FINAL DEVELOPMENT PLAN 1 PHASE 10 - MARSHALL ROAD BRIDGE

SUPERIOR TOWN CENTER

SUPERIOR, COLORADO

BOARD OF TRUSTEES CERTIFICATE

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

Attest: _____ _____
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

CERTIFICATE OF OWNERSHIP: TOWN OF SUPERIOR, COLORADO

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

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

_____

Town of Superior, Colorado

STATE OF COLORADO)

) ss.

County of Boulder)

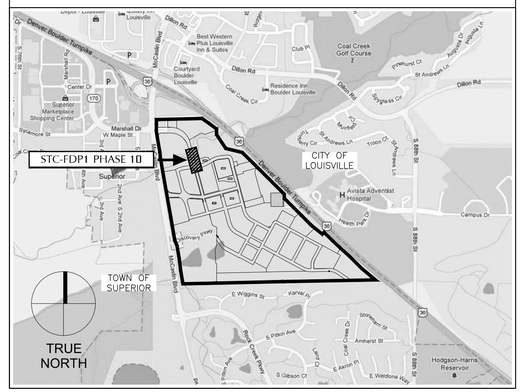
The foregoing certificate of ownership was acknowledged before me this _____

day of _____, 20__, by _____.

My commission expires:_____ _____

Notary Public

VICINITY MAP



LEGAL DESCRIPTION

A PORTION OF MARSHALL ROAD, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6

LAND USE TABLE

FDP AREA:	0.98ac
ZONING:	PD
LAND USE:	RIGHT OF WAY

	SUPERIOR TOWN CENTER - MARSHALL ROAD BRIDGE	
	Sheet Number	Sheet Title
1 OF 34	C1.0	COVER
2 OF 34	C1.1	CONTEXT PLAN
3 OF 34	C2.0	OVERALL SITE PLAN
4 OF 34	C2.1	PARTIAL SITE PLAN 1
5 OF 34	C2.2	PARTIAL SITE PLAN 2
6 OF 34	C2.3	MARSHALL ROAD PLAN & PROFILE
7 OF 34	C2.4	WALL PLAN & PROFILE
8 OF 34	C3.0	OVERALL DRAINAGE PLAN
9 OF 34	C3.1	PARTIAL DRAINAGE PLAN 1
10 OF 34	C3.2	PARTIAL DRAINAGE PLAN 2
11 OF 34	C4.0	SIGNING PLAN
12 OF 34	S1.0	BRIDGE GENERAL LAYOUT 1
13 OF 34	S1.1	BRIDGE GENERAL LAYOUT 2
14 OF 34	S1.2	BRIDGE EXTERIOR ELEVATION
15 OF 34	S1.3	EXTERIOR ELEVATION
16 OF 34	S1.4	RAILING DETAILS
17 OF 34	LT1.0	OVERALL LIGHTING PLAN
18 OF 34	LT1.1	PARTIAL LIGHTING PLAN 1
19 OF 34	LT1.2	PARTIAL LIGHTING PLAN 2
20 OF 34	LT1.3	LIGHTING FIXTURES & DETAILS
21 OF 34	LT1.4	LIGHTING FIXTURES & DETAILS
22 OF 34	L1.0	OVERALL LANDSCAPE PLAN
23 OF 34	L1.1	PARTIAL LANDSCAPE PLAN 1
24 OF 34	L1.2	PARTIAL LANDSCAPE PLAN 2
25 OF 34	L2.0	DETAILS AND PLANT LIST
26 OF 34	L9.0	3D CHARACTER STUDIES AND MATERIALS
27 OF 34	L9.1	3D CHARACTER STUDIES AND MATERIALS
28 OF 34	L9.2	3D CHARACTER STUDIES AND MATERIALS
29 OF 34	L9.3	BRIDGE AESTHETICS DETAILS
30 OF 34	L9.4	BRIDGE AESTHETICS DETAILS
31 OF 34	IR1.0	IRRIGATION OVERALL PLAN
32 OF 34	IR1.1	IRRIGATION NOTES & SCHEDULE
33 OF 34	IR1.2	PARTIAL IRRIGATION PLAN 1
34 OF 34	IR1.3	PARTIAL IRRIGATION PLAN 2

DEVELOPER/OWNER

RC SUPERIOR, LLC
BILL JENCKS
VICE PRESIDENT OF REAL ESTATE
11452 EL CAMINO REAL, SUITE 120
SAN DIEGO, CALIFORNIA 92130
858-925-8246
BJENCKS@RANCHCAPITAL.COM

LIGHTING

CLANTON & ASSOCIATES, INC.
DAVID ROEDERER
4699 NAUTILUS COURTSOUTH
SUITE 102
BOULDER, CO 80301
303.530.7229
DAVID@CLANTONASSOCIATES.COM

ENGINEER

CIVIL RESOURCES, LLC
JIM BRZOSTOWICZ, P.E.
PRINCIPAL / CIVIL ENGINEER
323 5TH STREET, P.O. BOX 680
FREDERICK, CO 80530
303-833-1416 X 203
JIM@CIVILRESOURCES.COM

IRRIGATION

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

LANDSCAPE ARCHITECT

MIG, INC.
ANGIE HULESEBUS
LANDSCAPE ARCHITECT
518 17TH STREET SUITE630
DENVER, CO 80202
303.440.9200 |
ANGIEH@MIGCOM.COM

SURVEYOR

KING SURVEYING
PAUL GROVES
650 E. GARDEN DRIVE
WINDSOR, CO 80550
paulg@kingsurveying.com

PREPARED BY:

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

PREPARED FOR:

STC METRO DISTRICT #2
11452 EL CAMINO REAL, STE 120
SAN DIEGO, CA 92130

Know what's below. Call before you dig.

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DOWNTOWN Superior

STC METROPOLITAN DISTRICT #2
11452 EL CAMINO REAL, STE 120
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 PHASE 10
MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

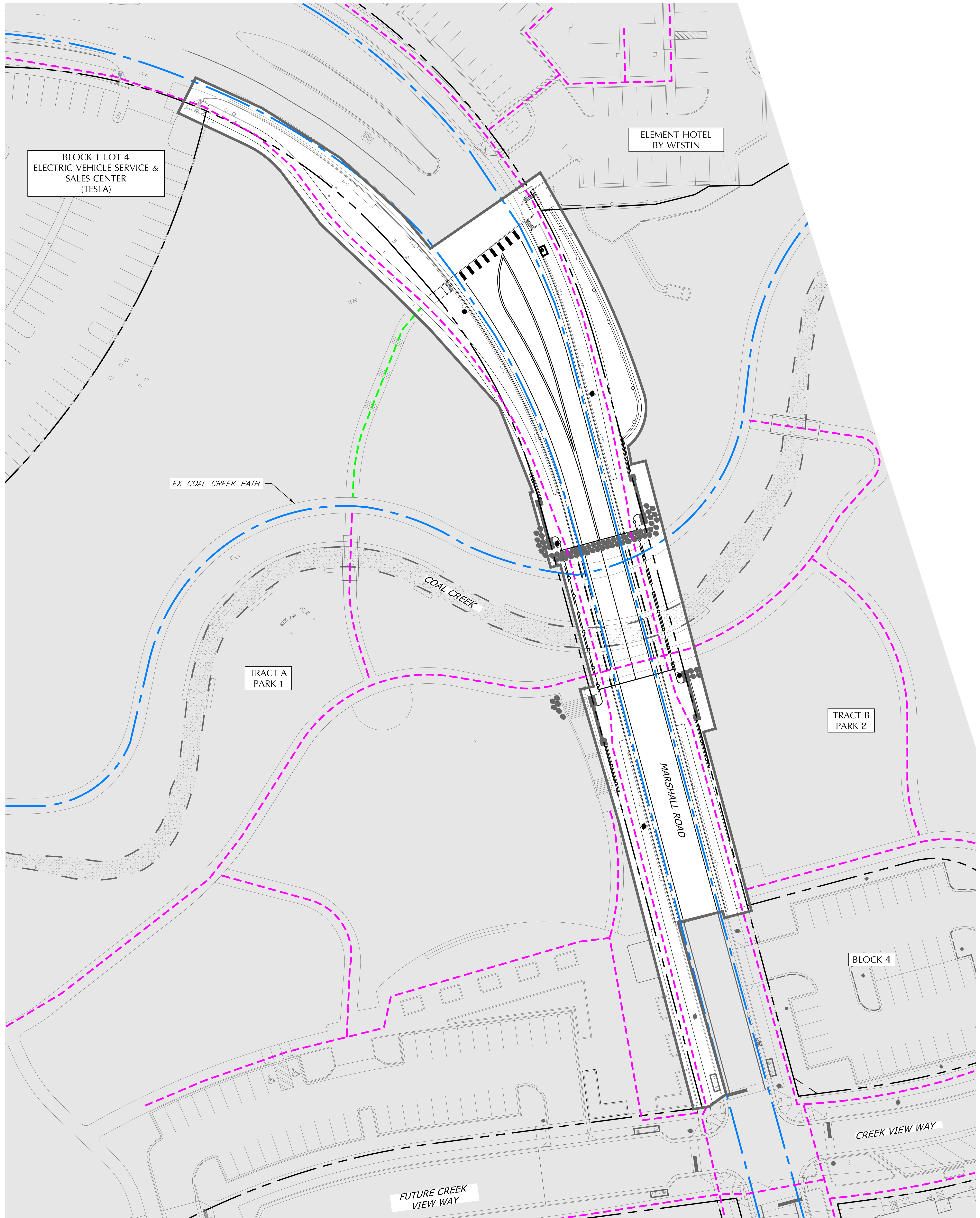
REVISIONS

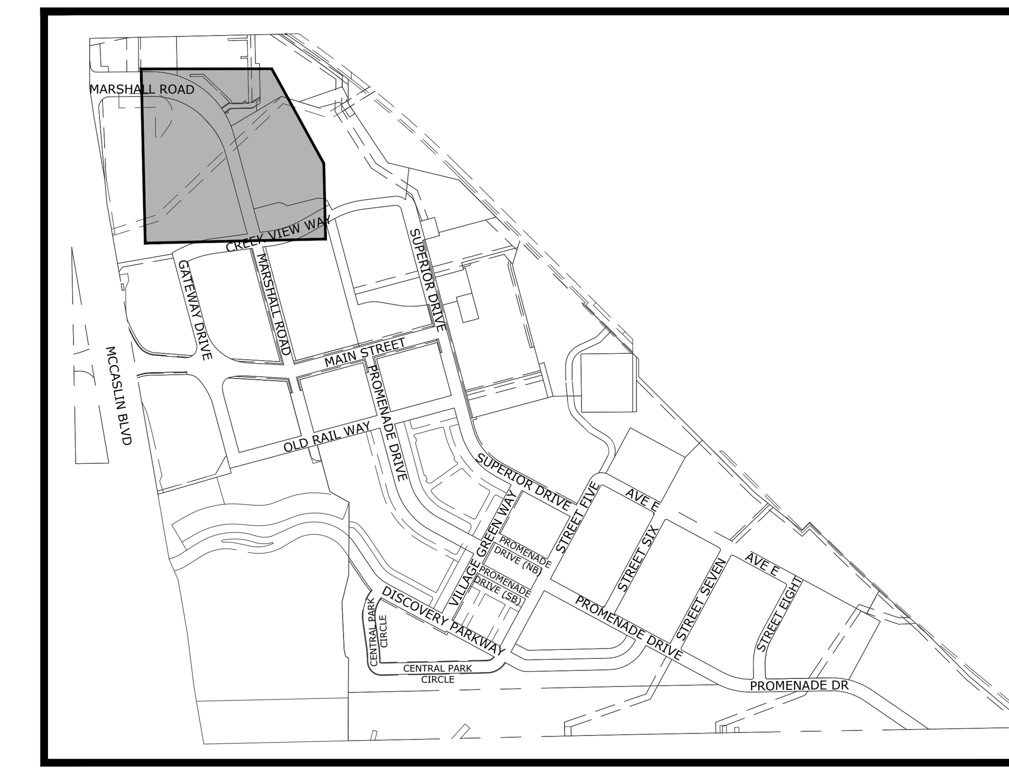
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	04/28/20

DESIGNED BY: CAS DATE: 03/23/2020
DRAWN BY: CAI SCALE:
CHECKED BY: JAB
JOB NO.: 22800104
DWG NAME:MarshBridge_CVR.dwg

COVER

SHEET: C1.0





KEY MAP

NORTH

CONTEXT SITE LEGEND:

- LIMITS OF FDP
- PROPERTY LINE
- ACCESSIBLE PEDESTRIAN ROUTE *
- NON-ACCESSIBLE PEDESTRIAN ROUTE
- DESIGNATED BICYCLE ROUTE
- LIMIT OF WORK

NOTE: ALL ACCESSIBLE PEDESTRIAN ROUTES WITHIN PARKS 1 AND 2 CAN ALSO ACCOMMODATE BICYCLE TRAVEL

NORTH

0 20 40
(IN FEET)

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SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 PHASE 10
MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	04/28/20

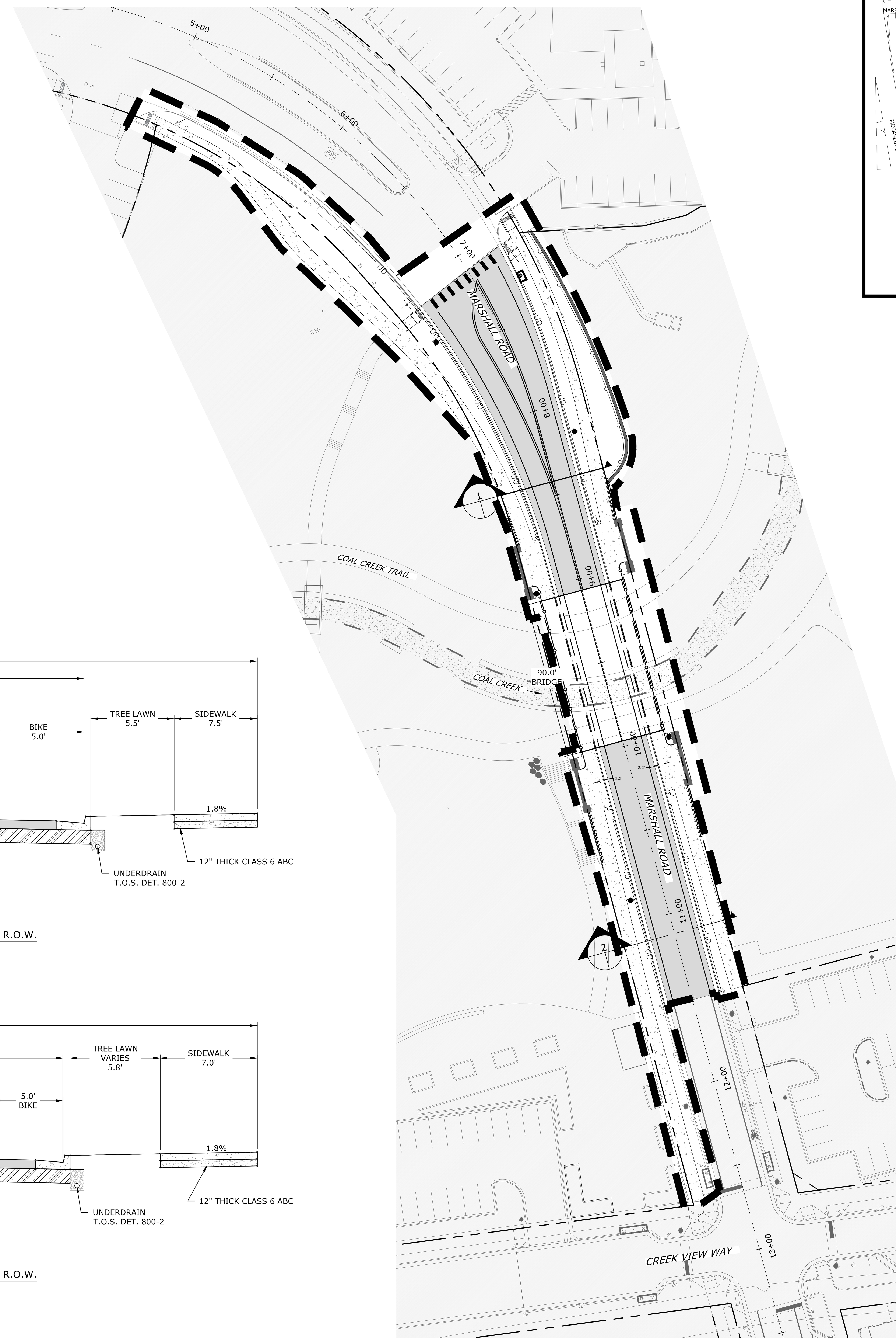
DESIGNED BY: xxx
DRAWN BY: CAI
CHECKED BY: JAB
DATE: 03/23/2020
SCALE: H:1"=40'
JOB NO.: 22800104
DWG NAME: MarshBridge_CONTEXT.dwg

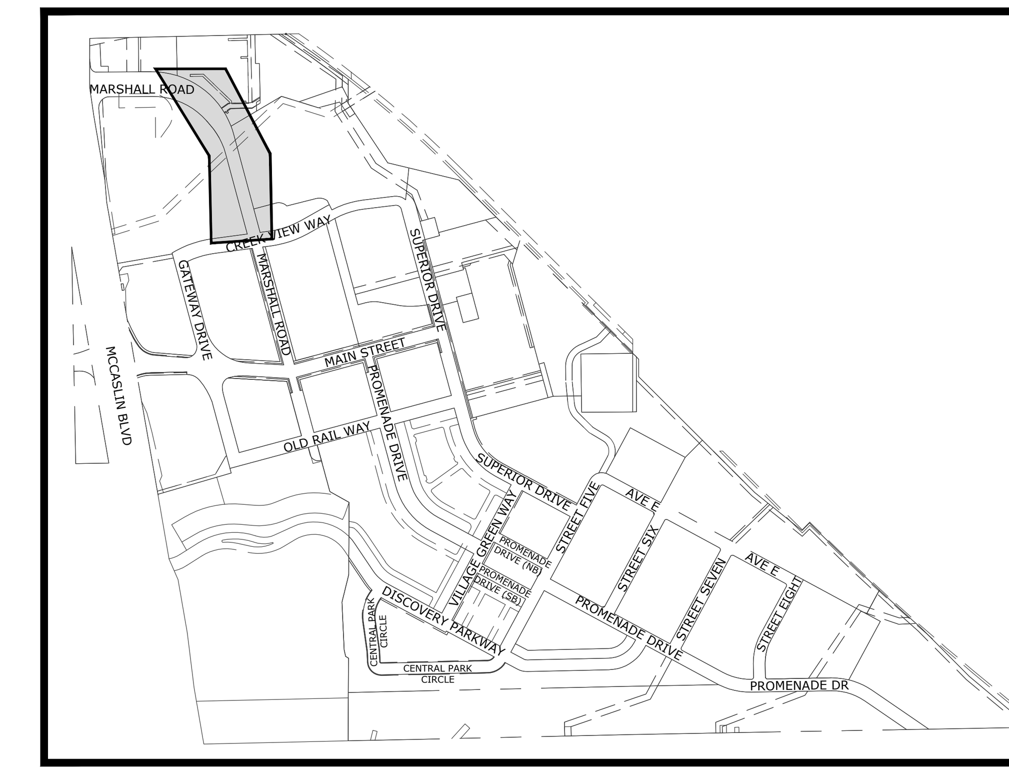
CONTEXT PLAN

SHEET: C1.1

LEGEND:

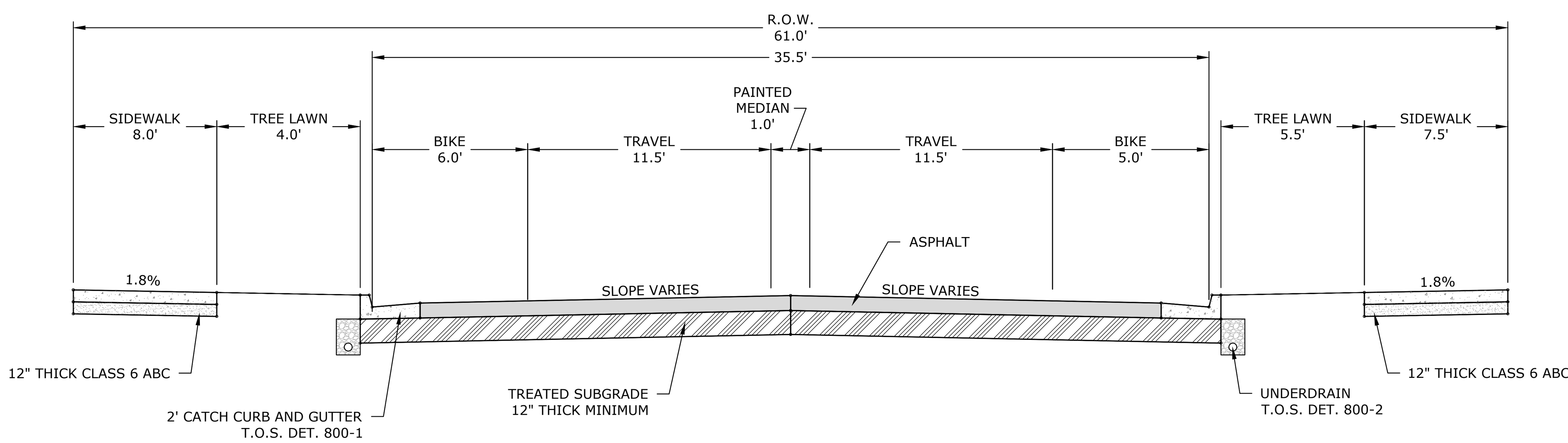
THIS FDP		SEPARATE FDP
— — —	PROPERTY LINE	— — —
(gray fill)	ASPHALT PAVEMENT	
(stippled)	CONCRETE	
(light fill)	OUTSIDE LIMIT	
▬ ▬	FDP LIMIT	





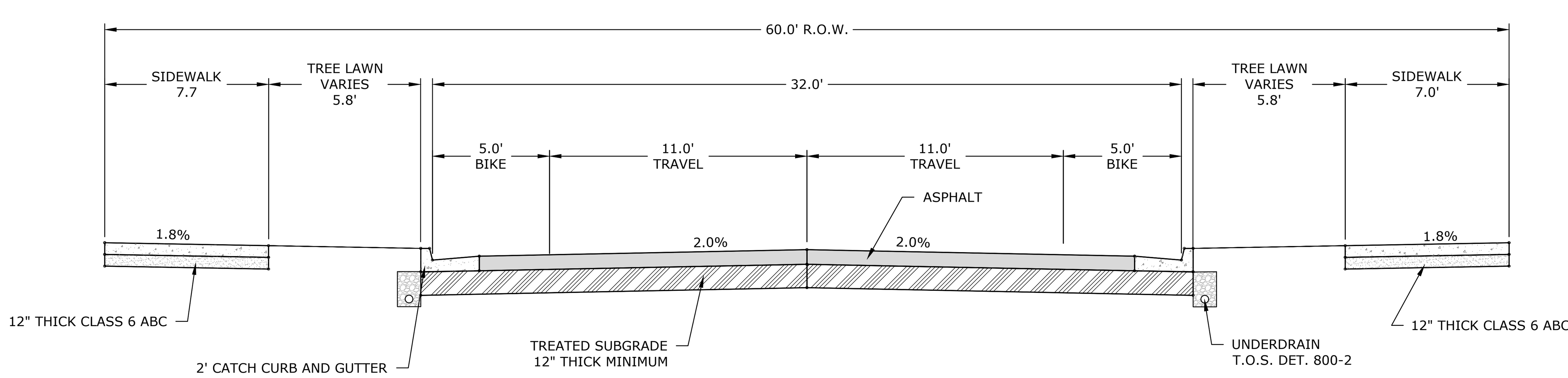
KEY MAP

NORTH



SECTION 1 - MARSHALL ROAD - FACING NORTHWEST - 61.0' R.O.W.

0 2.5 5 (IN FEET)



SECTION 2 - MARSHALL ROAD - FACING NORTHWEST - 60.0' R.O.W.

0 2.5 5 (IN FEET)

NORTH

0 20 40 (IN FEET)

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SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 PHASE 10
MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	04/28/20

DESIGNED BY: CAS DATE: 03/23/2020
DRAWN BY: CAI SCALE: H:1"=40'
CHECKED BY: JAB
JOB NO.: 22800104
DWG NAME: MarshBridge_OSP.dwg

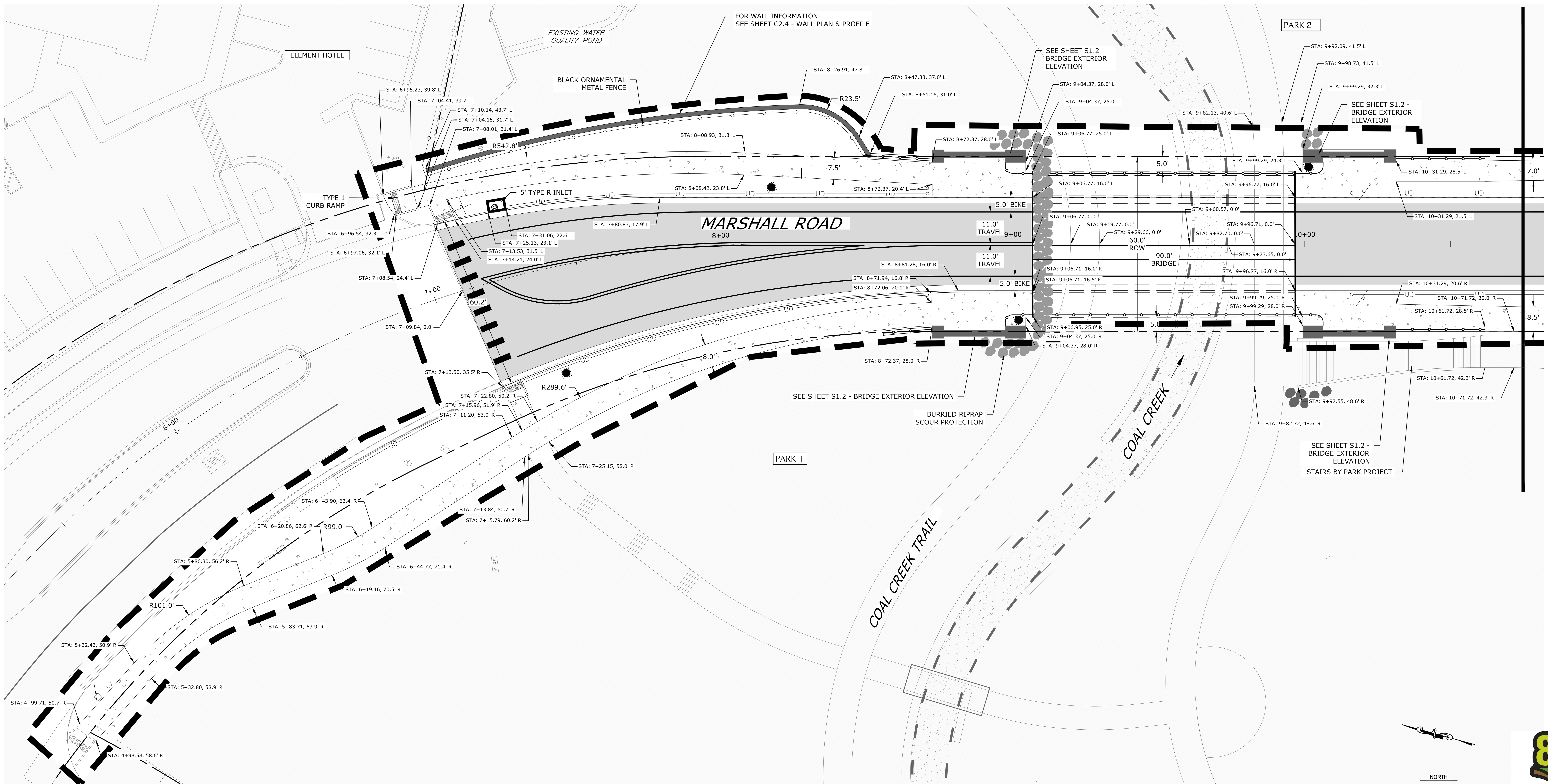
OVERALL SITE PLAN

SHEET:
C2.0

LEGEND:

THIS FDP		SEPARATE FDP
	PROPERTY LINE	
	ASPHALT PAVEMENT	
	CONCRETE	
	OUTSIDE LIMIT	
	AREA OF WORK LIMIT	
	INLET (SURFACE IMPROVEMENTS)	
	STORM MANHOLE (SURFACE IMPROVEMENTS)	
	HYDRANT	
	TRANSFORMER	
	RIPRAP	

KEY MAP
NORTH



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SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 PHASE 10
MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	04/28/20

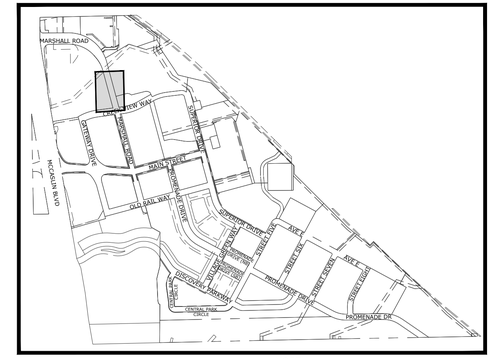
DESIGNED BY: CAS — DATE: 03/23/2020
DRAWN BY: CAI — SCALE: H:1"=20'
CHECKED BY: JAB
JOB NO.: 22800104
DWG NAME: MarshBridge_PSP.dwg

PARTIAL SITE PLAN 1

SHEET: C2.1

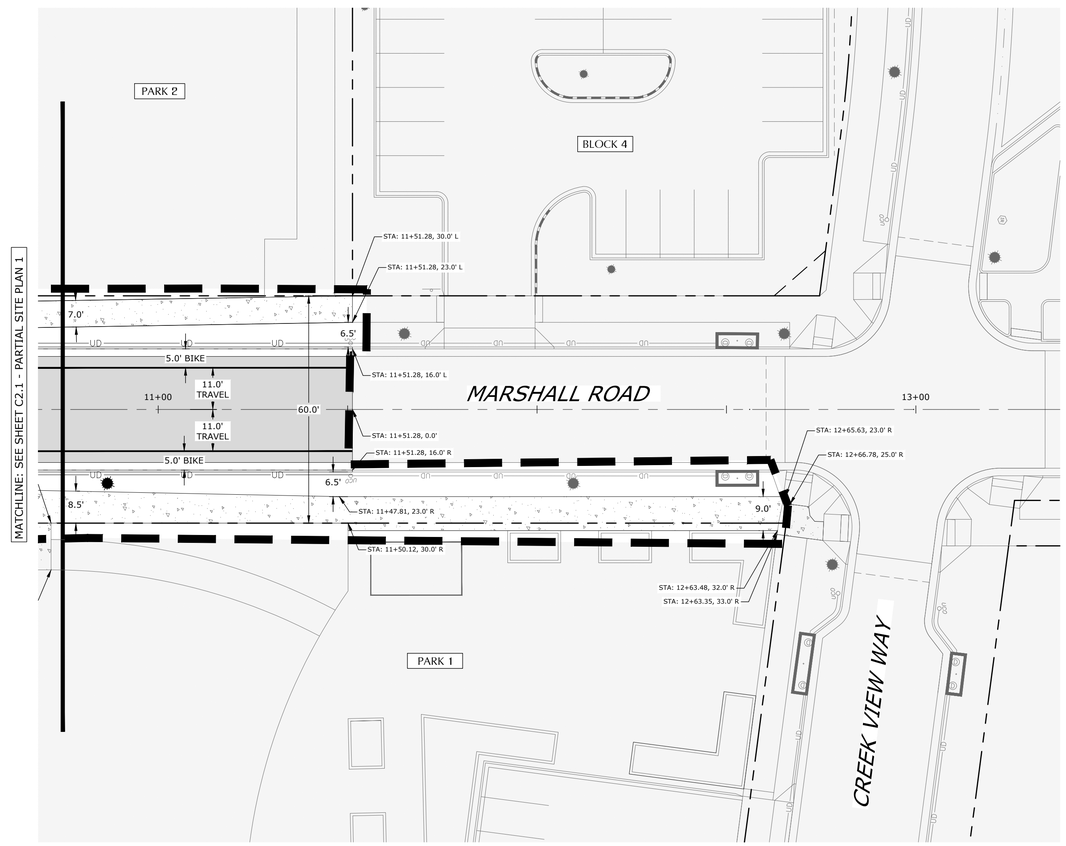
LEGEND:

THIS FDP		SEPARATE FDP
	PROPERTY LINE	
	ASPHALT PAVEMENT	
	CONCRETE	
	OUTSIDE LIMIT	
	AREA OF WORK LIMIT	
	INLET (SURFACE IMPROVEMENTS)	
	STORM MANHOLE (SURFACE IMPROVEMENTS)	
	HYDRANT	
	TRANSFORMER	



KEY MAP

NORTH



NORTH

0 10 20

(IN FEET)

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MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

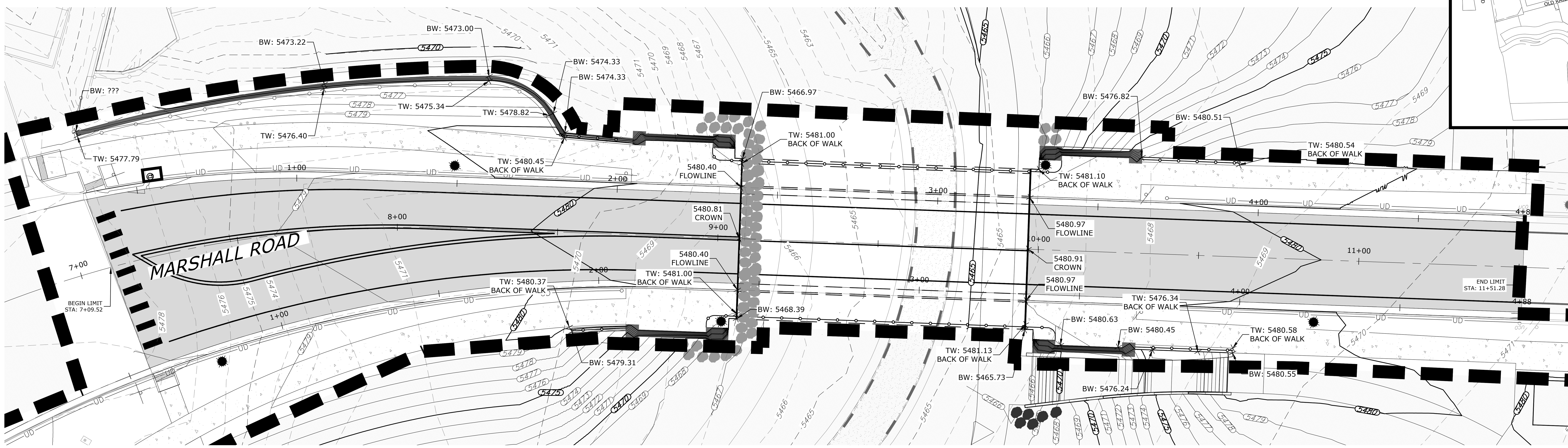
REVISIONS

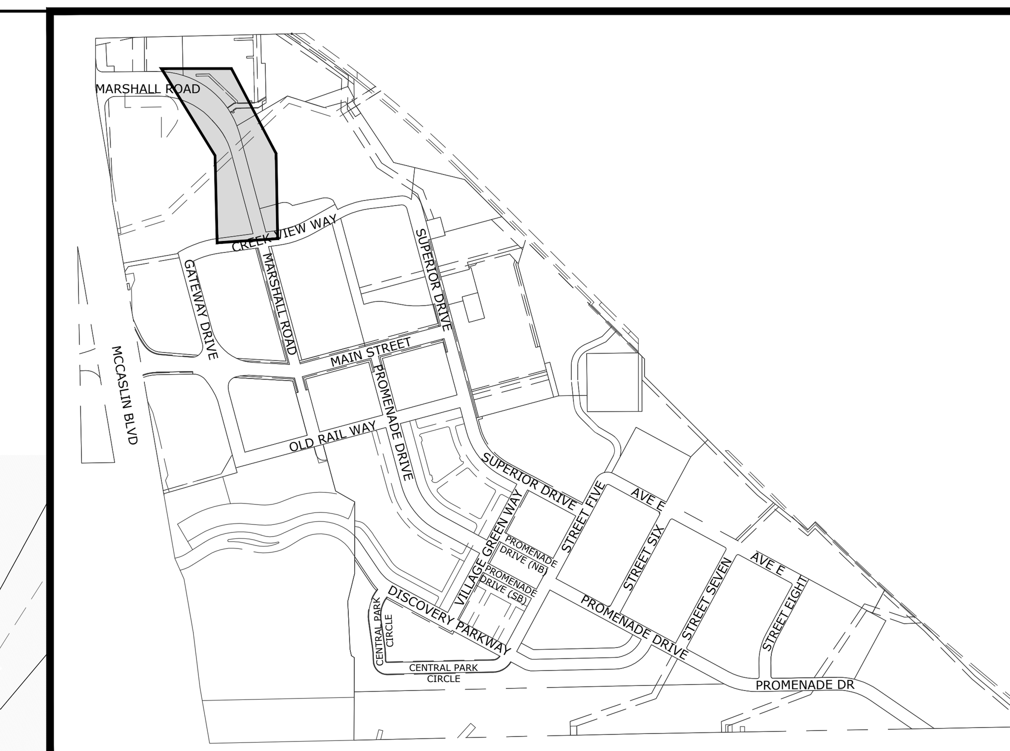
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	04/28/20

DESIGNED BY: CAS
DRAWN BY: CAI
CHECKED BY: JAB
DATE: 03/23/2020
SCALE: H:1"=20'
JOB NO.: 22800104
DWG NAME: MarshBridge_PSP.dwg

PARTIAL SITE PLAN 2

SHEET:
C2.2

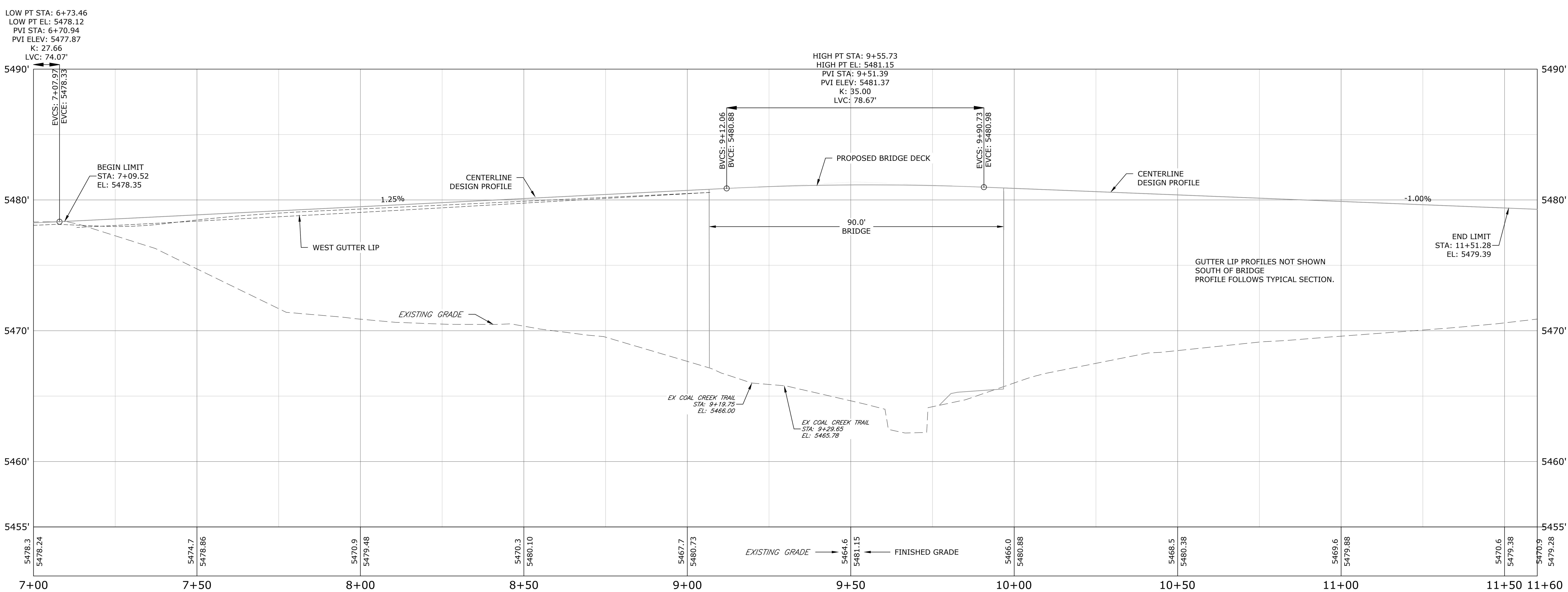




KEY MAP

NORTH

811 Know what's below. Call before you dig.



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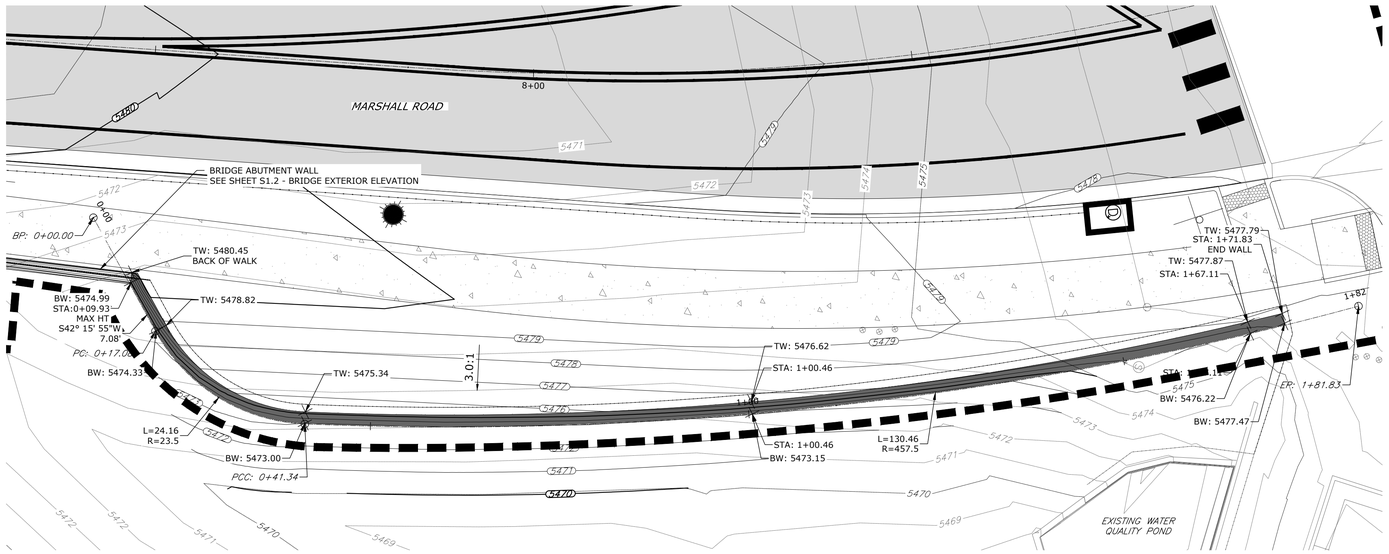
SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 PHASE 10
MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	04/28/20

DESIGNED BY: CAS DATE: 03/23/2020
DRAWN BY: CAI SCALE: H:1"=20'
CHECKED BY: JAB V:1"=5'
JOB NO.: 22800104
DWG NAME: MarshBridge_PP.dwg

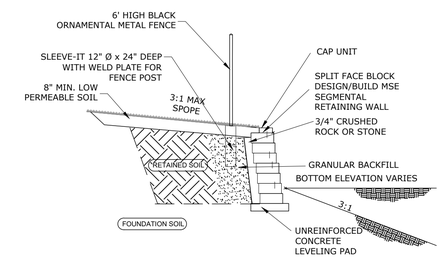
MARSHALL ROAD
PLAN & PROFILE

SHEET:
C2.3



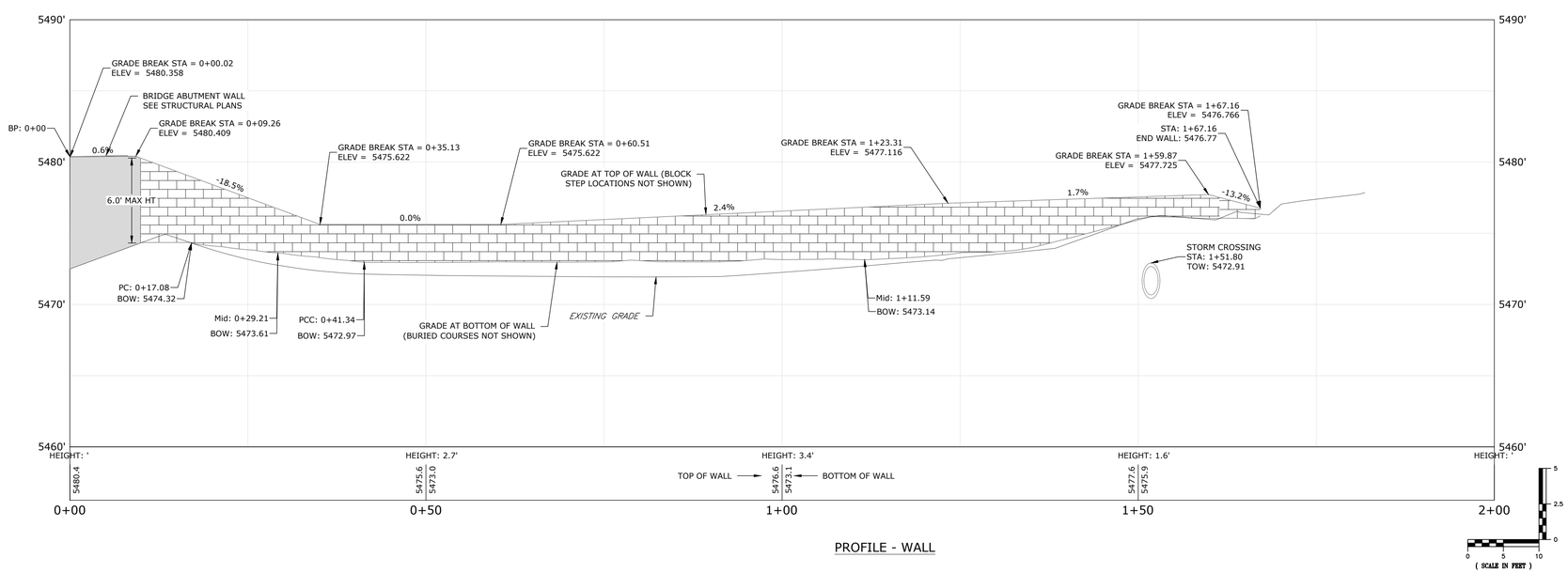
PLAN - WALL

KEY MAP



TYPICAL MODULAR WALL SECTION

NOT TO SCALE



PROFILE - WALL

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DOWNTOWN Superior

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DISTRICT #2
11452 EL CAMINO REAL, STE 120
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 PHASE 10
MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

REVISIONS

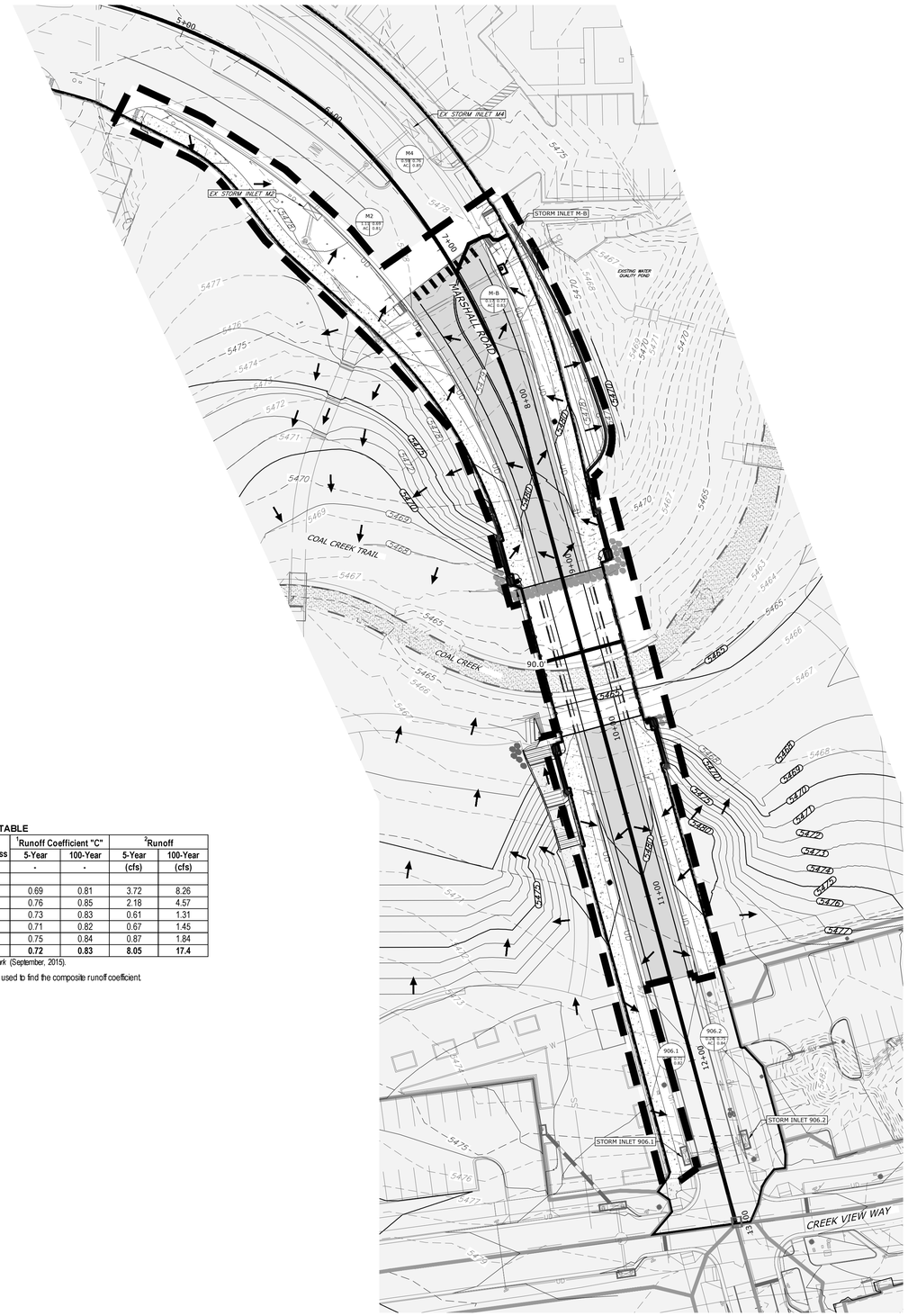
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	04/28/20

DESIGNED BY: CAS
DRAWN BY: CAI
CHECKED BY: JAB
DATE: 03/23/2020
SCALE:
JOB NO.: 22800104
DWG NAME:MarshBridge_WALLPP.dwg

WALL PLAN & PROFILE

SHEET:
C2.4

Know what's below. Call before you dig.



KEY MAP

NORTH

LEGEND:

THIS FDP		SEPARATE FDP
	CONCRETE	
	AREA OUTSIDE FDP LIMITS	
	AREA OF WORK LIMIT	
	INLET (SURFACE IMPROVEMENTS)	
	STORM MANHOLE (SURFACE IMPROVEMENTS)	
	HYDRANT	
	TRANSFORMER	
5740	MAJOR CONTOUR	5740
5736	MINOR CONTOUR	
UCO	UNDERDRAIN & CLEAN OUT	UCO
	STORM SEWER	
	BASIN BOUNDARY	
	OFFSITE BASIN BOUNDARY	
A	DESIGN POINT	

A — BASIN IDENTIFICATION
XX | XX — 5-YR AND 100-YR RUNOFF COEFFICIENTS
AC XX — BASIN AREA (AC)

RUNOFF SUMMARY TABLE

Sub-Basin I.D.	Design Point	Design Point Label	Total Area	Weighted Imperviousness	[1]Runoff Coefficient "C"		[2]Runoff	
					5-Year	100-Year	5-Year	100-Year
			(ac)	(%)	-	-	(cfs)	(cfs)
M2	Ex Inlet M2	M2	1.11	80.5	0.69	0.81	3.72	8.26
M4	Ex Inlet M4	M4	0.59	89.3	0.76	0.85	2.18	4.57
M-B	Inlet M-B	MB	0.17	85.2	0.73	0.83	0.61	1.31
906.1	Inlet 906.1	6A	0.19	83.3	0.71	0.82	0.67	1.45
906.2	Inlet 906.2	6B	0.24	87.8	0.75	0.84	0.87	1.84
Total	-		2.31	84.1	0.72	0.83	8.05	17.4

[1]From *Drainage Report Update for Superior Town Center Phase I and Discovery Office Park* (September, 2015).

[1]Table 6-5 (USDCM) along with the weighted imperviousness for each basin was used to find the composite runoff coefficient

[2]Q = CIA

NORTH

0 20 40
(IN FEET)

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DOWNTOWN Superior

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SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 PHASE 10
MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	04/28/20

DESIGNED BY: CAS
DRAWN BY: CAI
CHECKED BY: JAB
DATE: 03/23/2020
SCALE: H:1"=40'
JOB NO.: 22800104
DWG NAME: MarshBridge_DRP.dwg

OVERALL DRAINAGE PLAN

SHEET:
C3.0

LEGEND:

THIS FDP		SEPARATE FDP
	CONCRETE	
	AREA OUTSIDE FDP LIMITS	
	AREA OF WORK LIMIT	
	INLET (SURFACE IMPROVEMENTS)	
	STORM MANHOLE (SURFACE IMPROVEMENTS)	
	HYDRANT	
	TRANSFORMER	T
5740	MAJOR CONTOUR	5740
5736	MINOR CONTOUR	
UD UD UCO	UNDERDRAIN & CLEAN OUT	UD UD UCO
	STORM SEWER	
	RIPRAP	

BASIN BOUNDARY

OFFSITE BASIN BOUNDARY

DESIGN POINT

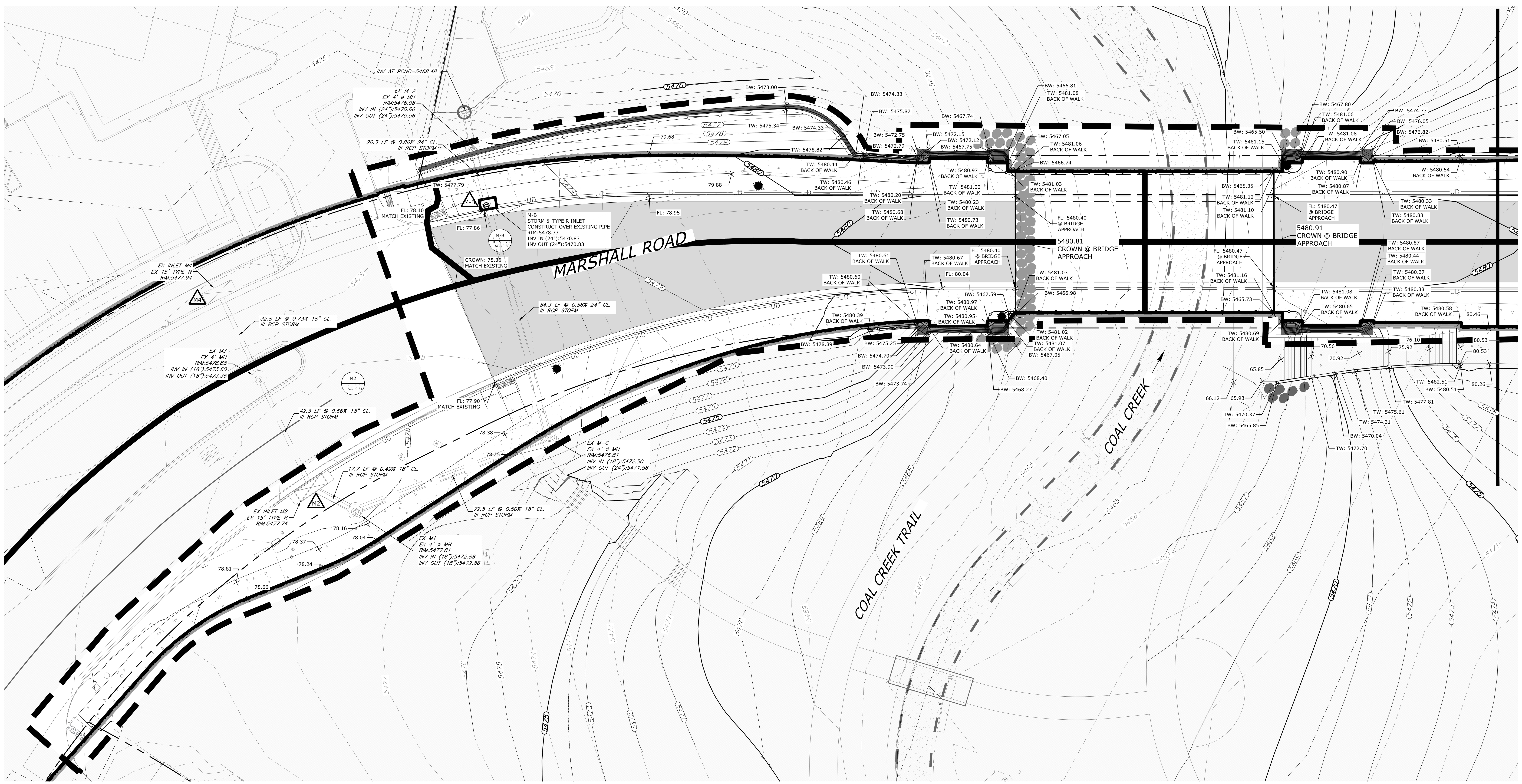
A — BASIN IDENTIFICATION

XX XX — 5-YR AND 100-YR RUNOFF COEFFICIENTS

AC. XX — BASIN AREA (AC)

Know what's below. Call before you dig.

KEY MAP — NORTH



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DOWNTOWN Superior

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SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 - PHASE 10
MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	04/28/20

DESIGNED BY: CAS DATE: 03/23/2020
DRAWN BY: CAI SCALE: H:1"=20'
CHECKED BY: JAB
JOB NO.: 22800104
DWG NAME: MarshBridge_PDRP.dwg

PARTIAL DRAINAGE PLAN 1

SHEET: C3.1

LEGEND:

THIS FDP		SEPARATE FDP
	CONCRETE	
	AREA OUTSIDE FDP LIMITS	
	AREA OF WORK LIMIT	
	INLET (SURFACE IMPROVEMENTS)	
	STORM MANHOLE (SURFACE IMPROVEMENTS)	
	HYDRANT	
	TRANSFORMER	
5740	MAJOR CONTOUR	5740
5736	MINOR CONTOUR	
UCO	UNDERDRAIN & CLEAN OUT	UCO
	STORM SEWER	

BASIN BOUNDARY

OFFSITE BASIN BOUNDARY

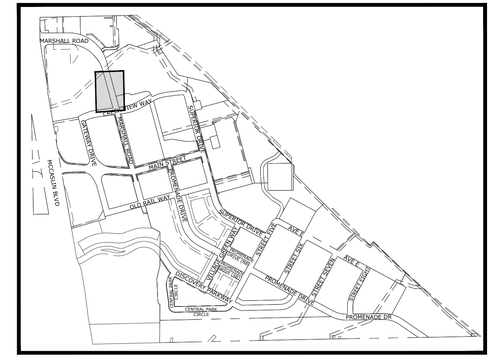
DESIGN POINT

A — BASIN IDENTIFICATION

XX — 5-YR AND 100-YR RUNOFF COEFFICIENTS

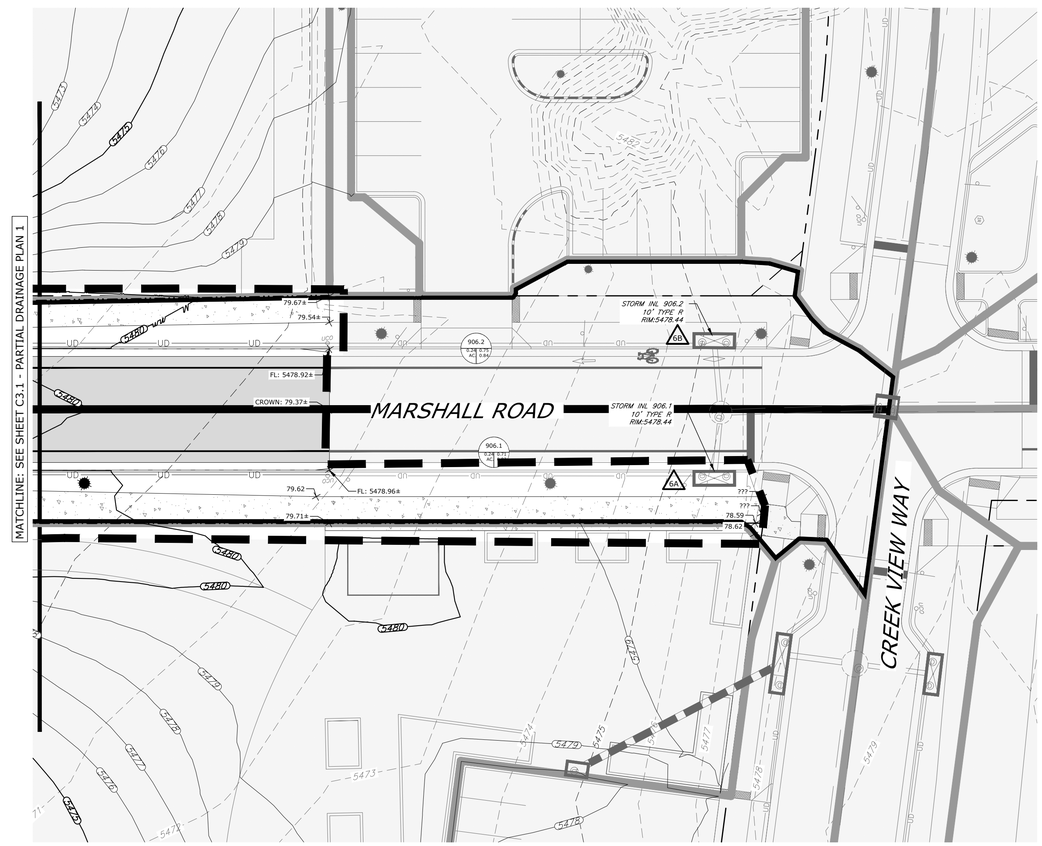
AC — BASIN AREA (AC)

Know what's below. Call before you dig.



KEY MAP

NORTH



NORTH

0 10 20

(IN FEET)

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303.833.1416
WWW.CIVILRESOURCES.COM

DOWNTOWN Superior

STC METROPOLITAN DISTRICT #2
11452 EL CAMINO REAL, STE 120
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 - PHASE 10
MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

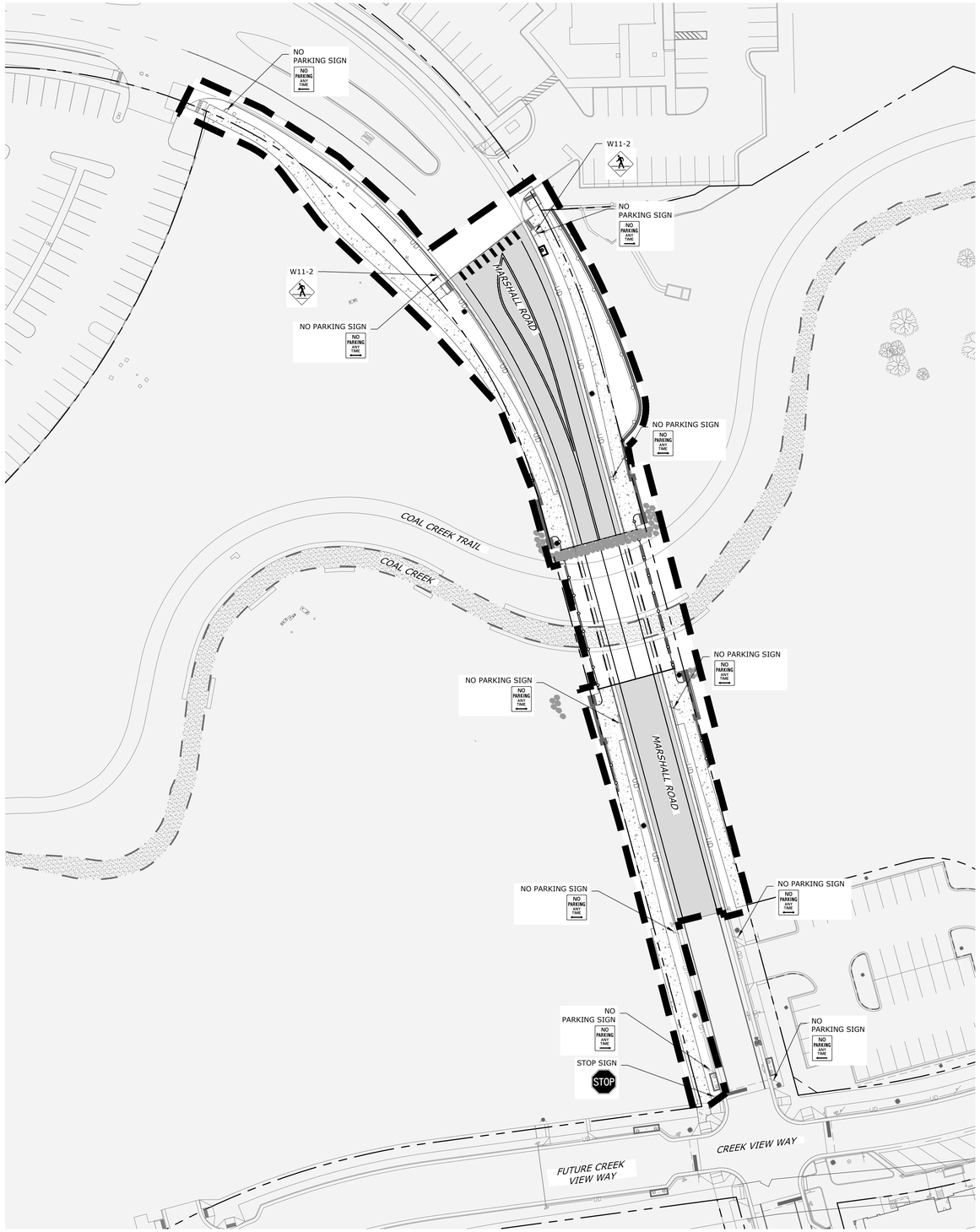
REVISIONS

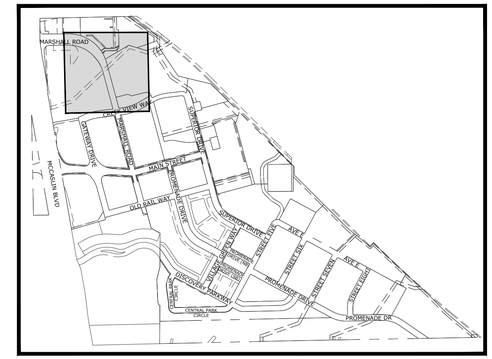
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	04/28/20

DESIGNED BY: CAS
DRAWN BY: CAI
CHECKED BY: JAB
DATE: 03/23/2020
SCALE: H:1"=20'
JOB NO.: 22800104
DWG NAME: MarshBridge_PDRP.dwg

PARTIAL DRAINAGE PLAN 2

SHEET:
C3.2





KEY MAP

NORTH

LEGEND:

THIS FDP		SEPARATE FDP
	PROPERTY LINE	
	ASPHALT PAVEMENT	
	CONCRETE	
	OUTSIDE LIMIT	
	AREA OF WORK LIMIT	

NORTH

0 20 40

(IN FEET)

Know what's below. Call before you dig.

CIVIL RESOURCES

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

DOWNTOWN Superior

STC METROPOLITAN DISTRICT #2
11452 EL CAMINO REAL, STE 120
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 PHASE 10
MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

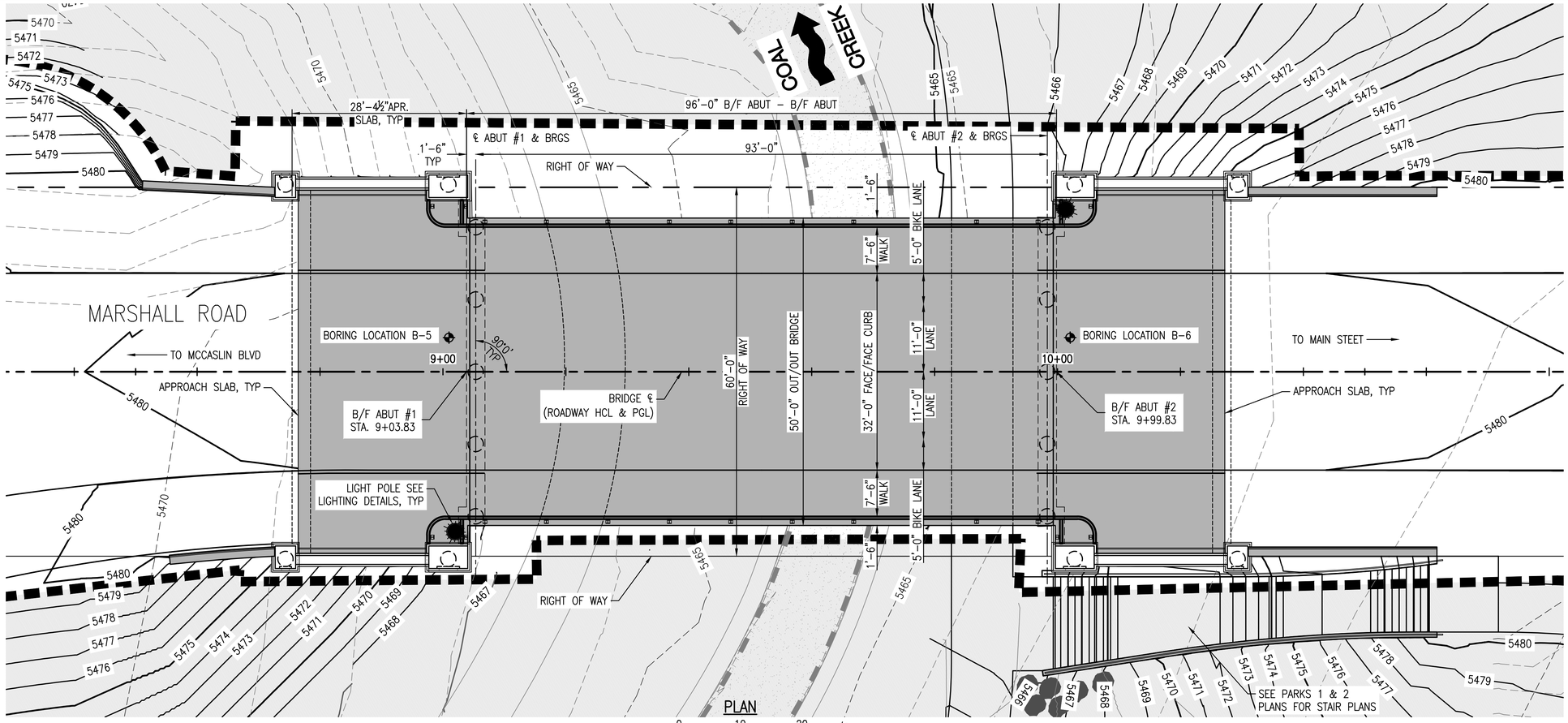
REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	04/28/20

DESIGNED BY: CAS
DATE: 03/23/2020
DRAWN BY: CAI
SCALE: H:1"=40'
CHECKED BY: JAB
JOB NO.: 22800104
DWG NAME: MarshBridge_SIGN.dwg

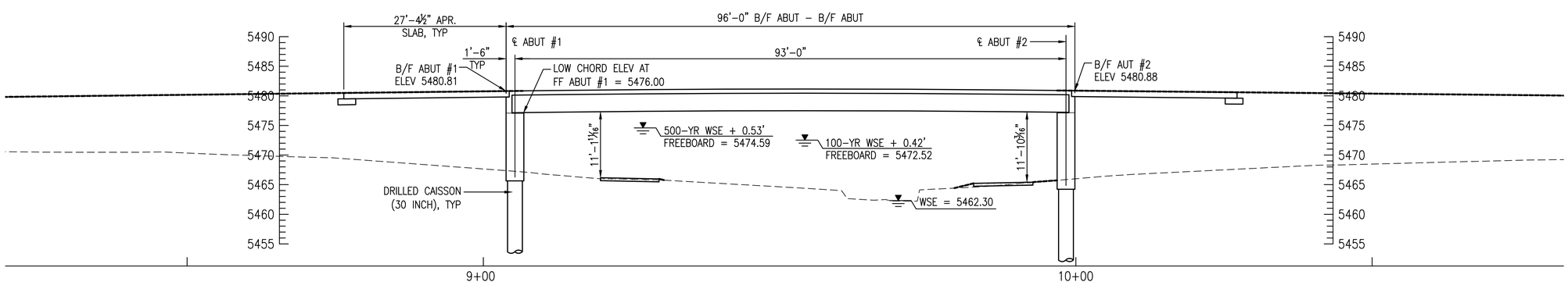
SIGNING PLAN

SHEET:
C4.0



PLAN

0 10 20
SCALE: 1" = 10'



SECTION

* TAKEN AT MARSHALL ROAD HCL – ELEVATIONS ARE AT FINISHED GRADE

0 10 20
SCALE: 1" = 10'

Otak

DOWNTOWN Superior

STC METROPOLITAN DISTRICT #2
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SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 - PHASE 10
MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	4/28/2020

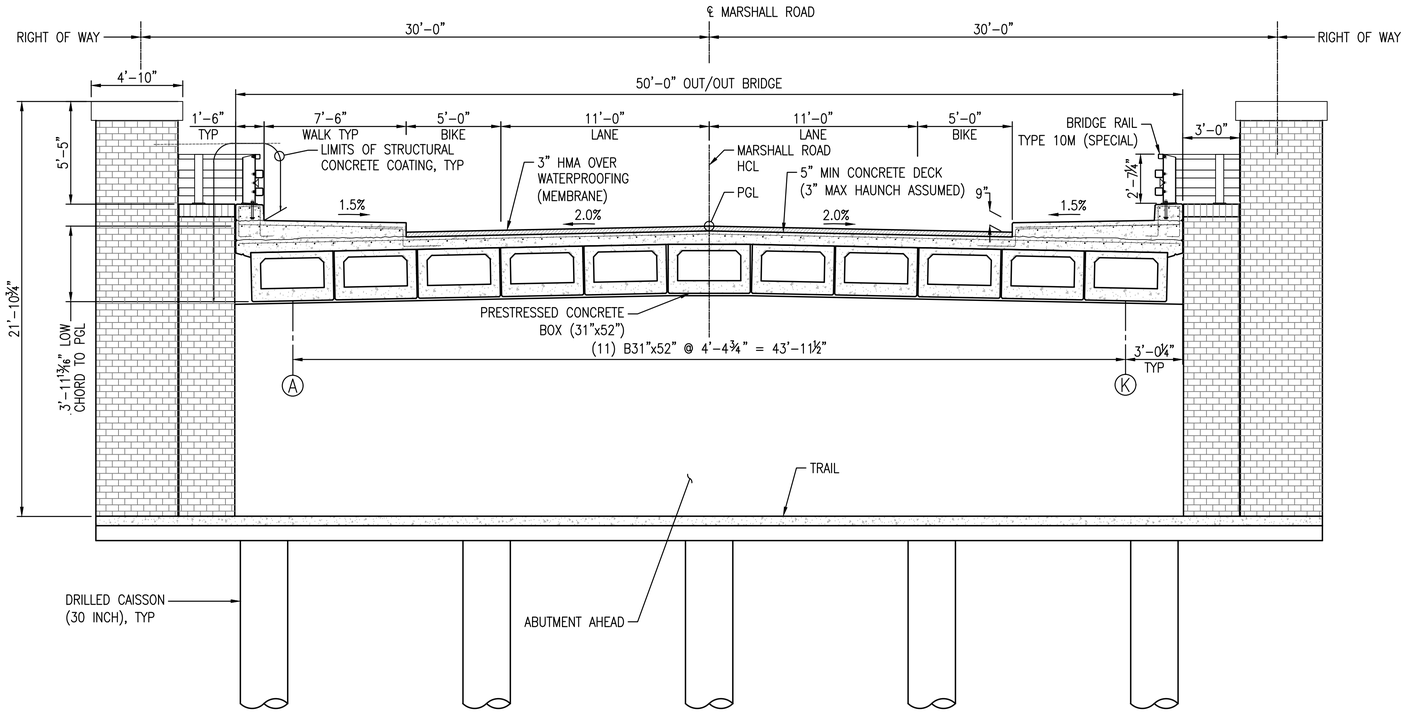
COLORADO LICENSED PROFESSIONAL ENGINEER

DESIGNED BY: TDB
DRAWN BY: SRF
CHECKED BY: DAG
DATE: 03/23/2020
SCALE: 1/4" = 1'
JOB NO.: XXXXXX
DWG NAME: XXXXX

BRIDGE GENERAL LAYOUT (SHEET 1)

SHEET: S1.0

Know what's below. Call before you dig.

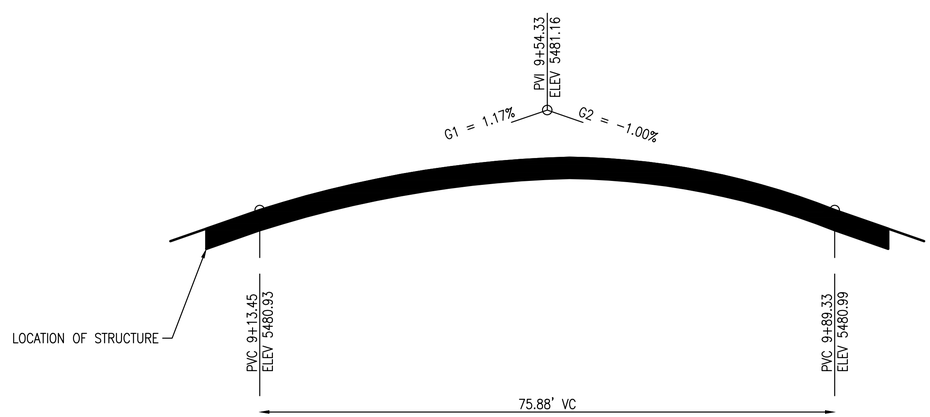


TYPICAL SECTION

(LOOKING AHEAD STATION)

0 4 8

SCALE: 1" = 4'



PROFILE GRADE

Otak

DOWNTOWN Superior

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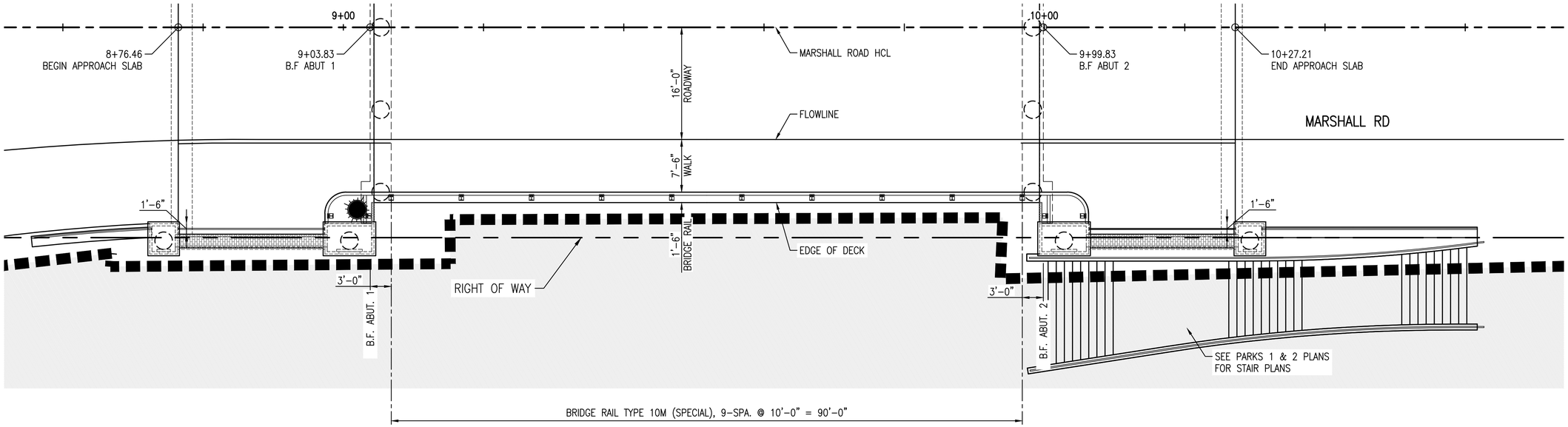
COLORADO LICENSED PROFESSIONAL ENGINEER

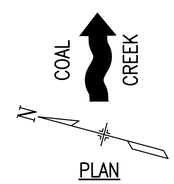
DESIGNED BY: TDB
DRAWN BY: SRF
CHECKED BY: DAG
DATE: 03/23/2020
SCALE: 1/4" = 1'
JOB NO.: XXXXXX
DWG NAME: XXXXX

BRIDGE GENERAL LAYOUT (SHEET 2)

SHEET: S1.1

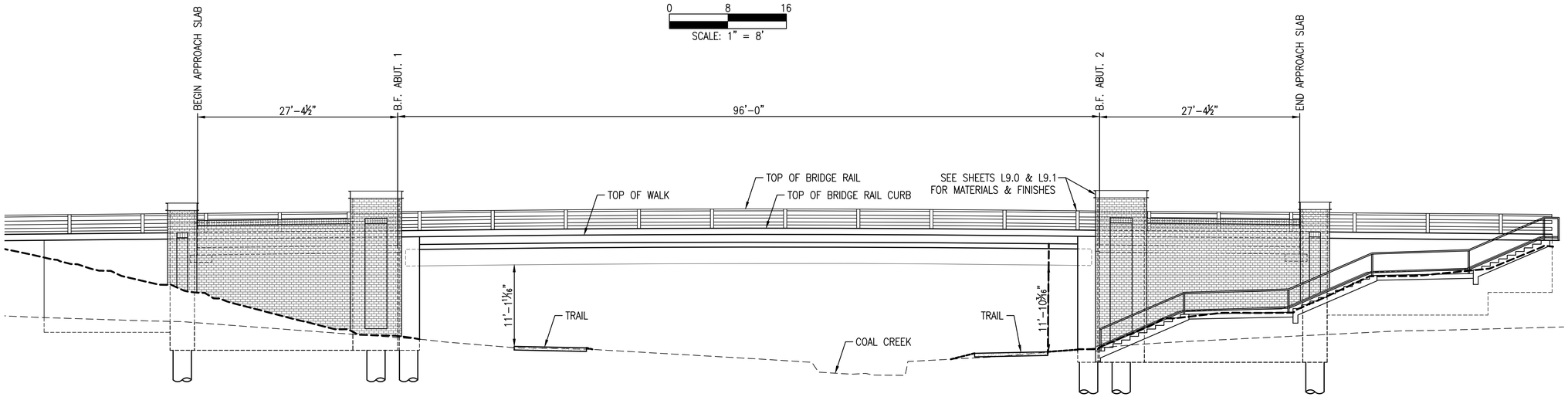
811 Know what's below. Call before you dig.





PLAN

0 8 16
SCALE: 1" = 8'



ELEVATION
(LOOKING EAST)

0 8 16
SCALE: 1" = 8'

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SUPERIOR, COLORADO

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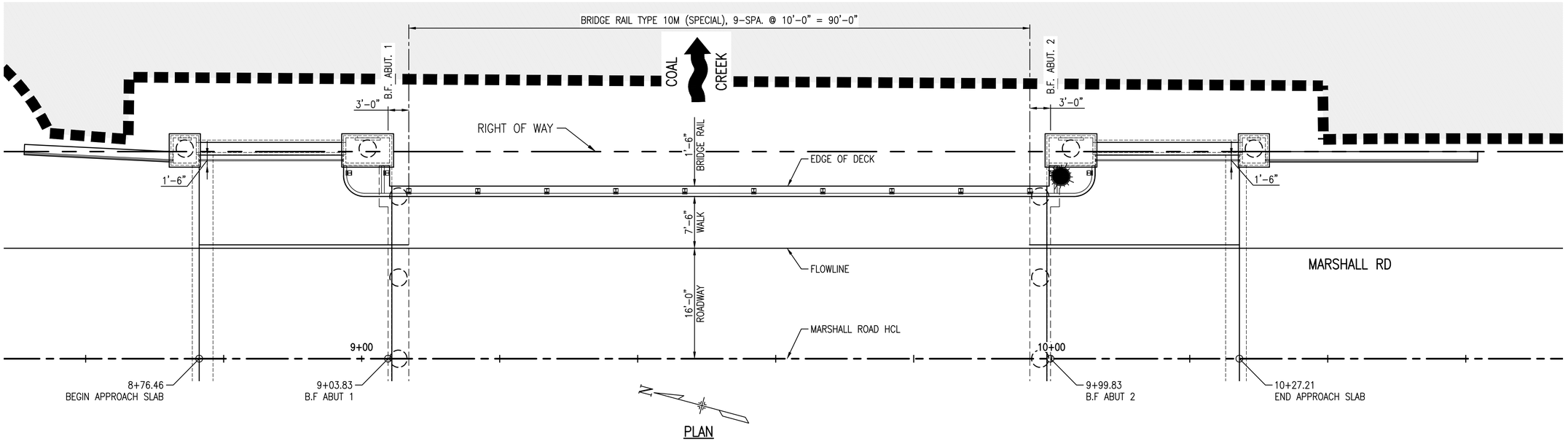
COLORADO LICENSED PROFESSIONAL ENGINEER

DESIGNED BY: TDB
DRAWN BY: SRF
CHECKED BY: DAG
DATE: 03/23/2020
SCALE: 1/4" = 1'
JOB NO.: XXXXXX
DWG NAME: XXXXX

EXTERIOR ELEVATION

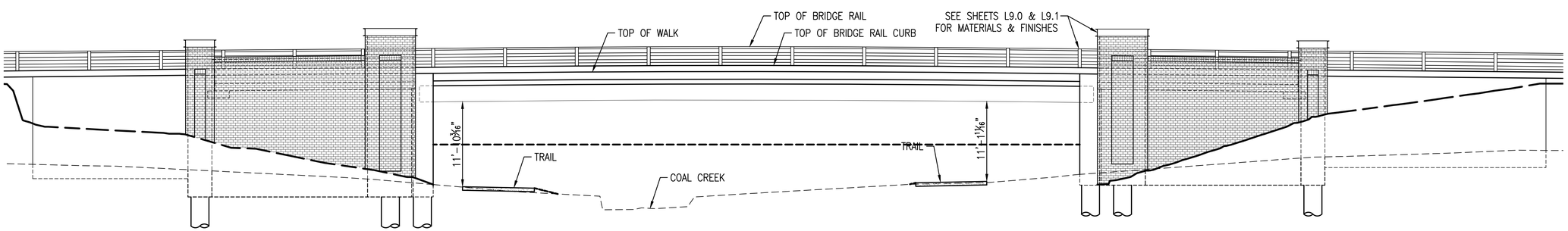
SHEET:
S1.2



PLAN

0 8 16

SCALE: 1" = 8'



ELEVATION

(LOOKING WEST)

0 8 16

SCALE: 1" = 8'

Otak

DOWNTOWN Superior

STC METROPOLITAN DISTRICT #2
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SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 - PHASE 10
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SUPERIOR, COLORADO

REVISIONS

NO	DESCRIPTION	DATE
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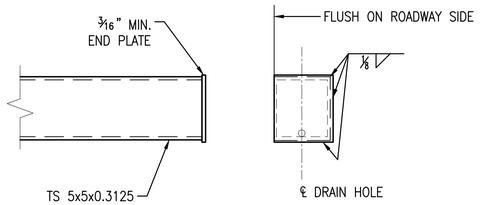
COLORADO LICENSED PROFESSIONAL ENGINEER

DESIGNED BY: TDB
DRAWN BY: SRE
CHECKED BY: DAG
DATE: 03/23/2020
SCALE: 1/4" = 1'
JOB NO.: XXXXXX
DWG NAME: XXXXX

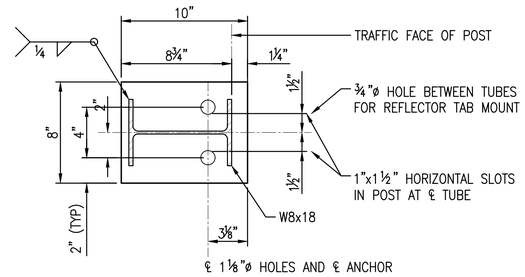
EXTERIOR ELEVATION

SHEET:
S1.3

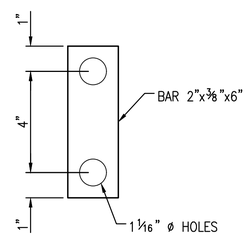
Know what's below. Call before you dig.



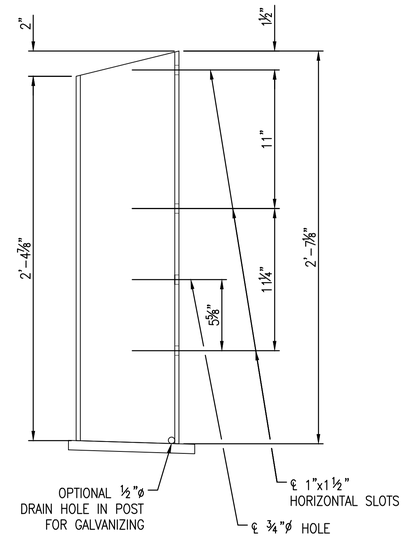
END CAP DETAIL



PLAN – POST RAIL



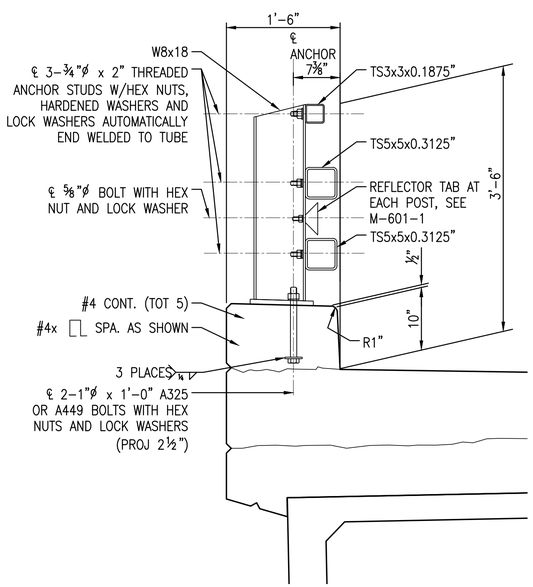
ANCHOR DETAIL



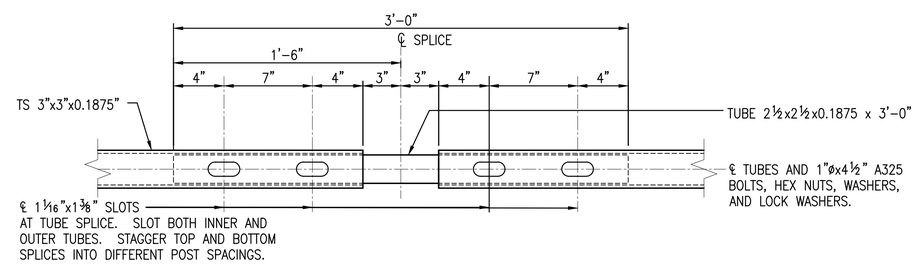
ELEVATION – POST

NOTES:

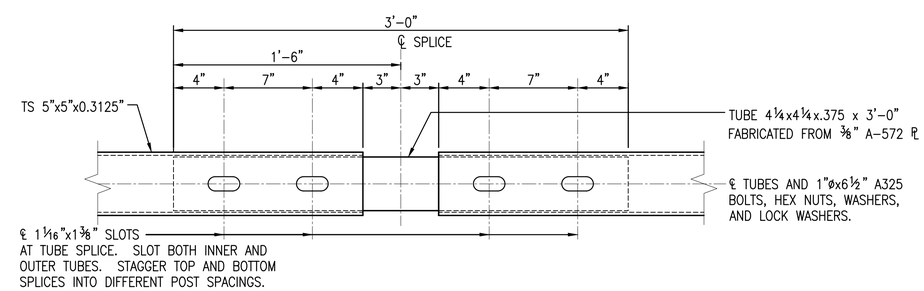
1. ALL TUBES SHALL BE ASTM A500 GRADE B PAINTED BLACK. ALL POSTS AND BASE PLATES SHALL BE ASTM A709 GRADE 50W. ALL BOLTS SHALL BE ASTM A307, EXCEPT H.S. BOLTS SHALL BE EITHER ASTM A325 OR A449. ALL OTHER STEEL SHALL BE ASTM A709 GRADE 36 UNLESS OTHERWISE NOTED.
2. ALL ANCHOR BOLTS AND MISCELLANEOUS BOLT, NUTS, AND WASHERS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH SECTION 509. CONCRETE, REINFORCING STEEL, AND STRUCTURAL STEEL ELEMENTS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 601, 602 AND 509, RESPECTIVELY.
3. POST ANCHOR, ENCASED IN CONCRETE, NEED NOT BE GALVANIZED.
4. TUBES SHALL BE SHOP BENT AS NEEDED.
5. TUBES SHALL BE CONTINUOUS OVER NOT LESS THAN TWO POSTS. NO WELDED BUTT SPLICES WILL BE ALLOWED IN THE TUBE SECTIONS.
6. THE CENTERLINE OF THE TUBE SPLICE SHALL BE 1'-8" MINIMUM AND 2'-6" MAXIMUM FROM THE CENTERLINE OF THE POSTS.
7. ALL BOLTS THAT HAVE LOCK WASHERS SHALL BE TIGHTENED TO SNUG ONLY.
8. POSTS SHALL BE PERPENDICULAR TO THE LONGITUDINAL ROADWAY GRADE.
9. ONE OR MORE 10'-0" POST SPACINGS MAY BE REDUCED (6'-8" MIN.) IN ORDER TO MAINTAIN DIMENSIONS FROM THE END OF THE RAIL AND EXPANSION JOINTS.
10. PAYMENT WILL BE MADE UNDER ITEM 606, BRIDGE RAIL TYPE 10M (SPECIAL) FOR ALL POSTS, POST ANCHORS, BASE PLATES, BACKING PLATES, ANCHOR BOLTS, MISCELLANEOUS BOLTS, NUTS, WASHERS, TUBES, TUBE EXPANSION DEVICES, TUBE SPLICES, END PLATES, CURB CONCRETE (CLASS D), CURB REINFORCING STEEL, AND REFLECTOR TABS.
11. PRIOR TO FABRICATION OF THIS ITEM, THREE SETS OF WORKING DRAWINGS WHICH COMPLY WITH THE REQUIREMENTS OF SECTION 105, SHALL BE SUBMITTED TO THE ENGINEER FOR INFORMATION ONLY.
12. STRUCTURAL STEEL:
    AASHTO M-270 GRADE 36 (ASTM A709 GRADE 36) fy = 36,00 psi
    AASHTO M-270 GRADE 50W (ASTM A709 GRADE 50W) fy = 50,000 psi
    COLD FORMED ASTM A-500 fy = 46,000 psi



TYPICAL SECTION



PLAN 3x3 – TUBE SPLICE



PLAN 5x5 – TUBE SPLICE

Know what's below. Call before you dig.

Otak

DOWNTOWN Superior

STC METROPOLITAN DISTRICT #2
11452 EL CAMINO REAL, STE 120
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 - PHASE 10
MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	4/28/2020

COLORADO LICENSED PROFESSIONAL ENGINEER

DESIGNED BY: TDB DATE: 03/23/2020
DRAWN BY: SRF SCALE: 1/4" = 1'
CHECKED BY: DAG
JOB NO.: XXXXXX
DWG NAME: XXXXX

RAILING DETAILS

SHEET: S1.4

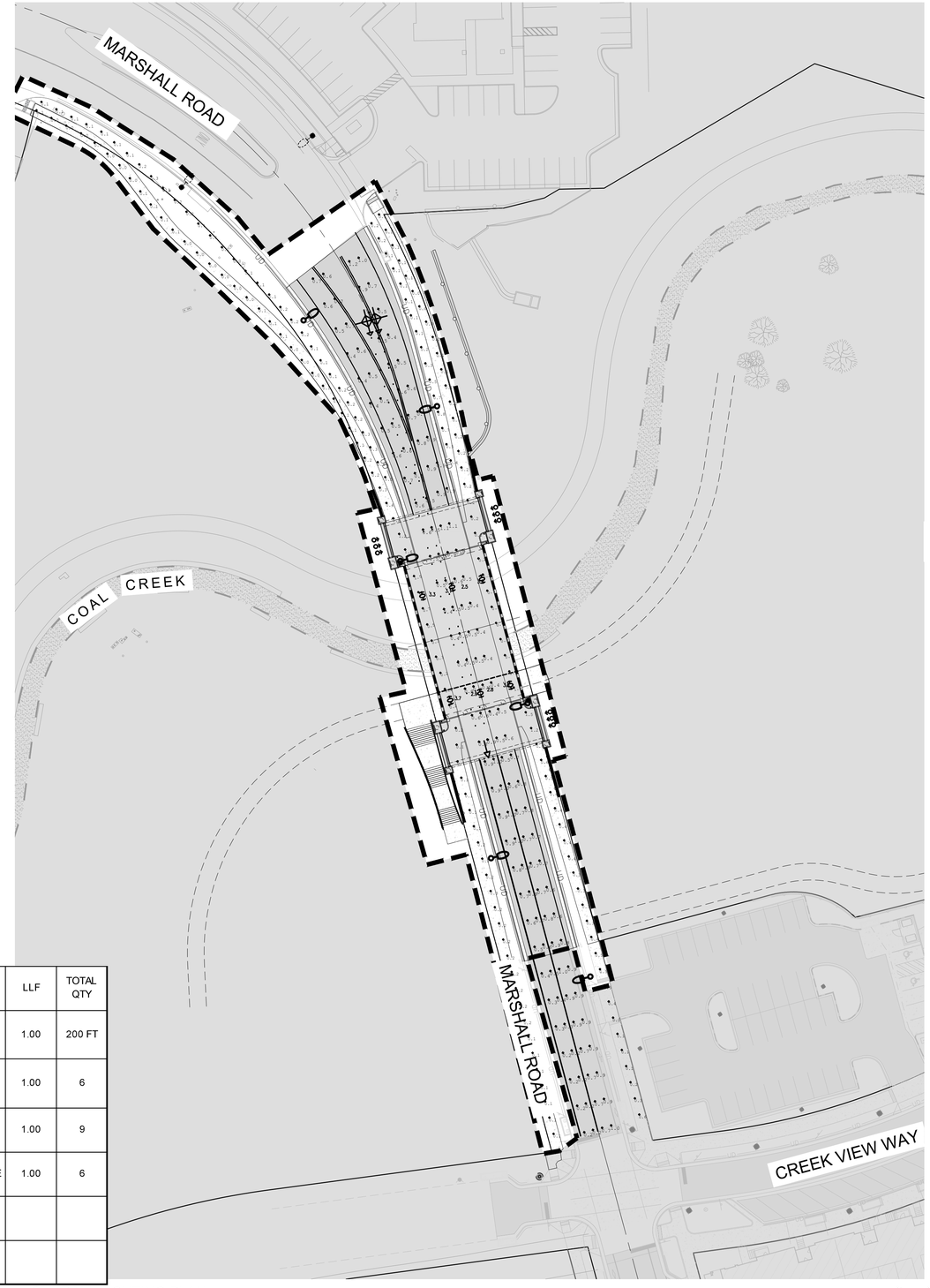
LUMINANCE CALCULATION SUMMARY (Cd/SqM) - (Roadway)		
IES RP 8-18 Table 11-1	Lavg	Lavg/Lmin
Target (Local Street; Medium)	0.50	6:1
Marshall Road Bridge - Bridge Deck	0.60	2:1
Marshall Road Bridge - North Approach	0.70	2:1
Marshall Road Bridge - South Approach	0.70	3:1

Luminance (L) - Luminance describes the quantity of light emitted or refelected from a surface. The unit is cd/m2 and the mathematical symbol is L.

ILLUMINANCE CALCULATION SUMMARY (fc) - Sidewalks		
IES RP 8-18 Table 16-2	Eavg	Eave/Emin
Target (Medium Pedestrian Conflict Area)	0.50	4:1
North Sidewalks	0.20	NA
Bridge Sidewalks	0.60	8:1
South Sidewalks	0.30	15:1
Coal Creek Multi-use Pathway (under Bridge Deck)	3.10	2:1

Illuminance (E) - Illuminance describes the quantity of light striking a surface. The unit is footcandles and the mathematical symbol is E.

LABEL	SYMBOL	DESCRIPTION	MATERIAL / COLOR	COLOR TEMP.	BUG RATING	APPROX. WATTS	APPROX. LUMENS	MOUNTING	LLF	TOTAL QTY
S01		(1) SURFACE MOUNTED LED LIGHT POINTS, 12" ON CENTER, MOUNTED UNDER RAIL, REMOTE DRIVER .	BLACK	3000K	-	0.5 / FOOT	10.5 Cd	SURFACE	1.00	200 FT
S02		(1) SURFACE MOUNTED LED AREA LIGHT, MOUNTED UNDER BRIDGE DECK, INTEGRAL DRIVER .	BLACK	3000K	-	15	1192	SURFACE	1.00	6
G02		(1) ADJUSTABLE LED LANDSCAPE ACCENTLIGHT WITH INTEGRAL DRIVER	ALUMINUM MATTE BLACK	3000K	-	7	1984 CDCP	GROUND	1.00	9
L01		(1) 30-ft POLE-MOUNTED LED XCEL STREETLIGHT	GALVANIZED STEEL	3000K	B2-U0-G1	70	6000	GROUND / POLE	1.00	6
LX1		EXISTING LED POLE MOUNTED STREETLIGHT INCLUDED FOR CALCULATION PURPOSES								
LX2		EXISTING LED POLE MOUNTED PEDESTRIAN LUMINAIRE INCLUDED FOR CALCULATION PURPOSES								



OVERALL LIGHTING PLAN
SCALE: 1" = 40' @ 22"x34"

Know what's below. Call before you dig.

CLANTON & ASSOCIATES
LIGHTING DESIGN AND ENGINEERING
4699 NAUTILUS COURT SOUTH STE. 102
BOULDER, CO 80301
303-530-7229

DOWNTOWN superior

STC METROPOLITAN DISTRICT #2
11452 EL CAMINO REAL, STE 120
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 - PHASE 10
MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

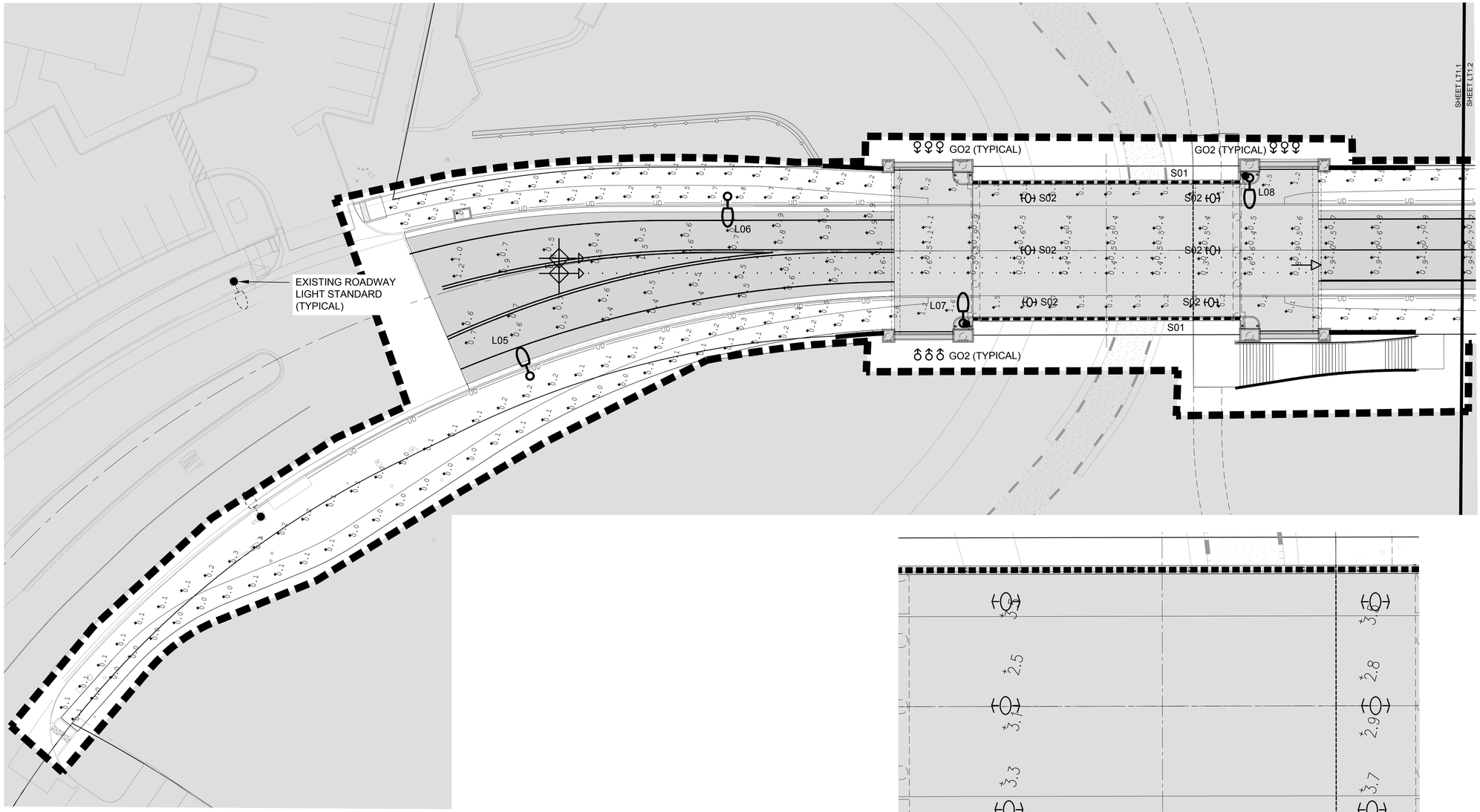
REVISIONS

NO.	DESCRIPTION	DATE
1	Town Comments	04/29/2020

DESIGNED BY: DR
DRAWN BY: JE
CHECKED BY: DS
DATE: 03-23-2020
SCALE: AS SHOWN
JOB NO.:
DWG NAME:

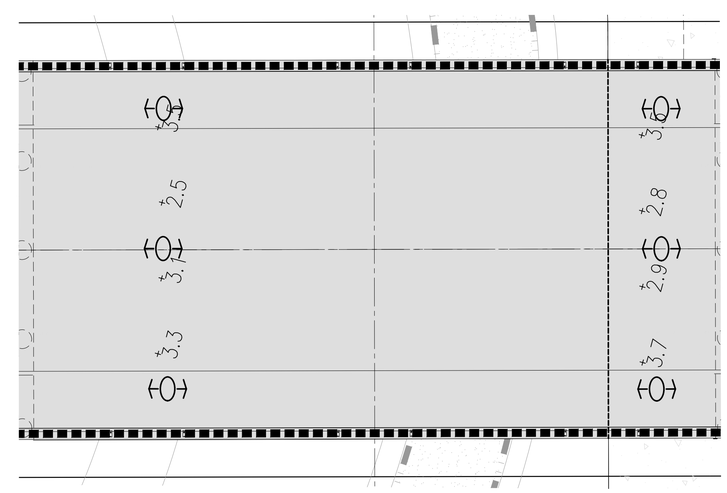
OVERALL LIGHTING PLAN

SHEET:
LT1.0



PARTIAL LIGHTING PLAN - VIEW 1

SCALE: 1" = 20' @ 22"x34"



ENLARGED PATHWAY LIGHTING CALCULATION

SCALE: 1" = 10' @ 22"x34"

LIGHTING AND ELECTRICAL LEGEND

- LXX — NEW TYPE 'LS01' SINGLE LED LUMINAIRE ON 28'-6" LIGHT STANDARD BY XCEL ENERGY. LIGHT STANDARD IDENTIFICATION NUMBER XCEL LUMINAIRE CAT. ID# 219751
- NEW TYPE 'S01' SURFACE MOUNTED LED LIGHT POINTS 12" O.C.
- NEW TYPE 'S02' SURFACE MOUNTED LED AREA LIGHT.
- NEW TYPE 'GO2' ADJUSTABLE LED LANDSCAPE ACCENT LIGHT.
- EXISTING LED POLE MOUNTED STREETLIGHT SHOWN FOR CALCULATION PURPOSES.
- EXISTING LED POLE MOUNTED PEDESTRIAN LUMINAIRE INCLUDED FOR CALCULATION PURPOSES.

NORTH

0' 10' 20' 40'

SCALE: 1" = 20' @ 22"x34"

811 Know what's below. Call before you dig.

CLANTON & ASSOCIATES
LIGHTING DESIGN AND ENGINEERING
4699 NAUTILUS COURT SOUTH STE. 102
BOULDER, CO 80301
303-530-7229

DOWNTOWN superior

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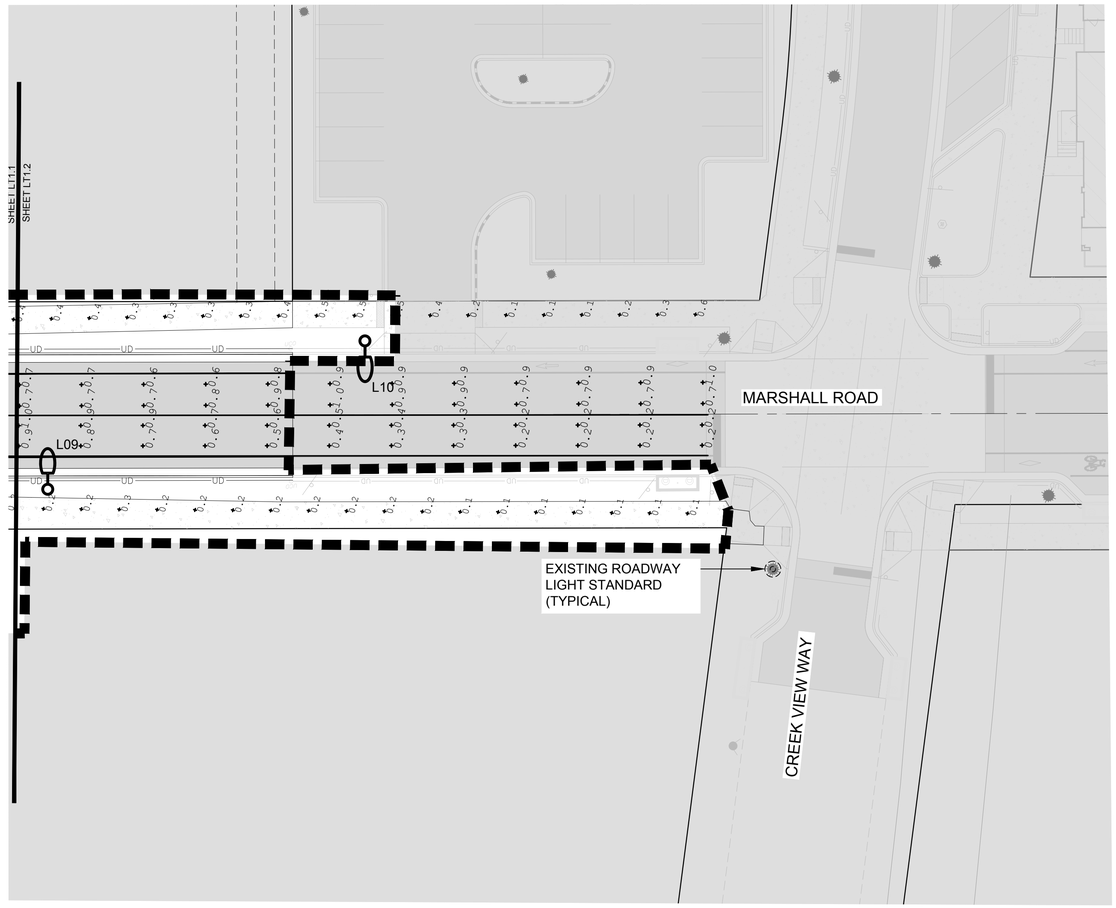
CHECKED BY: DS
DATE: 03-23-2020
SCALE: AS SHOWN
JOB NO.:
DWG NAME:

PARTIAL LIGHTING PLAN 1

SHEET: LT1.1



PARTIAL LIGHTING PLAN - VIEW 2

SCALE: 1" = 20' @ 22"x34"

LIGHTING AND ELECTRICAL LEGEND

- LXX — NEW TYPE 'LS01' SINGLE LED LUMINAIRE ON 28'-6" LIGHT STANDARD BY XCEL ENERGY.
  LIGHT STANDARD IDENTIFICATION NUMBER
  XCEL LUMINAIRE CAT. ID# 219751
- NEW TYPE 'S01' SURFACE MOUNTED LED LIGHT POINTS 12" O.C.
- NEW TYPE 'S02' SURFACE MOUNTED LED AREA LIGHT.
- NEW TYPE 'GO2' ADJUSTABLE LED LANDSCAPE ACCENT LIGHT.
- EXISTING LED POLE MOUNTED STREETLIGHT SHOWN FOR CALCULATION PURPOSES.
- EXISTING LED POLE MOUNTED PEDESTRIAN LUMINAIRE INCLUDED FOR CALCULATION PURPOSES.

NORTH

0' 10' 20' 40'

SCALE: 1" = 20' @ 22"x34"

Know what's below. Call before you dig.

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LIGHTING DESIGN AND ENGINEERING
4699 NAUTILUS COURT SOUTH STE. 102
BOULDER, CO 80301
303-530-7229

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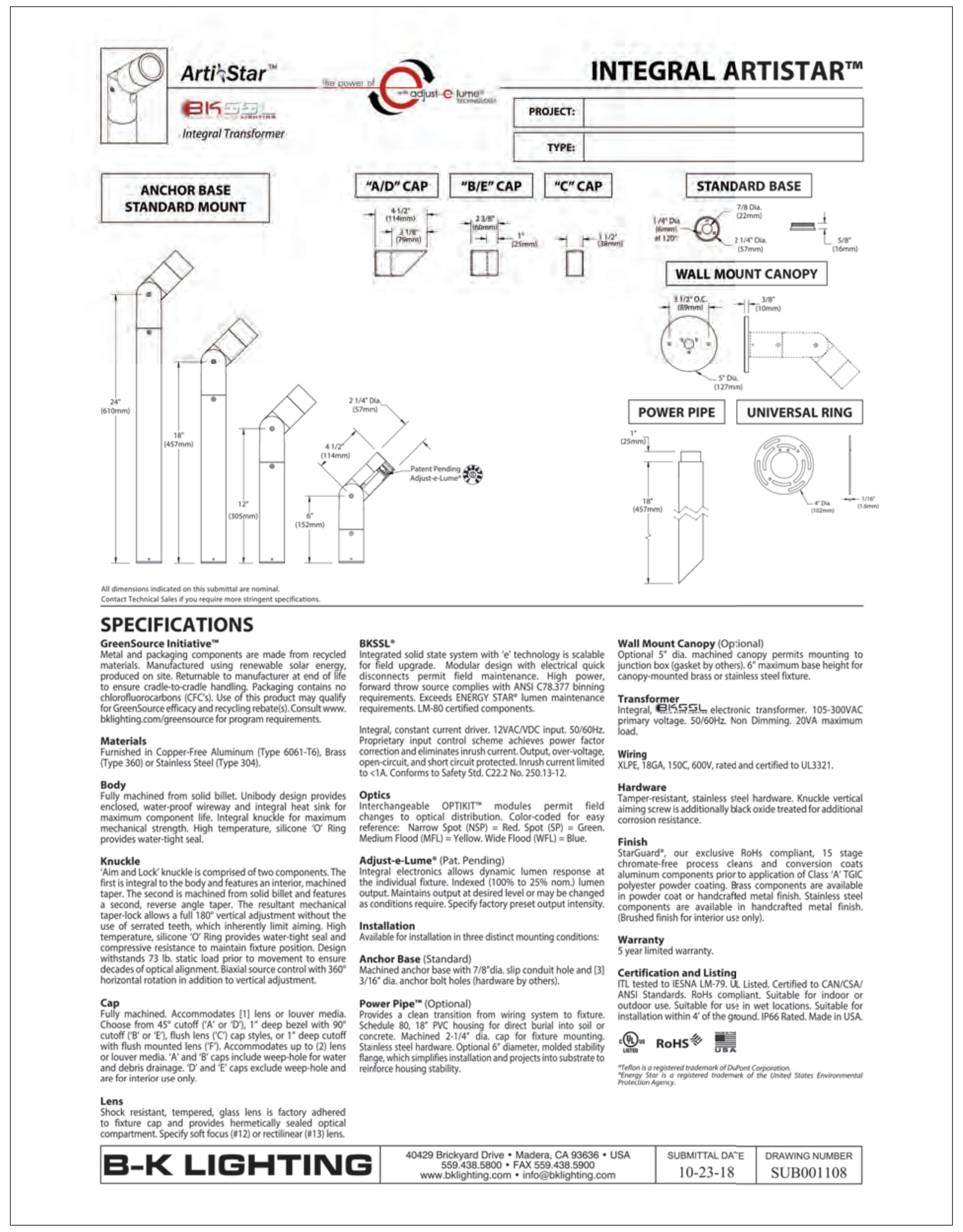
CHECKED BY: DS
DATE: 03-23-2020
SCALE: AS SHOWN
JOB NO.:
DWG NAME:

PARTIAL LIGHTING PLAN 2

SHEET: LT1.2



Arti-Star™ BKSSL Integral Transformer — the power of adjust-e-lume® technology

INTEGRAL ARTISTAR™

PROJECT:
TYPE:

ANCHOR BASE STANDARD MOUNT | "A/D" CAP | "B/E" CAP | "C" CAP | STANDARD BASE | WALL MOUNT CANOPY | POWER PIPE | UNIVERSAL RING

All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
'Aim and Lock' knuckle is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. Biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap
Fully machined. Accommodates [1] lens or louver media. Choose from 45° cutoff ('A' or 'D'), 1" deep bezel with 90° cutoff ('B' or 'E'), flush lens ('C') cap styles, or 1" deep cutoff with flush mounted lens ('F'). Accommodates up to (2) lens or louver media. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL®
Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme address power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <1A. Conforms to Safety Std. C22.2 No. 250.13-12.

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Narrow Spot (NSP) = Red. Spot (SP) = Green. Medium Flood (MFL) = Yellow. Wide Flood (WFL) = Blue.

Adjust-e-Lume® (Pat. Pending)
Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Installation
Available for installation in three distinct mounting conditions:

Anchor Base (Standard)
Machined anchor base with 7/8"dia. slip conduit hole and [3] 3/16" dia. anchor bolt holes (hardware by others).

Power Pipe™ (Optional)
Provides a clean transition from wiring system to fixture. Schedule 80, 18" PVC housing for direct burial into soil or concrete. Machined 2-1/4" dia. cap for fixture mounting. Stainless steel hardware. Optional 6" diameter, molded stability flange, which simplifies installation and projects into substrate to reinforce housing stability.

Wall Mount Canopy (Optional)
Optional 5" dia. machined canopy permits mounting to junction box (gasket by others). 6" maximum base height for canopy-mounted brass or stainless steel fixture.

Transformer
Integral, BKSSL electronic transformer. 105-300VAC primary voltage. 50/60Hz. Non Dimming. 20VA maximum load.

Wiring
XLPE, 18GA, 150C, 600V, rated and certified to UL3321.

Hardware
Tamper-resistant, stainless steel hardware. Knuckle vertical aiming screw is additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

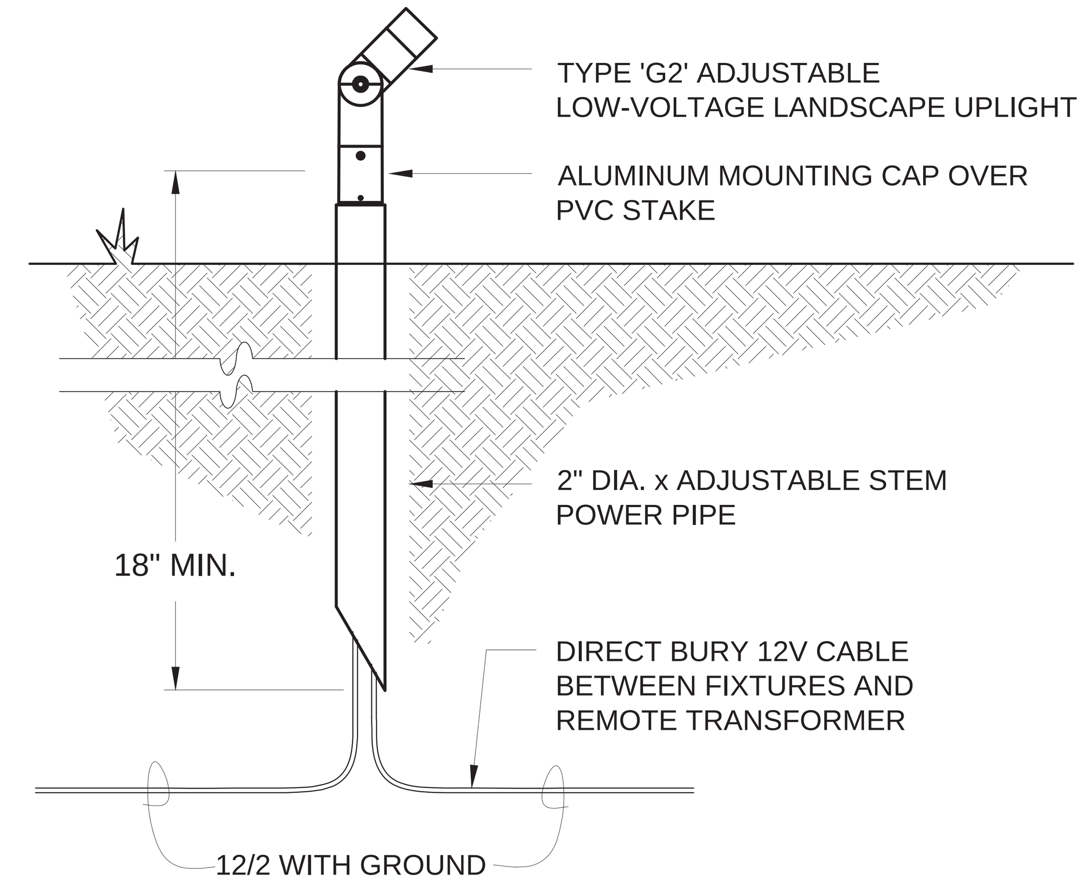
Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP66 Rated. Made in USA.

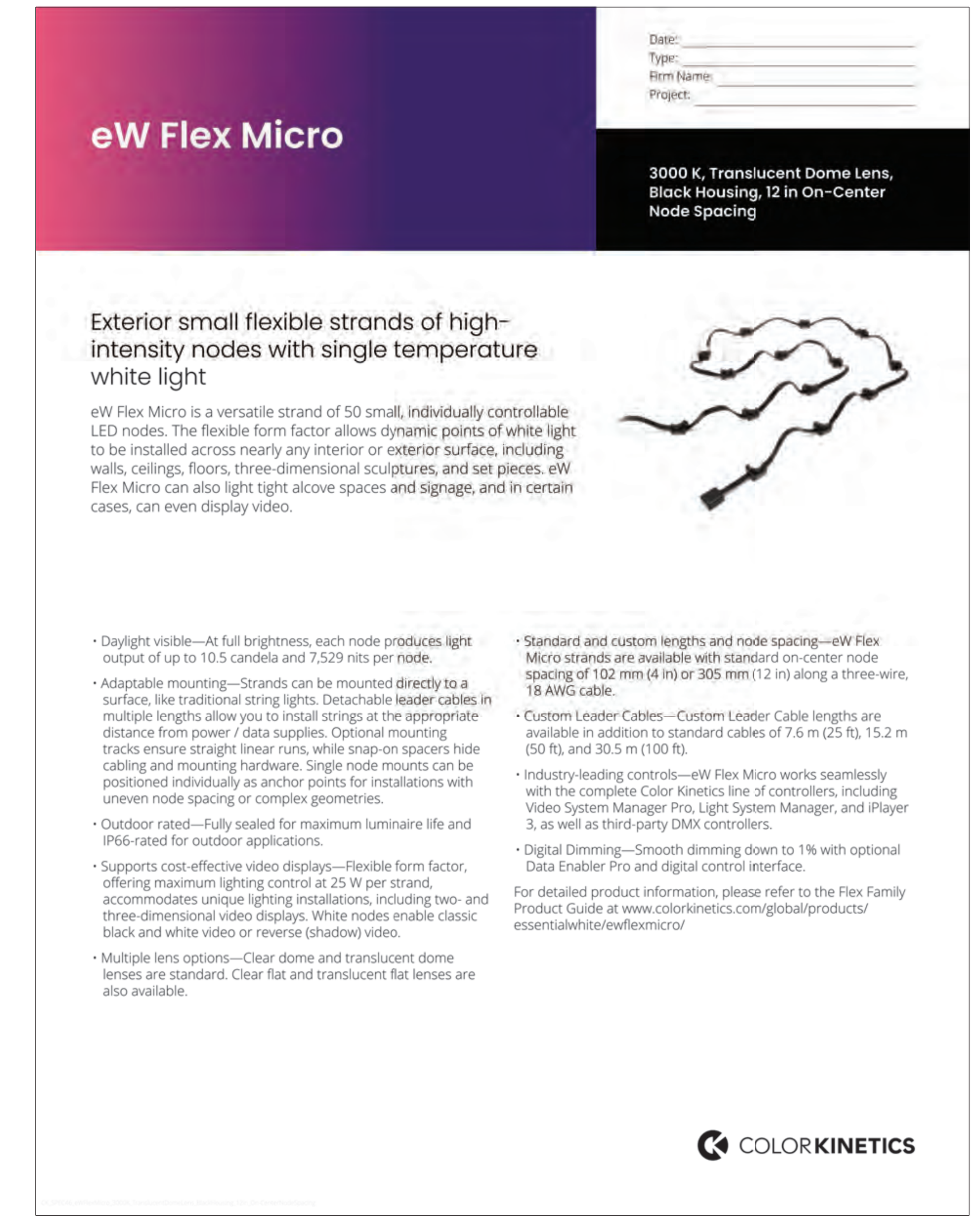
*Teflon is a registered trademark of DuPont Corporation.
*Energy Star is a registered trademark of the United States Environmental Protection Agency.

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	SUBMITTAL DATE 10-23-18	DRAWING NUMBER SUB001108

1 / LT1.3 — LANDSCAPE UPLIGHT TYPE 'G02'
NOT TO SCALE



2 / LT1.3 — LANDSCAPE UPLIGHT TYPE 'G02'
NOT TO SCALE



eW Flex Micro

Date:
Type:
Firm Name:
Project:

3000 K, Translucent Dome Lens, Black Housing, 12 in On-Center Node Spacing

Exterior small flexible strands of high-intensity nodes with single temperature white light

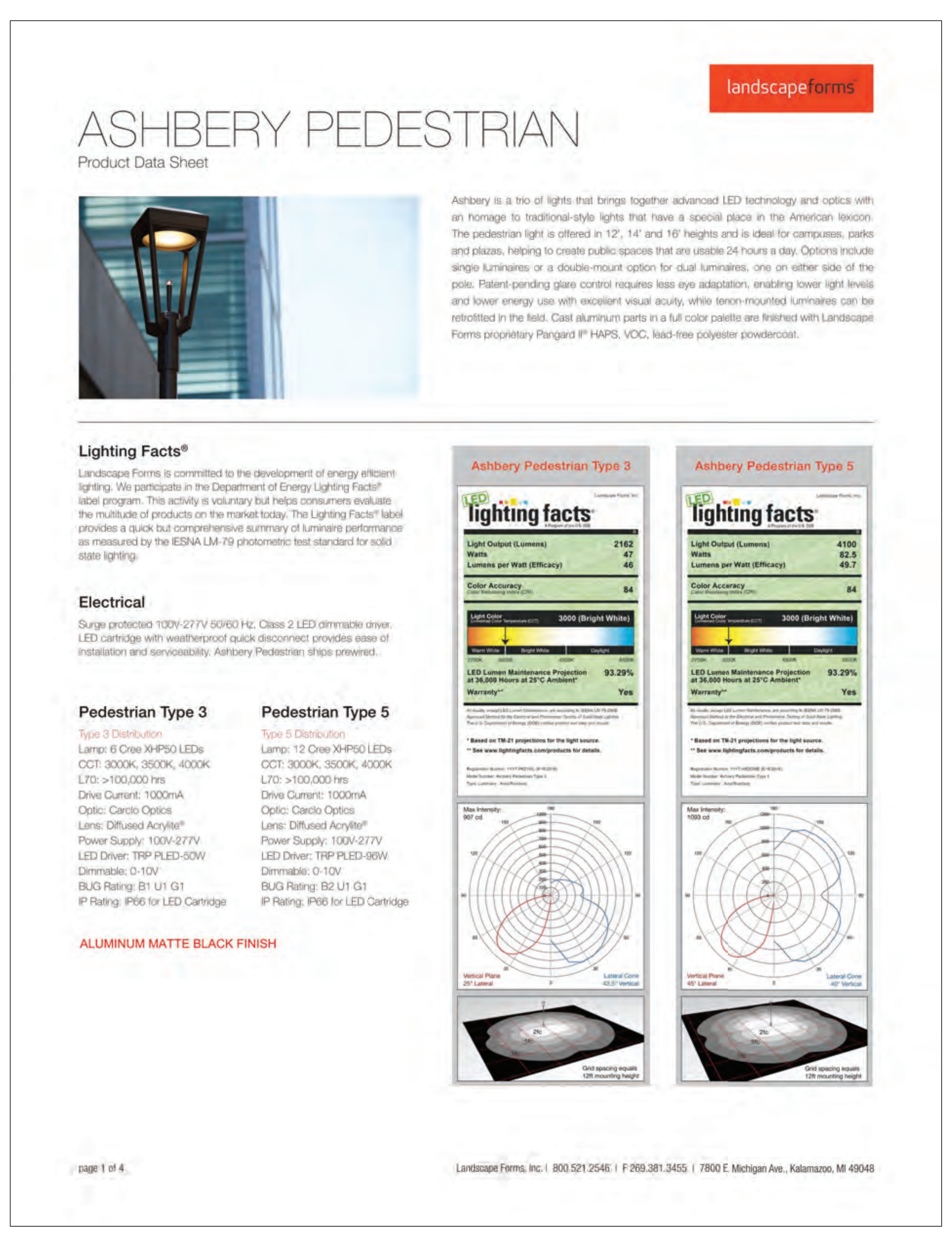
eW Flex Micro is a versatile strand of 50 small, individually controllable LED nodes. The flexible form factor allows dynamic points of white light to be installed across nearly any interior or exterior surface, including walls, ceilings, floors, three-dimensional sculptures, and set pieces. eW Flex Micro can also light tight alcove spaces and signage, and in certain cases, can even display video.

- Daylight visible—At full brightness, each node produces light output of up to 10.5 candela and 7,529 nits per node.
- Adaptable mounting—Strands can be mounted directly to a surface, like traditional string lights. Detachable leader cables in multiple lengths allow you to install strings at the appropriate distance from power / data supplies. Optional mounting tracks ensure straight linear runs, while snap-on spacers hide cabling and mounting hardware. Single node mounts can be positioned individually as anchor points for installations with uneven node spacing or complex geometries.
- Outdoor rated—Fully sealed for maximum luminaire life and IP66-rated for outdoor applications.
- Supports cost-effective video displays—Flexible form factor, offering maximum lighting control at 25 W per strand, accommodates unique lighting installations, including two- and three-dimensional video displays. White nodes enable classic black and white video or reverse (shadow) video.
- Multiple lens options—Clear dome and translucent dome lenses are standard. Clear flat and translucent flat lenses are also available.
- Standard and custom lengths and node spacing—eW Flex Micro strands are available with standard on-center node spacing of 102 mm (4 in) or 305 mm (12 in) along a three-wire, 18 AWG cable.
- Custom Leader Cables—Custom Leader Cable lengths are available in addition to standard cables of 7.6 m (25 ft), 15.2 m (50 ft), and 30.5 m (100 ft).
- Industry-leading controls—eW Flex Micro works seamlessly with the complete Color Kinetics line of controllers, including Video System Manager Pro, Light System Manager, and iPlayer 3, as well as third-party DMX controllers.
- Digital Dimming—Smooth dimming down to 1% with optional Data Enabler Pro and digital control interface.

For detailed product information, please refer to the Flex Family Product Guide at www.colorkinetics.com/global/products/essentialwhite/ewflexmicro/

COLOR KINETICS

5 / LT1.3 — PEDESTRIAN HANDRAIL LIGHT POINTS TYPE 'S01'
NOT TO SCALE



landscapeforms

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. Options 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 II® 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.

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 XHP50 LEDs
CCT: 3000K, 3500K, 4000K
L70: >100,000 hrs
Drive Current: 1000mA
Optic: Carclo Optics
Lens: Diffused Acrylite®
Power Supply: 100V-277V
LED Driver: TRP PLED-50W
Dimmable: 0-10V
BUG Rating: B1 U1 G1
IP Rating: IP66 for LED Cartridge

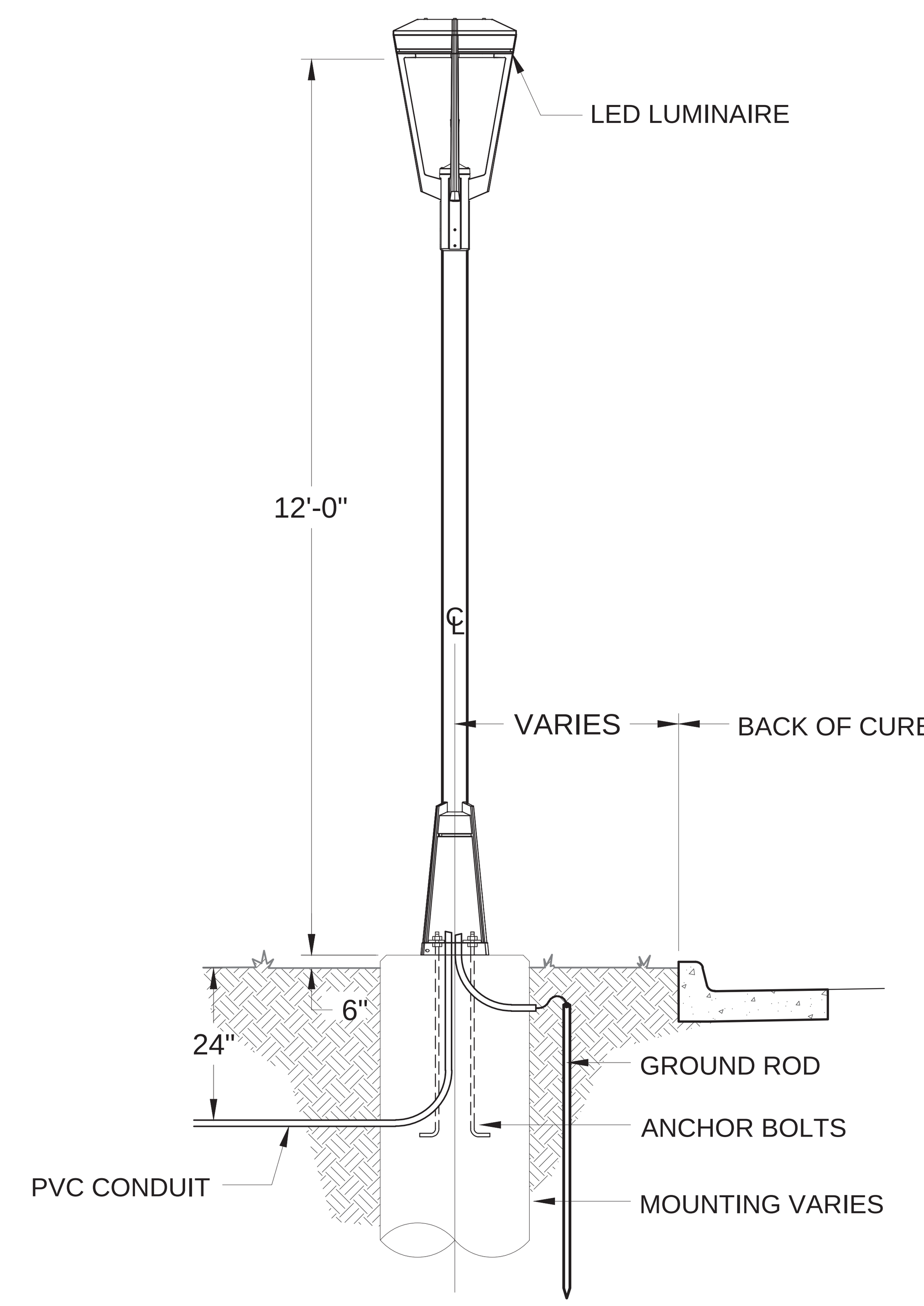
Pedestrian Type 5
Type 5 Distribution
Lamp: 12 Cree XHP50 LEDs
CCT: 3000K, 3500K, 4000K
L70: >100,000 hrs
Drive Current: 1000mA
Optic: Carclo Optics
Lens: Diffused Acrylite®
Power Supply: 100V-277V
LED Driver: TRP PLED-96W
Dimmable: 0-10V
BUG Rating: B2 U1 G1
IP Rating: IP66 for LED Cartridge

ALUMINUM MATTE BLACK FINISH

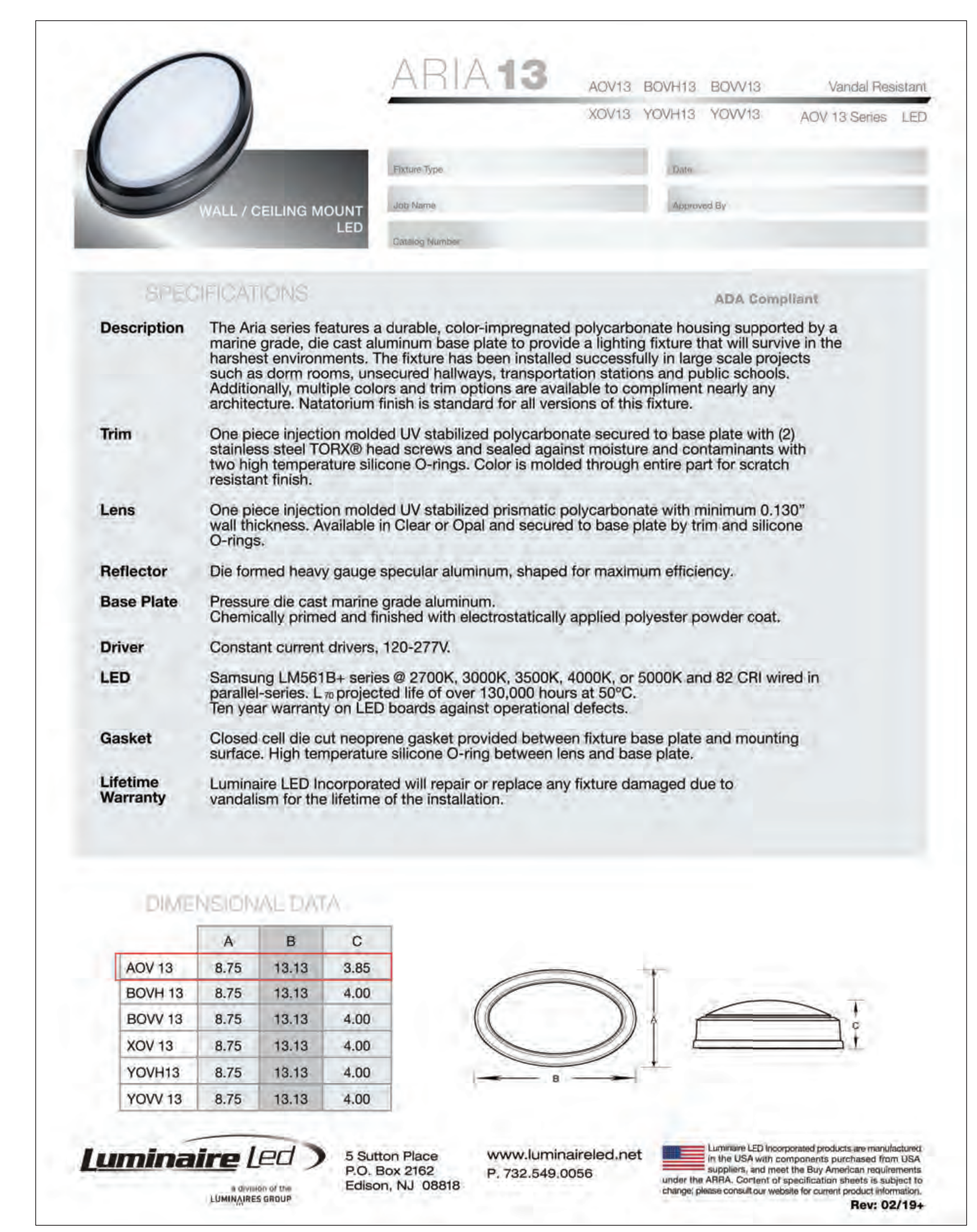
	Ashbery Pedestrian Type 3	Ashbery Pedestrian Type 5
Light Output (Lumens)	2162	4100
Watts	47	82.5
Lumens per Watt (Efficacy)	46	49.7
Color Accuracy	84	84
Light Color	3000 (Bright White)	3000 (Bright White)
LED Lumen Maintenance Projection at 36,000 Hours at 25°C Ambient*	93.29%	93.29%
Warranty**	Yes	Yes

page 1 of 4 — Landscape Forms, Inc. | 800.521.2546 | F 269.381.3455 | 7800 E Michigan Ave., Kalamazoo, MI 49048

3 / LT1.3 — LANDSCAPE UPLIGHT TYPE 'G03'
NOT TO SCALE



4 / LT1.3 — PEDESTRIAN LIGHT STANDARD TYPE 'G03'
NOT TO SCALE



ARIA 13

AOV13 BOVH13 BOVV13 XOV13 YOVH13 YOVV13 — Vandal Resistant — AOV 13 Series LED

WALL / CEILING MOUNT LED

Fixture Type / Date / Job Name / Approved By / Catalog Number

SPECIFICATIONS — ADA Compliant

Description The Aria series features a durable, color-impregnated polycarbonate housing supported by a marine grade, die cast aluminum base plate to provide a lighting fixture that will survive in the harshest environments. The fixture has been installed successfully in large scale projects such as dorm rooms, unsecured hallways, transportation stations and public schools. Additionally, multiple colors and trim options are available to compliment nearly any architecture. Natatorium finish is standard for all versions of this fixture.

Trim One piece injection molded UV stabilized polycarbonate secured to base plate with (2) stainless steel TORX® head screws and sealed against moisture and contaminants with two high temperature silicone O-rings. Color is molded through entire part for scratch resistant finish.

Lens One piece injection molded UV stabilized prismatic polycarbonate with minimum 0.130" wall thickness. Available in Clear or Opal and secured to base plate by trim and silicone O-rings.

Reflector Die formed heavy gauge specular aluminum, shaped for maximum efficiency.

Base Plate Pressure die cast marine grade aluminum. Chemically primed and finished with electrostatically applied polyester powder coat.

Driver Constant current drivers, 120-277V.

LED Samsung LM561B+ series @ 2700K, 3000K, 3500K, 4000K, or 5000K and 82 CRI wired in parallel-series. L_{70} projected life of over 130,000 hours at 50°C. Ten year warranty on LED boards against operational defects.

Gasket Closed cell die cut neoprene gasket provided between fixture base plate and mounting surface. High temperature silicone O-ring between lens and base plate.

Lifetime Warranty Luminaire LED Incorporated will repair or replace any fixture damaged due to vandalism for the lifetime of the installation.

DIMENSIONAL DATA

	A	B	C
AOV 13	8.75	13.13	3.85
BOVH 13	8.75	13.13	4.00
BOVV 13	8.75	13.13	4.00
XOV 13	8.75	13.13	4.00
YOVH13	8.75	13.13	4.00
YOVV 13	8.75	13.13	4.00

Luminaire Led — a division of the LUMINAIRES GROUP — 5 Sutton Place, P.O. Box 2162, Edison, NJ 08818 — www.luminaireled.net P. 732.549.0056
Luminaire LED Incorporated products are manufactured in the USA with components purchased from USA suppliers, and meet the Buy American requirements under the ARRA. Content of specification sheets is subject to change; please consult our website for current product information. Rev: 02/19+

6 / LT1.3 — LANDSCAPE AREA LIGHT TYPE 'S02'
NOT TO SCALE

Know what's **below.** **Call** before you dig. (811)

CLANTON & ASSOCIATES
LIGHTING DESIGN AND ENGINEERING

DOWNTOWN Superior

STC METROPOLITAN DISTRICT #2
11452 EL CAMINO REAL, STE 120
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 - PHASE 10
MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: DR — DATE: 03-23-2020
DRAWN BY: JE — SCALE: AS SHOWN
CHECKED BY: DS
JOB NO.:
DWG NAME:

LIGHTING & ELECTRICAL DETAILS

SHEET: LT1.3

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

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

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

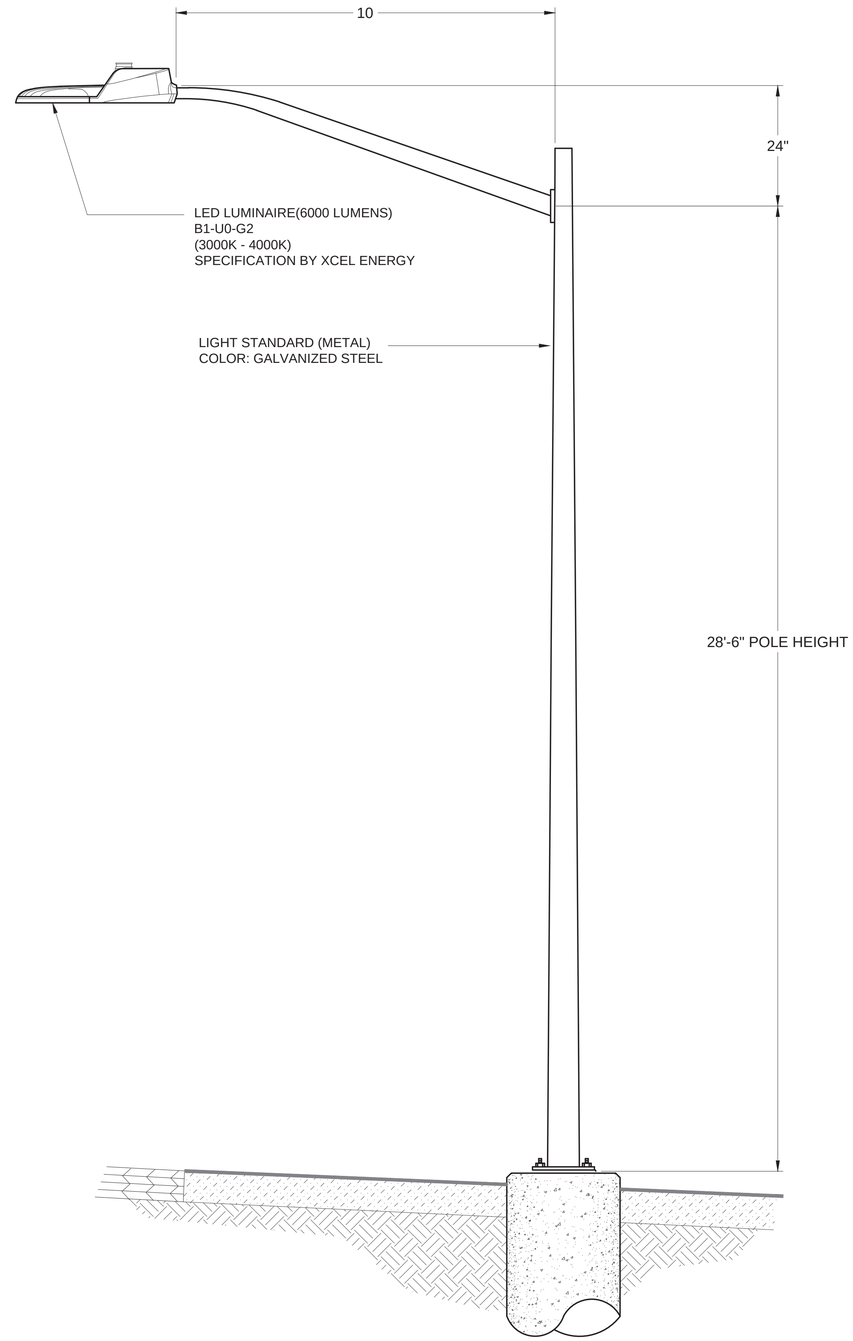
ADDITIONAL DESCRIPTION OF ITEM TO APPEAR ON
REQUEST FOR QUOTATION AND/OR PURCHASE ORDER
Luminaire shall conform to Xcel Energy specification sheet 6220.0410-S

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

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

Indicates Change, also "C" MSCS # 4360
6220.0310

1 / LT1.4 ROADWAY LIGHT STANDARD TYPE 'L01'
NOT TO SCALE



2 / LT1.4 ROADWAY LIGHT STANDARD TYPE 'L01'
NOT TO SCALE

Know what's below. Call before you dig.

CLANTON & ASSOCIATES
LIGHTING DESIGN AND ENGINEERING

DOWNTOWN superior

STC METROPOLITAN DISTRICT #2
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SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 - PHASE 10
MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

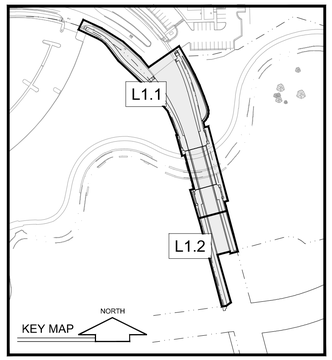
REVISIONS

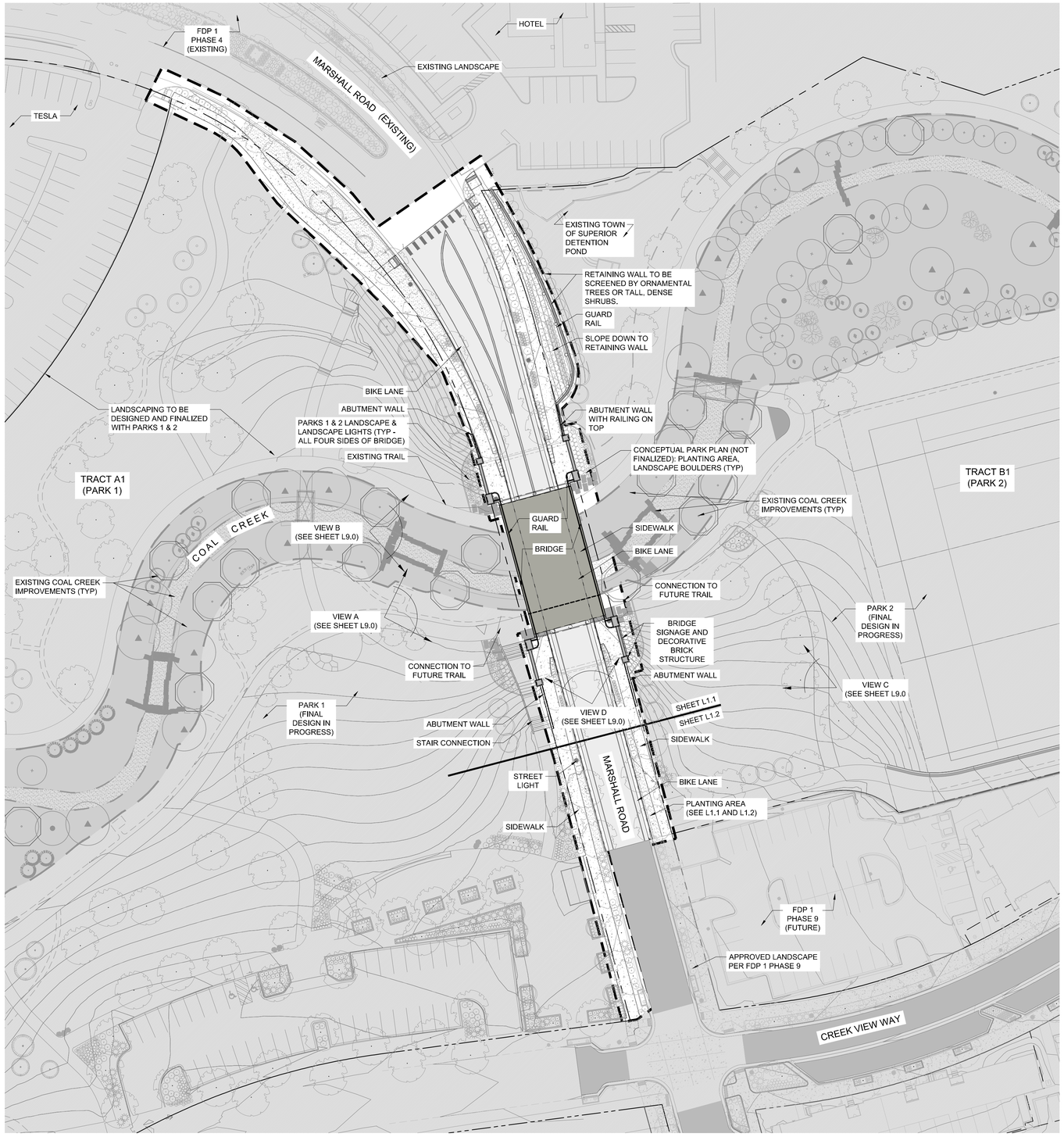
NO.	DESCRIPTION	DATE

DESIGNED BY: DR
DRAWN BY: JE
CHECKED BY: DS
DATE: 03-23-2020
SCALE: AS SHOWN
JOB NO.:
DWG NAME:

LIGHTING & ELECTRICAL DETAILS

SHEET: LT1.4





LANDSCAPE LEGEND

- PROJECT BOUNDARY
- PROPERTY BOUNDARY
- DECIDUOUS TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIAL
- LOW WATER USE TURF SOD (IRRIGATED)*
- STEEL EDGER

*SEE L2.0 FOR PLANT LIST, PLANTING DETAILS, AND NOTES.

INFRASTRUCTURE LEGEND

- LIGHT POLE
- DRY UTILITY CORRIDOR
- ELECTRIC LINE
- UNDERDRAIN
- SLEEVING
- WATER LINE
- SANITARY SEWER / MANHOLE
- STORM SEWER
- STORM INLET

LEGEND IS FOR REFERENCE ONLY. SEE CIVIL AND LIGHTING SHEETS.

NORTH

0' 20' 40' 80'

SCALE: 1" = 40'

Know what's below. Call before you dig.

MIG
518 17TH STREET
SUITE 630
DENVER, CO 80202
TEL 303/440-9200
www.migcom.com

DOWNTOWN Superior

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SUPERIOR TOWN CENTER
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SUPERIOR, COLORADO

REVISIONS

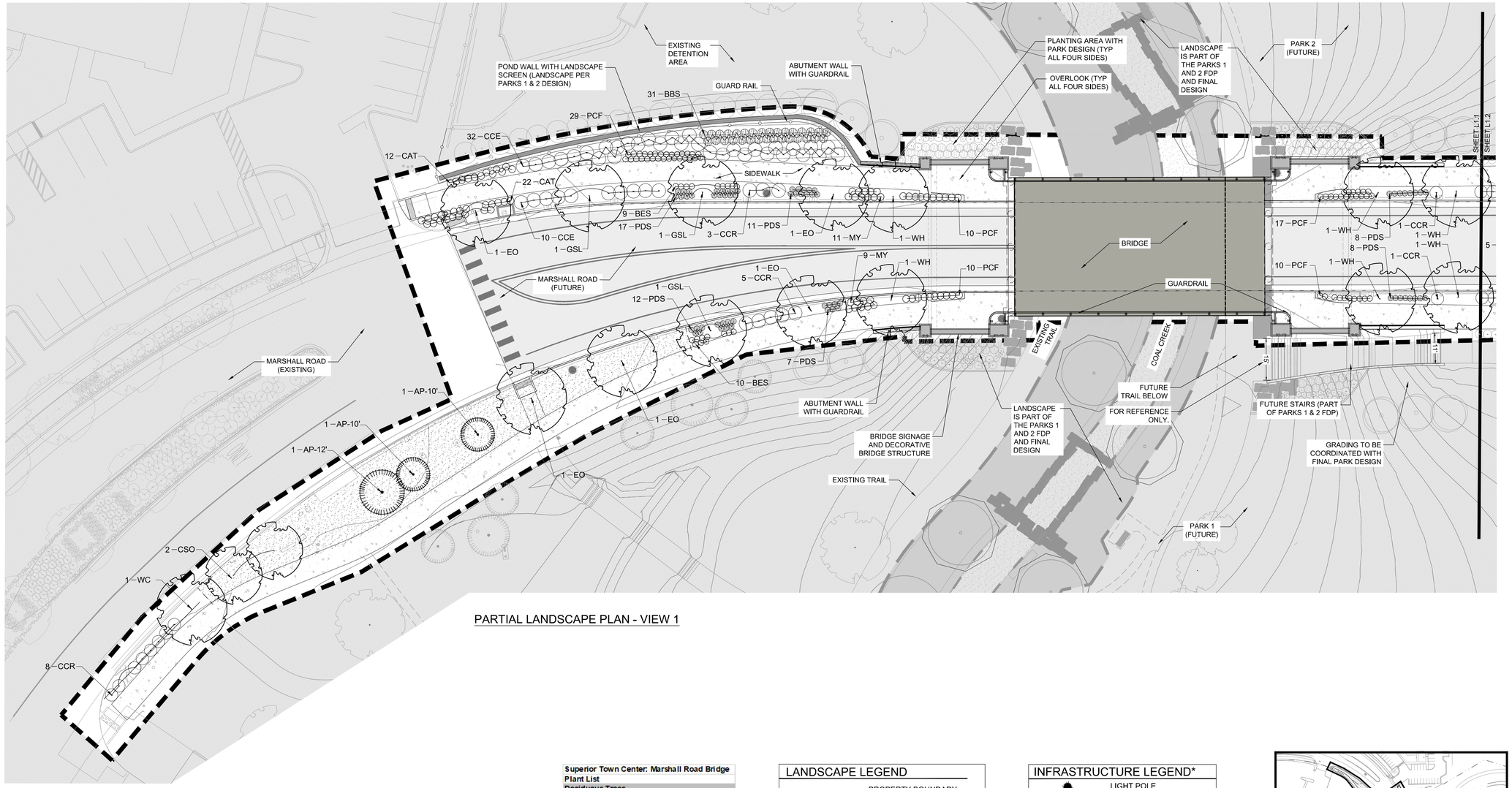
NO.	DESCRIPTION	DATE

DESIGNED BY:	ARH	DATE:	03-23-2020
DRAWN BY:	ARH	SCALE:	AS SHOWN
CHECKED BY:	PMK		

JOB NO.:
DWG NAME:

OVERALL LANDSCAPE PLAN

SHEET:
L1.0



PARTIAL LANDSCAPE PLAN - VIEW 1

Superior Town Center: Marshall Road Bridge Plant List	
Deciduous Trees	
Key	**Common Name**
CSO	Crimson Spire Oak
EO	English Oak
FTE	Frontier Elm
GSL	Greenspire Linden
WH	Western Hackberry
WC	Western Catalpa
Evergreen Trees	
Key	**Common Name**
AP-10'	Austrian Pine
AP-12'	Austrian Pine
Deciduous Shrubs	
Key	**Common Name**
CCE	Cranberry Cotoneaster
CCR	Flower Carpet Coral Rose
Evergreen Shrubs	
Key	**Common Name**
AYJ	Juniper, Andorra Youngstown
Ornamental Grasses	
Key	**Common Name**
PDS	Prairie Dropseed Grass
BBS	Big Bluestem
Perennials	
BES	Black-Eyed Susan
CAT	Walker's Low Catmint
MY	Moonshine Yarrow
PCF	Purple Coneflower

LANDSCAPE LEGEND

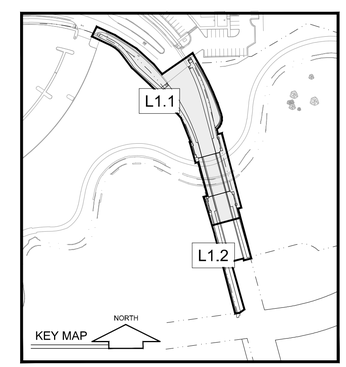
- PROPERTY BOUNDARY
- PROJECT BOUNDARY/ FDP LIMIT LINE*
- DECIDUOUS TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIAL
- LOW WATER USE TURF SOD
- STEEL EDGER

SEE L2.0 FOR PLANT LIST AND PLANTING NOTES.

INFRASTRUCTURE LEGEND*

- LIGHT POLE
- DRY — DRY UTILITY CORRIDOR
- EF — ELECTRIC LINE
- UD — UNDERDRAIN
- SLV — SLEEVING
- W — WATER LINE
- SS — SANITARY SEWER / MANHOLE
- STORM SEWER
- STORM INLET
- SIGN
- UCO — UNDERDRAIN CLEANOUT
- LIGHT BOLLARD

LEGEND IS FOR REFERENCE ONLY. SEE CIVIL AND LIGHTING SHEETS.



NORTH

0' 10' 20' 40'

SCALE: 1" = 20'

Know what's below. Call before you dig.

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DOWNTOWN superior

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SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 - PHASE 10
MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

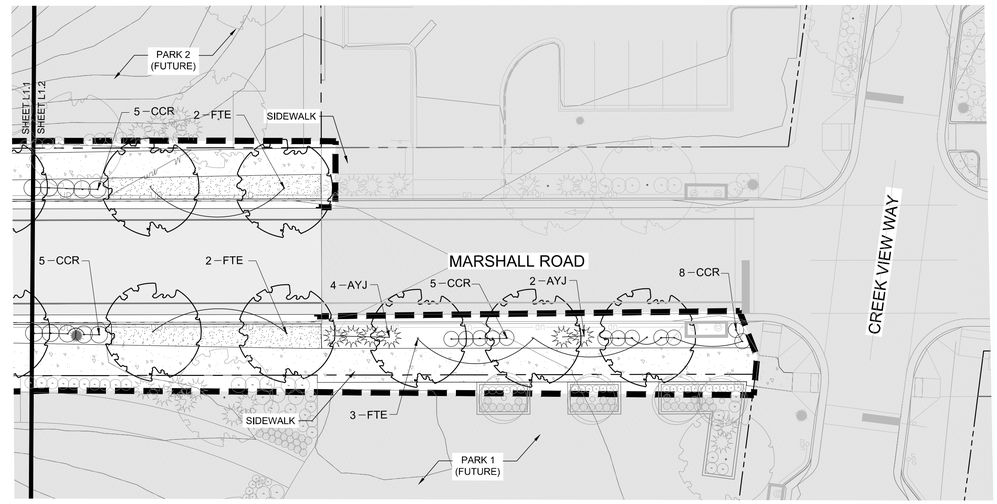
REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: ARH DATE: 03-23-2020
DRAWN BY: ARH SCALE: AS SHOWN
CHECKED BY: PMK
JOB NO.:
DWG NAME:

PARTIAL LANDSCAPE PLAN 1

SHEET:
L1.1



PARTIAL LANDSCAPE PLAN - VIEW 2

Superior Town Center: Marshall Road Bridge Plant List	
Deciduous Trees	
Key	**Common Name**
CSO	Crimson Spire Oak
EO	English Oak
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GSL	Greenspire Linden
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Evergreen Trees	
Key	**Common Name**
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AP-12'	Austrian Pine
Deciduous Shrubs	
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Ornamental Grasses	
Key	**Common Name**
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Perennials	
BES	Black-Eyed Susan
CAT	Walker's Low Catmint
MY	Moonshine Yarrow
PCF	Purple Coneflower

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- PROJECT BOUNDARY/ FDP LIMIT LINE*
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- LOW WATER USE TURF SOD
- STEEL EDGER

SEE L2.0 FOR PLANT LIST AND PLANTING NOTES.

INFRASTRUCTURE LEGEND*

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- EF — ELECTRIC LINE
- UD — UNDERDRAIN
- SLV — SLEEVING
- W — WATER LINE
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- SIGN
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- LIGHT BOLLARD

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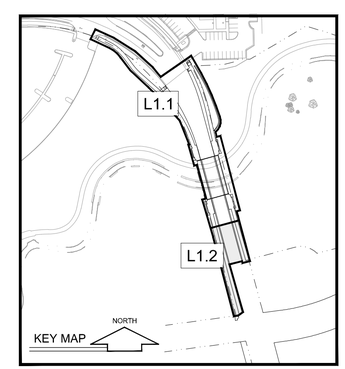

NORTH

0' 10' 20' 40'

SCALE: 1" = 20'

Know what's below. Call before you dig.

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TEL 303/440-9200
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DOWNTOWN Superior

STC METROPOLITAN DISTRICT #2
11452 EL CAMINO REAL, STE 120
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 - PHASE 10
MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

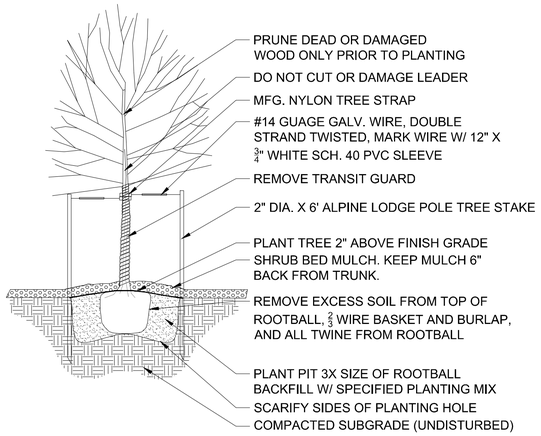
REVISIONS

NO.	DESCRIPTION	DATE

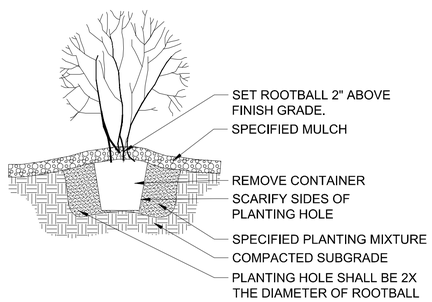
DESIGNED BY: ARH
DRAWN BY: ARH
CHECKED BY: PMK
DATE: 03-23-2020
SCALE: AS SHOWN
JOB NO.:
DWG NAME:

PARTIAL LANDSCAPE PLAN 2

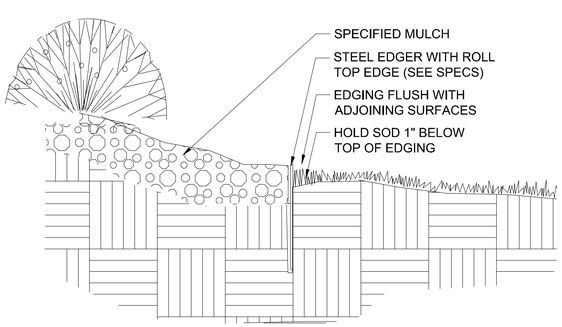
SHEET:
L1.2



1 / L2.0 SECTION
TREE PLANTING
NTS



2 / L2.0 SECTION
SHRUB PLANTING DETAIL
NTS



3 / L2.0 SECTION
STEEL EDGER
NTS

NOTES

1. TREES PLANTED WITHIN SIGHT TRIANGLES SHALL NOT BRANCH HORIZONTALLY BELOW A 6' HEIGHT. SHRUBS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 2'-0" IN HEIGHT.
2. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" MIN. DEPTH WITH 1" TO 1-1/2" DIA ROCK MULCH. MULCH TO BE RIVER ROCK IN SHADES OF PINK, MAROON, BEIGE, BROWN AND GREY AS SUPPLIED BY PIONEER SAND. ROCK MULCH SHALL BE PLACED OVER WEED CONTROL FABRIC PER SPECS. WITHIN THESE SHRUB BEDS, ALL PERENNIALS AND ORNAMENTAL GRASSES TO BE MULCHED WITH A 6" DIA. RING OF MULCH AT THE BASE OF EACH PLANT WITH ROCK MULCH FILLED IN AROUND THE REMAINDER OF THE AREA SO THAT IT APPEARS THAT THE SHRUB BED IS PRIMARILY MULCHED WITH ROCK MULCH. ALL TREES WITHIN TURF AREAS TO BE MULCHED WITH A 24" DIA. WOOD CHIP MULCH RING. WOOD CHIP MULCH TO BE DOUBLE-SHREDDED WESTERN RED CEDAR WOOD CHIP MULCH AS SUPPLIED BY PIONEER SAND.
8. SOIL AMENDMENT SHALL BE A HIGH QUALITY COMPOSTED MATERIAL CONTAINING A MINIMUM OF 30% ORGANIC MATTER BY DRY WEIGHT. THE MIXTURE SHALL BE FREE FROM CLAY SUBSOIL, STONES, LUMPS, PLANTS OR ROOTS, STICKS, WEED STOLONS, SEEDS, HIGH SODIUM CONTENT AND OTHER MATERIALS HARMFUL TO PLANT LIFE. THE COMPOST SHALL BE COARSELY GROUND WITH AN EVEN COMPOSITION AND HAVE ACIDITY IN THE RANGE OF PH 5.5 TO PH 7.0. ALL MATERIAL SHALL BE SUFFICIENTLY COMPOSTED SUCH THAT NO MATERIAL USED IS RECOGNIZABLE. SAND, GYPSUM AND MOUNTAIN PEAT MOSS ARE NOT ACCEPTABLE. PLACE SOIL AMENDMENT AT A RATE OF 5 CUBIC YARDS/1000 SQ. FT. IN ALL AREAS TO RECEIVE BLUEGRASS SEED MIX OR SOD. NATIVE / DRYLAND GRASS SEEDED AREAS DO NOT RECEIVE SOIL AMENDMENT. TIME PLACEMENT OF SOIL AMENDMENT SO THAT SEEDING OR PLACEMENT OF SOD OCCURS WITHIN 30 DAYS.
9. LOCATION OF PLANT MATERIAL SHALL BE ADJUSTED TO PROVIDE THE REQUIRED MINIMUM CLEARANCE FROM THE FINAL LOCATION OF ALL BURIED UTILITY LINES.
3. THE LANDSCAPING INDICATED ON THE PLANS SHALL 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.).
4. THE WATER SOURCE FOR THE IRRIGATION SYSTEM SHALL BE THE TOWN OF SUPERIOR RE-USE LINE.
5. THE IRRIGATION SYSTEM SHALL 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
6. RAIN SENSORS WHICH AUTOMATICALLY SHUT DOWN THE IRRIGATION SYSTEM DURING PERIODS OF HIGH MOISTURE SHALL BE INSTALLED.
7. DRIP, SUBSURFACE, BUBBLER, OR LOW VOLUME IRRIGATION DISTRIBUTION SYSTEMS SHALL BE USED FOR ALL PLANTING STRIPS LESS THAN 6' WIDE AND ALL PLANTING BEDS INVOLVING TREES, SHRUBS, PERENNIALS AND GROUND COVERS.

TURF TYPE AND SEED MIXES:
TURF/SOD shall be VorTEX Texas Bluegrass Hybrid
100% comprised of at least 5 improved varieties.

Quantity and Quality of Plant Material

Superior shall inspect the plant material following their delivery to the site and prior to the planting on the site. Superior reserves the right to reject any plant not meeting the approved design requirements for size, shape and conditions at that time.

Superior Town Center: Marshall Road Bridge
Plant List — TOTAL TREES: 27 — TOTAL SHRUBS: 89

Key	Latin Name	Common Name	Qty	Spacing	Size
Deciduous Trees				**Total**	**24**
CSO	*Quercus Crimson Spire*	Crimson Spire Oak	2	As Shown	2.5" Cal.
EO	*Quercus robur*	English Oak	5	As Shown	2.5" Cal.
FTE	*Ulmus x 'Frontier'*	Frontier Elm	7	As Shown	2.5" Cal.
GSL	*Tilia cordata 'Greenspire'*	Greenspire Linden	3	As Shown	2.5" Cal.
WH	*Celtis occidentalis*	Western Hackberry	6	As Shown	2.5" Cal.
WC	*Catalpa speciosa*	Western Catalpa	1	As Shown	2.5" Cal.
Evergreen Trees				**Total**	**3**
AP-10'	*Pinus nigra*	Austrian Pine	2	As Shown	10'
AP-12'	*Pinus nigra*	Austrian Pine	1	As Shown	12'
Deciduous Shrubs				**Total**	**83**
CCE	*Cotoneaster apiculatus*	Cranberry Cotoneaster	42	As Shown	5 Gal.
CCR	*Rosa Flower Carpet Coral*	Flower Carpet Coral Rose	41	As Shown	5 Gal.
Evergreen Shrubs				**Total**	**6**
AYJ	*Juniperus horizontalis 'Youngstown'*	Juniper, Andorra Youngstown	6	As Shown	5 Gal.
Ornamental Grasses				**Total**	**94**
PDS	*Sporobolus heterolepsis Grass*	Prairie Dropseed Grass	63	As Shown	5 Gal.
BBS	*Andropogon gerardii Grass*	Big Bluestem	31	As Shown	5 Gal.
Perennials				**Total**	**149**
BES	*Rudbeckia fulgida var. sullivantii 'Goldsturm'*	Black-Eyed Susan	19	As Shown	1 Gal.
CAT	*Nepeta x faassenii 'Walker's Low'*	Walker's Low Catmint	34	As Shown	1 Gal.
MY	*Achilea 'Moonshine'*	Moonshine Yarrow	20	As Shown	1 Gal.
PCF	*Echinacea purpurea*	Purple Coneflower	76	As Shown	1 Gal.

MARSHALL ROAD BRIDGE LANDSCAPE REQUIREMENTS TABLE

Item	Trees			Shrubs	
Landscape Area	Required		Provided	Required	Provided
Street R.O.W.s	1/40 l.f.	25	27	--	--

*Ornamental grasses and perennials not included. See plant list for total quantities.

Know what's below. Call before you dig.

MIG
518 17TH STREET
SUITE 630
DENVER, CO 80202
TEL 303/440-9200
www.migcom.com

DOWNTOWN superior

STC METROPOLITAN DISTRICT #2
11452 EL CAMINO REAL, STE 120
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 - PHASE 10
MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: ARH — DATE: 03-23-2020
DRAWN BY: ARH — SCALE: AS SHOWN
CHECKED BY: PMK
JOB NO.:
DWG NAME:

LANDSCAPE DETAILS, NOTES AND PLANT LIST

L2.0

VIEW A - BRIDGE AESTHETICS (LOOKING NORTHEAST)

VIEW A (NIGHTTIME) - BRIDGE AESTHETICS (LOOKING NORTHEAST)

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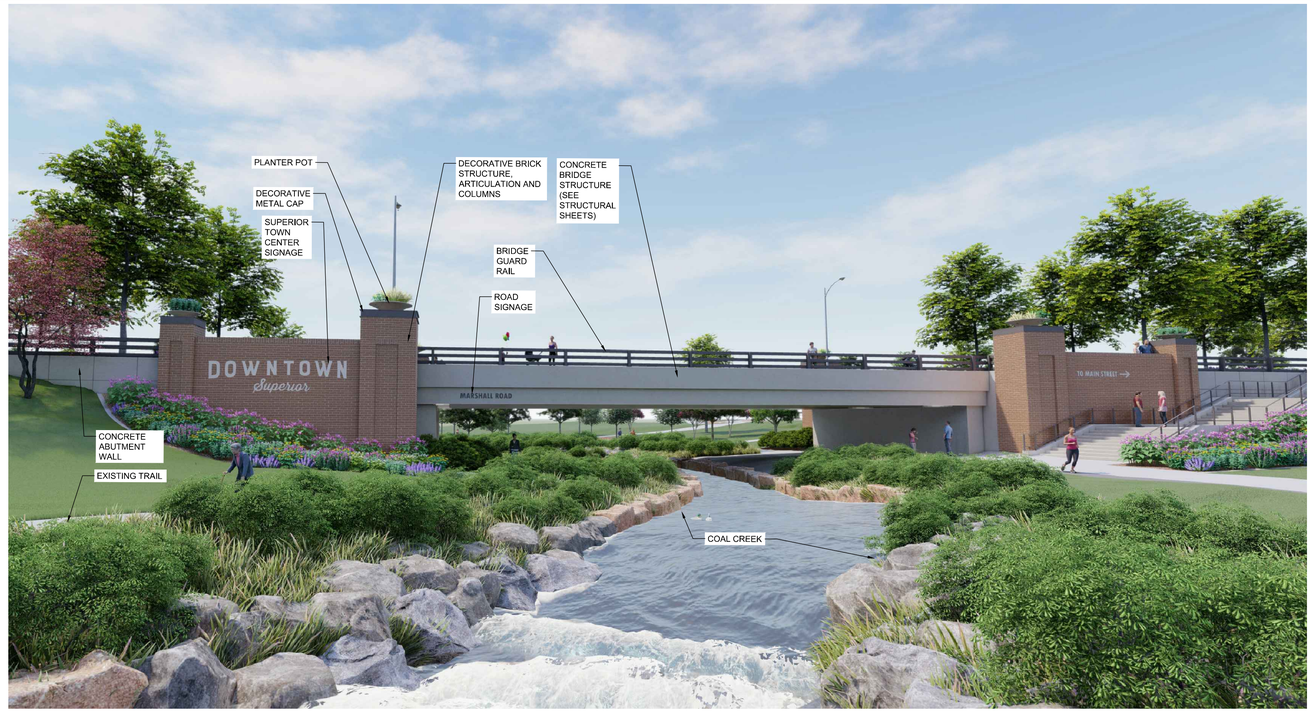
DWG NAME:

3D CHARACTER STUDIES AND MATERIALS

L9.0

811 Know what's below. Call before you dig.



VIEW B - BRIDGE AESTHETICS (LOOKING EAST)

VIEW C - BRIDGE AESTHETICS (LOOKING NORTHWEST)

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DOWNTOWN Superior

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DWG NAME:

3D CHARACTER STUDIES AND MATERIALS

L9.1

811 Know what's below. Call before you dig.

VIEW D - BRIDGE AESTHETICS (LOOKING NORTH)

VIEW D - BRIDGE AESTHETICS (LOOKING NORTH) - ENLARGEMENT

VIEW D - BRIDGE AESTHETICS (LOOKING NORTH) - ENLARGEMENT

Know what's below. Call before you dig.

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SUPERIOR TOWN CENTER
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SUPERIOR, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE

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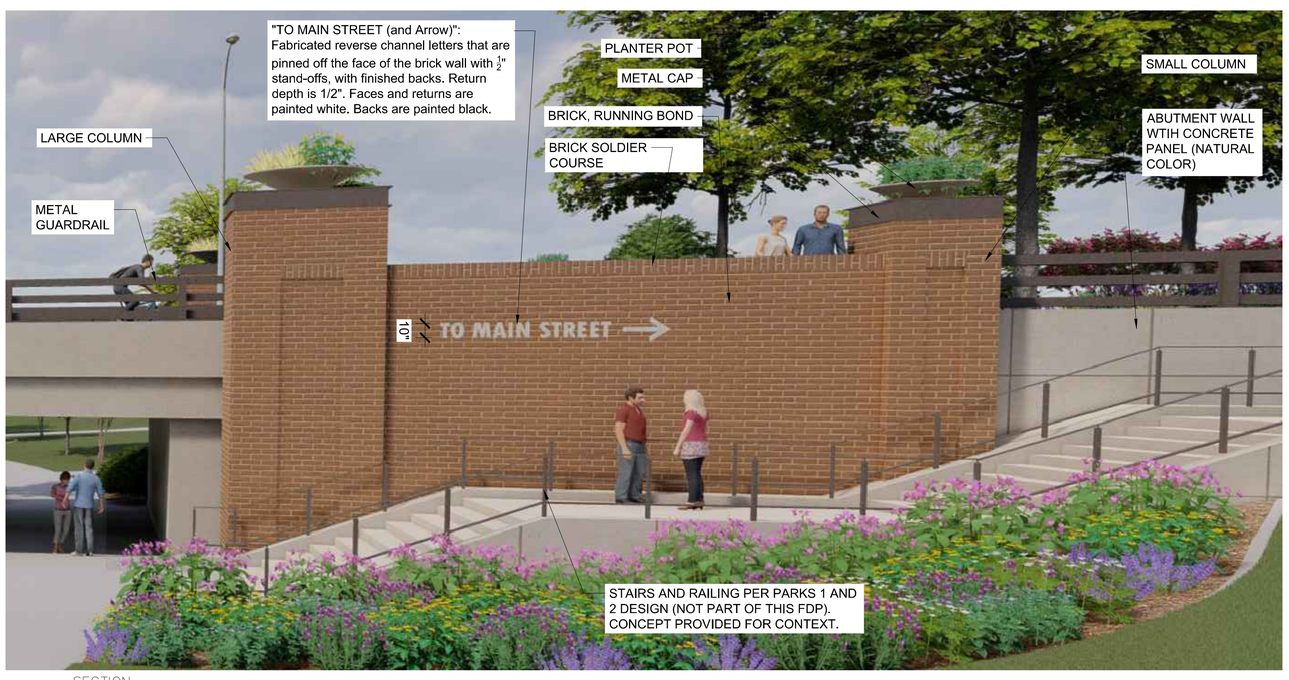
DRAWN BY: ARH
CHECKED BY: PMK
DATE: 03-23-2020
SCALE: AS SHOWN
JOB NO.:
DWG NAME:

3D CHARACTER STUDIES AND MATERIALS

L9.2

1 / L9.3 PERSPECTIVE
SIGNAGE & LETTERING
NTS



2 / L9.3 SECTION
PLANTER POT (FOR BRIDGE COLUMNS)
NTS

Dubai Collection

Stream-lined, low profile bowl

The Dubai Collection is an elegant, low bowl with a stream-lined, low profile. The lightweight GFRC concrete is durable enough for high traffic locations yet light enough to be moved. Dubai Collection low bowls are available with or without the pedestal base adding flair to modern environments.

- Coordinates with our industry-leading, self-watering container irrigation products
- Available for use with or without the pedestal base
- Lightweight GFRC has six available textures which range from the rustic to the refined
- Applied finishes feature natural quartz and mica sands, and can be refinished and repaired on site as required
- Shape is specifically designed for flowering and low plants in public spaces

Rounds Only

Part No.	Material	DVC Exterior Size (top x bottom x ht)	DVB Exterior Size (top x bottom x ht)	Weight (lbs.)	Soil Volume (cubic ft.)	Matching Irrigation
DVC-3611/DVB-3611	GFRC	36"x 11"x 11"	36"x 4"x 7"	65/60	1	N/A
DVC-4814/DVB-4814	GFRC	48"x 15"x 14"	48"x 7"x 9"	140/130	2	CWF-2508
DVC-6017/DVB-6017	GFRC	60"x 18"x 17"	60"x 9"x 12"	240/225	3	CWF-2909
DVC-7221/DVB-7221	GFRC	72"x 22"x 21"	72"x 11"x 14"	385/360	6	CWF-2410

Dubai available with or without base. DVC indicates complete assembly.
For those without base, use the DVB- part no. indicating bowl only, i.e. DVB-3611.

Tournesol SITEWORKS tournesolsiteworks.com 800.542.2282

DNC1116
©2016,
Tournesol Siteworks

NOTES:
1. POTS WILL BE CAST WITH A REINFORCED BASE WHICH WILL BE SECURED TO THE STEEL BRIDGE COLUMN CAP.
2. PERMANENT IRRIGATION WILL BE INCLUDED THROUGH A PRE-DRILLED HOLE IN EACH POT. DETAILING WILL BE PROVIDED AT TIME OF CDS. ALL IRRIGATION WILL BE SECURE AND HIDDEN OR CAMOUFLAGED AND WILL BE DESIGNED SO THAT COLUMNS ARE NOT DAMAGED BY WATER.
3. DRAINAGE WILL BE DETAILED AT THE TIME OF CDS IN A MANNER THAT DOES NOT DAMAGE THE BRIDGE COLUMNS.
4. SEE SHEET L1.9 FOR PLACEMENT AND CHARACTER.

SEE SHEET L1.9. COLOR TO BE SIMILAR TO THIS PHOTO AND THAT SHOWN ON SHEET L1.9.

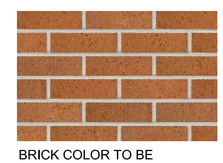
WITHOUT PEDESTAL BASE. SEE SHEET L1.9.

CUSTOM, PERMANENT IRRIGATION WILL BE PROVIDED (SEE NOTES)

(4) 6' DIAMETER POTS (ON SMALL COLUMNS)

(4) 6' DIAMETER POTS (ON LARGE COLUMNS)

3 / L9.3 SECTION
PLANTER POT (FOR BRIDGE COLUMNS)
NTS



BRICK COLOR TO BE
"Orange"

METAL COMPONENTS COLOR P-1:
"Black"
Satin Finish

Note: Colors match future commercial development palette.

COLOR P-2:
Matthews Paint MP-31645
"Designer White"
Satin Finish

COLOR P-3:
Matthews Paint MP-07 102
"Deep River"
Satin Finish

Note: Colors match existing Downtown Superior entry sign colors.

4 / L9.3 COLORS
NTS

Know what's below. Call before you dig.

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518 17TH STREET
SUITE 630
DENVER, CO 80202
TEL 303/440-9200
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DOWNTOWN Superior

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SUPERIOR TOWN CENTER
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MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: ARH DATE: 03-23-2020
DRAWN BY: ARH SCALE: AS SHOWN
CHECKED BY: PMK
JOB NO.:
DWG NAME:

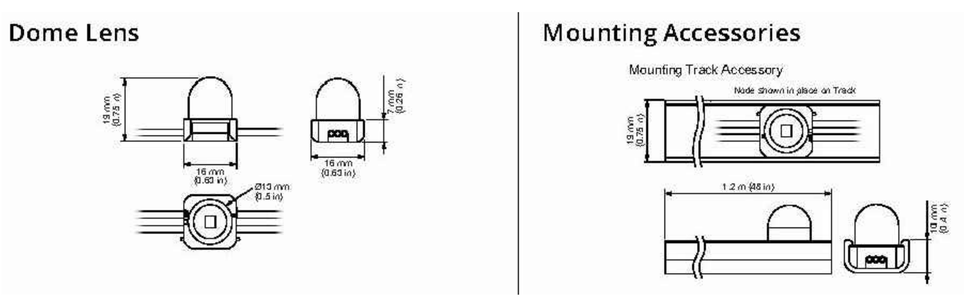
BRIDGE AESTHETICS DETAILS

L9.3

1 / L9.4 Perspective

DECORATIVE LIGHT ATTACHMENT (TO BRIDGE RAIL)

NTS



2 / L9.4 DECORATIVE LIGHT ATTACHMENT (TO BRIDGE RAIL)

Scale: 3" = 1'-0"

FESTOON LIGHTING AND UNDER BRIDGE LIGHTING ENLARGEMENT

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DENVER, CO 80202
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www.migcom.com

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SUPERIOR, COLORADO

REVISIONS

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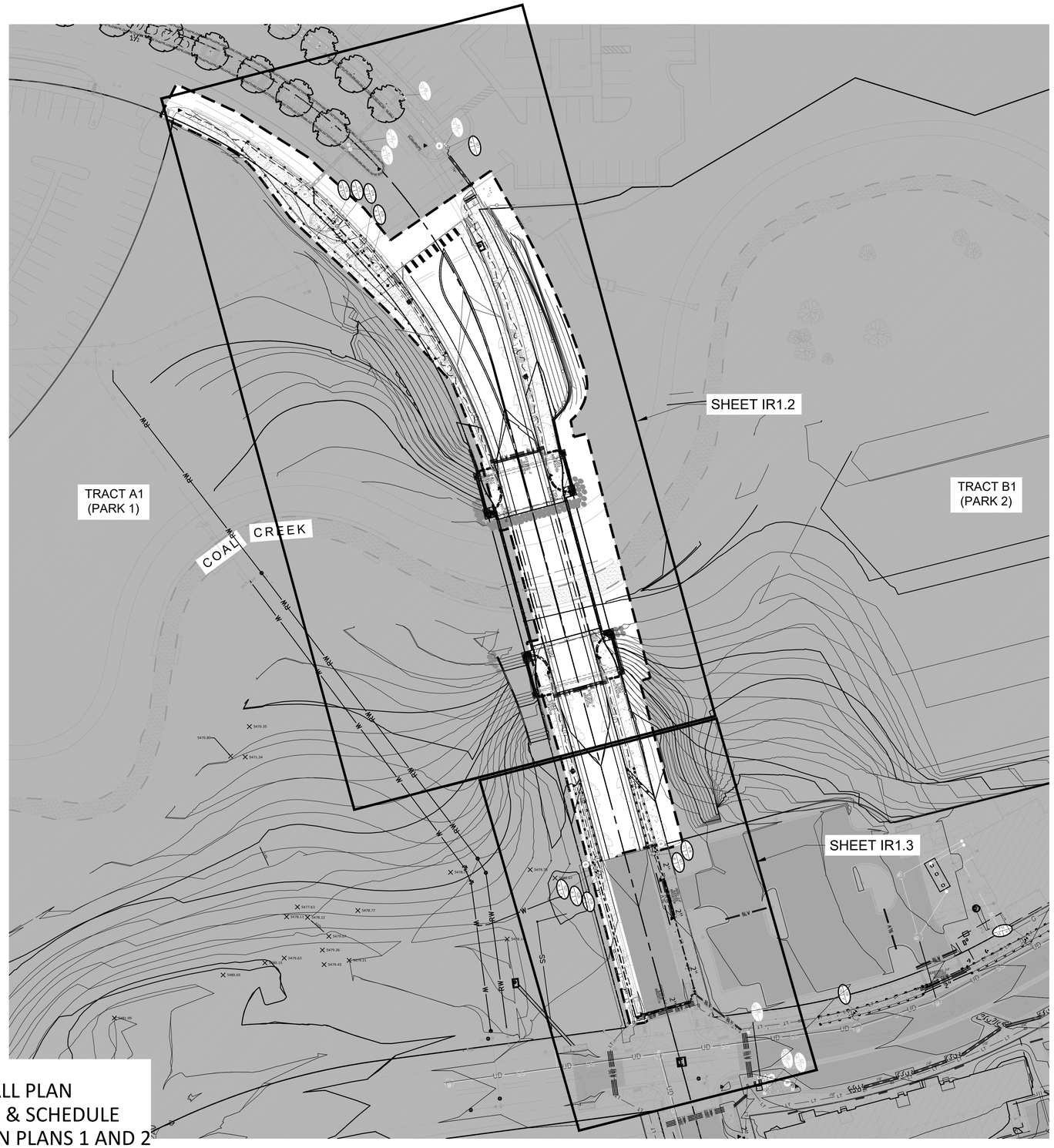
DESIGNED BY: ARH
DRAWN BY: ARH
CHECKED BY: PMK
DATE: 03-23-2020
SCALE: AS SHOWN
JOB NO.:
DWG NAME:

BRIDGE AESTHETICS DETAILS

L9.4

Know what's below. Call before you dig.



NOTES:

1. SEE SHEET IR1.1 FOR IRRIGATION SCHEDULE AND NOTES.
2. SEE SHEET IR1.0 FOR OVERALL PLAN
3. SEE SHEETS IR1.2 - IR1.3 FOR PARTIAL IRRIGATION PLANS 1 AND 2.

REFER TO SHEET

IR1.0	IRRIGATION OVERALL PLAN
IR1.1	IRRIGATION NOTES & SCHEDULE
IR1.2 TO IR1.3	PARTIAL IRRIGATION PLANS 1 AND 2

NORTH

0' 20' 40' 80'

SCALE: 1" = 40'

MI
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SUITE 630
DENVER, CO 80202
TEL 303/440-9200
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FINAL DEVELOPMENT PLAN 1 - PHASE 10
MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	4/28/2020

KDI
HydroSystems
Irrigation Consulting & Water Management
860 Tabor Street, Suite 200 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

Know what's below. Call before you dig.

DESIGNED BY: KJD	DATE: 03-23-2020
DRAWN BY: KJD	SCALE: AS SHOWN
CHECKED BY: JSB	
JOB NO.:	
DWG NAME:	

OVERALL IRRIGATION PLAN

SHEET:
IR1.0

IRRIGATION CONSTRUCTION NOTES

1. DRAWINGS AND BASE INFORMATION – ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY MIG, INC. 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.

2. 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 **65** PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF **65** PSI MINIMUM AND A BOOSTER PUMP WILL BE REQUIRED, REFER TO POC NOTES FOR BOOST REQUIREMENTS.

3. IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

BLUEGRASS TURF	2.05" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS	0.74" PER WEEK PEAK SEASON
NATIVE SEED MIXES	0.95" PER WEEK PEAK SEASON (TWO SEASONS)

NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT.

4. EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS 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 INDICATED ON PLANS. 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-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GREY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES.

5. MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO INSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.

6. POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9'. INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7'. INSTALL 5' NOZZLES ON ALL HEADS SPACED AT 5'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN "L" OR "R" DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE. WHERE INDICATED, INSTALL LOW FLOW SQ SERIES SQUARE NOZZLES AT SPACING SHOWN.

7. DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.

8. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.

9. SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & (QUANTITY)
¾" - 1¼" PIPING	2" PVC (1)
1½" - 2.5 " PIPING	4" PVC (1)
2-WIRE CABLE	2" PVC (1)

10. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.

11. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.

12. 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURES RECOMMENDATIONS AND STANDARDS.
    - 12.1. CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).
    - 12.2. USE DIFFERENT COLOR 2-WIRE DECODER CABLE FOR EACH CONTROLLER (BLUE FOR E AND BLACK FOR F).
    - 12.3. ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
    - 12.4. ONLY USE SENSOR DECODER FOR FLOW SENSOR (SEE SCHEDULE FOR SPECIFIC MODEL) IF INDICATED ON PLANS.
    - 12.5. LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
    - 12.6. USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.
    - 12.7. INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. FROM VALVES, DECODERS, AND COMMUNICATION WIRE.
    - 12.8. GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY (HUNTER-1000', RAINBIRD-500', WEATHERMATIC-500', BASELINE-600') OF WIRE OR EVERY (RAINBIRD-8TH, HUNTER-12TH) DECODER AND AT ALL ENDS OF 2-WIRE DECODER CABLE RUN.
    - 12.9. LOOP EXTRA 10' OF 2-WIRE DECODER CABLE INTO A VALVE BOX AT PHASING LINES FOR FUTURE CONNECTION (IF INDICATED ON PLANS).

13. SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.

IRRIGATION SCHEDULE - CITY ROW

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	RD-06-SAM-P30-NP W/ MATCHED PRECIP SERIES NOZZLE	POPUP SPRAY HEAD	
	RAIN BIRD	RD-12-SAM-P30-NP W/ MATCHED PRECIP SERIES NOZZLE	HI-POPUP SPRAY HEAD	
	HUNTER	I-20-12-R WITH # STANDARD NOZZLE (BLUE)	HI-POP GEAR DRIVEN ROTOR	
	RAIN BIRD	PESB-R W/ SB-DAC-1	ELECTRIC CONTROL VALVE W/ DECODER	
	RAIN BIRD	44-NP	QUICK COUPLING VALVE	
N/S	MATCO	201X	MANUAL DRAIN VALVE	
		LINE SIZE - 2½" AND SMALLER	GATE VALVE	
		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE -PURPLE	
		CLASS 200 BE	PVC LATERAL -PURPLE	
		CLASS 160	PVC SLEEVING	
		2" - 100 PSI	POLY SLEEVING	
	TORO	BLUE STRIPE (NON-POTABLE)	POLY DRIP TUBING -¾" MIN. WIDTH	
	RAIN BIRD	XCZ-100-PRF-R W/ SB-DAC-1	DRIP VALVE ASSEMBLY W/ DECODER	
			DRIP LINE BLOW-OUT STUB	
N/S	RAIN BIRD	XERI-BUG	DRIP EMITTERS	
G B	TORO	SB-BLA	SURGE PROTECTION	
N/S	PAIGE	P7350D	2-WIRE DECODER CABLE	
B B	TORO	SBAPS1U & SHHR	ELECTRIC CONTROLLER & HAND HELD REMOTE	
M			EXISTING METER	
P			EXISTING PUMP	
FS			EXISTING FLOW SENSOR	
			EXISTING MASTER VALVE	
			EXISTING GATE VALVE	
			EXISTING QUICK COUPLER	
			EXISTING MAINLINE	
			EXISTING LATERAL LINE	
			EXISTING SLEEVING	
			STOP-N-WASTE	

C — CONTROLLER & STATION NO.
GPM — CONTROL VALVE SIZE

Reclaimed Water Notes

THE OWNER/DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, AGREE TO PERFORM THE FOLLOWING CONDITIONS RECLAIMED WATER CONDITIONS:

1. THIS SITE WILL USE RECLAIMED WATER FOR IRRIGATION.
2. THE OWNER/DEVELOPER IS RESPONSIBLE FOR DESIGNING, BUILDING, OPERATING AND MAINTAINING THE RECLAIMED FACILITIES AT THIS SITE IN COMPLIANCE WITH; THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S RECLAIMED WATER CONTROL REGULATION NO. 84.
3. APPROVED SIGNS SHALL BE POSTED ON THE SITE TO NOTIFY THE PUBLIC THAT RECLAIMED WATER WILL BE USED FOR IRRIGATION AND IS NOT SAFE TO DRINK.
4. ALL PIPING INCLUDING PRIVATE IRRIGATION SYSTEM PIPING SHALL BE PURPLE (PANTONE PURPLE 522C) TO DIFFERENTIATE RECLAIMED WATER PIPING FROM POTABLE WATER OR OTHER PIPING SYSTEMS. ALL IRRIGATION BOXES AND COVERS, CONTROL VALVES, SPRINKLER HEADS AND OTHER APPURTENANCES ASSOCIATED WITH THE RECLAIMED WATER SYSTEM SHALL BE PURPLE AND LABELED "RECLAIMED" OR "NON-POTABLE" WATER. RECLAIMED METERS SHALL BE PURPLE, HAVE PURPLE REGISTERS AND BE STAMPED "RECLAIM" ON THE MAIN CASE.
5. RECLAIMED WATER HAS A HIGHER LEVEL OF DISSOLVED SOLIDS THAN POTABLE WATER. PLANTS TOLERANT OF HIGH SALINITY SHOULD BE SELECTED FOR USE IN AREAS IRRIGATED WITH, OR THAT MAY POTENTIALLY BE SUPPLIED WITH RECLAIMED WATER. IF PLANT MATERIALS WITH LOWER TOLERANCES ARE USED, THE DEVELOPER SHALL TAKE THOSE STEPS NECESSARY TO PREVENT SALT BUILD-UP IN THE SOIL SURROUNDING THESE PLANTS. PLANTING LOCATIONS. FOR SALT SENSITIVE SPECIES SHOULD HAVE GOOD DRAINAGE AND SOIL PERCOLATION.

REFER TO SHEET

IR1.0	IRRIGATION OVERALL PLAN
IR1.1	IRRIGATION NOTES & SCHEDULE
IR1.2 TO IR1.3	PARTIAL IRRIGATION PLANS 1 AND 2

MIG
518 17TH STREET
SUITE 630
DENVER, CO 80202
TEL 303/440-9200
www.migcom.com

DOWNTOWN superior
STC METROPOLITAN DISTRICT #2
11452 EL CAMINO REAL, STE 120
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 - PHASE 10
MARSHALL ROAD BRIDGE
SUPERIOR, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	4/28/2020

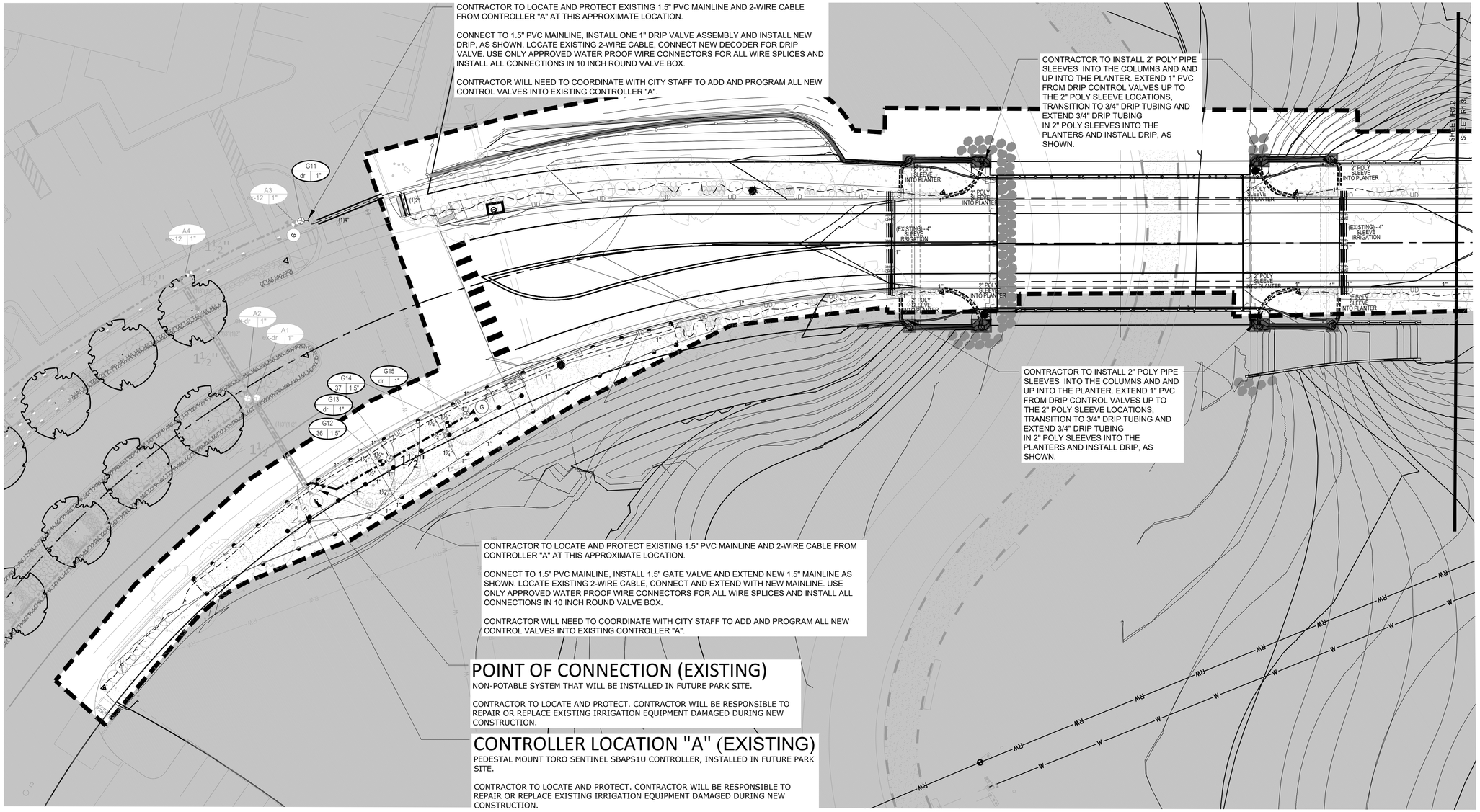
DESIGNED BY: KJD	DATE: 03-23-2020
DRAWN BY: KJD	SCALE: AS SHOWN
CHECKED BY: JSB	
JOB NO.:	
DWG NAME:	

IRRIGATION NOTES AND SCHEDULE

SHEET: IR1.1

KDI HydroSystems
Irrigation Consulting & Water Management
860 Tabor Street, Suite 200 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

Know what's below. Call before you dig.



PARTIAL IRRIGATION PLAN - VIEW 1

REFER TO SHEET

IR1.0	IRRIGATION OVERALL PLAN
IR1.1	IRRIGATION NOTES & SCHEDULE
IR1.2 TO IR1.3	PARTIAL IRRIGATION PLANS 1 AND 2

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CHECKED BY: JSB
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SCALE: AS SHOWN
JOB NO.:
DWG NAME:

PARTIAL IRRIGATION PLAN 1

SHEET: IR1.2

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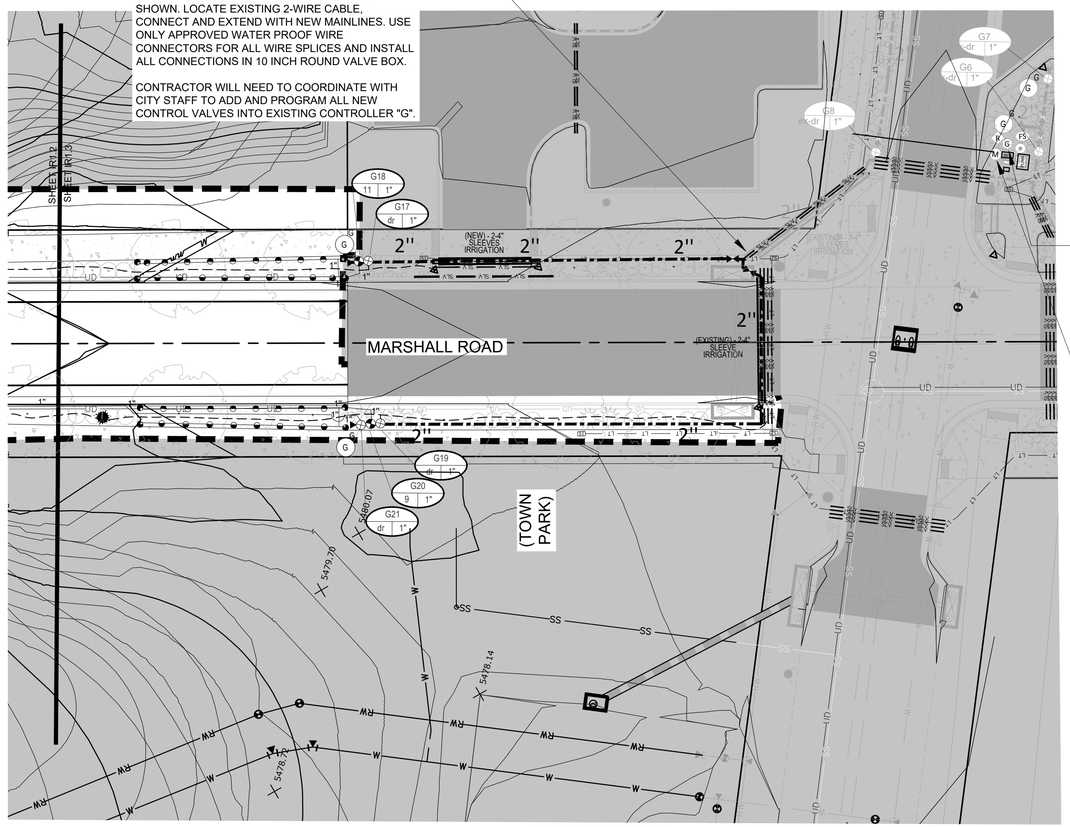
NORTH
0' 10' 20' 40'
SCALE: 1" = 20'

Know what's below. Call before you dig.

CONTRACTOR TO LOCATE AND PROTECT EXISTING 2" PVC MAINLINE AND 2-WIRE CABLE FROM CONTROLLER "G" AT THIS APPROXIMATE LOCATION.

CONNECT TO 2" PVC MAINLINE, INSTALL 2" GATE VALVES AND EXTEND NEW 2" MAINLINES AS SHOWN. LOCATE EXISTING 2-WIRE CABLE, CONNECT AND EXTEND WITH NEW MAINLINES. USE ONLY APPROVED WATER PROOF WIRE CONNECTORS FOR ALL WIRE SPLICES AND INSTALL ALL CONNECTIONS IN 10 INCH ROUND VALVE BOX.

CONTRACTOR WILL NEED TO COORDINATE WITH CITY STAFF TO ADD AND PROGRAM ALL NEW CONTROL VALVES INTO EXISTING CONTROLLER "G".



PARTIAL IRRIGATION PLAN - VIEW 2

CONTROLLER LOCATION "G" (EXISTING)

PEDESTAL MOUNT TORO SENTINEL SBAPS1U CONTROLLER, INSTALLED IN PHASE 9.

CONTRACTOR TO LOCATE AND PROTECT. CONTRACTOR WILL BE RESPONSIBLE TO REPAIR OR REPLACE EXISTING IRRIGATION EQUIPMENT DAMAGED DURING NEW CONSTRUCTION.

POINT OF CONNECTION NO. 7-1" (EXISTING)

PEAK FLOW REQUIREMENT: 26 GPM. REQUIRED STATIC PRESSURE: 65 PSI MIN.
(BOOSTER PUMP WILL BE REQUIRED TO PRODUCE 95 PSI MIN. PSI).
NON-POTABLE SYSTEM THAT WILL BE INSTALLED IN PHASE 9.

CONTRACTOR TO LOCATE AND PROTECT. CONTRACTOR WILL BE RESPONSIBLE TO REPAIR OR REPLACE EXISTING IRRIGATION EQUIPMENT DAMAGED DURING NEW CONSTRUCTION.

REFER TO SHEET

IR1.0	IRRIGATION OVERALL PLAN
IR1.1	IRRIGATION NOTES & SCHEDULE
IR1.2 TO IR1.3	PARTIAL IRRIGATION PLANS 1 AND 2

011099

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JOB NO.:			
DWG NAME:			

PARTIAL IRRIGATION PLAN 2

SHEET:
IR1.3