

# SOLAR DECATHLON BLACKHAWK

## SITE PLAN NOTES:

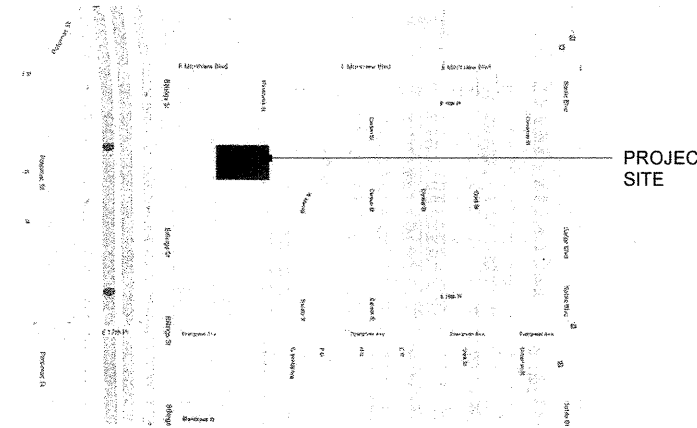
- The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
- All signs must conform to the City of Aurora sign code.
- Right-of-way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property. The undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown here on, a hard surface in accordance with the City of Aurora's paving standards for fire lane easements, and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, landscape materials, snow or other obstructions. The maintenance of paving on the fire lane easement(s) is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lane easements, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lane easements, and to cause such easements to be maintained free and unobstructed at all times for fire department and emergency apparatus use.
- The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act.
- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.
- All crossings or encroachments 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.
- The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
- All building address numbers shall comply with the Aurora City Code, Chapter 126 - Article VII - Numbering of Buildings.
- All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with 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.
- Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.
- Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
- All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
- Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.
- All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.
- Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc. are not allowed to encroach into any easement or fire lane.
- 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.
- Fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations shall be submitted and approved with the civil plans, "signage and striping" package. This sign package shall include all other signs as required by other city departments.
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## SITE PLAN DATA BLOCK:

LAND AREA WITHIN PROPERTY LINES	0.62 AC
2015 IRC - ONE AND TWO - FAMILY DWELLINGS	
NUMBER OF BUILDINGS	3 (SINGLE-FAMILY DWELLINGS)
BUILDING HEIGHT	
HOUSE A (OUR H2HOUSE)	12'-8"
HOUSE B (SILO HOUSE)	16'-8"
HOUSE C (indieDWELL I)	14'-6"
HOUSE D (indieDWELL II)	13'-3"
BUILDING SQUARE FOOTAGE	
HOUSE A (OUR H2HOUSE)	1,010 SF
HOUSE B (SILO HOUSE)	1,053 SF
HOUSE C (indieDWELL I)	980 SF
HOUSE D (indieDWELL II)	1,018 SF
TOTAL BUILDING COVERAGE AND GFA	4,042 SF (14.9%)
HARD SURFACE AREA	9,049.59 SF (33.5%)
LANDSCAPE AREA	11,190.34 SF (41.4%)
SIDEWALKS AND PATIOS	2,760 SF (10.2%)
PRESENT ZONING CLASSIFICATION	R-2
PARKING SPACES REQUIRED (TOTAL)	8
PARKING SPACES PROVIDED (TOTAL)	9
ACCESSIBLE PARKING SPACES REQUIRED	1
ACCESSIBLE PARKING SPACES PROVIDED	1 (Van Accessible)

## SITE PLAN

A PORTION OF TOLLGATE VALLEY GARDENS,  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
LOTS 19 & 20 AND ALL VACATED STREET  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



## VICINITY MAP NOT TO SCALE

## SHEET INDEX:

SHEET 1	COVER SHEET
SHEET 2	SURVEY
SHEET 3	SURVEY
SHEET 4	SITE PLAN
SHEET 5	GRADING AND UTILITY SCHEMATIC
SHEET 6	LANDSCAPE PLAN
SHEET 7	LANDSCAPE DETAILS
SHEET 8	BUILDING ELEVATIONS
SHEET 9	BUILDING ELEVATIONS
SHEET 10	PHOTOMETRIC SITE PLAN
SHEET 11	EXTERIOR LIGHTING FIXTURE CUT SHEETS
SHEET 12	SITE SIGNAGE/MAILBOXES

## PROJECT TEAM:

OWNER:	ECLT BLACKHAWK COMMONS LLC 1705 17TH ST STE 200 DENVER CO 80202 DAVID OGUNSANYA 303.454.3764
GENERAL CONTRACTOR:	DOMANI HOMES XXX STREET NAME DENVER, COLORADO 80XXX CHRIS REGIS 303.994.0257
ARCHITECT:	CHRISTOPHER CARVELL ARCHITECTS, P.C. 3461 RINGSBY COURT SUITE #310 DENVER, COLORADO 80216 CHRISTOPHER CARVELL 720.689.2333
SURVEYOR:	MARTIN/MARTIN CONSULTING ENGINEERS 12499 WEST COLFAX AVENUE LAKEWOOD, COLORADO 80215 RICHARD A. NOBBE, PLS #23899 303.431.6100
CIVIL ENGINEER:	MARTIN/MARTIN CONSULTING ENGINEERS 12499 WEST COLFAX AVENUE LAKEWOOD, COLORADO 80215 JOE RAUSCH 303.431.6100
LANDSCAPE ARCHITECT:	LIME GREEN DESIGN, INC. 900 E. LOUISIANA AVENUE, SUITE 209 DENVER, COLORADO 80210 MATHEW EVANS 303.733.7558
STRUCTURAL ENGINEER:	MARTIN/MARTIN CONSULTING ENGINEERS 12499 WEST COLFAX AVENUE LAKEWOOD, COLORADO 80215 PAUL DOAK 303.431.6100

## OWNER / APPLICANT SIGNATURES:

### 1955 NORTH BLACKHAWK STREET SITE PLAN

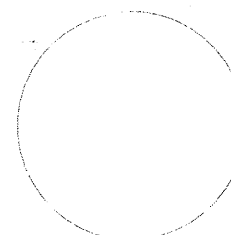
LEGAL DESCRIPTION: LOT 1, BLOCK 1, SOLAR DECATHLON SUBDIVISION FILING NO. 1,  
ACCORDING TO THE RECORDED PLAT THEREOF, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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, ECLT BLACKHAWK COMMONS LLC HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS 20 DAY OF July AD. 2021

BY: David Ogunsanya  
(PRINCIPALS OR OWNERS)



(CORPORATE SEAL)

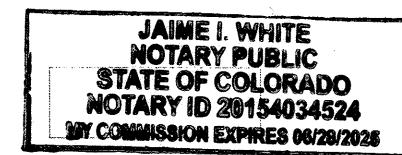
STATE OF COLORADO )SS  
COUNTY OF \_\_\_\_\_ )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF July AD. 2021

BY: David Ogunsanya  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY: Jaime I. White  
(NOTARY PUBLIC)



(NOTARY SEAL)

MY COMMISSION EXPIRES 06/28/2025

NOTARY BUSINESS ADDRESS: 1030 W Ellsworth Denver, CO 80231

## CITY OF AURORA APPROVALS:

CITY ATTORNEY:	<u>[Signature]</u>	DATE: <u>8/2/21</u>
PLANNING DIRECTOR:	<u>[Signature]</u>	DATE: <u>7-29-2021</u>
PLANNING COMMISSION:	<u>[Signature]</u>	DATE: <u>7/23/21</u>
	(CHAIRPERSON)	
CITY COUNCIL:	<u>N/A</u>	DATE: <u>N/A</u>
	(MAYOR)	
ATTEST:	<u>N/A</u>	DATE: <u>N/A</u>
	(CITY CLERK)	
DATABASE APPROVAL DATE:	<u>1/8/2020</u>	

RECORDER'S CERTIFICATE:  
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF  
COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

## RECORDERS CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF  
\_\_\_\_\_ COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_

DAY OF \_\_\_\_\_ AD, \_\_\_\_\_

CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

CHRISTOPHER  
CARVELL  
ARCHITECTS  
PROFESSIONAL CORPORATION

3141 N. IRVING ST. #200, DENVER, CO 80211  
720.689.2333 • WWW.CARVELLARCHITECTS.COM

COVER SHEET  
SHEET 1 of 12



# SOLAR DECATHLON BLACKHAWK

## SITE PLAN

A PORTION OF TOLLGATE VALLEY GARDENS,  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
LOTS 19 & 20 AND ALL VACATED STREET  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

### LEGAL DESCRIPTION SHEET 1 OF 1

(PROVIDED BY FIRST INTEGRITY TITLE COMPANY)  
COMMITMENT FILE NUMBER 105-1900489-S  
(Dated JANUARY 10, 2019)

VACANT LAND BLACKHAWK STREET

LOT 19, TOLLGATE VALLEY GARDENS ACCORDING TO THE  
RECORDED PLAT THEREOF, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO  
TOGETHER WITH THAT PORTION OF VACATED BLACKHAWK  
STREET ADJACENT AND APPURTENANT AS VACATED UNDER  
ORDINANCE NO. 72-170 RECORDED SEPTEMBER 29, 1972 AT  
RECEPTION NO. 975345 IN BOOK 1821 AT PAGE 228.

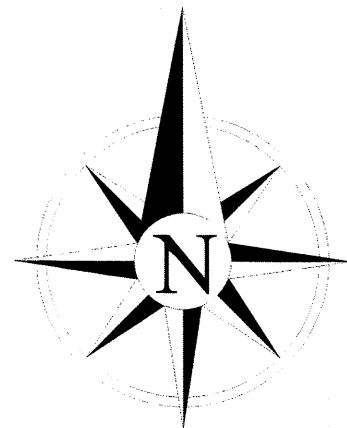
#### NOTES:

- "NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."
  - FIRST INTEGRITY TITLE COMPANY, FILE NUMBER 105-1900489-S, DATED JANUARY 10-11, 2019 WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
  - THIS LAND SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF ECLT BLACKHAWK COMMONS, LLC, AND FIRST INTEGRITY TITLE COMPANY, NAMED IN THE STATEMENT HEREON, SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
  - THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
  - ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION PURSUANT TO C.R.S. SEC. 9-1.5-103.
  - THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
  - DATES OF FIELDWORK: JANUARY 15-17, 2019.
  - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-4-508.
  - ONLY SPECIFIC IMPROVEMENTS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES. THIS IS NOT AN IMPROVEMENT SURVEY PLAT AS DEFINED BY C.R.S. 38-51-102 (9).
  - THIS PLAT OF "TOLLGATE VALLEY GARDENS" WAS RECORDED IN ADAMS COUNTY, COLORADO AT RECEPTION NO. 388428 AT MAP BOOK F9 AT PAGE 113 ON 08-5-1952.
  - IN ACCORDANCE WITH C.R.S. 38-51-106 (1) (b) (II), THE CLIENT WISHES THAT ALL EASEMENTS AND RIGHT-OF-WAY'S NOT BE SHOWN.
  - BASIS OF BEARING: ASSUMED S89°31'02"E BETWEEN FOUND MONUMENTS LOCATED IN TOLLGATE VALLEY GARDENS AND BLOCK 6, HILLVIEW, AS SHOWN AND DESCRIBED HEREON WITH ALL BEARINGS SHOWN HEREIN RELATIVE THERETO.
  - FENCE LINES AS SHOWN AND DESCRIBED HEREON MEASURED TO THE CENTER LINE OF THE FENCE POSTS.
  - LOT AREA CALCULATION:  
LOT 19 - 13,523 sq. ft. OR 0.31 acres.
- SURVEYOR'S STATEMENT**  
I, ROBERT M. HAYDEN, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF R.E. PORT & ASSOCIATES, INC., TO ECLT BLACKHAWK COMMONS, LLC, AND FIRST INTEGRITY TITLE COMPANY, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON 01/15-17/2019; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-106 "LAND SURVEY PLAT".
- ROBERT M. HAYDEN  
P.L.S. #27268  
R.E. PORT & ASSOCIATES, INC.  
JOB NO. 19-11

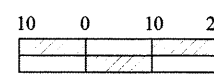
## R.E. PORT & ASSOCIATES, INC.

### LAND SURVEYING COMPANY

JOB NO. 19-11	DATE: 01/23/2019
CLIENT: ECLT BLACKHAWK COMMONS, LLC, FIRST INTEGRITY TITLE COMPANY	
PROPERTY ADDRESS: BLACKHAWK STREET, VACANT LOT, AURORA, COLORADO, 80011	
DRAWN BY: RMH	
R.E. PORT & ASSOCIATES, INC. 5460 WARD ROAD #160, ARVADA, CO. 80002 303-420-4788 FAX-303-420-0459 E MAIL INFO@REPORTLANDSURVEY.COM	



#### GRAPHICAL SCALE



(IN FEET)

#### DESCRIPTION OF CONTROL MONUMENTS PURSUANT TO C.R.S. 38-51-106(1)(f)

- Found No. 5 Rebar with 1" Plastic Cap, L.S.10717
- Found No. 5 Rebar with 1" Plastic Cap Illegible (3.0' Witness Corner South)
- Found 1" Bar
- Found 1" Bar
- Found No. 4 Rebar (Bent)
- Found No. 5 Rebar with 1" Plastic Cap, L.S.37955 (2.0' Witness Corner West)
- Set No. 5 Rebar with 1" Plastic Cap, L.S.27268 (2.0' Witness Corner West)

#### CONTROL DATA

PURSUANT TO 38-51-106(1)(C), C.R.S.

Point # 10 to Point # 2 = S00°06'14"E, 544.41' (M)  
Point # 2 to Point # 1 = N89°31'02"W, 356.01' (M)  
Point # 1 to Point # 7 = N00°01'00"E, 935.95' (M)  
Point # 7 to Point # 6 = S89°11'19"E, 297.48' (M)  
Point # 6 to Point # 8 = S00°03'54"W, 259.79' (M)  
Point # 8 to Point # 20 = S89°26'38"E, 57.83' (C)

#### LEGEND

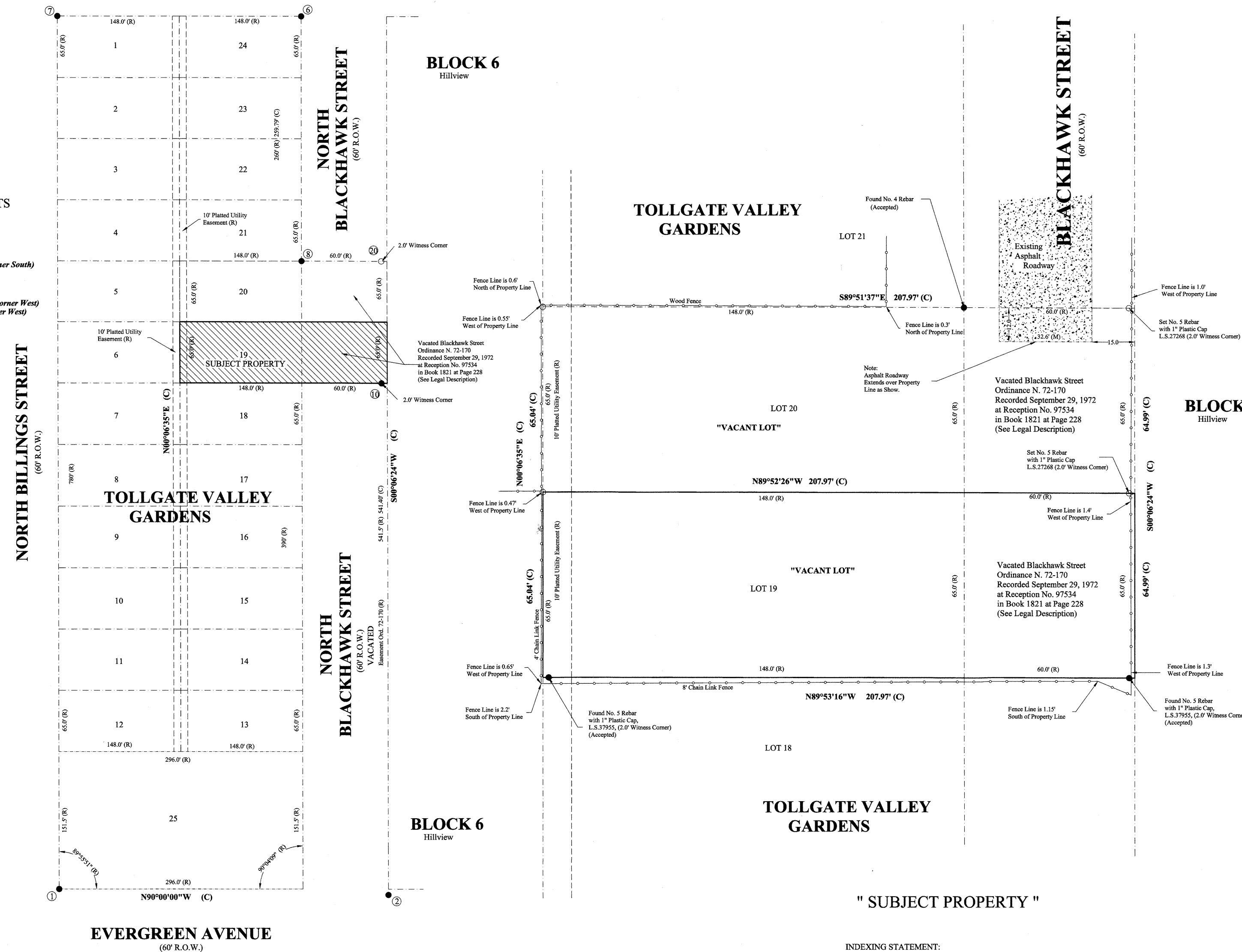
- FOUND MONUMENT AS SHOWN AND DESCRIBED HEREON
- SET 5/8" REBAR/1" PLASTIC CAP L.S.27268 (18" REBAR) UNLESS OTHERWISE NOTED.

- (M) MEASURED DISTANCE OR DIRECTION
- (L) AS PER LEGAL RECORDS
- (C) CALCULATED MEASUREMENT OR DIRECTION
- (R) AS PER RECORD INFORMATION

- FENCE LINE
- ASPHALT
- PLATTED LOT LINE

#### CONTROL DIAGRAM (NOT TO SCALE)

MONTVIEW BOULEVARD  
(60' R.O.W.)



EVERGREEN AVENUE  
(60' R.O.W.)

BLOCK 6  
Hillview

TOLLGATE VALLEY  
GARDENS

"SUBJECT PROPERTY"

## LAND SURVEY PLAT

OF A PORTION OF TOLLGATE VALLEY GARDENS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

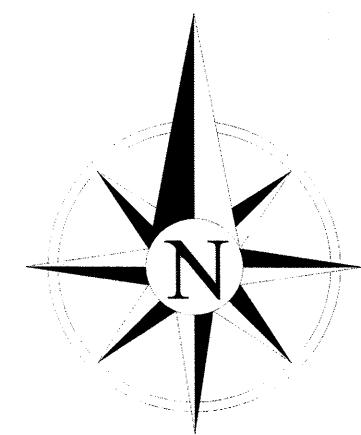
INDEXING STATEMENT:  
DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_, CO.,  
IN BOOK \_\_\_\_\_ OF THE COUNTY SURVEY/  
RIGHT OF WAY SURVEYS AT PAGE(S) \_\_\_\_\_, RECEPTION  
NUMBER \_\_\_\_\_

COUNTY SURVEYOR OR DEPUTY COUNTY SURVEYOR

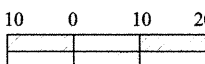


SURVEY

SHEET 2 of 12



GRAPHICAL SCALE



(IN FEET)

DESCRIPTION OF CONTROL MONUMENTS  
PURSUANT TO C.R.S. 38-51-106(1)(f)

- ① Found No. 5 Rebar with 1" Plastic Cap, L.S.10717
- ② Found No. 5 Rebar with 1" Plastic Cap Illegible (3.0' Witness Corner South)
- ③ Found 1" Bar
- ④ Found 1" Bar
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- ⑥ Found No. 5 Rebar with 1" Plastic Cap, L.S.37955 (2.0' Witness Corner West)
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CONTROL DATA

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EVERGREEN AVENUE

(60' R.O.W.)

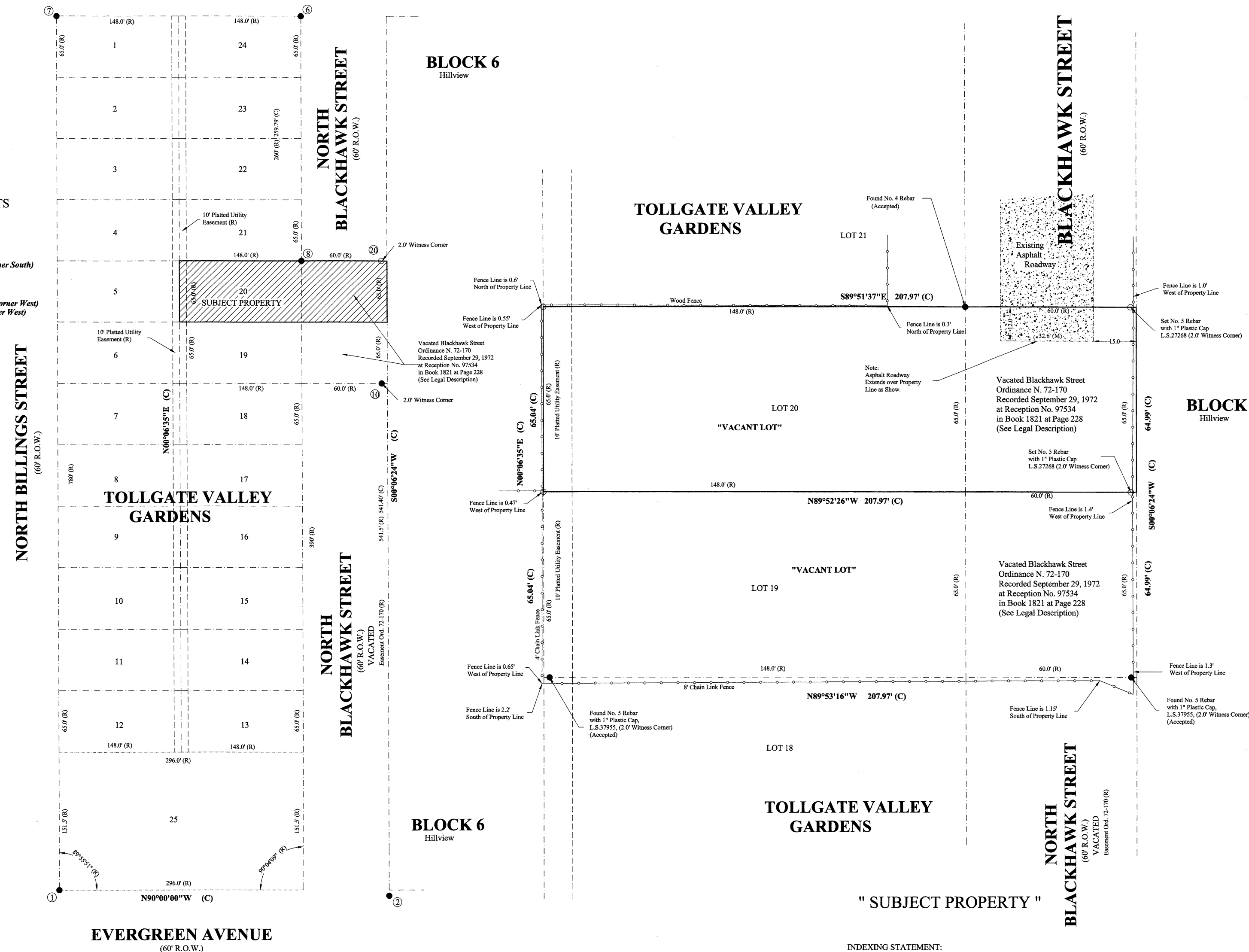
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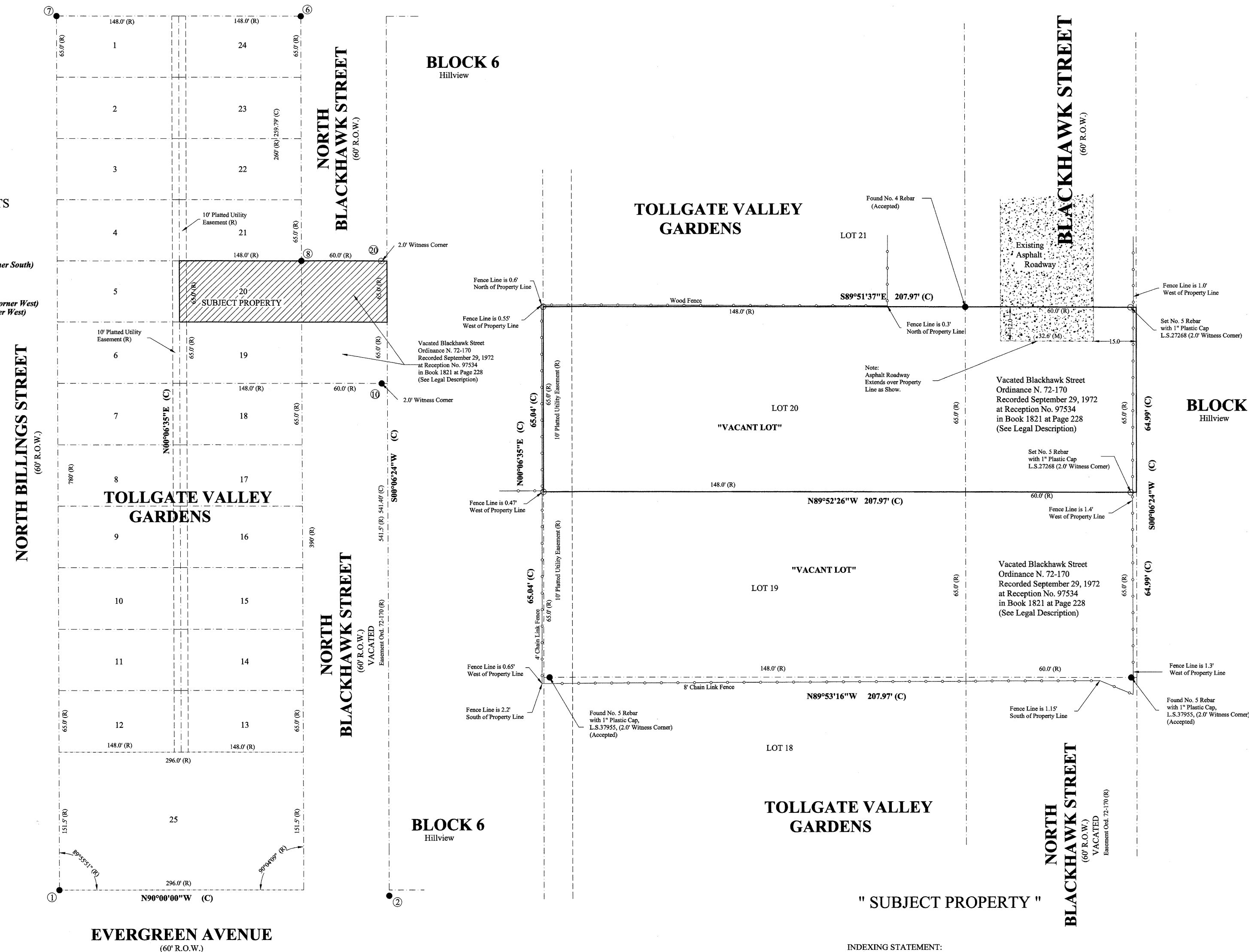
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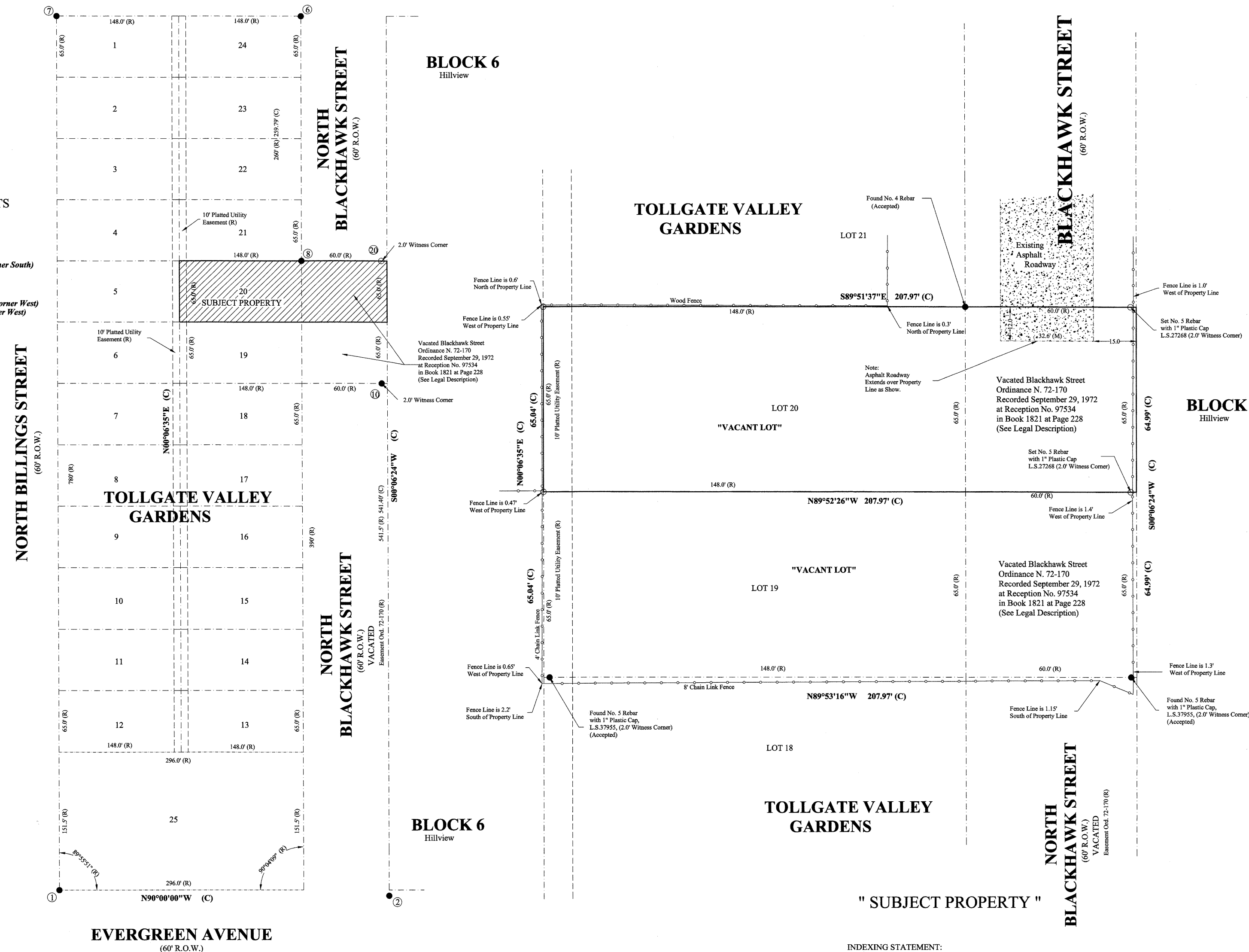
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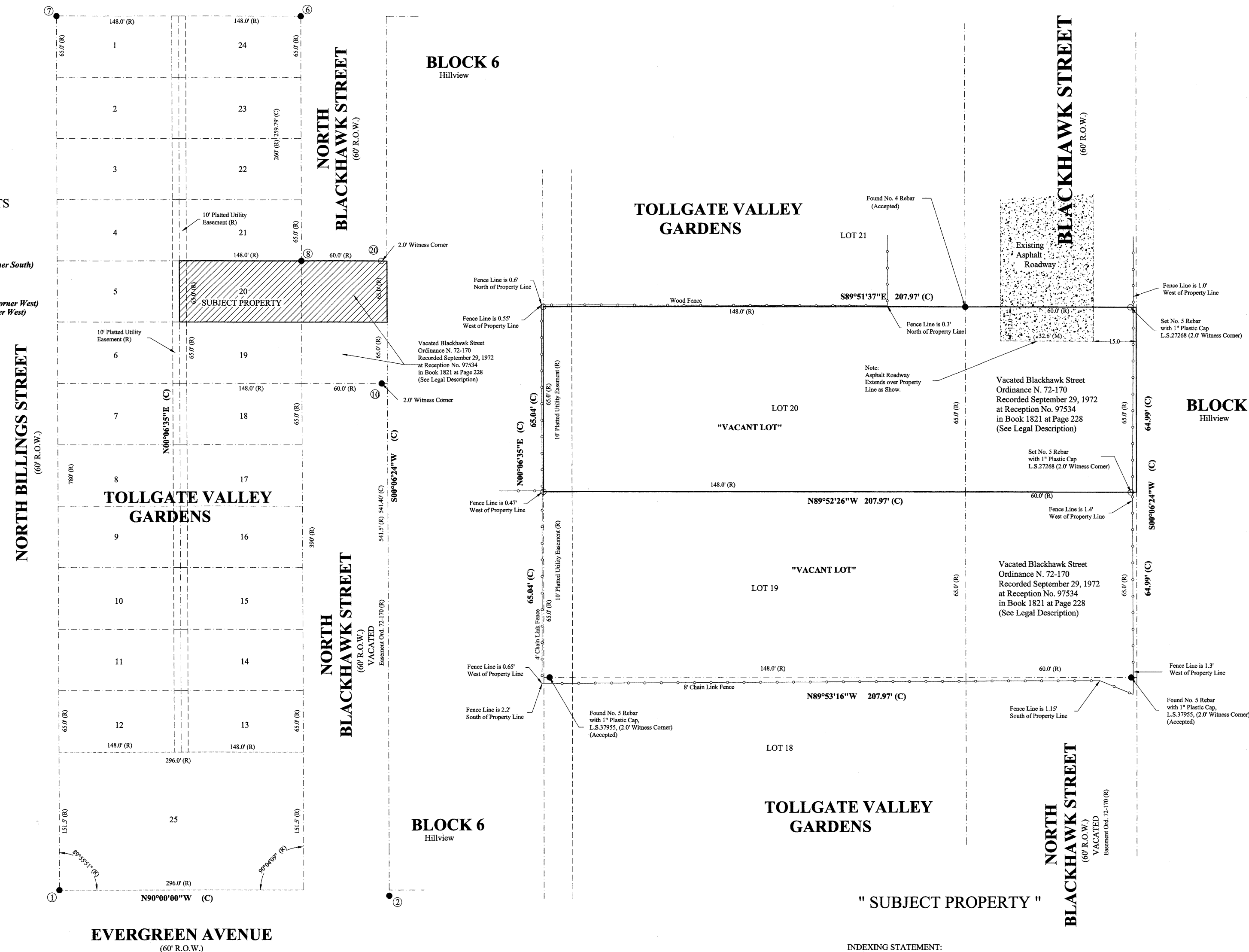
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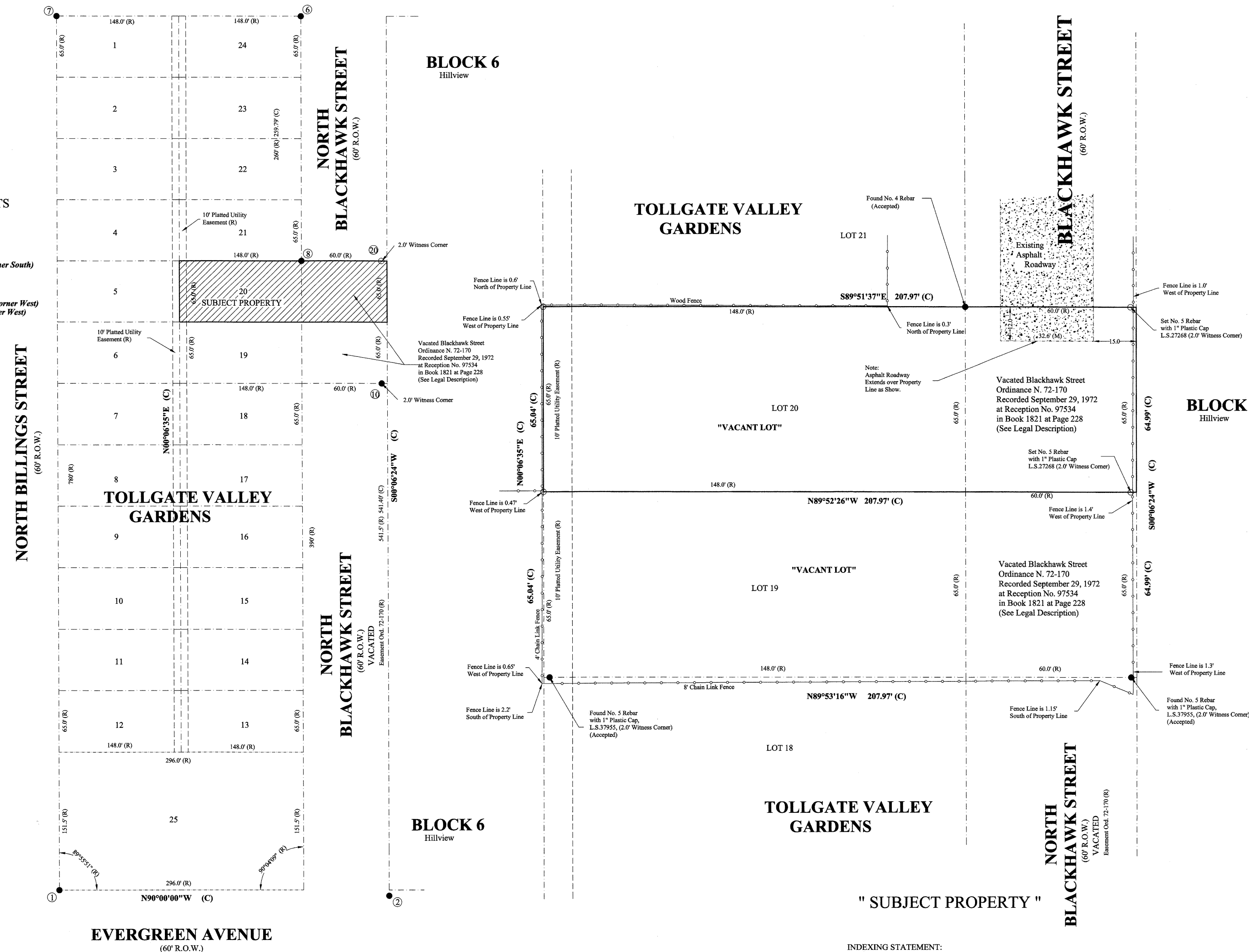
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LOTS 19 & 20 AND ALL VACATED STREET  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



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(60' R.O.W.)

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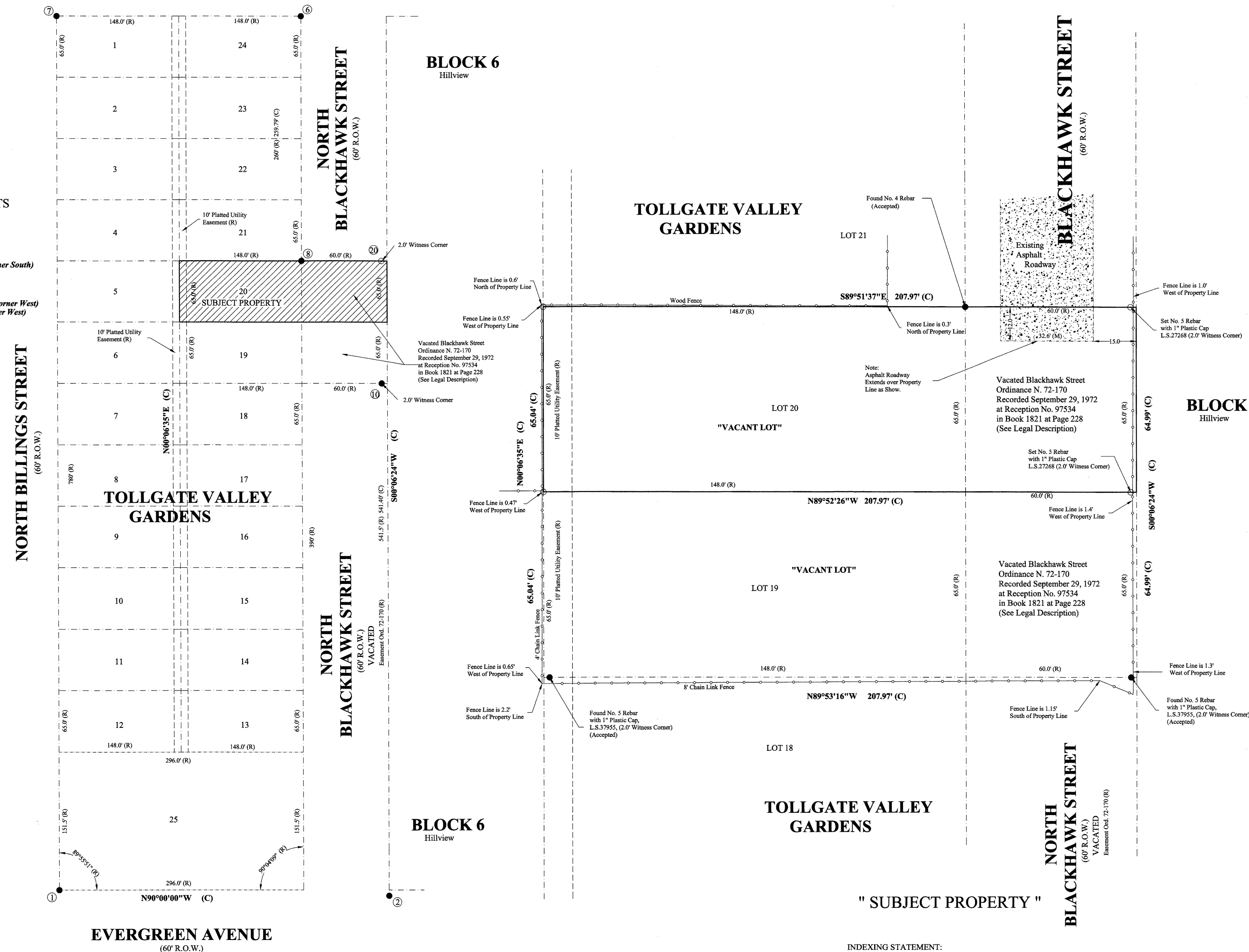
MONTVIEW BOULEVARD

(60' R.O.W.)

# SOLAR DECATHLON BLACKHAWK

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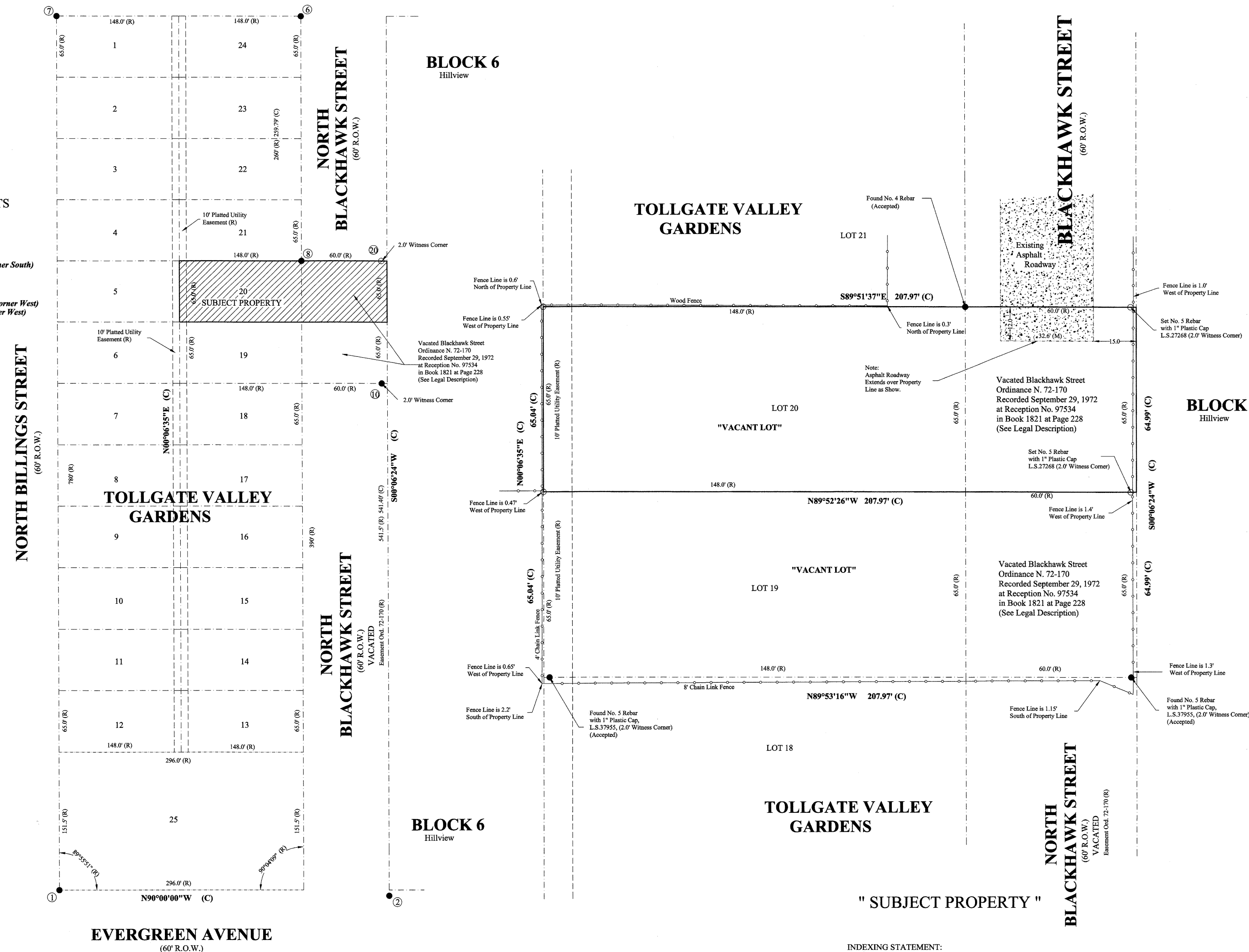
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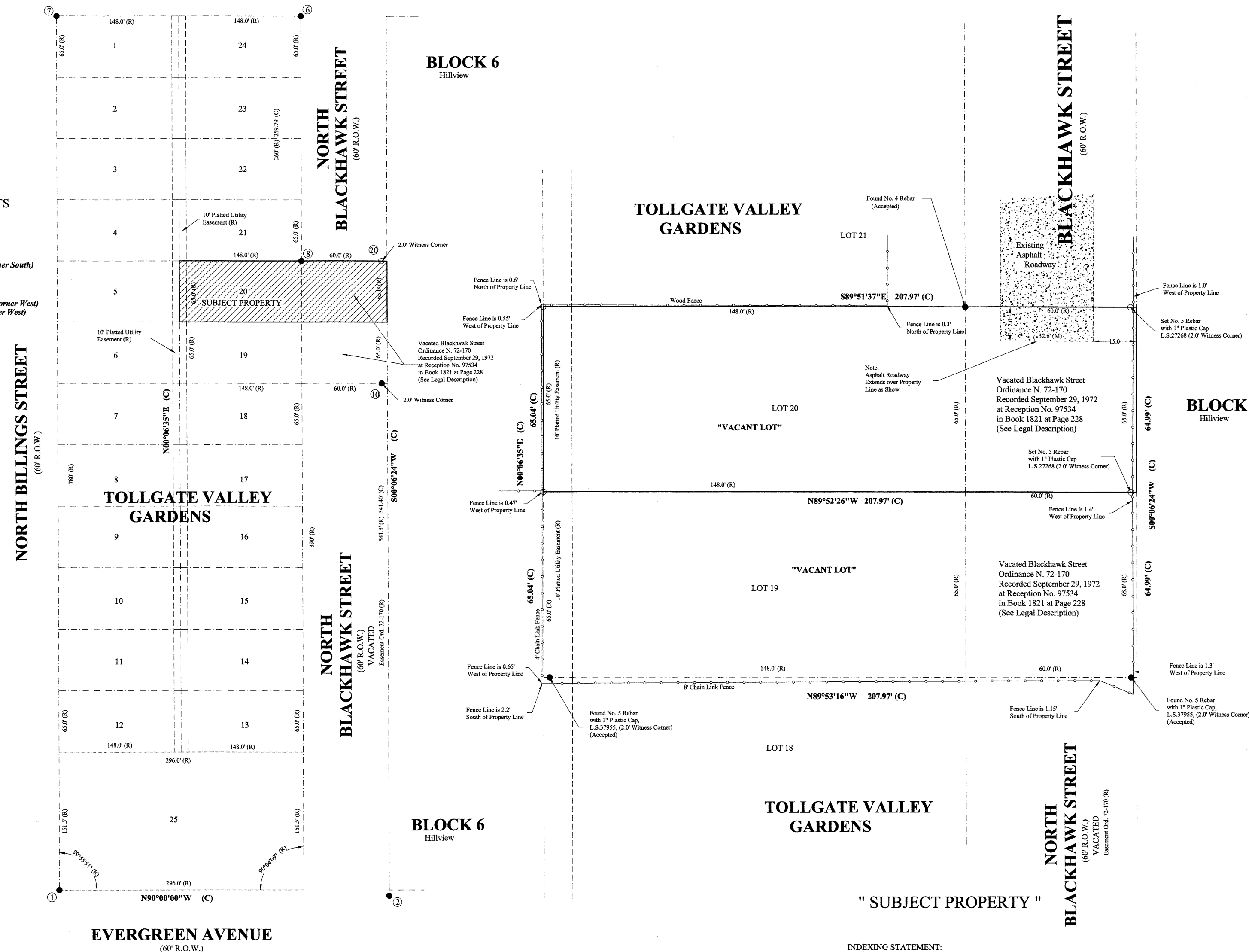
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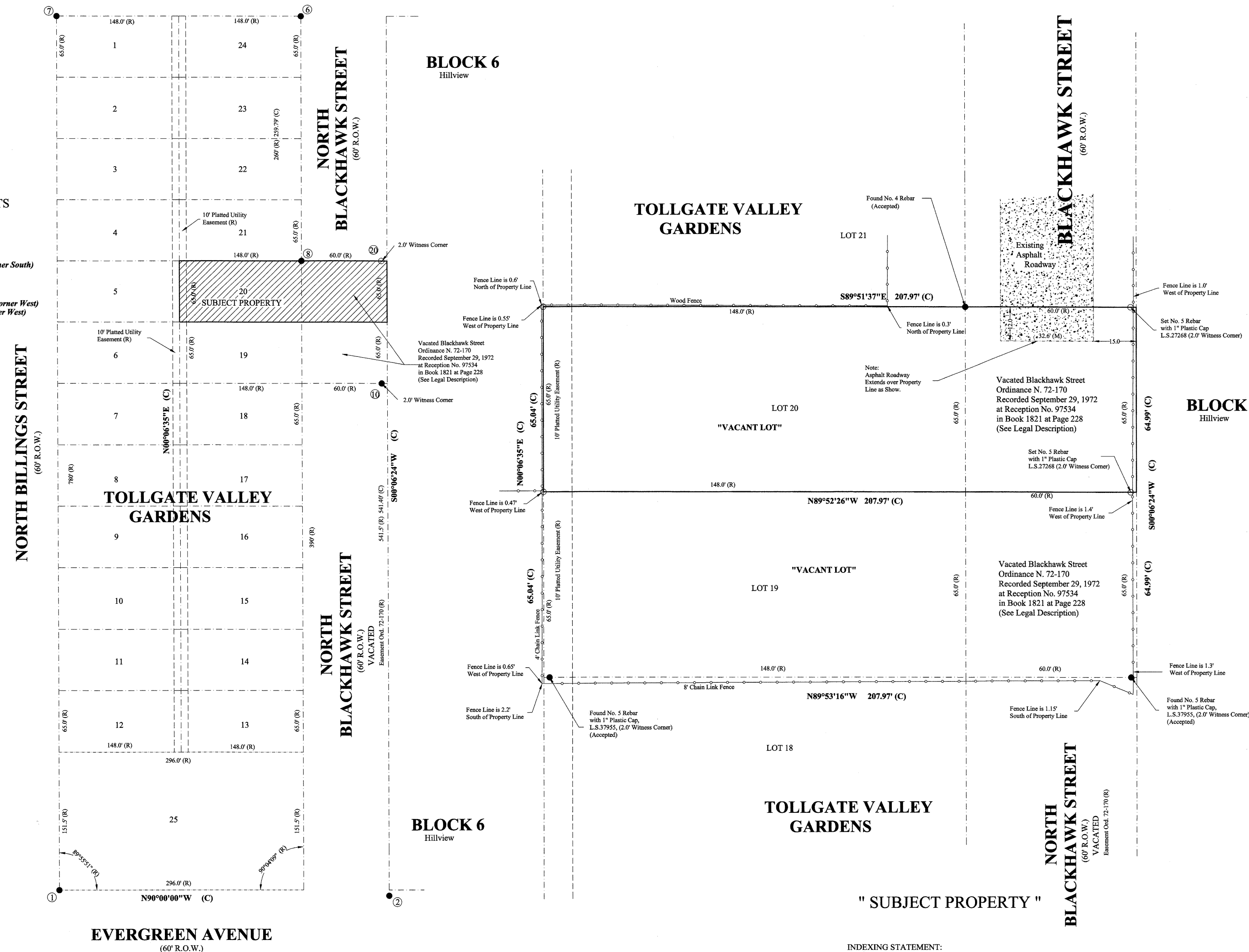
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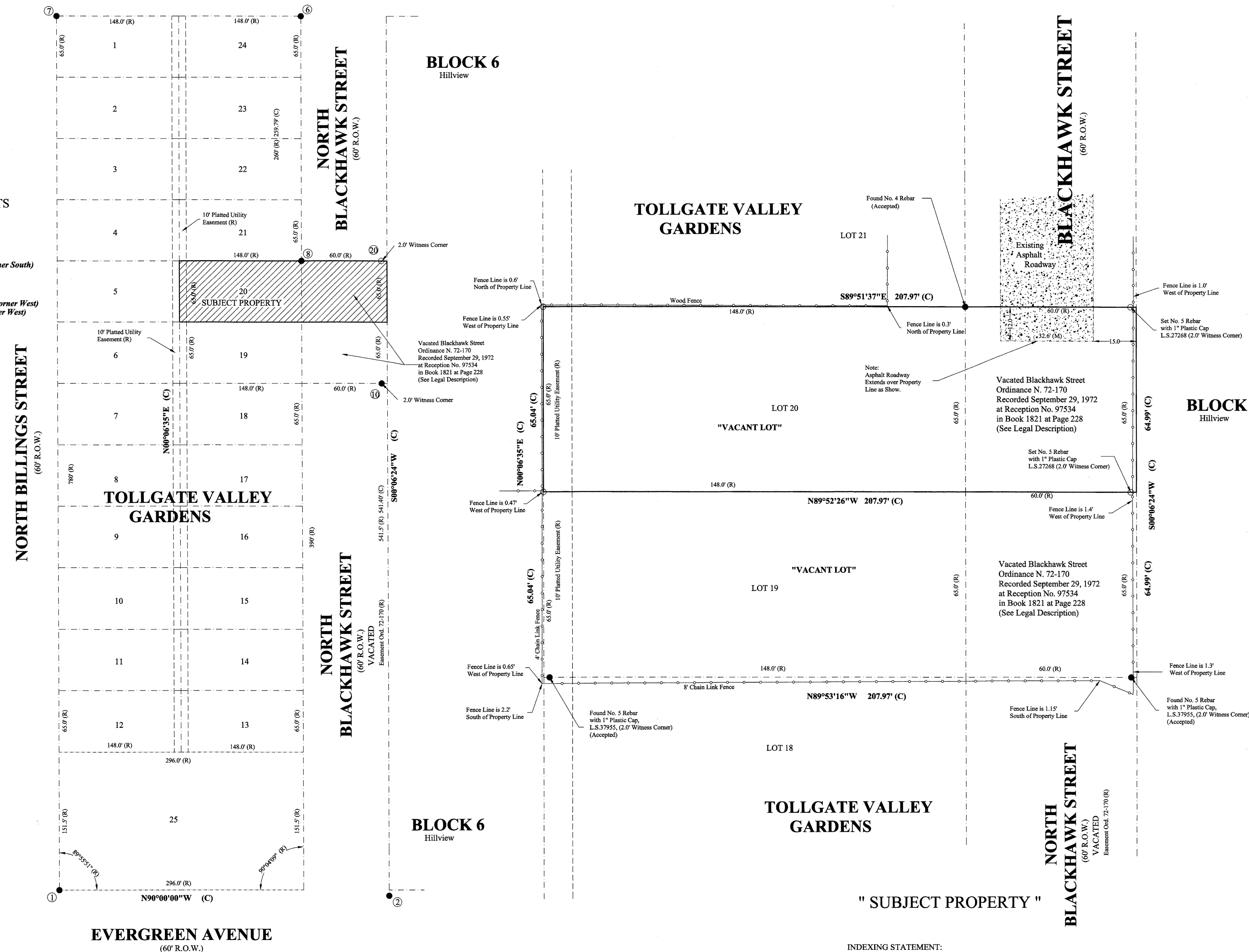
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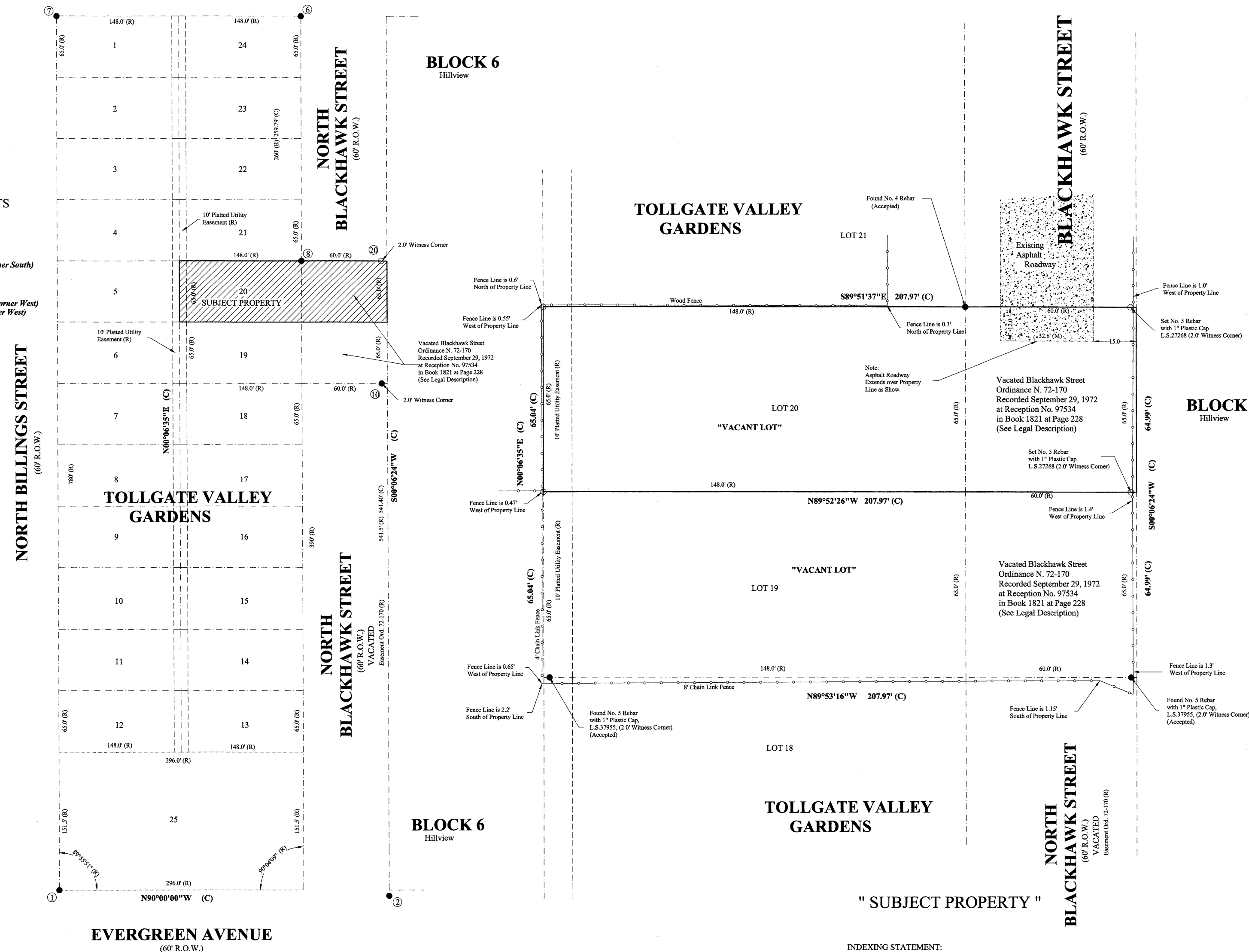
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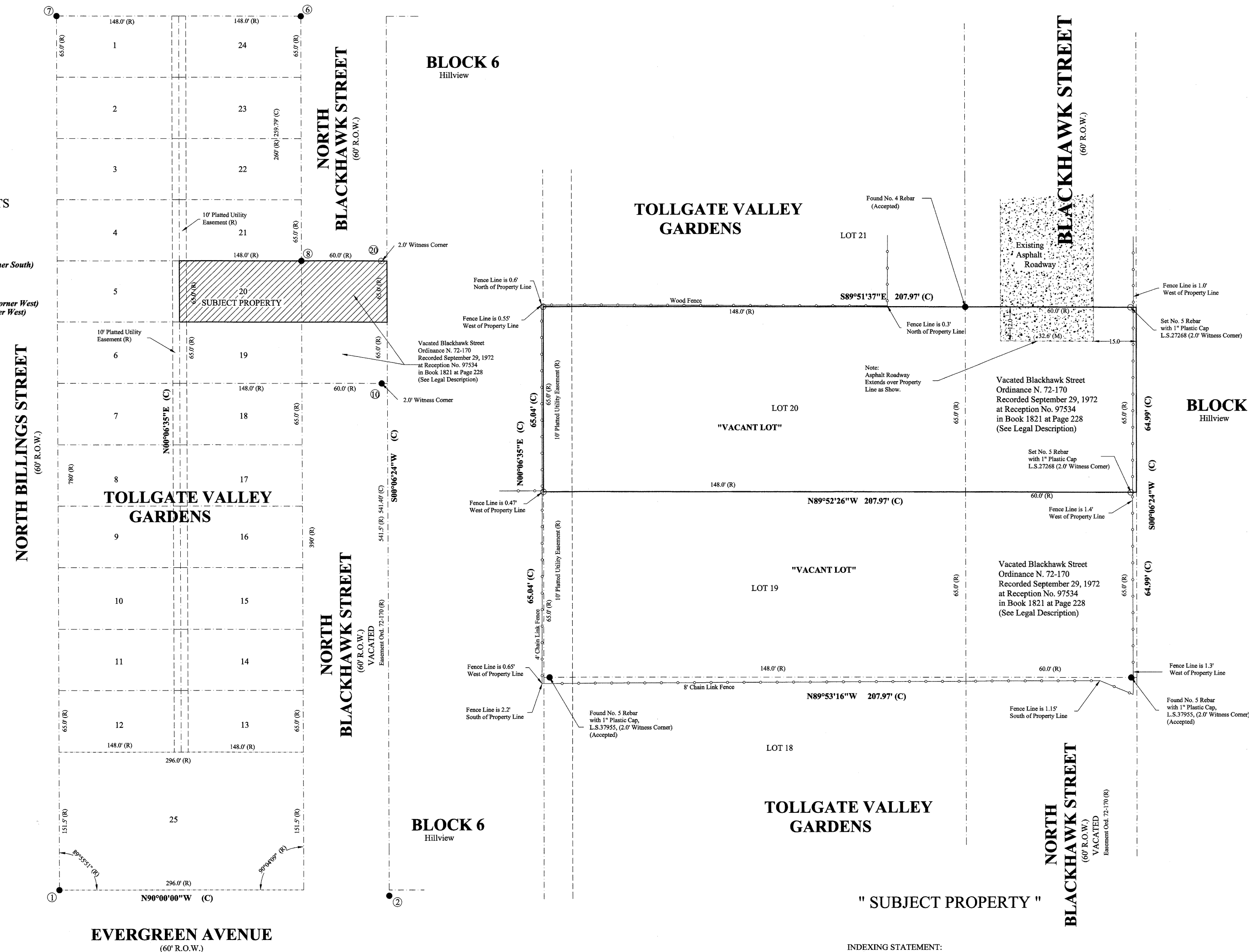
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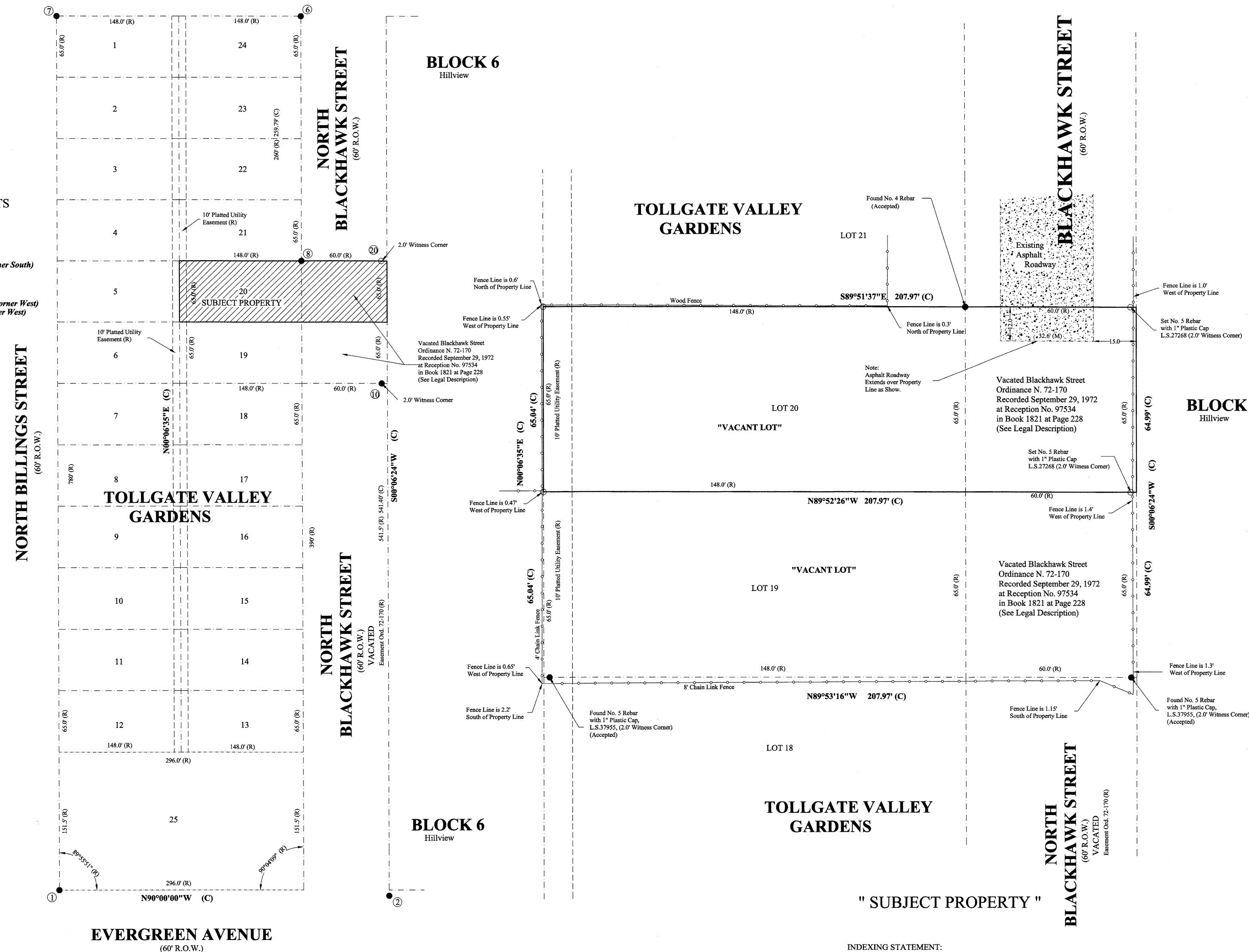
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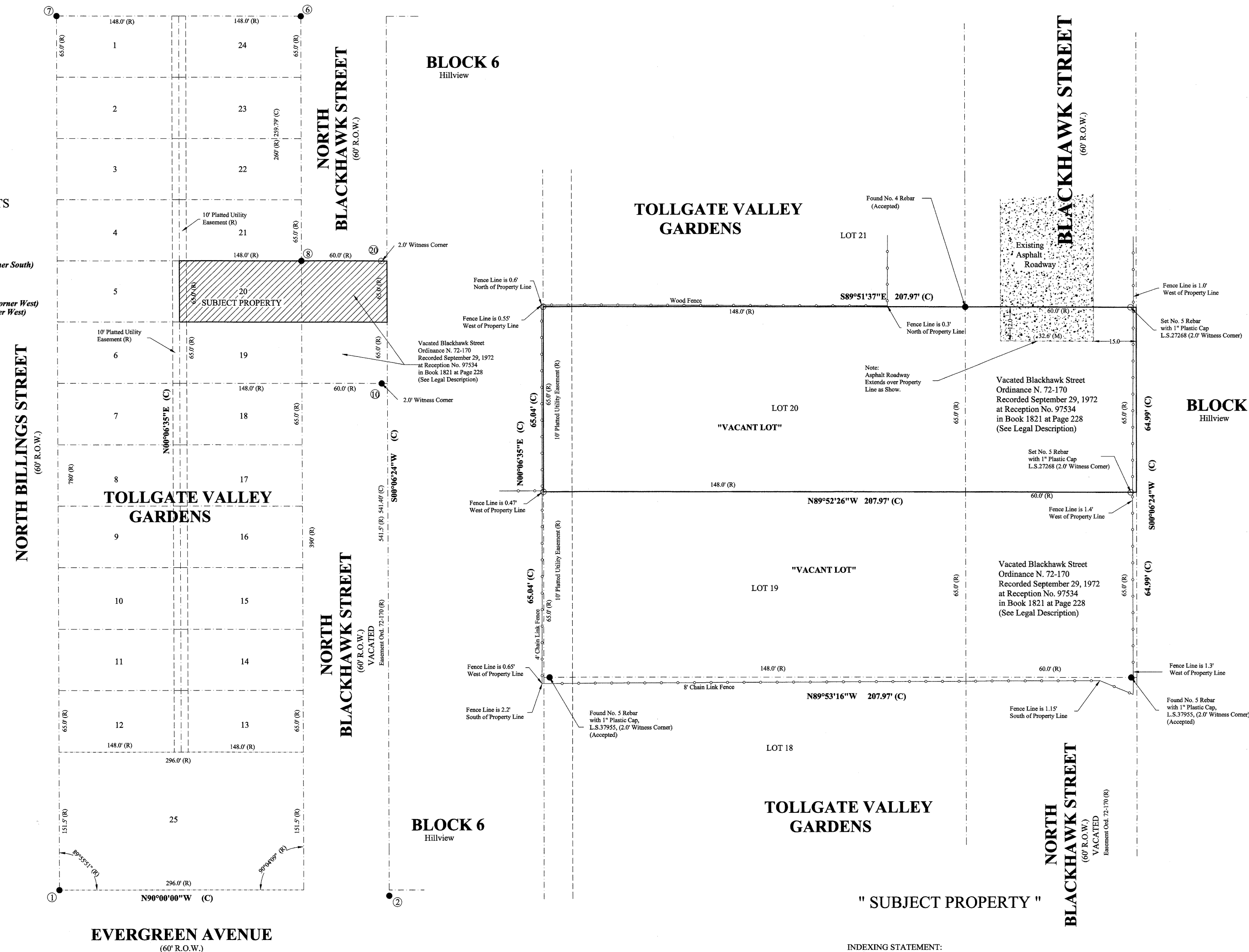
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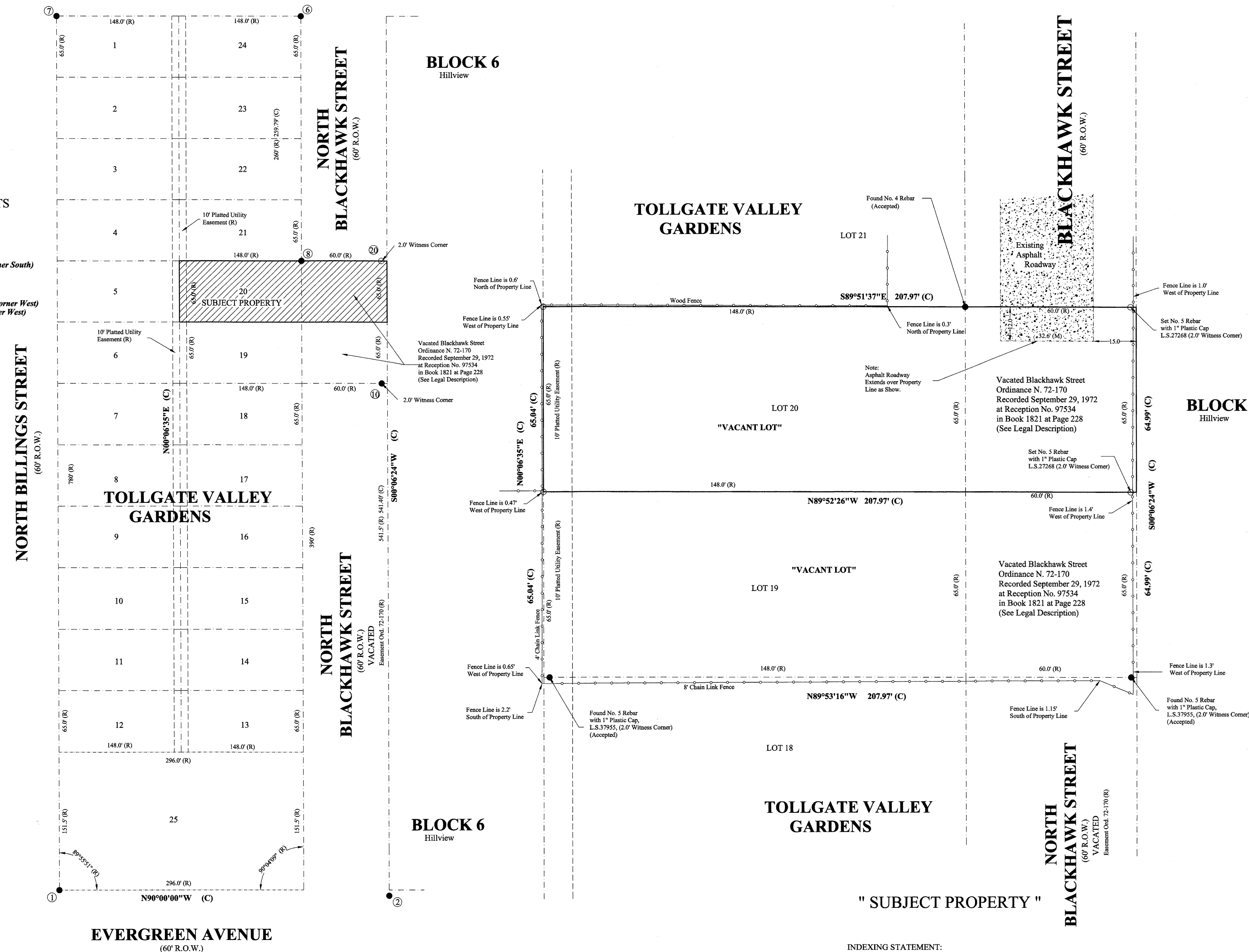
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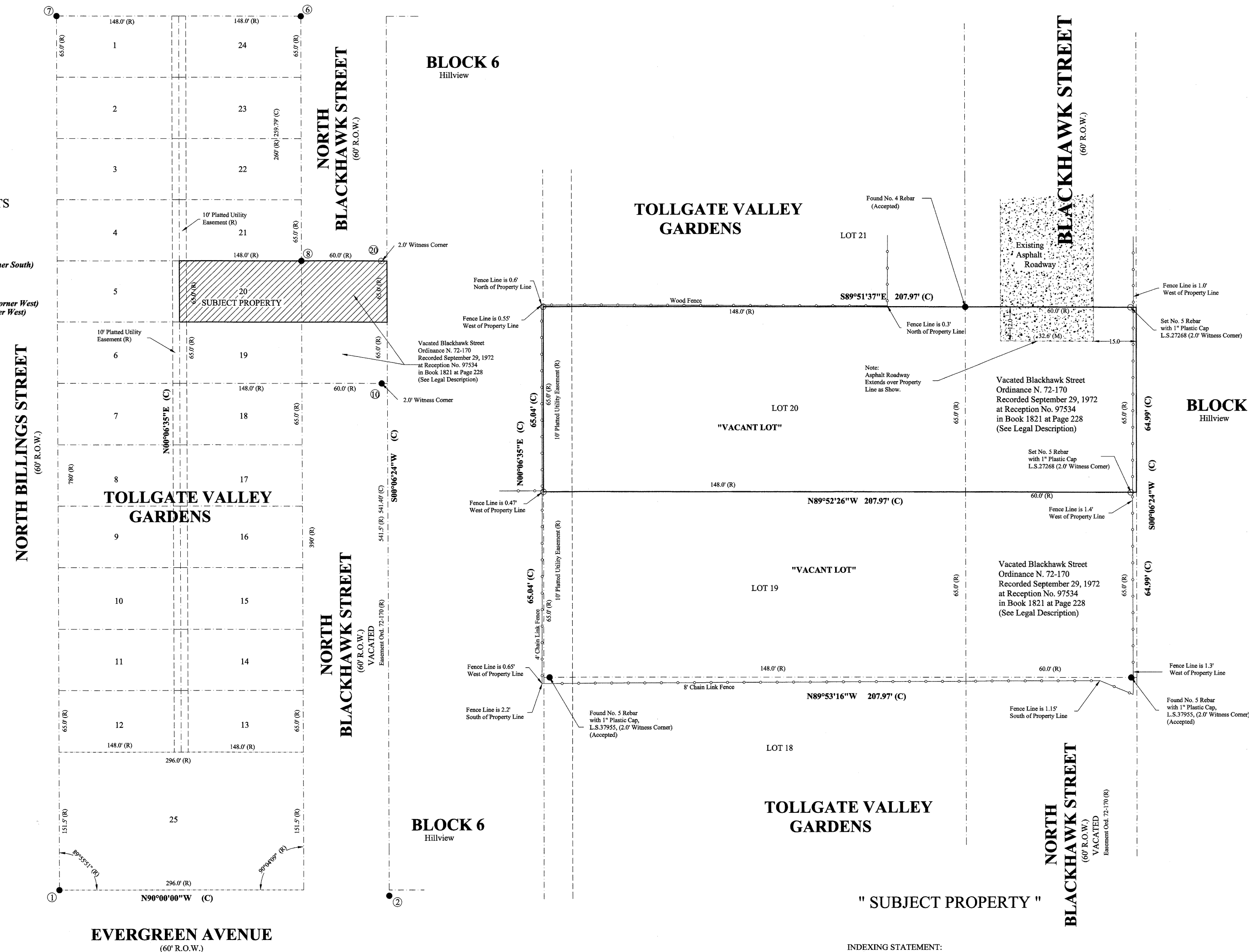
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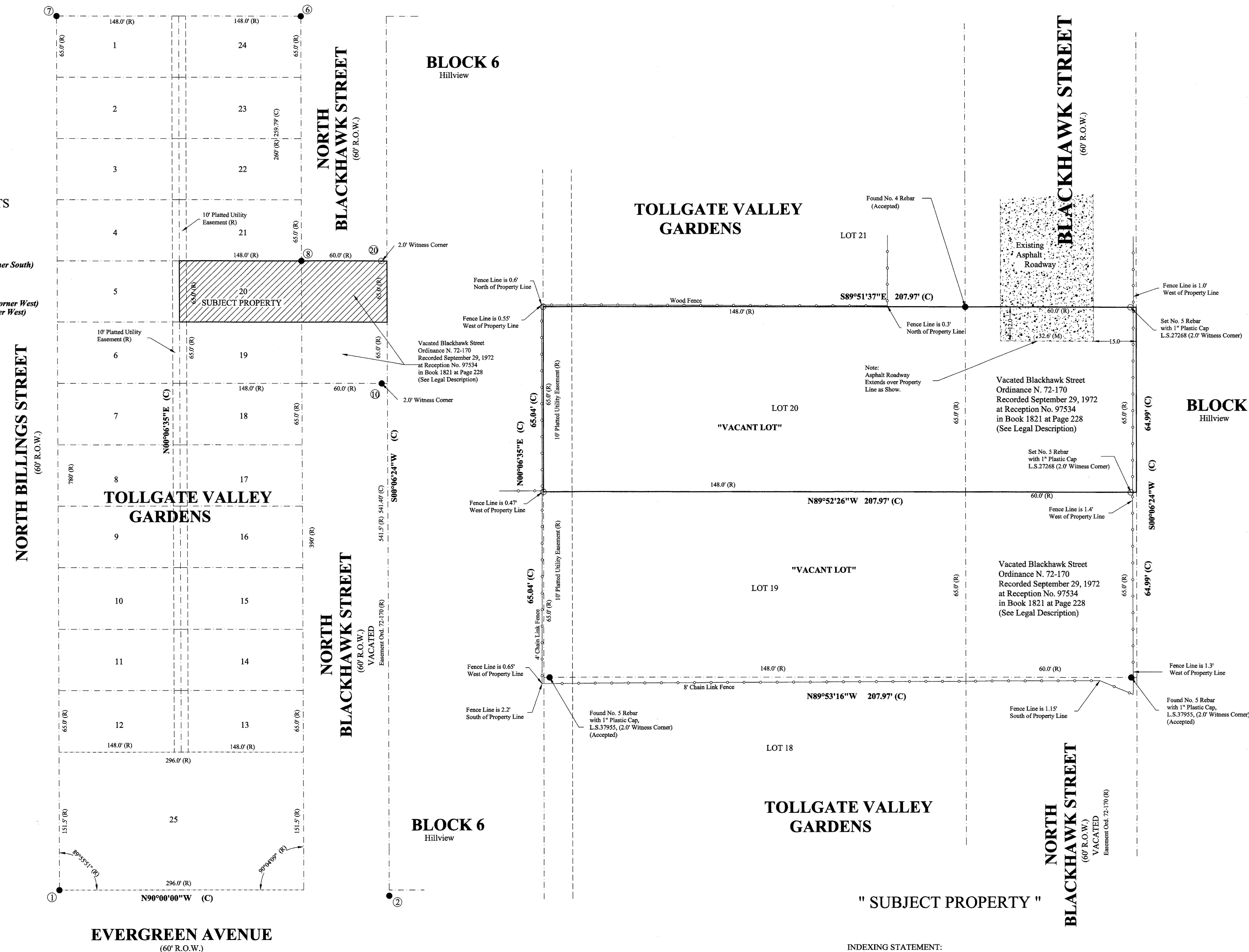
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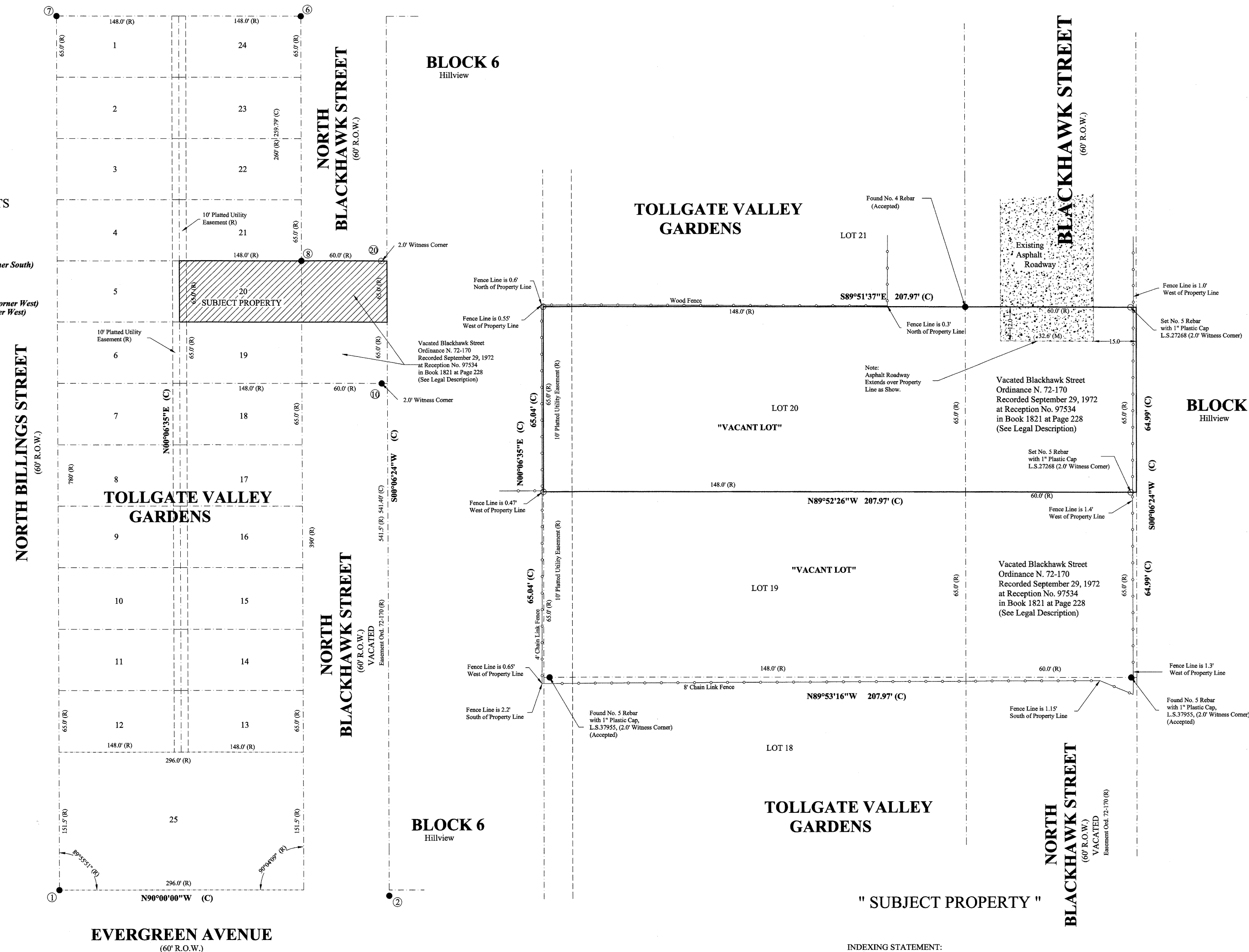
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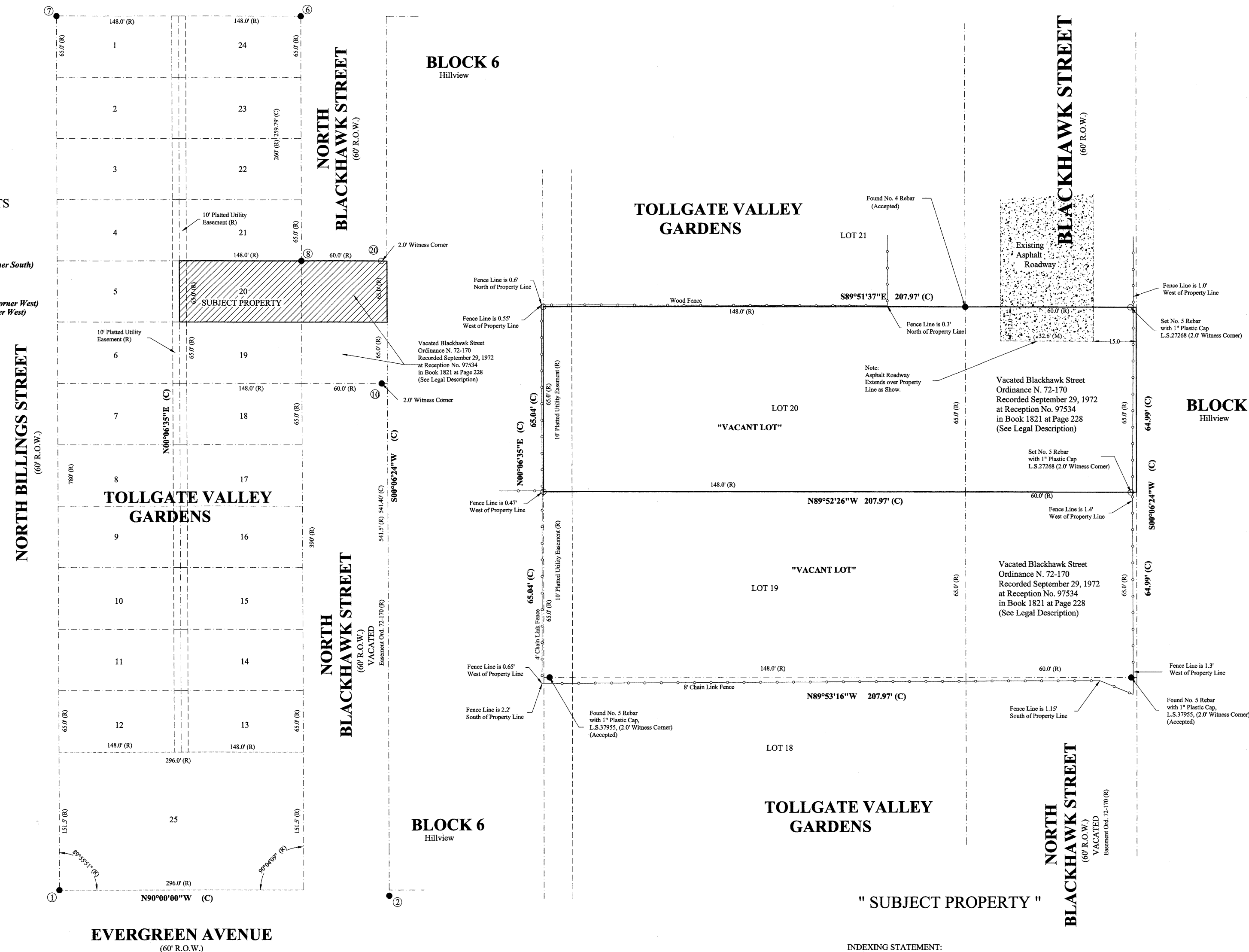
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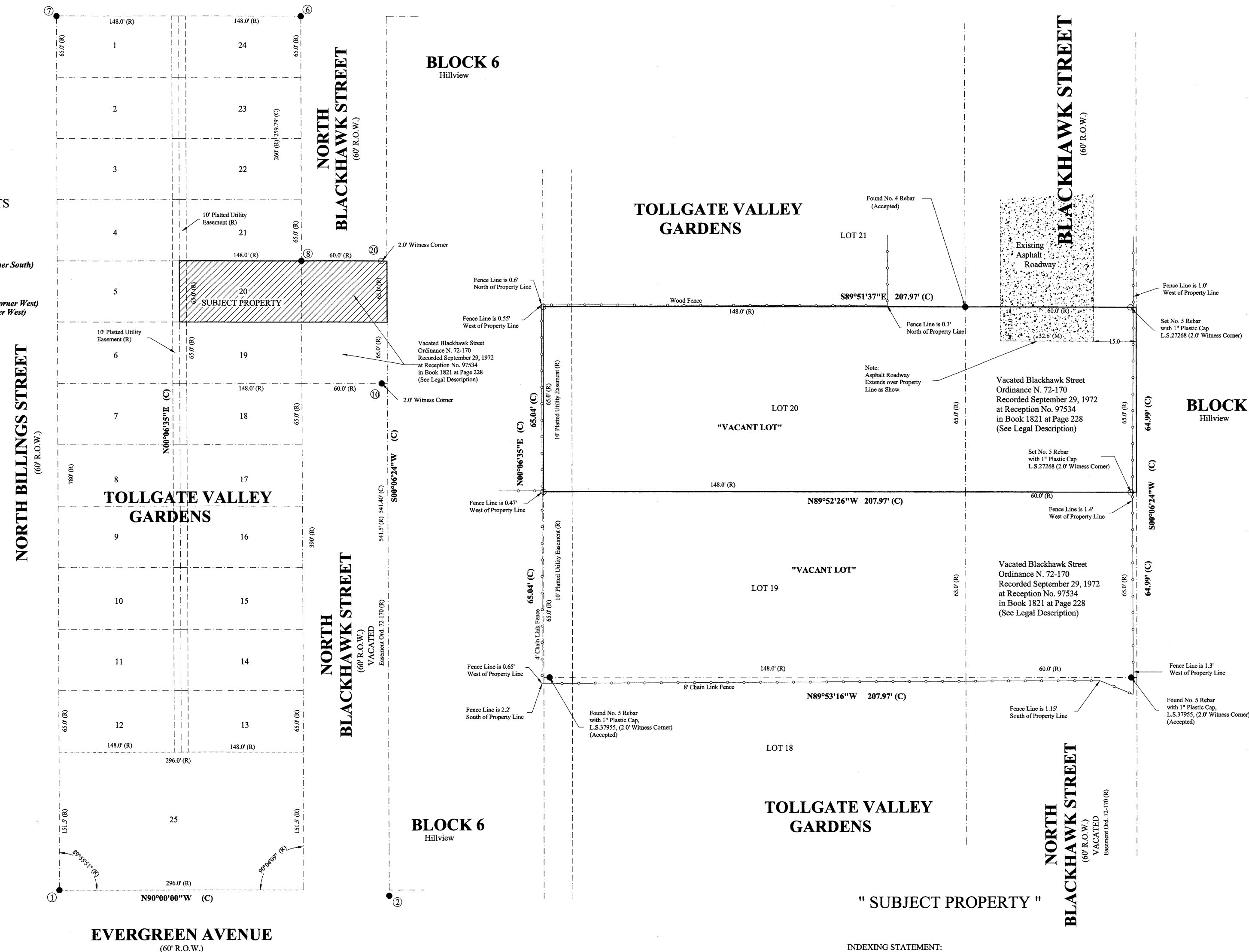
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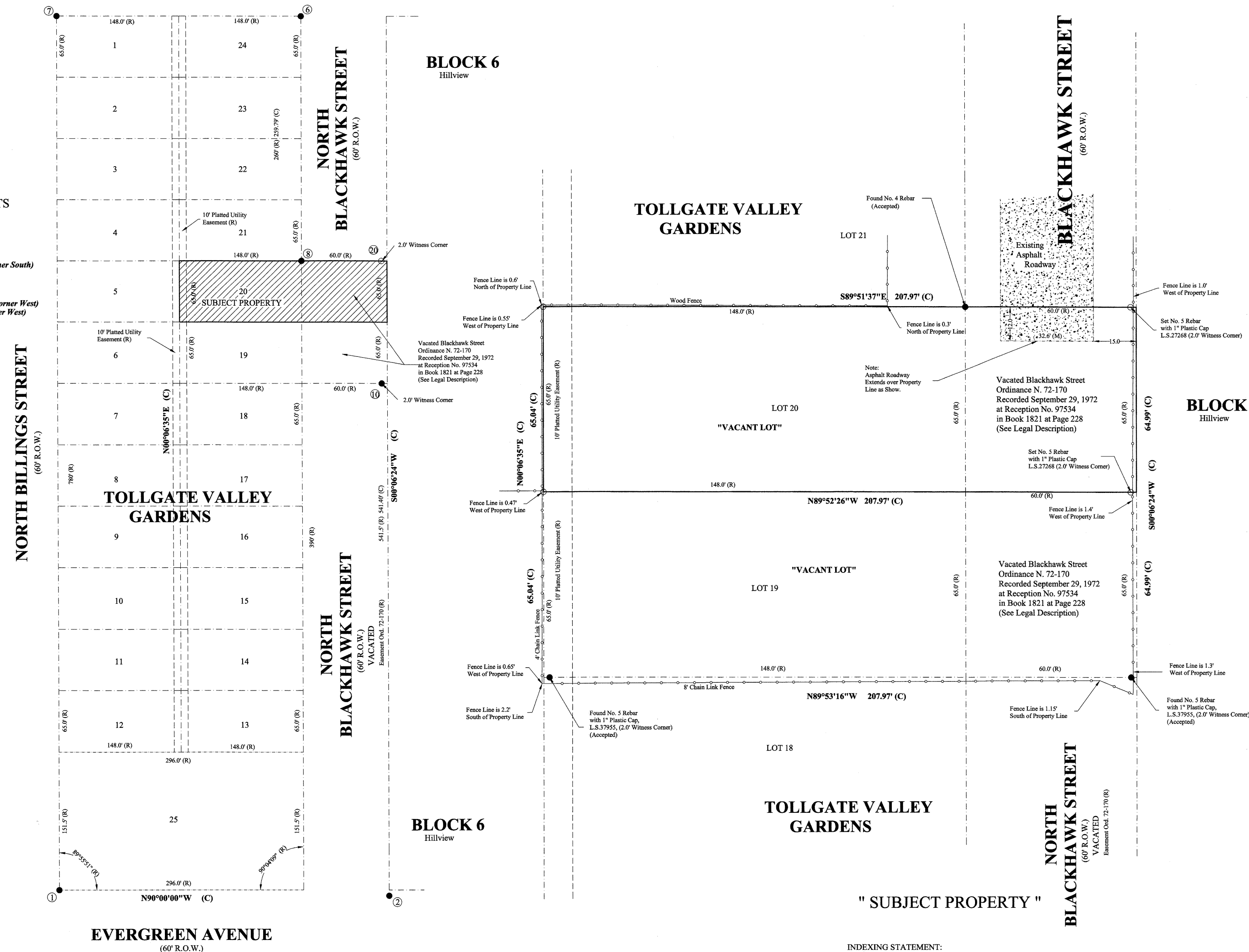
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**EXISTING DECKS (SILO HOUSE AND OUR H2OUSE)**  
1. EXISTING DECKING MATERIAL FROM THE ORIGINAL DECKS WILL BE RE-INSTALLED ON NEW 2X PRESSURE TREATED LUMBER FRAMING  
2. TRIM AND RAILINGS TO BE CEDAR OR REDWOOD TO REPLICATE THE ORIGINAL DESIGN OF THE TRIM AND RAILINGS

**NEW DECKS (THE BEACH HOUSE AND INDIEDWELL HOUSE)**  
1. FRAMING WILL BE 2X PRESSURE TREATED LUMBER WITH JOIST @ 16" O.C.  
2. DECK BOARDS WILL BE COMPOSITE MATERIAL SIMILAR TO TREX DECKING, COLOR SIMILAR TO THE EXISTING DECKS.  
3. TRIM AND RAILINGS TO BE CEDAR OR REDWOOD, FINAL DESIGN STILL TO BE DETERMINED.

Existing Single Family Dwelling  
1965 N BLACKHAWK STREET  
Zone District R-1

CEDAR PRIVACY FENCE  
ALONG NORTHERN  
PROPERTY LINE

NORTH  
BLACKHAWK  
STREET  
(60'-0" R.O.W.)

Existing Single Family Dwelling  
1970 N BILLINGS STREET  
Zone District R-R

EXISTING  
UTILITY POLE

Existing Single Family Dwelling  
1960 N BILLINGS STREET  
Zone District R-R

CEDAR PRIVACY FENCE ALONG FULL WESTERN PROPERTY LINE

N00°06'35"E 130.08'

RAIN GARDEN  
(DRAINAGE  
EASEMENT)

ZONING DISTRICT R-2

Existing Single Family Dwelling  
1956 N BILLINGS STREET  
Zone District R-R

UTILITY EASEMENT

UTILITY EASEMENT

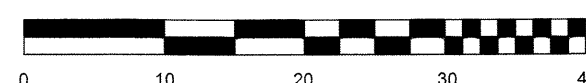
RAIN GARDEN  
(DRAINAGE  
EASEMENT)

Existing Single Family Dwelling  
1950 N BILLINGS STREET  
Zone District R-R

EXISTING  
UTILITY POLE



① LEVEL 1 FLOOR PLAN SDP



2 FOOT CONCRETE PAN.  
RE: GRADING PLAN

Existing Multi-Family Dwelling  
1905 N BLACKHAWK STREET  
Zone District R-A

CEDAR PRIVACY FENCE  
ALONG FULL SOUTHERN  
PROPERTY LINE

GENERAL NOTE:

1. CLOUDED AREAS SHOW REMOVED: DECK, STAIRS, PLANTERS + SEATS AND TRELLIS. THEY ALSO SHOW NEW STAIR LOCATION AND SIDEWALK EXTENSION.
2. HOUSE D "BEACH HOUSE" REPLACED WITH "INDIEDWELL II" FLOOR PLAN LAYOUT.

CHRISTOPHER  
CARVELL  
ARCHITECTS  
PROFESSIONAL CORPORATION  
3141 N. IRVING ST. #200, DENVER, CO 80211  
720.689.2333 • WWW.CARVELLARCHITECTS.COM

SITE PLAN  
SHEET 4 of 12



# SOLAR DECATHLON BLACKHAWK

**#1363754**

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LEGEND

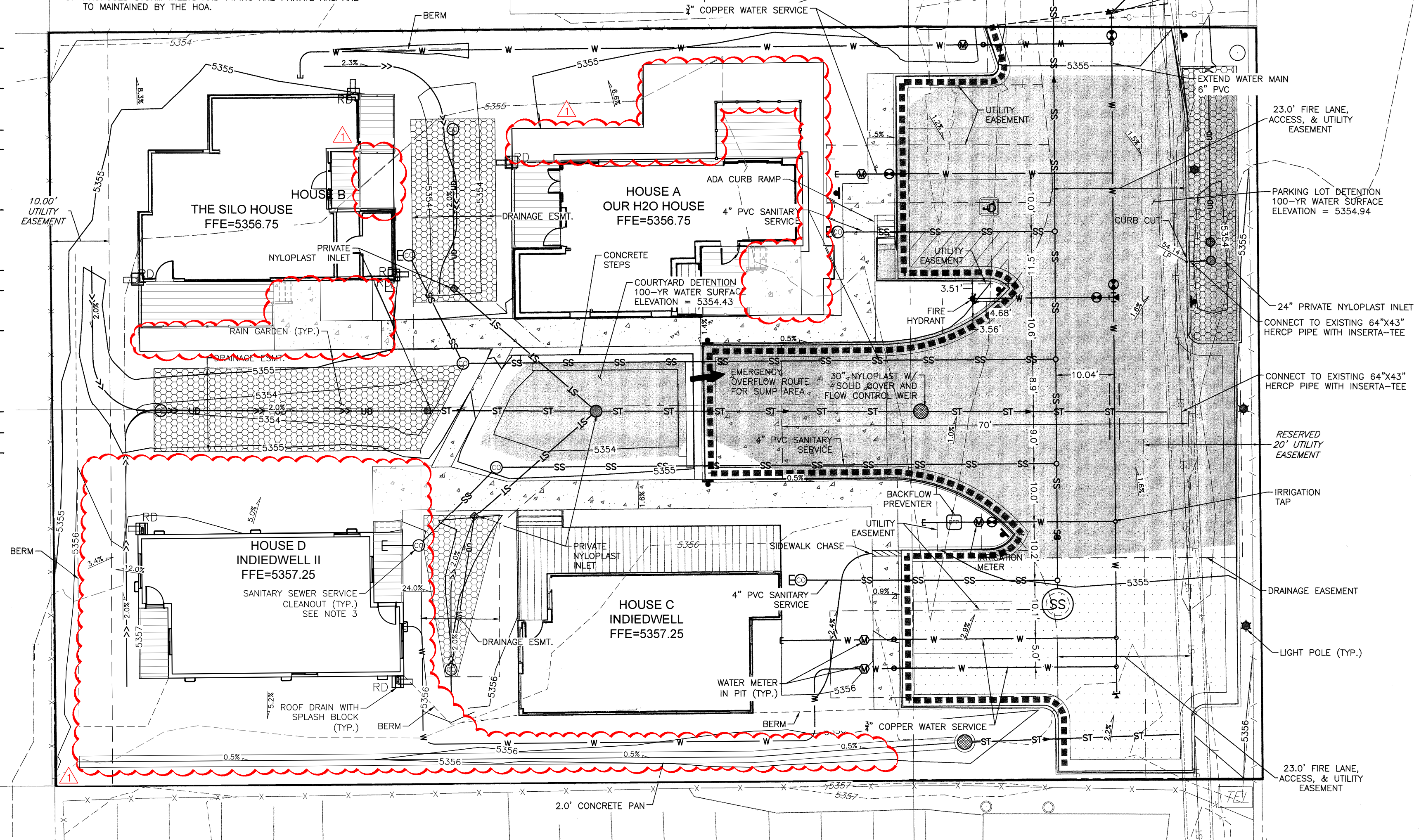
EXISTING

PROPOSED

	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	CURB & GUTTER (CATCH)	
	CURB & GUTTER (SPILL)	
	CONCRETE PAVEMENT	
	ASPHALT PAVEMENT	
	EXTENT OF 100-YEAR PARKING LOT DETENTION	
	RAIN GARDEN	
	HANDICAP RAMPS	
--ST--	STORM SEWER	--ST--
(ST)	STORM MANHOLE	(ST)
--UD--	UNDER DRAIN	--UD--
	STORM INLET	
-->>--	DRAINAGE SWALE	-->>--
--SS--	SANITARY SEWER	--SS--
(SS)	SANITARY MANHOLE	(SS)
Q	CLEAN OUT	Q
--W--	WATER LINE	--W--
⊗	WATER VALVE	⊗
	FIRE HYDRANT	
	WATER METER	
--IR--	IRRIGATION LINE	--IR--
--OHE--	OVERHEAD ELECTRIC	--OHE--
--E--	ELECTRIC LINE	--E--
☆	LIGHT POLE	☆
⊗	POWER POLE	⊗
	ELECTRIC METER	
--T--	TELEPHONE LINE	--T--
--CT--	CABLE TV	--CT--
--G--	GAS LINE	--G--
	SIGN	
DRIVE	DESCRIPTIONS	DRIVE

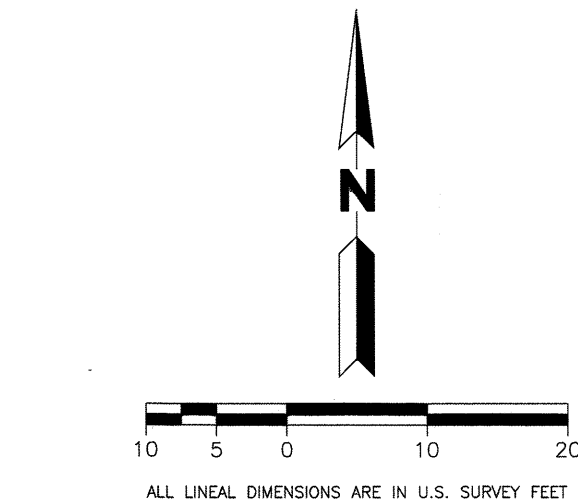
NOTES:

1. MINIMUM SLOPES SHALL BE 0.5% ON CONCRETE PAVEMENT, 1.0% FOR ASPHALT PAVEMENT, AND 2.0% FOR LANDSCAPED AREAS. CONCRETE SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0% AND MAXIMUM LONGITUDINAL SLOPE OF 4.8%.
2. MINIMUM SLOPE AWAY FROM BUILDING SHALL BE 5.0% IN LANDSCAPED AREAS AND 2.0% IN PAVED AREAS. WHERE PAVEMENT IS REQUIRED TO BE ACCESSIBLE, MINIMUM SLOPE SHALL BE 1.8%.
3. ALL LIGHTS WILL BE OWNED AND MAINTAINED BY THE HOA IN PERPETUITY.
4. CLEANOUTS SHALL BE PROVIDED AT ALL BENDS IN SANITARY SERVICE LINES. DOUBLE CLEANOUTS SHALL BE PROVIDED ON EACH SANITARY SERVICE LINE AT THE BUILDING.
5. PROPOSED STORM INLETS AND PIPING ARE PRIVATE AND ARE TO MAINTAINED BY THE HOA.



AMENDMENT NOTES:

1. MA #2019-4019-01: DECK REDUCTION FOR HOUSE A AND B AND SIDEWALK EXPANSION TO DECKS. FACADE MODIFICATIONS FOR HOUSE B AND REMOVAL OF TRELLIS ON HOUSE A. NEW FLOOR PLAN FOR HOUSE D.



**COLORADO** 811  
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

CALL **811** 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE FOR  
MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D (Q<sub>5</sub>) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
MAIN 303.431.6100 MARTINMARTIN.COM

GRADING & UTILITY PLAN  
SHEET: 5 OF 12



# SOLAR DECATHLON BLACKHAWK

## SITE PLAN

### PLANT LIST

ABBR	QUANT	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AGF	2	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	6'	CLUMP, B+B
AAR	4	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	6'	CLUMP, B+B
CCI	2	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS COCKSPUR HAWTHORN	6'	CLUMP, B+B
GPS	2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2.5" CAL.	B+B
GDE	1	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2.5" CAL.	B+B
SHRUBS					
CDK	12	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEMIST SPIREA	5 GAL.	CONT.
CI	11	CERCOPARPUS INTRICATUS	LITTLELEAF MOUNTAIN MAHOGANY	5 GAL.	CONT.
CM	5	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	5 GAL.	CONT.
CSI	29	CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD	5 GAL.	CONT.
DCM	12	DAPHNE X BURKWOODI 'CAROL MACKIE'	CAROL MACKIE DAPHNE	5 GAL.	CONT.
FP	10	FALLUGIA PARADOXA	APACHE PLUME	5 GAL.	CONT.
JSA	13	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	5 GAL.	CONT.
RGL	5	RHUS AROMATICA 'GRO-LOW'	DWARF FRAGRANT SUMAC	5 GAL.	CONT.
RGM	12	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL.	CONT.
RA	15	RIBES AUREUM	GOLDEN CURRANT	5 GAL.	CONT.
SPN	14	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	5 GAL.	CONT.
SNS	18	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	5 GAL.	CONT.
SA	14	SYMPHORICARPOS ALBUS	WHITE SNOWBERRY	5 GAL.	CONT.
SB	6	SYRINGA X BLOOMERANG	BLOOMERANG REBLOOMING LILAC	5 GAL.	CONT.
GROUNDCOVERS + ORNAMENTAL GRASSES					
EFC	7	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	1 GAL.	CONT.
PAH	24	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	5 GAL.	CONT.

### SEED MIX

NATIVE SEED MIX  
DRYLAND GRASS MIX DRILL SEED AT A RATE OF 30 POUNDS PURE LIVE SEED (PLS) PER ACRE, OR BROADCAST SEED AT 60 POUNDS PURE LIVE SEED (PLS) PER ACRE. RATES BELOW ARE GIVEN FOR DRILLED SEED.

SPECIES	PLS POUNDS PER ACRE
BUFFALOGRASS - BOUTELOUA DACTYLOIDES	6.4
BLUE GRAMA GRASS - BOUTELOUA GRACILIS	6
SIDEOTS GRAMA GRASS - BOUTELOUA CIRTIPEPENDULA	3.6
WESTERN WHEATGRASS - PASCOPYRUM SMITHII	9.6
THICKSPIKE WHEATGRASS - AGROPYRON DASYSTACHYUM	2.2
SLENDER WHEATGRASS - AGROPYRON TRACHYCAULUM	2.2

### STANDARD NOTES

- SOIL FERTILIZER REQUIREMENTS SHALL BE DETERMINED BASED ON SOIL ANALYSIS TO BE DONE BY CONTRACTOR. IN SEED, SOD AND PLANTING AREAS APPLY THE EQUIVALENT OF A MINIMUM OF SIX CUBIC YARDS OF CLASS 1 COMPOST PER 1,000 SF.
- NEW VEHICULAR PAVING SHALL BE ASPHALT, SIDEWALKS SHALL BE CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH THE 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.
- MULCH ALL PLANTING BEDS WITH 3" DEPTH WOOD MULCH AROUND SHRUBS, AND 2" DEPTH WOOD MULCH AROUND PERENNIALS/GROUNDCOVERS/ORNAMENTAL GRASSES (NO WEED BARRIER FABRIC), EXCEPT WHERE NOTED. IN AREAS SHOWN TO BE MULCHED WITH COBBLE MULCH, DEPTH OF MULCH TO BE MINIMUM 8", PLACE OVER WEED BARRIER FABRIC. TREES IN LAWN & SEEDING AREAS SHALL BE MULCHED WITH 3" DEPTH OF WOOD MULCH.
- THE LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

### IRRIGATION NOTES

- THE FINAL SYSTEM DESIGN SHALL COMPLY WITH ALL CITY OF AURORA'S REGULATIONS AND REQUIREMENTS.
- A RAIN SENSOR SHALL BE INSTALLED AS PART OF THE IRRIGATION SYSTEM, WITH AUTOMATIC SHUT-OFF OF THE SYSTEM DURING PERIODS OF HIGH MOISTURE.
- THE IRRIGATION SYSTEM SHALL INCLUDE AN IRRIGATION CLOCK WHICH ALLOWS PROGRAMMING TO MEET THE DIFFERENTIAL NEEDS OF THE SPECIFIED PLANTING PLAN.
- ALL SHRUB, ORNAMENTAL GRASSES AND GROUNDCOVER AREAS TO BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM. IRRIGATED LAWN TO BE IRRIGATED WITH POP-UP SPRAY HEADS.
- SELECT DRIP EMITTER FLOW RATES TO MATCH WATER DEMAND OF EACH PLANT SPECIES.

### SYMBOLS LEGEND

IRRIGATED SOD - MIN. THREE VARIETIES OF DROUGHT TOLERANT KENTUCKY BLUEGRASS

NATIVE SEED MIX

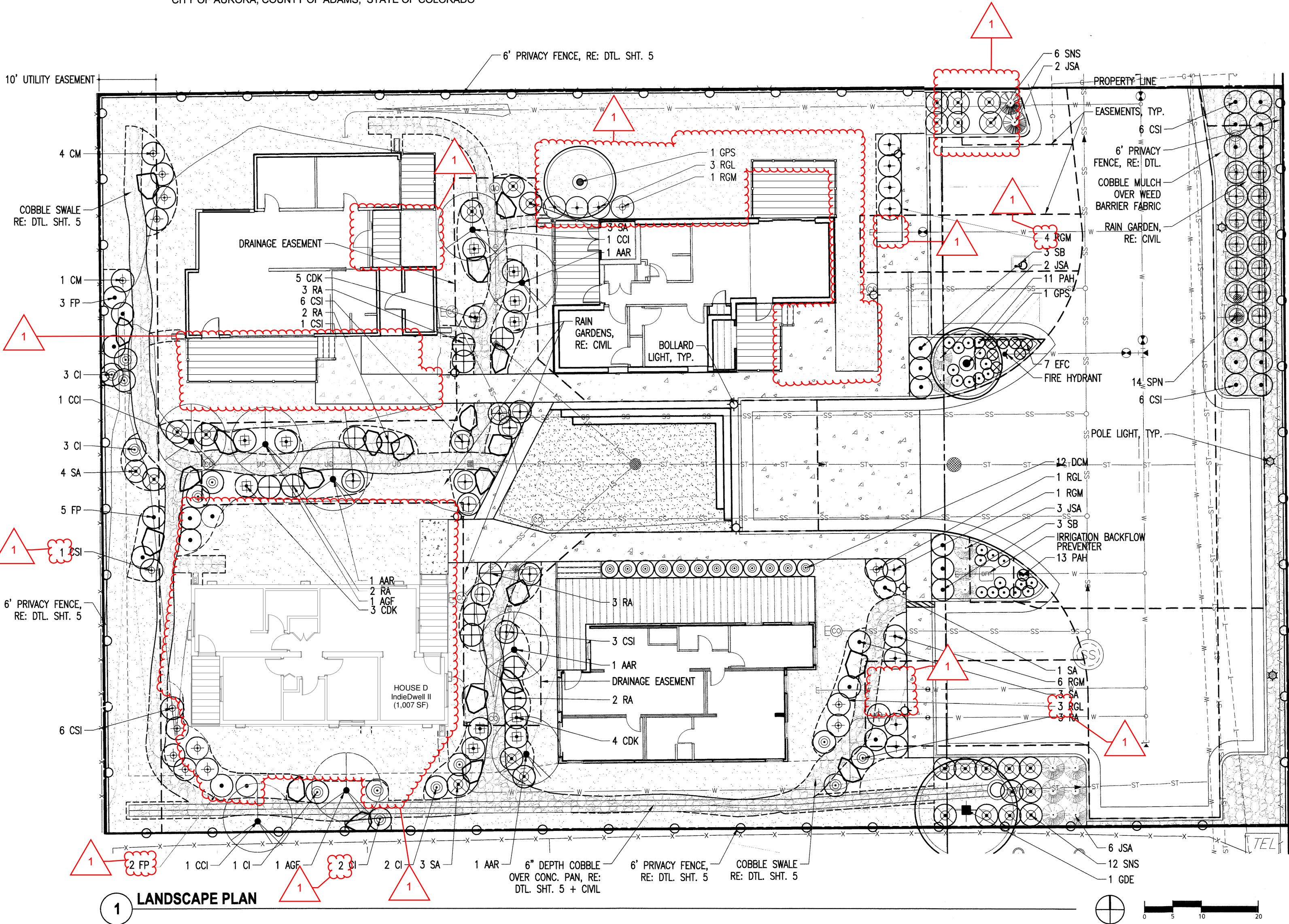
COBBLE DRAINAGE SWALE, RE: DETAIL SHEET 5 + COBBLE MULCH

QUARRIED BOULDERS

WOOD PRIVACY FENCE, RE: DETAIL

LANDSCAPE EDGER

A PORTION OF TOLLGATE VALLEY GARDENS,  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
LOTS 19 & 20 AND ALL VACATED STREET  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



GENERAL NOTE:  
1. CLOUDED AREAS SHOW REMOVED: DECK, STAIRS, PLANTERS + SEATS AND TRELLIS. THEY ALSO SHOW NEW STAIR LOCATION AND SIDEWALK EXTENSION.  
2. HOUSE D "BEACH HOUSE" REPLACED WITH "INDIEDWELL II" FLOOR PLAN LAYOUT.

NOT FOR CONSTRUCTION

limegreen  
DESIGN

Landscape Plan  
SHEET:6 of 12

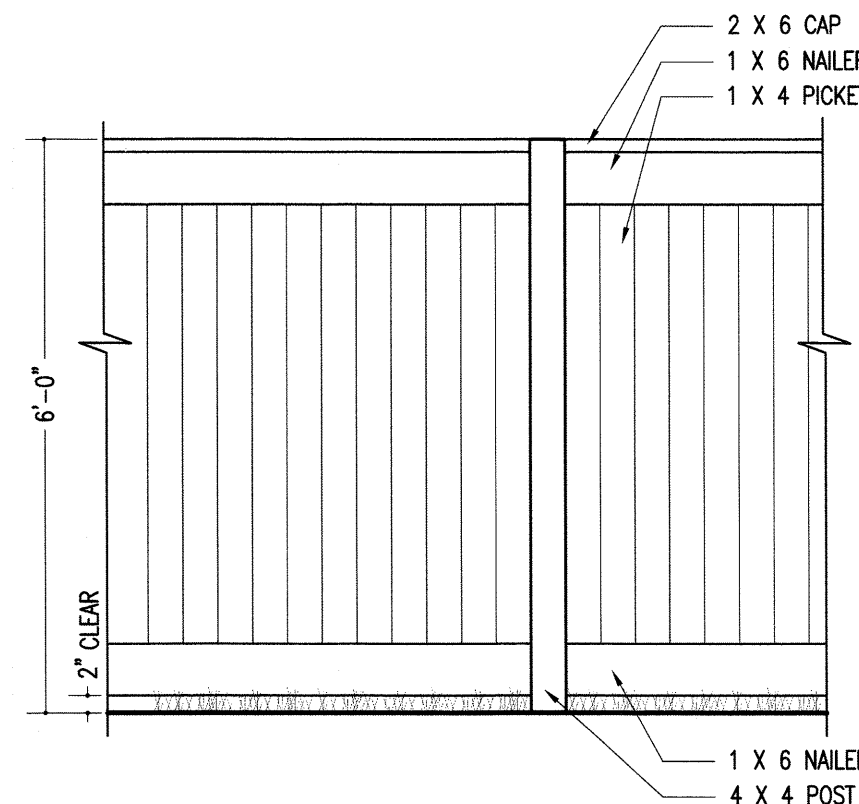
900 E. LOUISIANA AVE., SUITE 289, DENVER, CO 80210  
303.733.7558



# SOLAR DECATHLON BLACKHAWK

## SITE PLAN

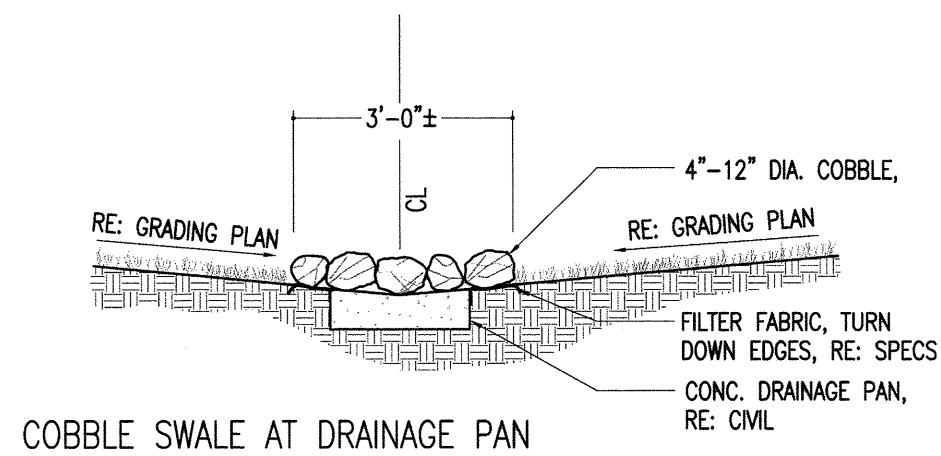
A PORTION OF TOLLGATE VALLEY GARDENS,  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
LOTS 19 & 20 AND ALL VACATED STREET  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



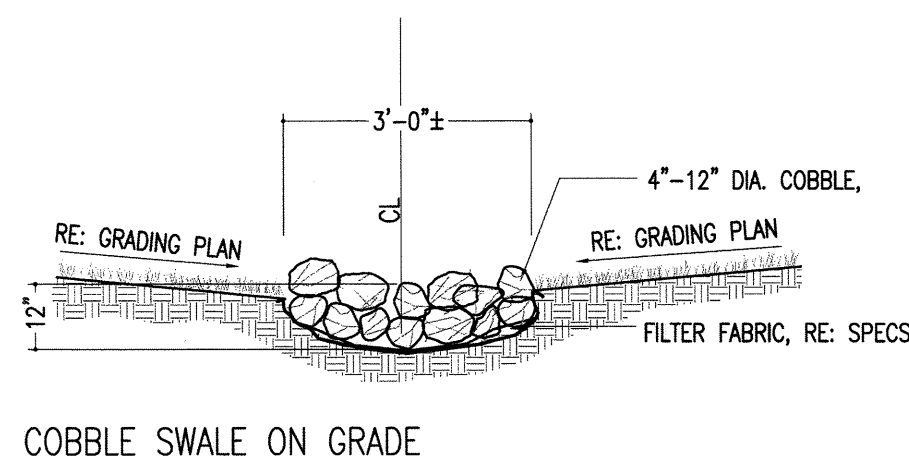
### NOTES:

1. FENCE TO BE MADE OF #1 REDWOOD OR CEDAR. ALL POSTS TO BE PRESSURE TREATED & SET IN CONCRETE, MIN. 24" DEPTH
2. MEET ALL CITY STANDARDS FOR FENCE MATERIALS AND INSTALLATION.
3. LOCATE ALL UTILITIES PRIOR TO INSTALLATION
4. RE: SPECS FOR ALL OTHER INFORMATION.
5. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

1 WOOD PRIVACY FENCE  
N.T.S.



COBBLE SWALE AT DRAINAGE PAN



COBBLE SWALE ON GRADE

2 COBBLE DRAINAGE SWALE  
N.T.S.

NOT FOR CONSTRUCTION

limegreen  
DESIGN

Landscape  
Details

SHEET:7 of 12

900 E. LOUISIANA AVE., SUITE 289, DENVER, CO 80210  
303.733.7558



# SOLAR DECATHLON BLACKHAWK

## SITE PLAN

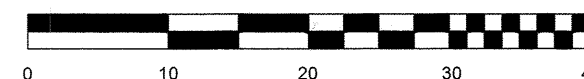
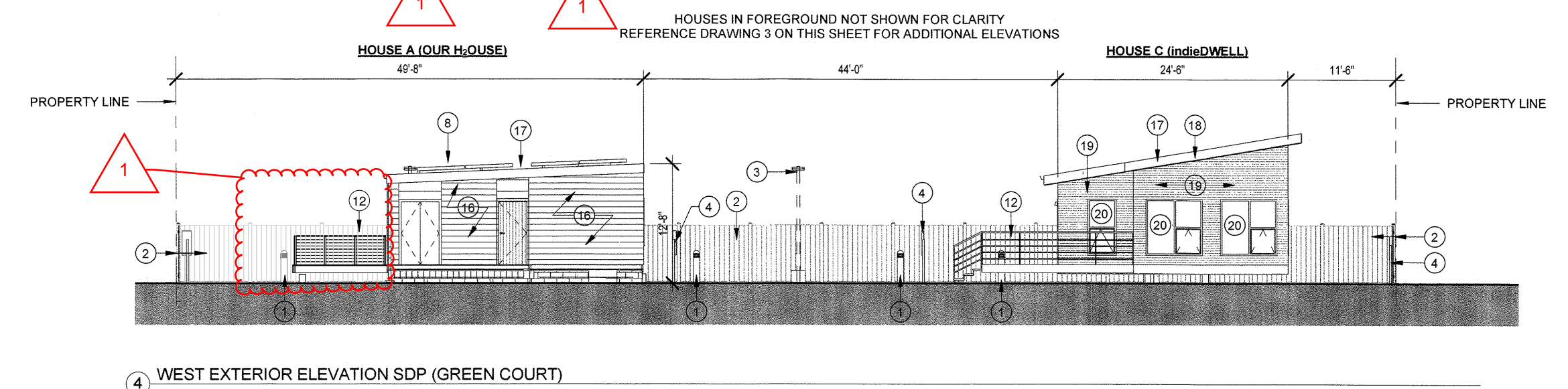
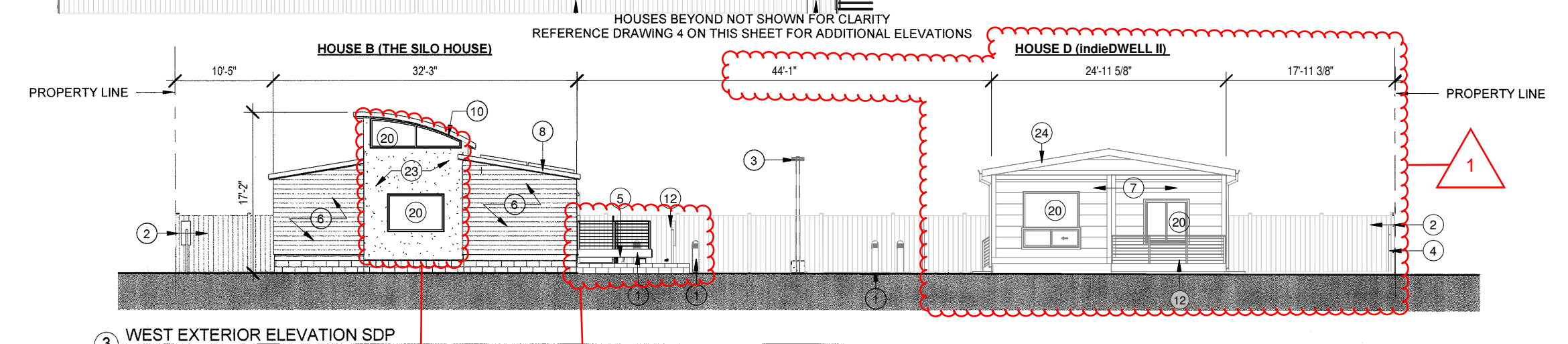
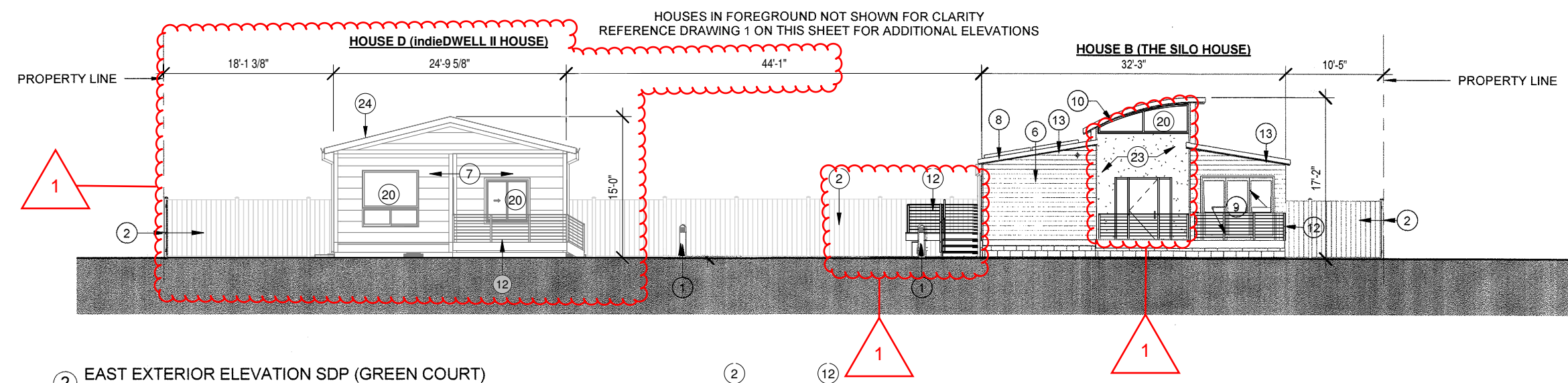
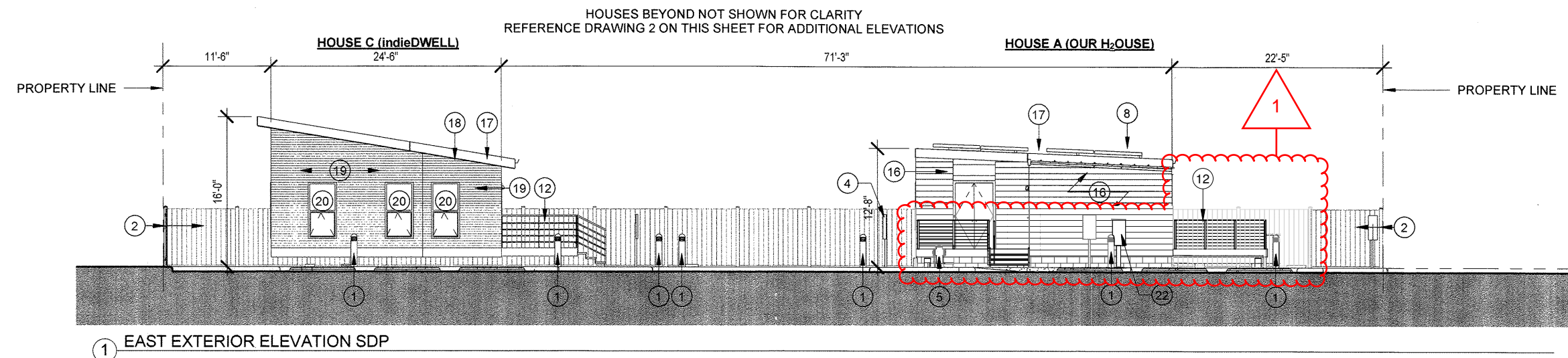
A PORTION OF TOLLGATE VALLEY GARDENS,  
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### KEYED NOTES - AURORA SITE PLAN

- 1 BOLLARD SITE LIGHTING
- 2 6'-0" HIGH CEDAR PRIVACY FENCE
- 3 EXTERIOR SITE LIGHTING AT PARKING ON CONCRETE BASE
- 4 NO PARKING FIRE LANE SIGN
- 5 PROPOSED FIRE HYDRANT
- 6 EXTERIOR GRADE PLYWOOD AND WOOD BATTEN SIDING, PAINTED
- 7 HORIZONTAL LAP SIDING, PAINTED
- 8 SOLAR PANELS
- 9 ALUMINUM STOREFRONT GLAZING SYSTEM
- 10 STANDING SEAM METAL ROOF
- 11 ALUMINUM ROOFING SYSTEM
- 12 STEEL RAILING SYSTEM AT DECK
- 13 SHEET METAL FASCIA
- 14 NOT USED
- 15 WOOD TRELLIS SYSTEM
- 16 PREFINISHED METAL 'S' DECK
- 17 TPO ROOF MEMBRANE
- 18 PREFINISHED SHEET METAL FASCIA
- 19 PRE PAINTED FIBER CEMENT SIDING
- 20 VINYL WINDOW SYSTEM
- 21 SLIDING GLASS DOOR SYSTEM
- 22 PEDESTAL MAILBOXES
- 23 STUCCO FINISH SYSTEM
- 24 ASPHALT SHINGLE ROOF

#### GENERAL NOTE:

1. CLOUDED AREAS SHOW REMOVED: DECK, STAIRS, PLANTERS + SEATS AND TRELLIS. THEY ALSO SHOW NEW STAIR LOCATION AND SIDEWALK EXTENSION.
2. HOUSE D NEW ELEVATIONS.
3. HOUSE B SHOWS NEW STUCCO/FENESTRATIONS.  
A. STUCCO SYSTEM: 384 SF  
115 SF PREVIOUS DRAWINGS + 269 SF CURRENT PHASE = 384 (234% INCREASE)  
B. FENESTRATIONS (WINDOWS + DOORS + STOREFRONTS): 390 SF  
637 SF PREVIOUS DRAWINGS - 390 SF CURRENT PHASE = 247 SF (38.8% DECREASE)



CHRISTOPHER  
CARVELL  
ARCHITECTS  
PROFESSIONAL CORPORATION  
3141 N. IRVING ST. #200, DENVER, CO 80211  
720.689.2333 • WWW.CARVELLARCHITECTS.COM

N  
BUILDING  
ELEVATIONS  
SHEET 8 of 12





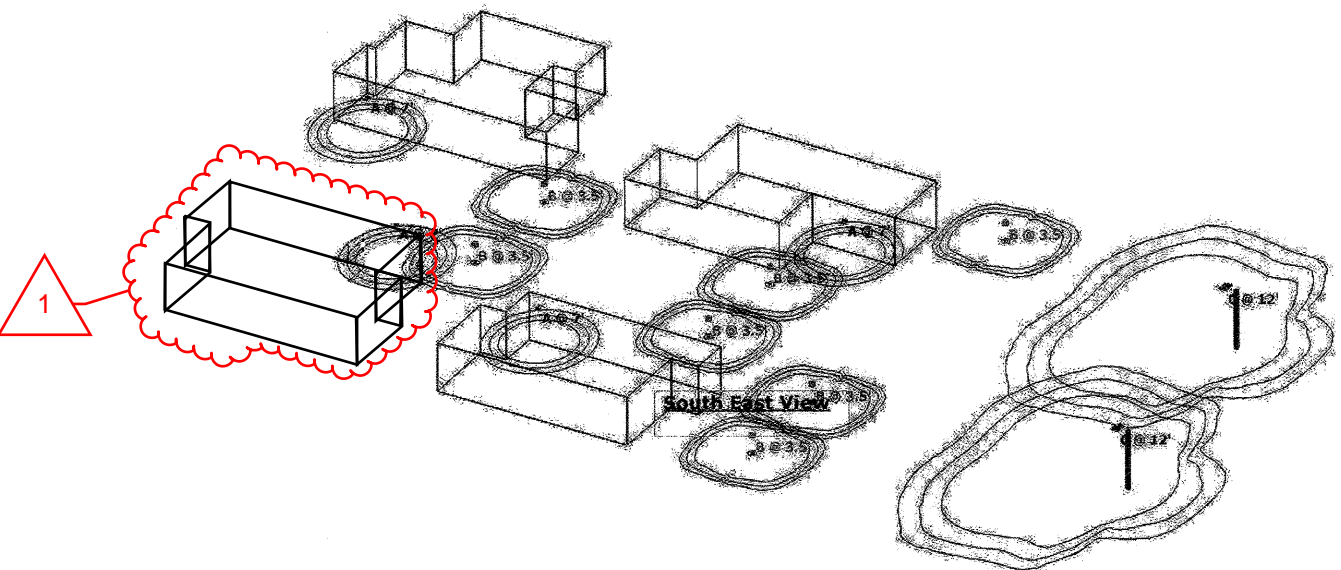


# SOLAR DECATHLON BLACKHAWK

## SITE PLAN

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Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	4	VS-W65602-A121715	WALL MOUNTED	EXM6-3051000-B-23	1	9450	0.9	47
	B	7	KPAR LED 165-305-30K SYM MV02T	KPAR WITH 4 LIGHT BOARDS (16 LEPS), 330MA DRIVER, 3000K COLOR TEMP, AND SYMMETRIC OPTIC	LED	1	1379	0.9	98
	C	3	DSXD LED P3-300T3P1N R040T 16	DSXD LED P3-300T3P1N MV02T with HOUSING ADJUST	LED	1	8125	0.92	71
									Polar Plot



Luminaire Locations										
Location							Aim			
No.	Label	X	Y	Z	RM	Orientation	Tilt	X	Y	Z
1	A	-64.33	-35.24	7.00	7.00	0.00	0.00	-64.33	-35.24	0.00
2	A	-91.88	-11.10	7.00	7.00	180.00	0.00	-91.88	-11.10	0.00
3	A	-37.42	-38.44	7.00	7.00	0.00	0.00	-37.42	-38.44	0.00
4	A	-4.49	-16.22	7.00	7.00	180.00	0.00	-4.49	-16.22	0.00
1	B	-61.39	-4.72	3.50	3.50	0.00	0.00	-61.39	-4.72	0.00
2	B	-1.90	-22.70	3.50	3.50	0.00	0.00	-1.90	-22.70	0.00
3	B	-1.94	-0.90	3.50	3.50	0.00	0.00	-1.94	-0.90	0.00
4	B	27.05	23.86	3.50	3.50	0.00	0.00	27.05	23.86	0.00
5	B	26.11	-34.01	3.50	3.50	0.00	0.00	26.11	-34.01	0.00
6	B	49.00	-15.31	3.50	3.50	0.00	0.00	49.00	-15.31	0.00
7	B	-61.69	-50.23	3.50	3.50	0.00	0.00	-61.69	-50.23	0.00
1	C	85.03	21.12	12.00	12.00	270.00	0.00	85.03	21.12	0.00
2	C	90.73	-32.65	12.00	12.00	270.00	0.00	90.73	-32.65	0.00

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.56	0.84	0.04	N/A	N/A

Note  
1: file=visual-files-aug2019-  
decathlonsta.xls

Note  
Lighting calculation software is for  
estimating purposes only, not  
generating exact values.  
  
These calculations are for the use  
and adoption by our clients and  
their sole liability at their discretion.  
This includes evaluation of the  
calculated lighting levels and model  
by the Architect, Engineer, Lighting  
Designer or Owner for adherence to  
the project's lighting specifications  
for levels and uniformity.

We make no guarantee of meeting  
any subjective expectations.  
Calculations are based on a model  
only. Space characteristics and  
electrical supply to fixtures, along  
with installation details, may alter  
fixture output and model  
performance. Model is based on  
standard reflectance values unless  
otherwise noted.

Any variance from reflectance  
values, obstructions, light loss  
factors (including both physical and  
electrical in nature) or dimensional  
data will affect the actual light levels  
obtained.

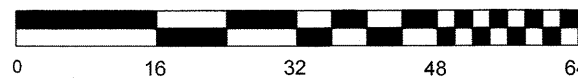
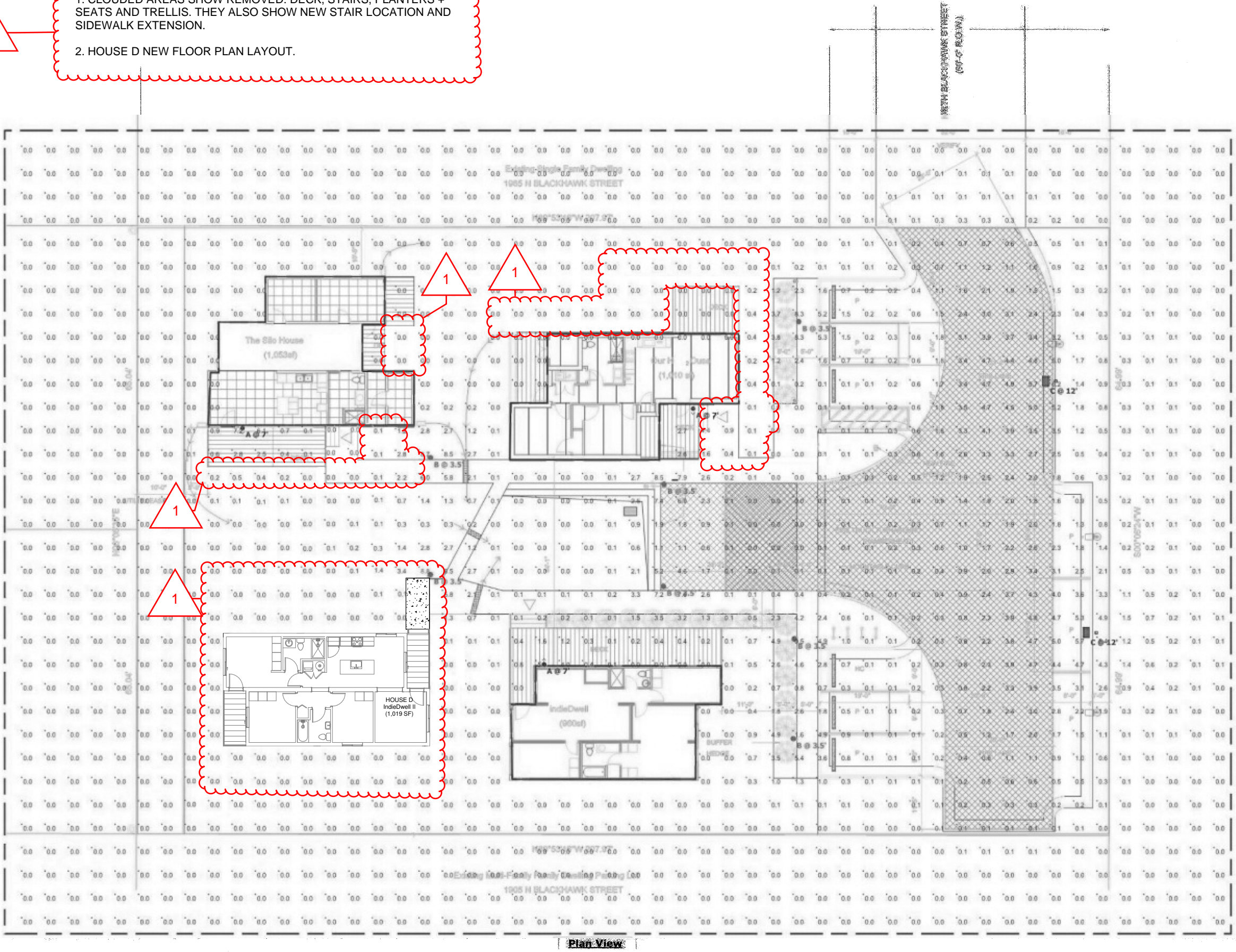
Final construction drawings and  
calculations are the responsibility of  
a licensed architect or engineer.

The Lighting Agency provides these  
calculations as a courtesy for  
evaluation only.

GENERAL NOTE:  
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2. HOUSE D NEW FLOOR PLAN LAYOUT.



Existing Street Utility Details  
1000-1270 N HILL STREET





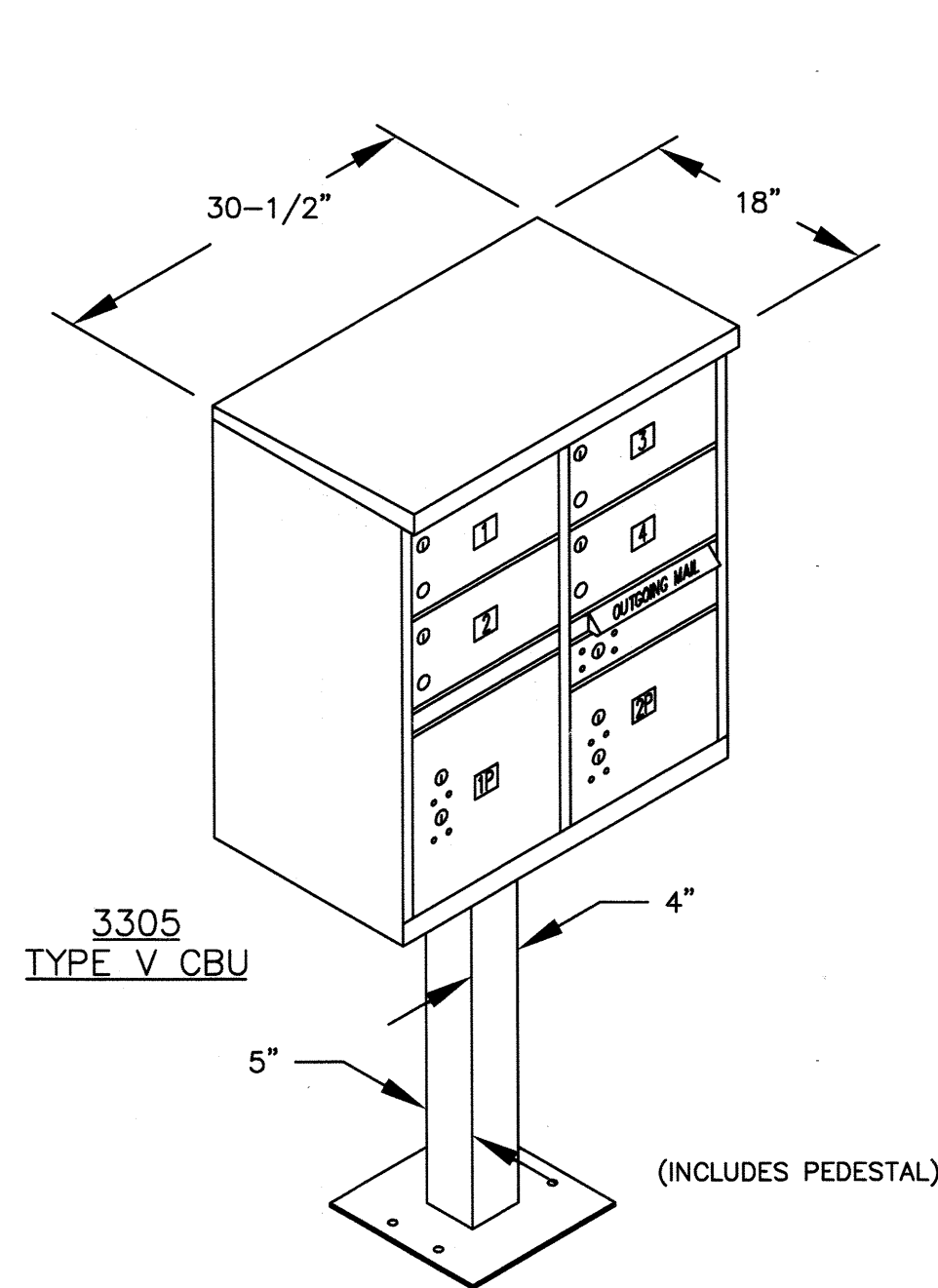




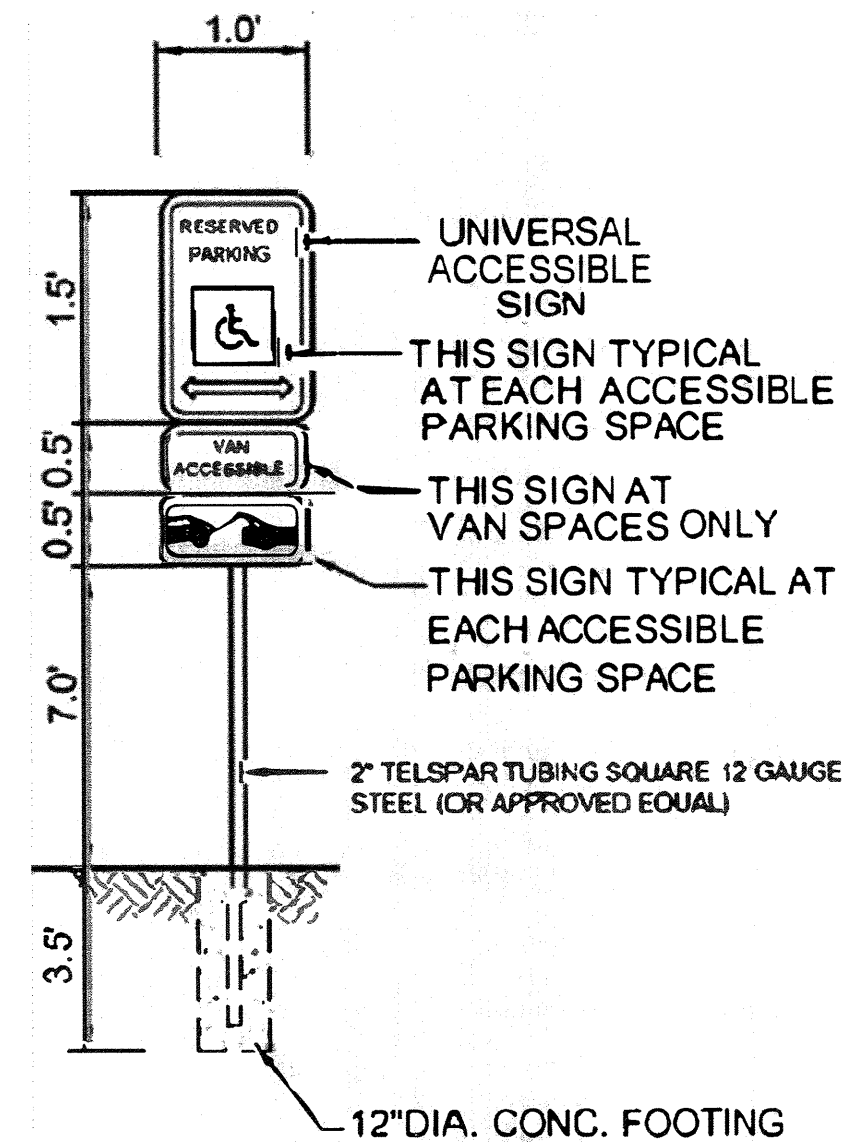
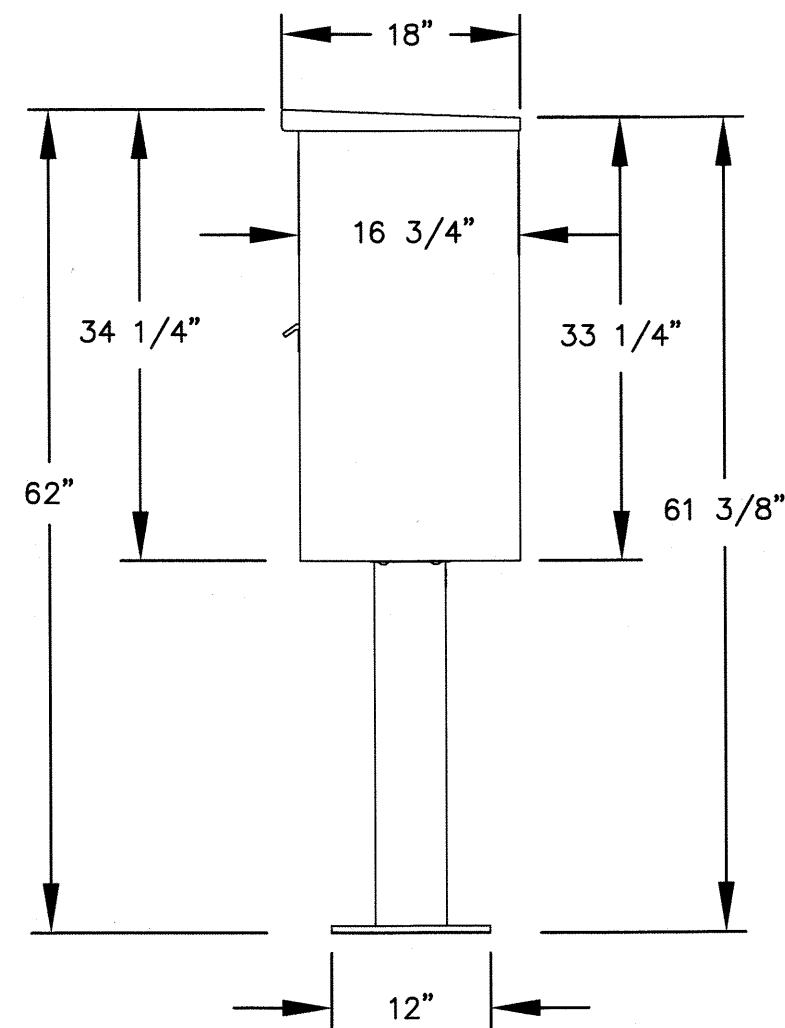
# SOLAR DECATHLON BLACKHAWK

## SITE PLAN

A PORTION OF TOLLGATE VALLEY GARDENS,  
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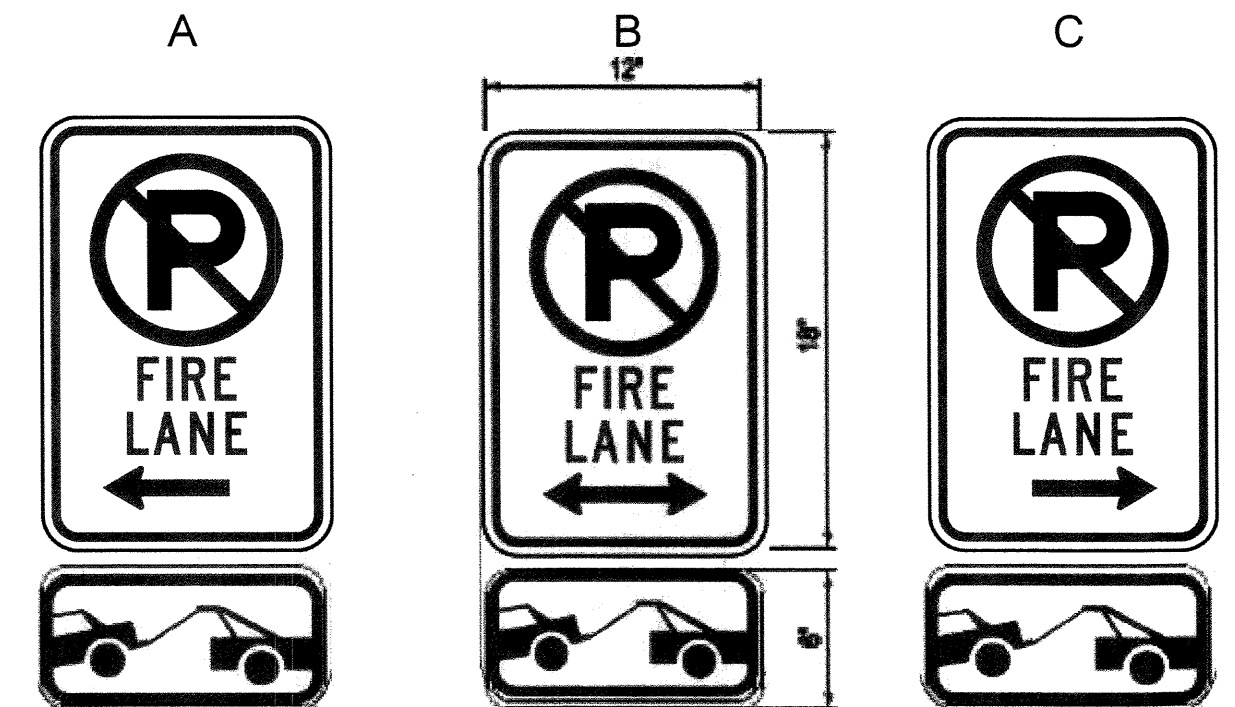


PEDESTAL MAILBOXES (4 C SIZE BOXES WITH 2 PARCEL LOCKERS - USPS ACCESS)



### ACCESSIBLE SIGN

SIGN SHALL BE CENTERED ON THE  
PARKING SPACE



1. Signs shall be located at the right side of the fire lane entrance and at the end of the fire lane. The intermediate signs shall have double headed arrows pointing in both directions.
2. Typically, the maximum spacing of the fire lane signs is established at 100' on center with signs being placed on both sides of the fire lane easement (50' on center alternating sides). Where excessive curvature of the fire lane exists, the spacing of the fire lane signage will be increased as needed.
3. The signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.
4. Fire lane signs should be installed 2' behind curb or sidewalk.
5. The clearance to the bottom of the sign shall be 7 feet. There shall be not other signs attached to the sign or the sign post.
6. Placement of these fire lane signs cannot encroach into the 29' inside turning radius of the fire lane easement, obstruct any fire hydrant or fire department connection or encroach into the accessible route of the sidewalk area.