

FINAL PLAT SITE PLAN 35

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

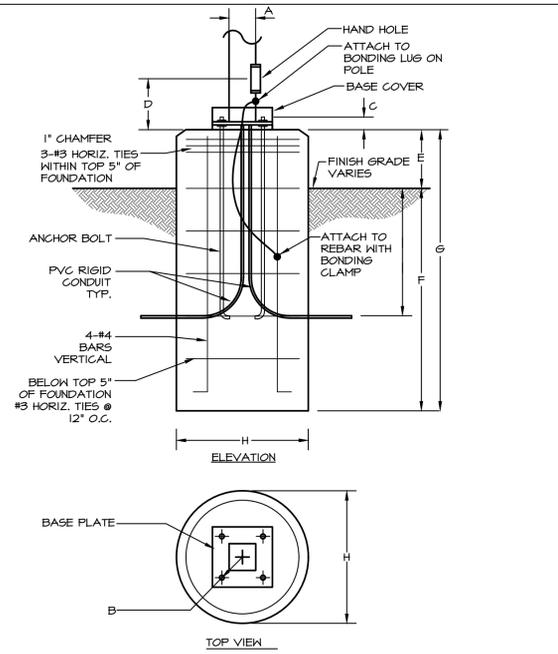
VESTED RIGHTS
This Plan constitutes a site specific development plan as defined in Section 24-68-101, et, seq., C.R.S., and Chapter 16 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado. Such a vested right shall be valid for a period of three (3) years, pursuant to approval by the Town of Superior Board of Trustees on 23rd Day of July, 2018

Date: 5/23/2016
Ph: 800.521.2546

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166

www.norris-design.com



POLE KEY	POLE HEIGHT	OVERALL HEIGHT	ARM LENGTH	A	ANCHOR BOLT DATA			D	E	F	G	H	I
EPI	16'0"	16'0"	N/A	4"	B	SIZE	C	Ø0"	7'0"	7'0"	24"	36"	

5 | POLE BASE DETAIL
P.05 SCALE: N.T.S.

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP			MAX WATTS	FINISH	QTY	MOUNTING LOCATION	INFORMATION BOF/RFD/OFH	NOTES
					QTY	WATT	TYPE						
EP1	TRADITIONAL LED POST-TOP TYPE 3 DISTRIBUTION, DARK SKY	LANDSCAPE FORMS	ASHBERY #AF0023, TYPE 3, 3000K, INTEGRAL PHOTOCELL/RECEPTACLE	120/277V	1	25	LED	25	BRONZE	21	POLE	16' TOP	
EP2	OUTDOOR POLE LANTERN LIGHT LOW-LEVEL FENCE POST-TOP, NOT STREET LIGHTING	KICHLER	49583OZ (OLDE BRONZE)	120	1	40	LED	40	BRONZE	124	SURFACE WALL	6' BOF	
EW1	EXTERIOR RESIDENTIAL WALL SCENCE DARK SKY COMPLIANT	KICHLER	49059OZ (OLDE BRONZE)	120	1	40	LED	40	BRONZE	124	SURFACE WALL	6' BOF	
EW2	EXTERIOR GARAGE WALL SCENCE DARK SKY COMPLIANT	KICHLER	49061OZ (OLDE BRONZE)	120	1	40	LED	40	BRONZE	124	SURFACE WALL	6' BOF	

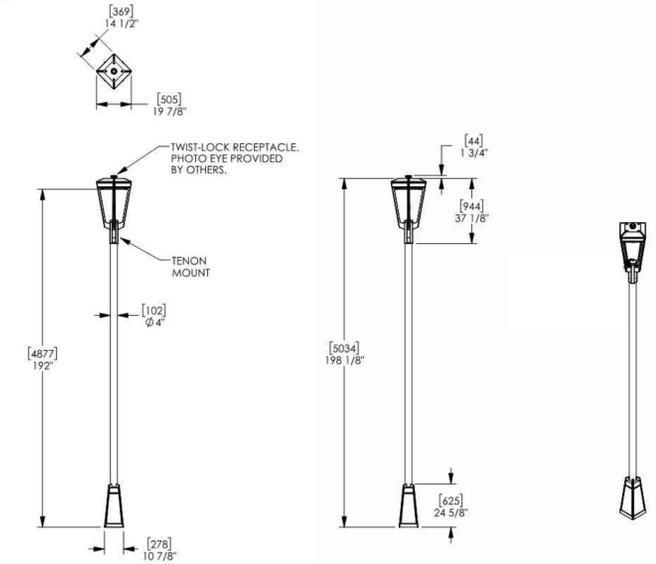
ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, TOP - TOP OF FIXTURE, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

Ashbery Pedestrian light, 16ft, single luminaire, with cover plate, with twist-lock
Product Drawing

(4) 3/4-10 x 18" THREADED RODS AND LEVELING NUTS INCLUDED

LED OPTIONS:

- TYPE 3
- TYPE 5
- 3000K
- 3500K
- 4000K



landscapeforms Drawing: AP0023
Dimensions are in inches [mm]
Patent Pending

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1 | EP1
P.05 SCALE: N.T.S.

Pallerton Way Collection
Pallerton Way 1 Light Outdoor Post Lantern - OZ
OZ
49583OZ (Olde Bronze)



Dimensions	
Height	23.00"
Width	8.50"

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Hybrid	CFL	23-30W		

Project Name: _____
Location: _____
Type: _____
City: _____
Comments: _____

Ordering Information

Product ID	49583OZ
Finish	Olde Bronze
Collection	Pallerton Way Collection

Dimensions

Weight	7.70 LBS
--------	----------

Specifications

Material	Aluminum
Diffuser Description	Etched Seeded

Electrical

Voltage	120V
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Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
# of Bulbs/LED Modules	1
Max or Nominal Watt	100W
Socket Wire	105
Socket Type	Medium
Lamp Type	A21

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8010
Toll free: 866.558.8706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

2 | EP2 - LOW-LEVEL ABOVE RESIDENCE FENCING
P.05 SCALE: NONE

Ripley Collection
Ripley 1 Light Outdoor Wall Light in Olde Bronze
49059OZ (Olde Bronze)



Dimensions	
Height	7.50"
Width	8.00"

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Alternate	INCA	60W		

Project Name: _____
Location: _____
Type: _____
City: _____
Comments: _____

Ordering Information

Product ID	49059OZ
Finish	Olde Bronze
Collection	Ripley Collection

Dimensions

Extension	9.25"
Height from center of Wall opening	2.50"
Base Backplate	5.25 DIA
Weight	0.50 LBS

Specifications

Material	Aluminum
----------	----------

Electrical

Voltage	120V
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Qualifications

Safety Rated	Wet
Dark Sky	Yes
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
# of Bulbs/LED Modules	1
Max or Nominal Watt	40W
Socket Wire	150
Socket Type	Medium
Lamp Type	R14FL

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KICHLER

3 | EW1
P.05 SCALE: NONE

Ripley Collection
Ripley 1 Light Outdoor Wall Lantern in Olde Bronze
49061OZ (Olde Bronze)



Dimensions	
Height	10.00"
Width	12.00"

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Alternate	INCA	60W		

Project Name: _____
Location: _____
Type: _____
City: _____
Comments: _____

Ordering Information

Product ID	49061OZ
Finish	Olde Bronze
Collection	Ripley Collection

Dimensions

Extension	13.00"
Height from center of Wall opening	3.25"
Weight	1.50 LBS

Specifications

Material	Aluminum
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Electrical

Voltage	120V
---------	------

Qualifications

Safety Rated	Wet
Dark Sky	Yes
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
# of Bulbs/LED Modules	1
Max or Nominal Watt	40W
Socket Wire	150
Socket Type	Medium
Lamp Type	R14FL

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KICHLER

4 | EW2
P.05 SCALE: NONE

ROCK CREEK RANCH FIL. NO. 12A
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SUPERIOR, COLORADO

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

APPLICANT:
BOULDER CREEK
NEIGHBORHOODS
712 MAIN STREET
LOUISVILLE, CO

811
Know what's below.
Call before you dig.

DATE:

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

SHEET TITLE:
LTG. SCHED. II
CUTSHEETS

P.05
SHEET 40 OF 57

NOT FOR CONSTRUCTION

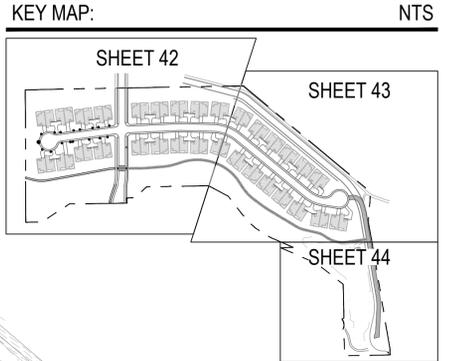
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DRAWN BY: RB/CTCM

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LEGEND

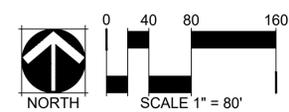
- CANOPY TREE
- EVERGREEN TREES
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PROPOSED STREET LIGHT
- PET STATION
- EXISTING VEGETATION
- STEEL EDGER
- PROPERTY BOUNDARY
- 3-RAIL FENCE
- SOUND WALL (RE: CIVIL)
- SOD
- IRRIGATED NATIVE SEED

NOTES:

- IF CONSTRUCTION OF PROMENADE DRIVE HAS NOT COMMENCED PRIOR TO ISSUANCE OF FINAL BUILDING PERMIT TO DEVELOPER, THEN LANDSCAPE AND IRRIGATION IMPROVEMENTS WITHIN OUTLOT A SHALL BE INSTALLED BY DEVELOPER. THESE IMPROVEMENTS WITHIN OUTLOT A SHALL CONSIST OF INSTALLING AND MAINTAINING THROUGH THE TOWN'S TWO-YEAR WARRANTY PERIOD THE PLANTING BED NORTH OF THE SOUND WALL AND IRRIGATED NATIVE SEED AREA AS SHOWN ON SHEET 42, 43 AND 44 OF THIS FINAL PLAT SITE PLAN. IF CONSTRUCTION OF PROMENADE DRIVE COMMENCES PRIOR TO ISSUANCE OF DEVELOPER'S FINAL BUILDING PERMIT, DEVELOPER SHALL NOT BE RESPONSIBLE FOR INSTALLING AND MAINTAINING IRRIGATED NATIVE SEED AREA, ADDITIONAL IMPROVEMENTS SHOWN ON SHEET 45 OF THIS FINAL PLAT SITE PLAN, OR FURTHER MAINTENANCE OF IMPROVEMENTS PREVIOUSLY INSTALLED IN OUTLOT A BEGINNING ON THE DATE PROMENADE DRIVE CONSTRUCTION IS INITIATED AND UPON INSPECTION AND ACCEPTANCE OF THESE IMPROVEMENTS BY THE TOWN.

ABBREVIATED LANDSCAPE PLANT LIST (RE: SHEET 46)

SYM.	COMMON NAME	MATURE HT./SPD.
DECIDUOUS CANOPY TREES		
CAL	WESTERN CATALPA	HT: 50' / SPD: 30'
EKC	ESPRESSO KENTUCKY COFFEETREE	HT: 50' / SPD: 30'
ELM	ACCOLADE ELM	HT: 50' / SPD: 30'
GLL	GLENLEVEN LINDEN	HT: 45' / SPD: 30'
LAN	LANCELEAF COTTONWOOD	HT: 50' / SPD: 30'
MSS	STATE STREET MAPLE	HT: 40' / SPD: 30'
SKY	SKYLINE HONEY LOCUST	HT: 50' / SPD: 30'
EVERGREEN TREES		
AUS	AUSTRIAN PINE	HT: 50' / SPD: 20'
BSP	BAKERI SPRUCE	HT: 30' / SPD: 10'
CBS	COLORADO BLUE SPRUCE	HT: 60' / SPD: 25'
PON	PONDEROSA PINE	HT: 40' / SPD: 25'
VWP	VANDERWOLF'S PYRAMID PINE	HT: 20' / SPD: 10'
DECIDUOUS ORNAMENTAL TREES		
ABS	AUTUMN BRILLIANCE SERVICEBERRY	HT: 15' / SPD: 10'
JTL	JAPANESE TREE LILAC	HT: 15' / SPD: 12'
SPR	SPRING SNOW CRABAPPLE	HT: 20' / SPD: 15'
TCH	THORNLESS COCKSPUR HAWTHORN	HT: 20' / SPD: 15'
DECIDUOUS SHRUBS (7+ SPREAD)		
CPL	COMMON PURPLE LILAC	HT: 15' / SPD: 8'
STS	STAGHORN SUMAC	HT: 10' / SPD: 8'
VBV	BURKWOOD VIBURNUM	HT: 6' / SPD: 8'
DECIDUOUS SHRUBS (5' -7' SPREAD)		
BMS	BLUE MIST SPIREA	HT: 3' / SPD: 3'
MKL	MISS KIM LILAC	HT: 5' / SPD: 5'
DECIDUOUS SHRUBS (2' - 5' SPREAD)		
AWS	ANTHONY WATERER SPIREA	HT: 3' / SPD: 3'
KEL	KELSEY DOGWOOD	HT: 2' / SPD: 2'
KNO	KNOCK OUT ROSE (RED)	HT: 3' / SPD: 4'
KNY	KNOCK OUT ROSE (YELLOW)	HT: 4' / SPD: 4'
EVERGREEN SHRUBS		
CCB	CORAL BEAUTY COTONEASTER	HT: 2' / SPD: 6'
MFA	MANZANITA PANCHITO	HT: 2' / SPD: 4'
WTJ	WILTONI BLUE RUG JUNIPER	HT: 6" / SPD: 6"
UPRIGHT EVERGREENS		
MEJ	MEDORA JUNIPER	HT: 10' / SPD: 5'
ORNAMENTAL GRASSES		
AVG	BLUE AVENA GRASS	HT: 2' / SPD: 2'
FRG	FEATHER REED GRASS	HT: 4' / SPD: 2'
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PMG	PURPLE MAIDAN GRASS	HT: 3' / SPD: 2'
SHG	SHENANDOAH SWITCHGRASS	HT: 3' / SPD: 2'
PERENNIALS		
BES	BLACK EYED SUSAN	
DDY	STELLA D'ORO DAYLILY	
DSD	DWARF SHASTA DAISY	
VSB	GOODNESS GROWS VERONICA SPEEDWELL	



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

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

APPLICANT:
BOULDER CREEK
NEIGHBORHOODS
712 MAIN STREET
LOUISVILLE, CO



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SHEET TITLE:
OVERALL
LANDSCAPE PLAN

NOT FOR CONSTRUCTION

CHECKED BY: LV
DRAWN BY: RB/CTCM

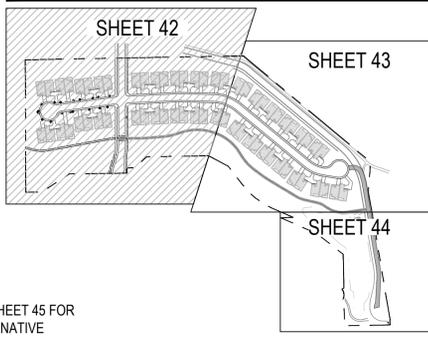
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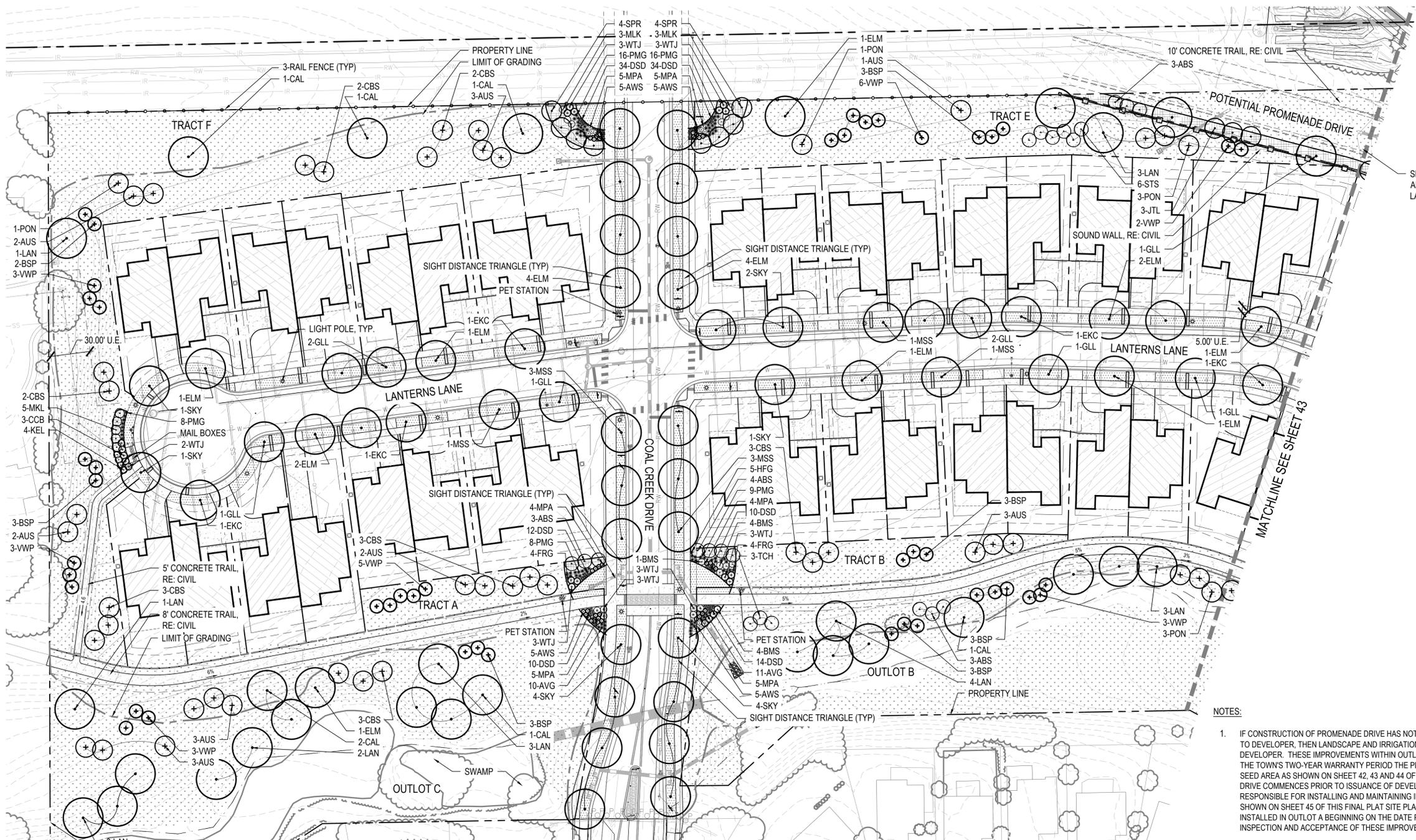
KEY MAP: NTS



SEE SHEET 45 FOR ALTERNATIVE LANDSCAPE PLAN.

LEGEND

- SOD
- IRRIGATED NATIVE SEED
- PLANTING BED
- STEEL EDGER
- LIMITS OF GRADING
- PROPERTY BOUNDARY
- 3-RAIL FENCE
- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- CANOPY TREE
- EVERGREEN TREES
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
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- PERENNIALS
- PROPOSED STREET LIGHT
- PET STATION
- EXISTING VEGETATION



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SHEET TITLE:
 LANDSCAPE
 PLAN

42
 SHEET 42 OF 57

CHECKED BY: LV
 DRAWN BY: RB/CTCM

NOT FOR CONSTRUCTION

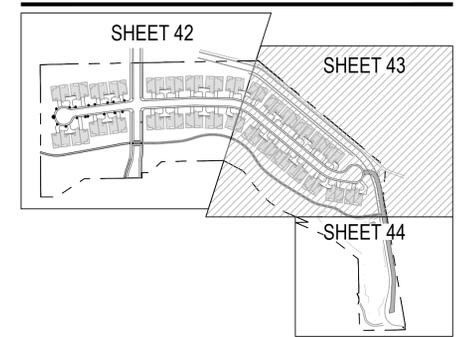
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FRG	FEATHER REED GRASS	HT: 4' / SPD: 2'
HFG	HARDY FOUNTAIN GRASS	HT: 3' / SPD: 2'
PMG	PURPLE MAIDAN GRASS	HT: 3' / SPD: 2'
SHG	SHENANDOAH SWITCHGRASS	HT: 3' / SPD: 2'
PERENNIALS		
BES	BLACK EYED SUSAN	
DDY	STELLA D'ORO DAYLILY	
DSD	DWARF SHASTA DAISY	
VSB	GOODNESS GROWS VERONICA SPEEDWELL	

KEY MAP: NTS

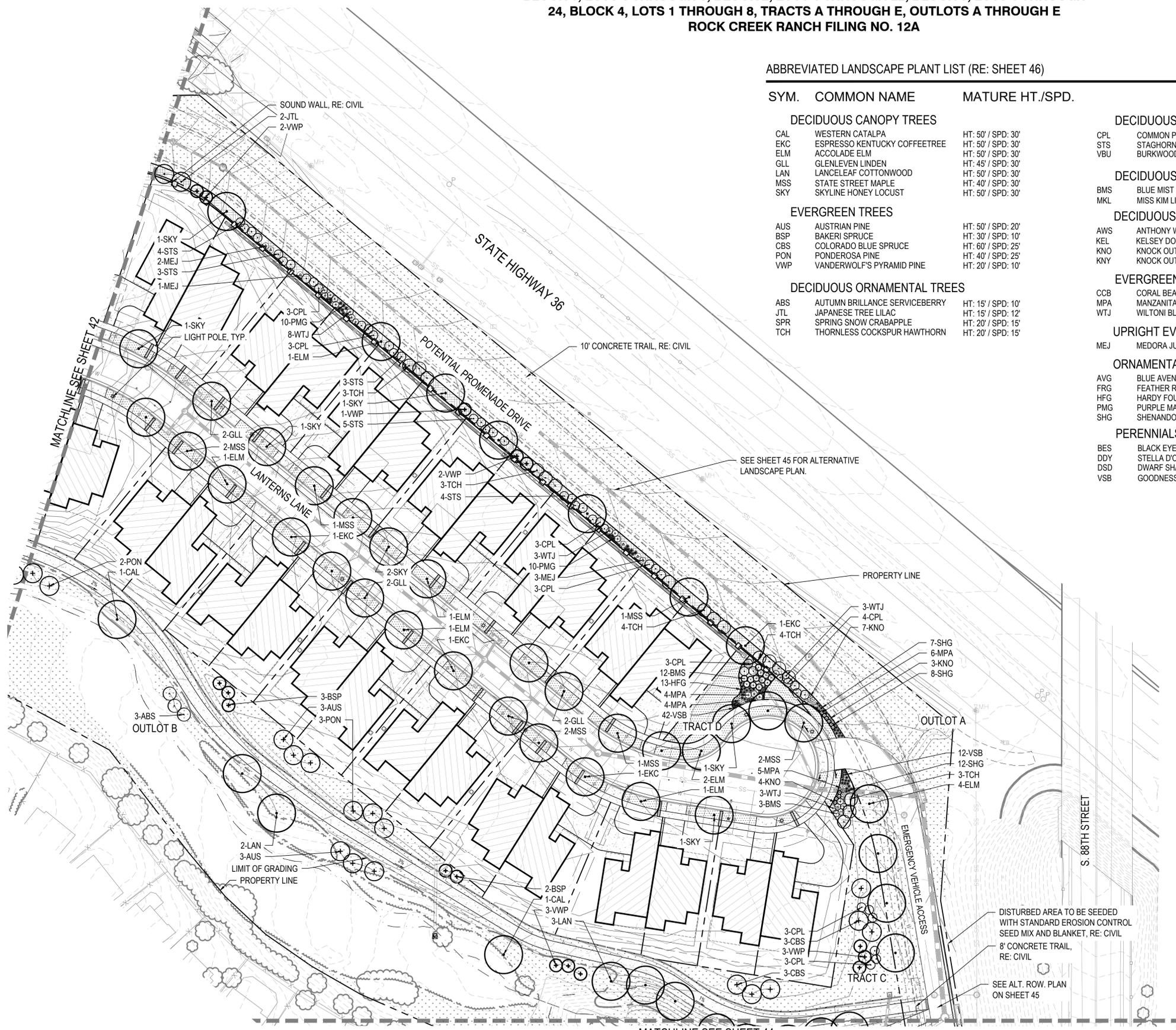


LEGEND

- SOD
- IRRIGATED NATIVE SEED
- PLANTING BED
- STEEL EDGER
- LIMITS OF GRADING
- PROPERTY BOUNDARY
- 3-RAIL FENCE
- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- CANOPY TREE
- EVERGREEN TREES
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- PROPOSED STREET LIGHT
- PET STATION
- EXISTING VEGETATION

NOTES:

- IF CONSTRUCTION OF PROMENADE DRIVE HAS NOT COMMENCED PRIOR TO ISSUANCE OF FINAL BUILDING PERMIT TO DEVELOPER, THEN LANDSCAPE AND IRRIGATION IMPROVEMENTS WITHIN OUTLOT A SHALL BE INSTALLED BY DEVELOPER. THESE IMPROVEMENTS WITHIN OUTLOT A SHALL CONSIST OF INSTALLING AND MAINTAINING THROUGH THE TOWN'S TWO-YEAR WARRANTY PERIOD THE PLANTING BED NORTH OF THE SOUND WALL AND IRRIGATED NATIVE SEED AREA AS SHOWN ON SHEET 42, 43 AND 44 OF THIS FINAL PLAT SITE PLAN. IF CONSTRUCTION OF PROMENADE DRIVE COMMENCES PRIOR TO ISSUANCE OF DEVELOPER'S FINAL BUILDING PERMIT, DEVELOPER SHALL NOT BE RESPONSIBLE FOR INSTALLING AND MAINTAINING IRRIGATED NATIVE SEED AREA, ADDITIONAL IMPROVEMENTS SHOWN ON SHEET 45 OF THIS FINAL PLAT SITE PLAN, OR FURTHER MAINTENANCE OF IMPROVEMENTS PREVIOUSLY INSTALLED IN OUTLOT A BEGINNING ON THE DATE PROMENADE DRIVE CONSTRUCTION IS INITIATED AND UPON INSPECTION AND ACCEPTANCE OF THESE IMPROVEMENTS BY THE TOWN.



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

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

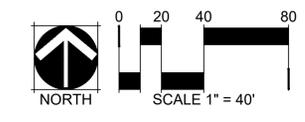
APPLICANT:
 BOULDER CREEK
 NEIGHBORHOODS
 712 MAIN STREET
 LOUISVILLE, CO



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

SHEET TITLE:
 LANDSCAPE
 PLAN

43
 SHEET 43 OF 57



CHECKED BY:
 DRAWN BY:

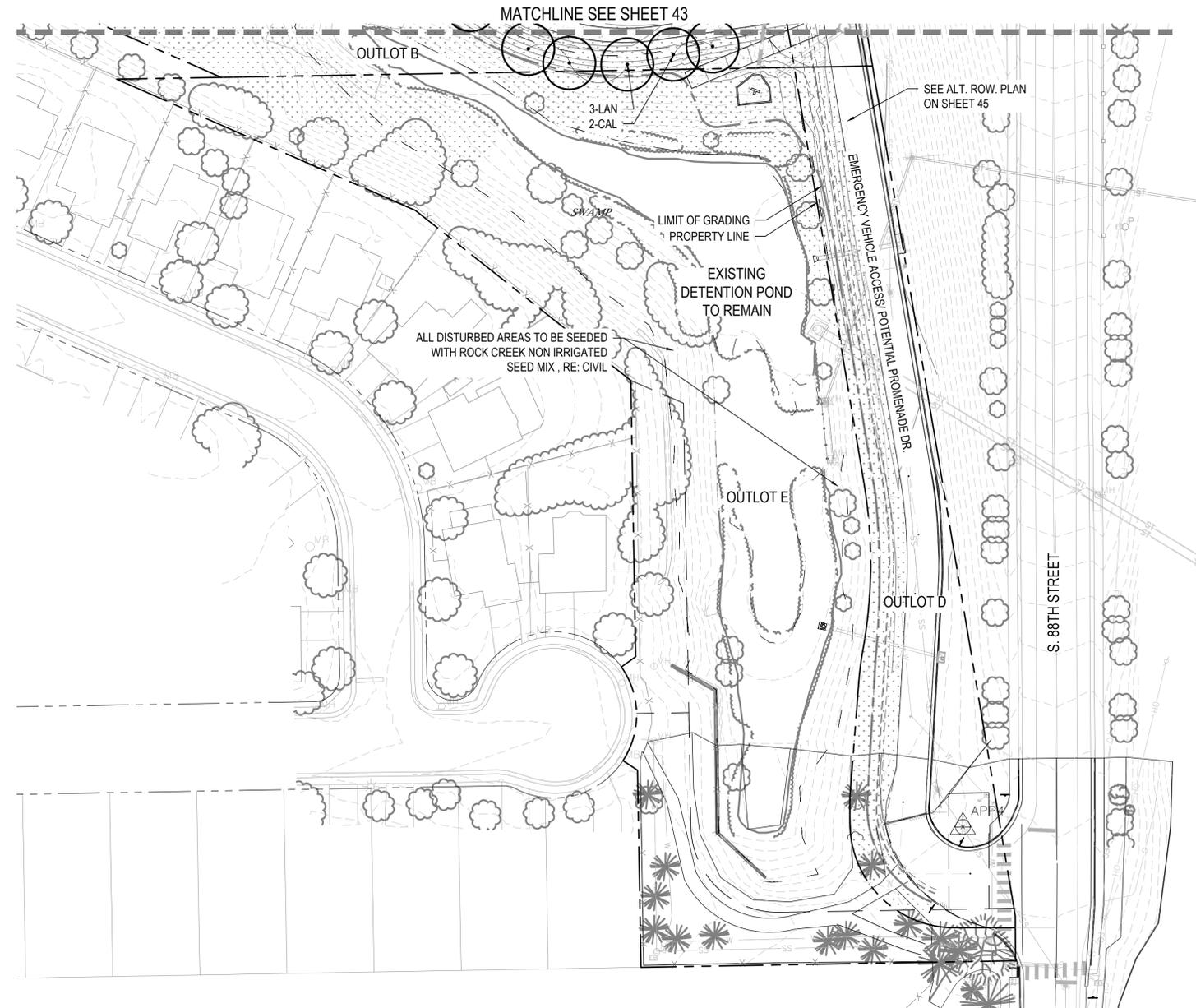
NOT FOR CONSTRUCTION

FINAL PLAT SITE PLAN 35

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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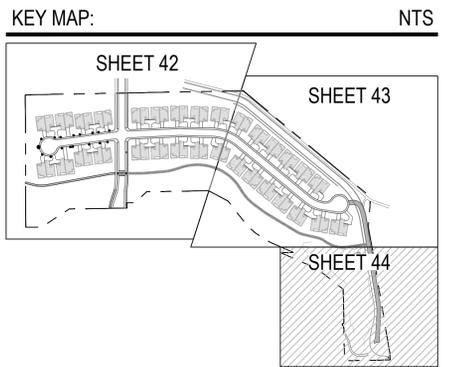


ABBREVIATED LANDSCAPE PLANT LIST (RE: SHEET 46)

SYM.	COMMON NAME	MATURE HT./SPD.
DECIDUOUS CANOPY TREES		
CAL	WESTERN CATALPA	HT: 50' / SPD: 30'
EKC	ESPRESSO KENTUCKY COFFEETREE	HT: 50' / SPD: 30'
ELM	ACCOLADE ELM	HT: 50' / SPD: 30'
GLL	GLENLEVEN LINDEN	HT: 45' / SPD: 30'
LAN	LANCELEAF COTTONWOOD	HT: 50' / SPD: 30'
MSS	STATE STREET MAPLE	HT: 40' / SPD: 30'
SKY	SKYLINE HONEY LOCUST	HT: 50' / SPD: 30'
EVERGREEN TREES		
AUS	AUSTRIAN PINE	HT: 50' / SPD: 20'
BSP	BAKERI SPRUCE	HT: 30' / SPD: 10'
CBS	COLORADO BLUE SPRUCE	HT: 60' / SPD: 25'
PON	PONDEROSA PINE	HT: 40' / SPD: 25'
VWP	VANDERWOLF'S PYRAMID PINE	HT: 20' / SPD: 10'
DECIDUOUS ORNAMENTAL TREES		
ABS	AUTUMN BRILLANCE SERVICEBERRY	HT: 15' / SPD: 10'
JTL	JAPANESE TREE LILAC	HT: 15' / SPD: 12'
SPR	SPRING SNOW CRABAPPLE	HT: 20' / SPD: 15'
TCH	THORNLESS COCKSPUR HAWTHORN	HT: 20' / SPD: 15'
DECIDUOUS SHRUBS (7'+ SPREAD)		
CPL	COMMON PURPLE LILAC	HT: 15' / SPD: 8'
STS	STAGHORN SUMAC	HT: 10' / SPD: 8'
VBV	BURKWOOD VIBURNUM	HT: 6' / SPD: 8'
DECIDUOUS SHRUBS (5' - 7' SPREAD)		
BMS	BLUE MIST SPIREA	HT: 3' / SPD: 3'
MKL	MISS KIM LILAC	HT: 5' / SPD: 5'
DECIDUOUS SHRUBS (2' - 5' SPREAD)		
AWS	ANTHONY WATERER SPIREA	HT: 3' / SPD: 3'
KEL	KELSEY DOGWOOD	HT: 2' / SPD: 2'
KNO	KNOCK OUT ROSE (RED)	HT: 3' / SPD: 4'
KNY	KNOCK OUT ROSE (YELLOW)	HT: 4' / SPD: 4'
EVERGREEN SHRUBS		
CCB	CORAL BEAUTY COTONEASTER	HT: 2' / SPD: 6'
MPA	MANZANITA PANCHITO	HT: 2' / SPD: 4'
WTJ	WILTONI BLUE RUG JUNIPER	HT: 6' / SPD: 6'
UPRIGHT EVERGREENS		
MEJ	MEDORA JUNIPER	HT: 10' / SPD: 5'
ORNAMENTAL GRASSES		
AVG	BLUE AVENA GRASS	HT: 2' / SPD: 2'
FRG	FEATHER REED GRASS	HT: 4' / SPD: 2'
HFG	HARDY FOUNTAIN GRASS	HT: 3' / SPD: 2'
PMG	PURPLE MAIDAN GRASS	HT: 3' / SPD: 2'
SHG	SHENANDOAH SWITCHGRASS	HT: 3' / SPD: 2'
PERENNIALS		
BES	BLACK EYED SUSAN	
DDY	STELLA D'ORO DAYLILY	
DSD	DWARF SHASTA DAISY	
VSB	GOODNESS GROWS VERONICA SPEEDWELL	

LEGEND

- SOD
- IRRIGATED NATIVE SEED
- PLANTING BED
- STEEL EDGER
- LIMITS OF GRADING
- PROPERTY BOUNDARY
- 3-RAIL FENCE
- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- CANOPY TREE
- EVERGREEN TREES
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- PROPOSED STREET LIGHT
- PET STATION
- EXISTING VEGETATION



ROCK CREEK RANCH FIL. NO. 12A
 FINAL PLAT SITE PLAN 35
 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:
 LANDSCAPE
 PLAN

44
 SHEET 44 OF 57

NOTES:

- IF CONSTRUCTION OF PROMENADE DRIVE HAS NOT COMMENCED PRIOR TO ISSUANCE OF FINAL BUILDING PERMIT TO DEVELOPER, THEN LANDSCAPE AND IRRIGATION IMPROVEMENTS WITHIN OUTLOT A SHALL BE INSTALLED BY DEVELOPER. THESE IMPROVEMENTS WITHIN OUTLOT A SHALL CONSIST OF INSTALLING AND MAINTAINING THROUGH THE TOWN'S TWO-YEAR WARRANTY PERIOD THE PLANTING BED NORTH OF THE SOUND WALL AND IRRIGATED NATIVE SEED AREA AS SHOWN ON SHEET 42, 43 AND 44 OF THIS FINAL PLAT SITE PLAN. IF CONSTRUCTION OF PROMENADE DRIVE COMMENCES PRIOR TO ISSUANCE OF DEVELOPER'S FINAL BUILDING PERMIT, DEVELOPER SHALL NOT BE RESPONSIBLE FOR INSTALLING AND MAINTAINING IRRIGATED NATIVE SEED AREA, ADDITIONAL IMPROVEMENTS SHOWN ON SHEET 45 OF THIS FINAL PLAT SITE PLAN, OR FURTHER MAINTENANCE OF IMPROVEMENTS PREVIOUSLY INSTALLED IN OUTLOT A BEGINNING ON THE DATE PROMENADE DRIVE CONSTRUCTION IS INITIATED AND UPON INSPECTION AND ACCEPTANCE OF THESE IMPROVEMENTS BY THE TOWN.

CHECKED BY:
 DRAWN BY:
 LV
 RB/CTCM

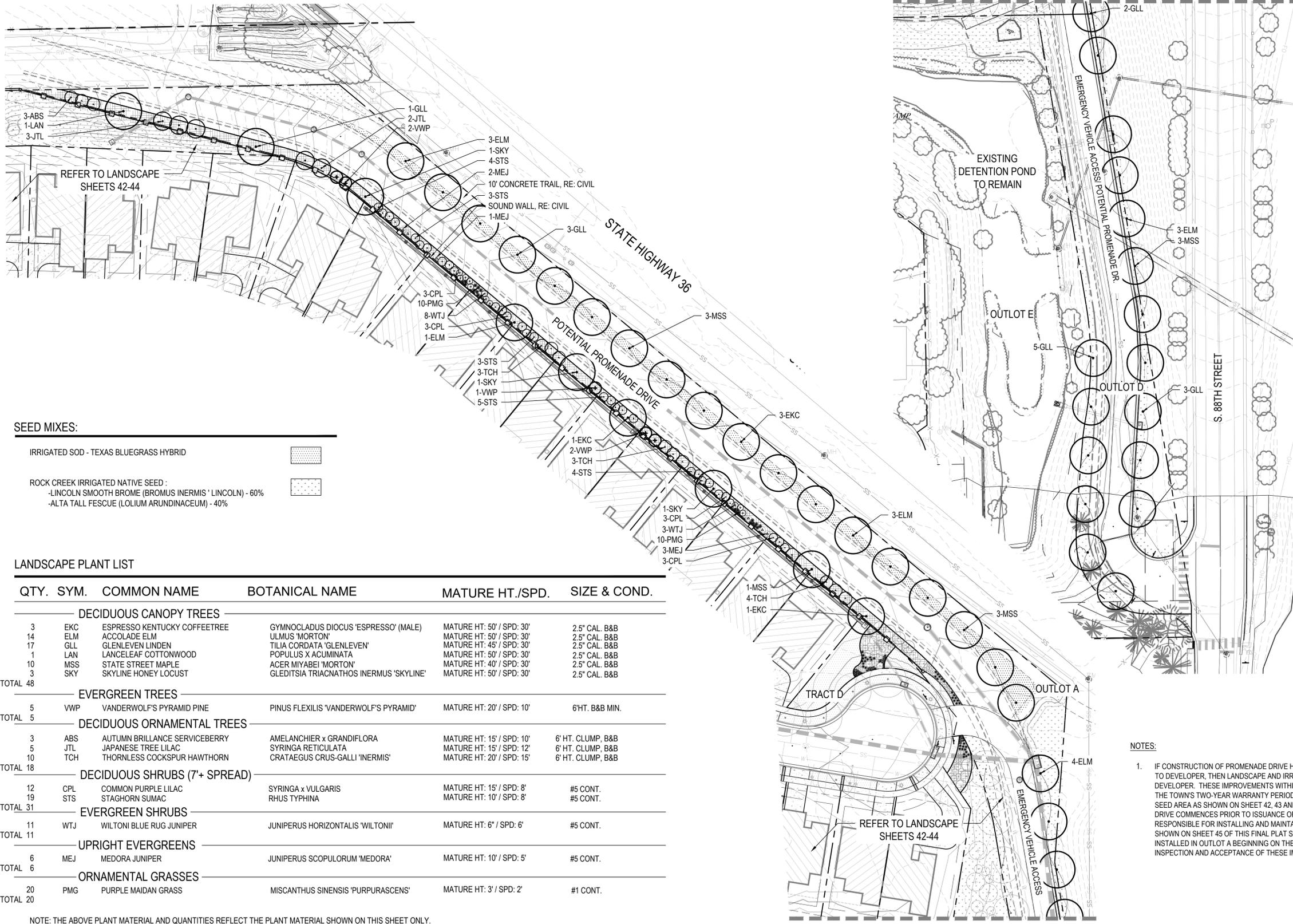
NOT FOR CONSTRUCTION

FINAL PLAT SITE PLAN 35

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
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 www.norris-design.com



LEGEND

-  SOD
-  IRRIGATED NATIVE SEED
-  PLANTING BED
-  STEEL EDGER
-  LIMITS OF GRADING
-  PROPERTY BOUNDARY
-  3-RAIL FENCE
-  PROPOSED SANITARY LINE
-  PROPOSED WATER LINE
-  CANOPY TREE
-  EVERGREEN TREES
-  ORNAMENTAL TREE
-  DECIDUOUS SHRUBS
-  EVERGREEN SHRUBS
-  ORNAMENTAL GRASSES
-  PERENNIALS
-  PROPOSED STREET LIGHT
-  PET STATION
-  EXISTING VEGETATION

SEED MIXES:

IRRIGATED SOD - TEXAS BLUEGRASS HYBRID

ROCK CREEK IRRIGATED NATIVE SEED -
 -LINCOLN SMOOTH BROME (BROMUS INERMIS 'LINCOLN') - 60%
 -ALTA TALL FESCUE (LOLIUM ARUNDINACEUM) - 40%

LANDSCAPE PLANT LIST

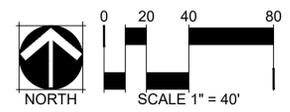
QTY.	SYM.	COMMON NAME	BOTANICAL NAME	MATURE HT./SPD.	SIZE & COND.
DECIDUOUS CANOPY TREES					
3	EKC	ESPRESSO KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS 'ESPRESSO' (MALE)	MATURE HT: 50' / SPD: 30'	2.5' CAL. B&B
14	ELM	ACCOLADE ELM	ULMUS 'MORTON'	MATURE HT: 50' / SPD: 30'	2.5' CAL. B&B
17	GLL	GLENLEVEN LINDEN	TILIA CORDATA 'GLENLEVEN'	MATURE HT: 45' / SPD: 30'	2.5' CAL. B&B
1	LAN	LANCELEAF COTTONWOOD	POPULUS X ACUMINATA	MATURE HT: 50' / SPD: 30'	2.5' CAL. B&B
10	MSS	STATE STREET MAPLE	ACER MIYABEI 'MORTON'	MATURE HT: 40' / SPD: 30'	2.5' CAL. B&B
3	SKY	SKYLINE HONEY LOCUST	GLEDITSIA TRIACNATHOS INERMUS 'SKYLINE'	MATURE HT: 50' / SPD: 30'	2.5' CAL. B&B
TOTAL	48				
EVERGREEN TREES					
5	VWP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	MATURE HT: 20' / SPD: 10'	6'HT. B&B MIN.
TOTAL	5				
DECIDUOUS ORNAMENTAL TREES					
3	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER x GRANDIFLORA	MATURE HT: 15' / SPD: 10'	6' HT. CLUMP, B&B
5	JTL	JAPANESE TREE LILAC	SYRINGA RETICULATA	MATURE HT: 15' / SPD: 12'	6' HT. CLUMP, B&B
10	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	MATURE HT: 20' / SPD: 15'	6' HT. CLUMP, B&B
TOTAL	18				
DECIDUOUS SHRUBS (7+ SPREAD)					
12	CPL	COMMON PURPLE LILAC	SYRINGA x VULGARIS	MATURE HT: 15' / SPD: 8'	#5 CONT.
19	STS	STAGHORN SUMAC	RHUS TYPHINA	MATURE HT: 10' / SPD: 8'	#5 CONT.
TOTAL	31				
EVERGREEN SHRUBS					
11	WTJ	WILTONI BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	MATURE HT: 6' / SPD: 6'	#5 CONT.
TOTAL	11				
UPRIGHT EVERGREENS					
6	MEJ	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'	MATURE HT: 10' / SPD: 5'	#5 CONT.
TOTAL	6				
ORNAMENTAL GRASSES					
20	PMG	PURPLE MAIDAN GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	MATURE HT: 3' / SPD: 2'	#1 CONT.
TOTAL	20				

NOTE: THE ABOVE PLANT MATERIAL AND QUANTITIES REFLECT THE PLANT MATERIAL SHOWN ON THIS SHEET ONLY.

PROMENADE ROAD CONDITION

NOTES:

- IF CONSTRUCTION OF PROMENADE DRIVE HAS NOT COMMENCED PRIOR TO ISSUANCE OF FINAL BUILDING PERMIT TO DEVELOPER, THEN LANDSCAPE AND IRRIGATION IMPROVEMENTS WITHIN OUTLOT A SHALL BE INSTALLED BY DEVELOPER. THESE IMPROVEMENTS WITHIN OUTLOT A SHALL CONSIST OF INSTALLING AND MAINTAINING THROUGH THE TOWN'S TWO-YEAR WARRANTY PERIOD THE PLANTING BED NORTH OF THE SOUND WALL AND IRRIGATED NATIVE SEED AREA AS SHOWN ON SHEET 42, 43 AND 44 OF THIS FINAL PLAT SITE PLAN. IF CONSTRUCTION OF PROMENADE DRIVE COMMENCES PRIOR TO ISSUANCE OF DEVELOPER'S FINAL BUILDING PERMIT, DEVELOPER SHALL NOT BE RESPONSIBLE FOR INSTALLING AND MAINTAINING IRRIGATED NATIVE SEED AREA, ADDITIONAL IMPROVEMENTS SHOWN ON SHEET 45 OF THIS FINAL PLAT SITE PLAN, OR FURTHER MAINTENANCE OF IMPROVEMENTS PREVIOUSLY INSTALLED IN OUTLOT A BEGINNING ON THE DATE PROMENADE DRIVE CONSTRUCTION IS INITIATED AND UPON INSPECTION AND ACCEPTANCE OF THESE IMPROVEMENTS BY THE TOWN.



ROCK CREEK RANCH FIL. NO. 12A
 FINAL PLAT SITE PLAN 35
 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:
 PROMENADE
 LANDSCAPE -
 FULL BUILD OUT

45
 SHEET 45 OF 57

CHECKED BY:
 DRAWN BY:

FINAL PLAT SITE PLAN 35

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

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

LANDSCAPE PLANT LIST

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	MATURE HT./SPD.	SIZE & COND.
DECIDUOUS CANOPY TREES					
11	CAL	WESTERN CATALPA	CATALPA SPECIOSA	MATURE HT: 50' / SPD: 30'	2.5" CAL. B&B
10	EKC	ESPRESSO KENTUCKY COFFEETREE	GYMNOCLADUS DIOCUS 'ESPRESSO' (MALE)	MATURE HT: 50' / SPD: 30'	2.5" CAL. B&B
30	ELM	ACCOLADE ELM	ULMUS 'MORTON'	MATURE HT: 50' / SPD: 30'	2.5" CAL. B&B
12	GLL	GLENLEVEN LINDEN	TILIA CORDATA 'GLENLEVEN'	MATURE HT: 45' / SPD: 30'	2.5" CAL. B&B
25	LAN	LANCELEAF COTTONWOOD	POPULUS X ACUMINATA	MATURE HT: 50' / SPD: 30'	2.5" CAL. B&B
18	MSS	STATE STREET MAPLE	ACER MIYABEI 'MORTON'	MATURE HT: 40' / SPD: 30'	2.5" CAL. B&B
22	SKY	SKYLINE HONEY LOCUST	GLEDITSIA TRIACNATHOS INERMUS 'SKYLINE'	MATURE HT: 50' / SPD: 30'	2.5" CAL. B&B
TOTAL	128				
EVERGREEN TREES					
25	AUS	AUSTRIAN PINE	PINUS NIGRA	MATURE HT: 50' / SPD: 20'	6'HT. B&B MIN.
25	BSP	BAKERI SPRUCE	PINUS PUNGENS 'BAKERI'	MATURE HT: 30' / SPD: 10'	6'HT. B&B MIN.
24	CBS	COLORADO BLUE SPRUCE	PICES PUNGENS	MATURE HT: 60' / SPD: 25'	6'HT. B&B MIN.
13	PON	PONDEROSA PINE	PINUS PONDEROSA	MATURE HT: 40' / SPD: 25'	6'HT. B&B MIN.
38	VWP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	MATURE HT: 20' / SPD: 10'	6'HT. B&B MIN.
TOTAL	125				
DECIDUOUS ORNAMENTAL TREES					
16	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER x GRANDIFLORA	MATURE HT: 15' / SPD: 10'	6' HT. CLUMP, B&B
5	JTL	JAPANESE TREE LILAC	SYRINGA RETICULATA	MATURE HT: 15' / SPD: 12'	6' HT. CLUMP, B&B
8	SPR	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	MATURE HT: 20' / SPD: 15'	6' HT. CLUMP, B&B
20	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	MATURE HT: 20' / SPD: 15'	6' HT. CLUMP, B&B
TOTAL	49				
DECIDUOUS SHRUBS (7'+ SPREAD)					
25	CPL	COMMON PURPLE LILAC	SYRINGA x VULGARIS	MATURE HT: 15' / SPD: 8'	#5 CONT.
25	STS	STAGHORN SUMAC	RHUS TYPHINA	MATURE HT: 10' / SPD: 8'	#5 CONT.
3	VBU	BURKWOOD VIBURNUM	VIBURNUM x BURKWOODI	MATURE HT: 6' / SPD: 8'	#5 CONT.
TOTAL	53				
DECIDUOUS SHRUBS (5' - 7' SPREAD)					
24	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	MATURE HT: 3' / SPD: 3'	#5 CONT.
11	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	MATURE HT: 5' / SPD: 5'	#5 CONT.
TOTAL	26				
DECIDUOUS SHRUBS (2' - 5' SPREAD)					
20	AWS	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'	MATURE HT: 3' / SPD: 3'	#5 CONT.
4	KEL	KELSEY DOGWOOD	CORNUS SERICEA 'KELSEY'	MATURE HT: 2' / SPD: 2'	#5 CONT.
14	KNO	KNOCK OUT ROSE (RED)	ROSA X 'RADRAZZ'	MATURE HT: 3' / SPD: 4'	#5 CONT.
4	KNY	KNOCK OUT ROSE (YELLOW)	ROSA X 'RADSUNNY'	MATURE HT: 4' / SPD: 4'	#5 CONT.
TOTAL	38				
EVERGREEN SHRUBS					
3	COB	CORAL BEAUTY COTONEASTER	COTONEASTER DAMMERI 'CORAL BEAUTY'	MATURE HT: 2' / SPD: 6'	#5 CONT.
43	MPA	MANZANITA PANCHITO	ARCTOSTAPHYLOS 'PANCHITO'	MATURE HT: 2' / SPD: 4'	#5 CONT.
40	WTJ	WILTONI BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	MATURE HT: 6' / SPD: 6'	#5 CONT.
TOTAL	86				
UPRIGHT EVERGREENS					
6	MEJ	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'	MATURE HT: 10' / SPD: 5'	#5 CONT.
TOTAL	6				
ORNAMENTAL GRASSES					
21	AVG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	MATURE HT: 2' / SPD: 2'	#1 CONT.
8	FRG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	MATURE HT: 4' / SPD: 2'	#1 CONT.
17	HFG	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMEL'	MATURE HT: 3' / SPD: 2'	#1 CONT.
77	PMG	PURPLE MAIDAN GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	MATURE HT: 3' / SPD: 2'	#1 CONT.
21	SHG	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	MATURE HT: 3' / SPD: 2'	#1 CONT.
TOTAL	118				
PERENNIALS					
5	DDY	STELLA D'ORO DAYLILY	HERMEROCALLIS 'STELLA D'ORO'		#1 CONT.
114	DSD	DWARF SHASTA DAISY	LEUCANTHEMUM SUPERBUM		#1 CONT.
54	VSB	GOODNESS GROWS VERONICA SPEEDWELL	VERONICA SPICATA 'GOODNESS GROWS'		#1 CONT.
TOTAL	173				

NOTE: THE ABOVE PLANT MATERIAL AND QUANTITIES REFLECT THE PLANT MATERIAL SHOWN ON SHEETS 42-44.

SEED MIXES:

IRRIGATED SOD - TEXAS BLUEGRASS HYBRID

ROCK CREEK IRRIGATED NATIVE SEED :

-LINCOLN SMOOTH BROME (BROMUS INERMIS 'LINCOLN) - 60%
-ALTA TALL FESCUE (LOLIUM ARUNDINACEUM) - 40%

GENERAL LANDSCAPE NOTES

- TREES PLANTED WITHIN SIGHT TRIANGLES SHALL NOT BRANCH HORIZONTALLY BELOW 6' HEIGHT. SHRUBS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 2'-0" HEIGHT
- ALL SHRUB BEDS ARE TO BE MULCHED TO A 3" MIN. DEPTH WITH 1-1/2" MOUNTAIN GRANITE MULCH. ROCK MULCH IS TO BE PLACED OVER WEED CONTROL FABRIC. ALL PERENNIAL BEDS TO BE MULCHED WITH GORILLA HAIR SHREDDED CEDAR WOOD MULCH.
- ALL SHRUB BEDS SHALL BE SEPARATED FROM TURF AREAS BY 3/16" X 4"/16" INTERLOCKING ROLLED TOP STEEL EDGING.
- LOCATION OF PLANT MATERIAL SHALL BE ADJUSTED TO PROVIDE THE REQUIRED MINIMUM CLEARANCE FROM THE FINAL LOCATION OF ALL BURIED UTILITY LINES.
- ALL TREES IN NATIVE GRASS AND TURF AREAS SHALL HAVE A 3' DIAMETER, 4" DEEP WOOD MULCH RING AROUND THE BASE OF THE TREE.
- NATIVE GRASS SEED MIX TO BE TOWN OF SUPERIOR STANDARD NATIVE SEED MIX: ROCK CREEK IRRIGATED NATIVE SEED MIX.
- TURF AREAS SHALL RECEIVE SOIL AMENDMENT. AMENDMENT SHALL BE A MINIMUM OF THREE AND ONE-HALF (3.5) CUBIC YARDS OF PURE ORGANIZE MATERIAL PER ONE THOUSAND (1,000) SQUARE FEET, TILLED TO A MINIMUM DEPTH OF SIX (6) INCHES.
- THE LANDSCAPING INDICATED ON THE PLANS 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.).
- THE WATER SOURCE FOR THE IRRIGATIONS SYSTEM WILL BE THE TOWN OF SUPERIOR RE-USE LINE.
- THE 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.

PLANT REQUIREMENT CHART

	SQUARE FEET/LINEAR FEET OF FRONTAGE	REQUIREMENT	TOTAL TREES REQUIRED	TOTAL TREES PROVIDED	TOTAL SHRUBS REQUIRED	TOTAL SHRUBS PROVIDED (SE)	SHRUB SUBSTITUTES (1 SHRUBS = 3 ORN. GRASSES) (1 TREE = 14 SHRUBS)
OPEN SPACE LANDSCAPE (DEVELOPED LANDSCAPE) -HOA	9,983 SQ. FT. 2 AC.	1 TREE/825 SQ. FT. 1 SHRUB/100 SQ. FT.	12	22	100	121	98 GRASSES (37 SE)
OPEN SPACE LANDSCAPE (NATURALIZED LANDSCAPE) -HOA	93,914 SQ. FT. 2.6 AC.	1 TREE/4,000 SQ. FT. 1 SHRUB/ 500 SQ. FT.	24	86	188	193	13 TREES (182 SE)
OPEN SPACE LANDSCAPE -DEDICATED	188,614 SQ. FT. 4.3 AC.	1 TREE/4,000 SQ. FT. 1 SHRUB/ 500 SQ. FT.	47	47	377	380	21 GRASSES (7 SE) 25 TREES (350 SE)
LANTERNS LN.	3,046 LN. FT.	1 TREE/ 40 LN. FT.	76	58	NA	NA	NA
COAL CREEK DR.	957 LN. FT.	1 TREE/ 40 LN. FT.	24	22	NA	NA	NA
PROMENADE DR. (ROW DEDICATED ONLY)	1,654 LN. FT.	1 TREE/ 40 LN. FT.	42	50	NA	61	20 GRASSES (6 SE)
TOTAL			261	285	665	755	

NOTE:

- PLANTS MAY BE SUBSTITUTED AT A RATIO OF 1 TREE = 14 SHRUBS (TE) AND 1 SHRUBS = 3 ORNAMENTAL GRASSES (SE)
- DUE TO UTILITY AND LIGHT POLE CONFLICTS, REQUIRED ROW TREES HAVE BEEN LOCATED IN ADJACENT OPEN SPACE AREA.
- IF CONSTRUCTION OF PROMENADE DRIVE HAS NOT COMMENCED PRIOR TO ISSUANCE OF FINAL BUILDING PERMIT TO DEVELOPER, THEN LANDSCAPE AND IRRIGATION IMPROVEMENTS WITHIN OUTLOT A SHALL BE INSTALLED BY DEVELOPER. THESE IMPROVEMENTS WITHIN OUTLOT A SHALL CONSIST OF INSTALLING AND MAINTAINING THROUGH THE TOWN'S TWO-YEAR WARRANTY PERIOD THE PLANTING BED NORTH OF THE SOUND WALL AND IRRIGATED NATIVE SEED AREA AS SHOWN ON SHEET 42, 43 AND 44 OF THIS FINAL PLAT SITE PLAN. IF CONSTRUCTION OF PROMENADE DRIVE COMMENCES PRIOR TO ISSUANCE OF DEVELOPER'S FINAL BUILDING PERMIT, DEVELOPER SHALL NOT BE RESPONSIBLE FOR INSTALLING AND MAINTAINING IRRIGATED NATIVE SEED AREA. ADDITIONAL IMPROVEMENTS SHOWN ON SHEET 45 OF THIS FINAL PLAT SITE PLAN, OR FURTHER MAINTENANCE OF IMPROVEMENTS PREVIOUSLY INSTALLED IN OUTLOT A BEGINNING ON THE DATE PROMENADE DRIVE CONSTRUCTION IS INITIATED AND UPON INSPECTION AND ACCEPTANCE OF THESE IMPROVEMENTS BY THE TOWN.

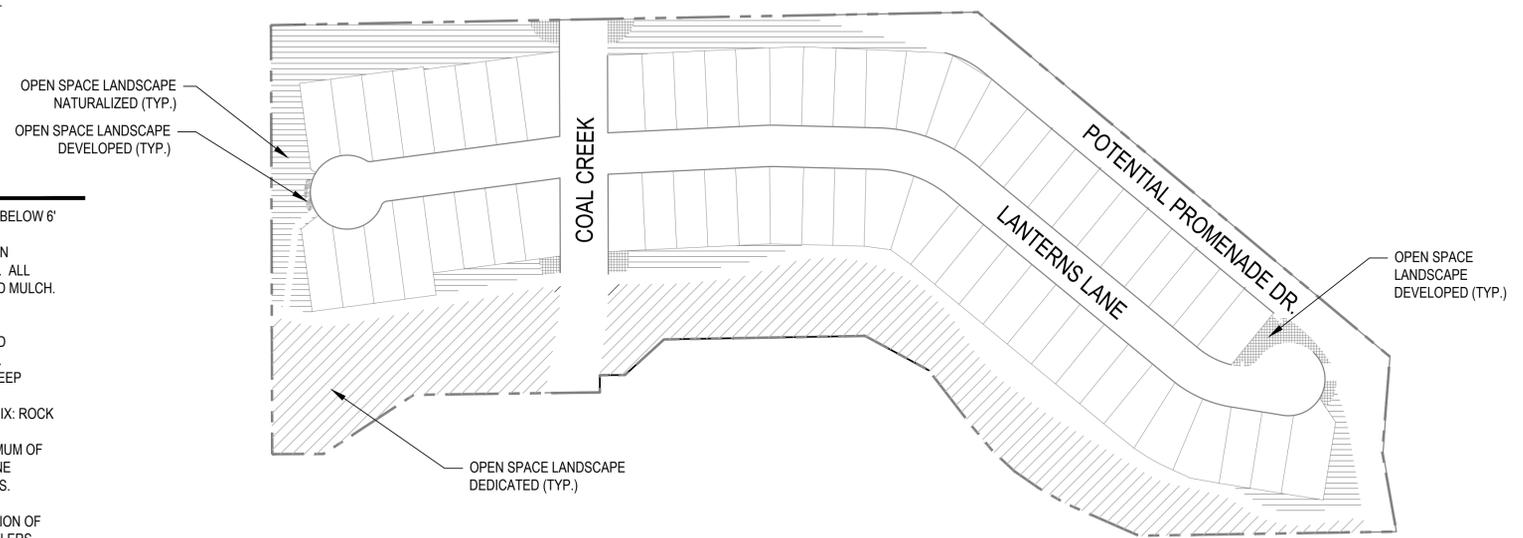
PROMENADE ROW - PROMENADE DRIVE CONDITION

PROMENADE DR. (FULL BUILD OUT)	3,030 LN. FT.	1 TREE/ 40 LN. FT.	78	76	NA	61	20 GRASSES (6 SE)
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NOTE:

IF CONSTRUCTION OF PROMENADE DRIVE HAS NOT COMMENCED PRIOR TO ISSUANCE OF FINAL BUILDING PERMIT TO DEVELOPER, THEN LANDSCAPE AND IRRIGATION IMPROVEMENTS WITHIN OUTLOT A SHALL BE INSTALLED BY DEVELOPER. THESE IMPROVEMENTS WITHIN OUTLOT A SHALL CONSIST OF INSTALLING AND MAINTAINING THROUGH THE TOWN'S TWO-YEAR WARRANTY PERIOD THE PLANTING BED NORTH OF THE SOUND WALL AND IRRIGATED NATIVE SEED AREA AS SHOWN ON SHEET 42, 43 AND 44 OF THIS FINAL PLAT SITE PLAN. IF CONSTRUCTION OF PROMENADE DRIVE COMMENCES PRIOR TO ISSUANCE OF DEVELOPER'S FINAL BUILDING PERMIT, DEVELOPER SHALL NOT BE RESPONSIBLE FOR INSTALLING AND MAINTAINING IRRIGATED NATIVE SEED AREA. ADDITIONAL IMPROVEMENTS SHOWN ON SHEET 45 OF THIS FINAL PLAT SITE PLAN, OR FURTHER MAINTENANCE OF IMPROVEMENTS PREVIOUSLY INSTALLED IN OUTLOT A BEGINNING ON THE DATE PROMENADE DRIVE CONSTRUCTION IS INITIATED AND UPON INSPECTION AND ACCEPTANCE OF THESE IMPROVEMENTS BY THE TOWN.

LANDSCAPE AREA MAP



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

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

APPLICANT:
BOULDER CREEK
NEIGHBORHOODS
712 MAIN STREET
LOUISVILLE, CO



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SHEET TITLE:
LANDSCAPE
NOTES

46
SHEET 46 OF 57

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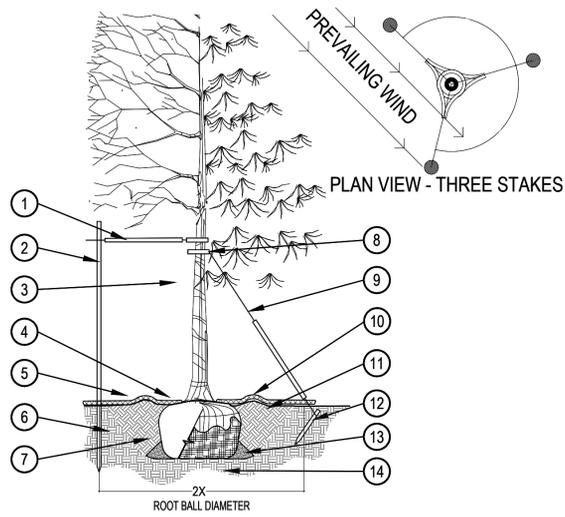
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FINAL PLAT SITE PLAN 35

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

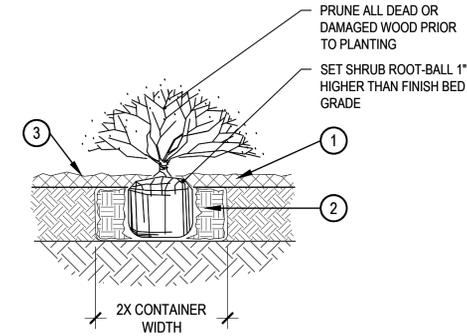
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- PRUNING NOTES:**
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-3" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1-2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
 - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- PLACE MIN. 3/4" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

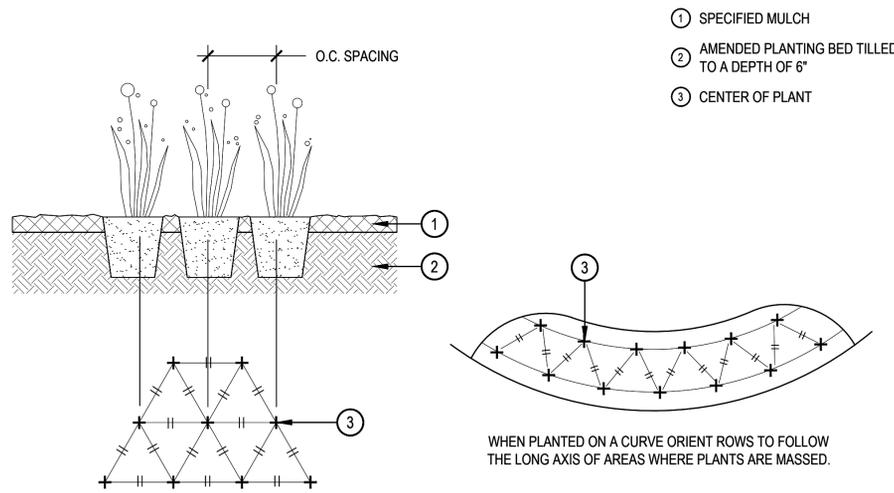


- SPECIFIED MULCH
- AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- FINISH GRADE (TOP OF MULCH)

- NOTE:**
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 - DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

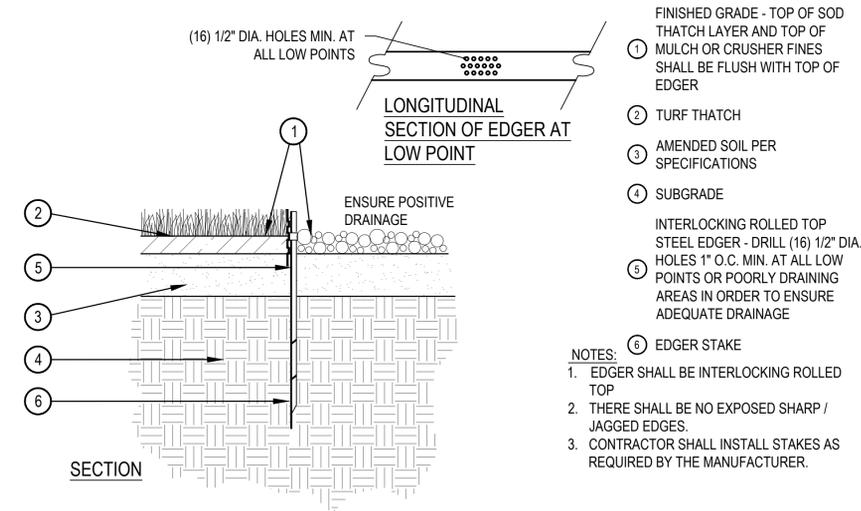
TREE PLANTING DETAIL

SHRUB PLANTING



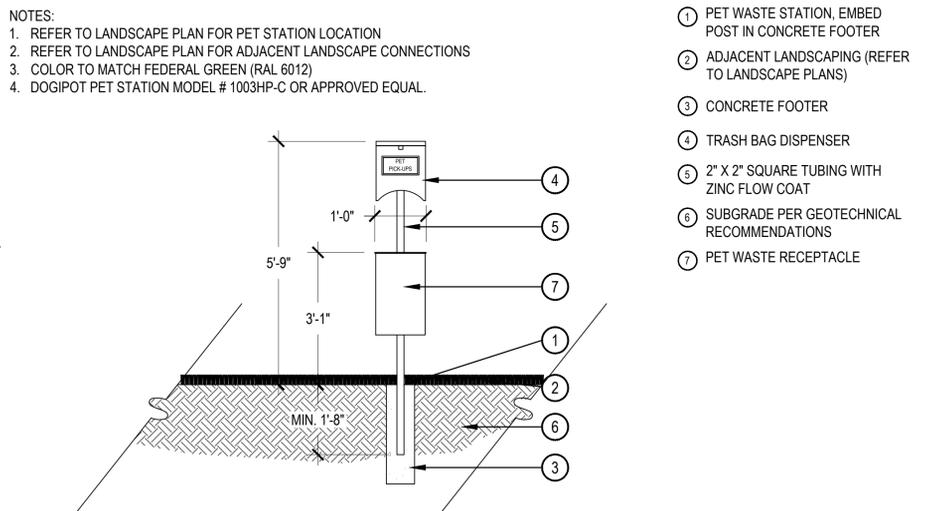
PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



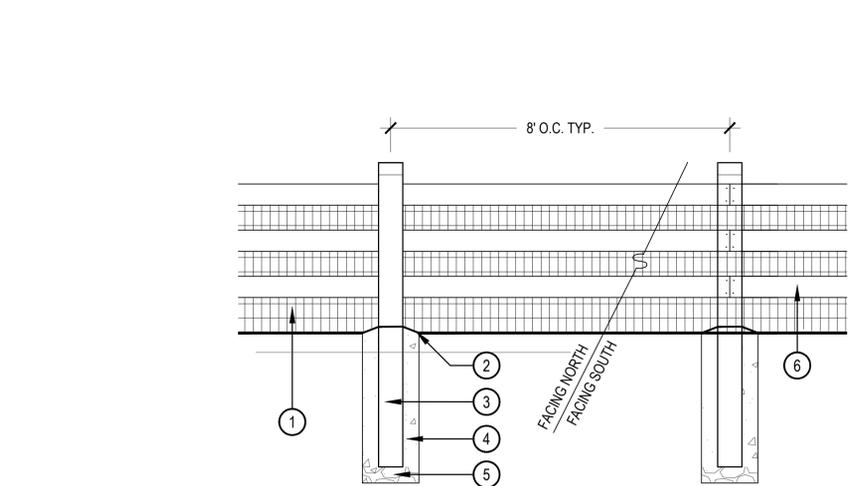
STEEL EDGER

SCALE: 1" = 1'-0"



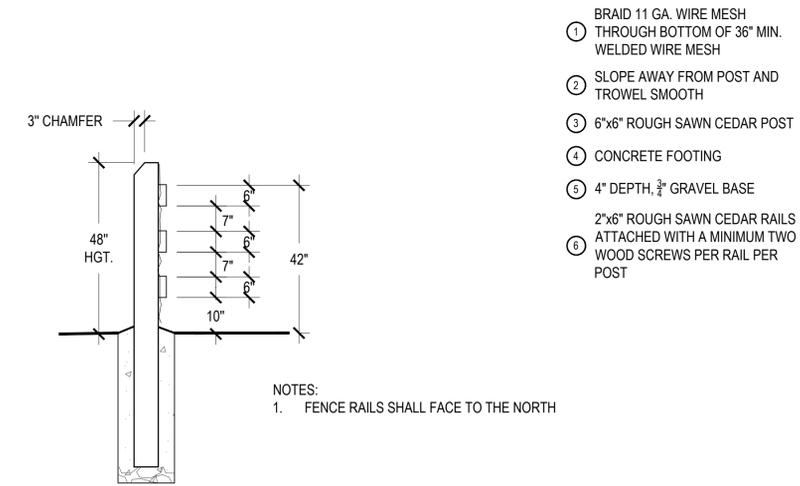
PET WASTE STATION

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



3 RAIL FENCE

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



- NOTES:**
- FENCE RAILS SHALL FACE TO THE NORTH

- BRAID 11 GA. WIRE MESH THROUGH BOTTOM OF 36" MIN. WELDED WIRE MESH
- SLOPE AWAY FROM POST AND TROWEL SMOOTH
- 6"x6" ROUGH SAWN CEDAR POST
- CONCRETE FOOTING
- 4" DEPTH, 3/4" GRAVEL BASE
- 2"x6" ROUGH SAWN CEDAR RAILS ATTACHED WITH A MINIMUM TWO WOOD SCREWS PER RAIL PER POST

- PET WASTE STATION, EMBED POST IN CONCRETE FOOTER
- ADJACENT LANDSCAPING (REFER TO LANDSCAPE PLANS)
- CONCRETE FOOTER
- TRASH BAG DISPENSER
- 2" X 2" SQUARE TUBING WITH ZINC FLOW COAT
- SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- PET WASTE RECEPTACLE

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SHEET TITLE:
LANDSCAPE
DETAILS 1

47
SHEET 47 OF 57

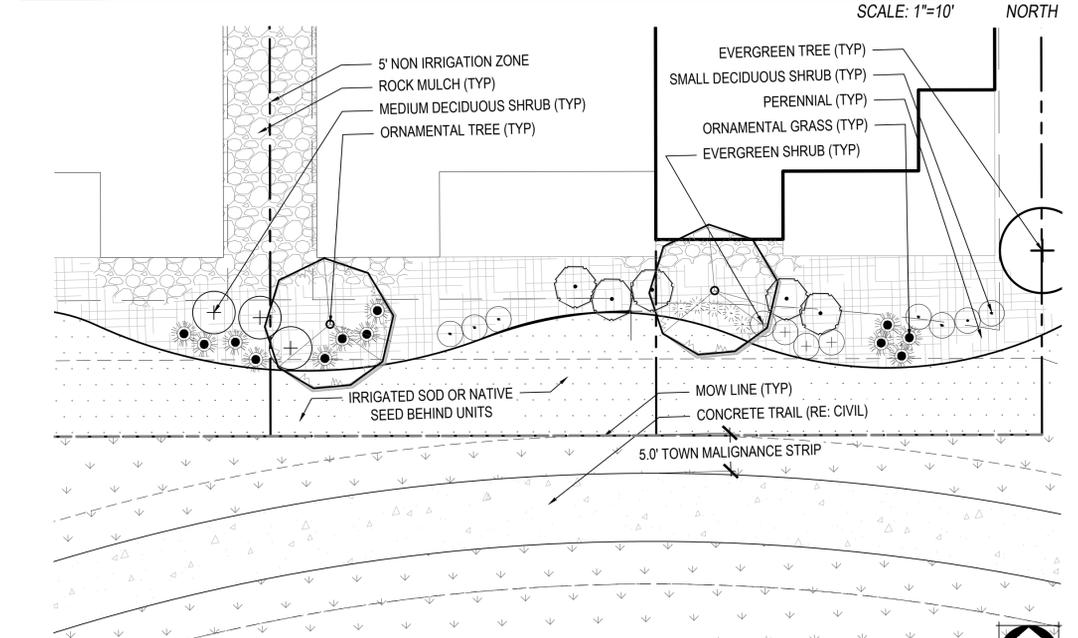
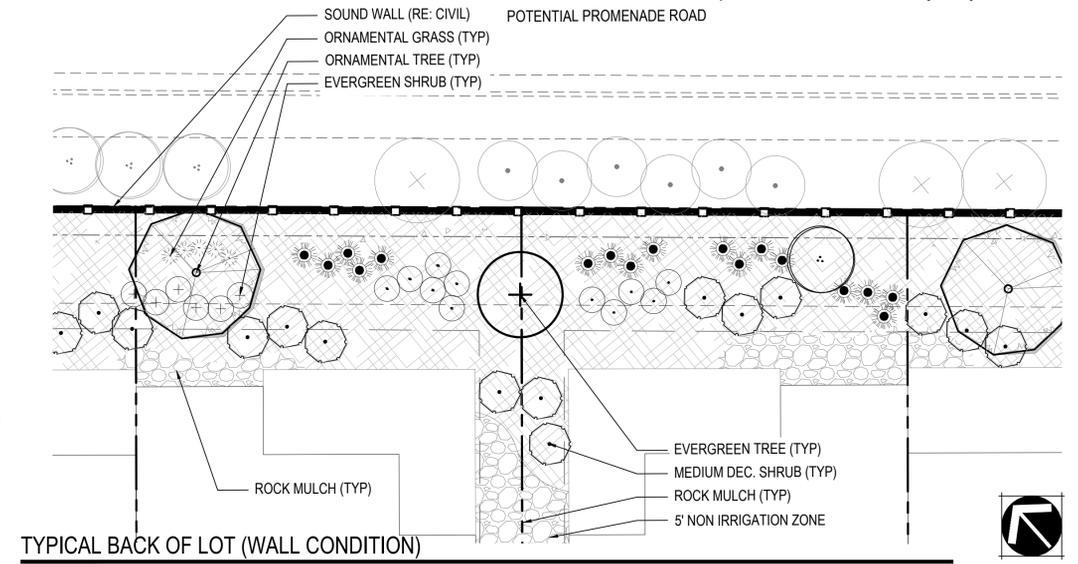
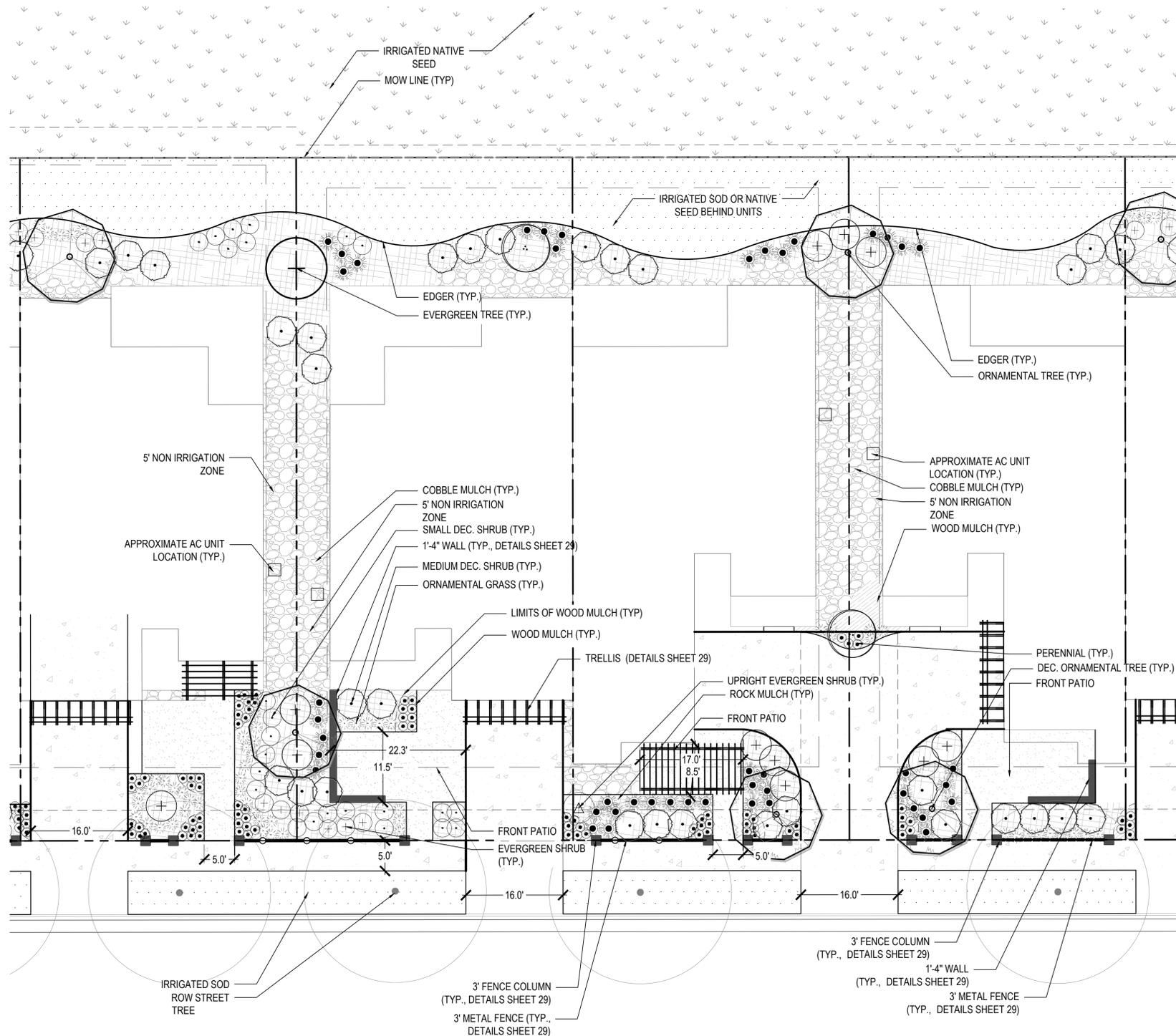
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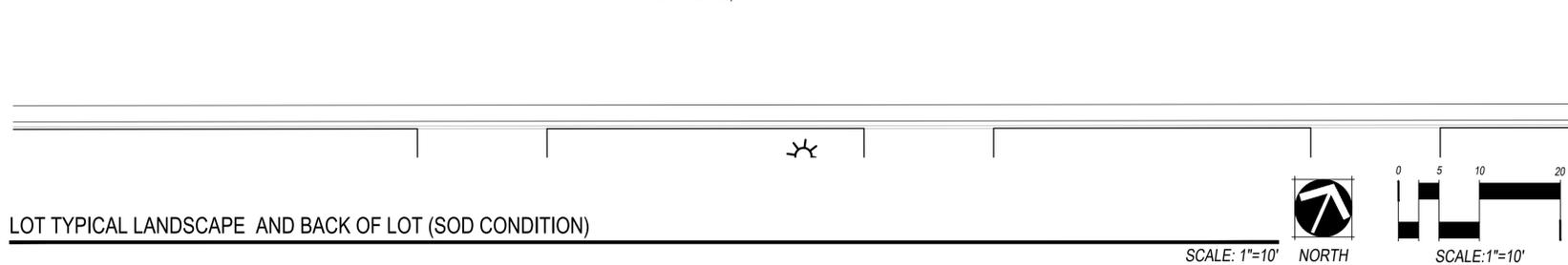
FINAL PLAT SITE PLAN 35

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

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TYPICAL BACK OF LOT (TRAIL CONDITION) SCALE: 1"=10' NORTH



LOT TYPICAL LANDSCAPE AND BACK OF LOT (SOD CONDITION) SCALE: 1"=10' NORTH

LEGEND

- COBBLE (4 - 6")
- ROCK MULCH (1 1/2" - 3")
- WOOD MULCH (PERENNIAL AREAS ONLY)
- SOD
- IRRIGATED NATIVE SEED
- 3' METAL FENCE (REF: SHEET 29 FOR DETAILS)
- 3' FENCE COLUMN (REF: SHEET 29 FOR DETAILS)
- METAL EDGER
- LOT LINE
- PERENNIALS
- ORNAMENTAL DECIDUOUS TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- UPRIGHT EVERGREEN SHRUB
- ORNAMENTAL GRASSES

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FINAL PLAT SITE PLAN 35
SUPERIOR, COLORADO

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SHEET TITLE:
LOT TYPICAL

NOT FOR CONSTRUCTION

FINAL PLAT SITE PLAN 35

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LANDSCAPE PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	MATURE HT./SPD.	SIZE & COND.
EVERGREEN TREES				
ASE	ARNOLD SENTINEL AUSTRIAN PINE	PINUS NIGRA 'ARNOLD SENTINEL'	MATURE HT: 20' / SPD: 4'	6'HT. B&B MIN.
BMT	MINT TRUFFLE PINE BOSNIAN	PINUS LEUCODERMIS 'MINT TRUFFLE'	MATURE HT: 15' / SPD: 6'	6'HT. B&B MIN.
BSP	BAKERI SPRUCE	PINUS PUNGENS 'BAKERI'	MATURE HT: 30' / SPD: 10'	6'HT. B&B MIN.
VWP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	MATURE HT: 20' / SPD: 10'	6'HT. B&B MIN.
FNS	FASTIGIATE NORWAY SPRUCE	PICES ABIES 'CUPRESSINA'	MATURE HT: 25' / SPD: 4'	6'HT. B&B MIN.
DECIDUOUS ORNAMENTAL TREES				
ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER x GRANDIFLORA	MATURE HT: 15' / SPD: 10'	6' HT. CLUMP, B&B
CCP	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	MATURE HT: 35' / SPD: 15'	2.0" CAL. B&B
CSO	CRIMSON SPIRE OAK	QUERCUS 'CRIMSCHMIDT'	MATURE HT: 45' / SPD: 15'	2.0" CAL. B&B
LOL	LOLLIPOP CRAB	MALUS 'LOLLIZAM'	MATURE HT: 8' / SPD: 8'	2.0" CAL. B&B
JTL	JAPANESE TREE LILAC	SYRINGA RETICULATA	MATURE HT: 15' / SPD: 12'	6' HT. CLUMP, B&B
REB	RED BARRON CRAB	MALUS 'RED BARRON'	MATURE HT: 18' / SPD: 12'	2.0" CAL. B&B
SPR	SPRING SNOW CRAB	MALUS X 'SPRING SNOW'	MATURE HT: 20' / SPD: 15'	2.0" CAL. B&B
SSO	STANDING OVATION SERVICEBERRY	AMELANCHIER ALNIFOLIA 'OBELISK'	MATURE HT: 15' / SPD: 4'	2.0" CAL. B&B
TOH	TOBA HAWTHORN	CRATAEGUS X MORDENENSIS 'TOBA'	MATURE HT: 15' / SPD: 12'	2.0" CAL. B&B
MED. DECIDUOUS SHRUBS (5' -7' SPREAD)				
ATH*	ALTHEA 'TRICOLOR'	HIBISCUS SYRIACUS 'TRICOLOR'	MATURE HT: 10' / SPD: 5'	#5 CONT.
CHM*	CHEYENNE MOCKORANGE	PHILADELPHUS LEWISII CHEYENNE	MATURE HT: 7' / SPD: 6'	#5 CONT.
CIS*	CISTENA PLUM	PRUNUS X CISTENA	MATURE HT: 5' / SPD: 8'	#5 CONT.
DIH*	IVORY HALO DOGWOOD	CORNUS ALBA 'BAIL HALO'	MATURE HT: 5' / SPD: 6'	#5 CONT.
DNI*	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'	MATURE HT: 5' / SPD: 5'	#5 CONT.
GEL*	GOLDEN ELDER	SAMBUCUS CANADENSIS 'AUREA'	MATURE HT: 10' / SPD: 6'	#5 CONT.
FQP	PINK FLOWERING QUINCE	CHAENOMELES JAPONICA 'CAMEO'	MATURE HT: 3' / SPD: 5'	#5 CONT.
MKL*	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	MATURE HT: 5' / SPD: 5'	#5 CONT.
REC*	RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	MATURE HT: 7' / SPD: 6'	#5 CONT.
SM. DECIDUOUS SHRUBS (2' - 5' SPREAD)				
AWS	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'	MATURE HT: 3' / SPD: 3'	#5 CONT.
CMD	CAROL MACKIE DAPHNE	DAPHNE X BURKWOODII 'CAROL MACKIE'	MATURE HT: 3' / SPD: 4'	#5 CONT.
CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	MATURE HT: 2' / SPD: 3'	#5 CONT.
FLB*	FINE LINE BUCKTHORN	FRANGULA ALNUS FINE LINE	MATURE HT: 8' / SPD: 3'	#5 CONT.
HCB	DOUBLE KNOCK OUT ROSE	ROSA 'RADTKO'	MATURE HT: 3' / SPD: 3'	#5 CONT.
GFS	GOLDMOUND SPIREA	SPIREA X GOLDMOUND	MATURE HT: 2' / SPD: 2'	#5 CONT.
KEL	KELSEY DOGWOOD	CORNUS SERICEA 'KELSEY'	MATURE HT: 2' / SPD: 2'	#5 CONT.
KNO	RAINBOW KNOCK OUT ROSE	ROSA X 'RADCOR'	MATURE HT: 3' / SPD: 4'	#5 CONT.
KNY	SUNNY KNOCK OUT ROSE	ROSA 'RADSUNNY'	MATURE HT: 4' / SPD: 4'	#5 CONT.
TAP	TANGERINE POTENTILLA	POTENTILLA FRUTICOSA 'TANGERINE'	MATURE HT: 2' / SPD: 3'	#5 CONT.
WWR	WINE AND ROSES WEIGELA	WEIGELA FLORIDA 'ALEXANDRA'	MATURE HT: 4' / SPD: 4'	#5 CONT.
EVERGREEN SHRUBS				
CCB	CORAL BERRY COTONEASTER	COTONEASTER DAMMERI 'CORAL BERRY'	MATURE HT: 2' / SPD: 6'	#5 CONT.
MMP*	MOPS MUGO PINE	PINUS MUGO 'MOPS'	MATURE HT: 5' / SPD: 6'	#5 CONT.
RHM*	R.H MONTGOMERY SPRUCE	PICEA PUNGENS 'R.H MONTGOMERY'	MATURE HT: 6' / SPD: 4'	#5 CONT.
WTJ	WILTONI BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	MATURE HT: 6' / SPD: 6'	#5 CONT.
UPRIGHT EVERGREENS				
MEJ*	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'	MATURE HT: 10' / SPD: 5'	#5 CONT.
SPA*	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	MATURE HT: 15' / SPD: 5'	#5 CONT.
ORNAMENTAL GRASSES				
AVG	BLUE AVENA GRASS	HELICOTRICHON SEMPERVIRENS	MATURE HT: 2' / SPD: 2'	#1 CONT.
FRG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	MATURE HT: 4' / SPD: 2'	#1 CONT.
HFG	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	MATURE HT: 3' / SPD: 2'	#1 CONT.
PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	MATURE HT: 3' / SPD: 2'	#1 CONT.
SHG	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	MATURE HT: 3' / SPD: 2'	#1 CONT.
PERENNIALS				
AJS	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'		#1 CONT.
BES	BLACK EYED SUSAN	RUDBEGIA FULGIDA 'GOLDSTURM'		#1 CONT.
COM	MOONBEAM COREOPSIS	COREOPSIS VERTICILLATA 'MOONBEAM'		#1 CONT.
DDY	STELLA D'ORO DAYLILY	HERMERCALLIS 'STELLA D'ORO'		#1 CONT.
DRA	STONECROP SEDUM	SEDUM SPURIUM 'DRAGON BLOOD'		#1 CONT.
DSD	DWARF SHASTA DAISY	LEUCANTHEMUM SUPERBUM		#1 CONT.
IPS	STARBURST ICE PLANT	DELOSPERMA FLORIBUNDA		#1 CONT.
IPY	YELLOW ICE PLANT	DELOSPERMA NUBIGENUM		#1 CONT.
PCF	PURPLE CONEFLOWER	ECHINACEA PURPUREA		#1 CONT.
VSB	VERONICA SPEEDWELL	VERONICA SPICATA 'GOODNESS GROWS'		#1 CONT.

MATERIAL NOTES:

- TO AVOID POTENTIAL PEDESTRIAN/VEHICULAR CONFLICTS, SHRUBS PLANTED ADJACENT TO DRIVEWAY INTERSECTIONS OR SIDEWALKS SHALL NOT EXCEED 30" IN HEIGHT. SHRUB SPECIES INDICATED WITH AN ASTERISK (*) SHALL NOT BE PLANTED ADJACENT TO DRIVEWAY INTERSECTIONS OR BLOCK THE VIEW OF PEDESTRIAN/VEHICULAR TRAFFIC. THESE PLANT SPECIES SHALL NOT BE PLANTED UNDER ORNAMENTAL TREES.
- ALL CONDITIONS HAVE THE SAME FRONT AND SIDE TYPICAL LANDSCAPE DESIGN.
- ROCK MULCH TO BE 1-1/2" MOUNTAIN GRANITE.
- WOOD MULCH TO BE DOUBLE SHREDDED CEDAR MULCH
- THE IMPROVEMENTS DEPICTED WITHIN THE INTERNAL LOTS ARE CONCEPTUAL IN NATURE AND ARE FOR PURPOSES OF INTENT TO SHOW HOW THE FRONTS OF THE UNITS ACTIVATE THE STREETScape.
- THE LANDSCAPE IMPROVEMENTS WITHIN THE LOTS ARE THE RESPONSIBILITY OF THE BUILDER AT THE TIME OF THE BUILDING PERMIT.
- LANDSCAPING IS ENCOURAGED ALONG EXPOSED FOUNDATIONS WHEN VISIBLE FROM THE STREET.
- THE PATIO ALIGNMENTS, WALKS, DRIVEWAYS AND THEIR ASSOCIATED MATERIAL WILL BE FURTHER DEFINED IN THE CONSTRUCTION DOCUMENTS AT THE TIME OF BUILDING PERMIT.
- THE PROPOSED WALKS SHALL BE MAINTAINED (SNOW REMOVAL, LANDSCAPING BETWEEN THE WALK AND CURB AND CONCRETE REPLACEMENT) BY THE HOA CONSISTENT WITH THE REQUIREMENTS OF THE TOWN WITHIN THE ROW.
- ALL SHRUB BEDS SHALL BE SEPARATED FROM TURF AREAS BY 3/16" X 4 7/16" INTERLOCKING ROLLED TOP STEEL EDGING.

ROCK CREEK RANCH FIL. NO. 12A
FINAL PLAT SITE PLAN 35
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:
LOT TYPICAL
PLANT LIST

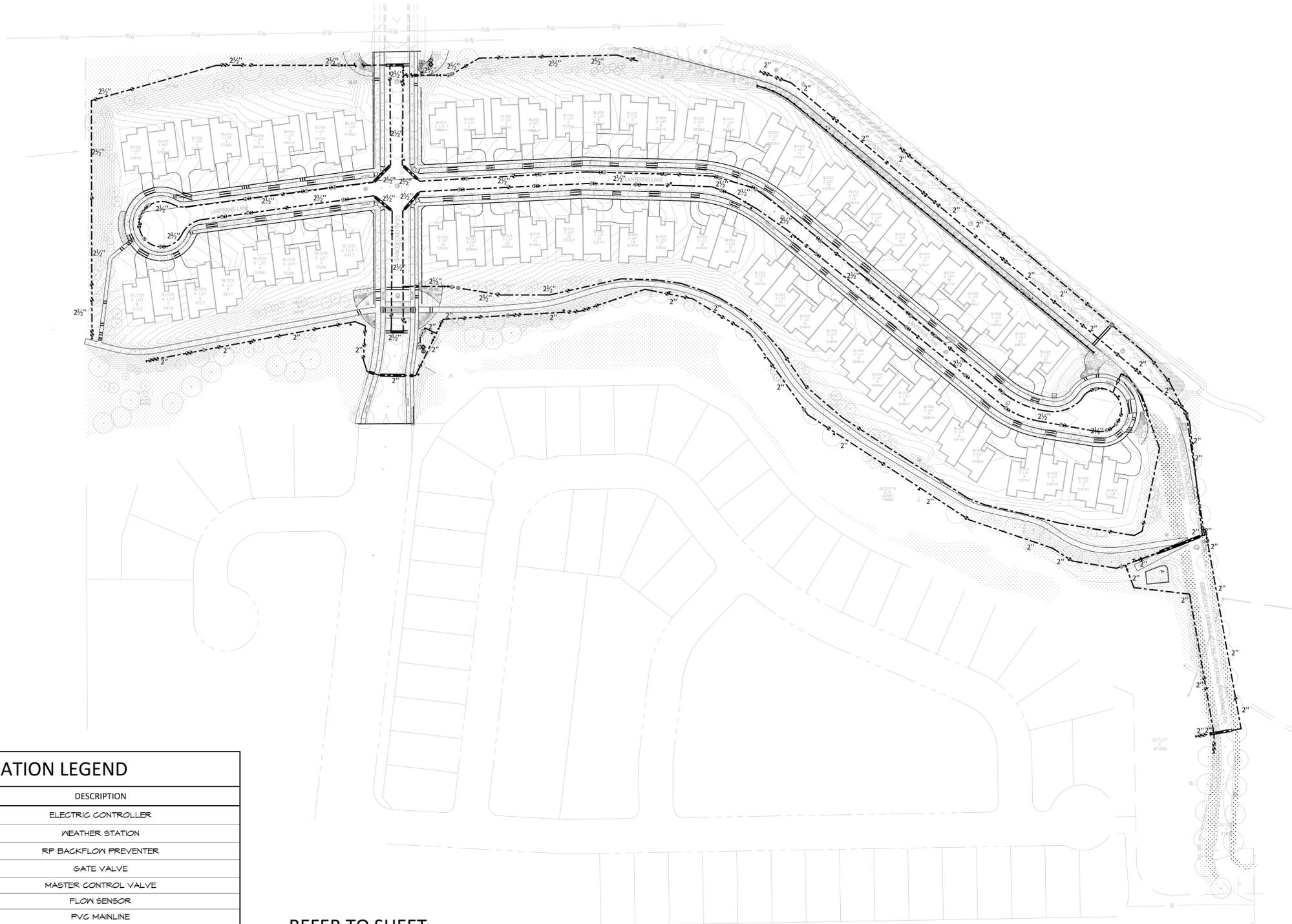
49
SHEET 49 OF 57

NOT FOR CONSTRUCTION

FINAL PLAT SITE PLAN 35
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

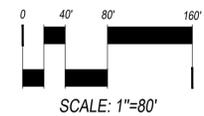
VESTED RIGHTS
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IRRIGATION LEGEND	
SYMBOL	DESCRIPTION
	ELECTRIC CONTROLLER
	WEATHER STATION
	RP BACKFLOW PREVENTER
	GATE VALVE
	MASTER CONTROL VALVE
	FLOW SENSOR
	PVC MAINLINE
	PVC LATERAL 1"
	PVC SLEEVING
	DRIP VALVE ASSEMBLY
	WATER METER

REFER TO SHEET
 50 OVERALL IRRIGATION
 51 - 56 IRRIGATION PLANS
 57 IRRIGATION NOTES
 57 IRRIGATION SCHEDULE




HydroSystems KDI
Irrigation Consulting & Water Management
 860 Tabor Street, Suite 200 Lakewood, Colorado 80401
 o: 303.980.5327 www.hydrosystemsmdi.com

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

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

APPLICANT:
 BOULDER CREEK
 NEIGHBORHOODS
 712 MAIN STREET
 LOUISVILLE, CO


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SHEET TITLE:
 OVERALL
 IRRIGATION

SHEET 50 OF 57

NOT FOR CONSTRUCTION

CHECKED BY: LV
 DRAWN BY: RB/CTCM

FINAL PLAT SITE PLAN 35

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

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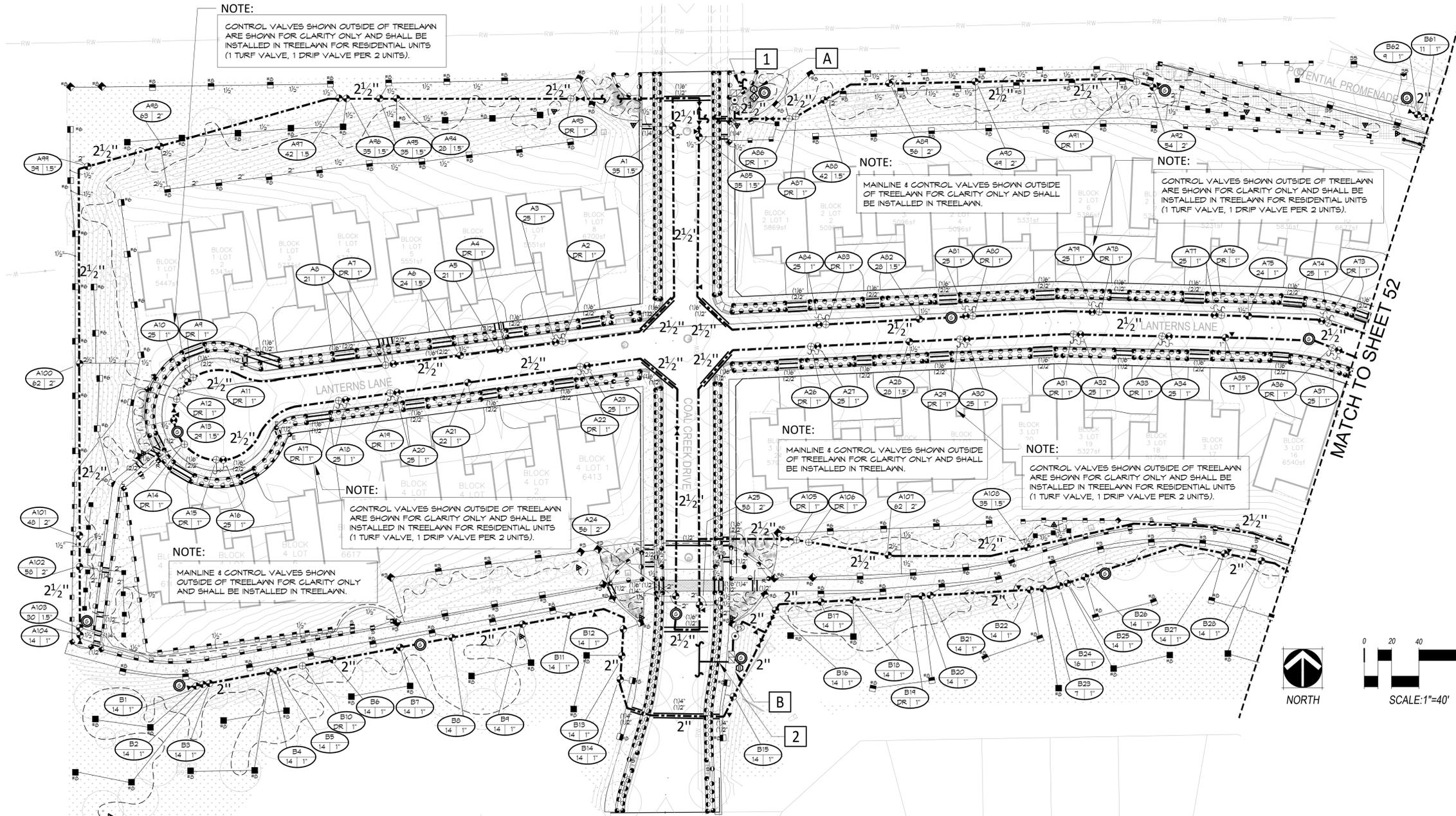
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SHEET TITLE:
 IRRIGATION
 PLAN

SHEET 51 OF 57



1 POINT OF CONNECTION #1- 2"

PEAK FLOW REQUIREMENT: 70 GPM. REQUIRED STATIC PRESSURE: 88 PSI
 TIE ONTO 2" COPPER STUB-OUT DOWNSTREAM OF WATER METER AT 54" DEPTH IN THIS APPROXIMATE LOCATION, BY OTHERS REFER TO CIVIL PLAN. EXTEND 2" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 2" STOP AND WASTE VALVE, ONE 2" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE FLOW SENSOR, ONE MASTER VALVE, ONE QUICK COUPLING VALVE, ONE GATE 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 AND PERMITS 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.

A CONTROLLER LOCATION "A"

PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT), REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER SHALL BE COORDINATED BY CONTRACTOR WITH ELECTRICAL ENGINEER AND CONTRACTOR PRIOR TO CONSTRUCTION AND MADE AVAILABLE WITHIN 50 LF. OF CONTROLLER LOCATION FROM TRANSFORMER OR RESIDENTIAL PEDESTAL. 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. WEATHER SENSOR RECEIVER IS IN CONTROLLER ENCLOSURE. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

B CONTROLLER LOCATION "B"

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2 POINT OF CONNECTION #2- 1"

PEAK FLOW REQUIREMENT: 18 GPM. REQUIRED STATIC PRESSURE: 80 PSI
 TIE ONTO 1" COPPER STUB-OUT DOWNSTREAM OF WATER METER AT 54" DEPTH IN THIS APPROXIMATE LOCATION, BY OTHERS REFER TO CIVIL PLAN. EXTEND 1" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1" STOP AND WASTE VALVE, ONE 1" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE FLOW SENSOR, ONE MASTER VALVE, ONE QUICK COUPLING VALVE, ONE GATE 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 AND PERMITS 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.

REFER TO SHEET

- 50 OVERALL IRRIGATION
- 51 - 56 IRRIGATION PLANS
- 57 IRRIGATION NOTES
- 57 IRRIGATION SCHEDULE



Irrigation Consulting & Water Management
 860 Tabor Street, Suite 200 Lakewood, Colorado 80401
 c. 303.980.5327 www.hydrosystemskdi.com

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 DRAWN BY: REIC/TOM

FINAL PLAT SITE PLAN 35
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

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

OWNER:
 SUPERIOR ROCK CREEK, LLC

1440 BLAKE ST. 3320
 DENVER, CO 80202

APPLICANT:
 BOULDER CREEK
 NEIGHBORHOODS

712 MAIN STREET
 LOUISVILLE, CO



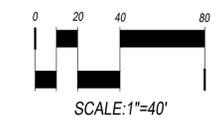
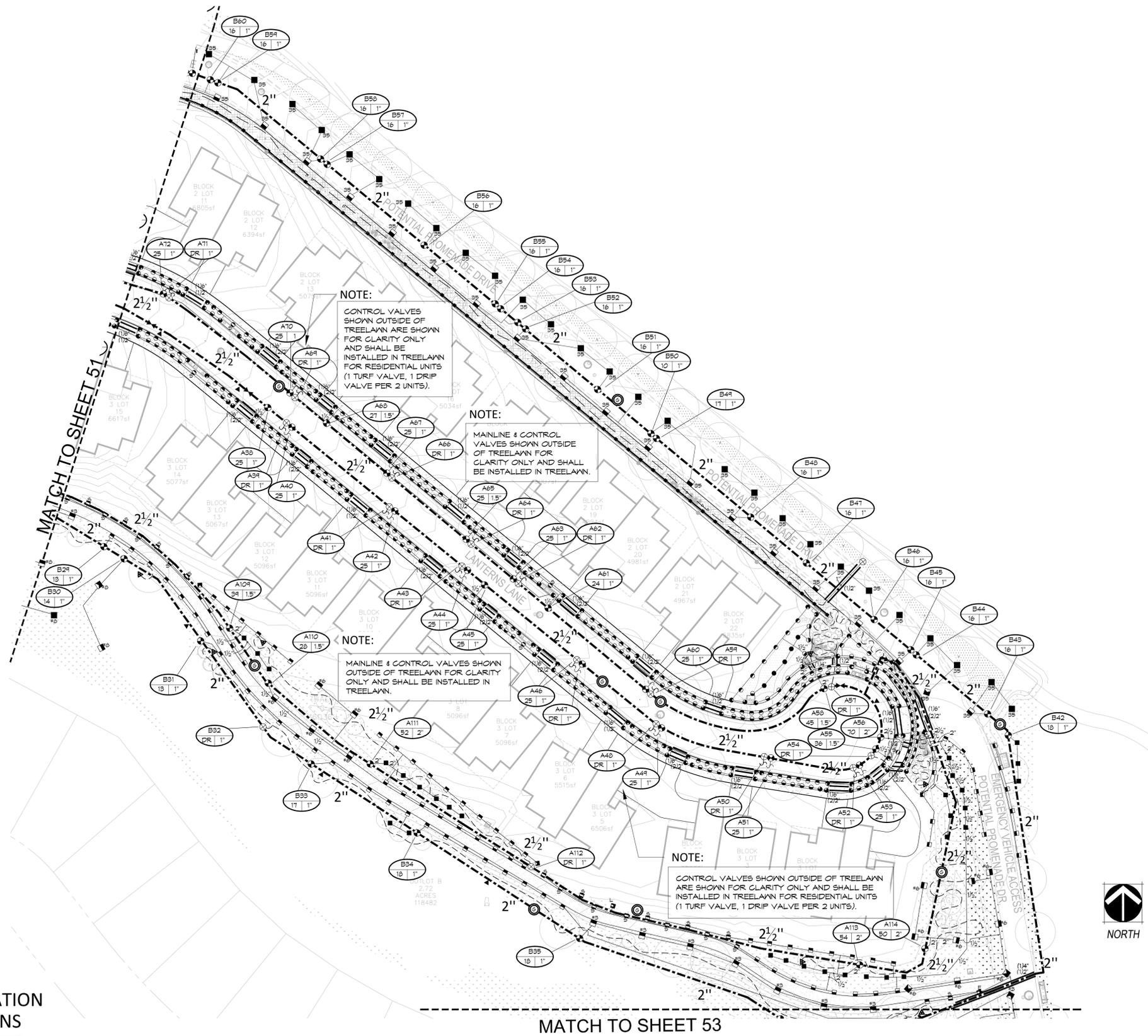
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OCTOBER 19, 2018

SHEET TITLE:
 IRRIGATION
 PLAN

SHEET 52 OF 57



REFER TO SHEET

50	OVERALL IRRIGATION
51 - 56	IRRIGATION PLANS
57	IRRIGATION NOTES
57	IRRIGATION SCHEDULE

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 o: 303.980.5327 www.hydro-systems.com

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

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

APPLICANT:
 BOULDER CREEK NEIGHBORHOODS
 712 MAIN STREET
 LOUISVILLE, CO



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SHEET TITLE:
 IRRIGATION PLAN

SHEET 53 OF 57

NOT FOR CONSTRUCTION



REFER TO SHEET	
50	OVERALL IRRIGATION
51 - 56	IRRIGATION PLANS
57	IRRIGATION NOTES
57	IRRIGATION SCHEDULE



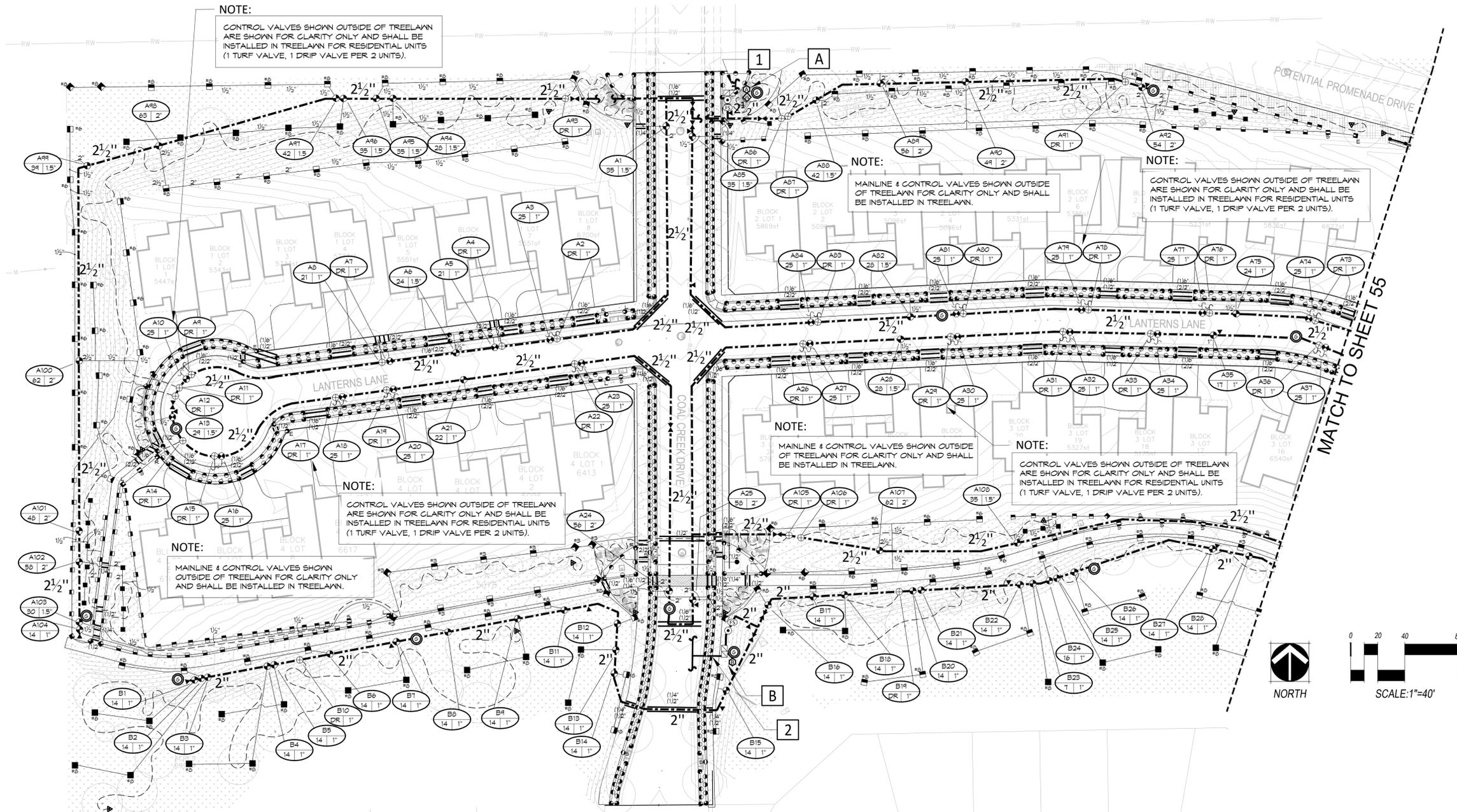
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 DRAWN BY: RB/CTCM

FINAL PLAT SITE PLAN 35

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

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1 — POINT OF CONNECTION #1- 2"

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2 — POINT OF CONNECTION #2- 1"

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REFER TO SHEET	OVERALL IRRIGATION
50	IRRIGATION PLANS
51 - 56	IRRIGATION NOTES
57	IRRIGATION SCHEDULE

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

OWNER:
SUPERIOR ROCK CREEK, LLC
1440 BLAKE ST. 3320
DENVER, CO 80202
APPLICANT:
BOULDER CREEK NEIGHBORHOODS
712 MAIN STREET
LOUISVILLE, CO



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OCTOBER 19, 2018

SHEET TITLE:
IRRIGATION PLAN



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CHECKED BY: RB/CTM
DRAWN BY:

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

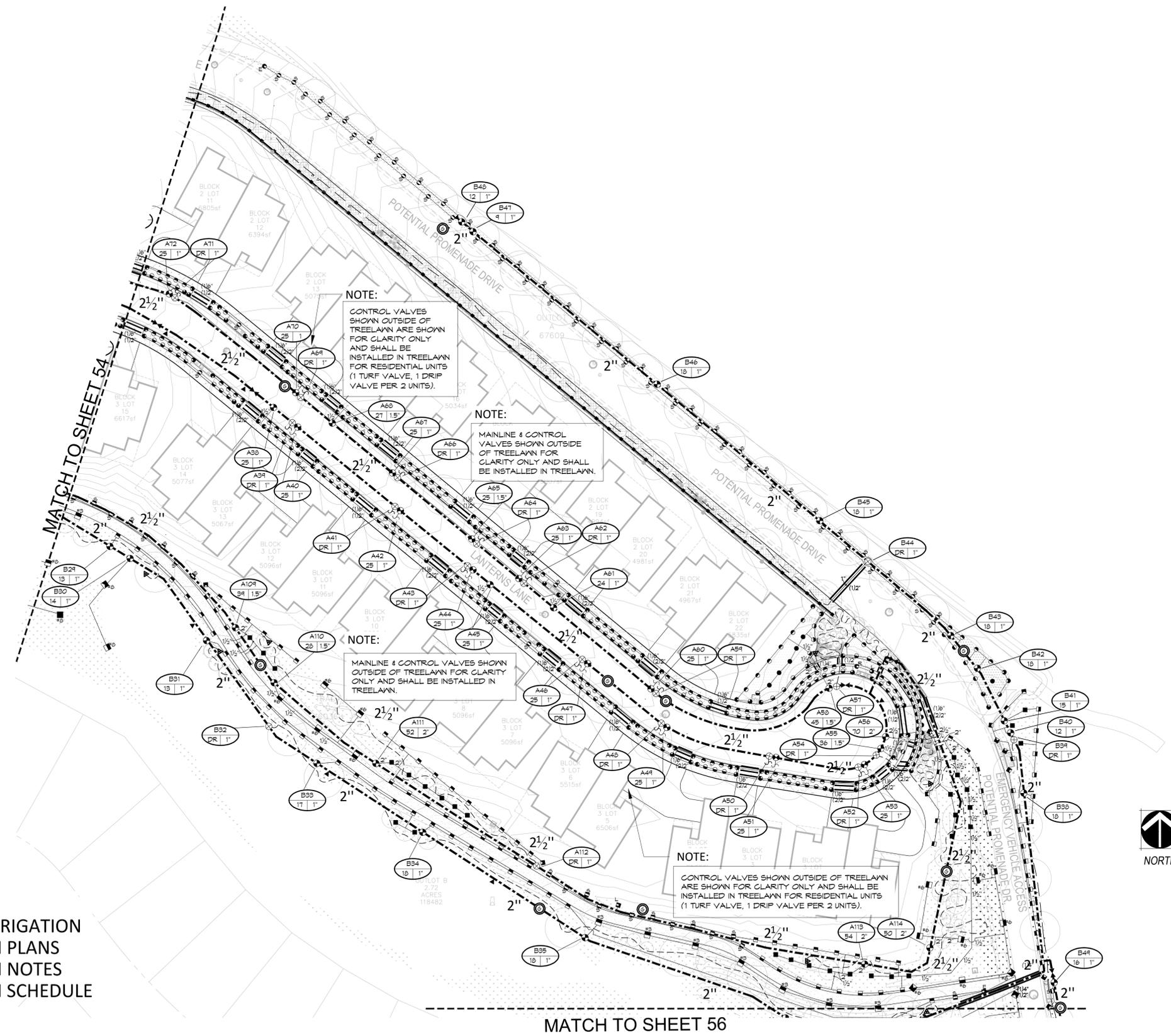
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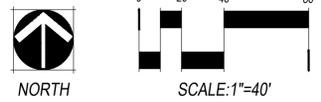
SHEET TITLE:
 IRRIGATION
 PLAN

SHEET 55 OF 57



REFER TO SHEET

50	OVERALL IRRIGATION
51 - 56	IRRIGATION PLANS
57	IRRIGATION NOTES
57	IRRIGATION SCHEDULE



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 DRAWN BY:
 LV RB/CTCM

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FINAL PLAT SITE PLAN 35

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

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- OCTOBER 19, 2018

SHEET TITLE:
IRRIGATION
PLAN

SHEET 57 OF 57

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 OF 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	ICZ-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	
	HUNTER	I-20-12-R W/ MPR# 95 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

- 50 OVERALL IRRIGATION
- 51 - 56 IRRIGATION PLANS
- 57 IRRIGATION NOTES
- 57 IRRIGATION SCHEDULE



CHECKED BY:
DRAWN BY:

NOT FOR CONSTRUCTION