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Sunlight Peak Community Solar Garden Site Plan

Adams County, Colorado

City of Aurora,

SITE BENCHMARKS:

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

COA NETWORK BENCHMARKS:

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

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

REQUIRED SITE PLAN NOTES

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

2 ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.

3 EMERGENCY EGRESS - RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, AND ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE

4 THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

5 THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

6 ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.

7 THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

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

9 NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.

10 ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.

11 ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. ENSURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

12 ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.

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

14 PARCELS MUST BE COMBINED AND SITE PLAN MUST BE VACATED PRIOR TO ANY REDEVELOPMENT OF THE PROPERTY.

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

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

17 THE SITE PLAN FOR PHASES 1A AND 1B IS APPROVED BY PUBLIC WORKS PRIOR TO THE APPROVAL OF THE PRELIMINARY DRAINAGE REPORT. THE PRELIMINARY DRAINAGE REPORT MUST BE READY FOR APPROVAL PRIOR TO THE SUBMITTAL OF CIVIL PLANS AND FINAL DRAINAGE REPORT. THE PRELIMINARY DRAINAGE REPORT, CIVIL PLANS, AND FINAL DRAINAGE REPORT SHALL BE APPROVED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS OR THE COMMENCEMENT OF ANY ON SITE WORK.

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.

VICINITY MAP (FOR REFERENCE - NOT TO SCALE)



SITE ADDRESS

1. PHASE 1A ADDRESS: 27400 E 26TH AVE
2. PHASE 1B ADDRESS: 27600 E 16TH AVE

City of Aurora,

LEGAL DESCRIPTION:

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

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

City of Aurora,

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

City of Aurora,

The site plan amendment will not be approved by public works until the drainage report is approved.

CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____
Planning Director: _____ Date: _____
Planning Commission: _____ Date: _____
(Chairperson)
City Council: _____ Date: _____
(Mayor)
Attest: _____ Date: _____
(City Clerk)

Database Approval Date _____

RECORDER'S CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of _____ AD, _____
Colorado at _____ o'clock _____ M, this _____ day of _____ AD, _____
Clerk and Recorder: _____ Deputy: _____

AMENDMENTS

AMENDMENT 1

A site plan amendment generally is not a new site plan, but a modification of what was previously approved with clouds to indicate changes.

To echo this comment, an amendment is to be done to an approved plan set. (ie. you already have a set of signed mylars submitted, and should not be getting new signatures) see letter for further instructions

City of Aurora,

Signature Block:

SUNLIGHT PEAK PHASE 1A AND 1B Site Plan *
(Official Project Name)

Legal Description: A PARCEL OF LAND SITUATED IN THE EAST 1/2 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, COLORADO

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, _____ has caused these
(Corporation, Company, or Individual)

presents to be executed this _____ day of _____ AD, _____

By: _____ Corporate Seal
(Principals or Owners)

State of Colorado _____)
County of _____)

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

Witness my hand and official seal _____ Notary Seal

(Notary Public)

My commission expires _____ Notary Business Address: _____

Sheet List Table

Sheet Number	Sheet Title
1	Cover Sheet
2	Site Plan - Phase 1A-Entrance Road
3	Site Plan - Phase 1A
4	Site Plan - Phase 1C
5	Site Plan - Phase 1B
6	Site Plan - Phase 1B - 1C
7	Site Plan - Phase 1D
8	Planting Schedule & Notes
9	Landscape Buffer Plan Phase 1A - North
10	Landscape Buffer Plan Phase 1A - South
11	Landscape Buffer Plan Phase 1B - North
12	Landscape Buffer Plan Phase 1B - South
13	Landscape Buffer Plan Phase 1C - North
14	Landscape Buffer Plan Phase 1C - South
15	Landscape Buffer Plan Phase 1D - North
	Landscape Buffer Plan Phase 1D - South

PREPARED FOR:



6707 Winchester Cir #700,
Boulder, CO 80301

REVISIONS:

REVISIONS:		
A	05/13/2020	CITY OF AURORA REVIEW
B	06/12/2020	CITY OF AURORA REVIEW
C	07/15/2020	CITY OF AURORA REVIEW
D	08/26/2020	CITY OF AURORA REVIEW

Sunlight Peak Solar

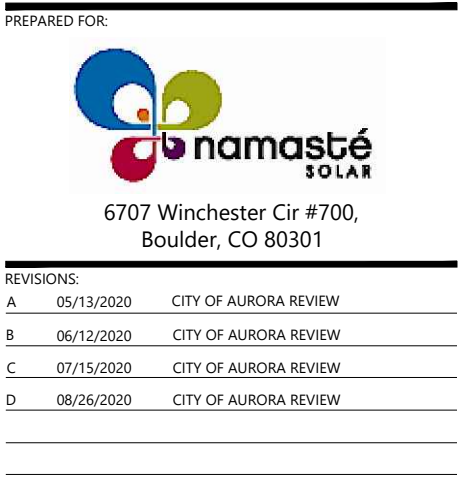
Adams County, Colorado

Cover Sheet

NOT FOR CONSTRUCTION

DATE: 8/26/2019

SHEET: 1



NOTES

1. MODULE COUNT AND WATTAGE, EQUIPMENT COUNT AND SIZING, GROUND COVERAGE RATIO AND POWER RATIOS ARE BASED ON DEVELOPER PROVIDED PRELIMINARY LAYOUTS. THESE ARE SUBJECT TO CHANGE AND MAY RESULT IN LAYOUT ADJUSTMENT.
2. DRAINAGE MITIGATION MEASURES WILL NOT BE REQUIRED ON THIS SITE PER HYDROLOGY REPORT
3. ALL CURRENTLY KNOWN EASEMENTS HAVE BEEN IDENTIFIED ON THIS PLAN. TITLE DOCUMENTATION AND ALTA SURVEYS MAY DISCOVER ADDITIONAL EASEMENTS WHICH COULD REQUIRE ADJUSTMENTS TO THE LAYOUT.
4. GRADING MAY BE REQUIRED FOR ROADS, AROUND EQUIPMENT, AND WITHIN ARRAY AREA TO ACHIEVE REQUIRED DESIGN TOLERANCES.
5. CONSTRUCTION ACTIVITIES MUST ADHERE TO THE STATE NPDES GENERAL PERMIT.
6. THE LANDSCAPE PLAN SHALL BE IMPLEMENTED WHEN A CITY MAIN WATER SOURCE IS INSTALLED WITHIN 400' OF THE SITE
7. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/ DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
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A V section is problematic for a gravel roadway. A pan would be required to convey flows without washing out the road, or provide a crown section, typical

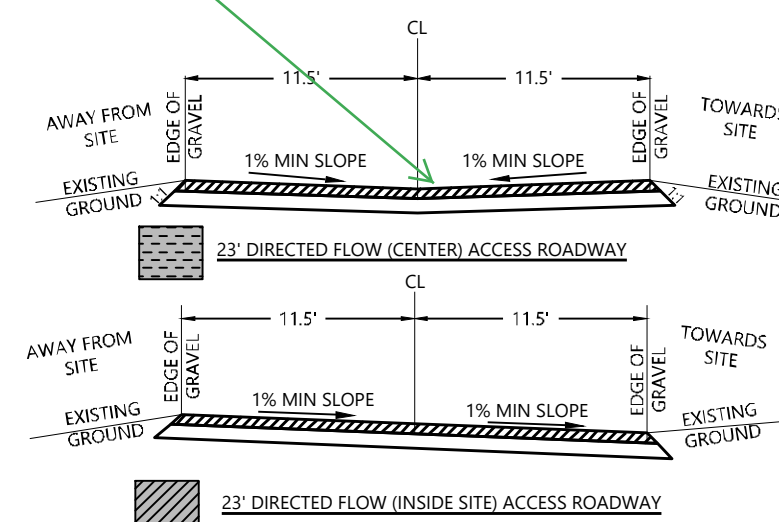
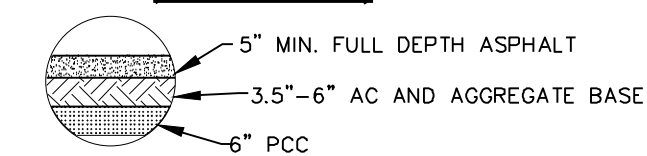


Diagram illustrating the cross-section of the road base structure:

- 6" MIN. CDOT CLASS 6 ROAD BASE WITH EMULSIFIER
- 12" MIN. SUITABLE COMPACTED SUBGRADE MATERIAL
- GEO FABRIC (IF REQUIRED)



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

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

Please indicate on the plans where each section is applied, typical

T TRIANGLES SHOWN ON PAGE 5

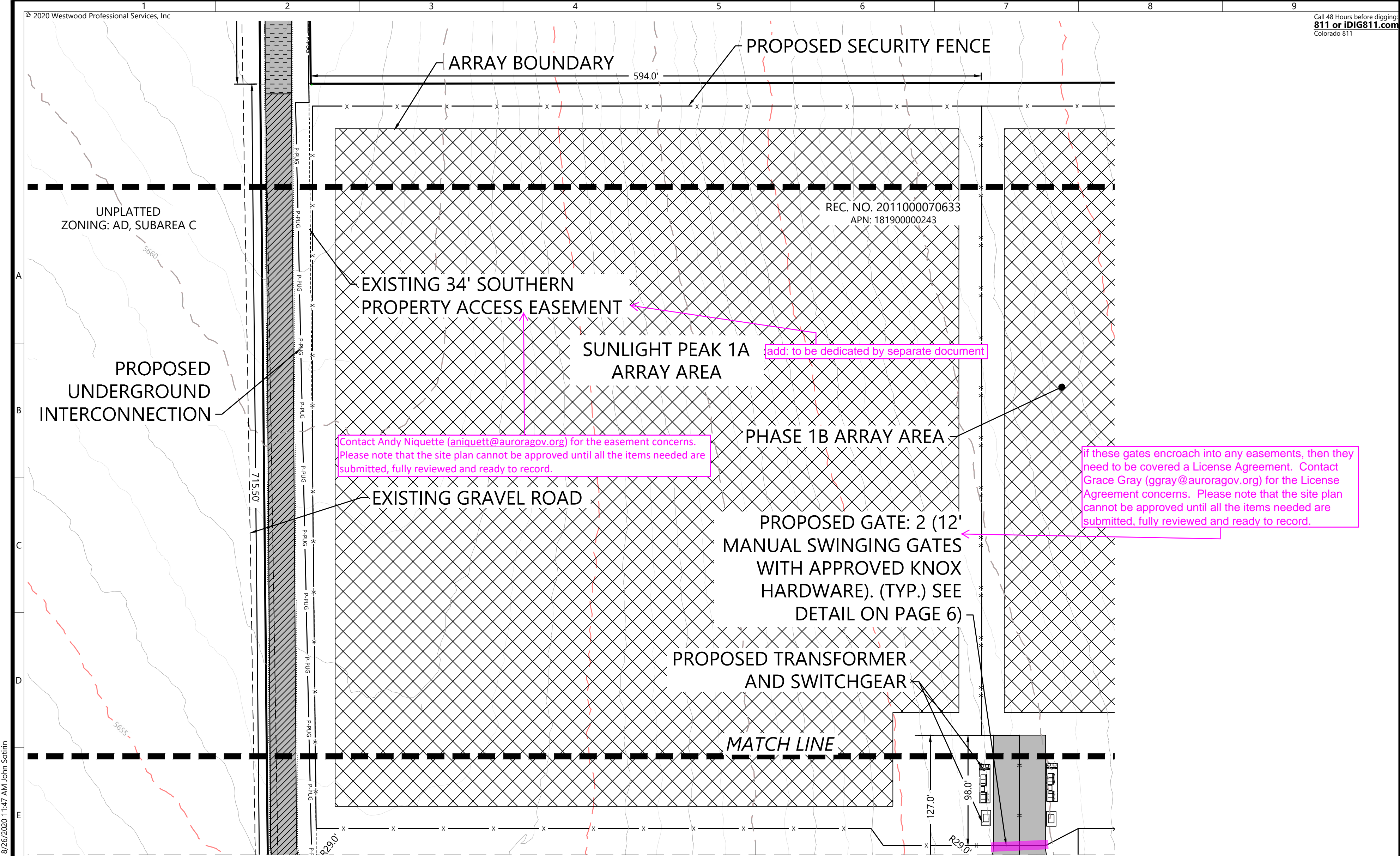
Adams County, Colorado

Site Plan - Phase 1A-Entrance Road

NOT FOR CONSTRUCTION

DATE: 8/26/2019

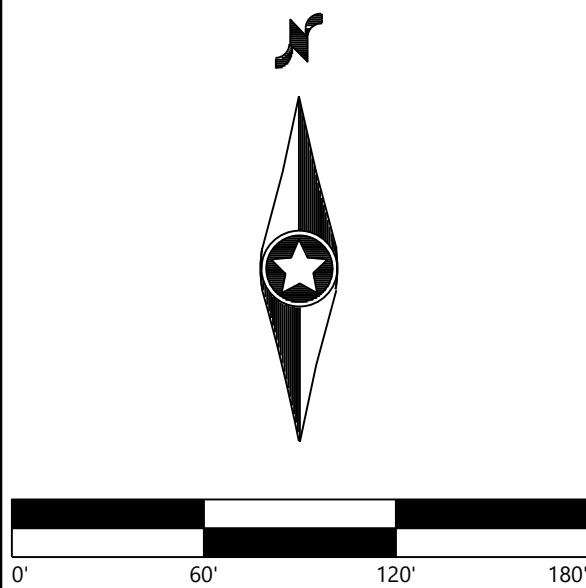
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PREPARED FOR:

namaste SOLAR
6707 Winchester Cir #700,
Boulder, CO 80301

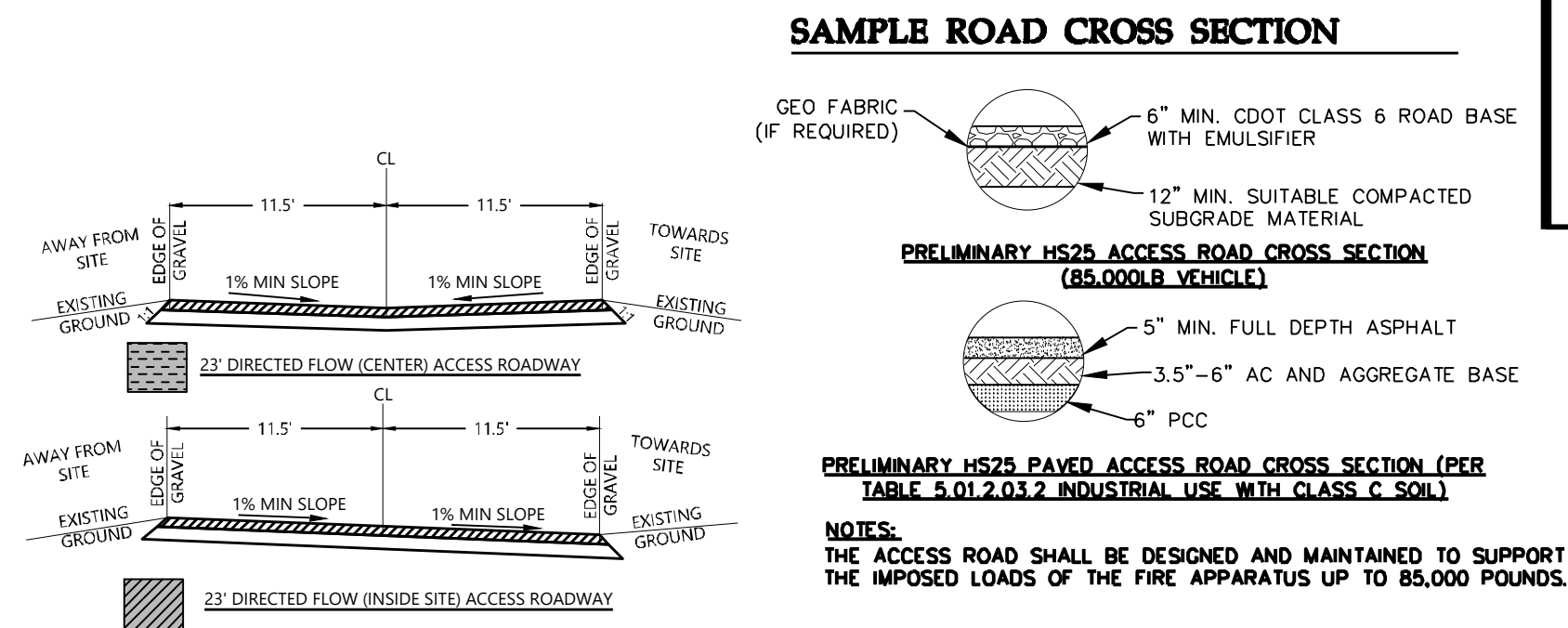
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D	08/26/2020	CITY OF AURORA REVIEW



LEGEND

	PROJECT SITE BOUNDARY
	PROPOSED SITE FENCE
	ARRAY BOUNDARY
	PROPOSED SOLAR ARRAY
	PROPOSED GRAVEL SITE ACCESS ROAD
	PROPOSED PAVED SITE ACCESS ROAD
	PROPOSED UNDERGROUND POWER
	EXISTING OVERHEAD POWER
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	EXISTING PAVED ROAD
	EXISTING GRAVEL ROAD
	EXISTING 30' ROW
	EXISTING 34' SOUTHERN PROPERTY ACCESS EASEMENT
	PROPOSED ARRAY AREA
	PROPOSED FIRE ACCESS EASEMENT
	MATCH LINE

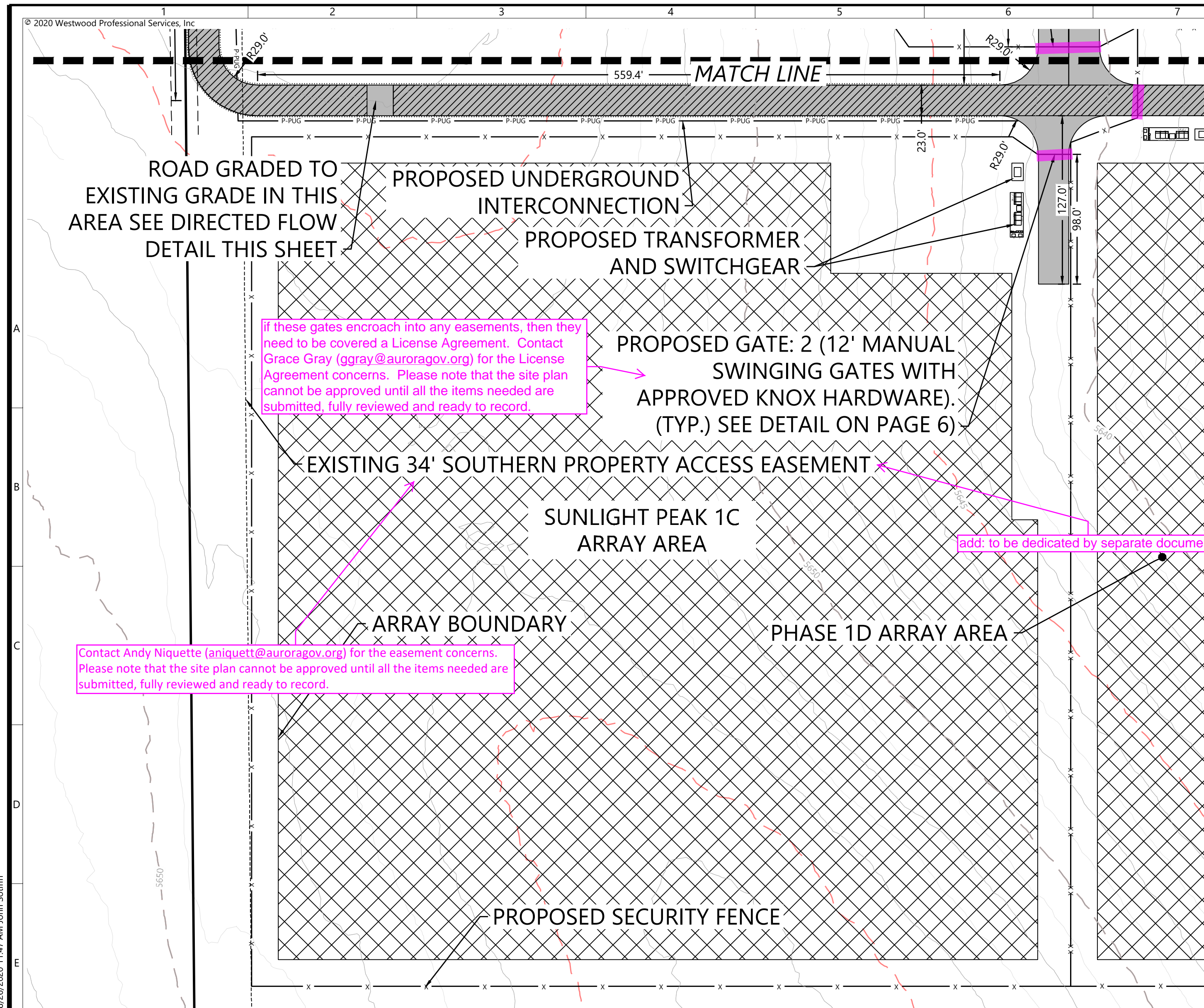
- NOTES**
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Sunlight Peak Solar

Adams County, Colorado

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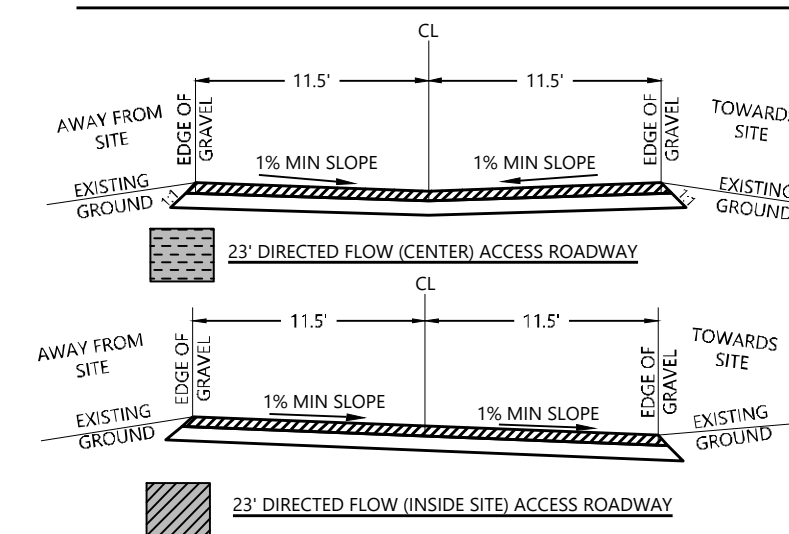


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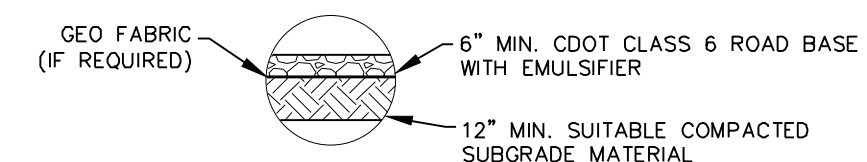
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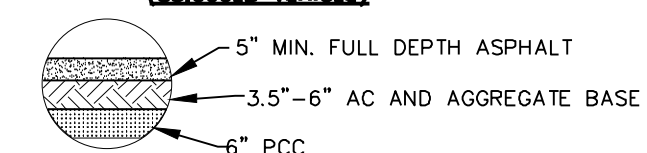
NOTES



SAMPLE ROAD CROSS SECTION



PRELIMINARY HS25 ACCESS ROAD CROSS SECTION (85,000LB VEHICLE)



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

NOTES:
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Westwood

Phone (720) 531-8350 10170 Church Ranch Way, Suite #100
Westminster, CO 80021
westwoodsps.com
Westwood Professional Services, Inc.

PREPARED FOR:



6707 Winchester Cir #700,
Boulder, CO 80301

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Sunlight Peak Solar

Adams County, Colorado

Site Plan - Phase 1C

NOT FOR CONSTRUCTION

DATE: 8/26/2019

SHEET: 4

LEGEND

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- PROPOSED SITE FENCE
- ARRAY BOUNDARY
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- EXISTING GRAVEL ROAD
- EXISTING 30' ROW
- EXISTING 34' SOUTHERN
- PROPERTY ACCESS EASEMENT
- PROPOSED ARRAY AREA
- PROPOSED FIRE ACCESS EASEMENT

NOTES

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

PREPARED FOR:



6707 Winchester Cir #700,
Boulder, CO 80301

REVISIONS:

A	05/13/2020	CITY OF AURORA REVIEW
B	06/12/2020	CITY OF AURORA REVIEW
C	07/15/2020	CITY OF AURORA REVIEW
D	08/26/2020	CITY OF AURORA REVIEW

Sunlight Peak Solar

Adams County, Colorado

Site Plan - Phase 1B

NOT FOR CONSTRUCTION

DATE: 8/26/2019

SHEET: 5

A

B

C

D

E

F

G

PROPERTY BOUNDARY

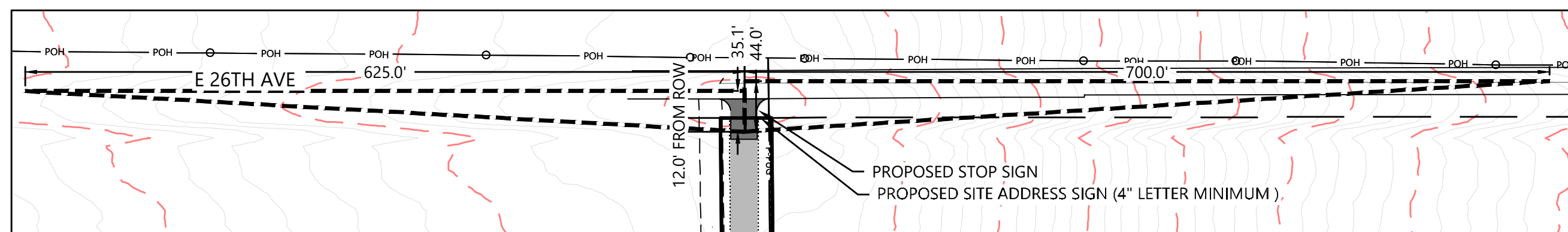
PROPOSED SECURITY FENCE

PHASE 1A ARRAY AREA

MATCH LINE

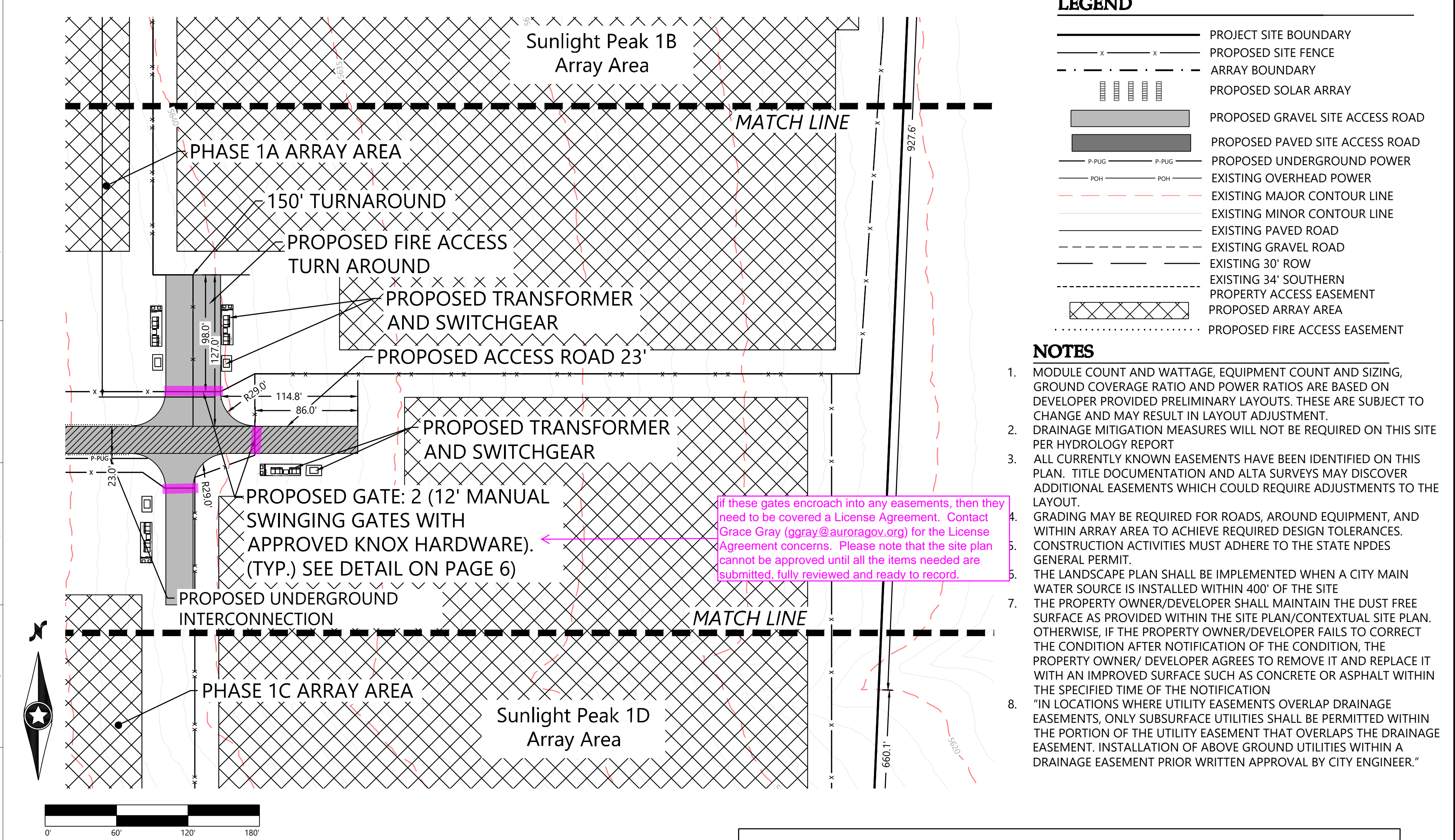
Sunlight Peak 1B
Array Area

SIGHT TRIANGLES

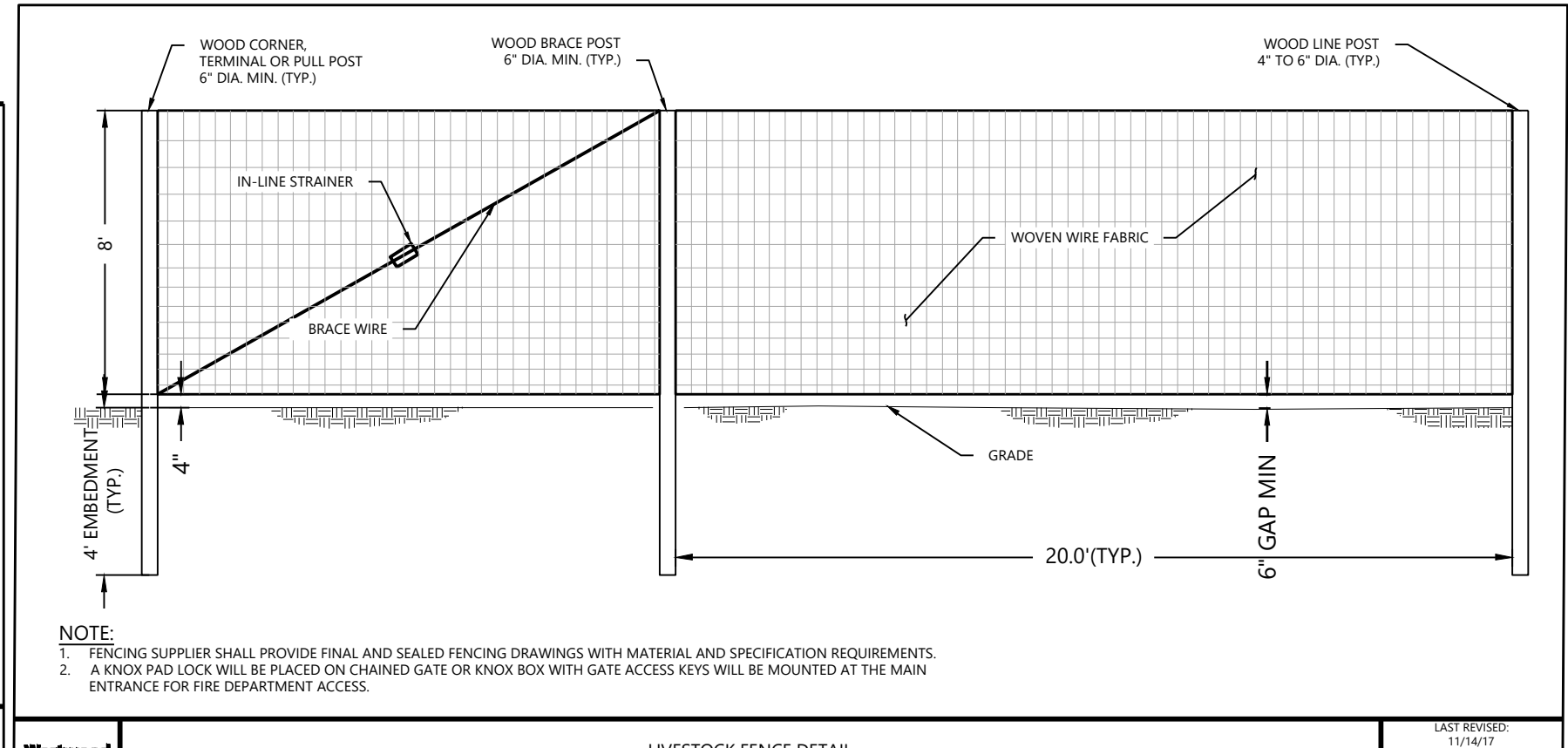
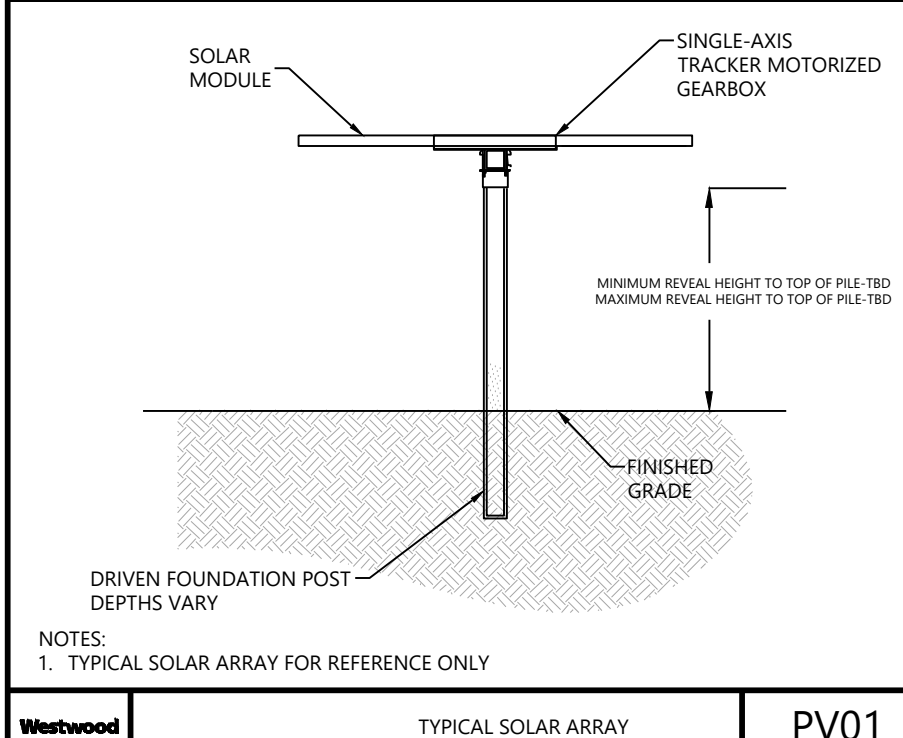
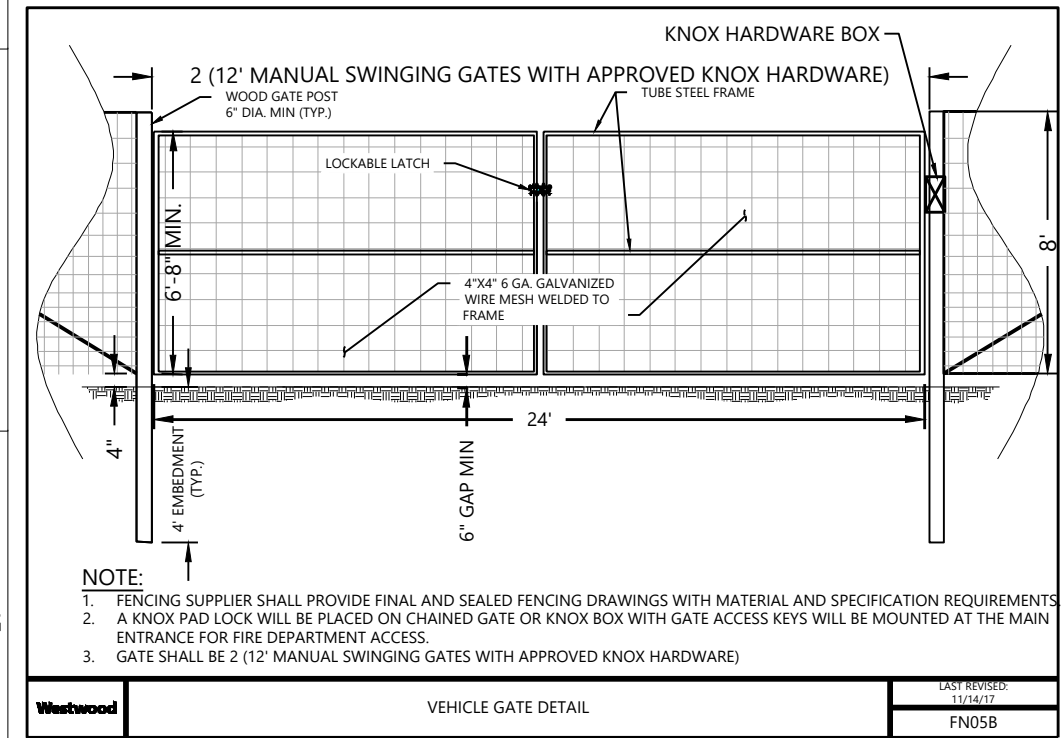


--- SIGHT TRIANGLE

ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.1

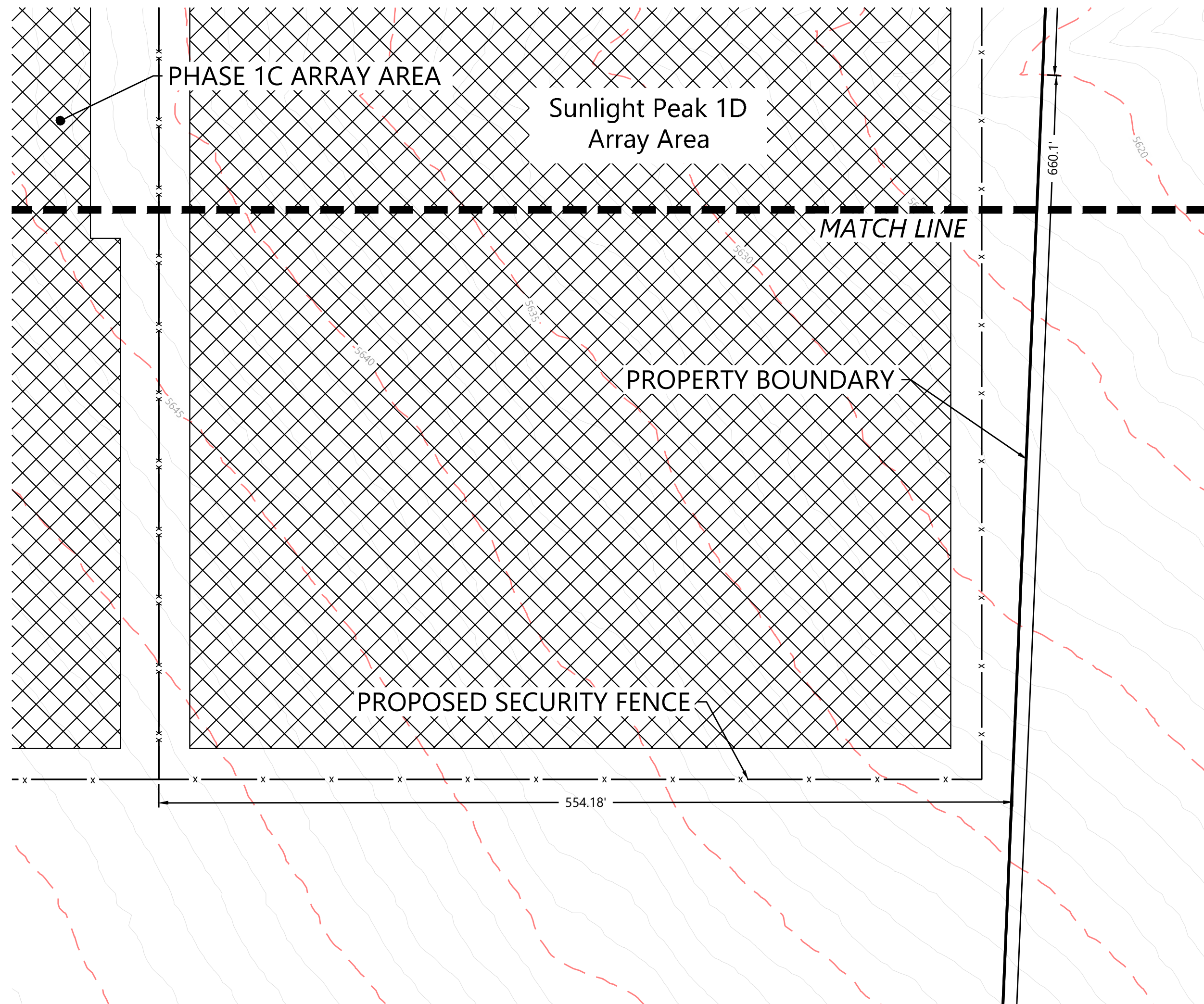


PREPARED FOR:	
6707 Winchester Cir #700, Boulder, CO 80301	
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Sunlight Peak Solar

Adams County, Colorado



LEGEND

- PROJECT SITE BOUNDARY
- PROPOSED SITE FENCE
- ARRAY BOUNDARY
- PROPOSED SOLAR ARRAY
- PROPOSED GRAVEL SITE ACCESS ROAD
- PROPOSED PAVED SITE ACCESS ROAD
- PROPOSED UNDERGROUND POWER
- EXISTING OVERHEAD POWER
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- EXISTING PAVED ROAD
- EXISTING GRAVEL ROAD
- EXISTING 30' ROW
- EXISTING 34' SOUTHERN PROPERTY ACCESS EASEMENT
- PROPOSED ARRAY AREA
- PROPOSED FIRE ACCESS EASEMENT

NOTES

- MODULE COUNT AND WATTAGE, EQUIPMENT COUNT AND SIZING, GROUND COVERAGE RATIO AND POWER RATIOS ARE BASED ON DEVELOPER PROVIDED PRELIMINARY LAYOUTS. THESE ARE SUBJECT TO CHANGE AND MAY RESULT IN LAYOUT ADJUSTMENT.
- DRAINAGE MITIGATION MEASURES WILL NOT BE REQUIRED ON THIS SITE PER HYDROLOGY REPORT
- ALL CURRENTLY KNOWN EASEMENTS HAVE BEEN IDENTIFIED ON THIS PLAN. TITLE DOCUMENTATION AND ALTA SURVEYS MAY DISCOVER ADDITIONAL EASEMENTS WHICH COULD REQUIRE ADJUSTMENTS TO THE LAYOUT.
- GRADING MAY BE REQUIRED FOR ROADS, AROUND EQUIPMENT, AND WITHIN ARRAY AREA TO ACHIEVE REQUIRED DESIGN TOLERANCES.
- CONSTRUCTION ACTIVITIES MUST ADHERE TO THE STATE NPDES GENERAL PERMIT.
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Sunlight Peak Solar

Adams County, Colorado

Site Plan - Phase 1D

NOT FOR CONSTRUCTION

DATE: 8/26/2019

SHEET: 7

Solar Ordinance - Screening Requirements

1. Landscape buffer shall consist of one tree and five shrubs per forty feet of linear frontage, with 30% consisting of evergreens. The buffer shall have a 20' width.	REQUIREMENT MET WITH PROPOSED LANDSCAPE BUFFER PLANTINGS
--	--

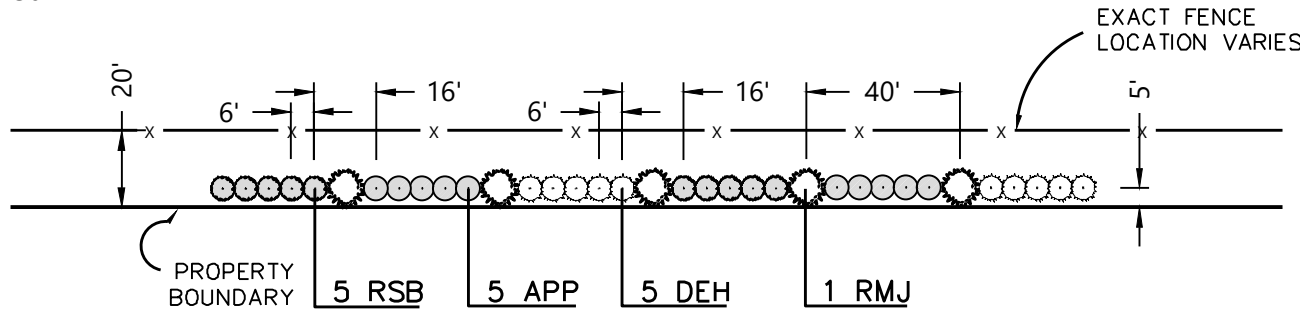
Screening Requirements

PHASE 1A					PHASE 1B				
FRONTAGE	REQUIRED		PROVIDED		FRONTAGE	REQUIRED		PROVIDED	
	TREES	SHRUBS	TREES	SHRUBS		TREES	SHRUBS	TREES	SHRUBS
NORTH: 594 LF	14	74	15	75	NORTH: 648 LF	16	81	17	79
WEST: 679 LF	16	84	21	95	EAST: 682 LF	17	85	17	82
TOTAL:					TOTAL:				
	30	158	36	170		33	166	34	161

PHASE 1C					PHASE 1D				
FRONTAGE	REQUIRED		PROVIDED		FRONTAGE	REQUIRED		PROVIDED	
	TREES	SHRUBS	TREES	SHRUBS		TREES	SHRUBS	TREES	SHRUBS
WEST: 703 LF	17	87	21	95	EAST: 703 LF	17	87	18	88
SOUTH: 660 LF	16	82	16	77	SOUTH: 554 LF	13	69	14	68
TOTAL:					TOTAL:				
	33	169	37	172		30	156	32	156

Typical Buffer Detail

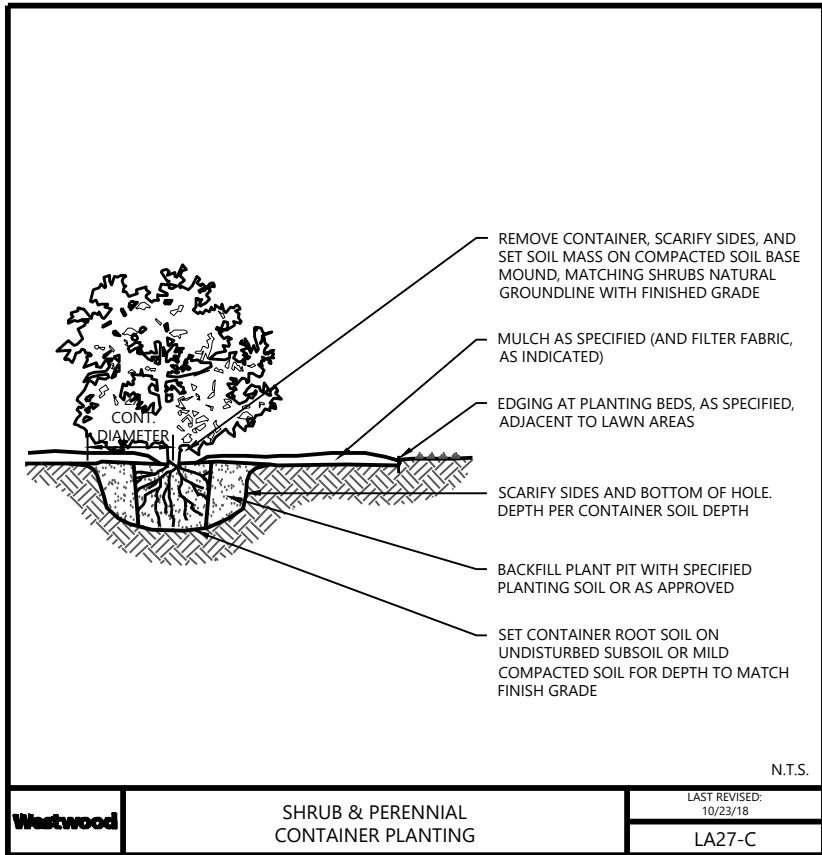
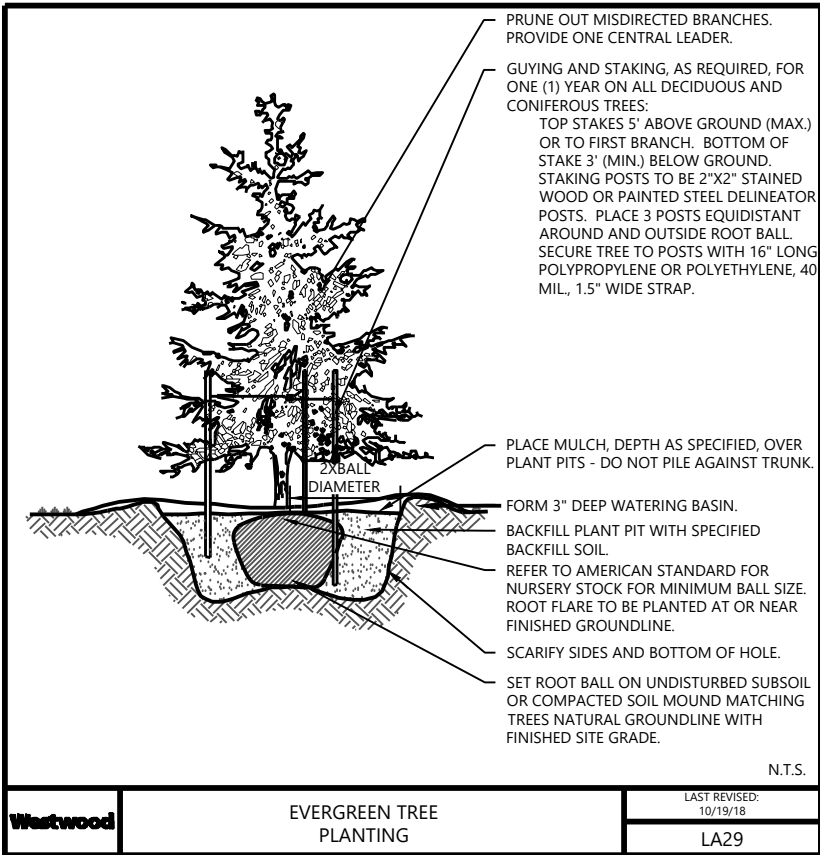
SCALE: 1" = 50'







Vegetative Screening Selection & Intent

THE PROPOSED PLANS INCLUDE VEGETATIVE SCREENING WHICH UTILIZES NATIVE TREES AND SHRUBS AT STRATEGIC LOCATIONS ACROSS THE PROJECT SITE TO LIMIT DIRECT VIEWS OF THE ARRAY. ONE BENEFIT TO USING NATIVE PLANTS IS THAT THEY ARE ACCLIMATED TO THE PARTICULAR CLIMATE AND ENVIRONMENTAL CONDITIONS, THUS ALLOWING FOR A QUICKER ESTABLISHMENT AND INCREASED SURVIVAL RATES. THE PROPOSED VEGETATIVE SCREEN IS COMPOSED OF EVERGREEN TREES THAT CAN PROVIDE LUSH GREEN YEAR ROUND SCREENING AND DECIDUOUS SHRUBS THAT CAN HELP PROVIDE ADDITIONAL SCREENING AND BE VISUALLY APPEALING ACROSS MULTIPLE SEASONS. SOME OF THE CHARACTERISTICS THAT THESE NATIVE SHRUBS HAVE BEEN SELECTED FOR INCLUDE FOLIAGE AND STEM COLOR, FLOWERS AND FRUIT PRODUCTION. THE SHRUBS PROPOSED TO BE PLANTED IN SMALL MASSES SO THAT AT ANY ONE TIME IN THE YEAR ONE SPECIES MIGHT DISPLAY SOME OF THESE AESTHETIC CHARACTERISTICS. BEYOND THE AESTHETIC VALUE, THE PROPOSED PLANTS CAN PROVIDE ADDITIONAL WILDLIFE BENEFITS THAT INCLUDE A SOURCE FOR POLLINATORS, SHELTER, FORAGE AND WINTER HABITAT. AS THE PLANTS MATURE THEY WILL GROW CLOSER TOGETHER CREATING A TYPE OF NATURAL HEDGE.

Planting Details



Vegetative Screening Plant Schedule

ESTIMATED QUANTITY (BY PHASE)				CODE	COMMON/BOTANICAL NAME	SIZE AT INSTALLATION	SPACING O.C.	MATURE SIZE		
1A	1B	1C	1D					H	W	
	36	34	37	32	EVERGREEN TREE (TRE)					
					RMJ	Rocky Mountain Juniper / Juniperus scopulorm	6' HT. BB	40'-0" O.C. TYP.	H 20'-30' W 8'-12'	
	55	50	57	53	CONIFEROUS SHRUBS (SHC)					
					DEH	Desert Holly / Mahonia fremontii	#5 CONT.	6'-0" O.C. TYP.	6'-10'	6'-10'
					ALT.	Adam's Needle Yucca / Yucca filamentosa	#5 CONT.	6'-0" O.C. TYP.	3'-4'	4'
	55	59	55	48	DECIDUOUS SHRUBS (SHD)					
					RSB	Regent Serviceberry/ Amelanchier alnifolia 'Regent'	#5 CONT.	6'-0" O.C. TYP.	4'-6'	4'-8'
					ALT.	Mountain Mahogany / Cercocarpus montanus	#5 CONT.	6'-0" O.C. TYP.	4'-8'	4'-8'
	60	52	60	55	APP	Apache Plume / Fallugia paradoxa	#5 CONT.	6'-0" O.C. TYP.	4'-6'	4'-6'
					ALT.	Western Sandcherry / Prunus besseyi	#5 CONT.	6'-0" O.C. TYP.	5'-6'	5'-6'

NOTES:

- ALL QUANTITIES ARE PRELIMINARY ESTIMATES.
- B.B. SPECIFIES ROOT TYPE AS BALLED AND BURLAPPED.
- H.T. SPECIFIES MINIMUM SPECIMEN HEIGHT UPON INSTALLATION.
- O.C. SPECIFIES ON-CENTER AND IS THE DISTANCE FROM THE CENTER OF ONE PLANT TRUNK OR STEM TO THE NEXT
- #5 CONTAINER REFLECTS APPROXIMATE PLANT SIZE OF 24"H OR 30"W AT INSTALLATION.

Planting Notes

- CONTACT COLORADO DIG SAFE SYSTEM (811) TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY CITY'S LANDSCAPE ARCHITECT AND THE OWNER PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, COLORADO-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

- REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.

- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.

- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY OWNER FOR THE NEED OF ANY SOIL AMENDMENTS.

- BACKFILL SOIL AND TOPSOIL TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.

- PROVIDE MULCH FOR ALL TREE AND SHRUB PLANTINGS PER DETAIL. MULCH TO BE SHREDDED HARDWOOD AND FREE OF DELETERIOUS MATERIAL. MULCH 3' DIAMETER RING AROUND ALL TREES AND SHRUBS TO A DEPTH OF 4". KEEP MULCH OFF TRUNK.

- PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.

- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

City of Aurora Standard Landscape Notes

NOTES:

- A SOIL TEST IS REQUIRED PRIOR TO PLANTING ACTIVITIES. SOIL AMENDMENTS TO BE ADDED TO SOIL IF RECOMMENDED BY THE RESULTS OF THE SOIL TEST.
- NO LIGHTING IS PROPOSED FOR THIS APPLICATION.
- NO PLAZA OR PUBLIC SPACES ARE PROPOSED FOR THIS APPLICATION.
- ALL UTILITY EASEMENTS 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 CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

IRRIGATION NOTES:

- THE INSTALLATION OF ALL LANDSCAPE SHALL BE DEFERRED UNTIL THERE IS A WATER MAIN AVAILABLE WITHIN 400 FEET OF THE SITE.

Westwood

Phone (720) 531-8350 10170 Church Ranch Way, Suite #100
Westminster, CO 80021
westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:



6707 Winchester Cir #700,
Boulder, CO 80301

REVISIONS:

A	05/13/2020	CITY OF AURORA REVIEW
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Sunlight Peak Solar

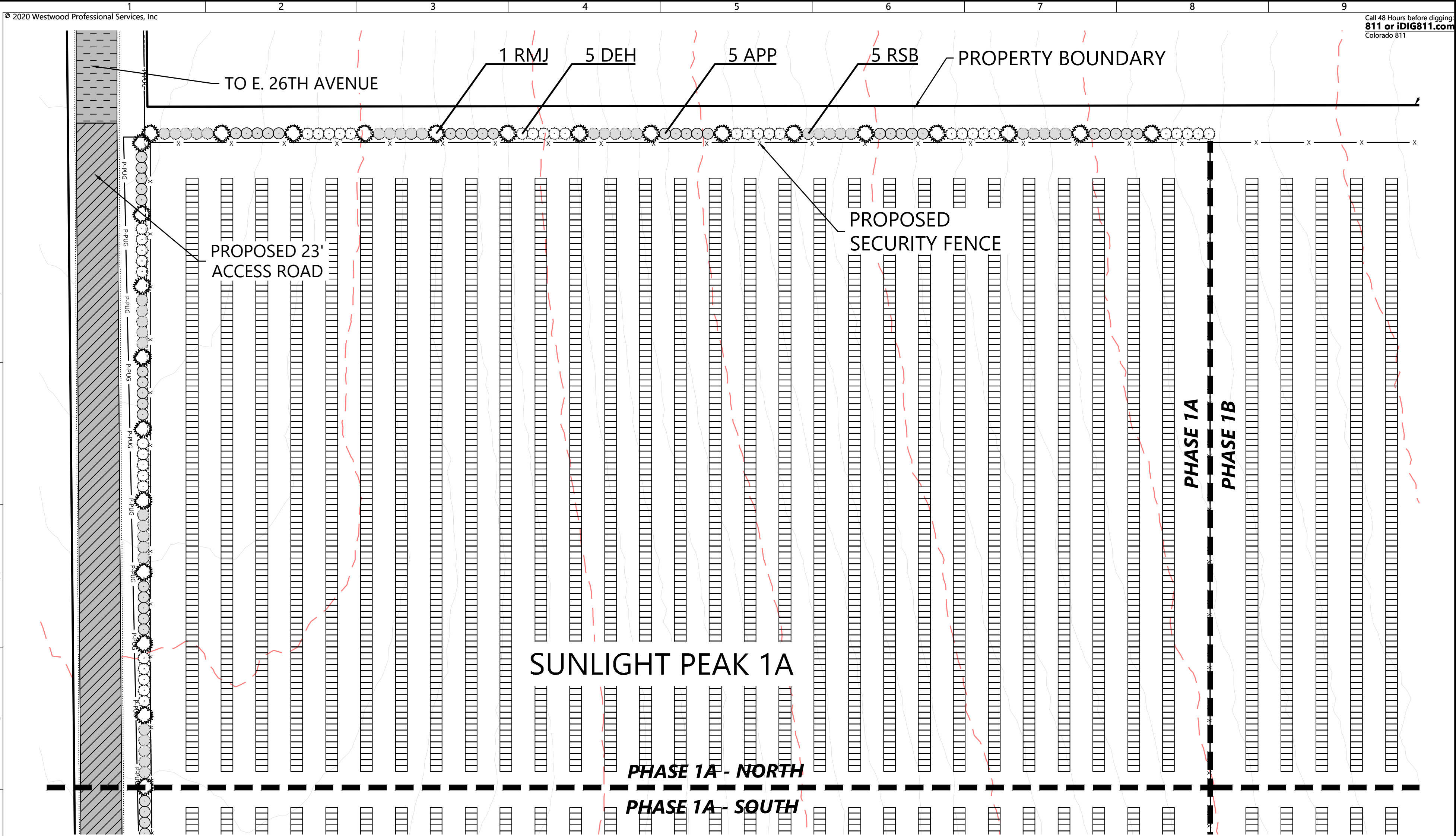
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Planting Schedule & Notes

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DATE: 8/26/2019


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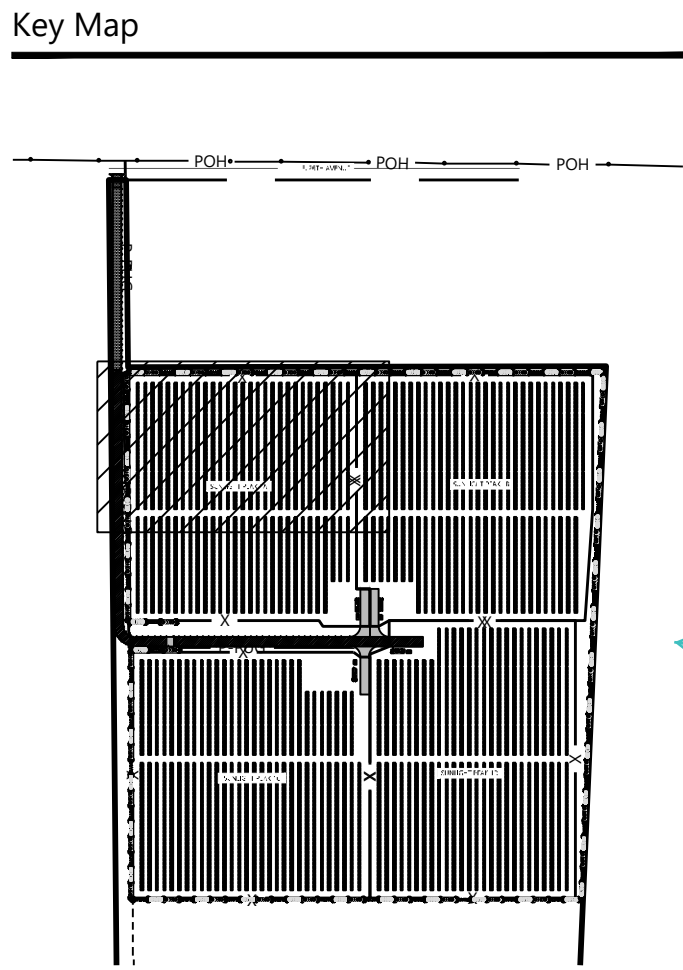
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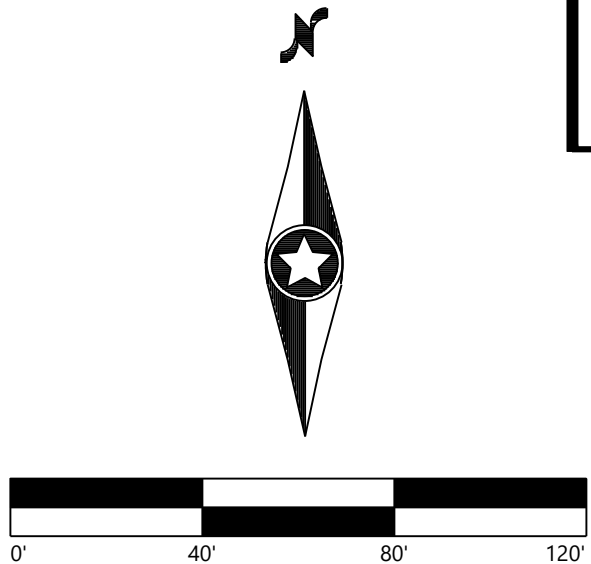
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- Legend**
- PROJECT SITE BOUNDARY
 - PROPOSED SITE FENCE
 - ARRAY BOUNDARY
 - PROPOSED SOLAR ARRAY
 - PROPOSED GRAVEL SITE ACCESS ROAD
 - PROPOSED PAVED SITE ACCESS ROAD
 - P-PLUG
 - PROPOSED UNDERGROUND POWER
 - EXISTING OVERHEAD POWER
 - EXISTING MAJOR CONTOUR LINE
 - EXISTING MINOR CONTOUR LINE
 - EXISTING PAVED ROAD
 - EXISTING GRAVEL ROAD
 - EXISTING 30' ROW
 - EXISTING 34' SOUTHERN
 - PROPERTY ACCESS EASEMENT

- NOTES:**
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 2. Include this key map on the beginning pages as well
 3. ACTUAL ARRAY LAYOUT IS SUBJECT TO
 4. WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10



Sunlight Peak Solar
Adams County, Colorado

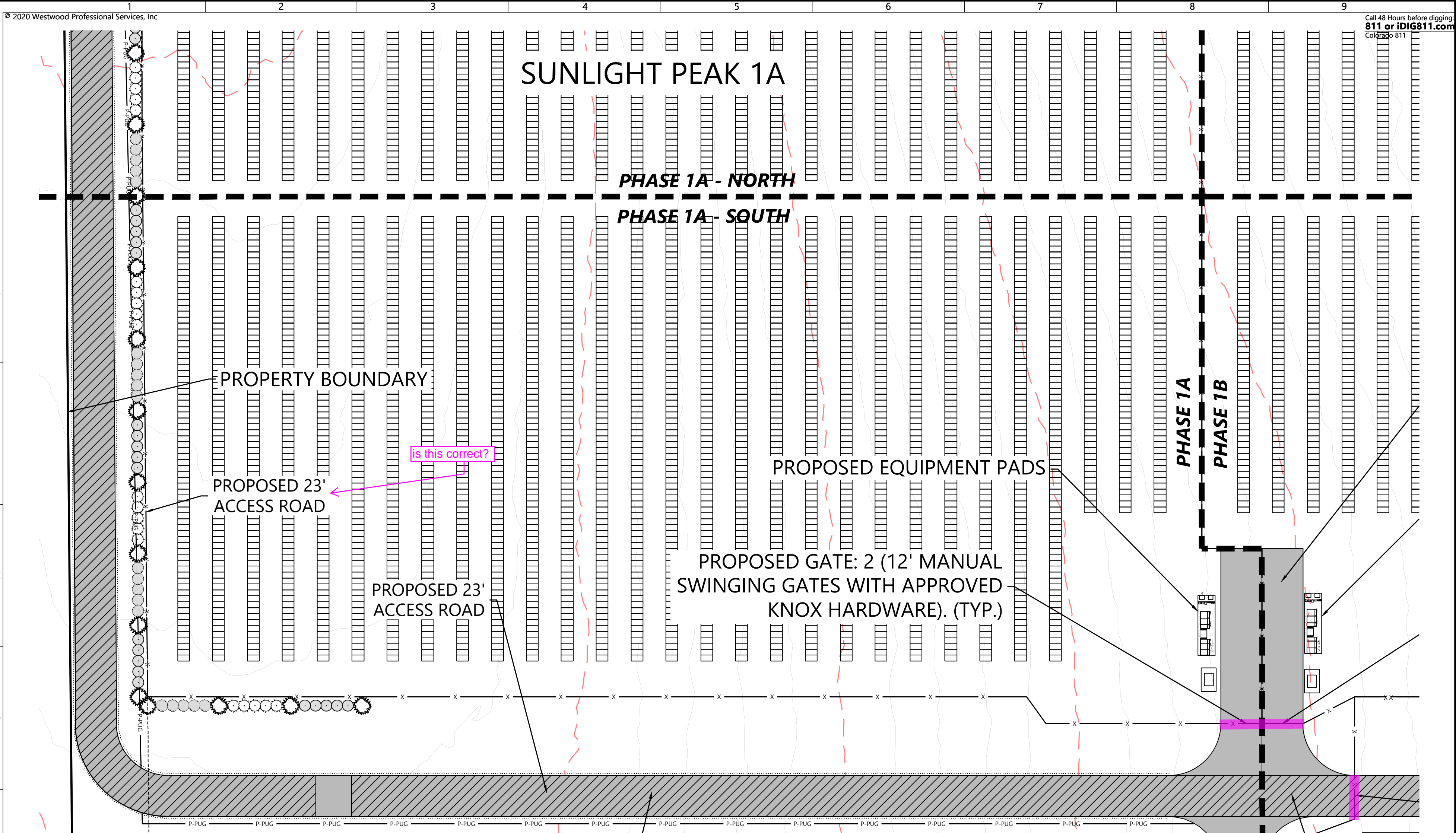
Landscape Buffer Plan
Phase 1A - North

NOT FOR CONSTRUCTION

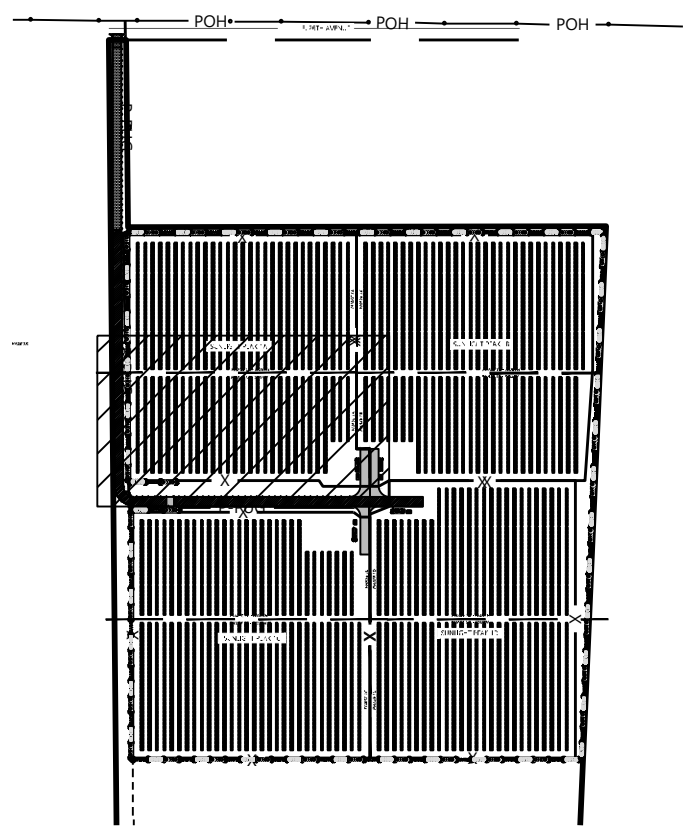
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Key Map



- Legend**
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 - PROPOSED SITE FENCE
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 - PROPOSED PAVED SITE ACCESS ROAD
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Sunlight Peak Solar

Adams County, Colorado

Landscape Buffer Plan
Phase 1A - South

NOT FOR CONSTRUCTION

DATE: 8/26/2019

SHEET: 10

PROPERTY BOUNDARY 1 RMJ 5 DEH 5 APP 5 RSB

PROPOSED
SECURITY FENCE

PHASE 1A
PHASE 1B

SUNLIGHT PEAK 1B

PHASE 1B - NORTH

PHASE 1B - SOUTH

Key Map

Legend

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- PROPOSED SITE FENCE
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**Sunlight Peak
Solar**

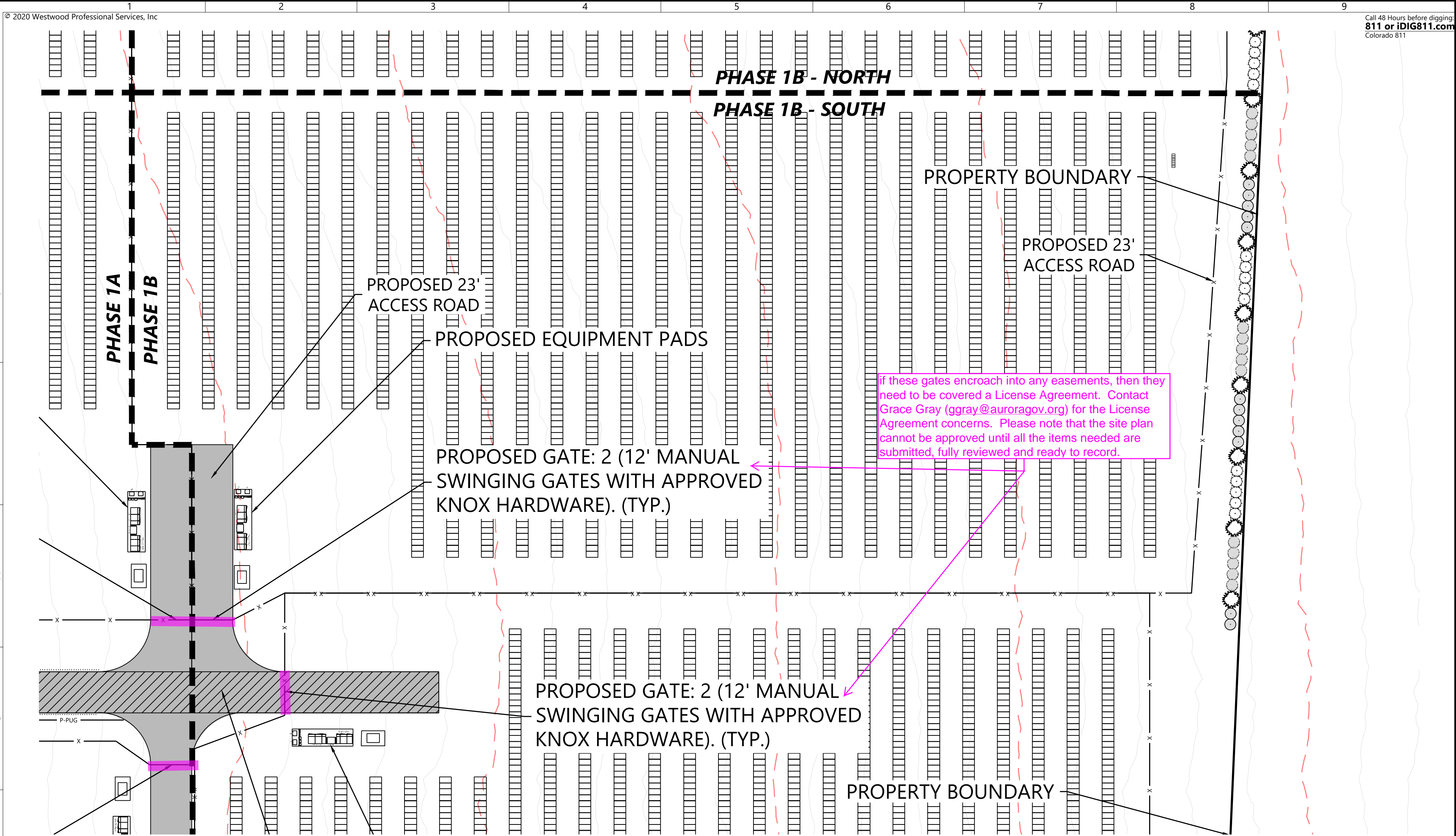
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Landscape Buffer Plan
Phase 1B - North

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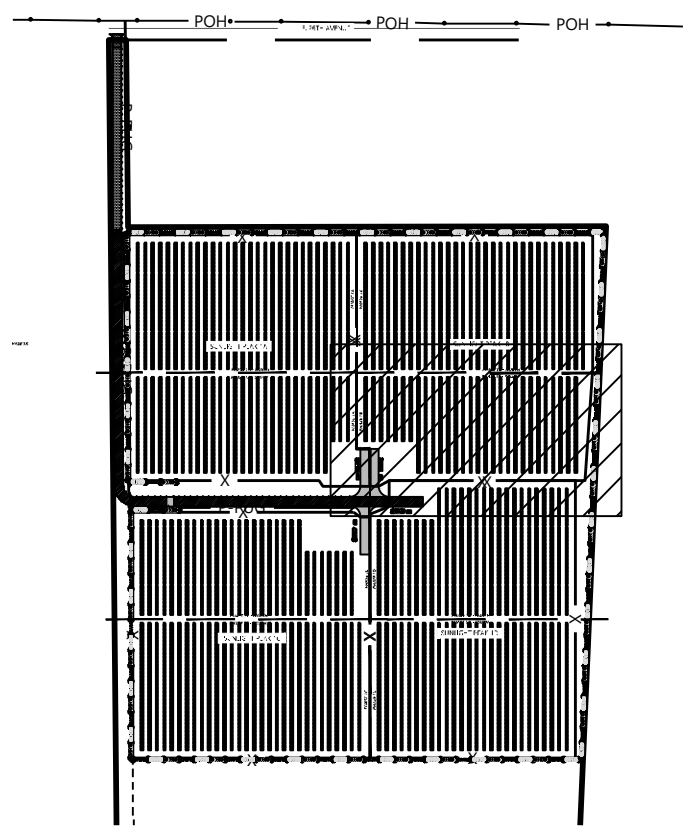
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Boulder, CO 80301

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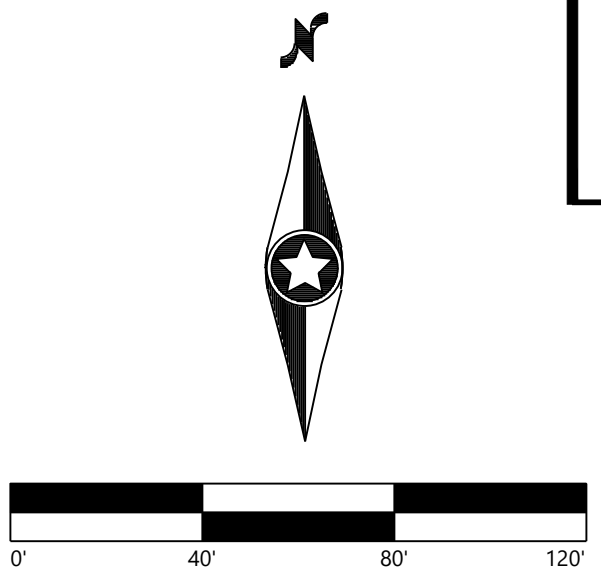
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Key Map



- Legend**
- PROJECT SITE BOUNDARY
 - PROPOSED SITE FENCE
 - ARRAY BOUNDARY
 - PROPOSED SOLAR ARRAY
 - PROPOSED GRAVEL SITE ACCESS ROAD
 - PROPOSED PAVED SITE ACCESS ROAD
 - P-PUG PROPOSED UNDERGROUND POWER
 - EXISTING OVERHEAD POWER
 - EXISTING MAJOR CONTOUR LINE
 - EXISTING MINOR CONTOUR LINE
 - EXISTING PAVED ROAD
 - EXISTING GRAVEL ROAD
 - EXISTING 30' ROW
 - EXISTING 34' SOUTHERN PROPERTY ACCESS EASEMENT

- NOTES:**
1. INSTALLATION OF THE LANDSCAPING SHALL BE DEFERRED UNTIL THERE IS A WATER MAIN AVAILABLE WITHIN 400 FEET OF THE SITE.
 2. SHADING ANALYSIS WITH LANDSCAPE PLANTINGS HAS NOT BEEN COMPLETED. UPON REVIEW PLANTING DESIGN AND SPECIES MAY BE ALTERED TO REDUCE SHADING.
 3. ARRAY IS SHOWN FOR CONTEXT. ACTUAL ARRAY LAYOUT IS SUBJECT TO CHANGE.
 4. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10



Sunlight Peak Solar

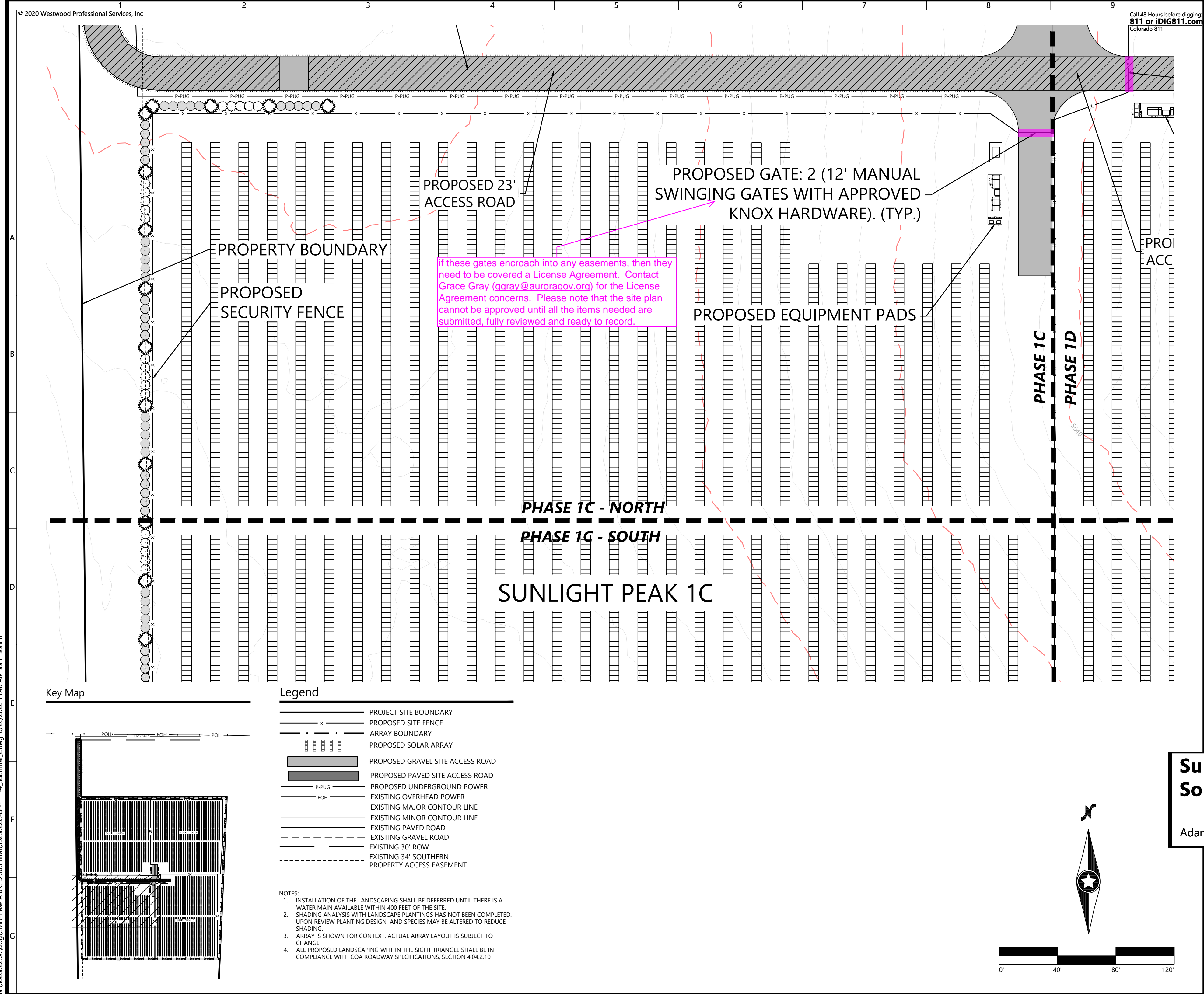
Adams County, Colorado

Landscape Buffer Plan
Phase 1B - South

NOT FOR CONSTRUCTION

DATE: 8/26/2019

SHEET: 12



Phone (720) 531-8350 10170 Church Ranch Way, Suite #100
Westminster, CO 80021
westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:

6707 Winchester Cir #700,
Boulder, CO 80301

REVISIONS:

A	05/13/2020	CITY OF AURORA REVIEW
B	06/12/2020	CITY OF AURORA REVIEW
C	07/15/2020	CITY OF AURORA REVIEW
D	08/26/2020	CITY OF AURORA REVIEW

Sunlight Peak Solar

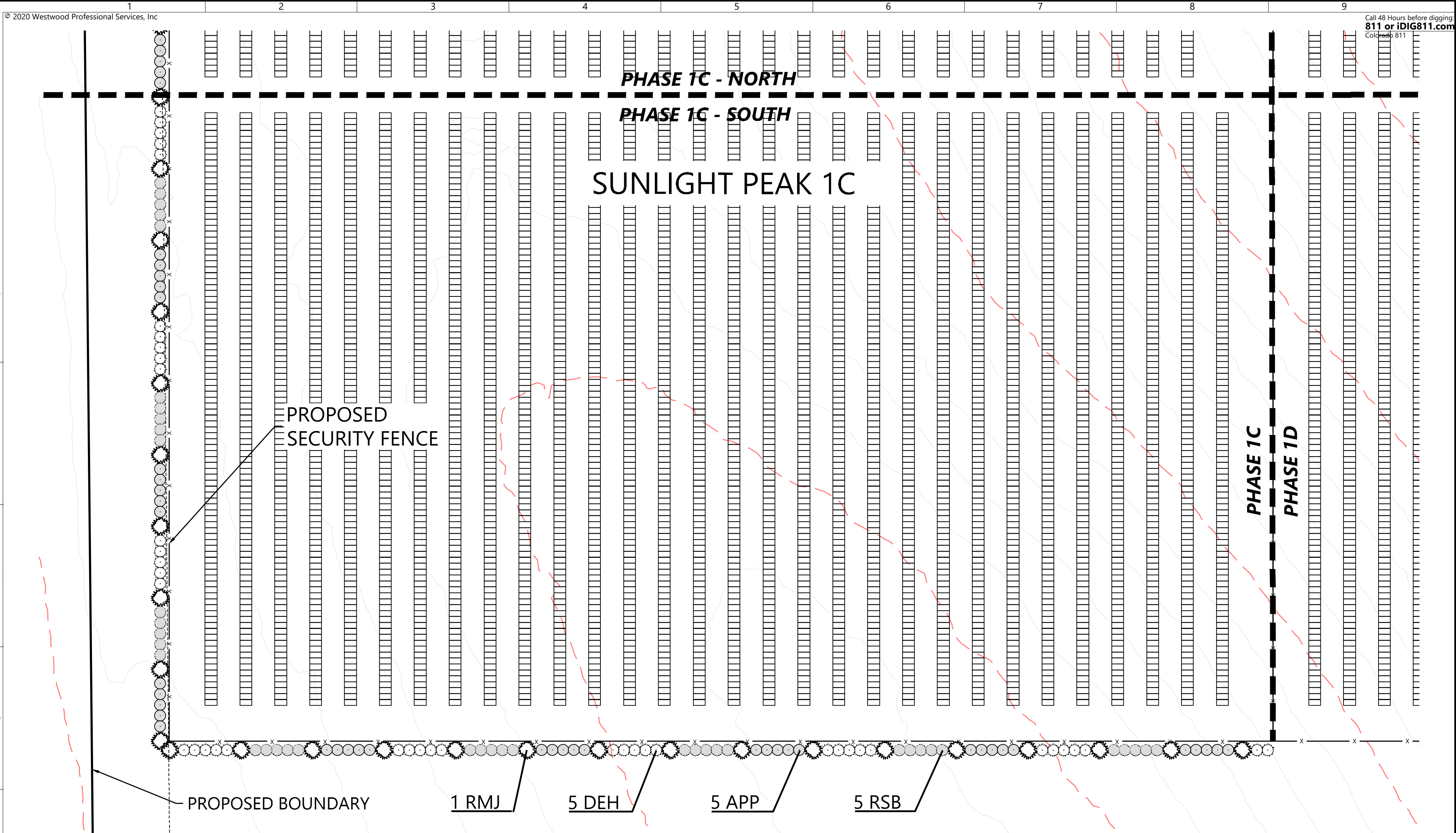
Adams County, Colorado

Landscape Buffer Plan
Phase 1C - North

NOT FOR CONSTRUCTION


DATE: 8/26/2019

SHEET: 13

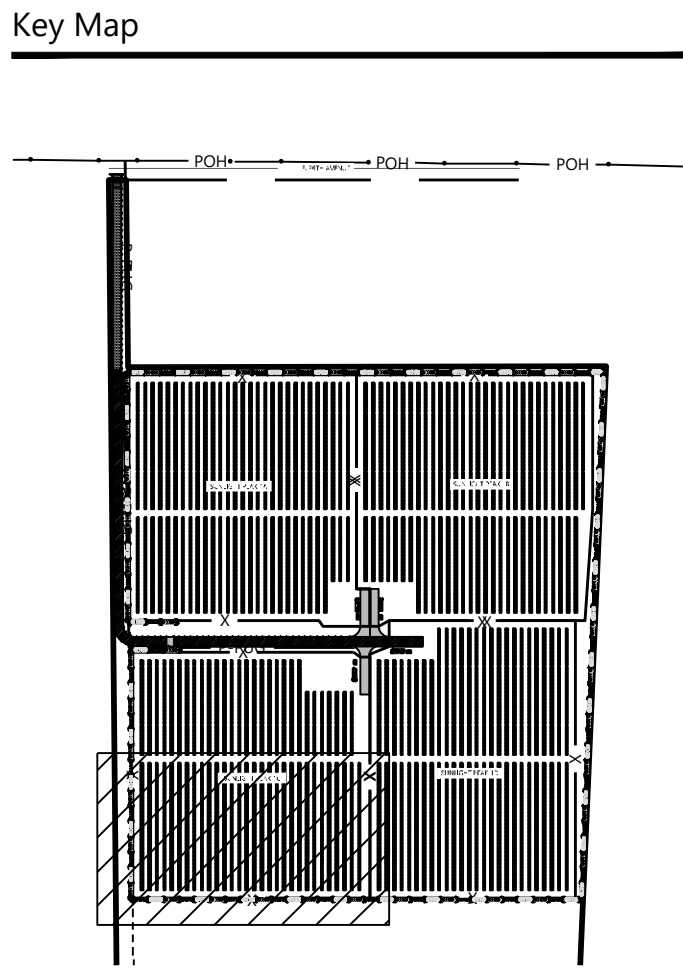


Call 48 Hours before digging:
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Colorado 811

PREPARED FOR:


6707 Winchester Cir #700,
Boulder, CO 80301

REVISIONS:	
A	05/13/2020 CITY OF AURORA REVIEW
B	06/12/2020 CITY OF AURORA REVIEW
C	07/15/2020 CITY OF AURORA REVIEW
D	08/26/2020 CITY OF AURORA REVIEW



- Legend**
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 - EXISTING GRAVEL ROAD
 - EXISTING 30' ROW
 - EXISTING 34' SOUTHERN
 - PROPERTY ACCESS EASEMENT

NOTES:

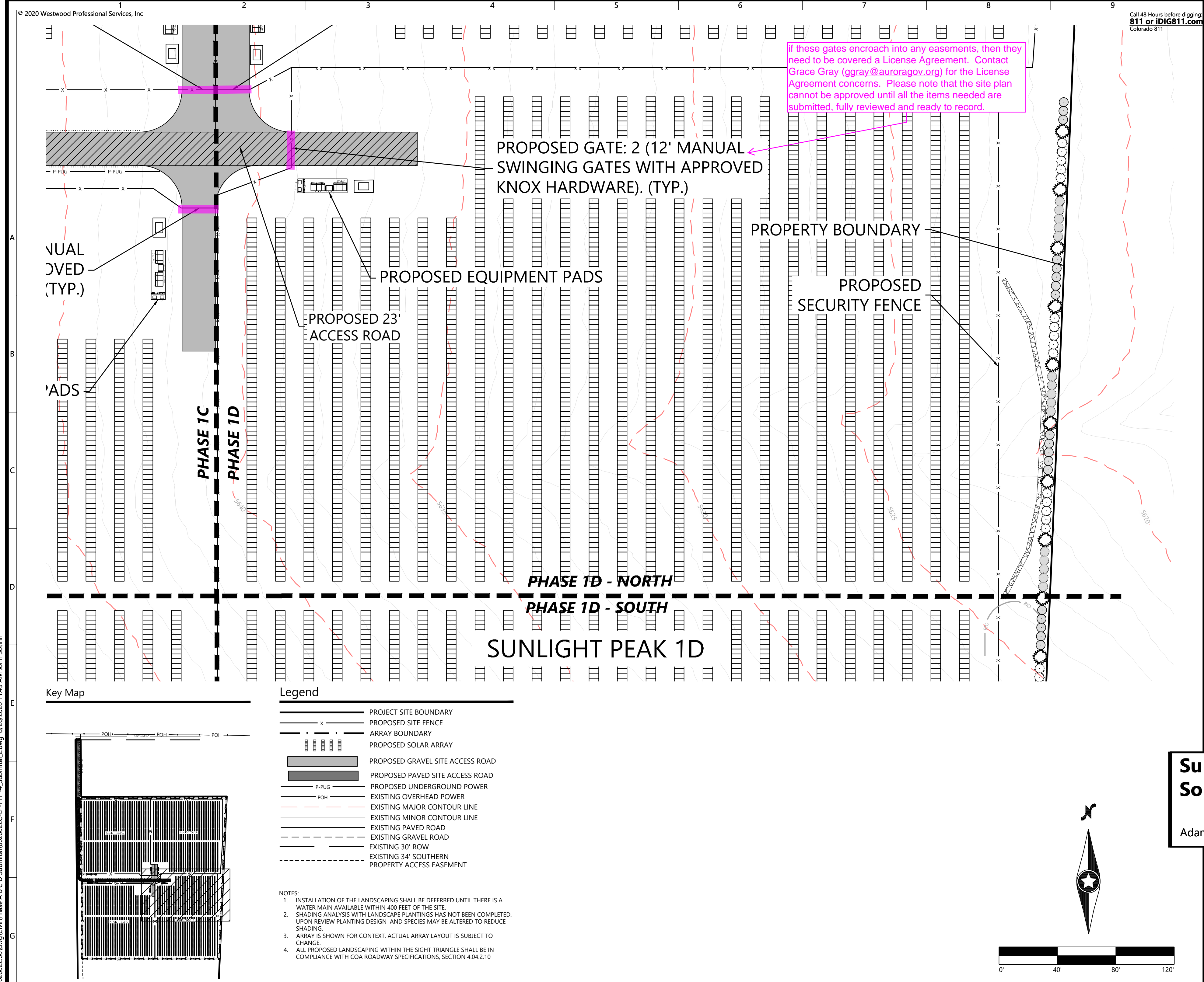
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Sunlight Peak Solar
Adams County, Colorado

Landscape Buffer Plan
Phase 1C - South

NOT FOR CONSTRUCTION

DATE: 8/26/2019
SHEET: 14




Westwood

Phone (720) 531-8350 10170 Church Ranch Way, Suite #100
Westminster, CO 80021
westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:

**namaste**
SOLAR

6707 Winchester Cir #700,
Boulder, CO 80301

REVISIONS:

A	05/13/2020	CITY OF AURORA REVIEW
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C	07/15/2020	CITY OF AURORA REVIEW
D	08/26/2020	CITY OF AURORA REVIEW

Sunlight Peak Solar

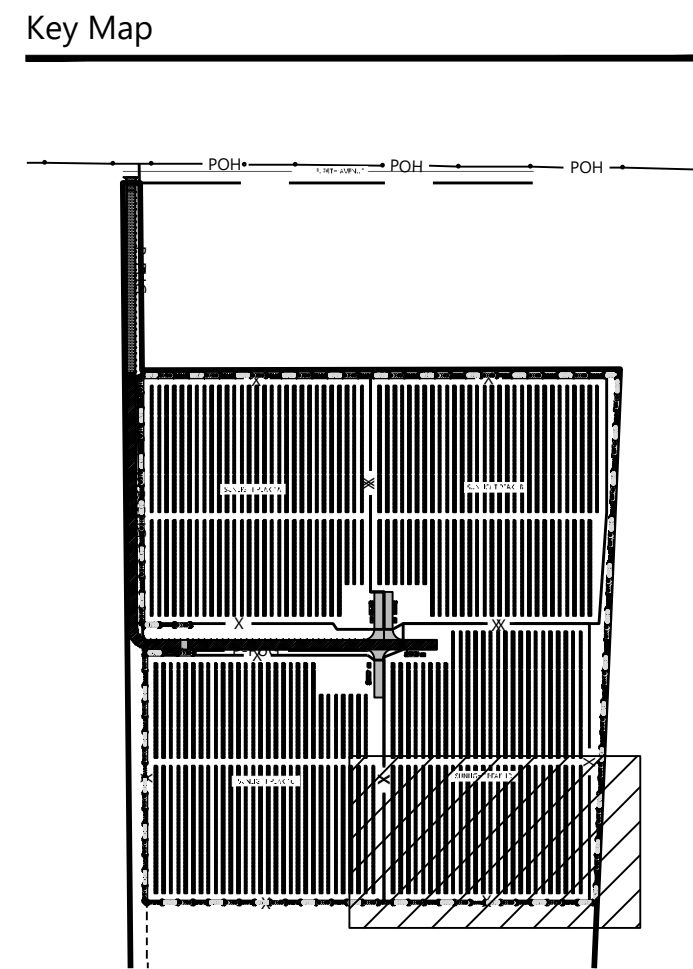
Adams County, Colorado

Landscape Buffer Plan
Phase 1D - North

NOT FOR CONSTRUCTION

DATE: 8/26/2019

SHEET: 15



PROJECT SITE BOUNDARY
 PROPOSED SITE FENCE
 ARRAY BOUNDARY
 PROPOSED SOLAR ARRAY
 PROPOSED GRAVEL SITE ACCESS ROAD
 PROPOSED PAVED SITE ACCESS ROAD
 P-PUG
 POH
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SHEET: 16