



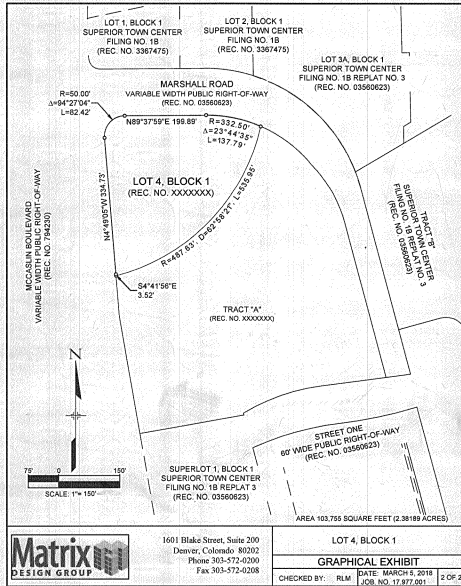
LEGAL DESCRIPTION

1601 Blake Street, Suite 200
Denver, Colorado 80202
Phone: 303-572-0200
Fax: 303-572-0202
www.matrixdesigngroup.com

EXHIBIT A
(PARCEL DESCRIPTION - LOT 4)

A PARCEL OF LAND BEING LOT 4, BLOCK 1 OF SUPERIOR TOWN CENTER, FILING NO. 18 REPLAT NO. 3 RECORDED ON JUNE 26, 2018 IN THE OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY UNDER RECEPTION NUMBER 03855235, SAID SUBDIVISION LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

ROBERT L. MEADOWS JR. PLS 34977
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
1601 BLAKE STREET, SUITE 200
DENVER, CO 80202
PH. (303)572-0200



1601 Blake Street, Suite 200
Denver, Colorado 80202
Phone: 303-572-0200
Fax: 303-572-0208

Table with 2 columns: CHECKED BY, DATE. Values: RLM, 10/09/18, 2018, 2 OF 2

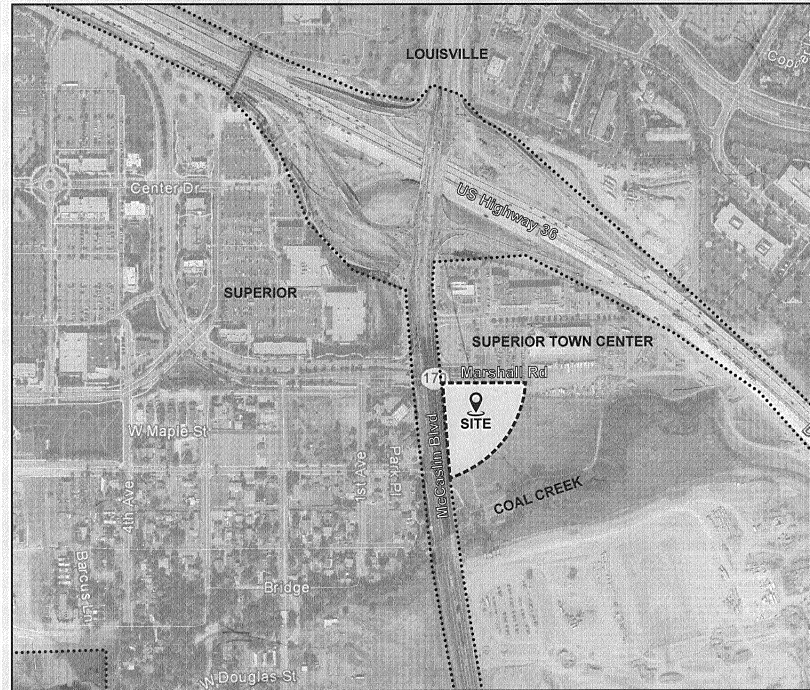
BASIS OF BEARING

BEARINGS FOR THIS SURVEY ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN BETWEEN TWO FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREIN. SAID LINE BEARS S 00°14'20" E A DISTANCE OF 1316.98 FEET, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/82

BENCHMARK

(#9998) NGS (NATIONAL GEODETIC SURVEY) MONUMENT DESIGNATION "O 353 RESET"; PID "DP5430"

BEING A FOUND STEEL ROD IN LOGO BOX LOCATED ALONG THE NORTH SIDE OF HIGHWAY 36 NEAR W. DYER RD. HAVING A PUBLISHED NAVD88 ELEVATION OF 5549.39 U.S. SURVEY FEET.



Vicinity Map

SHEET INDEX

Table with 4 columns: PG, SHEET, SHEET TITLE, PG, SHEET, SHEET TITLE. Lists sheets 01-12 and L-01 to L-05.

SITE DATA TABLE

Table with 4 columns: Category, Acres, Square Feet, Percentage of Site. Includes Zoning, Construction Type, Occupancy, and various area measurements.

CONTACTS

Contact information for ARCHITECT (OZ Architecture), OWNER (GCH SUPERIOR LLC), CIVIL & LANDSCAPE (Matrix Design Group), STRUCTURAL (Ascend Group), and MEP (Boulder Engineering Company).

Certificate of Ownership form for GCH SUPERIOR LLC, signed by Jonathan Hardy, dated June 20, 2018. Notary Public: Phyllis L. Hardin.

Board of Trustees Certificate form, approved by the Board of Trustees of the Town of Superior, dated June 20, 2018. Attest: Phyllis L. Hardin, Town Clerk.

Planning Commission Certificate form, recommended approval on March 20, 2018 by the Town of Superior Planning Commission.

Town Clerk Certificate form, certified by the Town Clerk on April 20, 2018.

ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN
3003 Larimer St.
Denver CO 80205
P: 303.861.5704
ozarch.com

ELECTRIC VEHICLE SERVICE & SALES CENTER FDP
LOT 4, BLOCK 1 OF TRACT A
SUPERIOR CO 80027

REVISION NO. & DATE table with 2 columns: NO., REVISIONS, DATE. Lists revisions 01 through 08.

TOWN OF SUPERIOR
FDP SUBMITTAL

COVER
C-00



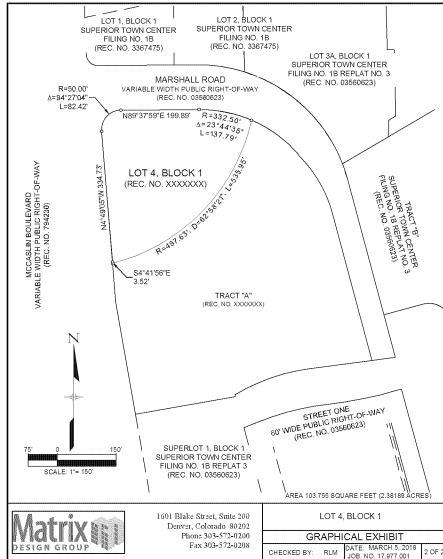
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EXHIBIT A
(PARCEL DESCRIPTION - LOT 4)

A PARCEL OF LAND BEING LOT 4, BLOCK 1 OF SUPERIOR TOWN CENTER, FILING NO. 18 REPLAT 3, RECORDED ON... 2018 IN THE OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY UNDER RECEPTION NUMBER...

ROBERT L. MEADOWS JR., PLS 34977
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
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DENVER, CO 80202
PH: (303)572-0200



1601 Blake Street, Suite 200
Denver, Colorado 80202
Phone: 303-572-0200
Fax: 303-572-0208

LOT 4, BLOCK 1
GRAPHICAL EXHIBIT
DATE: MARCH 5, 2018
JOB NO. 17-877-001 2 OF 2

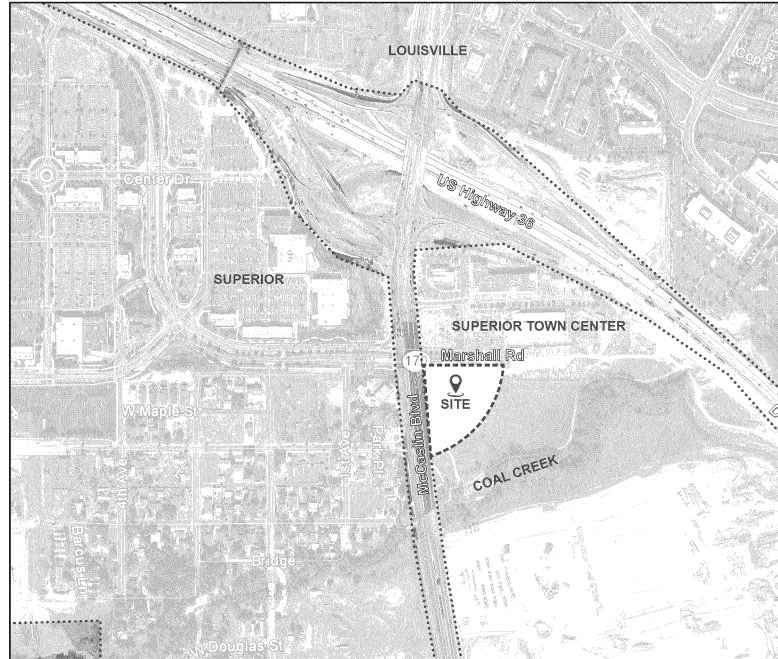
BASIS OF BEARING

BEARINGS FOR THIS SURVEY ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN BETWEEN TWO FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREIN...

BENCHMARK

(#9998) NGS (NATIONAL GEODETIC SURVEY) MONUMENT DESIGNATION "Q 353 RESET" PID "DP5430"

BEING A FOUND STEEL ROD IN LOGO BOX LOCATED ALONG THE NORTH SIDE OF HIGHWAY 36 NEAR W. DYER RD. HAVING A PUBLISHED NAVD88 ELEVATION OF 5549.39 U.S. SURVEY FEET.



Vicinity Map

SHEET INDEX

Table with 4 columns: PG, SHEET, SHEET TITLE, PG, SHEET, SHEET TITLE. Lists sheets from C-00 to C-08 and L-01 to L-05.

Certificate of Ownership

I certify that L... GCH SUPERIOR LLC 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 \_\_\_\_\_ )
County of \_\_\_\_\_ )
The foregoing certificate of ownership was acknowledged before me this ... day of ..., 20... by ...
My commission expires: \_\_\_\_\_ Notary Public

(Seal)

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

Planning Commission Certificate

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

Town Clerk Certificate

I hereby certify that this instrument was approved 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: \_\_\_\_\_

SITE DATA TABLE

Table with 4 columns: Site Data Table, Acres, Square Feet, Percentage of Site. Includes rows for Zoning, Construction Type, Occupancy, Ownership of Lot, Parcel Area, Area of Bldg Coverage, Area of Hard Surface, Area of Landscape in Property Line, Area of Landscape beyond Property Line, Total Area of Landscape Improvement.

CONTACTS

Logos and contact information for OZ Architecture, GAMECREEK, Matrix Design Group, ASCENT, and boulder engineering.



3003 Larimer St.
Denver CO 80205
P: 303.861.5704
ozarch.com

ELECTRIC VEHICLE SERVICE & SALES CENTER FDP
LOT 4, BLOCK 1 OF TRACT A
SUPERIOR CO 80027

REVISION NO. & DATE

Table with 2 columns: NO. REVISION DATE, DATE. Lists revisions from 01 to 06.

TOWN OF SUPERIOR











FDP SUBMITTAL

COVER

C-00



LEGEND:

-  FDP PROJECT AREA
-  PARCEL BOUNDARY
-  US 36 BIKEWAY
-  MULTI-USE TRAIL
-  ON-STREET BIKE LANE
-  PEDESTRIAN CIRCULATION
-  ADA ACCESSIBLE PEDESTRIAN CIRCULATION
-  VEHICULAR CIRCULATION
-  VEHICULAR ACCESS POINT
-  COAL CREEK

ELECTRIC VEHICLE SERVICE & SALES CENTER FDP  
 LOT 4, BLOCK 1 OF TRACT A  
 SUPERIOR CO 80027

REVISION NO. & DATE

NO.	REVISION	DATE
01	PRELIMINARY FDP REVIEW	01.03.2017
02	FINAL FDP SUBMISSION	01.24.2018
03	FDP REVISION 01	02.20.2018
04	FDP REVISION 02	03.06.2018
05	FDP REVISION 03	03.05.2018
06	FDP REVISION 04	03.20.2018
07	FDP REVISION 05	03.18.2018
08	FDP REVISION 06	03.20.2018

TOWN OF SUPERIOR  
 FDP SUBMITTAL  
 CONTEXT SITE PLAN

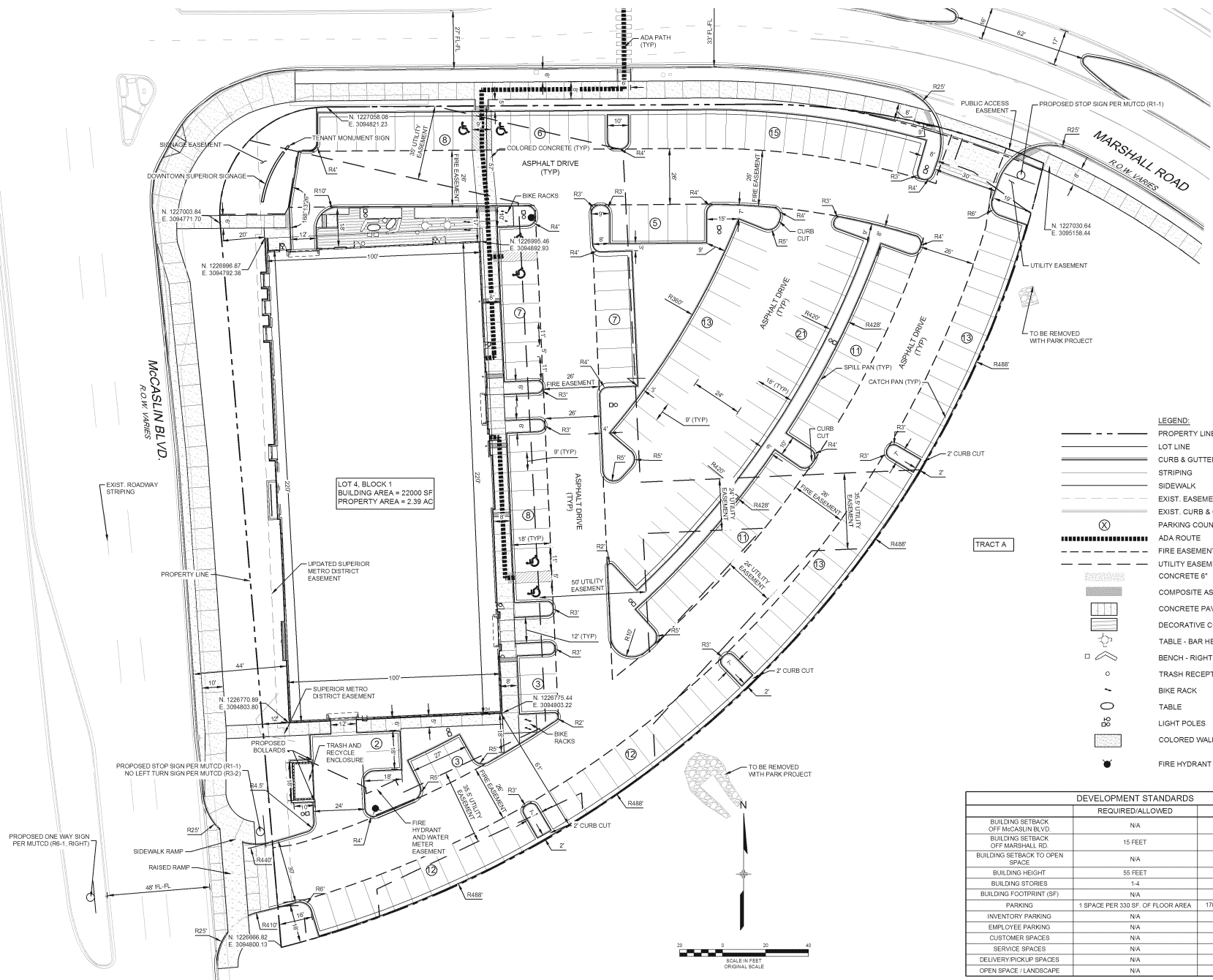
**ELECTRIC VEHICLE SERVICE & SALES CENTER FDP**  
LOT 4, BLOCK 1 OF TRACT A  
SUPERIOR CO 80027

NO.	REVISION	DATE
01	PRELIMINARY FDP REVIEW	01/03/2017
02	FINAL FDP SUBMISSION	01/24/2018
03	FDP REVISION	02/23/2018
04	FDP REVISION	03/08/2018
05	FDP REVISION	03/15/2018
06	FDP REVISION	03/20/2018
07	FDP REVISION	03/28/2018
08	FDP REVISION	04/18/2018
09	FDP REVISION	05/15/2018

TOWN OF SUPERIOR  
FDP SUBMITTAL

SITE PLAN

**C-02**



LOT 4, BLOCK 1  
BUILDING AREA = 22000 SF  
PROPERTY AREA = 2.39 AC

TRACT A

- LEGEND:**
- PROPERTY LINE
  - LOT LINE
  - CURB & GUTTER
  - STRIPING
  - SIDEWALK
  - EXIST. EASEMENTS
  - EXIST. CURB & GUTTER
  - PARKING COUNT
  - ADA ROUTE
  - FIRE EASEMENT
  - UTILITY EASEMENTS
  - CONCRETE 6"
  - COMPOSITE ASPHALT HMA 5.5" ABC 10"
  - CONCRETE PAVEMENT / JOINTING
  - DECORATIVE CONCRETE PAVERS
  - TABLE - BAR HEIGHT
  - BENCH - RIGHT / LEFT
  - TRASH RECEPTACLE
  - BIKE RACK
  - TABLE
  - LIGHT POLES
  - COLORED WALKS
  - FIRE HYDRANT

DEVELOPMENT STANDARDS		
	REQUIRED/ALLOWED	PROPOSED
BUILDING SETBACK OFF MCCASLIN BLVD.	N/A	12 FEET
BUILDING SETBACK OFF MARSHALL RD.	15 FEET	57 FEET
BUILDING SETBACK TO OPEN SPACE	N/A	61 FEET
BUILDING HEIGHT	55 FEET	32'-8"
BUILDING STORIES	1-4	1
BUILDING FOOTPRINT (SF)	N/A	22,000 SF
PARKING	1 SPACE PER 310 SF. OF FLOOR AREA	170 SPACES (INCLUDES 3 ADA)
INVENTORY PARKING	N/A	6 SPACES
EMPLOYEE PARKING	N/A	26 SPACES
CUSTOMER SPACES	N/A	70 SPACES
SERVICE SPACES	N/A	31 SPACES
DELIVERY/PICKUP SPACES	N/A	37 SPACES
OPEN SPACE / LANDSCAPE	N/A	10% OF TOTAL SITE AC.





**ELECTRIC VEHICLE SERVICE & SALES CENTER FDP**  
 LOT 4, BLOCK 1 OF TRACT A  
 SUPERIOR CO 80027

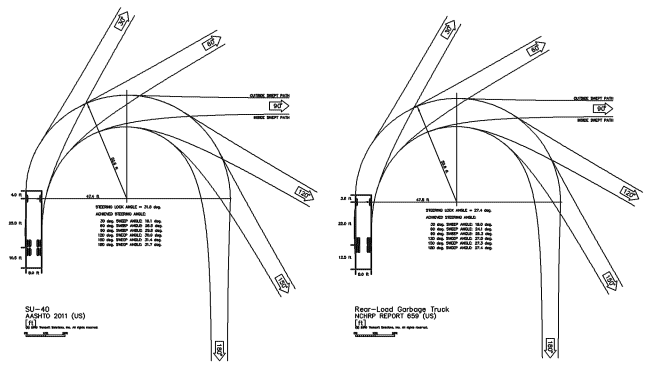
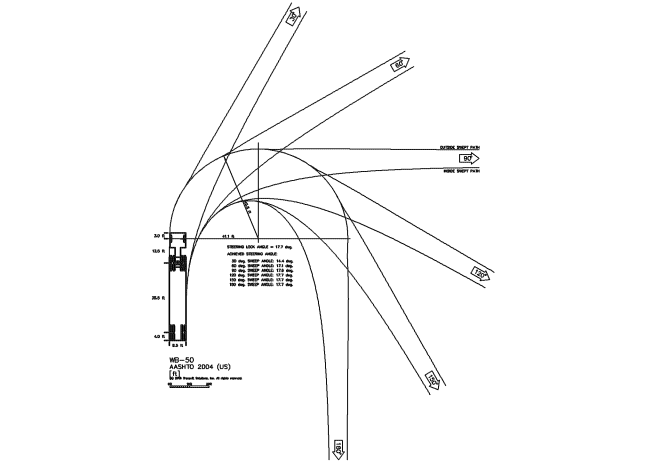
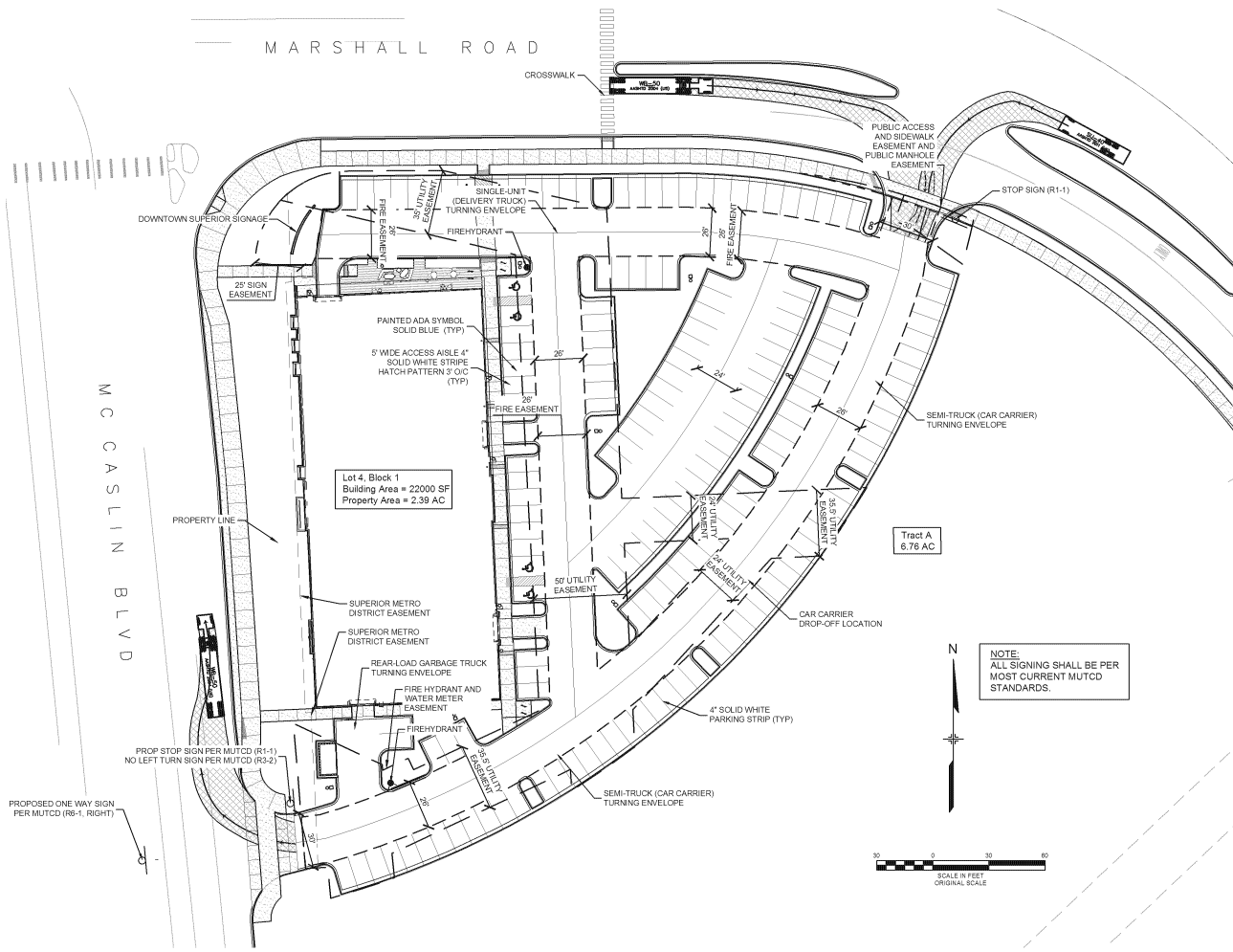
REVISION NO. & DATE

NO.	REVISION	DATE
01	PRELIMINARY FDP REVIEW	10.03.2017
02	FINAL FDP SUBMISSION	01.24.2018
03	FDP REVIEW 04	02.20.2018
04	FDP REVIEW 02	03.06.2018
05	FDP REVIEW 03	03.15.2018
06	FDP REVIEW 04	03.20.2018
07	FDP REVIEW 05	03.18.2018
08	FDP REVIEW 06	03.25.2018

TOWN OF SUPERIOR  
 FDP SUBMITTAL

SITE ACCESS PLAN  
 SEMI & GARBAGE ACCESS

C-04



Vehicle	Width (ft)	Trailer Width (ft)	Lock to Lock Time (s)	Trailer Turn (s)	Steering Angle
<b>SU-40</b>	7.50	36.50	8.0	17.0	27.4
<b>WB-50</b>	7.50	42.50	8.0	17.0	27.4
<b>SU-40</b>	4.00	25.00	8.0	17.0	31.5

**ELECTRIC VEHICLE SERVICE & SALES CENTER FDP**  
 LOT 4, BLOCK 1 OF TRACT A  
 SUPERIOR, CO 80027

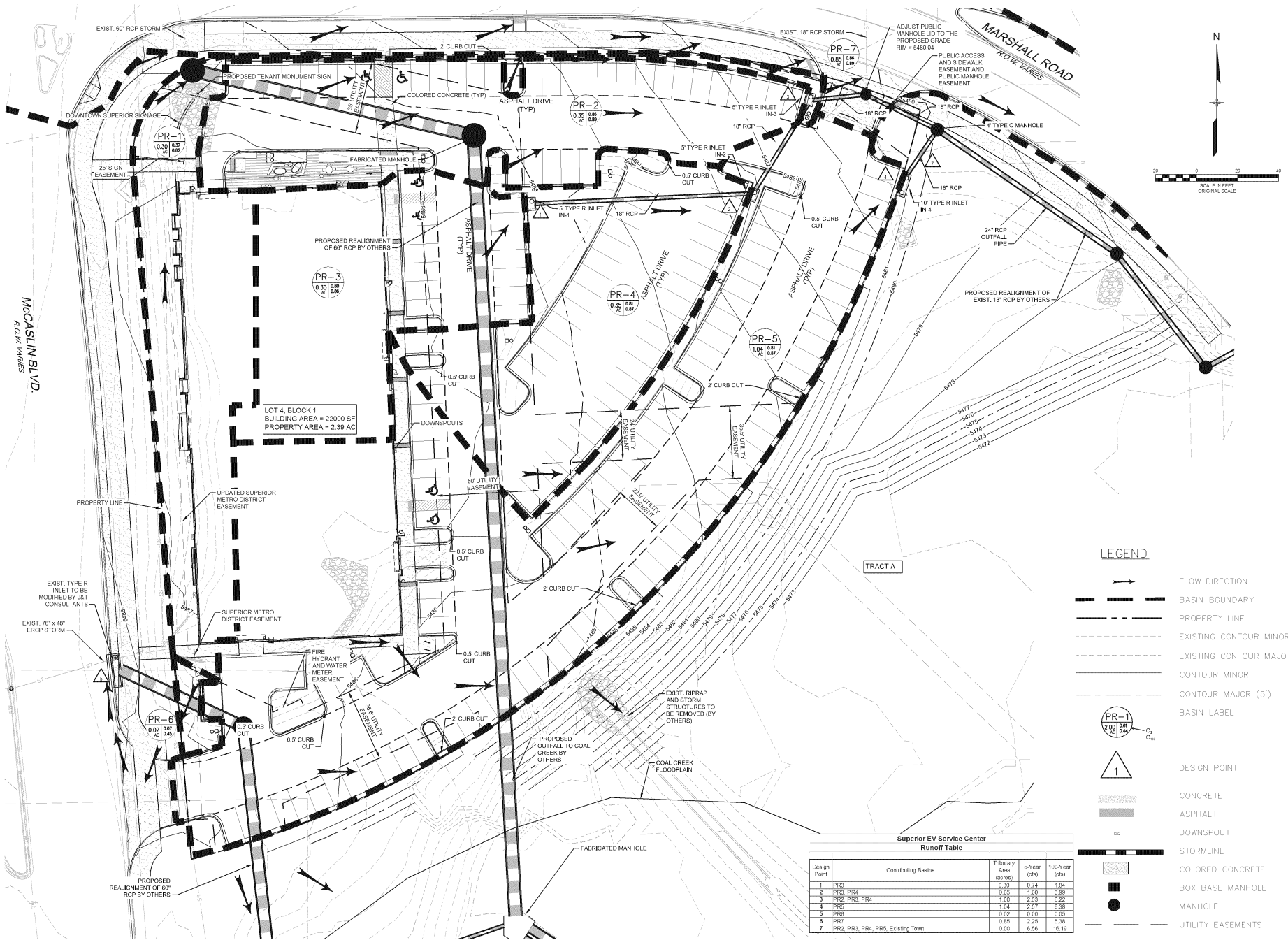
REVISION NO. & DATE

NO.	REVISION	DATE
01	PRELIMINARY FDP REVIEW	10.03.2017
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03	FDP REVISION	02.23.2018
04	FDP REVISION	03.08.2018
05	FDP REVISION	03.05.2018
06	FDP REVISION	03.22.2018
07	FDP REVISION	05.18.2018
08	FDP REVISION	05.25.2018

TOWN OF SUPERIOR  
**FDP SUBMITTAL**

DRAINAGE PLAN

**C-05**



**LEGEND**

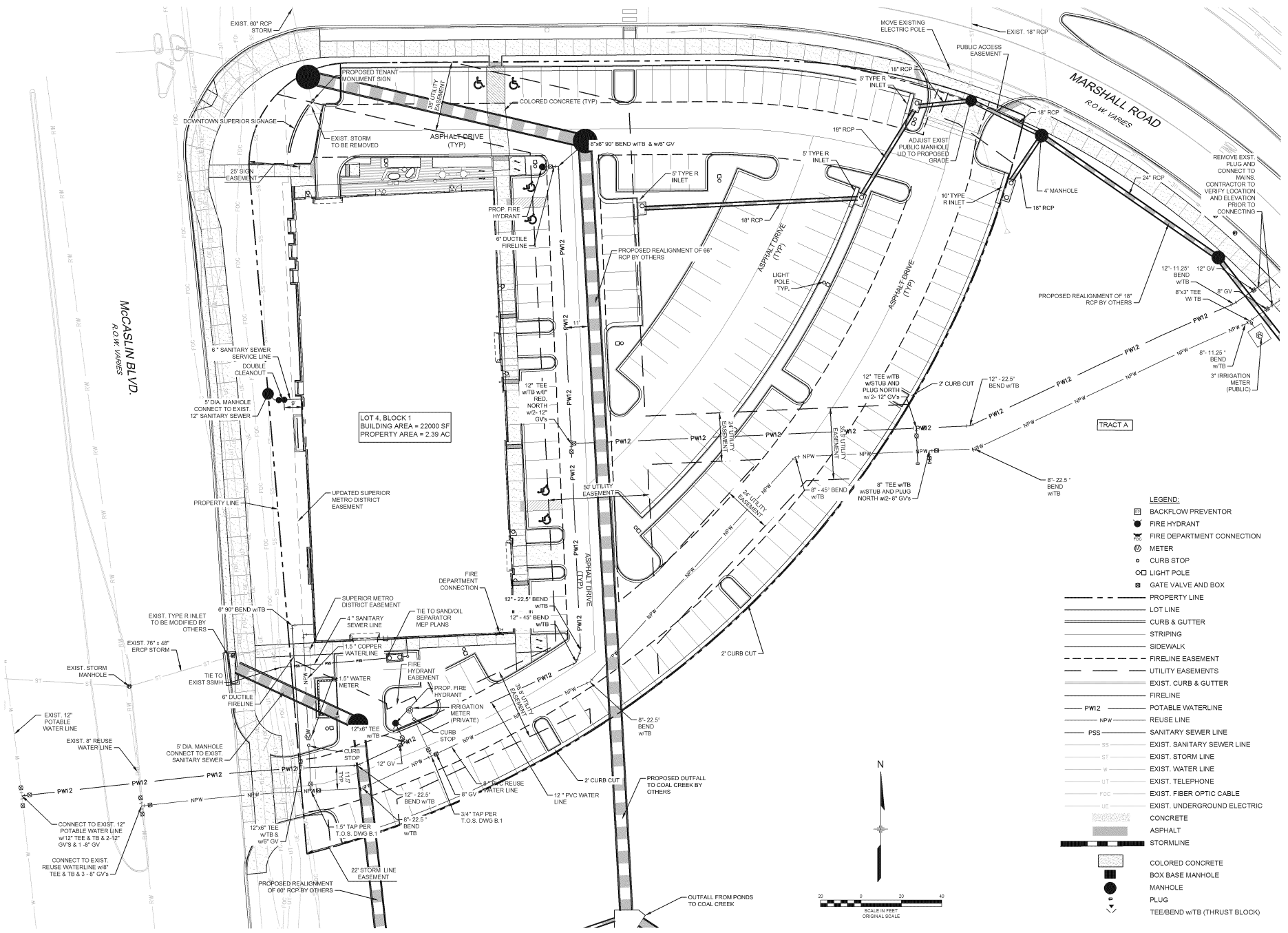
- FLOW DIRECTION
- BASIN BOUNDARY
- PROPERTY LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- CONTOUR MINOR
- CONTOUR MAJOR (5')
- BASIN LABEL
- DESIGN POINT
- CONCRETE
- ASPHALT
- DOWNSPOUT
- STORMLINE
- COLORED CONCRETE
- BOX BASE MANHOLE
- MANHOLE
- UTILITY EASEMENTS

Superior EV Service Center  
 Runoff Table

Design Point	Contributing Basins	Tributary Area (acres)	5-Year (cfs)	100-Year (cfs)
1	PR3	0.30	0.74	1.84
2	PR3, PR4	0.85	1.60	3.89
3	PR2, PR3, PR4	1.00	2.53	6.22
4	PR5	1.04	2.57	6.38
5	PR6	0.62	0.93	0.95
6	PR7	0.86	2.25	5.38
7	PR2, PR3, PR4, PR5, Existing Town	0.00	6.56	16.10

**ELECTRIC VEHICLE SERVICE & SALES CENTER FDP**

LOT 4, BLOCK 1 OF TRACT A  
 SUPERIOR, CO 80027



- LEGEND:**
- BACKFLOW PREVENTOR
  - FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION
  - METER
  - CURB STOP
  - LIGHT POLE
  - GATE VALVE AND BOX
  - PROPERTY LINE
  - LOT LINE
  - CURB & GUTTER
  - STRIPING
  - SIDEWALK
  - FIRELINE EASEMENTS
  - EXIST. CURB & GUTTER
  - FIRELINE
  - POTABLE WATERLINE
  - REUSE LINE
  - PSS SANITARY SEWER LINE
  - SS EXIST. SANITARY SEWER LINE
  - ST EXIST. STORM LINE
  - W EXIST. WATER LINE
  - UT EXIST. TELEPHONE
  - FOC EXIST. FIBER OPTIC CABLE
  - UE EXIST. UNDERGROUND ELECTRIC
  - CONCRETE
  - ASPHALT
  - STORMLINE
  - COLORED CONCRETE
  - BOX BASE MANHOLE
  - MANHOLE
  - PLUG
  - TEE/BEND w/TB (THRUST BLOCK)

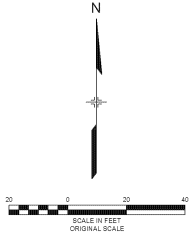
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05	FDP REVISION	03/23/2018
06	FDP REVISION	03/16/2018
07	FDP REVISION	03/16/2018
08	FDP REVISION	03/16/2018

TOWN OF SUPERIOR  
 FDP SUBMITTAL

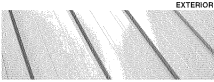
UTILITY PLAN

**C-06**



LOT 4, BLOCK 1  
 BUILDING AREA = 22000 SF  
 PROPERTY AREA = 2.39 AC





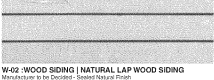
**M-R1: METAL PANEL | STANDING SEAM ROOFING**  
 PRC Colorlok 1600 Standing Seam Panel - Matte White  
 Vertical Application



**W-01: WOOD SIDING | CHARRED LAP WOOD SIDING**  
 Dura-Kingwood Siding - Dark Green/Khaki Wood - Charred Edge  
 Horizontal Application



**C-01: CAST IN PLACE CONCRETE WALL**  
 Natural Finish Concrete Wall



**W-02: WOOD SIDING | NATURAL LAP WOOD SIDING**  
 Minuteman Siding - Redwood - Smooth Natural Finish  
 Horizontal Application



**SF-01: GLASS STOREFRONT**  
 Clear Glass Glass with Aluminum Mullion



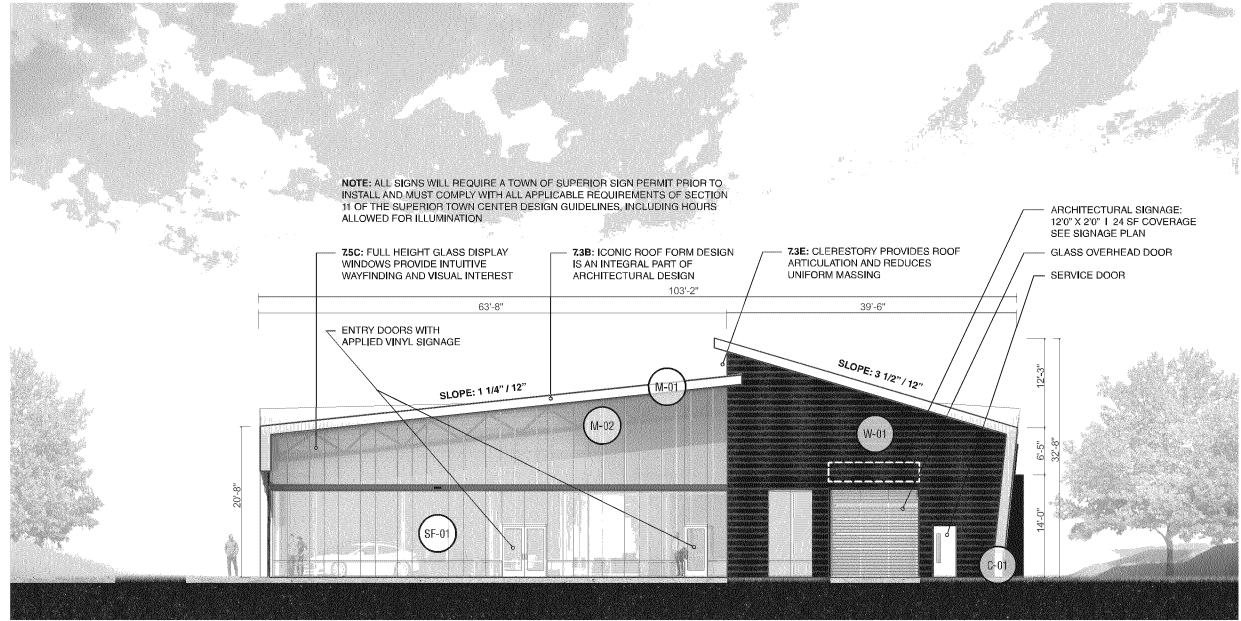
**M-03: PAINTED BRASS METAL**  
 Matte Black to be painted in color



**M-02: PAINTED STEEL**  
 Internal Structural Steel - BM 2001-10 Neon Red - Satin Finish

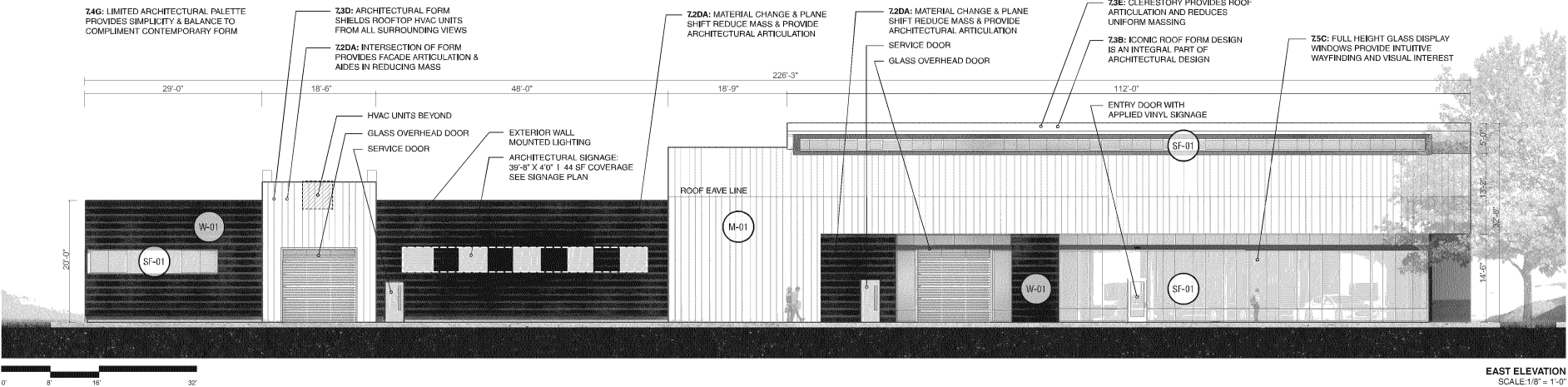
NORTH ELEVATION MATERIAL TAKEOFFS		
MATERIAL	SQUARE FOOTAGE OF COVERAGE	PERCENTAGE OF WHOLE
M-01	173 SQ FT	6.8%
W-01	712 SQ FT	28.0%
SF-01	1,650 SQ FT	65.0%
C-01	5 SQ FT	0.2%
M-02	ONLY PERCEIVED	NA

EAST ELEVATION MATERIAL TAKEOFFS		
MATERIAL	SQUARE FOOTAGE OF COVERAGE	PERCENTAGE OF WHOLE
M-01	2770 SQ FT	36.8%
W-01	1887 SQ FT	30.6%
SF-01	1503 SQ FT	32.6%



**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

**NOTE:** ALL SIGNS WILL REQUIRE A TOWN OF SUPERIOR SIGN PERMIT PRIOR TO INSTALL AND MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS OF SECTION 11 OF THE SUPERIOR TOWN CENTER DESIGN GUIDELINES, INCLUDING HOURS ALLOWED FOR ILLUMINATION



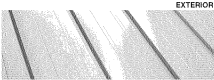
**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

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02	FINAL FDP SUBMISSION	01.04.2019
03	FDP REVISION 01	02.20.2019
04	FDP REVISION 02	03.06.2019
05	FDP REVISION 03	03.05.2019
06	FDP REVISION 04	03.20.2019
07	FDP REVISION 05	03.18.2019
08	FDP REVISION 06	03.20.2019

TOWN OF SUPERIOR  
 FDP SUBMITTAL

BUILDING ELEVATIONS  
 & SIGNAGE

**A-01**



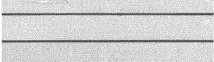
**M-R1: METAL PANEL | STANDING SEAM ROOFING**  
 Panel Color: Black Standing Seam Panel: Galvalume  
 Vertical Application



**W-01: WOOD SIDING | CHARRED LAP WOOD SIDING**  
 Color: Natural Wood Grain  
 Vertical Application



**C-01: CAST IN PLACE CONCRETE WALL**  
 Natural Finish Concrete Wall



**W-02: WOOD SIDING | NATURAL LAP WOOD SIDING**  
 Material Color: Natural Wood  
 Vertical Application



**SF-01: GLASS STOREFRONT**  
 Clear Glass with Aluminum Mullions



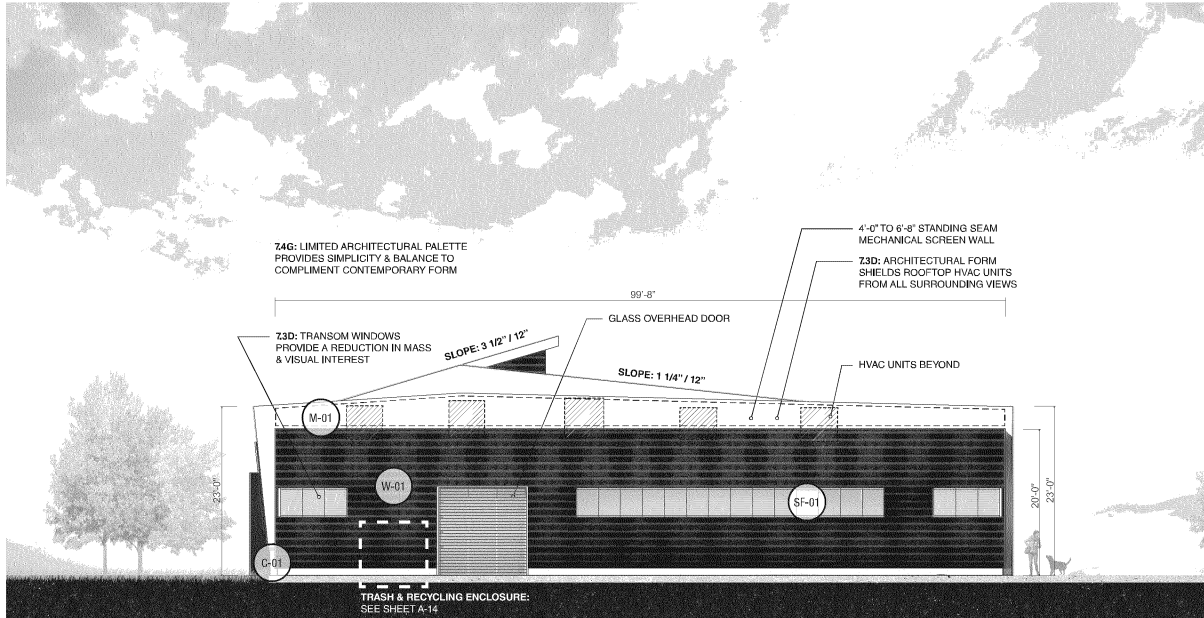
**M-03: PAINTED BRASS METAL**  
 Material Color: To be provided  
 Vertical Application



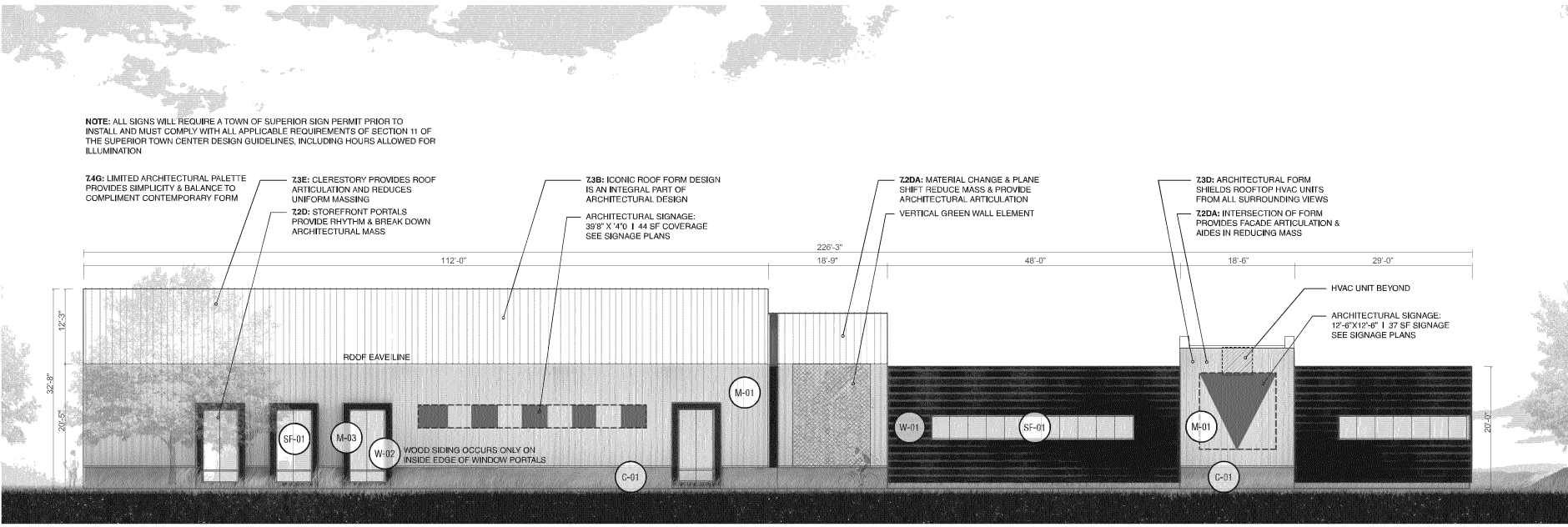
**M-02: PAINTED STEEL**  
 Internal Structural Steel - BM 2001-10 Neon Red - Satin Finish

SOUTH ELEVATION MATERIAL TAKEOFFS		
MATERIAL	SQUARE FOOTAGE OF COVERAGE	PERCENTAGE OF WHOLE
M-01	562 SQ FT	20.6%
W-01	1770 SQ FT	65.0%
SF-01	389 SQ FT	14.3%
C-01	3 SQ FT	0.1%

WEST ELEVATION MATERIAL TAKEOFFS		
MATERIAL	SQUARE FOOTAGE OF COVERAGE	PERCENTAGE OF WHOLE
M-01	2451 SQ FT	51.7%
W-01	1317 SQ FT	27.8%
SF-01	433 SQ FT	9.1%
C-01	440 SQ FT	9.2%
M-03	100 SQ FT	2.2%



**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

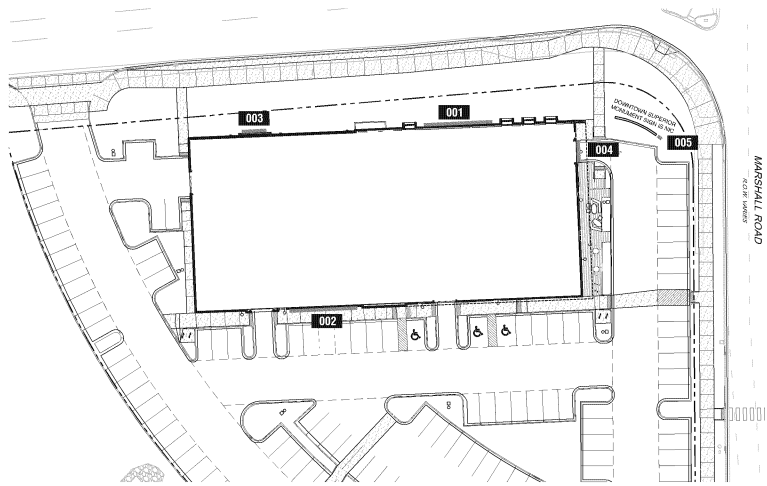
**NOTE:** ALL SIGNS WILL REQUIRE A TOWN OF SUPERIOR SIGN PERMIT PRIOR TO INSTALL AND MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS OF SECTION 11 OF THE SUPERIOR TOWN CENTER DESIGN GUIDELINES, INCLUDING HOURS ALLOWED FOR ILLUMINATION

NO.	REVISION	DATE
01	PRELIMINARY/FSP REVIEW	01.03.2019
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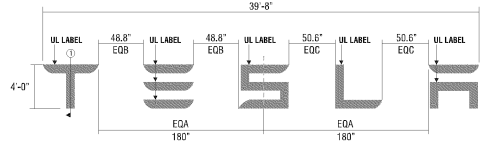
TOWN OF SUPERIOR  
 FDP SUBMITTAL

BUILDING ELEVATIONS  
 & SIGNAGE

**A-02**



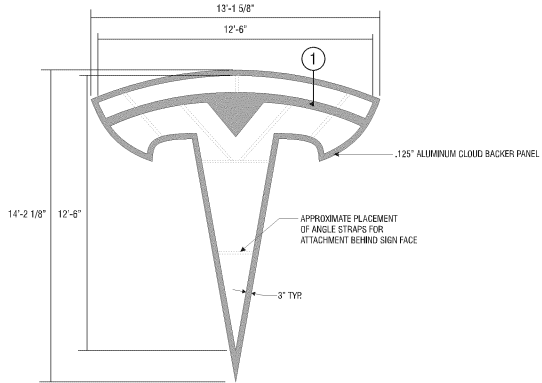
SIGNAGE AREA: 44 SF OF LETTER COVERAGE  
39'-8"



001 002

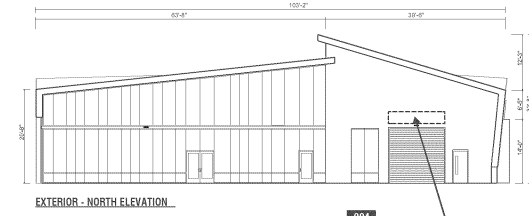
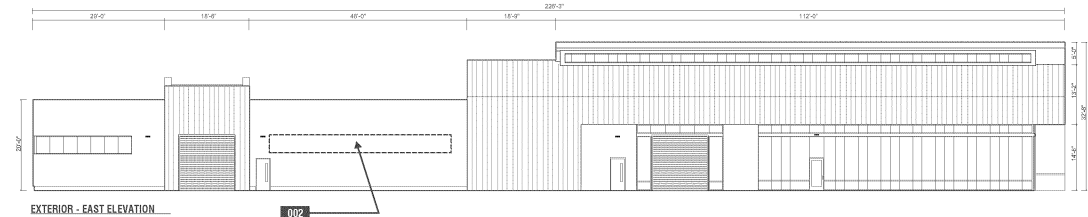
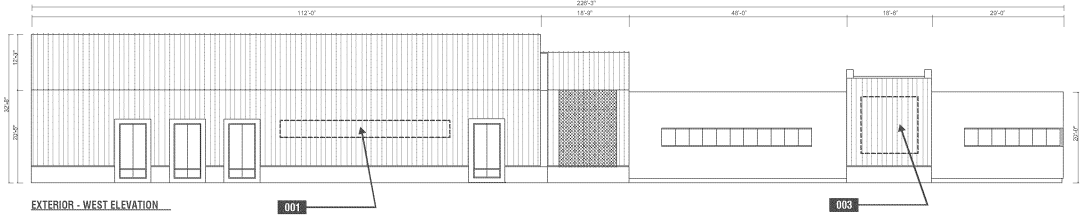
**MANUFACTURE AND INSTALL TWO (2) REVERSE CHANNEL HALO-ILLUMINATED LETTERSETS (10% SPACING)**  
**FACES:** .125" ALUMINUM PAINTED BM 2124-20 TROUT GREY SATIN FINISH  
**RETURNS:** .063" ALUMINUM PAINTED BM 2124-20 TROUT GREY SATIN FINISH  
**BACKS:** .177" CLEAR LEXAN  
**ILLUMINATION:** WHITE LEDS W/ REMOTE POWER SUPPLIES  
**SPACERS:** PEG LETTERS OFF FASCIA W/ 3/8"x1 1/8" LONG ALUM SPACER TUBES PAINTED

SIGNAGE AREA: 37 SF OF LETTER COVERAGE  
13'-1 5/8"



003

**MANUFACTURE AND INSTALL ONE (1) REVERSE CHANNEL HALO-ILLUMINATED FLAG LOGO W/ CLOUD BACKER PANEL**  
**FACES:** .125" ALUMINUM PAINTED BM OC-65 CHANTILLY LACE SATIN FINISH  
**RETURNS:** .063" ALUMINUM PAINTED BM OC-65 CHANTILLY LACE SATIN FINISH  
**BACKS:** .177" CLEAR LEXAN  
**ILLUMINATION:** WHITE LEDS W/ REMOTE POWER SUPPLIES  
**SPACERS:** PEG LETTERS OFF FASCIA W/ ALUM ANGLES PAINTED TO MATCH BM 2124-20 TROUT GREY SATIN FINISH  
**BACKER PANEL:** .125" ALUMINUM PAINTED TO MATCH BM 2124-20 TROUT GREY SATIN FINISH



SIGNAGE AREA: 15.5 SF OF LETTER COVERAGE  
12'-0"



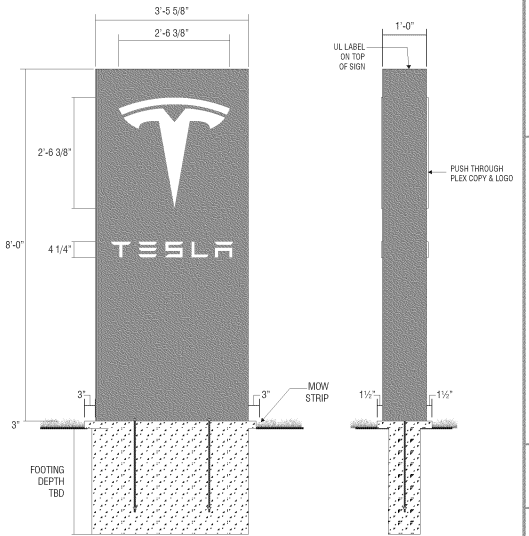
004

**MANUFACTURE AND INSTALL ONE (1) NON-ILLUMINATED SET OF FCO'S "SERVICE"**; 1" THICK CLEAR PLEX. PAINTED BM 2124-20 TROUT GREY, SATIN FINISH  
**SPACERS:** PEG LETTERS OFF WALL W/ 1/2" SPACERS, PAINTED

005

**MANUFACTURE AND INSTALL ONE (1) I/P INTERNALLY ILLUMINATED MONUMENT SIGN**  
**CABINET:** 10" DEEP FABRICATED ALUMINUM PAINTED MAT THEWS TO MATCH BM 2082-10 NEON RED, SATIN FINISH. INTERNAL STRUCTURE TO CONSIST OF ANGLE FRAMING MONUMENT TO HAVE REMOVABLE ENDS WITH V4x COUNTER-SUNK SCREWS. COUNTER-SUNK SCREW HEADS PAINTED TO MATCH BM 2082-10 NEON RED, SATIN FINISH.  
**COPY:** 3/4" CLEAR PLEX W/ HEAVILY SANDBLASTED EDGES, ROUTED OUT OF FACE AND PUSHED THROUGH FACE 1/2" .1ST SURFACE SM 3630-20 WHITE VINYL / 2ND SURFACE SM 3636-70 DIFFUSER.  
**ILLUMINATION:** WHITE LEDS WITH POWER SUPPLIES INSIDE OF SIGN.  
**BAFFLE:** PRE-PAINTED WHITE ALUMINUM  
**FOOTING:** PER STRUCTURAL ENGINEERING

SIGNAGE AREA: 31 SF OF MONUMENT SIGNAGE



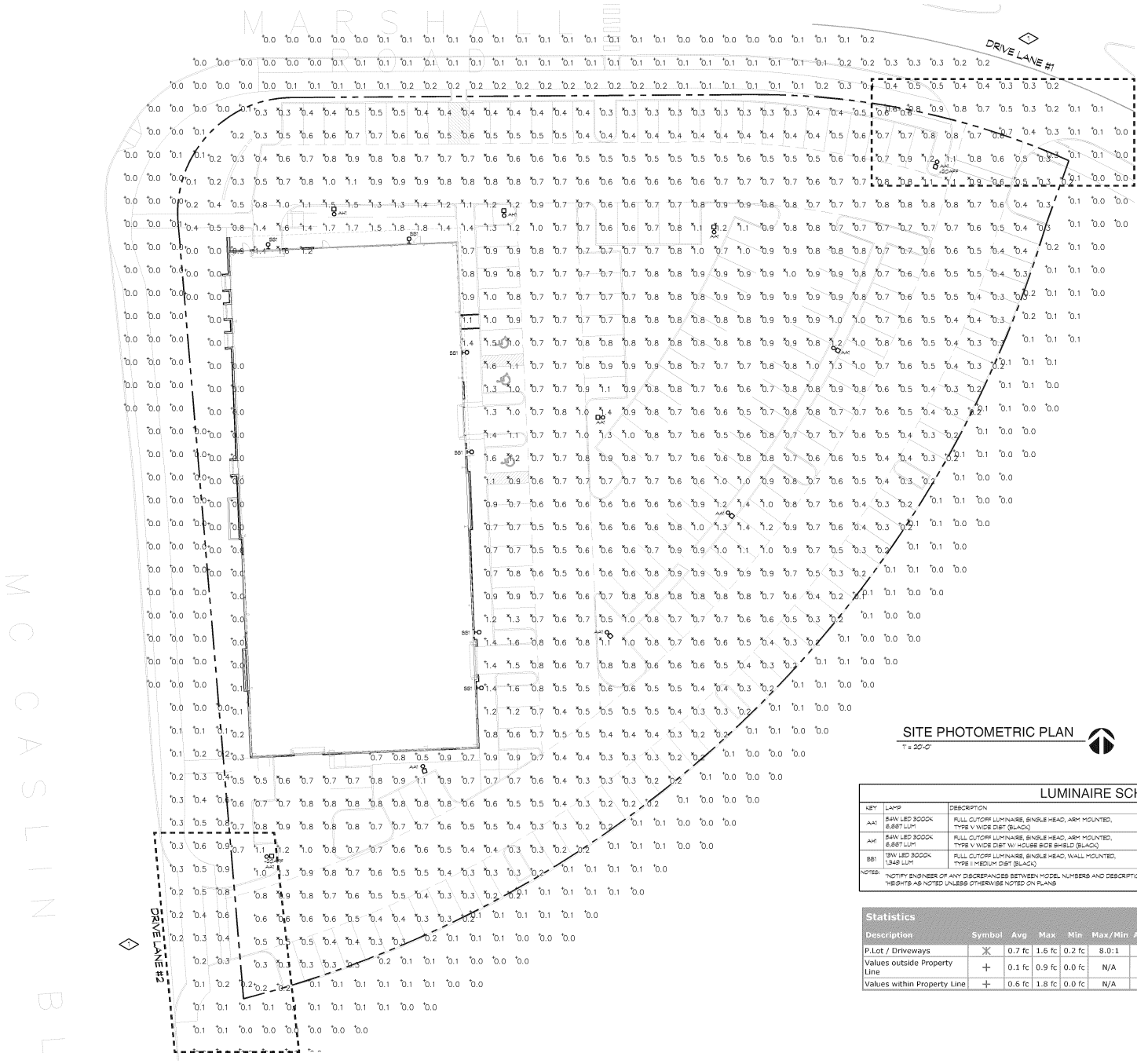
REVISION NO. & DATE

NO.	REVISION	DATE
01	PRELIMINARY FDP REVIEW	01.03.2017
02	FINAL FDP SUBMISSION	01.24.2018
03	FDP REVISION 01	02.20.2018
04	FDP REVISION 02	03.06.2018
05	FDP REVISION 03	03.15.2018
06	FDP REVISION 04	03.20.2018
07	FDP REVISION 05	03.18.2018
08	FDP REVISION 06	03.30.2018

TOWN OF SUPERIOR  
 FDP SUBMITTAL

SIGNAGE PLAN

A-03



**SITE PHOTOMETRIC PLAN**

T = 20'-0"

**D-Series Size 1 LED Area Luminaire**

AA1/AH1

500+ Capable Luminaire

This item is an AA1 Capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability. All lighting products in this luminaire meet the Agency brand's application for chromatic consistency. All lighting products in this luminaire meet the Agency brand's application for chromatic consistency. All lighting products in this luminaire meet the Agency brand's application for chromatic consistency. All lighting products in this luminaire meet the Agency brand's application for chromatic consistency.

**D-Series Size 1 LED Wall Luminaire**

BB1

Introduction

The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building interior applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of light and control options for customized performance. With an expected service life of over 50 years of nighttime use and up to 75% in energy savings over comparable 20W incandescent luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

**LUMINAIRE SCHEDULE**

ARY	LAMP	DESCRIPTION	QTY	HEIGHT	LUF	MANUFACTURER'S	VOLT
AA1	8'x4' LED BOOK	FULL CUTOFF LUMINAIRE, BUNGLE HEAD, ARM MOUNTED, TYPE V WIDE DIST (BLACK)	1	22'-0"	10	ITHONA / DBN LED P/30K 70M MVOLT BEND	277
AA1	8'x4' LED BOOK	FULL CUTOFF LUMINAIRE, BUNGLE HEAD, ARM MOUNTED, TYPE V WIDE DIST (W/ HOUSE SIDE SHELD) (BLACK)	2	22'-0"	10	ITHONA / DBN LED P/30K 70M MVOLT BEND	277
BB1	18" LED BOOK	FULL CUTOFF LUMINAIRE, BUNGLE HEAD, WALL MOUNTED, TYPE I MEDIUM DIST (BLACK)	8	12'-0"	10	ITHONA / DBN W/ LED P/30K 70M MVOLT BEND	277

NOTES: NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN MODEL NUMBERS AND DESCRIPTIONS PRIOR TO ORDERING. HEADINGS AS NOTED UNLESS OTHERWISE NOTED ON PLANS.

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
P.Lot / Driveways	X	0.7 fc	1.6 fc	0.2 fc	8.0:1	3.5:1
Values outside Property Line	+	0.1 fc	0.9 fc	0.0 fc	N/A	N/A
Values within Property Line	+	0.6 fc	1.8 fc	0.0 fc	N/A	N/A

**GENERAL NOTES THIS SHEET**

A. CALCULATION POINTS OUTSIDE OF THE PROPERTY LINE AT 8'0" AFF PER TOWN CODE (SECTION 18-20-30).

**GENERAL NOTES THIS SHEET**

1. SEE SHEET C-08 FOR VALUES INCLUDING ROADWAY ILLUMINATION.

ARCHITECTURAL  
SPECIALISTS  
P. 303.861.5704  
csz@csz.com

**ELECTRIC VEHICLE SERVICE & SALES CENTER FDP**  
LOT 4, BLOCK 1 OF TRACT A  
SUPERIOR CO 80027

**REVISION NO. & DATE**

NO.	REVISIONS	DATE
01	PRELIMINARY/FDP	03.03.2019
02	NATURAL FDP	03.21.2019
03	FDP REVISION 01	03.22.2019
04	FDP REVISION 02	03.26.2019
05	FDP REVISION 03	03.28.2019
06	FDP REVISION 04	03.28.2019

TOWN OF SUPERIOR  
FDP SUBMITTAL

LIGHTING PLAN

**C-07**



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Door #1	+	1.1 fc	1.3 fc	1.0 fc	1.3:1	1.1:1
Door #2	+	1.1 fc	1.1 fc	1.1 fc	1.0:1	1.0:1
Door #3	+	1.9 fc	1.9 fc	1.8 fc	1.1:1	1.1:1
Door #4	+	1.4 fc	1.4 fc	1.4 fc	1.0:1	1.0:1
Door #5	+	1.5 fc	1.5 fc	1.5 fc	1.0:1	1.0:1
Door #6	+	1.4 fc	1.4 fc	1.4 fc	1.0:1	1.0:1
Walkway/Entry	+	1.1 fc	1.9 fc	0.2 fc	9.5:1	5.5:1

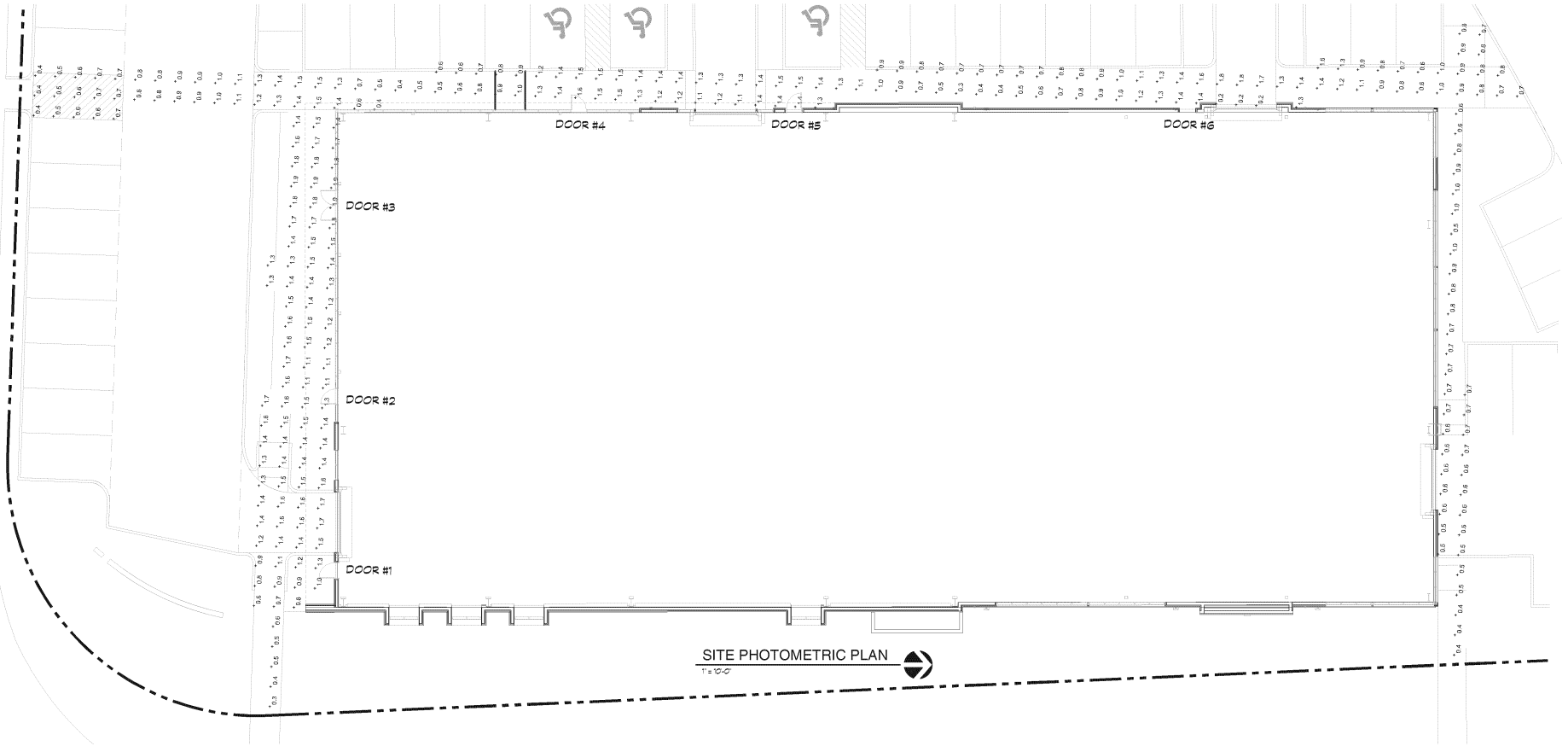
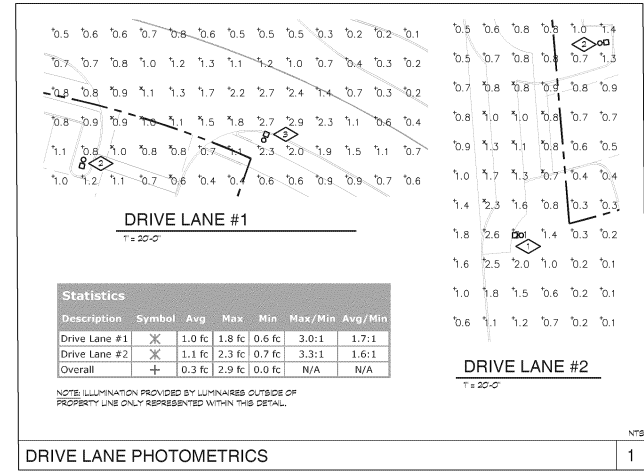
NOTE: DOOR VALUES TAKEN INDEPENDENTLY, NOT SHOWN ON DRAWING.

**GENERAL NOTES THIS SHEET**

- A. LUMINAIRES SHOWN ON A-22 OMITTED FOR CLARITY, SEE SHEET A-22 FOR LOCATIONS.
- B. ALL VALUES CALCULATED AT FLOOR LEVEL.

**DETAIL NOTES THIS SHEET**

- 1. CITY RENTURE PROVIDED BY OTHERS.
- 2. LOT LUMINAIRE SHOWN ON SHEET C-08.
- 3. CITY/LOT LUMINAIRE RELOCATED, SHOWN IN NEW LOCATION.

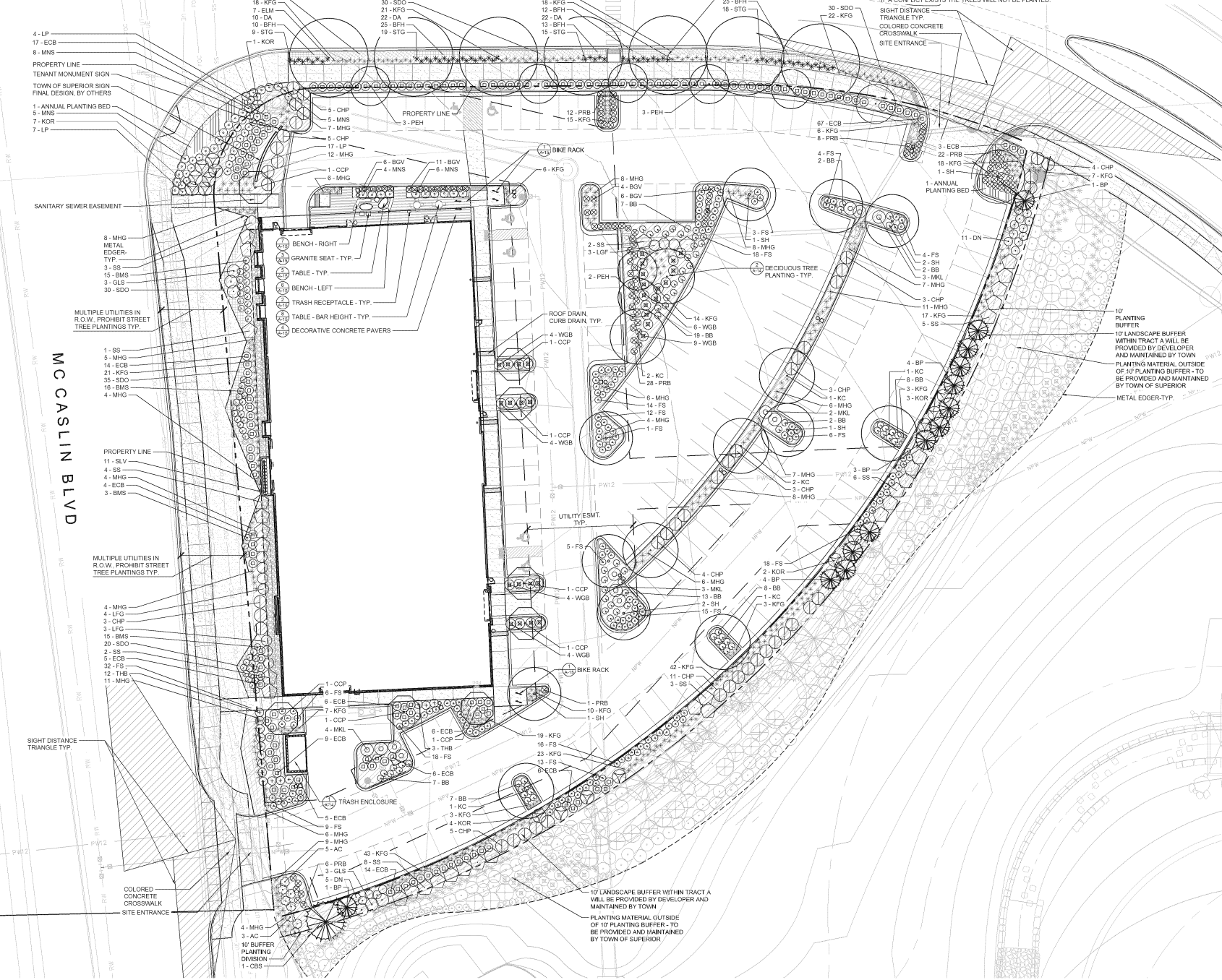


REVISION NO. & DATE

NO.	REVISION	DATE
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02	FINAL FDP SUBMISSION	01.24.2018
03	FDP REVISION 01	02.23.2018
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06	FDP REVISION 04	03.25.2018
07	FDP REVISION 05	03.18.2018
08	FDP REVISION 06	03.25.2018

# MARSHALL ROAD

POTENTIAL UNDERGROUND UTILITY CONFLICT FOR (3) ELM TREES. CONFIRM UNDERGROUND UTILITY LOCATION PRIOR TO PLANTING TO ENSURE THAT 10' IS MAINTAINED BETWEEN TREE PLANTING AND UTILITY. IF A CONFLICT EXISTS THE TREES WILL NOT BE PLANTED.



- LEGEND:**
- DECIDUOUS SHADE TREES
  - ORNAMENTAL TREE
  - ▨ PLANTING BED / CEDAR CHIP WOOD MULCH
  - ▨ 1.5" RIVER ROCK MULCH
  - ▨ LOW WATER TURF
  - ▨ ANNUAL PLANTING BED
  - ▨ PERENNIAL PLANTING BED
  - ▨ CONCRETE PAVEMENT
  - ▨ DECORATIVE CONCRETE PAVERS
  - ▨ COLORED CONCRETE CROSSWALK
  - ▨ ASPHALT PAVEMENT
  - ▨ TABLE - BAR HEIGHT
  - ▨ BENCH - RIGHT / LEFT
  - TRASH RECEPTACLE
  - BIKE RACK
  - TABLE
  - DECIDUOUS SHADE TREE
  - ORNAMENTAL TREE
  - EVERGREEN TREE
  - SHRUBS
  - ORNAMENTAL GRASSES

- LANDSCAPE NOTES:**
1. A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER, TOWN OF SUPERIOR PERSONNEL, AND OWNERS' LANDSCAPE ARCHITECT REPRESENTATIVE PERSONNEL BEFORE START OF CONSTRUCTION.
  2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY STANDARDS AND SPECIFICATIONS FOR LANDSCAPING AND IRRIGATION.
  3. A LANDSCAPE CONSTRUCTION PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION.
  4. REQUIRED MINIMUM SOIL AMENDMENT SHALL BE CLASS 1 OR 1 COMPOST FOR ALL LANDSCAPE AREAS AT THE RATE OF 3.5 CY / 1000SF.
  5. SHRUB BEDS ARE REQUIRED TO BE AMENDED AND TILLED IN THEIR ENTIRETY.
  6. ALL PLANTING BEDS, INCLUDING ANNUAL AND PERENNIAL BEDS SHALL HAVE MINIMUM 3" DEPTH RIVER GRAVEL, 1/2" DIAMETER ROCK MULCH WITH GEOTEXTILE FABRIC FILTER FABRIC UNDERLAMENT. TREES AND SHRUBS IN TURF AREAS SHALL HAVE A 3" DEPTH WOOD MULCH MULCH RING TO BE INSTALLED ON PLANTINGS.
  7. ALL EDGINGS SHALL BE STEEL BED EDGING WITH ROLLED TOP RIVERGORN OR EQUAL.
  8. PROPERTY OWNER MAINTAINS THE LANDSCAPED AREAS, INCLUDING ANY ADJACENT ROW LANDSCAPE.
  9. ALL TREES AND SHRUBS SHALL MEET ANSI STANDARDS FOR TYPE AND NO CONTAINER TREES ARE ALLOWED ON THIS PROJECT. LOW WATER TURF TO BE A TOWN OF SUPERIOR APPROVED LOW WATER USE SEED MIX.
  10. FDF REV 04/09

ARCHITECTURE  
MERRILL GARDNER  
PROJECT NUMBER  
3003 Larimer St.  
Denver, CO 80205  
P: 303.861.5704  
merrill@gm.com

ELECTRIC VEHICLE SERVICE & SALES CENTER FDP

LOT 4, BLOCK 1 OF TRACT A  
SUPERIOR, CO 80027

NO.	REVISION	DATE
01	PRELIMINARY FDP	01/03/2017
02	FINAL FDP	01/03/2018
03	FDP REV 04/09	02/23/2019
04	FDP REV 04/09	03/08/2019
05	FDP REV 04/09	03/15/2019
06	FDP REV 04/09	03/22/2019
07	FDP REV 04/09	03/18/2019
08	FDP REV 04/09	03/15/2019

TOWN OF SUPERIOR  
FDP SUBMITTAL

LANDSCAPE PLAN

L-01

**ON-SITE PLANT LIST:**

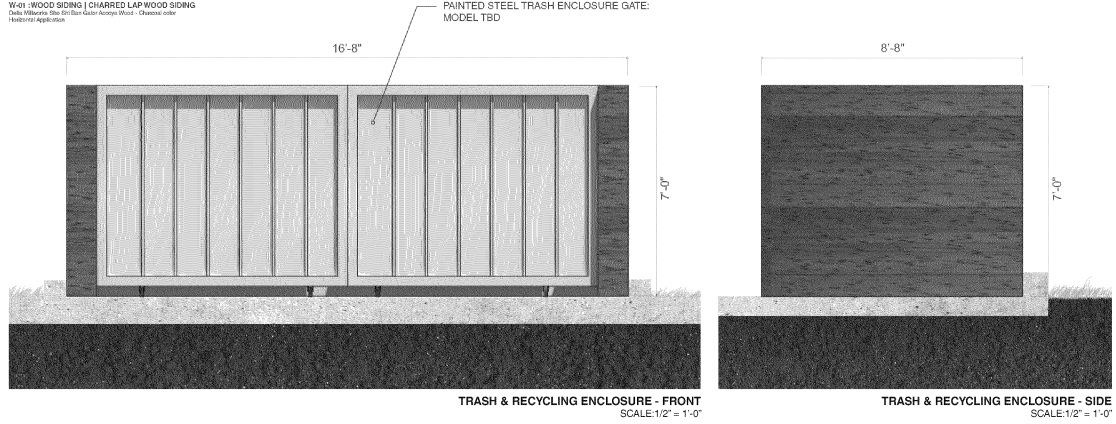
SYM	COMMON NAME	BOTANICAL NAME	Size	Mature Size (h x w)	QTY.
<b>Shade Trees</b>					
ELM	Emerald Lustre Maple	Acer platanoides 'Emerald Lustre'	2.5" cal B&B	50' x 50'	7
KC	Kentucky Coffeetree	Gymnodadus dioicos	2.5" cal B&B	60' x 45'	8
SH	Skyline Honeylocust	Gleditsia triacanthos inermis 'Skyline'	2.5" cal B&B	35' x 35'	9
				<i>Subtotal</i>	<i>24</i>
<b>Ornamental Trees</b>					
CFP	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	2.0" cal B&B	25' x 25'	8
PEH	Pyramidal European Hornbeam	Carpinus betulus fastigiata	2.0" cal B&B	20' x 20'	8
				<i>Subtotal</i>	<i>16</i>
<b>Deciduous Shrubs</b>					
AC	Alpine Currant	Ribes alpinum	#5 cont.	4' x 4'	5
BB	Butterfly Bush	Buddleja x 'Blue Chip'	#5 cont.	3' x 3'	71
BMS	Blue Mist Spirea	Caryopteris x clandonensis 'Dark Knight'	#5 cont.	3' x 4'	49
CHP	Cheyenne Privet	Ligustrum vulgare 'Cheyenne'	#5 cont.	6' x 4'	26
FS	Froebel Spirea	Spiraea japonica 'Froebellii'	#5 cont.	3' x 3'	114
GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	#5 cont.	2.5' x 6'	3
KOR	Konock Out Rose	Rosa x 'Knock Out'	#5 cont.	3' x 3'	8
LGF	Lynwood Gold Forsythia	Forsythia x intermedia 'Lynwood'	#5 cont.	8' x 5'	10
LP	Lodense Privet	Ligustrum vulgare 'Lodense'	#5 cont.	4' x 4'	28
MKL	Miss Kim Lilac	Syringa Pubescens 'Miss Kim'	#5 cont.	6' x 6'	12
SS	Saskatoon Serviceberry	Amelanchier alnifolia	#5 cont.	12' x 5'	15
THB	Tall Hedge Buckthorn	Rhamnus Frangula 'Columnaris'	#5 cont.	8' x 3'	15
				<i>Subtotal</i>	<i>343</i>
<b>Evergreen Shrubs</b>					
BGV	Green Velvet Boxwood	Buxus x 'Green Velvet'	#5 cont.	3' x 3'	27
ECB	Emerald Carousel Barberry	Berberis x Emerald Carousel	#5 cont.	4' x 4'	142
PRB	Pygmy Ruby Barberry	Berberis thunbergii 'Pygmaum'	#5 cont.	1.5' x 3'	77
WGB	Winter Gem Boxwood	Buxus microphylla japonica 'Winter Gem'	#5 cont.	4' x 4'	31
				<i>Subtotal</i>	<i>277</i>
<b>Ornamental Grasses</b>					
KFG	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#5 cont.	4' x 2'	204
MHG	Maiden Grass	Miscanthus sinensis 'Gracillimus'	#5 cont.	5' x 3'	147
STG	Silky Thread Grass	Nassella tenuissima	#5 cont.	1.5' x 1'	61
				<i>Subtotal</i>	<i>412</i>
<b>Perennials</b>					
BFH	Blue Fortune Hyssop	Agastache Blue Fortune	#1 cont.	1.5' x 1.5'	85
DA	Drumstick Allium	Allium sphaerocephalon	#1 cont.	1.5' x 1.5'	76
MNS	May Night Salvia	Salvia nemorosa 'Maynight'	#1 cont.	1.5' x 1.5'	28
SDO	Stella D'Oro Daylily	Nemoralis 'Stella D'Oro'	#1 cont.	1' x 2'	245
SLV	Silver Lace Vine	Polygonum aubertii	#1 cont.	Vine	11
				<i>Subtotal</i>	<i>415</i>

**OFF-SITE PLANT LIST:**

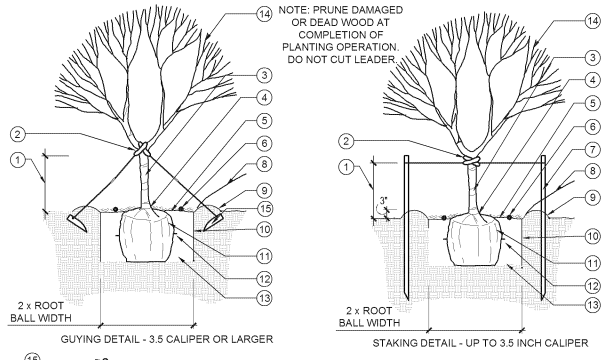
SYM	COMMON NAME	BOTANICAL NAME	Size	Mature Size (h x w)	QTY.
<b>Evergreen Trees</b>					
BP	Bosnian Pine	Pinus leucodermis	8' height b & b	40' X 10'	13
CBS	Colorado Blue Spruce	Picea pungens 'Glaucia'	8' height b & b	40' X 15'	1
				<i>Subtotal</i>	<i>14</i>
<b>Deciduous Shrubs</b>					
AC	Alpine Currant	Ribes alpinum	#5 cont.	4' X 4'	3
CHP	Cheyenne Privet	Ligustrum vulgare 'Cheyenne'	#5 cont.	6' x 4'	20
DN	Dwarf Ninebark	Physocarpus opulifolius	#5 cont.	3' X 3'	16
FS	Froebel Spirea	Spiraea japonica 'Froebellii'	#5 cont.	3' X 3'	47
GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	#5 cont.	2.5' X 6'	3
KOR	Konock Out Rose	Rosa x 'Knock Out'	#5 cont.	3' X 3'	9
SS	Saskatoon Serviceberry	Amelanchier alnifolia	#5 cont.	8' X 5'	22
				<i>Subtotal</i>	<i>100</i>
<b>Evergreen Shrubs</b>					
ECB	Emerald Carousel Barberry	Berberis x Emerald Carousel	#5 cont.	4' x 4'	20
				<i>Subtotal</i>	<i>20</i>
<b>Ornamental Grasses</b>					
KFG	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#5 cont.	4' X 2'	132
MHG	Maiden Grass	Miscanthus sinensis 'Gracillimus'	#5 cont.	5' X 3'	4
				<i>Subtotal</i>	<i>136</i>



W-41 WOOD SIDING | CHARRED LAP WOOD SIDING  
Dale Millipore Co. 401 Blue Gate Access Wood - Charred side  
Horizontal application

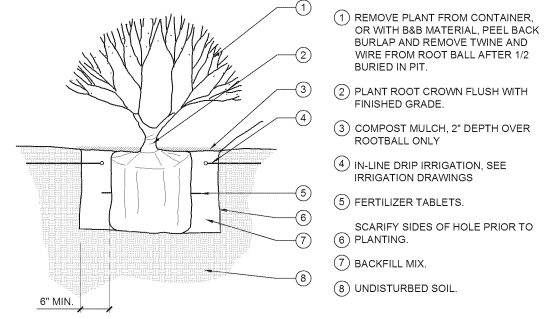


1 TRASH ENCLOSURE  
A-14 NTS



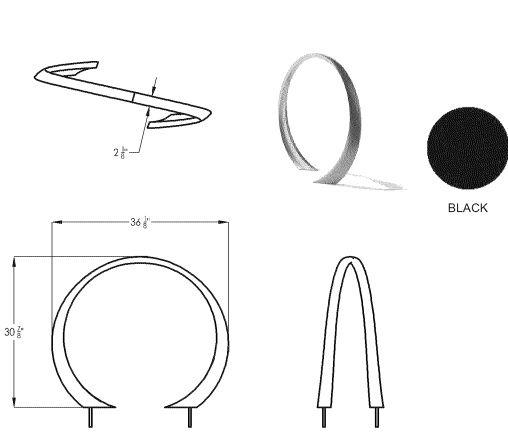
- FASTEN GUY BELOW POINT OF MAJOR BRANCHING OR TO MAJOR OUTSIDE TRUNK.
- TREE STRAP AND GUYWIRE, FASTEN TO STAKES WITH (2) CABLE CLAMPS, 3 TOTAL EACH TREE
- TREE WRAP
- PLANT ROOT CROWN 3" ABOVE FINISHED GRADE
- COMPOST MULCH, 3" DEPTH OVER ROOTBALL ONLY
- 2 - IRRIGATION BUBBLERS PER TREE

2 DECIDUOUS TREE PLANTING  
A-14 NTS



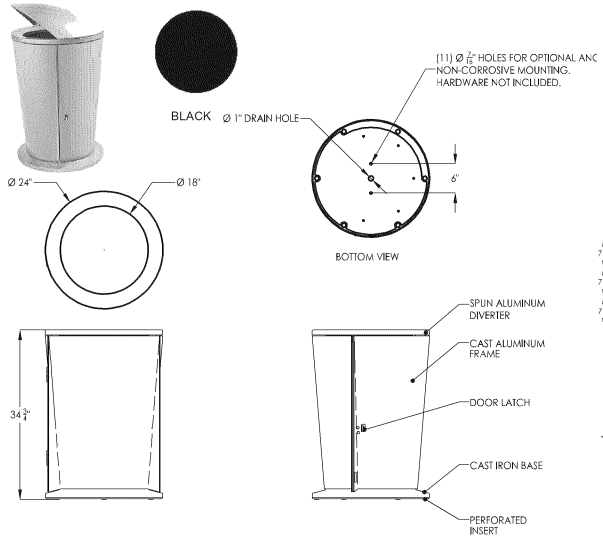
3 SHRUB PLANTING  
A-14 NTS

NO.	REVISION	DATE
01	PRELIMINARY/FDP REVIEW	03.03.2019
02	FINAL/FDP SUBMISSION	03.21.2019
03	FDP REVISION 01	03.23.2019
04	FDP REVISION 02	03.04.2019
05	FDP REVISION 03	03.05.2019
06	FDP REVISION 04	03.25.2019
07	FDP REVISION 05	03.18.2019
08	FDP REVISION 06	03.25.2019

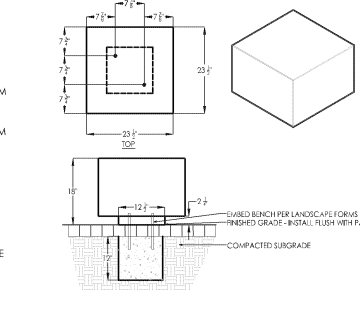
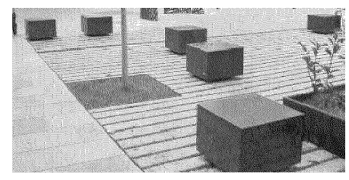


(2) 1/2-13 UNC-2A FULLY THREADED RODS, 5" LENGTH, INCLUDED

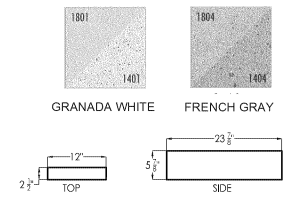
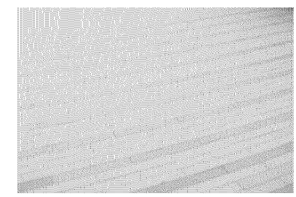
**1 BIKE RACK**  
 A-15 NTS  
 NOTE: LOOP BIKE RACK BY LANDSCAPE FORMS, OR APPROVED EQUAL BY OWNERS REPRESENTATIVE. BIKE RACK FINISH TO BE BLACK. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WWW.LANDSCAPEFORMS.COM, PHONE: 800-521-2546



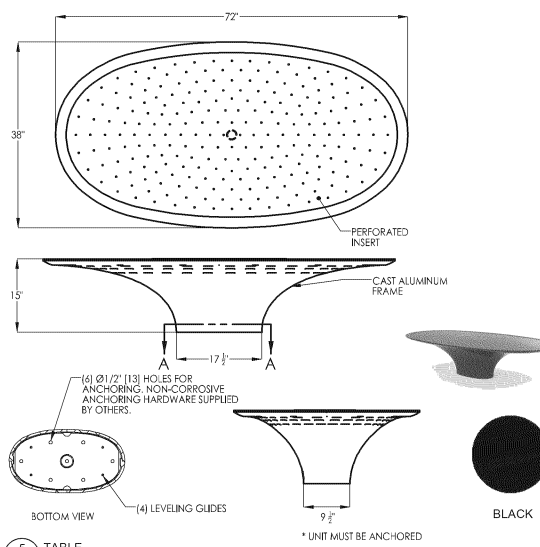
**2 TRASH RECEPTACLE**  
 A-15 NTS  
 NOTE: AUSTIN LITTER RECEPTACLE BY LANDSCAPE FORMS, OR APPROVED EQUAL BY OWNERS REPRESENTATIVE. TRASH RECEPTACLE TO BE TOP OPENING, FINISH TO BE BLACK. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WWW.LANDSCAPEFORMS.COM, PHONE: 800-521-2546



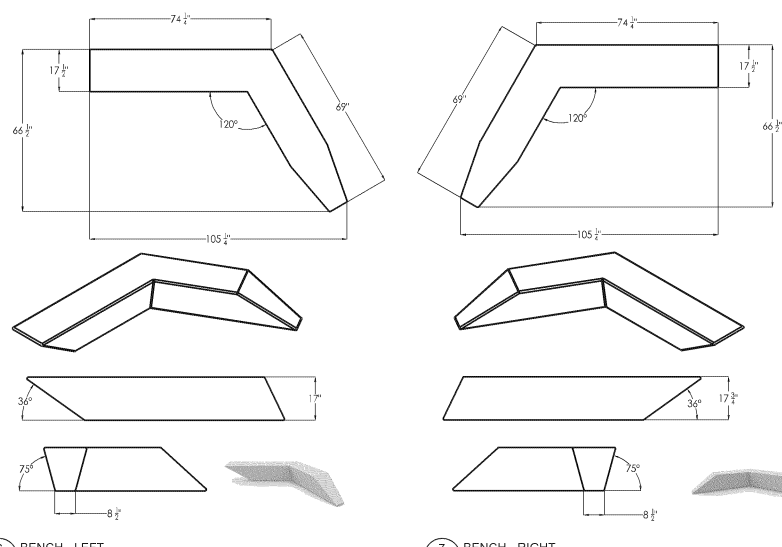
**3 GRANITE SEAT**  
 A-15 NTS  
 NOTE: SOCRATES BACKLESS 24" LENGTH BY LANDSCAPE FORMS. COLOR TO BE WHITE, OR APPROVED EQUAL BY OWNER'S REPRESENTATIVE. SEAT TO BE EMBEDDED. INSTALL PER MANUFACTURERS SPECIFICATIONS.



**4 DECORATIVE CONCRETE PAVERS**  
 A-15 NTS  
 NOTE: DECORATIVE CONCRETE PAVERS BY PAVESTONE OR APPROVED EQUAL BY OWNERS REPRESENTATIVE. WWW.PAVESTONE.COM, PHONE: 303-287-3700

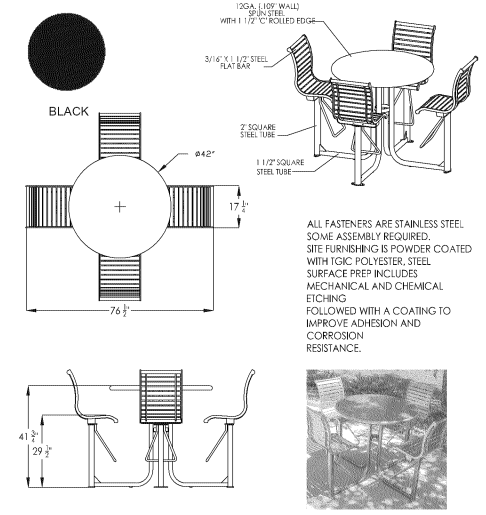


**5 TABLE**  
 A-15 NTS  
 NOTE: STELLA TABLE 38" X 72" SURFACE MOUNT BY LANDSCAPE FORMS, OR APPROVED EQUAL BY OWNERS REPRESENTATIVE. TABLE FINISH TO BE BLACK. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WWW.LANDSCAPEFORMS.COM, PHONE: 800-521-2546



**6 BENCH - LEFT**  
 A-15 NTS  
 NOTE: MILENIO BACKLESS BENCH, LEFT, FREESTANDING BY LANDSCAPE FORMS, OR APPROVED EQUAL BY OWNERS REPRESENTATIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WWW.LANDSCAPEFORMS.COM, PHONE: 800-521-2546

**7 BENCH - RIGHT**  
 A-15 NTS  
 NOTE: MILENIO BACKLESS BENCH, RIGHT, FREESTANDING BY LANDSCAPE FORMS, OR APPROVED EQUAL BY OWNERS REPRESENTATIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WWW.LANDSCAPEFORMS.COM, PHONE: 800-521-2546



**8 TABLE - BAR HEIGHT**  
 A-15 NTS  
 NOTE: LANGDON COURTYARD BAR HEIGHT TABLE (LATB-4B), 4 BACKED SEATS BY THOMAS STEELE. TABLE MATERIAL TO BE ROUND POWDER COATED E-STEEL, COLOR TO BE BLACK OR APPROVED EQUAL BY OWNERS REPRESENTATIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WWW.THOMAS-STEEL.COM, PHONE: 800-448-7931

NO.	REVISION	DATE
01	PRELIMINARY FDP REVIEW	03.03.2019
02	FINAL FDP SUBMISSION	03.03.2019
03	FDP REVISION	03.20.2019
04	FDP REVISION	03.06.2019
05	FDP REVISION	03.05.2019
06	FDP REVISION	03.18.2019
07	FDP REVISION	03.18.2019
08	FDP REVISION	03.20.2019

TOWN OF SUPERIOR  
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LANDSCAPE TABLES & DETAILS  
**L-03**



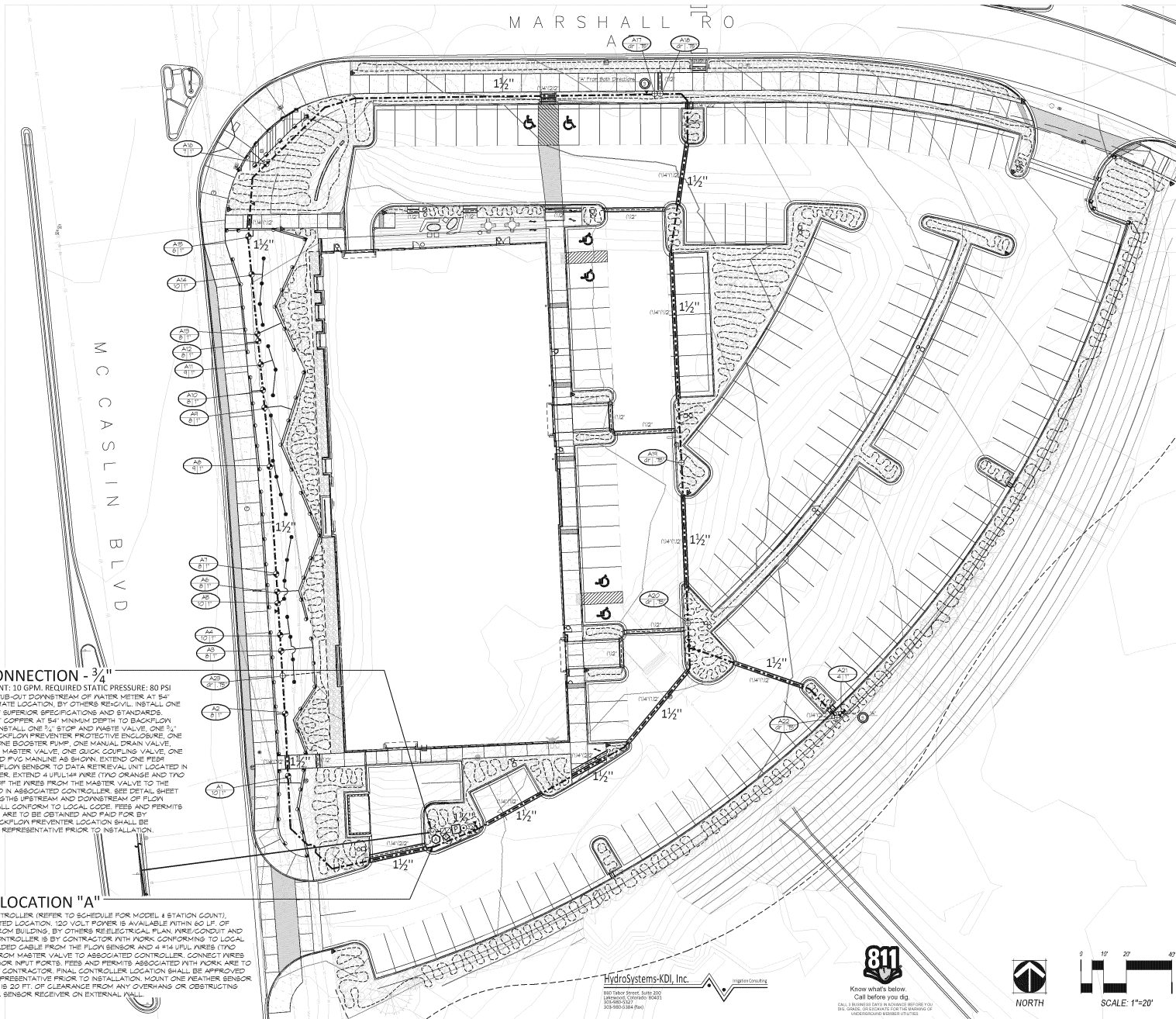
**ELECTRIC VEHICLE SERVICE & SALES CENTER FDP**  
 LOT 4, BLOCK 1 OF TRACT A  
 SUPERIOR, CO 80027

NO.	REVISION	DATE
01	PRELIMINARY FDP REVIEW	10.03.2017
02	FINAL FDP SUBMISSION	01.24.2018
03	FDP REVISION 01	02.20.2018
04	FDP REVISION 02	03.06.2018
05	FDP REVISION 03	03.15.2018
06	FDP REVISION 04	03.22.2018
07	FDP REVISION 05	03.28.2018
08	FDP REVISION 06	05.18.2018
09	FDP REVISION 07	05.30.2018

TOWN OF SUPERIOR  
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IRRIGATION PLAN

L-04



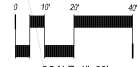
**POINT OF CONNECTION - 3/4"**  
 PEAK FLOW REQUIREMENT: 10 GPM, REQUIRED STATIC PRESSURE: 80 PSI  
 (E) ONLY 3/4" COPPER SUEB-OUT DOWNSTREAM OF WATER METER. AT 54" DEPTH IN THIS APPROXIMATE LOCATION, BY OTHERS RECEIV. INSTALL ONE 3/4" METER PER TOWN OF SUPERIOR SPECIFICATIONS AND STANDARDS. EXTEND 3/4" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" STOP AND WASTE VALVE, ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE BOOSTER PUMP, ONE MANUAL DRAIN VALVE, ONE FLOW SENSOR, ONE MASTER VALVE, ONE QUICK COUPLING VALVE, ONE GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. EXTEND ONE FIBER SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. EXTEND 4 FULL-1/4" WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. SEE DETAIL SHEET FOR REQUIRED WIRE 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. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

**CONTROLLER LOCATION "A"**  
 PEDISTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT). REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 60' LP. OF CONTROLLER LOCATION FROM BUILDING. BY OTHERS RECEIV. FINAL PLAN, WIRE/CONDUIT AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND FIBER SHIELDED CABLE FROM THE FLOW SENSOR AND 4 #14 FULL 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 OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHER SENSOR ON BUILDING WHERE THERE IS 20' FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER ON EXTERNAL WALL.

HydroSystems-KDI, Inc.  
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 Denver, Colorado 80202  
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 303-460-1384 (fax)



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SCALE: 1"=20'

## IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY MATRIX DESIGN GROUP. 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. CONTACT IRRIGATION CONSULTANT FOR CURRENT SPECIFICATIONS IF NOT PROVIDED.
- 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 60 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 OF 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 80 PSI MINIMUM.
- IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A THREE NIGHT PER WEEK, TEN HOUR PER NIGHT WATERING SCHEDULE. ESTABLISHMENT WATERING WILL REQUIRE UP TO THREE 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.
 

KENTUCKY BLUEGRASS TURF	2.23" PER WEEK PEAK SEASON
TREES & SHRUBS	0.89" PER WEEK PEAK SEASON
SPRAY ANNUALS	1.24" PER WEEK PEAK SEASON
- EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LINES AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES 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 UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-SUBURBAN TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN PAVED MULCH, GRAY IN STONE MULCH. REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER.
- 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 ENSURE 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 11 SERIES NOZZLES ON ALL HEADS SPACED AT 16" TO 18". 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 6" NOZZLES ON ALL HEADS SPACED AT 5". INSTALL SIDE 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 5G SERIES SQUARE NOZZLES AT SPACING SHOWN.
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
- 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 SLEEVINGS. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.
 

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & QUANTITY
3/4" - 1/2" PIPING	2" PVC (1)
1/2" - 2" PIPING	4" PVC (1)
1-50 CONTROL WIRES	9" PVC (1)
- SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 10' ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADII.
- PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. WHERE REQUIRED BY CITY, CONTRACTOR SHALL CONTRACT ONLY OFF CITY STAMPED PLANS. REVISIONS TO CITY STAMPED PLANS SHALL CONFORM TO CITY FIELD CHANGE PROCEDURES AND DOCUMENTATION.

## IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER	FR03-06-CV-FR530 WITH PRO-SPRAY NOZZLE	POPUP SPRAY HEAD	1
	HUNTER	FR03-12-CV-FR530 WITH PRO-SPRAY NOZZLE	HI-POP SPRAY HEAD	2
	HUNTER	ICV	ELECTRIC CONTROL VALVE	3
	HUNTER	HQ-M4-LRC	QUICK COUPLING VALVE	4
	HUNTER	I-GORE-M - 30 STATION MODEL IV ACC-FED	ELECTRIC CONTROLLER	5
	HUNTER	SOLAR SYNC - MS8-BEN (wireless)	WEATHER SENSOR DEVICE	6
	FIBCO	825YA	RF BACKFLOW PREVENTER	7
N/S	GUARDHACK	65-1	BACKFLOW PREVENTER ENCLOSURE	8
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
N/S	MATCO	201X	MANUAL DRAIN VALVE	9
		LINE SIZE	GATE VALVE	10
	HUNTER	IBV-FS	MASTER CONTROL VALVE	11
	GST	FS1-T10-001 (1')	FLOW SENSOR	12
-----		CLASS 200 BE	PVC MAINLINE	13
-----		TYPE K COPPER	HARD COPPER PIPE	7
-----		CLASS 200 BE	PVC LATERAL	13
=====		CLASS 160	PVC SLEEVINGS	14
	TORO	BLUE STRIPE	POLY DRIP TUBING - 3/4" MIN. WIDTH	16
	RAIN BIRD	X2Z-015-PRF	DRIP VALVE ASSEMBLY	15
*			DRIP LINE BLOW-OUT STUD	17
N/S	RAIN BIRD	XERI-BUS	DRIP EMITTERS	16
	PRECISION	GB-NOVA-2MG-1-241-A01-A03	BOOSTER PUMP	18, 19, 20
			WATER METER	BY OTHERS
			CONTROLLER & STATION NOZ. CONTROL VALVE SIZE	
	A (continued)			
	NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO EACH CONTROLLER - SEE CONSTRUCTION NOTES			



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Littleton, Colorado 80120  
303-980-1312  
303-980-1384 (fax)

### REVISION NO. & DATE

NO.	REVISION	DATE
01	PRELIMINARY FDP	01.03.2017
02	FINAL FDP	01.24.2018
03	FDP REVISION	02.23.2018
04	FDP REVISION	03.08.2018
05	FDP REVISION	03.13.2018
06	FDP REVISION	03.23.2018
07	FDP REVISION	03.18.2018
08	FDP REVISION	03.23.2018

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IRRIGATION NOTES & TABLES

L-05