


FINAL PLAT SITE PLAN 35, AMENDMENT #1
BLOCK 1, LOTS 1 THROUGH 8, BLOCK 2, LOTS 1 THROUGH 22, BLOCK 3, LOTS 1 THROUGH 24, BLOCK 4, LOTS 1 THROUGH 8, TRACTS A THROUGH E, OUTLOTS A THROUGH E
ROCK CREEK RANCH FILING NO. 12A

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. Such a vested right shall be valid for a period of three (3) years, pursuant to approval by the Town of Superior Board of Trustees on 23rd Day of July, 2018


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ROCK CREEK RANCH FIL. NO. 12A
FINAL PLAT SITE PLAN 35, AMENDMENT #1
 SUPERIOR, COLORADO

OWNER:
 SUPERIOR ROCK CREEK, LLC
 1440 BLAKE ST. 3320
 DENVER, CO 80202

APPLICANT:
 BOULDER CREEK
 NEIGHBORHOODS
 712 MAIN STREET
 LOUISVILLE, CO

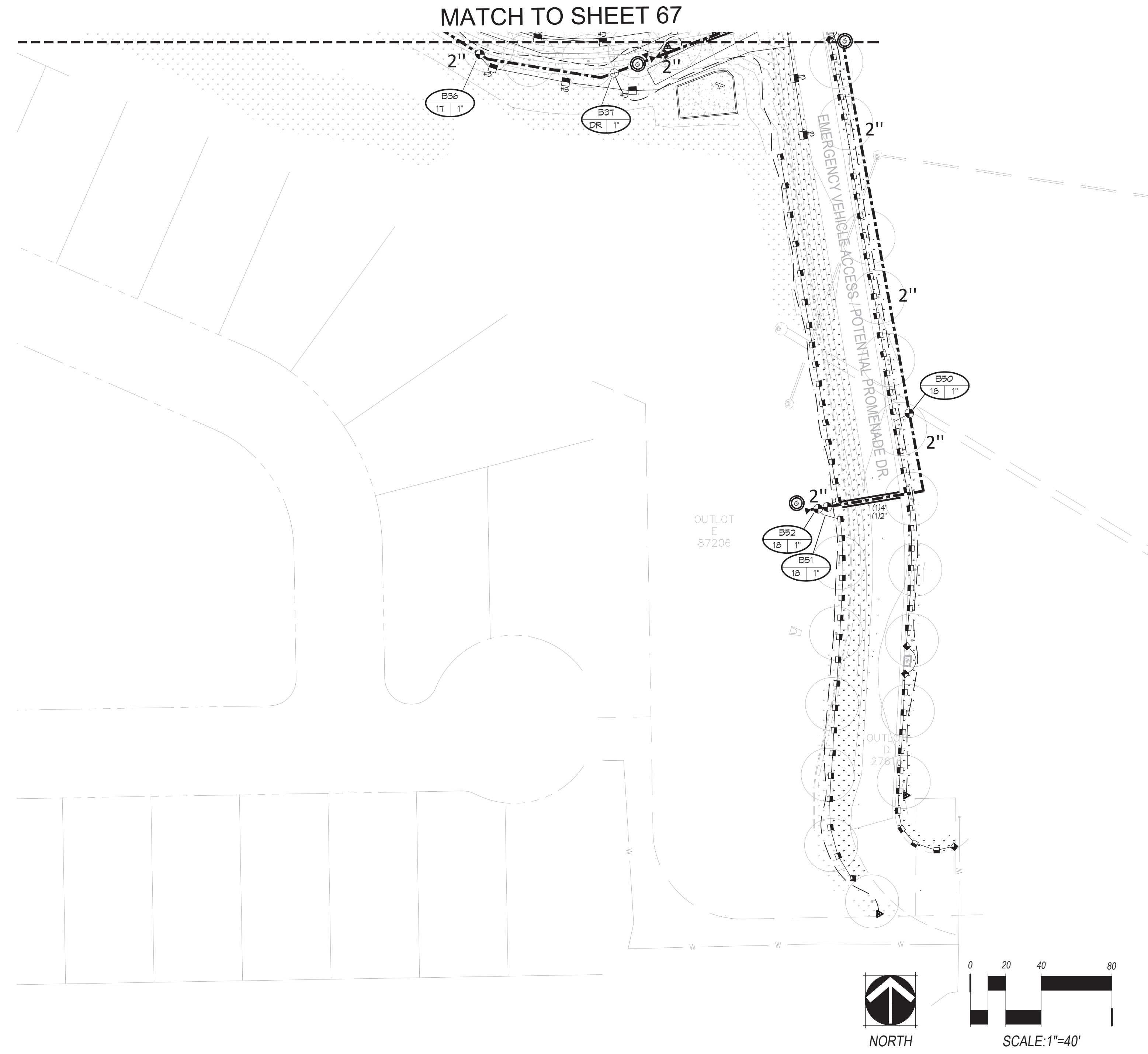


DATE:
 JANUARY 24, 2018
 APRIL 18, 2018
 JUNE 13, 2018
 JULY 16, 2018
 OCTOBER 5, 2018
 OCTOBER 19, 2018

SHEET TITLE:
 IRRIGATION
 PLAN

SHEET 68 OF 69

NOT FOR CONSTRUCTION



REFER TO SHEET

62	OVERALL IRRIGATION
63-68	IRRIGATION PLANS
69	IRRIGATION NOTES
69	IRRIGATION SCHEDULE



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SHEET TITLE:
IRRIGATION
PLAN

SHEET 69 OF 69

IRRIGATION CONSTRUCTION NOTES

1. DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY NORRIS DESIGN. 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.
2. 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 95 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. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 88 PSI MINIMUM AT P.O.C. #1 AND 80 PSI MINIMUM AT P.O.C. #2.
3. NON-POTABLE WATER SOURCE - THIS SITE HAS BEEN DESIGNED TO BE IRRIGATED WITH NON-POTABLE WATER. ALL CAPS 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. 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.
4. 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 (P.O.C. #1) AND WITHIN A FIVE NIGHT PER WEEK, TEN HOUR PER NIGHT WATERING WINDOW (P.O.C. #2). 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	2.23" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS	0.89" PER WEEK PEAK SEASON
NATIVE TALL GRASS	0.74" PER WEEK PEAK SEASON (2 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.
5. EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. 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 PLACED 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.
6. 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 INSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
7. 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. WHERE INDICATED. INSTALL LOW FLOW SQ SERIES SQUARE NOZZLES AT SPACING SHOWN.
8. DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
9. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
10. 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.

SLEEVE PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & (QUANTITY)
3/4" - 1 1/4" PIPING	2" FVC (1)
1 1/2" - 2" PIPING	4" FVC (1)
2 1/2" - 3" PIPING	6" FVC (1)
COMMUNICATION CABLE	2" FVC (1)
11. WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS AND STANDARDS.
 - 11.1. CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).
 - 11.2. CONTRACTOR SHALL USE DIFFERENT COLOR 2-WIRE CABLE FOR EACH CONTROLLER, (EXAMPLE - BLUE FOR CONTROLLER "A" AND BLACK FOR CONTROLLER "B").
 - 11.3. ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
 - 11.4. ONLY USE SENSOR DECODER FOR FLOW SENSOR (SEE SCHEDULE FOR SPECIFIC MODEL) IF INDICATED ON PLANS.
 - 11.5. LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
 - 11.6. 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.
 - 11.7. INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. FROM VALVES, DECODERS, AND COMMUNICATION WIRE.
 - 11.8. GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY 1000' OF WIRE OR 12TH DECODER AND AT ALL ENDS OF 2-WIRE DECODER CABLE RUN.
12. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
13. 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, CONTRACTOR SHALL CONSTRUCT ONLY OFF CITY STAMPED PLANS. REVISIONS TO CITY STAMPED PLANS SHALL CONFORM TO CITY FIELD CHANGE PROCEDURES AND DOCUMENTATION.
14. 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.
15. 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.

IRRIGATION SCHEDULE- P.O.C. #1					
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.	
	HUNTER	PRO5-06-CV-PRS30-R WITH MATCHED PRECIP SPRAY NOZZLE	POPUF SPRAY HEAD	5	
	HUNTER	PRO5-06-CV-PRS30-R WITH PRO-SPRAY SST, CORNER, END NOZZLE	POPUF SPRAY HEAD	5	
	HUNTER	ICV-R WITH DECODER	ELECTRIC CONTROL VALVE	8 & 9 & 10	
	HUNTER	HQ-44-LRC-R	QUICK COUPLING VALVE	16	
	HUNTER	ACC-99D W/ PED-SS	ELECTRIC CONTROLLER	13	
N/S			CONTROLLER GROUNDING	13	
	HUNTER	SOLAR SYNC	WEATHER SENSING DEVICE	12	
	FEBCO	825YA	RF BACKFLOW PREVENTER	17	
N/S	GUARDSHACK	GS-1	BACKFLOW PREVENTER ENCLOSURE	18	
N/S	OLDCASTLE	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS	
N/S	MATCO	201X	MANUAL DRAIN VALVE	4	
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE	3	
	HUNTER	ICV-R W/DECODER	MASTER CONTROL VALVE	6 & 8 & 9	
	CST	FSI-T20-001	FLOW SENSOR	7 & 8 & 9	
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE	2	
		CLASS 200 BE	PVC LATERAL	2	
		CLASS 160	PVC SLEEVING	1	
	TORO	BLUE STRIPE	POLY DRIP TUBING - 3/4" MIN. WIDTH	14	
	HUNTER	IGZ-101-LF-40 WITH DECODER	DRIP VALVE ASSEMBLY	11 & 8 & 9	
	N/S	RAIN BIRD	DRIP LINE BLOW-OUT STUB	15	
	N/S	XERI-BUG	DRIP EMITTERS	14	
	N/S	HUNTER	ICD-100	VALVE DECODER	8
	N/S	HUNTER	ICD-SEN	FLOW SENSOR DECODER	8
	N/S	PAIGE WIRE	2-WIRE DECODER CABLE	6, 7, 8, 9, 10, 11	
			GROUNDING LOCATION	9	
	HUNTER	PRO5-12-CV-PRS30-R WITH MATCHED PRECIP SPRAY NOZZLE	HI-POPUF SPRAY	19	
	HUNTER	I-20-12-R W/ # NOZZLE	HI-POP UP GEAR DRIVEN ROTOR	20	
	HUNTER	I-20-12-R W/ # NOZZLE	HI-POP UP GEAR DRIVEN ROTOR	20	
	HUNTER	I-20-12-R W/ # NOZZLE	HI-POP UP GEAR DRIVEN ROTOR	20	
			WATER METER	BY OTHERS	
			CONTROLLER & STATION NO. CONTROL VALVE SIZE		

IRRIGATION SCHEDULE - P.O.C. #2				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER	ACC-99D (99 STATION) W/ PED-SS	ELECTRIC CONTROLLER	13
N/S			CONTROLLER GROUNDING	13
	CST	FSI-T-10-001 W/DECODER	FLOW SENSOR	7 & 8 & 9
	HUNTER	I-20-12-R W/ # NOZZLE	HI-POP UP GEAR DRIVEN ROTOR	20
	HUNTER	I-20-12-R W/ # NOZZLE	HI-POP UP GEAR DRIVEN ROTOR	20
	HUNTER	I-20-12-R W/ # NOZZLE	HI-POP UP GEAR DRIVEN ROTOR	20
	HUNTER	I-20-12-R W/ MPR# 95 NOZZLE	HI-POP UP GEAR DRIVEN ROTOR	20
	HUNTER	PRO5-12-CV-PRS30-R WITH MATCHED PRECIP SPRAY NOZZLE	HI-POPUF SPRAY	19
	HUNTER	PRO5-06-CV-PRS30-R WITH MATCHED PRECIP SPRAY NOZZLE	POPUF SPRAY	5
	HUNTER	PRO5-06-CV-PRS30-R WITH MATCHED PRECIP SPRAY NOZZLE	POPUF SPRAY	5
			WATER METER	BY OTHERS
			CONTROLLER & STATION NO. CONTROL VALVE SIZE	

REFER TO SHEET

- 62 OVERALL IRRIGATION
- 63-68 IRRIGATION PLANS
- 69 IRRIGATION NOTES
- 69 IRRIGATION SCHEDULE



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