

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 1 PHASE 3 (MCCASLIN ROUNDABOUT) SUPERIOR, COLORADO



CERTIFICATE OF OWNERSHIP AND DEDICATION: RC SUPERIOR, LLC, a Delaware limited liability company
 By: Superior Town Center ASU VII Holdings, LLC, a Delaware limited liability company, its sole Member
 By: Avanti Strategic Land Investors VII, L.L.P., a Delaware limited liability limited partnership, its sole Member
 By: Avanti Properties Group II, L.L.P., a Delaware limited liability limited partnership, its Managing General Partner
 By: Avanti Management Corporation, a Florida corporation, its sole General Partner

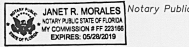
I certify that I, SC Superior, LLC, am the sole owner of the property and consent to this plan.

Executed this 25 day of August, 2016

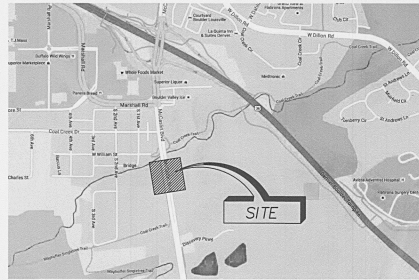
Owners: Mortgagees or Lien Holders
 STATE OF Florida

County of Orange

The foregoing certificate of dedication and ownership was acknowledged before me this 25 day of August, 2016 by Andrea DuBill, Vice President
 My commission expires: May 28, 2019 Janet P. Morales



| SHEET NUMBER | SHEET NAME |
|--------------|-----------------------------|
| CV1.0 | COVER SHEET |
| C1.0 | CONTEXT PLAN |
| CE1.0 | CONTOUR ELEVATION PLAN |
| CH1.0 | CHANNELIZATION PLAN |
| CH1.1 | CHANNELIZATION PLAN |
| CH1.2 | CHANNELIZATION PLAN |
| CH1.3 | CHANNELIZATION PLAN |
| CH2.0 | CHANNELIZATION DETAILS |
| CH2.1 | CHANNELIZATION DETAILS |
| S1.0 | SIGNING PLAN |
| S1.1 | SIGNING PLAN |
| S2.0 | SIGNING SCHEDULE |
| UT1.1 | PARTIAL UTILITY PLAN |
| UT1.2 | PARTIAL UTILITY PLAN |
| LT1.0 | OVERALL LIGHTING PLAN |
| LT1.1 | LIGHTING PLAN |
| LT1.2 | LIGHTING PLAN |
| LT1.3 | LIGHTING DETAILS |
| L1.0 | OVERALL LANDSCAPE PLAN |
| L1.1 | LANDSCAPE PLAN |
| L1.2 | LANDSCAPE PLAN |
| L2.0 | LANDSCAPE NOTES & DETAILS |
| IR1.0 | IRRIGATION NOTES & SCHEDULE |
| IR1.1 | IRRIGATION PLAN |
| IR1.2 | IRRIGATION PLAN |



PROJECT LOCATION MAP

PLANNING COMMISSION CERTIFICATE:
 Recommended approved this 25th day of August, 2016 by the Town of Superior Planning Commission, Resolution No. PC-9 Series 2016

CERTIFICATE OF OWNERSHIP:
 I certify that Clint Folsom am an owner representative of the property and consent to this plan.

Executed this 31st day of August, 2016

Clint Folsom
 Town of Superior

NOTARIAL CERTIFICATE
 STATE OF Colorado

County of Boulder

The foregoing certificate of ownership was acknowledged before me this

31st day of August, 2016

by Clint Folsom

My commission expires: 2-5-17

Janet P. Morales



Memo of Record
 Recording # 03541131
 Dated 9/1/2016

PREPARED FOR:
 STC METROPOLITAN DISTRICT #2
 141 UNION BLVD., STE. 150
 LAKEWOOD, CO 80228

PREPARED BY:
 LANDMARK CONSULTING
 9555 GENESEE AVE., STE. 200
 SAN DIEGO, CA 92121
 (619)587-8070

MIG, INC.
 158 FILLMORE STREET STE. 400
 DENVER, CO 80206
 (303)440-9200

CIVIL RESOURCES, LLC
 323 5TH STREET
 P.O. BOX 680
 FREDERICK, CO 80530
 (303)833-1416

HYDROSYSYSTEMS-KDI, INC.
 860 TABOR STREET STE. 200
 LAKEWOOD, CO 80401
 (303)980-5327

CLANTON & ASSOCIATES
 4699 NAUTILUS COURT SOUTH STE. 102
 BOULDER, CO 80301
 (303)530-7229

| REVISIONS | | |
|-----------|-----------------------|---------|
| NO. | DESCRIPTION | DATE |
| 1 | TECHNICAL CORRECTIONS | 8-17-16 |
| | | |
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| | | | |
|--------------|-----|-----------|---------------|
| DESIGNED BY: | XXX | DATE: | AUG. 12, 2016 |
| DRAWN BY: | XXX | SCALE: | AS NOTED |
| CHECKED BY: | XXX | AS NOTED: | |
| DESIGNED BY: | JBL | | |
| DRAWN BY: | JBL | | |
| CHECKED BY: | JBL | | |

COVER SHEET

CV1.0



SHEET 1 OF 25

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 1 PHASE 3 (MCCASLIN ROUNDABOUT) SUPERIOR, COLORADO



CERTIFICATE OF OWNERSHIP AND DEDICATION: RC SUPERIOR, LLC, a Delaware limited liability company
 By: Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, its sole Member
 By: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member
 By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner
 By: Avanti Management Corporation, a Florida corporation, its sole General Partner

I certify that I, _____, am the sole owner of the property and consent to this plan.

Executed this _____ day of _____, 20_____.

Owners _____ Mortgagees or Lien Holders _____

STATE OF _____)

) ss.

County of _____)

The foregoing certificate of dedication and ownership was acknowledged

before me this _____ day of _____, 20_____.

by _____.

My commission expires: _____.

Notary Public

BOARD OF TRUSTEES CERTIFICATE:

Approved by the Board of Trustees of the Town of Superior, State of Colorado. Witness my hand the corporate seal of the Town of Superior _____ day of _____, 20_____.

Attest: _____ Mayor
 _____ Town Clerk

TOWN CLERK CERTIFICATE

I certify that this instrument as approved by (Resolution/Ordinance) No. _____, Series 20_____, was filed in my office on the _____ day of _____, 20_____, at _____ o'clock am/pm.

Witness my hand the corporate seal of the Town of Superior _____ day of _____, 20_____.

Town Clerk

| Sheet List Table | |
|------------------|-----------------------------|
| SHEET NUMBER | SHEET NAME |
| CV1.0 | COVER SHEET |
| C1.0 | CONTEXT PLAN |
| GC1.0 | CONTOUR ELEVATION PLAN |
| CH1.0 | CHANNELIZATION PLAN |
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PROJECT LOCATION MAP

N. T. S.

PLANNING COMMISSION CERTIFICATE:

Recommended approved this _____ day of _____, 20_____, by the Town of Superior Planning Commission, Resolution No. PC _____ Series 20____.

CERTIFICATE OF OWNERSHIP :

I certify that I, _____, am an owner representative of the property and consent to this plan.

Executed this _____ day of _____, 20_____.

Town of Superior

NOTARIAL CERTIFICATE

STATE OF _____)

) ss.

County of _____)

The foregoing certificate of ownership was acknowledged before me this

_____ day of _____, 20_____.

by _____.

My commission expires: _____.

Notary Public

PREPARED FOR:

STC METROPOLITAN DISTRICT #2
 141 UNION BLVD., STE. 150
 LAKEWOOD, CO 80228

PREPARED BY:

LANDMARK CONSULTING
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CLANTON & ASSOCIATES
 4699 NAUTILUS COURT SOUTH STE. 102
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 (303)530-7229

| REVISIONS | | |
|-----------|-----------------------|---------|
| NO. | DESCRIPTION | DATE |
| 1 | TECHNICAL CORRECTIONS | 8-17-16 |
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|--------------------------------|----------------------------|
| DESIGNED BY: <u>XXX</u> | DATE: <u>AUG. 12, 2016</u> |
| DRAWN BY: <u>XXX</u> | SCALE: <u>AS NOTED</u> |
| CHECKED BY: <u>XXX</u> | <u>AS NOTED</u> |
| JOB NO.: <u>184-1</u> | |
| DWG NAME: <u>184-1 CV1.DWG</u> | |

COVER SHEET

CV1.0



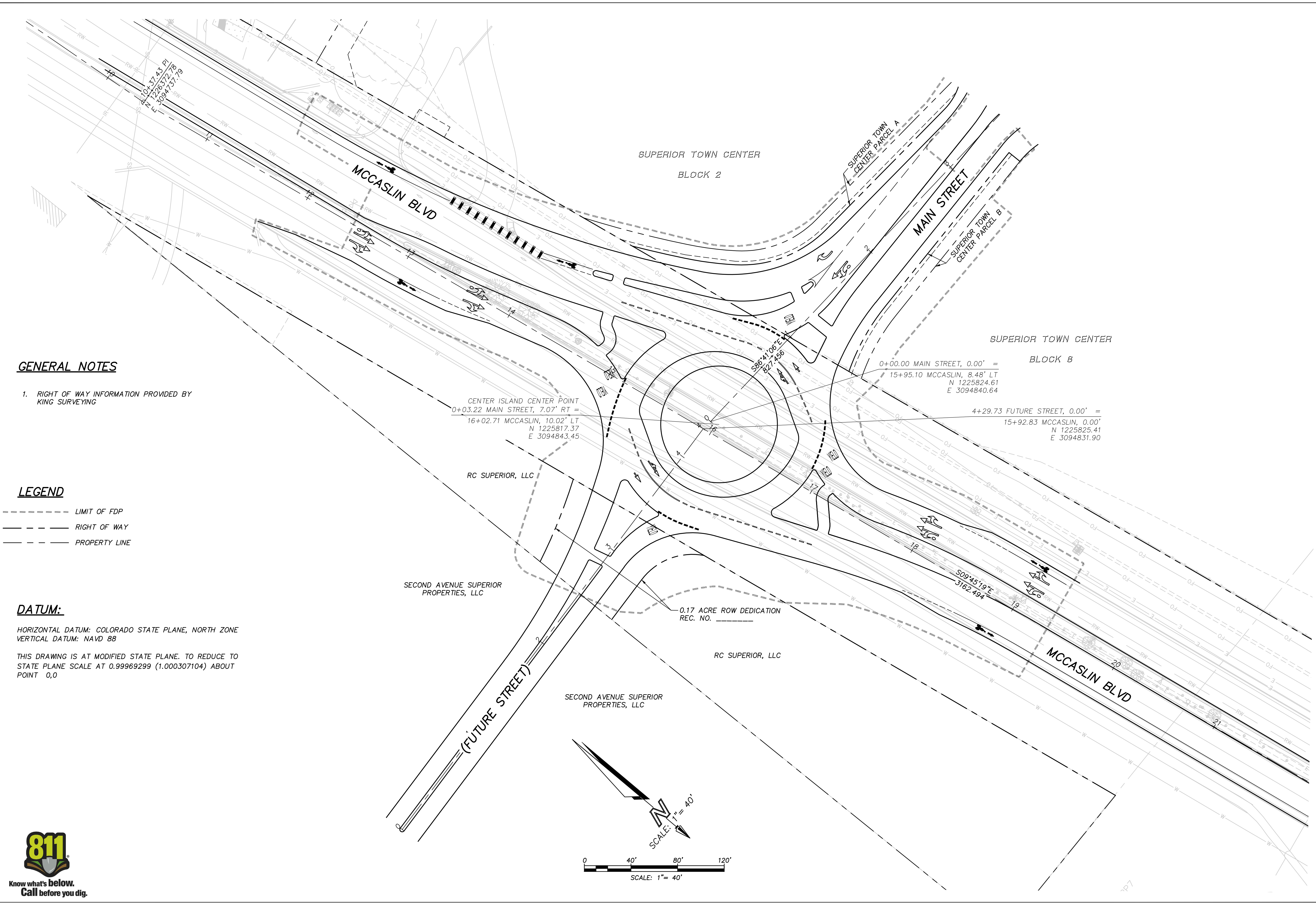
SUPERIOR TOWN CENTER
FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
SUPERIOR, COLORADO

| SE0 FILE NO: ### | | |
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| CHECKED BY: <u>XX</u> | <u>AS NOTED</u> |
| JOB NO.: <u>184-1</u> | |
| DWG NAME: <u>184-1 LL.DWG</u> | |

CONTEXT PLAN

C1.0



GENERAL NOTES

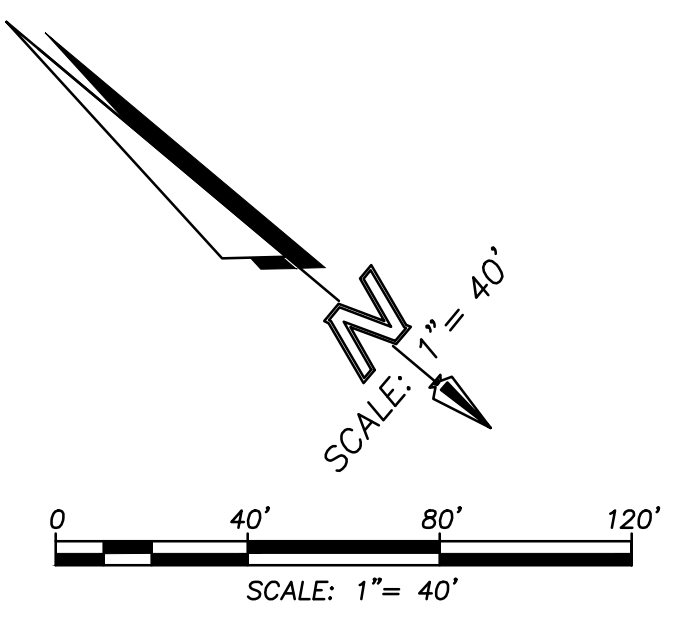
- RIGHT OF WAY INFORMATION PROVIDED BY KING SURVEYING

LEGEND

- LIMIT OF FDP
- - - RIGHT OF WAY
- ___ PROPERTY LINE

DATUM:

HORIZONTAL DATUM: COLORADO STATE PLANE, NORTH ZONE
 VERTICAL DATUM: NAVD 88
 THIS DRAWING IS AT MODIFIED STATE PLANE. TO REDUCE TO STATE PLANE SCALE AT 0.99969299 (1.000307104) ABOUT POINT 0,0

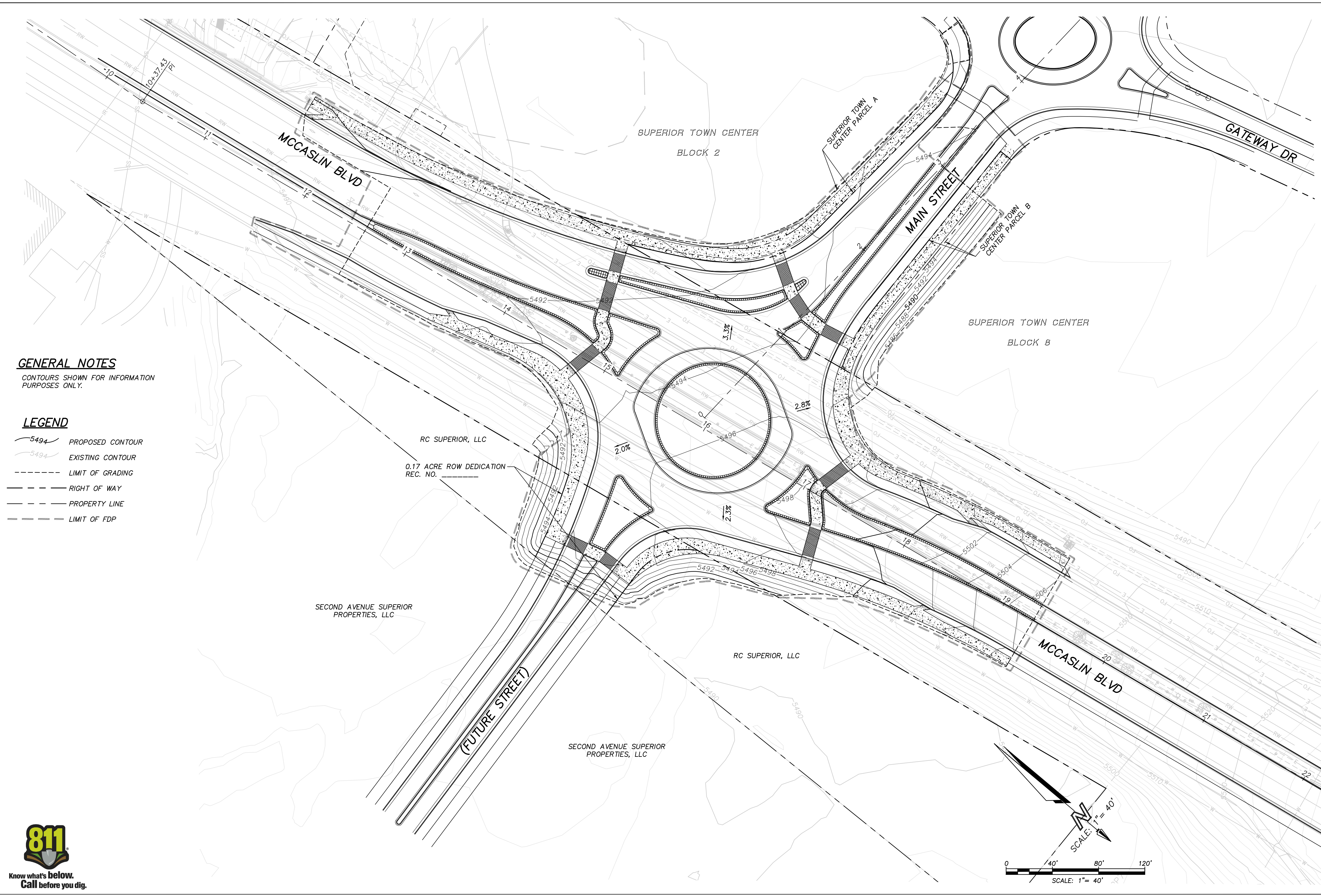


**SUPERIOR TOWN CENTER
 FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
 SUPERIOR, COLORADO**

| SEO FILE NO: ### | | |
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| DESIGNED BY: | XXX | DATE: AUG. 12, 2016 |
| DRAWN BY: | XXX | SCALE: AS NOTED |
| CHECKED BY: | XXX | AS NOTED |
| JOB NO.: | 184-1 | |
| DWG NAME: | 184-1 GC1.DWG | |

**CONTOUR
 ELEVATION PLAN**

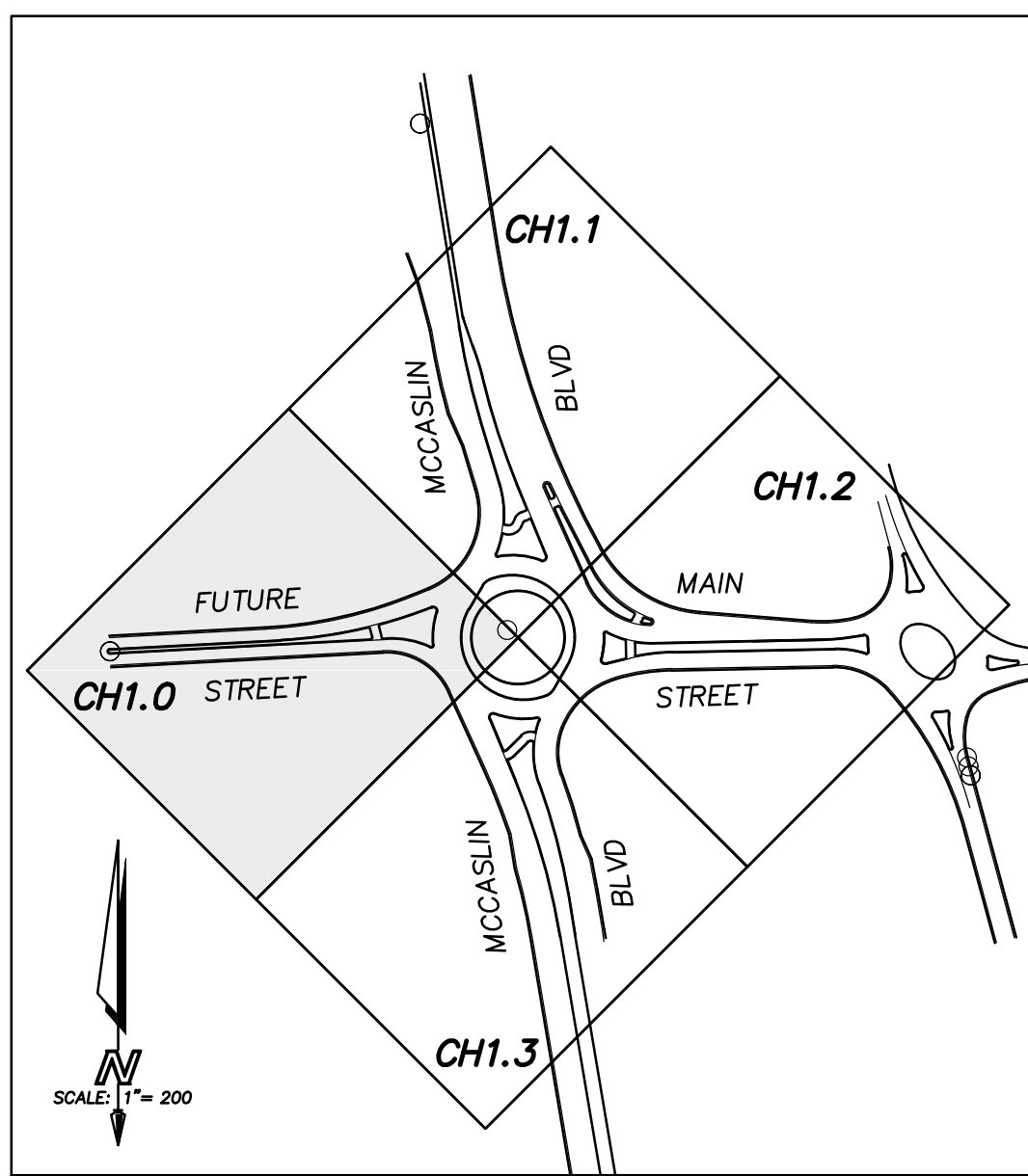
GC1.0



GENERAL NOTES
 CONTOURS SHOWN FOR INFORMATION
 PURPOSES ONLY.

- LEGEND**
- 5494— PROPOSED CONTOUR
 - - -5494- - - EXISTING CONTOUR
 - - - - - LIMIT OF GRADING
 - - - - - RIGHT OF WAY
 - - - - - PROPERTY LINE
 - - - - - LIMIT OF FDP





KEY MAP
1"=200'

LEGEND

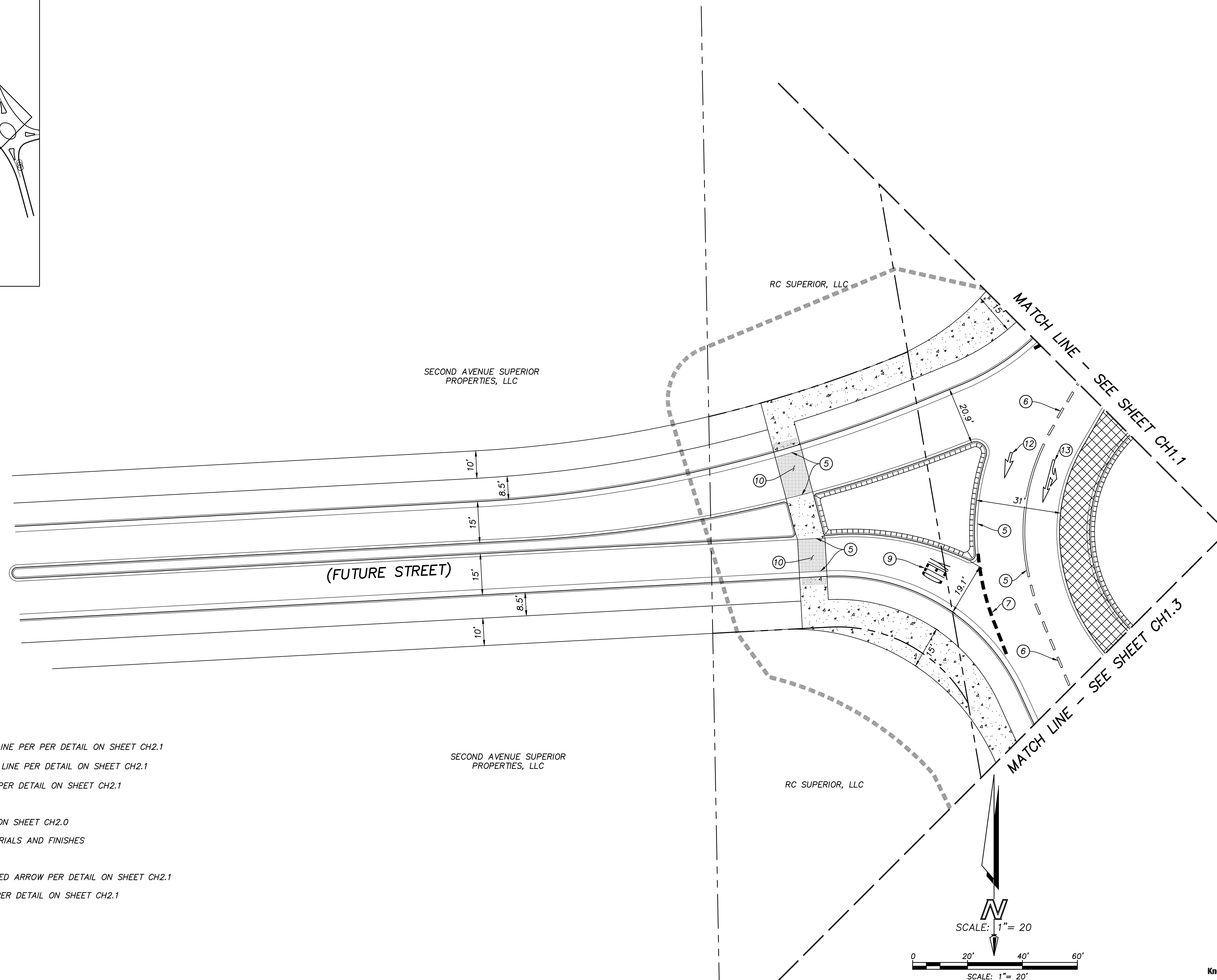
- LIMIT OF FDP
- RIGHT OF WAY
- PROPERTY LINE
- XXXXXX TRUCK APRON

GENERAL NOTES

1. ALL DIMENSIONS, STATIONS, AND OFFSETS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES

- ① NOT USED THIS SHEET
- ② NOT USED THIS SHEET
- ③ NOT USED THIS SHEET
- ④ NOT USED THIS SHEET
- ⑤ 8" WHITE THERMOPLASTIC SOLID WIDE CHANNELIZING LINE PER PER DETAIL ON SHEET CH2.1
- ⑥ 12" WHITE THERMOPLASTIC DOTTED WIDE CIRCULATING LINE PER DETAIL ON SHEET CH2.1
- ⑦ 12" WHITE THERMOPLASTIC DOTTED WIDE ENTRY LINE PER DETAIL ON SHEET CH2.1
- ⑧ NOT USED THIS SHEET
- ⑨ WHITE THERMOPLASTIC TRAFFIC LETTERS PER DETAIL ON SHEET CH2.0
- ⑩ REFER TO SHEET L2.1 FOR STAMPED CONCRETE MATERIALS AND FINISHES
- ⑪ NOT USED THIS SHEET
- ⑫ WHITE THERMOPLASTIC CIRCULATING TRAFFIC LOW SPEED ARROW PER DETAIL ON SHEET CH2.1
- ⑬ WHITE THERMOPLASTIC CIRCULATING TRAFFIC ARROW PER DETAIL ON SHEET CH2.1
- ⑭ NOT USED THIS SHEET



SUPERIOR TOWN CENTER
FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
SUPERIOR, COLORADO

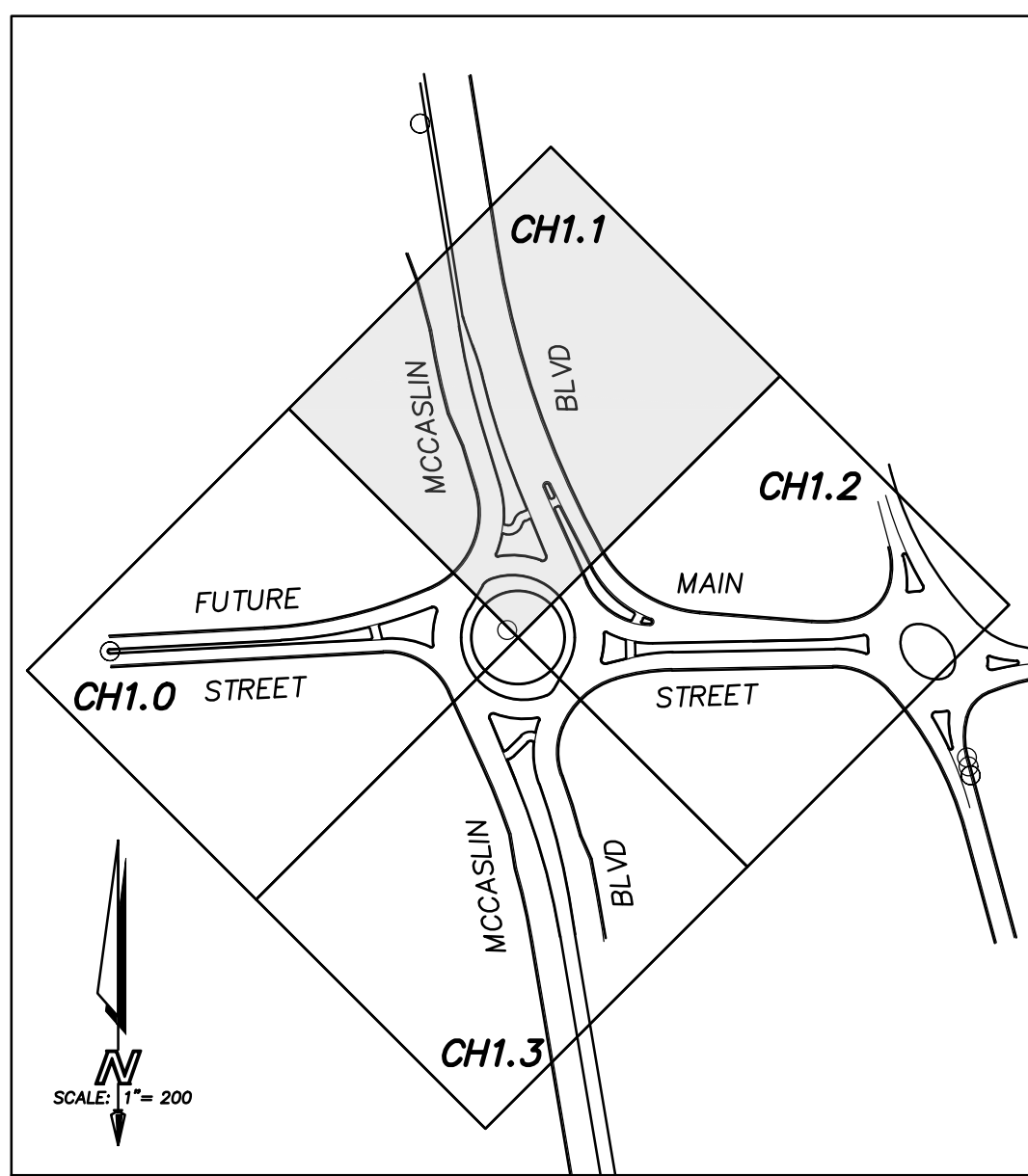
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| CHECKED BY: <u>XX</u> | <u>AS NOTED</u> |
| JOB NO.: <u>184-1</u> | |
| DWG NAME: <u>184-1 CH1.DWG</u> | |

CHANNELIZATION PLAN

CH1.0





KEY MAP
1"=200'

LEGEND

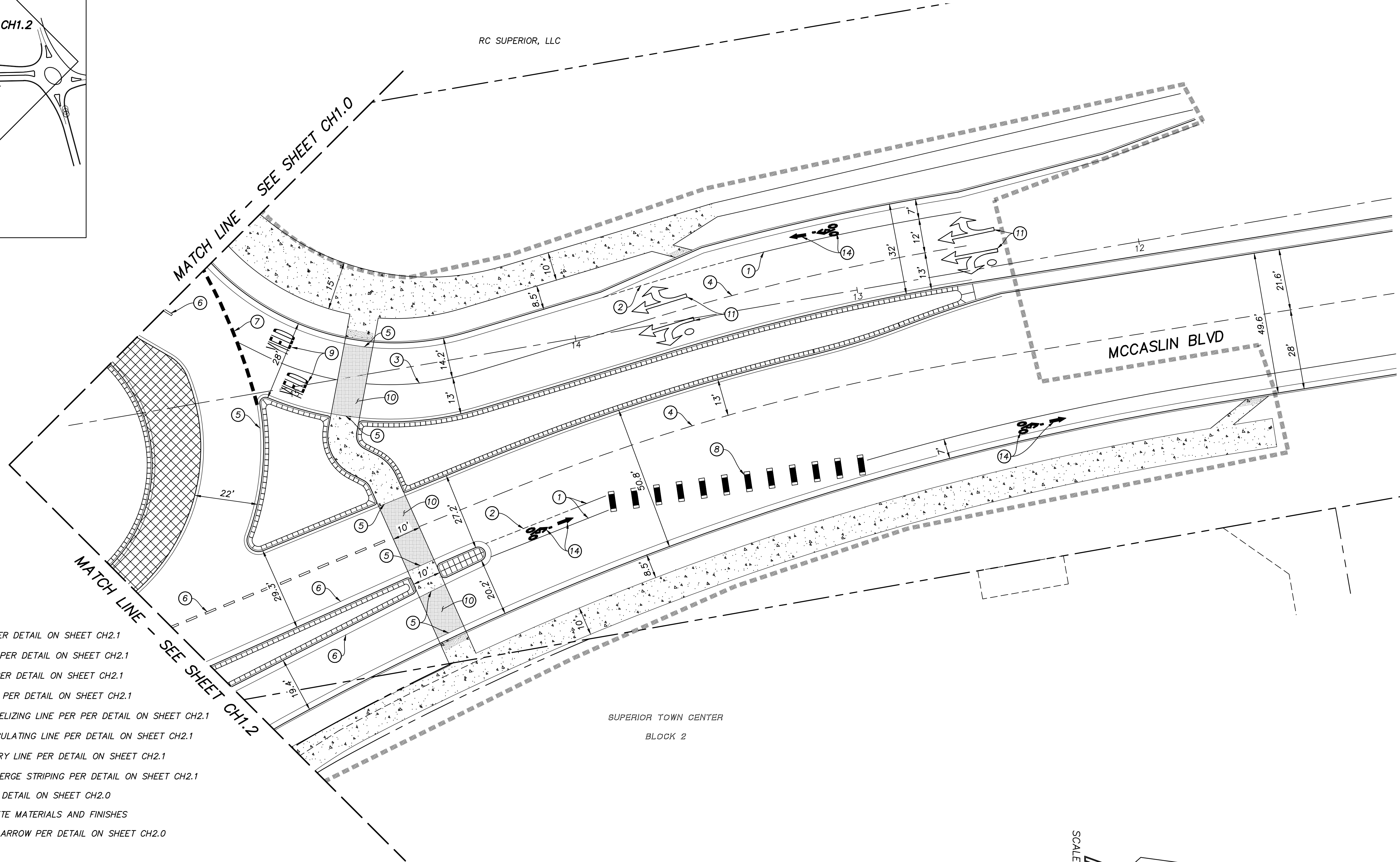
- LIMIT OF FDP
- - - RIGHT OF WAY
- - - PROPERTY LINE
- XXXXX TRUCK APRON

GENERAL NOTES

1. ALL DIMENSIONS, STATIONS, AND OFFSETS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES

- ① 6" WHITE THERMOPLASTIC SOLID BIKE LINE PER DETAIL ON SHEET CH2.1
- ② 6" WHITE THERMOPLASTIC DOTTED BIKE LINE PER DETAIL ON SHEET CH2.1
- ③ 4" WHITE THERMOPLASTIC SOLID LANE LINE PER DETAIL ON SHEET CH2.1
- ④ 4" WHITE THERMOPLASTIC DOTTED LANE LINE PER DETAIL ON SHEET CH2.1
- ⑤ 8" WHITE THERMOPLASTIC SOLID WIDE CHANNELIZING LINE PER PER DETAIL ON SHEET CH2.1
- ⑥ 12" WHITE THERMOPLASTIC DOTTED WIDE CIRCULATING LINE PER DETAIL ON SHEET CH2.1
- ⑦ 12" WHITE THERMOPLASTIC DOTTED WIDE ENTRY LINE PER DETAIL ON SHEET CH2.1
- ⑧ 7' GREEN AND WHITE THERMOPLASTIC BIKE MERGE STRIPING PER DETAIL ON SHEET CH2.1
- ⑨ WHITE THERMOPLASTIC TRAFFIC LETTERS PER DETAIL ON SHEET CH2.0
- ⑩ REFER TO SHEET L2.1 FOR STAMPED CONCRETE MATERIALS AND FINISHES
- ⑪ WHITE THERMOPLASTIC STANDARD PAVEMENT ARROW PER DETAIL ON SHEET CH2.0
- ⑫ NOT USED THIS SHEET
- ⑬ NOT USED THIS SHEET
- ⑭ WHITE THERMOPLASTIC BICYCLE LANE MARKING PER DETAIL ON SHEET CH2.1



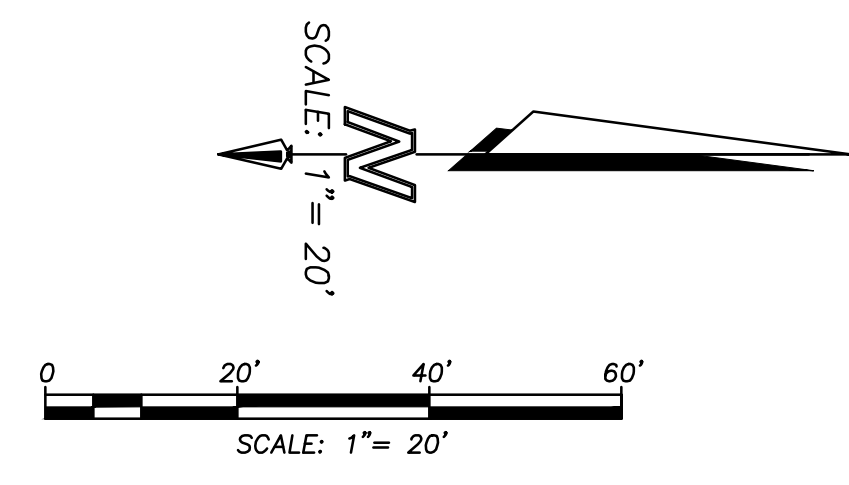
SUPERIOR TOWN CENTER
FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
SUPERIOR, COLORADO

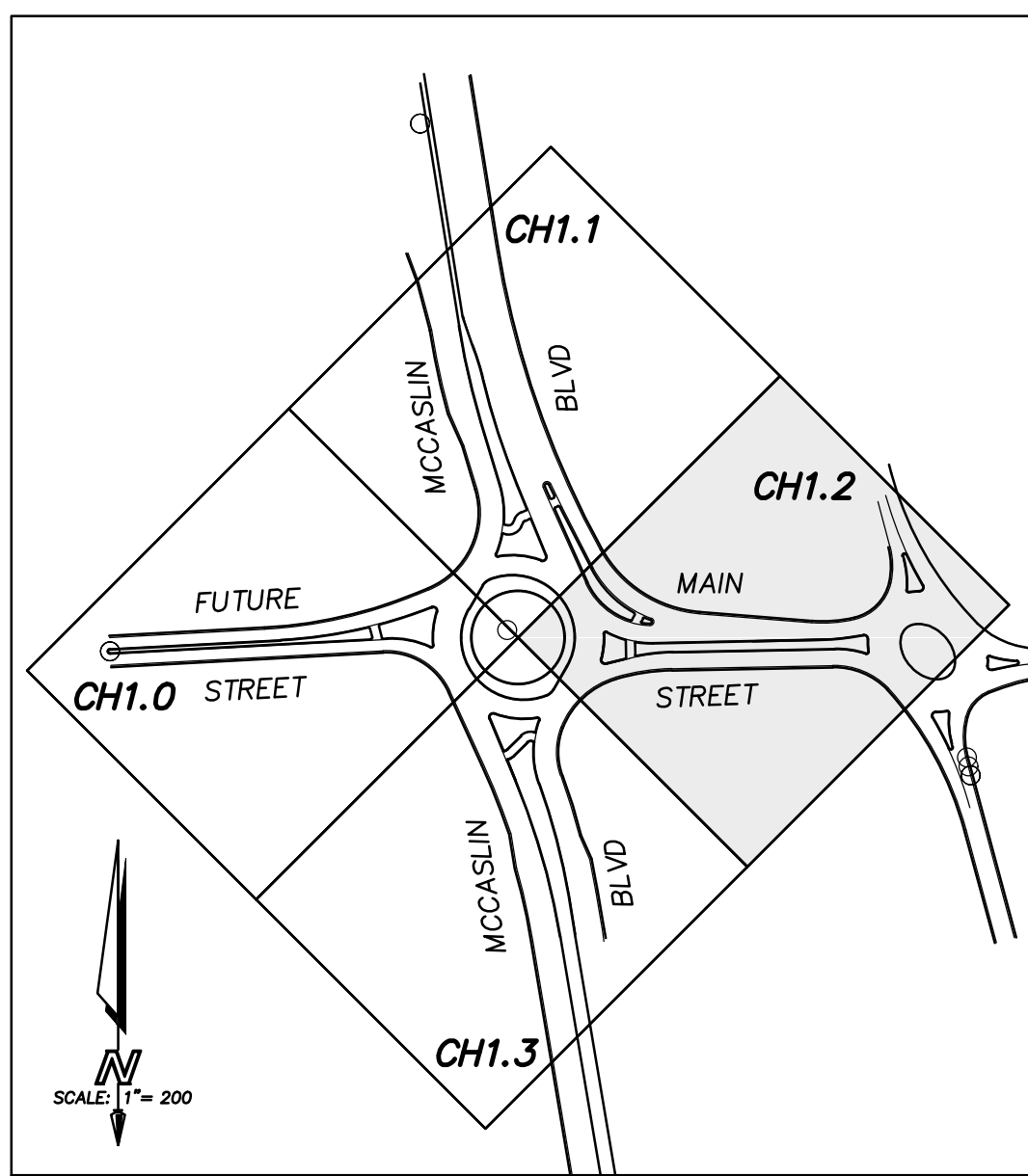
| REVISIONS | | |
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| NO. | DESCRIPTION | DATE |
| 1 | TECHNICAL CORRECTIONS | 8-17-16 |
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DESIGNED BY: XX DATE: AUG. 12, 2016
 DRAWN BY: XX SCALE: AS NOTED
 CHECKED BY: XX SCALE: AS NOTED
 JOB NO.: 184-1
 DWG NAME: 184-1 CH2.DWG

CHANNELIZATION PLAN

CH1.1





KEY MAP
1"=200'

LEGEND

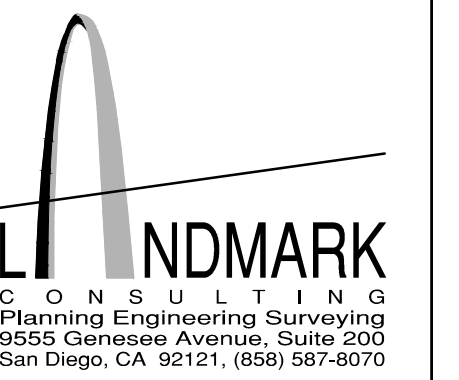
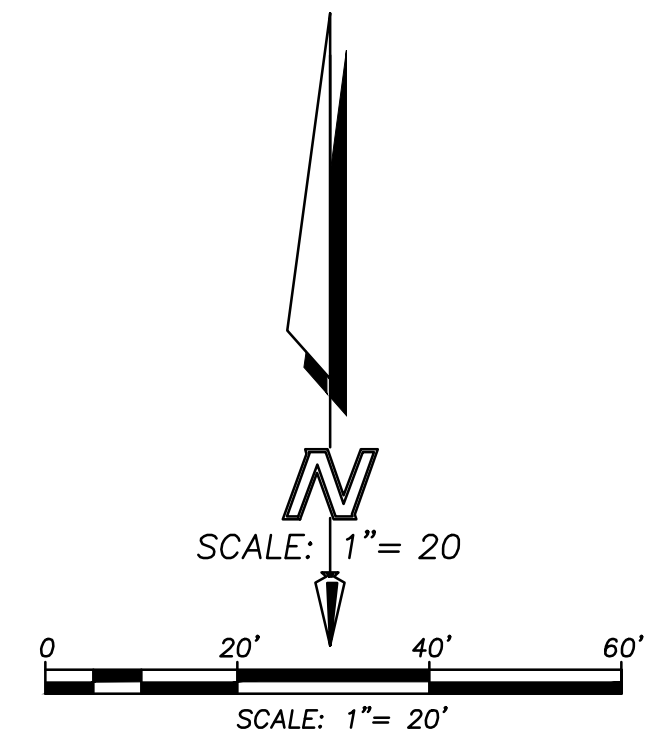
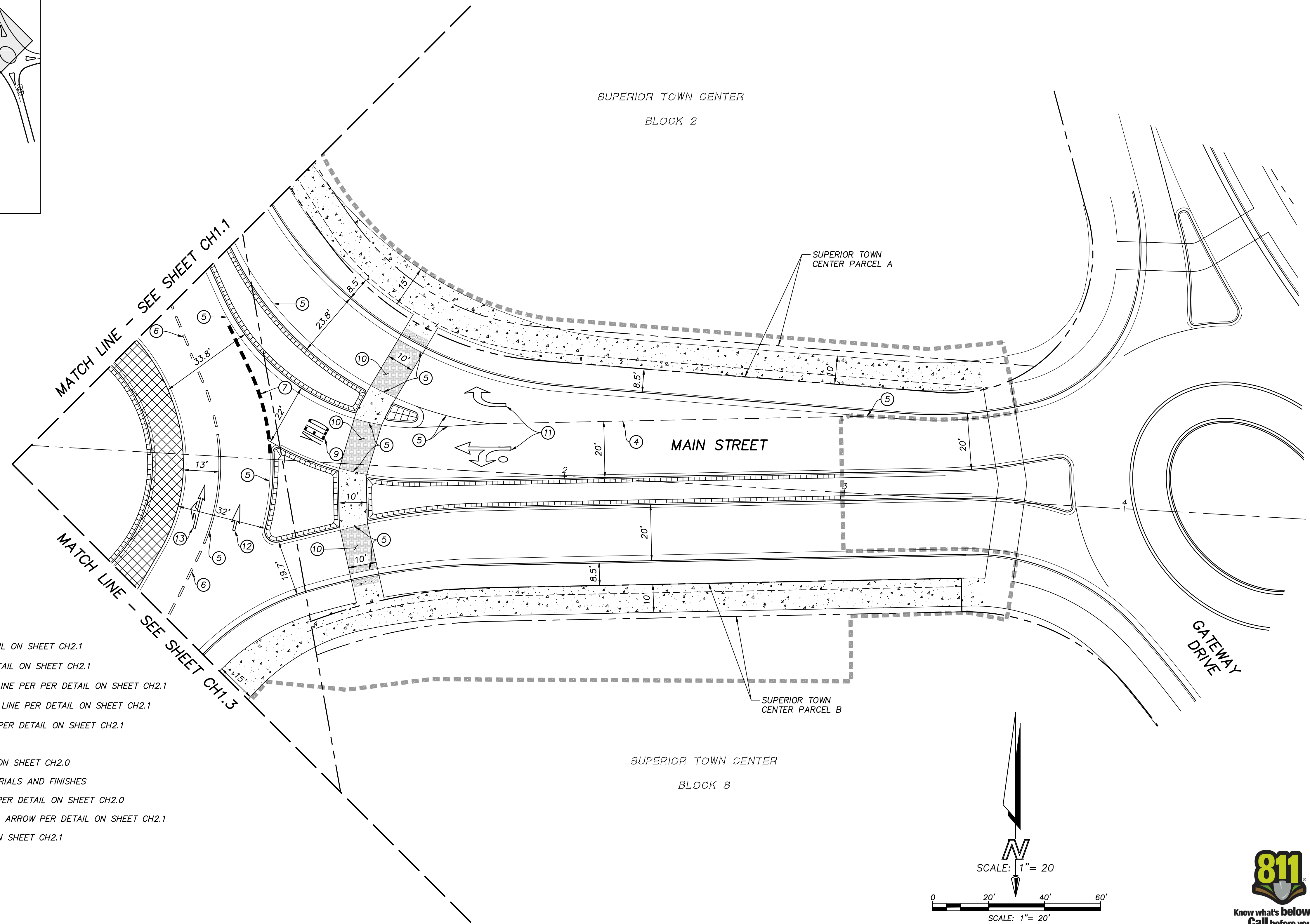
- LIMIT OF FDP
- RIGHT OF WAY
- PROPERTY LINE
- XXXXX TRUCK APRON

GENERAL NOTES

1. ALL DIMENSIONS, STATIONS, AND OFFSETS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES

- 1 NOT USED THIS SHEET
- 2 NOT USED THIS SHEET
- 3 4" WHITE THERMOPLASTIC SOLID LANE LINE PER DETAIL ON SHEET CH2.1
- 4 4" WHITE THERMOPLASTIC DOTTED LANE LINE PER DETAIL ON SHEET CH2.1
- 5 8" WHITE THERMOPLASTIC SOLID WIDE CHANNELIZING LINE PER PER DETAIL ON SHEET CH2.1
- 6 12" WHITE THERMOPLASTIC DOTTED WIDE CIRCULATING LINE PER DETAIL ON SHEET CH2.1
- 7 12" WHITE THERMOPLASTIC DOTTED WIDE ENTRY LINE PER DETAIL ON SHEET CH2.1
- 8 NOT USED THIS SHEET
- 9 WHITE THERMOPLASTIC TRAFFIC LETTERS PER DETAIL ON SHEET CH2.0
- 10 REFER TO SHEET L2.1 FOR STAMPED CONCRETE MATERIALS AND FINISHES
- 11 WHITE THERMOPLASTIC STANDARD PAVEMENT ARROW PER DETAIL ON SHEET CH2.0
- 12 WHITE THERMOPLASTIC TRAFFIC STANDARD LOW SPEED ARROW PER DETAIL ON SHEET CH2.1
- 13 WHITE THERMOPLASTIC TRAFFIC ARROW PER DETAIL ON SHEET CH2.1
- 14 NOT USED THIS SHEET



SUPERIOR TOWN CENTER
FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
SUPERIOR, COLORADO

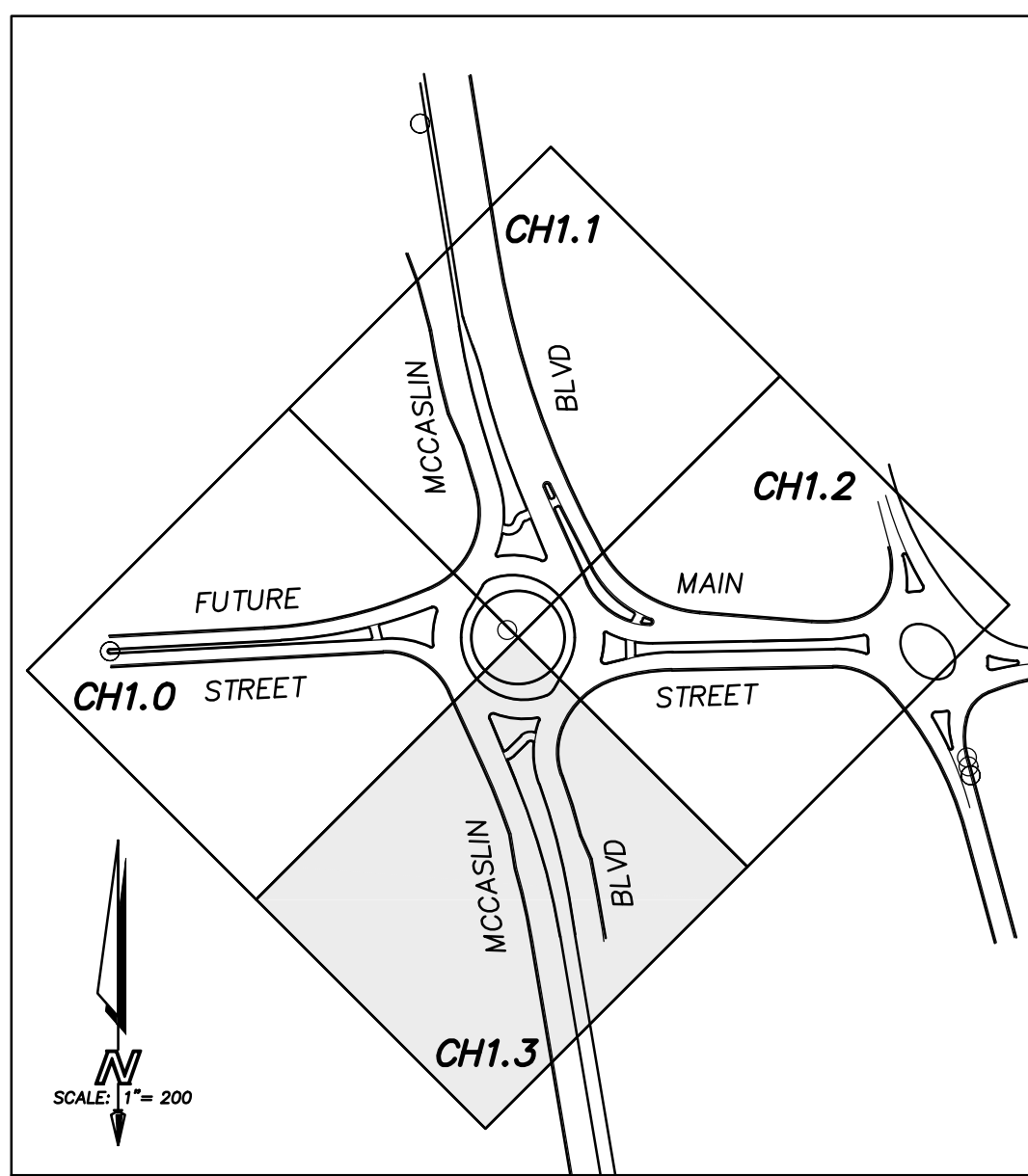
| REVISIONS | | |
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| NO. | DESCRIPTION | DATE |
| 1 | TECHNICAL CORRECTIONS | 8-17-16 |
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| DESIGNED BY: <u>XXX</u> | DATE: <u>AUG. 12, 2016</u> |
| DRAWN BY: <u>XXX</u> | SCALE: <u>AS NOTED</u> |
| CHECKED BY: <u>XXX</u> | <u>AS NOTED</u> |
| JOB NO.: <u>184-1</u> | |
| DWG NAME: <u>184-1.CH3.DWG</u> | |

CHANNELIZATION PLAN

CH1.2





KEY MAP
1"=200'

LEGEND

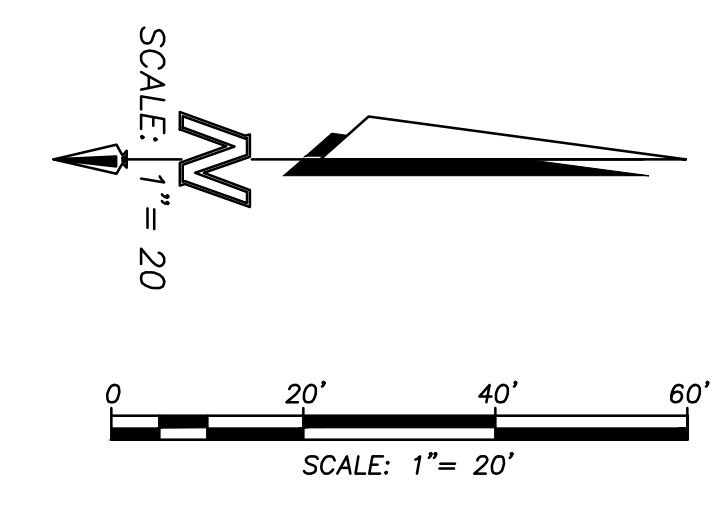
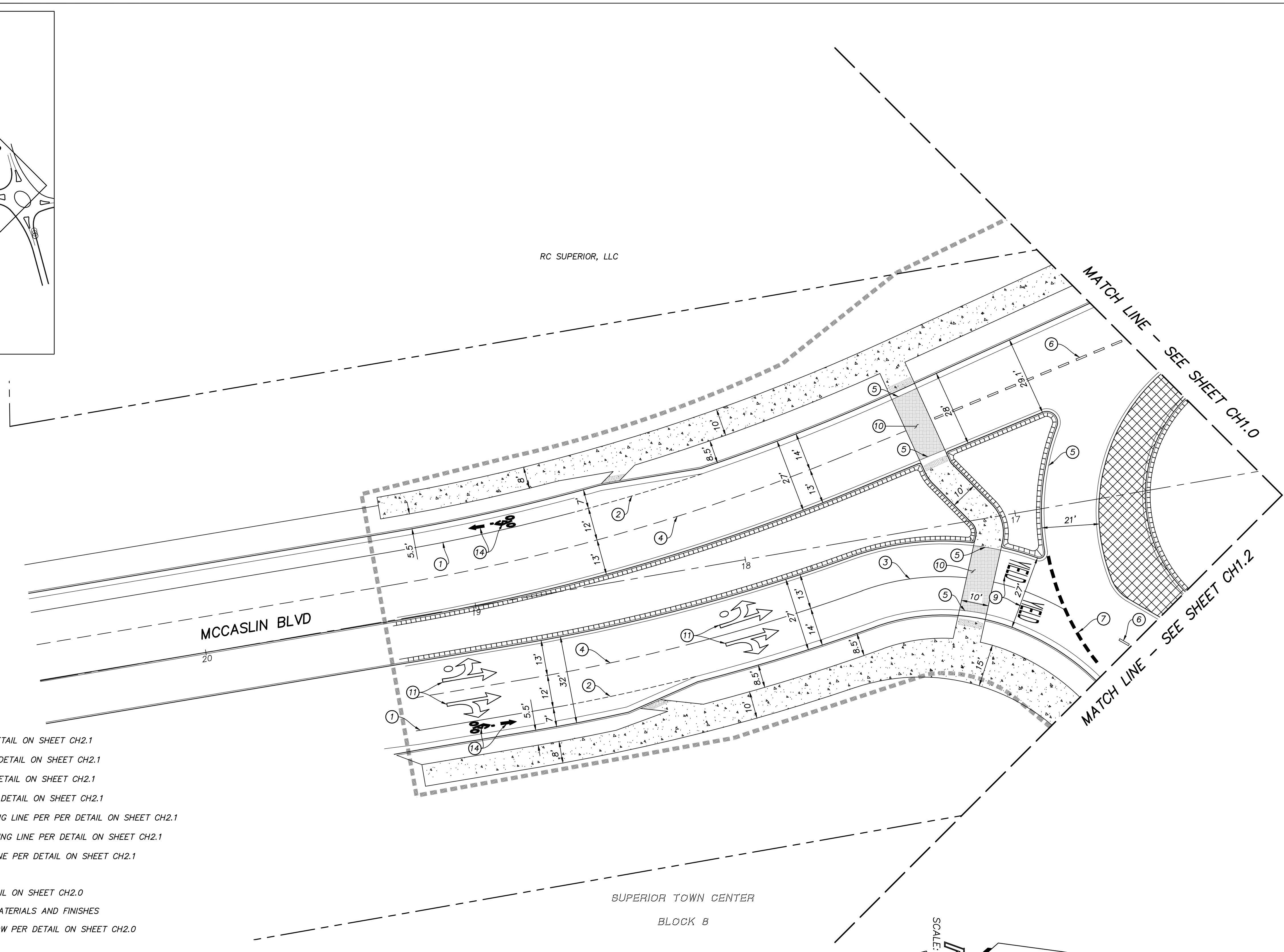
- LIMIT OF FDP
- RIGHT OF WAY
- PROPERTY LINE
- XXXXX TRUCK APRON

GENERAL NOTES

1. ALL DIMENSIONS, STATIONS, AND OFFSETS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES

- ① 6" WHITE THERMOPLASTIC SOLID BIKE LINE PER DETAIL ON SHEET CH2.1
- ② 6" WHITE THERMOPLASTIC DOTTED BIKE LINE PER DETAIL ON SHEET CH2.1
- ③ 4" WHITE THERMOPLASTIC SOLID LANE LINE PER DETAIL ON SHEET CH2.1
- ④ 4" WHITE THERMOPLASTIC DOTTED LANE LINE PER DETAIL ON SHEET CH2.1
- ⑤ 8" WHITE THERMOPLASTIC SOLID WIDE CHANNELIZING LINE PER PER DETAIL ON SHEET CH2.1
- ⑥ 12" WHITE THERMOPLASTIC DOTTED WIDE CIRCULATING LINE PER DETAIL ON SHEET CH2.1
- ⑦ 12" WHITE THERMOPLASTIC DOTTED WIDE ENTRY LINE PER DETAIL ON SHEET CH2.1
- ⑧ NOT USED THIS SHEET
- ⑨ WHITE THERMOPLASTIC TRAFFIC LETTERS PER DETAIL ON SHEET CH2.0
- ⑩ REFER TO SHEET L2.1 FOR STAMPED CONCRETE MATERIALS AND FINISHES
- ⑪ WHITE THERMOPLASTIC STANDARD PAVEMENT ARROW PER DETAIL ON SHEET CH2.0
- ⑫ NOT USED THIS SHEET
- ⑬ NOT USED THIS SHEET
- ⑭ WHITE THERMOPLASTIC BICYCLE LANE MARKING PER DETAIL ON SHEET CH2.1



SUPERIOR TOWN CENTER
FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
SUPERIOR, COLORADO

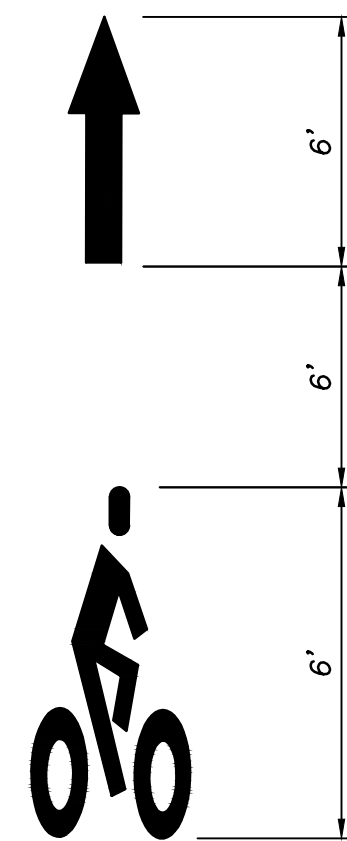
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DESIGNED BY: XXX DATE: AUGUST 11, 2016
 DRAWN BY: XXX SCALE: AS NOTED
 CHECKED BY: XXX AS NOTED
 JOB NO.: 184-1
 DWG NAME: 184-1 CH4.DWG

CHANNELIZATION
PLAN

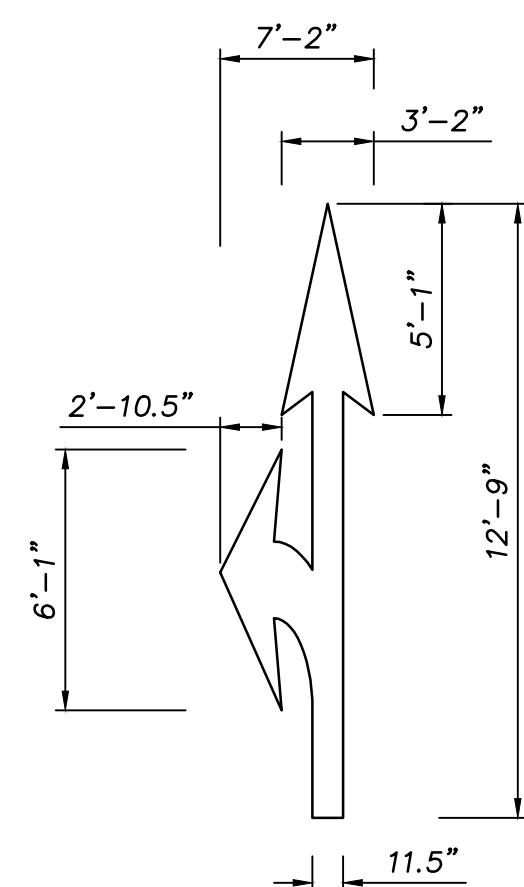


CH1.3

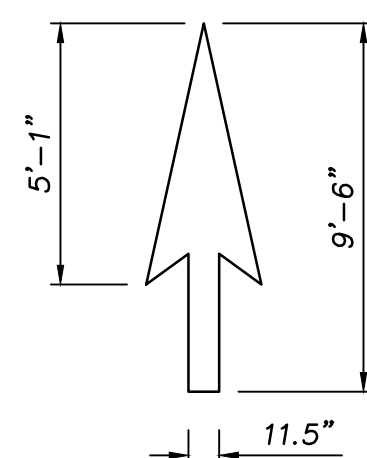


BICYCLE LANE MARKING
PER CODOT FIGURE 14-10

5 WHITE THERMOPLASTIC BICYCLE SYMBOL
NOT TO SCALE



CIRCULATING TRAFFIC ARROW
SEE STANDARD PLAN
CODOT S-627-1 SHEET 5



CIRCULATING STANDARD LOW SPEED ARROW
SEE STANDARD PLAN
CODOT S-627-1 SHEET 5

6 THERMOPLASTIC CIRCULATING TRAFFIC ARROWS
NOT TO SCALE

NOTE: ALL DIMENSIONS IN FEET



SUPERIOR TOWN CENTER
FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
SUPERIOR, COLORADO

SEO FILE NO: ###

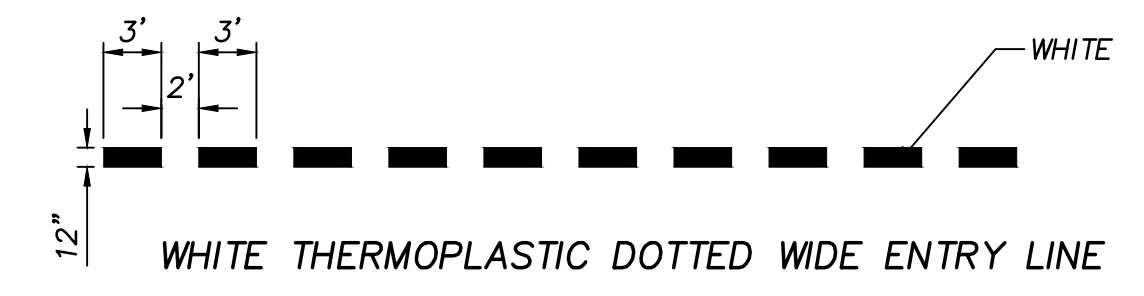
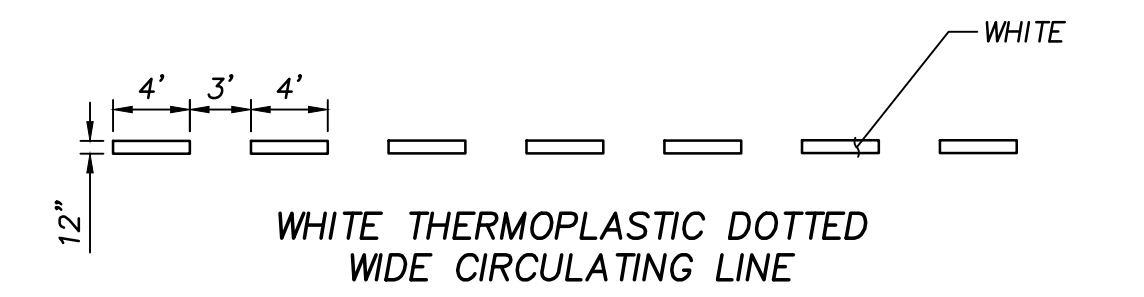
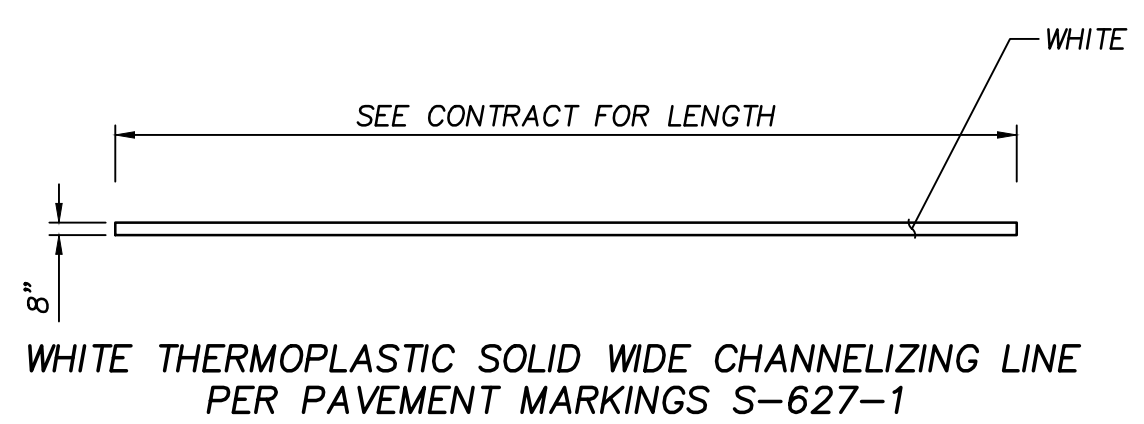
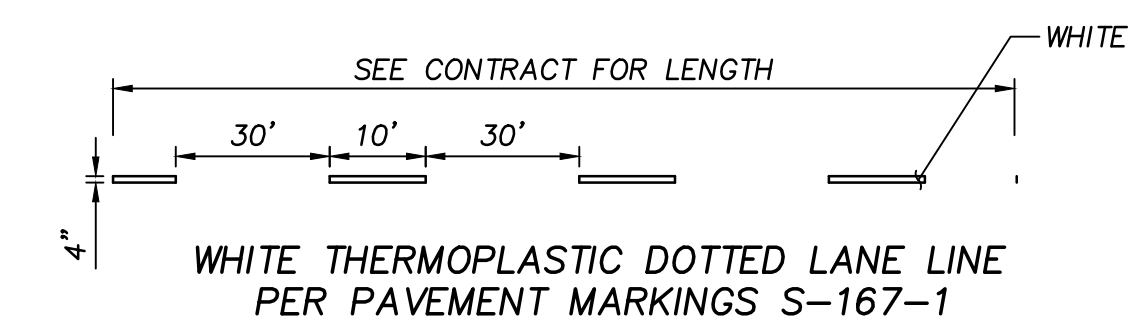
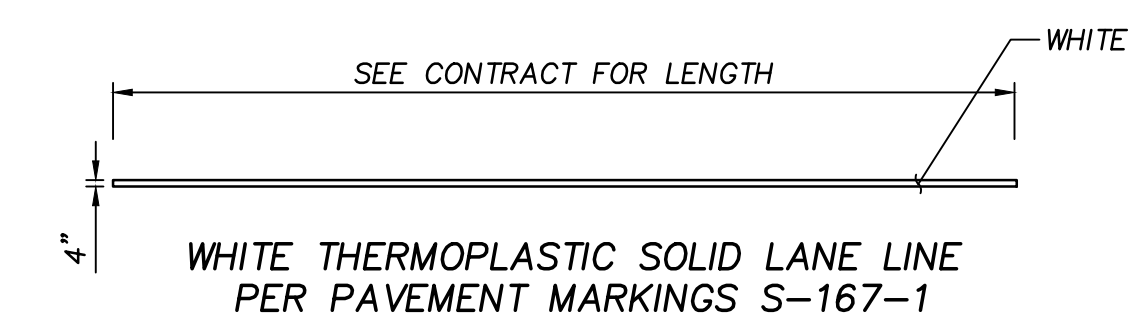
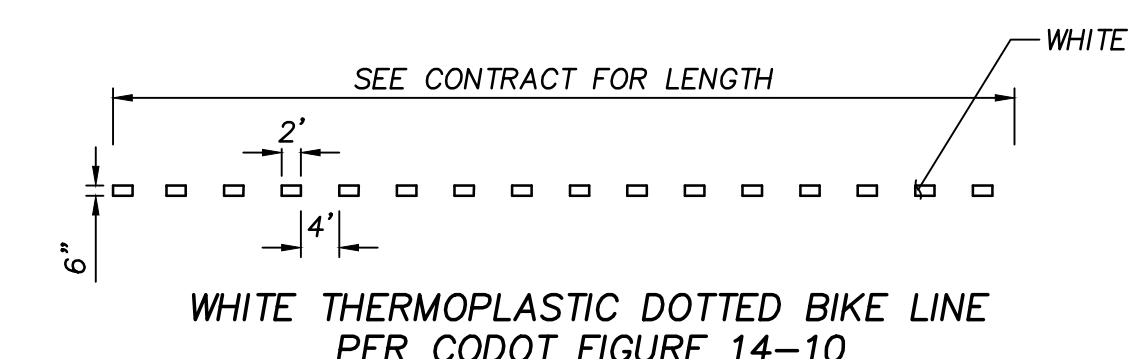
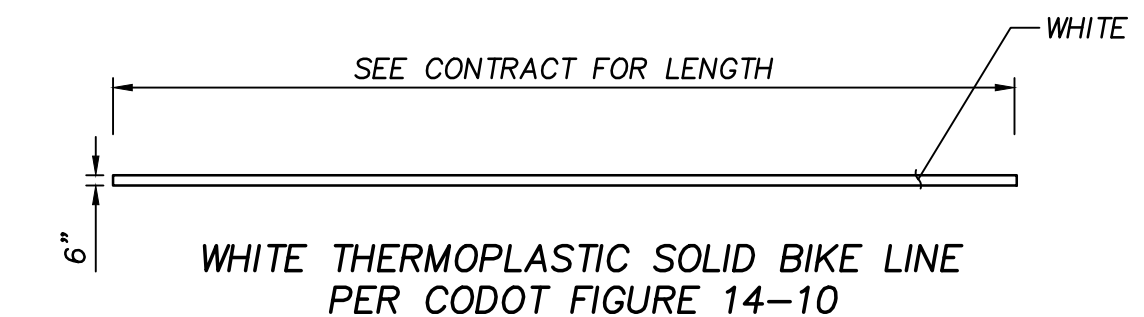
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| NO. | DESCRIPTION | DATE |
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DESIGNED BY: XXX DATE: AUG. 12, 2016
 DRAWN BY: XXX SCALE: AS NOTED
 CHECKED BY: XXX AS NOTED
 JOB NO.: 184-1
 DWG NAME: 184-1 CD2.DWG

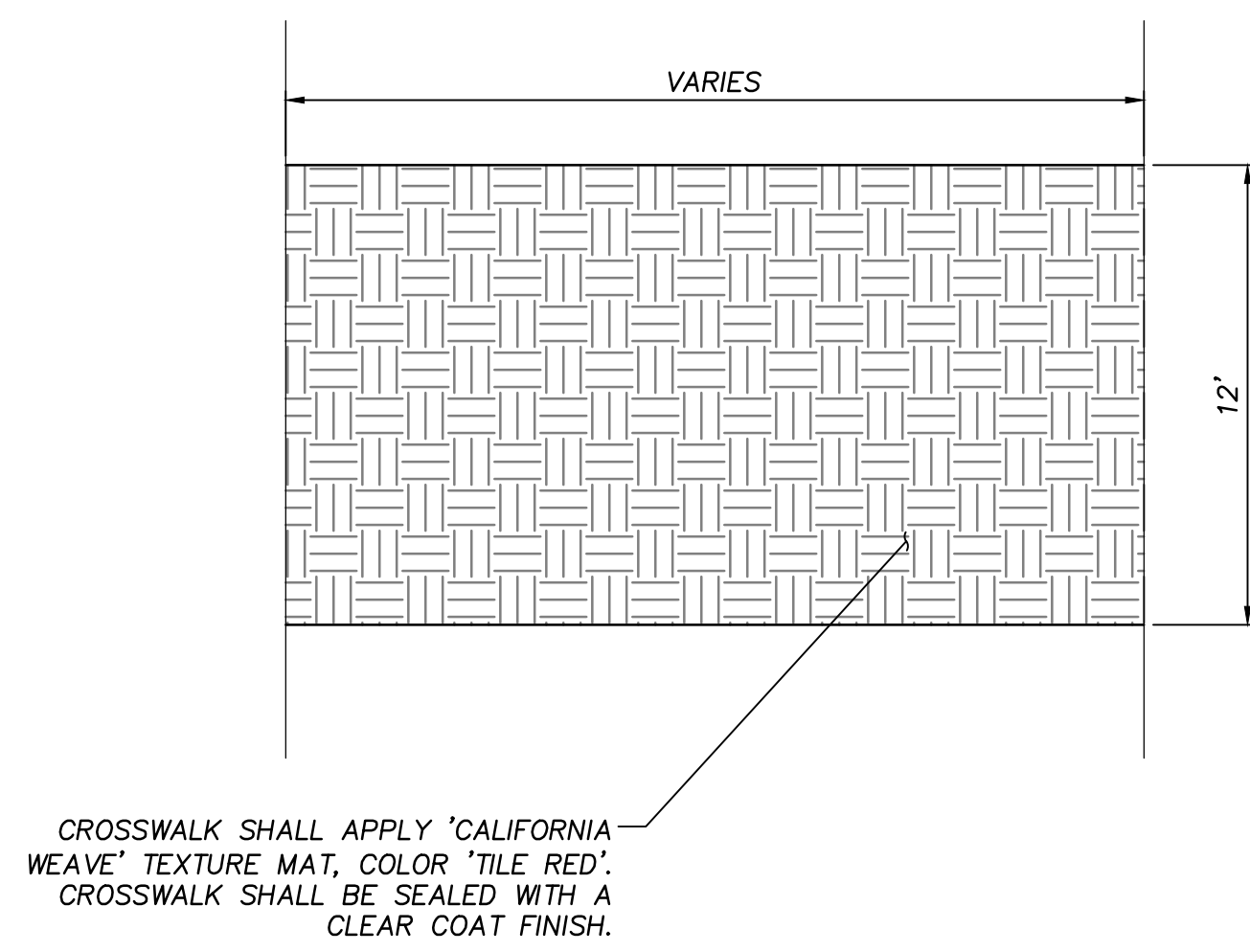
CHANNELIZATION
DETAILS



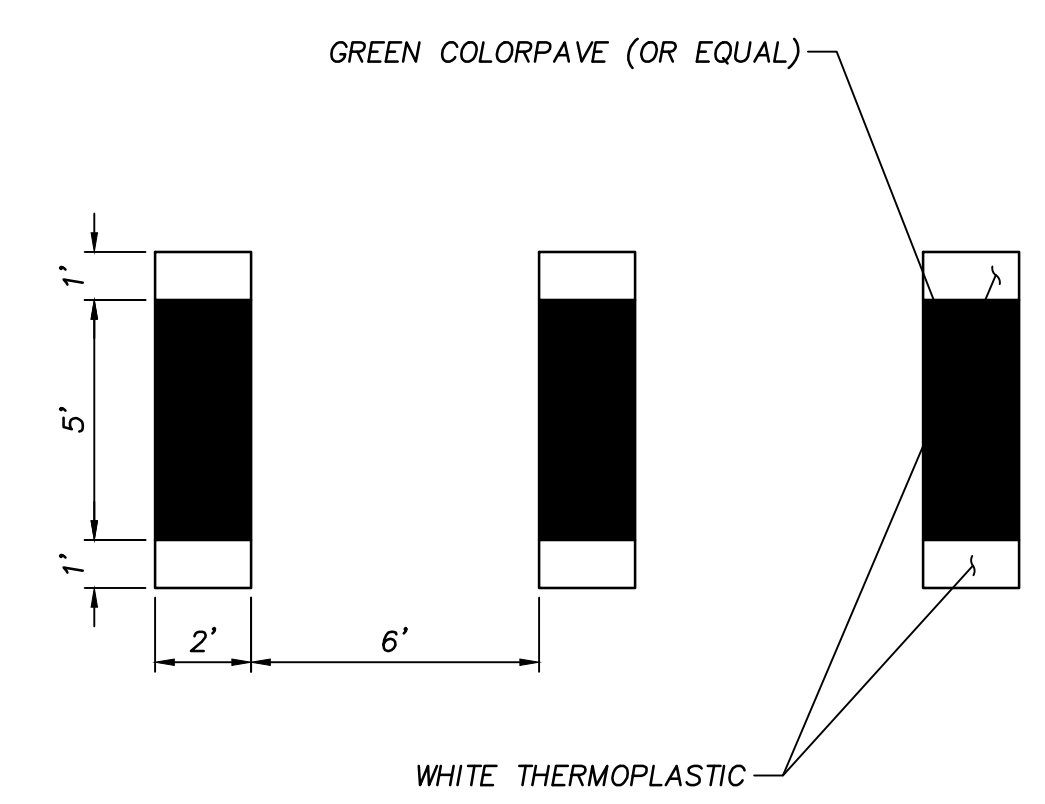
CH2.1



7 TRAFFIC LINE STRIPING
NOT TO SCALE



1 STAMPED CONCRETE
 NOT TO SCALE



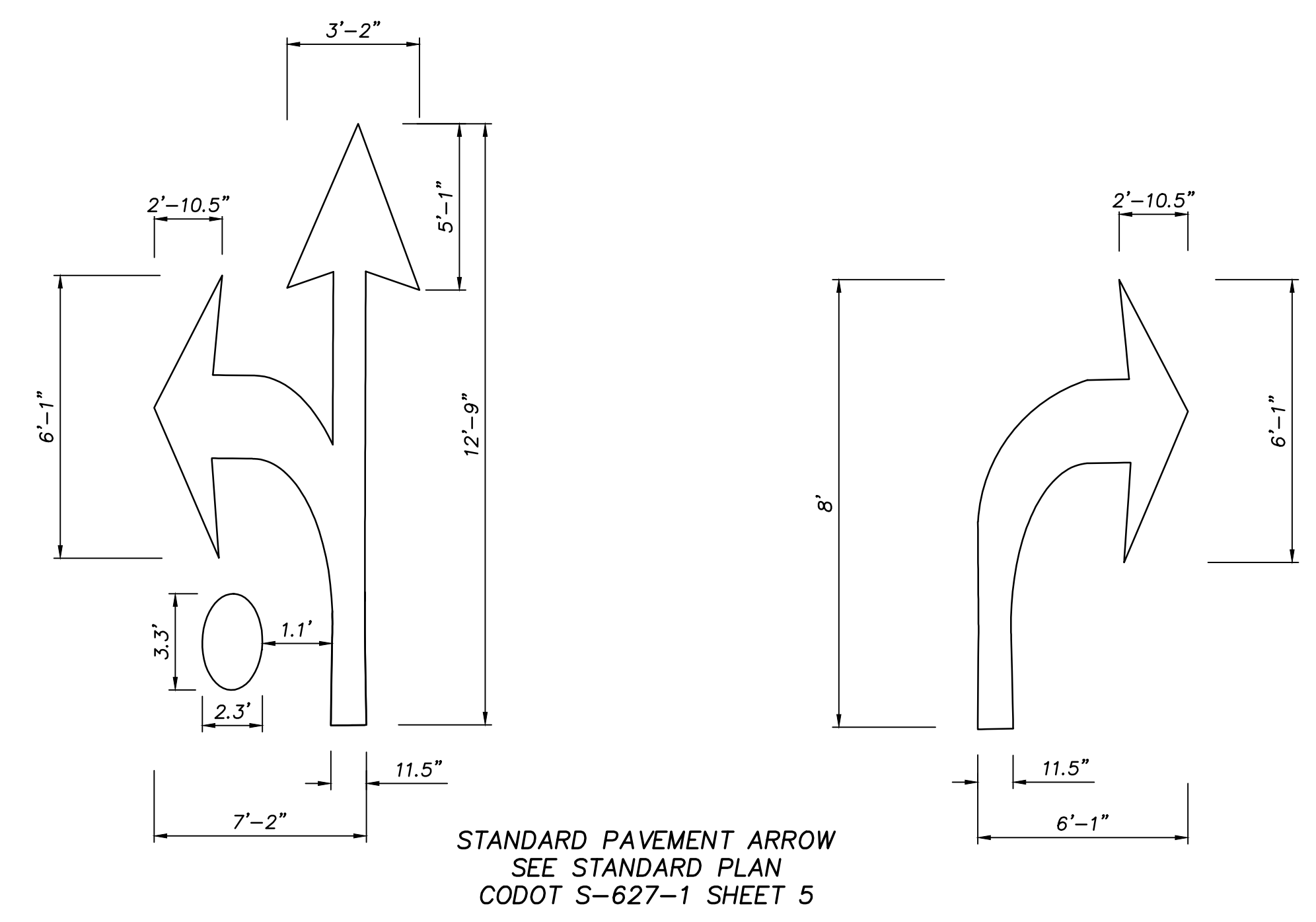
3 BIKE MERGE STRIPING DETAIL
 NOT TO SCALE

SUPERIOR TOWN CENTER
 FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
 SUPERIOR, COLORADO

SEO FILE NO: ###

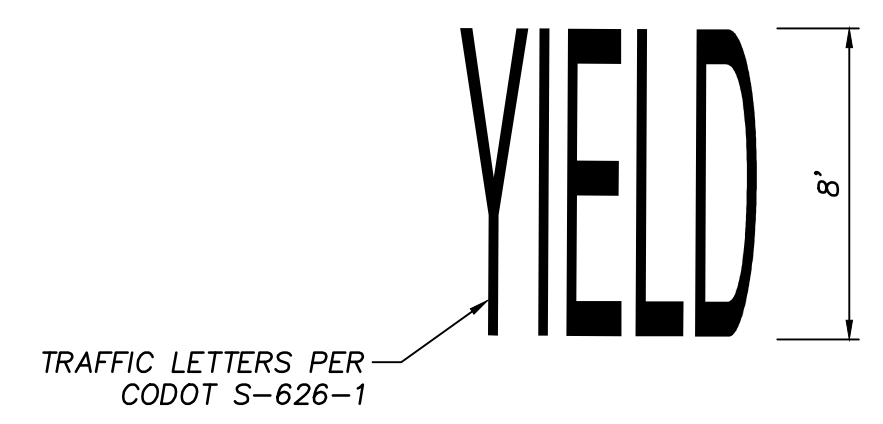
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| NO. | DESCRIPTION | DATE |
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|--------------------------------|----------------------------|
| DESIGNED BY: xxx | DATE: AUG. 12, 2016 |
| DRAWN BY: xxx | SCALE: AS NOTED |
| CHECKED BY: xxx | AS NOTED |
| JOB NO.: 184-1 | |
| DWG NAME: 184-1 CD1.DWG | |



2 STANDARD PAVEMENT ARROW DETAIL
 NOT TO SCALE

NOTE: ALL DIMENSIONS IN FEET

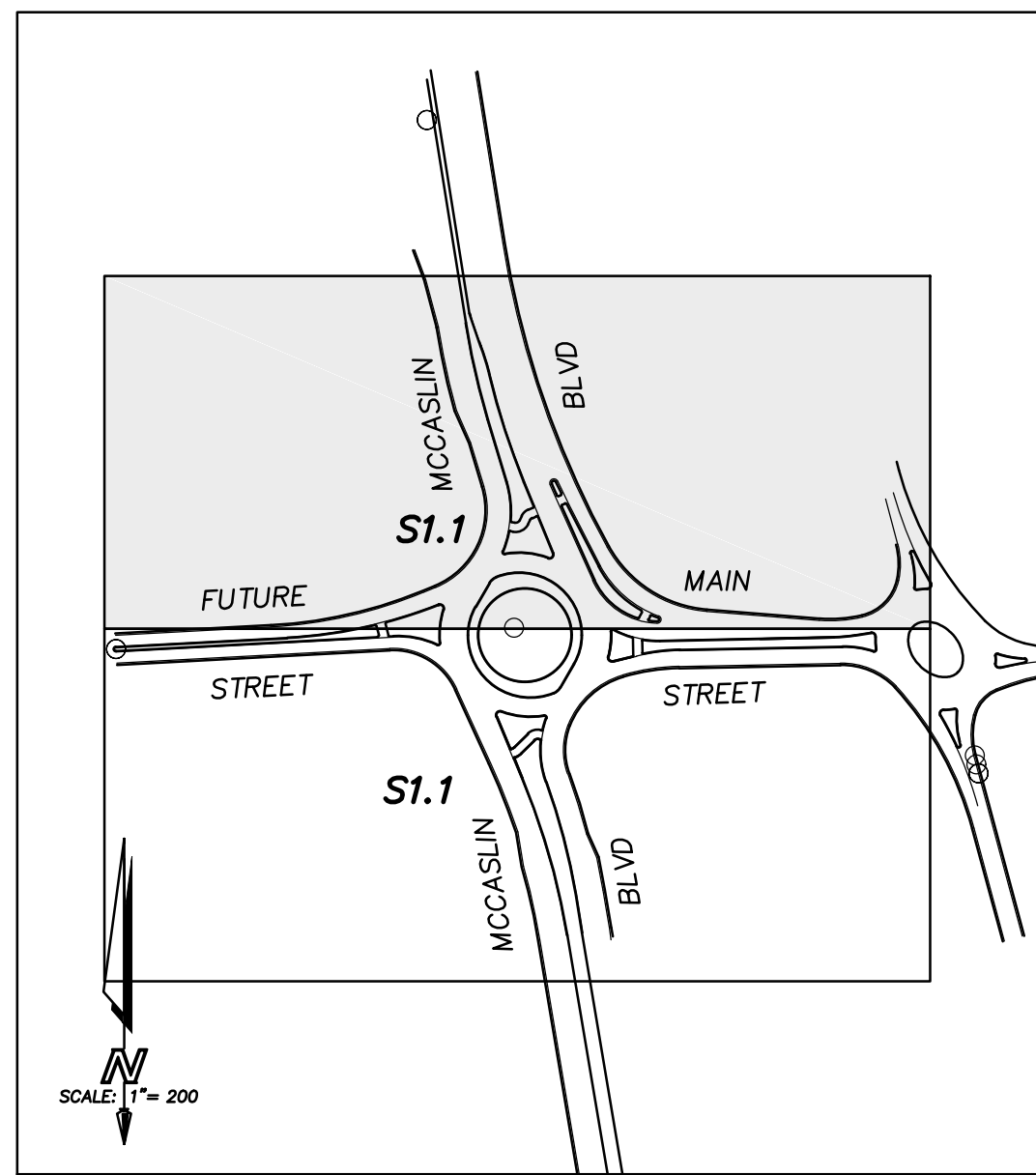


4 THERMOPLASTIC TRAFFIC LETTERS
 NOT TO SCALE



CHANNELIZATION
 DETAILS

CH2.0



KEY MAP
1"=200'

GENERAL NOTES

1. SIGN POST LOCATIONS SHALL BE APPROVED BY ENGINEER PRIOR TO EXCAVATION
2. SEE SHEET SD1 FOR SIGN SCHEDULE AND SIGN DETAILS
3. SIGN POSTS SHALL BE STEEL SIGN SUPPORT TYPE PER _____
4. TRAFFIC SIGNS SHALL BE PER MUTCD, EXCEPT AS NOTED

LEGEND

- PROPOSED SIGN
- LIMIT OF FDP
- RIGHT OF WAY
- PROPERTY LINE



SUPERIOR TOWN CENTER
FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
SUPERIOR, COLORADO

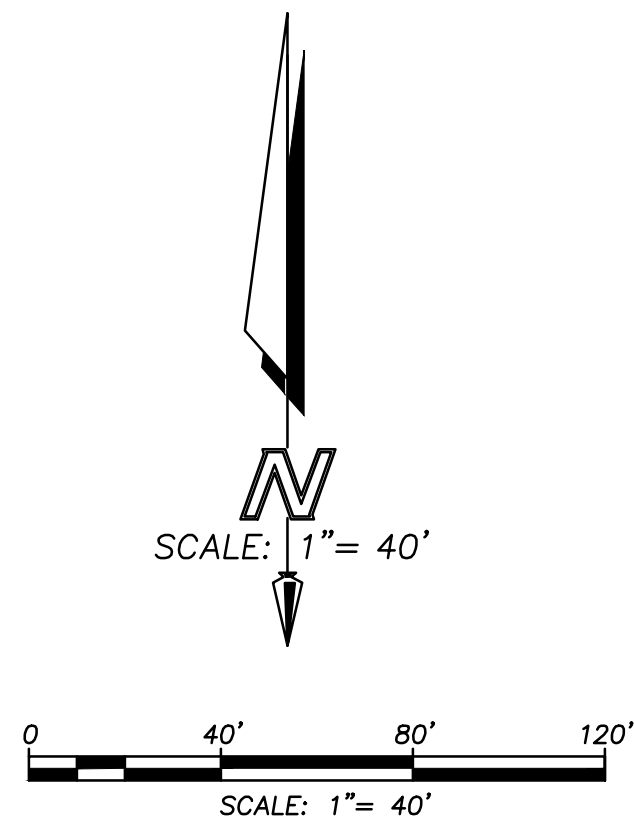
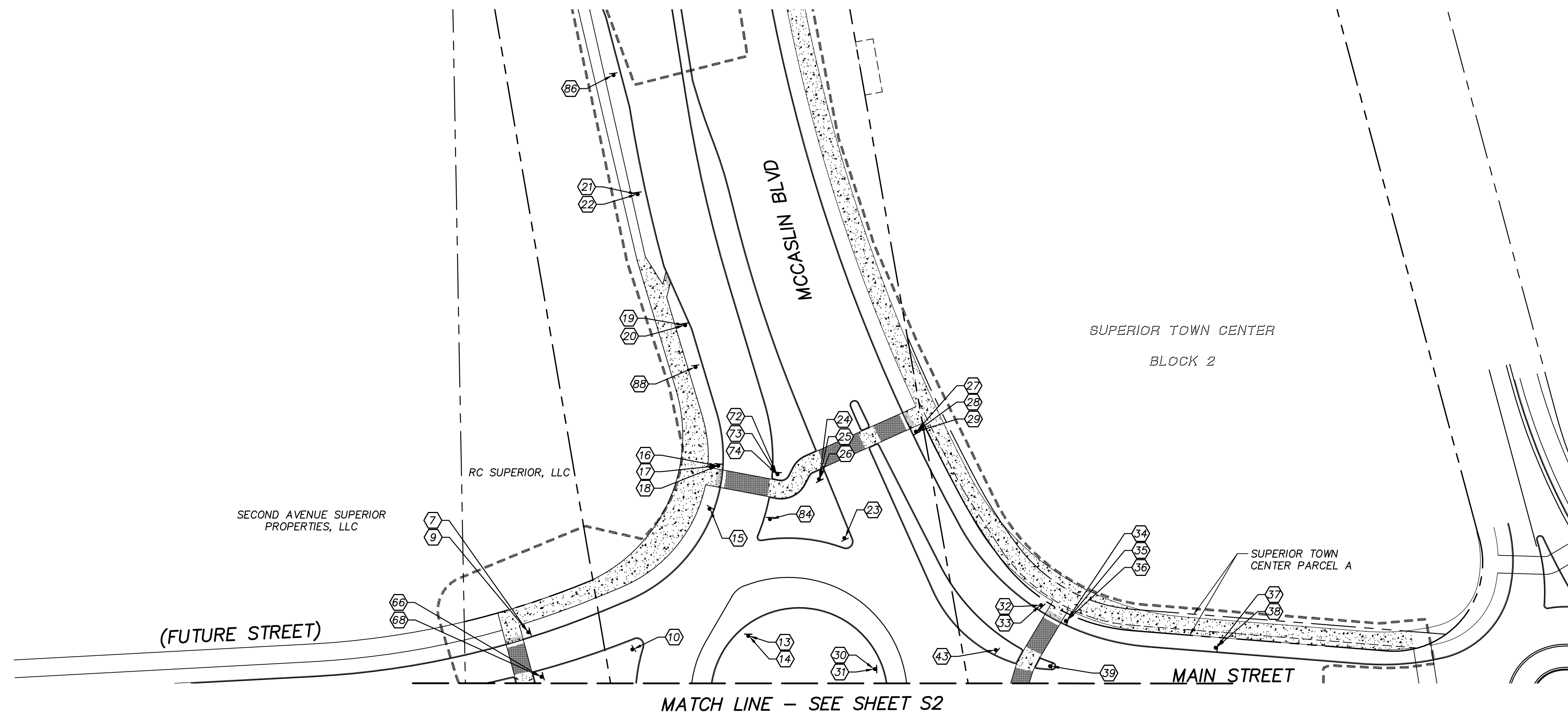
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| NO. | DESCRIPTION | DATE |
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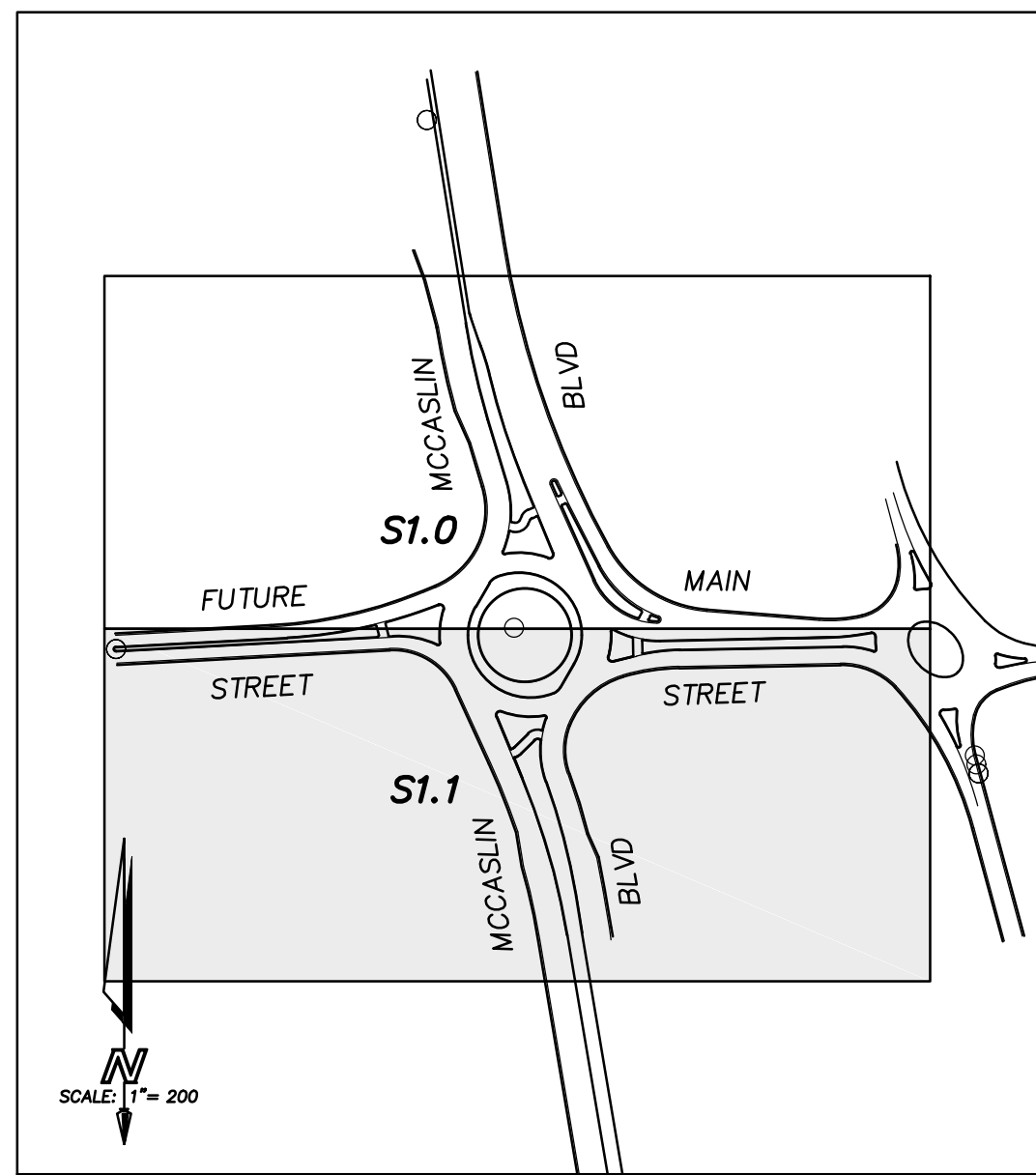


DESIGNED BY: XXX DATE: AUG. 12, 2016
 DRAWN BY: XXX SCALE: AS NOTED
 CHECKED BY: XXX AS NOTED
 JOB NO.: 184-1
 DWG NAME: 184-1 S1.DWG

SIGNING PLAN

S1.0





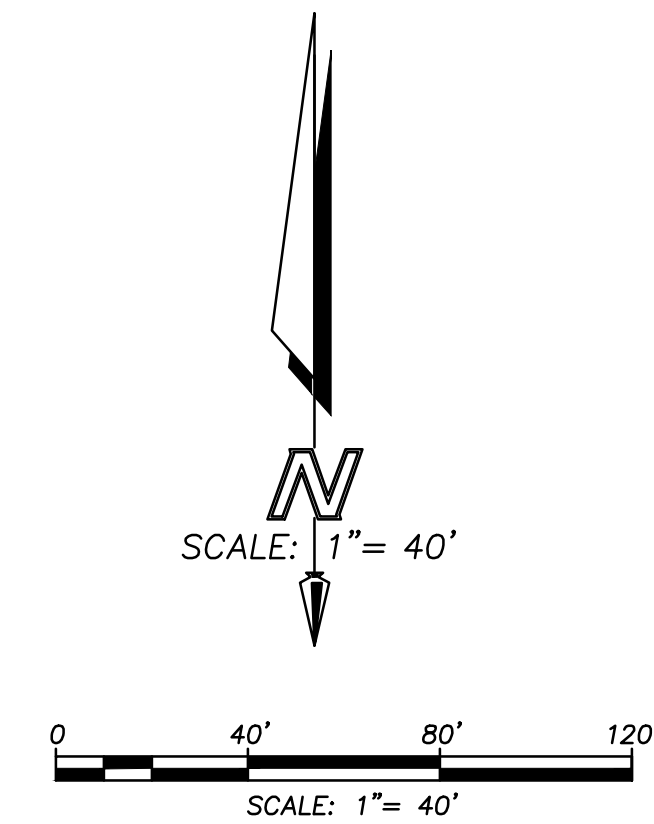
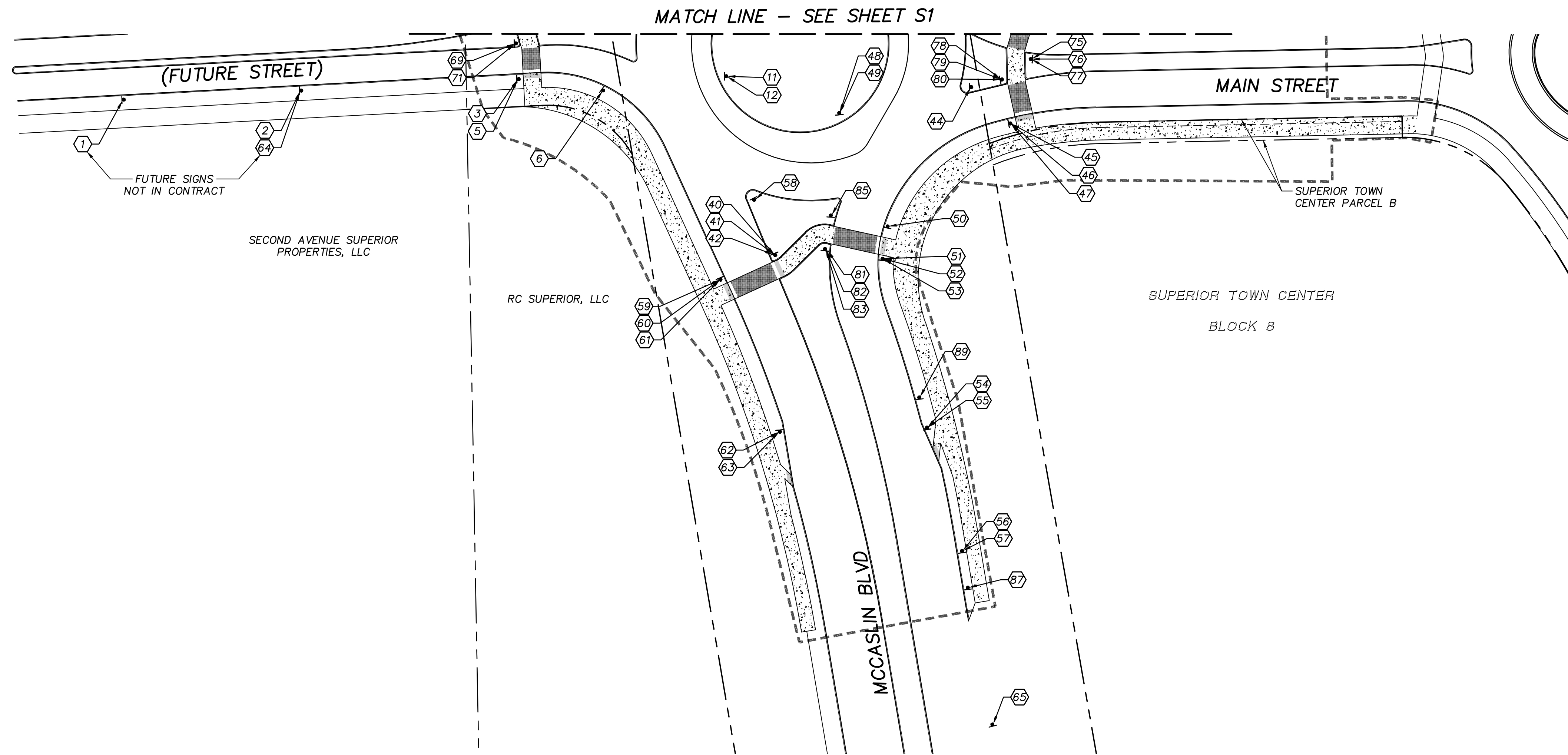
KEY MAP
1"=200'

GENERAL NOTES

1. SIGN POST LOCATIONS SHALL BE APPROVED BY ENGINEER PRIOR TO EXCAVATION
2. SEE SHEET SD2.0 FOR SIGN SCHEDULE AND SIGN DETAILS
3. SIGN POSTS SHALL BE STEEL SIGN SUPPORT TYPE PER _____
4. TRAFFIC SIGNS SHALL BE PER MUTCD, EXCEPT AS NOTED

LEGEND

- ▲ PROPOSED SIGN
- LIMIT OF FDP
- RIGHT OF WAY
- PROPERTY LINE



SUPERIOR TOWN CENTER
 FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
 SUPERIOR, COLORADO

SEO FILE NO: ###

| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
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DESIGNED BY: XXX DATE: AUG. 12, 2016
 DRAWN BY: XXX SCALE: AS NOTED
 CHECKED BY: XXX AS NOTED
 JOB NO.: 184-1
 DWG NAME: 184-1 S2.DWG

SIGNING PLAN



S1.1

| SIGN SCHEDULE | | | | | | | |
|---------------|----------|----------|----------------|-----------|-----------|--------------------------------|--------------|
| SIGN # | STATION | OFFSET | SIGN TYPE | SIGN SIZE | POST INFO | DESCRIPTION | REMARKS |
| 1 | 0+59.50 | 19.68 R | R3-8 | 36"X36" | | ADVANCED ROUNDABOUT SIGN | FUTURE (NIC) |
| 2 | 1+59.38 | 19.95 R | W2-6 | 36"X36" | | CIRCULAR INTERSECTION | FUTURE (NIC) |
| 3 | 2+81.79 | 20.06 R | W16-7P (LEFT) | 24"X12" | | ADVANCED SUPPLEMENTAL ARROW | PROPOSED |
| 4 | | | | | | NOT USED | |
| 5 | 2+81.79 | 20.06 R | W11-2 | 30"X30" | | ADVANCED PEDESTRIAN CROSSING | PROPOSED |
| 6 | 3+28.86 | 28.99 R | R1-2 | 30"X30" | | YIELD | PROPOSED |
| 7 | 2+90.37 | 35.60 L | W16-7P (LEFT) | 30"X30" | | ADVANCED SUPPLEMENTAL ARROW | PROPOSED |
| 8 | | | | | | NOT USED | |
| 9 | 2+90.37 | 35.60 L | W11-2 | 30"X30" | | ADVANCED PEDESTRIAN CROSSING | PROPOSED |
| 10 | 3+48.37 | 22.74 L | STANDARD | 48"X9" | | (FUTURE STREET) | FUTURE (NIC) |
| 11 | 3+98.44 | 24.68 R | R6-4(A) | 12"X24" | | CHEVRON | PROPOSED |
| 12 | 3+98.44 | 24.68 R | R6-1 (RIGHT) | 12"X24" | | ONE WAY | PROPOSED |
| 13 | 15+64.32 | 12.48 R | R6-4(A) | 12"X24" | | CHEVRON | PROPOSED |
| 14 | 15+64.32 | 12.48 R | R6-1 (RIGHT) | 12"X24" | | ONE WAY | PROPOSED |
| 15 | 14+90.07 | 21.88 R | R1-2 | 30"X30" | | YIELD | PROPOSED |
| 16 | 14+66.95 | 12.87 R | W16-7P (LEFT) | 24"X12" | | ADVANCED SUPPLEMENTAL ARROW | PROPOSED |
| 17 | 14+66.95 | 12.87 R | RRFB-XL | 7"X3" | | RECTANGULAR RAPID FLASH BEACON | PROPOSED |
| 18 | 14+66.95 | 12.87 R | W11-2 | 30"X30" | | ADVANCED PEDESTRIAN CROSSING | PROPOSED |
| 19 | 13+85.74 | 17.86 R | R3-17BP | 30"X12" | | BIKE LANE SUPPLEMENTAL ENDS | PROPOSED |
| 20 | 13+85.74 | 17.86 R | R3-17 | 30"X24" | | BIKE LANE | PROPOSED |
| 21 | 13+08.43 | 31.73 R | W13-1 | 24"X24" | | 20 MPH | PROPOSED |
| 22 | 13+08.43 | 31.73 R | W2-6 | 36"X36" | | CIRCULAR INTERSECTION | PROPOSED |
| 23 | 15+19.15 | 50.19 L | STANDARD | 48"X9" | | MCCASLIN BLVD. | PROPOSED |
| 24 | 14+84.05 | 41.76 L | W16-7P (RIGHT) | 24"X12" | | ADVANCED SUPPLEMENTAL ARROW | PROPOSED |
| 25 | 14+84.05 | 41.76 L | RRFB-XL | 7"X3" | | RECTANGULAR RAPID FLASH BEACON | PROPOSED |
| 26 | 14+84.05 | 41.76 L | W11-2 | 30"X30" | | ADVANCED PEDESTRIAN CROSSING | PROPOSED |
| 27 | 14+66.86 | 100.21 L | W16-7P (LEFT) | 24"X12" | | ADVANCED SUPPLEMENTAL ARROW | PROPOSED |
| 28 | 14+66.86 | 100.21 L | RRFB-XL | 0"X3" | | RECTANGULAR RAPID FLASH BEACON | PROPOSED |
| 29 | 14+66.86 | 100.21 L | W11-2 | 30"X30" | | ADVANCED PEDESTRIAN CROSSING | PROPOSED |
| 30 | 0+44.99 | 10.72 L | R6-4(A) | 12"X24" | | CHEVRON | PROPOSED |
| 31 | 0+44.99 | 10.72 L | R6-1 (RIGHT) | 12"X24" | | ONE WAY | PROPOSED |
| 32 | 1+36.40 | 52.01 L | R3-17 | 30"X24" | | BIKE LANE | PROPOSED |
| 33 | 1+36.40 | 52.01 L | R3-17B | 30"X12" | | BIKE LANE SUPPLEMENTAL AHEAD | PROPOSED |
| 34 | 1+50.85 | 43.97 L | W16-7P (LEFT) | 24"X12" | | ADVANCED SUPPLEMENTAL ARROW | PROPOSED |
| 35 | 1+50.85 | 43.97 L | RRFB-XL | 7"X3" | | RECTANGULAR RAPID FLASH BEACON | PROPOSED |
| 36 | 1+50.85 | 43.97 L | W11-2 | 30"X30" | | ADVANCED PEDESTRIAN CROSSING | PROPOSED |
| 37 | 2+36.06 | 33.81 L | W13-1 | 24"X24" | | 20 MPH | PROPOSED |
| 38 | 2+36.06 | 33.81 L | W2-6 | 36"X36" | | CIRCULAR INTERSECTION | PROPOSED |
| 39 | 1+43.44 | 18.08 L | W12-1 | 30"X30" | | DOUBLE ARROW | PROPOSED |
| 40 | 17+17.44 | 23.88 R | W16-7P (RIGHT) | 24"X12" | | ADVANCED SUPPLEMENTAL ARROW | PROPOSED |
| 41 | 17+17.44 | 23.88 R | RRFB-XL | 7"X3" | | RECTANGULAR RAPID FLASH BEACON | PROPOSED |
| 42 | 17+17.44 | 23.88 R | W11-2 | 30"X30" | | ADVANCED PEDESTRIAN CROSSING | PROPOSED |
| 43 | 1+12.38 | 25.40 L | R1-2 | 30"X30" | | YIELD | PROPOSED |
| 44 | 1+00.76 | 25.85 R | STANDARD | 48"X9" | | MAIN STREET | PROPOSED |
| 45 | 1+23.83 | 44.97 R | W16-7P (LEFT) | 24"X12" | | ADVANCED SUPPLEMENTAL ARROW | PROPOSED |

| SIGN SCHEDULE | | | | | | | |
|---------------|----------|---------|----------------|-----------|-----------|--------------------------------|----------|
| SIGN # | STATION | OFFSET | SIGN TYPE | SIGN SIZE | POST INFO | DESCRIPTION | REMARKS |
| 46 | 1+23.83 | 44.97 R | RRFB-XL | 7"X3" | | RECTANGULAR RAPID FLASH BEACON | PROPOSED |
| 47 | 1+23.83 | 44.97 R | W11-2 | 30"X30" | | ADVANCED PEDESTRIAN CROSSING | PROPOSED |
| 48 | 16+44.85 | 25.11 L | R6-4(A) | 12"X24" | | CHEVRON | PROPOSED |
| 49 | 16+44.85 | 25.11 L | R6-1 (RIGHT) | 12"X24" | | ONE WAY | PROPOSED |
| 50 | 17+12.20 | 41.12 L | R1-2 | 30"X30" | | YIELD | PROPOSED |
| 51 | 17+29.68 | 35.30 L | W16-7P (LEFT) | 24"X12" | | ADVANCED SUPPLEMENTAL ARROW | PROPOSED |
| 52 | 17+29.68 | 35.30 L | RRFB-XL | 7"X3" | | RECTANGULAR RAPID FLASH BEACON | PROPOSED |
| 53 | 17+29.68 | 35.30 L | W11-2 | 30"X30" | | ADVANCED PEDESTRIAN CROSSING | PROPOSED |
| 54 | 18+27.49 | 43.73 L | R3-17BP | 30"X12" | | BIKE LANE SUPPLEMENTAL ENDS | PROPOSED |
| 55 | 18+27.49 | 43.73 L | R3-17 | 30"X24" | | BIKE LANE | PROPOSED |
| 56 | 18+99.08 | 51.40 L | W13-1 | 24"X24" | | 20 MPH | PROPOSED |
| 57 | 18+99.08 | 51.40 L | W2-6 | 36"X36" | | CIRCULAR INTERSECTION | PROPOSED |
| 58 | 16+84.86 | 30.28 R | STANDARD | 48"X9" | | MCCASLIN BLVD. | PROPOSED |
| 59 | 17+25.83 | 56.58 R | W16-7P (LEFT) | 24"X12" | | ADVANCED SUPPLEMENTAL ARROW | PROPOSED |
| 60 | 17+25.83 | 56.58 R | RRFB-XL | 7"X3" | | RECTANGULAR RAPID FLASH BEACON | PROPOSED |
| 61 | 17+25.83 | 56.58 R | W11-2 | 30"X30" | | ADVANCED PEDESTRIAN CROSSING | PROPOSED |
| 62 | 18+15.75 | 38.16 R | R3-17B | 30"X12" | | BIKE LANE SUPPLEMENTAL AHEAD | PROPOSED |
| 63 | 18+15.75 | 38.16 R | R3-17 | 30"X24" | | BIKE LANE | PROPOSED |
| 64 | 1+59.38 | 19.95 R | W13-1 | 24"X24" | | 20 MPH | PROPOSED |
| 65 | 19+98.08 | 51.70 L | R3-8 | 36"X36" | | ADVANCED ROUNDABOUT SIGN | PROPOSED |
| 66 | 2+96.41 | 10.09 L | W16-7P (RIGHT) | 30"X30" | | ADVANCED SUPPLEMENTAL ARROW | PROPOSED |
| 67 | | | | | | NOT USED | |
| 68 | 2+96.41 | 10.09 L | W11-2 | 30"X30" | | ADVANCED PEDESTRIAN CROSSING | PROPOSED |
| 69 | 2+81.36 | 0.07 L | W16-7P (RIGHT) | 24"X12" | | ADVANCED SUPPLEMENTAL ARROW | PROPOSED |
| 70 | | | | | | NOT USED | |
| 71 | 2+81.36 | 0.07 L | W11-2 | 30"X30" | | ADVANCED PEDESTRIAN CROSSING | PROPOSED |
| 72 | 14+77.31 | 19.20 L | W16-7P (LEFT) | 24"X12" | | ADVANCED SUPPLEMENTAL ARROW | PROPOSED |
| 73 | 14+77.31 | 19.20 L | RRFB-XL | 7"X3" | | RECTANGULAR RAPID FLASH BEACON | PROPOSED |
| 74 | 14+77.31 | 19.20 L | W11-2 | 30"X30" | | ADVANCED PEDESTRIAN CROSSING | PROPOSED |
| 75 | 1+33.15 | 8.22 R | W16-7P (RIGHT) | 24"X12" | | ADVANCED SUPPLEMENTAL ARROW | PROPOSED |
| 76 | 1+33.15 | 8.22 R | RRFB-XL | 7"X3" | | RECTANGULAR RAPID FLASH BEACON | PROPOSED |
| 77 | 1+33.15 | 8.22 R | W11-2 | 30"X30" | | ADVANCED PEDESTRIAN CROSSING | PROPOSED |
| 78 | 1+17.64 | 20.59 R | W16-7P (RIGHT) | 24"X12" | | ADVANCED SUPPLEMENTAL ARROW | PROPOSED |
| 79 | 1+17.64 | 20.59 R | RRFB-XL | 7"X3" | | RECTANGULAR RAPID FLASH BEACON | PROPOSED |
| 80 | 1+17.64 | 20.59 R | W11-2 | 30"X30" | | ADVANCED PEDESTRIAN CROSSING | PROPOSED |
| 81 | 17+18.79 | 4.30 L | W16-7P (RIGHT) | 24"X12" | | ADVANCED SUPPLEMENTAL ARROW | PROPOSED |
| 82 | 17+18.79 | 4.30 L | RRFB-XL | 7"X3" | | RECTANGULAR RAPID FLASH BEACON | PROPOSED |
| 83 | 17+18.79 | 4.30 L | W11-2 | 30"X30" | | ADVANCED PEDESTRIAN CROSSING | PROPOSED |
| 84 | 15+01.56 | 10.70 L | R1-2 | 30"X30" | | YIELD | PROPOSED |
| 85 | 17+00.75 | 10.68 L | R1-2 | 30"X30" | | YIELD | PROPOSED |
| 86 | 12+40.00 | 33.76 R | D1-5 | 48"X36" | | ADVANCE LANE ASSIGNMENT | PROPOSED |
| 87 | 19+20.00 | 51.12 L | D1-5 | 48"X36" | | ADVANCE LANE ASSIGNMENT | PROPOSED |
| 88 | 14+10.00 | 16.05 R | R3-8 | 36"X36" | | LANE CONTROL | PROPOSED |
| 89 | 18+10.00 | 42.35 L | R3-8 | 36"X36" | | LANE CONTROL | PROPOSED |

1 SIGN SCHEDULE
NOT TO SCALE



SUPERIOR TOWN CENTER
FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
SUPERIOR, COLORADO

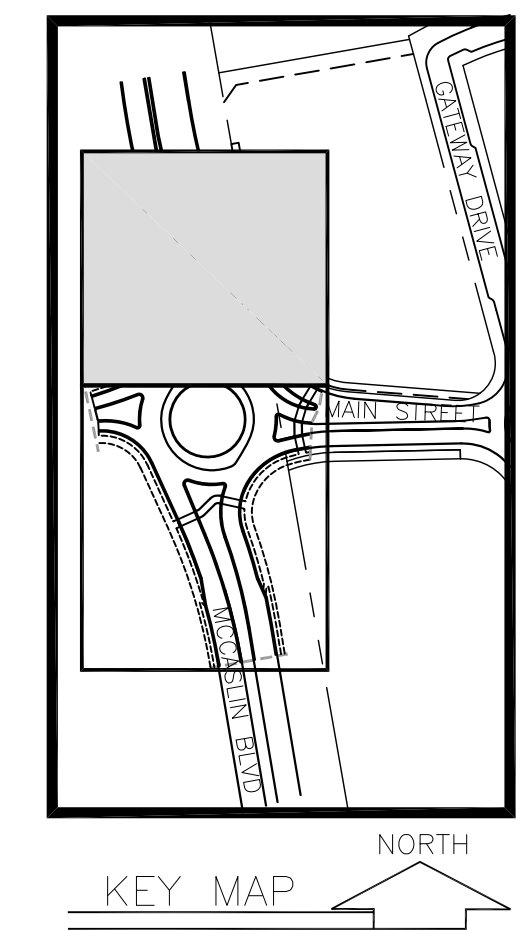
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| NO. | DESCRIPTION | DATE |
| 1 | TECHNICAL CORRECTIONS | 8-17-16 |
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DESIGNED BY: XXX DATE: August 11, 2016
 DRAWN BY: XXX SCALE: AS NOTED
 CHECKED BY: XXX AS NOTED
 JOB NO.: 184-1
 DWG NAME: 184-1 SD1.DWG



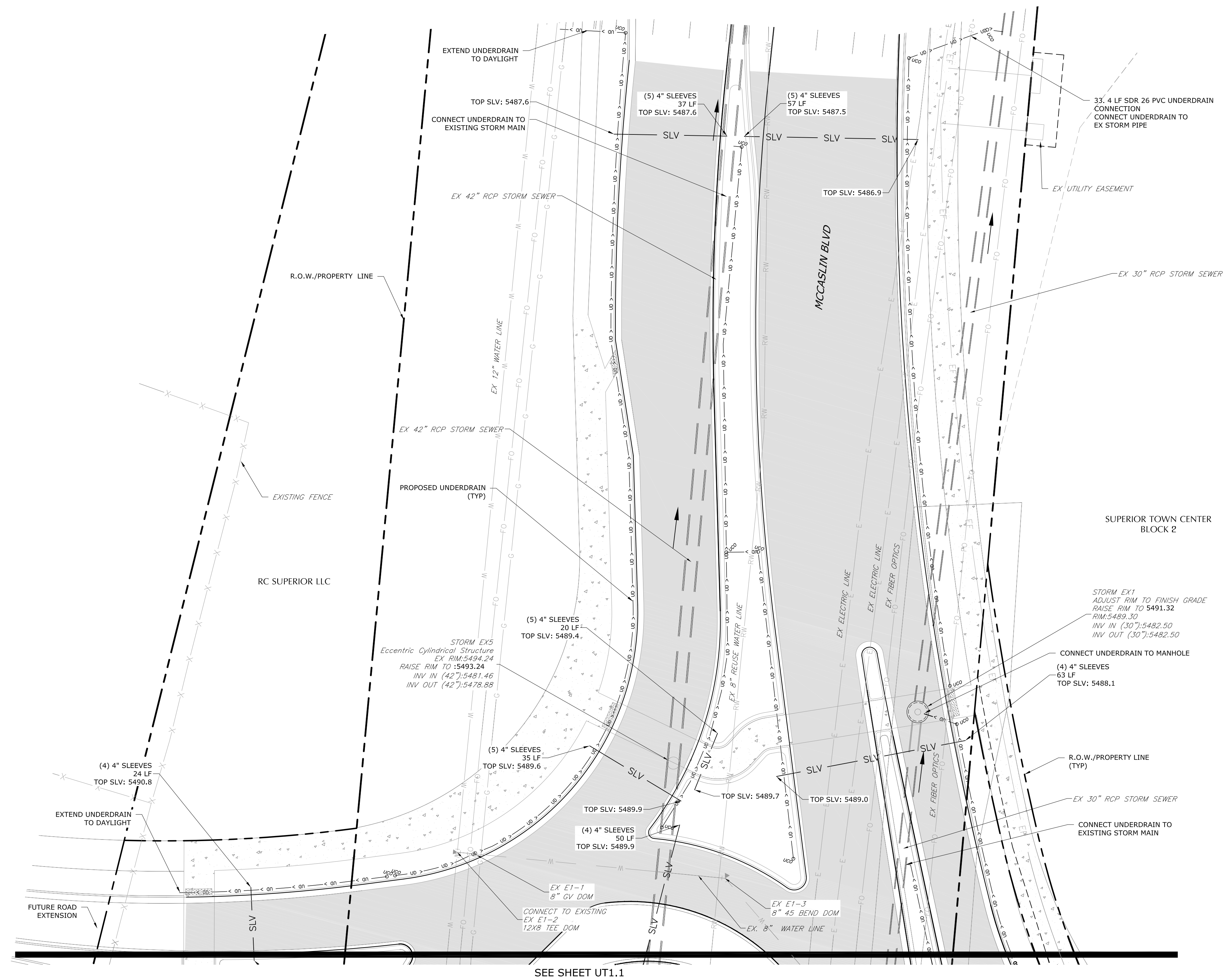
SIGNING
SCHEDULE

S2.0



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

**SUPERIOR TOWN CENTER
FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
UTILITY PLANS**



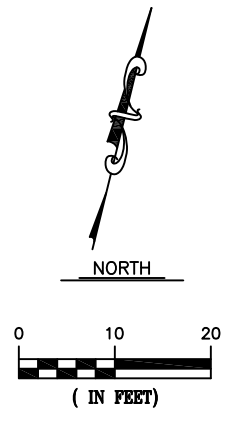
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| | PROPERTY LINE | | |
| | EASEMENT | | |
| | STORM SEWER | | |
| | WATER LINE | | |
| | SLEEVE | | |
| | UNDERDRAIN (FLOW >) | | |
| | PAVEMENT | | |
| | GAS LINE | | |
| | REUSE WATER LINE | | |
| | FENCE | | |
| | ELECTRIC LINE | | |
| | FIBER OPTICS | | |
| | DRY FEEDER | | |
| | DRY UTILITIES | | |
| | CAUTION!!! UTILITY CROSSING | | |
| | UNDERDRAIN CLEANOUT | | |
| | WATER VALVE | | |
| | WATER PLUG | | |
| | WATER TEE | | |
| | WATER BENDS | | |
| | STORM MANHOLE | | |
| | STORM INLET | | |

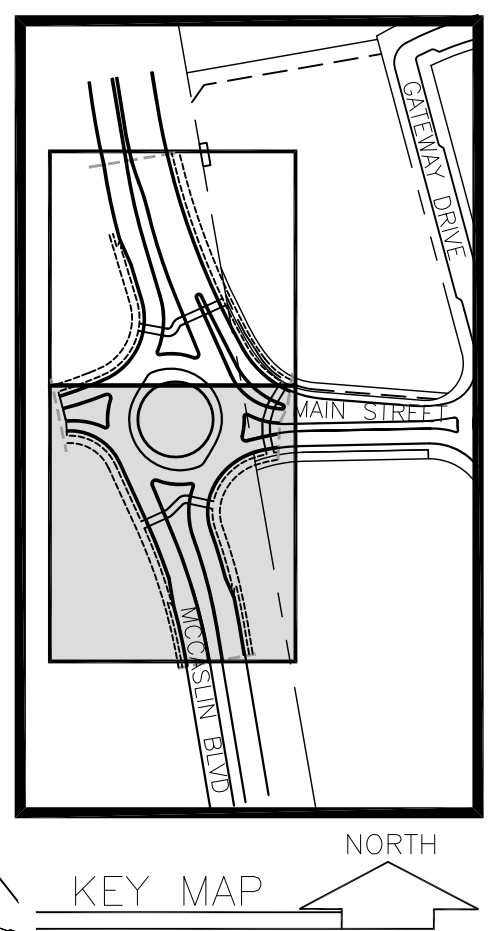
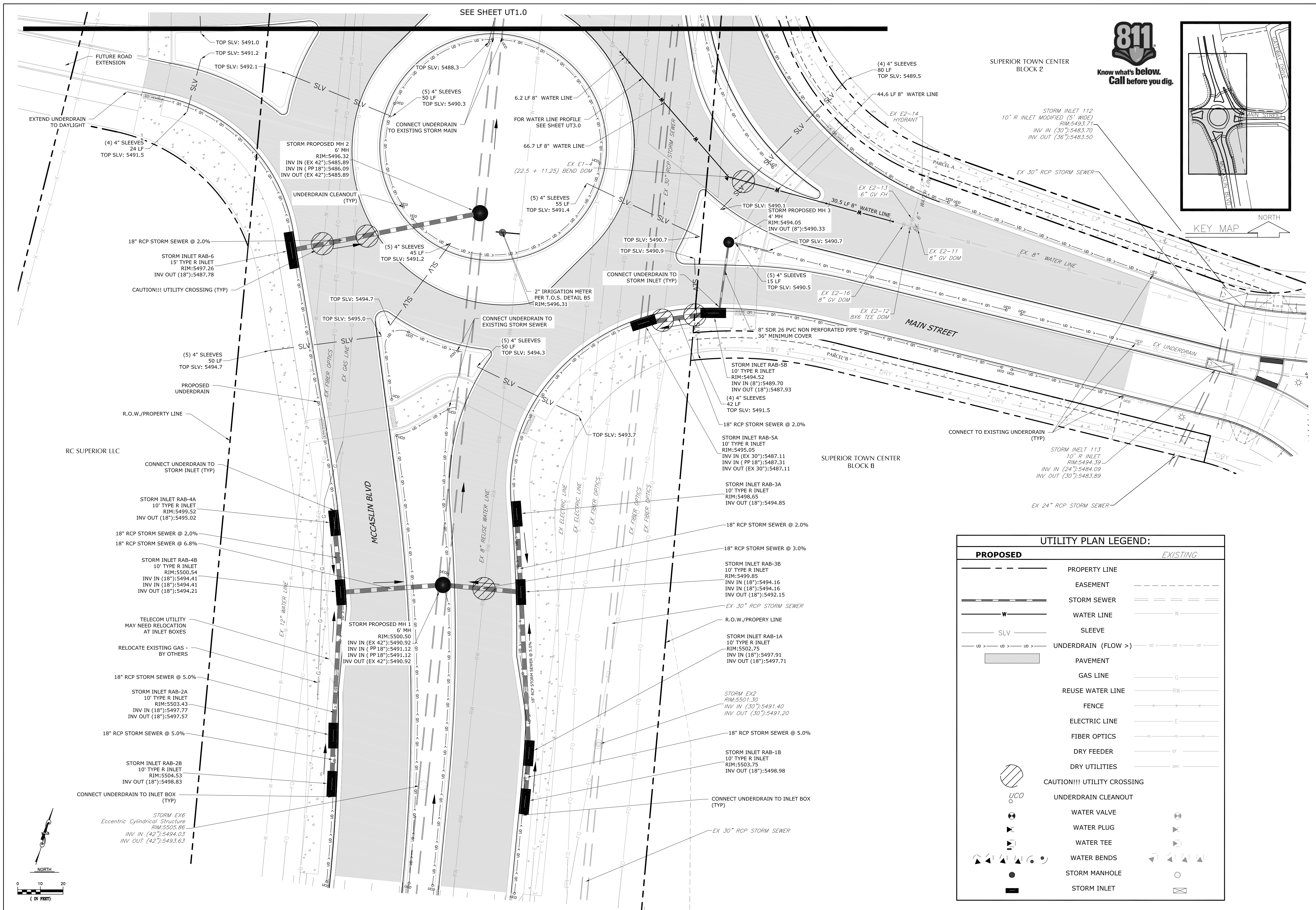
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|-----------|-----------------------|---------|
| NO. | DESCRIPTION | DATE |
| 1 | TECHNICAL CORRECTIONS | 8/17/16 |

DESIGNED BY: JAB DATE: 06/29/16
DRAWN BY: CAL SCALE: 1"=20'
CHECKED BY: JAB
JOB NO.: 228.001.04
DWG NAME: STC-FDP1-Ph3_Part_UTP.dwg

**PARTIAL
UTILITY PLAN 1**

SHEET:
UT1.0





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

**SUPERIOR TOWN CENTER
 FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
 UTILITY PLANS**

| PROPOSED | | EXISTING | |
|----------|-----------------------------|----------|-----------------------------|
| --- | PROPERTY LINE | --- | PROPERTY LINE |
| --- | EASEMENT | --- | EASEMENT |
| --- | STORM SEWER | --- | STORM SEWER |
| --- | WATER LINE | --- | WATER LINE |
| --- | SLEEVE | --- | SLEEVE |
| --- | UNDERDRAIN (FLOW >) | --- | UNDERDRAIN (FLOW >) |
| --- | PAVEMENT | --- | PAVEMENT |
| --- | GAS LINE | --- | GAS LINE |
| --- | REUSE WATER LINE | --- | REUSE WATER LINE |
| --- | FENCE | --- | FENCE |
| --- | ELECTRIC LINE | --- | ELECTRIC LINE |
| --- | FIBER OPTICS | --- | FIBER OPTICS |
| --- | DRY FEEDER | --- | DRY FEEDER |
| --- | DRY UTILITIES | --- | DRY UTILITIES |
| UCO | CAUTION!!! UTILITY CROSSING | UCO | CAUTION!!! UTILITY CROSSING |
| ○ | UNDERDRAIN CLEANOUT | ○ | UNDERDRAIN CLEANOUT |
| ⊕ | WATER VALVE | ⊕ | WATER VALVE |
| ⊖ | WATER PLUG | ⊖ | WATER PLUG |
| ⊕ | WATER TEE | ⊕ | WATER TEE |
| ⊕ | WATER BENDS | ⊕ | WATER BENDS |
| ○ | STORM MANHOLE | ○ | STORM MANHOLE |
| ⊠ | STORM INLET | ⊠ | STORM INLET |

| REVISIONS | | |
|-----------|-----------------------|---------|
| NO. | DESCRIPTION | DATE |
| 1 | TECHNICAL CORRECTIONS | 8/17/16 |

DESIGNED BY: JAB DATE: 05-02-2016
 DRAWN BY: CAL SCALE: 1"=20'
 CHECKED BY: JAB
 JOB NO.: 228.001.04
 DWG NAME: STC-FDP1-Ph3_Part_UTP.dwg

**PARTIAL
 UTILITY PLAN 2**

SHEET:
UT1.1
 SHEET 14 OF 25



Know what's below.
Call before you dig.

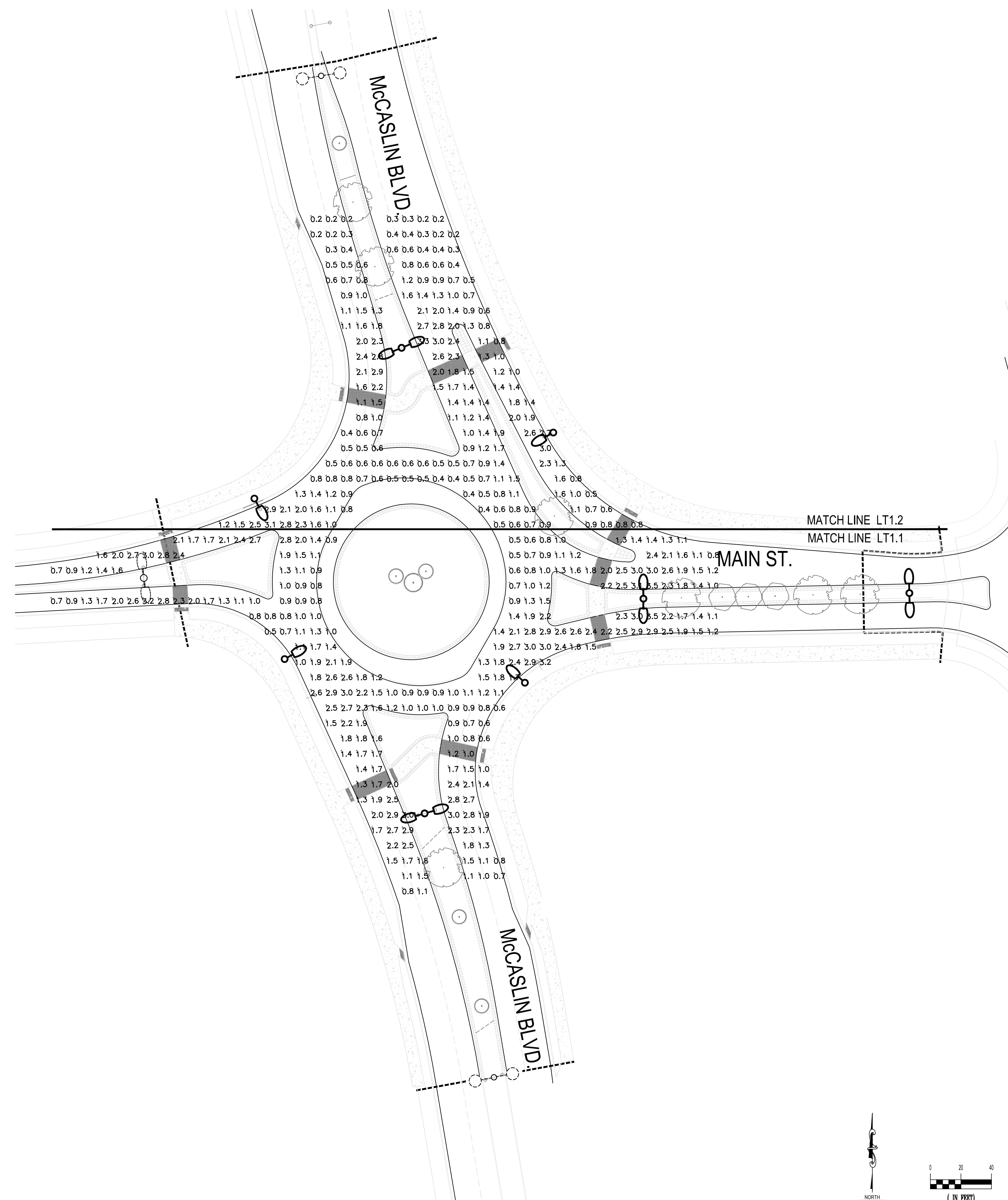
LIGHTING AND ELECTRICAL LEGEND

- NEW SINGLE LED LUMINAIRE ON 28" 6" LIGHT STANDARD BY XCEL ENERGY.
- NEW TWIN LED LUMINAIRES 28" 6" LIGHT STANDARD BY XCEL ENERGY.
- FUTURE TWIN LED LUMINAIRES 28" 6" LIGHT STANDARD BY XCEL ENERGY.
- EXISTING LIGHT STANDARD TO REMAIN.

CLANTON & ASSOCIATES

LIGHTING DESIGN AND ENGINEERING
4699 NAUTILUS COURT SOUTH STE. 102
BOULDER, CO 80501
303-530-7229

SUPERIOR TOWN CENTER FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT) LIGHTING PLANS



| HORIZONTAL ILLUMINANCE CALCULATION SUMMARY (fc) | | | | |
|---|------|-----|-----|---------|
| | avg | max | min | avg/min |
| ROAD SURFACE | 1.45 | 3.5 | 0.2 | 7.25 |

| VERTICAL ILLUMINANCE CALCULATION SUMMARY (fc) | | | | |
|---|------|-----|-----|---------|
| | avg | max | min | avg/min |
| EAST CROSSWALK - EASTBOUND | 1.15 | 1.6 | 0.6 | 1.92 |
| EAST CROSSWALK - WESTBOUND | 1.76 | 2.7 | 0.7 | 2.51 |
| NORTH CROSSWALK - NORTHBOUND | 0.82 | 1.3 | 0.3 | 2.73 |
| NORTH CROSSWALK - SOUTHBOUND | 1.86 | 2.3 | 1.2 | 1.55 |
| SOUTH CROSSWALK - NORTHBOUND | 1.69 | 2.1 | 1.3 | 1.30 |
| SOUTH CROSSWALK - SOUTHBOUND | 1.07 | 1.2 | 0.9 | 1.19 |
| WEST CROSSWALK - EASTBOUND | 2.31 | 2.5 | 2.0 | 1.16 |
| WEST CROSSWALK - WESTBOUND | 0.58 | 0.8 | 0.4 | 1.45 |

| REVISIONS | | |
|-----------|----------------|-----------|
| NO | DESCRIPTION | DATE |
| 1 | STAFF COMMENTS | 8/16/2016 |
| 2 | STAFF COMMENTS | 6/23/2016 |
| 3 | STAFF COMMENTS | 8/16/2016 |

DESIGNED BY: AS DATE: 03-18-2016
 DRAWN BY: JE SCALE: AS SHOWN
 CHECKED BY: JW
 JOB NO.:
 DWG NAME:

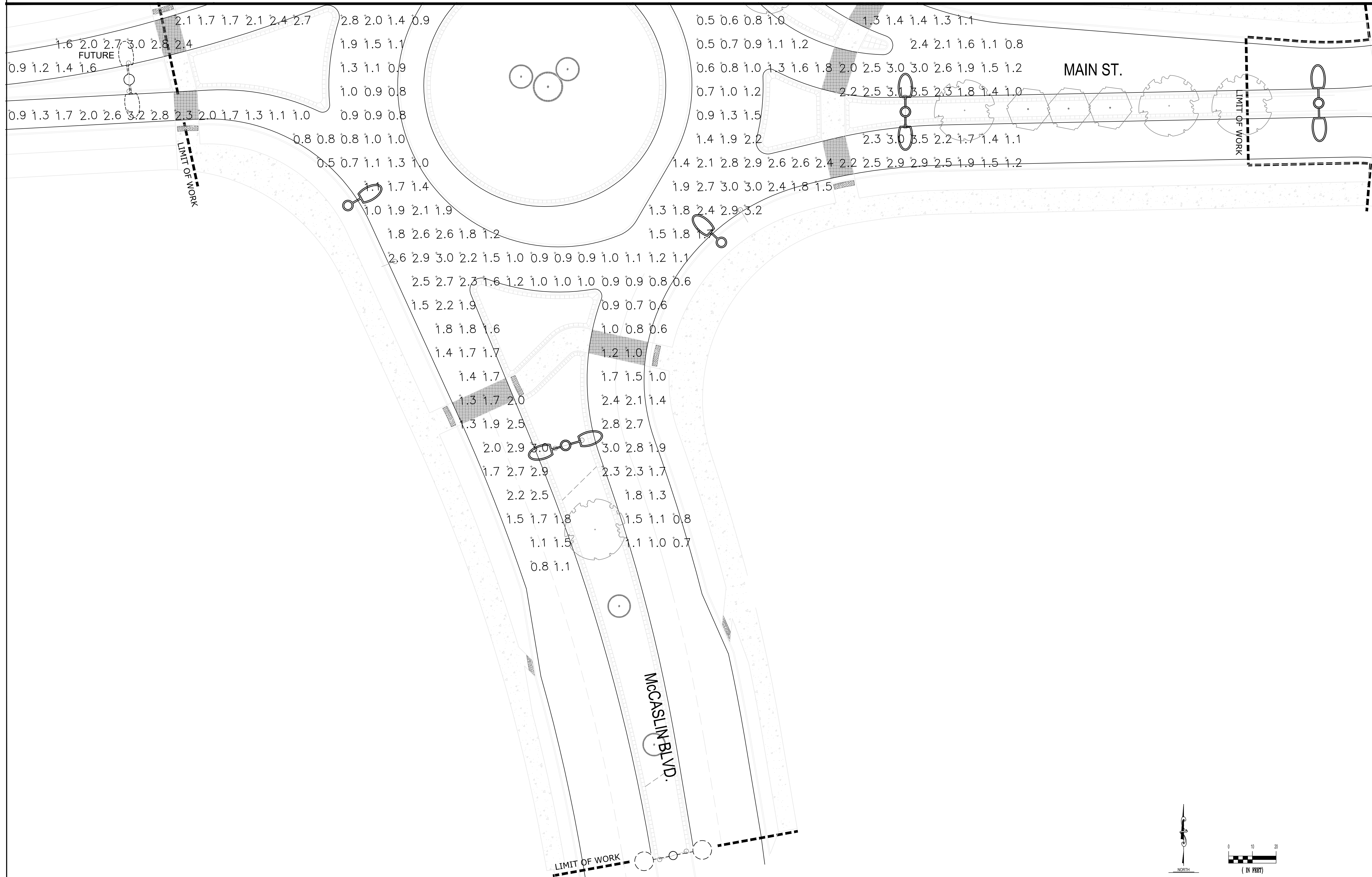
OVERALL LIGHTING PLAN

SHEET:
LT1.0



Know what's below.
Call before you dig.

MATCHLINE LT1.2



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SUPERIOR TOWN CENTER
FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
LIGHTING PLANS

REVISIONS

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DESIGNED BY: AS DATE: 03-18-2016
 DRAWN BY: JE SCALE: AS SHOWN
 CHECKED BY: JW
 JOB NO.:
 DWG NAME:

PARTIAL
LIGHTING
PLAN 1

SHEET:

LT1.1

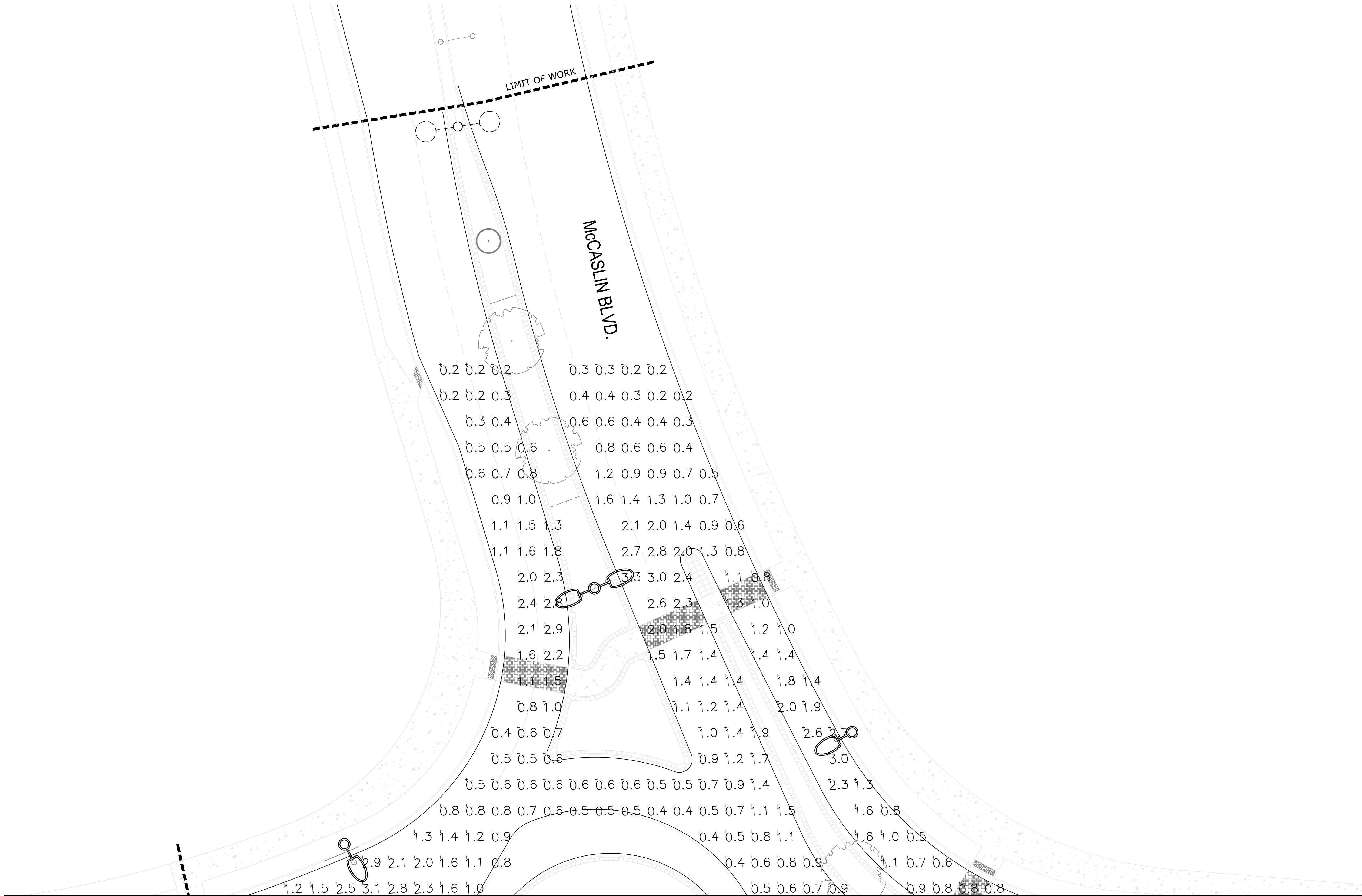


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SUPERIOR TOWN CENTER
FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
LIGHTING PLANS



| REVISIONS | | |
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| NO. | DESCRIPTION | DATE |
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| 3 | STAFF COMMENTS | 8/16/2016 |

DESIGNED BY: AS DATE: 08-18-2016
DRAWN BY: JE SCALE: AS SHOWN
CHECKED BY: JW
JOB NO.:
DWG NAME:

PARTIAL
LIGHTING
PLAN 2

SHEET:
LT1.2



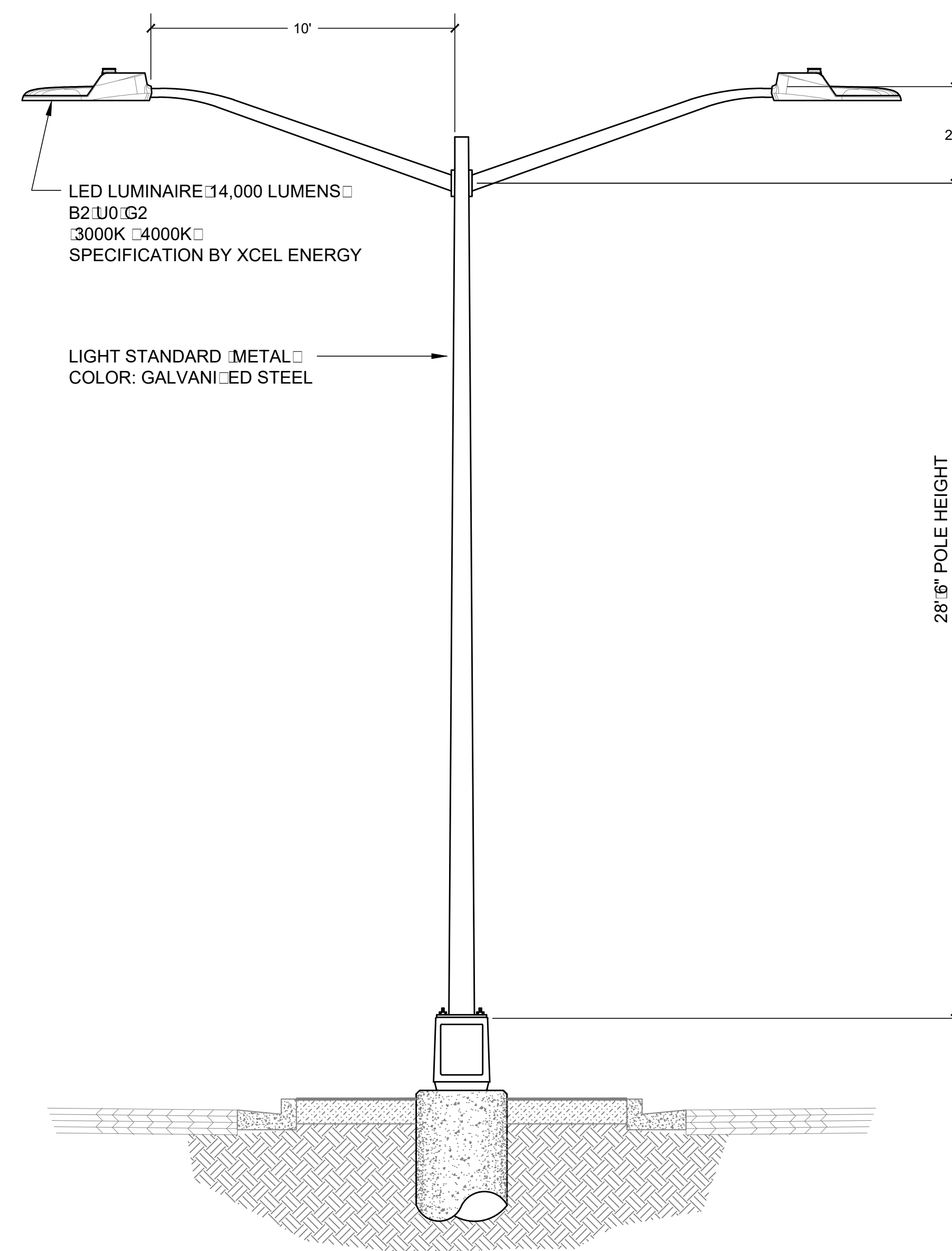


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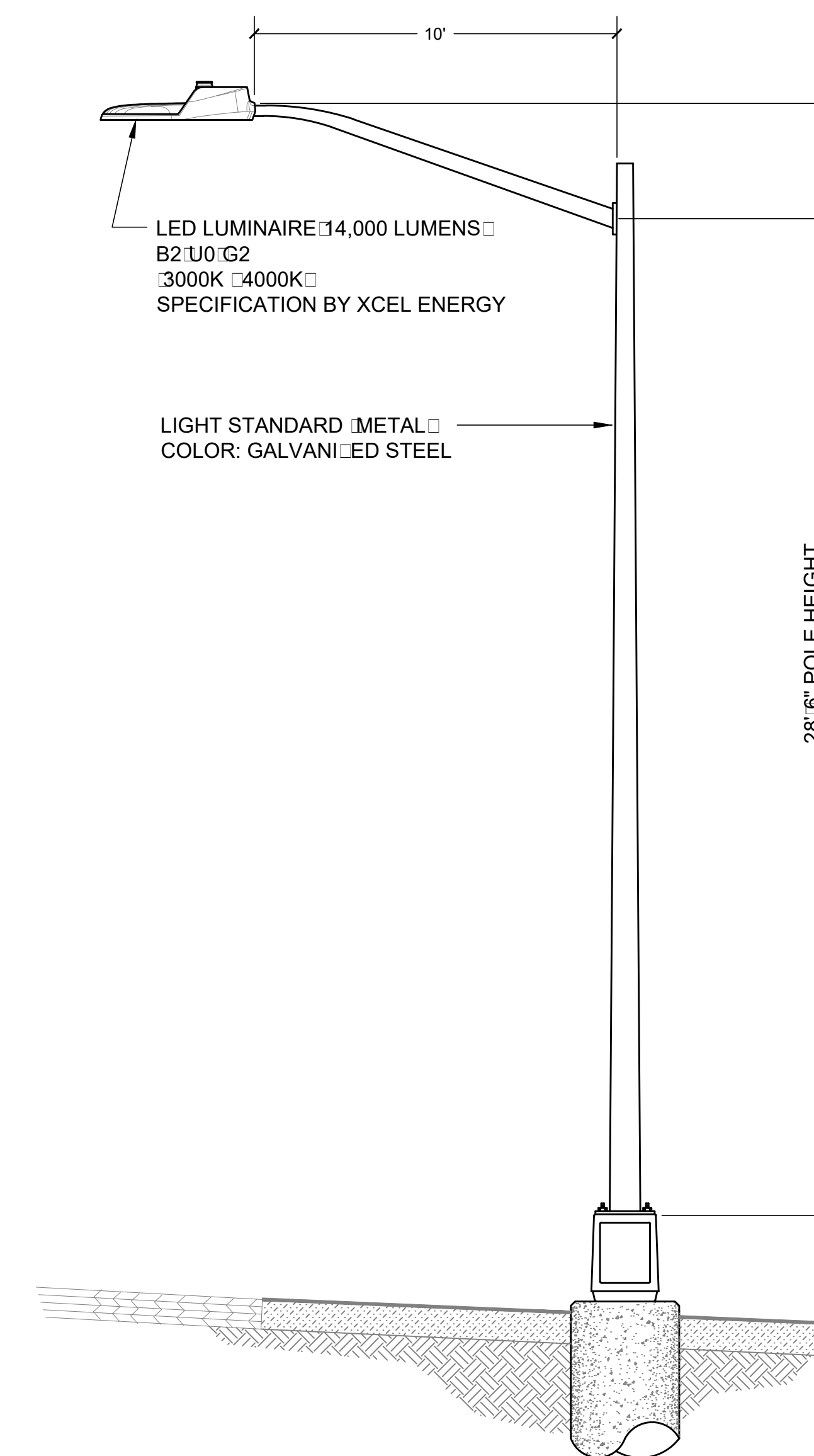
CLANTON & ASSOCIATES

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SUPERIOR TOWN CENTER
FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
LIGHTING PLANS



2 LIGHT STANDARD DETAIL TWIN
LT1.3 NOT TO SCALE



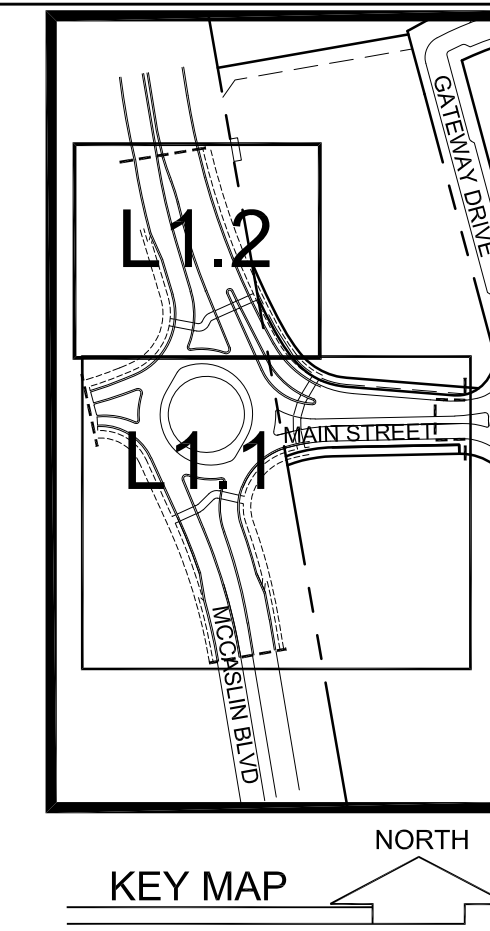
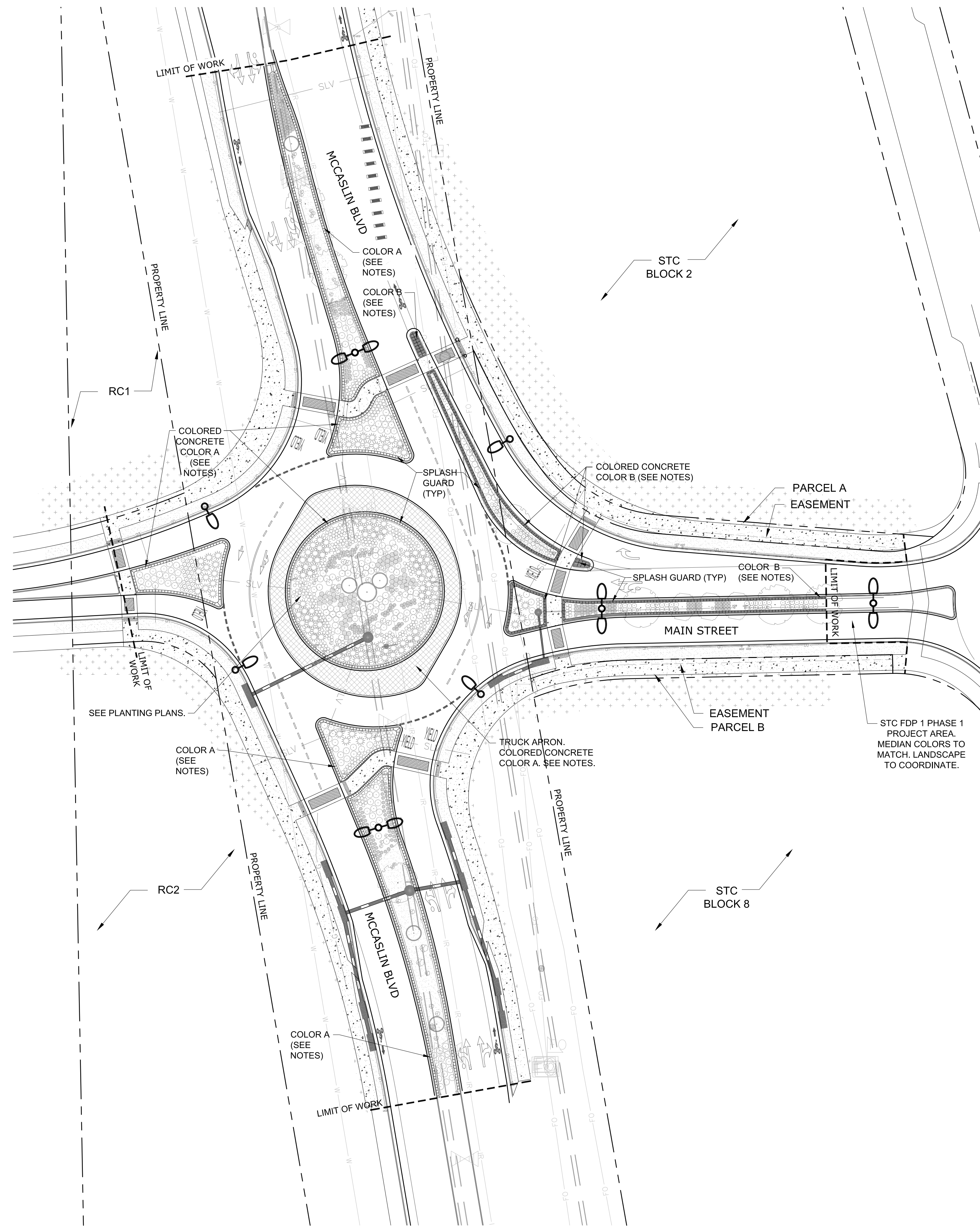
1 LIGHT STANDARD DETAIL SINGLE
LT1.3 NOT TO SCALE

| REVISIONS | | |
|-----------|----------------|-----------|
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DESIGNED BY: AS DATE: 08-18-2016
 DRAWN BY: JE SCALE: AS SHOWN
 CHECKED BY: JW
 JOB NO.:
 DWG NAME:

LIGHTING
DETAILS

SHEET:
LT1.3



LEGEND

- SLOPE PAVING - COLOR A
- SLOPE PAVING - COLOR B

SEE SHEETS L1.1 AND L1.2 FOR PLANTING PLANS. SEE NOTES FOR COLORS AND PATTERNS.

NOTES:

1. ALL SLOPE PAVING TO HAVE A SMOOTH BROOM FINISH.
2. SLOPE PAVING
 - a. COLORED CONCRETE COLOR A: TILE RED FED. COLOR #30233 TO MATCH EXISTING MCCASLIN MEDIAN. COLOR SAMPLE TO BE SUBMITTED FOR APPROVAL.
 - b. COLORED CONCRETE COLOR B: "MIDNIGHT" AS MANUFACTURED BY BASF (OR APPROVED EQUAL). COLOR SAMPLE TO BE SUBMITTED FOR APPROVAL.
3. TRUCK APRON
 - c. COLORED CONCRETE COLOR A TO BE TILE RED FED. COLOR #30233.
 - d. PATTERN TO BE BRICKFORM 'CALIFORNIA WEAVE' TO MATCH EXISTING DDI INTERCHANGE.



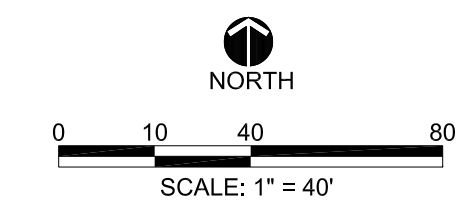
SUPERIOR TOWN CENTER
 FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
LANDSCAPE PLANS

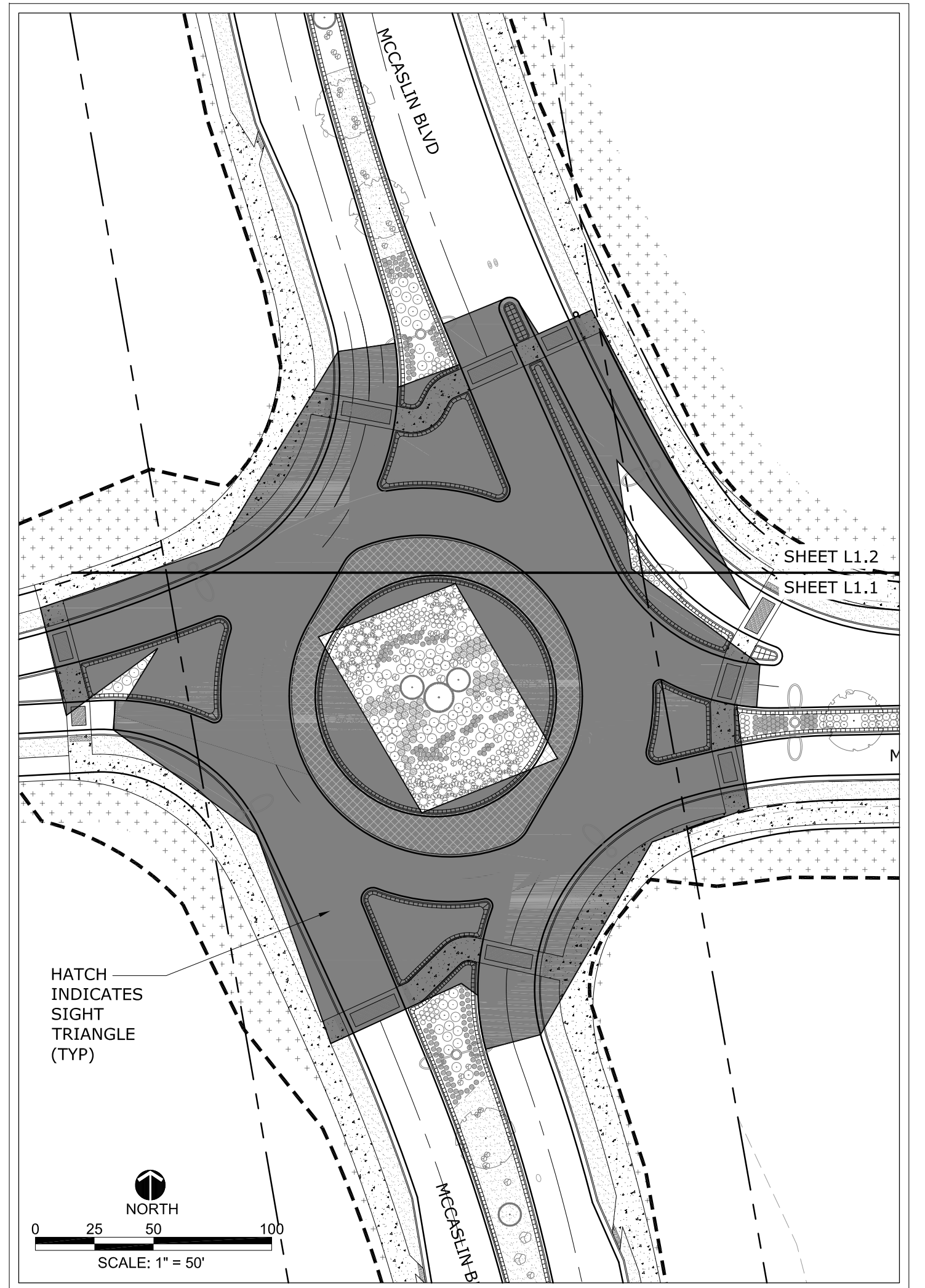
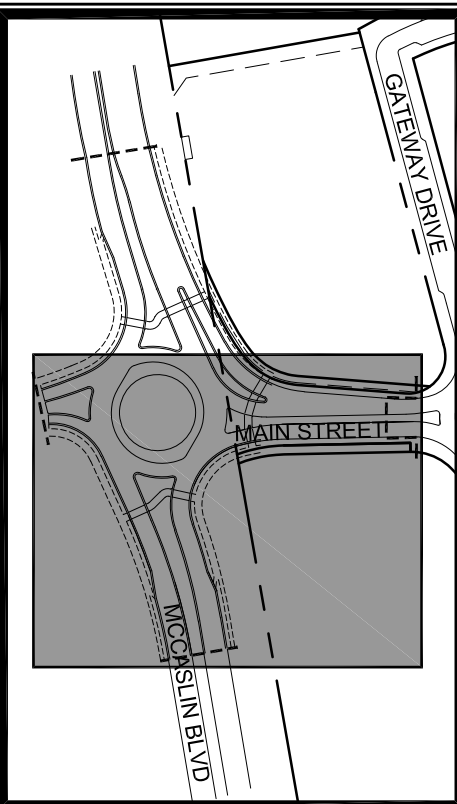
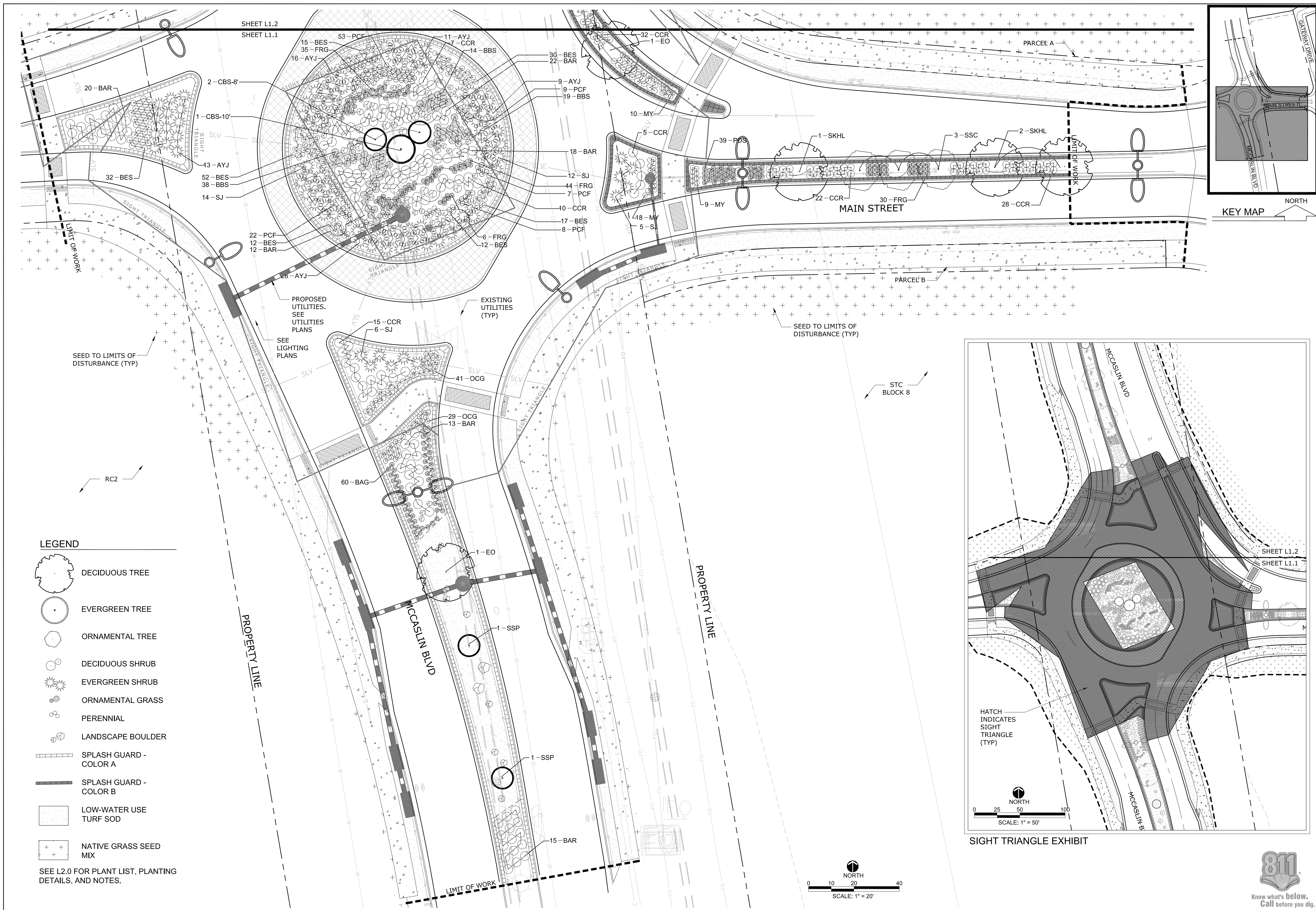
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 CHECKED BY: PMK
 JOB NO.:
 DWG NAME:

OVERALL LANDSCAPE PLAN

L1.0





- LEGEND**
- DECIDUOUS TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - DECIDUOUS SHRUB
 - EVERGREEN SHRUB
 - ORNAMENTAL GRASS
 - PERENNIAL
 - LANDSCAPE BOULDER
 - SPLASH GUARD - COLOR A
 - SPLASH GUARD - COLOR B
 - LOW-WATER USE TURF SOD
 - NATIVE GRASS SEED MIX
- SEE L2.0 FOR PLANT LIST, PLANTING DETAILS, AND NOTES.



STC METROPOLITAN DISTRICT #2
141 UNION BLVD., STE 150
LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER
FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
CONSTRUCTION PLANS
LANDSCAPE PLANS

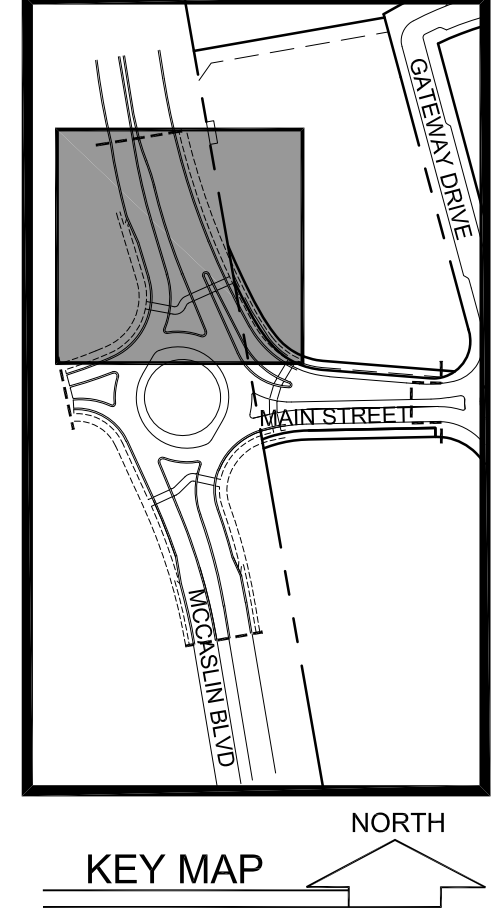
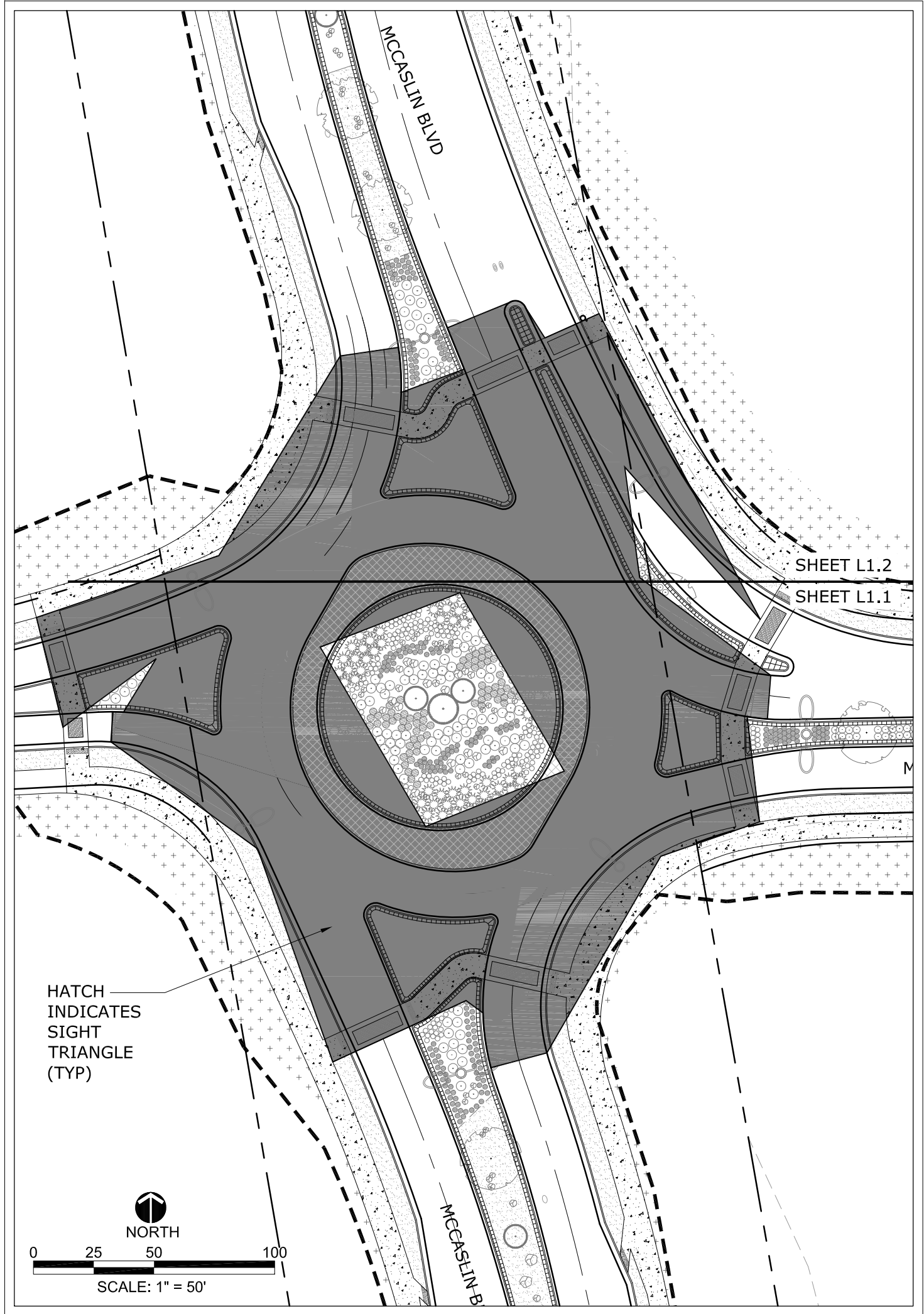
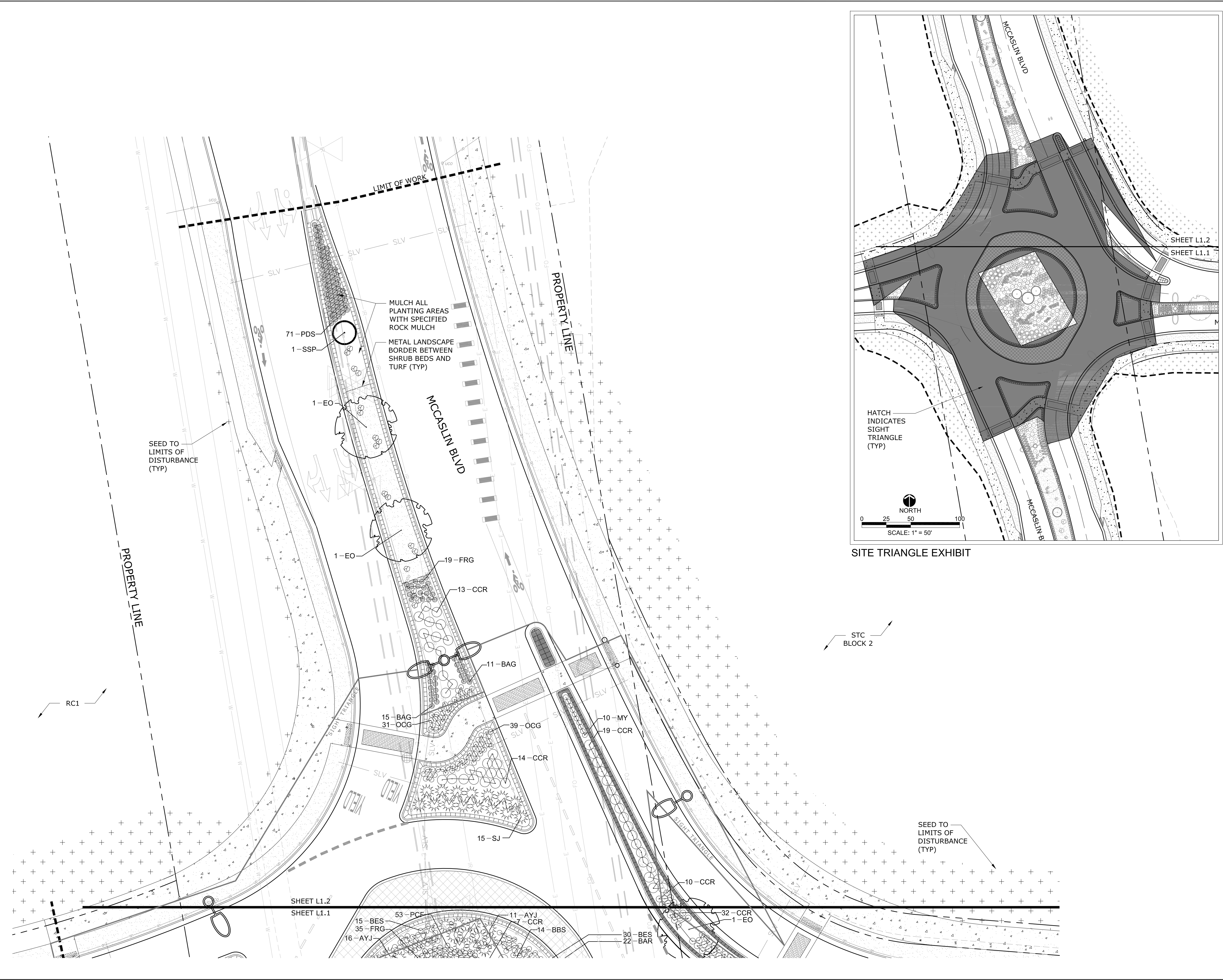
| REVISIONS | | |
|-----------|-----------------------|---------|
| NO. | DESCRIPTION | DATE |
| 1 | TECHNICAL CORRECTIONS | 8-17-16 |

DESIGNED BY: ARH DATE: 08-16-2016
DRAWN BY: ARH SCALE: AS SHOWN
CHECKED BY: PMK
JOB NO.:
DWG NAME:

LANDSCAPE PLAN 1

L1.1





- LEGEND**
- DECIDUOUS TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - DECIDUOUS SHRUB
 - EVERGREEN SHRUB
 - ORNAMENTAL GRASS
 - PERENNIAL
 - LANDSCAPE BOULDER
 - SPLASH GUARD - COLOR A
 - SPLASH GUARD - COLOR B
 - LOW-WATER USE TURF SOD
 - NATIVE GRASS SEED MIX
- SEE L2.0 FOR PLANT LIST, PLANTING DETAILS, AND NOTES.



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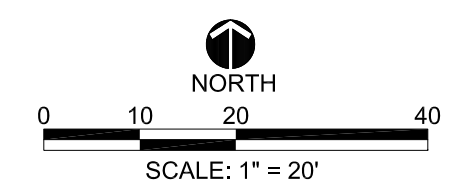
SUPERIOR TOWN CENTER
 FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
 CONSTRUCTION PLANS
 LANDSCAPE PLANS

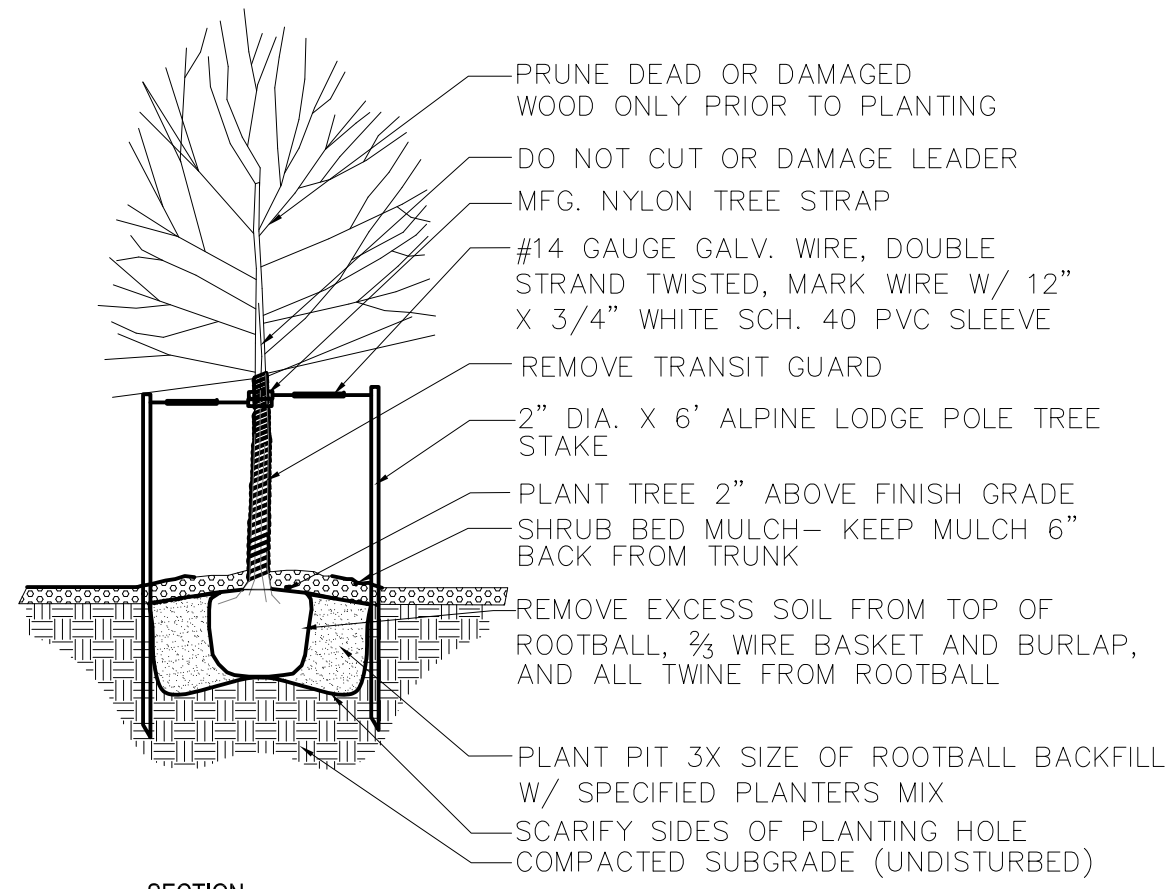
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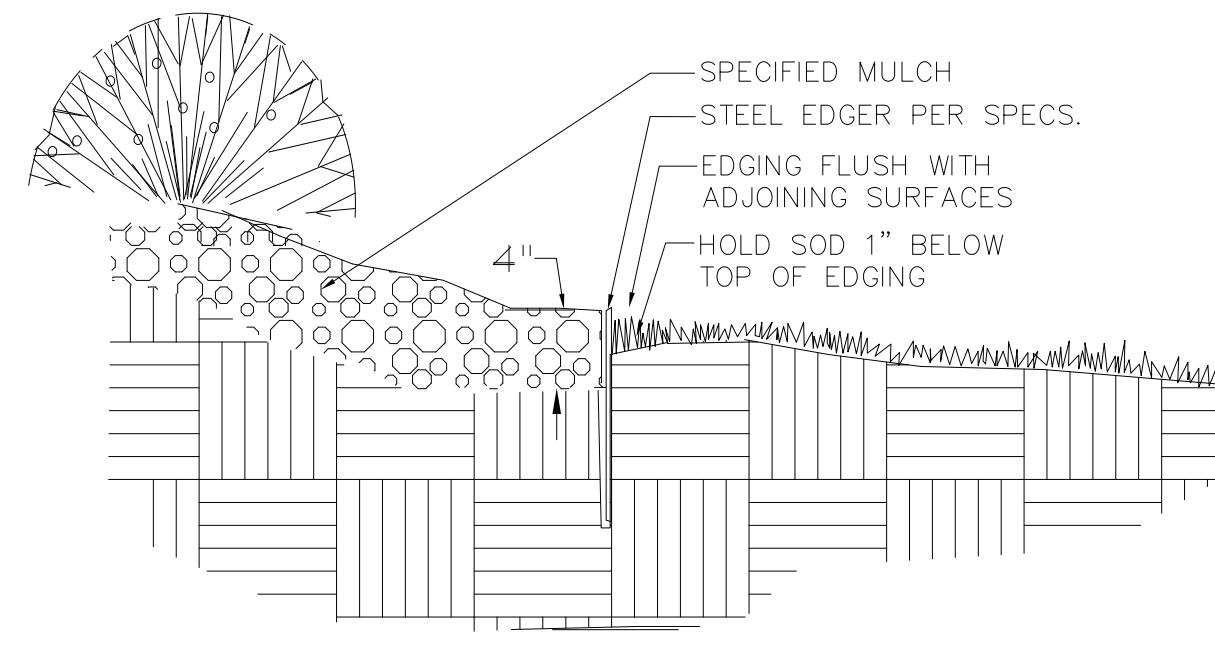
LANDSCAPE PLAN 2

L1.2

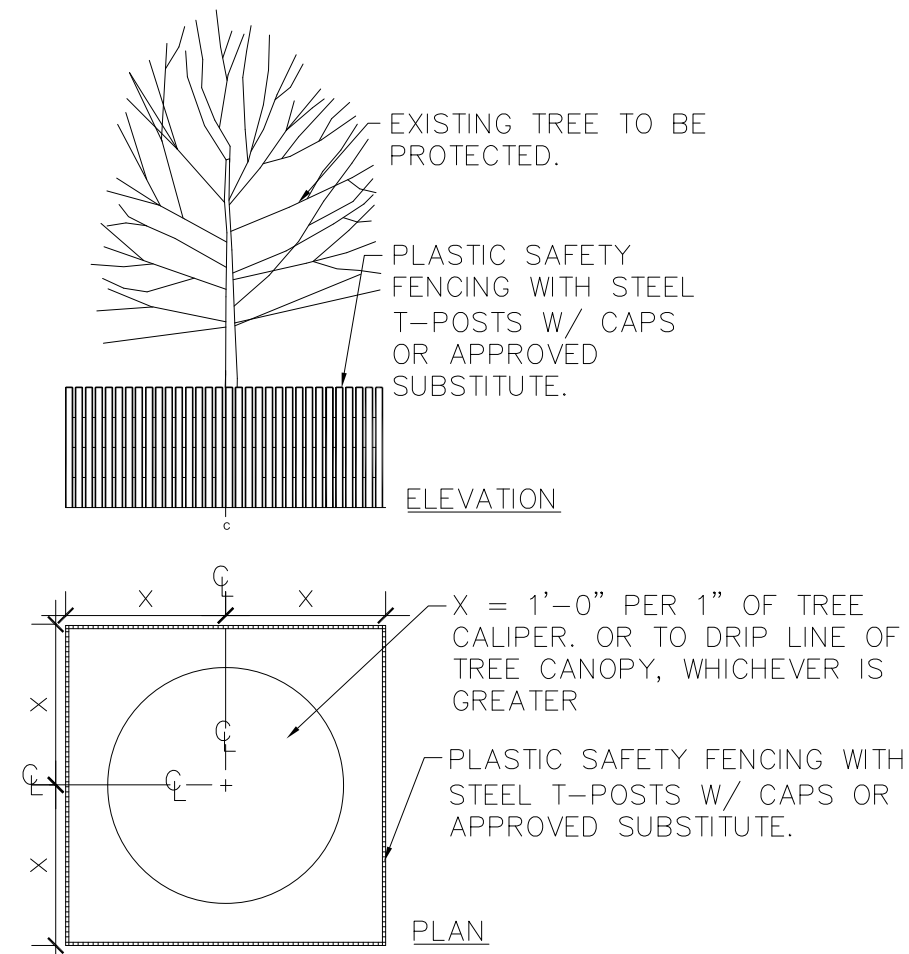




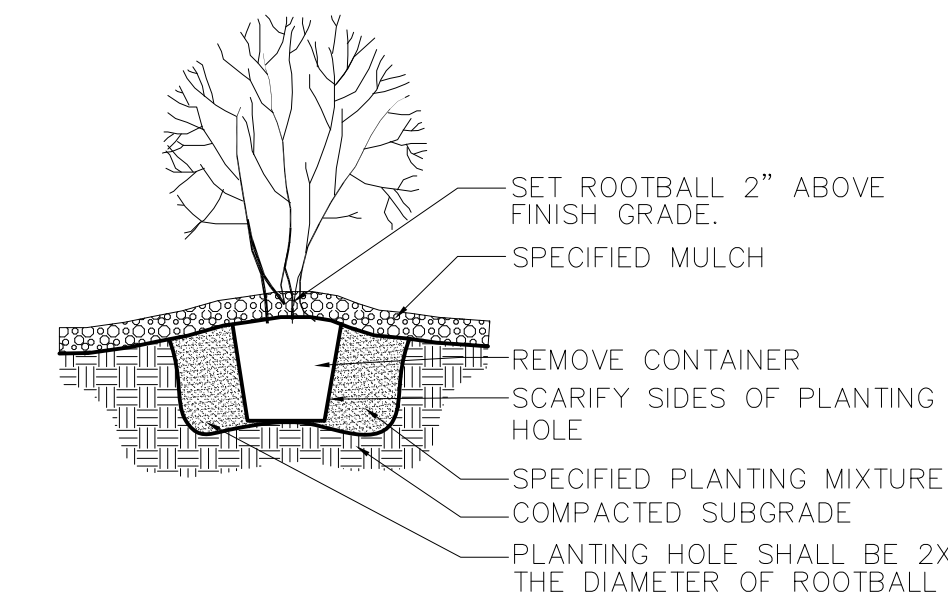
1 SECTION DECIDUOUS TREE PLANTING
NTS



4 SECTION STEEL EDGER
NTS



2 TREE PROTECTION DETAIL
NTS

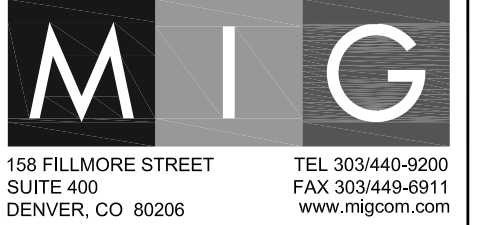


3 SHRUB PLANTING DETAIL
NTS

| McCasin Roundabout Plant List (FDP 1 Phase 3) | | | | | |
|---|---|-------------------------------|--------------------|----------|-------------------------|
| Plant List | | Total Trees = 16 | Total Shrubs = 381 | | |
| Deciduous Trees | | | | | |
| Key | Latin Name | Common Name | Qty | Spacing | Total = 7 Height |
| EO | <i>Quercus robur</i> | English Oak | 4 | As Shown | 2.5' Cal. 40-60' |
| SKHL | <i>Gleditsia triacanthos 'Skyline'</i> | Skyline Honeylocust | 3 | As Shown | 2.5' Cal. 40-50' |
| Ornamental Trees | | | | | |
| SSC | <i>Malus 'Spring Snow'</i> | Spring Snow Crabapple | 3 | As Shown | Total = 3 Height 20-25' |
| Evergreen Trees | | | | | |
| CBS-10' | <i>Picea pungens glauca</i> | Colorado Blue Spruce | 1 | As Shown | 10' 20-25' |
| CBS-8' | <i>Picea pungens glauca</i> | Colorado Blue Spruce | 2 | As Shown | 8' 20-25' |
| SSP | <i>Pinus cembra</i> | Compact Swiss Stone Pine | 3 | As Shown | 8' 25-35' |
| Deciduous Shrubs | | | | | |
| Key | Latin Name | Common Name | Qty | Spacing | Total = 255 Height |
| BAR | <i>Berberis thunbergii 'Golden Ruby'</i> | Golden Ruby Japanese Barberry | 100 | As Shown | 5 Gal. 18-24" |
| CCR | <i>Rosa Flower Carpet Coral</i> | Flower Carpet Coral Rose | 175 | As Shown | 5 Gal. 12-24" |
| Evergreen Shrubs | | | | | |
| Key | Latin Name | Common Name | Qty | Spacing | Total = 126 Height |
| AYJ | <i>Juniperus horizontalis 'Youngstown'</i> | Andorra Youngstown Juniper | 72 | As Shown | 5 Gal. 12-18" |
| SJ | <i>Juniperus sabinia 'Scandia'</i> | Scandia Juniper | 51 | As Shown | 5 Gal. 18-24" |
| Ornamental Grasses | | | | | |
| Key | Latin Name | Common Name | Qty | Spacing | Total = 527 Height |
| BAG | <i>Helictotrichon sempervirens</i> | Blue Avena Grass | 89 | As Shown | 5 Gal. 24-36" |
| BBS | <i>Andropogon gerardii Grass</i> | Big Bluestem | 71 | As Shown | 5 Gal. 6-8" |
| FRG | <i>Calamagrostis Acutiflora 'Karl Foerster'</i> | Feather Reed Grass | 134 | As Shown | 5 Gal. 36-48" |
| PDS | <i>Sporobolus heterolepis Grass</i> | Prairie Dropseed Grass | 110 | As Shown | 5 Gal. 24-30" |
| Perennials | | | | | |
| BES | <i>Rudbeckia fulgida 'Goldsturm'</i> | Black-Eyed Susan | 170 | As Shown | 1 Gal. 18-24" |
| MY | <i>Achillea 'Moonshine'</i> | Moonshine Yarrow | 48 | As Shown | 1 Gal. 24-30" |
| OCG | <i>Zauschneria garrettii 'Orange Carpet'</i> | Creeping Hummingbird Trumpet | 140 | As Shown | 1 Gal. 4-6" |
| PCF | <i>Echinacea purpurea</i> | Purple Coneflower | 99 | As Shown | 1 Gal. 24-36" |

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 SPECIFIED ROCK MULCH TO MATCH EXISTING MCCASLIN BLVD MEDIAN ROCK MULCH. MULCH IS TO BE PLACED OVER WEED CONTROL FABRIC.
- ALL SHRUB BEDS SHALL BE SEPARATED FROM TURF GRASS AND NATIVE GRASS AREAS BY 3/16" X 4" X 16' STEEL EDGING.
- LOCATION OF PLANT MATERIAL SHALL BE ADJUSTED TO PROVIDE THE REQUIRED MINIMUM CLEARANCE FROM THE FINAL LOCATION OF ALL BURIED UTILITY LINES.
- PLANTING DENSITY WILL BE ON A SCALE THAT IS COMPATIBLE WITH THE LANDSCAPE OF THE EXISTING MCCASLIN BLVD MEDIAN.
- ALL TREES IN TURF GRASS AREAS SHALL HAVE A 3' DIAMETER, 4" DEEP WOOD MULCH RING AROUND THE BASE OF THE TREE.
- MEDIAN SPLASH GUARD TO BE PER THE TOWN OF SUPERIOR STANDARDS.
- EXISTING MCCASLIN MEDIAN BOULDERS TO BE SALVAGED AND RE-USED AS "LANDSCAPE BOULDERS" IN THIS PLAN. NEW LANDSCAPE BOULDERS SHALL MATCH EXISTING.



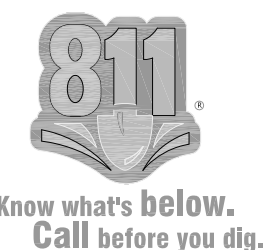
SUPERIOR TOWN CENTER
FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
LANDSCAPE PLANS

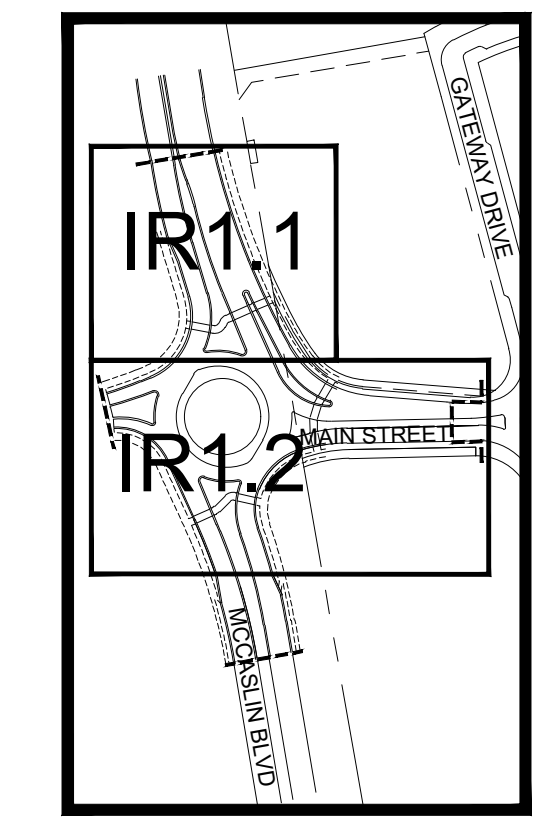
| REVISIONS | | |
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| NO. | DESCRIPTION | DATE |
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| 3 | STAFF COMMENTS | 8/16/2016 |

DESIGNED BY: ARH DATE: 05-18-2016
 DRAWN BY: ARH SCALE: AS SHOWN
 CHECKED BY: PMK
 JOB NO.:
 DWG NAME:

LANDSCAPE
NOTES
AND
DETAILS

L2.0






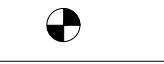





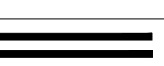



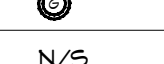




IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY MIG. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.
- SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 70 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 70 PSI MINIMUM.
- IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

| | |
|----------------------|--|
| BLUEGRASS TURF | 1.75" PER WEEK PEAK SEASON |
| ORNAMENTAL PLANTINGS | 1.00" PER WEEK PEAK SEASON |
| NATIVE SEED MIXES | 1.00" PER WEEK PEAK SEASON (TWO SEASONS) |

 NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT.
- EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE.
- SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.

| SLEEVED PIPE SIZE/WIRE QUANTITY | REQUIRED SLEEVE SIZE & (QUANTITY) |
|---------------------------------|-----------------------------------|
| 3/4" - 1 1/4" PIPING | 2" PVC (1) |
| 1 1/2" - 2" PIPING | 4" PVC (1) |
| 2 1/2" - 3" PIPING | 6" PVC (1) |
| 1-25 CONTROL WIRES | 2" PVC (1) |
- MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO INSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
- POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9'. INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7'. INSTALL 5' NOZZLES ON ALL HEADS SPACED AT 5'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN "L" OR "R" DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE. WHERE INDICATED, INSTALL LOW FLOW SQ SERIES SQUARE NOZZLES AT SPACING SHOWN.
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
- 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURERS RECOMMENDATIONS AND STANDARDS.
 - CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).
 - ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
 - LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
 - USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.
 - INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. FROM VALVES, DECODERS, AND COMMUNICATION WIRE.
 - GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY 500' AND AT ALL ENDS OF 2-WIRE DECODER CABLE RUN.
 - LOOP EXTRA 10' OF 2-WIRE DECODER CABLE INTO A VALVE BOX AT PHASING LINES FOR FUTURE CONNECTION (IF INDICATED ON PLANS).
- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
- EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 12 HOURS PRIOR TO ANY NEW CONSTRUCTION.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.

| IRRIGATION SCHEDULE | | | | |
|---|--------------|--|--|--------------|
| SYMBOL | MANUFACTURER | MODEL NO. | DESCRIPTION | DETAIL NO. |
|  | RAIN BIRD | RD-06-5AM-P30-NP W/ MATCHED PRECIP SERIES NOZZLE | POPUF SPRAY HEAD | 6 |
|  | RAIN BIRD | PESB W/ SB-DAC-1 | ELECTRIC CONTROL VALVE W/ DECODER | 7 & 8 |
|  | RAIN BIRD | 44-NP | QUICK COUPLING VALVE | 11 |
| N/S | MATCO | 201X | MANUAL DRAIN VALVE | 12 |
|  | TORO | SBAPS1U & SHHR | ELECTRIC CONTROLLER & HAND HELD REMOTE | 1 & 2 |
|  | TORO | TWRFS | RAIN/FREEZE SHUT-OFF DEVICE | 3 |
|  | RAIN BIRD | PESB-PRS-D | MASTER CONTROL VALVE | 5 |
|  | TORO | TFS-200 | FLOW SENSOR | 4 |
|  | | LINE SIZE - 2 1/2" AND SMALLER | GATE VALVE | 10 |
|  | | CLASS 200 BE - 2 1/2" & SMALLER | PVC MAINLINE | 16 |
|  | | CLASS 200 BE | PVC LATERAL | 16 |
|  | | CLASS 160 | PVC SLEEVING | 17 |
|  | TORO | BLUE STRIPE | POLY DRIP TUBING 3/4" MIN. WIDTH | 13 - 15 |
|  | RAIN BIRD | XGZ-100-PRF W/ SB-DAC-1 | DRIP VALVE ASSEMBLY W/ DECODER | 13 & 8 |
|  | | | DRIP LINE BLOW-OUT STUB | 15 |
| N/S | RAIN BIRD | XERI-BUG | DRIP EMITTERS | 14 |
|  | TORO | SB-BLA | SURGE PROTECTION | 9 |
| N/S | PAIGE | PT350D | 2-WIRE DECODER CABLE | 7, 8, 9 & 13 |
|  | | | EXISTING MAINLINE | |
|  | | | CONTROLLER & STATION NO. CONTROL VALVE SIZE | |

| REVISIONS | | |
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| NO. | DESCRIPTION | DATE |
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| 2 | STAFF COMMENTS | 6/23/2016 |
| 3 | STAFF COMMENTS | 8/16/2016 |

| | |
|------------------|------------------|
| DESIGNED BY: KJD | DATE: 06-23-2016 |
| DRAWN BY: KJD | SCALE: AS SHOWN |
| CHECKED BY: JSB | |
| JOB NO.: | |
| DWG NAME: | |

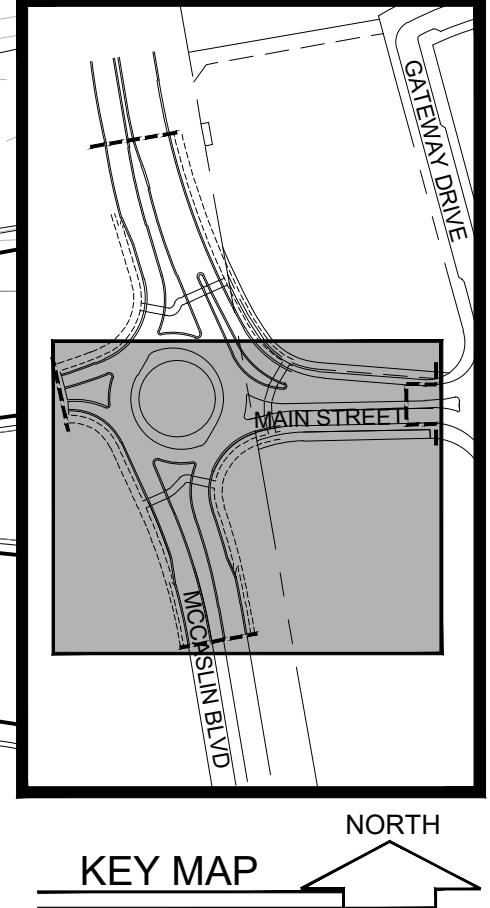
IRRIGATION NOTES & SCHEDULE

IR1.0



Know what's below.
 Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REFER TO SHEET
 IR1.1-IR1.2 IRRIGATION PLAN



HydroSystems-KDI, Inc.
1607 Taylor Street, Suite 200
Lakewood, Colorado 80228
303-980-5384 (Fax)

STC METROPOLITAN
DISTRICT #2

141 UNION BLVD., STE 150
LAKEWOOD, CO 80228

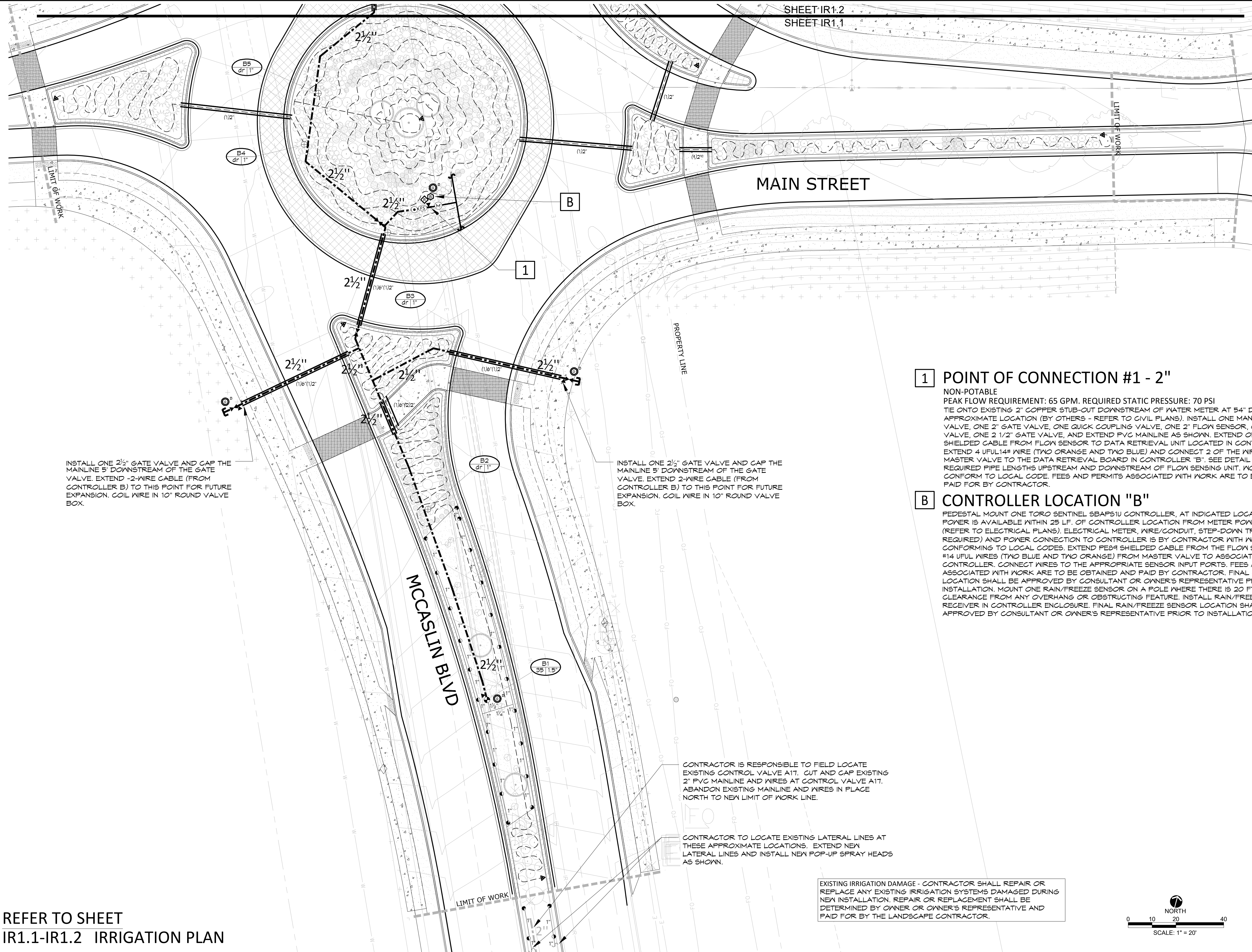
SUPERIOR TOWN CENTER
FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
IRRIGATION PLANS

| REVISIONS | | |
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DESIGNED BY: KJD DATE: 06-23-2016
DRAWN BY: KJD SCALE: AS SHOWN
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JOB NO.:
DWG NAME:

IRRIGATION
PLAN 1

IR1.1



1 POINT OF CONNECTION #1 - 2"
NON-POTABLE
PEAK FLOW REQUIREMENT: 65 GPM. REQUIRED STATIC PRESSURE: 70 PSI
TIE ONTO EXISTING 2" COPPER STUB-OUT DOWNSTREAM OF WATER METER AT 54" DEPTH IN THIS APPROXIMATE LOCATION (BY OTHERS - REFER TO CIVIL PLANS). INSTALL ONE MANUAL DRAIN VALVE, ONE 2" GATE VALVE, ONE QUICK COUPLING VALVE, ONE 2" FLOW SENSOR, ONE 2" MASTER VALVE, ONE 2 1/2" GATE VALVE, AND EXTEND PVC MAINLINE AS SHOWN. EXTEND ONE PE89 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN CONTROLLER "B". EXTEND 4 UFUL14# WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN CONTROLLER "B". SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR.

B CONTROLLER LOCATION "B"
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. EXTEND PE89 SHIELDED CABLE FROM THE FLOW SENSOR AND 4 #14 UFUL WIRES (TWO BLUE AND TWO ORANGE) FROM MASTER VALVE TO ASSOCIATED CONTROLLER. CONNECT WIRES TO THE APPROPRIATE SENSOR INPUT PORTS. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY CONSULTANT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE RAIN/FREEZE SENSOR ON A POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY 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.

INSTALL ONE 2 1/2" GATE VALVE AND CAP THE MAINLINE 5' DOWNSTREAM OF THE GATE VALVE. EXTEND -2-WIRE CABLE (FROM CONTROLLER B) TO THIS POINT FOR FUTURE EXPANSION. COIL WIRE IN 10" ROUND VALVE BOX.

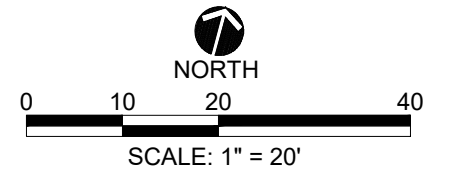
INSTALL ONE 2 1/2" GATE VALVE AND CAP THE MAINLINE 5' DOWNSTREAM OF THE GATE VALVE. EXTEND 2-WIRE CABLE (FROM CONTROLLER B) TO THIS POINT FOR FUTURE EXPANSION. COIL WIRE IN 10" ROUND VALVE BOX.

CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE EXISTING CONTROL VALVE A11. CUT AND CAP EXISTING 2" PVC MAINLINE AND WIRES AT CONTROL VALVE A11. ABANDON EXISTING MAINLINE AND WIRES IN PLACE NORTH TO NEW LIMIT OF WORK LINE.

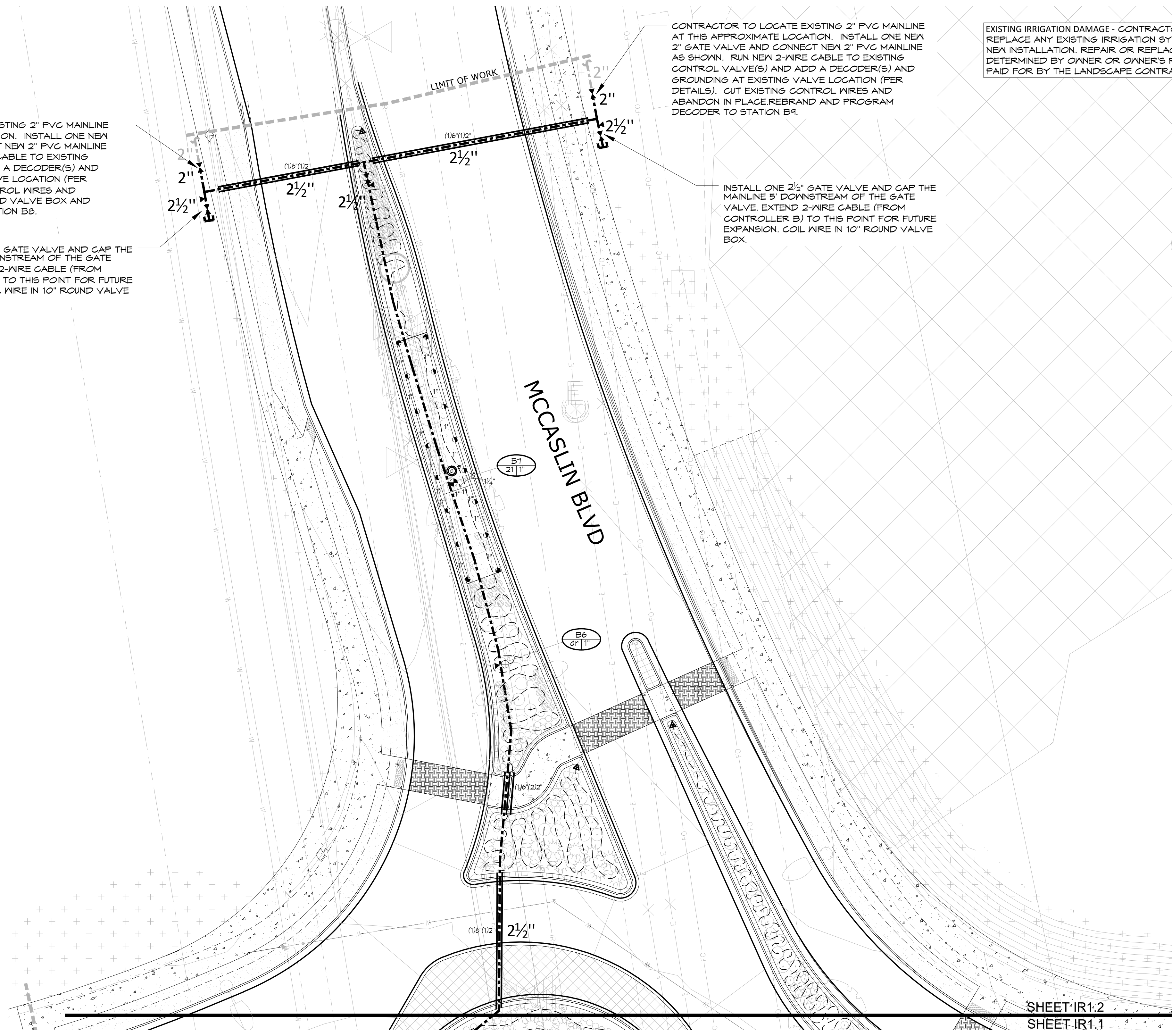
CONTRACTOR TO LOCATE EXISTING LATERAL LINES AT THESE APPROXIMATE LOCATIONS. EXTEND NEW LATERAL LINES AND INSTALL NEW POP-UP SPRAY HEADS AS SHOWN.

EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.

REFER TO SHEET
IR1.1-IR1.2 IRRIGATION PLAN



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



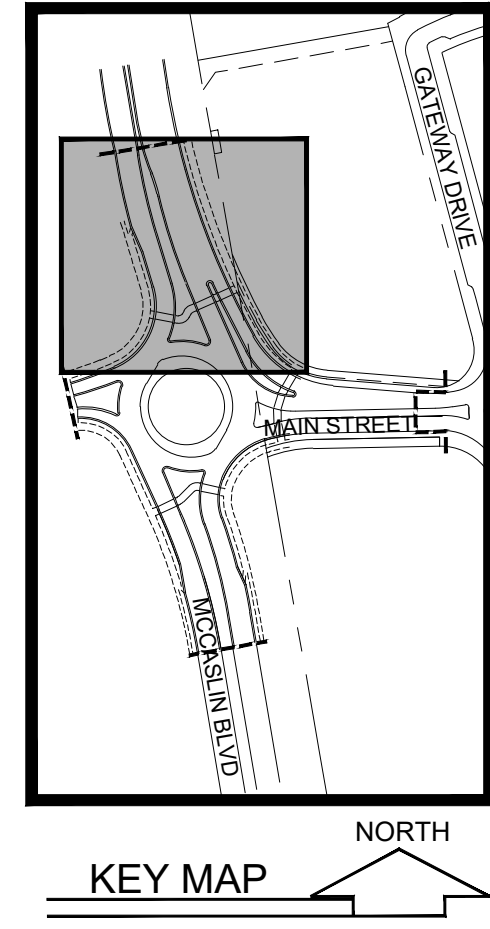
CONTRACTOR TO LOCATE EXISTING 2" PVC MAINLINE AT THIS APPROXIMATE LOCATION. INSTALL ONE NEW 2" GATE VALVE AND CONNECT NEW 2" PVC MAINLINE AS SHOWN. RUN NEW 2-WIRE CABLE TO EXISTING CONTROL VALVE(S) AND ADD A DECODER(S) AND GROUNDING AT EXISTING VALVE LOCATION (PER DETAILS). CUT EXISTING CONTROL WIRES AND ABANDON IN PLACE. REBRAND VALVE BOX AND PROGRAM DECODER TO STATION B6.

INSTALL ONE 2 1/2" GATE VALVE AND CAP THE MAINLINE 5' DOWNSTREAM OF THE GATE VALVE. EXTEND 2-WIRE CABLE (FROM CONTROLLER B) TO THIS POINT FOR FUTURE EXPANSION. COIL WIRE IN 10" ROUND VALVE BOX.

CONTRACTOR TO LOCATE EXISTING 2" PVC MAINLINE AT THIS APPROXIMATE LOCATION. INSTALL ONE NEW 2" GATE VALVE AND CONNECT NEW 2" PVC MAINLINE AS SHOWN. RUN NEW 2-WIRE CABLE TO EXISTING CONTROL VALVE(S) AND ADD A DECODER(S) AND GROUNDING AT EXISTING VALVE LOCATION (PER DETAILS). CUT EXISTING CONTROL WIRES AND ABANDON IN PLACE. REBRAND AND PROGRAM DECODER TO STATION B7.

INSTALL ONE 2 1/2" GATE VALVE AND CAP THE MAINLINE 5' DOWNSTREAM OF THE GATE VALVE. EXTEND 2-WIRE CABLE (FROM CONTROLLER B) TO THIS POINT FOR FUTURE EXPANSION. COIL WIRE IN 10" ROUND VALVE BOX.

EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.



HydroSystems-KDJ, Inc. 1807 Tabor Street, Suite 200
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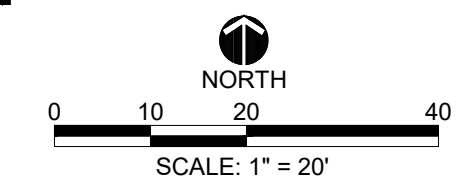
STC METROPOLITAN DISTRICT #2

141 UNION BLVD., STE 150
LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER
FDP 1 PHASE 3 (MCCASLIN ROUNDABOUT)
IRRIGATION PLANS

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DESIGNED BY: KJD DATE: 06-23-2016
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IRRIGATION PLAN 2

IR1.2

SHEET 25 OF 25

REFER TO SHEET
IR1.1-IR1.2 IRRIGATION PLAN

SHEET IR1.2
SHEET IR1.1