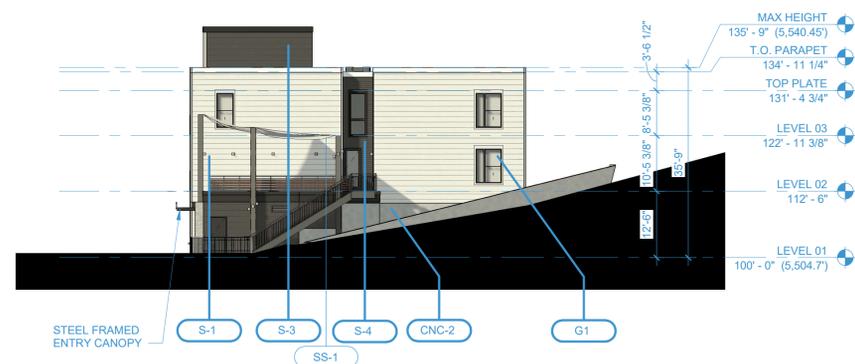




4 SOUTH ELEVATION - FDP
A1.1 1/16" = 1'-0"



3 WEST ELEVATION - FDP
A1.1 1/16" = 1'-0"



2 EAST ELEVATION - FDP
A1.1 1/16" = 1'-0"



1 NORTH ELEVATION - FDP
A1.1 1/16" = 1'-0"

REVISIONS:		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	07/31/25

Vested Rights:
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DESIGNED BY: Designer DATE: 2025.07.31
DRAWN BY: Author SCALE:
CHECKED BY: Checker
JOB NO.: 2066
DWG NAME: ELEVATIONS

ELEVATIONS

EXTERIOR FINISH SCHEDULE									
FINISH MARK	SPEC SECTION	FINISH DESCRIPTION	MANUFACTURER	PRODUCT	STYLE, COLOR, SIZE	SUSTAINABILITY CRITERIA	COMMENTS	SHOW IN SCHEDULE	Application
RAILING									
MTL-1	57000	STEEL TRLLIS WITH HORIZONTAL INFILLS	-	CUBE METAL PICKET RAILING SYSTEM	POWDER COAT STANDARD COLOR PC-22 MATTE BLACK	-	-	Yes	RAILING
RL-1	55213	METAL PICKET RAILING (1)	VIVA RAILINGS	CUBE METAL PICKET RAILING SYSTEM	POWDER COAT STANDARD COLOR PC-22 MATTE BLACK	-	-	Yes	RAILING
WD-1	074243	WOOD COMPOSITE	ALUMINUM	HORIZONTAL PLANK	WOOD TONE TBD, ALUMINUM WOOD TEXTURE	-	-	Yes	RAILING
SPECIALTIES									
SS-1	-	SHADE SAIL	TBD	-	PRE-FINISHED	-	N & E FAÇADES, RE: A300s	Yes	SPECIALTIES
V-1	74646	EXTERIOR VENT	TBD	LAP PLANK	ASTROID GRAY, SMOOTH TEXTURE 12 INCH	-	N & E FAÇADES, RE: A300s	Yes	SPECIALTIES
STOREFRONT									
GLS-1	88813	GLAZING	PILKINGTON	PYROSTOP	INSULATED LOW-E, CLEAR	-	-	Yes	STOREFRONT
SF-1	74646	ALUMINUM FRAMED STOREFRONTS	KAWNEER	TRIFAB 415T	BLACK, 2.5' x 5' MULLION	-	N & E FAÇADES, RE: A300s	Yes	STOREFRONT
WALL									
BRK-1	42000	FACE BRICK (1)	GLEN GERY	MODULAR FACE BRICK	EBONITE VELOUR, SMOOTH TEXTURE, FLEMISH BOND	-	N & E FAÇADES, RE: A300s	Yes	WALL
BRK-2	42000	FACE BRICK (2)	GLEN GERY	SOLDIER COURSE	EBONITE VELOUR, SMOOTH TEXTURE, SOLDIER COURSE	-	NESW FAÇADES, RE: A300s	Yes	WALL
BRK-3	42000	FACE BRICK (3)	GLEN GERY	ROWLOCK	EBONITE VELOUR, SMOOTH TEXTURE, ROWLOCK	-	N & E FAÇADES, RE: A300s	Yes	WALL
BRK-4	42000	FACE BRICK (4)	GLEN GERY	ROWLOCK + SOLDIER	EBONITE VELOUR, SMOOTH TEXTURE, SOLDIER+ROWLOCK COURSE	-	NESW FAÇADES, RE: A300s	Yes	WALL
BRK-5	42000	FACE BRICK (5)	GLEN GERY	FLEMISH BOND	EBONITE VELOUR, SMOOTH TEXTURE, FLEMISH BOND	-	NESW FAÇADES, RE: A300s	Yes	WALL
CNC-1	33000.01	EXPOSED CONCRETE	-	-	SIKA WOOD TEXTURE NO. 383	-	N & E FAÇADES, RE: A300s	Yes	WALL
MTL-1	74213.23	METAL WALL PANEL (1)	CITADEL	WALL PANEL (RV) OR (RR)	BLACK, SMOOTH TEXTURE, RE: ELEVATIONS FOR SIZE	-	N & E FAÇADES, RE: A300s	Yes	WALL
S-1	74646	FIBER CEMENT (1)	JAMES HARDIE	LAP PLANK	WHITE BUNGALOW, SMOOTH TEXTURE 12 INCH	-	N & E FAÇADES, RE: A300s	Yes	WALL
S-2	74646	FIBER CEMENT (2)	JAMES HARDIE	LAP PLANK	WHITE BUNGALOW, SMOOTH TEXTURE, 4 INCH	-	N & E FAÇADES, RE: A300s	Yes	WALL
S-3	74646	FIBER CEMENT (3)	JAMES HARDIE	LAP PLANK	DARK SMOOTH TEXTURE 12 INCH	-	N & E FAÇADES, RE: A300s	Yes	WALL
S-4	74646	FIBER CEMENT (4)	JAMES HARDIE	LAP PLANK	ASTROID GRAY, SMOOTH TEXTURE 12 INCH	-	N & E FAÇADES, RE: A300s	Yes	WALL



S-1

J-Hardie Fiber Cement
Lap Siding 12" Light



S-3

J-Hardie Fiber Cement
Lap Siding 12" Dark



SF-1

Storefront
Black



S-2

J-Hardie Fiber Cement
Lap Siding 4" Light



S-4

J-Hardie Fiber Cement
Lap Siding 4" Dark



G-1

Window
Black



CNC-1

Concrete
Board form



CNC-2

Concrete
Regular form



SS-1

Amenity Deck Shade
Sail Shades



BRK-1

BRK-2

BRK-3

Masonry Veneer
Flemish bond



WD-1

RL-1

Juliette Balcony
Prefinished aluminum



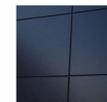
V-1

X-Vent
Prefinished to match material it is placed in



BRK-5

Brick Punched Articulation
Within flemish bond. Color to match Masonry Veneer



MTL-1

Metal Panel
Matte finished panel

MATERIALS LEGEND

SAR+

1550 WYNKOOP ST. SUITE 100
DENVER CO 80202
PHONE: 303.436.9551

PENNROSE
Bricks & Mortar | Heart & Soul

1800 WAZEE STREET SUITE 353
DENVER CO 80202
720.307.8151

**LOT 21 BLOCK 1 DISCOVERY OFFICE PARK
FINAL DEVELOPMENT PLAN NO. 4
SUPERIOR, COLORADO**

REVISIONS:

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	07/31/25

Vested Rights:
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DESIGNED BY: XXX DATE: 2025.07.31
DRAWN BY: LBJ SCALE:
CHECKED BY: S
JOB NO.: 2066
DWG NAME: EXTERIOR FINISH SCHEDULE

EXTERIOR FINISH SCHEDULE

SHEET:

A2.1



NORTH WEST CORNER AERIAL PERSPECTIVE LOOKING EAST



NORTH CORNER AERIAL PERSPECTIVE LOOKING SOUTH

SAR+

1550 WYNKOOP ST. SUITE
100
DENVER CO 80202
PHONE: 303.436.9551

PENNROSE
Bricks & Mortar | Heart & Soul

1800 WAZEE STREET
SUITE 353
DENVER CO 80202
720.307.8151

**LOT 21 BLOCK 1 DISCOVERY OFFICE PARK
FINAL DEVELOPMENT PLAN NO. 4
SUPERIOR, COLORADO**

REVISIONS:		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	07/31/25

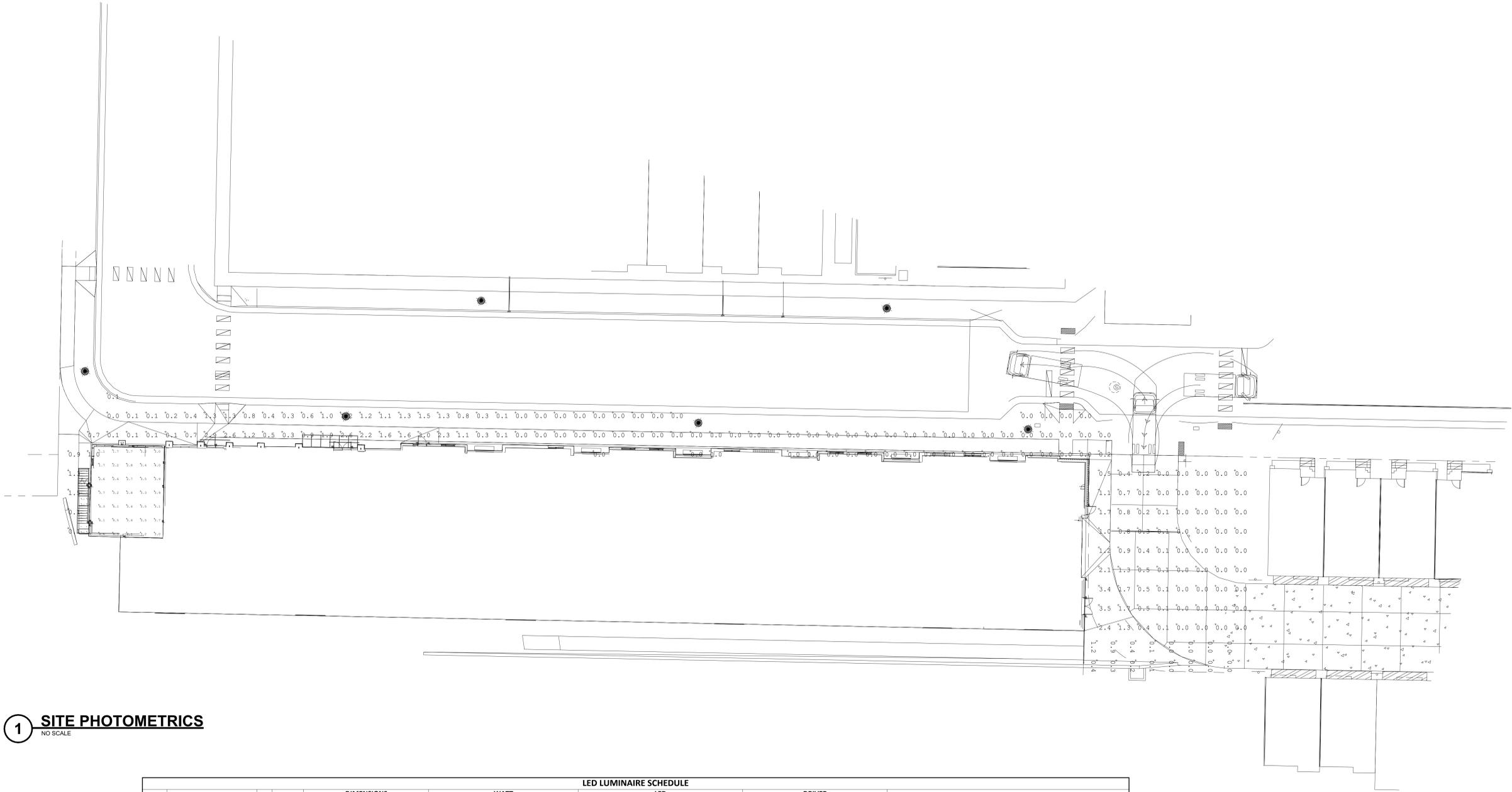
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DESIGNED BY: Designer DATE: 2025.07.31
DRAWN BY: Author SCALE:
CHECKED BY: Checker
JOB NO.: _2066
DWG NAME: EXTERIOR PERSPECTIVE

EXTERIOR PERSPECTIVE

SHEET: **A3.1**

KITE ROUTE CROSSING
 0 Canary Lane
 Superior CO 80027



1 SITE PHOTOMETRICS
 NO SCALE

LED LUMINAIRE SCHEDULE																
ITEM	DESCRIPTION	L/L	MTG	DIMENSIONS				WATT			LED			DRIVER		MANUFACTURER AND MODEL
				L	W	H	DIA.	ANSI WATTS	PER	TYPE	QTY	DELIVERED LUMENS (MIN)	VOLTS	TYPE		
W1	ARCHITECTURAL WALL...	0	WALL	-	11.5"	9"	-	18 W		FIX	LED	1	700 LUMENS	120VOLT	0-10V	WEDG2 LED P0 30K 80CRI MVOLT

NOT FOR CONSTRUCTION

Issue Date

Project Status

Revisions:
 Date No. Remarks

IMEG 7605 E ORCHARD ROAD
 SUITE 2005
 GREENWOOD VILLAGE, CO 80111
 P: 303.796.6008
 www.imegcorp.com

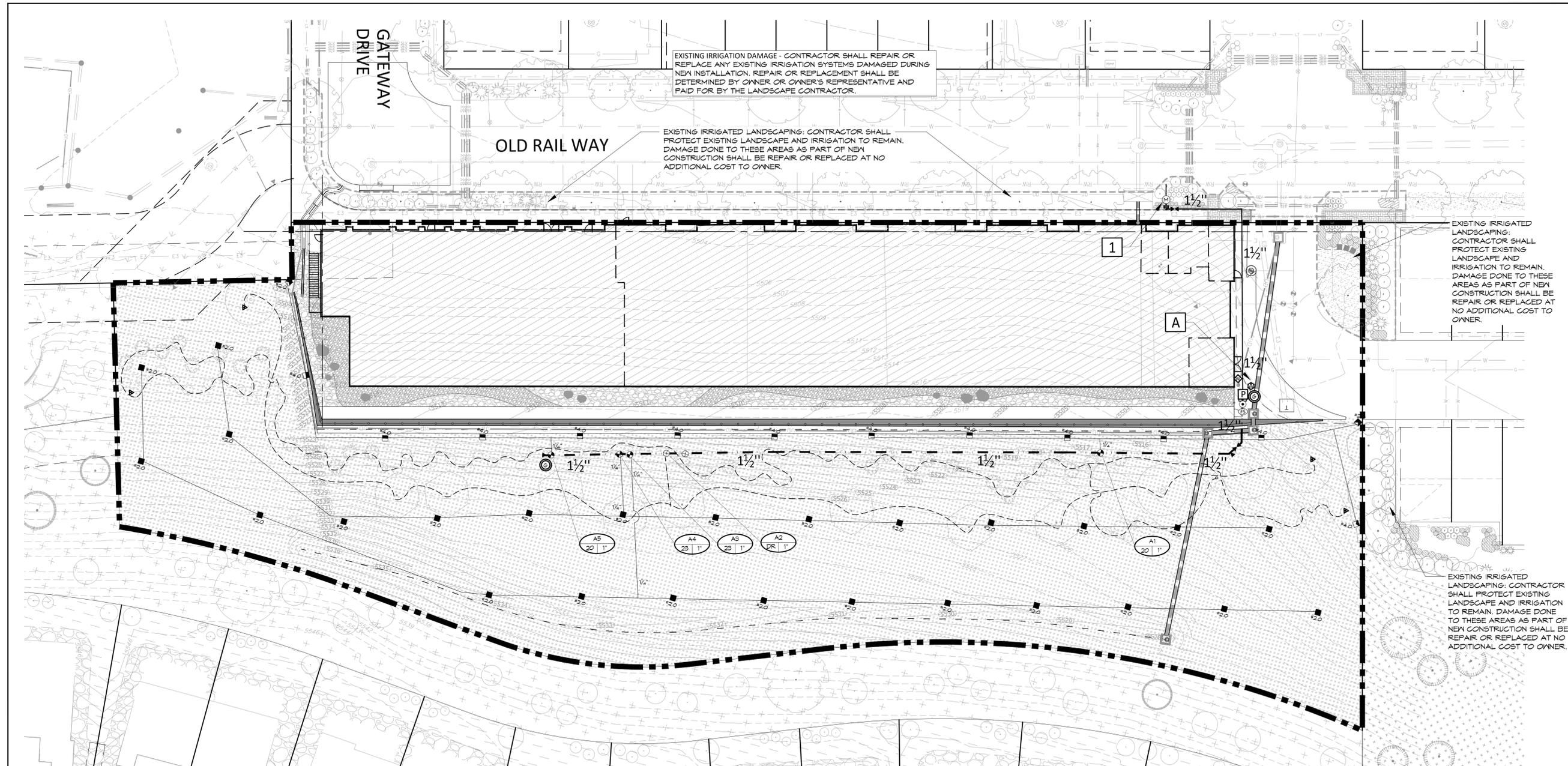
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REF. SCALE IN INCHES PROJECT K2501913.00

SITE PHOTOMETRICS PLAN

E1.0

FOR REVIEW ONLY - NOT FOR CONSTRUCTION



LOT 21 BLOCK 1 DISCOVERY OFFICE PARK
 FINAL DEVELOPMENT PLAN NO. 4
 SUPERIOR, COLORADO

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	07/31/25

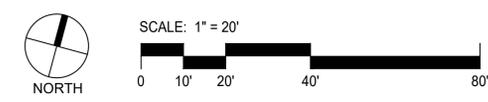
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DESIGNED BY: KJD DATE: 5/22/2025
 DRAWN BY: KJD SCALE: NONE
 CHECKED BY: JSB
 JOB NO.: 365.001
 DWG NAME:

IRRIGATION PLAN
 SHEET:
 IR1.1

1 POINT OF CONNECTION #1 - 1" NON-POTABLE
 PEAK FLOW REQUIREMENT: 26 GPM. REQUIRED STATIC PRESSURE: 65 PSI MIN. (BOOSTER PUMP WILL BE REQUIRED TO PRODUCE 95 PSI MIN. PSI).
 TIE ONTO EXISTING 4" PVC NON-POTABLE STUB-OUT AT 54" DEPTH IN THIS APPROXIMATE LOCATION (REFER TO CIVIL PLANS). INSTALL ONE 1" CORP. STOP, ONE 1" METER AND METER PIT (PER TOWN OF SUPERIOR STANDARDS AND DETAILS) AND EXTEND 1" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO ONE 1" STOP AND WASTE VALVE. AFTER 9/4" VALVE UPSIZE TO 1.5" AND RAISE PIPE DEPTH TO 24". INSTALL ONE 1.5" GATE VALVE AND EXTEND 1.5" HDPE POLY SERVICE LINE TO BOOSTER PUMP LOCATION. USE A CONTINUOUS LENGTH OF PIPE AND FUSION WELD ANY FITTINGS AS REQUIRED. INSTALL ONE BOOSTER PUMP ASSEMBLY 2 HP, 240V -1 PHASE, ONE QUICK COUPLING VALVE, ONE 1" FLOW SENSOR, ONE 1" MASTER VALVE (AT 24" DEPTH) AND EXTEND NEW 1.5" PVC MAINLINE AS SHOWN. 240 VOLT, SINGLE PHASE POWER IS AVAILABLE WITHIN 15 LF. OF PUMP LOCATION FROM METER POWER PEDESTAL. (REFER TO ELECTRICAL PLANS). ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO PUMP IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND ONE PE89 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN CONTROLLER "A". EXTEND 4 UFIL14# WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN CONTROLLER "A". SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR.

A CONTROLLER LOCATION "A"
 PEDESTAL MOUNT ONE TORO SENTINEL SBAPS10 CONTROLLER, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 15 LF. OF CONTROLLER LOCATION FROM METER POWER PEDESTAL (REFER TO ELECTRICAL PLANS). ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND PE89 SHIELDED CABLE FROM THE FLOW SENSOR AND 4 #14 UFUL WIRES (TWO BLUE AND TWO ORANGE) FROM MASTER VALVE TO ASSOCIATED CONTROLLER. CONNECT WIRES TO THE APPROPRIATE SENSOR INPUT PORTS. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY CONSULTANT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE RAIN/FREEZE SENSOR ON A POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANGING OR OBSTRUCTING FEATURE. INSTALL RAIN/FREEZE SENSOR RECEIVER IN CONTROLLER ENCLOSURE. FINAL RAIN/FREEZE SENSOR LOCATION SHALL BE APPROVED BY CONSULTANT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



REFER TO SHEET
 IR1.1
 IR1.2
 IR1.3 TO IR1.5

IRRIGATION PLAN
 IRRIGATION NOTES & SCHEDULE
 IRRIGATION DETAILS

HydroSystems KDI
 Irrigation Consulting & Water Management
 13949 W. Cofax Ave, Suite 260 Lakewood, Colorado 80401
 c: 303.980.5327 www.hydrosystemsksi.com

IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY TEXTURE GREEN. 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, REFER TO POC NOTES FOR BOOST REQUIREMENTS.
- 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.

ORNAMENTAL PLANTINGS 0.74" PER WEEK PEAK SEASON
NATIVE SEED MIXES 0.95" PER WEEK PEAK SEASON (TWO SEASONS)

IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT.

- 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" - 2.5" PIPING | 4" PVC (1) |
| 2-WIRE CABLE | 2" PVC (1) |
- 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 MANUFACTURER'S RECOMMENDATIONS AND STANDARDS.
 - CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).
 - 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 600' OF WIRE OR EVERY 8TH 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

IR1.1 IRRIGATION PLAN
IR1.2 IRRIGATION NOTES & SCHEDULE
IR1.3 TO IR1.5 IRRIGATION DETAILS

IRRIGATION SCHEDULE - CITY ROW

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	5012-PL-FC-SAM-R-NP WITH #NOZ	HI-POP GEAR DRIVEN ROTOR	14
	RAIN BIRD	PESB-R W/ SB-DAC-1	ELECTRIC CONTROL VALVE W/ DECODER	11 & 12
	RAIN BIRD	44-NP	QUICK COUPLING VALVE	7
	MATCO	201X	MANUAL DRAIN VALVE	8
	TORO	SBAPS1U & SHHR	ELECTRIC CONTROLLER & HAND HELD REMOTE	1 & 2
	TORO	TWRFS	RAIN/FREEZE SHUT-OFF DEVICE	3
	RAIN BIRD	PESB-R	1" MASTER CONTROL VALVE	4
	TORO	TFS-200	1" FLOW SENSOR	5
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE	6
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE -PURPLE	9
		CLASS 200 BE	PVC LATERAL -PURPLE	9
		CLASS 160	PVC SLEEVING	10
	TORO	BLUE STRIPE	POLY DRIP TUBING -3/4" MIN. WIDTH -PURPLE	10
	RAIN BIRD	XCZ-100-PRF-R W/ SB-DAC-1	DRIP VALVE ASSEMBLY W/ DECODER	15 & 12
	RAIN BIRD	XERI-BUG	DRIP LINE BLOW-OUT STUB	16
	RAIN BIRD	XERI-BUG	DRIP EMITTERS	17
	TORO	SB-BLA	SURGE PROTECTION	13
	PAIGE	P1350D	2-WIRE DECODER CABLE	N/S
			WATER METER	DWG B.4 & DWG B.5
			STOP-N-WASTE	N/S
		DR11	HDPE POLY -SERVICE LINE	9
	PRECISION PUMPING SYSTEMS	(POC#2) MODEL #1V1C002X00023-045XXXK241ONS, 23 GPM @ 45 PSI BOOST, 2 HP, 240V -SINGLE PHASE	BOOSTER PUMP ASSEMBLY	10-20
			CONTROLLER & STATION NO.	
			CONTROL VALVE SIZE	

POINTS OF CONNECTION & CONTROLLER DATA

TAP NO.	TAP SIZE (INCH)	ASSOCIATED CONTROLLER	CONTROLLER STATION COUNT	PEAK FLOW REQUIREMENT (GPM)	REQUIRED STATIC PRESSURE (PSI)	PRESSURE REDUCING VALVE SETTING (PSI)	BOOSTER PUMP REQUIRED
1	1"	A	200	23	65 MIN.	N/A	YES

Reclaimed Water Notes

THE OWNER/DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, AGREE TO PERFORM THE FOLLOWING CONDITIONS RECLAIMED WATER CONDITIONS:

- THIS SITE WILL USE RECLAIMED WATER FOR IRRIGATION.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR DESIGNING, BUILDING, OPERATING AND MAINTAINING THE RECLAIMED FACILITIES AT THIS SITE IN COMPLIANCE WITH; THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S RECLAIMED WATER CONTROL REGULATION NO. 04.
- APPROVED SIGNS SHALL BE POSTED ON THE SITE TO NOTIFY THE PUBLIC THAT RECLAIMED WATER WILL BE USED FOR IRRIGATION AND IS NOT SAFE TO DRINK.
- ALL PIPING INCLUDING PRIVATE IRRIGATION SYSTEM PIPING SHALL BE PURPLE (PANTONE PURPLE 522C) TO DIFFERENTIATE RECLAIMED WATER PIPING FROM POTABLE WATER OR OTHER PIPING SYSTEMS. ALL IRRIGATION BOXES AND COVERS, CONTROL VALVES, SPRINKLER HEADS AND OTHER APPURTENANCES ASSOCIATED WITH THE RECLAIMED WATER SYSTEM SHALL BE PURPLE AND LABELED "RECLAIMED" OR "NON-POTABLE" WATER. RECLAIMED METERS SHALL BE PURPLE, HAVE PURPLE REGISTERS AND BE STAMPED "RECLAIM" ON THE MAIN CASE.
- RECLAIMED WATER HAS A HIGHER LEVEL OF DISSOLVED SOLIDS THAN POTABLE WATER. PLANTS TOLERANT OF HIGH SALINITY SHOULD BE SELECTED FOR USE IN AREAS IRRIGATED WITH, OR THAT MAY POTENTIALLY BE SUPPLIED WITH RECLAIMED WATER. IF PLANT MATERIALS WITH LOWER TOLERANCES ARE USED, THE DEVELOPER SHALL TAKE THOSE STEPS NECESSARY TO PREVENT SALT BUILD-UP IN THE SOIL SURROUNDING THESE PLANTS, PLANTING LOCATIONS. FOR SALT SENSITIVE SPECIES SHOULD HAVE GOOD DRAINAGE AND SOIL PERCOLATION.

PUMP DATA

TAP & PUMP NUMBER	FLOW RATE (GPM)	POWER REQUIREMENTS	PRESSURE BOOST (PSI)
3	23	240V, 1 PHASE	45

LOT 21 BLOCK 1 DISCOVERY OFFICE PARK
FINAL DEVELOPMENT PLAN NO. 4
SUPERIOR, COLORADO

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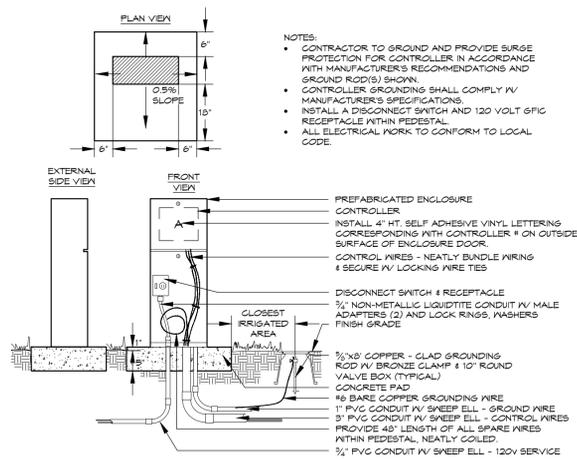
DESIGNED BY: KJD DATE: 5/22/2025
DRAWN BY: KJD SCALE: NONE
CHECKED BY: JSB
JOB NO.: 365.001
DWG NAME:

IRRIGATION NOTES & SCHEDULE

SHEET:

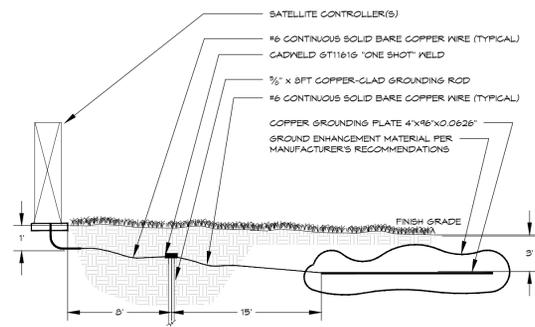
IR1.2





ELECTRIC CONTROLLER PEDESTAL

1

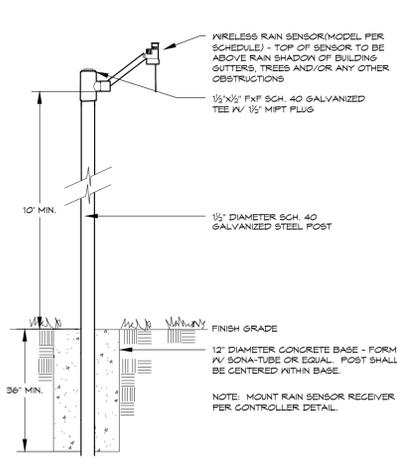


GROUNDING PLATE DESIGN CONSISTS OF ONE VERTICAL 8-FOOT COPPER GLAD GROUNDING ROD (AT LEAST EIGHT FEET FROM THE EQUIPMENT), AND ONE COPPER GROUNDING PLATE PER 40 STATIONS REQUIRING GROUNDING. INSTALL GROUNDING PLATE HORIZONTALLY, THREE FEET DEEP AND 15" FROM THE GROUNDING ROD. SHOULD MULTIPLE RODS/PLATES BE REQUIRED, THEY SHALL BE PLACED A MINIMUM OF 3 LINEAR FEET FROM EACH OTHER. REFER TO ASG STANDARDS FOR MORE INFORMATION.

NOTE: PERFORM CADWELD CONNECTION TO GROUNDING ROD(S) AND PLACEMENT OF GROUNDING PLATE(S) IN OWNER'S PRESENCE PRIOR TO BACKFILL.

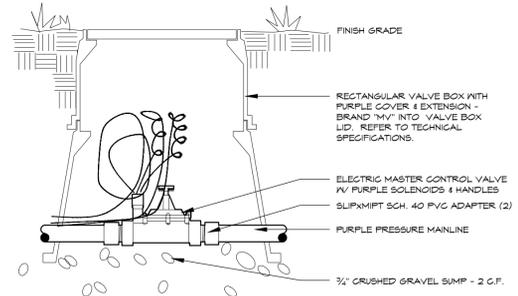
CONTROLLER GROUNDING TWO-WIRE SYSTEM

2



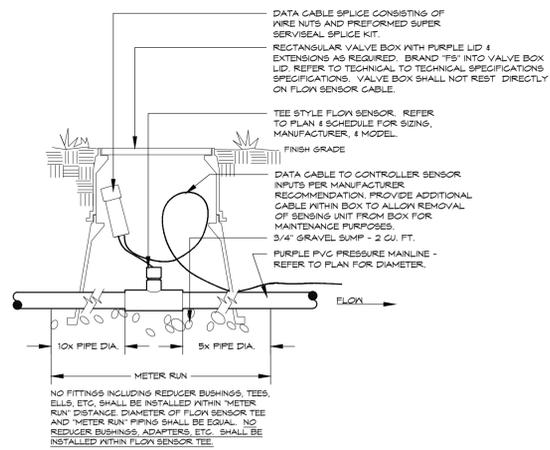
WEATHER SENSOR
Wireless - Pole Mounted

3



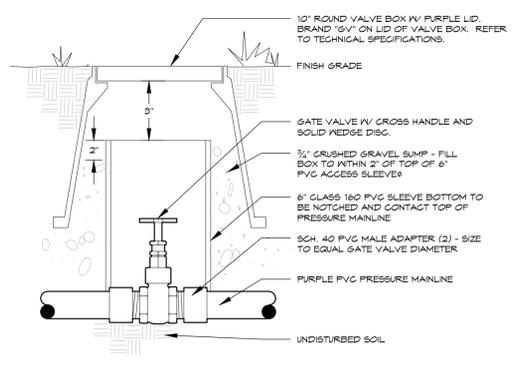
MASTER VALVE

4



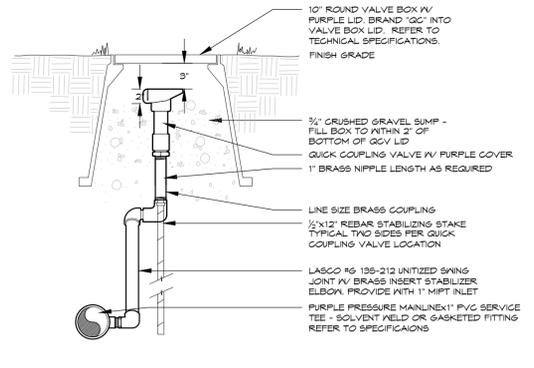
FLOW SENSOR (CITY ONLY) - TEE STYLE

5



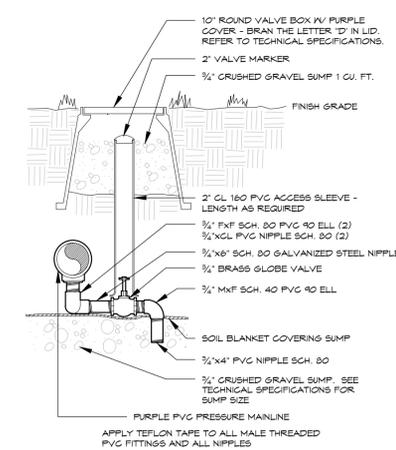
GATE VALVE

6



QUICK COUPLING VALVE

7



MANUAL DRAIN VALVE

8

REFER TO SHEET
IR1.1 IRRIGATION PLAN
IR1.2 IRRIGATION NOTES & SCHEDULE
IR1.3 TO IR1.5 IRRIGATION DETAILS



LOT 21 BLOCK 1 DISCOVERY OFFICE PARK
FINAL DEVELOPMENT PLAN NO. 4
SUPERIOR, COLORADO

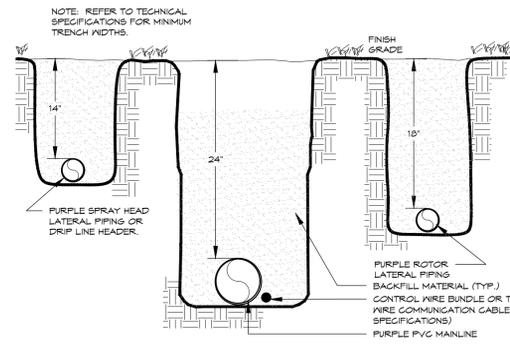
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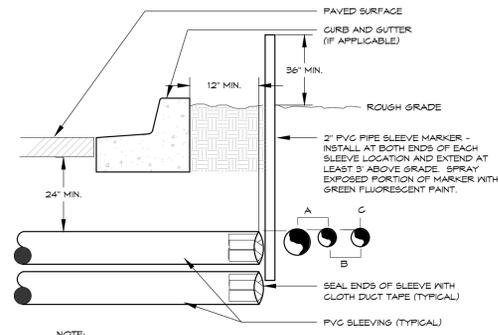
IRRIGATION DETAILS

SHEET: IR1.3



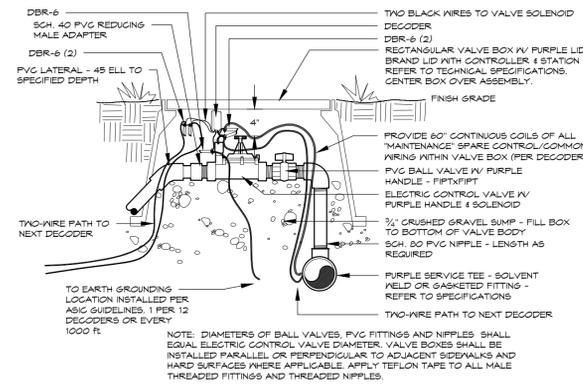
TRENCH

9



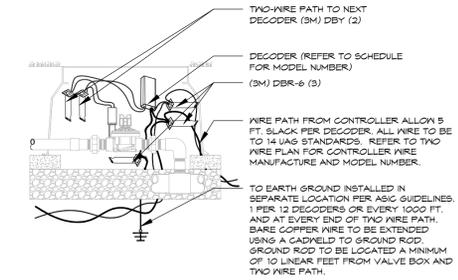
IRRIGATION SLEEVING

10



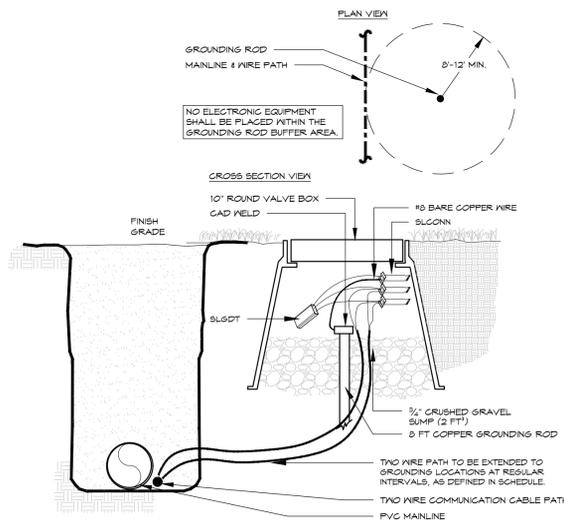
ELECTRIC CONTROL VALVE
TWO WIRE SYSTEM

11



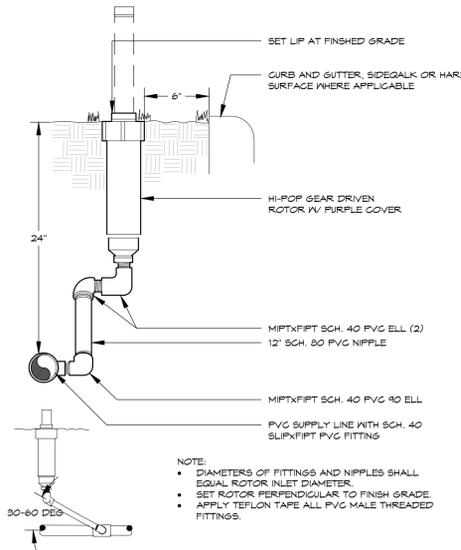
2-WIRE DECODER
WIRING DIAGRAM

12



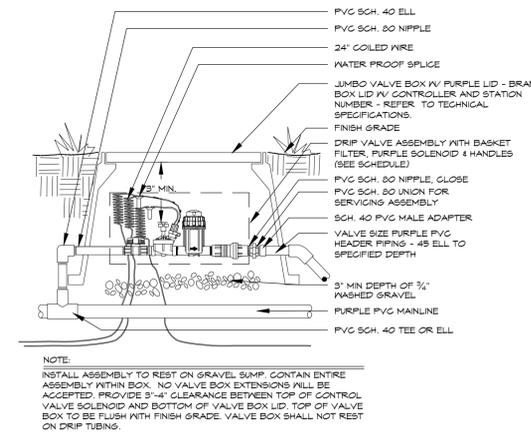
DECODER GROUNDING
VIA GROUNDING ROD

13



HI-POP GEAR DRIVEN ROTOR
PVC - NON-POTABLE

14



DRIP VALVE
TWO-WIRE SYSTEM

15

REFER TO SHEET
IR1.1
IR1.2
IR1.3 TO IR1.5

IRRIGATION PLAN
IRRIGATION NOTES & SCHEDULE
IRRIGATION DETAILS

LOT 21 BLOCK 1 DISCOVERY OFFICE PARK
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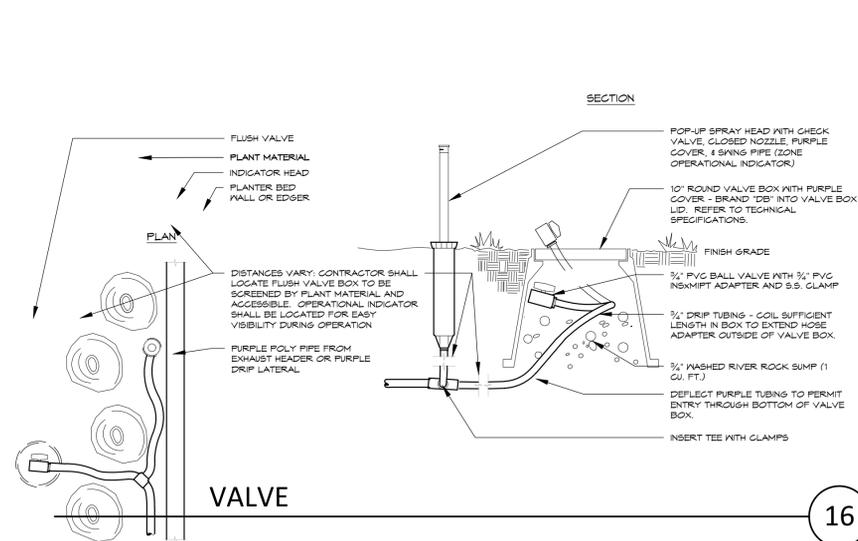
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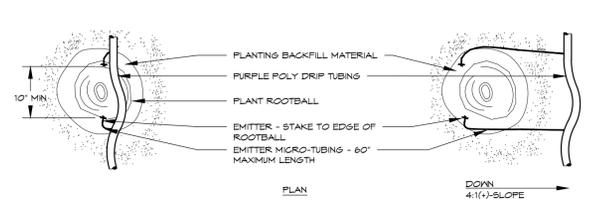
IRRIGATION
DETAILS

SHEET:
IR1.4





16



PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1 1/2\"/>			

- NOTES:
- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOTBALL.
 - EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1\"/>

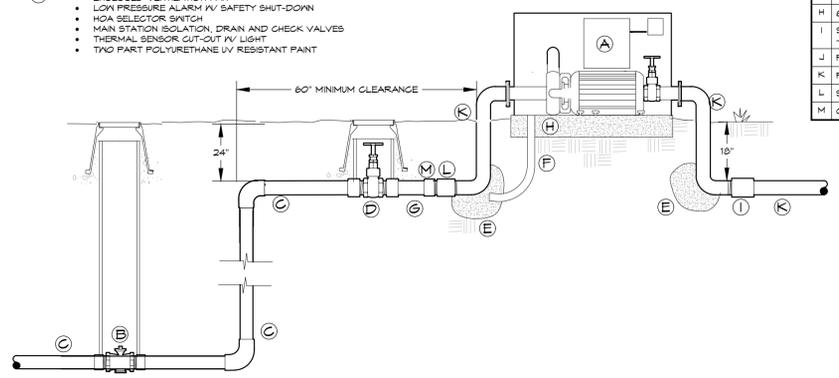
17

DRIP FLUSH

- PREFABRICATED BOOSTER PUMP STATION - PUMP MODEL, HORSEPOWER, INPUT POWER, DISCHARGE PRESSURE AND FLOW CAPACITY PER SCHEDULE. BOOSTER PUMP SHALL BE ACTIVATED/DEACTIVATED VIA FLOW SWITCH. MOUNT BOOSTER PUMP ASSEMBLY TO CONCRETE PAD PER MANUFACTURER'S RECOMMENDATIONS. PUMP STATIONS SHALL BE EQUIPPED WITH FOLLOWING COMPONENTS:
- 14 GA. STEEL ENCLOSURE (W/ STAINLESS STEEL HINGE LOCKABLE ACCESS COVER (CONTRACTOR TO PROVIDE KEYS TO OWNER).
 - EXTERNAL, LOCKABLE ELECTRICAL DISCONNECT (CONTRACTOR TO PROVIDE KEYS TO OWNER).
 - INTERNAL BYPASS.
 - FLOW SWITCH.
 - INTERNAL NON-REVERSIBLE MAGNETIC STARTER.
 - 0-200 PSI LIQUID FILLED PRESSURE GAUGE ON DISCHARGE MANIFOLD.
 - LIGHTING AND SURGE PROTECTION ON CONTROLS.
 - PUMP OPERATION INDICATOR LIGHTS.
 - ENCLOSED VENTILATION FAN.
 - LOW PRESSURE ALARM (W/ SAFETY SHUT-DOWN).
 - HOA SELECTOR SWITCH.
 - MAIN STATION ISOLATION, DRAIN AND CHECK VALVES.
 - THERMAL SENSOR CUT-OUT (W/ LIGHT).
 - TWO PART POLYURETHANE UV RESISTANT PAINT.

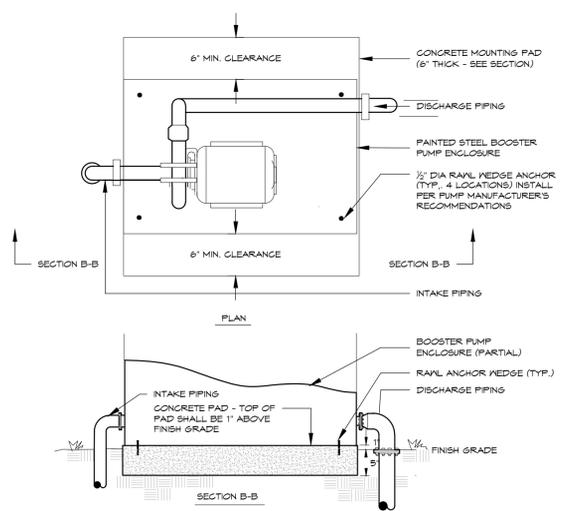
PUMP SCHEMATIC KEY

A	BOOSTER PUMP - SEE LEFT
B	STOP-N-WASTE VALVE -LINE SIZE
C	TYPE K RIGID COPPER - TAP SIZE
D	GATE VALVE - Fx F (QTY. 1) - PUMP INLET SIZE
E	CONCRETE THRUST BLOCK - 1 C.F.
F	2\"/>



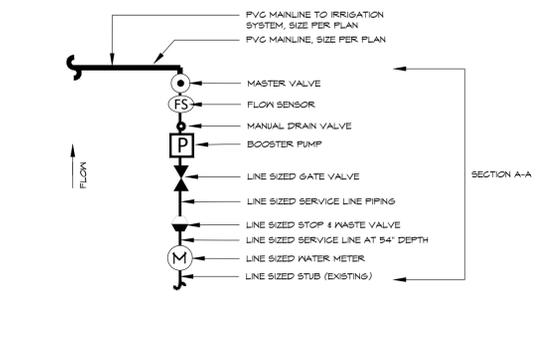
BOOSTER PUMP 2\"/>

18



BOOSTER PUMP CONCRETE PAD

20



POINT OF CONNECTION & PUMP PIPING SCHEMATIC PLAN VIEW - NOT TO SCALE

20

REFER TO SHEET
IR1.1
IR1.2
IR1.3 TO IR1.5

IRRIGATION PLAN
IRRIGATION NOTES & SCHEDULE
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KDI

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SHEET: IR1.5