

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

SUPERIOR TOWN CENTER

SUPERIOR, COLORADO


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

LEGAL DESCRIPTION

PORTION OF MARSHALL ROAD RIGHT OF WAY FROM EASTERN TERMINUS TO EDGE OF COAL CREEK FLOODPLAIN, APPROXIMATELY 1.4 ACRES.
TOWN OF SUPERIOR

SIGNATURE BLOCKS

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, 30th on the day of September, 2016.
 Attest: Phyllis L. Hardin Clint Folsom
 Town Clerk Mayor



PLANNING COMMISSION CERTIFICATE:

Recommended approved this 7th day of August, 2016 by the Town of Superior Planning Commission, Resolution No. PC-10 Series 2016.

TOWN CLERK CERTIFICATE:

I certify that this instrument as approved by (Resolution/Ordinance) No. R-55 Series 2016, was filed in my office on the 29th day of Sept, 2016 at 11:00 o'clock am/pm.
 Witness my hand the corporate seal of the Town of Superior, 30th on the day of September, 2016.

Phyllis L. Hardin
Town Clerk

CERTIFICATE OF OWNERSHIP

I certify that Clint Folsom am the sole owner of the property and consent to this plan.

In witness whereof hereunto set my hand this 30th day of Sept, 2016.
Clint Folsom
 Owners

STATE of Colorado, ss.
 County of Boulder, ss.

The foregoing certificate of ownership was acknowledged before me this 30th day of September, 2016 by Clint Folsom.
 My commission expires: 2-5-17 Phyllis L. Hardin
 Notary Public

PHYLLIS L. HARDIN
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 108400223
 My Commission Expires Feb. 5, 2017

(Seal)

DEVELOPER

RC SUPERIOR, LLC
 BILL BRENCK
 VICE PRESIDENT OF REAL ESTATE
 12775 EL CAMINO REAL, SUITE 110
 SAN DIEGO, CALIFORNIA 92130
 858-345-3943
 BRENCK@BRANCHCAPITAL.COM

ENGINEER

CIVIL RESOURCES, LLC
 JIM BIZZO/TOWICZ, P.E.
 PRINCIPAL CIVIL ENGINEER
 323 5TH STREET, P.O. BOX 680
 FREDERICK, CO 80530
 303-833-1416 X 200
 JIM@CIVILRESOURCES.COM

LANDSCAPE ARCHITECT

MIG, INC.
 ANGE HALESERUS
 158 FILLMORE STREET
 DENVER, CO 80202
 303-442-8200 | WWW.MIGCOM.COM
 ANGEH@MIGCOM.COM

LIGHTING

CLANTON & ASSOCIATES, INC.
 JOSIE WRATTEN
 SENIOR DESIGNER
 4899 NAUTILUS COURT SOUTH, STE 102
 BOULDER, CO 80501
 303-440-3327 | WWW.CLANTONASSOCIATES.COM
 JOSIE@CLANTONASSOCIATES.COM

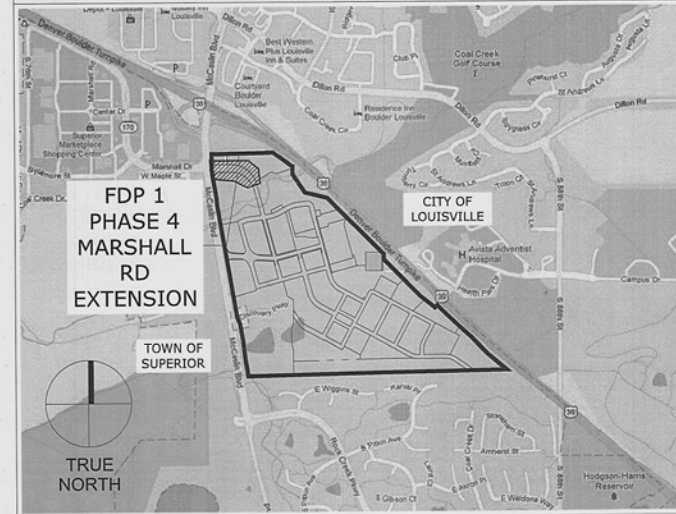
IRRIGATION

HYDROSYSTEMS-KDI, INC.
 KEN DIPALO
 PRESIDENT
 660 TABOR STREET, SUITE 200
 LAKEWOOD, COLORADO 80401
 303-440-3327
 KEND@HYDROSYSTEMSKDI.COM

SURVEYOR

KING SURVEYING
 STEVE KING
 660 E. GARDEN DRIVE
 WINDSOR, CO 80590
 skvsvs@kingsurveying.com

VICINITY MAP



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

REVISIONS	
NO.	DATE
1	7/20/16
2	8/11/16
3	8/17/16

Vested Rights:
 This Plan constitutes a site specific development plan as defined in Section 24-68-101, et. seq., C.R.S., and Chapter 18 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado. The terms and other conditions of these vested rights are further described in the development agreement dated March 11, 2013.

Record of Approval #03550037 10/12/2016

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

PREPARED BY:
 CIVIL RESOURCES, LLC
 323 5th STREET
 P.O. BOX 680
 FREDERICK, CO 80530
 303 833 1416

DESIGNED BY: JAB DATE: JULY 13, 2016
 DRAWN BY: DAL SCALE: NONE
 CHECKED BY: JAB
 JOB NO.: 228.051.04
 DWG NAME: FDP 1-4_Plan_COVER.dwg

COVER

SHEET: 1.0

SUPERIOR TOWN CENTER FDP 1 - PHASE 4 (MARSHALL ROAD EXT)	
Sheet Number	Sheet Title
1.0	COVER
2.0	CONTEXT SITE PLAN
3.0	SITE & PAVING PLAN 1 - MARSHALL ROAD
4.0	UTILITY PLAN
5.0	MARSHALL ROAD DRAINAGE PLAN & ROAD PROFILE
11.0	LANDSCAPE PLAN
12.0	LANDSCAPE NOTES AND DETAILS
81.0	OVERALL IRRIGATION PLAN
LT1.0	LIGHTING PLAN
LT1.1	LIGHTING DETAILS



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

SUPERIOR TOWN CENTER

SUPERIOR, COLORADO



CIVIL RESOURCES, LLC

323 5th STREET
P.O. Box 680
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LEGAL DESCRIPTION

PORTION OF MARSHALL ROAD RIGHT OF WAY FROM EASTERN TERMINUS TO EDGE OF COAL CREEK FLOODPLAIN, APPROXIMATELY 1.4 ACRES.

TOWN OF SUPERIOR

SIGNATURE BLOCKS

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 _____ on the day of _____, 20____.

Attest: _____
Town Clerk Mayor

PLANNING COMMISSION CERTIFICATE:

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

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 _____ on the day of _____, 20____.

Town Clerk

CERTIFICATE OF OWNERSHIP

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

In witness whereof I hereunto set my hand this ____ day of _____, 20____.

Owners _____

STATE OF _____)
County of _____) ss.

The foregoing certificate of ownership was acknowledged before me this _____ day of _____, 20____, by _____.

My commission expires: _____
Notary Public

(Seal)

DEVELOPER

RC SUPERIOR, LLC
BILL JENCKS
VICE PRESIDENT OF REAL ESTATE
12275 EL CAMINO REAL, SUITE 110
SAN DIEGO, CALIFORNIA 92130
858-345-3643
BJENCKS@RANCHCAPITAL.COM

ENGINEER

CIVIL RESOURCES, LLC
JIM BRZOSTOWICZ, P.E.
PRINCIPAL / CIVIL ENGINEER
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JIM@CIVILRESOURCES.COM

LANDSCAPE ARCHITECT

MIG, INC.
ANGIE HULESEBUS
158 FILLMORE STREET
DENVER, CO 80206
303.440.9200 | WWW.MIGCOM.COM
ANGIEH@MIGCOM.COM

LIGHTING

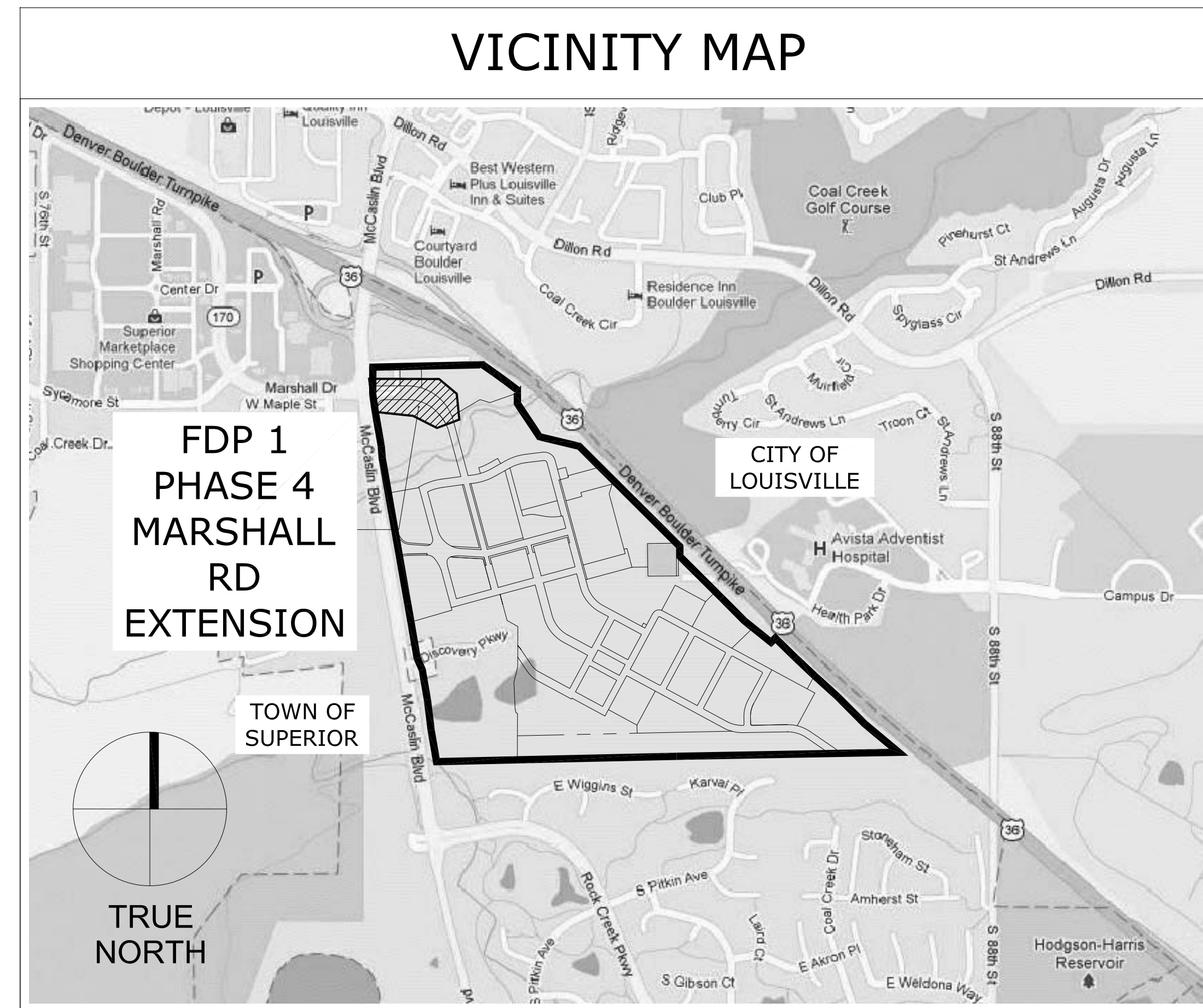
CLANTON & ASSOCIATES, INC.
JOSIE WRATTEN
SENIOR DESIGNER
4639 NAUTILUS COURT SOUTH, STE 102
BOULDER, CO 80301
303-530-7229/CLANTONASSOCIATES.COM
JOSIE@CLANTONASSOCIATES.COM

IRRIGATION

HYDROSYSTEMS-KDI, INC.
KEN DIPAULO
PRESIDENT
860 TABOR STREET, SUITE 200
LAKEWOOD, COLORADO 80401
303-980-5327
KEND@HYDROSYSTEMSKDI.COM

SURVEYOR

KING SURVEYING
STEVE SYRING
650 E. GARDEN DRIVE
WINDSOR, CO 80550
steves@kingsurveying.com



SUPERIOR TOWN CENTER FDP 1 - PHASE 4 (MARSHALL ROAD EXT)		
Sheet Number	Sheet Title	
1.0	COVER	1 OF 10
2.0	CONTEXT SITE PLAN	2 OF 10
3.0	SITE & PAVING PLAN 1 - MARSHALL ROAD	3 OF 10
4.0	UTILITY PLAN	4 OF 10
5.0	MARSHALL ROAD DRAINAGE PLAN & ROAD PROFILE	5 OF 10
L1.0	LANDSCAPE PLAN	6 OF 10
L2.0	LANDSCAPE NOTES AND DETAILS	7 OF 10
IR1.0	OVERALL IRRIGATION PLAN	8 OF 10
LT1.0	LIGHTING PLAN	9 OF 10
LT1.1	LIGHTING DETAILS	10 OF 10

PREPARED FOR:

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

PREPARED BY:

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323 5th STREET
P.O. BOX 680
FREDERICK, CO 80530
303 833 1416



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

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	7/28/16
2	TOWN COMMENTS	8/11/16
3	TECHNICAL CORRECTIONS	9/01/16

Vested Rights:

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

DESIGNED BY: JAB DATE: JULY 15, 2016
DRAWN BY: CAL SCALE: NONE
CHECKED BY: JAB
JOB NO.: 228.001.04
DWG NAME: FDP 1-4_Mar_COVER.dwg

COVER

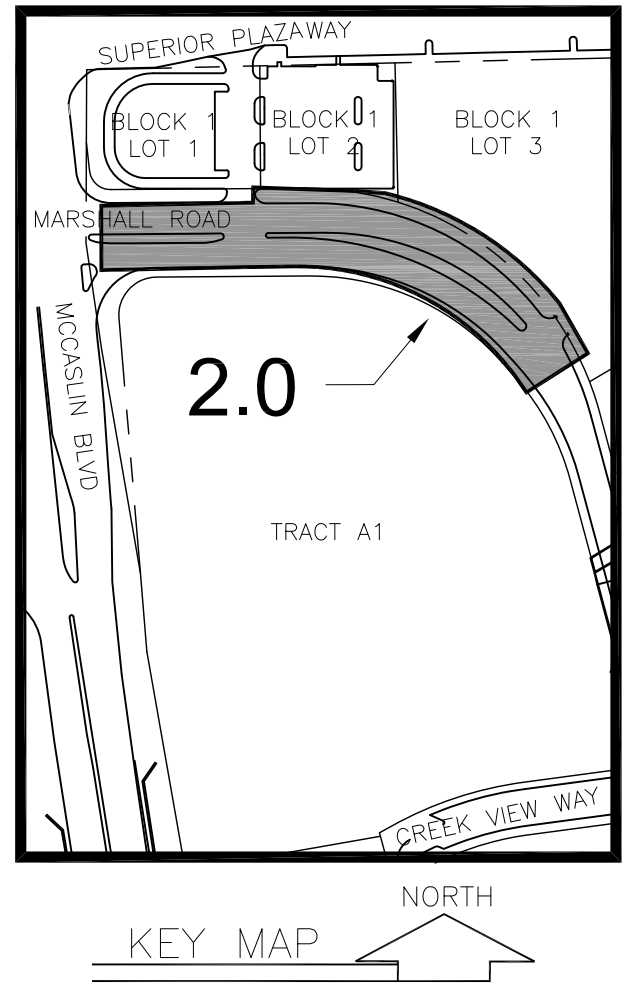
SHEET:

1.0

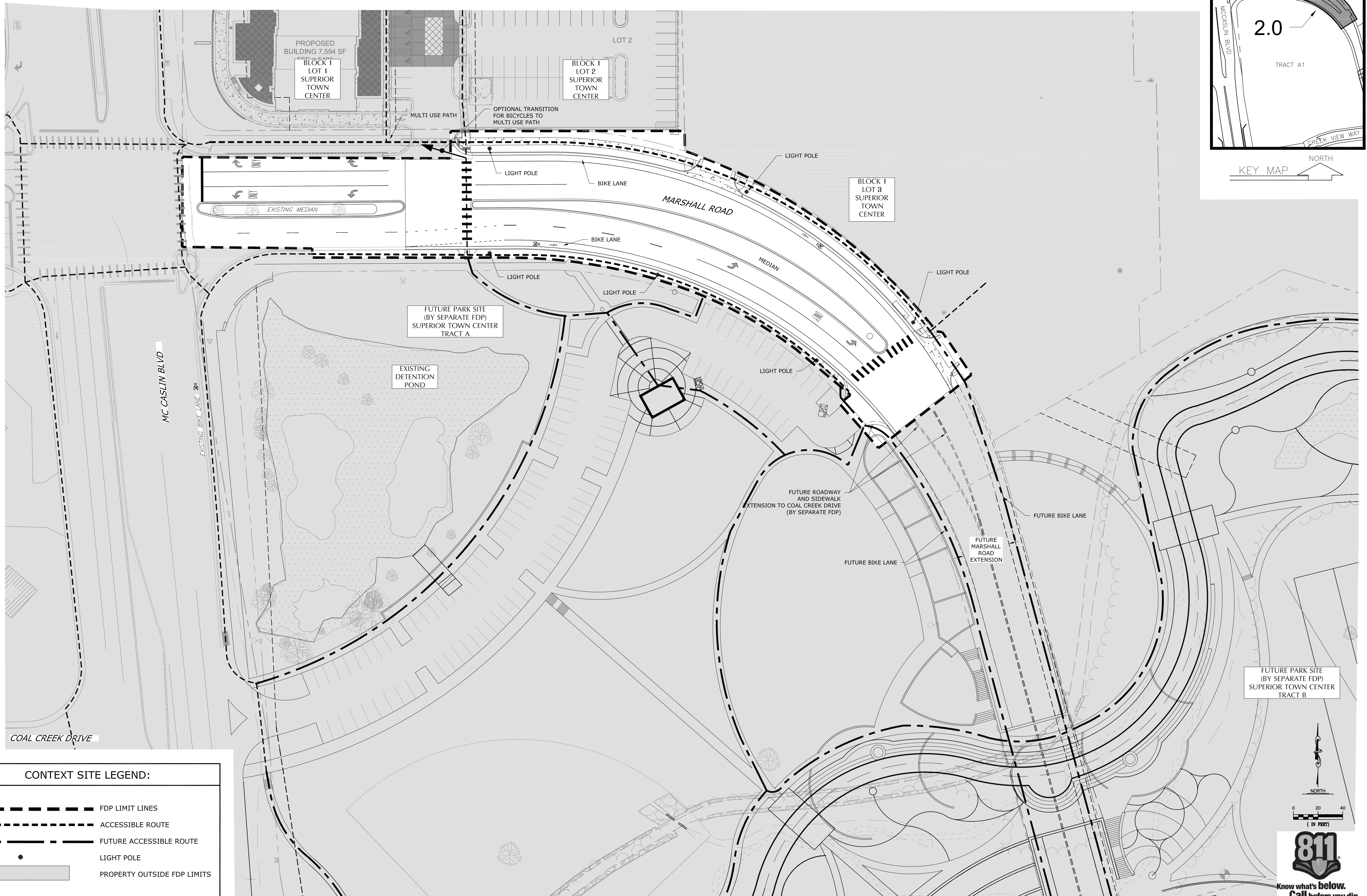
FINAL DEVELOPMENT PLAN 1 - PHASE 4 (MARSHALL ROAD EXTENSION)

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SUPERIOR, COLORADO

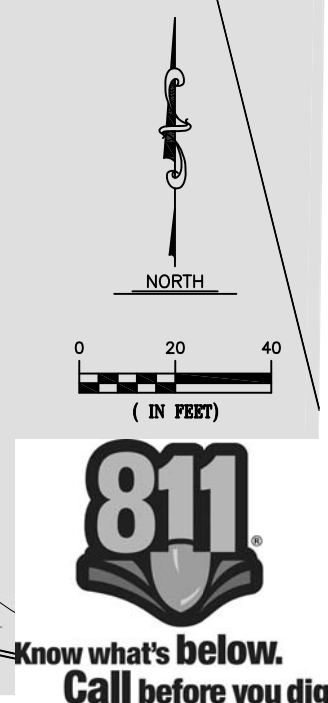
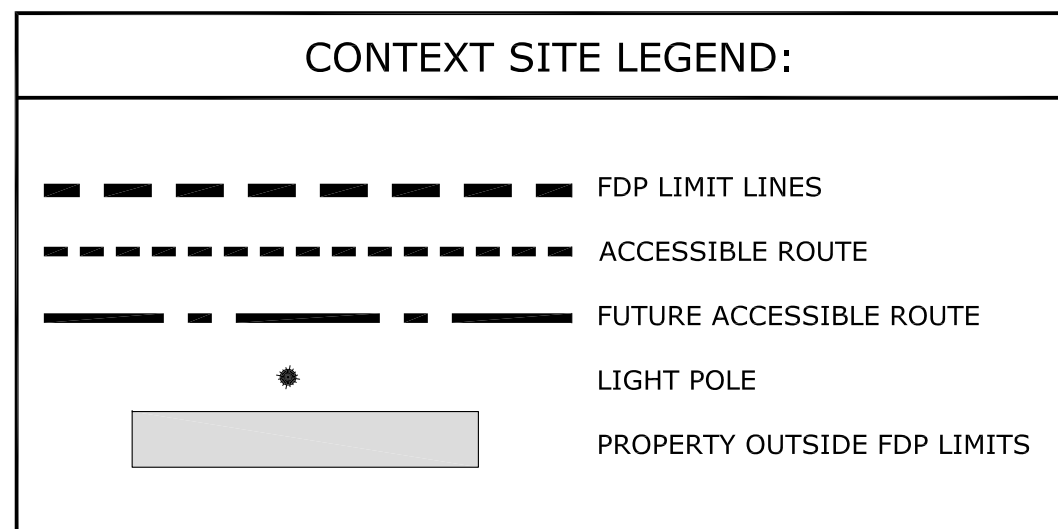
REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	7/28/16
2	TOWN COMMENTS	8/11/16
3	TECHNICAL CORRECTIONS	9/19/16

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

CONTEXT SITE PLAN

SHEET:
2.0

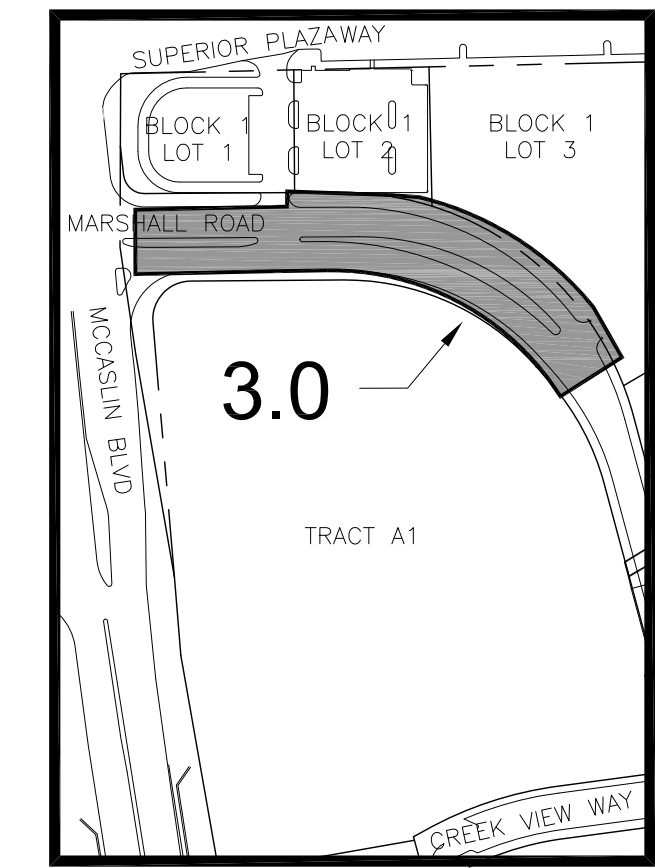


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FINAL DEVELOPMENT PLAN 1 - PHASE 4 (MARSHALL ROAD EXTENSION) SUPERIOR TOWN CENTER SUPERIOR, COLORADO

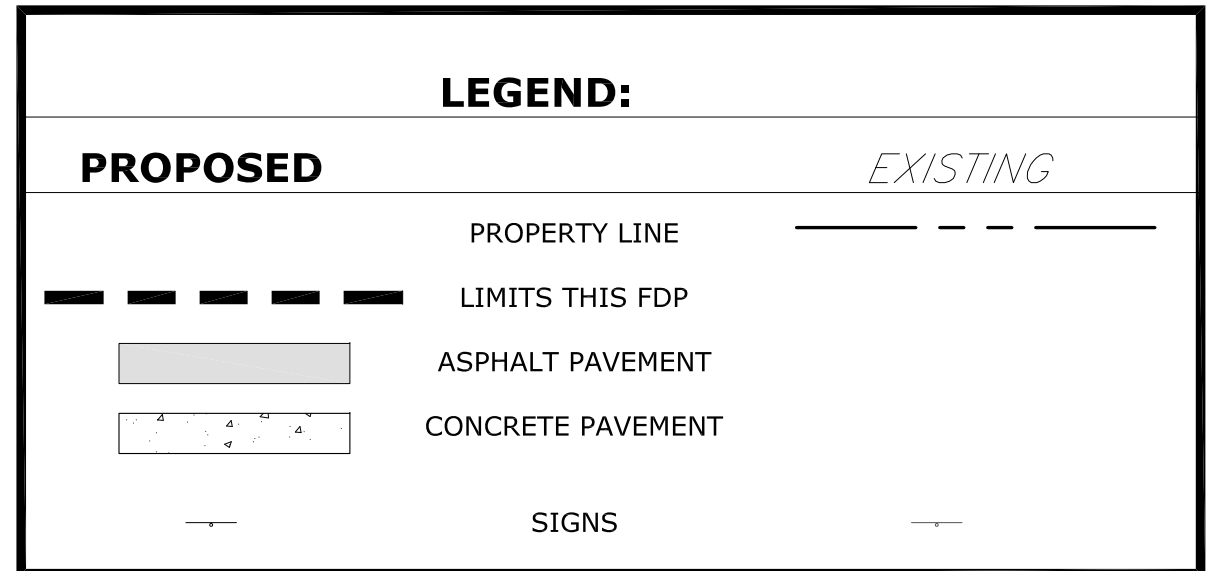
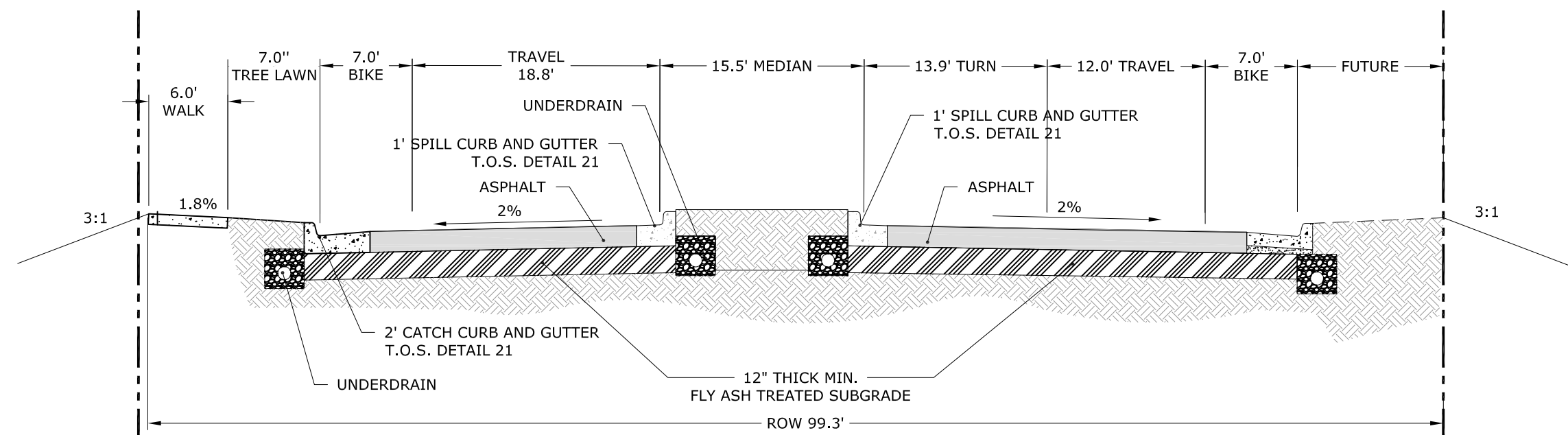
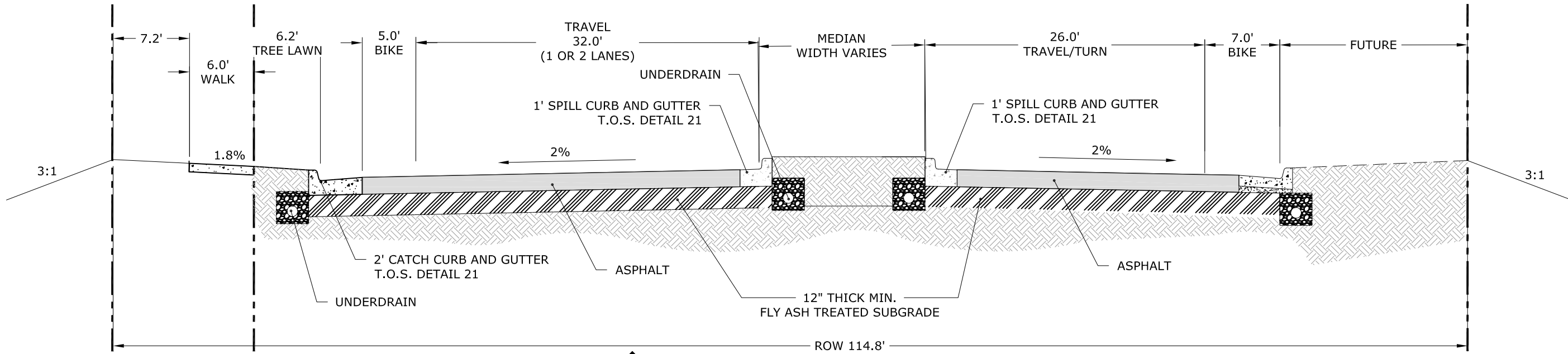
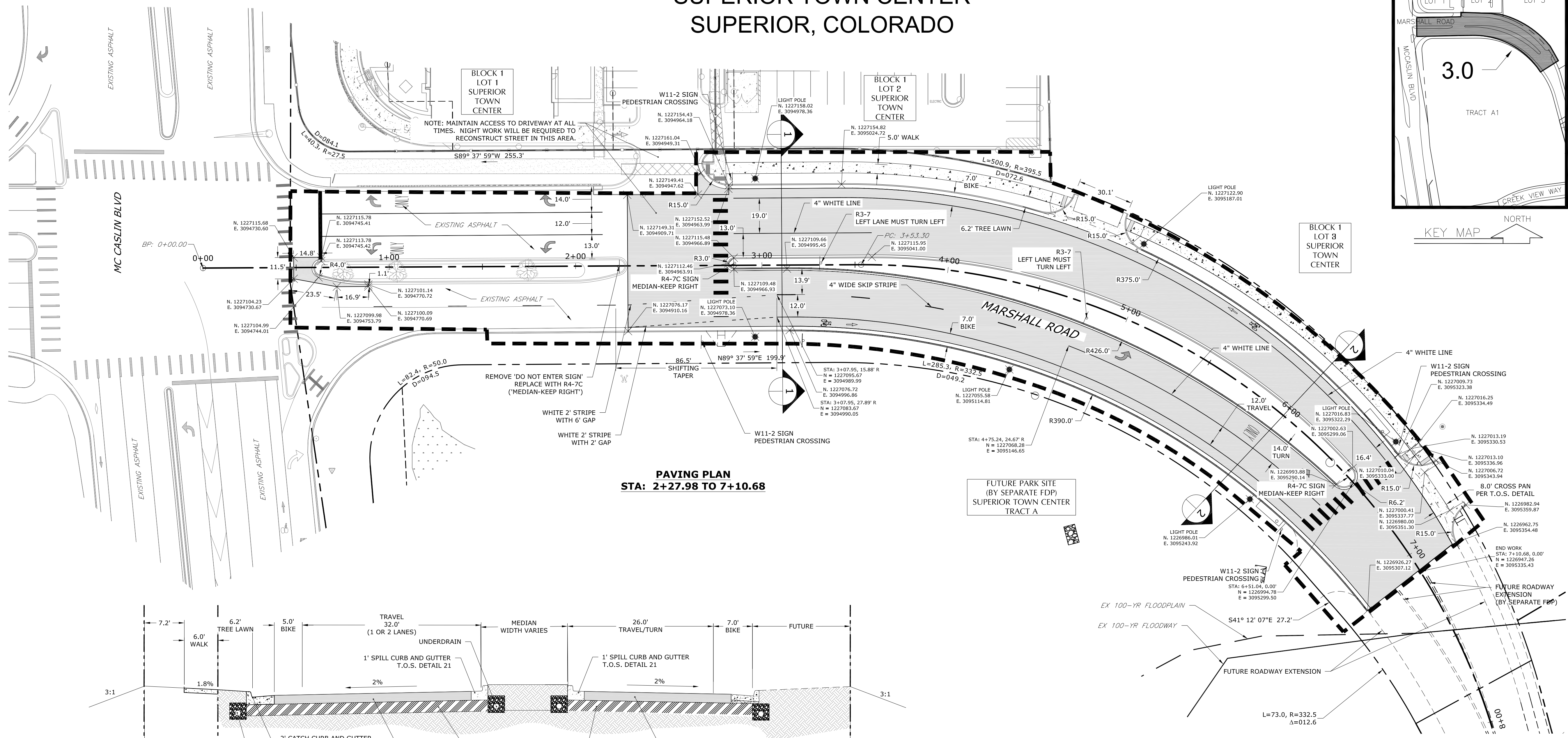


323 5th STREET
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FREDERICK, CO 80530
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WWW.CIVILRESOURCES.COM



KEY MAP
NORTH

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



REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	7/28/16
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DESIGNED BY: JAB DATE: JULY 15, 2016
DRAWN BY: CAL SCALE: 1"=30'
CHECKED BY: JAB
JOB NO.: 228.001.04
DWG NAME: PP_FDP 1-4_Marpav.dwg

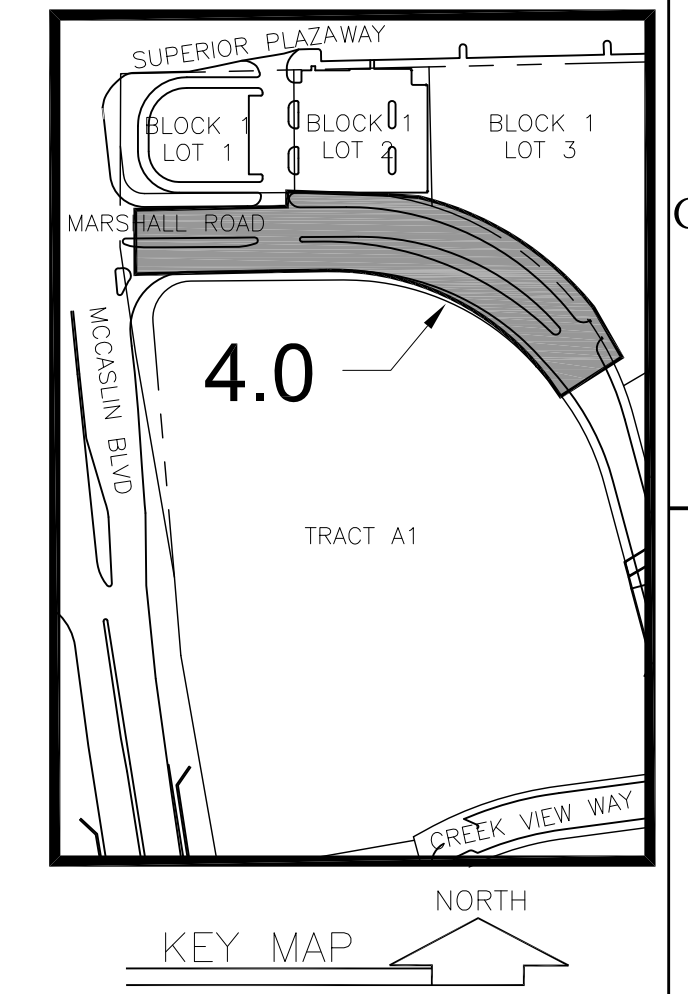
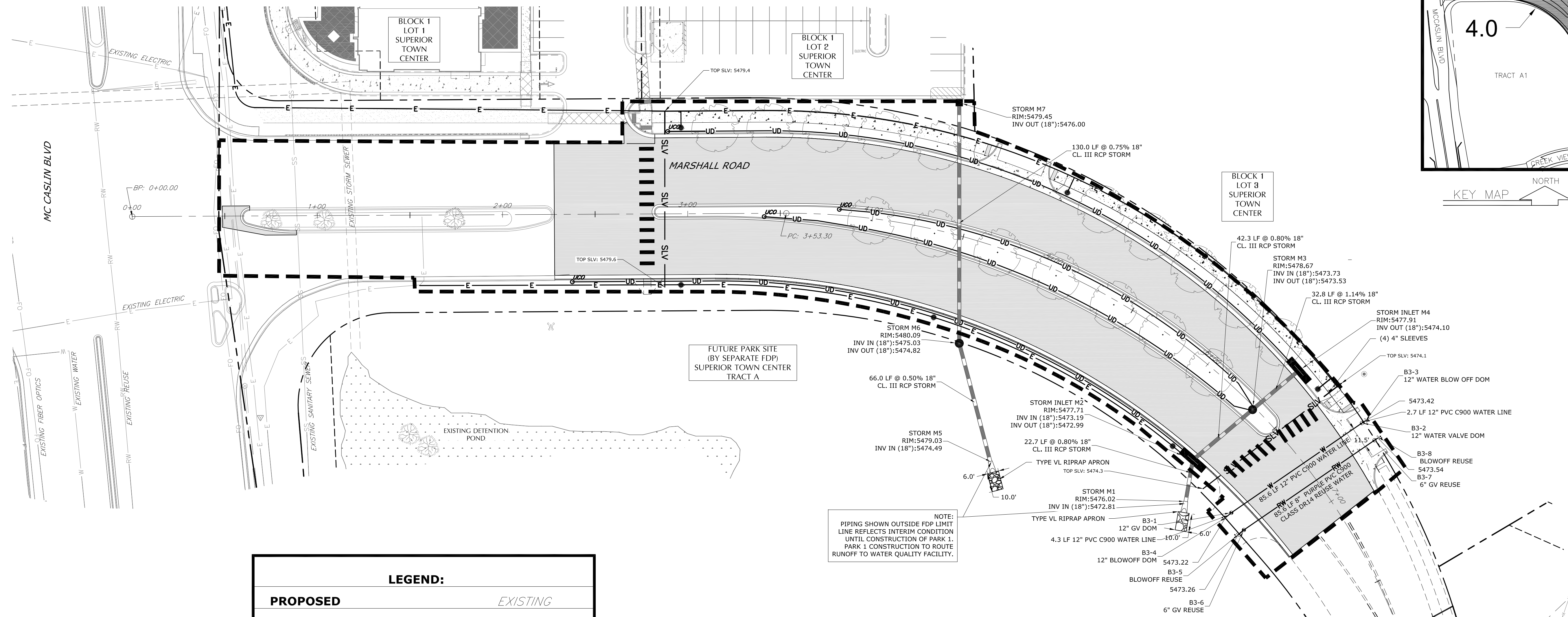
**SITE & PAVING PLAN
1 - MARSHALL ROAD**

SHEET:
3.0



C:\Users\jacob\OneDrive\Documents\2016\20160715\20160715_FDP 1-4_Marpav.dwg

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



LEGEND:

PROPOSED		EXISTING
	PROPERTY LINE	
	LIMITS THIS FDP	
	PAVEMENT	
	CONCRETE	
	STORM SEWER	
	WATER LINE	
	SLEEVES	
	UNDERDRAIN	
	REUSE WATER	
	ELECTRIC	
N/A	FIBER OPTICS	
N/A	SANITARY SEWER	
	UNDERDRAIN CLEAN OUT	
	LIGHT POLE	
	SIGN	
	WATER VALVE	
	WATER BLOWOFF	
	WATER TEE	
	STORM MANHOLE	
	STORM INLET	
	IRRIGATION METER	

NOTE:
PIPING SHOWN OUTSIDE FDP LIMIT
LINE REFLECTS INTERIM CONDITION
UNTIL CONSTRUCTION OF PARK 1.
PARK 1 CONSTRUCTION TO ROUTE
RUNOFF TO WATER QUALITY FACILITY.

THIS APPROVAL IS LIMITED TO WORK SHOWN
WITHIN THE DEFINED LIMITS OF THIS FDP, AS
ILLUSTRATED BY THE DEFINED FDP LIMIT LINES.



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P.O. Box 680
FREDERICK, CO 80530
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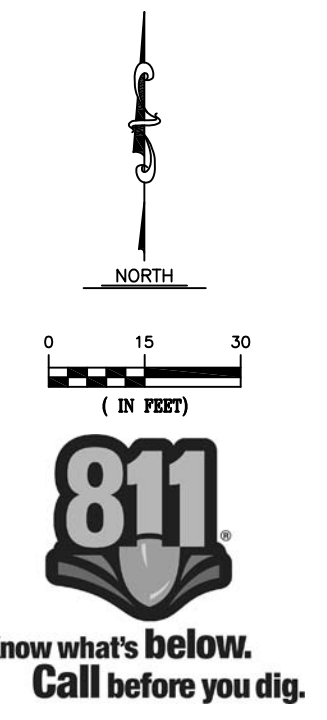
SUPERIOR TOWN CENTER FDP 1 - PHASE 4 (MARSHALL ROAD EXTENSION) SUPERIOR, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	7/29/16
2	TOWN COMMENTS	8/11/16
3	TECHNICAL CORRECTIONS	9/19/16

Vested Rights:
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DESIGNED BY: JAB	DATE: JULY 15, 2016
DRAWN BY: CAL	SCALE: 1"=30'
CHECKED BY: JAB	
JOB NO.: 228.001.04	
DWG NAME: FDP 1-4_Mar_UTP.dwg	



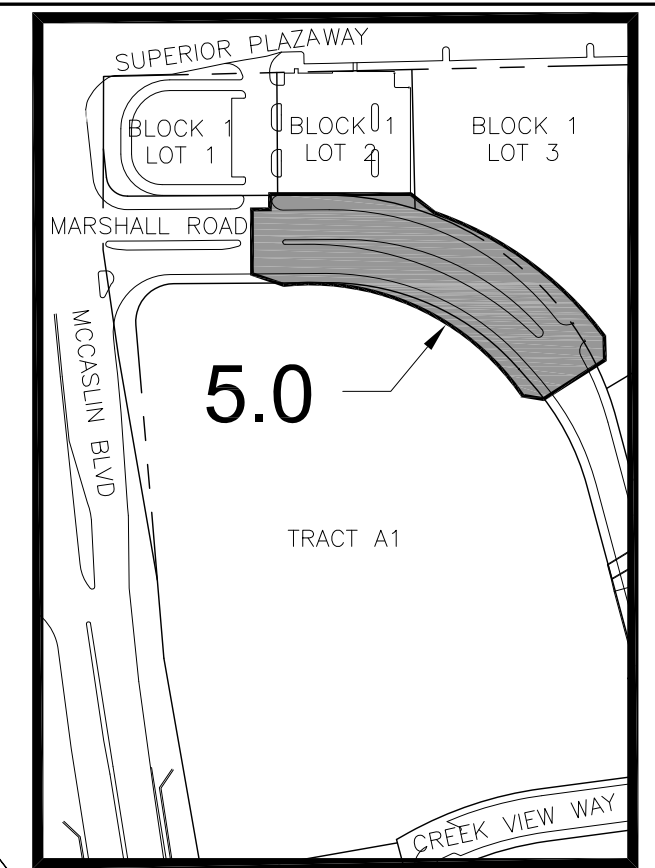
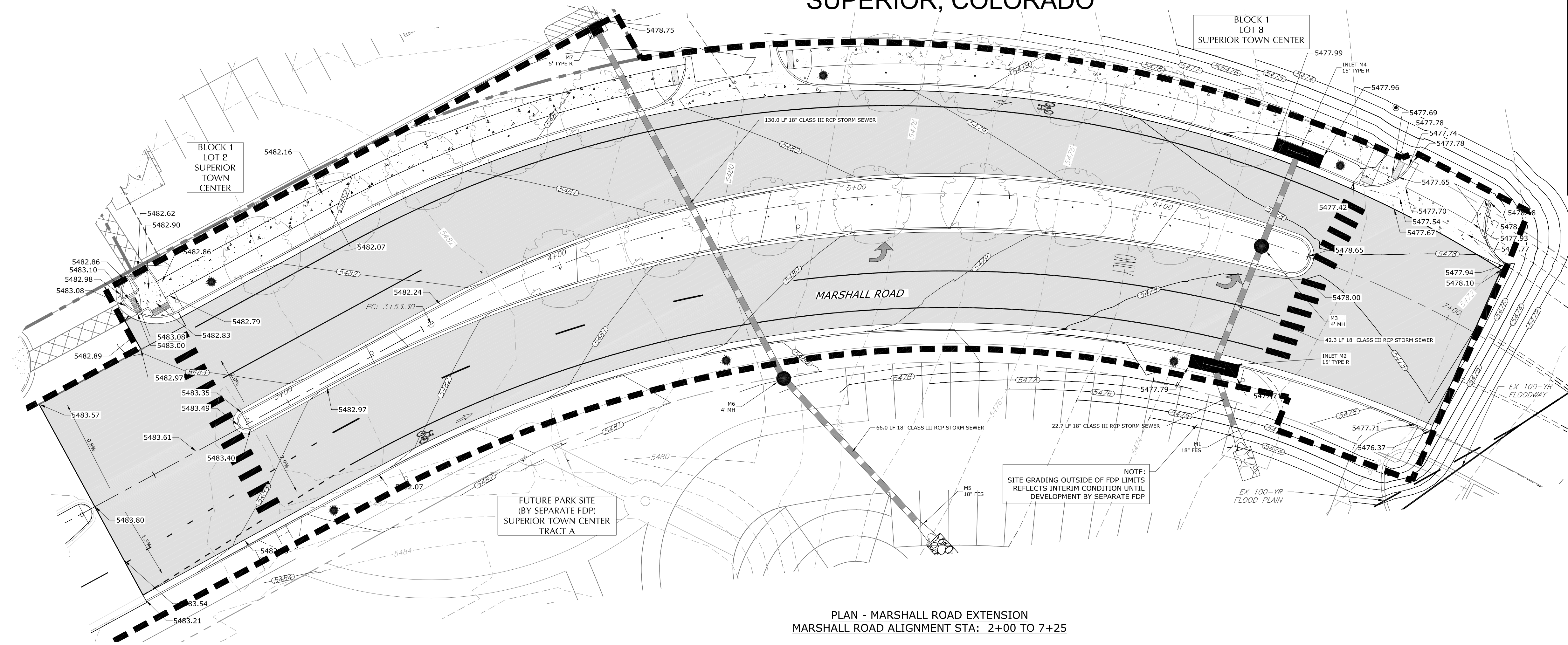
UTILITY PLAN

SHEET:
4.0

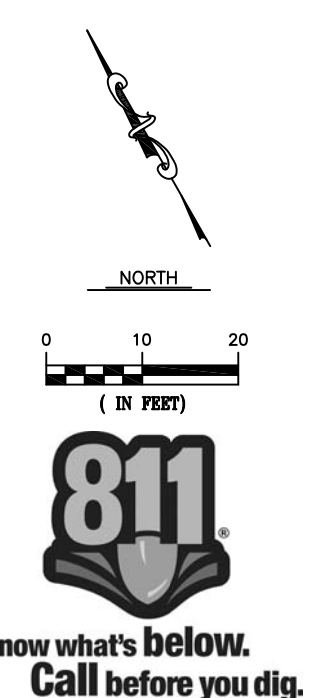
FINAL DEVELOPMENT PLAN 1 - PHASE 4 (MARSHALL ROAD EXTENSION) SUPERIOR TOWN CENTER SUPERIOR, COLORADO



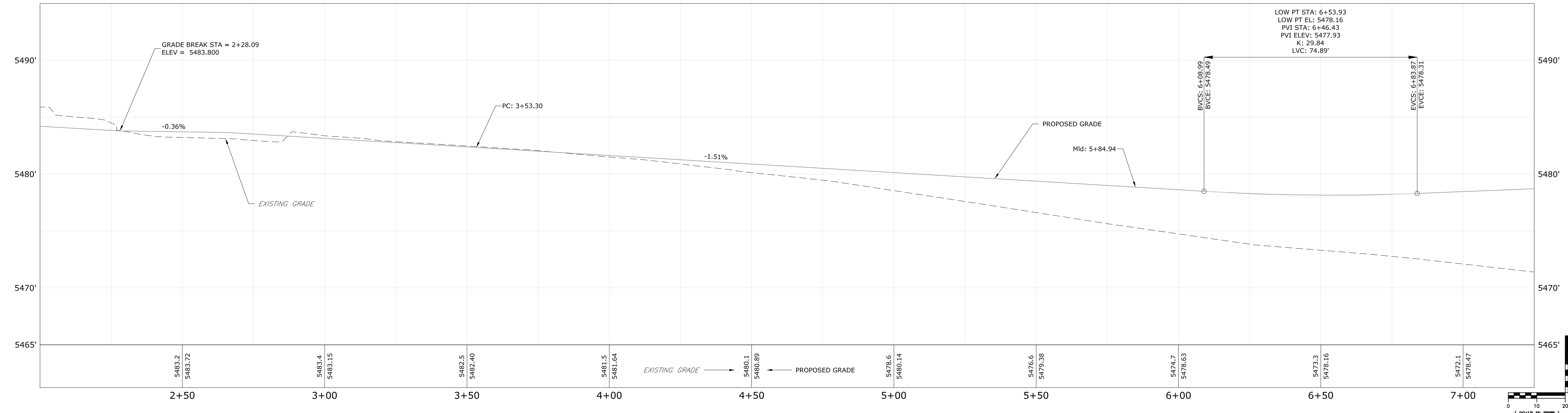
323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
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KEY MAP



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



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

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

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	7/28/16
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DESIGNED BY: JAB DATE: AUG 19 2016
DRAWN BY: CAL SCALE: H:1"=20'
CHECKED BY: JAB V:1"=5'
JOB NO.: 228.001.04
DWG NAME: FDP 1-4_Mar_RD_PP.dwg

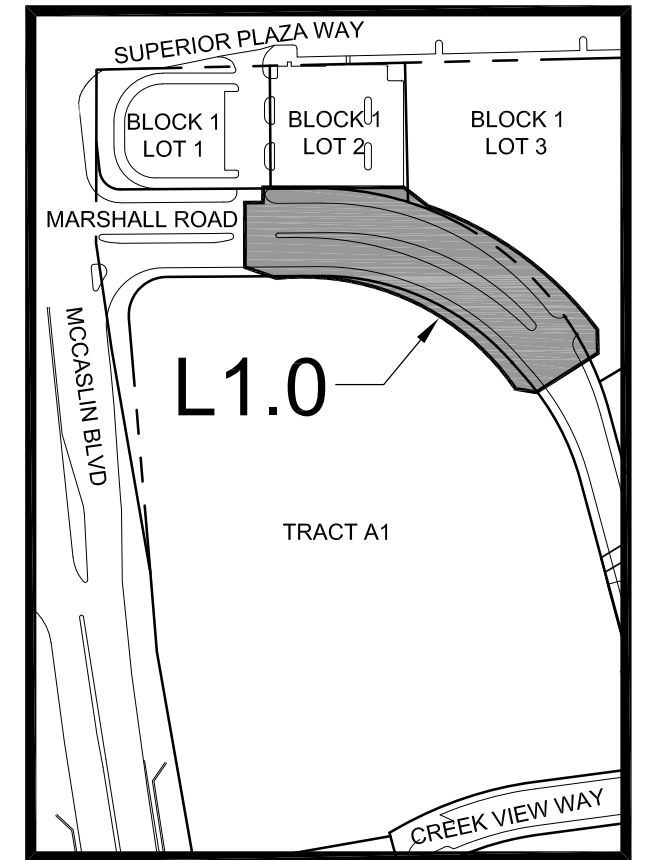
**MARSHALL ROAD
DRAINAGE PLAN &
ROAD PROFILE**

SHEET:
5.0

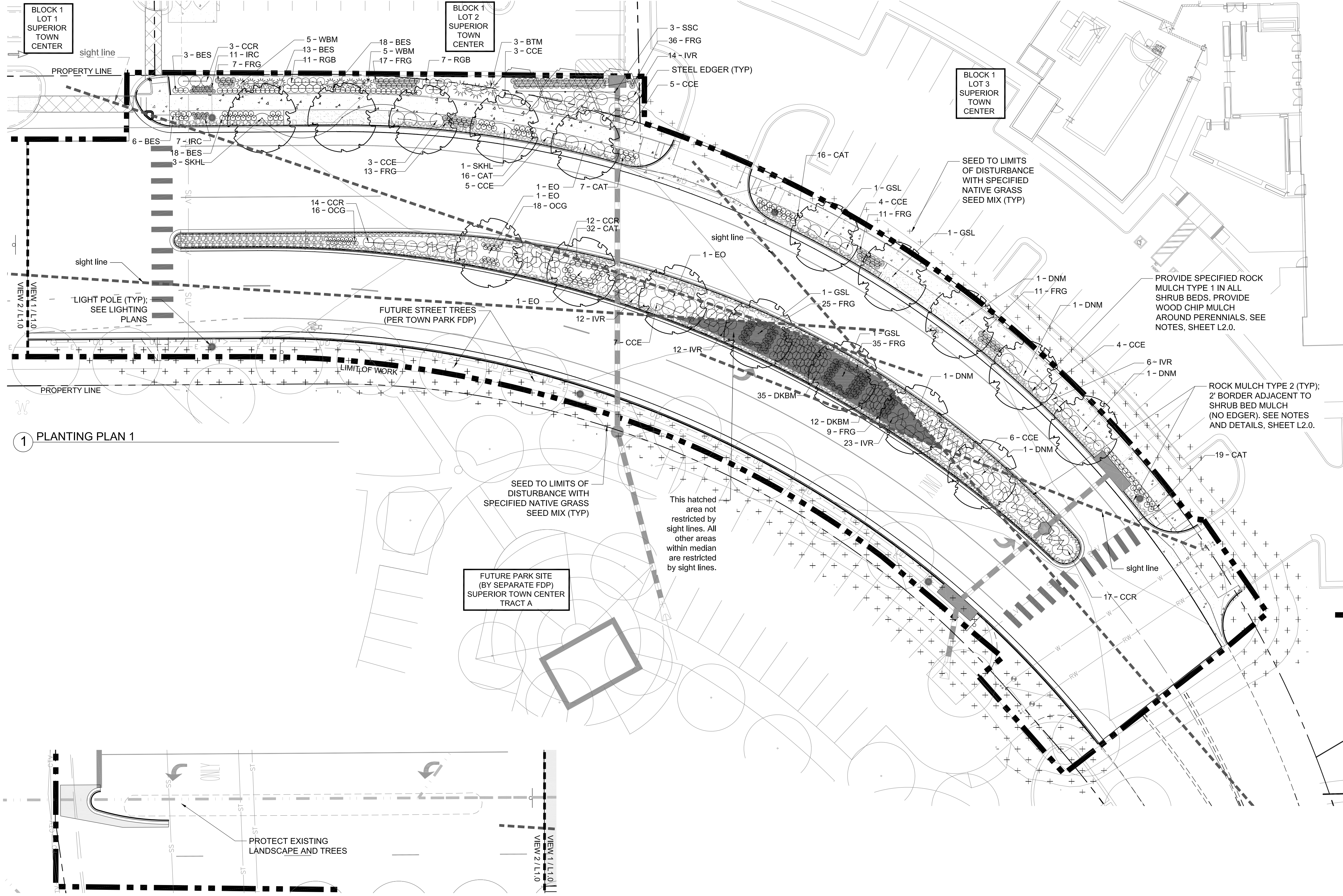
FINAL DEVELOPMENT PLAN 1 - PHASE 4 (MARSHALL ROAD EXTENSION)

SUPERIOR TOWN CENTER

SUPERIOR, COLORADO



KEY MAP



1 PLANTING PLAN 1

2 PLANTING PLAN 2

LEGEND

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

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

SUPERIOR TOWN CENTER
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SUPERIOR, COLORADO

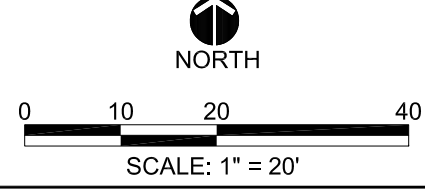
REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	7/28/2016
2	TOWN COMMENTS	8/11/2016
3	TOWN COMMENTS	8/18/2016
4	TOWN COMMENTS	9/08/2016

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

OVERALL LANDSCAPE PLAN

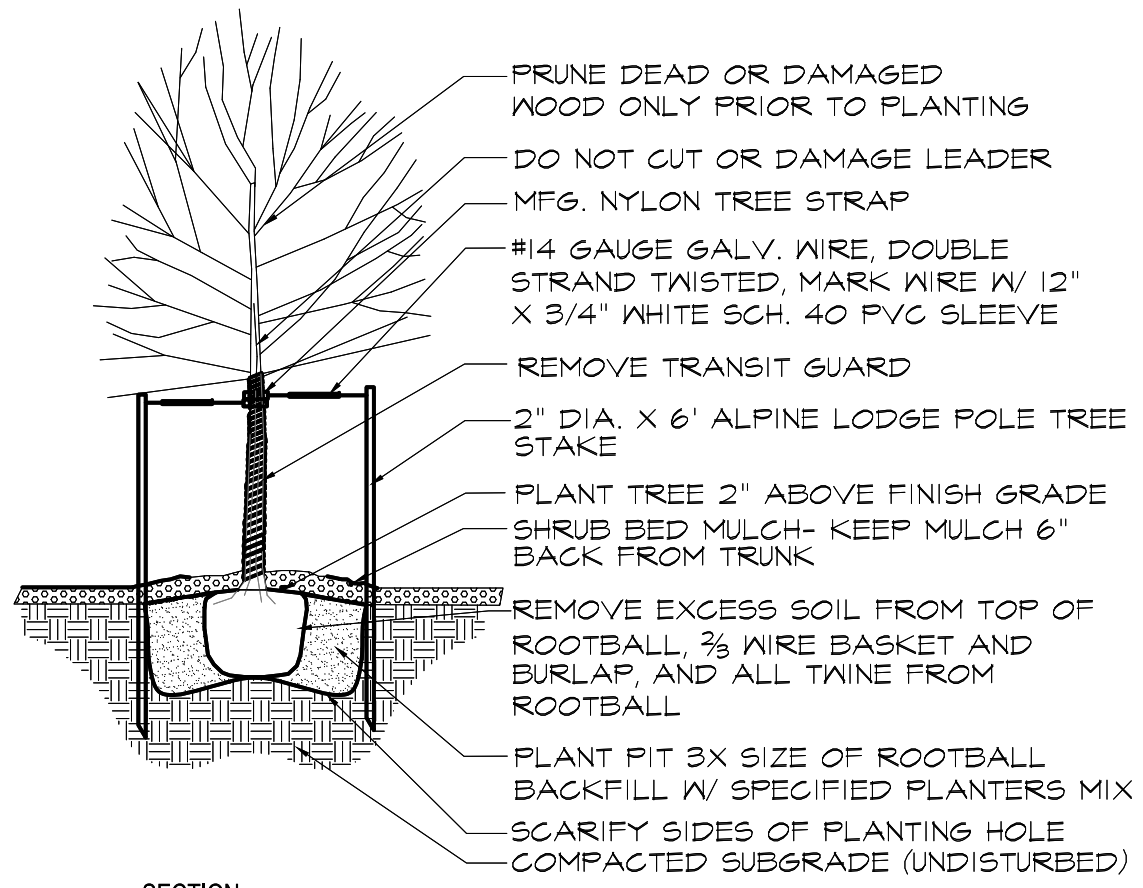
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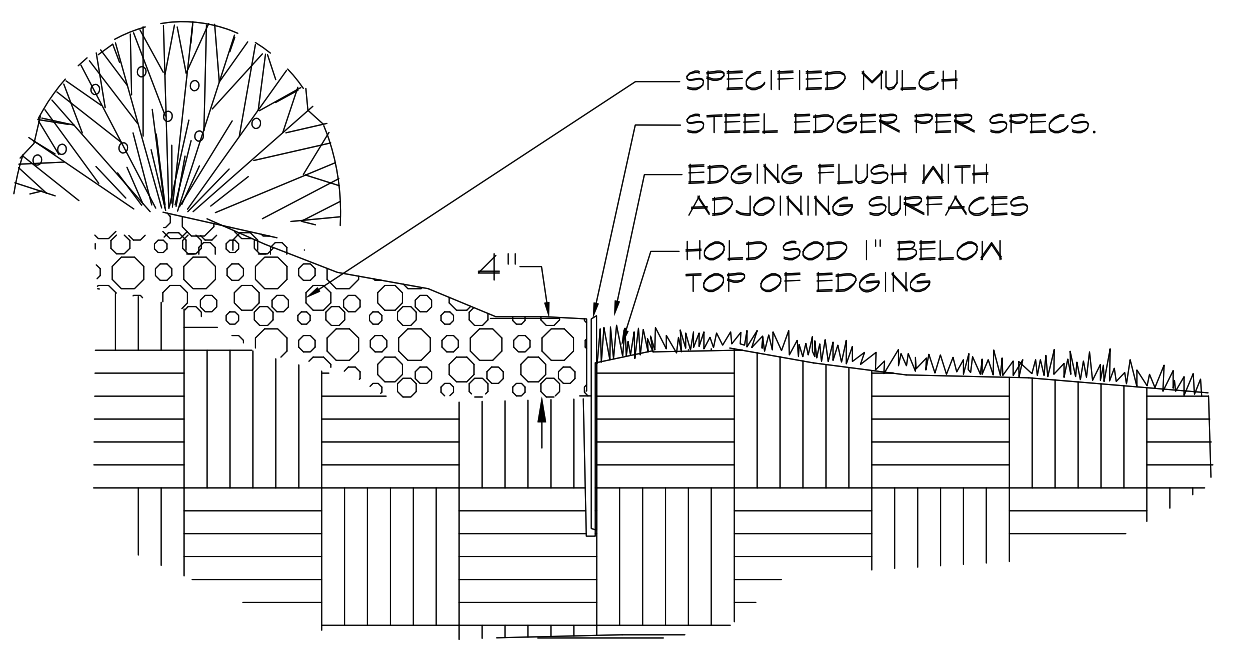
FINAL DEVELOPMENT PLAN 1 - PHASE 4 (MARSHALL ROAD EXTENSION)

SUPERIOR TOWN CENTER

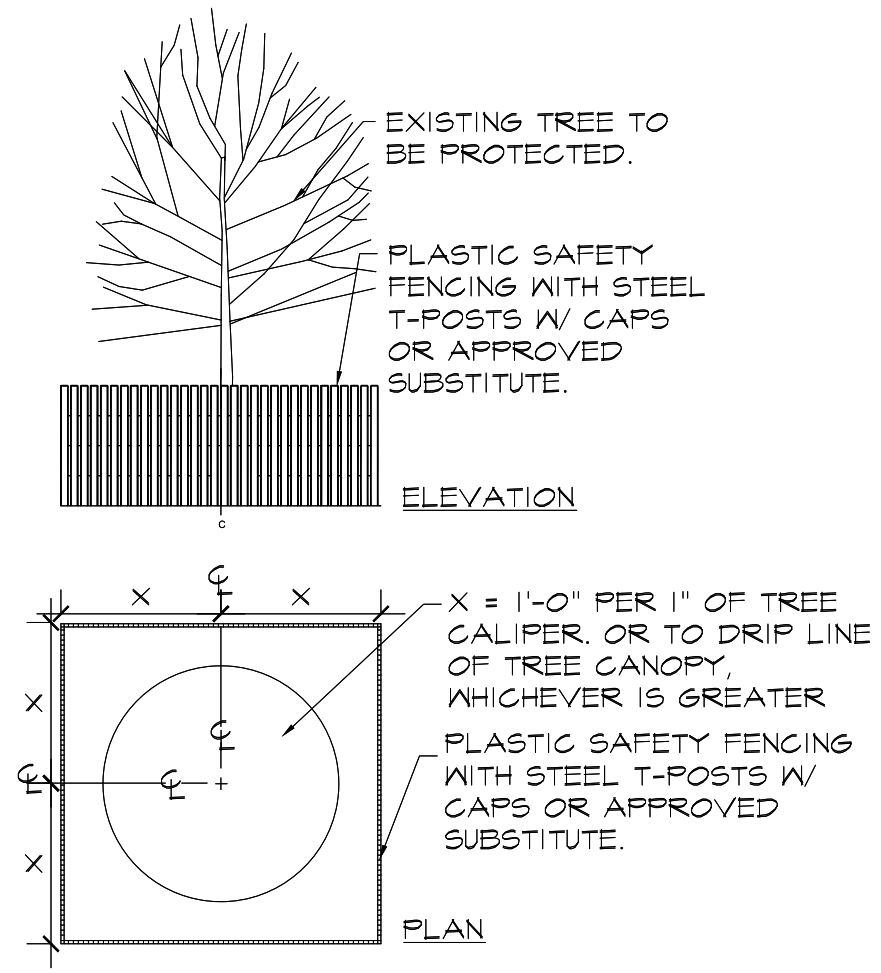
SUPERIOR, COLORADO



1 SECTION DECIDUOUS TREE PLANTING
NTS



4 SECTION STEEL EDGER
NTS



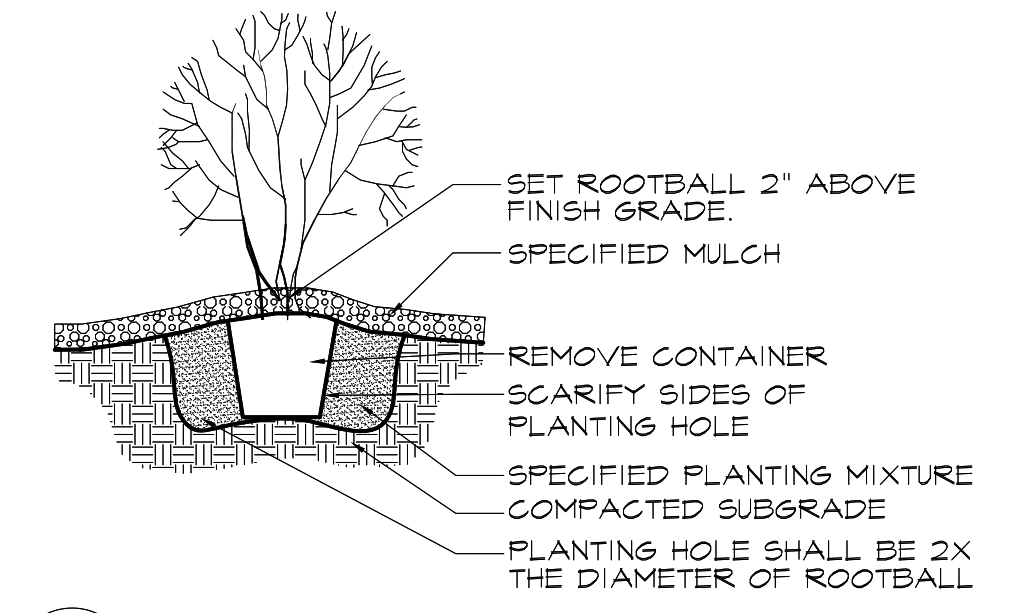
2 TREE PROTECTION DETAIL
NTS



5 ROCK MULCH TYPE 1
NTS



6 ROCK MULCH TYPE 2
NTS



3 SHRUB PLANTING DETAIL
NTS

Marshall Road (FDP 1 Phase 4)						
Plant List						
Deciduous Trees						Total = 17
Key	Latin Name	Common Name	Qty	Spacing	Size	Height
EO	<i>Quercus robur</i>	English Oak	4	As Shown	2.5' Cal.	40-60'
GSL	<i>Tilia cordata 'Greenspire'</i>	Greenspire Linden	4	As Shown	2.5' Cal.	30-40'
DNM	<i>Acer platanoides 'Deborah'</i>	Deborah Norway Maple	5	As Shown	2.5' Cal.	40-50'
SKHL	<i>Gleditsia triacanthos 'Skyline'</i>	Skyline Honeylocust	4	As Shown	2.5' Cal.	30-40'
Ornamental Trees						Total = 3
Key	Latin Name	Common Name	Qty	Spacing	Size	Height
SSC	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	3	As Shown	2' Cal.	20-25'
Deciduous Shrubs						Total = 215
Key	Latin Name	Common Name	Qty	Spacing	Size	Height
CCR	<i>Rosa Flower Carpet Coral</i>	Flower Carpet Coral Rose	46	As Shown	5 Gal.	12-24"
DKBM	<i>Caryopteris x clandonensis 'Dark Knight'</i>	Dark Knight Blue Mist Spirea	47	As Shown	5 Gal.	36-48"
IVR	<i>Rosa Ivory Carpet</i>	Ivory Carpet Rose	67	As Shown	5 Gal.	18-24"
RGB	<i>Berberis thunbergii 'Rose Glow'</i>	Rose Glow Barberry	18	As Shown	5 Gal.	3-5'
CCE	<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	37	As Shown	5 Gal.	18-24"
Evergreen Shrubs						Total = 13
Key	Latin Name	Common Name	Qty	Spacing	Size	Height
WBM	<i>Pinus mugo 'White Bud'</i>	White Bud Mugo Pine	10	As Shown	5 Gal.	2-3'
BTM	<i>Pinus mugo 'Big Tuna'</i>	Big Tuna Mugo Pine	3	As Shown	5 Gal.	6-8'
Ornamental Grasses						Total = 182
Key	Latin Name	Common Name	Qty	Spacing	Size	Height
FRG	<i>Calamagrostis Acutiflora 'Karl Foerster'</i>	Feather Reed Grass	164	As Shown	5 Gal.	36-48"
IRC	<i>Achnatherum hymenoides Grass</i>	Indian Rice Grass	18	As Shown	5 Gal.	15-18"
Perennials						Total = 182
Key	Latin Name	Common Name	Qty	Spacing	Size	Height
BES	<i>Rudbeckia fulgida 'Goldsturm'</i>	Black-Eyed Susan	58	As Shown	1 Gal.	18-24"
CAT	<i>Nepeta x Little Trudy</i>	Little Trudy Catmint	90	As Shown	1 Gal.	8-12"
OCG	<i>Zauschneria garretti 'Orange Carpet'</i>	Creeping Hummingbird Trumpet	34	As Shown	1 Gal.	4-6"

LANDSCAPE DENSITIES (Per #PD-A-2013-1 and PDA #3)		
Landscape Area	Commercial / Retail / Office Required by Code	
	Trees	Shrubs
Street R.O.W.s	1/50 LF	--

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

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

Item	FDP 1 Phase 4: Marshall Road (North side = 367 LF)	
	Required	Provided
Deciduous Trees (1/40 LF)	9	10
Shrubs	--	228

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

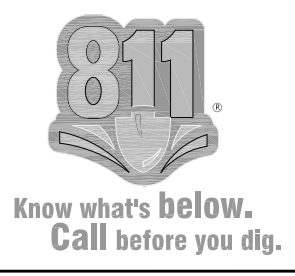
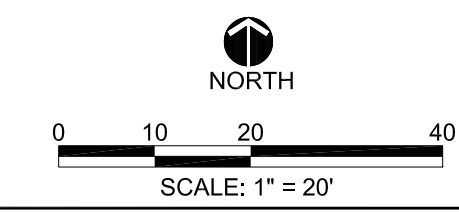
REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	7/28/2016
2	TOWN COMMENTS	8/11/2016
3	TOWN COMMENTS	8/18/2016
4	TOWN COMMENTS	9/08/2016

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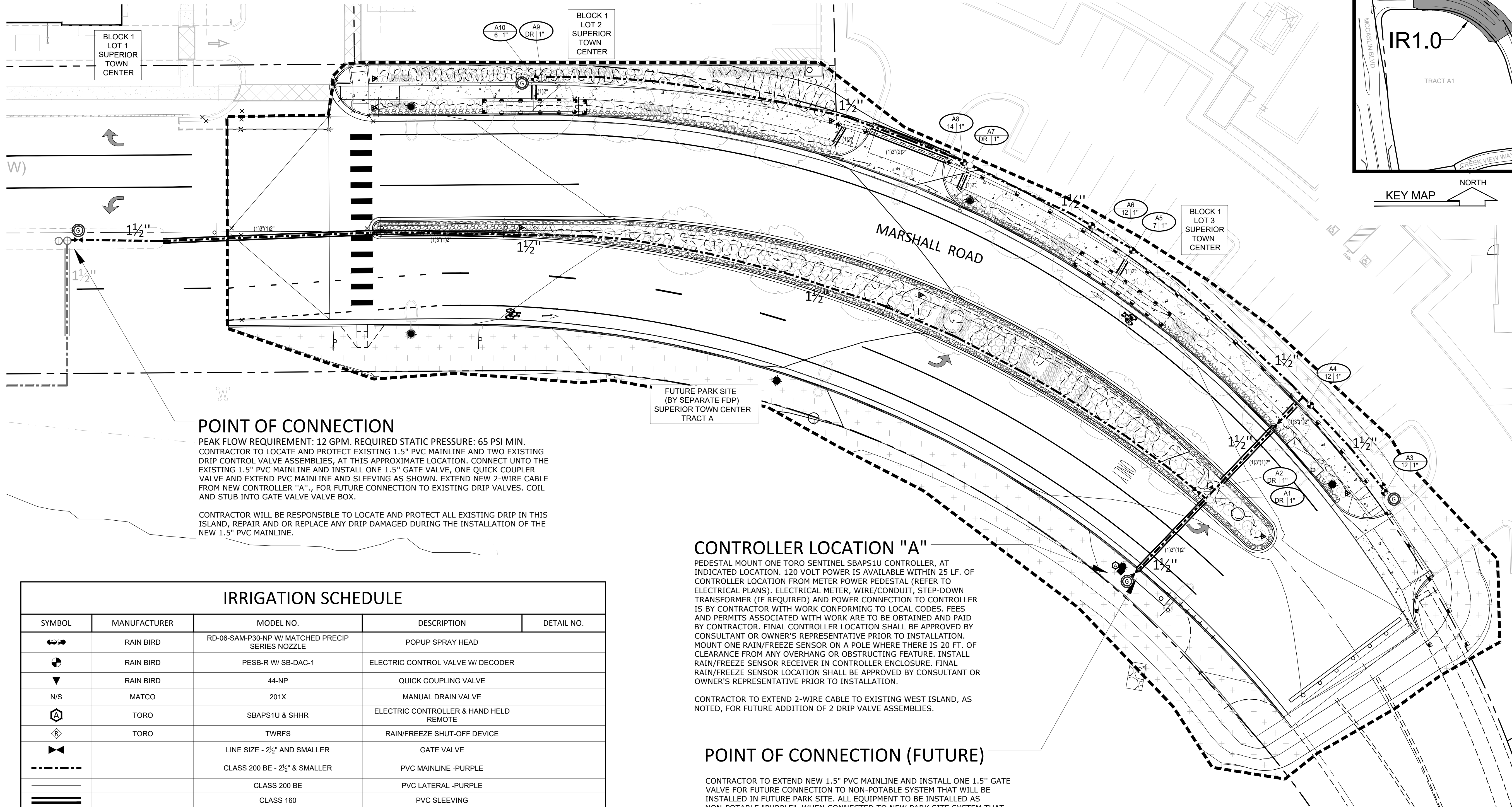
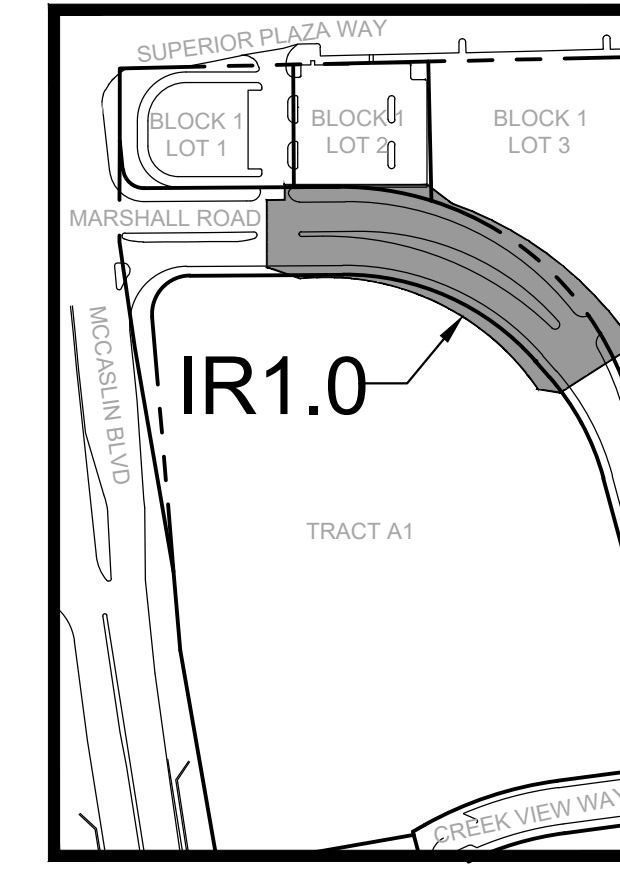
DESIGNED BY: ARH DATE: JULY 15, 2016
DRAWN BY: ARH SCALE: AS SHOWN
CHECKED BY: PMK
JOB NO.:
DWG NAME:

LANDSCAPE NOTES AND DETAILS

L2.0



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



POINT OF CONNECTION

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

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

CONTROLLER LOCATION "A"

PEDESTAL MOUNT ONE TORO SENTINEL SBAPS1U CONTROLLER, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 25 LF. OF CONTROLLER LOCATION FROM METER POWER PEDESTAL (REFER TO ELECTRICAL PLANS). ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY CONSULTANT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE RAIN/FREEZE SENSOR ON A POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL RAIN/FREEZE SENSOR RECEIVER IN CONTROLLER ENCLOSURE. FINAL RAIN/FREEZE SENSOR LOCATION SHALL BE APPROVED BY CONSULTANT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

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

POINT OF CONNECTION (FUTURE)

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

LEGEND

--- FDP - PROJECT BOUNDARY

IRRIGATION SCHEDULE

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

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

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	7/28/2016
2	TOWN COMMENTS	8/11/2016
3	PERMIT SET	9/8/2016
4	TECHNICAL CORRECTIONS	9/08/2016
5	TECHNICAL CORRECTIONS	9/19/2016
6	TOWN COMMENTS	10/3/2016

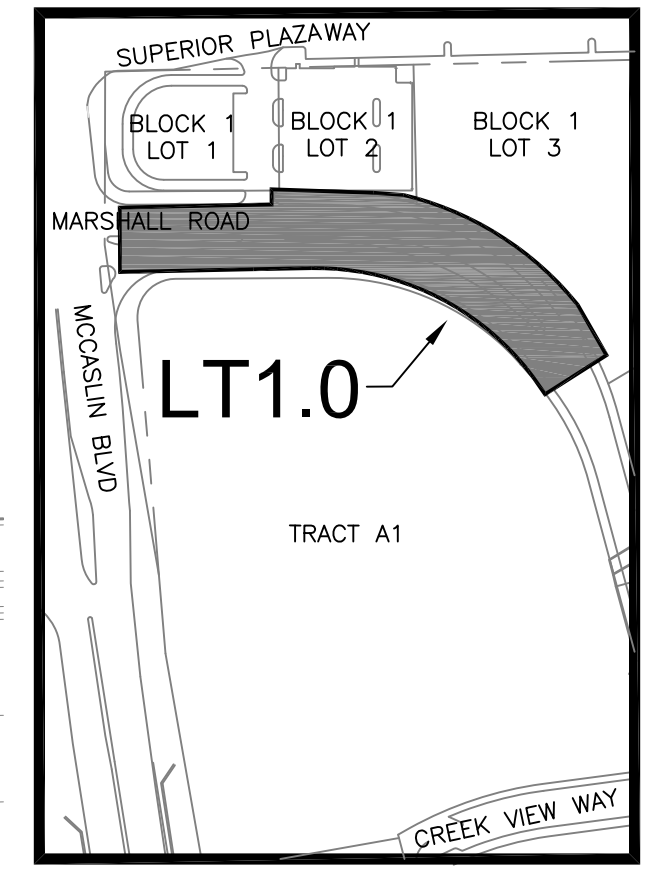
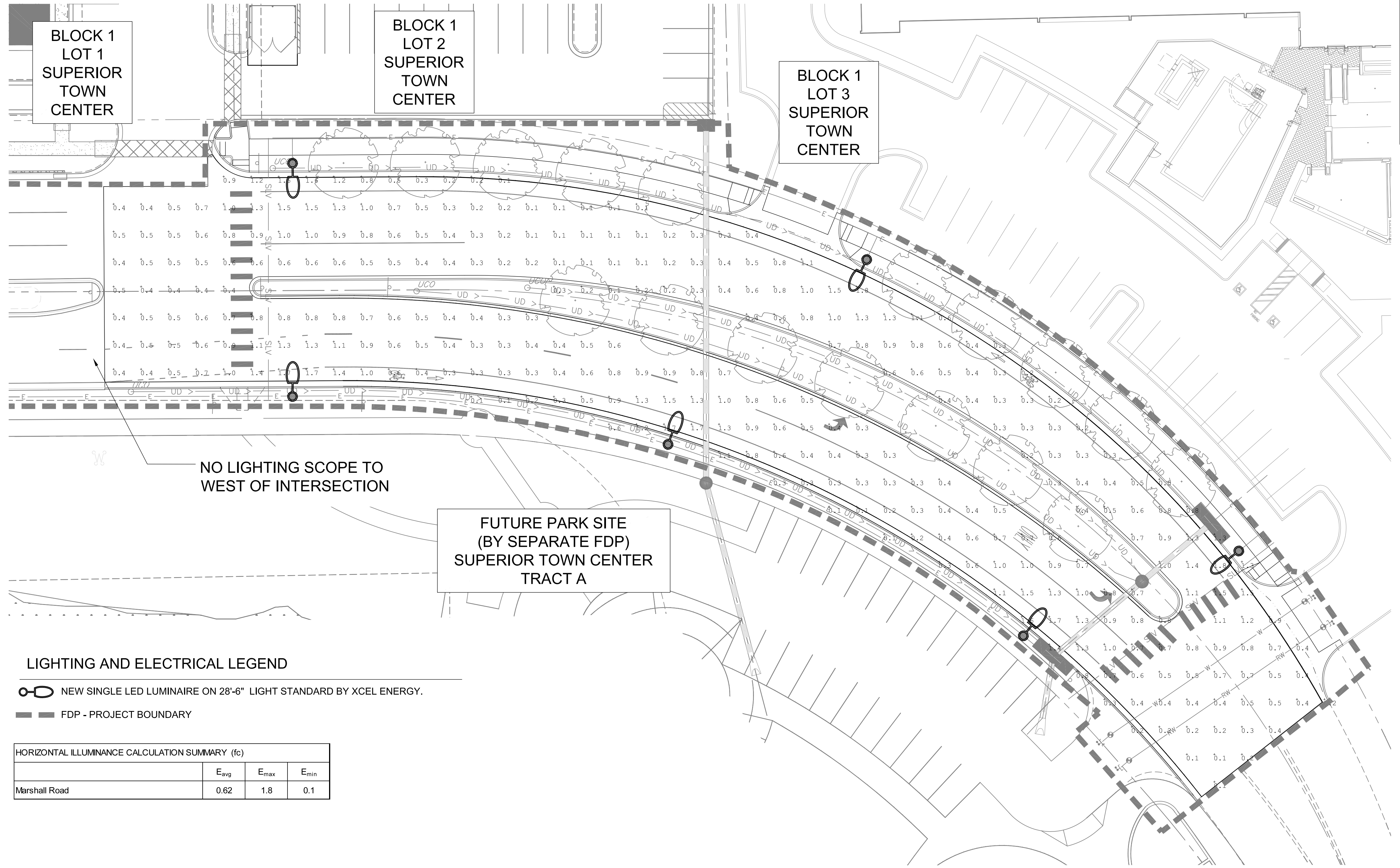
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DESIGNED BY: KJD DATE: JULY 15, 2016
DRAWN BY: KJD SCALE: AS SHOWN
CHECKED BY: JSB
JOB NO.:
DWG NAME:

OVERALL IRRIGATION PLAN

SHEET:
IR1.0

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



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

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

REVISIONS		
NO.	DESCRIPTION	DATE
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4	TECHNICAL CORRECTIONS	9/19/2016

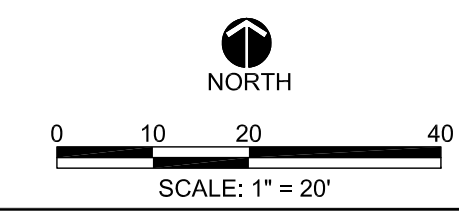
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DRAWN BY: ARH SCALE: AS SHOWN
CHECKED BY: PMK
JOB NO.:
DWG NAME:

LIGHTING AND ELECTRICAL LEGEND

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

HORIZONTAL ILLUMINANCE CALCULATION SUMMARY (fc)			
	E _{avg}	E _{max}	E _{min}
Marshall Road	0.62	1.8	0.1



LIGHTING PLAN

SHEET:
LT1.0

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

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

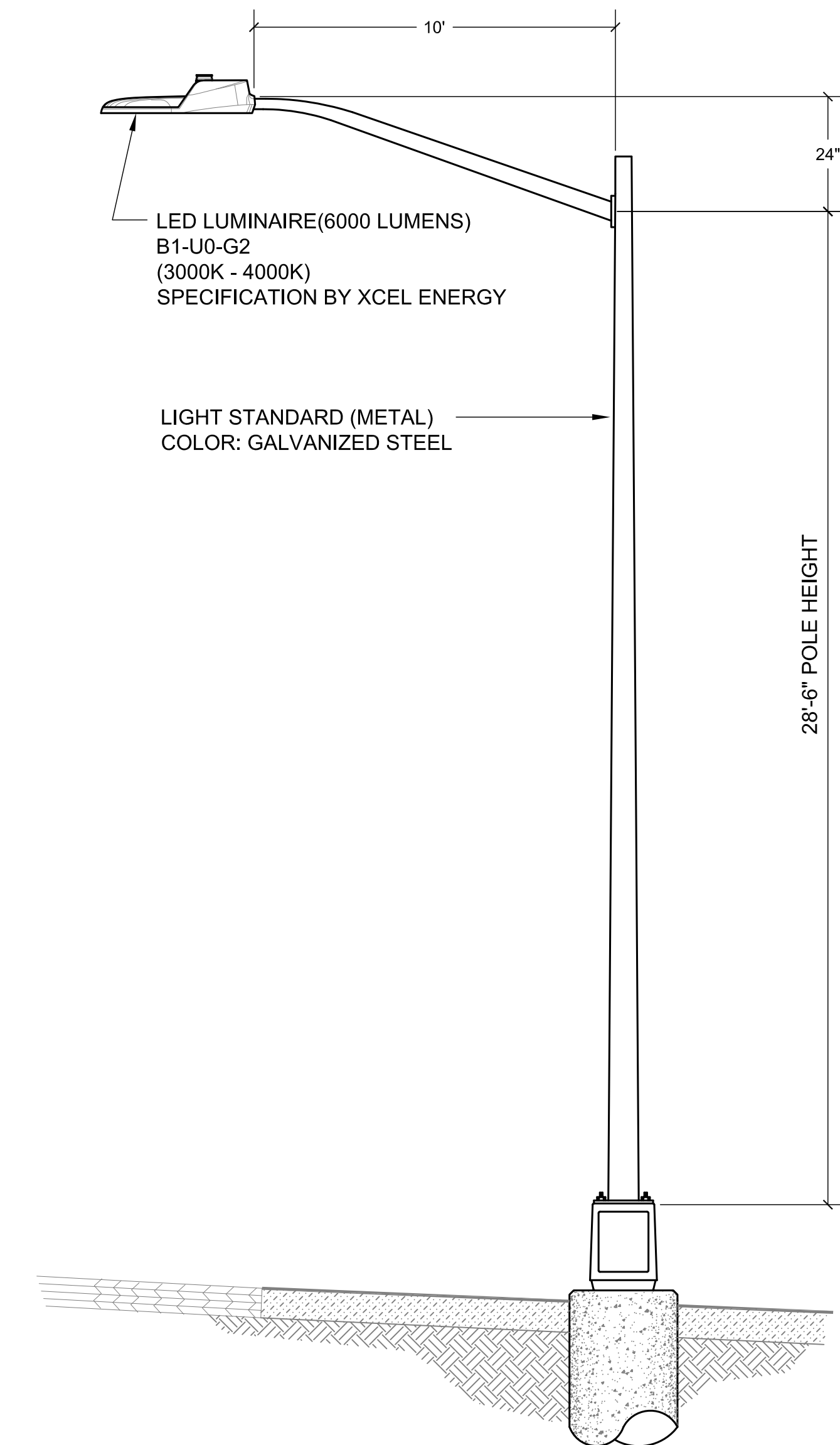
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DESIGNED BY: ARH DATE: JULY 15, 2016
DRAWN BY: ARH SCALE: AS SHOWN
CHECKED BY: PMK
JOB NO.:
DWG NAME:

**LIGHTING
DETAILS**

SHEET:
LT1.1



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



COMMODITY * XCEL ENERGY * IS DATE: 10/15
GROUPING: 6220 * MATERIAL SPECIFICATIONS * SS DATE: New
* ELEC. DIST. STANDARDS * SHEET 1 OF 1

LIGHT, LED, COBRA HEAD STREET LUMINAIRE, (VOLTAGE), (WATTS), (MOUNT), (COLOR), (MINIMUM CRD), (NOMINAL CCT), (IES TYPE)



USE: Dusk to dawn area and street lighting. Full Cutoff Luminaire.

ADDITIONAL DESCRIPTION OF ITEM TO APPEAR ON
REQUEST FOR QUOTATION AND/OR PURCHASE ORDER
Luminaire shall conform to Xcel Energy specification sheet 6220.0410-S

Cat ID No.	219749	219751	219752	219753
Nominal Watts*	40 W	70 W	140 W	240 W
Voltage	120 - 277 V	120 - 277 V	120 - 277 V	120 - 277 V
Min Power Factor	0.90	0.90	0.90	0.90
Minimum Rated Life	60000 hrs.	60000 hrs.	60000 hrs.	60000 hrs.
Minimum CRI	70	70	70	70
Nominal CCT	4000 K	4000 K	4000 K	4000 K
Max BUG rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2
ANSI/IES Dist. Type	II	II	III	III
Nominal Initial Lumens	4000 lm	6000 lm	14000 lm	25000 lm
Minimum IP Rating	54	54	54	54
Maximum EPA	1.2	1.2	1.2	1.2
Maximum Weight	50 lbs	50 lbs	50 lbs	50 lbs
Mounting	Side 2 3/8"	Side 2 3/8"	Side 2 3/8"	Side 2 3/8"
External Label	B	C	D	E
Color (RAL)	7038	7038	7038	7038
Standard Package	One	One	One	One
Stock Unit of Issue	EA	EA	EA	EA

*Nominal Wattage reflects the average wattage across the approved product mathematically rounded to nearest 10 W.

Indicates Change, also "C" MSCS # 4360
6220.0310

COMMODITY * XCEL ENERGY * IS DATE: 10/15
GROUPING: 6220 * MATERIAL SPECIFICATIONS * SS DATE: New
* ELEC. DIST. STANDARDS * SHEET 2 OF 1

LIGHT, LED, COBRA HEAD STREET LUMINAIRE, (VOLTAGE), (WATTS), (MOUNT), (COLOR), (MINIMUM CRD), (NOMINAL CCT), (IES TYPE)

Cat ID No.	Manufacturer	Part Number
219749	Acuity General Electric Philips	ATBSEMVOLTR2MPXLP5RFD195221 ERL10B7E140AGRAYRL035 RFS35W16LED4KTR2SUNVRCDXEGY3
219751	Acuity General Electric Philips	ATBSHMVOLTR2MPRFD193635 ERL10D3E140AGRAYRL035 RFS54W16LED4KTR2SUNVRCDXEGY3
219752	Acuity Philips	ATBMEMVOLTR2MPXLP5RFD195220 RFM160W48LED4KTR3MUNVRCDXEGY3
219753	Philips	RFL241W112LED4KTR3MUNVRCDXEGY3

Indicates Change, also "C" MSCS # 4360
6220.0310