

# SUPERIOR MARKETPLACE ETHAN ALLEN FINAL DEVELOPMENT PLAN

## REPLAT - LOT 12, SUPERIOR MARKETPLACE FILING NO.6.

A PART OF LOTS 2 AND 3, BLOCK 1, SUPERIOR MARKETPLACE FILING NO. 3, LOCATED IN THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

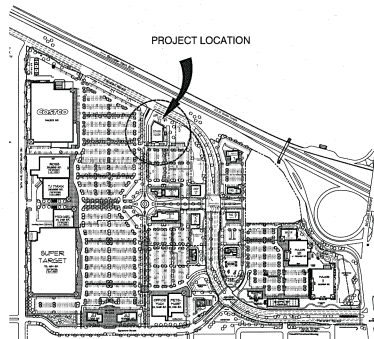
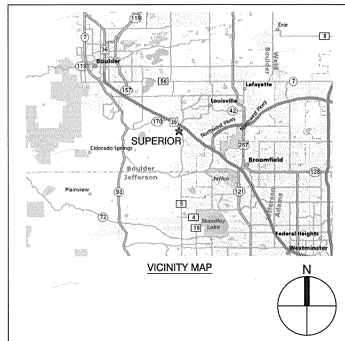
### BENCHMARK AND BASIS OF BEARINGS

**BENCHMARK:**  
ASSUMED 5,133.06 FEET ON THE TOP OF A SANITARY SEWER MANHOLE LOCATED IN THE NORTHEAST CORNER OF THE TRIAXIS / ETHAN ALLEN PARKING LOT AS SHOWN ON THE MARKETPLACE TOWNE CENTER PLANS PREPARED BY MARTIN AND MARTIN, DATED AUGUST 5, 1998. PROJECT COORDINATES: N: 5,138.85 E: 5,794.58 COLORADO STATE PLANE, NORTH ZONE, NAD83(2011) COORDINATES: N: 3,092,276.29 E: 1,128,022.20 UNITS: U.S. SURVEY FOOT

**BASIS OF BEARINGS:**  
BEARINGS ARE BASED ON THE NORTH LINE OF LOT 12 OF THE PLAT TITLED "SUPERIOR MARKETPLACE, FILING NO. 6", RECORDED AT RECEPTION NUMBER 2874252 ON AUGUST 6, 2007 OF THE RECORDS OF THE BOULDER COUNTY CLERK & RECORDER'S OFFICE, STATE OF COLORADO. THE NORTHWESTERLY CORNER IS A FOUND P/NAIL IN THE CONCRETE PAV; THE SOUTHEASTERLY CORNER IS A FOUND P/NAIL WITH CAP STAMPED "15 34582". THE BEARING BETWEEN SAID POINTS IS SOUTH 63° 11' 05" EAST.

### LEGAL DESCRIPTION

REPLAT - LOT 12, SUPERIOR MARKETPLACE, FILING NO. 6



SITE - OVERALL

### CONTACTS

<b>OWNER / APPLICANT:</b>	<b>CIVIL:</b>	<b>LANDSCAPE:</b>
DOUGLAS H. DIEFENBACH VP, DESIGN CENTER DEVELOPMENT ETHAN ALLEN GLOBAL, INC. ETHAN ALLEN STORE PLANNING ETHAN ALLEN DRIVE DANBURY, CT 06813 CONTACT: DOUGLAS DIEFENBACH E-MAIL: DOUGLAS.DIEFENBACH@ETHANALLEN.COM T: 203.743.8376 C: 203.241.0961	NVS 2650 18TH ST., SUITE 202 DENVER, CO 80211 CONTACT: BRIAN W. W. THOMASEN, P.E. E-MAIL: BRIAN.THOMASEN@NVS.COM TEL. NO. 303.520.6463 ALEXANDER ZARA TEL. NO. 303.520.6400	GROUND LOGIC INC. 2038 GROVE ST., BOULDER, CO 80502 OFFICE 303.728.4330 CONTACT: GREG GAUTHIER, PRESIDENT GREG@GROUNDLOGIC.COM CELL 720.331.0696
<b>ARCHITECT:</b>	<b>ELECTRICAL:</b>	
MCG ARCHITECTURE 8008 E. ANAPHOKE COURT, SUITE 100 CENTENNIAL, CO 80112 TEL. NO.: (720) 520-8708 CONTACT: BRIAN TIEDGE E-MAIL: BTIEDGE@MCGARCHITECTURE.COM	KAZIN & ASSOCIATES, INC. 6084 TEDDY LANE, SUITE 101 LOUIS TREE, CO 80534 TEL. NO.: (720) 489-1809 CONTACT: BRIAN KAZIN E-MAIL: BKAZIN@KAZIN.COM	

### SITE DATA

<b>PARKING:</b>	<b>RETAIL BUILDING HEIGHTS:</b>
TYPICAL PARKING STALL: 9'-0" X 18'-0"	GENERAL PARAPET: 22'-0"
TYPICAL ACCESSIBLE STALL: 14'-0" X 20'-0"	HIGH PARAPET: 27'-0"
(6'-0" ASBLE)	
<b>TYPICAL PARKING AISLE:</b>	<b>BUILDING SETBACKS:</b>
PARKING REQUIRED (SMF STANDARD OF 4.8(1005SF):	MARSHALL ROAD R.O.W. 130'-0"
18 SPACES	FIFTH AVE. R.O.W. 25'-0"
PARKING PROVIDED ON SITE: 18 SPACES	FROM INTERNAL PROPERTY LINES: 0'-0"
EXISTING PARKING AVAILABLE OFF-SITE: 40 SPACES	ALLOWABLE: 89'-8" EAST
HANDICAP SPACES REQUIRED: 3	ACTUAL: 22'-0" SOUTH
HANDICAP SPACES PROVIDED: 7	70'-0" NORTH
<b>ZONING:</b>	<b>SUPERIOR MARKETPLACE PD</b>
<b>LEGAL DESCRIPTION:</b>	LOT 12, SUPERIOR MARKETPLACE FILING NO.6
PROPOSED USE AND BUILDING DATA INCLUDING BUILDING CONSTRUCTION TYPE, AND OCCUPANCY.	OCCUPANCY: M, TYPE: V-B, 11,971.2 SF RETAIL SHOWROOM ALLOWABLE AREA: FROM IBC TABLE 503 = 9,000 SF AREA INCREASE FOR SPRINKLERS = 300% (FROM IBC 503.3) 11971.2 SF (300%) = 35,913.6 SF = ALLOWABLE AREA
<b>TOTAL SITE ACREAGE:</b>	1.28 ACRES
<b>ACREAGE AND SOFT OF INDIVIDUAL LOTS, TRACTS, OUTLOTS, ROWs:</b>	LOT12 = 1.28AC, NO TRACTS, OUTLOTS, ROWs ON SITE
<b>ACREAGE AND SOFT OF COVERAGE FOR BUILDINGS, HARD SURFACE/PAVING AND LANDSCAPING:</b>	BUILDING: 11,971.2 SF HARD SURFACE: 31,463 SF LANDSCAPING: 24,022 SF
<b>FLOOR AREA:</b>	FLOOR AREA: 11971.2 SF
<b>OWNERSHIP OF LOT 12, SUPERIOR MARKETPLACE FILING NO.6:</b>	ETHAN ALLEN RETAIL INC.

### SHEET INDEX

SHEET 1 OF 14	COVER SHEET
SHEET 2 OF 14	CONTEXT SITE PLAN
SHEET 3 OF 14	SITE PLAN
SHEET 4 OF 14	SITE PLAN - CIRCULATION AND ACCESS
SHEET 5 OF 14	DRAINAGE, EROSION AND GRADING PLAN
SHEET 6 OF 14	UTILITY PLAN
SHEET 7 OF 14	BUILDING ELEVATIONS
SHEET 8 OF 14	BUILDING ELEVATIONS
SHEET 9 OF 14	PHOTOMETRIC PLAN
SHEET 10 OF 14	PHOTOMETRIC DETAILS
SHEET 11 OF 14	LANDSCAPE PLAN
SHEET 12 OF 14	LANDSCAPE NOTES AND DETAILS
SHEET 13 OF 14	IRRIGATION PLAN
SHEET 14 OF 14	BUILDING AND SITE DETAILS

**Certificate of Ownership**  
I certify that REPRESENT OF ETHAN ALLEN RETAIL INC is the sole owner of the property and consent to this plan.  
In witness whereof I hereunto set my hand this 10th day of JANUARY, 2018  
*M. Jeffrey Williamson* None  
Owner None  
Mortgagees or Lien Holders.  
(STATE OF CONNECTICUT)  
County of Fairfield) ss.

The foregoing certificate of ownership was acknowledged before me this 10th day of January, 2018, by REPRESENT OF ETHAN ALLEN RETAIL INC.  
My commission expires April 30, 2019  
*M. Jeffrey Williamson*  
Notary Public



**Planning Commission Certificate**  
Recommended approval this 7th day of November, 2017 by the Town of Superior Planning Commission, Resolution No. PC-5 Series 2017.

**Board of Trustees Certificate**  
Approved by the Board of Trustees of the Town of Superior, State of Colorado. Witness my hand with the corporate seal of the Town of Superior this 12th day of January, 2018.  
ATTEST: *Phyllis L. Hardin*  
Phyllis L. Hardin, Town Clerk



**Town Clerk Certificate**  
I hereby certify that this instrument was adopted by the Board of Trustees by (Resolution) 666666 No. PC-5 Series 2017 on this 12th day of November, 2017, and was filed in my office on the 12th day of January, 2018, at 10:00 A.M.  
*Phyllis L. Hardin*  
Town Clerk



**VESTED RIGHTS:**  
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN 24-68-101, ET SEQ., C.R.S. AND ARTICLE XXVII OF THESE SUPERIOR LAND USE CODE SECTION 16.571. THE TERMS AND CONDITIONS OF SUCH APPROVAL ARE CONTAINED IN RESOLUTION NO. PC-5 ADOPTED BY THE TOWN OF SUPERIOR ON NOVEMBER 7, 2017 AND AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. THESE RIGHTS TERMINATE ON NOVEMBER 7, 2017.

No.	Issue	Date
1	FDP FIRST SUBMITTAL	01.17.17
2	FDP SECOND SUBMITTAL	10.20.17
3	FDP THIRD SUBMITTAL	10.22.17
4	FDP FOURTH SUBMITTAL	11.02.17
5	FDP FIFTH SUBMITTAL	11.02.17
6	FDP SIXTH SUBMITTAL	11.10.17
7	FDP SEVENTH SUBMITTAL	01.12.18



STORE PLANNING SERVICE  
ETHAN ALLEN DRIVE  
DANBURY CONNECTICUT  
06811

COVER SHEET  
ETHAN ALLEN FDP  
SUPERIOR MARKETPLACE  
SUPERIOR, COLORADO

Project No: 16098	Date: 2018.01.09
Checked By: BT	Scale: AS NOTED
CAD Specialist: FG	Designer: KK
DWG. NO.:	



# SUPERIOR MARKETPLACE ETHAN ALLEN FINAL DEVELOPMENT PLAN

REPLAT - LOT 12, SUPERIOR MARKETPLACE FILING NO.6.

A PART OF LOTS 2 AND 3, BLOCK 1, SUPERIOR MARKETPLACE FILING NO. 3, LOCATED IN THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

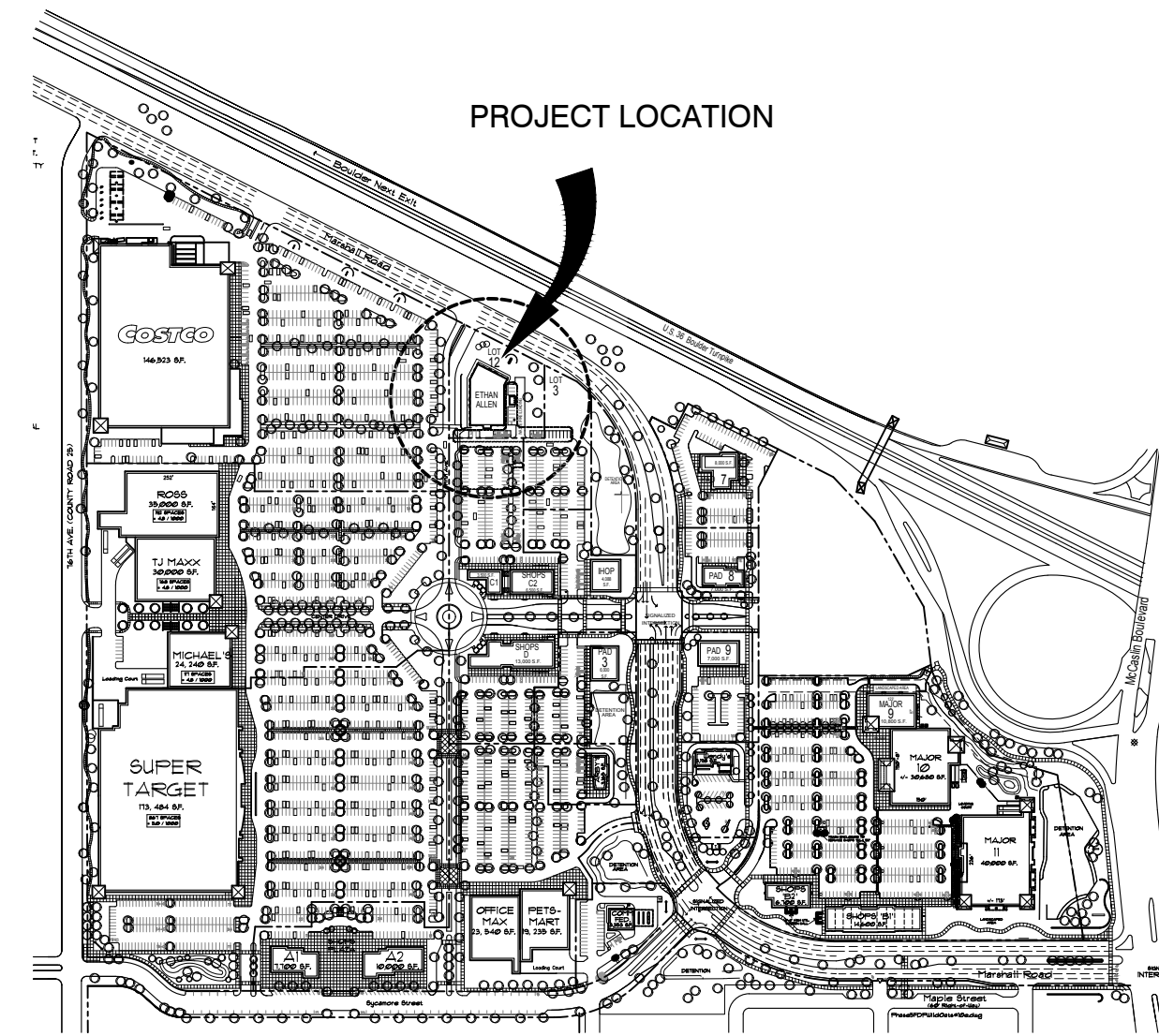
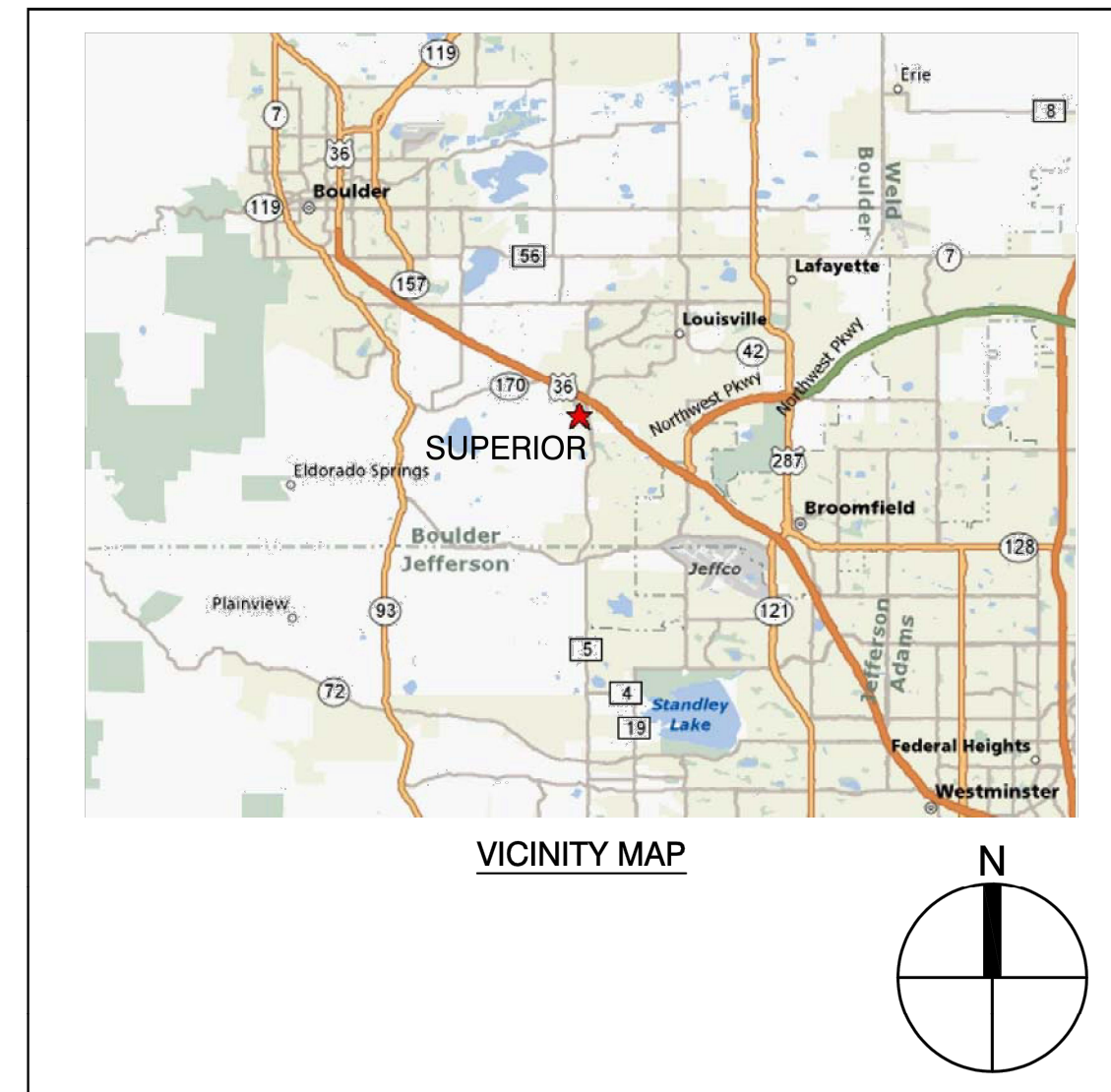
## BENCHMARK AND BASIS OF BEARINGS

**BENCHMARK:**  
ASSUMED 5,513.06 FEET ON THE TOP OF A SANITARY SEWER MANHOLE LOCATED IN THE NORTHEAST CORNER OF THE TJ MAXX / ETHAN ALLEN PARKING LOT AS SHOWN ON THE MARKETPLACE TOWNE CENTER PLANS PREPARED BY MARTIN AND MARTIN, DATED AUGUST 5, 1998. PROJECT COORDINATES: N: 5,118.85 E: 5,794.58 COLORADO STATE PLANE, NORTH ZONE, NAD83(2011) COORDINATES: N: 3,092,276.29 E: 1,228,022.20 UNITS: U.S. SURVEY FOOT

**BASIS OF BEARINGS:**  
BEARINGS ARE BASED ON THE NORTH LINE OF LOT 12 OF THE PLAT TITLED "SUPERIOR MARKETPLACE, FILING NO. 6", RECORDED AT RECEPTION NUMBER 2874252 ON AUGUST 6, 2007 OF THE RECORDS OF THE BOULDER COUNTY CLERK & RECORDER'S OFFICE, STATE OF COLORADO; THE NORTHWESTERLY CORNER IS A FOUND #5 REBAR NAIL IN THE CONCRETE PAN; THE SOUTHEASTERLY CORNER IS A FOUND #5 REBAR WITH CAP STAMPED "PLS 34582". THE BEARING BETWEEN SAID POINTS IS SOUTH 63° 11' 05" EAST.

## LEGAL DESCRIPTION

REPLAT - LOT 12, SUPERIOR MARKETPLACE, FILING NO. 6



SITE - OVERALL

## CONTACTS

### OWNER / APPLICANT:

DOUGLAS H. DIEFENBACH  
VP. DESIGN CENTER DEVELOPMENT  
ETHAN ALLEN GLOBAL, INC.  
ETHAN ALLEN STORE PLANNING  
ETHAN ALLEN DRIVE  
DANBURY, CT. 06813  
CONTACT: DOUGLAS.DIEFENBACH  
E-MAIL: DOUGLAS.DIEFENBACH@ETHANALLEN.COM  
T: 203.743.8376 C: 203.241.9961

### ARCHITECT:

MCG ARCHITECTURE  
8008 E. ARAPAHOE COURT, SUITE 100  
CENTENNIAL, CO 80112  
TEL. NO.: (720) 529-8768  
CONTACT: BRIAN TIEDGE  
E-MAIL: BTIEDGE@MCGARCHITECTURE.COM

### CIVIL:

NV5  
2650 18TH ST., SUITE 202  
DENVER, CO 80211  
CONTACT: BRIAN W. W. THOMASEN, P.E.  
E-MAIL: BRIAN.THOMASEN@NV5.COM  
TEL. NO.: 303 220 6463  
ALEXANDER ZARA  
TEL. NO. 303 220 6400

### ELECTRICAL:

KAZIN & ASSOCIATES, INC  
9364 TEDDY LANE, SUITE 101  
LONE TREE, CO 80124  
TEL. NO.: (720) 489 1609  
CONTACT: BRYAN KAZIN  
E-MAIL: BKAZIN@DMKA.COM

### LANDSCAPE:

GROUND LOGIC INC.  
2038 GROVE ST., BOULDER, CO 80302  
OFFICE 303-733-8333  
CONTACT: GREG GAUTHIER, PRESIDENT  
GREG@GROUNDLOGIC.COM  
CELL 720-331-0696

## SITE DATA

### PARKING:

TYPICAL PARKING STALL: 9'-0" X 18'-0"  
TYPICAL ACCESSIBLE STALL: 14'-0" X 20'-0"  
(5'-0" AISLE)  
24'-0"  
TYPICAL PARKING AISLE:  
PARKING REQUIRED  
(SMP STANDARD OF 4.8/1000SF): 58 SPACES  
PARKING PROVIDED ON SITE: 18 SPACES  
EXISTING PARKING AVAILABLE OFF-SITE: 40 SPACES  
HANDICAP SPACES REQUIRED: 3  
HANDICAP SPACES PROVIDED: 7

### RETAIL BUILDING HEIGHTS:

GENERAL PARAPET: 22'-6"  
HIGH PARAPET: 27'-0"

### BUILDING SETBACKS:

MARSHALL ROAD R.O.W. 130'-0"  
FIFTH AVE. R.O.W. 25'-0"  
FROM INTERNAL PROPERTY LINES: ALLOWABLE: 0'-0"  
ACTUAL: 99'-3" EAST  
22'-0" SOUTH  
50'-6" WEST  
70'-5" NORTH

### ZONING

#### LEGAL DESCRIPTION

PROPOSED USE AND BUILDING DATA INCLUDING BUILDING CONSTRUCTION TYPE, AND OCCUPANCY.

#### TOTAL SITE ACREAGE

ACREAGE AND SQFT OF INDIVIDUAL LOTS, TRACTS, OUTLOTS, ROWS.

ACREAGE AND SQFT OF COVERAGE FOR BUILDINGS, HARD SURFACE/PAVING AND LANDSCAPING.

#### FLOOR AREA

OWNERSHIP OF LOT 12, SUPERIOR MARKETPLACE FILING NO.6

### SUPERIOR MARKETPLACE PD

#### LEGAL DESCRIPTION

OCCUPANCY: 'M', TYPE: V-B, 11,971.2 SF RETAIL SHOWROOM.  
ALLOWABLE AREA: FROM IBC TABLE 503 = 9,000 SF  
AREA INCREASE FOR SPRINKLERS = 300% (FROM IBC 506.3)  
11971.2 SF (300%) = 35,913.6 SF = ALLOWABLE AREA

#### TOTAL SITE ACREAGE

LOT12 = 1.28AC, NO TRACTS, OUTLOTS, ROWS ON SITE.

BUILDING: 11,971.2 SF  
HARD SURFACE: 31,463 SF  
LANDSCAPING: 24,022 SF

#### FLOOR AREA:

ETHAN ALLEN RETAIL INC.

## SHEET INDEX

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SHEET 14 OF 14	BUILDING AND SITE DETAILS

### 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 \_\_\_\_\_ Mortgagees or Lien Holders \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
) ss.  
County of \_\_\_\_\_ )

The foregoing certificate of ownership was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_.

My commission expires: \_\_\_\_\_ Notary Public \_\_\_\_\_

### Planning Commission Certificate

Recommended approval this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the Town of Superior Planning Commission, Resolution No. PC \_\_\_\_\_ Series 20\_\_.

### Board of Trustees Certificate

Approved by the Board of Trustees of the Town of Superior, State of Colorado. Witness my hand with the corporate seal of the Town of Superior this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

### ATTEST:

Phyllis L. Hardin, Town Clerk \_\_\_\_\_ Mayor \_\_\_\_\_

### Town Clerk Certificate

I hereby certify that this instrument was adopted by the Board of Trustees by {Resolution/ Ordinance} No. \_\_\_\_\_, Series 20\_\_ on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and was filed in my office on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_ o'clock \_\_\_\_ m.

Town Clerk \_\_\_\_\_

### VESTED RIGHTS:

THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN 24-68-101, ET SEQ., C.R.S. AND ARTICLE XXVII OF THESE SUPERIOR LAND USE CODE SECTION 16.571. THE TERMS AND CONDITIONS OF SUCH APPROVAL ARE CONTAINED IN RESOLUTION NO. \_\_\_\_\_ ADOPTED BY THE TOWN OF SUPERIOR ON \_\_\_\_\_ AND AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. THESE RIGHTS TERMINATE ON \_\_\_\_\_.

Date:	07.26.17
Issue:	FDP FIRST SUBMITTAL
No:	1
	FDP SECOND SUBMITTAL
	10.20.17
	FDP THIRD SUBMITTAL
	10.27.17
	FDP FOURTH SUBMITTAL
	11.02.17
	FDP FIFTH SUBMITTAL
	11.07.17
	FDP SIXTH SUBMITTAL
	11.10.17
	FDP SEVENTH SUBMITTAL
	01.12.18



STORE  
PLANNING  
SERVICE  
ETHAN ALLEN DRIVE  
DANBURY CONNECTICUT  
06811

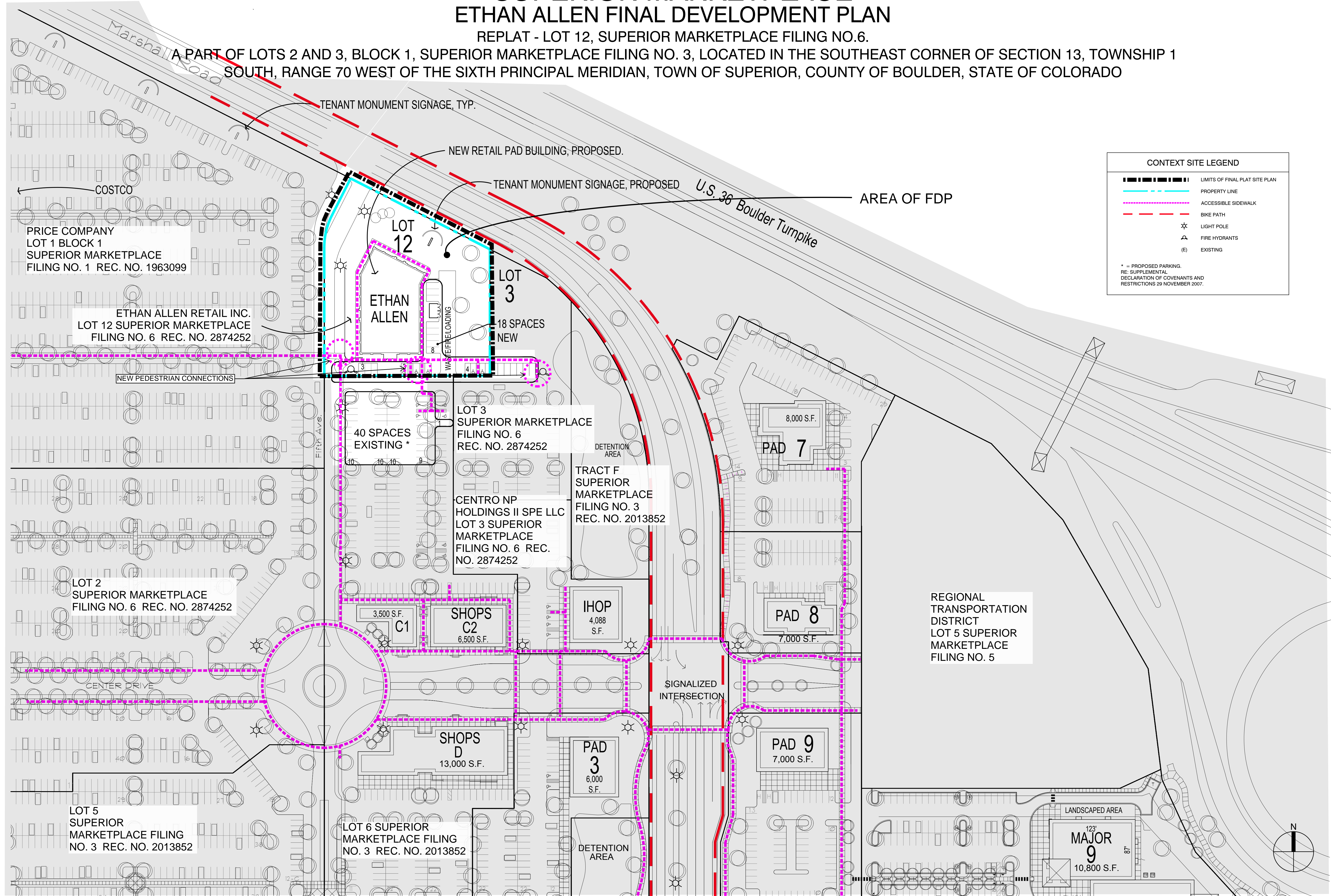
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Title:	ETHAN ALLEN FDP SUPERIOR MARKETPLACE SUPERIOR, COLORADO
Project No:	16598
Date:	2018.01.09
Checked By:	BT
Scale:	AS NOTED
CAD Specialist:	FG
Designer:	KK
DWG. NO:	



# SUPERIOR MARKETPLACE ETHAN ALLEN FINAL DEVELOPMENT PLAN

REPLAT - LOT 12, SUPERIOR MARKETPLACE FILING NO.6.

A PART OF LOTS 2 AND 3, BLOCK 1, SUPERIOR MARKETPLACE FILING NO. 3, LOCATED IN THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

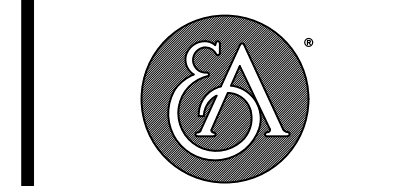


**CONTEXT SITE LEGEND**

- LIMITS OF FINAL PLAT SITE PLAN
- PROPERTY LINE
- ACCESSIBLE SIDEWALK
- BIKE PATH
- ☆ LIGHT POLE
- △ FIRE HYDRANTS
- (E) EXISTING

\* = PROPOSED PARKING.  
RE: SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS 29 NOVEMBER 2007.

Date:	07.26.17
Issue:	07.26.17
No:	1
FDP FIRST SUBMITTAL	07.26.17
FDP SECOND SUBMITTAL	10.20.17
FDP THIRD SUBMITTAL	10.27.17
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FDP FIFTH SUBMITTAL	11.07.17
FDP SIXTH SUBMITTAL	11.10.17
FDP SEVENTH SUBMITTAL	01.12.18



**ETHAN ALLEN**  
HOME INTERIORS

STORE PLANNING SERVICE

ETHAN ALLEN DRIVE  
DANBURY CONNECTICUT 06811

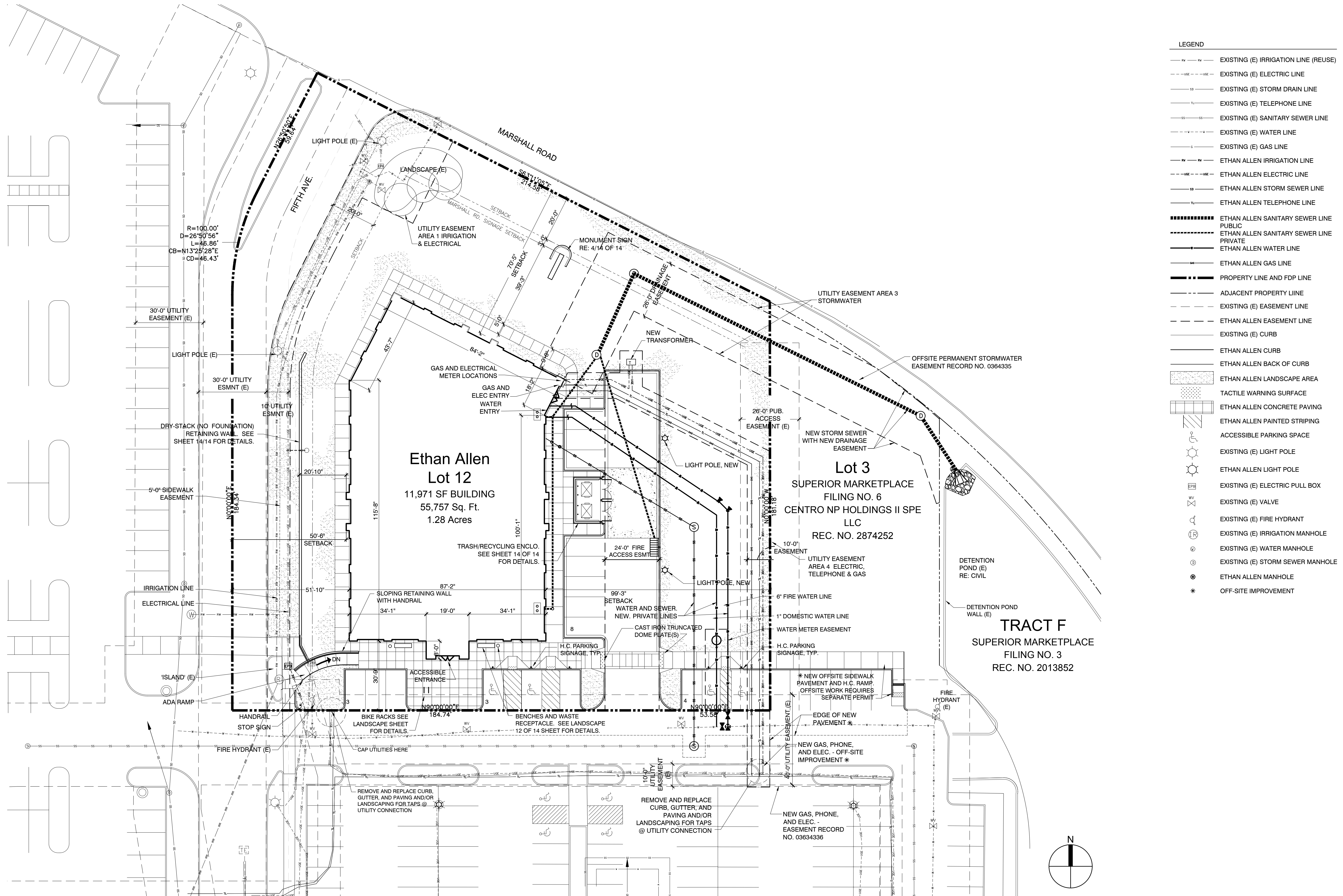
Sheet Title:	SITE PLAN - OVERALL
Title:	ETHAN ALLEN FDP SUPERIOR MARKETPLACE SUPERIOR, COLORADO
Project No:	16598
Date:	2017.07.26
Checked By:	BT
Scale:	AS NOTED
CAD Specialist:	FG
Designer:	KK
DWG. NO.:	



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LEGEND	
	EXISTING (E) IRRIGATION LINE (REUSE)
	EXISTING (E) ELECTRIC LINE
	EXISTING (E) STORM DRAIN LINE
	EXISTING (E) TELEPHONE LINE
	EXISTING (E) SANITARY SEWER LINE
	EXISTING (E) WATER LINE
	EXISTING (E) GAS LINE
	ETHAN ALLEN IRRIGATION LINE
	ETHAN ALLEN ELECTRIC LINE
	ETHAN ALLEN STORM SEWER LINE
	ETHAN ALLEN TELEPHONE LINE
	ETHAN ALLEN SANITARY SEWER LINE
	ETHAN ALLEN SANITARY SEWER LINE PUBLIC
	ETHAN ALLEN WATER LINE PRIVATE
	ETHAN ALLEN GAS LINE
	PROPERTY LINE AND FDP LINE
	ADJACENT PROPERTY LINE
	EXISTING (E) EASEMENT LINE
	ETHAN ALLEN EASEMENT LINE
	EXISTING (E) CURB
	ETHAN ALLEN CURB
	ETHAN ALLEN BACK OF CURB
	ETHAN ALLEN LANDSCAPE AREA
	TACTILE WARNING SURFACE
	ETHAN ALLEN CONCRETE PAVING
	ETHAN ALLEN PAINTED STRIPING
	ACCESSIBLE PARKING SPACE
	EXISTING (E) LIGHT POLE
	ETHAN ALLEN LIGHT POLE
	EXISTING (E) ELECTRIC PULL BOX
	EXISTING (E) VALVE
	EXISTING (E) FIRE HYDRANT
	EXISTING (E) IRRIGATION MANHOLE
	EXISTING (E) WATER MANHOLE
	EXISTING (E) STORM SEWER MANHOLE
	ETHAN ALLEN MANHOLE
	OFF-SITE IMPROVEMENT

Date:	FDP FIRST SUBMITTAL	07.26.17
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	FDP SEVENTH SUBMITTAL	01.12.18



STORE  
PLANNING  
SERVICE

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06811

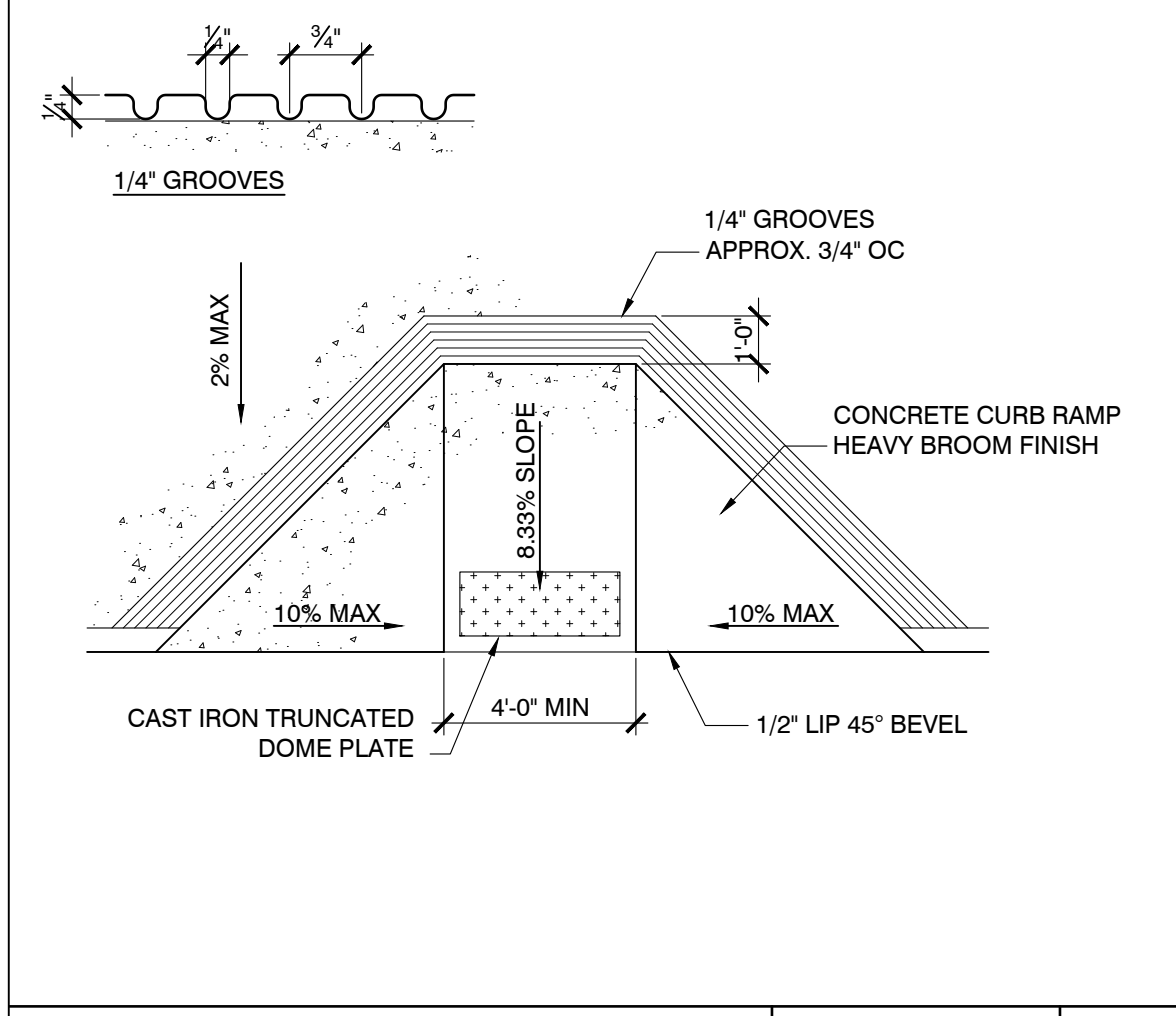
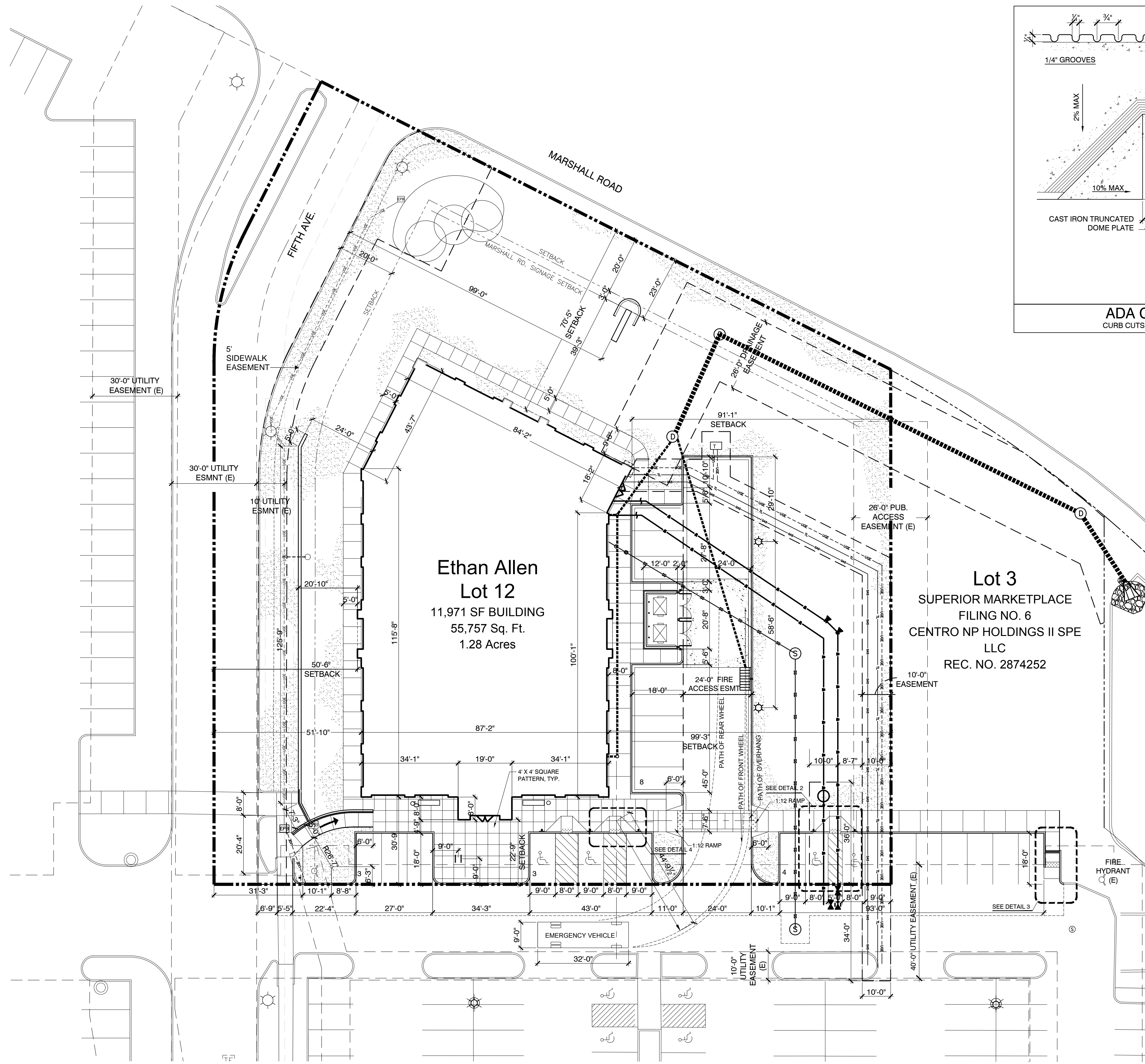
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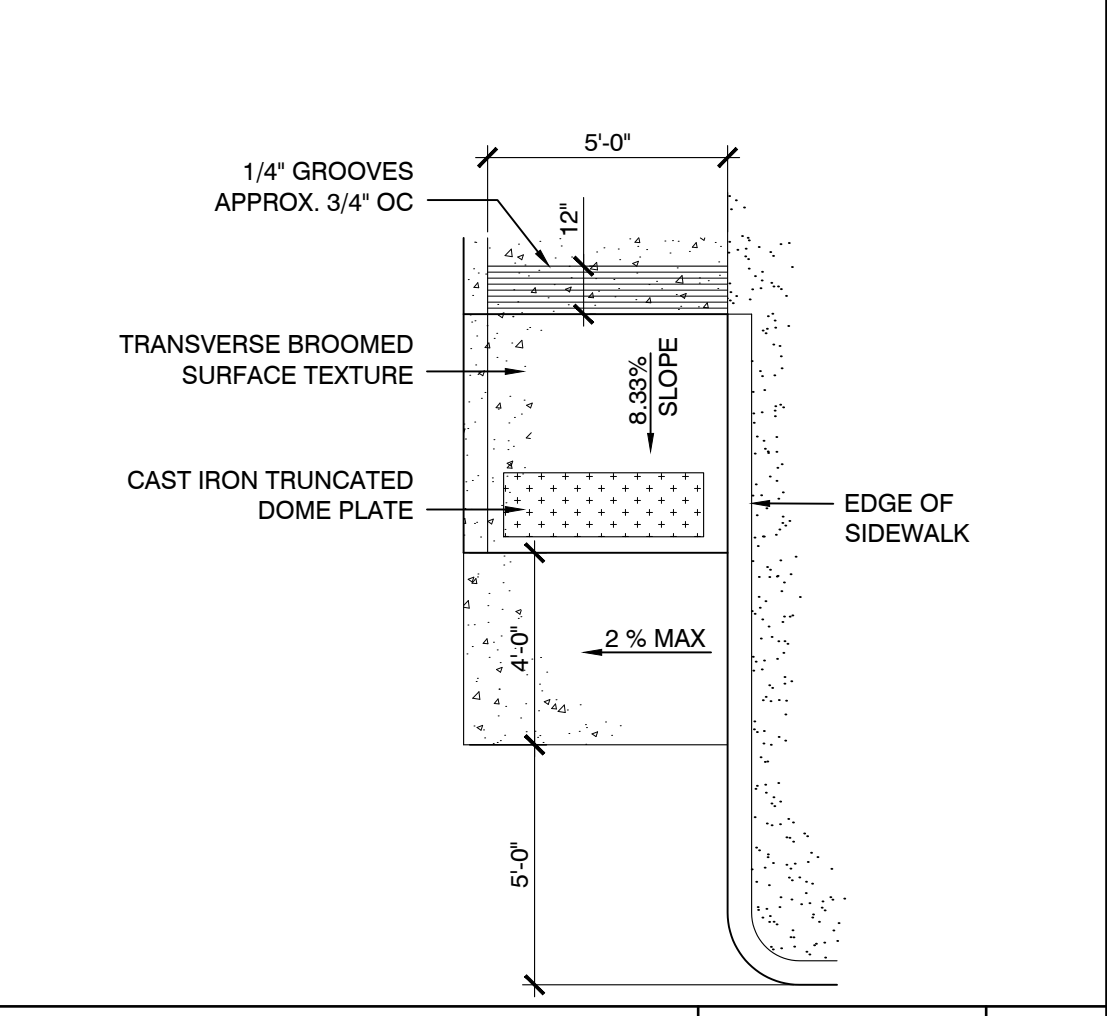
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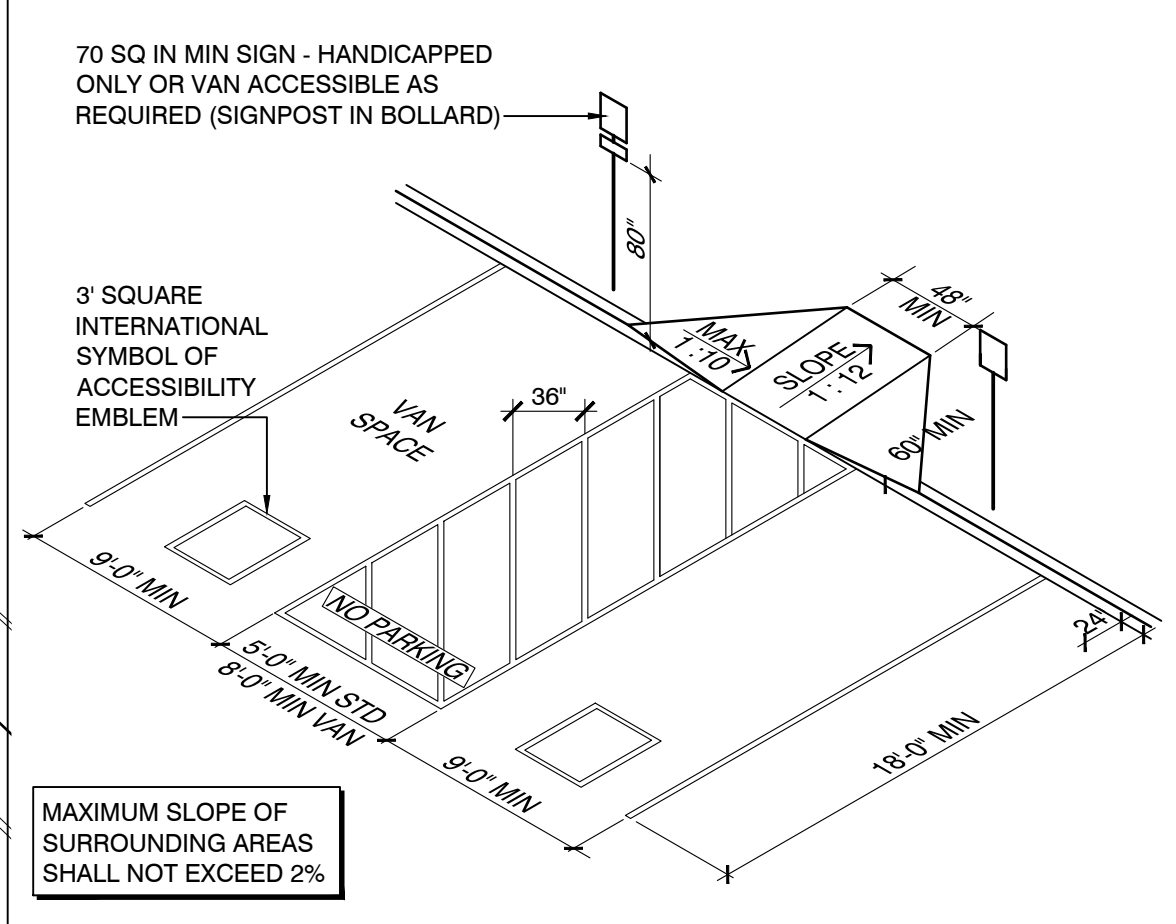
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SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO



**ADA CURB RAMP 1**  
CURB CUTS & CURB RAMPS - TYPICAL  
SCALE: 1/4" = 1'-0"  
4



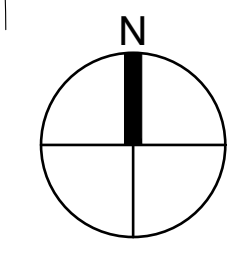
**ADA CURB RAMP 2**  
CURB CUTS & CURB RAMPS - TYPICAL  
SCALE: 1/4" = 1'-0"  
3



**ADA ACCESSIBLE PARKING**  
GENERAL REQUIREMENTS - ISOMETRIC - TYPICAL  
SCALE: 1/8" = 1'-0"  
2

**TRACT F**  
SUPERIOR MARKETPLACE  
FILING NO. 3  
REC. NO. 2013852

- LEGEND**
- (E)---(E)--- EXISTING (E) IRRIGATION LINE (REUSE)
  - (E)---(E)--- EXISTING (E) ELECTRIC LINE
  - (E)---(E)--- EXISTING (E) STORM DRAIN LINE
  - (E)---(E)--- EXISTING (E) TELEPHONE LINE
  - (E)---(E)--- EXISTING (E) SANITARY SEWER LINE
  - (E)---(E)--- EXISTING (E) WATER LINE
  - (E)---(E)--- EXISTING (E) GAS LINE
  - (E)---(E)--- ETHAN ALLEN IRRIGATION LINE
  - (E)---(E)--- ETHAN ALLEN ELECTRIC LINE
  - (E)---(E)--- ETHAN ALLEN STORM SEWER LINE
  - (E)---(E)--- ETHAN ALLEN TELEPHONE LINE
  - (E)---(E)--- ETHAN ALLEN SANITARY SEWER LINE PUBLIC
  - (E)---(E)--- ETHAN ALLEN SANITARY SEWER LINE PRIVATE
  - (E)---(E)--- ETHAN ALLEN WATER LINE
  - (E)---(E)--- ETHAN ALLEN GAS LINE
  - (E)---(E)--- PROPERTY LINE AND FDP LINE
  - (E)---(E)--- ADJACENT PROPERTY LINE
  - (E)---(E)--- EXISTING (E) EASEMENT LINE
  - (E)---(E)--- ETHAN ALLEN EASEMENT LINE
  - (E)---(E)--- EXISTING (E) CURB
  - (E)---(E)--- ETHAN ALLEN CURB
  - (E)---(E)--- ETHAN ALLEN BACK OF CURB
  - (E)---(E)--- ETHAN ALLEN LANDSCAPE AREA
  - (E)---(E)--- TACTILE WARNING SURFACE
  - (E)---(E)--- ETHAN ALLEN CONCRETE PAVING
  - (E)---(E)--- ETHAN ALLEN PAINTED STRIPING
  - (E)---(E)--- ACCESSIBLE PARKING SPACE
  - (E)---(E)--- EXISTING (E) LIGHT POLE
  - (E)---(E)--- ETHAN ALLEN LIGHT POLE
  - (E)---(E)--- EXISTING (E) ELECTRIC PULL BOX
  - (E)---(E)--- EXISTING (E) VALVE
  - (E)---(E)--- EXISTING (E) FIRE HYDRANT
  - (E)---(E)--- EXISTING (E) IRRIGATION MANHOLE
  - (E)---(E)--- EXISTING (E) WATER MANHOLE
  - (E)---(E)--- EXISTING (E) STORM SEWER MANHOLE
  - (E)---(E)--- ETHAN ALLEN MANHOLE
  - (E)---(E)--- OFF-SITE IMPROVEMENT
  - (E)---(E)--- POTHOLE



**SITE PLAN - DIMENSIONED**  
SCALE: 1" = 20'  
1

Date:	07.26.17	FDP FIRST SUBMITTAL	10.20.17	FDP SECOND SUBMITTAL
Date:	10.27.17	FDP THIRD SUBMITTAL	11.02.17	FDP FOURTH SUBMITTAL
Date:	11.07.17	FDP FIFTH SUBMITTAL	11.10.17	FDP SIXTH SUBMITTAL
Date:	01.12.18	FDP SEVENTH SUBMITTAL		

**meg architecture**

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6008 E. ARAPAHO RD.  
Suite 100,  
CENTENNIAL, CO 80112

**ETHAN ALLEN**  
HOME INTERIORS

STORE PLANNING SERVICE

ETHAN ALLEN DRIVE  
DANBURY CONNECTICUT  
06811

<b>Sheet Title:</b> SITE PLAN - CIRCULATION AND ACCESS	<b>Title:</b> ETHAN ALLEN FDP SUPERIOR MARKETPLACE SUPERIOR, COLORADO
<b>Project No:</b> 16598	<b>Date:</b> 2018.01.09
<b>Checked By:</b> BT	<b>Scale:</b> AS NOTED
<b>CAD Specialist:</b> FG	<b>Designer:</b> KK
<b>DWG. NO.:</b> 4 OF 14	



# SUPERIOR MARKETPLACE ETHAN ALLEN FINAL DEVELOPMENT PLAN

REPLAT - LOT 12, SUPERIOR MARKETPLACE FILING NO.6.

A PART OF LOTS 2 AND 3, BLOCK 1, SUPERIOR MARKETPLACE FILING NO. 3, LOCATED IN THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

# NV5

Date:	07.26.17
Issue:	FDP FIRST SUBMITTAL
No.:	1
	FDP SECOND SUBMITTAL
	2
	FDP THIRD SUBMITTAL
	3
	FDP FOURTH SUBMITTAL
	4
	FDP FIFTH SUBMITTAL
	5
	FDP SIXTH SUBMITTAL
	6
	FDP SEVENTH SUBMITTAL
	7



meg architecture  
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3008 E. HARPAH AVE. SUITE 100  
DENVER, CO 80202



**ETHAN ALLEN**  
HOME INTERIORS

STORE PLANNING SERVICE

ETHAN ALLEN DRIVE  
DANBURY, CONNECTICUT 06811

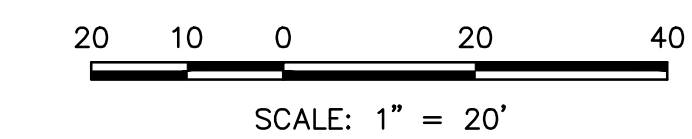
Sheet Title:	<b>DRAINAGE PLAN</b>
Project No:	16598
Date:	01/09/18
Checked By:	BT
Scale:	1:20
CAD Specialist:	AZ
Designer:	AZ
DWG. NO.:	

- NOTES:**
- VEHICLE TRACKING CONTROL SHALL BE ADDED/RELOCATED TO OTHER SITE ACCESS POINTS AS NEEDED.
  - TEMPORARY SEEDING SHALL BE PROVIDED IN ALL UNPAVED AREAS WHERE EARTHWORK IS PERFORMED.
  - OS-1+2 ARE EXISTING THAT HAVE BEEN MODIFIED BY CONFIGURATION ONLY. DRAINAGE FROM THIS AREA HAS BEEN CONSIDERED NEGLIGIBLE AND RUNOFF MATCHES EXISTING. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN A CDPHE CONSTRUCTION STORMWATER DISCHARGE PERMIT PRIOR TO THE START OF CONSTRUCTION.
  - THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN A TOWN OF SUPERIOR STORMWATER QUALITY PERMIT PRIOR TO THE START OF CONSTRUCTION.
  - THIS DESIGN IS IN ACCORDANCE WITH THE TOWN OF SUPERIOR MASTER DRAINAGE PLAN FOR THE SUPERIOR MARKETPLACE.

BASIN ID	AREA (ACRES)	C10	C100	Q10 (CFS)	Q100 (CFS)
A	.14	0.87	0.89	0.55	.98
B	.13	0.87	0.89	0.51	0.91
C	.23	0.17	0.50	0.14	0.73
D	.21	0.72	0.81	0.68	1.33
EX-1	0.51	0.15	0.49	0.19	1.11
OS-1	0.03	0.35	0.54	0.05	0.16
OS-2	0.25	0.83	0.86	0.93	1.70

DESIGN POINT ID	10 YEAR CONTRIBUTING FLOW (CFS)	10 YEAR TOTAL FLOW (CFS)	100 YEAR CONTRIBUTING FLOW (CFS)	100 YEAR TOTAL FLOW (CFS)
5	0.34	0.75	1.08	2.24
4	0.12	0.87	0.84	3.08
3	0.76	0.76	1.42	1.42
2	0.35	1.98	0.91	5.41
1	0.19	2.17	1.82	7.23

- LEGEND:**
- EXISTING 1' CONTOUR
  - EXISTING 5' CONTOUR
  - 5518 ETHAN ALLEN FDP 1' CONTOUR
  - 5520 ETHAN ALLEN FDP 5' CONTOUR
  - C1** BASIN DESIGNATION
  - 10-YR RUNOFF COEFFICIENT
  - 100-YR RUNOFF COEFFICIENT
  - DP B2** DESIGN POINT
  - BASIN BOUNDARY
  - ETHAN ALLEN FDP STORM SEWER PIPE
  - ETHAN ALLEN FDP STORM SEWER MANHOLE
  - ETHAN ALLEN FDP STORM SEWER CATCH BASIN
  - ETHAN ALLEN FDP STORM SEWER INLET
  - ETHAN ALLEN FDP FLARED END SECTION
  - ETHAN ALLEN FDP RIP RAP
  - ETHAN ALLEN FDP DRY STACK WALL
  - SF SILT FENCE
  - VTC VEHICLE TRACKING CONTROL
  - IP INLET PROTECTION
  - CWA CONCRETE WASHOUT AREA
  - SSA STABILIZED STAGING AREA
  - TS TEMPORARY SEEDING
  - SWC SOLID WASTE CONTAINMENT
  - SAN SANITARY FACILITY
  - SCK SPILL CONTAINMENT KIT
  - FLOW DIRECTION
  - LIMIT OF CONSTRUCTION
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - EXISTING EASEMENT LINE
  - ETHAN ALLEN FDP EASEMENT
  - ETHAN ALLEN FDP WATER SERVICE LINE
  - ETHAN ALLEN FDP SANITARY SERVICE LINE
  - ETHAN ALLEN FDP GAS LINE
  - ETHAN ALLEN FDP ELECTRICAL LINE
  - ETHAN ALLEN FDP TELEPHONE LINE
  - ETHAN ALLEN FDP WATER METER
  - ETHAN ALLEN FDP LIGHT POLE
  - EXISTING WATER LINE WITH GATE VALVE
  - EXISTING FIRE HYDRANT
  - EXISTING STORM SEWER
  - EXISTING STORM SEWER MANHOLE
  - EXISTING SANITARY SEWER LINE
  - EXISTING SANITARY SEWER MANHOLE
  - EXISTING REUSE WATER DRAIN LINE
  - EXISTING REUSE WATER MANHOLE
  - GAS EXISTING GAS LINE
  - UGE EXISTING ELECTRIC LINE

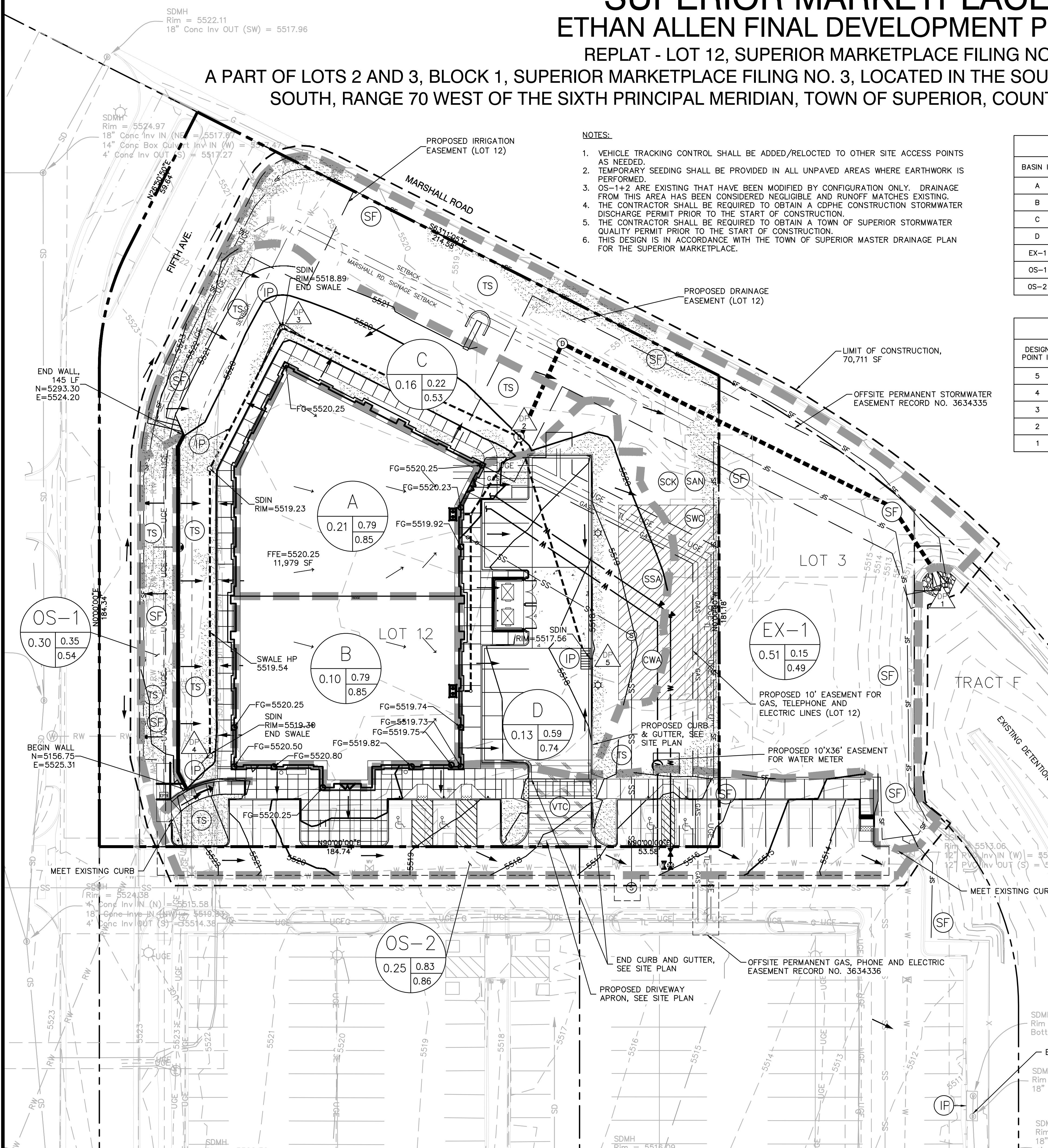


NV5

PRELIMINARY  
NOT FOR CONSTRUCTION



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

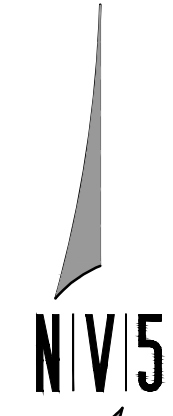
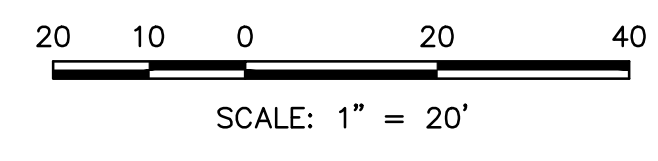
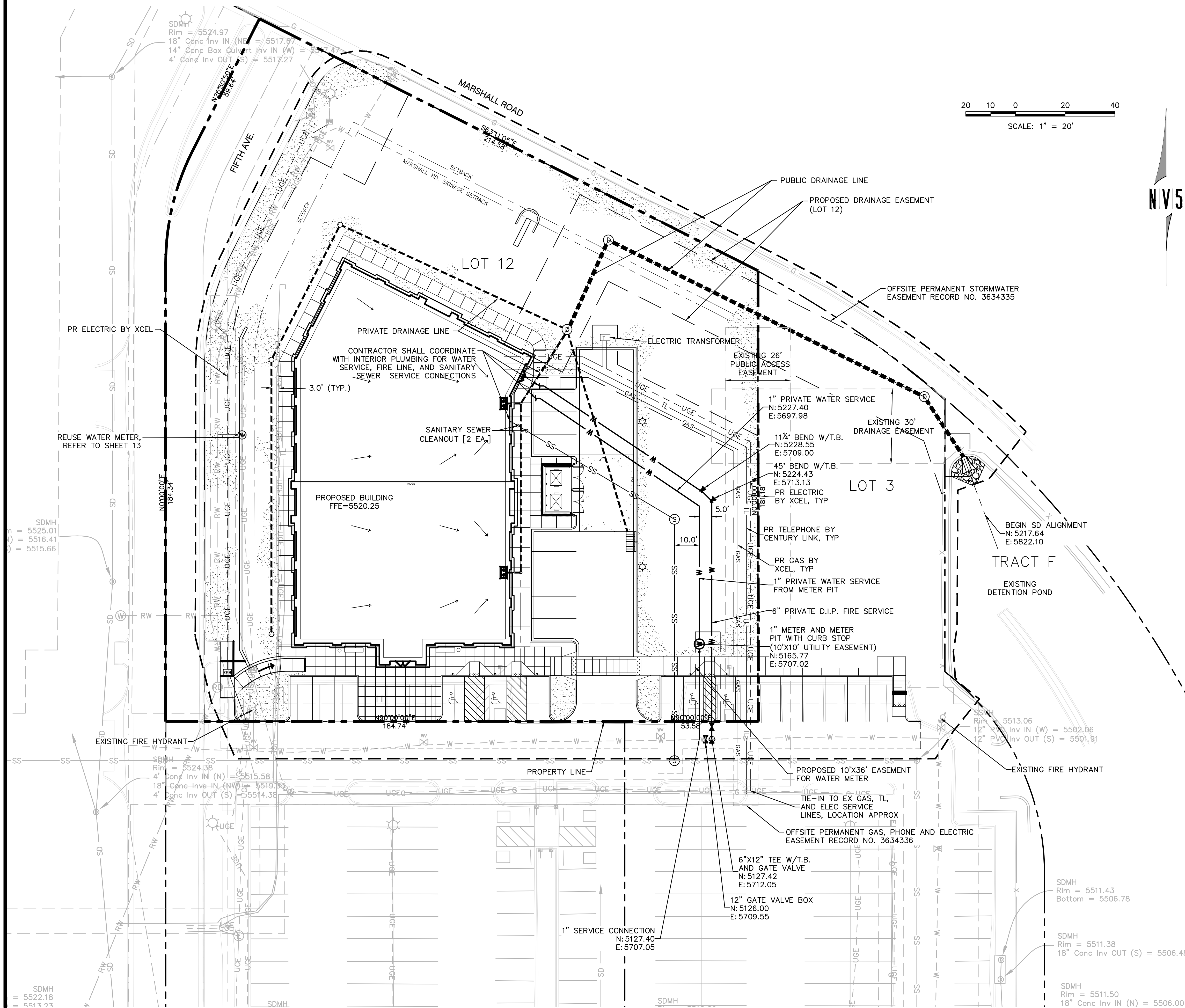




# SUPERIOR MARKETPLACE ETHAN ALLEN FINAL DEVELOPMENT PLAN

REPLAT - LOT 12, SUPERIOR MARKETPLACE FILING NO.6.

A PART OF LOTS 2 AND 3, BLOCK 1, SUPERIOR MARKETPLACE FILING NO. 3, LOCATED IN THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO



**LEGEND:**

- ETHAN ALLEN FDP WATERLINE BEND W/THRUST BLOCK
- ETHAN ALLEN FDP WATERLINE GATE VALVE
- ETHAN ALLEN FDP SANITARY SEWER CLEANOUT (C.O.)
- ETHAN ALLEN FDP SANITARY SEWER MANHOLE
- ETHAN ALLEN FDP STORM SEWER MANHOLE
- ETHAN ALLEN FDP WATER SERVICE LINE
- ETHAN ALLEN FDP SANITARY SERVICE LINE
- ETHAN ALLEN FDP IRRIGATION LINE
- ETHAN ALLEN FDP GAS LINE
- ETHAN ALLEN FDP ELECTRICAL LINE
- ETHAN ALLEN FDP STORM SEWER
- ETHAN ALLEN FDP TELEPHONE LINE
- ETHAN ALLEN FDP WATER METER
- ETHAN ALLEN FDP FLARED END SECTION
- ETHAN ALLEN FDP RIP RAP
- ETHAN ALLEN FDP ELECTRIC TRANSFORMER
- ETHAN ALLEN FDP CATCH BASIN
- ETHAN ALLEN FDP LIGHT POLE
- ETHAN ALLEN FDP ELECTRIC PULLBOX
- ETHAN ALLEN FDP EASEMENT
- EXISTING WATER LINE WITH GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORM SEWER
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING REUSE WATER DRAIN LINE
- EXISTING REUSE WATER MANHOLE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING EASEMENT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- LIMITS OF CONSTRUCTION
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- FLARED END SECTION
- STORM DRAIN ROOF DRAIN
- SANITARY SEWER

**NOTES:**

1. PLUG AND MARK ALL SERVICE LINES 5' FROM THE BUILDING. SEE PLUMBING PLANS FOR CONTINUATION OF SERVICE LINES INTO THE BUILDING.



PRELIMINARY  
NOT FOR CONSTRUCTION

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987



Date:	07.26.17
Issue:	FDP FIRST SUBMITTAL
No.:	1
	FDP SECOND SUBMITTAL
	2
	FDP THIRD SUBMITTAL
	3
	FDP FOURTH SUBMITTAL
	4
	FDP FIFTH SUBMITTAL
	5
	FDP SIXTH SUBMITTAL
	6
	FDP SEVENTH SUBMITTAL
	7

**mg**  
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8028 E. ARAPAHOE RD.  
Suite 100,  
CENTENNIAL, CO 80112

**ETHAN ALLEN**  
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PLANNING  
SERVICE

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DANBURY CONNECTICUT  
06811

Sheet Title:	UTILITY PLAN
Project No:	16598
Date:	01/09/18
Checked By:	BT
Scale:	1:20
CAD Specialist:	AZ
Designer:	AZ
DWG. No.:	6 OF 14



# SUPERIOR MARKETPLACE

## ETHAN ALLEN FINAL DEVELOPMENT PLAN

LOT 12, SUPERIOR MARKETPLACE FILING NO.6.

A PART OF LOTS 2 AND 3, BLOCK 1, SUPERIOR MARKETPLACE FILING NO. 3, LOCATED IN THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO



**3 WINDOW AND AWNING**  
SCALE: AS NOTED



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



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

Date:	07.26.17
Issue:	FDP FIRST SUBMITTAL
No:	1
	FDP SECOND SUBMITTAL
	2
	FDP THIRD SUBMITTAL
	3
	FDP FOURTH SUBMITTAL
	4
	FDP FIFTH SUBMITTAL
	5



STORE  
PLANNING  
SERVICE  
ETHAN ALLEN DRIVE  
DANBURY CONNECTICUT  
06811

ETHAN ALLEN - ELEVATIONS - COLORED  
SUPERIOR MARKETPLACE  
SUPERIOR, COLORADO

Title:	Customer:
Project No:	Date:
16598	2017.07.26
Checked By:	Scale:
BT	AS NOTED
CAD Specialist:	Designer:
FG	KK

DWG. NO:



# SUPERIOR MARKETPLACE

## ETHAN ALLEN FINAL DEVELOPMENT PLAN

LOT 12, SUPERIOR MARKETPLACE FILING NO.6.

A PART OF LOTS 2 AND 3, BLOCK 1, SUPERIOR MARKETPLACE FILING NO. 3, LOCATED IN THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO



STONE VENEER  
PROFILE: MOUNTAIN LEDGE  
COLOR: TUSCANY



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



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

MAJOR BUILDING ENVELOPE MATERIALS INCORPORATED									
	FRONT		WEST SIDE		EAST SIDE		REAR		COMMENTS
	REQ'D.	ACTUAL	REQ'D.	ACTUAL	REQ'D.	ACTUAL	REQ'D.	ACTUAL	
CAST FLAGSTONE	>30%	22%	>15%	25%	>15%	31%	>15%	38%	1
CMU	<25%	0%	<25%	0%	<25%	0%	<25%	0%	2
STUCCO	<75%	48%	NR	49%	NR	41%	NR	55%	
GLAZING	>25%	19%	NR	19%	NR	20%	NR	4%	1
AWNING	NR	11%	NR	7%	NR	8%	NR	3%	3
<b>TOTALS</b>		<b>100%</b>		<b>100%</b>		<b>100%</b>		<b>100%</b>	

COMMENTS  
 NR NO REQUIREMENTS  
 1 REQUESTING A VARIANCE AS THIS BALANCES THE PROPORTIONS ON THE REST OF THE BUILDING  
 2 NOT USED ON BUILDING  
 3 NO REQUIREMENT, BUT RECOMMENDED

No.	Issue:	Date:
1	FDP FIRST SUBMITTAL	07.26.17
2	FDP SECOND SUBMITTAL	10.20.17
3	FDP THIRD SUBMITTAL	10.27.17
4	FDP FOURTH SUBMITTAL	11.02.17
5	FDP FIFTH SUBMITTAL	11.07.17



**ETHAN ALLEN**  
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 DANBURY CONNECTICUT  
 06811

ETHAN ALLEN - ELEVATIONS - COLORED  
 SUPERIOR MARKETPLACE  
 SUPERIOR, COLORADO

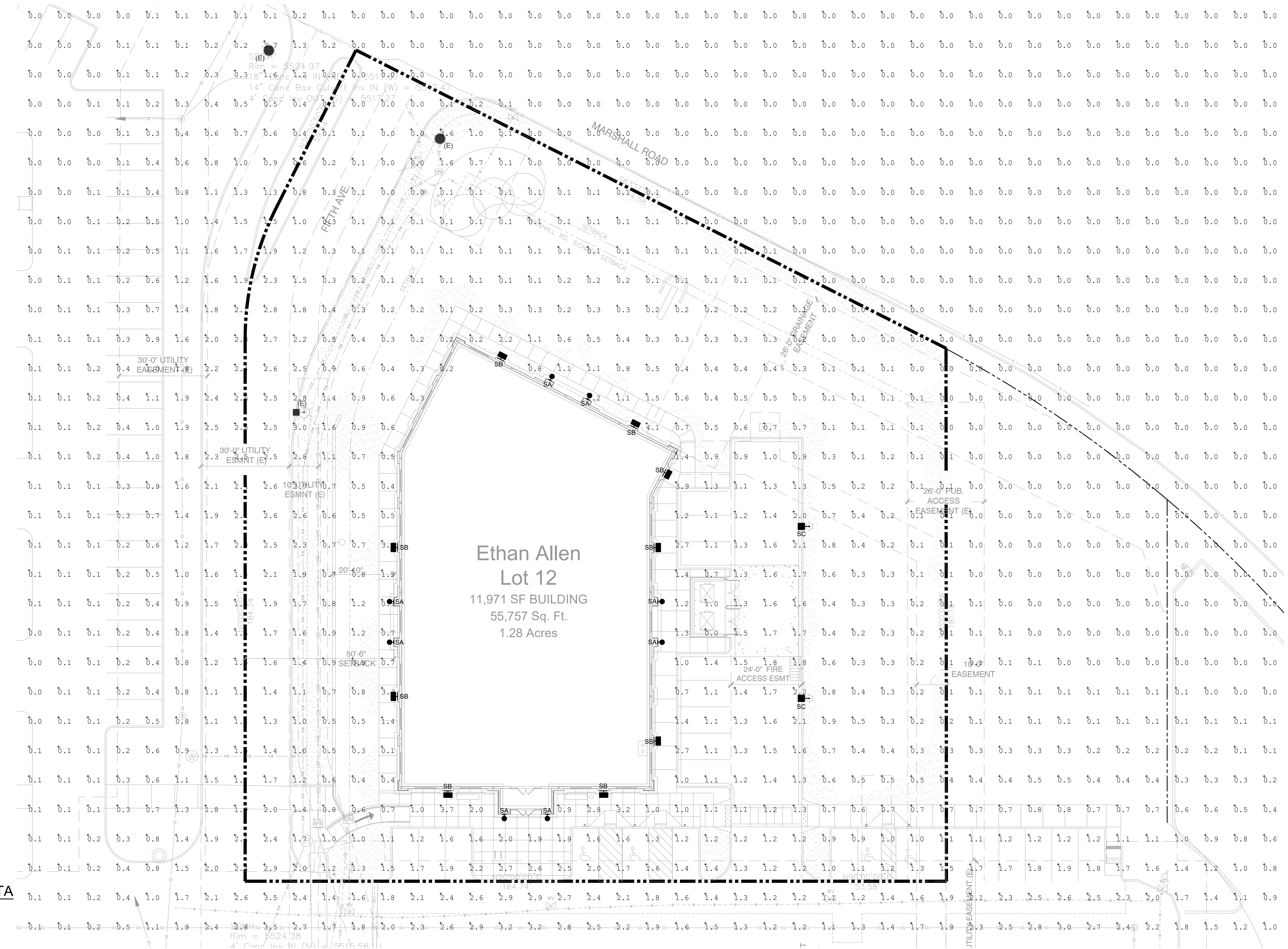
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Project No: 16598	Date: 2017.07.26
Checked By: BT	Scale: AS NOTED
CAD Specialist: FG	Designer: KK



# SUPERIOR MARKETPLACE ETHAN ALLEN FINAL DEVELOPMENT PLAN

REPLAT - LOT 12, SUPERIOR MARKETPLACE FILING NO.6.

A PART OF LOTS 2 AND 3, BLOCK 1, SUPERIOR MARKETPLACE FILING NO. 3, LOCATED IN THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 1  
SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO



**SITE PHOTOMETRIC DATA**  
 AVERAGE = 0.86 FC  
 MAXIMUM = 4.1 FC  
 MINIMUM = 0.0 FC

1 PHOTOMETRIC PLAN  
SCALE: 1:200

No:	1	Issue:	FDP FIRST SUBMITTAL	Date:	07.26.17
	2		FDP SECOND SUBMITTAL		10.20.17
	3		FDP THIRD SUBMITTAL		10.27.17
	4		FDP FOURTH SUBMITTAL		11.02.17
	7		FDP SEVENTH SUBMITTAL		01.12.18



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06811

Sheet Title: PHOTOMETRIC DETAILS

Title: ETHAN ALLEN FDP SUPERIOR MARKETPLACE SUPERIOR, COLORADO

Project No:	16598	Date:	2018.01.08
Checked By:	BEK	Scale:	AS NOTED
CAD Specialist:	BEK	Designer:	BEK



# SUPERIOR MARKETPLACE ETHAN ALLEN FINAL DEVELOPMENT PLAN

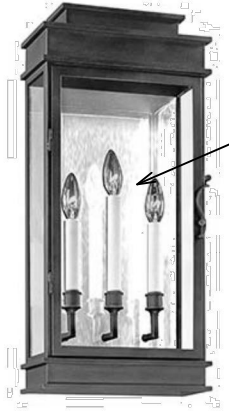
REPLAT - LOT 12, SUPERIOR MARKETPLACE FILING NO.6.

A PART OF LOTS 2 AND 3, BLOCK 1, SUPERIOR MARKETPLACE FILING NO. 3, LOCATED IN THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

1/8/2018 Product Specifications

**TROY LIGHTING**  
ILLUMINATION

VINTAGE WALL PRODUCT ID: B2973



FROSTED LENS

DIMENSIONAL INFORMATION		GLASS INFORMATION	
DIAMETER	-	EXTERIOR SHADE MATERIAL	GLASS
WIDTH	11"	EXTERIOR SHADE COLOR	Clear
LENGTH	-	<b>SHIPPING INFORMATION</b>	
HEIGHT	24"	CARTON LENGTH	27"
EXTENSION	5"	CARTON WIDTH	10"
ADA COMPLIANT	No	CARTON HEIGHT	14"
TCD	11"	GROSS WEIGHT	18 lbs.
MINIMUM HEIGHT	-	SHIPPING METHOD	UPS
MAXIMUM HEIGHT	-	QUANTITY PER CARTON	1
CHAIN LENGTH	-		
STEM KIT	-		
CANOPY/BACKPLATE	-		

LAMPING INFORMATION	
(3) 60 WATT MAX 120	
BULB INCLUDED	No
SOCKET TYPE	E12 Candelabra Base


AVAILABLE FINISHES

JOB/LOCATION

QUANTITY

NOTES

Troy Lighting, Inc. | 14508 Nelson Ave, City of Industry, California 91744 | www.troy-lighting.com



http://www.troy-lighting.com/Specs/B2973 1/1

1 TYPE SA FIXTURE  
NOT TO SCALE

**FC LIGHTING**

Date: \_\_\_\_\_ Approved: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Fixture: \_\_\_\_\_  
 Project: \_\_\_\_\_

**FCW1011**  
Die-Cast Aluminum Exterior Architectural Wall Mount.

**ORDERING** EXAMPLE: FCW1011-277V-LED-3K-1200-BZ-F-PE

SERIES	VOLTAGE	SOURCE/TEMPERATURE	LED LUMENS	FINISH	ACCESSORIES
FCW1011	120V	LED 3K 35K 4K	700 Lumens	BK Black	D Dimming (FL only, LED $\Delta$ )
	277V	HID 39W MH G12	1200 Lumens	BZ Bronze	PE Photo Eye
	347V $\Delta$	PL 2/13Q 2/26Q 2/32Q		CC Custom Color	BBU Battery Backup, Remote (FL only, LED $\Delta$ )
				SL Silver	F Fuse
				WH White	PCL Polycarbonate Lens (FL or LED only)
					QR Quartz Re-Strike (HID ballast only)
					SB Sand-Blasted Lens

$\Delta$ contact factory

**SPECIFICATION**

**MOUNTING**

- Mounts directly to standard outlet box.
- Installation: <http://tinyurl.com/h9g4zqc>

**CONSTRUCTION**

- Marine grade, corrosion resistant, heavy walled, high pressure die-cast aluminum.
- Lens is 1/8" thick, clear tempered glass.
- Forward throw reflector is semi-specular aluminum formed for maximum reflectance.
- Extruded silicone to provide maximum protection against contaminants. Captive and recessed stainless steel, tamper resistant hex socket screws.

**LED**

- \*Stated minimum lumens are delivered out of the luminaire. LED lifetime is greater than or equal to 70,000 hours with the lumen depreciation greater than L70. All of our luminaires are tested to LM 80 with a minimum CRI of 80 and color consistency of step 4 MacAdam Ellipse. Integral power supply standard. Input voltage 120V or 277V.

**FINISH**

- Six stage chemical pre-treatment process that includes iron phosphate, to prepare the substrate for a UV stable, super durable standard polyester powder coat.

**ELECTRICAL**

- Socket PL: Four pin plug-in type compact fluorescent lamp holder (lamp by others). HID: G12 single (39W MH), pulse rates 4KV porcelain socket.
- Ballast PL: Fluorescent high power factor electronic, UL listed ballast standard. Ballast has a manufacturer issued 5 year warranty. Electronic universal voltage 120V or 277V is standard. Please consult factory for other voltage options.




**LISTING**

- UL & cUL/ETL, U.S. and CA listed for wet location in up or down position. IP65 rating.

FC Lighting, Inc. reserves the right to change details or specifications without notice. Product use certifies agreement to FC Lighting's terms and conditions.  
 © 2012. FC Lighting, Inc. 3609 Swenson Ave., St. Charles, IL 60174 p. 800-900-1730 f. 630-889-8108 www.fcighting.com J.O. - Rev. 1012

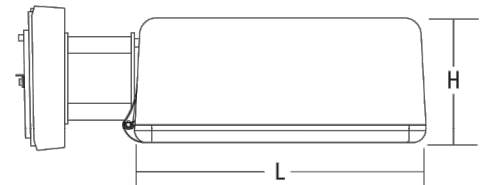
2 TYPE SB FIXTURE  
NOT TO SCALE

**KAD LED**  
LED Area Luminaire

**Specifications**

EPA: 1.2 ft<sup>2</sup> (0.11 m<sup>2</sup>)  
 Length: 17-1/2" (44.5 cm)  
 Width: 17-1/2" (44.5 cm)  
 Height: 7-1/8" (18.1 cm)  
 Weight (max): 36 lbs. (16.4 kg)



**Capable Luminaire**

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

1. See ordering tree for details.  
 2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. [Link to Roam](#) [Link to DTL DLL](#)

**Ordering Information** EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting	Shipped included	Shipped separately
KAD LED	20C 20 LEDs	500 530 mA	30K 3000K	R2 Type I	MVOLT 277V		SPUMBAK... Square pole universal mounting adaptor <sup>1</sup>	04 4' arm D4012P Degree arm (pole)
	30C 30 LEDs	700 700 mA	40K 4000K	R3 Type II	120V 347V		SPUMBAK... Round pole universal mounting adaptor <sup>1</sup>	06 6' arm D4012WB Degree arm (wall)
	40C 40 LEDs	1000 1000 mA	50K 5000K	R4 Type IV	208V 480V		SPD... Square pole	09 9' arm <sup>1</sup> XMA Most arm external filter
	60C 60 LEDs	1000 1000 mA	50K 5000K	R5 Type V	240V		RPD... Round pole	12 12' arm <sup>1</sup> XMA Most arm external filter
							WRD... Wall bracket	
							WWD... Wood pole or wall	

**Shipped installed**

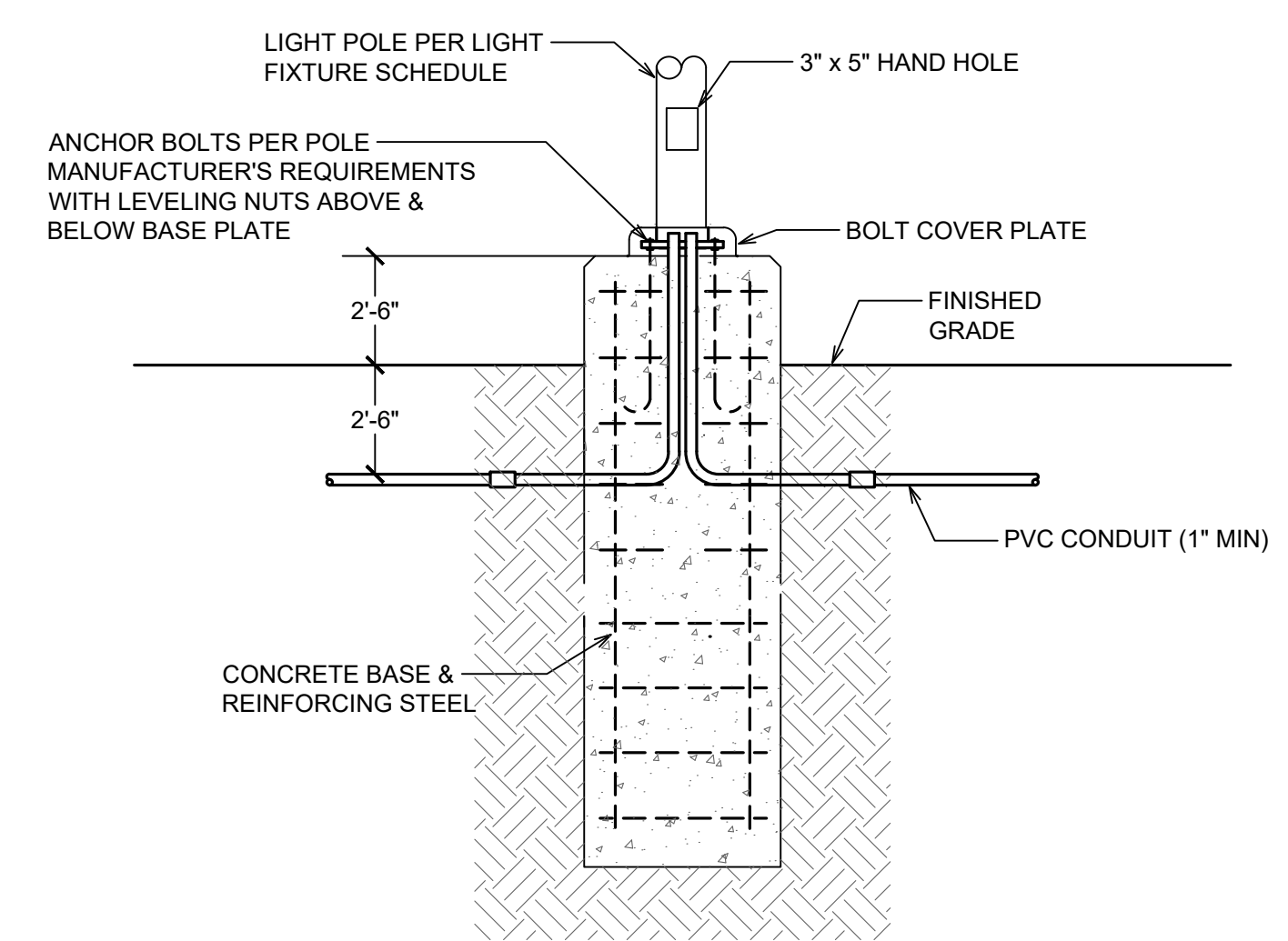
Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting	Shipped included	Shipped separately
PERF	NEHA two-lock five-wire receptacle only (no controls) <sup>1</sup>			PRHF3CV	Bi-level, motion/ambient sensor, 8-12' mounting height, ambient sensor enabled at 16" <sup>10</sup>	PMITD03	Part night, dim 11' dim <sup>10</sup>	WG Wire guard
PERF	Seven-wire receptacle only (no controls) <sup>1</sup>			PRHF3CV	Bi-level, motion/ambient sensor, 15-20' mounting height, ambient sensor enabled at 16" <sup>10</sup>	PMIT503	Part night, dim 5 hrs <sup>10</sup>	
SF	Single base (120, 277, 347V) <sup>1</sup>			PRHF3CV	Bi-level, motion/ambient sensor, 15-20' mounting height, ambient sensor enabled at 16" <sup>10</sup>	PMIT603	Part night, dim 6 hrs <sup>10</sup>	
DF	Double base (208, 240, 480V) <sup>1</sup>				Bi-level switched dimming, 30% <sup>10</sup>	PMIT703	Part night, dim 7 hrs <sup>10</sup>	
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16" <sup>10</sup>			BL50	Bi-level switched dimming, 50% <sup>10</sup>	HS	Household shade <sup>11</sup>	
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" <sup>10</sup>			BL50	Bi-level switched dimming, 50% <sup>10</sup>			

**Shipped separately**

Series	Finish	Shipped separately
DDBXD	Dark bronze	DDBXD Textured dark bronze
DBXD	Black	DBXD Textured black bronze
DNAXD	Natural aluminum	DNAXD Textured natural aluminum
DNWHD	White	DNWHD Textured white

LITHONIA LIGHTING One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com KAD-LED Rev. 02/07/17  
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3 TYPE SC FIXTURE  
NOT TO SCALE



BACKFILL, CONCRETE, REINFORCING STEEL, AND ANCHOR BOLTS ARE SHOWN FOR REFERENCE ONLY. STRUCTURAL ENGINEER TO PROVIDE STRUCTURAL DESIGN FOR POLE BASE.

4 POLE BASE DETAIL  
NOT TO SCALE

LIGHTING FIXTURE SCHEDULE								
PREPARED BY KAZIN & ASSOCIATES								
DESCRIPTION OF LUMINAIRE				LUMINAIRE SPECIFICATION				
ID	QUANTITY	DESCRIPTION	FINISH	MOUNTING INFO	MANUFACTURER	CATALOG NUMBER	LAMP(S)	VOLTAGE
SA	8	DECORATIVE SCONCE	FROSTED GLASS/ VINTAGE BRONZE	~7' AFF OC	TROY LIGHTING	B2923 WITH FROSTED LENS	(3) 60W, LLF = 1	120
SB	13	WALL MOUNTED AREA LIGHT	BRONZE	~8' AFF OC	FC LIGHTING OR EQUAL	FCW1011-120-LED4K-700-BZ	~7W, ~700LM, LLF = 1	120
SC	2	POLE MOUNTED AREA LIGHT	BRONZE	17.5' POLE ON 2.5' BASE	ACUITY OR EQUAL	HEAD: KAD LED-20C-1000-40K-R3-MVOLT-RPD POLE: 17.5' ROUND TAPERED POLE ON 2.5' CONCRETE BASE	73W, ~7800LM LLF = 1	120

**SITE PHOTOMETRIC DATA**  
 AVERAGE = 0.86 FC  
 MAXIMUM = 4.1 FC  
 MINIMUM = 0.0 FC

Date:	Issue:	No:
07.26.17	FDP FIRST SUBMITTAL	1
10.20.17	FDP SECOND SUBMITTAL	2
10.27.17	FDP THIRD SUBMITTAL	3
11.02.17	FDP FOURTH SUBMITTAL	4
01.12.18	FDP SEVENTH SUBMITTAL	7

  
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DANBURY CONNECTICUT  
0 6811

Sheet Title: PHOTOMETRIC DETAILS  
 Title: ETHAN ALLEN FDP SUPERIOR MARKETPLACE SUPERIOR, COLORADO

Project No: 16598	Date: 2018.01.08
Checked By: BEK	Scale: AS NOTED
CAD Specialist: BEK	Designer: BEK

DWG. NO:  
**10 OF 14**



# SUPERIOR MARKETPLACE ETHAN ALLEN FINAL DEVELOPMENT PLAN

LOT 12, SUPERIOR MARKETPLACE FILING NO.6.

A PART OF LOTS 2 AND 3, BLOCK 1, SUPERIOR MARKETPLACE FILING NO. 3, LOCATED IN THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

### PUD LANDSCAPE REQUIREMENTS

DESIGNATION	AREA	UNIT	1/1000 S.F. TREES REQ.	TREES PROV.	1/30 S.F. SHRUBS REQ.	SHRUBS PROV.
SITE AREA (INCLUDING EXISTING LANDSCAPE AREA)	55,757	S.F.	24	19	801	645
LANDSCAPE AREA (43%)	24,022	S.F.	7	7	29	31
EX. LANDSCAPE ALONG MARSHALL ROAD (within property)						20
(2 ADDITIONAL TREES APPLIED TO SHRUB CREDIT)						20
<b>TOTAL</b>			<b>24</b>	<b>26</b>	<b>801</b>	<b>696</b>

LIVING / NON-LIVING LANDSCAPE AREA	L.S. AREA	UNIT	LIVING AREA REQ.	LIVING AREA PROV.	LIVING AREA REQ.	LIVING AREA PROV.
LANDSCAPE AREA	24,022	S.F.	18,016 S.F.	20,539 S.F.	75%	85%

### PLANT LIST

CODE	QTY.	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH
<b>DECIDUOUS TREES</b>						
CEO	2	QUERCUS ROBUR 'FASTIGIATA'	OAK, COLUMNAR ENGLISH	3" CAL. B&B	40'	10'
HAC	3	CELTIS OCCIDENTALIS	HACKBERRY	2.5" CAL. B&B	30'	30'
	5	<b>SUBTOTAL</b>				

CODE	QTY.	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH
<b>ORNAMENTAL TREES</b>						
SSC	5	MALLUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2" CAL. B&B	15'	10'
	5	<b>SUBTOTAL</b>				
	10	<b>TOTAL DECIDUOUS TREES</b>				

CODE	QTY.	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH
<b>EVERGREEN TREES</b>						
APN	3	PINUS NIGRA	PINE, AUSTRIAN		35'	20'
CBS	3	PICEA PUNGENS	SPRUCE, CO. BLUE		VARIES 8'-12'	25'
PDP	3	PINUS PONDEROSA	PINE, PONSEROSA		SEE PLAN	30'
	9	<b>TOTAL EVERGREEN TREES</b>				
	19	<b>TOTAL TREES</b>				

CODE	QTY.	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH
<b>DECIDUOUS SHRUBS</b>						
RUS	21	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN		4'	4'
DBB	27	EUONYMUS ALATUS 'GROVE COMPACT'	BURNING BUSH, GROVE DWARF		5'	5'
WPR	28	ROSA 'WINNIPEG PARKS'	ROSE, 'WINNIPEG PARKS'	5 GAL. CONT.	3'	3'
GWR	41	ROSA 'GOLDEN WINGS'	ROSE, GOLDEN WINGS		5'	3'
CCB	40	VIBURNUM TRILOBUM COMPACTUM	CRANBERRY, COMPACT		3'	3'
BMS	10	CARYOPTERIS X CLANDONENSIS	SPIREA, BLUEMIST		3'	4'
	168	<b>SUBTOTAL</b>				

CODE	QTY.	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH
<b>EVERGREEN SHRUBS</b>						
ROC	22	COTONEASTER HORIZONTALIS	COTONEASTER, ROCK	5 GAL. CONT.	2'	4'
EGE	44	E. FORTUNEI 'EMERALD GAIEY'	EUONYMUS, EMERALD GAIEY		12'	4'
	66	<b>SUBTOTAL</b>				

CODE	QTY.	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH
<b>ORNAMENTAL GRASSES</b>						
DMG	80	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS, DWARF	1 GAL.	4'	2'
FRG	81	CALAMOGROSTIS x ACUTIFLORA 'KARL FORESTER'	REED GRASS, FEATHER	1 GAL.	4'	2'
	141	<b>SUBTOTAL</b>				
	375	<b>TOTAL SHRUBS AND GRASSES</b>				

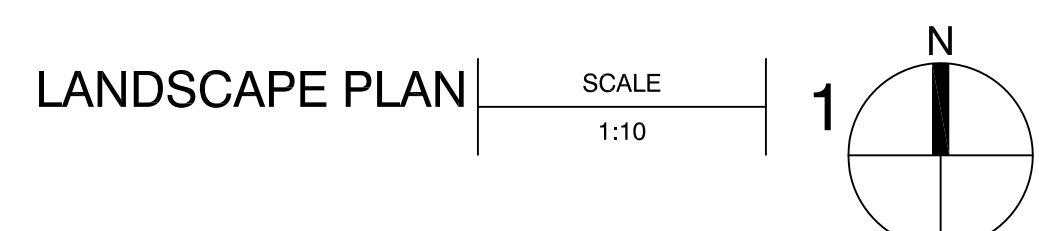
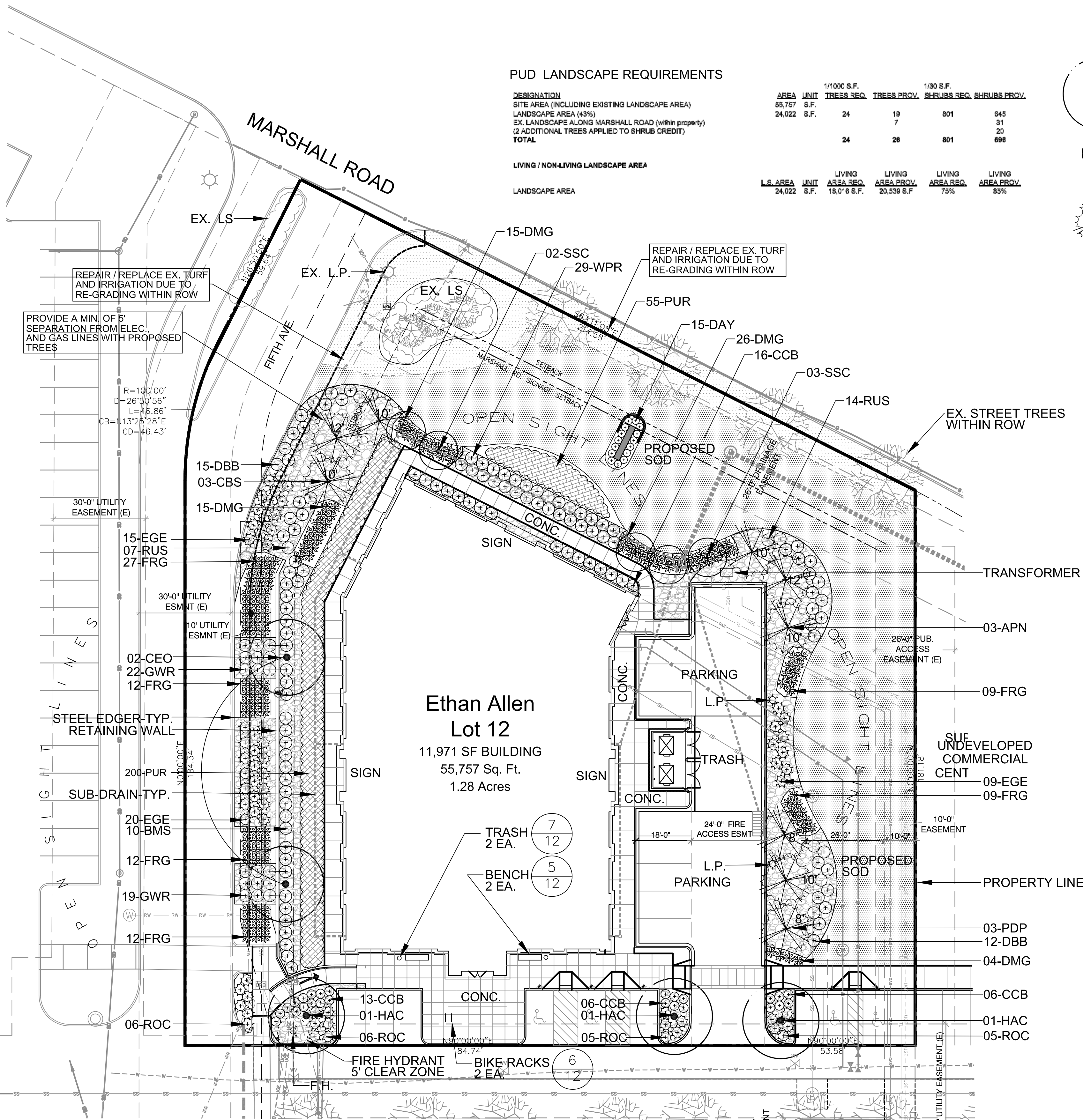
CODE	QTY.	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH
<b>GROUND COVERS - PLANTED 30" O.C.</b>						
PUR	265	EUONYMUS COLORATUS	WINTERCREEPER, PURPLELEAF	4" POTS	18"	30"
	265	<b>SUBTOTAL</b>				

CODE	QTY.	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH
<b>PERENNIALS - PLANTED 18" O.C.</b>						
DAY	15	HEMEROCALLIS SPP.	DAYLILLY	1 GAL.	18"	18"
	15	<b>SUBTOTAL</b>				

- 3" DIA ROUND RIVER ROCK MULCH AT SHRUBS
- EXISTING IRRIGATED FESCUE SOD
- 3" DEPTH - FIR FIBER WOOD MULCH AT GRASSES AND PERENNIAL BEDS
- PROPOSED IRRIGATED RTF FESCUE SOD

### PLANT DIVERSITY CHART

TYPE	TOTAL QTY.	RECOMMENDED	PROVIDED
DECIDUOUS TREES Max 33% of one species	10	10% - 3" cal. 70% - 2 1/4" to 2 3/4" Cal. 20% - 1 1/2" to 2" Cal.	2 - 20% 3 - 30% 5 - 50%
DECIDUOUS SHRUBS	168	Max 20% of one species	Max of 41 per species
EVERGREEN TREES Max of 25% of one species	09	10% - 12' Ht. 70% - 10' Ht. 20% - 8' Ht.	2 - 20% 5 - 50% 2 - 20%
EVERGREEN SHRUBS	66	Max 25% of one species	Max of 44 shrubs per species
<b>TOTAL TREES</b>	<b>19</b>	66% Evergreen, 33% Deciduous	47% Evergreen, 53% Dec.
<b>TOTAL SHRUBS</b>	<b>234</b>	66% Evergreen, 33% Deciduous	28% Evergreen, 72% Dec.
<b>TOTAL PERENNIALS AND ORN. GRASSES (NOT INCLUDED IN ABOVE TOTAL)</b>	<b>156</b>		



Issue:	Date:
FDP FIRST SUBMITTAL	07.26.17
FDP SECOND SUBMITTAL	10.20.17
FDP THIRD SUBMITTAL	10.27.17
FDP FORTH SUBMITTAL	11.02.17
FDP SEVENTH SUBMITTAL	01.12.18

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10333 E. Dry Creek Road, Suite 270, Englewood, CO 80112

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STORE PLANNING SERVICE  
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06811

LANDSCAPE PLAN

Customer: ETHAN ALLEN FDP SUPERIOR MARKETPLACE SUPERIOR, COLORADO

Title: LANDSCAPE PLAN

File Name: 05577.10 Date: 11/27/2017

Project No: 05577.10 scale:

CAD Specialist: GG Designer: GG

DWG. NO: 11 OF 14

GROUND LOGIC INC.  
LANDSCAPE ARCHITECTURE  
IRRIGATION DESIGN  
SITE DESIGN & GIS

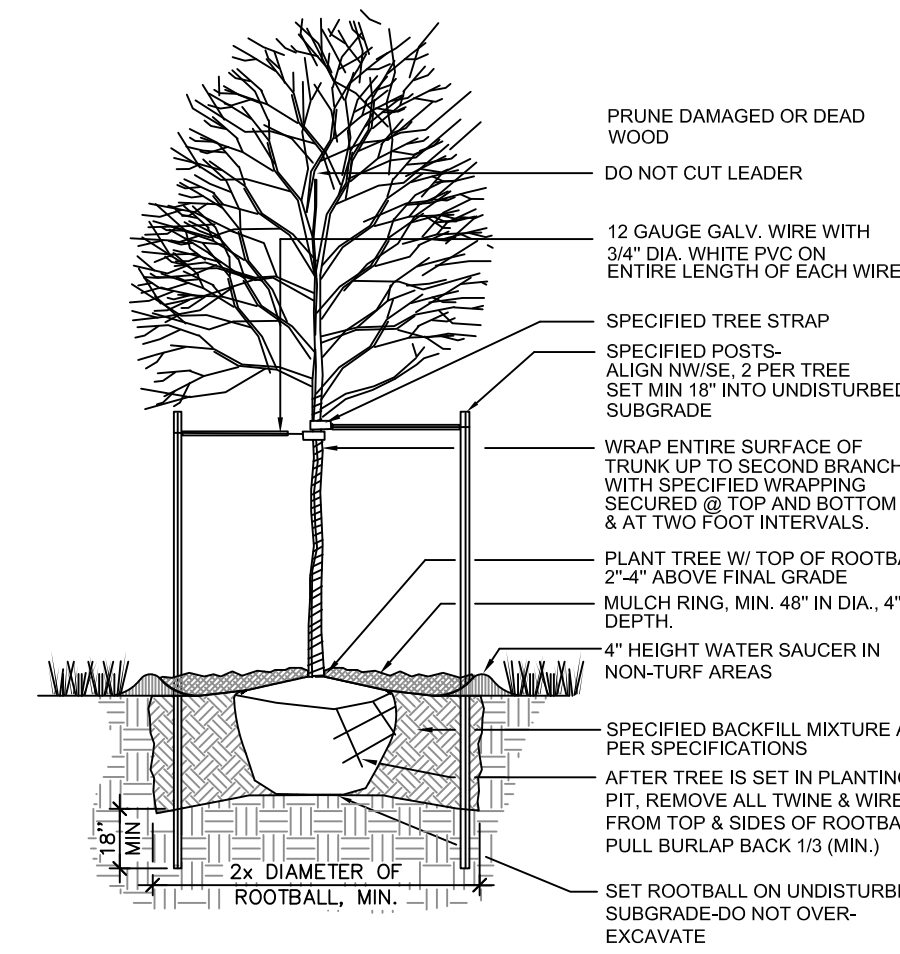
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2038 Grove Street  
Boulder, Colorado 80302  
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office@groundlogic.com



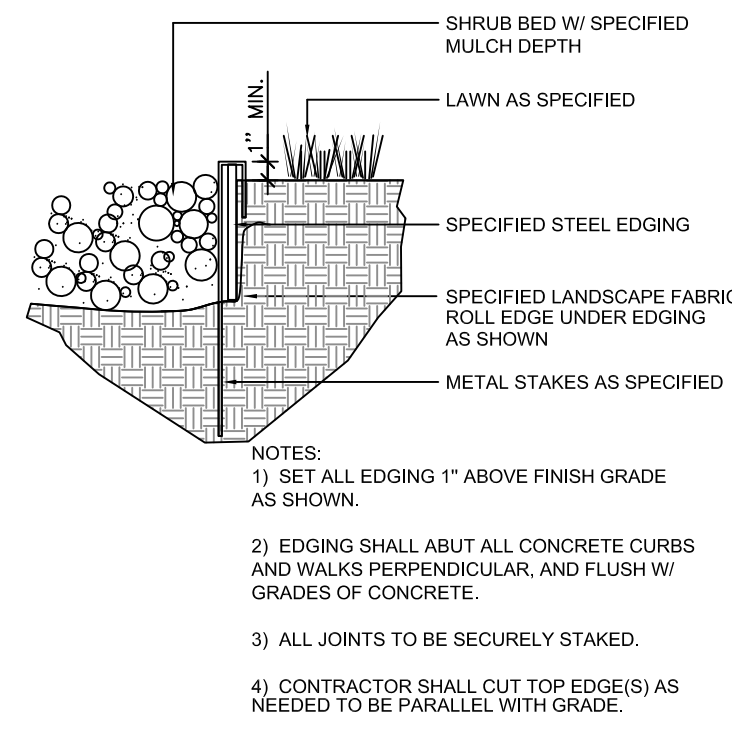
# SUPERIOR MARKETPLACE ETHAN ALLEN FINAL DEVELOPMENT PLAN

LOT 12, SUPERIOR MARKETPLACE FILING NO.6.

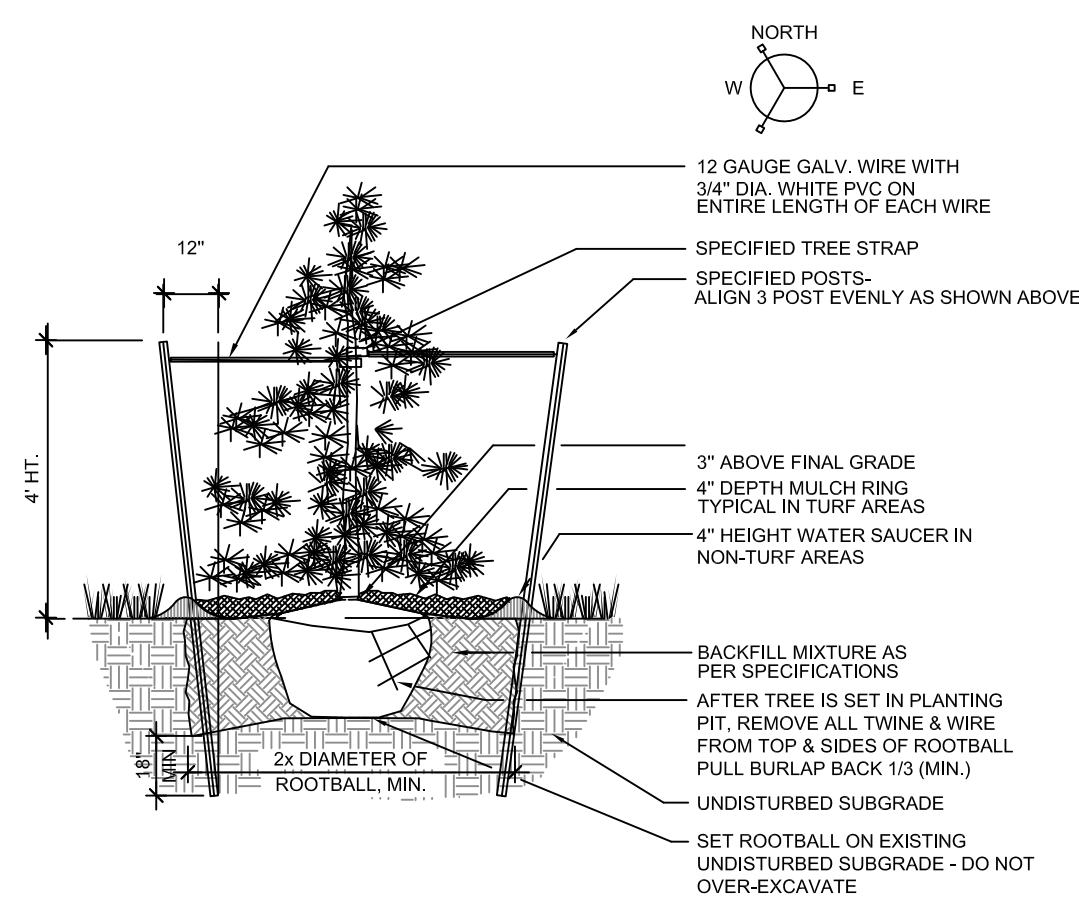
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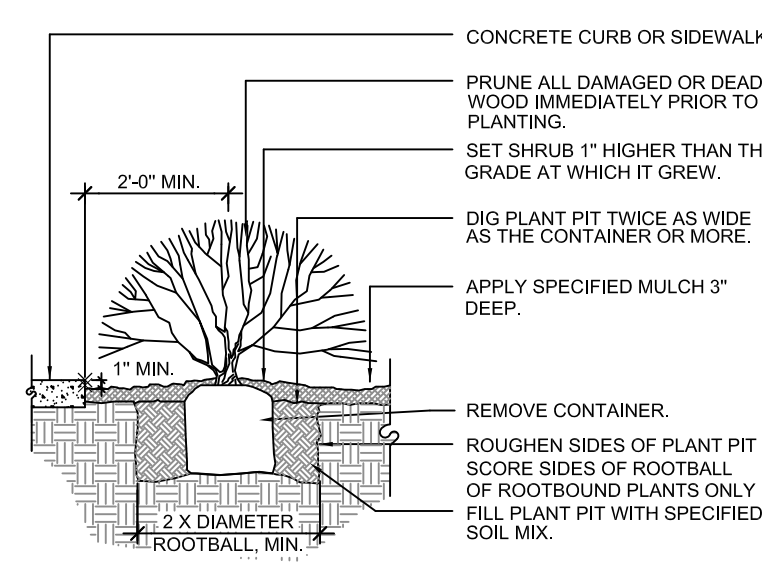
1 DECIDUOUS TREE PLANTING  
NOT TO SCALE



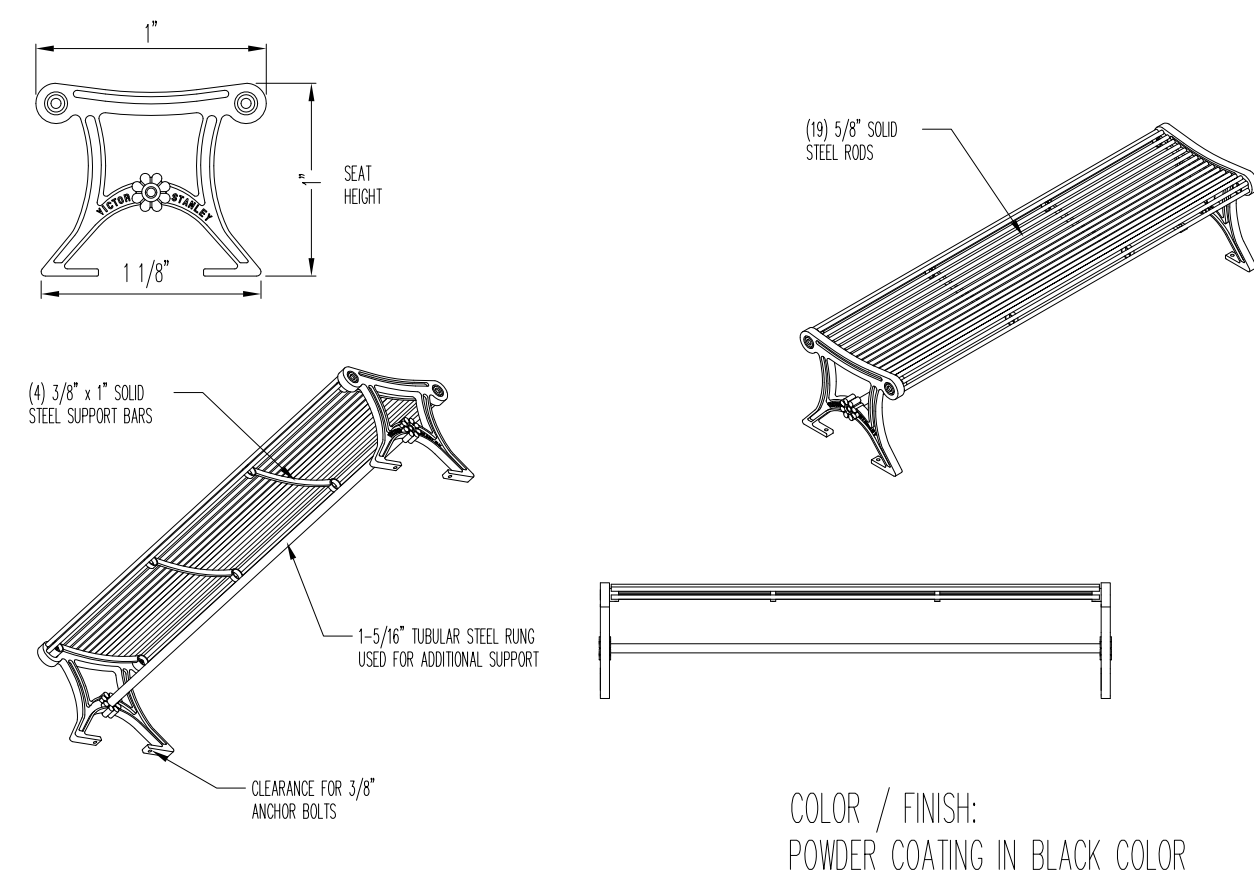
2 STEEL EDGER  
NOT TO SCALE



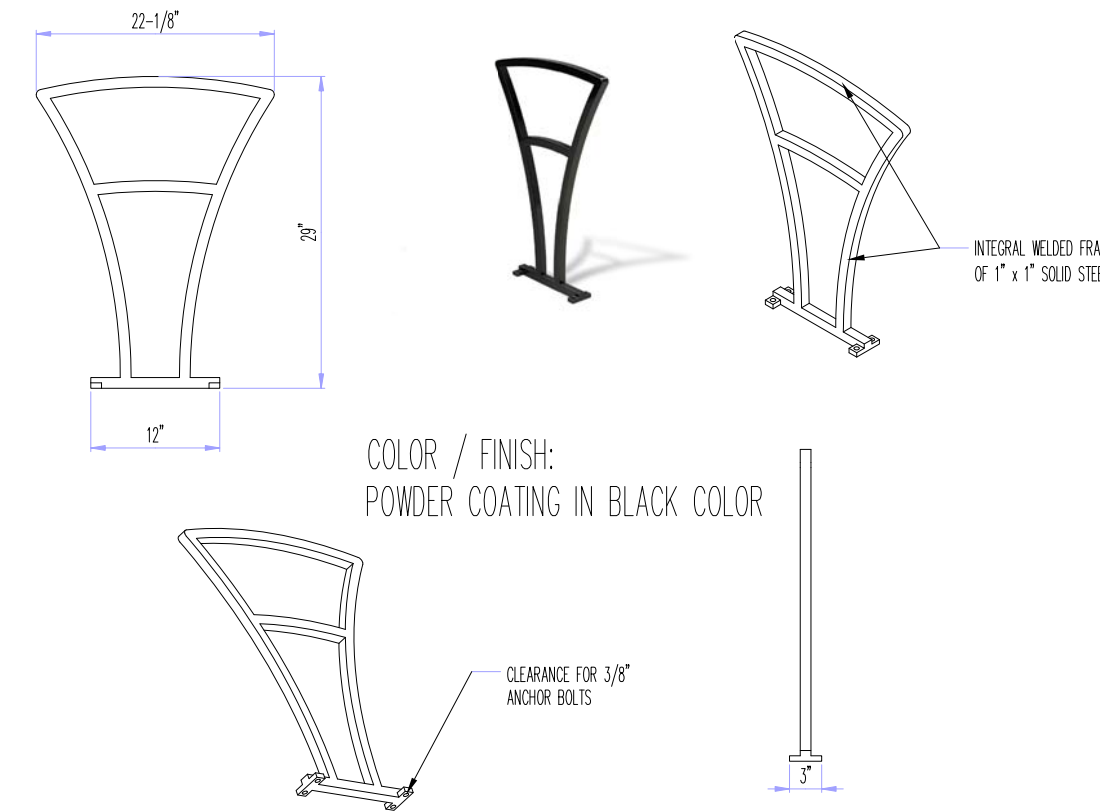
3 EVERGREEN TREE PLANTING  
NOT TO SCALE



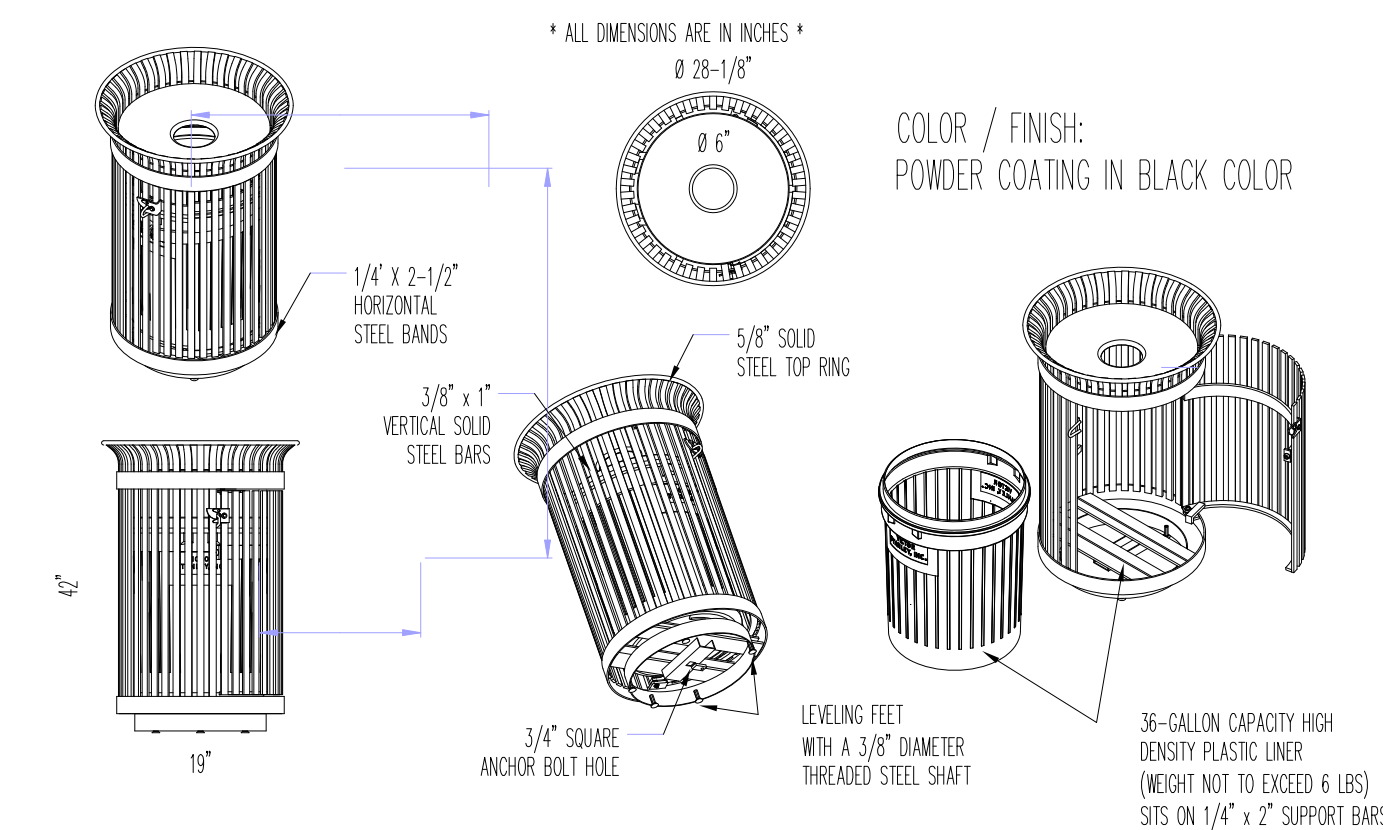
4 SHRUB PLANTING  
NOT TO SCALE



5 6' BENCH VICTOR STANLEY - #CS-296  
NOT TO SCALE



6 BIKE RACK VICTOR STANLEY - FREESIA  
NOT TO SCALE



7 TRASH RECEPTACLE VICTOR STANLEY - FREESIA  
NOT TO SCALE

## LANDSCAPE NOTES

1. THE PRELIMINARY LANDSCAPE PLAN WILL BE UTILIZED FOR CODE ENFORCEMENT AND LANDSCAPE INSPECTION PURPOSES.
2. THOROUGHLY INCORPORATE 5 C.Y. PER 1000 S.F. BIOCOMP (AS PROVIDED BY A-1 ORGANICS) INTO THE EXISTING TOPSOIL AT A MIN. DEPTH OF 6; AT ALL TURF, SHRUB BEDS, AND SEED AREAS. A COMBINATION OF ROCK MULCH AT EVERGREEN AND DECIDUOUS SHRUBS, WOOD MULCH AT GRASSES AND PERENNIALS, AND COBBLE AT SWALES SHALL BE SPECIFIED.
3. ROCK MULCH: 3" DIAMETER SMOOTH COBBLES PLACED ON GEOTEXTILE FILTER FABRIC.
4. WOOD MULCH: 3" DEPTH FIR FIBER WOOD MULCH AT ORNAMENTAL GRASSES ONLY. DO NOT USE FILTER FABRIC.
5. EDGING: PRO STEEL - STEEL EDGER WITH ROLLED TOP.
6. INTERNAL PARKING LOT AREA SHALL BE ASPHALT. SIDEWALKS ARE CONCRETE. PLAZA AREAS SHALL BE CONCRETE AND, OR ACCENT COLORED CONCRETE.
7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
8. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
9. THE DEVELOPER OR HIS ASSIGNS SHALL ENSURE THAT THE LANDSCAPE PLAN IS CLOSELY COORDINATED WITH PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH, OR PRECLUDE THE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNED ON THE LANDSCAPE PLAN.
10. ALL FIRE HYDRANTS SHALL REMAIN UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES OF (5') FIVE FEET.
11. ALL NEW TURF AREAS SHALL BE WATER SAVING RTF FESCUE TYPE SOD.
12. MAINTENANCE: THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN.
13. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENTS SHALL BE OF THE SAME SPECIES AND SIZE PER APPROVED LANDSCAPE PLANS. ANY REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN NO CASE SHALL REPLACEMENT EXCEED 1 YEAR.
14. THE APPROVED LANDSCAPE PLAN SHALL BE ON FILE IN THE PLANNING DIVISION. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
15. NO VEHICLE PARKING IS ALLOWED IN ANY LANDSCAPE TREATMENT AREA.
16. SHRUB SPECIES SHALL BE IDENTIFIED ON THIS PLAN UPON CONFIRMING AVAILABILITY OF SPECIES SELECTION. PLANS WILL BE UPDATED AND RE-SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT.



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06811

LANDSCAPE NOTES AND DETAILS

Title:

Customer:  
File Name: Date:  
11/27/2017

Project No: scale:  
00577.10

CAD Specialist: Designer:  
GG GG

DWG. NO:  
12 OF 14

GROUND LOGIC INC.  
LANDSCAPE ARCHITECTURE  
IRRIGATION DESIGN  
SITE DESIGN & GIS

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P. 303-733-8333  
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# SUPERIOR MARKETPLACE ETHAN ALLEN FINAL DEVELOPMENT PLAN

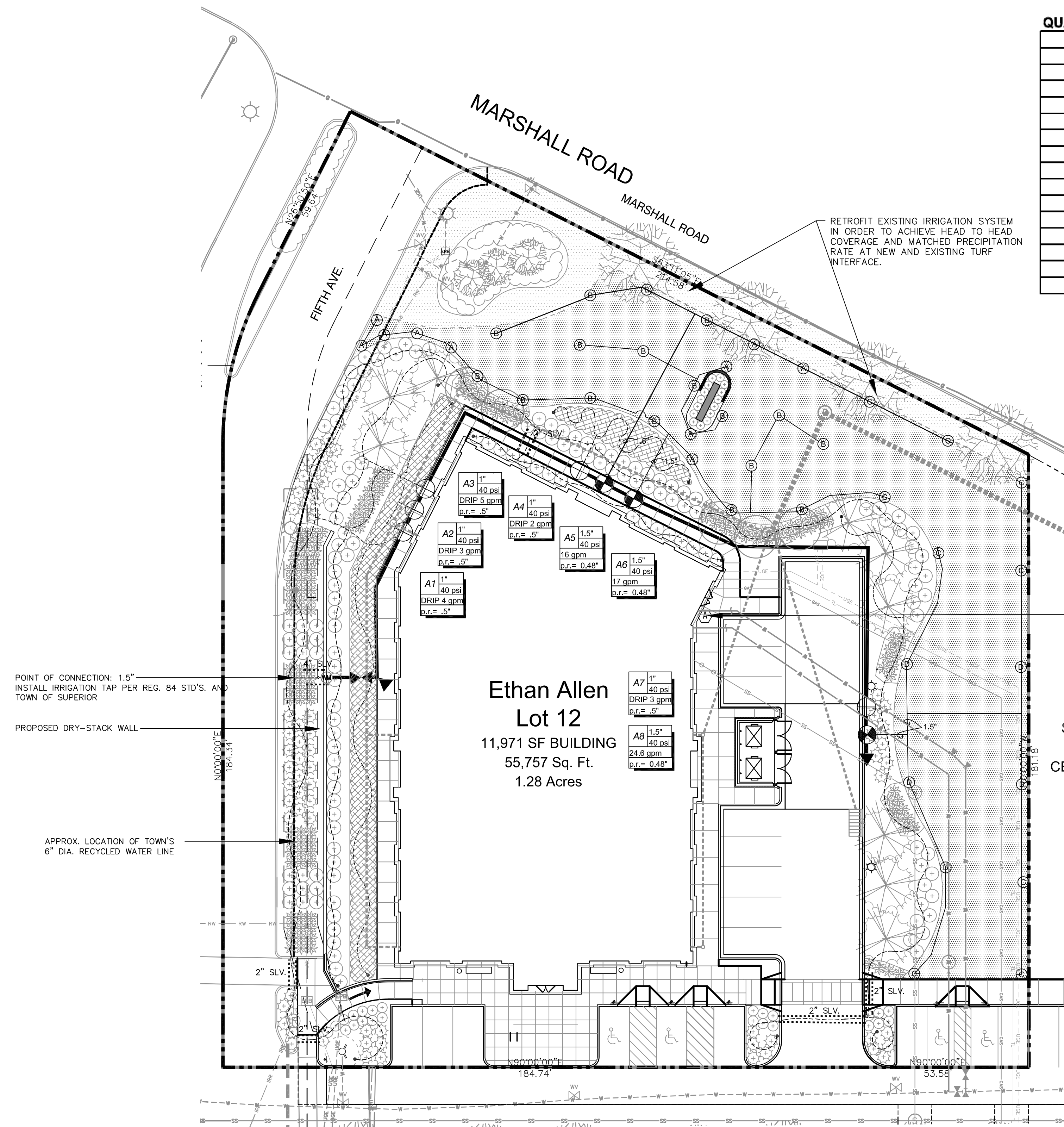
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### IRRIGATION LEGEND

QUANTITY	SYMBOL	DESCRIPTION	MANUF.	MODEL / DESCRIPTION	RADIUS	DESIGN PRESS.
8	⊙	ROTATOR HEAD	HUNTER	PRS-06-R w/ MP1000 - 90, 210, 360 rotator nozzles	8'-15'	40 psi
17	⊙	ROTATOR HEAD	HUNTER	PRS-06-R w/ MP2000 - 90, 210, 360 rotator nozzles	13'-21'	40 psi
9	⊙	ROTATOR HEAD	HUNTER	PRS-06-R w/ MP3000 - 90, 210, 360 rotator nozzles	22'-30'	40 psi
5	⊙	ROTATOR HEAD	HUNTER	PRS-06-R w/ MP3500 - 90, 210, 360 rotator nozzles	31'-35'	40 psi
3	⊕	CONTROL VALVE	HUNTER	1.5" ICV-FS (set valve to 40 psi operating pressure)		40 psi
5	⊕	DRIP VALVE ASSEMBLY	HUNTER	1" ICD		40 psi
2	▼	QUICK COUPLER	RAINBIRD	44LRC 1" brass quick coupler		
1	▶	PVC BALL VALVE	NIBCO	2" PVC Ball Valve		
1	⊕	CONTROLLER	HUNTER	PHC-12-00 12 sta. wifi enabled exterior wall mounted		
	—	DRIP TUBING	TORO	Blue stripe distribution tubing 1/2" diameter		
	—	DRIP EMITTER	RAINBIRD	Xeri-bug emitter 0.5"/hr (see notes)		
	—	SPRAY EMITTER	RAINBIRD	XS-360TS-1032 spray emitter with 5" spike install 10' o.c.		
	—	BLOW OUT END CLAMP	TORO	Drip tubing end clamp 1/2" size		
	—	IRRIGATION LATERAL	US PLASTIC	Class 200 pvc- 1" diameter unless otherwise noted		
	—	IRRIGATION MAINLINE	US PLASTIC	Class 200 pvc pipe - 1.5" diameter		
	—	IRRIGATION SLEEVES	US PLASTIC	Class 160 pvc pipe - see plan for size		

NOTE: ALL IRRIGATION BOX LIDS, ROTOR HEAD CAPS, IRRIGATION PIPING, VALVES, QUICK COUPLERS, MANUAL DRAIN VALVES TO BE COLORED PURPLE AS REQUIRED BY LAW TO IDENTIFY THAT THE WATER IS NON-POTABLE.



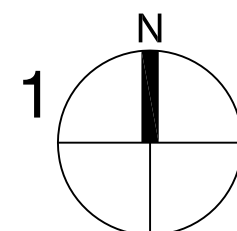
### IRRIGATION RUN TIMES

EST. INCHES OF WATER PER WEEK (INCLUDING AVE. RAINFALL)	LATE	MAY &	JULY &	SEPTEMBER	EARLY
	APRIL	JUNE	AUGUST	1.0"	OCTOBER
	.75"	1.0"	1.5"	1.0"	1.0"
<b>*RUN TIMES (MIN / WEEK)</b>					
ZONE A1 - DRIP .5"/HR	30	40	60	40	40
ZONE A2 - DRIP .5"/HR	30	40	60	40	40
ZONE A3 - DRIP .5"/HR	30	40	60	40	40
ZONE A4 - DRIP .5"/HR	30	40	60	40	40
ZONE A5 - ROTOR .5"/HR	30	60	90	60	60
ZONE A6 - ROTOR .5"/HR	30	60	90	60	60
ZONE A7 - DRIP .5"/HR	30	40	60	40	40
ZONE A8 - ROTOR .5"/HR	30	60	90	60	60
<b>TOTAL HOURS PER MONTH</b>	16	25	38	25	25

\*based on 2 watering cycles per week.  
\*\*Maximum of 25 GPM

IRRIGATION PLAN

SCALE  
1:10



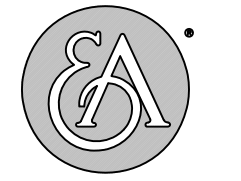
**GROUND  
LOGIC INC.**  
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Issue:	FDP FIRST SUBMITTAL	Date:	07.26.17
	FDP SECOND SUBMITTAL		10.20.17
	FDP THIRD SUBMITTAL		10.27.17
	FDP FORTH SUBMITTAL		11.02.17
	FDP SEVENTH SUBMITTAL		01.12.18



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ETHAN ALLEN DRIVE  
DANBURY CONNECTICUT  
06811

Title: IRRIGATION PLAN

File Name:	Date:
Project No:	scale:
05577.10	
CAD Specialist:	Designer:
GG	GG

Customer: ETHAN ALLEN FDP SUPERIOR MARKETPLACE SUPERIOR, COLORADO

DWG. NO:

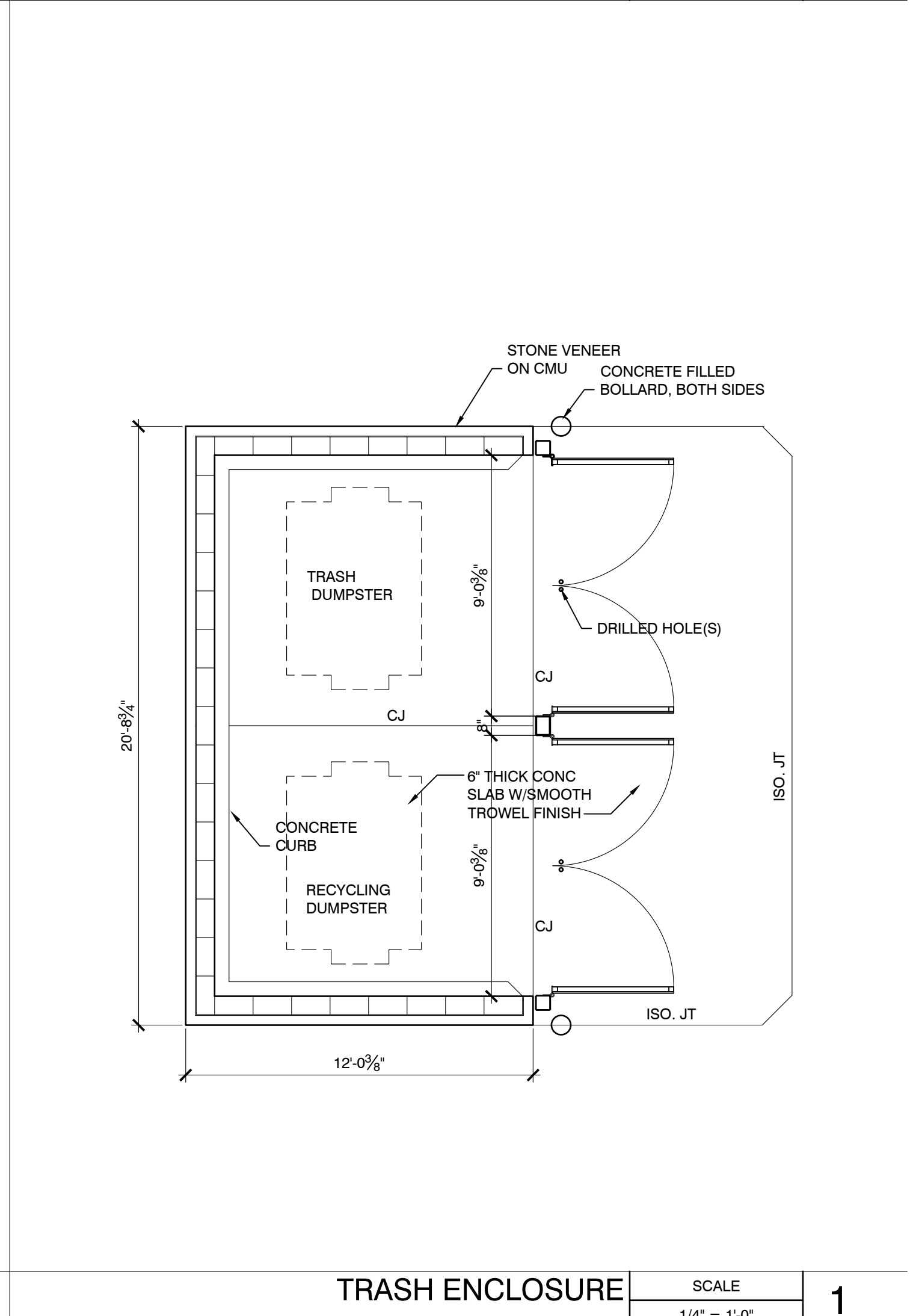
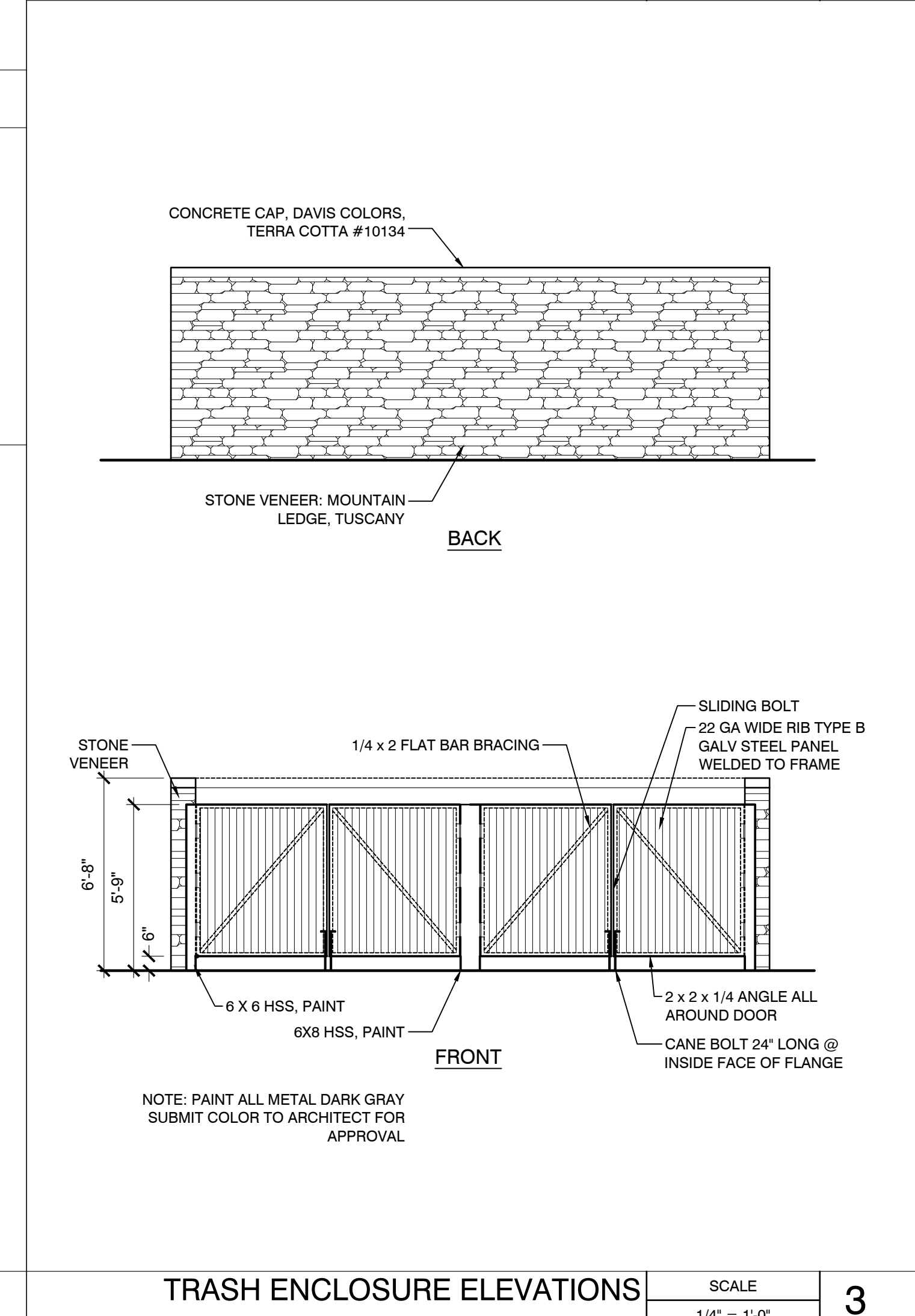
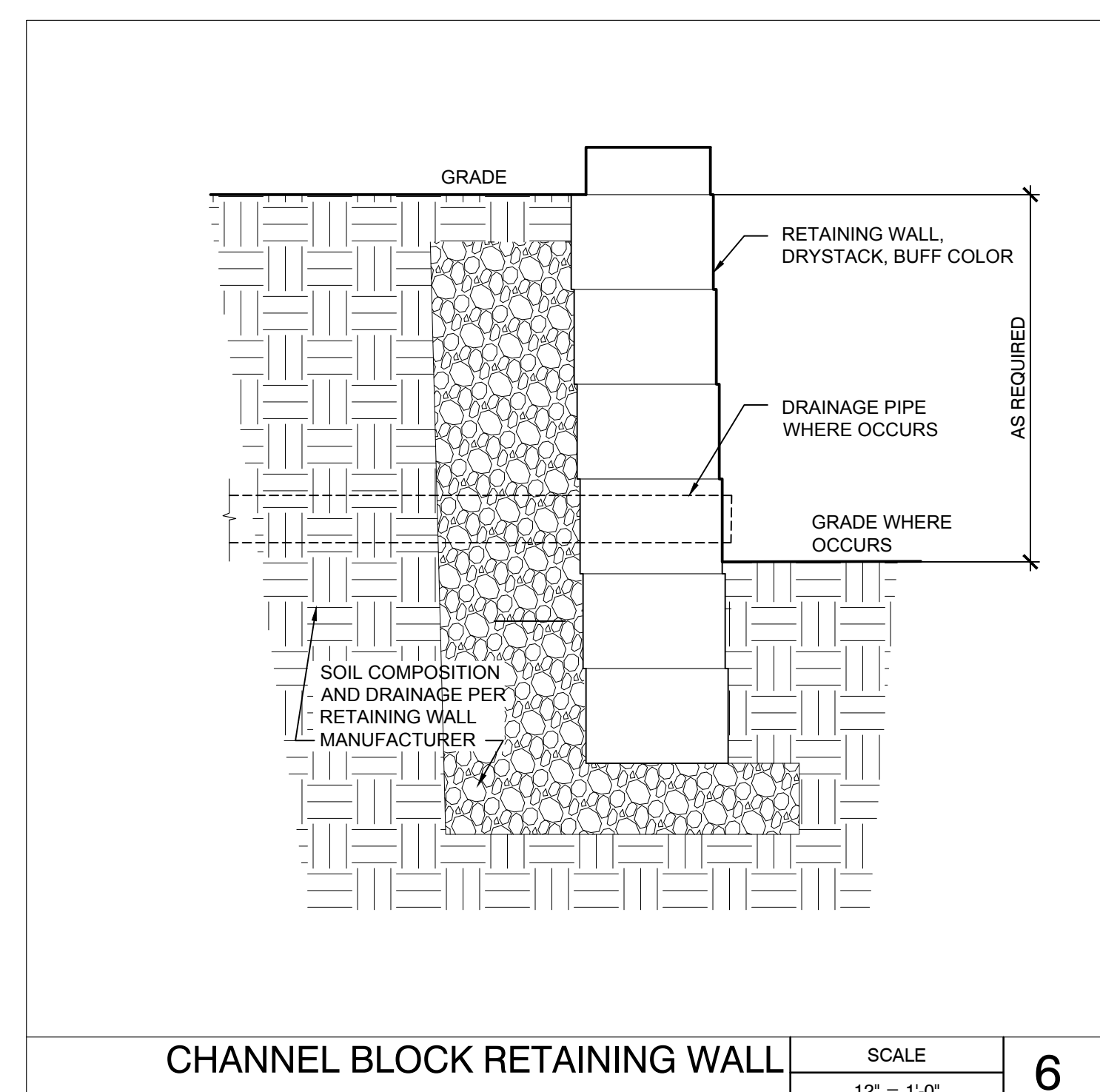
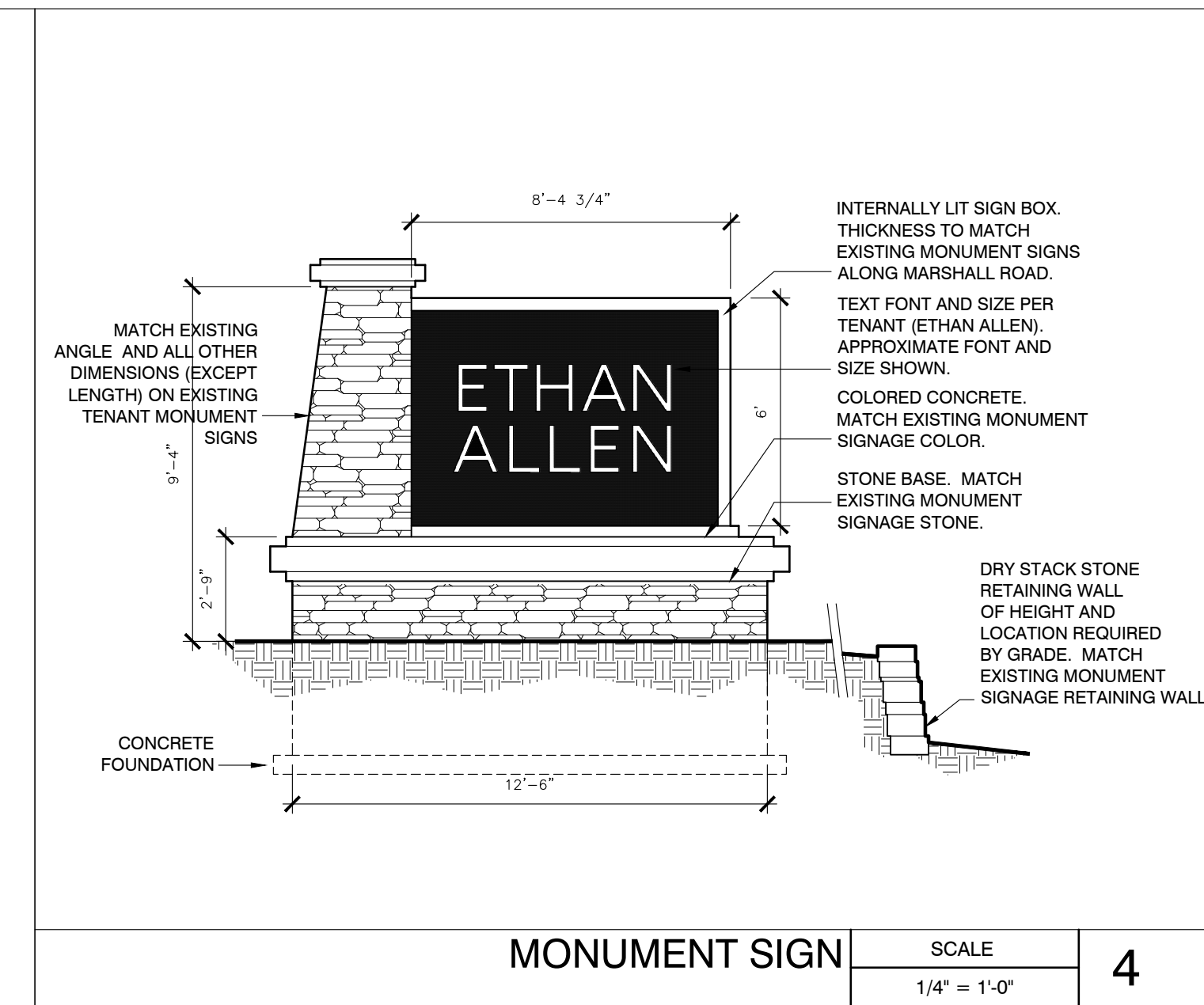
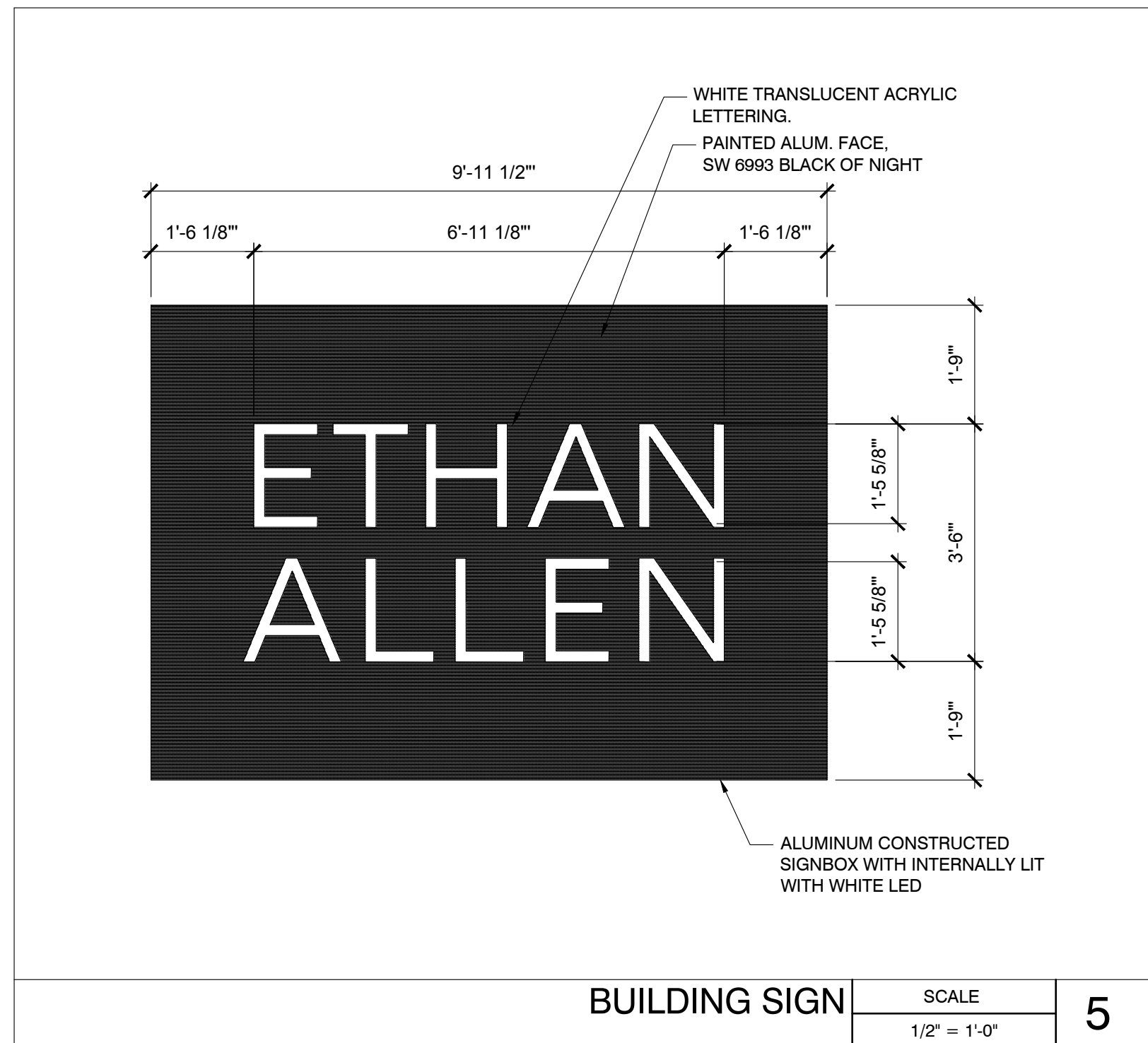
13 OF 14



# SUPERIOR MARKETPLACE ETHAN ALLEN FINAL DEVELOPMENT PLAN

REPLAT - LOT 12, SUPERIOR MARKETPLACE FILING NO.6.

A PART OF LOTS 2 AND 3, BLOCK 1, SUPERIOR MARKETPLACE FILING NO. 3, LOCATED IN THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO



Date:	07.26.17	10.20.17	10.27.17	11.02.17	11.07.17	11.10.17	01.12.18
Issue:	FDP FIRST SUBMITTAL	FDP SECOND SUBMITTAL	FDP THIRD SUBMITTAL	FDP FOURTH SUBMITTAL	FDP FIFTH SUBMITTAL	FDP SIXTH SUBMITTAL	FDP SEVENTH SUBMITTAL
No:	1	2	3	4	5	6	7

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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Sheet Title: <b>BUILDING AND SITE DETAILS</b></p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Title: <b>ETHAN ALLEN FDP SUPERIOR MARKETPLACE SUPERIOR, COLORADO</b></p>
Project No: 16598	Date: 2018.01.09
Checked By: BT	Scale: AS NOTED
CAD Specialist: FG	Designer: KK
DWG. NO: <b>14 OF 14</b>	