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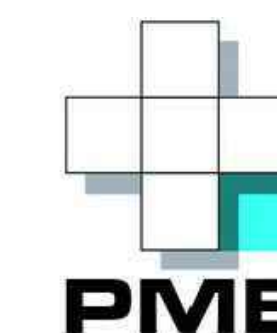
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PROJECT
SUPERIOR TOWN CENTER
FINAL DEVELOPMENT
PLAN 11

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	6/16/22
2	TOWN COMMENTS	5/25/22
1	FINAL DEVELOPMENT PLAN	3/15/22

Job Number 162146.000
TITLE

IRRIGATION PLAN
NORTH

SHEET NUMBER

IR1.2



CONTRACTOR TO CONNECT TO EXISTING 2" MAINLINE AT THIS APPROXIMATE LOCATION. EXTEND NEW 2" MAINLINE AS SHOWN. CONNECT TO EXISTING 2-WIRE AND EXTEND NEW 2-WIRE WITH NEW MAINLINE. INSTALL DECODERS ON ALL NEW VALVES AND ENSURE PROPER OPERATION FROM EXISTING TOWN CONTROLLER. COORDINATE VALVE NUMBERING WITH TOWN REPRESENTATIVE.

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.

IRRIGATION EQUIPMENT IS SHOWN OUTSIDE LANDSCAPED AREA FOR GRAPHICAL CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN LANDSCAPED AREAS.

2 POINT OF CONNECTION #2 - 1"
PEAK FLOW REQUIREMENT: 18 GPM. REQUIRED STATIC PRESSURE: 85 PSI

CONTRACTOR SHALL TIE ONTO 1" COPPER STUB-OUT DOWNSTREAM OF METER FIT AT 54" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE-CIVIL. INSTALL ONE 1" METER PER TOWN OF SUPERIOR SPECIFICATIONS AND STANDARDS. CONNECT TO STUB AND EXTEND 1" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO ONE 1" STOP AND WASTE VALVE. AFTER 5/8" VALVE INSTALL ONE GATE VALVE, ONE BOOSTER PUMP, ONE MANUAL DRAIN VALVE, ONE FLOW SENSOR, ONE GATE VALVE, ONE QUICK COUPLING VALVE, ONE MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. CONNECT FLOW SENSOR AND MASTER VALVE TO ASSOCIATED CONTROLLER VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

B CONTROLLER LOCATION "B"

PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT), REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 40 LF. OF CONTROLLER LOCATION FROM TRANSFORMER/BUILDING. BY OTHERS RE-ELECTRICAL. ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. CONNECT FLOW SENSOR AND MASTER VALVE TO ASSOCIATED CONTROLLER VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHER SENSOR ON POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER IN CONTROLLER ENCLOSURE. CONNECT SENSOR RECEIVER WIRES TO IRRIGATION CONTROLLER SENSOR PORT. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

DIRECTORY

IRRIGATION SCHEDULE	IR1.0
IRRIGATION NOTES	IR1.0
IRRIGATION PLANS	IR1.1 - IR1.2
IRRIGATION DETAILS	IR1.3 - IR1.5

1 IRRIGATION PLAN NORTH
1" = 30'-0"



Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

KDI
HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
303.980.5327 www.hydrosystemsmdi.com

