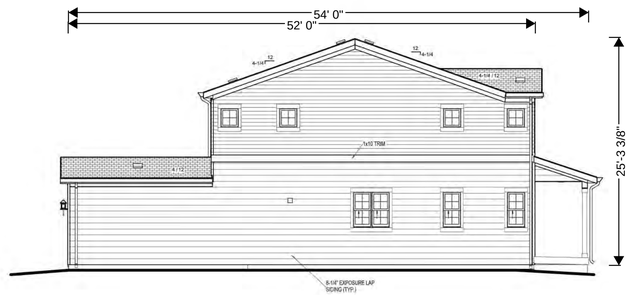
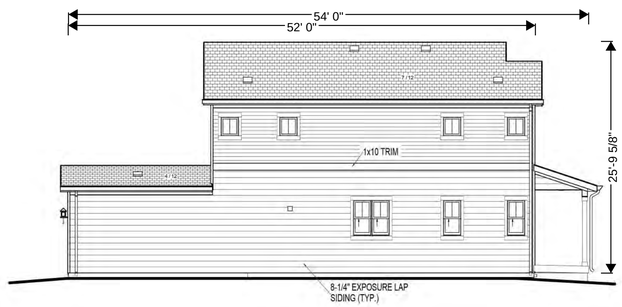
FINAL DEVELOPMENT PLAN
ROGERS FARM



LEFT SIDE ELEVATION

COTTAGE 2 - ELEVATION A - ENHANCED ELEVATION

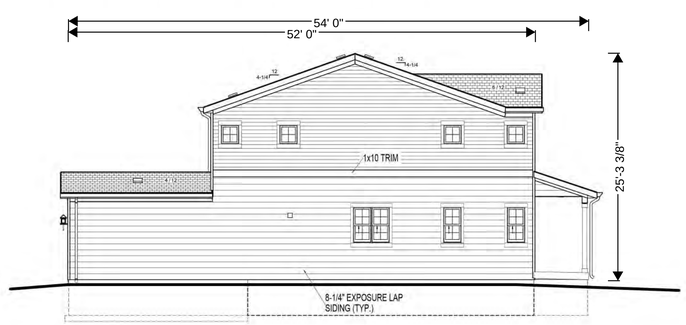
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION

COTTAGE 2 - ELEVATION B - ENHANCED ELEVATION

SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION

COTTAGE 2 - ELEVATION C - ENHANCED ELEVATION

SCALE: 1/8"=1'-0"

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ROGERS FARM
SUPERIOR, COLORADO
FINAL DEVELOPMENT PLAN

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Cottage 2

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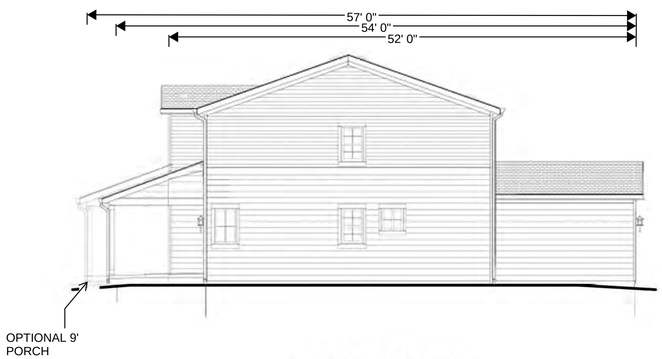
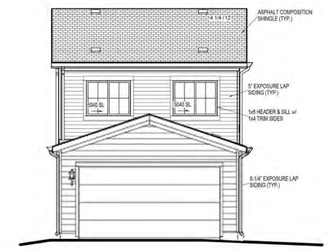
A7

FINAL DEVELOPMENT PLAN
ROGERS FARM



RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION



REAR ELEVATION

COTTAGE 2 - OPTIONAL 2 CAR GARAGE - ELEVATION A (B & C SIMILAR)

SCALE: 1/8"=1'-0"

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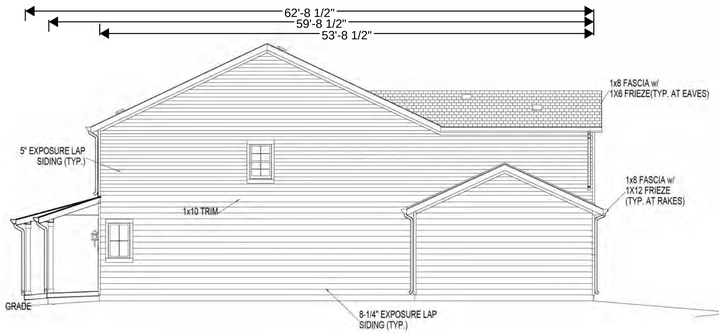
A8

FINAL DEVELOPMENT PLAN
ROGERS FARM



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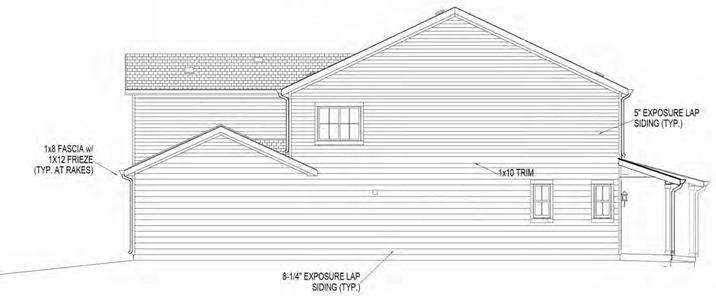
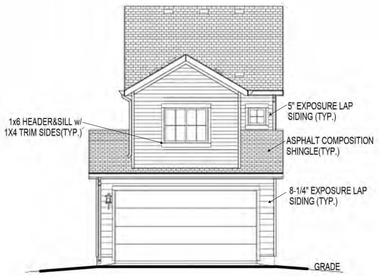


LEFT SIDE ELEVATION



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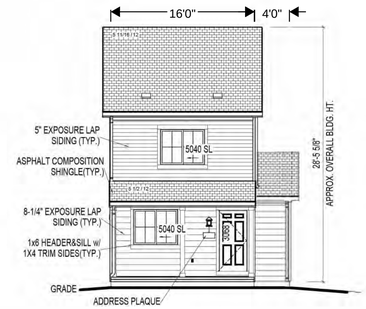
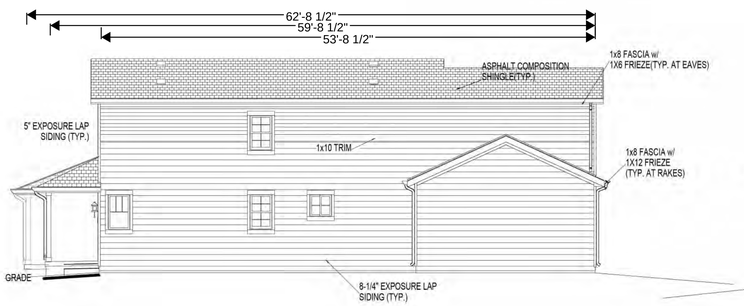


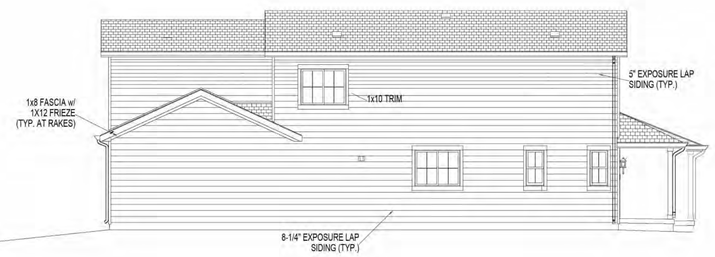
FRONT ELEVATION

COTTAGE 5 ELEVATIONS - ELEVATION A

SCALE: 1/8"=1'-0"

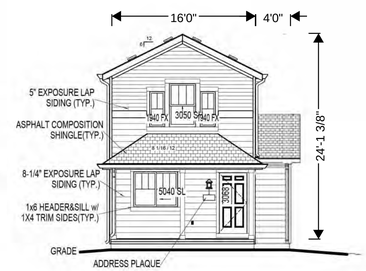


RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

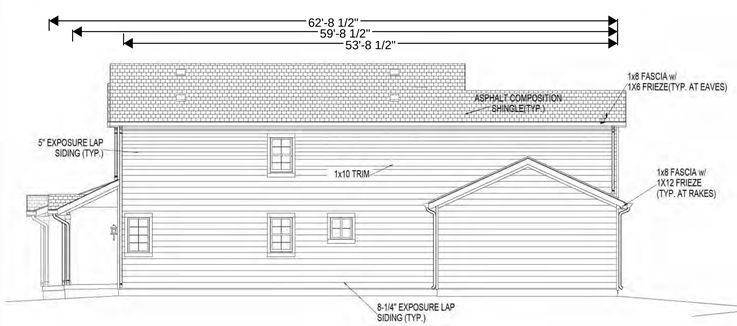
REAR ELEVATION



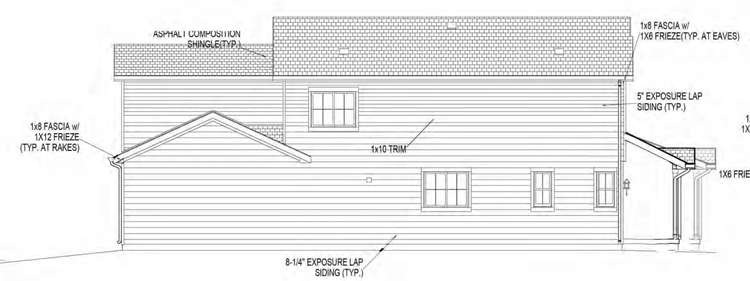
FRONT ELEVATION

COTTAGE 5 ELEVATIONS - ELEVATION B

SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION



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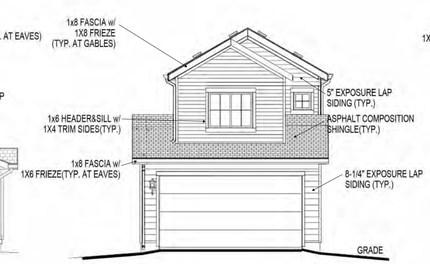

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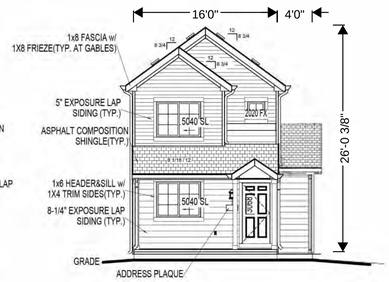

FRONT ELEVATION

COTTAGE 5 ELEVATIONS - ELEVATION C

SCALE: 1/8"=1'-0"

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ROGERS FARM
SUPERIOR, COLORADO
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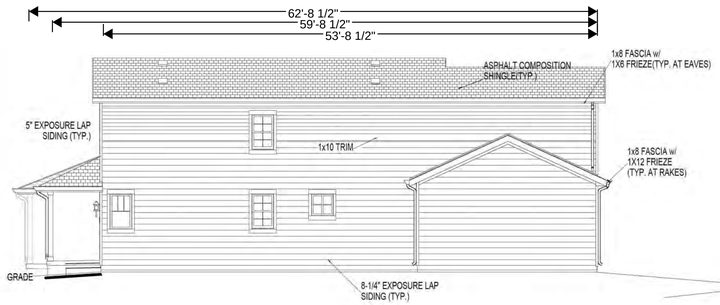
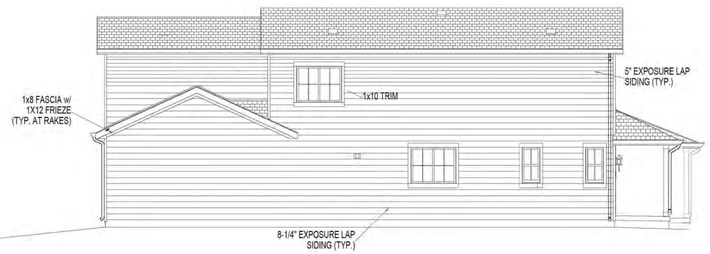
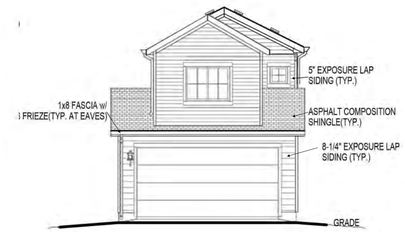
FINAL DEVELOPMENT PLAN
ROGERS FARM



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



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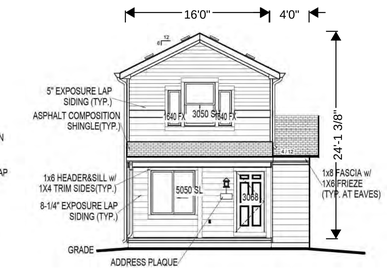
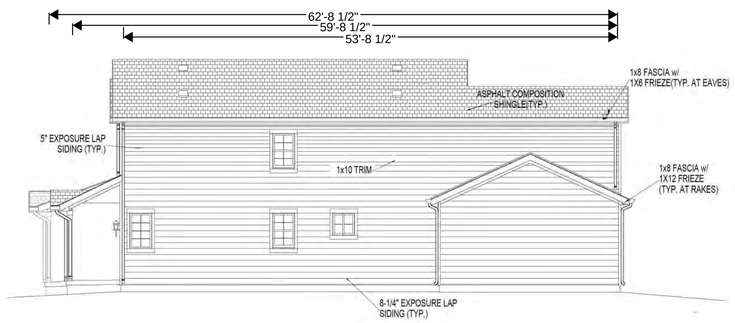


FRONT ELEVATION

COTTAGE 5 ELEVATIONS - ELEVATION D

SCALE: 1/8"=1'-0"



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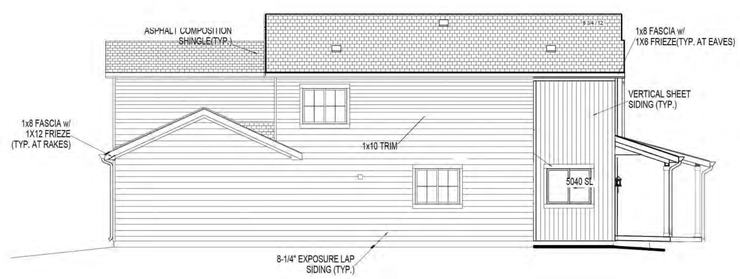

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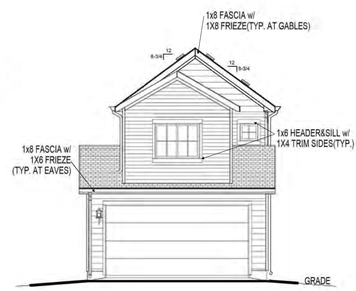

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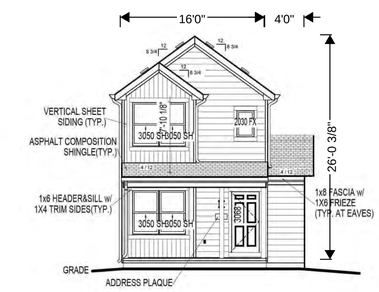
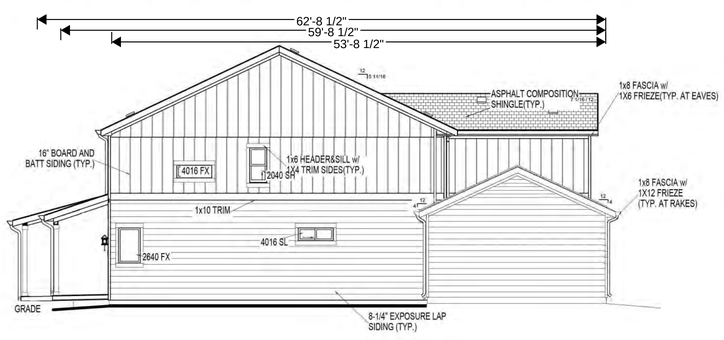


FRONT ELEVATION

COTTAGE 5 ELEVATIONS - ELEVATION E

SCALE: 1/8"=1'-0"



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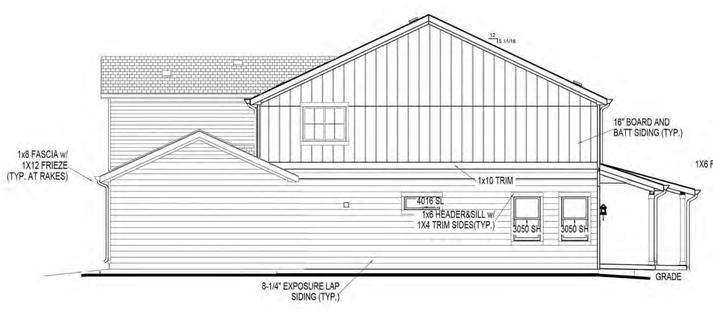
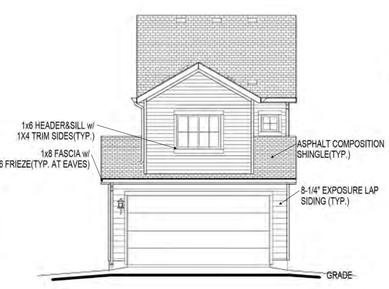


LEFT SIDE ELEVATION



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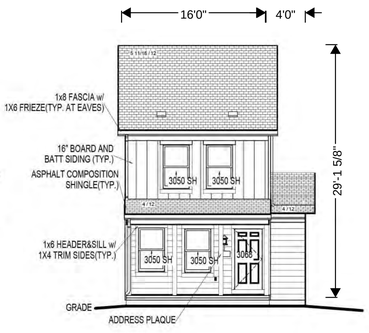

FRONT ELEVATION

COTTAGE 5 ELEVATIONS - ELEVATION H

SCALE: 1/8"=1'-0"

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ROGERS FARM
SUPERIOR, COLORADO
FINAL DEVELOPMENT PLAN

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COTTAGE 5

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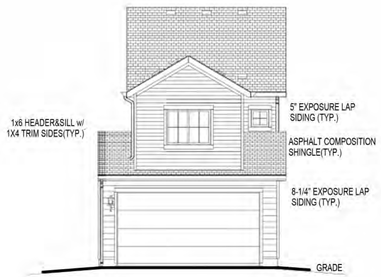
A10

FINAL DEVELOPMENT PLAN
ROGERS FARM



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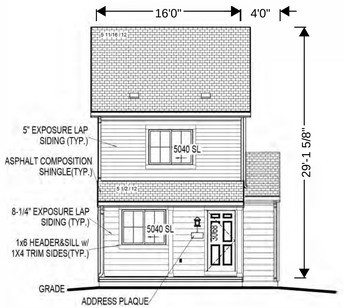
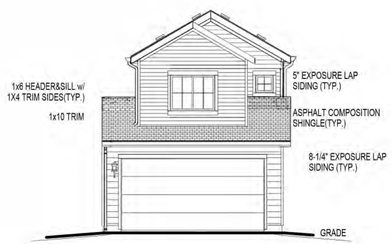


FRONT ELEVATION

COTTAGE 5 DUPLEX - ELEVATION A

SCALE: 1/8"=1'-0"



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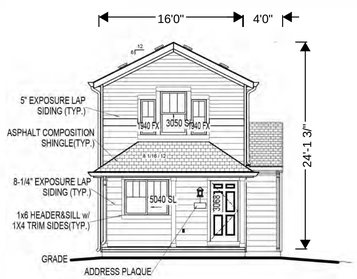
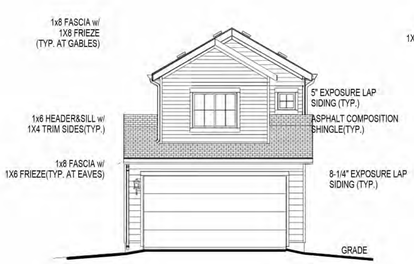


FRONT ELEVATION

COTTAGE 5 DUPLEX - ELEVATION B

SCALE: 1/8"=1'-0"



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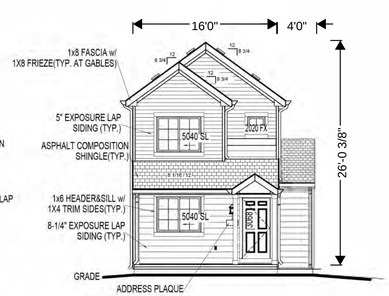
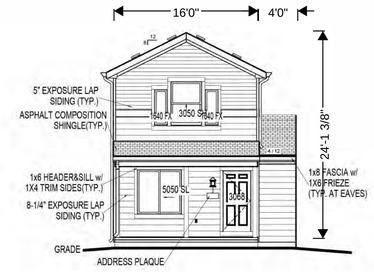


FRONT ELEVATION

COTTAGE 5 DUPLEX - ELEVATION C

SCALE: 1/8"=1'-0"

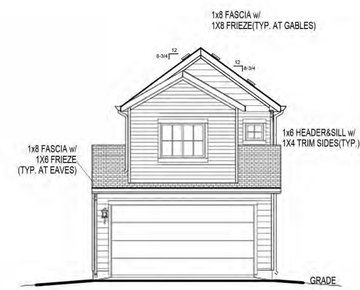
REAR ELEVATION



FRONT ELEVATION

COTTAGE 5 DUPLEX - ELEVATION D

SCALE: 1/8"=1'-0"



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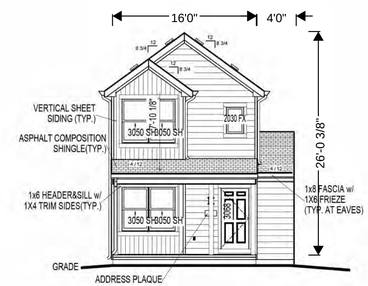
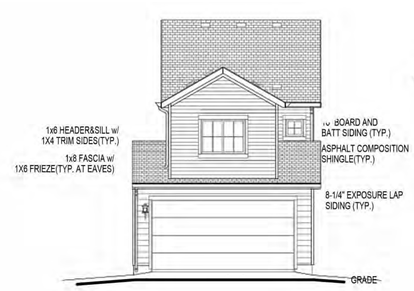


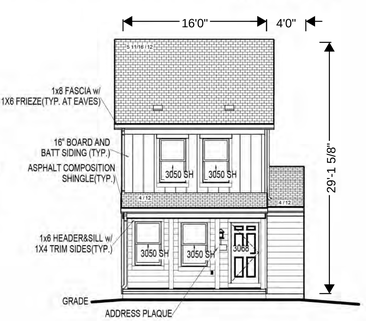
FRONT ELEVATION

COTTAGE 5 DUPLEX - ELEVATION E

SCALE: 1/8"=1'-0"



REAR ELEVATION



FRONT ELEVATION

COTTAGE 5 DUPLEX - ELEVATION H

SCALE: 1/8"=1'-0"

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FINAL DEVELOPMENT PLAN

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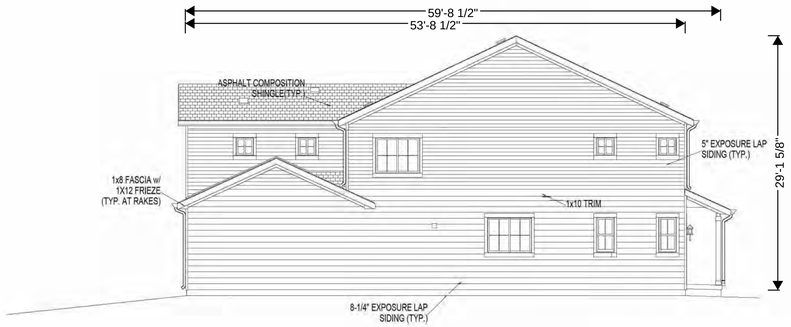
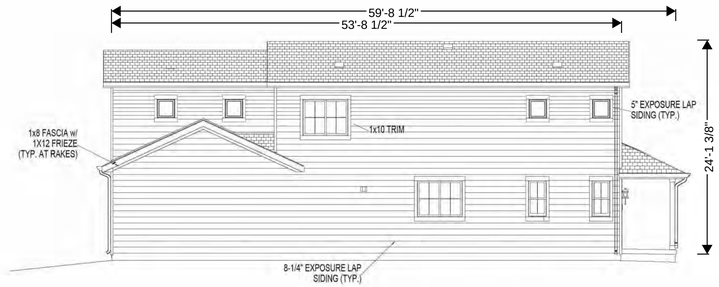
FINAL DEVELOPMENT PLAN
ROGERS FARM



LEFT SIDE ELEVATION

COTTAGE 5 ENHANCED ELEVATION A

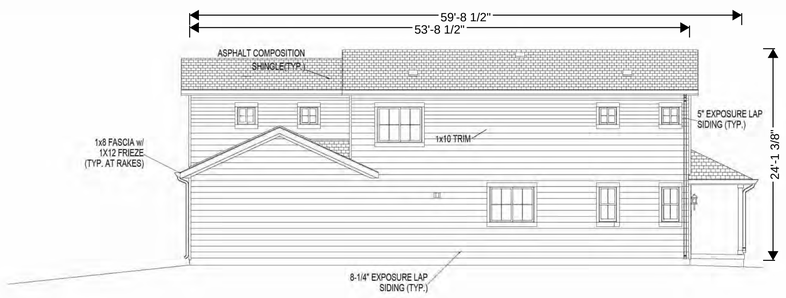
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION

COTTAGE 5 ENHANCED ELEVATION D

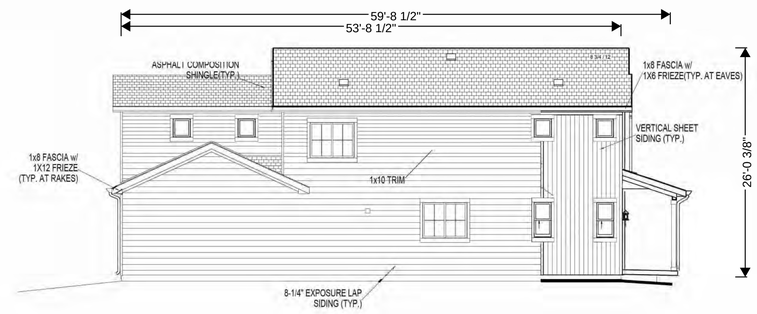
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION

COTTAGE 5 ENHANCED ELEVATION B

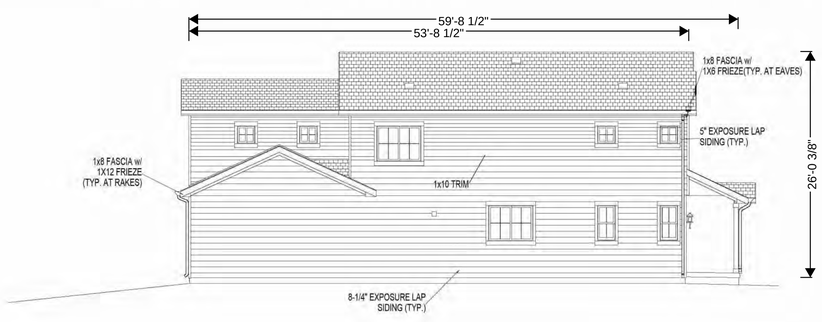
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION

COTTAGE 5 ENHANCED ELEVATION E

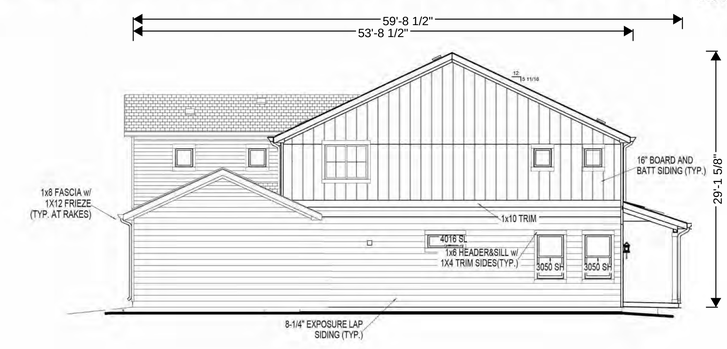
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION

COTTAGE 5 ENHANCED ELEVATION C

SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION

COTTAGE 5 ENHANCED ELEVATION H

SCALE: 1/8"=1'-0"

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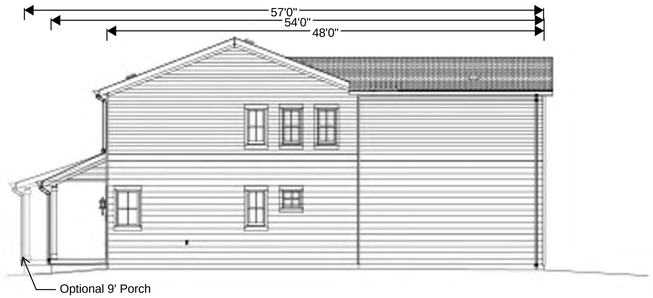
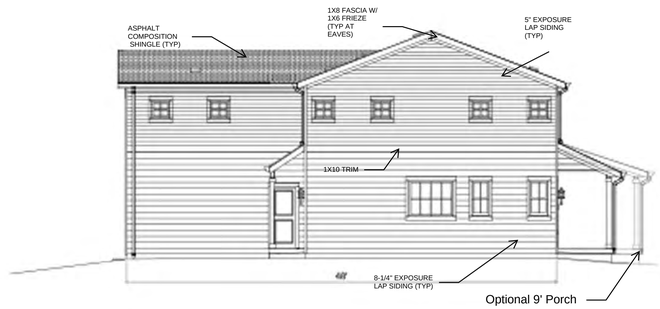
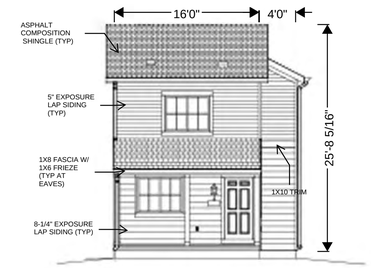


RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

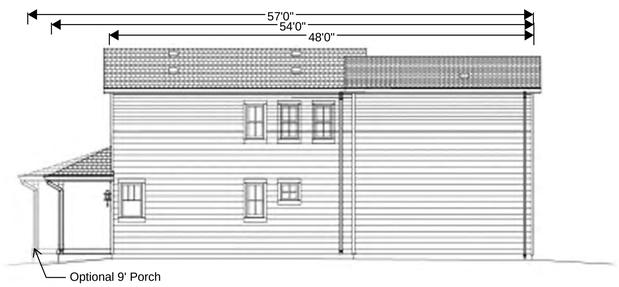
REAR ELEVATION



FRONT ELEVATION

COTTAGE 7 - ELEVATION A

SCALE: 1/8"=1'-0"



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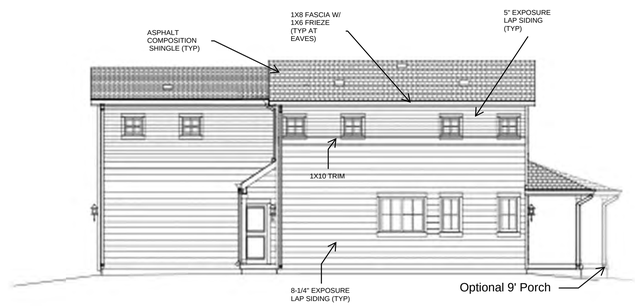

LEFT SIDE ELEVATION

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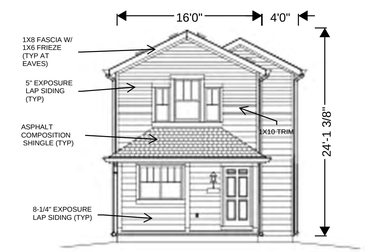
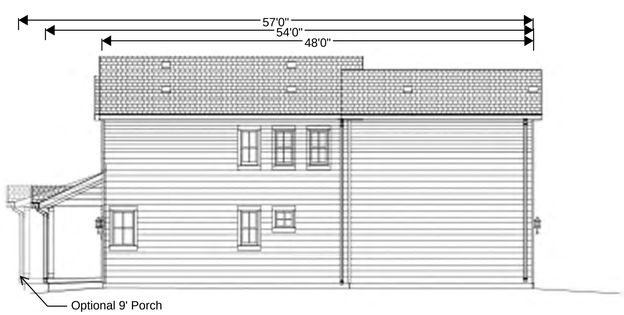


FRONT ELEVATION

COTTAGE 7 - ELEVATION B

SCALE: 1/8"=1'-0"



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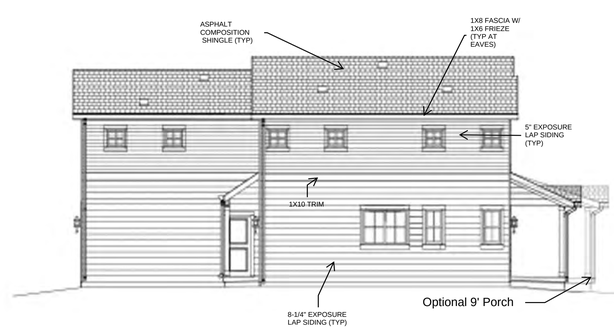

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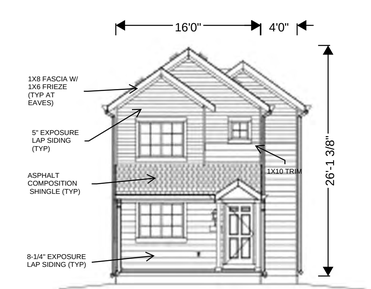

FRONT ELEVATION

COTTAGE 7 - ELEVATION C

SCALE: 1/8"=1'-0"

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SIMPSON Strong-Tie

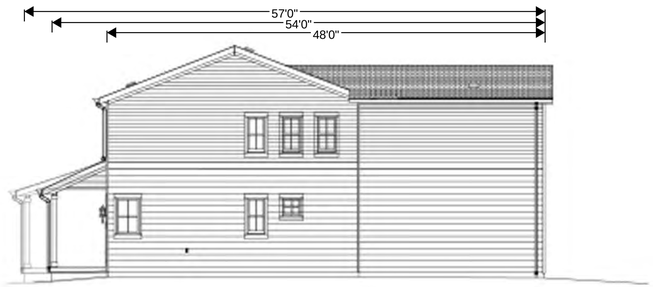
ROGERS FARM
SUPERIOR, COLORADO
FINAL DEVELOPMENT PLAN

Drawn by: SST STAFF
Checked by:
Issue Date:
Revisions:

Sheet Name
COTTAGE 7

Sheet Number
A13

FINAL DEVELOPMENT PLAN
ROGERS FARM



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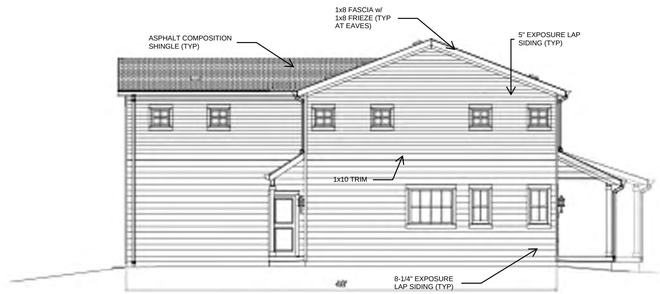
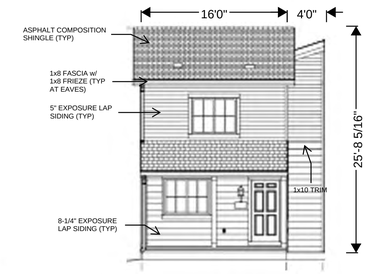


LEFT SIDE ELEVATION

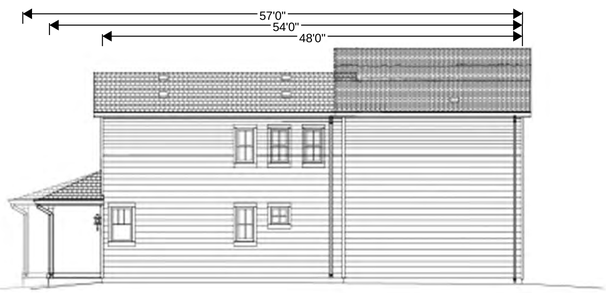
REAR ELEVATION



FRONT ELEVATION

COTTAGE 7 DUPLEX - ELEVATION A

SCALE: 1/8"=1'-0"



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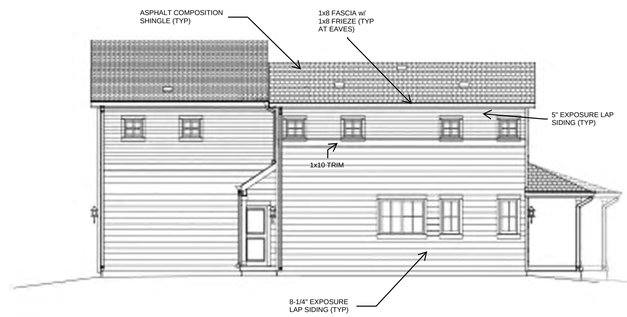

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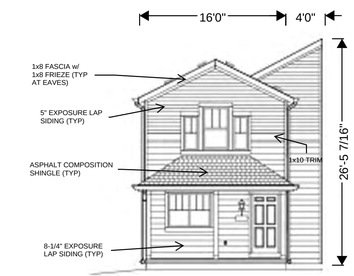
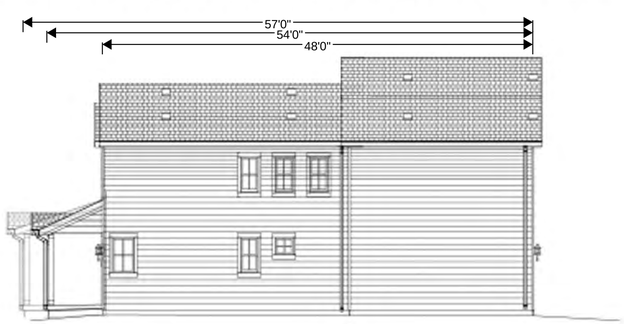
REAR ELEVATION



FRONT ELEVATION

COTTAGE 7 DUPLEX - ELEVATION B

SCALE: 1/8"=1'-0"



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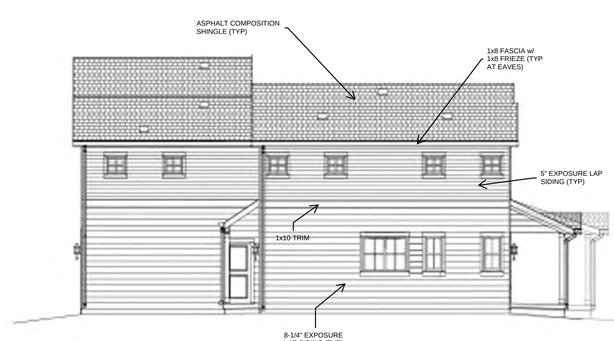
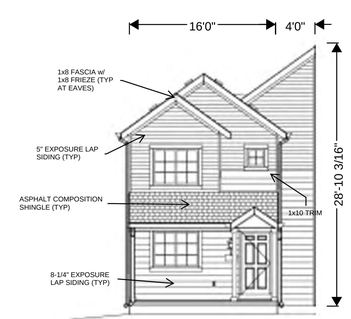


LEFT SIDE ELEVATION

REAR ELEVATION



FRONT ELEVATION

COTTAGE 7 DUPLEX - ELEVATION C

SCALE: 1/8"=1'-0"

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SIMPSON Strong-Tie

ROGERS FARM
SUPERIOR, COLORADO
FINAL DEVELOPMENT PLAN

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COTTAGE 7

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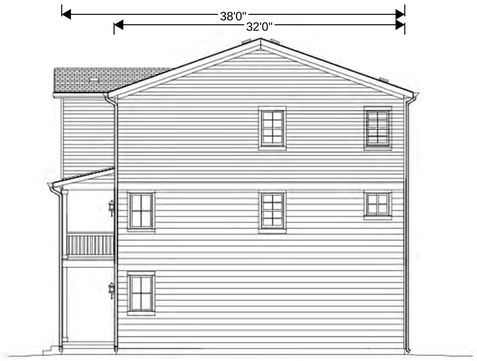
A14

FINAL DEVELOPMENT PLAN
ROGERS FARM



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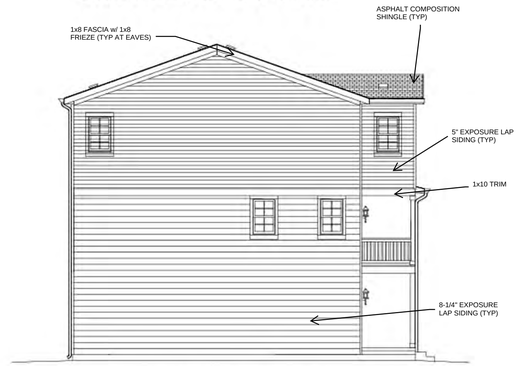
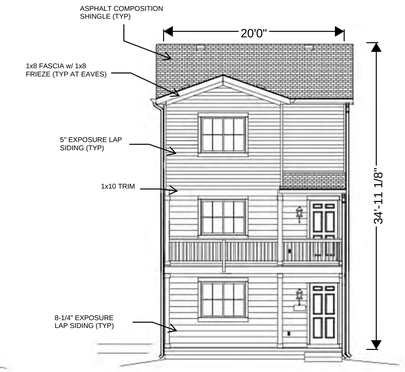


LEFT SIDE ELEVATION

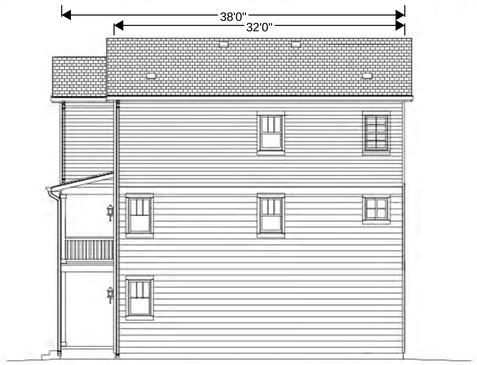
REAR ELEVATION



FRONT ELEVATION

COTTAGE 8 - ELEVATION A

SCALE: 1/8"=1'-0"



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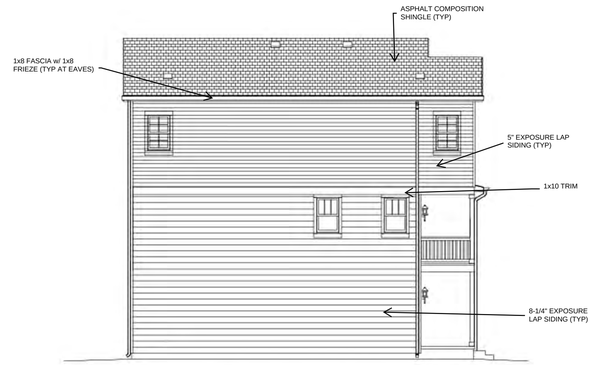
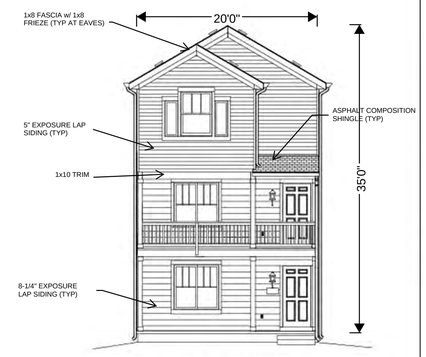


LEFT SIDE ELEVATION

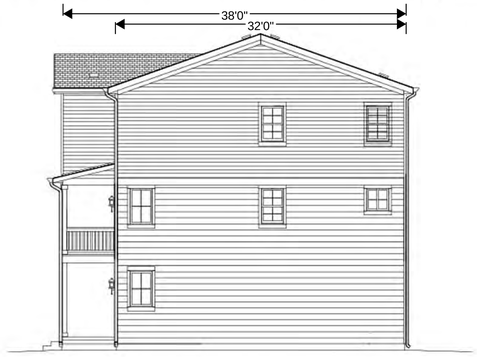
REAR ELEVATION



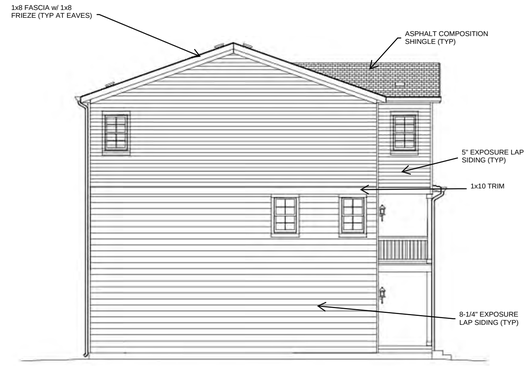
FRONT ELEVATION

COTTAGE 8 - ELEVATION B

SCALE: 1/8"=1'-0"

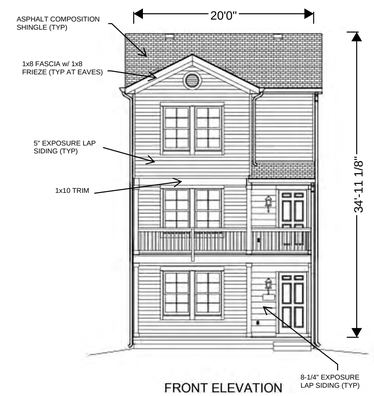


RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

REAR ELEVATION



FRONT ELEVATION

COTTAGE 8 - ELEVATION C

SCALE: 1/8"=1'-0"

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SIMPSON Strong-Tie

ROGERS FARM
SUPERIOR, COLORADO
FINAL DEVELOPMENT PLAN

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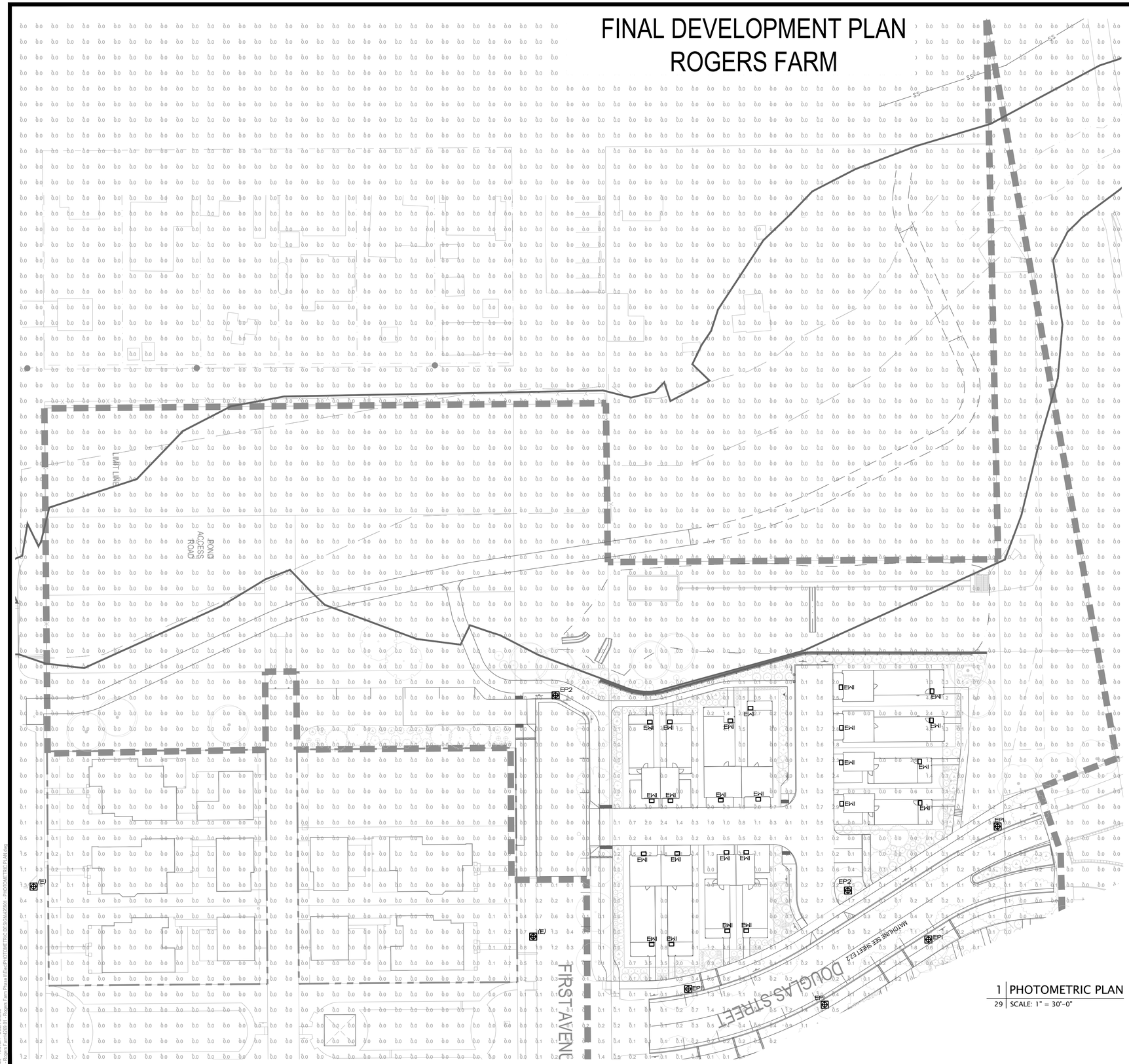
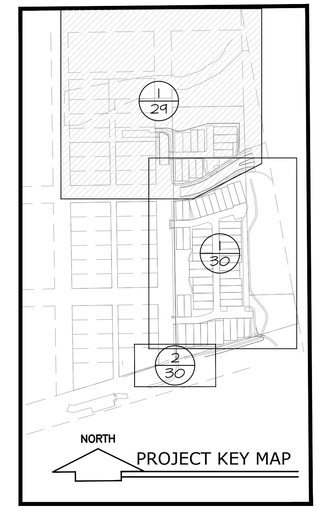
COTTAGE 8

Sheet Number
A15

FINAL DEVELOPMENT PLAN
ROGERS FARM



1 | PHOTOMETRIC PLAN
29 | SCALE: 1" = 30'-0"



PROJECT KEY MAP

ELECTRICAL SYMBOLS

- A a — LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH.
- WALL MOUNTED LUMINAIRE
- WALLWASH LUMINAIRE
- STEP LIGHT TYPE LUMINAIRE
- BOLLARD OR POST TOP LUMINAIRE
- EXTERIOR AREA LIGHT
- DUPLEX RECEPTACLE
- JUNCTION BOX
- WALL MOUNTED J-BOX
- TRANSFORMER
- METER
- GROUNDING ELECTRODE CONDUCTOR
- BRANCH CIRCUITING.
- XCEL ENERGY SITE ELECTRICAL TRANSFORMER.
- XCEL ENERGY SITE SECONDARY ELECTRICAL SERVICE PEDESTAL
- HUBBELL QUAZITE 12"X12" ELECTRICAL PULL BOX OR APPROVED EQUAL
- PHOTOCELL; WATT STOPPER #EW200-120W

GENERAL NOTES

A. ALL SITE LIGHTING RELATED TO WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.

B. SITE ELECTRICAL CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES. STREET POLES TO BE MOUNTED 3'-6" OFF BACK-OF-CURB PER REQUIREMENTS OF TOWN STANDARDS.

C. ALL LIGHT FIXTURES SHALL BE ORIENTED SUCH THAT THEIR DISTRIBUTION CENTERLINE IS ORTHONSONAL TO THE TANGENT LINE OF THE CURB BELOW.

SCALE: 1"=30'
0 15 30 60 100 NORTH

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ROGERS FARM - WEE COTTAGES
SUPERIOR, COLORADO

FINAL DEVELOPMENT PLAN

Drawn by:	PCS STAFF
Checked by:	PMS
Issue Date:	11/08/2019
Revisions:	05/26/2020
	06/17/2020

Sheet Name
PHOTOMETRIC PLAN

Sheet Number
33
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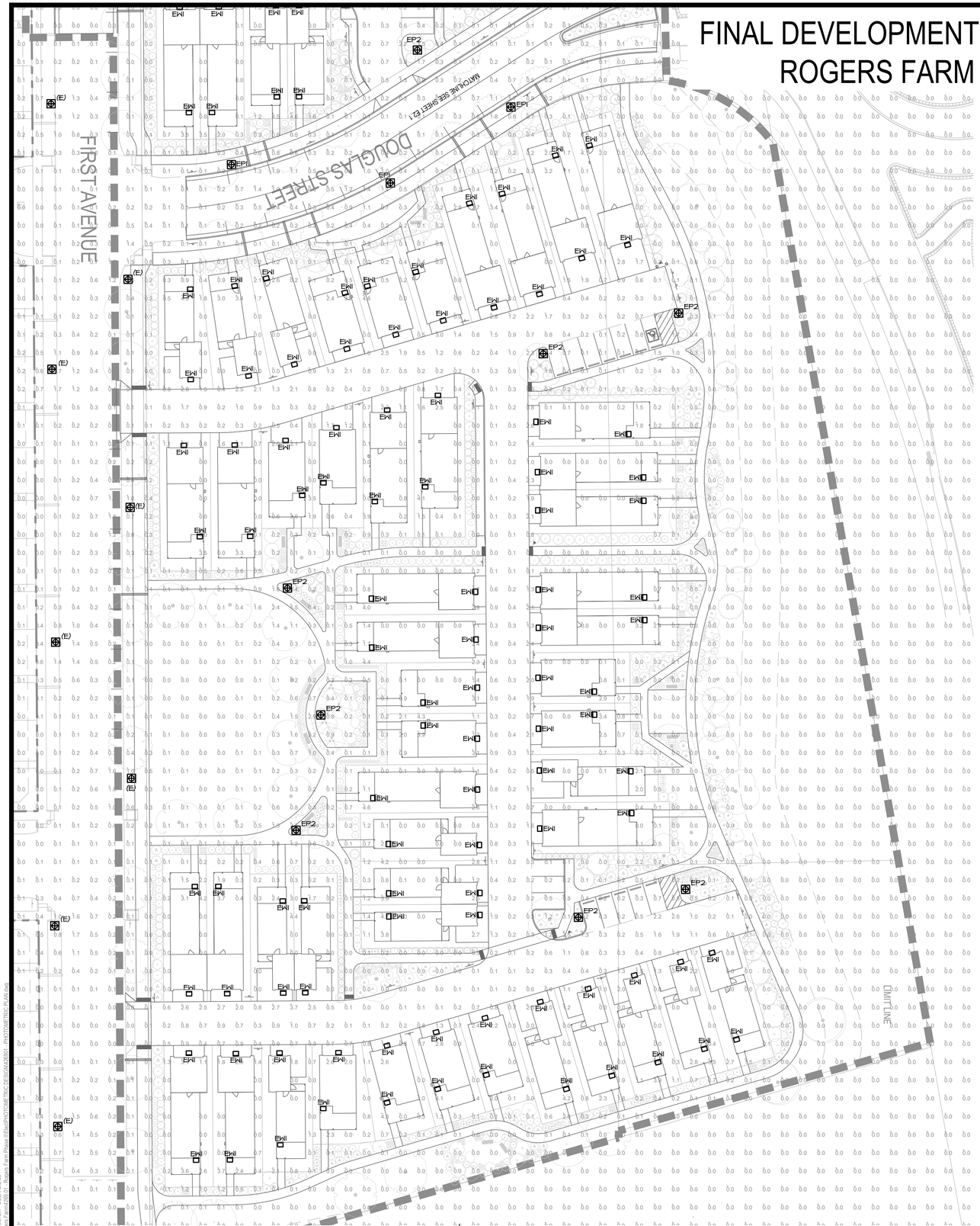
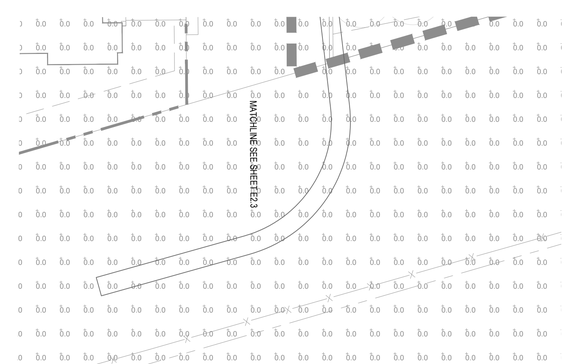
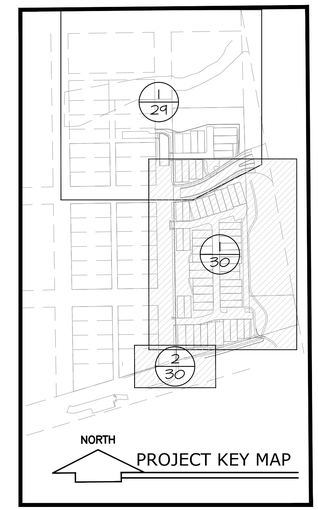
FINAL DEVELOPMENT PLAN
ROGERS FARM



1 | PHOTOMETRIC PLAN – VIEW 1
30 | SCALE: 1" = 30'-0"



2 | PHOTOMETRIC PLAN – VIEW 2
30 | SCALE: 1" = 30'-0"



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ROGERS FARM - WEE COTTAGES
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FINAL DEVELOPMENT PLAN

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	06/17/2020

Sheet Name
PHOTOMETRIC PLAN

Sheet Number
34

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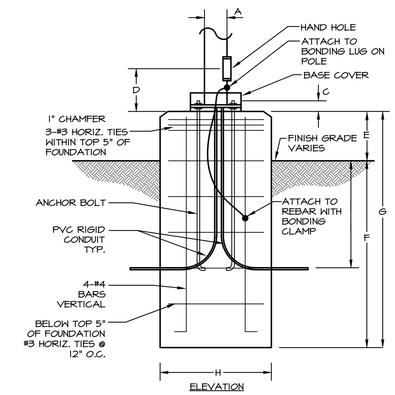
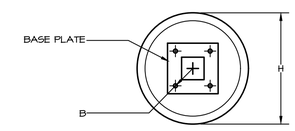
FINAL DEVELOPMENT PLAN
ROGERS FARM

PHOTOMETRIC LIGHTING FIXTURE SCHEDULE														
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP			QTY	FINISH	MAX	MOUNTING	INFORMATION		NOTES
					QTY	WATT	TYPE	ON PROJECT		WATTS	LOCATION	BOF/RFD/OFH		
EP1	TRADITIONAL LED POST-TOP TYPE 3 DISTRIBUTION, 3000K, DARK SKY	LANDSCAPE FORMS	AP-206L3-100F-30K-UVI-20K-P2-NTH AP-16-P2-4-CVR	120/277	1	47	LED	4	BRONZE	47	POLE	16'-0" OFH		
EP2	TRADITIONAL LED POST-TOP TYPE 3 DISTRIBUTION, 3000K, DARK SKY	LANDSCAPE FORMS	AP-206L3-100F-30K-UVI-20K-P2-NTH AP-12-P2-4-CVR	120/277	1	47	LED	8	BRONZE	47	POLE	12'-0" OFH		
EW1	WALL MOUNTED SCONCE DARK SKY	KICHLER	49061OZ	120	1	40	LED	122	BRONZE	40	SURFACE WALL	9'-0" BOF		
ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH														

POINT ILLUMINANCE SUMMARY:					
AREA	AVERAGE (fc)	MAX (fc)	MIN (fc)	MAX/MIN	AVG/MIN
OVERALL	0.1	4.7	0.0	N/A	N/A
DOUGLAS STREET	0.4	1.9	0.1	19.0:1	4.0:1
PRIVATE PARKING LOTS	0.8	3.4	0.1	34.0:1	8.2:1
ALLEYWAYS	0.4	1.3	0.1	13.0:1	4.0:1
DOUGLAS SIDEWALK	0.1	0.1	0.1	1.0:1	1.0:1



ELEVATION



TOP VIEW

POLE KEY	POLE HEIGHT	OVERALL HEIGHT	ARM LENGTH	A	ANCHOR BOLT DATA B	SIZE	C	D	E	F	G	H	I
EP1	16'0"	16'0"	N/A	4"	PER MANUFACTURER				0'0"	7'0"	7'0"	24"	36"
EP2	12'0"	12'0"	N/A	4"	PER MANUFACTURER				0'0"	7'0"	7'0"	24"	36"

1 | LIGHT POLE BASE DETAIL

SCALE: N.T.S.

ABBREVIATIONS

A	AMPERE(S)
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AIC	AMPERES INTERRUPTING CURRENT
C	CONDUIT
CB	CIRCUIT BREAKER
CT	CIRCUIT
DISC	DISCONNECT
DIST	DISTRIBUTION
DWG(S)	DRAWING(S)
EC	ELECTRICAL CONTRACTOR OR EMPTY CONDUIT
F	FUSE
FLA	FULL LOAD AMPS
G	GROUND
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
ISC	SHORT CIRCUIT CURRENT
KVA	KILOVOLT AMPERE(S)
KW	KILOWATT(S)
LTG	LIGHTING
MCA	MINIMUM CIRCUIT AMPERE(S)
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUGS ONLY
OAE	OR APPROVED EQUAL
P	POLE
PART	PARTIAL CIRCUIT
PH	PHASE
PNL	PANEL
RCPT	RECEPTACLE
SW	SWITCH
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
V	VOLT(S)
W	WATT(S) OR WIRE
WP	WEATHERPROOF
XFMR	TRANSFORMER
1	DETAIL NOTE
10CONG	ELECTRICAL WIRE SIZE

ELECTRICAL SYMBOLS

Aa	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH.
	WALL MOUNTED LUMINAIRE
	WALLWASH LUMINAIRE
	STEP LIGHT TYPE LUMINAIRE
	BOLLARD OR POST TOP LUMINAIRE
	EXTERIOR AREA LIGHT
	DUPLEX RECEPTACLE
	JUNCTION BOX
	WALL MOUNTED J-BOX
T	TRANSFORMER
M	METER
	GROUNDING ELECTRODE CONDUCTOR
	BRANCH CIRCUITING.
XCE	XCEL ENERGY SITE ELECTRICAL TRANSFORMER.
PED	XCEL ENERGY SITE SECONDARY ELECTRICAL SERVICE PEDESTAL
	HUBBELL QUAZITE 12"X12" ELECTRICAL PULL BOX OR APPROVED EQUAL
	PHOTOCELL: WATT STOPPER #EW200-120W

RIPLEY COLLECTION

Ripley™ 10" 1 Light Wall Light Olde Bronze®

49061OZ (Olde Bronze)

Project Name:
Location:
Type:
Qty:
Comments:

Certifications/Qualifications

Dark Sky Compliant	Yes
Location Rating	Wet
	www.kichler.com/warranty

Dimensions

Extension	13.00"
Weight	1.50 LBS
Height from center of Wall opening (Spec Sheet)	3.25"
Height	10.00"
Width	12.00"

Mounting/Installation

Interior/Exterior	Exterior
Mounting Style	Wall Mount

Primary Lamping

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

Product/Ordering Information

SKU	49061OZ
Patent	US Patent Pending
Finish	Bronze
Style	Lodge / Country
UPC	783927301084

Specifications

Material	ALUMINUM

Additional Finishes

Olde Bronze

Kichler
7711 East Pleasant Valley Road Cleveland, Ohio 44131-8010
Toll Free: 866.558.3706 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.

3 | TYPE 'EW1'

SCALE: N.T.S.

landscape forms

ASHBERY AREA LIGHT

Product Data Sheet

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

General Description

- Available in single or double pole mounted configurations
- Offered in 3 standard pole heights (12', 14', and 16')
- Optional ANSI 136.41 7-pin twist lock receptacle
- Mounting template and anchor hardware included
- International Dark-Sky approved
- UL Listed, suitable for wet locations

Electrical

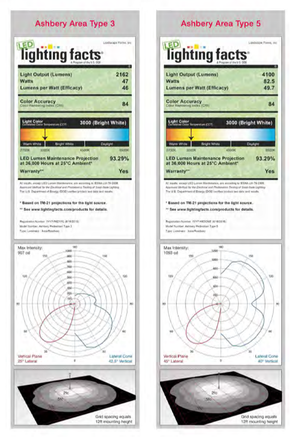
Surge protected 100V-277V 50/60 Hz, Class 2 LED dimmable driver. LED cartridge with weatherproof quick disconnect provides ease of installation and serviceability. Ashbery Pedestrian ships prewired.

Area Type 3

Type 3 Distribution
Lamp: 6 Cree XHP50 LEDs
CCT: 3000K, 3500K, 4000K
Drive Current: 1000mA
Optic: Carclo Optics
Lens: Diffused Acrylite®
Power Supply: 100V-277V
LED Driver: TRP PLED-50W
Dimmable: 0-10V
BUG Rating: B1 U0 G1
IP Rating: IP66 for LED Cartridge

Area Type 5

Type 5 Distribution
Lamp: 12 Cree XHP50 LEDs
CCT: 3000K, 3500K, 4000K
Drive Current: 1000mA
Optic: Carclo Optics
Lens: Diffused Acrylite®
Power Supply: 100V-277V
LED Driver: TRP PLED-98W
Dimmable: 0-10V
BUG Rating: B2 U0 G1
IP Rating: IP66 for LED Cartridge



page 1 of 4

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

2 | TYPES 'EP1' & 'EP2'

SCALE: N.T.S.

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Louisville, CO 80027

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denver, co 80218
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ROGERS FARM - WEE COTTAGES
SUPERIOR, COLORADO
FINAL DEVELOPMENT PLAN

Drawn by:	PCS STAFF
Checked by:	PMS
Issue Date:	11/08/2019
Revisions:	05/26/2020
	06/17/2020

Sheet Name

LIGHTING DETAILS

Sheet Number

35

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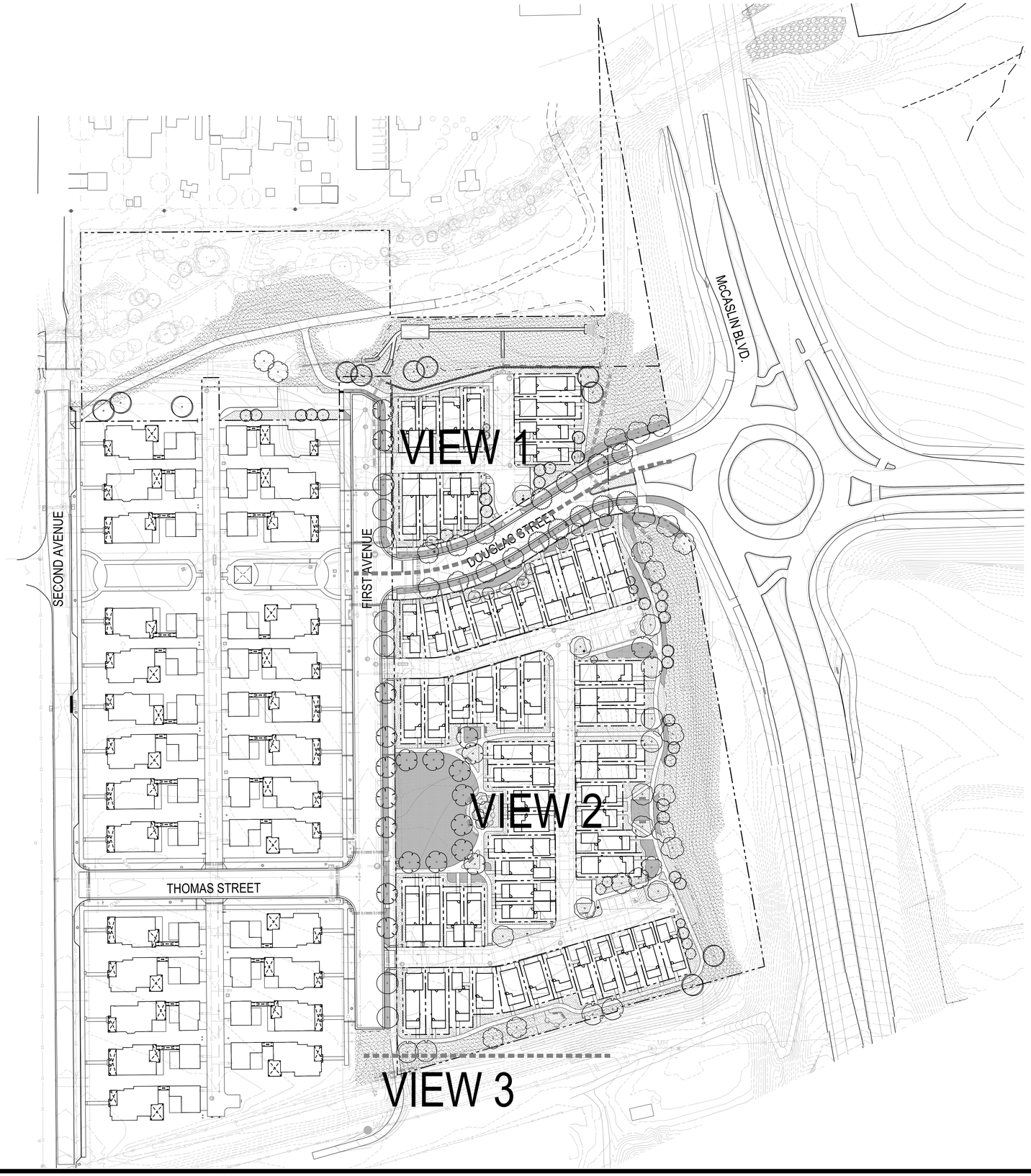

PLANTING REQUIREMENTS

	REQUIREMENT[1]				REQUIRED		PROVIDED[2]	
LANDSCAPE AREA	TREES	SHRUBS	UNIT	TOTAL UNITS	TREES	SHRUBS	TREES	SHRUBS
OPEN SPACE (DEVELOPED)	1/ 825 SF	1/ 100 SF	SF	44,724	54	448	60	790
OPEN SPACE (NATURALIZED)	1/ 4000 SF	1/ 500 SF	SF	153,183	38	307	43	201
ROW - FIRST AVENUE	1/ 40 LF	-	LF	632	16	-	16	-
ROW - DOUGLAS STREET	1/ 40 LF	-	LF	695	18	-	22	-
TOTALS				198,000	127	755	141	991

[1] LANDSCAPE REQUIREMENTS ARE BASED ON TOWN OF SUPERIOR STANDARDS SECTION 16.21.
[2] PER TOWN CODE, ANY DEAD PLANTS WILL BE REPLACED PER THE APPROVED PLAN.

LEGEND

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB BED
- SOD
- NATIVE SEED
- WETLAND SEED
- CRUSHER FINES
- STEEL EDGER

NORTH

0 30 60
(IN FEET)
1" =60'

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ROGERS FARM - WEE COTTAGES

SUPERIOR, COLORADO

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Sheet Name

OVERALL LANDSCAPE PLAN

Sheet Number

LP0.1

Jun 17, 2020 - 2:28pm -USER Kurt
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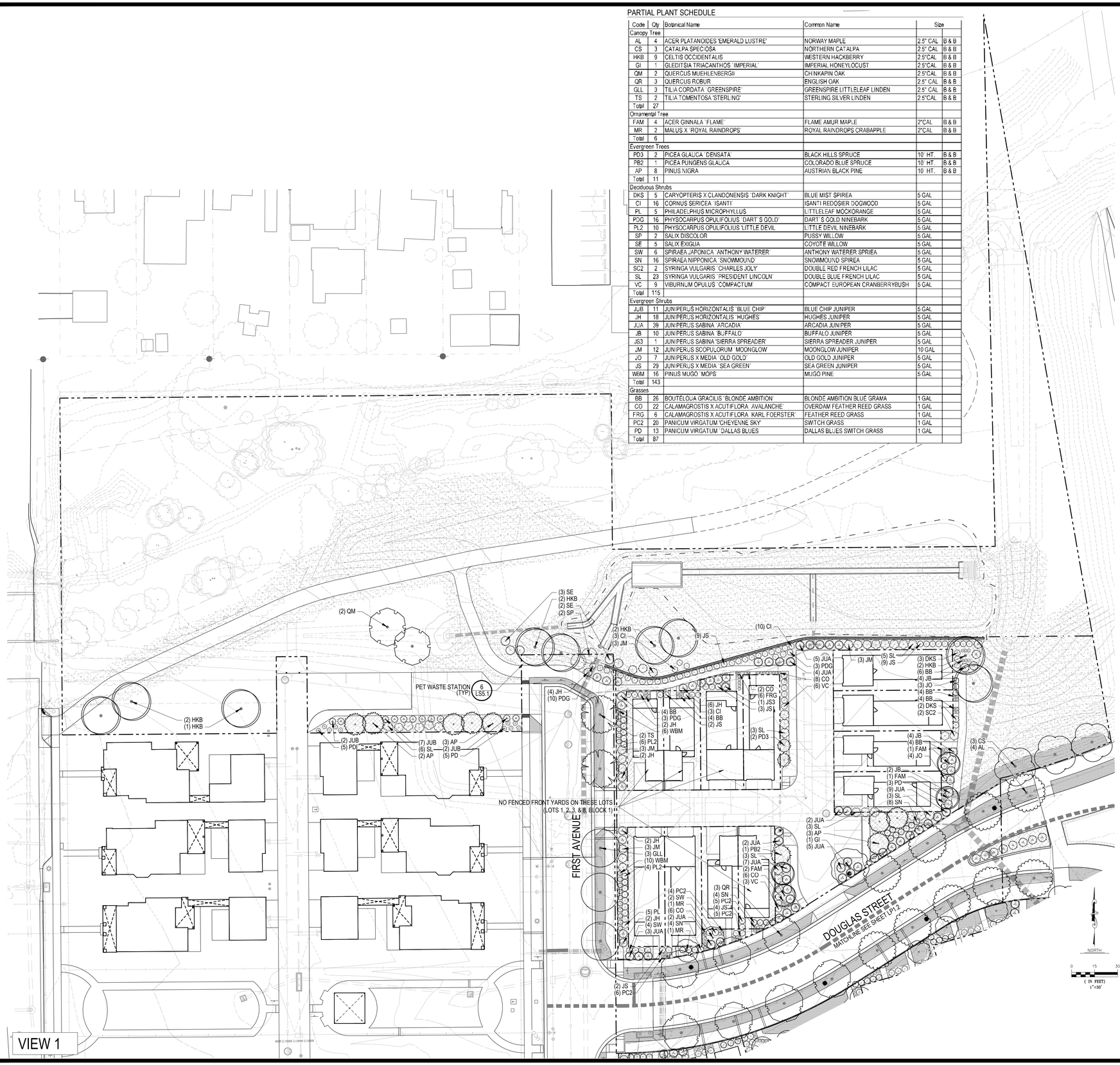
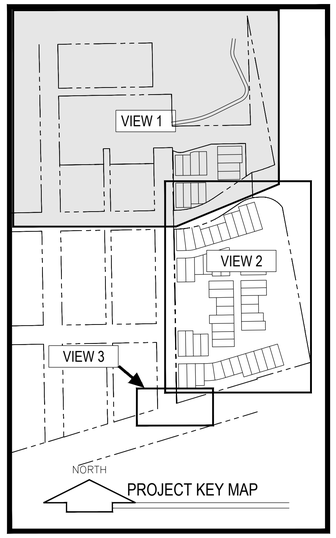
PARTIAL PLANT SCHEDULE

Code	Qty	Botanical Name	Common Name	Size	
Canopy Tree					
AL	4	ACER PLATANOIDES 'EMERALD LUSTRE'	NORWAY MAPLE	2.5" CAL	B & B
CS	3	CATALPA SPECIOSA	NORTHERN CATALPA	2.5" CAL	B & B
HKB	9	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5"CAL	B & B
GI	1	GLEDITSIA TRIACANTHOS ' IMPERIAL'	IMPERIAL HONEYLOCUST	2.5"CAL	B & B
QM	2	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2.5"CAL	B & B
QR	3	QUERCUS ROBUR	ENGLISH OAK	2.5" CAL	B & B
GLL	3	TILIA CORDATA ' GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5" CAL	B & B
TS	2	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	2.5"CAL	B & B
Total	27				
Ornamental Tree					
FAM	4	ACER GINNALA ' FLAME'	FLAME AMUR MAPLE	2"CAL	B & B
MR	2	MALUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	2"CAL	B & B
Total	6				
Evergreen Trees					
PD3	2	PICEA GLAUCA ' DENSATA'	BLACK HILLS SPRUCE	10' HT.	B & B
PB2	1	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	10' HT.	B & B
AP	8	PINUS NIGRA	AUSTRIAN BLACK PINE	10' HT.	B & B
Total	11				
Deciduous Shrubs					
DKS	5	CARYOPTERIS X CLANDONENSIS ' DARK KNIGHT'	BLUE MIST SPIREA	5 GAL	
CI	16	CORNUS SERICEA ' ISANTI'	ISANTI REDOSIER DOGWOOD	5 GAL	
PL	5	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	5 GAL	
PDG	16	PHYSOCARPUS OPULIFOLIUS ' DART ' S GOLD'	DART ' S GOLD NINEBARK	5 GAL	
PL2	10	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL	LITTLE DEVIL NINEBARK	5 GAL	
SP	2	SALIX DISCOLOR	PUSSY WILLOW	5 GAL	
SE	5	SALIX EXIGUA	COYOTE WILLOW	5 GAL	
SW	6	SPIRAEA JAPONICA ' ANTHONY WATERER'	ANTHONY WATERER SPRIEA	5 GAL	
SN	16	SPIRAEA NIPPONICA ' SNOWMOUND'	SNOWMOUND SPIREA	5 GAL	
SC2	2	SYRINGA VULGARIS ' CHARLES JOLY'	DOUBLE RED FRENCH LILAC	5 GAL	
SL	23	SYRINGA VULGARIS ' PRESIDENT LINCOLN'	DOUBLE BLUE FRENCH LILAC	5 GAL	
VC	9	VIBURNUM OPULUS ' COMPACTUM'	COMPACT EUROPEAN CRANBERRYBUSH	5 GAL	
Total	115				
Evergreen Shrubs					
JUB	11	JUNIPERUS HORIZONTALIS ' BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	
JH	18	JUNIPERUS HORIZONTALIS ' HUGHES'	HUGHES JUNIPER	5 GAL	
JUA	39	JUNIPERUS SABINA ' ARCADIA'	ARCADIA JUNIPER	5 GAL	
JB	10	JUNIPERUS SABINA ' BUFFALO'	BUFFALO JUNIPER	5 GAL	
JS3	1	JUNIPERUS SABINA 'SIERRA SPREADER'	SIERRA SPREADER JUNIPER	5 GAL	
JM	12	JUNIPERUS SCOPULORUM ' MOONGLOW'	MOONGLOW JUNIPER	10 GAL	
JO	7	JUNIPERUS X MEDIA ' OLD GOLD'	OLD GOLD JUNIPER	5 GAL	
JS	29	JUNIPERUS X MEDIA ' SEA GREEN'	SEA GREEN JUNIPER	5 GAL	
WBM	16	PINUS MUGO ' MOPS'	MUGO PINE	5 GAL	
Total	143				
Grasses					
BB	26	BOUTELOUA GRACILIS ' BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	
CO	22	CALAMAGROSTIS X ACUTIFLORA ' AVALANCHE'	OVERDAM FEATHER REED GRASS	1 GAL	
FRG	6	CALAMAGROSTIS X ACUTIFLORA ' KARL FOERSTER'	FEATHER REED GRASS	1 GAL	
PC2	20	PANICUM VIRGATUM 'CHEYENNE SKY'	SWITCH GRASS	1 GAL	
PD	13	PANICUM VIRGATUM ' DALLAS BLUES'	DALLAS BLUES SWITCH GRASS	1 GAL	
Total	87				





LEGEND

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIAL
- SOD
- NATIVE SEED
- WETLAND SEED
- CRUSHER FINES
- SNOW STORAGE AREA
- STEEL EDGER
- BENCH (4/LS5.1)

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ROGERS FARM - WEE COTTAGES

SUPERIOR, COLORADO

FINAL DEVELOPMENT PLAN

Drawn by:	PCS STAFF
Checked by:	PMS
Issue Date:	11/08/2019
Revisions:	05/26/2020
	06/17/2020

Sheet Name

PARTIAL LANDSCAPE PLAN

Sheet Number

LP1.1

Jun 17, 2020 - 2:28pm - USER Kurt
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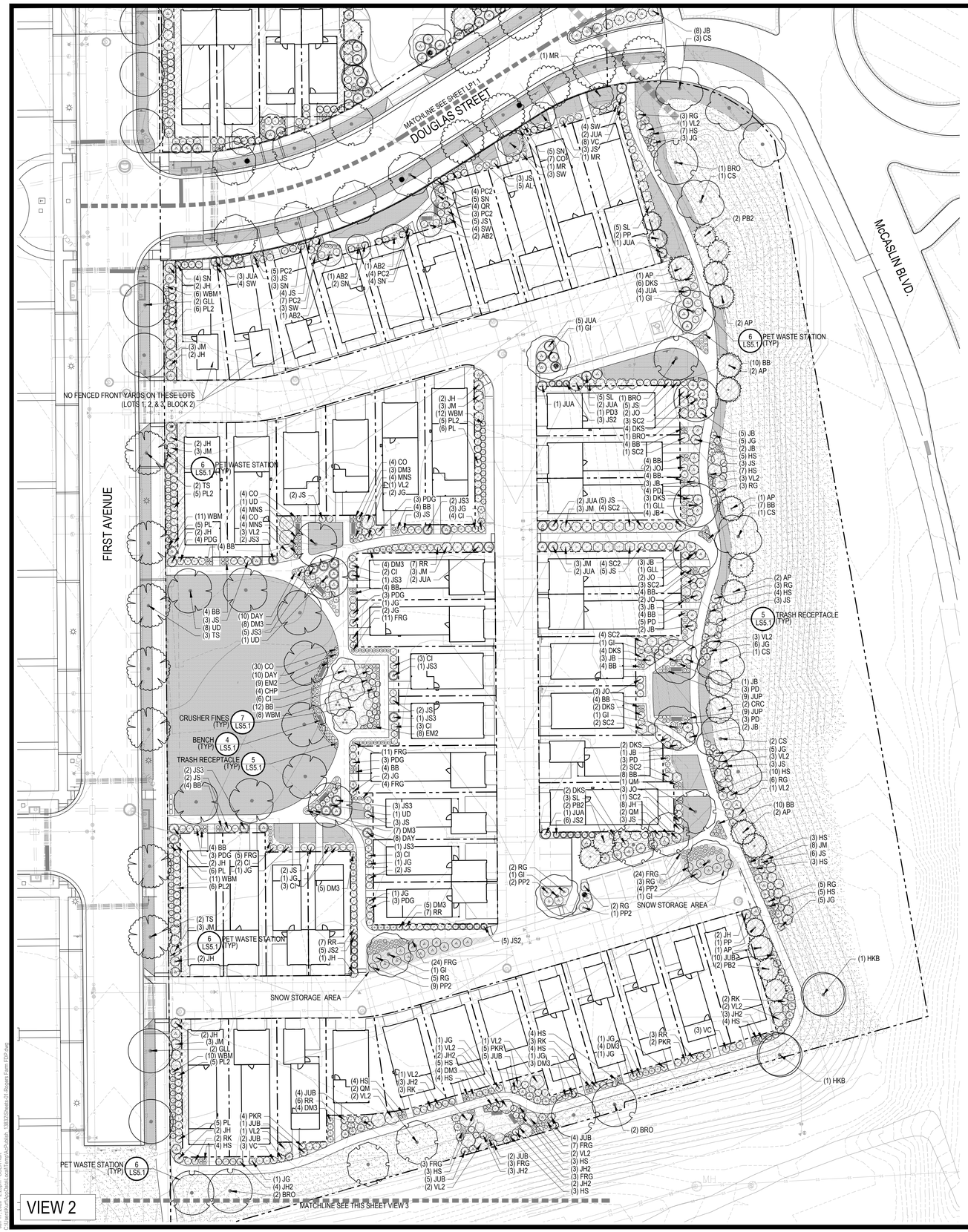
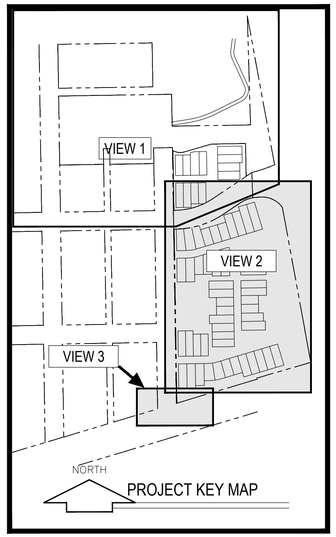


PARTIAL PLANT SCHEDULE

Code	Qty	Botanical Name	Common Name	Size	
Canopy Tree					
AL	5	ACER PLATANOIDES 'EMERALD LUSTRE'	NORWAY MAPLE	2.5" CAL	B & B
CS	8	CATALPA SPECIOSA	NORTHERN CATALPA	2.5" CAL	B & B
HKB	2	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5"CAL	B & B
GI	7	GLEDITSIA TRIACANTHOS `IMPERIAL`	IMPERIAL HONEYLOCUST	2.5"CAL	B & B
BRO	7	QUERCUS MACROCARPA	BUR OAK	2.5" CAL	B & B
QM	5	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2.5"CAL	B & B
QR	4	QUERCUS ROBUR	ENGLISH OAK	2.5" CAL	B & B
GLL	7	TILIA CORDATA `GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5"CAL	B & B
TS	6	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	2.5"CAL	B & B
UD	11	ULMUS DAVIDIANA JAPONICA `DISCOVERY'	DISCOVERY ELM	2.5"CAL	B & B
Total	62				
Ornamental Tree					
AB2	5	AMELANCHIER CANADENSIS `AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"CAL	B & B
MR	3	MALUS X `ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	2"CAL	B & B
CRC	2	PRUNUS VIRGINIANA `CANADA RED'	CANADA RED CHOKECHERRY	2"CAL	B & B
CHP	4	PYRUS CALLERYANA `CHANTICLEER'	CHANTICLEER PEAR	2"CAL	B & B
Total	14				
Evergreen Trees					
PD3	1	PICEA GLAUCA `DENSATA'	BLACK HILLS SPRUCE	10` HT.	B & B
PB2	6	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	10` HT.	B & B
PP	3	PINUS EDULIS	PINON PINE	10` HT.	B & B
AP	11	PINUS NIGRA	AUSTRIAN BLACK PINE	10` HT.	B & B
Total	21				
Annuals/Perennials					
JUP	18	CENTRANTHUS RUBER	RED JUPITER`S BEARD	1 GAL	
EM2	17	ECHINACEA PURPUREA `MAGNUS'	MAGNUS PURPLE CONEFLOWER	1 GAL	
DAY	28	HEMEROCALLIS X `STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL	
MNS	12	SALVIA X SYLVESTRIS `MAY NIGHT'	MAYNIGHT SALVIA	1 GAL	
Total	75				
Deciduous Shrubs					
DKS	23	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT'	BLUE MIST SPIREA	5 GAL	
CI	26	CORNUS SERICEA `ISANTI'	ISANTI REDOSIER DOGWOOD	5 GAL	
PL	22	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	5 GAL	
PDG	19	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD'	DART`S GOLD NINEBARK	5 GAL	
PL2	27	PHYSOCARPUS OPULIFOLIUS`LITTLE DEVIL	LITTLE DEVIL NINEBARK	5 GAL	
PP2	16	PRUNUS BESSEYI `PAWNEE BUTTES'	CREEPING WESTERN SAND CHERRY	5 GAL	
RG	32	RHUS TRILOBATA `GRO LOW'	DWARF FRAGRANT SUMAC	5 GAL	
RR	30	RIBES SATIVUM `RED LAKE'	RED LAKE CURRANT	5 GAL	
PKR	11	ROSA X `PINK KNOCKOUT'	PINK KNOCKOUT ROSE	5 GAL	
RK	10	ROSA X `RADSUNNY'	SUNNY KNOCK OUT YELLOW ROSE	5 GAL	
SW	18	SPIRAEA JAPONICA `ANTHONY WATERER'	ANTHONY WATERER SPRIEA	5 GAL	
SN	23	SPIRAEA NIPPONICA `SNOWMOUND'	SNOWMOUND SPIREA	5 GAL	
SC2	24	SYRINGA VULGARIS `CHARLES JOLY'	DOUBLE RED FRENCH LILAC	5 GAL	
SL	13	SYRINGA VULGARIS `PRESIDENT LINCOLN'	DOUBLE BLUE FRENCH LILAC	5 GAL	
VL2	27	VIBURNUM LENTAGO	NANNYBERRY	5 GAL	
VC	14	VIBURNUM OPULUS `COMPACTUM'	COMPACT EUROPEAN CRANBERRYBUSH	5 GAL	
Total	335				
Evergreen Shrubs					
JH2	20	JUNIPERUS CHINENSIS `HOLBERT'	HOLBERT JUNIPER	5 GAL	
JUB	33	JUNIPERUS HORIZONTALIS `BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	
JH	29	JUNIPERUS HORIZONTALIS `HUGHES'	HUGHES JUNIPER	5 GAL	
JG	43	JUNIPERUS PROCUMBENS `GREEN MOUND'	GREEN MOUND JUNIPER	5 GAL	
JUA	25	JUNIPERUS SABINA `ARCADIA'	ARCADIA JUNIPER	5 GAL	
JB	37	JUNIPERUS SABINA `BUFFALO'	BUFFALO JUNIPER	5 GAL	
JS3	18	JUNIPERUS SABINA `SIERRA SPREADER'	SIERRA SPREADER JUNIPER	5 GAL	
JM	32	JUNIPERUS SCOPULORUM `MOONGLOW'	MOONGLOW JUNIPER	10 GAL	
JS2	19	JUNIPERUS SCOPULORUM `SKYROCKET'	SKYROCKET JUNIPER	10 GAL	
JO	14	JUNIPERUS X MEDIA `OLD GOLD`	OLD GOLD JUNIPER	5 GAL	
JS	70	JUNIPERUS X MEDIA `SEA GREEN'	SEA GREEN JUNIPER	5 GAL	
WBM	58	PINUS MUGO `MOPS'	MUGO PINE	5 GAL	
Total	398				
Grasses					
BB	103	BOUTELOUA GRACILIS `BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	
CO	49	CALAMAGROSTIS X ACUTIFLORA `AVALANCHE'	OVERDAM FEATHER REED GRASS	1 GAL	
FRG	95	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER'	FEATHER REED GRASS	1 GAL	
HS	82	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	
DM3	47	MISCANTHUS SINENSIS `YAKU JIMA'	DWARF MAIDEN GRASS	1 GAL	
PC2	23	PANICUM VIRGATUM 'CHEYENNE SKY'	SWITCH GRASS	1 GAL	
PD	18	PANICUM VIRGATUM `DALLAS BLUES'	DALLAS BLUES SWITCH GRASS	1 GAL	
Total	417				



LEGEND

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
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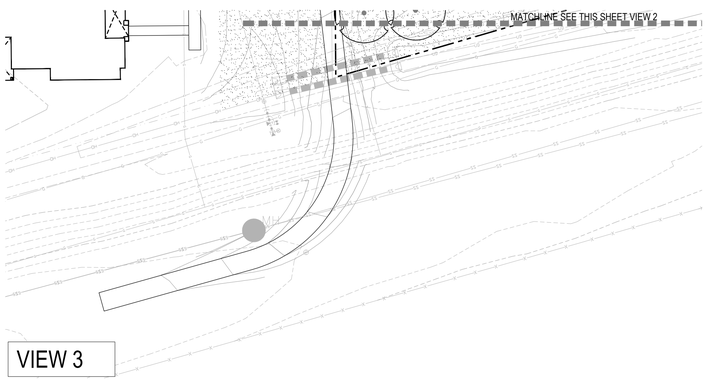

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Sheet Name

PARTIAL LANDSCAPE PLAN

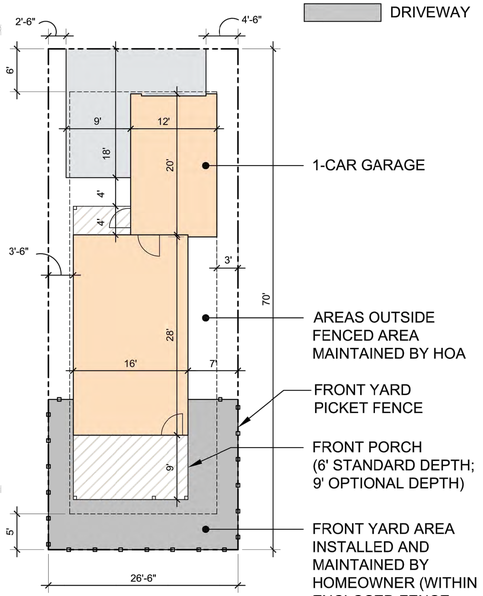
Sheet Number

LP1.2

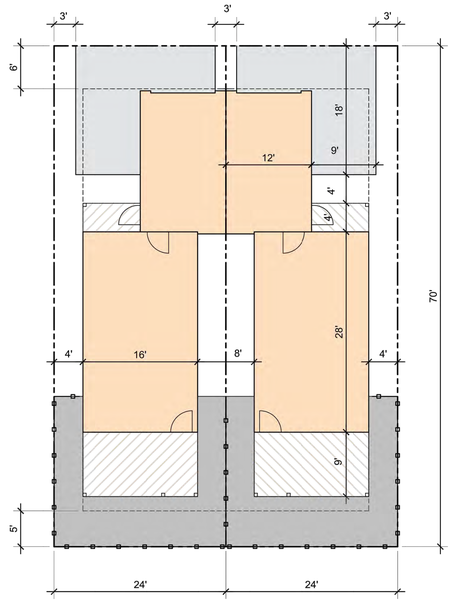
LEGEND

- LOT LINE
- SETBACK
- FENCE
- PORCH
- FRONT YARD AREA
- LIVING SPACE
- DRIVEWAY

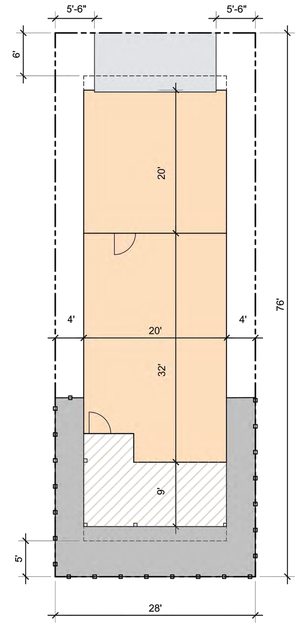
0 5' 10' 20' 30'
Graphic Scale: 1" = 10'



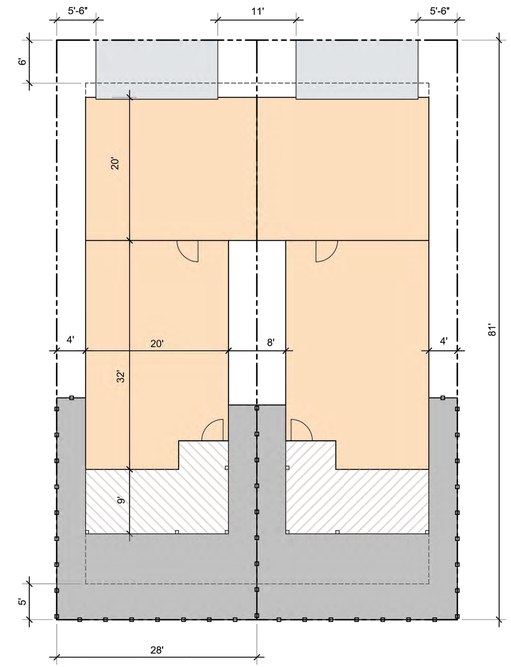
Cottage 1 or 7
Cottage 1: 896 sq. ft.; 2 bedrooms
Cottage 7: 1,136 sq. ft.; 2 bedrooms
1,855 sf lot
48% Lot Coverage



Cottage 1 or 7 - paired
Cottage 1: 896 sq. ft.; 2 bedrooms
Cottage 7: 1,136 sq. ft.; 2 bedrooms
1,680 sf lot
53% Lot Coverage



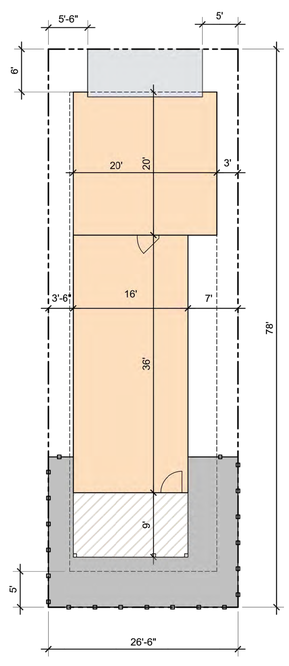
Cottage 2
1,304 sq. ft.; 2-3 bedrooms
2,128 sf lot
59% Lot Coverage



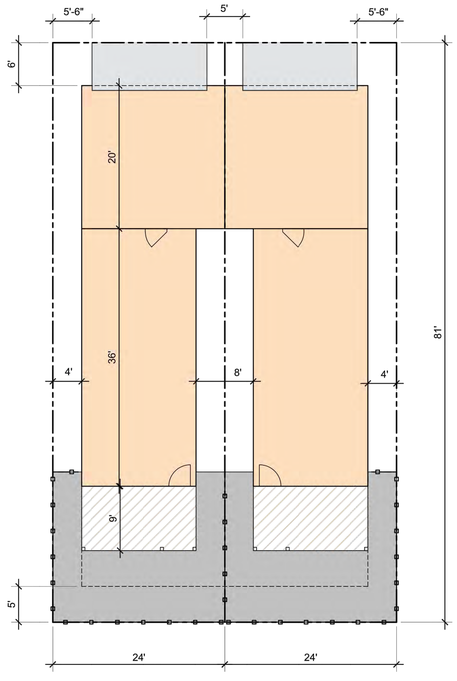
Cottage 2 - paired
1,304 sq. ft.; 2-3 bedrooms
2,268 sf lot
59% Lot Coverage

LOT TYPICAL NOTES

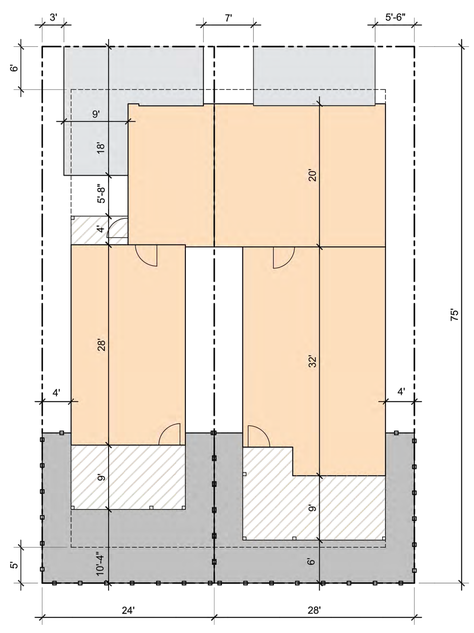
1. SEE COVER SHEET FOR MINIMUM SETBACKS.
2. BUILDING DIMENSIONS MAY VARY FROM THOSE SHOWN PER FINAL BUILDING DESIGN, AND LOT SIZES MAY VARY AS LONG AS MINIMUM SETBACKS PROVIDED.
3. THE MINIMUM SIDE SETBACK IS 3', INTENDED FOR THE REAR GARAGE PORTION OF HOUSE (NO OPENINGS) ON COTTAGES 1, 5, & 7. TYPICAL SIDE SETBACKS EXCEED 3' AND WILL GENERALLY BE THOSE SHOWN ON THIS SHEET FOR ACTUAL PLANNED SETBACKS AND BUILDING SEPARATIONS, SEE SITE PLAN SHEETS.
4. GENERALLY FENCING SHALL BE LOCATED ON LOT LINES AS SHOWN ON THIS SHEET TO ENCLOSE THE FRONT YARD AREA. EXACT FENCING LOCATIONS AND RETURNS SHALL VARY FOR EACH LOT DUE TO ADJUSTMENTS NEEDED FOR DRAINAGE, DRY UTILITY PEDESTALS, ETC. AND RELATIONSHIP TO ADJACENT HOME. FINAL FENCE LOCATIONS MAY ENCLOSE MORE SIDE YARD AREA AND WILL BE SHOWN ON THE PLOT PLANS.
5. FRONT YARD LANDSCAPE WITHIN FENCE WILL BE PRIVATELY INSTALLED AND MAINTAINED BY HOMEOWNER, SUBJECT TO REVIEW AND APPROVAL BY HOA/CCRs. AREAS NOT SHOWN AS FRONT YARD AREA WILL BE LANDSCAPE ROCK MAINTAINED BY HOA.
6. ALL LANDSCAPE THAT IS HOA MAINTAINED IS OUTSIDE OF THE FRONT YARD FENCE AND SHOWN ON THE LANDSCAPE PLAN SHEETS.
7. LOT COVERAGE INCLUDES A POTENTIAL DEEPER 22' GARAGE DEPTH OPTION TO ACCOMMODATE STEPS NEEDED IN GARAGE.



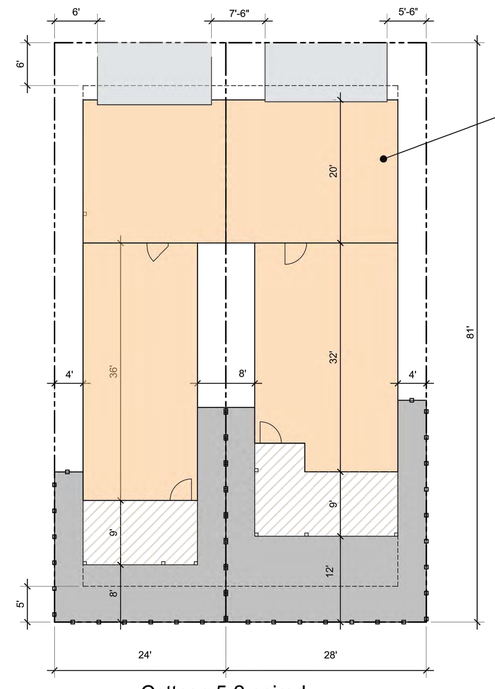
Cottage 5
1,178 - 1,380 sq. ft.; 2-3 bedrooms
2,067 sf lot
56% Lot Coverage



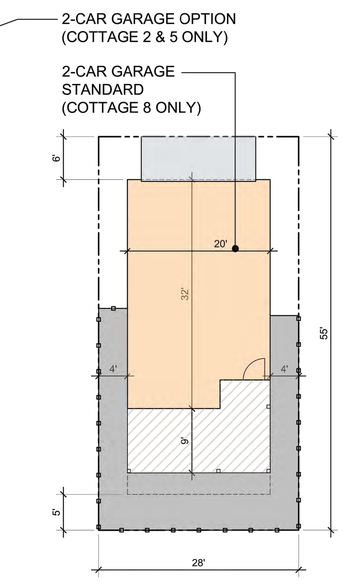
Cottage 5 - paired
1,178 - 1,380 sq. ft.; 2-3 bedrooms
1,944 sf lot
60% Lot Coverage



Cottage 1/7 & 2 paired
1,800 sf lot (Cottage 1/7); 2,100 sf lot (Cottage 2)
50% Lot Coverage (Cottage 1/7); 64% (Cottage 2)
Square footage & bedrooms same as detached plans



Cottage 5-2 paired
1,944 sf lot (Cottage 5); 2,268 sf lot (Cottage 2)
60% Lot Coverage (Cottage 5); 60% (Cottage 2)
Square footage & bedrooms same as detached plans



Cottage 8
1,536 sq. ft.; 3 bedrooms
3-stories
1,540 sf lot
56% Lot Coverage

Prepared For
BOULDER CREEK NEIGHBORHOODS
712 Main Street
Louisville, CO 80027

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ROGERS FARM - WEE COTTAGES

SUPERIOR, COLORADO

FINAL DEVELOPMENT PLAN

Drawn by:	PCS STAFF
Checked by:	PMS
Issue Date:	11/08/2019
Revisions:	05/26/2020
	06/17/2020

Sheet Name
LOT TYPICALS

Sheet Number
LP1.3

Jun 17, 2020 - 2:29pm - USER Kurt
P:\Clients\Kurt Kitchens\Local Files\A-Projects\18835\Cheese-01-Rogers Farm FDP.dwg

MASTER PLANT SCHEDULE

Code	Qty	Botanical Name	Common Name	Size	
Canopy Tree					
CS	11	CATALPA SPECIOSA	NORTHERN CATALPA	2.5" CAL	B & B
HKB	7	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5"CAL	B & B
GS	9	GINKGO BILOBA `SARATOGA`	MAIDENHAIR TREE	2.5" CAL	B & B
GI	8	GLEDITSIA TRIACANTHOS `IMPERIAL`	IMPERIAL HONEYLOCUST	2.5"CAL	B & B
BRO	7	QUERCUS MACROCARPA	BUR OAK	2.5" CAL	B & B
QM	7	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2.5"CAL	B & B
QR	7	QUERCUS ROBUR	ENGLISH OAK	2.5" CAL	B & B
SJ	9	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5" CAL	B & B
TD	7	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL	B & B
GLL	9	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LITTLELEAF LINDEN	2.5"CAL	B & B
UD	11	ULMUS DAVIDIANA JAPONICA `DISCOVERY`	DISCOVERY ELM	2.5"CAL	B & B
Total	92				
Ornamental Tree					
FAM	4	ACER GINNALA `FLAME`	FLAME AMUR MAPLE	2"CAL	B & B
AB2	5	AMELANCHIER CANADENSIS `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	2"CAL	B & B
MR	5	MALUS X `ROYAL RAINDROPS`	ROYAL RAINDROPS CRABAPPLE	2"CAL	B & B
CRC	2	PRUNUS VIRGINIANA `CANADA RED`	CANADA RED CHOKECHERRY	2"CAL	B & B
CHP	4	PYRUS CALLERYANA `CHANTICLEER`	CHANTICLEER PEAR	2"CAL	B & B
Total	20				
Evergreen Trees					
PD3	3	PICEA GLAUCA `DENSATA`	BLACK HILLS SPRUCE	10` HT.	B & B
PB2	10	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	10` HT.	B & B
PP	3	PINUS EDULIS	PINON PINE	10` HT.	B & B
AP	19	PINUS NIGRA	AUSTRIAN BLACK PINE	10` HT.	B & B
Total	35				
Annuals/Perennials					
JUP	18	CENTRANTHUS RUBER	RED JUPITER`S BEARD	1 GAL	
EM2	17	ECHINACEA PURPUREA `MAGNUS`	MAGNUS PURPLE CONEFLOWER	1 GAL	
DAY	28	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL	
MNS	12	SALVIA X SYLVESTRIS `MAY NIGHT`	MAYNIGHT SALVIA	1 GAL	
Total	75				
Deciduous Shrubs					
RGB	37	BERBERIS THUNBERGII `ROSE GLOW`	ROSY GLOW BARBERRY	5 GAL	
DKS	28	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT`	BLUE MIST SPIREA	5 GAL	
CI	50	CORNUS SERICEA `ISANTI`	ISANTI REDOSIER DOGWOOD	5 GAL	
PL	27	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	5 GAL	
PDG	35	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD`	DART`S GOLD NINEBARK	5 GAL	
PP2	16	PRUNUS BESSEYI `PAWNEE BUTTES`	CREEPING WESTERN SAND CHERRY	5 GAL	
RG	30	RHUS TRILOBATA `GRO LOW`	DWARF FRAGRANT SUMAC	5 GAL	
RR	30	RIBES SATIVUM `RED LAKE`	RED LAKE CURRANT	5 GAL	
PKR	11	ROSA X `PINK KNOCKOUT`	PINK KNOCKOUT ROSE	5 GAL	
RK	10	ROSA X `RADSUNNY`	SUNNY KNOCK OUT YELLOW ROSE	5 GAL	
SP	18	SALIX DISCOLOR	PUSSY WILLOW	5 GAL	
SE	10	SALIX EXIGUA	COYOTE WILLOW	5 GAL	
SW	24	SPIRAEA JAPONICA `ANTHONY WATERER`	ANTHONY WATERER SPRIEA	5 GAL	
SN	39	SPIRAEA NIPPONICA `SNOWMOUND`	SNOWMOUND SPIREA	5 GAL	
SC2	26	SYRINGA VULGARIS `CHARLES JOLY`	DOUBLE RED FRENCH LILAC	5 GAL	
SL	36	SYRINGA VULGARIS `PRESIDENT LINCOLN`	DOUBLE BLUE FRENCH LILAC	5 GAL	
VL2	32	VIBURNUM LENTAGO	NANNYBERRY	5 GAL	
VC	23	VIBURNUM OPULUS `COMPACTUM`	COMPACT EUROPEAN CRANBERRYBUSH	5 GAL	
Total	482				
Evergreen Shrubs					
AP2	19	ARCTOSTAPHYLOS X `PANCHITO`	PANCHITO MANZANITA	5 GAL	
EC3	43	EUONYMUS FORTUNEI `CANADALE GOLD`	CANADALE GOLD EUONYMUS	5 GAL	
JH2	20	JUNIPERUS CHINENSIS `HOLBERT`	HOLBERT JUNIPER	5 GAL	
JUB	44	JUNIPERUS HORIZONTALIS `BLUE CHIP`	BLUE CHIP JUNIPER	5 GAL	
JH	47	JUNIPERUS HORIZONTALIS `HUGHES`	HUGHES JUNIPER	5 GAL	
JUA	64	JUNIPERUS SABINA `ARCADIA`	ARCADIA JUNIPER	5 GAL	
JB	47	JUNIPERUS SABINA `BUFFALO`	BUFFALO JUNIPER	5 GAL	
JM	39	JUNIPERUS SCOPULORUM `MOONGLOW`	MOONGLOW JUNIPER	10 GAL	
JS2	19	JUNIPERUS SCOPULORUM `SKYROCKET`	SKYROCKET JUNIPER	10 GAL	
JO	21	JUNIPERUS X MEDIA `OLD GOLD`	OLD GOLD JUNIPER	5 GAL	
JS	99	JUNIPERUS X MEDIA `SEA GREEN`	SEA GREEN JUNIPER	5 GAL	
WBM	74	PINUS MUGO `WHITEBUD`	MUGO PINE	5 GAL	
Total	536				
Grasses					
BB	129	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLONDE AMBITION BLUE GRAMA	1 GAL	
CO	71	CALAMAGROSTIS X ACUTIFLORA `AVALANCHE`	OVERDAM FEATHER REED GRASS	1 GAL	
FRG	101	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL	
HS	82	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	
DM3	47	MISCANTHUS SINENSIS `YAKU JIMA`	DWARF MAIDEN GRASS	1 GAL	
PD	31	PANICUM VIRGATUM `DALLAS BLUES` TM	DALLAS BLUES SWITCH GRASS	1 GAL	
PR	43	PENNISETUM ALOPECUROIDES `RED HEAD`	RED HEAD FOUNTAIN GRASS	1 GAL	
Total	504				

LANDSCAPE NOTES

1. TREES PLANTED WITHIN SIGHT TRIANGLES SHALL NOT BRANCH HORIZONTALLY BELOW A 6' HEIGHT. SHRUBS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 2'-0" IN HEIGHT.
2. TREES SHALL NOT BE INSTALLED WITHIN 10 FEET OF PUBLIC WATER, STORM OR SEWER MAINS.
3. REFER TO TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS 1000 FOR LANDSCAPE CONSTRUCTION.
4. SOIL AMENDMENTS-A MINIMUM 3.5 CUBIC YARDS PER 1,000 SF OF A CLASS I OR II COMPOST SHALL BE DISTRIBUTED ACROSS THE SOIL SURFACE OF ALL LANDSCAPE AREAS AND INCORPORATED INTO THE TOP 8 INCHES OF SOIL WITH A ROTOTILLER CAPABLE OF TILLING TO 8 INCHES IN DEPTH. SHRUB BEDS SHALL BE AMENDED THROUGHOUT THE ENTIRE BED PRIOR TO PLANTING, NOT JUST THE PLANTING HOLE.
5. ALL PROPOSED PLANTING BEDS SHALL CONTAIN EITHER WOOD OR ROCK MULCH, 3 INCH DEPTH, AND INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL SECURED WITH PINS. OVERLAP FABRIC MIN. 12" AT EDGES. WOOD MULCH SHALL BE `GORILLA HAIR` OR EQUAL SHREDDED CEDAR MULCH. ROCK MULCH SHALL BE 1-1½" MOUNTAIN GRANITE ROCK MULCH.
6. ALL SHRUB BEDS SHALL BE SEPARATED FROM TURF GRASS AND NATIVE GRAS AREAS BY 3/16" X 4" X 10' PERFORATED STEEL EDGING WITH ROLL TOP METAL EDGE.
7. LOCATION OF PLANT MATERIAL SHALL BE ADJUSTED TO PROVIDE THE REQUIRED MINIMUM CLEARANCE FROM THE FINAL LOCATION OF ALL BURIED UTILITY LINES.
8. ALL TREES IN NATIVE GRASS AREAS SHALL HAVE A 3' DIAMETER, 4" DEEP WOOD MULCH RING AROUND THE BASE OF THE TREE.
9. ALL AREAS WITHIN NOT COVERED BY PAVING, TURF GRASSES, OR SHRUB BEDS WILL BE RESEEDED WITH THE APPROPRIATE NATIVE GRASS MIX (TOWN OF SUPERIOR STANDARD NATIVE SEED MIX AND A WETLAND SEED MIX FOR DETENTION BASINS).
10. THE LANDSCAPING (TREES, SHRUBS, SOD AND NATIVE SEED) 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 (I.E. DRIP EMITTERS, BUBBLERS, STREET TREE RINGS, ETC.).
11. 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.
12. RAIN SENSORS WHICH AUTOMATICALLY SHUT DOWN THE IRRIGATION SYSTEM DURING PERIODS OF HIGH MOISTURE WILL BE INSTALLED.

SEEDING ESTABLISHMENT NOTES:

1. SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE, RULES AND REGULATIONS AND FEDERAL SEED ACT. SEED SHALL BE EQUAL IN QUALITY TO THE STANDARDS FOR "CERTIFIED SEED" AND SHALL BE FURNISHED IN SEALED, UNOPENED, STANDARD CONTAINERS. SEED SHALL BE FRESH, CLEAN, PURE LIVE SEED WITH THE VARIETIES MIXED IN PROPORTIONS BY WEIGHT SHOWN AND MEETING THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED.
2. SEED SHALL BE APPLIED AT A RATE SHOWN BY MIX. SEED SHALL PASS GOVERNMENT TEST OF GERMINATION OF EIGHTY PERCENT (80%) AND FOR PURITY OF NINETY PERCENT (90%). THE PURE LIVE SEED SHALL NOT BE LESS THAN SIXTY SEVEN AN ONE-HALF PERCENT (67.5%) FOR ANY ONE VARIETY, WITH THE AVERAGE OF THE MIXTURE, NO LESS THAN SEVENTY TWO PERCENT (72%). ALL SEED SHALL BE FREE OF POA ANNUA AND ALL NOXIOUS OBJECTIONABLE WEEDS WITH A MAXIMUM CROP OF ONE-TENTH PERCENT (0.1%) AND MAXIMUM WEED OF ONE TENTH PERCENT (0.1%). IF SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT.
3. SEEDING SHALL BE DONE IMMEDIATELY AFTER SOIL PREPARATION OPERATIONS TO DISCOURAGE WEED COMPETITION. SEED SHALL BE EVENLY DISTRIBUTED OVER FERTILIZED GROUND ON A STILL DAY INTO A SLIGHTLY MOIST SEEDBED, USING AN APPROVED GRASS DRILL FOLLOWED BY PACKER WHEELS. HAND-BROADCASTING METHODS SHALL BE AT DOUBLE THE SEEDING RATE AND SHALL BE `RAKED IN` OR OTHERWISE COVERED WITH SOIL TO A DEPTH OF ¼ INCH. HYDRAULIC SEEDING CAN BE USED IN AREAS NOT ACCESSIBLE FOR MACHINE METHODS; SEED AND MULCH SHALL NOT BE APPLIED IN THE SAME OPERATION. ALL STONES, STICKS AND DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL THEN BE RAKED AND ROLLED TO THE DESIRED FINISHED GRADES WITH GENTLY SLOPING SURFACES TO ADEQUATELY DRAIN ALL SURFACE WATER RUNOFF. THE FINISHED SURFACE SHALL BE EVEN AND UNIFORM AND NO DIRT CLODS LARGER THAN ONE INCH (1") IN DIAMETER SHALL APPEAR ON THE SURFACE. THE SOIL SURFACE SHALL BE SMOOTH, LOOSE AND OF FINE TEXTURE, AND BE FLUSH WITH ALL PAVING EDGES.
4. ALL SEEDED AREAS SHALL BE HYDROMULCHED, APPLIED WITH TACKIFIER AT RATES RECOMMENDED BY THE MANUFACTURER. HYDRAULIC MULCHING SHALL NOT BE PERFORMED IN THE PRESENCE OF FREE SURFACE WATER. IN AREAS NOT ABLE TO BE HYDROMULCHED, COVER ALL SEEDED AREA WITH 100% BIODEGRADABLE STRAW BLANKET WITH BIODEGRADABLE BLANKET PINS. WITHIN 12 HOURS OF SEEDING, WATER SEEDED AREA FREQUENTLY AND LIGHTLY. WATER ENOUGH TO KEEP THE SOIL MOIST, BUT NOT SO HEAVILY AS TO CAUSE SOIL WASHING AND LOSS OF THE GRASS SEED.

I. VIRGIN WOOD CELLULOSE FIBER: MAY NOT CONTAIN ANY SUBSTANCE OR FIBER THAT MAY INHIBIT GERMINATION OF GROWTH OF GRASS SEEDS AND PLANTS.
II. DYE TO APPROPRIATE COLOR TO ALLOW PROPER METERING OF APPLICATION.
III. FIBERS MUST HAVE ABILITY TO BECOME EVENLY DISPERSED AND SUSPENDED WHEN AGITATED IN WATER.
IV. WHEN SPRAYED UNIFORMLY ON SURFACE OF SOIL, FIBERS SHALL FORM BLOTTER - LIKE GROUND COVER THAT READILY ABSORBS WATER, AND ALLOWS INFILTRATION TO UNDERLYING SOIL.
V. WEIGHT SPECIFICATIONS SHALL REFER ONLY TO AIR DRY WEIGHT OF FIBERS WITH A STANDARD MOISTURE CONTENT OF TEN PERCENT (10%).
VI. MULCH MATERIAL SHALL BE SUPPLIED IN CONTAINERS NOT WEIGHING OVER ONE HUNDRED (100) LBS AND SHOWING AIR DRY WEIGHT OF FIBERS.
VII. ORGANIC TAKIFIER MAY BE SUPPLIED WITH HYDROMULCH FIBERS OR BE ADDED AT A LATER TIME.

5. WEED CONTROL IS AN IMPORTANT FACTOR FOR GRASS ESTABLISHMENT. TIMELY MOWING OPERATIONS ARE THE MOST SUCCESSFUL METHOD OF CONTROL. MOW AT SIX (6) INCHES WITH A FLAIL TYPE MOWER. NO MOWING FOR THE FIRSTSIX (6) WEEKS AFTER SEEDS SPROUT; MOW WEEDS BEFORE ANNUAL SEED SET. IT SHALL BE NECESSARY TO MOW SEVERAL TIMES THE FIRST GROWING SEASON, DEPENDING ON WHEN GRASS WAS SEEDED. IT SHALL BE NECESSARY TO MOW IN THE SECOND YEAR. FOR PERENNIAL WEED CONTROL, USE SPOT CHEMICAL SPRAYING OR HAND WEEDING AFTER GRASS PLANTS ARE UP AND FAIRLY MATURE, AT THE MINIMUM, PAST THE THREE (3) TO FIVE (5) LEAF STAGE.

SEED/SOD (RE: LANDSCAPE PLANS FOR LOCATIONS)
ALL SOD TO BE FESCUE/BLUEGRASS BLEND 90/10 FROM SINGLE GROWER.

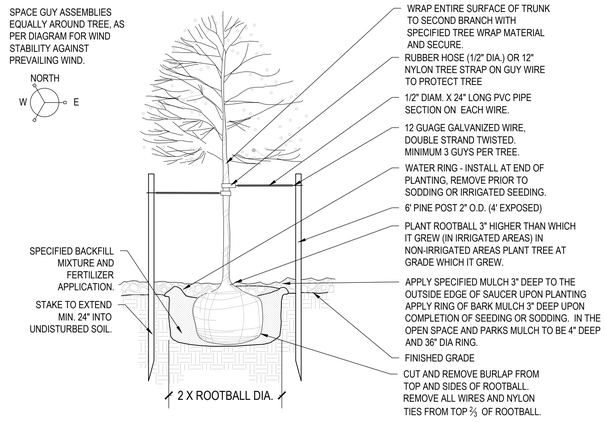
NATIVE SEED MIX

COMMON NAME	SCIENTIFIC NAME	VARIETY	POUNDS OF PLS PER ACRE
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	BUTTE	4.8
BUFFALOGRASS	BUCHLOE DACTYLOIDES	TEXOCA	5.0
GLUE GRAMA	CHONDROSUM GRACILE	HACHITA	4.5
SWITCHGRASS	PANICUM VIRGATUM	BLACKWELL	2.0
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	ARIBA	3.0
LITTLE BLUESTEM	SCHYZACHRIUM SCOPARIUM	PASTURA	2.0
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	NATIVE	0.5
GREEN NEEDLEGRASS	STIPA VIRIDULA	NATIVE	1.5
TOTAL POUNDS PLS/ACRE			23.3

WETLAND SEED MIX

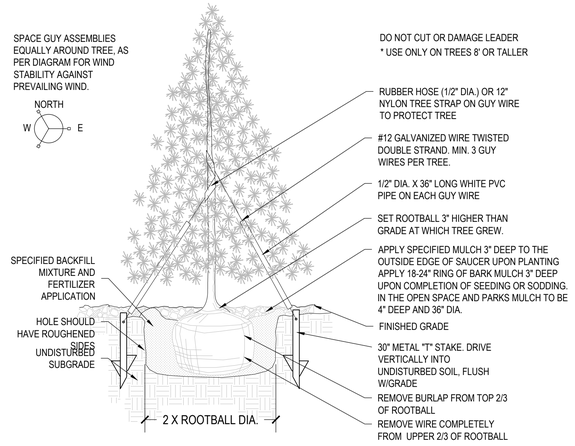
COMMON NAME	SCIENTIFIC NAME	VARIETY	POUNDS OF PLS PER ACRE
WOOLY SEDGE	CAREX LANUGINOSA	NATIVE	0.1
NEBRASKA SEDGE	CAREX NEBRASKENSIS	NATIVE	0.1
INLAND SALTGRASS	DISTICLIS STRICTA	NATIVE	0.5
BALTIC RUSH	JUNCUS BAITICUS	NATIVE	0.1
PRAIRIE CORDGRASS	SPARTINA PECTINATA	NATIVE	9.5
SWITCHGRASS	PANICUM VIRGATUM	BLACKWELL	6.0
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	ARRIBA	8.0
TOTAL POUNDS/ACRE			24.3

NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED.
2. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
3. STREET TREES ARE TO BE LIMBED UP TO 8'. PRUNING SHALL OCCUR IN THE APPROPRIATE MANNER AT THE NURSERY. SUBSTANTIAL PRUNING WILL NOT BE ALLOWED ON-SITE.



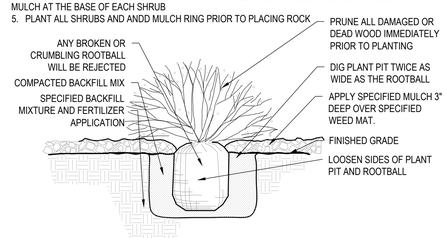
1 DEDIDUOUS TREE PLANTING
Scale: NTS

NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
2. TREES PLANTED WITHIN DRAIN STRIP OR SCREE AREA SHALL HAVE 3'-0" DIAMETER RING OF MULCH 5" DEEP AT THE BASE OF EACH TREE.



2 EVERGREEN TREE PLANTING
Scale: NTS

NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS
2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB.
3. ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER
4. SHRUBS PLANTED WITHIN THE DRAIN STRIP OR SCREE AREAS SHALL HAVE A 12" DIAMETER RING OF MULCH AT THE BASE OF EACH SHRUB
5. PLANT ALL SHRUBS AND ANDD MULCH RING PRIOR TO PLACING ROCK



3 SHRUB PLANTING
Scale: NTS

BENCH BY FORMS+SURFACES
MODEL: SBKNI-072BA
KNIGHT BENCH, EXTRUDED ALUMINUM SLATS, 6 FOOT, BACKED, SURFACE MOUNT
COLOR: ALUMINUM TEXTURE
INSTALL PER MANUFACTURER'S SPECS

CONTACT: FORMS+SURFACES
PHONE: 800.451.0410
WWW.FORMS-SURFACES.COM

4 BENCH
Scale: NTS

TRASH AND RECYCLE RECEPTACLE BY FORMS+SURFACES
MODEL: SLDIS-216, STD. OPENING, LITTER AND RECYCLING GRAPHIC
KNIGHT LITTER RECEPTACLE, 30 GALLON
COLOR: ALUMINUM TEXTURE
INSTALL PER MANUFACTURER'S SPECS

CONTACT: FORMS+SURFACES
PHONE: 800.451.0410
WWW.FORMS-SURFACES.COM

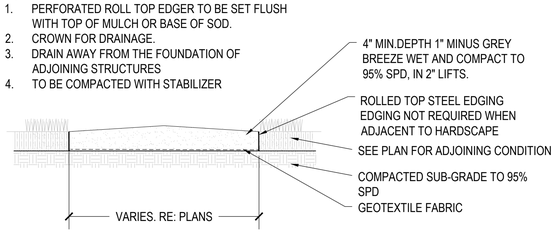
5 TRASH RECEPTACLE (INCLUDES RECYCLE)
Scale: NTS

PET WASTE STATION BY DOG ON IT PARKS
MODEL: 7408-R, COMPLETE DOG WASTE STATION WITH ROLL DISPENSER, GREEN
INSTALL PER MANUFACTURER'S SPECS OR APPROVED EQUAL.

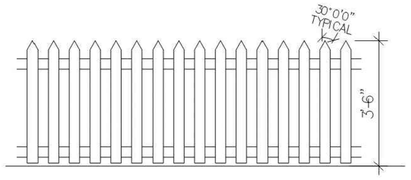
CONTACT: ATOZ RECREATION
PHONE: 303.670.3789
WWW.ATOZRECREATION.COM

6 PET WASTE STATION
Scale: NTS

NOTES:
1. PERFORATED ROLL TOP EDGER TO BE SET FLUSH WITH TOP OF MULCH OR BASE OF SOD.
2. CROWN FOR DRAINAGE.
3. DRAIN AWAY FROM THE FOUNDATION OF ADJOINING STRUCTURES
4. TO BE COMPACTED WITH STABILIZER



7 CRUSHER FINES
Scale: NTS



NOTES:
1. FENCE SHALL BE CEDAR WOOD WITH NATURAL FINISH, OR APPROVED EQUAL.
2. MAXIMUM HEIGHT 3'-6".

8 PICKET FENCE
Scale: NTS

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ROGERS FARM - WEE COTTAGES
SUPERIOR, COLORADO

FINAL DEVELOPMENT PLAN

Drawn by:	PCS STAFF
Checked by:	PMS
Issue Date:	11/08/2019
Revisions:	05/26/2020
	06/17/2020

Sheet Name
LANDSCAPE NOTES AND DETAILS

Sheet Number
LP5.1

Jun 17, 2020 - 2:29pm - USER Kurt
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FINAL DEVELOPMENT PLAN
ROGERS FARM PHASE 2

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	DETAIL NO.
A	ELECTRIC CONTROLLER	1
	PVC MAINLINE - 2½" OR SMALLER	2
	PVC SLEEVING	3

IRRIGATION DEVELOPMENT DESIGN NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN AN SIX NIGHT, EIGHT HOUR PER NIGHT WATERING PERIOD. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 10:00 PM AND 6:00 AM.

2. THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.

3. THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE IS 40 GPM. THE STATIC PRESSURE AVAILABLE AT THE SITE IS 76 PSI.

4. THE IRRIGATION INFORMATION SHOWN ON THESE PLANS IS CONCEPTUAL.

5. IRRIGATION DESIGN APPROACH
   - 5.1. TURF AREAS
     - 5.1.1. SMALL AREAS (25 FEET WIDE OR LESS) SHALL BE IRRIGATED WITH FIXED NOZZLE POP-UP SPRAY HEADS WITH MATCHED PRECIPITATION NOZZLES. NOZZLES SHALL BE SIZES TO PROVIDE HEAD TO HEAD COVERAGE.
     - 5.1.2. LARGE TURF AREAS (WIDER THAN 25 FEET) SHALL BE IRRIGATED WITH GEAR DRIVEN ROTOR HEADS WITH A MINIMUM PRECIPITATION RATE OF .45" PER HOUR FOR A FULL CIRCLE HEAD.
   - 5.2. SHRUB BED AREAS - BED AREAS WITH PLANT MATERIAL ONE GALLON IN SIZE OR LARGER SHALL BE DRIP IRRIGATED.
   - 5.3. PERENNIAL AND ANNUAL BED AREAS - PERENNIAL AND ANNUAL BED AREAS SHALL BE SPRAY IRRIGATED WITH 12" POP-UP SPRAY HEADS WITH A MAXIMUM SPACING OF 10' O.C. OR IN AREAS ARE LESS THAN 10 FT. WIDE SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION.

6. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC AND INCLUDE A WEATHER SENSING DEVICE.

DIRECTORY

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IRRIGATION PLANS	IR1.1 - IR1.2
IRRIGATION DETAILS	IR5.1

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ROGERS FARM - WEE COTTAGES
SUPERIOR, COLORADO
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Drawn by:	JSB
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Sheet Name
IRRIGATION NOTES & SCHEDULE

Sheet Number
IR0.0

Jun 16, 2020 - 11:58am - JSEB (eshan)
J:\8000-8999 Jobs\8972 Rogers Farm\8972 Rogers Farm Phase 2\100 IDP\Irrigation

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OVERALL IRRIGATION PLAN

Sheet Number

IR0.1

Jul-15, 2020 - 11:52am - USER: ashelec
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DIRECTORY

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IRRIGATION OVERALL PLAN	IR0.1
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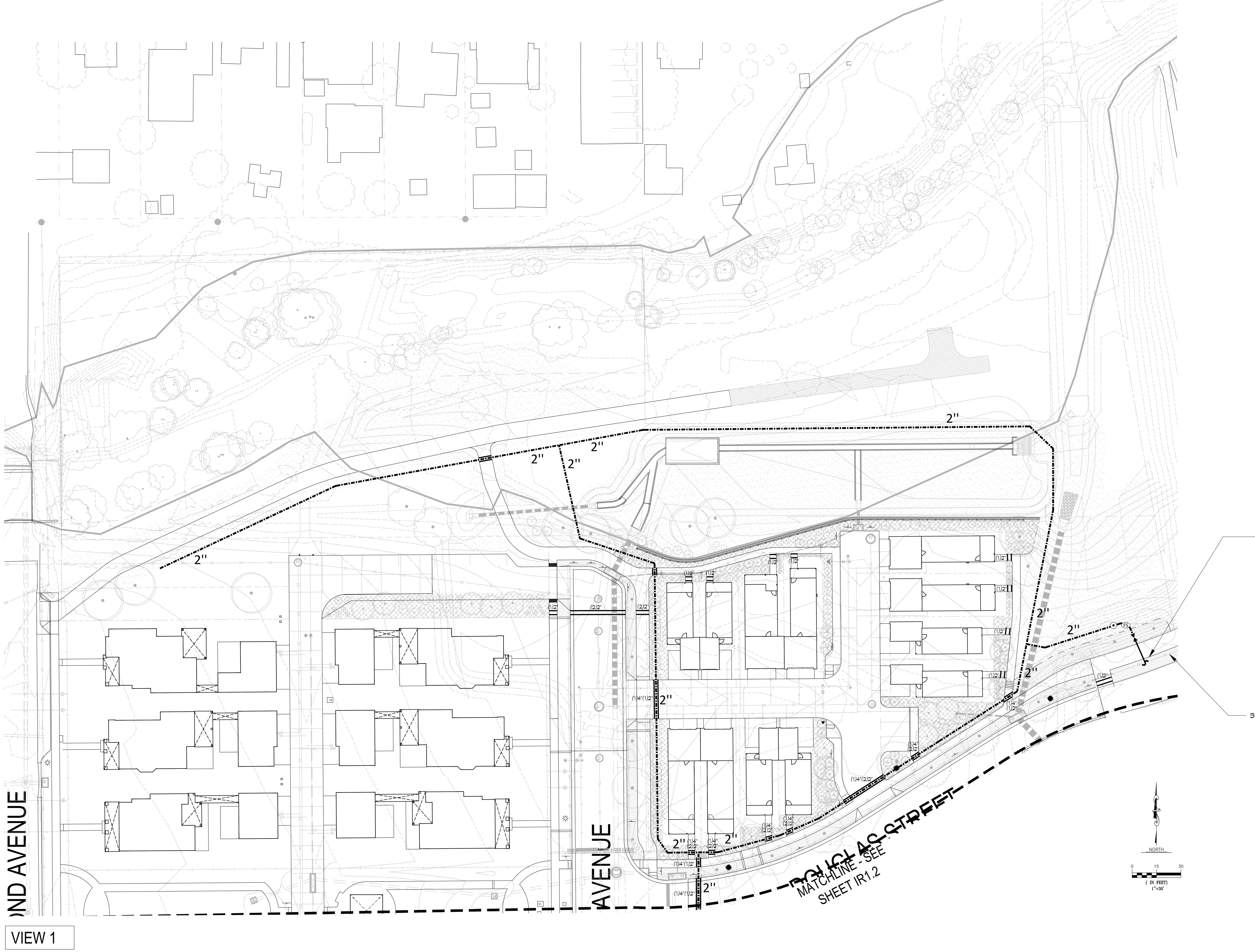

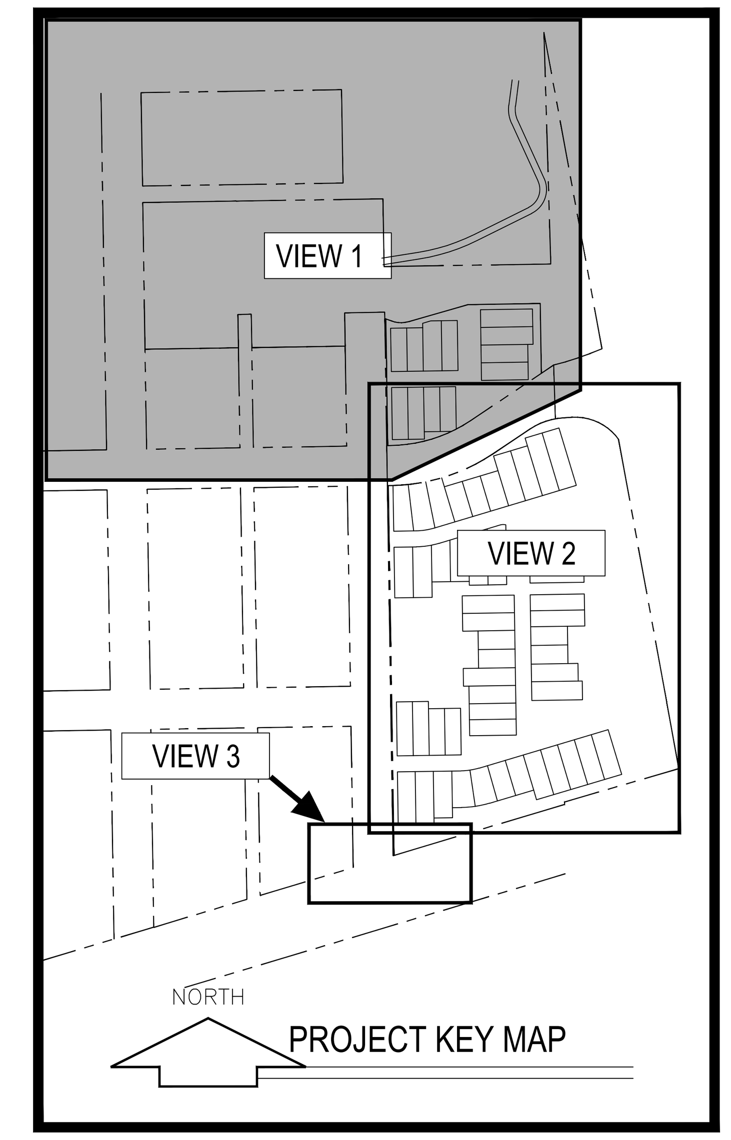

ROGERS FARMS - WEE COTTAGES		
TAP # 1	76	PRESSURE REQUIRED
	76	PRESSURE AVAILABLE
TAP/METER SIZE 1.5"	40	GPM MAXIMUM FLOW

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IRRIGATION PLAN

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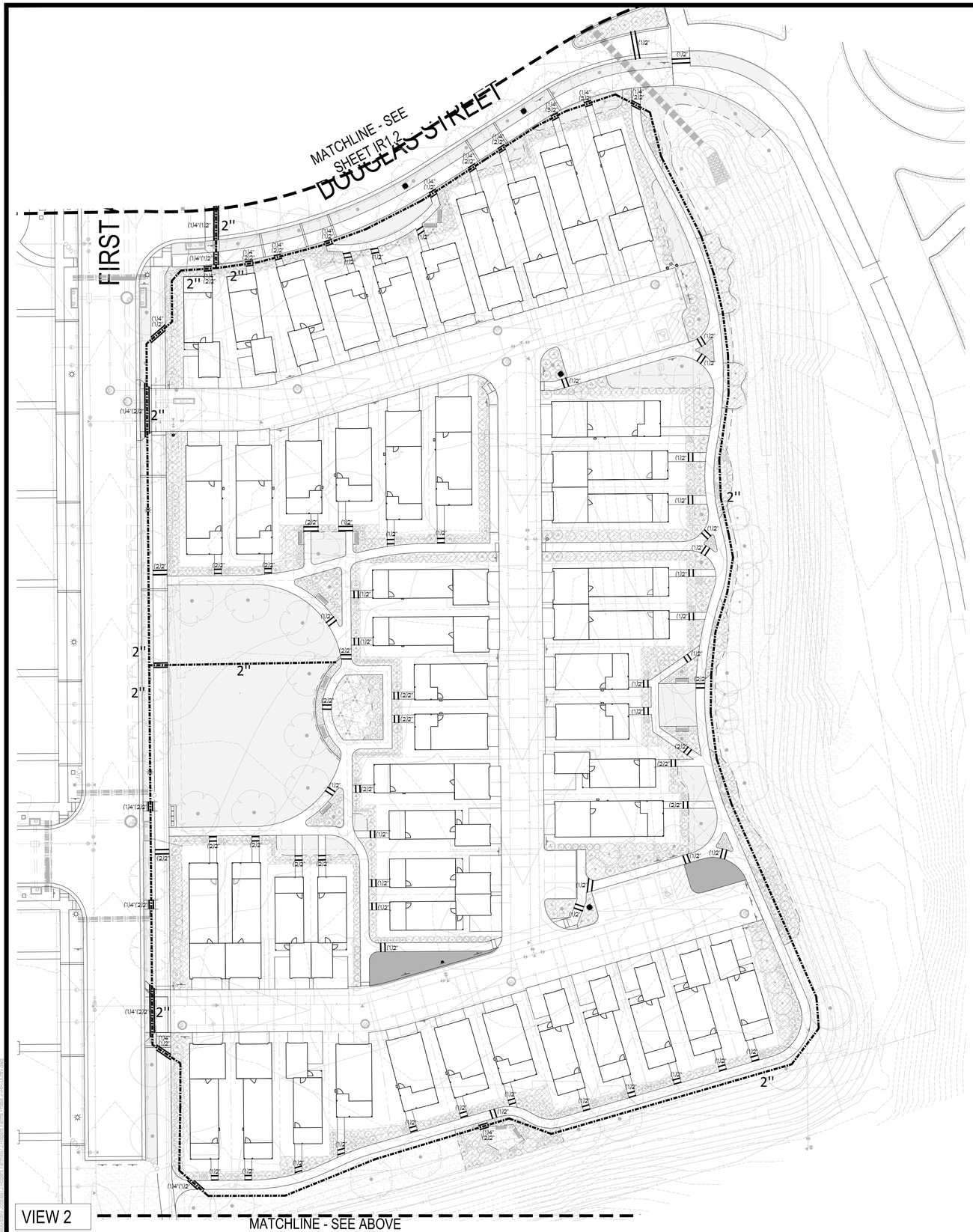
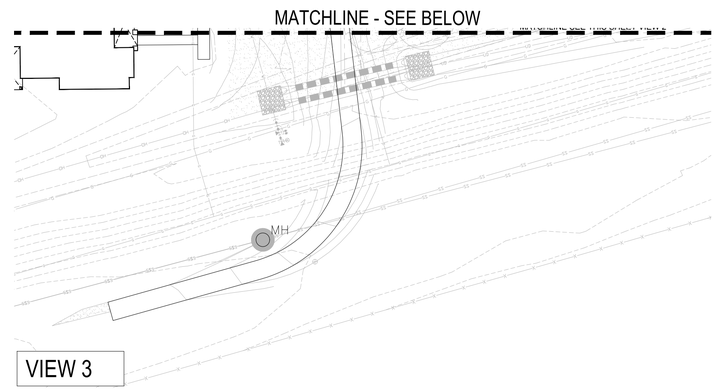
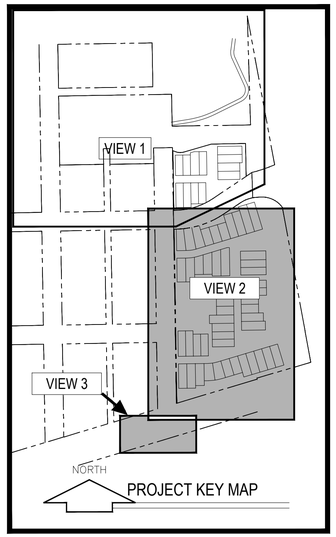
IR1.1







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IRRIGATION DETAILS	IR5.1

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IRRIGATION PLAN

Sheet Number

IR1.2

Jun 15, 2020 - 11:58am - JSEB aydwin
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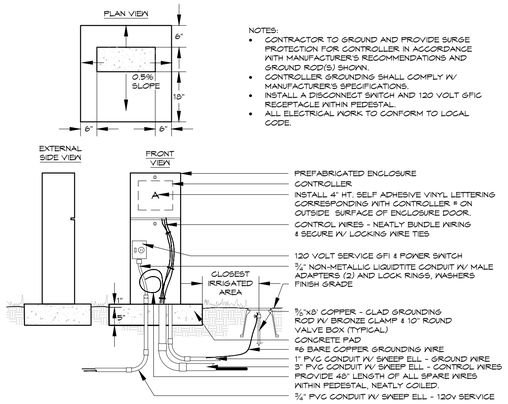


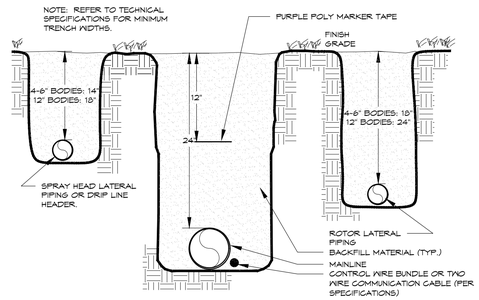
NOTES:

- CONTRACTOR TO GROUND AND PROVIDE SURGE PROTECTION FOR CONTROLLER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND GROUND ROD(S) SHOWN.
- CONTROLLER GROUNDING SHALL COMPLY W/ MANUFACTURER'S SPECIFICATIONS.
- INSTALL A DISCONNECT SWITCH AND 120 VOLT GFIC RECEPTACLE WITHIN PEDESTAL.
- ALL ELECTRICAL WORK TO CONFORM TO LOCAL CODE.

ELECTRIC CONTROLLER

PEDESTAL - FRONT OPENING - TYPICAL

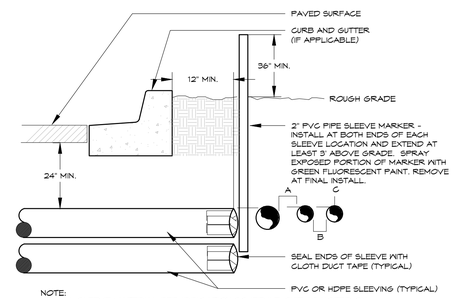
1



TRENCH

24" MAINLINE - PURPLE TAPE

2



NOTE:

- ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE, SIZE AS NOTED ON PLAN.
- INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.
- CONTRACTOR TO COORDINATE WITH FLATWORK INSTALLER TO BRAND A "V" IN SIDEWALK OR CURB AT BOTH ENDS OF SLEEVE CROSSING.
- SLEEVING THROUGH OR UNDER RETAINING WALLS, PLANTER WALLS, POND LINING, OR WATER QUALITY AREAS SHALL BE COORDINATED WITH CIVIL WORK AT APPROXIMATE LOCATIONS SHOWN.
- AN INDIVIDUAL SLEEVE SHALL CONTAIN NO MORE THAN ONE PIPE OR WIRE BUNDLE.

IRRIGATION SLEEVING

TYPICAL

3

DIRECTORY

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IRRIGATION DETAILS

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IR5.1