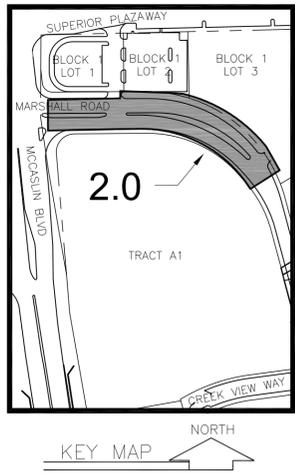
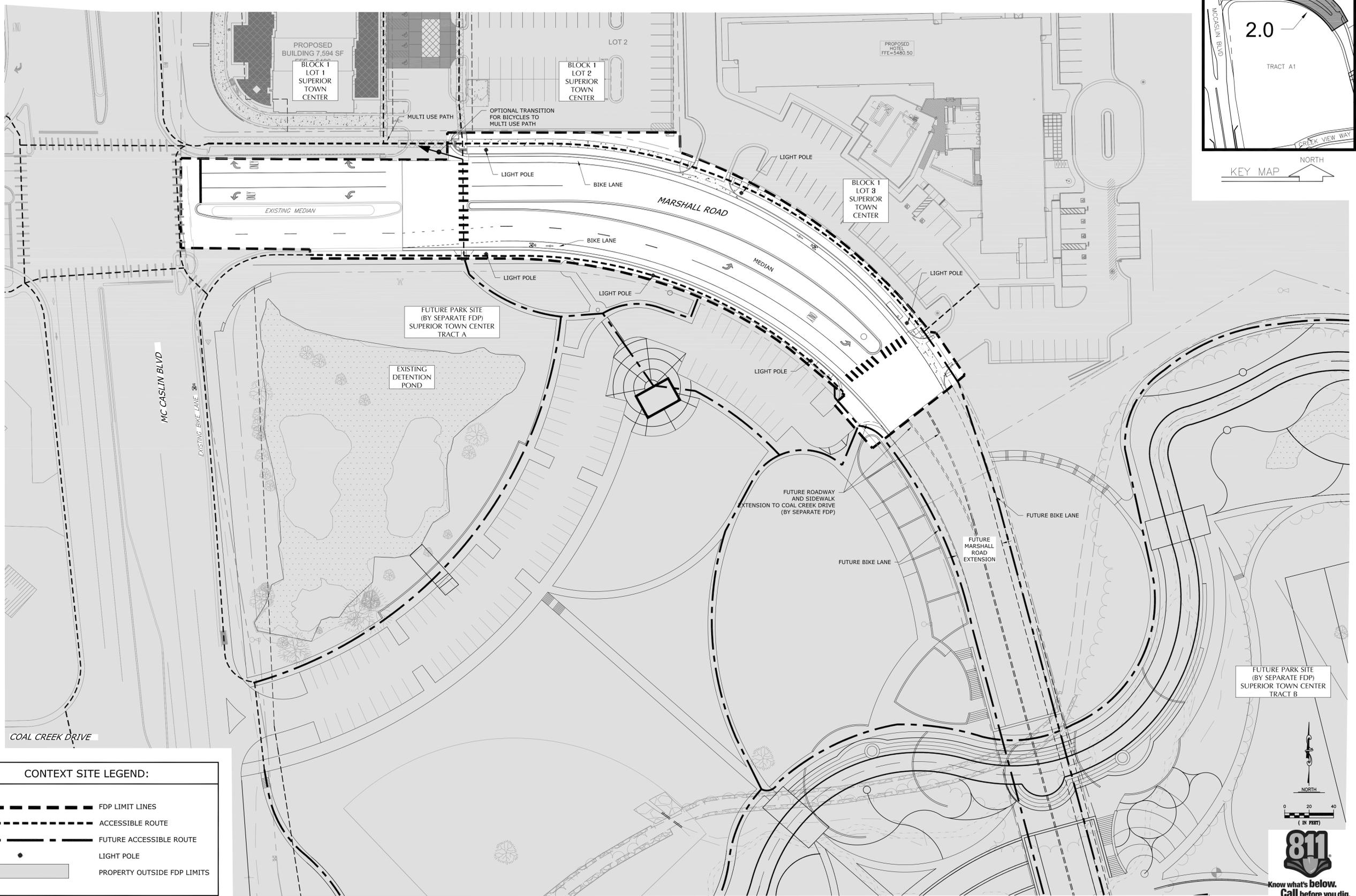


FINAL DEVELOPMENT PLAN 1 - PHASE 4 (MARSHALL ROAD EXTENSION) SUPERIOR TOWN CENTER SUPERIOR, COLORADO



323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

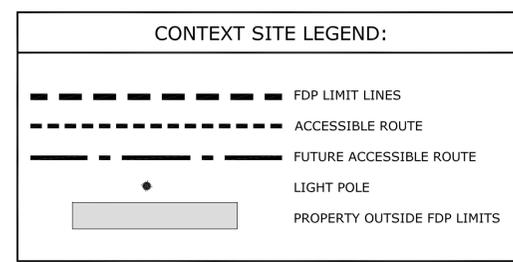
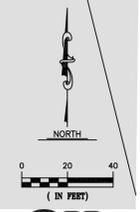


SUPERIOR TOWN CENTER
FDP 1 - PHASE 4 (MARSHALL ROAD EXTENSION)
SUPERIOR, COLORADO

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	7/28/16
2	TOWN COMMENTS	8/11/16
3	TOWN COMMENTS	8/18/16

Vested Rights:
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DESIGNED BY: JAB DATE: JULY 15, 2016
DRAWN BY: CAL SCALE: 1"=40'
CHECKED BY: JAB
JOB NO.: 228.001.04
DWG NAME: FDP 1-4_Mar_CONTEXT.dwg



CONTEXT SITE PLAN

SHEET: **2.0**

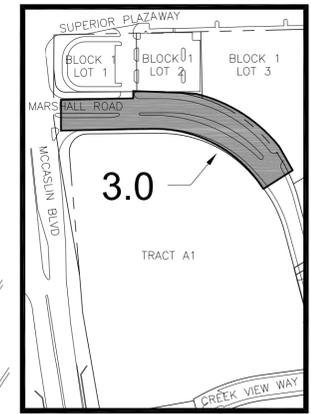
FINAL DEVELOPMENT PLAN 1 - PHASE 4 (MARSHALL ROAD EXTENSION)

SUPERIOR TOWN CENTER

SUPERIOR, COLORADO

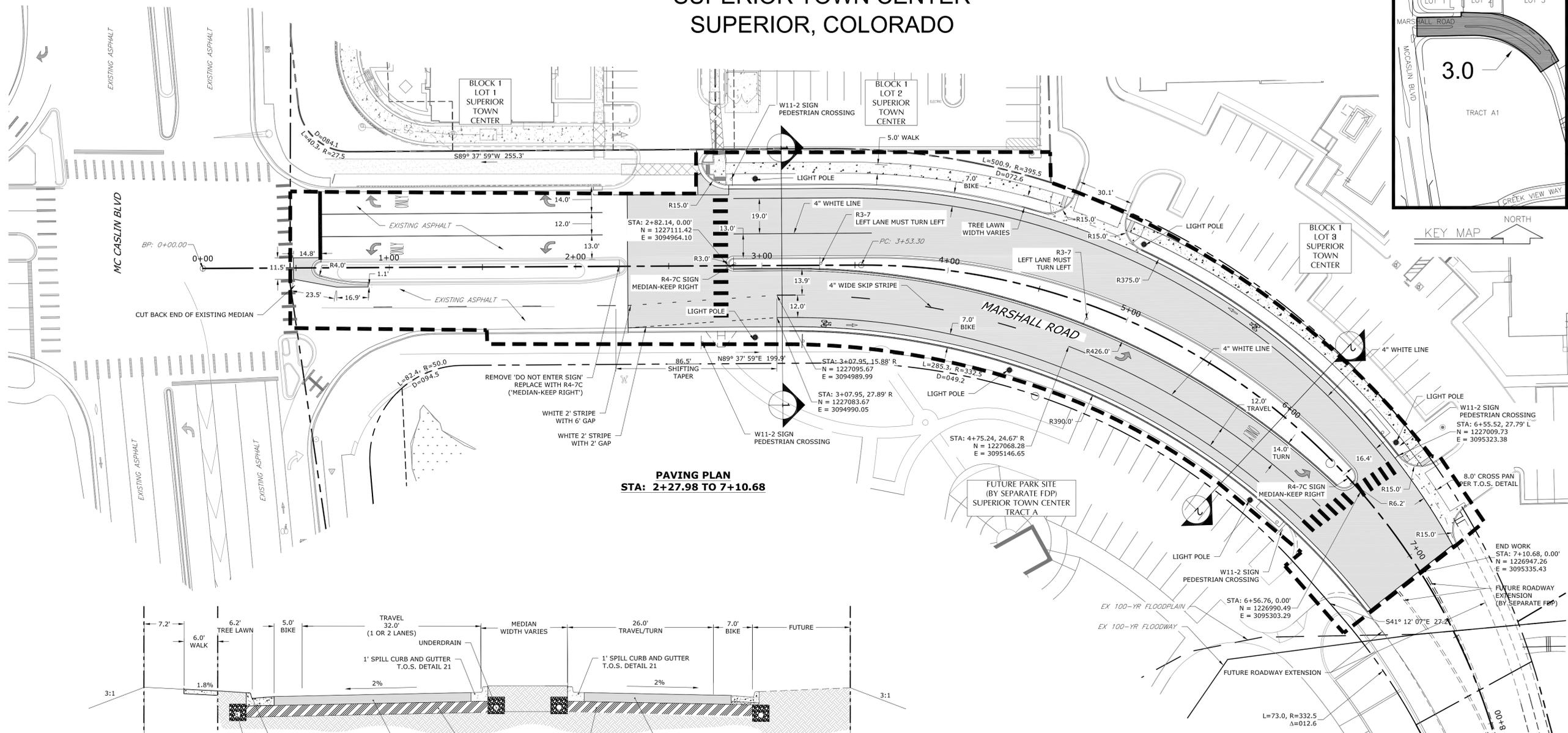


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303.833.1416
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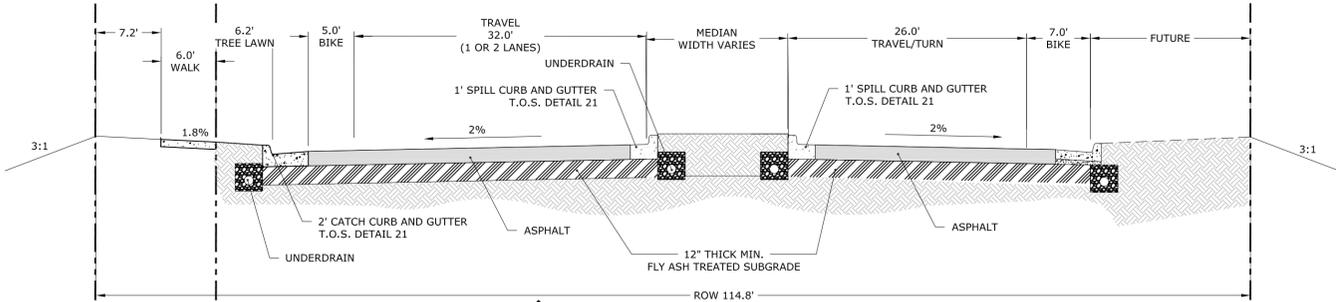


KEY MAP

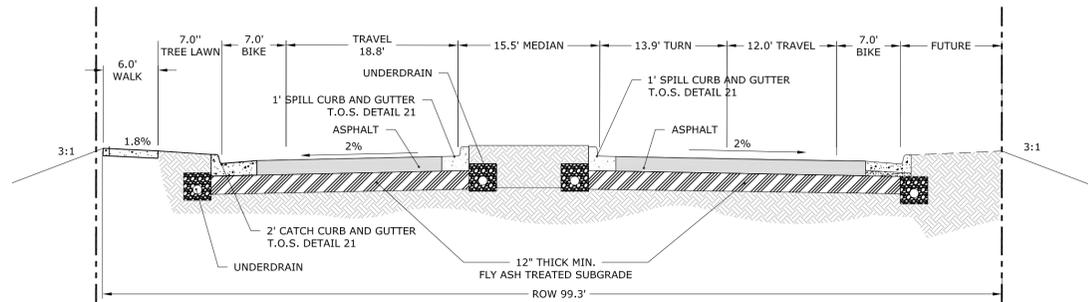
SUPERIOR TOWN CENTER
FDP 1 - PHASE 4 (MARSHALL ROAD EXTENSION)
SUPERIOR, COLORADO



PAVING PLAN
STA: 2+27.98 TO 7+10.68



SECTION 1 - MARSHALL ROAD - FACING EAST



SECTION 2 - MARSHALL ROAD - FACING EAST

LEGEND:	
—	PROPOSED
---	EXISTING
---	PROPERTY LINE
---	LIMITS THIS FDP
[Hatched Box]	ASPHALT PAVEMENT
[Solid Box]	CONCRETE PAVEMENT
[Symbol]	SIGNS

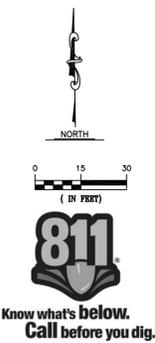
REVISIONS		
NO.	DESCRIPTION	DATE
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DESIGNED BY: JAB DATE: JULY 15, 2016
DRAWN BY: CAL SCALE: 1"=30'
CHECKED BY: JAB
JOB NO.: 228.001.04
DWG NAME: PP_FDP 1-4_Marpav.dwg

SITE & PAVING PLAN
1 - MARSHALL ROAD

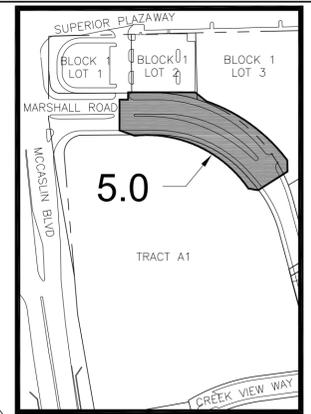
SHEET:
3.0



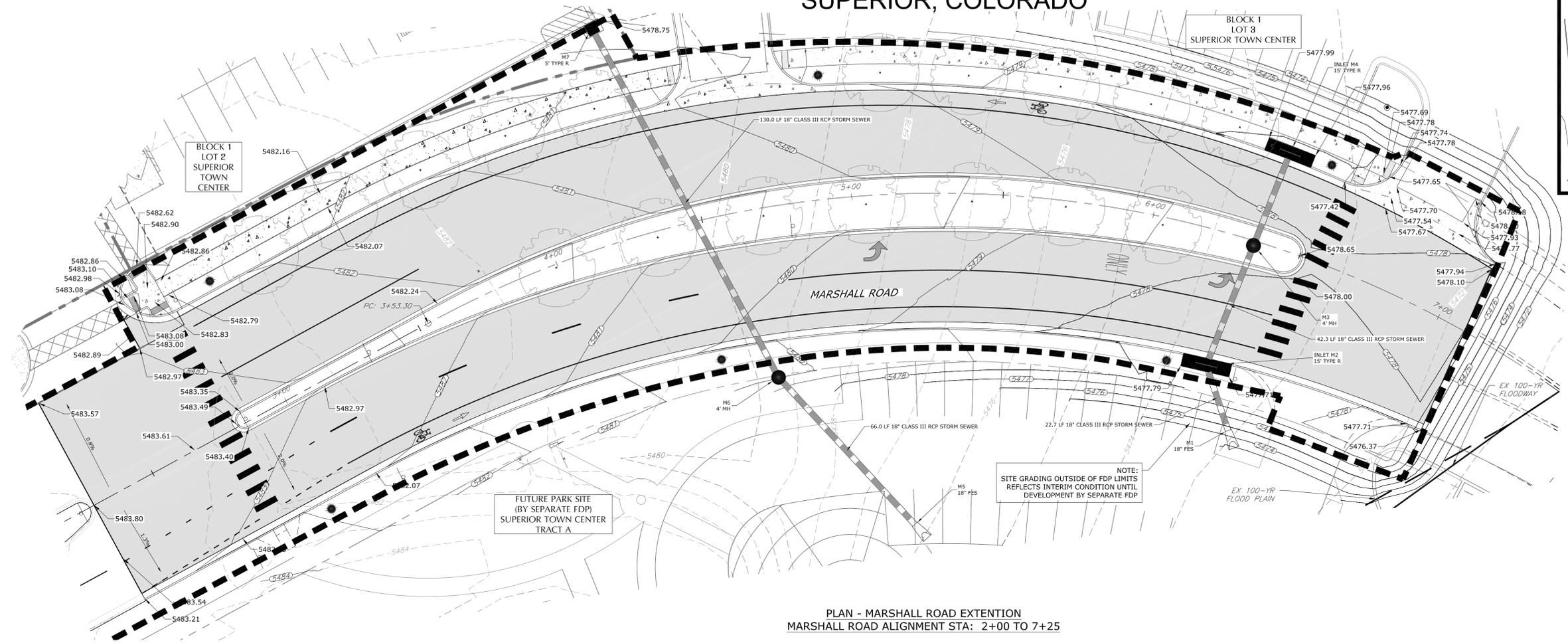
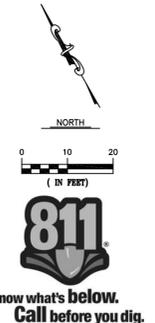
FINAL DEVELOPMENT PLAN 1 - PHASE 4 (MARSHALL ROAD EXTENSION) SUPERIOR TOWN CENTER SUPERIOR, COLORADO



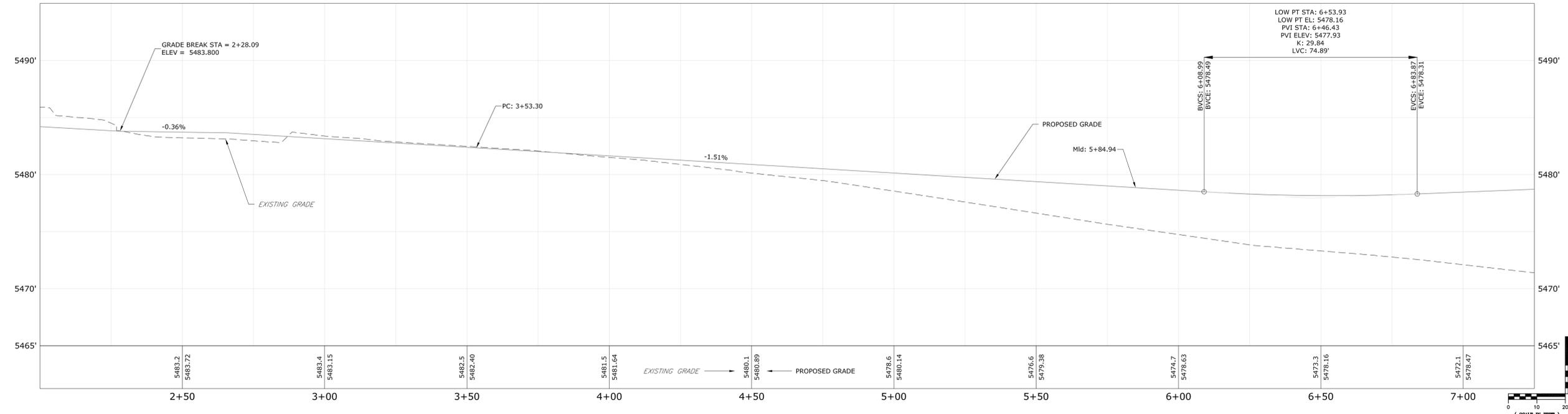
323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM



KEY MAP
NORTH



PLAN - MARSHALL ROAD EXTENTION
MARSHALL ROAD ALIGNMENT STA: 2+00 TO 7+25



PROFILE - MARSHALL ROAD EXTENTION
MARSHALL ROAD ALIGNMENT STA: 2+00 TO 7+25

**SUPERIOR TOWN CENTER
FDP 1 - PHASE 4 (MARSHALL ROAD EXTENSION)
SUPERIOR, COLORADO**

REVISIONS		
NO.	DESCRIPTION	DATE
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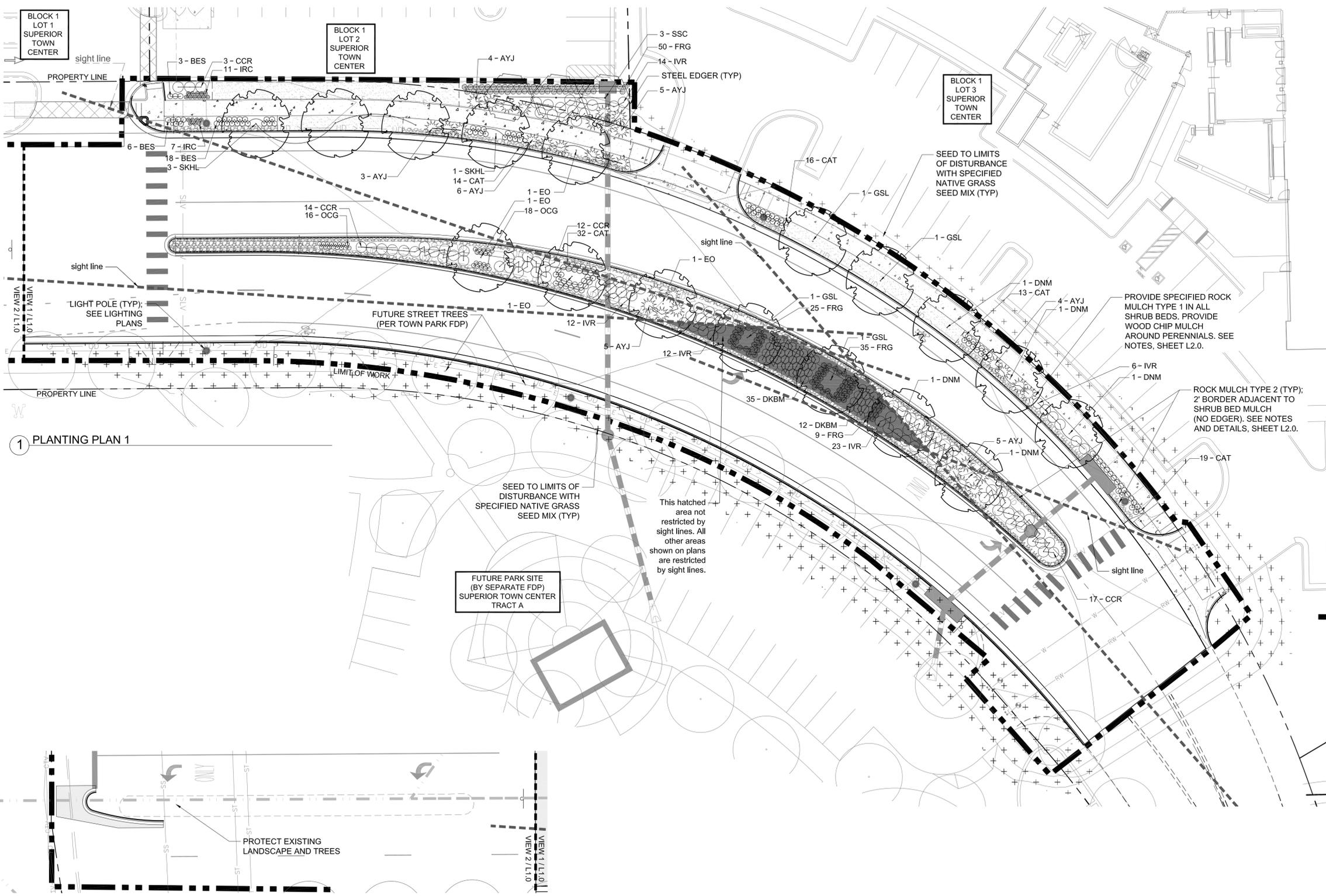
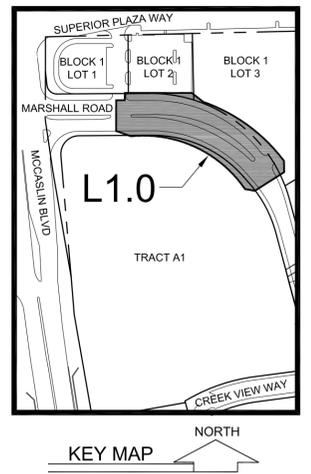
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DESIGNED BY: JAB DATE: JULY 15, 2016
DRAWN BY: CAL SCALE: H:1"=20'
CHECKED BY: JAB V:1"=5'
JOB NO.: 228.001.04
DWG NAME: FDP 1-4_Mar_RD_PP.dwg

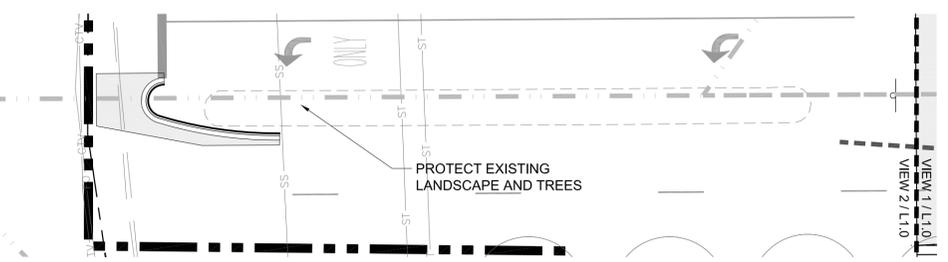
**MARSHALL ROAD
DRAINAGE PLAN &
ROAD PROFILE**

SHEET:
5.0

FINAL DEVELOPMENT PLAN 1 - PHASE 4 (MARSHALL ROAD EXTENSION) SUPERIOR TOWN CENTER SUPERIOR, COLORADO



1 PLANTING PLAN 1



2 PLANTING PLAN 2

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIAL
- SPLASH GUARD
- LOW-WATER USE TURF SOD
- NATIVE GRASS SEED MIX
- ROCK MULCH TYPE 2 (SEE SHEET L2.0)

--- LIMITS OF FDP
SEE L2.0 FOR PLANT LIST, PLANTING DETAILS, AND NOTES.

PROVIDE SPECIFIED ROCK MULCH TYPE 1 IN ALL SHRUB BEDS. PROVIDE WOOD CHIP MULCH AROUND PERENNIALS. SEE NOTES, SHEET L2.0.

ROCK MULCH TYPE 2 (TYP); 2' BORDER ADJACENT TO SHRUB BED MULCH (NO EDGER). SEE NOTES AND DETAILS, SHEET L2.0.

SEED TO LIMITS OF DISTURBANCE WITH SPECIFIED NATIVE GRASS SEED MIX (TYP)

This hatched area not restricted by sight lines. All other areas shown on plans are restricted by sight lines.

FUTURE PARK SITE (BY SEPARATE FDP) SUPERIOR TOWN CENTER TRACT A

SUPERIOR TOWN CENTER
FDP 1 - PHASE 4 (MARSHALL ROAD EXTENSION)
SUPERIOR, COLORADO

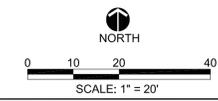
REVISIONS		
NO.	DESCRIPTION	DATE
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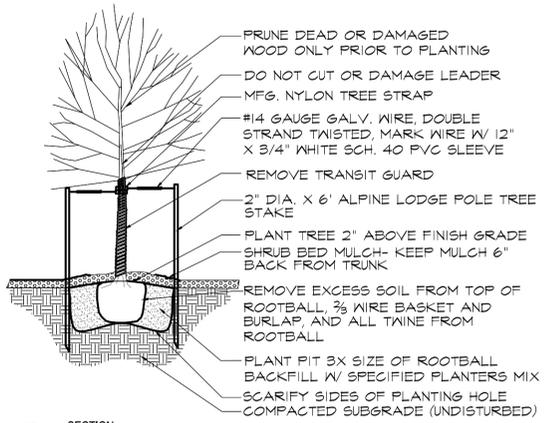
DESIGNED BY: ARH DATE: JULY 15, 2016
DRAWN BY: ARH SCALE: AS SHOWN
CHECKED BY: PMK
JOB NO.:
DWG NAME:

OVERALL
LANDSCAPE
PLAN

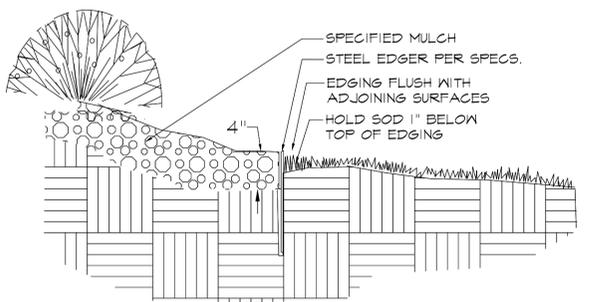
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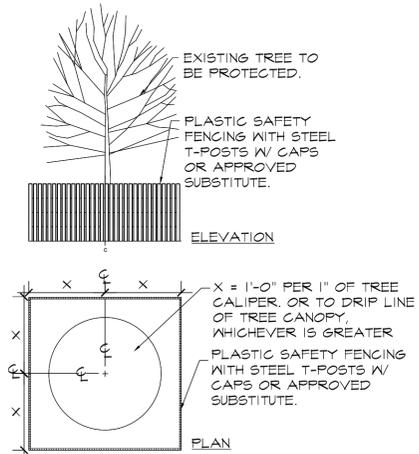
FINAL DEVELOPMENT PLAN 1 - PHASE 4 (MARSHALL ROAD EXTENSION) SUPERIOR TOWN CENTER SUPERIOR, COLORADO



1 SECTION DECIDUOUS TREE PLANTING
NTS



4 SECTION STEEL EDGER
NTS



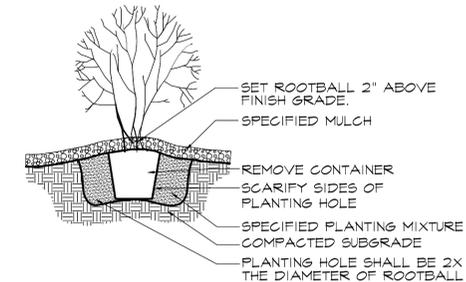
2 TREE PROTECTION DETAIL
NTS



5 ROCK MULCH TYPE 1
NTS



6 ROCK MULCH TYPE 2
NTS



3 SHRUB PLANTING DETAIL
NTS

Marshall Road (FDP 1 Phase 4)

Plant List

Deciduous Trees							Total = 17
Key	Latin Name	Common Name	Qty	Spacing	Size	Height	Spread
EO	<i>Quercus robur</i>	English Oak	4	As Shown	2.5" Cal.	40-60'	30-40'
GSL	<i>Tilia cordata 'Greenspire'</i>	Greenspire Linden	4	As Shown	2.5" Cal.	30-40'	25-35'
DNM	<i>Acer platanoides 'Deborah'</i>	Deborah Norway Maple	5	As Shown	2.5" Cal.	40-50'	40-50'
SKHL	<i>Gleditsia triacanthos 'Skyline'</i>	Skyline Honeylocust	4	As Shown	2.5" Cal.	40-50'	30-40'

Ornamental Trees							Total = 3
Key	Latin Name	Common Name	Qty	Spacing	Size	Height	Spread
SSC	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	3	As Shown	2' Cal.	20-25'	20-25'

Deciduous Shrubs							Total = 160
Key	Latin Name	Common Name	Qty	Spacing	Size	Height	Spread
CCR	<i>Rosa Flower Carpet Coral</i>	Flower Carpet Coral Rose	46	As Shown	5 Gal.	12-24"	4-5'
DKBM	<i>Caryopteris x clandonensis 'Dark Knight'</i>	Dark Knight Blue Mist Spirea	47	As Shown	5 Gal.	36-48"	2-3'
IVR	<i>Rosa Ivory Carpet</i>	Ivory Carpet Rose	67	As Shown	5 Gal.	18-24"	18-24"

Evergreen Shrubs							Total = 32
Key	Latin Name	Common Name	Qty	Spacing	Size	Height	Spread
AYJ	<i>Juniperus horizontalis 'Youngstown'</i>	Andorra Youngstown Juniper	32	As Shown	5 Gal.	12-18"	4-6'

Ornamental Grasses							Total = 137
Key	Latin Name	Common Name	Qty	Spacing	Size	Height	Spread
FRG	<i>Calamagrostis Acutiflora 'Karl Foerster'</i>	Feather Reed Grass	119	As Shown	5 Gal.	36-48"	18-24"
IRC	<i>Achnatherum hymenoides Grass</i>	Indian Rice Grass	18	As Shown	5 Gal.	15-18"	12-18"

Perennials							Total = 155
Key	Latin Name	Common Name	Qty	Spacing	Size	Height	Spread
BES	<i>Rudbeckia fulgida 'Goldsturm'</i>	Black-Eyed Susan	27	As Shown	1 Gal.	18-24"	18-24"
CAT	<i>Nepeta x Little Trudy</i>	Little Trudy Catmint	94	As Shown	1 Gal.	8-12"	18-24"
OCG	<i>Zauschneria garretti 'Orange Carpet'</i>	Creeping Hummingbird Trumpet	34	As Shown	1 Gal.	4-6"	15-20"

LANDSCAPE DENSITIES (Per #PD-A-2013-1 and PDA #3)

Landscape Area	Commercial / Retail / Office Required by Code	
	Trees	Shrubs
Street R.O.W.s	1/50 LF	--

Note 1: Superior Town Center (STC) Landscaping: STC landscaping shall be per Article XXI, Section 16-21-10 of the Municipal Code except where noted in #PD-A-2013-1 and PDA #3.

- NOTES:**
- TREES PLANTED WITHIN SIGHT TRIANGLES SHALL NOT BRANCH HORIZONTALLY BELOW A 6' HEIGHT. SHRUBS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 2'-0" IN HEIGHT.
 - ALL SHRUB BEDS ARE TO BE MULCHED WITH ROCK MULCH TYPE 1: 1-1/2" - 3" ROUNDED RIVER ROCK IN SHADES OF PINK, MAROON, BEIGE, BROWN, AND GREY OVER WEED CONTROL FABRIC.
 - PROVIDE A 2' WIDE BORDER ALONG ROAD EDGE CONSISTING OF ROCK MULCH TYPE 2: 5-12" GREY ROSE COBBLESTONE IN SHADES OF GREY, PINK, MAROONS, GOLD, CREAM, LIGHT BROWN, AND DARK GREY.
 - ALL PERENNIAL BEDS WITHIN SHRUB BEDS TO BE MULCHED WITH WESTERN RED CEDAR WOOD CHIP MULCH WITHOUT WEED CONTROL FABRIC.
 - ALL SHRUB BEDS SHALL BE SEPARATED FROM TURF GRASS AND NATIVE GRASS AREAS BY 3/16" X 4" X 18" STEEL EDGING.
 - LOCATION OF PLANT MATERIAL SHALL BE ADJUSTED TO PROVIDE THE REQUIRED MINIMUM CLEARANCE FROM THE FINAL LOCATION OF ALL BURIED UTILITY LINES.
 - ALL TREES IN TURF GRASS AREAS SHALL HAVE A 3' DIAMETER, 4" DEEP WOOD MULCH RING AROUND THE BASE OF THE TREE.

PLANTING REQUIREMENTS

Item	FDP 1 Phase 4: Marshall Road (North side = 367 LF)	
	Required	Provided
Deciduous Trees (1/40 LF)	9	10
Shrubs	--	192

SUPERIOR TOWN CENTER
FDP 1 - PHASE 4 (MARSHALL ROAD EXTENSION)
SUPERIOR, COLORADO

REVISIONS

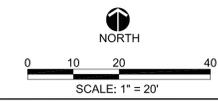
NO.	DESCRIPTION	DATE
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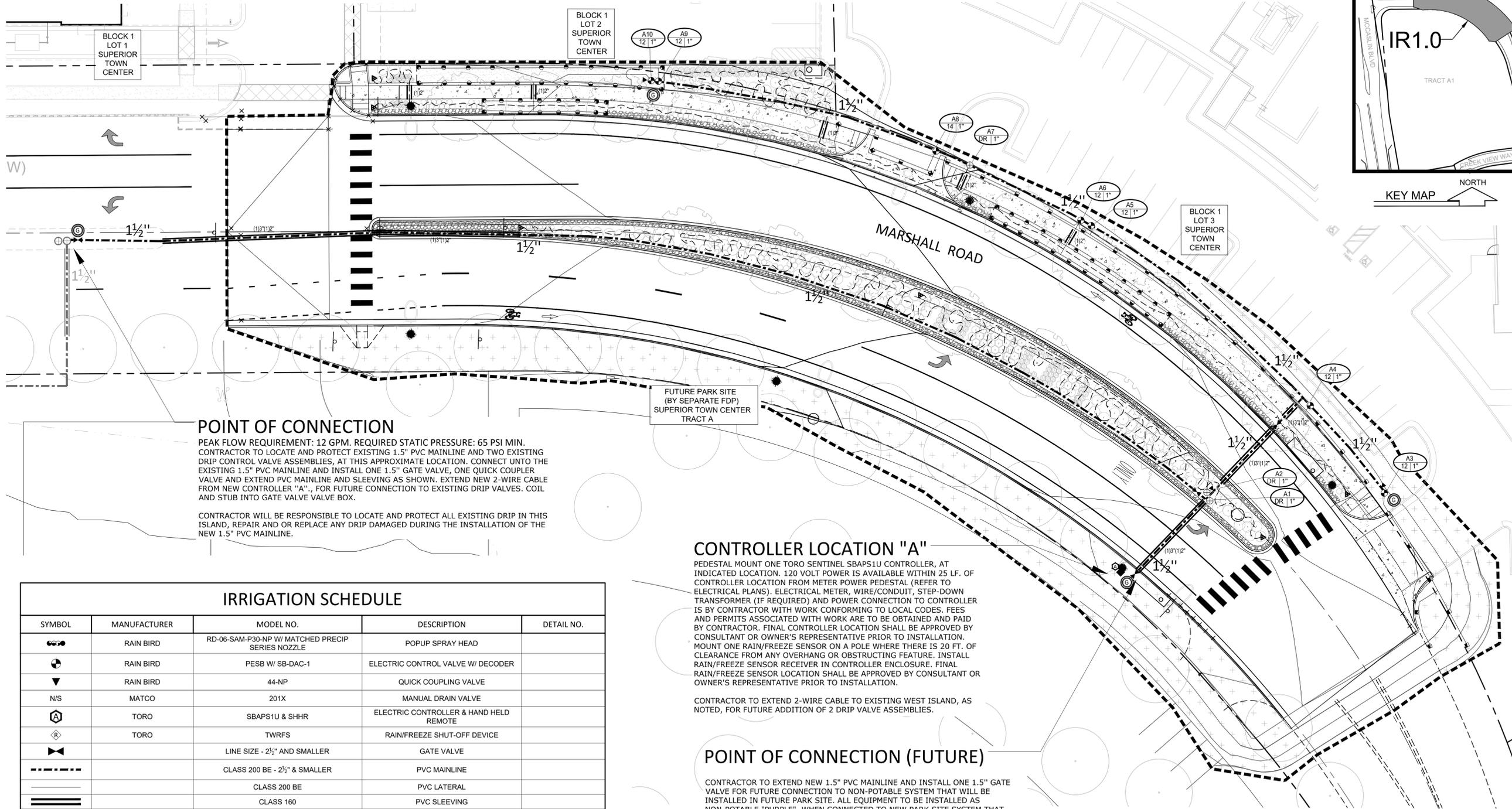
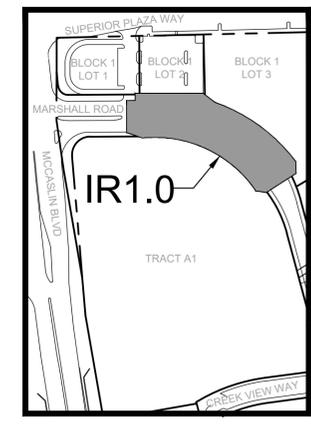
DESIGNED BY: ARH DATE: JULY 15, 2016
DRAWN BY: ARH SCALE: AS SHOWN
CHECKED BY: PMK
JOB NO.:
DWG NAME:

LANDSCAPE NOTES AND DETAILS

L2.0



FINAL DEVELOPMENT PLAN 1 - PHASE 4 (MARSHALL ROAD EXTENSION) SUPERIOR TOWN CENTER SUPERIOR, COLORADO



POINT OF CONNECTION
PEAK FLOW REQUIREMENT: 12 GPM. REQUIRED STATIC PRESSURE: 65 PSI MIN.
CONTRACTOR TO LOCATE AND PROTECT EXISTING 1.5" PVC MAINLINE AND TWO EXISTING DRIP CONTROL VALVE ASSEMBLIES, AT THIS APPROXIMATE LOCATION. CONNECT UNTO THE EXISTING 1.5" PVC MAINLINE AND INSTALL ONE 1.5" GATE VALVE, ONE QUICK COUPLER VALVE AND EXTEND PVC MAINLINE AND SLEEVING AS SHOWN. EXTEND NEW 2-WIRE CABLE FROM NEW CONTROLLER "A", FOR FUTURE CONNECTION TO EXISTING DRIP VALVES. COIL AND STUB INTO GATE VALVE VALVE BOX.

CONTRACTOR WILL BE RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING DRIP IN THIS ISLAND, REPAIR AND OR REPLACE ANY DRIP DAMAGED DURING THE INSTALLATION OF THE NEW 1.5" PVC MAINLINE.

CONTROLLER LOCATION "A"
PEDESTAL MOUNT ONE TORO SENTINEL SBAPS1U CONTROLLER, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 25 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. 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 OVERHANG 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.

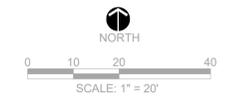
CONTRACTOR TO EXTEND 2-WIRE CABLE TO EXISTING WEST ISLAND, AS NOTED, FOR FUTURE ADDITION OF 2 DRIP VALVE ASSEMBLIES.

POINT OF CONNECTION (FUTURE)
CONTRACTOR TO EXTEND NEW 1.5" PVC MAINLINE AND INSTALL ONE 1.5" GATE VALVE FOR FUTURE CONNECTION TO NON-POTABLE SYSTEM THAT WILL BE INSTALLED IN FUTURE PARK SITE. ALL EQUIPMENT TO BE INSTALLED AS NON-POTABLE "PURPLE", WHEN CONNECTED TO NEW PARK SITE SYSTEM THAT WILL BE NON-POTABLE. THIS CONTROLLER WILL BE REMOVED AND RETURNED TO THE CITY PARKS STAFF, AND THE THE 2-WIRE CABLE WILL BE RE-CONNECTED TO NEW PARK CONTROLLER.

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	RD-06-SAM-P30-NP W/ MATCHED PRECIP SERIES NOZZLE	POPOP SPRAY HEAD	
	RAIN BIRD	PESB W/ SB-DAC-1	ELECTRIC CONTROL VALVE W/ DECODER	
	RAIN BIRD	44-NP	QUICK COUPLING VALVE	
	MATCO	201X	MANUAL DRAIN VALVE	
	TORO	SBAPS1U & SHHR	ELECTRIC CONTROLLER & HAND HELD REMOTE	
	TORO	TWRFS	RAIN/FREEZE SHUT-OFF DEVICE	
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE	
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE	
		CLASS 200 BE	PVC LATERAL	
		CLASS 160	PVC SLEEVING	
	TORO	BLUE STRIPE	POLY DRIP TUBING - 3/4" MIN. WIDTH	
	RAIN BIRD	XCZ-100-PRF W/ SB-DAC-1	DRIP VALVE ASSEMBLY W/ DECODER	
			DRIP LINE BLOW-OUT STUB	
	RAIN BIRD	XERI-BUG	DRIP EMITTERS	
	TORO	SB-BLA	SURGE PROTECTION	
	PAIGE	P7350D	2-WIRE DECODER CABLE	
			CONTROLLER & STATION NO.	
			CONTROL VALVE SIZE	

LEGEND
 FDP - PROJECT BOUNDARY

NOTES:
 1. SEE SHEET IR1.0 FOR IRRIGATION PLAN.
 2. SEE SHEET IR1.0 FOR IRRIGATION SCHEDULE



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DESIGNED BY: KJD DATE: JULY 15, 2016
 DRAWN BY: KJD SCALE: AS SHOWN
 CHECKED BY: JSB
 JOB NO.:
 DWG NAME:

OVERALL IRRIGATION PLAN

SHEET: **IR1.0**

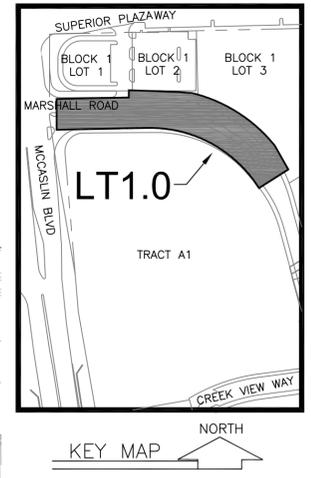
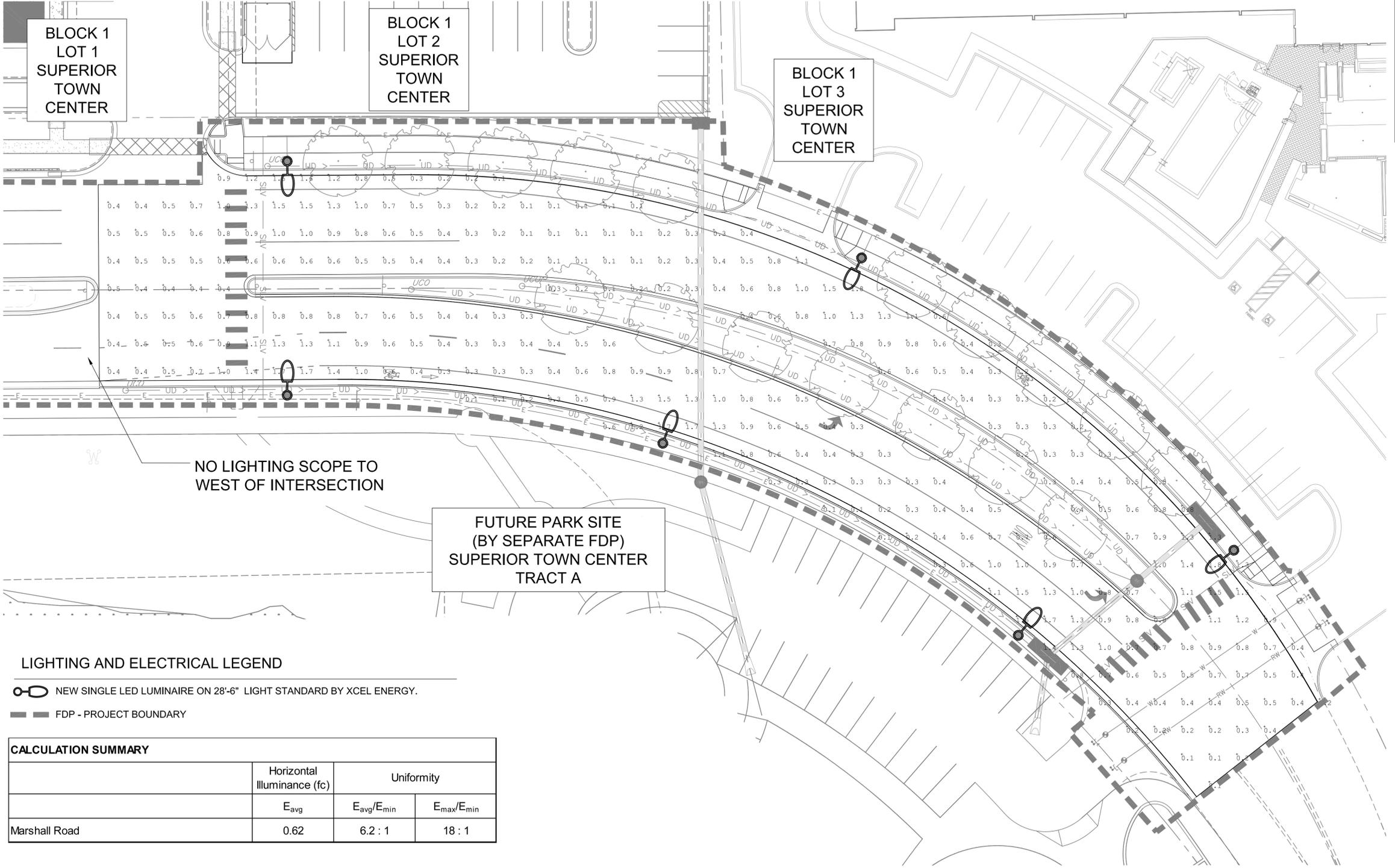


HydroSystems-KDI, Inc.
 860 Tabor Street, Suite 200
 Lakewood, Colorado 80401
 303-980-5327
 303-980-5384 (fax)
 Irrigation Consulting



CALL 811 BEFORE YOU DIG. CHECK FOR UTILITIES FOR THE MARKING OF UNDERGROUND MEMBERS UTILITIES.

FINAL DEVELOPMENT PLAN 1 - PHASE 4 (MARSHALL ROAD EXTENSION) SUPERIOR TOWN CENTER SUPERIOR, COLORADO



811
LIGHTING DESIGN AND ENGINEERING
4599 NAUTILUS COURT SOUTH STE. 102
BOULDER, CO 80501
303-550-7229

**SUPERIOR TOWN CENTER
FDP 1 - PHASE 4 (MARSHALL ROAD EXTENSION)
SUPERIOR, COLORADO**

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CHECKED BY: PMK
JOB NO.:
DWG NAME:

LIGHTING PLAN

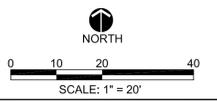
SHEET:
LT1.0

LIGHTING AND ELECTRICAL LEGEND

- NEW SINGLE LED LUMINAIRE ON 28'-6" LIGHT STANDARD BY XCEL ENERGY.
- FDP - PROJECT BOUNDARY

CALCULATION SUMMARY

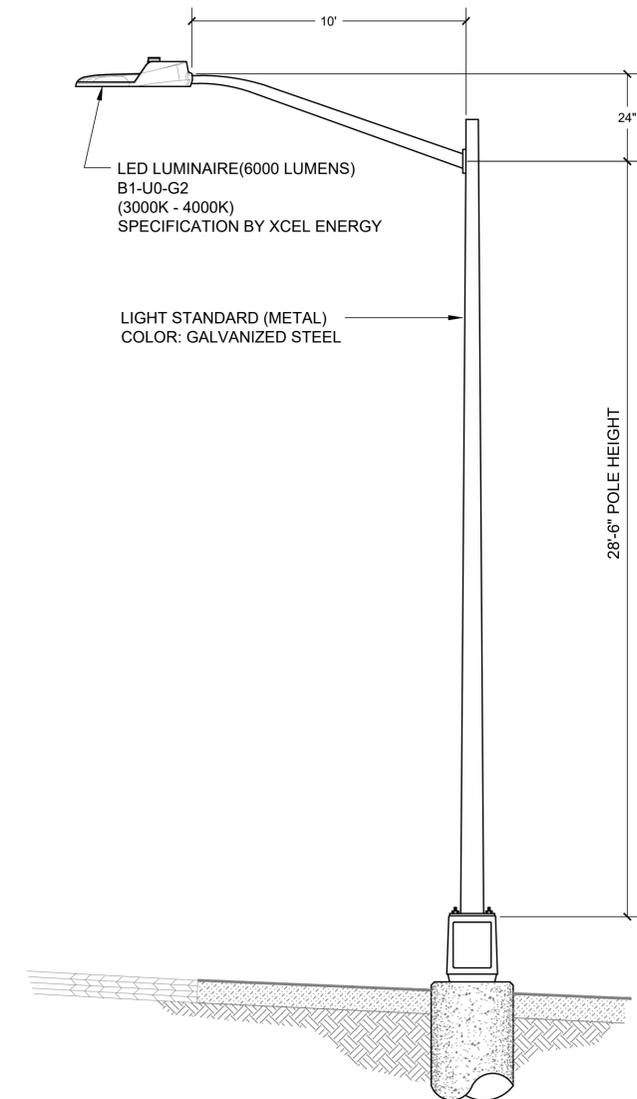
	Horizontal Illuminance (fc)	Uniformity	
		E_{avg}/E_{min}	E_{max}/E_{min}
Marshall Road	0.62	6.2 : 1	18 : 1



FINAL DEVELOPMENT PLAN 1 - PHASE 4 (MARSHALL ROAD EXTENSION)
 SUPERIOR TOWN CENTER
 SUPERIOR, COLORADO

ARN & ASSOCIATES
 LIGHTING DESIGN AND ENGINEERING
 4099 HATHLUS COURT SOUTH STE. 102
 BOULDER, CO 80501
 303-530-7229

SUPERIOR TOWN CENTER
 FDP 1 - PHASE 4 (MARSHALL ROAD EXTENSION)
 SUPERIOR, COLORADO



REVISIONS		
NO	DESCRIPTION	DATE
1	TOWN COMMENTS	7/28/2016
2	TOWN COMMENTS	8/11/2016
3	TOWN COMMENTS	8/18/2016

Vested Rights:
 This plan constitutes a Site Specific Development Plan as defined in section 24-68-101, et seq. C.R.S., and Chapter 16 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado. The term and other conditions of these vested rights are further described in the development agreement dated March 11, 2013.

DESIGNED BY: ARH DATE: JULY 15, 2016
 DRAWN BY: ARH SCALE: AS SHOWN
 CHECKED BY: PMK
 JOB NO.:
 DWG NAME:

LIGHTING
 DETAILS

1 LIGHT STANDARD DETAIL - SINGLE
 LT1.1 NOT TO SCALE



SHEET:
LT1.1