

VICINITY MAP
SCALE 1" = 2000'

PIVOT ENERGY AURORA COMMUNITY SOLAR GARDEN III SITE PLAN



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

replace note:
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.

Note has been updated

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

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

Understood

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, 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) 2009 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 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.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRUCH 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 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 AN 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.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRUCH 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 UNOBSTRUCTED 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 AFFECTED 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.

OWNERS SIGNATURES

PIVOT ENERGY SOLAR GARDEN III

LEGAL DESCRIPTION:

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 _____

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. _____

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
- SHEET 10 - PRELIMINARY GRADING PROFILES

AMENDMENTS

PLAN REVISION TABLE			
REVISION	DATE	DESCRIPTION	SHEETS

DATA BLOCK:

DATA:	SOLAR GARDEN III TOTALS
LAND AREA WITHIN PROPERTY LINES:	45.81 ACRES
GROSS FLOOR AREA:	N/A
NUMBER OF BUILDINGS	0
MAXIMUM HEIGHT OF BUILDINGS	N/A
TOTAL BUILDING COVERAGE (SOLAR PANELS)	55%, 996,722 SQ. FT.
HARD SURFACE AREA (NOT IMPERVIOUS) (INVERTER & TRANSFORMER PADS)	0.06%, 1,020 SQ. FT.
LANDSCAPE AREA	1,795,935 SQ. FT. (45.81 AC) HARD SURFACE AREA
PRESET ZONING CLASSIFICATION	APZ
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

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

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

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

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

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

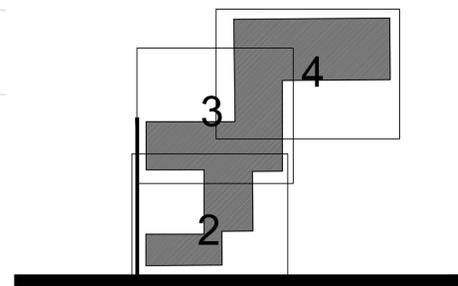
Pivot Energy logo

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	OCTOBER 29, 2021
FILE	AURORA SOLAR 3
DWG	SDP.DWG
SHEET	1 OF 10

SEE SHEET 3



LEGEND

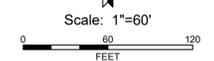
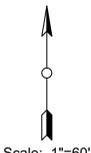
- (EXISTING)
 - 5515- MAJOR CONTOUR
 - MINOR CONTOUR
- (PROPOSED)
 - 5515 MAJOR CONTOUR
 - MINOR CONTOUR
 - 8' HIGH GAME FENCE
 - SETBACK LINE
 - PROJECT BOUNDARY
 - EXISTING MONITORING WELL
 - PV ARRAY
 - INVERTER PAD
 - TRANSFORMER PAD
 - GRAVEL FIRE LANE & ACCESS ROAD

GENERAL NOTES:

- THE SPECIFIED SOLAR PANELS, RACKING SYSTEM, AND INVERTERS ARE INTENDED TO ILLUSTRATE GENERAL INFORMATION ABOUT THE COMPONENTS OF THE SOLAR FACILITY. COMPONENTS THAT ARE SIMILAR IN APPEARANCE AND FUNCTION MAY BE SUBSTITUTED FOR THE COMPONENTS SPECIFIED OR ILLUSTRATED ON THIS SITE PLAN. THE LOCATION OF THE ARRAYS AND INVERTERS MAY VARY FROM WHAT IS DEPICTED ON THIS SITE PLAN, PROVIDED THE INSTALLED COMPONENTS MEET ALL REQUIRED SETBACKS.
- TREES AND SHRUBS ARE NOT OBSERVED WITHIN THE PV ARRAY AREAS. TREES AND SHRUBS ARE TO BE REMOVED AS NECESSARY TO ALLOW FOR THE INSTALLATION OF THE ARRAYS AND TO ELIMINATE SHADING.
- ADA ACCESS TO THE SITE IS CONSIDERED VEHICULAR.
- CDOT CLASS 6 ROAD BASE/FIRE LANE WILL BE DESIGNED AND MAINTAINED TO BEAR THE WEIGHT OF FIRE APPARATUS WITH A MINIMUM IMPOSED WEIGHT OF 85,000 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.

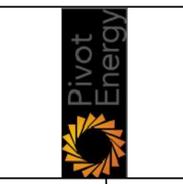
REVEGETATION SCHEDULE:

- 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.



NO.	DATE	DESIGN	APV	CHK	REV	BY

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

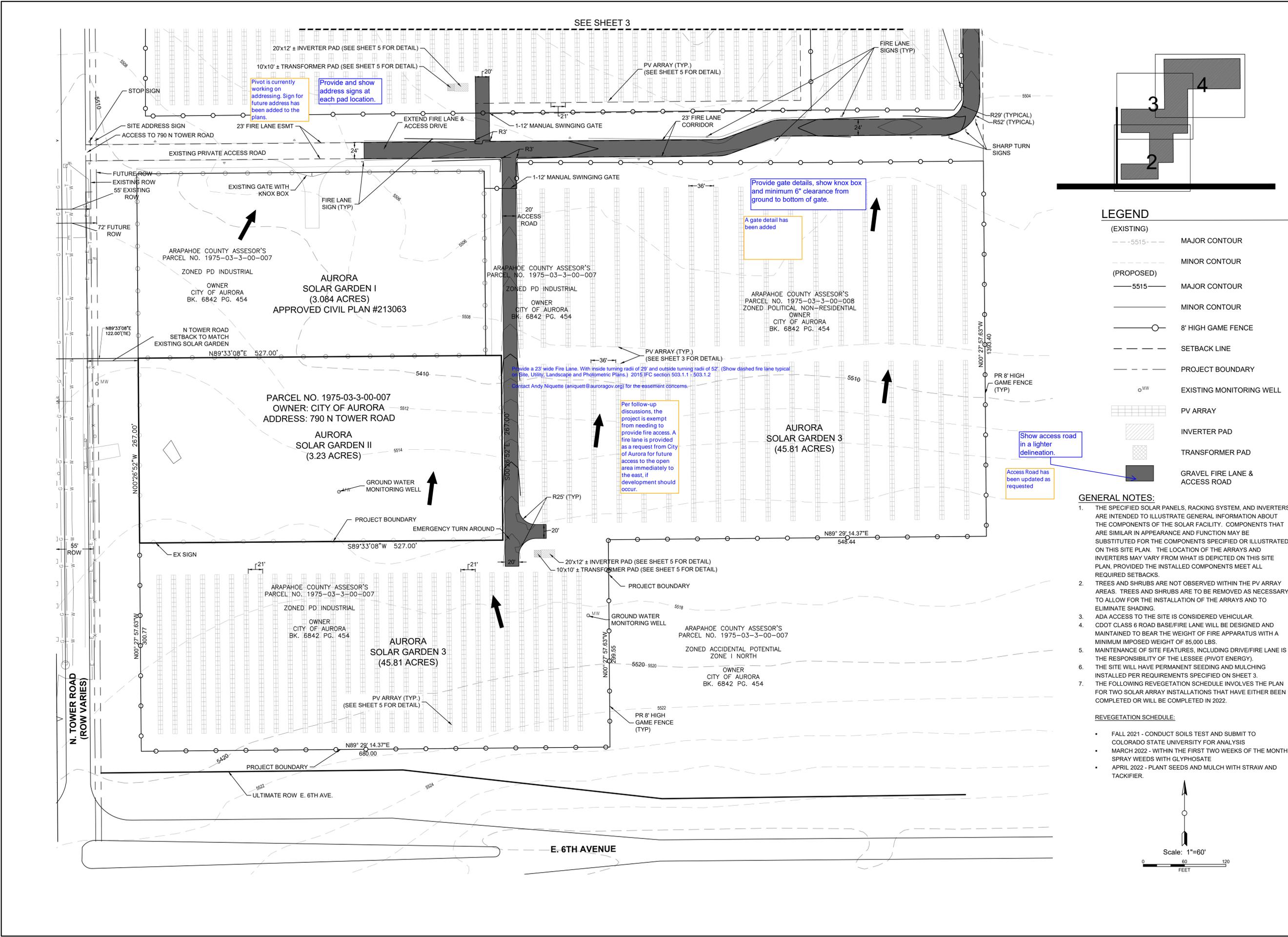


PIVOT ENERGY AURORA COMMUNITY
SOLAR GARDEN III
CIVIL CONSTRUCTION PLANS
790 N. TOWER ROAD, AURORA, COLORADO

SITE PLAN
(1 OF 3)

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

DATE OCTOBER 29, 2021
FILE AURORA SOLAR 3
DWG SDP.DWG
SHEET 2 OF 10



Pivot is currently working on addressing. Sign for future address has been added to the plans.

Provide and show address signs at each pad location.

Provide gate details, show Knox box and minimum 6" clearance from ground to bottom of gate.

A gate detail has been added

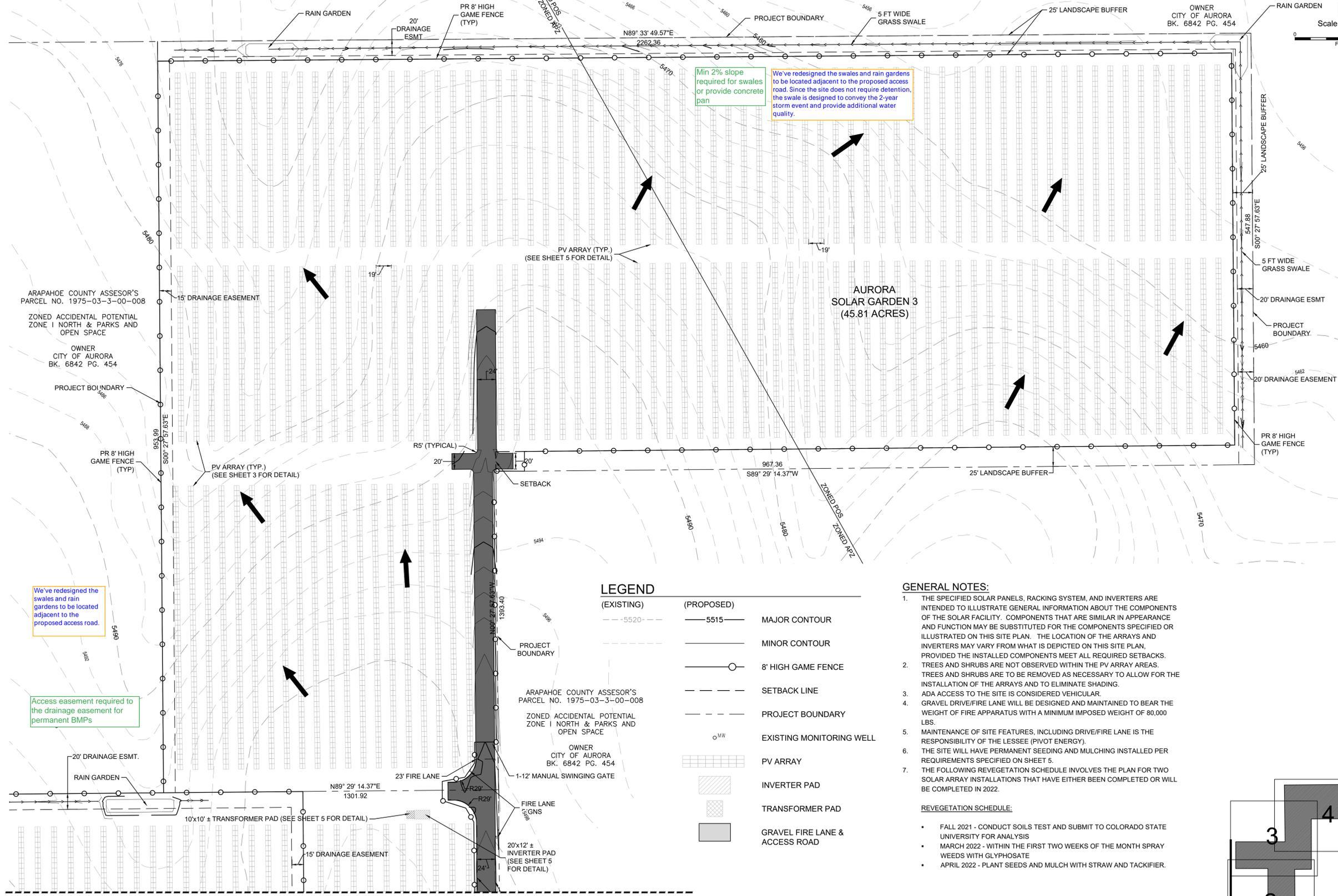
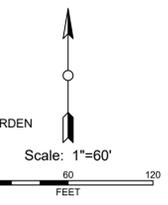
Provide a 23' wide Fire Lane. With inside turning radii of 20' and outside turning radii of 52'. (Show dashed fire lane typical on Site, Utility, Landscape and Photometric Plans.) 2016 IFC section 503.1.1 - 503.1.2. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns.

Per follow-up discussions, the project is exempt from needing to provide fire access. A fire lane is provided as a request from City of Aurora for future access to the open area immediately to the east, if development should occur.

Show access road in a lighter delineation.

Access Road has been updated as requested

ARAPAHOE COUNTY ASSESSOR'S
PARCEL NO. 1975-03-3-00-008
ZONED ACCIDENTAL POTENTIAL
ZONE I NORTH & PARKS AND
OPEN SPACE



Min 2% slope
required for swales
or provide concrete
pan

We've redesigned the swales and rain gardens
to be located adjacent to the proposed access
road. Since the site does not require detention,
the swale is designed to convey the 2-year
storm event and provide additional water
quality.

We've redesigned the
swales and rain
gardens to be located
adjacent to the
proposed access road.

Access easement required to
the drainage easement for
permanent BMPs

LEGEND

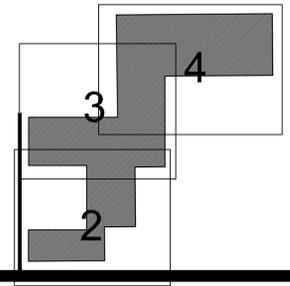
(EXISTING)	(PROPOSED)	
---5520---	—5515—	MAJOR CONTOUR
---	---	MINOR CONTOUR
—○—	—○—	8' HIGH GAME FENCE
---	---	SETBACK LINE
---	---	PROJECT BOUNDARY
○	○	EXISTING MONITORING WELL
[Grid Pattern]	[Grid Pattern]	PV ARRAY
[Hatched Pattern]	[Hatched Pattern]	INVERTER PAD
[Cross-hatched Pattern]	[Cross-hatched Pattern]	TRANSFORMER PAD
[Solid Grey]	[Solid Grey]	GRAVEL FIRE LANE & ACCESS ROAD

GENERAL NOTES:

1. THE SPECIFIED SOLAR PANELS, RACKING SYSTEM, AND INVERTERS ARE INTENDED TO ILLUSTRATE GENERAL INFORMATION ABOUT THE COMPONENTS OF THE SOLAR FACILITY. COMPONENTS THAT ARE SIMILAR IN APPEARANCE AND FUNCTION MAY BE SUBSTITUTED FOR THE COMPONENTS SPECIFIED OR ILLUSTRATED ON THIS SITE PLAN. THE LOCATION OF THE ARRAYS AND INVERTERS MAY VARY FROM WHAT IS DEPICTED ON THIS SITE PLAN, PROVIDED THE INSTALLED COMPONENTS MEET ALL REQUIRED SETBACKS.
2. TREES AND SHRUBS ARE NOT OBSERVED WITHIN THE PV ARRAY AREAS. TREES AND SHRUBS ARE TO BE REMOVED AS NECESSARY TO ALLOW FOR THE INSTALLATION OF THE ARRAYS AND TO ELIMINATE SHADING.
3. ADA ACCESS TO THE SITE IS CONSIDERED VEHICULAR.
4. GRAVEL DRIVE/FIRE LANE WILL BE DESIGNED AND MAINTAINED TO BEAR THE WEIGHT OF FIRE APPARATUS WITH A MINIMUM IMPOSED WEIGHT OF 80,000 LBS.
5. MAINTENANCE OF SITE FEATURES, INCLUDING DRIVE/FIRE LANE IS THE RESPONSIBILITY OF THE LESSEE (PIVOT ENERGY).
6. THE SITE WILL HAVE PERMANENT SEEDING AND MULCHING INSTALLED PER REQUIREMENTS SPECIFIED ON SHEET 5.
7. THE FOLLOWING REVEGETATION SCHEDULE INVOLVES THE PLAN FOR TWO SOLAR ARRAY INSTALLATIONS THAT HAVE EITHER BEEN COMPLETED OR WILL BE COMPLETED IN 2022.

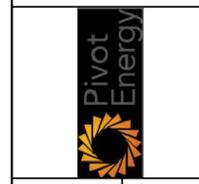
REVEGETATION SCHEDULE:

- 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.



NO.	DATE	DISGN	AHK	DR	AHK	CHK	JSO	APVD	JSO

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



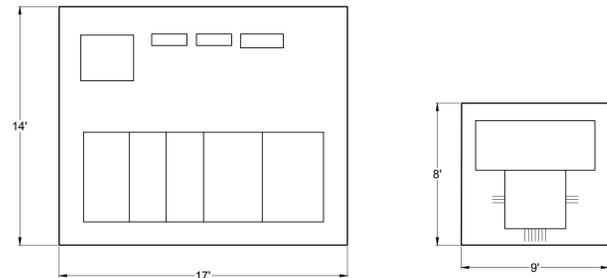
PIVOT ENERGY AURORA COMMUNITY
SOLAR GARDEN III
CIVIL CONSTRUCTION PLANS
790 N. TOWER ROAD, AURORA, COLORADO

SITE PLAN
(3 OF 3)

DATE	OCTOBER 29, 2021
FILE	AURORA SOLAR 3
DWG	SDP.DWG
SHEET	4 OF 10

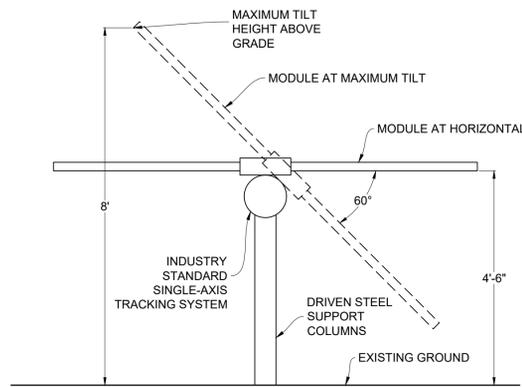
VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING.
0 1'

SEEDING MIX FOR PIVOT SPRING 2022 PER ACRE (TOTAL SEEDING PROJECT = 46.7 ACRES)									
COMMON NAME	LATIN NAME	PLANT TYPE	BLOOM TIME	COLOR	H/S	LBS/ACRE	SEED PER LB	TOTAL SEED	
ASPEN DAISY	ERIGERON SPECIOSUS	FORB	JULY-SEPT	PURPLE/PINK	1-2/1"	0.5	1,600,000	800000	
BLUE FLAX MAPLE GROVE	LINUM LEWISII	FORB	MAY-JUNE	BLUE	5-11/1"	1.5	293,000	439500	
PALE EVENING PRIMROSE	OENOTHERA PALLIDA	FORB	JULY-SEPT	WHITE	8-20/1"	0.5	512,000	256000	
FRINGED SAGEBRUSH	ARTEMISIA FRIGIDA	FORB	JUNE-SEPT	GRAY/SILVER	5-13/1"	0.25	4,536,000	1134000	
PRAIRIE ASTER	MACHAERANTHERA TANACETIFOLIA	FORB	JULY-SEPT	PURPLE	4-6/1"	0.5	408,000	204000	
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	FORB	JUNE-SEPT	YELLOW	1-2/1"	1	737,000	737000	
PURPLE VERBENA	VERBENA STRICTA	FORB	JULY-SEPT	PURPLE	2-4/1"	0.5	425,000	212500	
SCARLET GLOBEMALLOW	SPHAERALCEA COCCINEA	FORB	MAY-SEPT	ORANGE	5-11/1"	0.25	500,000	125000	
WESTERN YARROW	ACHILLEA MILLEFOLIUM VAR. OCCIDENTALIS	FORB	JULY-SEPT	WHITE	5-21/1"	0.75	2,770,000	2077500	
ANNUAL RYEGRASS 'GULF'	LOLIUM PERENNE SPP. MULTIFLORUM	GRAMINOID	APRIL-JUNE	GREEN	1-2"	1	227,000	227000	
BLUE GRAMA 'HACHITA'	BOUPELLOIA GRAECILIS	GRAMINOID	MAY-SEPT	BLUE/GREEN	5 - 1.5'	2	825,000	1650000	
BUFFALOGRASS 'TEXOKA'	BOUPELLOIA DACTYLOIDES	GRAMINOID	MAY-SEPT	GREEN	4-6"	4	56,000	224000	
INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	GRAMINOID	MAY-SEPT	GREEN	1-2"	2.25	141,000	317250	
SHEEP FESCUE	FESTUCA OVINA	GRAMINOID	APRIL-JUNE	GREEN	1-3"	0.75	680,000	510000	
DOUGLAS LOW RABBITBRUSH	CHRYSOHAMNUS VISCIDIFLORUS	SHRUB	JULY-SEPT	YELLOW	1.5/2"	0.5	782,000	391000	
SPANISH BAYONET	YUCCA GLAUCA	SUCCULENT	JUNE-JULY	GREEN	2/2"	0.5	22,680	11340	
TOTAL LBS AND SEED PER ACRE						16.75		9316090	
TOTAL SEED PER SQ. FOOT = 214									



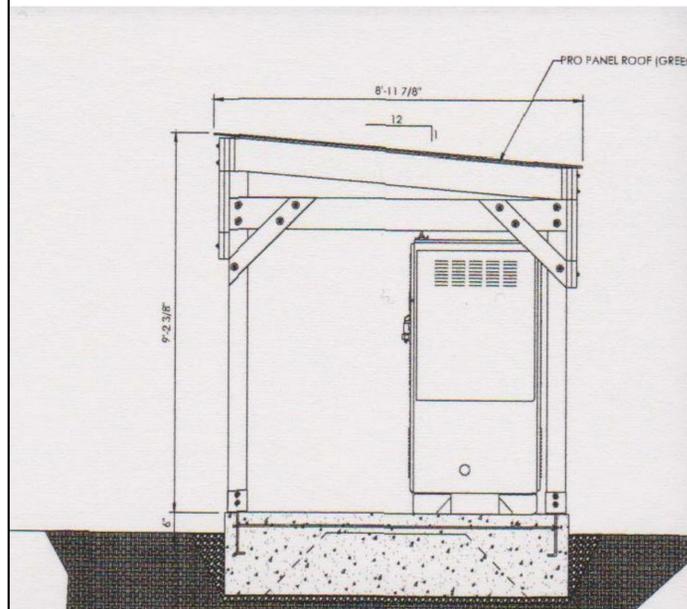
EQUIPMENT PAD LAYOUT

NOT TO SCALE



PV ARRAY RACKING SYSTEM

NOT TO SCALE

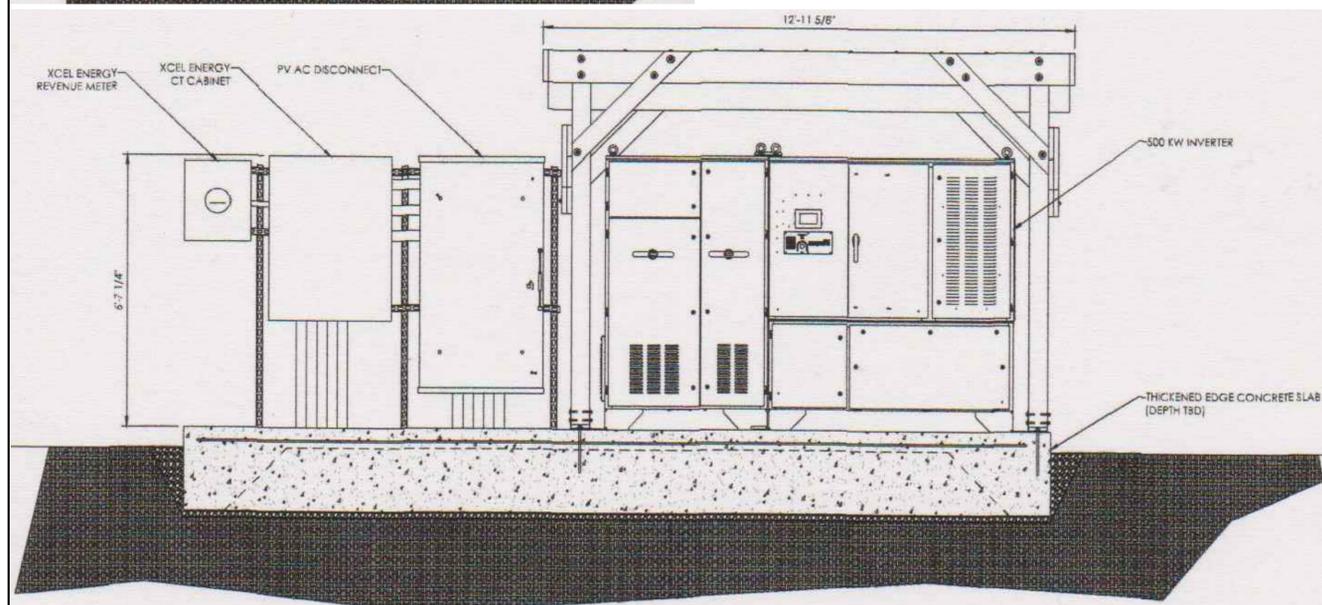


INVERTER MOUNTED ON CONCRETE PAD (TYP)

NOT TO SCALE

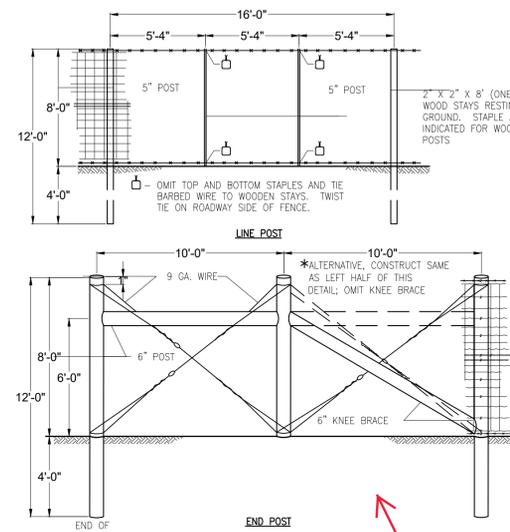


PLANTS FOR REVEGETATION



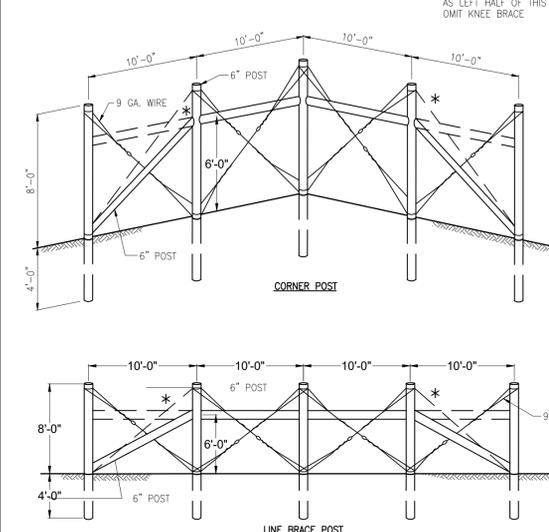
INVERTER MOUNTED ON CONCRETE PAD (TYP)

NOT TO SCALE



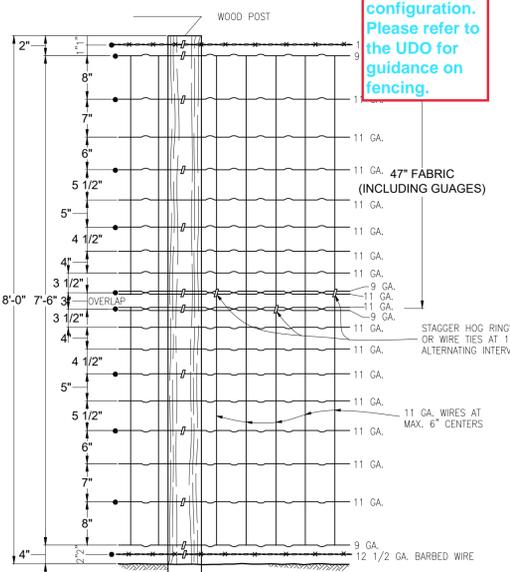
NOTES:
1. THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND NOT FOR CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.

DEER FENCE
LINE & END POST DETAILS



NOTES:
1. THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND NOT FOR CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.

DEER FENCE
CORNER & LINE BRACE POST DETAILS



NOTES:
1. THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND NOT FOR CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.

DEER FENCE
WIRE FABRIC FENCE DETAIL



NOTES:
1. THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND NOT FOR CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.

DEER FENCE
NOTES

This is not a permitted fence type per the UDO. Barbed wire is not permitted. Nor this type of fencing configuration. Please refer to the UDO for guidance on fencing.

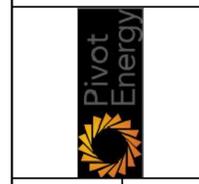
The barbed wire portion of this fence has been removed

REVEGETATION NOTES:

- THIS REVEGETATION WILL INCORPORATE A MIXTURE OF GRAMINOIDS, FORBS, SHRUBS AND SUCCULENT OVER AN ACTIVE PRAIRIE DOG COLONY. HAY FLECKS WILL BE DISTRIBUTED ON TOP OF BURROWS THAT ARE THE MOST ACTIVE TO DISCOURAGE PRAIRIE DOGS FROM DISTURBING SEEDS AND MULCH.
- 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.
- 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.
- 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.
- SEED COMMON AND BOTANICAL NAMES, SEED AMOUNT, SEEDS PER SQUARE FOOT AND PLANT CHARACTERISTICS ARE REFERENCED ON THE PLANT IDENTIFICATION CHART.
- 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.
- SEEDING METHOD: USING A TRUAX 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 WILL 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.
- NO SEEDING SHALL OCCUR WHEN GROUNDS ARE FROZEN OR OTHER ADVERSE WEATHER CONDITIONS SUCH AS HIGH WINDS.
- MULCHING SHALL BE COMPRISED OF THE ADDITION OF 2500 LBS OF CRIMPED STRAW PER ACRE. AFTER MULCH IS IN PLACE, A TACKIFIER WILL BE APPLIED.
- 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.
- ALL SEEDS WILL BE TREATED WITH MYCHORRIZAE AT A RATE OF 20 LBS PER ACRE.
- 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.
- WEEDS THAT BECOME PROBLEMATIC ON THE SITE WILL BE SPOT SPRAYED WITH GLYPHOSATE.
- 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 SOLELY EVALUATED IN A ONE YEAR TIME SPAN.

NO.	DATE	DESIGN	CHK	APVD
			AHK	JSO
			AHK	JSO

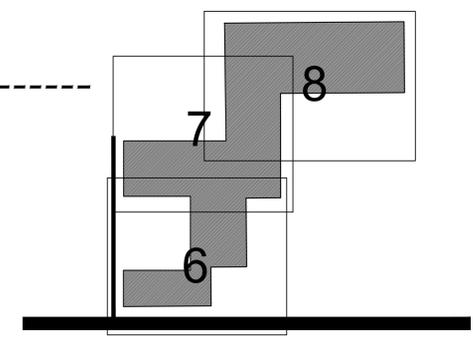
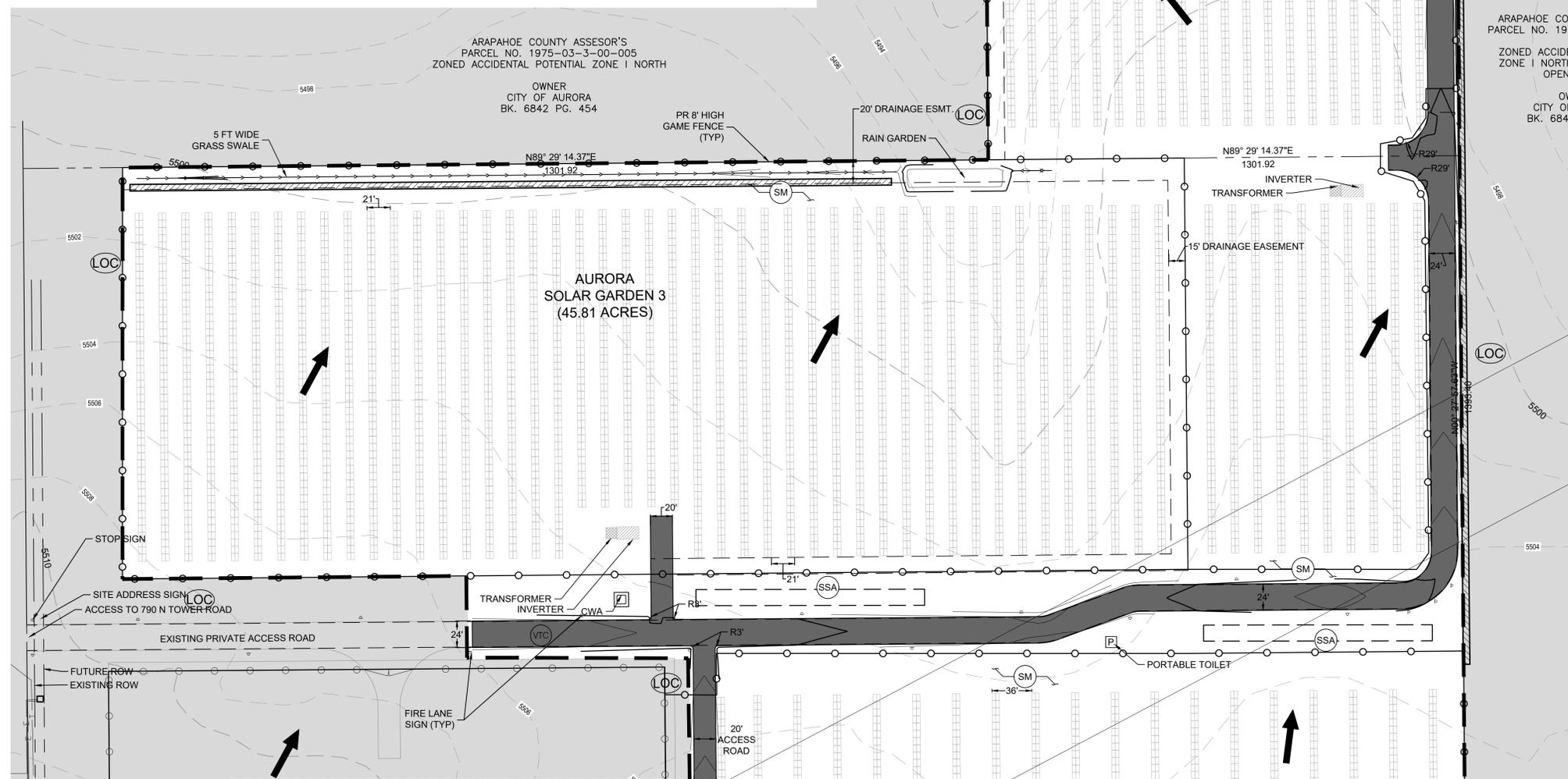
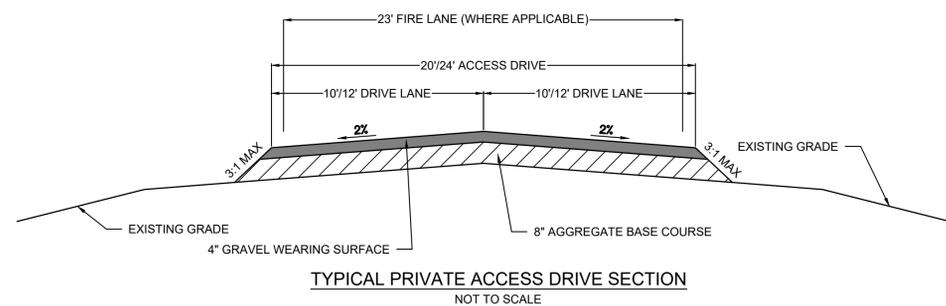
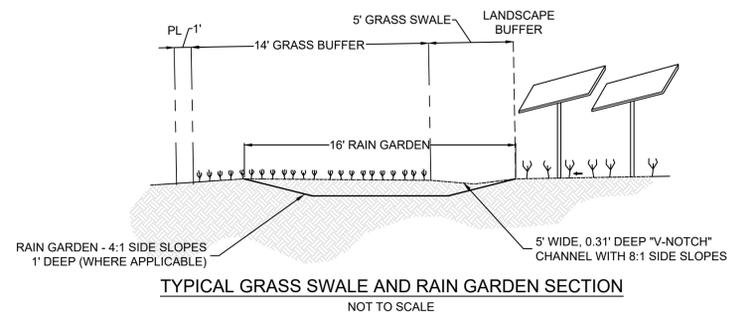
ENERTIA
CONSULTING GROUP, LLC
1437 LARIMER STREET
DENVER, COLORADO 80202



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

SITE DETAIL PLANS
(1 OF 3)

DATE	OCTOBER 29, 2021
FILE	AURORA SOLAR 3
DWG	SDP.DWG
SHEET	5 OF 10



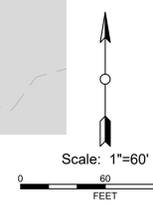
BMP LEGEND

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

- 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 (NAVD88).



TITLE BLOCK
AURORA SOLAR 3
CASE NO. _____

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

NO.	DATE	DR	CHK	BY	JSO

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
(2 OF 3)

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

DATE	OCTOBER 29, 2021
FILE	AURORA SOLAR 3
DWG	SDP.DWG
SHEET	7 OF 10

ARAPAHOE COUNTY ASSESSOR'S
PARCEL NO. 1975-03-3-00-008

ZONED ACCIDENTAL POTENTIAL
ZONE I NORTH & PARKS AND
OPEN SPACE

OWNER
CITY OF AURORA
BK. 6842 PG. 454



ARAPAHOE COUNTY ASSESSOR'S
PARCEL NO. 1975-03-3-00-008

ZONED ACCIDENTAL POTENTIAL
ZONE I NORTH & PARKS AND
OPEN SPACE

OWNER
CITY OF AURORA
BK. 6842 PG. 454

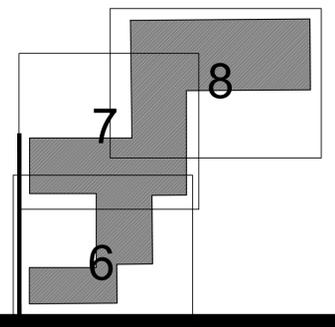
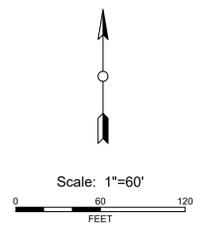
ARAPAHOE COUNTY ASSESSOR'S
PARCEL NO. 1975-03-3-00-008

ZONED ACCIDENTAL POTENTIAL
ZONE I NORTH & PARKS AND
OPEN SPACE

OWNER
CITY OF AURORA
BK. 6842 PG. 454

BMP LEGEND

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



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 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 6504.32 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).

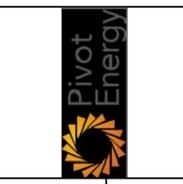
TITLE BLOCK

AURORA SOLAR 3 CASE NO. _____	
OWNER/DEVELOPER PIVOT ENERGY 1750 15TH ST, SUITE 400 DENVER, CO 80202 CONTACT: JOHNATHAN FITZPATRICK (888) 734-3033	CONSULTANT ENERTIA CONSULTING GROUP, LLC 1529 MARKET STREET, SUITE 200 DENVER, COLORADO 80202 CONTACT: RICK HAGMAYER, PE (609) 234-5502

NO.	DATE	DESIGN	AHK	DR	AHK	CHK	REVISION	JSO	APVD	JSO

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
(3 OF 3)

DATE	OCTOBER 29, 2021
FILE	AURORA SOLAR 3
DWG	SDP.DWG
SHEET	8 OF 10

SEE SHEET 7

