

VICINITY MAP  
SCALE 1" = 2000'±

OWNERS SIGNATURES

PIVOT ENERGY SOLAR GARDEN III

LEGAL DESCRIPTION: 1975-03-3-00-008: Sw 1/4 Sec 3-4-66 Ex W 1350 Ft Of S 1764.25 Ft & Ex N 320 Ft Of W 735 Ft Tog With Por Nw 1/4 Desc As Beg 735 Ft W Of W 1/4 Cor Sd Sec Th N 130 Ft Th E 1674 Ft Th S 130 Ft Th W To Beg Ex Rds & Ex M/R 3-4-66

1975-03-3-00-005: Beg 1360 Ft N Of Sw Cor Of Sec 3-4-66 Th E 1350 Ft Th N 404.25 Ft Th W 1350 Ft Th S 404.25 Ft To Beg Ex W 55 Ft & Ex M/R Sec 3-4-66

1975-03-3-00-007: W 1350 Ft Of S 1360 Ft Of Sw 1/4 Sec 3-4-66 Ex Rds & Ex M/R

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.

CITY OF AURORA APPROVALS

CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST \_\_\_\_\_ DATE \_\_\_\_\_  
(CITY CLERK)

DATABASE APPROVAL DATE \_\_\_\_\_

DATA BLOCK:

DATA:	SOLAR GARDEN III TOTALS
LAND AREA WITHIN PROPERTY LINES:	46.89 ACRES / 2,042,528 SF / 100%
GROSS FLOOR AREA:	N/A
NUMBER OF BUILDINGS	0
MAXIMUM HEIGHT OF BUILDINGS	N/A
TOTAL SOLAR ARRAY COVERAGE	37.47 ACRES / 1,631,980 / 79.9%
HARDSCAPE (NON-PERVIOUS) (ACCESS, INVERTER, TRANSFORMER PADS)	1.41 ACRES / 61,419 SF / 3.0%
LANDSCAPE AREA	8.03 ACRES / 349,787 SF / 17.1%
PRESET ZONING CLASSIFICATION	APZ / POS
PERMITTED MAXIMUM SIGN AREA	100 SQ. FT.
PROPOSED TOTAL SIGN AREA	0 SQ. FT.
PROPOSED NUMBER OF SIGNS	0
PARKING SPACES PROVIDED	N/A
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
LOADING SPACES REQUIRED	N/A
LOADING SPACES PROVIDED	N/A

811

FOR BURIED UTILITY INFORMATION  
THREE (3) BUSINESS DAYS  
BEFORE YOU DIG  
CALL 811  
(OR 1-800-922-1987)  
UTILITY NOTIFICATION  
CENTER OF COLORADO (UNCC)  
WWW.UNCC.ORG

PIVOT ENERGY  
AURORA COMMUNITY SOLAR GARDEN III  
SITE PLAN



OVERALL SITE AREA  
790 N. TOWER ROAD  
SCALE 1" = 600'

SHEET INDEX:

- SHEET 01 - COVER SHEET
- SHEET 02 - PIVOT ENERGY AURORA COMMUNITY SOLAR GARDEN - SITE PLAN (1 OF 3)
- SHEET 03 - PIVOT ENERGY AURORA COMMUNITY SOLAR GARDEN - SITE PLAN (2 OF 3)
- SHEET 04 - PIVOT ENERGY AURORA COMMUNITY SOLAR GARDEN - SITE PLAN (3 OF 3)
- SHEET 05 - TYPICAL SOLAR GARDEN DETAILS
- SHEET 06 - PRELIMINARY GRADING PLAN (1 OF 3)
- SHEET 07 - PRELIMINARY GRADING PLAN (2 OF 3)
- SHEET 08 - PRELIMINARY GRADING PLAN (3 OF 3)
- SHEET 09 - PRELIMINARY GRADING DETAILS

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER

OF ARAPAHOE COUNTY, COLORADO ON THIS \_\_\_\_ DAY OF \_\_\_\_\_

20 \_\_ AD AT \_\_\_\_ O'CLOCK \_\_ M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

ATTEST \_\_\_\_\_ DATE \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_

AMENDMENTS

PLAN REVISION TABLE			
REVISION	DATE	DESCRIPTION	SHEETS

APPLICANT

PIVOT ENERGY  
1750 15TH ST, SUITE 400  
DENVER, CO 80202  
CONTACT: KYLE SUNDMAN  
(888) 734-3033

ENGINEER

ENERTIA CONSULTING GROUP, LLC  
1529 MARKET STREET, SUITE 200  
DENVER, CO 80202  
CONTACT: RICK HAGMAYER, PE  
(720)792-3917

SURVEYOR

GREEN MOUNTAIN SURVEYING  
1195 EDINBORO DR  
BOULDER, CO 80305  
CONTACT: SAM KNIGHT  
(303) 601-8588

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

Understood. Signature set has been requested for the PDR. Remaining comments will be addressed.

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
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING AL 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.
- 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, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE 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 AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) 2008 ICC A117.1.
- 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, 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. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- 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 SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- 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 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.
- 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. ENSURE 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.
- 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 UNOBTSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFATED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- 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.
- APPLICANT SHALL REMOVE THE SOLAR PROJECT, INCLUDING THE SITE IMPROVEMENTS AND INFRASTRUCTURE OWNED BY LESSEE. SUCH REMOVAL SHALL BE COMPLETED WITHIN SIX (6) MONTHS FOLLOWING THE EXPIRATION OF THE FULL TERM OF THE LEASE AGREEMENT BETWEEN CITY AND APPLICANT.

ENERTIA  
CONSULTING GROUP, LLC  
1437 LARIMER STREET  
DENVER, COLORADO 80202

Pivot Energy

PIVOT ENERGY AURORA COMMUNITY  
SOLAR GARDEN III  
CIVIL CONSTRUCTION PLANS  
790 N. TOWER ROAD, AURORA, COLORADO

COVER SHEET

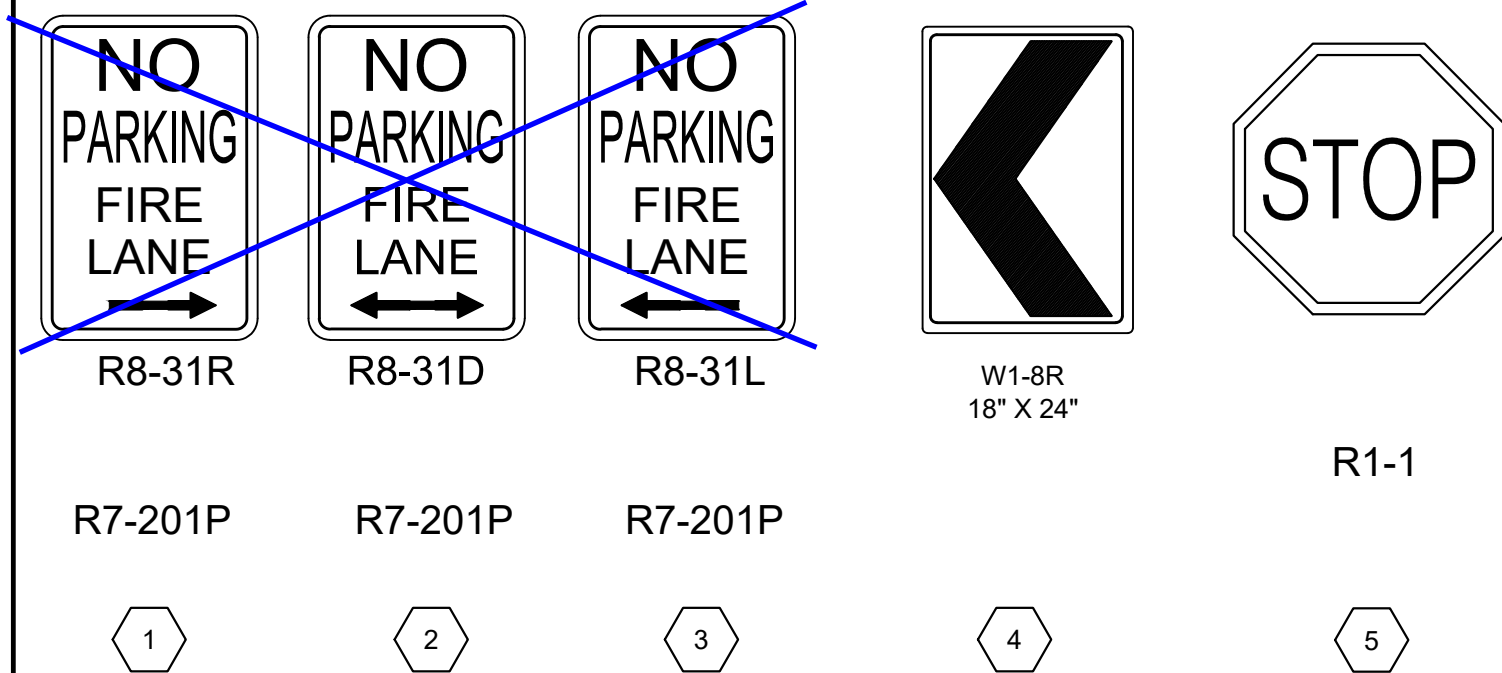
VERIFY SCALE  
BAR IS ONE INCH ON  
ORIGINAL DRAWING.  
0 1"

DATE JANUARY 27, 2022  
FILE AURORA.SOLAR 3  
DWG SDP.DWG  
SHEET 1 OF 9



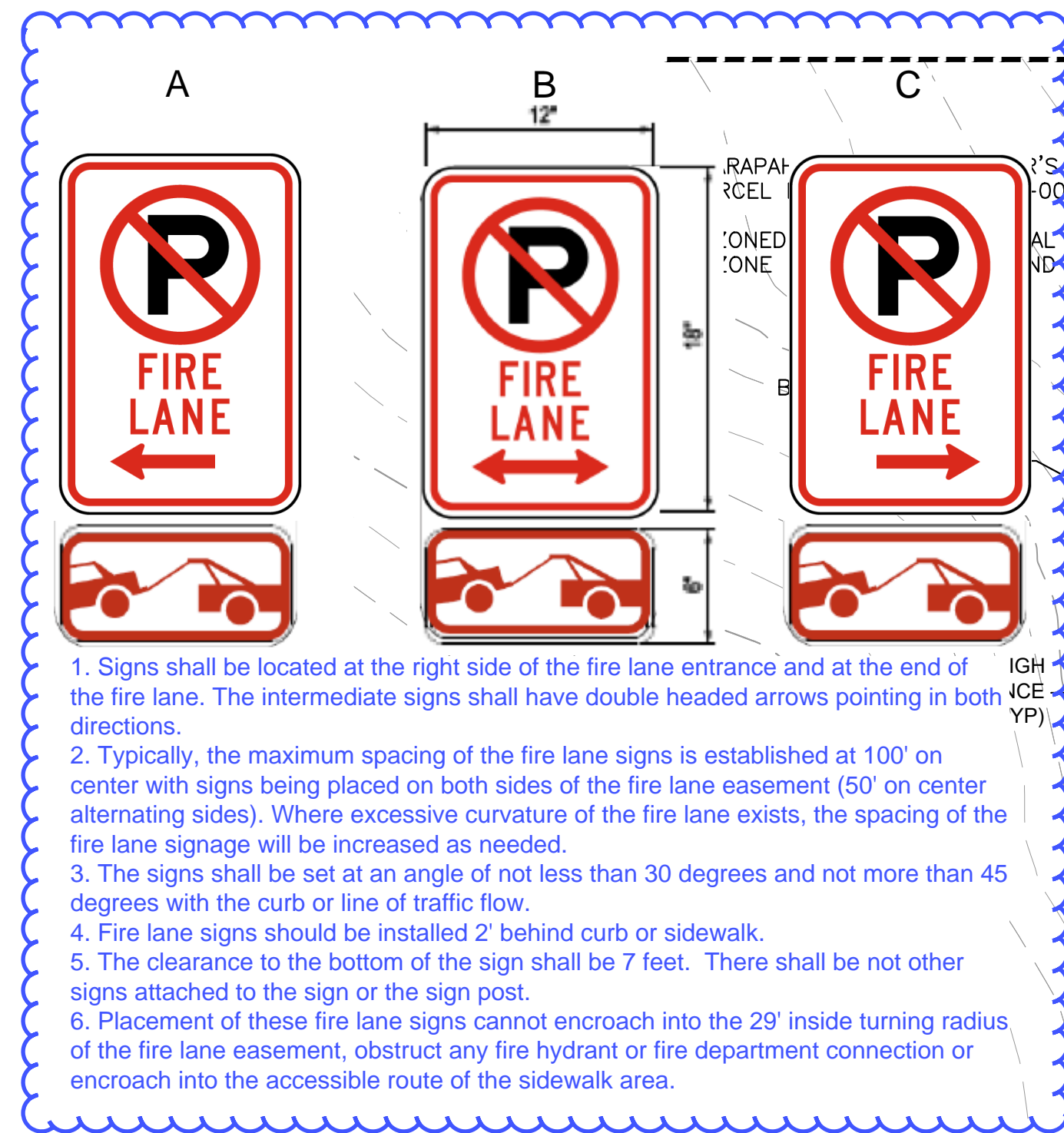






#### SIGNAGE & STRIPING NOTES:

- 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.
- 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.
- 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.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
- 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.



Please update fire lane sign details.

Fire Lane Signs updated

SEE SHEET 4

#### LEGEND

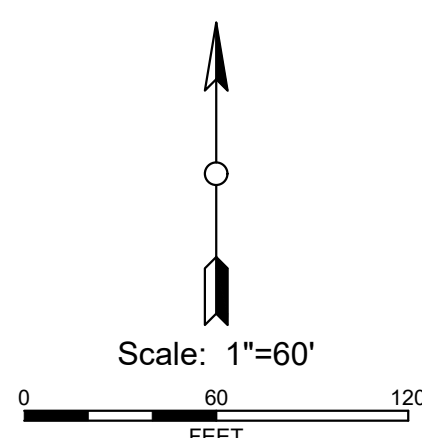
(EXISTING)	(PROPOSED)	
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	8' HIGH GAME FENCE
---	---	SETBACK LINE
---	---	PROJECT BOUNDARY
---	---	EXISTING MONITORING WELL
---	---	PV ARRAY
---	---	INVERTER PAD
---	---	TRANSFORMER PAD
---	---	GRAVEL FIRE LANE & ACCESS ROAD

#### GENERAL NOTES:

- THE SPECIFIED SOLAR PANELS, RACKING SYSTEM, AND OTHER COMPONENTS OF THE SOLAR FACILITY. COMPONENTS THAT ARE NOT SPECIFIED OR FUNCTION MAY BE SUBSTITUTED FOR THE COMPONENTS SHOWN ON THIS SITE PLAN. THE LOCATION OF THE SOLAR PANELS, RACKING SYSTEM, AND OTHER COMPONENTS MAY VARY FROM WHAT IS DEPICTED ON THIS SITE PLAN. PROVIDED THE INSTALLED COMPONENTS MEET ALL APPLICABLE CODES AND STANDARDS.
- TREES AND SHRUBS ARE NOT OBSERVED WITHIN THE FIRE LANE CORRIDOR. TREES AND SHRUBS ARE TO BE REMOVED AS NECESSARY FOR THE INSTALLATION OF THE ARRAYS AND TO ELIMINATE OBSTRUCTIONS TO THE FIRE LANE CORRIDOR. ADA ACCESS TO THE SITE IS CONSIDERED NECESSARY. GRAVEL DRIVE/FIRE LANE WILL BE DESIGNED AND CONSTRUCTED TO WITHSTAND THE WEIGHT OF FIRE APPARATUS WITH A MINIMUM IMPOSED WEIGHT OF 80,000 LBS.
- MAINTENANCE OF SITE FEATURES, INCLUDING DRIVE/FIRE LANE IS THE RESPONSIBILITY OF THE LESSEE (PIVOT ENERGY).
- THE SITE WILL HAVE PERMANENT SEEDING AND MULCHING INSTALLED PER REQUIREMENTS SPECIFIED ON SHEET 3.
- THE FOLLOWING REVEGETATION SCHEDULE INVOLVES THE PLAN FOR TWO SOLAR ARRAY INSTALLATIONS THAT HAVE EITHER BEEN COMPLETED OR WILL BE COMPLETED IN 2022.

#### REVEGETATION SCHEDULE:

- FALL 2021 - CONDUCT SOILS TEST AND SUBMIT TO COLORADO STATE UNIVERSITY FOR ANALYSIS
- MARCH 2022 - WITHIN THE FIRST TWO WEEKS OF THE MONTH SPRAY WEEDS WITH GLYPHOSATE
- APRIL 2022 - PLANT SEEDS AND MULCH WITH STRAW AND TACKIFIER.



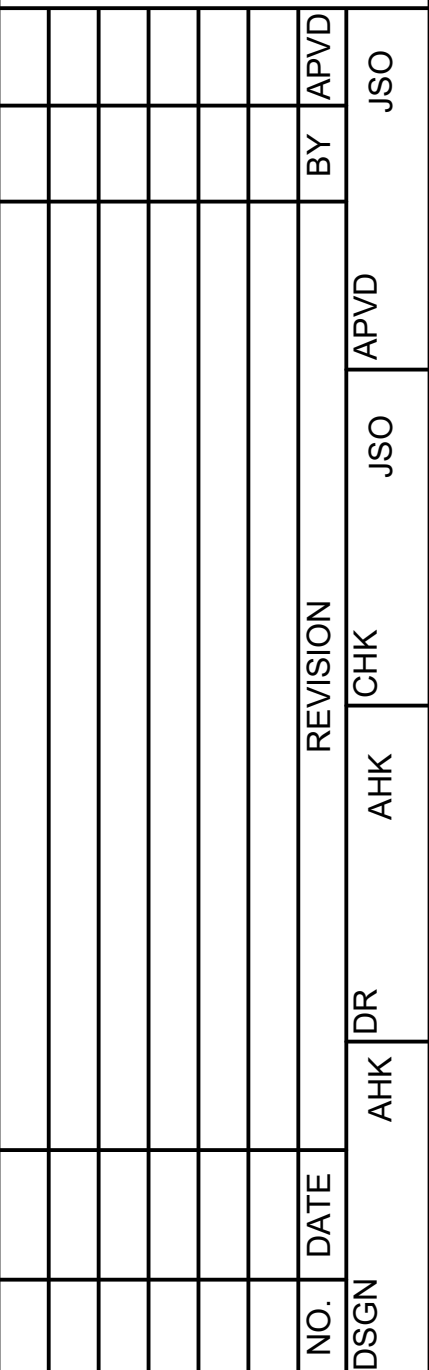
ENERTIA  
CONSULTING GROUP LLC  
1437 LARIMER STREET  
DENVER, COLORADO 80202



PIVOT ENERGY AURORA COMMUNITY  
SOLAR GARDEN III  
CIVIL CONSTRUCTION PLANS  
790 N. TOWER ROAD, AURORA, COLORADO

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
DATE JANUARY 27, 2022
FILE AURORA SOLAR 3
DWG SDP.DWG
SHEET 3 OF 9





1437 LARIMER STREET  
DENVER COLORADO 80202



SITE PLAN  
(3 OF 3)

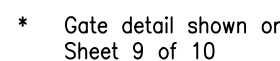
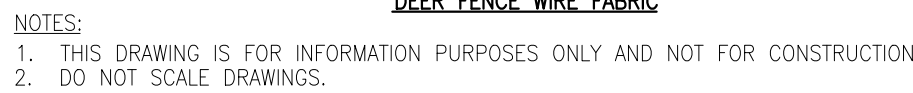
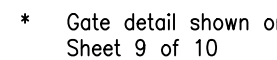
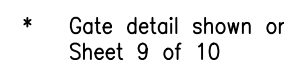
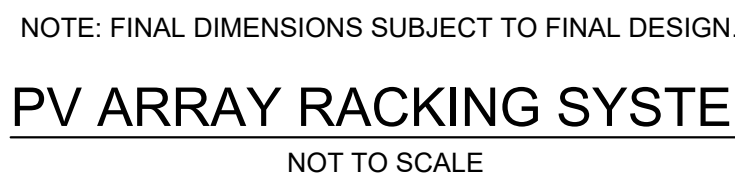
VERIFY SCALE  
BAR IS ONE INCH ON  
ORIGINAL DRAWING.

DATE	JANUARY 27, 2022
FILE	AURORA SOLAR 3
DWG	SDP.DWG
SHEET	4 OF 9

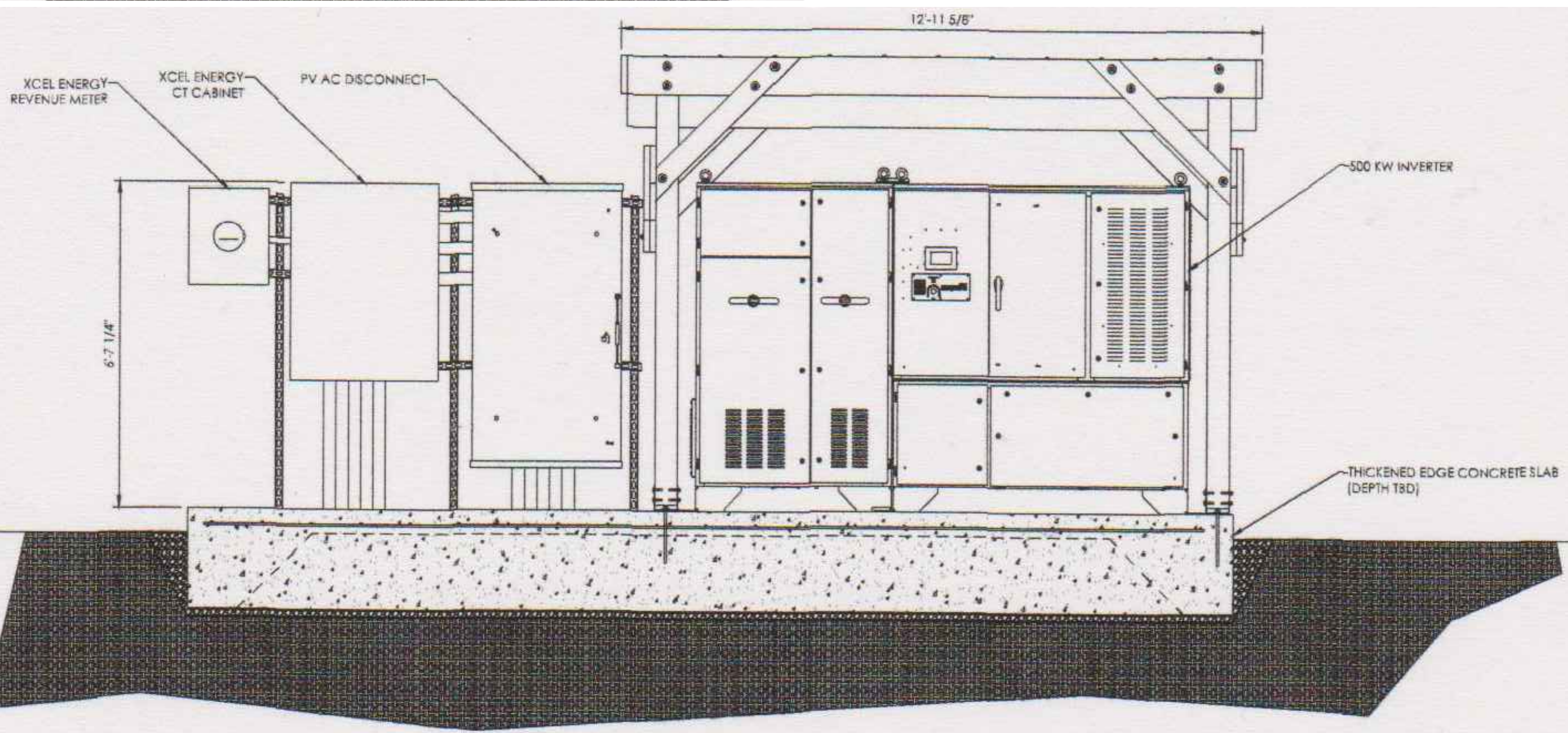


The main hall is a large rectangular room with a width of 14' and a length of 17'. It contains a large rectangular area in the center, likely a stage or performance area, and a smaller rectangular area in the top left corner. There are also three small rectangular areas in the top right corner. A detail of the entrance shows a doorway with a width of 9' and a height of 8'.

NOT TO SCALE



1. THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND NOT FOR CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.
3. AT EACH LOCATION WHERE AN ELECTRIC TRANSMISSION, DISTRIBUTION OR SECONDARY LINE CROSSES FENCE, THE CONTRACTOR SHALL FURNISH AND INSTALL A GROUND CONFORMING TO SECTION 9 OF THE NATIONAL ELECTRICAL SAFETY CODE (NBS HANDBOOK 81).
4. END POST, CORNER POST, WITH EACH ASSEMBLY SHALL BE INCLUDED IN THE UNIT AND PAID FOR AS SUCH. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE DISTRICT ENGINEER FOR THAT ASSEMBLY.
5. LINE BRACE POSTS SHALL BE SPACED AT 400 FT INTERVALS, WHERE FENCING IS CONTINUOUS AND WHERE END, CORNER & LINE BRACE POSTS ARE NOT SPECIFIED.
6. ALL LINE POSTS SHALL BE 5" MIN. AND 12" LONG. ALL END, CORNER, AND LINE BRACE POSTS SHALL BE 6" MIN. AND 12" LONG. ALL SPOUTS AND BRACES SHALL BE TREATED PER 710.07.
7. WOODEN STAY POSTS ARE TREATED NATIVE TIMBER. BOTTOM ENDS OF STAYS SHALL REST ON THE NATURAL GROUND AND SHALL BE WIRED AND STAPLED AS INDICATED.
8. BARBED WIRE SHALL BE DOUBLE WRAPPED AND TIED OFF AT END POSTS, CORNER POSTS, AND LINE BRACE POSTS. WOVEN WIRE SHALL BE SPOUTED AND TIED TO FENCE LINE. FENCE SHALL BE CONTRACTED, SHALL BE RESTRAINED IN LINE MANNER. BARBED WIRE MAY BE PLACED ON EITHER THE ROAD SIDE OR FIELD SIDE OF FENCE LINE, DEPENDING ON LOCAL CONDITIONS, I.E., ON CURVES, THE FENCE SHOULD BE PLACED ON THE SIDE WHICH WOULD RESULT IN THE LEAST AMOUNT OF TENSION ON THE STAPLES. THIS WILL ALSO APPLY WHERE WIND OR OTHER CONDITIONS WOULD EXERT UNUSUAL PRESSURE AGAINST FENCE.
9. WHERE CONCRETE STRUCTURES ARE USED AS A DEER PASS, THE FENCE SHALL END AT EYEOLTS IN WINGS OF THE STRUCTURE. EYEOLTS IN FRESH CONCRETE SHALL BE MADE OF 1/2" ROUND BARS AND EMBEDDED A MIN OF 6" WITH A HOOKED OR BENT END. IN EXISTING CONCRETE, THE 1/2" ROUND BARS SHALL BE DEFORMED AND GROUDED INTO DRILLED HOLES. EYEOLTS SHALL HAVE A MINIMUM OF 1/2" INSIDE EYE DIA AND SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. COST OF EYEOLTS SHALL BE INCLUDED IN THE CONTRACT PRICE FOR FENCING.
10. WOVEN WIRE FENCE FABRIC SHALL CONFORM TO AASHTO M 279 (ASTM A 116) DESIGN NO. 1047-6-11 WITH CLASS 1 COATING.
11. STEEL BARBED WIRE SHALL CONFORM TO AASHTO M 280 (ASTM A 121) 12 1/2 GA. WITH CLASS 1 COATING.
12. ALL FENCE WIRE TIES, BRACE WIRES, STAPLES AND OTHER WIRE APPURTENANCES SHALL BE GALVANIZED IN ACCORDANCE WITH AASHTO M 232.
13. 6" DOUBLE ACTION SPRING DOOR HINGES WITH FLAT BUTTER TIPS CUT IN TWO SHALL BE USED AS A SINGLE SWING HINGE AND BE PROVIDED WITH A GREASING NIPPLE AND WELDED TO SUPPORT PLATE.
14. TINES SHALL BE MOLDED IN ONE PIECE OF STEEL (AASHTO M 169, GRADE 1050), WITH NO WELDS ALLOWED.
15. DEER GATE TOPS SHALL BE PAINTED WITH GREEN PAINT CONFORMING TO 700.03 AND COLOR NO. 14109 OF FEDERAL STANDARD 5958.
16. GAP CLOSURE: EXCEPT FOR DEER GATES, CONSTRUCT FENCE WITHOUT OPENINGS OR GAPS, ESPECIALLY AT STRUCTURES, CLIFFS, AND IRREGULAR GROUND. WHEN A 6" OR LARGER GAP EXISTS BELOW THE NORMAL BOTTOM FENCE WIRE, THE GAP SHALL BE CLOSED TO MEET THE REQUIREMENTS OF DETAIL. ALL EXTRA MATERIAL USED FOR GAP CLOSURES OR ANY TYPE OF CLOSURE SHALL BE INCLUDED IN THE WORK.



NOT TO SCALE

## PLANTS FOR REVEGETATION

- REVEGETATION NOTES:

1. THIS REVEGETATION WILL INCORPORATE A MIXTURE OF GRAMINOIDS, FORBS, SHRUBS AND SUCULENT OVER AN ACTIVE PRAIRIE DOG COLONY. HAY FLECKLS WILL BE DISTRIBUTED ON TOP OF BURROWS THAT ARE THE MOST ACTIVE TO DISCOURAGE PRAIRIE DOGS FROM DISTURBING SEEDS AND MULCH.
2. SEEDING IS SCHEDULED TO OCCUR AFTER THE SOLAR ARRAY IS BUILT OUT. THE GOAL IS TO HAVE SEED IN THE GROUND ON OR BEFORE JUNE 1 2021.
3. SLOPES ON SITE INDICATE LESS THAN A 3% GRADE AND SOILS ARE INDICATIVE OF CLAYEY AND LOAMY TEXTURES. A SOILS TEST IS CURRENTLY IN PROGRESS TO DETERMINE SOILS CHEMISTRY AND SOIL TYPE.
4. ALL SEED SHALL BE LABELED IN ACCORDANCE WITH U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS AND FEDERAL SEED ACT. SEED SHALL BE FRESH, CLEAN, PURE LIVE SEED WITH VARIETIES MIXED IN PROPORTION TO THE SEED IDENTIFICATION CHART. SEED LABELS AND/OR TAGS SHALL BE COLLECTED AND DOCUMENTED FOR THE REVEGETATION PROJECT.
5. SEED COMMON AND BOTANICAL NAMES, SEED AMOUNT, SEEDS PER SQUARE FOOT AND PLANT CHARACTERISTICS ARE REFERENCED ON THE PLANT IDENTIFICATION CHART.
6. SEED APPLICATION RATE INDICATES 214 SEEDS PER SQUARE FOOT OR 9,316,090 SEEDS PER ACRE OR 16.75 LBS OF SEED PER ACRE FOR A TOTAL OF 676.7 LBS FOR 45.81 ACRES OF OPEN GROUND.
7. SEEDING METHOD: USING A TRAXX DRILL THAT IS A 5' WIDTH EQUIPPED WITH DRAG CHAINS ON THE BACK. THE DRILLS HAVE A PLANTER HEAD WITH DEPTH BAND CONTROLS TO PLANT SEEDS NO DEEPER THAN 5". DEPENDING ON SOIL COMPACTION, DISKING MAY EITHER REQUIRE A TRADITIONAL AGRICULTURAL DISC OR AN AGRICULTURAL CHISEL RIPPER TO GET INTO THE SOIL. THERE MAY BE SOME HAND RAKING AND SEEDING DEPENDING ON WHAT THE DRILL CAN ACCESS AFTER THE SOLAR ARRAY IS BUILT.
8. SEEDING SHALL OCCUR WHEN GROUNDS ARE FROZEN OR OTHER ADVERSE WEATHER CONDITIONS SUCH AS HIGH WINDS.
9. NO MULCH PRIOR TO THE ADDITION OF 24500 LBS OF CRIMPED STRAW PER ACRE. AFTER MULCH IS IN PLACE, A TACKIFIER WILL BE APPLIED.
10. SOIL AMENDMENTS INCLUDES THE USE OF BIOSOL FORTE AT A RATE OF 1200 LBS PER ACRE. HOWEVER, THIS RATE MAY CHANGE BASED UPON THE PENDING SOILS REPORT ANALYSIS.
11. ALL SEEDS WILL BE TREATED WITH MYCHORRIZATE AT A RATE OF 20 LBS PER ACRE.
12. IRRIGATION WILL LARGELY BE DEPENDENT UPON DRY LAND IRRIGATION; HOWEVER, THE PROJECT IS RESERVING THE POSSIBILITY OF USING A WATER TANK IN THE EVENT OF NEED. WATER TANK WATERING WILL PROVE DIFFICULT AS IT MAY ONLY BE USED ON OUTSIDE PERIPHERY OF THE PROPERTY OR DESIGNATED EMERGENCY ROAD TO AVOID DAMAGING SEED BEDS.
13. WEEDS THAT BECOME PROBLEMATIC ON THE SITE WILL BE SPOT SPRAYED WITH GLYPHOSATE.
14. STEWARDSHIP SHALL BE COMPRISED OF MONITORING EVERY TWO WEEKS DURING THE GROWING SEASON CHECKING ON THE STATUS OF GERMINATION AND GENERAL SITE CONDITIONS. MANY SEEDS IN THIS MIX MAY NOT GERMINATE WITHIN THE FIRST YEAR OF PLANTING; THEREFORE, SEEDING SUCCESS OR FAILURE SHOULD NOT BE SOLEY EVALUATED IN A ONE YEAR TIME SPAN.




1437 LARIMER STREET  
DENVER, COLORADO 80202

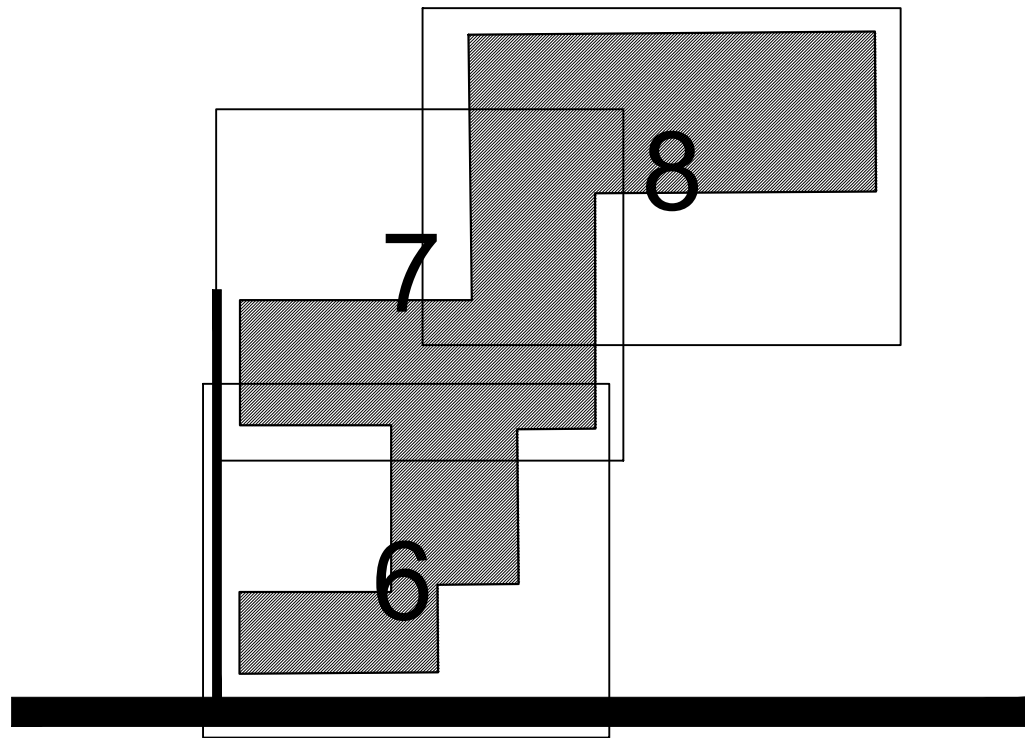
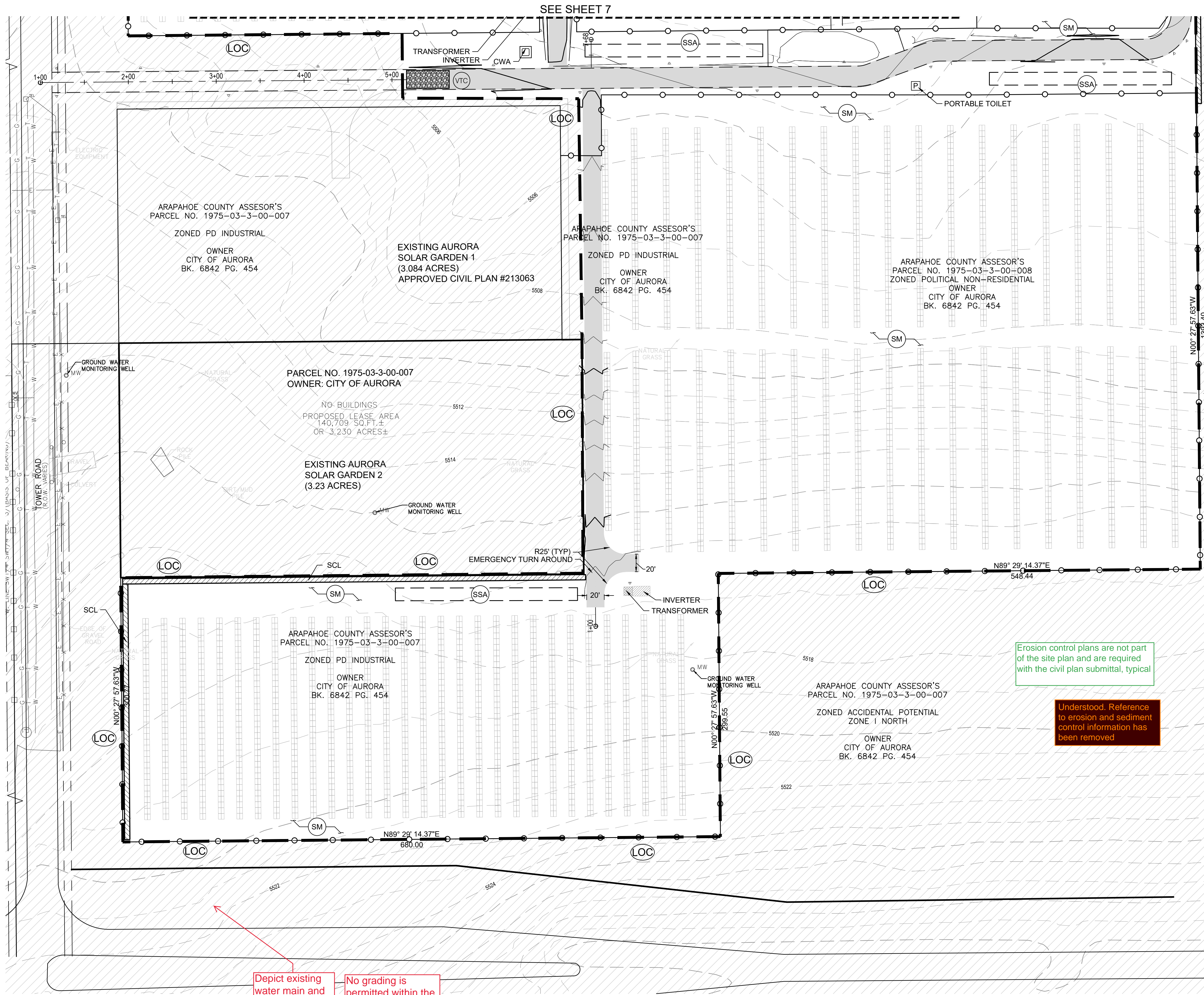


**JT ENERGY AURORA COMMUNITY  
SOLAR GARDEN III  
CIVIL CONSTRUCTION PLANS  
790 N. TOWER ROAD, AURORA, COLORADO**

**SITE DETAIL PLANS**  
**(1 OF 3)**

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. 0  1"	
DATE	JANUARY 27, 2022
FILE	AURORA SOLAR 3
DWG	SDP.DWG
SHEET	5 OF 9





BMP LEGEND

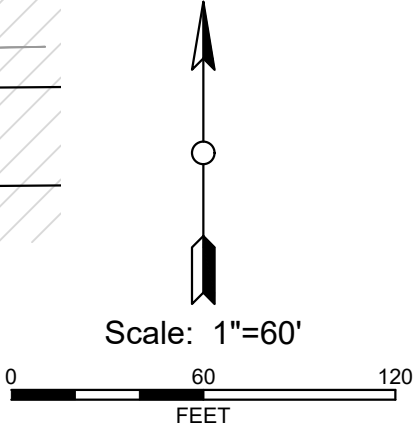
- 7' HIGH CHAIN LINK FENCE
- LOC LIMIT OF CONSTRUCTION
- SCL SEDIMENT CONTROL LOG
- CWA CONCRETE WASHOUT AREA
- VTC VEHICLE TRACTION CONTROL
- SM SEEDING AND MULCHING
- SSA STABILIZED STAGING AREA
- SLOPE WITH FLOW ARROW
- NO WORK AREA

MISCELLANEOUS NOTES:

- THE LOCATION OF THE INVERTER PAD AND THE TRANSFORMER PAD MAY CHANGE BASED ON XCEL REQUIREMENTS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE ENTIRE SITE SHALL HAVE PERMANENT SEEDING AND MULCHING INSTALLED PER THE SITE PLAN. PERMANENT SEEDING AND MULCHING SHALL OCCUR AFTER CONSTRUCTION.

BENCHMARK INFORMATION:

BENCHMARK INFORMATION: A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK AT THE S 1/16 SECTION CORNER OF SECTION 3, TOWNSHIP 4S, RANGE 66W OF THE 6TH P.M., BEING A 3" BRASS CAP ON A PIPE "S 1/16. C.O.A. 12021" WITH AN ELEVATION OF 5504.32 FEET. A CHECK SHOT, 0.1'± WAS TAKEN ON NGS POINT Z406, BEING LOCATED 2.0 MILES FROM SITE, WITH A PUBLISHED ELEVATION OF 5419.54 FEET (NAVD88).



TITLE BLOCK

OWNER/DEVELOPER PIVOT ENERGY 1750 15TH ST, SUITE 400 DENVER, CO 80202 CONTACT: KYLE SUNDMAN (888) 734-3033	CONSULTANT ENERTIA CONSULTING GROUP, LLC 1529 MARKET STREET, SUITE 200 DENVER, COLORADO 80202 CONTACT: RICK HAGMAYER, PE (609) 234-5502
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**ENERTIA**  
CONSULTING GROUP, LLC  
1437 LARIMER STREET  
DENVER, COLORADO 80202

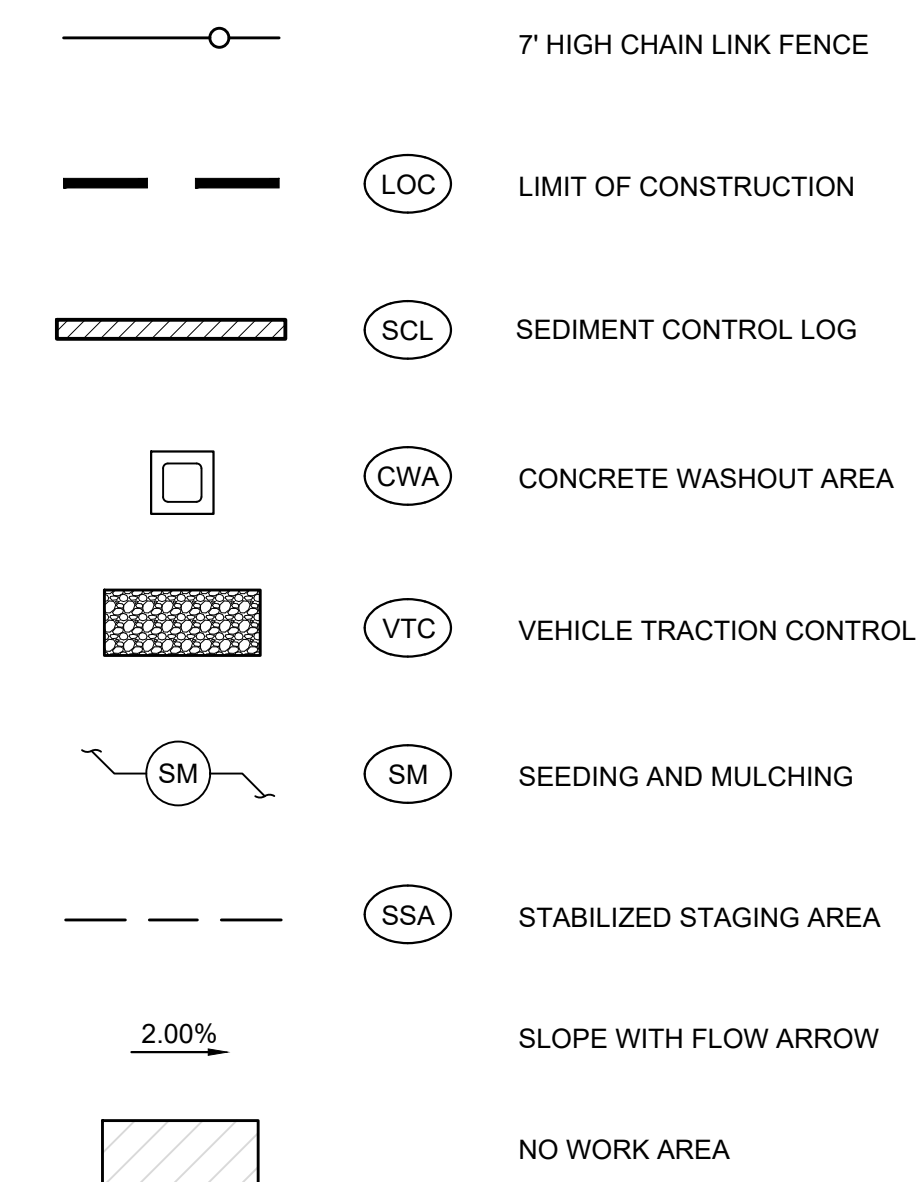
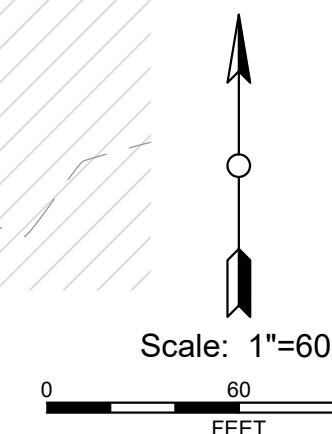


PIVOT ENERGY AURORA COMMUNITY  
SOLAR GARDEN III  
CIVIL CONSTRUCTION PLANS  
790 N. TOWER ROAD, AURORA, COLORADO

PRELIMINARY GRADING PLAN  
(1 OF 3)

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"	DATE JANUARY 27, 2022 FILE AURORA SOLAR 3 DWG SDP.DWG SHEET 6 OF 9
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MISCELLANEOUS NOTES:

1. THE LOCATION OF THE INVERTER PAD AND THE TRANSFORMER PAD MAY CHANGE BASED ON XCEL REQUIREMENTS
2. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. THE ENTIRE SITE SHALL HAVE PERMANENT SEEDING AND MULCHING INSTALLED PER THE SITE PLAN. PERMANENT SEEDING AND MULCHING SHALL OCCUR AFTER CONSTRUCTION.

BENCHMARK INFORMATION:

BENCHMARK INFORMATION: A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK AT THE S 1/16 SECTION CORNER OF SECTION 3, TOWNSHIP 4S, RANGE 66W OF THE 6TH P.M., BEING A 3" BRASS CAP ON A PIPE "S 1/16. C.O.A. 12021" WITH AN ELEVATION OF 5504.32 FEET. A CHECK SHOT, 0.1' +/- WAS TAKEN ON NGS POINT Z406, BEING LOCATED 2.0 MILES FROM SITE, WITH A PUBLISHED ELEVATION OF 5419.54 FEET (NAVDD88).

**TITLE BLOCK**  
AURORA SOLAR 3  
CASE NO.

OWNER/DEVELOPER  
PIVOT ENERGY  
1750 15TH ST, SUITE 400  
DENVER, CO 80202  
CONTACT: KYLE SUNDMAN  
(888) 734-3033

**CONSULTANT**  
ENERTIA CONSULTING GROUP, LLC  
1529 MARKET STREET, SUITE 200  
DENVER, COLORADO 80202  
CONTACT: RICK HAGMAYER, PE  
(609) 234-5502

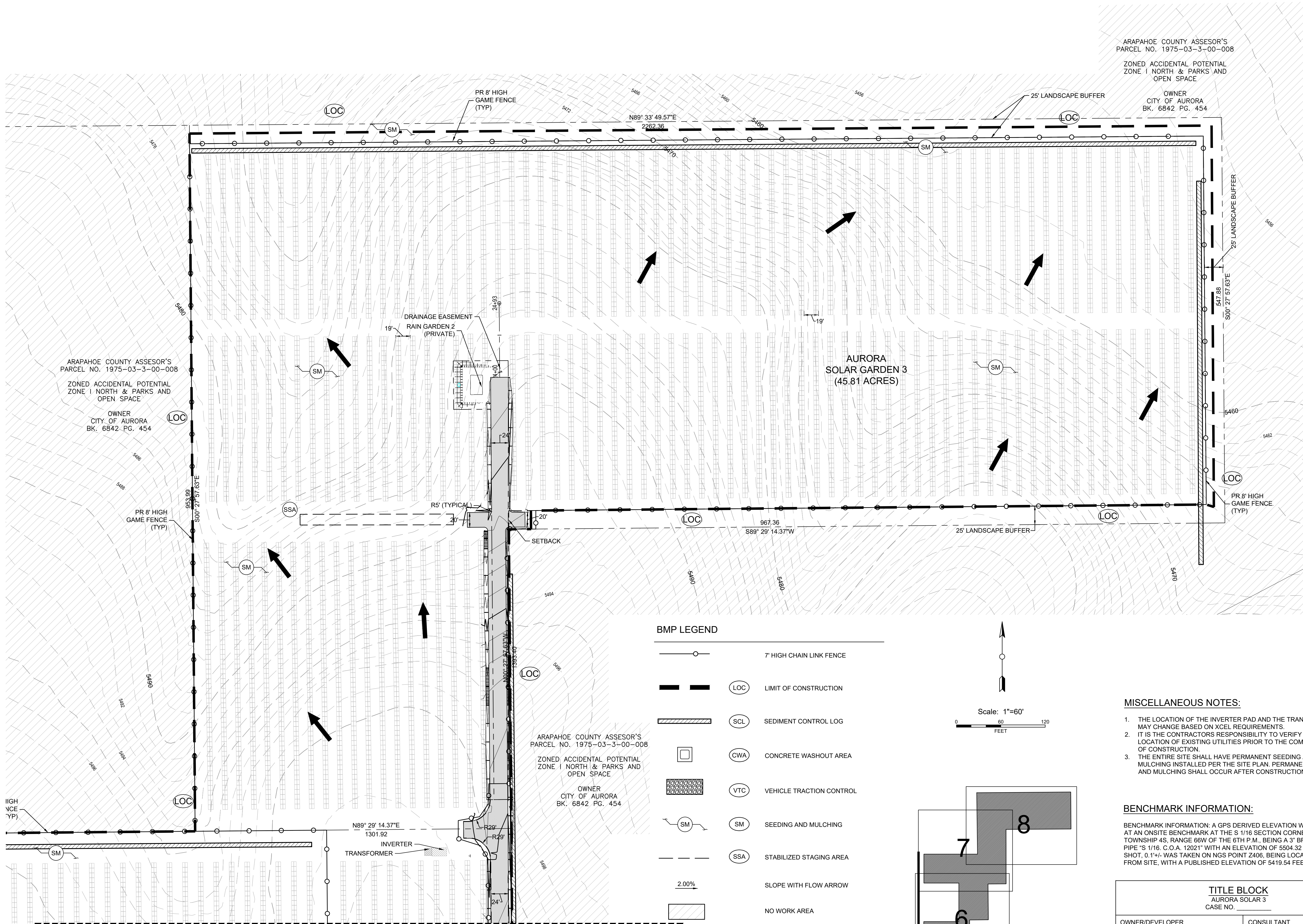
VERIFY SCALE  
BAR IS ONE INCH ON  
ORIGINAL DRAWING.

DATE	JANUARY 27, 2022
FILE	AURORA SOLAR 3
DWG	SDP.DWG
SHEET	7 OF 9

**PIVOT ENERGY AURORA COMMUNITY  
SOLAR GARDEN III  
CIVIL CONSTRUCTION PLANS  
790 N. TOWER ROAD, AURORA, COLORADO**

PRELIMINARY GRADING PLAN  
(2 OF 3)





**MISCELLANEOUS NOTES:**

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3. THE ENTIRE SITE SHALL HAVE PERMANENT SEEDING AND MULCHING INSTALLED PER THE SITE PLAN. PERMANENT SEEDING AND MULCHING SHALL OCCUR AFTER CONSTRUCTION.

**BENCHMARK INFORMATION:**

BENCHMARK INFORMATION: A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK AT THE S 1/16 SECTION CORNER OF SECTION 3, TOWNSHIP 45S, RANGE 66W OF THE 6TH P.M., BEING A 3" BRASS CAP ON A PIPE "S 1/16, C.O.A. 12021" WITH AN ELEVATION OF 5504.32 FEET. A CHECK SHOT, 0.1+/- WAS TAKEN ON NGS POINT 2406, BEING LOCATED 2.0 MILES FROM SITE, WITH A PUBLISHED ELEVATION OF 5419.54 FEET (NAVD88).

**TITLE BLOCK**  
AURORA SOLAR 3  
CASE NO.

OWNER/DEVELOPER  
PIVOT ENERGY  
1750 15TH ST, SUITE 400  
DENVER, CO 80202  
CONTACT: KYLE SUNDMAN  
(888) 734-3033

CONSULTANT  
ENERTIA CONSULTING GROUP, LLC  
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DENVER, COLORADO 80202  
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PIVOT ENERGY AURORA COMMUNITY  
SOLAR GARDEN III  
CIVIL CONSTRUCTION PLANS  
790 N. TOWER ROAD, AURORA, COLORADO

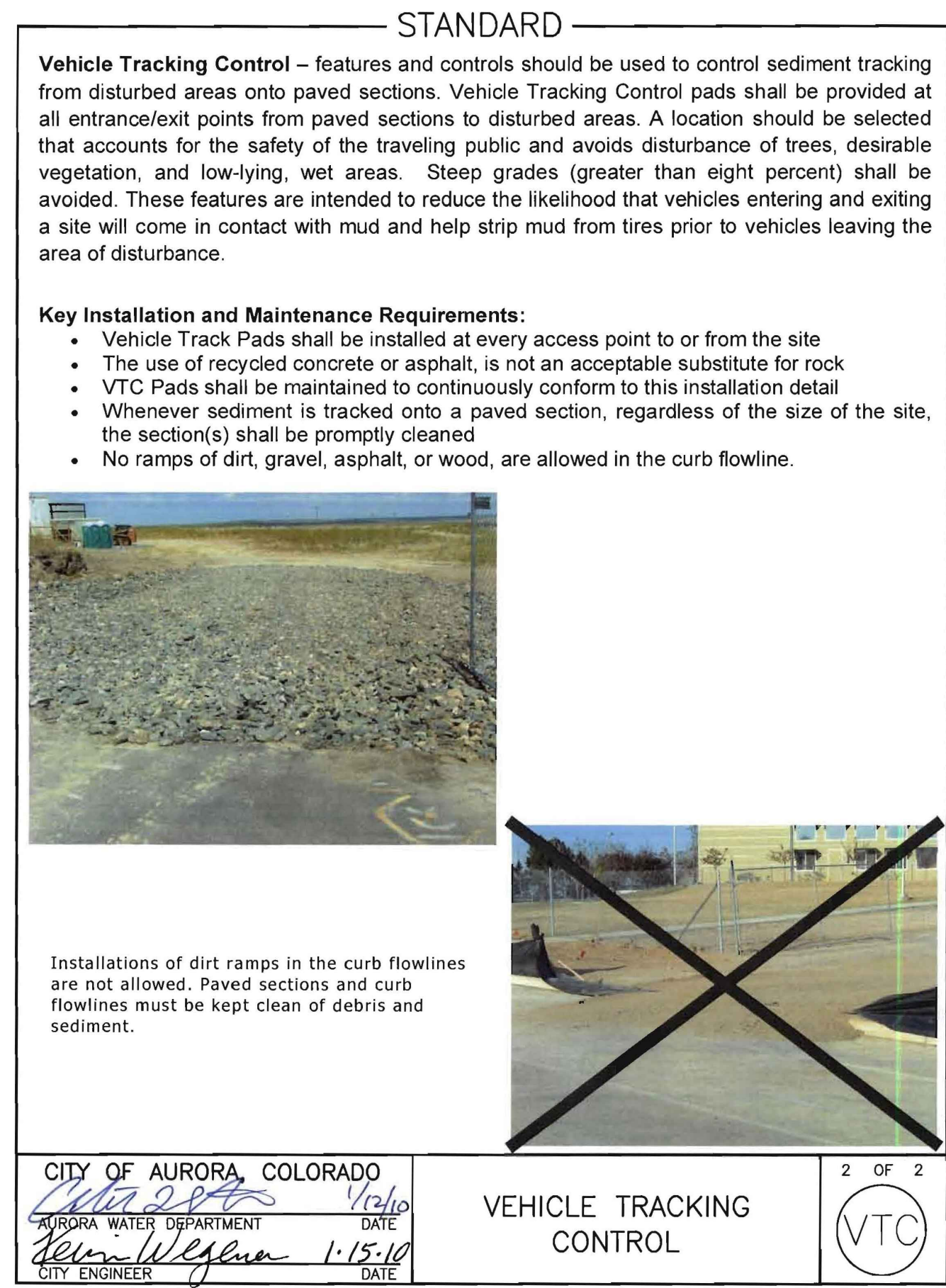
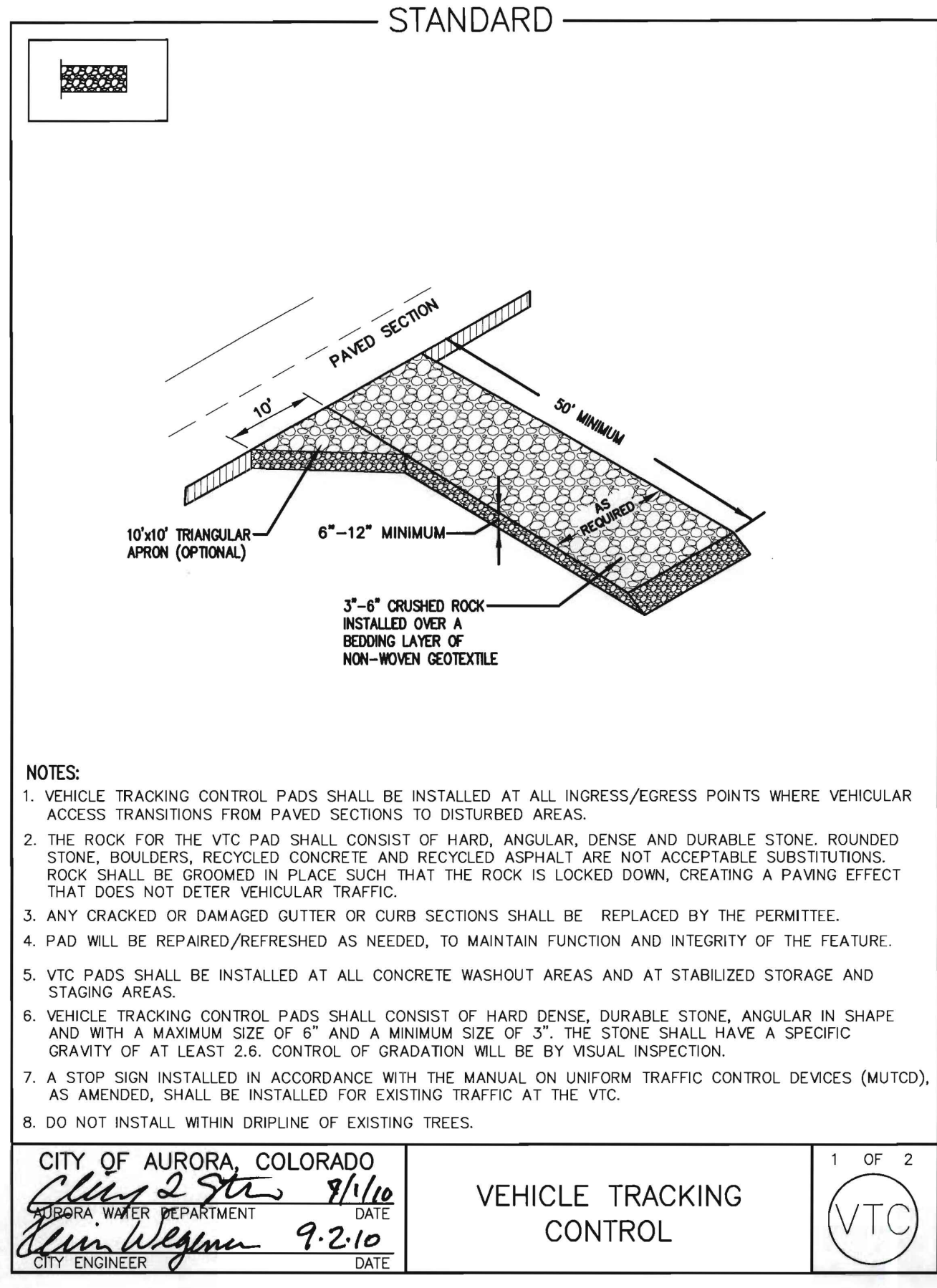
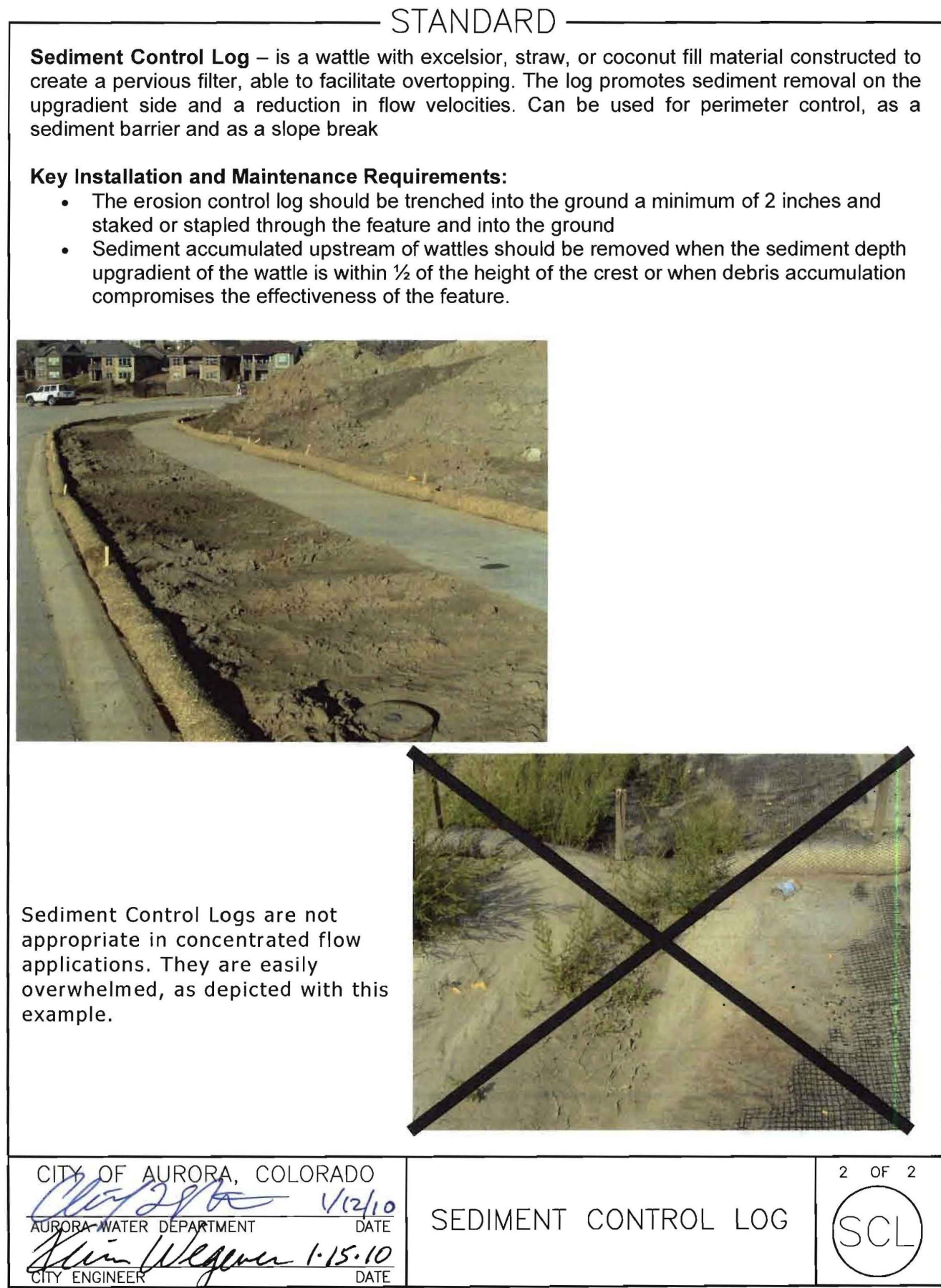
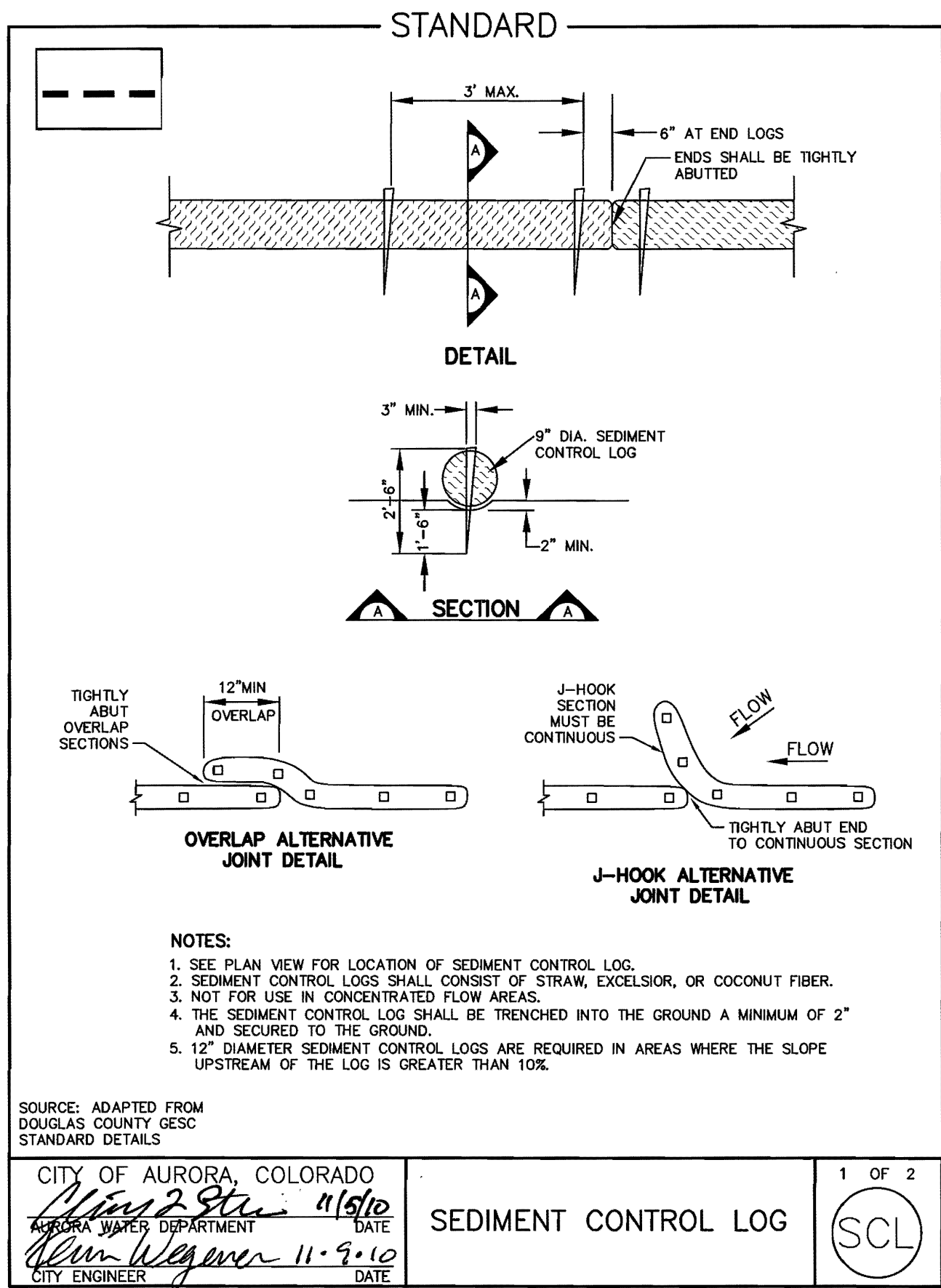
PRELIMINARY GRADING PLAN  
(3 OF 3)

DATE	JANUARY 27, 2022
FILE	AURORA SOLAR 3
DWG	SDP.DWG
SHEET	8 OF 9

**ENERTIA**  
CONSULTING GROUP, LLC  
1437 LARIMER STREET  
DENVER, COLORADO 80202

NO.	DATE	REVISION	BY	APVD
DSGN				JSO
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DR				JSO
AHK				JSO
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APVD				JSO





## CONCRETE WASHOUT DETAIL

### Eco-Pan Specification sheet

#### Eco-Pan objective

Allows for easy concrete pump washout, ready mix trucks, and other equipment associated with cement on site and easy off site recycling of the same concrete materials

#### Eco-Pan Application

Construction projects where concrete, stucco, mortar, grout and cement are used as a construction material or where cementitious wastewater is created.

#### Eco-Pan Maintenance

Inspect and clean out when 3/4 full, not allowing the Eco-Pan to overflow. Inspect wastewater level and request service. Replace with empty Eco-Pan, as needed. Inspect Eco-Pan's to ensure that proper housekeeping are employed when washing out equipment.

#### Description

A self-contained and watertight eco-pan with added fork channels for portability captures and contains concrete wastewater and washout material. Our eco-pan's come in two sizes to accommodate every size pour, 1 yard/2 ton or 2.5 yard 4.5 ton.

#### SPECIFICATIONS

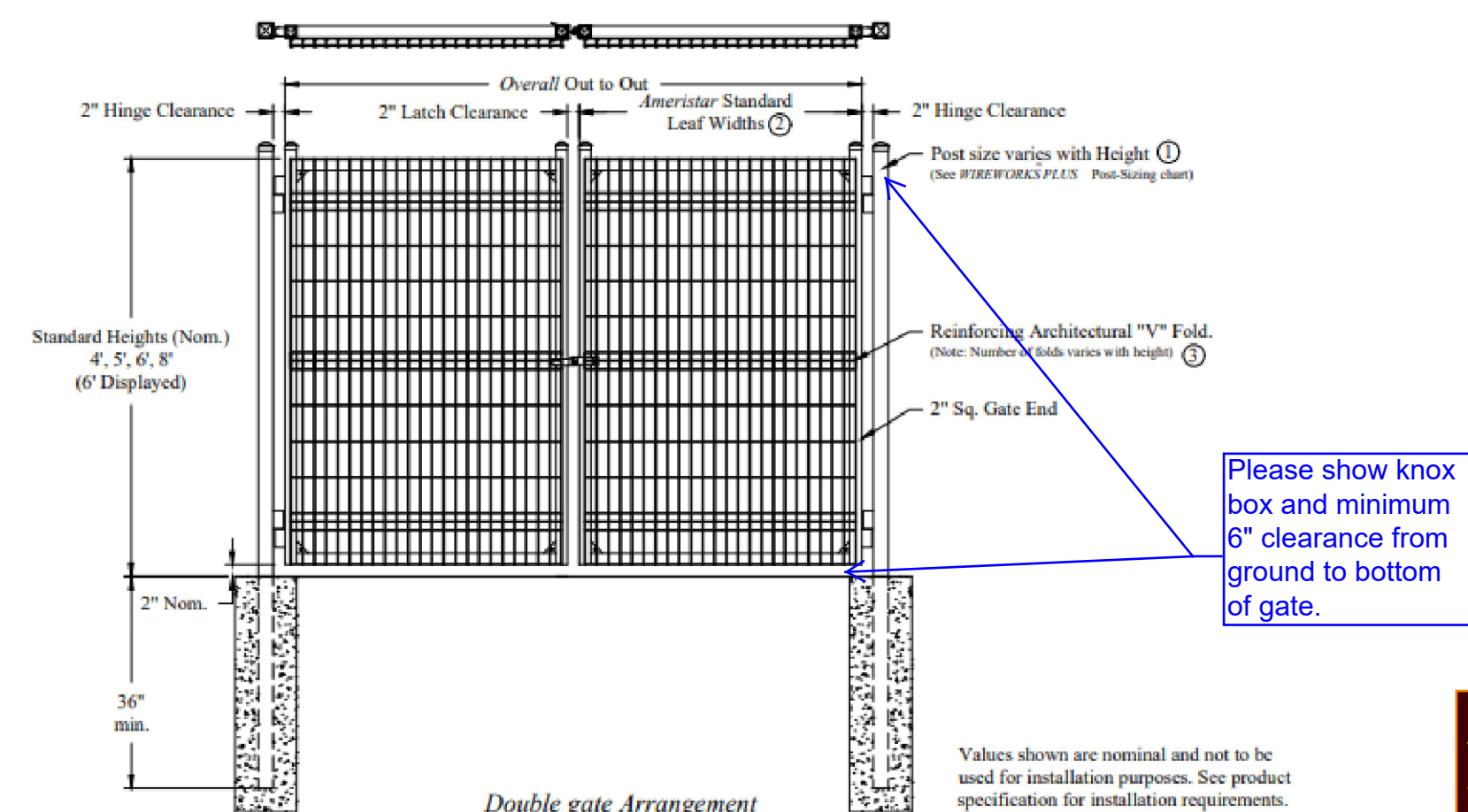
The eco-pan must be portable and temporary, watertight, equipped with fork channels and have a holding capacity to accept washout from approximately 250 yds - 2.5 yard /4.5ton, Or, 150yards-1yard /2 ton of poured concrete.



600 Gallon Capacity  
20 to 30 Mixer Wash Outs\*  
7' x 7' x 26"



300 Gallon Capacity  
10 to 15 Mixer Wash Outs\*  
7' x 7' x 14" (Enough to contain material from Pump Hopper)



Fencing Gate Detail

Add the gate label as follows: 2 - 12" Manual Swing Gates with Knox Box.

Gate Label revised

Knox Box added to the right pole. Additionally, the 2" Nom Call has been updated to read 6".