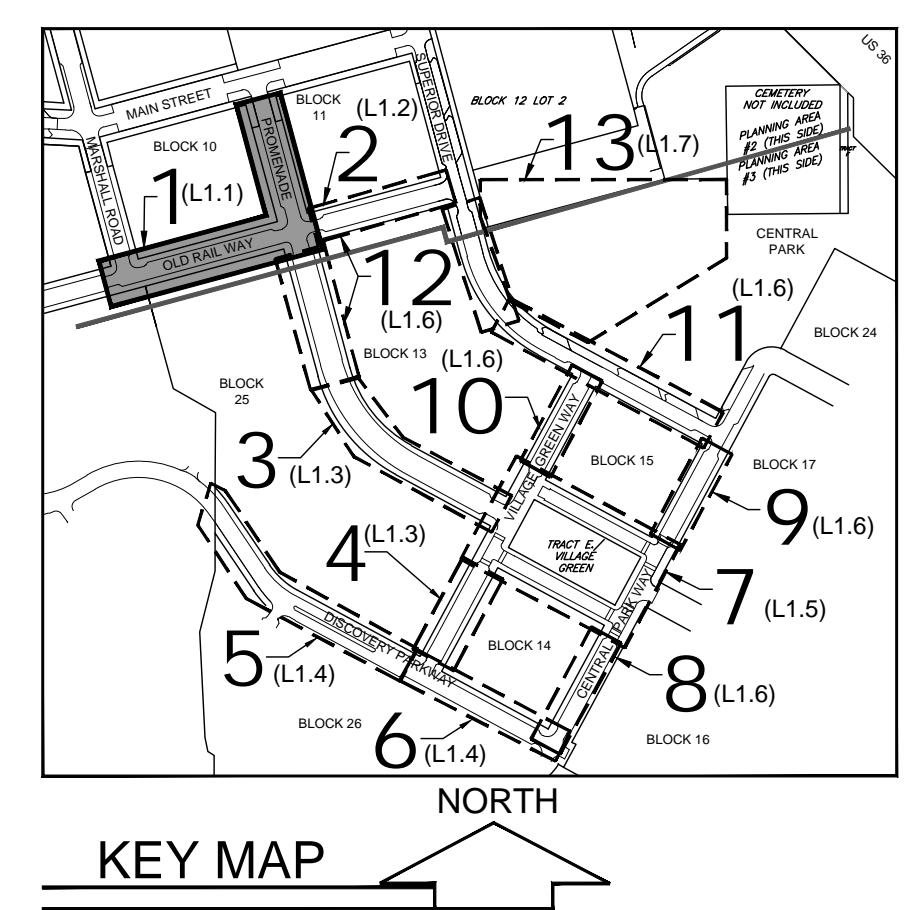
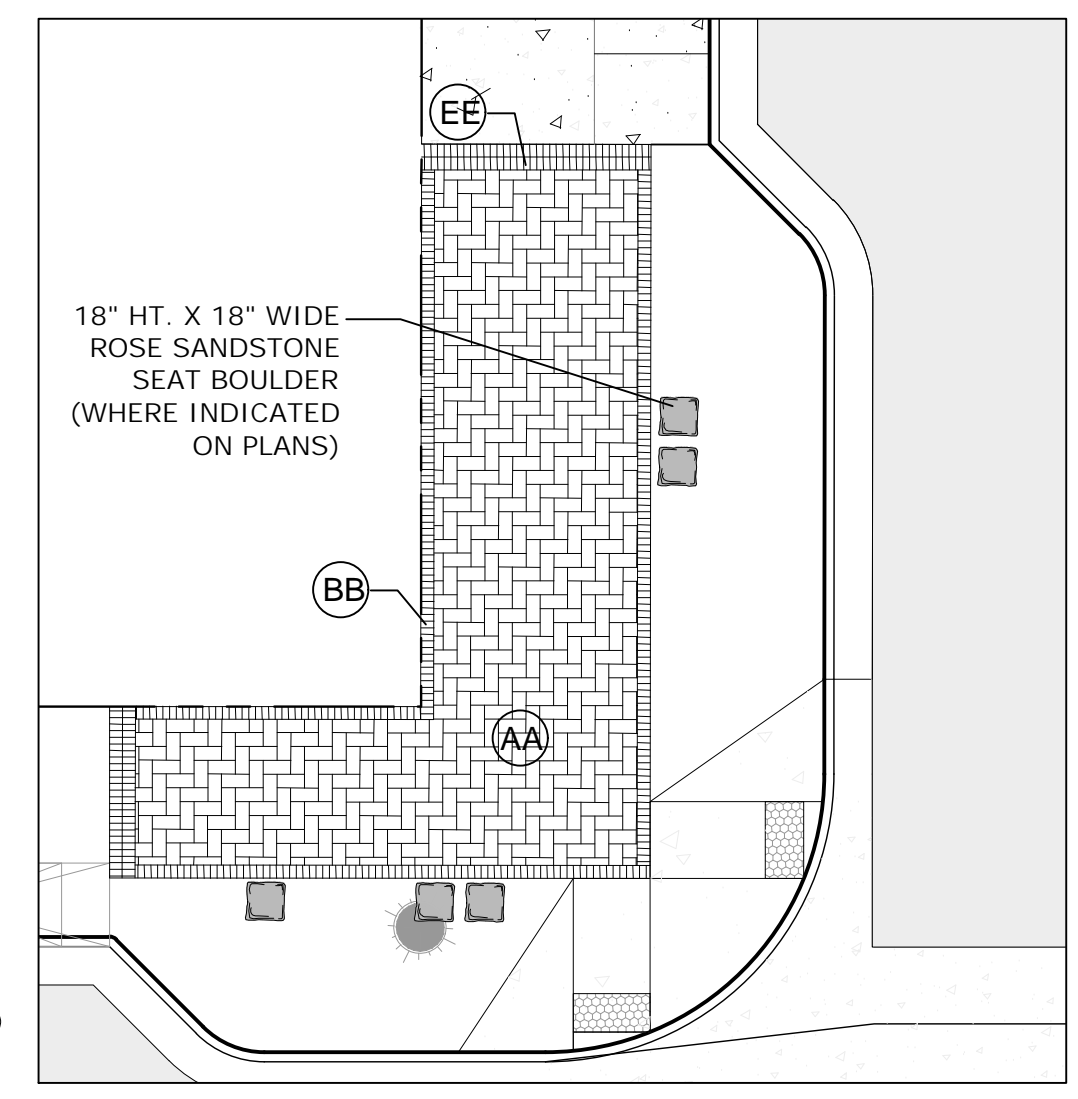
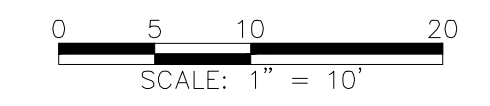


PAVING KEY		
SYMBOL	MATERIAL	
A & AA		TYPE A & AA: CLAY UNIT PAVER; HERRINGBONE PATTERN; COLOR: PACIFIC CLAY "RED FLASHED" TYPE A: SIZE: 4" X 2-5/8" X 8" (TRAFFIC RATED) TYPE AA: SIZE: 4" X 2-1/4" X 8" (PEDESTRIAN)
B & BB		TYPE B: CLAY UNIT PAVER; SIZE: 4" X 2-5/8" X 8"; SOLDIER COURSE; COLOR: PACIFIC CLAY DARK IRON SPOT TYPE B: SIZE: 4" X 2-5/8" X 8" (TRAFFIC RATED) TYPE BB: SIZE: 4" X 2-1/4" X 8" (PEDESTRIAN)
C		TYPE C: INTEGRAL COLORED CONCRETE BAND (BASF COLOR "MIDNIGHT" #MC7001 OR SIMILAR. SEE DETAIL F7.1 (CIVIL SHEETS).
D		TYPE D: CLAY UNIT PAVER; SIZE: 4" X 2-5/8" X 8" (TRAFFIC RATED); HERRINGBONE PATTERN INSTALLED AT 45 DEGREE ANGLE; COLOR: PACIFIC CLAY "PUEBLO FLASHED"
E		TYPE E: CLAY UNIT PAVER; SIZE: 4" X 2-1/4" X 8" (PEDESTRIAN); DOUBLE SOLDIER COURSE; COLOR: PACIFIC CLAY DARK IRON SPOT
F		TYPE F: CAST IRON TRUNCATED DOME PANEL PER TOWN OF SUPERIOR ROADWAY DESIGN STANDARDS CURB RAMP NOTES, DRAWING NUMBER 27. COLOR TO BE UNCOATED NATURAL FINISH.
G		TYPE G: SANDSTONE PAVER (SAW CUT); 23" SQUARES (AFTER SAW CUT) BY 1-1/2"-2" THICKNESS (COLOR: LYONS RED)
H		TYPE H: INTEGRAL COLORED CONCRETE (DAVIS COLOR "TILE RED" OR APPROVED EQUAL). BROOM FINISH. SEE SHEET L1.6 FOR LOCATION.

ALL CLAY PAVERS TO BE SMOOTH BRICK SOLIDS, MEET TRAFFIC STANDARDS, AND BE APPROVED BY OWNER'S REPRESENTATIVE.

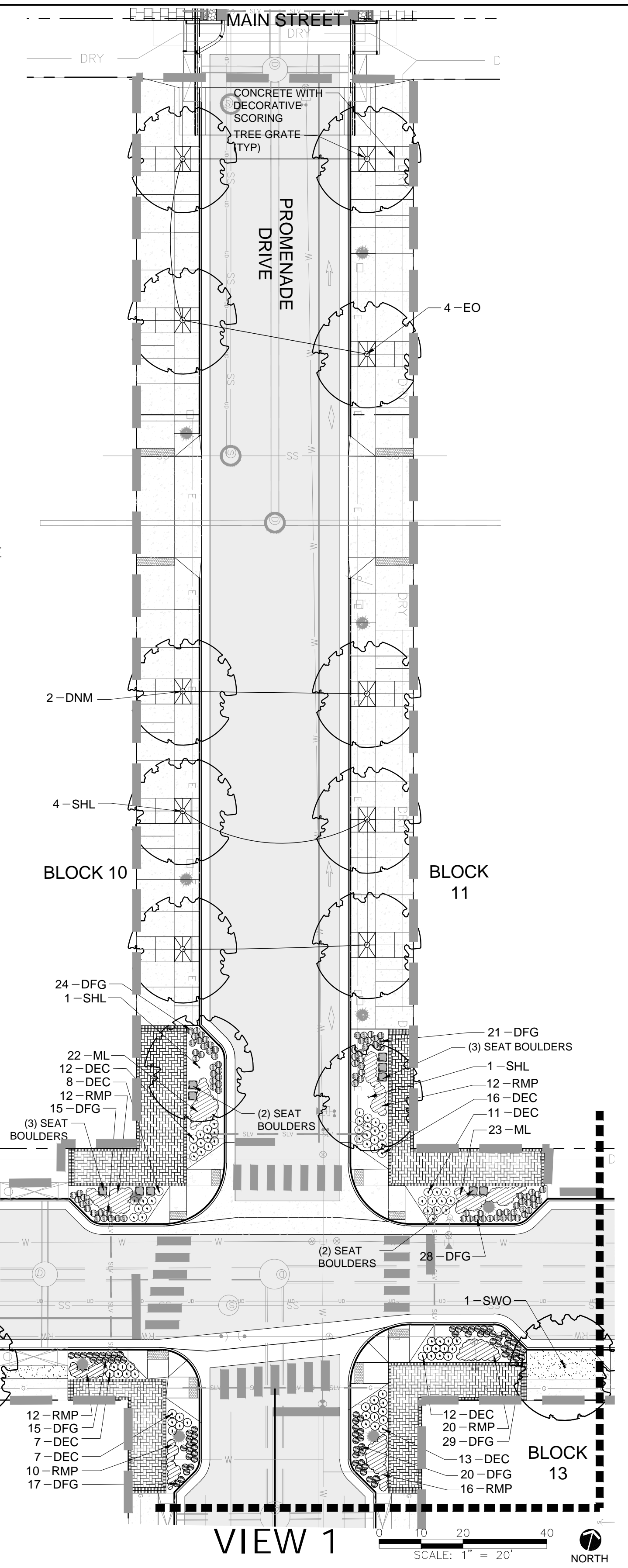


SPECIALTY PAVING ENLARGEMENT



LEGEND:	
	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	PERENNIAL
	ORNAMENTAL GRASS
	TURF
	NATIVE GRASS SEED MIX
	STEEL SHRUB BED EDGER
	PROJECT BOUNDARY

SEE L2.0 FOR PLANT LIST AND NOTES. SEE L1.9 & L1.10 FOR SITE FURNISHINGS AND LANDSCAPE DETAILS.



SUPERIOR TOWN CENTER
METRO DISTRICT #1
12275 EL CAMINO REAL, SUITE 100
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN #1
PHASE 2
ADMINISTRATIVE AMENDMENT

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	05/08/14
2	TOWN COMMENTS	06/02/14
3	TOWN COMMENTS	09/25/14
4	TECHNICAL CORRECTIONS	10/10/14
5	TECHNICAL CORRECTIONS	01/14/15
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7	AA COMMENTS	07/15/19
8	AA COMMENTS	09/11/19
9	TOWN COMMENTS	10/09/19
10	TOWN COMMENTS	11/12/19
11	TOWN COMMENTS	01/22/20

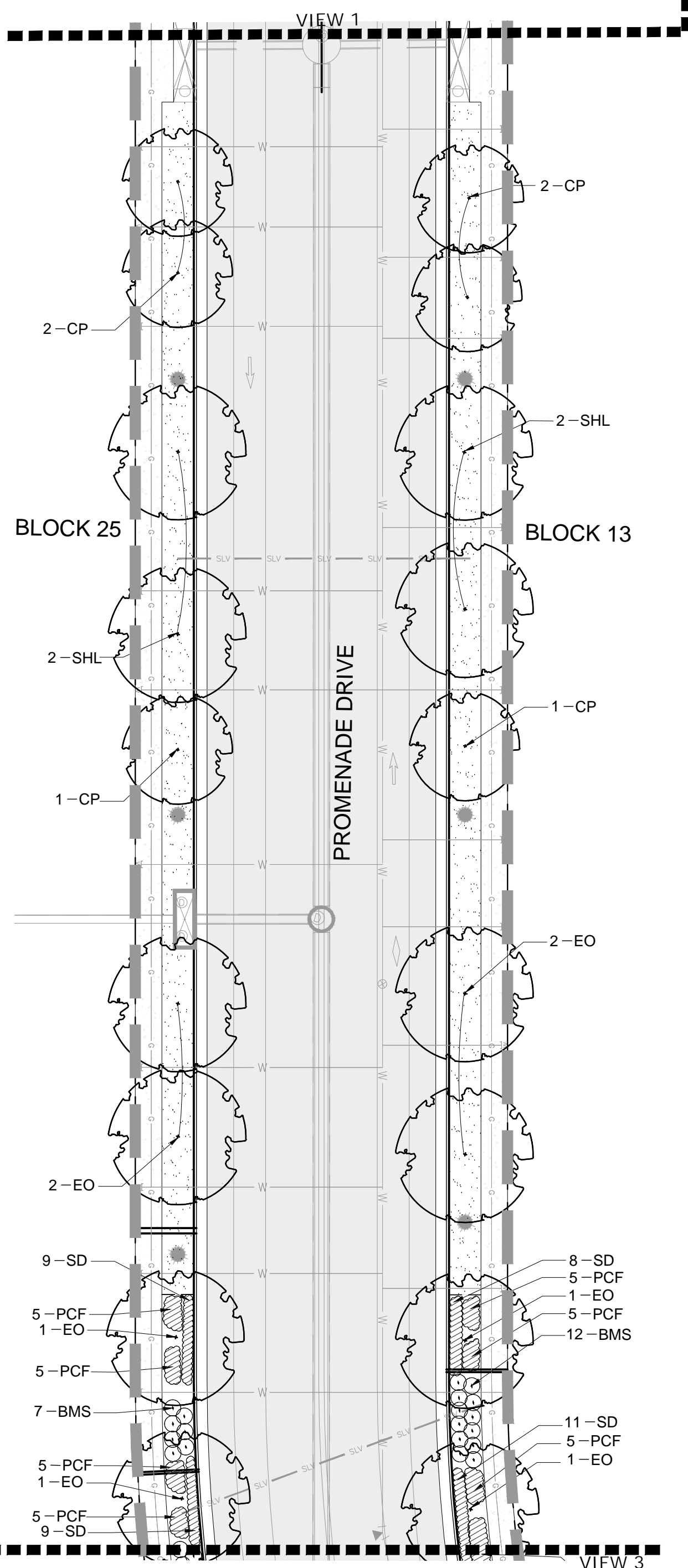
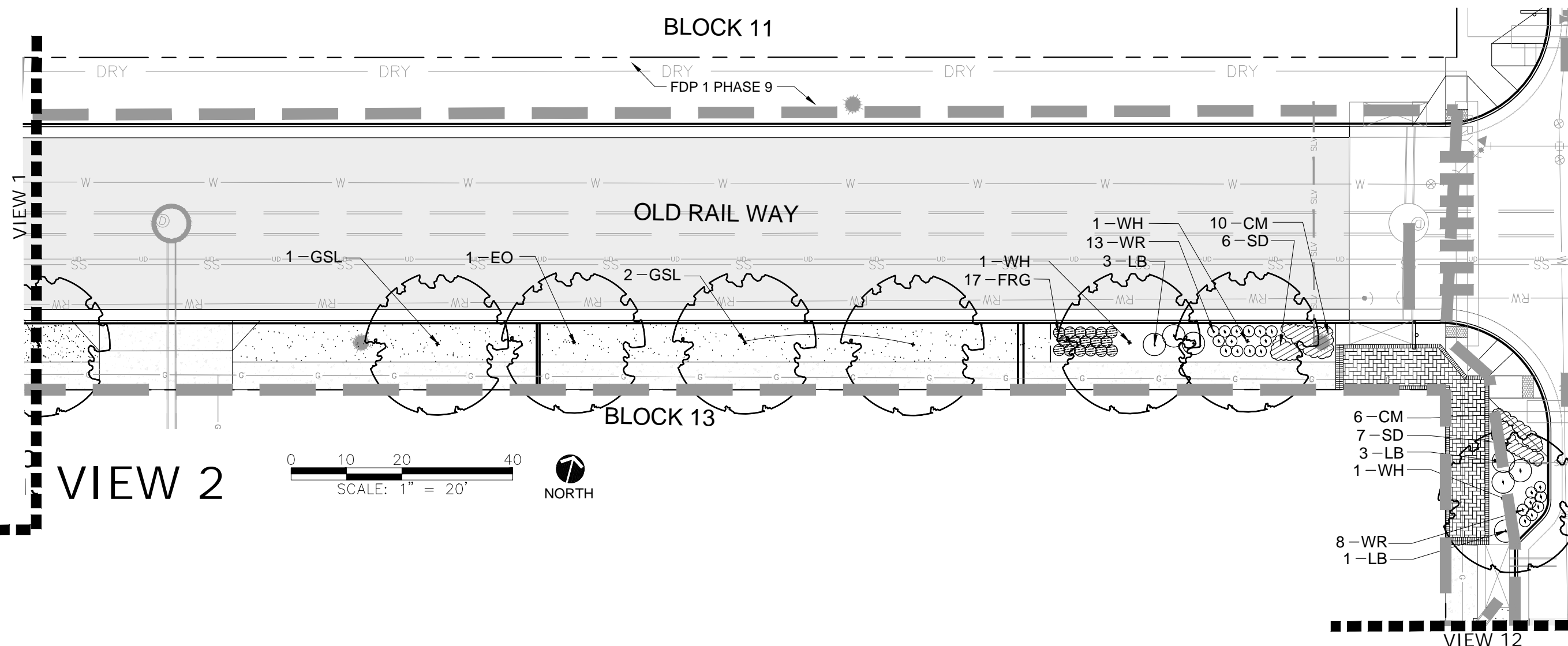
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DRAWN BY: ARH SCALE: AS SHOWN
CHECKED BY: PMK
JOB NO.:
DWG NAME:

PARTIAL
PLANTING &
PAVING PLAN
1

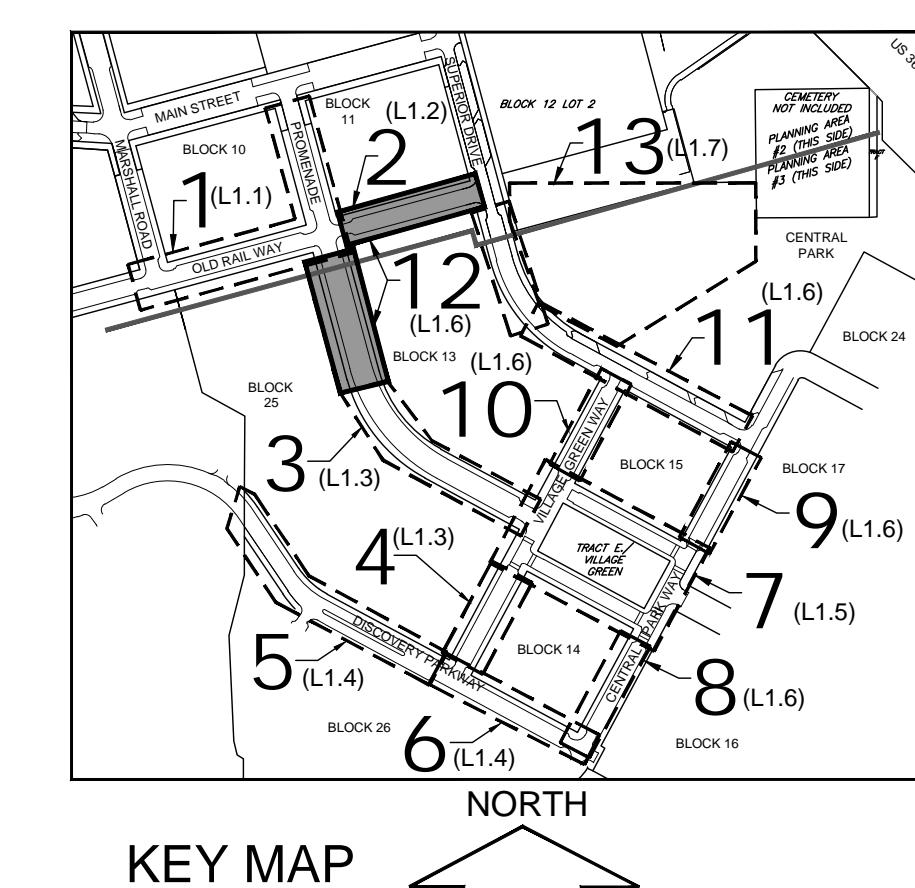


L1.1

SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT PLAN #1
 PHASE 2
 ADMINISTRATIVE AMENDMENT



- LEGEND:**
- DECIDUOUS TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - DECIDUOUS SHRUB
 - EVERGREEN SHRUB
 - PERENNIAL
 - ORNAMENTAL GRASS
 - TURF
 - NATIVE GRASS SEED MIX
 - STEEL SHRUB BED EDGER
 - PROJECT BOUNDARY
- SEE L2.0 FOR PLANT LIST AND NOTES. SEE L1.9 & L1.10 FOR SITE FURNISHINGS AND LANDSCAPE DETAILS.



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10	TOWN COMMENTS	11/12/19
11	TOWN COMMENTS	01/22/20

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 CHECKED BY: PMK
 JOB NO.:
 DWG NAME:

PARTIAL
 PLANTING &
 PAVING PLAN
 2

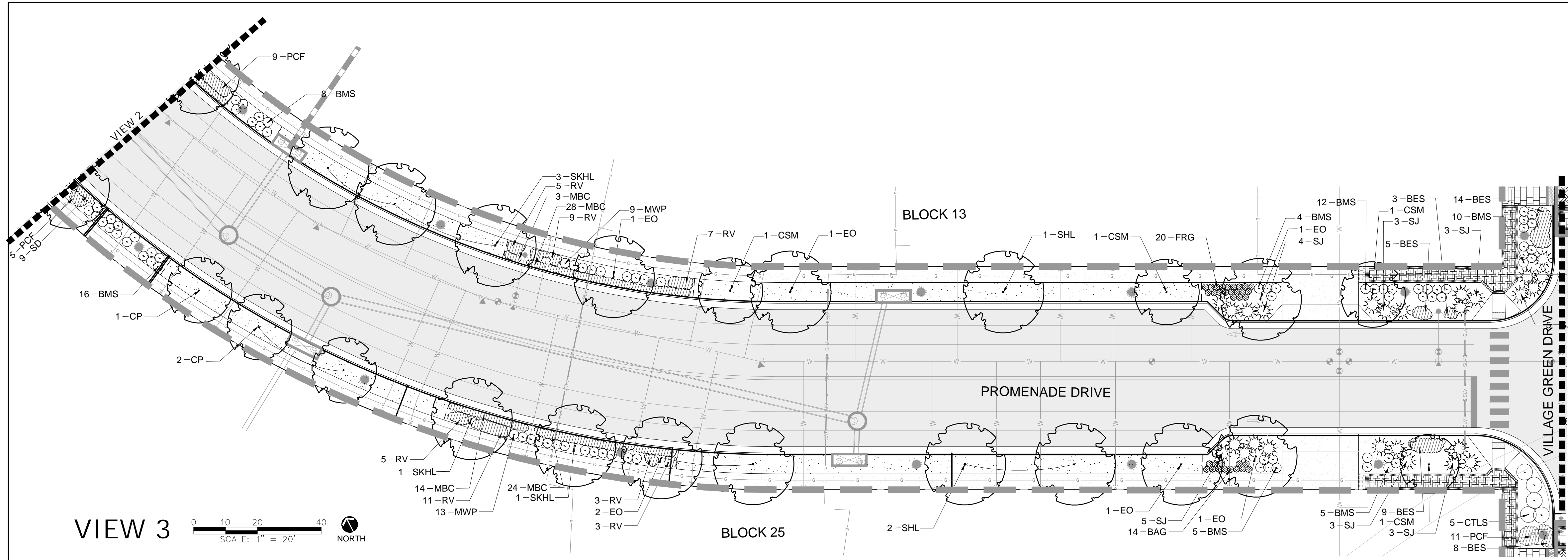


L1.2

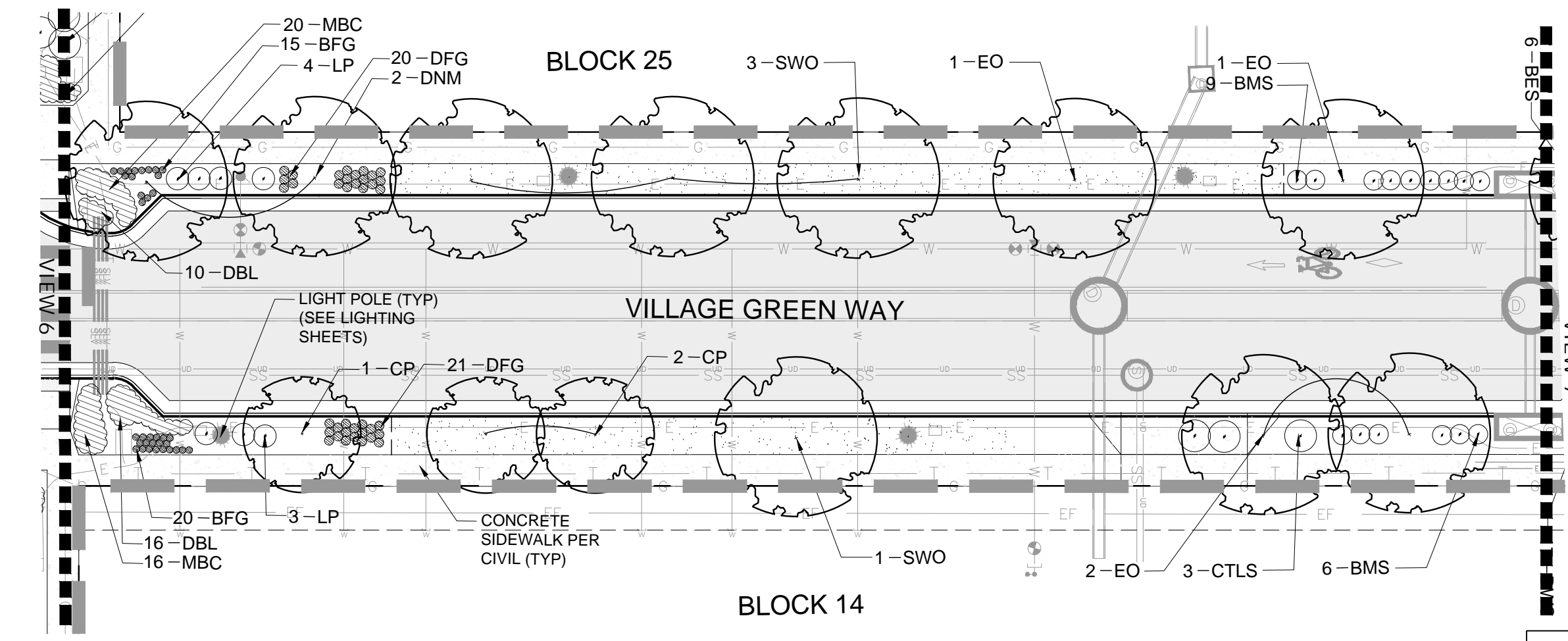
LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- PERENNIAL
- ORNAMENTAL GRASS
- TURF
- NATIVE GRASS SEED MIX
- STEEL SHRUB BED EDGER
- PROJECT BOUNDARY

SEE L2.0 FOR PLANT LIST AND NOTES. SEE L1.9 & L1.10 FOR SITE FURNISHINGS AND LANDSCAPE DETAILS.



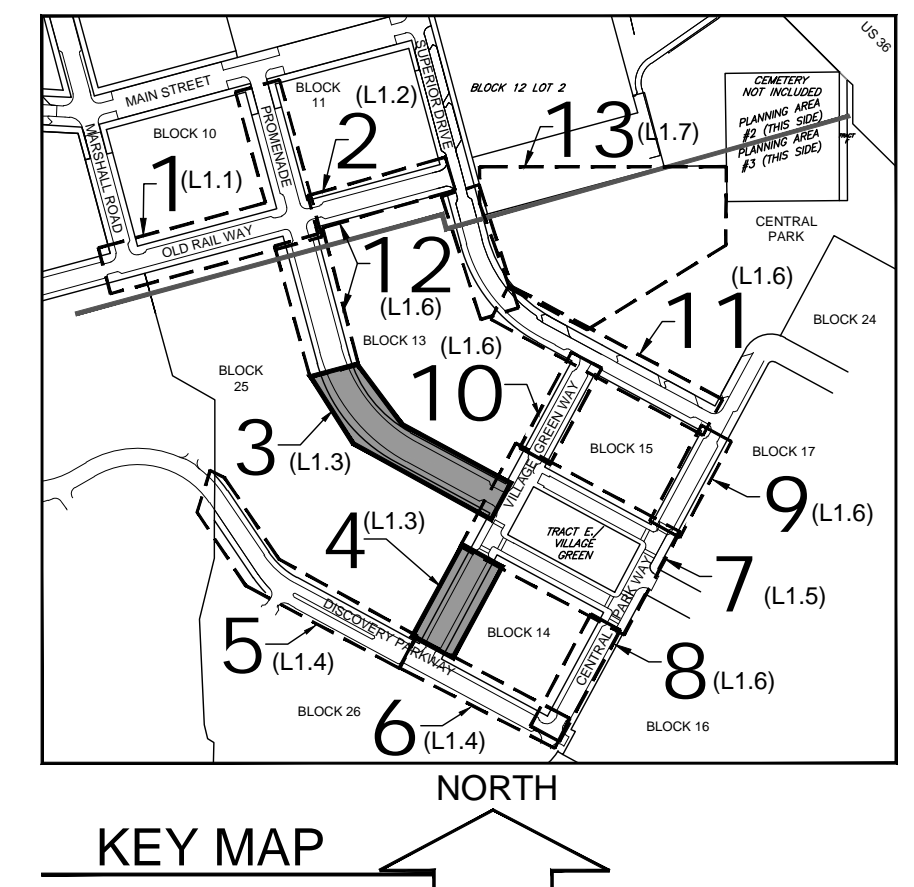
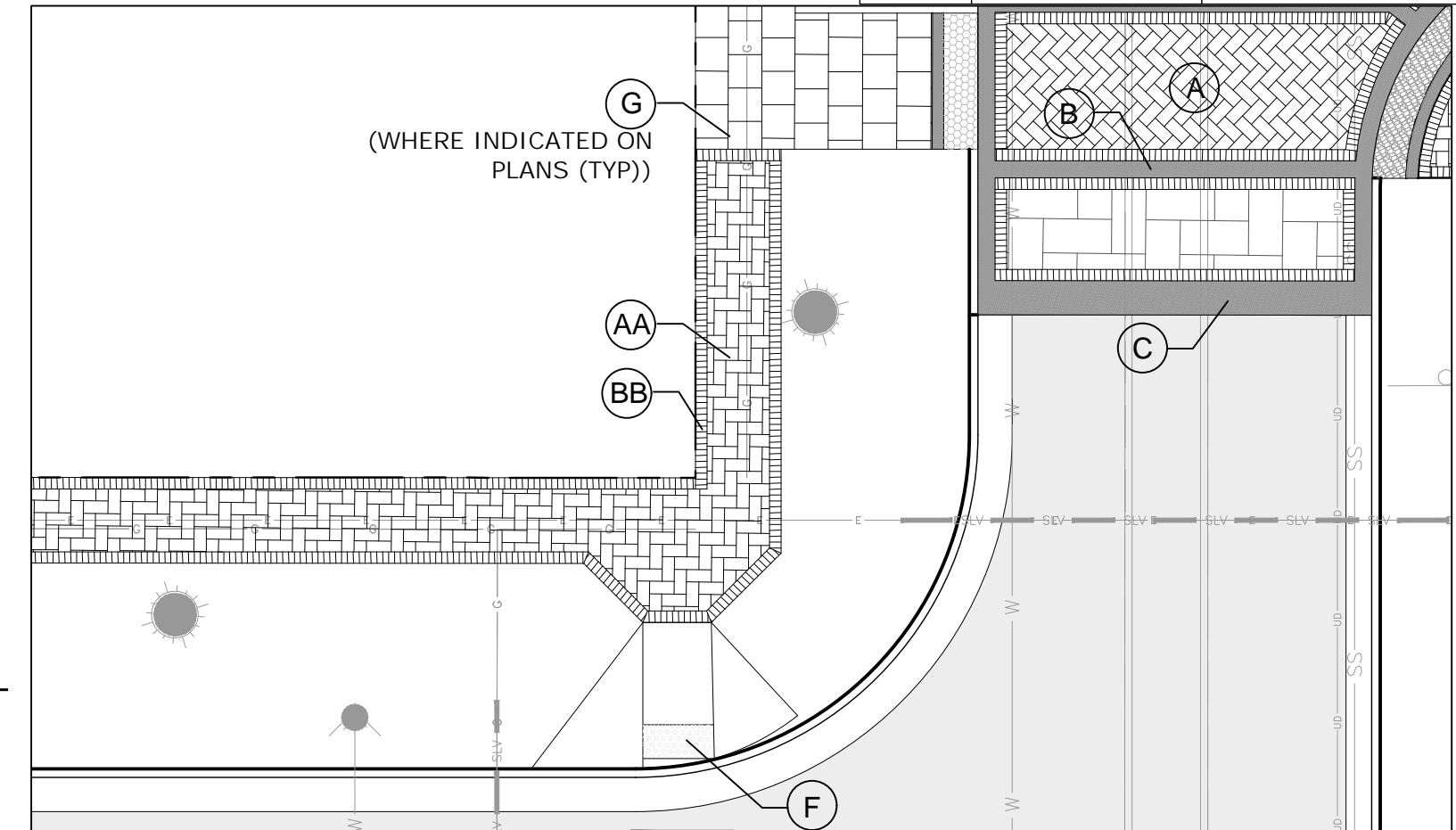
VIEW 3 SCALE: 1" = 20' NORTH



VIEW 4 SCALE: 1" = 20' NORTH

PAVING KEY	
SYMBOL	MATERIAL
A & AA	TYPE A & AA: CLAY UNIT PAVER; HERRINGBONE PATTERN; COLOR: PACIFIC CLAY "RED FLASHED" TYPE A: SIZE: 4" X 2-5/8" X 8" (TRAFFIC RATED) TYPE AA: SIZE: 4" X 2-1/4" X 8" (PEDESTRIAN)
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D	TYPE D: CLAY UNIT PAVER; SIZE: 4" X 2-5/8" X 8" (TRAFFIC RATED); HERRINGBONE PATTERN INSTALLED AT 45 DEGREE ANGLE; COLOR: PACIFIC CLAY "PUEBLO FLASHED"
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H	TYPE H: INTEGRAL COLORED CONCRETE (DAVIS COLOR "TILE RED" OR APPROVED EQUAL). BROOM FINISH. SEE SHEET L1.6 FOR LOCATION.

ALL CLAY PAVERS TO BE SMOOTH BRICK SOLIDS, MEET TRAFFIC STANDARDS, AND BE APPROVED BY OWNER'S REPRESENTATIVE.



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10	TOWN COMMENTS	11/12/19
11	TOWN COMMENTS	01/22/20

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 DWG NAME:

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 PLANTING &
 PAVING PLAN
 3



L1.3



518 17th STREET
SUITE 630
DENVER, CO 80206

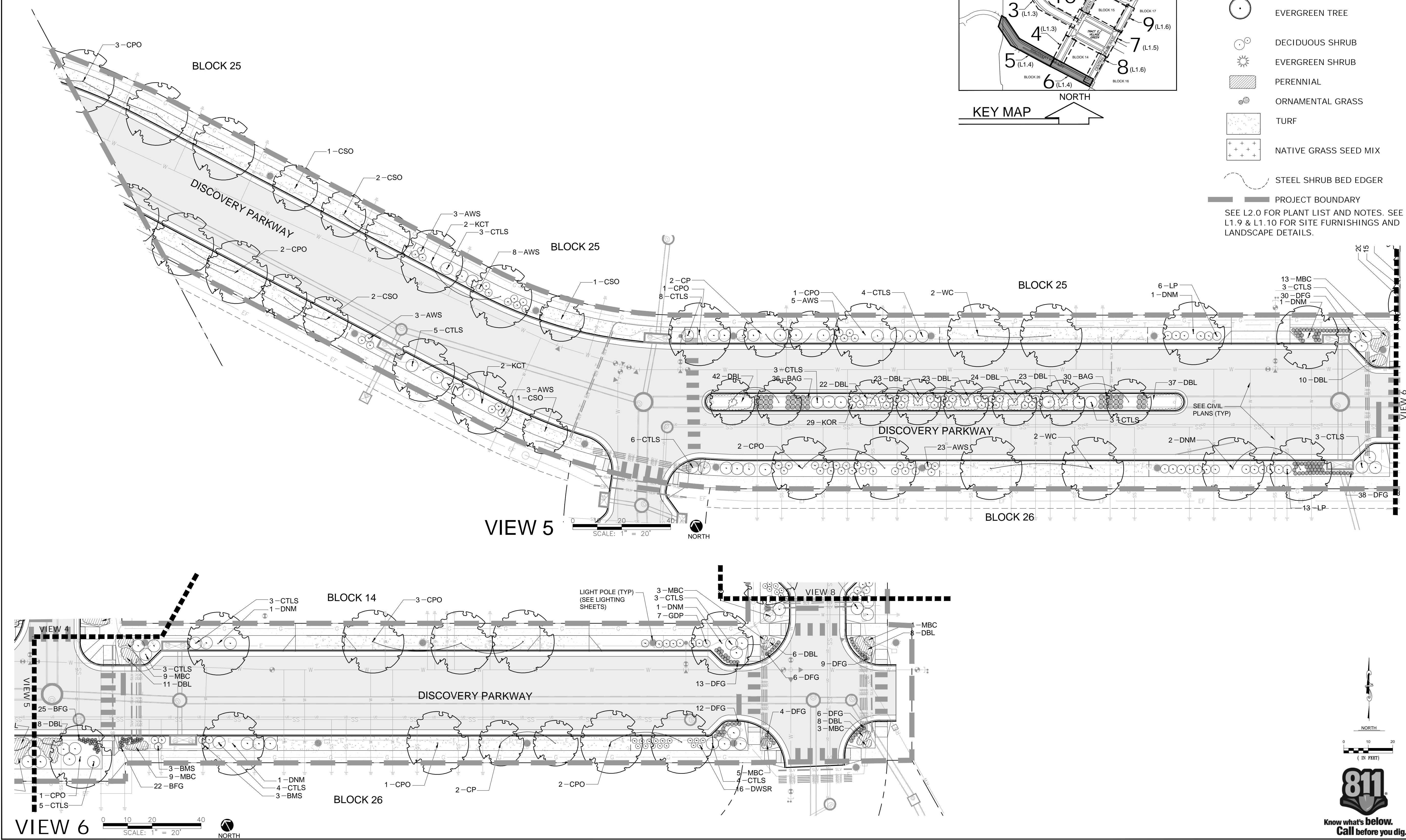
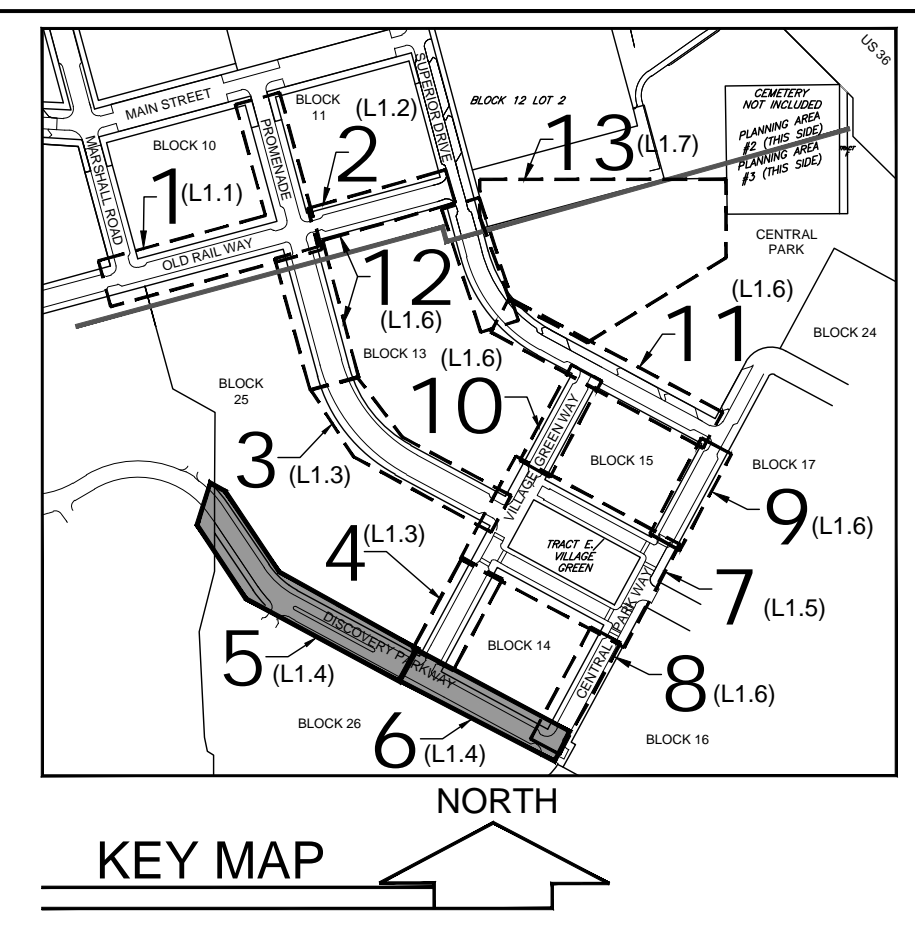
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FAX 303/449-6911
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METRO DISTRICT #1

12275 EL CAMINO REAL, SUITE 100
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN #1
PHASE 2
ADMINISTRATIVE AMENDMENT

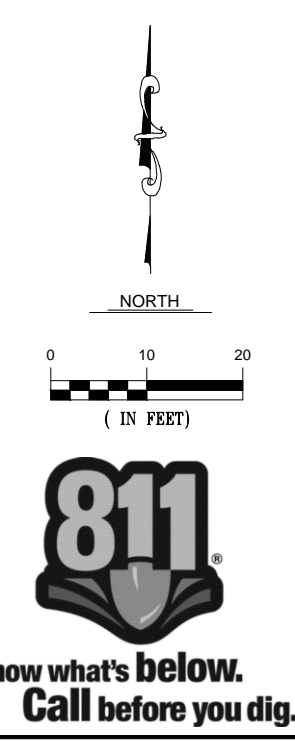
- LEGEND:**
- DECIDUOUS TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - DECIDUOUS SHRUB
 - EVERGREEN SHRUB
 - PERENNIAL
 - ORNAMENTAL GRASS
 - TURF
 - NATIVE GRASS SEED MIX
 - STEEL SHRUB BED EDGER
 - PROJECT BOUNDARY
- SEE L2.0 FOR PLANT LIST AND NOTES. SEE L1.9 & L1.10 FOR SITE FURNISHINGS AND LANDSCAPE DETAILS.



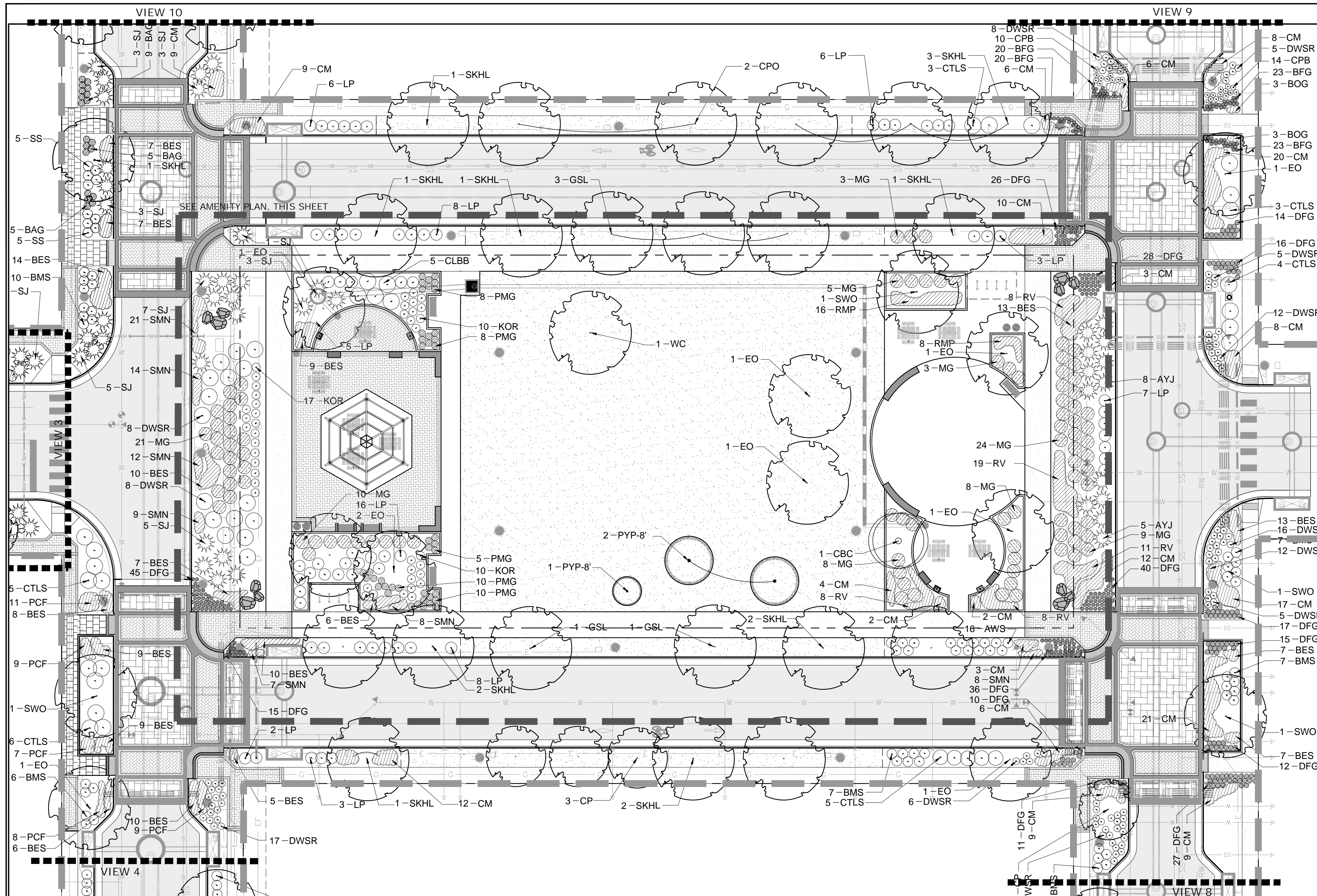
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 DRAWN BY: ARH SCALE: AS SHOWN
 CHECKED BY: PMK
 JOB NO.:
 DWG NAME:

PARTIAL
PLANTING &
PAVING PLAN
4



L1.4



VIEW 7 - PLANTING PLAN

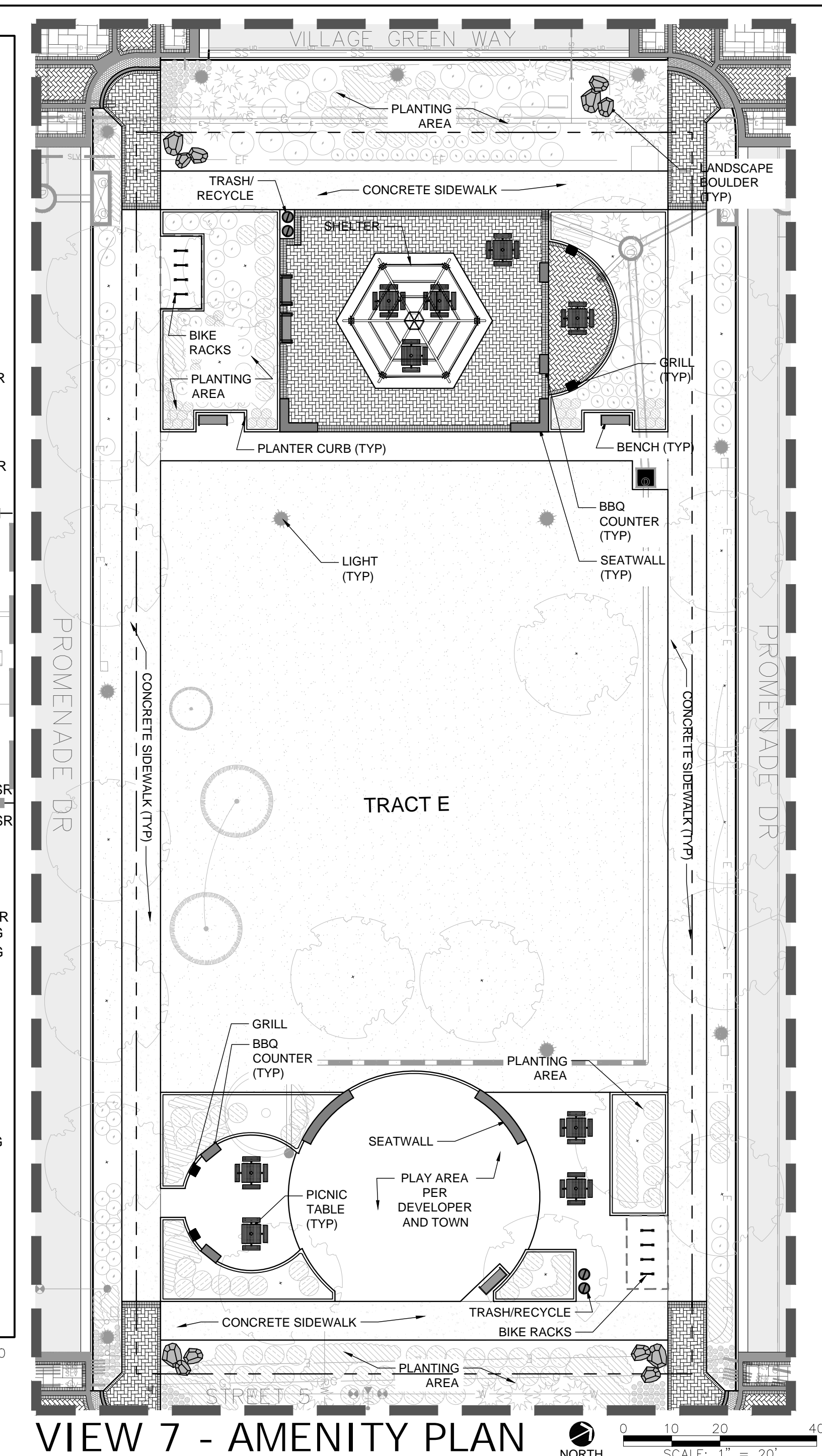
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H	TYPE H: INTEGRAL COLORED CONCRETE (DAVIS COLOR "TILE RED" OR APPROVED EQUAL). BROOM FINISH. SEE SHEET L1.6 FOR LOCATION.

ALL CLAY PAVERS TO BE SMOOTH BRICK SOLIDS, MEET TRAFFIC STANDARDS, AND BE APPROVED BY OWNER'S REPRESENTATIVE.

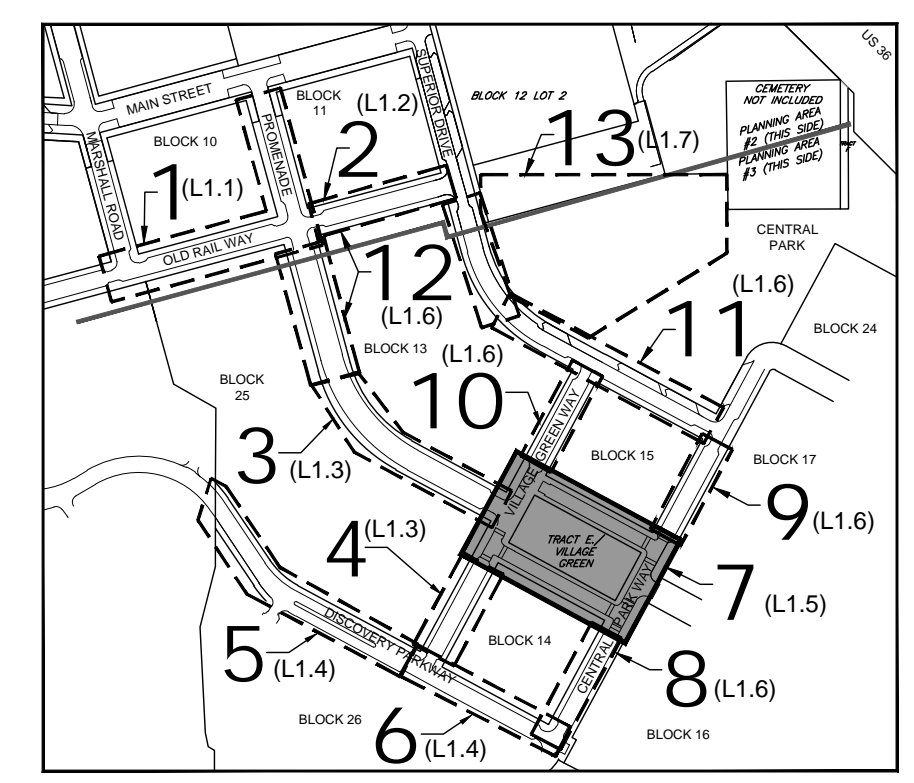
LEGEND:

	DECIDUOUS TREE		ORNAMENTAL GRASS
	ORNAMENTAL TREE		TURF
	EVERGREEN TREE		NATIVE GRASS SEED MIX
	DECIDUOUS SHRUB		STEEL SHRUB BED EDGER
	EVERGREEN SHRUB		PROJECT BOUNDARY
	PERENNIAL		

SEE L2.0 FOR PLANT LIST AND NOTES. SEE L1.9 & L1.10 FOR SITE FURNISHINGS AND LANDSCAPE DETAILS.



VIEW 7 - AMENITY PLAN



518 17th STREET
SUITE 630
DENVER, CO 80202

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SUPERIOR TOWN CENTER
METRO DISTRICT #1

12275 EL CAMINO REAL, SUITE 100
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN #1
PHASE 2
ADMINISTRATIVE AMENDMENT

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DESIGNED BY: ARH DATE: March 3, 2014
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CHECKED BY: PMK
JOB NO.:
DWG NAME:

PARTIAL
PLANTING &
PAVING PLAN
5



L1.5



518 17th STREET
SUITE 630
DENVER, CO 80206

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FAX 303/449-9911
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SUPERIOR TOWN CENTER
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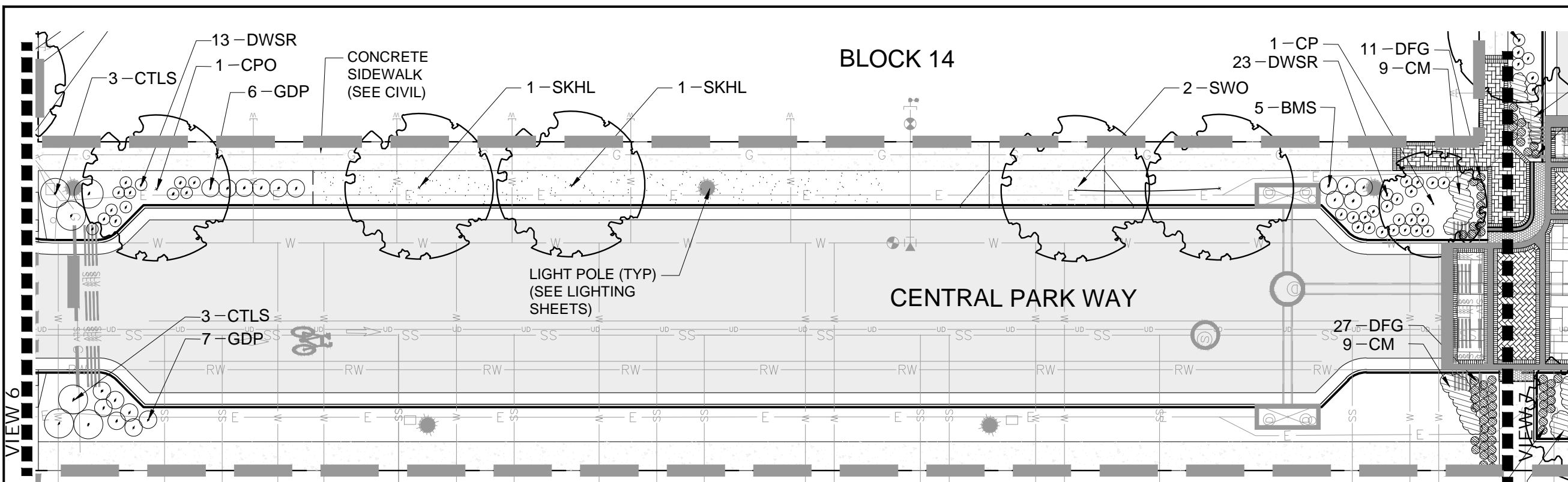
SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN #1
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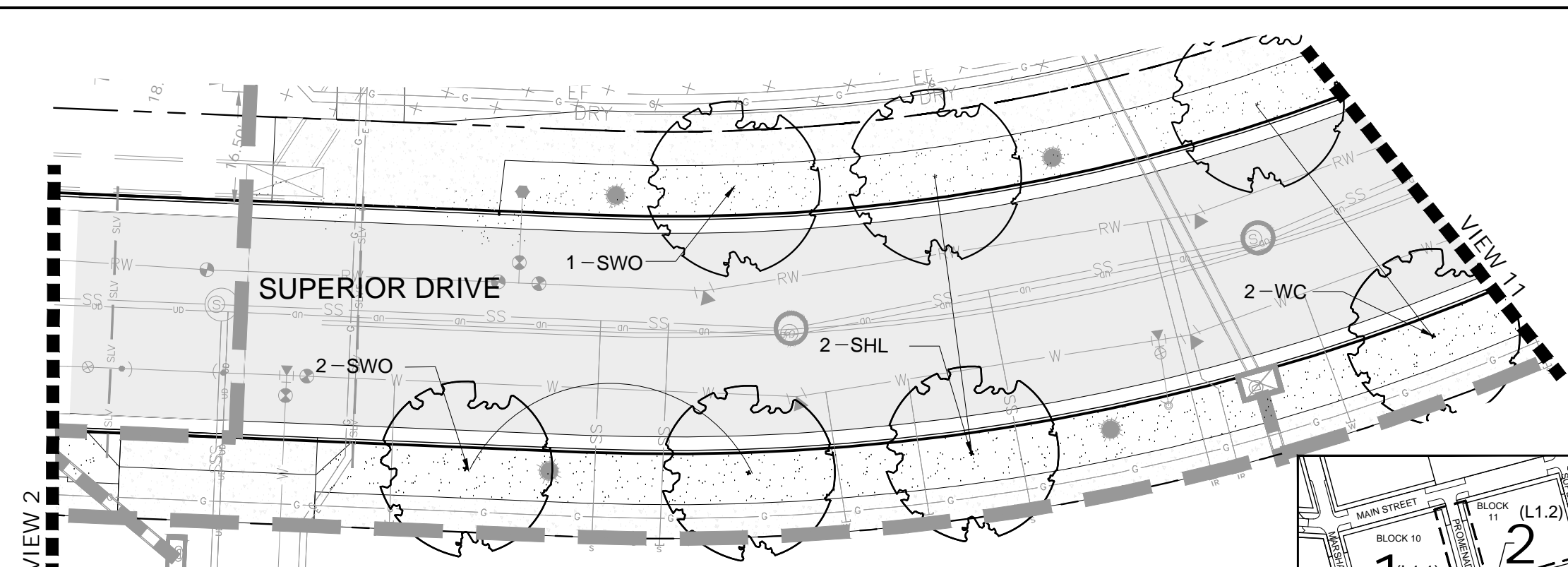
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JOB NO.:
DWG NAME:

PARTIAL
PLANTING &
PAVING PLAN
6

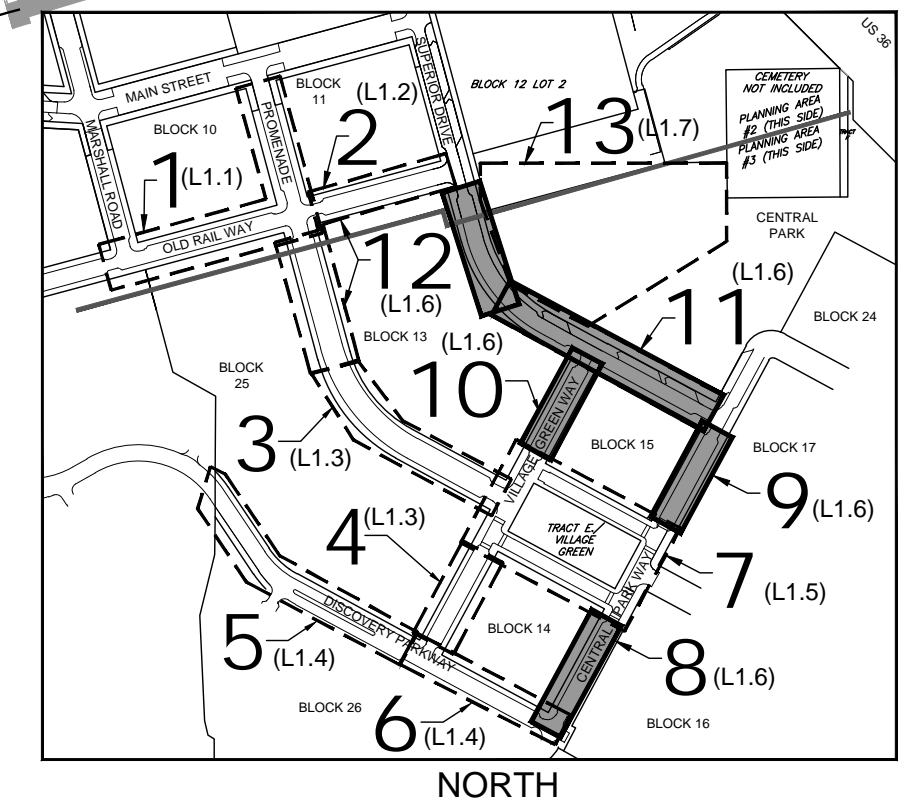
L1.6



VIEW 8 NORTH



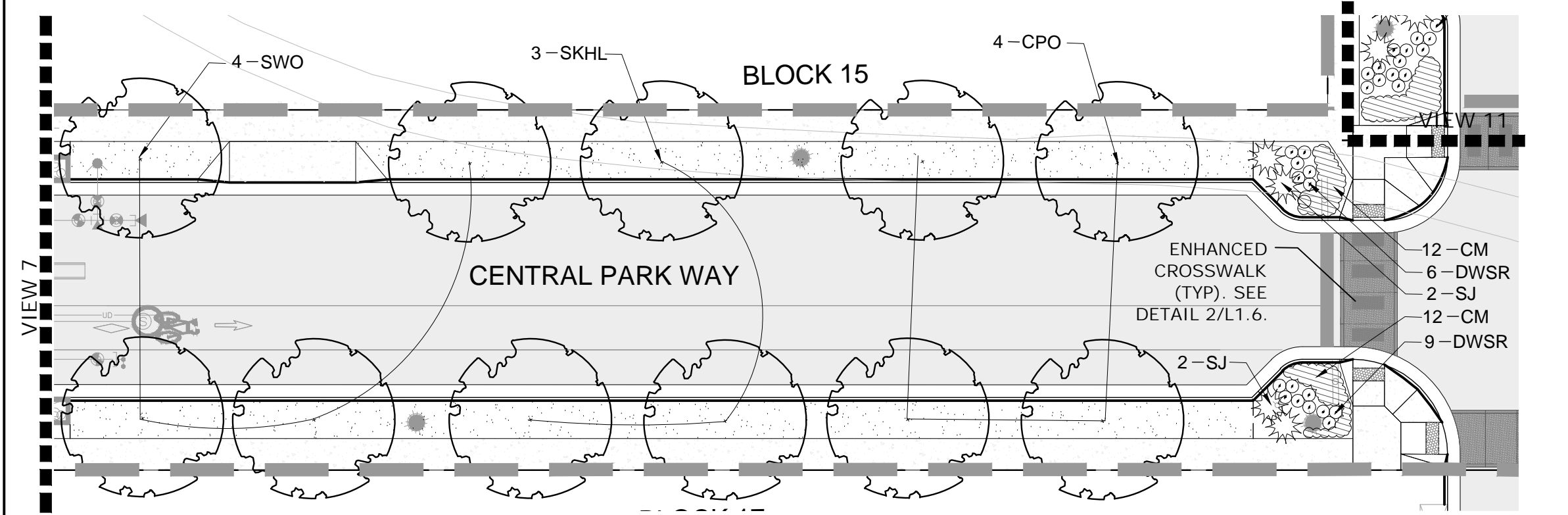
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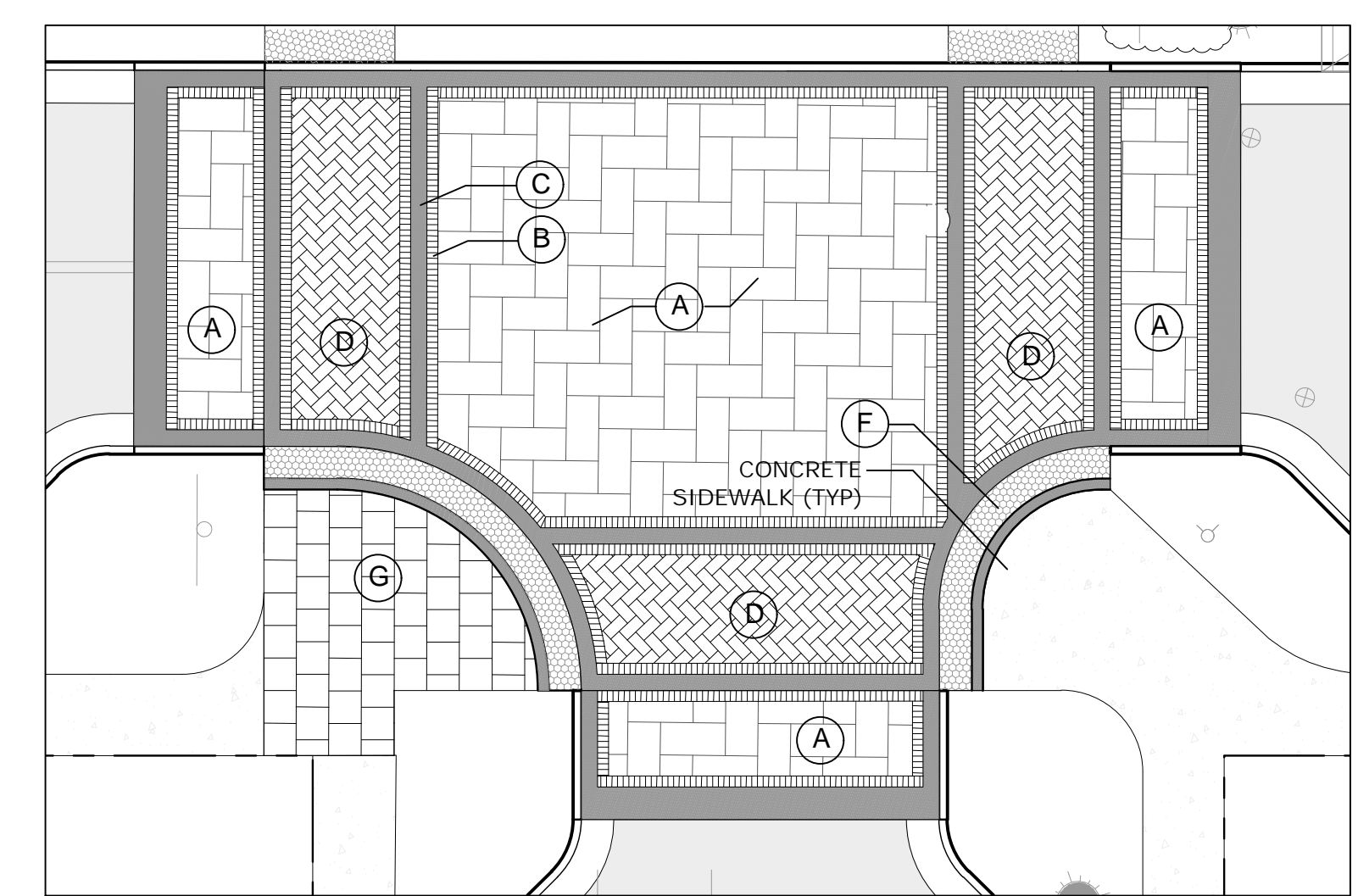
KEY MAP
LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- PERENNIAL
- ORNAMENTAL GRASS
- TURF
- NATIVE GRASS SEED MIX
- STEEL SHRUB BED EDGER
- PROJECT BOUNDARY

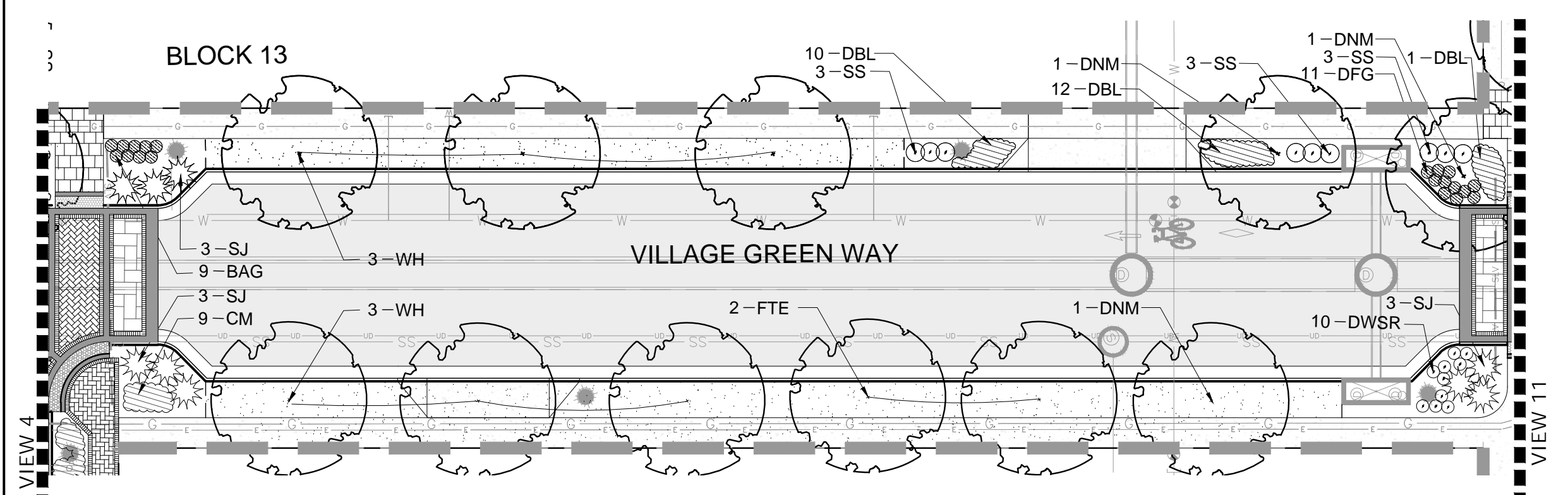
SEE L2.0 FOR PLANT LIST AND NOTES. SEE L1.9 & L1.10 FOR SITE FURNISHINGS AND LANDSCAPE DETAILS.



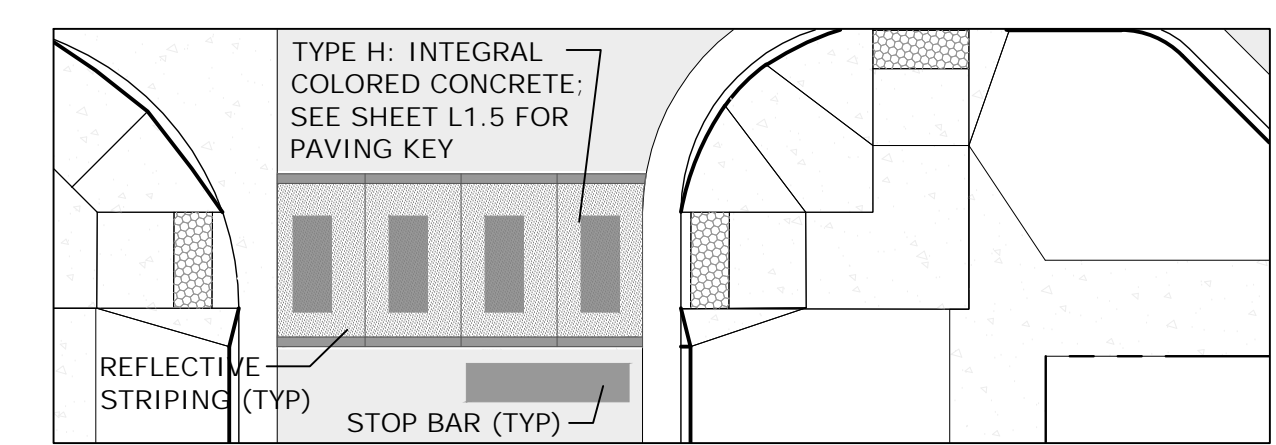
VIEW 9 NORTH



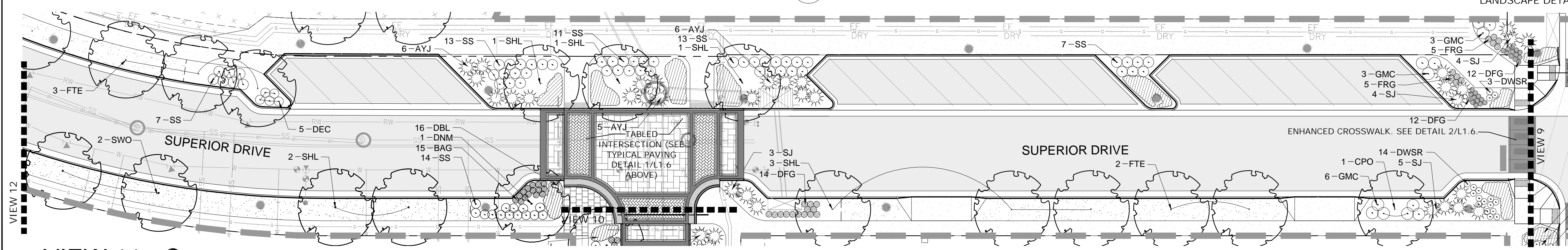
1 TYPICAL TABLED INTERSECTION
SEE L1.5 FOR PAVING KEY



VIEW 10 NORTH



2 TYPICAL ENHANCED CROSSWALK
SEE L1.5 FOR PAVING KEY



VIEW 11 NORTH



SUPERIOR TOWN CENTER
METRO DISTRICT #1
12275 EL CAMINO REAL, SUITE 100
SAN DIEGO, CA 92130

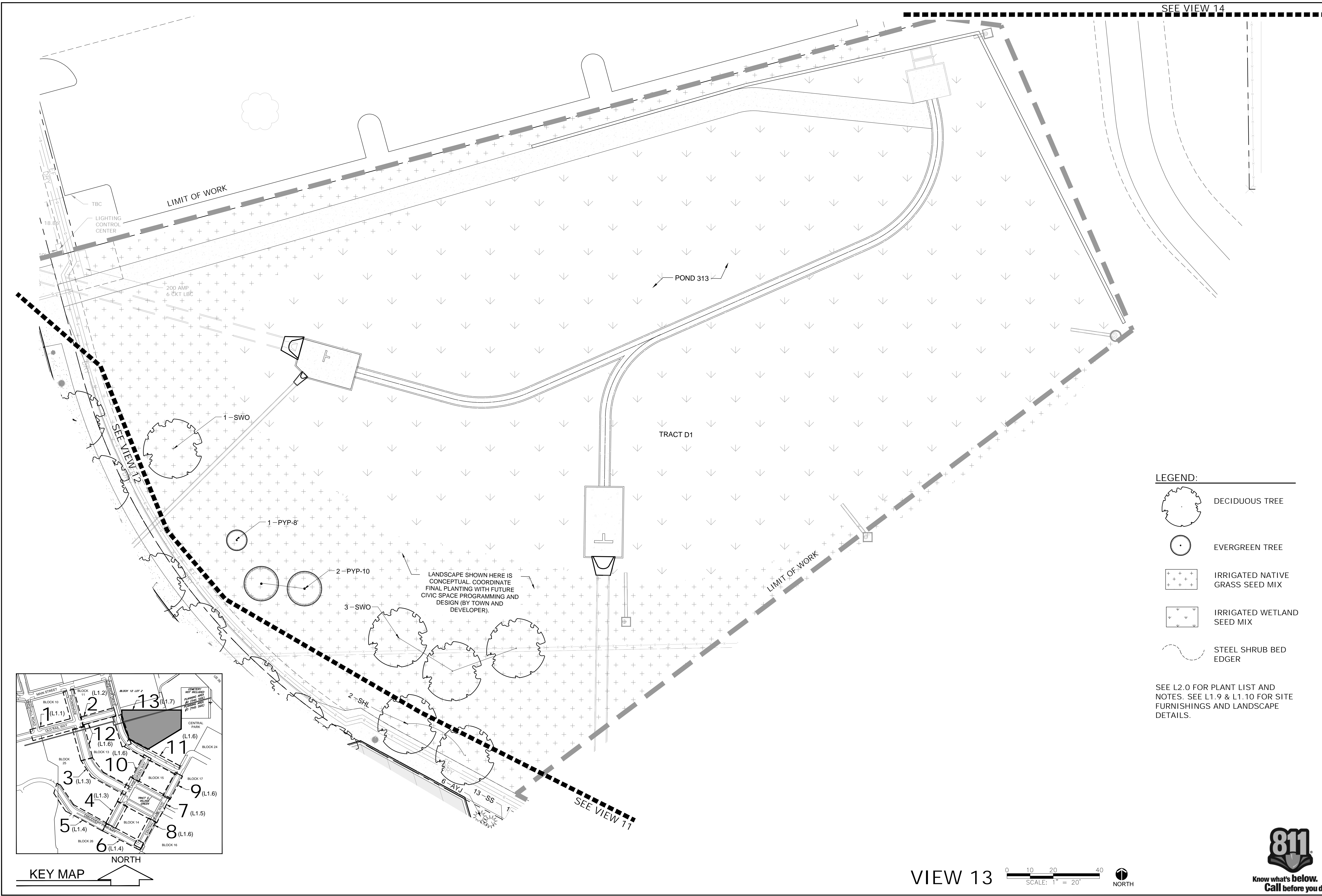
SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN #1
PHASE 2
ADMINISTRATIVE AMENDMENT

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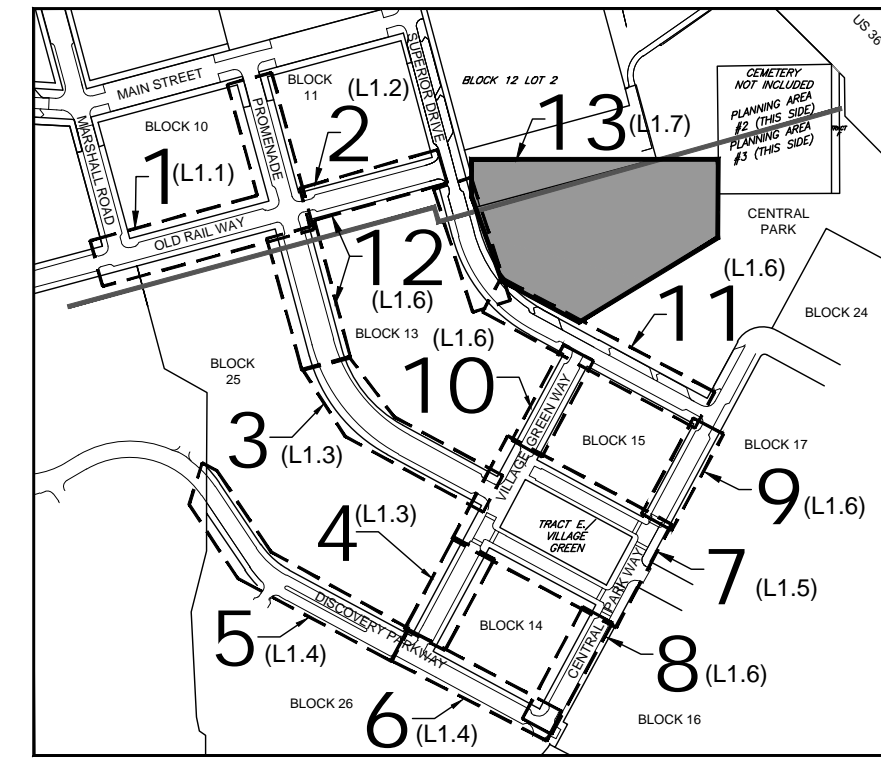
PARTIAL
PLANTING &
PAVING PLAN
7

L1.7



- LEGEND:**
- DECIDUOUS TREE
 - EVERGREEN TREE
 - IRRIGATED NATIVE GRASS SEED MIX
 - IRRIGATED WETLAND SEED MIX
 - STEEL SHRUB BED EDGER

SEE L2.0 FOR PLANT LIST AND NOTES. SEE L1.9 & L1.10 FOR SITE FURNISHINGS AND LANDSCAPE DETAILS.



KEY MAP
NORTH

VIEW 13
SCALE: 1" = 20'
NORTH





MANUFACTURER: Dumor
 LENGTH: 6' OR 8'
 MATERIAL: Steel
 COLOR: Black
 FINISH: Polyester Powdercoat
 MODEL: Bench 118 with Custom Straight Top

NOTE: Final bench manufacturer to be approved at time of permit. Character to be similar of that shown.



MANUFACTURER: Dumor
 DIMENSIONS: 22 Gallons
 MATERIAL: Steel
 COLOR: Black
 FINISH: Polyester Powdercoat
 MODELS: Trash: 287-32 SH SO w/ Shields
 Recycle: 287-32 SH RC2 w/ Shields Mixed Recycling

NOTE: Recycling receptacle will be differentiated with appropriate lid/signage. Dog waste stations to be provided and match Town of Superior standard dog waste station.



MANUFACTURER: Dumor
 MATERIAL: Recycled Plastic with Steel Base
 COLOR: Natural/Brown with Black Steel
 FINISH: Polyester Powdercoat
 MODEL: 76 Series Pedestal Table



MANUFACTURER: Ironage
 DIMENSIONS: 4' x 6'
 MATERIAL: Cast Iron
 FINISH: Raw (Pictured)
 MODEL: ADA Grate & frame or similar; embed mount to concrete collar



SUPERIOR TOWN CENTER
 METRO DISTRICT #1
 12275 EL CAMINO REAL, SUITE 100
 SAN DIEGO, CA 92130

A BENCH

B TRASH/RECYCLING RECEPTACLE

C PICNIC TABLE

D TREE GRATE



TYPE BB
 COLOR DARK IRON SPOT
 TYPE AA
 COLOR RED FLASHED

SEE PLANS FOR LOCATION



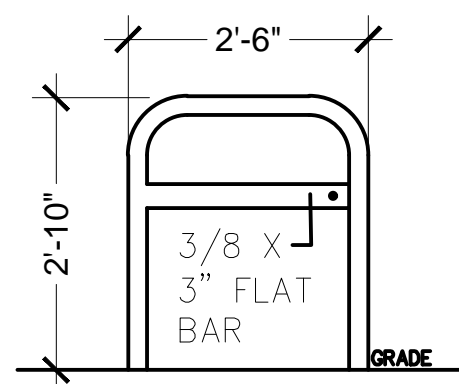
COLOR D
 COLOR PUEBLO FLASHED
 TYPE B
 COLOR DARK IRON SPOT
 TYPE C
 INTEGRAL COLORED CONCRETE BAND COLOR "GRAPHITE" OR SIMILAR
 TYPE A
 COLOR RED FLASHED



E PAVING TYPE 1 – PEDESTRIAN

F PAVING TYPE 3 – ROAD

G SEGMENTAL RETAINING WALL



MANUFACTURER: Madrax
 DIMENSIONS: 34" Ht.
 MATERIAL: 2-3/8" O.D. Steel Tubing
 FINISH: Black Powdercoat
 MODEL: UX238-LB (UX Rack with Lean Bar)



18" HT. X 18" WIDE ROSE SANDSTONE SEAT BOULDER (SEE SHEET L1.2)



TYPE A
 BOARD FORMED CONCRETE WALL WITH COLORED CONCRETE CAP (18" TOTAL HEIGHT)



TYPE B
 SMOOTH CONCRETE SEATWALL



BOARD FORMED CONCRETE WALL WITH COLORED CONCRETE CAP (42" TOTAL HEIGHT; HEIGHT NOT PICTURED)

H BICYCLE RACK

H SANDSTONE SEAT BOULDER

I SEATWALLS

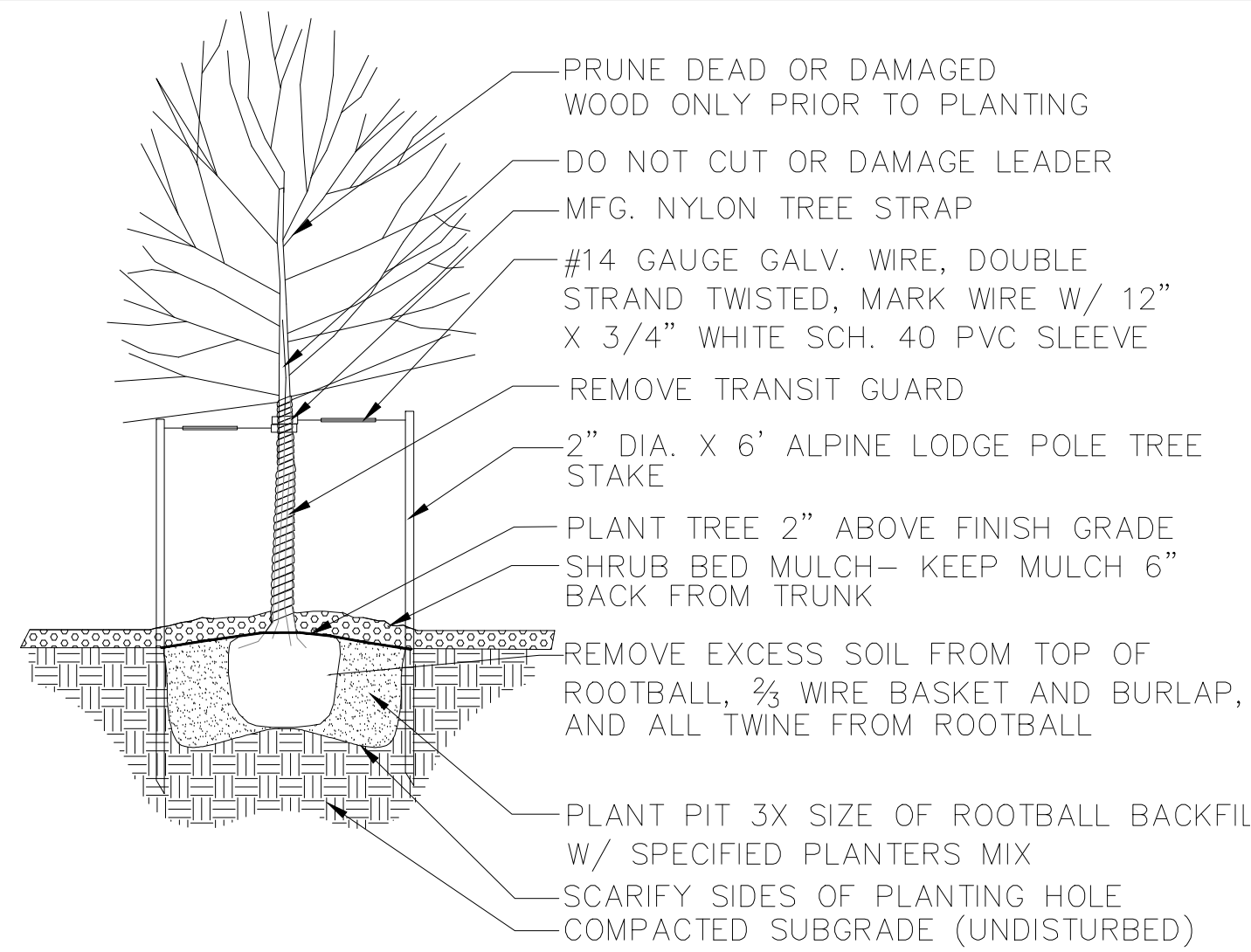
J BBQ COUNTER

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	05/08/14
2	TOWN COMMENTS	06/02/14
3	TOWN COMMENTS	09/25/14
4	TECHNICAL CORRECTIONS	10/10/14
5	TECHNICAL CORRECTIONS	01/14/15
6	ADMIN AMENDMENT	09/18/18
7	AA COMMENTS	07/15/19
8	AA COMMENTS	09/11/19
9	TOWN COMMENTS	10/09/19
10	TOWN COMMENTS	11/12/19
11	TOWN COMMENTS	01/22/20

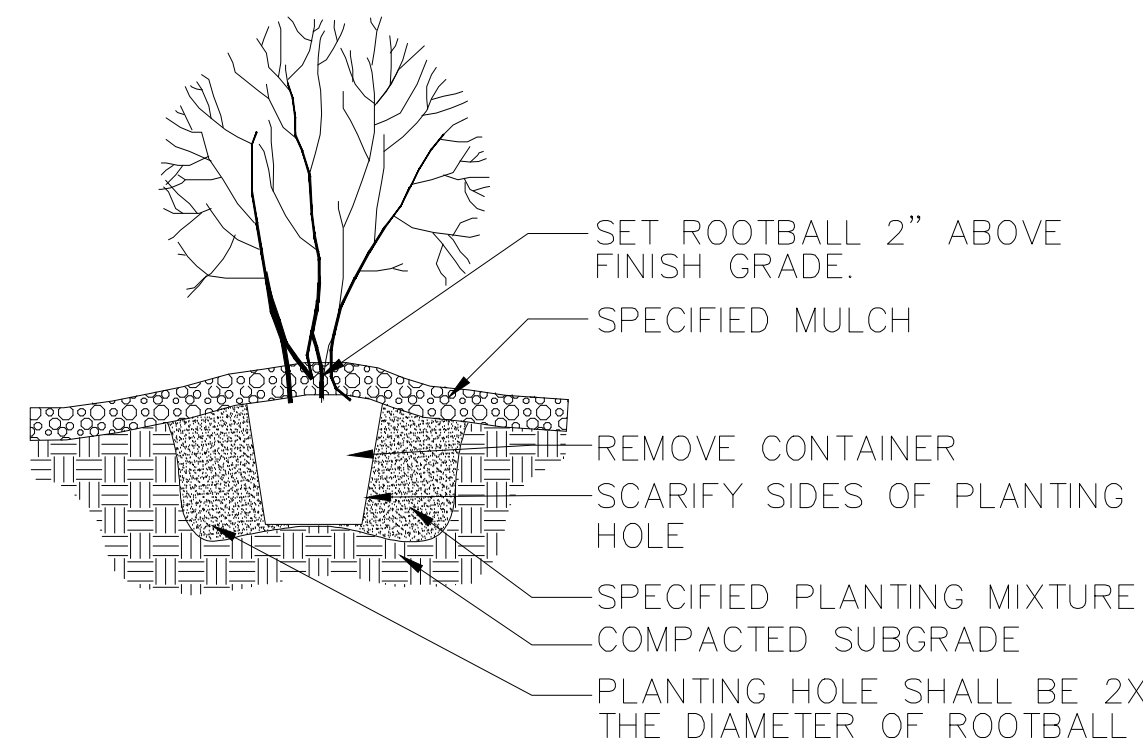
DESIGNED BY: ARH DATE: March 3, 2014
 DRAWN BY: ARH SCALE: AS SHOWN
 CHECKED BY: PMK
 JOB NO.:
 DWG NAME:

MATERIALS AND SITE FURNISHINGS

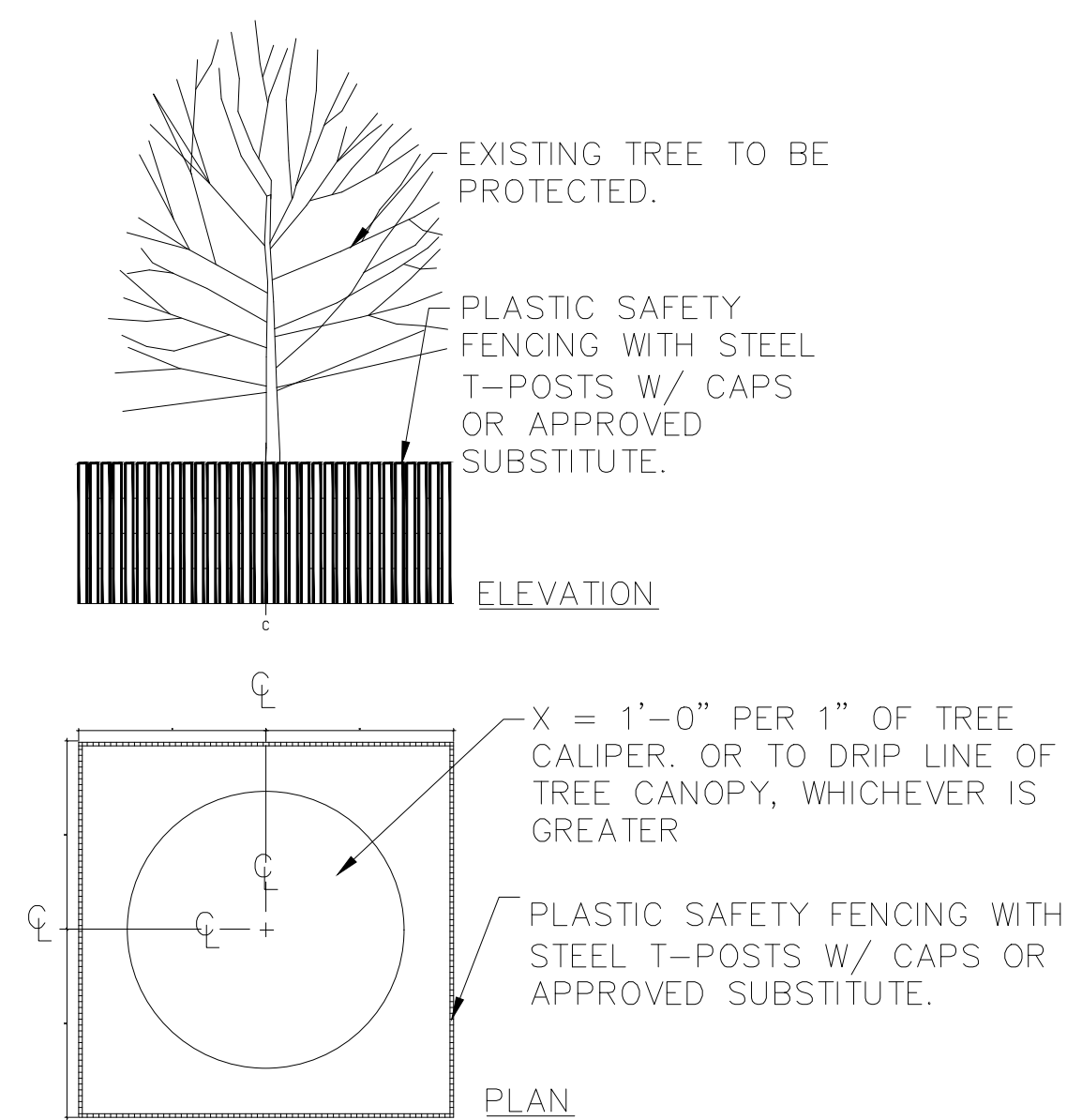
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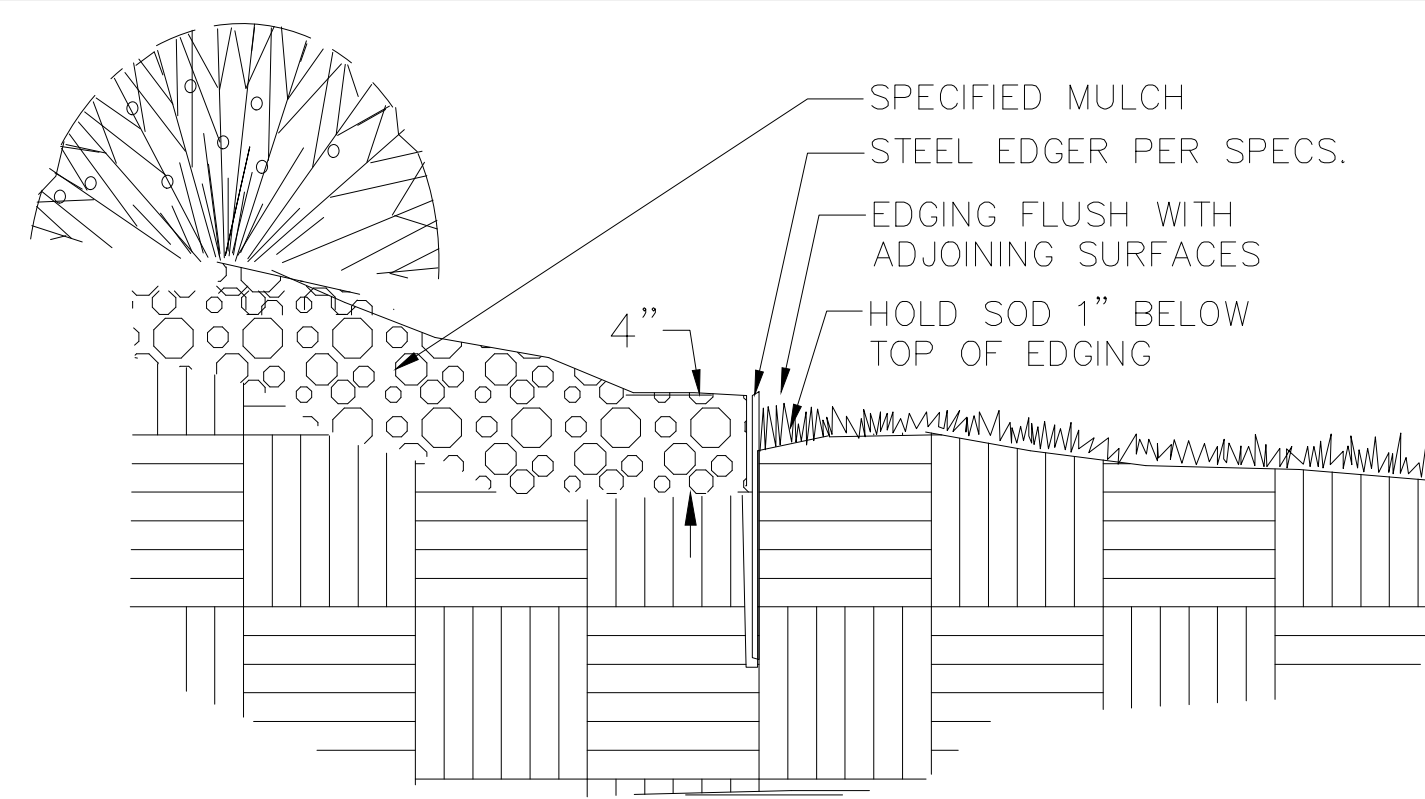
SECTION
1 TREE PLANTING DETAIL
NTS



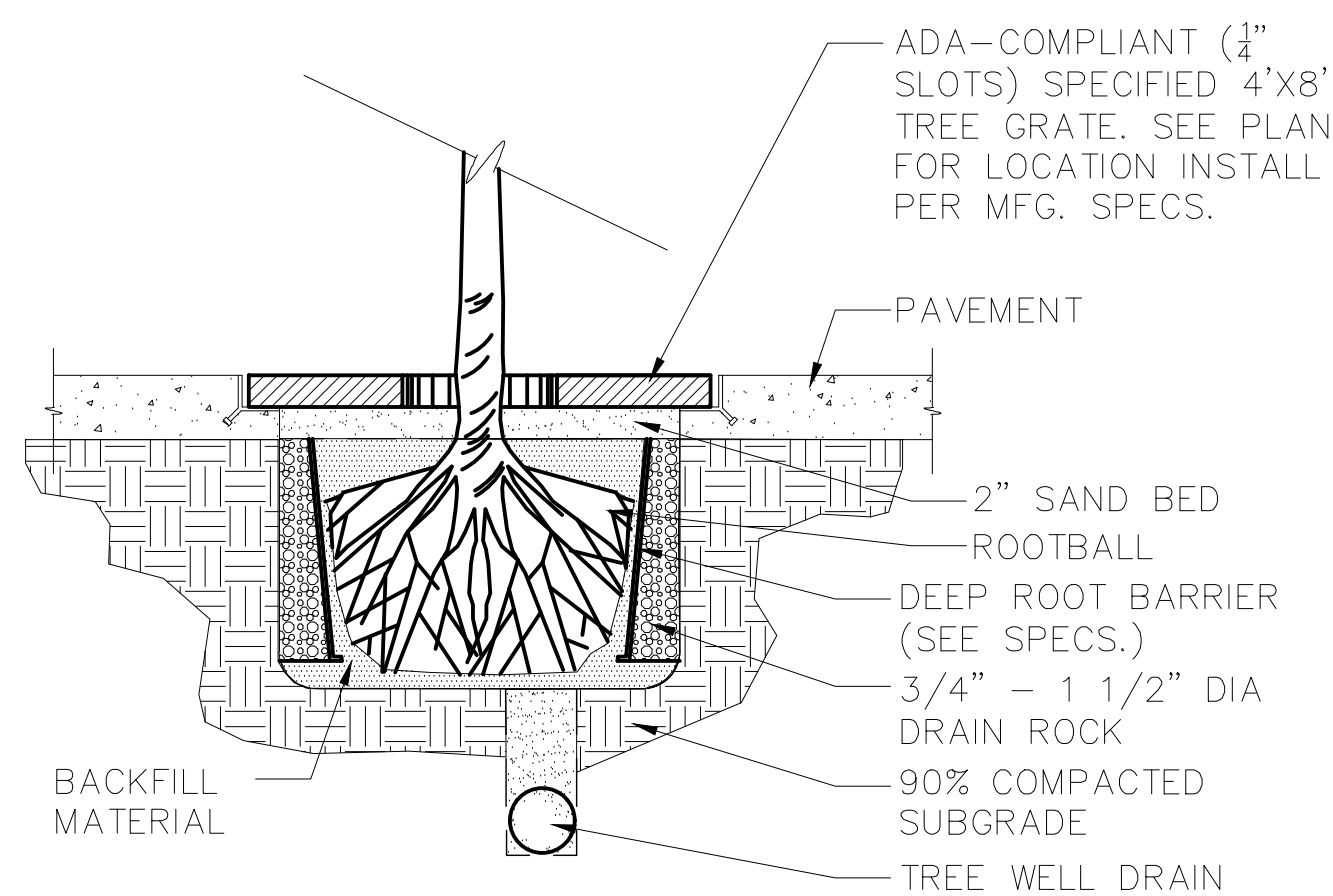
SECTION
2 SHRUB PLANTING DETAIL
NTS



SECTION
3 TREE PROTECTION DETAIL
NTS



SECTION
4 STEEL EDGER
NTS



NOTE:
IRRIGATION SHALL BE COMPLETED
PRIOR TO THE INSTALLATION OF
CONCRETE OR HARDSCAPE PAVING.

Section
5 TREE GRATE PLANTING DETAIL
Scale: 1" = 1'-0"



518 17th STREET
SUITE 630
DENVER, CO 80206
TEL 303/440-9200
FAX 303/449-8911
www.migcom.com

SUPERIOR TOWN CENTER
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12275 EL CAMINO REAL, SUITE 100
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN #1
PHASE 2
ADMINISTRATIVE AMENDMENT

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11	TOWN COMMENTS	01/22/20

DESIGNED BY: ARH DATE: March 3, 2014
DRAWN BY: ARH SCALE: AS SHOWN
CHECKED BY: PMK
JOB NO.:
DWG NAME:

LANDSCAPE
DETAILS



L1.10

NOTES

- TREES PLANTED WITHIN SIGHT TRIANGLES SHALL NOT BRANCH HORIZONTALLY BELOW A 6' HEIGHT. SHRUBS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 2'-0" IN HEIGHT.
 - ALL SHRUB BEDS ARE TO BE MULCHED TO A 3" MIN. DEPTH WITH 1" TO 1-1/2" DIA. ROCK MULCH IN TANS, BROWNS, WHITES, AND GRAYS. ROCK MULCH IS TO BE PLACED OVER WEED CONTROL FABRIC.
 - ALL SHRUB BEDS SHALL BE SEPARATED FROM NATIVE GRASS AREAS BY 3/16" X 4" X 16" STEEL EDGING.
 - LOCATION OF PLANT MATERIAL SHALL BE ADJUSTED TO PROVIDE THE REQUIRED MINIMUM CLEARANCE FROM THE FINAL LOCATION OF ALL BURIED UTILITY LINES.
 - ALL TREES IN NATIVE GRASS AREAS SHALL HAVE A 3' DIAMETER, 4" DEEP WOOD MULCH RING AROUND THE BASE OF THE TREE.
 - ALL AREAS WITHIN PHASE 2 NOT COVERED BY PAVING OR SHRUB BEDS WILL BE RESEEDED WITH THE APPROPRIATE NATIVE GRASS MIX (TOWN OF SUPERIOR STANDARD NATIVE SEED MIX, ROCK CREEK IRRIGATED NATIVE SEED MIX, ROCK CREEK NATIVE DRYLAND MIX, AND A WETLAND SEED MIX FOR DETENTION BASINS.)
- IRRIGATION NOTES:**
- THE LANDSCAPING INDICATED ON THE PLANS WILL BE WATERED BY A FULLY AUTOMATED, UNDERGROUND SPRINKLER SYSTEM CONSISTING OF A COMBINATION OF ROTORS, POP-UPS, AND LOW WATER USE EMITTERS (E.G. DRIP EMITTERS, BUBBLERS, STREET TREE RINGS, ETC.).
 - THE WATER SOURCE FOR THE IRRIGATION SYSTEM WILL BE THE TOWN OF SUPERIOR RE-USE LINE.
 - THE IRRIGATION SYSTEM WILL BE CONTROLLED BY PROGRAMMABLE IRRIGATION CLOCK WHICH ALLOWS VARIATIONS IN ZONE SEQUENCING AND TIMING TO MEET THE WATER USE REQUIREMENTS OF EACH AREA OF THE PLANTING PLAN
 - RAIN SENSORS WHICH AUTOMATICALLY SHUT DOWN THE IRRIGATION SYSTEM DURING PERIODS OF HIGH MOISTURE WILL BE INSTALLED.
 - DRIP, SUBSURFACE, BUBBLER, OR LOW VOLUME IRRIGATION DISTRIBUTION SYSTEMS WILL BE USED FOR ALL PLANTING STRIPS LESS THAN 8' WIDE AND ALL PLANTING BEDS INVOLVING TREES, SHRUBS, PERENNIALS AND GROUND COVERS.

Superior Town Center Phase 2 FDP						Total Trees: 250
Plant List						Total Shrubs: 1060
Deciduous Trees						Total: 243
Key	Latin Name	Common Name	Qty	Spacing	Size	
CP	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	20	As Shown	2.5" Cal.	
CPO	<i>Quercus muhlenbergii</i>	Chinkapin Oak	30	As Shown	2.5" Cal.	
CSM	<i>Acer platanoides</i> 'Crimson Sentry'	Crimson Sentry Norway Maple	4	As Shown	2.5" Cal.	
CSO	<i>Quercus Crimson Spire</i>	Crimson Spire Oak	8	As Shown	2.5" Cal.	
DNM	<i>Acer platanoides</i> 'Deborah'	Deborah Norway Maple	22	As Shown	2.5" Cal.	
EO	<i>Quercus robur</i>	English Oak	35	As Shown	2.5" Cal.	
FTE	<i>Ulmus x 'Frontier'</i>	Frontier Elm	7	As Shown	2.5" Cal.	
GSL	<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	10	As Shown	2.5" Cal.	
KCT	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	9	As Shown	2.5" Cal.	
SHL	<i>Gleditsia triacanthos</i> 'Shadmaster'	Shadmaster Honeylocust	32	As Shown	2.5" Cal.	
SKHL	<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honeylocust	25	As Shown	2.5" Cal.	
SWO	<i>Quercus bicolor</i>	Swamp White Oak	25	As Shown	2.5" Cal.	
WC	<i>Catalpa speciosa</i>	Western Catalpa	7	As Shown	2.5" Cal.	
WH	<i>Celtis occidentalis</i>	Western Hackberry	9	As Shown	2.5" Cal.	
Ornamental Trees						Total: 1
Key	Latin Name	Common Name	Qty	Spacing	Size	
CBC	<i>Malus 'Coralburst'</i>	Coralburst Crabapple	1	As Shown	2" Cal.	
Evergreen Trees						Total: 6
Key	Latin Name	Common Name	Qty	Spacing	Size	
PYP-10'	<i>Pinus cembroides</i> var. <i>edulis</i>	Pinon Pine	2	As Shown	10'	
PYP-8'	<i>Pinus cembroides</i> var. <i>edulis</i>	Pinon Pine	4	As Shown	8'	
Deciduous Shrubs						Total: 946
Key	Latin Name	Common Name	Qty	Spacing	Size	
AWS	<i>Spirea japonica</i> 'Anthony Waterer'	Anthony Waterer Spirea	61	As Shown	5 Gal.	
BMS	<i>Caryopteris x clandonensis</i> 'Dark Knight'	Dark Knight Blue Mist Spirea	132	As Shown	5 Gal.	
CLBB	<i>Buddleja davidii</i> 'nanhoensis' 'Petite Indigo'	Compact Lavender Butterfly Bush	5	As Shown	5 Gal.	
CPB	<i>Berberis thunbergii</i> 'Crimson Pygmy'	Crimson Pygmy Barberry	31	As Shown	5 Gal.	
CTLS	<i>Rhus trilobata</i> 'Autumn Amber'	Creeping Three-Leaf Sumac	108	As Shown	5 Gal.	
DEC	<i>Viburnum opulus</i> 'Nanum'	Dwarf European Cranberrybush	91	As Shown	5 Gal.	
DWSR	<i>Rosa x Ivory Carpet</i>	Ivory Carpet Rose	196	As Shown	5 Gal.	
GDP	<i>Potentilla fruticosa</i> 'Gold Drop'	Gold Drop Potentilla	20	As Shown	5 Gal.	
GMC	<i>Ribes alpinum</i> 'Green Mound'	Greenmound Alpine Currant	12	As Shown	5 Gal.	
KOR	<i>Rosa x 'Knock Out'</i>	Knock Out Rose	66	As Shown	5 Gal.	
LB	<i>Cytisus x 'Lena'</i>	Lena Broom	7	As Shown	5 Gal.	
LP	<i>Amorpha canescens</i>	Leadplant	90	As Shown	5 Gal.	
MWP	<i>Potentilla fruticosa</i> 'McKay's White'	McKay's White Potentilla	22	As Shown	5 Gal.	
SS	<i>Spirea japonica</i> 'Neon Flash'	Neon Flash Spirea	84	As Shown	5 Gal.	
WR	<i>Rosa woodsii</i>	Woods Rose	21	As Shown	5 Gal.	
Evergreen Shrubs						Total: 114
Key	Latin Name	Common Name	Qty	Spacing	Size	
AYJ	<i>Juniperus horizontalis</i> 'Youngstown'	Juniper, Andorra Youngstown	40	As Shown	5 Gal.	
SJ	<i>Juniperus sabina</i> 'Scandia'	Scandia Juniper	74	As Shown	5 Gal.	
Ornamental Grasses						Total: 1165
Key	Latin Name	Common Name	Qty	Spacing	Size	
BAG	<i>Helictotrichon sempervirens</i>	Blue Avena Grass	114	As Shown	5 Gal.	
BFG	<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue Grass	168	As Shown	5 Gal.	
DFG	<i>Pennisetum alopecuroides</i> 'Hamilin'	Dwarf Fountain Grass	689	As Shown	5 Gal.	
FRG	<i>Calamagrostis Acutiflora</i>	Feather Reed Grass	62	As Shown	5 Gal.	
MG	<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	91	As Shown	5 Gal.	
PMG	<i>Miscanthus sinensis</i> 'purpurascens'	Purple Maiden Grass	41	As Shown	5 Gal.	
Perennials						Total: 1491
Key	Latin Name	Common Name	Qty	Spacing	Size	
BES	<i>Rudbeckia fulgida</i> var. <i>sullivantii</i> 'Goldsturm'	Black-Eyed Susan	185	As Shown	1 Gal.	
BOG	<i>Alyssum montanum</i> 'Mountain Gold'	Basket of Gold	6	As Shown	1 Gal.	
CM	<i>Nepeta x faassenii</i> 'Six Hills Giant'	Catmint	216	As Shown	1 Gal.	
DBL	<i>Lavandula angustifolia</i> 'Hidecote'	Deep Blue Lavender	328	As Shown	1 Gal.	
MBC	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Coreopsis	183	As Shown	1 Gal.	
ML	<i>Lupinus</i> 'Russel Hybrids'	Mixed Lupine	45	As Shown	1 Gal.	
PCF	<i>Echinacea purpurea</i>	Purple Coneflower	196	As Shown	1 Gal.	
RMP	<i>Penstemon strictus</i>	Rocky Mountain Penstemon	106	As Shown	1 Gal.	
RV	<i>Centranthus ruber</i>	Red Valerian	97	As Shown	1 Gal.	
SD	<i>Leucanthemum x superbum</i> 'Alaska'	Shasta Daisy	50	As Shown	1 Gal.	
SMN	<i>Salvia x 'May Night'</i>	Salvia May Night	79	As Shown	1 Gal.	



518 17th STREET
SUITE 630
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SAN DIEGO, CA 92130

**SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN #1
PHASE 2
ADMINISTRATIVE AMENDMENT**

REVISIONS

NO.	DESCRIPTION	DATE
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11	TOWN COMMENTS	01/22/20

DESIGNED BY: ARH DATE: March 3, 2014
DRAWN BY: ARH SCALE: AS SHOWN
CHECKED BY: PMK
JOB NO.:
DWG NAME:

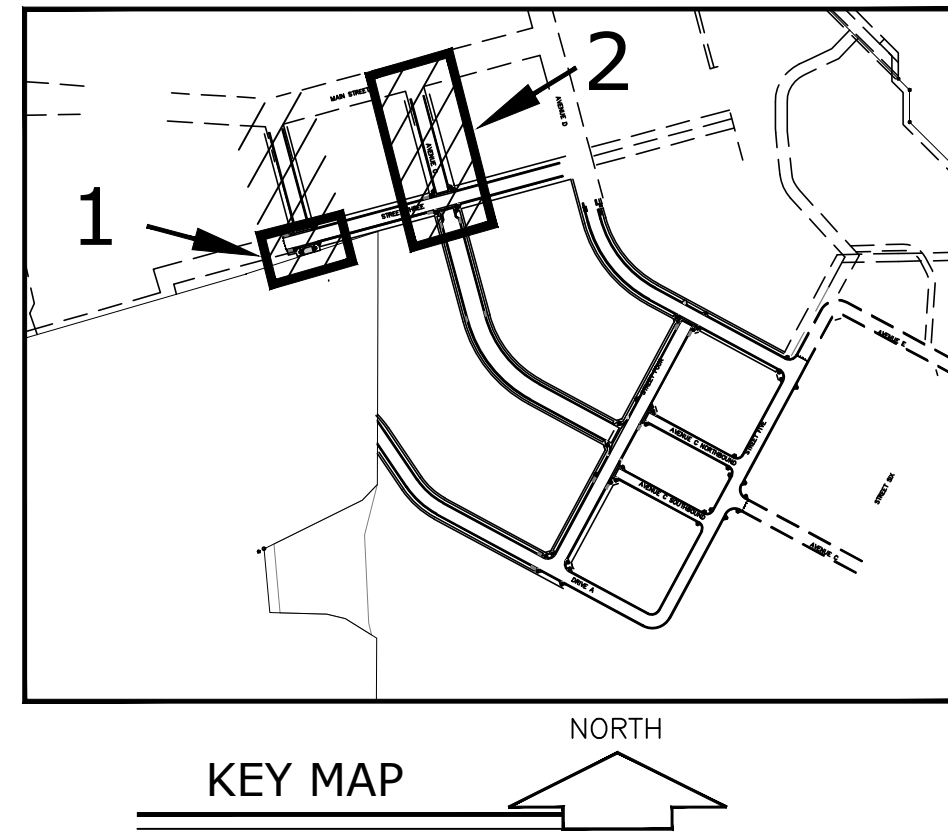
**PLANT LIST
AND NOTES**

L2.0

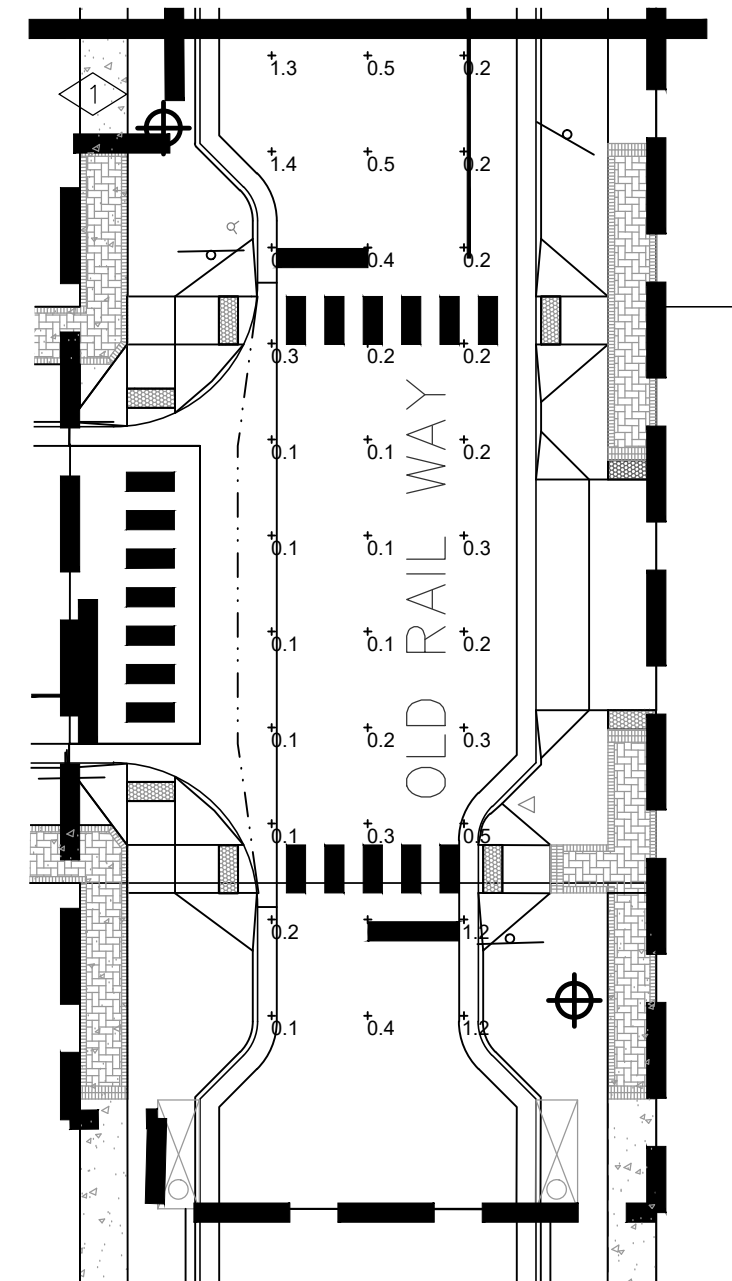




Know what's below.
Call before you dig.



MATCH LINE - SEE SHEET LT1.6 - VIEW 5



PLAN - VIEW 1

WORK NOTES:

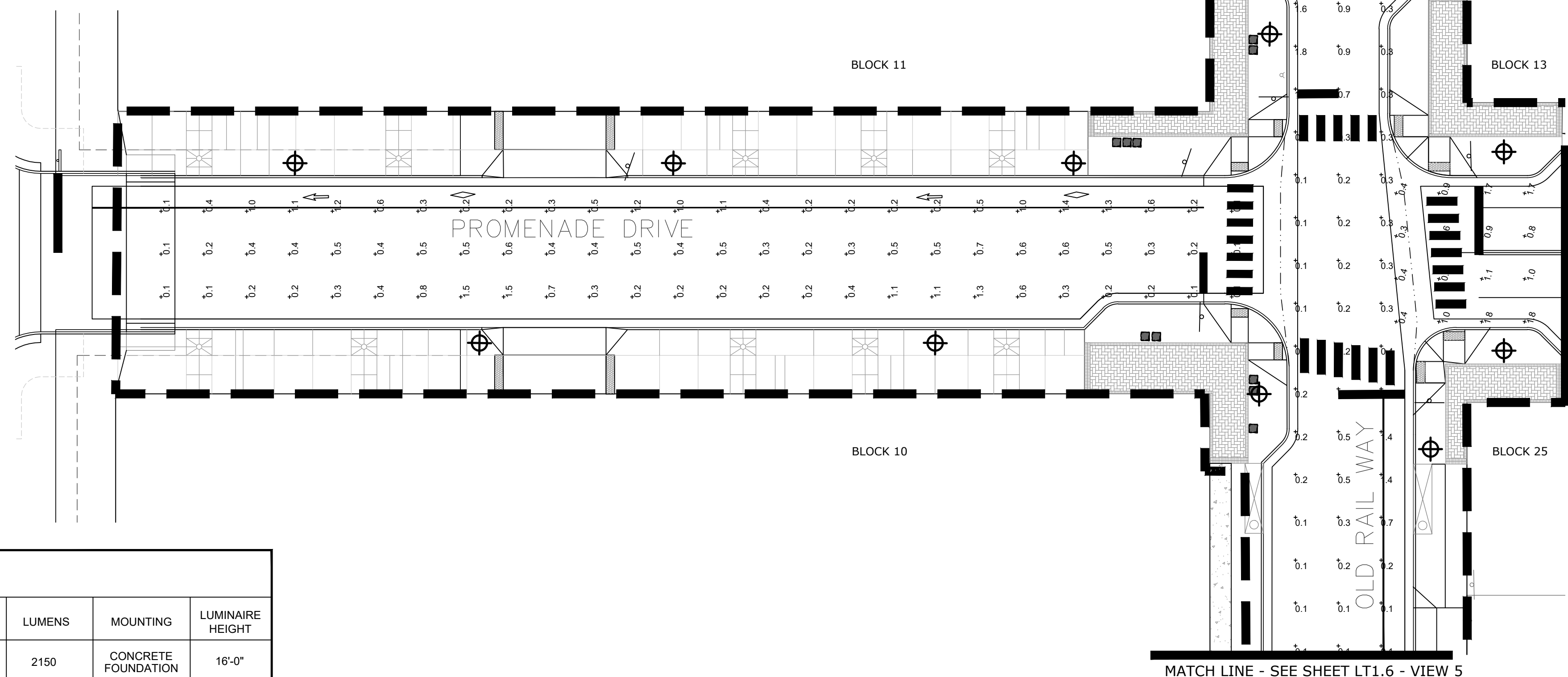
1 LIGHTS PER FDP 1 PHASE 9

CLANTON & ASSOCIATES
LIGHTING DESIGN AND ENGINEERING

SUPERIOR TOWN CENTER
METRO DISTRICT #1
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SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
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CALCULATION SUMMARY - STREETS	LUMINANCE (Cd/m ²)		
	L _{avg}	L _{avg} /L _{min}	L _{max} /L _{min}
OLD RAIL WAY	0.17	N.A.	N.A.
CENTRAL PARK WAY	0.21	2.1	5.0
VILLAGE GREEN WAY	0.22	2.2	8.0
DISCOVERY PARKWAY	0.23	2.3	5.0
PROMENADE DRIVE (Main Street to Old Rail Way)	0.27	2.7	6.0
PROMENADE DRIVE (Old Rail Way to Village Green Way)	0.22	2.2	4.0
PROMENADE DRIVE (SOUTHBOUND)	0.25	2.5	4.0
PROMENADE DRIVE (NORTHBOUND)	0.24	2.4	4.0
SUPERIOR DRIVE	0.25	2.5	7.0

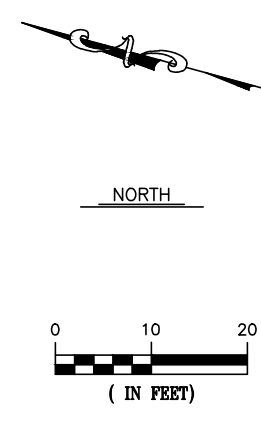


PLAN - VIEW 2

MATCH LINE - SEE SHEET LT1.6 - VIEW 6

MATCH LINE - SEE SHEET LT1.6 - VIEW 5

MATCH LINE - SEE SHEET LT1.2 - VIEW 3



Luminaire Schedule									
LABEL	SYMBOL	QTY	DESCRIPTION	LED COLOR TEMP	BUG RATING	WATTS	LUMENS	MOUNTING	LUMINAIRE HEIGHT
PL1	⊕	111	(1) POLE-MOUNTED 47-WATT LED LUMINAIRE WITH TYPE 3 DISTRIBUTION	3000K	B1-U1-G1	47	2150	CONCRETE FOUNDATION	16'-0"
GL	○	1	(1) CEILING-MOUNTED 17-WATT LED LUMINAIRE WITH WHITE ACRYLIC DIFFUSER AT VILLAGE GREEN GAZEBO	4000K	B1-U2-G1	17	1077	CEILING	GAZEBO CEILING

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7	ADMIN. AMENDMENT	07/15/19
8	TOWN COMMENTS	11/12/19
9	TOWN COMMENTS	01/22/20

DESIGNED BY: JW DATE: JUNE 03, 2014
 DRAWN BY: TB SCALE: 1"=20'
 CHECKED BY: NC
 JOB NO.: 238.001.02
 DWG NAME: STC_PH2-FDP_LIGHTING.DWG

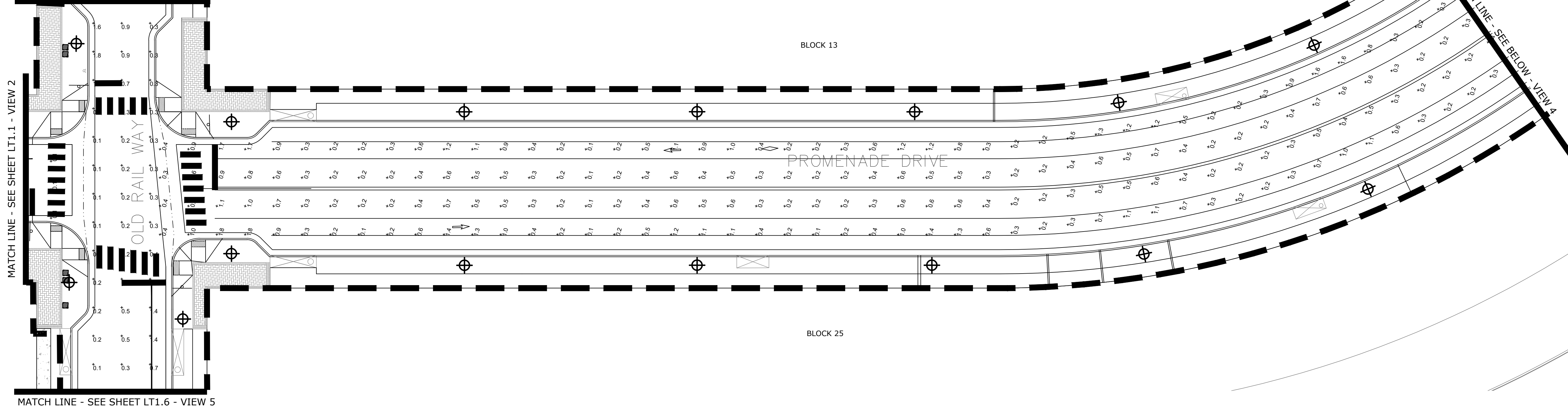
PARTIAL
LIGHTING PLAN

SHEET:
LT1.1

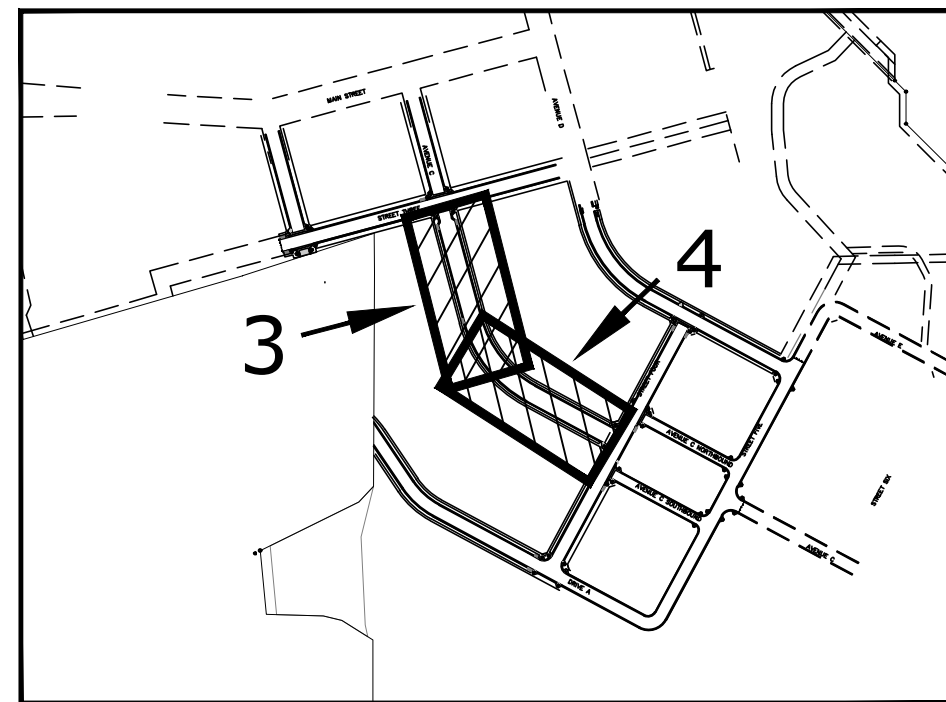


Know what's below.
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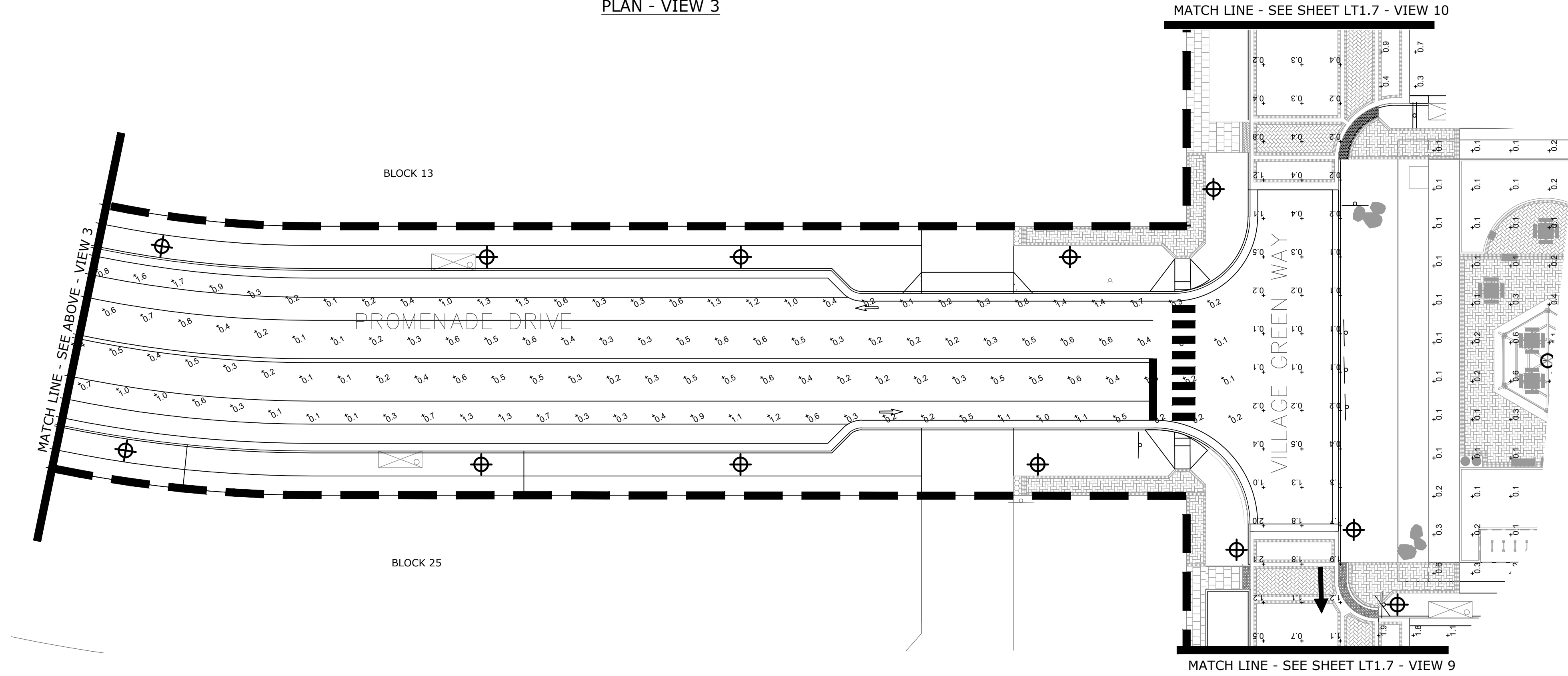
MATCH LINE - SEE SHEET LT1.6 - VIEW 6



PLAN - VIEW 3



KEY MAP
NORTH



PLAN - VIEW 4

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DESIGNED BY: GA DATE: JUNE 03, 2014
DRAWN BY: AK SCALE: 1"=20'
CHECKED BY: NC
JOB NO.: 238.001.02
DWG NAME: STC_PH2-FDP_LIGHTING.DWG

PARTIAL
LIGHTING PLAN

SHEET:
LT1.2

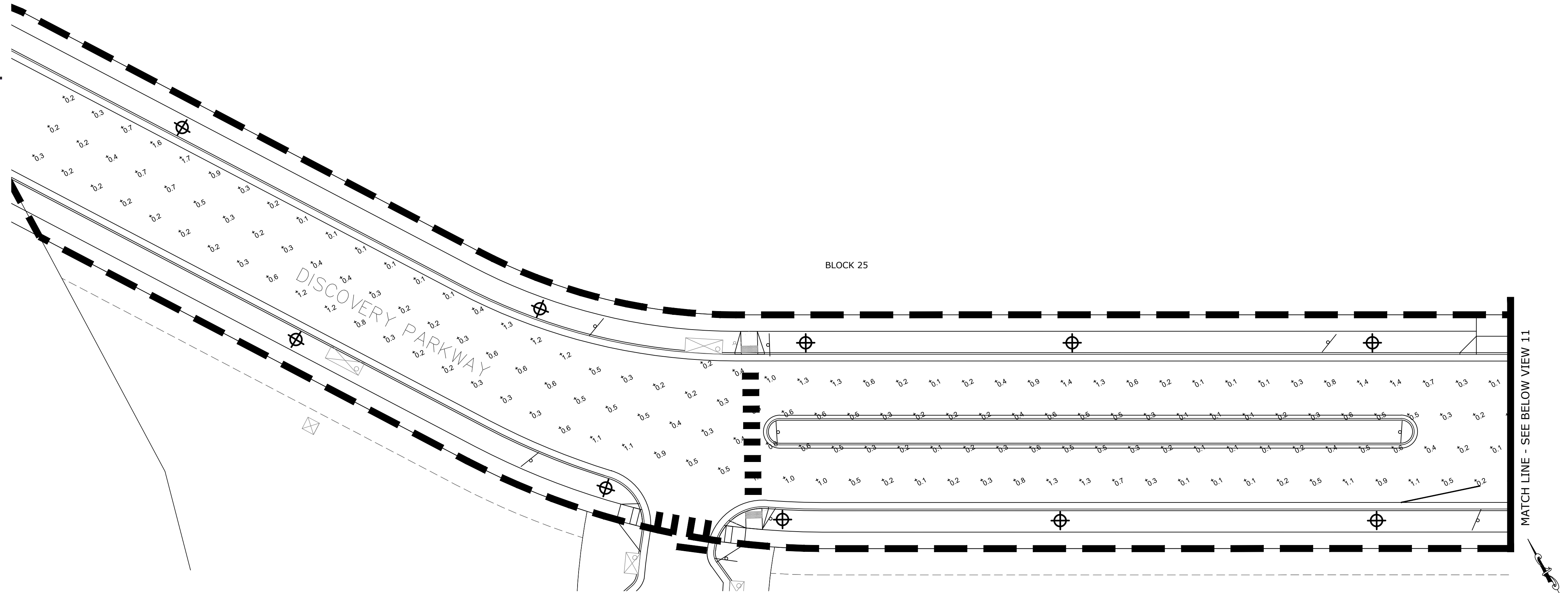


Know what's below.
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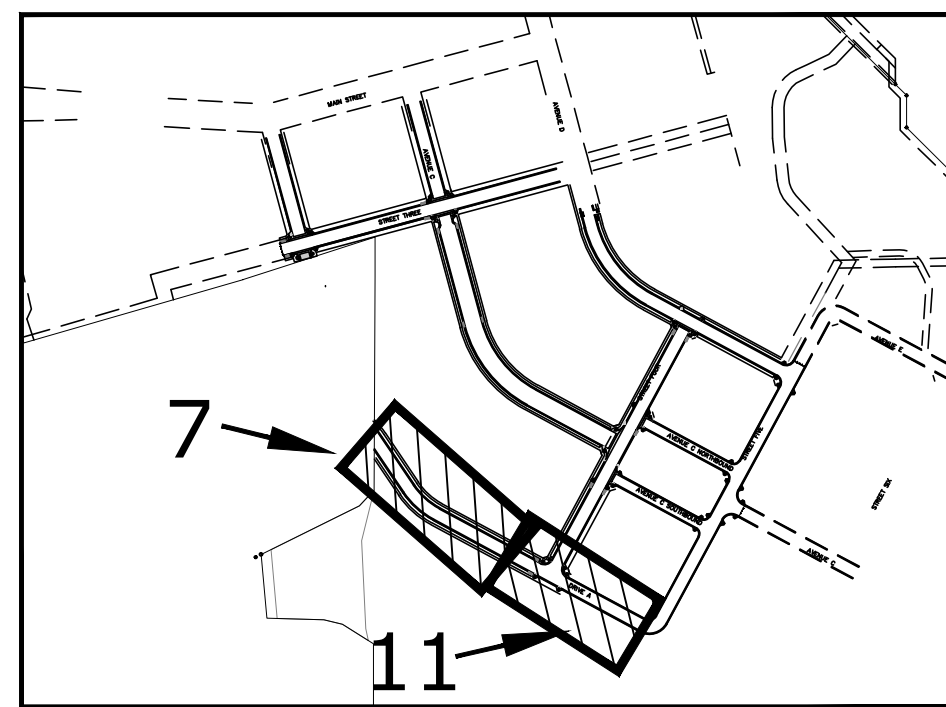
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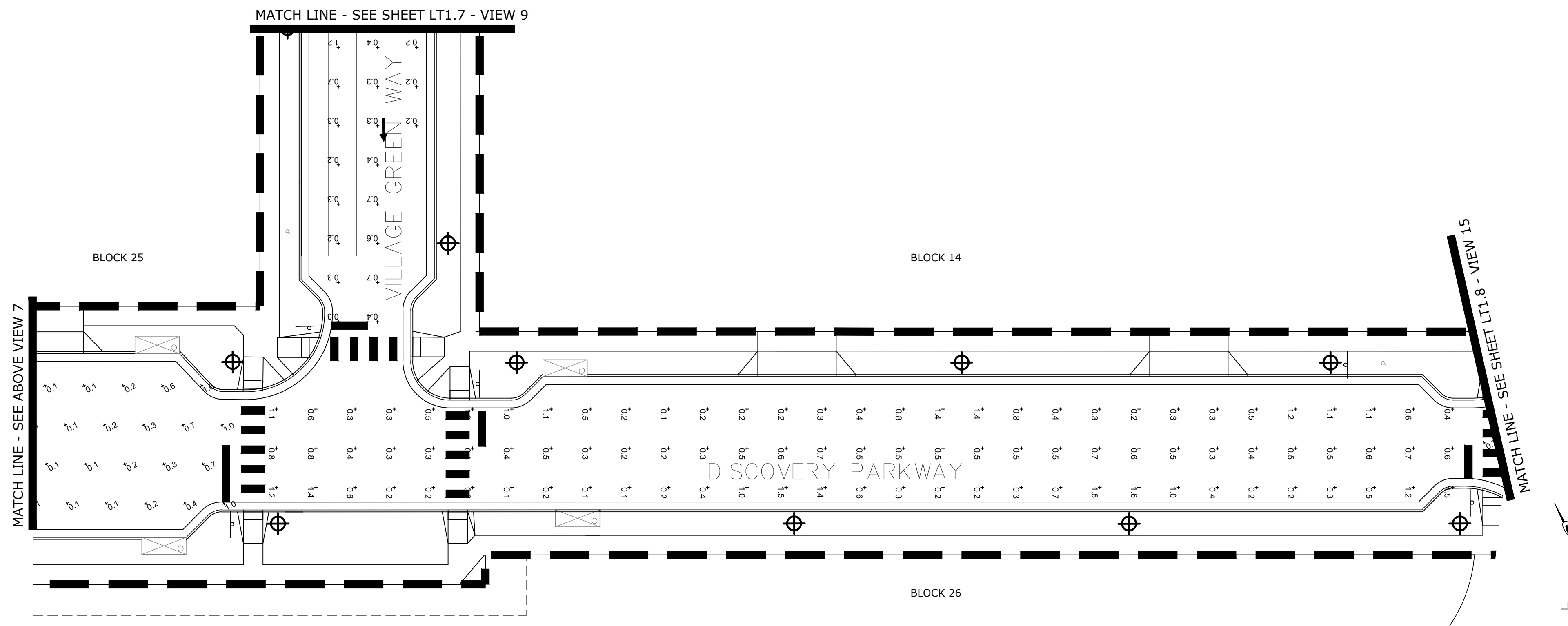
SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN #1
PHASE 2
ADMINISTRATIVE AMENDMENT



PLAN - VIEW 7



KEY MAP



PLAN - VIEW 11

REVISIONS		
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DESIGNED BY: GA DATE: JUNE 03, 2014
DRAWN BY: AK SCALE: 1"=20'
CHECKED BY: NC
JOB NO.: 238.001.02
DWG NAME: STC_PH2-FDP_LIGHTING.DWG

PARTIAL
LIGHTING PLAN

SHEET:
LT1.3



Know what's below.
Call before you dig.

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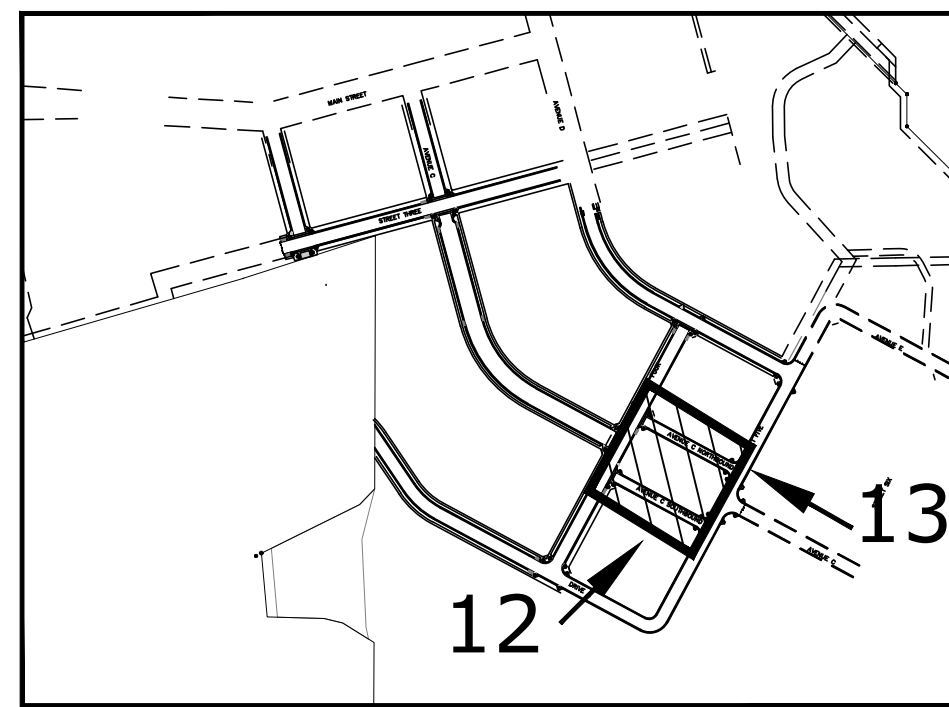
SUPERIOR TOWN CENTER
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PHASE 2
ADMINISTRATIVE AMENDMENT

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DRAWN BY: AK SCALE: 1"=20'
CHECKED BY: NC
JOB NO.: 238.001.02
DWG NAME: STC_PH2-FDP_LIGHTING.DWG

PARTIAL
LIGHTING PLAN

SHEET:
LT1.4



KEY MAP

NORTH

MATCH LINE - SEE SHEET LT1.7 - VIEW 10

MATCH LINE - SEE SHEET LT1.8 - VIEW 16

BLOCK 13

BLOCK 15

BLOCK 17

BLOCK 25

BLOCK 16

BLOCK 14

MATCH LINE - SEE SHEET LT1.7 - VIEW 9

MATCH LINE - SEE SHEET LT1.8 - VIEW 15

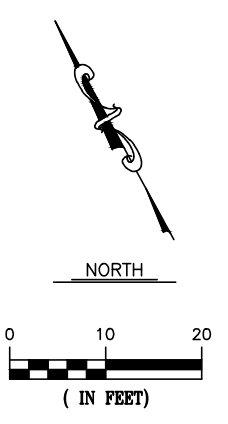
PROMENADE DRIVE (NORTHBOUND)

PROMENADE DRIVE (SOUTHBOUND)

VILLAGE GREEN WAY

CENTRAL PARK WAY

PLAN - VIEW 12 & 13



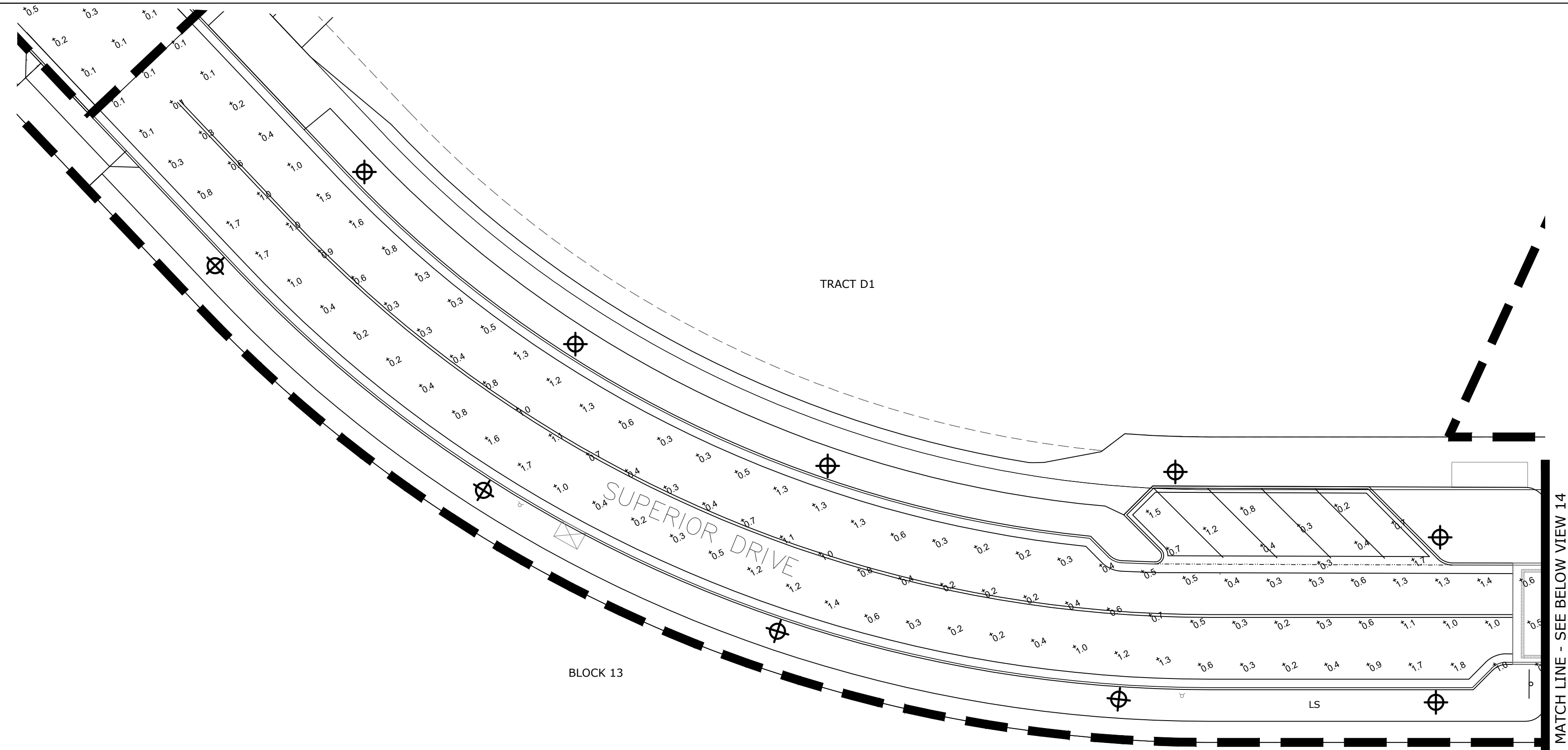


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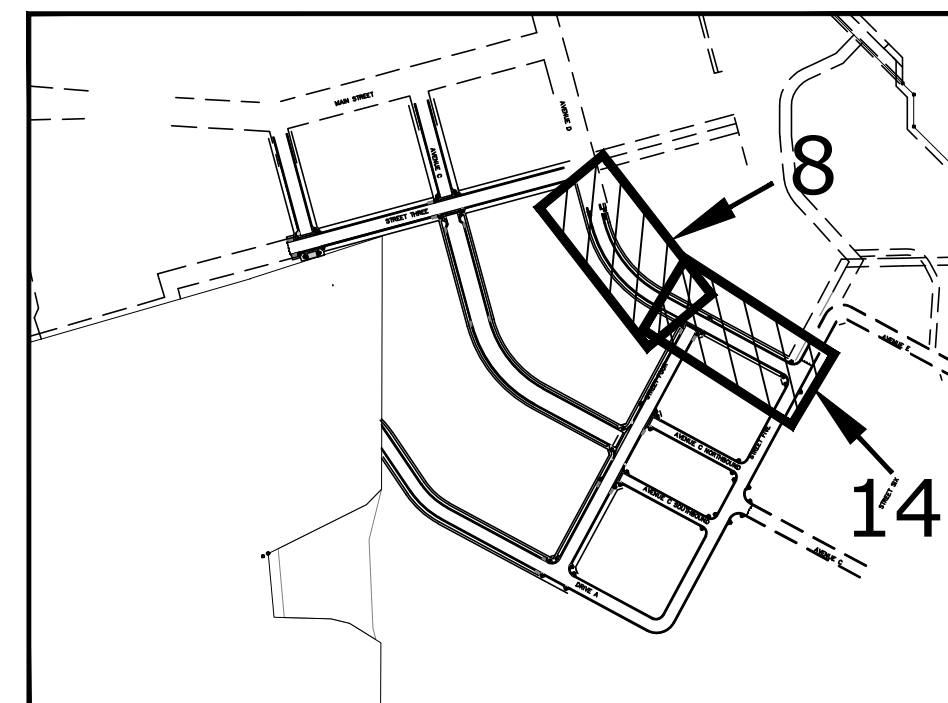
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12275 EL CAMINO REAL, SUITE 100
SAN DIEGO, CA 92130

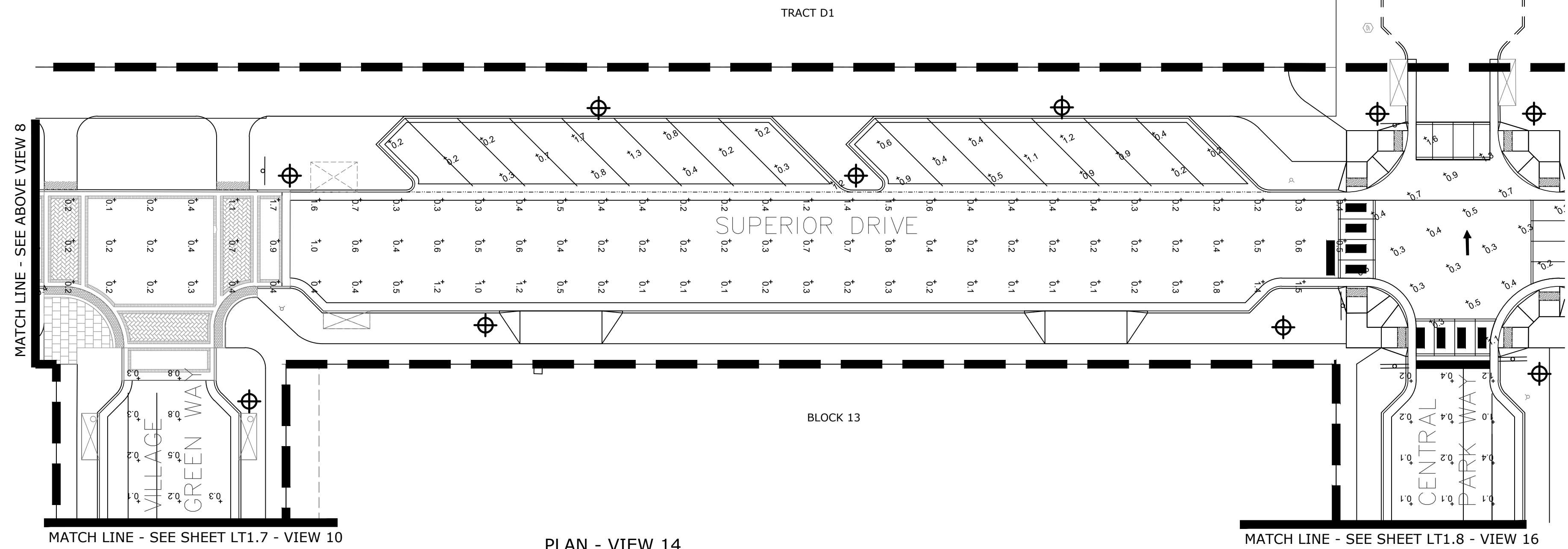
SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN #1
PHASE 2
ADMINISTRATIVE AMENDMENT



PLAN - VIEW 8



KEY MAP



PLAN - VIEW 14

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	05/08/14
2	TOWN COMMENTS	06/02/14
3	TOWN COMMENTS	09/25/14
4	TECHNICAL CORRECTIONS	10/10/14
5	TECHNICAL CORRECTIONS	01/14/15
6	ADMIN. AMENDMENT	09/05/18
7	ADMIN. AMENDMENT	07/15/19
8	TOWN COMMENTS	11/12/19
9	TOWN COMMENTS	01/22/20

DESIGNED BY: GA DATE: JUNE 03, 2014
DRAWN BY: AK SCALE: 1"=20'
CHECKED BY: NC
JOB NO.: 238.001.02
DWG NAME: STC_PH2-FDP_LIGHTING.DWG

PARTIAL
LIGHTING PLAN

SHEET:
LT1.5



Know what's below.
Call before you dig.

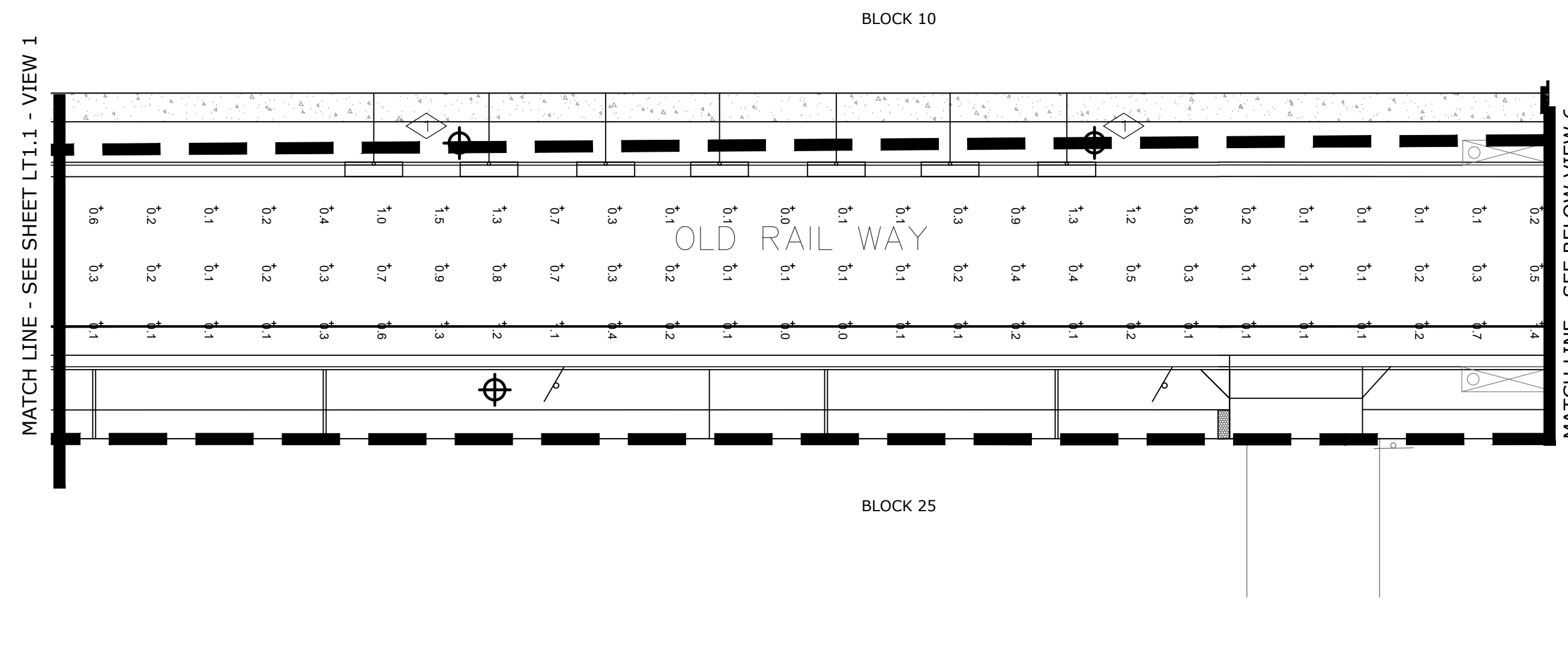
WORK NOTES:

◇ LIGHTS PER FDP 1 PHASE 9

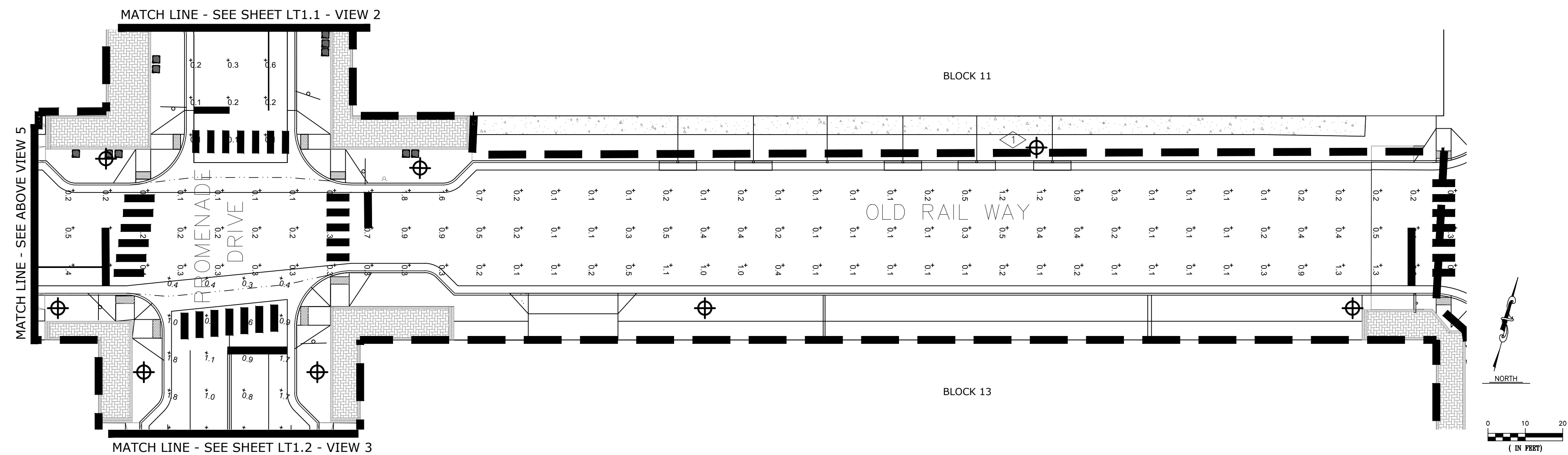
CLANTON & ASSOCIATES
LIGHTING DESIGN AND ENGINEERING

SUPERIOR TOWN CENTER
METRO DISTRICT #1
12275 EL CAMINO REAL, SUITE 100
SAN DIEGO, CA 92130

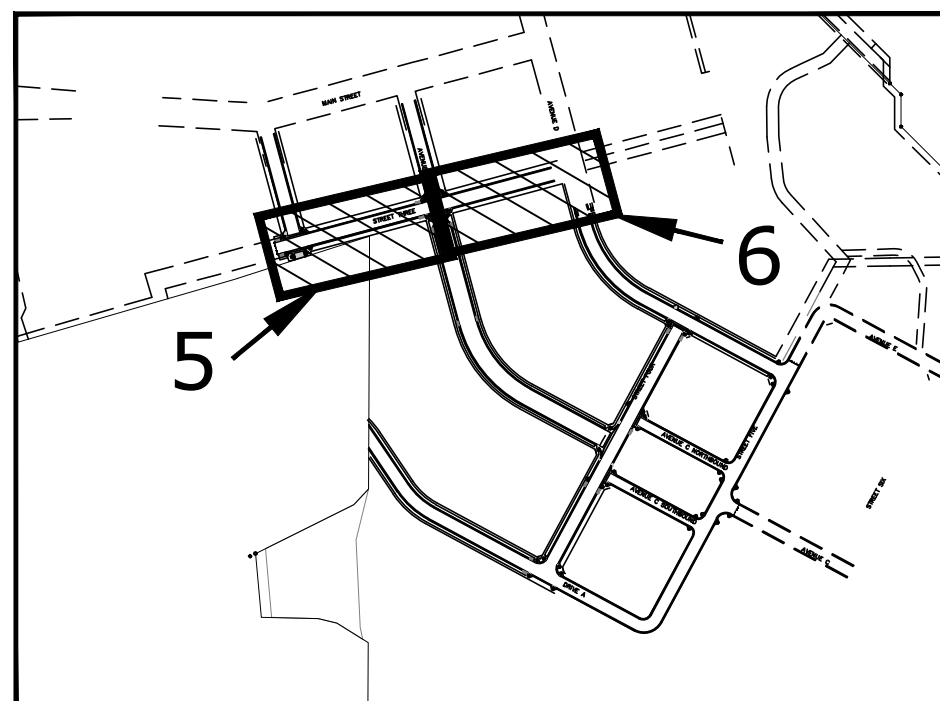
SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN #1
PHASE 2
ADMINISTRATIVE AMENDMENT



PLAN - VIEW 5



PLAN - VIEW 6



KEY MAP

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	05/08/14
2	TOWN COMMENTS	06/02/14
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5	TECHNICAL CORRECTIONS	01/14/15
6	ADMIN. AMENDMENT	09/05/18
7	ADMIN. AMENDMENT	07/15/19
8	TOWN COMMENTS	11/12/19
9	TOWN COMMENTS	01/22/20

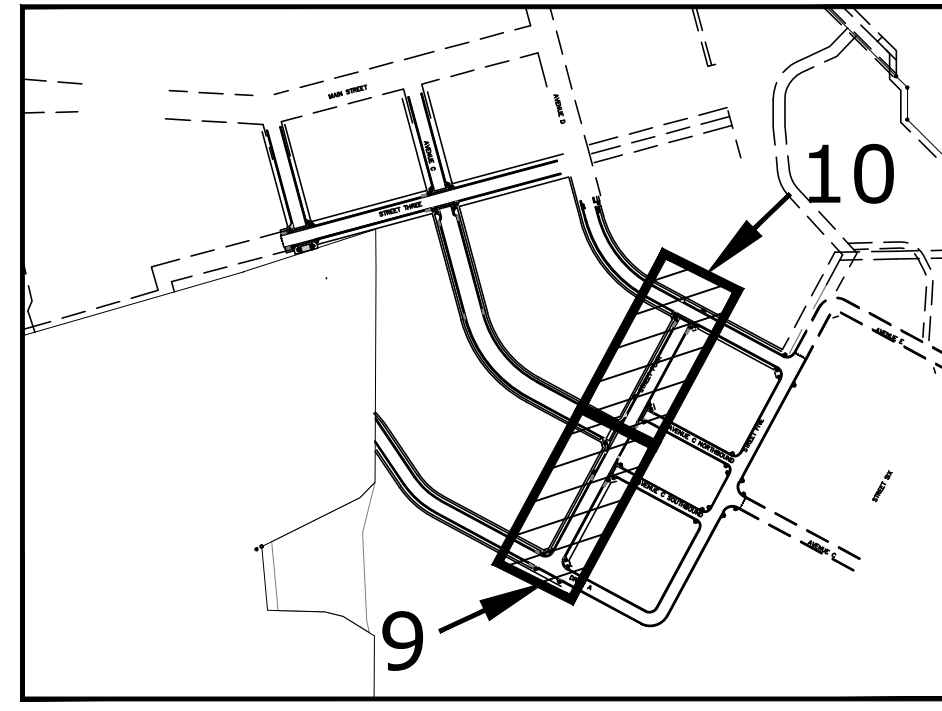
DESIGNED BY: GA DATE: JUNE 03, 2014
DRAWN BY: AK SCALE: 1"=20'
CHECKED BY: NC
JOB NO.: 238.001.02
DWG NAME: STC_PH2-FDP_LIGHTING.DWG

PARTIAL
LIGHTING PLAN

SHEET:
LT1.6



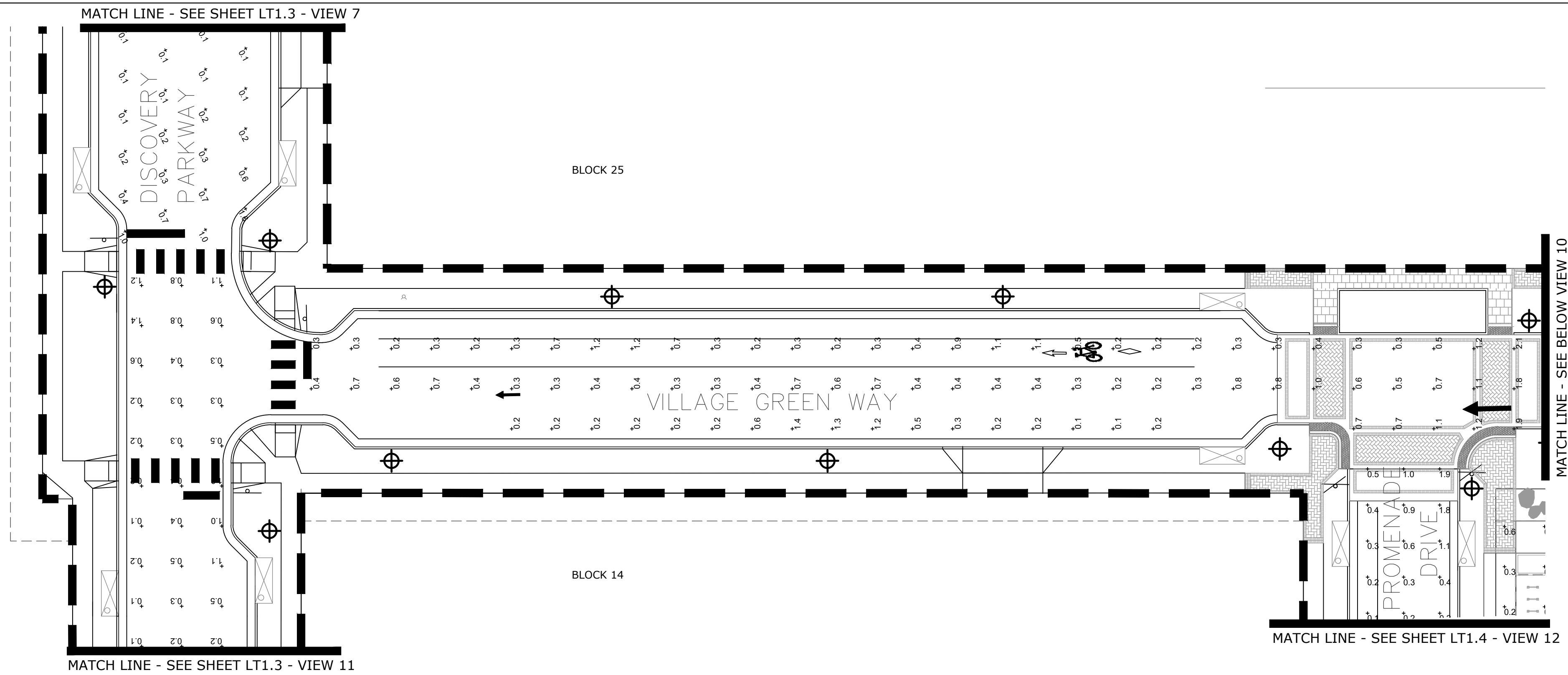
Know what's below.
Call before you dig.



KEY MAP

NORTH

MATCH LINE - SEE SHEET LT1.3 - VIEW 7



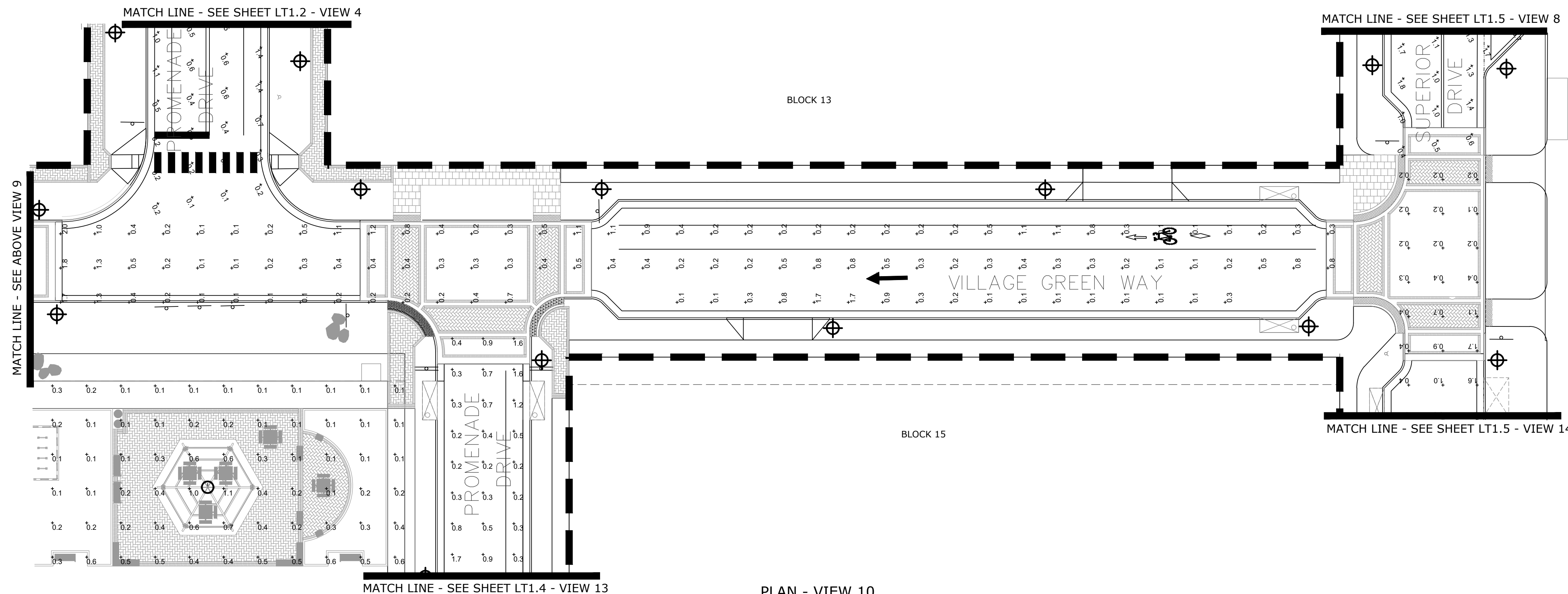
MATCH LINE - SEE SHEET LT1.3 - VIEW 11

MATCH LINE - SEE BELOW VIEW 10

MATCH LINE - SEE SHEET LT1.4 - VIEW 12

PLAN - VIEW 9

MATCH LINE - SEE SHEET LT1.2 - VIEW 4



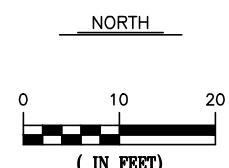
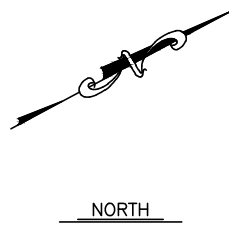
MATCH LINE - SEE ABOVE VIEW 9

MATCH LINE - SEE SHEET LT1.5 - VIEW 8

MATCH LINE - SEE SHEET LT1.5 - VIEW 14

MATCH LINE - SEE SHEET LT1.4 - VIEW 13

PLAN - VIEW 10



CLANTON & ASSOCIATES
LIGHTING DESIGN AND ENGINEERING

SUPERIOR TOWN CENTER
METRO DISTRICT #1
12275 EL CAMINO REAL, SUITE 100
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN #1
PHASE 2
ADMINISTRATIVE AMENDMENT

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	05/08/14
2	TOWN COMMENTS	06/02/14
3	TOWN COMMENTS	09/25/14
4	TECHNICAL CORRECTIONS	10/10/14
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6	ADMIN. AMENDMENT	09/05/18
7	ADMIN. AMENDMENT	07/15/19
8	TOWN COMMENTS	11/12/19
9	TOWN COMMENTS	01/22/20

DESIGNED BY: GA DATE: JUNE 03, 2014
DRAWN BY: AK SCALE: 1"=20'
CHECKED BY: NC
JOB NO.: 238.001.02
DWG NAME: STC_PH2-FDP_LIGHTING.DWG

PARTIAL
LIGHTING PLAN

SHEET:
LT1.7



Know what's below.
Call before you dig.

CLANTON & ASSOCIATES
LIGHTING DESIGN AND ENGINEERING

SUPERIOR TOWN CENTER
METRO DISTRICT #1
12275 EL CAMINO REAL, SUITE 100
SAN DIEGO, CA 92130

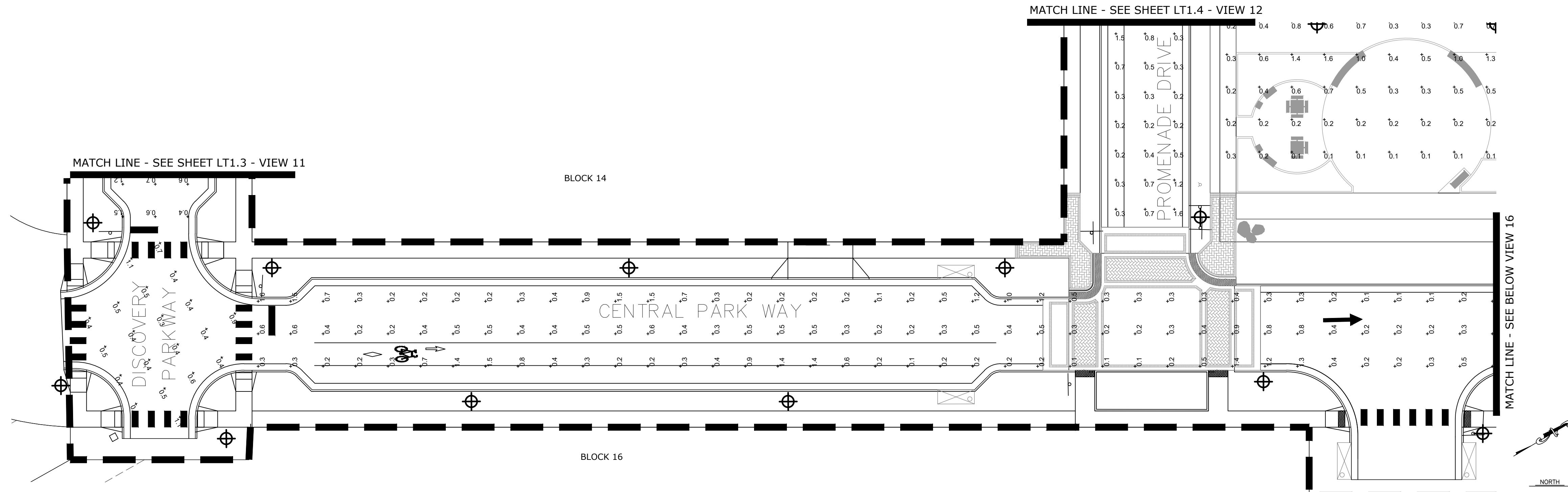
SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN #1
PHASE 2
ADMINISTRATIVE AMENDMENT

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	05/08/14
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8	TOWN COMMENTS	11/12/19
9	TOWN COMMENTS	01/22/20

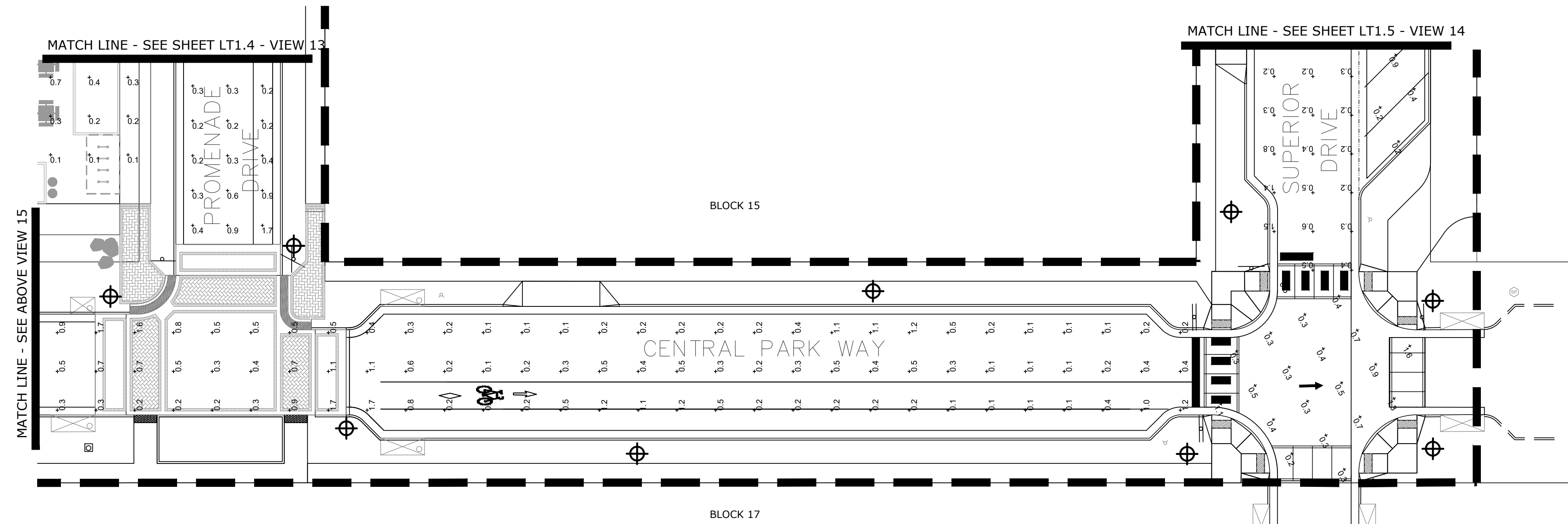
DESIGNED BY: GA DATE: JUNE 03, 2014
DRAWN BY: AK SCALE: 1"=20'
CHECKED BY: NC
JOB NO.: 238.001.02
DWG NAME: STC_PH2-FDP_LIGHTING.DWG

PARTIAL
LIGHTING PLAN

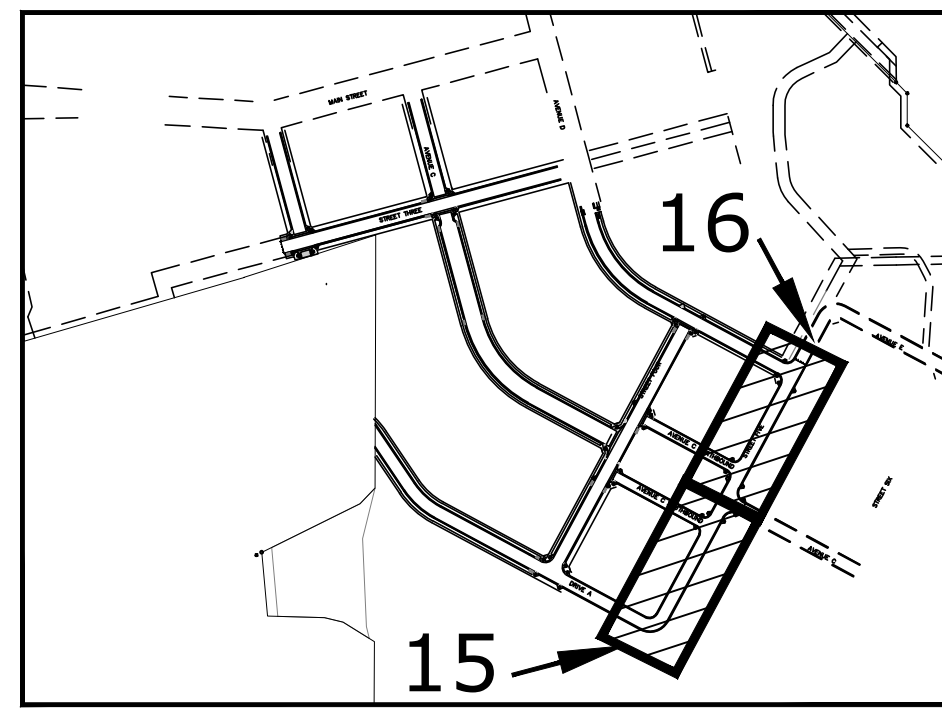
SHEET:
LT1.8



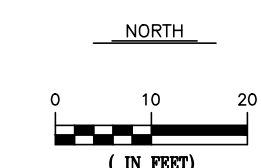
PLAN - VIEW 15



PLAN - VIEW 16



KEY MAP

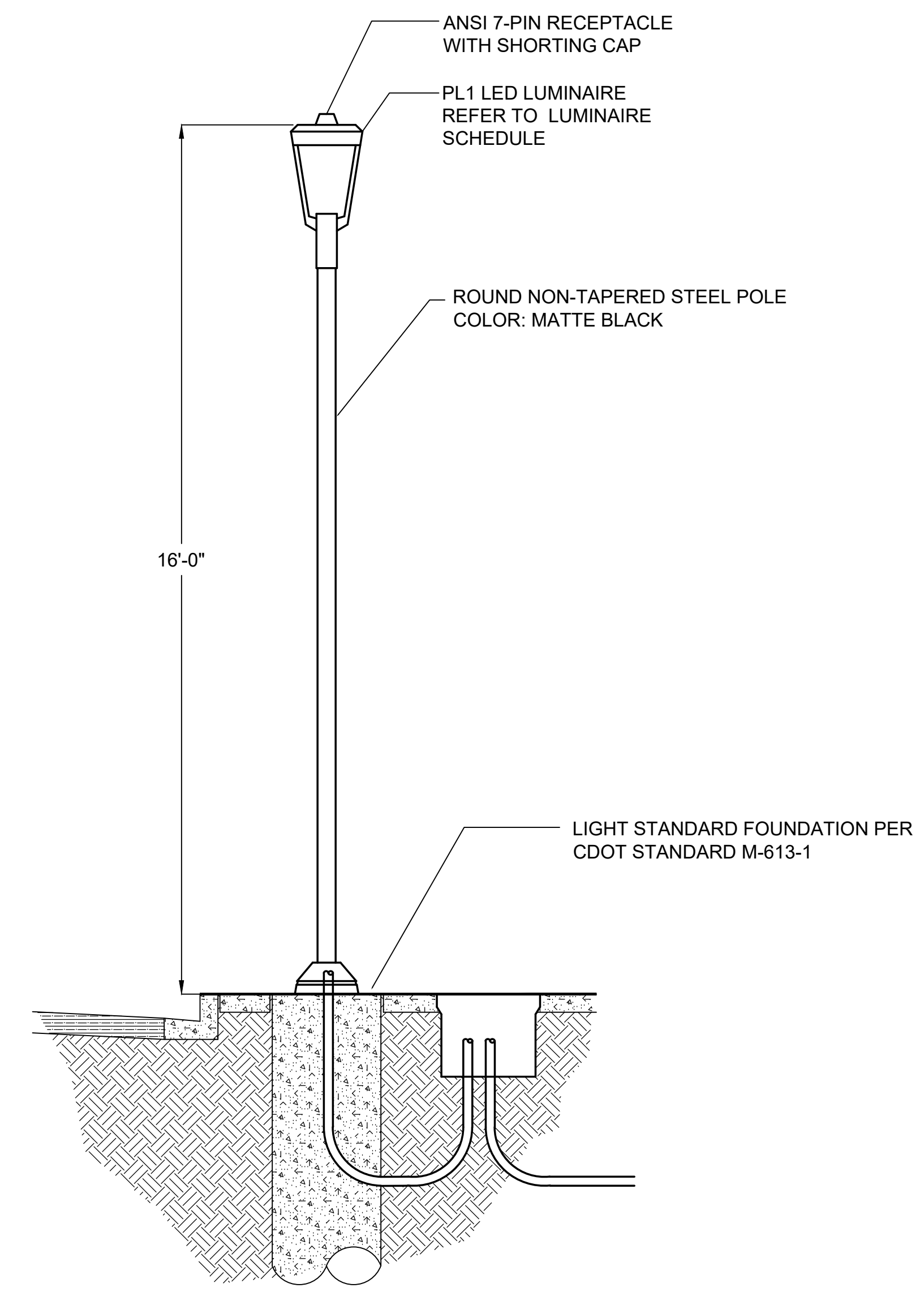


REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	05/08/14
2	TOWN COMMENTS	06/02/14
3	TOWN COMMENTS	09/25/14
4	TECHNICAL CORRECTIONS	10/10/14
5	TECHNICAL CORRECTIONS	01/14/15
6	ADMIN. AMENDMENT	09/05/18
7	ADMIN. AMENDMENT	07/15/19
8	TOWN COMMENTS	11/12/19
9	TOWN COMMENTS	01/22/20


DESIGNED BY: GA DATE: MAY 08, 2014
DRAWN BY: AK SCALE: 1"=20"
CHECKED BY: NC
JOB NO.: 238.001.02
DWG NAME: STC_PH2-FDP_LT-DTLS.DWG

LIGHTING AND ELECTRICAL DETAILS

SHEET:
LT1.9



3 TYPE 'PL1' TYPICAL LIGHT STANDARD DETAIL
LT1.9 NOT TO SCALE



Catalog Number

Notes

Type

FEATURES & SPECIFICATIONS

INTENDED USE — The OLCFM provides years of maintenance-free general illumination for residential and commercial outdoor applications such as porches, covered walkways and store entrances.

CONSTRUCTION — Rugged cast-aluminum top-plate and outer-ring are protected by a thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Polycarbonate LED lens/cover protects LEDs.

Fixture weight = 2.98 lbs.

OPTICS — 96 high-performance LEDs produces up to 1077 lumens and maintain 70% of light output at 50,000 hours of service. (LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.) White acrylic diffuser provides a soft white light at 4000K CCT. See Lighting Facts Labels for specific fixture performance.


ELECTRICAL — Fixture operates at 120 volts, 60 Hz. Standard input = 16.6 watts. Operating temperature = -40°C to 40°C. Amps @ 120V = .331. Surge protection = 2.5kV.

INSTALLATION — Mounts easily to existing junction box (by others).

LISTINGS — UL Listed to U.S. and Canadian safety standards for wet locations. Designed for ceiling or wall mounting more than 4' above the ground. Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.aculitybrands.com/CustomerResources/terms_and_conditions.aspx


Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Note: Specifications subject to change without notice.



Outdoor General Purpose

OLCFM

OUTDOOR LED CAST FLUSH MOUNT



All dimensions are inches (centimeters) unless otherwise indicated.


ORDERING INFORMATION All configurations of this product are considered "standard" and have short lead times. Example: OLCFM 1S DDB

Series	Light Engine	Color Temperature (CCT)	Voltage	Finish
OLCFM	1S	(blank) 4000K	(blank) 120V	DDB Dark bronze WH White

Notes
1 Nominal Correlated Color Temperature (CCT) per ANSI C83.372-2008.


DECORATIVE INDOOR & OUTDOOR OLCFM

2 TYPE 'GL' GAZEBO LUMINAIRE
LT1.9 NOT TO SCALE



ASHBERY PEDESTRIAN

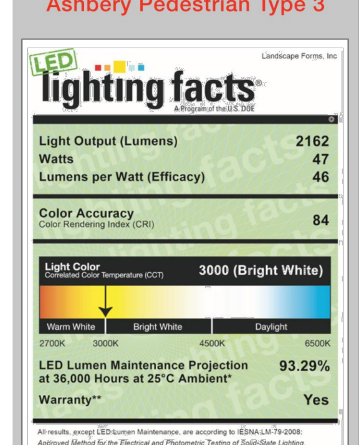
Product Data Sheet



Ashbery is a trio of lights that brings together advanced LED technology and optics with an homage to traditional-style lights that have a special place in the American lexicon. The pedestrian light is offered in 12', 14' and 16' heights and is ideal for campuses, parks and plazas, helping to create public spaces that are usable 24 hours a day. Colors include single luminaires or a double-mount option for dual luminaires, one on either side of the pole. Patent-pending glare control requires less eye adaptation, enabling lower light levels and lower energy use with excellent visual acuity, while tenon-mounted luminaires can be retrofitted in the field. Cast aluminum parts in a full color palette are finished with Landscape Forms proprietary Pangard IP HAPS, VOC, lead-free polyester powdercoat.

Lighting Facts®
Landscape Forms is committed to the development of energy efficient lighting. We participate in the Department of Energy Lighting Facts® label program. This activity is voluntary but helps consumers evaluate the multitude of products on the market today. The Lighting Facts® label provides a quick but comprehensive summary of luminaire performance as measured by the IESNA LM-79 photometric test standard for solid state lighting.

Ashbery Pedestrian Type 3




Light Output (Lumens): 2182
Watts: 47
Lumens per Watt (Efficiency): 46
Color Accuracy: 84

Light Color: 3000 (Bright White)

LED Lumens Maintenance Projection at 35,000 Hours at 25°C Ambient: 93.29%
Warranty: Yes

Ashbery Pedestrian Type 5



Light Output (Lumens): 4180
Watts: 82.5
Lumens per Watt (Efficiency): 49.7
Color Accuracy: 84

Light Color: 3000 (Bright White)

LED Lumens Maintenance Projection at 35,000 Hours at 25°C Ambient: 93.29%
Warranty: Yes

Electrical
Surge protected 100V-277V 50/60 Hz, Class 2 LED dimmable driver. LED cartridge with weatherproof quick disconnect provides ease of installation and serviceability. Ashbery Pedestrian ships prewired.

Pedestrian Type 3

Type 3 Distribution
Lamp: 6 Cree XP-P50 LEDs
CCT: 3000K, 3500K, 4000K
L70: >100,000 hrs
Drive Current: 1000mA
Optic: Cardo Optics
Lens: Diffused Acrylic®
Power Supply: 100V-277V
LED Driver: TRP PLED-50W
Dimmable: 0-10V
BUS Rating: B1 U1 G1
IP Rating: IP66 for LED Cartridge

Pedestrian Type 5

Type 5 Distribution
Lamp: 12 Cree XP-P50 LEDs
CCT: 3000K, 3500K, 4000K
L70: >100,000 hrs
Drive Current: 1000mA
Optic: Cardo Optics
Lens: Diffused Acrylic®
Power Supply: 100V-277V
LED Driver: TRP PLED-90W
Dimmable: 0-10V
BUS Rating: B2 U1 G1
IP Rating: IP66 for LED Cartridge

ALUMINUM MATTE BLACK FINISH

Landscape Forms, Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

page 1 of 4

1 TYPE 'PL1' ROADWAY LUMINAIRE
LT1.9 NOT TO SCALE