

PLANT SCHEDULE							
TREES	CODE	QTY	30 SCALE NORTH	30 SCALE SOUTH	BOTANICAL / COMMON NAME	SIZE	
	CEL OCC	14		14	CELTIS OCCIDENTALIS COMMON HACKBERRY	2 1/2" CAL	
	GIN PSB	8	8		GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY MAIDENHAIR TREE	3" CAL	
	GLE SKY	9	8	1	GLEEDTISA TRICANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2 1/2" CAL	
	GYM KEN	5	5		GYMNOCLADUS DIOICA KENTUCKY COFFEE TREE	2 1/2" CAL	
	QUE BIC	17		17	QUERCUS BICOLOR SWAMP WHITE OAK	2 1/2" CAL	
	QUE MAC	5		5	QUERCUS MACROCARPA BUR OAK	2 1/2" CAL	
	QUE ROB	5	5		QUERCUS ROBUR ENGLISH OAK	2 1/2" CAL	
	ULM ACC	5	5		ULMUS X 'ACCOLADE' ACCOLADE ELM	3" CAL	
EVERGREEN TREES	CODE	QTY	30 SCALE NORTH	30 SCALE SOUTH	BOTANICAL / COMMON NAME	SIZE	
	PIC CO2	17	17		PICEA PLUNGENS COLORADO SPRUCE	10-12' HT	
ORNAMENTAL TREES	CODE	QTY	30 SCALE NORTH	30 SCALE SOUTH	BOTANICAL / COMMON NAME	SIZE	
	ACE HOT	58	28	30	ACER TATARICUM 'HOT WINGS' HOT WINGS TATARIAN MAPLE	8-10' HT MSTEM	
	AME XGF	10	5	5	AMELANCHIER X GRANDIFLORA AUTUMN BRILLIANCE AUTUMN BRILLIANCE SERVICEBERRY	8-10' HT MSTEM	
	CRA VR	61	39	22	CRATAEGUS VIRIDIS WINTER KING WINTER KING HAWTHORN	8'-10' HT MULTI-STEM	
DECIDUOUS SHRUBS	CODE	QTY	30 SCALE NORTH	30 SCALE SOUTH	BOTANICAL / COMMON NAME	SIZE	SPACING
	ARC COL	73	73		ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO' PANCHITO MANZANITA	5 GAL	36" o.c.
	CHR NAU	217	144	73	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH	5 GAL	36" o.c.
	COR STO	217		217	CORNUS STOLONIFERA RED TWIG DOGWOOD	5 GAL	36" o.c.
	PRU PAW	429		429	PRUNUS BESSEYI 'PANWEE BUTTES' PANWEE BUTTES SAND CHERRY	5 GAL	36" o.c.
	RHU GRO	248		248	RHUS ANGMATICA 'GRO LOW' GRO LOW FRAGRANT SUMAC	5 GAL	48" o.c.
ORNAMENTAL GRASS	CODE	QTY	30 SCALE NORTH	30 SCALE SOUTH	BOTANICAL / COMMON NAME	SIZE	SPACING
	BOU BL2	602	442	160	BOULELOU GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL	24" o.c.
	DES TUF	496	390	96	DESCHAMPSIA CESITOSA TUFTED HAIR GRASS	1 GAL	36" o.c.
	PAN SHE	477	416	61	PANICUM VIRGATUM 'SHENENDOAH' BURGUNDY SWITCH GRASS	1 GAL	36" o.c.
	SCH BLU	260	220	40	SCHIZACHYRIUM SCOPARIBUM 'BLUE HEAVEN' BLUE HEAVEN LITTLE BLUESTEM	1 GAL	30" o.c.
	SPD AD2	229	195	34	SPOROBOLLUS APOIDES ALKALI SACATON	1 GAL	30" o.c.
PERENNIALS	CODE	QTY	30 SCALE NORTH	30 SCALE SOUTH	BOTANICAL / COMMON NAME	SIZE	SPACING
	ACH CGL	348	290	58	ACHILLEA FILIPENDULINA 'CORONATION GOLD' CORONATION GOLD FERRELFAP YARRROW	1 GAL	24" o.c.
	ART POW	92	23	69	ARTEMISA X POWIS CASTLE POWIS CASTLE ARTEMISA	1 GAL	36" o.c.
	ECH MA2	332	279	53	ECHINACEA PURPUREA 'MAGNUS' MAGNUS PURPLE CONEFLOWER	1 GAL	24" o.c.
	ERY BG	314	314		ERYNGIUM X ZABELI 'BIG BLUE' BIG BLUE SEA HOLLY	1 GAL	24" o.c.
	PEN ME2	822	671	151	PENSTEMON MEXICANUS 'PIKE'S PEAK PURPLE' PENSTEMON	1 GAL	18" o.c.
	RAT MEX	265	222	43	RATIBIDA COLUMNIFERA 'MEXICAN HAT' MEXICAN HAT CONEFLOWER	1 GAL	24" o.c.
	SED MA2	365	248	117	SEDUM SPECTABILE 'MATRONA' STONECROP	1 GAL	36" o.c.
VINES	CODE	QTY	30 SCALE NORTH	30 SCALE SOUTH	BOTANICAL / COMMON NAME	SIZE	SPACING
	PAR QUI	39	39		PARTHENOISSUS QUINQUEFOLIA VIRGINA CREEPER	5 GAL	48" o.c.
EVERGREEN & BROADLEAF EVERGREEN	CODE	QTY	30 SCALE NORTH	30 SCALE SOUTH	BOTANICAL / COMMON NAME	SIZE	SPACING
	ARC UNA	134	95	39	ARCTOSTAPHYLOS UNA-LIRSI KINKRACK	5 GAL	48" o.c.
	DAP BUR	204	139	65	DAPHNE X BURKWOODII 'CAROL MACKIE' CAROL MACKIE DAPHNE	5 GAL	48" o.c.
	MAH COM	277	217	60	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	5 GAL	36" o.c.
GROUND COVERS	CODE	QTY	30 SCALE NORTH	30 SCALE SOUTH	BOTANICAL / COMMON NAME	SIZE	SPACING
	NAT MX	82,836 SF	39,152 SF	43,480 SF	NATIVE SEED NATIVE SEED MIX, RE: SPECS.	SEED	
	TUR SOD	10,651 SF	8,527 SF	2,125 SF	TURF GRASS SOD, RE: SPECS	SOD	

PLANT REQUIREMENT CHART						
PARKING LOT	# OF PARKING SPACES	REQUIREMENT	TOTAL REQUIRES TREES	TOTAL REQUIRED SHRUBS	TOTAL TREES PROVIDED	TOTAL SHRUBS PROVIDED
BLOCK 2 SURFACE PARKING	10	1 TREE + 3 SHRUBS/ 10 PARKING SPACES	1 TREES	3 SHRUBS	3 TREES	372
BLOCK 8 SURFACE PARKING	259	1 TREE + 3 SHRUBS/ 10 PARKING SPACES	26 TREES	78 SHRUBS	31 TREES	492

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PROJECT SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 11

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR, CO 80027



PACIFIC MEDICAL BUILDINGS

3394 CARMEL MOUNTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

Vested Rights:
This Plan constitutes a Site Specific
Development Plan as defined in Section
24-68-101, et, seq., C.R.S., and Chapter
16 of the Superior Municipal Code,
available at the Superior Town Hall, 124
East Coal Creek Drive, Superior,
Colorado. The term and other conditions
of these vested rights are further
described in the development agreement
dated March 11, 2013.

ISSUE CHART

4	TOWN COMMENTS	8/30/2022
3	TOWN COMMENTS	6/16/2022
2	TOWN COMMENTS	5/25/2022
1	FINAL DEVELOPMENT PLAN	3/15/2022
[MARK]	ISSUE	DATE

Job Number 162146.000

TITLE

PLANTING SCHEDULE

SHEET NUMBER

L3.3



EXTERIOR LANDFORMS



INTERIOR DROP-OFF AREA AT GRADE PLANTINGS



SUMMER

INTERIOR LANDFORMS



FALL



WINTER



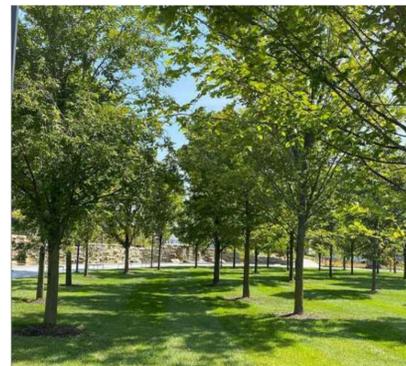
ORNAMENTAL TREES



INTERIOR EVERGREEN TREES



INTERIOR DECIDUOUS TREES



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PROJECT
SUPERIOR TOWN CENTER
FINAL DEVELOPMENT
PLAN 11

SUPERIOR COLORADO
LIFE SCIENCES
SUPERIOR TOWN CENTER,
SUPERIOR, CO 80027



PACIFIC MEDICAL
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SAN DIEGO, CA 92121

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ISSUE CHART

4	TOWN COMMENTS	8/16/2022
3	TOWN COMMENTS	6/16/2022
2	TOWN COMMENTS	5/25/2022
1	FINAL DEVELOPMENT PLAN	8/16/2022
1	ISSUE	DATE
Job Number		162146.000

TITLE

PLANTING CHARACTER

SHEET NUMBER

L3.4

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PROJECT

**SUPERIOR TOWN CENTER
FINAL DEVELOPMENT
PLAN 11**

**SUPERIOR COLORADO
LIFE SCIENCES**

SUPERIOR TOWN CENTER,
SUPERIOR, CO 80027



**PACIFIC MEDICAL
BUILDINGS**

3394 CARMEL MOUNTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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ISSUE CHART

MARK	ISSUE	DATE
4	TOWN COMMENTS	6/25/22
3	TOWN COMMENTS	6/16/22
2	TOWN COMMENTS	3/25/22
1	FINAL DEVELOPMENT PLAN	3/15/22

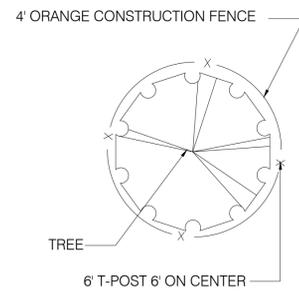
Job Number 162146.000

PLANTING DETAILS

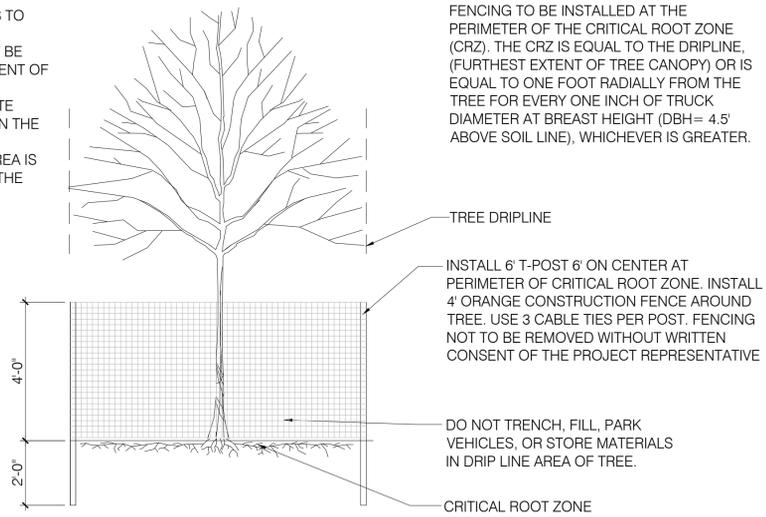
SHEET NUMBER

L3.5

- NOTES:**
1. ATTACH "TREE PROTECTION AREA" SIGNS TO FENCING EVERY 50'
 2. THE TREE PROTECTION AREA SHALL NOT BE MODIFIED OR REMOVED PRIOR TO CONSENT OF THE OWNER'S REPRESENTATIVE
 3. MATERIALS, DEBRIS, EQUIPMENT, AND SITE AMENITIES SHALL NOT BE STORED WITHIN THE TREE PROTECTION AREA
 4. ENTRANCE TO THE TREE PROTECTION AREA IS NOT PERMITTED WITHOUT CONSENT OF THE OWNER'S REPRESENTATIVE



PLAN



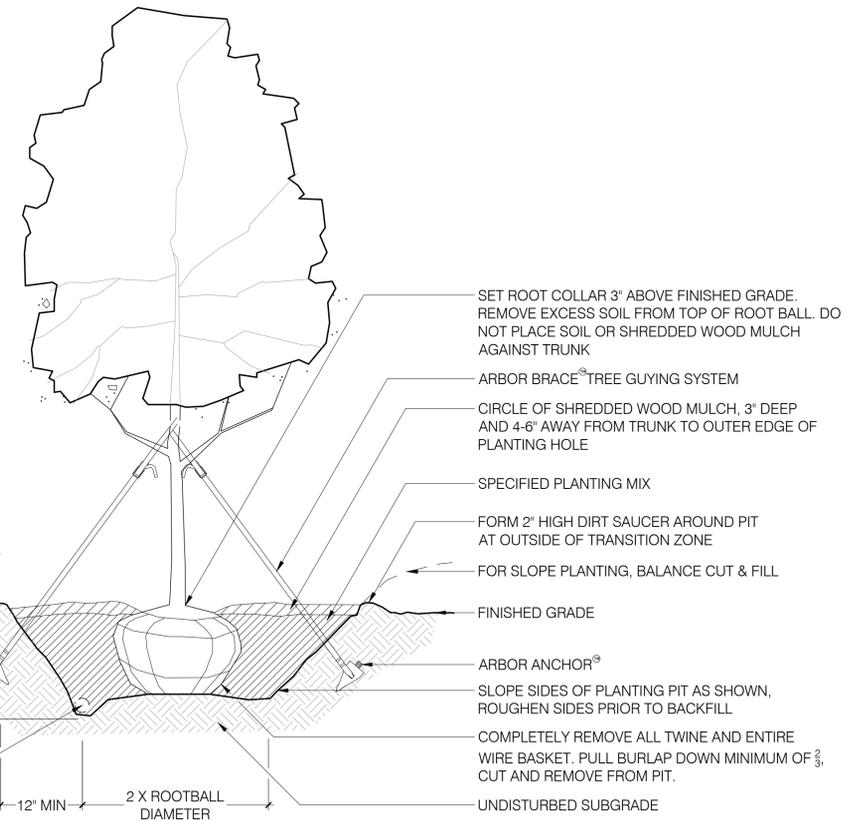
SECTION / ELEVATION

FENCING TO BE INSTALLED AT THE PERIMETER OF THE CRITICAL ROOT ZONE (CRZ). THE CRZ IS EQUAL TO THE DRIPLINE, (FURTHEST EXTENT OF TREE CANOPY) OR IS EQUAL TO ONE FOOT RADIALY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT BREAST HEIGHT (DBH= 4.5' ABOVE SOIL LINE), WHICHEVER IS GREATER.

DO NOT TRENCH, FILL, PARK VEHICLES, OR STORE MATERIALS IN DRIP LINE AREA OF TREE.

NOTES:

1. DO NOT CUT SINGLE LEADER, PRUNE ONLY DAMAGED, DEAD WOOD, OR CO-DOMINANT LEADERS AT CITY FORESTER'S DIRECTION.
2. ANY BROKEN, CRUMBLING OR OTHERWISE DAMAGED ROOTBALL WILL BE REJECTED. DAMAGE DURING PLANTING OPERATIONS WILL NOT BE EXCUSED.
3. FOR FALL PLANTING OF DECIDUOUS TREES: WRAP TRUNK TO FIRST BRANCH WITH SPECIFIED TREE WRAP MATERIAL. SECURE AT TOP WITH MASKING TAPE. DO NOT WRAP ROUGH BARK, POPULUS, OR GLEDITSIA TREES. REMOVE IN SPRING AS SPECIFIED.



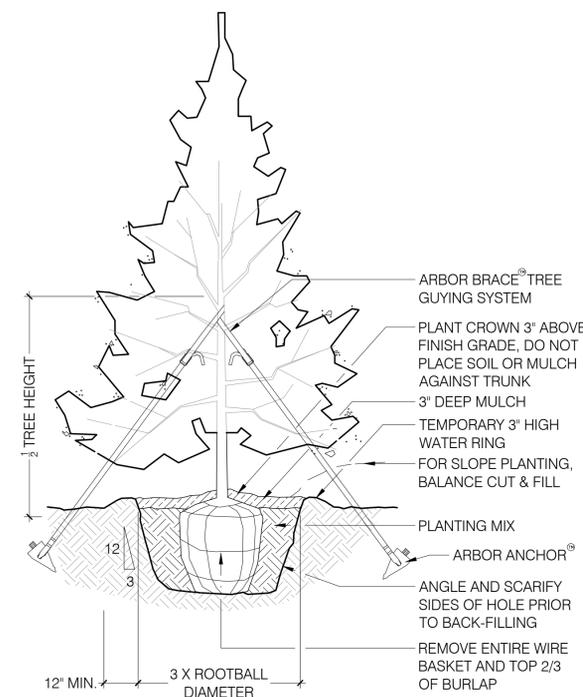
4\"/>

2 DECIDUOUS TREE PLANTING

1/2\"/>

1 TREE PROTECTION

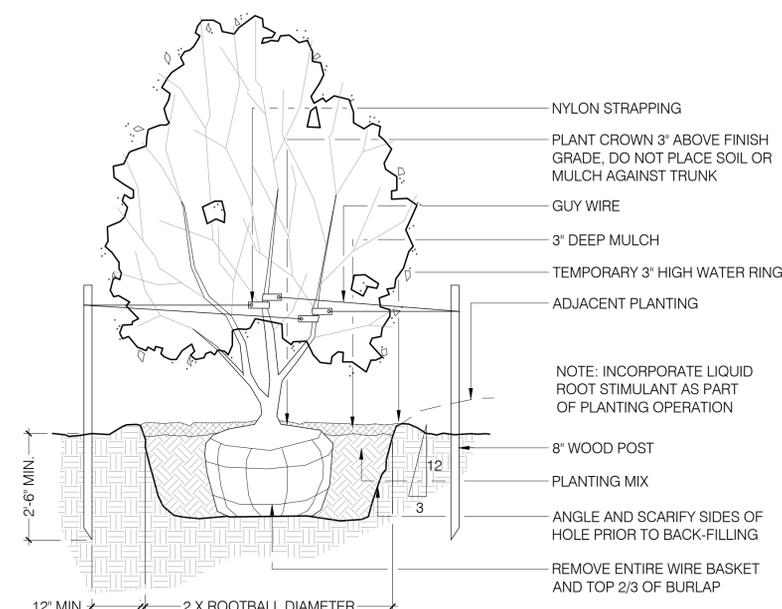
NOT TO SCALE



NOTE:
INCORPORATE LIQUID ROOT STIMULANT AS PART OF PLANTING OPERATION

3 CONIFEROUS TREE PLANTING

1/2\"/>

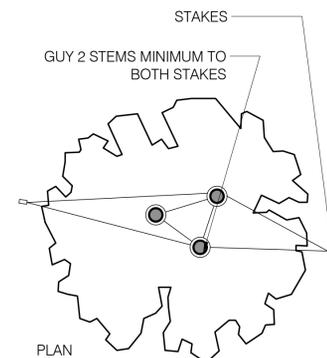


NOTE: INCORPORATE LIQUID ROOT STIMULANT AS PART OF PLANTING OPERATION

SECTION

4 MULTI-STEM TREE PLANTING

1/2\"/>



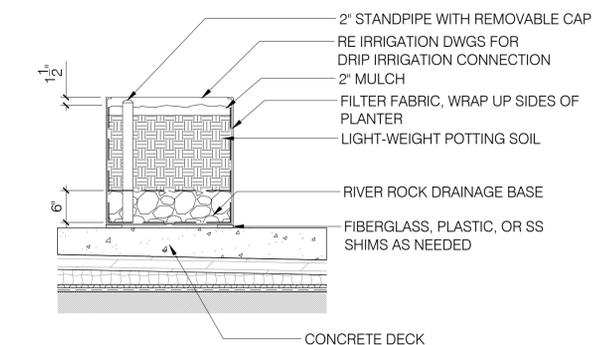
PLAN

5 TREE STAKING AND GUYING

3/16\"/>

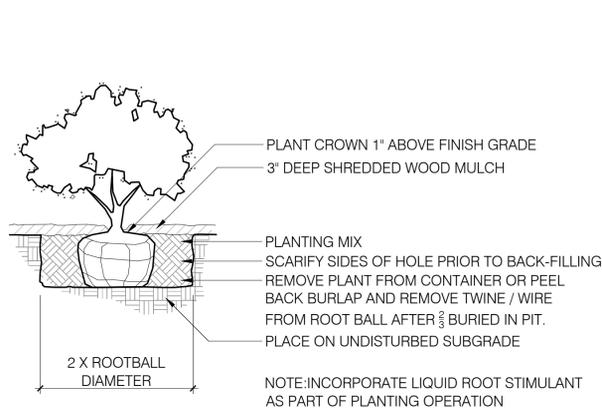
NOTES:

1. THIS DETAIL APPLIES TO ALL CONTAINER PLANTERS.
2. RE: SPECS FOR PLANTER PRODUCT INFORMATION AND SIZES.

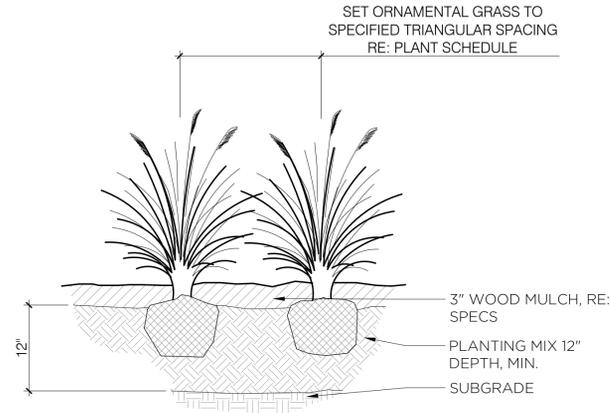


6 PLANTER POT SOIL PROFILE

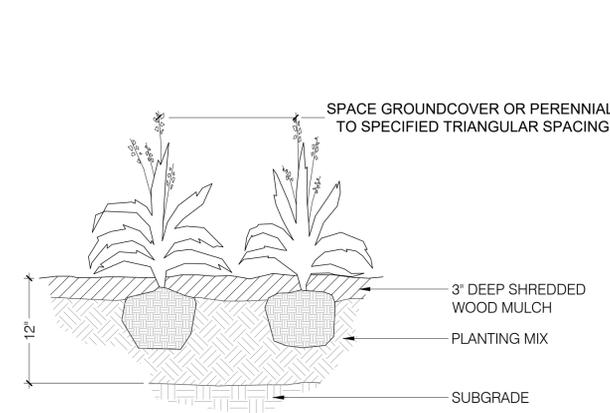
3/4\"/>



1 SHRUB PLANTING
1/2" = 1'-0"

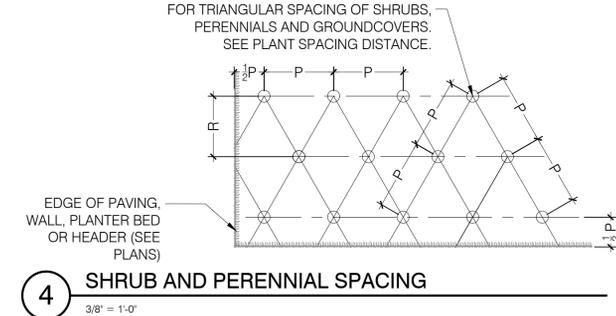


2 ORNAMENTAL GRASS PLANTING
1" = 1'-0"

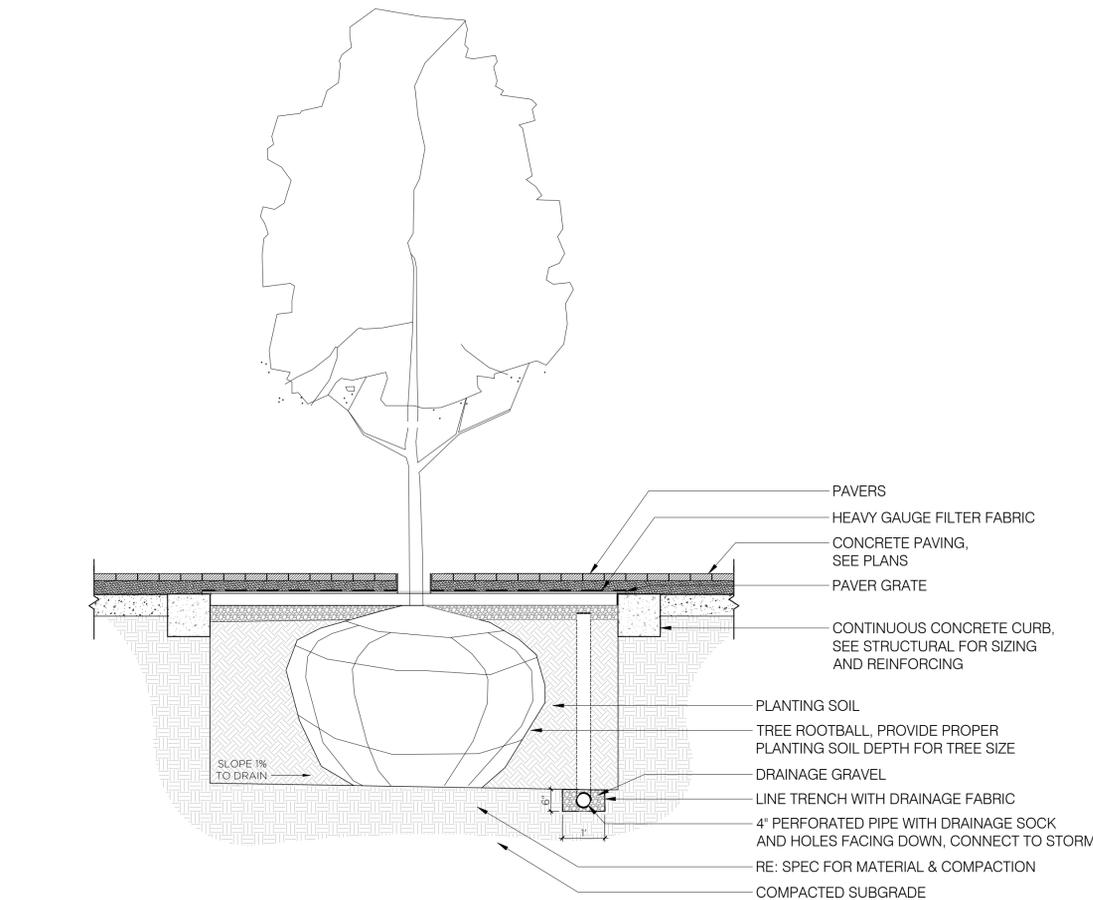


3 GROUNDCOVER AND PERENNIAL PLANTING
1" = 1'-0"

P TRIANGULAR	R ROW	AREA PER PLANT SQ. FT.
4"	3 7/16"	.096
6"	5 1/4"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 3/8"	.87
18"	1'-3 3/8"	1.95
24"	1'-8 3/4"	3.46
30"	2'-2"	5.42
3"	2'-7"	7.80
4"	3'-5 1/2"	13.84
5"	4'-4"	21.65
6"	5'-2 3/8"	31.20



4 SHRUB AND PERENNIAL SPACING
3/8" = 1'-0"



5 TREE WELL
1/2" = 1'-0"

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PROJECT

**SUPERIOR TOWN CENTER
FINAL DEVELOPMENT
PLAN 11**

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LIFE SCIENCES**

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ISSUE CHART

MARK	ISSUE	DATE
4	TOWN COMMENTS	8/26/22
3	TOWN COMMENTS	6/16/22
2	TOWN COMMENTS	3/25/22
1	FINAL DEVELOPMENT PLAN	3/15/22

Job Number 162146.000

TITLE

PLANTING DETAILS

SHEET NUMBER

L3.6

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	RD-06-S-P30-NP WITH MATCHED PRECIPITATION RATE SERIES NOZZLE	POPU SPRAY HEAD	12
	RAIN BIRD	RD-06-S-P30-NP WITH 95T, CORNER SERIES NOZZLE	POPU SPRAY HEAD	12
	RAIN BIRD	RD-12-S-P30-NP WITH MATCHED PRECIPITATION RATE SERIES NOZZLE	HI-POP SPRAY HEAD	13
	RAIN BIRD	RD-12-S-P30-NP WITH 95T, CORNER SERIES NOZZLE	HI-POP SPRAY HEAD	13
	HUNTER	I-20-06-95-R WITH #MPR25 MATCHED PRECIPITATION NOZZLE (RED)	GEAR DRIVEN ROTOR	14
	HUNTER	I-20-06-95-R WITH #MPR30 MATCHED PRECIPITATION NOZZLE (GREEN)	GEAR DRIVEN ROTOR	14
	HUNTER	I-20-06-95-R WITH #MPR35 MATCHED PRECIPITATION NOZZLE (TAN)	GEAR DRIVEN ROTOR	14
	HUNTER	I-20-12-R WITH # STANDARD NOZZLE (BLUE)	HI-POP GEAR DRIVEN ROTOR	15
	HUNTER	I-20-12-R WITH #MPR25 MATCHED PRECIPITATION NOZZLE (RED)	HI-POP GEAR DRIVEN ROTOR	15
	HUNTER	I-20-12-R WITH #MPR30 MATCHED PRECIPITATION NOZZLE (GREEN)	HI-POP GEAR DRIVEN ROTOR	15
	HUNTER	I-20-12-R WITH #MPR35 MATCHED PRECIPITATION NOZZLE (TAN)	HI-POP GEAR DRIVEN ROTOR	15
	RAIN BIRD	PESB IV/DECODER	ELECTRIC CONTROL VALVE	7 & 19
	RAIN BIRD	44-NP	QUICK COUPLING VALVE	9
	HUNTER	A2C-TSD-M WITH ACC-FED	ELECTRIC CONTROLLER	1 & 2
	HUNTER	SOLAR SYNC - #SS-SEN	WEATHER SENSOR DEVICE	3
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
N/S	AY MACDONALD	T6001 - 1/4 TURN - 1"	MANUAL DRAIN VALVE	6
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE	8
	RAIN BIRD	PESB-PRS-D	MASTER CONTROL VALVE	5 & 19
	GST	FS1-T10-001 (1")	FLOW SENSOR	4
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE	10
		TYPE K COPPER	HARD COPPER PIPE	DWG B.4
		CLASS 200 BE	PVC LATERAL	10
		CLASS 160	PVC SLEEVING	11
	RAIN BIRD	XGZ-100-FRB-COM IV/DECODER	DRIP VALVE ASSEMBLY	16 & 19
	TORO	BLUE STRIPE	POLY DRIP TUBING 3/4" MIN. WIDTH	16-18
N/S	RAIN BIRD	XERI-BUG	DRIP EMITTERS	18
			DRIP LINE BLOW-OUT STUB	17
N/S	HUNTER	ICD-100	VALVE DECODER	7,16 & 19
N/S	HUNTER	ICD-SEN	SENSOR DECODER	4
N/S	TORO	GDEC-1 (CITY ROW)	VALVE DECODER	7,16 & 19
	PAIGE	P7354D (FOR HUNTER)	2-WIRE DECODER CABLE	7,16, 19 & 20
	PAIGE	P7350D (FOR TORO)	2-WIRE DECODER CABLE	7,16, 19 & 21
			GROUNDING LOCATION	20
	TORO	SB-BLA (CITY ROW)	SURGE PROTECTION	21
	PRECISION	TO BE DETERMINED	BOOSTER PUMP	22-24
			WATER METER	DWG B.4
			EXISTING CONTROLLER	
			EXISTING GATE VALVE	
			EXISTING PUMP	
			EXISTING MAINLINE	
			EXISTING SLEEVING	
			CONTROLLER & STATION NO.	
			CONTROL VALVE SIZE	

IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY DIG STUDIO THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS. CONTACT IRRIGATION CONSULTANT FOR CURRENT SPECIFICATIONS IF NOT PROVIDED.
- SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 45 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. REFER TO POINT OF CONNECTION NOTES FOR SPECIFIC PRESSURE REQUIREMENT AT THAT LOCATION. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 85 PSI MINIMUM.
- NON-POTABLE WATER SOURCE - THIS SITE HAS BEEN DESIGNED TO BE IRRIGATED WITH NON-POTABLE WATER. ALL GAPS ON HEADS, VALVE HANDLES, VALVE BOX LIDS SHALL BE CONSTRUCTED OF PURPLE MATERIALS AND LABELED TO INDICATE NON-POTABLE WATER SUPPLY. ALL MAINLINE AND LATERAL PIPING SHALL BE PURPLE IF REQUIRED BY THE SUPPLYING UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SIGNS NOTIFYING THE PUBLIC OF THE USE OF NON-POTABLE WATER ON THIS SITE. SEE STATE REGULATIONS FOR CONTENT AND SIZE OF NOTIFICATION SIGNS. INSTALLATION CREWS ARE TO BE INFORMED OF THE USE OF NON-POTABLE WATER.
- IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, EIGHT HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK 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.

BLUEGRASS TURF	1.84" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS	0.74" PER WEEK PEAK SEASON
NATIVE SEED MIXES	0.61" PER WEEK PEAK SEASON (TWO SEASONS)

 NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT. SYSTEM WILL REMAIN FOR USE DURING YEARS WITH LESS THAN NORMAL RAINFALL.
- EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. INSTALLATION SHALL BE COORDINATED WITH OTHER UTILITY WORK. ALL OTHER UTILITIES SHALL TAKE PRECEDENCE OVER IRRIGATION LOCATION. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE FLAGGED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER. WHERE MORTAR PAVING LIDS ARE INSTALLED ABOVE BOXES, IRRIGATION BOX WITH LID SHALL BE LOWERED TO ACCOMMODATE PAVING LID. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION, TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.
- PIPING INSTALLATION - IRRIGATION PIPING SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 5 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES SERVING THESE AREAS. ALL IRRIGATION PIPING AND EMISSION DEVICES LOCATED ON TOP OF OR WITHIN BUILDING STRUCTURE SHALL CONFORM TO WATERPROOFING CONSULTANT REQUIREMENTS. PIPE ROUTING MAY BE SHOWN WITHIN THESE DISTANCES FOR GRAPHICAL CLARITY ONLY.
- MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
- POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9'. INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7'. INSTALL 5' NOZZLES ON ALL HEADS SPACED AT 5'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN "L" OR "R" DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE.
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
- SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & QUANTITY
3/4" - 1 1/2" PIPING	2" FVC (1)
1 1/2" - 2" PIPING	4" FVC (1)
COMMUNICATION CABLE	2" FVC (1)
- 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS AND STANDARDS.
 - CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).
 - USE DIFFERENT COLOR 2-WIRE DECODER CABLE FOR EACH CONTROLLER (BLUE FOR A AND BLACK FOR B)/(BLUE FOR PERMANENT VALVES AND TAN FOR Z-ZONE VALVES).
 - ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
 - ONLY USE SENSOR DECODER FOR FLOW SENSOR (SEE SCHEDULE FOR SPECIFIC MODEL) IF INDICATED ON PLANS.
 - LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
 - LOOP 2' OF 2-WIRE DECODER CABLE AS AN EXPANSION LOOP AT ALL CHANGES OF DIRECTION.
 - USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.
 - INSTALL SURGE PROTECTOR RODS OR PLATES & LF. PERPENDICULARLY FROM VALVES, DECODERS, AND COMMUNICATION WIRE. WHERE 3 LF IS NOT AVAILABLE, REFER TO ASIC GUIDELINES FOR PLATE LAYOUT.
 - GROUNDING SHALL BE IN AN IRRIGATED AREA.
 - GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY 1000' OF WIRE OR EVERY 12TH DECODER AND AT ALL ENDS OF 2-WIRE DECODER CABLE RUN.
 - LOOP EXTRA 10' OF 2-WIRE DECODER CABLE INTO A VALVE BOX AT PHASING LINES FOR FUTURE CONNECTION (IF INDICATED ON PLANS).
- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. WHERE REQUIRED BY CITY OR TOWN, CONTRACTOR SHALL CONSTRUCT ONLY OFF CITY OR TOWN STAMPED PLANS. REVISIONS TO CITY OR TOWN STAMPED PLANS SHALL CONFORM TO CITY OR TOWN FIELD CHANGE PROCEDURES AND DOCUMENTATION.
- EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
- EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 72 HOURS PRIOR TO ANY NEW CONSTRUCTION.
- SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.
- WATER BUDGETS AND PROJECTIONS - HYDROSYSTEMS-KDI HAS BASED THE IRRIGATION DESIGN AND THE ASSOCIATED PROJECTED WATER USE UPON SUCH FACTORS AS CITY OR WATER DISTRICT IMPOSED REQUIREMENTS, PUBLISHED PLANT SPECIES WATER NEEDS, SELECTED IRRIGATION METHOD EFFICIENCIES AS REPORTED BY INDEPENDENT TESTING FACILITIES, HISTORICAL WEATHER DATA FOR THE PROJECT LOCATION, AND PROPER MAINTENANCE PROCEDURES. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE ACTUAL WATER USAGE VARIATION THAT IS A RESULT OF FIELD MODIFICATIONS TO THE SYSTEM NOT MATCHING CONSTRUCTION DOCUMENTS, IMPROPER MAINTENANCE, WASTE DUE TO SYSTEM DAMAGE OR VANDALISM, OR WEATHER CONDITIONS THAT DEVIATE FROM PUBLISHED 30 YEAR HISTORICAL AVERAGES.
- CITY DETAILS - HYDROSYSTEMS-KDI WILL BE RESPONSIBLE FOR THE IRRIGATION DESIGN ITSELF. DETAIL DWG B-4 IS A STANDARD DETAIL DESIGNED AND SPECIFIED BY THE APPLICABLE GOVERNING AUTHORITY. TOWN OF SUPERIOR, HYDROSYSTEMS*KDI DID NOT DESIGN AND SPECIFY THIS DETAIL. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE SELECTION AND SPECIFICATION OF THIS DETAIL, AND HYDROSYSTEMS*KDI MAKES NO REPRESENTATIONS WITH REGARD TO THIS DETAIL.

Reclaimed Water Notes

THE OWNER/DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, AGREE TO PERFORM THE FOLLOWING CONDITIONS RECLAIMED WATER CONDITIONS:

- THIS SITE WILL USE RECLAIMED WATER FOR IRRIGATION.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR DESIGNING, BUILDING, OPERATING AND MAINTAINING THE RECLAIMED FACILITIES AT THIS SITE IN COMPLIANCE WITH: THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S RECLAIMED WATER CONTROL REGULATION NO. 84.
- APPROVED SIGNS SHALL BE POSTED ON THE SITE TO NOTIFY THE PUBLIC THAT RECLAIMED WATER WILL BE USED FOR IRRIGATION AND IS NOT SAFE TO DRINK.
- ALL PIPING INCLUDING PRIVATE IRRIGATION SYSTEM PIPING SHALL BE PURPLE (PANTONE PURPLE 822C) TO DIFFERENTIATE RECLAIMED WATER PIPING FROM POTABLE WATER OR OTHER PIPING SYSTEMS. ALL IRRIGATION BOXES AND COVERS, CONTROL VALVES, SPRINKLER HEADS AND OTHER APPURTENANCES ASSOCIATED WITH THE RECLAIMED WATER SYSTEM SHALL BE PURPLE AND LABELED "RECLAIMED" OR "NON-POTABLE" WATER. RECLAIMED METERS SHALL BE PURPLE, HAVE PURPLE REGISTERS AND BE STAMPED "RECLAIM" ON THE MAIN CASE.
- RECLAIMED WATER HAS A HIGHER LEVEL OF DISSOLVED SOLIDS THAN POTABLE WATER. PLANTS TOLERANT OF HIGH SALINITY SHOULD BE SELECTED FOR USE IN AREAS IRRIGATED WITH, OR THAT MAY POTENTIALLY BE SUPPLIED WITH RECLAIMED WATER. IF PLANT MATERIALS WITH LOWER TOLERANCES ARE USED, THE DEVELOPER SHALL TAKE THOSE STEPS NECESSARY TO PREVENT SALT BUILD-UP IN THE SOIL SURROUNDING THESE PLANTS. PLANTING LOCATIONS, FOR SALT SENSITIVE SPECIES SHOULD HAVE GOOD DRAINAGE AND SOIL PERCOLATION.

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PROJECT

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT
PLAN 11

SUPERIOR COLORADO
LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR, CO 80027



PACIFIC MEDICAL
BUILDINGS

3394 CARMEL MOUNTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

Vested Rights:
This Plan constitutes a Site Specific Development Plan as defined in Section 24-68-101, et. seq., C.R.S., and Chapter 16 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado. The term and other conditions of these vested rights are further described in the development agreement dated March 11, 2013.

ISSUE CHART

MARK	ISSUE	DATE
4	TOWN COMMENTS	8/25/22
3	TOWN COMMENTS	8/16/22
2	TOWN COMMENTS	5/26/22
1	FINAL DEVELOPMENT PLAN	3/15/22

Job Number 162146.000

TITLE

IRRIGATION NOTES &
SCHEDULE

SHEET NUMBER

IR1.0



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13949 W. Colfax Ave, Suite 260
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DIRECTORY	
IRRIGATION SCHEDULE	IR1.0
IRRIGATION NOTES	IR1.0
IRRIGATION PLANS	IR1.1 - IR1.2
IRRIGATION DETAILS	IR1.3 - IR1.5