

ANDERSON'S CAJUN'S WHARF
(Official Project Name)

Planned Building Group

Legal Description: WATERPARK SUBDIVISION FILING NO. 1
LOT 4 BLOCK 1

All Special Plans registered and recorded hereunder shall be binding upon the applicants therefor, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such Plans to all conditions and limitations set forth in such Plans.

In witness thereof ANDERSON TURNMAR JOINT VENTURE has caused these presents to be executed this 21st day of FEBRUARY AD 1984

By: David C. Mangan (Principal or Owners)

Corporate Seal

NOTARIAL:
State of Colorado) ss
County of Adams)

The foregoing instrument was acknowledged before me this 22nd day of February AD 1984 by David C. Mangan (Principal or Owners)

Witness my hand and official seal
David C. Mangan NOTARY PUBLIC
My commission expires 1-1-87

CITY OF AURORA APPROVALS:
City Attorney: _____ Date: _____
Planning Director: _____ Date: 4-11-84
Planning Commission: Richard D. Saff (Chairman) Date: _____
City Council: _____ Mayor Date: _____
Attest: _____ City Clerk Date: _____

RECORDER'S CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of _____ County, Colorado at _____ o'clock _____ M. This _____ Day of _____ AD 19 _____
Clerk and Recorder: _____ Deputy: _____

*To be placed at the top of the document in large letters.

DATA:

Land area within property lines 2.33 Acres
Gross floor area (41-16 City Code) 20,115 Sq. Ft.
Total Building Coverage 20,115 19% % and Sq. Ft.
Hard-surface area (exclusive of buildings) 67,132 SF 68% % and Sq. Ft.
Area devoted to landscaping within site 12,093 SF 13% % and Sq. Ft.
Present zoning classification B-4
Proposed uses Restaurant
Sign Area 40 x 8 ft. (Free Standing) 10 x 8 ft. (Free Standing) 208 SF (TOTAL) Sq. Ft.
Type of Sign (Free standing, Wall, etc.) Free Standing (2 Sides)
Number of stories 2
Maximum height of buildings 34
Loading spaces provided 3
Total parking spaces provided 97 (Balance of 82 parking spaces by cross parking)
Parking spaces required 97 (Balance of 82 parking spaces by cross parking)
(List information for parking calculations based on 41-668 of the City Code.)

NOTES:

All signs must conform to the City of Aurora sign code but in no case shall any free-standing sign exceed the specifications described herein.

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 fire lanes and emergency and service vehicle roads, and shall be posted "No Parking - Fire Lane."

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.

(Applicant must indicate by note the method and material to be utilized in screening of roof-top mechanical units from view.)

Trash containers shall be constructed from the same materials as the building which they serve.

Parking lot lighting will be designed by a licensed electrical engineer using "cut-off" type luminaires on 25' poles. Fixtures will be placed so light will not extend onto residential or public row property.

The approval of this document does not constitute the final approval of grading, drainage, utilities and public improvements. Construction plans must be approved by the Director of Public Works prior to the issuance of building permits.

1. A cross parking agreement between Cajun's Wharf owners & Anderson, Turnmar Joint Venture provides balance of 82 required parking spaces.
2. Open hours for Cajun's Wharf will be as follows:
Monday - Saturday 11:00 am - 2:00 am
Sunday 12:00 am - 2:00 am
- ADMINISTRATIVE AMENDMENT 11-30-84
1. ADD OUTDOOR DECK AT SOUTH ELEVATION
2. CHANGE SEATING TO 500
3. REVISED LANDSCAPING
- RELOCATE 1/2" MAT. AT 2' PLAIN 3-15-87
- RELOCATE DUMPSTER ENCLOSURE ADM ADMT L-1101

- MA 81983-6105-04:
- EXTENDING THE ASPHALT PARKING LOT, ADDITION OF DECK THAT WILL TIE INTO EXISTING DECK, ADDITION OF STAIRWAY TO PROPOSED DECK.
 - RECONSTRUCTING THE STAIR ENTRY TO THE EXISTING DECK, RECONSTRUCTING THE STAIR ENTRY AT THE SOUTHWEST CORNER OF THE BUILDING, MODIFICATIONS TO THE FRONT ENTRY, ADDING A CONCRETE WALKWAY AND STAIRS TO THE ENTRY AND ADDING AN OVERHANG, REMOVING 4 PARKING SPOTS AND REPLACING THE SIDEWALK, CURB, & GUTTER.
 - RECONSTRUCTING THE ADA LANDING, AND ADDING A PEDESTRIAN CURB RAMP, ADDING SIGNAGE TO BUILDING.
 - ADDITION OF WALL AROUND POND TO INCREASE CAPACITY TO ACCOUNT FOR THE ADDITIONAL IMPERVIOUS AREA.
 - REVISING LANDSCAPE PLAN.

WATERPARK

HAVANA & PARKER RD. AURORA, CO

ANDERSON INVESTMENTS/TURNMAR DEVELOPMENT CO.

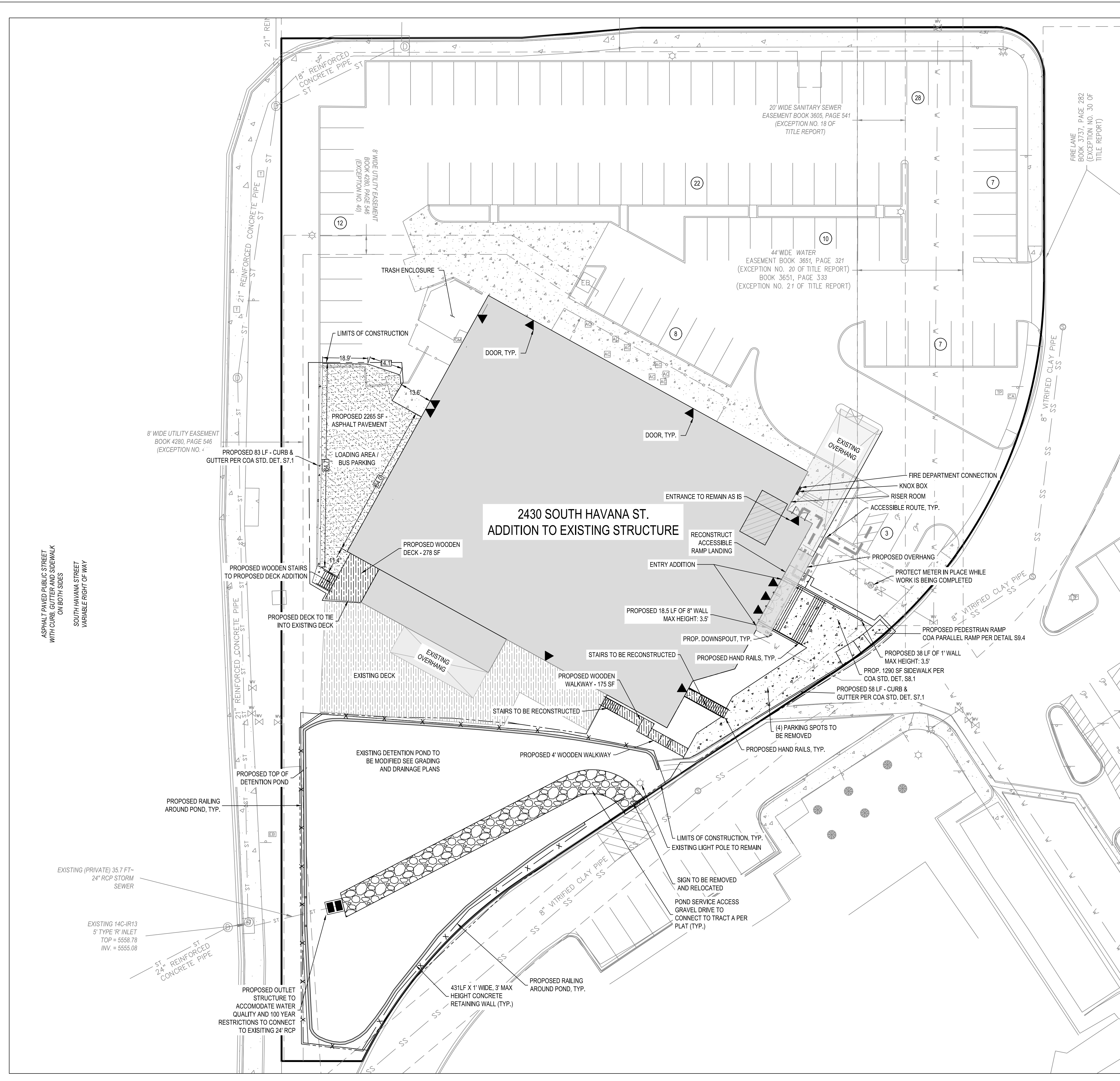
goff associates ltd.
architects/planners

6868 so. revere parkway
suite 290
englewood, co 80112
(303) 694-3006

JOB NUMBER
DRAWN BY
CHECKED BY
DATE 11-22-83
REVISIONS:

SHEET TITLE
PBG SITE PLAN

SHEET NUMBER
A1.1



ALTITUDE

LAND CONSULTANTS

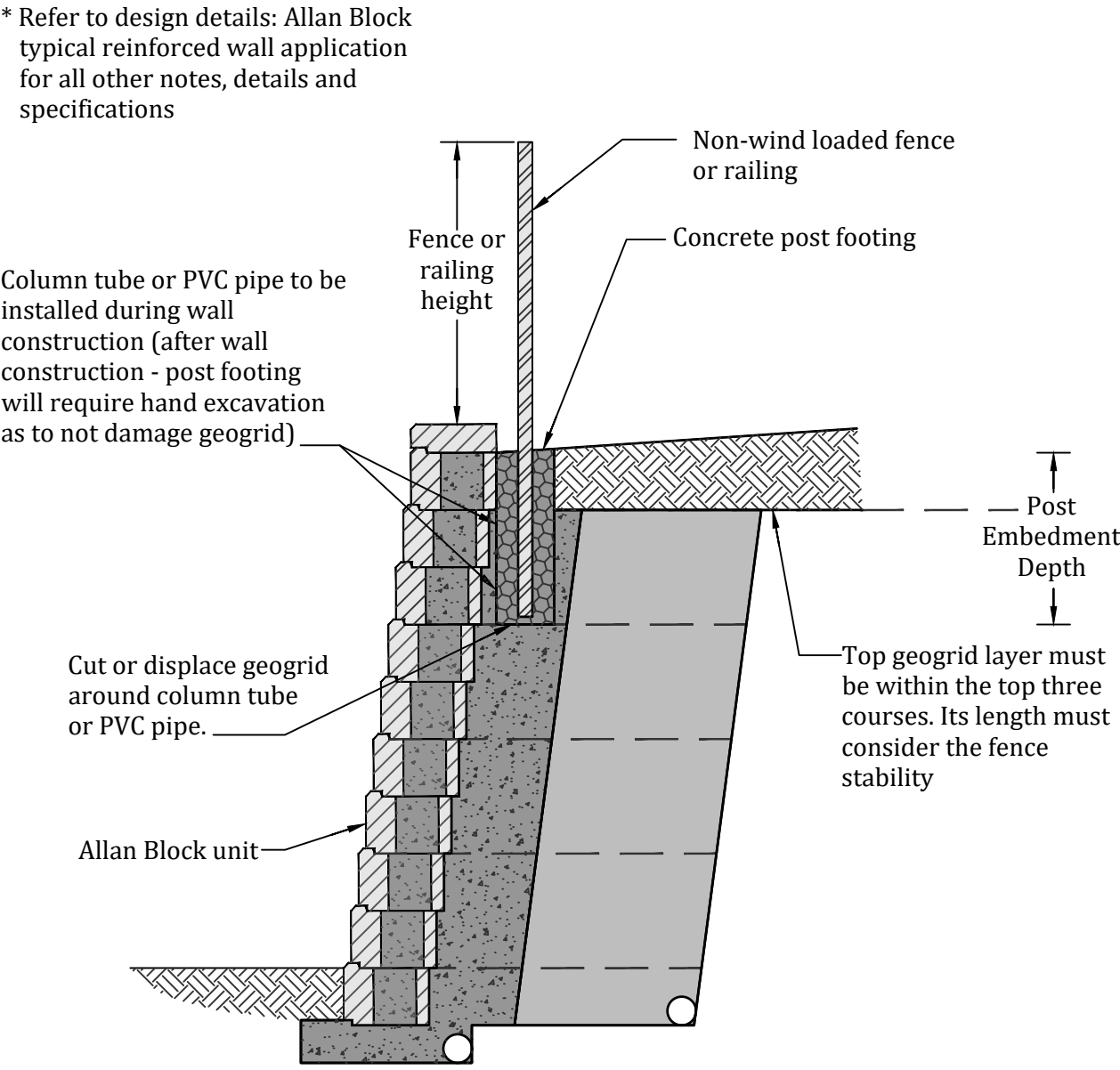
CIVIL | SURVEY | PLANNING | LANDSCAPE

3461 RINGSBY CT., SUITE #125
DENVER, CO 80216

720.594.9494
INFO@ALTITUDELANDCO.COM
WWW.ALTITUDELANDCO.COM

- SURVEY CONTROL NOTES:**
1. FIELD WORK PERFORMED IN MAY, 2018 BY CHESSNOE AND ASSOCIATES.
 2. THIS SURVEY IS NOT A COMPLETE BOUNDARY SURVEY AND IS PREPARED AS A SURVEY CONTROL DRAWING ONLY
 3. **BASIS OF BEARINGS:** A PLAT BEARING OF N00°00'46"E BETWEEN TWO MONUMENTS 426.00 FEET APART BEING THE WEST LINE OF LOT 4, WATERPARK SUBDIVISION FILING NO. 2, ONE MONUMENT BEING A NO. 5 REBAR W/ 1.25" DIAMETER ORANGE CAP STAMPED P.E. & L.S. #9489 AT THE SOUTHWEST CORNER OF SAID LOT 4 AND THE OTHER BEING A 1.5" DIAMETER ALUMINUM CAP ILLEGIBLE AT THE NORTHWEST CORNER OF SAID LOT 4.
 4. ALL LINEAR MEASUREMENTS WERE TAKEN USING THE U.S. SURVEY FOOT.
 5. **BENCHMARK:** TOP OF A FOUND 1.5" DIAMETER ALUMINUM CAP, NO. ILLEGIBLE, AT THE NORTHWEST PROPERTY CORNER, ELEVATION = 5571.02, NAVD 88 DATUM.

LEGAL NOTICE:
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS LAND SURVEY PLAT WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT IS DISCOVERED. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS LAND SURVEY PLAT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



1 SEGMENTED BLOCK WALL

LEGEND:

—

PROPERTY LINE

ADJACENT PROPERTY LINE

LIMIT OF CONSTRUCTION

LIMIT OF CONSTRUCTION

PROPOSED CONCRETE

EXISTING CONCRETE

PROPOSED WOOD

EXISTING WOOD

PROPOSED ASPHALT

N

E

S

W

0

10

20

30

40

50

(IN FEET)
1 inch = 20 ft.

DATE: _____

REVIEWS: _____

WATERPARK SUBDIVISION FILING #2 MNOR

SITE PLAN AMENDMENT

2430 S. HAVANA ST.

AURORA, CO. 80014

DRAWN BY: _____ DPT

CHECKED BY: _____ SCC

DATE: _____ 11-28-23

ALC # _____ 18-224

CAD FILE: _____

DIR: _____

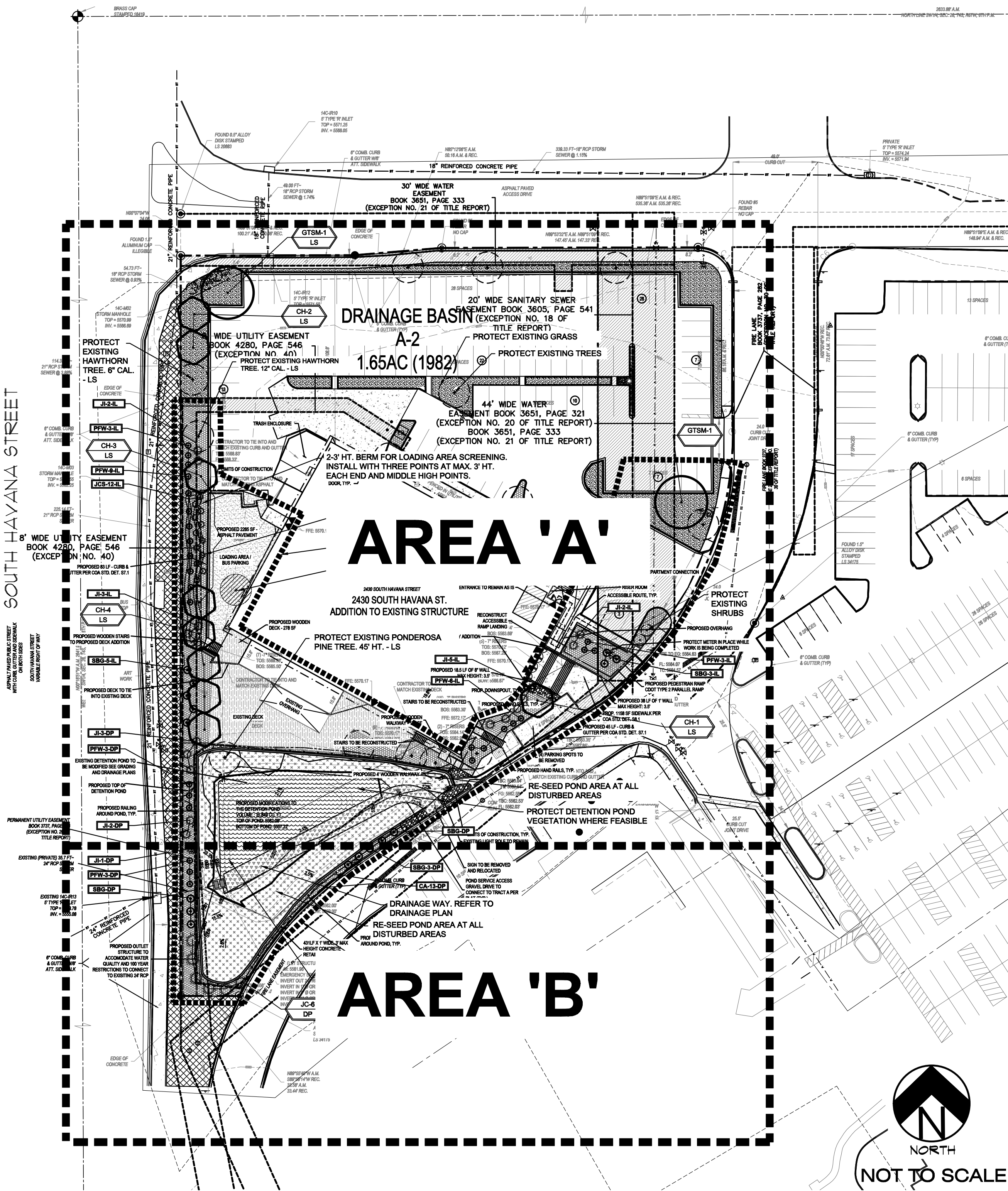
MINOR SITE PLAN AMENDMENT

SITE PLAN

C1.0

SHEET 3 OF 14

OVERALL LANDSCAPE PLAN



UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER LOCAL CODE. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

LANDSCAPE CODE CHART			
STREET TREES (LS)			
STREET NAME	LENGTH	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
SOUTH HAVANA ST	421 LF	1/40 FT	11/1 (2 EXISTING)

DETENTION POND			
DETENTION POND PLANTINGS	AREA - SF	NO. OF TREES REQ./PROVIDED	NO. OF SHRUBS REQ./PROVIDED
1 TREE/10 SHRUBS PER 4,000 SQ FT ABOVE 100' FLOOD PLAIN ELEV.	5,915 SF	2/5	15/15

- GENERAL SITE NOTES**
- CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR LANDSCAPE AND IRRIGATION CONSTRUCTION. COORDINATE WITH GENERAL CONTRACTOR. ALL PLANTING AREAS SHALL RECEIVE SLEEVING. REFER TO PLANTING PLAN FOR ADDITIONAL INFORMATION.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
 - ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN LOCAL CITY STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
 - THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
 - ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.
 - THE CONTRACTOR SHALL PROTECT ALL SITE ELEMENTS DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO: CONCRETE FLOWWORK, CURBS & GUTTER, PAVING, SIGNS, TREES, UTILITIES, ETC. ANY DAMAGE TO INFRASTRUCTURE SHALL BE RESPONSIBILITY OF CONTRACTOR TO REPAIR AND/OR REPLACE IN EQUAL OR BETTER CONDITION. ANY DAMAGE SHALL BE DOCUMENTED THE DAY IT OCCURS AND REPORTED TO THE CLIENT WITHIN 12 HOURS. COORDINATE WITH GENERAL CONTRACTOR.
 - CONTRACTOR IS RESPONSIBLE FOR SUBMITTING LANDSCAPE AND IRRIGATION SUBMITTALS FOR APPROVAL PRIOR TO START OF ANY WORK.

IRRIGATION SYSTEM NOTE

AN IRRIGATION SYSTEM WITH SURFACE DRIP COMPONENTS WILL BE USED TO IRRIGATE ALL PROPOSED AND EXISTING PLANT MATERIAL. INSTALL ALL IRRIGATION COMPONENTS PER MANUFACTURE RECOMMENDATIONS. CONNECT TO EXISTING SYSTEM. VERIFY CONDITION OF EXISTING IRRIGATION SYSTEM PRIOR TO ANY WORK. IRRIGATION SYSTEM SHALL BE INSTALLED PER LOCAL CODES.

GENERAL LANDSCAPE NOTES

ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, UPON COMPLETION OF ALL SITE IMPROVEMENTS.

ALL LANDSCAPED AREAS AND PLANT MATERIAL EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

LANDSCAPE AREA
TOTAL SITE: 99,340 SF
LANDSCAPE AREA (15%) REQUIRED/PROVIDED: 14,901 SF / 25,934 SF

FIRE LIFE SAFETY NOTE

- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPT. SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPE MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRATCH INTO ROADWAYS THAT ARE DEDICATED OR DESIGNATED AS FIRE LANE EASEMENTS OR CORRIDORS.

TREE PROTECTION NOTE

ALL TREES SHOWN AS "TO BE PROTECTED" SHALL BE PRESERVED ACCORDING TO THE TREE PROTECTION STANDARDS PER THE CURRENT PARKS, RECREATION AND OPEN SPACE DEDICATION AND DEVELOPMENT CRITERIA MANUAL.

DOCUMENT DISCLAIMER NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANY OTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANY OTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECTS DOCUMENTS.

NOT FOR CONSTRUCTION	JOB NUMBER	1133-23
	REVISIONS	
	10-16-23	PER CITY COMMENTS
	4-8-24	PER CITY COMMENTS
	5-22-24	PER CITY COMMENTS
	6-13-24	PER CITY COMMENTS
	ORIGINAL DATE	5-1-23
	DRAWN BY:	JM
	DESCRIPTION:	OVERALL LANDSCAPE PLAN
	SHEET NO.	L1.1

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD. STE 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-366-1122

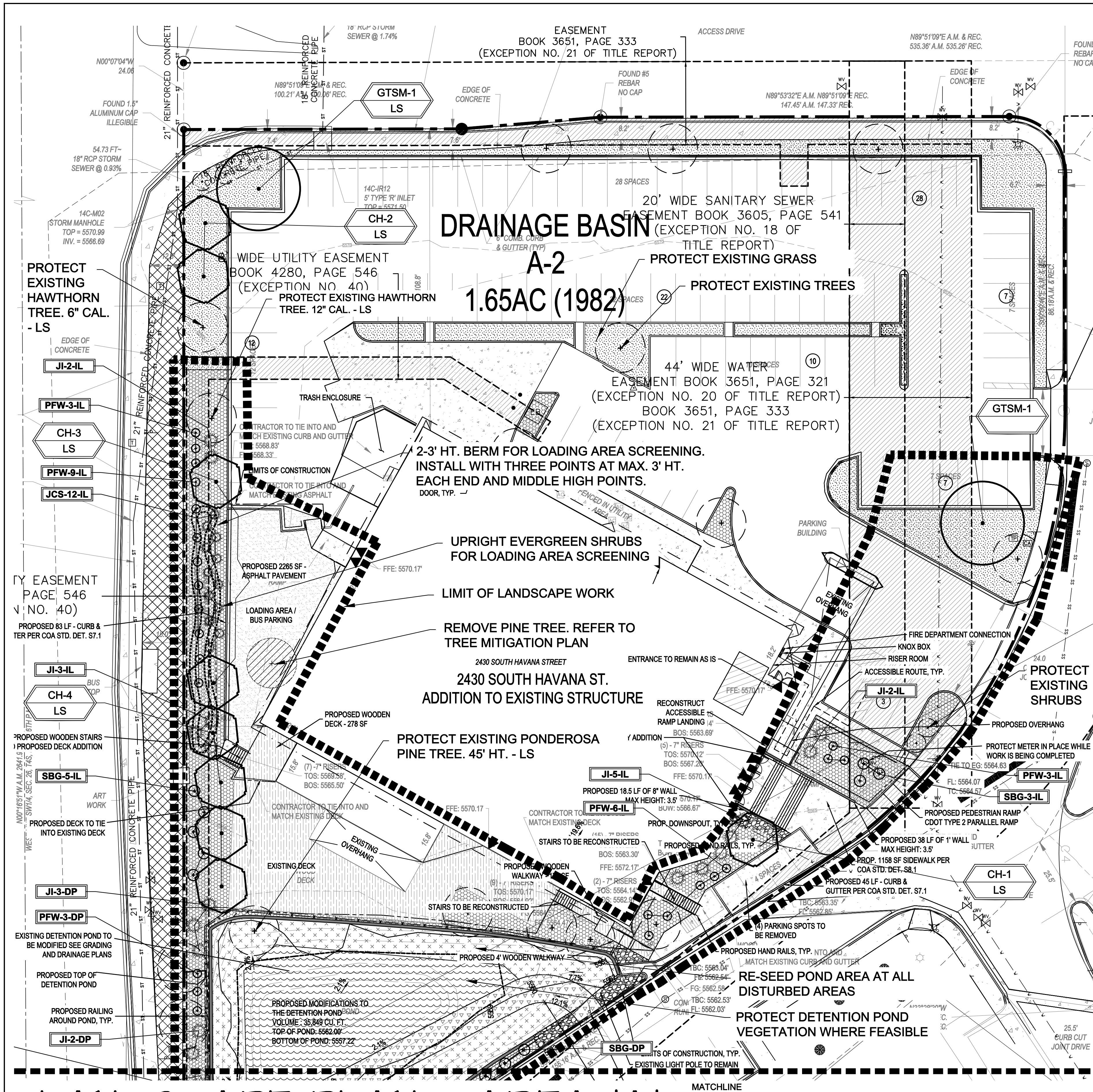


WATERPARK SUBDIVISION
2430 SOUTH HAVANA STREET
AURORA, CO 80011

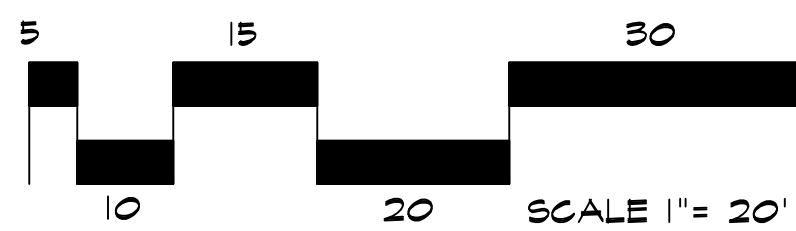
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PREPARED FOR:

For City Approval Only



LANDSCAPE PLAN - AREA 'A'



UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL, VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER LOCAL CODE. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

GRADE NOTE

GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. FINAL SOIL GRADE FOR 5-12" DIAMETER ROCK AREAS SHALL BE 4" BELOW TOP OF SIDEWALK/CURB/PAVING. AT ALL OTHER ROCK AREAS GRADE SHALL BE 3" BELOW SIDEWALK/CURB. AT SOI/SEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB.

DOCUMENT DISCLAIMER NOTE

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PLANT LEGEND

Symbol	Abbr.	Quant.	Common Name	Botanical Name	Size	Descrip.
DECIDUOUS TREES:						
	GTSM	2	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30'X30'	2"cal.
	CH	9	Cockspur Hawthorn	Crataegus crus-galli inermis	20'X 20'	2"cal.
EVERGREEN SHRUBS:						
	JC	6	Juniperus scopulorum 'Cologreen'	Cologreen Juniper	8' x 12-15'	5 gal.
	JI	18	Juniperus sabin	Buffalo Juniper	6-8' x 12-18'	5 gal.
	JCS	12	Juniperus x chinensis 'Spartan'	Spartan Juniper	3-4' x 12-15'	5 gal.
DECIDUOUS SHRUBS AND ORNAMENTAL GRASSES:						
	SBG	16	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	3-4' x 2-3'	5 gal.
	PFW	27	Potentilla fruticosa 'McKay's White'	McKay's White	2-3' x 2-3'	5 gal.
	CA	13	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' x 2-3'	1 gal.

QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Rock to Match Existing: 1.5" Diameter (with weed barrier) Submit spec to owner prior to ordering material	8,041 SF
	Rock Cobble: 2-4" Dia. Blue Gray River Submit spec to owner prior to ordering material	320 SF
	Irrigated Seed Grass. Seed Mix 'A'. Refer to notes. Submit spec to owner prior to ordering material	6,210 SF
	Drainage Way: Refer to grading plan	1,380 SF
	Protect Existing Grass and Irrigation System	6,075 SF
	Protect Existing Grass	3,334 SF
	OFF SITE: Protect Existing Grass and Irrigation System	
	Landscape Berm. Use Grade A topsoil.	
	Protect Existing Tree	
	Protect Existing Shrub	
	Remove Existing Tree	

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HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD. STE 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-566-1122



WATERPARK SUBDIVISION
2430 SOUTH HAVANA STREET
AURORA, CO 80011

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PREPARED FOR:

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NOT FOR CONSTRUCTION

JOB NUMBER
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ORIGINAL DATE
5-1-23

DRAWN BY: **JM**

DESCRIPTION:
AREA 'A' LANDSCAPE PLAN

SHEET NO.
L1.2

ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE APPROVAL BY CITY OF AURORA PLANNING.

SEED MIX 'A': SEED TO BE PAWNEE BUTTES SEED INC. - "PRAIRIE WETLAND MIX". SEED TO BE APPLIED AT 15LBS/ACRE USING DRILL SEED PROCESS. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING.

DEPENDING ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING); SPRING THAW UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).

FOR HYDRO-SEEDING ALL SEEDED AREAS SHALL RECEIVE NOT LESS THAN 1 TON PER ACRE (2000 LBS) OF VIRGIN WOOD CELLULOSE HYDRO-MULCH AND 100 LBS PER ACRE OF ORGANIC TACKIFIER.

SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES 15 DAYS AFTER GERMINATION.

DRILL SEEDING: SEEDING EQUIPMENT USED FOR APPLYING SEED MIXTURES SHALL BE DESIGNED, MODIFIED OR EQUIPPED TO REGULATE THE APPLICATION RATE AND PLANTING DEPTH OF THE SEED MIXTURE. SEED SHALL BE UNIFORMLY DISTRIBUTED IN THE DRILL HOPPER DURING THE DRILLING OPERATION. A RANGELAND DRILL CAPABLE OF MIXING DIFFERENT SIZES AND WEIGHTS OF SEEDS SHALL BE USED. THE DRILL SHALL BE EQUIPPED WITH DOUBLE DISK FURROW OPENERS, DEPTH BANDS, PRESS WHEELS OR DRAG CHAINS.

THE SEED SHALL BE DRILLED APPROXIMATELY $\frac{1}{2}$ INCH BELOW THE SOIL SURFACE. HALF OF THE TOTAL RATE OF SEED APPLICATION SHALL BE DRILLED IN 1 DIRECTION, WITH THE REMAINDER OF THE SEED RATE DRILLED AT 90 DEGREES FROM THE FIRST DIRECTION. DO NOT DRILL OR SOW SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.

ALL SEEDED AREAS LESS THAN 3:1 SHALL RECEIVE NO LESS THAN 2 TONS PER ACRE (400 LBS) OF CERTIFIED WHEED FREE STRAW MULCH. STRAW MULCH SHALL BE APPLIED IN A UNIFORM MANNER BY MULCH SPREADER OR BY HAND. STRAW MULCH SHALL BE CRIMPED OR ANCHORED INTO THE SEEDBED IMMEDIATELY FOLLOWING SPREADING BY USING A MULCH TILLER (CRIMPER). MULCH TILLERS SHALL HAVE ROUND, NOTCHED-BLADES SPACED 8-INCHES APART (MIN) AND SHALL HAVE SUFFICIENT WEIGHT TO FORCE THE VEGETATIVE MULCH A MINIMUM DEPTH OF 3-INCHES INTO THE SOIL. ALL MULCH TILLING SHALL BE DONE PERPENDICULAR TO THE FLOW-LINE OF THE SLOPE (ALONG CONTOURS). HAND CRIMPING SHALL BE PERFORMED ON AREAS WHERE MECHANICAL METHODS CANNOT BE USED.

MULCH SHALL BE APPLIED TO SEEDED AREAS (INCLUDING DAMP GROUND) WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS FOR THE AREA. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS OR WHEN WIND PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SERIOUSLY DISTURB THE SEEDBED SURFACE.

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS:

A. RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 6" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

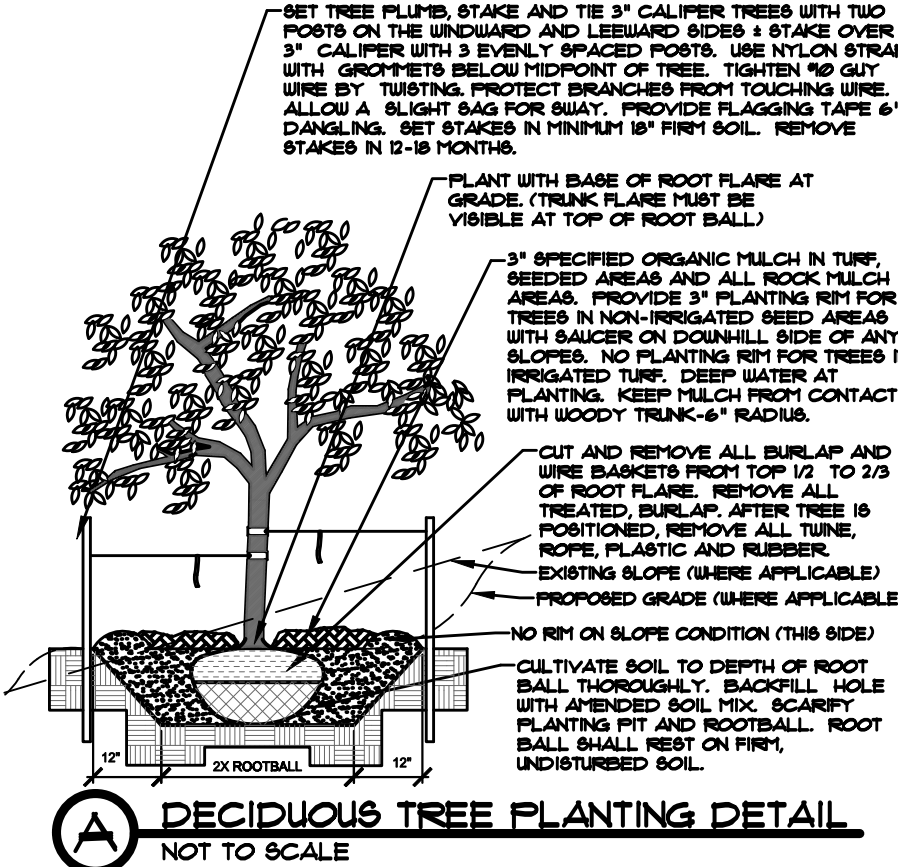
B. REMOVE ALL RUBBLE, STONES AND EXTRANEEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

C. FOR TREE LOCATIONS REMOVE AND REPLACE EXISTING SOIL TO 36" DEPTH. IF CLAY OR SAND REPLACE WITH GRADE B TOPSOIL.

ANY VEGETATION THAT MAY GROW TO OR IMMEDIATELY OBSTRUCT ANY FIRE LANE SIGNAGE WILL BE PLANTED IN SUCH A WAY TO PREVENT ANY FUTURE OBSTRUCTION OF SUCH SIGNAGE .

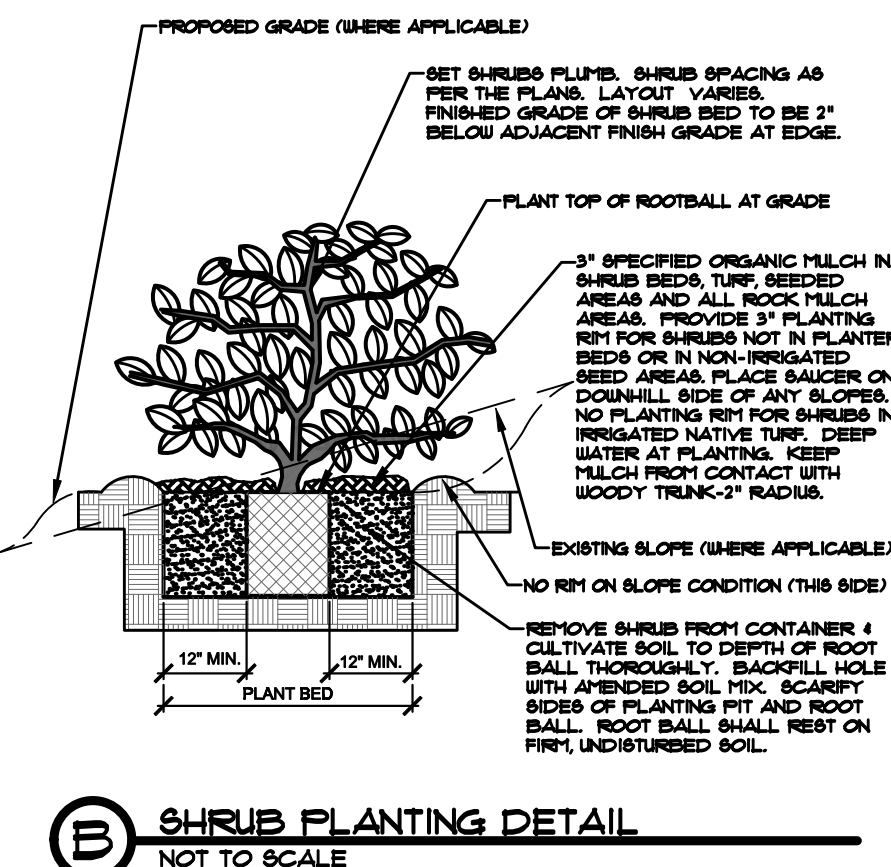
EXISTING GRADING AND DRAINAGE SHOULD BE MAINTAINED AND IS BY OTHERS. ALL GRADES SHOULD SLOPE MINIMUM AWAY FROM ALL BUILDING FOUNDATION. PRIOR TO, OR DURING CONSTRUCTION IF DRAINAGE PROBLEMS ARE IDENTIFIED CONTACT LANDSCAPE ARCHITECT AND CEASE WORK UNTIL A SOLUTION IS AGREED TO BY ALL PARTIES. HGD, INC. PREPARED THIS LANDSCAPE PLAN BASED ON EXISTING FIELD CONDITIONS AND IS NOT RESPONSIBLE FOR ANY DAMAGE TO BUILDING AND/OR SITE DUE TO IMPROPER GRADING AND/OR DRAINAGE.

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
- DON'T REMOVE OR CUT LEADER
- PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CROTCHES)
- IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN
- NO STRUCTURAL PRUNING OF TREES UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS)
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FULL PALL PLANTING. IF POSSIBLE, ATTENDED BASK FULL GALL SHALL BE 10% SOLID FROM PLANTING PAIL AND 30% ORGANIC MATERIAL
- DO NOT REMOVE BRANCHES WITH BARK INFECTIONS WITH BARK USE ELECTRICAL TAPE, NOT TUBES, WRAP OCTOBER 8 AND REMOVE BY MARCH 31.
- DO NOT FERTILIZE TREES DURING THE FIRST GROWING SEASON
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



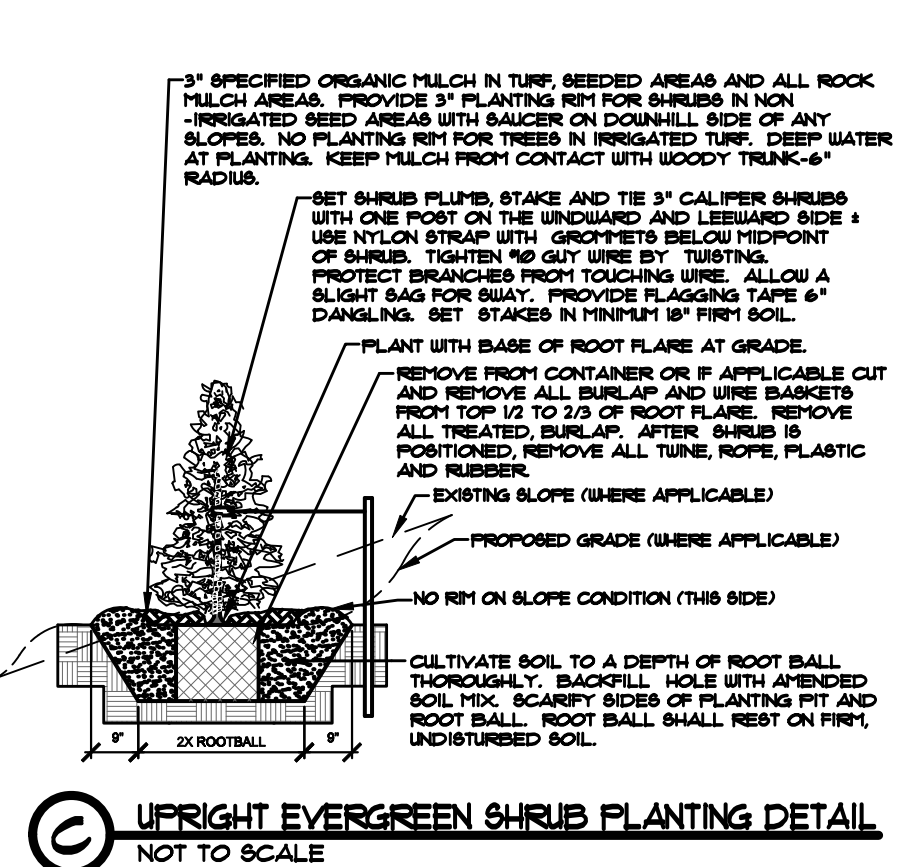
NOTES:

- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- ATTENDED BACK FILT SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- FOR ROOT BIND AT BOTTOM OF BACK FILT SPLIT ROOT PLANT VERTICAL FROM BOTTOM HALFWAY TO TOP, SPREAD THE TWO HALVES OVER A LAYER OF SOIL IN PLANTING PIT.
- FOR POT BOUND PLANTS ONLY, MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP, PLANT IMMEDIATELY.



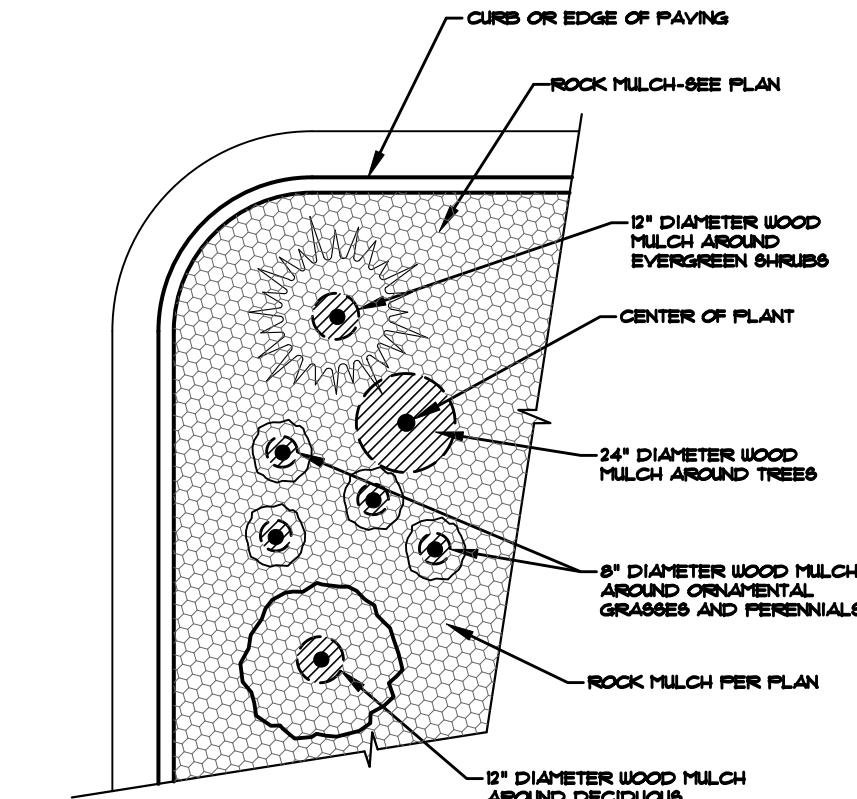
NOTES:

- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ALL SUSCEPTIBLE LEADERS UNLESS OTHERWISE DIRECTED BY GARDEN'S REPRESENTATIVE.
- KEEP PLANTS MOIST & SHADED UNTIL PLANTING.
- AVOID BAIL PLANTING IF POSSIBLE.
- PLANT PLANTS WITH 10% SOIL AT BOTTOM OF BAIL & 30% ORGANIC MATERIAL.
- FOR ROOT BIND (CONTAINER PLANTS ONLY) AT BOTTOM OF BAIL 50% ROOT BAIL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A HOUND OF SOIL IN PLANTING PIT.
- FOR ROOT BOUND PLANTS ONLY: MAKE 4-6 VERTICAL CUTS IN ROOT BAIL 1" DEEP. PLANT IMMEDIATELY (CONTAINER PLANTS ONLY).

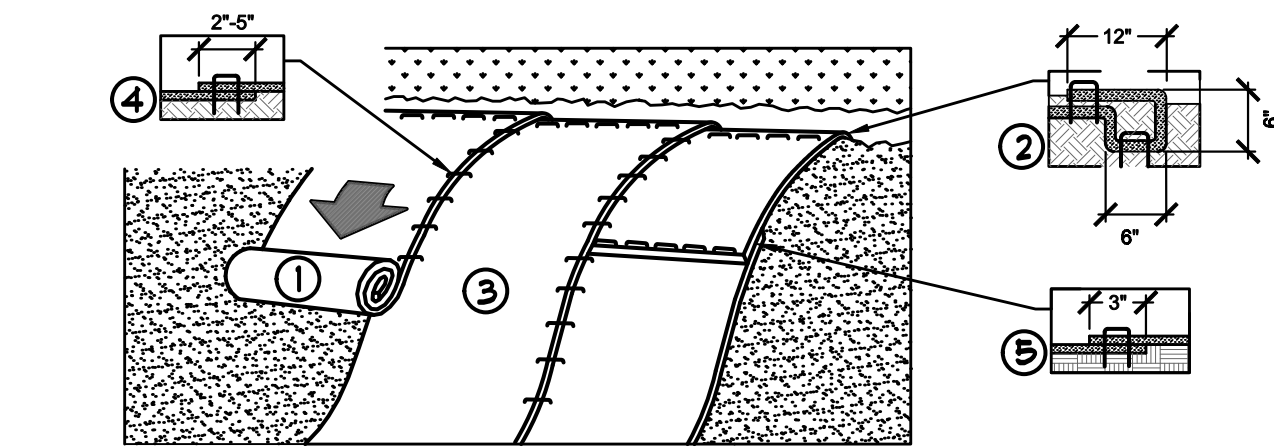


NOTES: • CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPING AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES
INSTALLED IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUB IN UNIFORM CIRCLE. WOOD MULCH APPLIED AT 2" DEPTH. SEE CONSTRUCTION DETAILS FOR INSTALLATION PROCESSES.

• REFER TO LANDSCAPE PLANS FOR ALL TREE, SHRUB AND ORNAMENTAL GRASS LOCATIONS.



TYPICAL PLANT MATERIAL TREATMENT
NOT TO SCALE



PREFABRIC BLOKS BEFORE INSTALLING ROLLER EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.

IF THE RECP'S ARE NOT TO BE USED PREPARED AREA, CELL-O-BEAD MUST BE INSTALLED WITH PAPER UNDER SOIL.

BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 1' (30 CM) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S INTO THE TRENCH BY DRIVING THEM DOWN WITH A STEEL BAR OR ROD. STAPLE THE RECP'S TO THE TRENCH BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO CONTACTED SOIL AND HOLDHAININGS 1" (2.5 CM) PORTION OF RECP'S BACK OVER EACH END AND CONTACTED SOIL. REQUIRE RECP'S OVER CONTACTED SOIL WITH A ROW OF RECP'S PLACED ON TOP OF EACH ROW OF RECP'S ADJACENT TO EACH OTHER.

ROLL THE RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE BIE AND THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAGERS AT REGULAR INTERVALS. STAPLES/STAGERS SHOULD BE PLACED THROUGH EACH OF THE COLORED DOT CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" x 5" (5 CM x 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.

CONJECTIVE RECP'S SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (ANGLE STRIPES) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA APPROXIMATELY 1' (30 CM) APART ACROSS ENTIRE RECP'S WIDTH.

IF THE WEATHER CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

D EROSION CONTROL
NTS

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

SEED MIX 'A': SEED TO BE PAWNEE BUTTES SEED INC., 'PRAIRIE WETLAND MIX'. SEED TO BE APPLIED AT 15 LBS/ACR USING DRILL SEED PROCESS. SOIL SHALL BE AMENDED BREW-GO BIOMIX CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING.

DEPENDENT ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING); SPRING THAW UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).



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

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER LOCAL CODE. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

**5350 NORTH ACADEMY BLVD. STE 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122**



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PREPARED FOR:

WATERPARK SUBDIVISION
2430 SOUTH HAVANA STREET
AURORA, CO 80011

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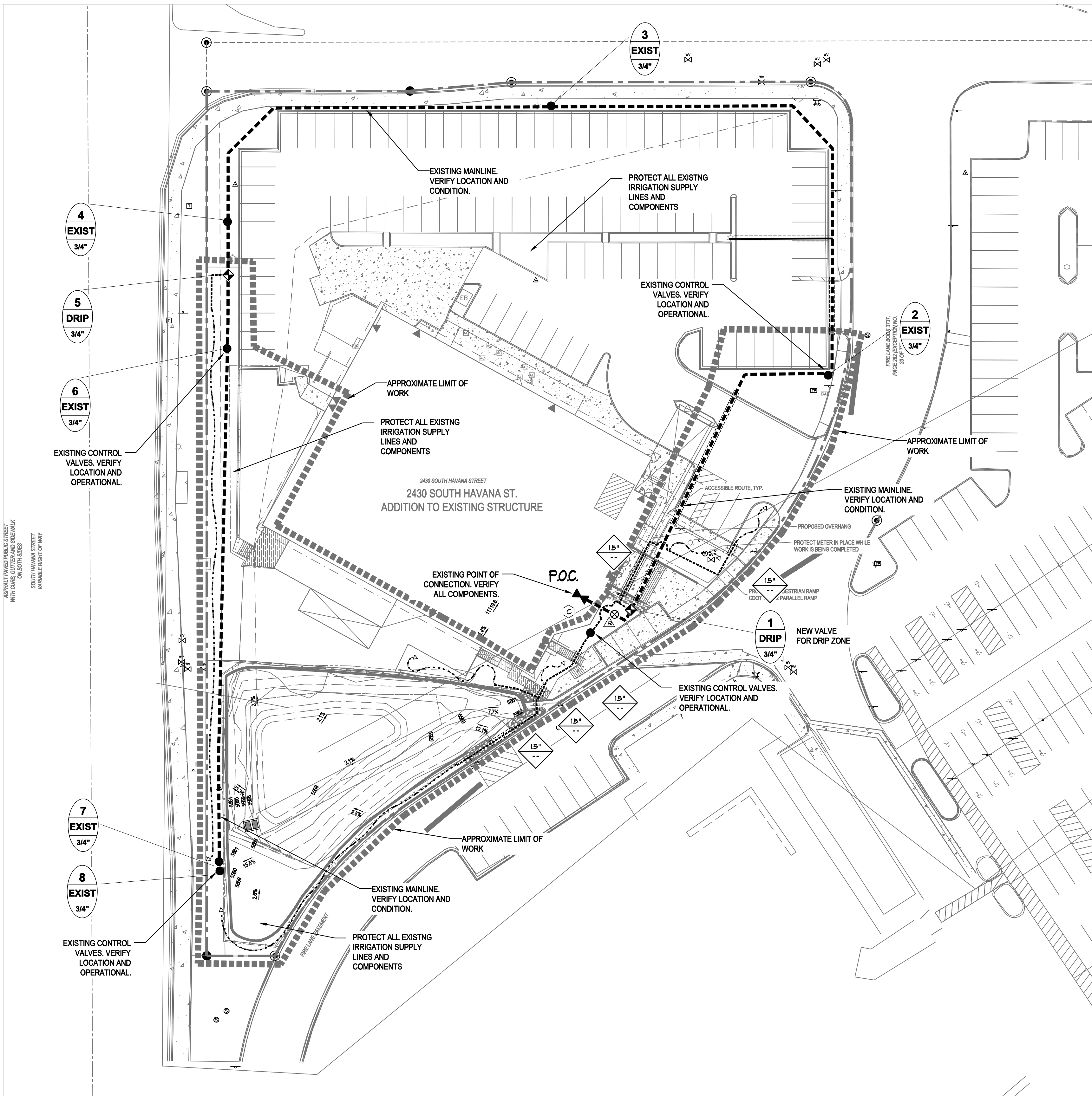
JOB NUMBER
1133-23

REVISIONS	
10-16-23	PER CITY COMMENTS
4-8-24	PER CITY COMMENTS
5-22-24	PER CITY COMMENTS
6-13-24	PER CITY COMMENTS

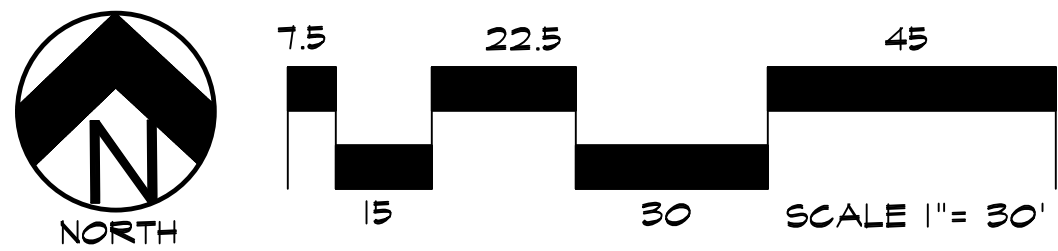
ORIGINAL DATE	5-1-23
DRAWN BY:	JM

DESCRIPTION:
AREA 'B'
LANDSCAPE PLAN

SHEET NO. **L1.3**



IRRIGATION PLAN



UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 10' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER LOCAL CODE. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT DISCLAIMER NOTE

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IRRIGATION LEGEND

P.O.C. EXISTING POINT OF CONNECTION: CONTRACTOR TO VERIFY IN FIELD PRIOR TO IRRIGATION COMPONENT INSTALLATION. COORDINATE WITH CITY UTILITIES AND GENERAL CONTRACTOR FOR LOCATION.

EXISTING BACKFLOW PREVENTION DEVICE

EXISTING IRRIGATION CONTROLLER

QUICK COUPLING VALVE- 1" RAINBIRD MODEL SRC WITH 55K-1 KEY

RAINBIRD REMOTE CONTROL DRIP VALVE ASSEMBLY KIT RAINBIRD XCZ-075-PRF. SEE PLAN

EXISTING MAINLINE

CLASS 200 PVC PIPE FOR SLEEVING

***** LAST VALVE
ZONE #
GPM DISCHARGE
REMOTE CONTROL VALVE SIZE

DRIP IRRIGATION LATERAL PIPE
80 PSI POLYETHYLENE PIPE: 3/4" DIAMETER
BURY LATERAL 10" MINIMUM DEPTH

DRIP LINE TUBING: CENTENNIAL 3/4" or 1/2" DIAMETER (FOR REFERENCE ONLY NOT LENGTH)
USED IN PLANTING BEDS FOR SHRUBS AND TREES - ROUTE ACCORDINGLY TO PLANT MATERIAL

AGRIFIM 3/4" CAP MODEL CETC-34 OR 1" AS REQUIRED
(INSTALL IN 6" MIN. VALVE BOX)

4" PIPE SLEEVE SIZE (SEE PLAN)
2" WIRE SLEEVE SIZE (SEE PLAN)

GENERAL SITE NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY OF COLORADO SPRINGS STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.
- CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR IRRIGATION CONSTRUCTION. COORDINATE WITH GENERAL CONTRACTOR.

IRRIGATION SYSTEM DESCRIPTION

SITE IRRIGATION SYSTEM PROVIDED BY A FULLY AUTOMATED SPRINKLER SYSTEM CONSISTING OF DRIP IN PLANTING BEDS. ALL ZONES TO BE OPERATED FROM A SINGLE CONTROLLER LOCATED PER PLAN. COORDINATE INSTALLATION OF ALL IRRIGATION COMPONENTS WITH OWNERS REPRESENTATIVE AND OTHER TRADES. BALL VALVES SHALL BE PROVIDED BEFORE EACH ZONE VALVE FOR SYSTEM MAINTENANCE. POTABLE WATER SHALL BE USED FOR ALL SITE IRRIGATION. RAINBIRD EQUIPMENT SHALL BE INSTALLED UNLESS OTHERWISE NOTED PER PLAN. ANY DEVIATION FROM THIS PLAN SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER.

CONNECT TO EXISTING SYSTEM AS REQUIRED. VERIFY ALL EXISTING SUPPLY LINES AND EQUIPMENT IS OPERATIONAL PRIOR TO START OF WORK

DRIP SYSTEM NOTE

ALL PLANT MATERIAL SHALL RECEIVE DRIP LINE TUBING WITH EMITTERS PER DETAILS AND NOTES. FOR SYSTEM FLUSHING INSTALL FLUSH CAP AND THE END OF EACH ZONED DRIP LINE RUN AT LOWEST POINT OF LANDSCAPE AREA. INSTALL SLEEVES UNDER ALL PAVING AS REQUIRED FOR DRIP LINE. REFER TO LEGEND.

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD, STE 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-285-1122



WATERPARK SUBDIVISION
2430 SOUTH HAVANA STREET
AURORA, CO 80011

PREPARED FOR: _____

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	REVISIONS	
	10-16-23	PER CITY COMMENTS
	4-8-24	PER CITY COMMENTS
	5-22-24	PER CITY COMMENTS
NOT FOR CONSTRUCTION	ORIGINAL DATE	5-1-23
	DRAWN BY:	JM
	DESCRIPTION:	IRRIGATION PLAN
	SHEET NO.	IR1.1

IRRIGATION NOTES

COORDINATE ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING ON SITE. ALL MATERIALS AND INSTALLATION PRACTICES SHALL BE IN COMPLIANCE WITH LOCAL CODES. CALL 811 FOR UTILITY LOCATES.

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL IRRIGATION COMPONENTS SHOWN ON THE PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN SHALL REQUIRE LANDSCAPE ARCHITECT APPROVAL.

THE IRRIGATION SYSTEM IS TO RUN OFF 3/4" METERED TAP AT THE LOCATION INDICATED FROM THE BUILDING DOMESTIC SUPPLY AS SHOWN. COORDINATE WITH OWNER'S REPRESENTATIVE AND OTHER TRADES TO GET WATER AT LOCATION SHOWN. COORDINATE WITH CITY WATER TO INSURE PROPER METER INSTALLATION.

THE SYSTEM CONTROLLERS SHALL BE LOCATED AS SHOWN. COORDINATE LOCATION OF CONTROLLER AND RAIN SENSOR WITH OWNER. CONNECT CONTROLLER TO POWER SUPPLY AND COORDINATED WITH OWNER. CONNECT CONTROLLER TO ZONE VALVES, RAIN SENSOR, AND GROUNDING PER MANUFACTURER'S INSTRUCTIONS.

CONTRACTOR IS RESPONSIBLE FOR ALL IRRIGATION SLEEVING. SLEEVING FOR LATERAL LINES TO BE 12" BELOW TOP OF GRADE AND/OR BELOW THE BOTTOM OF PAVING. MAINLINE SLEEVING TO BE 18" BELOW TOP OF GRADE AND/OR BELOW THE BOTTOM OF PAVING. ALL SLEEVING TO EXTEND 3" BEYOND EDGE OF CONCRETE OR ASPHALT. ENDS OF SLEEVING TO BE SECURELY COVERED AFTER INSTALLATION. SLEEVE LOCATIONS TO BE CLEARLY MARKED WITH PAINTED STAKES OR PVC. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SLEEVING LOCATIONS PRIOR TO CONSTRUCTION AND INSTALL ANY MISSING SLEEVE IF NECESSARY.

ALL SPRINKLER HEADS SHALL BE INSTALLED WITH TOP OF HEADS FLUSH WITH SURROUNDING FINAL GRADE. CONTRACTOR SHALL ADJUST EACH SPRINKLER HEAD TO PROVIDE OPTIMAL COVERAGE. OVERSPRAY ONTO PAVEMENT OR WALLS IS TO BE PREVENTED. CONTRACTOR TO ADJUST AND SELECT NOZZLES TO PROVIDE UNIFORM COVERAGE. PROVIDE PRESSURE COMPENSATING NOZZLES OR SCREENS IF UNIFORM PRESSURE CANNOT BE ACHIEVED BY ADJUSTING PRESSURE AT VALVES.

IRRIGATION PLAN IS DIAGRAMMATIC. ANY COMPONENTS SHOWN ON PLAN OUTSIDE OF LANDSCAPE ARE SHOWN FOR CLARITY ONLY. USE ONLY STANDARD FITTINGS. MAINLINE PIPING DEPTH TO BE 18". LATERAL LINE DEPTH TO BE 12". DRIP LINE TO BE SECURED AT FINAL SOIL GRADE.

CONTRACTOR IS TO INSTALL IRRIGATION WIRE BETWEEN CONTROLLER AND ELECTRIC VALVES. INSTALL TWO EXTRA WIRES RUNNING FROM CONTROLLER ALONG MAINLINE IN EACH DIRECTION FROM THE CONTROLLER FOR TROUBLE SHOOTING OR FUTURE ADDITIONS. WIRE SHALL BE SOLID COPPER #14 PER IRRIGATION CONTROL WIRE. CONNECTIONS SHALL BE MADE WITHIN ENCLOSURES ONLY USING 3M BRAND DBY AND DBR CONNECTORS. NO BURIED SPLICES PERMITTED.

NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN PLAN DRAWINGS AND FIELD CONDITIONS PRIOR TO INSTALLATION OF ANY IRRIGATION COMPONENTS.

HIGHER GROUND DESIGNS, INC. (HGD) PREPARED THIS PLAN BASED ON EXISTING CONDITIONS AND SITE PLAN BY OTHERS. HDG DOES NOT RECOMMEND SPRAY/ROTOR OPERATION OR ROTOR/SPRAY OVER SPRAY WITHIN 5' OF ANY BUILDING. HDG ASSUMES NO LIABILITY FOR ANY WATER DAMAGE ON THIS SITE.

ALL DRIP POLYETHYLENE LATERALS AND DRIP TUBING FITTINGS SHALL BE RIBBED PLASTIC WITH OETIKER BRAND CLAMPS. THE END OF EACH DRIP LINE TO RECEIVE A DRIP FLUSH CAP PER DETAIL.

INSTALL VALVE BOXES IN PLANTER AND ROCK AREAS WHEN POSSIBLE. DO NOT SET VALVE BOXES IN TURF OR SEEDED AREAS UNLESS UNAVOIDABLE.

IRRIGATION SYSTEM MATERIALS

- PRESSURE SUPPLY LINE (FROM POINT OF CONNECTION THROUGH BACKFLOW PREVENTION UNIT) - TYPE "K" RIGID COPPER. PRESSURE SUPPLY LINES (DOWNSTREAM OF BACKFLOW PREVENTION UNITS) - CLASS 200 PVC SOLVENT WELD (1" - 2 1/2") SOLVENT WELD PIPE - MANUFACTURED FROM VIRGIN POLYVINYL CHLORIDE (PVC) COMPOUND IN ACCORDANCE WITH ASTM D2241 AND ASTM D1784; CELL CLASSIFICATION 12454-B, TYPE 1, GRADE 1. FITTINGS - STANDARD WRIGHT, SCHEDULE 40, INJECTION MOLDED PVC; COMPLYING WITH ASTM D1784 AND D2466, CELL CLASSIFICATION 12454-B
- THREADS - INJECTION MOLDED TYPE (WHERE REQUIRED).
- TEES AND ELLS - SIDE GATED, THREADED NIPPLES - ASTM D2464, SCHEDULE 80 WITH MOLDED THREADS
- ALL PVC MALE THREADED FITTINGS AND NIPPLES, EXCLUDING MAEX FITTINGS, SHALL RECEIVE WRAPPING OF TEFLON TAPE
- JOINT CEMENT AND PRIMER - TYPE AS RECOMMENDED BY MANUFACTURER OF PIPE AND FITTINGS.
- FLEXIBLE PLASTIC PIPE - MANUFACTURED FROM VIRGIN POLYETHYLENE IN ACCORDANCE WITH ASTM D2238, WITH A HYDROSTATIC DESIGN STRESS OF 630 PSI AND DESIGNATED AS PE 2206. FITTINGS - INSERT TYPE MANUFACTURED IN ACCORDANCE WITH ASTM D2608; PVC TYPE 1 CELL CLASSIFICATION 12454-B.

IRRIGATION SYSTEM INSTALLATION

- BACKFILLING - DO NOT BEGIN BACKFILLING OPERATIONS UNTIL REQUIRED SYSTEM TESTS HAVE BEEN COMPLETED. BACKFILL SHALL NOT BE DONE IN FREEZING WEATHER EXCEPT WITH REVIEW BY CONSULTANT. TRENCHES SHALL BE FINISH GRADED PRIOR TO WALK-THROUGH OF SYSTEM BY OWNER/CONSULTANT.
- EXCAVATED MATERIAL IS GENERALLY CONSIDERED SATISFACTORY FOR BACKFILL PURPOSES. BACKFILL MATERIAL SHALL BE FREE OF RUBBISH, VEGETABLE MATTER, FROZEN MATERIALS, AND STONES LARGER THAN 1 INCH IN MAXIMUM DIMENSION. DO NOT MIX SUBSOIL WITH TOPSOIL. MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE HAULED AWAY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUITABLE BACKFILL IF EXCAVATED MATERIAL IS UNACCEPTABLE OR NOT SUFFICIENT TO MEET BACKFILL, COMPACTION, AND FINAL GRADE REQUIREMENTS.
- DO NOT LEAVE TRENCHES OPEN FOR A PERIOD OF MORE THAN 48 HOURS. OPEN EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH OSHA REGULATIONS. COMPACT BACKFILL TO 90% MAXIMUM DENSITY, DETERMINED IN ACCORDANCE WITH ASTM D1557. MECHANICAL TAMPING IS PROHIBITED WITHIN 20'-0" OF BUILDING OR FOUNDATION WALLS.

EXECUTION

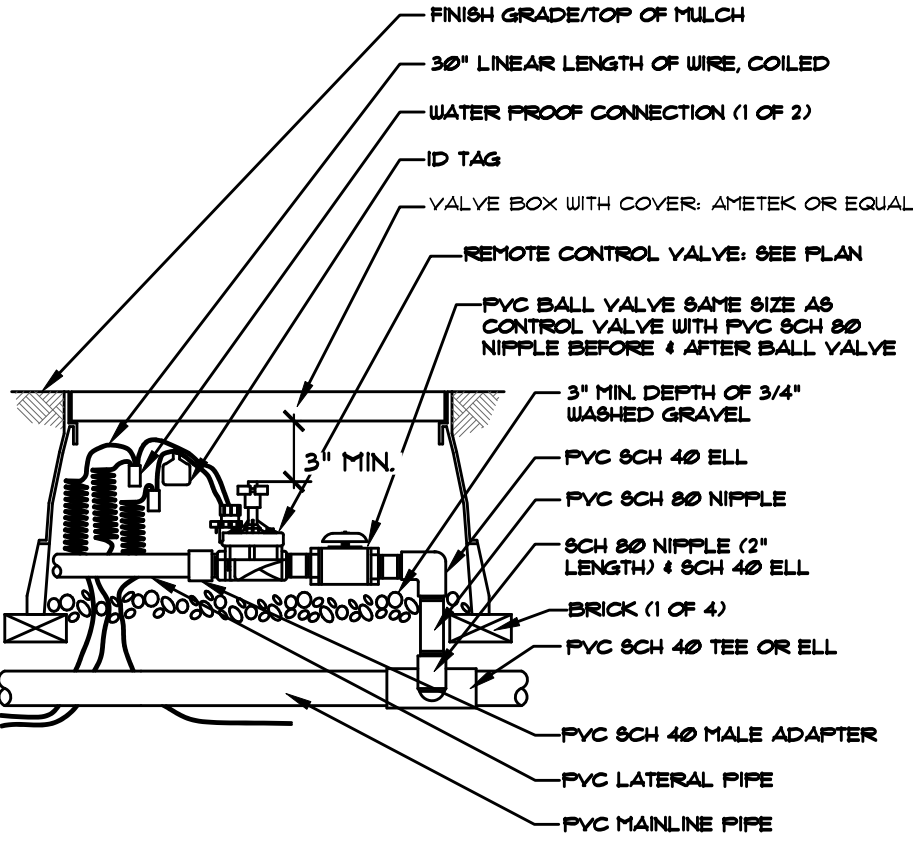
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY SOIL RETENTION COVERING THAT WOULD INTERFERE WITH THE PROPER INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR WILL BE HELD RESPONSIBLE FOR COORDINATION BETWEEN LANDSCAPE AND IRRIGATION SYSTEM INSTALLATION. LANDSCAPE MATERIAL LOCATIONS SHOWN ON THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE IRRIGATION SYSTEM EQUIPMENT LOCATIONS. IF IRRIGATION EQUIPMENT IS INSTALLED IN CONFLICT WITH THE LANDSCAPE MATERIAL LOCATIONS SHOWN ON THE LANDSCAPE PLAN, THE CONTRACTOR WILL BE REQUIRED TO RELOCATE THE IRRIGATION EQUIPMENT, AS NECESSARY, AT CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO NOTIFY CONSULTANT OF ANY FIELD CONDITIONS THAT VARY FROM THE CONDITIONS SHOWN ON THE IRRIGATION CONSTRUCTION DOCUMENTS. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT OF THESE CONDITIONS, CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SYSTEM ADJUSTMENTS REQUIRED DUE TO THE CHANGE IN FIELD CONDITIONS.
- STATIC PRESSURE VERIFICATION - CONTRACTOR SHALL FIELD VERIFY THE STATIC PRESSURE AT THE PROJECT SITE, PRIOR TO COMMENCING WORK OR ORDERING IRRIGATION MATERIALS. IF CONTRACTOR FAILS TO VERIFY STATIC WATER PRESSURE PRIOR TO COMMENCING WORK OR ORDERING IRRIGATION MATERIALS, CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL COSTS REQUIRED TO MAKE SYSTEM OPERATIONAL AND THE COSTS REQUIRED TO REPLACE ANY DAMAGED LANDSCAPE MATERIAL. DAMAGE SHALL INCLUDE ALL REQUIRED MATERIAL COSTS, DESIGN COSTS AND PLANT REPLACEMENT COSTS.
- INSPECTION - EXAMINE AREAS AND CONDITIONS UNDER WHICH WORK OF THIS SECTION IS TO BE PERFORMED. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

IRRIGATION SCHEDULE NOTES

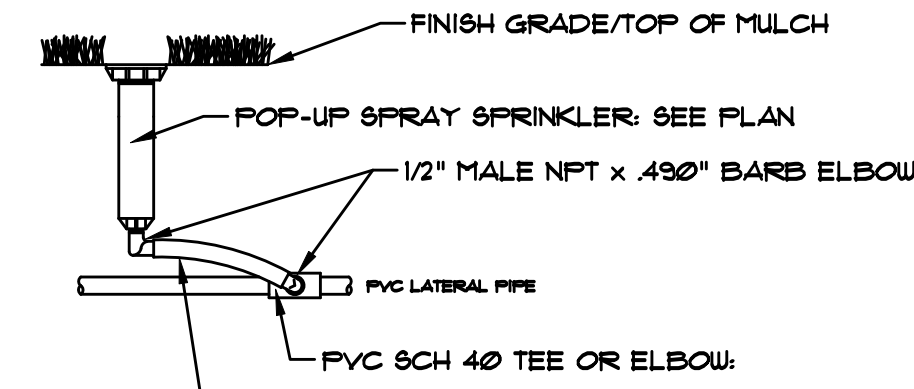
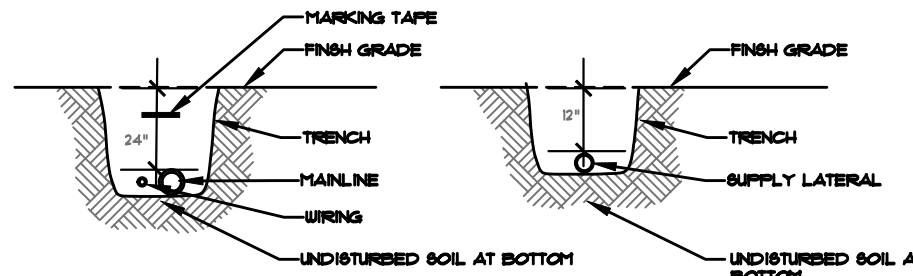
EACH VEGETATION TYPE HAS A DIFFERENT WEEKLY WATER REQUIREMENT THAT SHOULD BE FULFILLED BY A DIFFERENT NUMBER OF SCHEDULED RUN TIMES. NEW LANDSCAPE PLANTS SHALL BE IRRIGATED EVERY OTHER DAY FOR THE FIRST GROWING SEASON. DURING ALL SUBSEQUENT SEASONS LANDSCAPE PLANTS SHALL BE IRRIGATED EVERY THIRD DAY. TYPICALLY LONGER RUN TIMES HELP PROMOTE TREE, SHRUB, AND OTHER PLANT, DEEP ROOT GROWTH AND ESTABLISHMENT.

RUN TIMES SHALL BE ADJUSTED FOR SEASONAL REQUIREMENTS. SPRING RUN TIMES SHALL BE SET AT 85% OF SUMMER RUN TIMES. FALL RUN TIMES SHALL BE SET AT 80% OF SUMMER RUN TIMES.

IRRIGATION SCHEDULE						
ZONE	TYPE	FLOW GPM	PRECIP RATE INCHES/HOUR	RUN TIME MINUTES/CYCLE	TOTAL GALLONS	TREATMENT
1	DRIP	3-7	--	60	300	PLANTING
2	DRIP	3-7	--	60	300	PLANTING



A ELECTRIC ZONE CONTROL VALVE
NOT TO SCALE



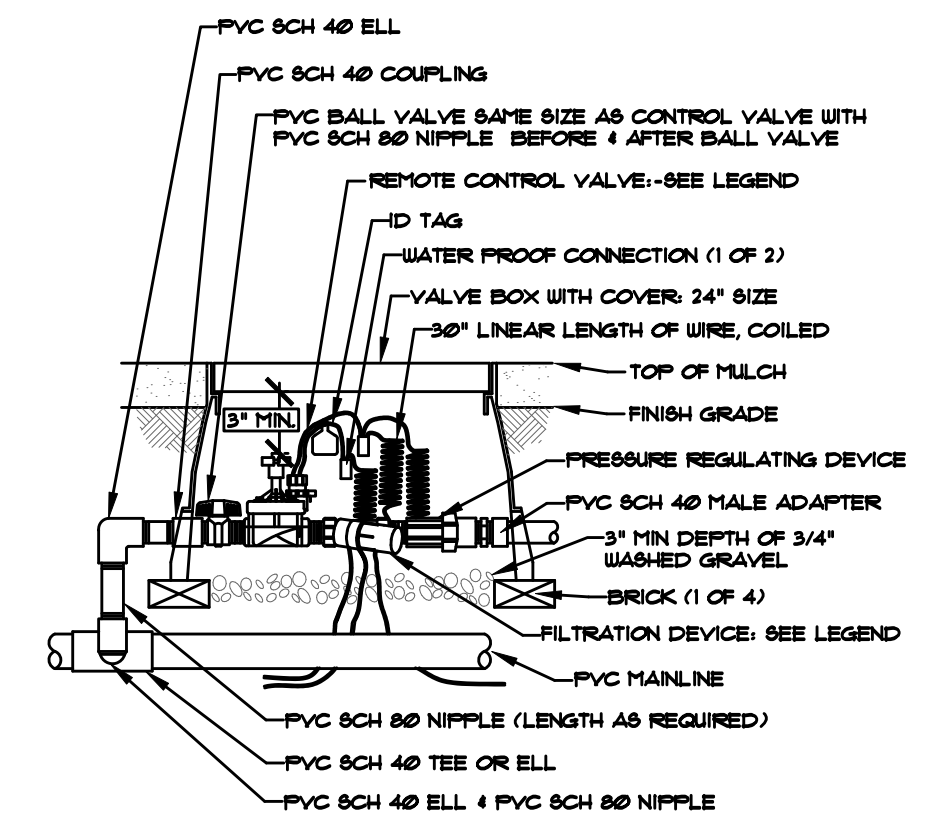
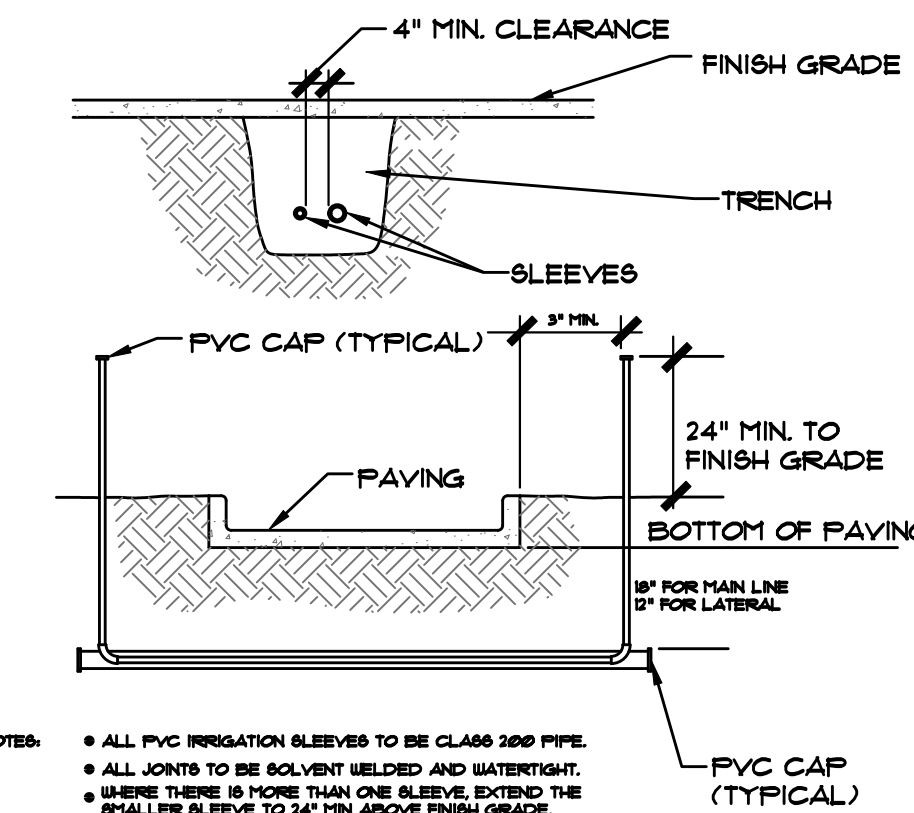
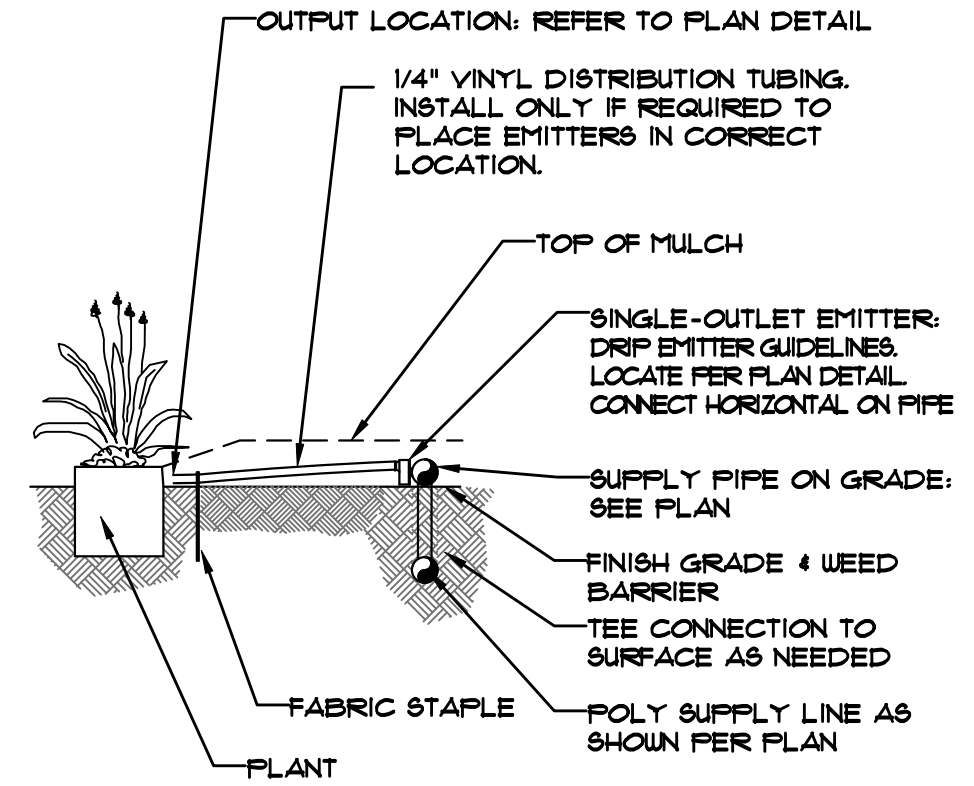
C QUICK COUPLER ASSEMBLY DETAIL
NOT TO SCALE

NOTE: INSTALL PIPING NO LESS THAN 6\"/>

PIPE SIZING CHART: CLASS 200 PIPE				
Pipe Size	Short distance (50' GPM)	Medium distance (200' GPM)	Long distance (300' GPM)	
3/4"	10	8	6	
1"	17	15	12	
1-1/4"	27	27	22	
1-1/2"	36	36	30	
2"	56	56	46	
2-1/2"	83	83	69	
3"	123	123	102	

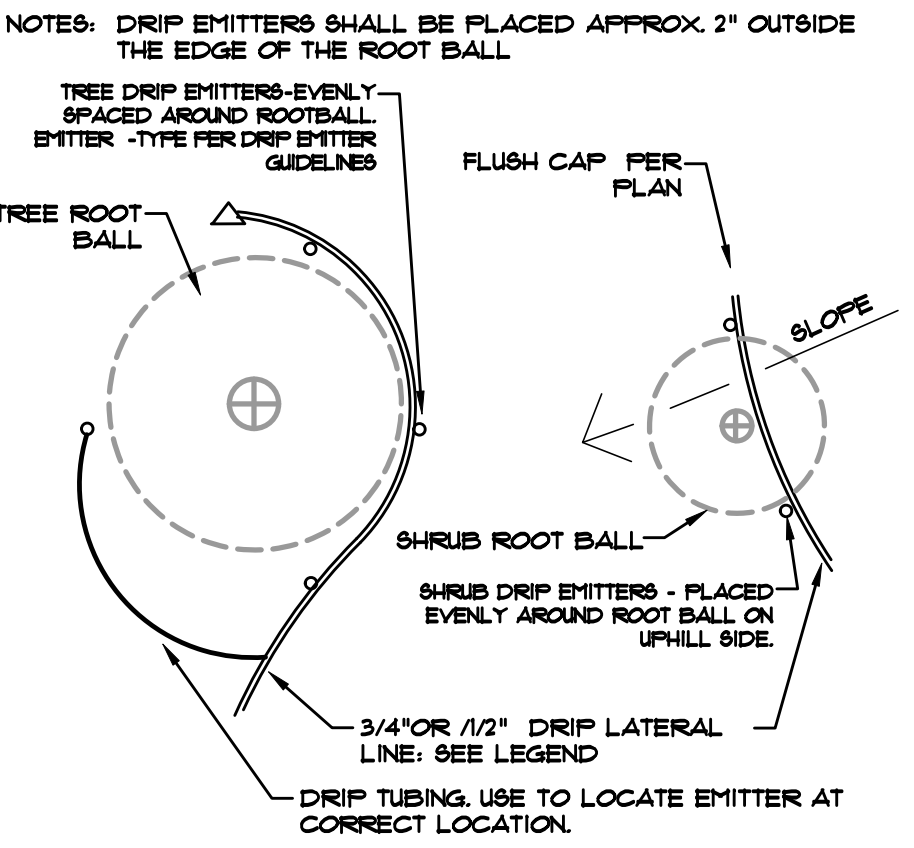
D LATERAL PIPE TRENCHING DETAIL
NOT TO SCALE

NOTES: • DRIP PIPING IS TO BE STAKED TO GROUND SURFACE EVERY 4'-6'. MULCH IS TO BE INSTALLED TO COVER ALL PIPING AND TUBING. RECOMMEND PIPE INSTALLED OVER WEED BARRIER.

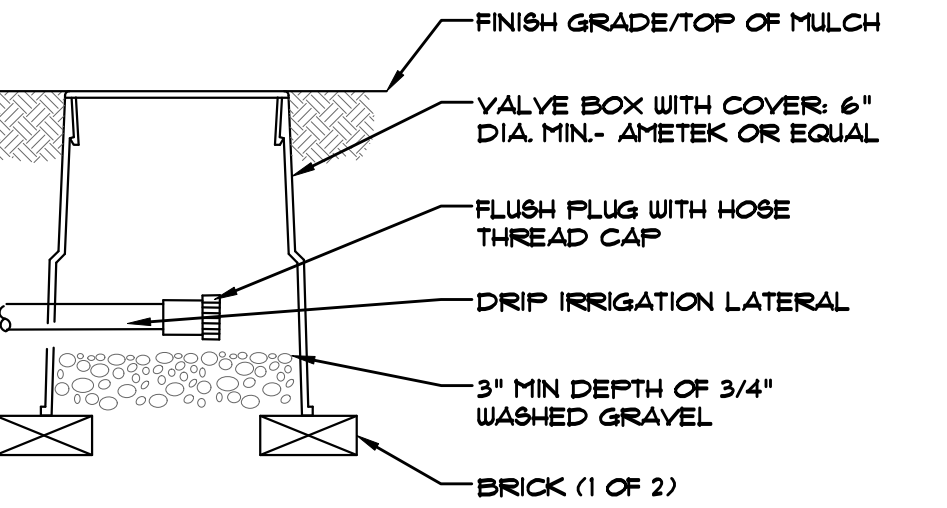


G TYPICAL EMITTER ASSEMBLY
NOT TO SCALE

E SLEEVING DETAIL
NOT TO SCALE



H DRIP EMITTER PLACEMENT
NOT TO SCALE SEE GUIDELINES FOR EMITTER QUANTITY



NOTES: • DRIP FLUSH CAP AND BOX SHALL BE INSTALLED AT THE END OF EACH DRIP SUPPLY LINE AT ENDS.

I DRIP FLUSH CAP
NOT TO SCALE

DRIP EMITTERS

DRIP EMITTERS FOR TREES, SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS SHALL BE INSTALLED PER DETAILS ON THIS SHEET. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING EMITTER QUANTITY SO THAT EACH PLANT TYPE RECEIVES THE CORRECT WATER REQUIREMENT BASED ON ZONE RUN TIME AND PLANT WATER REQUIREMENTS. SEE DRIP EMITTER GUIDELINES. EXCEPT FOR PERENNIALS ALL SHRUBS SHALL RECEIVE TWO EMITTERS, AND TREES SHALL RECEIVE MINIMUM FOUR EMITTERS.

DRIP EMITTER GUIDELINES

PLANT MATERIAL	EMITTER QUANTITY	OUTPUT (GPH)
1 GAL. PERENNIAL (COLOR)	1 EACH - 5 GPH	.5
1 GAL. ORNAMENTAL GRASS	2 EACH - 5 GPH	1
5 GAL. ORNAMENTAL GRASS	2 EACH - 1 GPH	2
5 GAL. EVERGREEN SHRUB	2 EACH - 1 GPH	2
5 GAL. DECIDUOUS SHRUB	2 EACH - 1 GPH	2
HIGH WATER DECIDUOUS SHRUB	2 EACH - 2 GPH	4
6" B&B EVERGREEN TREE	4 EACH - 1 GPH	4
HIGH WATER EVERGREEN TREE	4 EACH - 2 GPH	8
1 1/2" GAL. DECIDUOUS TREE	4 EACH - 1 GPH	4
HIGH WATER DECIDUOUS TREE	4 EACH - 2 GPH	8

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6\"/>

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HIGHER GROUND DESIGNS, INC.

LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD, STE 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-265-1122



WATERPARK SUBDIVISION
2430 SOUTH HAVANA STREET
AURORA, CO 80011

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PREPARED FOR:

NOT FOR CONSTRUCTION

JOB NUMBER
1133-23

REVISONS		
10-16-23	PER CITY COMMENTS	
4-8-24	PER CITY COMMENTS	
5-22-24	PER CITY COMMENTS	

ORIGINAL DATE
5-1-23

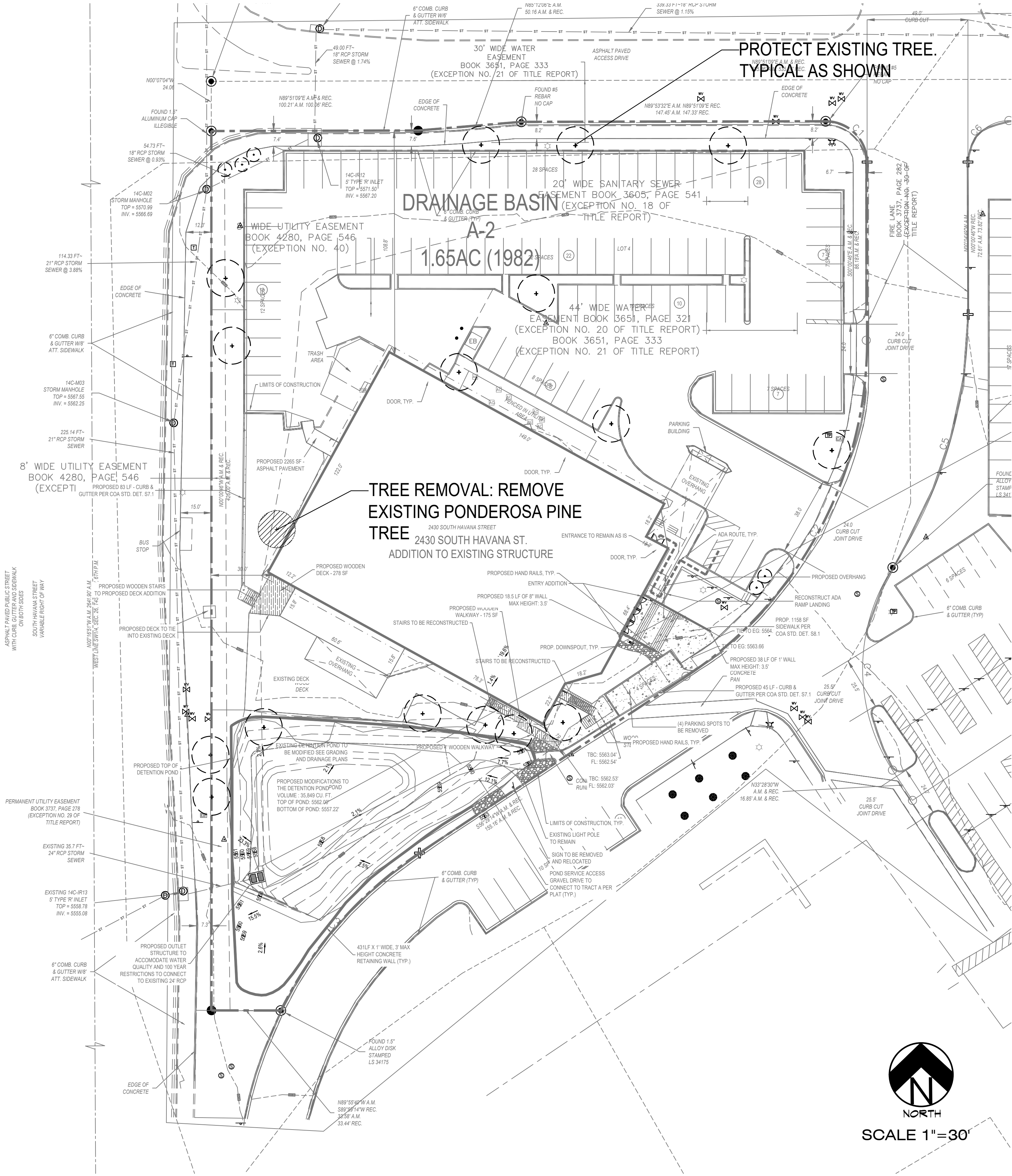
DRAWN BY: **JM**

DESCRIPTION:
IRRIGATION DETAILS

SHEET NO.

IR1.2

SOUTH HAVANA STREET



TREE MITIGATION PLAN



UTILITIES NOTE
VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER LOCAL CODE. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

GENERAL LANDSCAPE NOTES
ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, UPON COMPLETION OF ALL SITE IMPROVEMENTS.
ALL LANDSCAPED AREAS AND PLANT MATERIAL EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
LANDSCAPE AREA
TOTAL SITE: 99,340 SF
LANDSCAPE AREA (15%) REQUIRED/PROVIDED: 14,901 SF / 25,934 SF

TREE PROTECTION NOTE
ALL TREES SHOWN AS "TO BE PROTECTED" SHALL BE PRESERVED ACCORDING TO THE TREE PROTECTION STANDARDS PER THE CURRENT PARKS, RECREATION AND OPEN SPACE DEDICATION AND DEVELOPMENT CRITERIA MANUAL.



TREE REMOVAL - ONE TREE

TREE MITIGATION PAYMENT NOTE				
Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. Tree mitigation is always above and beyond the Landscape Code requirements.				
The caliper inches lost with removal are 14" with 6" replacement. The mitigation value is \$947.00. This fee will be paid to the tree fund.				
TREE #	SPECIES	DIAMETER	MITIGATION VALUE	MITIGATION INCHES
1	Ponderosa Pine	14	\$947.38	6
Total		14	\$947.38	6
NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.				

EXISTING TREE LEGEND	
SYMBOL	DESCRIPTION
	Protect Existing Tree
	Remove Existing Tree

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WATERPARK SUBDIVISION
2430 SOUTH HAVANA STREET
AURORA, CO 80011
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NOT FOR CONSTRUCTION	
JOB NUMBER	1133-23
REVISIONS	
10-16-23	PER CITY COMMENTS
4-8-24	PER CITY COMMENTS
5-22-24	PER CITY COMMENTS
ORIGINAL DATE	5-1-23
DRAWN BY:	JM
DESCRIPTION:	TREE MITIGATION PLAN
SHEET NO.	TM1.1

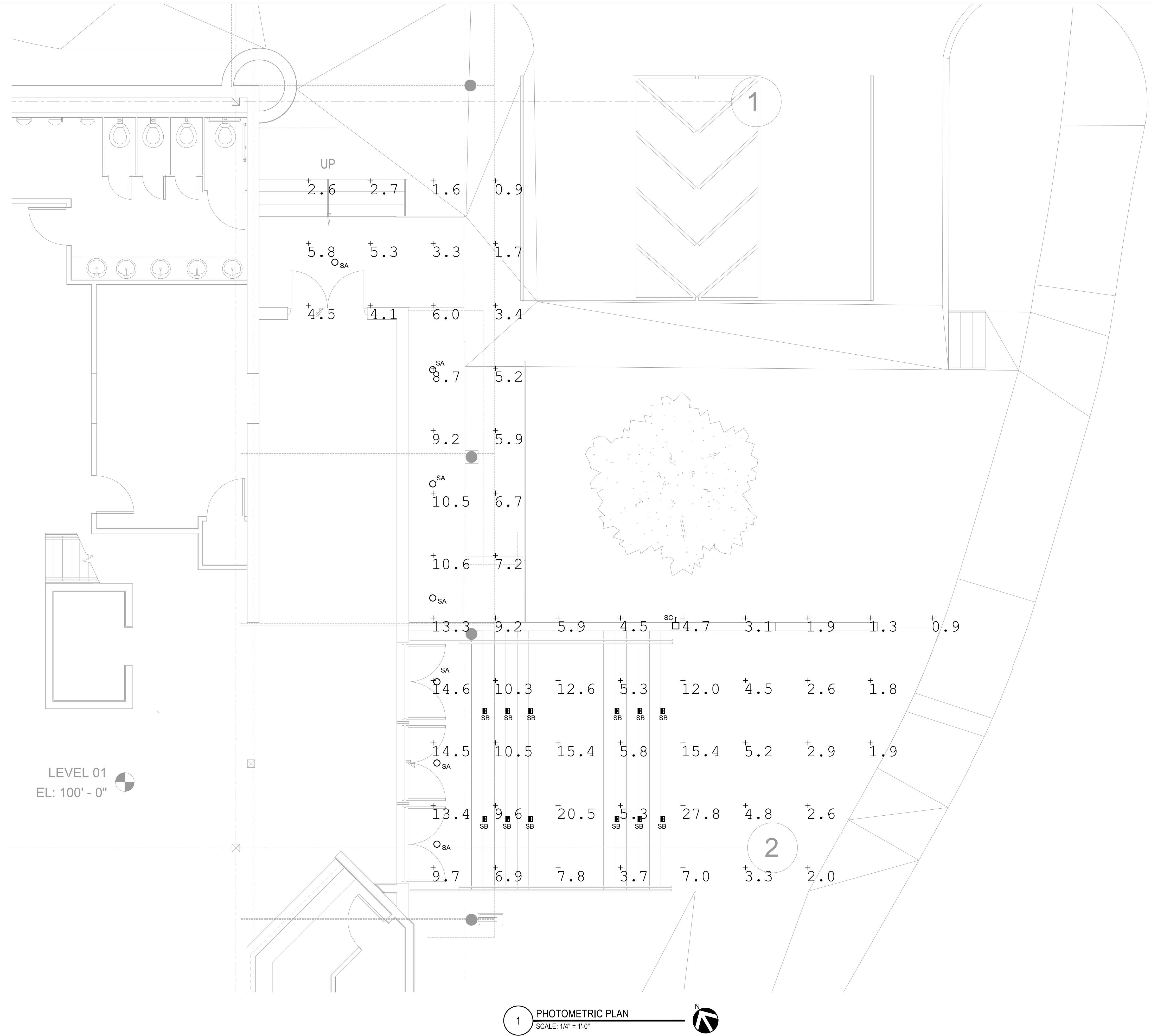


STAMPEDE
NEW ENTRY / WALKWAY SITE LIGHTING
2340 S HAVANA ST
AURORA, CO 80014

[illegible]

CLIENT:
CHRIS SWANK

PROJECT NUMBER	24123
DATE	5/12/2024
DRAWN BY	BEK
CHECKED BY	BEK



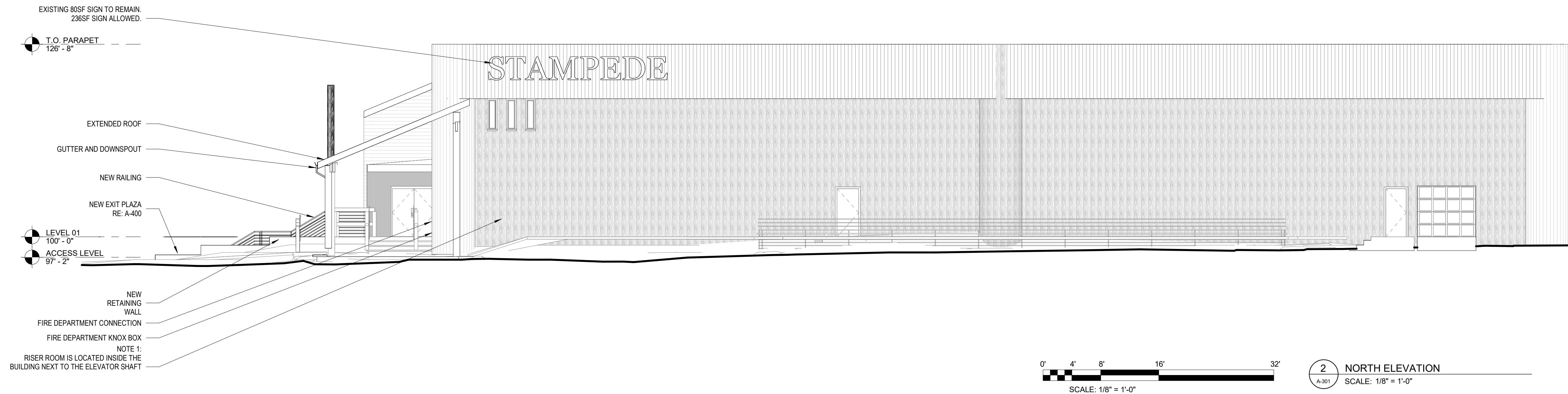
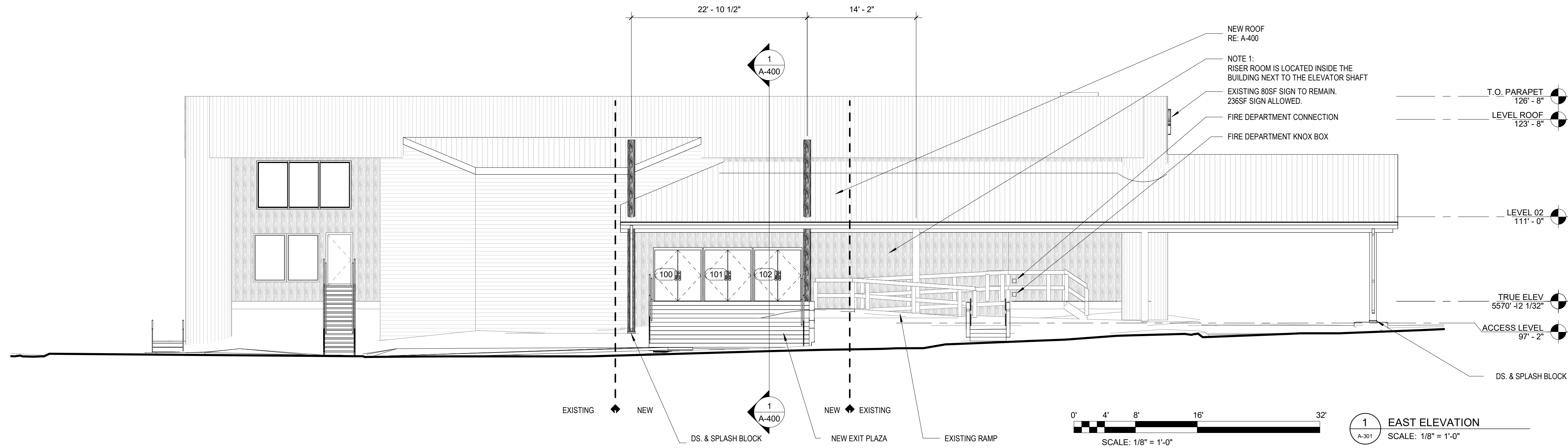


DRAWN BY: _____ GL
CHECKED BY: _____ JE
DATE: _____ 04/04/24
EG # _____
CAD FILE: _____
DIR: _____

PERMIT SET

LEVEL 01 -
FLOOR PLAN

5 A-201



REVISIONS: _____ DATE: _____

STAMPEDE NEW EXIT DOORS, EXTERIOR PLAZA
AMD CHANGE OF OCCUPANCY
2430 S HAVANA ST.
AURORA, CO. 80034

DRAWN BY: _____ GL
CHECKED BY: _____ JE
DATE: _____ 04/04/24
EG # _____
CAD FILE: _____
DIR: _____

PERMIT SET

EXTERIOR
ELEVATIONS

A-301