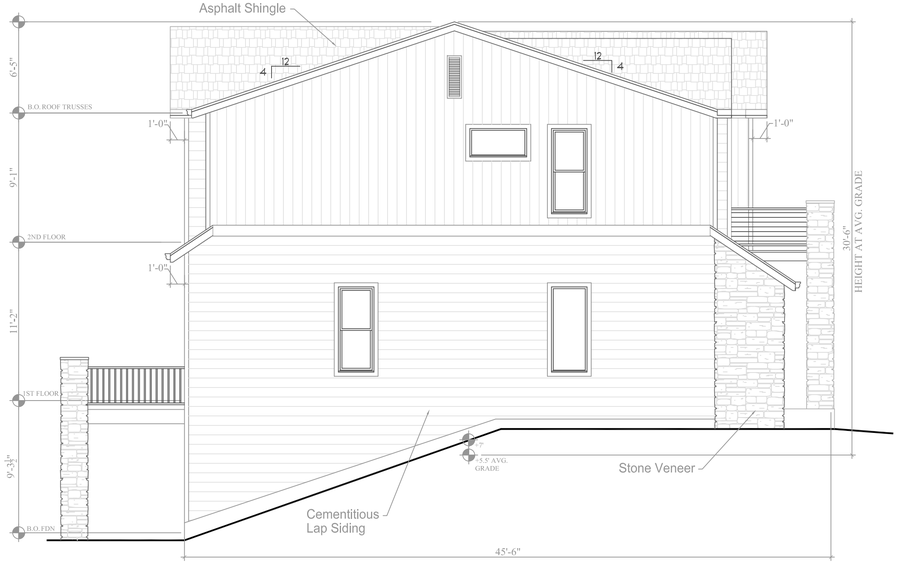
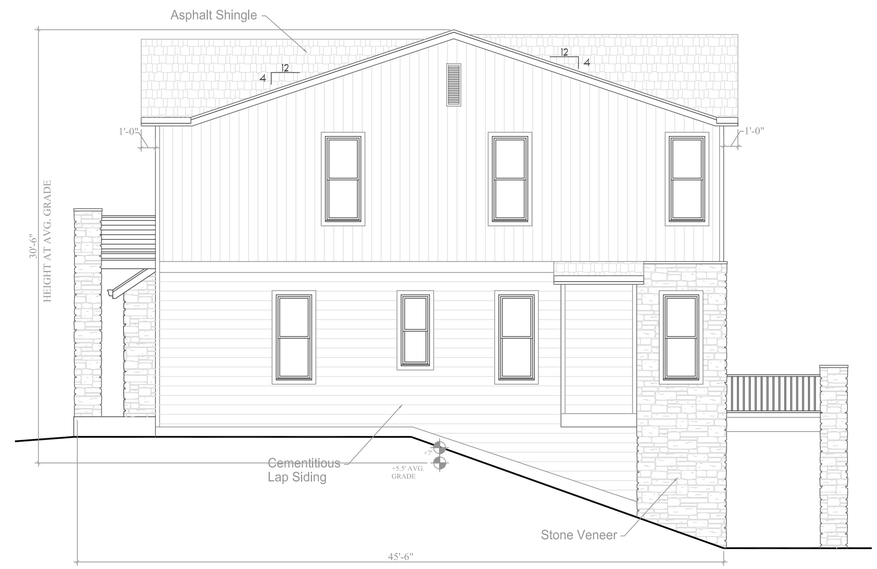
REAR ELEVATION 501 'B'
3/16"=1'-0"

FRONT ELEVATION 501 'B'
3/16"=1'-0"



LEFT SIDE ELEVATION 501 'B'
3/16"=1'-0"



RIGHT SIDE ELEVATION 501 'B'
3/16"=1'-0"

BUILDING HEIGHT CALCULATION TABLE	
FRONT ELEVATION HEIGHT	30'-6"
RIGHT SIDE ELEVATION HEIGHT	30'-6"
LEFT SIDE ELEVATION HEIGHT	30'-6"
REAR ELEVATION HEIGHT	30'-6"
AVERAGE HEIGHT	30'-6"

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Remington HOMES
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ARVADA, CO 80002
303.420.2899
WWW.REMINGTONCOLORADO.COM

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 3
BLOCK 26 LOTS 1-6 & BLOCK 27

REVISIONS

NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	4/25/19
2	STAFF COMMENTS	8/05/19
3	RESUBMITTAL	2/18/20
4	RESUBMITTAL	5/01/20
5	RESUBMITTAL	10/09/20

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

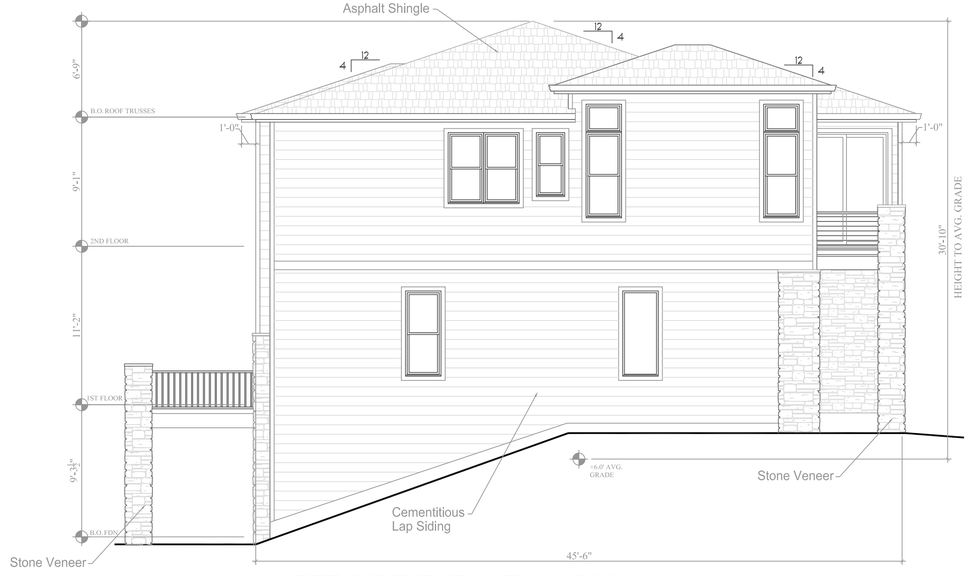
DESIGNED BY: ____ DATE: 10/05/2017
DRAWN BY: CH SCALE: 3/16"=1'-0"
CHECKED BY: SK
JOB NO.:
DWG NAME:

BUILDING ELEVATIONS 501 B WALKOUT

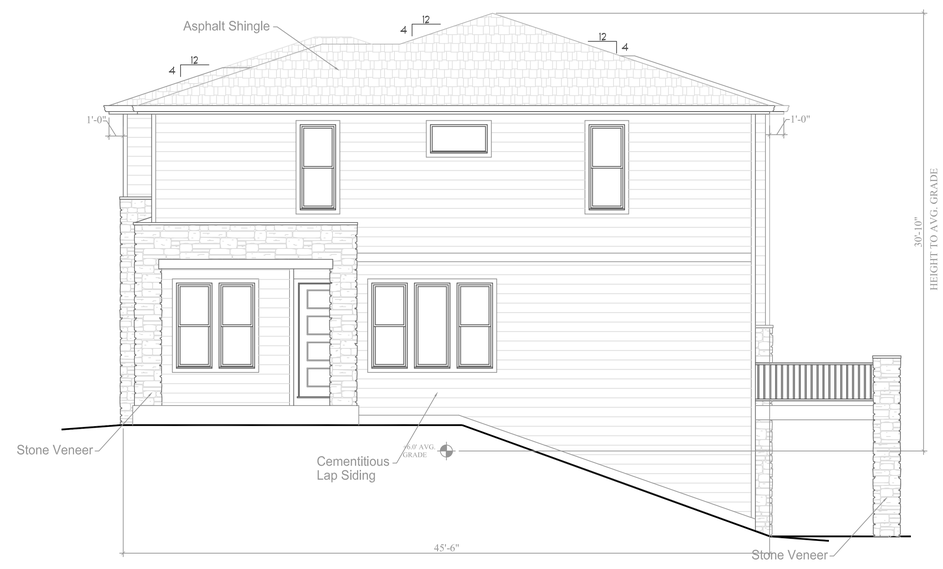
SHEET:
AR2.8

REAR ELEVATION 502 'A'
3/16"=1'-0"

FRONT ELEVATION 502 'A'
3/16"=1'-0"



LEFT SIDE ELEVATION 502 'A'
3/16"=1'-0"



RIGHT SIDE ELEVATION 502 'A'
3/16"=1'-0"

BUILDING HEIGHT CALCULATION TABLE	
FRONT ELEVATION HEIGHT	30'-10"
RIGHT SIDE ELEVATION HEIGHT	30'-10"
LEFT SIDE ELEVATION HEIGHT	30'-10"
REAR ELEVATION HEIGHT	30'-10"
AVERAGE HEIGHT	30'-10"

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SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 3
BLOCK 26 LOTS 1-6 & BLOCK 27

REVISIONS

NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	4/25/19
2	STAFF COMMENTS	8/05/19
3	RESUBMITTAL	2/18/20
4	RESUBMITTAL	5/01/20
5	RESUBMITTAL	10/09/20

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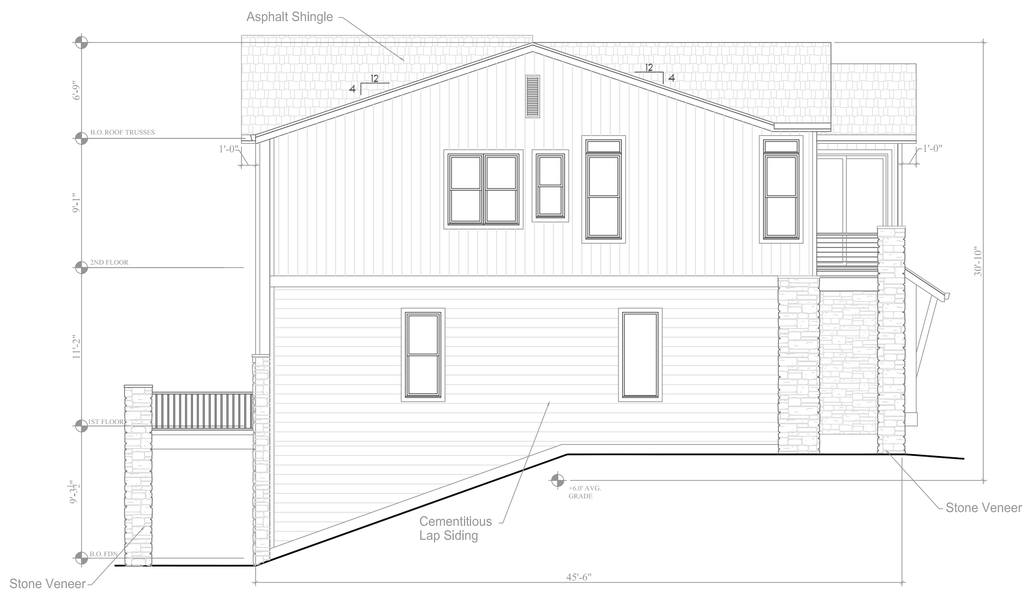
DESIGNED BY: ___ DATE: 10/05/2017
DRAWN BY: CH SCALE: 3/16"=1'-0"
CHECKED BY: SK
JOB NO.:
DWG NAME:

BUILDING ELEVATIONS 502 A WALKOUT

SHEET:
AR2.9

REAR ELEVATION 502 'B'
3/16"=1'-0"

FRONT ELEVATION 502 'B'
3/16"=1'-0"



LEFT SIDE ELEVATION 502 'B'
3/16"=1'-0"

RIGHT SIDE ELEVATION 502 'B'
3/16"=1'-0"

BUILDING HEIGHT CALCULATION TABLE	
FRONT ELEVATION HEIGHT	30'-10"
RIGHT SIDE ELEVATION HEIGHT	30'-10"
LEFT SIDE ELEVATION HEIGHT	30'-10"
REAR ELEVATION HEIGHT	30'-10"
AVERAGE HEIGHT	30'-10"

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SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 3
BLOCK 26 LOTS 1-6 & BLOCK 27

REVISIONS

NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	4/25/19
2	STAFF COMMENTS	8/05/19
3	RESUBMITTAL	2/18/20
4	RESUBMITTAL	5/01/20
5	RESUBMITTAL	10/09/20

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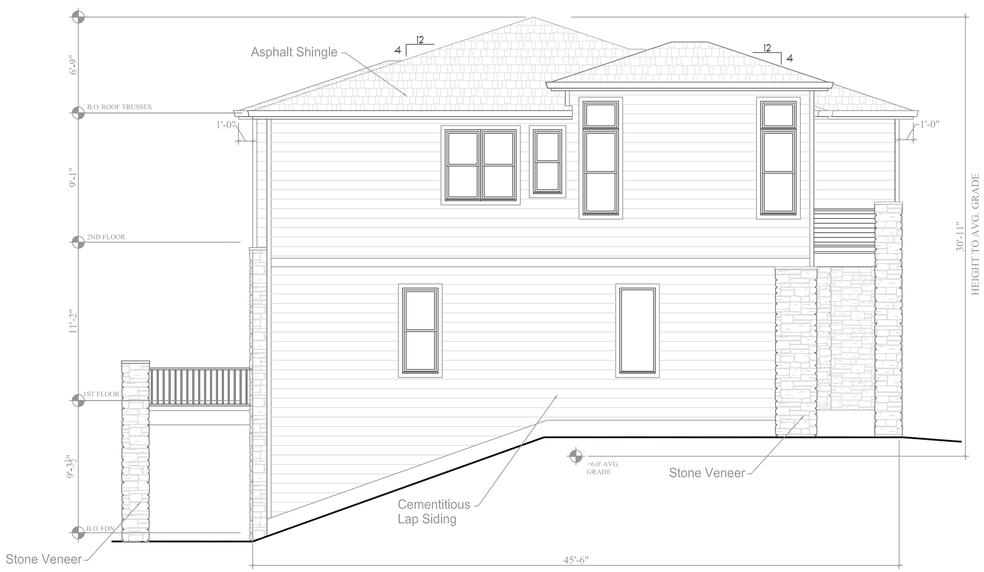
DESIGNED BY: ____ DATE: 10/05/2017
DRAWN BY: CH SCALE: 3/16"=1'-0"
CHECKED BY: SK
JOB NO.:
DWG NAME:

BUILDING ELEVATIONS 502 B WALKOUT

SHEET:
AR2.10

REAR ELEVATION 503 'A'
3/16"=1'-0"

FRONT ELEVATION 503 'A'
3/16"=1'-0"



LEFT SIDE ELEVATION 503 'A'
3/16"=1'-0"

RIGHT SIDE ELEVATION 503 'A'
3/16"=1'-0"

BUILDING HEIGHT CALCULATION TABLE	
FRONT ELEVATION HEIGHT	30'-11"
RIGHT SIDE ELEVATION HEIGHT	30'-11"
LEFT SIDE ELEVATION HEIGHT	30'-11"
REAR ELEVATION HEIGHT	30'-11"
AVERAGE HEIGHT (TOTAL/4)	30'-11"

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SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 3
BLOCK 26 LOTS 1-6 & BLOCK 27

REVISIONS

NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	4/25/19
2	STAFF COMMENTS	8/05/19
3	RESUBMITTAL	2/18/20
4	RESUBMITTAL	5/01/20
5	RESUBMITTAL	10/09/20

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DESIGNED BY: ____ DATE: 10/05/2017
DRAWN BY: CH SCALE: 3/16"=1'-0"
CHECKED BY: SK
JOB NO.:
DWG NAME:

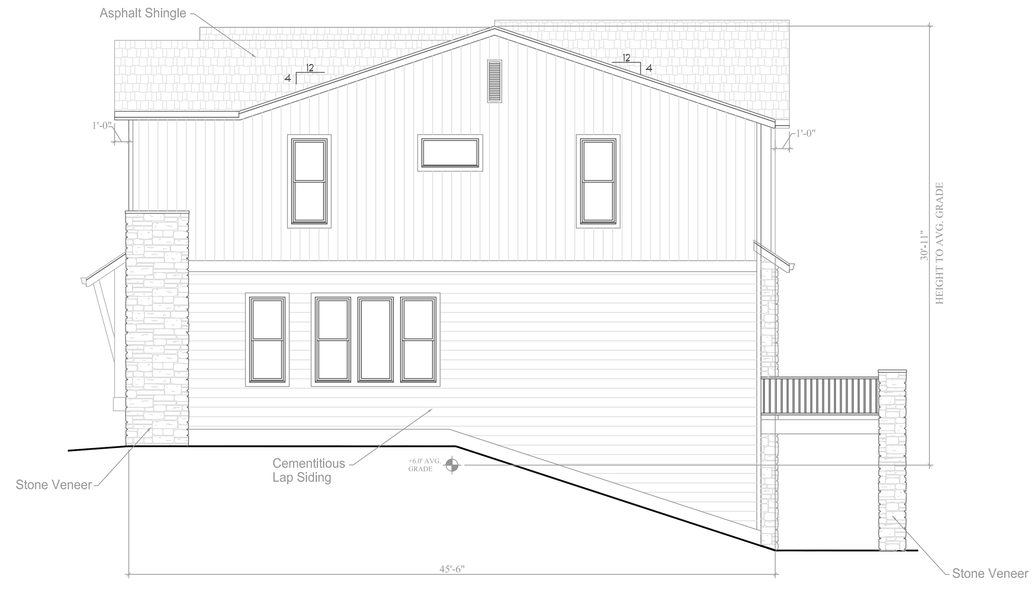
BUILDING ELEVATIONS 503 A WALKOUT

SHEET:
AR2.11

REAR ELEVATION 503 'B'
3/16"=1'-0"

FRONT ELEVATION 503 'B'
3/16"=1'-0"

LEFT SIDE ELEVATION 503 'B'
3/16"=1'-0"



RIGHT SIDE ELEVATION 503 'B'
3/16"=1'-0"

BUILDING HEIGHT CALCULATION TABLE	
FRONT ELEVATION HEIGHT	30'-11"
RIGHT SIDE ELEVATION HEIGHT	30'-11"
LEFT SIDE ELEVATION HEIGHT	30'-11"
REAR ELEVATION HEIGHT	30'-11"
AVERAGE HEIGHT	30'-11"

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SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 3
BLOCK 26 LOTS 1-6 & BLOCK 27

REVISIONS

NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	4/25/19
2	STAFF COMMENTS	8/05/19
3	RESUBMITTAL	2/18/20
4	RESUBMITTAL	5/01/20
5	RESUBMITTAL	10/09/20

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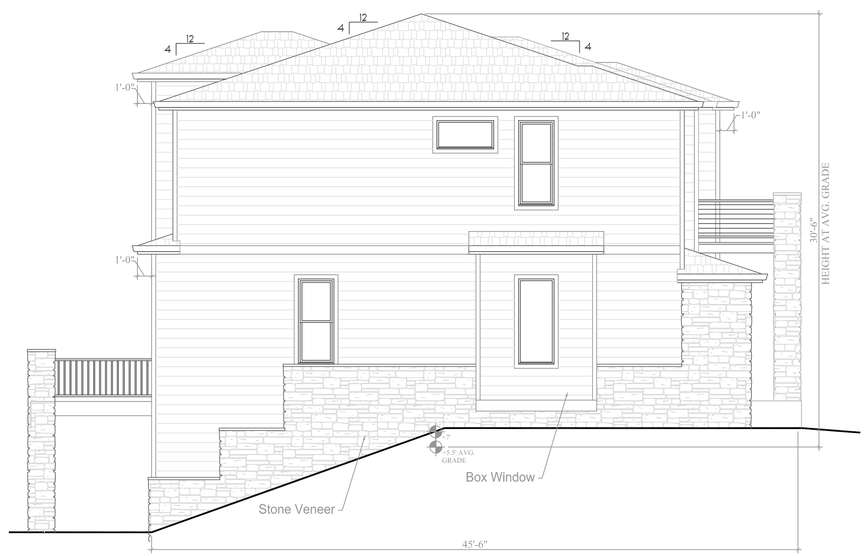
DESIGNED BY: ____ DATE: 10/05/2017
DRAWN BY: CH SCALE: 3/16"=1'-0"
CHECKED BY: SK
JOB NO.:
DWG NAME:

BUILDING ELEVATIONS 503 B WALKOUT

SHEET:
AR2.12

LEFT SIDE ELEVATION 501 - ENHANCED
3/16"=1'-0"

RIGHT SIDE ELEVATION 501 - ENHANCED
3/16"=1'-0"



LEFT SIDE ELEVATION 501 WALKOUT - ENHANCED
3/16"=1'-0"

RIGHT SIDE ELEVATION 501 WALKOUT - ENHANCED
3/16"=1'-0"

ENHANCED SIDE ELEVATIONS REQUIRED
FOR LOTS 1, 7, 8, AND 18 OF BLOCK 27
AND LOTS 20, 23, 24, AND 25 OF BLOCK 26

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SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 3
BLOCK 26 LOTS 1-6 & BLOCK 27

REVISIONS

NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	4/25/19
2	STAFF COMMENTS	8/05/19
3	RESUBMITTAL	2/18/20
4	RESUBMITTAL	5/01/20
5	RESUBMITTAL	10/09/20

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DESIGNED BY: ___ DATE: 10/05/2017
DRAWN BY: CH SCALE: 3/16"=1'-0"
CHECKED BY: SK
JOB NO.:
DWG NAME:

BUILDING ELEVATIONS ENHANCED

SHEET:
AR2.13

LEFT SIDE ELEVATION 502 - ENHANCED
3/16"=1'-0"

RIGHT SIDE ELEVATION 502 - ENHANCED
3/16"=1'-0"

LEFT SIDE ELEVATION 502 WALKOUT - ENHANCED
3/16"=1'-0"

RIGHT SIDE ELEVATION 502 WALKOUT - ENHANCED
3/16"=1'-0"

ENHANCED SIDE ELEVATIONS REQUIRED
FOR LOTS 1, 7, 8, AND 18 OF BLOCK 27
AND LOTS 20, 23, 24, AND 25 OF BLOCK 26

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SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 3
BLOCK 26 LOTS 1-6 & BLOCK 27

REVISIONS

NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	4/25/19
2	STAFF COMMENTS	8/05/19
3	RESUBMITTAL	2/18/20
4	RESUBMITTAL	5/01/20
5	RESUBMITTAL	10/09/20

Vested Rights:
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DESIGNED BY: ____ DATE: 10/05/2017
DRAWN BY: CH SCALE: 3/16"=1'-0"
CHECKED BY: SK
JOB NO.:
DWG NAME:

BUILDING ELEVATIONS ENHANCED

SHEET:
AR2.14

LEFT SIDE ELEVATION 503 - ENHANCED
3/16"=1'-0"

RIGHT SIDE ELEVATION 503 - ENHANCED
3/16"=1'-0"

LEFT SIDE ELEVATION 503 WALKOUT - ENHANCED
3/16"=1'-0"

RIGHT SIDE ELEVATION 503 WALKOUT - ENHANCED
3/16"=1'-0"

ENHANCED SIDE ELEVATIONS REQUIRED
FOR LOTS 1, 7, 8, AND 18 OF BLOCK 27
AND LOTS 20, 23, 24, AND 25 OF BLOCK 26

Remington HOMES
5740 OLDE WADSWORTH BLVD
ARVADA, CO 80002
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SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 3
BLOCK 26 LOTS 1-6 & BLOCK 27

REVISIONS

NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	4/25/19
2	STAFF COMMENTS	8/05/19
3	RESUBMITTAL	2/18/20
4	RESUBMITTAL	5/01/20
5	RESUBMITTAL	10/09/20

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DESIGNED BY: ____ DATE: 10/05/2017
DRAWN BY: CH SCALE: 3/16"=1'-0"
CHECKED BY: SK
JOB NO.:
DWG NAME:

BUILDING ELEVATIONS ENHANCED

SHEET:
AR2.15

COLOR SCHEME 1

TRIM: DEEP RIVER

SIDING: NOVEMBER RAIN | ACCENT: EQUESTRIAN GRAY | ENTRY DOOR: AEGEAN TEAL | STONE: SPLIT LIMESTONE GRAY | ROOFING: PEPPERMILL GRAY

COLOR SCHEME 2

TRIM: NIGHT HORIZON

SIDING: CROMWELL GRAY | ACCENT: SAG HARBOR GRAY | ENTRY DOOR: GEORGIAN BRICK | STONE: SPLIT LIMESTONE WALNUT | ROOFING: DRIFTWOOD

COLOR SCHEME 3

TRIM: DRAGON'S BREATH

SIDING: EAGLE ROCK | ACCENT: WINTER WOOD | ENTRY DOOR: ACORN | STONE: SPLIT LIMESTONE WALNUT | ROOFING: PEPPERMILL GRAY

COLOR SCHEME 4

TRIM: DOVE WING

SIDING: KENDALL CHARCOAL | ACCENT: CAPE MAY COBBLESTONE | ENTRY DOOR: WETHERSFIELD MOSS | STONE: SPLIT LIMESTONE GRAY | ROOFING: PEPPERMILL GRAY

COLOR SCHEME 5

TRIM: WROUGHT IRON

SIDING: STORM | ACCENT: MOONSHINE | ENTRY DOOR: RUSTIC BRICK | STONE: SPLIT LIMESTONE GRAY | ROOFING: ESTATE GRAY

COLOR SCHEME 6

TRIM: GARGOYLE

SIDING: SEA PEARL | ACCENT: PASHMINA | ENTRY DOOR: APPALACHIAN BROWN | STONE: SPLIT LIMESTONE GENOA SANDS | ROOFING: DRIFTWOOD

COLOR SCHEME 7

TRIM: EDGECOMB GRAY

SIDING: SMOKY ASH | ACCENT: SMOKESTACK GRAY | ENTRY DOOR: NARRAGANSETT GREEN | STONE: SPLIT LIMESTONE GENOA SANDS | ROOFING: DRIFTWOOD

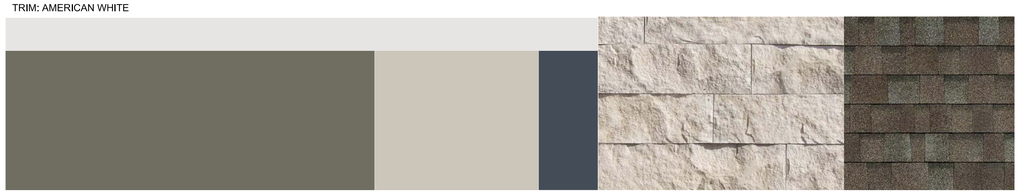
COLOR SCHEME 8

TRIM: MIDSUMMER NIGHT

SIDING: STAMPEDE | ACCENT: EARLY MORNING MIST | ENTRY DOOR: PROVIDENCE BLUE | STONE: SPLIT LIMESTONE WALNUT | ROOFING: PEPPERMILL GRAY

COLOR SCHEME 9

TRIM: AMERICAN WHITE



SIDING: SHARKSKIN | ACCENT: SEATTLE MIST | ENTRY DOOR: HALE NAVY | STONE: SPLIT LIMESTONE CREAM | ROOFING: DRIFTWOOD

COLOR SCHEME 10

TRIM: ICICLE

SIDING: HALE NAVY | ACCENT: NORTHERN CLIFFS | ENTRY DOOR: GLOUCESTER SAGE | STONE: SPLIT LIMESTONE CREAM | ROOFING: ESTATE GRAY

Remington HOMES

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SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 3
BLOCK 26 LOTS 1-6 & BLOCK 27

REVISIONS

NO.	DESCRIPTION	DATE
1	RESUBMITTAL	2/18/20
2	RESUBMITTAL	5/01/20
3	RESUBMITTAL	10/09/20

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DESIGNED BY: ____ DATE: 10/05/2017
DRAWN BY: CH SCALE: 3/16"=1'-0"
CHECKED BY: SK
JOB NO.:
DWG NAME:

COLOR SCHEMES

SHEET:
AR3.1

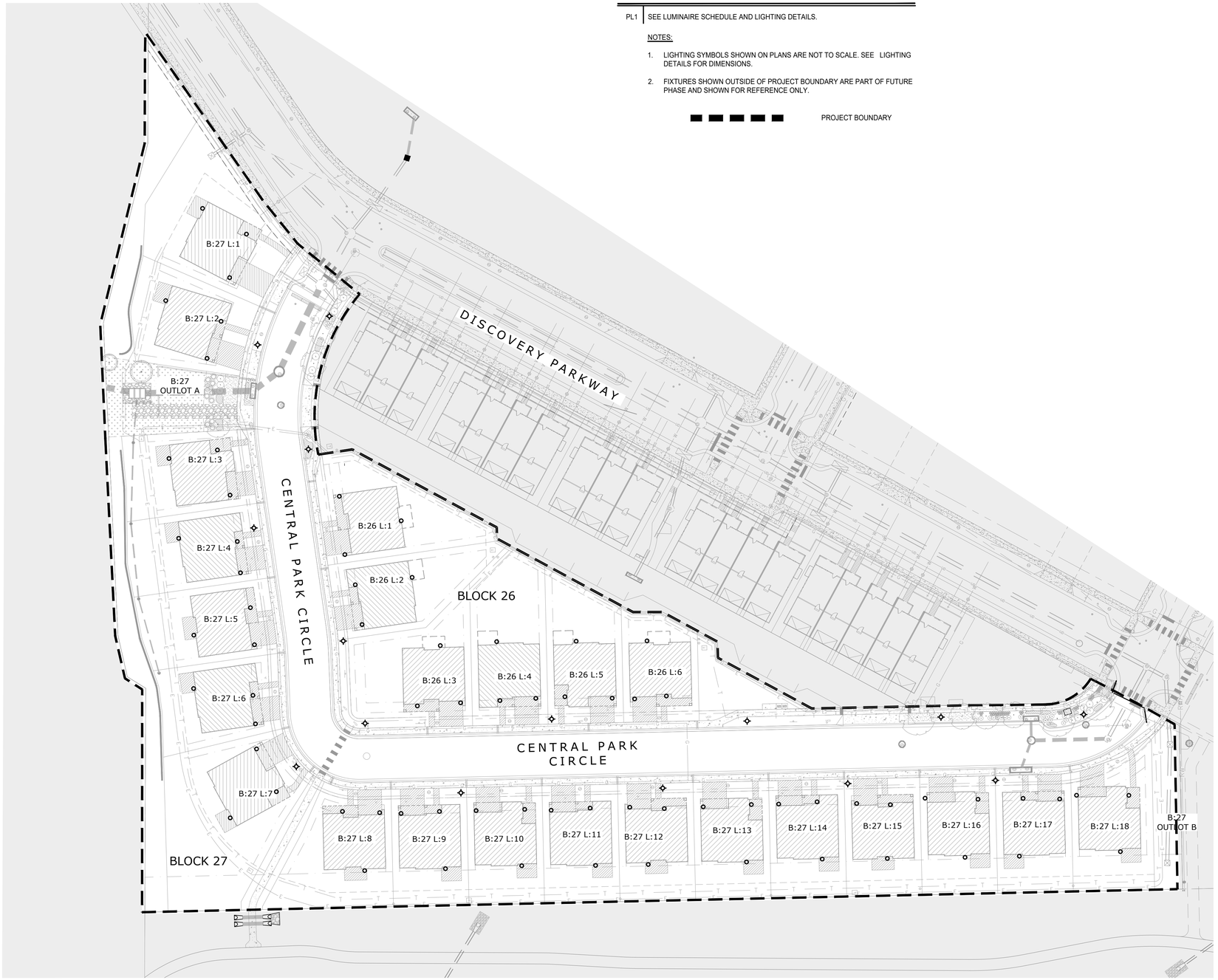
LEGEND:

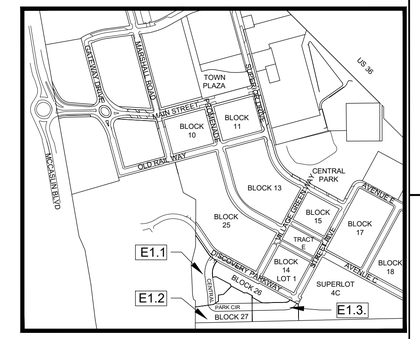
PL1	SEE LUMINAIRE SCHEDULE AND LIGHTING DETAILS.

NOTES:

1. LIGHTING SYMBOLS SHOWN ON PLANS ARE NOT TO SCALE. SEE LIGHTING DETAILS FOR DIMENSIONS.
2. FIXTURES SHOWN OUTSIDE OF PROJECT BOUNDARY ARE PART OF FUTURE PHASE AND SHOWN FOR REFERENCE ONLY.

PROJECT BOUNDARY





KEY MAP

NORTH

NORTH

0 20 40 80

SCALE: 1" = 40'

PK Electrical, Inc.
4601 DTC Boulevard, Suite 740
Denver, CO 80237
720.481.3290
pkelectrical.com
17025

STC METROPOLITAN DISTRICT #2

141 UNION BLVD., STE 150
LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER
SUPERIOR, COLORADO
FDP4 PHASE 2 BLOCK 26 / FDP5 BLOCK 27 /
FDP1 PHASE 7 CENTRAL PARK CIRCLE

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	11/07/17
2	TOWN COMMENTS	12/10/18
3	RESUBMITTAL	03/29/19
4	RESUBMITTAL	07/15/19
5	RESUBMITTAL	01/31/20
6	RESUBMITTAL	02/18/20
7	RESUBMITTAL	05/01/20
8	TOWN COMMENTS	10/09/20

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DESIGNED BY: TJC
DATE: 08/05/2019
DRAWN BY: PKE
SCALE: AS SHOWN
CHECKED BY: MAG
JOB NO.:
DWG NAME:

OVERALL LIGHTING PLAN

SHEET:
LT1.0

PHOTOMETRIC CALCULATION SUMMARY TABLE

E1.1/E1.2/E1.3 - STREET SURFACE			E1.1/E1.2/E1.3 - SIDEWALKS		
Luminance (L) criteria (ANSI/IES RP-8-14)	L-avg	L-avg/L-min	Illuminance (E) criteria (ANSI/IES RP-8-14)	E-avg	E-avg/E-min
Target (Local : Low)	0.3 cd/m²	6.0 : 1	Target (Medium Density)	0.4 fc	4.0 : 1
Proposed	0.4 cd/m²	4.0 : 1	Proposed	0.4 fc	4.0 : 1

Luminance (L) - Luminance decribes the quantity of light emitted from a source or reflected off a surface or object. The unit is cd/m² and the mathematical symbol is L.

Illuminance (E) - Illuminance refers to the light level, or amount of light falling on a surface. It is measured in lux or footcandles. Horizontal illuminance refers to the amount of light falling on a horizontal surface. The unit is footcandles (fc) and the mathematical symbol is E.

LEGEND:

PL1 | SEE LUMINAIRE SCHEDULE AND LIGHTING DETAILS.

NOTES:

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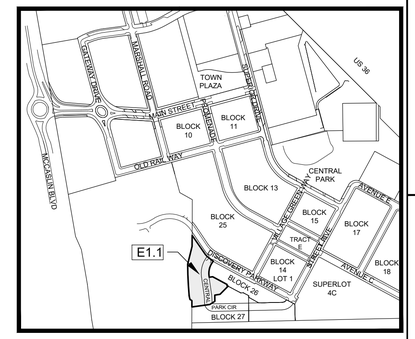
PROJECT BOUNDARY

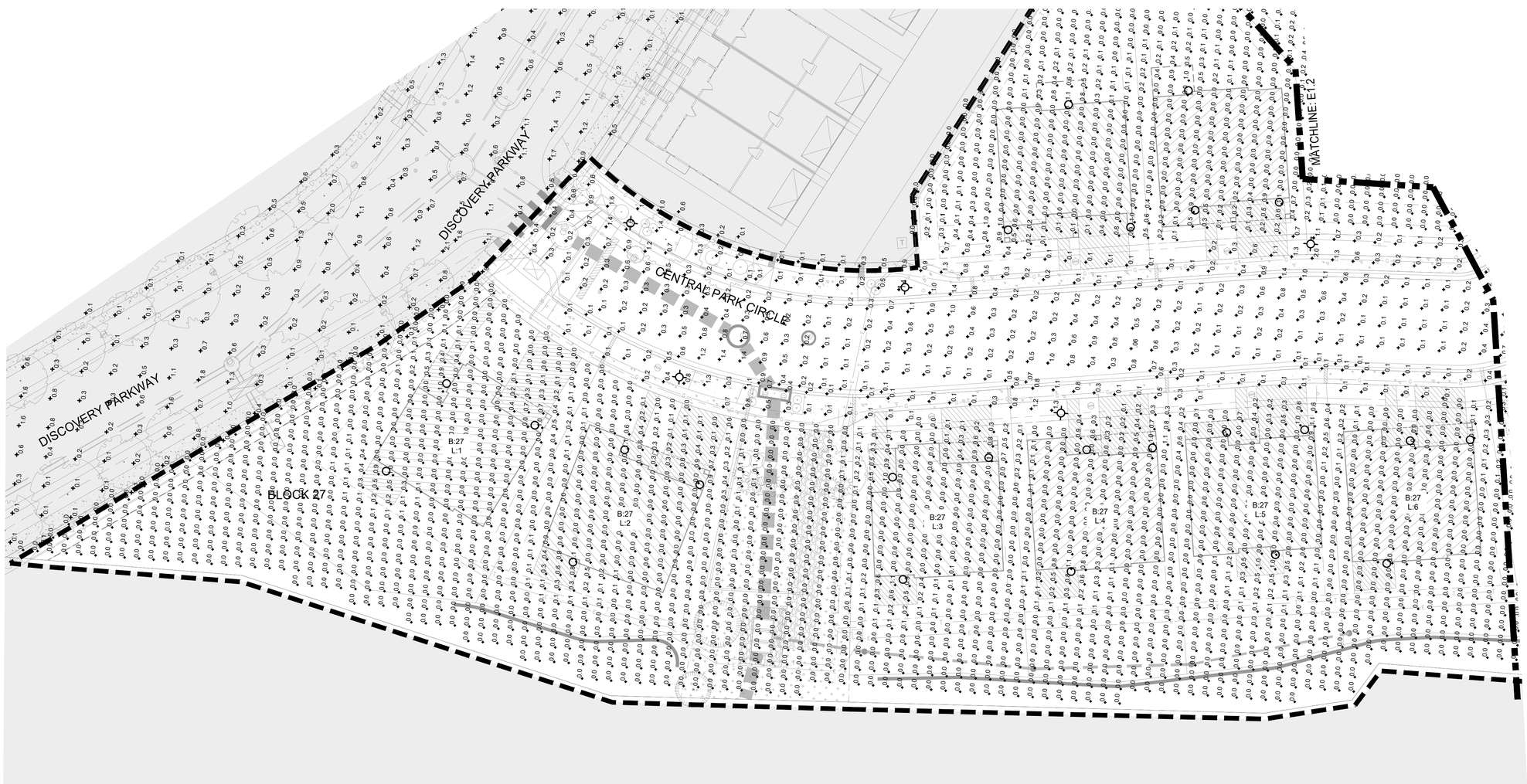
Luminaire Schedule

LABEL	SYMBOL	QTY	DESCRIPTION	LED COLOR TEMP	BUG RATING	WATTS	LUMENS	POLE TYPE	LUMINAIRE HEIGHT
PL1		12	POLE-MOUNTED ASHBERY PEDESTRIAN LED WITH TYPE 3 DISTRIBUTION	3000K	B1-U1-G1	46.9	2162	AP-16-P2-4-CVR	16'-0"
SL1		72	OUTDOOR WALL SCONCE LIGHT	3000K	NA	9	315	NA	VARIES



KEY MAP

NORTH



PARTIAL LIGHTING PLAN - VIEW 1

NORTH

0 10 20 40
SCALE: 1" = 20'

PK Electrical, Inc.
4601 DTC Boulevard, Suite 740
Denver, CO 80237
720.481.3290
pkelectrical.com
17025

STC METROPOLITAN DISTRICT #2

141 UNION BLVD., STE 150
LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER
SUPERIOR, COLORADO
FDP4 PHASE 2 BLOCK 26 / FDP5 BLOCK 27 /
FDP1 PHASE 7 CENTRAL PARK CIRCLE

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	11/07/17
2	TOWN COMMENTS	12/10/18
3	RESUBMITTAL	03/29/19
4	RESUBMITTAL	07/15/19
5	RESUBMITTAL	01/31/20
6	RESUBMITTAL	02/18/20
7	RESUBMITTAL	05/01/20
8	TOWN COMMENTS	10/09/20

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DESIGNED BY: TJC
DRAWN BY: PKE
CHECKED BY: MAG
DATE: 08/05/2019
SCALE: AS SHOWN
JOB NO.:
DWG NAME:

PARTIAL LIGHTING PLAN 1

SHEET:
LT1.1

PHOTOMETRIC CALCULATION SUMMARY TABLE

E1.1/E1.2/E1.3 - STREET SURFACE			E1.1/E1.2/E1.3 - SIDEWALKS		
Luminance (L) criteria (ANSI/IES RP-8-14)	L-avg	L-avg/L-min	Illuminance (E) criteria (ANSI/IES RP-8-14)	E-avg	E-avg/E-min
Target (Local : Low)	0.3 cd/m²	6.0 : 1	Target (Medium Density)	0.4 fc	4.0 : 1
Proposed	0.4 cd/m²	4.0 : 1	Proposed	0.4 fc	4.0 : 1
Luminance (L) - Luminance decribes the quantity of light emitted from a source or reflected off a surface or object. The unit is cd/m² and the mathematical symbol is L.			**Illuminance (E) -** Illuminance refers to the light level, or amount of light falling on a surface. It is measured in lux or footcandles. Horizontal illuminance refers to the amount of light falling on a horizontal surface. The unit is footcandles (fc) and the mathematical symbol is E.		

Luminaire Schedule

LABEL	SYMBOL	QTY	DESCRIPTION	LED COLOR TEMP	BUG RATING	WATTS	LUMENS	POLE TYPE	LUMINAIRE HEIGHT
PL1	⌖	12	POLE-MOUNTED ASHBERY PEDESTRIAN LED WITH TYPE 3 DISTRIBUTION	3000K	B1-U1-G1	46.9	2162	AP-16-P2-4-CVR	16'-0"
SL1	○	72	OUTDOOR WALL SCONCE LIGHT	3000K	NA	9	315	NA	VARIES

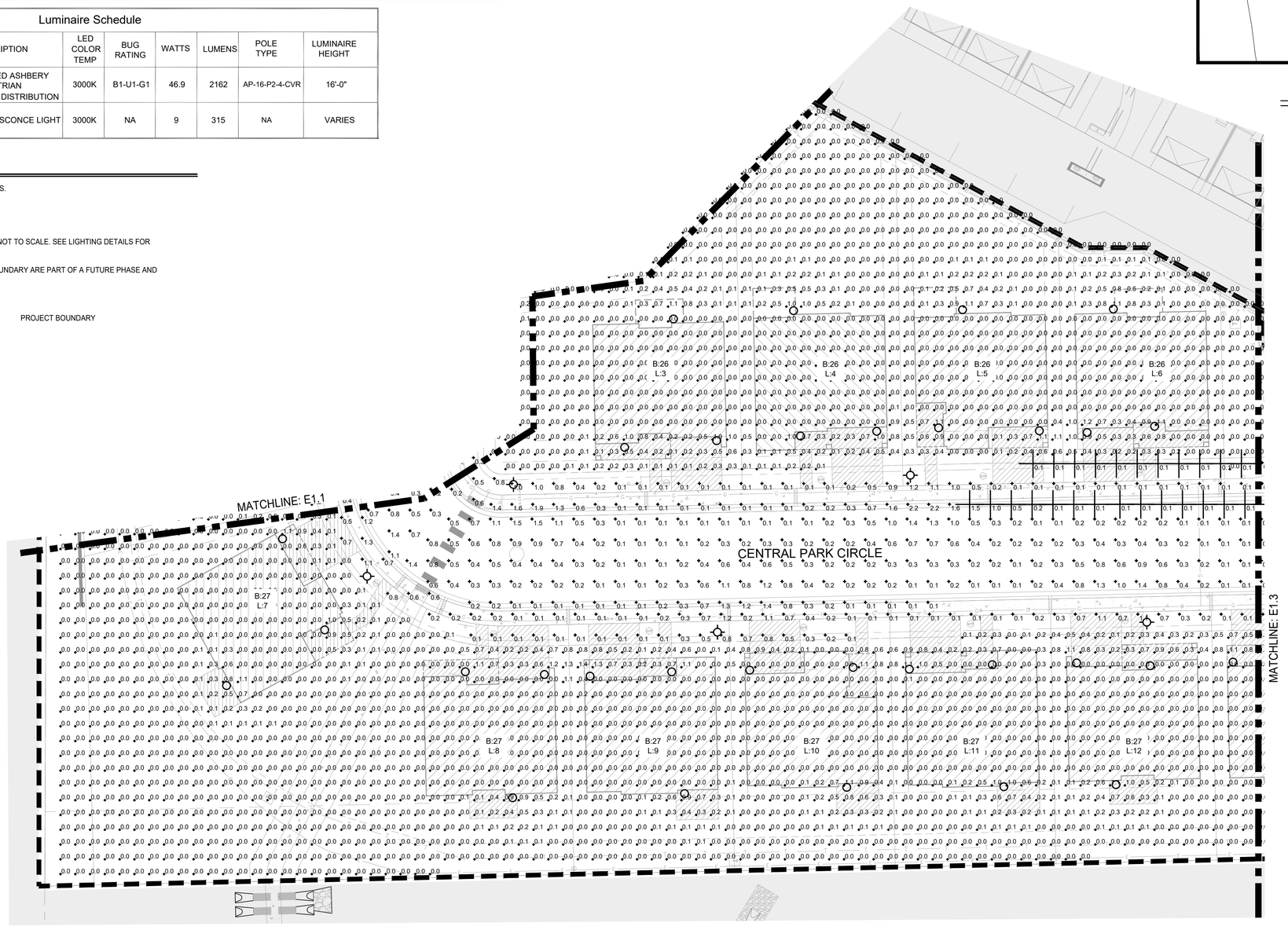
LEGEND

PL1 — SEE LUMINAIRE SCHEDULE AND LIGHTING DETAILS.

NOTES:

1. LIGHTING SYMBOLS SHOWN ON PLANS ARE NOT TO SCALE. SEE LIGHTING DETAILS FOR DIMENSIONS.
2. FIXTURES SHOWN OUTSIDE OF PROJECT BOUNDARY ARE PART OF A FUTURE PHASE AND SHOWN FOR REFERENCE ONLY.

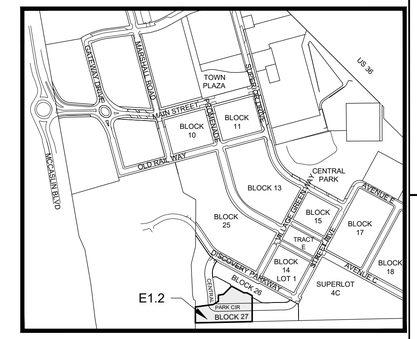
PROJECT BOUNDARY



PARTIAL LIGHTING PLAN - VIEW 2

NORTH

SCALE: 1" = 20'



KEY MAP

NORTH

PK Electrical, Inc.
4601 DTC Boulevard, Suite 740
Denver, CO 80237
720.481.3290
pkelectrical.com
17025

STC METROPOLITAN DISTRICT #2

141 UNION BLVD., STE 150
LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER
SUPERIOR, COLORADO
FDP4 PHASE 2 BLOCK 26 / FDP5 BLOCK 27 /
FDP1 PHASE 7 CENTRAL PARK CIRCLE

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

PARTIAL LIGHTING PLAN 2

SHEET:
LT1.2

PHOTOMETRIC CALCULATION SUMMARY TABLE

E1.1/E1.2/E1.3 - STREET SURFACE			E1.1/E1.2/E1.3 - SIDEWALKS		
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SL1	○	72	OUTDOOR WALL SCONCE LIGHT	3000K	NA	9	315	NA	VARIES

LEGEND

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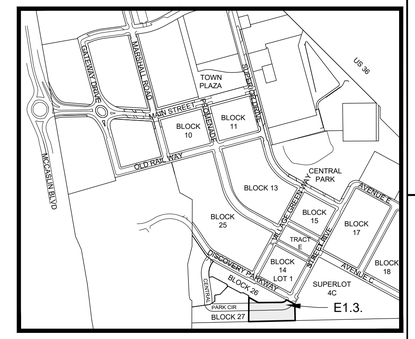
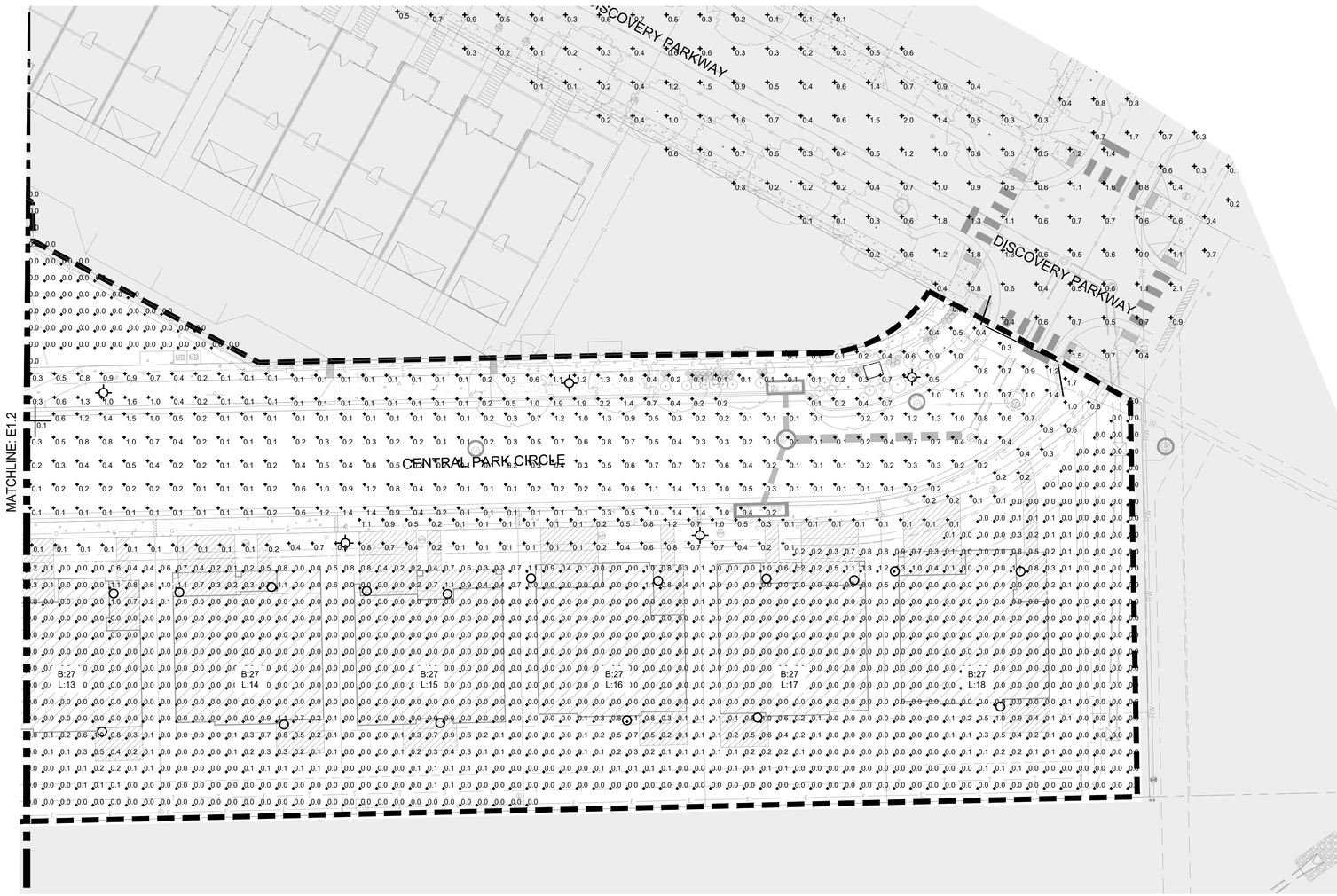
PROJECT BOUNDARY



KEY MAP

NORTH



PARTIAL LIGHTING PLAN - VIEW 3

NORTH

0 10 20 40
SCALE: 1" = 20'

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STC METROPOLITAN DISTRICT #2

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DWG NAME:

PARTIAL LIGHTING PLAN 2

SHEET:
LT1.3

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

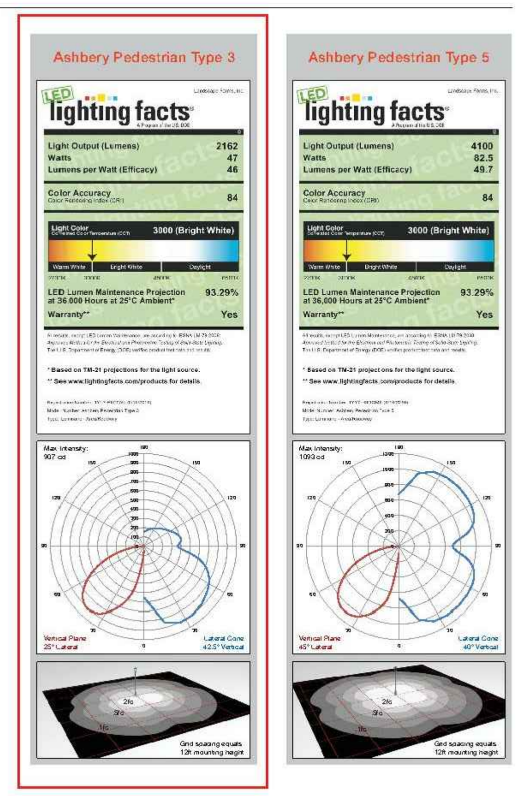
Surge protected 100V-277V 50/60 Hz, Class 2 LED dimmable driver. LED cartridge with weatherproof quick disconnect provides ease of installation and serviceability. Ashbery Pedestrian ships prewired.

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



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

landscapeforms®

ASHBERY PEDESTRIAN LIGHT

Product Data Sheet

To Order Ashbery Pedestrian Luminaire

Specify in order: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Center Element, Connection, Optional Twist Lock Receptacle and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp	Input Voltage	Center Element	Connection	Twist Lock
AP ASHBERY	206L3 (6 LED Type 3) 212L5 (12 LED Type 5)	100F (1000 mA)	40K (4000K) 35K (3500K) 30K (3000K)	UV1 (100-277VAC)	20K (2000K)	P2 (Single Tenon) CC1 (Arm Mount)	NTW (No Twist Lock) TW1 (Twist Lock)

EXAMPLE: AP – 206L3 – 100F – 35K / UV1 – 20K – P2 – TW1 – Powdercoat Color

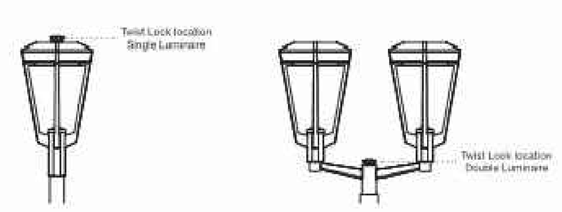
If luminaire is specified with CC1 (Arm Mount) specify optional Twist Lock Receptacle with pole

To Order Ashbery Pedestrian Aluminum Pole

Specify in order: Product, Height, Connection, Pole Diameter, Base Cover, optional Twist Lock Receptacle and Powdercoat Color.

	Product	Height	Connection	Pole Diameter	Base	Twist Lock
Single Luminaire	AP ASHBERY	12 (144in) 14 (168in) 16 (192in)	P2 (Single Tenon)	4 (4 inches)	NUT (Nut Covers) CVR (Cover Plate)	To be specified with luminaire.
Double Luminaire	AP ASHBERY	12 (144in) 14 (168in) 16 (192in)	2CC1 (Dual Arm)	5 (5 inches)	NUT (Nut Covers) CVR (Cover Plate)	NTW (No Twist Lock) TW1 (Twist Lock)

EXAMPLE: AP – 14 – P2 – 4 – CVR – Powdercoat Color



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

dweLED

Fixture Type:
Catalog Number:
Project:
Location:

Sodor

Outdoor Wall Sconce 3000K

Model & Size	Color Temp & CRI	Finish	Watt	LED Lumens	Delivered Lumens	Title 24
● WS-W15708 8"	3000K 90	○ BK Black	12W	1000	314	Yes
	3000K 90	● BZ Bronze	9W	750	315	No
	3000K 90	○ GH Graphite	9W	750	315	No

Example: **WS-W15708-BK**

DESCRIPTION

A Steam work inspired approach to a traditional lantern design. Sodor is constructed with a solid die-cast aluminum shade that provides fantastic glare cutoff and a weather resistant powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

- Weather resistant powder coated finishes
- Light engine is factory sealed for maximum protection from the elements
- Heavy aluminum shade provides great glare cutoff
- Title 24 may not be available for all finishes, check for availability
- ACLED driverless technology
- 5 year warranty

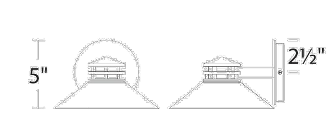
SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC, 50/60Hz
CRI:	90
Dimming:	ELV: 100 - 10%
Rated Life:	54000 Hours
Standards:	ETL, cETL, IP65, Title 24 JA8-2016 Compliant, Dark Sky Friendly, Wet Location Listed
Construction:	Aluminum hardware with glass diffuser

FINISHES

Black Bronze Graphite

LINE DRAWING



WS-W15708

waclighting.com | **Phone** (800) 526.2588 | **Fax** (800) 526.2585 | **Headquarters/Eastern Distribution Center** 44 Harbor Park Drive Port Washington, NY 11050
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. April 2020

Ashbery
Product Drawing

Pedestrian light, 16ft, single luminaire, with cover plate, with twist-lock
www.landscapeforms.com

Date: 8/30/2016
Ph: 800.521.2546

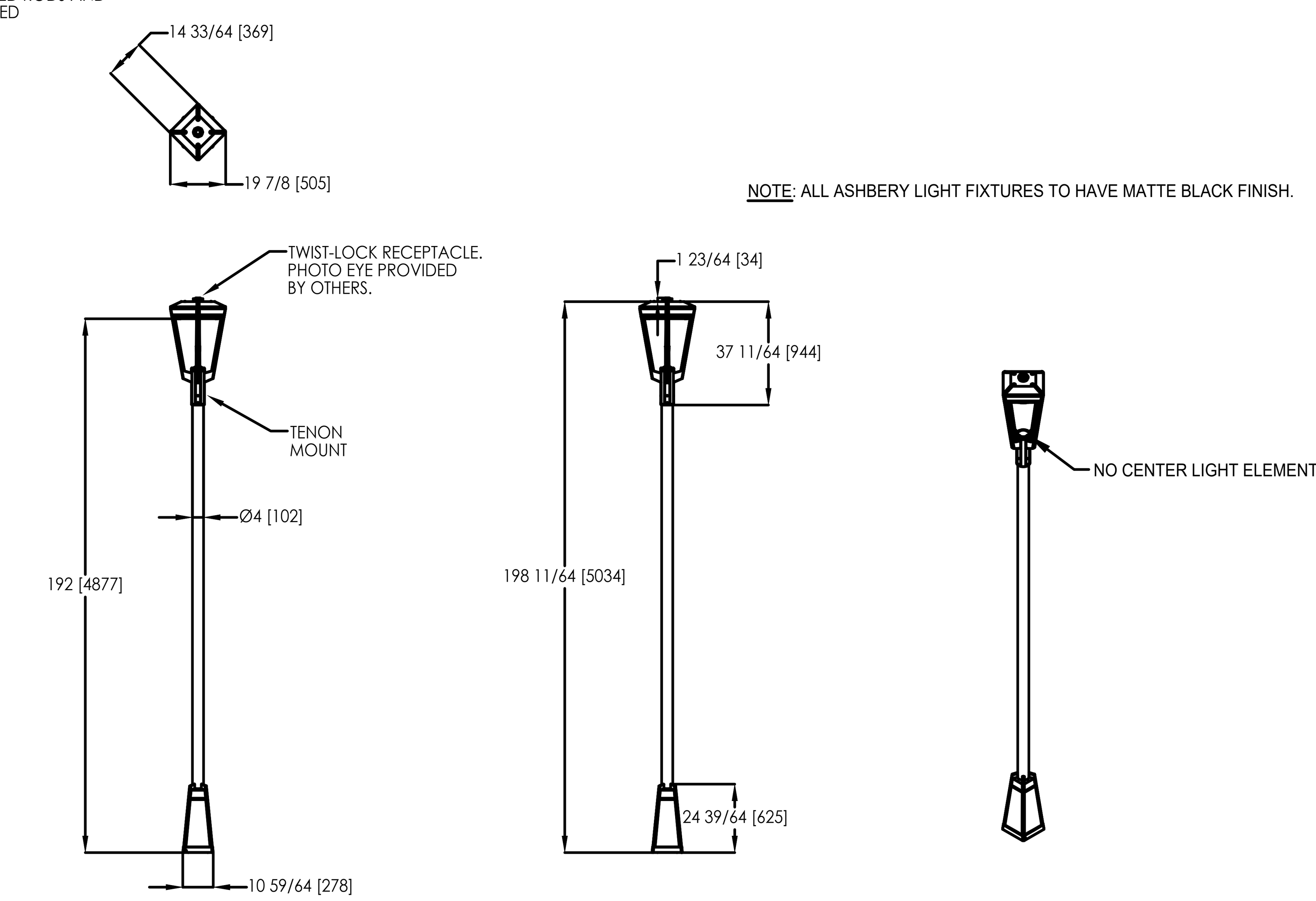
(4) 3/4-10 x 18" THREADED RODS AND LEVELING NUTS INCLUDED

LED OPTIONS:

TYPE 3
TYPE 5

3000K
3500K
4000K

NOTE: ALL ASHBERY LIGHT FIXTURES TO HAVE MATTE BLACK FINISH.



landscapeforms® **Drawing: AP0023**
Dimensions are in inches [mm]
Patent Pending

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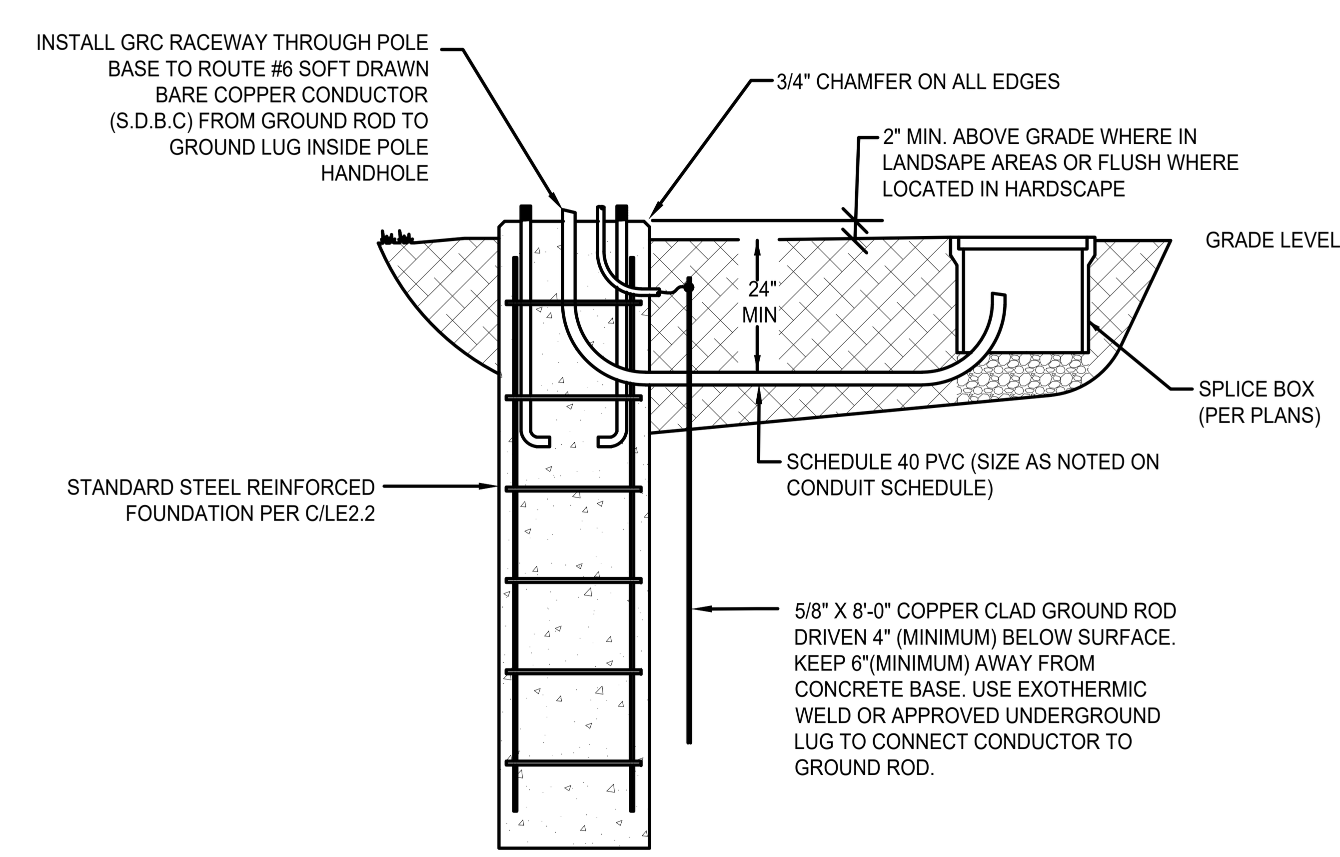
A / E1.4 TYPE PL2: POLE MOUNTED ASHBERY PEDESTRIAN LIGHT (FIXTURE & POLE ASSEMBLY)

SCALE: NONE



B / E1.4 POLE BASE DETAIL

SCALE: NONE

NOTE: LIGHT POLE SHOWN IN DETAIL IS FOR REFERENCE ONLY

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17025

STC METROPOLITAN DISTRICT #2

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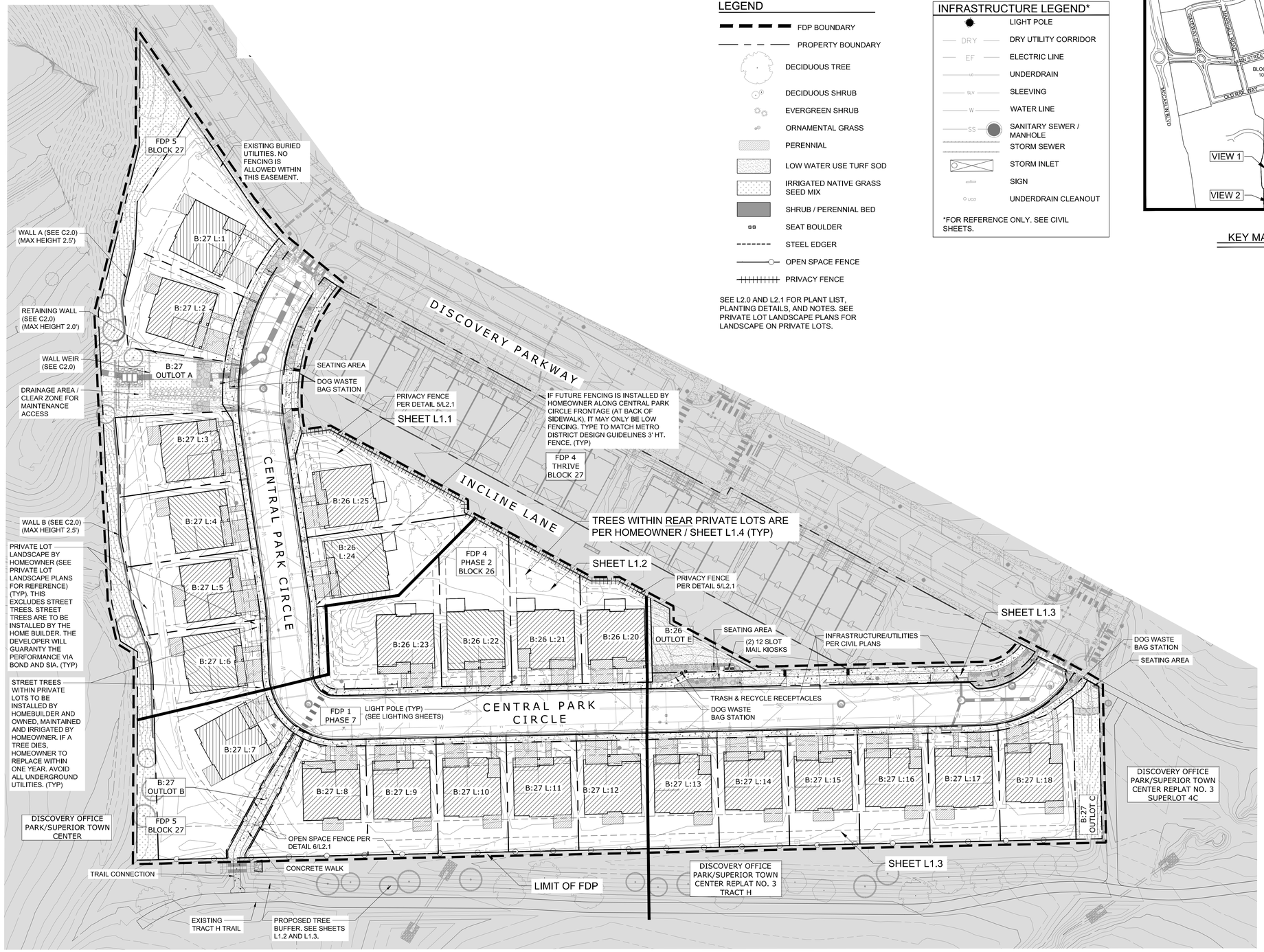
DESIGNED BY: TJC DATE: 08/05/2019
DRAWN BY: PKE SCALE: AS SHOWN
CHECKED BY: MAG
JOB NO.:
DWG NAME:

LIGHTING DETAILS

SHEET:
LT1.4



LEGEND

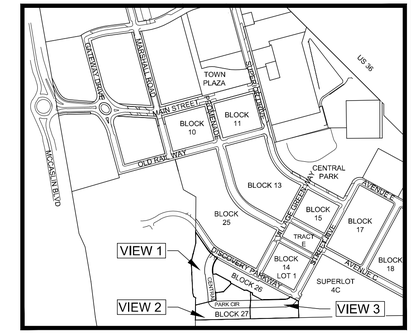
- FDP BOUNDARY
- PROPERTY BOUNDARY
- DECIDUOUS TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIAL
- LOW WATER USE TURF SOD
- IRRIGATED NATIVE GRASS SEED MIX
- SHRUB / PERENNIAL BED
- SEAT BOULDER
- STEEL EDGER
- OPEN SPACE FENCE
- PRIVACY FENCE

SEE L2.0 AND L2.1 FOR PLANT LIST, PLANTING DETAILS, AND NOTES. SEE PRIVATE LOT LANDSCAPE PLANS FOR LANDSCAPE ON PRIVATE LOTS.

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

*FOR REFERENCE ONLY. SEE CIVIL SHEETS.



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518 17TH STREET
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STC METROPOLITAN DISTRICT #2

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SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 - PHASE 7

REVISIONS

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DESIGNED BY: ARH
DRAWN BY: ARH
CHECKED BY: PMK
DATE: 08/05/2019
SCALE: 1" =40'-0"
JOB NO.:
DWG NAME:

OVERALL LANDSCAPE PLAN

SHEET:
L1.0

Know what's below. Call before you dig.

PLANTING LEGEND

- PROPERTY LINE
- DECIDUOUS TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIAL
- LOW WATER USE TURF SOD
- NATIVE GRASS SEED MIX
- STEEL EDGER
- SHRUB / PERENNIAL BED
- SEAT BOULDER
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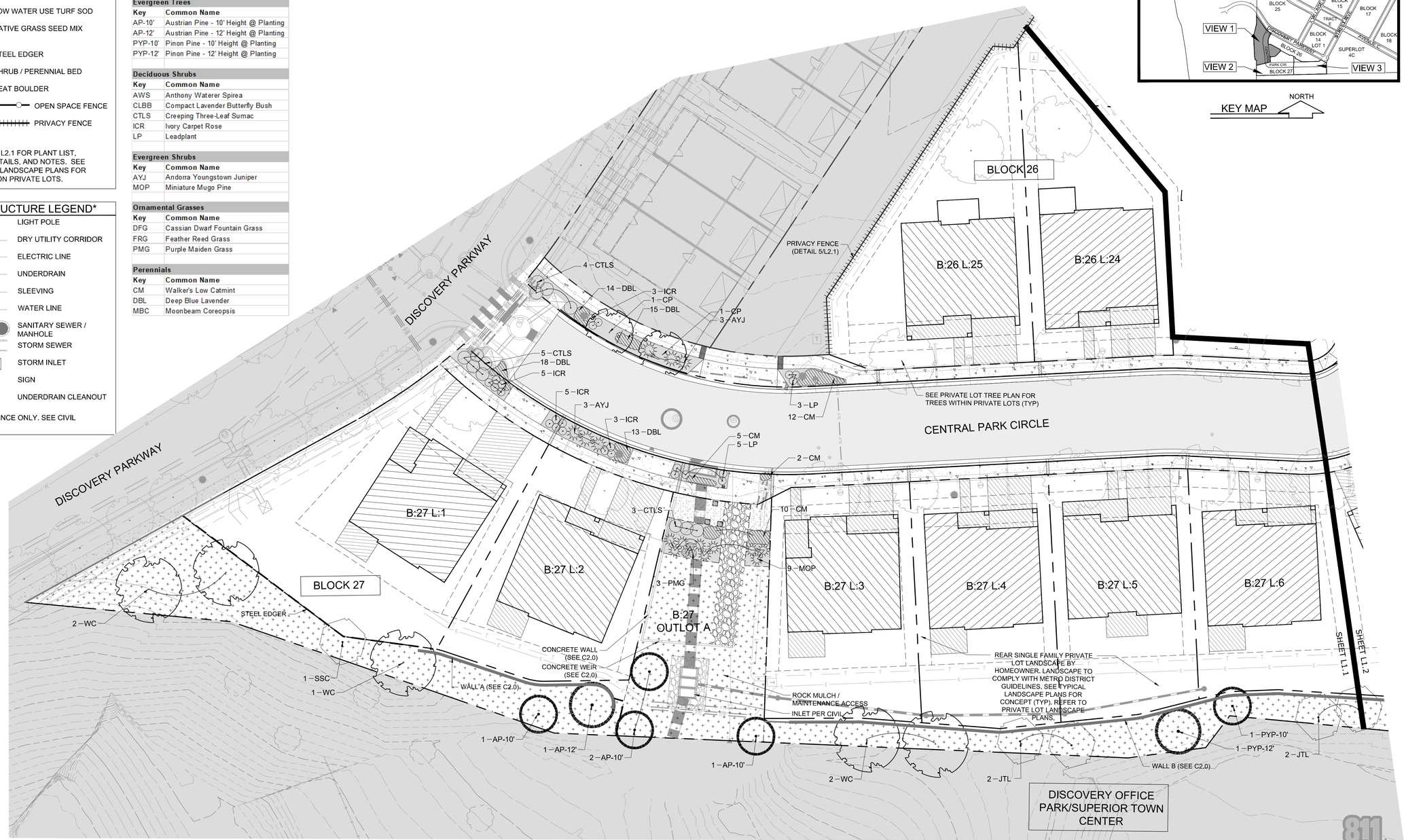
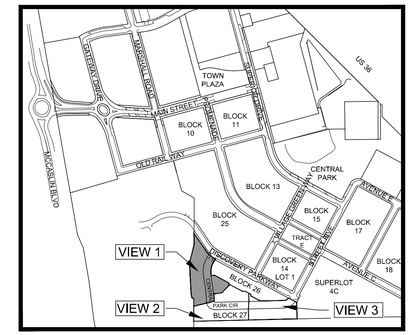
*FOR REFERENCE ONLY. SEE CIVIL SHEETS.

Plant Abbreviation Key
(See L2.0 for Full Plant List)

Key	Common Name
Deciduous Trees	
CP	Chanticleer Pear
CPO	Chinkapin Oak
KCT	Kentucky Coffee Tree
WC	Western Catalpa
Ornamental Trees	
JTL	Japanese Tree Lilac
SSC	Spring Snow Crabapple
Evergreen Trees	
AP-10'	Austrian Pine - 10' Height @ Planting
AP-12'	Austrian Pine - 12' Height @ Planting
PYP-10'	Pinon Pine - 10' Height @ Planting
PYP-12'	Pinon Pine - 12' Height @ Planting
Deciduous Shrubs	
AWS	Anthony Waterer Spirea
CLBB	Compact Lavender Butterfly Bush
CTLS	Creeping Three-Leaf Sumac
ICR	Ivory Carpet Rose
LP	Leadplant
Evergreen Shrubs	
AYJ	Andorra Youngstown Juniper
MOP	Miniature Mugo Pine
Ornamental Grasses	
DFG	Cassian Dwarf Fountain Grass
FRG	Feather Reed Grass
PMG	Purple Maiden Grass
Perennials	
CM	Walker's Low Catmint
DBL	Deep Blue Lavender
MBC	Moonbeam Coreopsis





KEY MAP — NORTH

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DESIGNED BY:	ARH	DATE: 08/05/2019
DRAWN BY:	ARH	SCALE: 1" =20'-0"
CHECKED BY:	PMK	
JOB NO.:		
DWG NAME:		

PARTIAL LANDSCAPE PLAN 1

L1.1

PARTIAL LANDSCAPE PLAN - VIEW 1

NORTH

0 10 20 40
SCALE: 1" = 20'

Know what's below. Call before you dig.

PLANTING LEGEND

- PROPERTY LINE
- DECIDUOUS TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIAL
- LOW WATER USE TURF SOD
- NATIVE GRASS SEED MIX
- STEEL EDGER
- SHRUB / PERENNIAL BED
- SEAT BOULDER
- OPEN SPACE FENCE
- PRIVACY FENCE

SEE L2.0 AND L2.1 FOR PLANT LIST, PLANTING DETAILS, AND NOTES. SEE PRIVATE LOT LANDSCAPE PLANS FOR LANDSCAPE ON PRIVATE LOTS.

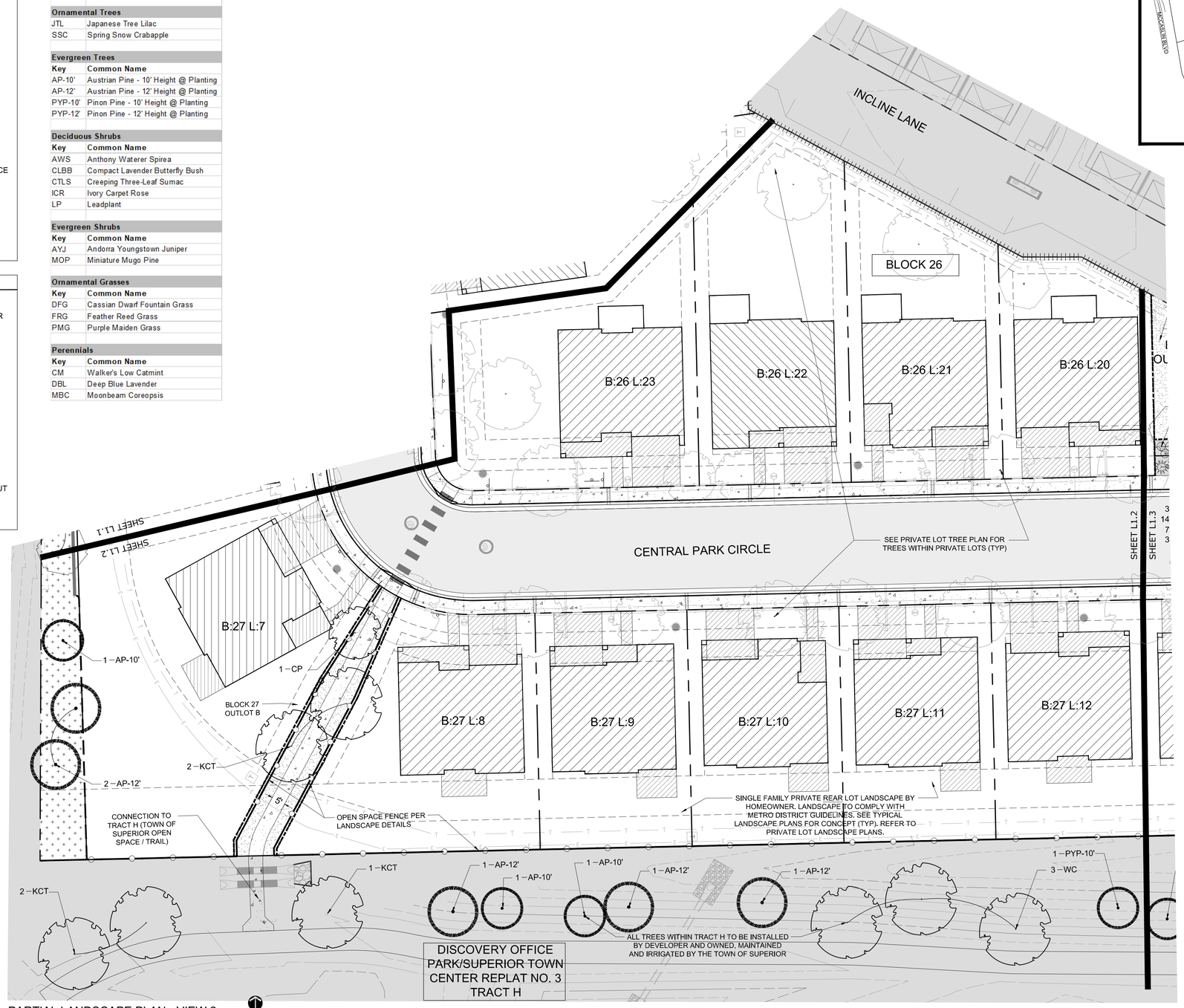
INFRASTRUCTURE LEGEND*

- 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

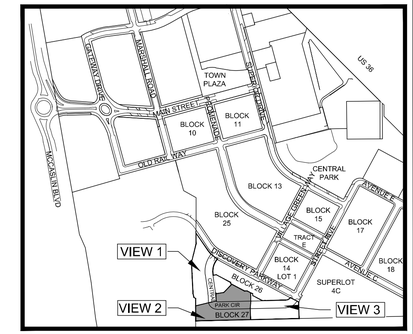
*FOR REFERENCE ONLY. SEE CIVIL SHEETS.

Plant Abbreviation Key
(See L2.0 for Full Plant List)

Key	Common Name
Deciduous Trees	
CP	Chanticleer Pear
CPO	Chinkapin Oak
KCT	Kentucky Coffee Tree
WC	Western Catalpa
Ornamental Trees	
JTL	Japanese Tree Lilac
SSC	Spring Snow Crabapple
Evergreen Trees	
AP-10'	Austrian Pine - 10' Height @ Planting
AP-12'	Austrian Pine - 12' Height @ Planting
PYP-10'	Pinon Pine - 10' Height @ Planting
PYP-12'	Pinon Pine - 12' Height @ Planting
Deciduous Shrubs	
AWS	Anthony Waterer Spirea
CLBB	Compact Lavender Butterfly Bush
CTLS	Creeping Three-Leaf Sumac
ICR	Ivory Carpet Rose
LP	Leadplant
Evergreen Shrubs	
AYJ	Andorra Youngstown Juniper
MOP	Miniature Mugo Pine
Ornamental Grasses	
DFG	Cassian Dwarf Fountain Grass
FRG	Feather Reed Grass
PMG	Purple Maiden Grass
Perennials	
CM	Walker's Low Catmint
DBL	Deep Blue Lavender
MBC	Moonbeam Coreopsis



PARTIAL LANDSCAPE PLAN - VIEW 2



KEY MAP — NORTH

0 10 20 40
SCALE: 1" = 20'

Know what's below. Call before you dig.

MIG
518 17TH STREET
SUITE 630
DENVER, CO 80202
TEL 303/440-9200
FAX 303/449-6911
www.migcom.com

STC METROPOLITAN DISTRICT #2

141 UNION BLVD., STE 150
LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 - PHASE 7

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	11/07/17
2	TOWN COMMENTS	12/10/18
3	RESUBMITTAL	03/29/19
4	RESUBMITTAL	08/05/19
5	RESUBMITTAL	02/18/20
6	RESUBMITTAL	05/01/20
7	TOWN COMMENTS	10/09/20

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DRAWN BY: ARH
CHECKED BY: PMK
DATE: 08/05/2019
SCALE: 1" =20'-0"
JOB NO.:
DWG NAME:

PARTIAL LANDSCAPE PLAN 2

L1.2

PLANTING LEGEND

- PROPERTY LINE
- DECIDUOUS TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIAL
- LOW WATER USE TURF SOD
- NATIVE GRASS SEED MIX
- STEEL EDGER
- SHRUB / PERENNIAL BED
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(See L2.0 for Full Plant List)

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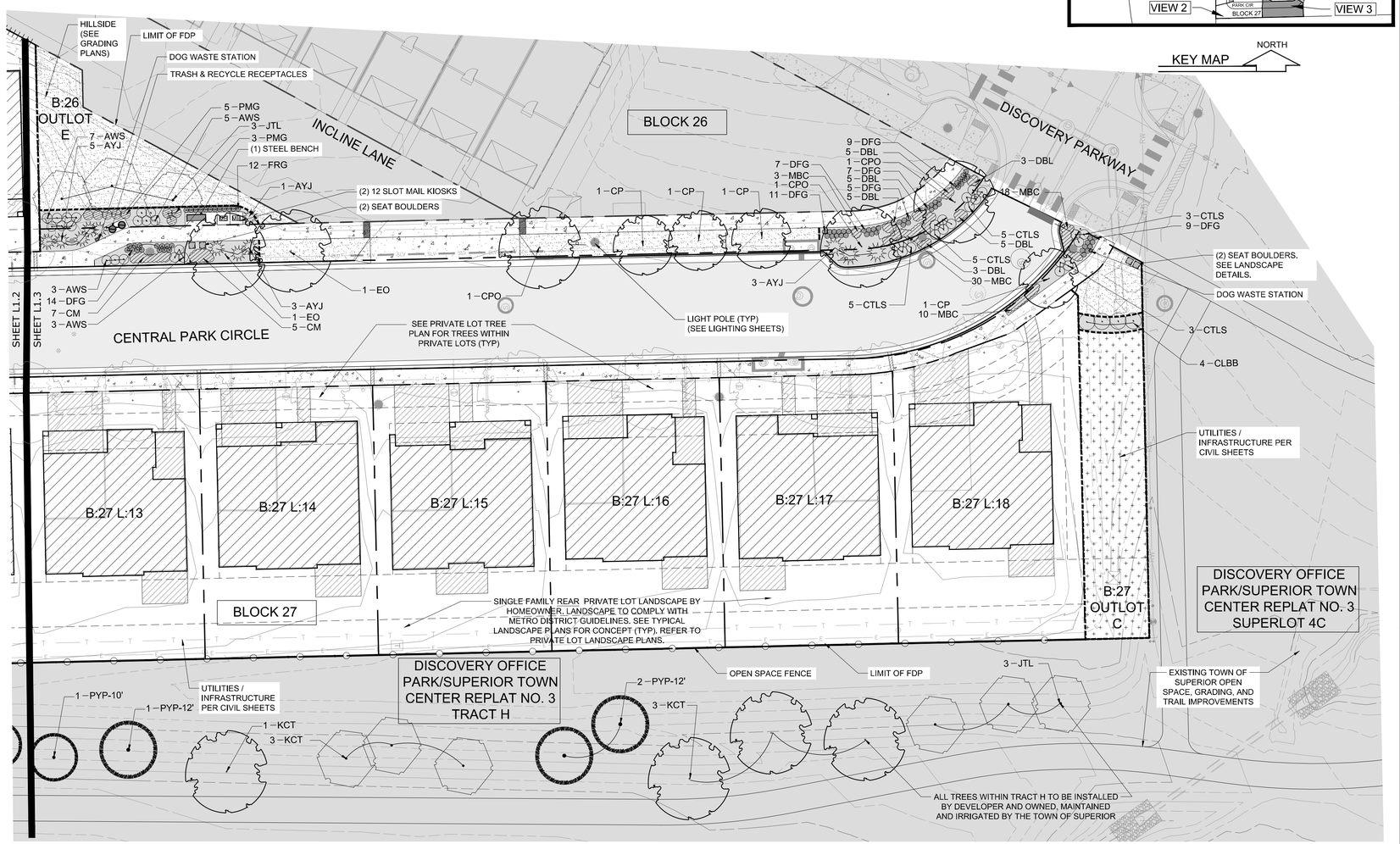
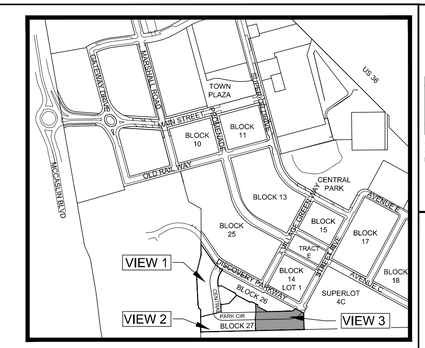


PARTIAL LANDSCAPE PLAN - VIEW 3

NORTH



KEY MAP — NORTH

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STC METROPOLITAN DISTRICT #2

141 UNION BLVD., STE 150
LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 - PHASE 7

REVISIONS

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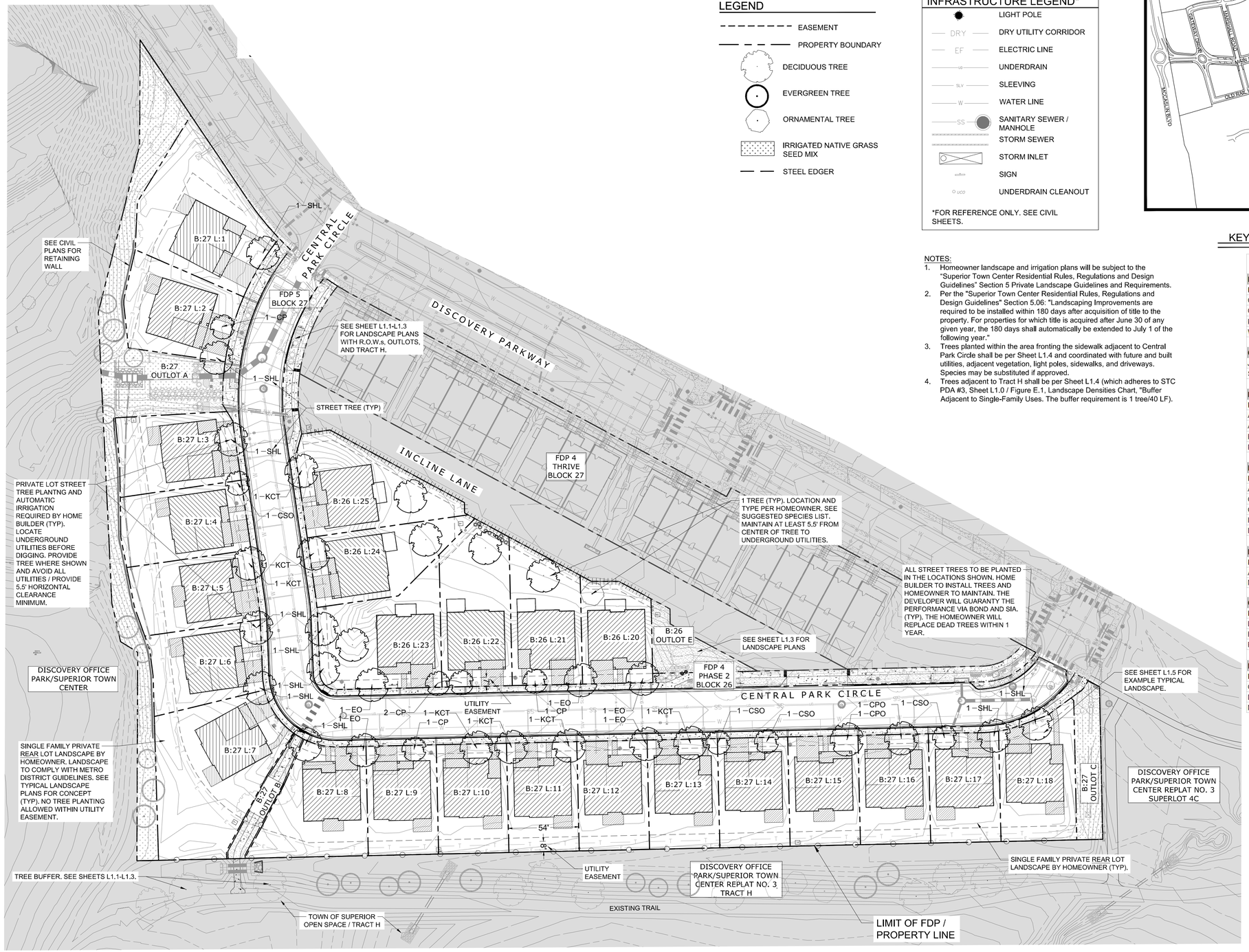
DRAWN BY: ARH	SCALE: 1" =20'-0"
CHECKED BY: PMK	
JOB NO.:	
DWG NAME:	

PARTIAL LANDSCAPE PLAN 3

L1.3

0 10 20 40
SCALE: 1" = 20'

Know what's below. Call before you dig.



LEGEND

- EASEMENT
- PROPERTY BOUNDARY
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- IRRIGATED NATIVE GRASS SEED MIX
- STEEL EDGER

INFRASTRUCTURE LEGEND*

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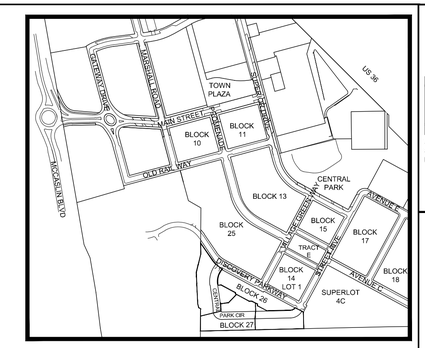
NOTES:

1. Homeowner landscape and irrigation plans will be subject to the "Superior Town Center Residential Rules, Regulations and Design Guidelines" Section 5 Private Landscape Guidelines and Requirements.
2. Per the "Superior Town Center Residential Rules, Regulations and Design Guidelines" Section 5.06: "Landscaping Improvements are required to be installed within 180 days after acquisition of title to the property. For properties for which title is acquired after June 30 of any given year, the 180 days shall automatically be extended to July 1 of the following year."
3. Trees planted within the area fronting the sidewalk adjacent to Central Park Circle shall be per Sheet L1.4 and coordinated with future and built utilities, adjacent vegetation, light poles, sidewalks, and driveways. Species may be substituted if approved.
4. Trees adjacent to Tract H shall be per Sheet L1.4 (which adheres to STC PDA #3, Sheet L1.0 / Figure E.1, Landscape Densities Chart, "Buffer Adjacent to Single-Family Uses. The buffer requirement is 1 tree/40 LF).



KEY MAP — NORTH

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SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 - PHASE 7

REVISIONS

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CHECKED BY:	PMK	
JOB NO.:		
DWG NAME:		

OVERALL PRIVATE LOT TREE PLAN

SHEET: L1.4

NORTH
0 20 40 80
SCALE: 1" = 40'

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

Block 26 and Block 27 Private Lots
Suggested Plant Species*

Deciduous Trees			From Nursery	Mature Dimensions		Requirement	Light Requirement
Key	**Latin Name**	**Common Name**	**Size**	**Mature Ht.**	**Spread**	**Water Use**	**Sun / Shade**
CP	*Pyrus calleryana Chanticleer*	Chanticleer Pear	2.5" Cal.	20-30	15-20	Medium	Sun
CSO	*Crimson Spire Oak*	Crimson Spire Oak	2.5" Cal.	40-60'	15-20'	Medium	Sun
EO	*Quercus robur*	English Oak	2.5" Cal.	40-60'	30-40'	Medium	Sun
GSL	*Tilia cordata 'Greenspire'*	Greenspire Linden	2.5" Cal.	30-40'	25-35'	Medium	Sun
KCT	*Gymnocladus Dioica*	Kentucky Coffee Tree	2.5" Cal.	50-60'	40-50'	Low	Sun
SHL	*Gleditsia triacanthos 'Shademaster'*	Shademaster Honeylocust	2.5" Cal.	40-50'	30-40'	Low	Sun
SKHL	*Gleditsia triacanthos 'Skyline'*	Skyline Honeylocust	2.5" Cal.	40-50'	30-40'	Low	Sun
SWO	*Quercus bicolor*	Swamp White Oak	2.5" Cal.	40-60'	40-60'	Low	Sun-Filtered Shade
WC	*Catalpa speciosa*	Western Catalpa	2.5" Cal.	40-60'	30-50	Low	Sun
WH	*Celtis occidentalis*	Western Hackberry	2.5" Cal.	50-60'	40-50'	Low	Sun

Evergreen Trees			From Nursery	Mature Dimensions		Requirement	Light Requirement
Key	**Latin Name**	**Common Name**	**Size**	**Mature Ht.**	**Spread**	**Water Use**	**Sun / Shade**
AP-10'	*Pinus nigra*	Austrian Pine	10'	40-60'	30-40'	Low	Sun
PYP-10'	*Pinus cembroides var. edulis*	Pinon Pine	10'	20-30'	10-20'	Very Low	Sun - Filtered Shade

Ornamental Trees			From Nursery	Mature Dimensions		Requirement	Light Requirement
Key	**Latin Name**	**Common Name**	**Size**	**Mature Ht.**	**Spread**	**Water Use**	**Sun / Shade**
JTL	*Syringa reticulata*	Japanese Tree Lilac	2" Cal.	15-25'	15-20'	Low	Sun - Filtered Shade
RBC	*Malus 'Red Barron'*	Red Barron Crabapple	2" Cal.	15-18'	7-8'	Medium	Sun
SSC	*Malus 'Spring Snow'*	Spring Snow Crabapple	2" Cal.	20-25'	20-25'	Medium	Sun
TCH	*Crataegus crus-galli var. inermis*	Thornless Cockspur Hawthorn	2" Cal.	15-25'	15-20'	Low	Sun

Deciduous Shrubs			From Nursery	Mature Dimensions		Requirement	Light Requirement
Key	**Latin Name**	**Common Name**	**Size**	**Mature Ht.**	**Spread**	**Water Use**	**Sun / Shade**
AWS	*Spirea japonica 'Anthony Waterer'*	Anthony Waterer Spirea	5 Gal.	2-3'	2-4'	Medium	Sun - Filtered Shade
BMS	*Caryopteris x clandonensis 'Dark Knight'*	Dark Knight Blue Mist Spirea	5 Gal.	3-4'	2-3'	Low	Sun
CLBB	*Buddleja davidii nanhoensis 'Petite Indigo'*	Compact Lavender Butterfly Bush	5 Gal.	4-6'	4-5'	Medium	Sun - Filtered Shade
CPB	*Berberis Thunbergii 'Crimson Pygmy'*	Crimson Pygmy Barberry	5 Gal.	1-2'	1-2'	Low	Sun
DKL	*Syringa meyeri 'Palbin'*	Dwarf Korean Lilac	5 Gal.	4-6'	4-6'	Low	Sun
GMC	Ribes alpinum 'Green Mound'	Greenmound Alpine Currant	5 Gal.	3-4'	2-3'	Low	Sun - Filtered Shade
ICR	*Rosa x Ivory Carpet*	Ivory Carpet Rose	5 Gal.	18-24"	18-24"	Low	Sun
IRD	*Cornus sericea 'Isanti'*	Isanti Redtwig Dogwood	5 Gal.	4-5'	4-6'	Medium	Sun - Shade
LP	*Amorpha canescens*	Leadplant	5 Gal.	2-4'	2-4'	Very Low	Sun
PDBB	*Buddleja davidii 'Pink Delight'*	Pink Delight Butterfly Bush	5 Gal.	6-12'	4-8'	Medium	Sun - Filtered Shade
RS	*Perovskia artiplicifolia*	Russian Sage	5 Gal.	3-4'	3-4'	Very Low	Sun
WSR	*Rosa x Meidiland Fore*	Rose, Fire Meidiland	5 Gal.	18-24"	4-5'	Low	Sun

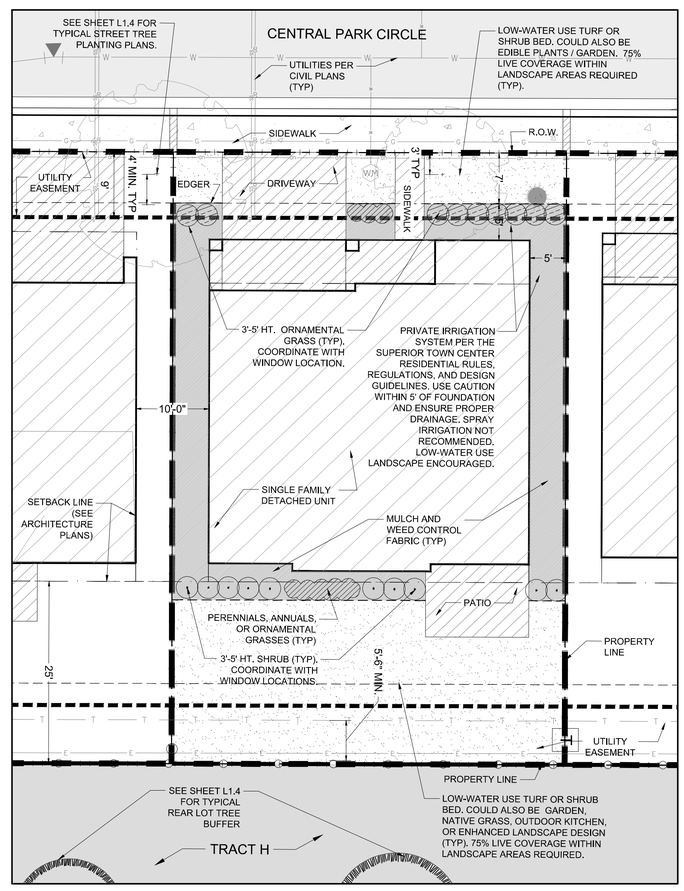
Evergreen Shrubs							
Key	**Latin Name**	**Common Name**	**Size**	**Mature Ht.**	**Spread**	**Water Use**	**Sun / Shade**
AYJ	*Juniperus horizontalis 'Youngstown'*	Andorra Youngstown Juniper	5 Gal.	12-18"	4-6'	Low	Sun
MOP	*Pinus mugo 'Mops'*	Miniature Mugo Pine	5 Gal.	2-3'	2-3'	Low	Adaptable
SJ	*Juniperus sabina 'Scandia'*	Scandia Juniper	5 Gal.	18-24"	4-6'	Low	Adaptable

Ornamental Grasses							
Key	**Latin Name**	**Common Name**	**Size**	**Mature Ht.**	**Spread**	**Water Use**	**Sun / Shade**
BAG	*Helictotrichon sempervirens*	Blue Avena Grass	5 Gal.	2-3'	18-24"	Low	Sun
DFG	*Pennisetum alopecuroides 'Cassian'*	Cassian Dwarf Fountain Grass	5 Gal.	1-2'	18-24"	Low	Sun
FRG	*Calamagrostis Acutiflora 'Karl Foerster'*	Feather Reed Grass	5 Gal.	3-4'	18-24"	Low	Adaptable
PMG	*Miscanthus sinensus purpurascens*	Purple Maiden Grass	5 Gal.	3-4'	2-3'	Medium	Sun
PSG	*Panicum virgatum 'Heavy Metal'*	Heavy Metal Blue Switchgrass	5 Gal.	3-4'	12-18"	Low	Sun
SG	*Panicum virgatum 'Prairie Sky'*	Prairie Sky Switchgrass	5 Gal.	3-4'	12-18"	Low	Sun

Perennials							
Key	**Latin Name**	**Common Name**	**Size**	**Mature Ht.**	**Spread**	**Water Use**	**Sun / Shade**
AJS	*Sedum 'Autumn Joy'*	Autumn Joy Sedum	1 Gal.	18-24"	12-18"	Low	Sun
BES	*Rudbeckia fulgida 'Goldsturm'*	Black-Eyed Susan	1 Gal.	18-24"	18-24"	Low	Sun
BFI	*Baptisa australis*	Blue False Indigo	1 Gal.	3-4'	2-3'	Low	Sun - Filtered Shade
CM	*Nepeta x 'Walker's Low'*	Walker's Low Catmint	1 Gal.	18-24"	2-3'	Low	Sun
DBL	*Lavandula angustifolia 'Hidcote'*	Deep Blue Lavender	1 Gal.	15-20"	15-20'	Low	Sun
MBC	*Coreopsis verticillata 'Moonbeam'*	Moonbeam Coreopsis	1 Gal.	18-24"	18-24"	Low	Sun
MY	*Achilea 'Mooshine'*	Moonshine Yarrow	1 Gal.	24-30"	18-24"	Low	Sun
PCF	*Echinacea purpurea*	Purple Coneflower	1 Gal.	2-3'	18-24"	Low	Sun
RMP	*Penstemon strictus*	Rocky Mountain Penstemon	1 Gal.	18-24"	12-18"	Low	Sun - Filtered Shade
RV	*Centranthus ruber*	Red Valerian	1 Gal.	2-3'	18-24"	Low	Sun

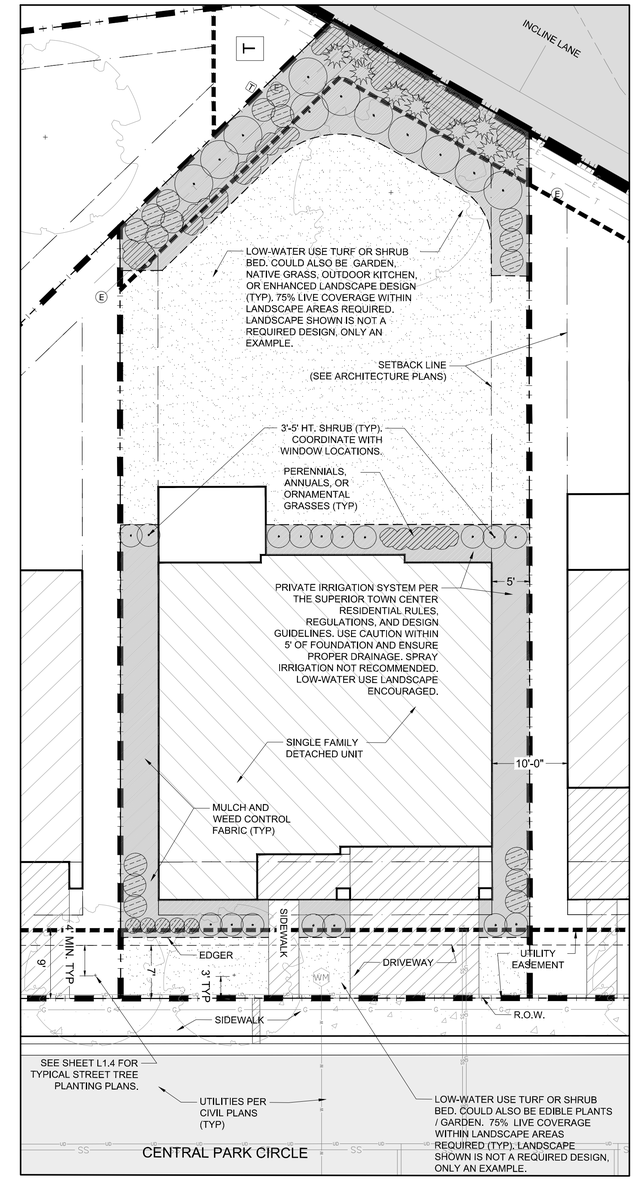
*Plant species and design are to be per the homeowner.

NOTES:
1. Homeowner landscape and irrigation plans will be subject to the "Superior Town Center Residential Rules, Regulations and Design Guidelines" Section 5 Private Landscape Guidelines and Requirements.
2. Landscaping indicated needs to be customized to the lot and each lot's unique infrastructure constraints. Homeowners are required to install landscape and submit private landscaping plans for approval to the STC Metropolitan District No. 2 DRC for approval.



EXAMPLE TYPICAL LANDSCAPE PLAN 1:
SOUTH / WEST SIDE OF CENTRAL PARK CIRCLE

0' 5' 10' 20'
SCALE: 1" = 10'



EXAMPLE TYPICAL LANDSCAPE PLAN 2:
NORTH / EAST SIDE OF CENTRAL PARK CIRCLE

0' 5' 10' 20'
SCALE: 1" = 10'

Know what's below. Call before you dig.

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FINAL DEVELOPMENT PLAN 1 - PHASE 7

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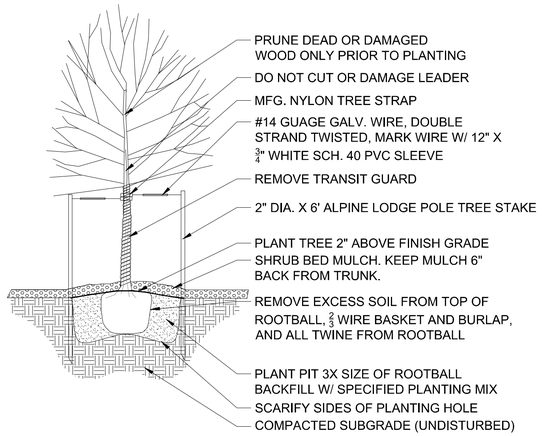
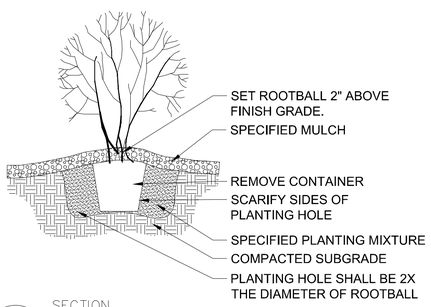
DRAWN BY: ARH SCALE: 1" =10'-0"
CHECKED BY: PMK
JOB NO.:
DWG NAME:

TYPICAL LANDSCAPE PLANS AND PLANT LIST

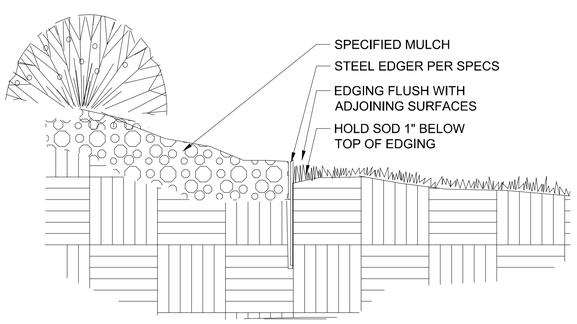
L1.5



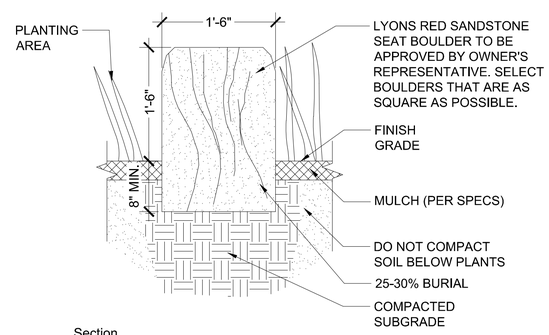
1 / L2.0 SECTION
TREE PLANTING DETAIL
NTS



2 / L2.0 SECTION
SHRUB PLANTING DETAIL
NTS



3 / L2.0 SECTION
STEEL EDGER
NTS



4 / L2.0 Section
SEAT BOULDER
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 ARE TO BE MULCHED TO A 3" MIN. DEPTH WITH SPECIFIED ROCK MULCH. ROCK MULCH IS TO BE PLACED OVER WEED CONTROL FABRIC.
3. ROCK MULCH FOR THE SHRUB BEDS (INCLUDING ALL AREAS NOT COVERED BY BUILDINGS, PAVEMENT, OR VEGETATION) SHALL BE 1-1/2"-3" RIVER ROCK.
6. ALL TREES IN NATIVE GRASS AND TURF AREAS SHALL HAVE A 3' DIAMETER, 4" DEEP WOOD MULCH RING AROUND THE BASE OF THE TREE.
7. ALL SHRUBS AND VINES WITHIN THE SEED AREAS SHALL HAVE AN 18" DIAMETER, 3" DEEP WOOD MULCH RING AROUND THE BASE OF THE SHRUB/VINE.
8. WOOD CHIP MULCH FOR TREE RINGS AND SHRUBS/VINES WITHIN THE SEED MIX AREAS SHALL BE CLEAN DOUBLE-SHREDDED WESTERN RED CEDAR.
9. ALL SHRUB BEDS SHALL BE SEPARATED FROM TURF AREAS BY 3/16" X 4" X 16' ROLL TOP STEEL EDGING.
10. SOIL AMENDMENT AND PREPARATION FOR SEED, SOD, AND SHRUB BED AREAS TO BE PER TOWN OF SUPERIOR STANDARDS AND OUTLINED IN THE PROJECT MANUAL AT THE TIME OF CONSTRUCTION DOCUMENTS. SOIL AMENDMENT FOR SEEDED AREAS IS NOT REQUIRED. SOIL AMENDMENT FOR TURF AREAS SHOULD MEET OR EXCEED THE BELOW TOWN OF SUPERIOR STANDARD:
    - 10.1. *TURF AREAS SHALL RECEIVE SOIL AMENDMENT. AMENDMENT SHALL BE A MINIMUM OF THREE AND ONE-HALF (3.5) CUBIC YARDS OF PURE ORGANIC MATERIAL PER ONE THOUSAND (1,000) SQUARE FEET, TILLED TO A MINIMUM DEPTH OF SIX (6) INCHES.*
11. LOCATION OF PLANT MATERIAL SHALL BE ADJUSTED TO PROVIDE THE REQUIRED MINIMUM CLEARANCE FROM THE FINAL LOCATION OF ALL BURIED UTILITY.
12. 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.).
13. THE WATER SOURCE FOR THE IRRIGATION SYSTEM WILL BE THE TOWN OF SUPERIOR RE-USE LINE.
14. 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
15. RAIN SENSORS WHICH AUTOMATICALLY SHUT DOWN THE IRRIGATION SYSTEM DURING PERIODS OF HIGH MOISTURE WILL BE INSTALLED.
16. 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.

TURF TYPES AND SEED MIXES

TURF/SOD (IRRIGATED):

TURF/SOD shall be VorTEX Texas Bluegrass Hybrid 100% comprised of at least 5 improved varieties.

NATIVE GRASS SEED MIX (IRRIGATED):
TOWN OF SUPERIOR IRRIGATED DROUGHT TOLERANT TURF MIX: Rock Creek Irrigated Native Seed Mix

- LINCOLN SMOOTH BROME (40% of total)
- ALTA TALL FESCUE (60% of total)

Seeding Rate: 4 lbs / 1000 SF

Superior Town Center Central Park Circle R.O.W. - Plant List

% of Category							
		Deciduous Trees				**Total= 11**	
%	**Qty**	**Key**	**Latin Name**	**Common Name**	**Spacing**	**Size**	**Mature Ht.**
55%	6	CP	*Pyrus calleryana Chanticleer*	Chanticleer Pear	As Shown	2.5" Cal.	20-30'
27%	3	CPO	*Quercus muehlenbergii*	Chinkapin Oak	As Shown	2.5" Cal.	35-50'
18%	2	EO	*Quercus robur*	English Oak	As Shown	2.5" Cal.	30-40'
		Deciduous Shrubs				**Total= 42**	
%	**Qty**	**Key**	**Latin Name**	**Common Name**	**Spacing**	**Size**	**Mature Ht.**
14%	6	AWS	*Spirea japonica 'Anthony Waterer'*	Anthony Waterer Spirea	As Shown	5 Gal.	2-3'
60%	25	CTLS	*Rhus trilobata 'Autumn Amber'*	Creeping Three-Leaf Sumac	As Shown	5 Gal.	12-18"
19%	8	LP	*Amorpha canescens*	Leadplant	As Shown	5 Gal.	2-4'
7%	3	ICR	*Rosa x Ivory Carpet*	Ivory Carpet Rose	As Shown	5 Gal.	18-24"
		Evergreen Shrubs				**Total= 9**	
%	**Qty**	**Key**	**Latin Name**	**Common Name**	**Spacing**	**Size**	**Mature Ht.**
100%	9	AYJ	*Juniperus horizontalis 'Youngstown'*	Andorra Youngstown Juniper	As Shown	5 Gal.	12-18"
		Ornamental Grasses				**Total= 62**	
%	**Qty**	**Key**	**Latin Name**	**Common Name**	**Spacing**	**Size**	**Mature Ht.**
100%	62	DFG	*Pennisetum alopecuroides 'Cassian'*	Cassian Dwarf Fountain Grass	As Shown	5 Gal.	1-2'
		Perennials				**Total= 157**	
%	**Qty**	**Key**	**Latin Name**	**Common Name**	**Spacing**	**Size**	**Mature Ht.**
18%	29	CM	*Nepeta x 'Walker's Low'*	Walker's Low Catmint	As Shown	1 Gal.	18-24"
43%	67	DBL	*Lavandula angustifolia 'Hidcote'*	Deep Blue Lavender	As Shown	1 Gal.	15-20"

Superior Town Center LANDSCAPE DENSITY REQUIREMENTS

Landscape Area	Superior Town Center Single-Family Residential Required	
	Trees	Shrubs
Street ROW	**1/40 LF**	**--**

Note: STC landscaping shall be per Article XXI , Section 16-21-10 of the Municipal Code except where noted in STC PD Amendment #3.

Central Park Circle Landscape Requirement Summary Table

R.O.W.	R.O.W. LENGTH	TREES		SHRUBS	
		Required	Provided**	Required	Provided
Central Park Circle*	580 LF	1/40 LF (14 Trees)	11	--	51
Private Lot Street Trees	1300 LF	1/40 LF (32 Trees)	33	--	--

*Only includes public R.O.W.; Does not include private property adjoining the attached sidewalk.
**Trees have been placed to maintain a 5.5' clearance from the edge of utilities per the STC guidelines and have been placed everywhere possible that does not conflict with utilities. Metro District property tree surplus and R.O.W. shrub surplus account for tree deficiency on each end of Central Park Circle (Central Park Circle public R.O.W.)

Superior Town Center Block 26/27 Metro District Property - Plant List

% of Category							
		Deciduous Trees				**Total= 21**	
%	**Qty**	**Key**	**Latin Name**	**Common Name**	**Spacing**	**Size**	**Mature Ht.**
5%	1	CP	*Pyrus calleryana Chanticleer*	Chanticleer Pear	As Shown	2.5" Cal.	20-30'
57%	12	KCT	*Gymnocladus Dioica*	Kentucky Coffee Tree	As Shown	2.5" Cal.	2.5" Cal.
38%	8	WC	*Catalpa speciosa*	Western Catalpa	2.5" Cal.	40-60'	30-50
		Evergreen Trees				**Total= 20**	
%	**Qty**	**Key**	**Latin Name**	**Common Name**	**Spacing**	**Size**	**Mature Ht.**
35%	7	AP-10'	*Pinus nigra*	Austrian Pine	As Shown	10'	40-60'
30%	6	AP-12'	*Pinus nigra*	Austrian Pine	As Shown	12'	40-60'
15%	3	PYP-10'	*Pinus cembroides var. edulis*	Pinon Pine	10'	20-30'	10-20'
20%	4	PYP-12'	*Pinus cembroides var. edulis*	Pinon Pine	10'	20-30'	10-20'
		Ornamental Trees				**Total= 11**	
%	**Qty**	**Key**	**Latin Name**	**Common Name**	**Spacing**	**Size**	**Mature Ht.**
91%	10	JTL	*Syringa reticulata*	Japanese Tree Lilac	As Shown	2" Cal.	15-25'
9%	1	SSC	*Malus 'Spring Snow'*	Spring Snow Crabapple	2" Cal.	20-25'	20-25'
		Deciduous Shrubs				**Total= 19**	
%	**Qty**	**Key**	**Latin Name**	**Common Name**	**Spacing**	**Size**	**Mature Ht.**
63%	12	AWS	*Spirea japonica 'Anthony Waterer'*	Anthony Waterer Spirea	As Shown	5 Gal.	2-3'
21%	4	CLBB	*Buddleja davidii nanhoensis 'Petite Indigo'*	Compact Lavender Butterfly Bush	As Shown	5 Gal.	4-6'
16%	3	CTLS	*Rhus trilobata 'Autumn Amber'*	Creeping Three-Leaf Sumac	As Shown	5 Gal.	12-18"
		Evergreen Shrubs				**Total= 15**	
%	**Qty**	**Key**	**Latin Name**	**Common Name**	**Spacing**	**Size**	**Mature Ht.**
40%	6	AYJ	*Juniperus horizontalis 'Youngstown'*	Andorra Youngstown Juniper	As Shown	5 Gal.	12-18"
60%	9	MOP	*Pinus mugo 'Mops'*	Miniature Mugo Pine	As Shown	5 Gal.	2-3'
		Ornamental Grasses				**Total= 20**	
%	**Qty**	**Key**	**Latin Name**	**Common Name**	**Spacing**	**Size**	**Mature Ht.**
60%	12	FRG	*Calamagrostis Acutiflora 'Karl Foerster'*	Feather Reed Grass	As Shown	5 Gal.	3-4'
40%	8	PMG	*Miscanthus sinensus purpurascens*	Purple Maiden Grass	As Shown	5 Gal.	3-4'
		Perennials				**Total= 10**	
%	**Qty**	**Key**	**Latin Name**	**Common Name**	**Spacing**	**Size**	**Mature Ht.**
100%	10	CM	*Nepeta x 'Walker's Low'*	Walker's Low Catmint	As Shown	1 Gal.	18-24"

BLOCK 26 & 27 OPEN SPACE LANDSCAPE REQUIREMENTS TABLE

Item	Area Required (SF)	Area Provided (SF)	Trees			Shrubs		
			Required		Provided	Required		Provided
Total Planting Area								
Naturalized Planting Area	--	17,900	(1/4000 SF)	4	52	(1/500 SF)	18	31
Total Live Coverage of Planting Area	75% Min.	95%						
% of Evergreen Trees	33%	25%						
% of Evergreen Shrubs	33%	82%						

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

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STC METROPOLITAN DISTRICT #2

141 UNION BLVD., STE 150
LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 - PHASE 7

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	11/07/17
2	TOWN COMMENTS	12/10/18
3	RESUBMITTAL	03/29/19
4	RESUBMITTAL	08/05/19
5	RESUBMITTAL	02/18/20
6	RESUBMITTAL	05/01/20
7	TOWN COMMENTS	10/09/20

Vested Rights:
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DESIGNED BY: ARH
DRAWN BY: ARH
CHECKED BY: PMK
DATE: 08/05/2019
SCALE:
JOB NO.:
DWG NAME:

PLANTING NOTES, DETAILS, & PLANT LIST

L2.0

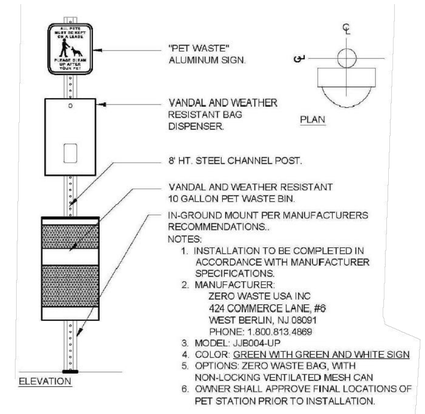
MANUFACTURER: Dumor
LENGTH: 6'
MATERIAL: Steel
COLOR: Black
FINISH: Polyester Powdercoat
MODEL: Bench 118 with Custom Straight Top
MOUNT: Surface

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

1 L2.1 STEEL BENCH

INSTALL PER USPS AND MANUFACTURER SPECIFICATIONS; PROVIDE SIZES AS INDICATED ON LANDSCAPE PLANS
MOUNT: Surface
COLOR: BLACK

2 L2.1 MAIL KIOSK

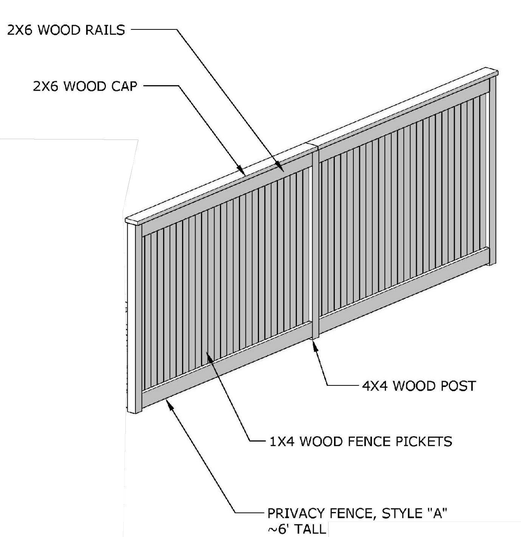


3 L2.1 DOG WASTE STATION
NTS

NOTE:Final receptacle manufacturer and exact finish 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

4 L2.1 TRASH & RECYCLE RECEPTACLES



GENERAL NOTES:

1) ALL FENCE WOOD TO BE ROUGH MILLED CEDAR, AND FINISHED WITH EXTERIOR GRADE OIL-BASED TRANSPARENT WOOD STAIN, TWP 1501 "CEDARTONE" OR EQUAL. (OTHER STAIN COLORS MAY BE APPROVED BY THE DRC ON A CASE-BY-CASE BASIS.)

5 L2.1 Perspective
PRIVACY FENCE (SEE PLANS FOR LOCATION)
NTS

TOWN OF SUPERIOR OPEN SPACE FENCE:
- MANUFACTURER: NATIONAL VINYL PRODUCTS
- COLOR: STANDARD TAN
- STYLE: RANCH RAIL
- WEBSITE: https://www.nvpfence.com/

6 L2.1 Perspective
OPEN SPACE FENCE (SEE PLANS FOR LOCATION)
NTS

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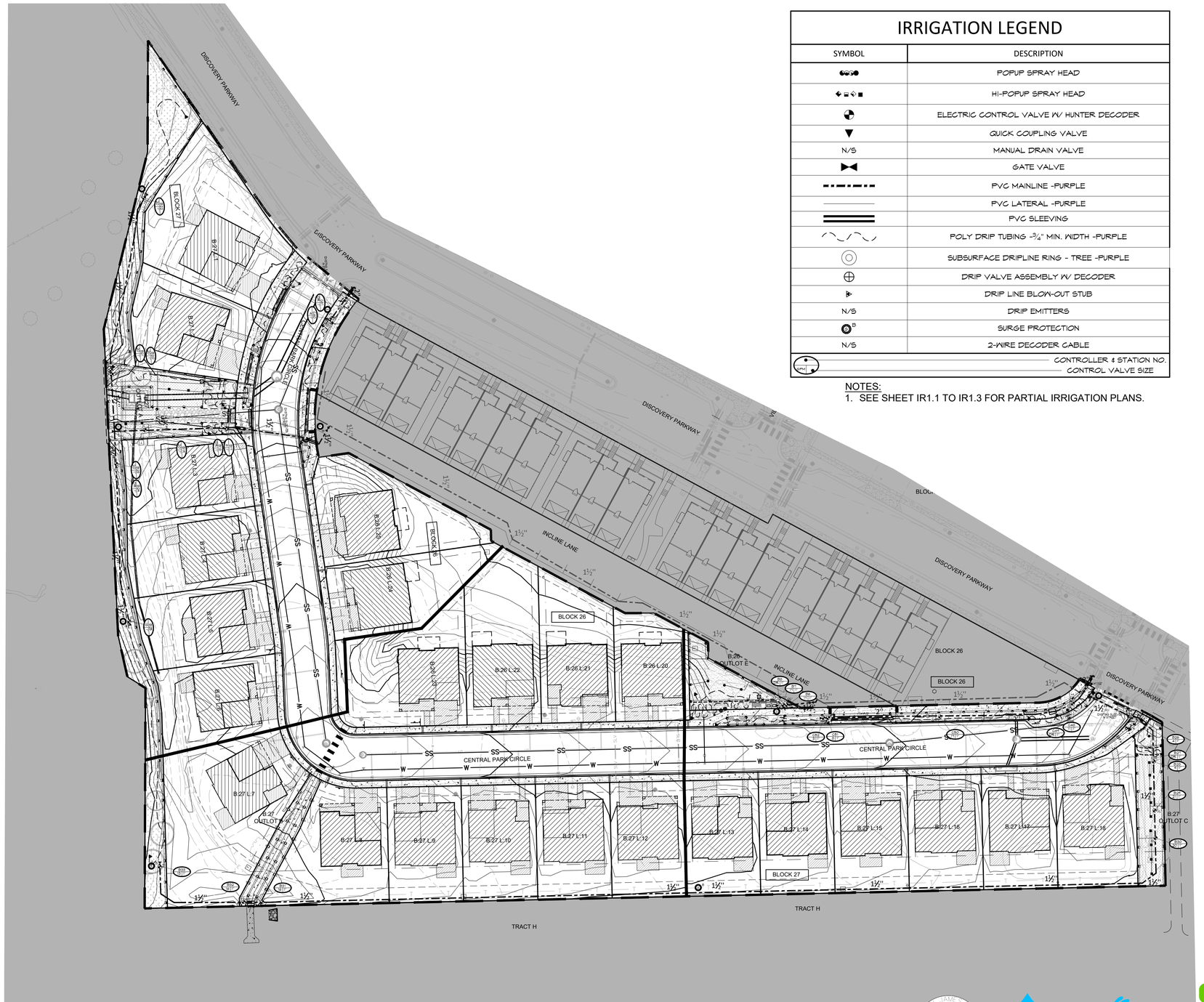
SCALE:
JOB NO.:
DWG NAME:

SITE FURNISHINGS

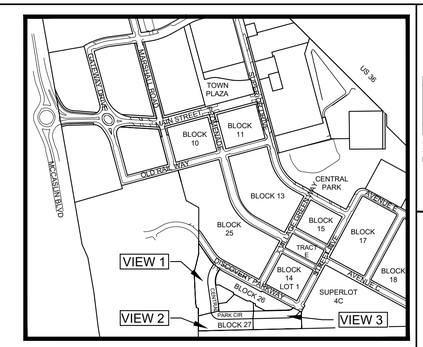
L2.1



IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	POPUP SPRAY HEAD
	HI-POPUP SPRAY HEAD
	ELECTRIC CONTROL VALVE W/ HUNTER DECODER
	QUICK COUPLING VALVE
N/S	MANUAL DRAIN VALVE
	GATE VALVE
	PVC MAINLINE -PURPLE
	PVC LATERAL -PURPLE
	PVC SLEEVING
	POLY DRIP TUBING -3/4" MIN. WIDTH -PURPLE
	SUBSURFACE DRIPLINE RING - TREE -PURPLE
	DRIP VALVE ASSEMBLY W/ DECODER
	DRIP LINE BLOW-OUT STUB
N/S	DRIP EMITTERS
B	SURGE PROTECTION
N/S	2-WIRE DECODER CABLE
GPM /	CONTROLLER & STATION NO. / CONTROL VALVE SIZE

NOTES:
1. SEE SHEET IR1.1 TO IR1.3 FOR PARTIAL IRRIGATION PLANS.



KEY MAP NORTH

LEGEND

PROJECT BOUNDARY

LOT LINE

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.

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FINAL DEVELOPMENT PLAN 1 - PHASE 7

REVISIONS

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DESIGNED BY: KJD DATE: 08/05/2019
DRAWN BY: KJD SCALE: AS SHOWN
CHECKED BY: JSB
JOB NO.:
DWG NAME:

OVERALL IRRIGATION PLAN

SHEET: IR1.0

011099
KDI
HydroSystems
Irrigation Consulting & Water Management
860 Tabor Street, Suite 200 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

NORTH
0 20 40 80
SCALE: 1" = 40'

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

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	POPUP SPRAY HEAD
	HI-POPUP SPRAY HEAD
	ELECTRIC CONTROL VALVE W/ HUNTER DECODER
	QUICK COUPLING VALVE
N/S	MANUAL DRAIN VALVE
	GATE VALVE
	PVC MAINLINE -PURPLE
	PVC LATERAL -PURPLE
	PVC SLEEVING
	POLY DRIP TUBING -¾" MIN. WIDTH -PURPLE
	SUBSURFACE DRIPLINE RING - TREE -PURPLE
	DRIP VALVE ASSEMBLY W/ DECODER
	DRIP LINE BLOW-OUT STUB
N/S	DRIP EMITTERS
SP	SURGE PROTECTION
N/S	2-WIRE DECODER CABLE
GPM 1	CONTROLLER & STATION NO. CONTROL VALVE SIZE

METRO SYSTEM

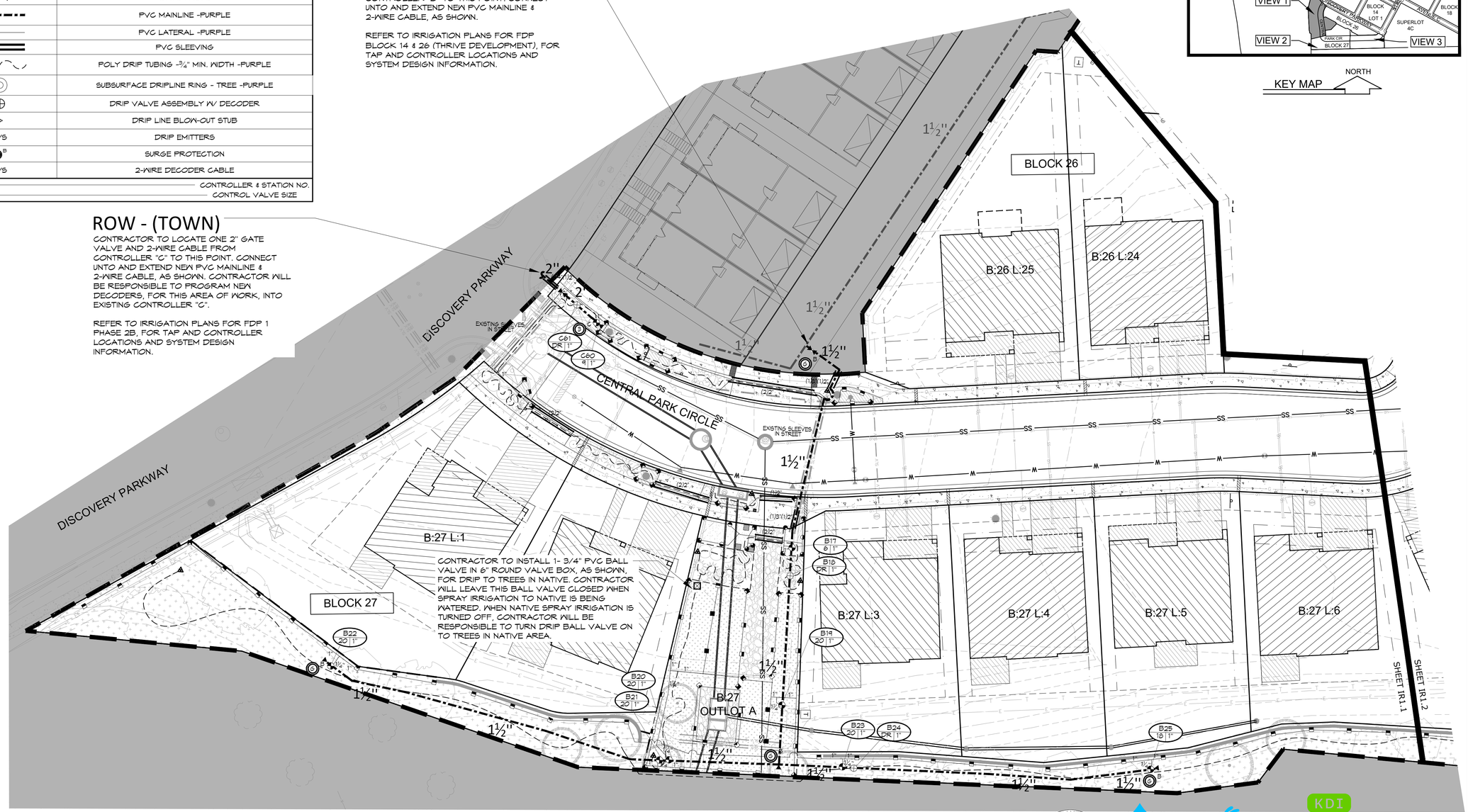
CONTRACTOR TO LOCATE ONE 1 1/2" GATE VALVE AND 2-WIRE CABLE FROM HUNTER CONTROLLER "B" TO THIS POINT. CONNECT UNTO AND EXTEND NEW PVC MAINLINE & 2-WIRE CABLE, AS SHOWN.

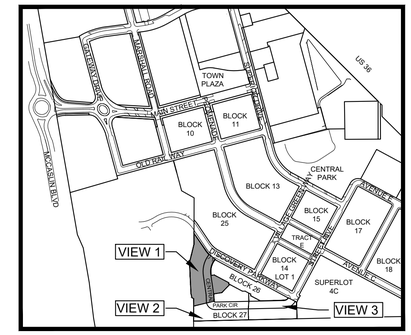
REFER TO IRRIGATION PLANS FOR FDP BLOCK 14 & 26 (THRIVE DEVELOPMENT), FOR TAP AND CONTROLLER LOCATIONS AND SYSTEM DESIGN INFORMATION.

ROW - (TOWN)

CONTRACTOR TO LOCATE ONE 2" GATE VALVE AND 2-WIRE CABLE FROM CONTROLLER "C" TO THIS POINT. CONNECT UNTO AND EXTEND NEW PVC MAINLINE & 2-WIRE CABLE, AS SHOWN. CONTRACTOR WILL BE RESPONSIBLE TO PROGRAM NEW DECODERS, FOR THIS AREA OF WORK, INTO EXISTING CONTROLLER "C".

REFER TO IRRIGATION PLANS FOR FDP 1 PHASE 2B, FOR TAP AND CONTROLLER LOCATIONS AND SYSTEM DESIGN INFORMATION.





KEY MAP

NORTH

PARTIAL IRRIGATION PLAN - VIEW 1

NORTH

0 10 20 40

SCALE: 1" = 20'

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FINAL DEVELOPMENT PLAN 1 - PHASE 7

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DESIGNED BY: KJD
DRAWN BY: KJD
CHECKED BY: JSB
DATE: 08/05/2019
SCALE: AS SHOWN
JOB NO.:
DWG NAME:

PARTIAL IRRIGATION PLAN 1

IR1.1

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011099

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IRRIGATION LEGEND

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	PVC LATERAL -PURPLE
	PVC SLEEVING
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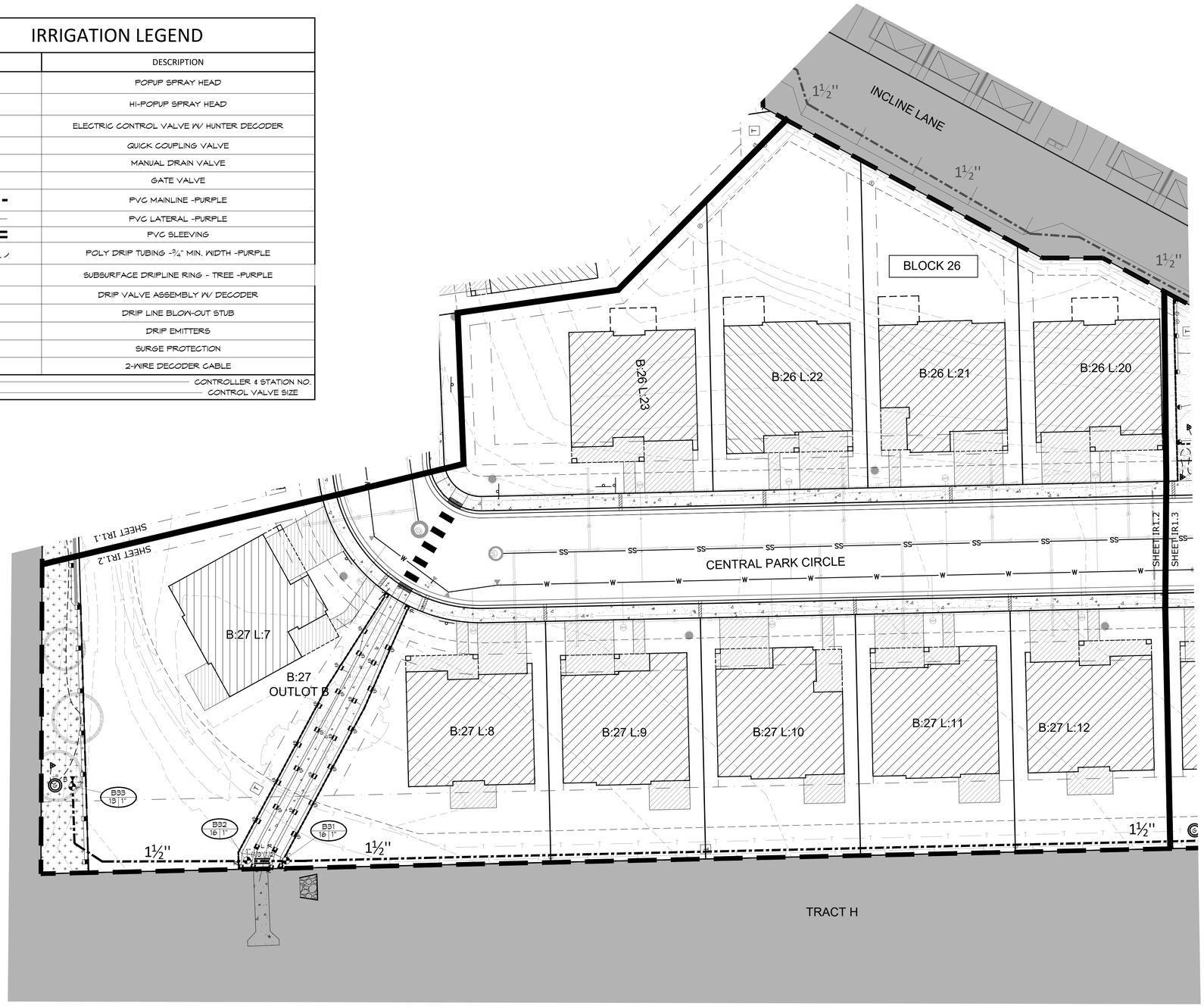
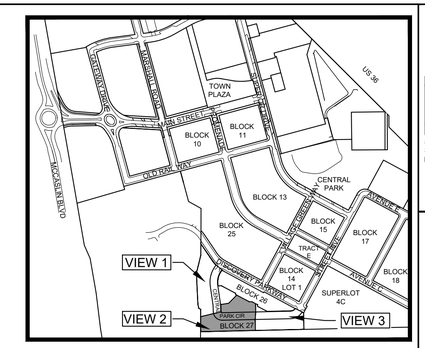
	SUBSURFACE DRIPLINE RING - TREE -PURPLE
	DRIP VALVE ASSEMBLY W/ DECODER
	DRIP LINE BLOW-OUT STUB
N/S	DRIP EMITTERS
B	SURGE PROTECTION
N/S	2-WIRE DECODER CABLE
GPM / 1"	CONTROLLER & STATION NO. / CONTROL VALVE SIZE



PARTIAL IRRIGATION PLAN - VIEW 2

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



518 17TH STREET
SUITE 630
DENVER, CO 80202
TEL 303/440-9200
FAX 303/449-6911
www.migcom.com

STC METROPOLITAN DISTRICT #2

141 UNION BLVD., STE 150
LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 - PHASE 7

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	11/07/17
2	TOWN COMMENTS	12/10/18
3	RESUBMITTAL	03/29/19
4	RESUBMITTAL	08/05/19
5	RESUBMITTAL	01/31/20
6	RESUBMITTAL	02/18/20
7	RESUBMITTAL	05/01/20
8	TOWN COMMENTS	10/09/20

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

DESIGNED BY: KJD	DATE: 08/05/2019
DRAWN BY: KJD	SCALE: AS SHOWN
CHECKED BY: JSB	
JOB NO.:	
DWG NAME:	

PARTIAL IRRIGATION PLAN 2

IR1.2

011099
KDI
HydroSystems
Irrigation Consulting & Water Management
860 Tabor Street, Suite 200
o: 303.980.5327
Lakewood, Colorado 80401
www.hydrosystemskdi.com

Know what's below. Call before you dig.

CONTROLLER "B" -METRO SYSTEM

REFER TO IRRIGATION PLANS FOR FDP BLOCK 14 & 26 (THRIVE DEVELOPMENT), FOR TAP AND CONTROLLER LOCATIONS AND SYSTEM DESIGN INFORMATION.

METRO SYSTEM

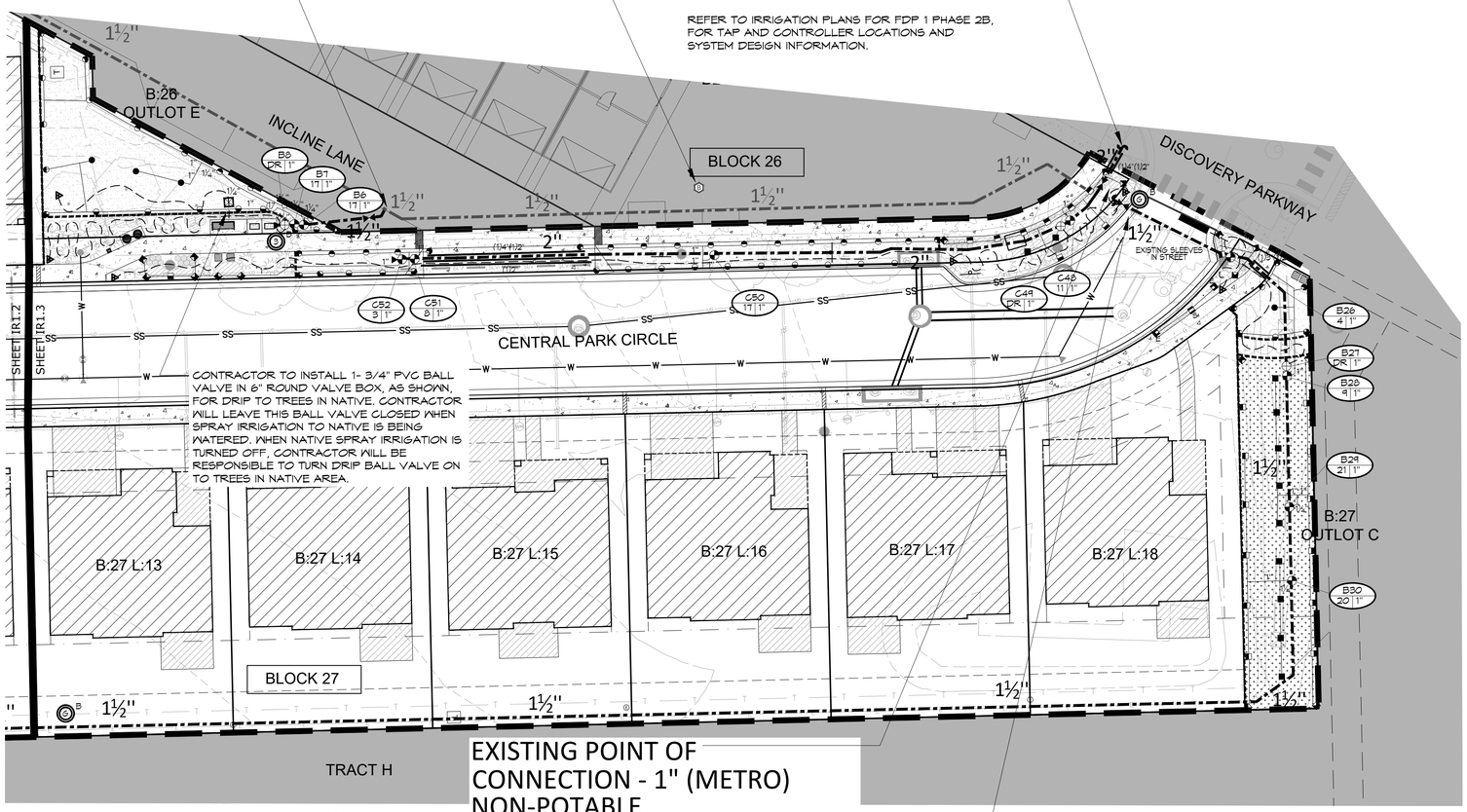
CONTRACTOR TO LOCATE ONE 1 1/2" GATE VALVE AND 2-WIRE CABLE FROM HUNTER CONTROLLER "B" TO THIS POINT. CONNECT UNTO AND EXTEND NEW PVC MAINLINE & 2-WIRE CABLE, AS SHOWN.

REFER TO IRRIGATION PLANS FOR FDP BLOCK 14 & 26 (THRIVE DEVELOPMENT), FOR TAP AND CONTROLLER LOCATIONS AND SYSTEM DESIGN INFORMATION.

ROW - (TOWN)

CONTRACTOR TO LOCATE ONE 2" GATE VALVE AND 2-WIRE CABLE FROM CONTROLLER "C" TO THIS POINT. CONNECT UNTO AND EXTEND NEW PVC MAINLINE & 2-WIRE CABLE, AS SHOWN. CONTRACTOR WILL BE RESPONSIBLE TO PROGRAM NEW DECODERS, FOR THIS AREA OF WORK, INTO EXISTING CONTROLLER "C".

REFER TO IRRIGATION PLANS FOR FDP 1 PHASE 2B, FOR TAP AND CONTROLLER LOCATIONS AND SYSTEM DESIGN INFORMATION.



PARTIAL IRRIGATION PLAN - VIEW 3

NORTH

0 10 20 40

SCALE: 1" = 20'

EXISTING POINT OF CONNECTION - 1" (METRO) NON-POTABLE

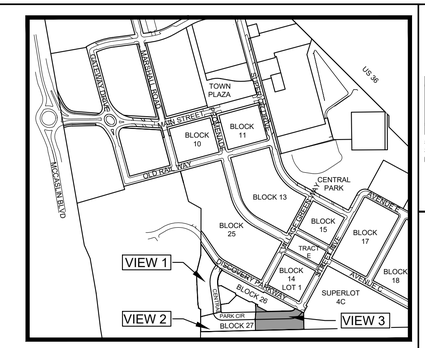
PEAK FLOW REQUIREMENT: 21 GPM. REQUIRED STATIC PRESSURE: 70 PSI MIN.

REFER TO IRRIGATION PLANS FOR FDP BLOCK 14 & 26 (THRIVE DEVELOPMENT), FOR TAP, BOOSTER PUMP AND HUNTER 2-WIRE CONTROLLER LOCATIONS AND SYSTEM DESIGN INFORMATION.

METRO SYSTEM

CONTRACTOR TO LOCATE ONE 1 1/2" GATE VALVE AND 2-WIRE CABLE FROM HUNTER CONTROLLER "B" TO THIS POINT. CONNECT UNTO AND EXTEND NEW PVC MAINLINE & 2-WIRE CABLE, AS SHOWN.

REFER TO IRRIGATION PLANS FOR FDP BLOCK 14 & 26 (THRIVE DEVELOPMENT), FOR TAP AND CONTROLLER LOCATIONS AND SYSTEM DESIGN INFORMATION.



KEY MAP

NORTH

518 17TH STREET
SUITE 630
DENVER, CO 80202

TEL 303/440-9200
FAX 303/449-6911
www.migcom.com

STC METROPOLITAN DISTRICT #2

141 UNION BLVD., STE 150
LAKEWOOD, CO 80228

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	POPUP SPRAY HEAD
	HI-POPUP SPRAY HEAD
	ELECTRIC CONTROL VALVE W/ HUNTER DECODER
	QUICK COUPLING VALVE
N/S	MANUAL DRAIN VALVE
	GATE VALVE
	PVC MAINLINE -PURPLE
	PVC LATERAL -PURPLE
	PVC SLEEVING
	POLY DRIP TUBING -3/4" MIN. WIDTH -PURPLE
	SUBSURFACE DRIPLINE RING - TREE -PURPLE
	DRIP VALVE ASSEMBLY W/ DECODER
	DRIP LINE BLOW-OUT STUB
N/S	DRIP EMITTERS
	SURGE PROTECTION
N/S	2-WIRE DECODER CABLE
	CONTROLLER & STATION NO. / CONTROL VALVE SIZE

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 1 - PHASE 7

REVISIONS

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DESIGNED BY: KJD
DRAWN BY: KJD
CHECKED BY: JSB
DATE: 08/05/2019
SCALE: AS SHOWN
JOB NO.:
DWG NAME:

PARTIAL IRRIGATION PLAN 3

IR1.3

011099

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