

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 whereof 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: _____ Date: _____
City Council: _____ 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) _____ 37,000 60,950 SF _____ 37% 66% _____ % and Sq. Ft.
Area devoted to landscaping within site _____ 45,000 12,093 _____ 44% 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 95 (Balance of 82 parking spaces by cross parking) _____
Parking spaces required _____ 96 (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 - 11:00 am - 1:00 am
Tuesday - 11:00 am - 1:00 am
Wednesday - 11:00 am - 1:00 am
Thursday - 11:00 am - 1:00 am
Friday - 11:00 am - 1:00 am
Saturday - 11:00 am - 1:00 am
Sunday - 11:00 am - 1:00 am

ADMINISTRATIVE AMENDMENT 11-30-84

1. ADD OUTDOOR DECK AT SOUTH ELEVATION

2. CHANGE SEATING TO 500

3. REVISED LANDSCAPING

4. RELOCATE 1/2 MAT. AS SHOWN 5-15-87

5. RELOCATE DUMPSTER ENCLOSURE ADM ADAM LILLO

MINOR AMENDMENTS:

- 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 A PARKING SPOT 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.

PLANT LIST				
SYMBOL	QUANTITY	NAME	SIZE	REMARKS
A	8	PONDEROSA PINE (Pinus ponderosa scopulorum)	8'-10'	B. & B.
B	9	ANNUAL CRAB	2 1/2" CAL.	B. & B.
C	5	IMPERIAL HONEYLOCUST (Gleditsia triacanthos (var. imbricaria) 'Imperial')	3" CAL.	B. & B.
D	26	AMERICAN CRANBERRY (Viburnum trilobum)	5 GAL.	CONTAINER
E	3	MARSHAL SEEDLESS ASH (Fraxinus pennsylvanica 'Seedsless')	2 1/2" CAL.	B. & B.
F	2	COCKSPUR HAWTHORN (Crataegus crusgallis)	2 1/2" CAL.	B. & B.
G	19	KATHERINE DYNES POTENTILLA (Potentilla fruticosa 'Katherine Dynes')	5 GAL.	CONTAINER
H	4	DWARF BURNING BUSH (Eonymus alatus compactus)	5 GAL.	CONTAINER
J	16	VAN HOUTTE SPIREA (Spirea x vanhouttei)	5 GAL.	CONTAINER
K	30	DWARF NINEBARK (Physocarpus opulifolius 'Nanus')	5 GAL.	CONTAINER
L	7	WILTON CARPET JUNIPER (Juniperus horizontalis 'Wilton')	5 GAL.	CONTAINER
M	3	NEWPORT PLUM (Prunus 'Newport')	3" CAL.	B. & B.
N	3	COLORADO BLUE SPRUCE (Picea pungens glauca)	12'-15'	B. & B.
O	3	COLO CRAB (Colo crab)	2 1/2" CAL.	B. & B.
P	37	LOWPAST COTONEASTER (Cotoneaster dammeri 'Lowpast')	5 GAL.	CONTAINER
R	1000	CREeping MAHONIA (Mahonia repens)	1 GAL.	CONTAINER
S	1	WASHINGTON HAWTHORN	3"-4"	B. & B.

NOTE: TREES, SHAUBS, & GROUND COVER MUST BE PLACED IN MULCH BED. MULCH BED SHALL BE 2" RIVER ROCK

MINOR AMENDMENT APPROVED ONE YEAR FROM THIS DATE

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

WATERPARK P&S AMPT. (CAJUN'S WHARF) 83-6105-1 L/S

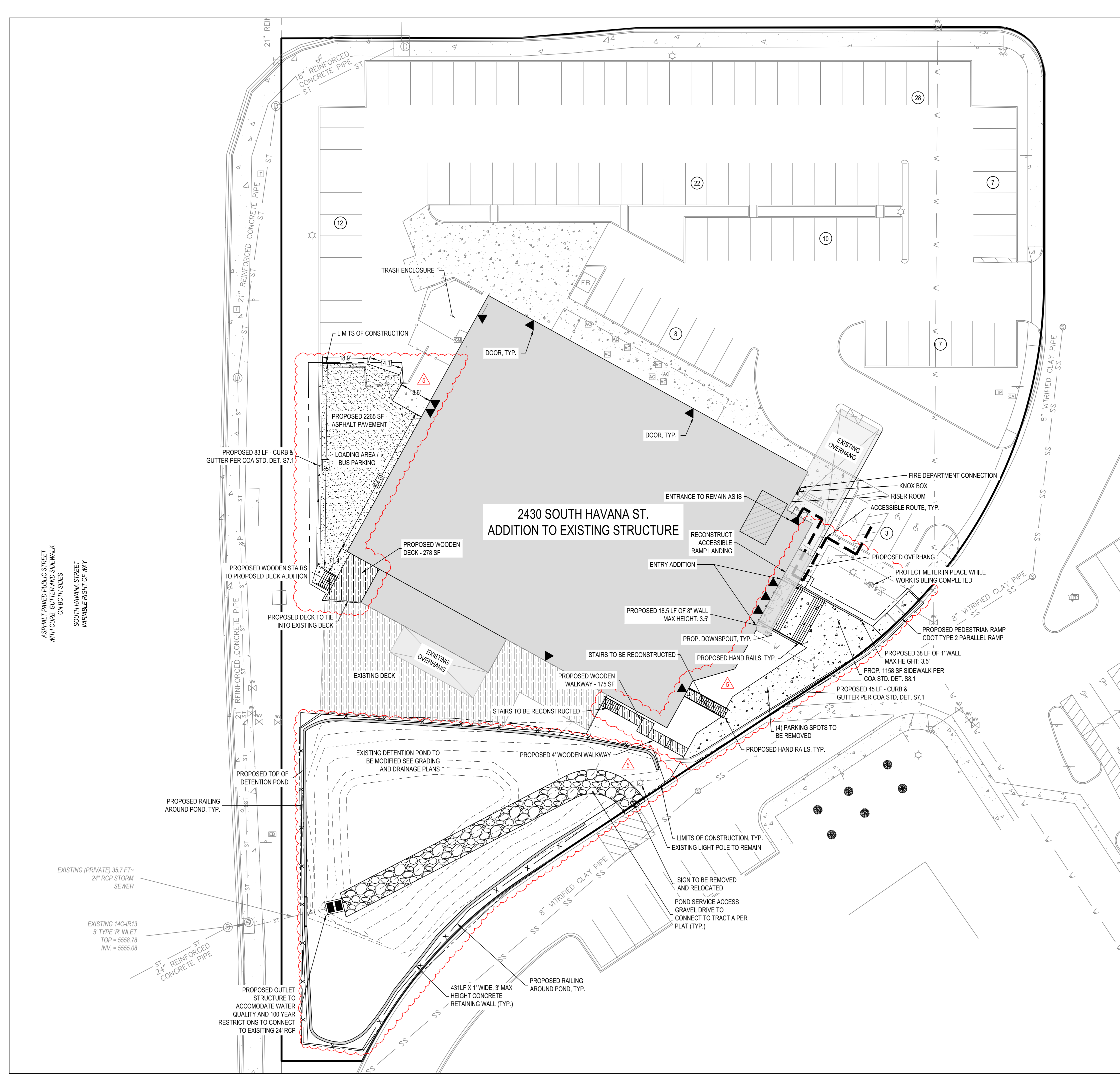
WATERPARK
HAVANA & PARKER RD.
AURORA, CO
A JOINT VENTURE
ANDERSON INVESTMENTS/TURNMAR DEVELOPMENT CO.

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
P&S SITE PLAN

SHEET NUMBER
A1.1
OF



LTITUDE

LAND CONSULTANTS

CIVIL | SURVEY | PLANNING | LANDSCAPE

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

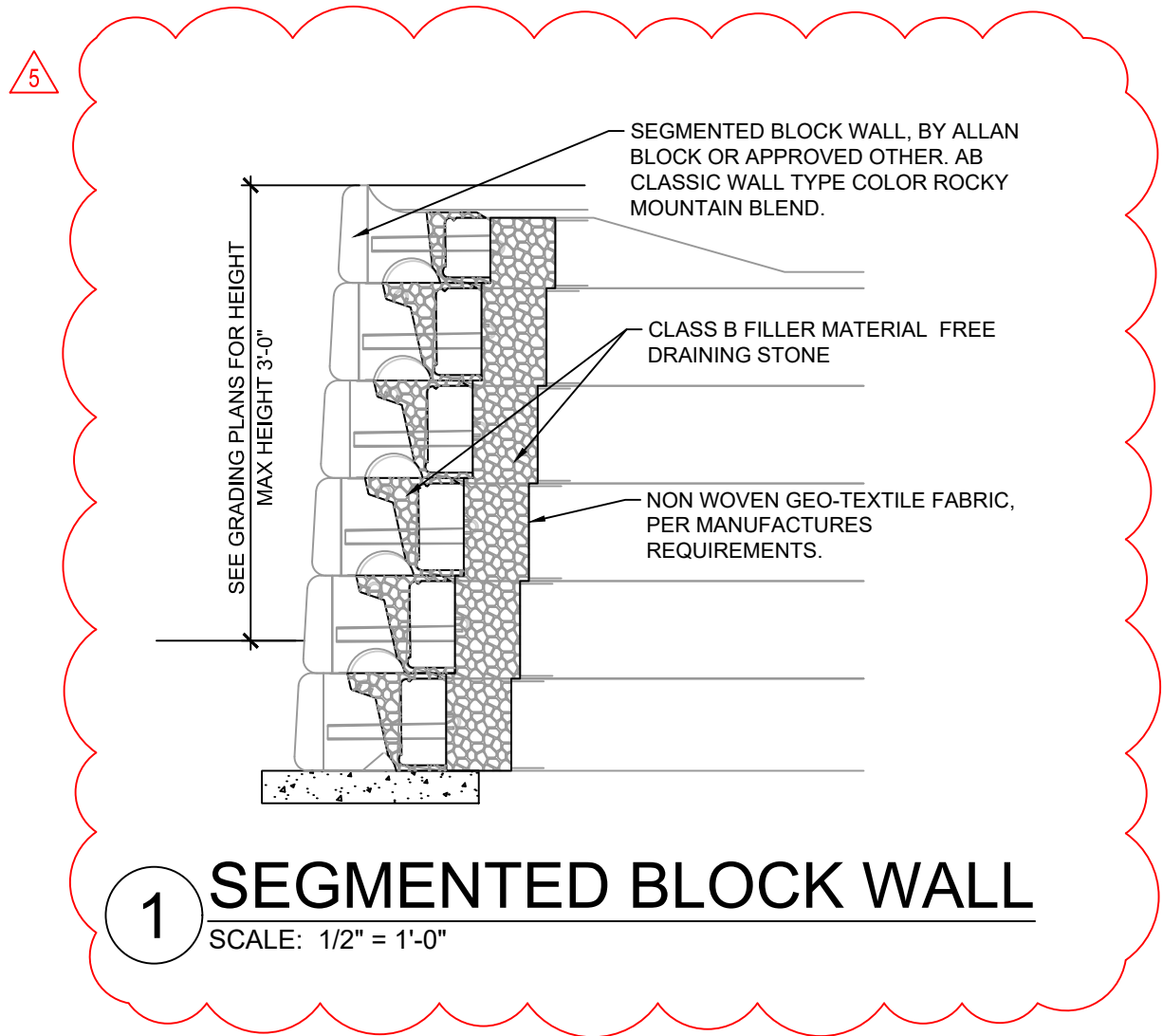
720.594.9494

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.



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: _____

REVISIONS: _____

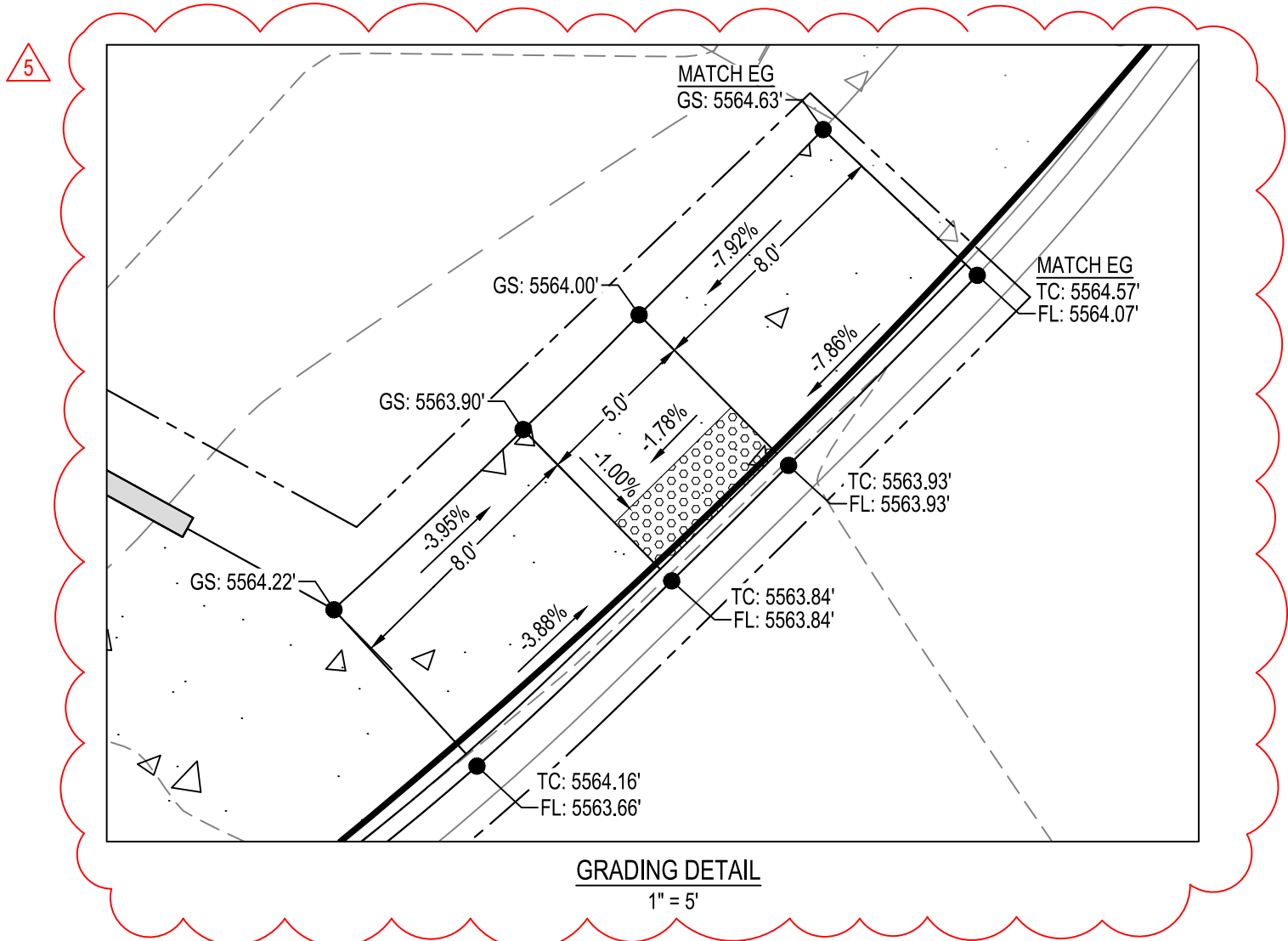
WATERPARK SUBDIVISION FILING #2 MNOR
SITE PLAN AMENDMENT
2430 S. HAVANA ST.
AURORA, CO. 80014

DRAWN BY: _____ DPT
CHECKED BY: _____ SCC
DATE: 11-28-23
ALC # 18-224
CAD FILE: _____
DIR: _____

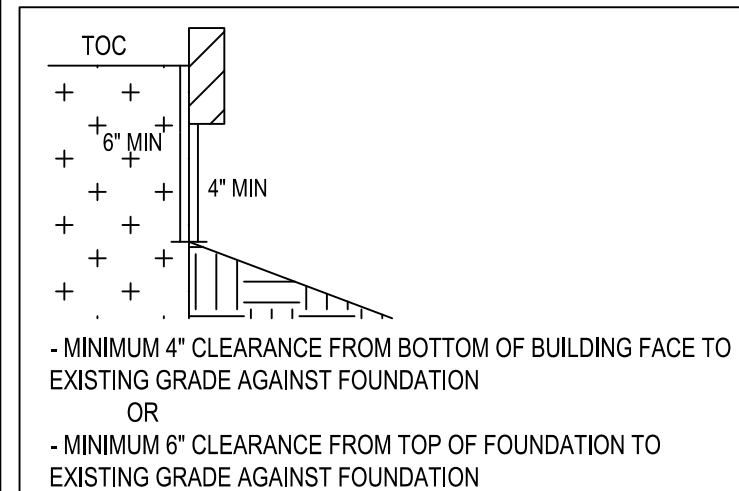
MINOR SITE PLAN
AMENDMENT

SITE PLAN
C1.0
SHEET 3 OF 14

GRADING PLAN NOTES:
1. BENCHMARK: TOP OF A FOUND 1.5" DIAMETER ALUMINUM CAP, NO. ILLEGIBLE, AT THE NORTHWEST PROPERTY CORNER, ELEVATION = 5571.02, NAVD 88 DATUM.
2. ALL FINISHED FLOOR ELEVATIONS HAVE BEEN ASSUMED.



FOUNDATION DETAIL



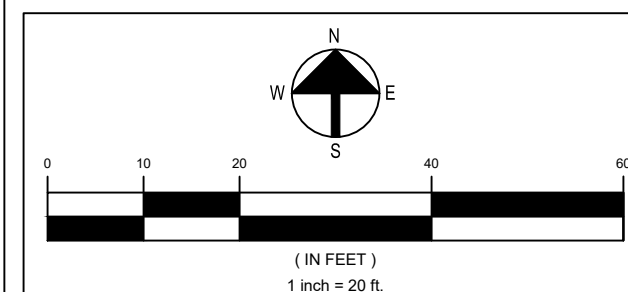
ABBREVIATION LEGEND

FG: FINISHED GRADE
EG: EXISTING GRADE
FL: FLOW LINE
TC: TOP OF CURB
BC: BOTTOM OF CURB
BS: BOTTOM OF STEP
TS: TOP OF STEP
GB: GRADE BREAK
GS: GROUND SHOT
TW: TOP OF WALL
BW: BOTTOM OF WALL
DS: DOWNSPOUT
FFE: FINISHED FLOOR ELEVATION
HP: HIGH POINT

LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	LIMIT OF CONSTRUCTION
	ADA ROUTE
	PROPOSED CONCRETE
	EXISTING CONCRETE
	PROPOSED WOOD
	PROPOSED WOOD
	PROPOSED ASPHALT
	SPOT ELEVATION

ALL PLANIMETRIC LINEWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL PLANIMETRIC TEXT THAT IS FADED BACK AND ITALICIZED SHOWN HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.



DATE: _____
REVISIONS: _____

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

DRAWN BY: _____ DPT
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DATE: 11-28-23
ALC # 18-224
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MINOR SITE PLAN
AMENDMENT

GRADING PLAN

C2.0

SHEET 4 OF 14

ASPHALT PAVED PUBLIC STREET
WITH CURB, GUTTER AND SIDEWALK
ON BOTH SIDES
SOUTH HAVANA STREET
VARIABLE RIGHT OF WAY

EXISTING (PRIVATE) 35.7 FT-
24" RCP STORM
SEWER
EXISTING 14C-R13
5' TYPE 'R' INLET
TOP = 5558.78
INV. = 5555.08

EMERGENCY SPILLWAY
EL: 5561.86'

6" COMB. CURB
& GUTTER W/8"
ATT. SIDEWALK

TOW: 5562.00'
BOW: 5559.00'
100YR+1.2WQCV: 5561.95'

TOW: 5562.00'
BOW: 5559.00'
100YR+1.2WQCV: 5561.95'

OUTLET STRUCTURE SEE DETAIL 1
RIM: 5561.96
INVERT OUT 24" RCP (W): 5556.97
INVERT IN 1" Ø ORIFICE 1 (E): 5557.22
INVERT IN 1" Ø ORIFICE 2 (E): 5557.95
INVERT IN 1" Ø ORIFICE 3 (E): 5558.68
INVERT IN 12" Ø ORIFICE (E): 5602.13

2430 SOUTH HAVANA ST.
ADDITION TO EXISTING STRUCTURE
FFE: 5570.17

CONTRACTOR TO TIE INTO AND
MATCH EXISTING CURB AND GUTTER
TBC: 5568.83'
FL: 5568.33'

CONTRACTOR TO TIE INTO AND
MATCH EXISTING ASPHALT

TBC: 5567.83'
FL: 5567.33'

TBC: 5566.50'
FL: 5566.00'

TBC: 5566.00'
FL: 5565.50'

(7) - 7" RISERS
TOS: 5569.58'
BOS: 5565.50'

CONTRACTOR TO TIE INTO AND
MATCH EXISTING DECK

FFE: 5570.17'

CONTRACTOR TO TIE INTO AND
MATCH EXISTING DECK

(9) - 7" RISERS
TOS: 5570.17'
BOS: 5564.92'

(2) - 7" RISERS
TOS: 5564.14'
BOS: 5562.97'

(15) - 7" RISERS
TOS: 5572.05'
BOS: 5563.30'

(5) - 7" RISERS
TOS: 5570.12'
BOS: 5567.20'

(6) - 7" RISERS
TOS: 5567.14'
BOS: 5563.69'

TOW: 5570.17'
BOW: 5566.67'

TOW: 5569.00'
BOW: 5567.20'

TOW: 5567.80'
BOW: 5564.36'

TOW: 5564.90'
BOW: 5564.20'

TOW: 5564.16'
FL: 5563.66'

TOW: 5564.16'
FL: 5563.66'

TOW: 5564.16'
FL: 5563.66'

TOW: 5564.16'
FL: 5563.66'

TOW: 5564.16'
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FL: 5563.66'

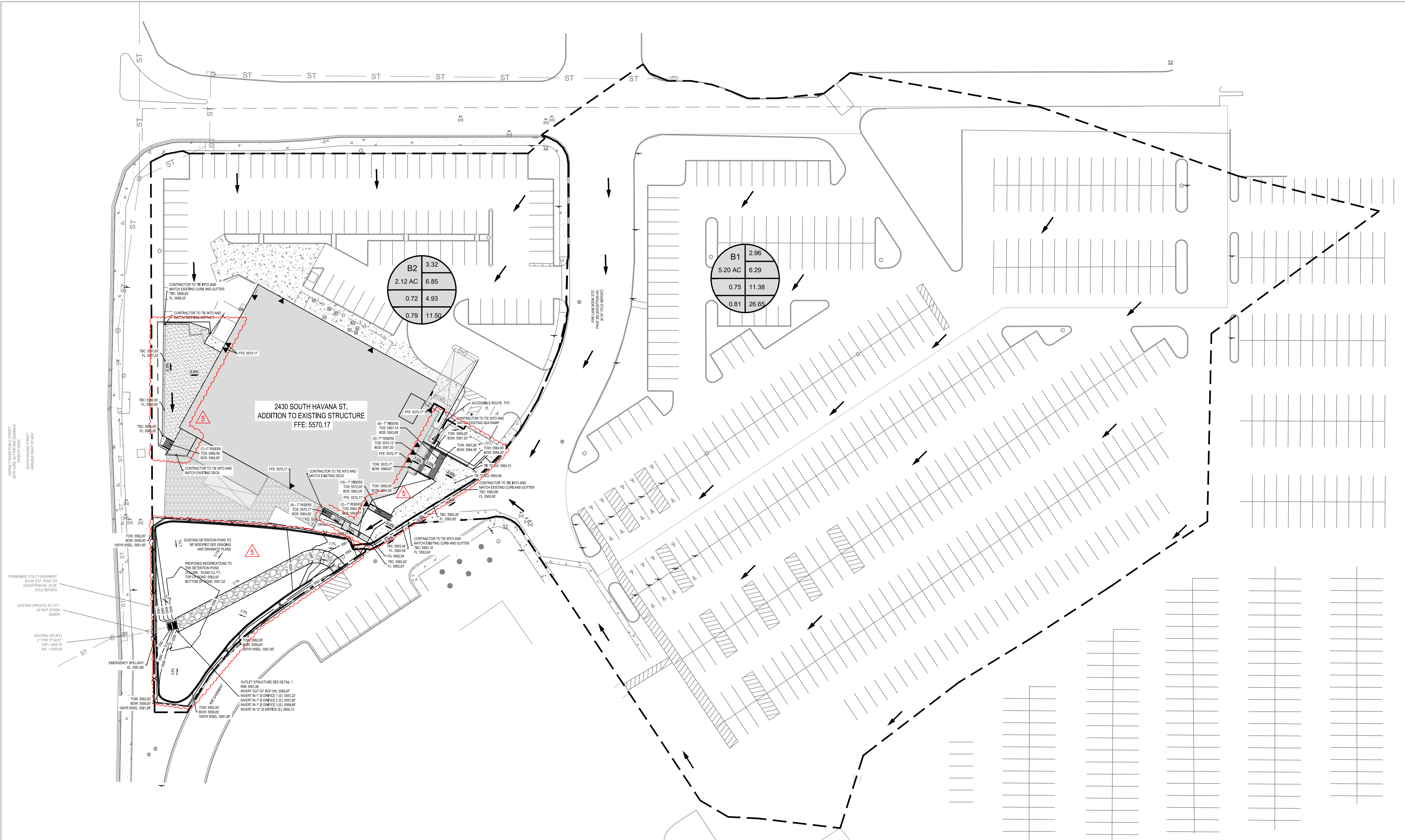
TOW: 5564.16'
FL: 5563.66'

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FL: 5563.66'

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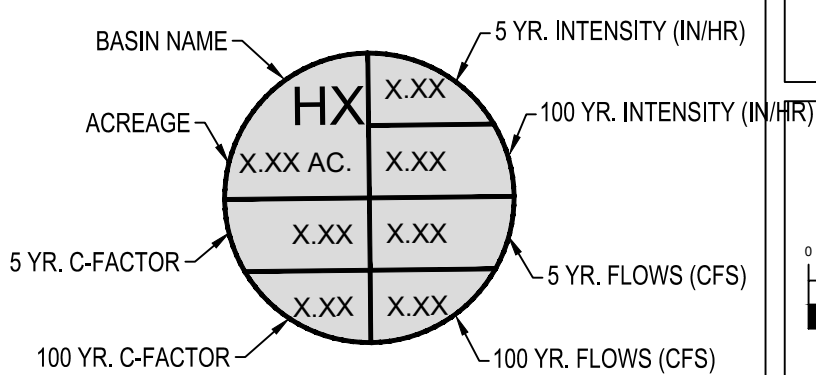
TOW: 5564.16'
FL: 5563.66'

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



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



LEGEND:

- PROPERTY LINE
- ST EXISTING STORM SEWER MAIN
- EXISTING STORM SEWER MANHOLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CONCRETE
- PROP. CONCRETE RETAINING WALL
- STORMWATER CONTROL OULET
- PROP. CONCRETE TRICKLE CHANNEL
- PROP. GRAVEL SERVICE ACCESS

ALL PLANAMETRIC LINEWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL PLANIMETRIC TEXT THAT IS FADED BACK AND ITALICIZED SHOWN HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.

0 20 40 60 80 100
(IN FEET)
1 inch = 40 ft.

DRAWN BY: _____ DPT
CHECKED BY: _____ SCC
DATE: 11-28-23
ALC # 18-224
CAD FILE: _____
DIR: _____

MINOR SITE PLAN AMENDMENT

DRAINAGE PLAN
C3.0
SHEET 5 OF 14

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

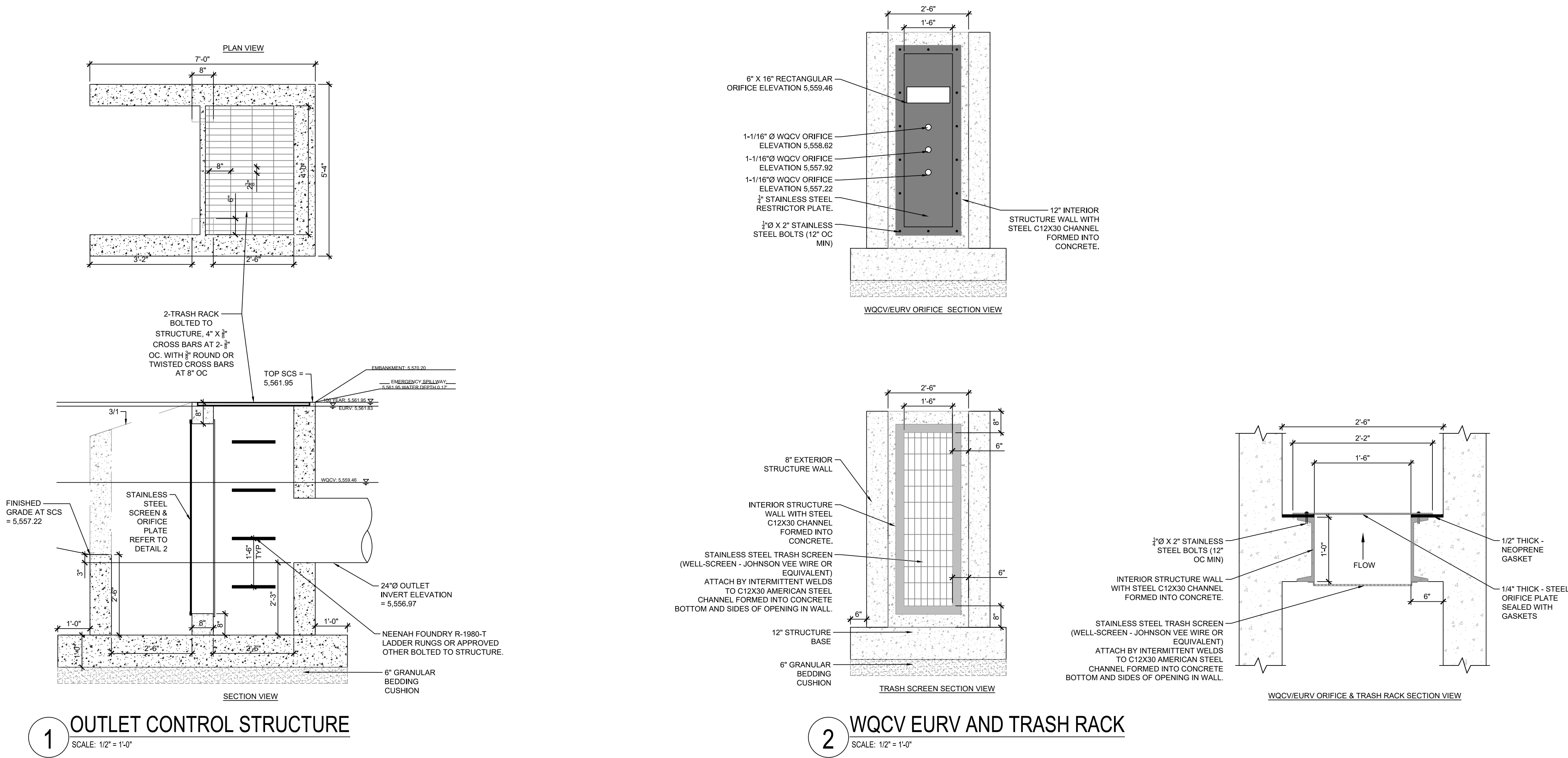
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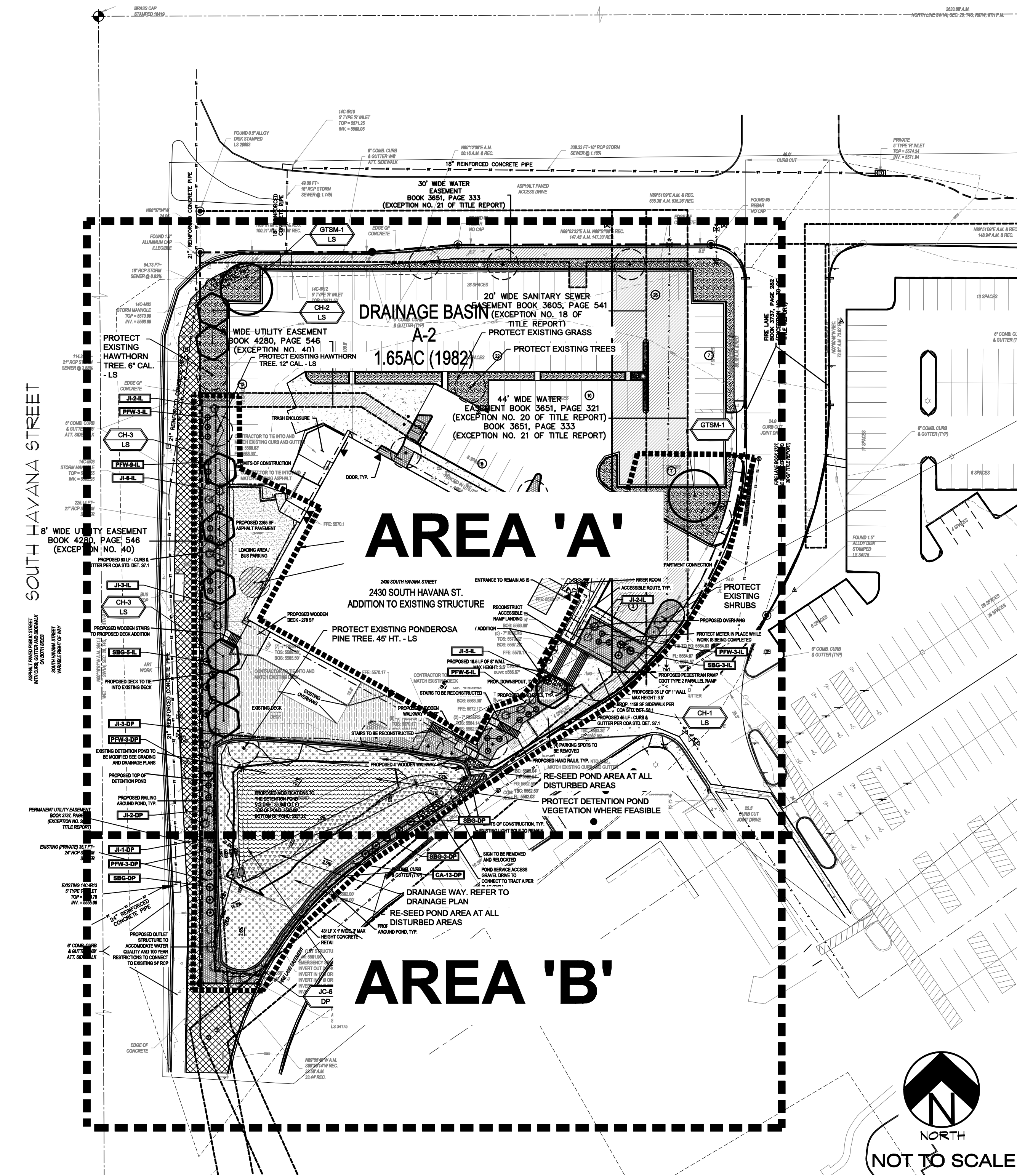
DIR: _____

MINOR SITE PLAN

AMENDMENT

CIVIL DETAILS





OVERALL LANDSCAPE PLAN



Know what's below.
Call before you dig.

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 PLATWORK, 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.

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NOT FOR CONSTRUCTION

JOB NUMBER		1133-23
REVISIONS		
10-16-23	PER CITY COMMENTS	
4-8-24	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

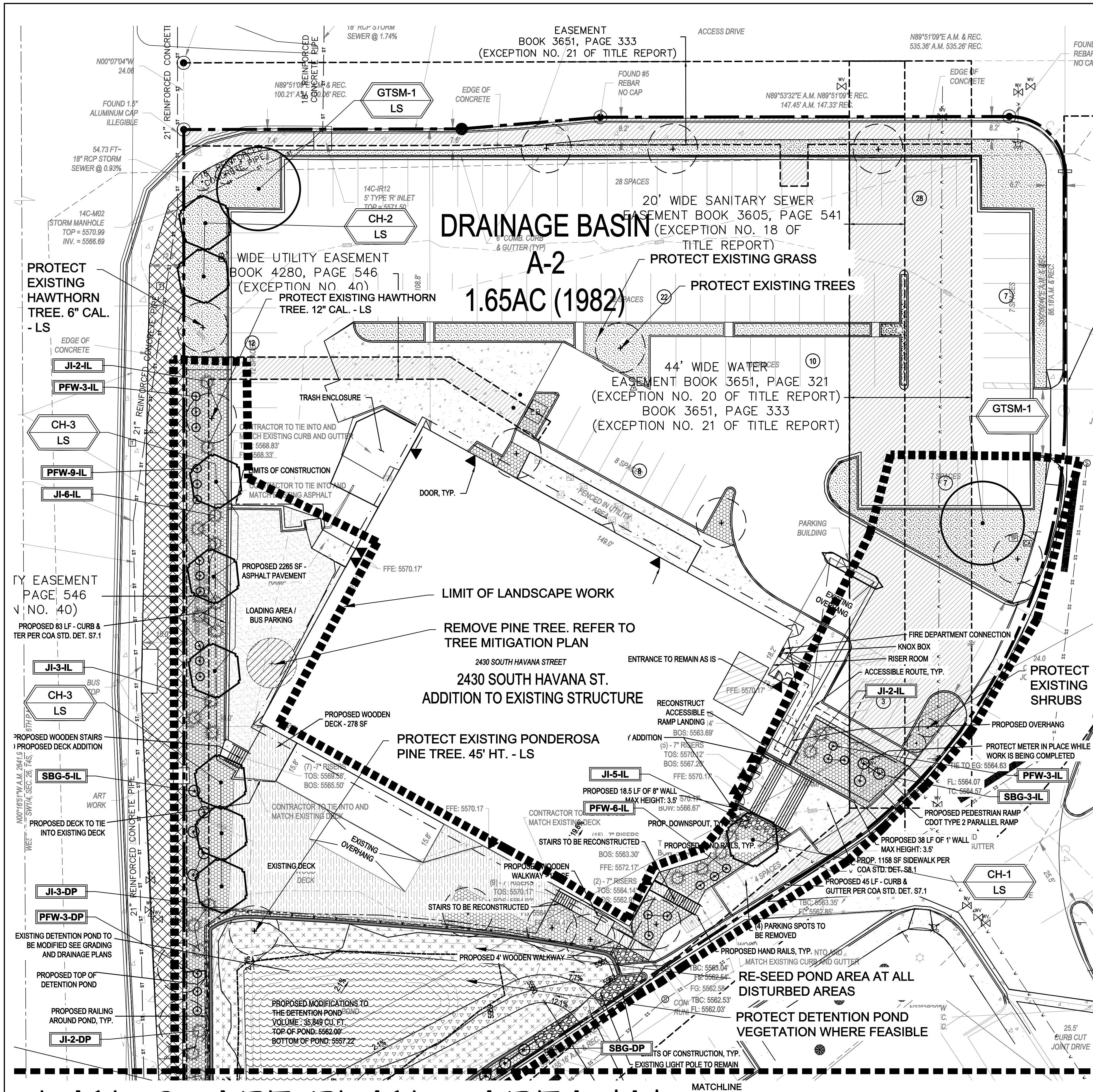


WATERPARK SUBDIVISION
2430 SOUTH HAVANA STREET
AURORA, CO 80011

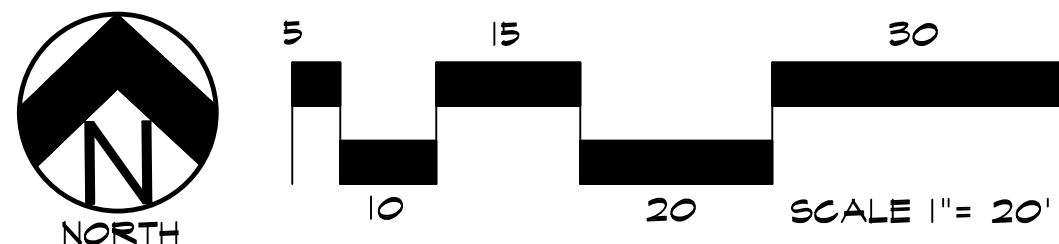
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PREPARED FOR:

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 SOD/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'	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	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	
	Protect Existing Tree	
	Protect Existing Shrub	
	Remove Existing Tree	

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

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

5350 NORTH ACADEMY BLVD. STE 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
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WATERPARK SUBDIVISION
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AURORA, CO 80011

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JOB NUMBER
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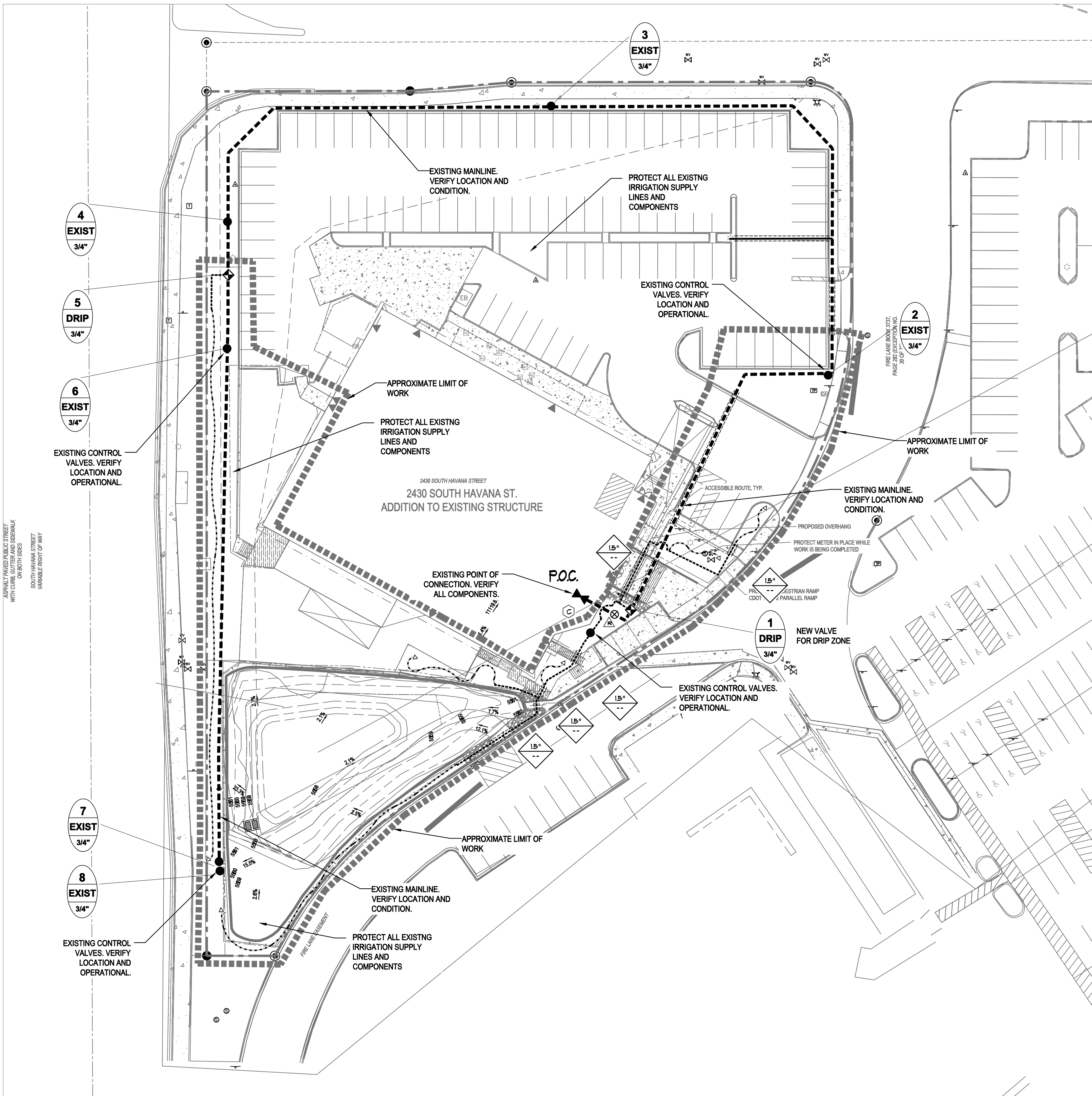
REVISIONS
10-16-23 PER CITY COMMENTS
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ORIGINAL DATE
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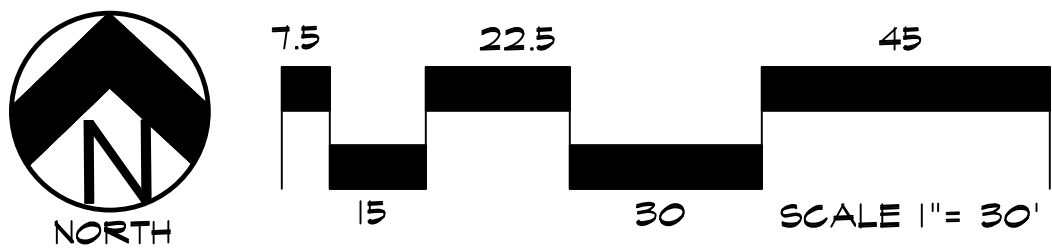
DRAWN BY: **JM**

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 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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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)

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.

NOT FOR CONSTRUCTION	JOB NUMBER	1133-23
	REVISIONS	
	10-16-23	PER CITY COMMENTS
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	ORIGINAL DATE	5-1-23
	DRAWN BY:	JM
	DESCRIPTION:	IRRIGATION PLAN
	SHEET NO.	IR1.1

WATERPARK SUBDIVISION
2430 SOUTH HAVANA STREET
AURORA, CO 80011

PREPARED FOR:

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HIGHER GROUND DESIGNS

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LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD, STE 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-265-1122

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 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

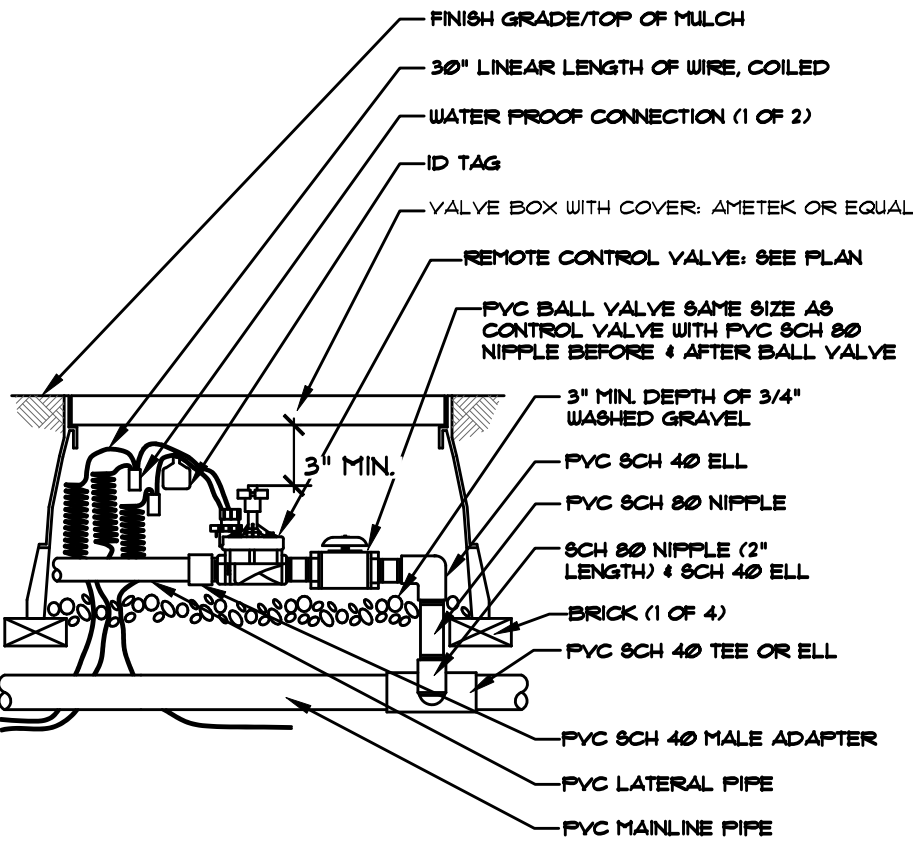
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY SOIL RETENTION COVERING THAT WOULD INTERFERE WITH THE PROPER INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR WILL BE HELD RESPONSIBLE FOR COORDINATION BETWEEN LANDSCAPE AND IRRIGATION SYSTEM INSTALLATION. LANDSCAPE MATERIAL LOCATIONS SHOWN ON THE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

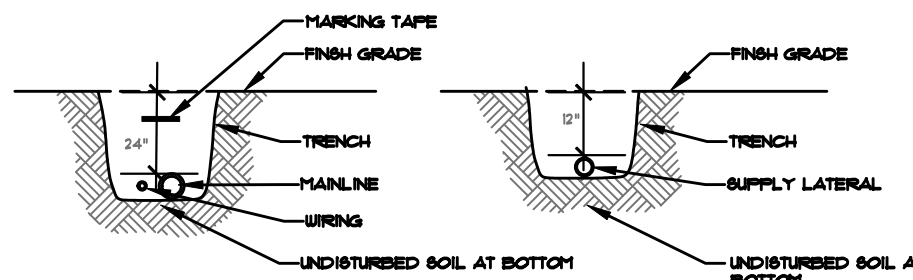
EACH VEGETATION TYPE HAS A DIFFERENT WEEKLY WATER REQUIREMENT THAT SHOULD BE FULFILLED BY A DIFFERENT NUMBER OF SCHEDULED RUN TIMES. NEW LANDSCAPE PLANTS SHALL BE IRRIGATED EVERY OTHER DAY FOR THE FIRST GROWING SEASON. DURING ALL SUBSEQUENT SEASONS LANDSCAPE PLANTS SHALL BE IRRIGATED EVERY THIRD DAY.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

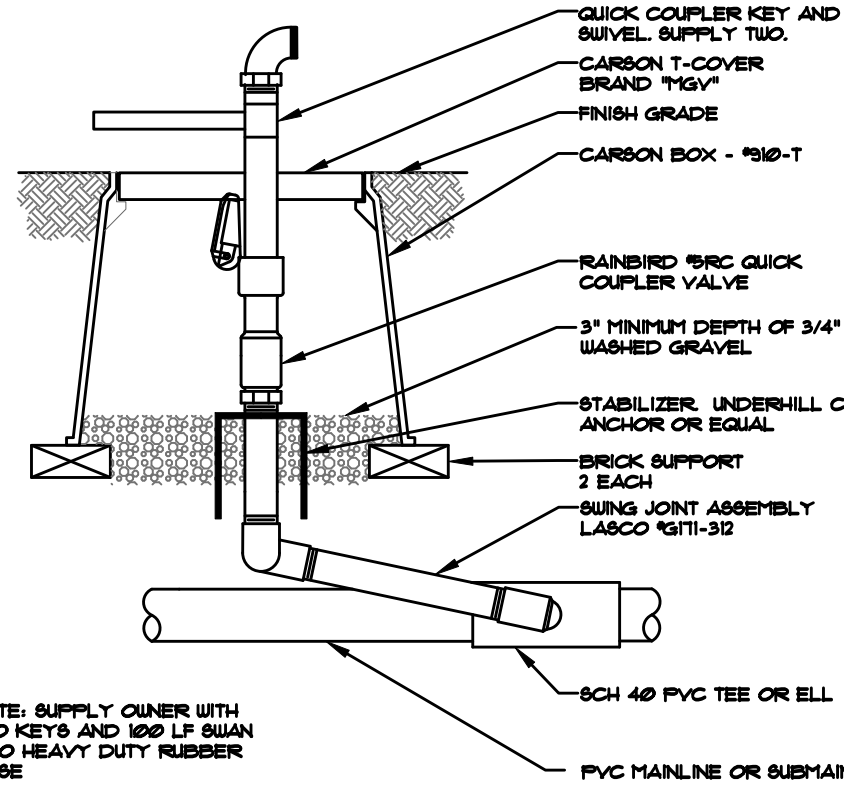
IRRIGATION SCHEDULE						
ZONE	TYPE	FLOW GPM	PRECIP RATE INCHES/HOUR	RUN TIME MINUTES/CYCLE	TOTAL GALLONS	TREATMENT
1	DRIP	3-7	--	60	300	PLANTING
2	DRIP	3-7	--	60	300	PLANTING



A ELECTRIC ZONE CONTROL VALVE NOT TO SCALE



B POP-UP SPRAY SPRINKLER HEAD NOT TO SCALE

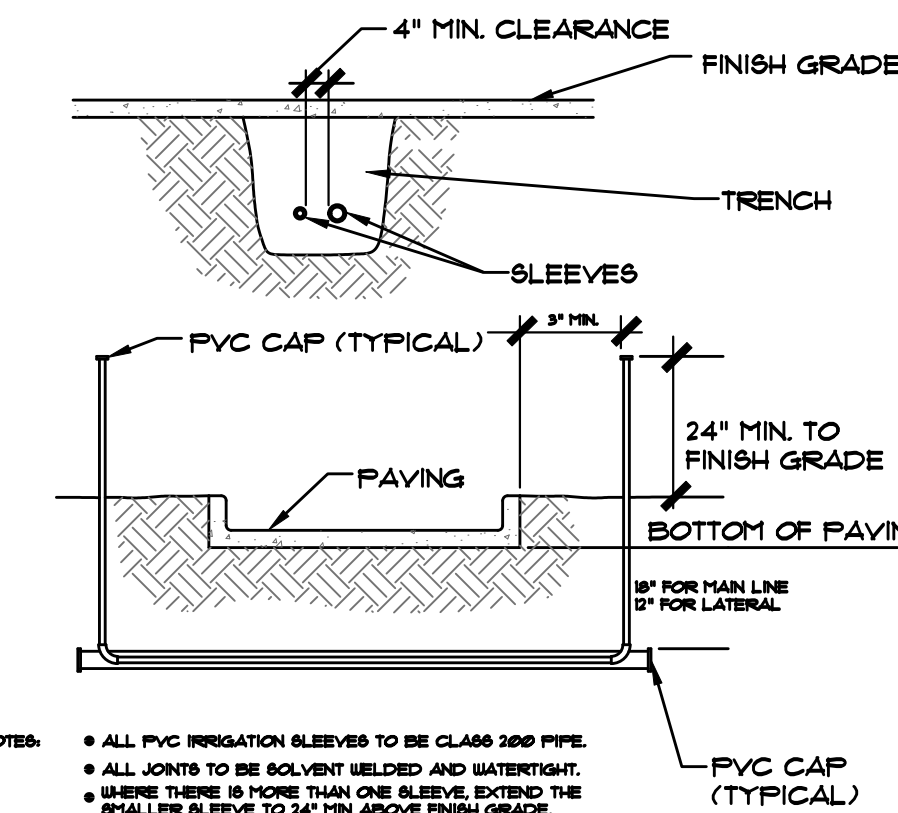


C QUICK COUPLER ASSEMBLY DETAIL NOT TO SCALE

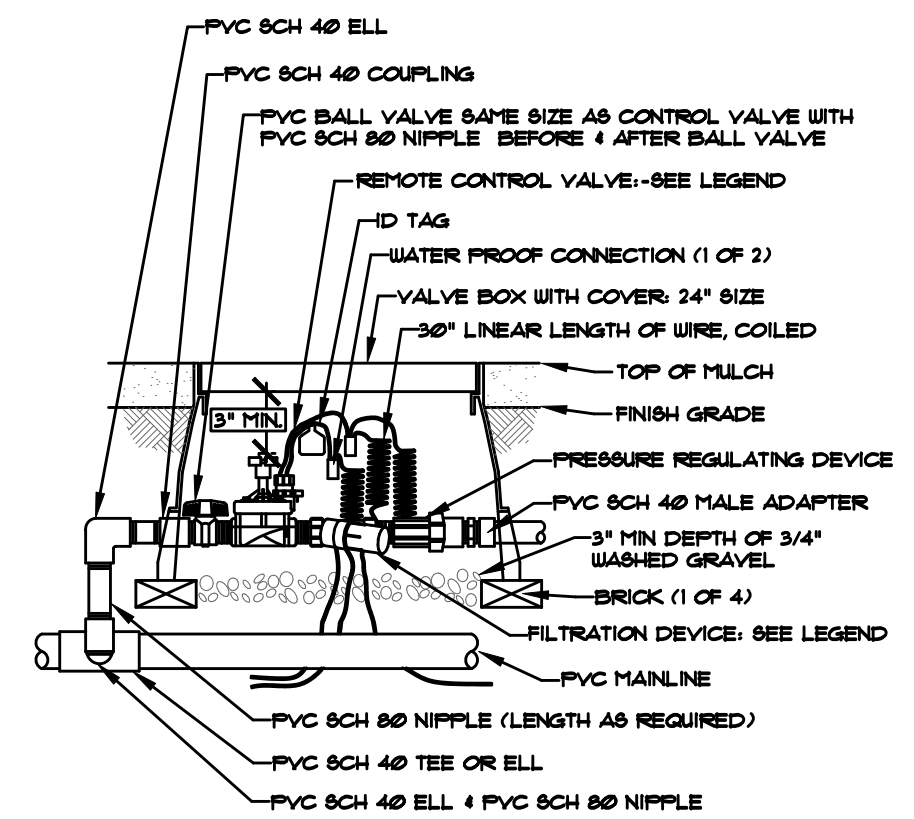
NOTE: INSTALL PIPING NO LESS THAN 6\"/>

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	

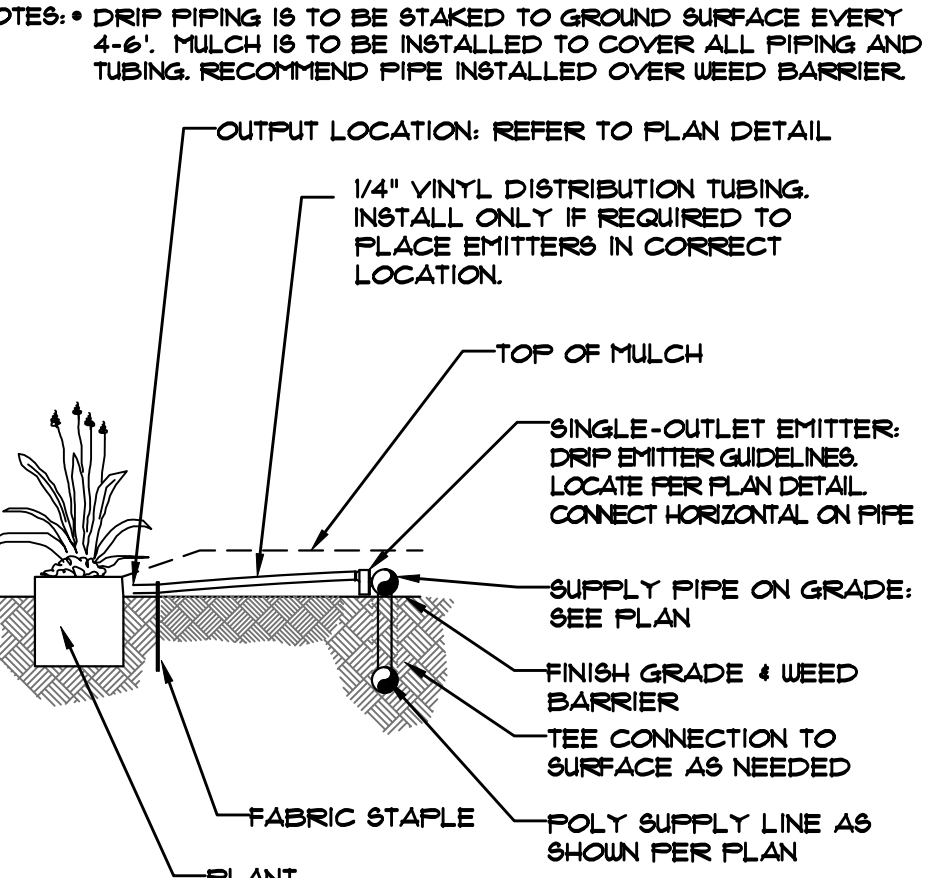
D LATERAL PIPE TRENCHING DETAIL NOT TO SCALE



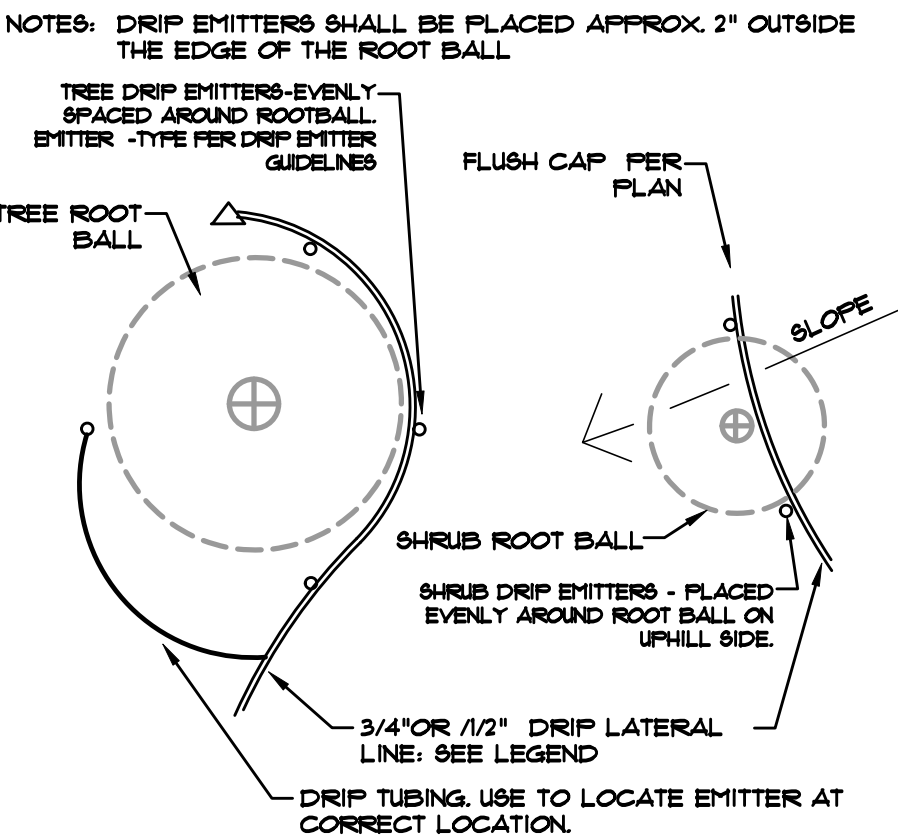
E SLEEVING DETAIL NOT TO SCALE



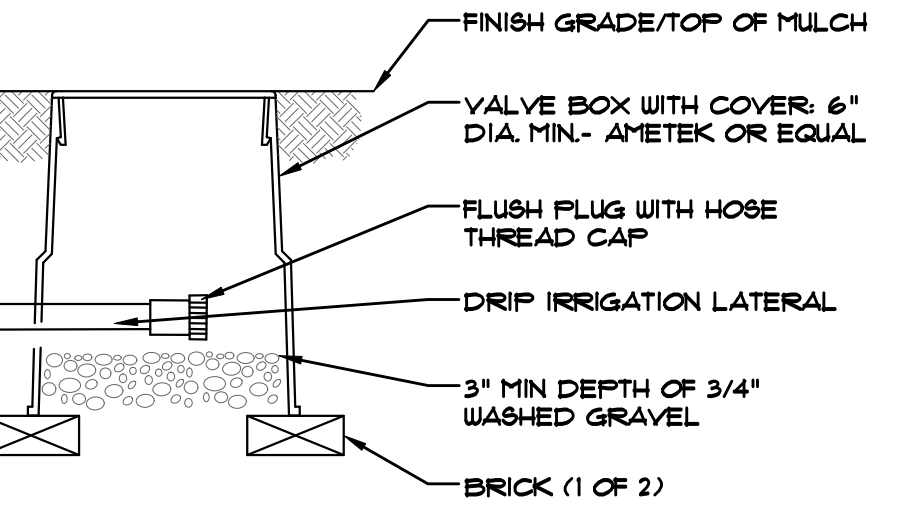
F DRIP IRRIGATION ZONE CONTROL VALVE NOT TO SCALE



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\"/>

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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:

For City Approval Only

NOT FOR CONSTRUCTION

JOB NUMBER 1133-23

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

ORIGINAL DATE 5-1-23

DRAWN BY: JM

DESCRIPTION: IRRIGATION DETAILS

SHEET NO. IR1.2

SOUTH HAVANA STREET

TREE MITIGATION PLAN



Know what's below.
Call before you dig.



SCALE 1"=30'

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.

EXISTING TREE LEGEND

SYMBOL DESCRIPTION



Protect Existing Tree

Remove Existing Tree

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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

HIGHER GROUND DESIGNS, INC.

LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD. STE 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1648
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2430 SOUTH HAVANA STREET
AURORA, CO 80011

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PREPARED FOR:

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JOB NUMBER

1133-23

REVISIONS

10-16-23 PER CITY COMMENTS

ORIGINAL DATE 5-1-23

DRAWN BY: JIM

DESCRIPTION:

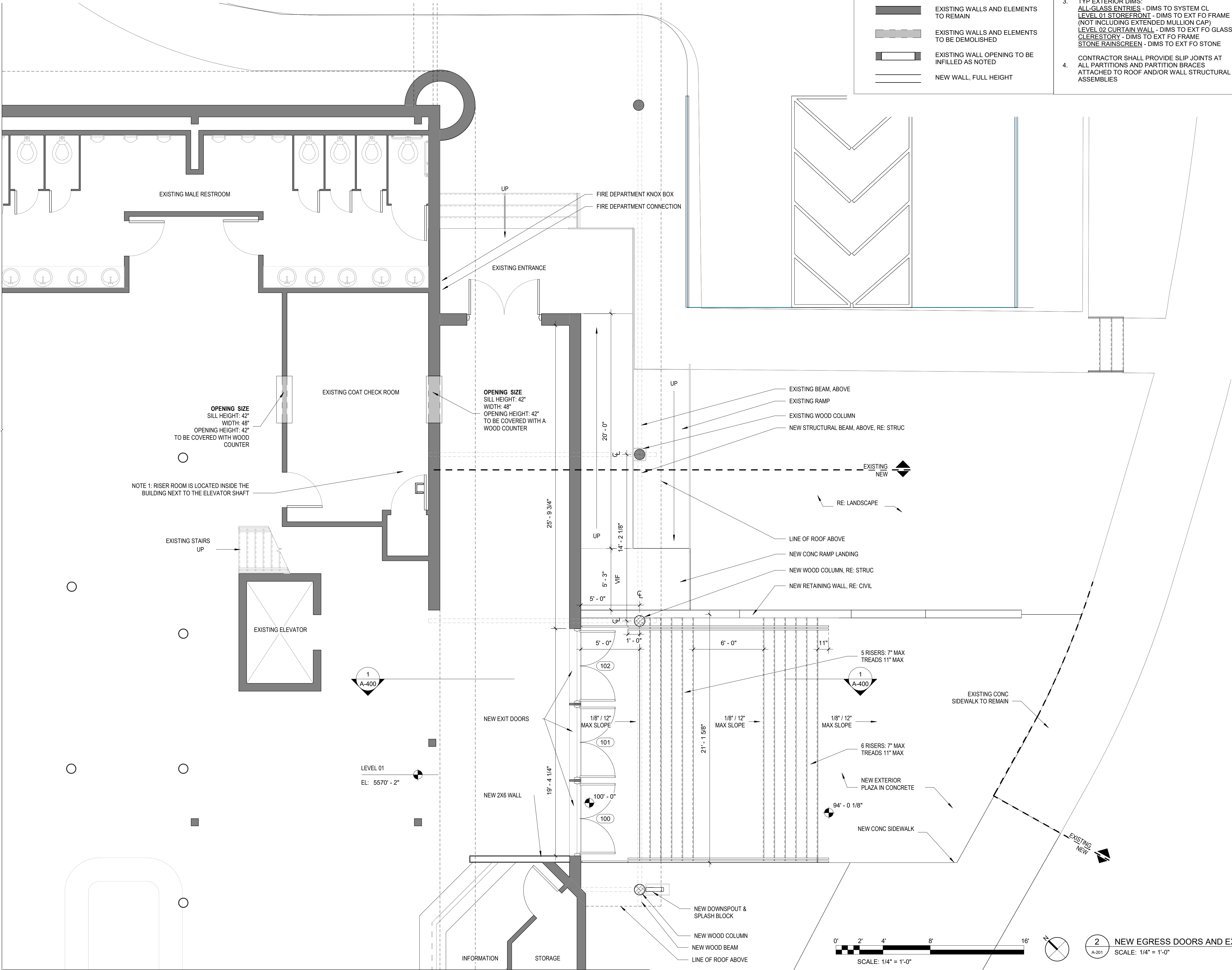
TREE
MITIGATION PLAN

SHEET NO.

TM1.1

PLAN LEGEND:	PLAN NOTES:
<div><div>-----</div>ELEMENTS OVERHEAD</div> <div><div>---</div>OPEN TO ABOVE / BELOW / BEYOND</div> <div><div>█</div>EXISTING WALLS AND ELEMENTS TO REMAIN</div> <div><div>▒</div>EXISTING WALLS AND ELEMENTS TO BE DEMOLISHED</div> <div><div>▤</div>EXISTING WALL OPENING TO BE INFILLED AS NOTED</div> <div><div>—</div>NEW WALL, FULL HEIGHT</div>	<div>1. RE: STRUCTURAL FOR FOUNDATION WALL DIMENSIONS</div> <div>2. TYP INTERIOR DIMS: TAKEN FROM FACE OF FINISH (UON)</div> <div>3. TYP EXTERIOR DIMS: ALL GLASS ENTRIES - DIMS TO SYSTEM CL LEVEL 01 STOREFRONT - DIMS TO EXT FO FRAME (NOT INCLUDING EXTENDED MULLION CAP) LEVEL 02 CURTAIN WALL - DIMS TO EXT FO GLASS CLERESTORY - DIMS TO EXT FO FRAME STONE RAINSCREEN - DIMS TO EXT FO STONE</div> <div>4. CONTRACTOR SHALL PROVIDE SLIP JOINTS AT ALL PARTITIONS AND PARTITION BRACES ATTACHED TO ROOF AND/OR WALL STRUCTURAL ASSEMBLIES</div> <div>5. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE LOCATED 4" FROM THE FINISHED WALL OR PARTITION TO OUTSIDE FACE OF FINISHED JAMB.</div> <div>6. THE CONTRACTOR SHALL PROVIDE AND INSTALL A CONTINUOUS COMPRESSIBLE JOINT FILLER AT THE INTERIOR SLAB / GRADE PERIMETER AND AT INTERIOR COLUMN BLOCK-OUTS; 1/2" WIDTH.</div> <div>7. ALL SLAB ON GRADE JOINTS, INCLUDING SLAB PERIMETER JOINTS, SHALL BE FILLED WITH SEALANT</div> <div>8. REFER TO A-500 FOR WALL DETAILS</div> <div>9. REFER TO A-501 FOR ALL SCHEDULES</div>

DATE:	
REVISIONS:	



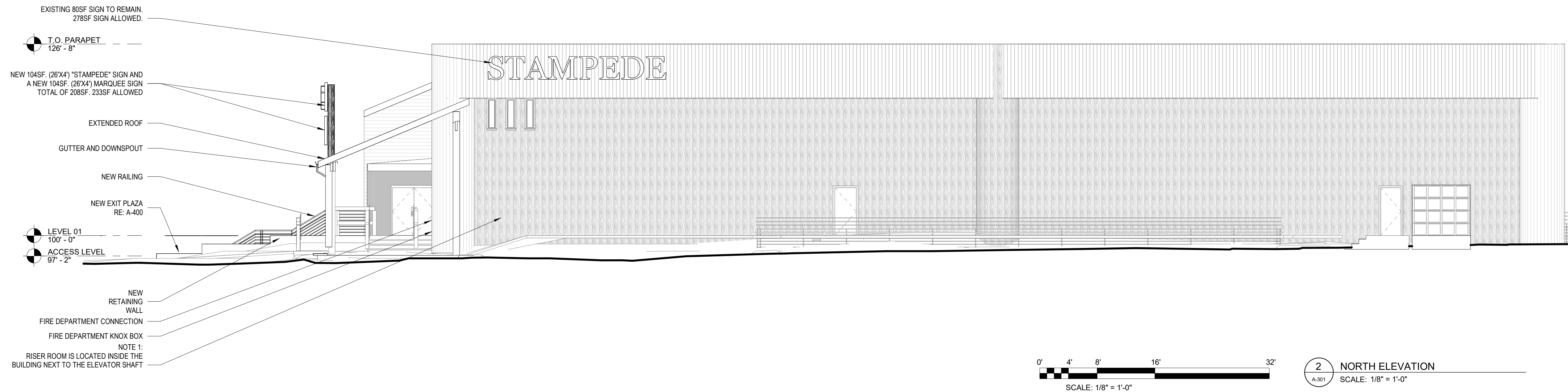
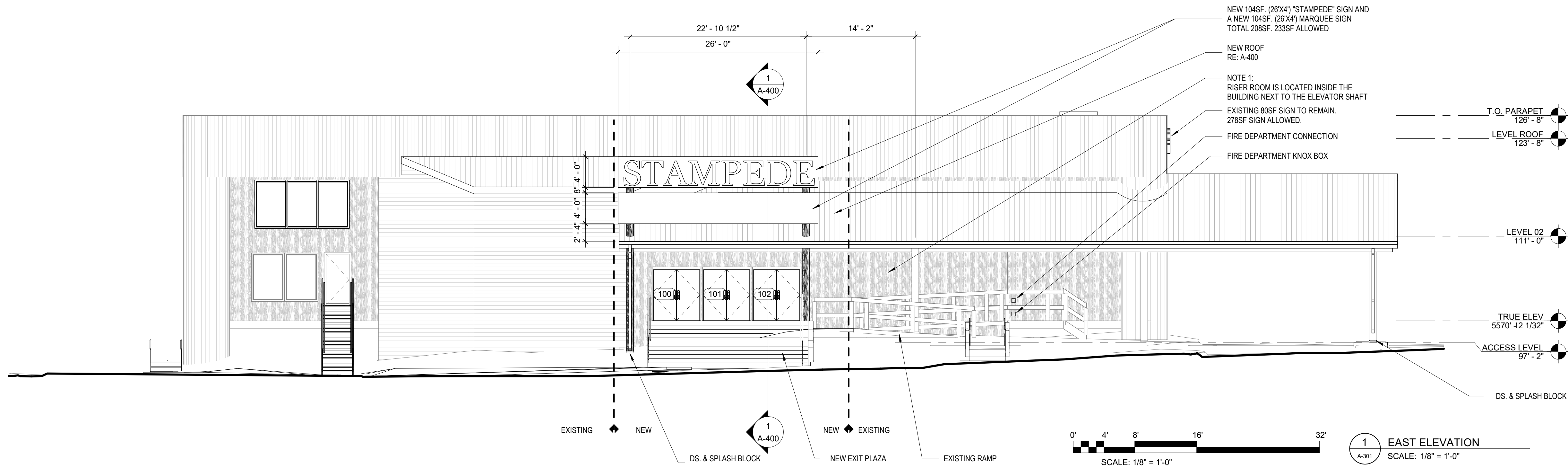
STAMPEDE NEW EXIT DOORS, EXTERIOR PLAZA
AMD CHANGE OF OCCUPANCY
2430 S HAVANA ST.
AURORA, CO. 80034

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

PERMIT SET

LEVEL 01 -
FLOOR PLAN

A-201



DATE:

REVISIONS:

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