

# PARKLANDS COAL CREEK INFRASTRUCTURE SITE PLAN

## GENERAL NOTES

- THE COAL CREEK STREAM IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT OF AURORA PARKLANDS VILLAGE I EXTENDS APPROXIMATELY 8,500 LINEAR FEET OF THE EXISTING CREEK FROM EAST MISSISSIPPI AVE (DOWNSTREAM) AND EAST JEWELL AVE (UPSTREAM).
- ALL IMPROVEMENTS SHOWN IN THIS PLAN ARE CONCEPTUAL IN NATURE AND INTENDED FOR AGENCY COORDINATION ONLY.
- EXISTING SURVEY AND AERIAL IMAGERY INCLUDED IN THIS PLAN PROVIDED BY AZTEC CONSULTANTS, INC. IN JULY OF 2023.
- THE SITE PLAN SHOWN FOR AURORA PARKLANDS VILLAGE I IS PRELIMINARY AND SUBJECT TO CHANGE.
- THE LOCATION OF THE AURORA SENAC LINE SHOWN IN THIS PLAN IS APPROXIMATE.
- CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSIONS AND ELEVATIONS WHICH MUST BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
- APPROVAL OF THIS DOCUMENT BY CITY OF AURORA DOES NOT IMPLY APPROVAL FOR ANY OFF-SITE WORK ON ADJACENT PRIVATE PROPERTY. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH ADJACENT PROPERTY OWNERS AND OBTAIN ALL NECESSARY APPROVALS AND EASEMENTS FOR SUCH WORK.
- APPLICANT UNDERSTANDS THAT WORK IN 100-YEAR FLOODPLAIN REQUIRES A FLOODPLAIN DEVELOPMENT PERMIT WHICH MUST BE OBTAINED PRIOR TO GRADING OR CONSTRUCTION WITHIN THE FLOODPLAIN.
- CITY OF AURORA BENCHMARK NUMBER 4S6529NW001 BEING A 3" BRASS CAP ATOP A 30" LONG STEEL PIPE IN CONCRETE LOCATED ON SOUTH SIDE OF EAST JEWELL AVENUE BEING 1' NORTH OF SOUTH RIGHT OF WAY FENCE LINE AND 4' EAST OF INTERSECTION OF SOUTH RIGHT OF WAY FENCE AND THE NORTH SOUTH SECTION LINE FENCE RUNNING SOUTH. IN VICINITY OF 1/4 CORNER TO SECTIONS 20/29, T4S, R65W. ELEVATION = 5643.37' (NAVD 88).
- ALL STORM INFRASTRUCTURE IS PUBLIC AND DESIGNED FOR THE 100-YEAR STORM EVENT.
- THE PROJECT IS INTENDED TO BE PUBLICLY MAINTAINED AND ELIGIBLE FOR THE MHFD'S MAINTENANCE ELIGIBILITY PROGRAM.
- THE IMPROVEMENTS MAY BE CONSTRUCTED EITHER AS A SINGLE PROJECT OR IN PHASES AS SHOWN ON THIS PLAN, COINCIDING WITH THE DETENTION PONDS INCLUDED IN THE ADJACENT DEVELOPMENT PLANS.

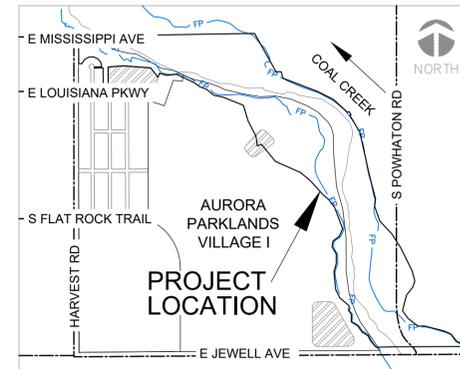
## SITE PLAN NOTES

- THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
- FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.

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

## CITY OF AURORA, COLORADO

### PROJECT LOCATION



VICINITY MAP  
SCALE: 1" = 1,500'

DATA TABLE	
LAND AREA (AC)	117.2
NUMBER OF UNITS PROPOSED	N/A
NUMBER OF STORIES	N/A
MAX HEIGHT OF BLDGS	N/A
HARD SURFACE AREA	N/A
OPEN SPACE	N/A
FLOOD PLAIN AREA (AC)	145.1
FLOOD WAY AREA (AC)	76.2
LANDSCAPE AREA (AC)	1.67
PHASED NATIVE GRASSES (AC)	1.67
PRESENT ZONING CLASSIFICATION	R-2
PERMITTED MAX SIGN AREA	N/A
PROPOSED SIGN TYPES AND S.F.	N/A
PARKING SPACES REQUIRED	N/A
PARKING SPACES PROVIDED	N/A
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
LOT AREA	N/A
TRACT AREA	N/A
PUBLIC R.O.W. AREA (AC)	N/A

## CONTACTS

**MUNICIPALITY:**  
CITY OF AURORA  
ENGINEERING DIVISION  
15151 E. ALAMEDA PARKWAY  
AURORA, CO 80012  
(303) 739-7000

**DEVELOPER / BUILDER:**  
NL VILLAGE I LAND CO., LLC  
8678 CONCORD CENTER DRIVE, #200  
ENGLEWOOD, CO 80112  
(303) 346-7006  
CONTACT: MARK NICKLESS  
EMAIL: MTNICKLESS@OSMC-LLC.COM

**ENGINEER:**  
WRIGHT WATER ENGINEERS, INC.  
2490 W. 26TH AVENUE  
SUITE 100A  
DENVER, CO 80211  
CONTACT: DRAKE LUDWIG, P.E.  
(970) 945-7755

**PLANNER/LANDSCAPE:**  
TERRACINA DESIGN  
10200 E. GIRARD AVE.  
BLDG. A SUITE 314  
DENVER, CO 80231  
CONTACT: ANTHONY FILES  
(303)632-8867

**MHFD:**  
12575 W. BAYAUD AVENUE  
LAKEWOOD, CO 80228  
(303) 455-6277  
CONTACT:

**SURVEYOR:**  
AZTEC CONSULTANTS, INC.  
300 E MINERAL AVENUE  
SUITE 1  
LITTLETON, TONY PEALL, PLS  
(303) 327-7483

**SITE CIVIL ENGINEER:**  
KIMLEY-HORN  
6200 S SYRACUSE WAY  
SUITE 300  
GREENWOOD VILLAGE, CO 80111  
CONTACT: LIAM SHANNON, P.E.  
(720) 689-6653

### SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, \_\_\_\_\_ HAS  
CAUSED THESE \_\_\_\_\_

(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_AD\_\_.

BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

STATE OF COLORADO )SS COUNTY OF \_\_\_\_\_)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_ DAY OF \_\_\_\_ AD, \_\_\_\_ BY \_\_\_\_\_

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) SEAL

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY BUSINESS ADDRESS: \_\_\_\_\_

### SIGNATURE BLOCK

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## SHEET INDEX

SHEET NUMBER	SHEET TITLE
01	TITLE SHEET
02	GENERAL NOTES
03	OVERALL PLAN
04	PLAN & PROFILE STA. 10+00 - 24+00
05	PLAN & PROFILE STA. 24+00 - 38+00
06	PLAN & PROFILE STA. 38+00 - 52+00
07	PLAN & PROFILE STA. 52+00 - 66+00
08	PLAN & PROFILE STA. 66+00 - 80+00
09	PLAN & PROFILE STA. 80+00 - 94+00
10	PLAN & PROFILE STA. 94+00 - 108+00
11	TYPICAL BURIED RIFFLE
12	TYPICAL AT-GRADE RIFFLE STRUCTURE
13	TYPICAL DETAILS
14	OVERALL LANDSCAPE PLAN
15	TREE MITIGATION NOTES
16-17	TREE MITIGATION CHARTS
18	TREE PROTECTION DETAILS
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34-47	RE-VEGETATION PLAN

**DRAFT**  
WORK IN PROGRESS

NO.	BY	DATE	DESCRIPTION	COMMENTS
1				

	DATE
DESIGN	xxx #####
DETAIL	xxx #####
CHECK	xxx #####
SCALE	##

PARKLANDS COAL CREEK INFRASTRUCTURE PLAN

TITLE SHEET

JOB NO.  
231-021.000  
SHEET  
TS01  
SHEET NO.  
**01**

# GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MILE HIGH FLOOD DISTRICT (MHFD) STANDARDS AND SPECIFICATIONS, PROJECT CONTRACT AND PROJECT TECHNICAL SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
- MHFD WILL CONDUCT SITE VISITS DURING THE PROJECT CONSTRUCTION WITHIN OR NEAR THE CHANNEL TO OBSERVE CONSTRUCTION FOR CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. PLEASE CONTACT MHFD (303-455-6277) TO SCHEDULE A PRECONSTRUCTION MEETING. ALL STRUCTURAL AND GROUTED BOULDER WORK REQUIRE 48-HOURS PRIOR NOTICE TO ANY CONSTRUCTION OR CONCRETE PLACEMENT. STANDARDS AND SPECIFICATIONS FOR ALL OUTFALL AND CHANNEL WORK CAN BE ACCESSED AT WWW.MHFD.ORG UNDER THE REFERENCES SECTION. FAILURE TO NOTIFY MAY RESULT IN PROJECT INELIGIBILITY.
- A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY WORK WITHIN THE FLOODPLAIN. NO FILL, NO STOCKPILING OF MATERIAL, OR STORAGE OF EQUIPMENT WILL BE PERMITTED IN THE FLOODWAY.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
- NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER AND OWNER.
- SUBMITTALS SHALL BE MADE FOR ALL MATERIALS TO BE INCORPORATED INTO THE PROJECT.
- THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS.
- THE CONTRACTOR SHALL LIMIT ALL WORK AND STORAGE AREAS TO THE APPROVED PROJECT SITE, AND EASEMENTS.
- THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AND/OR TOES OF SLOPE AS SHOWN ON THE PLANS. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT HIS/HER OWN EXPENSE.
- ALL CONSTRUCTION IS TO INCLUDE COMPACTION AND FINISHED GRADING IN THE RELATED WORK ITEM.
- ALL WORK SHALL BE DONE TO THE LINES, GRADES, SECTIONS, AND ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
- THE ENGINEER SHALL BE NOTIFIED WITHIN 48 HOUR PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT THE EXISTING DRAINAGE STRUCTURES AND REROUTE ANY RUNOFF AS NECESSARY DURING CONSTRUCTION ACTIVITIES TO PREVENT EROSION AND DAMAGE.
- THE CONTRACTOR SHALL CLOSELY MONITOR ACCESS FOR HEAVY CONSTRUCTION EQUIPMENT THROUGH THE PROJECT.
- THE PHYSICAL FEATURES REQUIRING REMOVAL OR DEMOLITION WITHIN THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF OFF-SITE UNLESS NOTED OTHERWISE IN THE PLANS AND/OR SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ANY MONUMENT, RANGE POINTS, TIES, BENCHMARKS AND/OR SURVEY CONTROL POINTS WHICH MAY BE DISTRIBUTED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENT BY A REGISTERED PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO.
- THE CONTRACTOR SHALL HAVE A COPY OF ALL APPLICABLE STANDARDS AND SPECIFICATIONS ON SITE FOR THE DURATION OF THE PROJECT.
- ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND WORK SHALL STOP UNTIL THE DISCREPANCY IS DISCUSSED AND DECISIONS/AGREEMENTS HAVE BEEN MADE.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS THAT ARE PERTINENT TO THIS WORK.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE OWNER. THE OWNER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE APPROVED PLANS, ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS NEEDED AT THE JOB SITE AT ALL TIMES.
- PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE AND RECORD NOTES AND PICTURES OF EXISTING CONDITIONS OF THE SITE AND ADJACENT PROPERTY DURING PRE-CONSTRUCTION MEETING.
- UNAUTHORIZED CHANGES AND USES: THE ENGINEER WHO PREPARED THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS AND SPECIFICATIONS MUST BE IN WRITING AND MUST BE APPROVED BY THE OWNER AND THE PREPARER OF THESE PLANS.
- THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE IMMEDIATELY OF ANY FIELD CONDITION NOT CONSISTENT WITH THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL PERFORM ALL WORK WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE DRAWINGS AND IN THE CONTRACT DOCUMENTS. IF THE CONTRACTOR DAMAGES ANY EXISTING SITE OR PUBLIC/PRIVATE AMENITIES (PAVEMENTS, CURBS, CURB AND GUTTER, SOD, GRASS, LANDSCAPING, TREES, FENCES, ETC.) OUTSIDE OR WITHIN THE EASEMENTS OR CONSTRUCTION LIMITS, THEY SHALL REMOVE AND REPAIR SUCH TO THE SATISFACTION OF THE INDIVIDUAL PROPERTY OWNERS.
- ALL ITEMS NOT INCLUDED IN THE BID TAB AND NECESSARY TO PROVIDE A COMPLETE AND FUNCTIONAL PROJECT OR NOTED AS 'INCIDENTAL' IN THE PLANS OR SPECIFICATIONS OR WILL NOT BE MEASURED AND PAID FOR SEPARATELY BUT ARE INCLUDED IN THE WORK.
- DIMENSIONS AND NOTATIONS SUPERSEDE SCALE OF THE DRAWINGS. GRADES SHOWN ARE FINISHED GRADES EXCEPT WHERE OTHERWISE NOTED ON THE DRAWINGS.

# PROJECT NOTES

- THE GOAL OF THE PROJECT IS TO MAINTAIN THE NATURALLY FUNCTIONING STREAM CORRIDOR WHILE PROVIDING MITIGATION STRUCTURES TO PROTECT AGAINST POTENTIAL FUTURE ADVERSE RESPONSES TO HYDROMODIFICATION AND OTHER CATCHMENT- AND REACH-SCALE DISTURBANCES RESULTANT OF ANTICIPATED DEVELOPMENT.
- ALL STORM INFRASTRUCTURE IS PUBLIC AND DESIGNED FOR THE 100-YEAR STORM EVENT.
- THE PROJECT IS INTENDED TO BE PUBLICLY MAINTAINED AND ELIGIBLE FOR THE MHFD'S MAINTENANCE ELIGIBILITY PROGRAM.
- ALL MATERIALS AND WORK SHALL MEET MHFD'S STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED. ALL VOID-FILLED RIPRAP AND BOULDER MATERIAL SHALL BE INSPECTED BY AND APPROVED BY THE ENGINEER ON-SITE, PRIOR TO PLACEMENT.
- CONSTRUCTION SHALL BE COMPLETED IN THE PRESENCE OF THE ENGINEER. WORK COMPLETED WITHOUT OVERSIGHT AND APPROVAL OF THE ENGINEER IS SUBJECT TO REMOVAL.
- REVEGETATION WORK SHALL BE COMPLETED PER THE REVEGETATION PLANS AND IN THE PRESENCE OF THE LANDSCAPE ARCHITECT. WORK COMPLETED WITHOUT OVERSIGHT AND APPROVAL OF THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL.
- ADEQUATE NOTICE SHALL BE GIVEN TO THE ENGINEER AND CONSTRUCTION OBSERVATION PERSONNEL AT THE ONSET OF THE PROJECT, DURING MAJOR CONSTRUCTION MILESTONES, SUBSTANTIAL COMPLETION, AND FINAL COMPLETION.
- DEPENDING ON THE TIME OF YEAR CONSTRUCTION IS PERFORMED, DEWATERING MIGHT BE REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPING A DEWATERING PLAN WHICH MUST BE APPROVED BY ENGINEER AND OWNER PRIOR TO COMMENCING WORK. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ACQUIRING ALL REQUIRED DEWATERING PERMITS PRIOR TO COMMENCING WORK.
- ALL TRANSITIONS IN GRADE SHALL BE SMOOTH AND PARABOLIC TO IMITATE A NATURAL STREAM CORRIDOR.
- SCHEDULING OF WORK SHOULD BE COORDINATED WITH ADJACENT CIVIL AND STORMWATER IMPROVEMENTS INTO THE COAL CREEK IMPROVEMENTS. CONTRACTOR SHALL COORDINATE WITH OWNER AND ENGINEER PRIOR TO CONSTRUCTION TO DISCUSS THE PHASING OF EACH ELEMENT.
- CAD FILES AVAILABLE UPON REQUEST.
- CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSIONS AND ELEVATIONS WHICH MUST BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
- APPROVAL OF THIS DOCUMENT BY CITY OF AURORA DOES NOT IMPLY APPROVAL FOR ANY OFF-SITE WORK ON ADJACENT PRIVATE PROPERTY. IN IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH ADJACENT PROPERTY OWNERS AND OBTAIN ALL NECESSARY APPROVALS AND EASEMENTS FOR SUCH WORK.
- APPLICANT UNDERSTANDS THAT WORK IN 100-YEAR FLOODPLAIN REQUIRES A FLOODPLAIN DEVELOPMENT PERMIT WHICH MUST BE OBTAINED PRIOR TO GRADING OR CONSTRUCTION WITHIN THE FLOODPLAIN.
- CITY OF AURORA BENCHMARK NUMBER 456529NW001 BEING A 3" BRASS CAP ATOP A 30" LONG STEEL PIPE IN CONCRETE LOCATED ON SOUTH SIDE OF EAST JEWELL AVENUE BEING 1' NORTH OF SOUTH RIGHT OF WAY FENCE LINE AND 4' EAST OF INTERSECTION OF SOUTH RIGHT OF WAY FENCE AND THE NORTH SOUTH SECTION LINE FENCE RUNNING SOUTH. IN VICINITY OF 1/4 CORNER TO SECTIONS 20/29, T4S, R65W. ELEVATION = 5643.37' (NAVD 88).
- EFFECTIVE FLOODWAY, 100-YEAR, AND 500-YEAR FLOODPLAIN LIMITS WERE DOWNLOADED FROM FEMA'S DFIRM. FIRM PANEL NUMBERS ARE LISTED IN THE LEGEND OF SHEETS 3-9. THE EFFECTIVE 100-YEAR FLOW RATE IS 14,982 CFS AND THE EFFECTIVE 500-YEAR FLOW RATE IS 21,714 CFS.
- WWE'S ESTIMATED 100-YEAR FLOODPLAIN IS BASED UPON EXISTING TOPOGRAPHIC DATA, AND THE RECOMMENDED DESIGN 100-YEAR FLOW RATE OF 16,974 CFS, AS OUTLINED IN THE 2015 MDP AND SECTION C.3 (FLOOD HYDROLOGY) OF THE PRELIMINARY DRAINAGE REPORT.
- WWE'S ESTIMATED BANKFULL FLOODPLAIN IS BASED UPON EXISTING TOPOGRAPHIC DATA AND WWE'S PROPOSED BANKFULL DESIGN FLOW RATE OF 580 CFS, AS OUTLINED IN SECTION C.2.4 (RECOMMENDED BANKFULL FLOW RATE ESTIMATE) OF THE PRELIMINARY DRAINAGE REPORT.

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FOR THE MARKINGS OF UNDERGROUND  
MEMBER UTILITIES

# SITE CONDITIONS

- ANY CONSTRUCTION DEBRIS OR MUD TRACKING ONTO THE PUBLIC RIGHT-OF-WAY, RESULTING FROM THE PROJECT, SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR. THE CONTRACTOR SHALL IMMEDIATELY FIX ANY EXCAVATION, OR PAVEMENT FAILURE CAUSED BY THE PROJECT, AND SHALL PROPERLY BARRICADE THE SITE UNTIL CONSTRUCTION IS COMPLETE.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT, AND ADJACENT TO, THE JOB SITE, INCLUDING BUT NOT LIMITED TO TRENCH EXCAVATIONS AND SHORING, TRAFFIC CONTROL, SECURITY, AND SAFETY OF ALL PERSONS AND PROPERTY, DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE OWNERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL PROVIDE A SANITARY FACILITY AT THE SITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCEPTANCE, CONVEYANCE, AND CONTROL OF ALL SURFACE AND SUBSURFACE WATER FLOWS IN AND ENTERING THE AREA AFFECTED BY THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OPERATIONS OR ANY OTHER ACCEPTABLE MEANS TO PREVENT POLLUTION OF THE AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NEEDED DEWATERING OPERATIONS INCLUDING ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS. THE CONTRACTOR SHALL MAINTAIN AND PROVIDE DRAINAGE THROUGH THE SITE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL THROUGHOUT THE CONSTRUCTION DURATION AND SHALL INSTALL EROSION CONTROL MEASURES AS NECESSARY.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR ACCUMULATE IN, THE FLOW LINES AND PUBLIC RIGHTS OF WAYS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
- SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGEWAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCE SHALL BE REQUIRED.
- UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION WILL NEED TO BE LOCATED BY THE CONTRACTOR. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF ANY UTILITIES AFFECTED BY THE EXECUTION OF THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND AGENCIES AND FOR THE COORDINATION OF ALL WORK IN THE PROXIMITY OF THE UTILITIES. THE CONTRACTOR SHALL NOTE THAT ALL UTILITIES MAY NOT APPEAR ON THESE PLANS. UTILITIES SHOWN ARE APPROXIMATE AND BASED ON INFORMATION PROVIDED BY OTHERS.

# ABBREVIATIONS

AC	ACRE	N	NORTH
APPROX	APPROXIMATE	NTS	NOT TO SCALE
CF	CUBIC FEET	O.C.	ON-CENTER
CFS	CUBIC FEET PER SECOND	PROP	PROPOSED
CL, C/L	CENTER LINE	Q	FLOW RATE
DEG	DEGREE	QTY	QUANTITY
DEMO	DEMOLITION	R, RAD	RADIUS
DIM	DIMENSION	RBCB	REINFORCED CONCRETE BOX CULVERT
E	EAST	ROW	RIGHT-OF-WAY
EL, ELEV	ELEVATION	S	SOUTH
ENGR	ENGINEER	SPEC	SPECIFICATION
ESMT	EASEMENT	SQ FT, SF	SQUARE FOOT
EST	ESTIMATE	SQ YD	SQUARE YARD
EXST	EXISTING	STA	STATION
FG	FINISHED GRADE	STD	STANDARD
FL	FLOWLINE	TYP	TYPICAL
GB	GRADE BREAK	V, VERT	VERTICAL
H, HORIZ	HORIZONTAL	W	WEST
INV	INVERT	WSE	WATER SURFACE ELEVATION
INV EL	INVERT ELEVATION	WWE	WRIGHT WATER ENGINEERS
LB	POUND	XS	CROSS SECTION
LF	LINEAR FOOT	YR	YEAR
MAX	MAXIMUM		
MIN	MINIMUM		

# LEGEND

- FP EFFECTIVE FLOODWAY LIMITS
- FP EFFECTIVE 100-YEAR FLOODPLAIN LIMITS
- FP EFFECTIVE 500-YEAR FLOODPLAIN LIMITS
- EFFECTIVE FLOODPLAIN SOURCES:  
FIRM 08005C0204K (REV. 12/10/2010)  
FIRM 08005C0208L (REV. 02/17/2017)  
FIRM 08005C0216M (REV. 09/04/2020)
- ESTIMATED 100-YEAR FLOODPLAIN (WWE)
- ESTIMATED BANKFULL EXTENTS (WWE)
- APPROX. WETLAND EXTENTS
- APPROX. OHWM EXTENTS
- EASEMENT
- COAL CREEK TRACT BOUNDARY
- EASEMENT (BY OTHERS)
- PROPERTY BOUNDARY (BY OTHERS)
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING OVERHEAD UTILITY
- EXISTING FIBER OPTIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING STORM OUTFALL
- FUTURE STORM OUTFALL (BY OTHERS)
- EXISTING UNDERGROUND TELE.
- FUTURE SANITARY SEWER (BY OTHERS)
- EXISTING RIPRAP
- PROPOSED RIPRAP
- EXISTING TREE DRIP LINE
- EXISTING DIRT ROAD
- 5100 MAJOR CONTOUR
- 5100 MINOR CONTOUR
- 5100 EXISTING MAJOR CONTOUR
- 5100 EXISTING MINOR CONTOUR
- 5100 MAJOR CONTOUR (BY OTHERS)
- 5100 MINOR CONTOUR (BY OTHERS)
- POND

SECTION OR ELEVATION MARKER  
ARROW INDICATES VIEWING ORIENTATION



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2490 W. 26TH AVE. SUITE 100A  
DENVER, CO 80211  
(303) 480-1700 FAX: (303) 480-1020

NO.	BY	DATE	DESCRIPTION	COMMENTS
1	△			

**DRAFT**  
NOT FOR  
CONSTRUCTION

		DATE
DESIGN	DTL	11/7/2024
DETAIL	MYG	11/7/2024
CHECK	SDS	11/7/2024
SCALE	SHOWN	

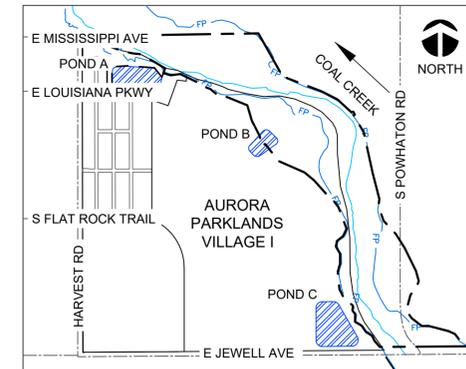
PARKLANDS COAL CREEK INFRASTRUCTURE PLAN

GENERAL NOTES

JOB NO.  
231-021.000  
SHEET  
**GN01**  
SHEET NO.  
**02**

**DRAFT**  
WORK IN PROGRESS

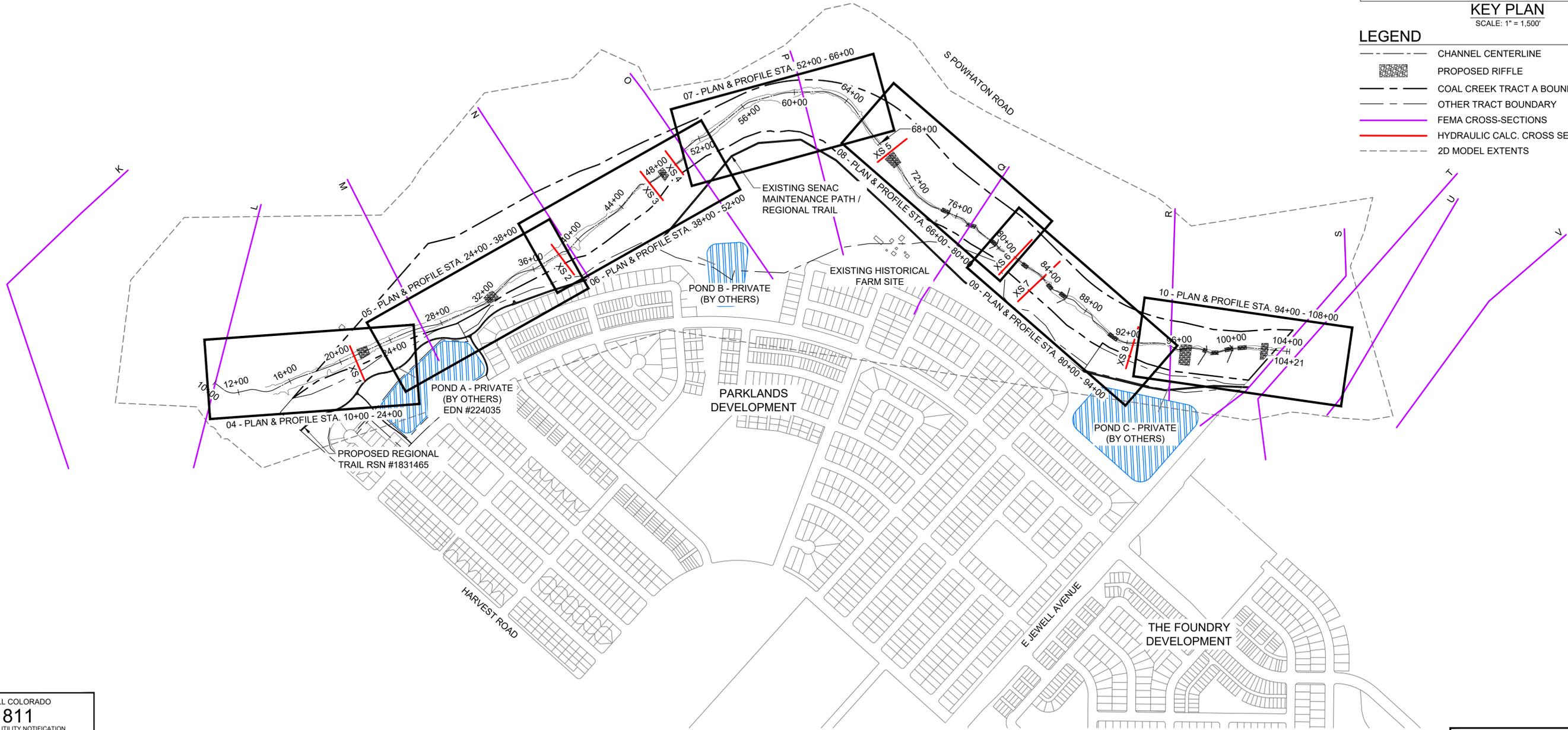
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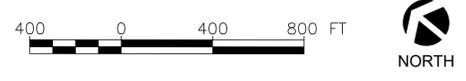
**KEY PLAN**  
SCALE: 1" = 1,500'

**LEGEND**

- CHANNEL CENTERLINE
- ▨ PROPOSED RIFFLE
- COAL CREEK TRACT A BOUNDARY
- OTHER TRACT BOUNDARY
- FEMA CROSS-SECTIONS
- HYDRAULIC CALC. CROSS SECTIONS
- 2D MODEL EXTENTS



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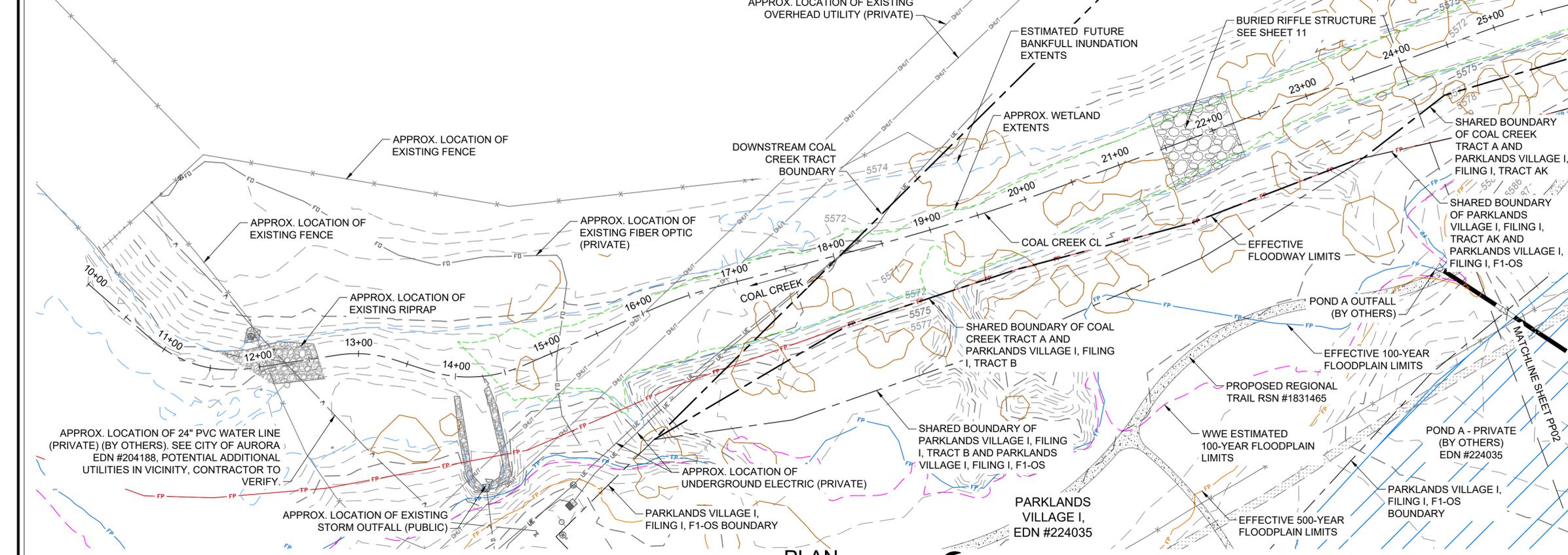
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DETAIL	MYG 11/7/2024
CHECK	SDS 11/7/2024
SCALE	SHOWN

PARKLANDS COAL CREEK INFRASTRUCTURE PLAN

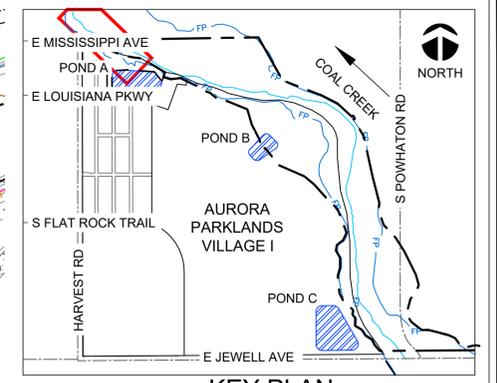
OVERALL PLAN

JOB NO. 231-021.000  
SHEET OP01  
SHEET NO. **03**

Plot Date/Time: 11/08/2024 05:00:33 PM; C:\WWE\231-021\000\CAD\01\_DWG\GXN\GXN.DWG-03 OVERALL PLAN



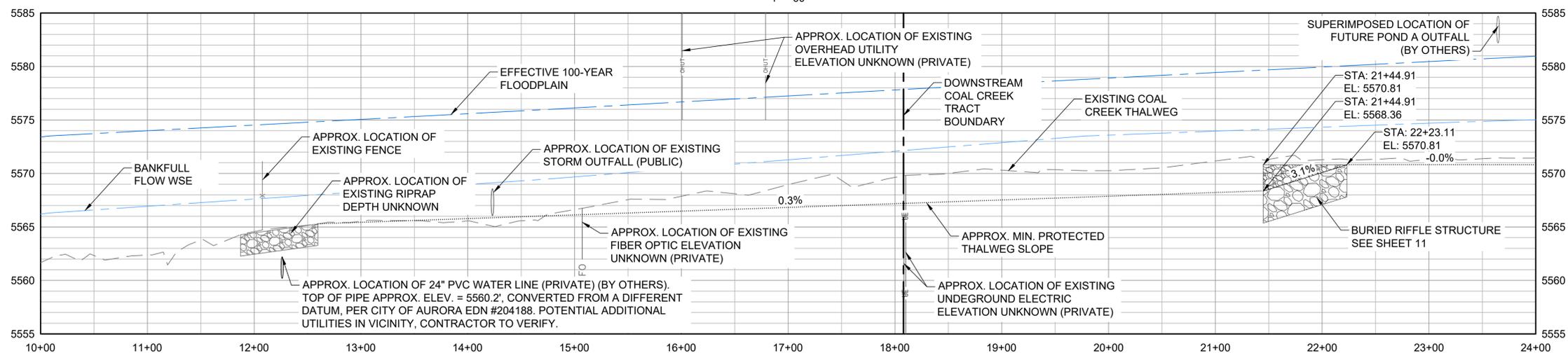
**PLAN**  
1" = 60'  
60 0 60 120 FT  
NORTH



**KEY PLAN**  
SCALE: 1" = 1,500'

- LEGEND**
- FP EFFECTIVE FLOODWAY LIMITS
  - FP EFFECTIVE 100-YEAR FLOODPLAIN LIMITS
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  - EFFECTIVE FLOODPLAIN SOURCES:  
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  - ESTIMATED 100-YEAR FLOODPLAIN (WWE)
  - ESTIMATED BANKFULL EXTENTS (WWE)
  - APPROX. WETLAND EXTENTS
  - APPROX. OHWM EXTENTS
  - EASEMENT
  - COAL CREEK TRACT BOUNDARY
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  - EXISTING WATER LINE
  - EXISTING OVERHEAD UTILITY
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  - EXISTING TREE DRIP LINE
  - EXISTING DIRT ROAD
  - 5100 MAJOR CONTOUR
  - 5100 MINOR CONTOUR
  - 5100 EXISTING MAJOR CONTOUR
  - 5100 EXISTING MINOR CONTOUR
  - POND

- NOTES**
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  - NO STOCKPILING OF MATERIAL, OR STORAGE OF EQUIPMENT WILL BE PERMITTED IN THE FLOODWAY.



**PROFILE**  
HORIZONTAL 1" = 60' VERTICAL 1" = 6'  
60 0 60 120 FT 6 0 6 12 FT

Plot Date/Time: 11/08/2024, 04:52:39 PM, C:\WVE\231-021\000\CAD\01\_DWG\PPXX.DWG-04 PLAN & PROFILE STA. 10+00 - 24+00

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ELEVATION = 5643.37' (NAVD 88).

**DRAFT**  
WORK IN PROGRESS

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DENVER, CO 80211  
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NO.	BY	DATE	DESCRIPTION	COMMENTS

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CONSTRUCTION

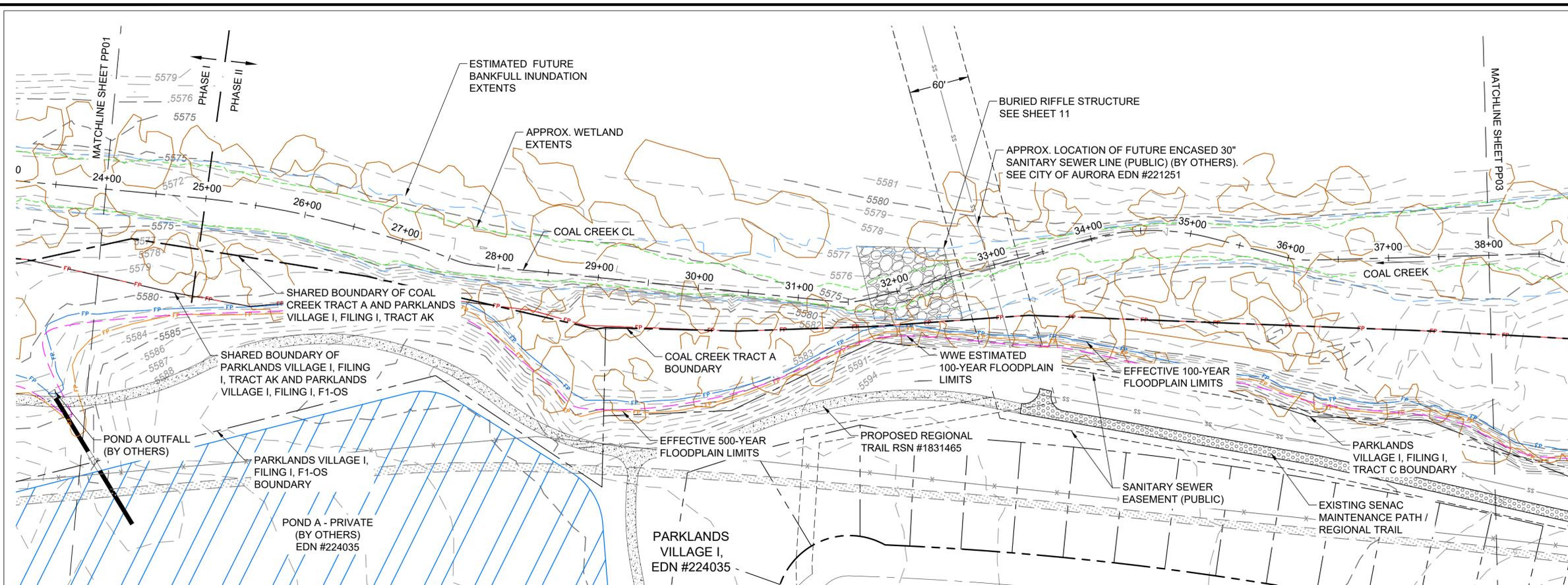
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DETAIL	MYG	11/7/2024
CHECK	SDS	11/7/2024
SCALE	SHOWN	

**PARKLANDS COAL CREEK INFRASTRUCTURE PLAN**

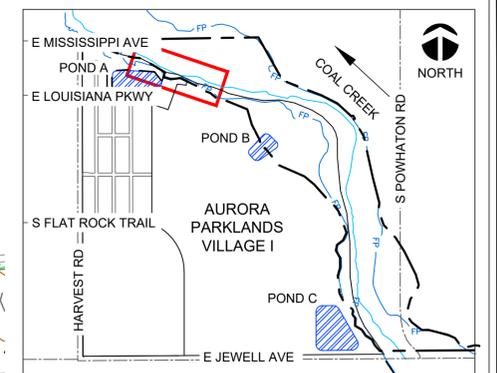
JOB NO.	231-021.000
SHEET	PP01
SHEET NO.	04

PLAN & PROFILE STA. 10+00 - 24+00

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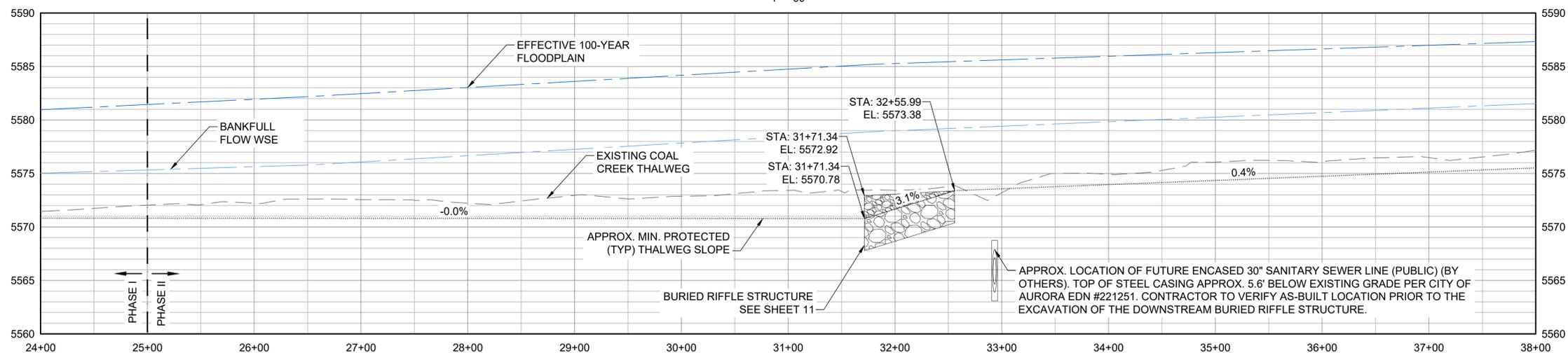
**PLAN**  
1" = 60'  
NORTH



**KEY PLAN**  
SCALE: 1" = 1,500'

- LEGEND**
- FP EFFECTIVE FLOODWAY LIMITS
  - FP EFFECTIVE 100-YEAR FLOODPLAIN LIMITS
  - FP EFFECTIVE 500-YEAR FLOODPLAIN LIMITS
  - EFFECTIVE FLOODPLAIN SOURCES:  
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  - ESTIMATED BANKFULL EXTENTS (WWE)
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  - APPROX. OHWM EXTENTS
  - EASEMENT
  - COAL CREEK TRACT BOUNDARY
  - EXISTING FENCE
  - EXISTING WATER LINE
  - EXISTING OVERHEAD UTILITY
  - FO EXISTING FIBER OPTIC
  - UE EXISTING UNDERGROUND ELECTRIC
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  - ▭ POND

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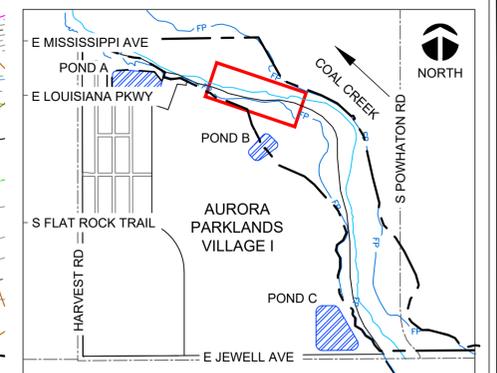
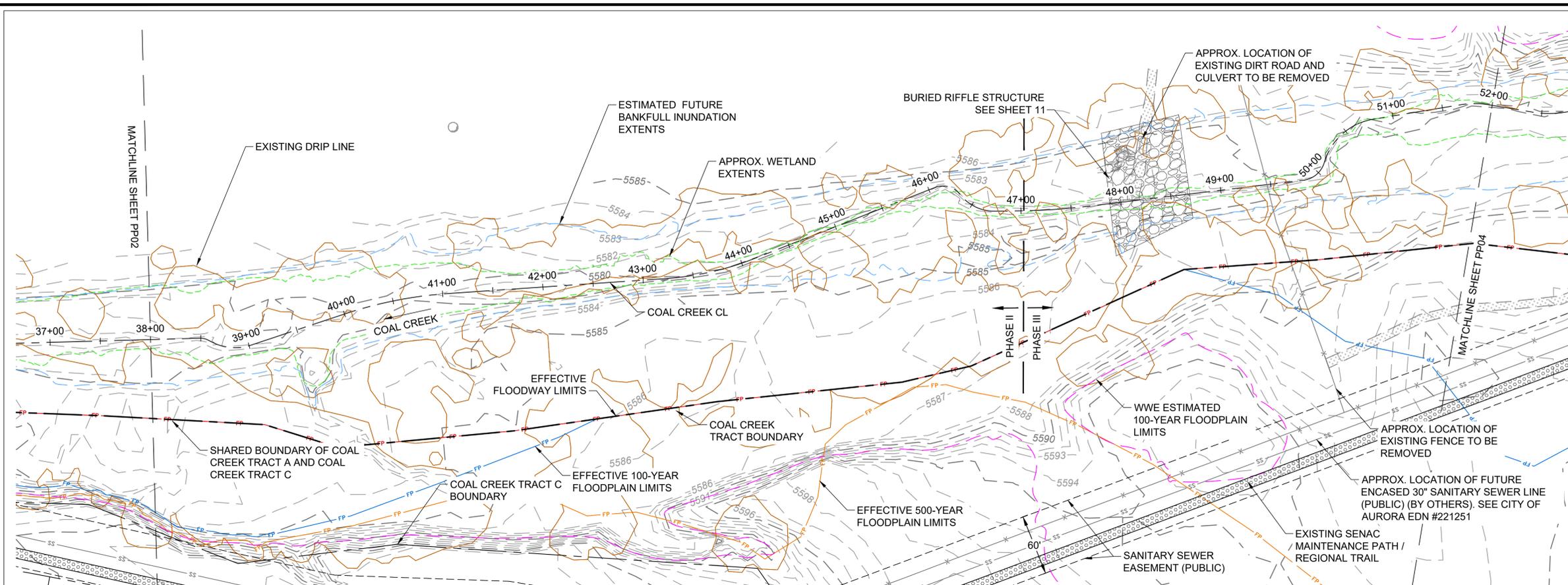
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		11/7/2024
		11/7/2024
		11/7/2024

**PARKLANDS COAL CREEK INFRASTRUCTURE PLAN**

PLAN & PROFILE STA. 24+00 - 38+00

JOB NO. 231-021.000	SHEET PP02
SHEET NO. <b>05</b>	

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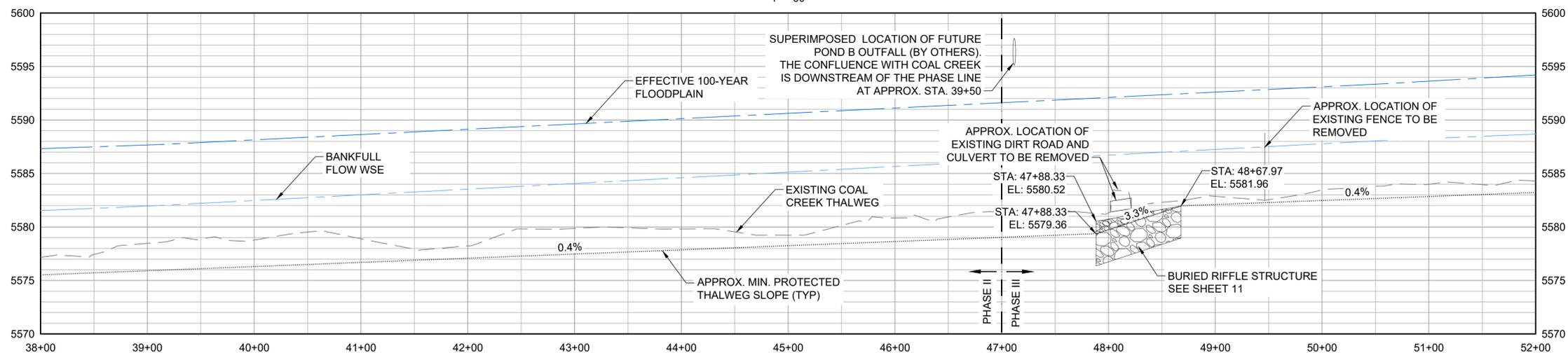


**KEY PLAN**  
SCALE: 1" = 1,500'

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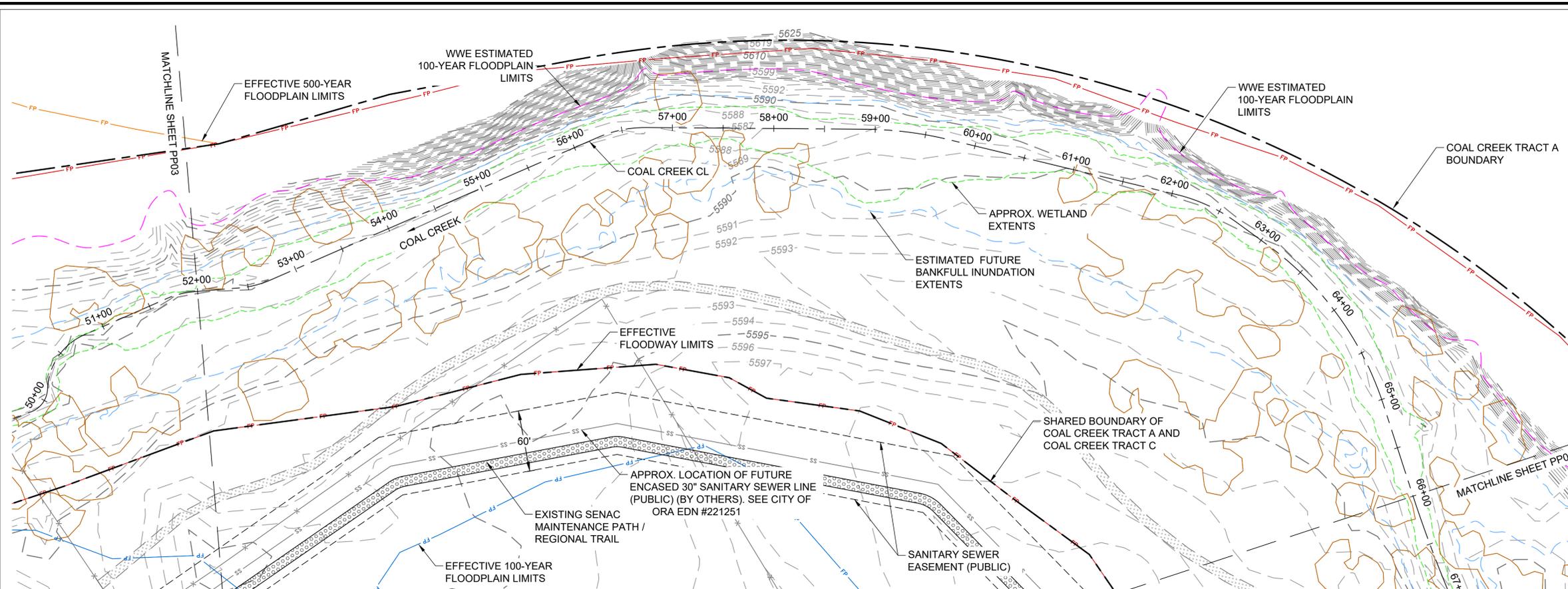
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CHECK	SDS	11/7/2024
SCALE	SHOWN	

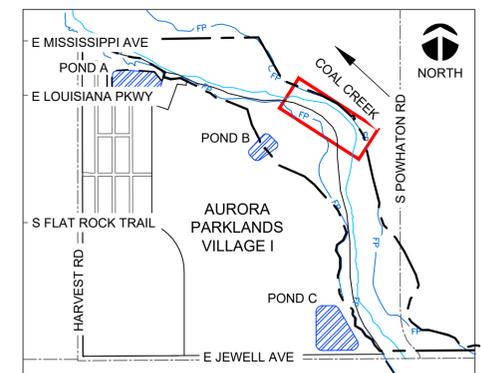
**PARKLANDS COAL CREEK INFRASTRUCTURE PLAN**

JOB NO. 231-021.000  
SHEET PP03  
SHEET NO. **06**

PLAN & PROFILE STA. 38+00 - 52+00



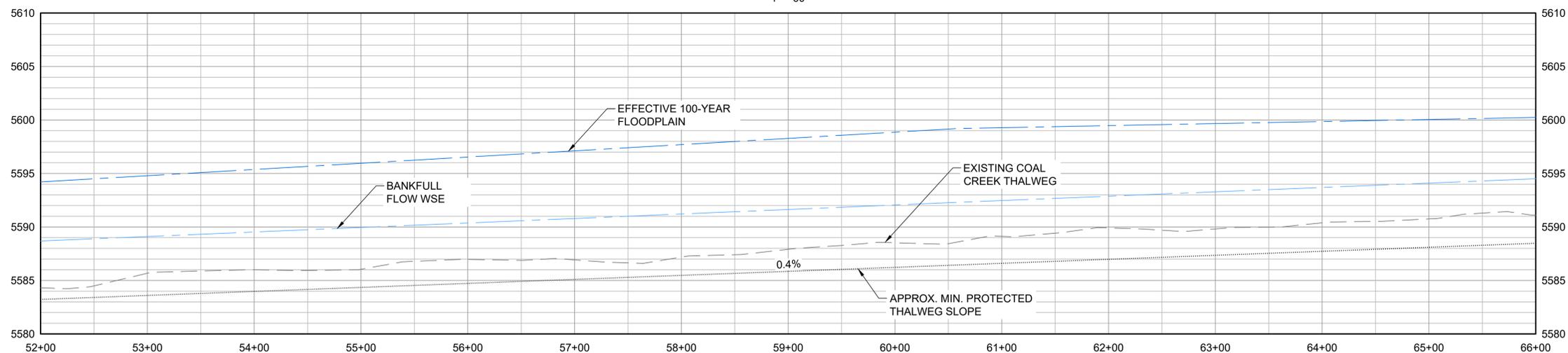
**PLAN**  
1" = 60'  
NORTH



**KEY PLAN**  
SCALE: 1" = 1,500'

- LEGEND**
- FP — EFFECTIVE FLOODWAY LIMITS
  - FP — EFFECTIVE 100-YEAR FLOODPLAIN LIMITS
  - FP — EFFECTIVE 500-YEAR FLOODPLAIN LIMITS
  - FP — EFFECTIVE FLOODPLAIN SOURCES:  
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FIRM 08005C0208L (REV. 02/17/2017)  
FIRM 08005C0216M (REV. 09/04/2020)
  - FP — ESTIMATED 100-YEAR FLOODPLAIN (WWE)
  - FP — ESTIMATED BANKFULL EXTENTS (WWE)
  - FP — APPROX. WETLAND EXTENTS
  - FP — APPROX. OHWM EXTENTS
  - FP — EASEMENT
  - FP — COAL CREEK TRACT BOUNDARY
  - FP — EXISTING FENCE
  - FP — EXISTING WATER LINE
  - FP — EXISTING OVERHEAD UTILITY
  - FP — EXISTING FIBER OPTIC
  - FP — EXISTING UNDERGROUND ELECTRIC
  - FP — EXISTING STORM OUTFALL
  - FP — FUTURE STORM OUTFALL (BY OTHERS)
  - FP — EXISTING UNDERGROUND TELE.
  - FP — FUTURE SANITARY SEWER (BY OTHERS)
  - FP — EXISTING RIPRAP
  - FP — PROPOSED RIPRAP
  - FP — EXISTING TREE DRIP LINE
  - FP — EXISTING DIRT ROAD
  - 5100 — MAJOR CONTOUR
  - 5100 — MINOR CONTOUR
  - 5100 — EXISTING MAJOR CONTOUR
  - 5100 — EXISTING MINOR CONTOUR
  - FP — POND

- NOTES**
- CONTRACTOR TO MINIMIZE SITE DISTURBANCE AND PRESERVE EXISTING VEGETATION TO THE EXTENT PRACTICAL.
  - WHERE BURIED STRUCTURES ARE PROPOSED, EXISTING GRADE AND VEGETATION SHALL BE RESTORED.
  - NO STOCKPILING OF MATERIAL, OR STORAGE OF EQUIPMENT WILL BE PERMITTED IN THE FLOODWAY.



**PROFILE**  
HORIZONTAL 1" = 60'  
VERTICAL 1" = 6'

Plot Date/Time: 11/08/2024, 04:54:13 PM, C:\WVE\231-021\000\CAD\01\_DWG\PPXX.DWG-07 PLAN & PROFILE STA. 52+00 - 66+00

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- APPLICANT UNDERSTANDS THAT WORK IN 100-YEAR FLOODPLAIN REQUIRES A FLOODPLAIN DEVELOPMENT PERMIT WHICH MUST BE OBTAINED PRIOR TO GRADING OR CONSTRUCTION WITHIN THE FLOODPLAIN.

**BENCHMARK:**

CITY OF AURORA BENCHMARK NUMBER 4S6529NW001 BEING A 3" BRASS CAP ATOP A 30" LONG STEEL PIPE IN CONCRETE LOCATED ON SOUTH SIDE OF EAST JEWELL AVENUE BEING 1' NORTH OF SOUTH RIGHT OF WAY FENCE LINE AND 4' EAST OF INTERSECTION OF SOUTH RIGHT OF WAY FENCE AND THE NORTH SOUTH SECTION LINE FENCE RUNNING SOUTH. IN VICINITY OF 1/4 CORNER TO SECTIONS 20/29, T4S, R65W.  
ELEVATION = 5643.37' (NAVD 88).

**DRAFT**  
WORK IN PROGRESS

**WWE** WRIGHT WATER ENGINEERS, INC.  
2490 W. 26TH AVE. SUITE 100A  
DENVER, CO 80211  
(303) 480-1700 FAX: (303) 480-1020

NO.	BY	DATE	DESCRIPTION	COMMENTS

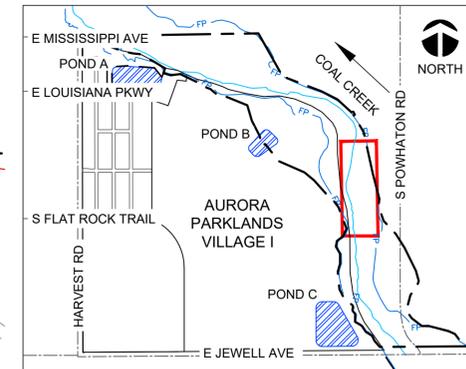
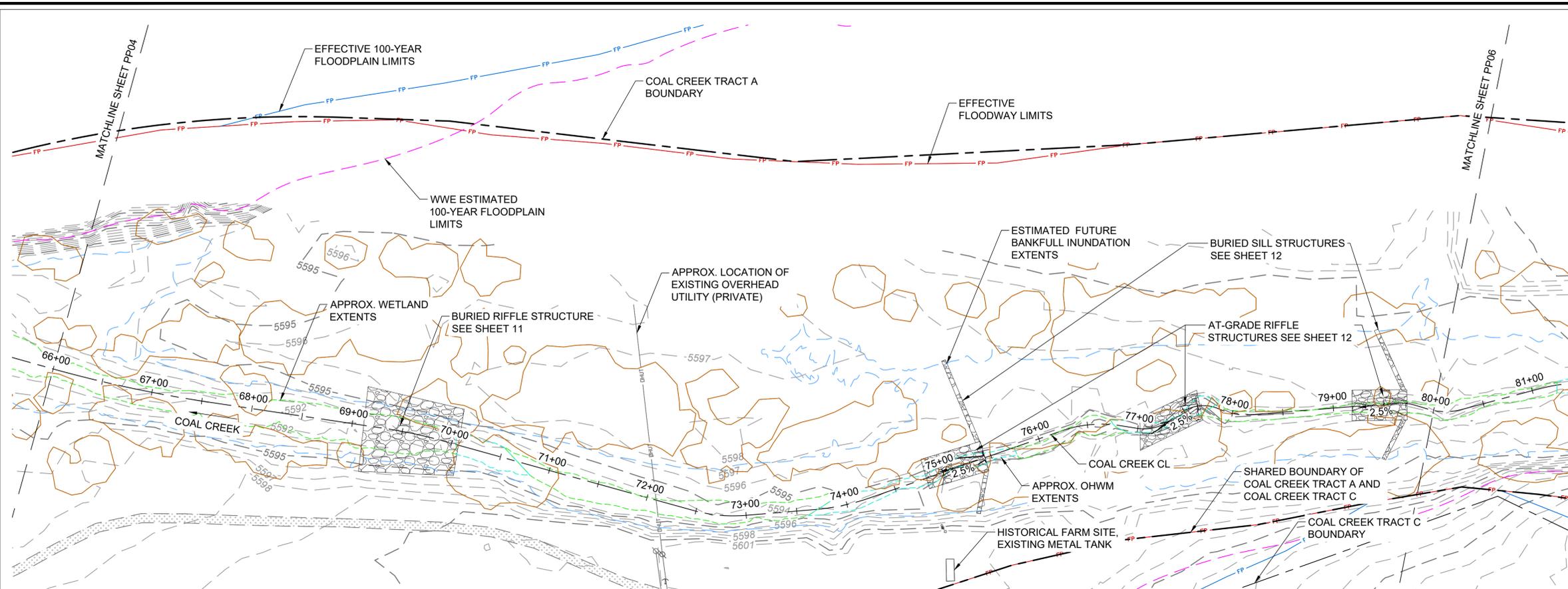
**DRAFT**  
NOT FOR  
CONSTRUCTION

	DATE
DESIGN	DTL 11/7/2024
DETAIL	MYG 11/7/2024
CHECK	SDS 11/7/2024
SCALE	SHOWN

PARKLANDS COAL CREEK INFRASTRUCTURE PLAN

PLAN & PROFILE STA. 52+00 - 66+00

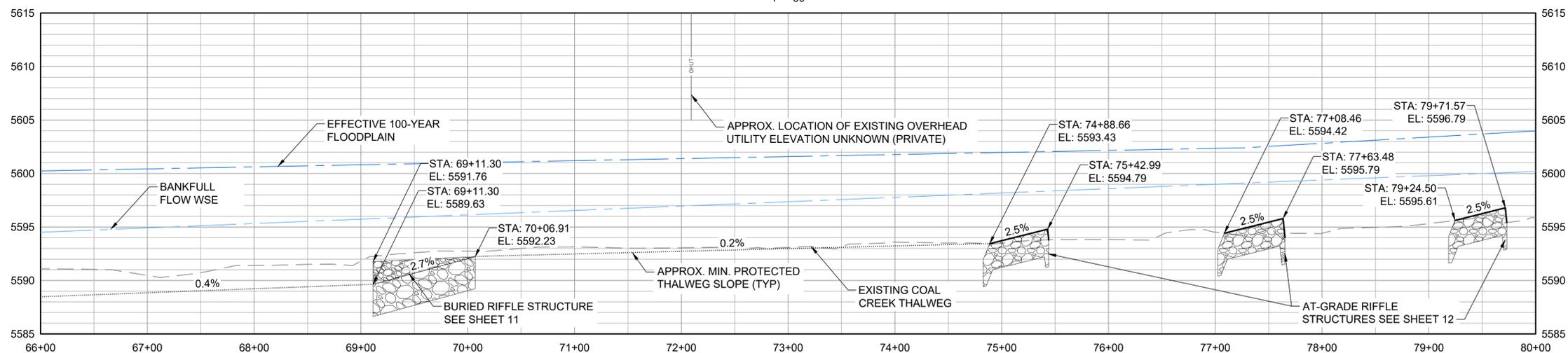
JOB NO.	231-021.000
SHEET	PP04
SHEET NO.	07



**KEY PLAN**  
SCALE: 1" = 1,500'

- LEGEND**
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  - OHUT — EXISTING OVERHEAD UTILITY
  - FO — EXISTING FIBER OPTIC
  - UE — EXISTING UNDERGROUND ELECTRIC
  - D — EXISTING STORM OUTFALL
  - F — FUTURE STORM OUTFALL (BY OTHERS)
  - UT — EXISTING UNDERGROUND TELE.
  - SS — FUTURE SANITARY SEWER (BY OTHERS)
  - EXISTING RIPRAP
  - PROPOSED RIPRAP
  - EXISTING TREE DRIP LINE
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  - 5100 — MAJOR CONTOUR
  - 5100 — MINOR CONTOUR
  - 5100 — EXISTING MAJOR CONTOUR
  - 5100 — EXISTING MINOR CONTOUR
  - POND

**PLAN**  
1" = 60'  
NORTH



**PROFILE**  
HORIZONTAL 1" = 60'  
VERTICAL 1" = 6'  
NORTH

- NOTES**
- CONTRACTOR TO MINIMIZE SITE DISTURBANCE AND PRESERVE EXISTING VEGETATION TO THE EXTENT PRACTICAL.
  - WHERE BURIED STRUCTURES ARE PROPOSED, EXISTING GRADE AND VEGETATION SHALL BE RESTORED.
  - NO STOCKPILING OF MATERIAL, OR STORAGE OF EQUIPMENT WILL BE PERMITTED IN THE FLOODWAY.

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**DRAFT**  
**WORK IN PROGRESS**

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NO.	BY	DATE	DESCRIPTION	COMMENTS

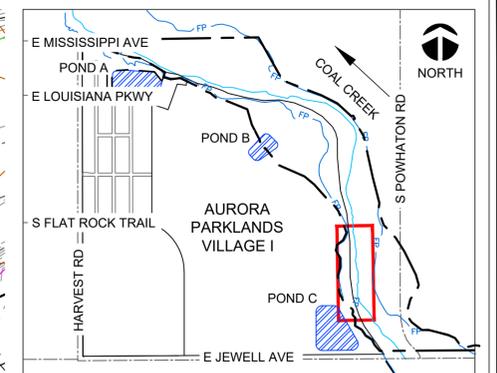
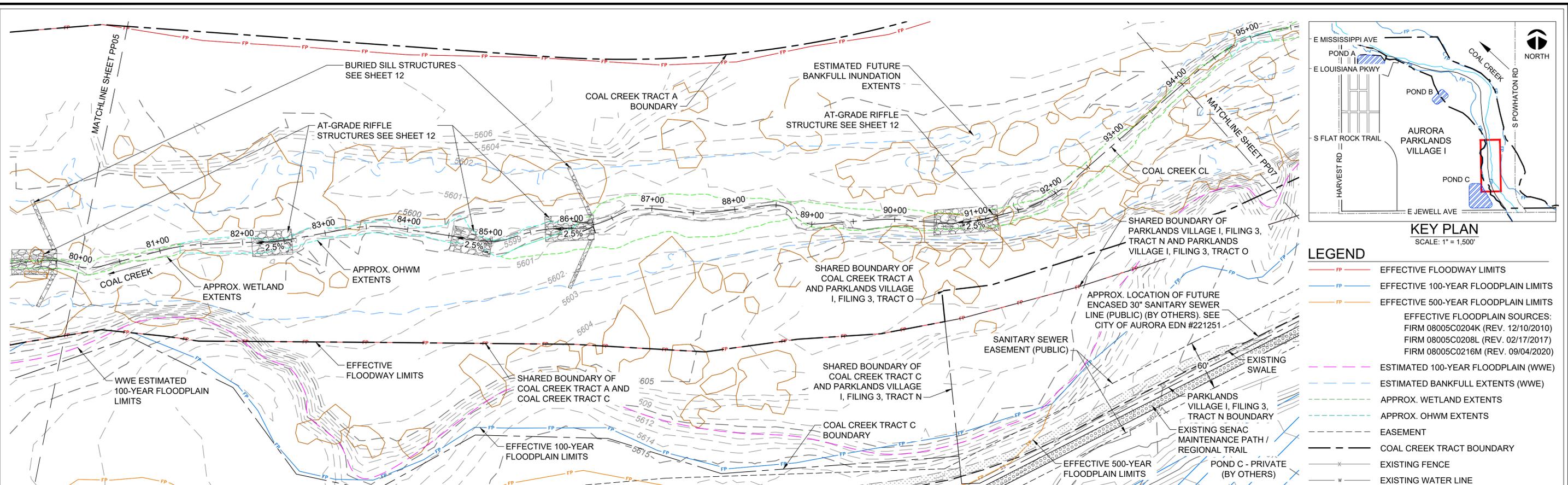
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NOT FOR  
CONSTRUCTION

		DATE
DESIGN	DTL	11/7/2024
DETAIL	MYG	11/7/2024
CHECK	SDS	11/7/2024
SCALE	SHOWN	

**PARKLANDS COAL CREEK INFRASTRUCTURE PLAN**

JOB NO.	231-021.000
SHEET	PP05
SHEET NO.	08

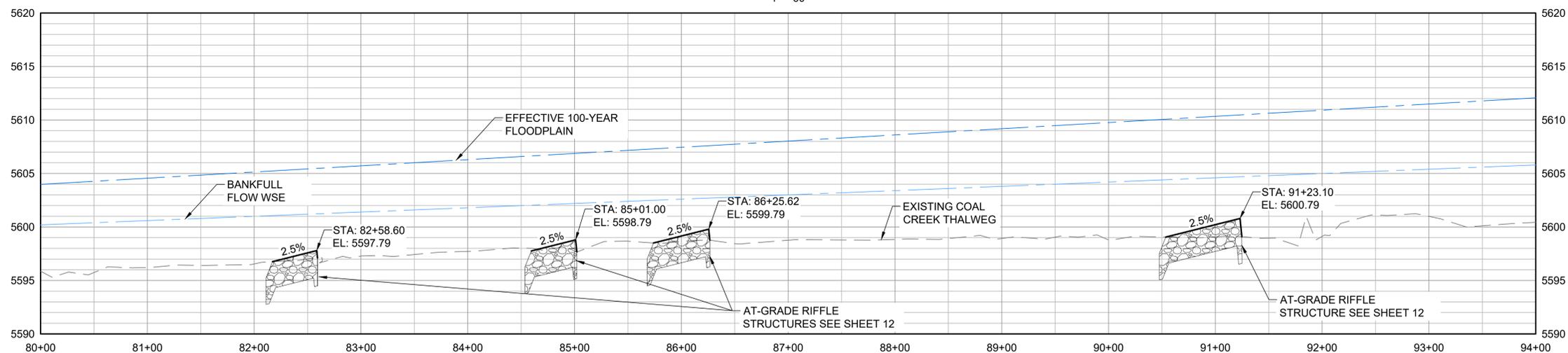
PLAN & PROFILE STA. 66+00 - 80+00



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  - 5100 MINOR CONTOUR
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  - 5100 MINOR CONTOUR (BY OTHERS)
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**PLAN**  
1" = 60'  
NORTH



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**DRAFT**  
**WORK IN PROGRESS**

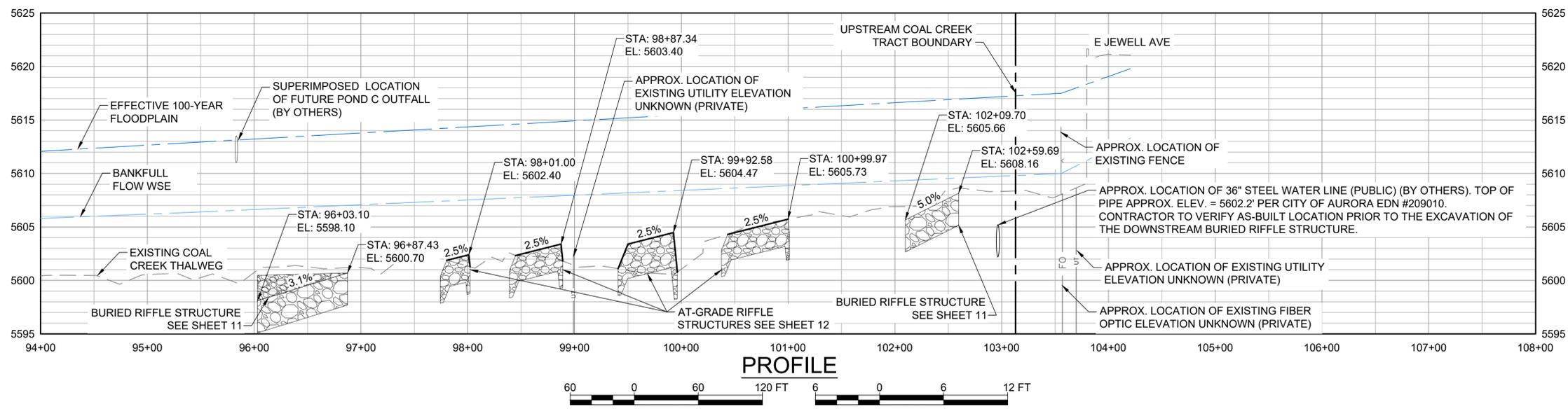
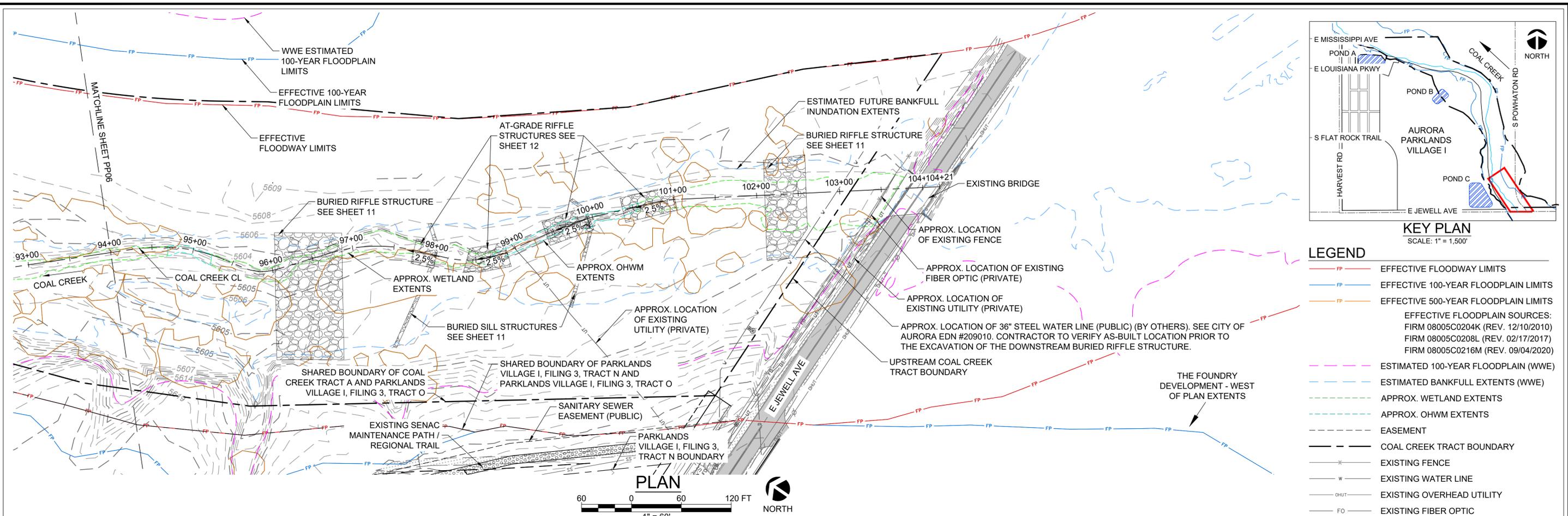
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NO.	BY	DATE	DESCRIPTION	COMMENTS

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CHECK	SDS 11/7/2024
SCALE	SHOWN

**PARKLANDS COAL CREEK INFRASTRUCTURE PLAN**  
JOB NO. 231-021.000  
SHEET PP06  
PLAN & PROFILE STA. 80+00 - 94+00  
SHEET NO. **09**



- NOTES**
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**WORK IN PROGRESS**

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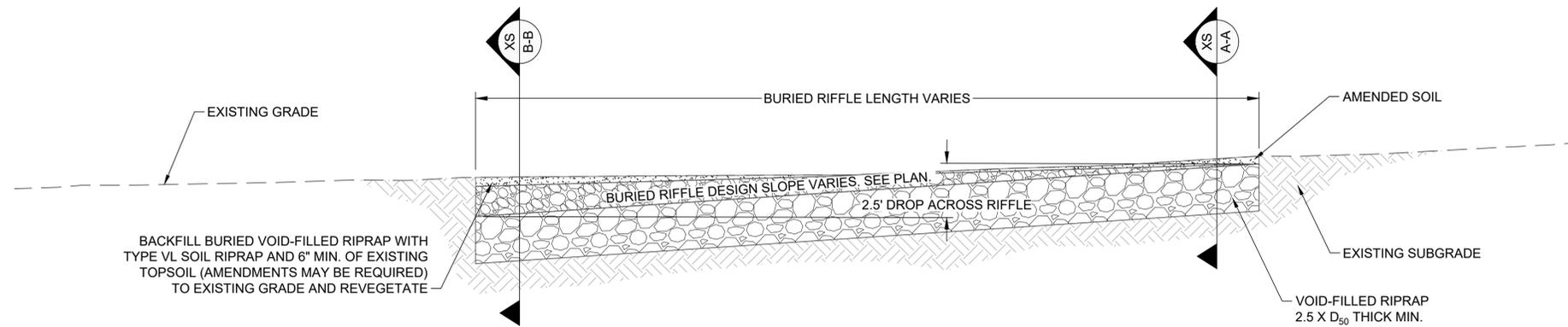
	DATE
DESIGN	DTL 11/7/2024
DETAIL	MYG 11/7/2024
CHECK	SDS 11/7/2024
SCALE	SHOWN

**PARKLANDS COAL CREEK INFRASTRUCTURE PLAN**

PLAN & PROFILE STA. 94+00 - 108+00

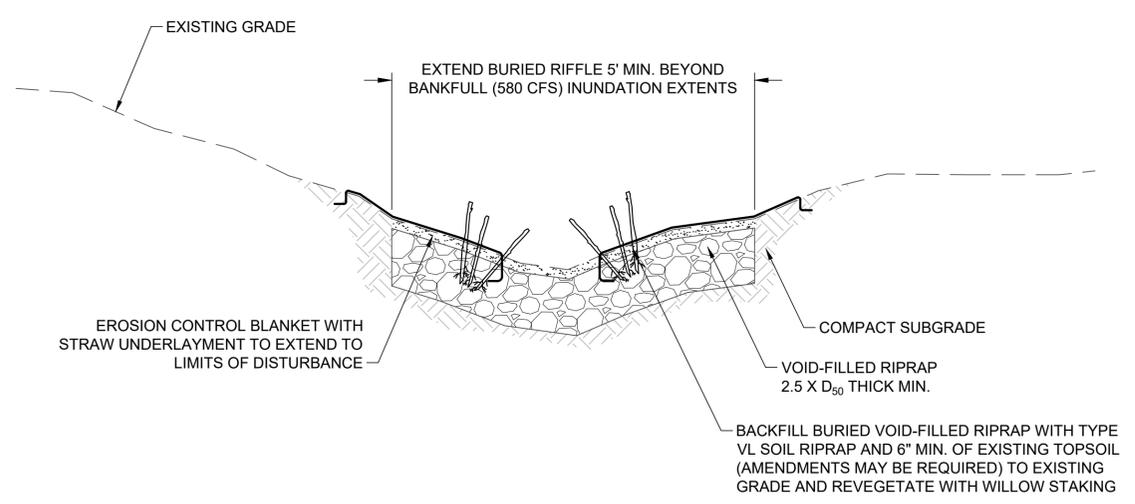
JOB NO. 231-021.000  
SHEET PP07  
SHEET NO. 10

Plot Date/Time: 11/08/2024, 04:55:43 PM, C:\WVE\231-021\000\CAD\01\_DWG\PP07.DWG-10 PLAN & PROFILE STA. 94+00 - 108+00

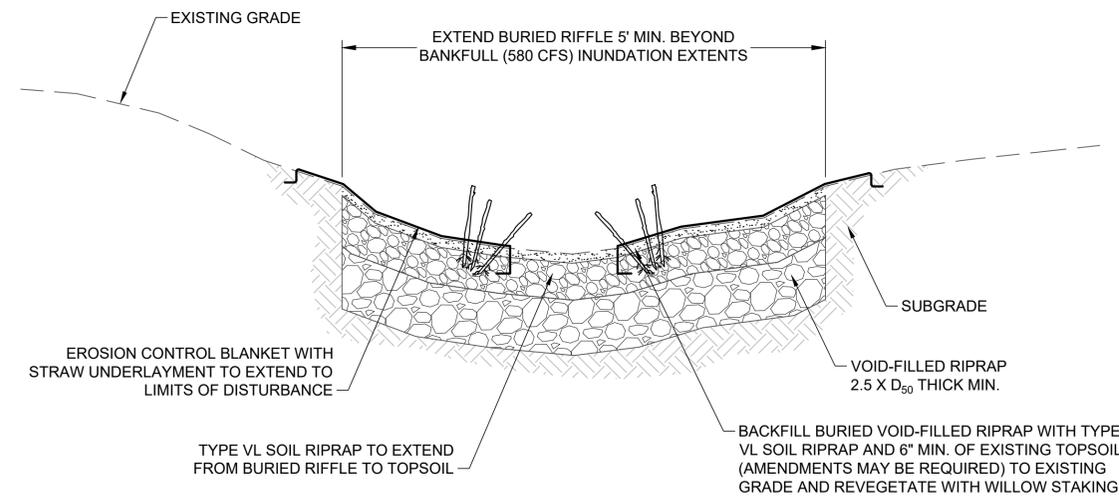


1  
DT1  
**BURIED RIFFLE PROFILE**  
N.T.S.

- NOTES:**
- EXISTING GRADE AND VEGETATION SHOULD BE RESTORED AFTER PLACEMENT OF BURIED RIFFLE STRUCTURES.
  - BURIED RIFFLE STRUCTURES ARE INTENDED TO PROVIDE ADDITIONAL STRUCTURE TO THE CHANNEL TO HELP MITIGATE POTENTIAL FUTURE EROSION FROM MOVING UPSTREAM THROUGH THE CHANNEL CORRIDOR.
  - VOID-FILLED RIPRAP RIFFLE STRUCTURES FOR THE BURIED RIFFLE STRUCTURES SHALL BE PLACED AT A MAXIMUM SLOPE OF 5% UNLESS OTHERWISE SPECIFIED.
  - VOID-FILLED RIPRAP SHALL BE BURIED A MINIMUM OF 6" WITH AMENDED SOIL. AMENDED SOIL SHALL BE PLACED TO MATCH EXISTING GRADE.
  - ALL DISTURBED AREAS SHALL BE REVEGETATED TO EXISTING CONDITIONS AND COVERED WITH A BIODEGRADABLE COIR EROSION CONTROL BLANKET WITH STRAW UNDERLAYMENT.
  - AT THE DIRECTION OF THE ENGINEER, EXISTING TOPSOIL SHALL BE STRIPPED AND STOCKPILED SEPARATELY FOR FILL ABOVE THE BURIED RIPRAP. SOIL AMENDMENTS MAY BE REQUIRED PENDING RESULTS OF SOIL TESTING.
  - THE CONTRACTOR SHALL NOTIFY THE ENGINEER ONCE THE VOID-FILLED RIPRAP HAS BEEN PLACED FOR INSPECTION. PLACEMENT OF AMENDED SOIL ATOP THE BURIED RIFFLE STRUCTURE PRIOR TO INSPECTION COULD RESULT IN STRUCTURE REPLACEMENT.
  - THE MILE HIGH FLOOD DISTRICT'S STANDARDS AND SPECIFICATIONS FOR RIPRAP, TOPSOIL, REVEGETATION, AND EROSION CONTROL BLANKET SHALL BE ADHERED TO.



A-A  
DT1  
**BURIED RIFFLE SECTION**  
N.T.S.



B-B  
DT1  
**BURIED RIFFLE SECTION**  
N.T.S.

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SCALE	SHOWN

PARKLANDS COAL CREEK INFRASTRUCTURE PLAN

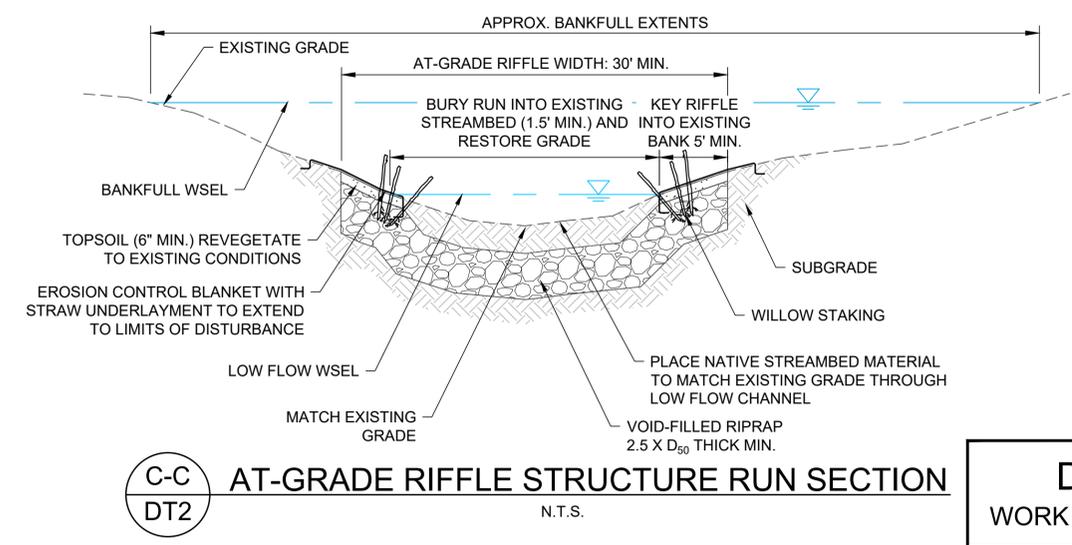
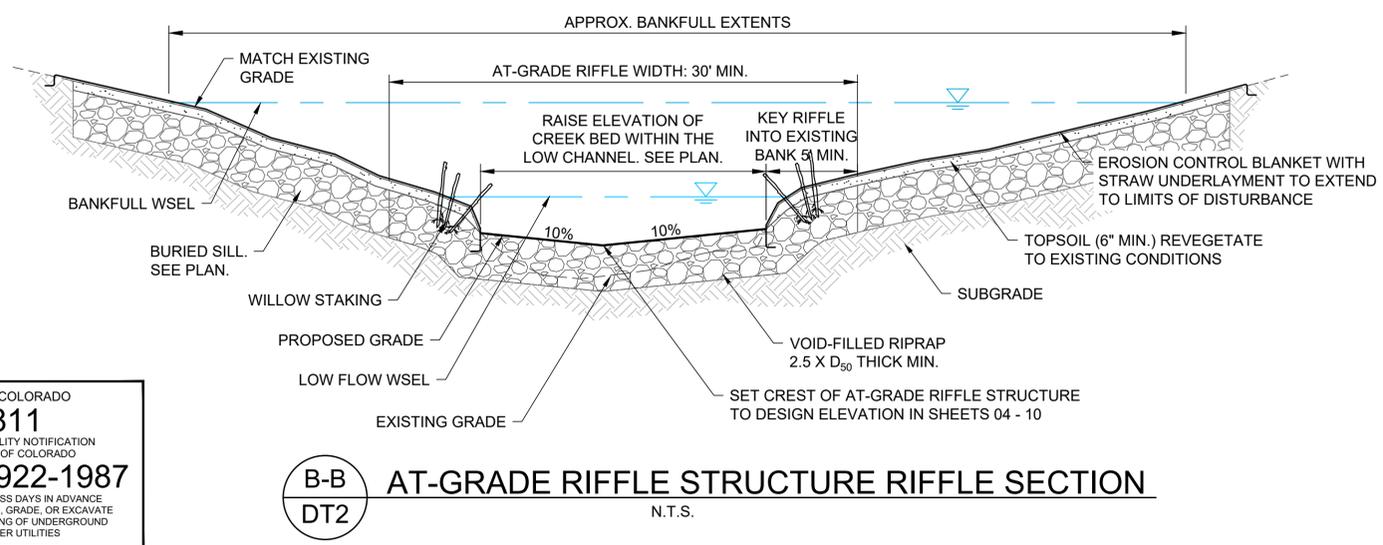
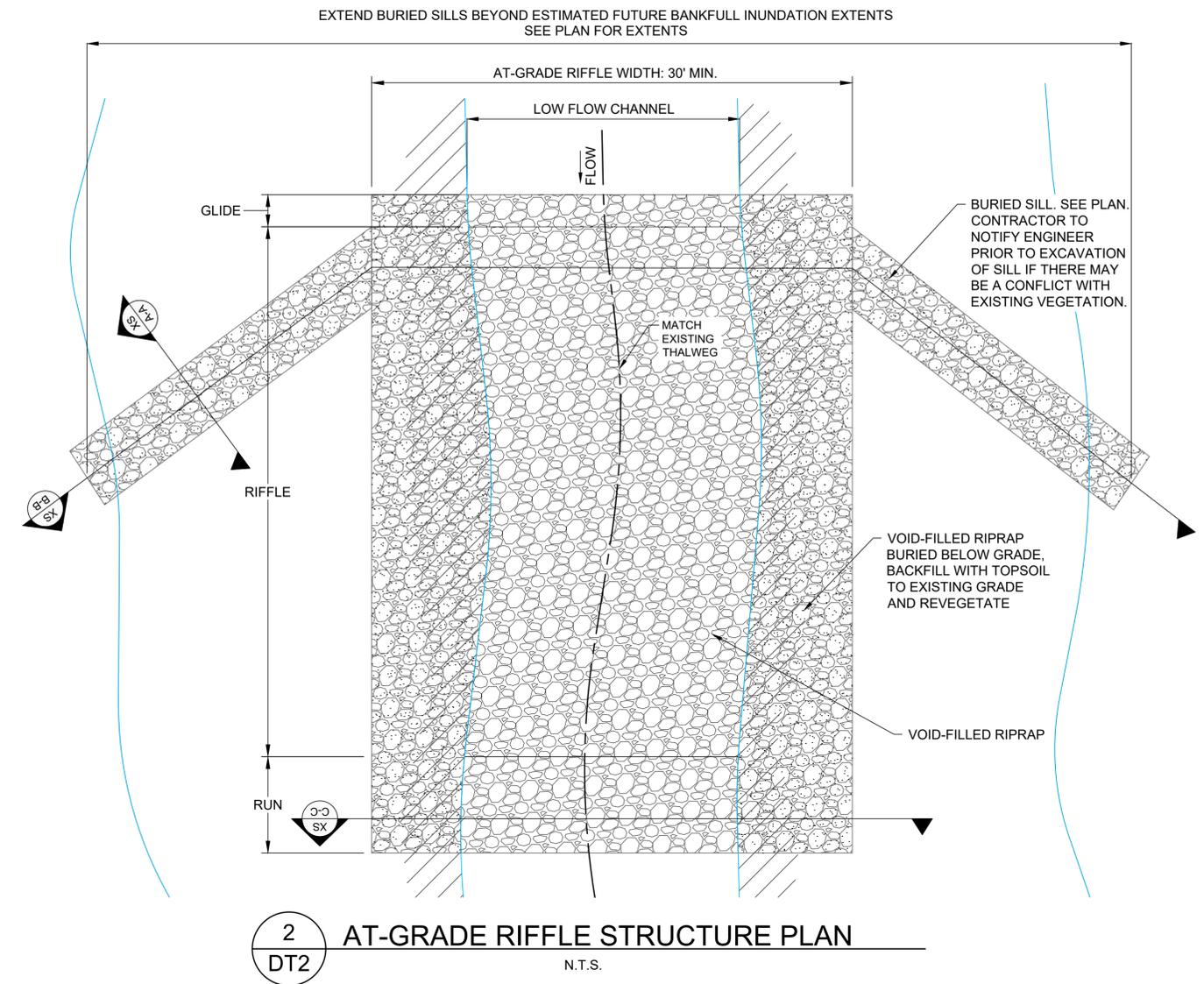
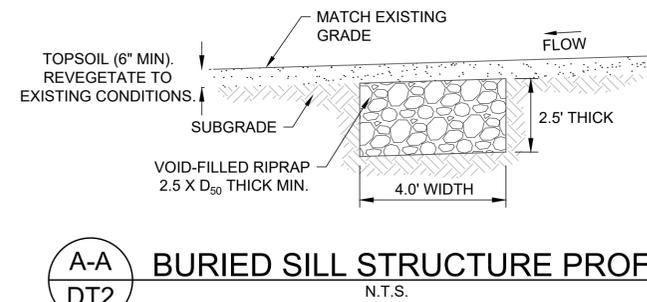
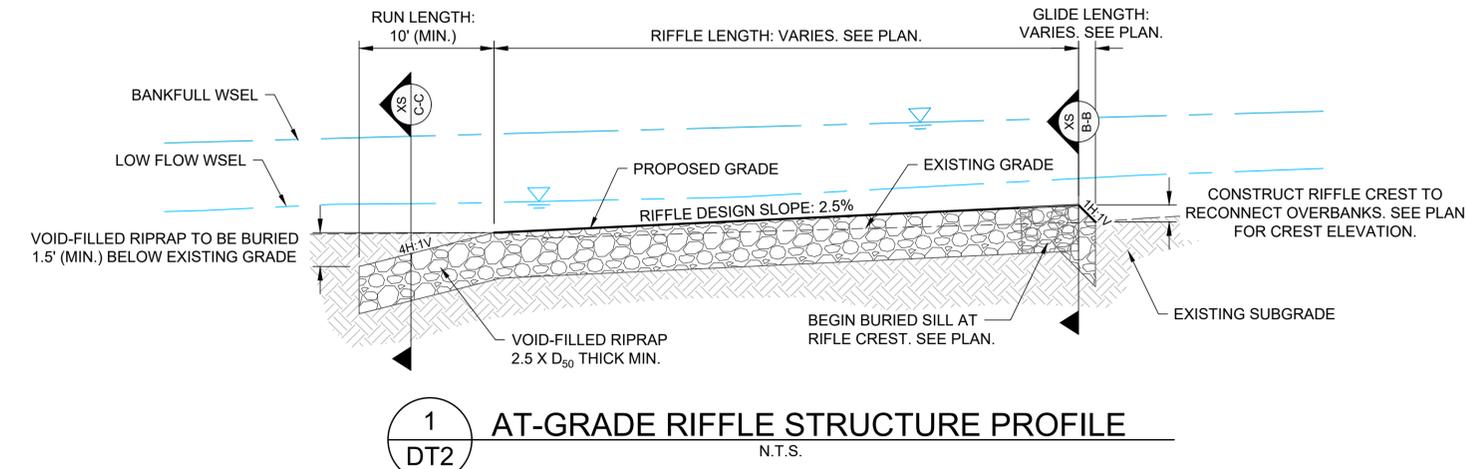
TYPICAL BURIED RIFFLE

JOB NO.	231-021.000
SHEET	DT01
SHEET NO.	11

Plot Date/Time: 11/13/2024, 09:40:34 AM; G:\WWE\231-021\000\CAD\01\_DWGSD\DTXX\DWG-11 TYPICAL BURIED RIFFLE

**NOTES:**

- EXISTING GRADE AND VEGETATION SHOULD BE RESTORED AFTER PLACEMENT OF AT-GRADE RIFFLE STRUCTURES.
- AT-GRADE RIFFLE STRUCTURES ARE INTENDED TO RECONNECT THE OVERBANKS OF COAL CREEK WITH THE MAIN CHANNEL IN LOCATIONS WHERE THE CREEK IS EVIDENTLY ENTRENCHED IN ITS EXISTING CONDITION. TO REDUCE THE DISTURBANCE TO THE EXISTING CORRIDOR, RECONNECTION OF THE CREEK BANKS IS ACHIEVED THROUGH THE PLACEMENT OF VOID-FILLED RIPRAP WITHIN THE LOW FLOW CHANNEL, RATHER THAN OVERBANK GRADING.
- AT-GRADE VOID-FILLED RIPRAP RIFFLE STRUCTURES SHALL BE PLACED AT A SLOPE OF 2.5% UNLESS OTHERWISE SPECIFIED.
- WHERE THE AT-GRADE VOID-FILLED RIPRAP IS KEYED INTO THE EXISTING BANKS, THE IMPORTED MATERIAL SHALL BE BURIED A MINIMUM OF 6" WITH AMENDED SOIL. AMENDED SOIL SHALL BE PLACED TO MATCH EXISTING GRADE.
- ALL DISTURBED OVERBANK AREAS SHALL BE REVEGETATED TO EXISTING CONDITIONS AND COVERED WITH A BIODEGRADABLE COIR EROSION CONTROL BLANKET WITH STRAW UNDERLAYMENT.
- AT THE DIRECTION OF THE ENGINEER, EXISTING TOPSOIL SHALL BE STRIPPED AND STOCKPILED SEPARATELY FOR FILL ABOVE THE BURIED RIPRAP.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER ONCE THE VOID-FILLED RIPRAP HAS BEEN PLACED FOR INSPECTION. PLACEMENT OF AMENDED SOIL ATOP THE BURIED RIFFLE STRUCTURE PRIOR TO INSPECTION COULD RESULT IN STRUCTURE REPLACEMENT.
- THE MILE HIGH FLOOD DISTRICT'S STANDARDS AND SPECIFICATIONS FOR RIPRAP, TOPSOIL, REVEGETATION, AND EROSION CONTROL BLANKET SHALL BE ADHERED TO.
- THE DESIGN OF THESE RIFFLE STRUCTURES ARE NEITHER REVIEWED NOR APPROVED WITH THE PDR.



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FOR THE MARKING OF UNDERGROUND  
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Plot Date/Time: 11/13/2024, 09:40:37 AM; G:\WWE\231-021\000\CAD\01\_DWG\DTXX.DWG-12 TYPICAL AT-GRADE RIFFLE STRUCTURE

**WWE** WRIGHT WATER ENGINEERS, INC.  
2490 W. 26TH AVE. SUITE 100A  
DENVER, CO 80211  
(303) 480-1700 FAX: (303) 480-1020

NO.	BY	DATE	DESCRIPTION	COMMENTS

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	DATE
DESIGN	DTL 11/7/2024
DETAIL	MYG 11/7/2024
CHECK	SDS 11/7/2024
SCALE	SHOWN

PARKLANDS COAL CREEK INFRASTRUCTURE PLAN		JOB NO. 231-021.000
TYPICAL AT-GRADE RIFFLE STRUCTURE		SHEET DT02
		SHEET NO. <b>12</b>

Riprap Designation	% Smaller Than Given Size By Weight	Intermediate Rock Dimension (inches)	d <sub>50</sub> * (inches)
Type VL	70 - 100	12	6**
	50 - 70	9	
	35 - 50	6	
Type L	70 - 100	15	9**
	50 - 70	12	
	35 - 50	9	
Type M	70 - 100	21	12**
	50 - 70	18	
	35 - 50	12	
Type H	70 - 100	30	18
	50 - 70	24	
	35 - 50	18	
Type VH	70 - 100	41	24
	50 - 70	33	
	35 - 50	24	
*d <sub>50</sub> = Mean Particle Size			
**Mix VL, L and M riprap with 35% topsoil (by volume) and bury it with 4 to 6 inches of topsoil, all vibration compacted, and revegetate.			

Approximate Proportions (loader buckets)	Material Type	Material Description
6	Riprap	Type M or H
2	Void-fill material	7-inch minus crushed rock surge (100% passing 7-inch sieve, 80-100% passing 6-inch sieve, 35-50% passing 3-inch sieve, 10-20% passing 1.5-inch sieve)
1	Void-fill material	2 to 4-inch cobble (round washed river rock that is well-graded, 100% passing 6-inch sieve, 35-50% passing 3-inch sieve, 5-20% passing 2-inch sieve)
1	Void-fill material	4-inch minus pit run surge (round river rock and sand, well graded, 90-100% passing 4-inch sieve, 70-80% passing 1.5-inch sieve, 40-60% passing 3/8-inch sieve, 10-30% passing #16 sieve).
1	Void-fill material	Type II bedding
1/2 to 1	Void-fill material	Native topsoil
Top layer	Top dressing	Additional 4 to 12-inch cobbles (round washed river rock that is well graded, 80-100% passing 12-inch sieve, 35-50% passing 6-inch sieve, 5-20% passing 4-inch sieve) shall be mixed in on the surface of exposed sections of void-filled riprap (covering approximately 15% of the surface) prior to compaction of the void-filled riprap. Cobbles shall be fully embedded into the mass of the void-filled riprap.

Note: Mix proportions and material gradations are approximate and are subject to adjustment by the ENGINEER.

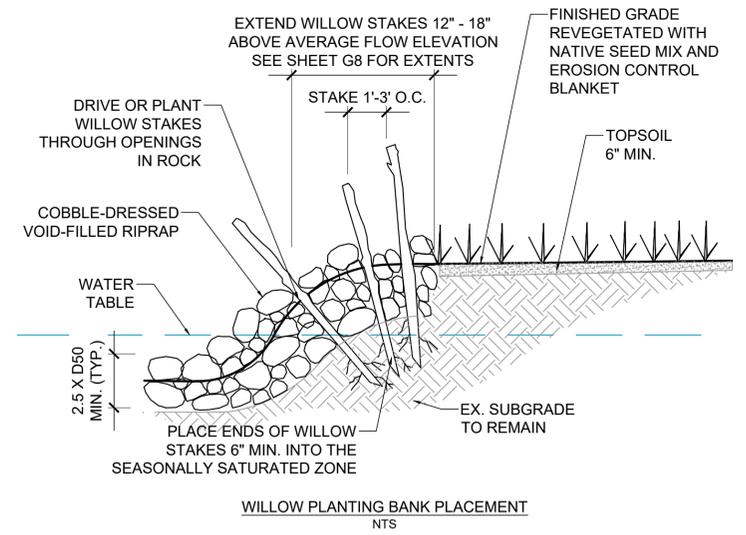
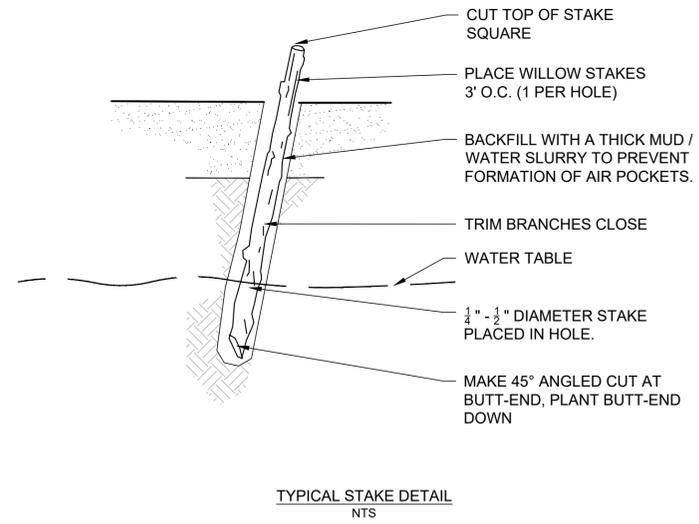
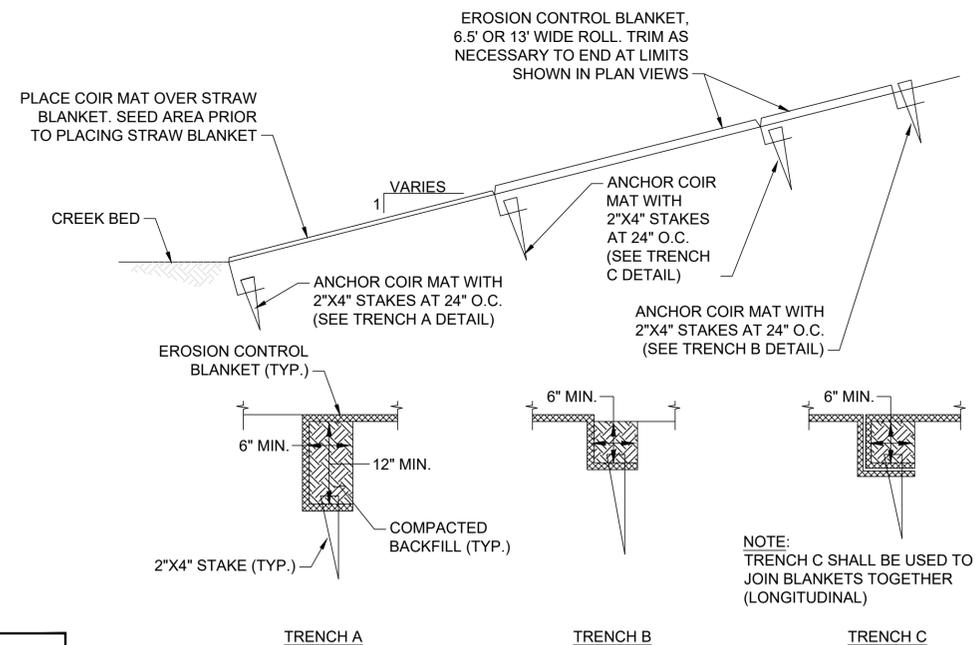
**VOID-FILLED RIPRAP PLACEMENT AND GRADATION NOTES:**

- WHERE "VOID-FILLED RIPRAP" IS DESIGNATED ON THE CONTRACT DRAWINGS, RIPRAP SHALL BE MIXED WITH THE MATERIALS AND ASSOCIATED PROPORTIONS LISTED IN THE MIX TABLE TO FILL THE VOIDS OF THE RIPRAP. COBBLE TOP-DRESSING SHALL BE MIXED INTO THE VOID-FILLED RIPRAP THROUGH THE LOW FLOW CHANNEL AT A MINIMUM.
- THE MIX PROPORTIONS PROVIDED IN THE TABLE ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT BY THE ENGINEER.
- THE RIPRAP AND VOID-FILLED MATERIALS SHALL BE STOCKPILED SEPARATELY AND THOROUGHLY MIXED PRIOR TO PLACEMENT AND SHALL BE INSTALLED AND COMPACTED SO THAT A DENSE, INTERLOCKED LAYER OF RIPRAP AND VOID-FILL MATERIAL IS PROVIDED WITH RIPRAP VOIDS COMPLETELY FILLED. THE LOOSE MATERIAL SHALL BE PLACED IN A SINGLE LIFT OF SUFFICIENT HEIGHT SUCH THAT FINAL GRADE WILL BE ACHIEVED UPON COMPACTION. IF THE COMPACTED MATERIAL IS BELOW FINAL GRADE, PLACEMENT OF ONLY THE SMALLER VOID-FILL MATERIALS TO ACHIEVE FINAL GRADE IS NOT PERMITTED. IN SUCH CASES IT IS NECESSARY TO ADD MORE STANDARD SIZED VOID-FILLED RIPRAP AND REMIX THE ENTIRE THICKNESS OF ROCK TO ACHIEVE THE DESIGN SECTION. SEGREGATION OF MATERIALS SHALL BE AVOIDED AND IN NO CASE SHALL THE COMBINED MATERIAL CONSIST PRIMARILY OF THE VOID-FILL MATERIALS. THE DENSITY AND INTERLOCKING NATURE OF RIPRAP IN THE MIXED MATERIAL SHALL ESSENTIALLY BE THE SAME AS IF THE RIPRAP WAS PLACED WITHOUT FILLING THE VOIDS.
- COMPACTION OF THE VOID-FILLED RIPRAP SHALL BE PERFORMED BY WHEEL ROLLING WITH HEAVY RUBBER-TIRED EQUIPMENT (E.G. FRONT END LOADER). THE MOISTURE CONTENT OF THE MIXTURE SHALL BE AT OPTIMUM CONDITIONS PRIOR TO COMPACTION AND WATER SHALL BE ADDED, AS NECESSARY, AT THE DIRECTION OF THE ENGINEER.
- WHERE INDICATED ON THE DRAWINGS, A SURFACE LAYER OF MOIST TOPSOIL SHALL BE PLACED OVER THE VOID-FILLED RIPRAP. THE TOPSOIL SURFACE LAYER SHALL BE COMPACTED TO APPROXIMATELY 85% OF MAXIMUM DENSITY AND WITHIN TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698. TOPSOIL SHALL BE ADDED TO ANY AREAS THAT SETTLE.
- ALL VOID-FILLED RIPRAP THAT IS BURIED WITH TOPSOIL SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ANY TOPSOIL PLACEMENT.

**SOIL RIPRAP NOTES:**

- ELEVATION TOLERANCES FOR THE SOIL RIPRAP SHALL BE 0.10 FEET. THICKNESS OF SOIL RIPRAP SHALL BE NO LESS THAN THICKNESS SHOWN AND NO MORE THAN 2-INCHES GREATER THAN THE THICKNESS SHOWN.
- WHERE "SOIL RIPRAP" IS DESIGNATED ON THE CONTRACT DRAWINGS, RIPRAP VOIDS ARE TO BE FILLED WITH NATIVE SOIL. THE RIPRAP SHALL BE PRE-MIXED WITH THE NATIVE SOIL AT THE FOLLOWING PROPORTIONS BY VOLUME: 65 PERCENT RIPRAP AND 35 PERCENT SOIL. THE SOIL USED FOR MIXING SHALL BE NATIVE TOPSOIL AND SHALL HAVE A MINIMUM FINES CONTENT OF 15 PERCENT. THE SOIL RIPRAP SHALL BE INSTALLED IN A MANNER THAT RESULTS IN A DENSE, INTERLOCKED LAYER OF RIPRAP WITH RIPRAP VOIDS FILLED COMPLETELY WITH SOIL. SEGREGATION OF MATERIALS SHALL BE AVOIDED AND IN NO CASE SHALL THE COMBINED MATERIAL CONSIST PRIMARILY OF SOIL; THE DENSITY AND INTERLOCKING NATURE OF RIPRAP IN THE MIXED MATERIAL SHALL ESSENTIALLY BE THE SAME AS IF THE RIPRAP WAS PLACED WITHOUT SOIL.
- WHERE SPECIFIED (TYPICALLY AS "BURIED SOIL RIPRAP"), A SURFACE LAYER OF TOPSOIL SHALL BE PLACED OVER THE SOIL RIPRAP ACCORDING TO THE THICKNESS SPECIFIED ON THE CONTRACT DRAWINGS. THE TOPSOIL SURFACE LAYER SHALL BE COMPACTED TO APPROXIMATELY 85% OF MAXIMUM DENSITY AND WITHIN TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698. TOPSOIL SHALL BE ADDED TO ANY AREAS THAT SETTLE.
- ALL SOIL RIPRAP THAT IS BURIED WITH TOPSOIL SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ANY TOPSOIL PLACEMENT.

**1 RIPRAP PLACEMENT**  
DT3 N.T.S.



**WILLOW NOTES:**

- INTEGRATE STAKE PLANTING TECHNIQUES DURING ROCK PLACEMENT TO ENSURE CONTACT WITH NATIVE GROUND.
- PLACE SOIL FILL AROUND CUTTINGS AND "WATER IN"
- 2 STAKES PER LINEAR FOOT OF COBBLE TOE
- CONTRACTOR SHALL WATER IN INITIALLY DURING IMPLEMENTATION.

**2 EROSION CONTROL BLANKET**  
DT3 N.T.S.

**3 WILLOW PLANTING DETAIL**  
DT3 N.T.S.

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PARKLANDS COAL CREEK INFRASTRUCTURE PLAN

TYPICAL DETAILS

JOB NO.	231-021.000
SHEET	DT03
SHEET NO.	13