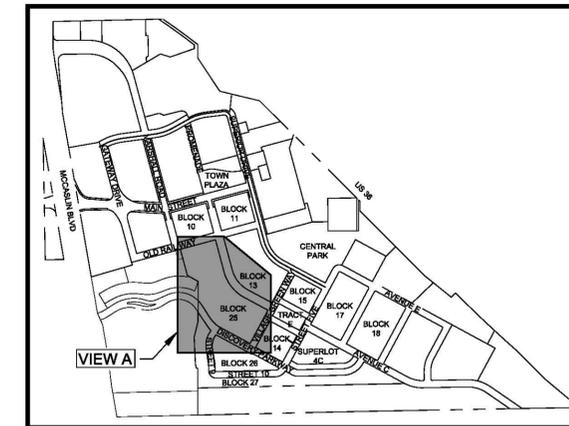




Know what's below.
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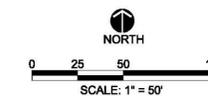
KEY MAP

LANDSCAPE LEGEND

- PROJECT BOUNDARY
 - PROPERTY BOUNDARY
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - DECIDUOUS SHRUB
 - EVERGREEN SHRUB
 - ORNAMENTAL GRASS
 - PERENNIAL
 - LOW WATER USE TURF SOD (IRRIGATED)*
 - NATIVE GRASS SEED MIX (IRRIGATED)*
 - LOW-GROW / NO MOW NATIVE GRASS SEED (IRRIGATED)
 - LOW-GROW / NO MOW SHADY LAWN MIX* (IRRIGATED)
 - SHRUB BED / MULCH AREA
 - SNOW STORAGE AREA
 - DOG BAG STATION (DETAIL 6/L2.1)
 - BIKE RACK (DETAIL 3/L2.1)
 - MAIL KIOSK (DETAIL 5/L2.1)
 - STEEL BENCH (DETAIL 4/L2.1)
 - STEEL EDGER
 - FENCE (DETAIL 3/L2.2)
 - CONCRETE SEATWALL (DETAIL 2/L2.1)
 - LANDSCAPE BOULDER (DETAIL 4/L2.0)
 - MOVABLE FURNITURE ((DETAIL 1/L2.1)
- SEE PLANTING PLANS FOR MORE DETAIL.
*SEE PLANT LIST FOR SEED MIXES.

INFRASTRUCTURE LEGEND

- LIGHT POLE
 - DRY UTILITY CORRIDOR
 - ELECTRIC LINE
 - UNDERDRAIN
 - SLEEVING
 - WATER LINE
 - SANITARY SEWER / MANHOLE
 - STORM SEWER
 - STORM INLET
 - LIGHT BOLLARD
- *FOR REFERENCE ONLY. SEE CIVIL AND LIGHTING SHEETS.



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SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 3 - PHASE 2 BLOCK 25

REVISIONS

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/04/2017
2	STAFF COMMENTS	03/09/2018
3	STAFF COMMENTS	06/07/2018
4	TOWN COMMENTS	10/01/2018
5	TOWN COMMENTS	11/12/2018
6	TOWN COMMENTS	12/11/2018
7	BOARD OF TRUSTEES	01/04/2019
8	MYLARS	02/20/2019

Vested Rights:

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DESIGNED BY: ARH DATE: 02/20/2019
DRAWN BY: ARH SCALE: AS SHOWN
CHECKED BY: PMK
JOB NO.:
DWG NAME:

OVERALL LANDSCAPE PLAN

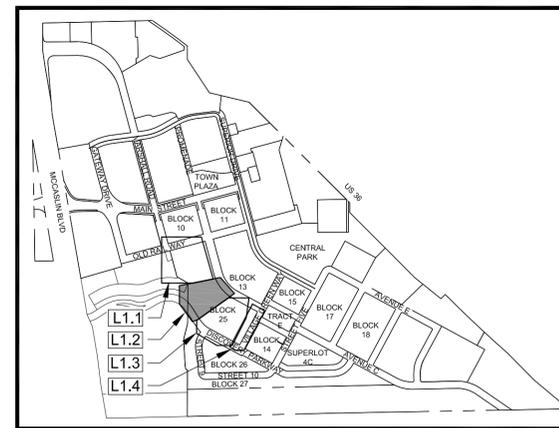
SHEET:
L1.0



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KEY MAP NORTH



LANDSCAPE LEGEND

- PROPERTY BOUNDARY
- PROJECT BOUNDARY/ FDP LIMIT LINE*
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIAL
- VINE
- LOW WATER USE TURF SOD
- NATIVE GRASS SEED MIX
- LOW-GROW / NO MOW NATIVE GRASS SEED MIX
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- STEEL EDGER
- SHRUB BED / MULCH AREA
- AREA OUTSIDE PROJECT
- DOG BAG STATION (DETAIL 6/L2.1)
- BIKE RACK (DETAIL 3/L2.1)
- MAIL KIOSK (DETAIL 5/L2.1)
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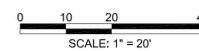
PLANT ABBREVIATION KEY

- Deciduous Trees**
- | Key | Common Name | Mature Ht. |
|-----|-----------------------------|------------|
| CSM | Crimson Sentry Norway Maple | 20-25' |
| EO | English Oak | 40-50' |
| WC | Western Catalpa | 40-60' |
| WH | Western Hackberry | 50-60' |
- Evergreen Trees**
- | Key | Common Name | Mature Ht. |
|---------|---------------|------------|
| AP-10' | Austrian Pine | 40-60' |
| AP-12' | Austrian Pine | 40-60' |
| PYP-10' | Pinon Pine | 20-30' |
- Ornamental Trees**
- | Key | Common Name | Mature Ht. |
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| GM | Ginnala Maple | 15-20' |
| JTL | Japanese Tree Lilac | 15-25' |
| RBC | Red Barron Crabapple | 15-18' |
| TCH | Thornless Cockspur Hawthorn | 15-25' |
- Deciduous Shrubs**
- | Key | Common Name | Mature Ht. |
|------|---------------------------------|------------|
| BMS | Dark Knight Blue Mist Spirea | 3-4' |
| CLBB | Compact Lavender Butterfly Bush | 4-6' |
| CTLS | Creeping Three-Leaf Sumac | 12-18" |
| DKL | Dwarf Korean Lilac | 4-6' |
| GMC | Greenmound Alpine Currant | 3-4' |
| ICR | Ivory Carpet Rose | 18-24" |
| IRD | Isanti Redtwig Dogwood | 4-5' |
| LP | Leadplant | 2-4' |
| PDBB | Pink Delight Butterfly Bush | 6-12' |
| RS | Russian Sage | 3-4' |
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- | Key | Common Name | Mature Ht. |
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| AYJ | Andorra Youngstown Juniper | 12-18" |
| MOP | Miniature Mugo Pine | 2-3' |
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- | Key | Common Name | Mature Ht. |
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| BAG | Blue Avena Grass | 2-3' |
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- | Key | Common Name | Mature Ht. |
|-----|--------------|------------|
| TV | Trumpet Vine | Vine |

INFRASTRUCTURE LEGEND*

- LIGHT POLE
- DRY DRY UTILITY CORRIDOR
- EF ELECTRIC LINE
- UNDERDRAIN
- SLEEVING
- W WATER LINE
- SS SANITARY SEWER / MANHOLE
- STORM SEWER
- STORM INLET
- SIGN
- UNDERDRAIN CLEANOUT
- LIGHT BOLLARD

*FOR REFERENCE ONLY. SEE CIVIL AND LIGHTING SHEETS.



SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

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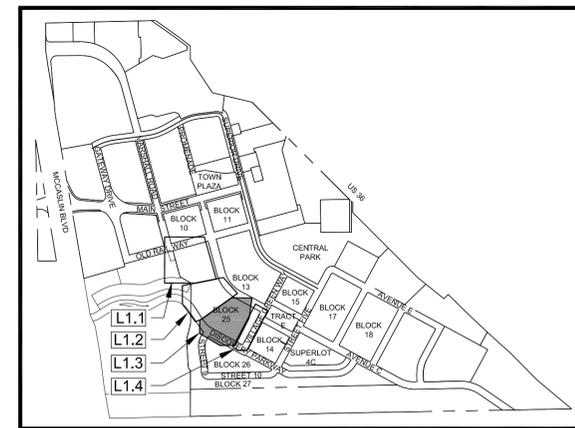
DESIGNED BY: ARH DATE: 02/20/2019
DRAWN BY: ARH SCALE: AS SHOWN
CHECKED BY: PMK
JOB NO.:
DWG NAME:

PARTIAL
LANDSCAPE
PLAN 2

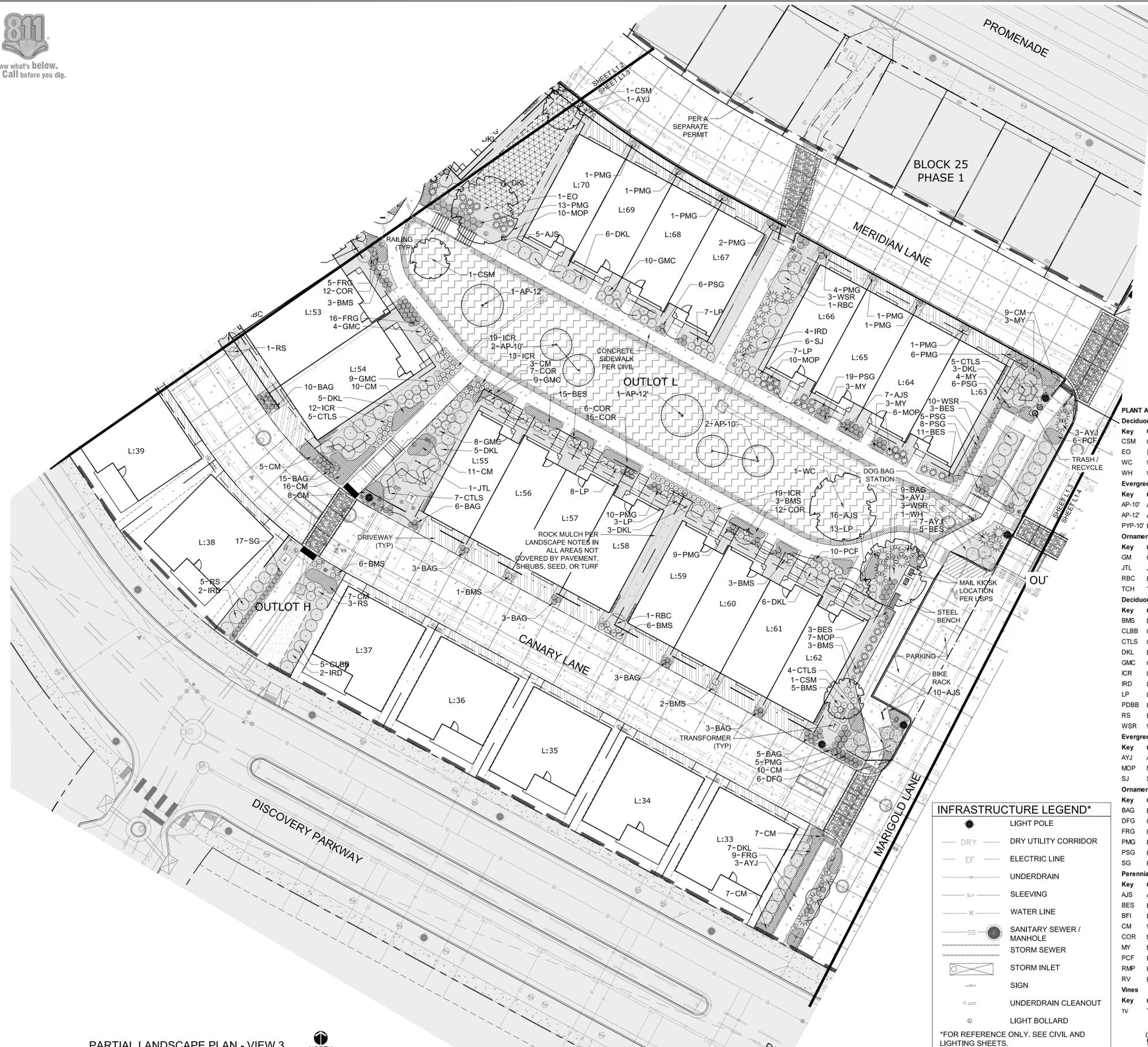
L1.2

PARTIAL LANDSCAPE PLAN - VIEW 2





KEY MAP
NORTH



LANDSCAPE LEGEND

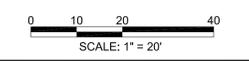
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 - PROJECT BOUNDARY/ FDP LIMIT LINE*
 - DECIDUOUS TREE
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 - ⊙ DECIDUOUS SHRUB
 - ⊙ EVERGREEN SHRUB
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 - ▨ PERENNIAL
 - ▲ VINE
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- | Key | Common Name | Mature Ht. |
|-----|--------------|------------|
| TV | Trumpet Vine | Vine |

INFRASTRUCTURE LEGEND*

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 - DRY --- DRY UTILITY CORRIDOR
 - EF --- ELECTRIC LINE
 - U --- UNDERDRAIN
 - SLV --- SLEEVING
 - W --- WATER LINE
 - SS --- SANITARY SEWER / MANHOLE
 - S --- STORM SEWER
 - ⊙ STORM INLET
 - SIGN
 - UNDERDRAIN CLEANOUT
 - LIGHT BOLLARD
- *FOR REFERENCE ONLY. SEE CIVIL AND LIGHTING SHEETS.



SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/04/2017
2	STAFF COMMENTS	03/09/2018
3	STAFF COMMENTS	06/07/2018
4	TOWN COMMENTS	10/01/2018
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8	MYLARS	02/20/2019

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DESIGNED BY: ARH DATE: 02/20/2019
DRAWN BY: ARH SCALE: AS SHOWN
CHECKED BY: PMK
JOB NO.:
DWG NAME:

PARTIAL
LANDSCAPE
PLAN 3

L1.3

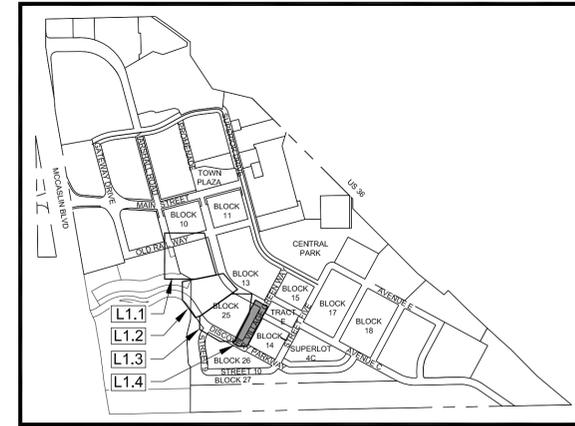




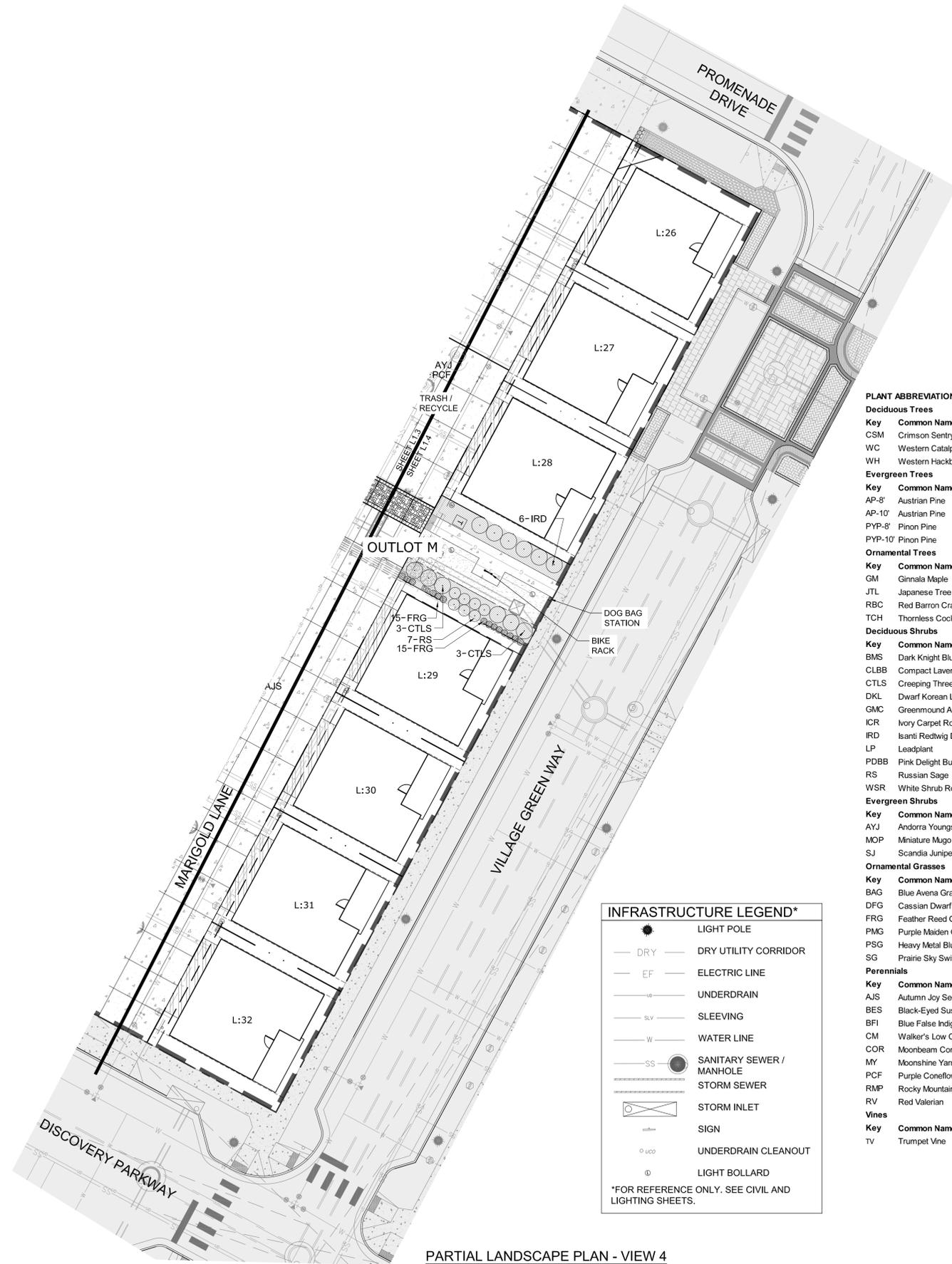
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KEY MAP
NORTH



PARTIAL LANDSCAPE PLAN - VIEW 4

PLANT ABBREVIATION KEY

Deciduous Trees

Key	Common Name	Mature Ht.
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WC	Western Catalpa	40-60'
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Evergreen Trees

Key	Common Name	Mature Ht.
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Key	Common Name	Mature Ht.
TV	Trumpet Vine	Vine

INFRASTRUCTURE LEGEND*

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	ELECTRIC LINE
	UNDERDRAIN
	SLEEVEING
	WATER LINE
	SANITARY SEWER / MANHOLE
	STORM SEWER
	STORM INLET
	SIGN
	UNDERDRAIN CLEANOUT
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LANDSCAPE LEGEND

	PROPERTY BOUNDARY
	PROJECT BOUNDARY / FDP LIMIT LINE*
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SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

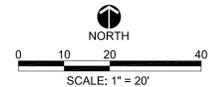
REVISIONS		
NO.	DESCRIPTION	DATE
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DESIGNED BY: ARH DATE: 02/20/2019
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CHECKED BY: PMK
JOB NO.:
DWG NAME:

PARTIAL LANDSCAPE PLAN 4

L1.4

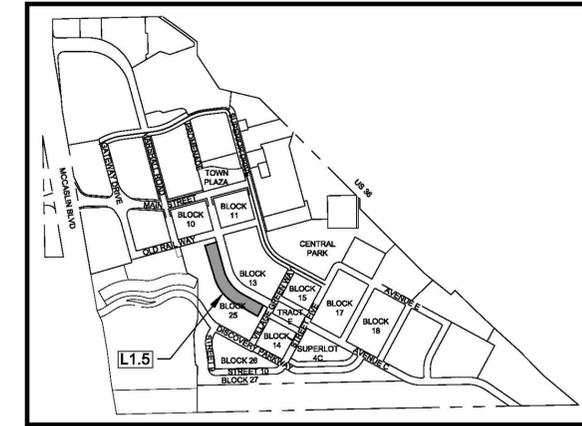
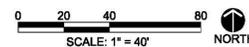




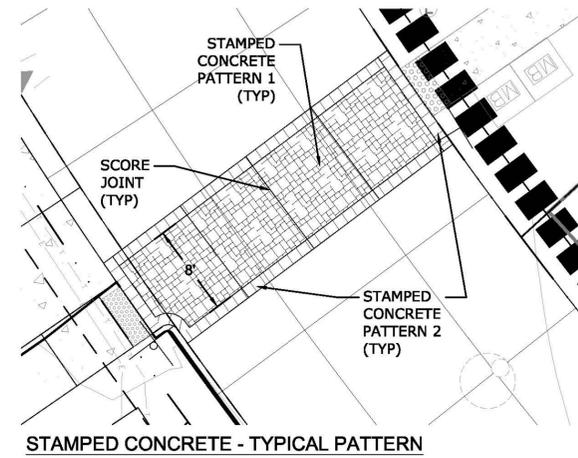
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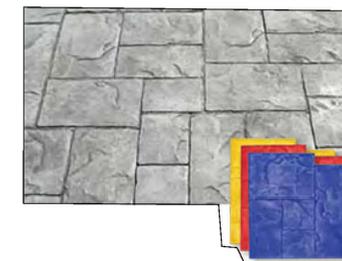
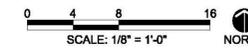
OVERALL SPECIALTY PAVING PLAN



KEY MAP



STAMPED CONCRETE - TYPICAL PATTERN



- ① STAMPED CONCRETE PATTERN 1:
- ASHLAR CUT SLATE, FM-3124 S/O AS MANUFACTURED BY BRICKFORM (OR APPROVED EQUAL); USE ALL (3) MATS ASSOCIATED WITH PATTERN
 - SIZE: 23.125" X 23.125"



- ② STAMPED CONCRETE PATTERN 2:
- 12" X 12" SLATE BORDER, FM-3300 S/O AS MANUFACTURED BY BRICKFORM
 - SIZE: 12" X 48"

- ③ CONCRETE COLORS:
- AREAS WITH STAMP PATTERN 1 AND 2 TO BE INTEGRALLY COLORED WITH SCOFIELD COLOR, 'HAY FIELDS, SG084-1' (OR APPROVED EQUAL)
 - AREAS WITH STAMP PATTERN 1 AND 2 TO HAVE SCOFIELD COLOR 'AUTUMN BROWN' ANTIQUE RELEASE (OR APPROVED EQUAL)

- NOTES:
- APPLY STAMP PATTERN (TEXTURE MAT) 1 PERPENDICULAR TO LONGITUDINAL EDGE OF CONCRETE. APPLY STAMP PATTERN 2 IN DIRECTION SHOWN ON PLANS (APPLY AS A BORDER).
 - ALL COLORED CONCRETE TO BE INTEGRALLY COLORED.
 - ALL COLORED CONCRETE SHALL BE SEALED WITH A CLEAR COAT FINISH.
 - ALL COLORS AND STAMP PATTERNS TO BE PER MANUFACTURER'S SPECIFICATIONS.



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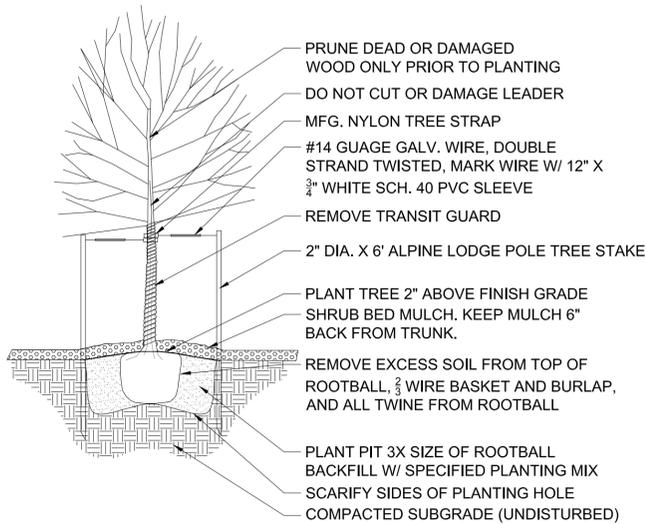
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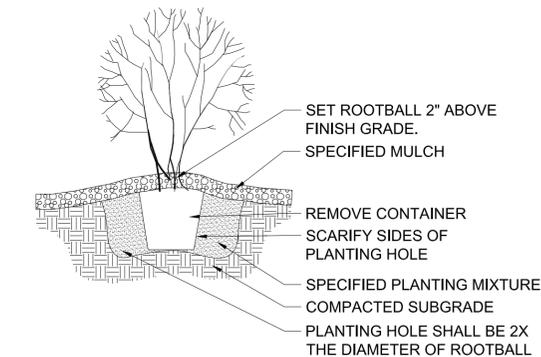
DESIGNED BY: ARH DATE: 02/20/2019
DRAWN BY: ARH SCALE: AS SHOWN
CHECKED BY: PMK
JOB NO.:
DWG NAME:

SPECIALTY
PAVING
PLANS

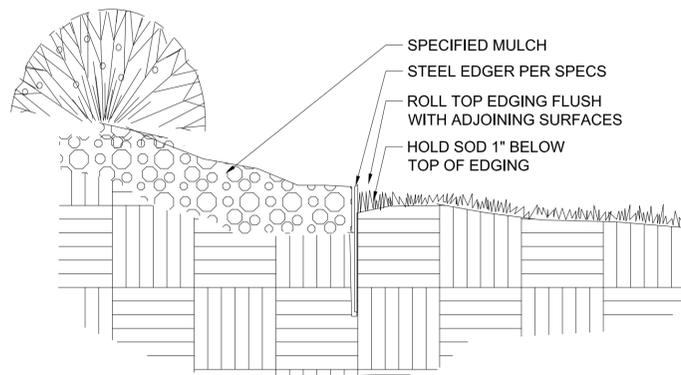
L1.5



SECTION 1
L2.0 TREE PLANTING DETAIL
NTS



SECTION 2
L2.0 SHRUB PLANTING DETAIL
NTS



SECTION 3
L2.0 STEEL EDGER (ROLL TOP)
NTS

TURF TYPE AND SEED MIXES:
TURF/SOD shall be VortEX Texas Bluegrass Hybrid 100% comprised of at least 5 improved varieties.

NATIVE GRASS SEED MIX (IRRIGATED):
TOWN OF SUPERIOR IRRIGATED DROUGHT TOLERANT TURF MIX: Rock Creek Irrigated Native Seed Mix
• LINCOLN SMOOTH BROME (40% of total)
• ALTA TALL FESCUE (60% of total)

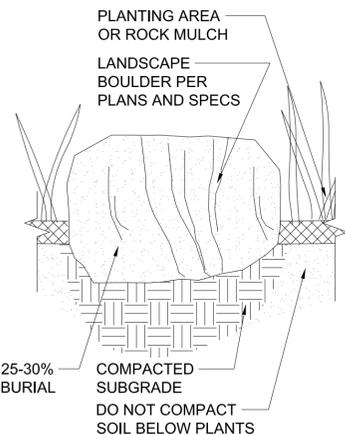
Seeding Rate: 4 lbs / 1000 SF

LOW-GROW NATIVE GRASS SEED MIX (IRRIGATED):
Pawnee Buttes Seed Inc. Low Grow Native Mix + Wildflowers
• IDAHO FESCUE
• SANDBERG BLUEGRASS
• ROCKY MOUNTAIN FESCUE
• BIG BLUEGRASS
• WILDFLOWER SEED MIX (MEXICAN HAT, BLANKET FLOWER, PURPLE CONEFLOWER, OR SIMILAR)
WILDFLOWER SEEDING RATE: 1/4-1/3 lb/1,000 s.f.

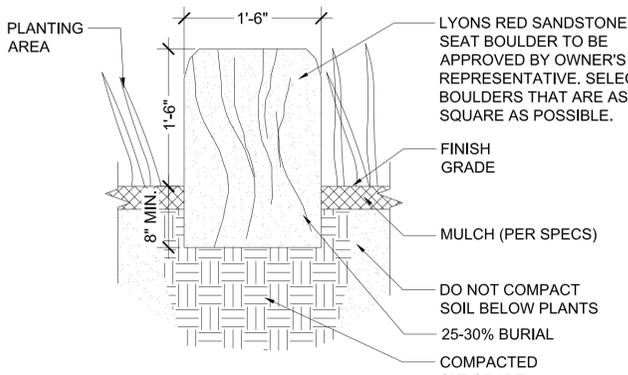
Grass Seeding Rate: 5 lbs / 1000 SF
Description: "Low Grow Native Mix combines the compact growth habit of our Low Grow Mix with the added benefit of using native plant species. It is adapted to inhabit a wide range of hills and mountain conditions. It is also used as a low-maintenance turf in the Rocky Mountain area. Because this mix uses endemic species, it is also slightly more drought tolerant than our standard Low Grow Mix."

LOW-GROW SHADY LAWN MIX (IRRIGATED):
Pawnee Buttes Seed Inc. Shady Lawn Mix
• CHEWINGS FESCUE
• CREEPING RED FESCUE
• HARD FESCUE
• <10% KENTUCKY BLUEGRASS

Seeding Rate: 5 lbs/1000 SF
Description: "The Shady Lawn Mix was formulated to produce a traditional lawn look in a shaded environment. It is fine bladed, shade tolerant, disease resistant, easy to grow, and fills in quickly. This mix has a medium to dark green color and is well suited on a wide range of soil types."



SECTION 4
L2.0 LANDSCAPE BOULDER
NTS



SECTION 5
L2.0 SEAT BOULDER
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 ARE TO BE MULCHED TO A 3" MIN. DEPTH WITH SPECIFIED ROCK MULCH. ROCK MULCH IS TO BE PLACED OVER WEED CONTROL FABRIC.
- ROCK MULCH FOR THE SHRUB BEDS (INCLUDING ALL AREAS NOT COVERED BY BUILDINGS, PAVEMENT, OR VEGETATION) SHALL BE 1-1/2"-3" RIVER ROCK.
- ALL TREES IN NATIVE GRASS AND TURF AREAS SHALL HAVE A 3' DIAMETER, 4" DEEP WOOD MULCH RING AROUND THE BASE OF THE TREE.
- ALL SHRUBS AND VINES WITHIN THE SEED AREAS SHALL HAVE AN 18" DIAMETER, 3" DEEP WOOD MULCH RING AROUND THE BASE OF THE SHRUB/VINE.
- WOOD CHIP MULCH FOR TREE RINGS AND SHRUBS/VINES WITHIN THE SEED MIX AREAS SHALL BE CLEAN DOUBLE-SHREDDED WESTERN RED CEDAR.
- ALL SHRUB BEDS SHALL BE SEPARATED FROM TURF AREAS BY 3/16" X 4" X 16' ROLL TOP STEEL EDGING.
- SOIL AMENDMENT AND PREPARATION FOR SEED, SOD, AND SHRUB BED AREAS TO BE PER TOWN OF SUPERIOR STANDARDS AND OUTLINED IN THE PROJECT MANUAL AT THE TIME OF CONSTRUCTION DOCUMENTS. SOIL AMENDMENT FOR SEED AREAS IS NOT REQUIRED. SOIL AMENDMENT FOR TURF AREAS SHOULD MEET OR EXCEED THE BELOW TOWN OF SUPERIOR STANDARD:
- TURF AREAS SHALL RECEIVE SOIL AMENDMENT. AMENDMENT SHALL BE A MINIMUM OF THREE AND ONE-HALF (3.5) CUBIC YARDS OF PURE ORGANIC MATERIAL PER ONE THOUSAND (1,000) SQUARE FEET, TILLED TO A MINIMUM DEPTH OF SIX (6) INCHES.
- LOCATION OF PLANT MATERIAL SHALL BE ADJUSTED TO PROVIDE THE REQUIRED MINIMUM CLEARANCE FROM THE FINAL LOCATION OF ALL BURIED UTILITY.
- 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 IRRIGATION 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.
- 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.

NOTES:

- Landscape boulders to be Table Mountain Boulders as supplied by Pioneer Sand (or approved equal) and placed as shown on the plans.
- Applications:
 - Landscape Boulders: Placement as shown on plans. Distribute boulders of varying sizes similar in dimension to the below as shown on plans.
 - Landscape Boulder #1: 18" x 2' x 2'
 - Landscape Boulder #2: 3' x 3' x 3'

Superior Town Center FDP 3 Phase 3 - Plant List - Construction

Deciduous Trees									
% of Category	Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.	Total= 22	
32%	7	CSM	<i>Acer platanoides 'Crimson Sentry'</i>	Crimson Sentry Norway Maple	As Shown	2.5" Cal.	20-25'		
5%	1	CSO	<i>Crimson Spire Oak</i>	Crimson Spire Oak	As Shown	2.5" Cal.	40-60'		
14%	3	DNM	<i>Acer platanoides 'Deborah'</i>	Deborah Norway Maple	As Shown	2.5" Cal.	40-50'		
9%	2	EO	<i>Quercus robur</i>	English Oak	As Shown	2.5" Cal.	40-50'		
9%	2	GSL	<i>Tilia cordata 'Greenspire'</i>	Greenspire Linden	As Shown	2.5" Cal.	30-40'		
27%	6	WC	<i>Catalpa speciosa</i>	Western Catalpa	As Shown	2.5" Cal.	40-60'		
5%	1	WH	<i>Celtis occidentalis</i>	Western Hackberry	As Shown	2.5" Cal.	50-60'		
Evergreen Trees									
%	Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.	Total= 17	
65%	11	AP-10'	<i>Pinus nigra</i>	Austrian Pine	As Shown	10'	40-60'		
29%	5	AP-12'	<i>Pinus nigra</i>	Austrian Pine	As Shown	12'	40-60'		
6%	1	PYP-10'	<i>Pinus cembra</i>	Pinon Pine	As Shown	10'	20-30'		
Ornamental Trees									
%	Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.	Total= 26	
27%	7	JTL	<i>Syringa reticulata</i>	Japanese Tree Lilac	As Shown	2' Cal.	15-25'		
46%	12	RBC	<i>Mauis 'Red Barron'</i>	Red Barron Crabapple	As Shown	2' Cal.	15-18'		
27%	7	TCH	<i>Crataegus crus-galli var. inermis</i>	Thornless Cockspur Hawthorn	As Shown	2' Cal.	15-25'		
Deciduous Shrubs									
%	Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.	Total= 690	
8%	56	BMS	<i>Caryopteris x clandonensis 'Dark Knight'</i>	Dark Knight Blue Mist Spirea	As Shown	5 Gal.	3-4'		
1%	10	CLBB	<i>Buddleja davidii nanhoensis 'Petite Indigo'</i>	Compact Lavender Butterfly Bush	As Shown	5 Gal.	4-6'		
2%	14	CPB	<i>Berberis thunbergii 'Crimson Fygm'</i>	Crimson Fygm Barberry	As Shown	5 Gal.	1-2'		
8%	57	CTLS	<i>Rhus trilobata 'Autumn Amber'</i>	Creeping Three-Leaf Sumac	As Shown	5 Gal.	12-18"		
9%	60	DKL	<i>Syringa meyeri 'Palbin'</i>	Dwarf Korean Lilac	As Shown	5 Gal.	4-6'		
10%	71	GMC	<i>Ribes alpinum 'Green Mound'</i>	Greenmound Alpine Currant	As Shown	5 Gal.	3-4'		
19%	130	ICR	<i>Rosa x Ivory Carpet</i>	Ivory Carpet Rose	As Shown	5 Gal.	18-24"		
4%	27	IRD	<i>Cornus stolonifera 'Isanti'</i>	Isanti Redtwig Dogwood	As Shown	5 Gal.	4-5'		
14%	94	LP	<i>Amorpha canescens</i>	Leadplant	As Shown	5 Gal.	2-4'		
7%	45	PKDB	<i>Buddleja davidii 'Pink Delight'</i>	Pink Delight Butterfly Bush	As Shown	5 Gal.	6-12"		
14%	100	RS	<i>Perovskia articifolia</i>	Russian Sage	As Shown	5 Gal.	3-4'		
4%	26	WSR	<i>Rosa x Meidiland White</i>	White Shrub Rose	As Shown	5 Gal.	1-2'		
Evergreen Shrubs									
%	Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.	Total= 195	
26%	50	AYJ	<i>Juriperus horizontalis 'Youngstown'</i>	Andorra Youngstown Juniper	As Shown	5 Gal.	12-18"		
64%	124	MOP	<i>Pinus mugo 'Mops'</i>	Miniature Mugo Pine	As Shown	5 Gal.	2-3'		
11%	21	SJ	<i>Juriperus sabinia 'Scandia'</i>	Scandia Juniper	As Shown	5 Gal.	18-24"		
Ornamental Grasses									
%	Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.	Total= 567	
19%	106	BAG	<i>Helictotrichon sempervirens</i>	Blue Avena Grass	As Shown	5 Gal.	2-3'		
10%	59	DFG	<i>Pennisetum alopecuroides 'Cassian'</i>	Cassian Dwarf Fountain Grass	As Shown	5 Gal.	1-2'		
19%	105	FRG	<i>Calamagrostis Acutiflora 'Karl Foerster'</i>	Feather Reed Grass	As Shown	5 Gal.	3-4'		
31%	175	PMG	<i>Miscanthus sinensis purpurascens</i>	Purple Maiden Grass	As Shown	5 Gal.	3-4'		
16%	89	PSG	<i>Panicum virgatum 'Heavy Metal'</i>	Heavy Metal Blue Switchgrass	As Shown	5 Gal.	3-4'		
6%	33	SG	<i>Panicum virgatum 'Prairie Sky'</i>	Prairie Sky Switchgrass	As Shown	5 Gal.	3-4'		
Perennials									
%	Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.	Total= 644	
12%	76	AJS	<i>Sedum 'Autumn Joy'</i>	Autumn Joy Sedum	As Shown	1 Gal.	18-24"		
14%	87	BES	<i>Rudbeckia fulgida 'Goldsturm'</i>	Black-Eyed Susan	As Shown	1 Gal.	18-24"		
2%	15	BFI	<i>Baptisa australis</i>	Blue False Indigo	As Shown	1 Gal.	3-4'		
2%	135	CM	<i>Nepeta x 'Walker's Low'</i>	Walker's Low Catmint	As Shown	1 Gal.	18-24"		
9%	60	COR	<i>Coreopsis verticillata 'Moonbeam'</i>	Moonbeam Coreopsis	As Shown	1 Gal.	18-24"		
11%	70	MY	<i>Achilea 'Moonshine'</i>	Moonshine Yarrow	As Shown	1 Gal.	24-30"		
16%	106	PCF	<i>Echinacea purpurea</i>	Purple Coneflower	As Shown	1 Gal.	2-3'		
9%	56	RMP	<i>Penstemon strictus</i>	Rocky Mountain Penstemon	As Shown	1 Gal.	18-24"		
6%	39	RV	<i>Centranthus ruber</i>	Red Valerian	As Shown	1 Gal.	2-3'		
Vines									
%	Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.	Total= 18	
100%	18	TV	<i>Campsis radicans</i>	Trumpet Vine	As Shown	1 Gal.	Vine		

Plant symbols as shown on planting plans take precedent over plant quantities on plant list.

LANDSCAPE REQUIREMENTS TABLE							
Item	Area Required (SF)	Area Provided (SF)	Trees		Shrubs		Provided
			Required	Provided	Required	Provided	
Total Planting Area	--	59,047					
Naturalized Planting Area	--	22,431	(1/4000 SF)	6	13	(1/500 SF)	45
Developed Planting Area	--	36,616	(1/1150 SF)	32	47	(1/100 SF)	366
Total Live Coverage of Planting Area	75% Min.	84%					840***
% of Evergreen Trees	33%	33%**					
% of Evergreen Shrubs	33%	33%**					

*Ornamental grasses and perennials not included. See plant list for total quantities.

**More trees and shrubs than are required are provided. Calculations were taken from the required minimums.

***The shrubs that are required for the naturalized planting area are provided in the developed planting area.



SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT PLAN 3 - PHASE 2
 BLOCK 25

REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/04/2017
2	STAFF COMMENTS	03/09/2018
3	STAFF COMMENTS	06/07/2018
4	TOWN COMMENTS	10/01/2018
5	TOWN COMMENTS	11/12/2018
6	TOWN COMMENTS	12/11/2018
7	BOARD OF TRUSTEES	01/04/2019
8	MYLARS	02/20/2019

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DESIGNED BY: ARH DATE: 02/20/2019
 DRAWN BY: ARH SCALE: AS SHOWN
 CHECKED BY: PMK
 JOB NO.:
 DWG NAME:

LANDSCAPE
DETAILS &
PLANT LIST

L2.0



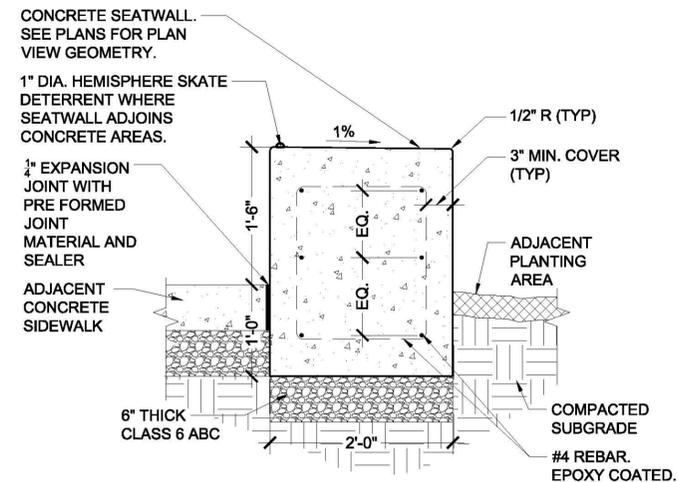
"CAPE COD" BY FROG FURNISHINGS
 (or approved equal)
 COLORS TO BE SELECTED FROM REDS, BLUES, GREENS, AND BROWNS. SEATING AREA MAY CONTAIN MULTIPLE COLORS. COLOR SAMPLES TO BE PROVIDED BY MANUFACTURER FOR FINAL SELECTION.
<http://www.frogfurnishings.com/#/product/prd4/2029828125/cape-cod>

Materials: Recycled Plastic (UV stabilized) with Stainless Steel hardware

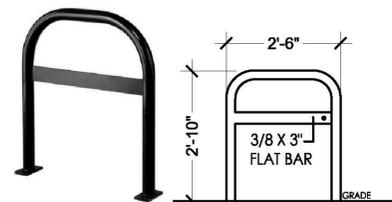
1 MOVABLE FURNITURE
 L2.1 NTS



2a CONCRETE SEATWALL CHARACTER IMAGE
 L2.1 NTS



Section
2b CONCRETE SEAT WALL SECTION
 L2.1 Scale: 1" = 1'-0"



MANUFACTURER: Madrax
 DIMENSIONS: 34" Ht.
 MATERIAL: 2-3/8" O.D. Steel Tubing
 FINISH: Black Powdercoat
 MODEL: UX238-LB (UX Rack with Lean Bar)
 MOUNT: SURFACE

3 BIKE RACK
 L2.1



MANUFACTURER: Dumor
 LENGTH: 6'
 MATERIAL: Steel
 COLOR: Black
 FINISH: Polyester Powdercoat
 MODEL: Bench 118 with Custom Straight Top
 MOUNT: Surface

NOTE: Final bench manufacturer to be approved at time of permit. Character to be similar of that shown.

4 STEEL BENCH
 L2.1



INSTALL PER USPS AND MANUFACTURER SPECIFICATIONS
 MOUNT: Surface

5 MAIL KIOSK
 L2.1



MATERIAL: STEEL
 COLOR: BLACK
 HEIGHT: DEPENDENT ON UTILITY
 MOUNT: SURFACE

6 DOG BAG STATION
 L2.1



7 BOLLARD FOR UTILITY PROTECTION
 L2.1



NOTE: Final receptacle manufacturer and exact finish to be approved at time of permit. Character to be similar of that shown.

MANUFACTURER: Dumor
 DIMENSIONS: 22 Gallons
 MATERIAL: Steel
 COLOR: Black
 FINISH: Polyester Powdercoat
 MODELS: Trash: 287-32 SH SO w/ Shields
 Recycle: 287-32 SH RC2 w/ Shields
 Mixed Recycling

8 TRASH / RECYCLE RECEPTACLE
 L2.1

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

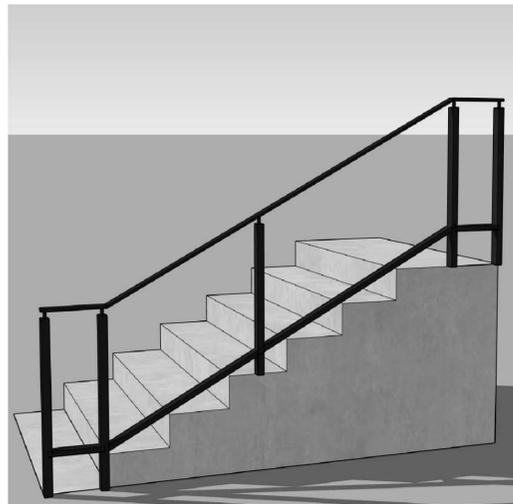
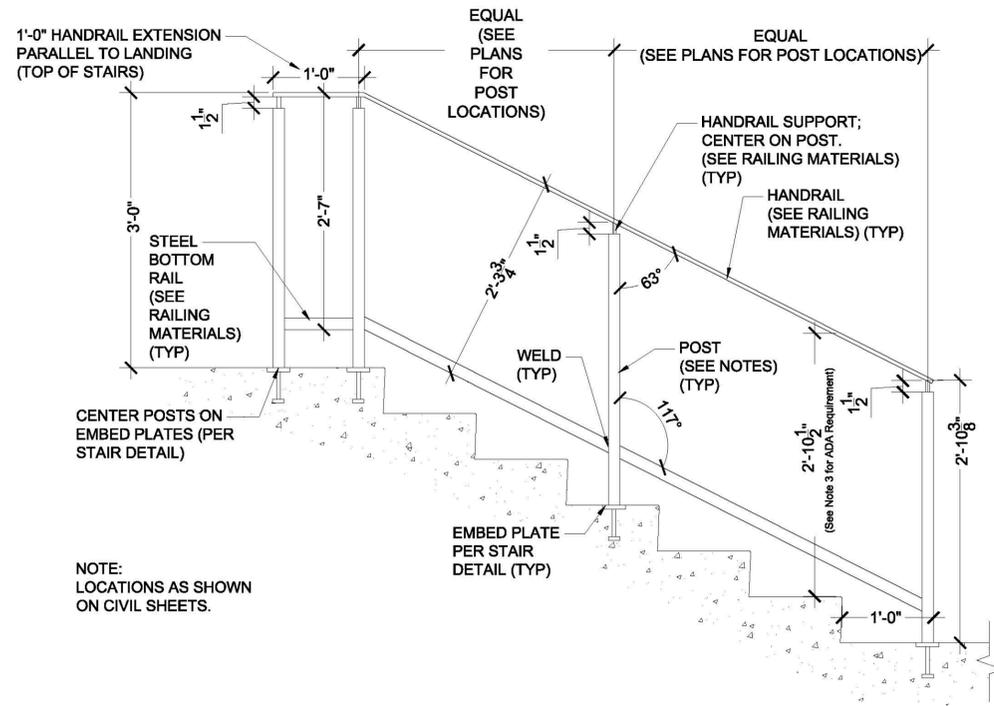
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DESIGNED BY: ARH DATE: 02/20/2019
 DRAWN BY: ARH SCALE: AS SHOWN
 CHECKED BY: PMK
 JOB NO.:
 DWG NAME:

LANDSCAPE DETAILS

L2.1



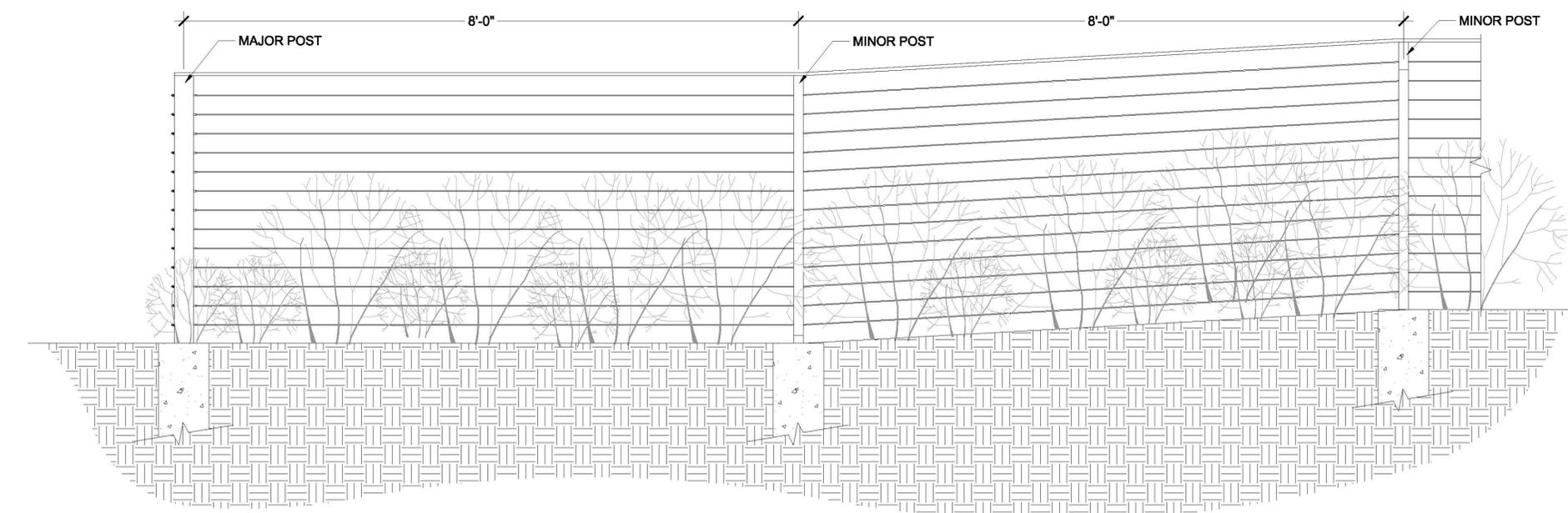
3D MODEL

- RAILING MATERIALS:**
- HANDRAIL:**
HSS 2" X 1/2" STEEL PLATE . GRIND ALL EDGES TO 1/8" RADIUS.
 - HANDRAIL SUPPORT:**
1/2" DIA. 1018 COLD FINISH STEEL ROD
 - POSTS:**
1-1/2" X 1-1/2" X 3/16" A500 RECTANGULAR STEEL
 - BOTTOM RAIL:**
1-1/2" X 1-1/2" X 3/16" A500 RECTANGULAR STEEL

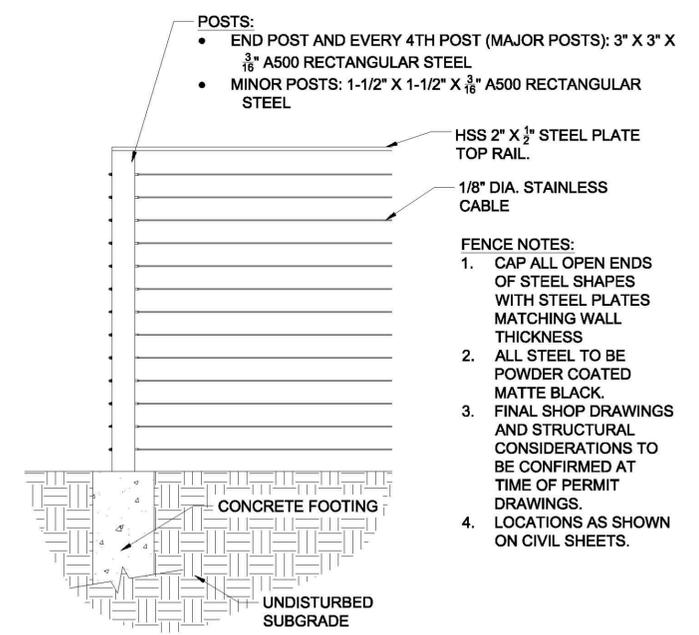
- RAILING NOTES:**
1. CAP ALL OPEN ENDS OF STEEL SHAPES WITH STEEL PLATES MATCHING WALL THICKNESS
 2. ALL STEEL TO BE POWDER-COATED MATTE BLACK (INCLUDING EMBED PLATES).
 3. TOP OF RAILING ON STAIRS TO BE 34"-38" ABOVE STAIR NOSING.

Elevation
1 HANDRAIL @ STAIRS
 Scale: 1" = 1'-0"

2 RAILING MATERIALS / NOTES
 Scale: 1" = 1'-0"



Section / Elevation
3 FENCE ELEVATION
 Scale: 1" = 1'-0"



Section / Elevation
4 FENCE MATERIALS
 Scale: 1" = 1'-0"

- POSTS:**
- END POST AND EVERY 4TH POST (MAJOR POSTS): 3" X 3" X 3/16" A500 RECTANGULAR STEEL
 - MINOR POSTS: 1-1/2" X 1-1/2" X 3/16" A500 RECTANGULAR STEEL

- FENCE NOTES:**
1. CAP ALL OPEN ENDS OF STEEL SHAPES WITH STEEL PLATES MATCHING WALL THICKNESS
 2. ALL STEEL TO BE POWDER COATED MATTE BLACK.
 3. FINAL SHOP DRAWINGS AND STRUCTURAL CONSIDERATIONS TO BE CONFIRMED AT TIME OF PERMIT DRAWINGS.
 4. LOCATIONS AS SHOWN ON CIVIL SHEETS.

REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/04/2017
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DESIGNED BY: ARH DATE: 02/20/2019
 DRAWN BY: ARH SCALE: AS SHOWN
 CHECKED BY: PMK
 JOB NO.:
 DWG NAME:

LANDSCAPE DETAILS

L2.2

IMPROVEMENTS OUTSIDE OF THE PROJECT WORK LIMITS ARE PER A SEPARATE PERMIT.



KEY MAP
NORTH

LEGEND

- — — — — PROJECT BOUNDARY
- - - - - LOT LINE

NOTES:

1. SEE SHEETS IR1.1, IR1.2, IR1.3 AND IR1.4 FOR PARTIAL IRRIGATION PLANS.
2. SEE SHEETS IR2.0 FOR IRRIGATION SCHEDULE AND NOTES.
3. SEE SHEETS IR2.1 AND IR2.2 FOR IRRIGATION DETAILS

REFER TO SHEET
IR1.0
IR1.1 TO IR1.4
IR2.0

IRRIGATION OVERALL PLAN
IRRIGATION PLAN
IRRIGATION NOTES & SCHEDULE

OVERALL IRRIGATION PLAN - VIEW A



0 25 50 100
SCALE: 1" = 50'



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



SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

REVISIONS		
NO.	DESCRIPTION	DATE
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3	STAFF COMMENTS	06/07/2018
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6	STAFF COMMENTS	12/20/2018
7	TECHNICAL CORRECTIONS	02/20/2019

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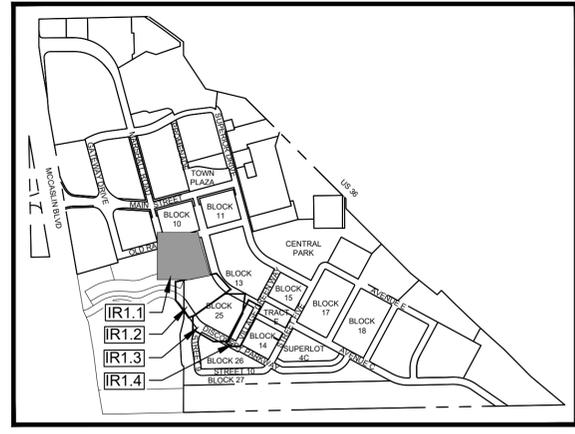
DESIGNED BY: KJD DATE: 12/07/2018
DRAWN BY: KJD SCALE: AS SHOWN
CHECKED BY: JSB
JOB NO.:
DWG NAME:

OVERALL
IRRIGATION
PLAN

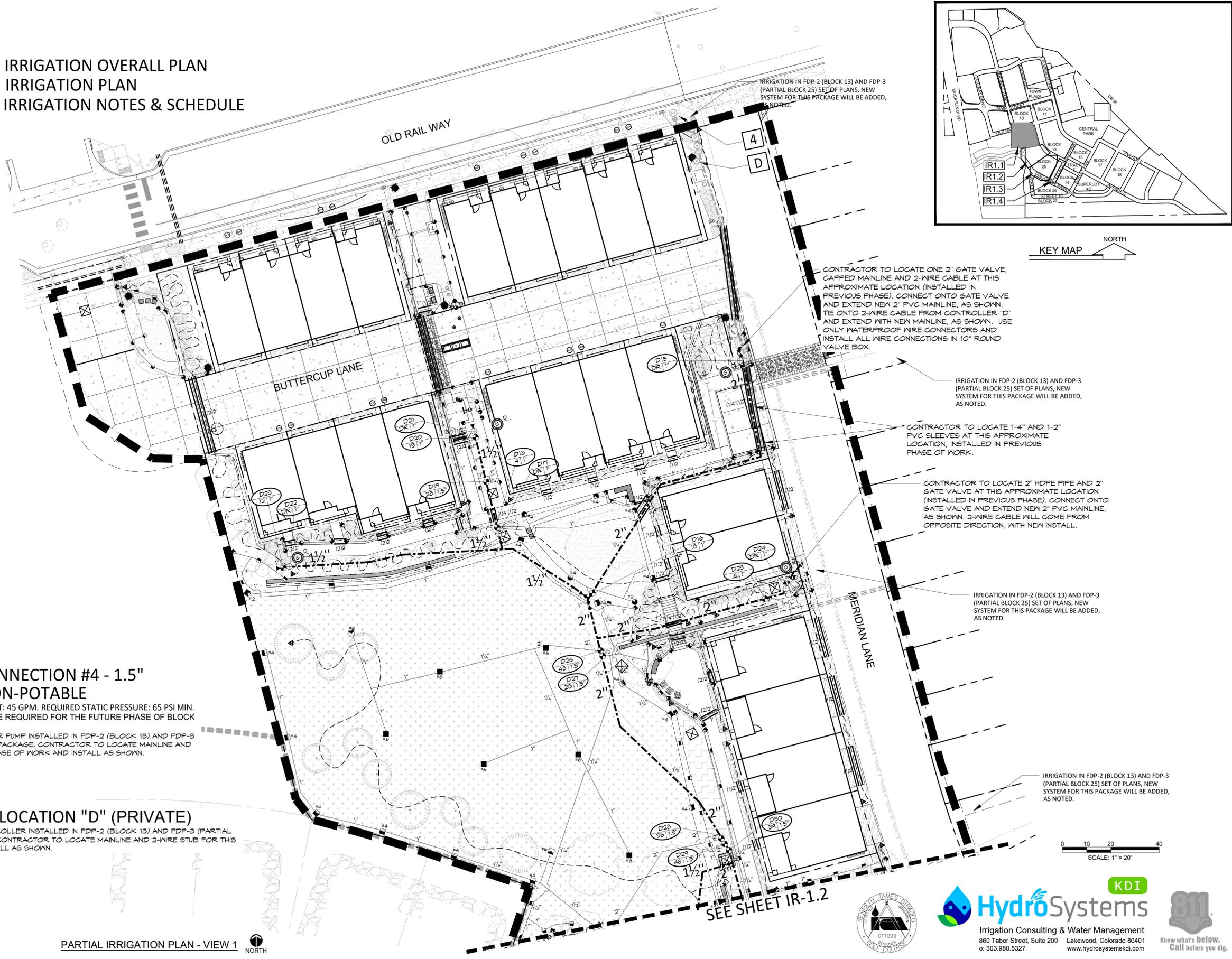
SHEET:
IR1.0

REFER TO SHEET
 IR1.0
 IR1.1 TO IR1.4
 IR2.0

IRRIGATION OVERALL PLAN
 IRRIGATION PLAN
 IRRIGATION NOTES & SCHEDULE



KEY MAP
 NORTH



4 POINT OF CONNECTION #4 - 1.5"
 (PRIVATE) NON-POTABLE
 PEAK FLOW REQUIREMENT: 45 GPM. REQUIRED STATIC PRESSURE: 65 PSI MIN.
 (BOOSTER PUMP WILL BE REQUIRED FOR THE FUTURE PHASE OF BLOCK 25).
 TAP, METER AND BOOSTER PUMP INSTALLED IN FDP-2 (BLOCK 13) AND FDP-3 (PARTIAL BLOCK 25) BID PACKAGE. CONTRACTOR TO LOCATE MAINLINE AND 2-WIRE STUB FOR THIS PHASE OF WORK AND INSTALL AS SHOWN.

D CONTROLLER LOCATION "D" (PRIVATE)
 PEDESTAL MOUNTED CONTROLLER INSTALLED IN FDP-2 (BLOCK 13) AND FDP-3 (PARTIAL BLOCK 25) BID PACKAGE. CONTRACTOR TO LOCATE MAINLINE AND 2-WIRE STUB FOR THIS PHASE OF WORK AND INSTALL AS SHOWN.

IRRIGATION IN FDP-2 (BLOCK 13) AND FDP-3 (PARTIAL BLOCK 25) SET OF PLANS, NEW SYSTEM FOR THIS PACKAGE WILL BE ADDED, AS NOTED.

CONTRACTOR TO LOCATE ONE 2" GATE VALVE, CAPPED MAINLINE AND 2-WIRE CABLE AT THIS APPROXIMATE LOCATION (INSTALLED IN PREVIOUS PHASE). CONNECT ONTO GATE VALVE AND EXTEND NEW 2" PVC MAINLINE, AS SHOWN. TIE ONTO 2-WIRE CABLE FROM CONTROLLER "D" AND EXTEND WITH NEW MAINLINE, AS SHOWN. USE ONLY WATERPROOF WIRE CONNECTORS AND INSTALL ALL WIRE CONNECTIONS IN 10" ROUND VALVE BOX.

IRRIGATION IN FDP-2 (BLOCK 13) AND FDP-3 (PARTIAL BLOCK 25) SET OF PLANS, NEW SYSTEM FOR THIS PACKAGE WILL BE ADDED, AS NOTED.

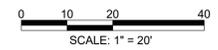
CONTRACTOR TO LOCATE 1-4" AND 1-2" PVC SLEEVES AT THIS APPROXIMATE LOCATION, INSTALLED IN PREVIOUS PHASE OF WORK.

CONTRACTOR TO LOCATE 2" HDPE PIPE AND 2" GATE VALVE AT THIS APPROXIMATE LOCATION (INSTALLED IN PREVIOUS PHASE). CONNECT ONTO GATE VALVE AND EXTEND NEW 2" PVC MAINLINE, AS SHOWN. 2-WIRE CABLE WILL COME FROM OPPOSITE DIRECTION, WITH NEW INSTALL.

IRRIGATION IN FDP-2 (BLOCK 13) AND FDP-3 (PARTIAL BLOCK 25) SET OF PLANS, NEW SYSTEM FOR THIS PACKAGE WILL BE ADDED, AS NOTED.

IRRIGATION IN FDP-2 (BLOCK 13) AND FDP-3 (PARTIAL BLOCK 25) SET OF PLANS, NEW SYSTEM FOR THIS PACKAGE WILL BE ADDED, AS NOTED.

SEE SHEET IR-1.2



PARTIAL IRRIGATION PLAN - VIEW 1 NORTH

SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT PLAN 3 - PHASE 2
 BLOCK 25

REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/04/2017
2	STAFF COMMENTS	03/09/2018
3	STAFF COMMENTS	06/07/2018
4	STAFF COMMENTS	10/01/2018
5	STAFF COMMENTS	11/12/2018
6	STAFF COMMENTS	12/20/2018
7	TECHNICAL CORRECTIONS	02/20/2019

Vested Rights:
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DESIGNED BY: KJD DATE: 12/07/2018
 DRAWN BY: KJD SCALE: AS SHOWN
 CHECKED BY: JSB
 JOB NO.:
 DWG NAME:

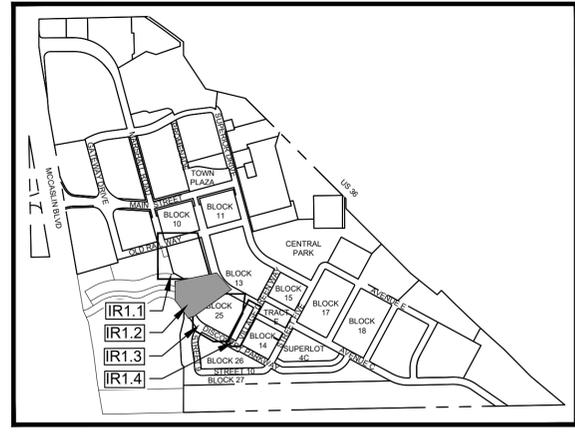
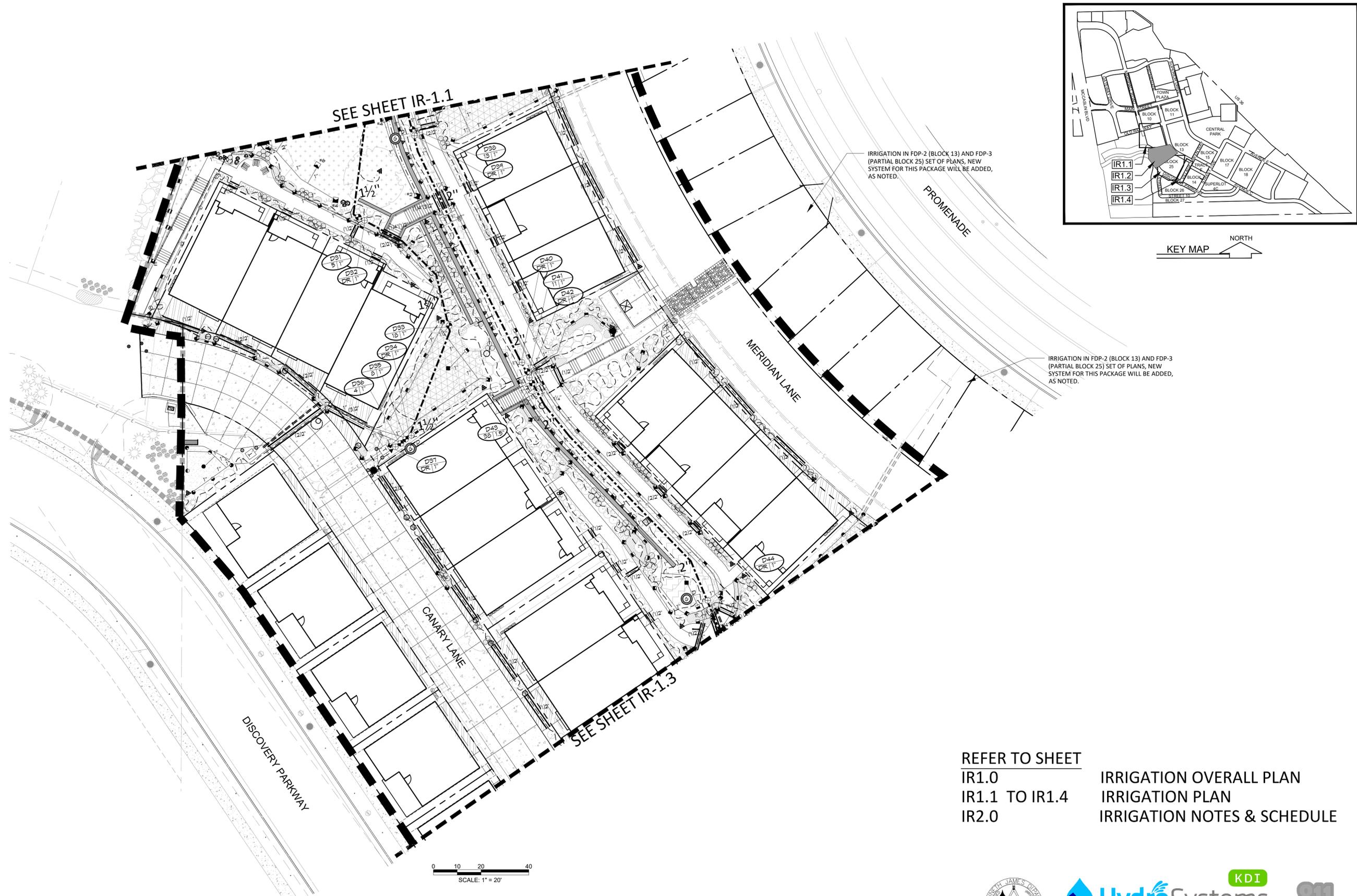
PARTIAL IRRIGATION PLAN -1

IR1.1



KDI
HydroSystems
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 860 Tabor Street, Suite 200 Lakewood, Colorado 80401
 o: 303.980.5327 www.hydro-systems.com





KEY MAP
NORTH

IRRIGATION IN FDP-2 (BLOCK 13) AND FDP-3 (PARTIAL BLOCK 25) SET OF PLANS, NEW SYSTEM FOR THIS PACKAGE WILL BE ADDED, AS NOTED.

IRRIGATION IN FDP-2 (BLOCK 13) AND FDP-3 (PARTIAL BLOCK 25) SET OF PLANS, NEW SYSTEM FOR THIS PACKAGE WILL BE ADDED, AS NOTED.

SEE SHEET IR-1.1

SEE SHEET IR-1.3

SCALE: 1" = 20'

REFER TO SHEET
IR1.0
IR1.1 TO IR1.4
IR2.0

IRRIGATION OVERALL PLAN
IRRIGATION PLAN
IRRIGATION NOTES & SCHEDULE

PARTIAL IRRIGATION PLAN - VIEW 2



SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

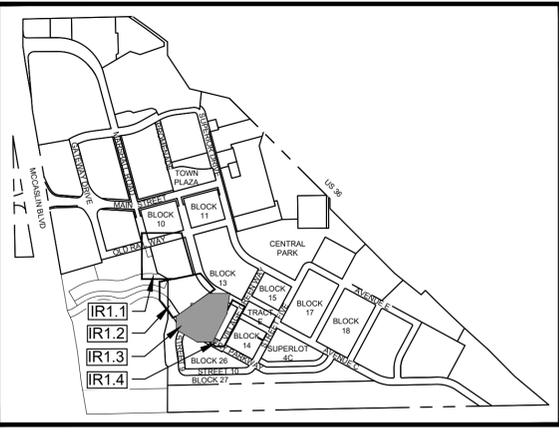
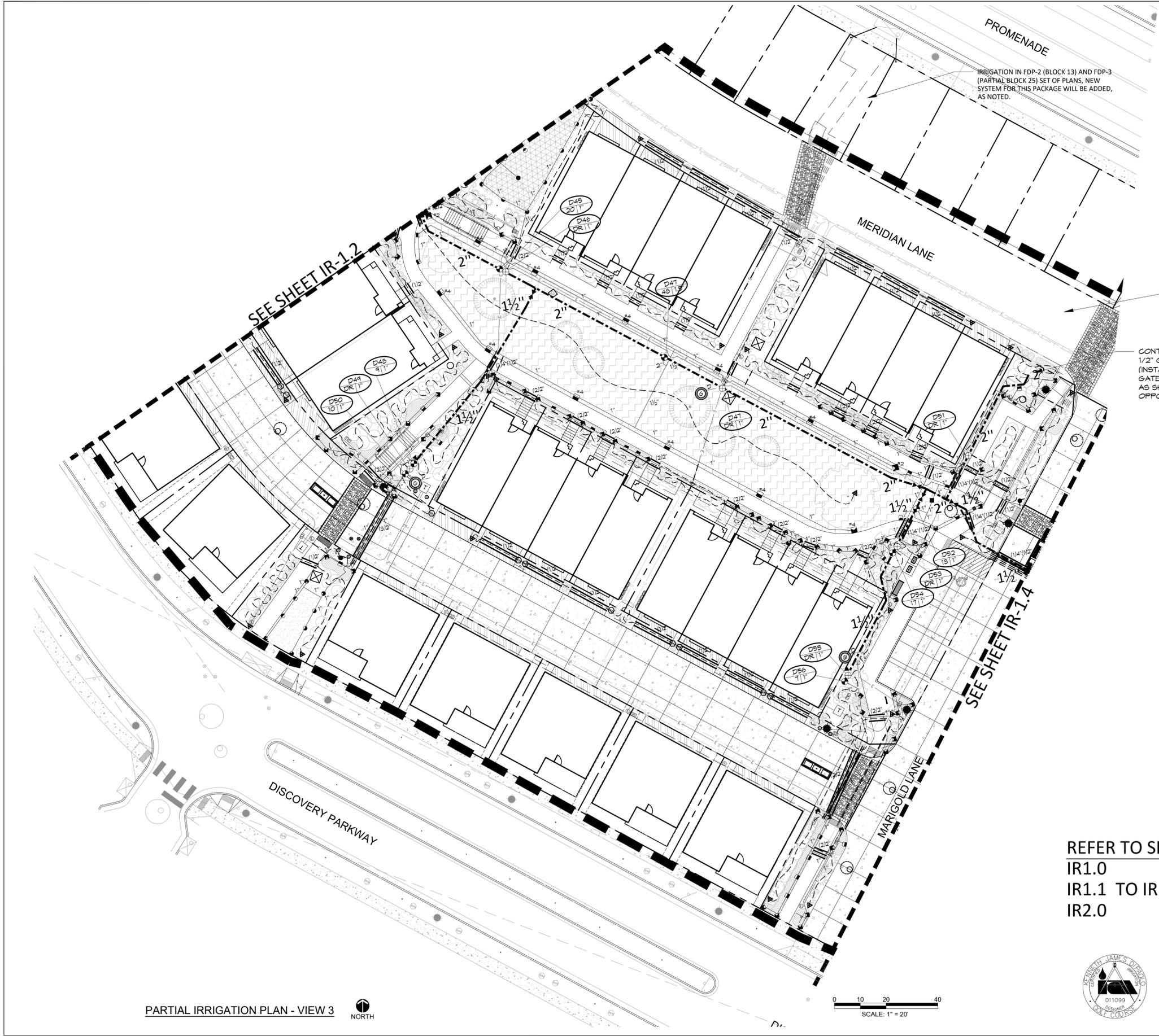
REVISIONS		
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CHECKED BY: JSB
JOB NO.:
DWG NAME:

PARTIAL IRRIGATION PLAN -2

IR1.2



KEY MAP
NORTH

IRRIGATION IN FDP-2 (BLOCK 13) AND FDP-3 (PARTIAL BLOCK 25) SET OF PLANS, NEW SYSTEM FOR THIS PACKAGE WILL BE ADDED, AS NOTED.

IRRIGATION IN FDP-2 (BLOCK 13) AND FDP-3 (PARTIAL BLOCK 25) SET OF PLANS, NEW SYSTEM FOR THIS PACKAGE WILL BE ADDED, AS NOTED.

CONTRACTOR TO LOCATE 1 1/2" HDPE PIPE AND 1 1/2" GATE VALVE AT THIS APPROXIMATE LOCATION (INSTALLED IN PREVIOUS PHASE). CONNECT ONTO GATE VALVE AND EXTEND NEW 2" PVC MAINLINE, AS SHOWN. 2-WIRE CABLE WILL COME FROM OPPOSITE DIRECTION, WITH NEW INSTALL.

SEE SHEET IR-1.2

SEE SHEET IR-1.4

PARTIAL IRRIGATION PLAN - VIEW 3
NORTH

SCALE: 1" = 20'

REFER TO SHEET
IR1.0
IR1.1 TO IR1.4
IR2.0

IRRIGATION OVERALL PLAN
IRRIGATION PLAN
IRRIGATION NOTES & SCHEDULE

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/04/2017
2	STAFF COMMENTS	03/09/2018
3	STAFF COMMENTS	06/07/2018
4	STAFF COMMENTS	10/01/2018
5	STAFF COMMENTS	11/12/2018
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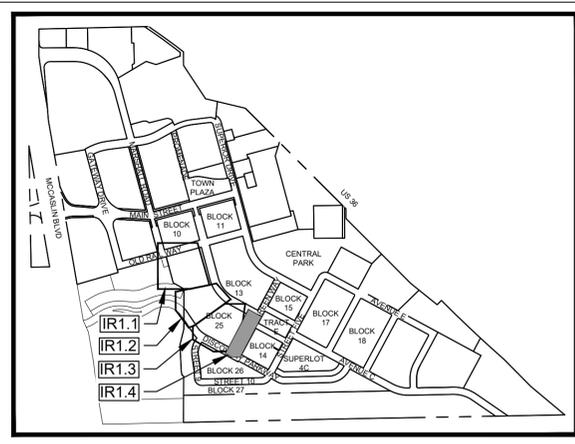
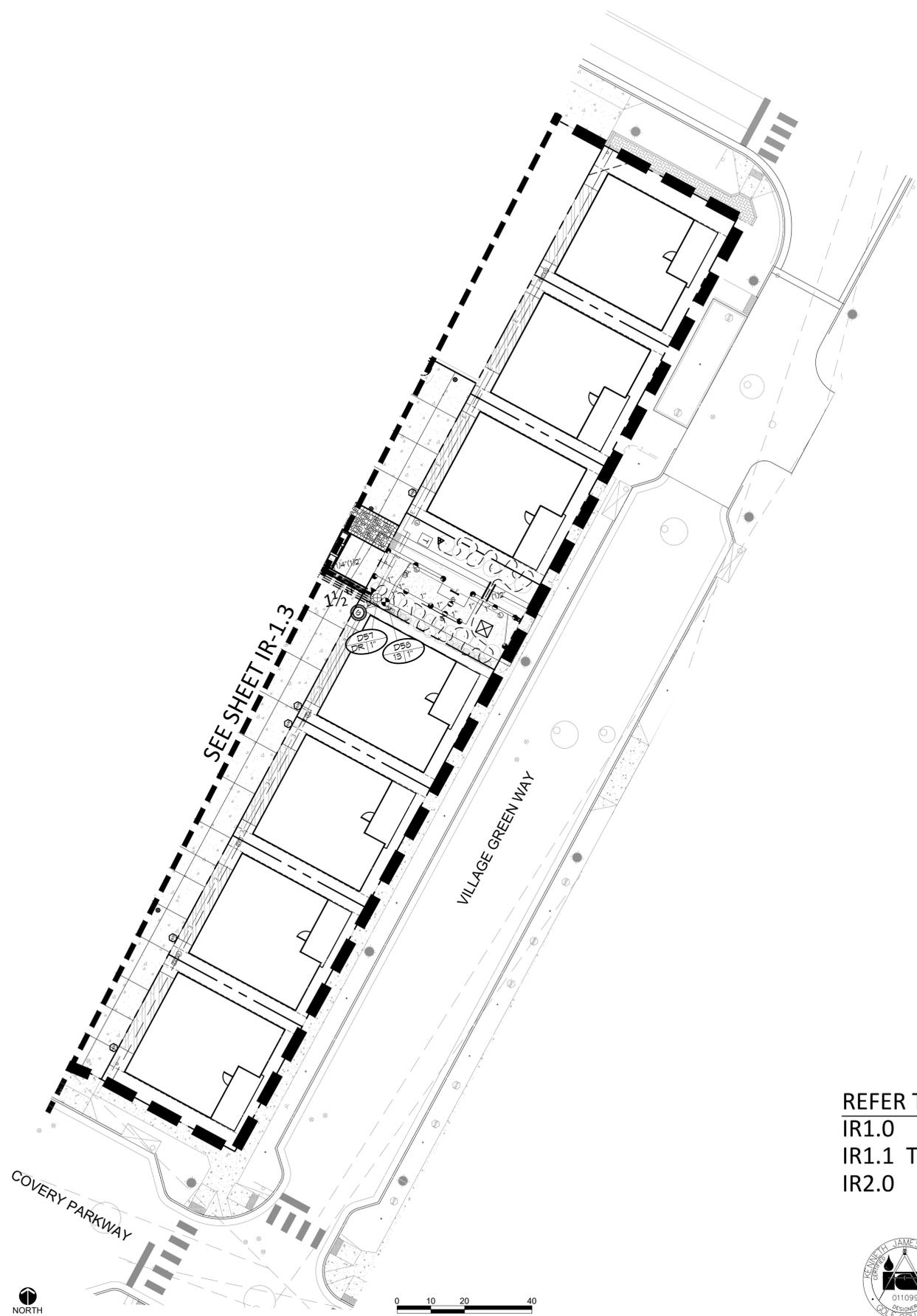
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DWG NAME:

PARTIAL IRRIGATION PLAN -3

IR1.3





KEY MAP
NORTH

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

REVISIONS		
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1	INITIAL SUBMITTAL	10/04/2017
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7	TECHNICAL CORRECTIONS	02/20/2019

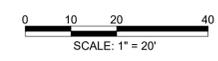
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REFER TO SHEET
IR1.0
IR1.1 TO IR1.4
IR2.0

IRRIGATION OVERALL PLAN
IRRIGATION PLAN
IRRIGATION NOTES & SCHEDULE

PARTIAL IRRIGATION PLAN - VIEW 4



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PARTIAL
IRRIGATION
PLAN -4

IR1.4

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER	PRO5-06-CV-PR530-R W/ MPR NOZ.	POPU SPRAY HEAD	
	HUNTER	PRO5-06-CV-PR530-R W/ MPR SST, CORNER NOZ.	POPU SPRAY HEAD	
	HUNTER	PRO5-12-CV-PR530-R WITH MPR NOZZLE	HI-POP SPRAY HEAD	
	HUNTER	PRO5-12-CV-PR530-R WITH MPR SST, CORNER NOZZLE	HI-POP SPRAY HEAD	
	HUNTER	I-20-12-R W/ # NOZZLE	HI-POP GEAR DRIVEN ROTOR	
	HUNTER	ICV SERIES W/ ICD-100 DECODER	ELECTRIC CONTROL VALVE	
	HUNTER	HQ-44-LRC	QUICK COUPLING VALVE	
	HUNTER		SURGE PROTECTION /GROUNDING	
N/S	HUNTER	ID2BLU (12-12)	2-WIRE DECODER CABLE	
N/S	MATCO	201X	MANUAL DRAIN VALVE	
		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 -1" MIN.	
		CLASS 160	PVC SLEEVING	
	TORO	BLUE STRIPE -PURPLE	POLY DRIP TUBING -3/4" MIN. WIDTH	
	HUNTER	ICZ-101-40 W/ ICD-100 DECODER	DRIP VALVE ASSEMBLY	
			DRIP LINE BLOW-OUT STUB	
N/S	RAIN BIRD	XERI-BUG	DRIP EMITTERS	
	GST	(EXISTING)	FLOW SENSOR	
	HUNTER	(EXISTING)	MASTER CONTROL VALVE	
	HUNTER	EXISTING - ACC-99D-PED (2-WIRE)	ELECTRIC CONTROLLER	
N/S	RAIN BIRD	(EXISTING)	RAIN SHUT-OFF DEVICE	
		EXISTING	PVC/HDPE PIPING	
	PRECISION PUMPING SYSTEMS	(POG #4) MODEL #V1C003X00050-045XXXK241ONS, 50 GPM @ 50 PSI BOOST, 3 HP, 240V -SINGLE PHASE	BOOSTER PUMP ASSEMBLY (EXISTING)	
		EXISTING	STOP-N-WASTE VALVE	
		EXISTING	WATER METER	
			CONTROLLER & STATION NO. CONTROL VALVE SIZE	
	A (controller)		NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO WHICH CONTROLLER - SEE CONSTRUCTION NOTES	

IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY MIG, INC. 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.
- 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 65 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 65 PSI MINIMUM AND A BOOSTER PUMP WILL BE REQUIRED (EXISTING).
- IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

BLUEGRASS TURF	2.05" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS	0.74" PER WEEK PEAK SEASON
NATIVE SEED MIXES	0.95" PER WEEK PEAK SEASON
- 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 INDICATED ON PLANS. 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, GREY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES.
- 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.
- 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.
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
- SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & QUANTITY
3/4" - 1 1/4" PIPING	2" PVC (1)
1 1/2" - 2" PIPING	4" PVC (1)
1-50 CONTROL WIRES	3" PVC (1)
- SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 10" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURES RECOMMENDATIONS AND STANDARDS.
 - CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).
 - USE DIFFERENT COLOR 2-WIRE DECODER CABLE FOR EACH CONTROLLER.
 - ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
 - ONLY USE SENSOR DECODER FOR FLOW SENSOR (SEE SCHEDULE FOR SPECIFIC MODEL) IF INDICATED ON PLANS.
 - LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
 - USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.
 - INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. FROM VALVES, DECODERS, AND COMMUNICATION WIRE.
 - GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY 1000' OF WIRE OR EVERY 12TH DECODER AND AT ALL ENDS OF 2-WIRE DECODER CABLE RUN.
 - LOOP EXTRA 10' OF 2-WIRE DECODER CABLE INTO A VALVE BOX AT PHASING LINES FOR FUTURE CONNECTION (IF INDICATED ON PLANS).
- 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.

REFER TO SHEET
IR1.0
IR1.1 TO IR1.4
IR2.0

IRRIGATION OVERALL PLAN
IRRIGATION PLAN
IRRIGATION NOTES & SCHEDULE

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

REVISIONS		
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IRRIGATION
NOTES
AND
SCHEDULE

IR2.0



KDI



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