

PLANT LIST				
SYMBOL	QUANTITY	NAME	SIZE	REMARKS
A	8	PONDEROSA PINE (<i>Pinus ponderosa scopularum</i>)	8'-10'	B. # B.
B	9	AQUARIUM CRAB	2 1/2" CAL.	B. # B.
C	5	IMPERIAL HONEYLOCUST (<i>Gleditsia triacanthos (var. imerial)</i>)	3" CAL.	B. # B.
D	26	AMERICAN CRANBERRY (<i>Viburnum trilobum</i>)	5 GAL.	CONTAINER
E	3	MARSHALL SEEDLESS ASH (<i>Fraxinus pennsylvanica (var. Marshall)</i>)	2 1/2" CAL.	B. # B.
F	2	COCKSPUR HAWTHORN (<i>Crataegus musgalli</i>)	2 1/2" CAL.	B. # B.
G	19	KATHERINE DYKES POTENTILLA (<i>Potentilla fruticosa (var. Katherine Dykes)</i>)	5 GAL.	CONTAINER
H	4	DWARF BURNING BUSH (<i>Elyonurus alatus compacta</i>)	5 GAL.	CONTAINER
J	16	VAN HOUTTE SPIREA (<i>Spiraea x vanhouttei</i>)	5 GAL.	CONTAINER
K	30	DWARF NINEBARK (<i>Physocarpus opulifolius 'Nanus'</i>)	5 GAL.	CONTAINER
L	7	WILTON CARPET JUNIPER (<i>Juniperus horizontalis 'Wilton'</i>)	5 GAL.	CONTAINER
M	3	NEWPORT PLUM (<i>Prunus 'Newport'</i>)	3" CAL.	B. # B.
N	3	COLORADO BLUE SPRUCE (<i>Picea pungens glauca</i>)	12'-15'	B. # B.
O	3	COLORADO CRAB (<i>Dalrymplea</i>)	2 1/2" CAL.	B. # B.
P	37	LOWPAST COTONEASTER (<i>Cotoneaster dammeri 'Lowpast'</i>)	5 GAL.	CONTAINER
R	1,000	CREeping MAHONIA (<i>Mahonia repens</i>)	1 GAL.	CONTAINER
S	1	WASHINGTON HAWTHORN	3"-4"	B. # B.

*NOTE: TREES, SHRUBS, & GROUND COVER MUST BE PLACED IN MULCH BED. MULCH BED SHALL BE 2" ABOVE ROCK.

- 1) Extending the asphalt parking lot. Addition of deck that will tie into existing deck. Addition of stairway to proposed deck.
- 2) 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. Removing 4 parking spots and replacing with sidewalk, curb, & gutter. Reconstructing the ADA landing in the existing ADA ramp.
- 3) Addition of wall around pond to increase capacity to account for the additional impervious area.

ANDERSON'S CAJUN'S WHARF 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 TURNER JOINT VENTURE has caused these presents to be executed this 21st day of May, 1984, at Aurora, Colorado.

By: *Grant E. Turner* (Principal or Owners)

NOTARIAL:
State of Colorado) ss
County of *Cherokee*)

The foregoing instrument was acknowledged before me this 21st day of May, 1984, by *Grant E. Turner* (Principal or Owners)

Witness my hand and official seal

My commission expires 1-1-87

CITY OF AURORA APPROVALS:

City Attorney:

Planning Director:

Planning Commission:

City Council:

Attest:

City Clerk

City Clerk

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of Colorado at _____ o'clock _____ M. This _____ Day of _____ AD, 19 _____

*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 _____ 20,115 100% % and Sq. Ft.
Hard-surface area (exclusive of buildings) _____ 37,000 37% % and Sq. Ft.
Area devoted to landscaping within site _____ 45,000 44% % and Sq. Ft.
Present zoning classification _____ B-4
Proposed uses _____ Restaurant
Sign Area _____ 40 sq. ft. (Free standing) 10 sq. ft. (Wall) 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 _____ 95 (Balance of 881 parking spaces by cross parking)
Parking spaces required _____ 816 (Balance of 881 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 Turner Joint Venture provides balance of 221 required parking spaces

2. Open hours for Cajun's Wharf will be as follows: Club 4:00 PM to 1:00 AM Monday - Sunday Restaurant 5:00 AM to 1:00 AM Sunday

ADMINISTRATIVE AMENDMENT 11-30-84

A. ADD OUTDOOR DECK AT SOUTH ELEVATION

B. CHANGE SEATING TO 200

C. REVISED LANDSCAPING

RELOCATE 1/2 MAT. AS SHOWN 6-15-85

D. RELOCATE DUMPSTER ENCLOSURE ADM. ADJ. 6-11-85

WATERPARK
HAVANA & PARKER RD. AURORA, CO
A JOINT VENTURE
ANDERSON INVESTMENTS/TURNER 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 11-22-85
REVISIONS

SHEET TITLE
PBG SITE PLAN

SHEET NUMBER
A1.1

WATERPARK PBG AMPT. (CAJUN'S WHARF) 83-6105-1

L/S

WATERPARK SUBDIVISION FILING #2 MINOR SITE PLAN AMENDMENT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 04 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

2430 SOUTH HAVANA STREET, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

MINOR SITE PLAN AMENDMENT



ALTITUDE
LAND CONSULTANTS

CIVIL | SURVEY | PLANNING | LANDSCAPE

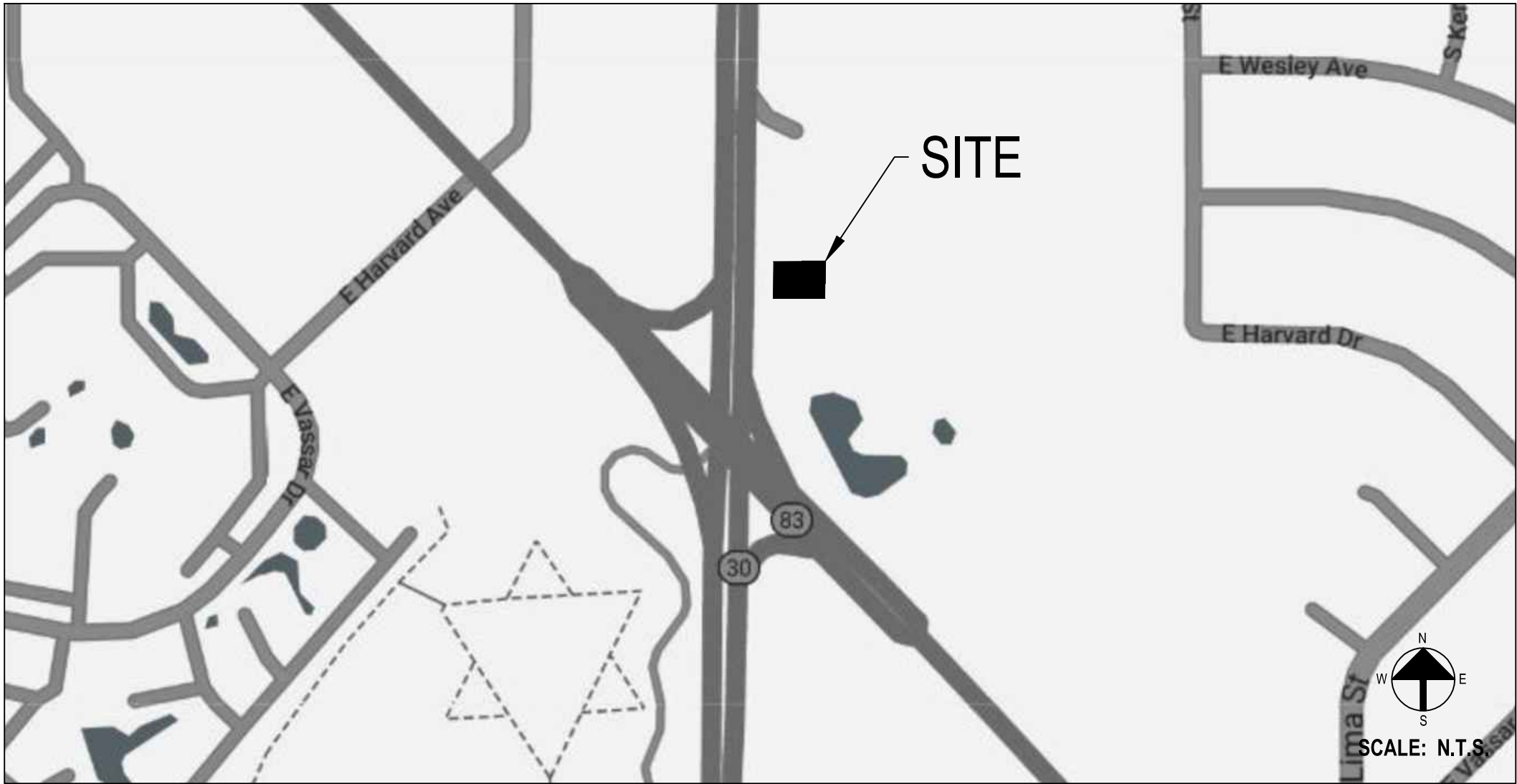
3461 RINGSBY CT., SUITE #125
DENVER, CO 80216

720.594.9494
INFO@ALTITUDELANDCO.COM
WWW.ALTITUDELANDCO.COM

GENERAL CONSTRUCTION NOTES:

- CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
- ALL ROADWAY CONSTRUCTION SHALL CONFORM TO THE CITY OF AURORA "ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS," LATEST EDITION.
- ALL WATER DISTRIBUTION, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE," LATEST REVISION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-739-7420, 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT UTILITY NOTIFICATION CENTER OF COLORADO, 1-800-922-1987 OR 811.
- THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF AURORA), ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, AND COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
- IT IS THE CONSULTANT'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE, AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NEEDED DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS EITHER ON-SITE OR OFF-SITE, WHICH ARISE IN THE FIELD, WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY. THE COST TO RECTIFY ANY ADVERSE SITUATION TO MEET THE CITY STANDARDS AND SPECIFICATIONS AND THE CITY CODE SHALL BE BORNE SOLELY BY THE DEVELOPER.
- THE OWNER/DEVELOPER MUST OBTAIN THE WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
- CONCRETE SHALL NOT BE PLACED UNTIL THE FORMS HAVE BEEN INSPECTED AND A POUR SLIP ISSUED.
- PAVING OF PUBLIC STREETS SHALL NOT START UNTIL A SOIL REPORT AND PAVEMENT DESIGN IS APPROVED BY THE CITY ENGINEER, PROOF ROLLING, AND SUBGRADE AND TRENCH COMPACTION TESTS TAKEN BY THE DEVELOPER'S GEOTECH ARE APPROVED BY PUBLIC IMPROVEMENTS INSPECTIONS/MATERIALS LAB.
- STANDARD CITY OF AURORA CURB RAMPS SHALL BE CONSTRUCTED AT ALL CURB RETURNS, AT ALL "T" INTERSECTIONS AND AT ALL CURBSIDE KIOSKS OR CLUSTERS, UNLESS OTHERWISE MODIFIED BY THESE PLANS.
- ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR CONTACTING CDOT TO ENSURE ALL WORK ON OR ADJACENT TO STATE HIGHWAYS OR CDOT R.O.W. MEETS CDOT REQUIREMENTS.
- THE STREETLIGHT INSTALLATION COST IS FUNDED BY THE DEVELOPER/OWNER. COORDINATE THE STREETLIGHT LOCATIONS AND INSTALLATION WITH XCEL ENERGY USING THE APPROVED SITE PLANS/CIVIL PLANS THAT SHOW THE PROPOSED STREET LIGHT LOCATIONS.
- THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.
- THE OWNER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE ARMY CORP OF ENGINEERS FOR WETLAND MITIGATION OR WORK WITHIN THE WATERS OF THE U.S., IF REQUIRED. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PROVIDE A COPY OF THE ARMY CORP OF ENGINEERS' REQUIREMENTS TO THE CITY OF AURORA. IF THERE ARE NO REQUIREMENTS BY THE ARMY CORP OF ENGINEERS, THEN A WRITTEN NOTIFICATION FROM THE ARMY CORP OF ENGINEERS SHALL BE SUBMITTED TO THE CITY OF AURORA STATING SUCH. CITY APPROVAL OF THE CONSTRUCTION PLANS IS SUBJECT TO THE OWNER/CONTRACTOR OBTAINING A 404 PERMIT. IF APPLICABLE, A COPY OF THIS PERMIT SHALL BE SUBMITTED TO THE CITY OF AURORA PRIOR TO ANY PERMITS BEING ISSUED.
- ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, UNLESS OTHERWISE NOTED BY THE CITY OF AURORA.
- THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMP REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT DESIGN VOLUMES (WQCV, 10-YEAR, 200-YEAR, EURV) AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQ BMP USED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION PRINCIPAL ENGINEER. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO THE RETURN OF ANY FISCAL SECURITY DEPOSIT (AS WELL AS SATISFYING OTHER CONDITIONS OF THE STORMWATER PERMIT) FOR SITES THAT DO NOT REQUIRE A CERTIFICATE OF OCCUPANCY. EXAMPLES OF THESE SITES INCLUDE BUT ARE NOT LIMITED TO: SITES WITHOUT VERTICAL CONSTRUCTION, OIL AND GAS WELL PADS, OUTDOOR STORAGE, AND TOW YARDS. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF BUSINESS OPERATIONS. IN NO CASE SHALL A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY BE ISSUED WITHOUT APPROVED POND CERTIFICATE.

VICINITY MAP:



REVISIONS

REVISION NO.	DESCRIPTION OF MODIFICATIONS
R1	EXTENDING THE ASPHALT PARKING LOT. ADDITION OF DECK THAT WILL TIE INTO EXISTING DECK. ADDITION OF STAIRWAY TO PROPOSED DECK.
R2	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. REMOVING 4 PARKING SPOTS AND REPLACING WITH SIDEWALK, CURB, & GUTTER. RECONSTRUCTING THE ACCESSIBLE LANDING IN THE EXISTING ACCESSIBLE RAMP.
R3	ADDITION OF WALL AROUND POND TO INCREASE CAPACITY TO ACCOUNT FOR THE ADDITIONAL IMPERVIOUS AREA.

SHEET INDEX

DRAWING NO.	DRAWING NAME	SHEET NO.
G1.0	COVER SHEET & NOTES	1 OF 14
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C1.0	SITE PLAN	3 OF 14
C2.0	GRADING PLAN	4 OF 14
C2.1	DRAINAGE PLAN	5 OF 14
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L1.2	AREA 'A' LANDSCAPE PLAN	8 OF 14
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DATE:

REVISIONS:

WATERPARK SUBDIVISION FILING #2 MINOR
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

COVER SHEET &
NOTES

G1.0
SHEET 1 OF 14

PROJECT OWER/DEVELOPER SIGNATURE BLOCK

I HAVE REVIEWED THE INFORMATION CONTAINED WITHIN THE EROSION AND SEDIMENT CONTROL PLAN AND ACCEPT RESPONSIBILITY FOR THE REQUIREMENTS SET FORTH.

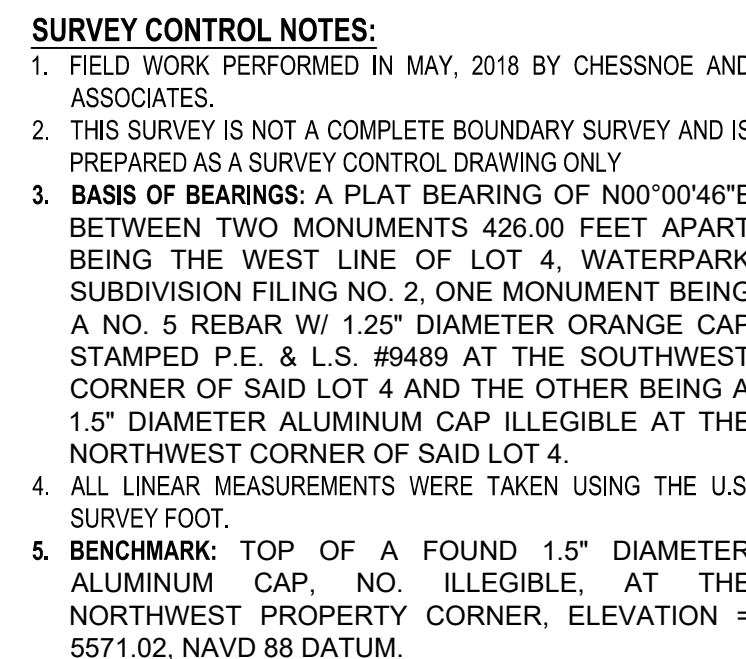
PLAN PREPARER SIGNATURE BLOCK

I ACKNOWLEDGE MY RESPONSIBILITY FOR THE PREPARATION OF THE EROSION AND SEDIMENT CONTROL PLAN.

CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSION, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOBSITE. THE CITY OF AURORA THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO OTHER RESPONSIBILITY OTHER THAN AS STATED ABOVE FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

APPROVED ONE YEAR FROM THIS DATE

CITY ENGINEER	DATE
PARKS, RECREATION AND OPEN SPACE	DATE
WATER DEPARTMENT	DATE
FIRE DEPARTMENT	DATE
TRAFFIC MANAGER	DATE



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.

REVISIONS: _____ DATE: _____

**WATERPARK SUBDIVISION FILING #2 MINOR
SITE PLAN AMENDMENT**
2430 S. HAVANA ST.
AURORA, CO. 80014

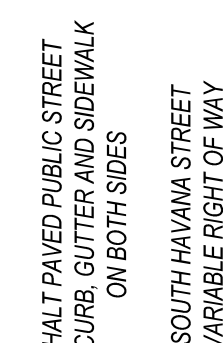
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CHECKED BY: _____ SCC
DATE: _____ 11-28-23
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CAD FILE: _____
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MINOR SITE PLAN
AMENDMENT

SITE PLAN

C1.0

SHEET 3 OF 14



PERMANENT UTILITY EASEMENT
BOOK 3737, PAGE 278
(EXCEPTION NO. 29 OF
TITLE REPORT)

EXISTING (PRIVATE) 35.7 FT~
24" RCP STORM
SEWER

EXISTING 14C-IR13
5' TYPE 'R' INLET
TOP = 5558.78
INV. = 5555.08

PROPOSED OUTLET
STRUCTURE TO
ACCOMMODATE WATER
QUALITY AND 100 YEAR
RESTRICTIONS TO CONNECT
TO EXISTING 24" RCP

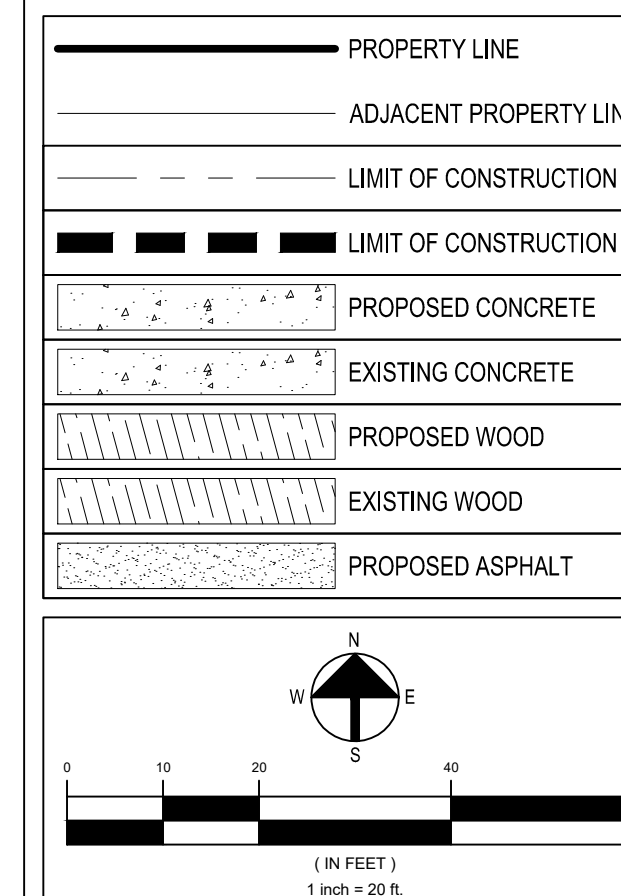
13' LF X 1' WIDE, 3' MAX
HEIGHT CONCRETE
RETAINING WALL (TYP.)

LIMITS OF CONSTRUCTION, TYPE
EXISTING LIGHT POLE
TO REMAIN
SIGN TO BE REMOVED
AND RELOCATED
POND SERVICE ACCESS
GRAVEL DRIVE TO
CONNECT TO TRACT A PER
PLAT (TYP.)

FIRE LANE BOOK 3737,
PAGE 282 (EXCEPTION NO.
30 OF TITLE REPORT)

2430 SOUTH HAVANA ST.
ADDITION TO EXISTING STRUCTURE

LEGEND:



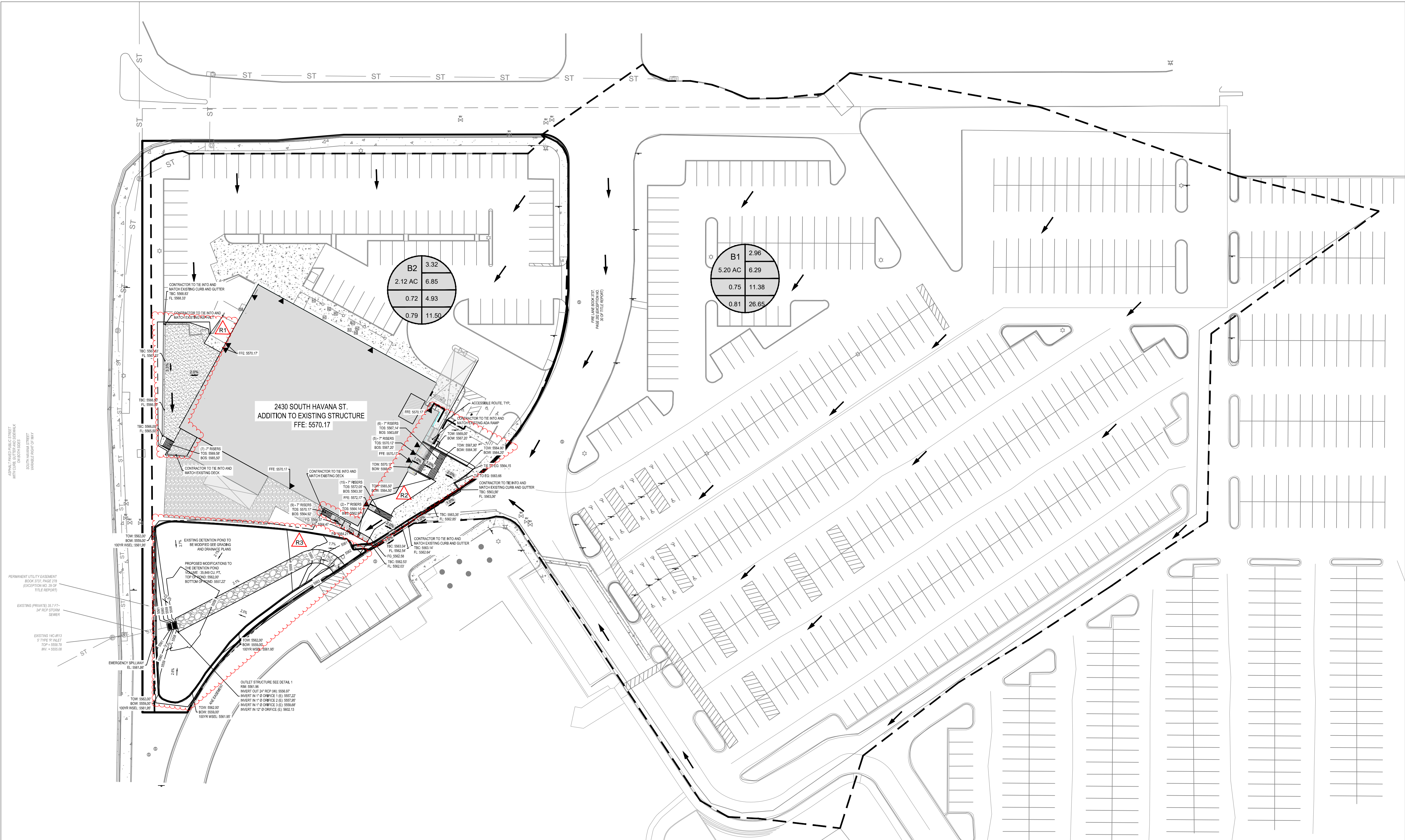
**WATERPARK SUBDIVISION FILING #2 MINOR
SITE PLAN AMENDMENT**
2430 S. HAVANA ST.
AURORA, CO. 80014

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CAD FILE: _____
DIR: _____

MINOR SITE PLAN
AMENDMENT

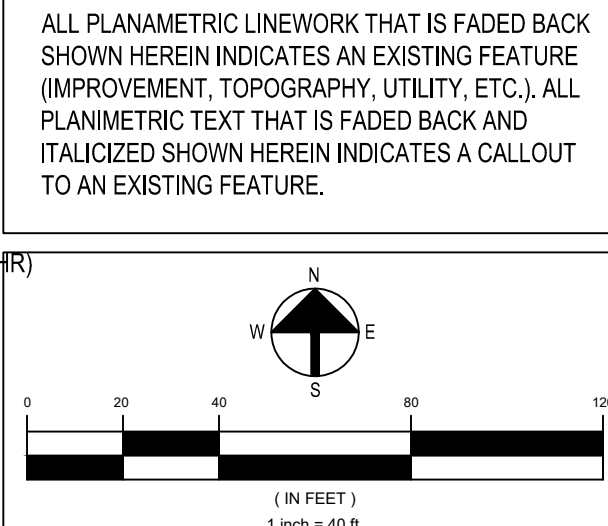
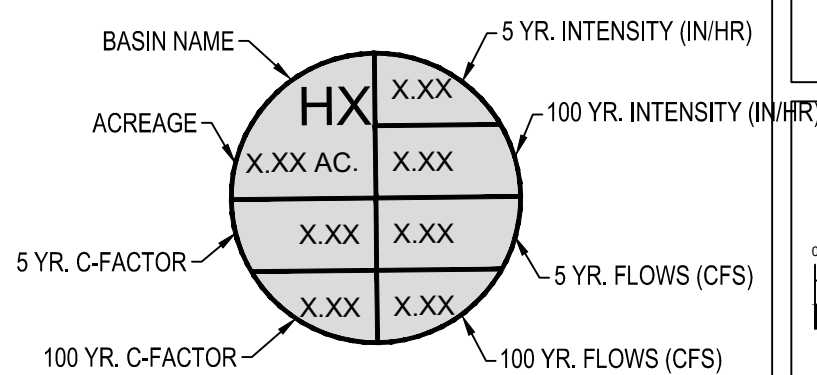
**DRAINAGE
PLAN**

C3.0
SHEET 4 OF 14



GENERAL NOTES:
1. BASE INFORMATION SHOWN HEREIN HAS BEEN PROVIDED BY OWNER AND IS BASED ON CIVIL DRAWINGS AND DESIGN FILES FROM CHESSNOE AND ASSOCIATES MAY 2018
2. SITE ADDRESS IS: 2430 S. HAVANA ST., AURORA, CO 80014
3. **BENCHMARK:** TOP OF A FOUND 1.5" DIAMETER ALUMINUM CAP, NO. ILLEGIBLE, AT THE NORTHWEST PROPERTY CORNER, ELEVATION = 5571.02' VAD 88 DATUM.

Basin ID	Area (AC)	Imperviousnes s	C5	I5 (in/hr)	Q5 (CFS)	C100	I100 (in/hr)	Q100 (CFS)
B1	5.20	86.67%	0.74	2.96	11.38	0.81	6.29	26.65
B2	2.12	84.02%	0.72	3.23	4.93	0.79	6.85	11.50





DATE: _____

REVISIONS:

REVISIONS:

MINOR SITE DI AN AMENDMENT

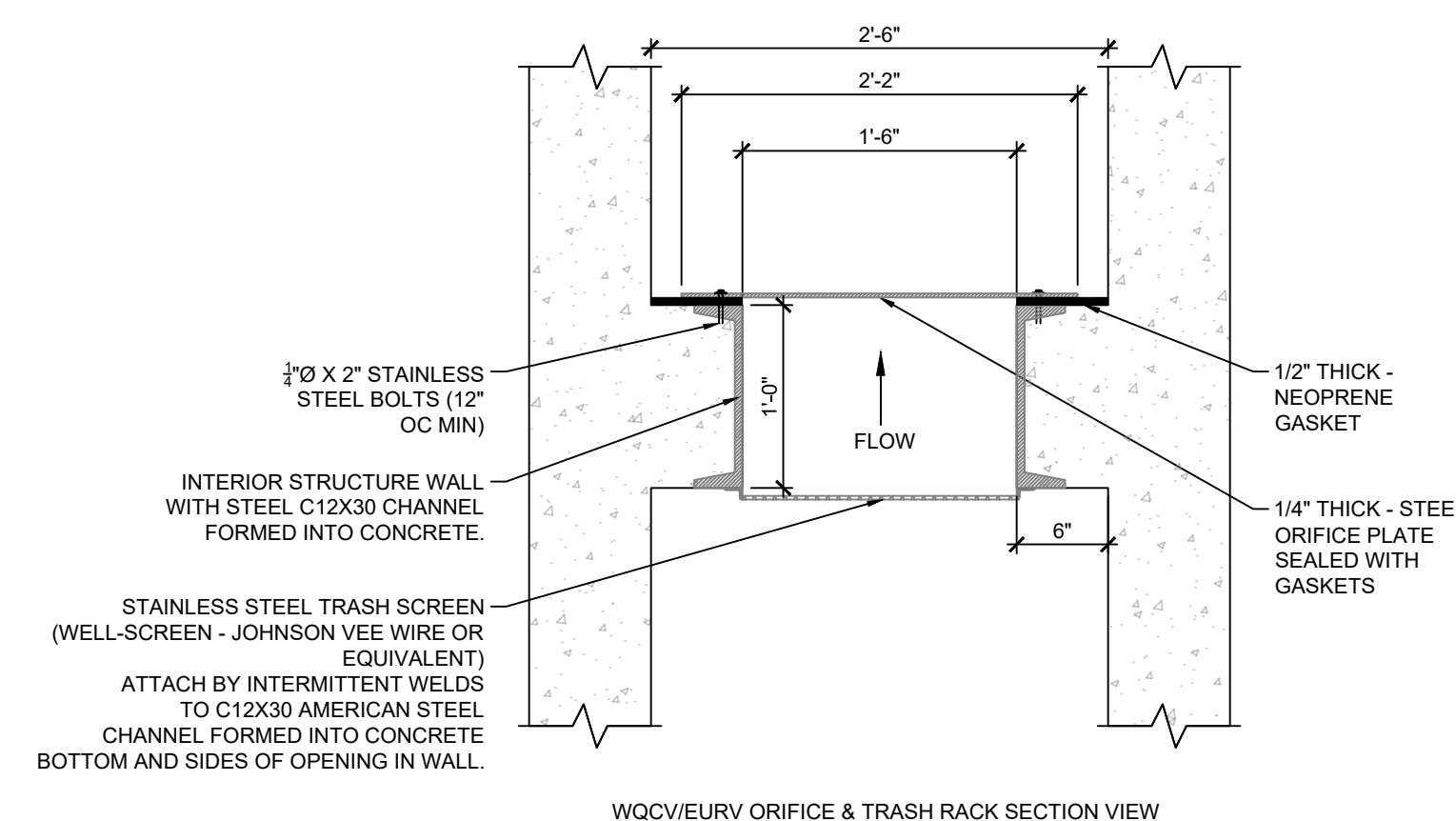
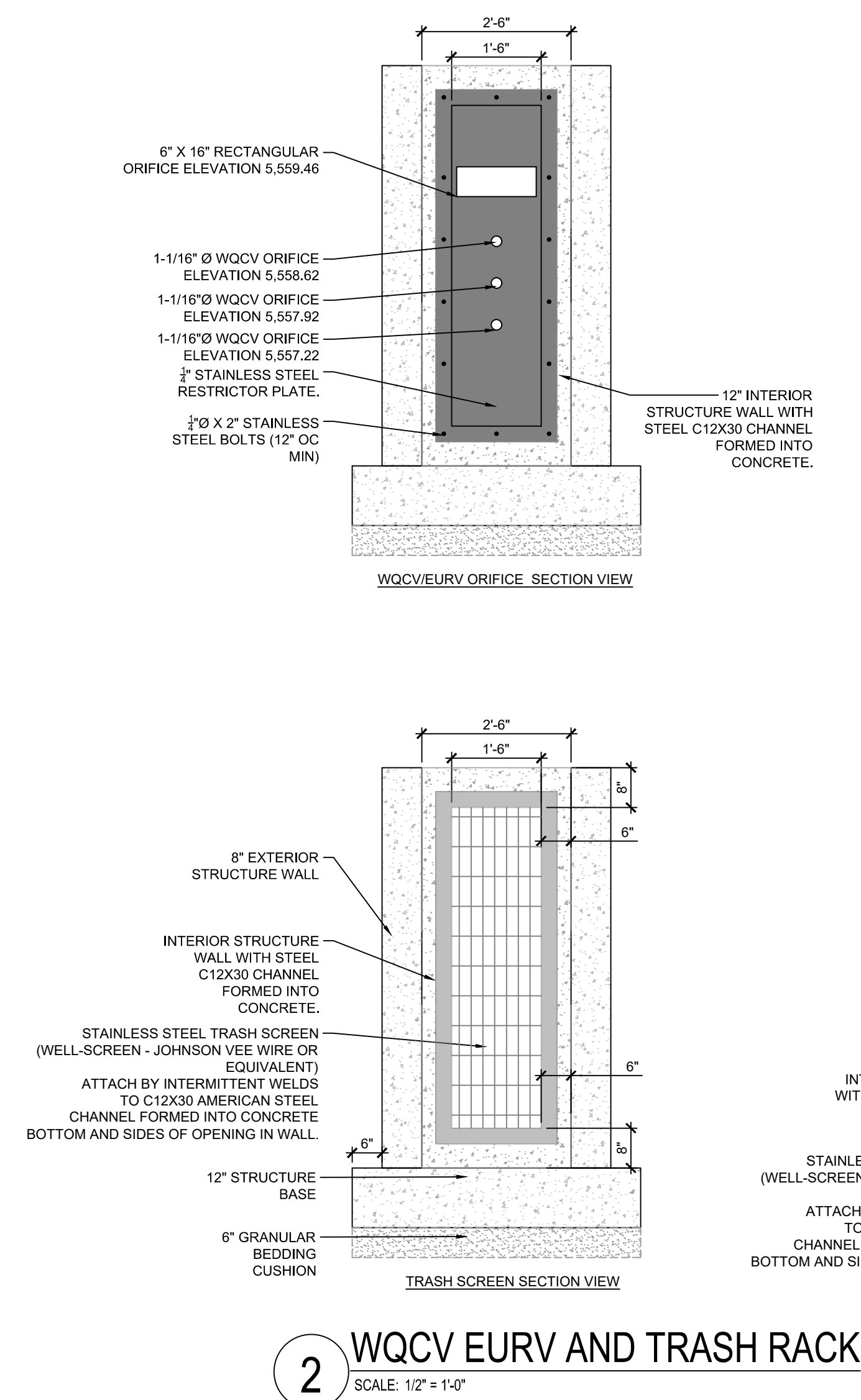
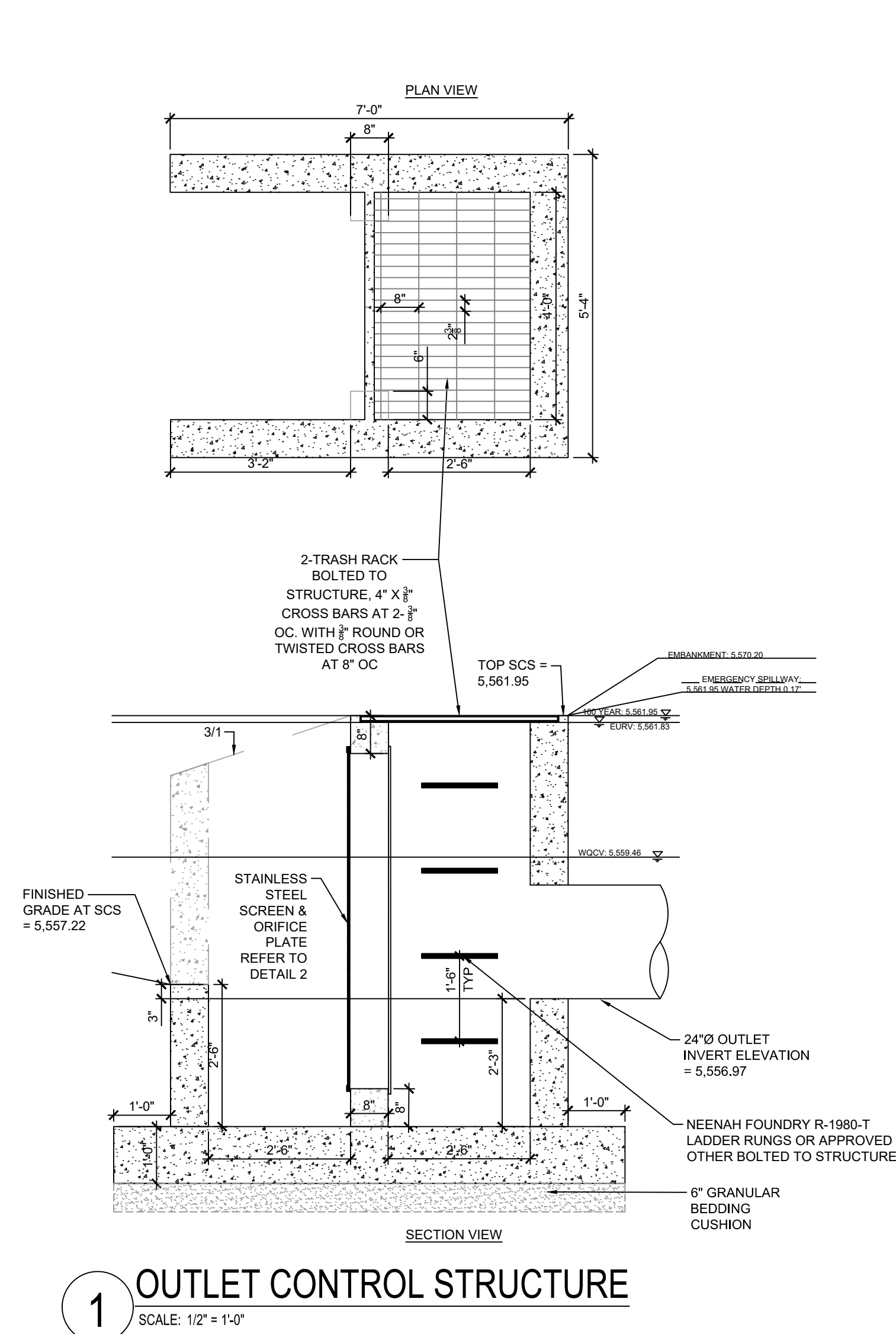
**WATERPARK SUBDIVISION FILING #2 MINOR
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2430 S. HAVANA ST.
AURORA, CO. 80014

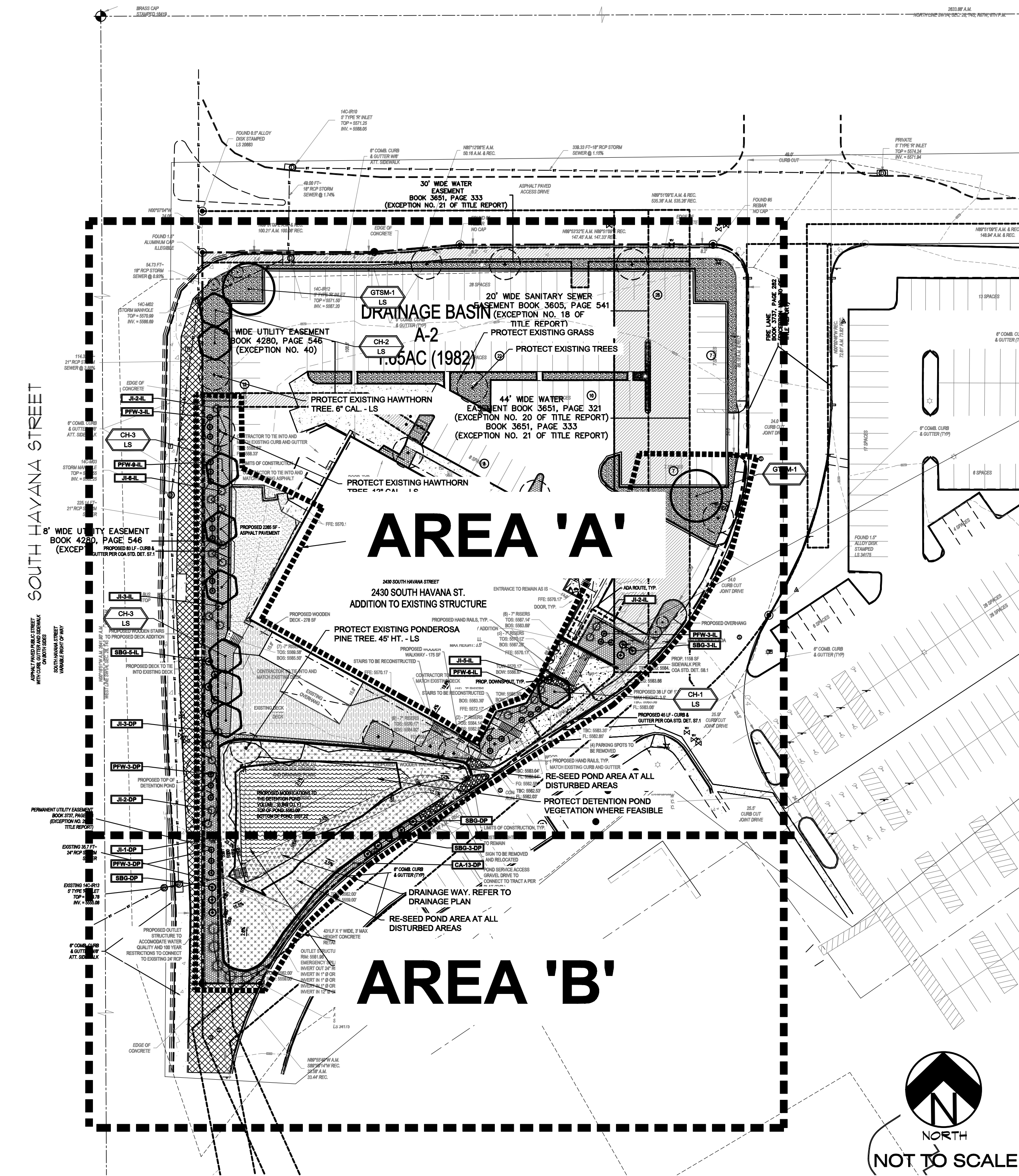
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DATE: _____ 08-11-23
ALC # _____ 18-224
CAD FILE: _____
DIR: _____

MINOR SITE PLAN
AMENDMENT

CIVIL DETAILS

C3.1
SHEET 5 OF 12





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 SAFTEY 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.

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NOT FOR CONSTRUCTION

JOB NUMBER	1133-23
REVISIONS	
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

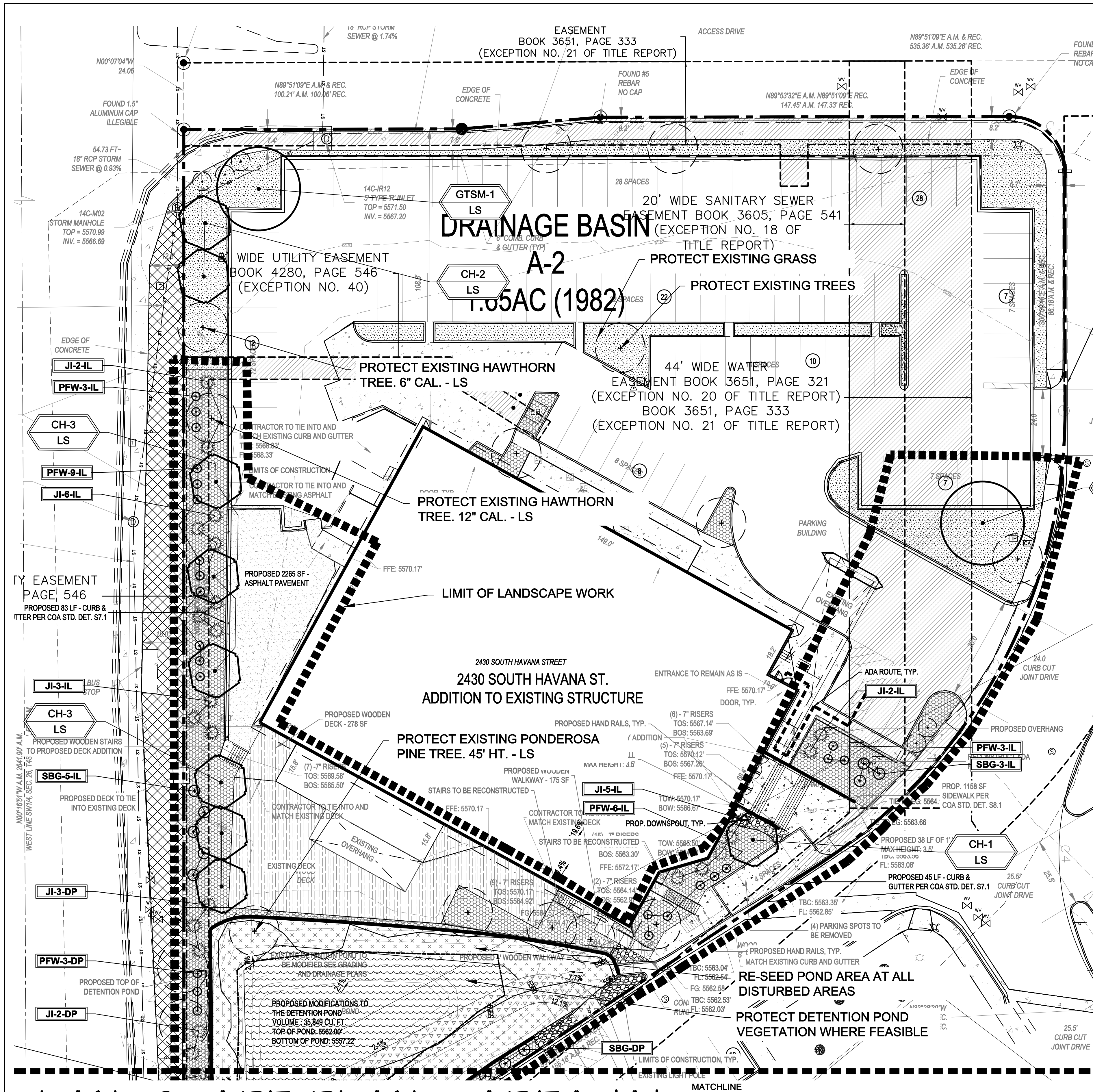


WATERPARK SUBDIVISION
2430 SOUTH HAVANA STREET
AURORA, CO 80011

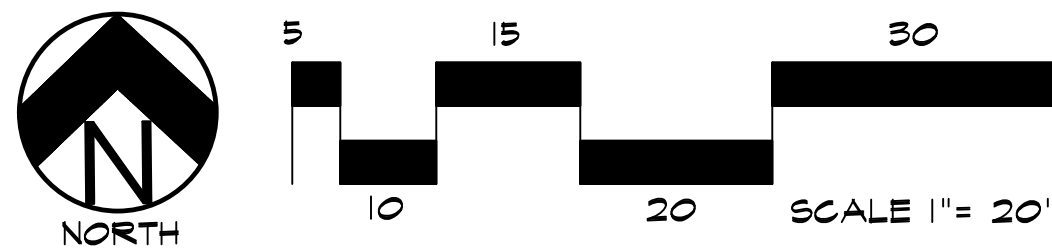
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LANDSCAPE PLAN - AREA 'A'



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 VENTS 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.

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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'	1-1/2"cal.
	CH	9	Cockspur Hawthorn	Crataegus crus-galli inermis	20'X 20'	1-1/2"cal.
EVERGREEN SHRUBS:						
	JC	6	Juniperus scopulorum 'Cologreen'	Cologreen Juniper	8' x 12-15'	5 gal.
	JL	24	Juniperus sabina	Buffalo Juniper	6-8' x 12-18"	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	

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

HIGHER GROUND DESIGNS, INC.
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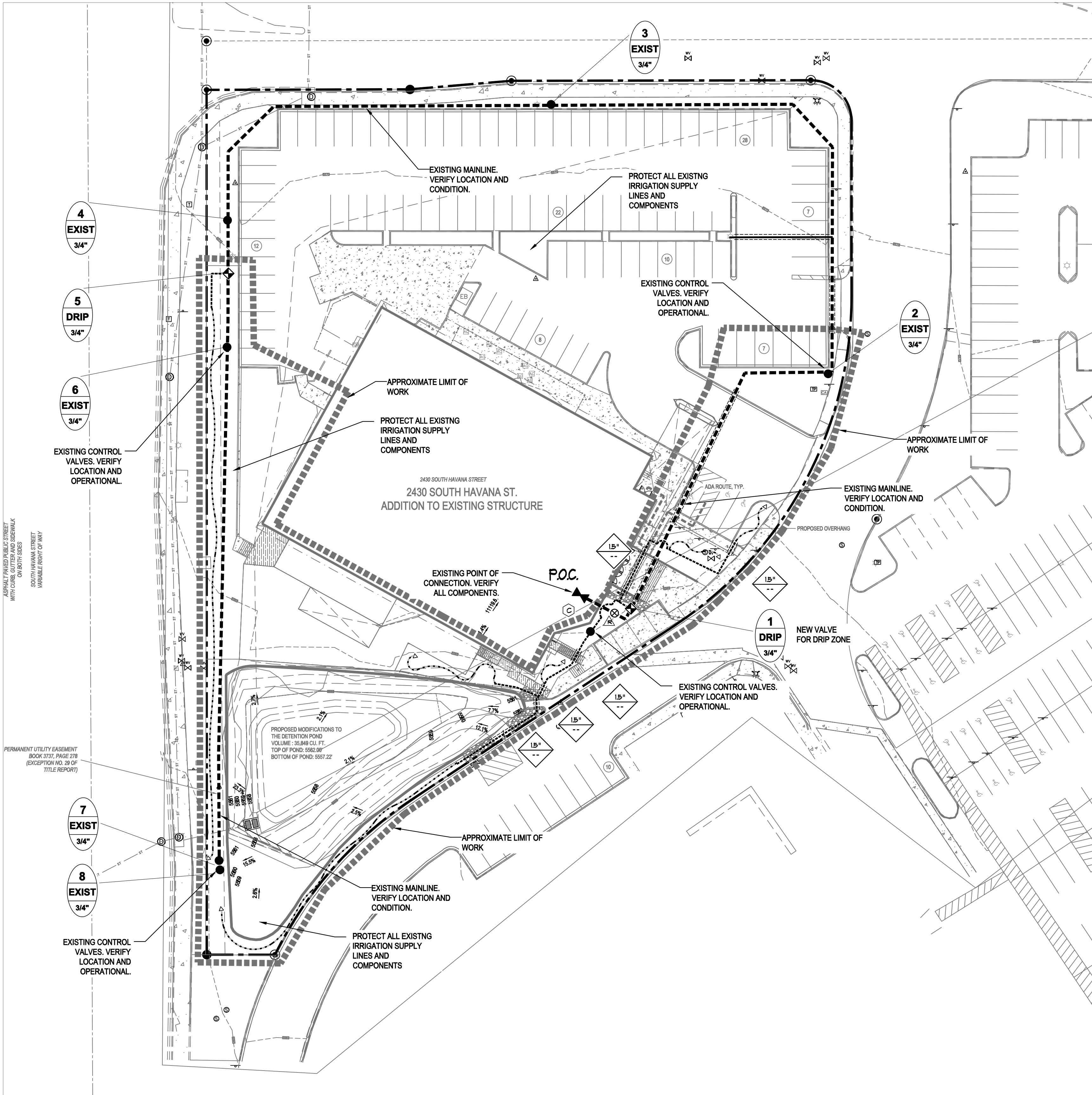
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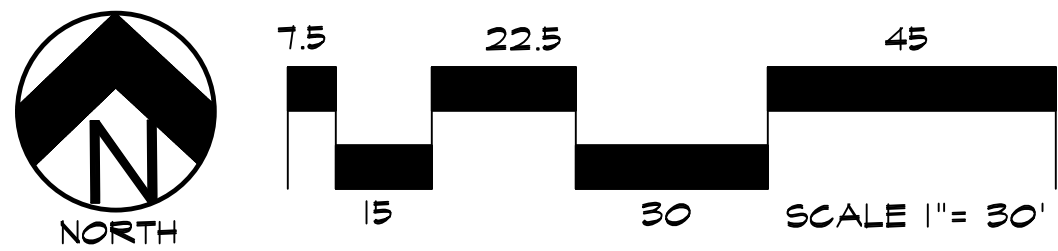
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JOB NUMBER	1133-23
REVISIONS	
ORIGINAL DATE	5-1-23
DRAWN BY:	JM
DESCRIPTION:	AREA 'A' LANDSCAPE PLAN
SHEET NO.	L1.2



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 MAINS 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.

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- ### 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.

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)

HIGHER GROUND DESIGNS, INC.
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PREPARED FOR:

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NOT FOR CONSTRUCTION	JOB NUMBER	1133-23
	REVISIONS	
	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 MANUFACTURE'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 MALEX 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 2306. FITTINGS - INSERT TYPE MANUFACTURED IN ACCORDANCE WITH ASTM D2605; 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

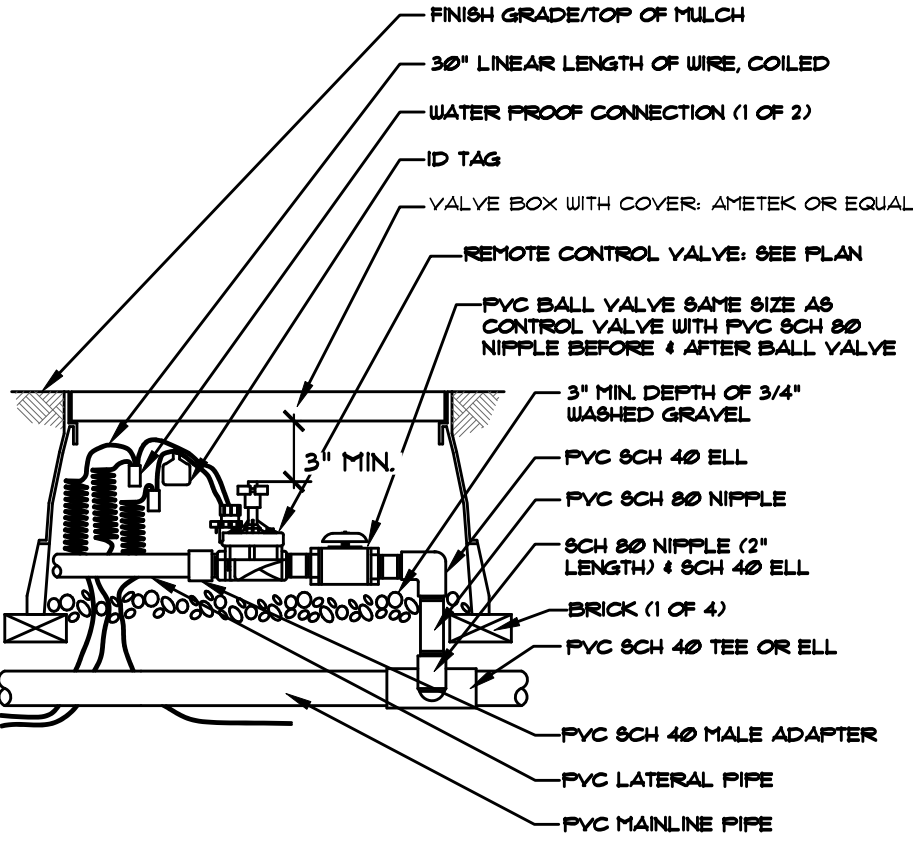
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY SOIL RETENTION COVERING THAT WOULD INTERFERE WITH THE PROPER INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR WILL BE HELD RESPONSIBLE FOR COORDINATION BETWEEN LANDSCAPE AND IRRIGATION SYSTEM INSTALLATION. LANDSCAPE MATERIAL LOCATIONS SHOWN ON THE 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

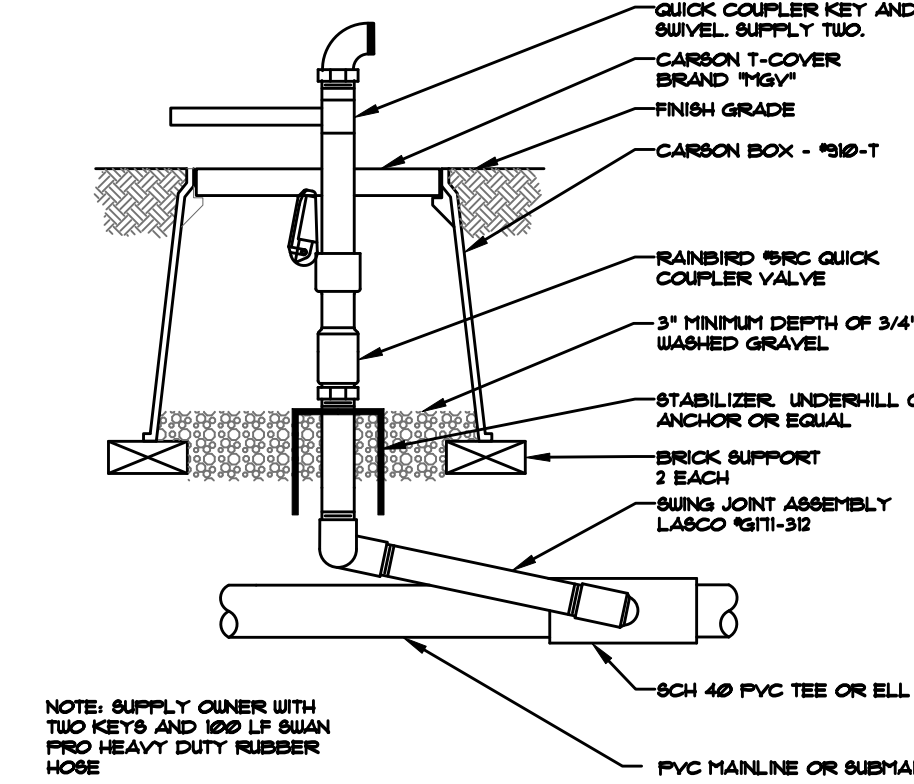
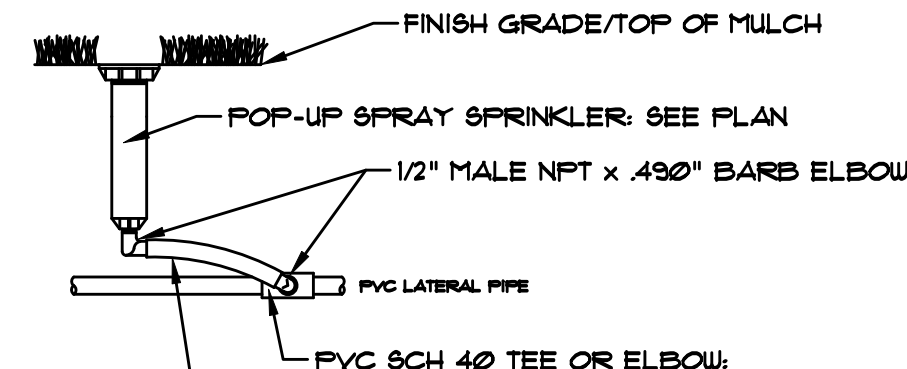
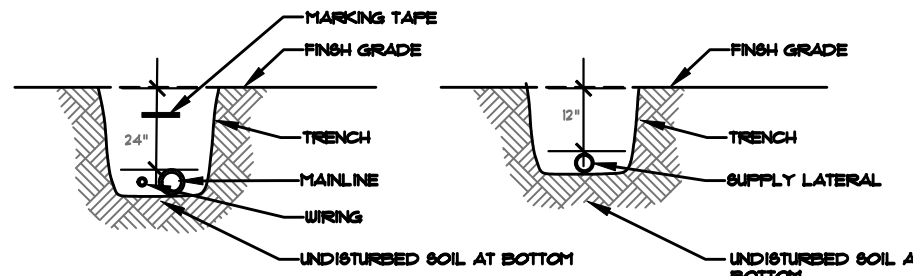
EACH VEGETATION TYPE HAS A DIFFERENT WEEKLY WATER REQUIREMENT THAT SHOULD BE FULFILLED BY A DIFFERENT NUMBER OF SCHEDULED RUN TIMES. NEW LANDSCAPE PLANTS SHALL BE IRRIGATED EVERY OTHER DAY FOR THE FIRST GROWING SEASON. DURING ALL SUBSEQUENT SEASONS LANDSCAPE PLANTS SHALL BE IRRIGATED EVERY THIRD DAY. 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

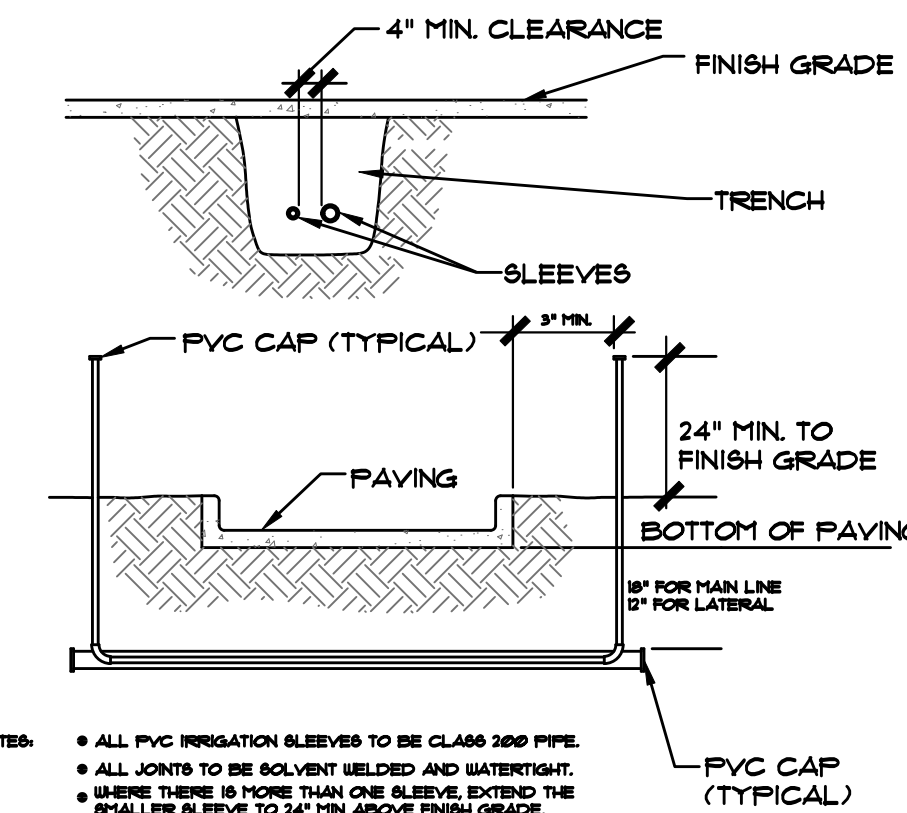


A ELECTRIC ZONE CONTROL VALVE NOT TO SCALE

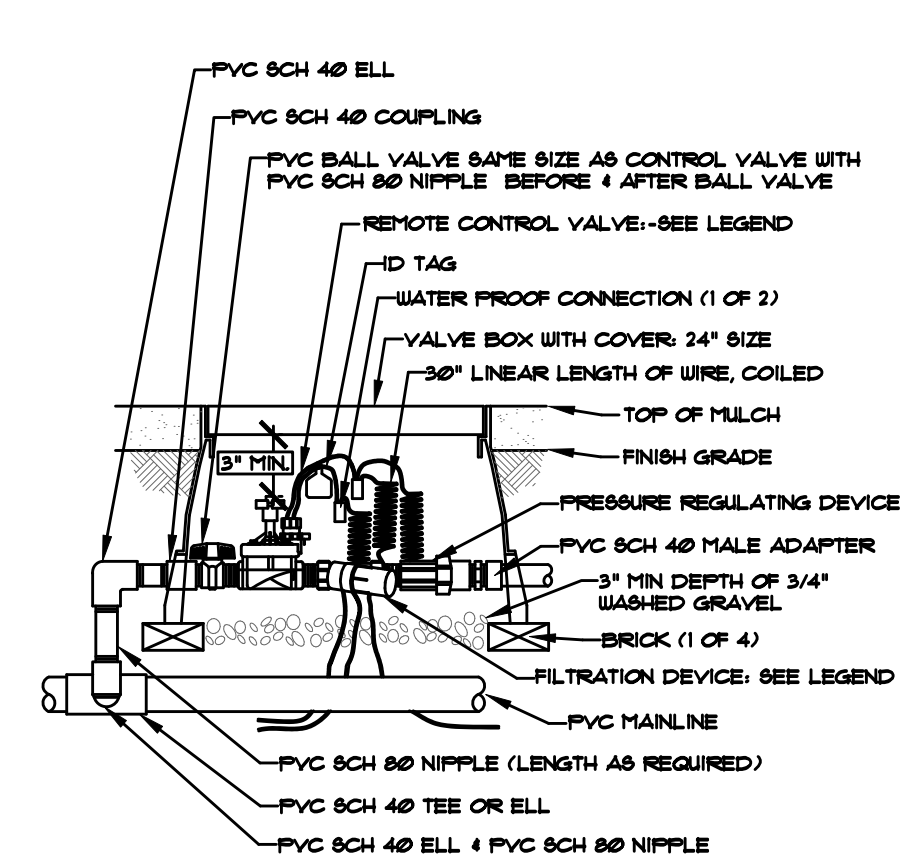


B POP-UP SPRAY SPRINKLER HEAD NOT TO SCALE

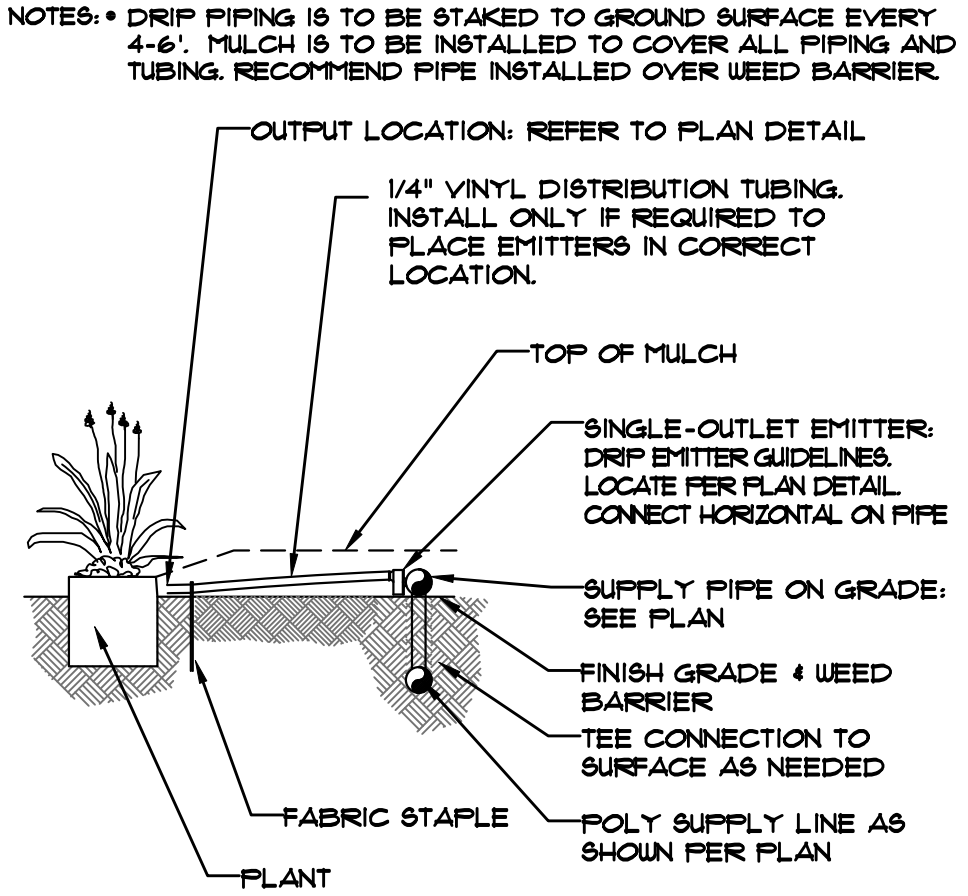
C QUICK COUPLER ASSEMBLY DETAIL NOT TO SCALE



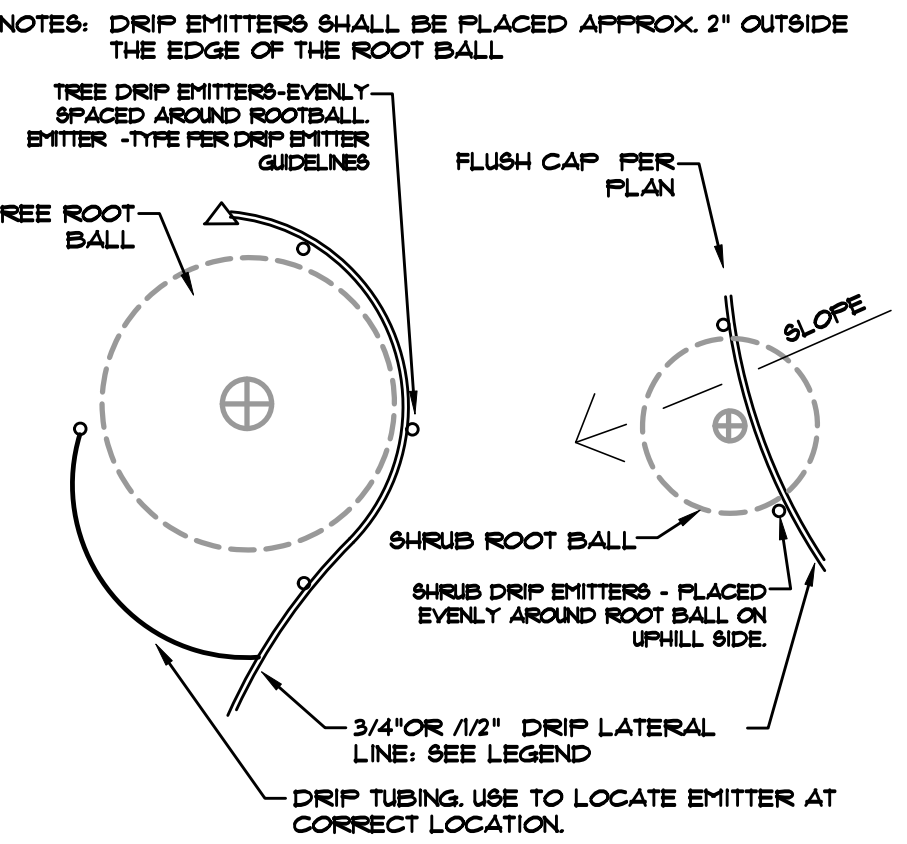
E SLEEVING DETAIL NOT TO SCALE



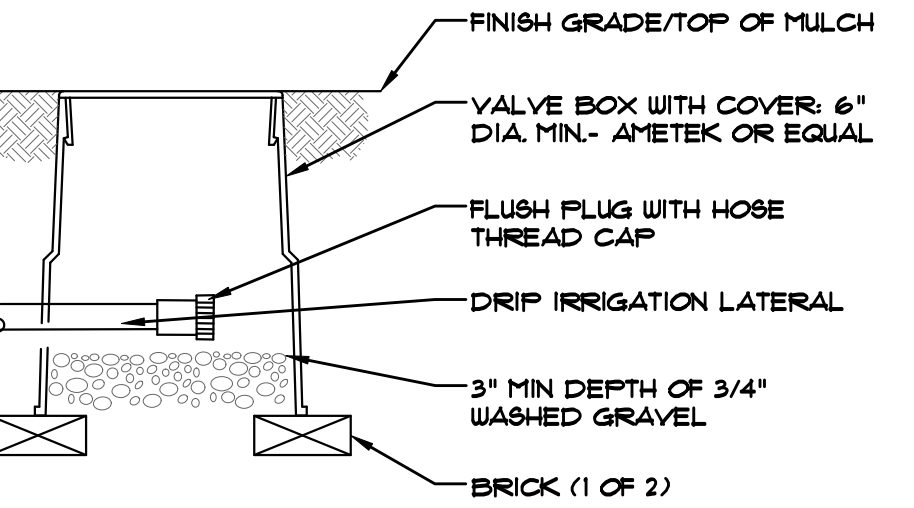
F DRIP IRRIGATION ZONE CONTROL VALVE NOT TO SCALE



G TYPICAL EMITTER ASSEMBLY 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\" CAL. 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\" 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.

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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

REVISIONS

ORIGINAL DATE 5-1-23

DRAWN BY: JM

DESCRIPTION: IRRIGATION DETAILS

SHEET NO.

IR1.2



Know what's below.
Call before you dig.

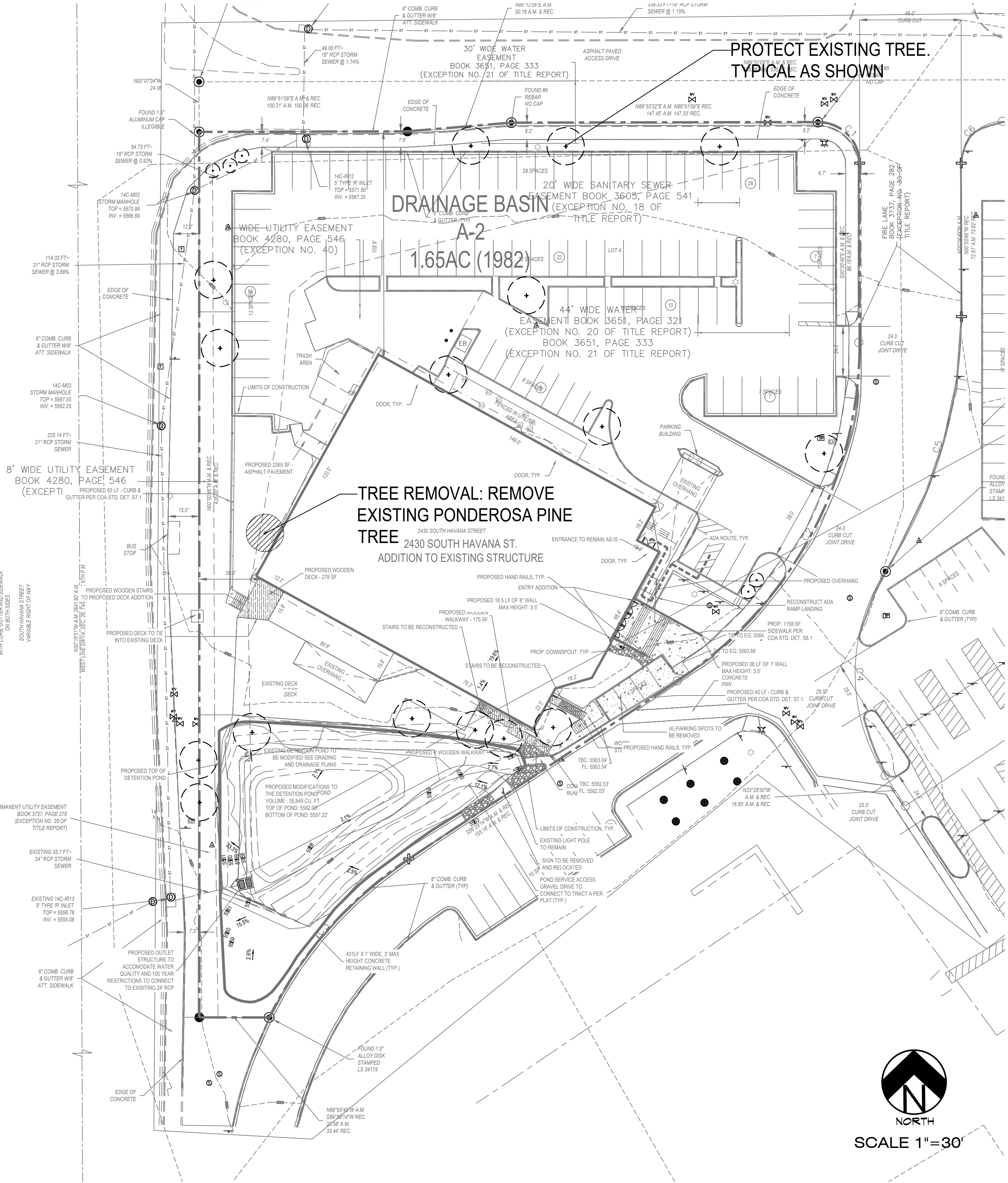
SOUTH HAVANA STREET

TREE MITIGATION PLAN



Know what's below.
Call before you dig.

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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

EXISTING TREE LEGEND

SYMBOL	DESCRIPTION
	Protect Existing Tree
	Remove Existing Tree

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

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Phone 719-477-1648
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WATERPARK SUBDIVISION
2430 SOUTH HAVANA STREET
AURORA, CO 80011

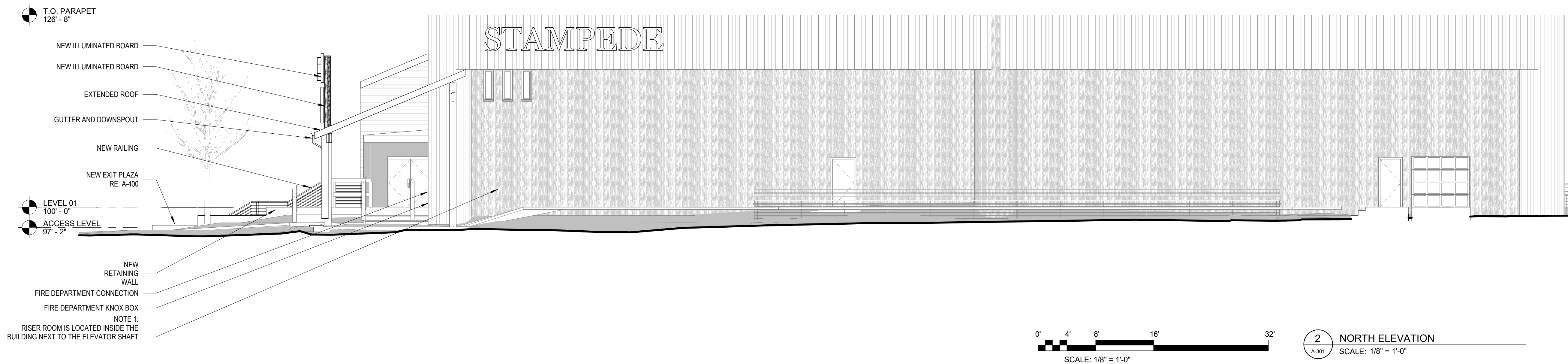
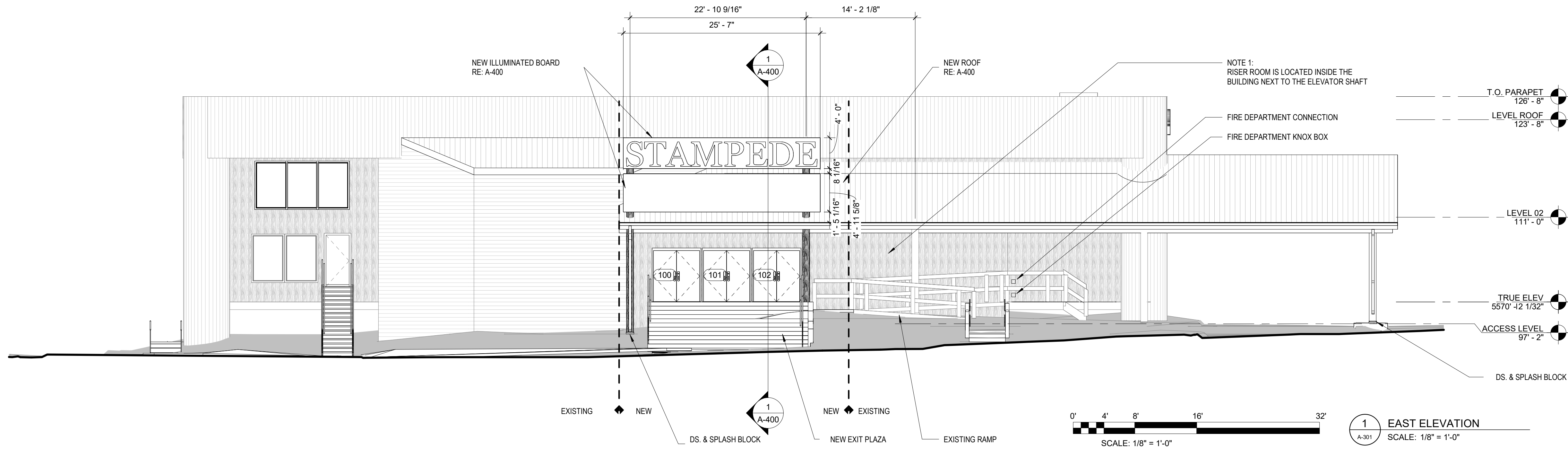
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PREPARED FOR:

For City Approval Only

NOT FOR CONSTRUCTION

JOB NUMBER	1133-23
REVISIONS	
10-16-23	PER CITY COMMENTS
ORIGINAL DATE	5-1-23
DRAWN BY:	JJM
DESCRIPTION:	TREE MITIGATION PLAN
SHEET NO.	TM1.1



DATE:

07-18-23

REVISIONS:

PERMIT SET

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

DRAWN BY: GL
CHECKED BY: JE
DATE: 07/18/23
EG #
CAD FILE:
DIR:

PERMIT SET

EXTERIOR
ELEVATIONS

A-301