

# FINAL PLAT SITE PLAN FOR PARQ AT ROCK CREEK

7500 SOUTH 88TH STREET

BEING LOT 1, BLOCK 1, AND TRACTS A, B, AND C, OF "ROCK CREEK RANCH FILING NO. 25" LOCATED IN THE NORTHWEST QUARTER OF SECTION 29 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, OWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

ANOVA FURNISHINGS, CONTACT: KATIE BRIDGES 720-584-4327  
DESCRIPTION: EXPOSITION 6' CONTOUR BENCH - LEXC6, OR APPROVED EQUAL  
SIZE: 25.16" WIDTH X 33.37" HEIGHT X 72.27" LENGTH, 74.77" WITH ARMRESTS  
MATERIALS: 10 GAUGE STEEL SLAT SEAT WITH STEEL LEGS AND ARMRESTS  
FINISH AND COLOR OF SEAT, LEGS, ARMRESTS: HIGH PERFORMANCE FUSION ADVANTAGE POWDER COATED STEEL IN TEXTURED PEWTER  
BENCH TO BE SURFACE MOUNTED, ADA COMPLIANT CONCRETE PAD REQUIRED UNDER EACH BENCH LOCATION  
WEBSITE: [anovafurnishings.com/product.aspx?id=LXC6&nid=1](http://anovafurnishings.com/product.aspx?id=LXC6&nid=1)



## 1 BENCH

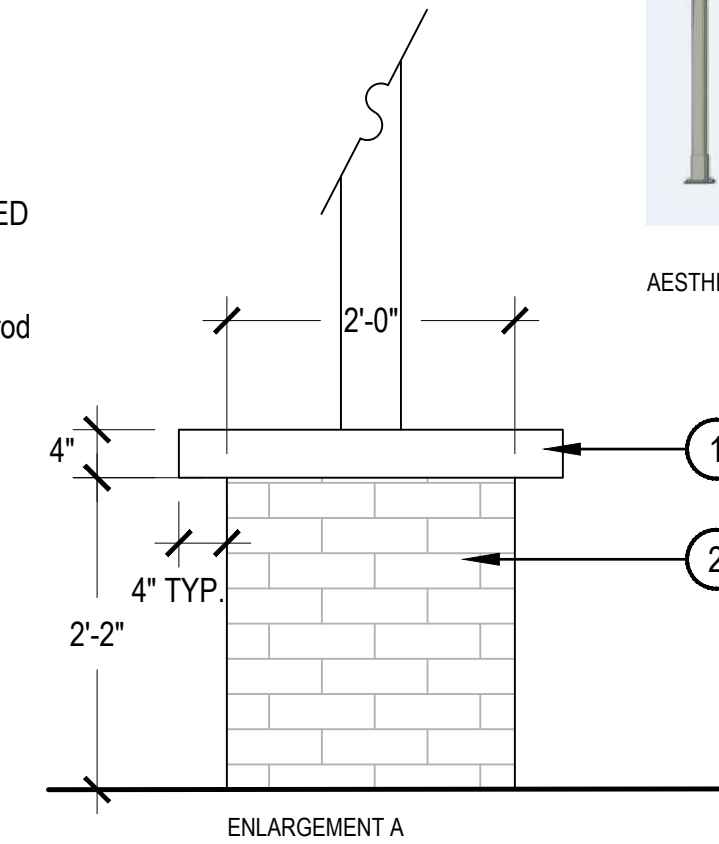
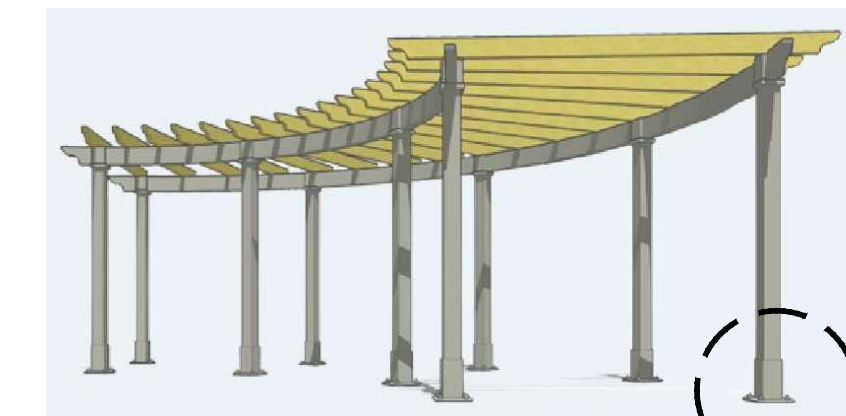
SCALE: NTS

ANOVA FURNISHINGS, CONTACT: KATIE BRIDGES 720-584-4327  
DESCRIPTION: LATITUDE TABLE, 4 SEATS - #L1449, OR APPROVED EQUAL  
SIZE: 93" DIA X 34" HEIGHT  
MATERIALS: POWDER-COATED STEEL  
COLOR: TEXTURED PEWTER  
TABLE TO BE SURFACE MOUNTED  
WEBSITE: <http://www.anovafurnishings.com/product/uct/1449-latitude-table-4-seats>



## 2 TABLE

SCALE: NTS



## 3 TRELLIS

SCALE: NTS

MANUFACTURER: COVERWORX, STEELWORX PRODUCT  
DESCRIPTION: STEELWORX RADIAL TRELLIS/ARBOR WITH STANDARD END CUT STEEL RAFTERS (SCALLOP CUT SHOWN IN PICTURE NOT PREFERRED)  
MATERIALS: HANDCRAFTED TUBULAR STEEL FRAMEWORK, ZINC-PRIMED POWDER-COATING  
COLORS: GALVALUME PLUS STEEL STRUCTURE AND SLATS  
WEBSITE: <http://coverworx.com/steelworx/steely-ork-pergolas-arbors/>

- 1 4" STONE CAP  
COLOR: BUFF, TO MATCH ARCHITECTURE
- 2 STONE VENEER  
COLOR: BROWN, TO MATCH ARCHITECTURE



## 4 TRASH RECEPTACLE

SCALE: NTS

ANOVA FURNISHINGS, CONTACT: KATIE BRIDGES 720-584-4327  
DESCRIPTION: EXPOSITION 45 GALLON SIDE DOOR RECEPTACLE WITH BONNET TOP: LEX45, OR APPROVED EQUAL  
SIZE: BASE - FRONT 23.48" WIDTH X SIDE 22.5" WIDTH, TOP - FRONT 29.97" WIDTH X SIDE 24" WIDTH, HEIGHT - 43.95"  
MATERIALS: HEAVY DUTY .25" THICK STEEL FRONT AND BACK PANELS. 12 GAUGE STEEL SIDE PANELS WITH .75" GAP HORIZONTAL SLOTTED PATTERN. FEET ARE RUBBER AND LINER IS HIGH-DENSITY POLYETHYLENE PLASTIC.  
FINISH AND COLOR: POWDER COATED STEEL IN TEXTURED PEWTER  
TRASH RECEPTACLE TO BE SURFACE MOUNTED  
WEBSITE: [anovafurnishings.com/product.aspx?id=LX45&nid=3](http://anovafurnishings.com/product.aspx?id=LX45&nid=3)

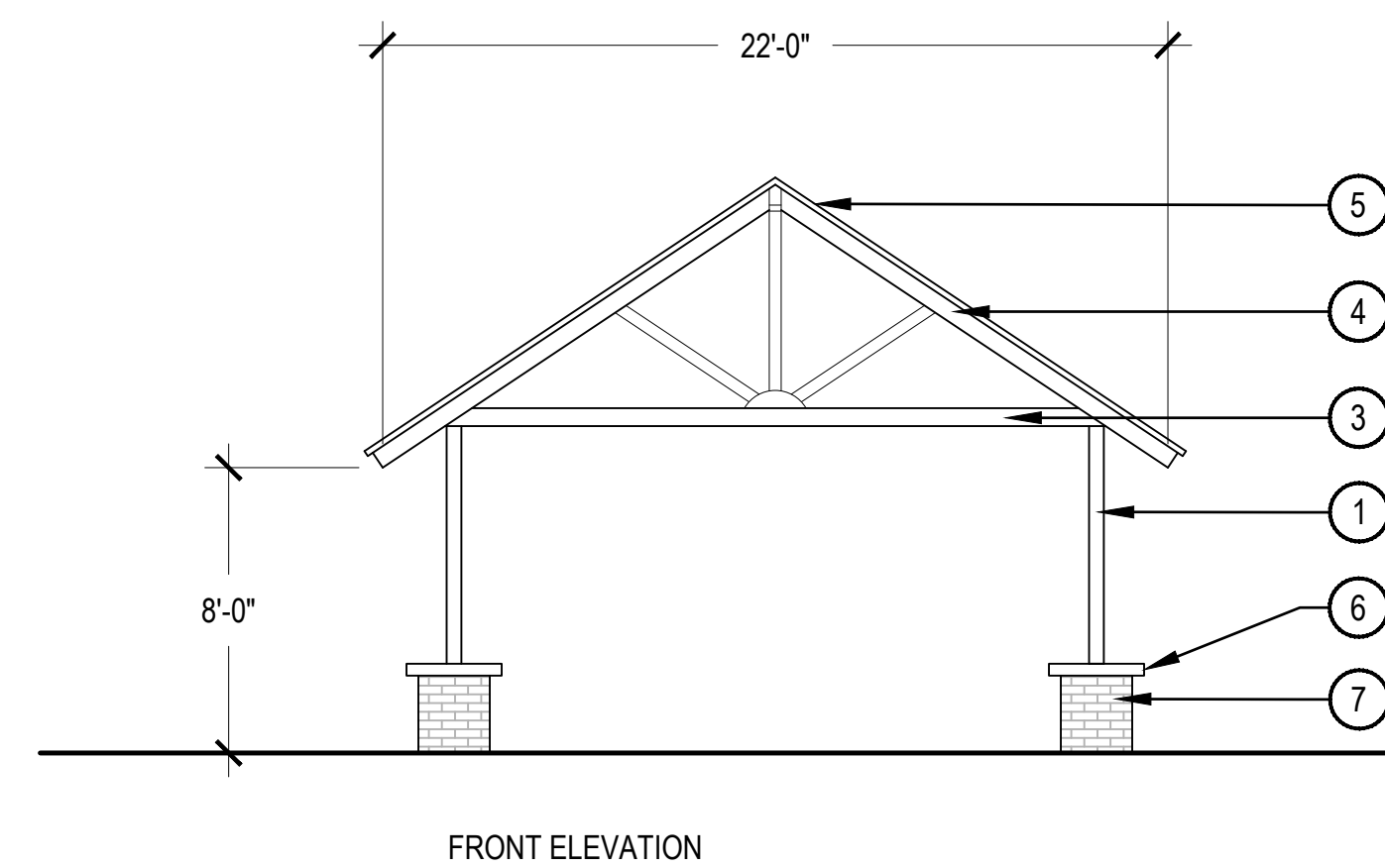
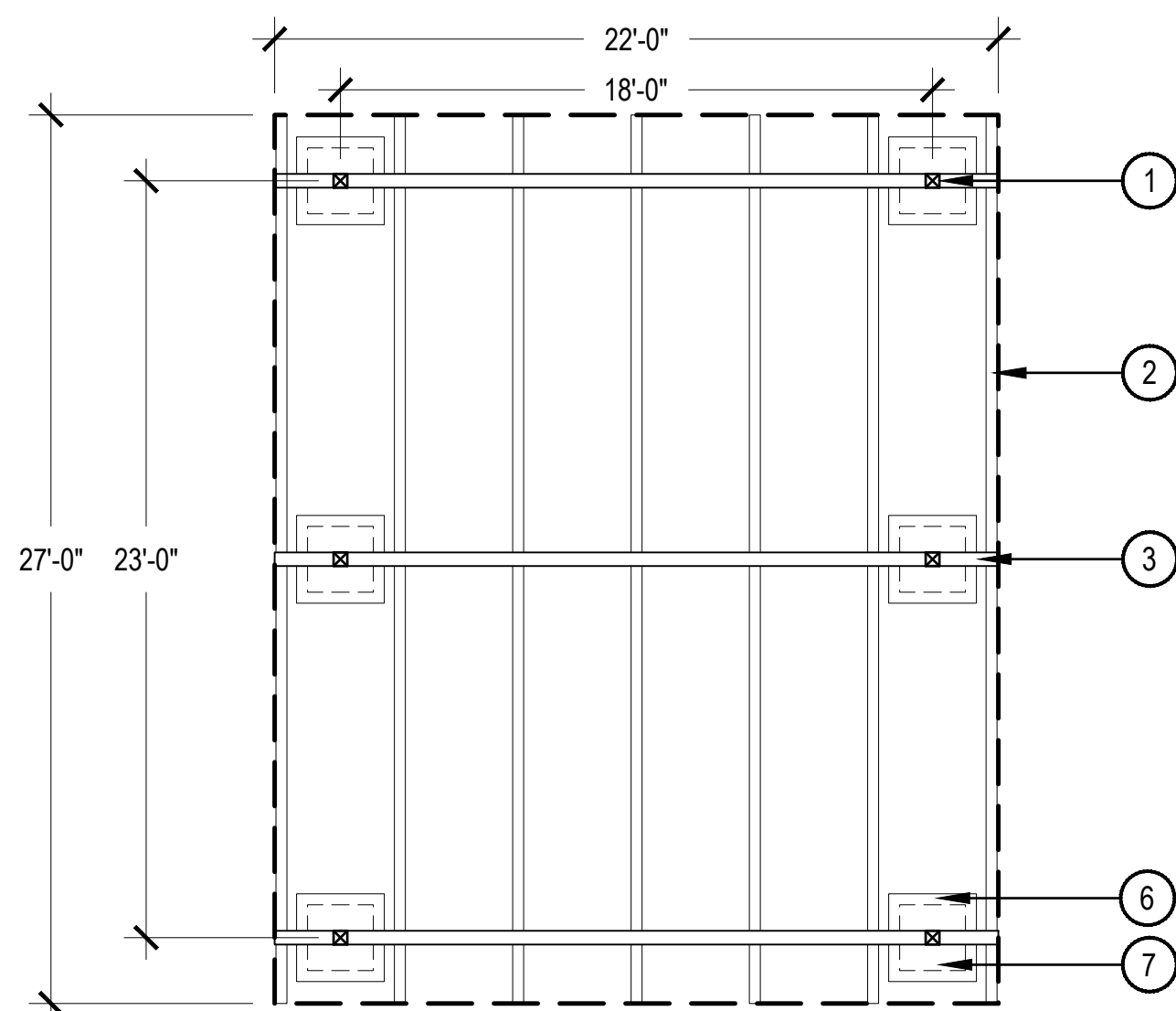


CHARACTER IMAGE

## 5 FIRE PIT

SCALE: NTS

2" THICK X 1'-6" WIDE, CUT RADIALLY, COLORADO BUFF FLAGSTONE CAP  
FIREBRICK  
MANUF: SUPERIOR CLAY CORPORATION  
SERIES/SIZE: 9"X4.5"X2.5"  
COLOR: BLACK.  
9'-0" OUTSIDE DIA. FIRE PIT WITH SIDE MOUNTED, KEY CONTROLLED NATURAL GAS VALVE. TO INCLUDE MECHANICAL TIMER. 400,000 BTU'S REQUIRED.  
STONE VENEER: BUFF STONE (TO MATCH ARCHITECTURE OF CLUBHOUSE), INSTALL PER MANUFACTURER'S SPECIFICATIONS.  
CONCRETE FOOTING (PER STRUCTURAL ENGINEER).  
CMU BLOCK WALL CORE (PER STRUCTURAL ENGINEER).  
SLEEVED PROPANE GAS LINE, PROVIDED BY CONTRACTOR.



## 6 GABLE SHADE STRUCTURE

SCALE: 3/16" = 1'-0"

- 1 5" x 5" BANDED TUBE STEEL COLUMN  
COLOR: SANDSTONE
  - 2 6" x 4" TUBE STEEL PURLIN
  - 3 7" x 5" TUBE STEEL BEAM
  - 4 6" x 4" TUBE STEEL FASCIA
  - 5 24 GA. PRE-CUT STANDING SEAM STEEL PANELS  
COLOR: CLAY
  - 6 4" STONE CAP  
COLOR: BUFF TO MATCH ARCHITECTURE
  - 7 BRICK COLUMN BASE  
COLOR: BROWN TO MATCH ARCHITECTURE
- COVERWORX (OR APPROVED EQUAL)  
PRODUCT: GA-1822-SW-AE-812  
DESCRIPTION: STEELWORX ARCHITECTURAL 22' X 27' END SUNBURST GABLE SHELTER  
SIZE: 27' LENGTH, 22' WIDTH, 8' HEIGHT  
SURFACE MOUNT. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION REQUIREMENTS  
<https://coverworx.com/wp-content/uploads/2013/07/Sunburst-Gable-18-x-22-812-Specs.pdf>

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**R&R**  
ENGINEERS SURVEYORS  
710 WEST COLFAX AVENUE  
DENVER, COLORADO 80204  
PHONE: 303-753-6730  
WWW.RRENGINEERS.COM

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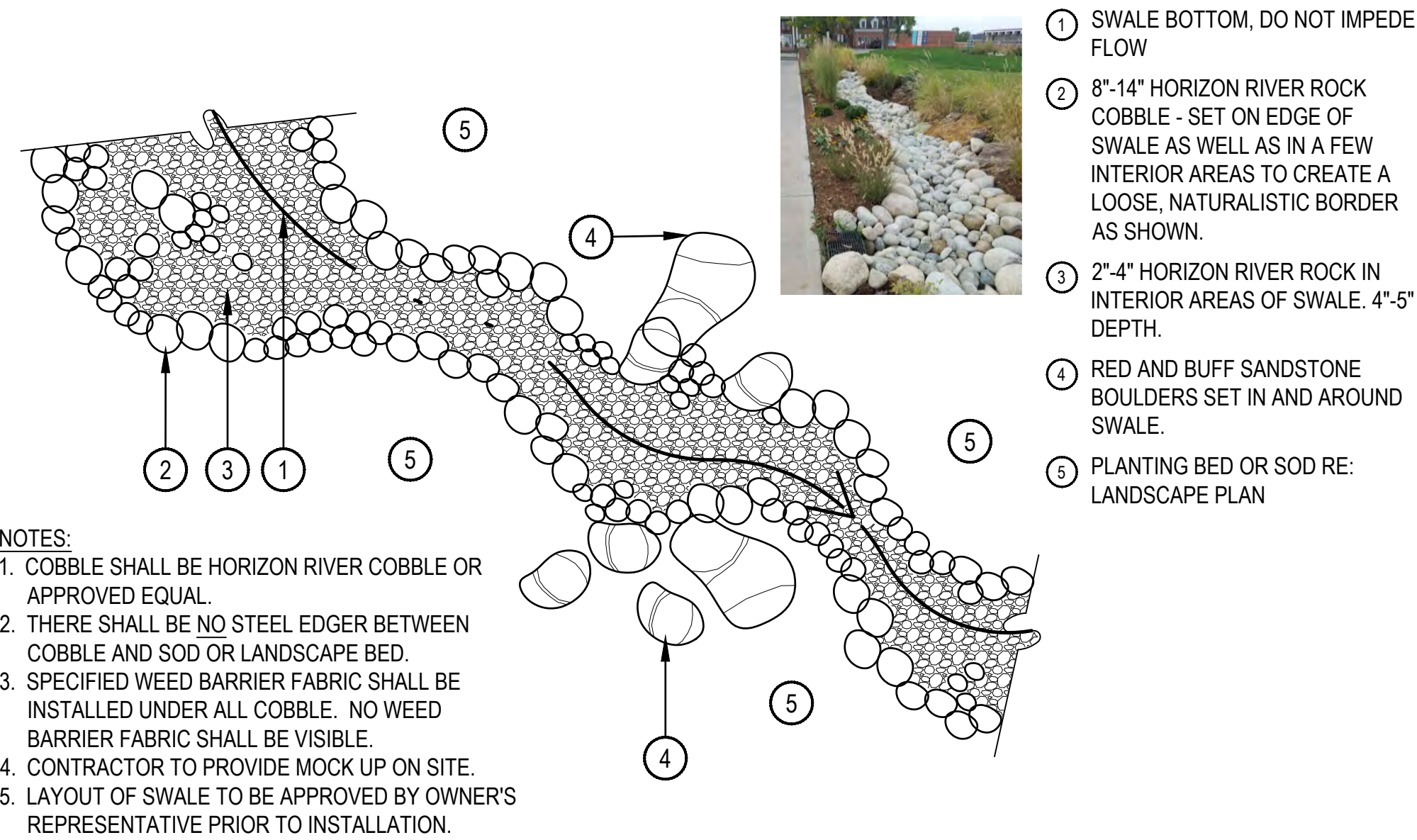
**PARQ AT ROCK CREEK**  
SITE ADDRESS: 7500 SOUTH 88TH STREET  
SUPERIOR, COLORADO 80027  
PREPARED FOR: STEELWAVE ACQUISITIONS  
4000 E. THIRD AVE. SUITE 500  
FOSTER CITY, CA 94404

FINAL PLAT SITE PLAN  
R&R Project No. SW17186  
Original Plan Date: 1/19/18  
Drawn By: NP Dsgn'd By: GB  
Reviewed By: JC  
SHEET NAME:  
PARTIAL LANDSCAPE DETAILS  
No. L-4.01  
57 of 67

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## 1 COBBLE SWALE

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

## 2 BIKE RACK

CONTACT OWNER'S REP. FOR FINAL PLACEMENTS PRIOR TO SECURING

NTS

ANOVA FURNISHINGS, CONTACT:  
KATIE BRIDGES 720-584-4327  
PRODUCT: CIRCLEBR2  
DESCRIPTION: CIRCLE STAINLESS STEEL BIKE RACK, SURFACE MOUNT  
SIZE: 36" LENGTH, 6" WIDTH, 32" HEIGHT  
MATERIALS: PREMIUM STAINLESS STEEL FINISH  
COLOR: STAINLESS STEEL  
SURFACE MOUNT  
<http://anovafurnishings.com/product/circlebr2-circle-stainless-steel-bike-rack-surface-mount>

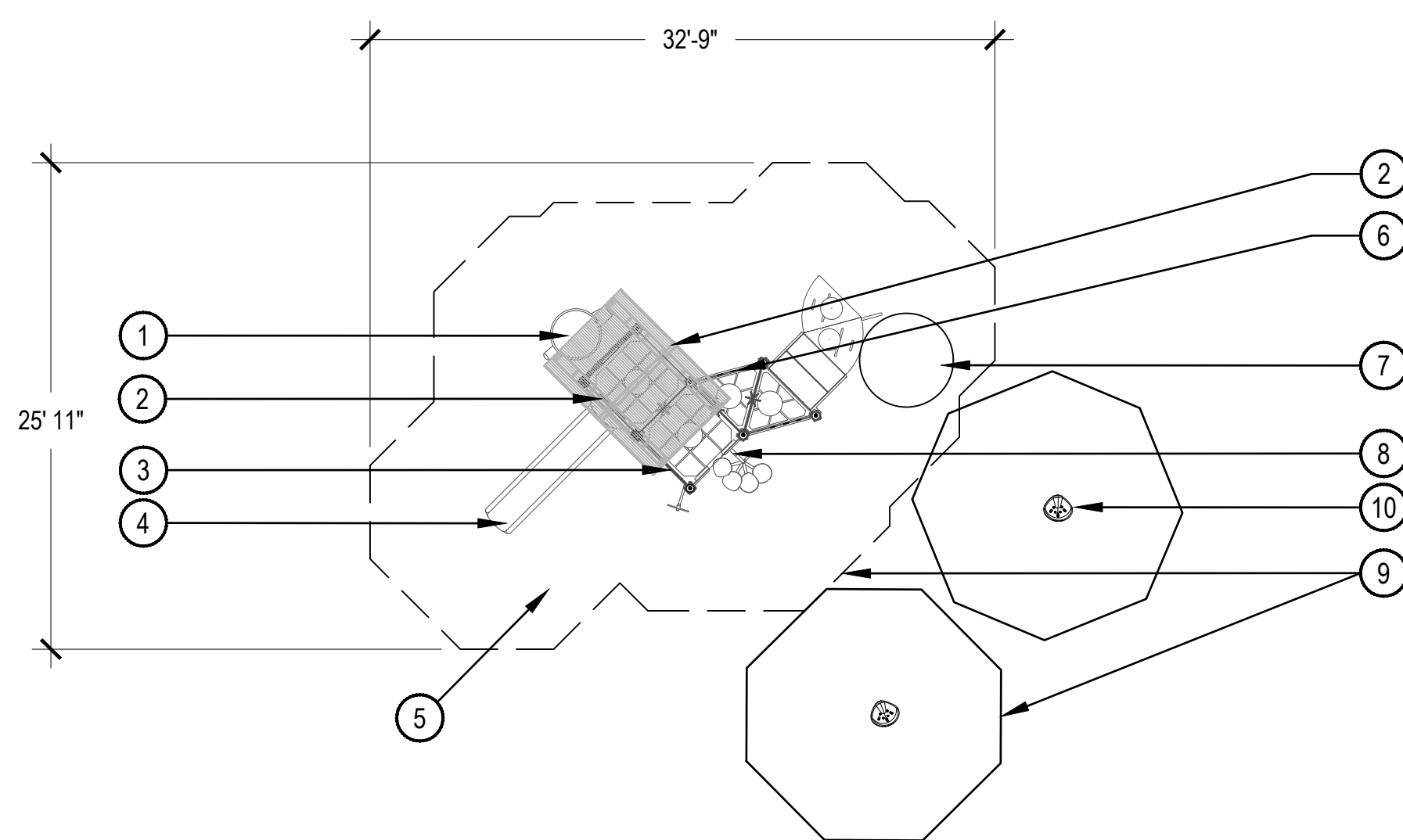


## 3 FIXIT BIKE REPAIR STATION

NOTES:  
1. BIKE PUMP IS A SEPARATE PRODUCT (AIR KIT BIKE PUMP PRODUCT AVAILABLE FROM DERO)

NTS

MANUFACTURER: DERO  
DESCRIPTION: FIXIT BIKE REPAIR STATION  
MATERIALS: HOT-DIPPED GALVANIZED FINISH. TGIC POWDER-COATED COLOR COLOR: SILVER  
SURFACE MOUNTED  
WEBSITE:  
<https://www.dero.com/product/fixit/>



NOTE: PLAYGROUND FOOTERS PER STRUCTURAL/MANUFACTURERS INSTALLATION GUIDELINES

## 4 PLAYGROUND (2-5 & 5-12 YRS)

SCALE: 1-1/2" = 1'-0"

## 5 CONCRETE PLAYGROUND CURB

SCALE: 1-1/2" = 1'-0"

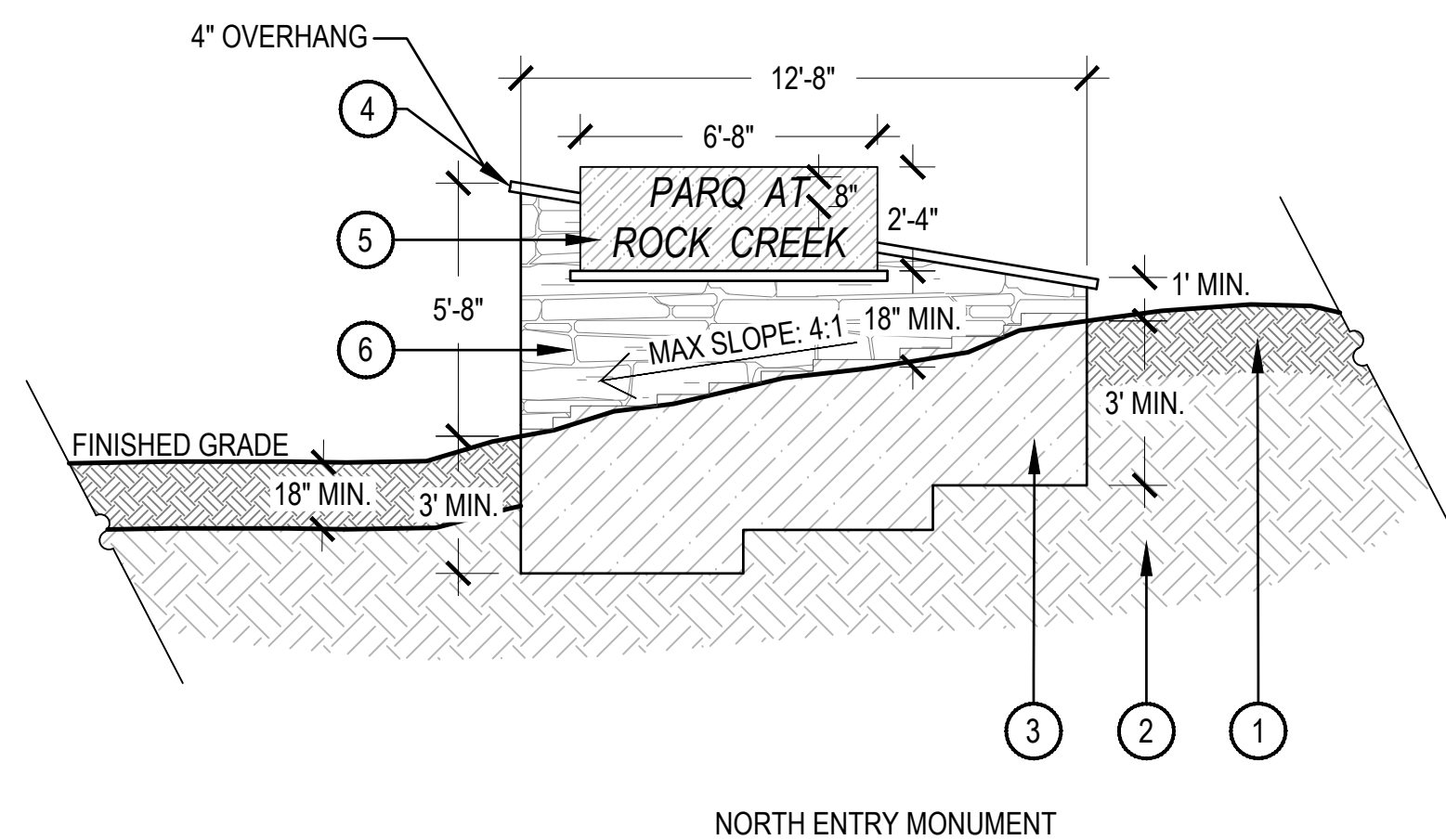
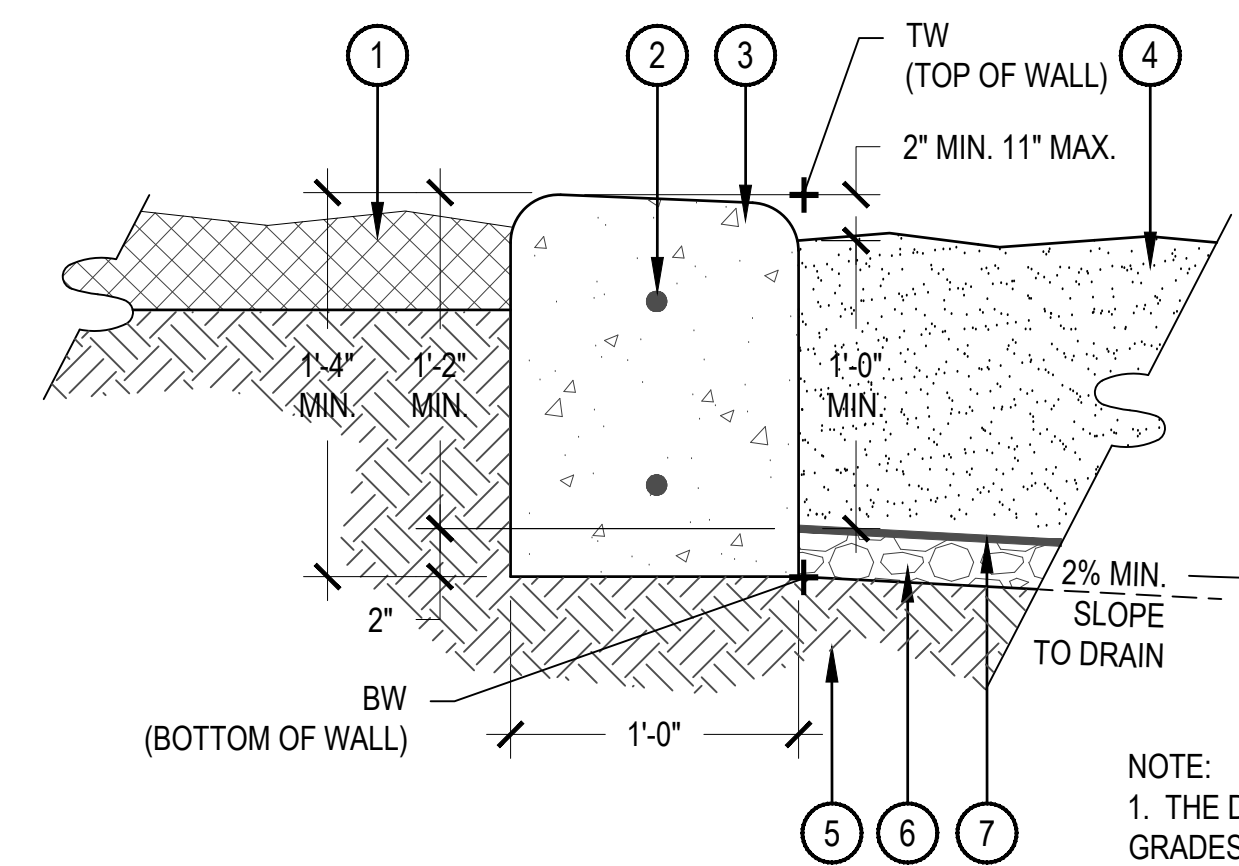


\*OR APPROVED EQUAL

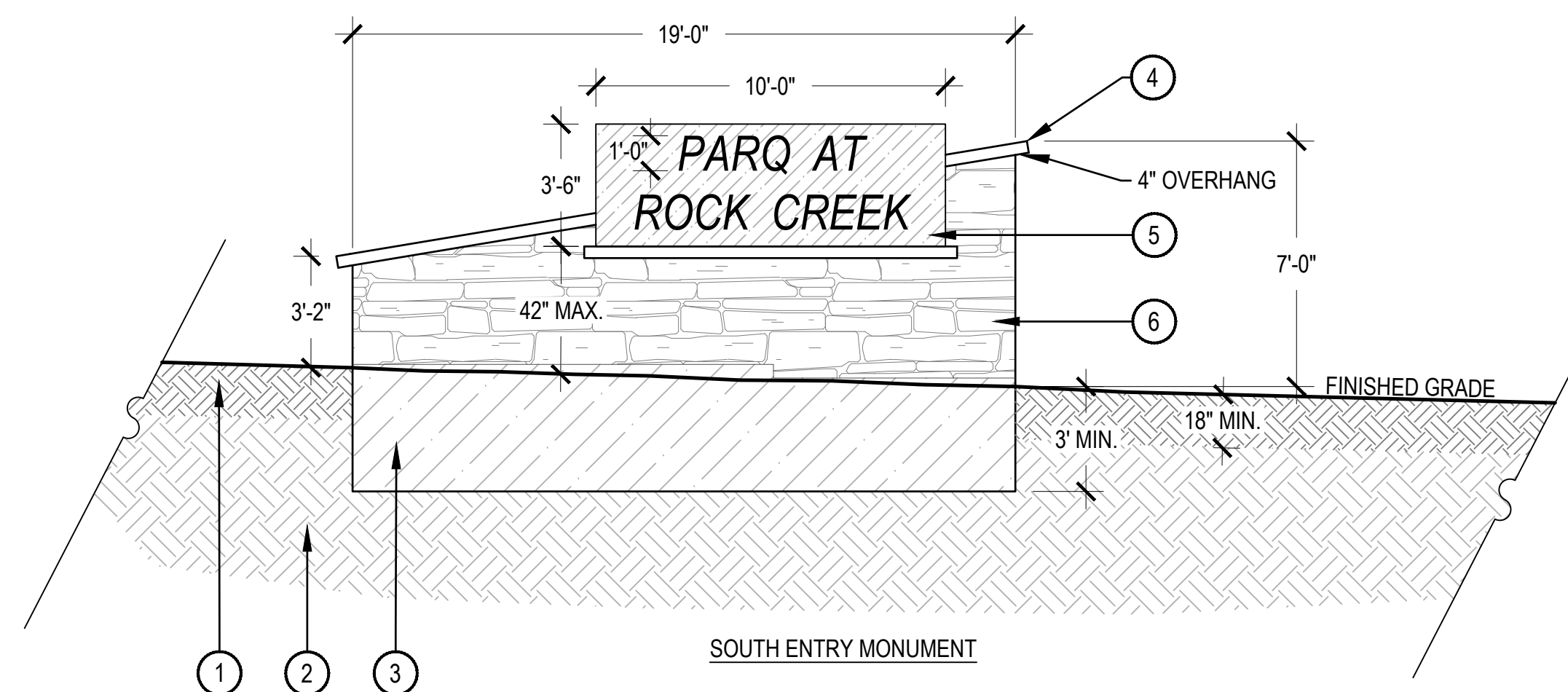


MODEL: NU-EDGE 5-12 YEARS  
PLAY EQUIPMENT MODEL:  
QU063723 AND 2-5, 5-12 SOLO  
SPINNER MODEL: 200201870.  
MANUFACTURER: LITTLE TIKES.  
DISTRIBUTOR: RECREATION PLUS, INC. CONTACT: MIRIAM HOOTSTEIN (P. 303-278-1455)  
15209 W. ELLSWORTH DR.  
GOLDEN, CO 80401  
[miriam@recreationplus.com](mailto:miriam@recreationplus.com)

NOTES:  
REFER TO LANDSCAPE PLANS FOR SITE FURNISHINGS LOCATIONS AND QUANTITIES.



NORTH ENTRY MONUMENT



SOUTH ENTRY MONUMENT

## 6 ENTRY SIGN MONUMENTS

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

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R&R Project No. SW17186  
Original Plan Date: 1/19/18  
Drawn By: NP [dsgr/d By: GB  
Reviewed By: JC  
SHEET NAME:  
PARTIAL LANDSCAPE DETAILS  
No. L-4.02  
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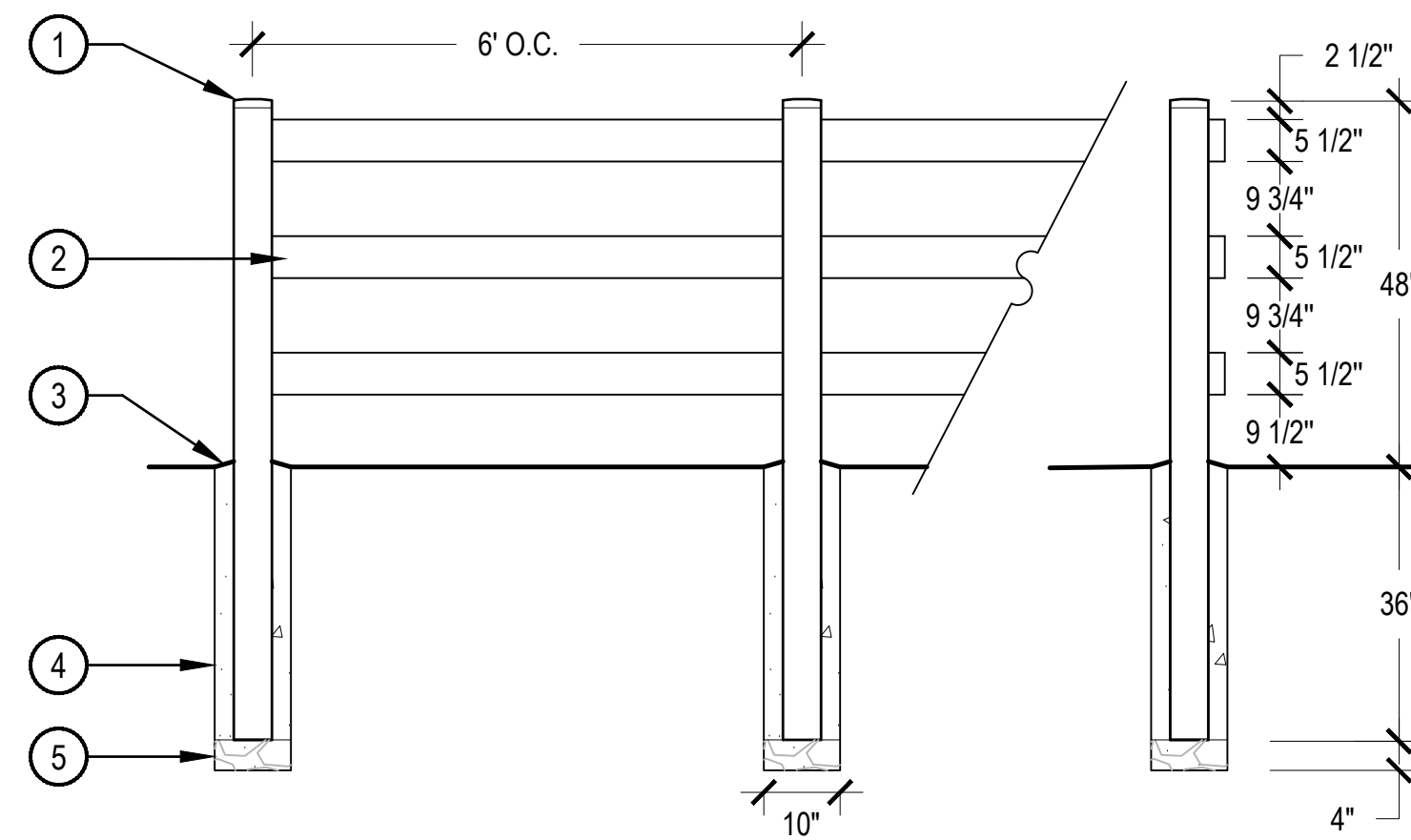


CHARACTER IMAGE

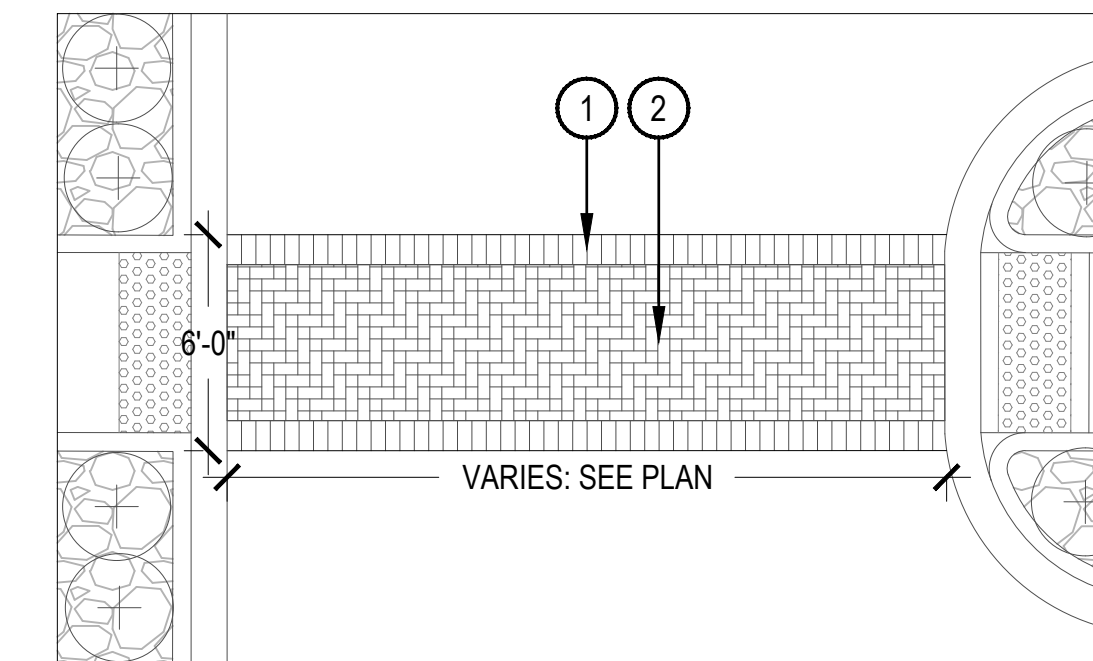
NOTES:

- MSE WALL IMAGE ABOVE DEPICTED FOR DESIGN INTENT/AESTHETIC PURPOSES ONLY.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR WALL SECTION DETAIL, TYPICAL.
- LANDSCAPE WALLS NOT TO EXCEED 36" IN HEIGHT WITHOUT ENGINEERED DRAWINGS.
- CONTRACTOR TO PROVIDE ENGINEERED WALL DESIGN FOR CITY APPROVAL IF OVER 36", OR PER CITY CODE.
- COLOR OF THE PROJECTS ARCHITECTURAL CMU TO MATCH LANDSCAPE WALL.
- INSTALLATION PER MANUFACTURERS SPECIFICATION.

- WALL CAP, 4" X 12" X 18"; PRODUCT NAME: AB CAPS
- COLORLED CONCRETE WALL STONE, 8" X 12" X 18"; PRODUCT NAME: AB STONE OR AB CLASSIC DEPENDING ON WALL SETBACK REQUIREMENTS  
MANUFACTURER: WWW.ALLANBLOCK.COM  
COLOR: A BLEND OF TAN AND GRAY THAT HARMONIZES WITH THE ARCHITECTURAL DESIGN OF THE BUILDINGS AND DETAILED FURTHER IN CONSTRUCTION DOCUMENTS



- 5" X 5" X 84" WHITE VINYL POST WITH CAP
- 1 1/2" X 5 1/2" WHITE VINYL RAIL
- SLOPE AWAY FROM POST AND TROWEL SMOOTH
- POSTS SET IN CONCRETE 10" DIAMETER CAISSON
- 4" DEPTH, 3/4" FREE DRAINING ROCK



- STACKED BRICK BORDER PATTERN
- ASHLAR PATTERN

PRODUCT: ENNIS-FLINT TRAFFIC PATTERNS XD  
DESCRIPTION: SURFACE ADHERED ASPHALT MAT PATTERN STAMPED  
MATERIALS: COLORED ASPHALT  
COLOR: WHITE BORDER, PRIMARY COLOR TO BE TERRA COTTA  
SURFACE ADHERED

https://www.ennisflintamericas.com/catalog/product/view/id/942/category/67

NOTES:

- CONTRACTOR SHALL FOLLOW ALL MANUFACTURES SPECIFICATIONS AND INSTRUCTIONS.

## 1 MSE WALL

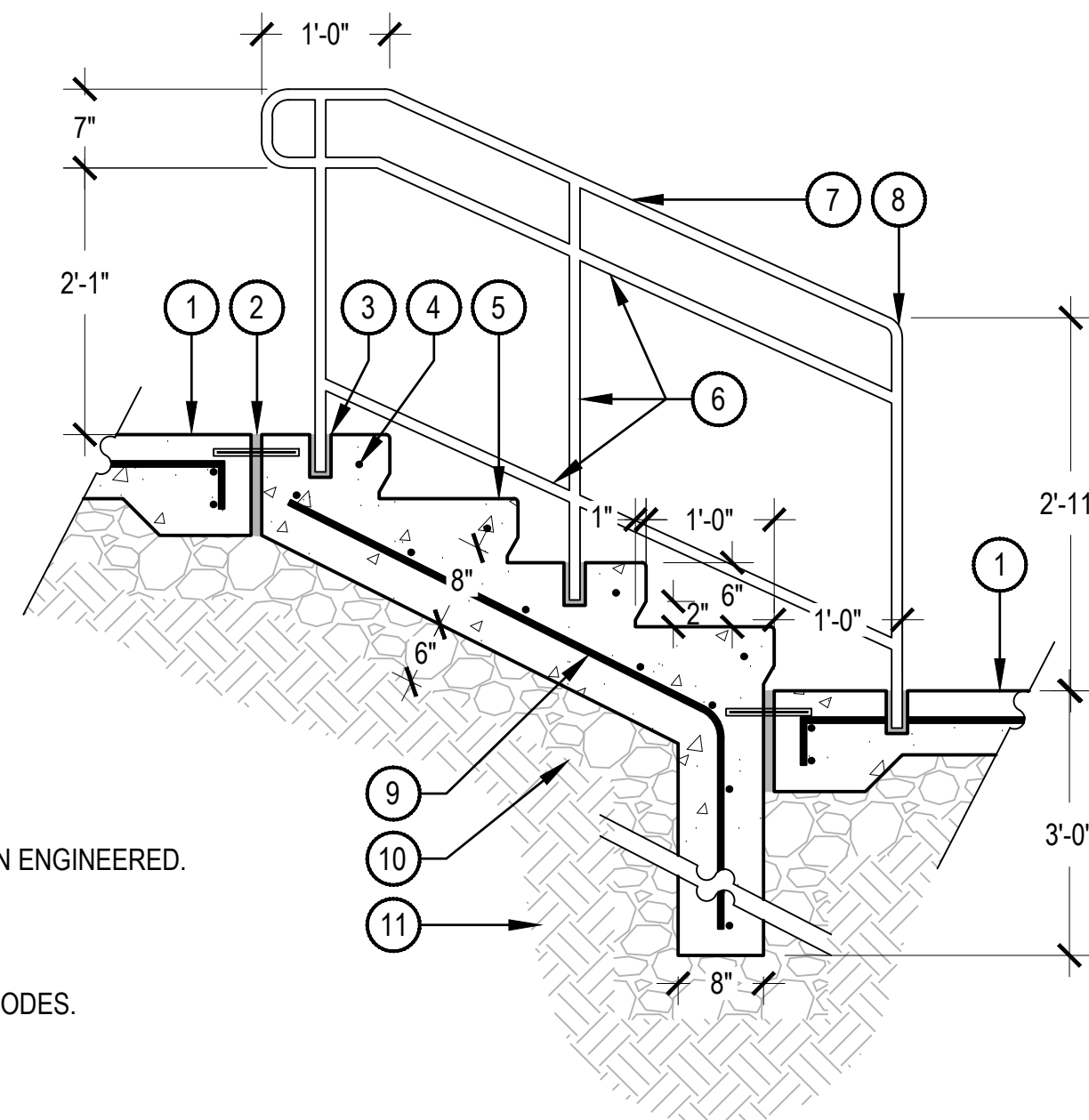
SCALE: 3/4" = 1'-0"

## 2 3 RAIL VINYL FENCE

SCALE: 1/2" = 1'-0"

## 3 CROSSWALK

SCALE: 3/16" = 1'-0"



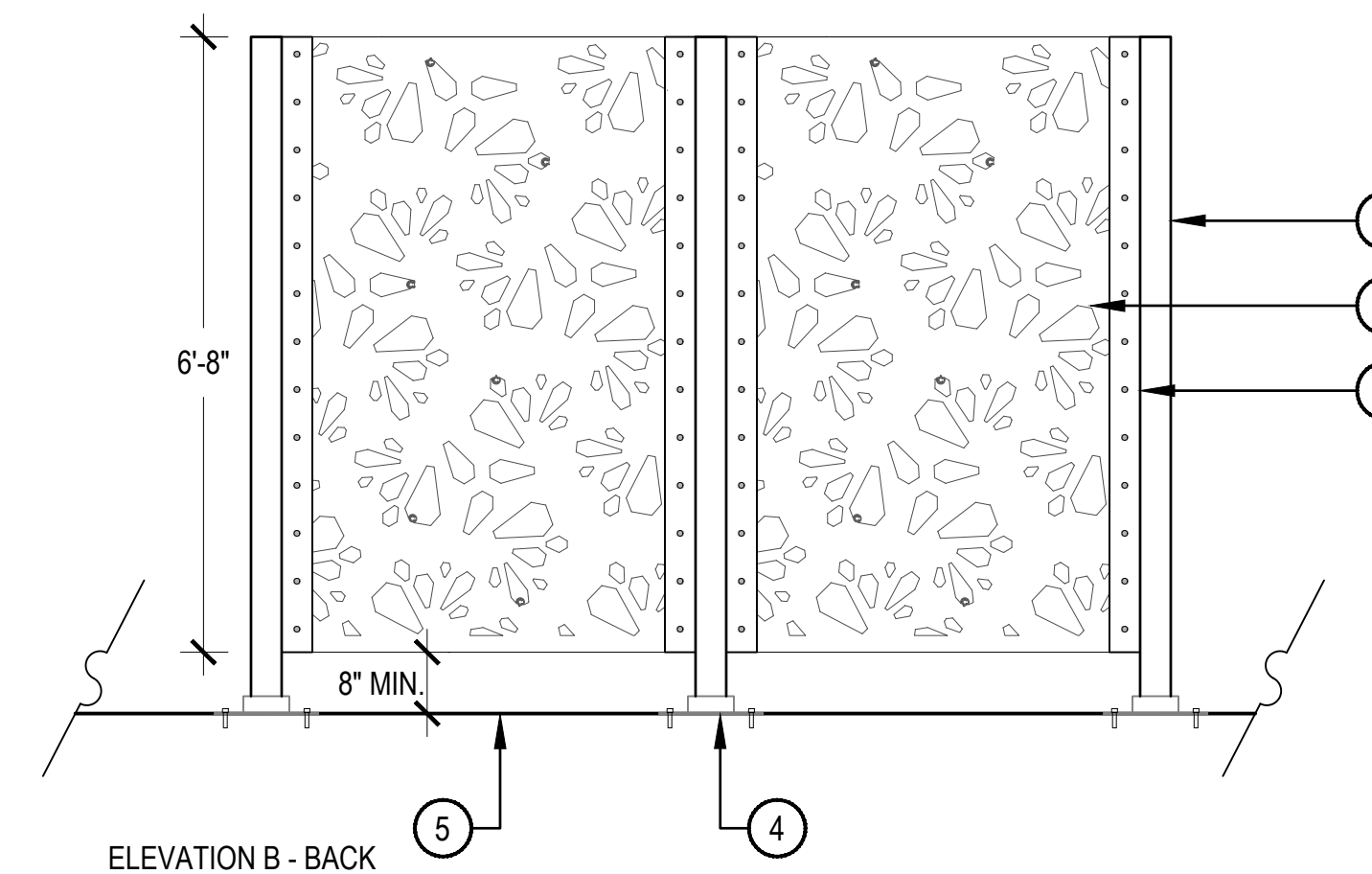
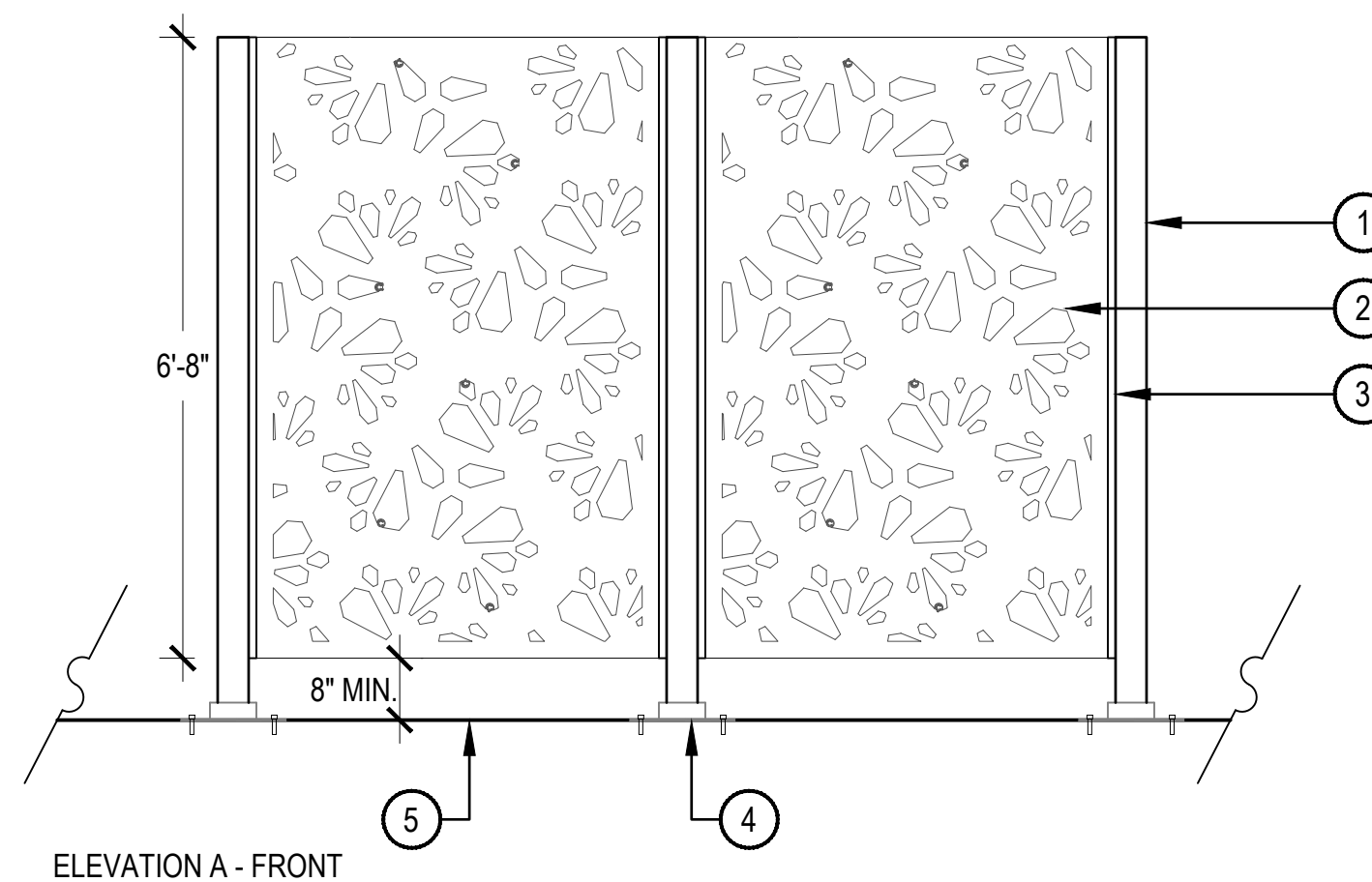
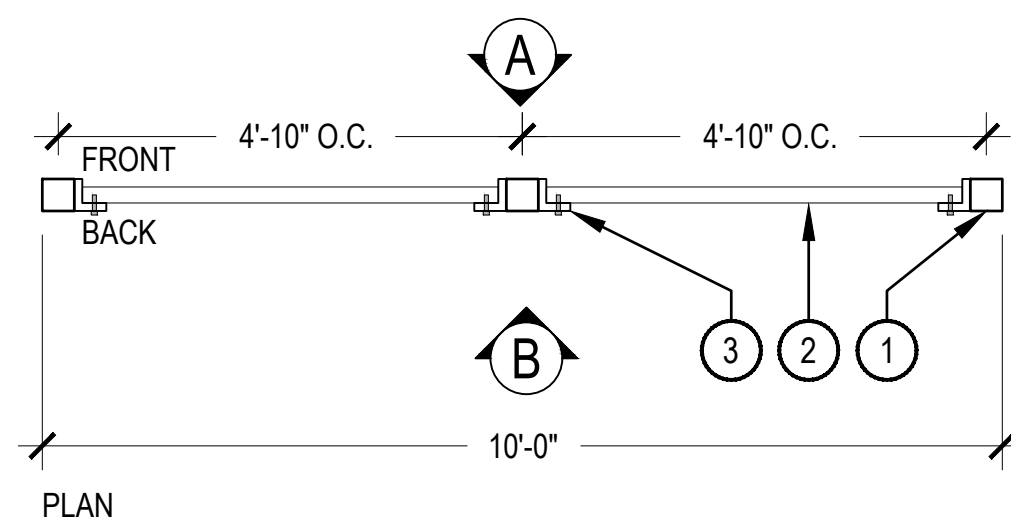
- ADJACENT PAVING, REFER TO PLANS
- EXPANSION JOINT WITH DOWEL
- EMBED MOUNT RAILING, GROUT SOLID WITH NON-METALLIC, NON-SHRINK GROUT
- #4 REBAR AT EACH TREAD 2" MINIMUM, COVER FULL WIDTH OF STAIR
- CONCRETE STEPS, SLOPE TREADS 1/8" TOWARDS TOE, 1" TREAD, 1/2" RADIUS ON NOSE, REFER TO MATERIAL SCHEDULE, SHEET L-XXX, FOR FINISH
- 1" Ø TUBE RAILS AND POST, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- 1-1/2" Ø TUBE CAP, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- TRANSITION TO 1" Ø TUBING
- #4 REBAR 12" ON CENTER BOTH WAYS
- 6" AGGREGATE BASE
- SUBGRADE COMPACTED TO 95% STANDARD PROXY DENSITY

NOTES:

- NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
- NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL DESIGN AND CALCULATIONS.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 / 4,000 PSI AT 28 DAYS.
- MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2-1/2".
- THE CONTRACTOR SHALL ENSURE THAT RAILING MEETS ALL APPLICABLE CURRENT ADA AND CITY CODES.
- ALL RAILING WELDS TO BE GROUNDED AND SMOOTH.

## 4 CONCRETE STEP WITH RAILING

SCALE: 3/4" = 1'-0"



- 4" X 4" TUBE STEEL SUPPORT, INDUSTRY POWDERCOAT FINISH TO MATCH SCREEN PANEL
- PARASOLEIL - ANTWERP SCREEN PANEL, BOLT TO TUBE STEEL PER MANUFACTURER'S RECOMMENDATIONS
- L-BRACKET, WELD TO STEEL SUPPORT
- STABILIZE SUPPORT POST TO STRUCTURAL SLAB WITH SURFACE MOUNT PER STRUCTURAL ENGINEER'S RECOMMENDATIONS
- CONCRETE SLAB/POOL DECK, REFER TO LAYOUT PLANS

NOTES:

- NORRIS DESIGN HAS PROVIDED THE DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS AND CONFIRM LAYOUT PRIOR TO INSTALLATION.
- FRONT SIDE TO ALWAYS FACE AMENITY SPACE.

## 5 WALL PARTITION

SCALE: 1/2" = 1'-0"

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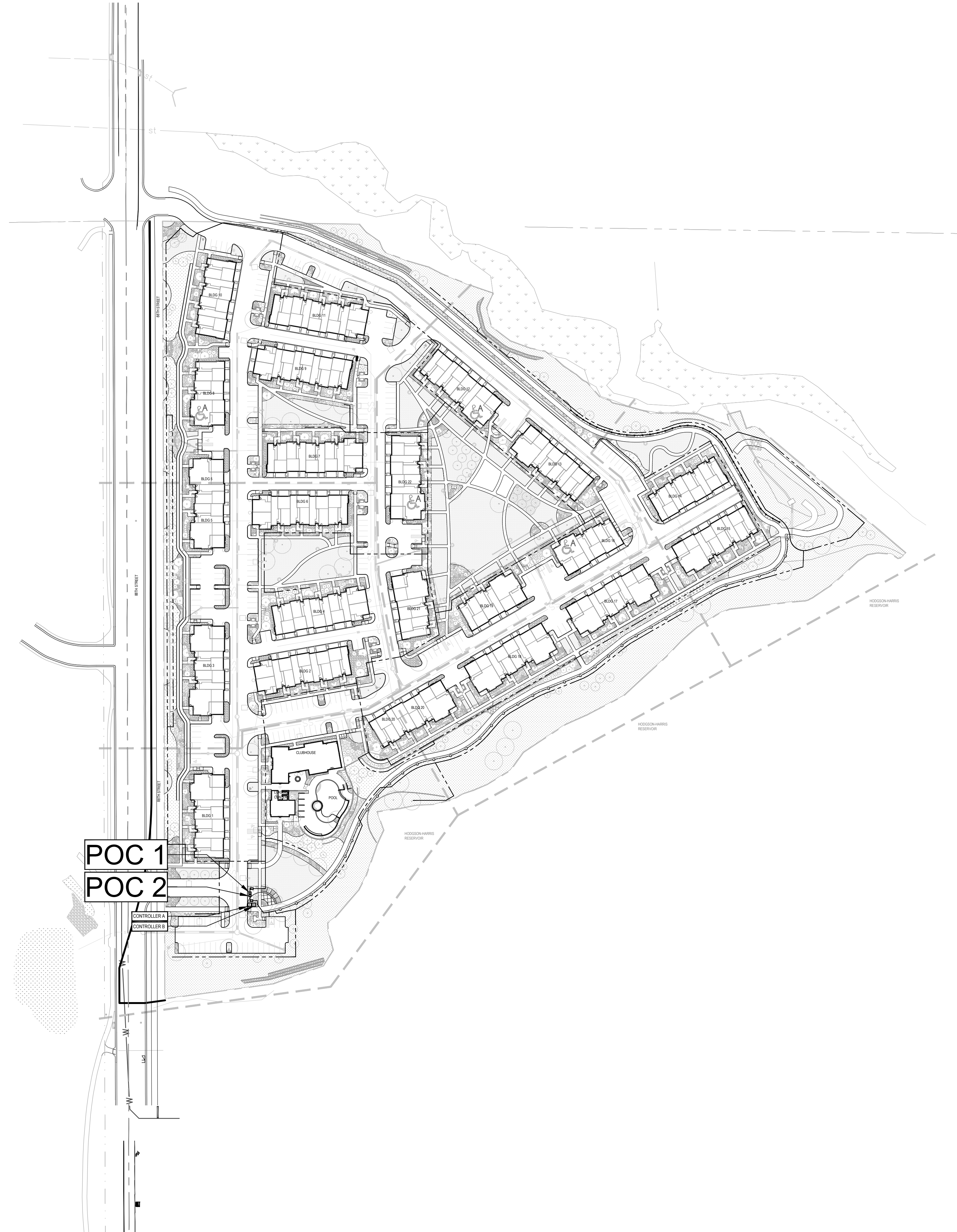
### PARTIAL LANDSCAPE DETAILS

No. L-4.03  
59 of 67

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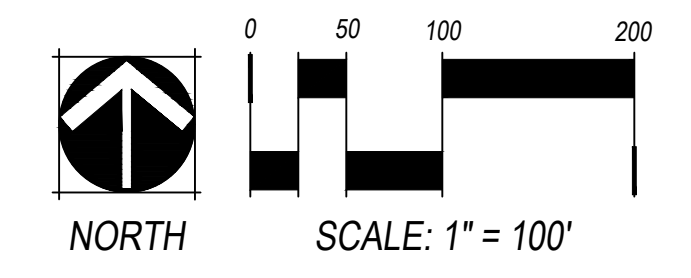
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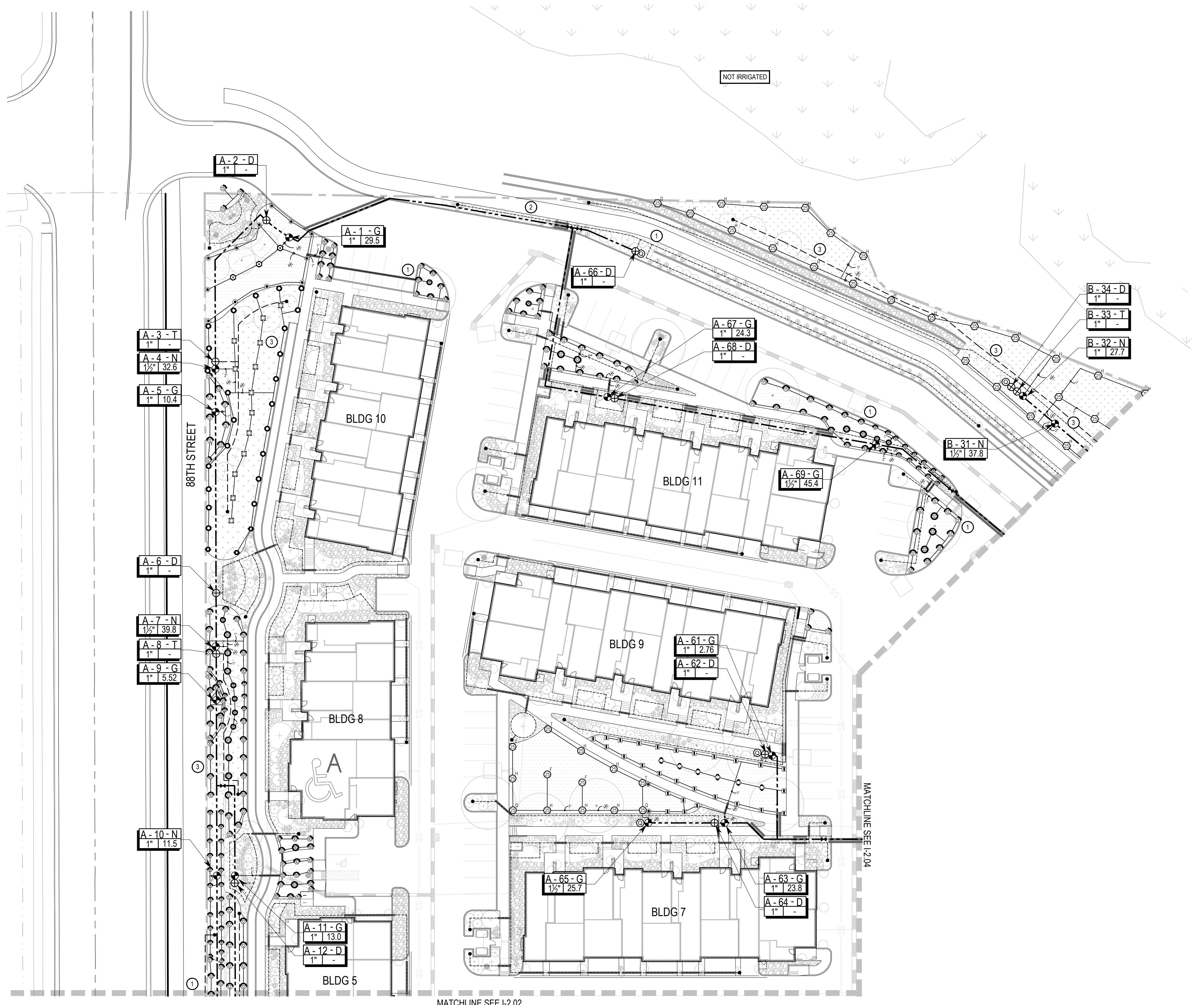
SHEET NAME:  
**OVERALL  
IRRIGATION  
PLAN**  
No. **I-2.00**  
**60 OF 67**



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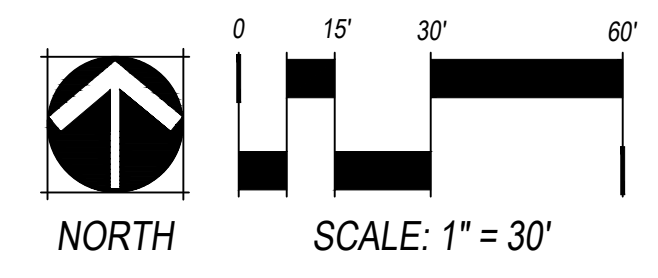
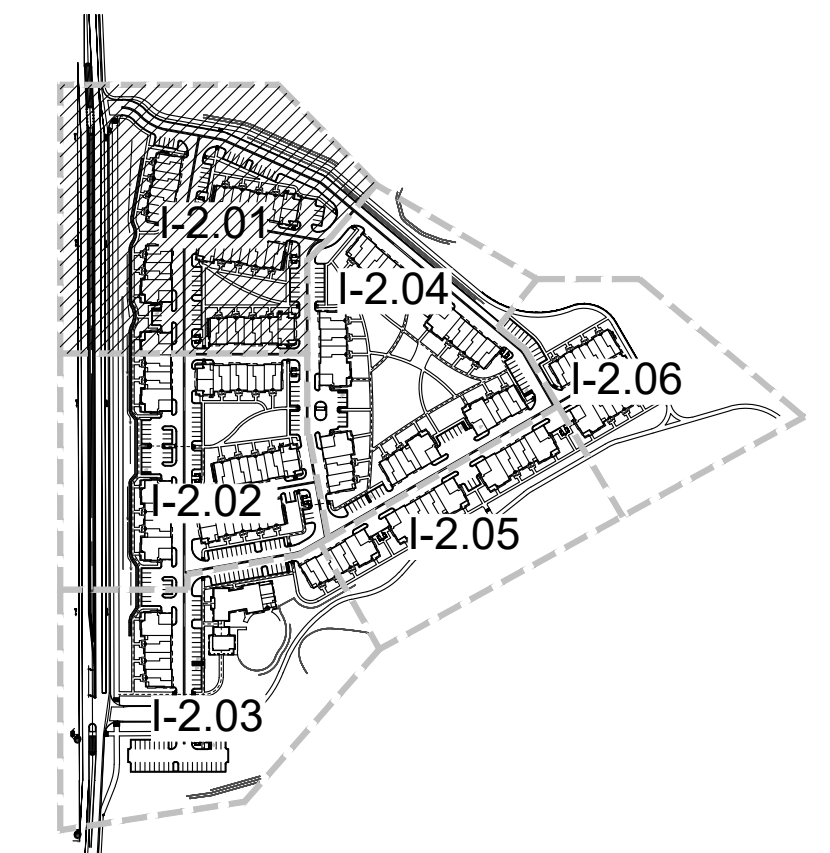
### IRRIGATION SCHEDULE:

SYMBOL	DESCRIPTION	DETAIL
POC #	POINT OF CONNECTION	
M	IRRIGATION METER	
C	IRRIGATION CONTROLLER	1/1-4.00
R	RAIN/FREEZE SENSOR	1/1-4.02
P-1 P-2	BOOSTER PUMP	2/1-4.00
MD	MANUAL DRAIN VALVE	3/1-4.00
QC	QUICK COUPLER	4/1-4.00
MV	MASTER VALVE & FLOW SENSOR	5/1-4.00
X	GATE VALVE	6/1-4.00
VS	VALVE ASSEMBLY SPRAY	7/1-4.00
VA	VALVE ASSEMBLY DRIP & DRIPLINE	8/1-4.00
TS	TURF SPRAY 8' - 15'	1/1-4.01
TR	TURF ROTARY 8' - 24'	1/1-4.01
TR	TURF ROTOR 25' - 35'	2/1-4.01
SS	SEED SPRAY 8' - 15'	1/1-4.01
SR	SEED ROTARY 8' - 24'	1/1-4.01
SR	SEED ROTOR 25' - 35'	2/1-4.01
SL	SLEEVING SERVICE LINE	3/1-4.01
PM	PVC MAINLINE	4/1-4.01
PL	PVC TURF LATERAL	4/1-4.01
TL	DRIP LATERAL	4/1-4.01
FC	FLUSH END CAP	5/1-4.01
VALVE CALLOU VALVE CALLOUTS		
<ul style="list-style-type: none"> <li>Valve/Station Number</li> <li>Valve/Station Number</li> <li>Zone Designation:</li> <li>T (Trees In Seed)</li> <li>D (Drip)</li> <li>G (Turf)</li> <li>N (Native Seed)</li> <li>Valve Flow: (GPM)</li> <li>Valve Size</li> </ul>		

### IRRIGATION KEY NOTES

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2. IRRIGATION MAINLINE AND EQUIPMENT ARE SHOWN FOR GRAPHIC CLARITY. IRRIGATION MAINLINE IN THIS AREA IS TO BE LOCATED 2 FEET INSIDE BACK OF SIDEWALK.
3. SPRAY HEADS IN SEEDED AREAS TO BE SPACED TO PROVIDE 100% HEAD TO HEAD COVERAGE

### KEY MAP



NO.	REVISION	BY	DATE
1	TOWN 1ST REVIEW COMMENTS	SA	08/10/18
2	TOWN 2ND REVIEW COMMENTS	SA	05/06/19
3	RESPONSE TO TOWN REVIEW (RD 3)	JF	10/08/19
4	RESPONSE TO TOWN REVIEW (RD 4)	JF	03/11/20

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PREPARED FOR: STEELWAVE ACQUISITIONS  
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FINAL PLAT SITE PLAN  
R&R Project No. SW17186  
Original Plan Date: 1/19/18  
Drawn By: NP [Dsgn'd By: GB]  
Reviewed By: JC  
SHEET NAME:

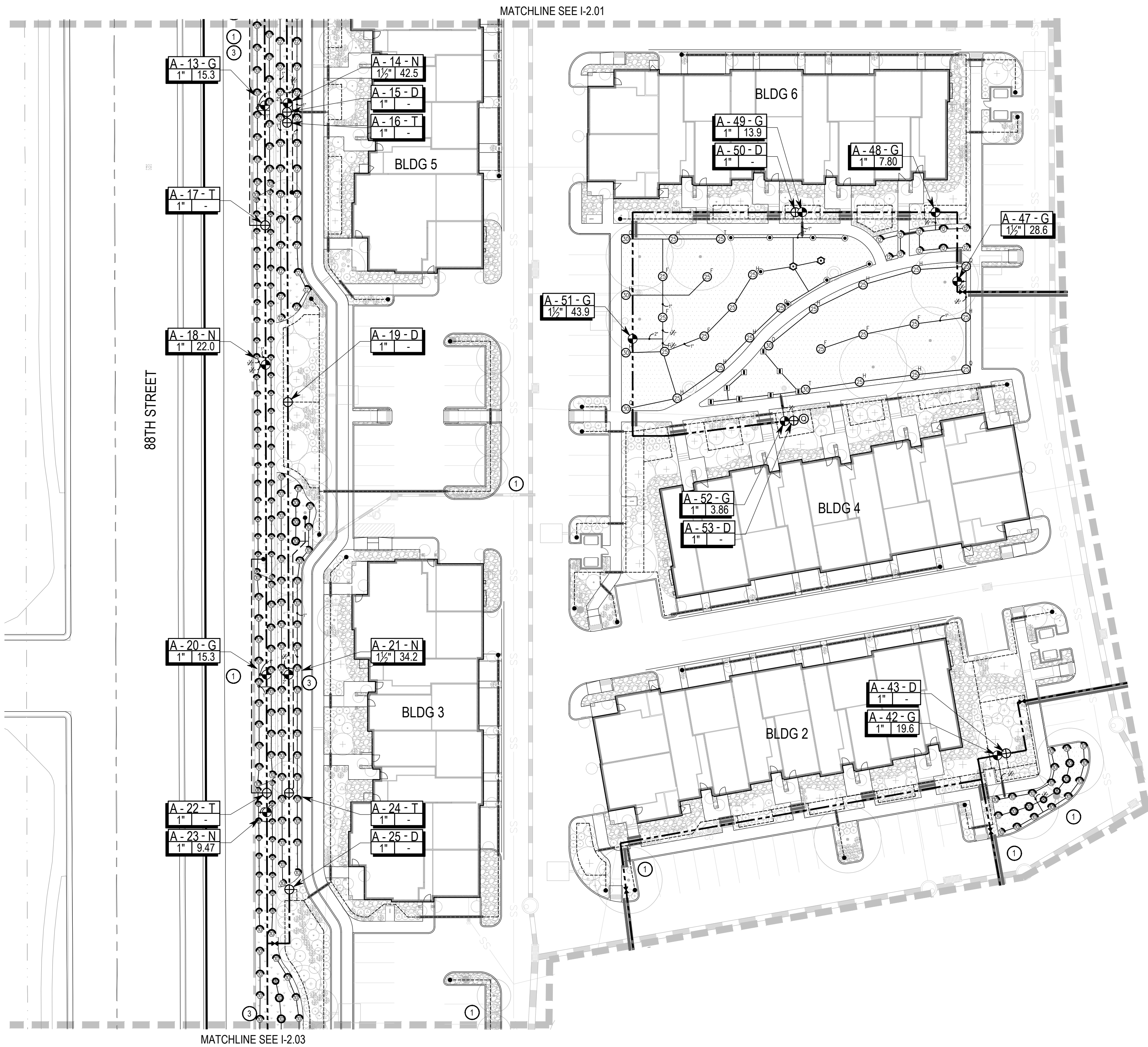
PARTIAL  
IRRIGATION  
PLAN

No. **I-2.01**  
**61 OF 67**

# FINAL PLAT SITE PLAN FOR PARQ AT ROCK CREEK

7500 SOUTH 88TH STREET

BEING LOT 1, BLOCK 1, AND TRACTS A, B, AND C, OF "ROCK CREEK RANCH FILING NO. 25" LOCATED IN THE NORTHWEST QUARTER OF SECTION 29 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, OWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO



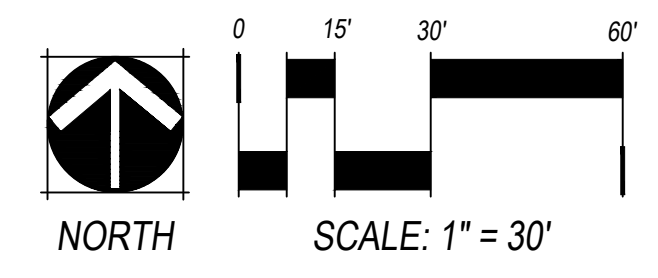
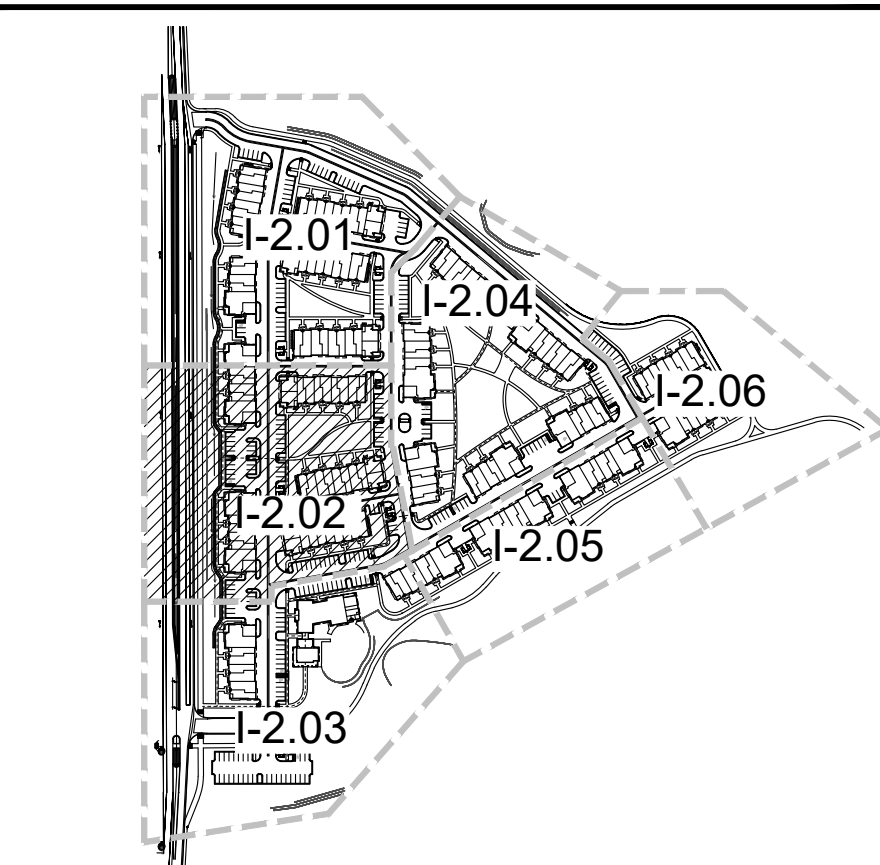
### IRRIGATION SCHEDULE:

SYMBOL	DESCRIPTION	DETAIL
POC #	POINT OF CONNECTION	
M	IRRIGATION METER	
C	IRRIGATION CONTROLLER	1/1-4.00
◇	RAIN/FREEZE SENSOR	1/1-4.02
P-1 P-2	BOOSTER PUMP	2/1-4.00
⊖	MANUAL DRAIN VALVE	3/1-4.00
⊙	QUICK COUPLER	4/1-4.00
⊕	MASTER VALVE & FLOW SENSOR	5/1-4.00
×	GATE VALVE	6/1-4.00
⊙	VALVE ASSEMBLY SPRAY	7/1-4.00
⊕	VALVE ASSEMBLY DRIP & DRIPLINE	8/1-4.00
⊙	TURF SPRAY	1/1-4.01 8' - 15'
⊙	TURF ROTARY	1/1-4.01 8' - 24'
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⊙	SEED ROTOR	2/1-4.01 25' - 35'
---	SLEEVING SERVICE LINE	3/1-4.01
---	PVC MAINLINE	4/1-4.01
---	PVC TURF LATERAL	4/1-4.01
---	DRIP LATERAL	4/1-4.01
---	FLUSH END CAP	5/1-4.01
VALVE CALLOUT VALVE CALLOUTS		
Valve/Station Number Valve/Station Number Zone Designation: T (Trees In Seed) D (Drip) G (Turf) N (Native Seed) Valve Flow: (GPM) Valve Size		

### IRRIGATION KEY NOTES

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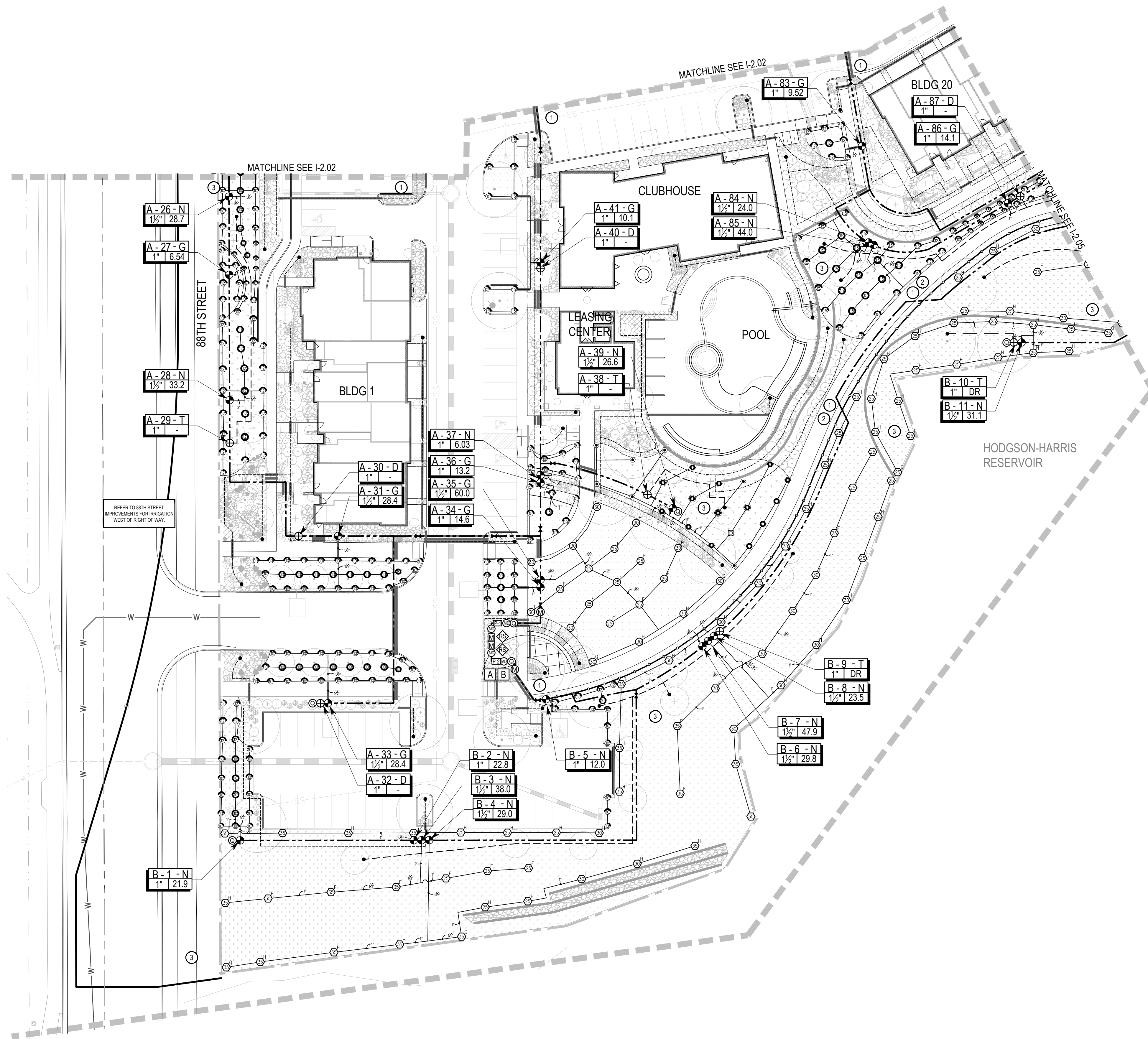
FINAL PLAT SITE PLAN  
R&R Project No. SW17186  
Original Plan Date: 1/19/18  
Drawn By: NP Dsgn'd By: GB  
Reviewed By: JC  
SHEET NAME:

PARTIAL  
IRRIGATION  
PLAN

No. **I-2.02**  
**62 OF 67**

# FINAL PLAT SITE PLAN FOR PARQ AT ROCK CREEK

7500 SOUTH 88TH STREET  
BEING LOT 1, BLOCK 1, AND TRACTS A, B, AND C, OF "ROCK CREEK RANCH FILING NO. 25" LOCATED IN THE NORTHWEST QUARTER OF SECTION 29 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, OWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO



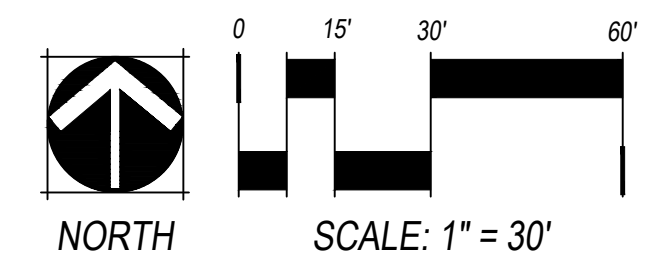
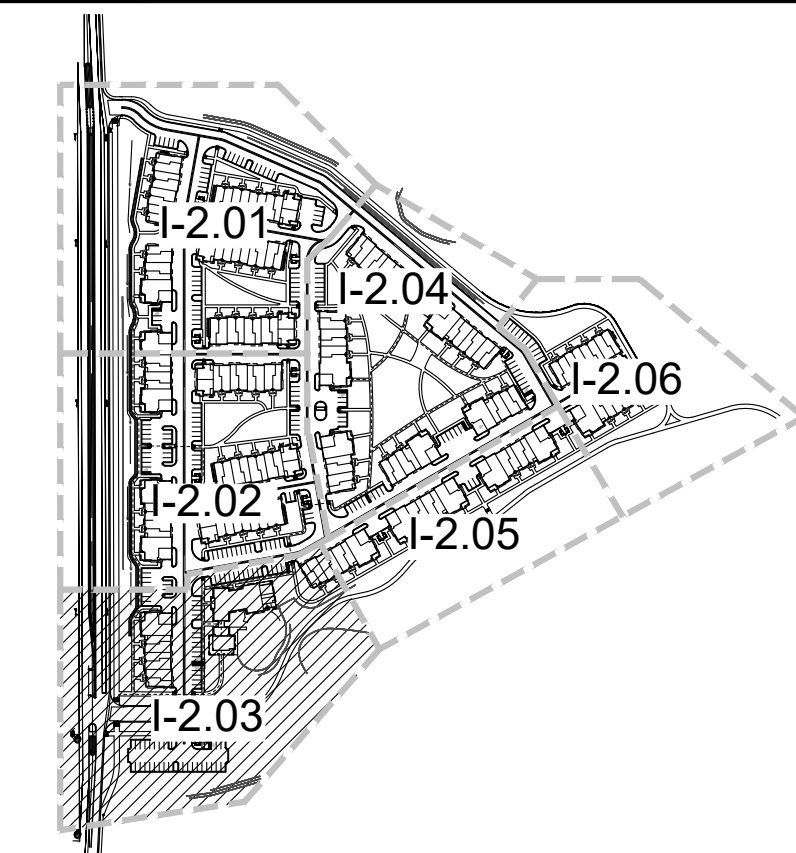
### IRRIGATION SCHEDULE:

SYMBOL	DESCRIPTION	DETAIL
POC #	POINT OF CONNECTION	
M	IRRIGATION METER	
C	IRRIGATION CONTROLLER	1/1-4.00
◆	RAIN/FREEZE SENSOR	1/1-4.02
P-1 P-2	BOOSTER PUMP	2/1-4.00
⊖	MANUAL DRAIN VALVE	3/1-4.00
⊙	QUICK COUPLER	4/1-4.00
⊕	MASTER VALVE & FLOW SENSOR	5/1-4.00
✕	GATE VALVE	6/1-4.00
⊙	VALVE ASSEMBLY SPRAY	7/1-4.00
⊕	VALVE ASSEMBLY DRIP & DRIPLINE	8/1-4.00
⊙	TURF SPRAY 8' - 15'	1/1-4.01
⊙	TURF ROTARY 8' - 24'	1/1-4.01
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- - -	PVC MAINLINE	4/1-4.01
- - -	PVC TURF LATERAL	4/1-4.01
- - -	DRIPL LATERAL	4/1-4.01
•	FLUSH END CAP	5/1-4.01
VALVE CALL OUT VALVE CALLOUTS		
Valve/Station Number Valve/Station Number Zone Designation: T (Trees In Seed) D (Drip) G (Turf) N (Native Seed) Valve Flow: (GPM) Valve Size		

### IRRIGATION KEY NOTES

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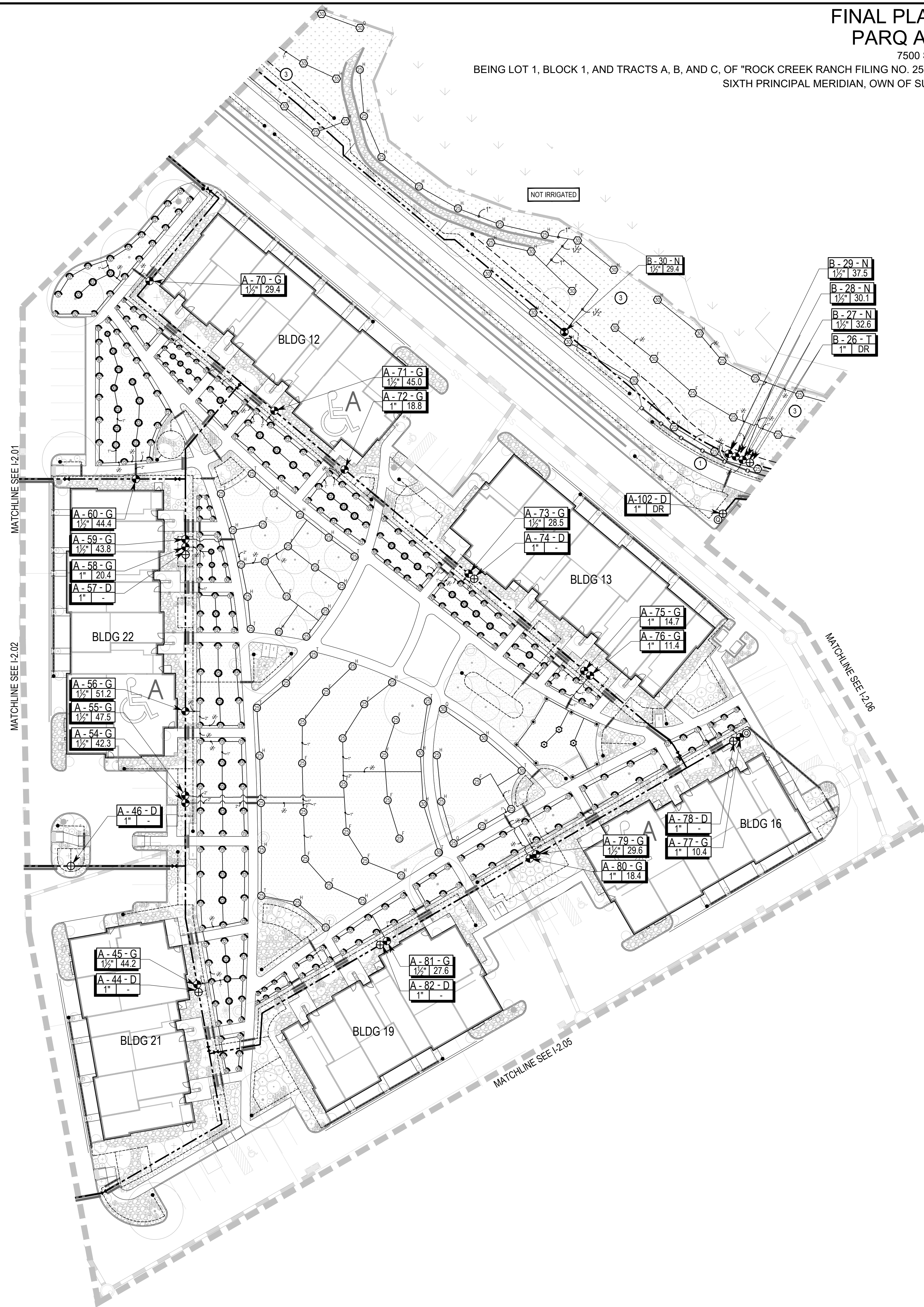
FINAL PLAT SITE PLAN  
R&R Project No. SW17186  
Original Plan Date: 1/19/18  
Drawn By: NP Dsgnd By: GB  
Reviewed By: JC  
SHEET NAME:

PARTIAL  
IRRIGATION  
PLAN  
No. I-2.03  
63 OF 67

# FINAL PLAT SITE PLAN FOR PARQ AT ROCK CREEK

7500 SOUTH 88TH STREET

BEING LOT 1, BLOCK 1, AND TRACTS A, B, AND C, OF "ROCK CREEK RANCH FILING NO. 25" LOCATED IN THE NORTHWEST QUARTER OF SECTION 29 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, OWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO



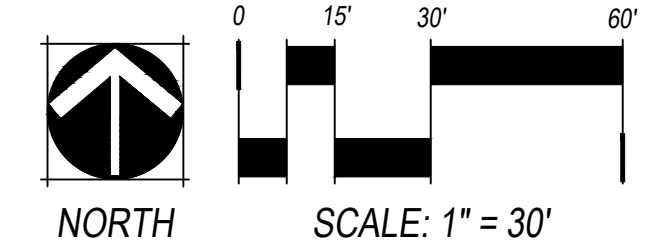
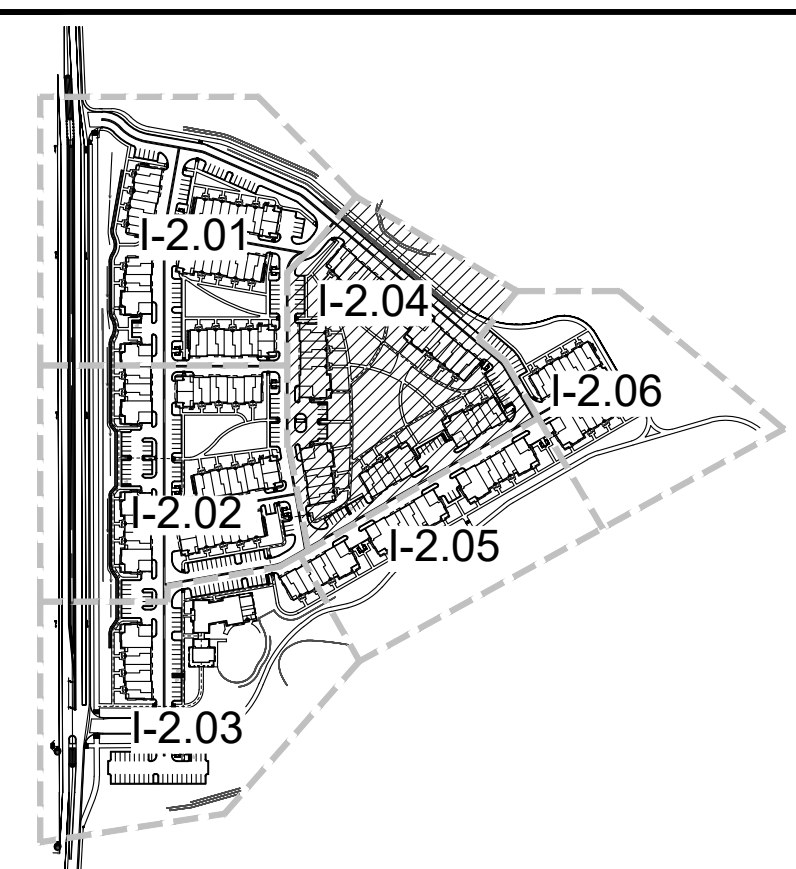
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SYMBOL	DESCRIPTION	DETAIL
POC #	POINT OF CONNECTION	
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C	IRRIGATION CONTROLLER	1 / I-4.00
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---	DRIP LATERAL	4 / I-4.01
---	FLUSH END CAP	5 / I-4.01
VALVE CALLOUT		
VALVE CALLOUTS		
Valve/Station Number		
Valve/Station Number		
Zone Designation:		
T (Trees In Seed)		
D (Drip)		
G (Turf)		
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Valve Flow: (GPM)		
Valve Size		

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R&R Project No. SW17186  
Original Plan Date: 1/19/18  
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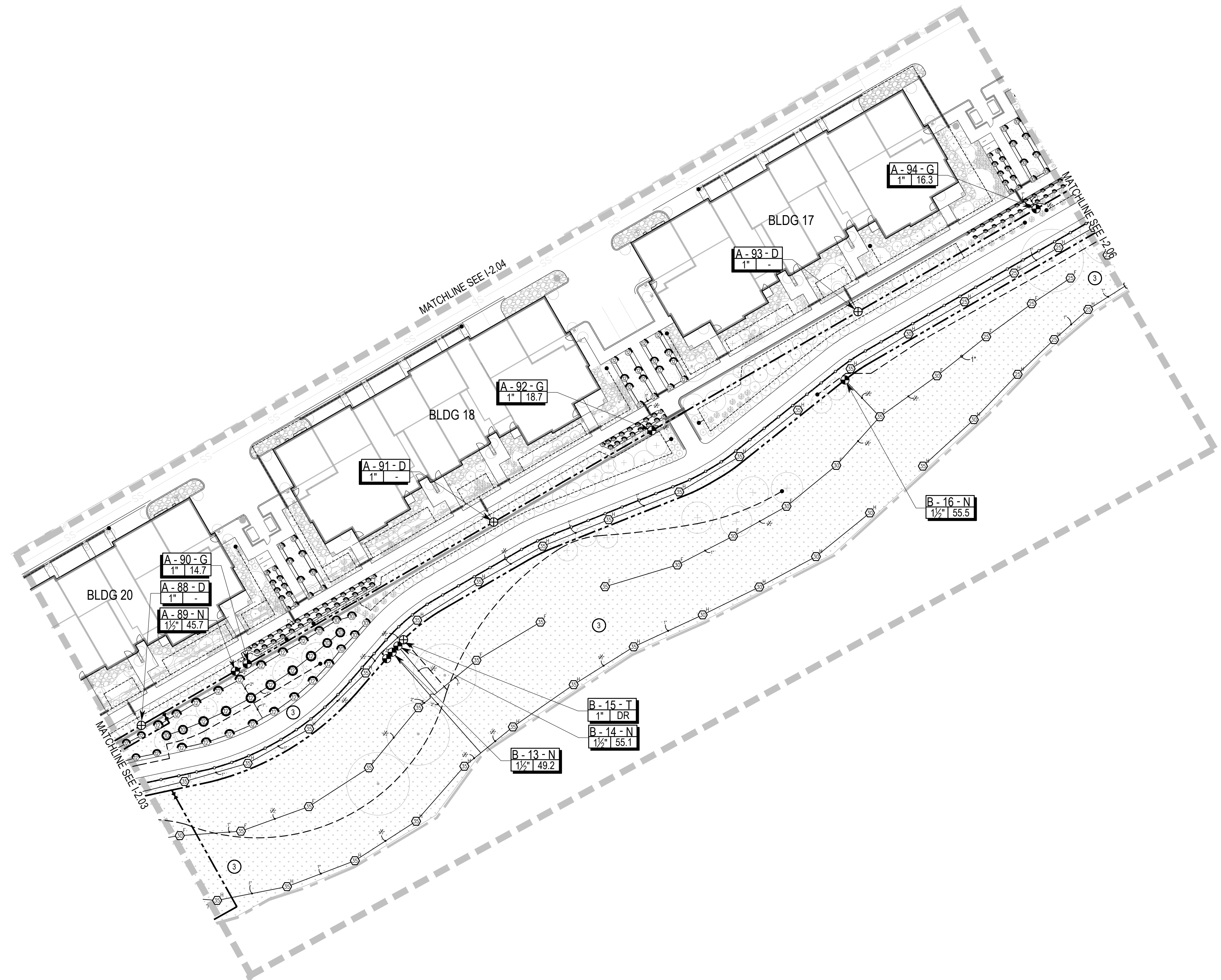
No. I-2.04  
64 OF 67



# FINAL PLAT SITE PLAN FOR PARQ AT ROCK CREEK

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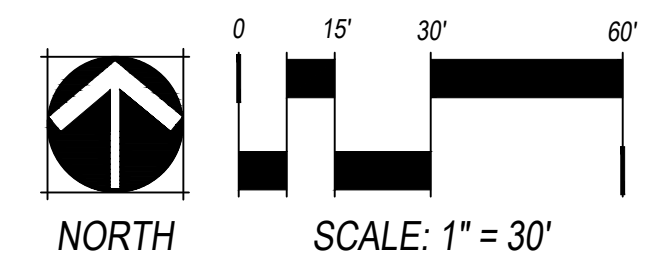
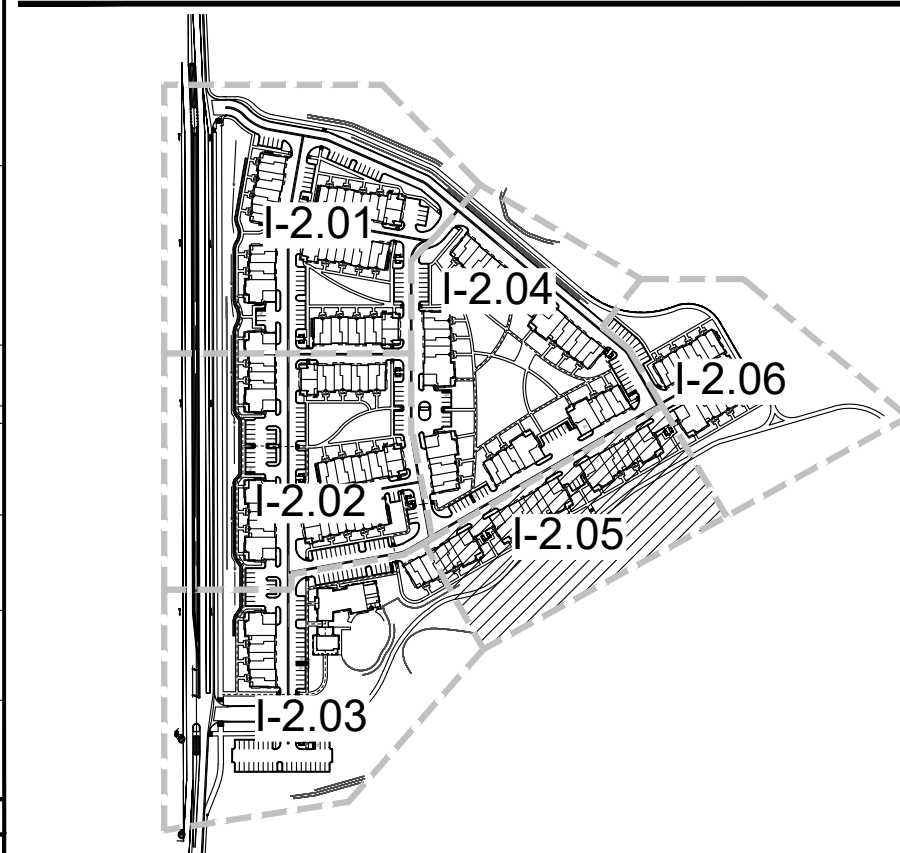
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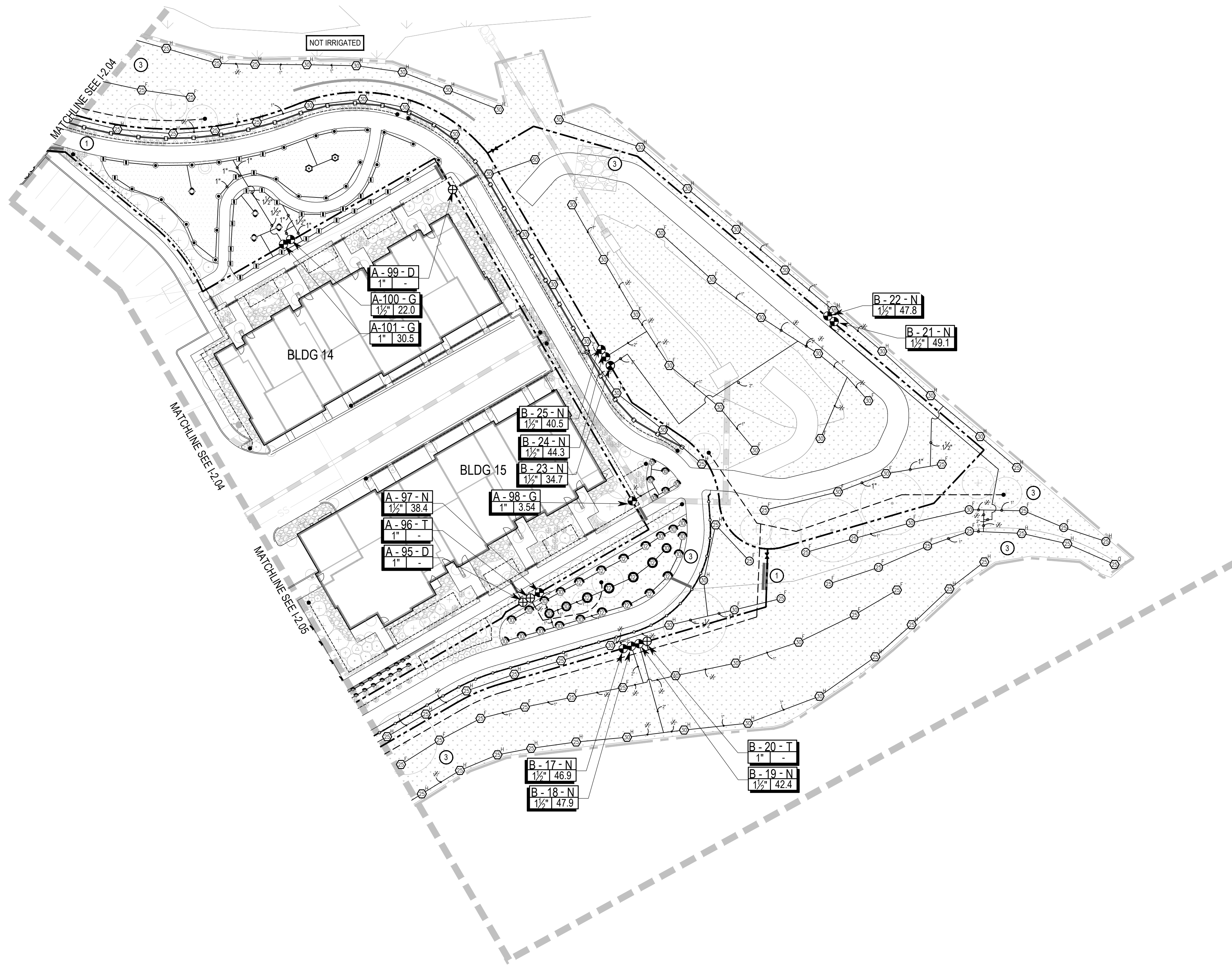
PARTIAL  
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No. **I-2.05**  
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BEING LOT 1, BLOCK 1, AND TRACTS A, B, AND C, OF "ROCK CREEK RANCH FILING NO. 25" LOCATED IN THE NORTHWEST QUARTER OF SECTION 29 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, OWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO



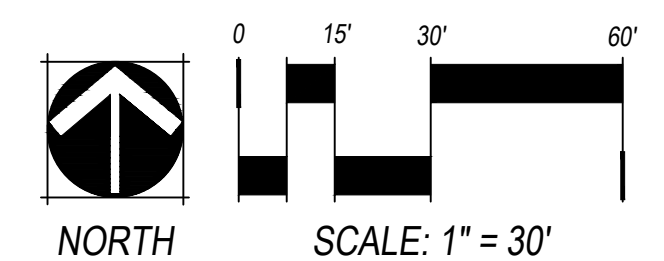
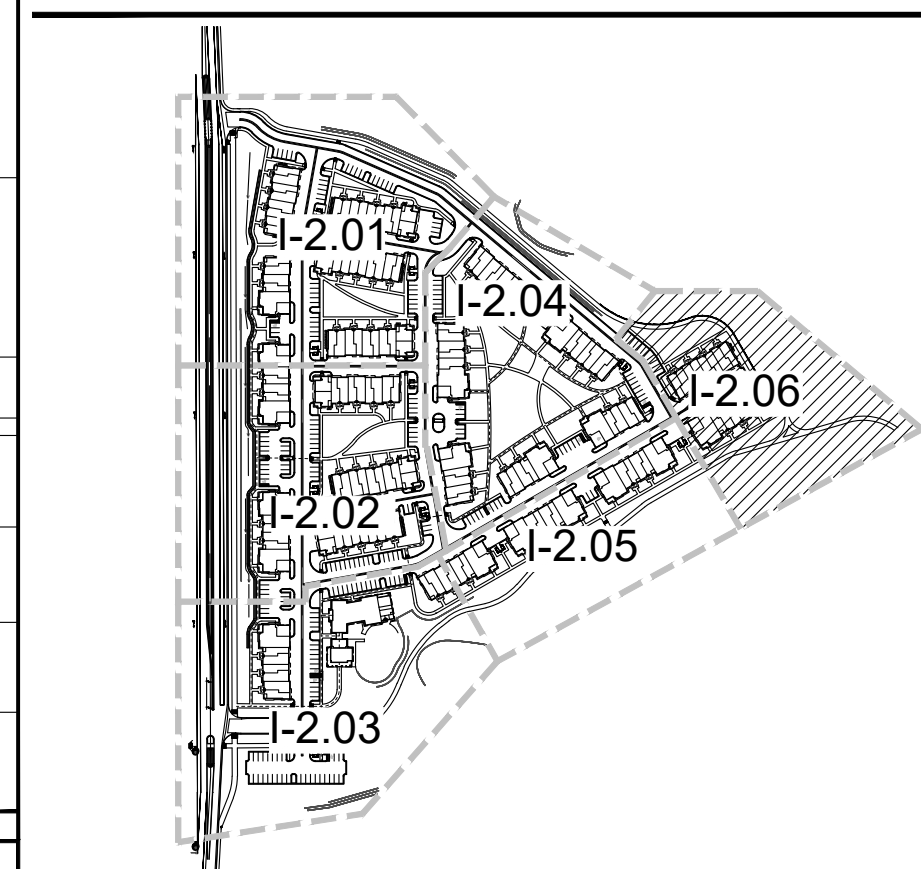
### IRRIGATION SCHEDULE:

SYMBOL	DESCRIPTION	DETAIL
POC #	POINT OF CONNECTION	
M	IRRIGATION METER	
C	IRRIGATION CONTROLLER	1 / I-4.00
◆	RAIN/FREEZE SENSOR	1 / I-4.02
P-1 P-2	BOOSTER PUMP	2 / I-4.00
⊖	MANUAL DRAIN VALVE	3 / I-4.00
⊙	QUICK COUPLER	4 / I-4.00
⊕	MASTER VALVE & FLOW SENSOR	5 / I-4.00
×	GATE VALVE	6 / I-4.00
⊙	VALVE ASSEMBLY SPRAY	7 / I-4.00
⊕	VALVE ASSEMBLY DRIP & DRIPLINE	8 / I-4.00
⊙	TURF SPRAY 8' - 15'	1 / I-4.01
⊙	TURF ROTARY 8' - 24'	1 / I-4.01
⊙	TURF ROTOR 25' - 35'	2 / I-4.01
⊙	SEED SPRAY 8' - 15'	1 / I-4.01
⊙	SEED ROTARY 8' - 24'	1 / I-4.01
⊙	SEED ROTOR 25' - 35'	2 / I-4.01
—	SLEEVING SERVICE LINE	3 / I-4.01
---	PVC MAINLINE	4 / I-4.01
---	PVC TURF LATERAL	4 / I-4.01
---	DRIP LATERAL	4 / I-4.01
---	FLUSH END CAP	5 / I-4.01
VALVE CALL OUT VALVE CALLOUTS		
Valve/Station Number Valve/Station Number Zone Designation: T (Trees In Seed) D (Drip) G (Turf) N (Native Seed) Valve Flow: (GPM) Valve Size		

### IRRIGATION KEY NOTES

- IRRIGATION EQUIPMENT IS SHOWN FOR GRAPHIC CLARITY. ALL MAINLINES, LATERALS, VALVES ETC SHALL BE LOCATED WITHIN PLANTING AREAS. IRRIGATION MAINLINE AND LATERAL ROUTING AND EQUIPMENT INSTALLATION SHALL BE ADJUSTED TO AVOID CONFLICTS WITH ELECTRICAL UTILITY, LIGHTING, DRAIN INLETS AND STORM WATER DRAINAGE FIXTURES. CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS AND THE OWNER'S REPRESENTATIVE DURING LAYOUT OF SYSTEM. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF CONFLICTS UNABLE TO BE AVOIDED AND PROVIDE ADJUSTED LOCATIONS OF ANY AND ALL EQUIPMENT ON AS-BUILT DRAWINGS.
- IRRIGATION MAINLINE AND EQUIPMENT ARE SHOWN FOR GRAPHIC CLARITY. IRRIGATION MAINLINE IN THIS AREA IS TO BE LOCATED 2 FEET INSIDE BACK OF SIDEWALK.
- SPRAY HEADS IN SEEDED AREAS TO BE SPACED TO PROVIDE 100% HEAD TO HEAD COVERAGE

### KEY MAP



NO.	REVISION	DATE
1	TOWN 1ST REVIEW COMMENTS	08/10/18
2	TOWN 2ND REVIEW COMMENTS	05/06/19
3	RESPONSE TO TOWN REVIEW (RD 3)	10/08/19
4	RESPONSE TO TOWN REVIEW (RD 4)	03/11/20

**R&R ENGINEERS SURVEYORS INC.**  
710 WEST COLFAX AVENUE  
DENVER, COLORADO 80204  
PHONE: 303-753-6730  
WWW.RRENGINEERS.COM

**STEELWAVE**  
4000 E. THIRD AVE, SUITE 500  
FOSTER CITY, CA 94404  
650-571-2200

**ktgy**  
820 16TH STREET, SUITE 5000  
DENVER, CO 80202  
303-825-8400

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding  
1101 Barnock Street  
Denver, Colorado 80204  
P 303.892.1166  
www.norris-design.com

**PARQ AT ROCK CREEK**  
SITE ADDRESS: 7500 SOUTH 88TH STREET  
SUPERIOR, COLORADO 80027  
PREPARED FOR: STEELWAVE ACQUISITIONS  
4000 E. THIRD AVE., SUITE 500  
FOSTER CITY, CA 94404

FINAL PLAT SITE PLAN  
R&R Project No. SW17186  
Original Plan Date: 1/19/18  
Drawn By: NP [Dsgn'd By: GB  
Reviewed By: JC  
SHEET NAME:

PARTIAL  
IRRIGATION  
PLAN  
No. I-2.06  
66 OF 67

# FINAL PLAT SITE PLAN FOR PARQ AT ROCK CREEK

7500 SOUTH 88TH STREET

BEING LOT 1, BLOCK 1, AND TRACTS A, B, AND C, OF "ROCK CREEK RANCH FILING NO. 25" LOCATED IN THE NORTHWEST QUARTER OF SECTION 29 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, OWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

## IRRIGATION GENERAL NOTES:

- THIS PROJECT UTILIZES RECLAIMED WATER PROVIDED BY TOWN OF SUPERIOR WATER. THE INSTALLATION OF RECLAIMED WATER SHALL CONFORM TO DENVER WATER ENGINEERING STANDARDS CHAPTER 11 AND ALL OTHER LOCAL, STATE AND NATIONAL CODES AND REGULATIONS SHALL BE FOLLOWED BY THE CONTRACTOR INCLUDING USE OF APPROPRIATE SIGNAGE, MARKINGS AND INSTALLATION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY AND ALL REGULATIONS IN QUESTION PRIOR TO THE START OF WORK. ALL PIPE AND EQUIPMENT SHALL BE 'PURPLE' (PANTONE 2577U) IN COLOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL PLAN, ARCHITECTURAL PLANS, ELECTRICAL PLANS, GRADING AND DRAINAGE AND ALL ASSOCIATED PLANS THAT AFFECT THIS WORK PRIOR TO BEGINNING CONSTRUCTION. IF THE CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THEIR RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS AND INSTALL THE IRRIGATION SYSTEM AND ITS COMPONENTS PER THE MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY AND ALL LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
- THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES THROUGH THE COURSE OF THEIR WORK, THE CONTRACTOR SHALL PAY FOR ANY/AND ALL REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
- PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER IRRIGATION LINES. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES, SHRUBS OR OTHER LANDSCAPE MATERIAL.
- IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN THE PROJECT LIMITS AND WITHIN LANDSCAPE AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHICAL CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO ENSURE PROPER LOCATION AND OPERATION OF THE IRRIGATION SYSTEM AND ITS COMPONENTS.
- THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN WITHOUT APPROVAL FROM THE OWNER'S REPRESENTATIVE.
- THE TORO SENTINEL CONTROLLER REQUIRES EACH STATION/CONTROL VALVE AND SENSOR TO HAVE A DECODER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE PROPER NUMBER OF DECODERS PER VALVE MANIFOLD, LIGHTNING SUPPRESSION AND GROUNDING PER THE MANUFACTURER'S SPECIFICATIONS AND THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS. ALL DECODERS ARE TO BE LABELED WITH ZONE NUMBER AND HAVE ADEQUATE SPACING FOR MAINTENANCE.

QTY. OF STATIONS (VALVES) PER MANIFOLD	REQUIRED ICD DECODER
1 STATION	TORO DECODER
SENSOR	SD-201TURF

- THE CONTRACTOR SHALL INSTALL REQUIRED GROUNDING AND TORO LP-1 LIGHTING ARRESTORS AT THE CONTROLLER, EVERY 500' OR EVERY EIGHT DECODERS, WHICHEVER OCCURS FIRST, ALONG THE PATH AND AT EACH DECODER BRANCH IF MORE THAN 50' FROM DECODER PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT [www.asic.org/Design\\_Guides.aspx](http://www.asic.org/Design_Guides.aspx). FOR TECHNICAL SUPPORT REGARDING PROPER GROUNDING FOR THE IRRIGATION CONTROLLERS AND DECODERS PLEASE CONTACT THE TORO REPRESENTATIVE.
- THE CONTROLLER TWO-WIRE PATH SHALL BE 14GA MIN. UL APPROVED TWISTED WIRE IN HIGH DENSITY POLYETHYLENE SHEATH. CONTRACTOR SHALL USE UL APPROVED WIRE STRIPPER AND WATERPROOF CONNECTIONS (DBRY-6 OR APPROVED EQUAL) AT ALL SPLICES AND CONNECTIONS POINTS.
- THE CONTRACTOR SHALL EXTEND SPARE TWO-WIRE PATH AT THE END OF ALL MAINLINE BRANCHES. COIL 30" LENGTH MIN. OF SPARE WIRES IN A 10" ROUND VALVE BOX.
- VALVE BOXES ARE TO BE LABELED WITH EACH COORDINATING ZONE NUMBER ON THE OUTSIDE OF THE VALVE BOX.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF DRIP IRRIGATION LINES PRIOR TO INSTALLATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE.
- ALL IRRIGATION DISTRIBUTION LINES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO, MAINLINE, TURF LATERALS, ROTARY SPRAYS AND DRIP EMITTERS SHALL BE KEPT A MINIMUM DISTANCE OF 6' AWAY FROM ALL BUILDING AND WALL FOUNDATIONS, OR AS STIPULATED IN THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER.
- LAYOUT EMITTER TUBING PARALLEL TO TOPOGRAPHY WHEREVER POSSIBLE. INSTALL FLUSHABLE TYPE END CAP AT ENDS OF ALL 3/4" POLYETHYLENE DRIP TUBING AND FLUSH THOROUGHLY BEFORE INSTALLING EMITTERS.
- ALL VALVE BOXES / LIDS SHALL BE PLASTIC, THE COLOR PURPLE, WITH LOCKING COVERS AND INSTALLED PER THE CONSTRUCTION DETAILS. ALL VALVE BOXES TO BE FLUSH WITH FINISH GRADE. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 1'-0" FROM THE EDGE OF PAVED SURFACES AND 3'-0" FROM THE CENTERLINE OF DRAINAGE SWALES OR RETENTION BASINS.
- TREES, SHRUBS AND GROUNDCOVER SHALL BE IRRIGATED BY PRESSURE COMPENSATING SINGLE-PORT EMITTERS. ANNUAL BEDS AND PLANTER POTS SHALL BE IRRIGATED WITH SUBSURFACE DRIPLINE.
- THE CONTRACTOR SHALL FINE TUNE AND ADJUST THE IRRIGATION SYSTEM TO AVOID / REDUCE OVER SPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- THE CONTRACTOR SHALL INSTALL A QUICK COUPLER IN 10" VALVE BOX AT THE END OF ALL BRANCHES OF THE MAINLINE, OR AS SHOWN ON PLANS FOR WINTERIZATION AND FLUSHING OF MAINLINE.
- CONTRACTOR SHALL INSTALL DETECTABLE FOIL TRACER WIRE IN ALL PRESSURE MAINLINE TRENCHES. TAPE SHALL BE 3" WIDTH MARKED WITH "CAUTION: RECYCLED WATER - DO NOT DRINK" OR SIMILAR. SEE IRRIGATION DETAILS FOR INSTALLATION INFORMATION.
- THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE DURING A THREE NIGHT PER WEEK, SIXTEEN HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A 21 DAY PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

TEXAS HYBRID BLUEGRASS TURF	1.75" PER WEEK PEAK SEASON
IRRIGATED SEED	1.00" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS	1.00" PER WEEK PEAK SEASON

- THE CONTRACTOR SHALL PROVIDE A SEASONAL MAINTENANCE SCHEDULE WHICH SHALL BEGIN ON APRIL 15 AND END ON OCTOBER 15 TO INSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM. THE MAINTENANCE SCHEDULE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING LIST OF BEST MANAGEMENT PRACTICES:

- CHECK HEADS FOR COVERAGE AND LEAKAGE.
- CHECK CONTROLLER PROGRAMMING AND ADJUST FOR SEASONAL CHANGES AS NECESSARY.
- VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN.
- CERTIFY THE BACKFLOW PREVENTION DEVICE AND SUBMIT TEST RESULTS TO THE PROPERTY MANAGER.
- PERIODICALLY VERIFY THE THE SENSORS IN THE IRRIGATION SYSTEM ARE OPERATING CORRECTLY.
- WINTERIZATION PRIOR TO FREEZING TEMPERATURES.
- SPRING START UP PROCEDURE AND INSPECTIONS.

## IRRIGATION POINT OF CONNECTION NOTES:

- POINT OF CONNECTION: THERE ARE TWO (2) POINTS OF CONNECTIONS ON THIS PROJECT.
  - POINT OF CONNECTION #1 IS A 2" WATER METER LOCATED IN THE PLANT BED BETWEEN NORTH OF THE TRAILHEAD PARKING LOT AND SOUTH OF THE CLUBHOUSE.
  - POINT OF CONNECTION #2 IS A 2" WATER METER LOCATED IN THE PLANT BED BETWEEN NORTH OF THE TRAILHEAD PARKING LOT AND SOUTH OF THE CLUBHOUSE.
  - THE CONTRACTOR IS TO LOCATE, VERIFY SIZE, AND CONNECT DOWN STREAM OF THE DEDICATED RECLAIMED WATER IRRIGATION WATER METER (PROVIDED BY OTHERS) WITH TYPE K COPPER (SAME SIZE AS METER) AT A DEPTH OF 48" OR PER LOCAL CODE, WHICHEVER IS GREATER FOR A MINIMUM DISTANCE OF 5' FROM METER. TRANSITION FROM TYPE K COPPER TO (PURPLE) CL200 PVC MAINLINE AND EXTEND TO ONE MANUAL DRAIN VALVE, ONE QUICK COUPLER, ONE MASTER VALVE AND FLOW SENSOR ASSEMBLY, ONE GATE VALVE, TRANSITION TO AND EXTEND (PURPLE) CL200 PVC MAINLINE (SEE SCHEDULE FOR SIZING) TO VALVES AS SHOWN. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES, OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS ASSOCIATED WITH THIS WORK. FINAL LOCATION OF BACKFLOW PREVENTER SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTROLLER LOCATION: THE AREA TWO (2) CONTROLLERS ON THIS PROJECT. ONE PER POINT OF CONNECTION.
  - CONTROLLER A & B ARE PEDESTAL MOUNTED TORO SENTINEL TWO WIRE CONTROLLERS, TO BE PLACED IN PROXIMITY TO POINT OF CONNECTION. THE CONTRACTOR IS TO COORDINATE WITH OWNER'S REPRESENTATIVE AND THE MECHANICAL AND ELECTRICAL PLANS FOR POWER SERVICE. ALL ELECTRICAL EQUIPMENT AND CONDUIT INSTALLATION SHALL CONFORM TO ALL LOCAL CODES.
  - COMMUNICATION: THIS CONTROLLER UTILIZES TWO-WIRE PATH WIRE AND DECODERS AT VALVE GROUPINGS AND SENSORS. THE CONTROLLER IS CAPABLE OF PROGRAMMING UP TO 50 VALVES AND OPERATING 8 VALVES (INCLUDING MASTER VALVE) SIMULTANEOUSLY ON 4 INDEPENDENT PROGRAMS. IT IS RECOMMENDED THAT THE IRRIGATION CONTROLLER BE CONNECTED TO A TORO CENTRAL CONTROLLER SOFTWARE SYSTEM FOR OPTIMUM FUNCTION OF THE SYSTEM. COORDINATE WITH OWNER'S REPRESENTATIVE AND CONTACT THE LOCAL TORO REPRESENTATIVE PRIOR TO ORDERING CONTROLLER FOR COMMUNICATION AND CONNECTIVITY OPTIONS
  - WEATHER SENSORS: THE RAIN BIRD WR-2 RAIN/FREEZE SENSOR IS TO BE FACE MOUNTED ONTO THE CONTROLLER, PER DETAIL 1 ON I-4.00. SENSOR SHALL BE LOCATED IN FULL SUN AND OPEN TO THE WEATHER. SET SENSOR TO PAUSE IRRIGATION AT 1/4" RAINFALL. FINAL CONTROLLER AND SENSOR LOCATION TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
  - MASTER VALVE AND FLOW SENSOR: THE CREATIVE SENSOR TECHNOLOGY FLOW SENSOR REQUIRES A MINIMUM FLOW FOR PROPER FUNCTION. MULTIPLE DRIP ZONES MAY BE REQUIRED TO RUN AT THE SAME TIME TO ACHIEVE THE FLOW SENSOR'S MINIMUM FLOW REQUIREMENT.
    - POC #1: 1.5" CST FSI-T15, REQUIRES A MINIMUM FLOW OF 7.24 GPM AT 1 FPS AND A MAXIMUM FLOW NOT TO EXCEED 75 FPS.
    - POC #2: 1.5" CST FSI-T15, REQUIRES A MINIMUM FLOW OF 7.24 GPM AT 1 FPS AND A MAXIMUM FLOW NOT TO EXCEED 55 FPS.
  - SYSTEM PRESSURE: THE WATER PRESSURE IN THE AREA IS APPROXIMATELY 63 PSI PER TOWN OF SUPERIOR WATER. THE SYSTEM HAS BEEN DESIGNED PER THE FOLLOWING SPECIFICATIONS. BOOSTER PUMPS HAVE BEEN SPECIFIED AT EACH POINT OF CONNECTION IN ORDER FOR THE SYSTEMS TO OPERATE AS DESIGNED.
    - POC #1: REQUIRED MINIMUM STATIC PRESSURE OF 85 PSI DOWNSTREAM OF THE PUMP AND A MAXIMUM SAFE FLOW OF 5 FPS.
    - POC #2: REQUIRED MINIMUM STATIC PRESSURE OF 85 PSI DOWNSTREAM OF THE PUMP AND A MAXIMUM SAFE FLOW OF 5 FPS.
 THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRESSURE IN THE FIELD AT THE POINT OF CONNECTION BEFORE CONSTRUCTION BEGINS AND FOR NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DESIGN PRESSURE OF THE SYSTEM AND THE MEASURED PRESSURE IN THE FIELD. IF THE CONTRACTOR FAILS TO NOTIFY OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES, THEN THE CONTRACTOR ASSUMES ALL LIABILITY AND COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS TO ACCOMMODATE THE DESIGN PRESSURE.
  - ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED, OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE ADEQUATE VERTICAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES INCLUDING BUT NOT LIMITED TO MAINLINE, TURF LATERALS, DRIP LATERAL, IRRIGATION LINES, ETC.
  - EQUIPMENT PLACEMENT: FINAL IRRIGATION CONTROLLER, MASTER VALVE AND FLOW SENSOR ASSEMBLY, WEATHER SENSOR AND MOUNTING SYSTEM TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

## SLEEVING COORDINATION NOTES

- INSTALLATION OF IRRIGATION SLEEVING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR FOR LOCATION AND SIZING OF SLEEVES PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL WIRES AND COMMUNICATION WIRES UNDER ALL PAVED SURFACES, WALL FOOTINGS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC.
- MARK CURBING OR PAVED SURFACE AT SLEEVE LOCATIONS WITH AN 'X' OR OTHER INDELIBLE MARKING AT DIRECTION OF OWNER'S REPRESENTATIVE.
- ALL SLEEVES SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS.
- SLEEVING SHALL BE INSTALLED PER THE SIZES AND QUANTITIES SHOWN ON THE PLANS BASED ON THE CHART BELOW. ALL MAINLINE, VALVE CONTROL AND COMMUNICATION WIRES, LATERALS AND 3/4" POLYETHYLENE DRIP TUBING UNDER PAVED SURFACES ARE TO BE INSTALLED IN SEPARATE SLEEVING.

SLEEVED PIPE SIZE/WIRE QTY.	REQUIRED SLEEVE SIZE AND QTY.
PVC PIPING	6" PVC (1)
IRRIGATION CONTROL WIRES	2" PVC (1)

## IRRIGATION SCHEDULE:

SYMBOL	DESCRIPTION	MFR	MODEL NO.	COMMENTS	DETAIL
<b>POC #</b>	POINT OF CONNECTION	NA	POC #1: 2" Dedicated Irrigation Water Meter POC #2: 2" Dedicated Irrigation Water Meter	Refer to Civil Utility and Water Plans	
<b>M</b>	IRRIGATION METER	NA	POC #1: 2" Dedicated Irrigation Water Meter POC #2: 2" Dedicated Irrigation Water Meter	Refer to Civil Utility and Water Plans	
<b>C</b>	IRRIGATION CONTROLLER	TORO	Sentinel Two Wire Decoder Controller	Metal locking pedestal mounted enclosure.	1 / I-4.00
<b>R</b>	RAIN/FREEZE SENSOR	RAIN BIRD	Rain Bird WR-2-RFC Wireless Rain/Freeze Sensor	Pole mount receiver next to controller	1 / I-4.02
<b>P-1</b> <b>P-2</b>	BOOSTER PUMP	PRECISION PUMPING SYSTEMS	POC #1: (NOVA-3BF-3-D-241+A01) 240 VOLT 1 PHASE POC #2: (NOVA-3BF-3-D-241+A01) 240 VOLT 1 PHASE		2 / I-4.00
<b>D</b>	MANUAL DRAIN VALVE	CLOW	Carson 910 Round Valve Purple Box & Lid Square Head Resilient Wedge Gate Valve		3 / I-4.00
<b>C</b>	QUICK COUPLER	RAIN BIRD	Carson 910 Round Purple Valve Box & Lid 1" Rain Bird 44-LRC-NP		4 / I-4.00
<b>M</b>	MASTER VALVE & FLOW SENSOR	BERMAD & DATA INDUSTRIAL	(2) Carson Super Jumbo Valve Box-Purple 1-1/2" Clow Gate Valve Square Nut Top 1-1/2" Bermad Master Valve (IR-410-X) 1" Data Industrial IR220P PVC Insert Tee Flow Sensor	0.86 - 52 GPM Flow Range Purple bleeder knob	5 / I-4.00
<b>X</b>	GATE VALVE	CLOW	Carson 910 Round Purple Valve Box & Lid Square Head Resilient Wedge Gate Valve	10 - 120 gpm range Size per line size	6 / I-4.00
<b>S</b>	VALVE ASSEMBLY SPRAY	RAIN BIRD	Carson 1220 Jumbo Purple Valve Box & Lid Sch. 80 PVC Ball Valve 1" Rain Bird PESB-R (100-PESB-R) 1-1/2" Rain Bird PESB-R (150)PESB-R)	Purple bleeder knob size ball valve varies Valve numbers to be labeled on Valve Box	7 / I-4.00
<b>D</b>	VALVE ASSEMBLY DRIP & DRIPLINE	RAIN BIRD	Carson 1324 Super Jumbo Purple Box & Lid 1" Sch. 80 PVC Ball Valve 1" Rain Bird PESB-R (100-PESB-R) 3/4" Rain Bird Pressure Regulating Filter (PRF-075) (30 psi)	Purple bleeder knob Valve numbers to be labeled on Valve Box	8 / I-4.00
<b>T</b>	TURF SPRAY 8' - 15'	RAIN BIRD	RainBird RD-06-S-P30-NP Turf Rotator MPR / HE-VAN Series Spray Nozzles 6.0" pop-up with check valve, pressure regulated to 30 psi. 1/2" Inlet.	Matched precipitation rate @ 1.6"/hr.	1 / I-4.01
<b>R</b>	TURF ROTARY 8' - 24'	RAIN BIRD	RainBird RD-06-S-P45-NP Turf Rotator R-VAN Series Spray Nozzles 6.0" pop-up with check valve, pressure regulated to 45 psi. 1/2" Inlet.	Matched precipitation rate @ 0.6"/hr.	1 / I-4.01
<b>R</b>	TURF ROTOR 25' - 35'	RAIN BIRD	RainBird 5006-SAM-R-NS Turf Rotor MPR Series Nozzles S.S. 6.0" pop-up with check valve, pressure regulated to 55 psi. 1/2" Inlet.	Matched precipitation rate @ 0.6"/hr.	2 / I-4.01
<b>S</b>	SEED SPRAY 8' - 15'	RAIN BIRD	RainBird RD-12-S-P30-NP Turf Rotator MPR / HE-VAN Series Spray Nozzles 6.0" pop-up with check valve, pressure regulated to 30 psi. 1/2" Inlet.	Matched precipitation rate @ 1.6"/hr.	1 / I-4.01
<b>R</b>	SEED ROTARY 8' - 24'	RAIN BIRD	RainBird RD-12-S-P45-NP Turf Rotator R-VAN Series Spray Nozzles 12.0" pop-up with check valve, pressure regulated to 45 psi. 1/2" Inlet.	Matched precipitation rate @ 0.6"/hr.	1 / I-4.01
<b>R</b>	SEED ROTOR 25' - 35'	RAIN BIRD	RainBird 5012-SAM-R-NS Turf Rotor MPR Series Nozzles S.S. 12.0" pop-up with check valve, pressure regulated to 55 psi. 1/2" Inlet.	Matched precipitation rate @ 0.6"/hr.	2 / I-4.01
<b>S</b>	SLEEVING SERVICE LINE	NA	Class 160 PVC 2" Type K Copper	See Sleeving Notes Meter to Backflow	3 / I-4.01
<b>M</b>	PVC MAINLINE	NA	2-1/2" Class 200 BE Purple PVC.	Unless otherwise noted on the plan	4 / I-4.01
<b>L</b>	PVC TURF LATERAL	NA	Class 200 Purple PVC - 3/4" Min.	Unless otherwise noted on the plan	4 / I-4.01
<b>T</b> <b>S</b>	DRIP LATERAL	NA	3/4" Polyethylene Drip Tubing Purple Stripe		4 / I-4.01
<b>F</b>	FLUSH END CAP	NA	Carson 910 Round Valve Purple Box & Lid Polyethylene Hose End Flush Purple Cap		5 / I-4.01

## IRRIGATION KEY NOTES

- IRRIGATION EQUIPMENT IS SHOWN FOR GRAPHIC CLARITY. ALL MAINLINES, LATERALS, VALVES ETC SHALL BE LOCATED WITHIN PLANTING AREAS. IRRIGATION MAINLINE AND LATERAL ROUTING AND EQUIPMENT INSTALLATION SHALL BE ADJUSTED TO AVOID CONFLICTS WITH ELECTRICAL UTILITY, LIGHTING, DRAIN INLETS AND STORM WATER DRAINAGE FIXTURES. CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS AND THE OWNER'S REPRESENTATIVE DURING LAYOUT OF SYSTEM. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF CONFLICTS UNABLE TO BE AVOIDED AND PROVIDE ADJUSTED LOCATIONS OF ANY AND ALL EQUIPMENT ON AS-BUILT DRAWINGS.
- IRRIGATION MAINLINE AND EQUIPMENT ARE SHOWN FOR GRAPHIC CLARITY. IRRIGATION MAINLINE IN THIS AREA IS TO BE LOCATED 2 FEET INSIDE BACK OF SIDEWALK.
- SPRAY HEADS IN SEEDED AREAS TO BE SPACED TO PROVIDE 100% HEAD TO HEAD COVERAGE

VALVE CALLOUTS		EMITTER SCHEDULE	
PLANT TYPE	EMITTER RATE	# OF EMITTERS	
GRASSES/ PERENNIALS/VINES	0.5 GPH	ONE EACH	
DECIDUOUS SHRUBS	0.5 GPH	TWO EACH	
EVERGREEN SHRUBS	0.5 GPH	TWO EACH	
ORNAMENTAL TREES	1.0 GPH	SIX EACH	
DECIDUOUS TREES	1.0 GPH	SIX EACH	
EVERGREEN TREES	1.0 GPH	SIX EACH	

- ALL PLANT MATERIAL SHALL BE IRRIGATED W/ RAIN BIRD XB SERIES PRESSURE COMPENSATING EMITTERS.
- 1/4" DISTRIBUTION TUBING NOT TO EXCEED 8' IN LENGTH.
- RAIN BIRD DBC-025 DIFFUSER BUG CAP AND TS-025 STAKE ON ALL 1/4" DISTRIBUTION TUBING.

NO.	REVISION	DATE
1	TOWN 1ST REVIEW COMMENTS	08/10/18
2	TOWN 2ND REVIEW COMMENTS	05/06/19
3	RESPONSE TO TOWN REVIEW (RD 3)	10/08/19
4	RESPONSE TO TOWN REVIEW (RD 4)	03/11/20



**710 WEST COLFAX AVENUE  
DENVER, COLORADO 80204  
PHONE: 303-753-6730  
WWW.RRENGINEERS.COM**



**4000 E. THIRD AVE, SUITE 500  
FOSTER CITY, CA 94404  
650-571-2200**



**620 16TH STREET, SUITE 5000  
DENVER, CO 80202  
303-825-6400**



1101 Barncock Street  
Denver, Colorado 80204  
P 303.892.1166  
www.norris-design.com

**PARQ AT ROCK CREEK**  
SITE ADDRESS: 7500 SOUTH 88TH STREET  
SUPERIOR, COLORADO 80027  
PREPARED FOR: STEELWAVE ACQUISITIONS  
4000 E. THIRD AVE., SUITE 500  
FOSTER CITY, CA 94404

FINAL PLAT SITE PLAN  
R&R Project No. SW17186  
Original Plan Date: 1/19/18  
Drawn By: NP [Dsgn] By: GB  
Reviewed By: JC  
SHEET NAME:  
**IRRIGATION NOTES & SCHEDULE**

No. **I-3.00**  
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