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BASIS OF BEARING

BEARINGS ARE BASED UPON THE NORTHEASTERLY LINE OF LOT 3B, BLOCK 1, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 3, SAID LINE BEING AN ARC WITH A RECORD CHORD BEARING OF NORTH 54°18'05" WEST AS SHOWN ON SAID PLAT. THE MONUMENTS ARE DESCRIBED HEREON.

PROJECT BENCHMARK

ELEVATIONS ARE BASED UPON A POST-PROCESSED STATIC GNSS CONNECTION MADE TO NGS BENCH MARK W 413 (PID K11549) UTILIZING GEOID12B TO MODEL THE ELLIPSOID SEPARATION. ELEVATION 5459.62 (NAVD 88).

LEGAL DESCRIPTION

LOT 3B, BLOCK 1, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 2016 UNDER RECEPTION NO. 03560623, COUNTY OF BOULDER, STATE OF COLORADO

EXCEPTION REQUESTS

- 1. REDUCTION OF STANDARD PARKING STALL DIMENSION OF 26 STALLS (23% OF TOTAL 114 STALLS) TO 8.5' WIDE BY 16' DEEP AND 27 STALLS (24% OF TOTAL 114 STALLS) TO 9' WIDE BY 16' DEEP AT PERIMETER PARKING.*
- 2. REDUCTION OF PROVIDED EV CAPABLE PARKING STALLS DUE TO UTILITY AND EASEMENT CONFLICT. REDUCTION REQUESTED TO REDUCE THE REQUESTED 23 EV CAPABLE STALLS TO 10 EV CAPABLE STALLS PROVIDED.

*TOWN OF SUPERIOR CODE SECTION 16-24-60(d) STATES THAT PERIMETER PARKING LENGTHS CAN BE SHORTENED TO ALLOW FOR THE FRONT OF VEHICLES TO OVERHANG IN THE LANDSCAPE AREA.

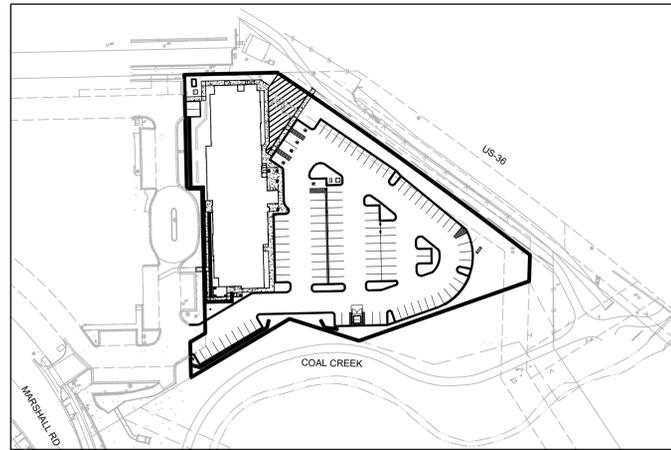
TOWN OF SUPERIOR SIGNAGE REQUIREMENTS

- 1. THE SIZE OF WALL SIGNAGE FOR HOTELS SHALL BE ALLOCATED ACCORDING TO THE BUILDING FRONTAGE TO WHICH THE SIGN IS ATTACHED (AS OPPOSED TO LOT OR STREET FRONTAGE)
- 2. SIGNAGE AREA SHALL BE CALCULATED ACCORDING TO THE TOWN CODE 16-19-90(b).
- 3. MAXIMUM SIGN SURFACE AREA: 1 SQUARE FOOT OF SIGNAGE PER LINEAR FOOT OF BUILDING FRONTAGE, UP TO 200 SQUARE FEET.
- 4. MAXIMUM ONE SIGN PER FACADE.
- 5. MAXIMUM AGGREGATE SIGN SURFACE AREA: 600 SQUARE FEET.
- 6. ALL OTHER SIGN REGULATIONS SPECIFIED IN THE SUPERIOR TOWN CENTER DESIGN GUIDELINES SHALL APPLY.
- 7. WHERE THE DESIGN GUIDELINES ARE SILENT, THE SUPERIOR TOWN CODE SHALL GOVERN.

**FINAL DEVELOPMENT PLAN
EVERHOME SUITES - SUPERIOR
LOT 3B, BLOCK 1, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 3**



VICINITY MAP
SCALE: 1"=650'



SITE MAP
1"= 100'



CERTIFICATE OF OWNERSHIP

I CERTIFY THAT I _____, AM THE SOLE OWNER OF THE PROPERTY AND CONSENT TO THIS PLAN.
IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20__.
OWNERS _____ MORTGAGEES OR LIEN HOLDERS _____
STATE OF _____) SS.
COUNTY OF _____)
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____
(SEAL)

TOWN CLERK CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS ADOPTED BY THE BOARD OF TRUSTEES BY (RESOLUTION/ ORDINANCE) NO. _____, SERIES 20__ ON THIS _____ DAY OF _____, 20__, AND WAS FILED IN MY OFFICE ON THE ____ DAY OF _____, 20__, AT ____ O'CLOCK ____ M.
LYDIA YECKE, TOWN CLERK

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS ____ DAY OF _____, 20__, BY THE TOWN OF SUPERIOR PLANNING COMMISSION, RESOLUTION NO. PC _____ SERIES 20__.

BOARD OF TRUSTEES CERTIFICATE

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO. WITNESS MY HAND WITH THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS ____ DAY OF _____, 20__.
ATTEST:
LYDIA YECKE, TOWN CLERK _____ MARK LACIS, MAYOR _____

SITE DATA TABLE	
GENERAL ZONE LOT INFORMATION	
ZONING	PD
TOTAL SITE SIZE	85,732 SF (1.97 ACRES)
LEGAL DESCRIPTION	LOT 3B, BLOCK 1, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 2016 UNDER RECEPTION NO. 03560623, COUNTY OF BOULDER, STATE OF COLORADO
PROPOSED USE	HOTEL
BUILDING DATA	
BUILDING HEIGHT, STORIES	4 STORIES
BUILDING HEIGHT, FEET	56 FT
FIRST FLOOR AREA (SF)	14,493 SF
SECOND FLOOR AREA (SF)	14,493 SF
THIRD FLOOR AREA (SF)	14,493 SF
FOURTH FLOOR AREA (SF)	14,493 SF
SITE DATA	
BUILDING COVERAGE AREA, SF (ACRES)	14,901 SF (0.34 ACRES)
HARD SURFACE/PAVING AREA, SF (ACRES)	51,575 SF (1.18 ACRES)
LANDSCAPING AREA, SF (ACRES)	19,428 SF (0.45 ACRES)
OWNERSHIP	
BLOCK 1, LOT 3B	RC SUPERIOR LLC (PRIVATE)

SHEET INDEX

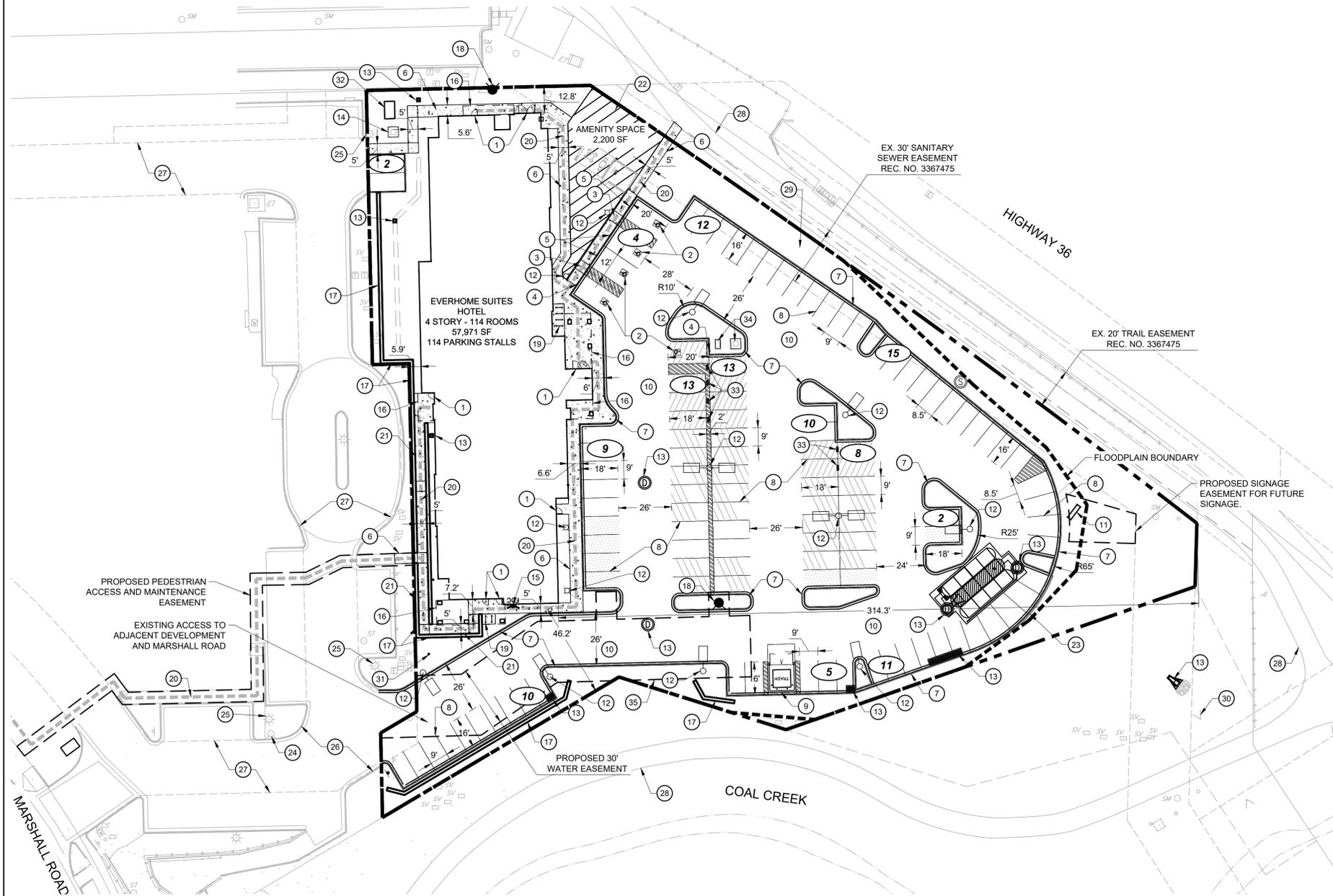
- P0.0 COVER SHEET
- P1.0 CONTEXT SITE PLAN
- P1.1 SITE PLAN
- P2.0 DRAINAGE PLAN
- P2.1 GRADING PLAN
- P3.0 UTILITY PLAN
- A2.0 BUILDING ELEVATIONS
- A2.1 BUILDING ELEVATIONS
- A2.2 PERSPECTIVES
- A2.3 MATERIALS BOARD
- PH.1 SITE PHOTOMETRIC PLAN
- PH.2 SITE LIGHTING FIXTURES
- PH.3 SITE LIGHTING FIXTURES
- L1 LANDSCAPE PLAN
- L2 AMENITY AREA ENLARGEMENT
- L3 LANDSCAPE SCHEDULE & NOTES
- L4 LANDSCAPE DETAILS
- L5 SITE DETAILS
- L6 IRRIGATION PLAN
- L7 IRRIGATION SCHEDULE & NOTES
- L8 IRRIGATION DETAILS
- L9 IRRIGATION DETAILS

811 CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
Know what's below. Call before you dig.

DATE
BY
REVISION
No.
PRELIMINARY NOT FOR CONSTRUCTION
K2 CIVIL CONSULTANTS
FINAL DEVELOPMENT PLAN
EVERHOME SUITES - SUPERIOR
MCCASLIN & MARSHALL RD., SUPERIOR, CO
COVER SHEET
PROJECT NO.: KTD005.01
DESIGNED BY: AMG
DRAWN BY: AMG
DATE: 07/03/24
P0.0

FINAL DEVELOPMENT PLAN EVERHOME SUITES - SUPERIOR LOT 3B, BLOCK 1, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 3

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LEGEND

- PROPERTY LINE
- OFF-SITE PROPERTY LINE
- PROPOSED BUILDING
- PARKING COUNT
- EXISTING CURB AND GUTTER
- PROPOSED 6" CURB AND GUTTER
- PROPOSED SITE LIGHTING
- EXISTING/PROPOSED FIRE HYDRANT
- PROPOSED CONCRETE WALK
- DENOTES TRAFFIC FLOW PATTERNS
- DENOTES ADA ROUTE
- EXISTING STM & SAN. MANHOLES
- PROPOSED STORM GRATE/INLET
- PROPOSED STORM MANHOLE
- FLOODPLAIN LIMIT

SITE PLAN SCHEDULE

- 1 BUILDING ENTRY - REFER TO ARCHITECTURE DRAWINGS.
- 2 ADA PARKING STALL.
- 3 ADA CURB RAMP.
- 4 ADA VAN PARKING SIGNAGE.
- 5 ADA PARKING SIGNAGE.
- 6 CONCRETE SIDEWALK.
- 7 6" CURB AND GUTTER.
- 8 4" WHITE PAVEMENT MARKING (TYP.).
- 9 TRASH ENCLOSURE - SEE ARCHITECTURAL ELEVATIONS FOR ADDITIONAL DETAIL.
- 10 ASPHALT PAVEMENT.
- 11 FUTURE MONUMENT SIGN BY OTHERS. MAX HEIGHT: 15', MAX SIGN FACE AREA: 100 SF PER SIDE (50 PER TENANT) NO SINGLE TENANT SIGN GREATER THAN 50 SF, SETBACK 10'.
- 12 SITE LIGHTING - REFER TO PHOTOMETRICS PLAN.
- 13 STORM INFRASTRUCTURE, REFER TO UTILITY PLAN ON SHEET P3.0 FOR ADDITIONAL DETAIL.
- 14 BUILDING TRANSFORMER LOCATION.
- 15 FDC LOCATION.
- 16 BUILDING OVERHANG.
- 17 PROPOSED RETAINING WALL - SEE SHEET P2.1 FOR HEIGHT.
- 18 PROPOSED FIRE HYDRANT.
- 19 PROPOSED BIKE RACKS, 12 TOTAL STALLS (8 UNCOVERED AT MAIN BUILDING ENTRANCE AND 4 COVERED AT SOUTH BUILDING ENTRANCE).
- 20 ADA ROUTE
- 21 PROPOSED ADA RAMP WITH HANDRAILS.
- 22 PROPOSED AMENITY SPACE.
- 23 PROPOSED EXTENDED CURB.
- 24 EXISTING FIRE HYDRANT.
- 25 EXISTING LIGHT POLE.
- 26 EXISTING CURB AND GUTTER.
- 27 EXISTING ACCESS, UTILITY, AND EMERGENCY ACCESS EASEMENT TO BE MODIFIED.
- 28 EXISTING CONCRETE TRAIL.
- 29 SNOW STORAGE AREA.
- 30 EXISTING RIPRAP SWALE.
- 31 PROPOSED PET RELIEF STATION
- 32 PROPOSED PREFABRICATED SMOKING SHELTER
- 33 PROPOSED EV CHARGING PEDESTAL.
- 34 PROPOSED EV CHARGING TRANSFORMER AND PANELS.
- 35 PROPOSED 30' WIDE WATER UTILITY EASEMENT.

EV STALL LEGEND

- EV INSTALLED STALL (LOT 1 - 12 STALLS)
- EV READY (LOT 1 - 24 STALLS)
- EV CAPABLE (LOT 1 - 8 STALLS)

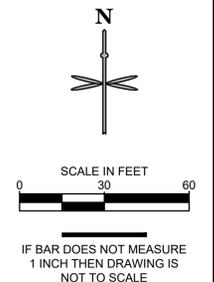
DEVELOPMENT STANDARDS		
PARKING	REQUIRED	PROVIDED
HOTEL	1 SPACE / GUEST ROOM = 114 SPACES	114 SPACES
ACCESSIBLE	5 SPACES	5 SPACES
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (WEST)	0' MIN - NO MAX	5.9'
REAR (EAST)	0' MIN - NO MAX	314.3'
SIDE (NORTH)	10' MIN - NO MAX	12.8'
SIDE (SOUTH)	0' MIN - NO MAX	46.2'
MAXIMUM HEIGHT	REQUIRED	PROVIDED
	90'	56'
# OF BUILDING STORIES	4 STORIES	
BUILDING FOOTPRINT (SF)	14,901 SF	
PROPOSED USE	HOTEL (57,971 SF)	
OPEN SPACE SUMMARY	REQUIRED ACREAGE (% OF TOTAL SITE)	PROVIDED ACREAGE (% OF TOTAL SITE)
	0.39 AC (20%)	0.45 AC (23%)

PARKING STALL SUMMARY		
PARKING STALL SIZE	#	%
9'X18'	42	37%
12'X20' (ADA STALLS)	5	4%
9'X20'	14	12%
9'X16'	27	24%
8.5'X16'	26	23%
TOTAL	114	100%

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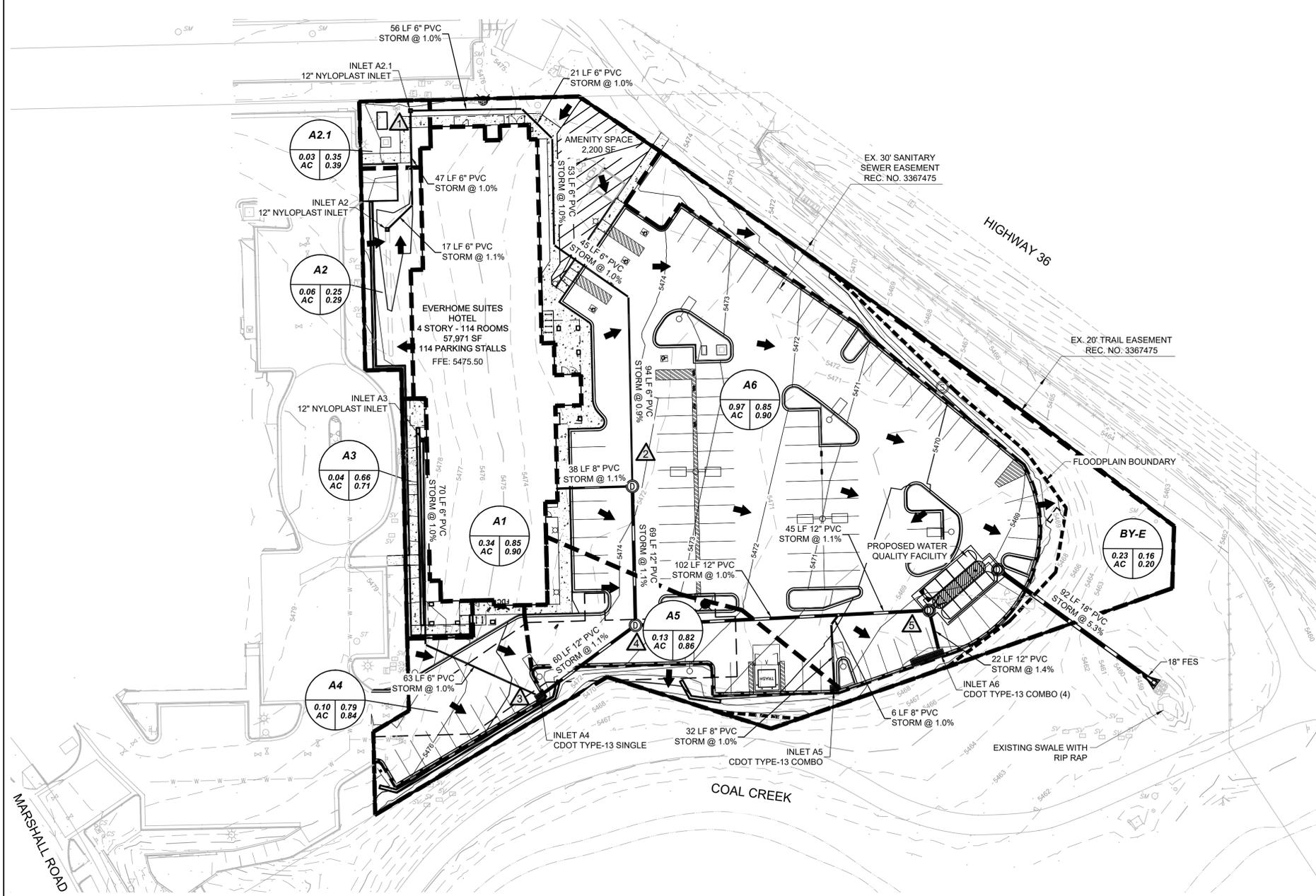
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FINAL DEVELOPMENT PLAN
EVERHOME SUITES - SUPERIOR
MCCASLIN & MARSHALL RD., SUPERIOR, CO
SITE PLAN

PROJECT NO: KTD005.01
DESIGNED BY: AMG
DRAWN BY: AMG
DATE: 07/03/24
P1.1

FINAL DEVELOPMENT PLAN EVERHOME SUITES - SUPERIOR LOT 3B, BLOCK 1, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 3



LEGEND

- 5001 PROPOSED CONTOURS
- 5001 EXISTING CONTOURS
- PROPOSED EASEMENT
- PROPOSED BASIN DELINEATION
- PROPOSED BUILDING SETBACK
- PROPOSED BUILDING
- EXISTING CURB AND GUTTER
- PROPOSED 6" CURB AND GUTTER
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED STORM MANHOLES
- EXISTING STORM MANHOLES
- PROPOSED STORM INLET/GRATE
- EXISTING STORM INLET
- FLOW ARROW AND GRADE
- FLOODPLAIN LIMIT
- DRAINAGE FLOW ARROW
- DESIGN POINT

- BASIN DESIGNATION
- 5-YEAR RUNOFF COEFFICIENT
- 100-YEAR RUNOFF COEFFICIENT
- BASIN AREA IN ACRES

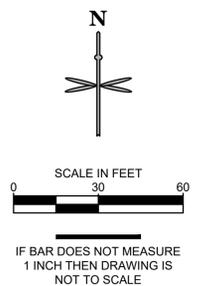
BASIN SUMMARY							
DESIGN POINT	TRIBUTARY BASIN	AREA (AC)	PERCENT IMPERVIOUS	COEFFICIENT		TOTAL RUNOFF*	
				C5	C100	Q5 (CFS)	Q100 (CFS)
1	A2	0.06	14.6	0.25	0.29	0.06	0.12
	A2.1	0.03	28.0	0.35	0.39	0.03	0.07
2	A1	0.34	90.0	0.85	0.90	1.31	2.67
3	A3	0.04	70.2	0.66	0.71	0.13	0.26
	A4	0.10	87.6	0.79	0.84	0.34	0.70
4	A5	0.13	91.2	0.82	0.86	0.50	1.01
5	A6	0.97	96.3	0.85	0.90	3.67	7.45
	BY-E	0.30	2.0	0.16	0.20	0.22	0.52
Total Proposed Site		1.97	76.1	0.71	0.76	6.26	12.80

PROJECT BENCHMARK
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<p>FINAL DEVELOPMENT PLAN</p> <p>EVERHOME SUITES - SUPERIOR</p> <p>MCCASLIN & MARSHALL RD., SUPERIOR, CO</p> <p>DRAINAGE PLAN</p>	<p>PROJECT NO: KTD005.01</p> <p>DESIGNED BY: AMG</p> <p>DRAWN BY: AMG</p> <p>DATE: 06/07/24</p> <p>P2.0</p>
<p>PRELIMINARY NOT FOR CONSTRUCTION</p> <p>K2 CIVIL CONSULTANTS</p>	<p>DATE</p> <p>BY</p> <p>REVISION</p> <p>No.</p>

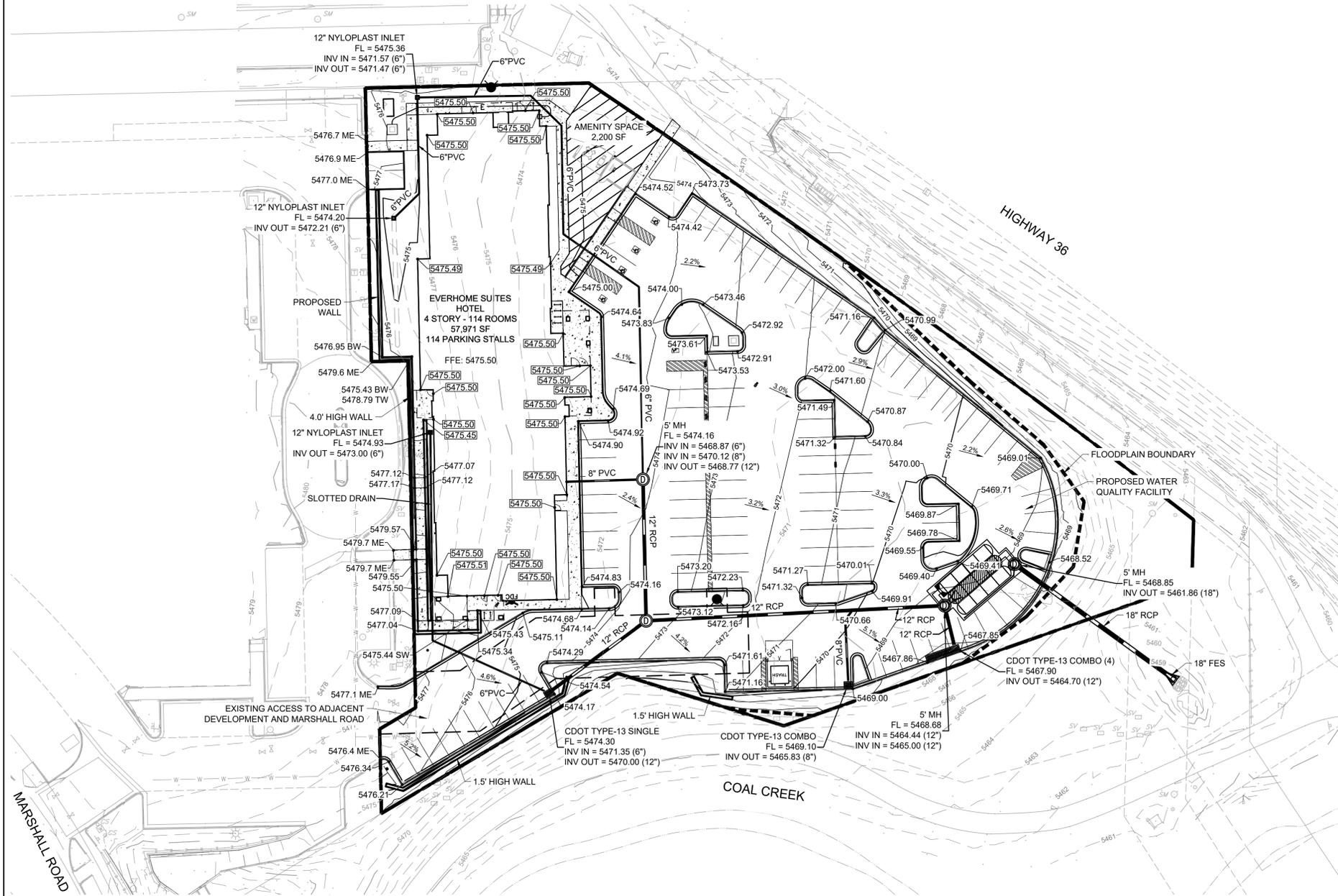
© 2024. ALL RIGHTS RESERVED. PKT DEVELOPMENT CO., SUPERIOR - MCCASLIN & MARSHALL RD.08 CAD/PP/P2.0 DRAINAGE PLAN.DWG

FINAL DEVELOPMENT PLAN

EVERHOME SUITES - SUPERIOR

LOT 3B, BLOCK 1, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 3

LEGEND	
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED EASEMENT
	FLOODPLAIN LIMIT
	PROPOSED BUILDING SETBACK
	PROPOSED BUILDING
	EXISTING CURB AND GUTTER
	PROPOSED 6" CURB AND GUTTER
	EXISTING STORM SEWER LINE
	PROPOSED STORM SEWER LINE
	PROPOSED STORM MANHOLES
	EXISTING STORM MANHOLES
	PROPOSED STORM INLET/GRATE
	EXISTING STORM INLET
	PROPOSED FLOW LINE ELEVATION
	PROPOSED EXTERIOR GRADE AT FOUNDATION
	PROPOSED SIDEWALK ELEVATION
	PROPOSED GRADE TO MATCH EXISTING
	PROPOSED FINISHED GRADE
	FLOW ARROW AND GRADE



PROJECT BENCHMARK

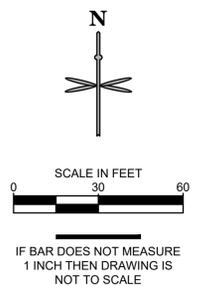
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FINAL DEVELOPMENT PLAN
EVERHOME SUITES - SUPERIOR
MCCASLIN & MARSHALL RD., SUPERIOR, CO
GRADING PLAN

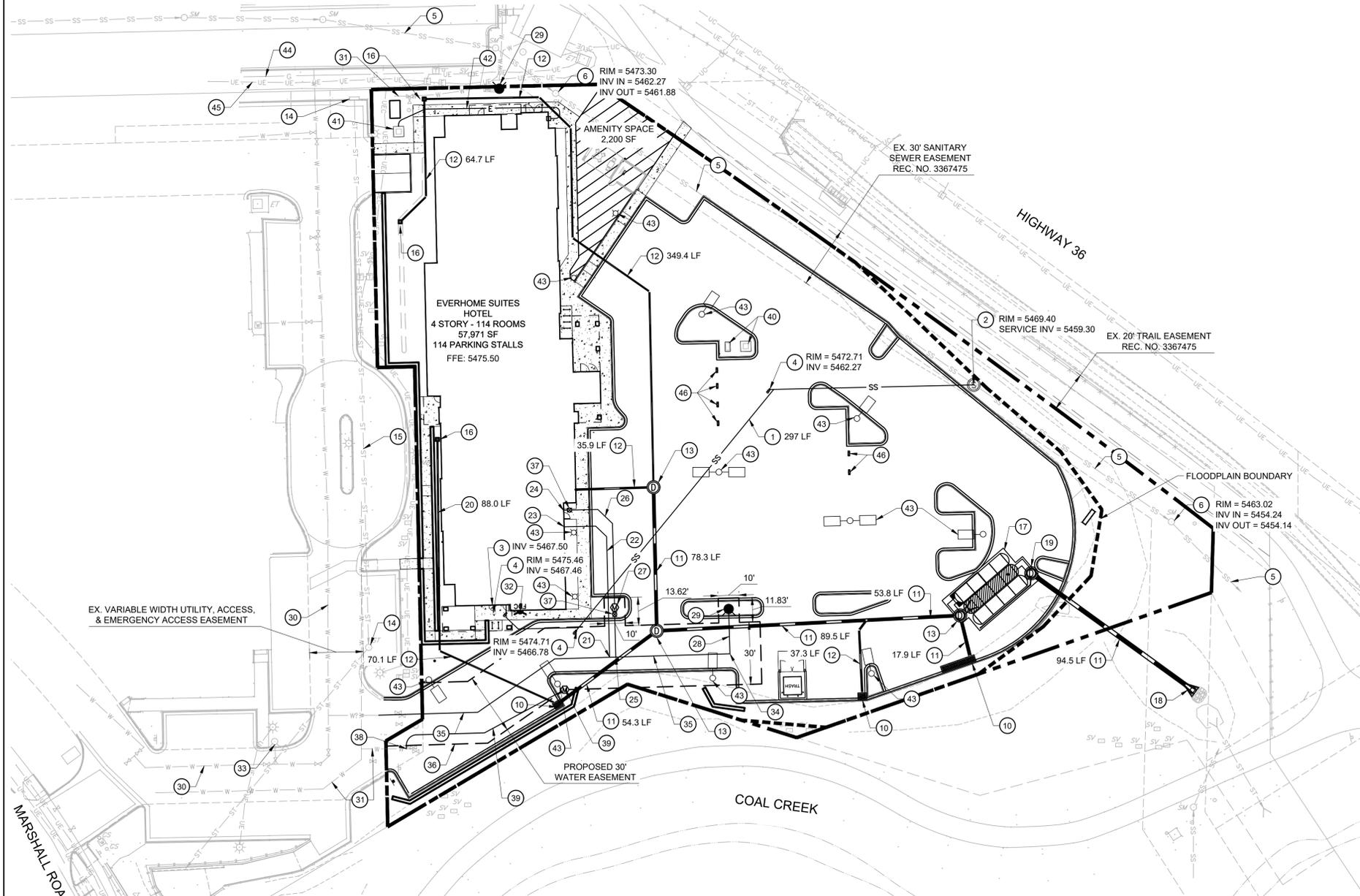
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DATE: 06/07/24
P2.1

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FINAL DEVELOPMENT PLAN

EVERHOME SUITES - SUPERIOR

LOT 3B, BLOCK 1, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 3



UTILITY SCHEDULE

SANITARY

- 1 PROPOSED 6" SANITARY SERVICE @ 2% MINIMUM SLOPE.
- 2 PROPOSED SANITARY SEWER MANHOLE AT SERVICE CONNECTION TO EXISTING SEWER.
- 3 PROPOSED 6" SANITARY SERVICE CONNECTION TO BUILDING.
- 4 PROPOSED SANITARY CLEANOUT.
- 5 EXISTING 15" PVC SANITARY SEWER MAIN.
- 6 EXISTING SANITARY SEWER MANHOLE.

STORMWATER

- 10 PROPOSED TYPE 13 COMBO INLET.
- 11 PROPOSED 12"-18" RCP STORM SEWER PIPE.
- 12 PROPOSED 6" PVC STORM SEWER PIPE.
- 13 PROPOSED 5' STORM MANHOLE.
- 14 EXISTING STORM SEWER INFRASTRUCTURE.
- 15 EXISTING STORM SEWER PIPE.
- 16 PROPOSED 12" NYOPLAST AREA INLET.
- 17 PROPOSED ADS STORMWATER TREATMENT SYSTEM.
- 18 PROPOSED 18" FLARED END SECTION.
- 19 PROPOSED OUTLET CONTROL STRUCTURE.
- 20 PROPOSED DURASLOT SLOTTED DRAIN.

WATER

- 21 PROPOSED 6" FIRE LINE CONNECTION TO 12" PVC WATER LINE.
- 22 PROPOSED 6" FIRE LINE SERVICE.
- 23 PROPOSED 6" FIRE LINE CONNECTION TO BUILDING. BACKFLOW PREVENTOR LOCATED INSIDE THE BUILDING.
- 24 PROPOSED 2" DOMESTIC CONNECTION TO BUILDING. BACKFLOW PREVENTOR LOCATED INSIDE THE BUILDING.
- 25 PROPOSED 2" DOMESTIC CONNECTION TO 12" PVC WATER LINE.
- 26 PROPOSED 2" DOMESTIC SERVICE.
- 27 PROPOSED 2" DOMESTIC WATER METER.
- 28 PROPOSED 6" FIRE HYDRANT LINE.
- 29 PROPOSED FIRE HYDRANT.
- 30 EXISTING WATER MAIN.
- 31 EXISTING IRRIGATION MAIN.
- 32 PROPOSED FDC LOCATION.
- 33 EXISTING FIRE HYDRANT.
- 34 PROPOSED 6" FIRE HYDRANT CONNECTION TO 12" PVC WATER LINE.
- 35 PROPOSED 12" PVC WATER LINE EXTENSION.
- 36 30' WIDE WATER UTILITY EASEMENT.
- 37 PROPOSED 2" BALL VALVE.
- 38 PROPOSED 1" IRRIGATION LINE CONNECTION TO 8" NON-POTABLE MAIN.
- 39 PROPOSED 1" IRRIGATION LINE & METER. REFER TO IRRIGATION PLAN FOR CONTINUATION.

DRY UTILITIES

- 40 PROPOSED EV CHARGING TRANSFORMER AND PANELS.
- 41 PROPOSED BUILDING TRANSFORMER LOCATION - GENERAL CONTRACTOR TO FINALIZE LOCATION WITH UTILITY PROVIDER.
- 42 PROPOSED ELECTRIC SERVICE.
- 43 PROPOSED SITE LIGHTING (REFER TO PHOTOMETRIC PLANS FOR FINAL LOCATION).
- 44 EXISTING GAS MAIN.
- 45 EXISTING UNDERGROUND ELECTRIC.
- 46 PROPOSED EV CHARGING PEDESTAL.

UTILITY NOTES:

1. ALL ITEMS IN SCHEDULE ARE PROPOSED UNLESS OTHERWISE NOTED.
2. ALL EXISTING ITEMS IN SCHEDULE ARE TO REMAIN UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL ENCASE ALL STORM SEWER JOINTS IN CONCRETE A MINIMUM OF 10' ON EACH SIDE OF THE WATER LINE CROSSING.

TOWN OF SUPERIOR UTILITY MAINTENANCE STATEMENT

ALL PUBLIC WATER, REUSE WATER, STORM SEWER, AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW SHALL BE MAINTAINED BY THE TOWN'S PUBLIC WORKS AND UTILITIES DEPARTMENT. ALL PUBLIC WATER, REUSE WATER, STORM SEWER, SANITARY SEWER MAINS, AND APPURTENANCES UNDER PRIVATE DRIVES ARE LOCATED IN UTILITY EASEMENTS. THE TOWN IS RESPONSIBLE FOR MAINTENANCE OF THESE FACILITIES. THE TOWN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PRIVATE DRIVE, CURB AND GUTTER, OR LANDSCAPING DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.

LEGEND

- PROPOSED EASEMENT
- PROPERTY LINE
- PROPOSED BUILDING
- EXISTING CURB AND GUTTER
- SS --- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER LINE
- SS --- PROPOSED SANITARY SEWER
- G --- PROPOSED GAS LINE
- E --- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED WATER LINE
- ⊙ --- PROPOSED WATER METER
- ⊙ --- PROPOSED FIRE DEPARTMENT CONNECTION
- ⊙ --- PROPOSED FIRE HYDRANT
- FLOODPLAIN LIMIT
- ⊙ --- PROPOSED STORM MANHOLES
- ⊙ --- EXISTING STORM MANHOLES
- ⊙ --- PROPOSED STORM INLET
- ⊙ --- PROPOSED CLEANOUT

PROJECT BENCHMARK

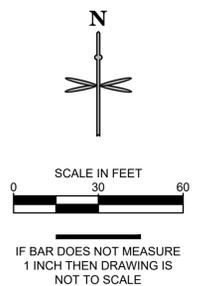
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CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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Call before you dig.**



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BY							
REVISION							
No.							

PRELIMINARY
NOT FOR
CONSTRUCTION

FINAL DEVELOPMENT PLAN

EVERHOME SUITES - SUPERIOR

MCCASLIN & MARSHALL RD., SUPERIOR, CO

UTILITY PLAN

PROJECT NO.:	KTD005.01
DESIGNED BY:	AMG
DRAWN BY:	AMG
DATE:	06/07/24

P3.0

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**FINAL DEVELOPMENT PLAN
EVERHOME SUITES - SUPERIOR**
LOT 3B, BLOCK 1, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 3



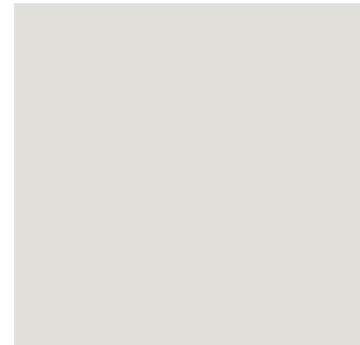
MTL-001 STANDING SEEM MTL ROOF - "LEAD COTE"



FC-001 NICHIIHA VINTAGEWOOD "SPRUCE"



S-001 SW2850
CHELSEA GRAY



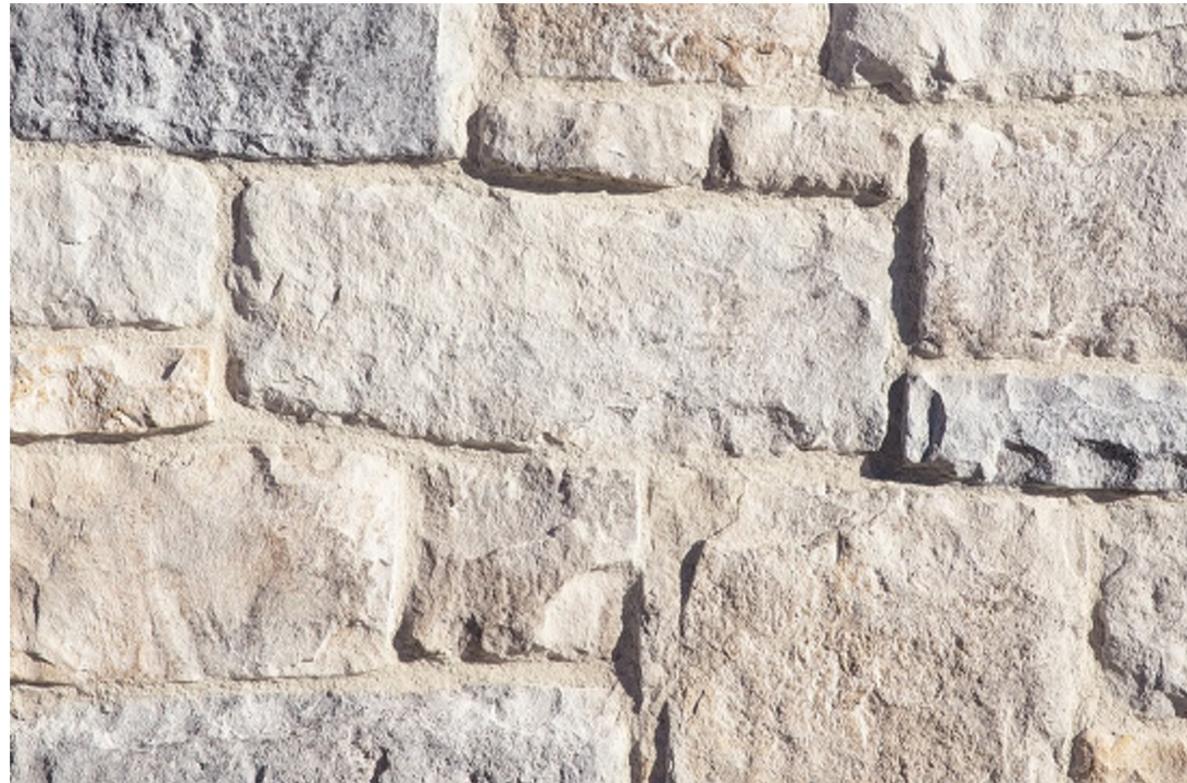
S-002 SW7056
RESERVED WHITE



S-003 SW6243
DISTANCE



S-004 SW 9163
TIN LIZZIE



MM-001 ELDORADO STONE - GRAND BANKS LIMESTONE

KEYNOTES	
Tag	Keynote Description
4.06	MANUFACTURED MASONRY CAP OR SILL
4.07	CULTURED STONE EXPANSION JOINT, SPACING NOT TO EXCEED 10'-0" IN EITHER DIRECTION, REF MANUFACTURER REQ
5.01	HEAVY DUTY STEEL ANGLE BRACES, REF ESA/5.0
5.05	METAL AWNING
5.11	BRAKE METAL WRAPPED ACCENT BAND GA. 20, REF A500
7.02	COLLECTOR HEAD AND DOWNSPOUT, COLOR TO MATCH ADJACENT
7.10	PARAPET WALL METAL CAP FLASHING OVER CONTINUOUS METAL CLEAT, SLOPED TO MAIN ROOF FOR DRAINAGE (PAINTED)
7.20	STUCCO 1" METAL REVEAL
8.02	STOREFRONT AUTOMATED SLIDING DOOR PACKAGE WITH CLEAR ANODIZED ALUMINUM FRAME
8.03	SLIDING WINDOW, TYP: SEE SPECS
8.04	STOREFRONT WINDOWS WITH CLEAR ANODIZED ALUMINUM FRAME
8.05	HOLLOW METAL DOOR AND FRAME, PAINT TO MATCH ADJACENT FINISH
11.06	BUILDING SIGNAGE UNDER SEPARATE PERMIT; PROVIDE BLOCKING AND COORDINATE LOCATION, CONNECTION REQUIREMENTS, AND POWER WITH SIGNAGE VENDOR
22.16	ROOF DISCHARGE NOZZLE, REF PLUMBING SHEETS, 18" ABOVE GRADE
23.09	THRU-WALL HVAC UNIT W/ GRILLE FLUSH W/ EXT. MATERIAL, REF HVAC SHEETS
26.01	SURFACE MOUNTED FIXTURE, REF ELECTRICAL
26.09	EXTERIOR LIGHTING, REF MEP
32.01	FENCES AND GATES REF. LANDSCAPE SHEETS
32.02	MANUFACTURED FIRE PITS AND PLANTERS REF. LANDSCAPE SHEETS
32.03	LANDSCAPE KNEE WALLS AND BUILT-IN GRILLS REF. LANDSCAPE SHEETS

FINISH KEYNOTES	
Tag	Keynote Description
FC-001	FIBER CEMENT - NICHIIHA VINTAGEWOOD "SPRUCE"
MM-001	MFR. MASONRY - EL DORADO "GRAND BANKS LIMESTONE"
MTL-001	FLAT SEAM METAL PANEL - LEAD-COTE
MTL-002	PREFINISHED BRAKE METAL WRAP GA. 20 - BERRIDGE METAL - LEAD-COTE
MTL-003	STANDING SEAM METAL ROOF - "LEAD-COTE"
S-001	STUCCO - SW 2850 "CHELSEA GRAY"
S-002	STUCCO - SW 7056 "RESERVED WHITE"
S-003	STUCCO - SW 6243 "DISTANCE"
S-004	STUCCO - SW 9163 "TIN LIZZIE"

TECHNOLOGY NOTES	
Tag	Keynote Description
T4	(6) EXTERIOR CAMERAS TO BE INSTALLED 12FT ABOVE GROUND

No.	REVISION	BY	DATE

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1 architecture
ARCHITECTURE - PLANNING - INTERIORS
8400 E CRESCENT PARKWAY, SUITE 160
GREENWOOD VILLAGE, CO 80111
PHONE: 720-481-1600

FINAL DEVELOPMENT PLAN
EVERHOME SUITES - SUPERIOR
MCCASLIN & MARSHALL RD. SUPERIOR, CO

PROJECT NO:	C0533
DESIGNED BY:	BG
DRAWN BY:	FM
DATE:	07/03/24

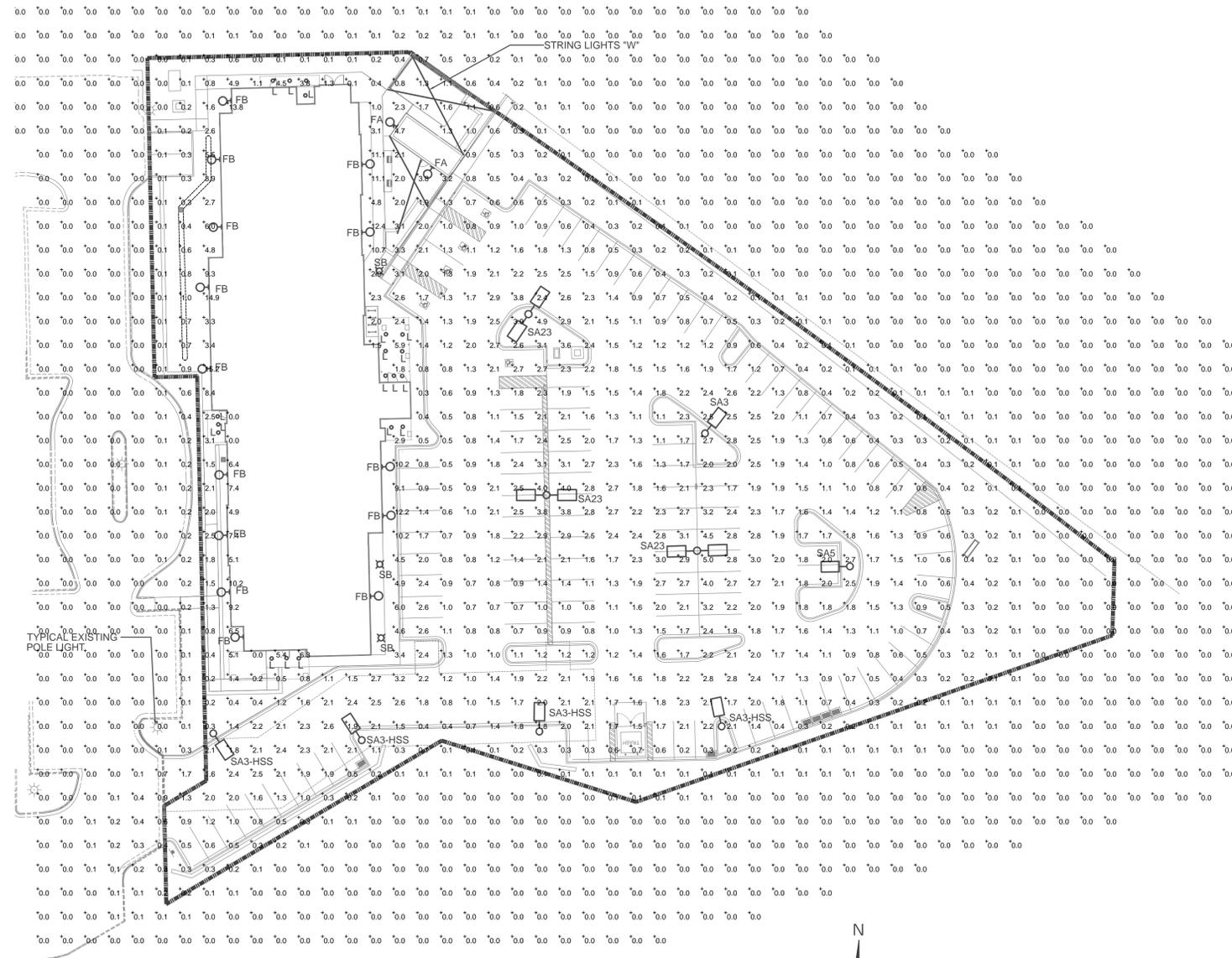
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C:\Users\jblair\Documents\060825 SUPERIOR, REA_VZ_L_101 Comm_Body\Comm\ent

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GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

FINAL DEVELOPMENT PLAN EVERHOME SUITES - SUPERIOR LOT 3B, BLOCK 1, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 3

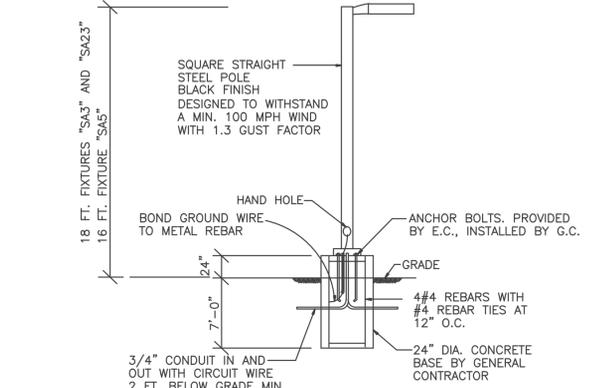


SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

SITE PHOTOMETRIC SUMMARY	
AVERAGE	= 0.6 FT. CANDLE
MAXIMUM	= 14.7 FT. CANDLE
MINIMUM	= 0.0 FT. CANDLE

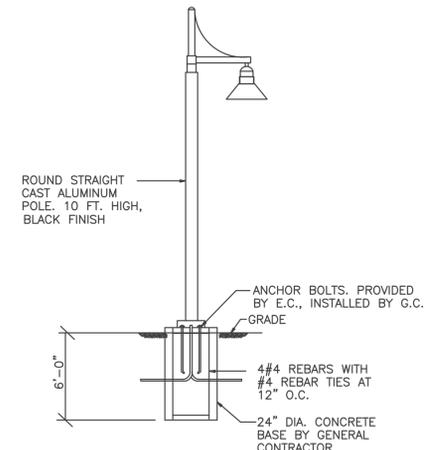
NOTE ON LIGHTING CONTROLS:
ALL SITE LIGHTS ON THESE PLANS SHALL BE PHOTO CELL CONTROLLED AND OPERATE DUSK UNTIL DAWN, EXCEPT FOR AMENITY AREA. AMENITY AREA LIGHTS, INCLUDING STRING LIGHTS "W" SHALL BE CONTROLLED WITH LOCAL SWITCHES AND WITH TIME SWITCH TO BE TURNED OFF AUTOMATICALLY AT 10 PM.



POLE MOUNTED FIXTURES INSTALLATION DETAIL

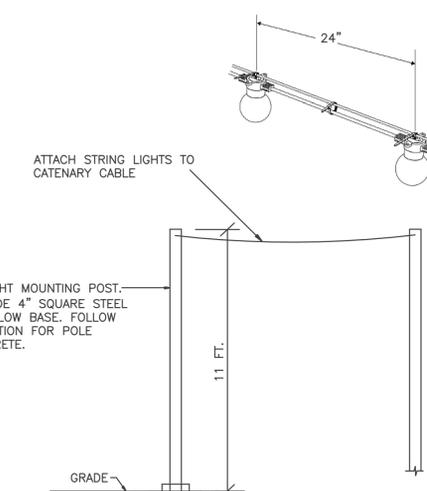
FIXTURES "SA3", "SA23", "SA5"

NO SCALE



POLE MOUNTED FIXTURE "SB"

NO SCALE



STRING LIGHTS "W" INSTALLATION

NO SCALE

LIGHTING FIXTURE SCHEDULE					
ITEM	MANUFACTURER	CAT. NO.	LAMPS	L.L.F.	DESCRIPTION
L	ELITE LIGHTING	ER3-LED-IC-700L-DIM10120-MWD-90-ER3-F-1307-W	15W, 3000K LED 700 LUMENS	1.0	3" EXTERIOR CANOPY RECESSED DOWN LIGHT
FA	GENESIS	GLSWPSL-20W-4000-120/277-BRONZE	20W, 3000K LED 1,200 LUMENS	1.0	WET LOCATION FULL CUT OFF WALL LIGHT, INSTALLED AT +12 FT ABOVE GRADE ON BUILDING TO BOTTOM OF FIXTURE
FB	STERNBERG	GL1960 MEDIUM-1W-S-BSS-SV1-BKT-12L-30-T2-MDL006	20W, 3000K LED 2,780 LUMENS	1.0	EXTERIOR ROUND SHADE WALL LIGHT. BLANK TOP. SOLID RINGS. FULL CUT OFF INSTALLED AT +7'-8" ABOVE GRADE TO BOTTOM OF FIXTURE
SA3	LUMARK	PREVAIL PETITE DISCRETE PRV-PA1A-730-U-T3-BK	31W, 3000K LED 4,443 LUMENS	1.0	SINGLE-HEAD FULL CUT OFF POLE LIGHT ON 16 FT. SQUARE POLE ON TOP OF 2 FT CONCRETE BASE. TYPE III OPTICS
SA3-HSS	LUMARK	PREVAIL PETITE DISCRETE PRV-P-PA1A-730-U-T3-BK-HSS	31W, 3000K LED 4,443 LUMENS	1.0	SINGLE-HEAD FULL CUT OFF POLE LIGHT ON 16 FT. SQUARE POLE ON TOP OF 2 FT CONCRETE BASE. TYPE III OPTICS, HOUSE SIDE SHIELD
SA23	LUMARK	PREVAIL DISCRETE PRV-PA1A-730-U-T3-BK	54W, 3000K LED 6,899 LUMENS EACH	1.0	DOUBLE-HEAD FULL CUT OFF POLE LIGHT ON 16 FT. SQUARE POLE ON TOP OF 2 FT CONCRETE BASE. TYPE III OPTICS
SA5	LUMARK	PREVAIL DISCRETE PRV-PA1A-730-U-T5WQ-BK	54W, 3000K LED 7,831 LUMENS	1.0	SINGLE-HEAD FULL CUT OFF POLE LIGHT ON 14 FT. SQUARE POLE ON TOP OF 2 FT CONCRETE BASE. TYPE V SQUARE OPTICS
SB	STREETWORKS	EPIC MEDIUM MEM-E01LED-E1-T3-SO-SW-BK-7030-SA6159	25W, 3000K LED 2,936 LUMENS	1.0	PEDESTRIAN ROUND SHADE POLE LIGHT ON 10 FT ROUND POLE, BLACK FINISH, SOLID BODY, NO GLASS WINDOW
W	GENESIS	LS2-M 120V-24"-3000-BK	3000K E26 LED	1.0	COMMERCIAL GRADE EXTERIOR STRING LIGHTS, BLACK FINISH, 24" SPACING PROVIDE WITH GUIDE WIRE AND 11 FT ROUND BLACK MOUNTING POLES

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D:\REG DROPDOWN\JOBS\2024\EVERHOME SUITES SUPERIOR CO\SITE PHOTOMETRICS\PH1.DWG

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<p style="font-size: x-small; margin: 0;">ARCHITECTURE - PLANNING - INTERIORS 8400 E. CRESENT PARKWAY, SUITE 160 GREENWOOD VILLAGE, CO 80111 VOICE: 720-881-1600</p>									
FINAL DEVELOPMENT PLAN EVERHOME SUITES - SUPERIOR SITE PHOTOMETRIC PLAN									
PROJECT NO.: KTD005.01 DESIGNED BY: AMG DRAWN BY: AMG DATE: 07/03/24									
PH.1									

FINAL DEVELOPMENT PLAN
EVERHOME SUITES - SUPERIOR
 LOT 3B, BLOCK 1, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 3

fusion LIGHTING
 By Elite Lighting

FIXTURE 'L'
ER3-LED-IC
 3" Architectural High Lumen Adjustable LED Downlight

TRIM OPTIONS
 ROUND FLANGED, ROUND TRIMLESS, SQUARE FLANGED, SQUARE TRIMLESS

FEATURES
 A small aperture, architectural LED downlight that delivers the ultimate in uncompromised quality and performance, with precise, glare-free illumination, and unmatched flexibility. With the use of a single universal housing, it utilizes a multitude of trims, field changeable optics, and is fully adjustable to any beam angle, up to 45 degrees, with a full 365-degree horizontal rotation. Whether it's high-end architectural, hospitality, commercial, residential, or retail, the ER3 provides the most innovative solution to any design application that requires a small aperture.

LUMENS	700, 900, 1200, 1500 (Custom lumen packages available)
CCT & DYNAMIC PLATFORMS	27K, 30K, 35K, 40K, 50K, Tunable White, Dims to Warm, RGB + White
CRI	90+ Standard, 96+ Optional
COLOR QUALITY	2 Step Macadam Elipse
DISTRIBUTIONS	SPX Sport 15°/ND/Narrow 24°, MD, Medium 35°, MXX, Medium Wide 47°, WXX Wide 52°
TRIM OPTIONS	Downlight, Lensed Downlight, Wall Wash, Adjustable Accent, and Pinhole, Square and Round Trim and Trim-less Options
REFLECTOR COLORS	WH (White), CL (Chrome), SHZ (Satin Nickel), BK (Black)
FLANGE COLORS	WH (White)
DIMMING	0-10V Flicker Free 1% Dimming Standard 60MHz, LUT4, LUT7B, LUT7W, ELDO10.1, ELDO0A1.1, ELDO0A1.1, DMTR
EMERGENCY	11W - Up to 100% Output (Bodine BS210) 20W - Up to 200% Output (Bodine BS220)
LIFETIME	L70 at 100,000 Hours
PHOTOMETRIC TESTS	In Accordance with IES LM79-08, LM80 and TM-30, TM-21
CCEA OPTION	For CCEA approved ER3 Family, please contact Elite Lighting for more information.

NOMINAL LUMENS	DELIVERED LUMENS	WATTAGE
1200	1392	16 W
900	1037	12 W
700	881	10 W

Based on 4000K, 90+ CRI. Actual wattage may vary +/- 5%

NOMINAL LUMENS	DELIVERED LUMENS	WATTAGE
1500	1680	17 W
1200	1380	14 W

Based on 4000K, 90+ CRI. Actual wattage may vary +/- 5%

WD: WIDE Candlepower Distribution Curve
MWD: MEDIUM WIDE Candlepower Distribution Curve
MD: MEDIUM Candlepower Distribution Curve
ND: NARROW Candlepower Distribution Curve
SPD: SPOT Candlepower Distribution Curve

Reference IES files for additional distribution curve information.

elite **www.iuseelite.com**

GENESIS Lighting Solutions **FIXTURE 'FA'**

LED Slim Wall Pack

FEATURES:
 • Heavy Duty die-cast aluminum housing with anti-corrosion texture architectural baked polyester powder coating
 • Tempered and impact resistant clear prismatic borosilicate glass
 • No UV or IR radiation

ENERGY DATA
 • Input Voltage: 120 - 277
 • Power Factor: >0.90
 • Power: 20W / 30W / 60W / 80W
 • System Efficacy: (120lm/W)
 • Color Temperature: 5000K
 • Lifetime Hours: 50000
 • Operating Temperature: -13°F ~ 131°F
 • Color Rendering Index (CRI): ≥80
 • IP Rating: IP65

WARRANTY
 5 - year limited warranty.

Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values measure under laboratory conditions.

Ordering Information: Example: GLSWPSL60W5000

MODEL	WATTAGE	KELVIN	VOLTAGE	FINISH	OPTIONS
GLSWPSL	60W	5000	120/277	Bronze	

GLSWPSL	20W	3000	120/277v	Bronze	Photocell
	30W	4000			
	60W	5000			
	80W				

Product Size

APPLICATIONS:
 • Shopping Centers
 • Restaurants
 • Offices & Schools
 • Hospitals
 • Hotels

CERTIFICATIONS:
 • UL Listed
 • DLC Certification Approved

DIMMABLE

AMERICAN LIGHTING

LINEAR LIGHTING / LS2-M

LIGHT STRING
 Commercial Grade E26 Interconnectable Kits

PROJECT:
TYPE: FIXTURE 'W'
LOCATION:
CATALOG NUMBER:

Commercial E26 Medium base stringers are perfect for any outdoor patio or lighting display. Commercial grade stringers are weather resistant and designed for long term usage. Includes guy-wire loop for additional support for large spans or spaces. E26 base sockets are perfect for any standard LED or incandescent bulbs giving you the creative freedom for your lighting display.

- Great decorative lighting product for patios, gazebos, building outlines, event tents, and retail walkways
- Factory-molded, formulated PVC sockets on heavy-duty wire form a tight weather resistant seal around bulbs
- Suitable for indoor and outdoor commercial applications
- E26 Medium base decorative bulbs sold separately
- cTUVus Listed

LS2-M SERIES QUICK SPECS

SERIES	LS2-M
INPUT VOLTAGE	120V AC
WATTAGE	25W per socket
MAX RUN	1200W
CABLE TYPE	14AWG SJTW 2-Wire
SOCKET TYPE	E26
SOCKET SPACING	24"
CUT INCREMENTS	Field cuttable (Must be properly sealed)
IP RATING	IP64 - Wet Location
RATING	cTUVus Listed

LS2 interconnectable kits are cTUVus Listed to UL standard UL1888 for wet location at-wire use. However safety rating is void if product is cut. Not intended for installation in ceilings, soffits, canopies or other enclosed spaces. Keep lamps at least 4.5m/15ft away from pools and spas.

LS2-M SERIES QUICK DIMENSIONS

Socket Dimensions Non-Suspended E26: 3.85"W (97mm), 1.8"H (46mm), 1.6"W (40mm), 1.25"W (32mm)

Socket Dimensions Suspended E26: 2.12"W (54mm), 1.75"H (45mm), 1.3"H (33mm), 5.25"H (133mm), 1.55"W (39mm), 1.3"W (33mm)

Lead: 16"L (405mm)
 Tail: 12"L (305mm)

www.AmericanLighting.com Sales@AmericanLighting.com | Denver, CO | 800.880.1180 ©2022 American Lighting Inc. REV.2222

Specification Sheet **Gallery™**
 GL1960 Medium

Project Name: _____ **Qty:** _____

Type: _____ **Catalog / Part Number:** _____

FIXTURE 'FB'

GL1960 - Medium Gallery II						
Shade	Straight Edge (E)	Flared Edge (F)	Ball Edge (B)	Round with Flared Rim (RF)	Round with Round Rim (RS)	Round with Square Rim (RSQ)
Diameter	17.9"	18"	19.5"	18.7"	18.4"	19.2"
Height	13.5"	12.6"	13.7"	14.8"	14.4"	14.1"

Distribution Type
 Type 2, Type 3, Type 4, Type 5

CCT - Color Temp (K)
 2,700K, 3,000K, 3,500K, 4,000K, 5,000K

7 Year Warranty

IP Rating
 IP66

Certifications
 cULus LISTED

Description
 The GL1960 Gallery™ series is a medium scale, decorative pendant luminaire with a cast aluminum driver housing and spun aluminum shades. The housing and shades is available in a variety of shapes and styles for any application.
EPA: 50 (H)
WEIGHT: 28 LBS

Mounting Configuration
1W: Wall Mount
2A: 2 Arm Mount @ 180°
3A: 3 Arms @ 120°
4A: 4 Arms @ 90°
2AA: 2 Arm Mid-Mount @ 180°
CAT: Catenary
1A: 1 Arm Mount
2AR: 2 Arm Mount @ 90°
3AR: 3 Arms @ 90°
1AA: 1 Arm Mid-Mount
SH4: Stem Hung
CH4: Chain Hung

Optional Control Receptacle
R7: 7-Fin control receptacle only

Optional Control
PE: Twist-Lock Photocontrol (120V-277V)
PEA: Twist-Lock Photocontrol (347V-480V)
SC: Shorting Cap
PEC: Electronic Button Photocontrol (120V-277V)
PECB: Electronic Button Photocontrol (480V)

Optional Fuse
FHD: Double Fuse and Holder

Optional Hangstrait
HSR: Standard Horizontal Hangstrait, Spike Finial
HSN: Standard Horizontal Hangstrait, No Finial
HSB: Standard Horizontal Hangstrait, Ball Finial
EZ: Vertical Hangstrait, Large, "EZ" Mount

Optional House Side Shield
HSS: 120° House Side Shield
BLC: Back Light Optical Control

Physical
Luminaire: Medium Gallery

Sternberg 555 Lawrence Ave., Roselle, IL 60172, US | 1 847-588-3400 | contact@sternberglighting.com
 www.sternberglighting.com www.sternberglighting.com/products/32

Specification Sheet **Gallery™**
 GL1960 Medium

Project Name: _____ **Qty:** _____

Type: _____ **Catalog / Part Number:** _____

FIXTURE 'FB'

Shade Style
S: Straight Edge
E: Ball Edge
R: Round with Flared Rim
RF: Round with Round Rim
RS: Round with Square Rim

Housing
BFE: Base Fixture Round
GR: Glow Rings Round
GRS: Glow Rings Stepped
SRR: Solid Rings Glow Top, Round
SRS: Solid Rings Glow Top, Stepped
GRW: Glow Window Round
GRWS: Glow Window Stepped
RSR: Blank Top Solid Rings Round
RSRS: Blank Top Solid Rings Stepped

Lens
CA: Clear Acrylic
SA: Sag Acrylic
SV1: Flat Soft Vue Light Diffused Acrylic
SV2: Flat Soft Vue Moderate Diffused Acrylic
SV4: Flat Soft Vue Maximum Diffused Acrylic
SV1SA: Soft Vue Light Diffused Sag Acrylic
SV2SA: Soft Vue Moderate Diffused Sag Acrylic
SV4SA: Soft Vue Maximum Diffused Sag Acrylic

Finish
UGM: Urban Gum Metal Textured
USM: Urban Gum Metal Matte
UBT: Urban Bronze Textured
UB: Urban Bronze Matte
USST: Urban Silver Textured
USL: Urban Silver Matte
UWHT: Urban White Textured
UWN: Urban White Matte
[BK]: Back Textured
CM: Custom Match

Light Source
LED
12L: 12 LEDs
24L: 24 LEDs

CCT - Color Temp (K)
27: 2,700K
35: 3,500K
50: 5,000K

Distribution Type
1E: Type 2
1A: Type 4

Electrical and control
Driver
MDH002: 120V-277V, 60mA
MDH008: 120V-277V, 80mA
MDH010: 120V-277V, 100mA
MDH012: 120V-277V, 120mA
MDH014: 120V-277V, 140mA
MDH004: 347V-480V, 60mA
MDH008: 347V-480V, 80mA
MDH010: 347V-480V, 100mA
MDH012: 347V-480V, 120mA
MDH014: 347V-480V, 140mA

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 www.sternberglighting.com www.sternberglighting.com/products/32

Specification Sheet **Gallery™**
 GL1960 Medium

Project Name: _____ **Qty:** _____

Type: _____ **Catalog / Part Number:** _____

FIXTURE 'FB'

Stepped Housing with Straight Edge Shade

Base Fixture Stepped (BFS)
Glow Window Stepped (GWS)
Solid Rings Glow Top Stepped (SRS)
Glow Rings Stepped (GRS)
Blank Top Solid Rings Stepped (BSRS)

Sternberg 555 Lawrence Ave., Roselle, IL 60172, US | 1 847-588-3400 | contact@sternberglighting.com
 www.sternberglighting.com www.sternberglighting.com/products/32

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DIR:BEG-DROP:04:08:05:2024:EVERHOME SUITES SUPERIOR COBSITE PHOTOMETRICS:PH-1.DWG

811 CALL UTILITY NOTIFICATION CENTER OF COLORADO
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 GREENWOOD VILLAGE, CO 80111
 VOICE: 720-881-1600

FINAL DEVELOPMENT PLAN
EVERHOME SUITES - SUPERIOR
 MCCASLIN & MARSHALL RD., SUPERIOR, CO
SITE LIGHTING FIXTURES

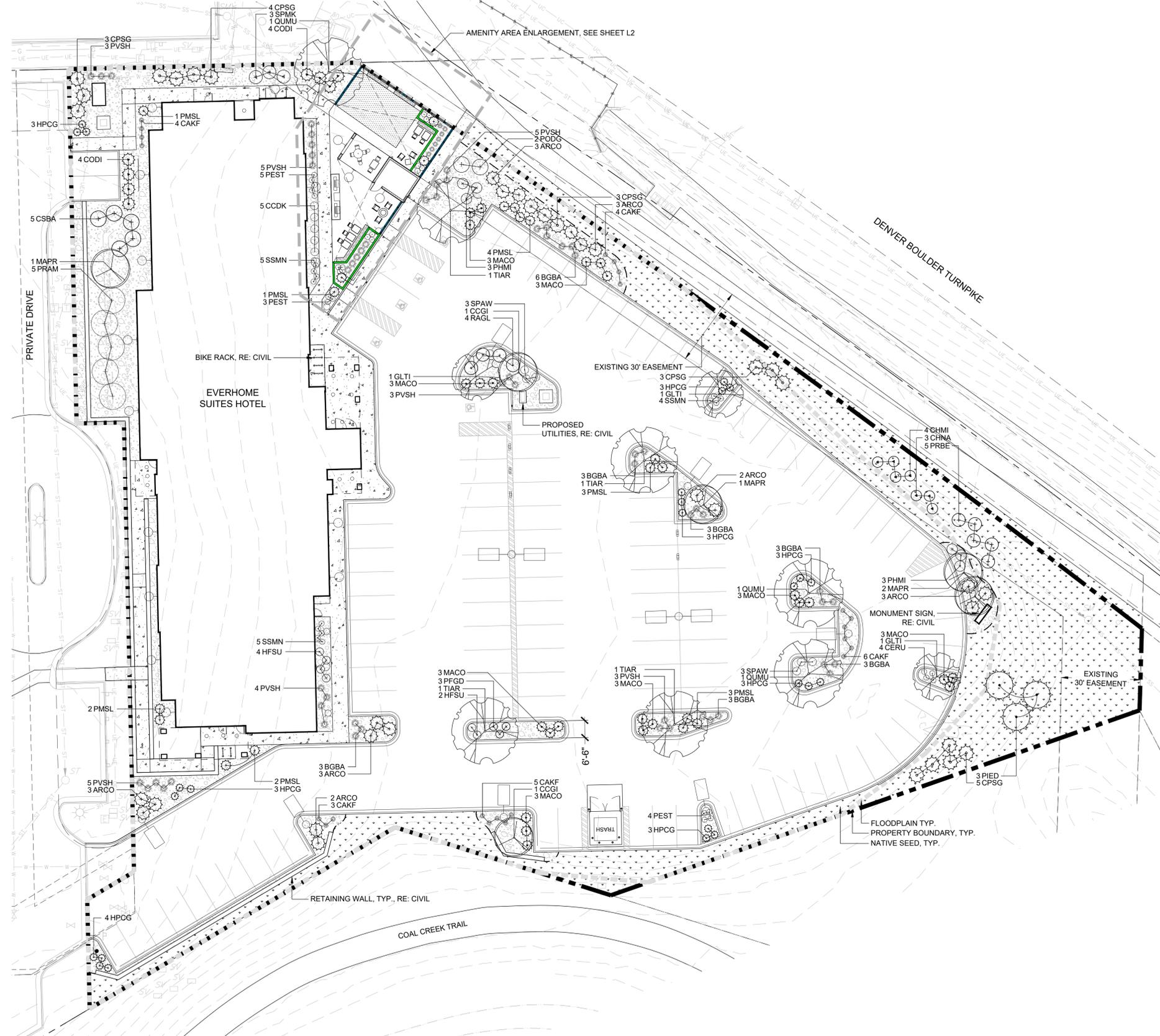
PROJECT NO.: KTD005.01
 DESIGNED BY: AMG
 DRAWN BY: AMG
 DATE: 07/03/24

PH.2

FINAL DEVELOPMENT PLAN EVERHOME SUITES - SUPERIOR LOT 3B, BLOCK 1, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 3

LEGEND

-  DECIDUOUS TREE
-  EVERGREEN TREE
-  DECIDUOUS SHRUBS
-  EVERGREEN SHRUBS
-  ORNAMENTAL GRASSES
-  PERENNIALS
-  NATIVE SEED
-  ARTIFICIAL TURF
-  1-1/2" GRAY GRANITE MULCH
-  SHREDDED WOOD MULCH
-  PROPERTY BOUNDARY
-  FLOODPLAIN
-  LANDSCAPE EDGER
-  STRING LIGHTING
-  4' ORNAMENTAL FENCING
-  PARKING LIGHTING, RE: PHOTOMETRIC PLAN
-  POLE LIGHTING, RE: PHOTOMETRIC PLAN
-  BUILDING LIGHTING, RE: PHOTOMETRIC PLAN
-  LOUNGE CHAIR
-  DINING TABLE & CHAIRS
-  SEAT BENCH
-  OUTDOOR GRILL
-  ROUND FIRE PIT
-  SCREEN WALL WITH FENCE
-  RAISED PLANTER WALL



1 LANDSCAPE PLAN

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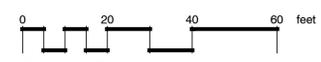


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NORTH



SCALE: 1" = 20'

No.	REVISION	REVISIONS PER COMMENTS	DATE
1		REVISIONS PER COMMENTS	04/22/24
2		REVISIONS PER COMMENTS	06/07/24
3		REVISIONS PER COMMENTS	07/03/24

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VALERIAN
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Irrigation Design | Planning
970 Yuma Street | Suite 130 | Denver, CO 80204

FINAL DEVELOPMENT PLAN
EVERHOME SUITES - SUPERIOR
MCCASLIN & MARSHALL RD., SUPERIOR, CO

LANDSCAPE PLAN

PROJECT NO: KTD005.01	DESIGNED BY: LR
DRAWN BY: LR	DATE: 4/19/24

L1

FINAL DEVELOPMENT PLAN EVERHOME SUITES - SUPERIOR

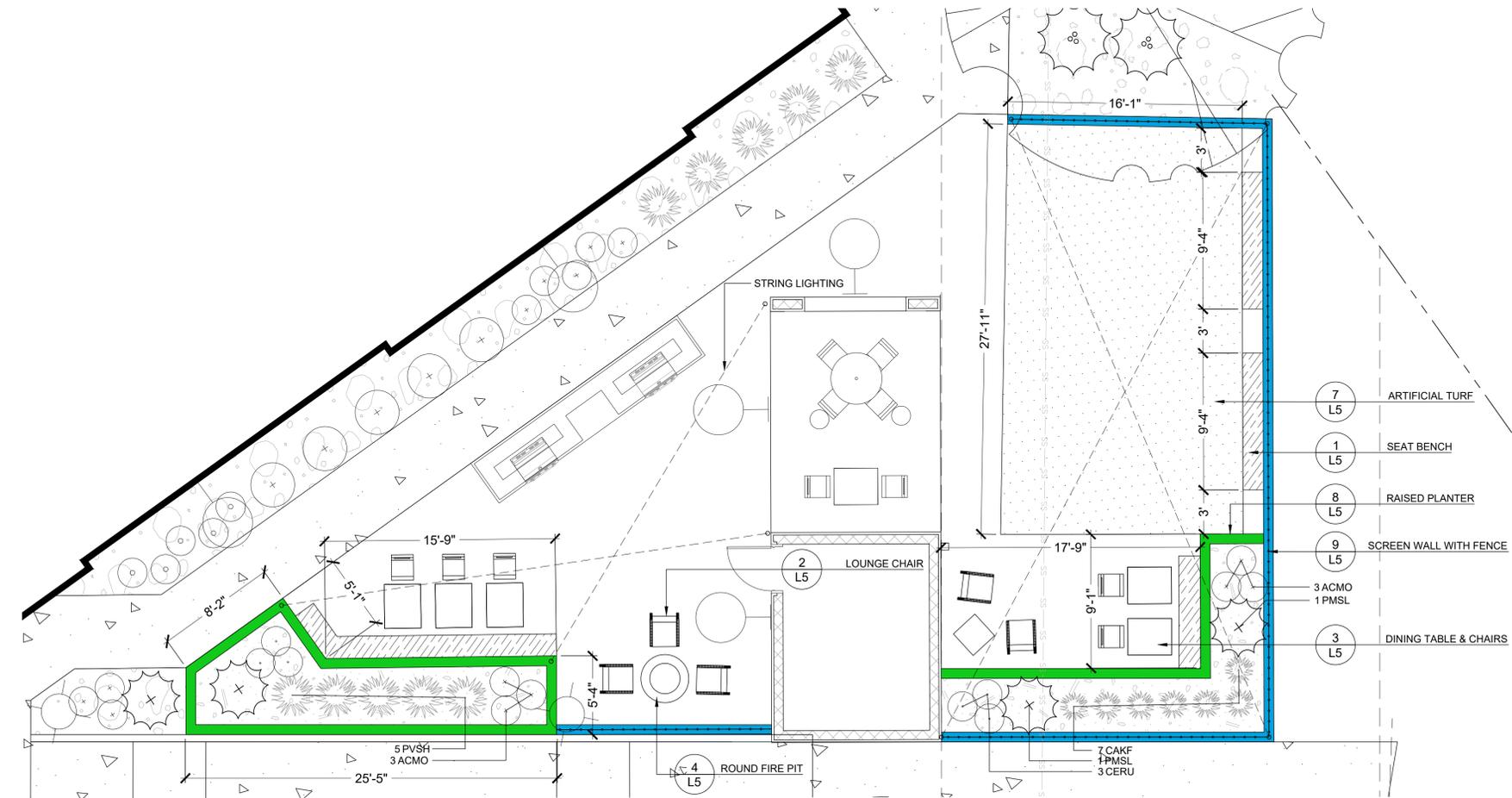
LOT 3B, BLOCK 1, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 3

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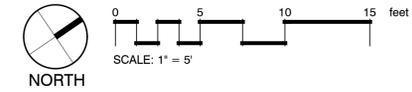
X:\VALERIAN_DROPBOX\VALERIAN_TEAM_FOLDER\PROJECTS\2024\07_03_FDP_LANDSCAPE & IRRIGATION SUBMITTAL_471023-007_02_AMENITY AREA ENLARGEMENT.DWG

LEGEND

-  DECIDUOUS TREE
-  EVERGREEN TREE
-  DECIDUOUS SHRUBS
-  EVERGREEN SHRUBS
-  ORNAMENTAL GRASSES
-  PERENNIALS
-  NATIVE SEED
-  ARTIFICIAL TURF
-  1-1/2" GRAY GRANITE MULCH
-  SHREDDED WOOD MULCH
-  PROPERTY BOUNDARY
-  FLOODPLAIN
-  LANDSCAPE EDGER
-  STRING LIGHTING
-  4" ORNAMENTAL FENCING
-  PARKING LIGHTING, RE: PHOTOMETRIC PLAN
-  POLE LIGHTING, RE: PHOTOMETRIC PLAN
-  BUILDING LIGHTING, RE: PHOTOMETRIC PLAN
-  LOUNGE CHAIR
-  DINING TABLE & CHAIRS
-  SEAT BENCH
-  OUTDOOR GRILL
-  ROUND FIRE PIT
-  SCREEN WALL WITH FENCE
-  RAISED PLANTER WALL



1 AMENITY AREA ENLARGEMENT



REVISION No.	BY	DATE
1	NR	04/22/24
2	LR	06/07/24
3	LR	07/03/24

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NOT FOR
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EVERHOME SUITES - SUPERIOR
MCCASLIN & MARSHALL RD., SUPERIOR, CO
AMENITY AREA ENLARGEMENT

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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Know what's below.
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FINAL DEVELOPMENT PLAN

EVERHOME SUITES - SUPERIOR

LOT 3B, BLOCK 1, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 3

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
DECIDUOUS TREES					
GLTI	3	GLEDITSIA TRIACANTHOS 'SUNBURST'	SUNBURST HONEYLOCUST	B & B	2.5" CAL
QUMU	3	QUERCUS MUEHLBERGII	CHINKAPIN OAK	B & B	2.5" CAL
TIAR	4	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	B & B	2.5" CAL
EVERGREEN TREES					
PIED	3	PINUS EDULIS	PINYON PINE	B & B	10' HT.
ORNAMENTAL TREES					
CCGI	2	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	B & B	2" CAL
MAPR	4	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	2" CAL
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
DECIDUOUS SHRUBS					
CCDK	5	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	#5	
CHMI	4	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	#5	
CHNA	3	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	#5	
CSBA	5	CORNUS SERICEA 'BAILEY'	BAYLEY'S RED TWIG DOGWOOD	#5	
HFSU	6	HYPERICUM FRONDOSUM 'SUNBURST'	SUNBURST ST. JOHN'S WORT	#5	
PHMI	6	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	#5	
PDDG	2	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	#5	
PFGD	3	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP BUSH CINQUEFOIL	#5	
PRAM	5	PRUNUS AMERICANA	AMERICAN PLUM	#5	
PRBE	5	PRUNUS BESSEYI	SAND CHERRY	#5	
RAGL	4	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5	
SPAW	6	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER JAPANESE SPIREA	#5	
SPMK	3	SYRINGA PUBESCENS PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	#5	
EVERGREEN SHRUBS					
ARCO	19	ARCTOSTAPHYLOS X COLORADENSIS	CHEIFTAN MANZANITA	#5	
CODI	8	COTONEASTER DIVARICATUS	SPREADING COTONEASTER	#5	
CPSG	18	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	#5	
HPCG	25	HESPERALOE PARVIFLORA 'CORAL GLOW'	CORAL GLOW RED YUCCA	#5	
MACO	24	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	#5	
PMSL	19	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#5	
ORNAMENTAL GRASSES					
BGBA	24	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	#5	
CAKF	29	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#5	
PVSH	33	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#5	
PERENNIALS					
ACMO	6	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	#1	
CERU	10	CENTRANTHUS RUBER	RED VALERIAN	#1	
PEST	12	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	#1	
SSMN	14	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#1	
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME		
GROUND COVERS					
	11,173 SF	NATIVE SEED	SEED		

OVERALL LANDSCAPE REQUIREMENTS

		LIVE PLANT MATERIAL			
		REQUIRED (75%)	PROVIDED		
OVERALL LANDSCAPE AREA		16,243 SF	19,491 SF		
21,657 SF					
		DECIDUOUS PLANT DIVERSITY		EVERGREEN PLANT DIVERSITY	
TOTAL DECID. SHRUBS	TOTAL EVER. SHRUBS	REQUIRED (10% MAX. OF ONE SPECIES)	PROVIDED	REQUIRED (25% MAX. OF ONE SPECIES)	PROVIDED
57	113	6 MAX.	6	28 MAX.	25
TOTAL PLANT TYPE DIVERSITY					
TOTAL PLANTS		REQUIRED (1/3 DECIDUOUS PLANTS MAX)	PROVIDED	REQUIRED (2/3 EVERGREEN PLANTS MIN)	PROVIDED
170		57	57	113	113
		TREE REQUIREMENT 1/825 SF		SHRUB REQUIREMENT 1/100 SF	
DEVELOPED LANDSCAPE AREA		REQUIRED	PROVIDED	REQUIRED	PROVIDED
9,710 SF		12	12	98	147
		TREE REQUIREMENT 1/4000 SF		SHRUB REQUIREMENT 1/500 SF	
NATURALIZED LANDSCAPE AREA		REQUIRED	PROVIDED	REQUIRED	PROVIDED
11,271 SF		3	3	23	23

GENERAL NOTES:

- VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
- COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL SIGNIFY ALL CONDITIONS ARE ACCEPTABLE AND NO ALLOWANCE WILL BE MADE FOR UNRECOGNIZED CONDITIONS AFTER START OF WORK.
- NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.

PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
- THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. VALERIAN LLC. SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
 - ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
 - PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
 - LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
 - PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTLING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
 - PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
- CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
- LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT. ALL SHRUB BEDS AND TREES IN NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/D RIP TECHNIQUES. ALL TURF AREAS SHALL BE IRRIGATED USING POP-UP SPRAY OR ROTOR APPLICATION. LOTS TO IRRIGATED INDIVIDUALLY BY SEPARATE TAPS.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY BOTH INSIDE AND OUTSIDE OF THE CONSTRUCTION LIMITS WILL BE REVEGETATED.

CLEARING & GRADING:

- ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL CODES AND DEVELOPMENT STANDARDS; UNIFORM BUILDING CODES; PERMIT CONDITIONS; AND ALL OTHER APPLICABLE CODES, ORDINANCES, STANDARDS, AND POLICIES.
- A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR (1) TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND (2) TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

PARKING LOT ISLAND LANDSCAPE REQUIREMENTS

TREE REQUIREMENT		SHRUB REQUIREMENT (ISLAND WIDTH < 7 FEET)	
REQUIRED	PROVIDED	REQUIRED	PROVIDED
9	9	8	8

PARKING LOT LANDSCAPE REQUIREMENTS

TREE REQUIREMENT		SHRUB REQUIREMENT	
REQUIRED 1 TREE/8 PARKING SPACES (114 SPACES)	PROVIDED	REQUIRED 5 SHRUBS/8 PARKING SPACES (114 SPACES)	PROVIDED
14	14	71	71

SOIL SPECIFICATIONS:

- ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT OWNER/OWNERS REPRESENTATIVES DISCRETION.
- LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER/OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS PRIOR TO BEGINNING SOIL PREP WORK. SOIL PREP NOT INSPECTED BY OWNER/OWNERS REPRESENTATIVE IS SUBJECT TO REJECTION AT ANYTIME PRIOR TO INITIAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO OWNER/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24 HOURS AFTER DELIVERY.
- IMPORTED TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM FROM THE 'A' HORIZON AND SHALL BE FREE OF STONES OVER .75" IN DIAMETER, REFUSE, PLANTS OR THEIR ROOTS, STICKS, NOXIOUS WEEDS, SALTS, SOIL STERILANTS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH.
- ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS 1 TYPE SUCH AS AVAILABLE FROM A-1 COMPOST, JENSEN SALES. PULVERIZED HORSE, SHEEP OR DAIRY COW MANURE **NOT ACCEPTABLE**. SUBMIT DATED RECENT MATERIAL ANALYSIS TO OWNER/OWNERS REPRESENTATIVE TO GUARANTEE PRODUCT CONDITION AND PROOF NO LIVE WEED SEEDS AND CHEMICAL ADDITIVES ARE PRESENT.
- PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.

MULCH:

- PLANTING BEDS (AS SPECIFIED) SHALL CONTAIN 2"-4" ROCK COBBLE MULCH OVER FABRIC AT A MINIMUM DEPTH OF 3" WITH A DOUBLE SHREDDED CEDAR MULCH RING AROUND EACH TREE, SHRUB, GRASS, AND PERENNIAL. WOOD MULCH RING SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUB, GRASS OR PERENNIAL. TREE MULCH RING SHALL BE GREEN INDUSTRY STANDARD SIZE.
- GEOTEXTILE FABRIC (FILTER FABRIC) UNDERLAYMENT IN PLANTING BEDS SHALL BE MIRAFI, MIRASCAPE, DUPONT TYPAR 3301 OR APPROVED EQUAL (SUBMIT SAMPLE).

NATIVE SEED:

- NATIVE SEED MIX TO BE TOWN OF SUPERIOR STANDARD NATIVE SEED MIX. REFERENCE TOWN OF SUPERIOR PARKS AND RECREATION STANDARDS FOR NATIVE SEED MIX.

EDGING:

- ALL EDGING SHALL BE 1/8" X 4" GREEN PAINTED "RYERSON TYPE" METAL EDGING W/ ROLL TOP EDGE AND ANCHOR STAKES PER MANUFACTURE'S SPECIFICATIONS OR EQUAL.

NO.	REVISION	BY	DATE
1	REVISIONS PER COMMENTS	NR	04/22/24
2	REVISIONS PER COMMENTS	LR	06/07/24
3	REVISIONS PER COMMENTS	LR	07/03/24

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FINAL DEVELOPMENT PLAN
EVERHOME SUITES - SUPERIOR
MCCASLIN & MARSHALL RD., SUPERIOR, CO
LANDSCAPE SCHEDULE & NOTES

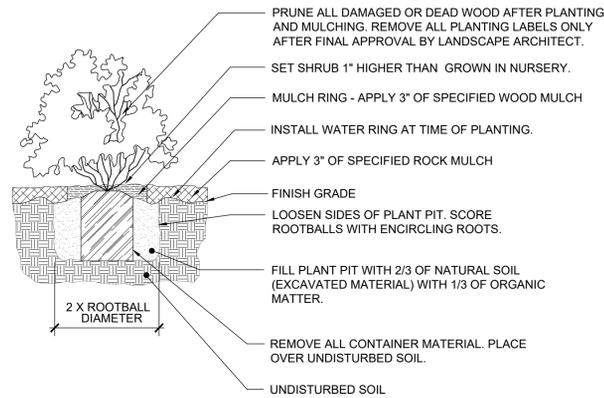
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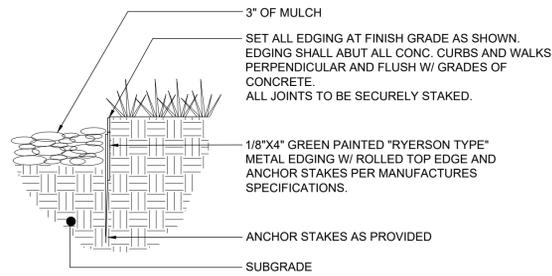
Know what's below. Call before you dig.

FINAL DEVELOPMENT PLAN EVERHOME SUITES - SUPERIOR LOT 3B, BLOCK 1, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 3



NOTE: ANY PLANT NOT IN ACCORDANCE WITH COLORADO NURSERY ACT REQUIREMENTS WILL BE REJECTED. HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING AND CURB. JUNIPER PLANTS SHALL BE PLANTED WITH TOP OF ROOTBALL AT FINISH GRADE OF MULCH LAYER.

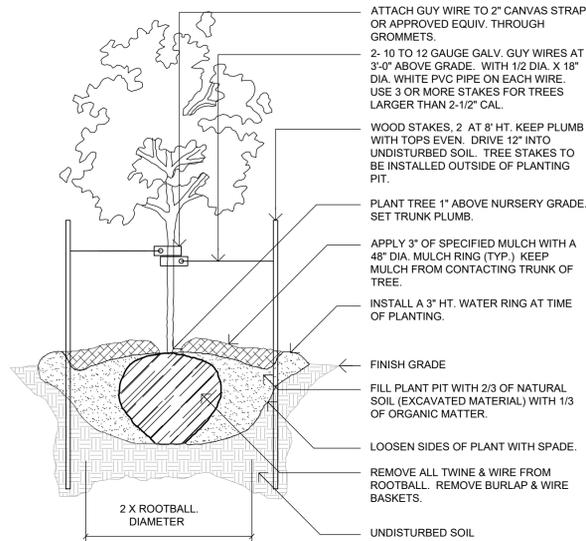
1 SHRUB / ORNAMENTAL GRASS PLANTING WITH MULCH RING
1" = 1'-0" 32 9333.13-11



2 1/8" STEEL EDGING
1" = 1'-0" 32 9413.23-10

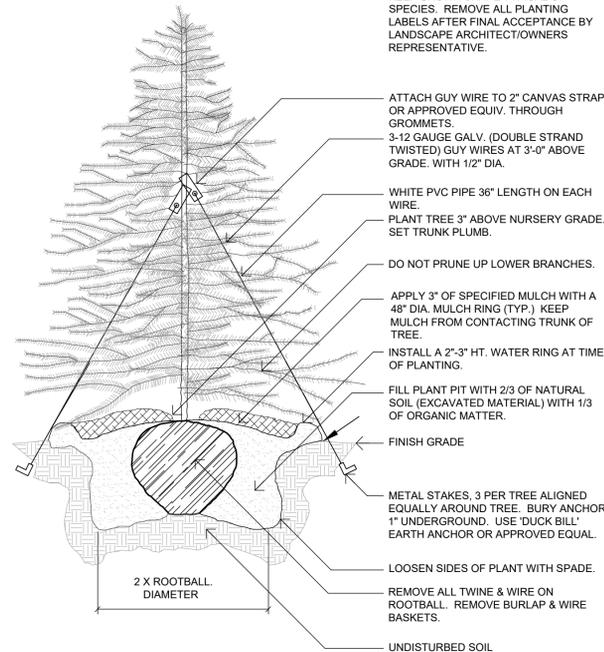
DURING FIRST YEAR OF INSTALLATION:
AT ONSET OF WINTER:
WRAP ENTIRE SURFACE OF TRUNK UP TO BRANCHES WITH SPECIFIED WRAPPING. SECURE AT TOP AND BOTTOM WITH DUCT TAPE.
AT ONSET OF SPRING:
REMOVE ALL WRAPPING.

DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING. KEEP CROWN SHAPE TYPICAL OF SPECIES. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE.



3 DECIDUOUS TREE PLANTING
N.T.S. ES2-01

DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING. KEEP CROWN SHAPE TYPICAL OF SPECIES. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE.



4 EVERGREEN TREE PLANTING
N.T.S. ES2-02

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1	REVISIONS PER COMMENTS	NR	04/22/24
2	REVISIONS PER COMMENTS	LR	06/07/24
3	REVISIONS PER COMMENTS	LR	07/03/24

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**FINAL DEVELOPMENT PLAN
EVERHOME SUITES - SUPERIOR**
MCCASLIN & MARSHALL RD., SUPERIOR, CO
LANDSCAPE DETAILS

PROJECT NO.:	KTD005.01
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L4

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FINAL DEVELOPMENT PLAN EVERHOME SUITES - SUPERIOR LOT 3B, BLOCK 1, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 3



MANUFACTURER: CUSTOM BUILD
MODEL: SEAT BENCH
COLOR/FINISH: NATURAL WOOD

1 SEAT BENCH
NOT TO SCALE



MANUFACTURER: CRATE AND BARREL
MODEL: ANDORRA WEATHERED GREY WOOD OUTDOOR
LOUNGE CHAIR WITH CHARCOAL GREY SUNBRELLA CUSHION
#564777

2 LOUNGE CHAIR
NOT TO SCALE



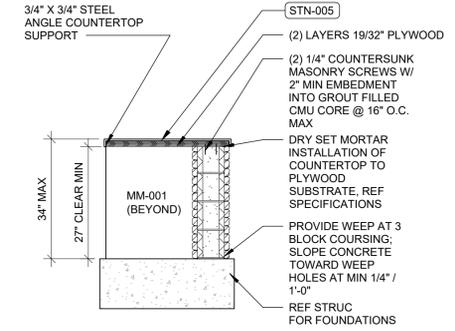
MANUFACTURER: KEYSTONE RIDGE DESIGNS
MODEL: ENZO RECTANGLE TABLE SET EZ6-2RT - ENZO
RECTANGLE TABLE, 4 SEATS, WITH ARMS

3 DINING TABLES & CHAIRS
NOT TO SCALE

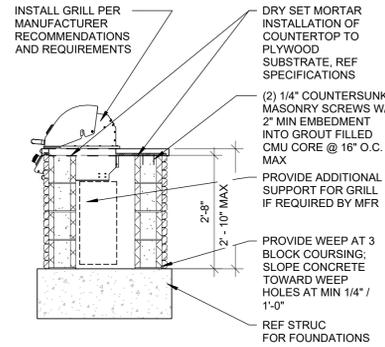


MANUFACTURER: FIRE PIT SURPLUS
MODEL: MODENO ROCA FIRE TABLE OFG107
COLOR: AS SHOWN

4 ROUND FIRE PIT
NOT TO SCALE

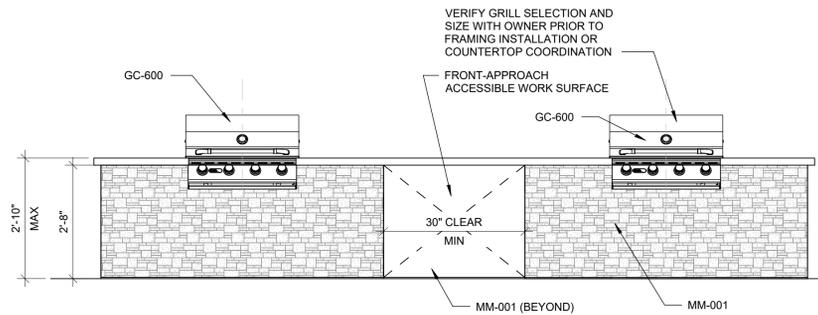


5 OUTDOOR COUNTERTOP
SCALE: 1/2" = 1'-0"

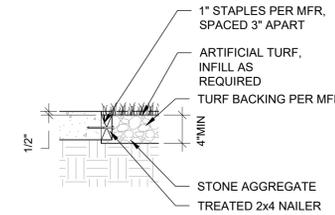


MANUFACTURER: BULL
MODEL: OUTLAW 26039NG
COLOR: STAINLESS STEEL

GRILL SECTION
SCALE: 1/2" = 1'-0"

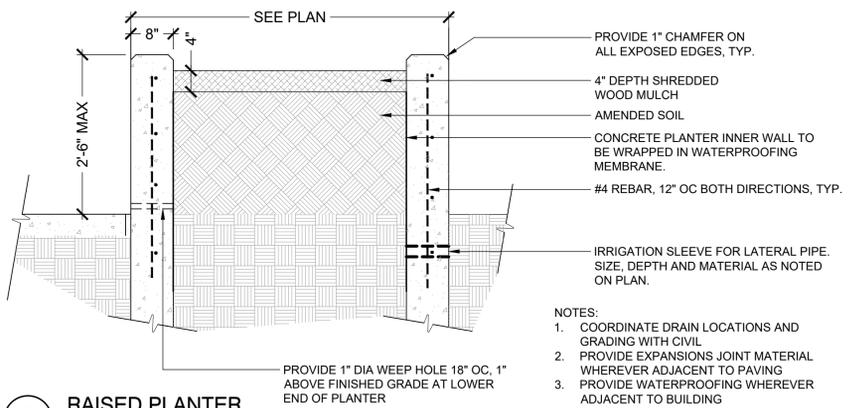


GRILL ELEVATION
SCALE: 1/2" = 1'-0"

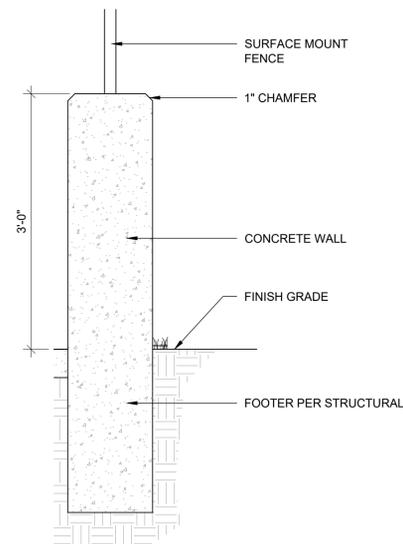


7 ARTIFICIAL TURF
SCALE: 1" = 1'-0"

6 OUTDOOR GRILL
SCALE: 1/2" = 1'-0"



8 RAISED PLANTER
1/16" = 1'-0"



FENCE MANUFACTURER: AMERISTAR
MODEL: ECHELON SURFACE MOUNT ALUMINUM FENCE - MAJESTIC 4' HEIGHT
COLOR: BLACK

9 SCREEN WALL WITH FENCE
SCALE: 1" = 1'-0"

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MCCASLIN & MARSHALL RD, SUPERIOR, CO

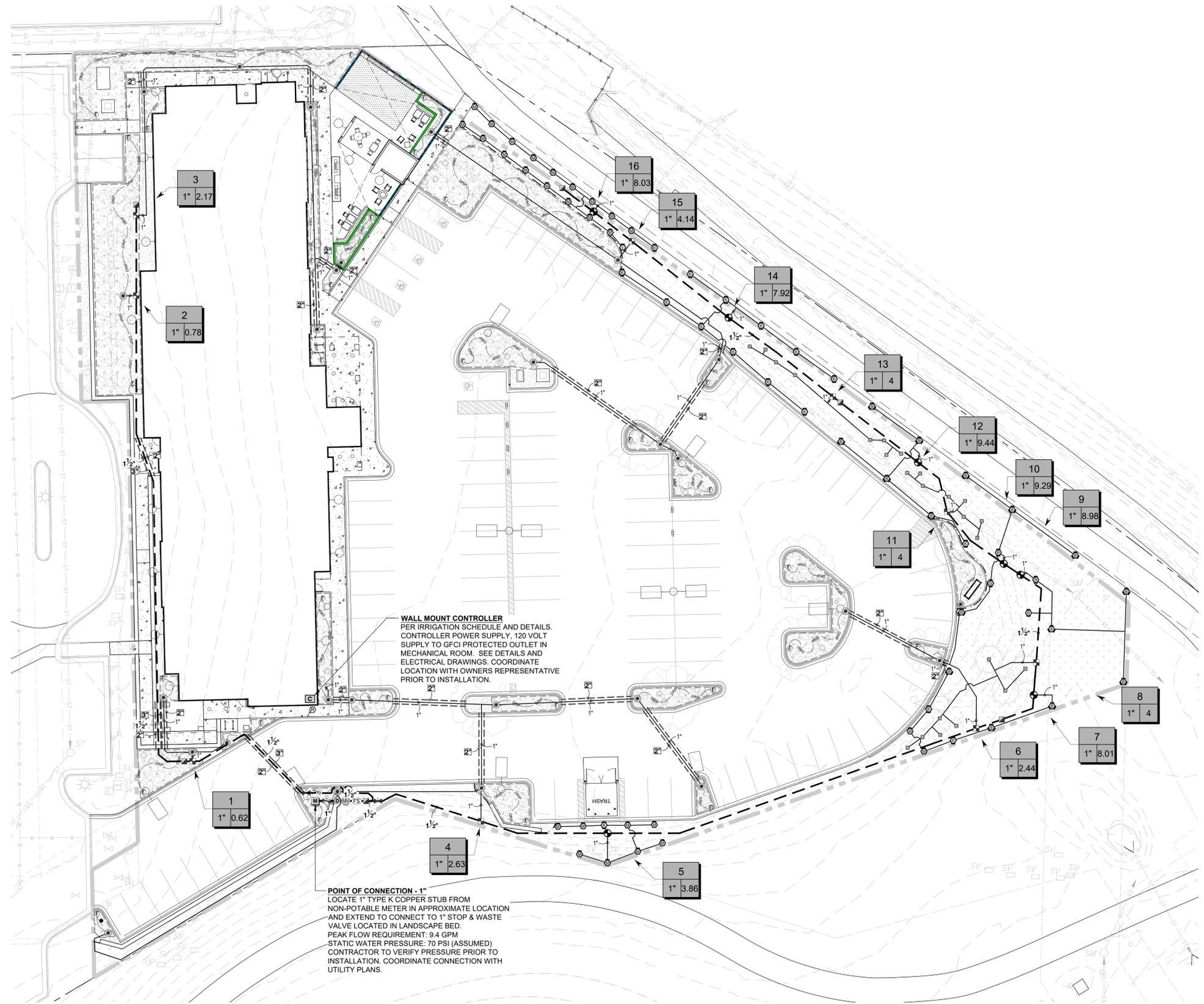
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Tag	Keynote Description
STN-005	OUTDOOR COUNTERTOP
GC-600	GAS GRILL
MM-001	STONE VENEER

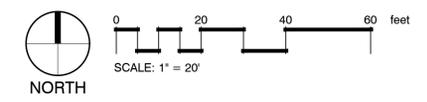
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FINAL DEVELOPMENT PLAN
EVERHOME SUITES - SUPERIOR
LOT 3B, BLOCK 1, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 3



① IRRIGATION PLAN



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FINAL DEVELOPMENT PLAN
EVERHOME SUITES - SUPERIOR
 MCCASLIN & MARSHALL RD., SUPERIOR, CO
IRRIGATION PLAN

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FINAL DEVELOPMENT PLAN

EVERHOME SUITES - SUPERIOR

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GENERAL NOTES:

- PRIOR TO BEGINNING WORK VERIFY THE CONTRACT DRAWINGS AGAINST ALL APPLICABLE EXISTING CONDITIONS. NOTIFY THE DESIGNER IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES.
- CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK.
- VERIFY LOCATION OF ALL ABOVE AND BELOW GRADE MECHANICAL, PLUMBING, ELECTRICAL/UTILITY LINES AND EQUIPMENT AND ADHERE TO ALL FEDERAL, MUNICIPAL, UTILITY PURVEYOR REQUIRED EASEMENTS, MINIMUM OFFSETS AND SETBACKS.
- ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
- ALL VALVE BOX LIDS SHALL BE CARSON LIDS.
- ALL DECODERS SHALL BE LABELED WITH ASSOCIATED ZONE NUMBER.

IRRIGATION NOTES:

- THE CONTRACTOR IS TO INSTALL AN AUTOMATIC IRRIGATION SYSTEM THAT WILL PROVIDE COVERAGE FOR ALL LANDSCAPED AREAS AS SHOWN ON CONTRACT DRAWINGS.
- REFER TO DETAILS FOR INSTALLATION INSTRUCTIONS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND MUNICIPAL CODES FOR WORK NECESSARY IN IRRIGATION SYSTEM INSTALLATION.
- POINT OF CONNECTION SHOWN ON THE IRRIGATION PLANS ARE PER THE CIVIL DOCUMENTS. REPORT ANY DISCREPANCIES IN THE LOCATION TO THE DESIGNER FOR CLARIFICATION OR REVISION.
- CONTRACTOR IS TO PROVIDE ALL NECESSARY PIPE, VALVES, ETC. DOWNSTREAM FROM POINT OF CONNECTION NOT INSTALLED BY OTHER DISCIPLINES.
- WORK SHALL BE DONE IN FULL ACCORDANCE WITH THE RULES AND REGULATIONS OF THE 2009 INTERNATIONAL PLUMBING CODE (IPC) AND ALL OTHER STATE OR LOCAL MUNICIPAL REGULATIONS CURRENT UPON THE SIGNING OF THIS CONTRACT.
- CONTRACT DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED IN LANDSCAPED AREAS WHEREVER POSSIBLE AND WITHIN THE PROPERTY LIMITS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY.
- LATERAL AND MAINLINE PIPE, CONTROL WIRES AND SLEEVES ARE SHOWN ON CONTRACT DRAWINGS SPACED HORIZONTALLY ON PLAN FOR GRAPHIC CLARITY ONLY. CONTRACTOR SHALL CONSOLIDATE IRRIGATION LATERALS, MAINLINES AND COMPONENTS WHEREVER POSSIBLE. IRRIGATION PIPING SHALL BE INSTALLED WITH A MINIMUM OF 4 INCHES CLEAR ON ALL SIDES.
- CONTRACTOR SHALL MAINTAIN THE MINIMUM DEPTHS DETAILED AND SPECIFIED FOR ALL IRRIGATION EQUIPMENT.
- CONTRACTOR IS TO VERIFY AVAILABLE PRESSURE AND FLOW AT POINT OF CONNECTION PRIOR TO INSTALLATION OF IRRIGATION SYSTEM EQUIPMENT.
- CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH OVERALL SITE CONSTRUCTION AND INSTALLATION OF PAVING AND SIDEWALKS. ALL SLEEVING UNDER PAVED SURFACES SHOWN ON CONTRACT DRAWINGS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. ALL MAINLINES, LATERAL LINES, DRIP LINES AND CONTROL WIRES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. INSTALL SLEEVING AS PER DETAIL, NOTES, SCHEDULES AND SPECIFICATIONS.
- ALL PIPING, PVC ELECTRICAL SLEEVES, ETC. UNDER PAVING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. CAP ALL ENDS HAND TIGHT PRIOR TO BACKFILL.
- EACH MAINLINE SLEEVE REPRESENTED IN THE DRAWINGS SHALL CONSIST OF TWO SLEEVES: ONE FOR MAINLINE PIPING AND ONE FOR FIELD WIRING.
- CONTRACTOR IS TO PROVIDE ELECTRICAL POWER TO THE AUTOMATIC CONTROLLER. SEE ELECTRICAL DRAWINGS.
- INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL MALE PIPE THREADS ON ALL IRRIGATION SWING JOINT AND VALVE ASSEMBLIES.
- BACKFILLING SHALL BE DONE IN LIFTS AND COMPACTED.
- MAINTENANCE AND OPERATION REQUIREMENTS: A SEASONAL MAINTENANCE SCHEDULE BEGINNING ON APRIL 1 THROUGH OCTOBER 1 SHALL ESTABLISH PROCEDURES FOR OPTIMUM IRRIGATION EFFICIENCY AND PREVENTIVE MAINTENANCE PRACTICES THAT WILL CONSERVE WATER RESOURCES. THE MAINTENANCE SCHEDULE SHOULD INCLUDE THE FOLLOWING ITEMS:
 - VERIFY COVERAGE OF HEADS (BI-MONTHLY)*
 - CHECK FOR BROKEN HEADS OR LEAKAGE (BI-MONTHLY)*
 - REPROGRAM CONTROLLERS ACCORDING TO THE SEASONAL NEEDS (MONTHLY)*
 - VERIFY WATER SUPPLY AND PRESSURE (UPON SYSTEM STARTUP, THEN TWO ADDITIONAL TIMES)
 - INSPECT THE BACKFLOW PREVENTER DEVICE (UPON SYSTEM STARTUP)
 - VERIFY SENSOR FUNCTIONALITY (BI-MONTHLY)*

*ALL ITEMS SHALL BE PERFORMED UPON SYSTEM START UP AND THEN AT A MINIMUM OF THE PERIOD STATED. INSPECTIONS SHALL BE PERFORMED MORE FREQUENTLY AS REQUIRED.

POINT OF CONNECTION (P.O.C.) NOTES:

P.O.C. 1" - LOCATE 1" TYPE K COPPER STUB FROM NON-POTABLE METER IN APPROXIMATE LOCATION AND EXTEND TO CONNECT TO 1" BACKFLOW LOCATED IN LANDSCAPE BED.

AVAILABLE WATER PRESSURE (ASSUMED): THE ASSUMED AVAILABLE PSI AT THE POINT OF CONNECTION IS - **70 PSI**. CONTRACTOR SHALL TEST PRIOR TO INSTALLATION.

DESIGN PRESSURE: **70 PSI**

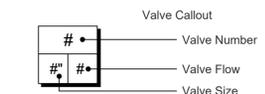
DESIGN FLOW: **9.4 GPM (MAX)**, (SINGLE VALVE OPERATION)

- THE IRRIGATION SYSTEMS ARE DESIGNED WITHIN A WATER WINDOW AND SIZED TO ACCOMMODATE SINGLE VALVE STARTS NOT TO EXCEED DESIGN FLOW LISTED. CONTRACTOR TO PROGRAM CONTROLLER ACCORDINGLY.
- CONTRACTOR TO INSTALL ALL REQUIRED EQUIPMENT IN ACCORDANCE WITH ALL LOCAL WATER PURVEYORS REQUIREMENTS.
- CONTRACTOR TO FIELD LOCATE REQUIRED IRRIGATION EQUIPMENT DOWNSTREAM FROM METER FOR APPROVAL PRIOR TO INSTALLATION. ALL ATTEMPTS SHALL BE MADE TO INSTALL EQUIPMENT IN LANDSCAPE BEDS.
- ALL ENCLOSURES SHALL BE SECURELY MOUNTED AND LOCKABLE TO PREVENT VANDALISM, DAMAGE AND/OR THEFT. TURN KEYS OVER TO OWNERS REPRESENTATIVE AT COMPLETION OF WORK AS PER SPECIFICATIONS.
- CONTRACTOR TO COORDINATE CONTROLLER LOCATIONS WITH OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- RAIN SENSOR, MOUNT WIRELESS RAIN SENSOR WITHIN OPTIMAL RANGE FROM CONTROLLER, PER MANUFACTURERS RECOMMENDATIONS. INSTALL SENSOR ON LIGHT/UTILITY POLE A MINIMUM OF 10' ABOVE GRADE TO MINIMIZE DAMAGE/VANDALISM. CLEARLY NOTE LOCATION AND PROVIDE INFORMATION TO OWNERS REPRESENTATIVE.
- IRRIGATION ZONES HAVE BEEN CREATED TO PROPERLY HYDROZONE THE SITE BASED ON SITE CONDITIONS AND MICROCLIMATES. IF FIELD ADJUSTMENTS ARE TO BE MADE IRRIGATION EQUIPMENT IRRIGATING A NORTH AND EAST EXPOSURE SHOULD NOT BE INSTALLED ON THE SAME ZONE AS IRRIGATION EQUIPMENT ON THE SOUTH AND WEST EXPOSURES TO ALLOW FOR MICROCLIMATE ADJUSTMENTS IN THE CONTROLLER PROGRAMMING.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	TURF ROTARY - 1000 HUNTER MP1000 PROS-06-PRS40-CV-R 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI. MP ROTATOR NOZZLE ON PRS40 BODY. RECLAIMED WATER ID. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	28	40
	TURF ROTARY - 2000 HUNTER MP2000 PROS-06-PRS40-CV-R 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI. RECLAIMED WATER ID. MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	20	40
	TURF ROTARY - 3000 HUNTER MP3000 PROS-06-PRS40-CV-R 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI. RECLAIMED WATER ID. MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	15	40
	TREE DRIPLINE LOOP 1401 XFS-06-12 SUBSURFACE DRIP TUBING WITH 0.60 GPH, PRESSURE COMPENSATING EMITTERS INTERNALLY INSTALLED IN THE DRIP TUBING AT 12" O.C. SPACING. DRIP TUBING SHALL BE INSTALLED 2' BELOW FINISHED SOIL GRADE (NOT COUNTING GROUND COVER MATERIAL) AND IN A DUAL "RING" AROUND THE TRUNK TO BE 50 FEET IN LENGTH AND CONTAIN APPROXIMATELY 50 DRIP EMITTERS FOR A TOTAL FLOW RATE OF 0.5 GPM (50 X 0.6 GPH = 30 GPH = 0.5 GPM). SEE DETAIL DRAWING FOR ALL THE COMPONENTS REQUIRED FOR INSTALLATION OF EACH TREE DRIP ASSEMBLY.	24	30
	WIDE FLOW DRIP CONTROL KIT RAIN BIRD XCZ-100-LC-R LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM. PURPLE CAP.	9	
	PIPE TRANSITION POINT PIPE TRANSITION FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" DRIP BOX.	27	
	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	31	
	AREA TO RECEIVE DRIP EMITTERS AREA FOR DRIP EMITTERS RAIN BIRD XB-PC, SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 05PC emitters (2 assigned to each #1 plant) 10PC emitters (2 assigned to each #5 plant) 20PC emitters (6 assigned to each B & B, 2.5" Cal plant) 20PC emitters (6 assigned to each B & B, 2" Cal plant) 20PC emitters (6 assigned to each B & B, 8' HT. plant)	7,342 S.F.	
	PURPLE POLY DRIP TUBING - 3/4"	1,005 L.F.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	REMOTE CONTROL VALVE RAIN BIRD PESBR-PRS-D, 1IN., 1-1/2IN., 2IN. ELECTRIC REMOTE CONTROL VALVE, GLOBE FOR RECLAIMED WATER IRRIGATION. WITH PRESSURE REGULATOR MODULE.	7	
	QUICK COUPLER VALVE RAIN BIRD 44-NP 1" BRASS NON-POTABLE QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, PURPLE THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	6	
	GATE VALVE - 2-1/2" AND SMALLER MATCO-NORCA 514T BRASS GATE VALVE, FULL PORT, WITH SQUARE NUT OPERATOR. IPS. WHEEL HANDLE. SAME SIZE AS MAINLINE PIPE.	2	
	MUELLER STOP & WASTE VALVE 1" FIPT MUELLER H10284-N1 BRASS STOP & WASTE VALVE, 1" X 1" FIPT X FIPT CONNECTION. NON-REGULATED.	1	
	MASTER VALVE - NORMALLY CLOSED 1" RAIN BIRD EFB-CP BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN AND FD-101TURF DECODER. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE.	1	
	MANUAL DRAIN VALVE MUELLER ORISEAL #H-10283, WITH BRASS SWING JOINT ASSEMBLY. INSTALL PER INSTALLATION DETAIL.	1	
	RAIN BIRD ESPLXME2 W/ (2) ESPLXMSM12 36 STATION, TRADITIONALLY WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (2) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1	
	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1	
	FLOW SENSOR -1" RAINBIRD MJ100B - 1" FLOW SENSOR FOR USE WITH RAIN BIRD ESP-ME.	1	
	WATER METER 1"	1	

	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	2,175 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	884.9 L.F.
	IRRIGATION MAINLINE: TYPE K COPPER PIPE	4.3 L.F.
	PIPE SLEEVE: PVC CLASS 160 SDR 26	351 L.F.



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IRRIGATION SCHEDULE & NOTES

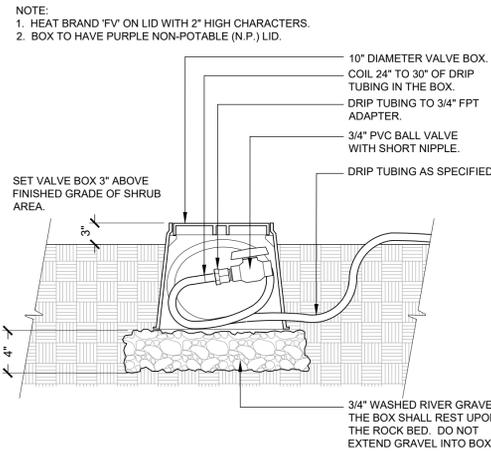
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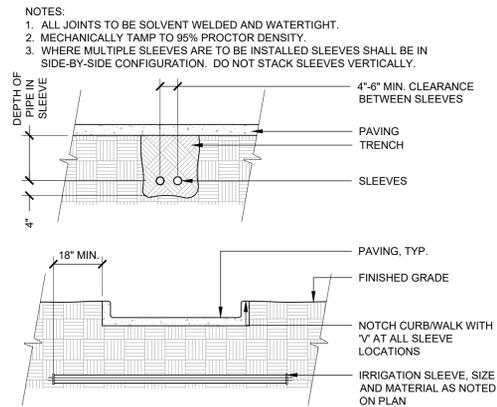
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EVERHOME SUITES - SUPERIOR

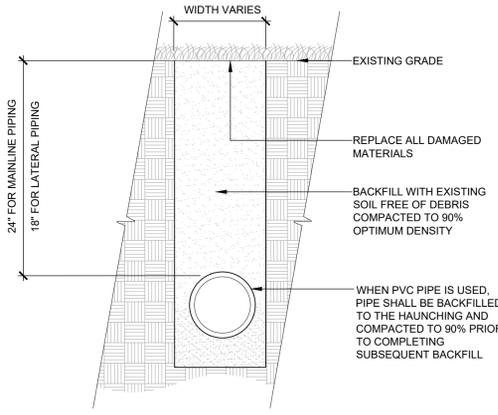
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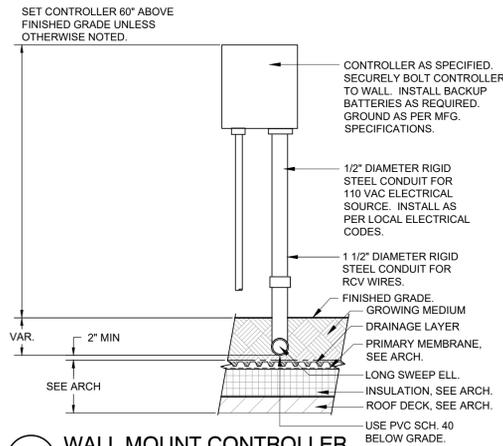
1 DRIP FLUSH VALVE
1 1/2" = 1'-0" 328413.49-04



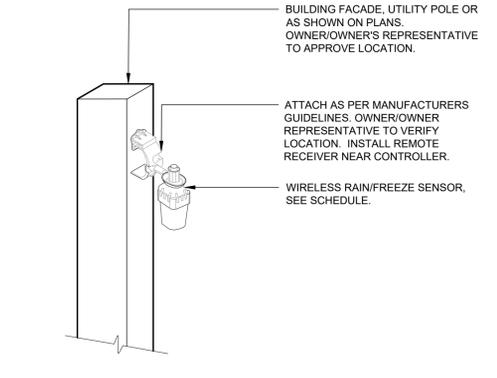
2 SLEEVING
3/8" = 1'-0" 328409.76-17



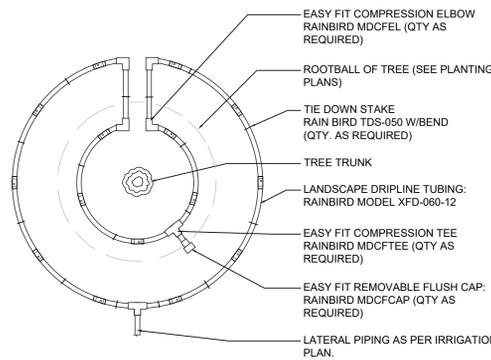
3 TRENCH DETAIL
1 1/2" = 1'-0" 328409.76-103



4 WALL MOUNT CONTROLLER
1/2" = 1'-0" 328409.13-09



5 WIRELESS RAIN/FREEZE SENSOR
3/4" = 1'-0" 328409.66-13



NOTE:
1. CONTRACTOR TO INSTALL ALL DRIP TUBING IN TURF AND NATIVE AREAS 2-3" BELOW GRADE.
2. DIAMETER OF DRIP RINGS ARE DEPENDENT ON TREE CANOPY SIZE.

6 TREE DRIP TUBING LAYOUT
N.T.S. 328413.56-101

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