

# ASHBERY PEDESTRIAN

Product Data Sheet



Ashbery is a trio of lights that brings together advanced LED technology and optics with an homage to traditional-style lights that have a special place in the American lexicon. The pedestrian light is offered in 12', 14' and 16' heights and is ideal for campuses, parks and plazas, helping to create public spaces that are usable 24 hours a day. Options include single luminaires or a double-mount option for dual luminaires, one on either side of the pole. Patent-pending glare control requires less eye adaptation, enabling lower light levels and lower energy use with excellent visual acuity. While lantern-mounted luminaires can be recited in the field. Cast aluminum parts in a full color palette are finished with Landscape Forms proprietary Pangard IP HAPS, VOC, lead-free polyester powdercoat.

landscapeforms

A1

### Lighting Facts®

Landscape Forms is committed to the development of energy efficient lighting. We participate in the Department of Energy Lighting Facts® label program. This activity is voluntary but helps consumers evaluate the multitude of products on the market today. The Lighting Facts® label provides a quick but comprehensive summary of luminaire performance as measured by the IESNA LM-79 photometric test standard for solid state lighting.

### Electrical

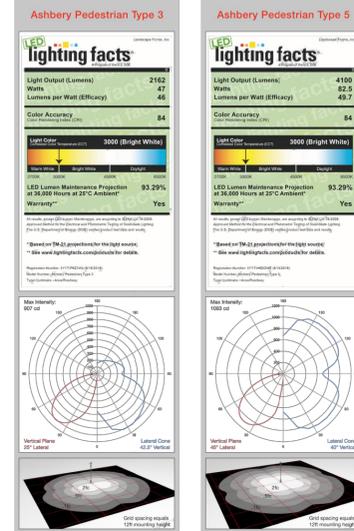
Surge protected 100V-277V 50/60 Hz, Class 2 LED dimmable driver. LED cartridge with weatherproof quick disconnect provides ease of installation and serviceability. Ashbery Pedestrian ships prewired.

### Pedestrian Type 3

Type 3 Distribution  
Lamp: 6 Cree XHP50 LEDs  
CCT: 3000K, 3500K, 4000K  
L70: >100,000 hrs  
Drive Current: 1000mA  
Optic: Cande Optics  
Lens: Diffused Acrylite®  
Power Supply: 100V-277V  
LED Driver: TRP PLED-50W  
Dimmable: 0-10V  
BUG Rating: B1 U1 G1  
IP Rating: IP66 for LED Cartridge

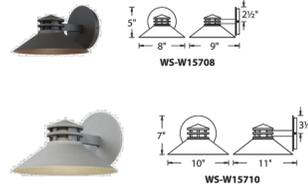
### Pedestrian Type 5

Type 5 Distribution  
Lamp: 12 Cree XHP50 LEDs  
CCT: 3000K, 3500K, 4000K  
L70: >100,000 hrs  
Drive Current: 1000mA  
Optic: Cande Optics  
Lens: Diffused Acrylite®  
Power Supply: 100V-277V  
LED Driver: TRP PLED-90W  
Dimmable: 0-10V  
BUG Rating: B2 U1 G1  
IP Rating: IP66 for LED Cartridge



### SODOR – model: WS-W157

dwelLED™ LED Outdoor



### PRODUCT DESCRIPTION

A Steamwork inspired approach to a traditional lantern design, Sodor is constructed with a solid die-cast aluminum shade that provides fantastic glare cutoff and a weather resistant powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

### FEATURES

- Weather resistant powder coated finishes
- Heavy aluminum shade provides great glare cutoff
- Light engine is factory sealed for maximum protection from the elements
- Die-cast aluminum construction
- No transformer or driver required
- Color Temp: 3000K
- CRI: 90
- Dimming: 100% - 5% ELV
- Rated Life: 54,000 hours
- Input: 120V

### ORDER NUMBER

8"	10"	Watt	LED Lumens	Delivered Lumens	Finish
WS-W15708	9W	750	315	BZ	Bronze
WS-W15710	11.5W	1200	560	GH	Graphite

Example: WS-W15708-GH

### WAC LIGHTING

Responsible Lighting®

Fixture Type: **W1**

Catalog Number: \_\_\_\_\_

Project: \_\_\_\_\_

Location: \_\_\_\_\_

### SPECIFICATIONS

Construction: Aluminum and White Diffuser Lens

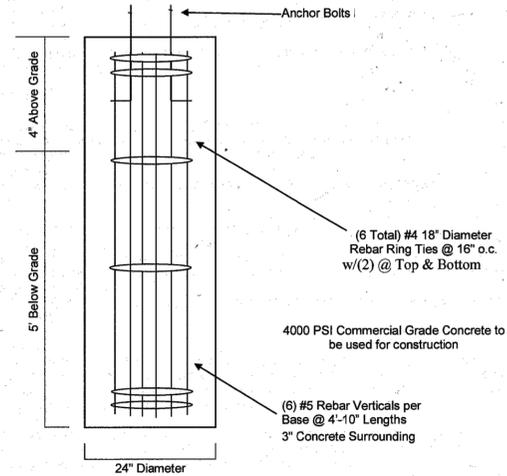
Light Source: High output LED.

Finish: Bronze (BZ), Graphite (GH)

Standards: ETL & cETL wet location listed, IP 65, Dark Sky Friendly

wacighting.com Phone (800) 526-2588 Fax (800) 526-2585  
 Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050  
 Central Distribution Center 1600 Distribution Ct Lithia Springs, GA 30122  
 Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.



TYPICAL PEDESTRIAN POLE BASE

page 1 of 4

Landscape Forms, Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

### LUMINAIRE SCHEDULE

KEY	LAMP	DESCRIPTION	CEIL'G (DEPTH)	MANUFACTURER/#	QTY	VOLT
A1	47W LED 3000K (2,162 LUM, 84 CR)	ASHBERY PEDESTRIAN LED POLE LIGHT, TYPE 3 DISTRIBUTION, BUG RATING: B1 U1 G1, TENON MOUNT, NO TWIST LOCK, MATTE BLACK POWDERCOAT	16' POLE (TOTAL HEIGHT W/ BASE)	LANDSCAPE FORMS AP-206L3-100F-30K/UV1-20K-P2-NTW AP-16-P2-4-CVR-MBK-AP4HT-AP4C	10	120/277
W1	11.5W LED 3000K (560 LUM, 90 CR)	EXTERIOR LED WALL SCONCE, ALUMINUM SHADE, BRONZE FINISH, WET LOCATION LISTED, DARK SKY FRIENDLY	(SEE DRWS FOR MOUNT HEIGHT)	WAC LIGHTING WS-W15710-BZ	80	120

NOTES: \*NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN MODEL NUMBERS AND DESCRIPTIONS PRIOR TO ORDERING  
 \*VERIFY CEILING INSULATION W/ GC AND NOTIFY ENGINEER OF ANY IC RATING CONFLICTS PRIOR TO ORDERING

ILLUMINANCE CALCULATION SUMMARY (fc)			
	AVG	MAX	MIN
PATIOS	0.4	1.5	0.0
DRIVE LANES	0.5	2.2	0.1

### NOTE:

1. POLE LIGHTS USED TO ILLUMINATE DRIVE LANES AND CROSSWALKS ARE TO BE LIT FROM DUSK UNTIL DAWN VIA AN ASTRONOMICAL TIMELOCK.
2. DUPLEX 1 AND 2: REAR W1 FIXTURES ARE MOUNTED AT 6'-8" A.F.G. (REAR BALCONY FIXTURES ARE NOT SHOWN ON OR INCLUDED IN THE PHOTOMETRIC PLAN AS THEY DO NOT IMPACT GROUND LEVEL LIGHTING.) W1 FIXTURE BESIDE FRONT DOOR IS MOUNTED AT 8'-0" A.F.G. W1 FIXTURE(S) BESIDE GARAGE DOORS ARE MOUNTED AT 7'-0" A.F.G.
3. W1 FIXTURE LAMP SHALL NOT EXCEED DEPTH/ HEIGHT OF SCONCE OR BE VISIBLE BENEATH FIXTURE.



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 P.O. Box 680  
 FREDERICK, CO 80530  
 303.833.1416  
 WWW.CIVILRESOURCES.COM

AWEIDA PROPERTIES  
 500 DISCOVERY PARKWAY, SUITE 300  
 SUPERIOR, CO 80027

DISCOVERY RESIDENTIAL  
 FINAL DEVELOPMENT PLAN #3  
 LOTS 1-20, PARCEL A & OUTLOT B  
 BLOCK 1, DISCOVERY OFFICE PARK / SUPERIOR TOWN CENTER  
 SUPERIOR, COLORADO

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	03/01/17
2	TOWN COMMENTS	07/07/17
3	TOWN COMMENTS	10/01/17
4	TOWN COMMENTS	12/20/17
5	TOWN COMMENTS	01/09/18
6	BOARD OF TRUSTEES	02/01/18
7	TECHNICAL CORRECTIONS	03/27/18
8	MYLAR PRINTING	04/05/18

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 12th Day of February, 2018.

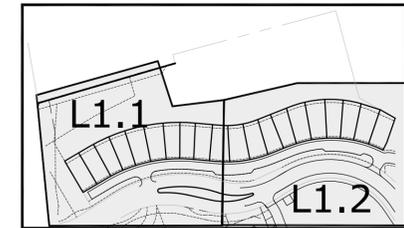
DESIGNED BY: JAB DATE: 06/29/2017  
 DRAWN BY: CAL SCALE: 1"=40'  
 CHECKED BY: JAB  
 JOB NO.: 237.001.01  
 DWG NAME: 23700101 PLIGHT20\_FDP3.DWG

LIGHTING  
 CUT SHEETS

SHEET:

C4.3

BLOCK 8  
3.89  
ACRES



KEYMAP



AWEIDA PROPERTIES  
INC.

500 DISCOVERY PARKWAY, SUITE 300  
SUPERIOR, CO 80027

DISCOVERY RESIDENTIAL  
FINAL DEVELOPMENT PLAN #3  
LOTS 1-20, PARCEL A & OUTLOT B  
BLOCK 1, DISCOVERY OFFICE PARK / SUPERIOR TOWN CENTER  
SUPERIOR, COLORADO  
CONSTRUCTION PLANS

**PLANTING LEGEND**

- PROJECT BOUNDARY
- - - PROPERTY LINE
- - - EASEMENT
- DECIDUOUS TREE
- DECIDUOUS TREE (OTHER PHASE)
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- TOWN OF SUPERIOR PREFERRED NATIVE GRASS SEED MIX (IRRIGATED)
- TOWN OF SUPERIOR PREFERRED NATIVE GRASS SEED MIX (NON-IRRIGATED)
- TOWN OF SUPERIOR PREFERRED NATIVE GRASS SEED MIX (NON-IRRIGATED) INSIDE PRIVATE LOTS
- ROCK MULCH (HATCH NOT SHOWN IN SHRUB BEDS FOR DRAWING CLARITY; ALL SHRUB BEDS TO ALSO HAVE ROCK MULCH)
- ▨ EXISTING TURF TO BE RESTORED
- ▨ EXISTING TURF TO REMAIN
- EXISTING TREES

SEE L1.1 AND L1.2 FOR PLANTING PLANS. SEE L2.0 FOR PLANT LIST, PLANTING DETAILS, AND NOTES.

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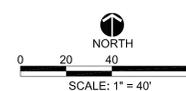
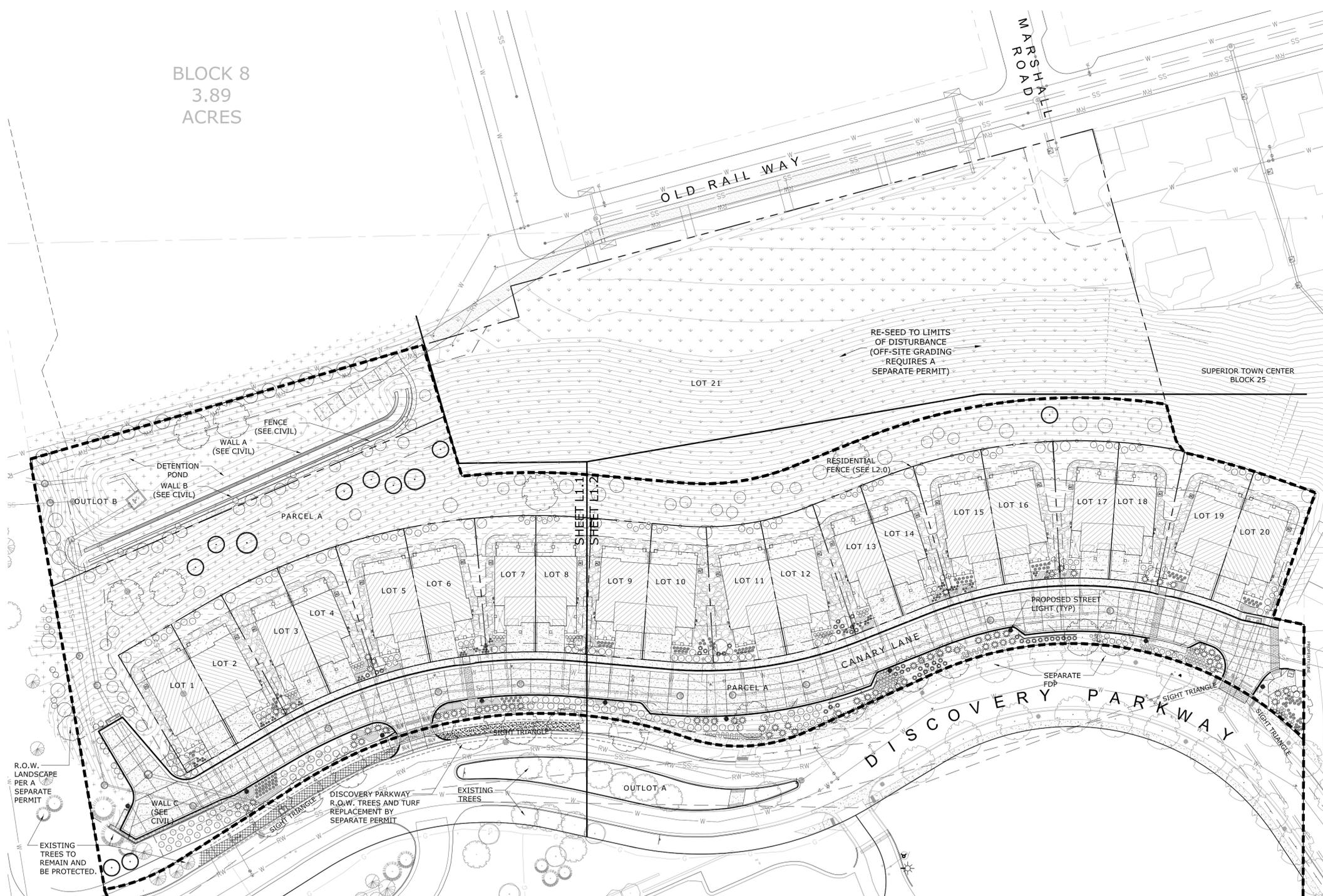
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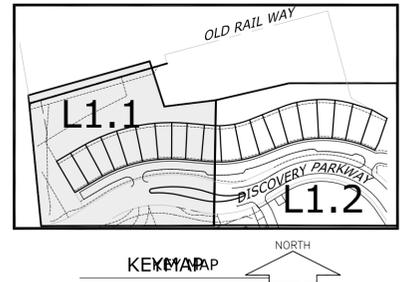
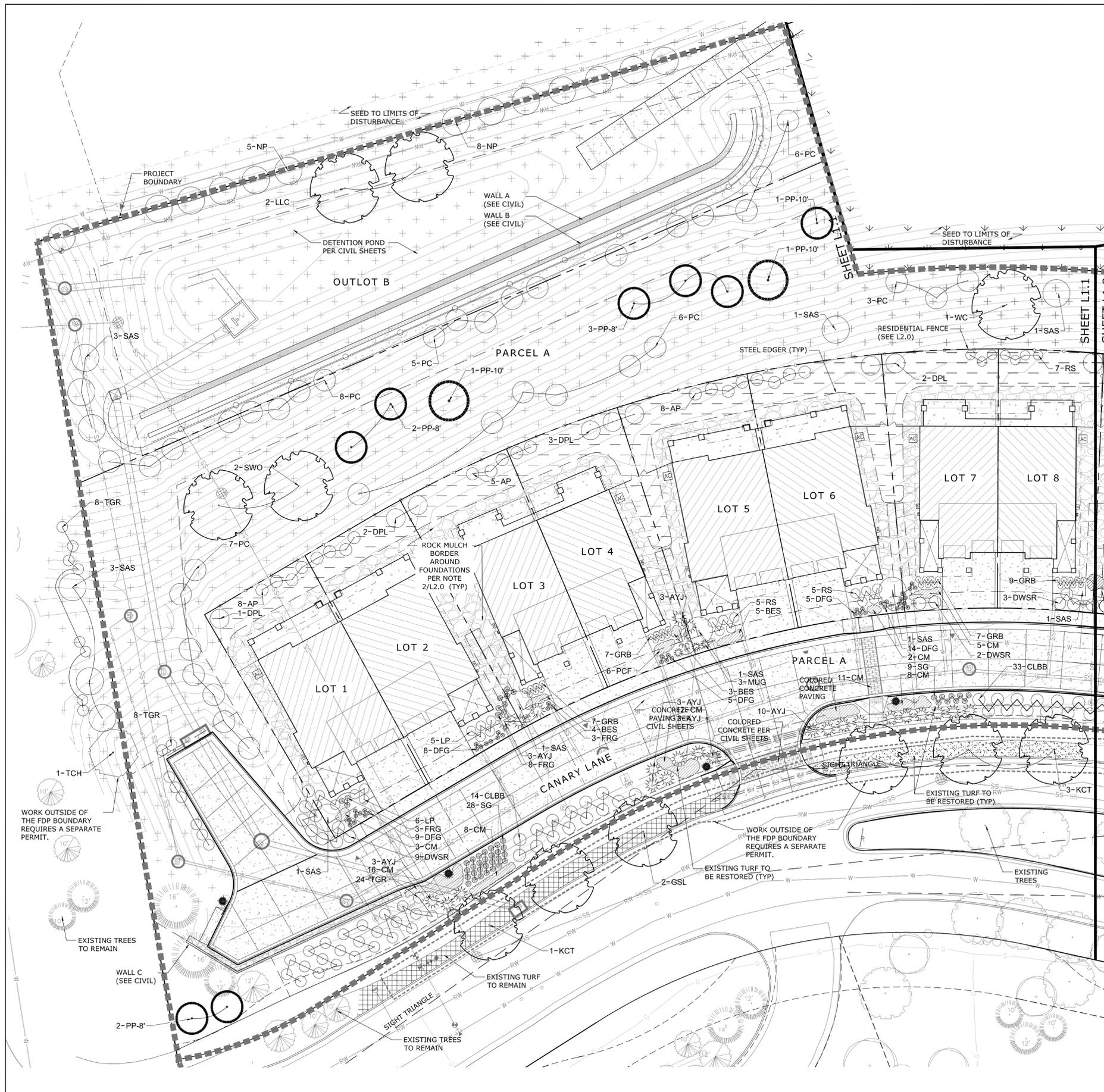
DESIGNED BY: ARH DATE: 06-29-2017  
DRAWN BY: ARH SCALE:  
CHECKED BY: PHK  
JOB NO.:  
DWG NAME:

OVERALL  
LANDSCAPE  
PLAN

L1.0

SHEET 21 of 28





**PLANT ABBREVIATION KEY**

Deciduous Trees		
Key	Common Name	Mature Ht.
GSL	Greenspire Linden	40-50'
KCT	Kentucky Coffee Tree	50-60'
LLC ++	Lanceleaf Cottonwood	40-60'
SKHL	Skyline Honeylocust	40-50'
SWO	Swamp White Oak	40-60'
WC	Western Catalpa	40-60'

Evergreen Trees		
Key	Common Name	Mature Ht.
PP-8'	Pinon Pine	20-30'
PP-10'	Pinon Pine	20-30'

Ornamental Trees		
Key	Common Name	Mature Ht.
TCH	Thornless Cockspur Hawthorn	15-25'
NP ++	Native Plum	10-20'

Deciduous Shrubs		
Key	Common Name	Mature Ht.
BAR	Golden Ruby Japanese Barberry	18-24"
CLBB	Compact Lavender Butterfly Bush	4-6'
PC	Peking Cotoneaster	6-12'
RS	Russian Sage	3-4'
SAS	Saskatoon Serviceberry	6-20'
TGR	Tall Green Rabbitbrush	2'-6'
AP	Apache Plume	3-6'
DPL	Dark Purple Lilac	8-12'
DWSR	Double White Shrub Rose	18-24"
GRB	Golden Ruby Japanese Barberry	18-24"
LP	Leadplant	2-4'
RS	Russian Sage	3-4'
SAS	Saskatoon Serviceberry	6-20'

Evergreen Shrubs		
Key	Common Name	Mature Ht.
AYJ	Andorra Youngtown Juniper	12-18"
MUG	Miniature Mugo Pine	2-3'

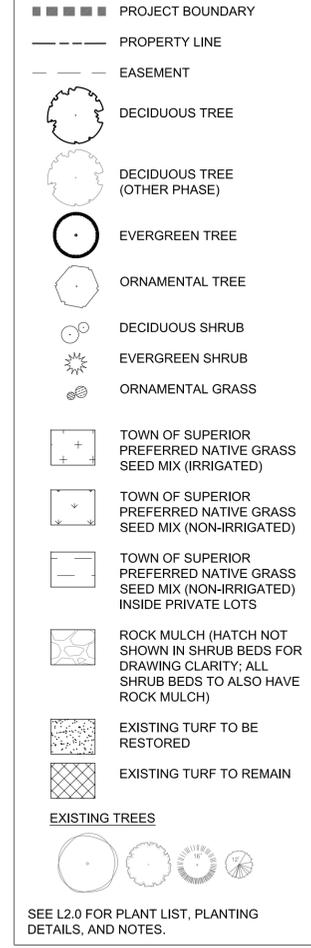
  

Ornamental Grasses		
Key	Common Name	Mature Ht.
SG	Prairie Sky Switchgrass	3-4'
DFG	Dwarf Fountain Grass	1-2'
FRG	Feather Reed Grass	3-4'

Perennials		
Key	Common Name	Mature Ht.
RV	Red Valerian	2-3'
BES	Black-Eyed Susan	18-24"
CM	Walker's Low Catmint	18-24"
PCF	Purple Coneflower	2-3'

**PLANTING LEGEND**



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 500 DISCOVERY PARKWAY, SUITE 300  
 SUPERIOR, CO 80027

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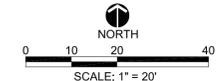
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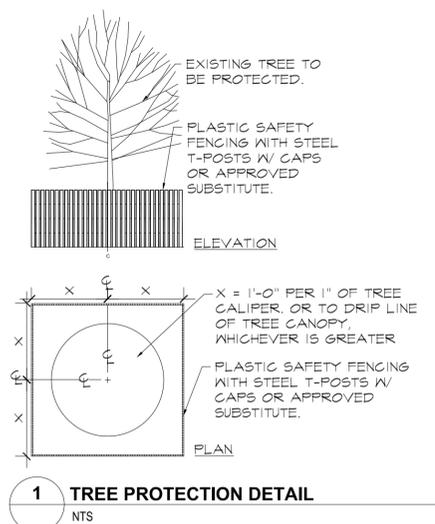
DESIGNED BY: ARH DATE: 06-29-2017  
 DRAWN BY: ARH SCALE:  
 CHECKED BY: PMK  
 JOB NO.:  
 DWG NAME:

**LANDSCAPE  
 PLAN 1**

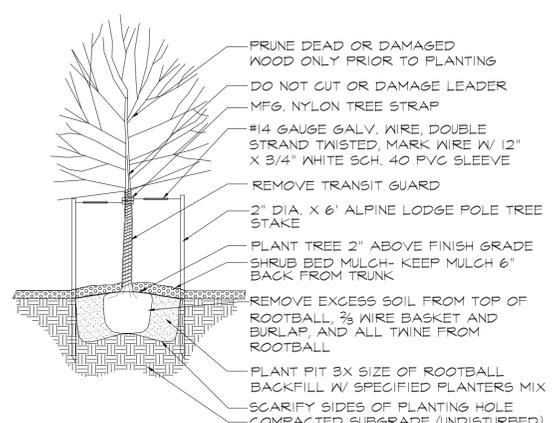
**L1.1**



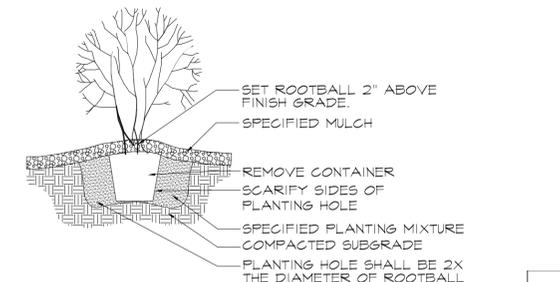




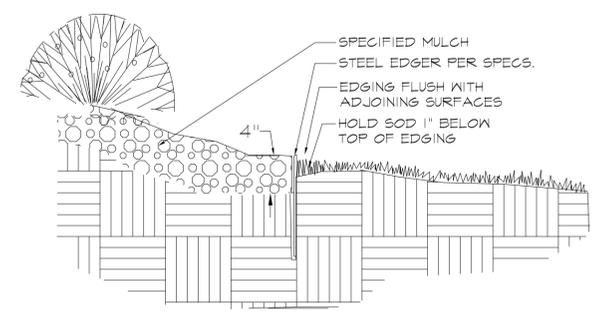
**1 TREE PROTECTION DETAIL**  
NTS



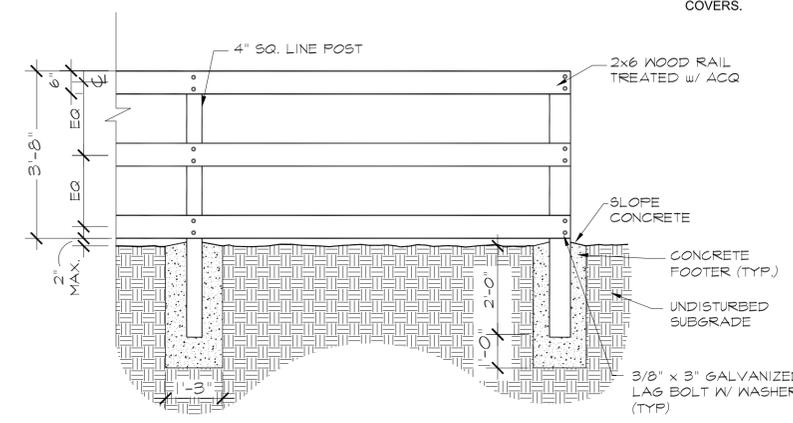
**2 SECTION TREE PLANTING**  
NTS



**3 SHRUB PLANTING DETAIL**  
NTS



**4 SECTION STEEL EDGER**  
NTS



**6 SECTION RESIDENTIAL FENCE**  
NTS

- NOTES**
- TREES PLANTED WITHIN SIGHT TRIANGLES SHALL NOT BRANCH HORIZONTALLY BELOW A 6' HEIGHT. SHRUBS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 2'-0" IN HEIGHT.
  - ALL SHRUB BEDS AND AREAS NOT COVERED BY NATIVE GRASSES OR PAVEMENT SHALL BE MULCHED TO A 3" MIN. DEPTH WITH 1-1/2" TO 3" DIA RIVER ROCK IN SHADES OF PINK, MAROON, BEIGE, BROWN, AND SHADES OF GREY AS PROVIDED BY PIONEER SAND OR APPROVED EQUAL. MULCH IS TO BE PLACED OVER WEED CONTROL FABRIC.
  - ALL SHRUB BEDS SHALL BE SEPARATED FROM TURF GRASS AND NATIVE GRASS AREAS BY 3/16" X 4" X 16" STEEL EDGING.
  - LOCATION OF PLANT MATERIAL SHALL BE ADJUSTED TO PROVIDE THE REQUIRED MINIMUM CLEARANCE FROM THE FINAL LOCATION OF ALL BURIED UTILITY LINES.
  - PLANTING DENSITY WILL BE ON A SCALE THAT IS COMPATIBLE WITH THE LANDSCAPE OF THE EXISTING DISCOVERY OFFICE BUILDING SITE.
  - ALL TREES IN NATIVE GRASS AREAS SHALL HAVE A 3' DIAMETER, 4" DEEP WOOD MULCH RING AROUND THE BASE OF THE TREE.
  - ALL AREAS WITHIN NOT COVERED BY PAVING, TURF GRASSES, OR SHRUB BEDS WILL BE RESEEDED WITH THE TOWN OF SUPERIOR STANDARD NATIVE SEED MIX. ALL SEEDED AREAS ARE TO BE HYDROMULCHED.
  - THE LANDSCAPING INDICATED ON THIS PLAN WILL BE WATERED BY A FULLY AUTOMATED, UNDERGROUND SPRINKLER SYSTEM CONSISTING OF A COMBINATION OF ROTORS, POP-UPS, AND LOW WATER USE EMITTERS (E.G. DRIP EMITTERS, BUBBLERS, STREET TREE RINGS, ETC.).
  - IRRIGATION SYSTEM WILL BE CONTROLLED BY PROGRAMMABLE IRRIGATION CLOCK WHICH ALLOWS VARIATIONS IN ZONE SEQUENCING AND TIMING TO MEET THE WATER USE REQUIREMENTS OF EACH AREA OF THE PLANTING PLAN
  - RAIN SENSORS WHICH AUTOMATICALLY SHUT DOWN THE IRRIGATION SYSTEM DURING PERIODS OF HIGH MOISTURE WILL BE INSTALLED.
  - DRIP, SUBSURFACE, BUBBLER, OR LOW VOLUME IRRIGATION DISTRIBUTION SYSTEMS WILL BE USED FOR ALL PLANTING STRIPS LESS THAN 8' WIDE AND ALL PLANTING BEDS INVOLVING TREES, SHRUBS, PERENNIALS AND GROUND COVERS.

LANDSCAPE REQUIREMENTS TABLE PER DOP PDA 2015 (See Adjacent Chart, This Page)						
Item	Area Required (SF)	Area Provided (AC)	Trees		Shrubs	
<b>TOTAL SITE AREA</b>	--	<b>4.14</b>				
Outlot B	--	0.47				
Parcel A (Includes Sidewalks and Road)	--	1.86				
Lots 1-20	--	1.81				
<b>TOTAL OPEN SPACE (Including Walks)</b>		<b>1.95</b>				
Outlot B	--	0.47				
Parcel A	--	0.51				
Lots 1-20	--	0.97				
<b>TOTAL PLANTING AREA &amp; PLANT REQUIREMENTS</b>	--		<b>Required</b>	<b>Provided</b>	<b>Required</b>	<b>Provided</b>
Outlot B	--	0.47	0	0	--	19
Parcel A	--	1.13	23	23 <sup>1</sup>	--	294
Lots 1-20	--	794 LF	20	0 <sup>2</sup>	--	255
<b>% of EVERGREEN TREES</b>	<b>33%</b>	<b>34%</b>				

<sup>1</sup> Trees have been placed along the west portion of the Discovery Parkway R.O.W. that is outside of the project limits because utilities prohibit placement inside of the boundary line. No R.O.W. requirements have been applied to this application because the R.O.W. is part of other FDPs (completed or future). The other phases and existing trees are shown for context on the plans (screened).

<sup>2</sup> Saskatoon Serviceberry (a very tall ornamental tree-like shrub) has been used to provide variety and screening in place of trees due to proximity of utilities and proximity to the homes. The shrubs, ornamental grasses, and perennials (a total of 485) substituted at 1/14 per tree is the equivalent of 35 trees.

LANDSCAPE REQUIREMENTS PER DISCOVERY OFFICE PARK PLANNED DEVELOPMENT AMENDMENT (2015)			
Site Area	Landscape Designation	Requirements	
		Trees	Shrubs
Outlot B	Open Space	20 trees/acre	--
Parcel A	Open Space	20 trees/acre	--
Lots 1-20	Resid. Group #3 & #4	1 tree / 40 l.f.	--

Discovery Residential FDP 3 Plant List - OUTLOT B & PARCEL A						
% of Plant	Total Trees = 32 Total Shrubs/Grasses/Perennials = 518					
<b>Deciduous Trees TOTAL = 20</b>						
Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.
20%	4	GSL	<i>Tilia cordata</i> 'Greenspire'	As Shown	2.5' Cal.	40-50'
20%	4	KCT	<i>Gymnocladus dioica</i>	As Shown	2.5' Cal.	50-60'
10%	2	LLC ++	<i>Populus x acuminata</i>	As Shown	2.5' Cal.	40-60
15%	3	SKHL	<i>Gleditsia triacanthos</i> 'Skyline'	As Shown	2.5' Cal.	40-50
10%	2	SWO	<i>Quercus bicolor</i>	As Shown	2.5' Cal.	40-60
25%	5	WC	<i>Catalpa speciosa</i>	As Shown	2.5' Cal.	40-60
<b>Total</b>	<b>20</b>					
<b>Evergreen Trees TOTAL = 11</b>						
Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.
73%	8	BAR	<i>Berberis thunbergii</i> var. <i>edulis</i>	As Shown	8' Ht.	20-30'
27%	3	PP-10'	<i>Pinus cembroides</i> var. <i>edulis</i>	As Shown	10' Ht.	20-30'
<b>Total</b>	<b>11</b>					
<b>Ornamental Trees TOTAL = 1</b>						
Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.
100%	1	TCH	<i>Crataegus crus-galli</i> var. <i>inermis</i>	As Shown	2' Cal.	15-25'
<b>Total</b>	<b>1</b>					
<b>Deciduous Shrubs TOTAL = 213</b>						
Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.
9%	20	BAR	<i>Berberis thunbergii</i> 'Golden Ruby'	As Shown	5 Gal.	18-24"
29%	61	CLBB	<i>Buddleja davidii</i> nanhoensis 'Petite Indigo'	As Shown	5 Gal.	4-6'
6%	13	NP ++	<i>Prunus Americana</i>	As Shown	8' Clump	10-20'
21%	45	PC	<i>Cotoneaster lucidus</i>	As Shown	5 Gal.	6-12'
8%	17	RS	<i>Perovskia artiplicifolia</i>	As Shown	5 Gal.	3-4'
8%	17	SAS	<i>Amelanchier alnifolia</i>	As Shown	5 Gal.	6-20'
19%	40	TGR	<i>Ericameria nauseosa</i> ssp. <i>Nauseosa</i> var. <i>speciosa</i>	As Shown	5 Gal.	2'-6'
<b>Total</b>	<b>213</b>					
<b>Evergreen Shrubs TOTAL = 97</b>						
Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.
70%	68	AYJ	<i>Juniperus horizontalis</i> 'Youngstown'	As Shown	5 Gal.	12-18"
30%	29	MUG	<i>Pinus mugo</i> 'Mops'	As Shown	5 Gal.	2-3'
<b>Total</b>	<b>97</b>					
<b>Ornamental Grasses TOTAL = 64</b>						
Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.
100%	64	SG	<i>Panicum virgatum</i> 'Prairie Sky'	As Shown	5 Gal.	3-4'
<b>Total</b>	<b>64</b>					
<b>Perennials TOTAL = 144</b>						
Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.
62%	89	RV	<i>Centranthus ruber</i>	As Shown	1 Gal.	2-3'

Discovery Residential FDP 3 Plant List - LOTS 1-20						
% of Plant	Total Trees = 0 Total Shrubs/Grasses/Perennials = 511					
<b>Deciduous Shrubs TOTAL = 225</b>						
Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.
20%	46	AP	<i>Fallugia paradoxa</i>	As Shown	5 Gal.	3-6'
7%	15	DPL	<i>Syringa vulgaris</i> 'Ludwig Spaetin'	As Shown	5 Gal.	8-12'
16%	37	DWSR	<i>Rosa x Ivory Carpet</i>	As Shown	5 Gal.	18-24"
21%	48	GRB	<i>Berberis thunbergii</i> 'Golden Ruby'	As Shown	5 Gal.	18-24"
15%	33	LP	<i>Amorpha canescens</i>	As Shown	5 Gal.	2-4'
14%	32	RS	<i>Perovskia artiplicifolia</i>	As Shown	5 Gal.	3-4'
6%	14	SAS	<i>Amelanchier alnifolia</i>	As Shown	5 Gal.	6-20'
<b>Evergreen Shrubs TOTAL = 30</b>						
Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.
43%	13	AYJ	<i>Juniperus horizontalis</i> 'Youngstown'	As Shown	5 Gal.	12-18"
57%	17	MUG	<i>Pinus mugo</i> 'Mops'	As Shown	5 Gal.	2-3'
<b>Ornamental Grasses TOTAL = 171</b>						
Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.
48%	82	DFG	<i>Pennisetum alopecuroides</i> 'Hamlin'	As Shown	5 Gal.	1-2'
52%	89	FRG	<i>Calamagrostis Acutiflora</i>	As Shown	5 Gal.	3-4'
<b>Perennials TOTAL = 85</b>						
Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.
58%	49	BES	<i>Rudbeckia fulgida</i> 'Goldsturm'	As Shown	1 Gal.	18-24"
19%	16	CM	<i>Nepeta x 'Walker's Low'</i>	As Shown	1 Gal.	18-24"
24%	20	PCF	<i>Echinacea purpurea</i>	As Shown	1 Gal.	2-3'



518 17th Street Suite 630  
Denver, Colorado 80202

TEL: 303.440.9200  
www.migcom.com

**AWEIDA PROPERTIES INC.**

500 DISCOVERY PARKWAY, SUITE 300  
SUPERIOR, CO 80027

**DISCOVERY RESIDENTIAL FINAL DEVELOPMENT PLAN #3**

LOTS 1-20, PARCEL A & OUTLOT B

**BLOCK 1, DISCOVERY OFFICE PARK / SUPERIOR TOWN CENTER SUPERIOR, COLORADO**

CONSTRUCTION PLANS

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	03/01/17
2	TOWN COMMENTS	07/07/17
3	TOWN COMMENTS	10/01/17
4	TOWN COMMENTS	12/20/17
5	TOWN COMMENTS	01/09/18
6	BOARD OF TRUSTEES	02/01/18
7	TECHNICAL CORRECTIONS	03/27/18

Vested Rights:

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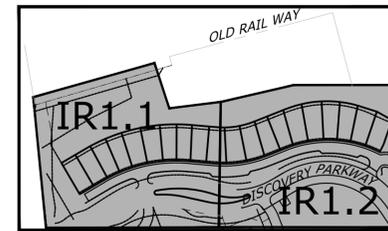
DESIGNED BY: ARH DATE: 06-29-2017  
DRAWN BY: ARH SCALE:  
CHECKED BY: PMK  
JOB NO.:  
DWG NAME:

**PLANT LIST AND DETAILS**



**L2.0**

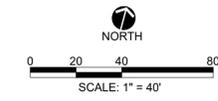
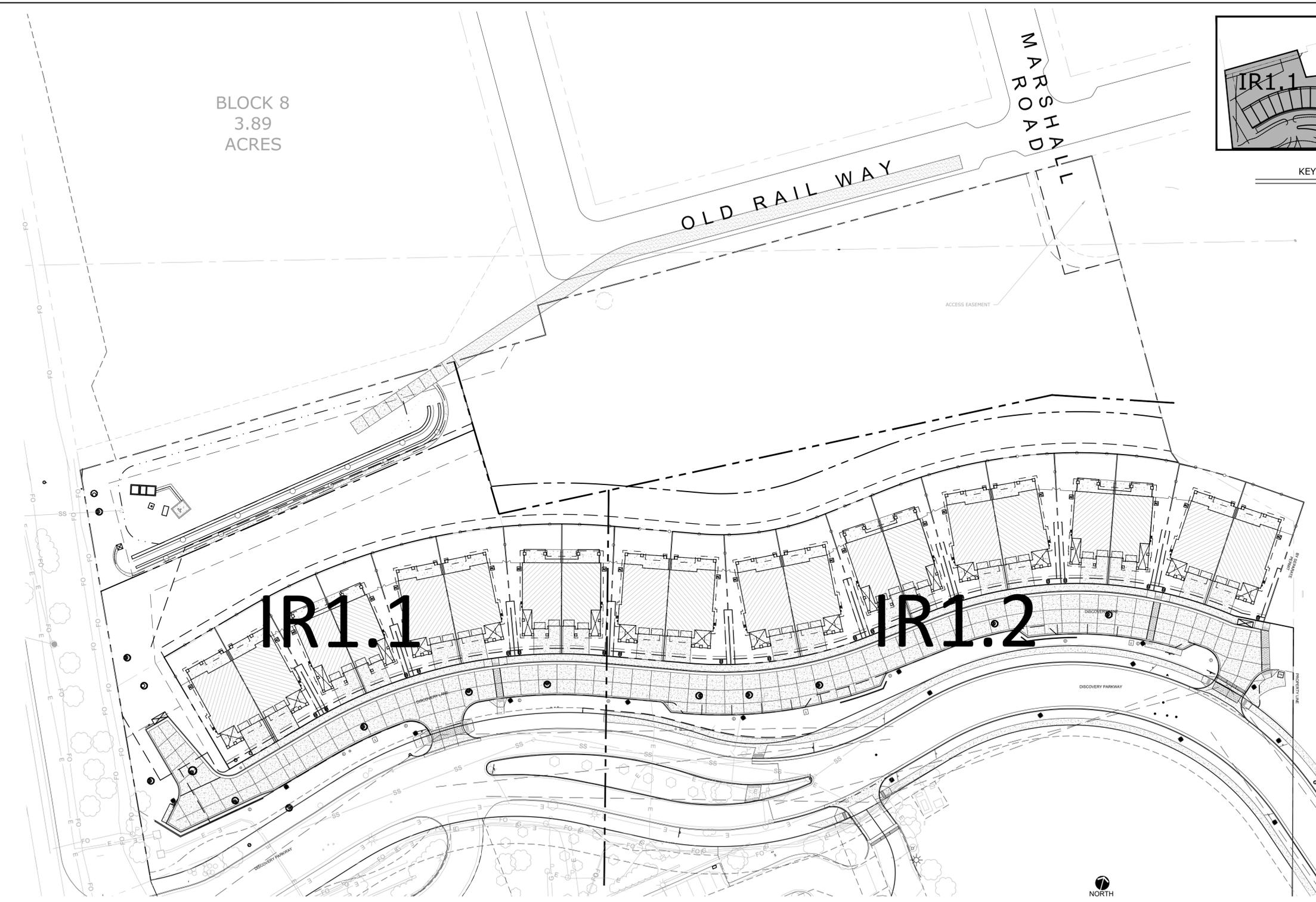
BLOCK 8  
3.89  
ACRES



KEY MAP  
NORTH



Know what's below.  
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GRADE OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.



REFER TO SHEET  
IR1.0 IRRIGATION OVERALL PLAN  
IR1.1 TO IR1.2 PARTIAL IRRIGATION PLANS  
IR1.3 IRRIGATION NOTES & SCHEDULE

- NOTES:
1. SEE SHEET IR1.0 FOR OVERALL IRRIGATION PLAN
  2. SEE SHEET IR-1 FOR NOTES & SCHEDULES
  3. SEE SHEET IR1.2 AND IR1.3 FOR PARTIAL IRRIGATION PLANS.



HydroSystems-KDI, Inc. Irrigation Consulting  
860 Tabor Street, Suite 200  
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303-980-5384 (fax)

  
CIVIL RESOURCES, LLC  
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P.O. Box 680  
FREDERICK, CO 80530  
303.833.1416  
WWW.CIVILRESOURCES.COM

AWEIDA PROPERTIES, INC.  
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8	MYLAR PRINTING	04/05/18

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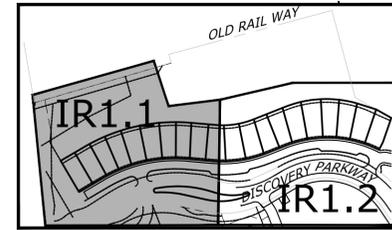
DESIGNED BY: KJD DATE: 06-30-2017  
DRAWN BY: KJD SCALE:  
CHECKED BY: JSB  
JOB NO.:  
DWG NAME:

OVERALL  
IRRIGATION  
PLAN

SHEET:  
IR1.0

REFER TO SHEET  
 IR1.0  
 IR1.1 TO IR1.2  
 IR1.3

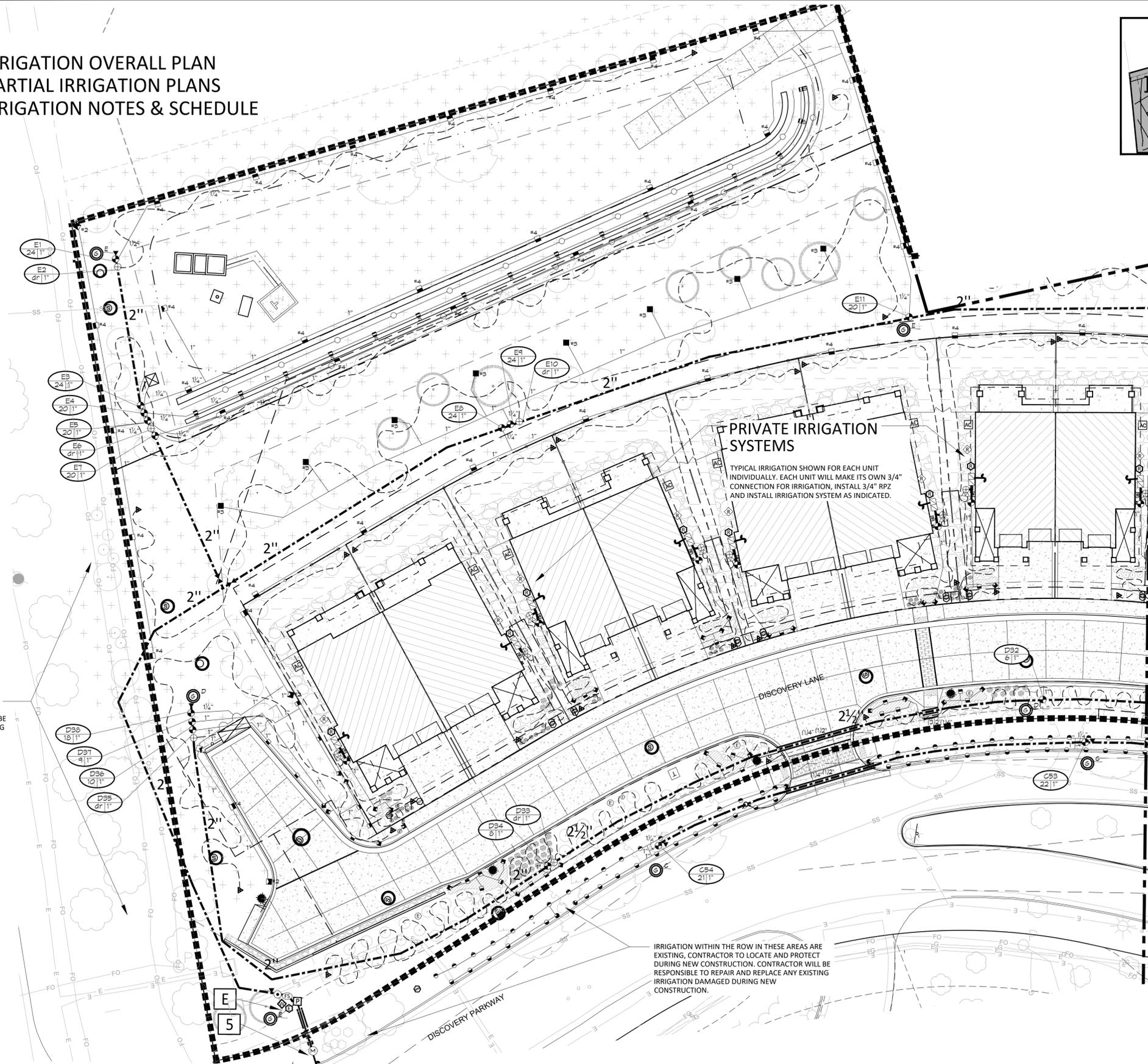
IRRIGATION OVERALL PLAN  
 PARTIAL IRRIGATION PLANS  
 IRRIGATION NOTES & SCHEDULE



KEY MAP  
 NORTH



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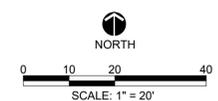


**PRIVATE IRRIGATION SYSTEMS**  
 TYPICAL IRRIGATION SHOWN FOR EACH UNIT INDIVIDUALLY. EACH UNIT WILL MAKE ITS OWN 3/4" CONNECTION FOR IRRIGATION. INSTALL 3/4" RPZ AND INSTALL IRRIGATION SYSTEM AS INDICATED.

IRRIGATION WITHIN THE ROW IN THESE AREAS ARE EXISTING. CONTRACTOR TO LOCATE AND PROTECT DURING NEW CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE TO REPAIR AND REPLACE ANY EXISTING IRRIGATION DAMAGED DURING NEW CONSTRUCTION.

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SEE SHEET IR-1.2



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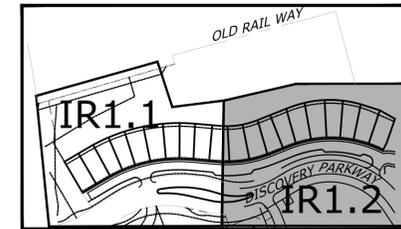
**PARTIAL IRRIGATION PLAN**

SHEET:  
**IR1.1**

REFER TO SHEET

IR1.0  
IR1.1 TO IR1.2  
IR1.3

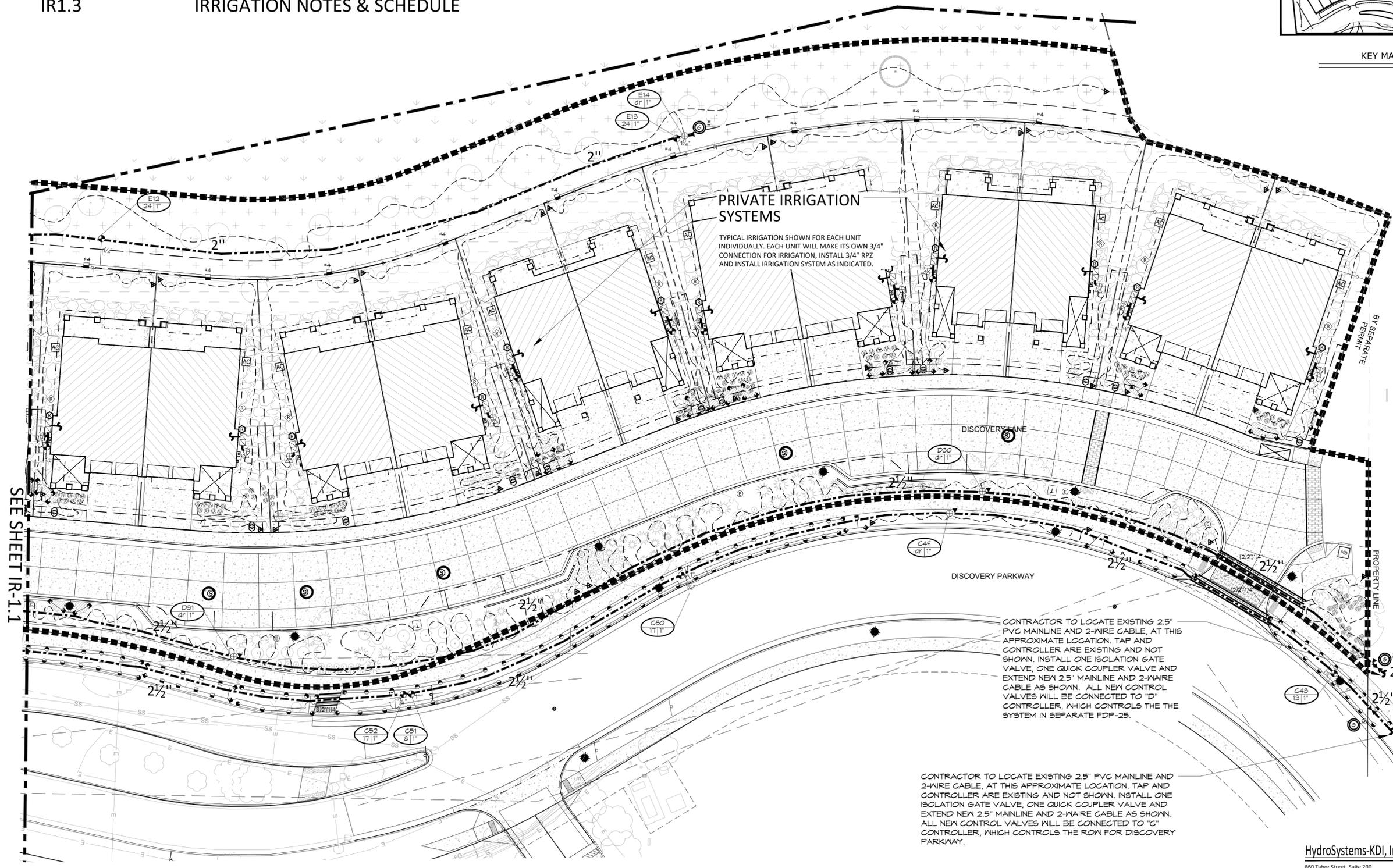
IRRIGATION OVERALL PLAN  
PARTIAL IRRIGATION PLANS  
IRRIGATION NOTES & SCHEDULE



KEY MAP



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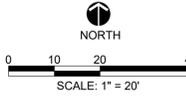


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CONTRACTOR TO LOCATE EXISTING 2.5" PVC MAINLINE AND 2-WIRE CABLE, AT THIS APPROXIMATE LOCATION. TAP AND CONTROLLER ARE EXISTING AND NOT SHOWN. INSTALL ONE ISOLATION GATE VALVE, ONE QUICK COUPLER VALVE AND EXTEND NEW 2.5" MAINLINE AND 2-WAIRE CABLE AS SHOWN. ALL NEW CONTROL VALVES WILL BE CONNECTED TO "D" CONTROLLER, WHICH CONTROLS THE THE SYSTEM IN SEPARATE FDP-25.

CONTRACTOR TO LOCATE EXISTING 2.5" PVC MAINLINE AND 2-WIRE CABLE, AT THIS APPROXIMATE LOCATION. TAP AND CONTROLLER ARE EXISTING AND NOT SHOWN. INSTALL ONE ISOLATION GATE VALVE, ONE QUICK COUPLER VALVE AND EXTEND NEW 2.5" MAINLINE AND 2-WAIRE CABLE AS SHOWN. ALL NEW CONTROL VALVES WILL BE CONNECTED TO "C" CONTROLLER, WHICH CONTROLS THE ROW FOR DISCOVERY PARKWAY.



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**PARTIAL IRRIGATION PLAN**

SHEET:  
**IR1.2**

HydroSystems-KDI, Inc. Irrigation Consulting  
860 Tabor Street, Suite 200  
Lakewood, Colorado 80401  
303-980-5322  
303-980-5384 (fax)



IRRIGATION SCHEDULE - PRIVATE ROW				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER	PRO5-06-CV-PRS30-R W/ MPR NOZ.	POPOP SPRAY HEAD	
	HUNTER	PRO5-12-CV-PRS30-R WITH MPR NOZZLE	HI-POP SPRAY HEAD	
	HUNTER	I-20-12-R WITH # NOZZLE	GEAR DRIVEN ROTOR	
	HUNTER	ICV-R SERIES W/ DECODER	ELECTRIC CONTROL VALVE	
	HUNTER	HQ-44-NP	QUICK COUPLING VALVE	
N/S	WEATHERMATIC	(INSTALLED IN SEPARATE FDP 25 PLANS)	ELECTRIC CONTROLLER	
N/S	WEATHERMATIC	(INSTALLED IN SEPARATE FDP 25 PLANS)	WEATHER STATION DEVICE	
N/S	MATCO	201X	MANUAL DRAIN VALVE	
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE	
N/S	WEATHERMATIC	(INSTALLED IN SEPARATE FDP 25 PLANS)	FLOW SENSOR	
N/S	HUNTER	(INSTALLED IN SEPARATE FDP 25 PLANS)	MASTER CONTROL VALVE	
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE -PURPLE	
		CLASS 200 BE	PVC LATERAL -PURPLE	
		CLASS 160	PVC SLEEVING	
	TORO	BLUE STRIPE -PURPLE	POLY DRIP TUBING -3/4" MIN. WIDTH	
	HUNTER	ICZ-101-40-R W/DECODER	DRIP VALVE ASSEMBLY	
			DRIP LINE BLOW-OUT STUB	
N/S	RAIN BIRD	XERI-BUG	DRIP EMITTERS	
N/S	WEATHERMATIC	SLGDT LIGHTNING ARRESTOR	GROUNDING LOCATION	
N/S	WEATHERMATIC	SLDEC1	VALVE DECODER	
	WEATHERMATIC	SLWIRE 12-2	2-WIRE DECODER CABLE	
			CONTROLLER & STATION NO.	
			CONTROL VALVE SIZE	

IRRIGATION SCHEDULE - TOWNHOMES PRIVATE RES.				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER	PRO5-12-CV-PRS30-R WITH MPR NOZZLE	HI-POP SPRAY HEAD	
	HUNTER	ICV	ELECTRIC CONTROL VALVE	
	WEATHERMATIC	5L-1600 -4 STATION	ELECTRIC CONTROLLER	
	WEATHERMATIC	420-GL5	RAIN SENSOR	
N/S	MATCO	201X	MANUAL DRAIN VALVE	
	FEBCO	765	PVB BACKFLOW PREVENTER	
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE -PURPLE	
		CLASS 200 BE	PVC LATERAL -PURPLE	
	TORO	BLUE STRIPE -PURPLE	POLY DRIP TUBING -3/4" MIN. WIDTH	
	HUNTER	ICZ-101-40-R W/DECODER	DRIP VALVE ASSEMBLY	
			DRIP LINE BLOW-OUT STUB	
N/S	RAIN BIRD	XERI-BUG	DRIP EMITTERS	

**5 POINT OF CONNECTION #2 - 1" (TOWN ROW) NON-POTABLE**

PEAK FLOW REQUIREMENT: 20 GPM. REQUIRED STATIC PRESSURE: 65 PSI MIN.  
TIE ONTO EXISTING 1" COPPER STUB-OUT DOWNSTREAM OF WATER METER AT 54" DEPTH IN THIS APPROXIMATE LOCATION (BY OTHERS - REFER TO CIVIL PLANS). EXTEND 1" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO ONE 1" STOP AND WASTE VALVE. AFTER 5/8" VALVE INSTALL 1" GATE VALVE, ONE QUICK COUPLING VALVE, ONE 1" FLOW SENSOR, ONE 1" MASTER VALVE (AT 24" DEPTH) AND EXTEND PVC MAINLINE AS SHOWN. EXTEND ONE PE89 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN CONTROLLER "E". EXTEND 4 UFUL14# WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN CONTROLLER "E". SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR.

**E CONTROLLER LOCATION "E" (TOWN ROW)**

PEDESTAL MOUNT ONE TORO SENTINEL SBAPS1U CONTROLLER, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 25 LF. OF CONTROLLER LOCATION FROM METER POWER PEDESTAL (REFER TO ELECTRICAL PLANS). ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND PE89 SHIELDED CABLE FROM THE FLOW SENSOR AND 4 #14 UFUL WIRES (TWO BLUE AND TWO ORANGE) FROM MASTER VALVE TO ASSOCIATED CONTROLLER. CONNECT WIRES TO THE APPROPRIATE SENSOR INPUT PORTS. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY CONSULTANT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE RAIN/FREEZE SENSOR ON A POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL RAIN/FREEZE SENSOR RECEIVER IN CONTROLLER ENCLOSURE. FINAL RAIN/FREEZE SENSOR LOCATION SHALL BE APPROVED BY CONSULTANT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

IRRIGATION SCHEDULE - TOWN ROW				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	RD-06-SAM-P30-NP W/ MATCHED PRECIP SERIES NOZZLE	POPOP SPRAY HEAD	
	RAIN BIRD	RD-12-SAM-P30-NP W/ MATCHED PRECIP SERIES NOZZLE	HI-POP SPRAY HEAD	
	HUNTER	I-20-12-R WITH # NOZZLE	GEAR DRIVEN ROTOR	
	RAIN BIRD	PESB-R W/ SB-DAG-1	ELECTRIC CONTROL VALVE W/ DECODER	
	RAIN BIRD	44-NP	QUICK COUPLING VALVE	
N/S	MATCO	201X	MANUAL DRAIN VALVE	
	TORO	SBAPS1U & SHHR	ELECTRIC CONTROLLER & HAND HELD REMOTE	
	TORO	TWRFS	RAIN/FREEZE SHUT-OFF DEVICE	
	RAIN BIRD	PESB-R	MASTER CONTROL VALVE	
	TORO	TF5-200	FLOW SENSOR	
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE	
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE -PURPLE	
		CLASS 200 BE	PVC LATERAL -PURPLE	
		CLASS 160	PVC SLEEVING	
	TORO	BLUE STRIPE	POLY DRIP TUBING -3/4" MIN. WIDTH -PURPLE	
	RAIN BIRD	XGZ-100-PRF-R W/ SB-DAG-1	DRIP VALVE ASSEMBLY W/ DECODER	
			DRIP LINE BLOW-OUT STUB	
N/S	RAIN BIRD	XERI-BUG	DRIP EMITTERS	
N/S	TORO	SB-BLA	SURGE PROTECTION	
N/S	PAIGE	PT350D	2-WIRE DECODER CABLE	
			WATER METER	
			STOP-N-WASTE	
	PRECISION PUMPING SYSTEMS	(POC#5) MODEL #V1C002X00024-040XXXX2410NS, 24 GPM @ 40 PSI BOOST, 2 HP, 240V -SINGLE PHASE	BOOSTER PUMP ASSEMBLY	
			CONTROLLER & STATION NO.	
			CONTROL VALVE SIZE	

**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 522C) 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.

PUMP DATA			
TAP & PUMP NUMBER	FLOW RATE (GPM)	POWER REQUIREMENTS	PRESSURE BOOST (PSI)
1	24	230V, 1 PHASE	40

POINTS OF CONNECTION & CONTROLLER DATA							
TAP NO.	TAP SIZE (INCH)	ASSOCIATED CONTROLLER	CONTROLLER STATION COUNT	PEAK FLOW REQUIREMENT (GPM)	REQUIRED STATIC PRESSURE (PSI)	PRESSURE REDUCING VALVE SETTING (PSI)	BOOSTER PUMP REQUIRED
5	1	E	200	24	65 MIN.	N/A	YES

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860 Tabor Street, Suite 200  
Lakewood, Colorado 80401  
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303-980-5384 (fax)

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- NOTES:**
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  - SEE SHEET IR-1 FOR NOTES & SCHEDULES
  - SEE SHEET IR1.2 AND IR1.3 FOR PARTIAL IRRIGATION PLANS.

**REFER TO SHEET IR1.0 - IRRIGATION OVERALL PLAN IR1.1 TO IR1.2 PARTIAL IRRIGATION PLANS IR1.3 - IRRIGATION NOTES & SCHEDULE**

**IRRIGATION DEVELOPMENT DESIGN NOTES**

- THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.
- THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE IS 20 GPM. THE STATIC PRESSURE AVAILABLE AT THE SITE IS (TBD) PSI.
- IRRIGATION DESIGN APPROACH
  - TURF AREAS
    - SMALL AREAS (25 FEET WIDE OR LESS) SHALL BE IRRIGATED WITH FIXED NOZZLE POP-UP SPRAY HEADS WITH MATCHED PRECIPITATION NOZZLES. NOZZLES SHALL BE SIZES TO PROVIDE HEAD TO HEAD COVERAGE.
    - LARGE TURF AREAS (WIDER THAN 25 FEET) SHALL BE IRRIGATED WITH GEAR DRIVEN ROTOR HEADS WITH A MINIMUM PRECIPITATION RATE OF .45" PER HOUR FOR A FULL CIRCLE HEAD.
  - SHRUB BED AREAS - BED AREAS WITH PLANT MATERIAL ONE GALLON IN SIZE OR LARGER SHALL BE DRIP IRRIGATED.
  - PERENNIAL AND ANNUAL BED AREAS - PERENNIAL AND ANNUAL BED AREAS SHALL BE SPRAY IRRIGATED WITH 12" POP-UP SPRAY HEADS WITH A MAXIMUM SPACING OF 10' O.C. OR IN AREAS ARE LESS THAN 10 FT. WIDE SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION.
  - SUBSURFACE IRRIGATION - WHERE REQUIRED BY LOCAL CODES, SUBSURFACE IRRIGATION SHALL BE INSTALLED IN SHRUB BEDS AND/OR NATIVE AREAS LESS THAN 10 FT. WIDE. TURF SHALL ONLY BE LOCATED IN AREAS GREATER THAN 10 FT. WIDE.
- WEB-BASED CONTROL NOTE - WEATHERMATIC SMARTLINK WEB-BASED CONTROL SYSTEM WITH FLOW MONITORING AND REPORTING MODEL (PER SCHEDULE). INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTACT STEVE WURST AT WEATHERMATIC (303) 653-1987 FOR PRICING. CONTACT JOHN KEESEN AT HYDROSYSTEMS\*KDI (303) 480-5527 FOR CONTROLLER AND FLOW SENSOR START-UP AND INITIALIZATION. WATER MANAGEMENT SUBSCRIPTION IS INCLUDED IN THE COST OF THE CONTROLLER FOR A 1 YEAR PERIOD AND WILL BE MANAGED ON BEHALF OF THE OWNER BY HYDROSYSTEMS\*KDI. COORDINATION BETWEEN HYDROSYSTEMS\*KDI AND THE LANDSCAPE MAINTENANCE COMPANY WILL BE REQUIRED FOR A PERIOD OF ONE YEAR, AT MINIMUM

CIVIL RESOURCES, LLC  
323 5th STREET  
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FREDERICK, CO 80530  
303.833.1416  
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AWEIDA PROPERTIES, INC.  
500 DISCOVERY PARKWAY, SUITE 300  
SUPERIOR, CO 80027

DISCOVERY RESIDENTIAL FINAL DEVELOPMENT PLAN #3  
LOTS 1-20, PARCEL A & OUTLOT B  
BLOCK 1, DISCOVERY OFFICE PARK / SUPERIOR TOWN CENTER  
SUPERIOR, COLORADO

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	03/01/17
2	TOWN COMMENTS	07/07/17
3	TOWN COMMENTS	10/01/17
4	TOWN COMMENTS	12/20/17
5	TOWN COMMENTS	01/09/18
6	BOARD OF TRUSTEES	02/01/18
7	TECHNICAL CORRECTIONS	03/27/18
8	MYLAR PRINTING	04/05/18

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 12th Day of February, 2018.

DESIGNED BY: KID DATE: 06-30-2017  
DRAWN BY: KID SCALE:  
CHECKED BY: JSB  
JOB NO.:  
DWG NAME:

**IRRIGATION NOTES & SCHEDULE**

SHEET:  
**IR1.3**