

ANDERSON'S CAJUN'S WHARF (Official Project Name) Planned Building Group.

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

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

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

By: [Signature] (Principal or Owners) Corporate Seal

NOTARIAL: State of Colorado) ss County of [Signature]

The foregoing instrument was acknowledged before me this 22nd day of February AD 1984 by [Signature] (Principals or Owners)

Witness my hand and official seal [Signature] NOTARY PUBLIC My commission expires 1-1-87

CITY OF AURORA APPROVALS:

City Attorney: [Signature] Date: [Signature] Date: 2-11-84

Planning Director: [Signature] Date: [Signature] Date: 2-11-84

Planning Commission: [Signature] Date: [Signature] Date: 2-11-84

City Council: [Signature] Mayor Date: [Signature] Date: 2-11-84

Attest: [Signature] City Clerk Date: [Signature] Date: 2-11-84

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of [Signature] County, Colorado at [Signature] o'clock [Signature] M. This [Signature] Day of [Signature] AD, 19 [Signature] Deputy.

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

DATA:

Land area within property lines 2.33 Acres

Gross floor area (41-16 City Code) 20,115 Sq. Ft.

Total Building Coverage 20,115 19% % and Sq. Ft.

Hard-surface area (exclusive of buildings) 67,132 SF 68% % and Sq. Ft.

Area devoted to landscaping within site 12,093 SF 13% % and Sq. Ft.

Present zoning classification B-4

Proposed uses Restaurant

Sign Area 40 sq. ft. (free standing) 10 sq. ft. (on building) Sq. Ft.

Type of Sign (Free standing, Wall, etc.) Free Standing (2 Sides)

Number of stories 2

Maximum height of buildings 34

Loading spaces provided 3

Total parking spaces provided 97 (Balance of 82 parking spaces by cross parking)

Parking spaces required 97 (Balance of 82 parking spaces by cross parking)

(List information for parking calculations based on 41-668 of the City Code.)

NOTES:

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

Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as fire lanes and emergency and service vehicle roads, and shall be posted "No Parking - Fire Lane."

The Developer, his successors and assigns, shall be responsible for installation, maintenance, and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department.

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

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

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

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

1. A cross parking agreement between Cajun's Wharf owners & Anderson, Turnmar Joint Venture provides balance of 82 required parking spaces.
2. Open hours for Cajun's Wharf will be as follows: Monday - Saturday 11:00 am - 1:00 am Sunday 12:00 am - 1:00 am
- ADMINISTRATIVE AMENDMENT 11-30-84
1. ADD OUTDOOR DECK AT SOUTH ELEVATION
2. CHANGE SEATING TO 500
3. REVISED LANDSCAPING
- RELOCATE 1/2" MAT, 4" PLAIN 3-15-87
4. RELOCATE DUMPSTER ENCLOSURE ADM ADMT 1-10-87

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

WATERPARK

HAVANA & PARKER RD. AURORA, CO

ANDERSON INVESTMENTS/TURNMAR DEVELOPMENT CO.

goff associates ltd. architects/planners

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

JOB NUMBER

DRAWN BY

CHECKED BY

DATE 11-22-83

REVISIONS:

SHEET TITLE

PBG SITE PLAN

SHEET NUMBER

A1.1

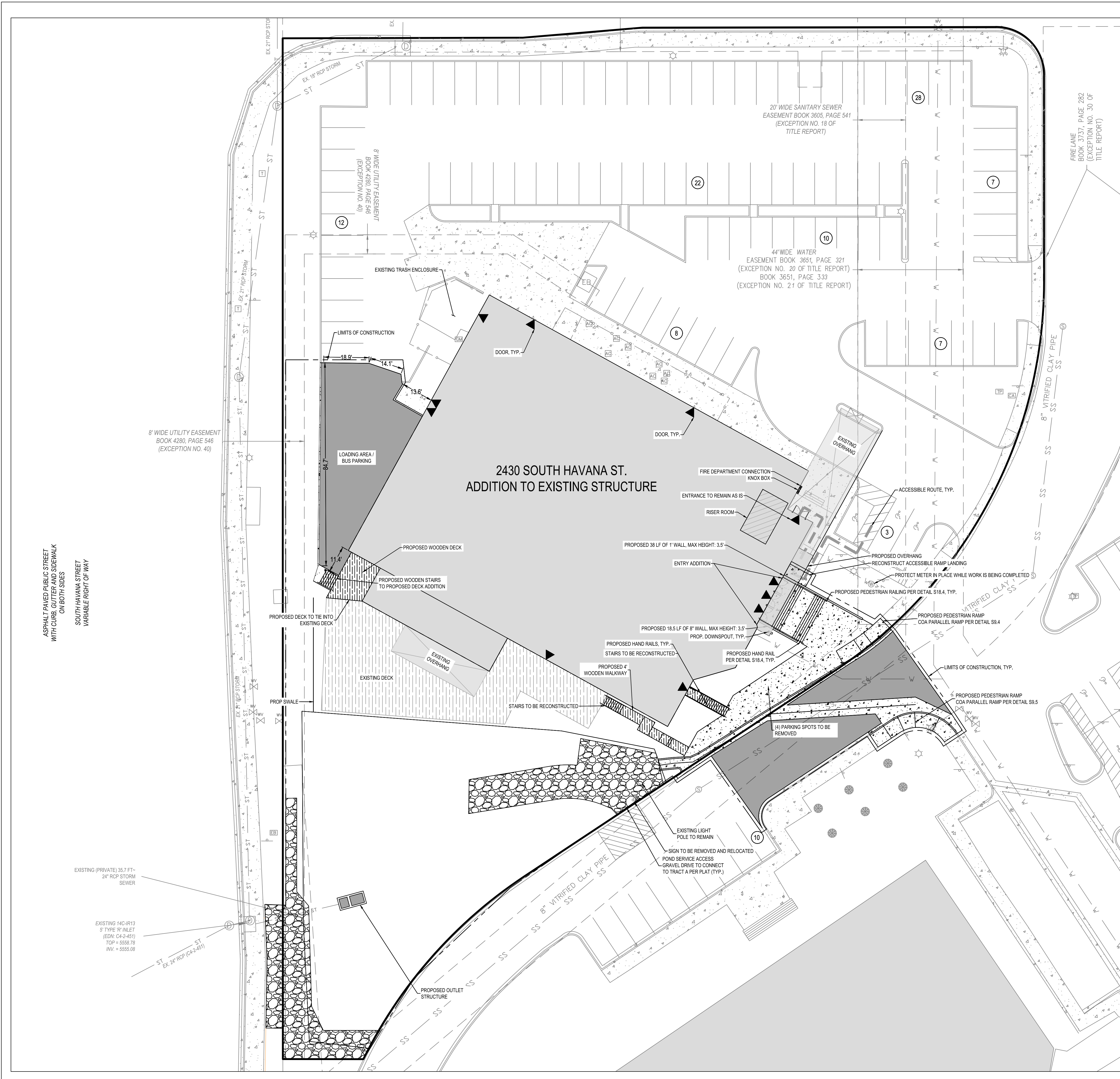
OF

4pm. AMPS: 11-30-84

1-17-92, 06-11-01

WATERPARK PBG AMP: (CAJUN'S WHARF) 83-6105-1

L/S



ALTITUDE

LAND CONSULTANTS

CIVIL | SURVEY | PLANNING | LANDSCAPE

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

720.594.9494
INFO@ALTITUDELANDCO.COM
WWW.ALTITUDELANDCO.COM

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

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

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: _____ 02-25-25
ALC # _____ 18-224
CAD FILE: _____
DIR: _____

MINOR SITE PLAN
AMENDMENT

SITE PLAN
C1.0

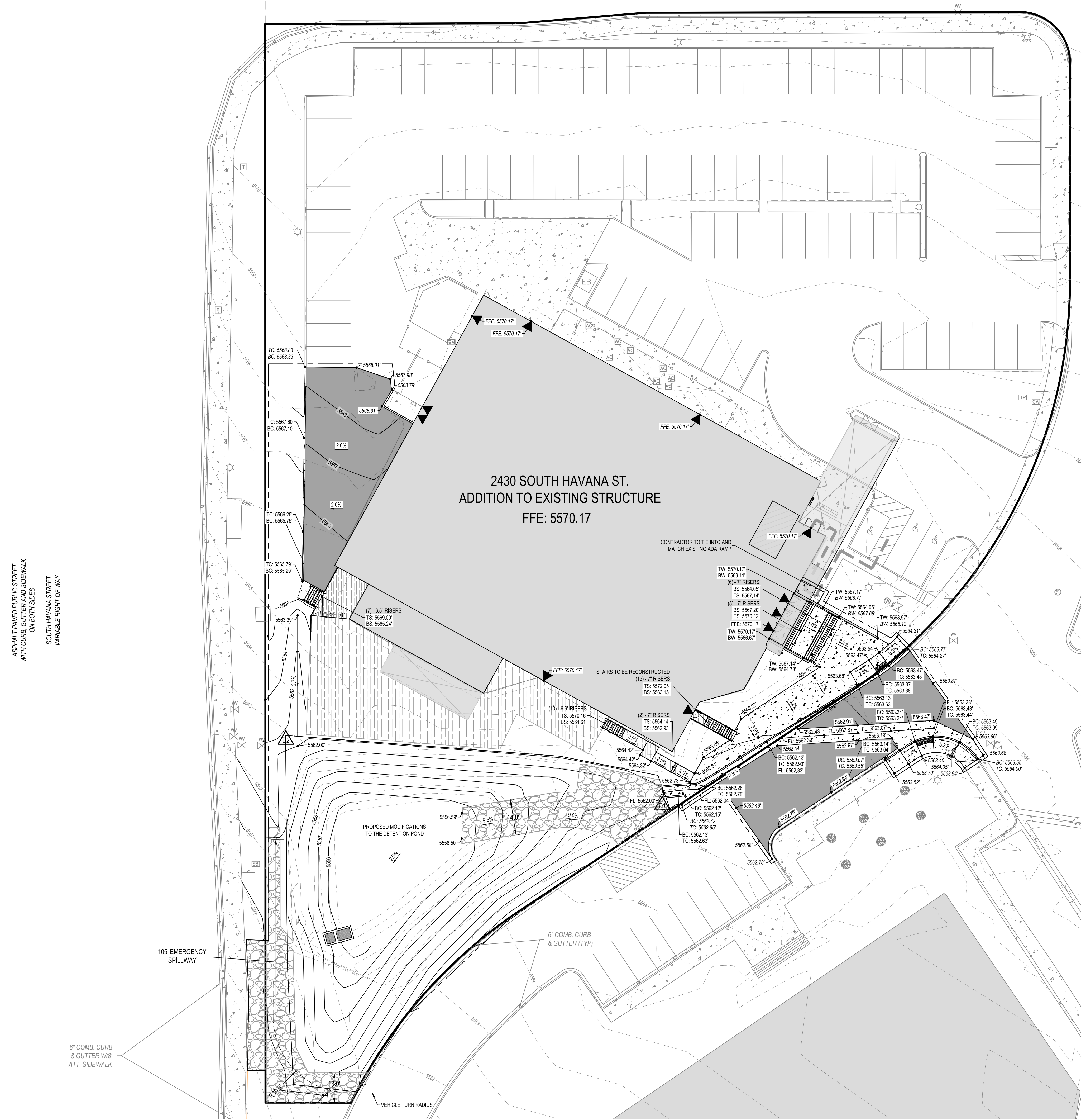
**WATERPARK SUBDIVISION FILING #2 MINOR
SITE PLAN AMENDMENT**
2430 S. HAVANA ST.
AURORA, CO. 80014

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MINOR SITE PLAN
AMENDMENT

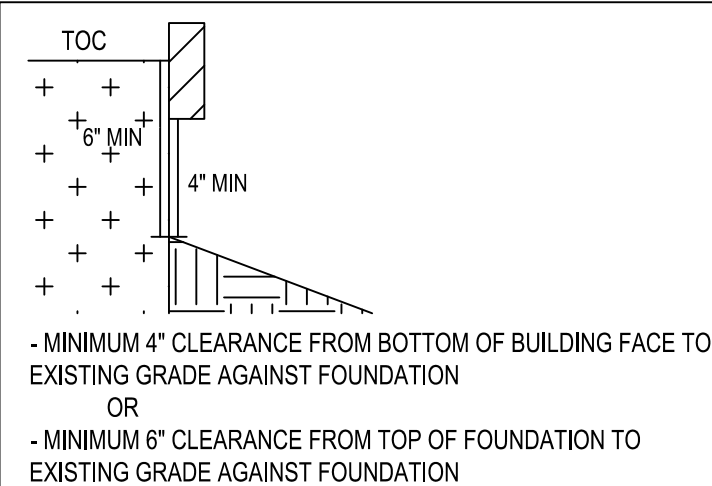
GRADING PLAN

C2.0



- 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.
 3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE LOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
 4. MINIMUM PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.
 5. CURB RAMPS TO BE EVALUATED FOR ADA CONFORMANCE AT THE CIVIL PLAN REVIEW.
 6. ADDITIONAL GRADING DETAILS AND POND SPECIFICATIONS ARE INCLUDED IN THE CIVIL PLANS.

FOUNDATION DETAIL



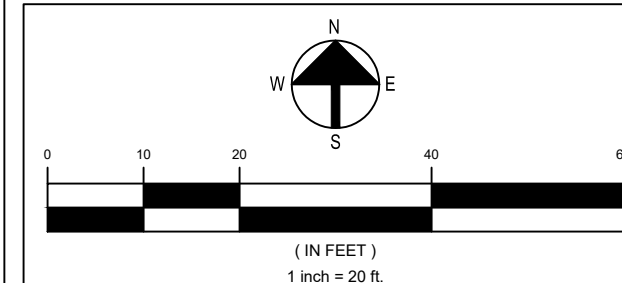
ABBREVIATION LEGEND

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.





UTILITIES NOTE

GENERAL SITE NOTES

- ### IRRIGATION SYSTEM NOTE

GENERAL LANDSCAPE NOTES

FIRE LIFE SAFETY NOTE

- TREE PROTECTION NOTE**

DOCUMENT DISCLAIMER NOTE

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

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



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

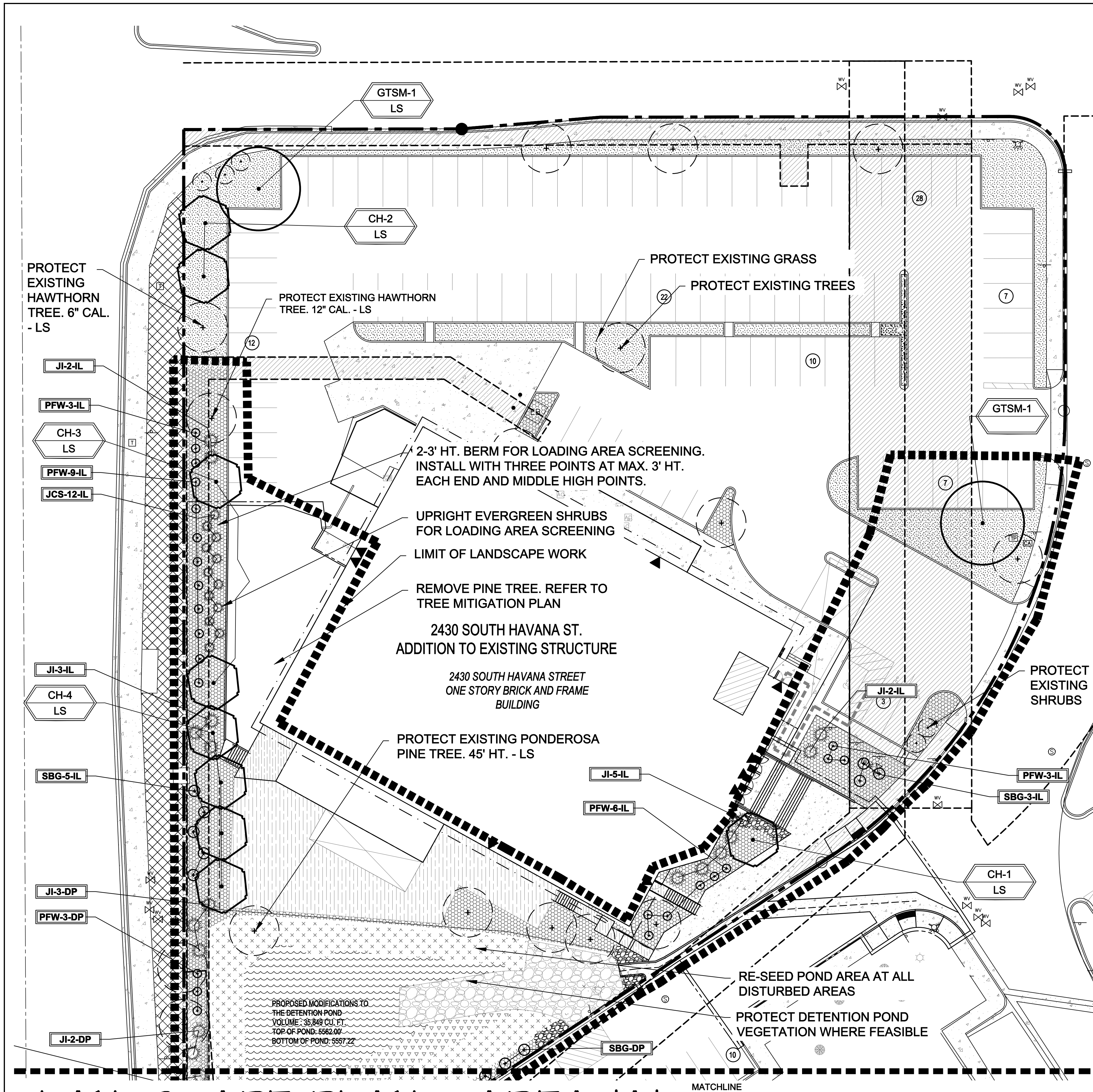
REVISIONS	
10-16-23	PER CITY COMMENTS
4-8-24	PER CITY COMMENTS
5-22-24	PER CITY COMMENTS
6-13-24	PER CITY COMMENTS
3-26-25	PER CITY COMMENTS

ORIGINAL DATE	5-1-23
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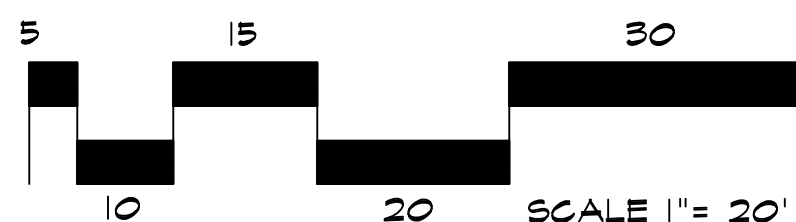
DRAWN BY: JM

DESCRIPTION:
**OVERALL
LANDSCAPE PLAN**

SHEET NO. **L1.1**



LANDSCAPE PLAN - AREA 'A'



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.

PLANT LEGEND

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

GROUND COVER LEGEND

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

GRADE NOTE

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

DOCUMENT DISCLAIMER NOTE

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

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

5350 NORTH ACADEMY BLVD. STE 207
COLORADO SPRINGS, CO 80918
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10-16-23	PER CITY COMMENTS
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5-22-24	PER CITY COMMENTS
6-13-24	PER CITY COMMENTS
3-26-25	PER CITY COMMENTS
ORIGINAL DATE	5-1-23
DRAWN BY	JM
DESCRIPTION:	AREA 'A' LANDSCAPE PLAN
SHEET NO.	L1.2

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

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

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

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

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

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

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

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

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

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS

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

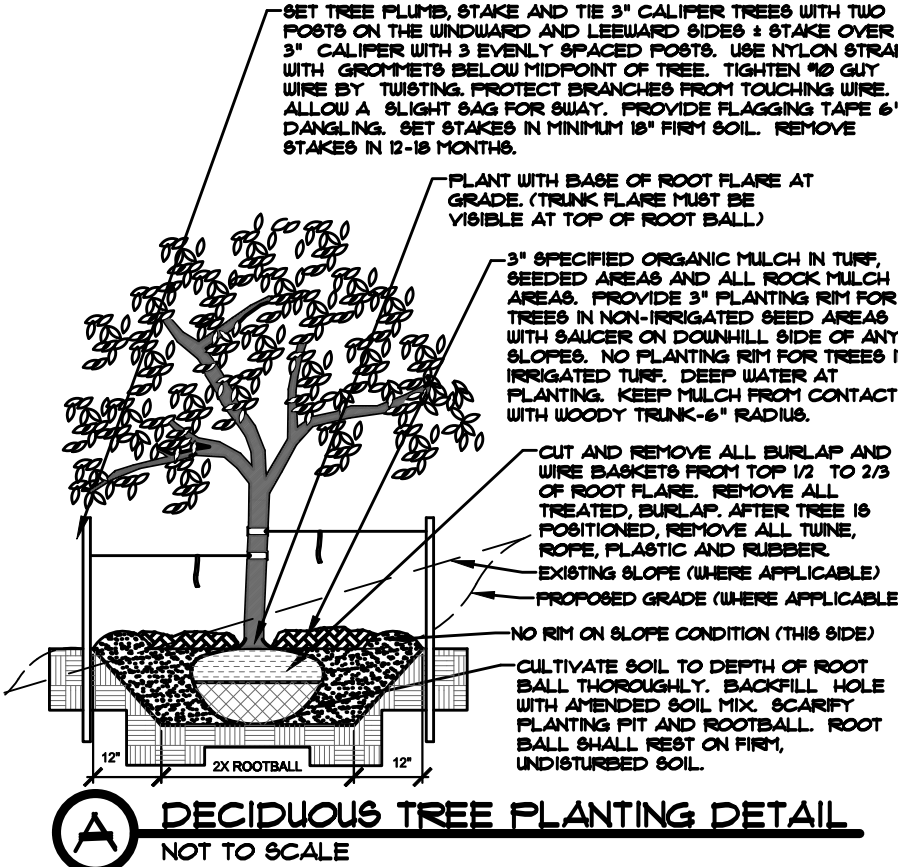
B. REMOVE ALL RUBBLE, STONES AND EXTRANEEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE

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

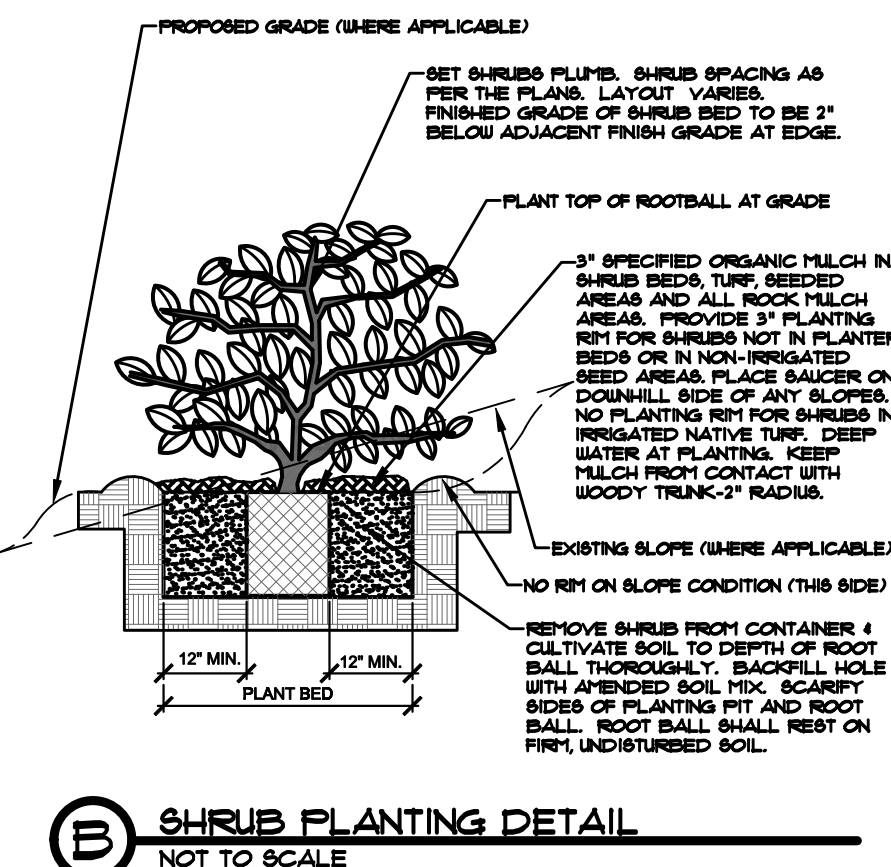
ANY VEGETATION THAT MAY GROW TO OR IMMEDIATELY OBSTRUCT ANY FIRE LANE SIGNAGE WILL BE PLANTED IN SUCH A WAY TO PREVENT ANY FUTURE OBSTRUCTION OF SUCH SIGNAGE .

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

- NOTES:
- 1. MARK NORTH SIDE OF CUT AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
- 2. DO NOT REMOVE OR CUT LEADER.
- 3. PRUNE ONLY DEAD, BROKEN, CRACKING, OR WEAK BRANCHES (OR NARROW CROTCHES).
- 4. PRUNE IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
- 5. NO STRUCTURAL PRUNING OF TREES UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS).
- 6. PRUNE ONLY DEAD, BROKEN, CRACKING, OR WEAK BRANCHES (OR NARROW CROTCHES) FOR MAINTENANCE.
- 7. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID RAIL PLANTING IF POSSIBLE.
- 8. UNBUNDLED BARK ROLL SHALL BE 1/8" SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- 9. WOUND SURFACING SHALL BE APPLIED TO ALL WOUNDS WITH BARK WAX OR ELECTRICAL TAPE, NOT TUBES.
- 10. WRAP OCTOBER 8 AND REMOVE BY MARCH 31.
- 11. DO NOT FERTILIZE TREES DURING THE FIRST GROWING SEASON.
- 12. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- APPLIED BACKFILL SHALL BE 50% SOIL FROM PLANTING PIT AND 50% ORGANIC MATERIAL.
- FOR TOP BOUND PLANTS, CUT OFF ROOT BALLS AT THE TOP OF THE ROOT BALL FROM BOTTOM HALFWAY TO TOP, BACKFILL TO TWO INCHES OVER AROUND OF SOIL IN PLANTING PIT.
- FOR POT BOUND PLANTS ONLY: MAKE 4-8 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.



NOTES:

- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY LEAD OR BRANCH BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID ALL PLANTING IF POSSIBLE.
- USE 1/2" DIAPHRAGM TO HOLD THE TOP 30% FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- FOR ROOT BIND (CONTAINER PLANTS ONLY): AT BOTTOM OF PLANT, SPILT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A HOUND OF SOIL IN PLANTING PIT.
- FOR ROOT BOUND PLANTS ONLY: MAKE 4-6 VERTICAL CUTS IN ROOT BALL. IF DEEP, PLANT IMMEDIATELY. (CONTAINER PLANTS ONLY.)

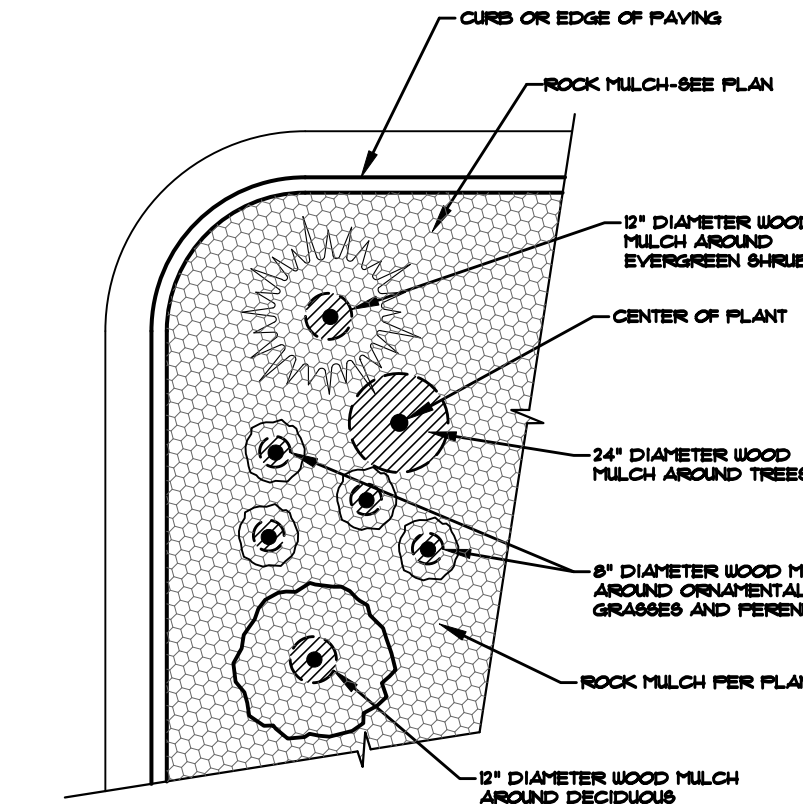


SYMBOL	DESCRIPTION
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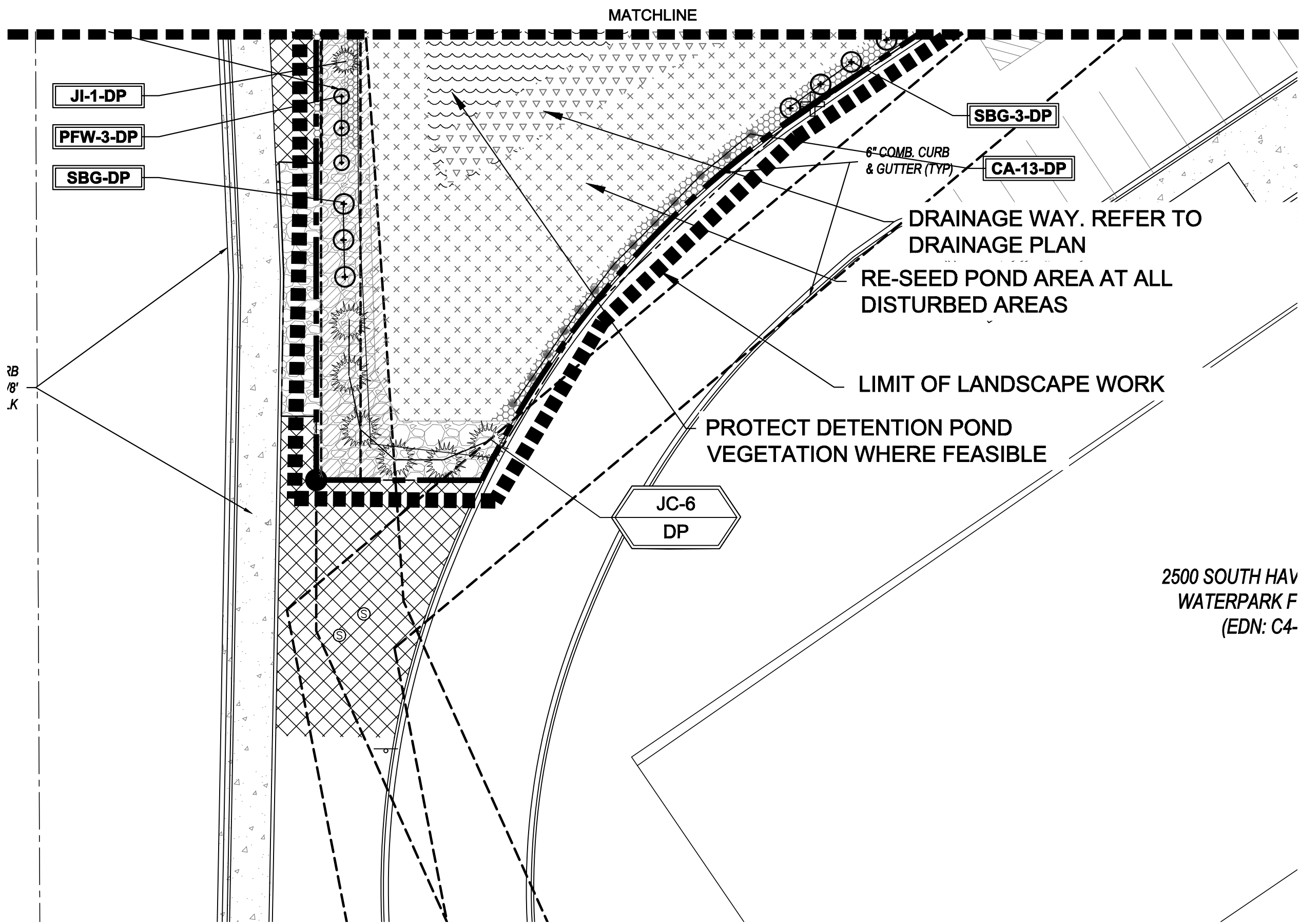
	Rock to Match Existing: 1.5" Diameter (with weed barrier)
	Rock Cobble: 2-4" Dia. Blue Gray River
	Irrigated Seed Grass. Seed Mix 'A'. Refer to notes.
	Drainage Way: Refer to grading plan
	Protect Existing Grass and Irrigation System
	Protect Existing Grass
	OFF SITE: Protect Existing Grass and Irrigation System
	Protect Existing Tree
	Protect Existing Shrub
	Remove Existing Tree

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.

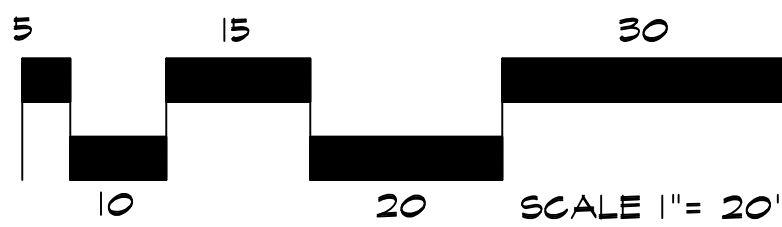
RESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER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



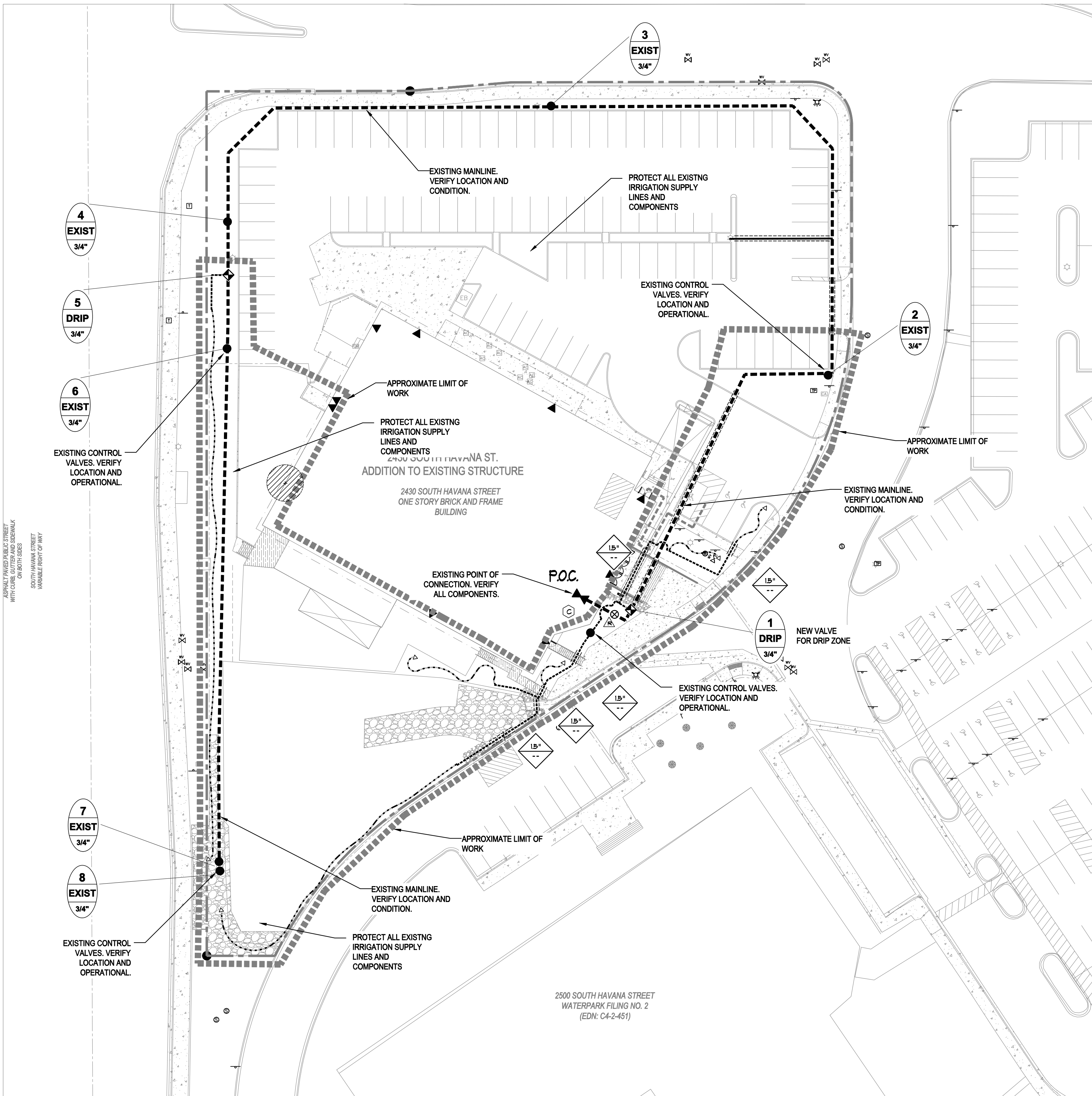
1. PREPARE PLOTT BY NOTFALLING NOTFALL EROSION CONTROL PRODUCTS (RECIP'S), INCLUDING ANY NECESSARY APPLICATION OF LIMES FERTILIZER AND SEED.
2. WHEN USING LIMES OR SEED, DO NOT SEED PREPARED AREA. CELLS-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
3. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECIP'S IN A 4" (8 CM) DEEP X 6" (8 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECIP'S EXTENDING BEYOND THE UP-SLOPE CORNER OF THE TRENCH. ANCHOR THE TRENCH BY DRIVING A 1/2" (1 CM) DIRT NAIL INTO THE TRENCH AT THE CORNER AND SECURE THE RECIP'S TO THE NAIL BY TAPPING THE RECIP'S WITH A 2" (5 CM) BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) OF RECIP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECIP'S OVER COMPACTED SOIL WITH A ROD OF APPROXIMATELY 1/2" (1 CM) DIAMETER.
4. ROLL THE RECIP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECIP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECIP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAPLERS AT 12" (30 CM) INTERVALS. STAPLES/STAPLERS SHOULD BE PLACED THROUGH EACH OF THE COLORED DOT CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
5. THE EDGES OF PARALLEL RECIP'S MUST BE STAPLED WITH APPROXIMATELY 2" x 5" (5 CM x 12 CM) OVERLAP DEPENDING ON RECIP'S TYPE.
6. CONNECTIVE RECIP'S SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (BANGLE STYLE) WITH APPROXIMATELY 12" (30 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECIP'S WIDTH.
7. WITHIN A LIMITED SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (8 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECIP'S.



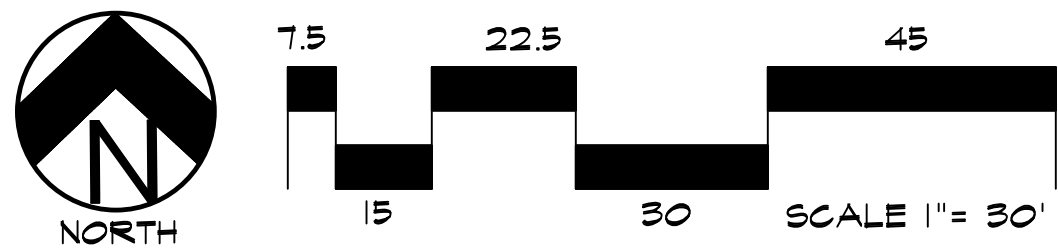
LANDSCAPE PLAN - AREA 'B'



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



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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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

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)

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 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

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.

NOT FOR CONSTRUCTION	JOB NUMBER	1133-23
	REVISIONS	
	10-16-23	PER CITY COMMENTS
	4-8-24	PER CITY COMMENTS
	5-22-24	PER CITY COMMENTS
	6-13-24	PER CITY COMMENTS
ORIGINAL DATE	5-1-23	
	DRAWN BY	JM
	DESCRIPTION:	IRRIGATION PLAN
	SHEET NO.	IR1.1

For City Approval Only

WATERPARK SUBDIVISION
2430 SOUTH HAVANA STREET
AURORA, CO 80011

PREPARED FOR:

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

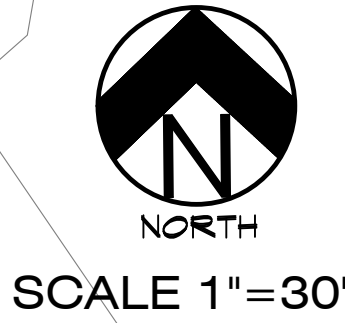
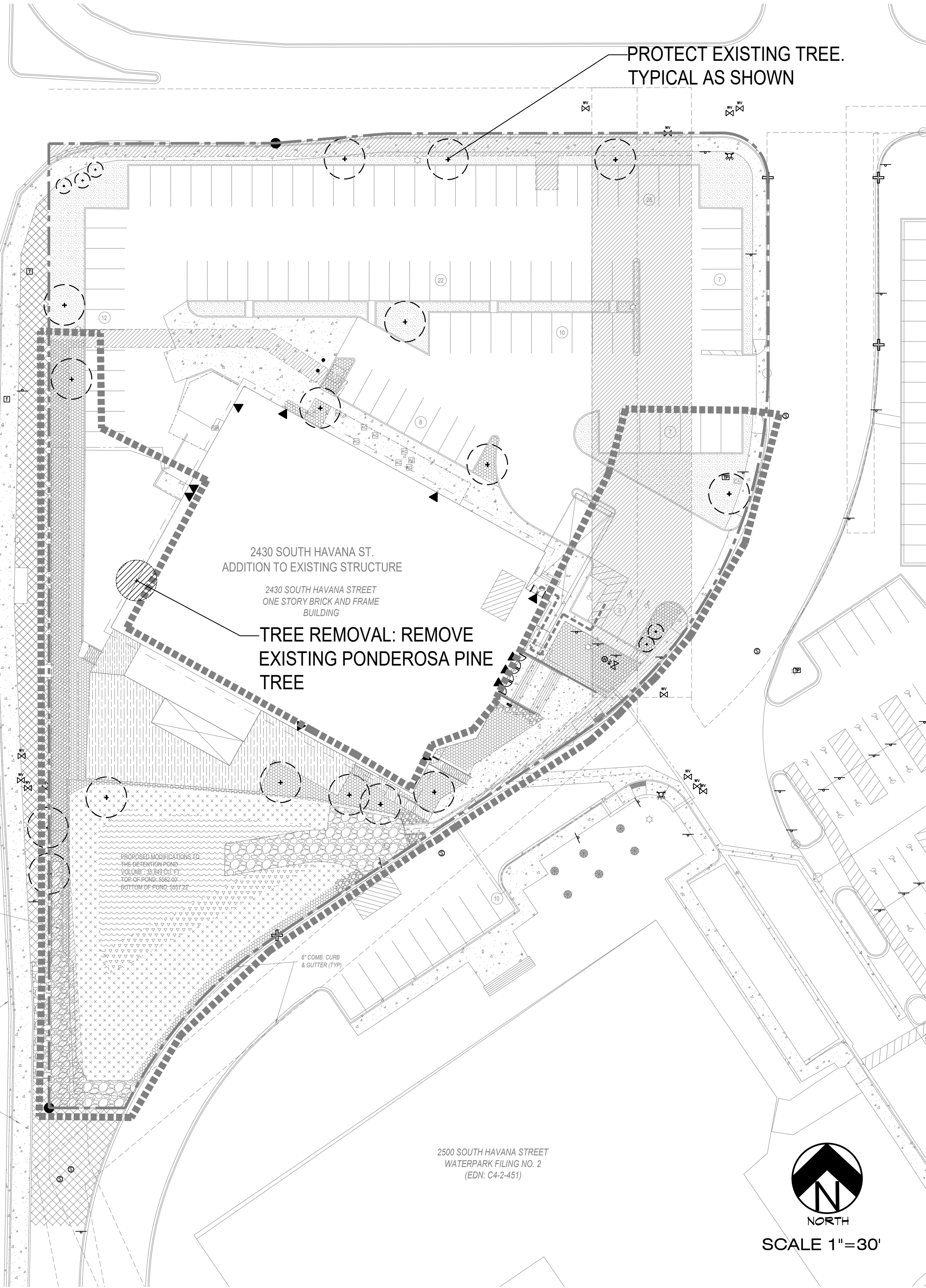
5350 NORTH ACADEMY BLVD, STE 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-265-1122

SOUTH HAVANA STREET

ASPHALT PAVED PUBLIC STREET
WITH 6' SIDEWALK
ON BOTH SIDES
SOUTH HAVANA STREET
VARIABLE RIGHT OF WAY

PERMANENT UTILITY EASEMENT
BOOK 117, PAGE 178
(EXCEPTION NO. 29 OF
TITLE REPORT)

6" COMB. CURB
& GUTTER W/AT.
SIDEWALK



TREE MITIGATION PLAN



UTILITIES NOTE

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

GENERAL LANDSCAPE NOTES

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

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

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

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

TREE PROTECTION NOTE

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



TREE REMOVAL - ONE TREE

TREE MITIGATION PAYMENT NOTE

Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. Tree mitigation is always above and beyond the Landscape Code requirements.

The caliper inches lost with removal are 14" with 6" replacement. The mitigation value is \$947.00. This fee will be paid to the tree fund.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	MITIGATION INCHES	TREE PLANTING FUND PAYMENT
1	Ponderosa Pine	14	\$947.38	6	
Total		14	\$947.38	6	\$947.38

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

EXISTING TREE LEGEND	
SYMBOL	DESCRIPTION
	Protect Existing Tree
	Remove Existing Tree

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HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1648
Fax 719-268-1122



WATERPARK SUBDIVISION
2430 SOUTH HAVANA STREET
AURORA, CO 80011

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ORIGINAL DATE	5-1-23
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DESCRIPTION:	TREE MITIGATION PLAN
SHEET NO.	TM1.1



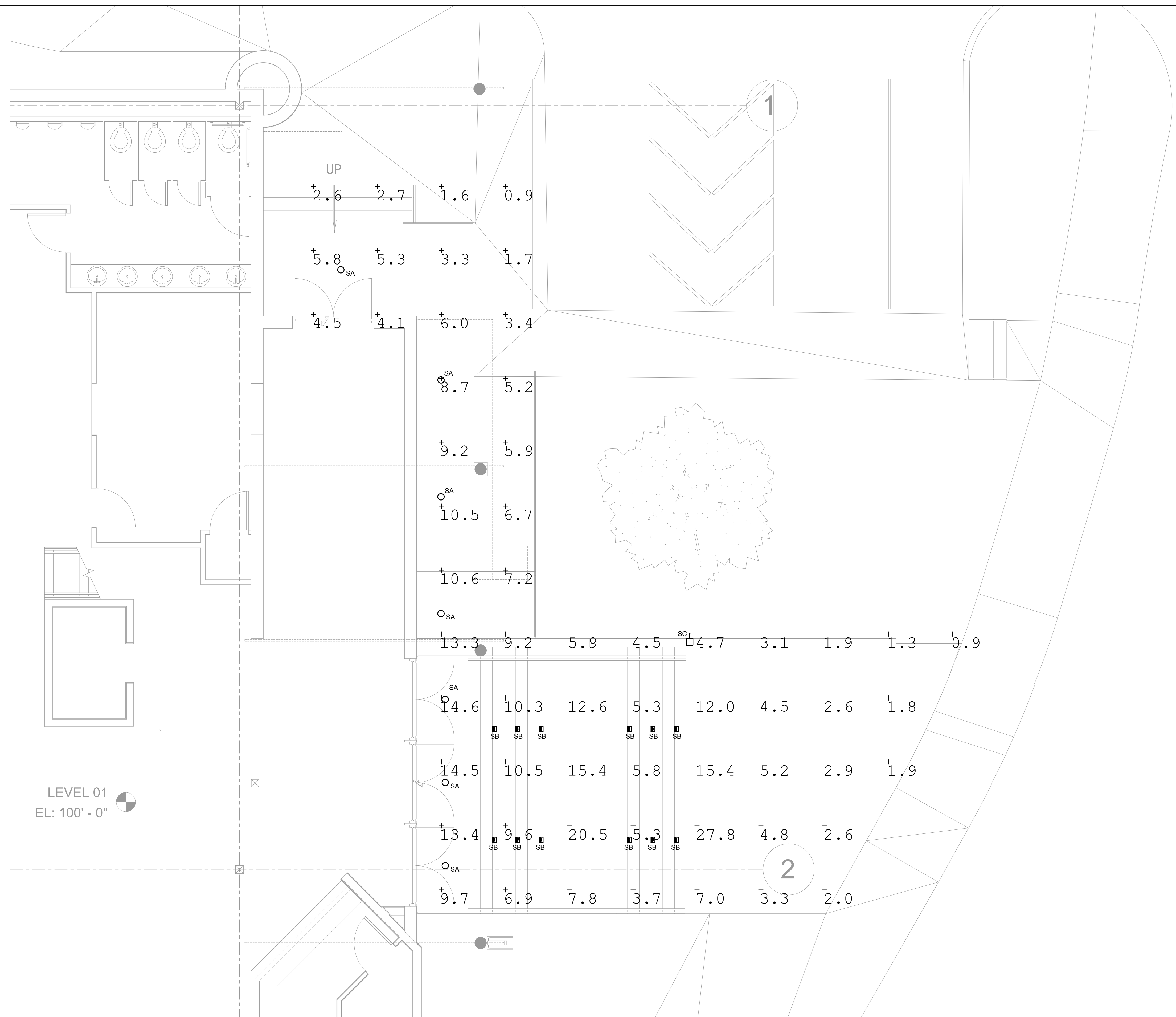
STAMPEDE
NEW ENTRY / WALKWAY SITE LIGHTING
2340 S HAVANA ST
AURORA, CO 80014

[illegible]

CLIENT:
CHRIS SWANK

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

E1



1 PHOTOMETRIC PLAN
SCALE: 1/4" = 1'-0"



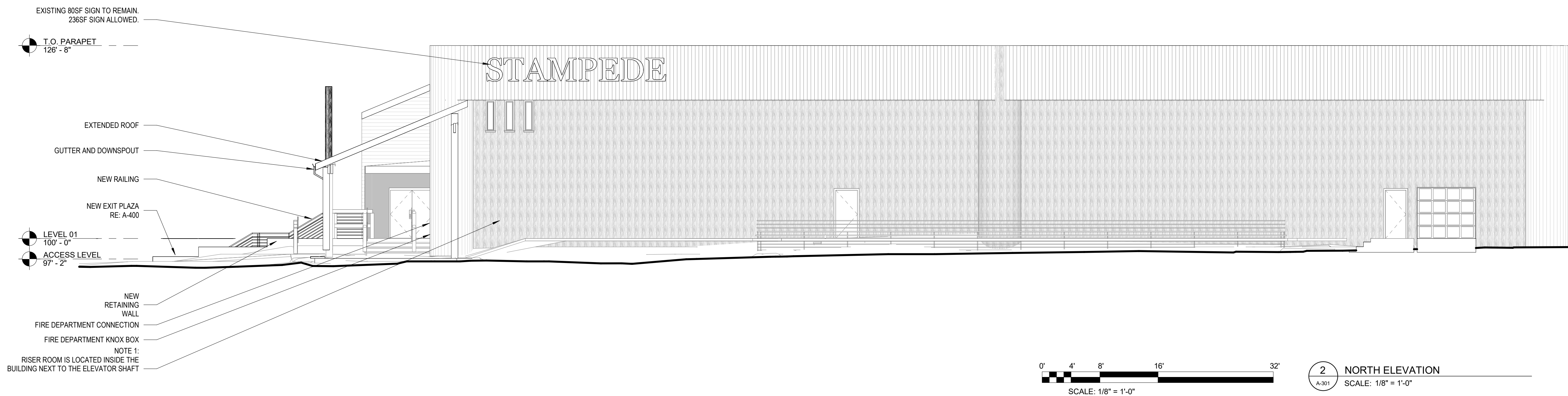
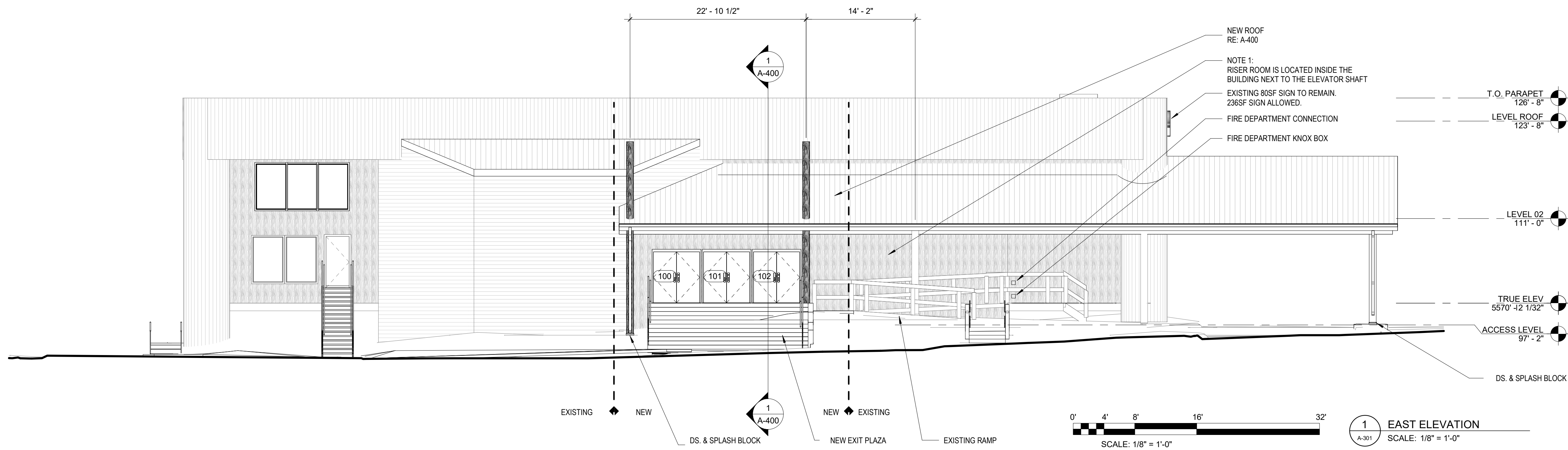


DRAWN BY: _____ GL
CHECKED BY: _____ JE
DATE: _____ 04/04/24
EG # _____
CAD FILE: _____
DIR: _____

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