

GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT HE AND HIS ASSOCIATES ARE WORKING FROM THE MOST CURRENT PLAN SET AT ONSET OF CONSTRUCTION. DO NOT CONSTRUCT ANY PORTION OF THE LANDSCAPE AND IRRIGATION SCOPE FROM PLANS STATING NOT FOR CONSTRUCTION. FAILURE TO ENSURE PLANS ARE CURRENT MAY RESULT IN RECONSTRUCTION MEASURES AT THE CONTRACTOR'S OWN EXPENSE.
- THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO PRIOR TO DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING AND SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR AT LOCATIONS OF PROPOSED SHRUBS OR TREES, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER'S REPRESENTATIVE. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE REPAIRED BY THE CONTRACTOR AS HIS OWN EXPENSE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY EXISTING MATERIALS AND/OR CONDITIONS DAMAGED DURING LANDSCAPE CONSTRUCTION OPERATIONS. EXISTING CONDITIONS INCLUDE BUT ARE NOT LIMITED TO UTILITIES, DRAINAGE FACILITIES, CURB AND GUTTER, WALLS, WALKWAYS, EXISTING LANDSCAPE AND IRRIGATION AND OTHER SUCH EXISTING STRUCTURES, THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER BUT SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
- PRIOR TO COMMENCING WORK, THE LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONSTRUCTION BARRICADES, SIGNS AND WARNING DEVICES NECESSARY FOR LANDSCAPE CONSTRUCTION OPERATIONS.
- THE LANDSCAPE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE AND SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING ANY CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON SITE AT ALL TIMES DURING CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR SHALL HAVE ONE (1) APPROVED COPY OF PLANS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONSTRUCTION HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- ROUGH GRADE TO ONE TENTH (.2) OF ONE FOOT SHALL BE CONDUCTED BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL PROVIDE FINISH GRADES WHILE MAINTAINING POSITIVE DRAINAGE. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY POORLY DRAINED OR ERODED AREAS PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND WALKWAYS. HAVE ALL FINE GRADING APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION OPERATIONS.
- THE LANDSCAPE CONTRACTOR SHALL FINE GRADE ALL LANDSCAPE AREAS. THESE AREAS MAY REQUIRE THE CONTRACTOR TO REMOVE SOIL IN ORDER TO ALLOW FOR APPROPRIATE CLEARANCES FOR SODDING, SEEDING AND MULCH INSTALLATION. THE REMOVED SOIL SHALL NOT REMAIN ON SITE BUT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSAL SHALL BE HIS RESPONSIBILITY AND SHALL NOT BE AN ADDITIONAL COST TO THE OWNER BUT SHALL BE INCLUDED WITHIN THE WORK.

LANDSCAPE NOTES

- ALL LANDSCAPE CONSTRUCTION OPERATIONS SHALL BE IN COMPLIANCE WITH THE CITY OF AURORA RULES AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL ACQUIRE A SOILS ANALYSIS FOR THE SITE AFTER COMPLETION OF ROUGH GRADING AND PRIOR TO BEGINNING SOIL PREPARATION WORK. THE SOILS TEST SHALL DETERMINE THE NECESSARY AMENDMENTS AND METHODS OF APPLICATION REQUIRED TO SUPPORT TREES, SHRUBS, GROUNDCOVERS, SEED AND SOD INSTALLATION. THESE AMENDMENTS SHALL BE IN ADDITION TO THE REQUIRED ORGANIC AMENDMENTS.
- THE CONTRACTOR SHALL SUBMIT THE RESULTS OF THE SOILS ANALYSIS TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE FOR REVIEW AND CONCURRENCE OF REQUIRED AMENDMENTS.
- ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER INSTALLATION OF WEED BARRIER FABRIC AND MULCH IS COMPLETE.
- ALL SEEDED SLOPES 4:1 OR GREATER SHALL BE PROTECTED WITH EROSION CONTROL BLANKET. SEE MILE HIGH FLOOD DISTRICT DETAIL AND SPECIFICATION: EC-6.
- PRIOR TO SEEDING OPERATIONS; THE CONTRACTOR SHALL APPLY HERBICIDE TO ELIMINATE ALL WEED GROWTH WITHIN THE LANDSCAPE AREAS. HERBICIDE SHALL BE ACCEPTABLE UNDER THE CITY OF AURORA ENVIRONMENTAL RULES AND REGULATIONS.
- ALL INSPECTIONS OF LANDSCAPE MATERIALS, HARDSCAPE AND AMENITIES ARE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE.

NATIVE SEED AREAS: PROS MIXTURE 9 - STREAM EDGE

COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE	OZ/ACRE**
GRASSES					
Wooly sedge*	Carex lanuginosa	X	Native		4
Nebraska sedge*	Carex nebrascensis	X	Native		4
Blue grama	Chondrosom gracile	X	Lovington	3	
Inland saltgrass	Distichlis stricta	X	Native	3	
Baltic rush*	Juncus balticus	X	Native		4
Prairie cordgrass*	Spartina pectinata	X	Native	5	
Sand dropseed	Sporobolus cryptandrus	X	Native	1	
Switchgrass*	Panicum virgatum	X	Blackwell	6	
Western wheatgrass*	Pascopyrum smithii	X	Ariba	6	
Green needlegrass*	Stipa viridula (aka Nasella)	X	Lodorn	6	
TOTAL POUNDS PLS / ACRE				30	
OPTIONAL WILDFLOWERS					
Yarrow	Achillea lanulosa	X	Native		1
Showy milkweed	Asclepias speciosa	X	Native		2
Wild Bergamot	Monarda fistulosa	X	Native		3
Nuttall's sunflower	Helianthus nuttallii	X	Native		3
Blue vervain	Verbena hastata	X	Native		3
*always include these key species, maintain at least a 30 lbs/acre rate for mix					
**1/4lbs min order per wildflower species					

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**811**  
OR CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**  
CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

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PARKLANDS COAL CREEK INFRASTRUCTURE PLAN

RE-VEGETATION NOTES

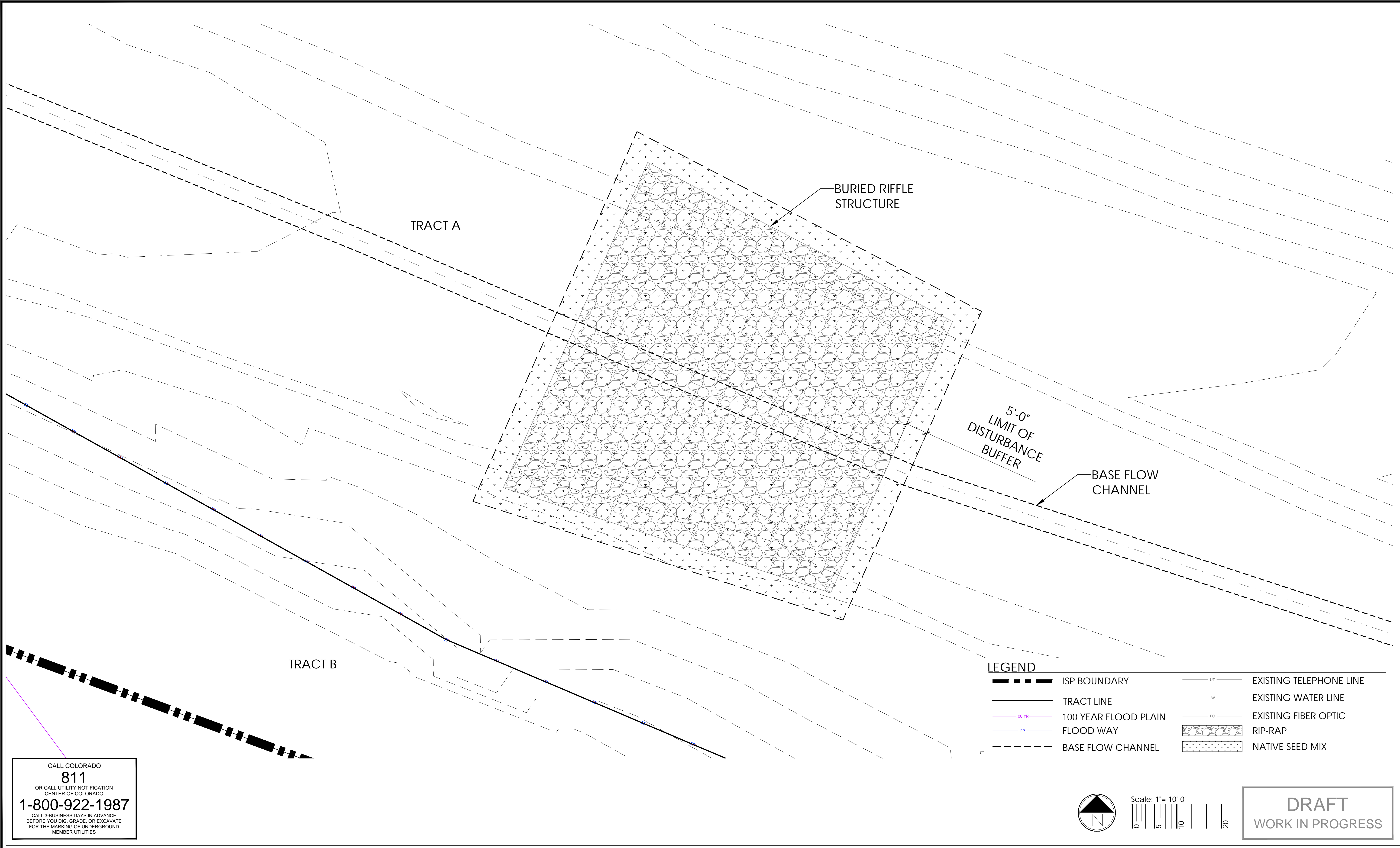
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231-021.000

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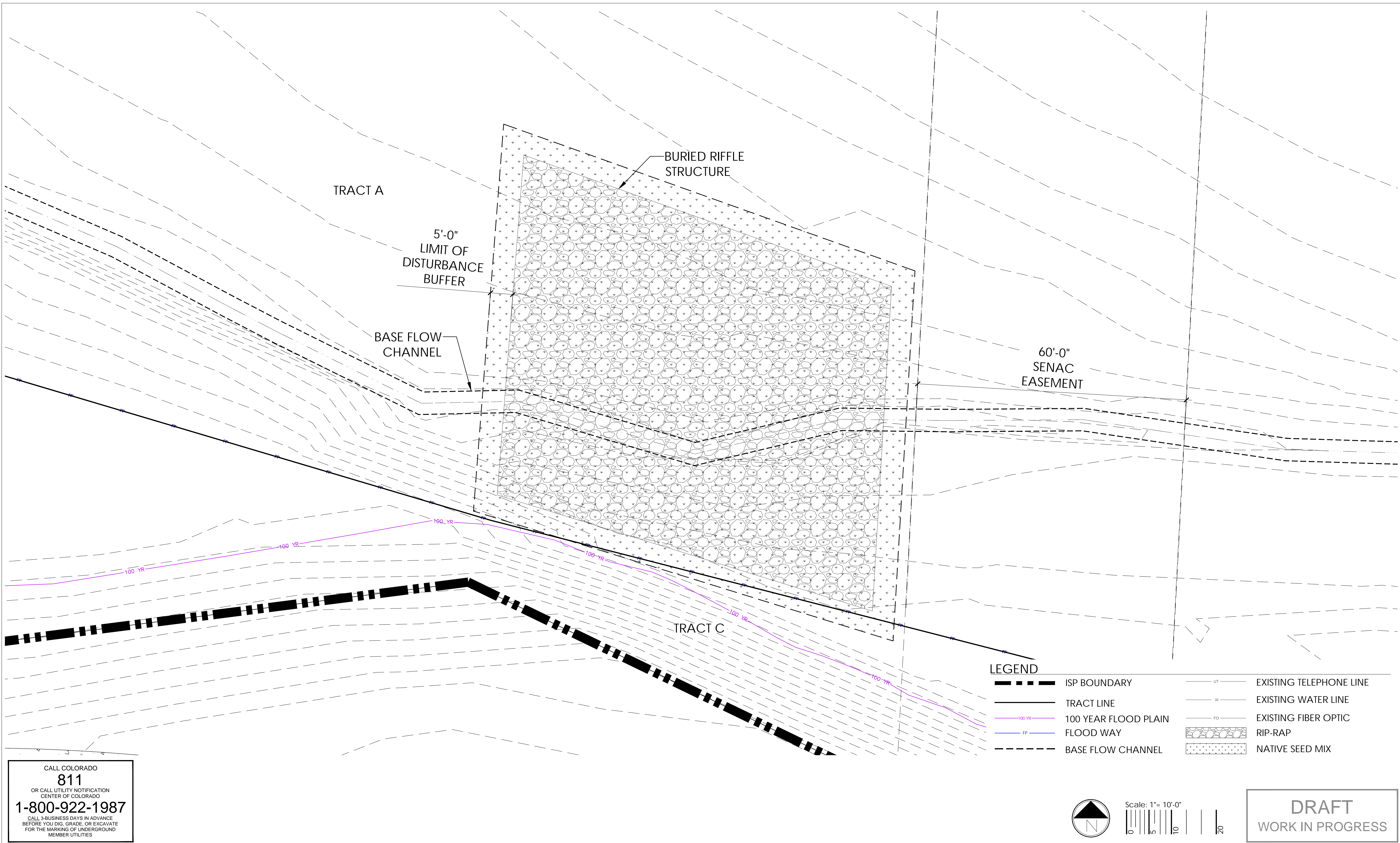
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RE-VEGETATION  
ZONE 1

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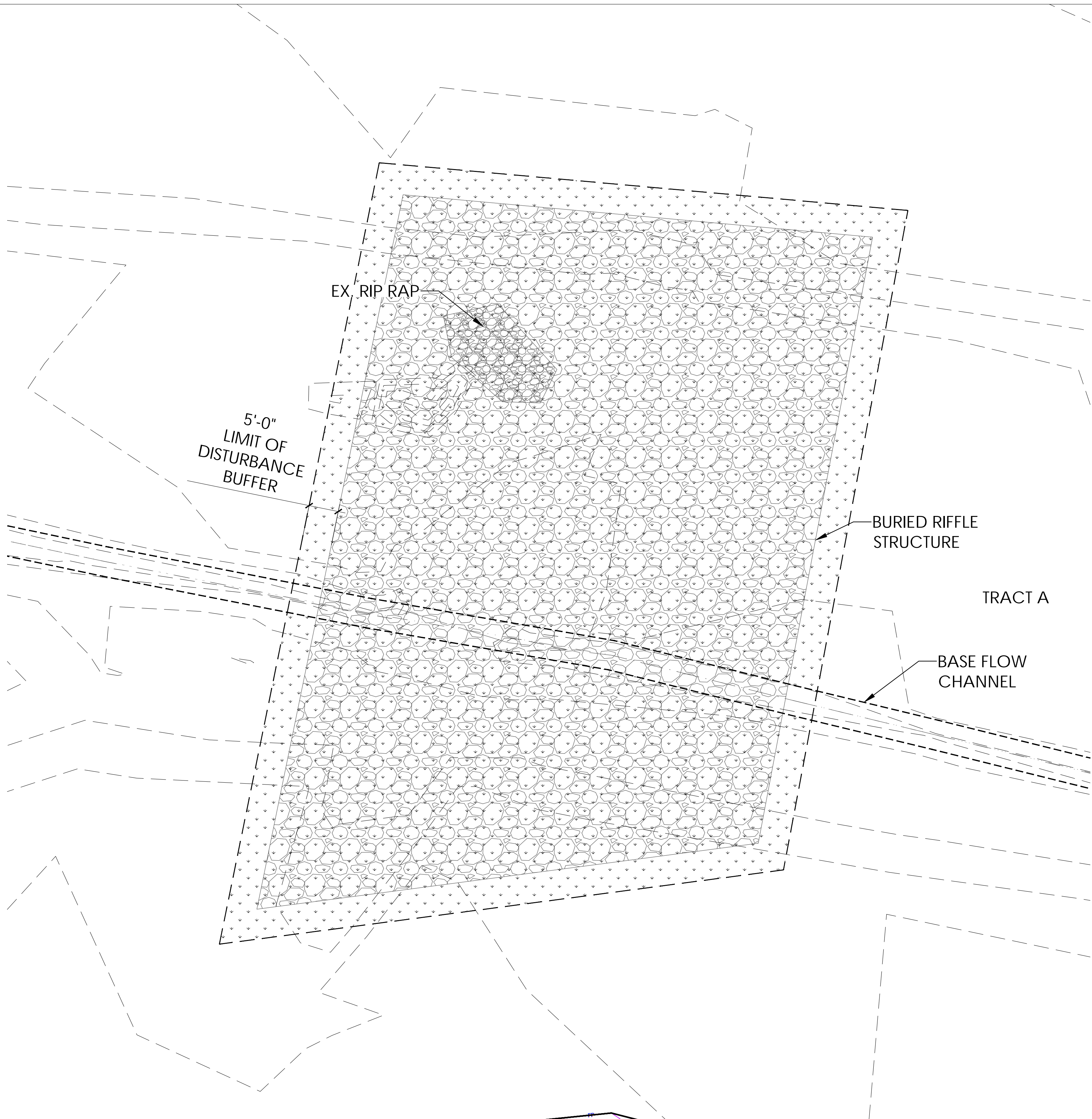
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RE-VEGETATION  
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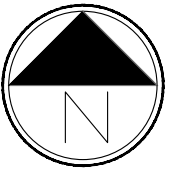


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FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

- LEGEND**
- |                   |                 |                         |
|-------------------|-----------------|-------------------------|
| ISP BOUNDARY      | UT              | EXISTING TELEPHONE LINE |
| TRACT LINE        | W               | EXISTING WATER LINE     |
| 100 YR            | FO              | EXISTING FIBER OPTIC    |
| FP                | RIP-RAP         | RIP-RAP                 |
| BASE FLOW CHANNEL | NATIVE SEED MIX | NATIVE SEED MIX         |



Scale: 1"= 10'-0"

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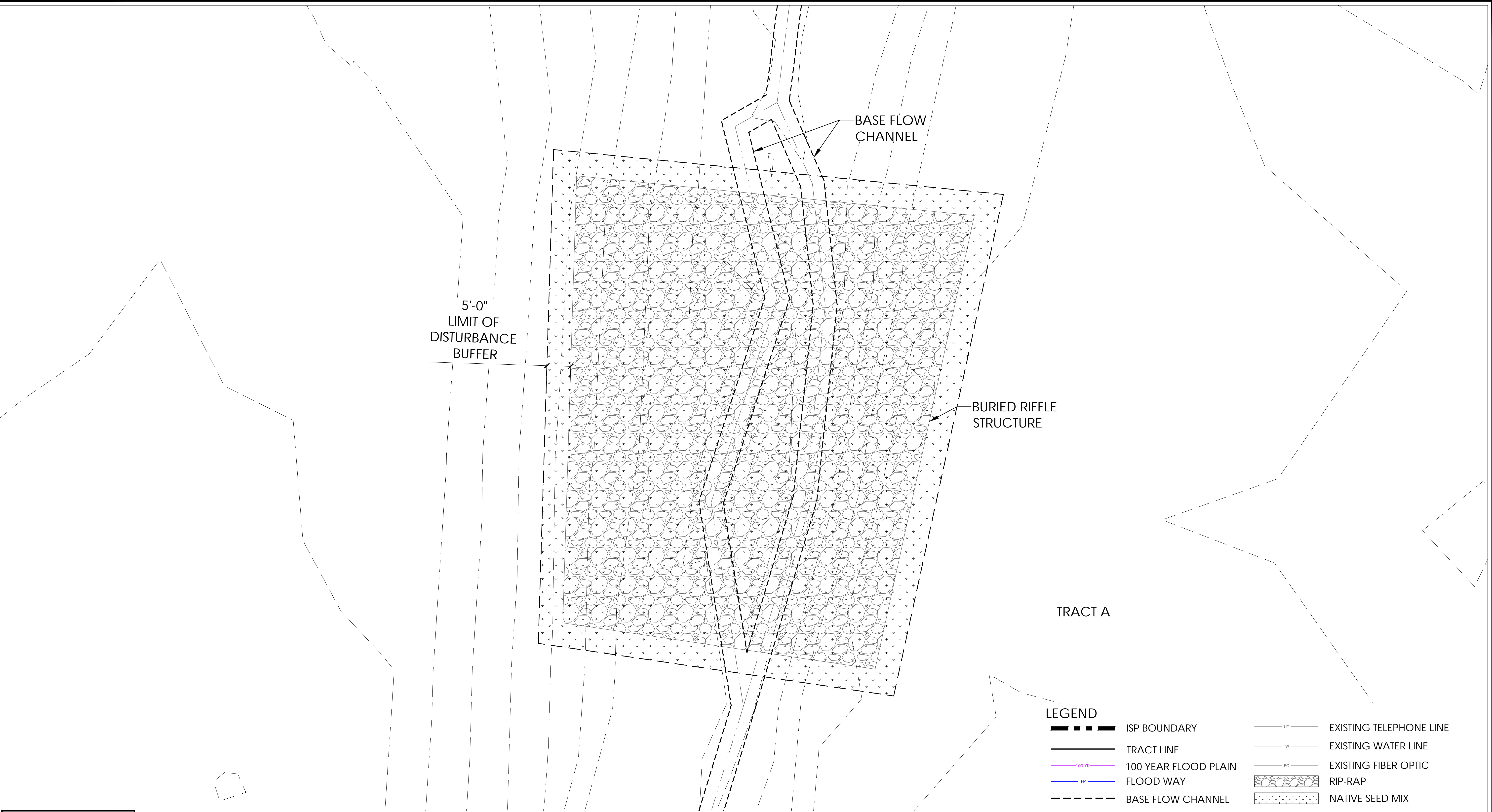
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RE-VEGETATION  
ZONE 3

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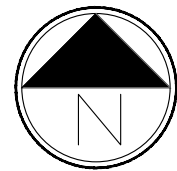
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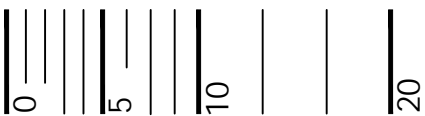
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MEMBER UTILITIES

LEGEND

- ISP BOUNDARY
- TRACT LINE
- 100 YR FLOOD PLAIN
- FLOOD WAY
- BASE FLOW CHANNEL
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE
- EXISTING FIBER OPTIC
- RIP-RAP
- NATIVE SEED MIX



Scale: 1"= 10'-0"



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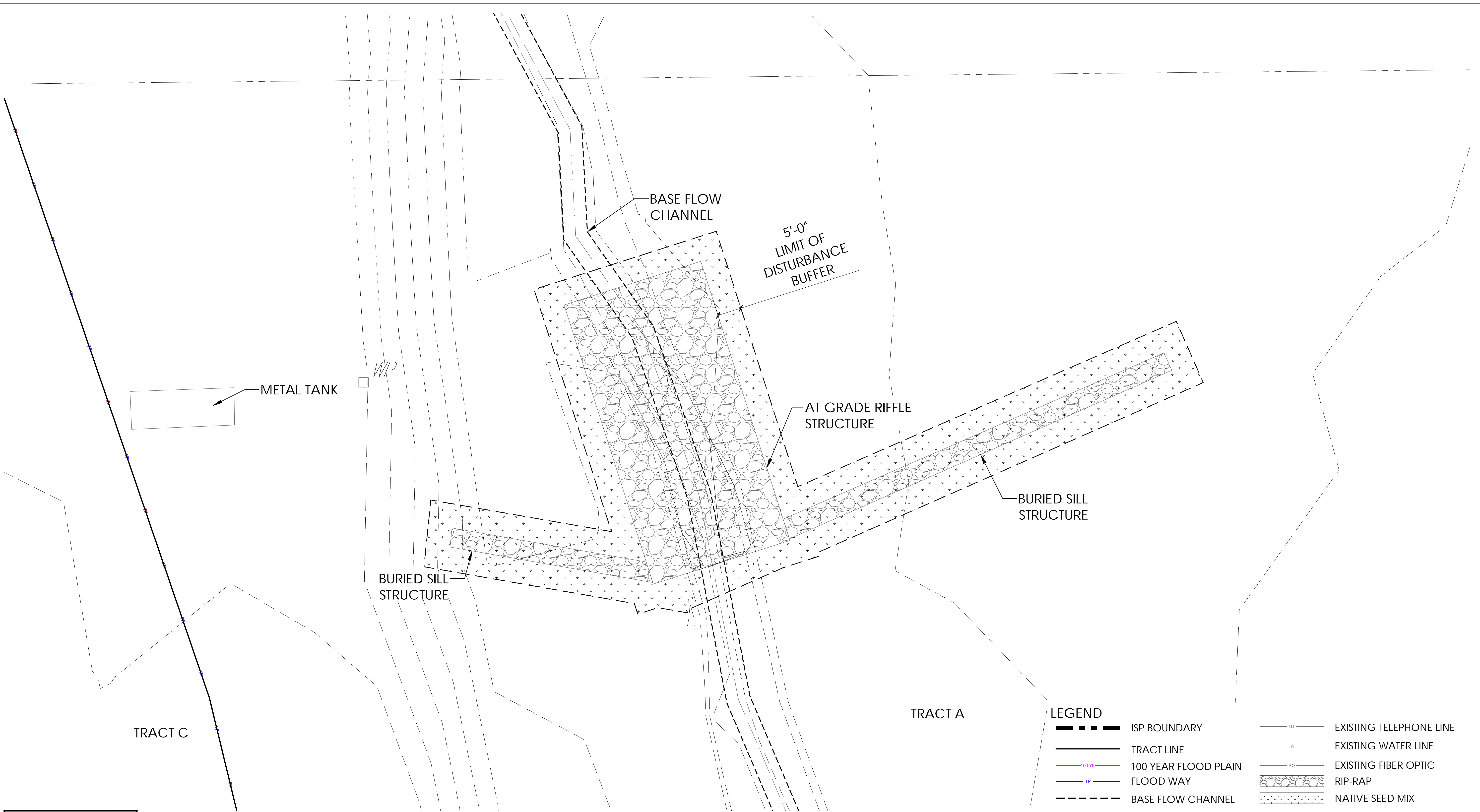
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PARKLANDS COAL CREEK INFRASTRUCTURE PLAN

RE-VEGETATION  
ZONE 4

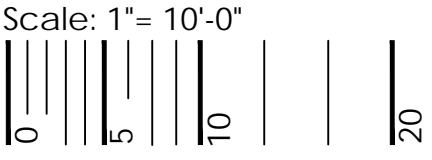
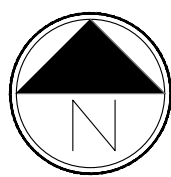
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FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

LEGEND	
	ISP BOUNDARY
	TRACT LINE
	100 YEAR FLOOD PLAIN
	FLOOD WAY
	BASE FLOW CHANNEL
	EXISTING TELEPHONE LINE
	EXISTING WATER LINE
	EXISTING FIBER OPTIC
	RIP-RAP
	NATIVE SEED MIX



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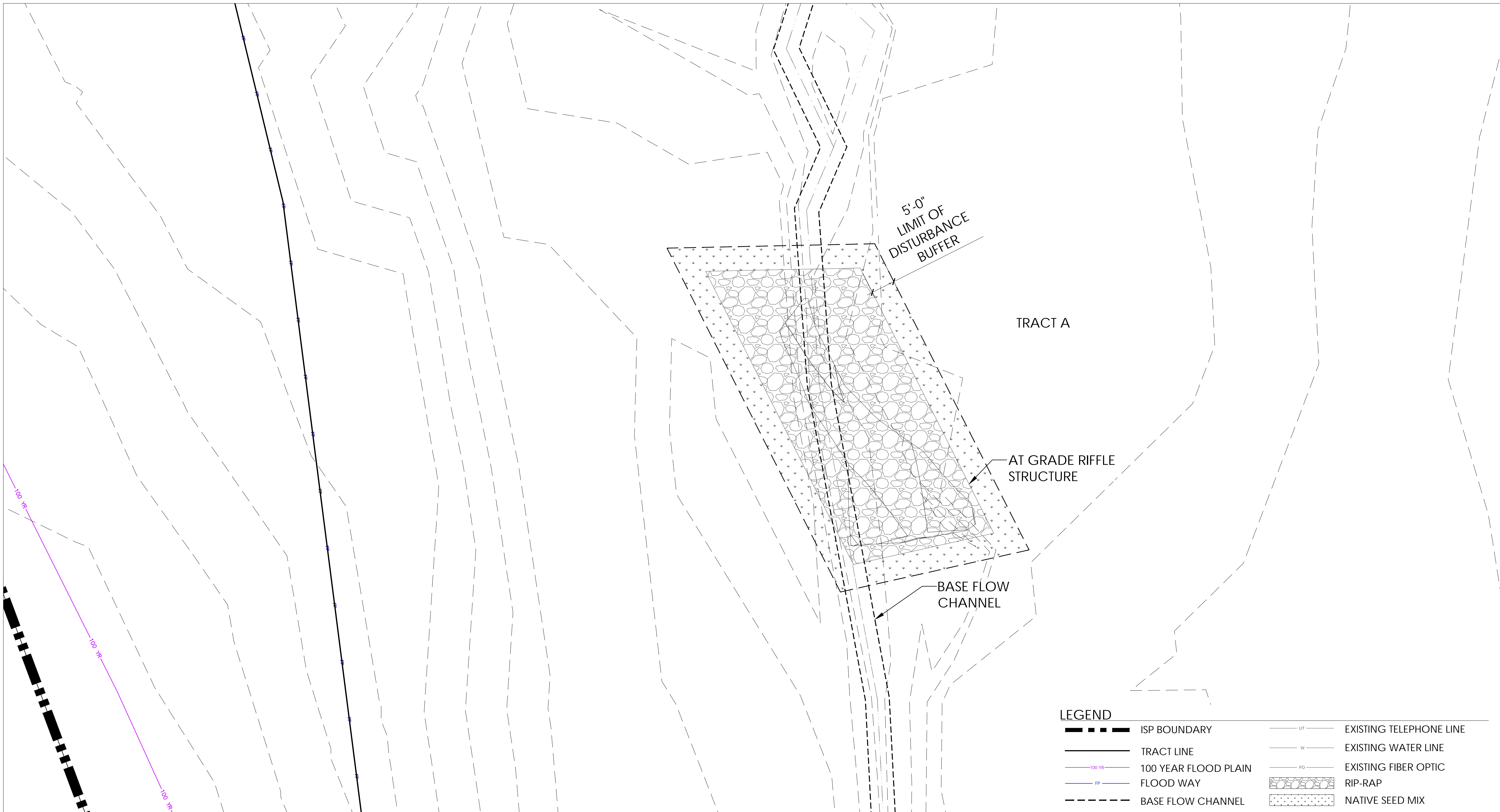
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RE-VEGETATION  
ZONE 5

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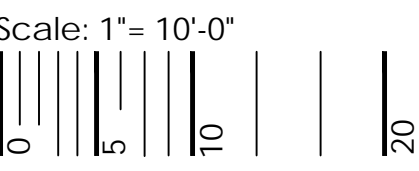
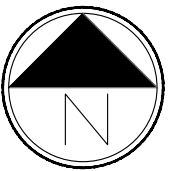


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FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

- LEGEND**
- ISP BOUNDARY
  - TRACT LINE
  - 100 YR FLOOD PLAIN
  - FLOOD WAY
  - BASE FLOW CHANNEL
  - EXISTING TELEPHONE LINE (UT)
  - EXISTING WATER LINE (W)
  - EXISTING FIBER OPTIC (FO)
  - RIP-RAP
  - NATIVE SEED MIX



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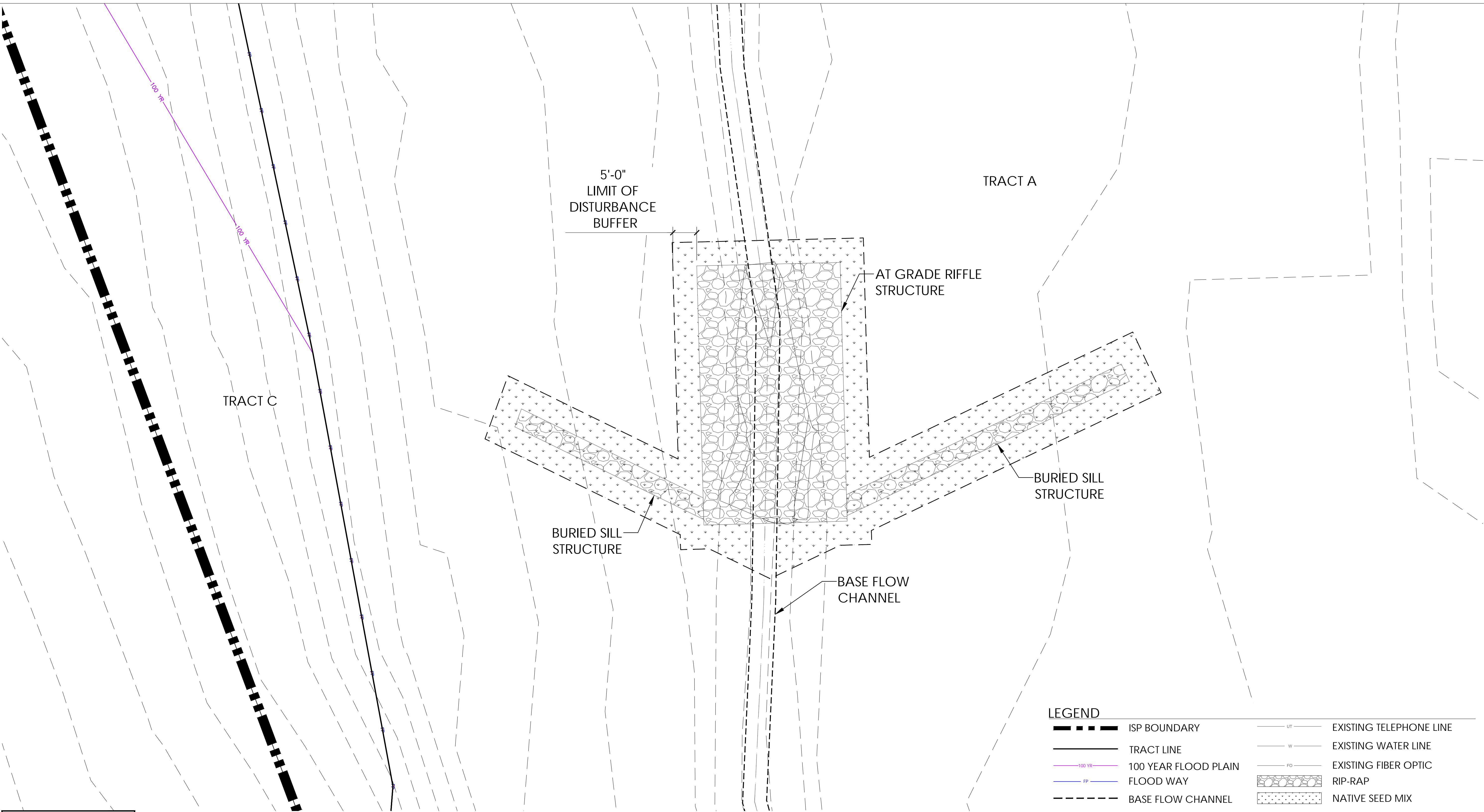
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PARKLANDS COAL CREEK INFRASTRUCTURE PLAN

**RE-VEGETATION  
ZONE 6**

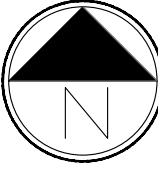
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MEMBER UTILITIES

- LEGEND**
- ISP BOUNDARY
  - TRACT LINE
  - 100 YR FLOOD PLAIN
  - FLOOD WAY
  - BASE FLOW CHANNEL
  - EXISTING TELEPHONE LINE (UT)
  - EXISTING WATER LINE (W)
  - EXISTING FIBER OPTIC (FO)
  - RIP-RAP
  - NATIVE SEED MIX



Scale: 1"= 10'-0"

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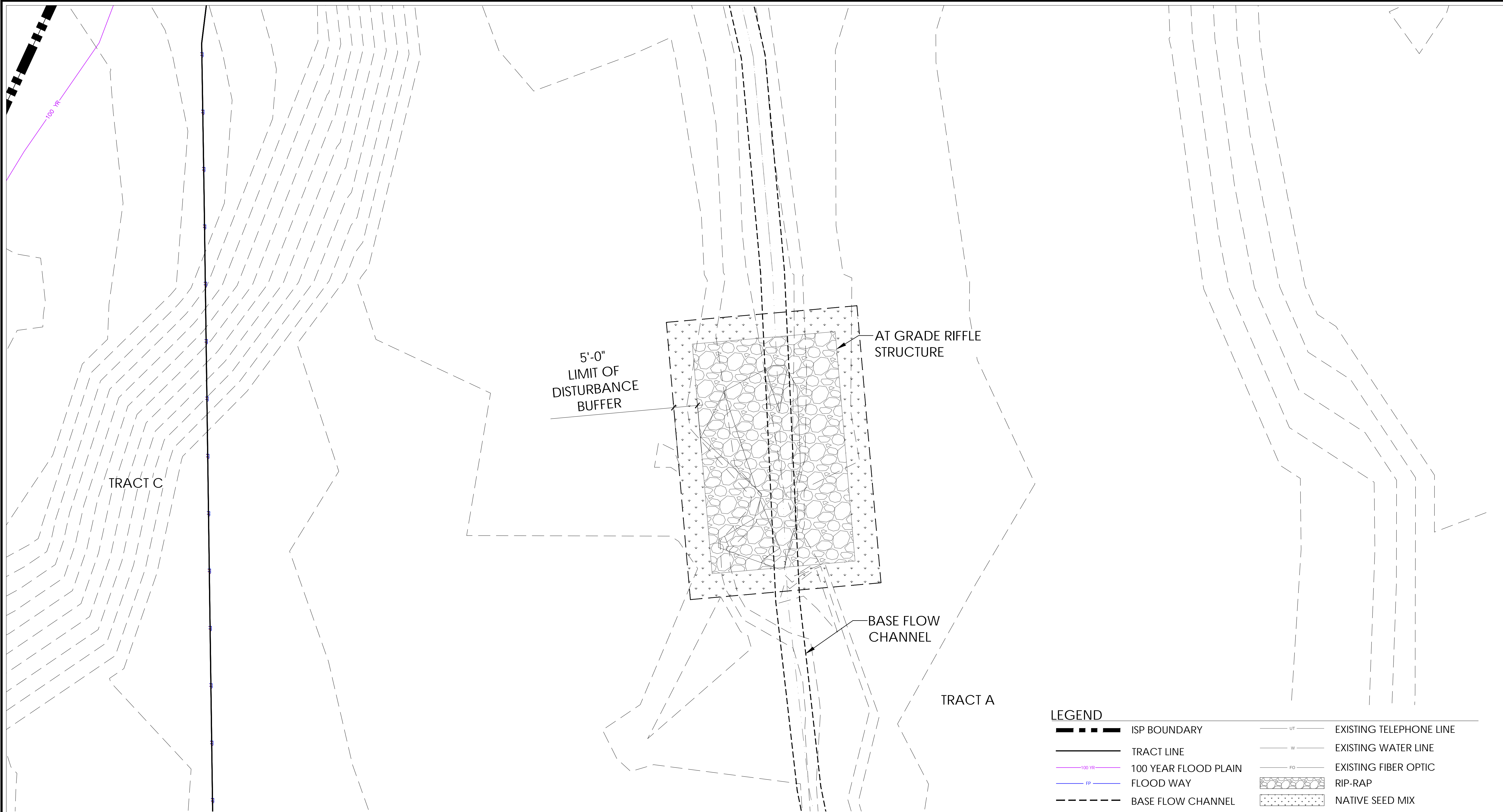
PARKLANDS COAL CREEK INFRASTRUCTURE PLAN

RE-VEGETATION  
ZONE 7

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SHEET NO.  
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MEMBER UTILITIES

LEGEND

ISP BOUNDARY

TRACT LINE

100 YR 100 YEAR FLOOD PLAIN

FP FLOOD WAY

BASE FLOW CHANNEL

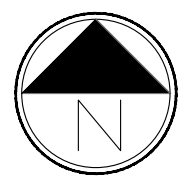
UT EXISTING TELEPHONE LINE

W EXISTING WATER LINE

FO EXISTING FIBER OPTIC

RIP-RAP

NATIVE SEED MIX



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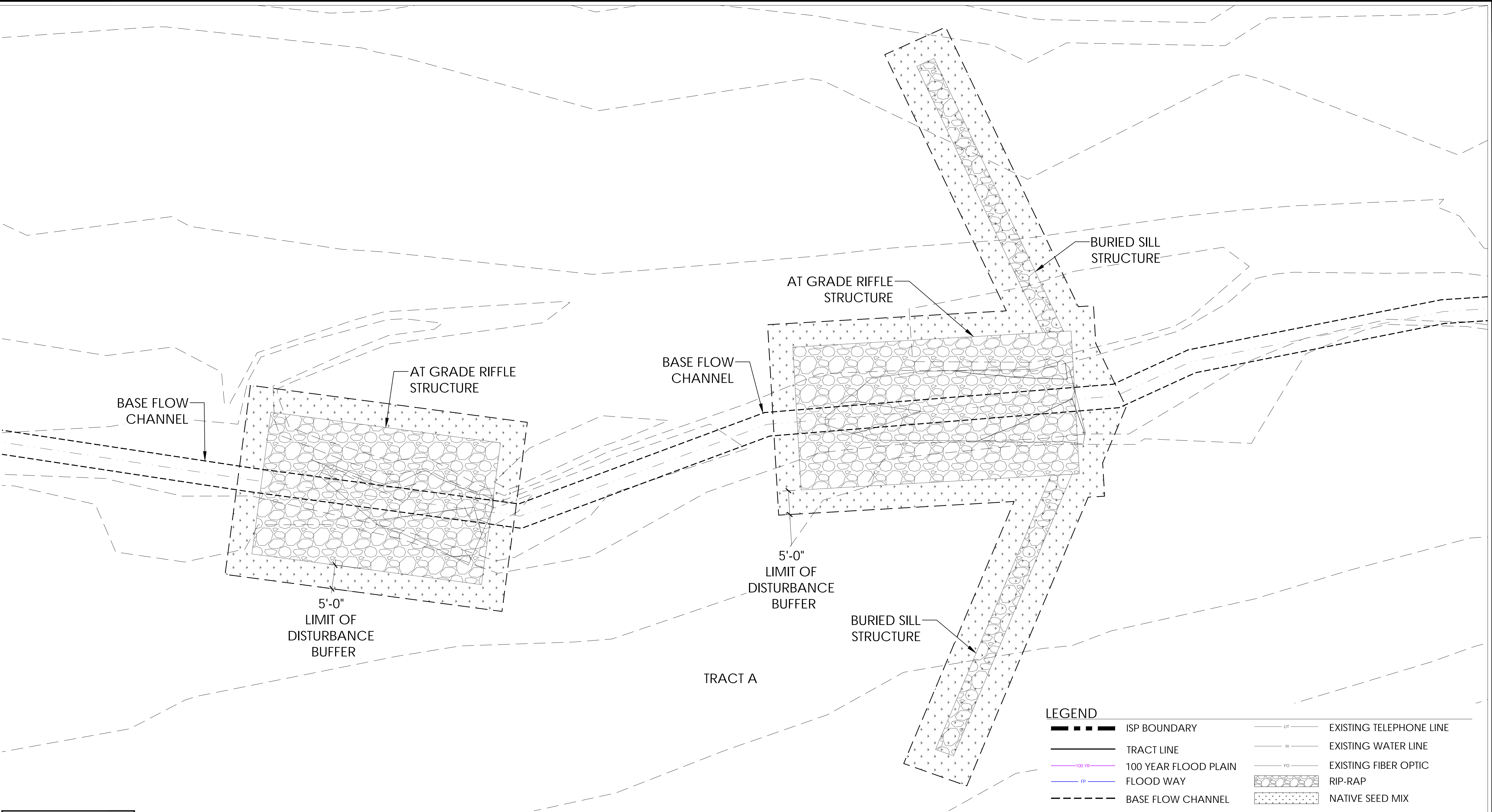
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RE-VEGETATION  
ZONE 8

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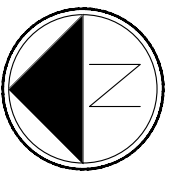


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MEMBER UTILITIES

- LEGEND**
- |     |                    |    |                         |
|-----|--------------------|----|-------------------------|
| --- | ISP BOUNDARY       | UT | EXISTING TELEPHONE LINE |
| --- | TRACT LINE         | W  | EXISTING WATER LINE     |
| --- | 100 YR FLOOD PLAIN | FO | EXISTING FIBER OPTIC    |
| --- | FLOOD WAY          |    | RIP-RAP                 |
| --- | BASE FLOW CHANNEL  |    | NATIVE SEED MIX         |



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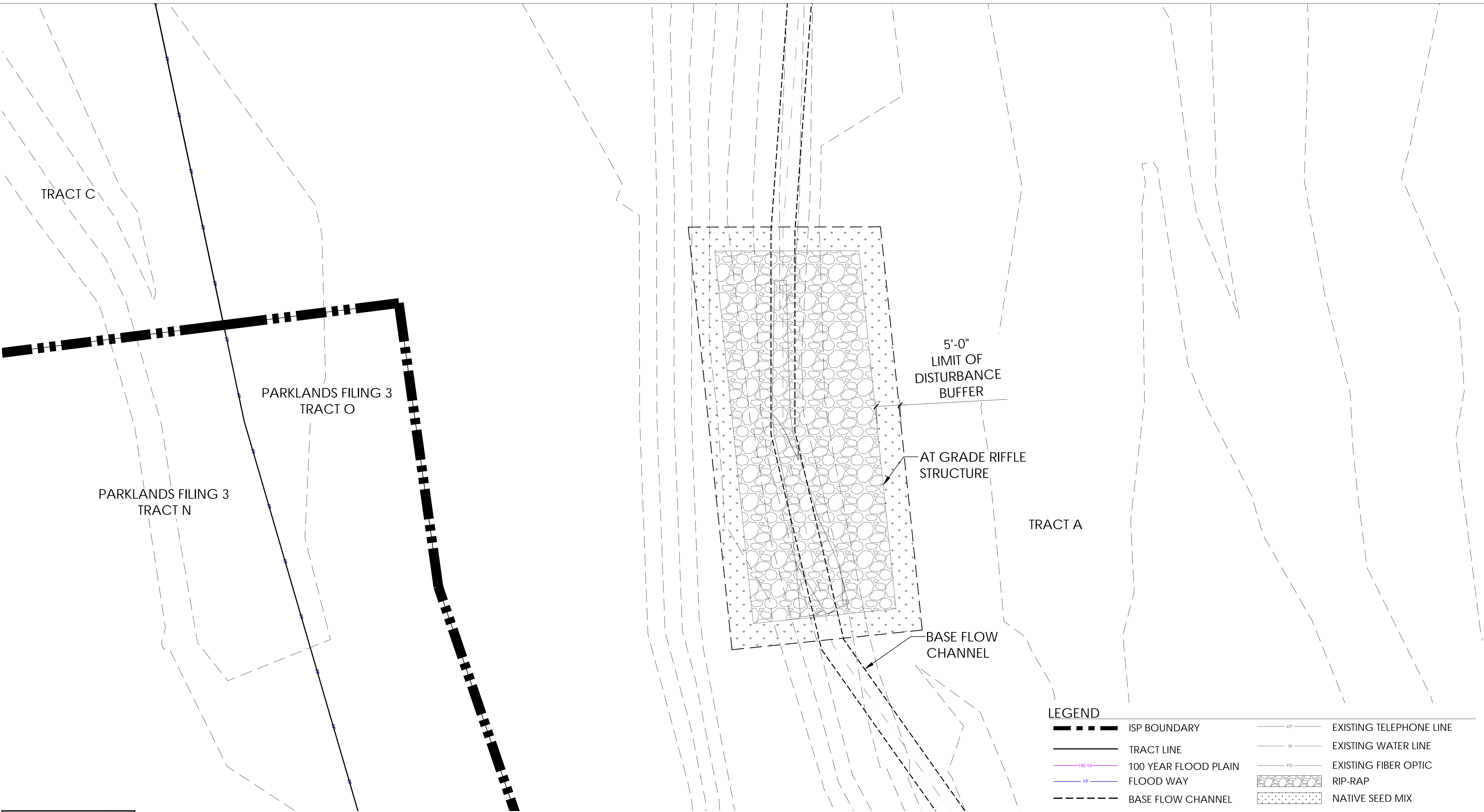
PARKLANDS COAL CREEK INFRASTRUCTURE PLAN

RE-VEGETATION  
ZONE 9

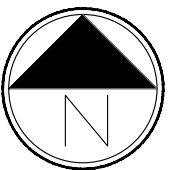
JOB NO.  
231-021.000  
SHEET  
TM  
SHEET NO.  
42



Plot Date/Time: 11/13/2024, 11:45:16 AM; C:\USERS\CSKELTON\APPDATA\LOCAL\TEMP\AC\PUBLISH\_14988\COAL\_CREEK\_ISP\_RE-VEGETATION\_SHEETS.DWG-ZONE 10



CALL COLORADO  
811  
OR CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES



Scale: 1"= 10'-0"

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**terraccina**  
**design**  
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Denver, CO 80231  
ph: 303.632.8867

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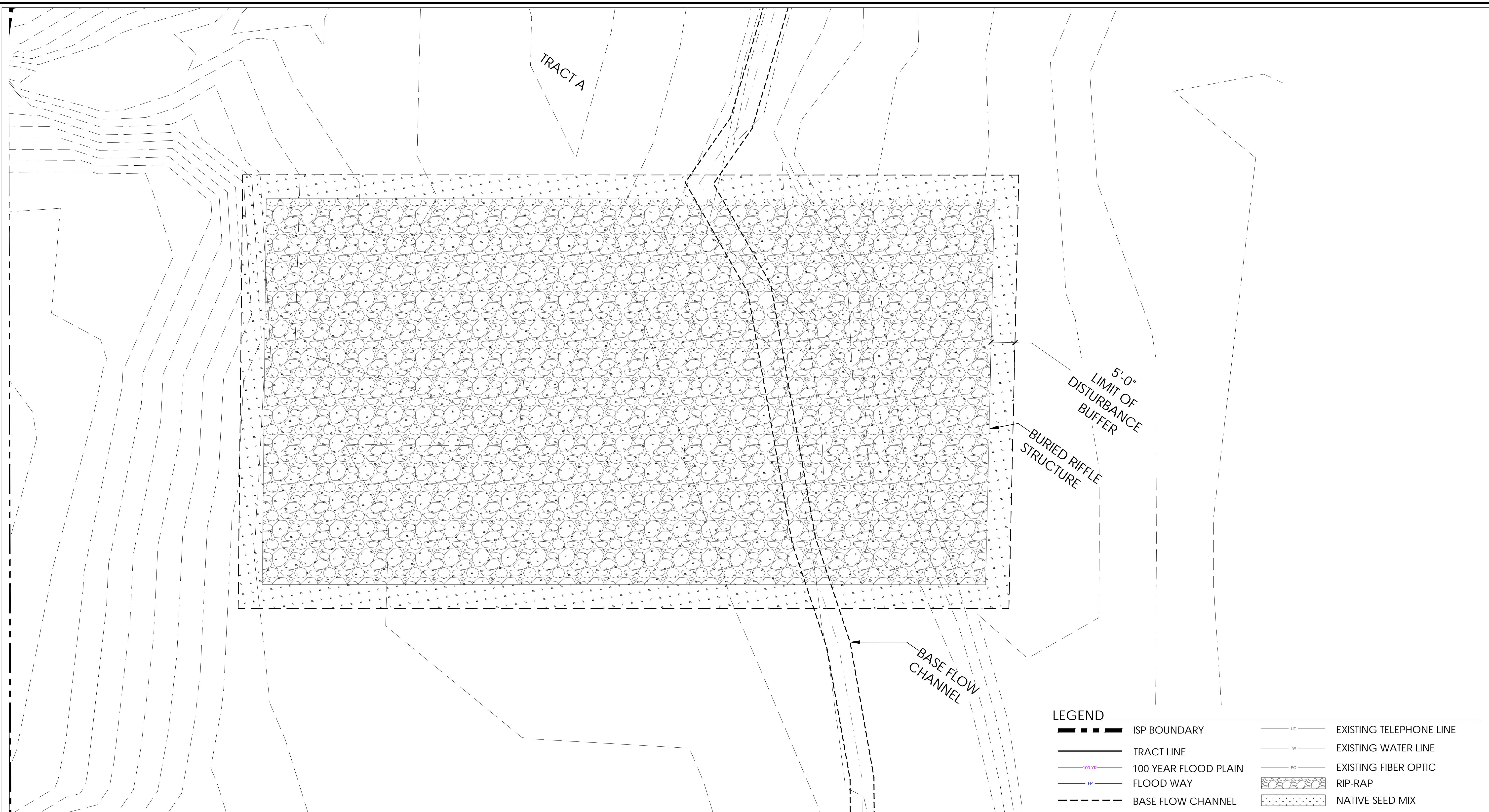
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PARKLANDS COAL CREEK INFRASTRUCTURE PLAN











RE-VEGETATION  
ZONE 10

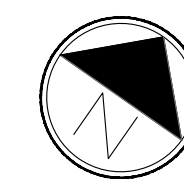
JOB NO.	231-021.000
SHEET	TM
SHEET NO.	43





CALL COLORADO  
811  
OR CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**  
CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

	ISP BOUNDARY		EXISTING TELEPHONE LINE
	TRACT LINE		EXISTING WATER LINE
	100 YEAR FLOOD PLAIN		EXISTING FIBER OPTIC
	FLOOD WAY		RIP-RAP
	BASE FLOW CHANNEL		NATIVE SEED MIX



Scale: 1" = 10'-0"

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**CONSTRUCTION**

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PARKLANDS COAL CREEK INFRASTRUCTURE PLAN

## RE-VEGETATION ZONE 11

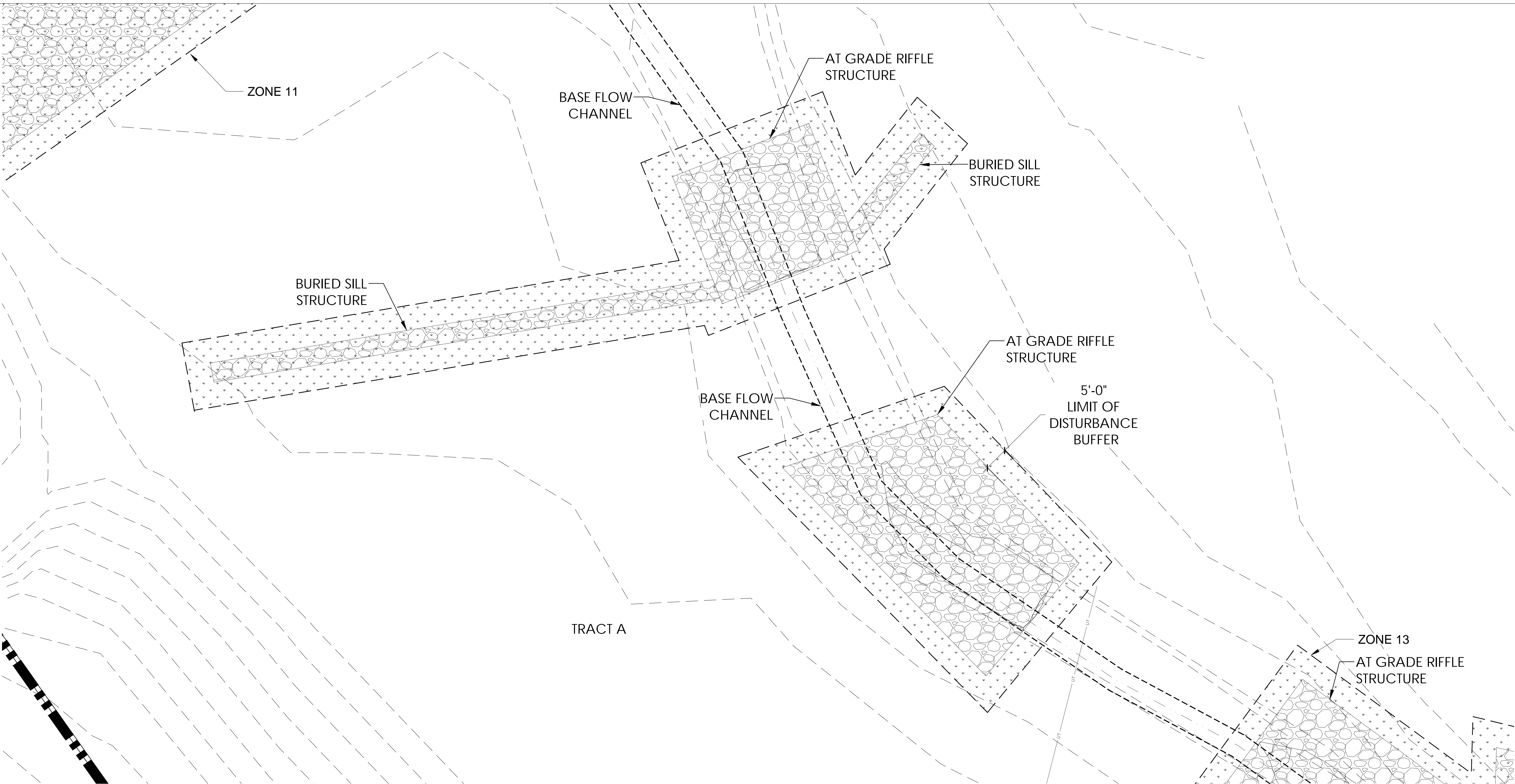
JOB NO.  
231-021.000

SHEET  
TM

SHEET NO.  
44



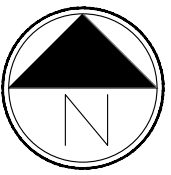
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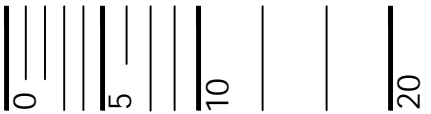
CALL COLORADO  
**811**  
OR CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**  
CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

LEGEND

- |  |                      |  |                         |
|--|----------------------|--|-------------------------|
|  | ISP BOUNDARY         |  | EXISTING TELEPHONE LINE |
|  | TRACT LINE           |  | EXISTING WATER LINE     |
|  | 100 YEAR FLOOD PLAIN |  | EXISTING FIBER OPTIC    |
|  | FLOOD WAY            |  | RIP-RAP                 |
|  | BASE FLOW CHANNEL    |  | NATIVE SEED MIX         |



Scale: 1"= 10'-0"



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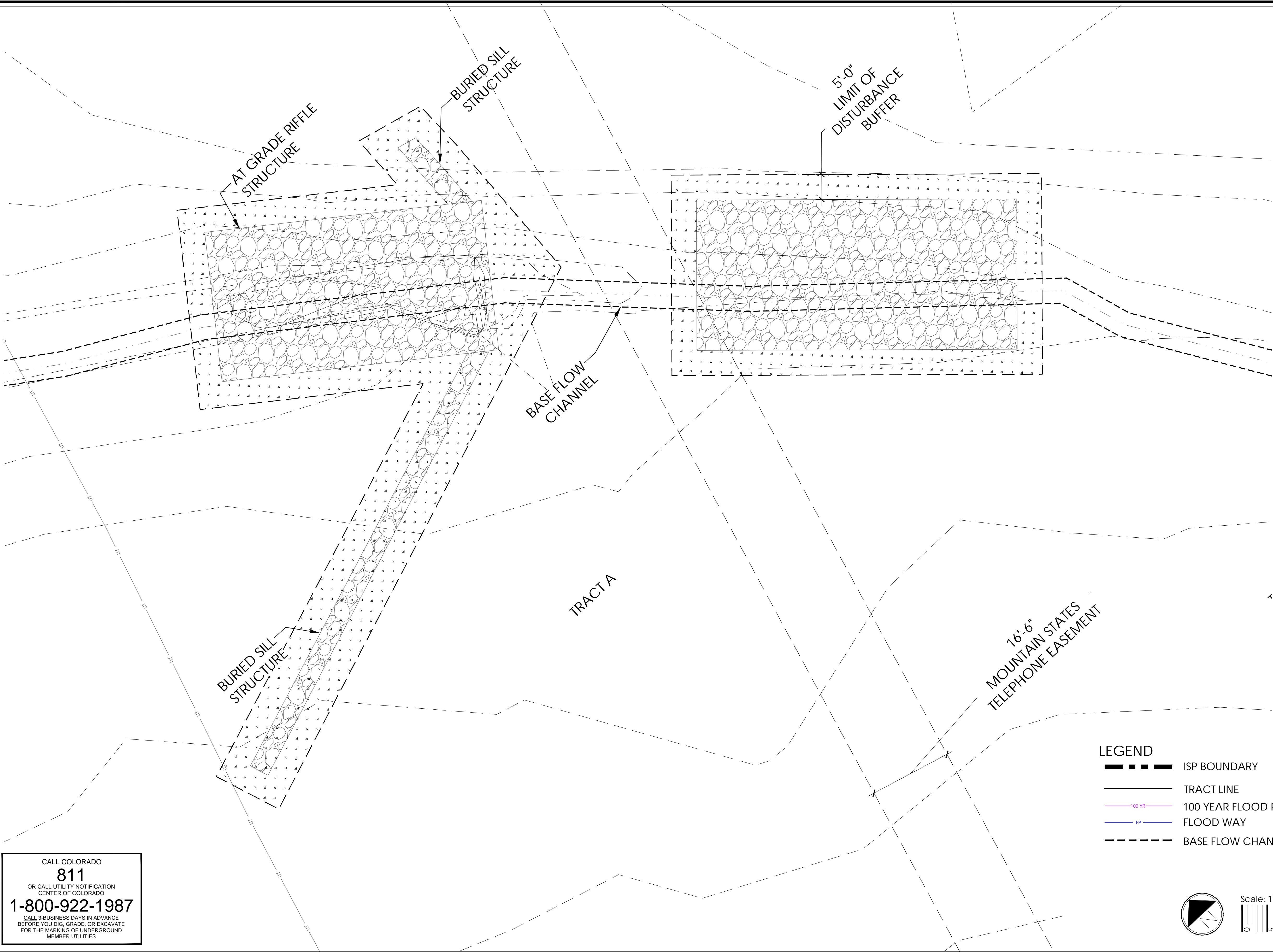
PARKLANDS COAL CREEK INFRASTRUCTURE PLAN

RE-VEGETATION  
ZONE 12

JOB NO.	231-021.000
SHEET	TM
SHEET NO.	45



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CENTER OF COLORADO  
**1-800-922-1987**  
CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

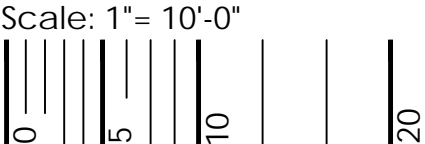
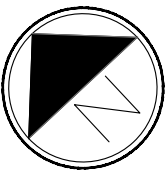
- LEGEND
- ISP BOUNDARY

TRACT LINE

100 YR FLOOD PLAIN

FLOOD WAY

BASE FLOW CHANNEL
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE
- EXISTING FIBER OPTIC
- RIP-RAP
- NATIVE SEED MIX



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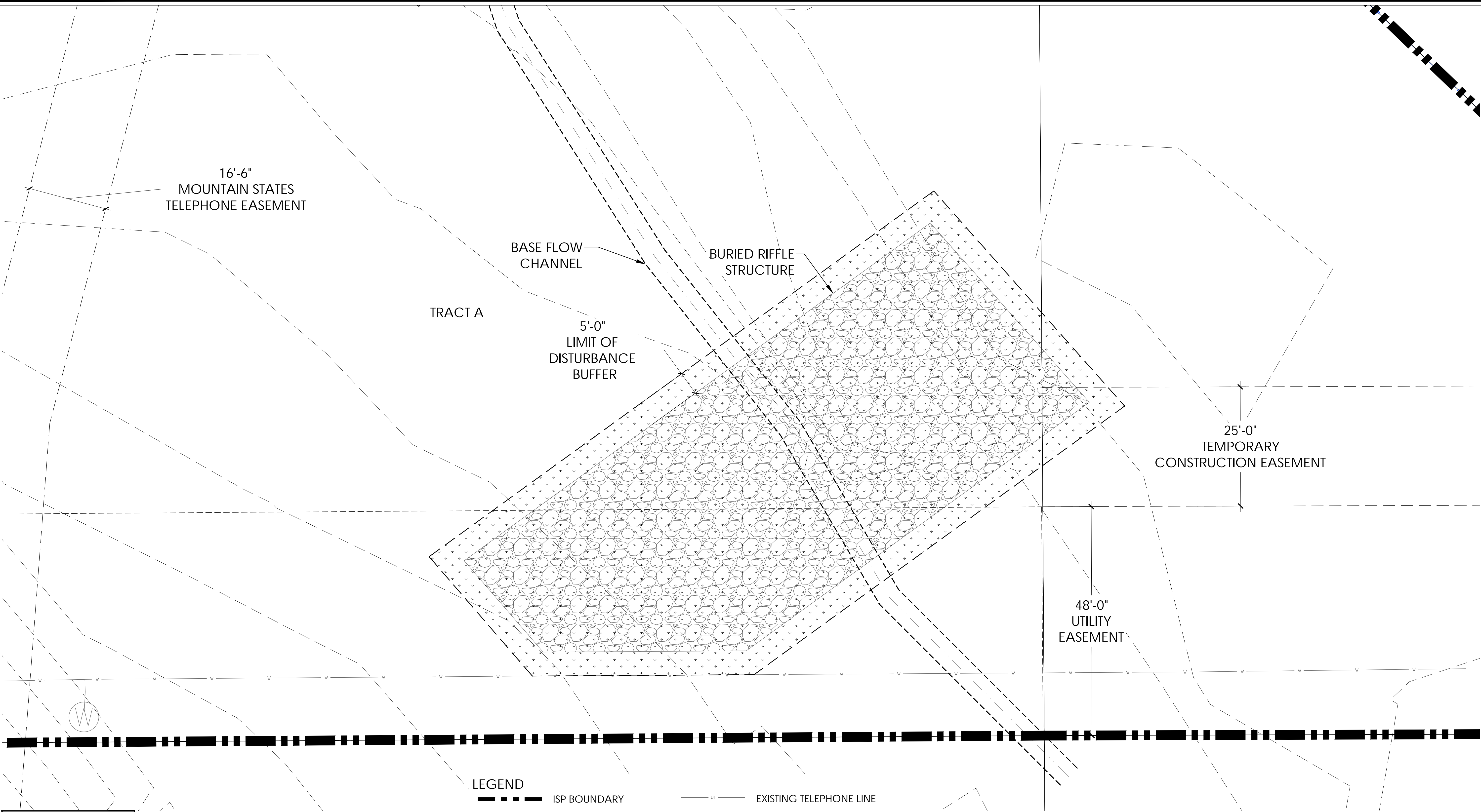
PARKLANDS COAL CREEK INFRASTRUCTURE PLAN

RE-VEGETATION  
ZONE 13

JOB NO.	231-021.000
SHEET	TM
SHEET NO.	46



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FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

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PARKLANDS COAL CREEK INFRASTRUCTURE PLAN

RE-VEGETATION  
ZONE 14

JOB NO.	231-021.000
SHEET	TM
SHEET NO.	47