

LEGEND:

- DECIDUOUS TREES - 3" CAL
- ORNAMENTAL TREES - 2.5" CAL
- EVERGREEN TREES - 7 FEET
- SHRUBS OR ORNAMENTAL GRASSES - 5 GAL
- PERENNIALS OR GROUNDCOVER - 1 GAL
- DROUGHT TOLERANT SOD
- NATIVE SEED
- NATIVE SEED IN DEFERRED PARKING AREAS
- ROCK MULCH
- U-RACK BIKE RACK

UTILITIES

- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE

NOTES:

1. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT. ALL PLANT MATERIALS SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIALS, EXCEPT FOR BURLAP, REMOVED FROM TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
2. ALL SHRUBS SHALL BE PLANTED NO LESS THAN 3' FROM ANY SIDEWALK OR CURB.
3. DEVELOPERS SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTIONS DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
4. ALL SHRUB BEDS AND PERENNIAL BEDS ADJACENT TO TURF OR SEED AREAS SHALL BE EDGED WITH ROLL TOP METAL EDGING.
5. ALL SHRUB BEDS, TREE PITS, AND PERENNIAL BEDS SHALL BE MULCHED WITH A 3" LAYER OF GORILLA HAIR MULCH EXCEPT WHERE ROCK MULCH IS INDICATED ON THE PLAN. LANDSCAPE FABRIC SHALL ONLY BE USED IN THE ROCK MULCH AREAS.
6. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED; ORGANIC SOIL AMENDMENTS SHALL BE INCORPORATED AT THE RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1000 SQUARE FEET OF LANDSCAPE AREA.
7. IN ALL LANDSCAPE AREAS, AMEND THE TOP SIX INCHES OF SOIL.
8. ALL LANDSCAPE (PLANT MATERIALS AND GRASS) WILL BE IRRIGATED WITH AN AUTOMATIC SYSTEM. SEE IRRIGATION PLAN PROVIDED AT TEC DOC SUBMITTAL.
9. CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.
10. REFER TO THE CITY OF BOULDER DESIGN AND CONSTRUCTION STREETSCAPING STANDARDS FOR ALL WORK WITHIN PUBLIC AREAS. REFER TO THE CIVIL ENGINEER DRAWINGS FOR GRADING AND UTILITY INFORMATION.
11. ALL NEW TREES TO BE 10 FEET FROM UTILITIES PER THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS, CHAPTER 4.04. ANY VARIATIONS FROM THESE STANDARDS WILL BE MADE ON A CASE BY CASE BASIS BY THE REVIEWING ENGINEER AND UTILITY COMPANIES.
13. ALL TREES OF THE SAME SPECIES AND SIZE WILL HAVE MATCHING HEIGHT AND FORM.
14. REPLACE ANY EXISTING MATERIALS DAMAGED DURING THE PLANTING OPERATIONS.
15. PRAIRIE DOG FENCE BY OTHERS. CONTRACTOR TO ENSURE THAT LANDSCAPE CAN BE INSTALLED AS SHOWN WITH ADDITION OF FENCE.
16. SEE TREE INVENTORY PREPARED BY ERC ON 10/29/11 and Development Services. ALL EXISTING TREES WILL BE REMOVED.

"RECORD SET"

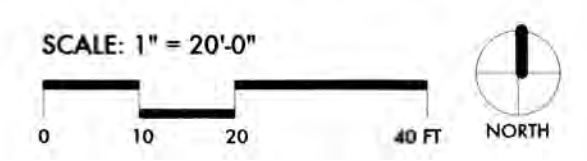
CITY OF BOULDER

PLANNING & DEVELOPMENT SERVICES

APPROVED

FINAL LAND USE DRAWING

LAND USE REVIEW MANAGER DATE

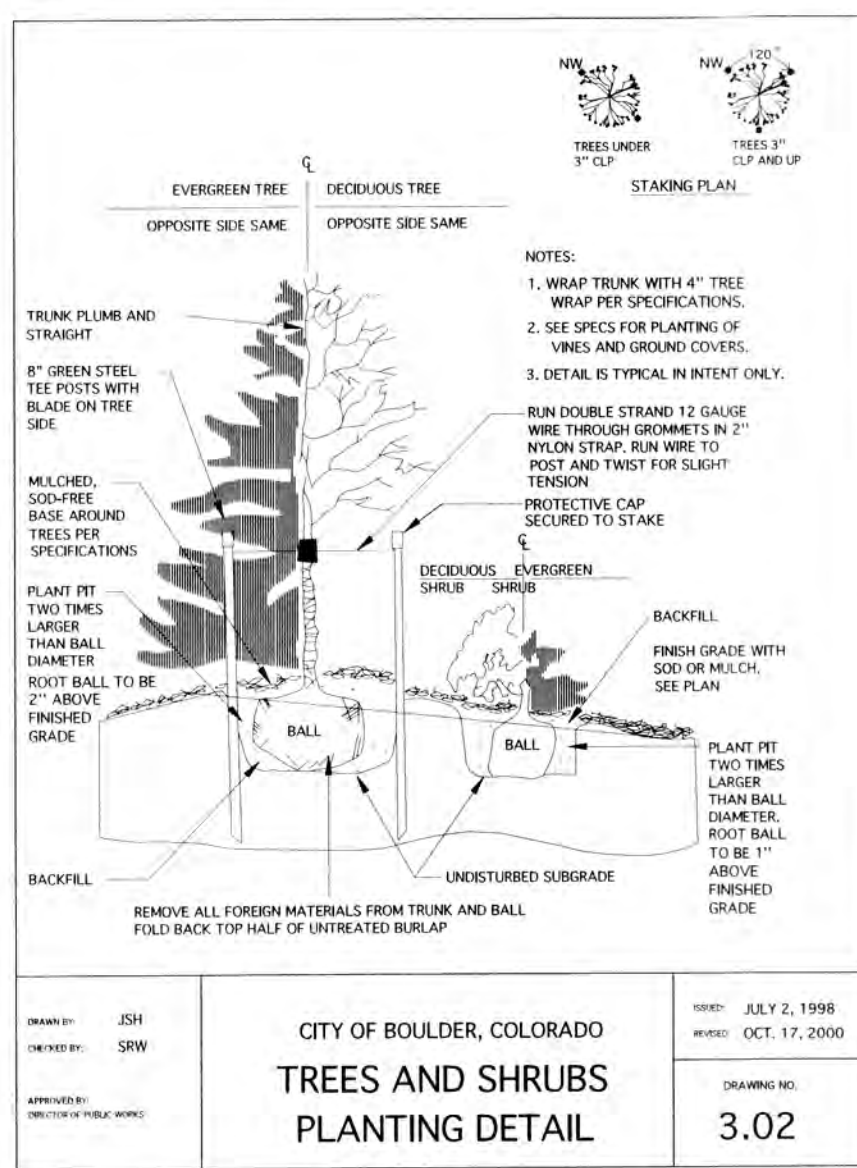


TECHNICAL DOCUMENT REVIEW
FINAL PLANS
19 June 2013

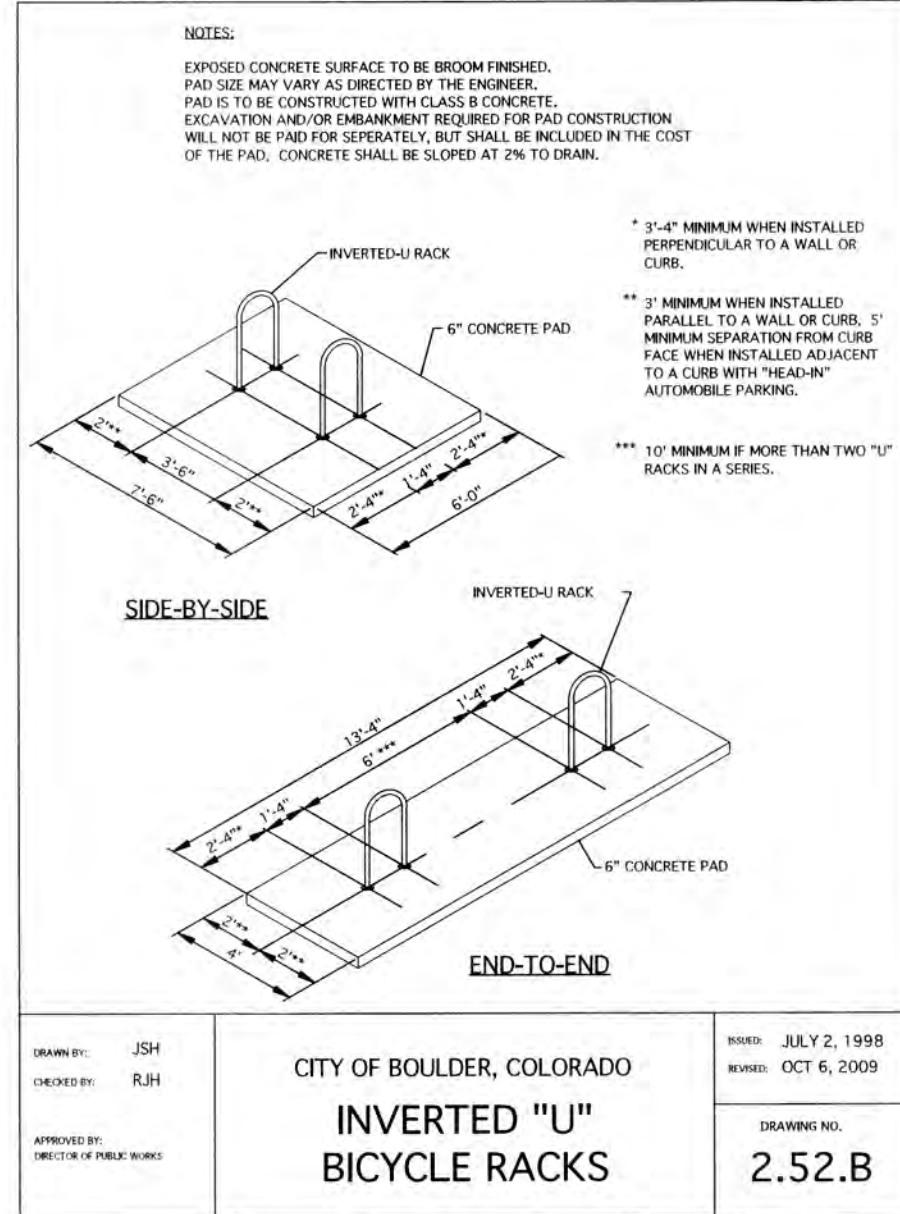
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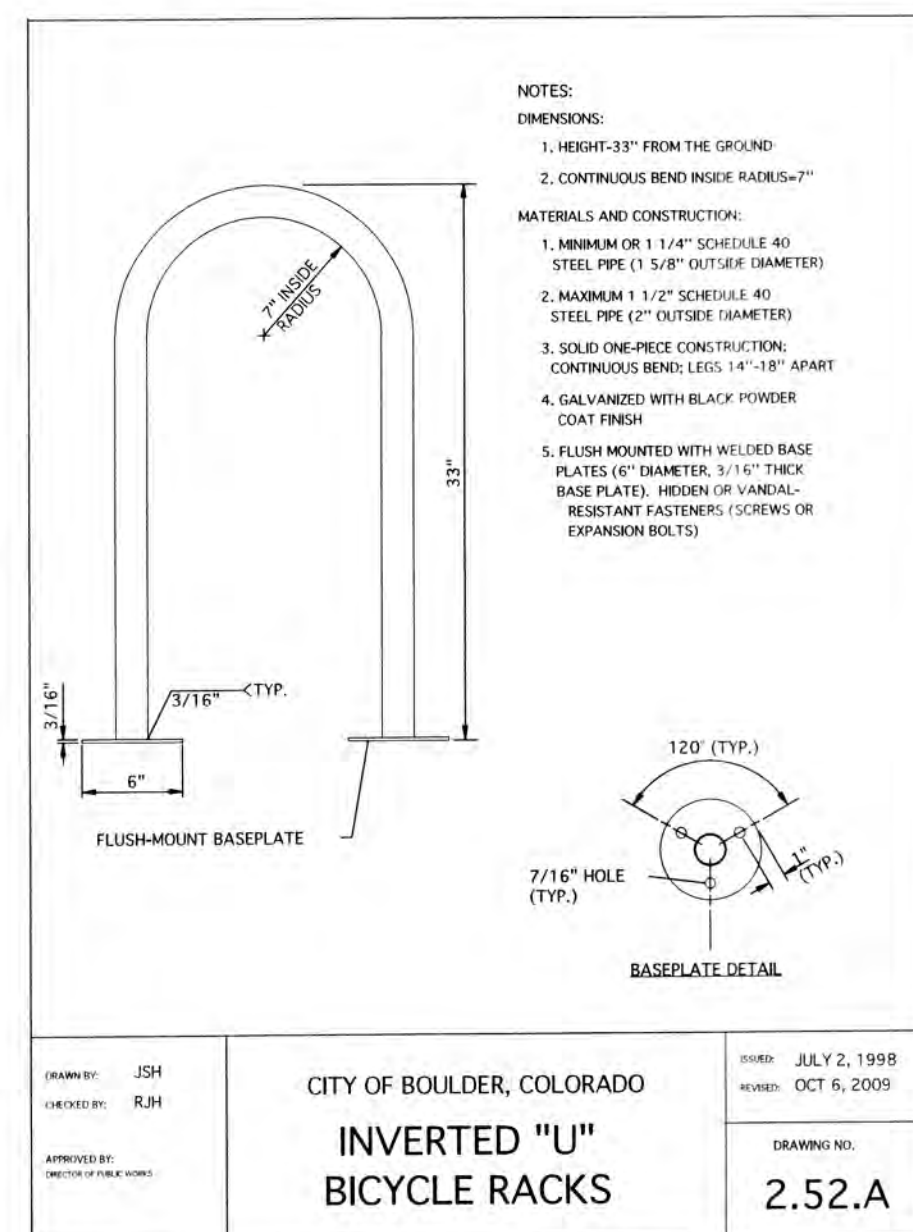
L1.0



1 TREE AND SHRUB PLANTING DETAIL
 SCALE: not to scale



2 INVERTED - U BIKE RACKS - LAYOUT
 SCALE: not to scale



3 INVERTED - U BIKE RACKS
 SCALE: not to scale

OPEN SPACE			
Site Area	87,338	SF	
OS Required	8,733.8 TO 17,467.6	SF	(10-20% per ZONE DISTRICT)
OS Provided	25,062	SF	28.6%

STREETSCAPE	LF	TREES		NOTES
		REQUIRED	PROVIDED	
PEARL PARKWAY	338	9	9	
TOTAL		9	9	1 TREE PER 40 LF OF FRONTAGE

PARKING LOT	SF	SF LANDSCAPE		TREES		BIKE PARKING		SCREENING
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
PARKING LOT	22,059							
DEFERRED PARKING	3,250							
TOTAL	25,309	1,265	1,865	7	7	6	10	FULL SCREENING PROVIDED.

PARKING LOT LANDSCAPE CALCULATION INCLUDES DRIVE AISLES AND PARKING SPACES AS DEFINED BY CITY LANDSCAPE CODE.

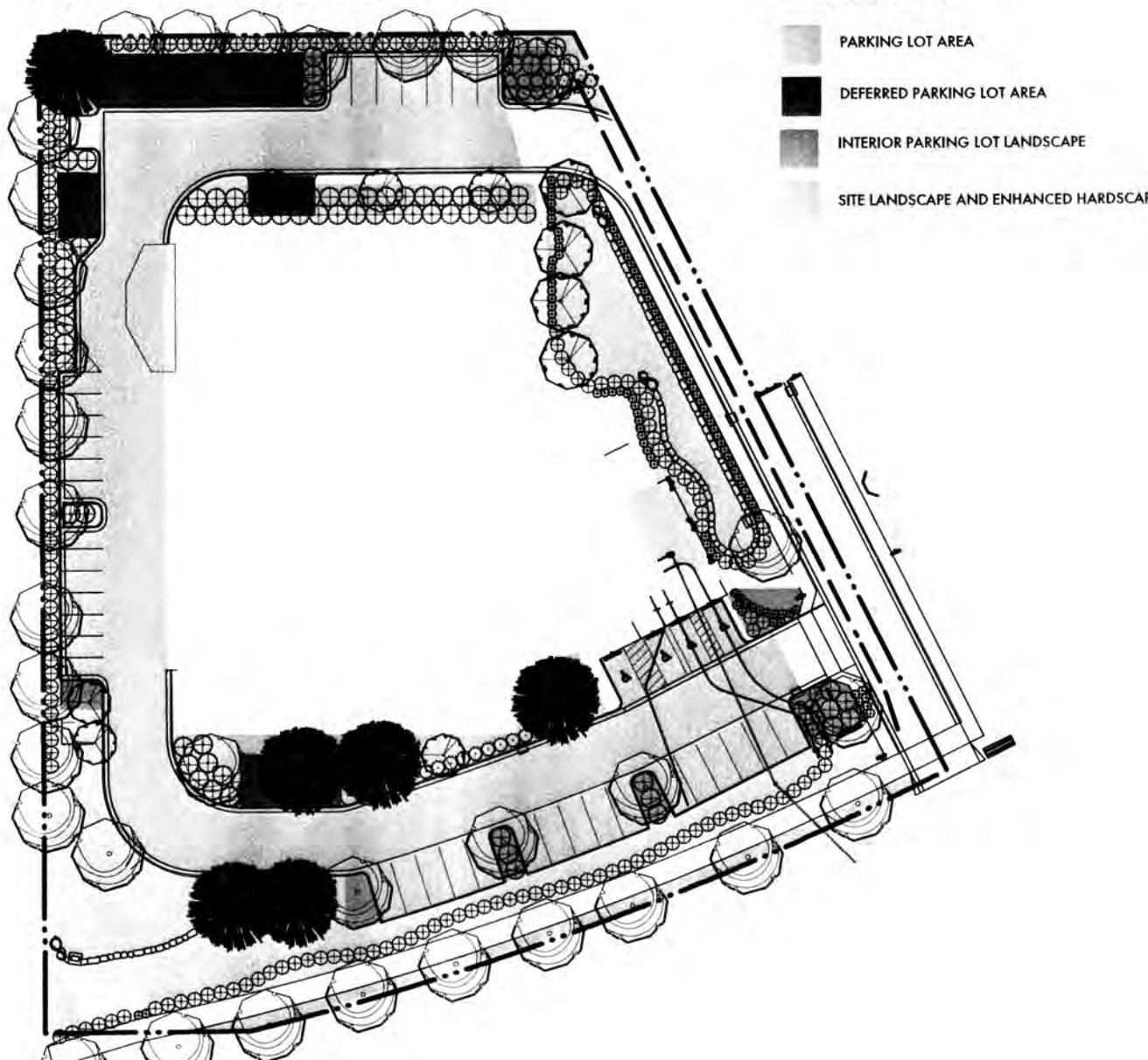
TOTAL SITE AREA	SF	TREES		SHRUBS	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
BUILDINGS, DRIVES, PARKING	60,279				
NET SITE AREA	27,059	18	33	92	395

TREES PROVIDED DOES NOT INCLUDE STREETSCAPE OR PARKING LOT TREES, OR TREE PLANTED IN DEFERRED PARKING AREA

PLANT SCHEDULE

QUANT	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
CP	450 4" POTS	CERATOSTIGMA PLUMBAGINOIDES	PLUMBAGO	8-12"	18-24"	LOW	ADAPTABLE	BLUE	MID TO LATE SUMMER
HRC	18 1 GAL	HEMEROCALLIS 'ROCKET CITY'	ORANGE DAYLILY	3-4'	2-3'	LOW	SUN	ORANGE	EARLY TO MID-SUMMER
HSD	59 1 GAL	HEMEROCALLIS 'STELLA DE ORO'	DWARF GOLD DAYLILY	1-2'	12-18"	LOW	SUN	GOLDEN YELLOW	LATE SPRING TO LATE SUMMER
LSS	34 1 GAL	LEUCANTHEMUM X SUPERBUM 'LITTLE MISS MUFFET'	DWARF SHASTA DAISY	12-15"	12-15"	MEDIUM	SUN	WHITE	EARLY TO LATE SUMMER
VM	61 4" POTS	VINCA MINOR 'BOWLES VARIETY'	BOWLES PERIWINKLE	4-6"	12-18"	LOW	ADAPTABLE	BLUE	EARLY SPRING TO MID-SUMMER
622									
QUANT	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
MSP	34 5 GAL	MISCANTHUS SINENSIS PURPURASCENS	FLAME (PURPLE MAIDEN) GRASS	3-4'	2-3'	MEDIUM	SUN	BRONZE TO SILVERY	LATE SUMMER
MSM	15 5 GAL	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	4-5'	2-3'	MEDIUM	SUN	BRONZE	LATE SUMMER
49									
QUANT	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
CD	17 5 GAL	COTONEASTER DIVARICATUS	SPREADING COTONEASTER	4-6'	6-8'	LOW	ADAPTABLE	WHITE TO BRIGHT PINK	LATE SPRING
JS	25 5 GAL	JUNIPERUS SABINA BUFFALO	JUNIPER, BUFFALO	12-18"	6-8'	LOW	SUN TO FS	N/A	N/A
LV	73 3 GAL	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	4-6'	6-8'	LOW	SUN TO FS	WHITE	EARLY SUMMER
PC	18 5 GAL	PRUNUS X CISTENA	PLUM, PURPLE LEAF	6-8'	4-6'	MEDIUM	SUN	PALE PINK	MID-SPRING
RA	28 3 GAL	RIBES ALPINUM	CURRENT, ALPINE	3-6'	3-6'	LOW	SUN TO FS	YELLOWISH-GREEN	MID-SPRING
RAG	33 5 GAL	RHUS AROMATICA GRO-LOW	SUMAC, DWARF FRAGRANT	2-3'	6-8'	LOW	SUN	YELLOW	EARLY SPRING
RNW	24 5 GAL	ROSA X NEARLY WILD	ROSE, SINGLE PINK SHRUB	2-3'	2-3'	LOW	SUN	PINK	EARLY TO LATE SUMMER
SJA	20 5 GAL	SPIREA JAPONICA ANTHONY WATERER	SPIREA, ANTHONY WATERER	2-3'	2-4'	MEDIUM	SUN TO FS	ROSE RED	EARLY SUMMER
SPK	24 5 GAL	SYRINGA PATULA MISS KIM	LILAC, MISS KIM DWARF	3-5'	3-5'	LOW	SUN	PALE LAVENDER	LATE SPRING
VB	19 5 GAL	VIBURNUM X BURKWOODII	VIBURNUM, BURKWOOD	6-8'	6-8'	MEDIUM	FILTERED SHADE	WHITE	EARLY SUMMER
VDB	1 5 GAL	VIBURNUM DENTATUM BLUE MUFFIN	VIBURNUM, BLUE MUFFIN ARROWHEAD	3-5'	3-4'	MEDIUM	ADAPTABLE	WHITE	SPRING
WFW	32 5 GAL	WEIGELA FLORIDA WINE AND ROSES	WEIGELA, WINE AND ROSES	4-5'	4-5'	MEDIUM	SUN TO FS	ROSE PINK	SUMMER
314									
QUANT	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
FAP	2 3" CAL	FRAXINUS AMERICANA AUTUMN PURPLE	ASH, AUTUMN PURPLE	40-60'	40-50'	MEDIUM	SUN	N/A	N/A
GTI	7 3" CAL	GLEDTISIA TRIACANTHOS INERMIS SHADEMASTER	HONEYLOCUST, SHADEMASTER	30-40'	40-50'	LOW	SUN	N/A	N/A
GD	8 3" CAL	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	40-50'	50-60'	LOW	SUN	YELLOW-GREEN	SPRING
PAB	2 3" CAL	PLATANUS X ACERIFOLIA BLOODGOOD	PLANETREE, BLOODGOOD	70-100'	65-80'	MEDIUM	SUN	N/A	N/A
QB	5 3" CAL	QUERCUS BICOLOR	OAK, SWAMP WHITE	40-60'	40-60'	LOW	FS TO SHADE	N/A	N/A
SJR	9 3" CAL	SOPHORA JAPONICA 'REGENT'	REGENT JAPANESE PAGODA TREE	40-50'	30-40'	MEDIUM	SUN TO FS	CREAMY WHITE	SUMMER
33									
QUANT	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
CCG	6 2.5" CAL	CRATAEGUS CRUS-GALLI INERMIS CRUSADER	HAWTHORN, THORNLESS COCKSPUR	12-15'	12-15'	LOW	SUN	WHITE	SPRING
PCC	4 2.5" CAL	PYRUS CALLERYANA CHANTICLEER	PEAR, CHANTICLEER	20-30'	15-20'	MEDIUM	SUN	WHITE	SPRING
10									
QUANT	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
AC	3 8 FT	ABIES CONCOLOR	FIR, WHITE	40-60'	20-30'	MEDIUM	SUN	N/A	N/A
PP	3 9 FT	PINUS PONDEROSA	PINE, PONDEROSA	60-80'	30-40'	LOW	SUN	N/A	N/A
6									

LANDSCAPE ANALYSIS



Detention Basin Wildflower Seed Mixture - Wildflowermix.com

This mix is composed of tenacious species that can tolerate areas that are inundated periodically by water.

Planting rate = 32 lbs./acre Or Plant 12 oz. per 1000 sq. ft. Use double rate if hydroseeding

Common Name	Scientific Name
Water Plantain	Alisma subcordatum
Swamp Milkweed	Asclepias incarnata
Bur Marigold	Bidens species
Allegheny Monkeyflower	Mimulus ringens
Ditch Stonecrop	Penthorum sedoides
Cutleaf Coneflower	Rudbeckia laciniata
Common Arrowhead	Sagittaria latifolia
Blue Vervain	Verbena hastata
Awl-Fruited Sedge	Carex stipata
Fox Sedge	Carex vulpinoidea
Virginia Wildrye	Elymus virginicus
Spike Rush	Eleocharis species
Fowl Manna Grass	Glyceria striata
Path Rush	Juncus tenuis
Torrey's Rush	Juncus torreyi
Rice Cut Grass	Leersia oryzoides
Switchgrass	Panicum virginicum
Softstem Bulrush	Scirpus validus
Prairie Cordgrass	Spartina pectinata

Mixture includes a temporary nurse / cover crop (Annual Ryegrass, Oats & Red Top).
 Planting range: Eastern USA (east Of the Rockies).
 Planting rate: 32 lbs./acre Small Areas: Plant 12 oz. per 1000 sq. ft. (1/2 acre or less)

SCHEDULE, DETAILS, NOTES

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SHEET No.

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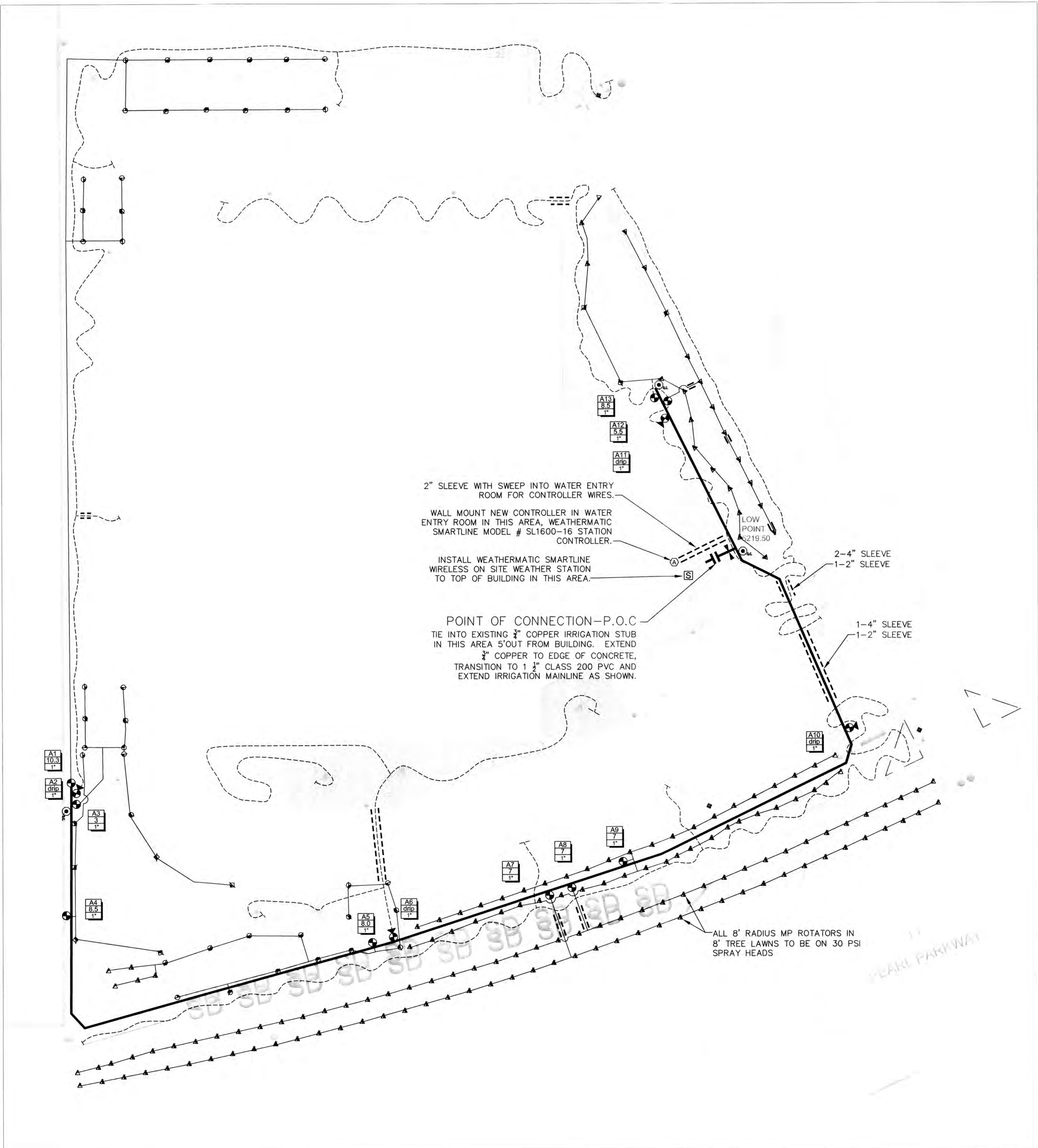
IRRIGATION LEGEND

- | SYMBOL | DESCRIPTION |
|---------|--|
| ▲ ▲ ▲ | MP ROTATOR SPRINKLER: HUNTER PROS-06-PRS40-CV/MP1000 NOZZLE
PRESSURE: 40 PSI RADIUS: 8-15 FEET
FLOW (GPM): Q - 0.19 H - 0.37 F - 0.75
FOR 8' RADIUS MP 1000 ROTATOR SPRINKLER IN TREE LAWNS USE HUNTER PRO PRS 30 SPRAY BODIES REGULATED TO 30 PSI. ON ALL OTHER MP ROTATOR NOZZLES USE HUNTER PRO PRS 40 SPRAY BODIES REGULATED TO 40 PSI. |
| ● ● ● | MP ROTATOR SPRINKLER: HUNTER PROS-06-PRS40-CV/MP2000 NOZZLE
PRESSURE: 40 PSI RADIUS: 13-21 FEET
FLOW (GPM): Q - 0.40 H - 0.74 F - 1.47 |
| ■ ■ ■ | MP ROTATOR SPRINKLER: HUNTER PROS-06-PRS40-CV/MP3000 NOZZLE
PRESSURE: 40 PSI RADIUS: 22-30 FEET
FLOW (GPM): Q - 0.86 H - 1.82 F - 3.64 |
| ⊕ | ZONE CONTROL VALVE: HUNTER ICV SIZE AS NOTED |
| ⊗ | DRIP CONTROL VALVE ASSEMBLY: RAINBIRD XCZ-100 |
| ⌋ | GATE VALVE - RESILIENT WEDGE WITH SQUARE TOP LINE SIZE |
| ⊕ | QUICK COUPLER - RAINBIRD 44RC |
| — | DRIP EMITTER LATERAL PIPE: UV RADIATION RESISTANT POLYETHYLENE, 3/4" SIZE (ROUTING IS DIAGRAMMATIC) |
| — | FLUSH PLUG ASSEMBLY |
| — | MAINLINE PIPE: CLASS 200 PVC BELL END - 1 1/2" UNLESS OTHERWISE NOTED |
| — | LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC PIPE (1-INCH SIZE UNLESS OTHERWISE INDICATED) |
| — | UNCONNECTED PIPE CROSSING |
| — | UNCONNECTED PIPE CROSSING, TWO DIFFERENT PIPES |
| + | P.O.C. - POINT OF CONNECTION |
| --- | CLASS 200 PVC SLEEVING, 4" UNLESS OTHERWISE NOTED |
| AY 10.3 | INDICATES CONTROLLER AND CONTROLLER STATION NUMBER |
| A2 3 | INDICATES LATERAL DISCHARGE IN GPM |
| A3 3 | INDICATES REMOTE CONTROL VALVE SIZE IN INCHES |
| ⊕ | NEW CONTROLLER. WEATHERMATIC SMARTLINE MODEL # SL1600-16 STATION CONTROLLER WITH SMARTLINE WIRELESS ON SITE WEATHER STATION. |
| ⊗ | WEATHERMATIC WIRELESS ON SITE WEATHER STATION MODEL # SLW15 |

IRRIGATION NOTES

- Irrigation system is designed to operate off of existing pressure OF 80 PSI before the backflow preventer. Contractor to verify pressure PRIOR TO INSTALLATION and notify owner of any differences.
- No irrigation work to begin until final grade has been approved.
- Bury all drip lines 4" underground from invert of pipe.
- Bury all lateral 12" underground from invert of pipe.
- Bury all mainline pipe 24" underground from invert of pipe.
- Do not stack pipes in trenches. Pipes in shared trenches to be 4" minimum apart.
- Irrigation contractor to coordinate power to controllers with general contractor and owner.
- Brand all appropriate box lids with 1" minimum letters with the following abbreviations:
QC Quick Coupler
GV Gate Valve
SV# Section Valve & Corresponding Controller Station #
FP Drip Flush Point
- All pipe under pavement to be sleeved in 4" minimum PVC class 200 extend 12" beyond each edge of pavement, sloped to drain. Install prior to paving. Sleeve wires separately in 4" pipe. Mark concrete with chiseled "x" in paving above sleeve.
- All valve wire is to be 14 gauge direct burial irrigation wire. Extend 6 extra wires from end of each mainline to controller.
- Layout shown is diagrammatic. Contractor to adjust plan as necessary to meet field conditions.
- Plan has been prepared using limited on-site observation. Plan is diagrammatic and does not reflect all equipment, etc., that could be encountered during construction. All tie locations, mainline locations and valve locations are approximate and will require exact location by Contractor.
- See sheet I2.0 for irrigation details.
- Hand dig all trenches within dripline of existing trees to remain.
- Install drip emitters as described below:

1 gallon material	Rain Bird PC-05	1 ea.
5 gallon material	Rain Bird PC-05	2 ea.
Deciduous Trees (1-1/2"-2 1/2" CAL.)	Rain Bird PC-10	3 ea.
Deciduous Trees (3"-4" CAL.)	Rain Bird PC-10	4 ea.
Evergreen Trees (6"-10")	Rain Bird PC-10	2 ea.
Evergreen Trees (11"-14")	Rain Bird PC-10	3 ea.



2" SLEEVE WITH SWEEP INTO WATER ENTRY ROOM FOR CONTROLLER WIRES.
WALL MOUNT NEW CONTROLLER IN WATER ENTRY ROOM IN THIS AREA, WEATHERMATIC SMARTLINE MODEL # SL1600-16 STATION CONTROLLER.
INSTALL WEATHERMATIC SMARTLINE WIRELESS ON SITE WEATHER STATION TO TOP OF BUILDING IN THIS AREA.

POINT OF CONNECTION-P.O.C
TIE INTO EXISTING 3/4" COPPER IRRIGATION STUB IN THIS AREA 5' OUT FROM BUILDING. EXTEND 3/4" COPPER TO EDGE OF CONCRETE. TRANSITION TO 1 1/2" CLASS 200 PVC AND EXTEND IRRIGATION MAINLINE AS SHOWN.

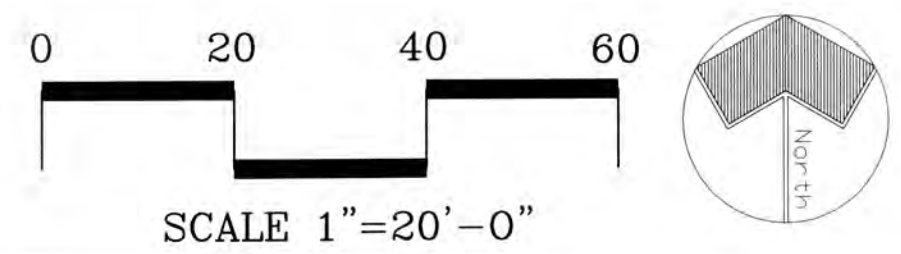
2-4" SLEEVE
1-2" SLEEVE

1-4" SLEEVE
1-2" SLEEVE

LOW POINT
3219.50

ALL 8' RADIUS MP ROTATORS IN 8' TREE LAWNS TO BE ON 30 PSI SPRAY HEADS

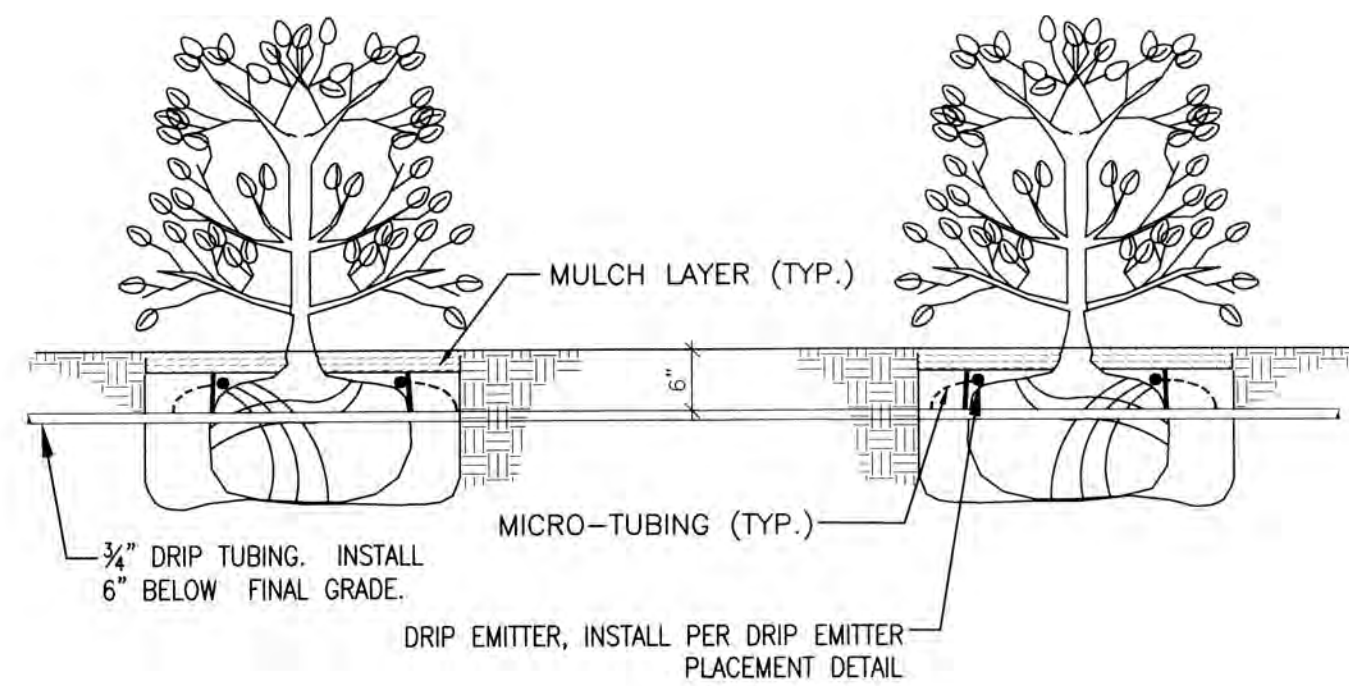
1 Irrigation Plan
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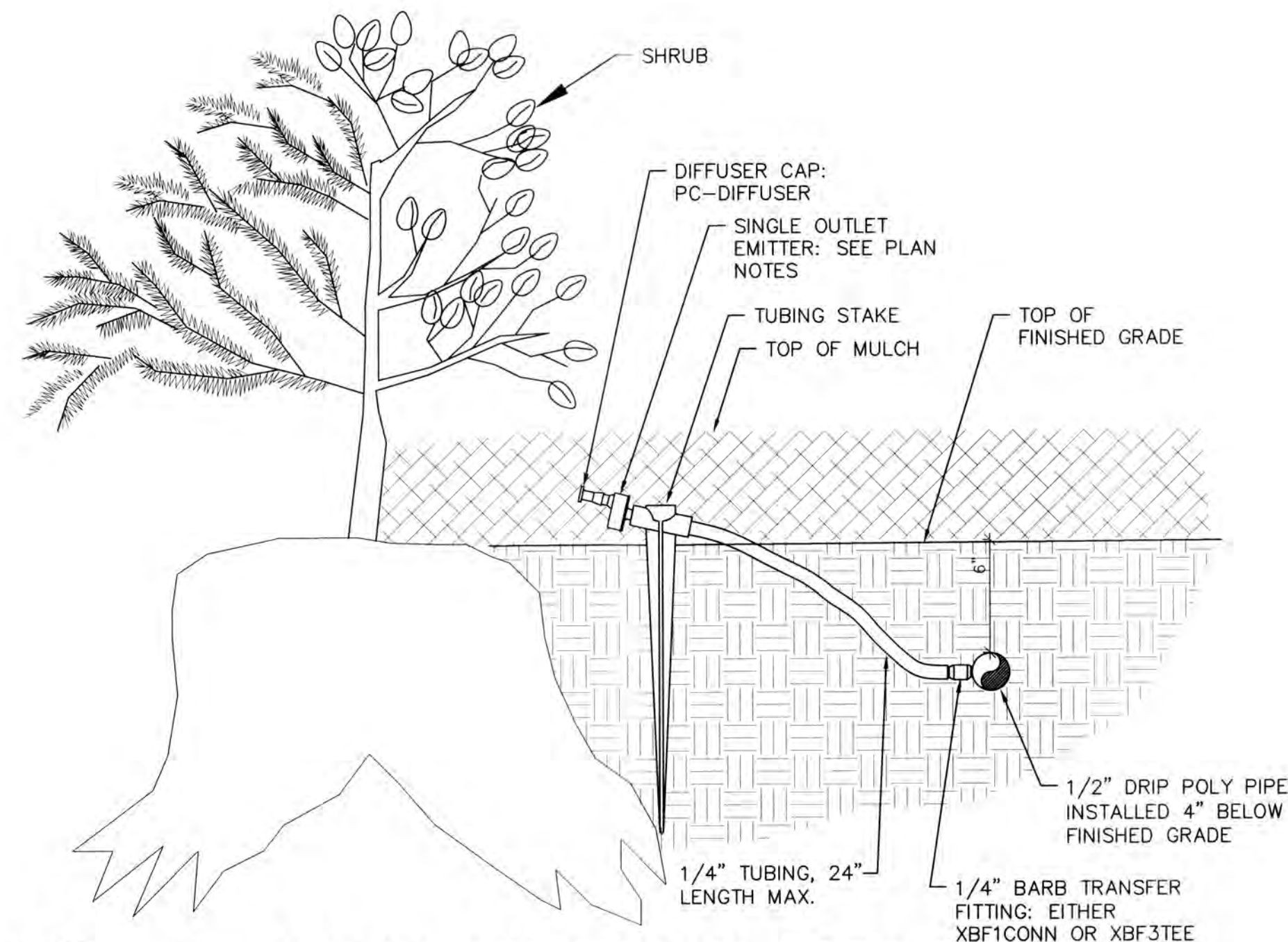
IRRIGATION PLAN

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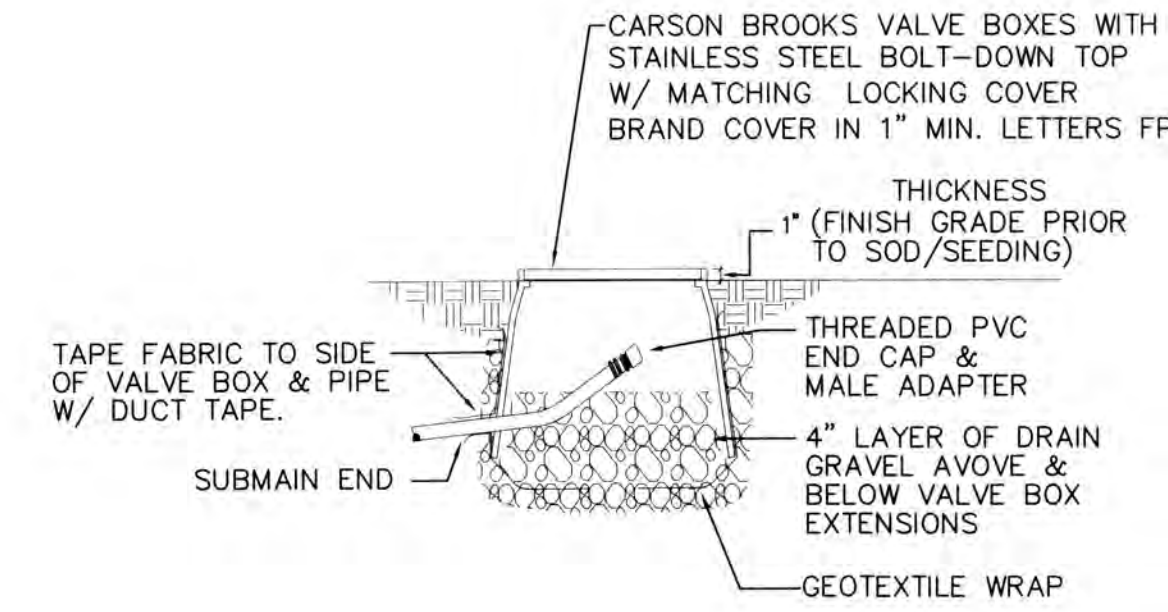
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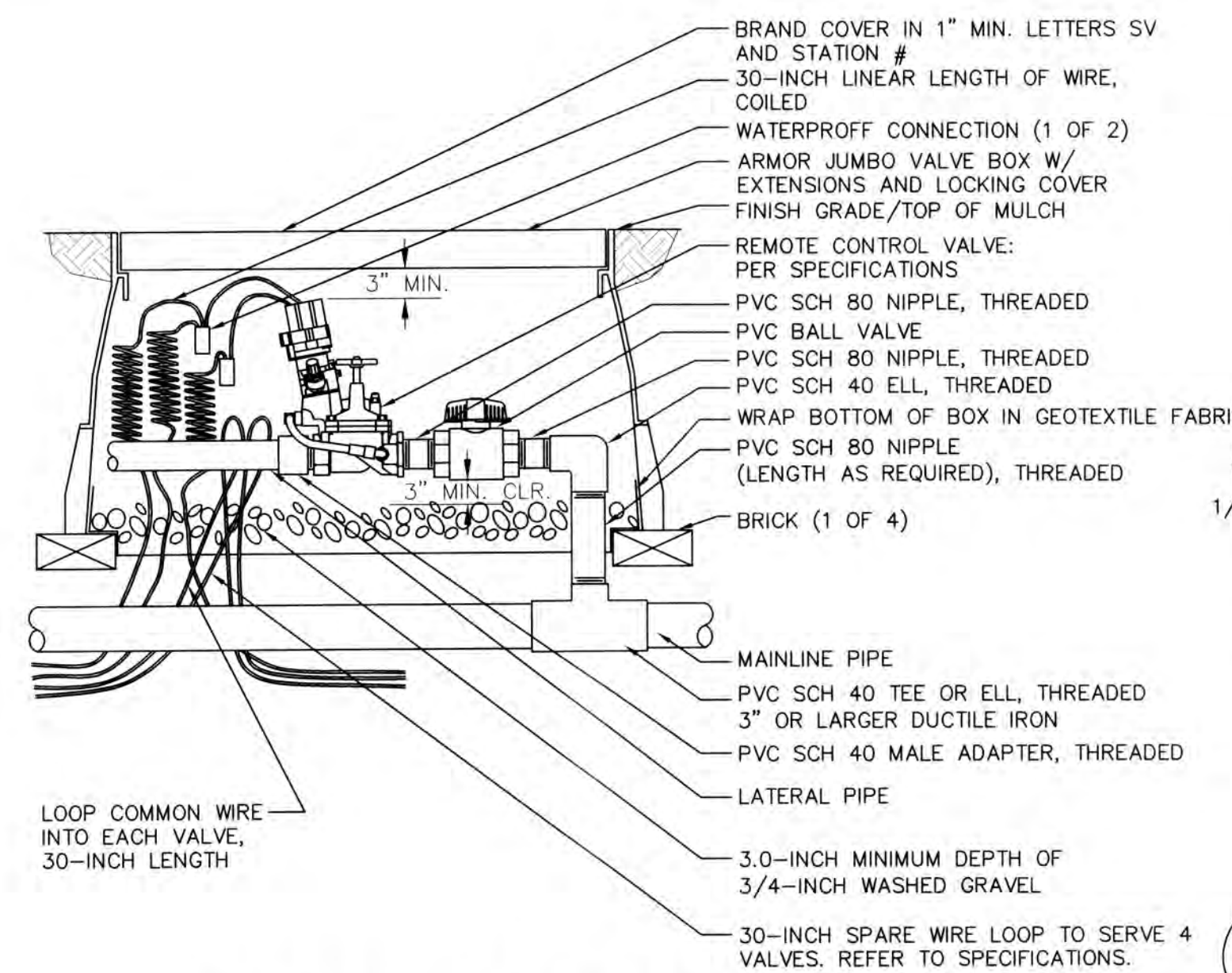
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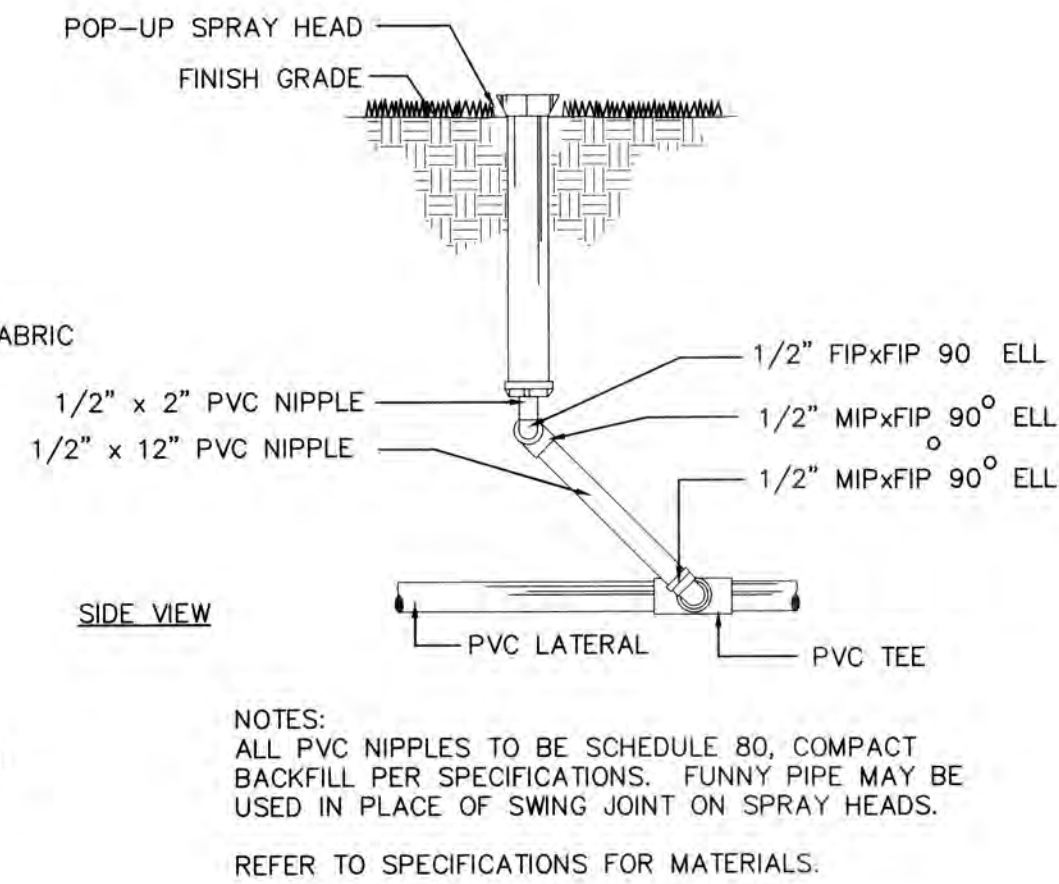
2 DRIP EMITTER PLACEMENT
NOT TO SCALE



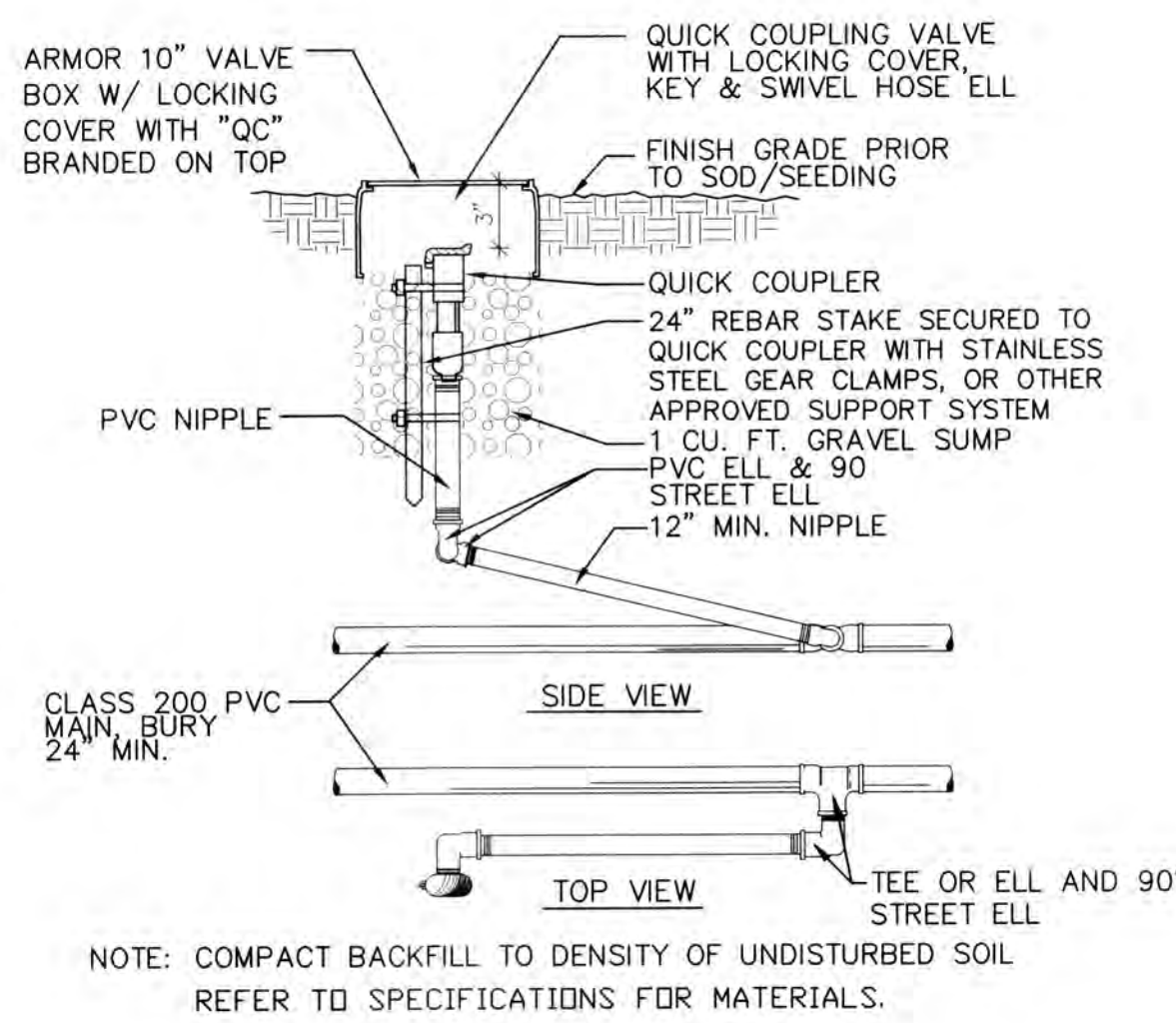
3 DRIP FLUSH VALVE
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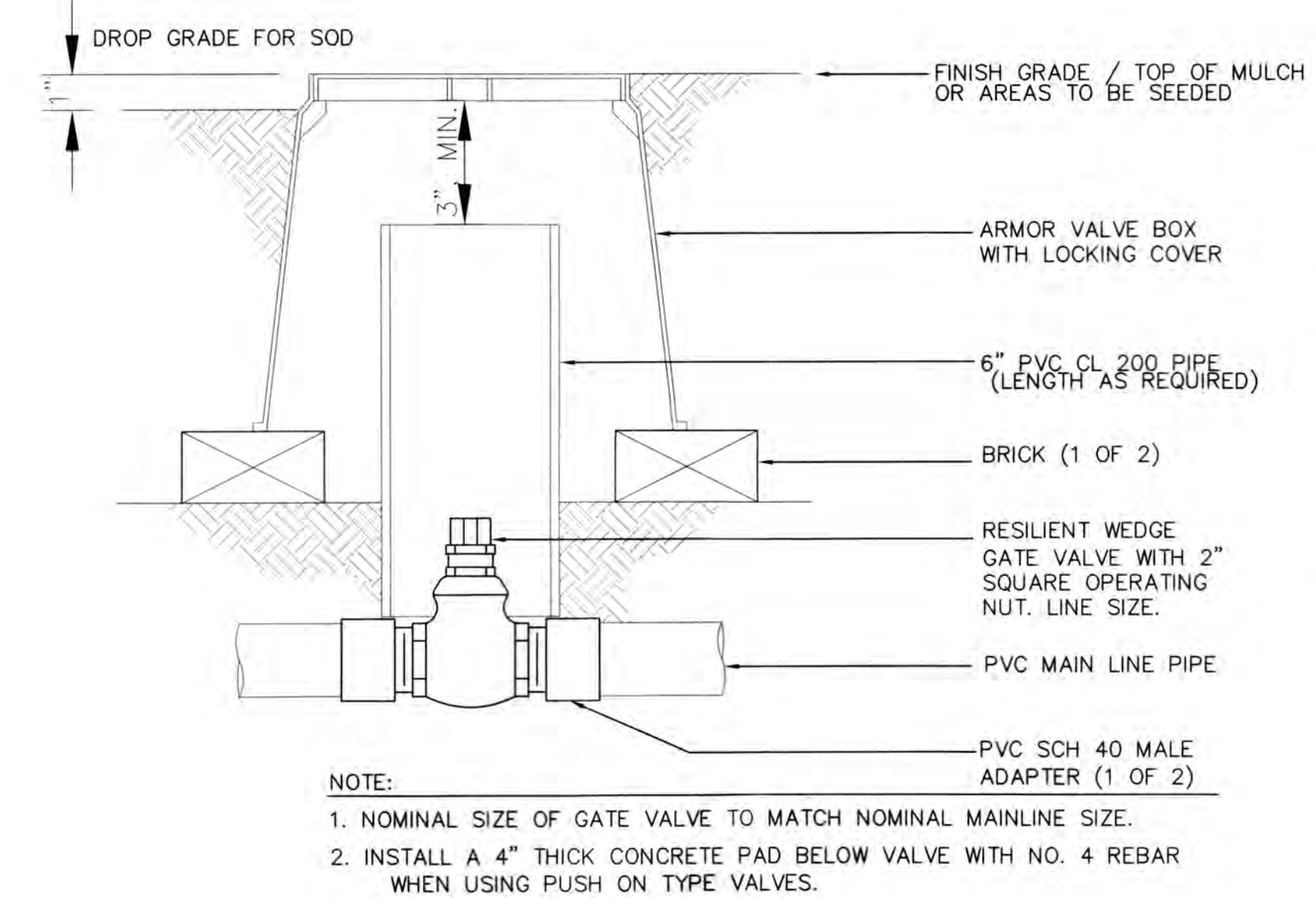
4 AUTOMATIC SECTION VALVE
NOT TO SCALE



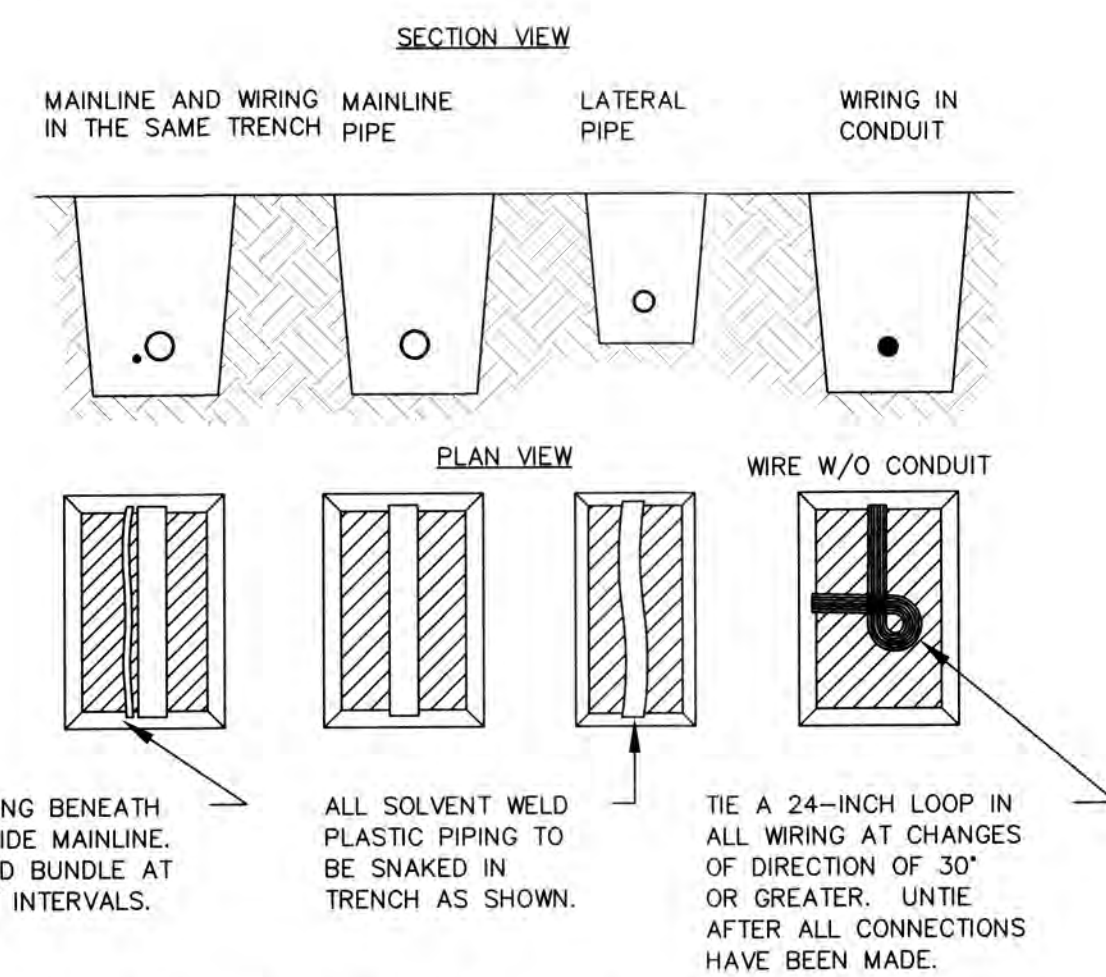
5 POP-UP SPRAY HEAD
NOT TO SCALE



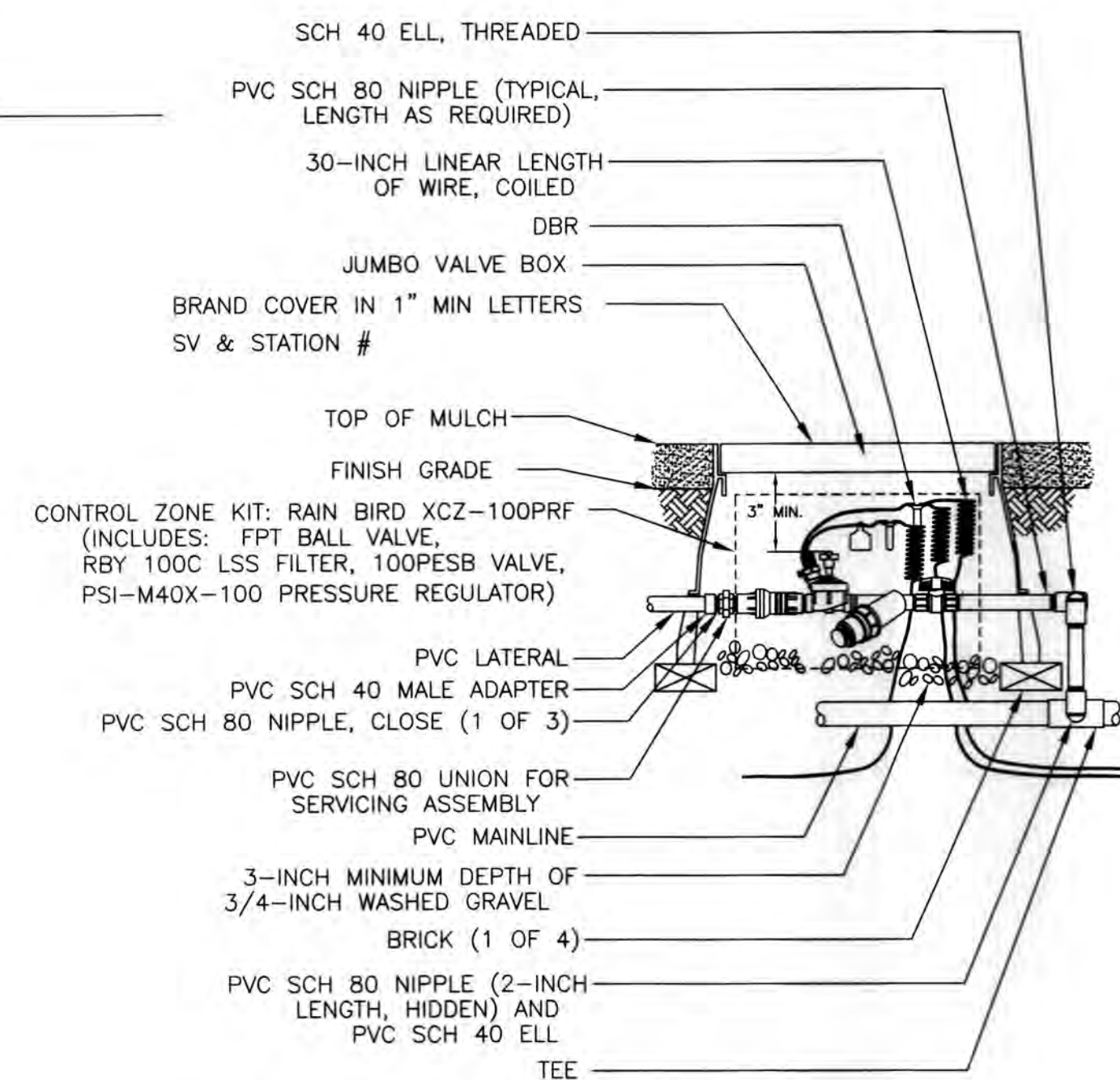
6 QUICK COUPLER
NOT TO SCALE



7 ISOLATION GATE VALVE
NOT TO SCALE



8 PIPE AND WIRE TRENCHING
NOT TO SCALE



9 DRIP CONTROL VALVE
NOT TO SCALE

City of
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IRRIGATION DETAILS

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