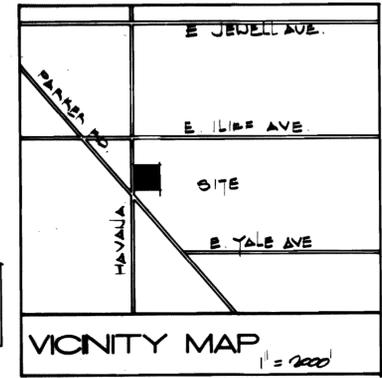
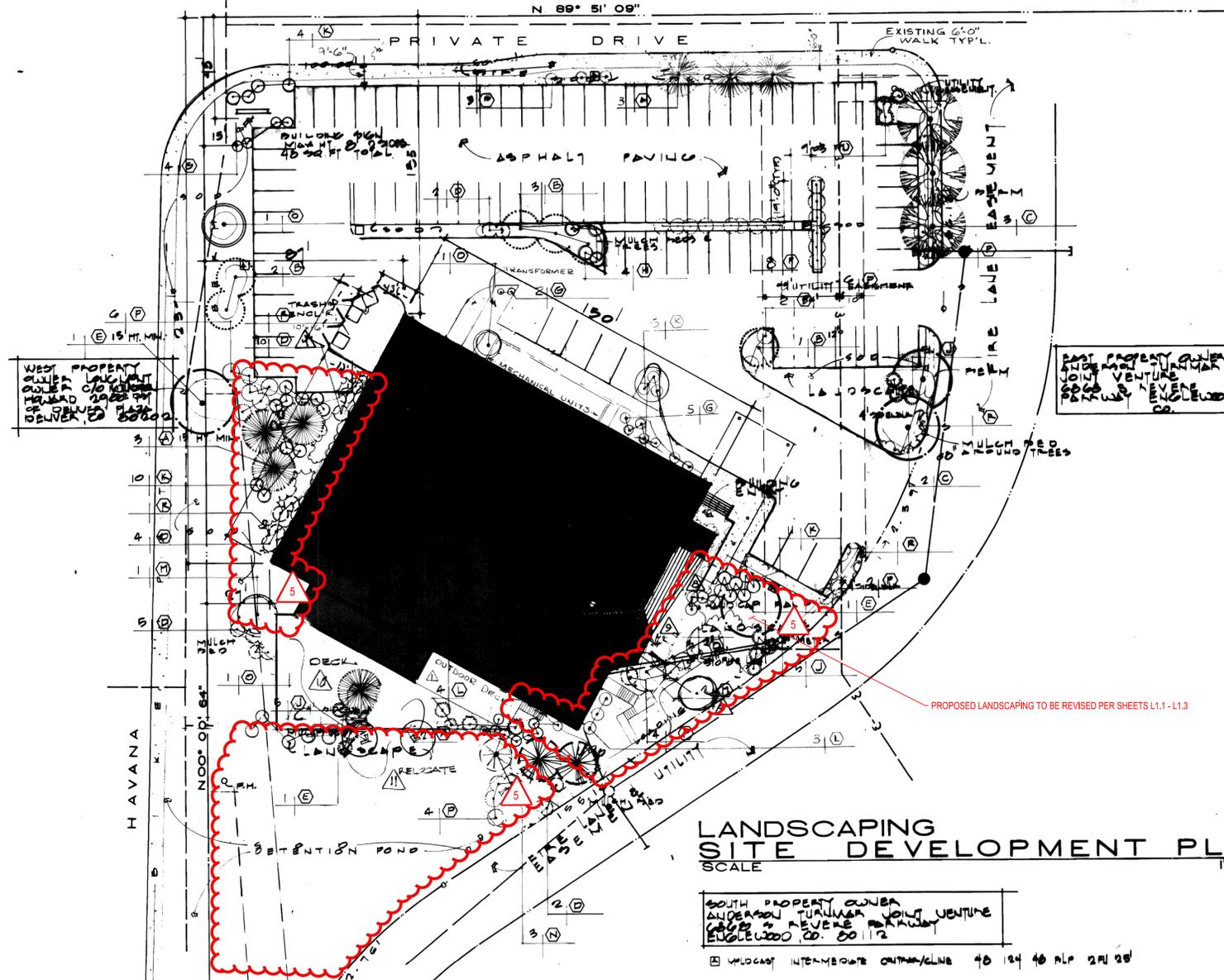


SOUTH PROPERTY OWNER  
ANDERSON TURNER JOINT VENTURE  
800 S. EVERETT BLVD  
DENVER, COLORADO  
80202



**LANDSCAPING SITE DEVELOPMENT PLAN**  
SCALE 1" = 30'

SOUTH PROPERTY OWNER  
ANDERSON TURNER JOINT VENTURE  
800 S. EVERETT BLVD  
DENVER, CO. 80202

PLANT LIST				
SYMBOL	QUANTITY	NAME	SIZE	REMARKS
A	8	PONDEROSA PINE ( <i>Pinus ponderosa scopulorum</i> )	8' - 10'	B. & B.
B	9	ANJOUANIT CRAB	2 1/2" CAL.	B. & B.
C	5	IMPERIAL HONEYLOCUST ( <i>Gleditsia triacanthos inermis imperialis</i> )	3" CAL.	B. & B.
D	26	AMERICAN CRANBERRY ( <i>Viburnum trilobum</i> )	5 GAL.	CONTAINER
E	3	MARSHAL REDBLOSS ASH ( <i>Fraxinus pennsylvanica lanceolata 'Red Shell'</i> )	2 1/2" CAL.	B. & B.
F	2	COCKSPUR HAWTHORN ( <i>Crataegus crusgallis</i> )	2 1/2" CAL.	B. & B.
G	19	KATHERINE DYNES POTENTILLA ( <i>Potentilla fruticosa 'Katherine Dynes'</i> )	5 GAL.	CONTAINER
H	4	DWARF BURNING BUSH ( <i>Elyonurus alatus compacta</i> )	5 GAL.	CONTAINER
J	16	VAN HOUTTE SPIRBA ( <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 'Wiltoni'</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	OLGO CRAB ( <i>Delgo crab</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" AVERAGE DEPTH.

**NOTES:**

- All plants shall be nursery grown (except evergreen trees 10' or larger which may be collected from the field), for a minimum of one year in U.S. Department of Agriculture recognized hardiness zones 2, 3, 4, and 5 only. Conform to the requirements of the American Standards, A.M. Standardized Specifications. Imported plants shall comply with state and federal regulations governing interstate shipment of nursery stock.
- Grass Seed shall be labeled and furnished in sealed containers. The drainage swale shall be seeded with the following mix: Blue Grama - 20%, Buffalo Grass - 10%, Little Bluestem - 35%, Side Oats Grass - 35%. Seed shall be pure. Live applied at a rate of 3 lbs. per 1,000 sq. ft. 6-10-4 (NPK) fertilizer shall be applied at a rate of 16 lbs. per 1,000 sq. ft. Clean hay or straw, free of noxious weeds, shall be applied evenly, about 1/2" thick.
- Sod shall be Merion-Windsor, or an approved equal, cut minimum 1/2" thick and laid within 24 hours of cutting. Fertilizer shall be 18-18-6 (NPK) applied at a rate of 18 lbs. per 1,000 sq. ft.
- Deciduous trees shall be wrapped with crepe nursery wrap, spirally applied with 1" overlap and double wrapped at top and bottom. Wrap shall be manufactured by 3-Mor Kraft.
- Irrigation heads shall be all brass, manufactured by Buckner, Rainbird, or an approved equal.
- All plants shall be guaranteed through one (1) full growing season. Replacement plants shall be guaranteed for one (1) full growing season.
- All ground covers to be individual plants set approximately 1'-0" apart. Quantities to be determined by landscape contractor. Spacing to be field adjusted as required.
- All planting areas for ground cover and all tree planting holes to be prepared using planting mix consisting of: soil, humus and sand (ratio 3:2:1), unless specifically noted. Prepared nursery planting mix may be used in lieu of soil preparation.
- All areas to be landscaped shall receive surface preparation as follows: Well decayed ground cattle manure shall be applied uniformly at the rate of 5 cubic yards per 1,000 sq. ft. The area then tilled to a depth of 6", levelled and raked to a suitable finish grade. All debris and rocks not passing through a handrake shall be removed from the site.
- Landscape installation shall be completed prior to issuance of permanent Certificate of Occupancy.

4pm. AMPTS: 11-30-84

1-17-92, 06-11-01

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

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 FEBRUARY AD 1984  
By: *Handwritten Signature*  
(Principals or Owners) Corporate Seal

NOTARIAL:  
State of Colorado ) ss  
County of )

The foregoing instrument was acknowledged before me this 21st day of February AD 1984 by *Handwritten Name* (Principals or Owners)

Witness my hand and official seal  
*Handwritten Signature*  
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

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

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

**DATA:**

Land area within property lines	2.33	Acres
Gross floor area (41-16 City Code)	20,115	Sq. Ft.
Total Building Coverage	20,115	19% and Sq. Ft.
Hard-surface area (exclusive of buildings)	67,132 SF	68% and Sq. Ft.
Area devoted to landscaping within site	12,093 SF	13% and Sq. Ft.
Present zoning classification	B-4	
Proposed uses	Restaurant	
Sign Area	40 sq. ft. (free standing) 16 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	97 (Balance of 82 parking spaces by cross parking)	
Parking spaces required	81 (200 seats, 100 employees)	

(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.

- A cross parking agreement between Cajun's Wharf owners & Anderson, Turner Joint Venture provides balance of 82 required parking spaces.
- Open hours for Cajun's Wharf will be as follows: Monday - Saturday 11:00 am - 11:00 pm Sunday - 12:00 pm - 10:00 pm

- ADMINISTRATIVE AMENDMENT 11-30-84
- ADD OUTDOOR DECK AT SOUTH ELEVATION
  - CHANGE SEATING TO 500
  - REVISED LANDSCAPING
  - RELOCATE 1/2 MAT. AS SHOWN 6-15-87
  - RELOCATE DUMPSTER ENCLOSURE ADM ADMT L110

- 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  
 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: 11-22-83  
 REVISIONS \_\_\_\_\_

SHEET TITLE  
**PBG SITE PLAN**

SHEET NUMBER  
**A1.1**



**WATERPARK SUBDIVISION FILING #2 MINOR  
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

GRADING PLAN



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

105' EMERGENCY  
SPILLWAY

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

VEHICLE TURN RADIUS

6" COMB. CURB  
& GUTTER (TYP)

PROPOSED MODIFICATIONS  
TO THE DETENTION POND

CONTRACTOR TO TIE INTO AND  
MATCH EXISTING ADA RAMP

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

STAIRS TO BE RECONSTRUCTED  
(15) - 7" RISERS  
TS: 5572.05  
BS: 5563.15

(10) - 4.6" RISERS  
TS: 5570.16  
BS: 5564.61

(7) - 6.5" RISERS  
TS: 5580.07  
BS: 5565.24

(2) - 3" RISERS  
TS: 5564.14  
BS: 5562.93

TW: 5570.17  
BW: 5568.11

(6) - 7" RISERS  
BS: 5564.05  
TS: 5567.14

(5) - 7" RISERS  
BS: 5567.20  
TS: 5570.12

FFE: 5570.17  
TW: 5570.17  
BW: 5566.67

TW: 5567.14  
BW: 5564.73

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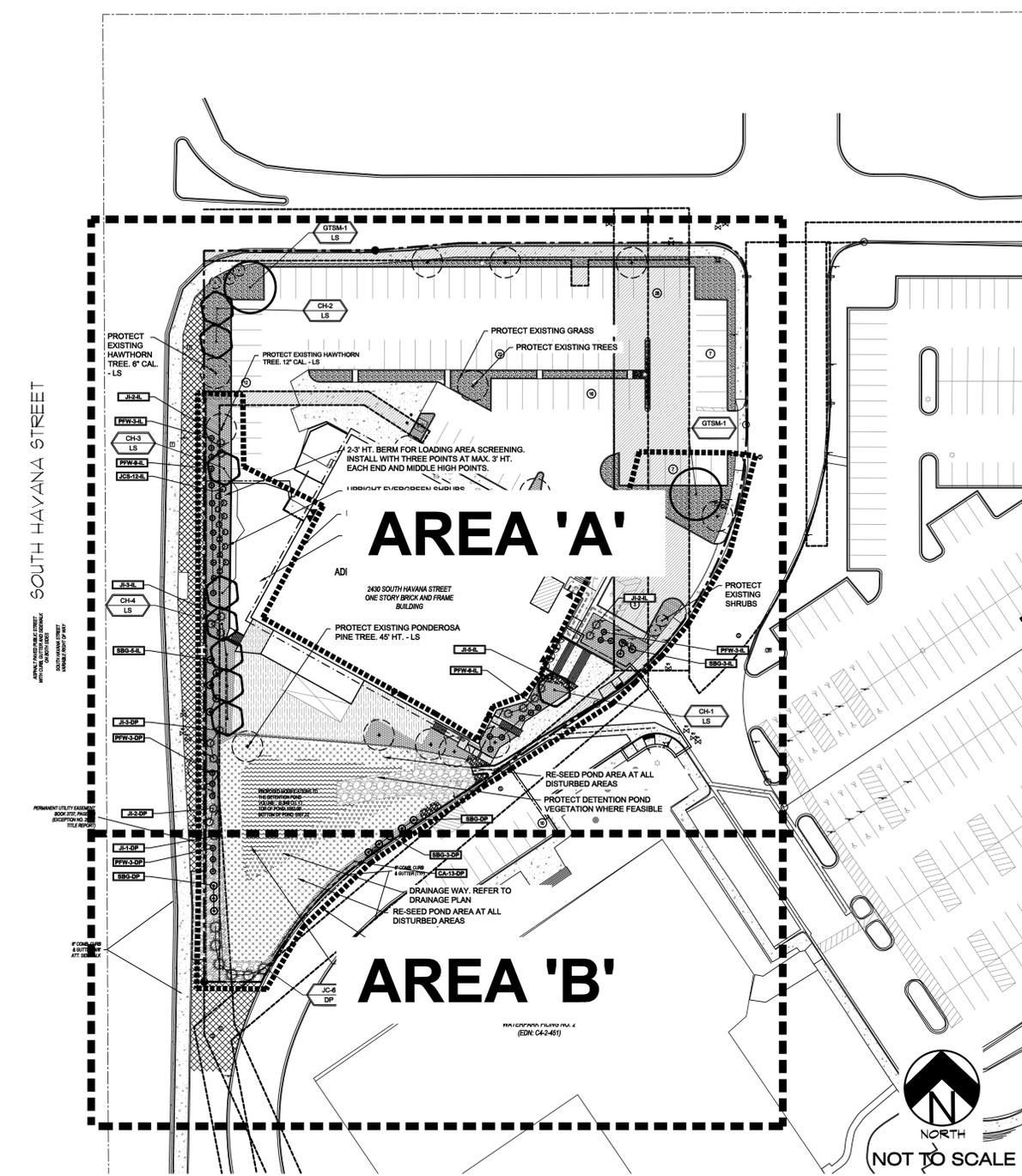
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# OVERALL LANDSCAPE PLAN



**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 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			
<b>STREET TREES (LS)</b>			
STREET NAME	LENGTH	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
SOUTH HAVANA ST	421 LF	1/40 FT	11/1 (2 EXISTING)
<b>DETENTION POND</b>			
DETENTION POND PLANTINGS	AREA - SF	NO. OF TREES REQ./PROVIDED	NO. OF SHRUBS REQ./PROVIDED
1 TREE/10 SHRUBS PER 4,000' ABOVE 100' FLOOD PLAN ELEV.	5,919 SF	2/5	15/5

- 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 & GUTTERS, 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 ENCRoACH INTO ROADWAYS THAT ARE DEDICATED OR DESIGNATED AS FIRE LANE EASEMENTS OR CORRIDORS.

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

**DOCUMENT DISCLAIMER NOTE**  
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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 719-586-1122



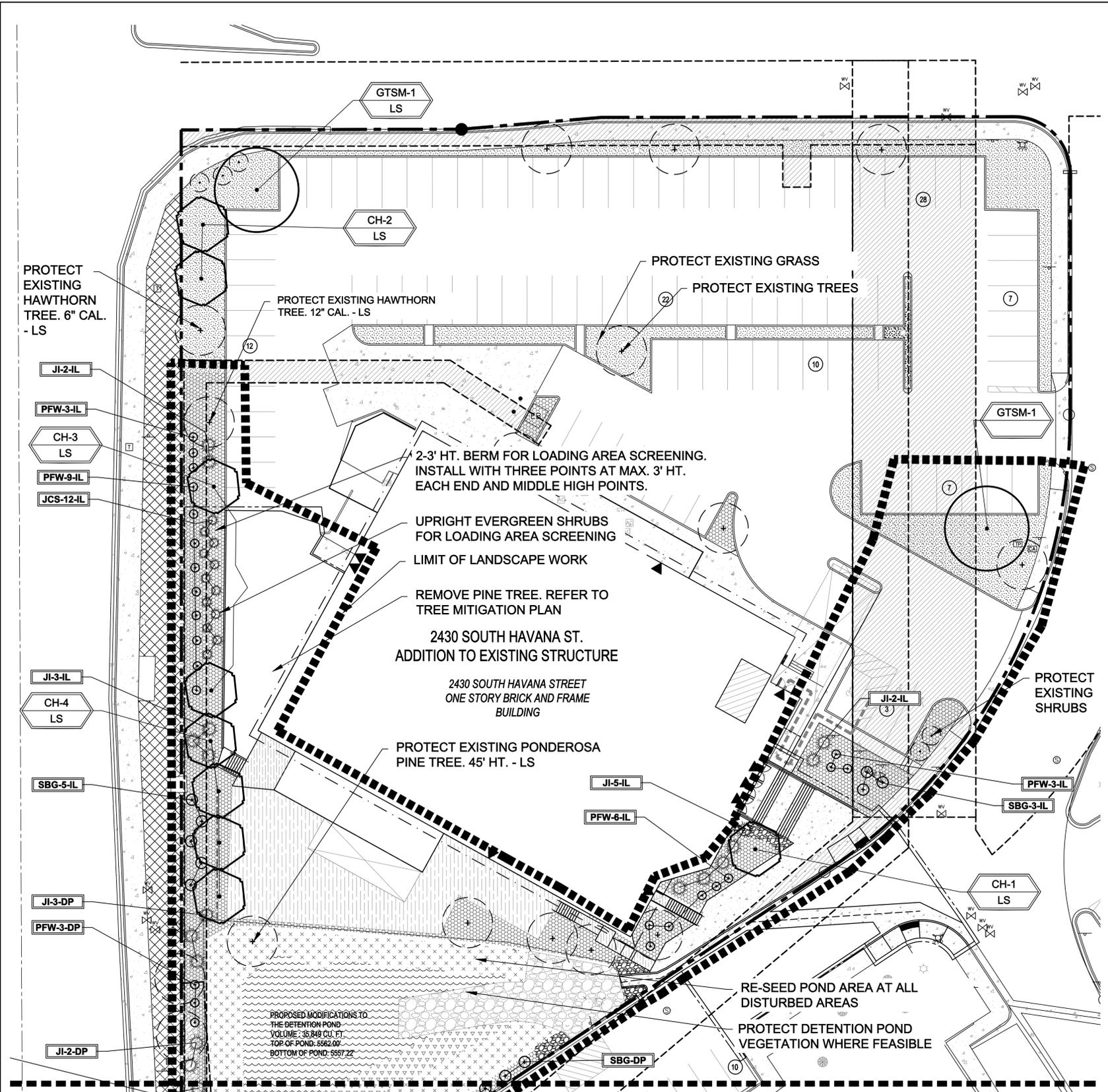
WATERPARK SUBDIVISION  
 2430 SOUTH HAVANA STREET  
 AURORA, CO 80011

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NOT FOR CONSTRUCTION	JOB NUMBER	1133-23
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	ORIGINAL DATE	5-1-23
	DRAWN BY	JM
	DESCRIPTION:	OVERALL LANDSCAPE PLAN
	SHEET NO.	L1.1



### PLANT LEGEND

Symbol	Abbr.	Quant.	Common Name	Botanical Name	Size	Descrip.
<b>DECIDUOUS TREES:</b>						
	GTSM	2	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30'X30'	2"cal. B & B
	CH	9	Cockspur Hawthorn	Cratraegus crus-galli inermis	20'X 20'	2"cal.
<b>EVERGREEN SHRUBS:</b>						
	JC	6	Juniperus scopulorum 'Cologreen'	Cologreen Juniper	8' x 12-15'	5 gal.
	JI	18	Juniperus sabinna	Buffalo Juniper	6-8' x 12-18'	5 gal.
	JCS	12	Juniperus x chinensis 'Spartan'	Spartan Juniper	3-4' x 12-15'	5 gal.
<b>DECIDUOUS SHRUBS AND ORNAMENTAL GRASSES:</b>						
	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 SOIASEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB.

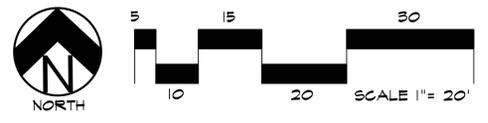
### UTILITIES NOTE

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# LANDSCAPE PLAN - AREA 'A'



Know what's below.  
Call before you dig.

**HIGHER GROUND DESIGNS, INC.**  
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
5550 NORTH ACADEMY BLVD. STE 207  
COLORADO SPRINGS, CO 80918  
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ORIGINAL DATE	5-1-23
DRAWN BY	JM
DESCRIPTION:	AREA 'A' LANDSCAPE PLAN
SHEET NO.	L1.2

NOT FOR CONSTRUCTION

### LAYOUT NOTE

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.

### SEEDING NOTES

SEED MIX 'A': SEED TO BE PAWNEE BUTTES SEED INC. - "PRAIRIE WETLAND MIX". SEED TO BE APPLIED AT 15 LBS/ACRE USING DRILL SEED PROCESS. SOIL SHALL BE AMENDED BREV-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 THRU UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).

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

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

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

THE SEED SHALL BE DRILLED APPROXIMATELY 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 SOO SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.

ALL SEEDED AREAS LESS THAN 3:1 SHALL RECEIVE NO LESS THAN 2 TONS PER ACRE (400 LBS) OF CERTIFIED WOOD FREE STRAW MULCH. STRAW MULCH SHALL BE APPLIED IN A UNIFORM MANNER BY MULCH SPREADER OR BY HAND. STRAW MULCH SHALL BE CRIMPED OR ANCHORED INTO THE SEEDBED IMMEDIATELY FOLLOWING SPREADING BY USING A MULCH TILLER (CRIMPER). MULCH TILLERS SHALL HAVE ROUND, NOTCHED-BLADES SPACED 8-INCHES APART (MIN.) AND SHALL HAVE SUFFICIENT WEIGHT TO FORCE THE VEGETATIVE MULCH A MINIMUM DEPTH OF 3-INCHES INTO THE SOIL. ALL MULCH 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.

### PLANTING AREA SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS:

- 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.
- REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.
- FOR TREE LOCATIONS REMOVE AND REPLACE EXISTING SOIL TO 36" DEPTH. IF CLAY OR SAND REPLACE WITH GRADE B TOPSOIL.

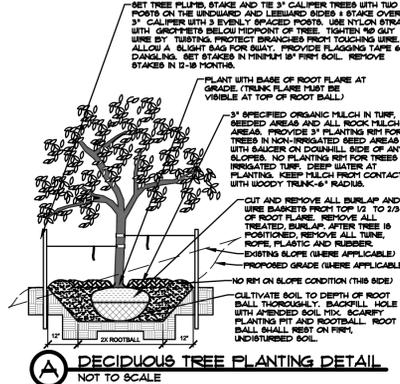
### FIRE SIGNAGE NOTE

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.

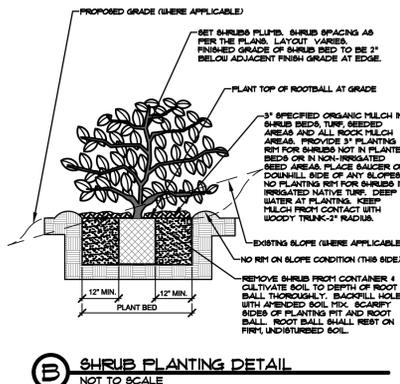
### GRADING AND DRAINAGE NOTE

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 GEASE WORK UNTIL A SOLUTION IS AGREED TO BY ALL PARTIES. HGD, INC. PREPARED THIS LANDSCAPE PLAN BASED ON EXISTING FIELD CONDITIONS AND IS NOT RESPONSIBLE FOR ANY DAMAGE TO BUILDING AND/OR SITE DUE TO IMPROPER GRADING AND/OR DRAINAGE.

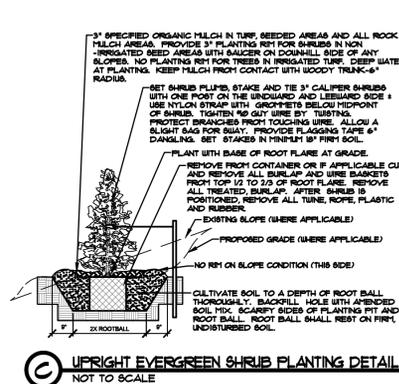
- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
  - DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD, BROKEN, CRACKED, OR WEAK BRANCHES (OR NARROW CRACKS) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
  - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS).
  - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING AND HOLD PLANTS IF POSSIBLE.
  - AMENDED BACKFILL SHALL BE 50% SOIL FROM PLANTING PIT AND 50% ORGANIC MATERIAL.
  - WRAP TRUNK ON EXPOSED BIRTH OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TUNE WRAP, OCTOBER 8 AND REMOVE BY MARCH 3.
  - DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
  - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
  - AMENDED BACKFILL SHALL BE 50% SOIL FROM PLANTING PIT AND 50% ORGANIC MATERIAL.
  - FOR ROOT END AT BOTTOM OF BALL, SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A ROUND OF SOIL IN PLANTING PIT.
  - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.

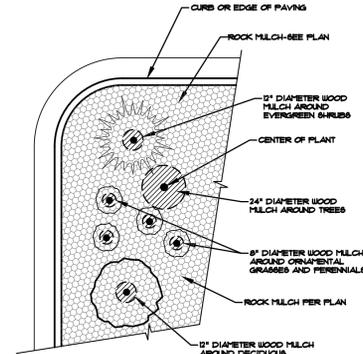


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- DO NOT REMOVE OR CUT LEADER.
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  - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - AVOID HALL PLANTING IN WINDY AREAS.
  - AMENDED BACKFILL SHALL BE 50% SOIL FROM PLANTING PIT AND 50% ORGANIC MATERIAL.
  - FOR ROOT END AT BOTTOM OF BALL, SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A ROUND OF SOIL IN PLANTING PIT.
  - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY. (CONTAINER PLANTS ONLY)



NOTES:

- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPE AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES.
- INSTALL IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUBS IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2" DEPTH. SEE CONSTRUCTION DETAILS FOR INSTALLATION PROCESS.
- REFER TO LANDSCAPE PLANS FOR ALL TREE, SHRUB AND ORNAMENTAL GRASS LOCATIONS.



NOTES:

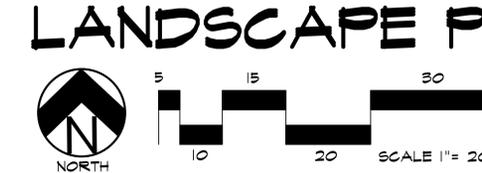
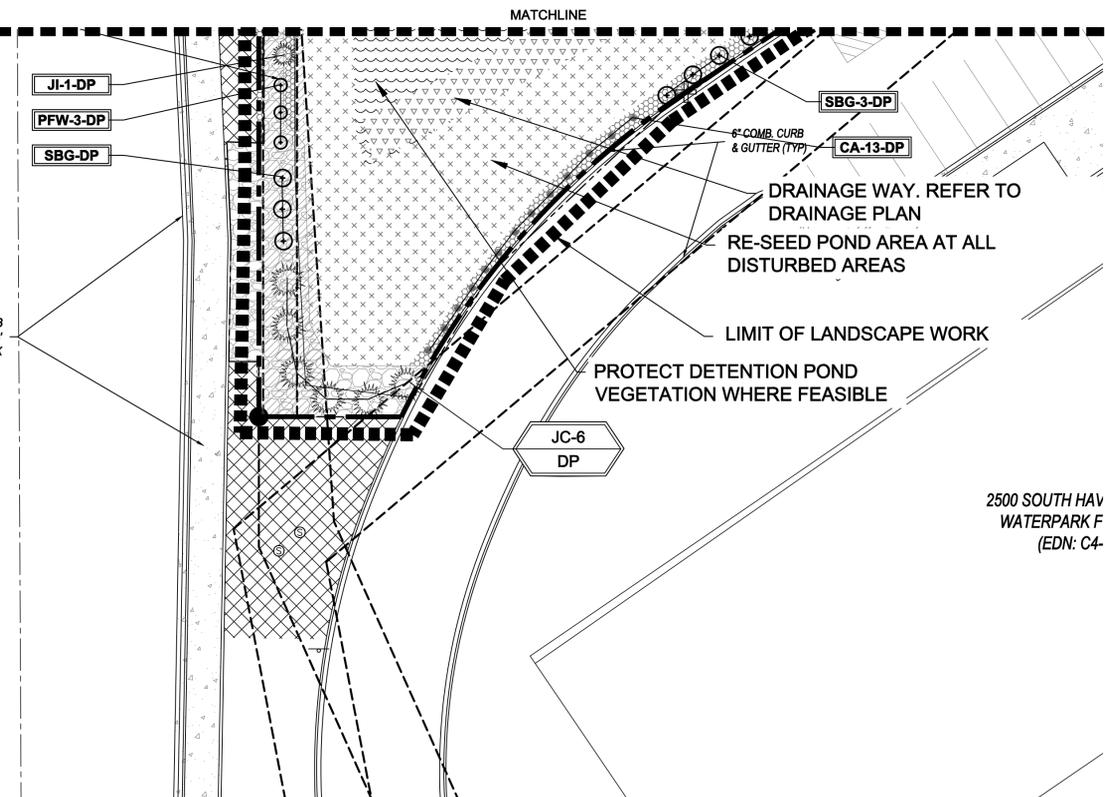
- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
- NOTE: WHEN USING CELL-O-SEED DO NOT REED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" (8 CH) DEEP X 6" (8 CH) WIDE TRENCH WITH APPROXIMATELY 12" (8 CH) OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAGES APPROXIMATELY 12" (30 CH) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND HOLD REMAINING 12" (30 CH) PORTION OF RECPs BACK OVER SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAGES SPACED APPROXIMATELY 12" (30 CH) APART ACROSS THE WIDTH OF THE RECPs.
- ROLL THE RECPs (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAGES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE BOOT SYSTEM, STAPLES/STAGES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2" - 3" (5 CH - 12 CH) OVERLAP DEPENDENT ON RECPs TYPE.
- CONSECUTIVE RECPs SPUN DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (15 CH) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CH) APART ACROSS ENTIRE RECPs WIDTH.

NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (8 CH) MAY BE NECESSARY TO PROPERLY SECURE THE RECPs.



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

### UTILITIES NOTE

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

5550 NORTH ACADEMY BLVD., STE 207  
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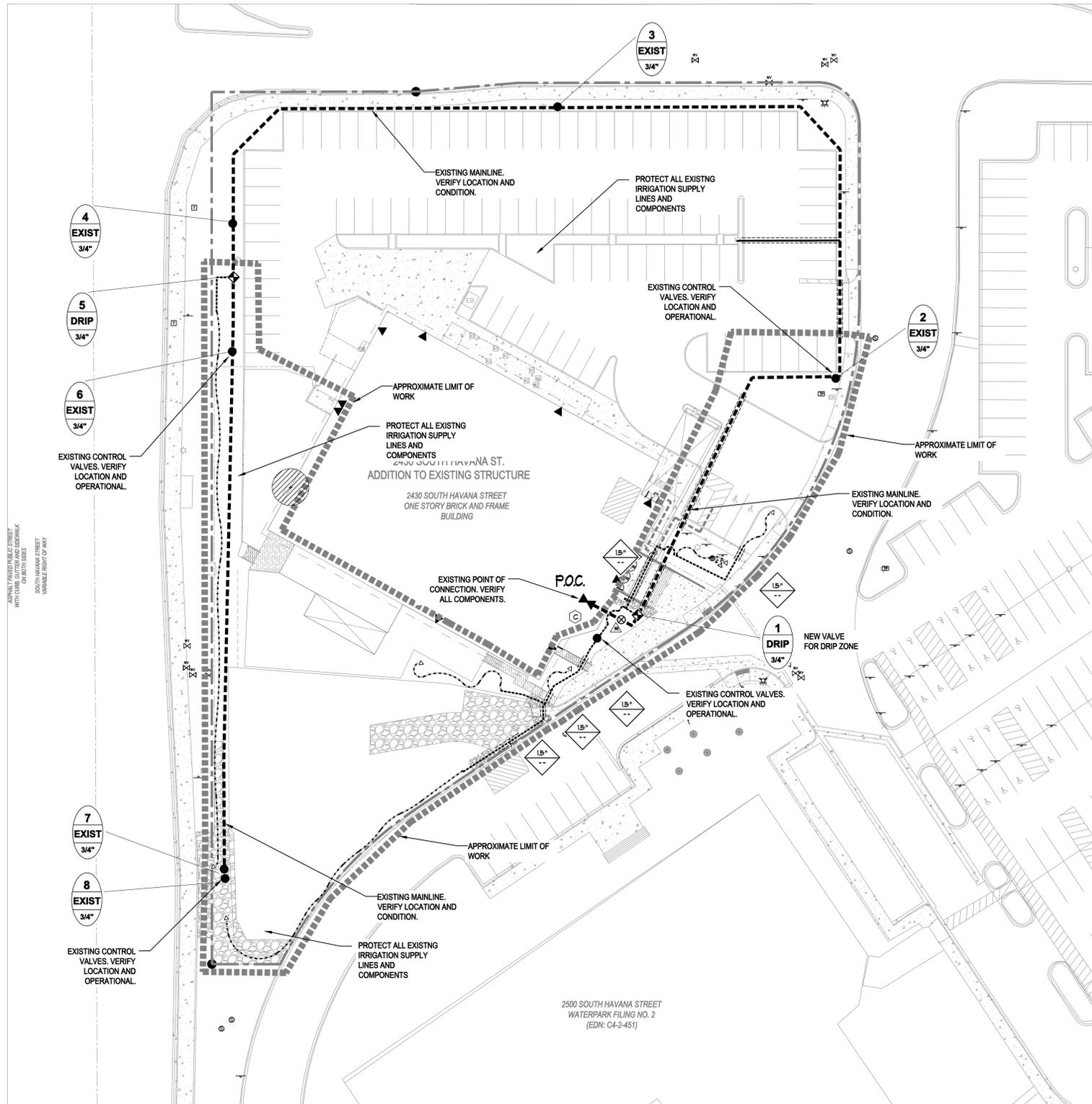
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ORIGINAL DATE	5-1-23
DRAWN BY:	JM
DESCRIPTION:	AREA 'B' LANDSCAPE PLAN
SHEET NO.	L1.3

NOT FOR CONSTRUCTION

For City Approval Only



### 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 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 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.

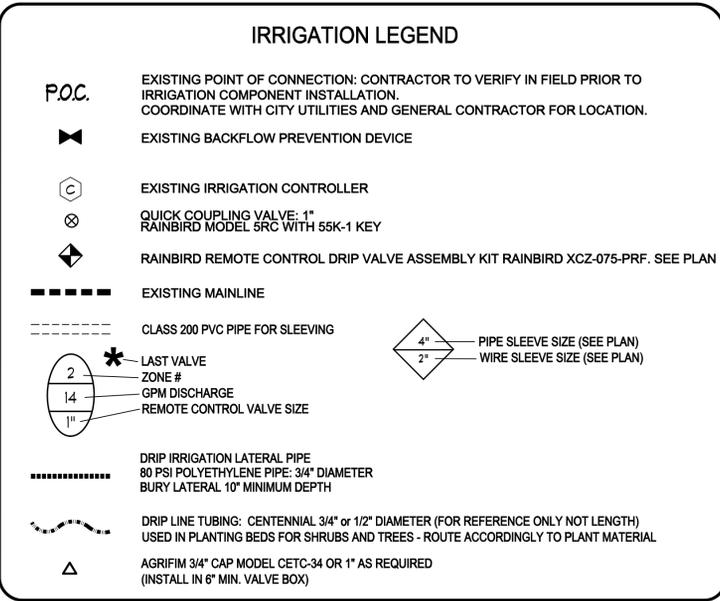
### IRRIGATION SYSTEM DESCRIPTION

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.



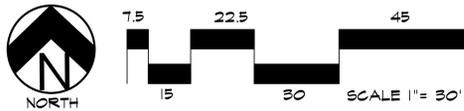
### UTILITIES NOTE

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 VALVES AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER LOCAL CODE. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

### DOCUMENT DISCLAIMER NOTE

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

# IRRIGATION PLAN



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



WATERPARK SUBDIVISION  
 2430 SOUTH HAVANA STREET  
 AURORA, CO 80011

PREPARED FOR:  
 THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSES WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE NOT FOR CONSTRUCTION.

For City Approval Only

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
9-26-25	PER CITY COMMENTS
ORIGINAL DATE	5-1-23
DRAWN BY	JM
DESCRIPTION	IRRIGATION PLAN
SHEET NO.	IR1.1

NOT FOR CONSTRUCTION

## IRRIGATION NOTES

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

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

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

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

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

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

IRRIGATION PLAN IS DIAGRAMMATIC. ANY COMPONENTS SHOWN ON PLAN OUTSIDE OF LATERAL ARE SHOWN FOR CLARITY ONLY. USE ONLY STANDARD FITTINGS. MAINLINE PIPING ON PLAN TO BE 18". LANDLINE 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 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. HGD DOES NOT RECOMMEND SPRAY/ROTOR OPERATION OR ROTOR/SPRAY OVER SPRAY WITHIN 5' OF ANY BUILDING. HGD 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 SEED 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 D2486, CELL CLASSIFICATION 12454-B
- THREADS - INJECTION MOLDED TYPE (WHERE REQUIRED).
- TEES AND ELBS - SIDE GATED, THREADED NIPPLES - ASTM D2464, SCHEDULE 80 WITH MOLDED THREADS
- ALL PVC MALE THREADED FITTINGS AND NIPPLES, EXCLUDING MARLEX 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 D2239, WITH A HYDROSTATIC DESIGN STRESS OF 630 PSI AND DESIGNATED AS PE 2306. FITTINGS - INSERT TYPE MANUFACTURED IN ACCORDANCE WITH ASTM D2609; 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	PRECIP RATE	RUN TIME	TOTAL	TREATMENT
		GPM	INCHES/HOUR	MINUTES/CYCLE	GALLONS	
1	DRIP	3-7	--	60	300	PLANTING
2	DRIP	3-7	--	60	300	PLANTING



Know what's below.  
Call before you dig.

## 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

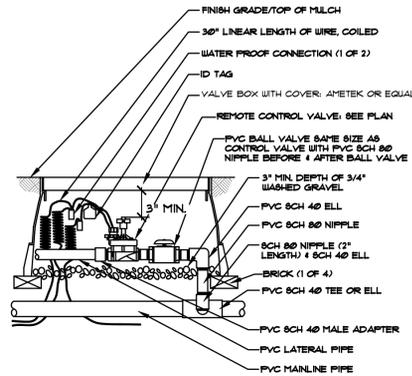
PLANT MATERIAL	EMITTER QUANTITY	OUTPUT (GPH)
1 GAL. PERENNIAL (COLOR)	1 EACH - 5 GPH	.5
1 GAL. ORNAMENTAL GRASS	2 EACH - 5 GPH	1
5 GAL. ORNAMENTAL GRASS	2 EACH - 1 GPH	2
5 GAL. EVERGREEN SHRUB	2 EACH - 1 GPH	2
5 GAL. DECIDUOUS SHRUB	2 EACH - 1 GPH	2
HIGH WATER DECIDUOUS SHRUB	2 EACH - 2 GPH	4
6" B&B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

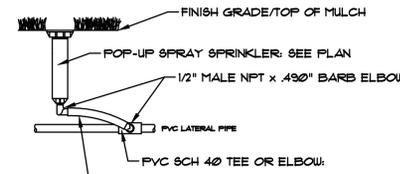
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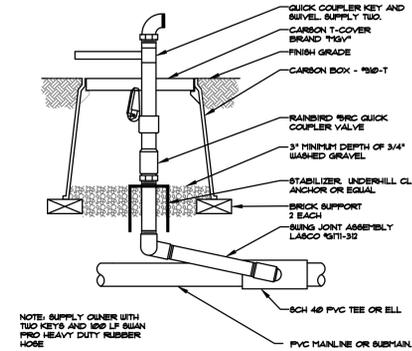
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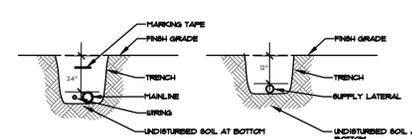
**A** ELECTRIC ZONE CONTROL VALVE  
NOT TO SCALE



**B** POP-UP SPRAY SPRINKLER HEAD  
NOT TO SCALE



**C** QUICK COUPLER ASSEMBLY DETAIL  
NOT TO SCALE



NOTE: INSTALL PIPING NO LESS THAN 12" LATERAL, HORIZONTAL CLEARANCE AND 6" VERTICAL CLEARANCE.

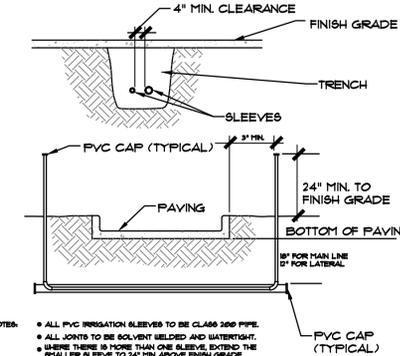
USE CHERRY WATER LINE MARKING TAPE WITH LABEL. BURIED WATER PIPE. INSTALL ALONG TRENCH AT CENTER OF PIPING BY DEPTH, AND EXPOSE END AT ALL EQUIPMENT.

IN ROCKY SOIL ENVIRONMENTS INSTALL 3"-4" SAND BED

EVALUATE EXISTING SOIL FOR BACKFILL. IF SOIL IS UNSUITABLE REMOVE AND REPLACE WITH SUITABLE SOIL FOR PROPER CONTRACTION.

PIPE SIZING CHART: CLASS 200 PIPE			
Pipe Size	Short distance 100' (GPH)	Medium distance 200' (GPH)	Long distance 300' (GPH)
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	83
3"	123	123	123

**D** LATERAL PIPE TRENCHING DETAIL  
NOT TO SCALE



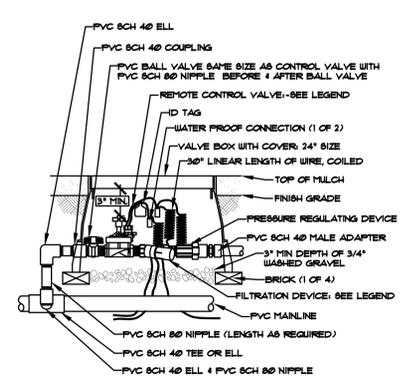
NOTE: ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.

ALL JOINTS TO BE SOLVENT WELDED AND WATER-TIGHT.

LEAVE THREE (3) HOLES THAN ONE SLEEVE. EXTEND THE SMALLER SLEEVE TO 24" MIN ABOVE FINISH GRADE.

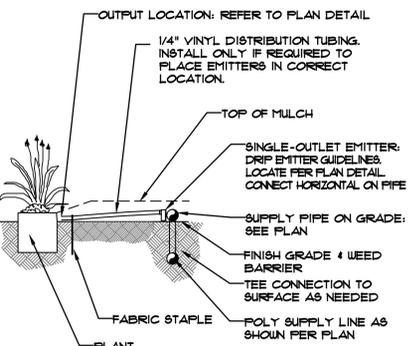
COMPACT BACKFILL SOIL TO 90%.

**E** SLEEVING DETAIL  
NOT TO SCALE

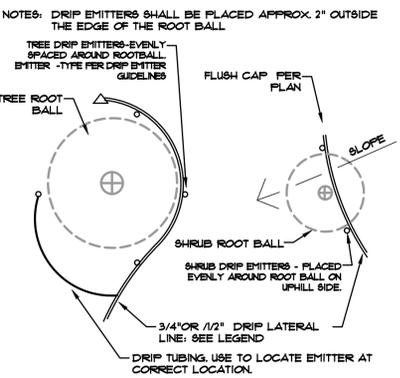


**F** DRIP IRRIGATION ZONE CONTROL VALVE  
NOT TO SCALE

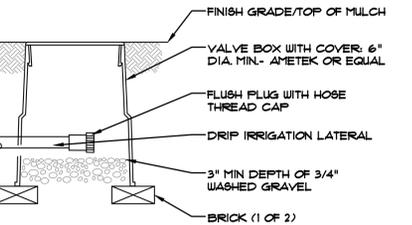
NOTE: DRIP PIPING IS TO BE STAKED TO GROUND SURFACE EVERY 4'-6'. MULCH IS TO BE INSTALLED TO COVER ALL PIPING AND TUBING. RECOMMEND PIPE INSTALLED OVER WEED BARRIER.



**G** TYPICAL EMITTER ASSEMBLY  
NOT TO SCALE



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



NOTE: 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

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

5350 NORTH ACADEMY BLVD, STE 207  
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HIGHER GROUND DESIGNS

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DRAWN BY:	JM	
DESCRIPTION:	IRRIGATION DETAILS	
SHEET NO.	IR1.2	

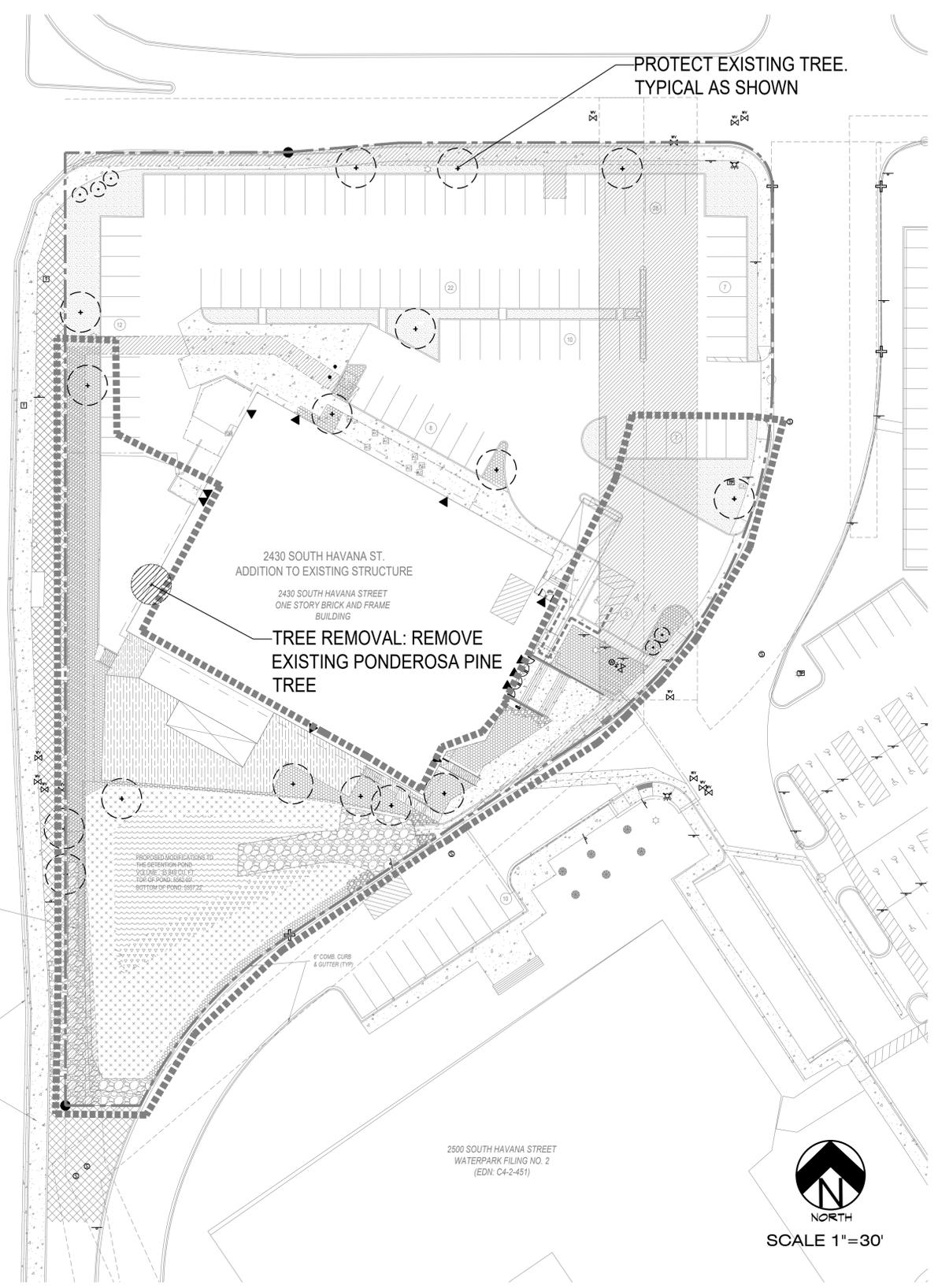
NOT FOR CONSTRUCTION

SOUTH HAVANA STREET

ASPHALT PAVED PUBLIC STREET WITH 10' SIDEWALK ON BOTH SIDES  
SOUTH HAVANA STREET  
VARIABLE RIGHT OF WAY

PERMANENT UTILITY EASEMENT BOOK 217, PAGE 278 (EXCEPTION NO. 29 OF TITLE REPORT)

6" COMB CURB & GUTTER WITH ATT. SIDEWALK



PROTECT EXISTING TREE. TYPICAL AS SHOWN

2430 SOUTH HAVANA ST. ADDITION TO EXISTING STRUCTURE  
2430 SOUTH HAVANA STREET ONE STORY BRICK AND FRAME BUILDING

TREE REMOVAL: REMOVE EXISTING PONDEROSA PINE TREE

PROPOSED UNDERLAYER TO THE DRAINAGE POND  
ELEVATION: 58.581 TO 57.107  
TOP OF POND: 58.625  
BOTTOM OF POND: 56.934

6" COMB CURB & GUTTER (TYP)

2500 SOUTH HAVANA STREET  
WATERPARK FILING NO. 2  
(EDN: C4-2-451)



SCALE 1"=30'

# 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
(Hatched Circle)	Remove Existing Tree

## 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 ARCHITECT'S DOCUMENTS.

**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

PREPARED FOR:  
THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN PERMISSION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE NOT FOR CONSTRUCTION.

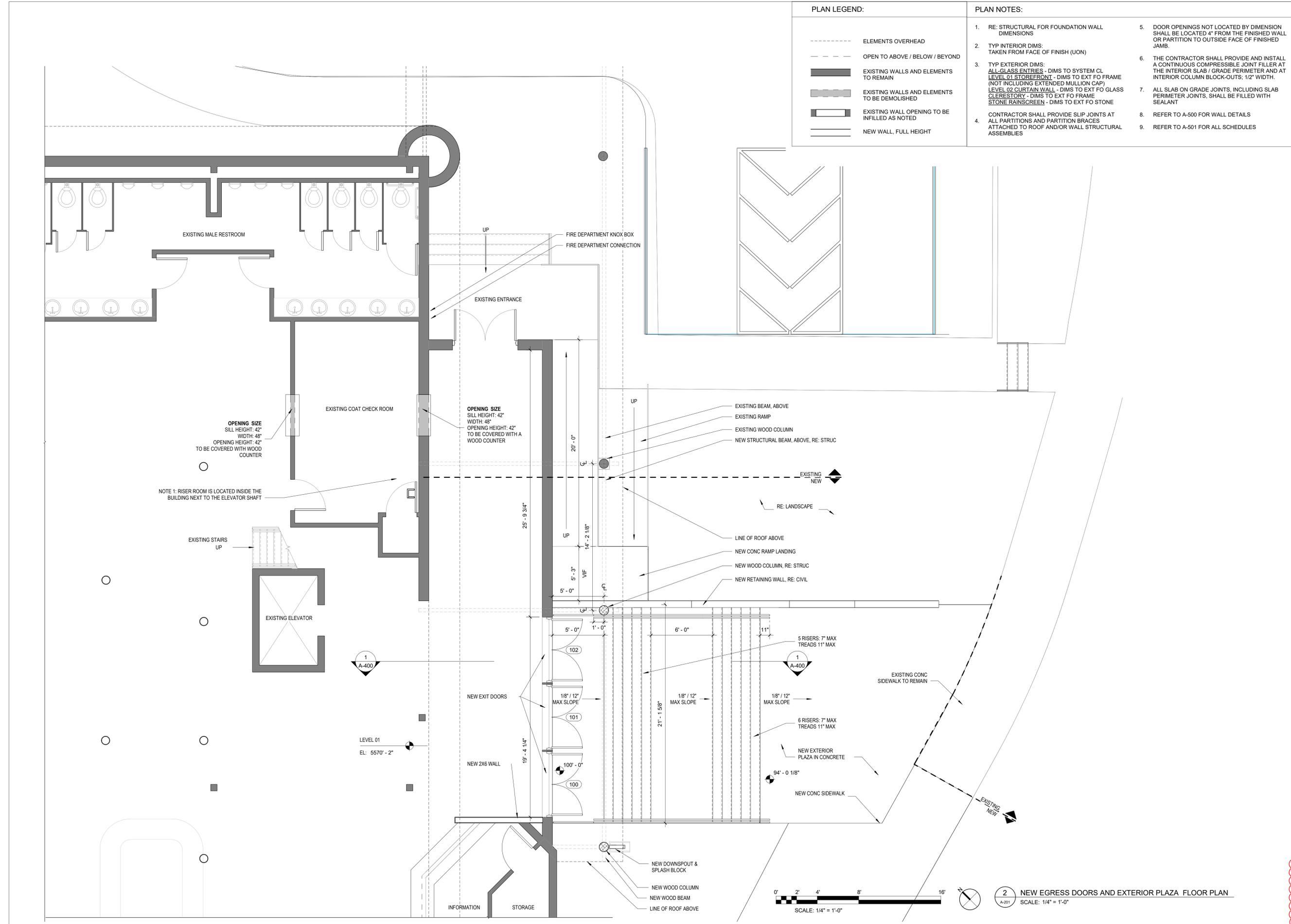
For City Approval Only

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
	DRAWN BY	JM
	DESCRIPTION:	TREE MITIGATION PLAN
SHEET NO.	TM1.1	





PLAN LEGEND:	PLAN NOTES:
----- ELEMENTS OVERHEAD	1. RE: STRUCTURAL FOR FOUNDATION WALL DIMENSIONS
- - - - - OPEN TO ABOVE / BELOW / BEYOND	2. TYP INTERIOR DIMS: TAKEN FROM FACE OF FINISH (UON)
█ EXISTING WALLS AND ELEMENTS TO REMAIN	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
█ EXISTING WALLS AND ELEMENTS TO BE DEMOLISHED	4. CONTRACTOR SHALL PROVIDE SLIP JOINTS AT ALL PARTITIONS AND PARTITION BRACES ATTACHED TO ROOF AND/OR WALL STRUCTURAL ASSEMBLIES
█ EXISTING WALL OPENING TO BE INFILLED AS NOTED	5. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE LOCATED 4" FROM THE FINISHED WALL OR PARTITION TO OUTSIDE FACE OF FINISHED JAMB.
█ NEW WALL, FULL HEIGHT	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.
	7. ALL SLAB ON GRADE JOINTS, INCLUDING SLAB PERIMETER JOINTS, SHALL BE FILLED WITH SEALANT
	8. REFER TO A-500 FOR WALL DETAILS
	9. REFER TO A-501 FOR ALL SCHEDULES



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**

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

**STAMPEDE NEW EXIT DOORS, EXTERIOR PLAZA  
AND 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**

