SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN AND SPECIAL USE REVIEW FOR SUPERIOR RETAIL

LOTS 1 AND 2, BLOCK 1, SUPERIOR TOWN CENTER FILING NO. 1B
NW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

DRAWING INDEX

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LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 1, SUPERIOR TOWN CENTER FILING NO. 1B RECORDED FEBRUARY 25, 2014 AS RECEPTION NO. 3367475 OF THE RECORDS OF BOULDER COUNTY, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO.

LOT 1 CONTAINS 35,771 SQUARE FEET OR 0.821 ACRES, MORE OR LESS.

LOT 2 CONTAINS 29,618 SQUARE FEET OR 0.680 ACRES, MORE OR LESS.

BENCHMARK

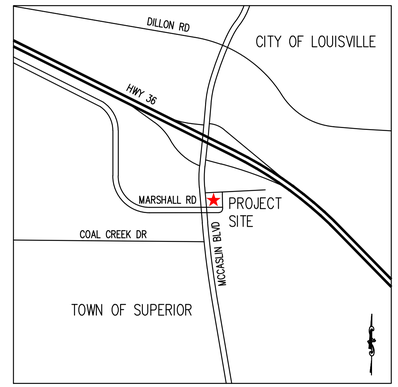
A 3" DIAMETER BRASS CAP EMBEDDED IN THE CONCRETE SIDEWALK ALONG THE EASTERLY SIDE OF MCCASLIN BOULEVARD IN THE VICINITY OF WHERE WILLIAM STREET WOULD INTERSECT MCCASLIN BOULEVARD. NEAR THE BRIDGE CROSSING COAL CREEK. STAMPED "UDFCD" AND "2004"
NAVD 1988 ELEVATION 5489.55 (BASED ON GPS OBSERVATION).

BASIS OF BEARINGS

ASSUMING THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, T.1S., R.69W., AS BEARING NORTH 00°26'15" WEST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 1320.41 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

NOTES:

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.



VICINITY MAP
SCALE = 1:1000

CONTACTS

APPLICANT:
CENTERPOINTE DEVELOPMENT COMPANY, LLC.
4014 N. GOLDWATER BLVD, SUITE 204
SCOTTSDALE, AZ 85251
CONTACT: J. CLINT JAMESON, CDP
T: (602) 538-3637
E: CLINT@CENTERPOINTE-DEV.COM

OWNER:
TOWN OF SUPERIOR
124 E. COAL CREEK DR.
SUPERIOR, CO 80027

ARCHITECT:
G3 ARCHITECTURE
5150 EAST YALE CIRCLE, STE 301
DENVER, CO 80222
CONTACT: SCOTT HIGA, AIA
T: (720) 542-9416

CIVIL ENGINEER:
RIDGETOP ENGINEERING & CONSULTING, LLC.
5255 RONALD REAGAN BLVD, SUITE 210
JOHNSTOWN, CO 80534
CONTACT: MIKE BEACH, PE
T: (303) 322-6480
E: MBEACH@RIDGETOPENG.COM

SURVEYOR:
KING SURVEYORS
650 E. GARDEN DRIVE
WINDSOR, CO 80550
CONTACT: STEVEN LUND, PLS
T: (970) 686-5011

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT I, _____, AM AN OWNER REPRESENTATIVE OF THE PROPERTY AND CONSENT TO THIS PLAN.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS _____DAY OF _____, 20___.

_____
MAYOR, TOWN OF SUPERIOR

NOTARIAL CERTIFICATE

STATE OF COLORADO

COUNTY OF BOULDER

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____,

20____, BY _____

MY COMMISSION EXPIRES _____ _____ (SEAL)
NOTARY PUBLIC

BOARD OF TRUSTEES' CERTIFICATE

APPROVED BY THE BOARD OF TRUSTEES' OF THE TOWN OF SUPERIOR, STATE OF COLORADO.

WITNESS MY HAND WITH THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS_____DAY OF _____, 20____.

ATTEST:

_____ _____ _____
TOWN CLERK MAYOR

TOWN CLERK CERTIFICATE

I HERBY CERTIFY THAT THIS INSTRUMENT WAS ADOPTED BY THE BOARD OF TRUSTEES BY {RESOLUTION/ORDINANCE}

NO._____, SERIES 20____ ON _____, 20_____, AND WAS FILED IN MY OFFICE ON THE _____ DAY

OF _____, 20____, AT _____ O'CLOCK ___M.

_____
TOWN CLERK

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.

Know what's below. Call before you dig.

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5255 Ronald Reagan Blvd., Ste. 210
Johnstown, CO 80534
T (303) 322-6480
W ridgetopeng.com

SEAL

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SUPERIOR, CO

PREPARED FOR
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4014 N. GOLDWATER BLVD, SUITE 204
SCOTTSDALE, AZ

centerPointe DEVELOPMENT

SUBMITTAL
FINAL DEVELOPMENT PLAN / SPECIAL USE REVIEW

DRAWN BY:	RSB
CHECKED BY:	MRB
PROJECT NO.:	15001002

REVISIONS	DATE
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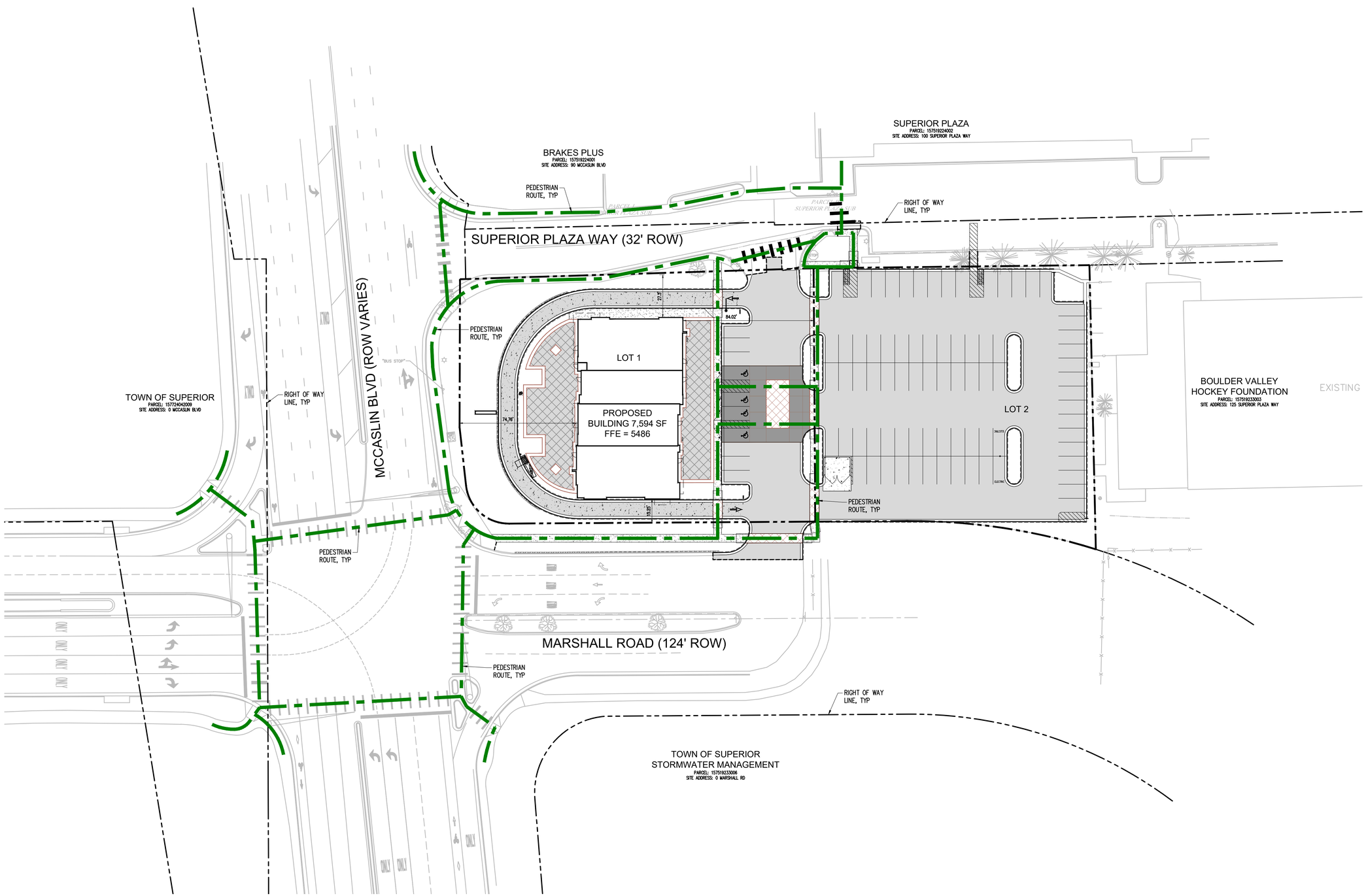
TOWN COMMENTS	3/09/2016
TOWN COMMENTS	4/04/2016
TOWN COMMENTS	4/06/2016
MYLAR	5/12/2016

DATE
1/18/2016

SHEET TITLE
COVER SHEET

SHEET INFORMATION
CV-1



ALL WORK OUTSIDE BOUNDARIES OF LOTS 1 AND 2 WILL REQUIRE RIGHT-OF-WAY PERMIT.

NORTH

0 15 30 60

1 inch = 30 ft.

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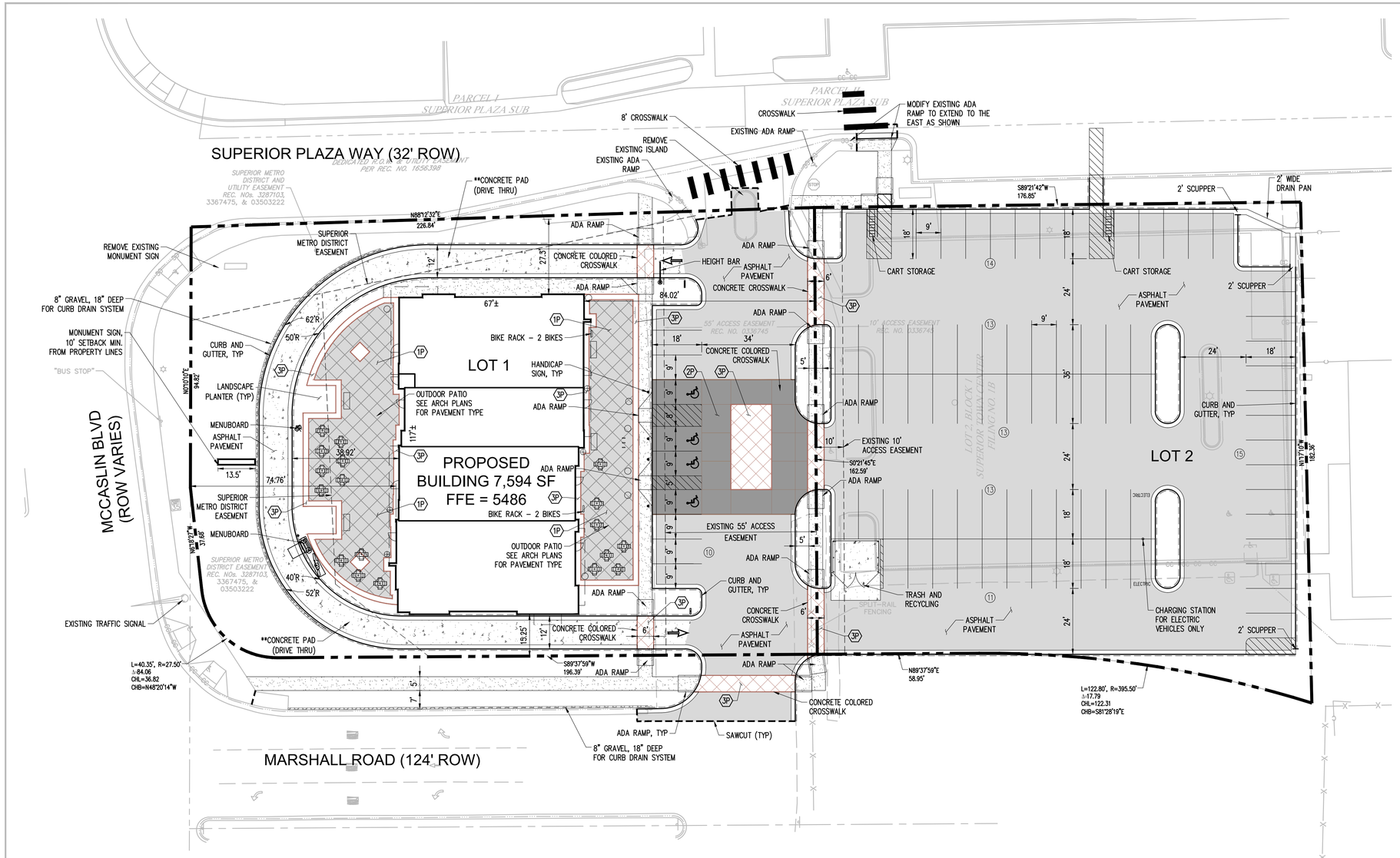
SHEET TITLE

OVERALL KEY PLAN

SHEET INFORMATION

OM-1



LEGEND

- PROPERTY LINE
- PORTLAND CEMENT CONCRETE PAVEMENT
- ASPHALTIC CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- NEW CURB AND GUTTER
- (13) NUMBER OF NEW PARKING SPACES
- ADA PARKING SYMBOL
- PAINTED 4" SYSL @ 45°, 2' O.C.

SITE FURNITURE KEY

- BIKE RACK
- CHAIR
- TABLE
- BENCH
- PLANTER
- TRASH CAN

CROSSWALK/PATIO LEGEND

- (1P) BRUSHED CONCRETE/SCORED PATTERN*
- (2P) DAVIS COLOR SANTA FE 1117 CONCRETE*
- (3P) DAVIS COLOR PEBBLE 641 CONCRETE*

* REFER TO ARCHITECTURAL DETAIL SHEETS FOR ADDITIONAL INFORMATION.

SITE DATA - LOT 1

SITE AREA:	0.821± AC (35,771 SF)
OWNER:	TOWN OF SUPERIOR
LAND USE CLASSIFICATION:	RETAIL AND RESTAURANT
ZONING CLASSIFICATION:	PD – PLANNED DEVELOPMENT
LOCAL JURISDICTION:	SUPERIOR, CO
APN:	157519233001
ADDRESS:	100 SOUTH MCCASLIN BOULEVARD
BUILDING HEIGHT:	28' (PROPOSED) / 65' (MAX. REQ'D)
BUILDING SETBACKS:	10' ALL SIDES (MIN REQ'D) – SEE SITE PLAN FOR PROPOSED SETBACKS

SITE DATA - LOT 2

SITE AREA:	0.680± AC (29,618 SF)
OWNER:	TOWN OF SUPERIOR
ZONING CLASSIFICATION:	PD – PLANNED DEVELOPMENT
LOCAL JURISDICTION:	SUPERIOR, CO
APN:	157519233002
ADDRESS:	0 MARSHALL ROAD
BUILDING HEIGHT:	N/A
BUILDING SETBACKS:	N/A

BUILDING DATA

RESTAURANT:	= 5,380 SF
RETAIL:	= 2,214 SF
TOTAL:	= 7,594 SF

PARKING DATA

USE: RETAIL AND RESTAURANT
REQUIRED PARKING (PER PD): 43 STALLS TOTAL
RESTAURANT: 1 PER 150 SF (5,380 SF = 36 STALLS)
RETAIL: 1 PER 330 SF (2,214 SF = 7 STALLS)

	REQUIRED	PROPOSED
STANDARD SPACES	38 STALLS	83 STALLS
ACCESSIBLE SPACES	3 STALLS	4 STALLS
CHARGING STATION	2 STALLS	2 STALLS
COMPACT SPACES	0 STALLS	0 STALLS
TOTAL VEHICLE SPACES	43 STALLS	89 STALLS

STALL DIMENSIONS:
COMPACT/ELECTRIC: 9' x 18'
HANDICAP: 9' x 18'
STANDARD: 9' x 18'

MONUMENT SIGNS:

ALL MONUMENT SIGNS SHALL BE SETBACK A MINIMUM OF 10' FROM ALL PROPERTY LINES

**CONCRETE PAD NOTE
PROVIDE PAD CONSTRUCTED OF 6" THICK, REINFORCED WITH WIRE MESH, CONCRETE. THE WIDTH OF THE PAD SHALL BE THE WIDTH OF THE DRIVE–THRU LANE OR NO LESS THAN 12' WIDE AND THE LENGTH SHALL EXTEND FROM THE ENTRANCE TO THE EXIT (THE FULL EXTENT/LENTH OF THE DT LANE).

EXISTING SURVEY LEGEND

- EDGE OF ASPHALT
- FLOWLINE
- FENCE LINE
- EASEMENT LINE
- RIGHT–OF–WAY LINE
- CHAIN LINK FENCE
- TRAFFIC MAST
- CC CURB CUT
- LIGHT POLE
- SIGN
- REFLECTOR POST
- HANDICAP RAMP
- MAILBOX

NORTH
0 10 20 40
1 inch = 20 ft.

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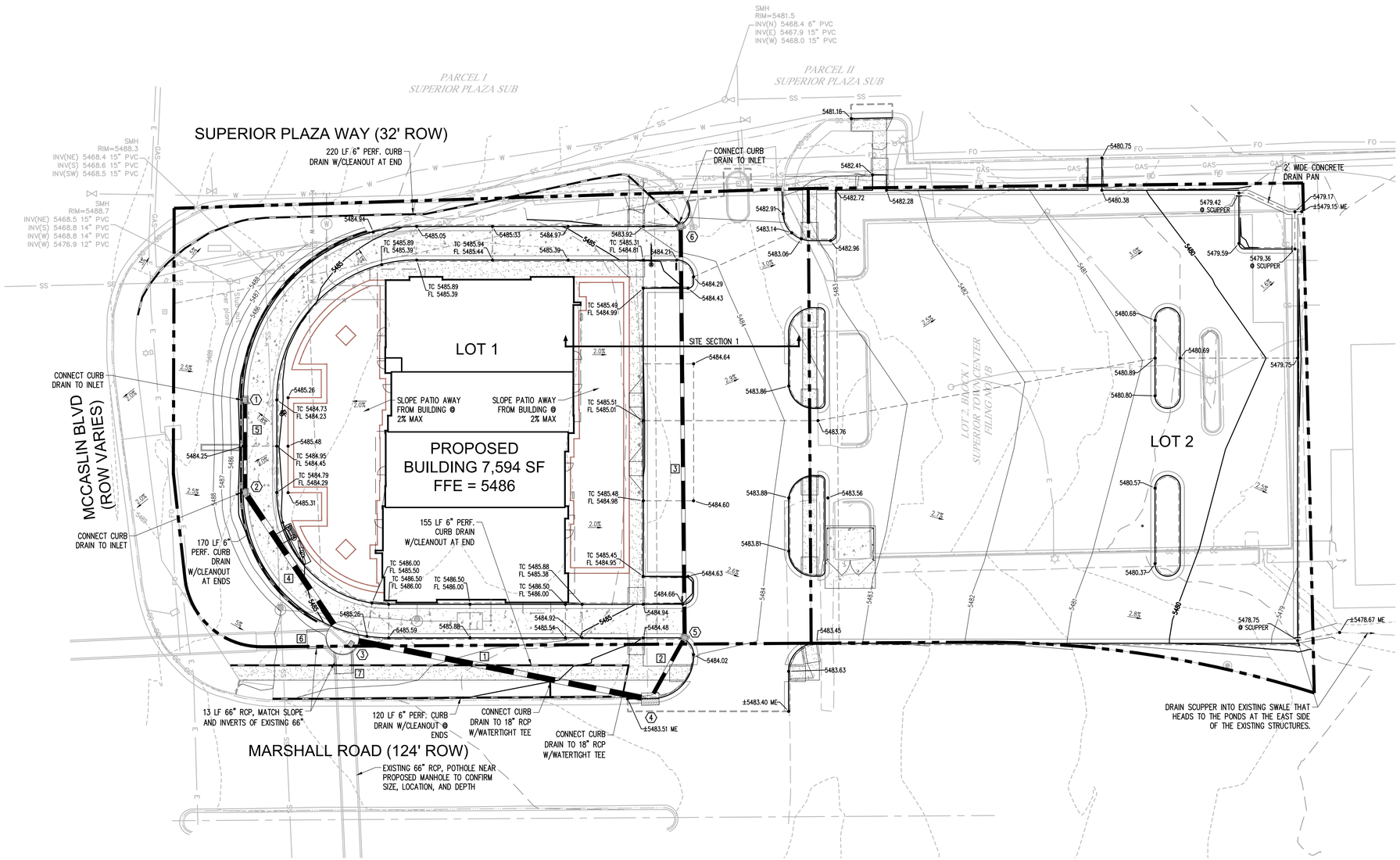
SHEET TITLE
SITE PLAN

SHEET INFORMATION
C-1.0



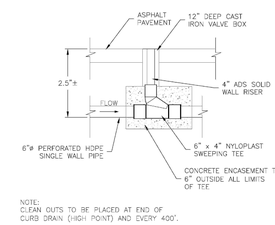
PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING PROPOSED STORM SEWER SYSTEM WITHIN THE SMD EASEMENT AND ROW.

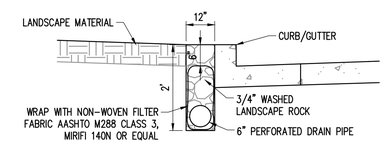
LEGEND

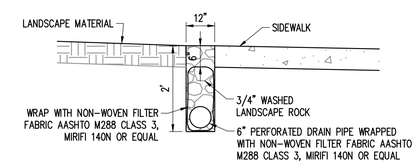
EX. CONTOUR	24
PROPOSED CONTOUR	322
PROPERTY LINE	
PROPOSED STORM DRAIN	
TYPE 16 CB	
TYPE R INLET	
SPOT ELEVATION	4653

GRADING NOTES

1. ALL DRAINAGE DESIGN AND CONSTRUCTION SHALL COMPLY WITH CHAPTER 11, ARTICLE III OF THE SUPERIOR MUNICIPAL CODE, STORMWATER DRAINAGE.







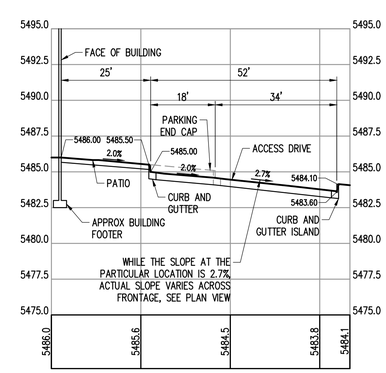
UNDERDRAIN PIPE SHALL BE CONNECTED TO A STORM SEWER INLET PER PLAN. PIPE TO BE INSERTED THROUGH WALL OF INLET AND PENETRATION SHALL BE GROUTED AROUND PIPE TO ENSURE IT IS WATER TIGHT.

UNDERDRAIN SYSTEM (1)

NOT TO SCALE

STRUCTURE TABLE			
#	TYPE	RIM	INVERT
1	TYPE 16 CB	RIM = 5484.09	5480.50 12" (S)
2	TYPE 16 CB	RIM = 5484.09	5480.17 12" (N) 5480.07 18" (SE)
3	120" MANHOLE	RIM = 5485.91	5479.44 18" (NW) 5477.15 66" (W) 5478.48 18" (E) 5477.15 66" (S)
4	TYPE R CB	RIM = 5483.44	5479.14 12" (NE) 5479.04 18" (W)
5	TYPE 16 CB COMBINATION INLET	RIM = 5484.41	5479.36 12" (N) 5479.26 12" (SW)
6	TYPE 16 CB COMBINATION INLET	RIM = 5483.36	5480.10 12" (S)

PIPE TABLE			
#	SIZE	LENGTH	SLOPE
1	18"	112'	0.50%
2	12"	25'	0.50%
3	12"	147'	0.50%
4	18"	63'	1.00%
5	12"	33'	1.00%
6	66"	13'	0.70%
7	66"	13'	0.70%



SITE SECTION 1

HORIZONTAL = 1:20
VERTICAL = 1:5

ALL DRAINAGE DESIGN AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH CHAPTER 11, ARTICLE III OF THE SUPERIOR MUNICIPAL CODE, STORMWATER DRAINAGE.

EXISTING SURVEY LEGEND

	EDGE OF ASPHALT	CC	CURB CUT
	FLOWLINE		CABLE TV PEDESTAL
W	WATER LINE		LIGHT POLE
FO	FIBER OPTIC LINE		SANITARY MANHOLE
GAS	GAS LINE		TELEPHONE PEDESTAL
E	UNDERGROUND POWER LINE		FIRE HYDRANT
T	UNDERGROUND TELEPHONE LINE		WATER VALVE
SS	SANITARY LINE		
4876	ONE FOOT CONTOUR		
4835	5 FOOT CONTOUR		

NORTH
0 10 20 40
1 inch = 20 ft.

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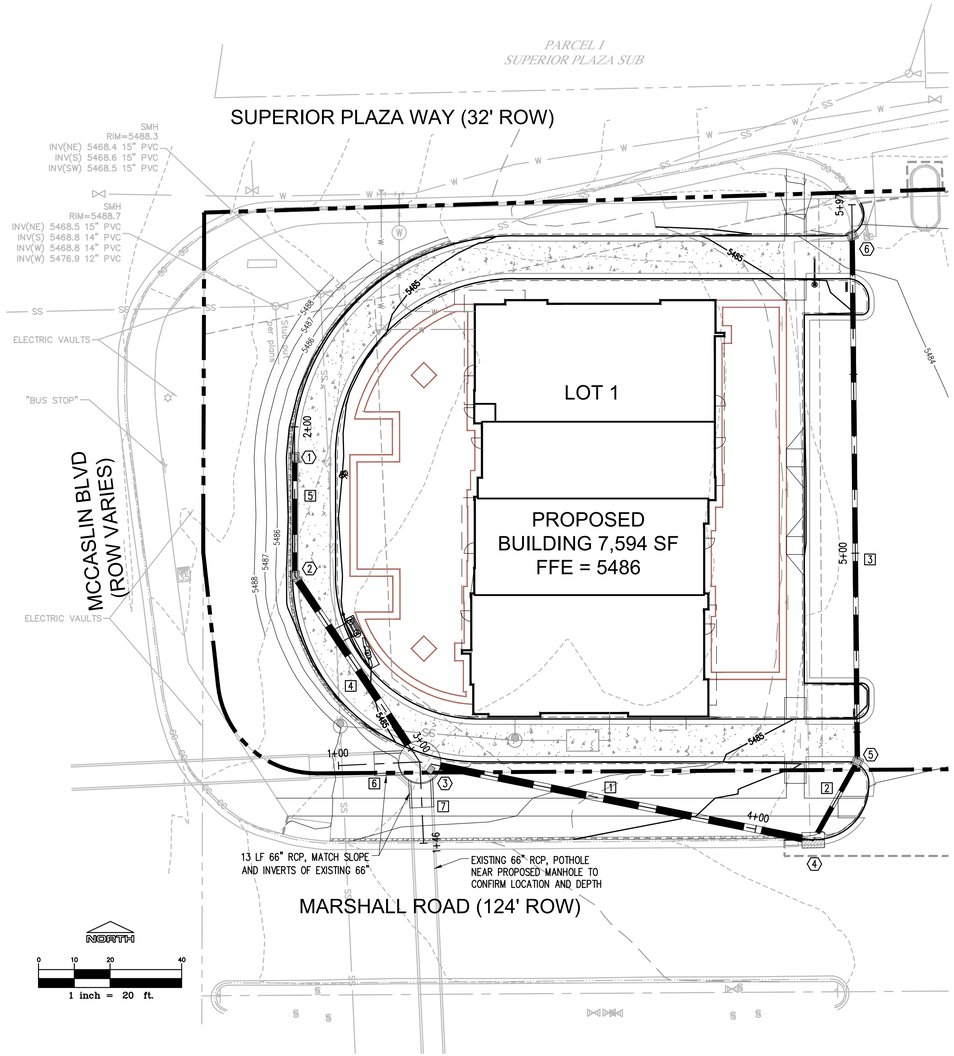
SHEET TITLE

DRAINAGE PLAN

SHEET INFORMATION

C-2.0



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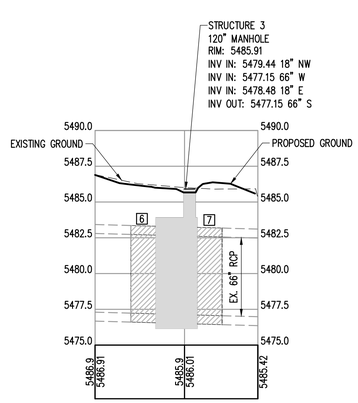

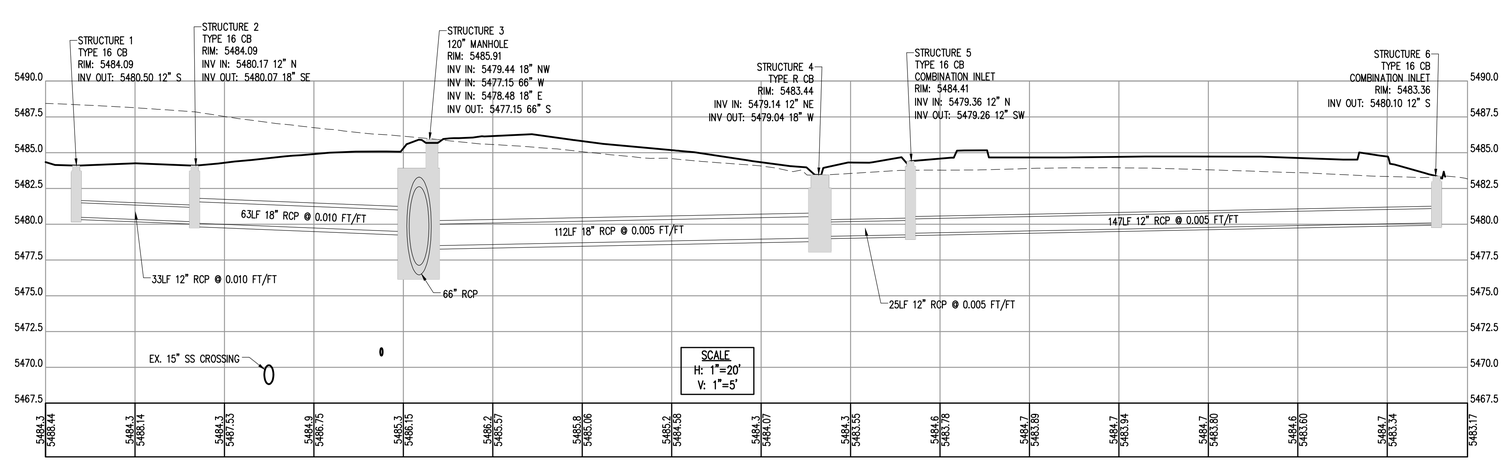

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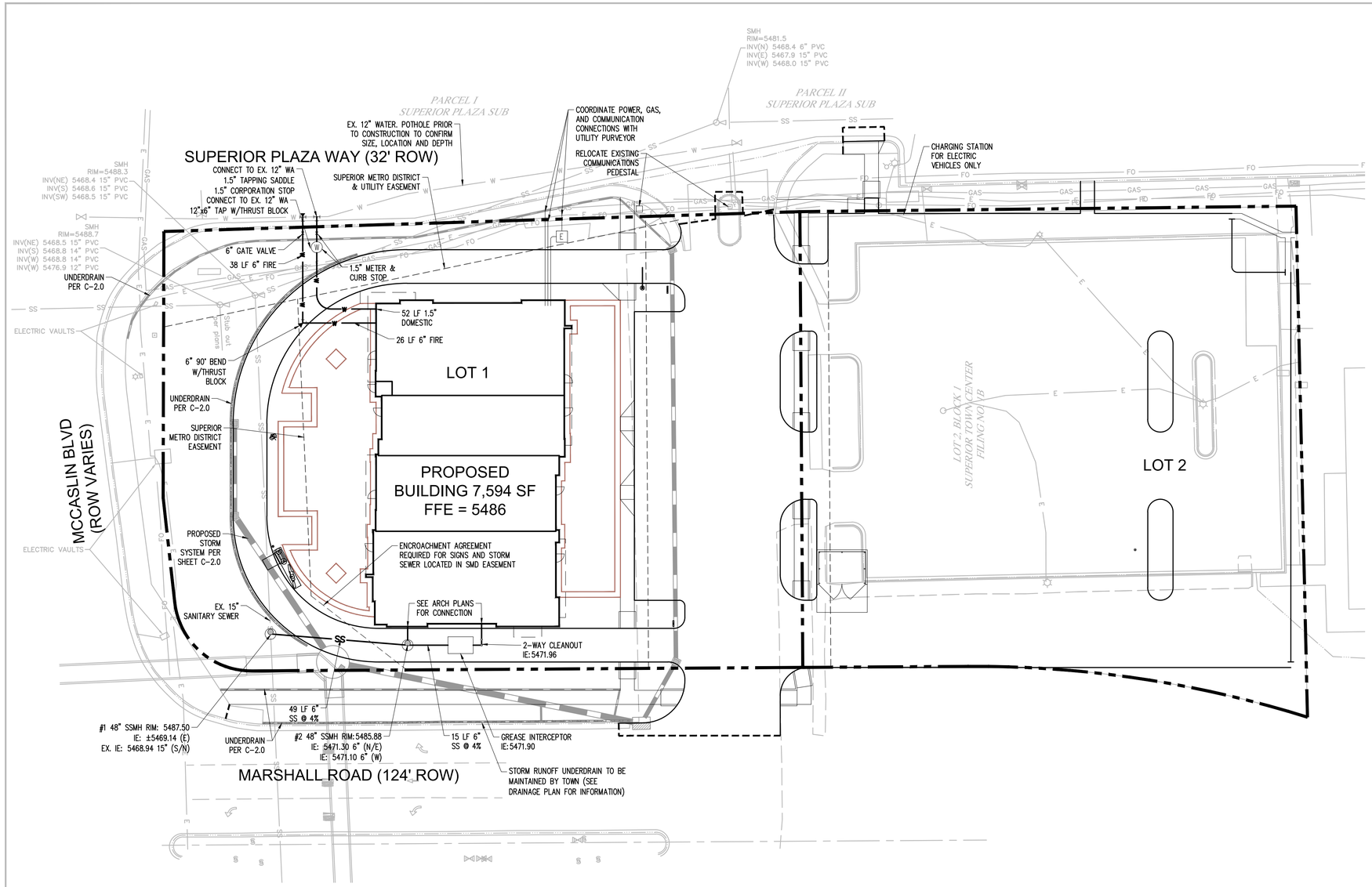
SHEET TITLE

STORM DRAINAGE PROFILES

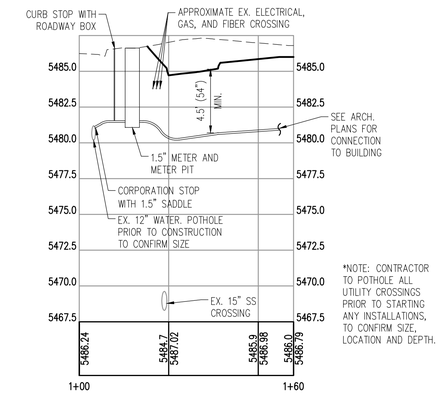
SHEET INFORMATION

C-2.1



LEGEND

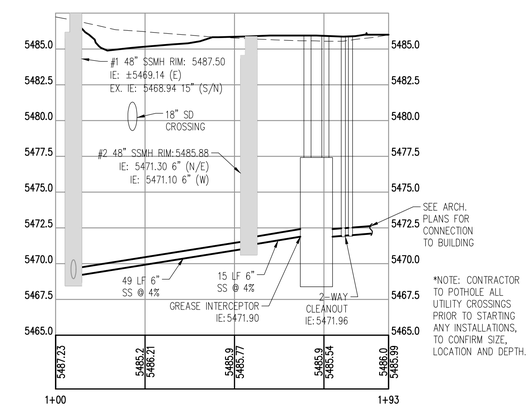
- PROPERTY LINE
- WATER LINE
- SEWER LINE
- WATER METER
- SEWER CLEANOUT
- SEWER MANHOLE



*NOTE: CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS PRIOR TO STARTING ANY INSTALLATIONS, TO CONFIRM SIZE, LOCATION AND DEPTH.

WATER SERVICE PROFILE

H: 1" = 20'
V: 1" = 5'



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T	UNDERGROUND TELEPHONE LINE		
SS	SANITARY LINE		

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TOWN COMMENTS	2/17/2016
TOWN COMMENTS	3/04/2016
TOWN COMMENTS	3/09/2016
TOWN COMMENTS	4/04/2016
TOWN COMMENTS	4/06/2016
MYLAR	5/12/2016

DATE

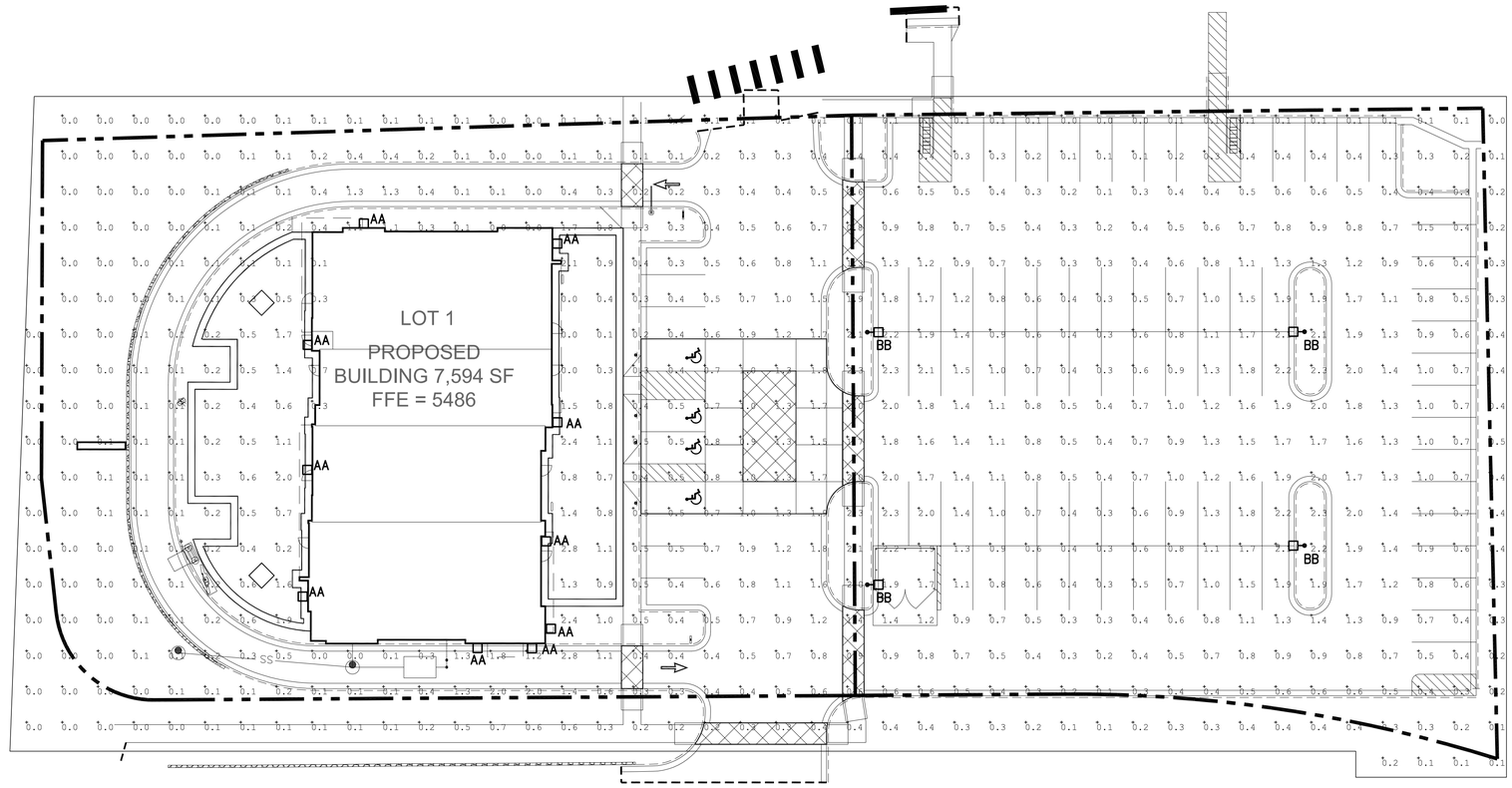
1/18/2016

SHEET TITLE

UTILITY PLAN

SHEET INFORMATION

C-3.0



A PHOTOMETRIC SITE PLAN

1" = 20'-0"

FIXTURE SCHEDULE

FIXT. TYPE	MANUFACTURER		VOLT AMPS	MOUNTING	LAMP TYPE	REMARKS	VOLT
	NAME	CATALOG NUMBER					
AA	LEDS-C4	05-9368-34-37	150	8' A.F.G BUILDING	LED	DIRECT BUILDING MOUNTED. TO BE MOUNTED 8'-0" TO BOTTOM OF LUMINAIRE DARK SKY COMPLIANT	UNV
BB	PHILIPS GARDCO	EH14L-5-85LA-NW-BRA-PC	85	20'-0" POLE	LED	POLE MOUNTED SITE LUMINAIRE FULL CUT OFF	UNV

Know what's **below.**
Call before you dig.

JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260

#16.004

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ENGINEERING & CONSULTING
5255 Ronald Reagan Blvd., Ste. 210
Johnstown, CO 80534
T (303) 322-6480
W ridgetopeng.com

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN AND SPECIAL USE REVIEW FOR SUPERIOR RETAIL

MARSHALL RD / MCCASLIN BLVD
SUPERIOR, CO

CENTERPOINTE DEVELOPMENT COMPANY, LLC

4014 N. GOLDWATER BLVD, SUITE 204
SCOTTSDALE, AZ

centerPointe DEVELOPMENT

FINAL DEVELOPMENT PLAN / SPECIAL USE REVIEW

DRAWN BY:	TPL
CHECKED BY:	CB
PROJECT NO.:	15001002

TOWN COMMENTS	2/17/2016
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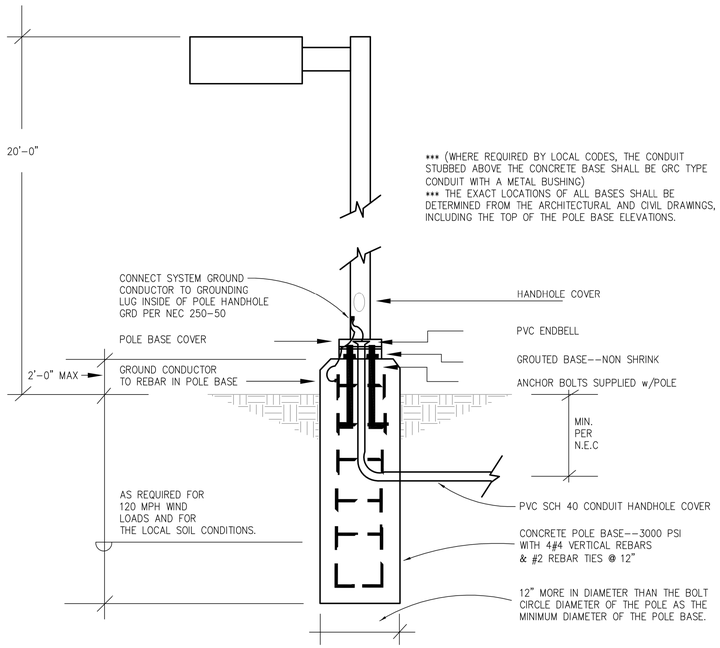
TOWN COMMENTS	3/09/2016
TOWN COMMENTS	4/04/2016
TOWN COMMENTS	4/06/2016
MYLAR	5/12/2016

1/18/2016

PHOTOMETRIC PLAN

EP1.1



A POLE BASE DETAIL TYPE 'BB'
1/4" = 1'-0"

NOTICE

1. SEE SHEET EP1.1 FOR LUMINAIRE SHCHEUDLE
2. STC DESIGN GUIDELINES STATE THAT MASONRY BASES FOR POLE LIGHTS SHALL BE NO HIGHER THAN 2' ABOVE FINISHED GRADE.

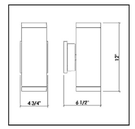
DARK SKY COMPLIANT — TYPE 'AA'

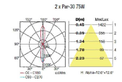
LEDS-C4

OUT

AFRODITA
05-9368-34-37U

The photograph may not match the reference exactly. Please read the product description to identify the finish.





Download photometric file .ldt / .ies

TECHNICAL CHARACTERISTICS

Type:	Wall fixture
IP Protection degrees:	IP65
Location:	WET
IK Protection degrees:	IK06
Light source 1:	2 x E26 MAX 75W
Total power consumption (W):	150
Voltage / Frequency:	120V/60Hz
Warranty (Years):	2
Units per box:	6
Pes net (lb):	3.97
EAN:	8435381430597

MATERIALS / FINISHES

Structure material:	High purity aluminium	**Diffuser material:**	Glass
Structure finish:	Grey	**Diffuser finish:**	Tempered

LEDS-C4 reserves the right to make the necessary technical changes they deem adequate, in order to improve the features of the product.
Please consult the sales team to clarify any doubt.

(+34) 973 468 100
leds-c4@leds-c4.com
www.leds-c4.com

DARK SKY COMPLIANT — TYPE 'AA'

LEDS-C4

Luminaire Code 05-9368-34-37; Name AFRODITA 2x75W PAR 30; Line Eulumdat		**Measurem.** Code 05-9368-34-37; Name AFRODITA 2x75W PAR 30; Date 28-08-2009		**Lamp** Code Hi-Spot 95-CB 75W 30; Number 2; Position	
Efficiency	86.74%	Coordinate system	CG	Total Flux	2200.00 lm
Maximum value	2420.00 cd	Position	C=0.00 G=0.00	Double Symmetrical	

Rectangular Luminaire; Rectangular Luminous Area	Length 110 mm; Length 70 mm	Width 110 mm; Width 70 mm	Height 300 mm; Height 1 mm		
Horizontal Luminous Area; Emitting area on Plane 0°; Emitting area on Plane 90°	0.004900 m2; 0.000070 m2; 0.000070 m2	Emitting area on Plane 180°; Emitting area on Plane 270°; Glare area at 76°	0.000070 m2; 0.000070 m2; 0.001253 m2		
Symmetry Type; Measurement Distance	Double Symmetrical; 0.00	Maximum Gamma Angle; Measurement Flux	180; 2200.00 lm		
Operator; Temperature; Humidity; Notes	Asselum; 25.00 °C; 60.00 %	Source voltage; Source current; Photocell			

Luminaire Lamps

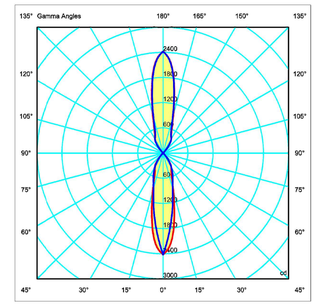
Line	Code	Name	Flux [lm]	Pow. [W]	Q.ty
Eulumdat	Hi-Spot 95-CB 75W 30	Hi-Spot 95-CB 75W 30 - 75.00 W	1100.00	75.00	2

C.I.E. Flux Code 93 99 100 49 87; F UTE 0.43 A + 0.44 T; D DIN 5040 C62; B NBN B2 1

110mm x 110mm

C Halfplanes
180.0 — 0.0
270.0 — 90.0

ULOR 43.92 %
DLOR 42.82 %
RN 50.64 %



LITESTAR (c)OrcyTech Srl www.orcytech.it Page 1

TYPE 'BB', FULL CUT-OFF

PHILIPS
GARDCO

Site & Area
Form Ten LED
Square arm mount

Project:
Location:
Cat.No:
Type:
Quantity:
Notes:

Philips Gardco Form 10 LED square arm mount luminaires are cutoff area luminaires featuring LED arrays. These products provide performance excellence and feature advanced Philips Gardco LED thermal management technology. High performance Class 1 LED systems offer the potential for energy savings up to 50 % when compared to HID systems. The EH units are manufactured from mitered extruded aluminum and finished in an Architectural Class 1 anodizing. The H style luminaires are die formed aluminum with a thermoset polyester finish. Form 10 LED square luminaires provide full cutoff performance and feature a flat glass lens.

Ordering guide — **Example:** EH14L-DIM-1-4-70LA-NW-120-BRA-LF

Prefix	Controls	Mounting	Optical System[1]	Wattage	Color Temp	Voltage	Finish	Options
EH14L[2] 14" Square Extruded Luminaire LED - Constant Wattage **H14L**[2] 14" Square Fabricated Luminaire LED - Constant Wattage **EH19L**[3] 19" Square Extruded Luminaire LED - Constant Wattage **H19L**[3] 19" Square Fabricated Luminaire LED - Constant Wattage Retrofit Kits for existing Form 10 Square 14" and 19" HID luminaires are available. See Legacy LED Retrofit Kits Technical Data Sheet (5200-23) for Retrofit Kit information.	- Standard Luminaire **DIM** 0-10V Dimming	1 Single 2 2@180° **2@90** 2@90° 3 3@90° **3@120** 3@120° 4 4@90°	2 Type 2 3 Type 3 4 Type 4 5 Type 5	**70LA** 70W, 350mA **85LA** 85W, 350mA **110LA** 110W, 350mA **160LA** 160W, 530mA	**NW** Neutral White 4000K, 75 CRI **CW** Cool White 5700K, 75 CRI **WW** Warm White 3000K, 80 CRI	**120** 120 **208** 208 **240** 240 **277** 277 **347** 347 **480** 480 **UNIV** (120-277V) **HVU** (347-480V)	**EH Style** **BRA** Bronze Anodized **BLA** Black Anodized **NA** Natural Anodized **OC** Optional Color Specify optional color or RAL, ex: OC-LGP or OC-RAL7024. **SC** Special Color Specify. Must supply color chip. Requires factory quote. **H Style** **BBP** Bronze Paint **BLP** Black Paint **OC** Optional Color Specify optional color or RAL, ex: OC-LGP or OC-RAL7024. **SC** Special Color Specify. Must supply color chip. Requires factory quote.	**F*** Fusing **LF** In-Line/In-Pole Fusing **PC**[5] Photocontrol and Receptacle (includes PCR) **PCR*** Photocell Receptacle only **MA*** Mast Arm fitter - Mounts to 4.2-3.8" O.D mast arm. **PTF2** Pole Top Fitter - 2 3/8" - 3" Dia. Tenon **PTF3** Pole Top Fitter - 3" - 3 1/2" Dia. Tenon **PTF4** Pole Top Fitter - 3 1/2" - 4" Dia. Tenon

1. Available in 70LA and 85LA wattages only.
2. Available in 70LA and 160LA wattages only.
3. Type 2, Type 3, and Type 4 optics are field rotatable. Type 5 optics feature untilted lens.
4. In head, provide specific input voltage.
5. Not available in 480V. Provide specific input voltage.
6. Requires 2-3/8" mast arm.

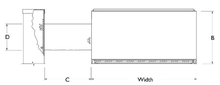
Form_10_EH_H_LED 02/16 page 1 of 3

TYPE 'BB', FULL CUT-OFF

EH/H14L & EH/H19L Form Ten LED luminaires

Square arm mount

Dimensions and EPA



Size	Width	B	C	D
EH14	14" 35.56 cm	7" 17.78 cm	6" 15.24 cm	3" 12.70 cm
H14	14" 35.56 cm	7" 17.78 cm	6" 5.08 cm	3" 12.70 cm
EH19	19" 48.26 cm	10" 25.40 cm	9" 22.86 cm	3" 12.70 cm
H19	19" 48.26 cm	10" 25.40 cm	9" 5.08 cm	3" 12.70 cm

Size	Effective Projected Area (EPA)			Approximate Weight
	Single	Twin	3/4	Single
14"	1.1 ft² .10 m²	2.2 ft² .21 m²	2.9 ft² .27 m²	30 lbs 13.61 kg
19"	2.1 ft² .20 m²	4.0 ft² .37 m²	5.5 ft² .51 m²	55 lbs 24.95 kg

Technical Data

Size	Ordering Code	No. of LEDs	Average System Watts[1]	LED Current (mA)	LED Selection	Luminaire Initial Absolute Lumens[1,2] TYPE 2	TYPE 3	TYPE 4	TYPE 5
EH14L & H14L	70LA	64	70	350	NW	7,240	7,467	7,303	7,162
	85LA	80	85	350	NW	8,900	9,318	9,045	8,921
EH19L & H19L	110LA	96	110	350	NW	10,928	11,053	11,050	10,755
	160LA	96	160	530	NW	15,252	15,659	15,109	15,422

Basis of Lumen Data: *Photometric tests performed in compliance with IESNA LM-79, except where otherwise indicated.*

Notes:
1. Wattage may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
2. Values shown are for luminaires without the HS external shield option. Tests are in process for luminaires with the HS option and WW luminaires. Contact Gardco applications@philips.com if approximate estimates are required for design purposes.
3. LED arrays feature LEDs that provide from 100 to 130 lumens per watt when operated at 350 mA. Lumen values based on tests performed in compliance with IESNA LM-79.

Luminaire Configuration Information

Constant Wattage Configurations

Standard LED luminaires provide constant wattage and constant light output when power to the luminaire is energized.

Dimming "DIM" Configurations

Dimmable LED luminaires are provided with 0 -10V dimming for connection to a control system provided by others.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

CUTOFF PERFORMANCE: Cutoff performance means a luminaire distribution where the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle at or above 90° above nadir, and 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

Form_10_EH_H_LED 02/16 page 2 of 3

TYPE 'BB', FULL CUT-OFF

EH/H14L & EH/H19L Form Ten LED luminaires

Square arm mount

Specifications

General Description

The Philips Gardco Form 10 LED square arm mounted products are cutoff luminaires featuring LED arrays. Form 10 LED square luminaires provide performance excellence and advanced Philips Gardco LED thermal management technology. High performance Class 1 LED systems offer the potential for energy savings up to 50 % when compared to HID systems. The EH units are manufactured from mitered extruded aluminum and finished in an Architectural Class 1 anodizing. The H style luminaires are die formed aluminum with a thermoset polyester finish. Form 10 LED square luminaires provide full cutoff performance and feature a flat glass lens.

Housing

Extruded housings (EH style) are composed of precisely mitered anodized aluminum extrusions. Fabricated (H style) units are one piece, multi-formed aluminum with an integral reinforcing spline and a single concealed joint. Pressure injected silicone provides a continuous weather tight seal at all miters and points of material transition.

Arm

Extruded aluminum arm is secured to prewired fixture by contractor. Assembly is suitable for mounting to pole without requiring access to luminaire.

Lens

Mitered, extruded anodized aluminum door frame retains the optically clear, heat and impact resistant tempered flat glass in a sealed manner using hollow section, high compliance, memory retentive extruded silicone rubber. Concealed stainless steel latch and hinge permit easy tool-less access to the luminaire.

Thermal Management

Form 10 LED square luminaires utilize extruded aluminum integral thermal radiation fins to provide the excellent thermal management so critical to long LED system life.

LED Reliability

PREDICTED LUMEN DEPRECIATION DATA		
Ambient Temperature °C	Driver mA	L_{70} Hours[1]
25 °C	350 mA	150,000
	530 mA	100,000
40 °C	350 mA	100,000
	530 mA	70,000

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output.

LED Optical System

LED arrays are set to achieve IES Type II, Type III, Type IV and Type V distributions. Individual LED arrays are replaceable. Optical systems are field rotatable. Luminaires feature high performance Class 1 LED systems.

Electrical

Luminaires include a complete prewired LED driver assembly, provided as part of the optical assembly. Luminaires include an LED driver that accepts 120V through 277V, or 347V through 480V, 50hz to 60hz input. Driver output is based on the LED wattage selected. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 302°F / 150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. Power factor is not less than 90%. Luminaires consume 0.0 watts in the off state. Surge protector standard: 10KA per ANSI/IEEE C62.41.2.

Finish

Extruded housings (EH style) are standard with natural, bronze, or black Aluminum Association Architectural Class I anodized finish. Special color polyester finishes are available. Formed housings (H style) are standard with a chromatic acid pretreatment. The finish coat is a thermosetting polyester baked at 450°F / 232°C to achieve an H-2H hardness measure. 2

Labels

All luminaires bear UL or CUL (where applicable) Wet Location labels.

Limited Warranty

5 year limited warranty. See philips.com/luminaires for complete details and exclusions.

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philips.com/luminaires

Philips Lightning North America Corporation
200 Franklin Square Drive, Somerset, NJ 08873
Tel. 855-486-2216

Philips Lighting Canada Ltd.
281 Hillmount Rd. Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

Form_10_EH_H_LED 02/16 page 3 of 3

RIDGETOP ENGINEERING & CONSULTING
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T (303) 322-6480
W ridgetopeng.com

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN AND SPECIAL USE REVIEW FOR SUPERIOR RETAIL

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FINAL DEVELOPMENT PLAN / SPECIAL USE REVIEW

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1/18/2016

PHOTOMETRIC CUT SHEETS

EP1.2

811 Know what's below. Call before you dig.

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Wheat Ridge, CO 80033
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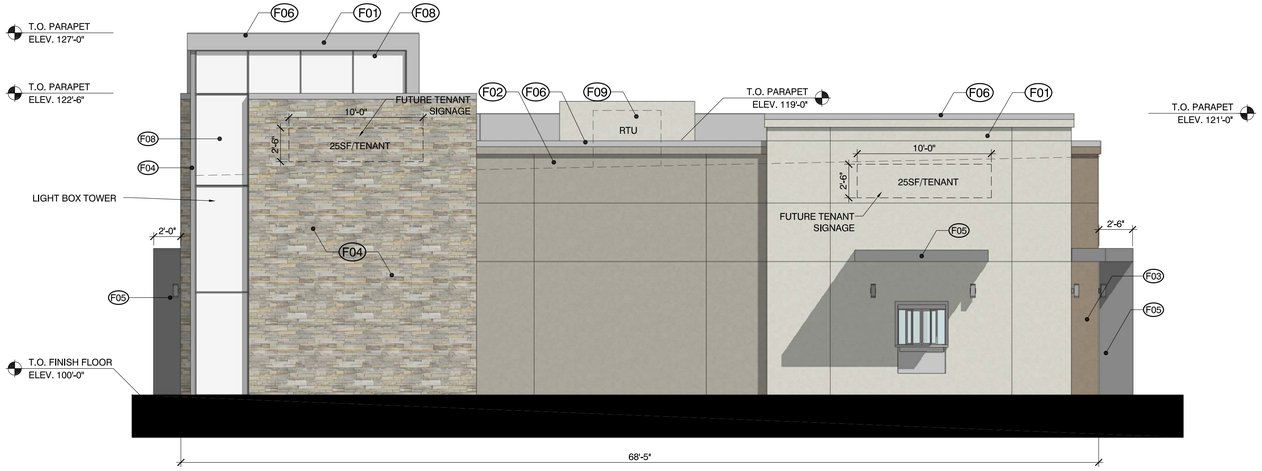
#16.004



1 SOUTH ELEVATION
SCALE: 3/16" = 1' - 0"

* 50SF OF SIGNAGE ALLOWED ON SOUTH ELEVATION

SIGNAGE NOTE:

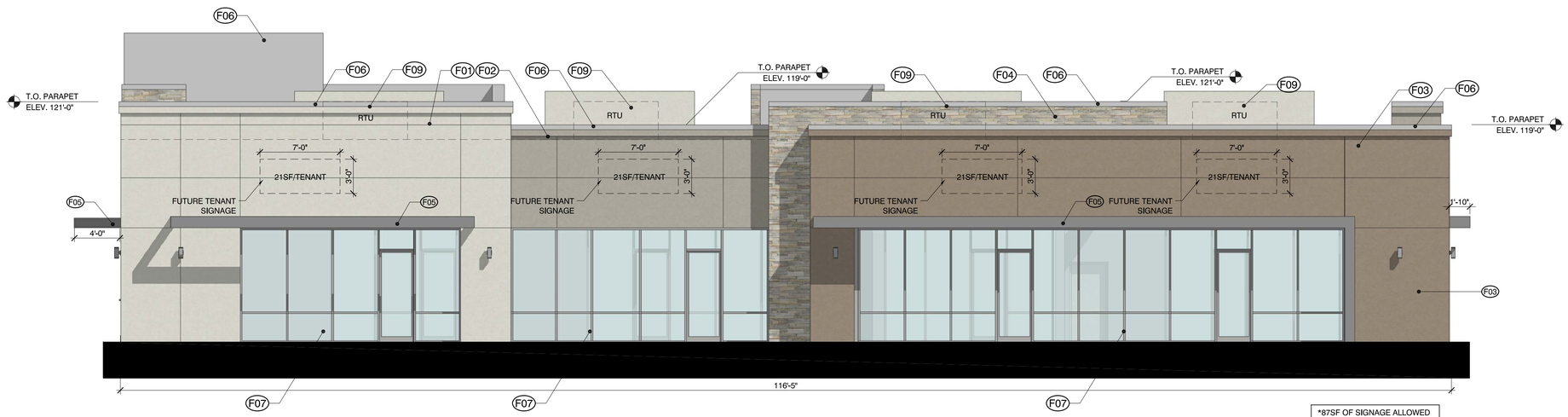
1. SIGNAGE PROGRAM WILL BE ESTABLISHED FOR PROPERTY PRIOR TO SIGN PERMIT BEING ISSUED.
2. ALL SIGNS WILL REQUIRE A TOWN OF SUPERIOR SIGN PERMIT PRIOR TO BEING CONSTRUCTED AND MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS OF SECTION 11 OF THE SUPERIOR TOWN CENTER DESIGN GUIDELINES
3. MAXIMIZE SIZE AND LOCATION OF SIGNS WILL BE AS SHOWN ON THE ARCHITECTURAL ELEVATIONS, AND SIGNS WILL BE COMPLEMENTARY TO THE ARCHITECTURE OF THE BUILDING. CABINET SIGNS WILL NOT BE PERMITTED.

LIGHT TOWER NOTE:

1. LIGHTING TOWER ELEMENT ON THE SOUTHWEST BUILDING CORNER WILL NOT INCLUDE SIGNAGE.
2. NEITHER THE PROPOSED LIGHTED TOWER ELEMENT NOR SITE/BUILDING SIGNAGE SHALL BE ILLUMINATED BETWEEN THE HOURS OF 1030PM AND 5AM.

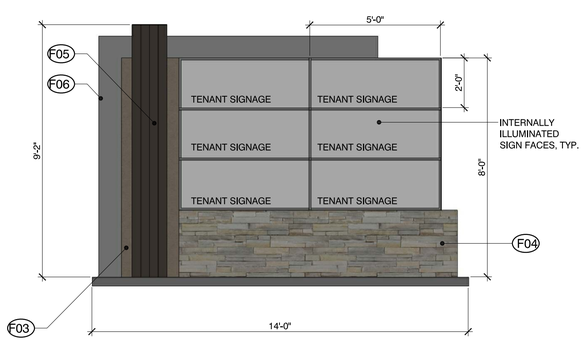
MATERIAL KEY NOTES:

	DESCRIPTION	MANUFACTURER/COLOR
F01	2" THK. EIFS, SAND PEBBLE FINISH	SHERWIN WILLIAMS "SIMPLIFY BEIGE" SW 6085
F02	2" THK. EIFS, SAND PEBBLE FINISH	SHERWIN WILLIAMS "TRUSTY TAN" SW 6087
F03	2" THK. EIFS, SAND PEBBLE FINISH	SHERWIN WILLIAMS "NUTHATCH" SW 6088
F04	STONE VENEER	CULTURED STONE BY BORAL, PROFIT LEDGESTONE, SOUTHWEST BLEND
F05	ALUMINUM COMPOSITE PANEL	UNA-CLAD, MEDIUM BRONZE
F06	PREFINISHED METAL COPING	UNA - CLAD, SLATE GRAY
F07	ALUMINUM STOREFRONT SYSTEM	KAWNEER, CLEAR ANODIZED ALUMINUM & 1" INSULATED CLEAR GLAZING
F08	ACRYLIC "LIGHT BOX"	INTERNALLY ILLUMINATED BOX WITH ACRYLIC FACE. ACRYLIC FACE WILL DIFFUSE ALL LIGHT. LIGHT BOX TO BE INSTALLED BY A SIGN MANUFACTURER. LIGHT BOX FEATURE WILL NOT ALLOW VISIBILITY INTO THE BUILDING. FEATURE TO NOT BE USED TO DISPLAY SIGNAGE
F09	ROOF TOP UNIT / SCREENING	ENVISOR SCREENING. PAN FORMED PANEL WITH SAND PEBBLE FINISH. PAINT FINISH TO MATCH SW 6085 "SIMPLIFY BEIGE"

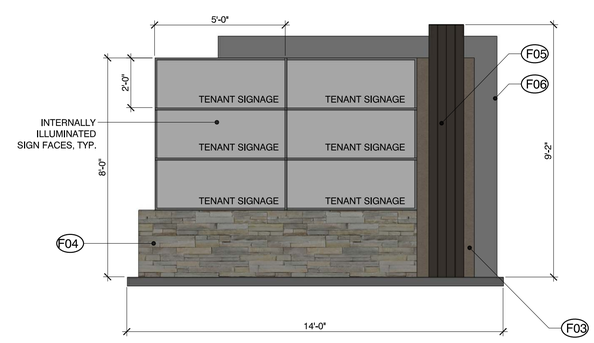


2 EAST ELEVATION
SCALE: 3/16" = 1' - 0"

*87SF OF SIGNAGE ALLOWED ON EAST ELEVATION



3 MONUMENT SIGN - FRONT ELEVATION
SCALE: 3/8" = 1' - 0"



4 MONUMENT SIGN - BACK ELEVATION
SCALE: 3/8" = 1' - 0"

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5255 Ronald Reagan Blvd., Ste. 210
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T (303) 322-6480
W ridgetopeng.com

SEAL

PROJECT TITLE

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN AND SPECIAL USE REVIEW FOR SUPERIOR RETAIL

MARSHALL RD / MCCASLIN BLVD
SUPERIOR, CO

PREPARED FOR

CENTERPOINTE DEVELOPMENT COMPANY, LLC

4014 N. GOLDWATER BLVD, SUITE 204
SCOTTSDALE, AZ

centerPointe DEVELOPMENT

SUBMITTAL

FINAL DEVELOPMENT PLAN / SPECIAL USE REVIEW

DRAWN BY:	RSB
CHECKED BY:	MRB
PROJECT NO.:	15001002

REVISIONS	DATE
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TOWN COMMENTS	4/06/2016
MYLAR	5/12/2016

DATE

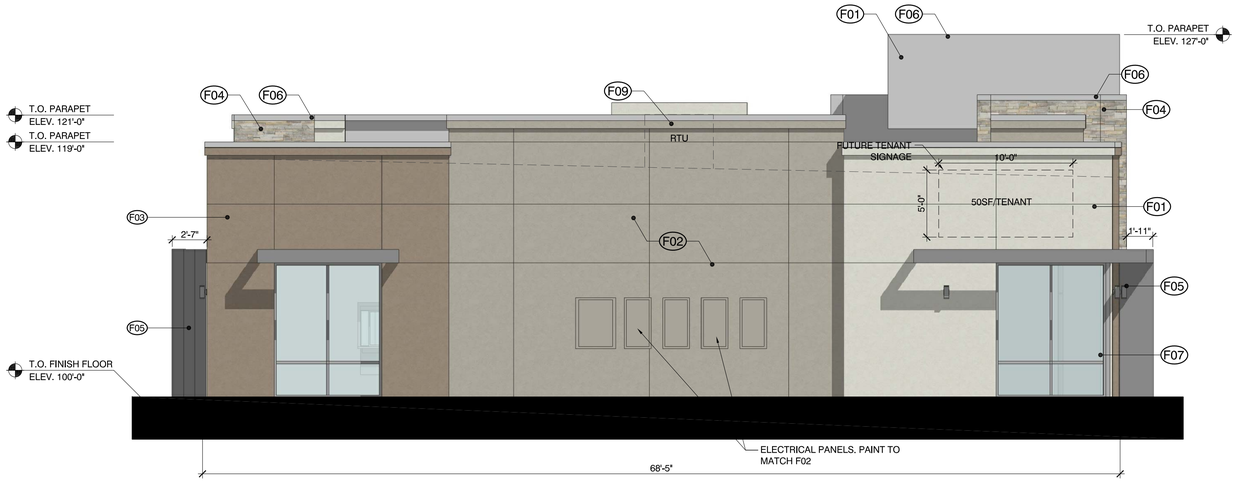
1/18/2016

SHEET TITLE

ARCHITECTURAL ELEVATIONS

SHEET INFORMATION

AE1



* 50SF OF SIGNAGE ALLOWED ON SOUTH ELEVATION

1 NORTH ELEVATION

SCALE: 3/16" = 1' - 0"

SIGNAGE NOTE:

1. SIGNAGE PROGRAM WILL BE ESTABLISHED FOR PROPERTY PRIOR TO SIGN PERMIT BEING ISSUED.
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3. MAXIMIZE SIZE AND LOCATION OF SIGNS WILL BE AS SHOWN ON THE ARCHITECTURAL ELEVATIONS, AND SIGNS WILL BE COMPLEMENTARY TO THE ARCHITECTURE OF THE BUILDING. CABINET SIGNS WILL NOT BE PERMITTED.

LIGHT TOWER NOTE:

1. LIGHTING TOWER ELEMENT ON THE SOUTHWEST BUILDING CORNER WILL NOT INCLUDE SIGNAGE.
2. NEITHER THE PROPOSED LIGHTED TOWER ELEMENT NOR SITE/BUILDING SIGNAGE SHALL BE ILLUMINATED BETWEEN THE HOURS OF 1030PM AND 5AM.

MATERIAL KEY NOTES:

	DESCRIPTION	MANUFACTURER/COLOR
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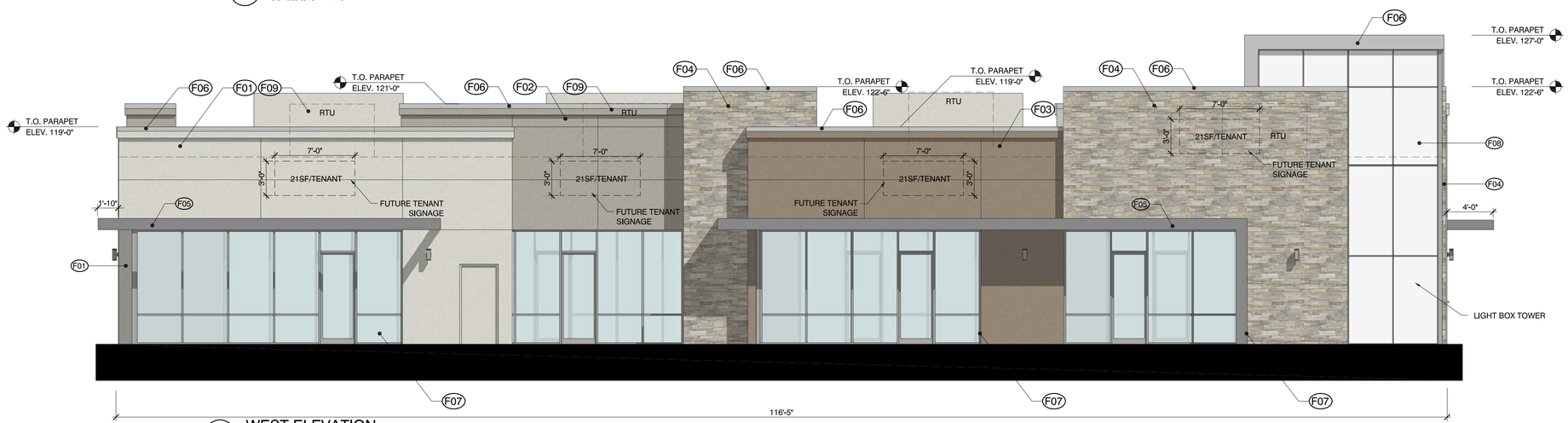
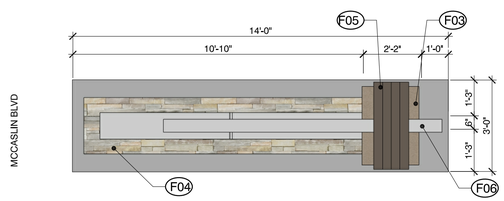
F06	PREFINISHED METAL COPING	UNA - CLAD, SLATE GRAY
F07	ALUMINUM STOREFRONT SYSTEM	KAWNEER, CLEAR ANODIZED ALUMINUM & 1" INSULATED CLEAR GLAZING
F08	ACRYLIC "LIGHT BOX"	INTERNALLY ILLUMINATED BOX WITH ACRYLIC FACE. ACRYLIC FACE WILL DIFFUSE ALL LIGHT. LIGHT BOX TO BE INSTALLED BY A SIGN MANUFACTURER. LIGHT BOX FEATURE WILL NOT ALLOW VISIBILITY INTO THE BUILDING. FEATURE TO NOT BE USED TO DISPLAY SIGNAGE
F09	ROOF TOP UNIT / SCREENING	ENVISOR SCREENING. PAN FORMED PANEL WITH SAND PEBBLE FINISH. PAINT FINISH TO MATCH SW 6085 "SIMPLIFY BEIGE"



*87SF OF SIGNAGE ALLOWED ON EAST ELEVATION

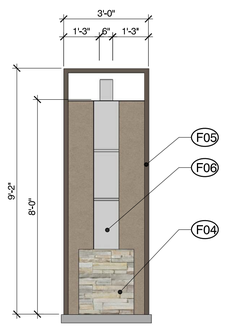
2 WEST ELEVATION

SCALE: 3/16" = 1' - 0"



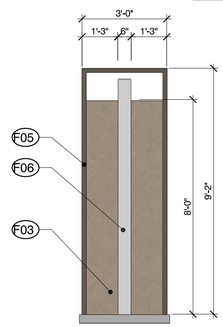
3 MONUMENT SIGN - PLAN VIEW

SCALE: 3/8" = 1' - 0"



4 MONUMENT SIGN - STREET FACING

SCALE: 3/8" = 1' - 0"



5 MONUMENT SIGN - BUILDING FACING

SCALE: 3/8" = 1' - 0"

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5255 Ronald Reagan Blvd., Ste. 210
Johnstown, CO 80534
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W ridgetopeng.com

SEAL

PROJECT TITLE

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN AND SPECIAL USE REVIEW FOR SUPERIOR RETAIL

MARSHALL RD / MCCASLIN BLVD
SUPERIOR, CO

PREPARED FOR

CENTERPOINTE DEVELOPMENT COMPANY, LLC

4014 N. GOLDWATER BLVD, SUITE 204
SCOTTSDALE, AZ

centerPointe DEVELOPMENT

SUBMITTAL

FINAL DEVELOPMENT PLAN / SPECIAL USE REVIEW

DRAWN BY:	RSB
CHECKED BY:	MRB
PROJECT NO.:	15001002

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TOWN COMMENTS	3/09/2016
TOWN COMMENTS	4/04/2016
TOWN COMMENTS	4/06/2016
MYLAR	5/12/2016

DATE

1/18/2016

SHEET TITLE

ARCHITECTURAL ELEVATIONS

SHEET INFORMATION

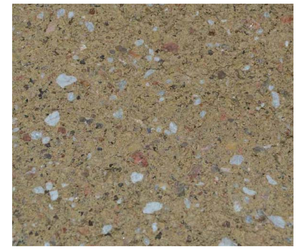
AE2

MATERIAL KEYED NOTES: SF01

FINISHES REFERENCED ON THIS SHEET ONLY

MARK	DESCRIPTION	MANUFACTURER/COLOR
SF01	RIBBED STEEL	SHERWIN WILLIAMS "6087 TRUSTY TAN"
SF02	EXTERIOR PAINT - GLOSS ENAMEL	SHERWIN WILLIAMS "6087 TRUSTY TAN"
SF03	SPLIT FACE CMU	BASALITE "228" WITH SGS-60A GROUT
SF04	GROUND FACE CMU	BASALITE "338" WITH SGS-60A GROUT
SF05	PRE-CAST STONE CAP	BASALITE GABLE CAP, COLOR TO MATCH BASALITE "701" WITH SGS-60A GROUT

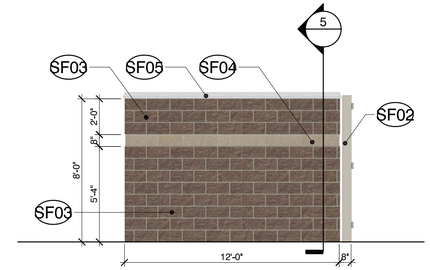
CMU 228



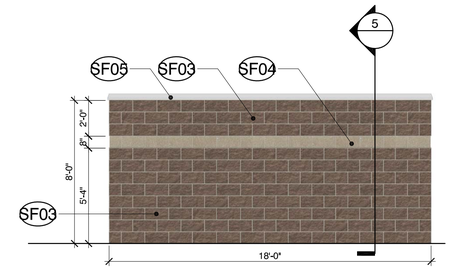
CMU 339

* CMU FINISHES TO MATCH COLORS FOUND IN BUILDING ARCHITECTURE

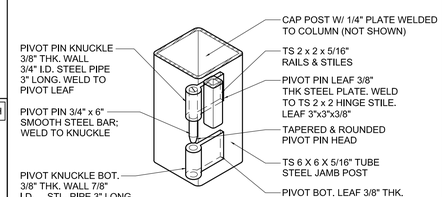
CMU COLORS — DETAIL — SCALE: NO SCALE — 8



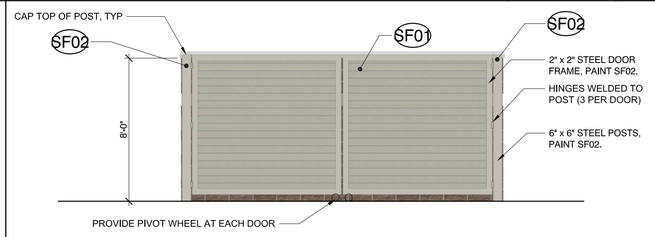
TRASH ENCLOSURE / RECYCLING SIDE — SCALE: 1/4" = 1' - 0" — 4



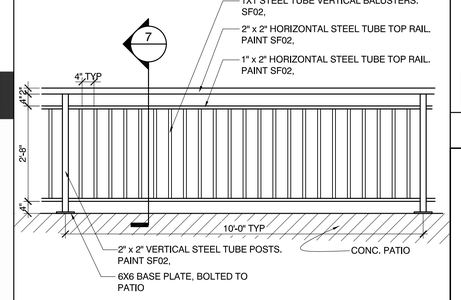
TRASH ENCLOSURE / RECYLING BACK — SCALE: 1/4" = 1' - 0" — 3



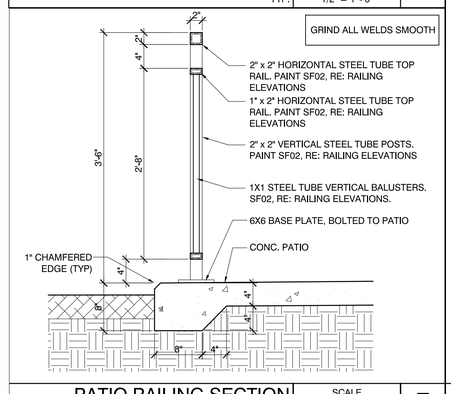
GATE PIVOTS DETAIL — DETAIL — SCALE: NO SCALE — 6



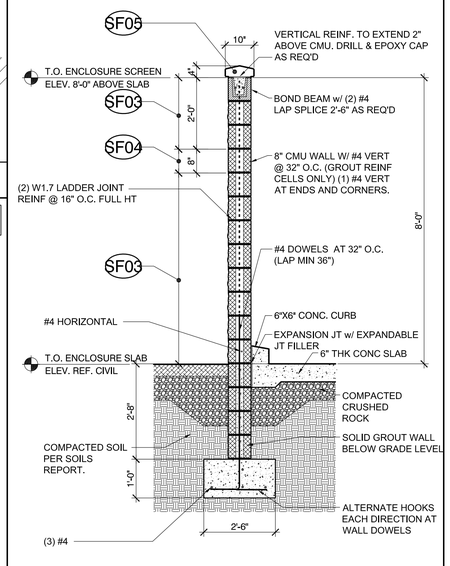
TRASH ENCLOSURE / RECYCLING FRONT — SCALE: 1/4" = 1' - 0" — 2



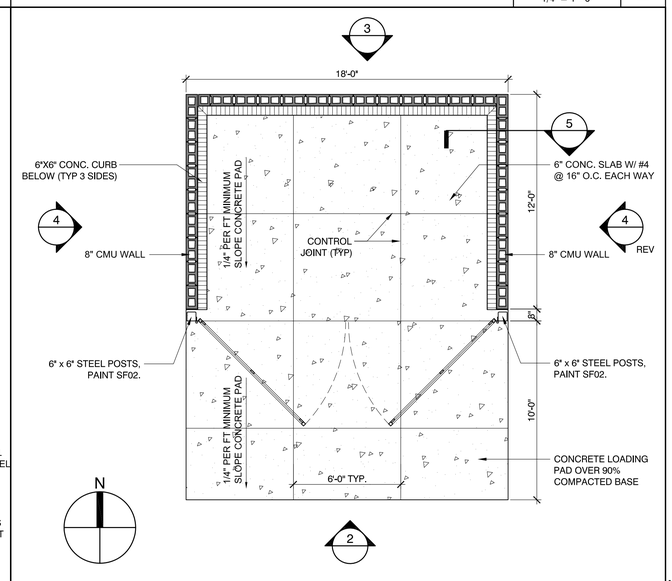
PATIO RAILING ELEVATION — TYP. — SCALE: 1/2" = 1' - 0" — 8



PATIO RAILING SECTION — SCALE: 1" = 1' - 0" — 7



TRASH ENCL. WALL SECTION — SCALE: 1/2" = 1' - 0" — 5



TRASH ENCLOSURE / RECYCLING PLAN — SCALE: 1/4" = 1' - 0" — 1

COLOR GROUP: Subtle | COLOR GROUP: Standard

Colors for Concrete

Davis Colors™ mix into any concrete, transforming it into a new design feature for building and paving projects or to enhance appearance around the home. Davis Colors™ are strong, durable and last as long as the concrete. Installation is cleaner and easier than toppings, stains or coatings and requires less labor. There are bold and intense premium colors, standard colors that make an attractive upgrade for any project, and

This pdf color card is just for ideas. If you choose a color by viewing this on your PC or from a printed of this pdf file, your colored concrete may be a big surprise. Please make your selection from our printed color card, hand sample or job site test.

SANDSTONE 0.25 LB 9027 | CANYON 0.5 LB 198 | SANTA FE 0.75 LB 1317 | MOCHA 1 LB 9030 | RUSTIC BROWN 2 LBS 4038

PEBBLE 0.5 LB 041 | DUNE 0.5 LB 0050 | OUTBACK 0.5 LB 077 | SEQUOIA SAND 1 LB 041 | YOSEMITE BROWN 2 LBS 041

Color name, number and dose-rate to mix with each 94 lb. sack of cement.

(Dry dose rates shown, liquid dose rates higher)

SILVERSMOKE 0.25 LB 0094 + or - 1.25 LBS 0100 | LIGHT GRAY 0.5 LB 0094 + or - 2.5 LBS 0100 | OMAHA TAN 1 LB 0094 | HARVEST GOLD 2 LBS 0094

◄ Concrete Base Color

The natural base color of concrete, finishing and curing method determine final color. This card simulation lab samples made with a light brown Shade Stone Type III gray cement, sand and water at 0.56 water/cement ratio for a 4" slump (per standard reference at left). Different cements, sand, rock, mixing and job site conditions and contractor technique can alter color from this card. Concrete is produced from natural materials. Surface revitalizer customer to uncolored concrete can impact colored concrete.

DARK GRAY 1 LB 0094 + or - 5 LBS 0100 | BAYOU 1 LB 0100 | COCOA 2 LBS 0100

► Caution: 0024 is not compatible with air-entraining admixtures. See back page for more information.

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SHEET TITLE

ARCHITECTURAL DETAILS

SHEET INFORMATION

AD1

811 Know what's below. Call before you dig.

2/12/2016 PRS-10 | Victor Stanley | Site Furniture

VICTOR STANLEY® *Create a timeless moment.®*

PRS-10

6 lengths. Nominal 2×3 (38×63 mm) slats. Surface mount.

STANDARD

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

OPTIONS

Intermediate armrests (bolt-on). Wood slat seating, cherry,

SLATS

Recycled Plastic

Wood

COLORS

Standard

Optional RAL

http://www.victorstanley.com/product/prs-10/?view=print 1/3

2/12/2016 BRNS-301 | Victor Stanley | Site Furniture

VICTOR STANLEY® *Create a timeless moment.®*

BRNS-301

Single loop constructed of 2.375 in (60 mm) OD tubular steel pipe with central steel plaque. Optional decals available with custom designed messages or advertising. Designed to make maximum effectiveness of the often-recommended security U-LOCKS.

US Patent D624,207 S; D622,873 S; Canada (D) 130252.

CAPACITY

2 bikes.

STANDARD

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

OPTION

RETURN TO STANDARD VIEW

FEATURES

Central Steel Plaque for Signage

MATERIAL

Recycled Solid Steel Bar
Tubular Steel

CAPACITY

2 Bikes

COLORS

Standard

Optional RAL

http://www.victorstanley.com/product/brns-301/?view=print 1/3

2/12/2016 S-24 | Victor Stanley | Site Furniture

VICTOR STANLEY® *Create a timeless moment.®*

S-24

The elegant Ironsites® planter matches the rest of the products in this series but can be used alone as a beautiful and durable accessory that will fit into any site design.

18 gal (68 L) capacity. Lid not included. Black plastic liner. Leveling feet. Bottom recessed pedestal.

STANDARD

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

OPTION

Wide-mouth formed lid.

RETURN TO STANDARD VIEW

MATERIAL

Recycled Solid Steel Bar

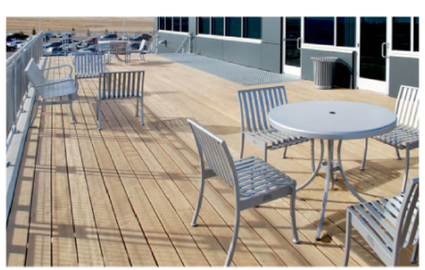
COLORS

Standard

http://www.victorstanley.com/product/s-24/?view=print 1/3

2/12/2016 PRSCT-36R | Victor Stanley | Site Furniture

VICTOR STANLEY® *Create a timeless moment.®*



PRSCT-36R

Round café table.

Available with 42 in (1067 mm) round top as model PRSCT-42R.

STANDARD

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

OPTIONS

Umbrella hole.

COLORS

Standard

Optional RAL

RETURN TO STANDARD VIEW

MATERIAL

Spun Steel Tabletop

LENGTH

42 in (1067 mm) Round Tabletop

http://www.victorstanley.com/product/prsct-36r/?view=print 1/3

2/12/2016 PRSCA-8 | Victor Stanley | Site Furniture

VICTOR STANLEY® *Create a timeless moment.®*

PRSCA-8

Armless all-steel café chair.

Width 23 inches (584 mm). Vertical steel scrolls. Standard freestanding with factory attached glides.

STANDARD

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

RETURN TO STANDARD VIEW

MATERIAL

Recycled Solid Steel Bar

COLORS

Standard

http://www.victorstanley.com/product/prsca-8/?view=print 1/3

2/12/2016 S-35 | Victor Stanley | Site Furniture

VICTOR STANLEY® *Create a timeless moment.®*

S-35

Standard tapered formed lid. Bottom recessed pedestal.

STANDARD

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

Other standard features include a formed lid attached to the frame with two vinyl-coated steel aircraft cables, a high-density plastic liner, and rubber-tipped leveling feet on the base.

Interior plastic liners for our litter receptacles offer substantial value and are produced on molds that we designed and own. These plastic cans are reinforced, ribbed, and molded for durability, ease of use, and greater capacity.

OPTIONS

COLORS

Standard

Optional RAL

LIDS

RETURN

FEATURES

.375 x 1 in (10 x 25 mm) Bars
Bottom Recessed Pedestal

MATERIAL

Recycled Solid Steel Bar

http://www.victorstanley.com/product/s-35/?view=print 1/3

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1/18/2016

SHEET TITLE

ARCHITECTURAL DETAILS

SHEET INFORMATION

AD2

SUPERIOR RETAIL

Superior Town Center Final Development Plan for Superior Retail - Landscape Plans

Superior, CO

OUTDOOR DESIGN GROUP
OUTDOOR DESIGN GROUP, INC.
5690 WEBSTER STREET
ARVADA, CO 80002
(303) 993-4811
WWW.ODGDESIGN.COM

LANDSCAPE PLANT LIST

DECIDUOUS SHADE TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
DBM	Deborah Maple	Acer x platanoides 'Deborah'	40-50'	30-40'	Medium	Sun	2.5" Cal., B&B	4
RRN	Royal Red Norway Maple	Acer platanoides 'Royal Red'	30-40'	25-30'	Medium	Sun / Part Shade	2.5" Cal., B&B	1
CHO	Chinkapin Oak	Quercus muehlenbergii	35-50'	35-50'	Low	Sun	3" Cal., B&B	1

ORNAMENTAL TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
CCP	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	20-30'	15-20'	Medium	Sun	2" Cal., B&B	6

EVERGREEN TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
BBE	Baby Blue Eyes Spruce	Picea pungens 'Baby Blue Eyes'	20-30'	10-15'	Medium	Sun	6' ht., B&B	1

DECIDUOUS SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
CPB	Crimson Pygmy Barberry	Berberis thunbergii 'Crimson Pygmy'	1-2'	2-3'	Low	Sun	5 Gallon Cont.	16
RGB	Rose Glow Barberry	Berberis thunbergii 'Rose Glow'	3-5'	3-4'	Low	Sun	5 Gallon Cont.	24
BMS	Blue Mist Spirea	Caryopteris x clandonensis 'Blue Mist'	3-4'	2-3'	Low	Sun	5 Gallon Cont.	13
RLR	Red-Leaved Rose	Rosa glauca	6-7'	4-6'	Low	Sun	5 Gallon Cont.	5
LMS	Limemound Spirea	Spiraea japonica Limemound	18-24"	2-3'	Medium	Sun / Part Shade	5 Gallon Cont.	25

EVERGREEN SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
SCJ	Scandia Juniper	Juniperus sabina 'Scandia'	18-24"	4-6'	Low	Sun / Part Shade	5 Gallon Cont.	6
BTM	Big Tuna Mugo Pine	Pinus mugo 'Big Tuna'	6-8'	5-6'	Low	Sun	6 Gallon Cont.	6
WBM	White Bud Mugo Pine	Pinus mugo 'White Bud'	2-3'	3-4'	Low	Sun / Part Shade	5 Gallon Cont.	10

ORNAMENTAL GRASSES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
FRG	Feather Reed Grass	Calmagrostis acutiflora 'Karl Foerster'	4-5'	18-24"	Low	Sun / Part Shade	1 Gallon Cont.	27
BAG	Blue Avena Grass	Helictotrichon sempervirens	2-3'	18-24"	Low	Sun	1 Gallon Cont.	76
SRS	Shenandoah Red Switch Grass	Panicum virgatum 'Shenandoah'	3-4'	12-18"	Low	Sun	1 Gallon Cont.	21
FOG	Fountain Grass	Pennisetum alopcuroides	3-4'	24-30"	Low	Sun	1 Gallon Cont.	21

PERENNIALS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND SPACING	QTY
MOY	Moonshine Yarrow	Achillea 'Moonshine'	24-30"	18-24"	Low	Sun	4" Pot / 36" O.C.	7
MBC	Moonbeam Coreopsis	Coreopsis verticillata 'Moonbeam'	18-24"	18-24"	Low	Sun	4" Pot / 36" O.C.	8
SBI	Starburst Iceplant	Delosperma floridbundum Starburst	4-6"	10-12"	Low	Sun	4" Pot / 18" O.C.	4
PCF	Purple Coneflower	Echinacea purpurea	2-3'	18-24"	Low	Sun	1 Gal. / 36" O.C.	17
DBF	Goblin Dwarf Blanket Flower	Gaillardia x grandiflora 'Goblin'	12-14"	12-14"	Low	Sun	4" Pot / 24" O.C.	18
TOR	Torch Lily	Kniphofia 'Corallina'	3-4'	18-24"	Low	Sun	1 Gal. / 36" O.C.	11
SHD	Shasta Daisy	Leucanthemum x superbum 'Alaska'	24-30"	18-24"	Medium	Sun	4" Pot / 24" O.C.	6
LTC	Little Trudy Catmint	Nepeta x Little Trudy	8-12"	18-24"	Low	Sun	1 Gal. / 36" O.C.	7
MNS	May Night Salvia	Salvia nemorosa 'May Night'	18-24"	12-18"	Low	Sun	1 Gal. / 36" O.C.	8
AJS	Autumn Joy Stonecrop	Sedum 'Autumn Joy'	18-24"	12-18"	Low	Sun	1 Gal. / 36" O.C.	3

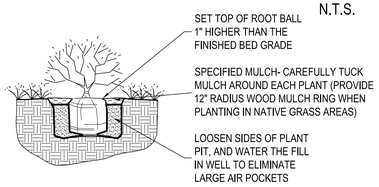
LARGE PERENNIALS

LOW PERENNIALS & GROUNDCOVERS

SOD (6,078 S.F. TOTAL)
90 / 10 Fescue/Bluegrass Mix

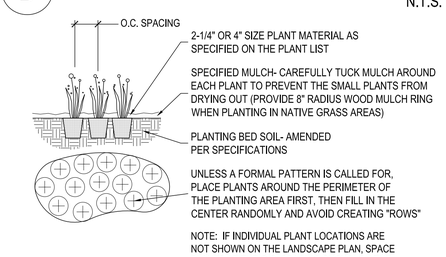
A PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON

N.T.S.



B PLANTING DETAIL FOR PERENNIALS, ANNUALS, & ALL CONTAINER PLANTS 1 GALLON OR SMALLER

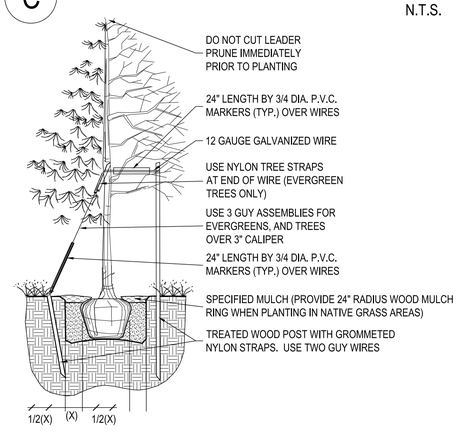
N.T.S.



VICINITY MAP

C PLANTING DETAIL FOR ALL TREES & B&B SHRUBS

N.T.S.



PLAN SET INDEX

SHEET	NAME
L1	LANDSCAPE COVER SHEET & PLANT LIST
L2	LANDSCAPE PLAN
I1	IRRIGATION PLAN

GENERAL LANDSCAPE NOTES

1. ALL PERENNIAL PLANTING AREAS SHALL BE MULCHED WITH SHREDDED WESTERN RED CEDAR WOOD MULCH, AT A DEPTH OF 2". WEED BARRIER FABRIC IS NOT REQUIRED UNDER WOOD MULCH.

2. ALL OTHER PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" LOCAL RIVER ROCK, AT A DEPTH OF 3", INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN WOOD MULCH AND ROCK MULCH AREAS.

3. COBBLE ROCK MULCH AREAS WILL BE MULCHED WITH 2-4" COBBLE "GRAY ROSE" COLOR, OVER PERMEABLE WEED BARRIER FABRIC. NO FABRIC SHALL BE VISIBLE THROUGH THE MULCH OR AT THE EDGES OF BEDS. DO NOT INSTALL EDGING BETWEEN THE LARGE COBBLE ROCK MULCH AND THE SMALL ROCK MULCH.

4. SOD EDGER SHALL BE 14 GAUGE ROLLED TOP STEEL EDGING (DARK GREEN COLOR) IN THE LOCATIONS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHERE SOD ABUTS CONCRETE.

5. ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.

6. ALL SOD AREAS, BED AREAS, AND LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS.

7. EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.

8. ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

9. SOD AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.

10. BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.

LANDSCAPE REQUIREMENTS - COMMERCIAL/RETAIL CATEGORY

LANDSCAPE AREA	TREES REQUIRED	SHRUBS REQUIRED	TREES PROVIDED	SHRUBS PROVIDED
OPEN SPACE LANDSCAPE REQUIREMENTS (DEVELOPED LANDSCAPE)	1/825 S.F. *(9,508 S.F. = 12)	1/100 S.F. *(9,508 S.F. = 95)	7	**151
STREET ROWs (MCCASLIN BLVD.)	1/40 L.F. (170 L.F. = 4)	N/A	***1	N/A
STREET ROWs (MARSHALL RD.)	1/40 L.F. (200 L.F. = 5)	N/A	***0	N/A
STREET ROWs (SUPERIOR PLAZA WAY)	1/40 L.F. (180 L.F. = 5)	N/A	****3	N/A
PARKING LOT ISLANDS LESS THAN 360 S.F.	1/180 S.F. (<180 S.F. = 4 ISLANDS) = 0 TREES (180-360 S.F. = 5 ISLANDS) = 5 TREES	1/30 S.F. (1,788 S.F. = 60)	6	**99

LANDSCAPE REQUIREMENTS NOTES:

1) *TOTAL S.F. OF LANDSCAPE AREAS DOES NOT INCLUDE PARKING LOT ISLANDS (SEPARATE CATEGORY)
2) **ONE GALLON ORNAMENTAL GRASSES HAVE BEEN COUNTED AS SHRUBS.
3) ***AS PER THE TOWN OF SUPERIOR PLANNING COMMISSION, REDUCED TREES WILL BE PROVIDED ALONG MCCASLIN ROW AND MARSHALL ROW AT THIS TIME. THIS IS DUE TO SIGN & BUILDING VISIBILITY ALONG MCCASLIN, AND FOR FUTURE DEVELOPMENT PURPOSES ALONG MARSHALL.
4) ****THERE IS NOT ADEQUATE ROOM ALONG SUPERIOR PLAZA WAY DUE TO UTILITIES AND OTHER CONFLICTS
5) ACCORDING TO THE TABLE IN SECTION 16-21-10 OF THE TOWN OF SUPERIOR GENERAL LANDSCAPE REQUIREMENTS, NO SHRUBS ARE REQUIRED IN STREET ROWs.
6) GIVEN THE TOTAL LANDSCAPE SQUARE FOOTAGE OF THE SITE, WE ARE SHORT TREES IN THE "OPEN SPACE LANDSCAPE REQUIREMENTS" CATEGORY (SEE NOTE #3 FOR REASONS OF THIS PROPOSAL).

811 Know what's below. Call before you dig.

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5255 Ronald Reagan Blvd., Ste. 210
Johnstown, CO 80534
T (303) 322-6480
W ridgetopeng.com

SEAL

- FOR REVIEW -
- NOT FOR CONSTRUCTION -

PROJECT TITLE

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN AND SPECIAL USE REVIEW FOR SUPERIOR RETAIL

MARSHALL RD / MCCASLIN BLVD
SUPERIOR, CO

PREPARED FOR

CENTERPOINTE DEVELOPMENT COMPANY, LLC

4014 N. GOLDWATER BLVD, SUITE 204
SCOTTSDALE, AZ

centerPointe DEVELOPMENT

SUBMITTAL

FINAL DEVELOPMENT PLAN / SPECIAL USE REVIEW

DRAWN BY:
CHECKED BY:
PROJECT NO.:

REVISIONS	DATE
Town Submittal	1-12-16
Town Submittal	2-17-16
Town Submittal	3-09-16
Client Review	3-17-16
Town Submittal	4-04-16
Town Submittal	4-05-16
Client Review	4-22-16
MYLAR	5-17-16

DATE

1/18/2016

SHEET TITLE

LANDSCAPE COVER SHEET & PLANT LIST

SHEET INFORMATION

L1

OUTDOOR DESIGN GROUP
OUTDOOR DESIGN GROUP, INC.
5690 WEBSTER STREET
ARVADA, CO 80002
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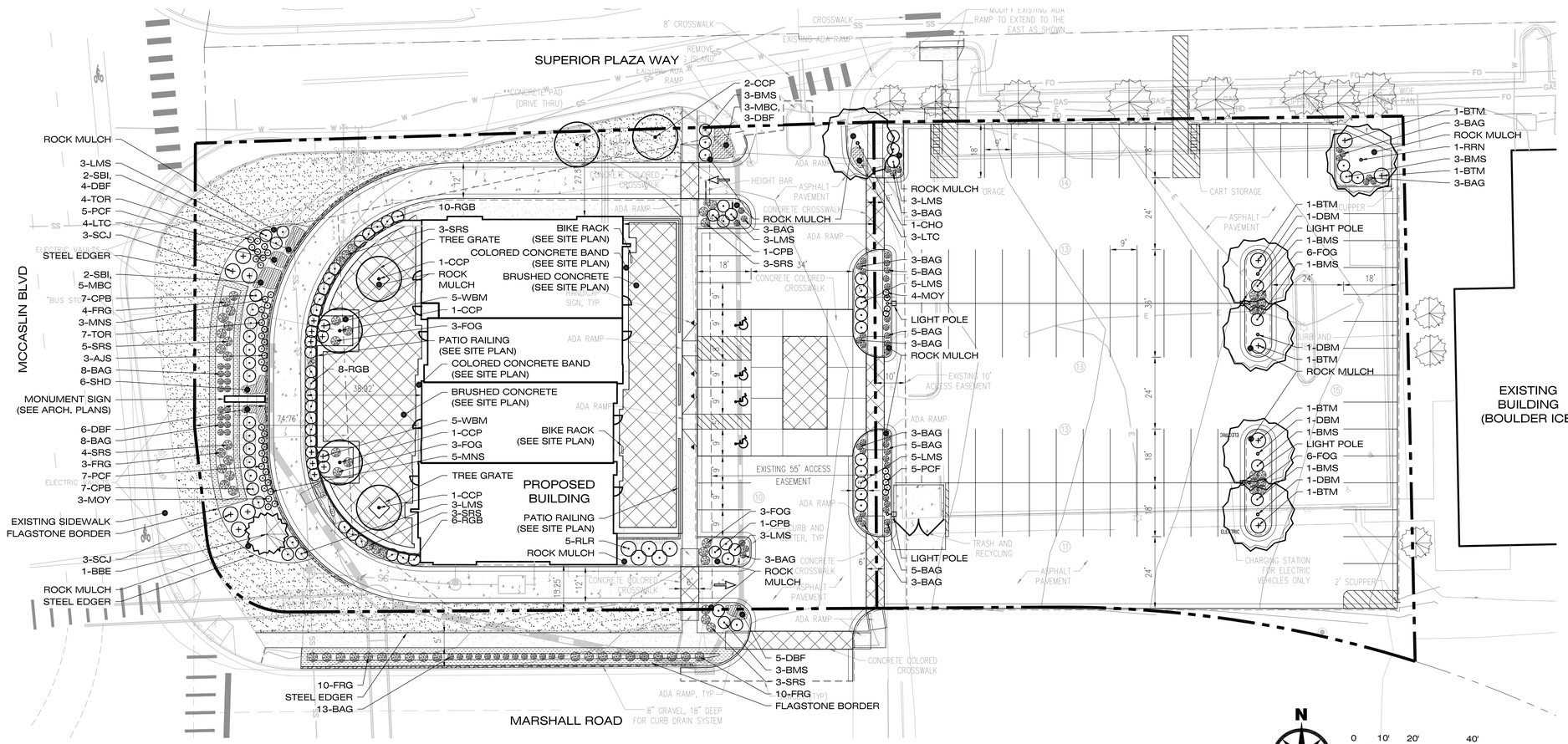
LANDSCAPE PLAN



LANDSCAPE LEGEND

(SEE SHEET L1 FOR FULL PLANT LIST)

- DECIDUOUS SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LARGE PERENNIALS
- LOW PERENNIALS & GROUNDCOVERS
- SOD
- EXISTING TREES TO REMAIN

NOTE:

LOT 1 IS OWNED BY CENTERPOINTE DEVELOPMENT COMPANY, LLC. AND LOT 2 IS OWNED BY THE TOWN OF SUPERIOR.

CENTERPOINTE DEVELOPMENT COMPANY, LLC. WILL PROVIDE LANDSCAPE MAINTENANCE ON BOTH LOTS 1 AND 2, INCLUDING THE PUBLIC RIGHT-OF-WAY ALONG MCCASLIN BLVD. AND MARSHALL ROAD.

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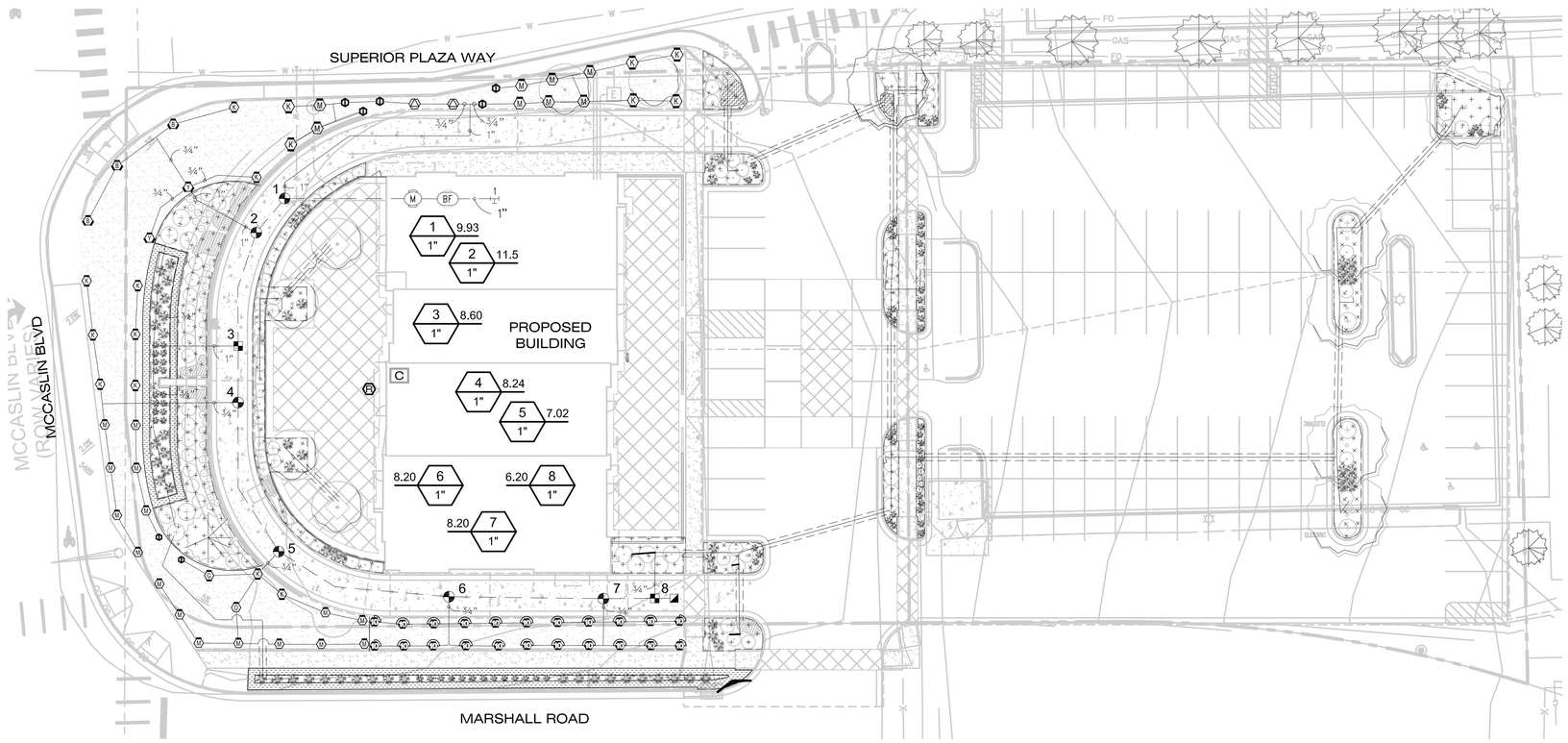
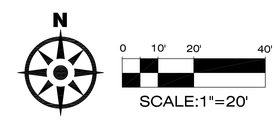
SHEET TITLE
LANDSCAPE PLAN

SHEET INFORMATION
L2

IRRIGATION PLAN





IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
Q T H F	Rain Bird RD-06-S-U U10 Series Turf Spray, 6.0" Pop-Up with Seal-A-Matic check valve. 1/2" NPT female threaded inlet.	22
M L O	Hunter MP1000 PRO5-04-PRS40-CV Turf Rotator, 4" (10.16 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	25
K G R	Hunter MP2000 PRO5-04-PRS40-CV Turf Rotator, 4" (10.16 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	17
B Y A	Hunter MP3000 PRO5-04-PRS40-CV Turf Rotator, 4" (10.16 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	5
ADJ. 360	Hunter MP8005R PRO5-04-PRS40-CV Turf Rotator, 4.0" pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	7
LST RST SST	Hunter MP Strip PRO5-04-PRS40-CV Turf Rotator, 4" (10.16 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip.	2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRB-COM 1" Medium Plus Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 3gpm to 20gpm.	2
	Area to Receive Drip Emitters Rain Bird XB-PC (2) Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet.	4,289 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB 1" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	6
	Rain Bird 44-LRC 1" 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	1
M	Rain Bird PEB 1" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	1
BF	Febco 860U 1" Reduced Pressure Backflow Preventer	1
C	Rain Bird ESP4-SMTE with (1) ESP-SM6 10 Station Outdoor Smart Modular Control System for Residential and Light Commercial Use. Wall Mount, Tipping Bucket Rain Sensor that Measures Rainfall.	1
	Rain Bird WR2-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain	1
1	Point of Connection 1" Jim Widner P.E. Utilities Superintendent Town of Superior 303-381-2013	1
	Irrigation Lateral Line: Polyethylene and PVC Class 160 Polyethylene SDR-7 up to 1-1/4, then PVC Class 160 SDR 26 for 1-1/2" and larger.	16.3 l.f.
	Irrigation Lateral Line: Polyethylene and PVC Class 160 3/4" Polyethylene SDR-7 up to 1-1/4, then PVC Class 160 SDR 26 for 1-1/2" and larger.	1,773 l.f.
	Irrigation Lateral Line: Polyethylene and PVC Class 160 1" Polyethylene SDR-7 up to 1-1/4, then PVC Class 160 SDR 26 for 1-1/2" and larger.	119.3 l.f.
	Irrigation Mainline: PVC Schedule 40 1"	289.2 l.f.
	Pipe Sleeve: Polyethylene Pipe SDR-7 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 12 inches beyond edges of paving or construction.	415.1 l.f.

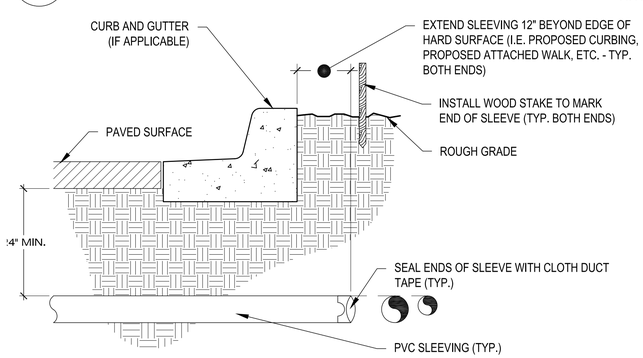
Valve Callout
- Valve Number
- Valve Flow
- Valve Size

IRRIGATION DRIP EMITTER SCHEDULE

PLANT TYPE	WATER REQUIREMENT *	COMMERCIAL EMITTER SIZE	QTY. PER PLANT
TREES	LOW	1.0 GPH	2
	MEDIUM	2.0 GPH	3
	HIGH	2.0 GPH	5
SHRUBS	VERY LOW	0.5 GPH	1
	LOW	0.5 GPH	2
	MEDIUM	1.0 GPH	2
	HIGH	2.0 GPH	2
ORNAMENTAL GRASSES & PERENNIALS	VERY LOW	0.5 GPH	1
	LOW	0.5 GPH	1
	MEDIUM	1.0 GPH	1
	HIGH	1.0 GPH	2

1 SLEEVE DETAIL

N.T.S.



NOTES:

1.) ALL SLEEVING TO BE SCH. 40 SOLVENT WELD PVC, SIZE AS NOTED.

2.) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION AT MULTIPLE SLEEVE LOCATIONS (DO NOT VERTICALLY STACK SLEEVING).

3.) BACKFILL AND COMPACTION SHALL CONFORM TO ROAD CONSTRUCTION REQUIREMENTS IN 6" LIFTS.

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