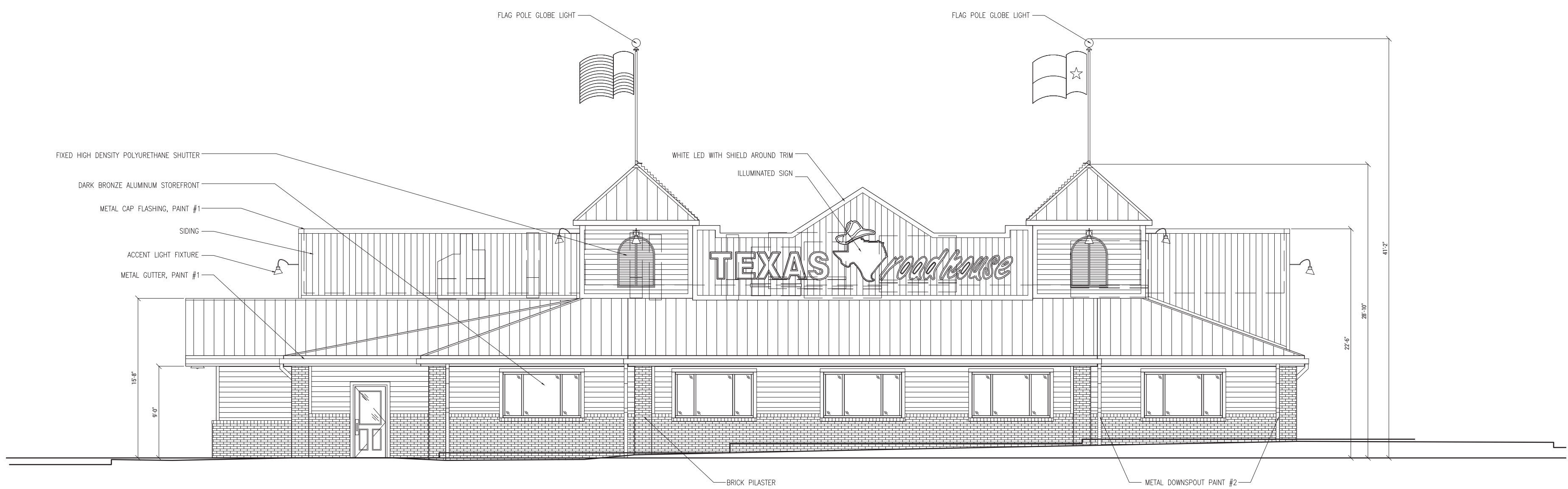
NOT FOR CONSTRUCTION



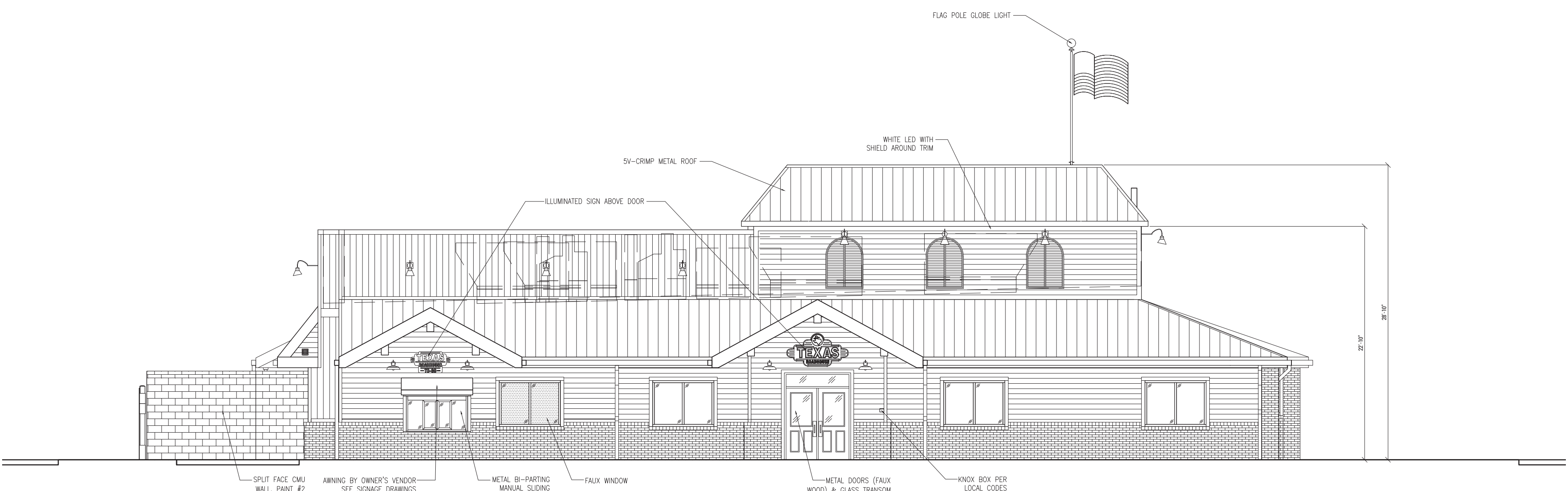
Know what's below.  
Call before you dig.

BLACKHAWK POINTE  
TEXAS ROADHOUSE  
SITE PLAN

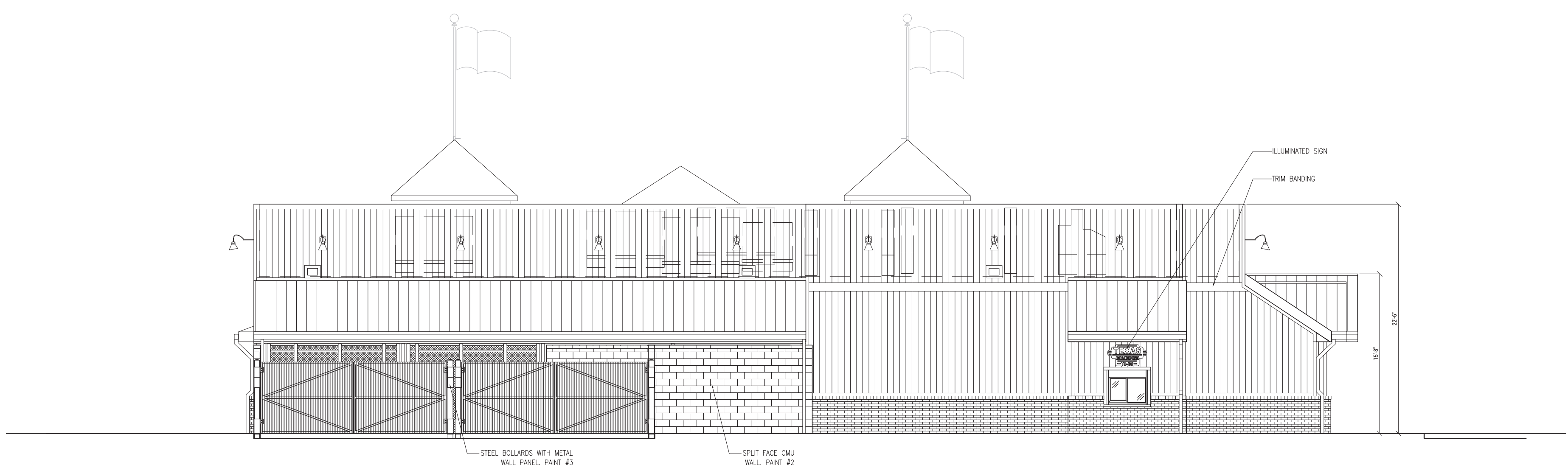
BLACKHAWK POINTE SUBDIVISION FILING NO. 3 (PARCEL 1)  
A PORTION OF LOT 4, BLOCK 1, THE SW 1/4 OF SECTION 30,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST, 6TH P.M.  
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO



FRONT ELEVATION (WEST)



LEFT ELEVATION (NORTH)

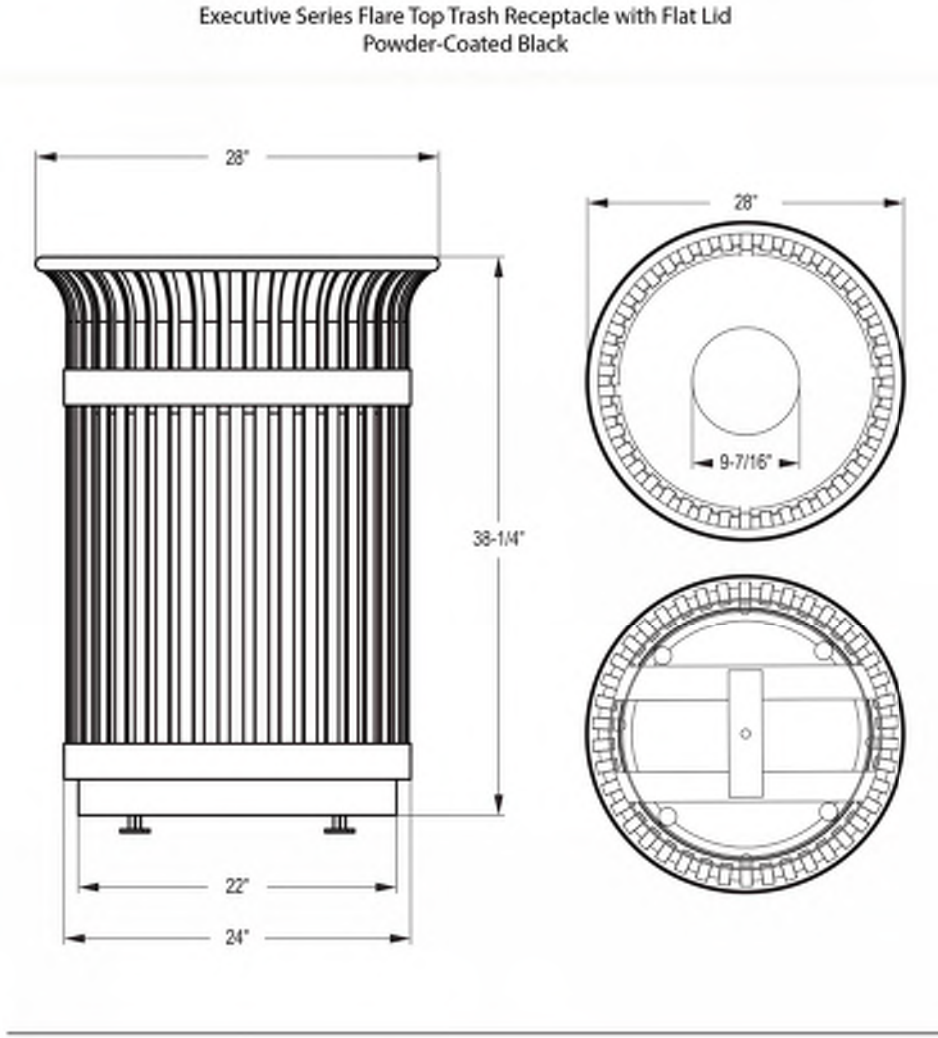
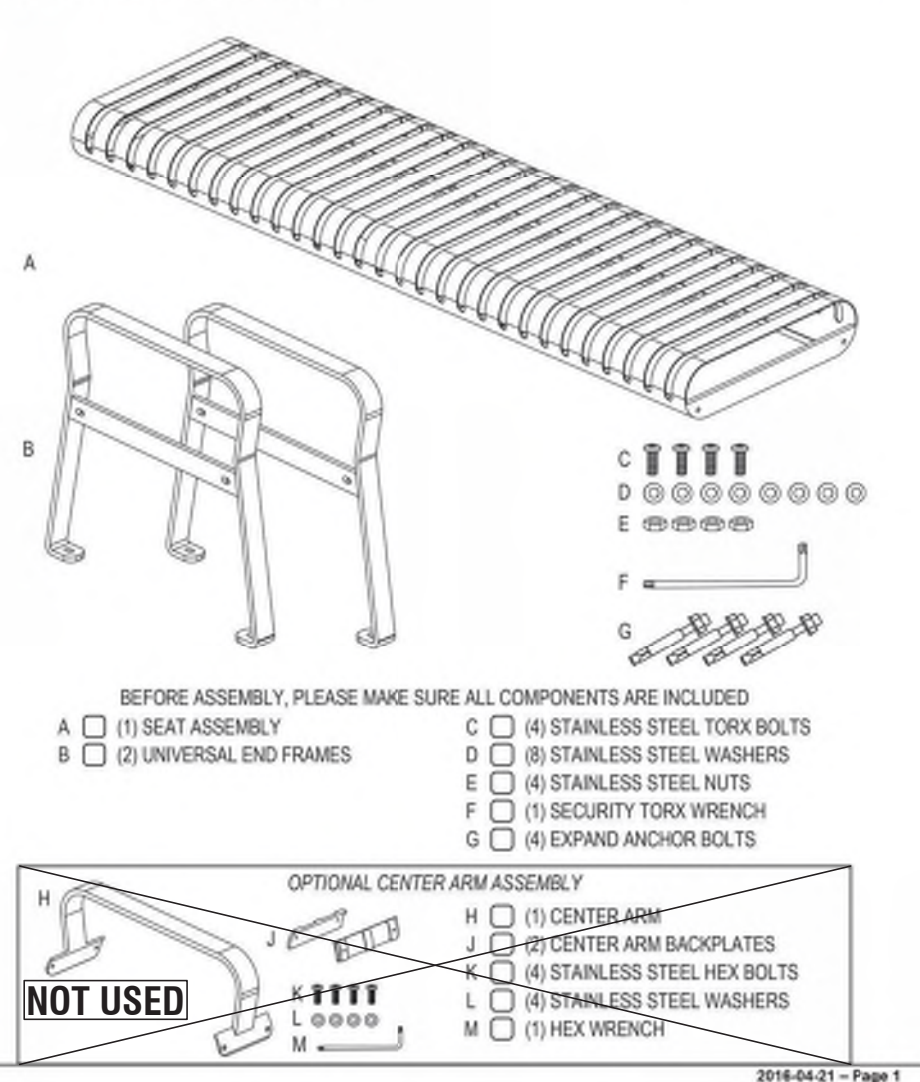


REAR ELEVATION (EAST)



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)

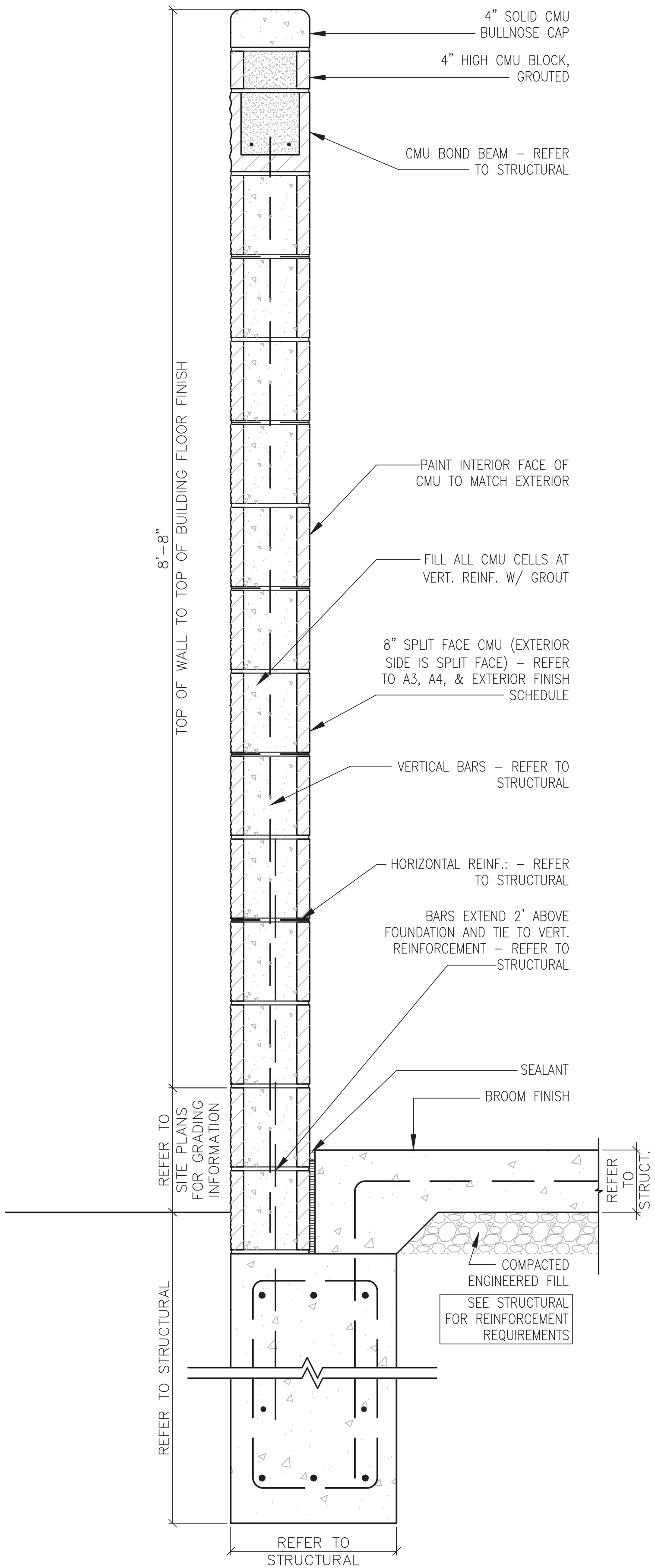


## SITE FURNISHINGS

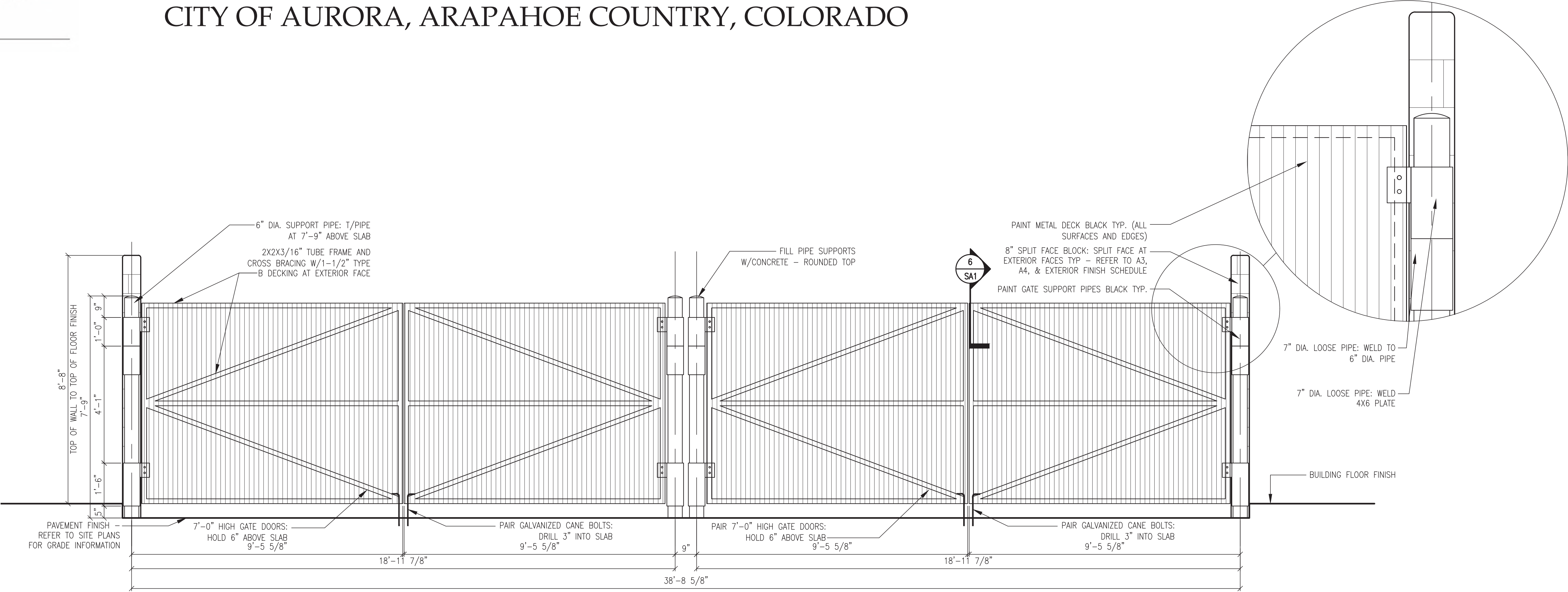
NOT TO SCALE

# BLACKHAWK POINTE TEXAS ROADHOUSE SITE PLAN

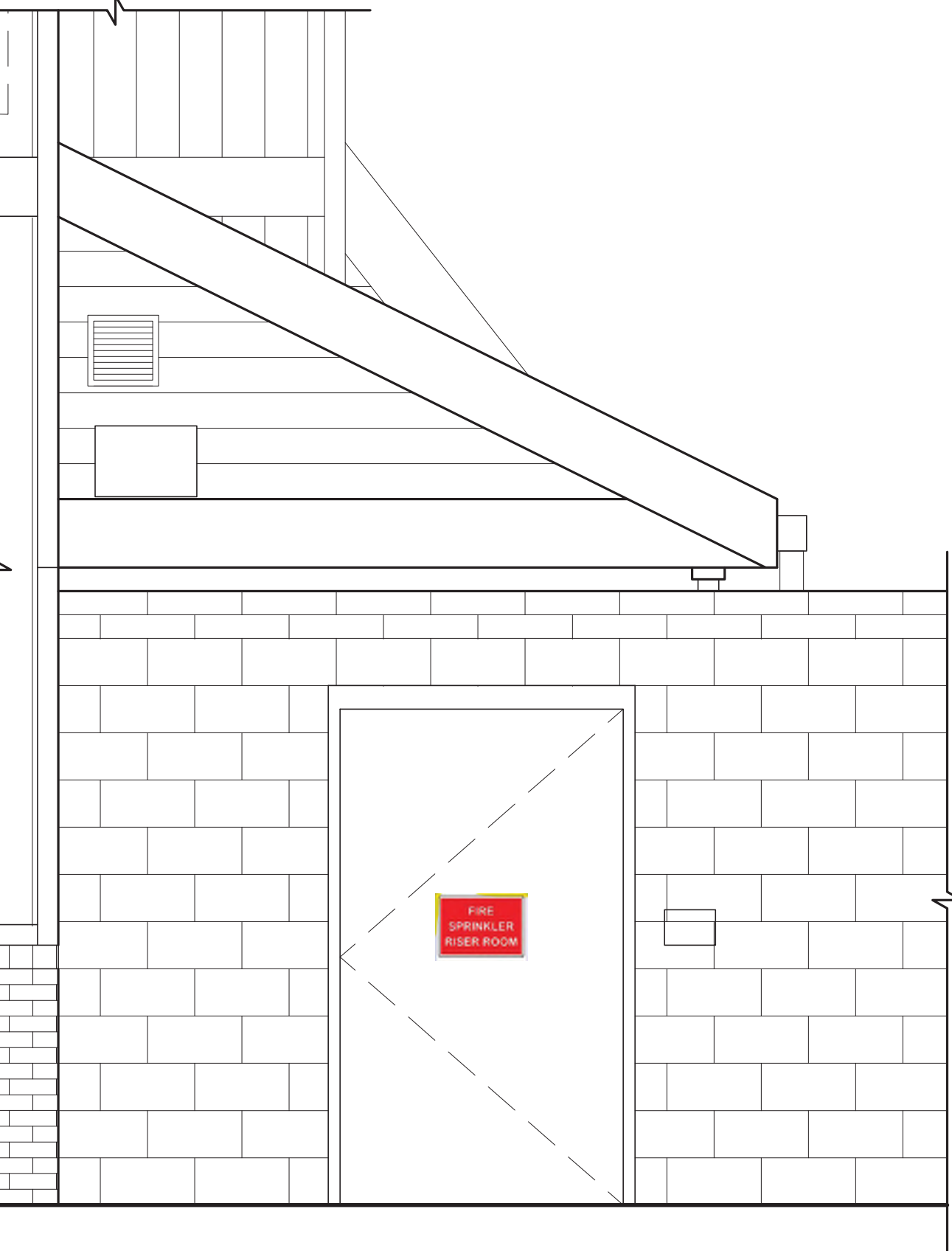
BLACKHAWK POINTE SUBDIVISION FILING NO. 3 (PARCEL 1)  
A PORTION OF LOT 4, BLOCK 1, THE SW 1/4 OF SECTION 30,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST, 6TH P.M.  
CITY OF AURORA, ARAPAHOE COUNTRY, COLORADO



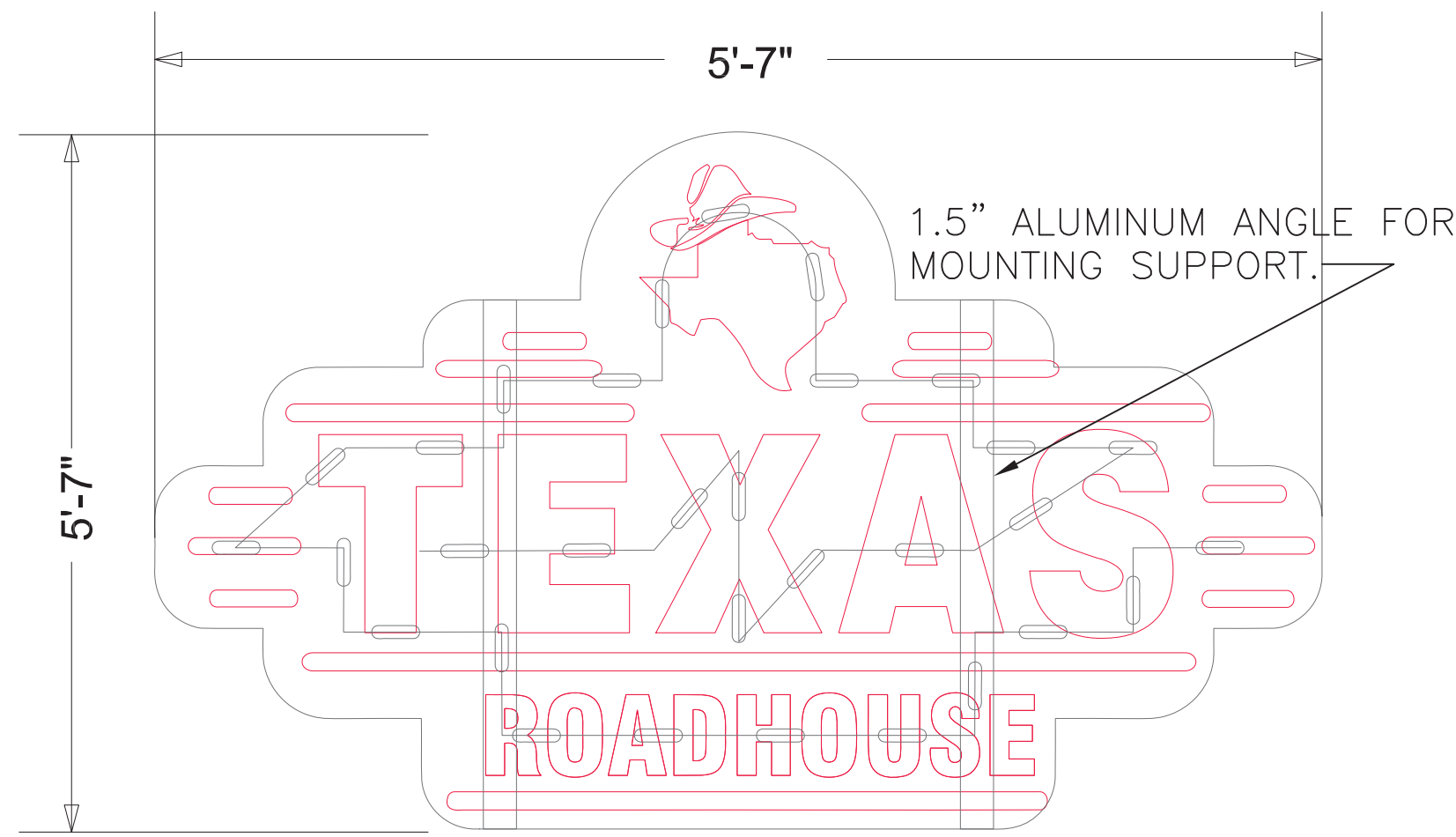
SECTION AT DUMPSTER  
ENCLOSURE SCREEN WALL  
SCALE:1-1/2"=1'-0"



ELEVATION AT DUMPSTER ENCLOSURE  
SCALE:1/2"=1'-0"



ELEVATION AT  
DUMPSTER ENCLOSURE  
SCALE:1/2"=1'-0"

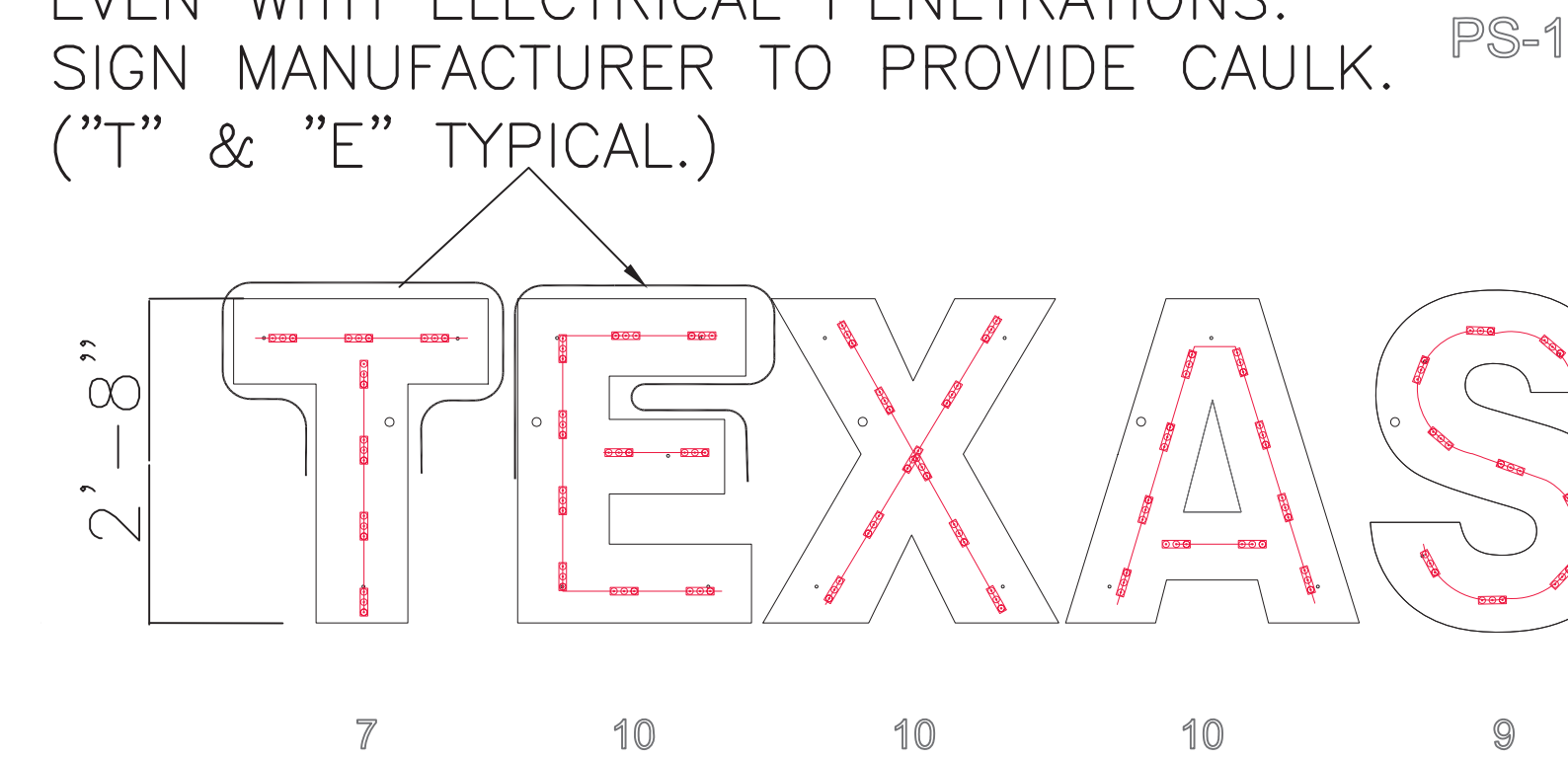


# BLACKHAWK POINTE TEXAS ROADHOUSE SITE PLAN

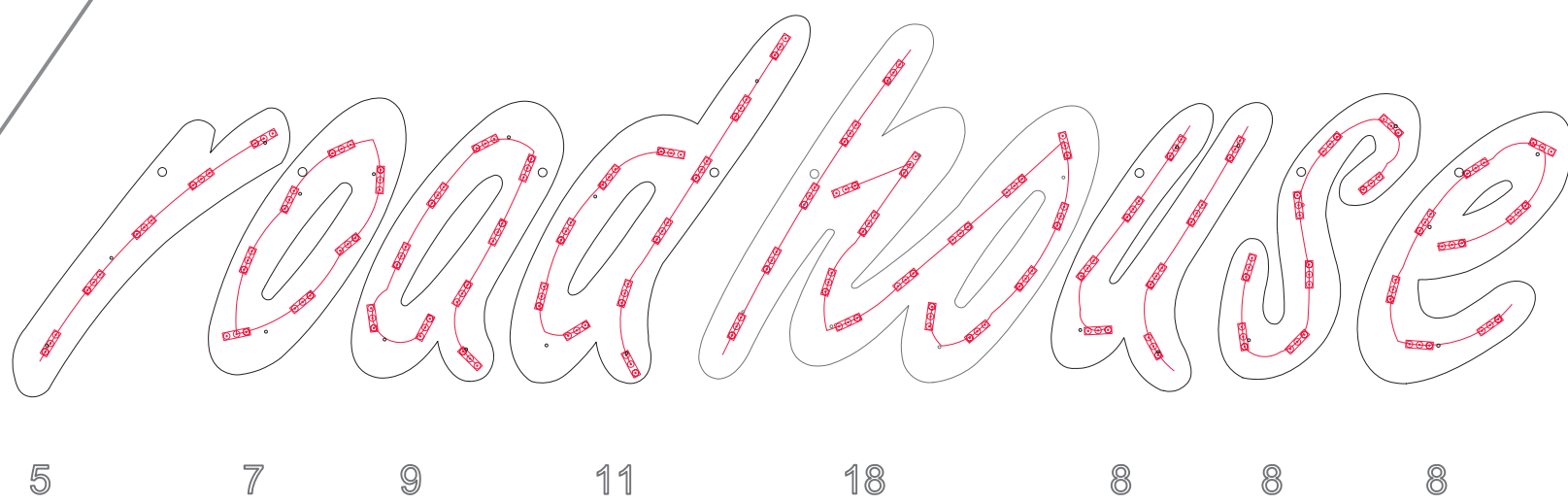
A PORTION OF LOT 4, BLOCK 1, THE SW 1/4 OF SECTION  
30, TOWNSHIP 4 SOUTH, RANGE 66 WEST, 6TH P.M.  
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

1  
N-3  
SIGN TYPE "C" (3'-3"x5'-7")  
ELECTRICAL REQUIREMENTS:  
(31) SLOAN PRISM WHITE 65K - 21'  
(1) 60W POWER SUPPLY @ 1.0AMP.  
TOTAL AMP LOAD = 1.0 AMP.  
(1) 120 v / 20 AMP CIRCUIT REQUIRED.

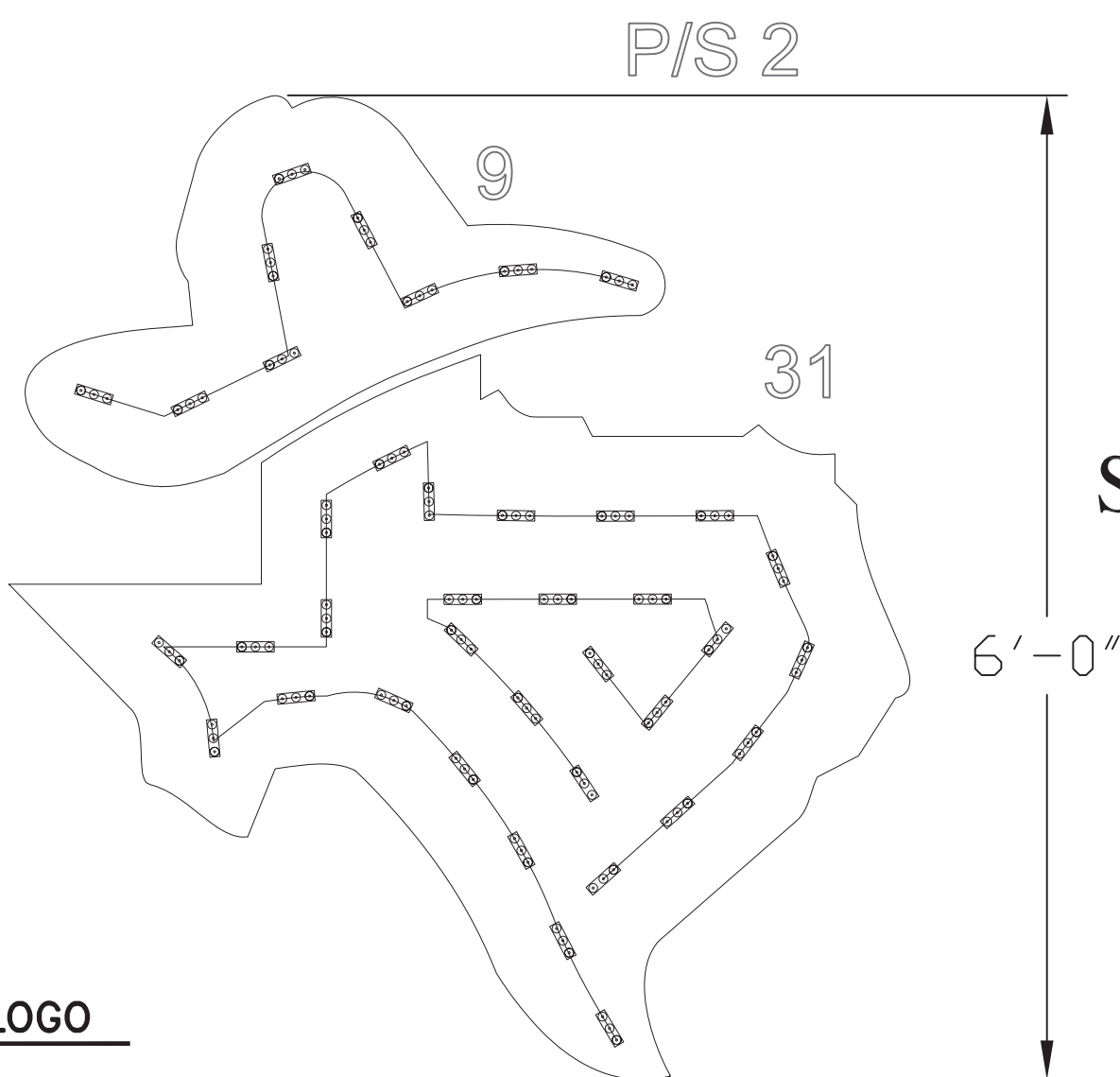
SEAL AROUND SIDES AND TOPS OF  
LETTERS AND LOGO TO AT LEAST  
EVEN WITH ELECTRICAL PENETRATIONS.  
SIGN MANUFACTURER TO PROVIDE CAULK.  
( "T" & "E" TYPICAL.)



SIGN TYPE A1

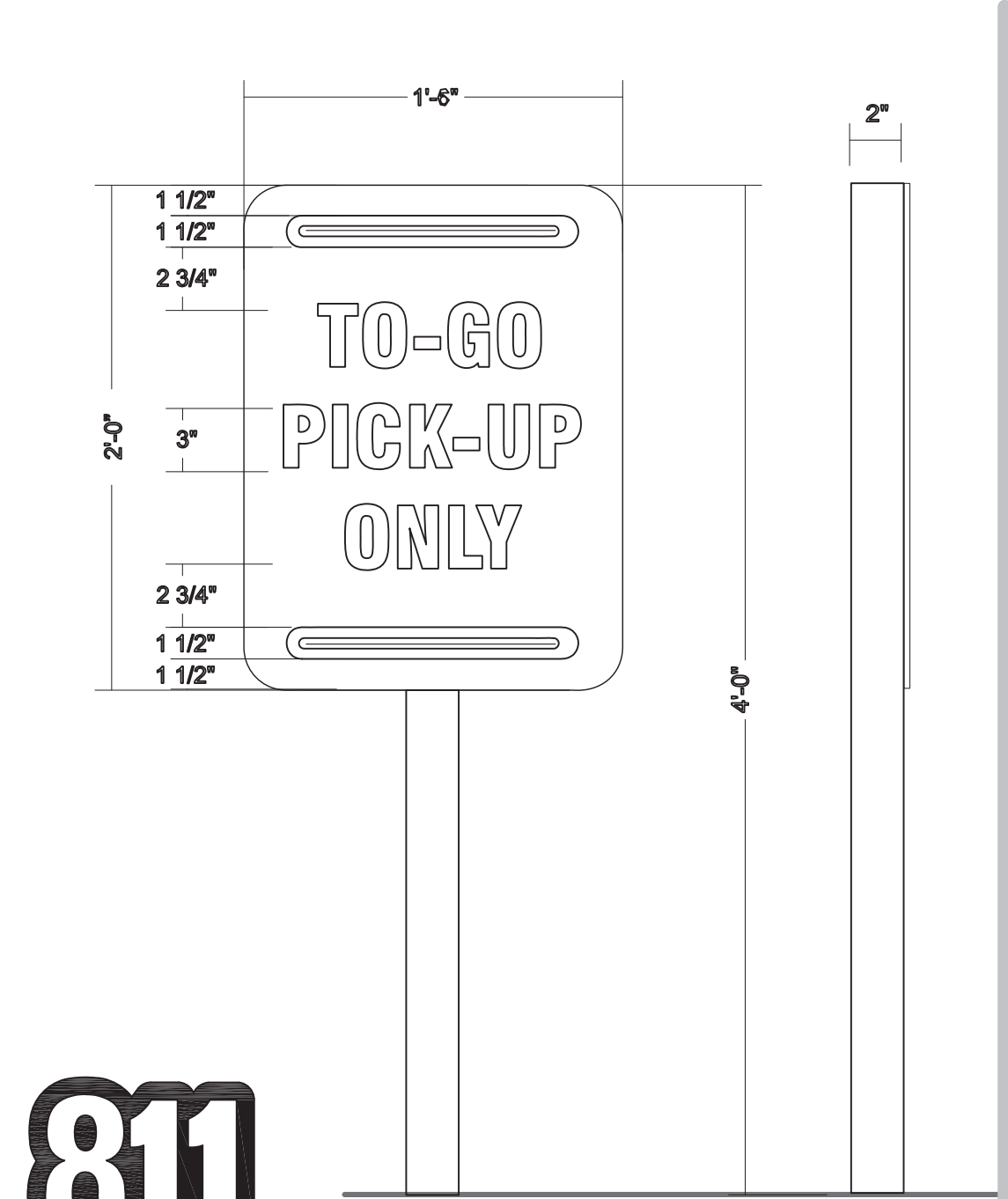


ELECTRICAL INFORMATION:  
(40) SLOAN PRISM WHITE LEDS = 30'  
(120) UNITS SLOAN RED PRISM LEDS = 92 FT  
(3) 60W POWER SUPPLY @ 1.0A EA  
TOTAL ELECTRICAL LOAD= 3.0 AMPS  
(1) 120V/20A CIRCUIT REQUIRED  
48 MODS MAX PER 60W P/S  
75 MODS MAX PER 60W P/S

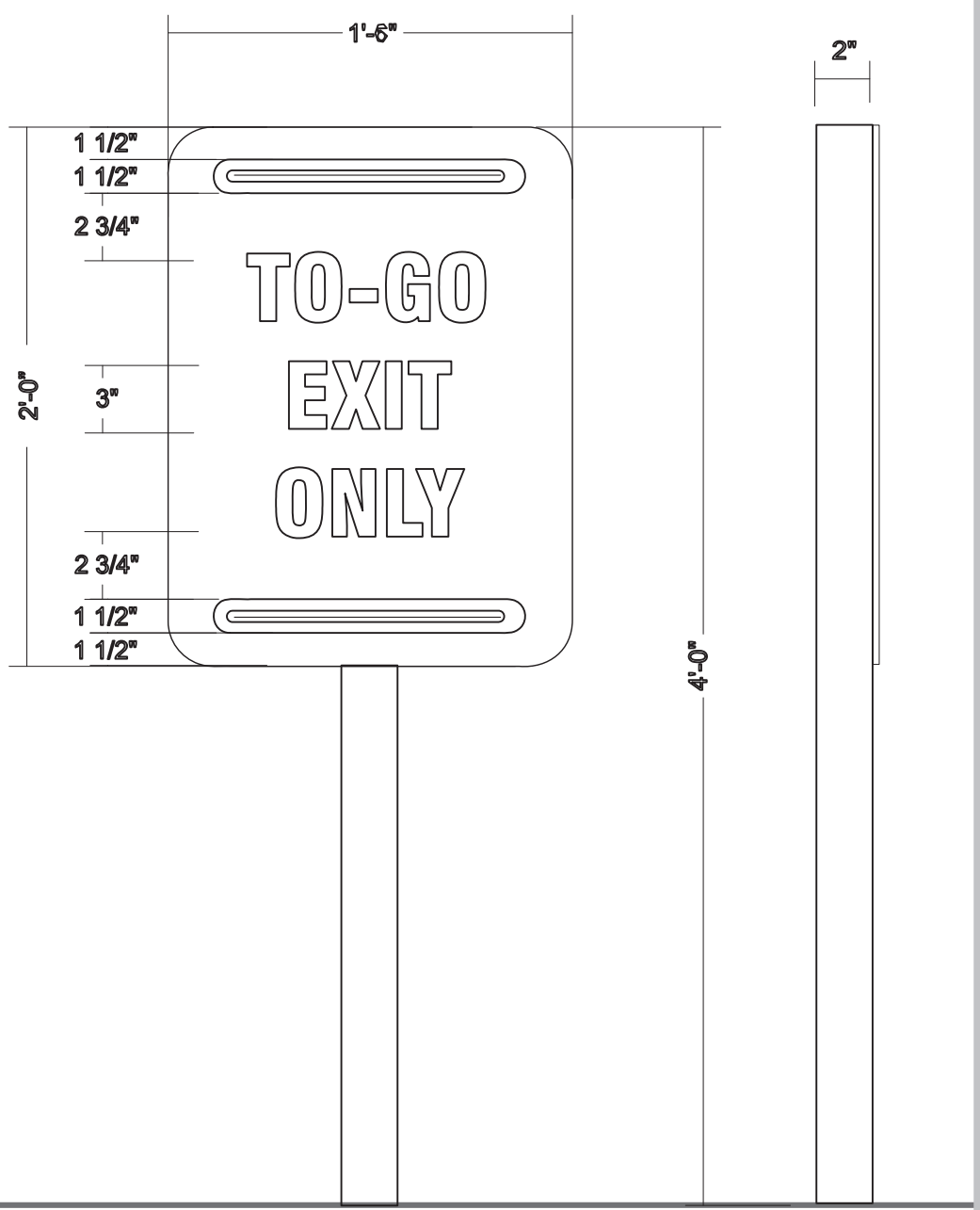


SIGN TYPE A2

2  
N-3  
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.



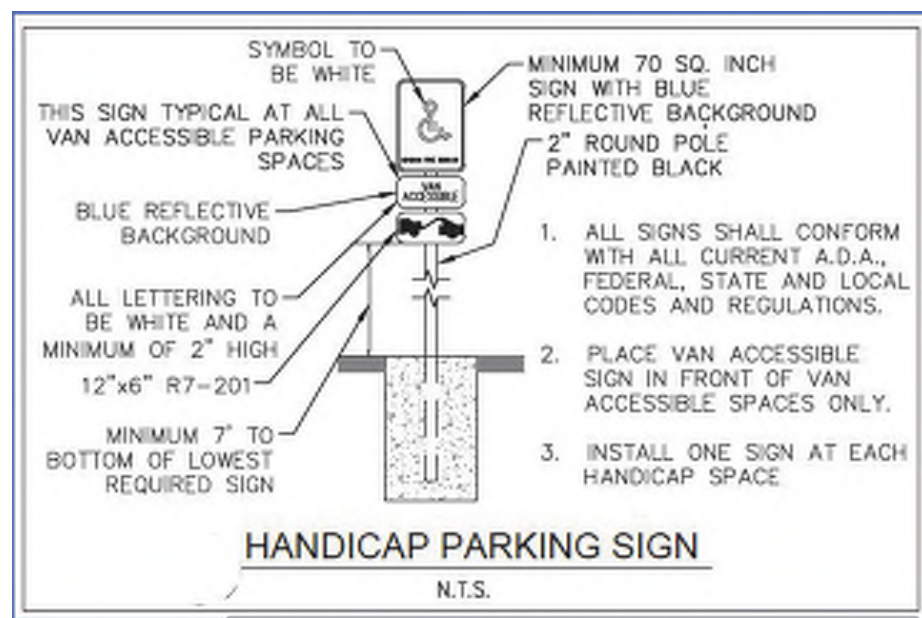
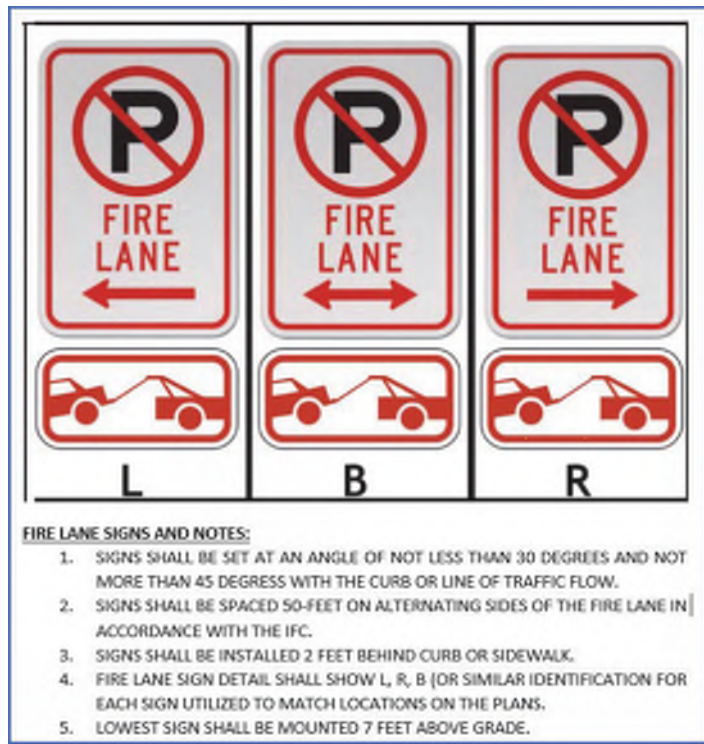
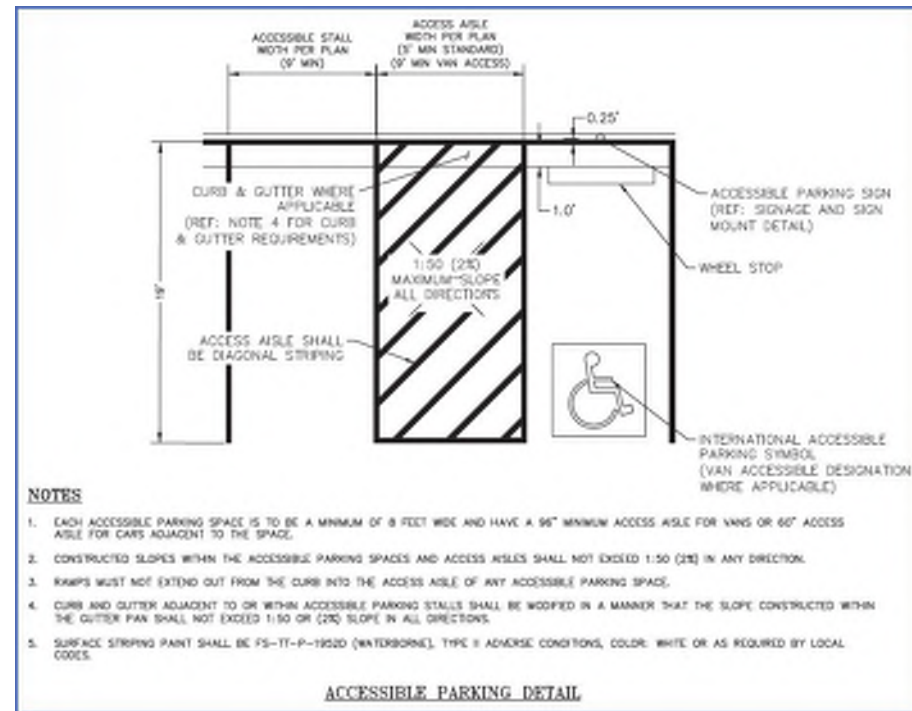
NON-ILLUMINATED S/F DIRECTIONAL  
ONE (1) REQ'D  
SCOPE OF WORK: MANUFACTURE & INSTALL ONE (1) NON-ILLUMINATED S/F DIRECTIONAL  
SPECIFICATIONS:  
TENANT PANELS: 18"x24" FLAT ALUMINUM BLANKS PAINTED BLACK W/ SATIN FINISH AND  
FIRST SURFACE WHITE VINYL COPY.  
STRIPES: FIRST SURFACE RED VINYL OVER LAID WITH WHITE VINYL.  
MOUNTING SUPPORT: 2"x2"x 3/16" ALUMINUM SQUARE TUBE PAINTED BLACK SATIN FINISH.  
SQUARE TUBE EXTENDED 24" FOR DIRECT BURIAL.



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

5  
N-3  
NON-ILLUM. D/F DIRECTIONAL SIGN—TYPE "G" (18"x 24" x 4'-0")  
NTS

6  
N-3  
ELEVATION SIGN TYPE "D" (2'1" x 3'10")  
ELECTRICAL REQUIREMENTS: (1) 20 AMP 120 VOLT CIRCUIT  
NTS



| 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. |



| REVISIONS | DATE | BY |
|-----------|------|----|
| NO.       |      |    |
| 1         |      |    |
| 2         |      |    |
| 3         |      |    |
| 4         |      |    |
| 5         |      |    |
| 6         |      |    |

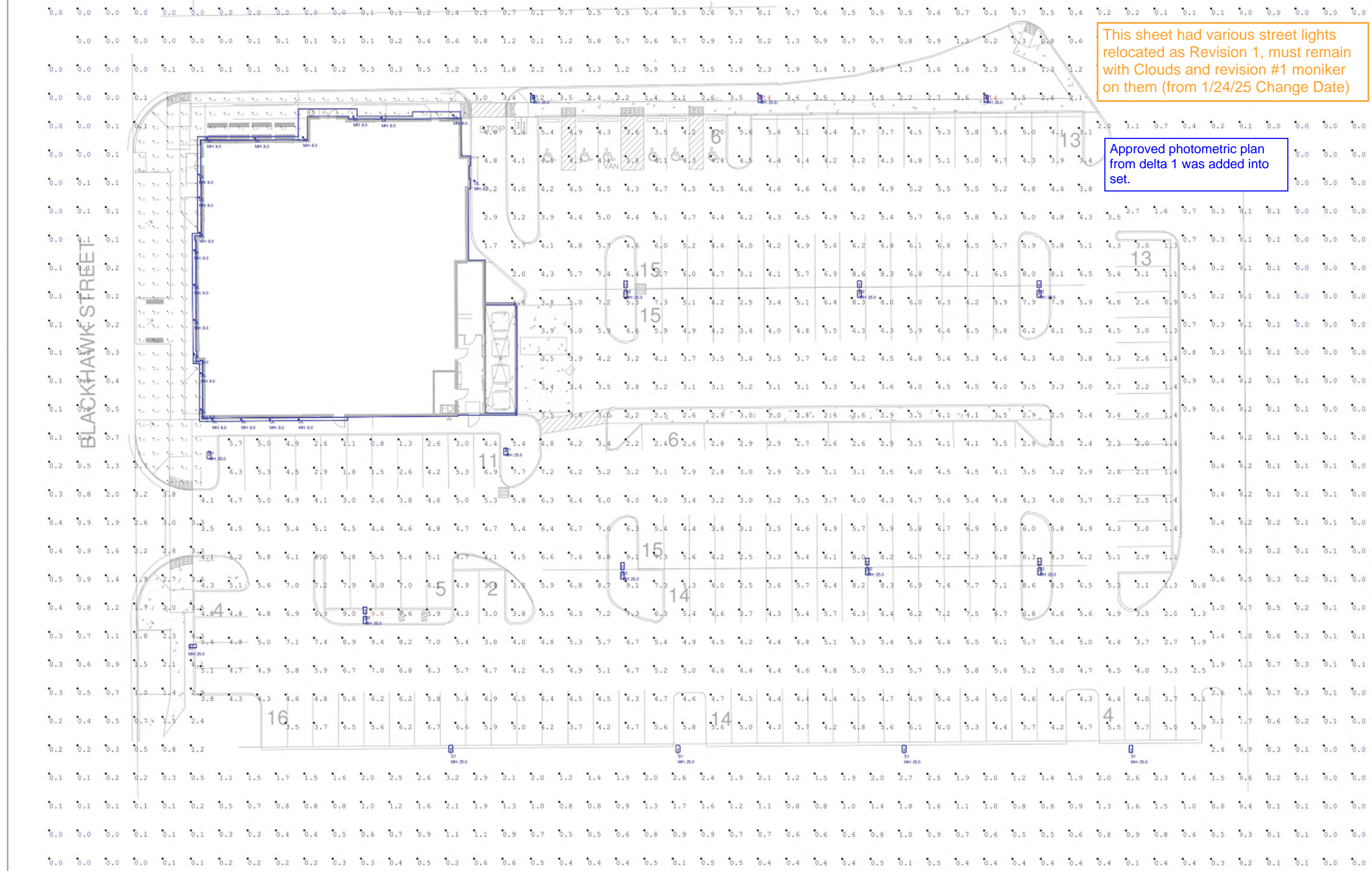
DESIGN NO: 23-70731-10  
PROJECT MGR.: S. MAESER  
DRAWN BY: KS  
DATE: 9/20/22  
APPROVED BY: SM  
SCALE: AS NOTED  
DESCRIPTION: N-3: SIGN DETAILS

|             |       |
|-------------|-------|
| SHEET NO: 8 | OF: 9 |
|-------------|-------|

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

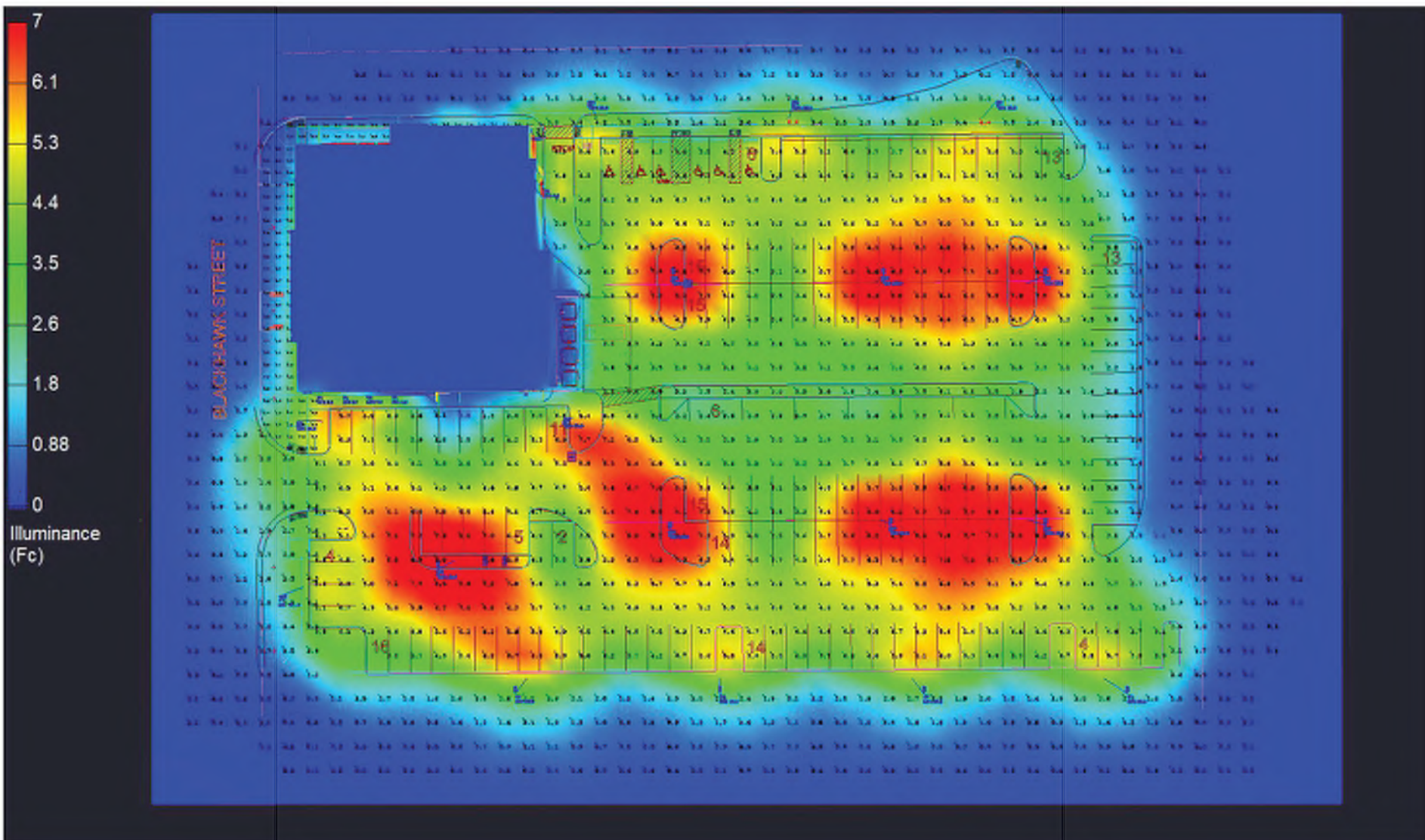
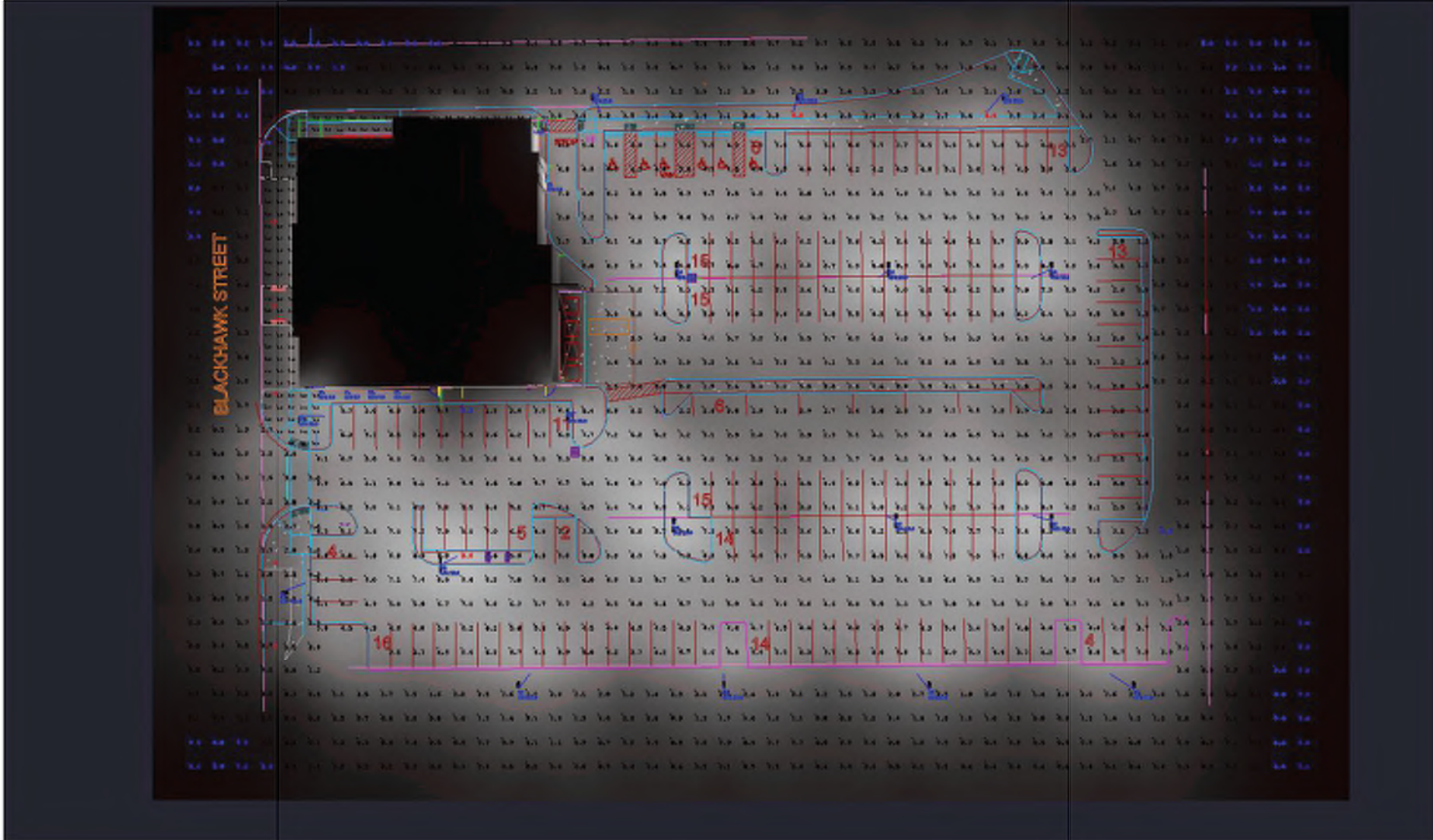
BLACKHAWK POINTE  
TEXAS ROADHOUSE  
SITE PLAN WITH ADJUSTMENT AND  
CONDITIONAL USE

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



This sheet had various street lights  
relocated as Revision 1, must remain  
with Clouds and revision #1 moniker  
on them (from 1/24/25 Change Date)

Approved photometric plan  
from delta 1 was added into  
set.



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