Town Council
Superior Metropolitan District No. 1 Board of Directors
Superior Liquor Licensing Authority
Meeting Agenda
Monday, July 14, 2025
6:00 p.m.
Town Hall Council Chambers
124 E. Coal Creek Drive

The Council meeting will be held in person and online. Members of the public may participate in the meeting via Zoom (instructions) or view the meeting on YouTube (closed captioning available). The recording of the Council meeting will be made available on YouTube and at SuperiorColorado.gov after the meeting.

1. Call to Order Meeting of Town Council (6:00 p.m.)
2. Preliminary Matters (6:00 p.m.)
    a. Pledge of Allegiance
    b. Roll Call
    c. Approval of Agenda
    d. Council Reports
    e. Public comment on Consent Agenda, Presentations, and Non-Agenda Items. Persons making public comment are asked to state your name and the city you live in (limit 5 min./person)
3. Presentation – None
4. Project Updates –
    a. Rock Creek Parkway Construction Project Indiana to 88th (6:25 p.m.)
    b. North Pool Design Update (6:40 p.m.)

5. Consent Agenda (7:10 p.m.)
    a. Approval of Council Meeting Minutes
    b. Acceptance of Committee Meeting Notes
    c. Consideration of Resolution of the Town Council of the Town of Superior Approving Reclamite Roadway Treatment Contract
    d. Consideration of Resolution of the Town Council of the Town of Superior Approving Coalton Road Mill and Overlay Contract
    e. Consideration of Resolution of the Town Council of the Town of Superior Approving Town-wide Striping Contract
    f. Consideration of Resolution of the Town Council of the Town of Superior Supporting Public Lands
    g. Consideration of Resolution of the Town Council of the Town of Superior Approving Marshall Mediation Allocation Agreement
    h. Consideration for Approval of Alcohol in Public Permit for Patrick Rollo
    i. Consideration for Approval of Alcohol in Public Permit for Jen Cox

6. Advisory Committee Interviews – Advisory Committee for Environmental Sustainability (ACES) and Cultural Arts and Public Spaces Advisory Committee (CAPS) (7:20 p.m.)

7. Public Hearing and Second Reading – Consideration of Ordinance of the Town Council of the Town of Superior Approving Annexation to the Town Real Property Known as Turnbull and Zoning such Property as Planned Development (7:50 p.m.)

8. Adjournment (11:00 p.m.)

Public comments regarding general Town Council agenda items that are not a public hearing should be submitted with sufficient time ahead of the meeting to allow an opportunity for Council Members to review.

Town Board
Meeting Minutes

June 23, 2025
Town Hall, 124 E. Coal Creek Drive
Superior, CO 80027
6:00 p.m.

Call to Order Meeting of Town Council

Pledge of Allegiance

Roll Call

Present:	***Mayor Mark Lacis***
	Mayor Pro-Tem Jason Serbu
	Council Member Heather Cracraft
	Council Member Jenn Kaaoush
	Council Member Stephanie Miller via Zoom
	Council Member Neal Shah
	Assistant Town Manager Martin Toth
	Town Attorney Nick Hartman
	Town Clerk Shannon Dujardin
Absent:	***Council Member Mike Foster***
Others Present:	***None***

Approval of Agenda

Motion: Council Member Heather Cracraft moved to approve the Agenda, seconded by Mayor Pro-Tem Jason Serbu. **Vote:** CARRIED. 6 – 0, ABSENT - 1

Council Reports

Public comment given by Rodney Mitchell

Project Updates - Public Works & Parks Operation & Maintenance Facility Update

Consent Agenda

Motion: Mayor Pro-Tem Jason Serbu moved to approve the Consent Agenda, seconded by Council Member Heather Cracraft. **Vote:** CARRIED. 6 – 0, ABSENT - 1

DRAFT

CAPS Presentation and Recommendation of Mural and Resolution for Artist Agreement for Rock Creek Parkway Underpass

Motion: Council Member Neal Shah moved to approve a Resolution for Artist Agreement for Rock Creek Parkway Underpass, seconded by Mayor Pro-Tem Jason Serbu. **Vote:** CARRIED. 6 – 0, ABSENT - 1

Consideration of Resolution of Town Council of the Town of Superior Approving a Contract with A.D. Miller Construction, for Pre-construction Services for the North Pool Renovation Project

Motion: Mayor Mark Lacis moved to approve a Resolution Approving a Contract with A.D. Miller Construction, for Pre-construction Services for the North Pool Renovation Project, seconded by Council Member Neal Shah. **Vote:** CARRIED. 6 – 0, ABSENT - 1

Public Hearing and First Reading – Consideration of Ordinance of the Town Council of the Town of Superior Approving Annexation to the Town Real Property Known as Turnbull and Zoning such Property as Planned

Public Comment given by Tiana Estrada

Motion: Mayor Mark Lacis moved to continue the Public Hearing for Annexation to the Town Real Property Known as Turnbull and Zoning such Property as Planned to July 14, 2025, at 6 p.m., seconded by Council Member Neal Shah. **Vote:** CARRIED. 6 – 0, ABSENT - 1

Adjournment 9:18 p.m.

_____
Mayor

_____
City Clerk

ITEM NO. 4a

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: **Project Update – Rock Creek Parkway / Coal Creek Drive Roadway Improvements Project**

MEETING DATE: **July 14, 2025**

PRESENTED BY: **Brannon Richards, Public Works and Utilities Director**

PRESENTED FOR: **Update and Discussion**

BACKGROUND:
The Rock Creek Parkway improvement project from Indiana Street to 88th Street, has been identified as a project need and was listed as a potential project in the 2024 Sales Tax Ballot Measure language, which passed in November 2024. In March 2025, the Town Council approved the agreement with Kimley-Horn and Associates, Inc. (KHA) to complete the design phase of the project, to include a roundabout at the intersection of Rock Creek Parkway and Coal Creek Drive.

On May 27, staff presented the 90% design plans to Council for review prior to advertising the project for construction bids. Staff initiated this review while still awaiting results of the geotechnical testing performed by CMT Technical Services.

In an effort to expedite the project schedule, staff kept an aggressive design schedule, with multiple phases and analysis occurring at once. This included the Geotech testing, which was initiated on April 9. However, due to the testing performed, it took approximately 8 weeks for crews to mobilize, pull soil data, and analyze the data, with lab testing taking approximately 4 weeks to complete. This resulted in the Geotech report coming in for review on June 2, the day the construction project was advertised for bid.

The Geotech report noted several conditions along the roadway corridor that gave the design team concerns with the proposed deep mill and overlay. Below are a few of the findings from the Geotech report:

- As expected, there is no existing sub-grade below the majority of the asphalt pavement

- Asphalt thickness ranged from 7 to 10 inches. The 7" thickness is lower than what we have encountered in other areas of Rock Creek Parkway
- Swell potential ranged from 0.1 to 1.6%. Town maximum allowable is 1%.
- Geotech recommendation for roadway reconstruction was to either pulverize asphalt or do a full depth reclamation

The design team, Town staff, and Geotech held a meeting to review the Geotech report and determine next steps. Concerns were raised regarding the varying asphalt thicknesses and swell potential. When asphalt thicknesses are less than 8-inches, there is a potential for construction equipment to fall through a deep milled section of asphalt. For example, if we mill out 4" of asphalt on a 7" asphalt section, only 3" of old/soft asphalt remains and that asphalt is likely not strong enough to hold construction equipment, especially since there is no subgrade under the asphalt. This could result in equipment falling through the remaining asphalt section, ultimately resulting in construction delays and change orders as those sections would have to be completed with a full-depth replacement. This happened in 2010/11 when the Town was working on Indiana Street. A deep mill was planned but the thin layer of old asphalt remaining failed, requiring the crew to stop work and proceed forward with a full-depth replacement.

The other concern was the high swell potentials over 1%. The higher the swell potential, the more likely the soil is to heave, resulting in large humps in the road, similar to what you see when you drive W Flatirons Crossing Drive next to the mall in Broomfield. While we have seen minimal heaving on Rock Creek Parkway to date, the potential exists and could be exasperated if any rain occurs while the asphalt has been milled out during a deep mill and overlay, as this would allow water to penetrate into the subgrade below the asphalt.

These concerns resulted in the Geotech and design team recommending we not proceed forward with the deep mill and overlay. Town staff is now working with the Geotech and design team to formulate a pavement design that will address the issues identified on Rock Creek Parkway and provide a roadway section that will meet the long-term needs of the Town. This could include a pulverized pavement section with a thinner layer of asphalt or a full-depth replacement.

Due to the timing of the Geotech report and fact that we were looking to award in July, the design team did not have time to revise the plans and complete the construction during the 2025 paving season. Therefore, we must now delay this project into 2026.

2026 Design Project

Staff is working with the design team and Geotech to update the design for the Rock Creek Parkway section from Indiana Street to 88th Street. Staff also plans to initiate design of the 2026 section of Rock Creek Parkway from Honey Creek Lane to Coalton Road. The goal would be to complete both sections of Rock Creek Parkway in 2026 via a single contractor, likely resulting in lower bid pricing due to the increased scope of work.

2026 Cost Estimates

Based on 2024 and 2025 bid pricing, below are staff estimates of costs to complete each roadway project proposed next year. This assumes each road is reconstructed using a fly-ash subgrade.

Table 1 – Cost Estimates

2026 Roadway Section	Cost Estimate
Rock Creek Parkway – Indiana to 88th St [1]	$3,000,000
Rock Creek Parkway – Honey Creek Ln to Coalton Road [2]	$2,200,000
Indiana Street – W Torreys Peak to McCaslin [2]	$2,000,000

[1] Includes $700,000 for roundabout at Coal Creek Drive. If roundabout is removed cost would reduce by approximately $500,000.
[2] Includes $100,000 for design.

PROJECT SCHEDULE:

July – October 2025	Complete Design Drawings
November 2025	Council Update and Design Drawing Review
Jan. / Feb 2026	Bid Construction Project
March 2026	Council Approval of Construction Contract
April 2026	Start Construction
September 2026	Complete Construction

ATTACHMENTS:

- Geotech Report
- Design Drawings

TOWN OF SUPERIOR

BOULDER COUNTY, COLORADO
ROCK CREEK PARKWAY IMPROVEMENTS
100% CONSTRUCTION PLANS

COORDINATE DATUM:

MODIFIED COLORADO STATE PLAN NORTH ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:
PROJECT NORTHING = (STATE PLANE NORTHING X 1.0002189685)
PROJECT EASTING = (STATE PLANE EASTING X 1.0002189685)
POINTS WERE SCALED FROM CPT #1

BENCHMARK

CITY AND COUNTY OF BROOMFIELD CONTROL POINT #15 LOCATED IN THE MEDIAN OF ELDORADO BLVD, APPROXIMATELY 2,000 FEET WEST OF THE INTERSECTION OF ELDORADO BLVD AND INTERLOCKEN LOOP AND APPROXIMATELY 500 FEET WESTERLY OF THE CAMDEN INTERLOCKEN APARTMENTS.
ELEVATION: 5516.10 (NAVD 88)

PROJECT CONTACTS:

PROJECT MANAGER:
TOWN OF SUPERIOR
100 SUPERIOR PLAZA, SUITE 200,
SUPERIOR, CO 80027
CONTACT:CHRISTINE KATZ, P.E.
TEL: (303)-499-3675 (EXT.191)

ENGINEER:
KIMLEY-HORN
11800 RIDGE PKWY #200,
BROOMFIELD, CO 80021
CONTACT: TYLER LOEFFLER, P.E.
TEL: 303-481-0446

SURVEYOR:
LJA SURVEYING
7800 EAST UNION AVE, SUITE 575
DENVER, CO 80237
CONTACT: MARK HALL, PLS
TEL: 303-481-4016



VICINITY MAP
NTS

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SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
1	COVER
2-6	GENERAL NOTES
7	SUMMARY OF APPROXIMATE QUANTITIES
8-10	SURVEY CONTROL
11-13	HORIZONTAL CONTROL
14-15	TYPICAL SECTION
16-18	REMOVALS AND RESETS
19-21	PAVING PLAN
22-26	ROADWAY PLAN AND PROFILE
29-34	GRADING DETAILS
35	STORM PLAN & PROFILE
36-39	SIGNING & STRIPING PLAN
40-42	EXISTING UTILITIES
43-45	EROSION CONTROL PLAN
46-51	SUGGESTED CONSTRUCTION PHASING

ALL WORK SHALL BE CONSTRUCTED TO THE TOWN OF SUPERIOR STANDARDS AND SPECIFICATIONS. THIS DRAWING HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THESE STANDARDS AND SPECIFICATIONS AND OTHER TOWN OF SUPERIOR REQUIREMENTS. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.

TOWN ENGINEER _____ DATE _____

NO.	REVISION	BY	DATE

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 5/21/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
COVER

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
COVER.dwg

SHEET NO.
1

K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\COVER.dwg TYLER.LOEFFLER

TOWN OF SUPERIOR GENERAL NOTES:

1. DEFINITIONS
   OWNER: PROPERTY OWNER(S)
   CONTRACTOR: THE PERSON OR GROUP COMPLETING THE WORK
   ENGINEER: PROFESSIONAL ENGINEER OF RECORD.
   TOWN OF SUPERIOR: AUTHORIZED REPRESENTATIVE(S) OF THE TOWN PUBLIC WORKS & UTILITIES DEPARTMENT; THE AGENCY OF JURISDICTION.

2. ALL WORK SHALL CONFORM TO THE LATEST REVISION OF CDOT STANDARDS AND SPECIFICATIONS, AND THE TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS.

3. THE CONTRACTOR SHALL HAVE STAMPED AND SIGNED BY THE ENGINEER AND TOWN DRAWINGS, SPECIFICATIONS AND CURRENT TOWN OF SUPERIOR SPECIFICATIONS ON SITE AT ALL TIMES.

4. THE ENGINEERING CONCEPT REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEARS ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL REPORT AND DISCREPANCIES TO THE ENGINEER AND THE TOWN IMMEDIATELY.

5. ALL WORK ON THE PROJECT SHALL BE PERFORMED DURING REGULAR WORK HOURS: 7AM TO 5PM, MONDAY THROUGH FRIDAY. RESTRICTED HOURS MAY BE DICTATED BY THE TOWN. ALL WORK ON THE PROJECT SHALL COMPLY WITH THE SUPERIOR MUNICIPAL CODE. NO WORK SHALL BE PERFORMED OUTSIDE REGULAR WORK HOURS OR ON SATURDAY OR SUNDAY, OR ANY OF THE TOWN OBSERVED HOLIDAYS WITHOUT RECEIVING PRIOR WRITTEN CONSENT FROM THE TOWN OR A DESIGNATED REPRESENTATIVE. TOWN OBSERVED HOLIDAYS INCLUDE NEW YEAR'S DAY, MARTIN LUTHER KING DAY, PRESIDENT'S DAY, MEMORIAL DAY, JUNETEENTH, INDEPENDENCE DAY, LABOR DAY, VETERAN'S DAY, THANKSGIVING DAY, FRIDAY FOLLOWING THANKSGIVING, CHRISTMAS EVE, AND CHRISTMAS DAY. REQUEST FOR WORK OUTSIDE REGULAR WORK HOURS SHALL BE RECEIVED TWO (2) BUSINESS DAYS PRIOR TO THE PROPOSED DATE OF THE WORK. REFER TO SECTION 150.00 PERMITS AND INSPECTIONS OF THE TOWN DESIGN STANDARDS AND SPECIFICATIONS.

6. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED BY THE OWNER WITH THE TOWN ENGINEERING STAFF AT LEAST THREE (3) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE: OWNER, ENGINEER, SUPERIOR, CONTRACTOR, GEOTECHNICAL ENGINEER, SURVEYOR, AND ANY OTHER AFFECTED AGENCIES. CONSTRUCTION DOCUMENTS WITH THE DESIGN STANDARDS AND SPECIFICATIONS COMPLIANCE STATEMENT AND SIGNATURE SHALL BE DISTRIBUTED AT THE PRECONSTRUCTION MEETING.

7. AN ON-SITE PRECONSTRUCTION CONFERENCE WITH TOWN PUBLIC WORKS STAFF SHALL OCCUR AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO CONNECTING TO EXISTING TOWN UTILITIES.

8. THE CONTRACTOR SHALL PAY FOR AND OBTAIN THE REQUIRED RIGHT-OF-WAY CONSTRUCTION PERMIT AND ANY OTHER REQUIRED PERMIT FROM THE TOWN OF SUPERIOR PRIOR TO COMMENCING WORK ON THE PROJECT.

9. ALL OPERATIONS SHALL CONFORM TO THE APPLICABLE REGULATIONS SET FORTH BY THE ICC AND OSHA.

10. THE TOWN OF SUPERIOR PUBLIC WORKS AND UTILITIES DEPARTMENT, PHONE (303) 499-3675, SHALL BE NOTIFIED A MINIMUM OF 48 WORKING HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.

11. ALL PHASES OF WORK PERFORMED ON DEDICATED PUBLIC INFRASTRUCTURE AND WORK IN THE RIGHT-OF-WAY SHALL BE INSPECTED AND APPROVED BY REPRESENTATIVE OF THE TOWN OF SUPERIOR. REQUESTS FOR INSPECTION SHALL BE MADE TO THE TOWN OF SUPERIOR, PHONE (303) 709-6726, OR (303) 499-3675 A MINIMUM OF 24 HOURS IN ADVANCE. OBSERVATION AND ONSITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR APPROVAL BY SUPERIOR STAFF OF CONTRACTOR'S WORK ON CONTRACTUAL COMMITMENT. IF WORK IS SUSPENDED FOR LONGER THAN 5 DAYS AFTER INITIAL START-UP, CONTRACTOR SHALL NOTIFY THE SUPERIOR CONSTRUCTION INSPECTION SUPERVISOR ONE (1) BUSINESS DAY PRIOR TO RESTART OF CONSTRUCTION.

12. IN THE EVENT OF AN EMERGENCY CONTACT SUPERIOR AT (303) 494-9477 DURING WORK HOURS OR (303) 438-6400 AFTER HOURS.

13. NOTIFY SUPERIOR AT (303) 499-3675 AND MOUNTAIN VIEW FIRE & RESCUE AT (303) 772-0710 FOR ANY STREET CLOSURES AND EXISTING FIRE HYDRANTS TAKEN OUT OF SERVICE, AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.

14. PRIOR TO ANY CONSTRUCTION ON THE PROJECT, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION SITE VISIT WITH THE TOWN OF SUPERIOR REPRESENTATIVE TO VERIFY AND DOCUMENT THE EXISTING CONDITION OF ADJACENT PUBLIC IMPROVEMENTS.

15. THE CONTRACTOR SHALL VERIFY ACCURACY BETWEEN WORK SET FORT ON THESE CONSTRUCTION DOCUMENTS AND WORK REQUIRED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE TOWN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL COORDINATE ANY PROPOSED CHANGES WITH THE TOWN.

16. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY, AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, AND AREAS UNDER OWNERSHIP OF OWNER, UNLESS OTHERWISE AUTHORIZED BY THE AFFECT PROPERTY OWNER AND ACKNOWLEDGED BY SUPERIOR. PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL OBTAIN WRITTEN AGREEMENTS FOR INGRESS AND EGRESS FROM THE WORKSITE FROM ADJACENT PRIVATE PROPERTY OWNERS. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

17. CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE WORK.

18. CONTRACTOR SHALL KEEP ONE RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE SHALL BE AVAILABLE TO THE ENGINEER AND SHALL BE DELIVERED TO HIM FOR TOWN RECORDS UPON COMPLETION OF THE PROJECT.

19. THE ENGINEER SHALL REVIEW ALL SUBMITTALS PRIOR TO SENDING THE SUBMITTALS TO THE TOWN FOR IT'S REVIEW.

20. THE PHYSICAL FEATURES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FEATURES, INCLUDING ALL UNDERGROUND AND ABOVE GROUND UTILITIES. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND PROTECTING THE SAME. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT ALL UTILITIES ARE NECESSARILY SHOWN. THE CONTRACTOR SHALL CONTACT TOWN, UNCC, AND APPROPRIATE ENTITIES TO LOCATE UNDERGROUND FACILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE EXACT LOCATION OF EACH UTILITY SHALL BE FIELD VERIFIED BEFORE COMMENCING WORK. THE CONSTRUCTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR AS A RESULT OF THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

22. CALL THE TOWN AT (303) 709-6727 FOR LOCATES OF EXISTING TOWN UTILITIES INCLUDING POTABLE AND NON-POTABLE WATER LINES, SANITARY SEWER LINES, STORM SEWER LINES, PUBLIC IRRIGATION LINES, AND TRAFFIC CONTROL DEVICES. CALL TWO (2) BUSINESS DAYS PRIOR, NOT INCLUDING THE DAY OF THE CALL, TO THE START OF CONSTRUCTION.

23. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF SUPERIOR UTILITY CUSTOMERS FOR POTENTIAL SERVICE OUTAGES AND TO COORDINATE WITH SUPERIOR PUBLIC WORKS FOR DETERMINATION OF MINIMUM TIME REQUIREMENTS. SUPERIOR PUBLIC WORKS SHALL BE NOTIFIED TWO (2) BUSINESS DAYS IN ADVANCE TO SCHEDULE AN OUTAGE.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH THE APPROPRIATE UTILITY REPRESENTATIVES TO BE ON SITE DURING POTHOLING AND SHALL LIKEWISE BE RESPONSIBLE FOR DETERMINING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

25. LOCATIONS OF UTILITIES REPRESENT THE BEST KNOWN LOCATIONS AT THE TIME OF PREPARATION OF DRAWINGS. THE CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES IN ADVANCE OF EXCAVATION. RELOCATION OF UTILITIES MAY OR MAY NOT BE NEEDED AFTER THEY ARE EXPOSED. WHEN THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.

26. THE CONTRACTOR SHALL COOPERATE WITH COMPANIES TRYING TO COORDINATE WITH THE UTILITY ADJUSTMENT AND RELOCATION EFFORT. LINES NOT ADJUSTED OR RELOCATED SHALL BE PROTECTED BY THE CONTRACTOR IN PLACE. NO ADDITIONAL PAYMENT WILL BE ALLOWED FOR THE MINOR ADJUSTMENT OF STRUCTURES IN ORDER TO CLEAR A CONFLICTING UTILITY.

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING LIVE UTILITIES DURING CONSTRUCTION OPERATIONS AND SHALL HOLD TOWN OF SUPERIOR HARMLESS FOR ANY AND ALL DAMAGES TO LIVE UTILITIES ARISING FROM CONSTRUCTION OPERATIONS.

28. THE CONTRACTOR OBTAIN A CONSTRUCTION STORMWATER DISCHARGE PERMIT AND CONSTRUCTION DEWATERING PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENTAL (CDPHE). CDPHE MAY TAKE UP TO 30 DAYS TO RESPOND TO A PERMIT REQUEST.

29. THE CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION. THE REPAIR OF DAMAGES RESULTING FROM DRAINAGE AND RUNOFF IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

30. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM WATER AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER SHALL BE PROMPTLY DEWATERED AND RESTORED BY THE CONTRACTOR.

31. A CONSTRUCTION WATER PERMIT SHALL BE OBTAINED FROM THE TOWN OF SUPERIOR AND A HYDRANT METER WILL BE PROVIDED BY THE TOWN FOR A NOMINAL FEE AS A DEPOSIT. THE DEPOSIT WILL BE RETURNED ONCE THE CONTRACTOR RETURNS THE HYDRANT METER. ALL CONSTRUCTION WATER SHALL BE OBTAINED FROM THE TOWN AND MEASURED THROUGH A HYDRANT METER. THE TOWN WILL NOT CHARGE FOR THE CONSTRUCTION WATER.

32. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES. FOR INFORMATION CONTACT CDPHE WATER QUALITY CONTROL DIVISION AT (303) 692-3150.

33. ANY CONSTRUCTION DEBRIS OR MUD TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. IN NO CASE SHALL THE STREETS AND SIDEWALKS BE LEFT UNCLEAN AFTER COMPLETION OF THE DAY'S WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE NECESSARY EQUIPMENT AND MATERIALS TO THE CLEAN THE STREETS AND SIDEWALKS.

34. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE COLORADO PERMITTING PROCESS FOR "FUGITIVE DUST EMISSIONS ASSOCIATED WITH CONSTRUCTION ACTIVITIES". WATER SHALL BE USED AS A DUST PALLIATIVE AS LONG AS REQUIRED.

35. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AND/OR TOES OF SLOPE AS SHOWN ON THE PLANS AND CROSS SECTIONS.

36. THE CONTRACTOR SHALL ALSO PERFORM CONSTRUCTION ACTIVITIES TO AVOID UNNECESSARY IMPACTS TO EXISTING VEGETATION. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT HIS OWN EXPENSE.

37. CONSTRUCTION ACTIVITIES, IN ADDITION TO NORMAL CONSTRUCTION PROCEDURES SHALL INCLUDE THE PARKING OF VEHICLE OR EQUIPMENT, DISPOSAL OF LITTER AND ANY OTHER ACTION WHICH WOULD ALTER EXISTING CONDITIONS. DURING ALL CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL KEEP ALL EQUIPMENT AND MATERIALS WITHIN THE LIMITS OF THE DISTURBANCE ARE.

38. THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTS, BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES, AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS DESIGNATED TO REMAIN IN PLACE FROM DAMAGE DURING CONSTRUCTION OPERATIONS. ANY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE RESET AT THE CONTRACTOR'S OWN EXPENSE UNDER THE DIRECTION OF A COLORADO LICENSE PROFESSIONAL LAND SURVEYOR. THE CONTRACTOR SHALL DOCUMENT PRE-CONSTRUCTION CONDITIONS WITH PHOTOGRAPHY AND VIDEOGRAPHY.

39. THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNERS TO ENSURE THEIR LANDSCAPING IS PROTECTED AND PROPERLY CARED FOR SHOULD THE PROJECT DISTURB OR INTERRUPT NORMAL MAINTENANCE.

40. NO OVERWEIGHT TRUCKS WILL BE ALLOWED ON TOWN OF SUPERIOR STREETS.

41. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY PROBLEM IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENTS OF THE IMPROVEMENTS PRIOR TO CONSTRUCTION.

42. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THIS SHALL APPLY TO THE PROJECT DURING THE ENTIRE TIME FRAME DURING ALL HOURS AND NOT LIMITED TO WORKING HOURS.

NO.	REVISION	BY	DATE

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 5/21/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
GENERAL NOTES

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
COVER.dwg

SHEET NO.
2

K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\COVER.dwg TYLER.LOEFFLER

TOWN OF SUPERIOR GENERAL NOTES (CONT.):

43. TRAFFIC AND PEDESTRIAN CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (INCLUDING ANY COLORADO SUPPLEMENT STANDARDS).

44. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND CLEANING OF TRAFFIC CONTROL DEVICES. EXISTING PAVEMENT MARKINGS SHALL BE MAINTAINED DURING CONSTRUCTION OPERATIONS, IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND THE DESIGN STANDARDS AND SPECIFICATIONS.

45. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE SURFACE OR TEXTURE OF THE PAVEMENT OR EXISTING SURFACING. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY ARE NOT VISIBLE UNDER DAY OR NIGHT CONDITIONS.

46. ALL REGULATORY, WARNING, GUIDE AND OTHER SIGNS ON THIS PROJECT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL SIGNS AND SIGN PLACEMENT SHALL CONFORM TO THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) (INCLUDING ANY COLORADO SUPPLEMENT STANDARDS).

47. AT LEAST 5 WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION ACTIVITIES THE TRAFFIC AND PEDESTRIAN CONTROL PLAN SHALL BE SUBMITTED TO THE TOWN OF SUPERIOR FOR REVIEW AND APPROVAL. THE PLAN SHALL BE PREPARED BY A CERTIFIED TRAFFIC CONTROL SUPERVISOR. NO WORK SHALL BEGIN UNTIL ALL TRAFFIC AND PEDESTRIAN CONTROL DEVICES HAVE BEEN PLACED IN ACCORDANCE WITH THE APPROVED PLAN. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN THE TRAFFIC AND PEDESTRIAN CONTROL DEVICES FOR THE DURATION OF THE PROJECT.

48. STATIONS, ELEVATIONS AND DIMENSIONS CONTAINED IN THESE PLANS ARE CALCULATED FROM RECENT SURVEY. THE CONTRACTOR SHALL VERIFY CONSTRUCTION STAKING DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING MA

49. IF A CONFLICT EXISTS OR A DESIGN MODIFICATION IS REQUIRED THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE TOWN OF SUPERIOR PRIOR TO BEGINNING CONSTRUCTION.

50. IN CASE EXISTING CONDITIONS OR DIMENSIONS VARY FROM THOSE SHOWN ON APPROVED DRAWINGS, CONTRACTOR SHALL NOTIFY THE ENGINEER SO PROPER ADJUSTMENTS CAN BE MADE.

51. PROOF-ROLL SUBGRADE BELOW ALL CONCRETE CURB AND GUTTER, SIDEWALK, PATH, CONCRETE AND ASPHALT PAVEMENTS WITH A PNEUMATIC-TIRED AND LOADED 10-WHEEL, TANDEM-AXLE DUMP TRUCK OR WATER TRUCK WEIGHING NOT LESS THAN 18 KIPS PER AXLE TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES. COMPLETELY PROOF-ROLL SUBGRADE WITH 2 PASSES IN ONE DIRECTION. LIMIT VEHICLE SPEED TO 3 MPH. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY ENGINEER, AND REPLACE WITH COMPACTED BACKFILL OR FILL MEETING THE PROJECT SPECIFICATIONS.

52. ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.

53. EMERGENCY ACCESS MUST BE MAINTAINED AT ALL TIMES.

54. WASTE MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A DISPOSAL SITE FOR UNUSED MATERIAL, AND HAZARDOUS WASTE MATERIAL.

55. THE CONTRACTOR SHALL MAINTAIN A MANIFEST OF HAZARDOUS MATERIAL AND PROVIDE. THE TOWN OF SUPERIOR WITH A COPY OF THE MANIFEST AT THE COMPLETION OF THE PROJECT.

56. ALL EXISTING UTILITIES AND IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STREETS, UTILITY LINES, FENCES, STREET LIGHTS, SIGNS, CONCRETE CURB AND GUTTER, SIDEWALKS,BIKE PATHS, METER PITS, METER VAULTS, IRRIGATION SYSTEMS, LANDSCAPE SHALL BE REPAIRED OR REPLACED TO AN EQUAL OR BETTER CONDITION PRIOR TO ACCEPTANCE OF COMPLETED WORK.

57. OWNER SHALL SUBMIT A PAPER COPY OF REDLINED RECORD CONSTRUCTION DOCUMENTS TO SUPERIOR PRIOR TO THE CONSTRUCTION ACCEPTANCE INSPECTION. REFER TO SECTION 200 OF THE DESIGN STANDARDS AND SPECIFICATIONS FOR ADDITIONAL RECORD DOCUMENT SUBMITTAL REQUIREMENTS.

58. PRIOR TO CONSTRUCTION ACCEPTANCE, ENGINEER SHALL SUBMIT A PLAN OF PROPOSED LOCATIONS FOR INSTALLATION OF RANGE POINTS TO SUPERIOR FOR APPROVAL. RANGE POINTS SHALL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLES 51 AND 53 OF TITLE 38 OF THE COLORADO REVISED STATUES, AND AS REQUIRED BY THE BYLAWS AND RULES OF PROCEDURE OF THE COLORADO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS. RANGE POINTS SHALL BE SET IN VALVE BOXES THAT COMPLY WITH THE DESIGN STANDARDS AND SPECIFICATIONS WITH LIDS MARKED "SURVEY POINT" OR AS OTHERWISE APPROVED BY THE TOWN.

59. ENGINEER SHALL SUBMIT ALL DETENTION POINTS TO THE CDOT COLORADO STORMWATER DETENTION AND INFILTRATION FACILITIES DATABASE THAT MEETS THE REQUIREMENTS OF STATE 37-92-602 (8) PRIOR TO OPERATION OF THE DETENTION FACILITY.

60. ALL DEDICATED PUBLIC IMPROVEMENTS ON THE PROJECT SHALL BE WARRANTED FOR A PERIOD OF 2 YEARS FROM THE DATE OF INITIAL ACCEPTANCE BY THE TOWN OF SUPERIOR.

WATER NOTES:

1. ALL WATER MAIN MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS.

2. WATER MAINS SHALL HAVE A MINIMUM COVER OF FOUR AND ONE-HALF FEET (4½'). WATER MAINS SHALL NOT BE PLACED DEEPER THAN TEN FEET (10') WITHOUT THE APPROVAL OF THE TOWN.

3. ALL WATER MAINS SHALL BE INSTALLED WITH INSULATED SOLID 10 AWG TYPE OF TRACER WIRE TAPED TO THE TOP OF THE PIPE. TRACER WIRE IS TO BE LOOPED UP TO EACH FIRE HYDRANT. A CATHODIC PROTECTION TEST BOX IS TO BE SET BEHIND EACH FIRE HYDRANT. THE BOX SHALL HAVE A CAST IRON LOCKING LID WITH A 3½ INCH DIAMETER, 18 INCH LONG PVC BODY. THE CAP WILL NEED A TWO WIRE CONNECTION POST AT A MINIMUM.

4. ALL SPLICES IN TRACER WIRE SHALL UTILIZE DBY-6 DIRECT BURY CONNECTORS.

5. ALL WATER MAINS SHALL BE PVC C900 DR 14 PIPE. FITTINGS SHALL BE MADE FROM DUCTILE IRON AND SHALL BE AT A PRESSURE RATING OF 250 PSI. ALL DIP PIPE, FITTINGS AND VALVE BOXES SHALL BE WRAPPED WITH 8 MIL MINIMUM THICKNESS POLYETHYLENE MATERIAL AND TAPED SECURE IN ACCORDANCE WITH AWWA STANDARDS C105.

6. CHLORINATION AGENT AND METHOD OF APPLICATION SHALL BE PROVIDED BY THE INSTALLING CONTRACTOR. TESTING, FLUSHING AND DISINFECTION OF WATER LINES SHALL BE IN ACCORDANCE WITH THE TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS AND UNDER THE OBSERVATION OF THE TOWN OF SUPERIOR INSPECTOR. CHLORINATED WATER SHALL NOT BE DISCHARGED DIRECTLY INTO STREAMS, PONDS, OR STORM SEWER.

7. FIRE HYDRANT ASSEMBLIES INCLUDES THE MAIN LINE VALVE, SWIVEL TEE, BRANCH VALVE, MECHANICAL JOINT RESTRAINTS, THRUST BLOCKS, DRAIN ROCK, SIX INCH PIPE AND FIRE HYDRANT ASSEMBLY. INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS. ALL FIRE HYDRANTS SHALL OPEN LEFT (COUNTER-CLOCKWISE).

8. AIR RELIEF-VACUUM BREAKER VALVES SHALL BE INSTALLED AT EACH HIGH POINT ON ALL WATER MAINS AND AT ALL OTHER LOCATIONS AS DIRECTED BY THE TOWN OR ITS ENGINEER. AIR RELIEF-VACUUM BREAKER VALVES SHALL BE LOCATED IN PRE-CAST CONCRETE MANHOLES IN ACCORDANCE WITH THE TOWN'S DETAILS AND SHALL AUTOMATICALLY RELEASE AIR FROM THE LINES WHEN THE LINES ARE BEING FILLED WITH WATER, AND ADMIT AIR INTO THE LINES WHEN WATER IS BEING WITHDRAWN IN EXCESS OF THE INFLOW. THE VALVE AND BODY SHALL BE DESIGNED UNDER A MAXIMUM WORKING PRESSURE OF ONE HUNDRED AND FIFTY (150) POUNDS PER SQUARE INCH. VALVES SHALL HAVE AN IRON BODY WITH BRONZE TRIM, AND FLOATS SHALL BE STAINLESS STEEL. A TWO INCH (2") VALVE SHALL BE INSTALLED ON THE STEM BETWEEN THE PIPE AND THE RELIEF VALVE, OR AS SHOWN IN THE TOWN'S DETAILS.

9. PRESSURE REDUCING AND REGULATING VALVES SHALL BE OF A TYPE CAPABLE OF MAINTAINING PRE-ADJUSTED DOWNSTREAM PRESSURES, VARYING RATES OF FLOW, AND UPSTREAM PRESSURE, WITHOUT CAUSING WATER HAMMER. VALVES SHALL BE OF DIAPHRAGM TYPE, AND NOT SPRING-OPERATED, WITH FLANGED END CONNECTIONS, AND SHALL BE INSTALLED IN CONCRETE VALVE VAULTS OF SUFFICIENT SIZE SO AS TO ALLOW FOR ADEQUATE OPERATION AND MAINTENANCE. VALVES SHALL HAVE GATE VALVES AND PRESSURE GAUGES ON BOTH UPSTREAM AND DOWNSTREAM SIDES AND SHALL UTILIZE BYPASSES WITH SMALLER PRESSURE-REDUCING AND REGULATING VALVES TO HANDLE MINIMUM FLOWS, AS DETERMINED BY THE DISTRICT OR ITS ENGINEER. ALL GATE VALVES IN THE VAULTS SHALL BE CAPABLE OF BEING OPERATED FROM ABOVE THE GROUND BY THE USE OF TWO INCH (2") SQUARE VALVE KEYS. THE DISTRICT OR ITS ENGINEER WILL APPROVE THE MANUFACTURER OF ALL PRESSURE-REDUCING VALVES PRIOR TO INSTALLATION.

10. BLOW-OFF ASSEMBLIES SHALL BE INSTALLED AT EACH LOW POINT IN ALL WATER MAINS AND ON ALL MAJOR TRANSMISSION LINES. ALL WATER MAINS THAT HAVE DEAD ENDS WHERE STAGNANT WATER MIGHT COLLECT SHALL BE PROVIDED WITH BLOW-OFF DEVICES IN ACCORDANCE WITH THE TOWN'S DETAILS. IF THE WATER MAIN WILL BE TEMPORARILY DEADENED, A BLOW-OFF DEVICE MUST BE INSTALLED. IF A FIRE HYDRANT IS LOCATED AT THE WATER MAIN'S TEMPORARY END, THE FIRE HYDRANT CAN SERVE AS THE BLOW-OFF DEVICE.

11. CONTRACTOR SHALL LOCATE ALL EXISTING PLUGS AND THRUST BLOCKS PRIOR TO CONSTRUCTION.

12. INSTALL MECHANICAL JOINT RESTRAINTS AT ALL BENDS, STUBS, TEES, VALVES, BLOW-OFFS, PLUGS AND OTHER APPROPRIATE APPURTENANCES IN WATER LINES IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR WORKING PRESSURE, SOILS TYPE, AND PIPE TYPE.

13. ALL VALVES SHALL BE OPEN LEFT (COUNTER-CLOCKWISE). ALL GATE VALVES SHALL BE AWWA SPECIFICATION C-509 RESILIENT SEATED GATE VALVES. ALL VALVES SHALL BE MOUNTED DIRECTLY TO A TEE OR OTHER FITTING. VALVE MANUFACTURERS SHALL BE VALVES SHALL BE WATEROUS.

14. VALVE SHALL BE PROVIDED WITH A CAST IRON VALVE BOX AND ROUND COVER.THE VALVE BOX SHALL HAVE A MINIMUM INSIDE DIAMETER OF FIVE AND ONE-QUARTER INCHES(5¼") AND SHALL BE ADJUSTABLE IN LENGTH AND OF THE SCREW TYPE.THE WORD "WATER" SHALL BE CAST ON THE COVER.VALVE BOXES SHALL BE CASTINGS INC. CI-500 SERIES, THREADED, NO SUBSTITUTIONS.VALVE BOXES SHALL ALLOW FOR LEAST THREE INCHES (3") OF ADDITIONAL EXTENSION ABOVE THE LEVEL REQUIRED FOR FINAL GRADE AT THE TIME OF INSTALLATION. ALL VALVE BOXES SHALL BE WRAPPED WITH 8 MIL MINIMUM THICKNESS POLYETHYLENE MATERIAL AND TAPED SECURE IN ACCORDANCE WITH AWWA STANDARDS C105. A VALVE OPERATING NUT AT SIX (6) FEET OR GREATER BELOW FINAL GRADE SHALL HAVE AN EXTENSION STEM PROVIDED TO BRING THE OPERATING NUT TO A DEPTH OF FOUR (4) FEET BELOW FINAL GRADE.

15. WHEN IT IS NECESSARY TO LOWER WATER MAINS AT STORM SEWERS AND OTHER UTILITY CROSSINGS, A MINIMUM CLEARANCE OF 18 INCHES SHALL BE MAINTAINED BETWEEN PIPES.

16. NO PIPES SHALL BE BACKFILLED UNTIL INSPECTED BY THE TOWN OF SUPERIOR REPRESENTATIVE.

17. STANDARD PIPE LENGTHS SHALL BE 20 FEET ALL SIZES. RANDOM LENGTHS SHALL NOT BE PERMITTED.

18. ALL PIPE SHALL BE SUITABLE FOR USE AS A PRESSURE CONDUIT. PROVISIONS MUST BE MADE FOR EXPANSION AND CONTRACTION AT EACH JOINT WITH A RUBBER RING. THE BELL SHALL CONSIST OF INTEGRAL WALL SECTION WITH A SOLID CROSS SECTION RUBBER RING WHICH MEETS THE REQUIREMENTS OF AWWA SPECIFICATION C915.

19. EACH LENGTH OF PIPE SHALL BEAR THE DATE OF MANUFACTURER, TYPE, GRADE, LENGTH, MANUFACTURERS NAME, AND AN NSF SEAL OF APPROVAL.

20. PIPE JOINTS SHALL BE MADE USING INTEGRAL BELL WITH AN ELASTOMERIC GASKET PUSH ON TYPE JOINT OR USING MACHINED COUPLINGS OF A SLEEVE TYPE WITH RUBBER RING GASKETS AND MACHINED PIPE ENDS TO FORM PUSH ON TYPE JOINT.

21. THE MANUFACTURER SHALL FURNISH A CERTIFIED STATEMENT THAT ALL OF THE SPECIFIED TEST AND INSPECTIONS HAVE BEEN MADE AND THE RESULTS THEREOF COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE STANDARDS HEREIN SPECIFIED.A COPY OF THE CERTIFICATION WILL BE SENT TO THE TOWN OF SUPERIOR UPON REQUEST.

22. CONTRACTOR SHALL VERIFY THE PIPE MATERIAL AND SIZE PRIOR TO CONSTRUCTION OF THE WATER LINE WHERE TAPS OR TIE-INS ARE TO BE MADE.

23. FIRE HYDRANTS SHALL BE OF THE DRY BARREL TYPE AND CONFORM WITH AWWA C502. FIRE HYDRANTS SHALL HAVE A FIVE AND ONE-QUARTER INCH (5¼") MAIN VALVE, TWO (2) TWO AND ONE-HALF INCH (2½") HOSE CONNECTIONS AND ONE (1) FOUR AND ONE-HALF INCH (4½") PUMPER CONNECTION. FIRE HYDRANTS SHALL HAVE SIX IN (6") MECHANICAL JOINT CONNECTIONS AND SAFETY TRAFFIC FLANGE. FIRE HYDRANTS SHALL BE WATEROUS PACER WB-67 WITH BRONZE SEAT RING.

24. NO BENDING OF THE PIPE IS PERMITTED FOR INSTALLATIONS REQUIRED ALONG A RADIUS. HIGH DEFLECTION STOP COUPLINGS SHALL BE USED TO DEVELOP THE REQUIRED CURVATURE.

25. THE CONTRACTOR IS TO SCHEDULE WITH THE GEOTECHNICAL ENGINEER FOR SCHEDULED TESTING.

NO.	REVISION	BY	DATE

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 5/21/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
GENERAL NOTES

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
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WATER NOTES (CONT.):

26. ALL WORK, INCLUDING CORRECTION WORK SHALL BE INSPECTED BY A TOWN OF SUPERIOR REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO.

27. MAINTAIN A MINIMUM 10 FEET SEPARATION MEASURED HORIZONTALLY BETWEEN ALL STORM AND SANITARY AND WATER MAINS AND SERVICES.

28. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

29. NO BEDDING MATERIAL SHALL BE PLACED ABOVE THE SPRINGLINE OF THE PIPE UNTIL A TOWN OF SUPERIOR REPRESENTATIVE HAS AUTHORIZED BACKFILLING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE TOWN OF SUPERIOR 48 HOURS IN ADVANCE OF BACKFILL OPERATIONS SO A TOWN REPRESENTATIVE MAY INSPECT THE PIPE AND BALANCE OF BEDDING MATERIAL PLACEMENT PRIOR TO BACKFILLING. BEDDING MATERIAL SHALL BE PLACED ACROSS THE ENTIRE WITH OF THE TRENCH. STACKING OR PILING OF BEDDING WILL NOT BE ACCEPTED.

30. SEWER MAINS ABOVE OR LESS THAN 1.5 FEET MEASURED O.D. TO O.D. FROM WATER MAIN SHALL BE ENCASED IN CONCRETE.

31. ALL BURIED VALVES AND FITTINGS SHALL BE PROTECTED BY WAX TAPE PRIMER AND #1 WAX TAPE BY TRENTON CORPORATION, OR APPROVED EQUAL.

32. IN ADDITION TO THE REQUIRED WAX TAPE AND POLY WRAPPING OF ALL DIP, FITTINGS, ETC., ALL BOLTS FOR MECHANICAL JOINTS AND JOINT RESTRAINTS SHALL BE PROVIDED CATHODIC PROTECTION USING ZINC CAPS AS MANUFACTURED BY MARS COMPANY, OR APPROVED EQUAL.

33. NO TESTING OF WATER LINES SHALL OCCUR UNTIL ALL BACKFILL TEST REPORTS HAVE BEEN SUBMITTED TO THE TOWN OF SUPERIOR AND APPROVED.

34. ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C601 AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED. CHLORINE SHALL BE ADDED TO THE WATER AT THE NECESSARY LOCATIONS IN THE AMOUNT TO FORM A FIFTY PARTS PER MILLION (50 PPM) FREE CHLORINE RESIDUAL. THE CHLORINE SOLUTION SHALL BE LEFT IN THE MAINS FOR NOT LESS THAN TWENTY–FOUR (24) HOURS, DURING WHICH TIME ALL VALVES AND FIRE HYDRANTS SHALL BE OPERATED IN ORDER TO DISINFECT THE APPURTENANCES. AFTER THAT LENGTH OF TIME, THE CHLORINE RESIDUAL OF THE SOLUTION, AT ANY PLACE IN THE WATER DISTRIBUTION SYSTEM, SHALL NOT BE LESS MANHOLES THAN TEN PARTS PER MILLION (10 PPM). ALL CHLORINATION WORK MUST BE DONE UNDER THE SUPERVISION OF THE INSPECTOR.

35. ALL FINISHED WATER MAINS, AFTER REACTION BLOCKING IS IN PLACE, SHALL BE PRESSURE AND LEAKAGE TESTED AT NOT LESS THAN ONE HUNDRED AND FIFTY (150) PSI.

36. BACTERIOLOGICAL TEST IS TO BE PERFORMED BY THE LOCAL HEALTH AUTHORITY TO INSURE ADEQUATE DISINFECTION.

37. ALL TREES ARE REQUIRED TO BE PLANTED A MINIMUM OF TEN FEET (10') FROM THE OUTSIDE OF ALL UTILITY LINES THAT ARE TO BE OWNED AND MAINTAINED BY THE DISTRICT.

SANITARY SEWER NOTES:

1. ALL SANITARY SEWER MAINS AND SERVICES SHALL BE CONSTRUCTED AS SHOWN ON THE APPROVED DRAWINGS. SANITARY SEWER LINE MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS.

2. SEWER MAINS AND FITTINGS SHALL BE PVC, SDR 26 MINIMUM THICKNESS CONFORMING TO ASTM D3034. JOINTS SHALL BE OF THE "SLIP ON" TYPE WITH INTEGRALLY CAST BELL HAVING AN ELASTOMERIC GASKET. SEWER MAINS SHALL BE GREEN IN COLOR.

3. MANHOLES SHALL BE LOCATED AT A MAXIMUM SPACING OF FOUR HUNDRED FEET (400') CENTER–TO–CENTER AND ALSO AT CHANGES IN SEWER MAIN ALIGNMENT AND/OR GRADE AND AT THE END OF EACH SEWER MAIN. SEWER MAINS SHALL BE LAID WITH UNIFORM SLOPE BETWEEN MANHOLES.

4. MANHOLES SHALL BE PRECAST CONCRETE UNITS CONFORMING WITH ASTM C–478. MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF FOUR FEET (4').

5. MANHOLE FRAMES AND COVERS SHALL BE CAST IRON WITH THE WORD "SEWER" CAST ON THE COVER. THE FRAME SHALL PROVIDE A MINIMUM CLEAR OPENING OF TWENTY–FOUR INCHES (24").

6. THE SEWER COLLECTION SYSTEM SHALL BE INSTALLED IN A THOROUGH AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE DESIGN DOCUMENTS THAT HAVE BEEN APPROVED BY THE DISTRICT. THE MINIMUM BEDDING AND BACKFILL REQUIREMENTS SHALL BE AS SHOWN IN THE TOWN'S DETAILS.

7. WHERE REQUIRED FOR STRUCTURAL REASONS OR TO PROTECT WATER MAINS LINES, THE SEWER MAIN SHALL BE ENCASED IN REINFORCED CONCRETE.

8. THE CONTRACTOR SHALL FLUSH THE SEWER MAIN, AS THE WORK PROGRESSES BY MEANS THAT ARE IN ACCORDANCE WITH GOOD PRACTICE, TO INSURE THAT EARTH, SAND, ROCKS OR OTHER FOREIGN MATERIALS ARE REMOVED FROM THE INTERIOR OF THE SEWER MAIN.

9. SEWER MAINS WILL BE CHECKED BY THE INSPECTOR TO DETERMINE WHETHER ANY DISPLACEMENT OF THE SEWER MAIN HAS OCCURRED AFTER THE TRENCH HAS BEEN BEDDED.

10. THE INSPECTOR SHALL WITNESS ALL TESTS AND VERIFY THE ACCURACY AND ACCEPTABILITY OF THE EQUIPMENT UTILIZED.THE ENGINEER WILL INFORM THE REUSE IRRIGATION NOTES MEANS OF A FLASHLIGHT OR BY REFLECTING SUNLIGHT WITH A MIRROR. IF THE LONGITUDINALLY AND SHALL BE CENTERED.THE TRACER WIRE SHALL BE TAPED TO THE CONTRACTOR REGARDING ACCEPTABLE METHODS OF REPAIR IN THE EVENT ONE OR MORE SECTIONS FAIL TO PASS ANY TEST.

11. LAMP TEST: A LIGHT WILL BE FLASHED BETWEEN MANHOLES, OR IF THE MANHOLES HAVE NOT AS YET BEEN CONSTRUCTED, BETWEEN THE LOCATIONS OF THE MANHOLES MEANS OF A FLASHLIGHT OR BY REFLECTING SUNLIGHT WITH A MIRROR. IF THE ILLUMINATED INTERIOR OF THE SEWER MAIN SHOWS POOR ALIGNMENT, DISPLACED PIPE, EARTH OR OTHER DEBRIS IN THE PIPE, OR ANY OTHER KINDS OF DEFECTS, THE DEFECTS, DETERMINED BY THE INSPECTOR, SHALL BE REMEDIED BY THE CONTRACTOR. THE TEST WILL BE REPEATED FOLLOWING COMPLETION OF BACKFILLING AND ANY POOR ALIGNMENT, DISPLACED PIPE OR OTHER DEFECTS, DETERMINED BY THE INSPECTOR, SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

12. TESTS FOR WATER TIGHTNESS SHALL BE MADE BY THE CONTRACTOR IN THE PRESENCE OF THE INSPECTOR. THE CONTRACTOR SHALL PROVIDE ASSISTANCE TO THE INSPECTOR IN THE DEVELOPMENT OF A DETAILED RECORD OF THE TESTING PROGRAM. THE SEWER MAIN AND CONNECTIONS SHALL NOT LEAK IN EXCESS OF THE IDENTIFIED RATE IN THE TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS FOR A TWENTY–FOUR (24) HOUR TEST PERIOD. EACH REACH OF SEWER MAIN BETWEEN MANHOLES SHALL BE TESTED INDIVIDUALLY. ANY INDIVIDUAL REACH THAT LEAKS IN EXCESS OF THE AMOUNT ALLOWED SHALL BE CONSIDERED AS FAILING, AND SHALL BE REPAIRED AND RETESTED. AT THE DISCRETION OF THE INSPECTOR, THE TIME FOR LEAKAGE RATE TEST MAY BE SHORTENED TO FOUR (4) HOURS.

13. AT THE OPTION OF THE CONTRACTOR, LOW–PRESSURE AIR TESTING OF THE INSTALLED SEWER MAIN MAY BE USED INSTEAD OF THE LEAKAGE EXFILTRATION TEST. TESTING SHALL BE IN ACCORDANCE WITH THE TOWN OF SUPERIOR DESIGN SPECIFICATIONS AND STANDARDS.

14. ALL PVC SEWER MAINS SHALL BE TESTED FOR VERTICAL DEFLECTION AFTER PLACEMENT AND COMPACTION OF BACKFILL, UNLESS TESTING IS SPECIFICALLY EXCEPTED BY THE INSPECTOR. METHOD OF TESTING SHALL BE BY DEFLECTOMETER OF THE RIGID GO/NO–GO TYPE DEVICE. AN ALTERNATIVE METHOD WILL BE PERMITTED ONLY BY WRITTEN PERMISSION OF THE INSPECTOR. MAXIMUM ALLOWABLE DEFLECTION SHALL BE FIVE PERCENT (5%) OF THE SEWER MAIN DIAMETER. ANY AND ALL SEWER MAIN WITH VERTICAL DEFLECTION GREATER THAN THE ALLOWABLE SHALL BE EXCAVATED, REMOVED FROM THE SEWER MAIN, REPLACED, BACKFILLED AND COMPACTED AS SPECIFIED AND RETESTED.

15. ALL MANHOLES SHALL BE TESTED FOR LEAKAGE AND ALL TESTS SHALL BE WITNESSED BY THE INSPECTOR. THE LEAKAGE TEST SHALL BE CONDUCTED PRIOR TO BACKFILLING AROUND THE MANHOLE AND SHALL BE CARRIED OUT IN ACCORDANCE WITH THE TOWN OF SUPERIOR DESIGN S. AT THE OPTION OF THE CONTRACTOR, VACUUM TESTING OF THE INSTALLED MANHOLES MAY BE USED INSTEAD OF THE LEAKAGE TEST. ALL VACUUM TESTS SHALL BE WITNESSED BY THE INSPECTOR.

16. ALL TREES ARE REQUIRED TO BE PLANTED A MINIMUM OF TEN FEET (10') FROM THE OUTSIDE OF ALL UTILITY LINES THAT ARE TO BE OWNED AND MAINTAINED BY THE DISTRICT.

STORM SEWER NOTES:

1. STORM WATER MAINS, CULVERTS AND FITTINGS SHALL BE REINFORCED CONCRETE CONFORMING TO ASTM C–76. TYPE II OR TYPE V CONCRETE SHALL BE USED DEPENDING UPON THE SULFATE CONTENT OF THE SOIL. CSP, CMP AND PLASTIC PIPE, IF PROPOSED FOR STORM SEWER MATERIALS, SHALL REQUIRE THE REVIEW AND PRIOR WRITTEN APPROVAL OF THE DISTRICT'S ENGINEER. JOINTS SHALL BE TONGUE AND GROOVE AND BE SEALED WITH RUB'R–NEK BY K.T. SNYDER CO. OR APPROVED EQUIVALENT MATERIAL. ALL STREET AND ROAD CULVERTS SHALL BE EQUIPPED WITH END SECTIONS.

2. THE MINIMUM DIAMETER OF A TRUNK STORM WATER LINE SHALL BE EIGHTEEN INCHES (18"). THE MINIMUM DIAMETER OF A LATERAL STORM WATER LINE FROM INLETS SHALL BE FIFTEEN INCHES (15").

3. MANHOLES SHALL BE PRECAST CONCRETE CONFORMING WITH ASTM C–478. MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF FOUR FEET (4') AND SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE TOWN'S DETAILS.

4. AT DROP MANHOLES, IF THE DROP HEIGHT EXCEEDS SIX FEET (6'), THEN SIX THOUSAND (6,000) PSI CONCRETE IS REQUIRED FOR THE MANHOLE STRUCTURE.

5. FOR STORM WATER MANHOLES THAT EXCEED A DEPTH OF TWENTY FEET (20'), WE MAY REQUIRE AN INTERMEDIATE PLATFORM AND SIXTY INCH (60"), MINIMUM, DIAMETER MANHOLE RISERS.

6. LOCAL FACILITIES OF THE STORM WATER SYSTEM SHALL BE INSTALLED IN A THOROUGH AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE DESIGN DOCUMENTS THAT HAVE BEEN APPROVED BY THE ENGINEER. THE MINIMUM BEDDING AND BACKFILL REQUIREMENTS FOR STORM WATER LINES SHALL BE AS SHOWN IN THE TOWN'S DETAILS.

7. EXPOSED RIPRAP IS REQUIRED TO BE TYPE M OR LARGER.

8. AT THE OUTLET OF STORM WATER LINES AND AT CURB CUTS, EROSION PROTECTION IS REQUIRED TO BE EXTENDED TO THE POND BOTTOM, OR TO THE TOE OF THE SLOP IN A CHANNEL, WHICHEVER THE CASE MAY BE.

9. AT THE OUTLET OF STORM WATER LINES INTO A DRY DETENTION BASIN, A HARD BOTTOMED TRICKLE CHANNEL (EITHER CONCRETE OR GROUTED ROCK) IS REQUIRED THROUGH THE EROSION PROTECTION BASIN.

10. LAMP TEST: A LIGHT WILL BE FLASHED BETWEEN MANHOLES, OR IF THE MANHOLES HAVE NOT AS YET BEEN CONSTRUCTED, BETWEEN THE LOCATIONS OF THE MANHOLES, MEANS OF A FLASHLIGHT OR BY REFLECTING SUNLIGHT WITH A MIRROR. IF THE ILLUMINATED INTERIOR OF THE STORM SEWER MAIN SHOWS POOR ALIGNMENT, DISPLACED PIPE, EARTH OR OTHER DEBRIS IN THE PIPE, OR ANY OTHER KINDS OF DEFECTS, THE DEFECTS, DETERMINED BY THE INSPECTOR, SHALL BE REMEDIED BY THE CONTRACTOR. THE TEST WILL BE REPEATED FOLLOWING COMPLETION OF BACKFILLING AND ANY POOR ALIGNMENT, DISPLACED PIPE OR OTHER DEFECTS, DETERMINED BY THE INSPECTOR, SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

11. ALL TREES ARE REQUIRED TO BE PLANTED A MINIMUM OF TEN FEET (10') FROM THE OUTSIDE OF ALL UTILITY LINES THAT ARE TO BE OWNED AND MAINTAINED BY THE DISTRICT.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEDIMENT AND EROSION CONTROL AT THE SITE THROUGHOUT CONSTRUCTION.

2. PERIMETER SILT FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC.).

3. BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE USED AS NECESSARY TO ADDRESS SEDIMENT AND DUST FROM SITE DISTURBANCE. ADDITIONAL MEASURES MAY BE REQUIRED AT THE DIRECTION OF THE ENGINEER.

4. BMP'S MAY INCLUDE, BUT ARE NOT LIMITED TO:
   a. MINIMAL DISTURBANCE FOR MINIMAL TIME PERIODS.
   b. GRAVEL CONSTRUCTION ACCESS.
   c. SILT FENCE, STRAW BALE OR SAND BAG BARRIERS, ROCK CHECK DAMS.
   d. STORM SEWER INLET PROTECTION.
   e. SEDIMENT CAPTURE PONDS.
   f. SITE WATERING FOR DUST SUPPRESSION.

5. BMP'S SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL INSPECT BMP'S WEEKLY AND AFTER SIGNIFICANT (GREATER THAN 0.1" PRECIPITATION) STORM EVENTS. THE MAINTENANCE AND REPAIR SHALL BE COMPLETED IN A TIMELY MANNER. SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THEY REACH HALF THE BMP HEIGHT OR IMPACT THE FUNCTION OF THE BMP.

NO.	REVISION	BY	DATE

Kimley»Horn
KIMLEY–HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464–2514

DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 5/21/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
GENERAL NOTES

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EROSION CONTROL NOTES (CONT.):

6. SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING AND PERIMETER SILT FENCING. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE MULCHED AND SEEDED WITH A GRASS COVER WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION.

7. THE CONTRACTOR SHALL INSURE ALL LOADS OF CUT AND FILL SOILS IMPORTED TO OR EXPORTED FROM THE SITE ARE PROPERLY LOADED AND COVERED TO PREVENT LOSS DURING TRANSPORT.

8. THE CONTRACTOR SHALL REMOVE SEDIMENT, MUD, AND CONSTRUCTION DEBRIS RESULTING FROM THIS PROJECT FROM FLOW LINES AND PAVEMENT OF PUBLIC STREETS IN A TIMELY MANNER.

9. SOILS EXPOSED DURING LAND DISTURBING ACTIVITY SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISCING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION OR OTHER PERMANENT EROSION CONTROL IS IN PLACE. NO SOILS SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL IS INSTALLED UNLESS OTHERWISE APPROVED.

10. VEHICLE TRACKING CONTROL, INLET/OUTLET, ROCK SOCK, AND SILT FENCE PROTECTION WILL BE USED TO CONTROL EROSION DURING CONSTRUCTION.

11. ALL TEMPORARY SEDIMENT CONTROLS WILL BE REMOVED WITHIN 30 DAYS AFTER THE FINAL STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, WHICHEVER COMES FIRST.

12. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHENEVER POSSIBLE. EXPOSURE OF SOIL TO EROSION FROM REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.

13. USE CURRENT CDOT/UDFCD STANDARD DETAILS.

STREET EXCAVATION NOTES:

1. WHERE IT IS REQUIRED TO CUT EXISTING PAVEMENT, THE CUTTING SHALL BE DONE TO A NEAT WORK LINE FULL DEPTH WITH A CONCRETE–CUTTING SAW OR OTHER METHOD AS APPROVED BY THE TOWN. PAVEMENT SHALL ONLY BE OPEN CUT WHEN APPROVED BY THE TOWN. ALL SAW WATER SLURRY SHALL BE PROPERLY CONTAINED USING APPROPRIATE BMP'S, AND IS PROHIBITED FROM ENTERING ANY STORM DRAINS. SAW WATER SLURRY SHALL BE REMOVED FROM IMPERVIOUS SURFACES AS WORK PROGRESSES.

2. ALL PAVEMENT CUTS AND EXPLORATORY POTHOLES SHALL BE REPAIRED AS REQUIRED BY THE TOWN.

3. EXISTING ASPHALT PAVEMENT SHALL BE REMOVED AS INDICATED IN THE PLANS OR DESIGNATED BY THE ENGINEER.

4. ALL REMOVALS THAT ARE NOT SALVAGEABLE SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE INDICATED ON THE PLANS AND PROJECT SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISPOSAL COSTS.

5. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF THE WORKERS AND PUBLIC PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION".

6. ALL EXCAVATIONS IN EXISTING STREETS SHALL BE BACKFILLED WITH APPROVED CDOT FLOWABLE FILL FROM BEDDING MATERIAL TO FINISH SUBGRADE ELEVATION.

7. APPROPRIATE STREET PLATES SHALL BE USED OVER FLOW FILLED TRENCH EXCAVATIONS UNTIL THE FLOW FILL HAS ADEQUATELY CURED TO SUPPORT TRAFFIC LOADING AND PATCHING.

8. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL PROPERLY BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE.

9. ALL CONCRETE AND ASPHALT MIXTURE DESIGNS SHALL BE APPROVED BY SUPERIOR PRIOR TO PLACEMENT OF CONCRETE AND ASPHALT.

10. PATCHING SHALL BE TO THE DEPTH OF THE SURROUNDING EXISTING PAVEMENT PLUS 1 INCH, OR TO THE DEPTH SHOWN IN THE LIFT DETAIL AS DIRECTED BY THE ENGINEER. THE TOP LIFT MUST UTILIZE HMA (GRADING SX)(75)(PG 64–22) OR APPROVED ALTERNATE. THE THICKNESS OF SUBSEQUENT LIFTS MUST BE EQUAL TO OR GREATER THAN THE LIFT DIRECTLY ABOVE. THE LOWER LIFTS MAY UTILIZE HMA (GRADING S OR SG)(75)(PG 64–22) OR APPROVED ALTERNATE.

11. A TACK COAT SHALL BE PLACED TO THE VERTICAL EDGES OF EXISTING ASPHALT PRIOR TO THE PLACEMENT OF LIFTS OF HMA.

12. BEFORE PLACEMENT OF THE TACK COAT, THE CONTRACTOR SHALL CLEAN THE ROADWAY AS DIRECTED BY THE ENGINEER.

13. FINISH TOP LIFT SHALL MEET SURFACE TOLERANCE REQUIREMENTS OF 3/16 INCH AS MEASURED WITH A 10 FOOT STRAIGHT EDGE. SURFACE EXCEEDING 3/16 INCH SHALL BE CORRECTED PRIOR TO FINAL COMPACTION.

14. IMMEDIATELY AFTER FINISH ROLLING THE HMA PATCH, THE EDGES SHALL RECEIVE AN APPLICATION OF CSS1–H TACK EXTENDING A MINIMUM OF 6 INCHES EITHER SIDE OF THE JOINT (PICTURE FRAME). APPLICATION OF CSS1–H SHALL OCCUR BEFORE THE HMA TEMPERATURE DROPS BELOW 175 DEGREES.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF ALL VALVES AND MANHOLE RIMS THAT ARE NOT SPECIFIED TO BE ADJUSTED BY THE INDIVIDUAL UTILITY COMPANY, TO FINAL STREET GRADE.

REUSE IRRIGATION NOTES:

1. IRRIGATION MAINS SHALL BE PURPLE AND SHALL CONFORM WITH AWWA C900, ONE HUNDRED AND FIFTY (150) MINIMUM PRESSURE CLASS (FOR TWELVE INCH (12") AND SMALLER PVC IRRIGATION MAINS). THE PURPLE COLOR SHALL BE A FACTORY PIGMENT OF THE PVC MATERIAL, AND PAINTING OF THE PIPE MATERIAL IS NOT ACCEPTABLE.

2. ALL IRRIGATION MAINS SHALL BE INSTALLED WITH WARNING TAPES OR WITH THE WARNING PRINTED DIRECTLY ONTO THE IRRIGATION MAIN AND 10GA COATED COPPER TRACER WIRE. ALL SPLICES IN TRACER WIRE SHALL UTILIZE DBY–6 DIRECT BURY CONNECTORS. WARNING TAPES SHALL BE INSTALLED DIRECTLY ON TOP OF THE IRRIGATION MAIN LONGITUDINALLY AND SHALL BE CENTERED. THE TRACER WIRE SHALL BE TAPED TO THE PVC LINE. ACCEPTABLE TAPE OR PRINTING DIRECTLY ON THE IRRIGATION MAIN SHALL STATE: "NON–POTABLE LINE – DO NOT DRINK."

3. STANDARD PIPE LENGTHS SHALL BE 20 FEET ALL SIZES. RANDOM LENGTHS SHALL NOT BE PERMITTED.

4. INSTALL MECHANICAL JOINT RESTRAINTS AT ALL BENDS, STUBS, TEES, VALVES, BLOW–OFFS, PLUGS AND OTHER APPROPRIATE APPURTENANCES IN WATER LINES IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR WORKING PRESSURE, SOILS TYPE, AND PIPE TYPE.

5. ALL PIPE SHALL BE SUITABLE FOR USE AS A PRESSURE CONDUIT. PROVISIONS MUST BE MADE FOR EXPANSION AND CONTRACTION AT EACH JOINT WITH A RUBBER RING. THE BELL SHALL CONSIST OF INTEGRAL WALL SECTION WITH A SOLID CROSS SECTION RUBBER RING WHICH MEETS THE REQUIREMENTS OF AWWA SPECIFICATION C915.

6. EACH LENGTH OF PIPE SHALL BEAR THE DATE OF MANUFACTURER, TYPE, GRADE, LENGTH, MANUFACTURERS NAME, AND AN NSF SEAL OF APPROVAL.

7. PIPE JOINS SHALL BE MADE USING INTEGRAL BELL WITH AN ELASTOMERIC GASKET PUSH ON TYPE JOINT OR USING MACHINED COUPLINGS OF A SLEEVE TYPE WITH RUBBER RING GASKETS AND MACHINED PIPE ENDS TO FORM PUSH ON TYPE JOINT.

8. THE MANUFACTURER SHALL FURNISH A CERTIFIED STATEMENT THAT ALL OF THE SPECIFIED TEST AND INSPECTIONS HAVE BEEN MADE AND THE RESULTS THEREOF COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE STANDARDS HEREIN SPECIFIED. A COPY OF THE CERTIFICATION WILL BE SENT TO THE TOWN OF SUPERIOR UPON REQUEST.

9. CONTRACTOR SHALL VERIFY THE PIPE MATERIAL AND SIZE PRIOR TO CONSTRUCTION OF THE WATER LINE WHERE TAPS OR TIE–INS ARE TO BE MADE.

10. VALVE SHALL BE PROVIDED WITH A CAST IRON VALVE BOX AND TRIANGULAR COVER (CASTINGS INC. MODEL 4TCI–17–S). VALVE BOXES SHALL ALLOW FOR AT LEAST THREE INCHES (3") OF ADDITIONAL EXTENSION ABOVE THE LEVEL REQUIRED FOR FINAL GRADE AT THE TIME OF INSTALLATION. ALL VALVE BOXES SHALL BE WRAPPED WITH 8 MIL MINIMUM THICKNESS POLYETHYLENE MATERIAL AND TAPED SECURE IN ACCORDANCE WITH AWWA STANDARDS C105.

11. NO BENDING OF THE PIPE IS PERMITTED FOR INSTALLATIONS REQUIRED ALONG A RADIUS. HIGH DEFLECTION STOP COUPLINGS SHALL BE USED TO DEVELOP THE REQUIRED CURVATURE.

12. THE CONTRACTOR IS TO SCHEDULE WITH THE GEOTECHNICAL ENGINEER FOR SCHEDULED TESTING.

13. ALL WORK, INCLUDING CORRECTION WORK SHALL BE INSPECTED BY A TOWN OF SUPERIOR REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO.

STORM SEWER NOTES:

14. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

15. NO BEDDING MATERIAL SHALL BE PLACED ABOVE THE SPRINGLINE OF THE PIPE UNTIL A TOWN OF SUPERIOR REPRESENTATIVE HAS AUTHORIZED BACKFILLING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE TOWN OF SUPERIOR 48 HOURS IN ADVANCE OF BACKFILL OPERATIONS SO A TOWN REPRESENTATIVE MAY INSPECT THE PIPE AND BALANCE OF BEDDING MATERIAL PLACEMENT PRIOR TO BACKFILLING. BEDDING MATERIAL SHALL BE PLACED ACROSS THE ENTIRE WITH OF THE TRENCH. STACKING OR PILING OF BEDDING WILL NOT BE ACCEPTED.

16. SEWER MAINS ABOVE OR LESS THAN 1.5 FEET MEASURED O.D. TO O.D. FROM WATER MAIN SHALL BE ENCASED IN CONCRETE.

17. ALL BURIED VALVES AND FITTINGS SHALL BE PROTECTED BY WAX TAPE PRIMER AND #1 WAX TAPE BY TRENTON CORPORATION, OR APPROVED EQUAL.

18. IN ADDITION TO THE REQUIRED WAX TAPE AND POLY WRAPPING OF ALL DIP, FITTINGS, ETC., ALL BOLTS FOR MECHANICAL JOINTS AND JOINT RESTRAINTS SHALL BE PROVIDED CATHODIC PROTECTION USING ZINC CAPS AS MANUFACTURED BY MARS COMPANY, OR APPROVED EQUAL.

19. NO TESTING OF WATER LINES SHALL OCCUR UNTIL ALL BACKFILL TEST REPORTS HAVE BEEN SUBMITTED TO THE TOWN OF SUPERIOR AND APPROVED.

20. ALL FINISHED WATER MAINS, AFTER REACTION BLOCKING IS IN PLACE, SHALL BE PRESSURE AND LEAKAGE TESTED AT NOT LESS THAN ONE HUNDRED AND FIFTY (150) PSI.

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 OF SUPERIOR PUBLIC WORKS 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 WATER, REUSE WATER, STORM AND SANITARY SEWER FACILITIES. THE TOWN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PRIVATE DRIVE, CURB AND GUTTER OR LANDSCAPING DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.

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11800 RIDGE PARKWAY SUITE 200
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ABBREVIATIONS:

℄	BASELINE
BP	BEGIN POINT
℄	CENTERLINE
CONC	CONCRETE
C&G	CURB AND GUTTER
CR	CURB RETURN
DIA.	DIAMETER
DTL	DETAIL
EL	ELEVATION
EG	EXISTING GROUND
EP	END POINT
ESMT	EASEMENT
ETW	EDGE OF TRAVELED WAY
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
HCL	HORIZONTAL CONTROL LINE
LF	LINEAR FOOT/FEET
LOD	LIMITS OF DISTURBANCE
LT	LEFT
ME	MATCH EXISTING
NO	NUMBER
NTS	NOT TO SCALE
OFF	OFFSET
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PCR	POINT OF CURB RETURN
PGL	PROFILE GRADE LINE
PGP	PROFILE GRADE POINT
PRC	POINT OF REVERSE CURVE
PROP	PROPOSED
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RD	ROAD
RT	RIGHT
ROW	RIGHT OF WAY
SF	SQUARE FEET
SNS	STREET NAME SIGN
SSD	STOPPING SIGHT DISTANCE
STA	STATION
STD	STANDARD
SWK	SIDEWALK
SY	SQUARE YARDS
TC	TOP OF CURB
TYP	TYPICAL
UE	UTILITY EASEMENT
UTIL	UTILITY
VAR	VARIES
VC	VERTICAL CURVE
VPC	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY

LEGEND:

	EXISTING RIGHT OF WAY
W W	EXISTING WATER LINE
W G W	EXISTING GAS LINE
UE UE	EXISTING UNDERGROUND ELECTRIC
IR IR IR IR	EXISTING IRRIGATION LINE
W SS W	EXISTING SANITARY SEWER LINE
WV	EXISTING WATER METER/VALVE
	EXISTING IRRIGATION BOX
S	EXISTING SANITARY MANHOLE
E	EXISTING ELECTRIC BOX
LP	EXISTING STREET LIGHT
	EXISTING TREES
	EXISTING BUSH
	PROPOSED SIGN

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CONTRACT ITEM NO.	CONTRACT ITEM	UNIT	ROCK CREEK PKWY		ROAD/BID 2		ROAD/BID 2		PROJECT TOTALS		NOTES
			PLAN	AS CONST.	PLAN	AS CONST.	PLAN	AS CONST.	PLAN	AS CONST.	
1	MOBILIZATION	LS	1						1		
2	SOILS AND CONCRETE TESTING	LS	1						1		
3	SEDIMENT AND EROSION CONTROL	LS	1						1		
4	CONSTRUCTION SURVEY	LS	1						1		
5	LANDSCAPE RESTORATION	LS	1						1		
6	UNFORSEEN UTILITY CONFLICT ALLOWANCE	LS	1						1		
7	CLEARING AND GRUBBING	LS	1						1		
8	REMOVAL OF ASPHALT MAT (FULL DEPTH)	SY	3928						3928		
9	REMOVAL OF ASPHALT MAT (PLANING)(4")	SY	16821						16821		
10	REMOVAL OF SIGN POST	EA	7						7		
11	REMOVAL OF CONCRETE MEDIAN COVER MATERIAL	SY	55						55		
12	REMOVAL OF MEDIAN LANDSCAPE ROCK	SY	175						175		
13	REMOVAL OF FLEX POSTS	EA	24						24		
14	REMOVAL OF INLET	EA	2						2		
15	REMOVAL OF PIPE	LF	3						3		
16	REMOVAL OF PAVEMENT MARKINGS	SF	311						311		
17	REMOVAL OF PUSH BUTTON	EA	1						1		
18	ADJUST MANHOLE	EA	6						6		
19	ADJUST VALVE BOX	EA	4						4		
20	RESET FIRE HYDRANT	EA	1						1		
21	RESET LIGHT STANDARD	EA	4						4		
22	12 INCHES OF CHEMICALLY STABILIZED CONCRETE BASECOURSE	CY	980						980		
23	REMOVAL OF CONCRETE SIDEWALK	SY	451						451		
24	REMOVAL OF CURB & GUTTER	LF	1495						1495		
25	RESET SIGN PANEL	EA	14						14		
26	18-INCH REINFORCED CONCRETE PIPE	LF	7						7		
27	MANHOLE BOX BASE (5 FOOT) WITH 4 FOOT MANHOLE	EA	1						1		
28	INLET TYPE R L 5 (5 FOOT)	EA	2						2		
29	2 INCH ELECTRICAL CONDUIT	LF	20						20		
30	WIRING	LS	1						1		
31	SIGN PANEL (CLASS I)	SF	203						203		
32	FLASHING BEACON	EA	5						5		
33	STEEL SIGN POST (2X2 INCH TUBING)	LF	189						189		
34	PEDESTRIAN PUSH BUTTON POST	EA	1						1		
35	THERMOPLASTIC PAVEMENT MARKING	SF	2140						2140		
36	EPOXY PAVEMENT MARKING	GAL	46						46		
37	TRAFFIC AND PEDESTRIAN CONTROL	LS	1						1		
38	CONCRETE SIDEWALK (6 INCH)	SY	329						329		
39	CONCRETE CURB RAMP	SY	169						169		
40	VERTICAL CURB & GUTTER	LF	1087						1087		
41	MEDIAN CURB & GUTTER	LF	793						793		
42	2" CURB	LF	1042						1042		
43	CONCRETE TRUCK APRON	LF	91						91		
44	CONCRETE MEDIAN COVER	SY	1155						1155		
45	HOT MIX ASPHALT (GRADING S)(75)(64-22)	TON	4000						4000		
46	HOT MIX ASPHALT (GRADING SX)(75)(64-22)	TON	3200						3200		
47	ROCK MULCH	SY	721						721		
48	BLUE FESCUE (ORNAMENTAL GRASS)	EA	25						25		
49	DOGWOOD (DECIDOUS SHRUB)	EA	10						10		

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TOWN OF SUPERIOR
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SUMMARY OF APPROXIMATE QUANTITIES

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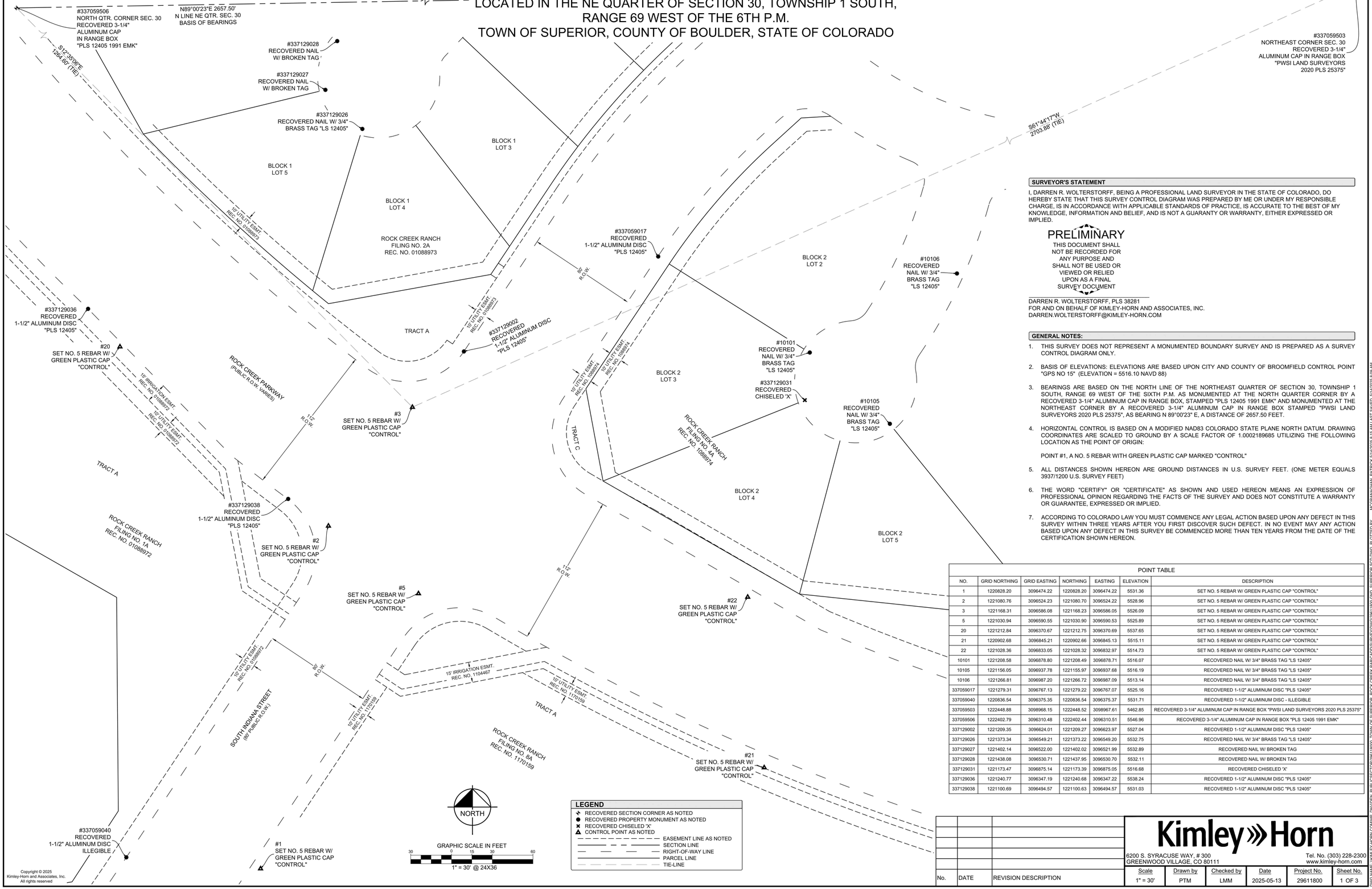
SURVEY CONTROL DIAGRAM

LOCATED IN THE NE QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO



LEGEND

- RECOVERED SECTION CORNER AS NOTED
- RECOVERED PROPERTY MONUMENT AS NOTED
- RECOVERED CHISELED 'X'
- CONTROL POINT AS NOTED
- EASEMENT LINE AS NOTED
- SECTION LINE
- RIGHT-OF-WAY LINE
- PARCEL LINE
- TIE-LINE

SURVEYOR'S STATEMENT

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SURVEY CONTROL DIAGRAM WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

GENERAL NOTES:

1. THIS SURVEY DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY AND IS PREPARED AS A SURVEY CONTROL DIAGRAM ONLY.
2. BASIS OF ELEVATIONS: ELEVATIONS ARE BASED UPON CITY AND COUNTY OF BROOMFIELD CONTROL POINT "GPS NO 15" (ELEVATION = 5516.10 NAVD 88)
3. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M. AS MONUMENTED AT THE NORTH QUARTER CORNER BY A RECOVERED 3-1/4" ALUMINUM CAP IN RANGE BOX, STAMPED "PLS 12405 1991 EMK" AND MONUMENTED AT THE NORTHEAST CORNER BY A RECOVERED 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "PWSI LAND SURVEYORS 2020 PLS 25375", AS BEARING N 89°00'23" E, A DISTANCE OF 2657.50 FEET.
4. HORIZONTAL CONTROL IS BASED ON A MODIFIED NAD83 COLORADO STATE PLANE NORTH DATUM. DRAWING COORDINATES ARE SCALED TO GROUND BY A SCALE FACTOR OF 1.0002189685 UTILIZING THE FOLLOWING LOCATION AS THE POINT OF ORIGIN:

   POINT #1, A NO. 5 REBAR WITH GREEN PLASTIC CAP MARKED "CONTROL"
5. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET. (ONE METER EQUALS 3937/1200 U.S. SURVEY FEET)
6. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

POINT TABLE

NO.	GRID NORTHING	GRID EASTING	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1220828.20	3096474.22	1220828.20	3096474.22	5531.36	SET NO. 5 REBAR W/ GREEN PLASTIC CAP "CONTROL"
2	1221080.76	3096524.23	1221080.70	3096524.22	5528.96	SET NO. 5 REBAR W/ GREEN PLASTIC CAP "CONTROL"
3	1221168.31	3096586.08	1221168.23	3096586.05	5526.09	SET NO. 5 REBAR W/ GREEN PLASTIC CAP "CONTROL"
5	1221030.94	3096590.55	1221030.90	3096590.53	5525.89	SET NO. 5 REBAR W/ GREEN PLASTIC CAP "CONTROL"
20	1221212.84	3096370.67	1221212.75	3096370.69	5537.65	SET NO. 5 REBAR W/ GREEN PLASTIC CAP "CONTROL"
21	1220902.68	3096845.21	1220902.66	3096845.13	5515.11	SET NO. 5 REBAR W/ GREEN PLASTIC CAP "CONTROL"
22	1221028.36	3096833.05	1221028.32	3096832.97	5514.73	SET NO. 5 REBAR W/ GREEN PLASTIC CAP "CONTROL"
10101	1221208.58	3096878.80	1221208.49	3096878.71	5516.07	RECOVERED NAIL W/ 3/4" BRASS TAG "LS 12405"
10105	1221156.05	3096937.78	1221155.97	3096937.68	5516.19	RECOVERED NAIL W/ 3/4" BRASS TAG "LS 12405"
10106	1221266.81	3096987.20	1221266.72	3096987.09	5513.14	RECOVERED NAIL W/ 3/4" BRASS TAG "LS 12405"
337059017	1221279.31	3096767.13	1221279.22	3096767.07	5525.16	RECOVERED 1-1/2" ALUMINUM DISC "PLS 12405"
337059040	1220836.54	3096375.35	1220836.54	3096375.37	5531.71	RECOVERED 1-1/2" ALUMINUM DISC - ILLEGIBLE
337059503	1222448.88	3098968.15	1222448.52	3098967.61	5462.85	RECOVERED 3-1/4" ALUMINUM CAP IN RANGE BOX "PWSI LAND SURVEYORS 2020 PLS 25375"
337059506	1222402.79	3096310.48	1222402.44	3096310.51	5546.96	RECOVERED 3-1/4" ALUMINUM CAP IN RANGE BOX "PLS 12405 1991 EMK"
337129002	1221209.35	3096624.01	1221209.27	3096623.97	5527.04	RECOVERED 1-1/2" ALUMINUM DISC "PLS 12405"
337129026	1221373.34	3096549.21	1221373.22	3096549.20	5532.75	RECOVERED NAIL W/ 3/4" BRASS TAG "LS 12405"
337129027	1221402.14	3096522.00	1221402.02	3096521.99	5532.89	RECOVERED NAIL W/ BROKEN TAG
337129028	1221438.08	3096530.71	1221437.95	3096530.70	5532.11	RECOVERED NAIL W/ BROKEN TAG
337129031	1221173.47	3096875.14	1221173.39	3096875.05	5516.68	RECOVERED CHISELED 'X'
337129036	1221240.77	3096347.19	1221240.68	3096347.22	5538.24	RECOVERED 1-1/2" ALUMINUM DISC "PLS 12405"
337129038	1221100.69	3096494.57	1221100.63	3096494.57	5531.03	RECOVERED 1-1/2" ALUMINUM DISC "PLS 12405"

No.	DATE	REVISION DESCRIPTION

Kimley»Horn
6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111
Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	PTM	LMM	2025-05-13	29611800	1 OF 3

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DWG NAME: K:\KIMLEY-HORN.COM\AP_DNV\DEN_PUBLIC\SECT\DR\29611800_TOWN OF SUPERIOR_ROCK CREEK RANCH\CADD\SURVEY\DWG\SR11800.DWG, SUPERIOR SCALING PLOTTED BY: MCGRAW-DANA, PATRICK 5/14/2025 8:15 AM LAST SAVED: 5/14/2025 8:09 AM

SURVEY CONTROL DIAGRAM

LOCATED IN THE NE QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

LEGEND

- RECOVERED SECTION CORNER AS NOTED
- RECOVERED PROPERTY MONUMENT AS NOTED
- RECOVERED CHISELED 'X'
- CONTROL POINT AS NOTED
- EASEMENT LINE AS NOTED
- SECTION LINE
- RIGHT-OF-WAY LINE
- PARCEL LINE
- TIE-LINE

#337059506
NORTH QTR. CORNER SEC. 30
RECOVERED 3-1/4"
ALUMINUM CAP
IN RANGE BOX
"PLS 12405 1991 EMK"

N89°00'23"E 2657.50'
N LINE NE QTR. SEC. 30
BASIS OF BEARINGS

S44°27'02"E
2234.96' (TIE)

#337059503
NORTHEAST CORNER SEC. 30
RECOVERED 3-1/4"
ALUMINUM CAP IN RANGE BOX
"PWSI LAND SURVEYORS
2020 PLS 25375"

S33°37'57"W
1971.54' (TIE)

#337129138
RECOVERED
NAIL W/ 3/4"
BRASS TAG
"LS 12405"

#337129139
RECOVERED
NAIL W/
BROKEN TAG

#10114
RECOVERED
NAIL W/ 3/4"
BRASS TAG
"LS 12405"

#10120
RECOVERED
NAIL W/
BROKEN TAG

#10119
RECOVERED
NAIL W/ TAG
"2229"

#10118
RECOVERED
NAIL W/ TAG
"LS 12405"

#337129092
RECOVERED
NO. 5 REBAR

#10126
RECOVERED
NAIL W/ 3/4"
BRASS TAG
"PLS 34593"

#16
SET NO. 5 REBAR W/
GREEN PLASTIC CAP
"CONTROL"

#11
SET NO. 5 REBAR W/
GREEN PLASTIC CAP
"CONTROL"

#8
SET NO. 5 REBAR W/
GREEN PLASTIC CAP
"CONTROL"

#15
SET NO. 5 REBAR W/
GREEN PLASTIC CAP
"CONTROL"

#12
SET NO. 5 REBAR W/
GREEN PLASTIC CAP
"CONTROL"

#7
SET NO. 5 REBAR W/
GREEN PLASTIC CAP
"CONTROL"

#6
SET NO. 5 REBAR W/
GREEN PLASTIC CAP
"CONTROL"

#14
SET NO. 5 REBAR W/
GREEN PLASTIC CAP
"CONTROL"

#13
SET NO. 5 REBAR W/
GREEN PLASTIC CAP
"CONTROL"

BLOCK 2 LOT 21
BLOCK 2 LOT 22
BLOCK 2 LOT 27
BLOCK 2 LOT 28
BLOCK 2 LOT 29
BLOCK 2 LOT 30
BLOCK 3 LOT 10
BLOCK 3 LOT 9
BLOCK 3 LOT 8
BLOCK 3 LOT 1
BLOCK 7 LOT 1
BLOCK 6 LOT 6
BLOCK 6 LOT 5
BLOCK 6 LOT 4
BLOCK 6 LOT 3
BLOCK 6 LOT 2
BLOCK 6 LOT 1
BLOCK 2 LOT 8
BLOCK 2 LOT 7
BLOCK 2 LOT 6
BLOCK 2 LOT 5
BLOCK 2 LOT 9

TRACT A
TRACT B
TRACT C

ROCK CREEK PARKWAY
(PUBLIC R.O.W. VARIES)

COAL CREEK DRIVE
(PUBLIC R.O.W. VARIES)

ROCK CREEK RANCH
FILING NO. 8A
REC. NO. 1170159

ROCK CREEK RANCH
FILING NO. 6A
REC. NO. 1122470

ROCK CREEK RANCH
FILING NO. 9A
REC. NO. 1170161

100' R.O.W.
112' R.O.W.
80' R.O.W.
60' R.O.W.

10' UTILITY ESMT. REC. NO. 1088974
15' UTILITY ESMT. REC. NO. 1088974
10' UTILITY ESMT. REC. NO. 1170159
15' IRRIGATION ESMT. REC. NO. 1104467
10' UTILITY & DRAINAGE ESMT. REC. NO. 1122470
10' UTILITY ESMT. REC. NO. 1122470
30' WATER ESMT. REC. NO. 1122
10' UTILITY ESMT. REC. NO. 1170161
15' UTILITY ESMT. REC. NO. 1170161
8' UTILITY ESMT. REC. NO. 1170159
8' UTILITY ESMT. REC. NO. 1170161

MATCH LINE - SEE SHEET 3

POINT TABLE						
NO.	GRID NORTHING	GRID EASTING	NORTHING	EASTING	ELEVATION	DESCRIPTION
6	1220677.61	3097865.79	1220677.64	3097865.48	5471.55	SET NO. 5 REBAR W/ GREEN PLASTIC CAP "CONTROL"
7	1220681.55	3097937.81	1220681.58	3097937.49	5468.96	SET NO. 5 REBAR W/ GREEN PLASTIC CAP "CONTROL"
8	1220807.00	3097875.95	1220807.00	3097875.64	5474.41	SET NO. 5 REBAR W/ GREEN PLASTIC CAP "CONTROL"
11	1220770.67	3097383.73	1220770.68	3097383.53	5492.61	SET NO. 5 REBAR W/ GREEN PLASTIC CAP "CONTROL"
12	1220690.62	3097846.34	1220690.65	3097846.04	5472.97	SET NO. 5 REBAR W/ GREEN PLASTIC CAP "CONTROL"
13	1220611.78	3098215.25	1220611.83	3098214.87	5457.91	SET NO. 5 REBAR W/ GREEN PLASTIC CAP "CONTROL"
14	1220695.65	3098277.59	1220695.68	3098277.19	5459.26	SET NO. 5 REBAR W/ GREEN PLASTIC CAP "CONTROL"
15	1220802.27	3097973.49	1220802.27	3097973.16	5471.97	SET NO. 5 REBAR W/ GREEN PLASTIC CAP "CONTROL"
16	1220838.49	3097600.50	1220838.48	3097600.25	5483.87	SET NO. 5 REBAR W/ GREEN PLASTIC CAP "CONTROL"
10114	1220982.21	3097775.69	1220982.17	3097775.40	5483.29	RECOVERED NAIL W/ 3/4" BRASS TAG "LS 12405"
10118	1220882.41	3098193.31	1220882.40	3098192.93	5464.68	RECOVERED NAIL W/ 3/4" BRASS TAG "LS 12405"
10119	1220904.89	3098217.03	1220904.88	3098216.65	5464.51	RECOVERED NAIL W/ TAG "2229"
10120	1220969.90	3098222.30	1220969.87	3098221.91	5464.05	RECOVERED NAIL W/ BROKEN TAG
10126	1220573.55	3097661.35	1220573.60	3097661.09	5475.14	RECOVERED NAIL W/ 3/4" BRASS TAG "PLS 34593"
337059503	1222448.88	3098968.15	1222448.52	3098967.61	5462.85	RECOVERED 3-1/4" ALUMINUM CAP IN RANGE BOX "PWSI LAND SURVEYORS 2020 PLS 25375"
337059506	1222402.79	3096310.48	1222402.44	3096310.51	5546.96	RECOVERED 3-1/4" ALUMINUM CAP IN RANGE BOX "PLS 12405 1991 EMK"
337129092	1220847.22	3097890.92	1220847.22	3097890.61	5474.79	RECOVERED NO. 5 REBAR
337129139	1220975.24	3097711.19	1220975.21	3097710.92	5483.51	RECOVERED NAIL W/ BROKEN TAG

NORTH

GRAPHIC SCALE IN FEET
30 0 15 30 60
1" = 30' @ 24X36

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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No.	DATE	REVISION DESCRIPTION

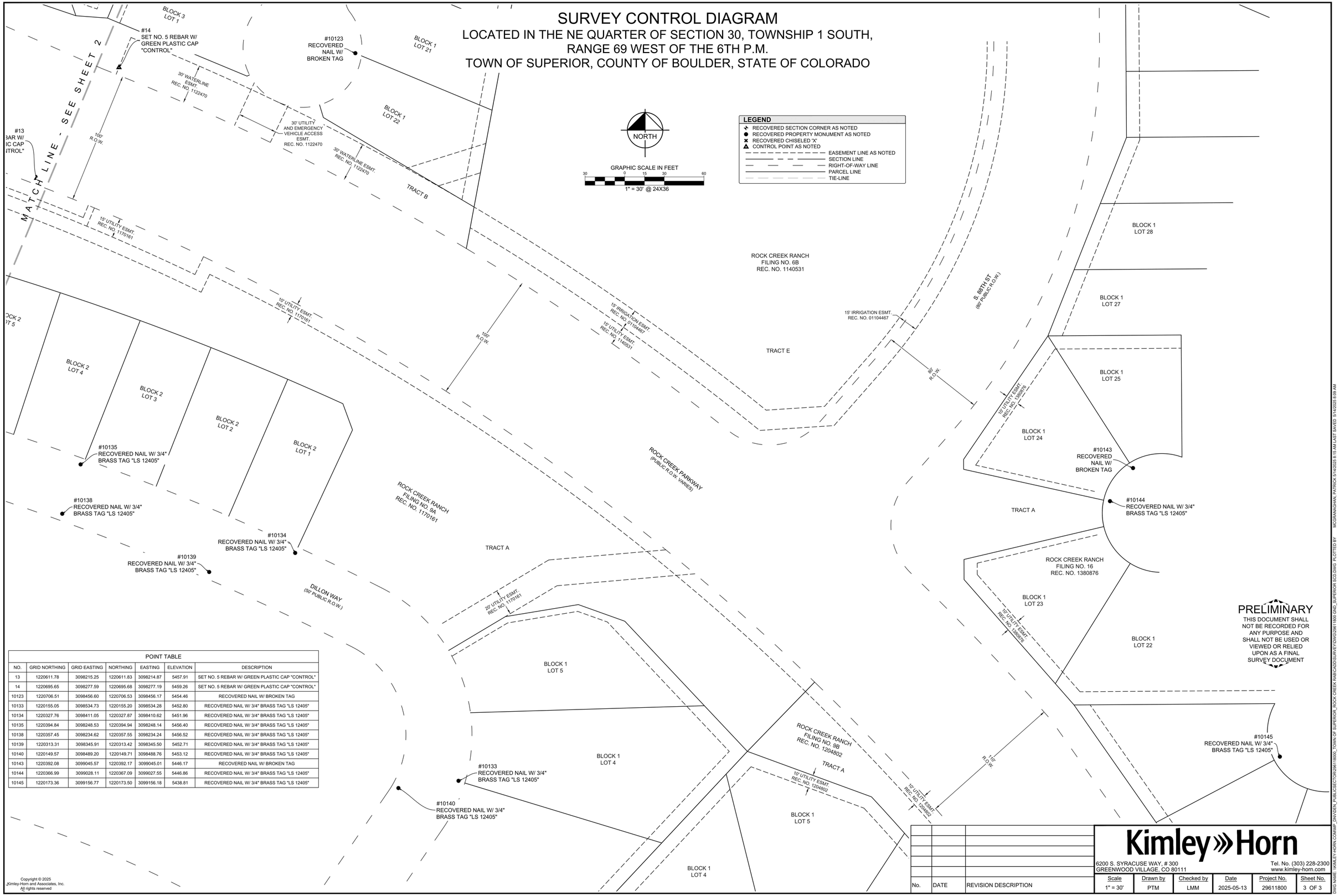
Kimley»Horn
6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111
Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	PTM	LMM	2025-05-13	29611800	2 OF 3

DWG NAME: KIMLEY-HORN.COM\AP_DNV\DEN_PUBLIC\SECTOR\29611800_TOWN OF SUPERIOR_ROCK CREEK RANCH\CAD\SURVEY\DWG\29611800 CNTRL SUPERIOR SCD.DWG PLOTTED BY: MCGRAHANAN, PATRICK 5/14/2025 8:15 AM LAST SAVED: 5/14/2025 8:09 AM

SURVEY CONTROL DIAGRAM

LOCATED IN THE NE QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO



POINT TABLE						
NO.	GRID NORTHING	GRID EASTING	NORTHING	EASTING	ELEVATION	DESCRIPTION
13	1220611.78	3098215.25	1220611.83	3098214.87	5457.91	SET NO. 5 REBAR W/ GREEN PLASTIC CAP "CONTROL"
14	1220695.65	3098277.59	1220695.68	3098277.19	5459.26	SET NO. 5 REBAR W/ GREEN PLASTIC CAP "CONTROL"
10123	1220706.51	3098456.60	1220706.53	3098456.17	5454.46	RECOVERED NAIL W/ BROKEN TAG
10133	1220155.05	3098534.73	1220155.20	3098534.28	5452.80	RECOVERED NAIL W/ 3/4" BRASS TAG "LS 12405"
10134	1220327.76	3098411.05	1220327.87	3098410.62	5451.96	RECOVERED NAIL W/ 3/4" BRASS TAG "LS 12405"
10135	1220394.84	3098248.53	1220394.94	3098248.14	5456.40	RECOVERED NAIL W/ 3/4" BRASS TAG "LS 12405"
10138	1220357.45	3098234.62	1220357.55	3098234.24	5456.52	RECOVERED NAIL W/ 3/4" BRASS TAG "LS 12405"
10139	1220313.31	3098345.91	1220313.42	3098345.50	5452.71	RECOVERED NAIL W/ 3/4" BRASS TAG "LS 12405"
10140	1220149.57	3098489.20	1220149.71	3098488.76	5453.12	RECOVERED NAIL W/ 3/4" BRASS TAG "LS 12405"
10143	1220392.08	3099045.57	1220392.17	3099045.01	5446.17	RECOVERED NAIL W/ BROKEN TAG
10144	1220366.99	3099028.11	1220367.09	3099027.55	5446.86	RECOVERED NAIL W/ 3/4" BRASS TAG "LS 12405"
10145	1220173.36	3099156.77	1220173.50	3099156.18	5438.81	RECOVERED NAIL W/ 3/4" BRASS TAG "LS 12405"

PRELIMINARY
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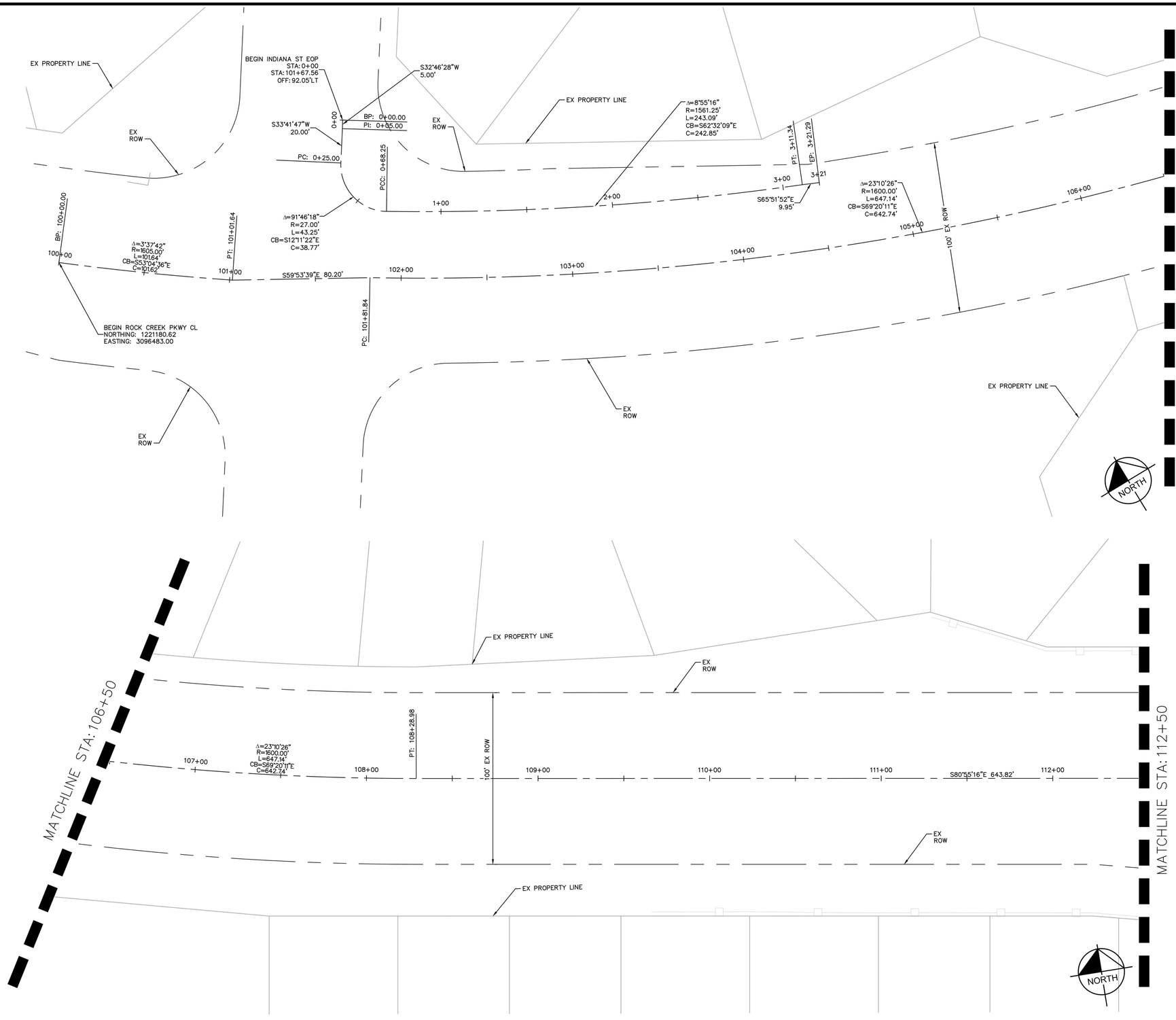
No.	DATE	REVISION DESCRIPTION

Kimley»Horn
6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111
Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	PTM	LMM	2025-05-13	29611800	3 OF 3

DWG NAME: \\KIMLEY-HORN.COM\DP_DNV\DEN_PUBLIC\SECTOR\29611800_TOWN OF SUPERIOR_ROCK CREEK RANCH\CADD\SURVEY\DWG\29611800 CND_SUPERIOR SCD.DWG PLOTTED BY: MCGRANAGHAN, PATRICK 5/14/2025 8:09 AM LAST SAVED: 5/14/2025 8:09 AM



COORDINATE DATUM:

MODIFIED COLORADO STATE PLAN NORTH ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:
PROJECT NORTHING = (STATE PLANE NORTHING X 1.0002189685)
PROJECT EASTING = (STATE PLANE EASTING X 1.0002189685)
POINTS WERE SCALED FROM CPT #1

BENCHMARK

CITY AND COUNTY OF BROOMFIELD CONTROL POINT #15 LOCATED IN THE MEDIAN OF ELDORADO BLVD, APPROXIMATELY 2,000 FEET WEST OF THE INTERSECTION OF ELDORADO BLVD AND INTERLOCKEN LOOP AND APPROXIMATELY 500 FEET WESTERLY OF THE CAMDEN INTERLOCKEN APARTMENTS.
ELEVATION: 5516.10 (NAVD 88)

NOTES

1. THE AREA BETWEEN THE RIGHT OF WAY (ROW) AND PROPERTY LINE IS TOWN OF SUPERIOR OPEN SPACE/GREEN SPACE UNLESS OTHERWISE STATED.

GRAPHIC SCALE IN FEET
0 15 30 60

NO.	REVISION	BY	DATE

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 5/21/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
HORIZONTAL CONTROL

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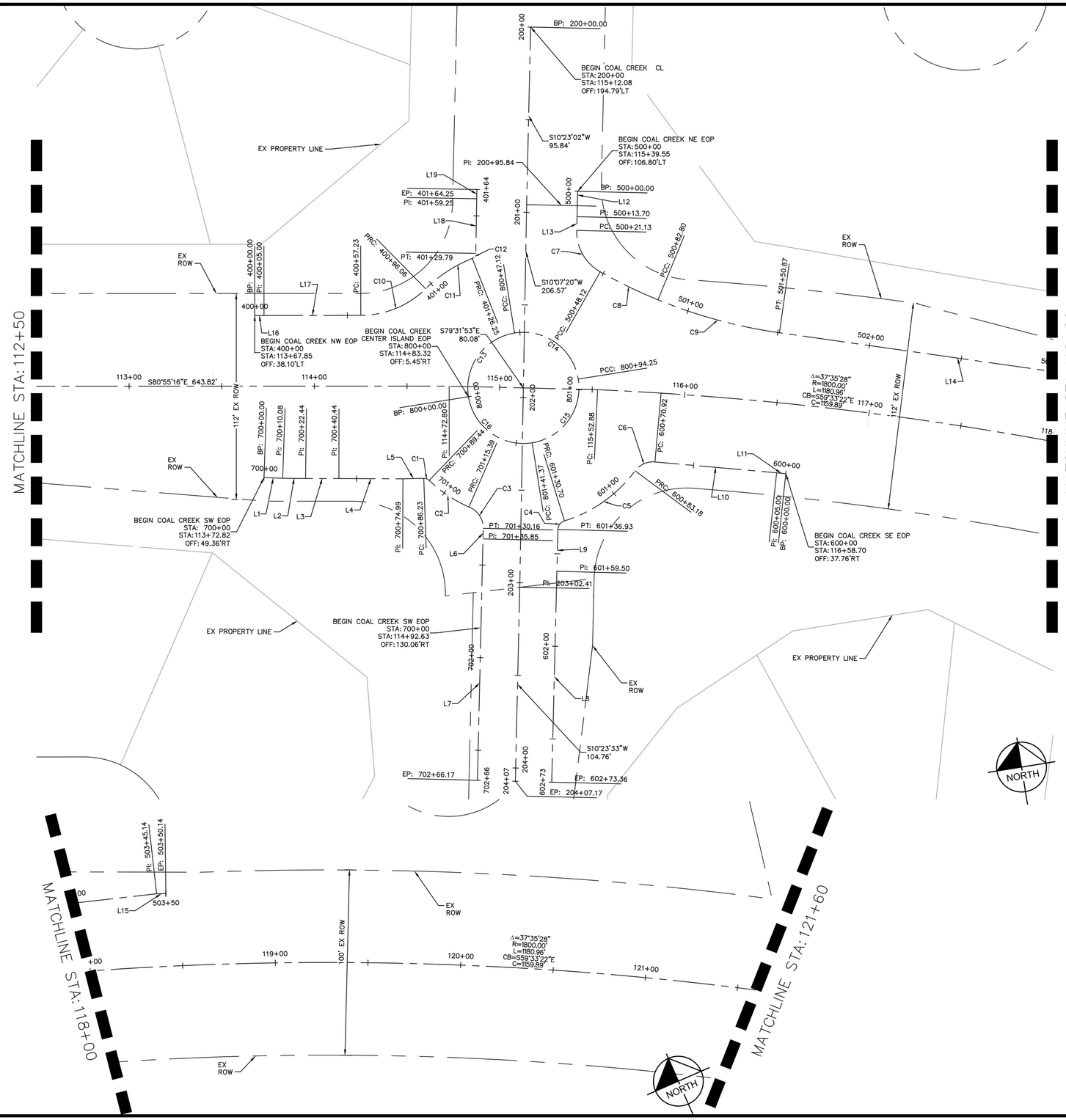
DRAWING NAME
HORIZONTAL CONTROL.dwg

SHEET NO.
11

K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\HORIZONTAL CONTROL.dwg
IKW 5/21/2025 4:07:39 PM



COORDINATE DATUM:

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BENCHMARK

CITY AND COUNTY OF BROOMFIELD CONTROL POINT #15 LOCATED IN THE MEDIAN OF ELDORADO BLVD, APPROXIMATELY 2,000 FEET WEST OF THE INTERSECTION OF ELDORADO BLVD AND INTERLOCKEN LOOP AND APPROXIMATELY 500 FEET WESTERLY OF THE CAMDEN INTERLOCKEN APARTMENTS.
ELEVATION: 5516.10 (NAVD 88)

NOTES

1. THE AREA BETWEEN THE RIGHT OF WAY (ROW) AND PROPERTY LINE IS TOWN OF SUPERIOR OPEN SPACE/GREEN SPACE UNLESS OTHERWISE STATED.

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.08	S78°56'36.92"E
L2	12.36	S80°09'28.75"E
L3	18.00	S80°52'34.08"E
L4	34.55	S80°40'00.41"E
L5	11.24	S82°10'44.04"E
L6	5.69	S10°28'06.54"W
L7	130.32	S10°23'55.99"W
L8	113.86	S10°29'31.14"W
L9	22.57	S10°32'37.33"W
L10	65.92	N75°49'11.91"W
L11	5.00	N74°48'37.27"W
L12	13.70	S10°26'14.43"W
L13	7.43	S10°26'14.43"W
L14	194.27	S72°49'41.78"E
L15	5.00	S67°11'07.88"E
L16	5.00	S81°00'11.89"E
L17	52.23	S81°00'11.89"E
L18	29.46	N10°05'48.16"E
L19	5.00	N10°05'48.16"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	4.00'	3.20'	S59°56'13"E	3.12'	45°53'52"	1.69'
C2	72.92'	25.96'	S47°10'47"E	25.82'	20°23'43"	13.12'
C3	12.03'	14.76'	S24°43'03"E	13.85'	70°18'16"	8.47'
C4	5.00'	6.23'	S46°14'18"W	5.83'	71°23'21"	3.59'
C5	75.00'	47.51'	S63°47'01"W	46.72'	36°17'55"	24.59'
C6	12.00'	12.26'	S74°54'26"W	11.74'	58°32'45"	6.73'
C7	25.00'	26.99'	S20°29'28"E	25.70'	61°51'26"	14.98'
C8	275.00'	34.68'	S55°01'57"E	34.66'	7°13'31"	17.36'
C9	275.00'	68.07'	S65°44'12"E	67.90'	14°10'59"	34.21'
C10	50.00'	38.83'	N76°45'06"E	37.86'	44°29'25"	20.45'
C11	75.00'	30.19'	N66°02'22"E	29.99'	23°03'57"	15.30'
C12	3.00'	3.53'	N43°50'04"E	3.33'	67°28'32"	2.00'
C13	30.00'	47.12'	N45°00'00"E	42.43'	90°00'00"	30.00'
C14	30.00'	47.12'	S45°00'00"E	42.43'	90°00'00"	30.00'
C15	30.00'	47.12'	S45°00'00"W	42.43'	90°00'00"	30.00'
C16	30.00'	47.12'	N45°00'00"W	42.43'	90°00'00"	30.00'

GRAPHIC SCALE IN FEET
0 ## ## ##

NO.	REVISION	BY	DATE

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 5/21/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
HORIZONTAL CONTROL

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Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
HORIZONTAL CONTROL.dwg

SHEET NO.
12

K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\HORIZONTAL CONTROL.dwg

COORDINATE DATUM:

MODIFIED COLORADO STATE PLAN NORTH ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:
PROJECT NORTHING = (STATE PLANE NORTHING X 1.0002189685)
PROJECT EASTING = (STATE PLANE EASTING X 1.0002189685)
POINTS WERE SCALED FROM CPT #1

BENCHMARK

CITY AND COUNTY OF BROOMFIELD CONTROL POINT #15 LOCATED IN THE MEDIAN OF ELDORADO BLVD, APPROXIMATELY 2,000 FEET WEST OF THE INTERSECTION OF ELDORADO BLVD AND INTERLOCKEN LOOP AND APPROXIMATELY 500 FEET WESTERLY OF THE CAMDEN INTERLOCKEN APARTMENTS.
ELEVATION: 5516.10 (NAVD 88)

NOTES

1. THE AREA BETWEEN THE RIGHT OF WAY (ROW) AND PROPERTY LINE IS TOWN OF SUPERIOR OPEN SPACE/GREEN SPACE UNLESS OTHERWISE STATED.



GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

NO.	REVISION	BY	DATE

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 5/21/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
HORIZONTAL CONTROL

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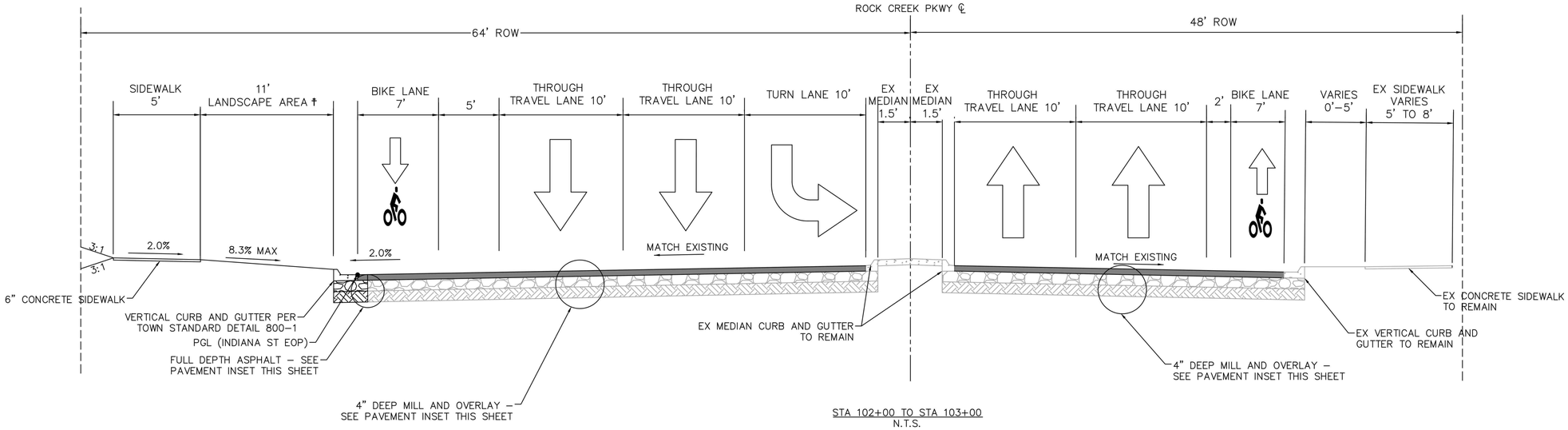
Kimley-Horn and Associates, Inc.

DRAWING NAME
HORIZONTAL CONTROL.dwg

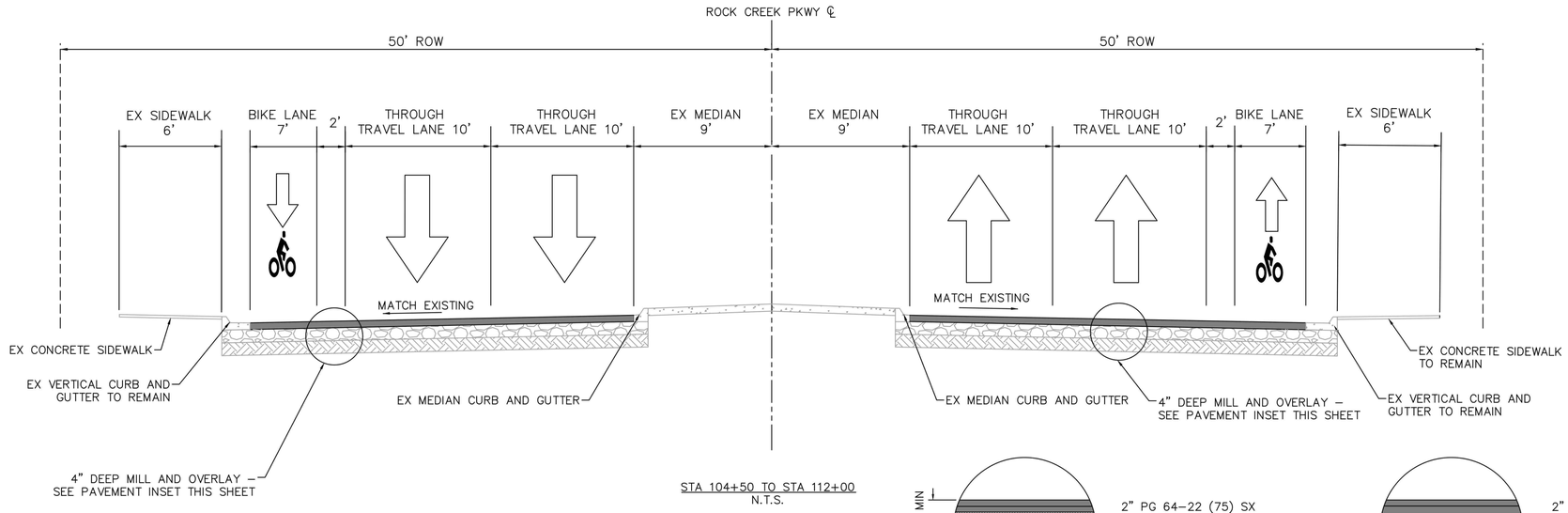
SHEET NO.
13

K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\HORIZONTAL CONTROL.dwg 5/21/2025 3:39:47 PM IKW

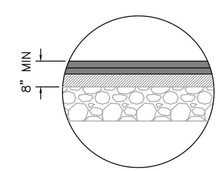


STA 102+00 TO STA 103+00
N.T.S.

†CONTRACTOR SHALL MATCH LANDSCAPING AT PITKIN AVE, INCLUDING MIXTURE OF STAMPED FACE CONCRETE AND ROCK MULCH. ADDITIONAL DETAILS TO BE PROVIDED ON FUTURE SUBMITTAL.

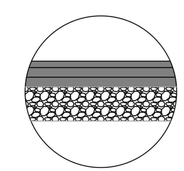


STA 104+50 TO STA 112+00
N.T.S.



2" PG 64–22 (75) SX
2" PG 64–22 (75) S
4" HMA
EXISTING SUBGRADE TO REMAIN

DEEP MILL PAVEMENT DETAIL*



2" PG 64–22 (75) SX
3" PG 64–22 (75) S
3" PG 64–22 (75) S
12" STABILIZED SUBGRADE

FULL DEPTH PAVEMENT DETAIL

*A MINIMUM OF 4" OF EXISTING ASPHALT MUST REMAIN DURING CONSTRUCTION ACTIVITIES

NOTES:
1. CONTRACTOR MUST HAVE PAVERS WITH AUTOMATIC SLOPE AND GRADE CONTROLS OUTFITTED WITH 30 FOOT SKI CAPABLE OF PAVING 10 FOOT LANES, 12 FOOT LANES, AND 19 FOOT LANES TO MAINTAIN JOINT AT CENTERLINE OF STRIPING.

K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\TYPICAL SECTIONS.dwg

NO.	REVISION	BY	DATE

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

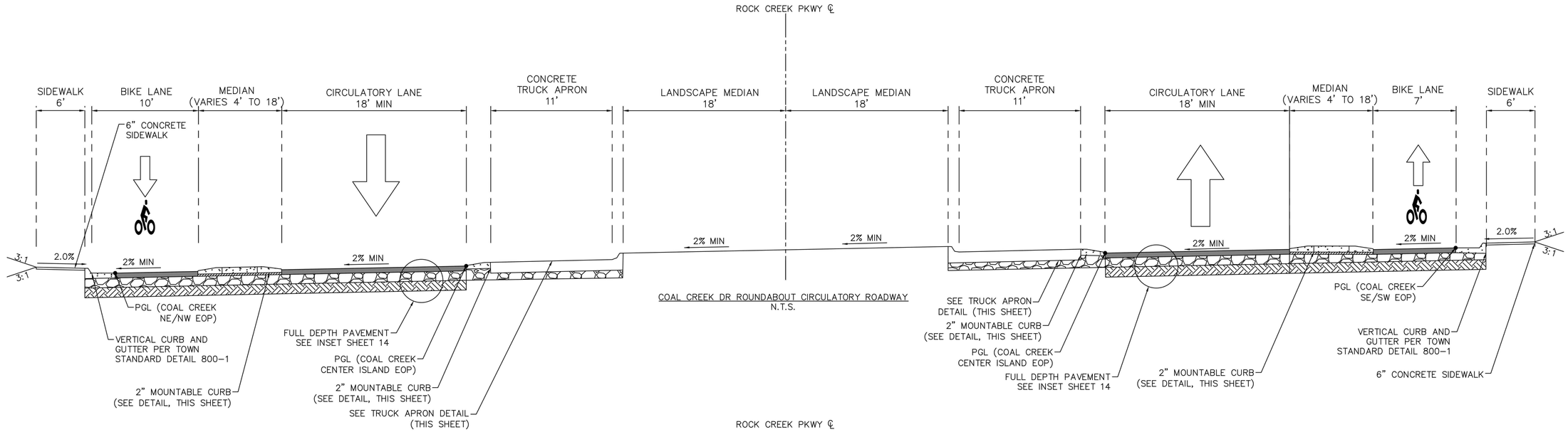
DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 5/21/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
TYPICAL SECTION

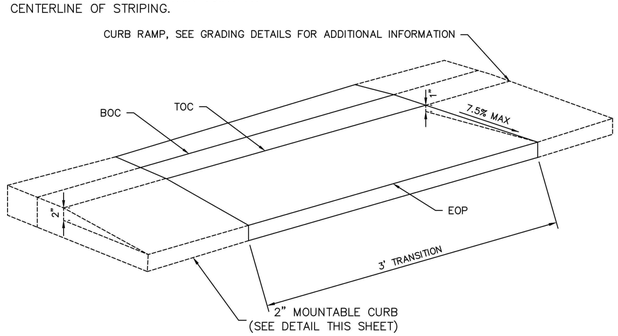
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
TYPICAL SECTIONS.dwg

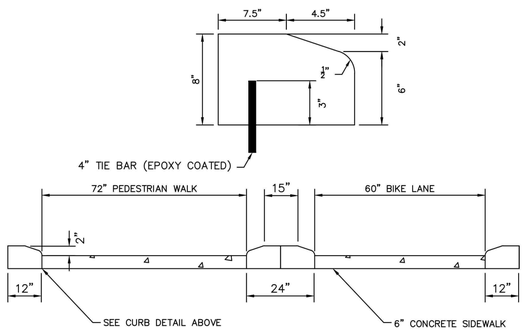
SHEET NO.
14



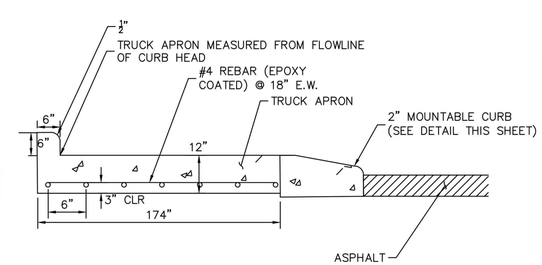
NOTES:
1. CONTRACTOR MUST HAVE PAVERS WITH AUTOMATIC SLOPE AND GRADE CONTROLS OUTFITTED WITH 30 FOOT SKI CAPABLE OF PAVING 10 FOOT LANES, 12 FOOT LANES, AND 19 FOOT LANES TO MAINTAIN JOINT AT CENTERLINE OF STRIPING.



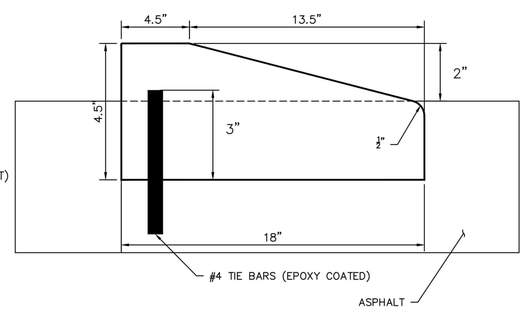
2" MOUNTABLE CURB TRANSITION



PEDESTRIAN CUT THROUGH DETAIL



TRUCK APRON DETAIL



2" MOUNTABLE CURB DETAIL

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11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 5/21/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
TYPICAL SECTION

PRELIMINARY
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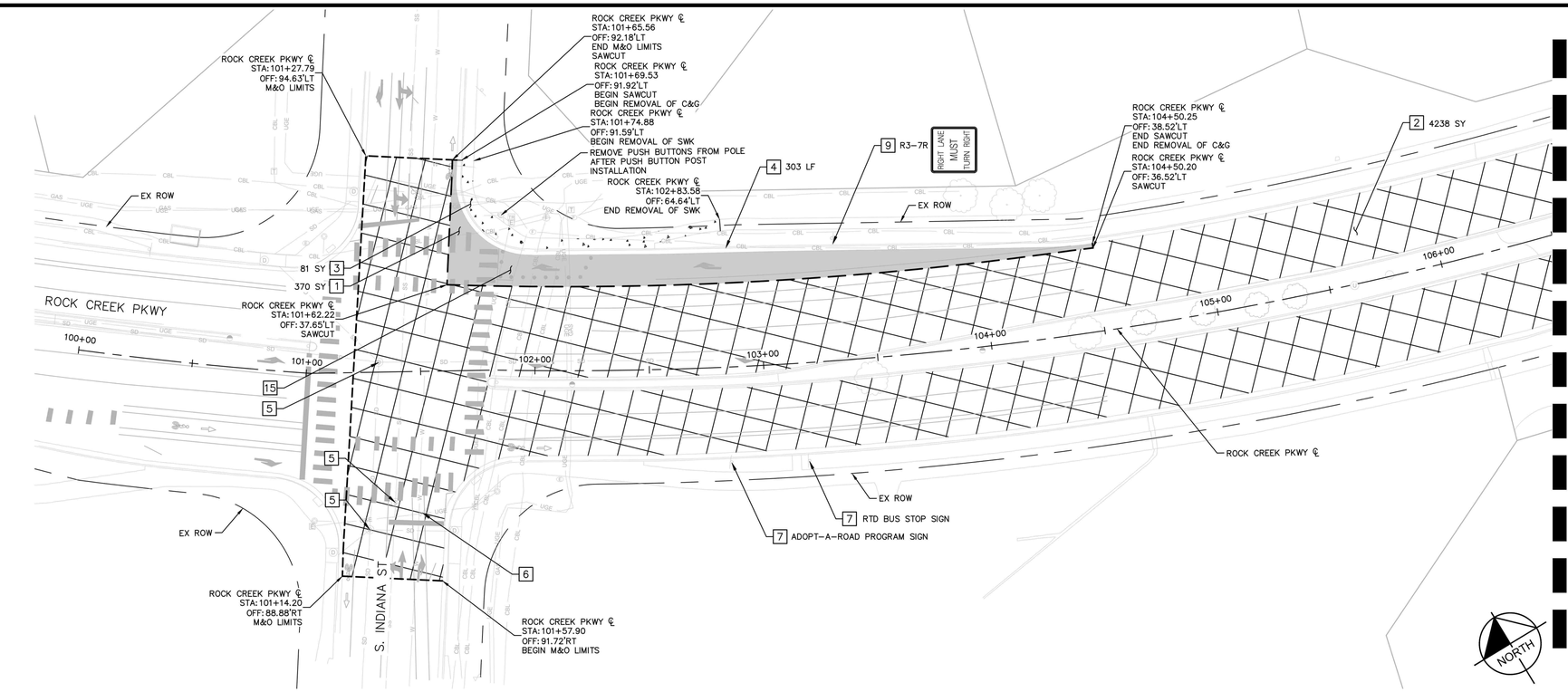
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
TYPICAL SECTIONS.dwg

SHEET NO.
15

K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\TYPICAL SECTIONS.dwg



REMOVAL CONSTRUCTION NOTES

1. REMOVAL OF FULL DEPTH ASPHALT
2. REMOVAL OF ASPHALT (PLANING) (5" DEEP MILL) (SY)
3. REMOVAL OF CONCRETE SIDEWALK (SY)
4. REMOVAL OF CURB & GUTTER (LF)
5. ADJUST MANHOLE TO GRADE (SEE NOTE 1)
6. ADJUST VALVE BOX TO GRADE (SEE NOTE 1)
7. EX SIGN & POST TO REMAIN
8. EX SIGN TO BE RESET ON NEW POST (SEE SHEETS 37-39 FOR FINAL LOCATION)
9. EX SIGN & POST TO BE REMOVED
10. EX SIGN PANEL TO BE REMOVED
11. EX PAVEMENT MARKING TO BE REMOVE (SF) (SEE NOTE 2)
12. REMOVAL OF CONCRETE MEDIAN COVER (SY)
13. REMOVAL OF MEDIAN LANDSCAPE ROCK (SY)
14. RESET FIRE HYDRANT (SEE NOTE 5)
15. REMOVAL FLEX POSTS
16. REMOVE INLET (SEE SHEET 35 FOR ADDITIONAL DETAILS)
17. RESET STREET LIGHT ON NEW FOUNDATION (IN SAME LOCATION)
18. ADJUST PULL BOX TO GRADE
19. REMOVAL OF PIPE

NOTES

1. ADJUSTMENT OF MANHOLES & VALVE BOXES WILL INCLUDE MOVING THE STRUCTURES DOWN DURING PAVING OPERATIONS (AS NEEDED), AND UP TO FINAL GRADE. CONTRACTOR SHALL CLEAN ALL ADJUSTED STRUCTURES AFTER FINAL PAVING. ADJUSTMENTS WILL BE PER TOWN STANDARD DETAILS 400-6 & 400-24. ADJUSTMENTS SHALL BE MADE PRIOR TO PLACING TOP LIFT OF ASPHALT. CUTTING OF TOP LIFT ASPHALT IS STRICTLY PROHIBITED.
2. ALL STRIPING SHALL BE REMOVED VIA WATER BLASTING UNLESS OTHERWISE APPROVED BY THE TOWN.
3. REMOVAL OF LANDSCAPE ITEMS SHALL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK OF CLEARING AND GRUBBING.
4. CONTRACTOR SHALL COORDINATE AND ADJUST ANY IRRIGATION HEADS THAT CONFLICT WITH THE WORK WITH THE TOWN DURING CONSTRUCTION. CONTRACTOR SHALL ENSURE PROPER WATERING OF LANDSCAPE ELEMENTS TO REMAIN DURING CONSTRUCTION IF IRRIGATION IS TEMPORARILY PAUSED.
5. RESET FIRE HYDRANT SHALL INCLUDE REMOVAL AND REPLACEMENT OF EXISTING 6 INCH GATE VALVE, REMOVAL AND REPLACEMENT OF THE DUCTILE IRON LATERAL (UP TO GATE VALVE), AND THE INSTALLATION OF NEW CATHODIC PROTECTION, TRACER WIRE, AND GLEN 4 TEST STATION, SEE ROADWAY PLANS (SHEET 22-28) FOR FINAL PLACEMENT. SEE TOWN OF SUPERIOR STD. DETAIL 400-17 FOR ADDITIONAL DETAILS.
6. REMOVAL/RESET OF STRUCTURES WITH FOUNDATIONS WILL INCLUDE THE REMOVAL OF THE EXISTING FOUNDATION TO 2' BELOW FINISHED GRADE.
7. CONTRACTOR TO CONFIRM ALL CONCRETE REMOVAL AND REPLACEMENT LIMITS WITH THE TOWN PRIOR TO CONSTRUCTION.

LEGEND

- REMOVAL OF ASPHALT (PLANING) (5" DEEP MILL)
- REMOVAL OF FULL DEPTH ASPHALT
- REMOVAL OF CONCRETE SIDEWALK
- REMOVAL OF CONCRETE MEDIAN COVER
- REMOVAL OF MEDIAN LANDSCAPE ROCK (SY)

GRAPHIC SCALE IN FEET
0 15 30 60

NO.	REVISION	BY	DATE

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 5/21/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
REMOVALS AND RESETS

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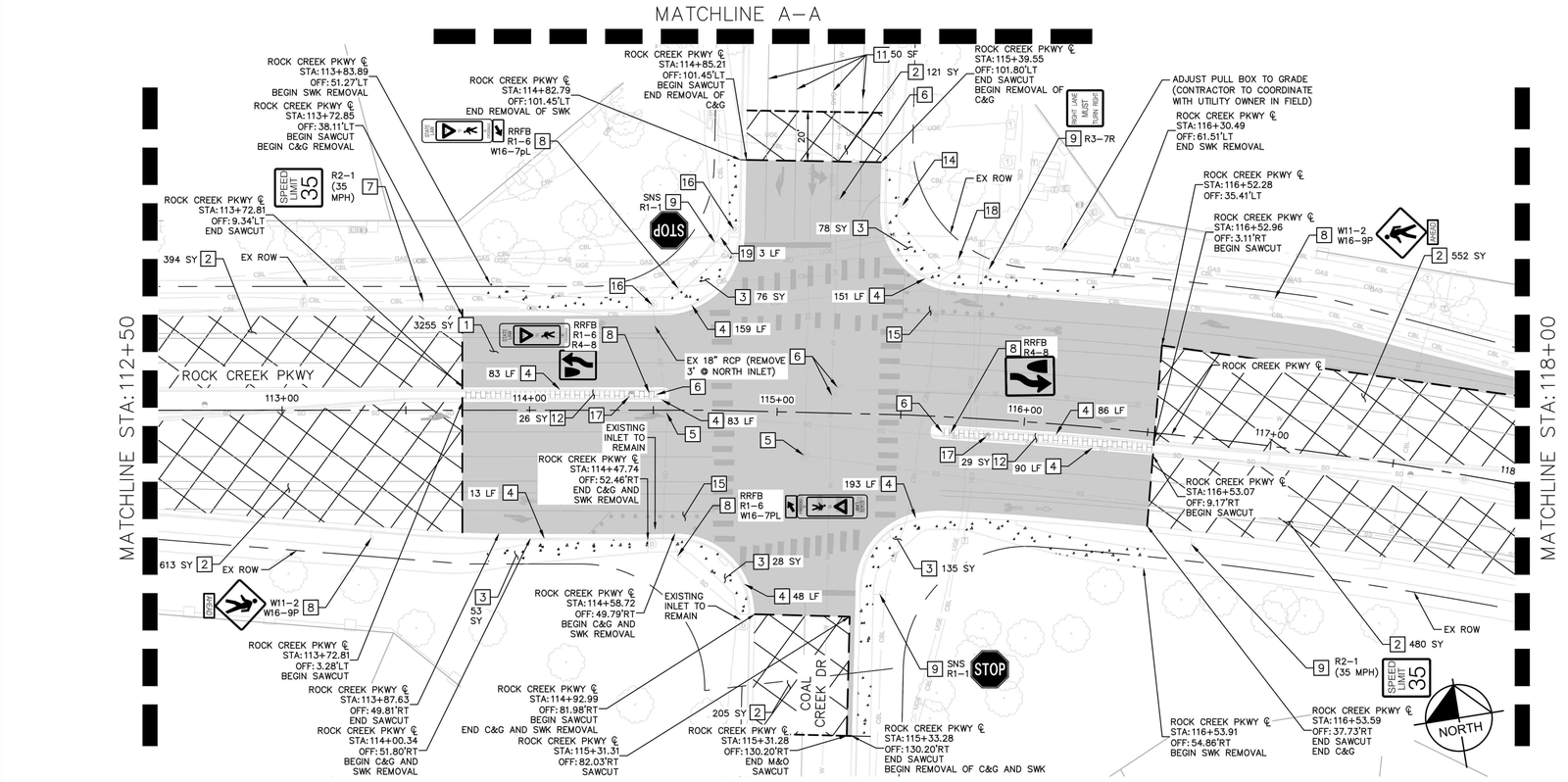
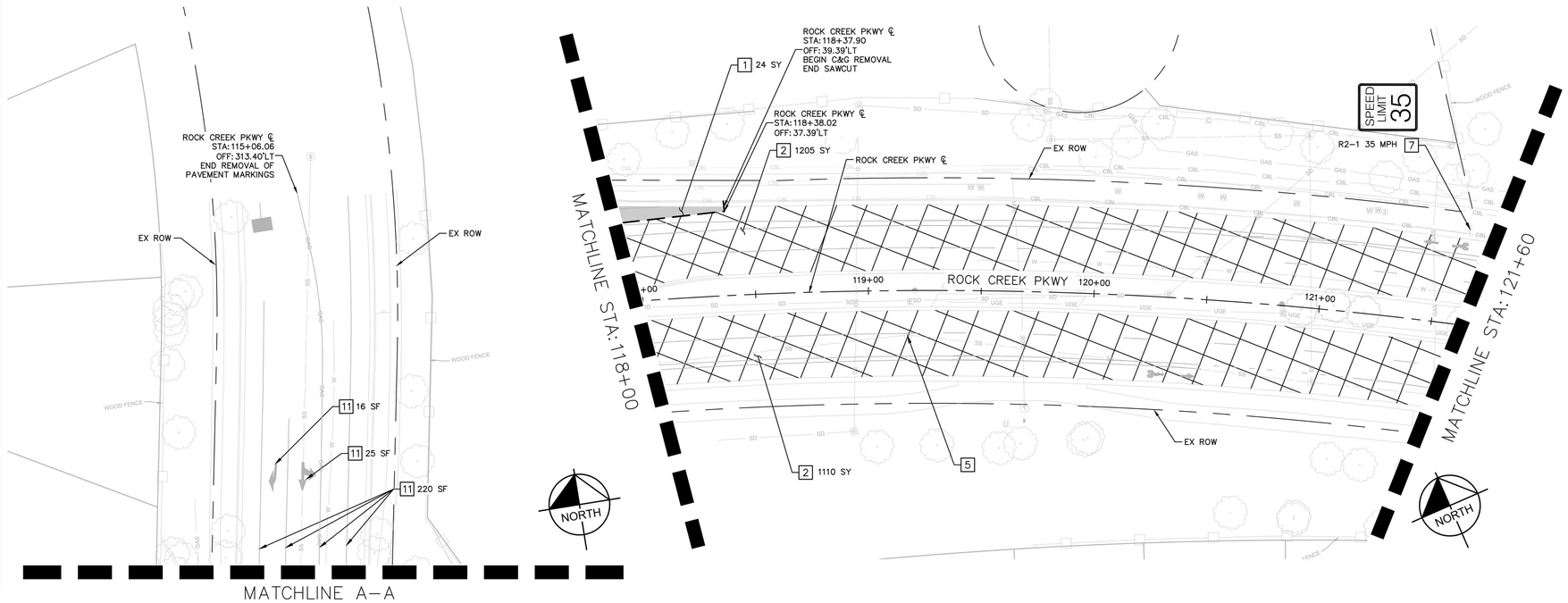
SHEET NO.
16

K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\REMOVALS AND RESETS.dwg





REMOVAL CONSTRUCTION NOTES

1. REMOVAL OF FULL DEPTH ASPHALT
2. REMOVAL OF ASPHALT (PLANING) (5" DEEP MILL) (SY)
3. REMOVAL OF CONCRETE SIDEWALK (SY)
4. REMOVAL OF CURB & GUTTER (LF)
5. ADJUST MANHOLE TO GRADE (SEE NOTE 1)
6. ADJUST VALVE BOX TO GRADE (SEE NOTE 1)
7. EX SIGN & POST TO REMAIN
8. EX SIGN TO BE RESET ON NEW POST (SEE SHEETS 37–39 FOR FINAL LOCATION)
9. EX SIGN & POST TO BE REMOVED
10. EX SIGN PANEL TO BE REMOVED
11. EX PAVEMENT MARKING TO BE REMOVE (SF) (SEE NOTE 2)
12. REMOVAL OF CONCRETE MEDIAN COVER (SY)
13. REMOVAL OF MEDIAN LANDSCAPE ROCK (SY)
14. RESET FIRE HYDRANT (SEE NOTE 5)
15. REMOVAL FLEX POSTS
16. REMOVE INLET (SEE SHEET 35 FOR ADDITIONAL DETAILS)
17. RESET STREET LIGHT ON NEW FOUNDATION (IN SAME LOCATION)
18. ADJUST PULL BOX TO GRADE
19. REMOVAL OF PIPE

NOTES

1. ADJUSTMENT OF MANHOLES & VALVE BOXES WILL INCLUDE MOVING THE STRUCTURES DOWN DURING PAVING OPERATIONS (AS NEEDED), AND UP TO FINAL GRADE. CONTRACTOR SHALL CLEAN ALL ADJUSTED STRUCTURES AFTER FINAL PAVING. ADJUSTMENTS WILL BE PER TOWN STANDARD DETAILS 400–6 & 400–24. ADJUSTMENTS SHALL BE MADE PRIOR TO PLACING TOP LIFT OF ASPHALT. CUTTING OF TOP LIFT ASPHALT IS STRICTLY PROHIBITED.
2. ALL STRIPING SHALL BE REMOVED VIA WATER BLASTING UNLESS OTHERWISE APPROVED BY THE TOWN.
3. REMOVAL OF LANDSCAPE ITEMS SHALL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK OF CLEARING AND GRUBBING.
4. CONTRACTOR SHALL COORDINATE AND ADJUST ANY IRRIGATION HEADS THAT CONFLICT WITH THE WORK WITH THE TOWN DURING CONSTRUCTION. CONTRACTOR SHALL ENSURE PROPER WATERING OF LANDSCAPE ELEMENTS TO REMAIN DURING CONSTRUCTION IF IRRIGATION IS TEMPORARILY PAUSED.
5. RESET FIRE HYDRANT SHALL INCLUDE REMOVAL AND REPLACEMENT OF EXISTING 6 INCH GATE VALVE, REMOVAL AND REPLACEMENT OF THE DUCTILE IRON LATERAL (UP TO GATE VALVE), AND THE INSTALLATION OF NEW CATHODIC PROTECTION, TRACER WIRE, AND GLEN 4 TEST STATION, SEE ROADWAY PLANS (SHEET 22–28) FOR FINAL PLACEMENT. SEE TOWN OF SUPERIOR STD. DETAIL 400–17 FOR ADDITIONAL DETAILS.
6. REMOVAL/RESET OF STRUCTURES WITH FOUNDATIONS WILL INCLUDE THE REMOVAL OF THE EXISTING FOUNDATION TO 2' BELOW FINISHED GRADE.
7. CONTRACTOR TO CONFIRM ALL CONCRETE REMOVAL AND REPLACEMENT LIMITS WITH THE TOWN PRIOR TO CONSTRUCTION.

LEGEND

- REMOVAL OF ASPHALT (PLANING) (5" DEEP MILL)
- REMOVAL OF FULL DEPTH ASPHALT
- REMOVAL OF CONCRETE SIDEWALK
- REMOVAL OF CONCRETE MEDIAN COVER
- REMOVAL OF MEDIAN LANDSCAPE ROCK (SY)

GRAPHIC SCALE IN FEET
0 15 30 60

NO.	REVISION	BY	DATE

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 5/21/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
REMOVALS AND RESETS

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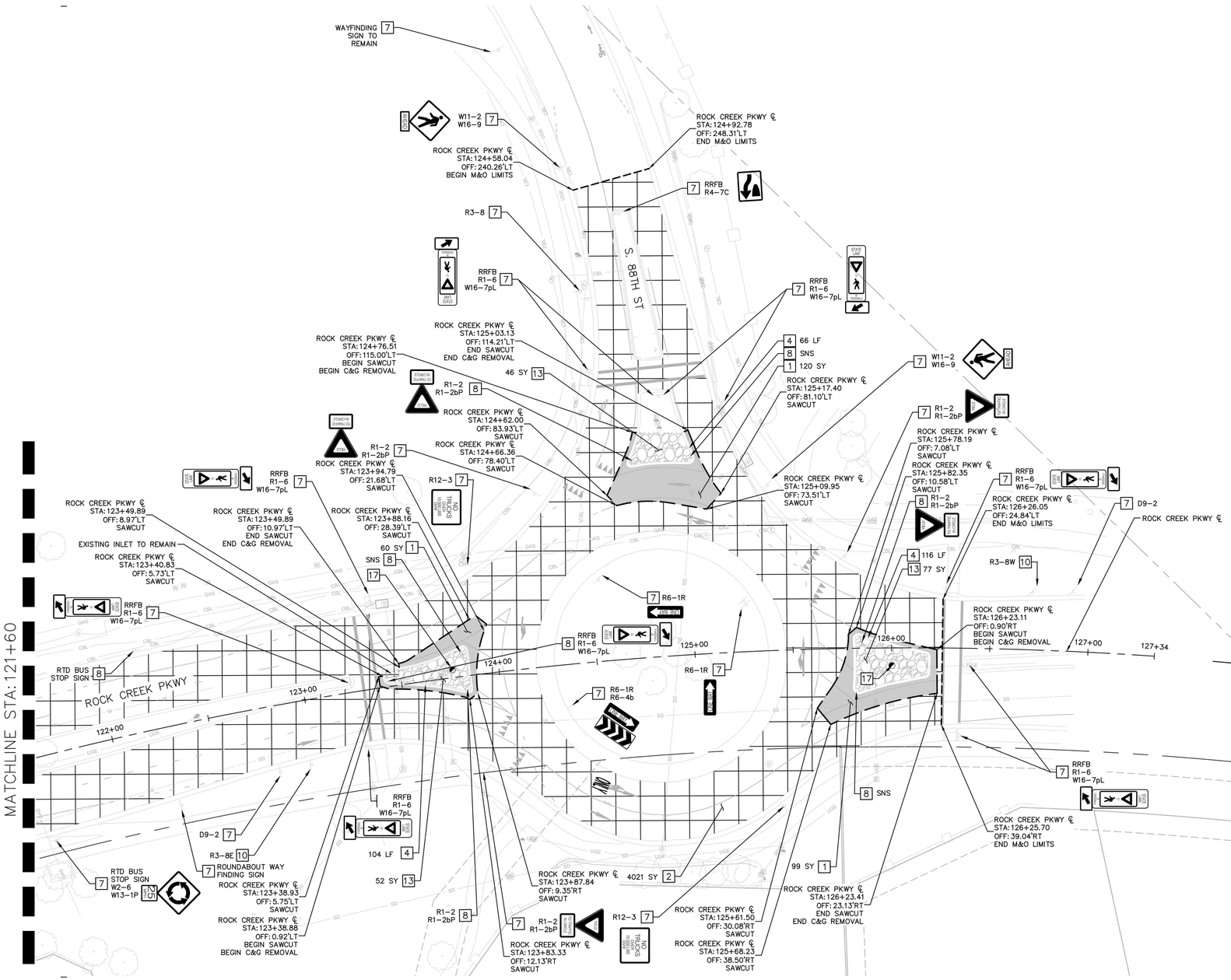
Kimley-Horn and Associates, Inc.

DRAWING NAME
REMOVALS AND RESETS.dwg

SHEET NO.
17

K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\REMOVALS AND RESETS.dwg



REMOVAL CONSTRUCTION NOTES

1. REMOVAL OF FULL DEPTH ASPHALT
2. REMOVAL OF ASPHALT (PLANING) (5" DEEP MILL) (SY)
3. REMOVAL OF CONCRETE SIDEWALK (SY)
4. REMOVAL OF CURB & GUTTER (LF)
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6. ADJUST VALVE BOX TO GRADE (SEE NOTE 1)
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8. EX SIGN TO BE RESET ON NEW POST (SEE SHEETS 37–39 FOR FINAL LOCATION)
9. EX SIGN & POST TO BE REMOVED
10. EX SIGN PANEL TO BE REMOVED
11. EX PAVEMENT MARKING TO BE REMOVE (SF) (SEE NOTE 2)
12. REMOVAL OF CONCRETE MEDIAN COVER (SY)
13. REMOVAL OF MEDIAN LANDSCAPE ROCK (SY)
14. RESET FIRE HYDRANT (SEE NOTE 5)
15. REMOVAL FLEX POSTS
16. REMOVE INLET (SEE SHEET 35 FOR ADDITIONAL DETAILS)
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18. ADJUST PULL BOX TO GRADE
19. REMOVAL OF PIPE

NOTES

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6. REMOVAL/RESET OF STRUCTURES WITH FOUNDATIONS WILL INCLUDE THE REMOVAL OF THE EXISTING FOUNDATION TO 2' BELOW FINISHED GRADE.
7. CONTRACTOR TO CONFIRM ALL CONCRETE REMOVAL AND REPLACEMENT LIMITS WITH THE TOWN PRIOR TO CONSTRUCTION.

LEGEND

- REMOVAL OF ASPHALT (PLANING) (5" DEEP MILL)
- REMOVAL OF FULL DEPTH ASPHALT
- REMOVAL OF CONCRETE SIDEWALK
- REMOVAL OF CONCRETE MEDIAN COVER
- REMOVAL OF MEDIAN LANDSCAPE ROCK (SY)

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

NO.	REVISION	BY	DATE

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 5/21/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
REMOVALS AND RESETS

PRELIMINARY
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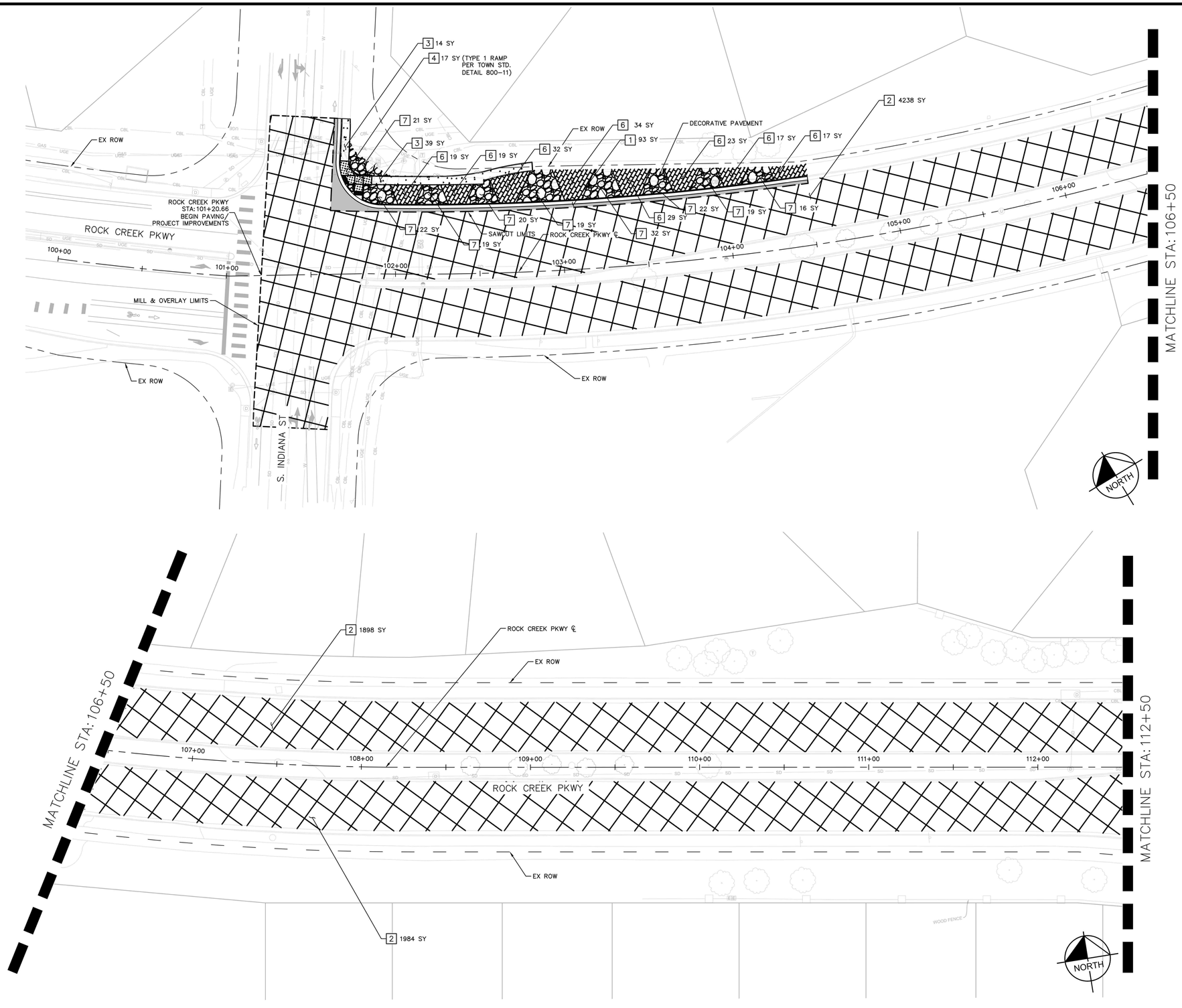
Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
REMOVALS AND RESETS.dwg

SHEET NO.
18

K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\REMOVALS AND RESETS.DWG



PAVING CONSTRUCTION NOTES

1. FULL DEPTH ASPHALT (SY)
2. ASPHALT OVERLAY (5") (SY)
3. CONCRETE SIDEWALK (SY)
4. CONCRETE CURB RAMP (SY) (SEE NOTE 1)
5. XERISCAPE LANDSCAPING (SY) (SEE SHEET 21 FOR ADD'L DETAILS)
6. CONCRETE MEDIAN COVER
7. ROCK MULCH

NOTES

1. CURB RAMPS WILL INCLUDE TRUNCATED DOMES, MEDIAN COVER, AND ALL CURB HEADS ADJACENT TO THE RAMP AREAS. SEE TOWN STD. DETAIL 800-14 FOR ADDITIONAL DETAILS ON TRUNCATED DOMES.
2. CONTRACTOR WILL MATCH THE EXISTING LANDSCAPING MATERIAL TREATMENT AT PITKIN AVE, INCLUDING CONCRETE MEDIAN COVER (PER TOWN STD. DETAIL 800-21) AND ROCK MULCH. CONCRETE MEDIAN COVER SHALL BE CONSTRUCTED IN 10' X 20' TRAPEZOID (CONTRACTOR TO CONFIRM WITH TOWN IN THE FIELD)

LEGEND

- ASPHALT OVERLAY (4")
- FULL DEPTH ASPHALT
- CONCRETE SIDEWALK
- CONCRETE MEDIAN COVER
- CONCRETE CURB RAMP
- XERISCAPED LANDSCAPED AREA
- ROCK MULCH

GRAPHIC SCALE IN FEET
0 15 30 60

NO.	REVISION	BY	DATE

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BROOMFIELD, COLORADO 80021 (720) 464-2514

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TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
PAVING PLAN

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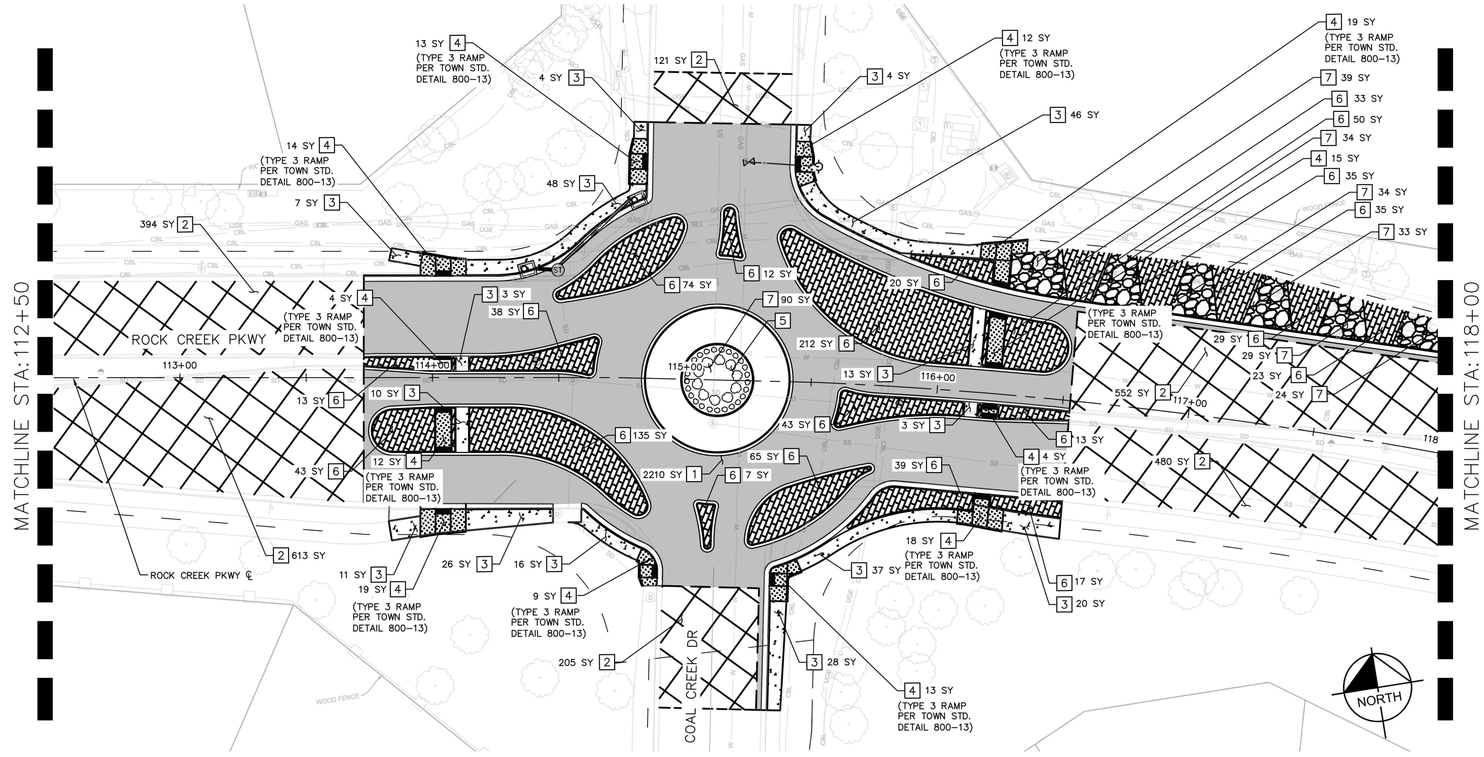
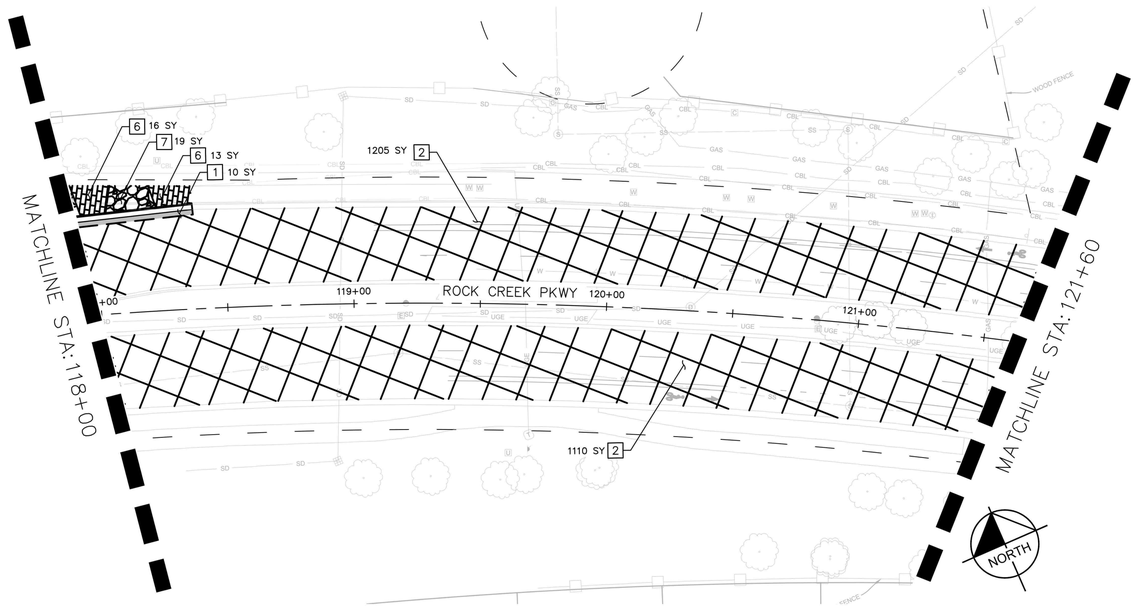
DRAWING NAME
PAVING PLAN.dwg

SHEET NO.
19

K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\PAVING PLAN.DWG 5/21/2025 3:47:11 PM IKW LOEFFLER





PAVING CONSTRUCTION NOTES

1. FULL DEPTH ASPHALT (SY)
2. ASPHALT OVERLAY (5") (SY)
3. CONCRETE SIDEWALK (SY)
4. CONCRETE CURB RAMP (SY) (SEE NOTE 1)
5. XERISCAPE LANDSCAPING (SY) (SEE SHEET 21 FOR ADD'L DETAILS)
6. CONCRETE MEDIAN COVER
7. ROCK MULCH

NOTES

1. CURB RAMPS WILL INCLUDE TRUNCATED DOMES, MEDIAN COVER, AND ALL CURB HEADS ADJACENT TO THE RAMP AREAS. SEE TOWN STD. DETAIL 800-14 FOR ADDITIONAL DETAILS ON TRUNCATED DOMES.
2. CONTRACTOR WILL MATCH THE EXISTING LANDSCAPING MATERIAL TREATMENT AT PITKIN AVE, INCLUDING CONCRETE MEDIAN COVER (PER TOWN STD. DETAIL 800-21) AND ROCK MULCH. CONCRETE MEDIAN COVER SHALL BE CONSTRUCTED IN 10' X 20' TRAPEZOID (CONTRACTOR TO CONFIRM WITH TOWN IN THE FIELD)

LEGEND

- ASPHALT OVERLAY (4")
- FULL DEPTH ASPHALT
- CONCRETE SIDEWALK
- CONCRETE MEDIAN COVER
- CONCRETE CURB RAMP
- XERISCAPED LANDSCAPED AREA
- ROCK MULCH

GRAPHIC SCALE IN FEET
0 15 30 60

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TOWN OF SUPERIOR
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PAVING PLAN

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DRAWING NAME
PAVING PLAN.dwg

SHEET NO.
20

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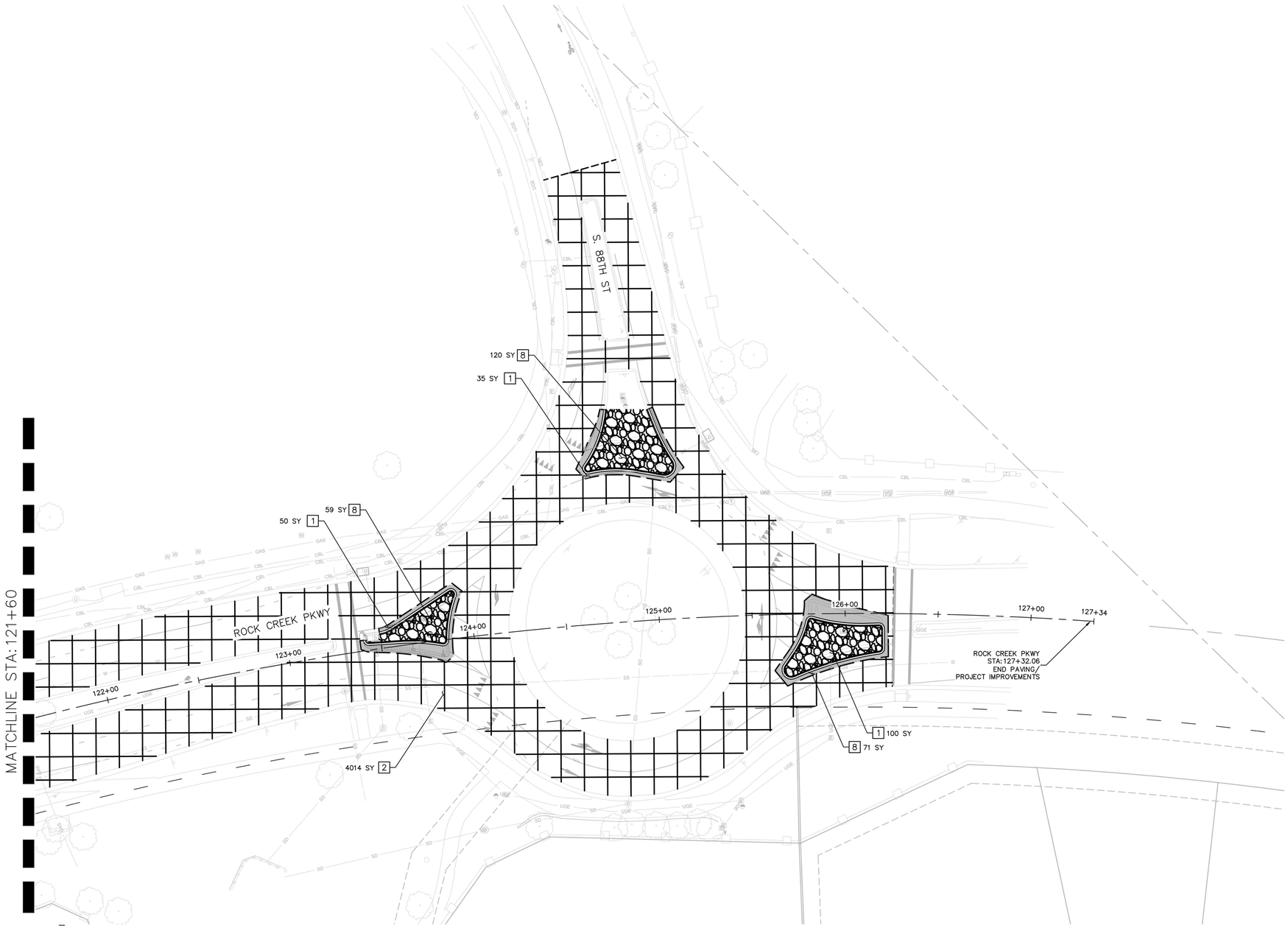

PAVING CONSTRUCTION NOTES

1. FULL DEPTH ASPHALT (SY)
2. ASPHALT OVERLAY (5") (SY)
3. CONCRETE SIDEWALK (SY)
4. CONCRETE CURB RAMP (SY) (SEE NOTE 1)
5. XERISCAPE LANDSCAPING (SY) (SEE SHEET 21 FOR ADD'L DETAILS)
6. CONCRETE MEDIAN COVER
7. ROCK MULCH

NOTES

1. CURB RAMPS WILL INCLUDE TRUNCATED DOMES, MEDIAN COVER, AND ALL CURB HEADS ADJACENT TO THE RAMP AREAS. SEE TOWN STD. DETAIL 800-14 FOR ADDITIONAL DETAILS ON TRUNCATED DOMES.
2. CONTRACTOR WILL MATCH THE EXISTING LANDSCAPING MATERIAL TREATMENT AT PITKIN AVE, INCLUDING CONCRETE MEDIAN COVER (PER TOWN STD. DETAIL 800-21) AND ROCK MULCH. CONCRETE MEDIAN COVER SHALL BE CONSTRUCTED IN 10' X 20' TRAPEZOID (CONTRACTOR TO CONFIRM WITH TOWN IN THE FIELD)

LEGEND

- ASPHALT OVERLAY (4")
- FULL DEPTH ASPHALT
- CONCRETE SIDEWALK
- CONCRETE MEDIAN COVER
- CONCRETE CURB RAMP
- XERISCAPED LANDSCAPED AREA
- ROCK MULCH

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

NO.	REVISION	BY	DATE

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 5/21/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN

PAVING PLAN

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Kimley-Horn and Associates, Inc.

DRAWING NAME
PAVING PLAN.dwg

SHEET NO.
21

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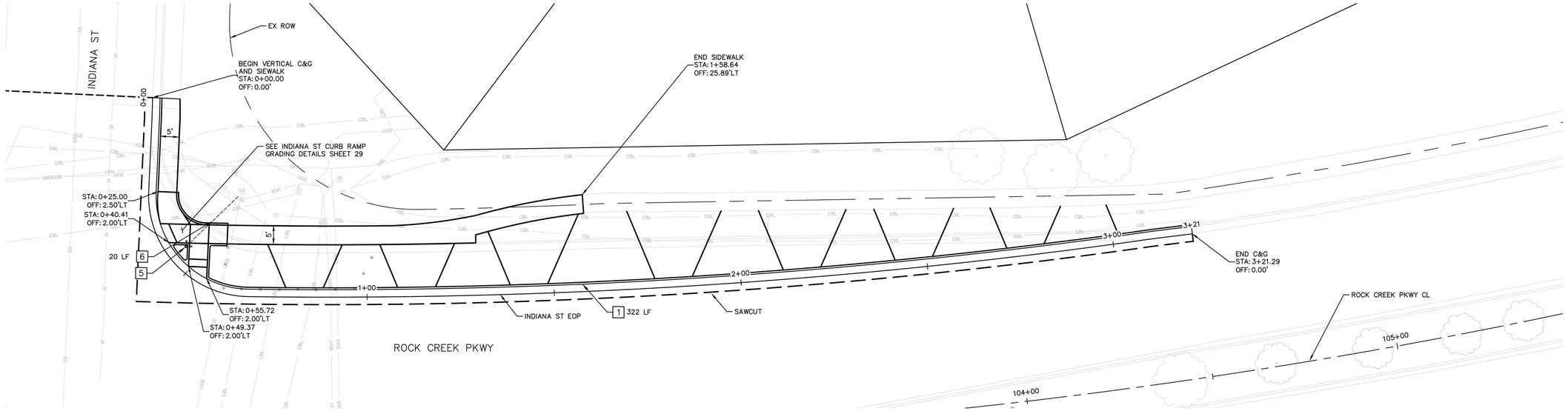

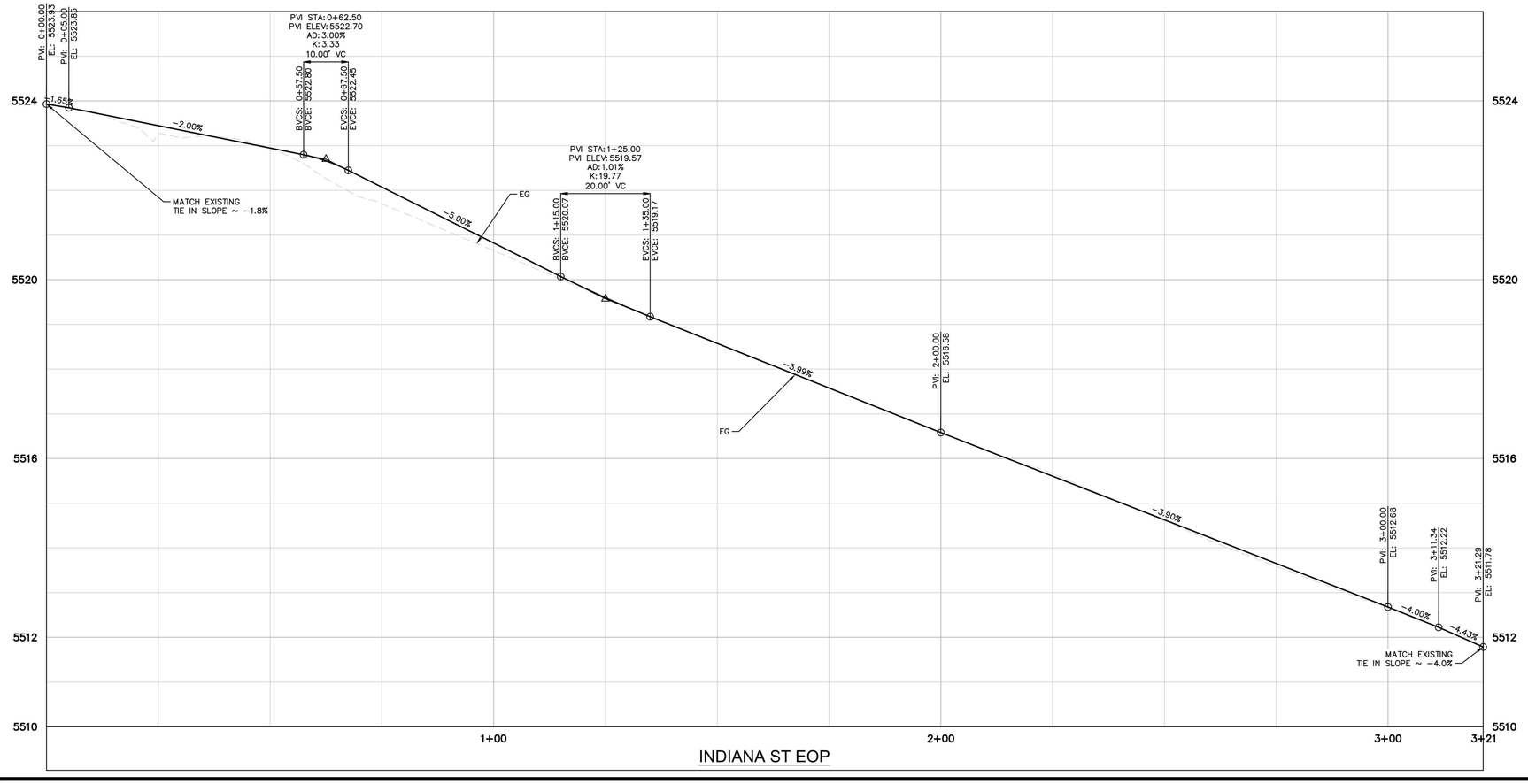

ROADWAY CONSTRUCTION NOTES

1. VERTICAL CURB & GUTTER PER TOWN STANDARD DETAIL 800-1
2. MEDIAN CURB & GUTTER PER TOWN STANDARD DETAIL 800-1
3. 2" CURB PER DETAIL ON SHEET 15
4. CONCRETE TRUCK APRON PER DETAIL ON SHEET 15
5. PUSH BUTTON POST PER CDOT STANDARD DETAIL S-614-45
6. 1-2" CONDUIT (TRENCHED)
7. RESET FIRE HYDRANT ON NEW FLANGE/LATERAL PER TOWN DETAIL 400-17
8. RESET STREET LIGHT ON NEW FOUNDATION PER CDOT S-613-1
9. TYPE 3 PULL BOX (STREET LIGHTING) PER CDOT S-613-3

NOTES

1. ALL STATION/OFFSET CALLOUTS AND DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE STATED.
2. FOR CURB RAMP DETAILS, SEE SHEETS 29-34
3. FOR STORM DRAIN DETAILS, SEE SHEET 35
4. FOR ADDITIONAL ALIGNMENT DETAILS, SEE SHEETS 11-13
5. RESET OF FIRE HYDRANT SHALL INCLUDE REMOVAL AND REPLACEMENT OF EXISTING 6 INCH GATE VALVE, REMOVAL AND REPLACEMENT OF THE DUCTILE IRON LATERAL (UP TO GATE VALVE), AND THE INSTALLATION OF NEW CATHODIC PROTECTION, TRACER WIRE, AND GLEN 4 TEST STATION. SEE TOWN OF SUPERIOR STD. DETAIL 400-17 FOR ADDITIONAL DETAILS.

NORTH

GRAPHIC SCALE IN FEET
0 7.5 15 30
HORIZONTAL

VERTICAL
3
2
0.8
0

NO.	REVISION	BY	DATE

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

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DRAWN BY: IKW
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TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
ROADWAY PLAN AND PROFILE

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SHEET NO.
22

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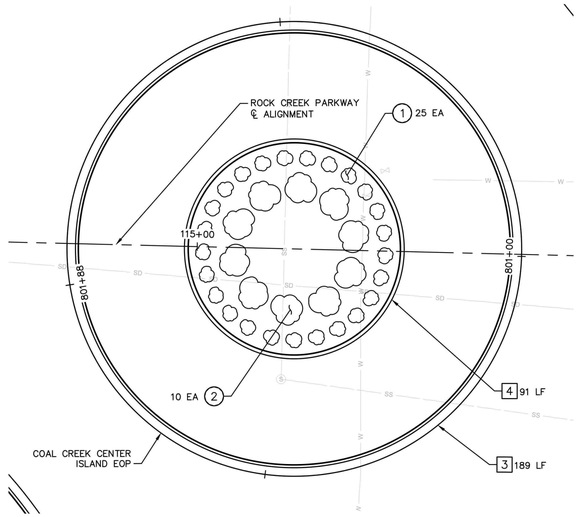

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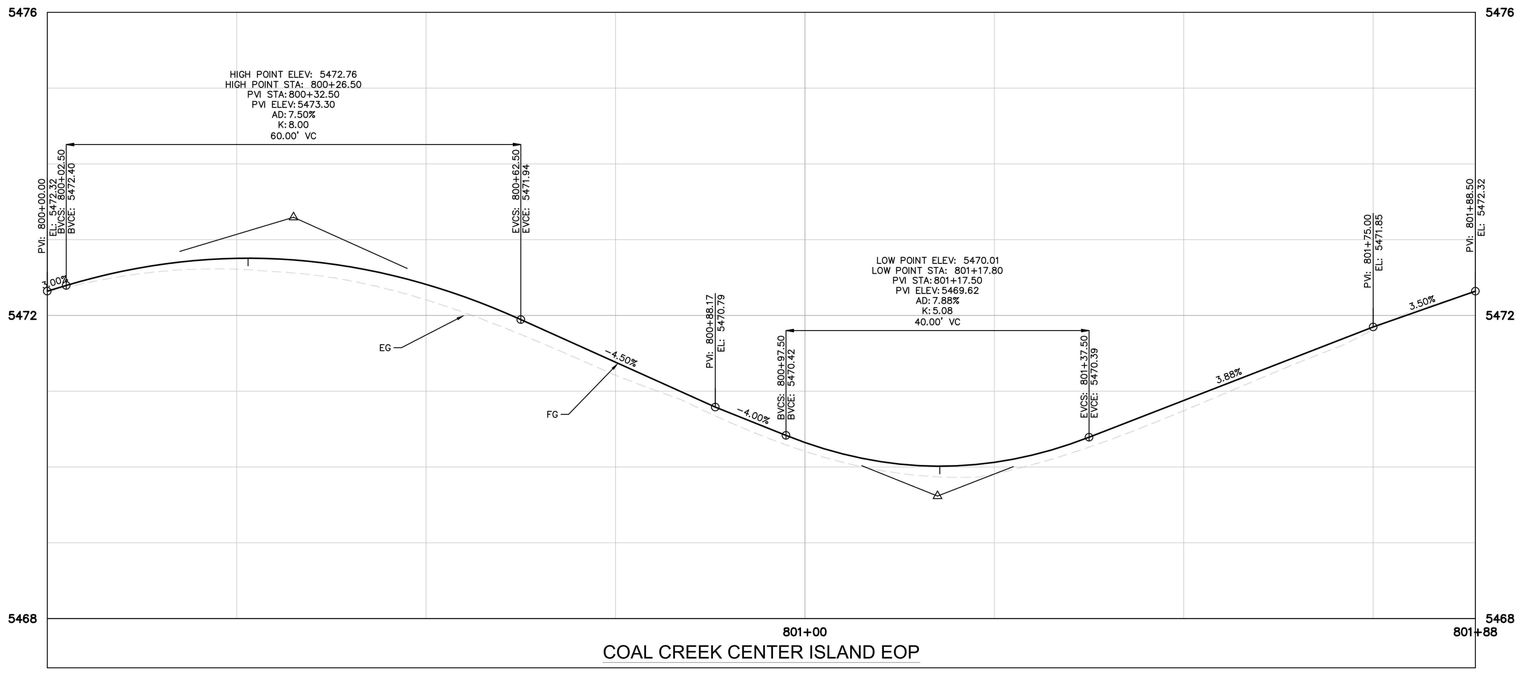
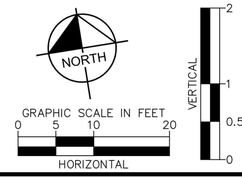
PLANTING CONSTRUCTION NOTES

(1) BLUE FESCUE (ORNAMENTAL GRASS) (PER SECTION 1000 OF TOWN STANDARDS AND SPECIFICATIONS)

(2) DOGWOOD (DECIDUOUS SHRUB) (PER SECTION 1000 OF TOWN STANDARDS AND SPECIFICATIONS)

NOTES:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANTS THROUGH THE DURATION OF CONSTRUCTION, UP TO FINAL PROJECT ACCEPTANCE. ANY PLANTS REPLACED BY THE CONTRACTOR PRIOR TO FINAL ACCEPTANCE WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
2. BLUE FESCUE PLANTS SHALL BE PLANTS 2' FROM BACK OF CURB, WITH 3' SPACING.
3. DOGWOOD SHALL BE PLANTED 5' FROM BLUE FESCUE, WITH 5' SPACING.





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BROOMFIELD, COLORADO 80021 (720) 464-2514

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SHEET NO.
23

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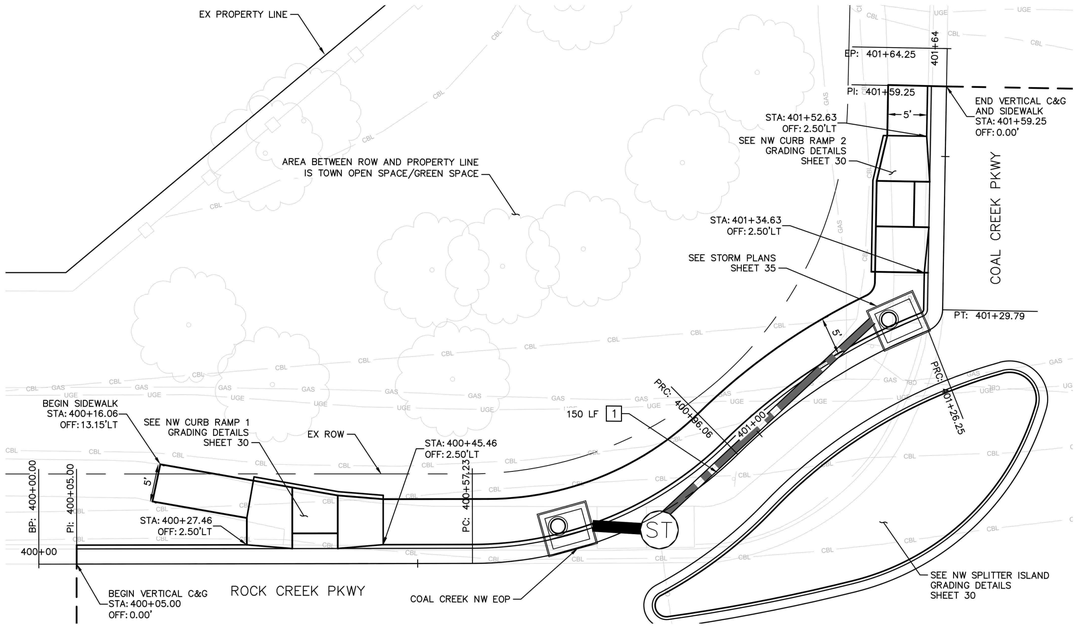

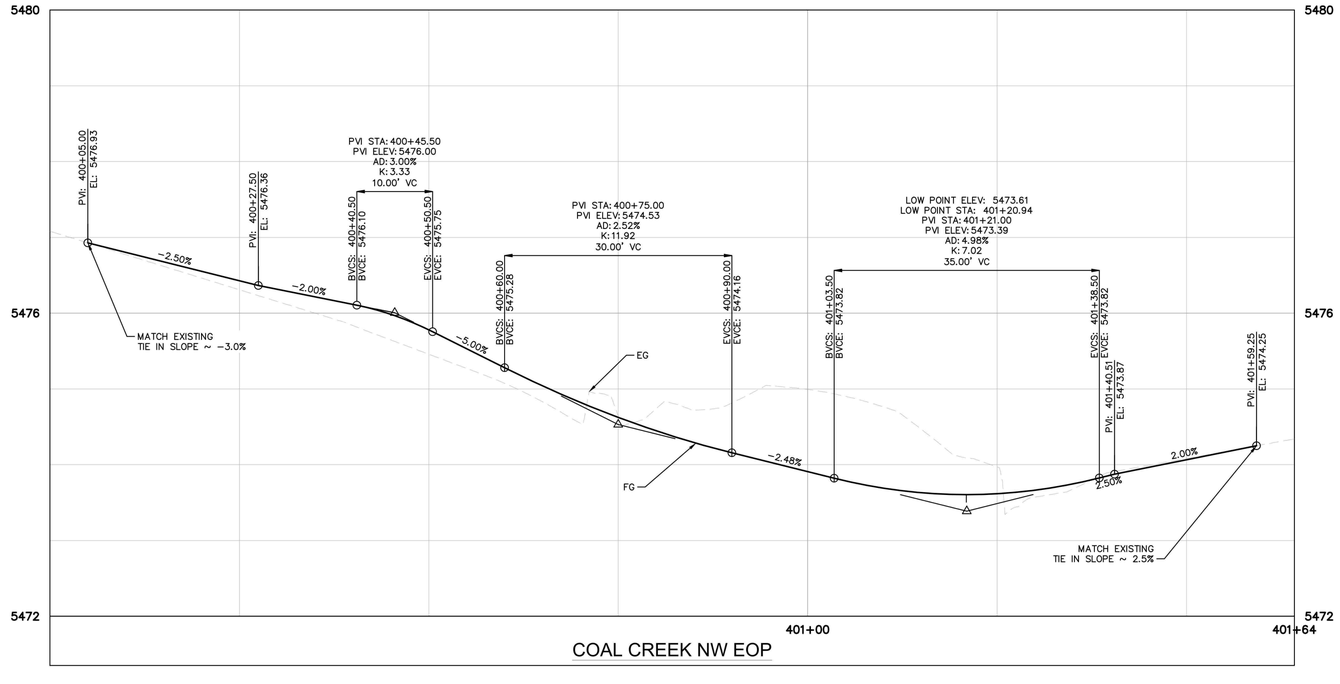

ROADWAY CONSTRUCTION NOTES

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2. MEDIAN CURB & GUTTER PER TOWN STANDARD DETAIL 800-1
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4. CONCRETE TRUCK APRON PER DETAIL ON SHEET 15
5. PUSH BUTTON POST PER CDOT STANDARD DETAIL S-614-45
6. 1-2" CONDUIT (TRENCHED)
7. RESET FIRE HYDRANT ON NEW FLANGE/LATERAL PER TOWN DETAIL 400-17
8. RESET STREET LIGHT ON NEW FOUNDATION PER CDOT S-613-1
9. TYPE 3 PULL BOX (STREET LIGHTING) PER CDOT S-613-3

NOTES

1. ALL STATION/OFFSET CALLOUTS AND DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE STATED.
2. FOR CURB RAMP DETAILS, SEE SHEETS 29-34
3. FOR STORM DRAIN DETAILS, SEE SHEET 35
4. FOR ADDITIONAL ALIGNMENT DETAILS, SEE SHEETS 11-13
5. RESET OF FIRE HYDRANT SHALL INCLUDE REMOVAL AND REPLACEMENT OF EXISTING 6 INCH GATE VALVE, REMOVAL AND REPLACEMENT OF THE DUCTILE IRON LATERAL (UP TO GATE VALVE), AND THE INSTALLATION OF NEW CATHODIC PROTECTION, TRACER WIRE, AND GLEN 4 TEST STATION. SEE TOWN OF SUPERIOR STD. DETAIL 400-17 FOR ADDITIONAL DETAILS.

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11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

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DRAWN BY: IKW
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ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
ROADWAY PLAN AND PROFILE

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SHEET NO.
24

NORTH

VERTICAL 2 1 0.5 0

GRAPHIC SCALE IN FEET
0 5 10 20
HORIZONTAL

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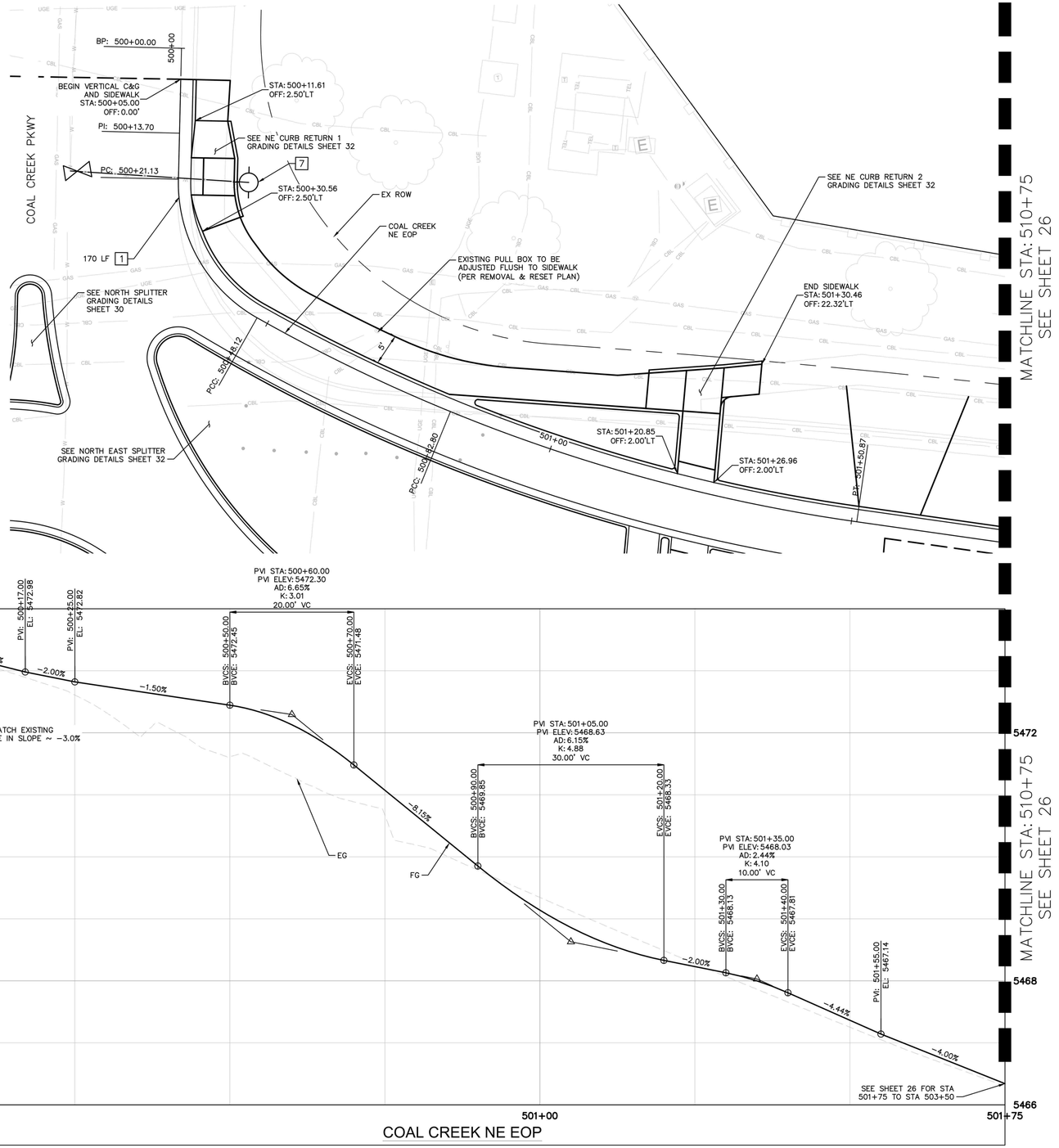

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25

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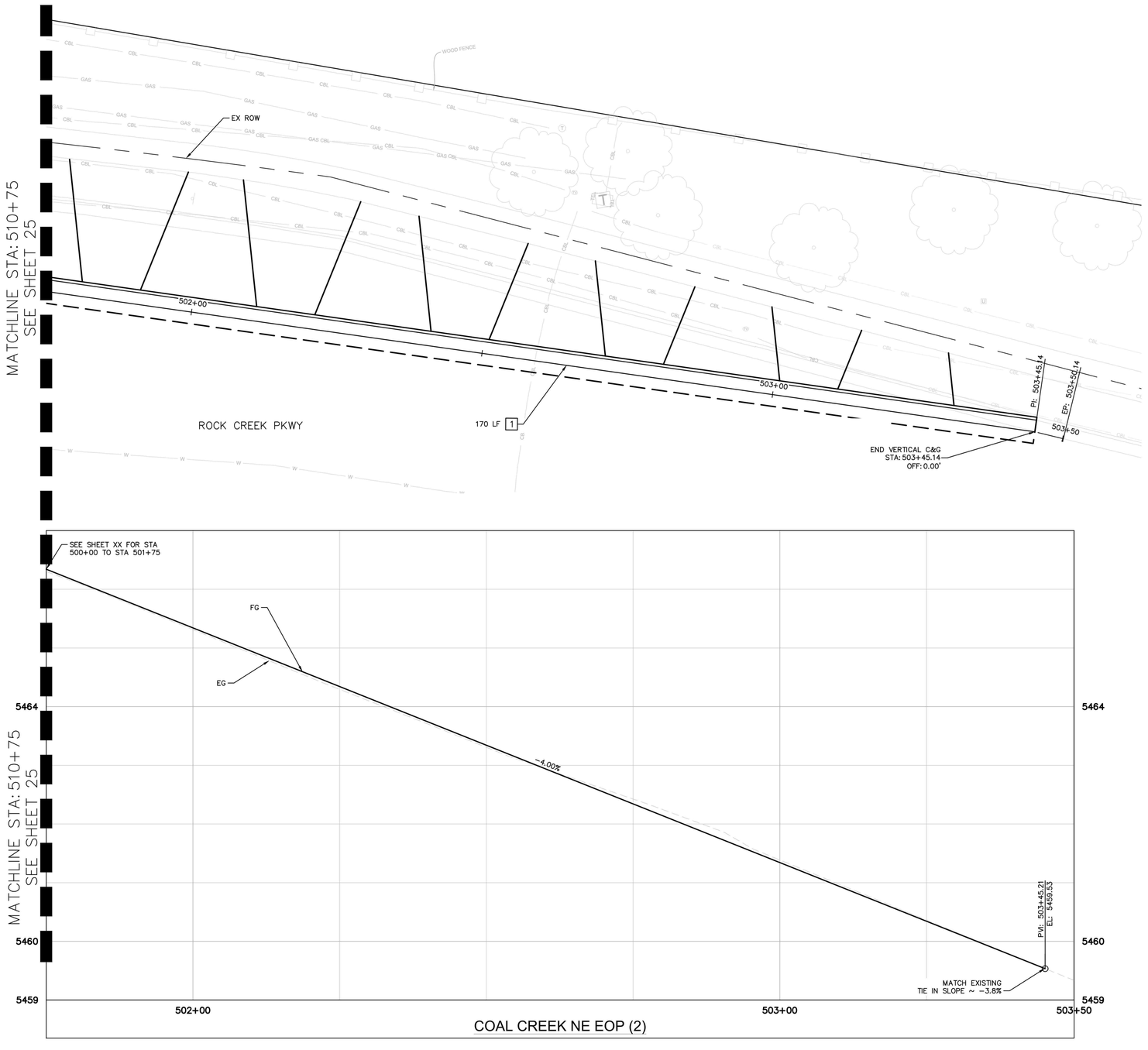

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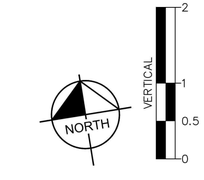

GRAPHIC SCALE IN FEET
0 5 10 20
HORIZONTAL

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BROOMFIELD, COLORADO 80021 (720) 464-2514

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TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
ROADWAY PLAN AND PROFILE

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SHEET NO.
26

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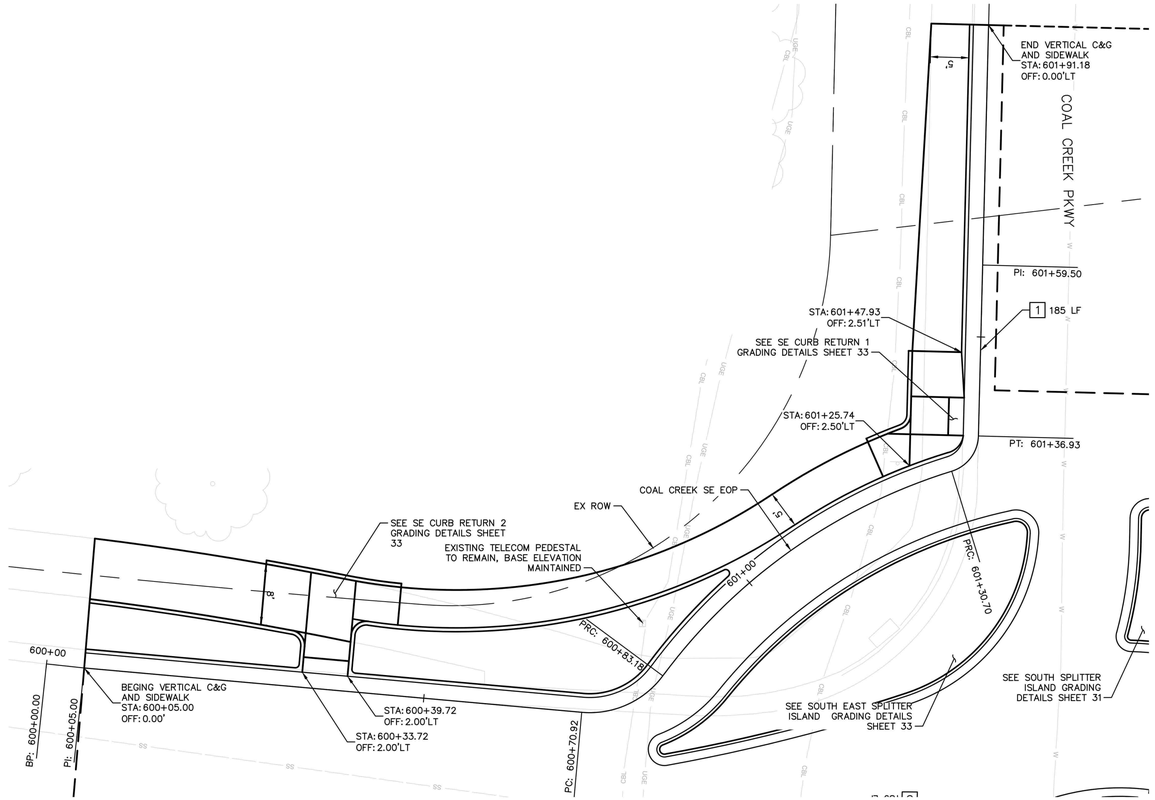

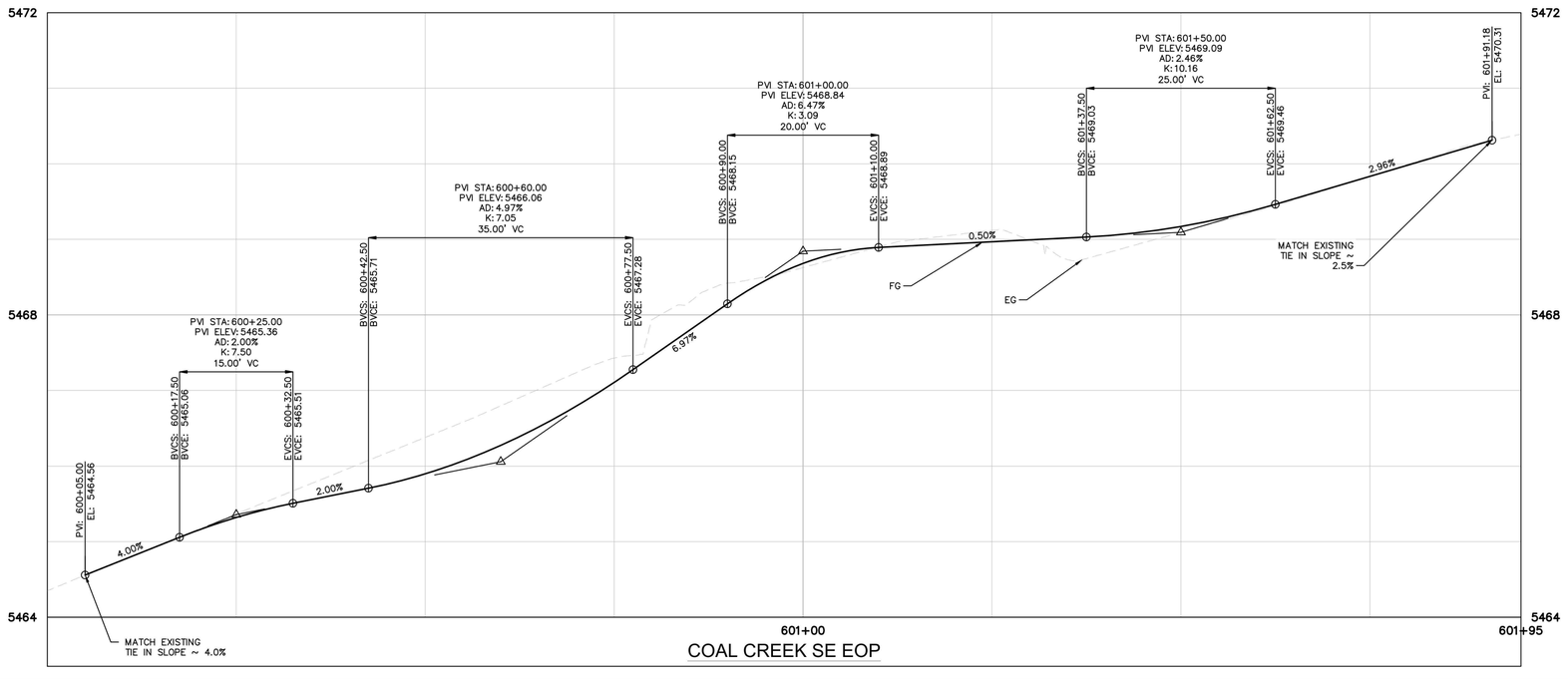

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7. RESET FIRE HYDRANT ON NEW FLANGE/LATERAL PER TOWN DETAIL 400-17
8. RESET STREET LIGHT ON NEW FOUNDATION PER CDOT S-613-1
9. TYPE 3 PULL BOX (STREET LIGHTING) PER CDOT S-613-3

NOTES

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NORTH

VERTICAL 2 1 0.5 0

GRAPHIC SCALE IN FEET
0 5 10 20
HORIZONTAL

NO.	REVISION	BY	DATE

Kimley»Horn
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ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
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SHEET NO.
27

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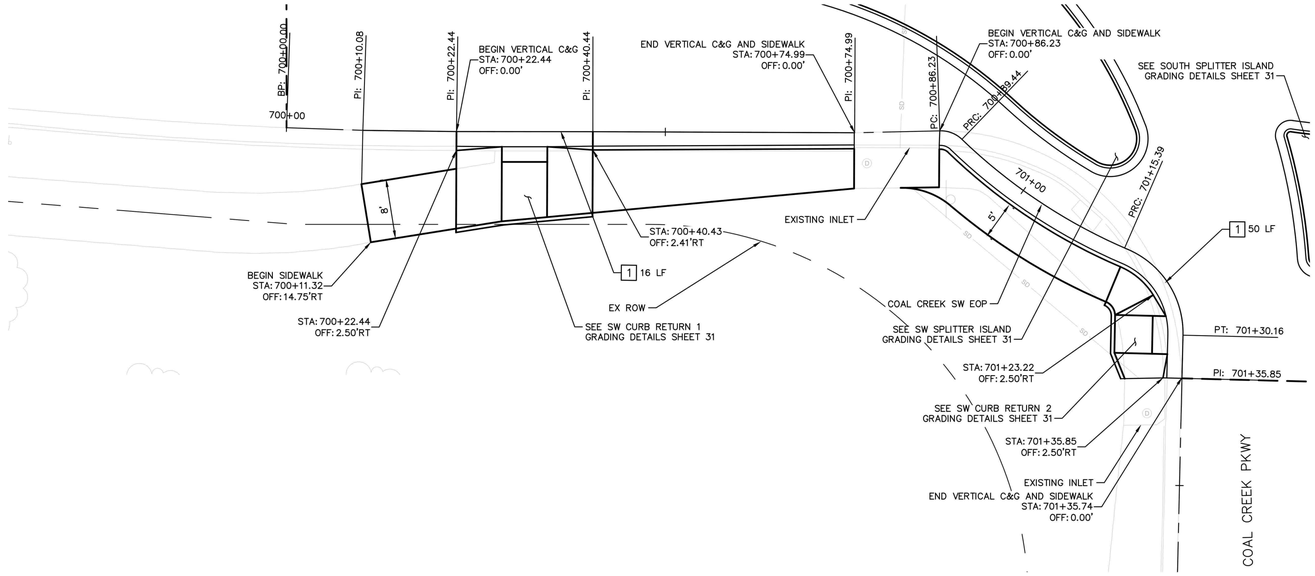

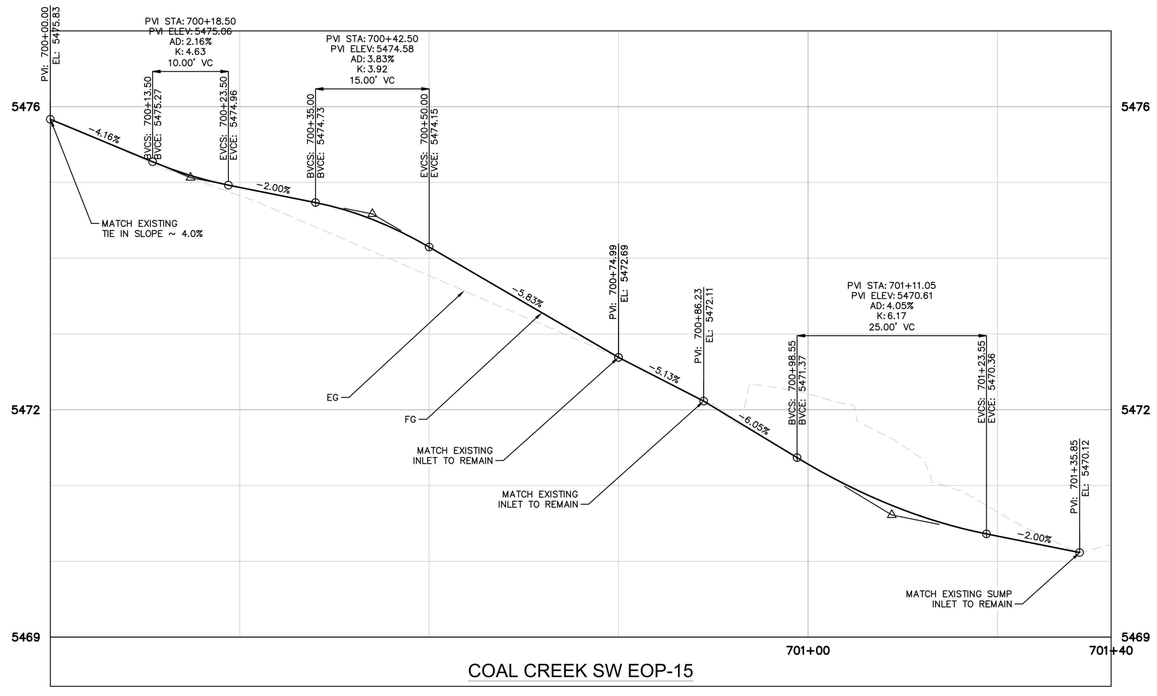

ROADWAY CONSTRUCTION NOTES

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6. 1–2" CONDUIT (TRENCHED)
7. RESET FIRE HYDRANT ON NEW FLANGE/LATERAL PER TOWN DETAIL 400–17
8. RESET STREET LIGHT ON NEW FOUNDATION PER CDOT S–613–1
9. TYPE 3 PULL BOX (STREET LIGHTING) PER CDOT S–613–3

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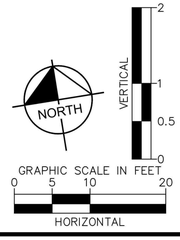

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SHEET NO.
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ROADWAY CONSTRUCTION NOTES

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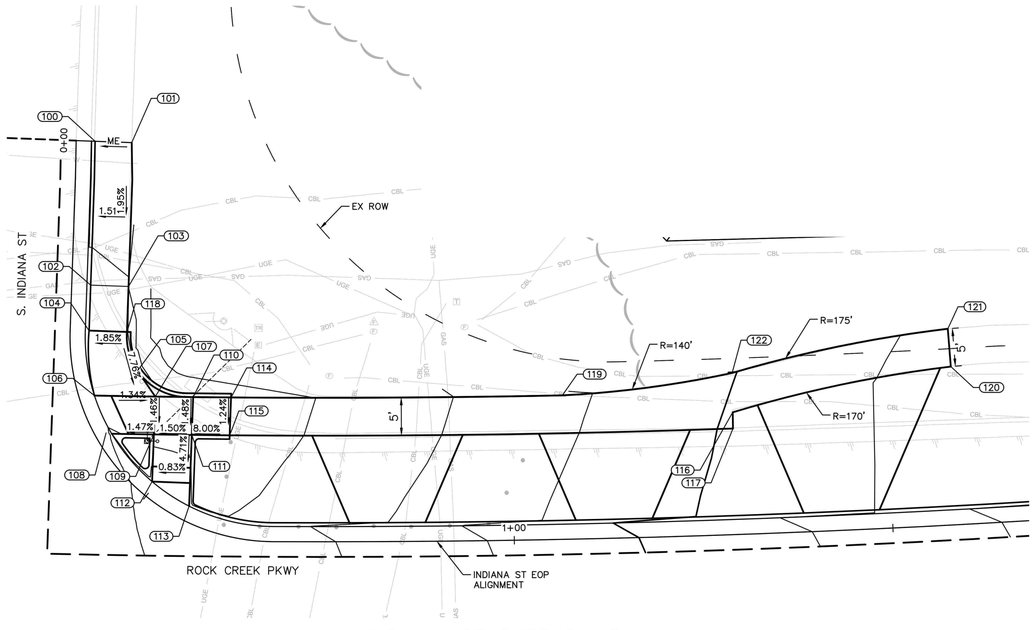
6. 1-2" CONDUIT (TRENCHED)
7. RESET FIRE HYDRANT ON NEW FLANGE/LATERAL PER TOWN DETAIL 400-17 (NOT A PAY ITEM)
8. RESET STREET LIGHT ON NEW FOUNDATION PER CDOT S-613-1 (NOT A PAY ITEM)

NOTES

1. ALL STATION/OFFSET CALLOUTS ARE FROM THE ROCK CREEK PKWY CL ALIGNMENT.
2. SEE ROADWAY PLAN & PROFILE SHEETS 22-27 FOR ADDITIONAL GRADING DETAILS.
3. MAXIMUM DAYLIGHT BEHIND SIDEWALKS IS 3:1
4. CURBS ADJACENT TO RAMPS WILL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT WILL BE INCLUDED IN THE WORK OF THE RAMP.
5. RAMPS SHOULD BE CONSTRUCTED PER TOWN STANDARD DETAILS 800-11 & 800-13 SEE PAVING PLANS (SHEETS 19-21) FOR ADDITIONAL DETAILS.
6. MATCH EXISTING (ME) ELEVATIONS ARE FOR REFERENCE ONLY, CONTRACTOR TO VERIFY IN FIELD PRIOR TO CONSTRUCTION.



INDIANA ST CURB RAMP

INDIANA STREET CURB RAMP				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
100	101+70.05	-91.888	5524.26	ME,SWK
101	101+74.88	-91.575	5524.33	ME,SWK
102	101+68.94	-72.925	5523.91	SWK
103	101+73.93	-72.612	5523.99	SWK
104	101+68.57	-66.937	5523.80	RMP
105	101+74.81	-61.460	5523.47	RMP
106	101+69.04	-58.343	5523.09	FL, RMP
107	101+77.06	-57.985	5523.14	RMP
108	101+70.46	-53.414	5523.03	FL, RMP
109	101+76.74	-52.994	5523.06	RMP
110	101+81.84	-57.784	5523.21	RMP
111	101+81.73	-52.792	5523.14	RMP
112	101+76.33	-46.785	5522.82	FL, RMP
113	101+81.13	-43.413	5522.70	FL, ME
114	101+85.01	-57.750	5523.61	RMP
115	101+84.86	-52.750	5523.54	RMP
116	102+53.61	-54.889	5519.93	SWK, ME
117	102+53.57	-52.750	5519.89	SWK, ME
118	101+73.56	-66.623	5523.87	RMP
119	102+30.37	-57.750	5521.21	SWK
120	102+83.71	-59.642	5518.53	ME, SWK
121	102+83.58	-64.644	5518.71	ME, SWK
122	102+53.71	-60.080	5520.03	SWK



GRAPHIC SCALE IN FEET
0 5 10 20

NO.	REVISION	BY	DATE

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 5/21/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
GRADING DETAILS

PRELIMINARY
FOR REVIEW ONLY
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DRAWING NAME
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SHEET NO.
29

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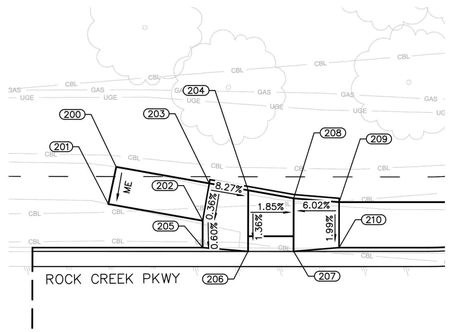
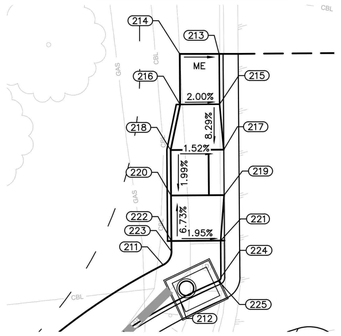
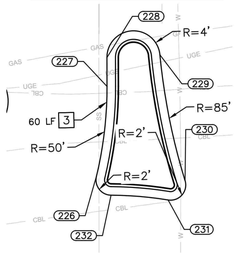


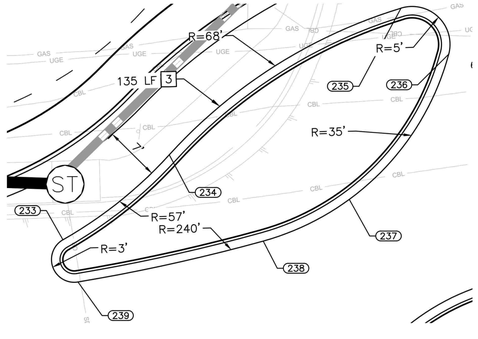
NW CURB RAMP 1



NW CURB RAMP 2



NORTH SPLITTER



NW SPLITTER

NW CURB RAMPS				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
200	113+83.89	−51.274	5477.18	ME, SWK
201	113+82.85	−46.371	5477.07	ME, SWK
202	113+95.30	−44.189	5476.59	RMP
203	113+96.17	−49.117	5476.62	RMP
204	114+01.30	−48.215	5476.19	RMP
205	113+95.30	−40.643	5476.58	RMP
206	114+01.30	−40.152	5476.08	FL
207	114+07.30	−40.161	5475.96	FL
208	114+07.30	−47.161	5476.06	RMP
209	114+13.30	−46.669	5476.42	RMP, ME
210	114+13.30	−40.669	5476.30	RMP, ME
211	114+75.29	−73.614	5474.04	SWK, ME
212	114+77.44	−69.100	5473.94	SWK, ME
213	114+82.71	−101.431	5474.58	SWK, ME
214	114+77.50	−101.447	5474.69	SWK, ME
215	114+82.75	−94.807	5474.33	FL
216	114+77.55	−94.773	5474.44	RMP
217	114+83.29	−88.810	5473.83	FL
218	114+76.29	−88.765	5473.94	RMP
219	114+83.33	−82.810	5473.71	RMP
220	114+76.33	−82.765	5473.82	RMP
221	114+82.87	−76.807	5474.09	SWK
222	114+76.37	−76.765	5474.22	SWK
223	114+76.38	−75.409	5474.17	SWK
224	114+82.90	−71.967	5473.98	SWK
225	114+82.57	−71.495	5473.96	SWK

NORTH SPLITTER				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
226	115+11.18	−50.471	5472.78	EOP
227	115+12.59	−62.364	5473.06	EOP
228	115+12.59	−66.168	5473.16	EOP
229	115+19.57	−66.511	5473.02	EOP
230	115+22.86	−49.916	5472.53	EOP
231	115+20.63	−47.360	5472.51	EOP
232	115+13.11	−47.999	5472.67	EOP

NW SPLITTER				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
233	114+49.29	−35.289	5474.10	EOP
234	114+63.59	−46.136	5473.68	EOP
235	114+93.10	−65.209	5473.39	EOP
236	114+99.37	−59.118	5473.18	EOP
237	114+86.22	−39.985	5473.06	EOP
238	114+74.86	−34.501	5473.00	EOP
239	114+51.12	−29.672	5473.88	EOP

ROADWAY CONSTRUCTION NOTES

1. VERTICAL CURB & GUTTER PER TOWN STANDARD DETAIL 800−1
2. MEDIAN CURB & GUTTER PER TOWN STANDARD DETAIL 800−1
3. 2" CURB PER DETAIL ON SHEET 15
4. CONCRETE TRUCK APRON PER DETAIL ON SHEET 15
5. PUSH BUTTON POST PER CDOT STANDARD DETAIL S−614−45
6. 1−2" CONDUIT (TRENCHED)
7. RESET FIRE HYDRANT ON NEW FLANGE/LATERAL PER TOWN DETAIL 400−17 (NOT A PAY ITEM)
8. RESET STREET LIGHT ON NEW FOUNDATION PER CDOT S−613−1 (NOT A PAY ITEM)

NOTES

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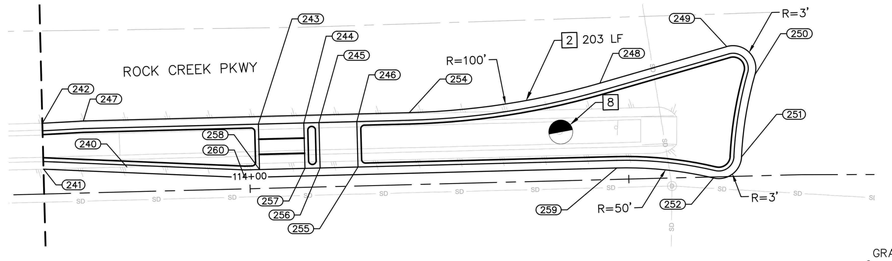
WEST SPLITTER				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
240	113+83.84	−3.258	5476.08	EOP
241	113+72.81	−3.282	5476.56	EOP, ME
242	113+72.81	−9.336	5476.80	EOP, ME
243	114+01.30	−8.500	5475.42	FL, RMP
244	114+07.30	−8.500	5475.30	FL, RMP
245	114+09.30	−8.500	5475.26	FL, RMP
246	114+14.30	−8.500	5475.16	FL, RMP
247	113+78.21	−9.500	5476.57	EOP
248	114+46.49	−12.737	5473.72	EOP
249	114+63.37	−17.140	5473.00	EOP
250	114+66.99	−13.342	5472.66	EOP
251	114+64.93	−2.536	5472.43	EOP
252	114+61.18	0.146	5472.53	EOP
254	114+21.25	−9.500	5474.78	EOP
255	114+14.30	−2.500	5475.04	FL, RMP
256	114+09.30	−2.500	5475.14	FL, RMP
257	114+07.30	−2.500	5475.18	FL, RMP
258	114+01.30	−2.500	5475.30	FL, RMP
259	114+48.45	−1.500	5473.20	EOP
260	113+99.33	−1.500	5475.26	EOP



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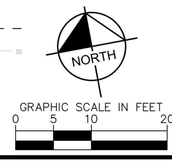

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30

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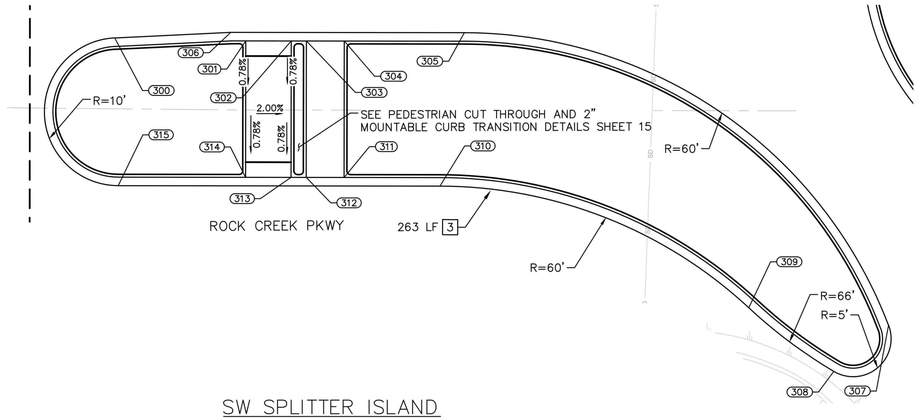
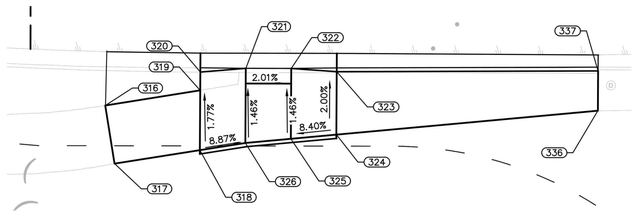


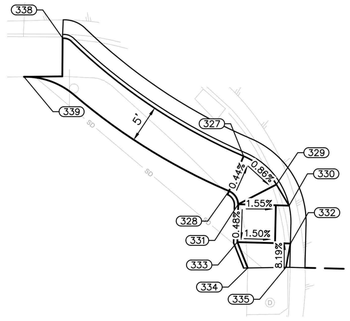
SW SPLITTER ISLAND

SW SPLITTER ISLAND				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
300	113+84.01	11.262	5475.83	EOP
301	114+01.30	11.625	5475.23	RMP
302	114+07.30	11.625	5475.11	RMP
303	114+09.30	11.625	5475.07	RMP
304	114+14.30	11.625	5474.97	RMP
305	114+30.16	10.500	5474.06	EOP
306	113+99.33	10.500	5475.17	EOP
307	114+87.38	48.693	5470.90	EOP
308	114+80.31	54.958	5470.97	EOP
309	114+67.74	46.743	5471.67	EOP
310	114+26.96	30.750	5474.07	EOP
311	114+14.30	29.625	5474.83	RMP
312	114+09.30	29.625	5474.93	RMP
313	114+07.30	29.625	5474.97	RMP
314	114+01.30	29.625	5475.09	RMP
315	113+84.49	30.750	5475.58	EOP

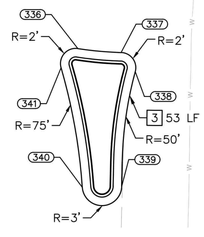


SW CURB RETURN 1

SW CURB RETURNS				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
316	113+82.70	56.803	5475.96	SWK, ME
317	113+83.94	64.468	5476.16	SWK, ME
318	113+95.19	62.678	5475.39	RMP
319	113+95.23	54.777	5475.23	RMP
320	113+95.25	52.368	5475.18	RMP
321	114+01.24	51.872	5474.70	FL
322	114+07.24	51.877	5474.58	FL
323	114+13.24	52.291	5475.00	RMP, ME
324	114+13.20	60.600	5475.23	RMP, ME
325	114+07.20	61.158	5474.72	RMP
326	114+01.20	61.716	5474.85	RMP
327	114+84.52	67.471	5470.44	RMP
328	114+82.71	72.134	5470.49	RMP
329	114+88.94	71.097	5470.41	RMP
330	114+90.68	73.840	5470.20	FL
331	114+83.97	73.831	5470.30	RMP
332	114+90.99	78.840	5470.17	FL
333	114+83.99	78.831	5470.28	RMP
334	114+85.44	82.206	5470.70	RMP, ME
335	114+90.49	81.984	5470.44	RMP, ME
336	114+47.72	57.391	5473.07	INL, ME
337	114+47.74	52.145	5473.01	INL, ME
338	114+58.97	52.192	5472.47	INL, ME
339	114+53.87	57.306	5472.77	INL, ME



SW CURB RETURN 2



SOUTH SPLITTER

SOUTH SPLITTER ISLAND				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
336	115+06.81	47.623	5470.54	EOP
337	115+12.52	47.999	5470.40	EOP
338	115+14.45	50.471	5470.42	EOP
339	115+13.05	65.642	5470.30	EOP
340	115+07.86	65.896	5470.32	EOP
341	115+04.66	50.214	5470.56	EOP

ROADWAY CONSTRUCTION NOTES

1. VERTICAL CURB & GUTTER PER TOWN STANDARD DETAIL 800-1
2. MEDIAN CURB & GUTTER PER TOWN STANDARD DETAIL 800-1
3. 2" CURB PER DETAIL ON SHEET 15
4. CONCRETE TRUCK APRON PER DETAIL ON SHEET 15
5. PUSH BUTTON POST PER CDOT STANDARD DETAIL S-614-45
6. 1-2" CONDUIT (TRENCHED)
7. RESET FIRE HYDRANT ON NEW FLANGE/LATERAL PER TOWN DETAIL 400-17 (NOT A PAY ITEM)
8. RESET STREET LIGHT ON NEW FOUNDATION PER CDOT S-613-1 (NOT A PAY ITEM)

NOTES

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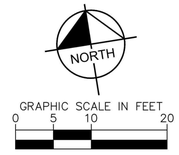

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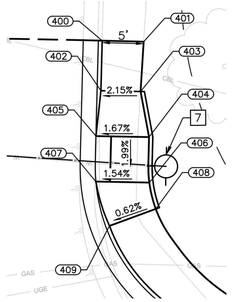
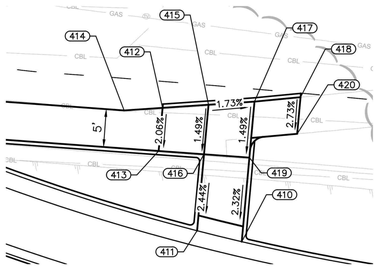


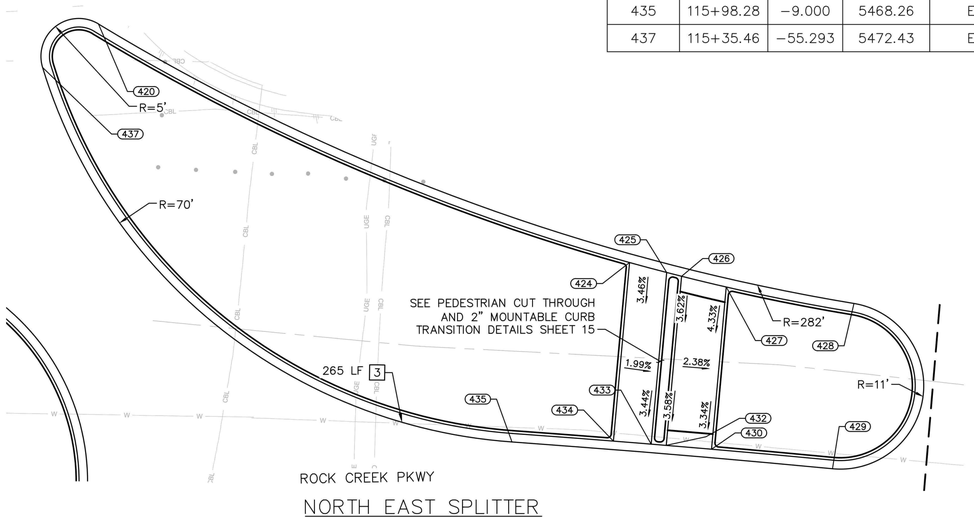
NE CURB RETURN 1

NE CURB RETURNS				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
400	115+42.05	−101.801	5473.69	ME, SWK
401	115+47.53	−101.801	5473.78	ME, SWK
402	115+42.05	−95.192	5473.30	RMP
403	115+47.29	−95.226	5473.41	RMP
404	115+48.56	−89.234	5472.91	RMP
405	115+41.56	−89.188	5472.80	FL
406	115+48.75	−83.235	5472.78	RMP
407	115+41.70	−83.189	5472.68	FL
408	115+49.69	−79.786	5473.08	RMP
409	115+43.65	−77.388	5473.05	RMP
410	116+24.61	−41.834	5468.02	FL
411	116+18.75	−42.778	5468.15	FL
412	116+13.06	−58.570	5468.91	RMP
413	116+13.00	−52.856	5468.79	RMP
414	116+08.18	−57.829	5469.23	RMP
415	116+18.87	−59.474	5468.50	RMP
416	116+18.83	−52.906	5468.40	RMP
417	116+24.69	−60.398	5468.39	RMP
418	116+30.49	−61.514	5468.88	RMP, ME
419	116+24.65	−52.976	5468.28	RMP

NE SPLITTER ISLAND				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
420	115+42.68	−61.216	5472.48	EOP
424	116+11.81	−33.779	5468.40	FL, RMP
425	116+16.71	−32.862	5468.30	FL, RMP
426	116+18.67	−32.525	5468.26	FL, RMP
427	116+24.56	−31.613	5468.05	FL, RMP
428	116+41.26	−30.974	5467.36	EOP
429	116+40.51	−9.000	5466.65	EOP
430	116+24.47	−10.125	5467.33	FL, RMP
432	116+18.50	−10.125	5467.45	FL, ME
433	116+16.52	−10.125	5467.49	FL, RMP
434	116+11.54	−10.125	5467.59	FL, RMP
435	115+98.28	−9.000	5468.26	EOP
437	115+35.46	−55.293	5472.43	EOP



NE CURB RETURN 2



NORTH EAST SPLITTER

ROADWAY CONSTRUCTION NOTES

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2. MEDIAN CURB & GUTTER PER TOWN STANDARD DETAIL 800–1
3. 2" CURB PER DETAIL ON SHEET 15
4. CONCRETE TRUCK APRON PER DETAIL ON SHEET 15
5. PUSH BUTTON POST PER CDOT STANDARD DETAIL S–614–45
6. 1–2" CONDUIT (TRENCHED)
7. RESET FIRE HYDRANT ON NEW FLANGE/LATERAL PER TOWN DETAIL 400–17 (NOT A PAY ITEM)
8. RESET STREET LIGHT ON NEW FOUNDATION PER CDOT S–613–1 (NOT A PAY ITEM)

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3. MAXIMUM DAYLIGHT BEHIND SIDEWALKS IS 3:1
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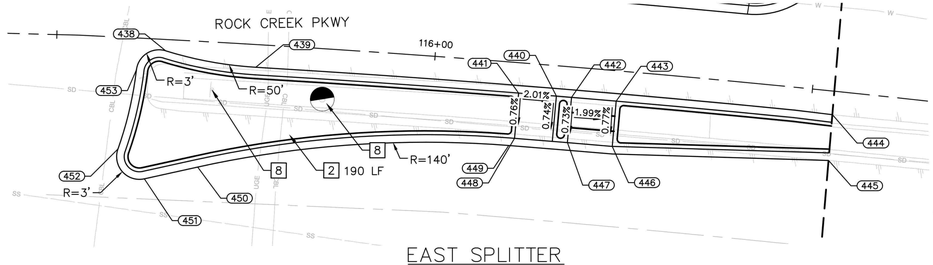
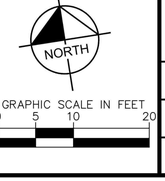
5. RAMPS SHOULD BE CONSTRUCTED PER TOWN STANDARD DETAILS 800–11 & 800–13 SEE PAVING PLANS (SHEETS 19–21) FOR ADDITIONAL DETAILS.
6. MATCH EXISTING (ME) ELEVATIONS ARE FOR REFERENCE ONLY, CONTRACTOR TO VERIFY IN FIELD PRIOR TO CONSTRUCTION.

EAST SPLITTER				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
438	115+64.46	1.502	5470.14	EOP
439	115+76.46	3.000	5469.36	EOP
440	116+16.39	4.000	5467.12	EOP
441	116+11.38	4.000	5467.22	FL, RMP
442	116+18.39	4.000	5467.08	FL, RMP
443	116+24.32	4.000	5466.96	FL, RMP
444	116+52.96	3.108	5465.77	EOP, ME
445	116+53.07	9.168	5465.66	EOP, ME
446	116+24.32	10.002	5466.92	FL, RMP
447	116+18.35	10.000	5467.04	FL, RMP
448	116+11.31	10.000	5467.18	FL, RMP
449	116+10.63	11.000	5467.11	EOP
450	115+69.52	16.590	5468.72	EOP
451	115+62.50	18.515	5469.42	EOP
452	115+58.80	14.762	5470.05	EOP
453	115+60.72	4.213	5470.29	EOP



EAST SPLITTER



GRAPHIC SCALE IN FEET
0 5 10 20

NO.	REVISION	BY	DATE

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 5/21/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
GRADING DETAILS

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SHEET NO.
32

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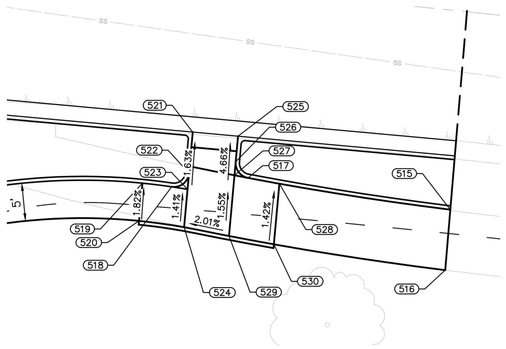
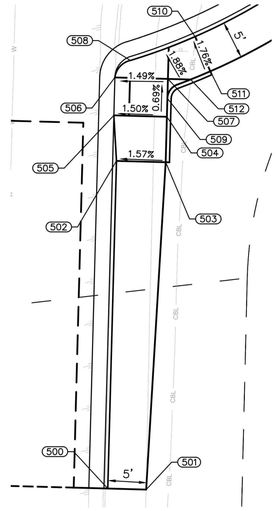


SE CURB RETURN 2

SE CURB RETURNS				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
500	115+35.78	130.204	5470.68	ME
501	115+40.84	130.212	5470.82	ME
502	115+35.81	86.958	5469.40	RMP
503	115+42.31	86.967	5469.50	RMP
504	115+42.31	80.967	5469.00	RMP
505	115+35.31	80.957	5468.90	FL
506	115+35.32	75.957	5468.86	FL
507	115+42.32	75.967	5468.97	RMP
508	115+37.32	73.659	5468.93	RMP
509	115+42.32	78.547	5468.98	RMP
510	115+45.77	70.290	5469.29	RMP
511	115+47.89	74.818	5469.39	RMP
512	115+45.32	75.971	5469.21	RMP
515	116+53.76	46.858	5465.31	ME
516	116+53.91	54.863	5465.35	ME
517	116+26.07	45.211	5465.82	SWK, PT
518	116+15.88	47.221	5465.77	SWK
519	116+11.89	47.053	5466.07	RMP
520	116+11.83	52.053	5466.17	RMP
521	116+18.11	39.799	5465.48	FL
522	116+18.06	45.242	5465.57	RMP, PT
523	116+18.05	47.388	5465.60	RMP
524	116+18.01	52.407	5465.67	RMP
525	116+24.24	39.837	5465.36	FL
526	116+24.23	43.213	5465.57	RMP, PT
527	116+24.22	45.025	5465.67	RMP
528	116+30.37	45.607	5466.16	RMP
529	116+24.18	53.065	5465.79	RMP
530	116+30.36	53.637	5466.28	RMP



SE CURB RETURN 1

ROADWAY CONSTRUCTION NOTES

1. VERTICAL CURB & GUTTER PER TOWN STANDARD DETAIL 800-1
2. MEDIAN CURB & GUTTER PER TOWN STANDARD DETAIL 800-1
3. 2" CURB PER DETAIL ON SHEET 15
4. CONCRETE TRUCK APRON PER DETAIL ON SHEET 15
5. PUSH BUTTON POST PER CDOT STANDARD DETAIL S-614-45
6. 1-2" CONDUIT (TRENCHED)
7. RESET FIRE HYDRANT ON NEW FLANGE/LATERAL PER TOWN DETAIL 400-17 (NOT A PAY ITEM)
8. RESET STREET LIGHT ON NEW FOUNDATION PER CDOT S-613-1 (NOT A PAY ITEM)

NOTES

1. ALL STATION/OFFSET CALLOUTS ARE FROM THE ROCK CREEK PKWY CL ALIGNMENT.
2. SEE ROADWAY PLAN & PROFILE SHEETS 22-27 FOR ADDITIONAL GRADING DETAILS.
3. MAXIMUM DAYLIGHT BEHIND SIDEWALKS IS 3:1
4. CURBS ADJACENT TO RAMPS WILL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT WILL BE INCLUDED IN THE WORK OF THE RAMP.
5. RAMPS SHOULD BE CONSTRUCTED PER TOWN STANDARD DETAILS 800-11 & 800-13 SEE PAVING PLANS (SHEETS 19-21) FOR ADDITIONAL DETAILS.
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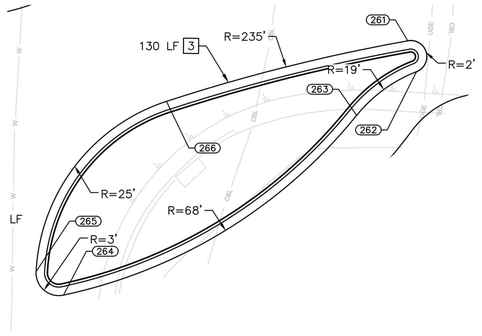

SOUTH EAST SPLITTER

SE SPLITTER				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
261	115+74.33	30.978	5467.97	EOP
262	115+75.73	34.979	5467.75	EOP
263	115+68.01	41.176	5468.41	EOP
264	115+28.75	66.236	5469.45	EOP
265	115+25.05	63.240	5469.69	EOP
266	115+41.67	40.337	5469.84	EOP

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

NO.	REVISION	BY	DATE

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 5/21/25

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ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
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Kimley-Horn and Associates, Inc.

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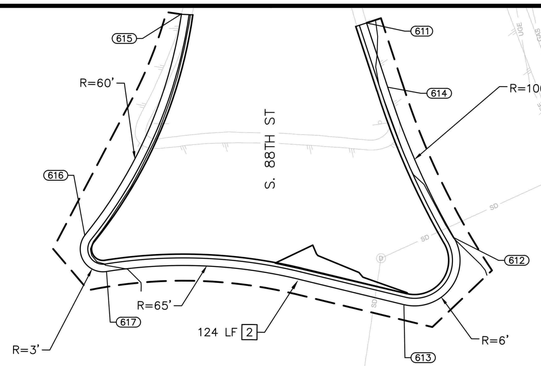
SHEET NO.
33

K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\GRADING DETAILS.dwg JEFFLER



ROADWAY CONSTRUCTION NOTES

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2. MEDIAN CURB & GUTTER PER TOWN STANDARD DETAIL 800-1
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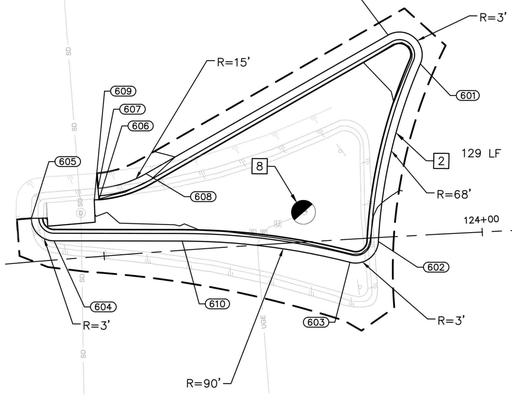

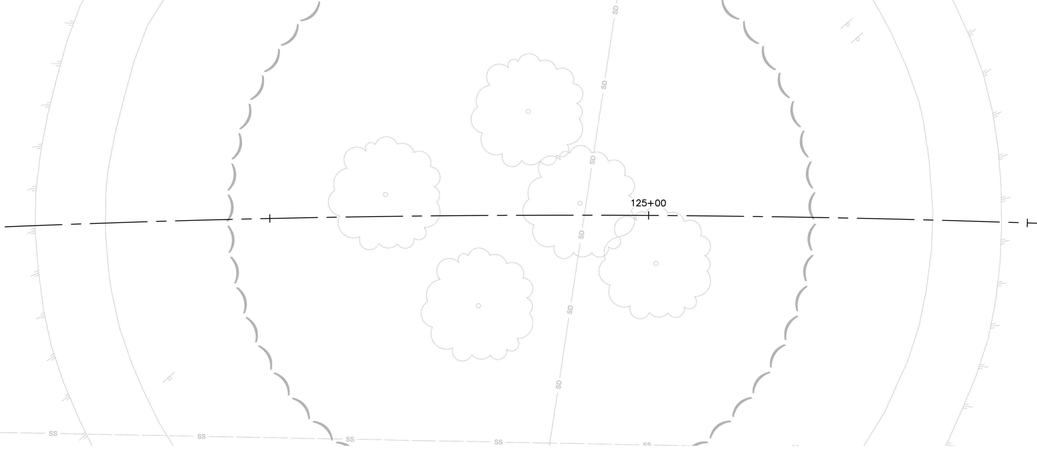

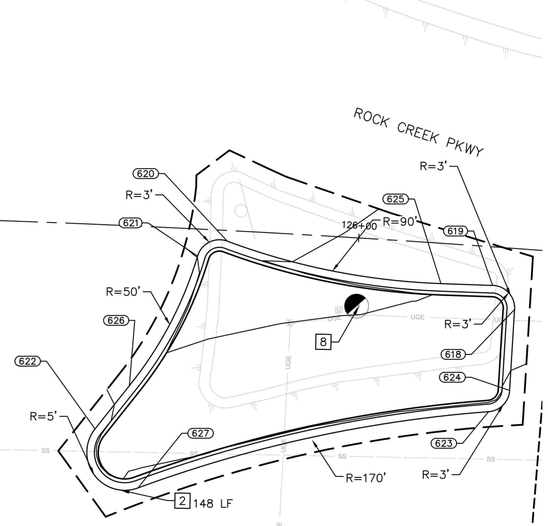

88TH NW ISLAND				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
600	123+89.04	-26.599	5446.54	EOP
601	123+93.02	-22.577	5446.65	EOP
602	123+86.24	0.525	5445.82	EOP
603	123+82.34	3.047	5445.80	EOP
604	123+43.56	-2.527	5445.34	EOP
605	123+40.83	-5.731	5445.46	EOP
606	123+49.88	-7.473	5446.04	EOP
607	123+49.89	-8.973	5445.69	EOP
608	123+56.31	-10.427	5445.91	EOP
609	123+49.27	-7.486	5446.03	ME
610	123+60.41	-1.208	5445.37	EOP

88TH SE ISLAND				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
618	126+21.20	8.045	5446.32	EOP
619	126+18.07	5.082	5446.28	EOP
620	125+82.70	1.418	5447.20	EOP
621	125+78.88	3.568	5447.01	EOP
622	125+66.30	26.980	5445.82	EOP
623	126+18.74	21.739	5445.71	EOP
624	126+21.33	18.737	5445.90	EOP
625	126+11.23	5.315	5446.56	EOP
626	125+70.64	21.080	5446.14	EOP
627	125+72.40	34.520	5445.34	EOP

88TH NE ISLAND				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
611	125+01.35	-113.570	5449.04	EOP
612	125+12.54	-85.340	5448.99	EOP
613	125+06.31	-76.438	5449.42	EOP
614	125+04.03	-105.114	5448.96	EOP
615	124+78.42	-114.782	5449.00	EOP
616	124+66.02	-85.649	5448.53	EOP
617	124+68.71	-80.842	5448.93	EOP

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

NO.	REVISION	BY	DATE

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 5/21/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
GRADING DETAILS

PRELIMINARY
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Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
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SHEET NO.
34

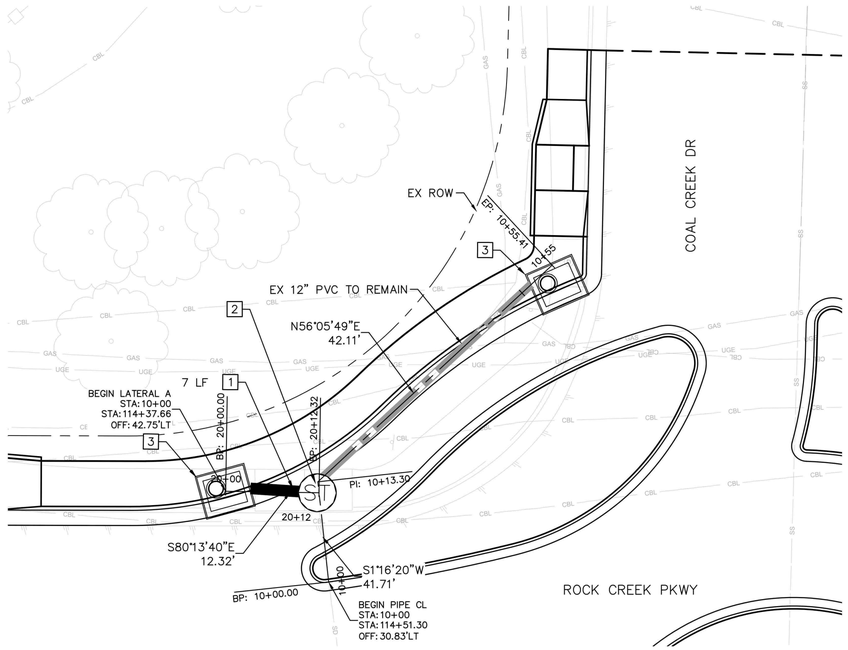
K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\GRADING DETAILS.DWG 5/21/2025 8:46:06 AM JEFFLER

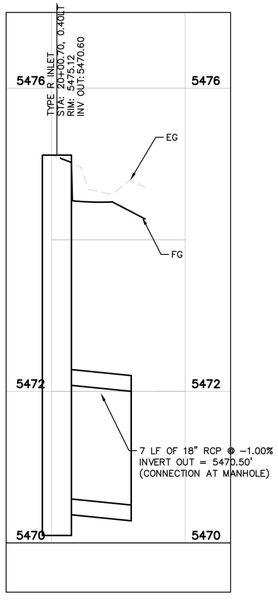
STORM CONSTRUCTION NOTES

1. 18" REINFORCED CONCRETE PIPE (RCP)
2. PRECAST MANHOLE PER TOWN STANDARD DETAIL 600-1
3. 5' CURB INLET TYPE R PER TOWN STANDARD DETAILS 600-3,4 & 5

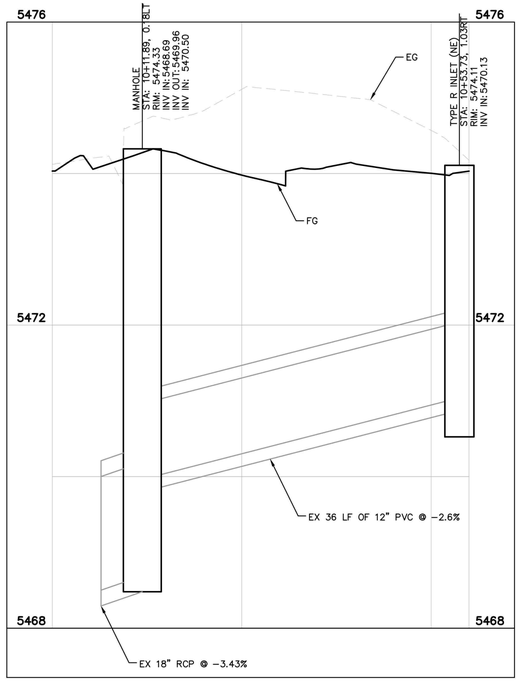
NOTES

1. NEW PIPES SHOULD BE TRENCHED. CONTRACTOR TO UTILIZE BED AND PATCH BACK PER TOWN STANDARD DETAIL 600-8
2. CONTRACTOR SHALL UTILIZE A CONCRETE COLLAR WHEN CONNECTING TO EXISTING PIPE. SEE DETAIL (THIS SHEET). TIE IN ELEVATIONS ON ALL PIPES ARE APPROXIMATE, CONTRACTOR TO CONFIRM IN FIELD.
3. CONTRACTOR TO CLEAN 12" PVC PIPE BETWEEN PROPOSED STRUCTURES PRIOR TO FINAL COMPLETION.
4. TO LIMIT DIFFERENTIAL SETTLEMENT WITH THE MANHOLE, CONCRETE PAVEMENT COULD BE UTILIZED SURROUNDING THE STRUCTURE. ADDITIONALLY, THE CONCRETE SURFACE CAN BE ROUGHENED WHICH CAN LESSEN SLIPPING ISSUES FOR BIKES NAVIGATING AROUND OR OVER THE MANHOLE. ADDITIONAL COORDINATION TO BE HAD AFTER 60% REVIEW.

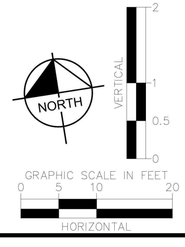




LATERAL A



PIPE CL



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Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 5/21/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
STORM PLAN & PROFILE

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Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
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SHEET NO.
35

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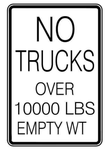
PROPOSED SIGN LEGEND



R4-7C
24"X30"



R12-3
24"X36"



R1-6
30"X30"



R1-2
36"X36"



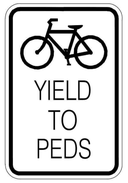
R6-1R
36"X12"



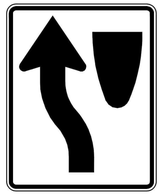
R3-8E
30"X30"



R3-8W
30"X30"



R9-6
12"X18"



R4-8
24"X30"



R6-4B
60"X24"



W9-2L
36"X36"



W11-2
36"X36"



W2-6
36"X36"



W9-2L
36"X36"



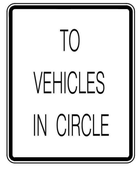
W13-1P
18"X18"



W16-7PL
24"X12"



W16-9P
24"X12"



CUSTOM
30"X30"

K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\SIGNING & STRIPING.dwg PLOTTED BY: JOSEPH KOFFLER

NO.	REVISION	BY	DATE

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
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TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
SIGNING & STRIPING – SIGNAGE COVER

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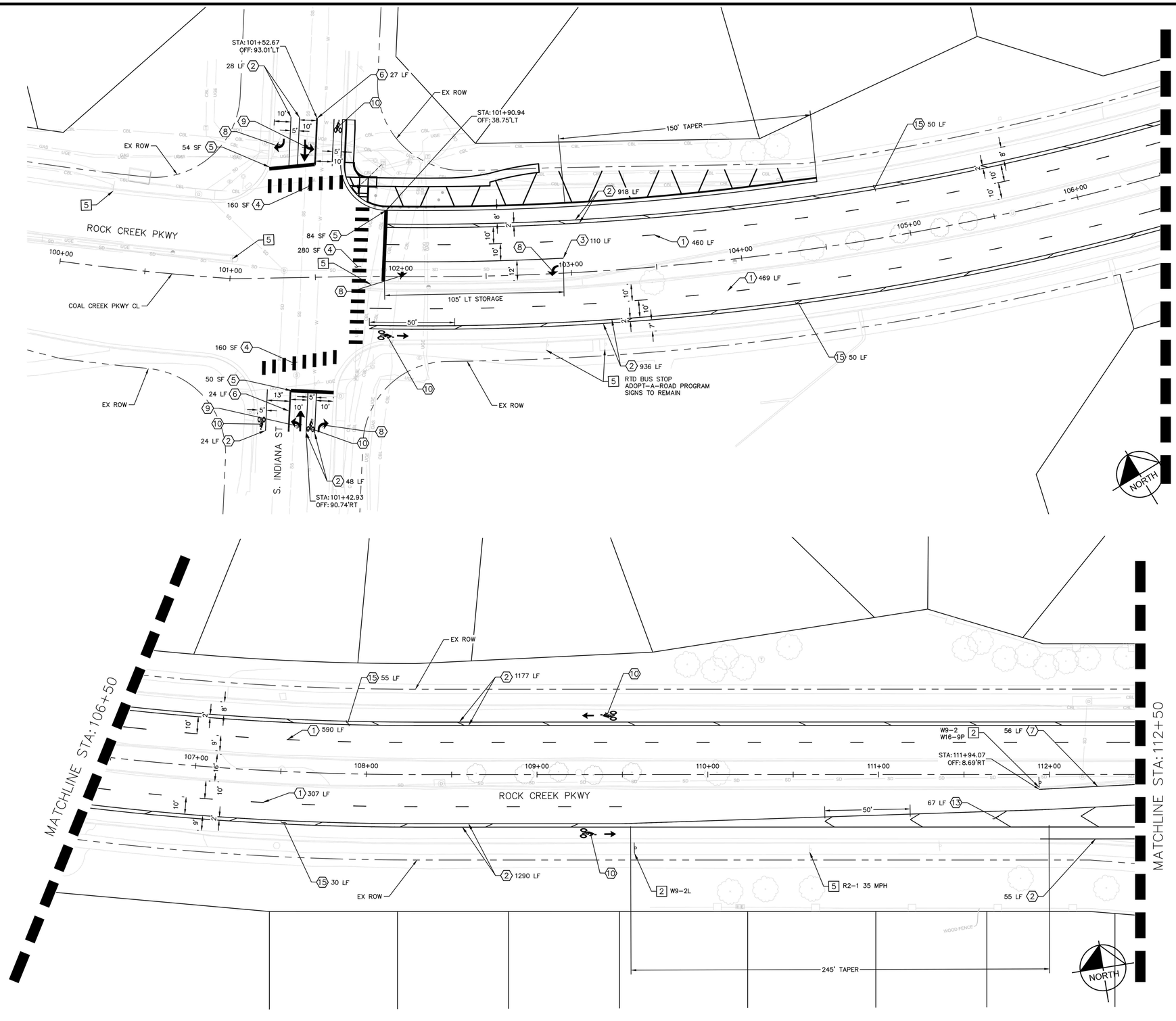
SHEET NO.
36



SIGN NOTES

1. RESET EX SIGN ON NEW POST
2. PROPOSED SIGN AND POST (PER TOWN STANDARD 700-16) (SF)
3. PROPOSED SIGN ON EXISTING POST
4. INSTALL RECTANGULAR FLASHING BEACON (RRFB)
5. EXISTING SIGN AND POST TO REMAIN
6. BIKE PUSH BUTTON ON PROPOSED POST (PER TOWN STANDARD 700-16) – PEDESTRIAN PUSH BUTTON WITH PUSH BUTTON EXTENDER, R10-25 PLAQUE

STRIPING NOTES

1. LANE LINE: BROKEN WHITE, 4" WIDE – 10' STRIPE WITH 30' GAP (EPOXY)
2. EDGE LINE: SOLID WHITE, 6" WIDE (EPOXY)
3. TURN POCKET: SOLID WHITE, 8" WIDE (EPOXY)
4. CROSS WALK BARS: SOLID WHITE, 2'X10' (THERMOPLASTIC)
5. STOP BAR: SOLID WHITE, 24" (THERMOPLASTIC)
6. DOUBLE YELLOW: SOLID YELLOW, 4" WIDE WITH 4" SEPARATION (EPOXY)
7. EDGE LINE (YELLOW): SOLID YELLOW, 4" WIDE (EPOXY)
8. TURN ARROW (PER CDOT S-627-1): WHITE (THERMOPLASTIC, 16 SF)
9. THROUGH/LEFT ARROW (PER CDOT S-627-1): WHITE (THERMOPLASTIC, 27.5 SF)
10. BIKE LANE SYMBOL (PER CDOT S-627-1): WHITE (THERMOPLASTIC, 16 SF)
11. YIELD TEETH (PER CDOT S-627-1): WHITE (THERMOPLASTIC, 1.3 SF EACH)
12. SKIP DASH: BROKEN WHITE, 6" WIDE, 3' STRIPE WITH 3' GAP (EPOXY)
13. CHEVRON: WHITE, 6" WIDE (EPOXY), 50' SPACING (O.C.)
14. YEILD SYMBOL (PER CDOT S-627-1): WHITE (THERMOPLASTIC, 23 SF)
15. GORE STRIPE: WHITE, 6" WIDE (EPOXY) 50' SPACING (O.C.)
16. CROSS WALK BARS: SOLID WHITE, 1'X10' (THERMOPLASTIC)
17. ONLY SYMBOL (PER CDOT S-627-1): WHITE (THERMOPLASTIC, 23 SF)

NOTES

1. SEE REMOVAL & RESET SHEETS FOR ORIGINAL SIGN LOCATIONS TO REMAIN OR FOR RESETTING.
2. CONTRACTOR SHALL PLACE SIGNS PER TOWN STANDARD 700-15.
3. BIKE LANE SYMBOLS INCLUDE ANY ARROW SYMBOLS DEPICTED ABOVE THE SYMBOL IN THE PLANS.
4. CONTRACTOR TO CONFIRM STRIPING LOCATIONS AT MATCH EXISTING LOCATIONS.
5. RRFB TO BE SYNCHRONIZED WITH FLASHERS ON 88TH ST CROSSING.

GRAPHIC SCALE IN FEET
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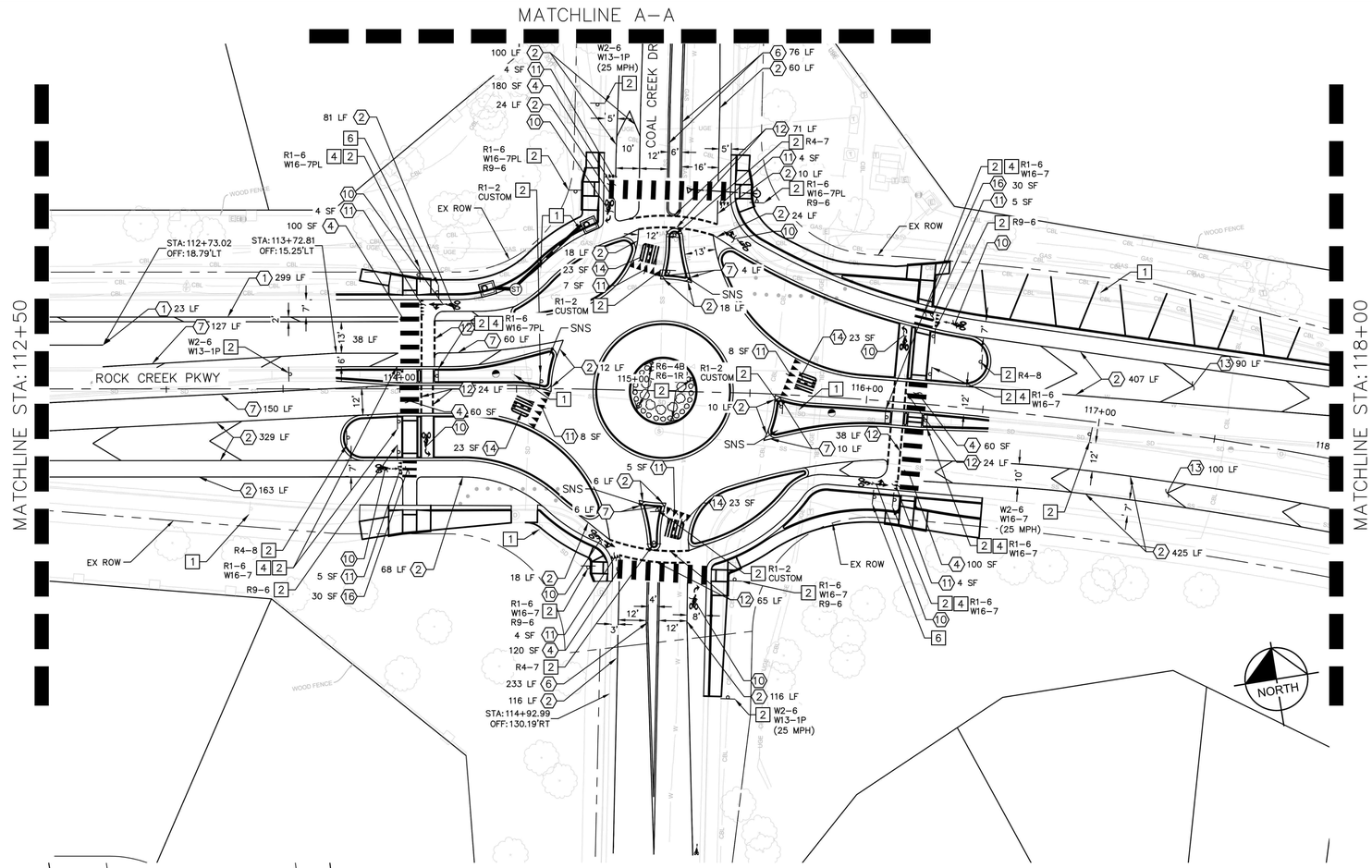
TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
SIGNING & STRIPING PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
SIGNING & STRIPING.dwg

SHEET NO.
37

K:\DEN_PublicSector\236118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\SIGNING & STRIPING.DWG



SIGN NOTES

1. RESET EX SIGN ON NEW POST
2. PROPOSED SIGN AND POST (PER TOWN STANDARD 700–16) (SF)
3. PROPOSED SIGN ON EXISTING POST
4. INSTALL RECTANGULAR FLASHING BEACON (RRFB)
5. EXISTING SIGN AND POST TO REMAIN
6. BIKE PUSH BUTTON ON PROPOSED POST (PER TOWN STANDARD 700–16) – PEDESTRIAN PUSH BUTTON WITH PUSH BUTTON EXTENDER, R10–25 PLAQUE

STRIPING NOTES

1. LANE LINE: BROKEN WHITE, 4" WIDE – 10' STRIPE WITH 30' GAP (EPOXY)
2. EDGE LINE: SOLID WHITE, 6" WIDE (EPOXY)
3. TURN POCKET: SOLID WHITE, 8" WIDE (EPOXY)
4. CROSS WALK BARS: SOLID WHITE, 2'X10' (THERMOPLASTIC)
5. STOP BAR: SOLID WHITE, 24" (THERMOPLASTIC)
6. DOUBLE YELLOW: SOLID YELLOW, 4" WIDE WITH 4" SEPARATION (EPOXY)
7. EDGE LINE (YELLOW): SOLID YELLOW, 4" WIDE (EPOXY)
8. TURN ARROW (PER CDOT S–627–1): WHITE (THERMOPLASTIC, 16 SF)
9. THROUGH/LEFT ARROW (PER CDOT S–627–1): WHITE (THERMOPLASTIC, 27.5 SF)
10. BIKE LANE SYMBOL (PER CDOT S–627–1): WHITE (THERMOPLASTIC, 16 SF)
11. YIELD TEETH (PER CDOT S–627–1): WHITE (THERMOPLASTIC, 1.3 SF EACH)
12. SKIP DASH: BROKEN WHITE, 6" WIDE, 3' STRIPE WITH 3' GAP (EPOXY)
13. CHEVRON: WHITE, 6" WIDE (EPOXY), 50' SPACING (O.C.)
14. YEILD SYMBOL (PER CDOT S–627–1): WHITE (THERMOPLASTIC, 23 SF)
15. GORE STRIPE: WHITE, 6" WIDE (EPOXY) 50' SPACING (O.C.)
16. CROSS WALK BARS: SOLID WHITE, 1'X10' (THERMOPLASTIC)
17. ONLY SYMBOL (PER CDOT S–627–1): WHITE (THERMOPLASTIC, 23 SF)

NOTES

1. SEE REMOVAL & RESET SHEETS FOR ORIGINAL SIGN LOCATIONS TO REMAIN OR FOR RESETTING.
2. CONTRACTOR SHALL PLACE SIGNS PER TOWN STANDARD 700–15.
3. BIKE LANE SYMBOLS INCLUDE ANY ARROW SYMBOLS DEPICTED ABOVE THE SYMBOL IN THE PLANS.
4. CONTRACTOR TO CONFIRM STRIPING LOCATIONS AT MATCH EXISTING LOCATIONS.
5. RRFB TO BE SYNCHRONIZED WITH FLASHERS ON 88TH ST CROSSING.

GRAPHIC SCALE IN FEET
0 15 30 60

NO.	REVISION	BY	DATE

Kimley»Horn
KIMLEY–HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464–2514

DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 5/21/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
SIGNING & STRIPING PLAN

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SHEET NO.
38

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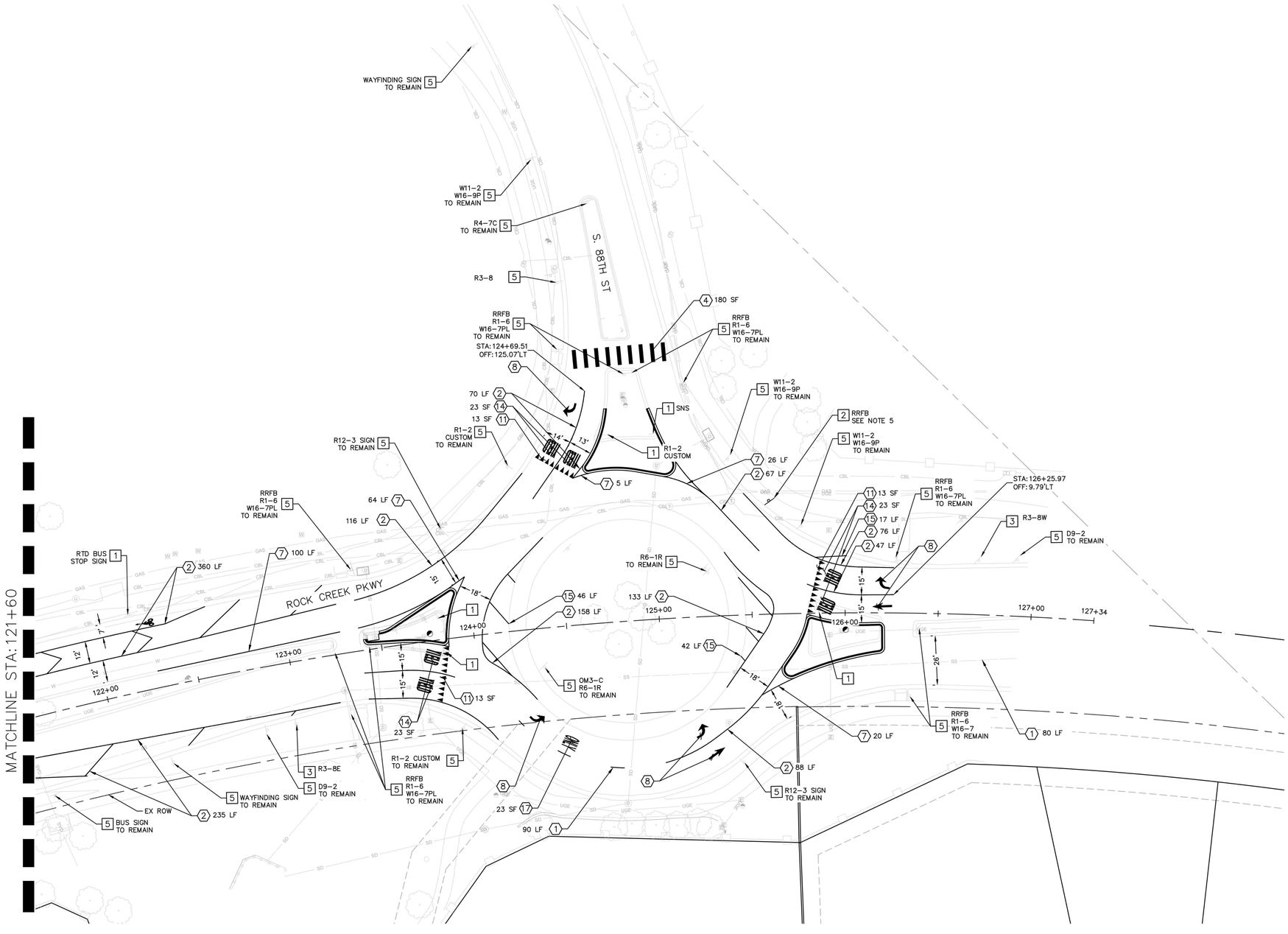

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3. PROPOSED SIGN ON EXISTING POST
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NORTH

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SIGNING & STRIPING PLAN

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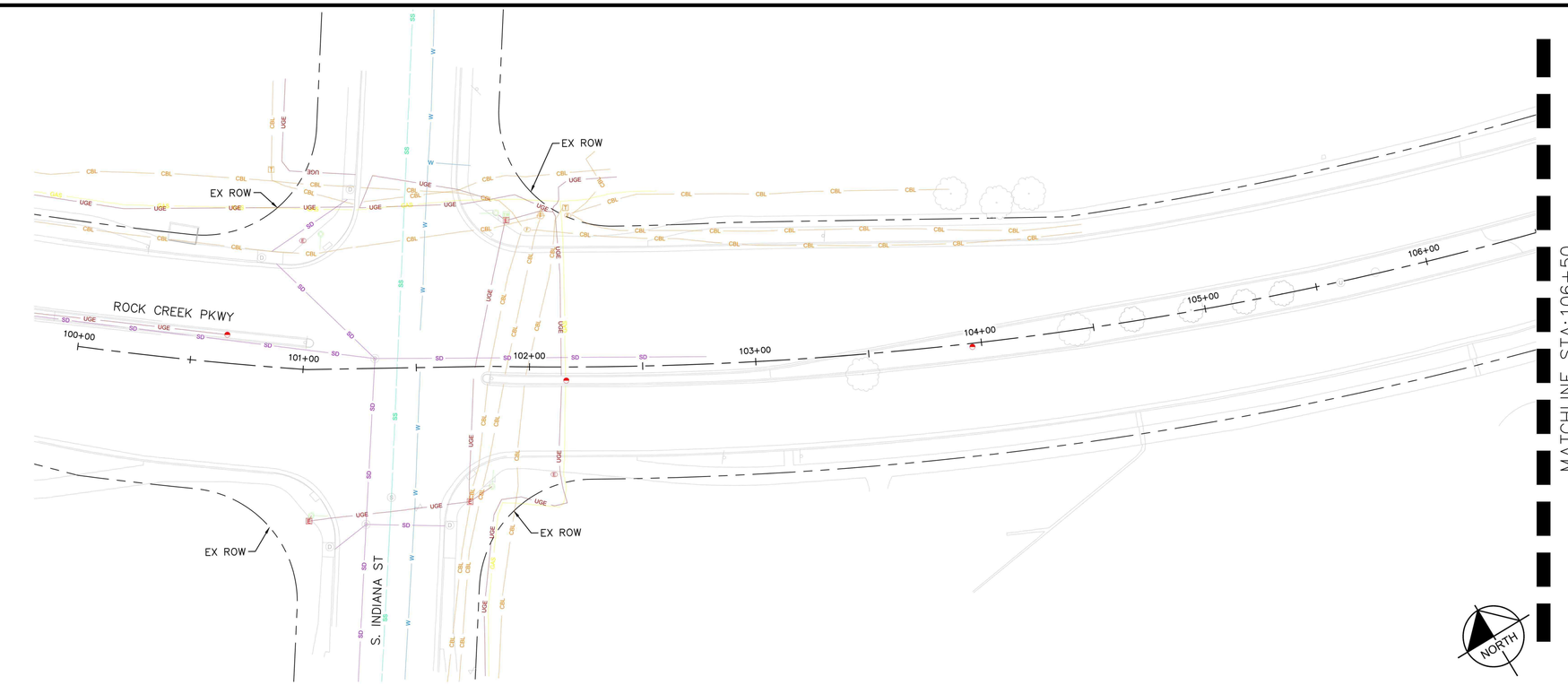
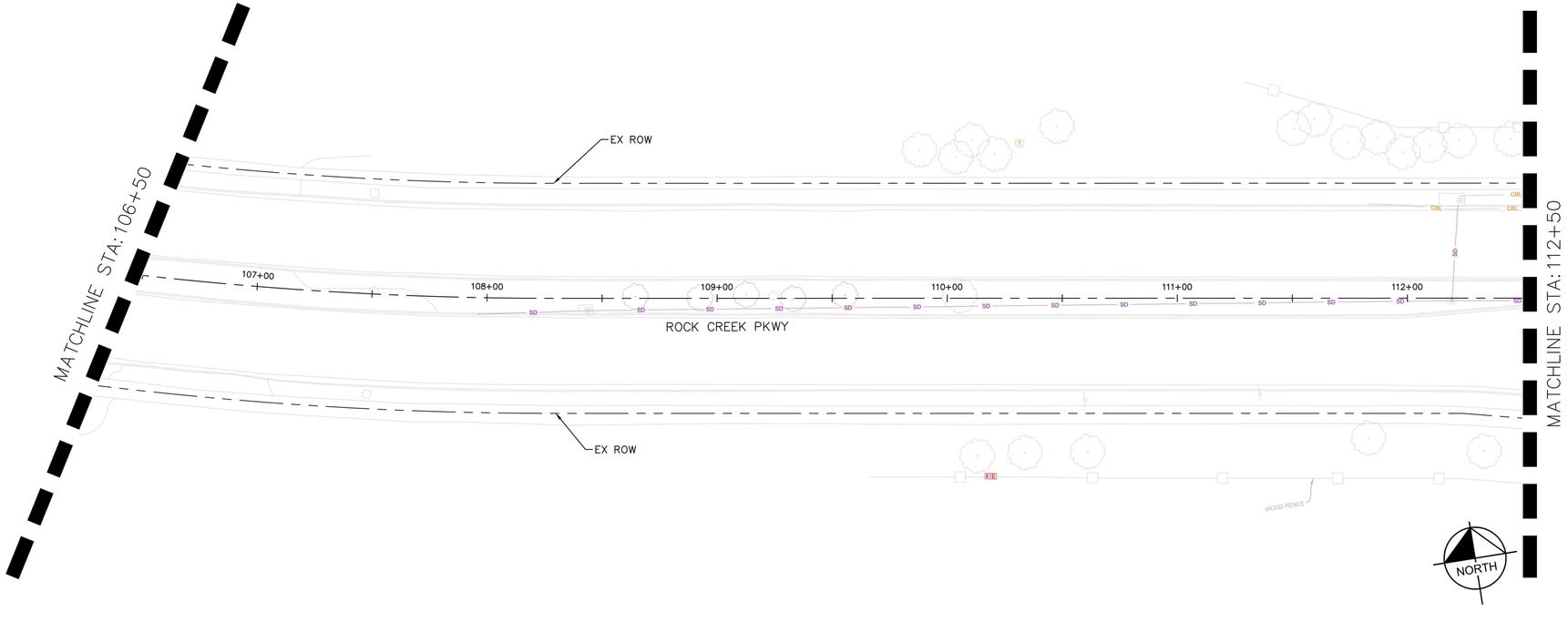


NOTES

- RED: ELECTRIC POWER LINES, CABLES, CONDUIT & LIGHTING CABLES
- YELLOW: GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS
- ORANGE: COMMUNICATIONS, CABLE TV, ALARM OR SIGNAL LINES, CABLES OR CONDUITS
- BLUE: POTABLE WATER
- GREEN: SEWERS AND DRAIN LINES
- PURPLE: RECLAIMED WATER, IRRIGATION AND SLURRY LINES
- PINK: TEMPORARY SURVEY MARKINGS
- WHITE: PROPOSED EXCAVATION



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11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

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TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
EXISTING UTILITIES

PRELIMINARY
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Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
EXISTING UTILITIES.dwg

SHEET NO.
40

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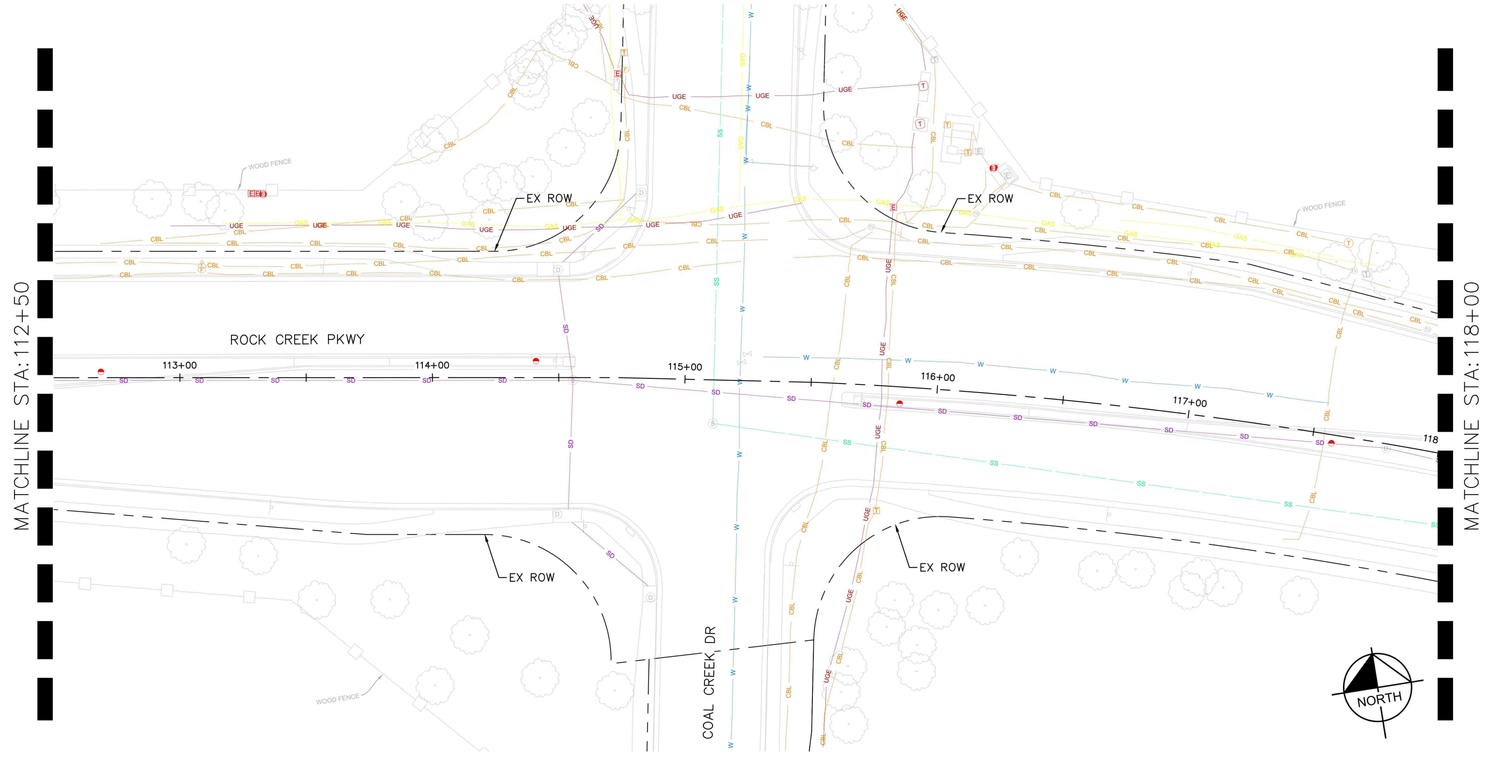

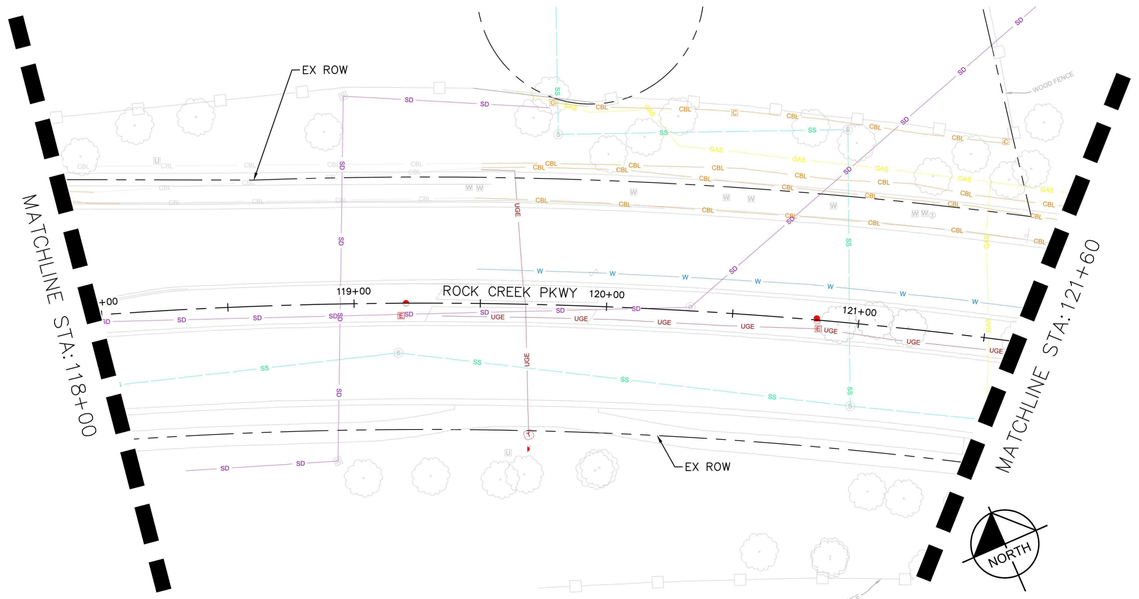

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ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
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EXISTING UTILITIES.dwg

SHEET NO.
41

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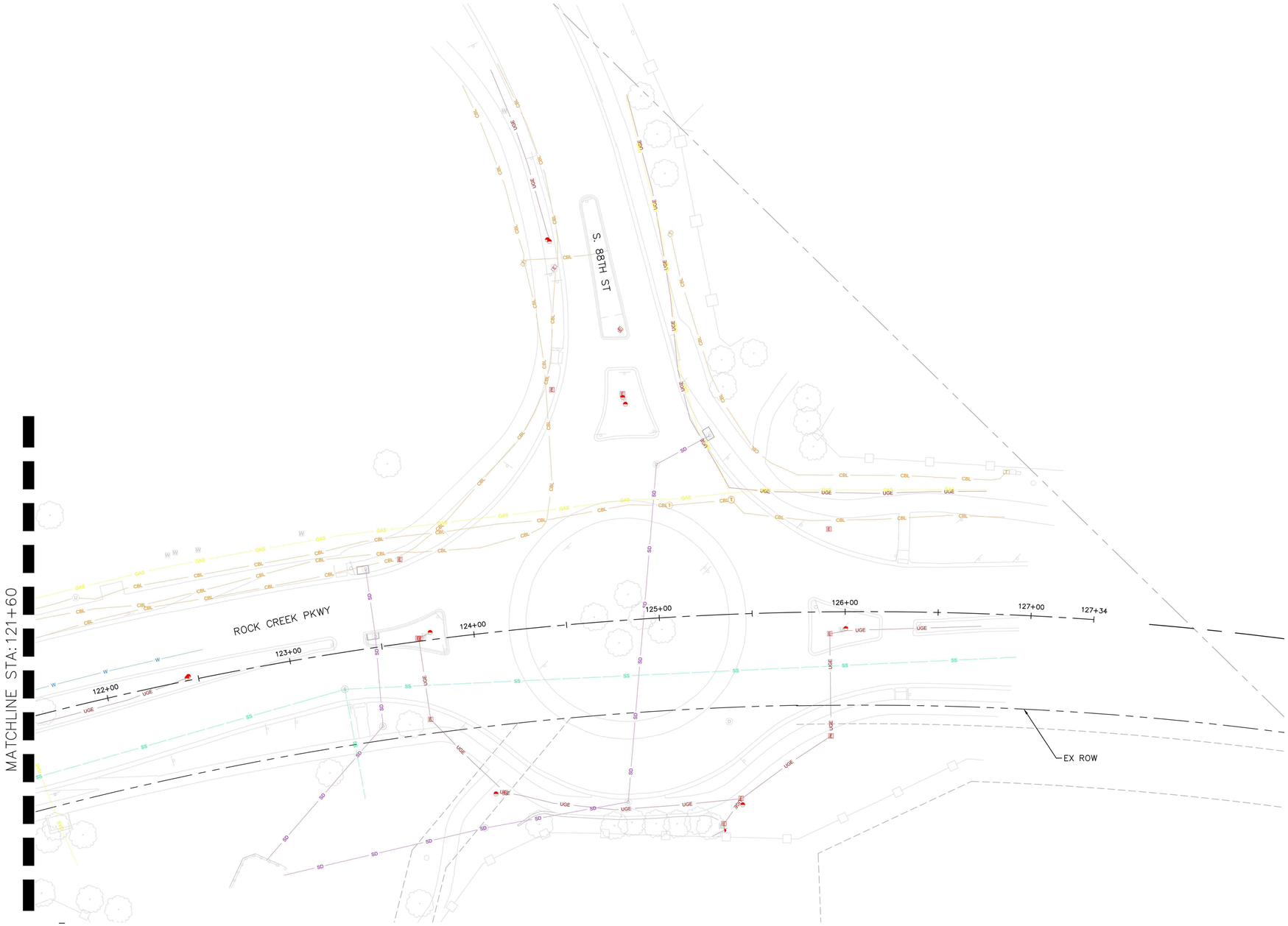

GRAPHIC SCALE IN FEET
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NORTH

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11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

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TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN

EXISTING UTILITIES

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42

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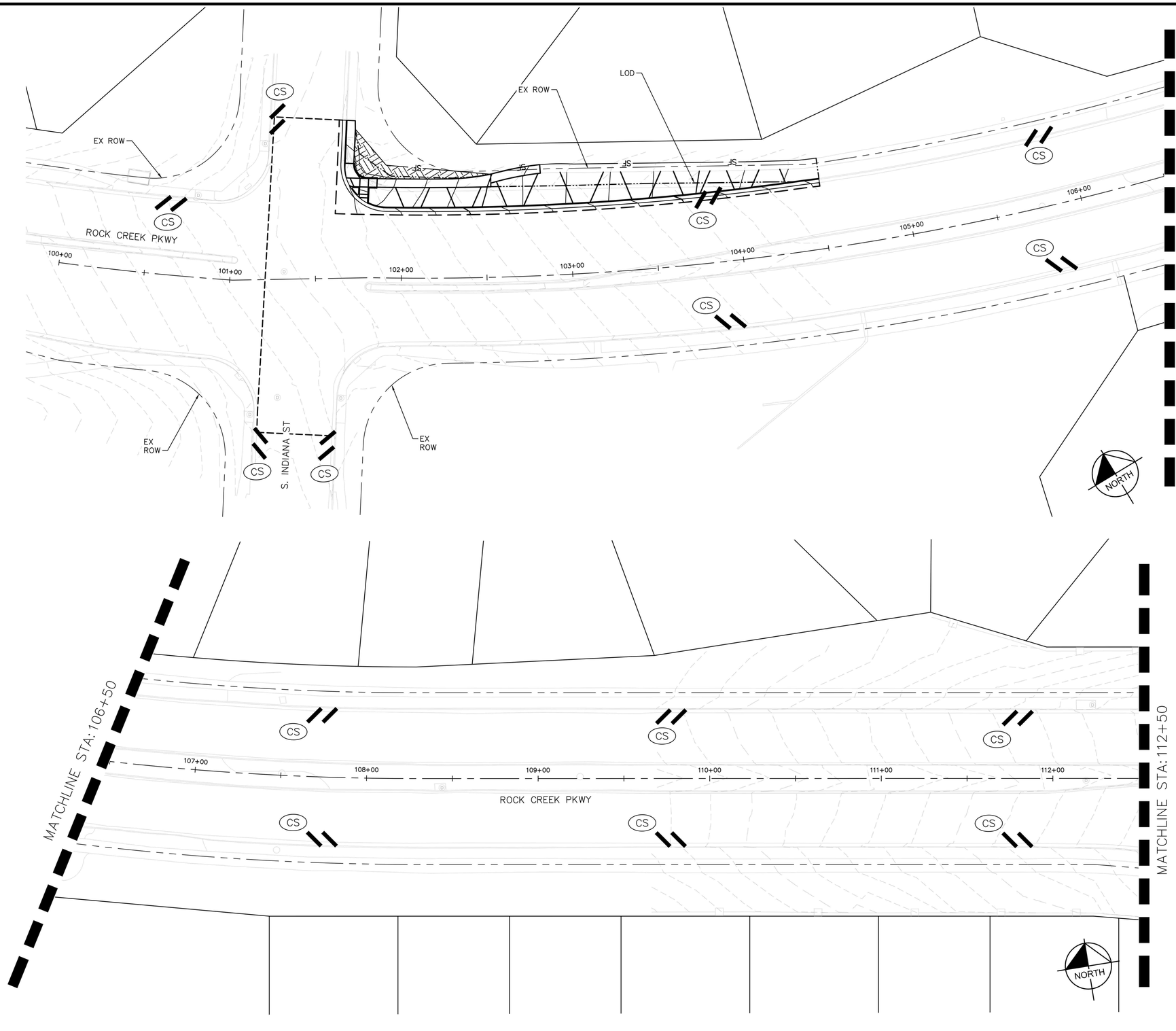

EROSION CONTROL NOTES

- CS — CURB SOCKS PER TOWN OF SUPERIOR DETAIL 600-15, SPACED 5' (MIN) UPSTREAM FROM CURB INLETS AND AT 200' (MIN) INTERVAL ALONG EDGE OF ROADWAY.
- SF — SILT FENCE PER TOWN OF SUPERIOR DETAIL 600-24
- LIMITS OF DISTURBANCE
- SOD

NOTES:

1. CONTRACTOR SHALL COORDINATE STAGING AREA LOCATION WITH THE TOWN PRIOR TO CONSTRUCTION. THIS WILL INCLUDE A CONCRETE WASHOUT AREA AND VEHICLE TRACKING CONTROL PER TOWN DETAILS 600-18 AND 600-17, RESPECTIVELY.

GRAPHIC SCALE IN FEET
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11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

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TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
EROSION CONTROL PLAN

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Kimley-Horn and Associates, Inc.

DRAWING NAME
EROSION CONTROL.dwg

SHEET NO.
43

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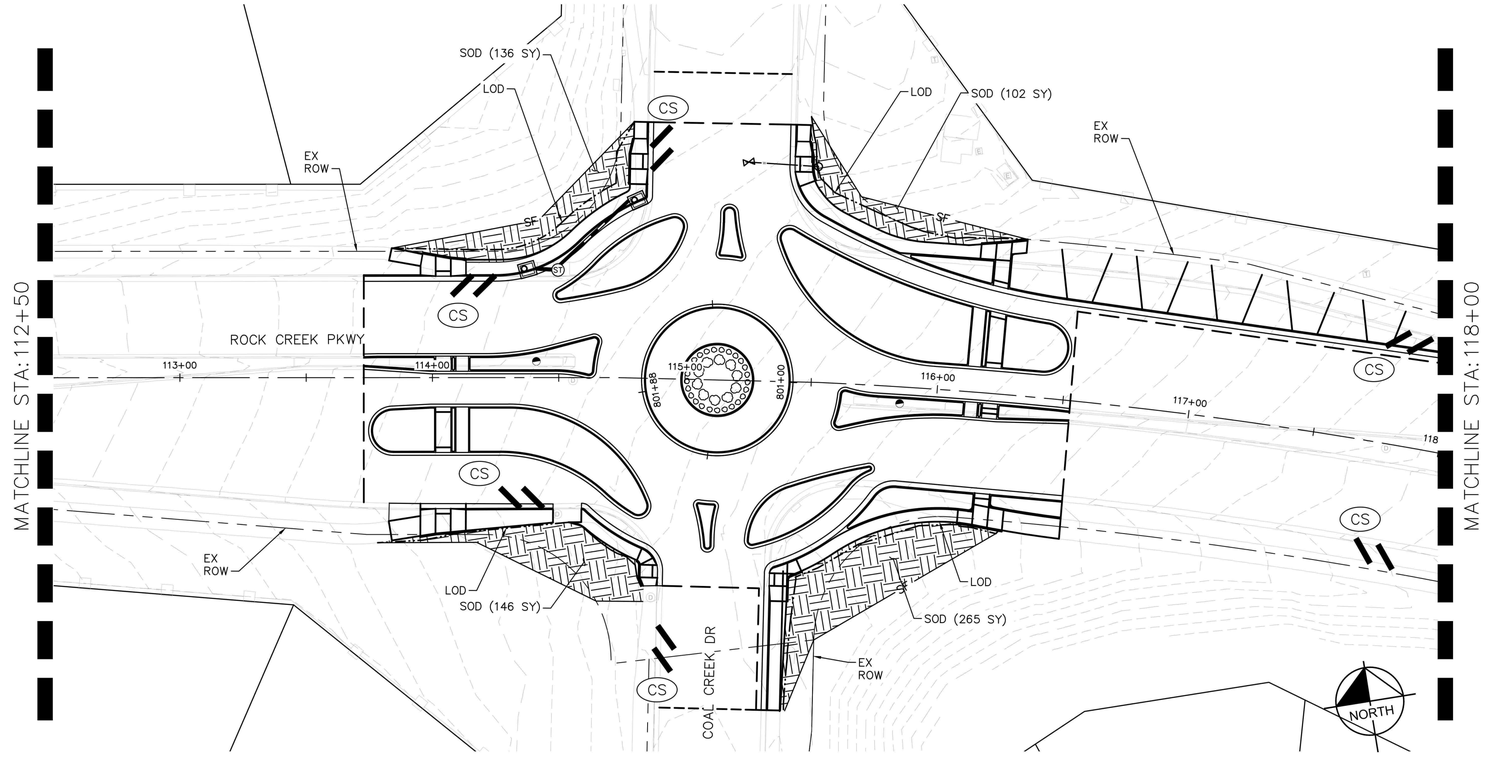

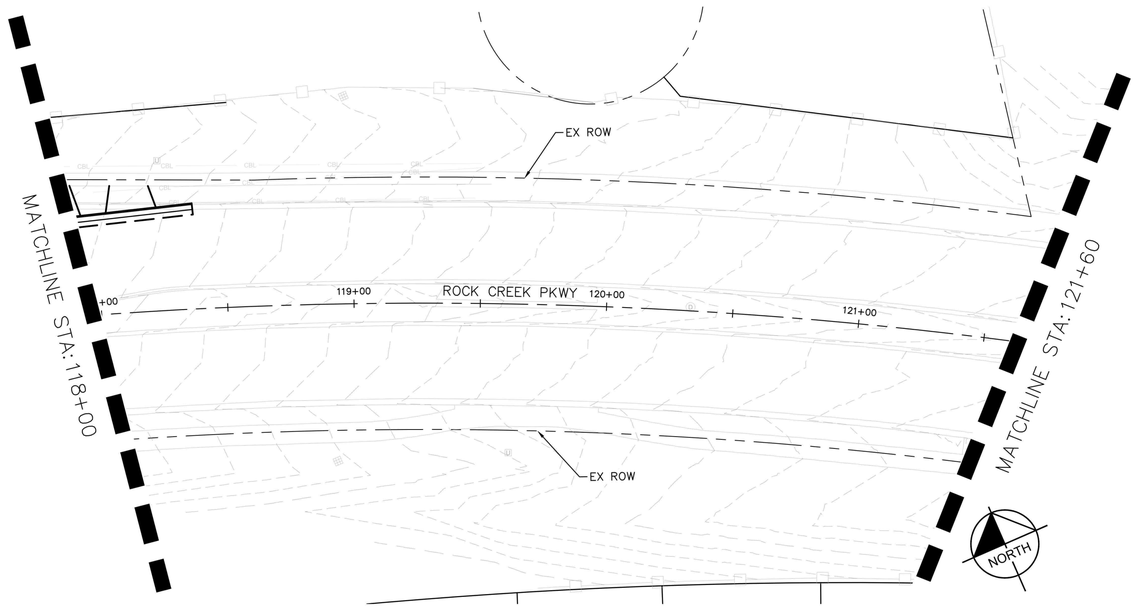

EROSION CONTROL NOTES

CS — CURB SOCKS PER TOWN OF SUPERIOR DETAIL 600-15, SPACED 5' (MIN) UPSTREAM FROM CURB INLETS AND AT 200' (MIN) INTERVAL ALONG EDGE OF ROADWAY.

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LIMITS OF DISTURBANCE

SOD

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GRAPHIC SCALE IN FEET
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Kimley»Horn
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11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
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TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN

EROSION CONTROL PLAN

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DRAWING NAME
EROSION CONTROL.dwg

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44

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EROSION CONTROL NOTES

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ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
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11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

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TOWN OF SUPERIOR

ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN

SUGGESTED CONSTRUCTION PHASING – PHASE 1

PRELIMINARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
SUGGESTED PHASING (P1).dwg

SHEET NO.
46

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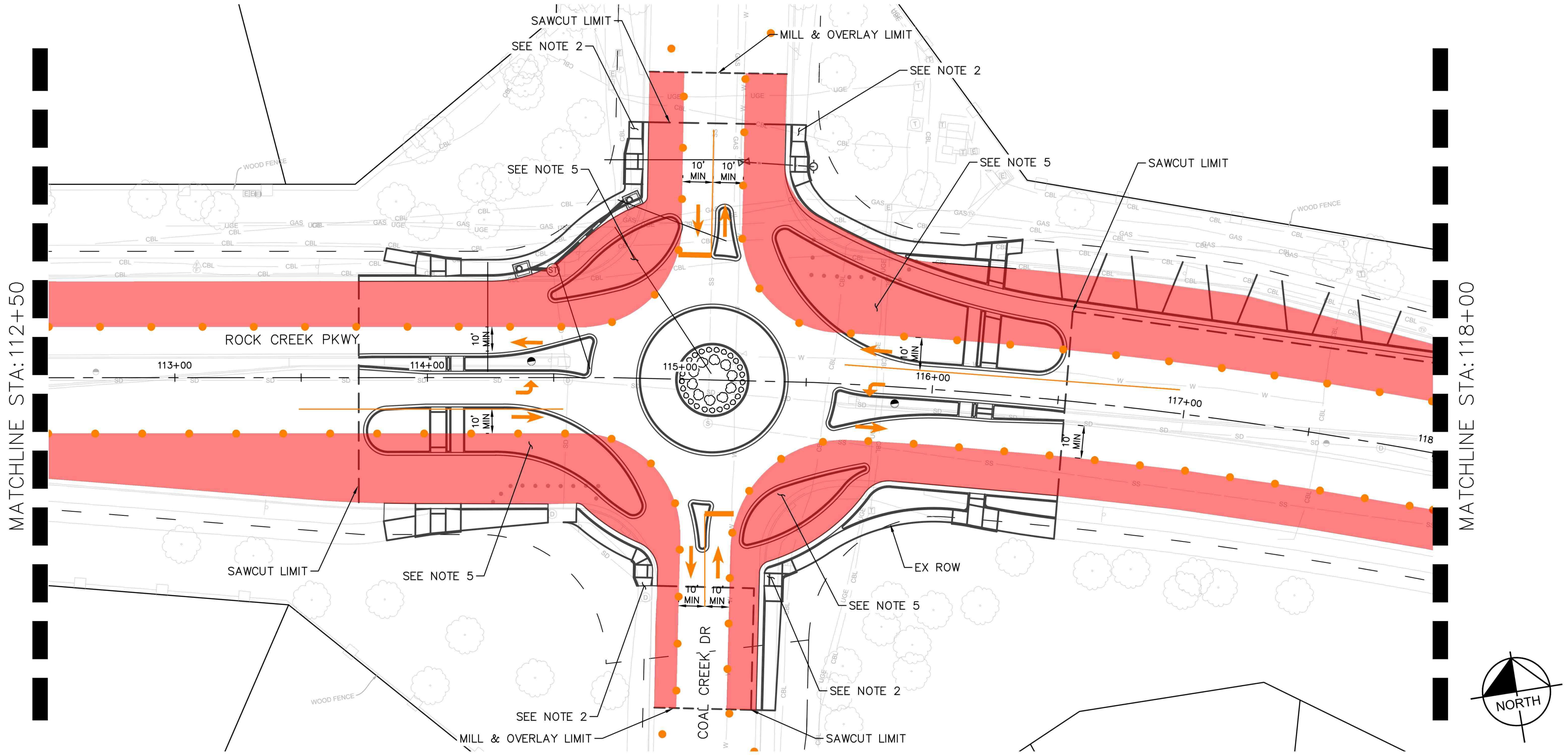

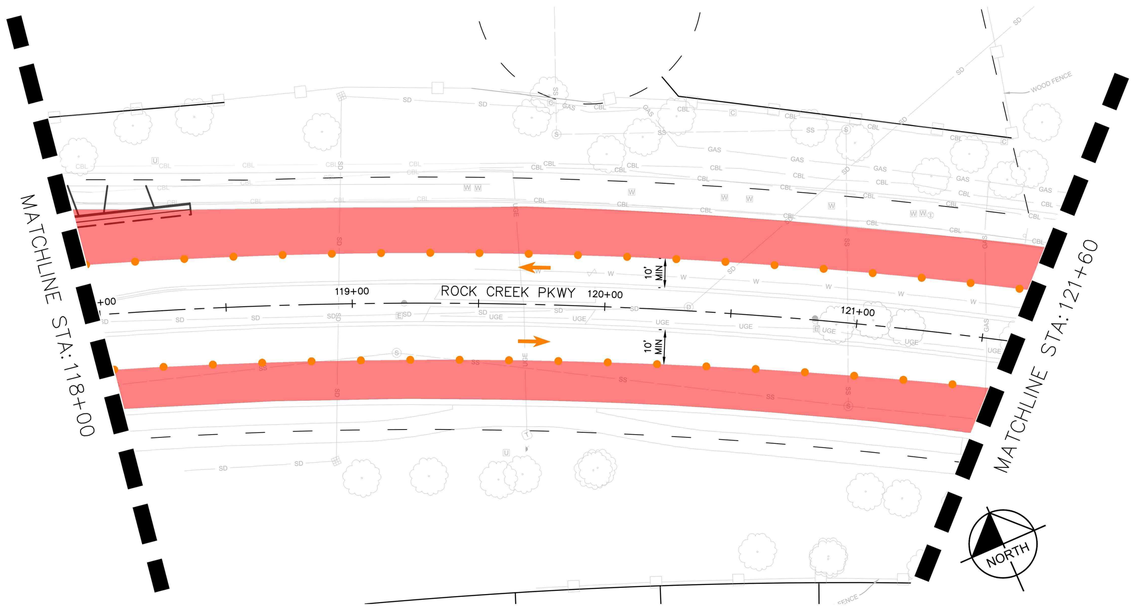

LEGEND:

- CONSTRUCTION AREA PHASE 1
- CHANNELIZING DEVICE
- TRAFFIC FLOW ARROW
- NIGHT WORK AREA

NOTES

1. MINIMUM LANE WIDTH = 10'
2. CONTRACTOR SHOULD PROVIDE ADA COMPLIANT PATH THROUGH CONSTRUCTION LIMITS AT ALL TIMES – CLOSURE OF SIDEWALK ON HALF THE ROAD SECTION AND PEDESTRIAN DETOURS MAY BE REQUIRED.
3. CONTRACTOR SHOULD PROVIDE "SHARE THE ROAD" BICYCLE SIGNAGE DURING CONSTRUCTION TO MERGE BICYCLES WITH TRAFFIC FROM ON-STREET BIKE LANES.
4. CONTRACTOR SHOULD REMOVE CONFLICTING STRIPING AND REPLACE WITH TEMPORARY IF NECESSARY. THIS WILL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK OF FINAL STRIPING.
5. SPLITTER ISLANDS MAY NEED TO BE CONSTRUCTED AFTER PAVING OPERATIONS COMPLETED, WITH TEMPORARY ASPHALT IN THEIR PLACE TO MAINTAIN VEHICLE ACCESS THROUGH THE INTERSECTION.

GRAPHIC SCALE IN FEET
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SUGGESTED CONSTRUCTION PHASING – PHASE 1

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SHEET NO.
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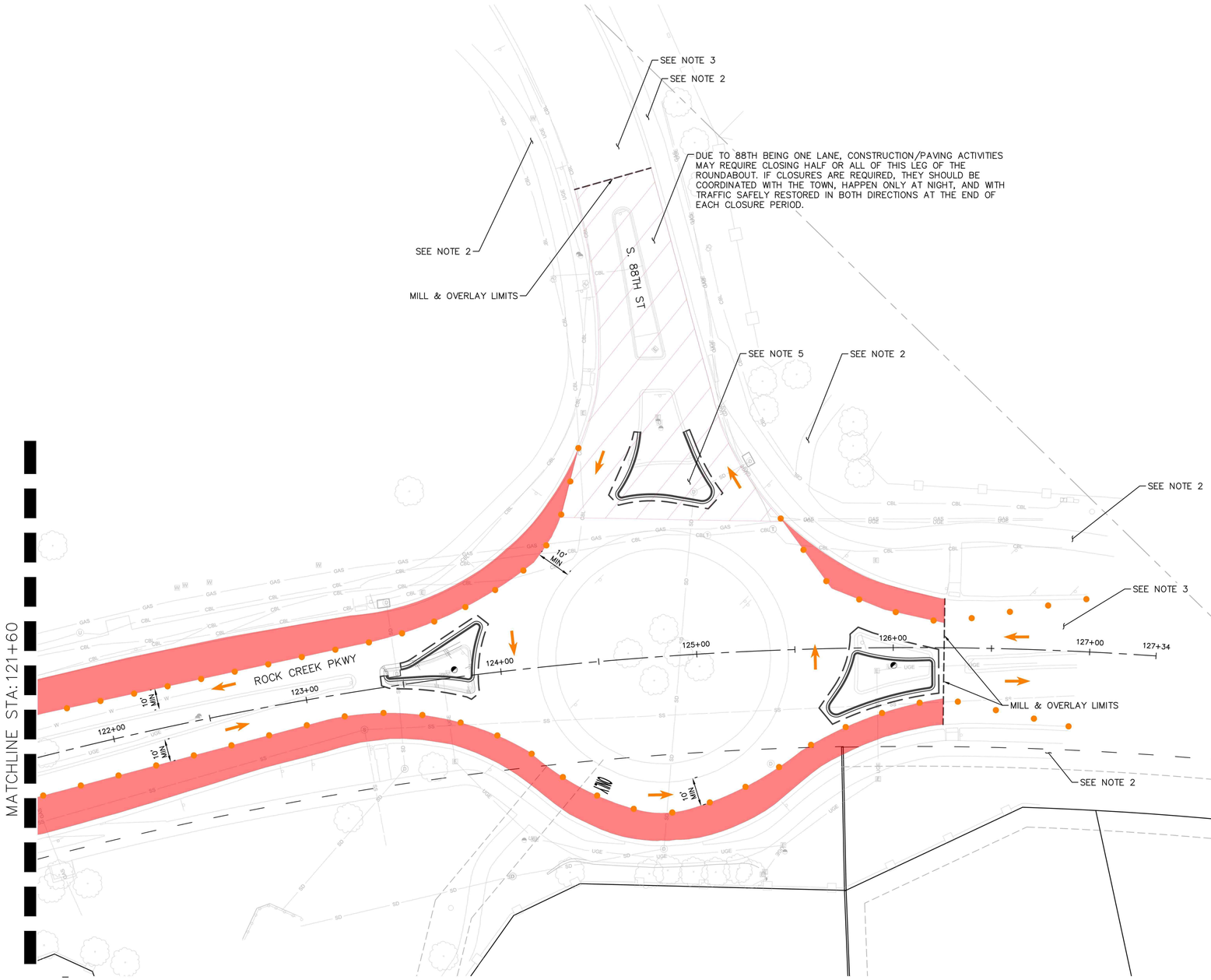

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6. CONTRACTOR SHALL COORDINATE TIMING OF IMPROVEMENTS WITH TOWN. WORK AT 88TH ROUNDABOUT MUST BE COMPLETED PRIOR TO SCHOOL STARTING ON AUGUST 13TH.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

NO.	REVISION	BY	DATE

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ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
SUGGESTED CONSTRUCTION PHASING – PHASE 1

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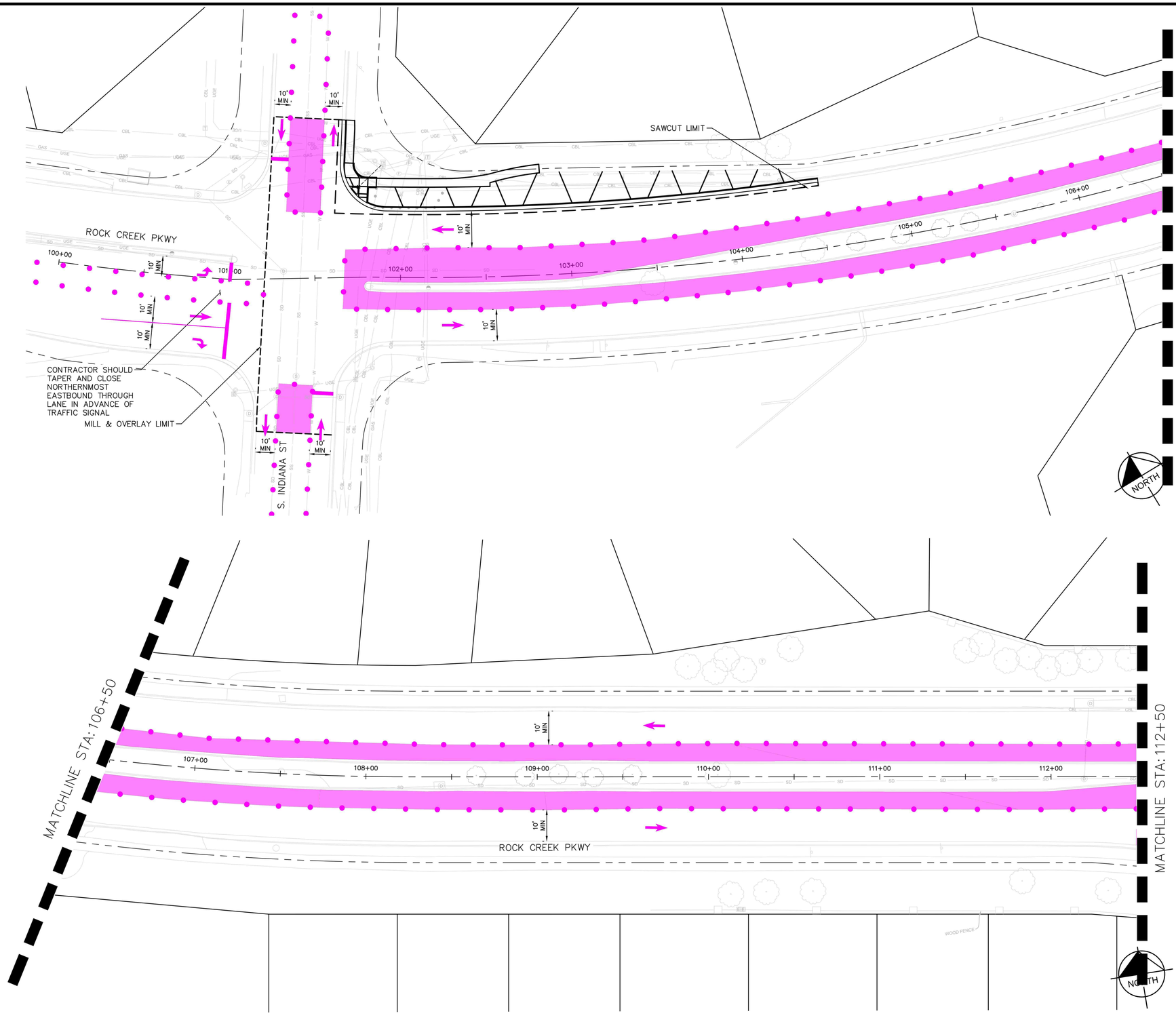
48

K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\SUGGESTED PHASING (P1).dwg



LEGEND:

- CONSTRUCTION AREA PHASE 2
- CHANNELIZING DEVICE
- TRAFFIC FLOW ARROW
- NIGHT WORK AREA

NOTES

1. MINIMUM LANE WIDTH = 10'
2. CONTRACTOR SHOULD PROVIDE ADA COMPLIANT PATH THROUGH CONSTRUCTION LIMITS AT ALL TIMES – CLOSURE OF SIDEWALK ON HALF THE ROAD SECTION AND PEDESTRIAN DETOURS MAY BE REQUIRED.
3. CONTRACTOR SHOULD PROVIDE "SHARE THE ROAD" BICYCLE SIGNAGE DURING CONSTRUCTION TO MERGE BICYCLES WITH TRAFFIC FROM ON-STREET BIKE LANES.
4. CONTRACTOR SHOULD REMOVE CONFLICTING STRIPING AND REPLACE WITH TEMPORARY IF NECESSARY. THIS WILL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK OF FINAL STRIPING.

GRAPHIC SCALE IN FEET
0 15 30 60

NO.	REVISION	BY	DATE

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 5/21/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
SUGGESTED CONSTRUCTION PHASING – PHASE 2

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
SUGGESTED PHASING (P2).dwg

SHEET NO.
49

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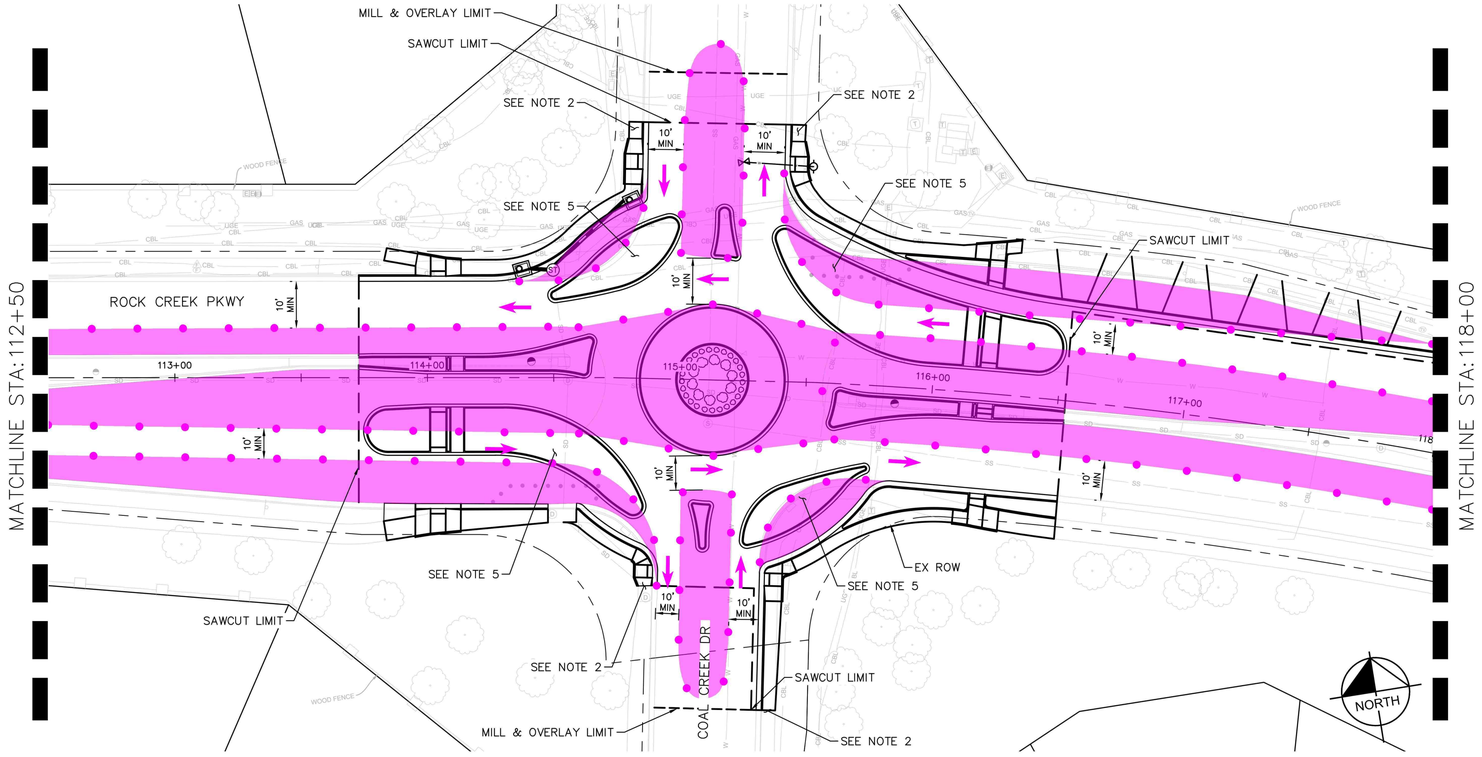

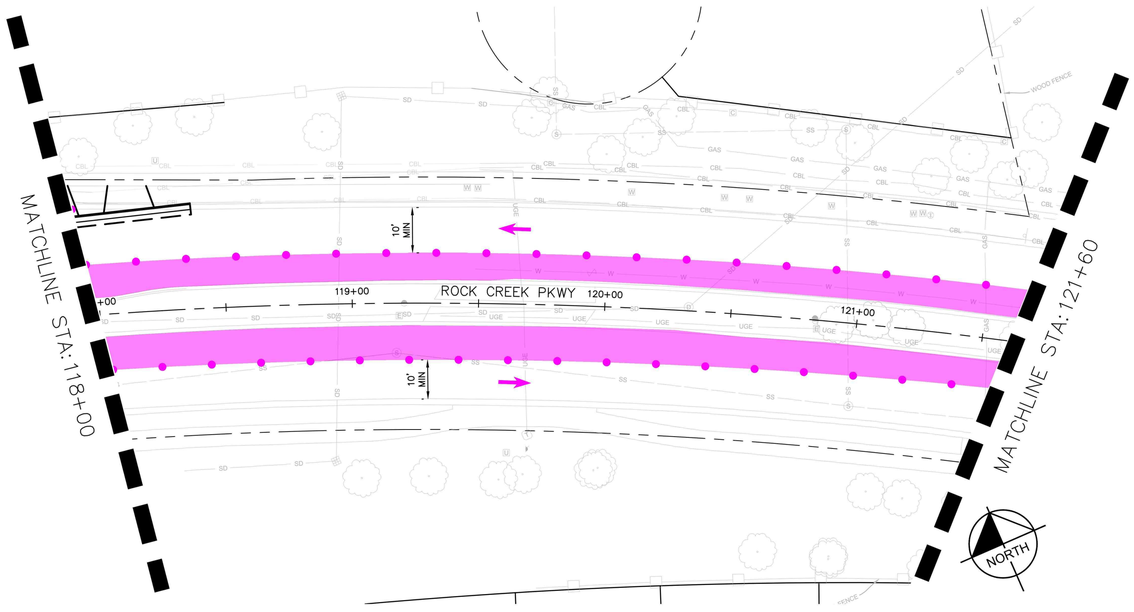

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5. SPLITTER ISLANDS MAY NEED TO BE CONSTRUCTED AFTER PAVING OPERATIONS COMPLETED, WITH TEMPORARY ASPHALT IN THEIR PLACE TO MAINTAIN VEHICLE ACCESS THROUGH THE INTERSECTION.

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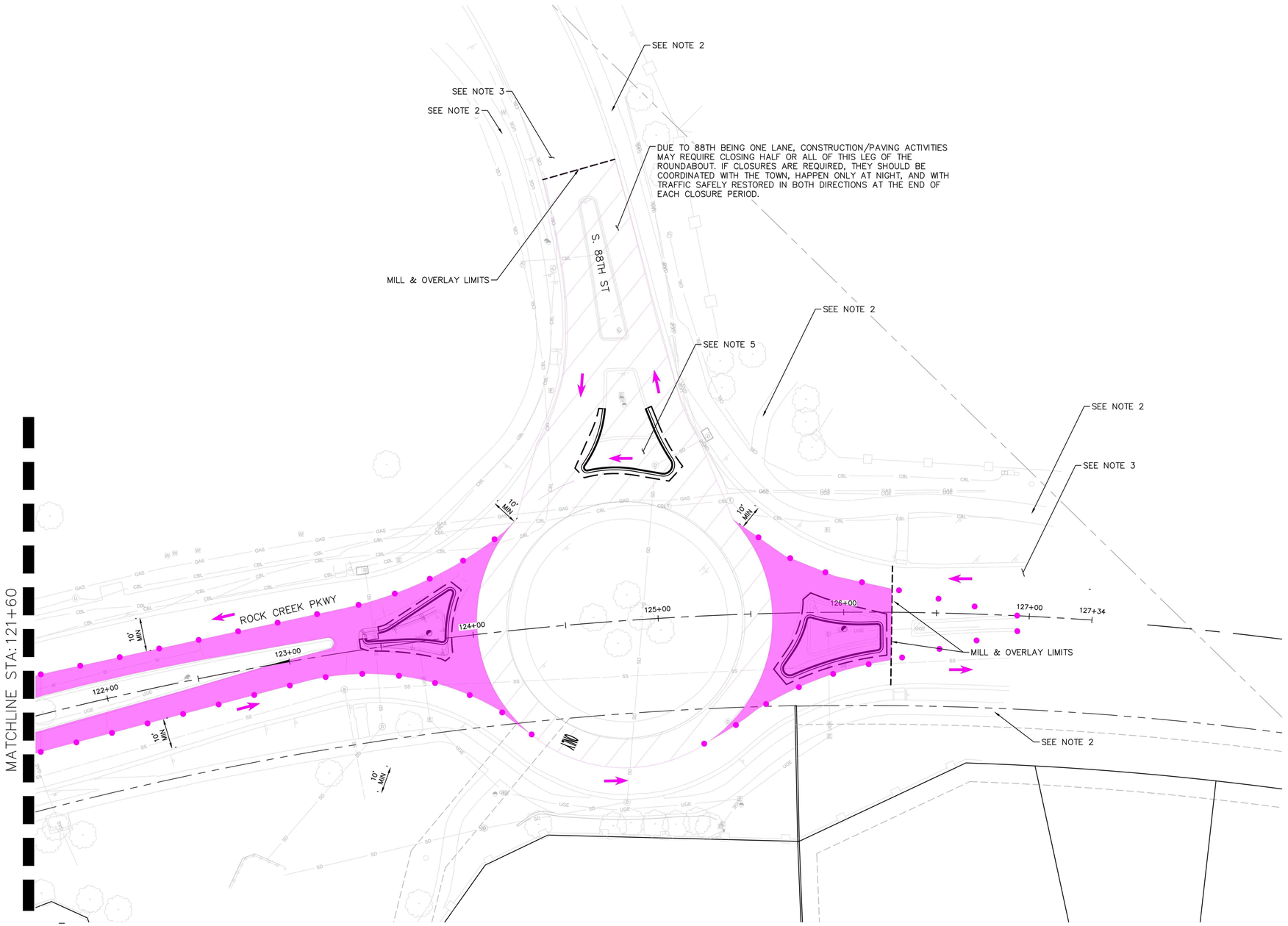

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5. SPLITTER ISLANDS MAY NEED TO BE CONSTRUCTED AFTER PAVING OPERATIONS COMPLETED, WITH TEMPORARY ASPHALT IN THEIR PLACE TO MAINTAIN VEHICLE ACCESS THROUGH THE INTERSECTION.
6. CONTRACTOR SHALL COORDINATE TIMING OF IMPROVEMENTS WITH TOWN. WORK AT 88TH ROUNDABOUT MUST BE COMPLETED PRIOR TO SCHOOL STARTING ON AUGUST 13.

NO.	REVISION	BY	DATE

Kimley»Horn
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11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
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SUGGESTED PHASING (P2).dwg

SHEET NO.
51

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ITEM NO. 4b

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: **Presentation – Design Update from BRS Architects on the North Pool**

MEETING DATE: **July 14, 2025**

PRESENTED BY: **Jordan Hayes, Project Manager**
Leslie Clark, PROS Director
Representatives from BRS
Representatives from A.D. Miller Construction

PRESENTED FOR: **Update and Discussion**

BACKGROUND:
The Superior North Pool was constructed over 30 years ago as part of Superior Metropolitan Districts 2&3 and was assumed as a Town asset in 2004. This 165,000-gallon, 8-lane community pool is a popular amenity for Superior residents, offering general open swimming, swim lessons, swim team, and various aquatic programs and events each summer.

North Pool needs a full renovation to address the operational and safety needs effectively, and to introduce more efficient mechanical and sanitation systems with sustainability goals in mind. BRS was selected as the design firm for North and South Pools and has been an instrumental partner with the Town through public engagement and initial design exercises for North Pool. BRS has compiled the public input, including information from the Parks and Recreation Advisory Committee (PARC), and Town Council. The updated design reflects the desire to have more traditional restrooms/locker rooms with access directly from the pool deck, maintains lifeguard sightlines and access to pool areas for quick response times, combines the kitchen area into the Lifeguard/First Aid area, and excludes the multipurpose room and EV charging stations.

BRS will provide updated information regarding costs and feasibility of sustainability items such as all electric systems, as well as capital cost estimates for extending the pool season to year-round.

PROJECT SCHEDULE:

March – August 2025	Design
April	Public Engagement
May/June	CM/GC Procurement
June – August	Preconstruction by CM/GC
August 2025 – May 2026	Construction
May 2026	Pool Reopening for 2026 Season

ATTACHMENTS:

1. BRS North Pool Design Update Presentation

Town of Superior℠

NORTH POOL RENOVATION

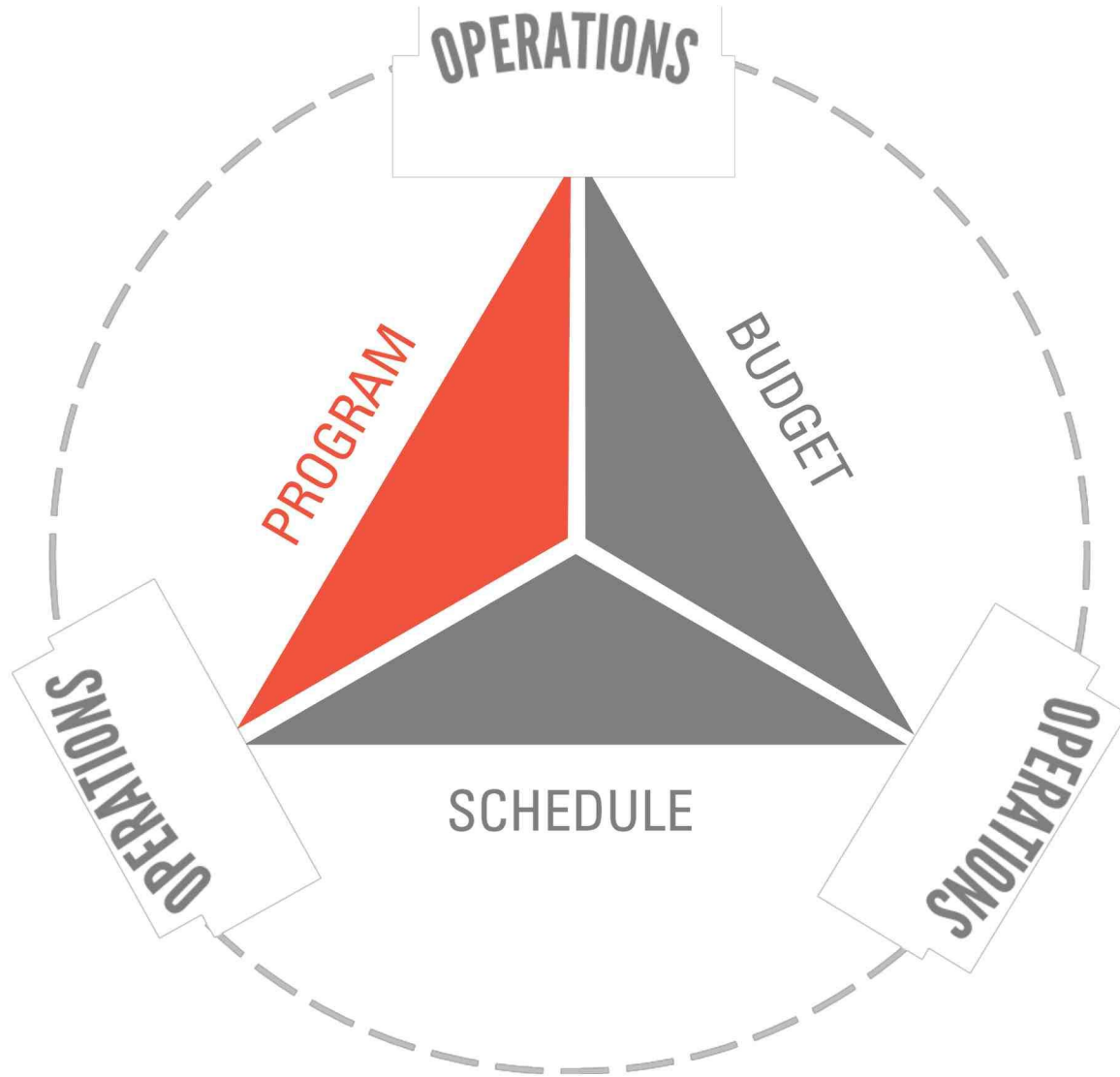
TOWN COUNCIL UPDATE

JULY 14, 2025

BARKER RINKER SEACAT ARCHITECTURE

WTI®

PROJECT PROGRAM

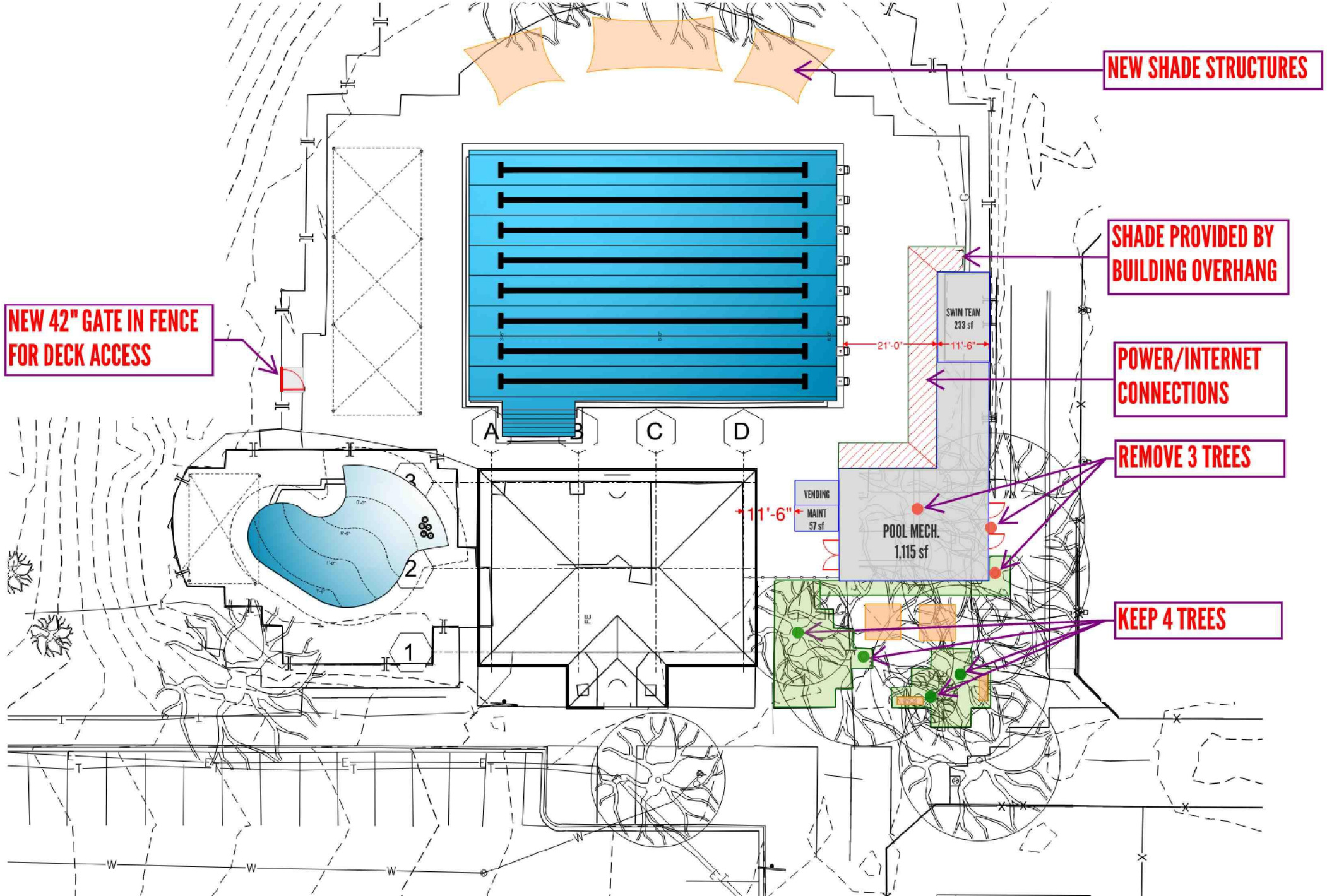


NORTH POOL REQUESTS

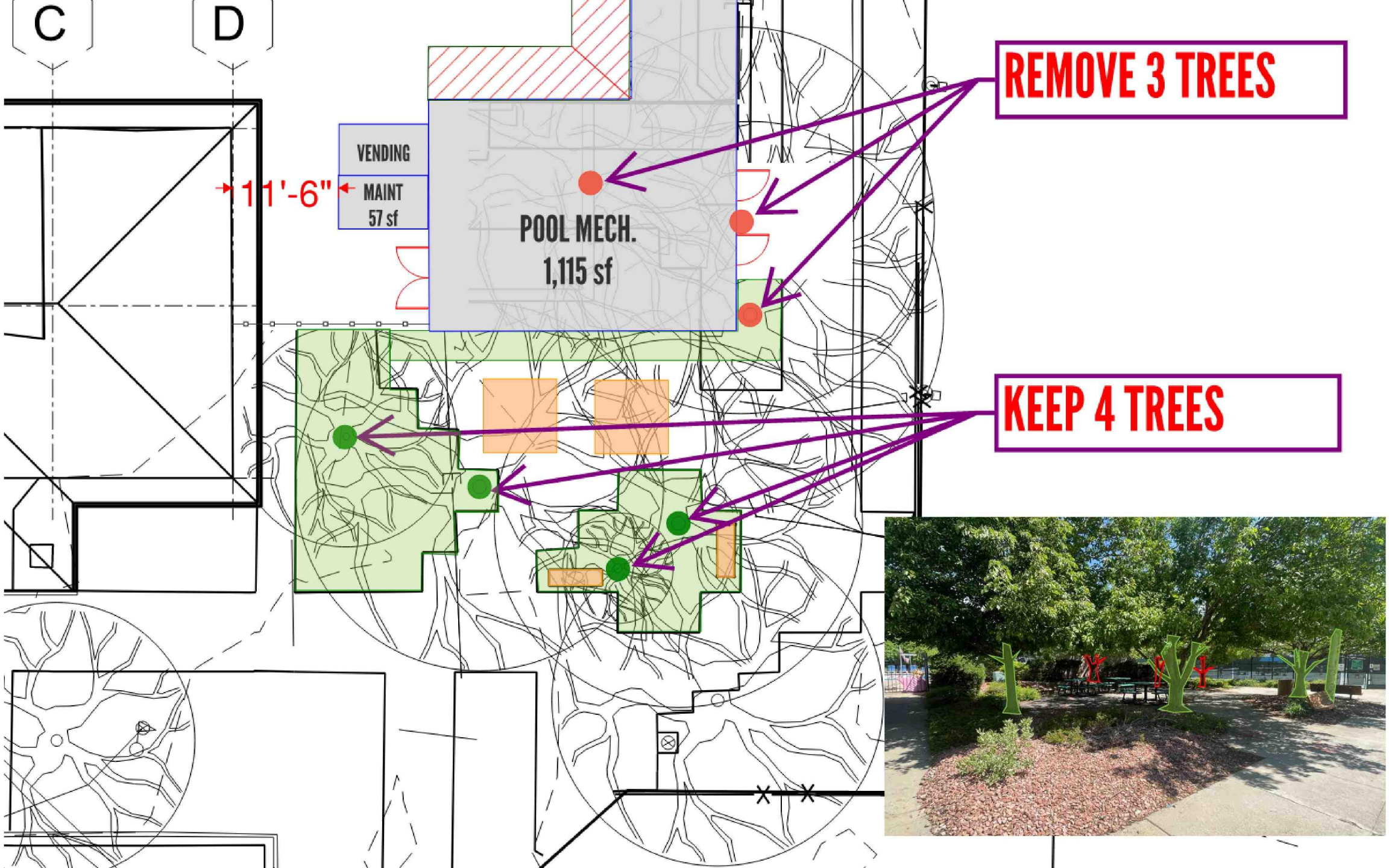
Council-requested items from last update:

1. ADDED ACCESS GATE IN THE WEST FENCE
2. REMOVED EV CHARGING FROM SCOPE
    - $32,000 savings
3. PROVIDING POWER & INTERNET CONNECTIONS FOR SWIM TEAM
4. CAPITAL COSTS OF YEAR-ROUND OPERATIONS
5. SUSTAINABILITY ENERGY USE & OPERATING COST COMPARISON
6. NEW CONCRETE POOL DECK

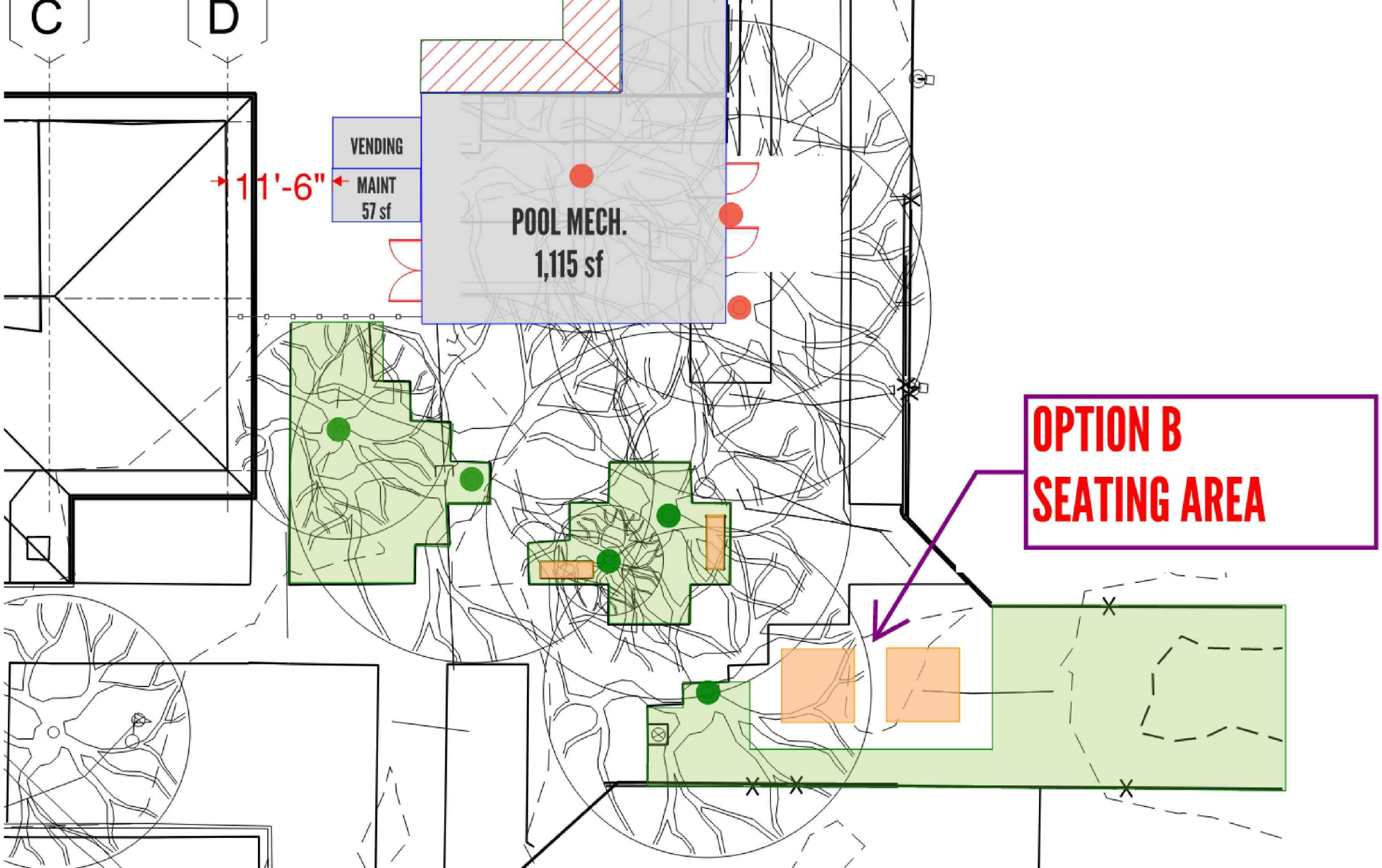
SITE DESIGN


NEW SHADE STRUCTURES
SHADE PROVIDED BY BUILDING OVERHANG
NEW 42" GATE IN FENCE FOR DECK ACCESS
POWER/INTERNET CONNECTIONS
REMOVE 3 TREES
KEEP 4 TREES
SWIM TEAM 233 sf
21'-0"
11'-6"
VENDING
MAINT 57 sf
POOL MECH. 1,115 sf
A
B
C
D
1
2
3
FE

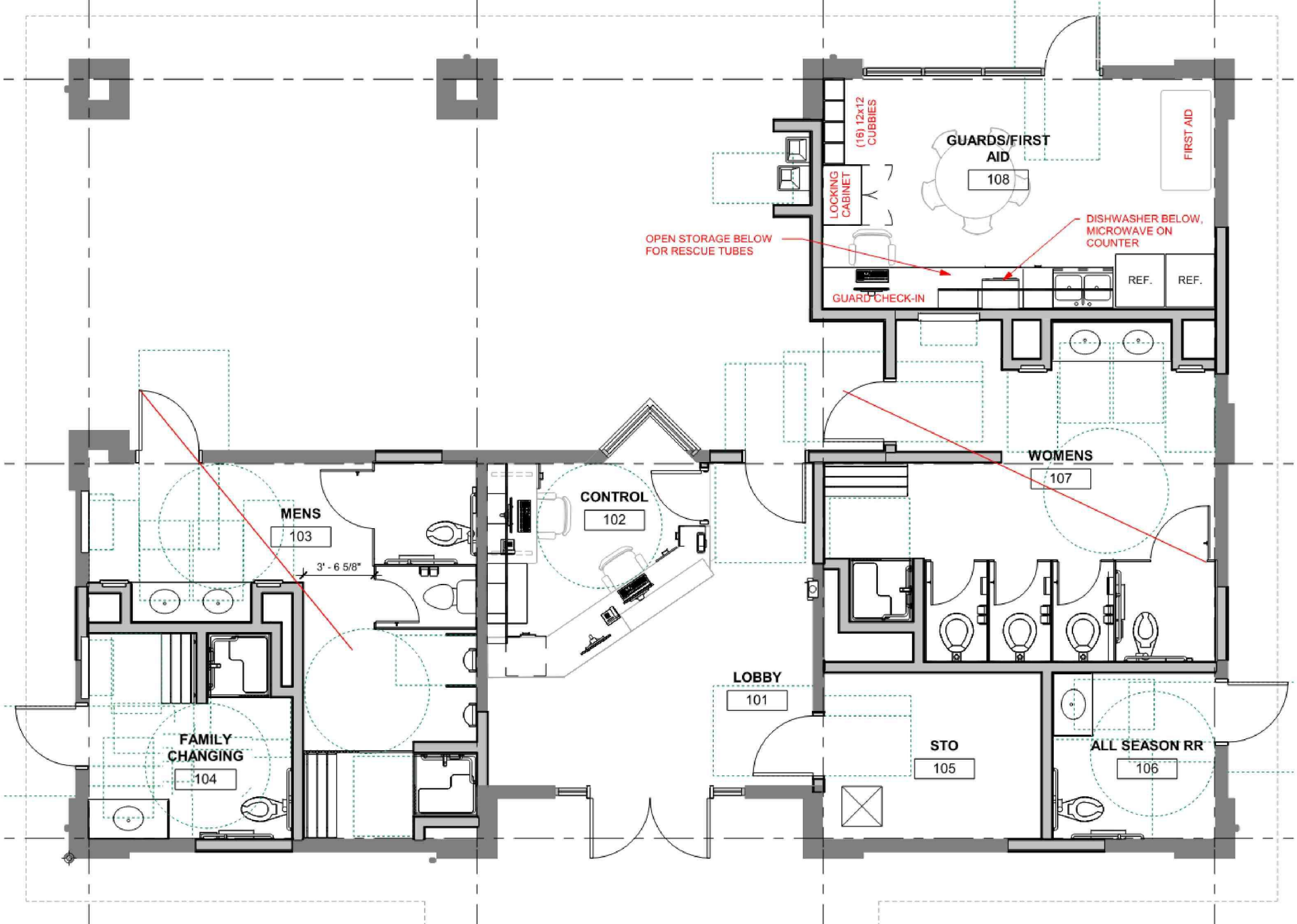
SITE DESIGN


C
D
VENDING
MAINT
57 sf
11'-6"
POOL MECH.
1,115 sf
REMOVE 3 TREES
KEEP 4 TREES

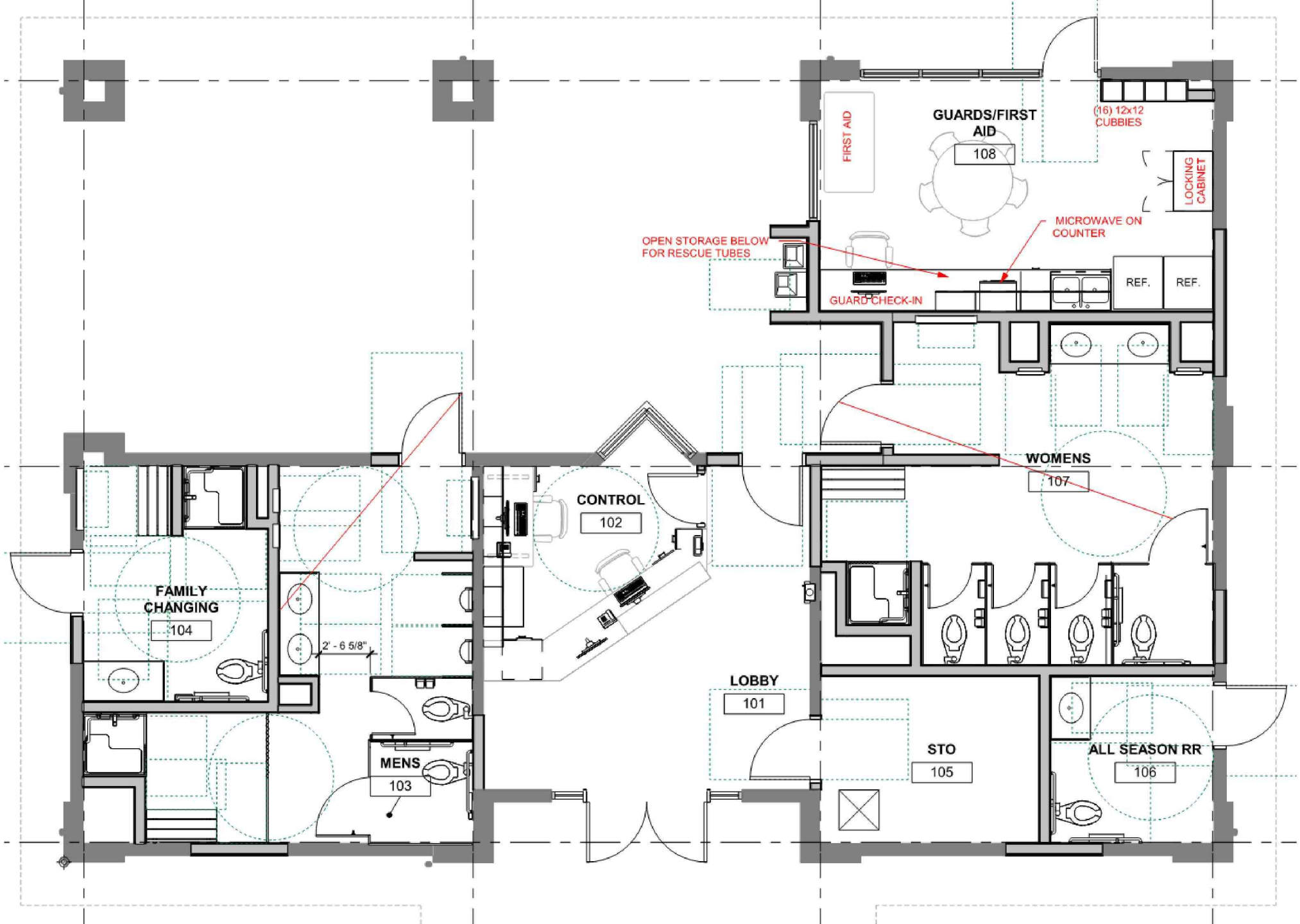
SITE DESIGN


C
D
VENDING
MAINT
57 sf
11'-6"
POOL MECH.
1,115 sf
OPTION B
SEATING AREA

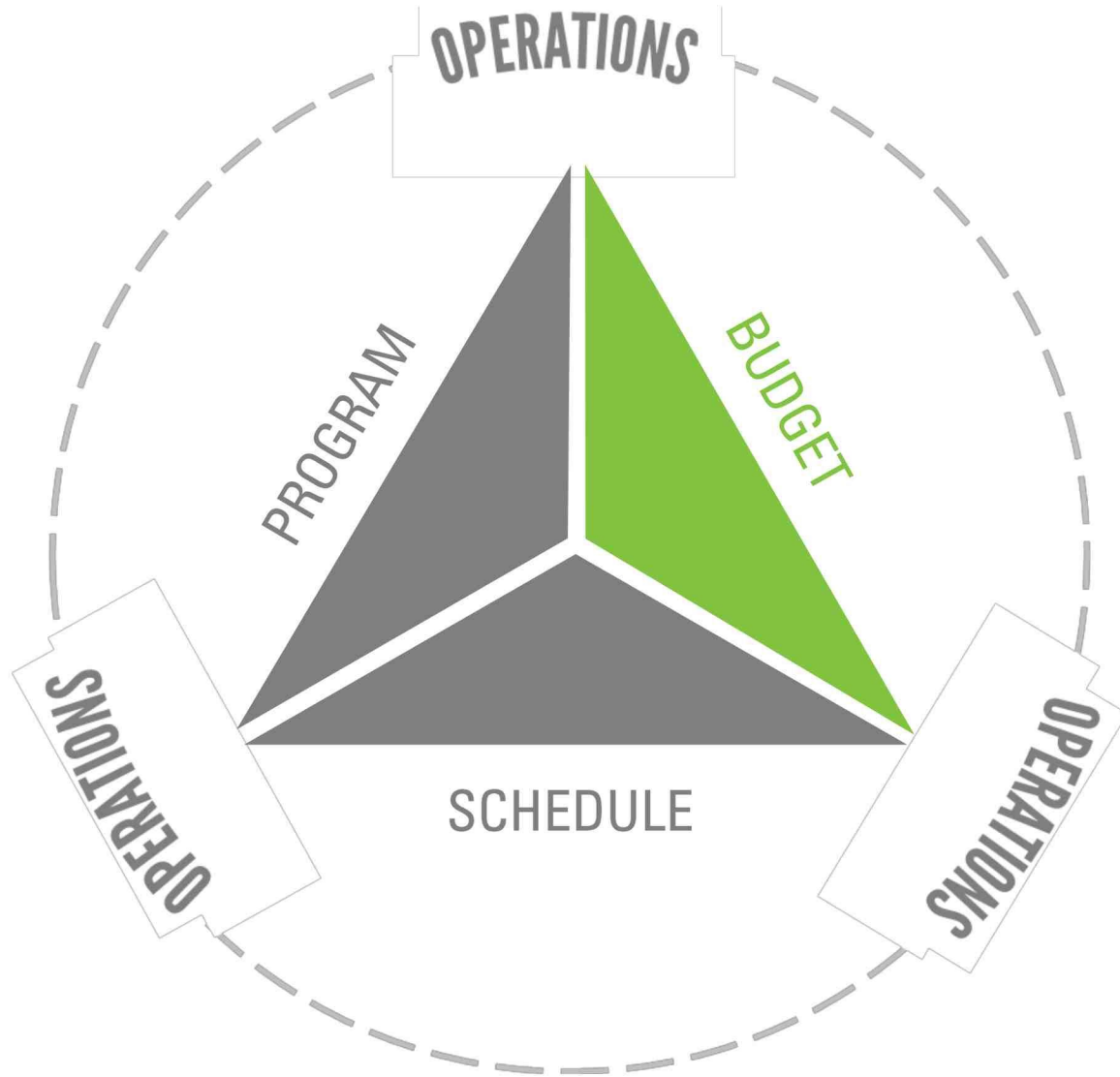
BUILDING OPTION 1



BUILDING OPTION 2



PROJECT BUDGET



NORTH POOL UPGRADE & RENOVATION COSTS

	ROM	SD revised
AQUATICS RENOVATION/REPLACEMENT COSTS	$2,080,000	$1,705,000
BATH HOUSE RENOVATION	$1 ,100,000	$825,000
NEW POOL MECHANICAL BUILDING		$716,500
AMENITIES	$500,000	$500,000
SITE COSTS (removed EV)	$323,000	$291,300
SOFT COSTS	$550,000	$550,000
TOTAL	$4,550,000	$4,587,800

SUSTAINABILITY DESIGN OPTIONS - APRIL TO OCTOBER SEASON

Systems	Proposed System / Size	Space Considerations	System Upfront Costs	Annual Energy Usage (kBTU)	Annual Operating Costs	System Lead Time	Efficiency (Operating Savings compared to baseline)	Baseline Comparison
Electric Pool Heater	Coates 300kW 480V 3-Phase	in pool mech building	$142,000 Step-down transformer: $30k Extra panelboard: $20k Heaters: $92k	486,438	$16,034	3 months	-128.9%	Current energy usage: $7,006 610,275 kBTU
Electric Heat Pumps (exterior)	Heat Wave Super Quiet, Qty (12)	20' x 30' area exterior only	$104,300			3 months		
Big Boppers	Big Boppers, Qty (3)	10' x 30' area (noise concern)	$145,900			3 months		
Gas Boilers	Raypak 97% Efficiency Gas Heater for 2M BTUs	in pool mech building	$167,800	509,635	$6,096	3 months	13.0%	
Gas / Electric Combination	50% load uses electric heater and balance uses a gas boiler as backup	in pool mech building	$275,000	492,037	$11,117	3 months + design time	-58.7%	
Solar PV - Condensing Natural Gas Boilers Assumed	Existing 7 kW system		existing	485,392	$5,297		24.4%	
	New 50 kW System	Large area - bathhouse roof, mech rm roof, and add'l area required	$221,000	262,255	($2,061)		129.4%	

SUSTAINABILITY DESIGN OPTIONS - YEAR-ROUND OPERATIONS

Systems	Proposed System / Size	Space Considerations	System Upfront Costs	Annual Energy Usage (kBTU)	Annual Operating Costs	System Lead Time	Efficiency (Operating Savings compared to baseline)	Baseline Comparison - If Existing Pool Operated Year-Round
Electric Pool Heaters	Coates 300kW 480V 3-Phase	in pool mech building	$184,000 Step-down transformer: $30k Extra panelboard: $20k Heaters: $134k	2,583,996	$61,777	3 months	-97.2%	Current energy usage: $31,319 3,380,314 kBTU
Electric Heat Pumps (exterior)	Not suited for year-round use							
Big Boppers	Big Boppers, Qty (3)	10' x 30' area (noise concern)	$145,900			3 months		
Gas Boilers	Raypak 97% Efficiency Gas Heater for 3.2M BTUs	in pool mech building	$196,550	2,718,899	$25,117	3 months	19.8%	
Gas / Electric Combination	50% load uses electric heater and balance uses a gas boiler as backup	in pool mech building	$325,000	2,650,448	$36,437	3 months + design time	-16.3%	
Solar PV	New 100 kW System	Ground installation - cost prohibitive, may not break even over lifespan of product	$310,000	2,224,138	$8,805		71.9%	
Snow Melt System	5,000 SF (50%) of Pool Deck @ $70-$80 per square foot		$350,000-400,000					

YEAR-ROUND OPERATING CONSIDERATIONS

1. SNOW MELT SYTEM IN THE POOL DECK

- At a minimum, create a path from locker rooms to pool stairs and one length of pool. Recommended to install snow melt on 50% of the pool deck for operations.

2. HEATING THE POOL MECHANICAL BUILDING

- For extended season, the equipment in the building will give off enough heat to keep the equipment running. Insulating the building and adding a small space heater would also help get through days with lower temperatures.
- In winter months, the equipment won't run without added heat.

NORTH POOL BUILDING SUMMER 2025 OPERATING BUDGET

North Pool Projected Costs - Summer Months 2025 - (May, June, July, August)
Revenue and Expense Analysis
Prepared 5.8.2025

Revenues	NP Summer 4 months	NP Summer Monthly
Swim Lessons, Masters Swim, Pool Parties, Guest Fees	11,000	2,750
Expenses		
Summer Pool Salaries (Hourly Lifeguards, Managers, FDAs)	(142,000)	(35,500)
Summer Aquatics Programming	(6,292)	(1,570)
Software, Office Supplies	(1,535)	(385)
Summer Utilities (Security, Comcast, Waste Connections, Eco Cycle, Xcel)	(12,300)	(3,000)
Summer Building Maint. (RBR Cleaning, Main Street Mat)	(8,700)	(2,175)
Summer Swimming Pool Maintenance / Chemicals (opening and closings)	(24,600)	(6,150)
Summer Uniforms	(1,540)	(385)
Summer Water	(3,220)	(800)
Summer Pool Repairs & Improvements/CIP	(30,000)	(7,500)
	(219,187)	(57,465)
Net Income/(loss/subsidy)	**(208,187)**	**(54,715)**

NORTH POOL BUILDING WINTER 2025 OPERATING BUDGET

North Pool Projected Costs - Winter Months (September through April)
Revenue and Expense Analysis
Prepared 5.8.2025

Revenues	NP Winter Monthly
Monthly Use by Swim Groups, Programs, Pool Parties, Possible User Fees	
Expenses	
Pool Salaries	(23,000)
Winter Aquatics Programming	(500)
Software, Office Supplies	(385)
Winter Utilities (Security, Comcast, Waste Connections, Eco Cycle, Xcel)	(18,000)
Winter Building Maint. (RBR Cleaning, Main Street Mat)	(2,175)
Winter Swimming Pool Maintenance / Chemicals; Additional Pump/Boiler Preventive Maintenance; Ice/Snow Removal	(4,450)
Winter Uniforms	(385)
Winter Water	(800)
Winter Pool Repairs & Improvements/CIP	(2,000)
	(51,695)
Net Income/(loss/subsidy)	**(51,695)**

MEETING NOTES
Cultural Arts & Public Spaces Committee (CAPS)
MAY 22, 2025
6:00 PM
SUPERIOR COMMUNITY CENTER
1500 COALTON ROAD

This meeting will be held in person and online. Members of the public may participate in the meeting via Zoom or view the meeting on YouTube (closed captioning available). The recording of the meeting will be made available after the meeting on YouTube and at SuperiorColorado.gov

1. Call Meeting to Order
   Chairman Andrew Vaughan called the meeting to order at 6:01 p.m.

2. Preliminary Matters
   a. Roll Call
      Present: Andrew Vaughan, Susan Chevalier, Brandon Opalka, Sherry Smith, Liza McKenzie, Suz Benson.
      Present Via Zoom: Chris Nunes
      Council Member Present: Neal Shah
      Staff Present: Jennifer "JG" Garner, Arts and History Supervisor
      Absent: Stephanie Coffin

   b. Approval of Agenda
      Andrew suggested for discussion of item #6 to come prior to item #5, and table #5 items if needed.
      Suz moved to approve agenda as modified, Brandon seconded.
      Unanimously approved.

   c. Public Comment (limit 5 minutes/person)
      None

3. Staff Updates
   a. Reminder of content deadlines for Comms: supplies and event/workshop setup plans
      JG asked to please stay on top of ordering supplies, doing the walk through and setup plans, and any other prep before event.

4. General Updates & Debriefing
   a. Updates
      i. Marshall Fire Remembrance all-advisory group subcommittee
         Town still has draft RFQ so nothing new to add since last month.

   b. Debriefing
      i. Photo Walk; Saturday, May 10th.
         Great event, Andrew states that the intended route was somewhat compromised due to construction on McCaslin but it was a huge success. Photographer Casey McCallister will have an editing session next Saturday, May 31 at the Community Center.
   c. Upcoming Events
      i. Drum Circle; Purple Park, Sunday, June 8, 11 a.m. – 12 noon
         JG asks if Suz will still be leading this event since her term will soon be ending without

renewal. Suz stated the event will definitely happen and will pursue converting the "Youth Drop In" music workshops to possible citizen led events.

ii. Stained glass workshop; SCC, Saturday June 21, 1-5 p.m.
Stephanie's supplies are ordered, Comms are set. Per JG states things are good to go.

5. Work Plan Check-In
   a. Superior Pairings #3 (June 24)
   Brandon mentioned that he may be out of town and wondered if the date of the event could change. JG states it would be very difficult to do that since so many aspects are underway per Comms, space is reserved, etc. Susan offered to lead the event in his absence.

   b. Geocaching, Tabled.

   c. Rainworks
   JG received Sherry's supply list but it will take some extra time to set up a tax-exempt account with the company, as well as pay by invoice. JG will work to connect Sherry and Parks and Rec aquatic staff to propose/get permission to apply the stencils near or at the pools. Implementation should be soon after the June meeting.

   d. Civic Center digital exhibit (June 18th)
   Chris is not able to commit quite yet, JG states she will check back with him since Mikaela will need to know soon and that she will need to be aware of how they will be programmed.

   e. Mural planning (see below for update).

   f. Artwork plaques, Tabled.

6. Discussion Items
   a. August 25 Council-Committee Dinner agenda
   A 2026 budget request will be the priority. Per discussion items, Liza would like to better understand boundaries of Metro District and how the TOS will be taking over ownership/management of New Downtown. Andrew would like feedback from Town Council regarding the role of CAPS.

   b. CAPS 2026 work plan and budget/CAPS
   Andrew shares the 2025 Work Plan main topics and suggests a priority plan. There is consensus that CAPS should pare back workshops, let Town staff plan and lead those, and possible pay artists to teach or lead them. CAPS could then focus on using entire budget for art acquisitions. Neal will get clarification on acquisitions process for pieces over $25K. There was also a discussion about the 2027 Sundance Film Festival in Boulder within the budget request as well. Discussion of priorities ensued; Andrew will share the budget request spreadsheet with Council. Neal suggests that he share with staff as well since they prepare the projections prior everything to going to Council. JG asked to also be copied.

   c. ARTery 2025 plans
   Chris says he feels ARTery is clunky; Andrew still likes the plan. Under this topic there is mention of the Neighborhood Sponsorship program and is it too broad and if it should more tightly align with art.

   d. RCP mural payment budget (Vote)
   Since the RCP tunnel is 20 ft longer than McCaslin, Hilary was given option of cutting down mural 10 feet on each side to center current design or to extend the mural for the entire $20 K budget. She said she prefers to paint entire tunnel and add an extra fox. Andrew moved to allow artist to extend mural another 20 feet and to bring entire cost to $20k. Susan seconded.

Motion unanimously approved.

e. Noble Wins public art bench
JG shared a look-book and prices of the upcycled wind turbine benches, specifically those that have roofs, and mentioned that Noble Wins can prime the exterior so that small murals can be painted upon them. Pricing is much higher than standard benches but they are sturdy, creative and would last much longer. CAPS feel they are indeed pricey, like the sustainability aspect, and that the designs are creative and functional. CAPS will put on black burner but keep in mind for future projects.

f. Kupfner crane and SHC
Too much for CAPS to take on but everyone agrees that it's very cool and historically valuable. CAPS would be willing to take it on if the Kupfner's or TOS dealt with cost and logistics of moving and storing it. It's possibly a liability due to dangers of kids climbing inside and on it. Would need more info but likely not something CAPS cannot take on at this point.

7. Adjourn
Andrew moved to adjourn meeting at 7:57 p.m., Suz seconded.
Meeting adjourned.

Next Meeting: Thursday, June 26, 2025 at the Superior Community Center

OPEN SPACE ADVISORY COMMITTEE
June 11, 2025
6:00 PM
SUPERIOR COMMUNITY CENTER
1500 COALTON ROAD

This meeting will be held in person and online. Members of the public may participate in the meeting via Zoom or view the meeting on YouTube (closed captioning available). The recording of the meeting will be made available after the meeting on YouTube and at SuperiorColorado.gov

1. Call Meeting to Order (6:00) The meeting was called to order at 6:00pm
2. Preliminary Matters
   a. Roll Call (6:00)
      Present: Kara, Cristi, Tracey, Amber, Joann, Rita & Mike
      Absent: Todd, Jeff & Mike (Town Council Liaison)
      Staff: Phary & Leslie
   b. Agenda Approval (6:05)
   c. Public Comment (limit 5 minutes/person) (6:07) No public comment.

3. OSAC Discussion Items
   a. Staff & Town Council Liaison Updates [Leslie/Phary/Mike] (6:15)
      3.a.1. **Phary –** shared several efforts underway such as Youth Stewards starting on June 16th, Weed Warrior updates, wildflower walk, hunter ed, astronomy (star party) and other open space programs. Check Superior's Civic Rec website for details and information sent through Town's communication channels. **Leslie –** mile high flood district working on revegetation along Rock Creek – may be able to be leveraged for Coal Creek. Staff working on consultant RFP for trail improvements. Coyote Ridge parking lot update – slight delay due to requirement to comply with additional CDOT requirements (drainage, etc.). Required before permit approval.
   b. National Trails Day Review (6:30): Huge success this year! OSAC felt it went better this year due to trail closure the day before and different activities offered to public. 330+ attendees. Vendor feedback was positive. Very positive engagement at booths from public and volunteers.
   c. Town Council Meeting Issues (6:35): Town 15 – OSAC will stay focused on our mission regarding Town 15. In parallel, Planning Commission continues work on their Comprehensive Plan. OSAC opinion that we need to better educate the public on Open Space designations.

d. Budget (6:40)
   3.d.1. Requesting another full-time ranger
   3.d.2. Possible funding for Coyote Ridge improvements
   3.d.3. Need to look at conservation trust fund (part of Open Space fund) as it is close to a deficit due to land acquisition (there is a Letter of Intent).
   3.d.4. Leslie noted we may need more in budget for maintenance and management of open space – including wildfire mitigation, weeds, etc. OSAC may need to provide guidance on this. Rita noted that may mean that we would change use of funds from acquisition vs. maintenance. To be discussed. The question was asked if we should be considering open space land management in addition to or share with the additional ranger request to be more land management focused? Leslie encouraged folks to provide feedback directly to Town Council regarding budget requests.
e. Open Space Management Plan (6:50): Leslie noted the plan has been slightly delayed due to need for OSAC's input – homework and short discussion would help with input on management approach. Leslie suggested that we may want to get budget to hire a wildfire expert on how to maintain open space. All agreed we need a strategy and Leslie agreed to work on organizing a pre-meeting. It was suggested that we work on wildfire mitigation into the Open Space Management Plan.
f. Rating Trails (7:00): Todd reached out to Boulder County, Louisville, Lafayette and more to obtain ideas on rating systems. We rate trails every five years, so we may have time to leverage a different approach. Open question on if we should rate trails we don't own. Will be a topic for next month's meeting.
g. Rodenticides Campaign Plan/Policy Recommendation (7:10): Town of Superior is requesting current vendor to transition to bird control method vs. kill – requested in next year's budget. Tracey – per Peter, noted that some of the materials provided by OSAC is starting to be used in Broomfield, other cities.
h. Property Evaluation Approval (7:20): Amber raised the questions if there was a way to see the raptor & wildlife report as it relates to the different properties including references and relationships. There was a motion by Tracey to include this in the future. The motion was seconded by Mike and all approved.
i. OSAC Roundtable (7:30): **Cristi –** expressed a desire to ramp up the wildfire mitigation plan again. Perhaps, and given the Town's comments earlier in the meeting, we should solicit experts to review Open Space corridors especially where close to residential properties. Leslie did note that the Town does have an interactive map referencing mitigation efforts on their website**. Rita –** nothing to add**. Phary –** July 4th booth – solicited OSAC members and more details to come. **Leslie –** noted that Goat Bros will start late June for summer grazing. **Joann –** asked about the pond work by Calamante – Leslie stated it was still in progress with a couple of delays which have now been rectified. **Tracey –** offered to talk to ??? on management plan regarding wildlife information. She also asked about Coal Creek restoration plan and Leslie noted Town of Superior is committed to the restoration, but no specific plan at this time. Clean up will continue. Tracey noted that there is a jumping mouse population along Coal Creek and asked for the appetite for moving/trapping as they are currently threatened. Leslie said that there was a study as part of the wildfire mitigation grant and Smith Environmental and they may have information on trapping. Tracey noted there have been multiple wildlife spotting on the Town's wildlife camera. The Wildlife &

Habitat Encouragement Team is trying to decide the next camera location. Town 15 is being considered to demonstrate the breadth of wildlife and further input to Town discussions regarding rezoning. **Mike –** asked about republishing the existing Trail Etiquette Campaign materials. Leslie noted an E-bike message is coming out soon. Bike to Work Day will be on HWY 36 bike path. **Joann –** Wildlife Encouragement Team came up with the recommendation to rename the volunteer group to Wildlife & Habitat Encouragement Team. They also recommend we define a mission statement and get community input. Also, wanting to recruit more volunteers to grow the group. **Kara –** informed OSAC that there is a Planning Commission meeting coming up and Town Council working session both to include discussions on Town 15.

j. Reminders (7:40)

3.j.1. 4th of July Event – Phary will communicate with team on assignments. Thank you volunteers!

4. Standing Updates (7:50)

   a. Raptor Program: Hawks spotted on cell tower – two babies sited so far.
   b. Wildlife Monitoring Program: conducted a walk with Heather Cracroft (new Town Council member) and Peter. Also corresponding with principal at Superior Elementary to get school involvement. 86 observations to date with help of wildlife camera – more than last year. Bald Eagles have been sighted in unusual places in Superior – two were active during National Trails Day at the Coalton Trailhead.
   c. Wildfire Update: nothing other than noted previously.
   d. Prairie Dog Plan Update: no update.
   e. Habitat Preservation Update: no update.
   f. Grant Asks: hazard mitigation through FEMA. Hiring a Project Manager to oversee work including mowing, weeding, etc. Have been given a one year grant. Also provided small funding to do Xeriscape in Founder's Park to enable pollinator garden.
   g. Communications Update (for Kevin Colon): no update.

5. Adjourn: Meeting was adjourned at 7:57pm.

MEETING NOTES
HISTORICAL COMMISSION
JUNE 20, 2025
10:00 AM
SUPERIOR COMMUNITY CENTER
1500 COALTON ROAD

This meeting will be held in person and online. Members of the public may participate in the meeting via Zoom or view the meeting on YouTube (closed captioning available). The recording of the meeting will be made available after the meeting on YouTube and at SuperiorColorado.gov

1. Call Meeting to Order
   At 10:00 a.m. Co-Chairman, Dalton Valette called the meeting to order.

2. Preliminary Matters
   a. Roll Call
      Present: Larry Dorsey, Dalton Valette (via Zoom), Karen Waligorski, Errol "Wally" Waligorski, Scott Phillips, Mary Cartwright, Maureen Hogg, Jill Roberts
      Absent: Susan Stanish
      Staff Present: Jennifer Garner "JG", Arts & History Supervisor
      Town Council Liaison: Heather Cracraft
      Guest(s): Jeanne Barrett of the Lions Club, Paul Gibbs

   b. Approval of Agenda
      Karen moved to approve the agenda and Larry seconded.
      Unanimously approved.

   c. Public Comment (limit 5 minutes/person)
      There was none.

   d. Guest: Daryl McCool; media screens update and demonstration
      Daryl began by showing the meeting the plat of Original Superior and then proceeded to show photos of a few of the homes that had been lost in the Marshall Fire. JG reminded us that she has been preparing a video about the Fire itself and the Museum rebuild. Daryl said the screen will be formatted as a touchscreen so visitors can click on what they wish to see. Jeanne suggested including some of the older history of Superior as well, and JG and Jeanne will work together on this and give it to Daryl to include. Daryl was warmly thanked for her work on the project which JG said may be ready for display at the Asti Museum toward the end of summer.

3. General Updates, & Debriefing
   a. Updates
      i. Correspondence, completed/required
         Mary said "thank you's" had been sent to:
         - Maryann Adams (butter worker, ice cream maker, yarn skein winder, 3 shoe lasts and stanchion to hold these)
         - Sally Ferguson (farm pump)
         - Jim Groh (photo of James Morton's gravestone and narrative about Gettysburg)
         - Marilyn Morgan (various items from the Winston Morgan Collection)

- Chelsea Pennington-Hahn and Lafayette History Museum (ten maps of local area mine plans)

ii. Marshall Fire Remembrance, all advisory group subcommittee, via CAPS
Dalton reported that at a recent meeting of the RFQ draft was discussed with Town staff. The next steps will be for the RFQ to be posted along with a press release to help solidify the concept and begin fundraising.

iii. RFI log and Mass Media list
Maureen distributed an up-to-date "Request for Information Log" by e-mail previously. The Mass Media list is "on hold".

iv. Donor(s), Lions Club, & recent donations
Jeanne said there is $4,000 remaining in the Lions' contribution and new trees at Asti Park have been suggested. JG said to purchase and plant a tree is about $1,000 per tree. There was consensus to have the Lions pay for four trees at this time but delay the actual planting until suitable weather in the fall if that is agreeable to the arbor company. JG also reiterated that a sign or plaque would be provided from the Arts & History budget to identify the tree donation.

b. Debriefing
i. Town Veteran Group Meetup meeting from May 26 and SHC partnership for July 4 parade
Wally said some veterans are interested in riding in the Fire Engine in the parade. He will publicize this more at the next meeting of the group at the end of June. JG said Mikaela will have signs ready to hang on the engine, one for the Superior Veterans and one for the Superior Historical Commission.

ii. June 7 open museum day
There was good attendance at both museums, Asti 30, Grasso 22. Because it was National Trails Day, quite a few visitors on the new bike path through Grasso Park came to the Grasso Museum. Mary said we really need two SHC members at each museum when they are open and Larry suggested we rotate members between the two museums.

iii. June 13 work session
This was a useful time and Commissioners worked on the collection management.

iv. June 16 SHC & Council dinner
Dalton commented it was a good meeting with the Town Council being very positive regarding the SHC budget requests. Councilwoman Cracraft will confirm at the next Council meeting their direction regarding the second payment for the statue on the Miners' Memorial which would fall in 2026.

v. Heritage Roundtable
Larry said there was no meeting in June.

4. Work Plan Check-in
a. Discussion Items
i. Fall Program planning: Right Relations Boulder, date and time
The dates of October 14, 15 and 16 were suggested and Dalton will check to see if any of these could be scheduled for the program.

ii. Restoration quotes for privy at Asti museum and rocking chair (possible votes)

Due to health issues, Bob Affleck is now unable to restore the privy but his wife, Carol, has done some ground work for the Town to get other quotations. She recommended a firm called Deep Roots since she can confirm their expertise of working on historic structures. Their bid was $1,800 for restoration and $1,500 for prep and painting. It was discussed that prep could be done by volunteer labor (meaning SHC members!) and the restoration cost of $1,800 work on the privy be done by Deep Roots. After discussion Jill moved that Deep Root be hired to restore the privy with a maximum of $1,800 to be spent from the SHC reserve donation fund. Scott seconded it. Unanimously approved.

David Bledsoe, the handyman hired to build the kitchen shelves and lowering of the sink base, was able to stabilize the leather-seated rocking chair that is already in the collection. JG said $100 would be the cost for this. Mary moved that $100 be spent to pay for the chair and Jill seconded it. Unanimously approved.

iii. Collection management: CatalogIt, exhibits, accessions
Jill said that little-by-little artifacts that have been accessioned are being moved into archival boxes and gathered with similar items for storage.

JG, Kathryn Jenks, Jill, and Susan met to get acquainted with the CatalogIt software, which the museum will be using to record information on donated artifacts. This is available for a 30-day free trial and after this time it's usefulness and ease of operation will be analyzed. If it proves practical, then the SHC will consider subscribing to the program.

iv. Volunteer(s) update
Jade our intern is working on tribal language words / vocabulary to suggest appropriate indigenous names for trails within the Town. (see 4 a vi)

v. QR codes and partnership with CAPS
This is in progress. Dalton and Andrew Vaughan are working together on this per what would type of signage structure e would work best for both groups.

vi. Assistance to OSAC with trail naming project; create work group
Scott said it can be challenging to get reliable sources for indigenous words. In our area the main tribal groups with a history here are the Arapaho, Cheyenne, Kiowa, Comanche, Lakota Sioux, Ute, and Plains Apache. Some of these have more accessible sources of information than others.

vii. Update to SHC coloring book
JG explained that as part of the Arts & History division, she is in the process of producing two coloring books relating to the public art collection around Town, an easier edition for children and a more advanced version for older youth and adults. Because the SHC coloring book needs to be updated to add content on the indigenous peoples she would like us to consider a re-design that would mimic the artistic style of the other books she has worked on. JG asks what this could consist of and who from SHC could help. Larry volunteered to assist. These would not be printed until sometime in 2026.

viii. Asti trifold, Asti article reprint, Lost Superior update and reprint
JG, Dalton and Maureen will have e-mail conversations on these updates

ix. Home Rule documentation
JG said the museum does not yet have this documentation.

b. Upcoming Events
    i. July 4 event booth and fire truck display
    JG said there will be volunteers to help with eager children near the fire truck. Also, proper signage should help the "flow" of children wishing to sit inside.

    ii. July 5 open museums 10 a.m. - 2 p.m.
    SHC members available for both sites, ideally two each at the two sites.

    iii. July 11 work session
    This will be for continuing artifact accessioning and processing.

    iv. ANFRM meeting
    This was held at the Arvada Flour Mill on June 16th. It was an informal gathering where attendees shared their museums' coming events, publicity ideas etc. The August 18th meeting will be at the Wheat Ridge Historical Park on Robb St. and 44th Ave. The October meeting will be at the Altona School House in Boulder.

5. Staff Updates
    i. Q2 budget report
    This has been given out in printed form.

    ii. Miner memorial bronze statue
    As mentioned above, Councilwoman Cracraft will report on further direction from the Town Council after the next Council meeting.

6. Other
    - Grasso lock box has become jammed and JG has ordered another. In the meantime, both museum keys are at Asti. Larry offered to see if greasing the box cover will dislodge it.

    - JG said she has ordered smaller inside door mats for the museum and wondered if we wanted the two larger ones moved to the Asti basement. This was felt to be a good idea.

    - Larry said Eldorado School has inquired about having second grade field trips. He will contact Superior and Monarch Elementary Schools to see if they are interested as well.

7. Adjourn
    At 12:00 Scott moved that the meeting be adjourned and Jill seconded.
    Unanimously approved.

Next meeting: Friday, July 18, 2025, 10:00 a.m. at the Superior Community Center

ITEM NO. 5c

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: **Resolution – Approving a Contract with Pavement Restoration, Inc. for the 2025 Reclamite Asphalt Rejuvenation Project**

MEETING DATE: **July 14, 2025**

PRESENTED BY: **Brannon Richards, Public Works & Utilities Director**

PRESENTED FOR: **Action**

BACKGROUND:
The 2025 CIP Budget includes funds for street sealing and treatment. This money was budgeted to seal and maintain streets within Superior, extending their useful life and delaying costly street reconstruction projects.

Street rejuvenation projects like Relcamite, are ideal for roads with PCI ratings from 70 to 95. These roads are generally in good or very good condition and a seal on these roads can extend their useful life 5 to 7 years.

Staff reviewed previous PCI index reports and street rehabilitation GIS data to identify streets that were within this PCI range and had previously been resurfaced or reconstructed. Streets with PCI ratings in this range and that had not been paved or reconstructed in the last 5 years were identified as the top candidates. This included the following streets:

- Rock Creek Parkway from 88th Street to Honey Creek Drive
- Calmante Neighborhood Public Street:
  - Calmante Ave, Bella Place, Casalon Place and Antero Place
- Rock Creek Parkway streets west of Indiana Street, north of Coalton Road, and south of Rock Creek Parkway (20 streets total)
- Coal Creek Crossing Neighborhood – 6th Ave, 8th Ave, and Charles Street

Last year the Town completed Reclamite Rejuvenation work for the 1st time. This product came highly recommended from Public Work staff at both the City of Lakewood, City of Boulder, and the Colorado Asphalt Pavement Association (CAPA).

Reclamite Asphalt Rejuvenator was identified as a viable alternative to slurry seals. Reclamite has been used for more than 50 years and is proven to add 5-7 years' service life to pavements. It penetrates, rejuvenates and seals the surface by replenishing the lost maltene fraction in the asphalt binder. Reclamite restores the reactive maltene components that asphalt pavements lose due to hot-plant operations and the subsequent field aging process. Reclamite fluxes with the asphalt binder, restoring the aggregate/asphalt bond. Reclamite prevents raveling and stripping and, by densifying the pavement's surface, it helps address compaction issues, reduces surface permeability, and prevents air and moisture intrusion, rejuvenating the asphalt surface and extending the useful life of the roadway surface.

Reclamite is sprayed onto the pavement surface like a typical seal. It is applied in one pass, has a 20-45 minute cure time and leaves no surface coating. Following application, a light coating of sand screening is applied to prevent the roadway surface from being too slick and do dry up any remaining compound. The screenings are swept up the day after application. Striping is not compromised and remains visible throughout the application process. As part of the project, town crews will seal any and all cracks within the roadway surface using the Town's crack sealing machine.

The roadway width and asphalt depths will not change as part of this project and the end result will be a renewed roadway surface from edge of pavement to edge of pavement. The project will be completed between August and September of this year, with construction estimated to last between 5 and 10 days once started. The contractor is planning to maintain a minimum of one-way traffic during construction but two-way traffic will be restored after each day after treatment.

Based on 2024 asphalt core sample results, streets that were treated with Reclamite saw a decrease in microviscosity by approximately 50%. Lowering the microviscosity of asphalt is important as it indicates that many of the original properties of the asphalt have been restored, extending its useful life. Staff is working to obtain updated PCI data on treated streets see how the lowering of the microviscosity has impacted the PCI ratings.

Project Bid Evaluation

Reclamite is a trademark product, that can only be applied by select vendors and Pavement Restoration, Inc. (PRI) is the vendor that serves Colorado. PRI has completed all of the previous projects for both the City of Lakewood and Boulder. In 2023 the City of Lakewood rebid their Reclamite Pavement Rejuvenation contract and only received one bid which was from PRI.

Staff met with and negotiated pricing with PRI. In evaluating pricing staff reviewed the awarded price for the Lakewood contract in 2023. The 2023 price in Lakewood was

$1.40/square yard (SY), to complete 590,000 SY. The 2024 contract price for Lakewood increased to $1.45/SY, but this is also for over 500,000 square yards. In 2024 the Town paid PRI $1.55/SY based on a total of 93,000 SY. This year PRI has asked for a 5% inflation increase bringing the total to $1.63/SY for 108,650/SY to be treated. A summary of the pricing at Lakewood and Superior is included below.

Location/Year	**Unit Price**	**Quantity**	**Total Price**
2023 Lakewood	$1.40/SY	589,521	$822,913
2024 Lakewood	$1.45/SY	500,000+	$725,000
2024 Superior Pricing	$1.55/SY	92,773	$147,298.15*
Current Superior Pricing	**$1.63/SY**	**108,650**	**$180,599.50***

*Includes $3,500 mobilization fee

Therefore, the recommended award amount for this contract to Pavement Restoration, Inc. is $180,599.50.

BUDGET IMPLICATIONS:
This project will be charged to the Street Sealing cost center 42-430-6645. Sufficient funds are included in this cost center to complete this project under the approved budget amount of $200,000.

RECOMMENDED ACTION: Based upon the positive referrals from other local municipalities, performance in the Town last year, and the proposal provided, staff recommends approval of the contract with Pavement Restoration, Inc. for the Reclamite Asphalt Rejuvenation Project in the amount of $180,599.50.

MOTION:
Move to adopt a Resolution approving a Contract with Pavement Restoration, Inc. for the Reclamite Asphalt Rejuvenation Project in the amount of $180,599.50.

ATTACHMENTS:
- Resolution
- Contract (includes Project Plans)

TOWN OF SUPERIOR
RESOLUTION NO. R-42
SERIES 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR APPROVING THE CONTRACT WITH PAVEMENT RESTORATION, INC., FOR THE 2025 RECLAIMITE ASPHALT REJUVENATION PROJECT

WHEREAS, he Town desires to seal and maintain streets within Superior, extending their useful life and delaying costly street reconstruction projects; and

WHEREAS, the Town Council finds it is in the best interest of the public health, safety and welfare to contract with Pavement Restoration, Inc., to perform the 2025 Reclamite Asphalt Rejuvenation Project.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO as follows:

Section 1. The Contract between the Town and Pavement Restoration, Inc., is hereby approved in substantially the same form as attached hereto, subject to final approval by the Town Attorney.

ADOPTED this 14th day of July, 2025.

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

CONSTRUCTION CONTRACT (SHORT FORM)

THIS CONSTRUCTION CONTRACT (the "Contract") is made and entered into this _____ day of _____, 2025 (the "Effective Date"), by and between the Town of Superior, a Colorado municipal corporation with an address of 124 East Coal Creek Drive, Superior, CO 80027, (the "Town"), and Pavement Restoration, Inc., an independent contractor with a principal place of business at 5423 N. 59th Street, Tampa FL 33610 ("Contractor") (each a "Party" and collectively the "Parties").

For the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. SCOPE OF WORK

Contractor shall furnish all labor and materials required for the complete and prompt execution and performance of all duties, obligations, and responsibilities which are described or reasonably implied from the Scope of Work set forth in **Exhibit A**, attached hereto and incorporated herein by this reference. No change to the Scope of Work, including any additional compensation, shall be effective or paid unless authorized by written amendment executed by the Town.

II. TERM AND TERMINATION

A. Contractor shall complete the Scope of Work on or before September 30, 2025.

B. This Contract shall terminate when all the work described in the Scope of Work is completed to the Town's satisfaction (final acceptance), or upon the Town's providing Contractor with 30 days advance written notice, whichever occurs first; provided that the indemnification and warranty provisions of this Contract shall survive termination.

III. COMPENSATION

Upon final acceptance by the Town of the work set forth in the Scope of Work, the Town shall pay Contractor an amount not to exceed $180,599.50 (the “Contract Price”) as set forth in Exhibit B, subject to the requirements of C.R.S. § 38-26-107. If Contractor completes the Scope of Work for a lesser amount than the Contract Price, Contractor shall be paid the lesser amount.

IV. INDEPENDENT CONTRACTOR

Contractor is an independent contractor. Notwithstanding any other provision of this Contract, all personnel assigned by Contractor to perform work under the terms of this Contract shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a Town employee for any purposes.

V. RESPONSIBILITY

A. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and licenses in good standing. The services performed by Contractor shall be in accordance with generally accepted professional practices and the level of competency presently maintained by others in the same or similar type of work, and in compliance with applicable laws, ordinances, rules and regulations.

B. The Town's review, approval or acceptance of, or payment for any services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

C. Contractor shall at all times comply with all applicable law, including without limitation all current and future federal, state and local statutes, regulations, ordinances and rules relating to: the emission, discharge, release or threatened release of a Hazardous Material into the air, surface water, groundwater or land; the manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a Hazardous Material; and the protection of human health, safety or the indoor or outdoor environmental, including without limitation the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601, *et seq*. ("CERCLA"); the Hazardous Materials Transportation Act, 49 U.S.C. § 1801, *et seq*.; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, *et seq*. ("RCRA"); the Toxic Substances Control Act, 15 U.S.C. § 2601, *et seq*.; the Clean Water Act, 33 U.S.C. § 1251, *et seq*.; the Clean Air Act; the Federal Water Pollution Control Act; the Occupational Safety and Health Act; all applicable environmental statutes of the State of Colorado; and all other federal, state or local statutes, laws, ordinances, resolutions, codes, rules, regulations, orders or decrees regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect.

VI. OWNERSHIP

Any materials, items, and work specified in the Scope of Work, and any and all related documentation and materials provided or developed by Contractor shall be exclusively owned by the Town. Contractor expressly acknowledges and agrees that all work performed under the Scope of Work constitutes a "work made for hire." To the extent, if at all, that it does not constitute a "work made for hire," Contractor hereby transfers, sells, and assigns to the Town all of its right, title, and interest in such work. The Town may, with respect to all or any portion of such work, use, publish, display, reproduce, distribute, destroy, alter, retouch, modify, adapt, translate, or change such work without providing notice to or receiving consent from Contractor; provided that Contractor shall have no liability for any work that has been modified by the Town.

VII. INSURANCE

A. Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Contractor pursuant to this Agreement. At a minimum, Contractor shall procure and maintain, and shall cause any subcontractor to procure and maintain, the insurance coverages listed below, with forms and insurers acceptable to the Town.

1. Worker's Compensation insurance as required by law.

2. Commercial General Liability insurance with minimum combined single limits of $1,000,000 each occurrence and $2,000,000 general aggregate. The policy shall be applicable to all premises and operations, and shall include coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interests provision, and shall include the Town and the Town's officers,

employees, and contractors as additional insureds. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations.

B. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be canceled, terminated or materially changed without at least 30 days prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, its employees, or its contractors shall be excess and not contributory insurance to that provided by Contractor. Contractor shall be solely responsible for any deductible losses under any policy.

C. Contractor shall provide to the Town a certificate of insurance as evidence that the required policies are in full force and effect. The certificate shall identify this Agreement.

VIII. INDEMNIFICATION

A. Contractor agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representatives, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney fees, on account of injury, loss, or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Contract, to the extent that such injury, loss or damage is attributable to the act, omission, error, professional error, mistake, negligence or other fault of Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor or of any subcontractor of Contractor, or which arise out of any worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor. Contractor, to the fullest extent permitted by law, shall defend, investigate, handle, respond and provide defense for and defend against any such liability, claims, damages, losses, expenses or demands at the sole expense of Contractor, or at the option of the Town, Contractor agrees to pay the Town or reimburse the Town for defense costs incurred by the Town in connection with any such liability, claims, damages, losses, expenses or demands. Contractor, to the fullest extent permitted by law, shall defend and bear all other costs and expenses related thereto, including court costs and attorney fees, whether or not such liability, claims or demands alleged are groundless, false or fraudulent. This indemnification provision is intended to comply with C.R.S. § 13-21-111.5(6), as amended, and shall be read as broadly as permitted to satisfy that intent. Contractor's liability under this provision shall be to the fullest extent of, but shall not exceed, that amount represented by the degree or percentage of negligence or fault attributable to Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor or of any subcontractor of Contractor.

B. If Contractor is providing architectural, engineering, surveying or other design services under this Contract, the extent of Contractor's obligation to defend, indemnify and hold harmless the Town may be determined only after Contractor's liability or fault has been determined by adjudication, alternative dispute resolution or otherwise resolved by mutual agreement of the Parties, as provided by C.R.S. § 13-50.5-102(8)(c).

IX. KEEP JOBS IN COLORADO ACT

Pursuant to the Keep Jobs in Colorado Act, C.R.S. § 8-17-101, *et seq.* (the "Act"), and the rules adopted by the Division of Labor of the Colorado Department of Labor and Employment

implementing the Act (the "Rules"), Contractor shall employ Colorado labor to perform at least 80% of the work under this Contract and shall obtain and maintain the records required by the Act and the Rules. For purposes of this Section, "Colorado labor" means a person who is a resident of the state of Colorado at the time of this Contract, without discrimination as to race, color, creed, sex, sexual orientation, marital status, national origin, ancestry, age, or religion except when sex or age is a *bona fide* qualification. A resident of the state of Colorado is a person with a valid Colorado driver's license, a valid Colorado state-issued photo identification, or documentation that he or she has resided in Colorado for the last 30 days. Contractor represents that it is familiar with the requirements of the Act and the Rules and will fully comply with same. This Section shall not apply to any project for which appropriation or expenditure of moneys may be reasonably expected not to exceed $500,000 in the aggregate for any fiscal year.

X. WARRANTY

Contractor shall warrant and guarantee all materials furnished and work performed by Contractor under this Contract for a period of 2 years from the date of final acceptance by the Town. Under this warranty, Contractor agrees to repair or replace, at its own expense and under the direction of the Town, any portion of the work or materials that fails or is defective, unsound, unsatisfactory because of materials or workmanship, or that is not in conformity with the provisions of the Contract. The expiration of the warranty period shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

XI. BONDS

Within 10 days of the date of this Contract, Contractor shall furnish a Payment and Performance Bond in the full amount of the Contract Price, as security for the faithful performance and payment of all Contractor's obligations under this Contract, including the warranty. The bond shall remain in effect at least until 2 years after the date of final acceptance.

XII. LIQUIDATED DAMAGES

A. Because time is of the essence and delayed performance constitutes a compensable inconvenience to the Town and its residents, the liquidated damages established in this Section shall be enforced. Such damages are not a penalty. For each day that all of the work described in the Scope of Work is delayed beyond the deadline set forth in Section II hereof, Contractor shall be assessed the amount of $250 per day.

B. Allowing Contractor to continue and finish the Scope of Work or any part thereof after the deadline set forth in Section II hereof shall not operate as a waiver on the part of the Town of any of its rights under this Contract. Any liquidated damages assessed shall not relieve Contractor from liability for any damages or costs of other contractors caused by a failure of Contractor to complete the Scope of Work. Liquidated damages may be deducted from any payment due Contractor or any retainage held. If the liquidated damages exceed the amount owed to Contractor, Contractor shall reimburse the Town within 30 days of notice thereof.

XIII. MISCELLANEOUS

A. *Governing Law and Venue*. This Contract shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Boulder County, Colorado.

B. *Integration*. This Contract and any attached exhibits constitute the entire agreement between Contractor and the Town, superseding all prior oral or written communications.

C. *Third Parties*. There are no intended third-party beneficiaries to this Contract.

D. *Notice*. Any notice under this Contract shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class United States Mail to the Party at the address included on the first page of this Contract.

E. *Severability*. If any provision of this Contract is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

F. *Modification*. This Contract may only be modified upon written agreement of the Parties.

G. *Assignment*. Neither this Contract nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

H. *Governmental Immunity*. The Town and its officers, attorneys and employees are relying on, and do not waive or intend to waive by any provision of this Contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

I. *Rights and Remedies*. Delays in enforcement or the waiver of any one or more defaults or breaches of this Contract by the Town shall not constitute a waiver of any of the other terms or obligation of this Contract. The rights and remedies of the Town under this Contract are in addition to any other rights and remedies provided by law. The expiration of this Contract shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

J. *Subject to Annual Appropriation*. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement or liability beyond the current fiscal year.

IN WITNESS WHEREOF, the Parties have executed this Contract as of the Effective Date.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

CONTRACTOR

By: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ___ day of _____, 2025, by _____ as _____ of _____.

My commission expires: _____

(S E A L)

_____
Notary Public

EXHIBIT A
SCOPE OF WORK

Contractor will provide the following services, for the application of the asphalt rejuvenator RECLAMITE, on the streets selected by Town Staff and as shown in Exhibit C.

A) Contractor will facilitate a pre-project meeting with all personnel that would be associated with the project. Contractor's onsite project manager will discuss in detail how the project will be completed.

B) Contractor will manage all resident notification. This will entail the posting of our resident notification DOOR HANGERS 24-48 hours before actual work begins. The Notification details the process that our crews will be completing in the subdivision and includes our onsite operations manager's cell phone number for any questions or issues that might arise from residents.

C) Contractor will provide all needed traffic control for RESIDENTIAL streets. This will include flagman at intersections where work is being completed, all traffic cones, and all traffic signage, needed to complete a timely and safe operation. Traffic control for collectors, arterial streets will be by a certified licensed contractor and will be billed additional to the contract.

D) Contractor will provide RECLAMITE ASPHALT REJUVENATOR. Reclamite will be applied at a field determined application rate. The rate of application will be determined by Contractor's operations manager, after a test section of RECLAMITE is applied to the street, and an absorption test is completed. The typical application rate is normally 0.07 to 0.10 per square yard.

E) Contractor will provide all needed equipment, Distributor, Sand Truck Spreader, Sweeper to complete project.

F) Contractor will provide and apply wash concrete sand to roadway after the RECLAMITE has been absorbed into the existing asphalt binder. Sand will then be applied by our sand truck spreader.

G) Contractor will sweep sand off roadway within 24 hours of application and dispose of sand appropriately.

H) Contractor will have before and after street core samples taken 8-10 weeks after application and will submit the samples to an independent lab for analysis. Contractor will patch all core holes. Contractor will deliver the results of the lab test to Staff.

EXHIBIT B
COMPENSATION SCHEDULE

Contractor shall be paid on a unit cost basis for the time spent by Contractor's employees performing the work described in **Exhibit A**, Scope of Services. Such invoices shall be submitted to the Town on a monthly basis and the total amount billed shall be based on the unit pricing below.

1) Application of Reclamite on Residential Streets $1.73 per Square Yard.

2) Quantities to be field determined by Contractors operation manger and Town Staff Inspector.

3) Estimated Quantities 108,650 Sq. Yd.

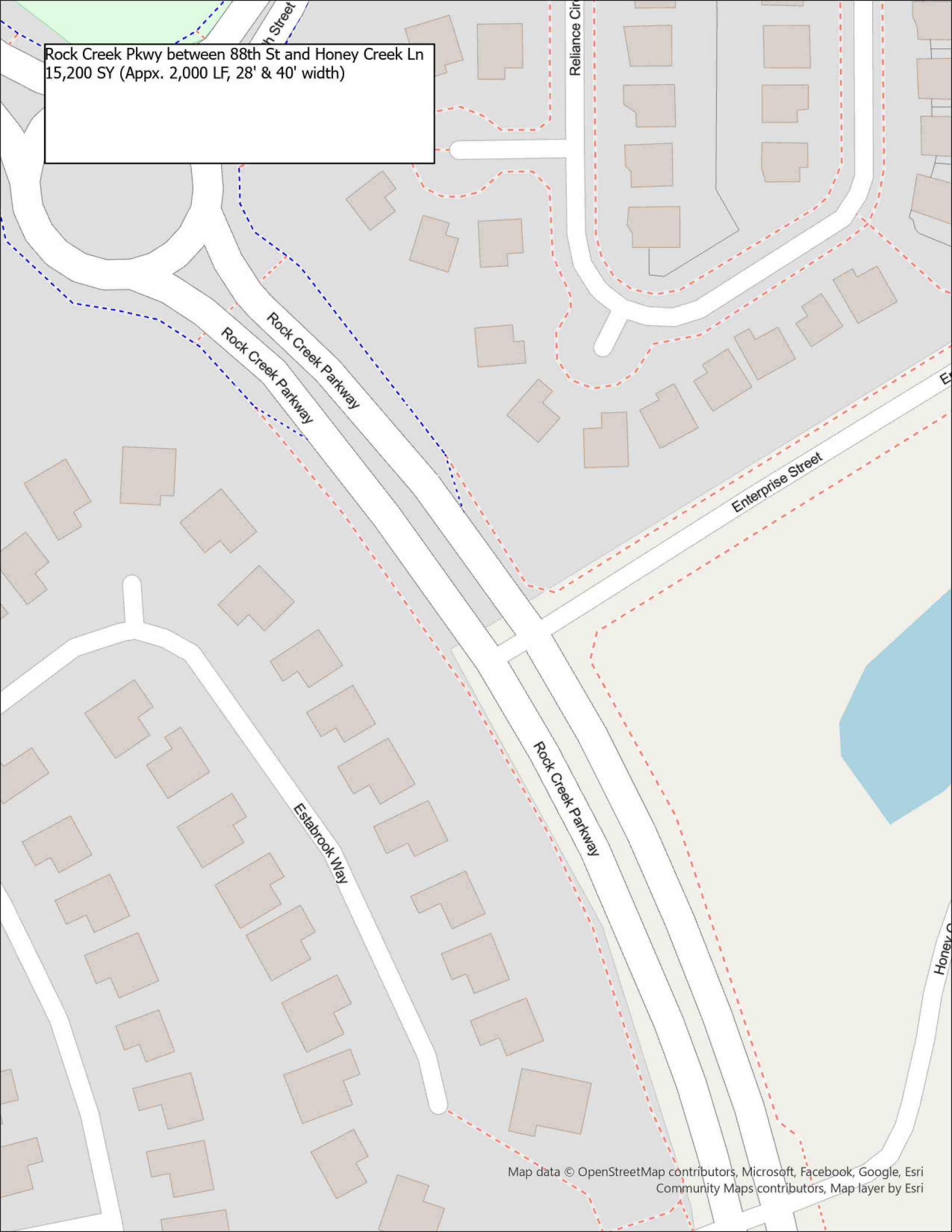
4) Total Cost: 108,650 Yds @ $ 1.63 per Sq Yd = $ 177,099.50

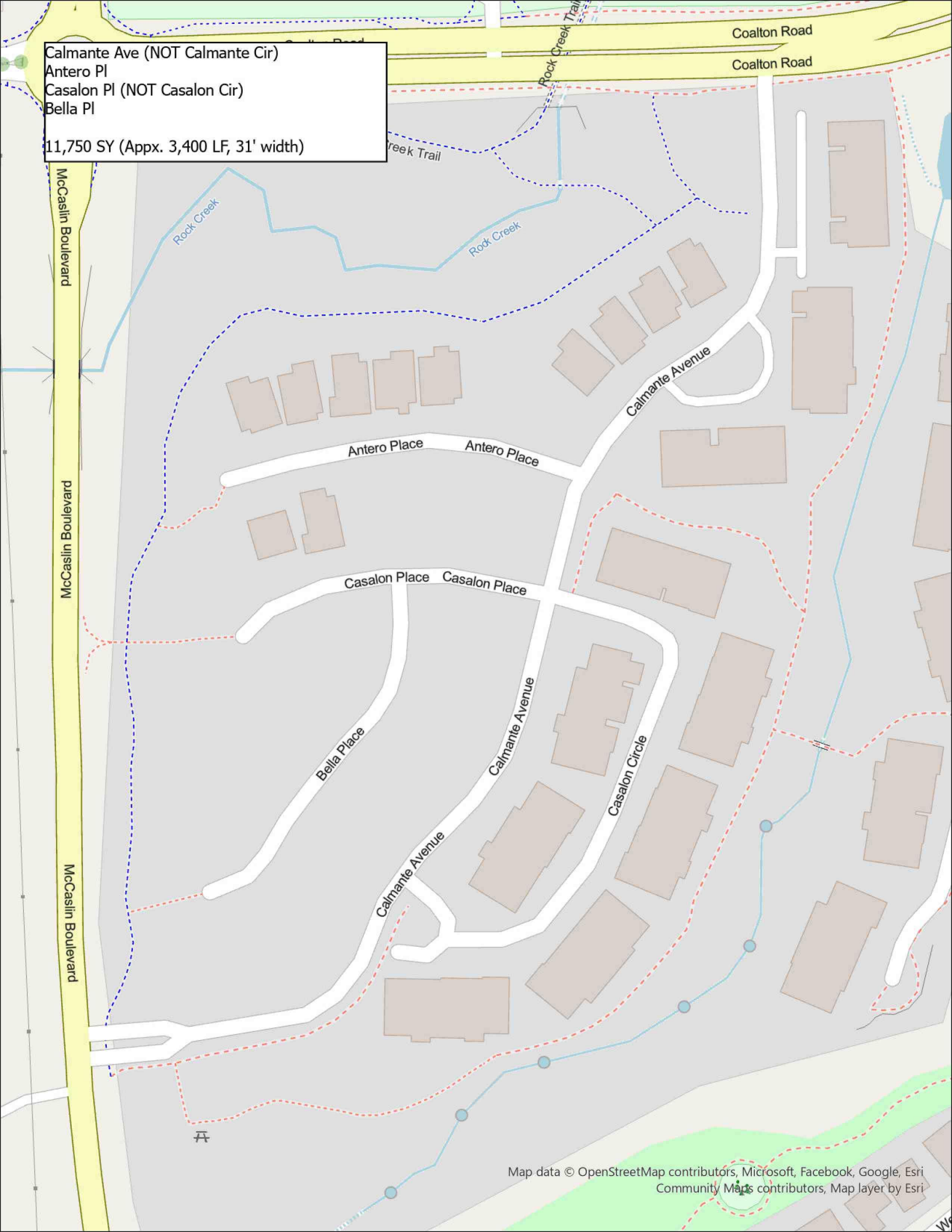
5) Mobilization $3,500.00

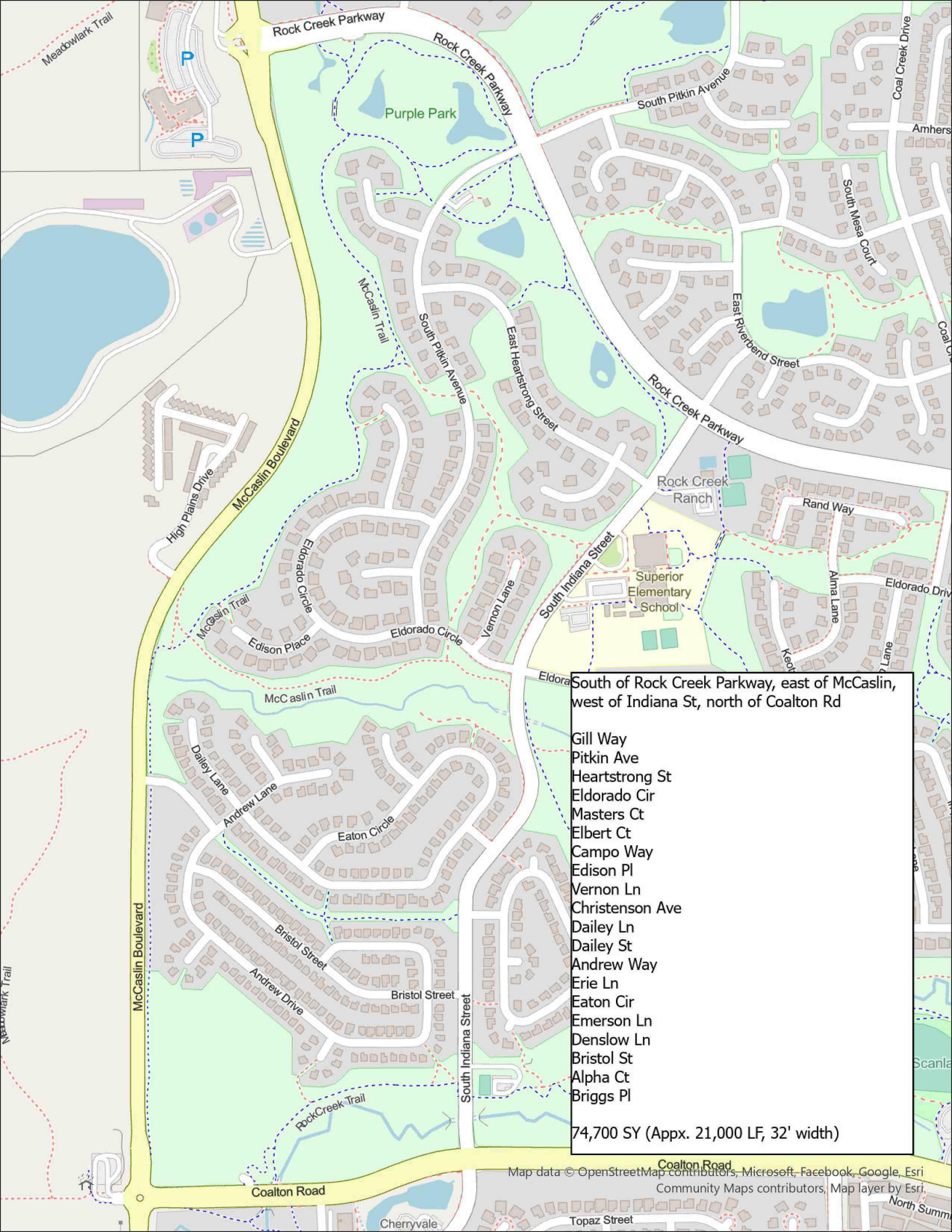
Total Project Cost: $180,599.50

Note, traffic control for collectors and arterial streets will be by a certified licensed contractor and will be billed additional to the contract, and cost plus a 15% mark-up.

EXHIBIT C
RECLAMITE STREETS


Rock Creek Pkwy between 88th St and Honey Creek Ln
15,200 SY (Appx. 2,000 LF, 28' & 40' width)
Reliance Cir
Rock Creek Parkway
Rock Creek Parkway
Enterprise Street
Rock Creek Parkway
Estabrook Way
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

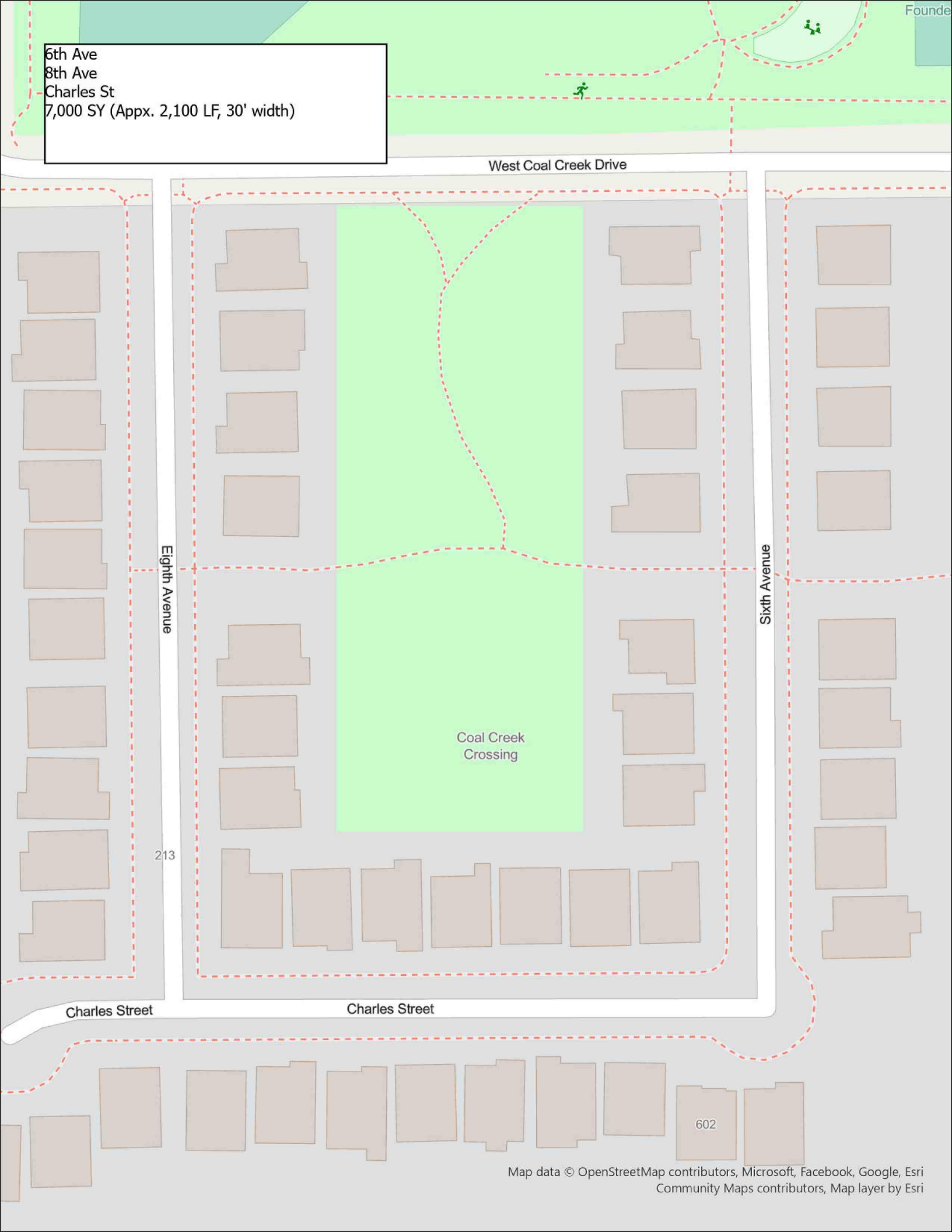

Calmante Ave (NOT Calmante Cir)
Antero Pl
Casalon Pl (NOT Casalon Cir)
Bella Pl
11,750 SY (Appx. 3,400 LF, 31' width)
Coalton Road
Coalton Road
Rock Creek Trail
McCaslin Boulevard
McCaslin Boulevard
McCaslin Boulevard
Rock Creek
Rock Creek
Calmante Avenue
Antero Place
Antero Place
Casalon Place
Casalon Place
Bella Place
Calmante Avenue
Calmante Avenue
Casalon Circle
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri



South of Rock Creek Parkway, east of McCaslin, west of Indiana St, north of Coalton Rd

Gill Way
Pitkin Ave
Heartstrong St
Eldorado Cir
Masters Ct
Elbert Ct
Campo Way
Edison Pl
Vernon Ln
Christenson Ave
Dailey Ln
Dailey St
Andrew Way
Erie Ln
Eaton Cir
Emerson Ln
Denslow Ln
Bristol St
Alpha Ct
Briggs Pl

74,700 SY (Appx. 21,000 LF, 32' width)


6th Ave
8th Ave
Charles St
7,000 SY (Appx. 2,100 LF, 30' width)
West Coal Creek Drive
Eighth Avenue
Sixth Avenue
Coal Creek
Crossing
213
Charles Street
Charles Street
602
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri
Community Maps contributors, Map layer by Esri

ITEM NO. 5d

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: **Resolution – Approving a Contract with Asphalt Specialties Company, Inc. for the Coalton Road Mill and Overlay Project**

MEETING DATE: **July 14, 2025**

PRESENTED BY: **Brannon Richards, Public Works & Utilities Director**

PRESENTED FOR: **Action**

BACKGROUND:
The 2025 CIP Budget includes funds for street replacement projects. The Coalton Road Mill and Overlay Project is budgeted for and planned for 2025.

Coalton Road between Rock Creek Parkway and W Flatiron Crossing Drive has reached the end of its useful life, despite maintenance. This section of road is jointly owned and maintained by both the Town of Superior and the City/County of Broomfield. An Intergovernmental Agreement (IGA) was executed in 2001, detailing the ownership and maintenance responsibilities of Coalton Road east of Rock Creek Parkway. While the Town boundary is on the north side of Coalton Road, the maintenance of Coalton Road is split, with Tyler Drive being the dividing point. Per the IGA, the Town of Superior is responsible for roadway maintenance from the Rock Creek Parkway intersection to the western side of the Tyler Drive/Summit intersection. Broomfield is then responsible for roadway maintenance from the Tyler Drive/Summit intersection, east along Coalton Road, including the traffic signal at the Tyler Drive/Summit intersection.

Town staff have been coordinating roadway maintenance and repair with Broomfield staff. Based on multiple meetings, the Town of Superior and Broomfield both plan to perform roadway maintenance on Coalton Road in 2025 from Rock Creek Parkway to W Flatirons Crossing Drive, with the Town being responsible for work from Rock Creek Parkway to the west side of Tyler Drive.

Coalton Road is rated one of the worst streets in Superior based on the latest roadway condition assessment completed in 2024. Pavement condition index (PCI) ratings for Coalton Road from Rock Creek Parkway to Tyler Drive is 49.1.

Staff began design for this section of roadway rehab in early 2025. During the design phase multiple drainage issues were identified, requiring one of two rehabilitation options, either a 3D or traditional mill and overlay with additional leveling course to fix drainage issues.

The 3D mill option would result in a variable mill across the roadway section. In general, high sections of asphalt would be milled deeper, with low sections receiving little to no mill depth. This option requires a specialty mill machine, but reduces the amount of asphalt required. This option was evaluated as a possible cost savings option.

The traditional mill option would result in a standard 2" mill across the entire road with a more common mill machine, and more/deeper asphalt in the low sections of road. This option results in the best long-term roadway surface as we have a deeper new asphalt section, but was anticipated to result in a higher cost.

Traffic and Roadway Impacts

This project is estimated to take 13 working days (17 calendar days) to complete, based on the schedule from the recommended contractor. During construction, residents can anticipate rolling lane closures. A minimum of one-lane of traffic will be maintained in each direction with access to businesses along Coalton Road being provided throughout construction.

Project Bid Evaluation

Due to the size and scope of the project, the Town obtained bids from three contractors working in or near Town. Bids were obtained from Asphalt Specialties who is doing the asphalt improvements in Sagamore and along Sycamore and 76th Streets; from Brannan Sand and Gravel who is doing the Rock Creek Parkway / McCaslin Boulevard Roadway Project; and from Martin Marietta who will be doing the Coalton Road rehabilitation work for Broomfield.

Bid packages were received from all three contractors on June 23 as summarized in table 1 below with the complete bid tab attached.

Table 1 –Bid Results

Contractor	3D Mill Bid	Traditional Mill and Overlay
Asphalt Specialties Company, Inc.	$447,759.25	$460,204.25
Martin Marietta	$571,755.25	$570,915.25
Brannan Sand and Gravel Company, LLC	$619,641.25	$670,761.25

In reviewing the bid packages, we identified an issue with the bid from Martin Marietta as they failed to acknowledge addendum 1 and provide a price for the temporary striping line item. Since they were not the low bidder, this error did not impact the recommended award.

Based on the responses received and review of the bid packages, it is recommended to award the project to Asphalt Specialties Company, Inc., the low bidder. Asphalt Specialties Company, Inc. has previously completed multiple roadway projects in Superior, most recently completing the Sagamore Asphalt paving project this year.

Staff recommends awarding the traditional mill and overlay option. While it is slightly more expensive than the 3D mill option ($12,445 higher), the end product will be a thicker asphalt section and a complete mill of the roadway, removing more of the failed pavement section.

BUDGET IMPLICATIONS:

This project will be charged to the Street Replacement Program – 2025, cost center 42-430-6605. The budget included $200,000 for this project so the Town will be over budget by $260,204.25. This overage is primarily due to the amount of additional asphalt required to correct the drainage issues along Coalton Road.

Table 3 – Budget Comparison

Budget Cost Center	Budget Amount	Bid
Street Replacement Program 42-430-6605	$200,000	$460,204.25

The Town has observed cost savings on other recently bid projects. Staff believes these savings will cover most of the overage for this project, with $252,383 in savings on other projects compared to the budget overage of $260,204.25 for this project ($7,821.25 difference). Below is a list of anticipated savings and overages on other awarded projects that have bid this year.

Table 4 – Funds Available from Other Projects

Project	Cost Center	Budget Amount	Bid/Actual Amount	Funds Available
2025 Asphalt Paving (Sagamore)	42-430-6605	$300,000	$237,829.61	$62,170.39
2025 Concrete Replacement	42-430-6599	$200,000	$101,962	$98,038.00
RCP Underpass	42-430-6613	$1,600,000	$1,314,541.30*	$285,458.70
RCP/McCaslin Roadway Work	42-430-6605	$1,500,000	$1,752,383.90	($252,383.90)
Roadway Striping	10-430-5130	$175,000	$115,000**	$60,000
TOTAL		$3,775,000	$3,521,717	**$252,383**

* Includes construction and construction management costs

** Includes internal labor and 3rd party costs for striping

RECOMMENDED ACTION: Based upon the bids received and prior experience on similar projects, staff recommends approval of the contract with Asphalt Specialties Company, Inc. for the Coalton Road Mill and Overlay Project in the amount of $460,204.25.

MOTION:
Move to adopt a Resolution approving a Contract with Asphalt Specialties Company, Inc. for the Coalton Road Mill and Overlay Project in the amount of $460,204.25.

ATTACHMENTS:

- Resolution
- Contract
- Bid Tab
- Construction Drawings

TOWN OF SUPERIOR
RESOLUTION NO. R-43
SERIES 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR APPROVING THE CONTRACT WITH ASPHALT SPECIALTIES COMPANY, INC., FOR THE COALTON ROAD MILL AND OVERLAY PROJECT

WHEREAS, the Town desires to perform asphalt rehabilitation and repair via mill and overlay on Coalton Road from Rock Creek Parkway to Tyler Drive as part of the Coalton Road Mill and Overlay Project; and

WHEREAS, the Town Council finds it is in the best interest of the public health, safety and welfare to contract with Asphalt Specialties Company, Inc., to perform the Coalton Road Mill and Overlay Project.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO as follows:

Section 1. The Contract between the Town and Asphalt Specialties Company, Inc., is hereby approved in substantially the same form as attached hereto, subject to final approval by the Town Attorney.

ADOPTED this 14th day of July, 2025.

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

CONSTRUCTION CONTRACT

THIS CONSTRUCTION CONTRACT (the "Contract") is made and entered into this 14 day of July, 2025 (the "Effective Date"), by and between the Town of Superior, 124 East Coal Creek Drive, Superior, CO 80027, a Colorado municipal corporation (the "Town"), and Asphalt Specialties Company, Inc., an independent contractor with a principal place of business at 345 West 62nd Ave., Denver, CO 80216 ("Contractor") (each a "Party" and collectively the "Parties").

For the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Scope of Work. Contractor shall perform the following described work (the "Work"), in accordance with this Contract and the Contract Documents, attached hereto and incorporated herein by this reference:

> Asphalt repairs for a portion of Coalton Road between South Tyler Drive and Rock Creek Parkway. This includes the mill and overlay of these roads, full depth removal and replacement of asphalt in select locations, and the replacement and modification of existing striping within these roads.

2. Bonds. Within 10 days of the date of this Contract, Contractor shall provide the payment and performance bond and certificate of insurance required by the Contract Documents.

3. Commencement and Completion of Work. Contractor shall commence the Work no later than September 1, 2025. Substantial Completion of the work shall be accomplished by the 30th day of September, 2025, unless the period for completion is extended otherwise in accordance with the Contract Documents. Final Completion of the Work shall be accomplished within 15 days of the date of Substantial Completion.

4. Compensation/Contract Price. The Town agrees to pay Contractor, subject to all of the terms and conditions of the Contract Documents, for the Work, an amount not to exceed $460,204.25. The Town shall pay Contractor in the manner and at such times as set forth in the General Provisions such amounts as required by the Contract Documents.

5. Keep Jobs In Colorado Act. Pursuant to the Keep Jobs in Colorado Act, C.R.S. § 8-17-101, *et seq.* (the "Act"), and the rules adopted by the Division of Labor of the Colorado Department of Labor and Employment implementing the Act (the "Rules"), Contractor shall employ Colorado labor to perform at least 80% of the work under this Contract and shall obtain and maintain the records required by the Act and the Rules. For purposes of this Section, "Colorado labor" means a person who is a resident of the state of Colorado at the time of this Contract, without discrimination as to race, color, creed, sex, sexual orientation, marital status, national origin, ancestry, age, or religion except when sex or age is a *bona fide* qualification. A resident of the state of Colorado is a person with a valid Colorado driver's license, a valid Colorado state-issued photo identification, or documentation that he or she has resided in Colorado for the last 30 days. Contractor represents that it is familiar with the requirements of the Act and the Rules and will fully comply with same. This Section shall not apply to any project for which appropriation or expenditure of moneys may be reasonably expected not to exceed $500,000 in the aggregate for any fiscal year.

6. Governing Law and Venue. This Contract shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Boulder County, Colorado.

7. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Contract by the Town shall not constitute a waiver of any of the other terms or obligation of this Contract.

8. Integration. This Contract and any attached exhibits constitute the entire Contract between Contractor and the Town, superseding all prior oral or written communications.

9. Third Parties. There are no intended third-party beneficiaries to this Contract.

10. Notice. Any notice under this Contract shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class United States Mail, addressed to:

The Town: Project Manager
Town of Superior
124 East Coal Creek Drive
Superior, CO 80027

Contractor: Daniel Hunt
Asphalt Specialties Company, Inc.
345 West 62nd Ave.
Denver, CO 80216

11. Severability. If any provision of this Contract is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

12. Modification. This Contract may only be modified upon written agreement of the Parties.

13. Assignment. Neither this Contract nor any of the rights or obligations of the Parties shall be assigned by either party without the written consent of the other.

14. Governmental Immunity. The Town and its officers, attorneys and employees are relying on, and do not waive or intend to waive by any provision of this Contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

15. Rights and Remedies. The rights and remedies of the Town under this Contract are in addition to any other rights and remedies provided by law. The expiration of this Contract shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

16. Subject to Annual Appropriation. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is

subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement or liability beyond the current fiscal year.

IN WITNESS WHEREOF, this Construction Contract has been executed by the Parties as of the Effective Date.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

CONTRACTOR

By: _____
Daniel W. Hunt - President

ASPHALT SPECIALTIES CO INC CORPORATE SEAL 1992 COLORADO

STATE OF COLORADO)
) ss.
COUNTY OF Adams)

The foregoing instrument was subscribed, sworn to and acknowledged before me this 2nd day of July, 2025, by Daniel W. Hunt as President of Asphalt Specialties Company, Inc.

My commission expires: May 3, 2028

(S E A L)

_____
Notary Public Jan Nelson

Jan Nelson
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994030527
MY COMMISSION EXPIRES May 03, 2028

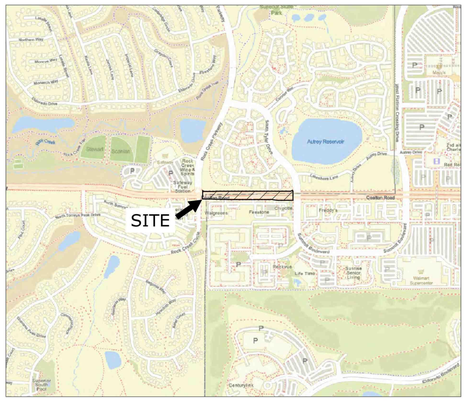
Town of Superior Coalton Road - Bid Tab A - 3D Mill - Addendum #1				Asphalt Specialties		Martin Marietta		Brannan Sand and Gravel	
Item Number	Item Description	Estimated Quantity	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1	MOBILIZATION, DEMOBILIZATION, PERMITS, FEES, LICENSES, ADMINISTRATION	1	LS	$62,500.00	$62,500.00	$50,000.00	$50,000.00	$55,000.00	$55,000.00
2	TRAFFIC AND PEDESTRIAN CONTROL	1	LS	$45,000.00	$45,000.00	$72,000.00	$72,000.00	$132,000.00	$132,000.00
3	INLET PROTECTION	2	EACH	$300.00	$600.00	$400.00	$800.00	$1,950.00	$3,900.00
4	CRACK SEAL	6,000	LB	$2.65	$15,900.00	$2.60	$15,600.00	$3.15	$18,900.00
5	COLD MILL ASPHALT (VARIABLE DEPTH - 2" MAX). COMPLETE IN PLACE.	11,600	SY	$3.95	$45,820.00	$13.50	$156,600.00	$6.75	$78,300.00
6	PATCHING - SAWCUT 8-10 INCH FULL DEPTH, REMOVE, AND DISPOSE OF FULL DEPTH ASPHALT. COMPLETE IN PLACE.	275	SY	$58.00	$15,950.00	$38.00	$10,450.00	$118.80	$32,670.00
7	PATCHING - REMOVE 12 INCHES OF SUBGRADE, REPLACE WITH 12 INCHES OF CDOT CLASS 6 RECYCLED CONCRETE BASECOURSE, GRADE, COMPACT. COMPLETE IN PLACE.	95	CY	$195.00	$18,525.00	$105.00	$9,975.00	$450.00	$42,750.00
8	PATCHING, 6"-8" THICK EXCLUDES TOP COAT- HBP CDOT GRADE S, (75) PG 64-22, 20% RAP. COMPLETE IN PLACE.	110	TON	$157.00	$17,270.00	$144.00	$15,840.00	$255.00	$28,050.00
9	LEVELING COURSE - HBP CDOT GRADE SX, (75) PG 64-22, VIRGIN. COMPLETE IN PLACE.	160	TON	$170.00	$27,200.00	$205.00	$32,800.00	$195.00	$31,200.00
10	2 INCH OVERLAY - CDOT GRADE SX, (75) PG 64-22, VIRGIN. COMPLETE IN PLACE.	1335	TON	$108.00	$144,180.00	$118.00	$157,530.00	$107.75	$143,846.25
11	WHITE SOLID EPOXY LINE, 4 INCH WIDE. COMPLETE IN PLACE. (INCLUDES SKIP LINE)	2,800	LF	$1.25	$3,500.00	$1.10	$3,080.00	$1.50	$4,200.00
12	WHITE SOLID EPOXY LINE, 6 INCH WIDE. COMPLETE IN PLACE.	1,145	LF	$1.70	$1,946.50	$1.65	$1,889.25	$2.00	$2,290.00
13	WHITE SOLID EPOXY LINE, 8 INCH WIDE. COMPLETE IN PLACE.	1,175	LF	$2.25	$2,643.75	$2.20	$2,585.00	$2.60	$3,055.00
14	PREFORMED WHITE STOP BAR, 2 FOOT WIDE EXTENDING FROM MEDIAN TO LIP OF GUTTER, THERMOPLASTIC 125 MIL. COMPLETE IN PLACE.	54	LF	$33.50	$1,809.00	$33.00	$1,782.00	$40.00	$2,160.00
15	PREFORMED WHITE ELONGATED LEFT-TURN ARROW, 3 FT. WIDE, 12 FT. LONG, THERMOPLASTIC 125 MIL. COMPLETE IN PLACE.	5	EACH	$340.00	$1,700.00	$550.00	$2,750.00	$405.00	$2,025.00
16	PREFORMED WHITE ELONGATED RIGHT-TURN ARROW, 3 FT. WIDE, 12 FT. LONG, THERMOPLASTIC 125 MIL. COMPLETE IN PLACE.	4	EACH	$340.00	$1,360.00	$550.00	$2,200.00	$405.00	$1,620.00
17	PREFORMED BIKE LANE SYMBOL & STRAIGHT ARROW, THERMOPLASTIC 125 MIL. COMPLETE IN PLACE.	7	EACH	$445.00	$3,115.00	$600.00	$4,200.00	$525.00	$3,675.00
18	PREFORMED WHITE "ONLY" PAVEMENT MARKING, THERMOPLASTIC 125 MIL. COMPLETE IN PLACE.	4	EACH	$510.00	$2,040.00	$550.00	$2,200.00	$600.00	$2,400.00
19	PREFORMED WHITE & GREEN BIKE SHARE LANE MARKING, FOOT WIDE (2' WIDTH), 6-7 FOOT LENGTH, THERMOPLASTIC 125 MIL. COMPLETE IN PLACE.	43	EACH	$210.00	$9,030.00	$655.00	$28,165.00	$250.00	$10,750.00
20	BEGIN RIGHT TURN LANE YIELD TO BIKES SIGN ASSEMBLY (R4-4)	2	EACH	$390.00	$780.00	$382.00	$764.00	$950.00	$1,900.00
21	BIKE LANE SIGN ASSEMBLY (R3-17)	1	EACH	$390.00	$390.00	$545.00	$545.00	$950.00	$950.00
22	TEMPORARY STRIPING	1	LS	$26,500.00	$26,500.00		$0.00	$18,000.00	$18,000.00
Coalton Road Resurfacing Project Total:					**$447,759.25**		**$571,755.25**		**$619,641.25**

Town of Superior Coalton Road - Bid Tab B - Traditional Mill				Asphalt Specialties		Martin Marietta		Brannan Sand and Gravel	
Item Number	Item Description	Estimated Quantity	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1	MOBILIZATION, DEMOBILIZATION, PERMITS, FEES, LICENSES, ADMINISTRATION	1	LS	$42,000.00	$42,000.00	$38,000.00	$38,000.00	$50,000.00	$50,000.00
2	TRAFFIC AND PEDESTRIAN CONTROL	1	LS	$45,000.00	$45,000.00	$84,000.00	$84,000.00	$132,000.00	$132,000.00
3	INLET PROTECTION	2	EACH	$300.00	$600.00	$400.00	$800.00	$1,950.00	$3,900.00
4	CRACK SEAL	6,000	LB	$2.65	$15,900.00	$2.60	$15,600.00	$3.15	$18,900.00
5	COLD MILL ASPHALT (2" DEPTH). COMPLETE IN PLACE.	11,600	SY	$2.95	$34,220.00	$2.15	$24,940.00	$5.20	$60,320.00
6	PATCHING - SAWCUT 8-10 INCH FULL DEPTH, REMOVE, AND DISPOSE OF FULL DEPTH ASPHALT. COMPLETE IN PLACE.	275	SY	$58.00	$15,950.00	$38.00	$10,450.00	$118.80	$32,670.00
7	PATCHING - REMOVE 12 INCHES OF SUBGRADE, REPLACE WITH 12 INCHES OF CDOT CLASS 6 RECYCLED CONCRETE BASECOURSE, GRADE, COMPACT. COMPLETE IN PLACE.	95	CY	$195.00	$18,525.00	$105.00	$9,975.00	$450.00	$42,750.00
8	PATCHING, 6"-8" THICK EXCLUDES TOP COAT- HBP CDOT GRADE S, (75) PG 64-22, 20% RAP. COMPLETE IN PLACE.	110	TON	$157.00	$17,270.00	$144.00	$15,840.00	$255.00	$28,050.00
9	LEVELING COURSE - HBP CDOT GRADE SX, (75) PG 64-22, VIRGIN. COMPLETE IN PLACE.	810	TON	$110.00	$89,100.00	$202.00	$163,620.00	$130.00	$105,300.00
10	2 INCH OVERLAY - CDOT GRADE SX, (75) PG 64-22, VIRGIN. COMPLETE IN PLACE.	1335	TON	$95.00	$126,825.00	$118.00	$157,530.00	$107.75	$143,846.25
11	WHITE SOLID EPOXY LINE, 4 INCH WIDE. COMPLETE IN PLACE. (INCLUDES SKIP LINE)	2,800	LF	$1.25	$3,500.00	$1.10	$3,080.00	$1.50	$4,200.00
12	WHITE SOLID EPOXY LINE, 6 INCH WIDE. COMPLETE IN PLACE.	1,145	LF	$1.70	$1,946.50	$1.65	$1,889.25	$2.00	$2,290.00
13	WHITE SOLID EPOXY LINE, 8 INCH WIDE. COMPLETE IN PLACE.	1,175	LF	$2.25	$2,643.75	$2.20	$2,585.00	$2.60	$3,055.00
14	PREFORMED WHITE STOP BAR, 2 FOOT WIDE EXTENDING FROM MEDIAN TO LIP OF GUTTER, THERMOPLASTIC 125 MIL. COMPLETE IN PLACE.	54	LF	$33.50	$1,809.00	$33.00	$1,782.00	$40.00	$2,160.00
15	PREFORMED WHITE ELONGATED LEFT-TURN ARROW, 3 FT. WIDE, 12 FT. LONG, THERMOPLASTIC 125 MIL. COMPLETE IN PLACE.	5	EACH	$340.00	$1,700.00	$550.00	$2,750.00	$405.00	$2,025.00
16	PREFORMED WHITE ELONGATED RIGHT-TURN ARROW, 3 FT. WIDE, 12 FT. LONG, THERMOPLASTIC 125 MIL. COMPLETE IN PLACE.	4	EACH	$340.00	$1,360.00	$550.00	$2,200.00	$405.00	$1,620.00
17	PREFORMED BIKE LANE SYMBOL & STRAIGHT ARROW, THERMOPLASTIC 125 MIL. COMPLETE IN PLACE.	7	EACH	$445.00	$3,115.00	$600.00	$4,200.00	$525.00	$3,675.00
18	PREFORMED WHITE "ONLY" PAVEMENT MARKING, THERMOPLASTIC 125 MIL. COMPLETE IN PLACE.	4	EACH	$510.00	$2,040.00	$550.00	$2,200.00	$600.00	$2,400.00
19	PREFORMED WHITE & GREEN BIKE SHARE LANE MARKING, FOOT WIDE (2' WIDTH), 6-7 FOOT LENGTH, THERMOPLASTIC 125 MIL. COMPLETE IN PLACE.	43	EACH	$210.00	$9,030.00	$655.00	$28,165.00	$250.00	$10,750.00
20	BEGIN RIGHT TURN LANE YIELD TO BIKES SIGN ASSEMBLY (R4-4)	2	EACH	$390.00	$780.00	$382.00	$764.00	$950.00	$1,900.00
21	BIKE LANE SIGN ASSEMBLY (R3-17)	1	EACH	$390.00	$390.00	$545.00	$545.00	$950.00	$950.00
22	TEMPORARY STRIPING	1	LS	$26,500.00	$26,500.00		$0.00	$18,000.00	$18,000.00
Coalton Road Resurfacing Project Total:					**$460,204.25**		**$570,915.25**		**$670,761.25**

CONSTRUCTION PLANS FOR

COALTON RD MILL AND OVERLAY

LOCATED IN SECTIONS 29 & 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR AND CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO



PROJECT LOCATION MAP

SCALE: 1" = 1,000 UNITS

NORTH

SURVEY NOTE:

TOPOGRAPHIC INFORMATION SHOWN HEREIN BASED ON TOPOGRAPHIC EXHIBIT PREPARED BY FLATIRONS SURVEYING (DATE 04/14/2025). FIELD WORK COMPLETED MARCH 21, 2025.

BENCHMARK INFORMATION: SMARTNET NORTH AMERICA CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK WAS USED TO ESTABLISH A GPS DERIVED ELEVATION ON AN ONSITE BENCHMARK AT THE NORTHEASTERLY CORNER OF THE INTERSECTION OF COALTON ROAD AND ROCK CREEK PARKWAY, BEING A #4 REBAR WITH PINK PLASTIC CAP STAMPED "FLATIRONS CONTROL" WITH AN ELEVATION OF 5547.07 FEET (NAVD 88). NGS POINT P 453, BEING A FLANGE-ENCASED ROD LOCATED NORTHWEST OF THE INTERCHANGE US 36 AND INTERLOCKEN LOOP/STORAGE TECH DRIVEM WITH A PUBLISHED ELEVATION OF 5508.96 FEET, WAS CHECKED INTO WITH A AN AS-MEASURED ELEVATION OF 5508.96 FEET. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.

2022 DRCOG DENVER REGIONAL AERIAL PHOTOGRAPHY TILES AND SITE RECONNAISSANCE WERE ALSO USED AS A BASIS OF DESIGN AND QUANTITIES FOR THIS PROJECT.

SHEET INDEX	
SHEET #	SHEET NAME
C1.0	COVER
C1.1	GENERAL NOTES
C1.2	TOWN OF SUPERIOR GENERAL NOTES
C2.0	ASPHALT AND CONCRETE REPAIR PLANS - 1
C2.1	ASPHALT AND CONCRETE REPAIR PLANS - 2
C2.2	ASPHALT AND CONCRETE REPAIR PLANS - 3
C2.3	LEVELING COURSE PLAN - 1
C2.4	LEVELING COURSE PLAN - 2
C2.5	LEVELING COURSE PLAN - 3
C2.6	OVERLAY SECTIONS - 1
C2.7	OVERLAY SECTIONS - 2
C2.8	OVERLAY SECTIONS - 3
C3.0	PARTIAL STRIPING PLAN - 1
C3.1	PARTIAL STRIPING PLAN - 2
C3.2	PARTIAL STRIPING PLAN - 3
C4.0	DETAILS - 1
C4.1	DETAILS - 2

PREPARED FOR:

TOWN OF SUPERIOR
124 E COAL CREEK DRIVE
SUPERIOR CO, 80027
(303)499-3675

PREPARED BY:

CIVIL RESOURCES, LLC
8308 COLORADO BLVD
SUITE 200
FIRESTONE, CO 80530
303.833.1416

811
KNOW WHAT'S BELOW
CALL BEFORE YOU DIG

CIVIL RESOURCES
8308 COLORADO BLVD
SUITE 200
FIRESTONE, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

Town of Superior
124 E COAL CREEK DRIVE
SUPERIOR, CO 80027
303.499.3675

TOWN OF SUPERIOR
COALTON RD MILL AND OVERLAY
CONSTRUCTION PLANS

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: CMH
DRAWN BY: DBY
CHECKED BY: JAB
DATE: 05/28/2025
JOB NO.: 218.001.17
DWG NAME:21800117 CVR.DWG

COVER

SHEET:
C1.0

J:\TOWN OF SUPERIOR - 218\218.001.17 COALTON\DRAWINGS\SHEETS\21800117 CVR

NOTES:

GENERAL:

1. ALL CONSTRUCTION SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS AND SHALL NOT BE CHANGED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF POLLUTION, SURFACE WATER AND EROSION THROUGHOUT THE DURATION OF THE CONTRACT.
3. THE EXACT LOCATION OF ANY UTILITY LINES AND COORDINATION OF ANY DISRUPTION IN SERVICES WITH AFFECTED PARTIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE DESIGN ENGINEER IS TO BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCY OR CONFLICT PRIOR TO CONTINUING CONSTRUCTION.
5. ALL LOCATIONS AND ELEVATIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER OF ANY FEATURES NOT SHOWN ON THESE DRAWINGS WHICH ARE THOUGHT TO POTENTIALLY IMPACT CONSTRUCTION.
6. ALL CONCRETE SHALL BE COMPLETED AND ALLOWED TO CURE SUFFICIENTLY PRIOR TO COMMENCING BACKFILL IN ACCORDANCE TO THE PROJECT SPECIFICATIONS. CONCRETE WORK WILL BE BY OTHERS.

EARTHWORK:

1. THE SITE SHALL BE CLEARED AND GRUBBED PRIOR TO ANY EXCAVATION. WOODY MATERIAL IS TO BE CHIPPED AND STORED WITH TOPSOIL.
2. TOPSOIL SHALL BE TEMPORARILY STOCKPILED WITHIN THE WORK AREA IN SUCH A WAY AS TO AVOID EROSION LOSSES. TEMPORARY SEEDING MAY BE REQUIRED.
3. FINE GRADING OF THE FINISHED SITE (I.E., TOP SOILED SURFACE) IS NOT REQUIRED UNTIL SEEDING, HOWEVER ALL AREAS WHERE EARTHWORK IS CONDUCTED SHALL BE RELATIVELY SMOOTH AND UNIFORM. RUTS, LARGE CLUMPS AND ROUGH AREAS SHALL BE SMOOTHED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER BY USE OF HARROW OR DISC. TRASH, DEBRIS, AND STONES LARGER THAN 6 INCHES ARE ALL TO BE REMOVED AND DISPOSED OF PROPERLY.
4. CONTROL OF GROUNDWATER AND SURFACE WATER NECESSARY TO CONDUCT THE EARTHWORK IS THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL GROUNDWATER CONTROLS OTHER THAN THOSE SHOWN AS PERMANENT ON THE PLANS WILL BE NECESSARY TO COMPLETE THE WORK.
5. CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL REQUIRED. WATER IS PERMISSIBLE TO USE AND AVAILABLE ON THE SITE THROUGH A HYDRANT METER AT THE CONTRACTOR'S COST. CHEMICAL AGENTS FOR DUST CONTROL MUST BE APPROVED PRIOR TO USE.
6. ANY MODIFICATIONS TO THE ELEVATIONS, GRADES AND EARTHWORK SHALL BE APPROVED AHEAD OF TIME BY THE OWNER'S ENGINEER. ALL CHANGES ARE TO BE REFLECTED ON THE CONTRACTOR'S "RED LINED" AS-BUILT DRAWINGS.

SITE ACCESS & PROTECTION:

1. CONTRACTOR SHALL USE ONLY DESIGNATED ACCESS ROUTES TO THE PROJECT SITE, AND SHALL REPAIR AREAS DAMAGED OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE FOR THE PROJECT AT THEIR OWN EXPENSE.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND MARKING ALL UTILITIES IN THE PROJECT SITE, AND FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION. DAMAGED UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR IS RESPONSIBLE FOR HAULING AND PLACING OF ALL EXCESS MATERIALS FROM THE SITE.
4. THE CONTRACTOR IS TO LIMIT ACCESS TO THE SITE BY UNAUTHORIZED PERSONS WITH A SECURITY FENCE AND CLEARLY MARK THE CONSTRUCTION ZONE.

UTILITIES:

1. THE UTILITY INFORMATION SHOWN IS PLOTTED FROM SITE RECONNAISSANCE.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. THE CONTRACTOR IS TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 FOR UTILITY LOCATIONS AT LEAST 2 BUSINESS DAYS, NOT INCLUDING THE DAY OF ACTUAL NOTICE, PRIOR TO EXCAVATING.

ABBREVIATIONS	
FFE	FINISHED FLOOR ELEVATION
TOF	TOP OF FOOTING
TOS	TOP OF SLAB
TOC	TOP OF CURB
FL	FLOWLINE
TW	TOP OF WALL
BW	BOTTOM OF WALL
M/E	MATCH EXISTING
WW	WINDOW WELL
HP	HIGH POINT
LP	LOW POINT
PIP	PROTECT IN PLACE
TBR	TO BE REMOVED

LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
5740	MAJOR CONTOUR	5740
5736	MINOR CONTOUR	5736
	EASEMENT	
	SETBACK	
X	BARBED WIRE FENCE	X
	CHAINLINK FENCE	
G	GAS LINE	G
W	WATER LINE	W
RW	RAW WATER LINE	RW
	STORM SEWER	
T T	TELECOM	T T
IR	IRRIGATION	IR
E	UNDERGROUND ELECTRIC	E
E3 E3 E3	UNDERGROUND 3 PHASE ELECTRIC	E
LT LT LT LT	UNDERGROUND LIGHT FEED	E
OH	OVERHEAD WIRES	OH
UD	UNDERDRAIN	UD
SS	SANITARY SEWER	SS
SLV SLV SLV SLV	UTILITY SLEEVE	SLV SLV SLV SLV
	RETAINING WALL	
	CHANNEL CENTER LINE	
3.0:1 1.8%	SLOPE AND FLOW DIRECTION	
	RIPRAP	
	ASPHALT	
	CONCRETE	
	BUILDING	
	SIGN	
	HYDRANT	
	SANITARY MANHOLE	
	INLET	
	GREASE OR SAND TRAP	CO
CO	CLEAN OUT	
	FLARED END SECTION	
	STORM MANHOLE	
	CAUTION! UTILITY CROSSING	
	WATER VALVE	
	WATER PLUG	
	WATER TEE	
	WATER BENDS	
WM	WATER METER	
	WATER BLOW OFF	
	LIGHT POLE	
T	TRANSFORMER	
	TREE	
	TRUNCATED DOMES	
TW:XXXX	GRADE AT TOP OF WALL	
BW:XXXX	GRADE AT BOTTOM OF WALL	
FL:XXXX	FLOWLINE	
FF:XXXX	FINISHED FLOOR	
LS	LANDSCAPE AREA	
A XXX XXX	DETAIL IDENTIFICATION NUMBER DRAWING NUMBER WHERE DETAIL IS SHOWN DRAWING NUMBER WHERE DETAIL IS TAKEN	

DETAILS AND SECTIONS:

DETAIL CALL OUTS

DETAIL TITLE (X) — 0 100 200 (IN FEET)

DETAIL TITLE

SECTION CUT SYMBOLS - SHORT

SECTION CUT SYMBOLS - LONG

SECTION - SECTION TITLE (X) — 0 1000 2000 (IN FEET)

SECTION TITLE

CIVIL RESOURCES
8308 COLORADO BLVD
SUITE 200
FIRESTONE, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

Town of Superior
124 E COAL CREEK DRIVE
SUPERIOR, CO 80027
303.499.3675

TOWN OF SUPERIOR
COALTON RD MILL AND OVERLAY
CONSTRUCTION PLANS

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: CMH DATE: 05/28/2025
DRAWN BY: DBY
CHECKED BY: JAB
JOB NO.: 218.001.17
DWG NAME:21800117 CVR.DWG

GENERAL NOTES

SHEET: C1.1

811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG

J:\TOWN OF SUPERIOR - 218\218.001.17 COALTON\DRAWINGS\SHEETS\21800117 CVR

TOWN OF SUPERIOR NOTES:

GENERAL NOTES

1. DEFINITIONS:
   OWNER: PROPERTY OWNER(S)
   CONTRACTOR: THE PERSON OR GROUP COMPLETING THE WORK
   ENGINEER: PROFESSIONAL ENGINEER OF RECORD
   TOWN or SUPERIOR: AUTHORIZED REPRESENTATIVE(S) OF THE TOWN PUBLIC WORKS & UTILITIES DEPARTMENT; THE AGENCY OF JURISDICTION.
2. ALL WORK SHALL CONFORM TO THE LATEST REVISION OF CDOT STANDARDS AND SPECIFICATIONS, AND THE TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL HAVE STAMPED AND SIGNED BY THE ENGINEER AND TOWN DRAWINGS, SPECIFICATIONS AND CURRENT TOWN OF SUPERIOR SPECIFICATIONS ON SITE AT ALL TIMES.
4. THE ENGINEERING CONCEPT REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEARS ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER AND THE TOWN IMMEDIATELY.
5. ALL WORK ON THE PROJECT SHALL BE PERFORMED DURING REGULAR WORK HOURS: 7AM TO 5PM, MONDAY THROUGH FRIDAY. RESTRICTED HOURS MAY BE DICTATED BY THE TOWN. ALL WORK ON THE PROJECT SHALL COMPLY WITH THE SUPERIOR MUNICIPAL CODE. NO WORK SHALL BE PERFORMED OUTSIDE REGULAR WORK HOURS OR ON SATURDAY OR SUNDAY, OR ANY OF THE TOWN OBSERVED HOLIDAYS WITHOUT RECEIVING PRIOR WRITTEN CONSENT FROM THE TOWN OR A DESIGNATED REPRESENTATIVE. TOWN OBSERVED HOLIDAYS INCLUDE NEW YEAR'S DAY, MARTIN LUTHER KING DAY, PRESIDENT'S DAY, MEMORIAL DAY, JUNETEENTH, INDEPENDENCE DAY, LABOR DAY, VETERAN'S DAY, THANKSGIVING DAY, FRIDAY FOLLOWING THANKSGIVING, CHRISTMAS EVE, AND CHRISTMAS DAY. REQUEST FOR WORK OUTSIDE REGULAR WORK HOURS SHALL BE RECEIVED TWO (2) BUSINESS DAYS PRIOR TO THE PROPOSED DATE OF THE WORK. REFER TO SECTION 150.00 PERMITS AND INSPECTIONS OF THE TOWN DESIGN STANDARDS AND SPECIFICATIONS.
6. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED BY THE OWNER WITH THE TOWN ENGINEERING STAFF AT LEAST THREE (3) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE: OWNER, ENGINEER, SUPERIOR, CONTRACTOR, GEOTECHNICAL ENGINEER, SURVEYOR, AND ANY OTHER AFFECTED AGENCIES. CONSTRUCTION DOCUMENTS WITH THE DESIGN STANDARD SAND SPECIFICATIONS COMPLIANCE STATEMENT AND SIGNATURE SHALL BE DISTRIBUTED AT THE PRECONSTRUCTION MEETING
7. AN ON-SITE PRECONSTRUCTION CONFERENCE WITH TOWN PUBLIC WORKS STAFF SHALL OCCUR AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO CONNECTING TO EXISTING TOWN UTILITIES.
8. THE CONTRACTOR SHALL OBTAIN THE REQUIRED RIGHT-OF-WAY CONSTRUCTION PERMIT (FEES TO BE WAIVED) AND ANY OTHER REQUIRED PERMIT FROM THE TOWN OF SUPERIOR PRIOR TO COMMENCING WORK ON THE PROJECT.
9. ALL OPERATIONS SHALL CONFORM TO THE APPLICABLE REGULATIONS SET FORTH BY THE ICC AND OSHA.
10. THE TOWN OF SUPERIOR PUBLIC WORKS AND UTILITIES DEPARTMENT, PHONE (303) 499-3675, SHALL BE NOTIFIED A MINIMUM OF 48 WORKING HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
11. ALL PHASES OF WORK PERFORMED ON DEDICATED PUBLIC INFRASTRUCTURE AND WORK IN THE RIGHT-OF-WAY SHALL BE INSPECTED AND APPROVED BY REPRESENTATIVE OF THE TOWN OF SUPERIOR. REQUESTS FOR INSPECTION SHALL BE MADE TO THE TOWN OF SUPERIOR, PHONE (303) 709-6726, OR (303) 499-3675 A MINIMUM OF 24 HOURS IN ADVANCE. OBSERVATION AND ONSITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR APPROVAL BY SUPERIOR STAFF OF CONTRACTOR'S WORK ON CONTRACTUAL COMMITMENT. IF WORK IS SUSPENDED FOR LONGER THAN 5 DAYS AFTER INITIAL START-UP, CONTRACTOR SHALL NOTIFY THE SUPERIOR CONSTRUCTION INSPECTION SUPERVISOR ONE (1) BUSINESS DAY PRIOR TO RESTART OF CONSTRUCTION.
12. IN THE EVENT OF AN EMERGENCY CONTACT SUPERIOR AT (303) 494-9477 DURING WORK HOURS OR (303) 438-6400 AFTER HOURS.
13. NOTIFY SUPERIOR AT (303) 499-3675 AND MOUNTAIN VIEW FIRE DISTRICT AT (303) 494-3735 FOR ANY STREET CLOSURES AND EXISTING FIRE HYDRANTS TAKEN OUT OF SERVICE, AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.
14. PRIOR TO ANY CONSTRUCTION ON THE PROJECT, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION SITE VISIT WITH THE TOWN OF SUPERIOR REPRESENTATIVE TO VERIFY AND DOCUMENT THE EXISTING CONDITION OF ADJACENT PUBLIC IMPROVEMENTS.
15. THE CONTRACTOR SHALL VERIFY ACCURACY BETWEEN WORK SET FORT ON THESE CONSTRUCTION DOCUMENTS AND WORK REQUIRED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE TOWN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL COORDINATE ANY PROPOSED CHANGES WITH THE TOWN.
16. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY, AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, AND AREAS UNDER OWNERSHIP OF OWNER, UNLESS OTHERWISE AUTHORIZED BY THE AFFECTED PROPERTY OWNER AND ACKNOWLEDGED BY SUPERIOR. PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL OBTAIN WRITTEN AGREEMENTS FOR INGRESS AND EGRESS FROM THE WORKSITE FROM ADJACENT PRIVATE PROPERTY OWNERS. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
17. CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE WORK.
18. CONTRACTOR SHALL KEEP ONE RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE SHALL BE AVAILABLE TO THE ENGINEER AND SHALL BE DELIVERED TO HIM FOR TOWN RECORDS UPON COMPLETION OF THE PROJECT.
19. THE ENGINEER SHALL REVIEW ALL SUBMITTALS PRIOR TO SENDING THE SUBMITTALS TO THE TOWN FOR ITS REVIEW.
20. THE PHYSICAL FEATURES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FEATURES, INCLUDING ALL UNDERGROUND AND ABOVE GROUND UTILITIES. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND PROTECTING THE SAME. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT ALL UTILITIES ARE NECESSARILY SHOWN. THE CONTRACTOR SHALL CONTACT TOWN, UNCC, AND APPROPRIATE ENTITIES TO LOCATE UNDERGROUND FACILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE EXACT LOCATION OF EACH UTILITY SHALL BE FIELD VERIFIED BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR AS A RESULT OF THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
22. CALL THE TOWN AT (303) 709-6727 FOR LOCATES OF EXISTING TOWN UTILITIES INCLUDING POTABLE AND NON-POTABLE WATER LINES, SANITARY SEWER LINES, STORM SEWER LINES, PUBLIC IRRIGATION LINES, AND TRAFFIC CONTROL DEVICES. CALL TWO (2) BUSINESS DAYS PRIOR, NOT INCLUDING THE DAY OF THE CALL, TO THE START OF CONSTRUCTION.
23. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF SUPERIOR UTILITY CUSTOMERS FOR POTENTIAL SERVICE OUTAGES AND TO COORDINATE WITH SUPERIOR PUBLIC WORKS FOR DETERMINATION OF MINIMUM TIME REQUIREMENTS. SUPERIOR PUBLIC WORKS SHALL BE NOTIFIED TWO (2) BUSINESS DAYS IN ADVANCE TO SCHEDULE AN OUTAGE
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH THE APPROPRIATE UTILITY REPRESENTATIVES TO BE ON SITE DURING POTHOLING AND SHALL LIKEWISE BE RESPONSIBLE FOR DETERMINING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
25. LOCATIONS OF UTILITIES REPRESENT THE BEST KNOWN LOCATIONS AT THE TIME OF PREPARATION OF DRAWINGS. THE CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES IN ADVANCE OF EXCAVATION. RELOCATION OF UTILITIES MAY OR MAY NOT BE NEEDED AFTER THEY ARE EXPOSED. WHEN THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.
26. THE CONTRACTOR SHALL COOPERATE WITH COMPANIES TRYING TO COORDINATE WITH THE UTILITY ADJUSTMENT AND RELOCATION EFFORT. LINES NOT ADJUSTED OR RELOCATED SHALL BE PROTECTED BY THE CONTRACTOR IN PLACE. NO ADDITIONAL PAYMENT WILL BE ALLOWED FOR THE MINOR ADJUSTMENT OF STRUCTURES IN ORDER TO CLEAR A CONFLICTING UTILITY.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING LIVE UTILITIES DURING CONSTRUCTION OPERATIONS AND SHALL HOLD TOWN OF SUPERIOR HARMLESS FOR ANY AND ALL DAMAGES TO LIVE UTILITIES ARISING FROM CONSTRUCTION OPERATIONS.
28. THE CONTRACTOR SHALL OBTAIN A CONSTRUCTION STORMWATER DISCHARGE PERMIT AND CONSTRUCTION DEWATERING PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENTAL (CDPHE). CDPHE MAY TAKE UP TO 30 DAYS TO RESPOND TO A PERMIT REQUEST.
29. THE CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION. THE REPAIR OF DAMAGES RESULTING FROM DRAINAGE AND RUNOFF IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
30. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM WATER AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER SHALL BE PROMPTLY DEWATERED AND RESTORED BY THE CONTRACTOR.
31. A CONSTRUCTION WATER PERMIT SHALL BE OBTAINED FROM THE TOWN OF SUPERIOR AND A HYDRANT METER WILL BE PROVIDED BY THE TOWN FOR A NOMINAL FEE AS A DEPOSIT. THE DEPOSIT WILL BE RETURNED ONCE THE CONTRACTOR RETURNS THE HYDRANT METER. ALL CONSTRUCTION WATER SHALL BE OBTAINED FROM THE TOWN AND MEASURED THROUGH A HYDRANT METER.
32. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES". FOR INFORMATION CONTACT CDPHE WATER QUALITY CONTROL DIVISION AT (303) 692-3150.
33. ANY CONSTRUCTION DEBRIS OR MUD TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. IN NO CASE SHALL THE STREETS AND SIDEWALKS BE LEFT UNCLEAN AFTER COMPLETION OF THE DAY'S WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE NECESSARY EQUIPMENT AND MATERIALS TO THE CLEAN THE STREETS AND SIDEWALKS.
34. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE COLORADO PERMITTING PROCESS FOR "FUGITIVE DUST EMISSIONS ASSOCIATED WITH CONSTRUCTION ACTIVITIES". WATER SHALL BE USED AS A DUST PALLIATIVE AS LONG AS REQUIRED.
35. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AND/OR TOES OF SLOPE AS SHOWN ON THE PLANS AND CROSS SECTIONS.
36. THE CONTRACTOR SHALL ALSO PERFORM CONSTRUCTION ACTIVITIES TO AVOID UNNECESSARY IMPACTS TO EXISTING VEGETATION. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT HIS OWN EXPENSE.
37. CONSTRUCTION ACTIVITIES, IN ADDITION TO NORMAL CONSTRUCTION PROCEDURES SHALL INCLUDE THE PARKING OF VEHICLE OR EQUIPMENT, DISPOSAL OF LITTER AND ANY OTHER ACTION WHICH WOULD ALTER EXISTING CONDITIONS. DURING ALL CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL KEEP ALL EQUIPMENT AND MATERIALS WITHIN THE LIMITS OF THE DISTURBANCE AREA.
38. THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTS, BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES, AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS DESIGNATED TO REMAIN IN PLACE FROM DAMAGE DURING CONSTRUCTION OPERATIONS. ANY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE RESET AT THE CONTRACTOR'S OWN EXPENSE UNDER THE DIRECTION OF A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR. THE CONTRACTOR SHALL DOCUMENT PRE-CONSTRUCTION CONDITIONS WITH PHOTOGRAPHY AND VIDEOGRAPHY.
39. THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNERS TO ENSURE THEIR LANDSCAPING IS PROTECTED AND PROPERLY CARED FOR SHOULD THE PROJECT DISTURB OR INTERRUPT NORMAL MAINTENANCE.
40. NO OVERWEIGHT TRUCKS WILL BE ALLOWED ON TOWN OF SUPERIOR STREETS.
41. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY PROBLEM IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENTS OF THE IMPROVEMENTS PRIOR TO CONSTRUCTION.
42. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THIS SHALL APPLY TO THE PROJECT DURING THE ENTIRE TIME FRAME DURING ALL HOURS AND NOT LIMITED TO WORKING HOURS.
43. TRAFFIC AND PEDESTRIAN CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (INCLUDING ANY COLORADO SUPPLEMENT STANDARDS)
44. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND CLEANING OF TRAFFIC CONTROL DEVICES. EXISTING PAVEMENT MARKINGS SHALL BE MAINTAINED DURING CONSTRUCTION OPERATIONS, IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND THE DESIGN STANDARDS AND SPECIFICATIONS.
45. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE SURFACE OR TEXTURE OF THE PAVEMENT OR EXISTING SURFACING. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY ARE NOT VISIBLE UNDER DAY OR NIGHT CONDITIONS.
46. ALL REGULATORY, WARNING, GUIDE AND OTHER SIGNS ON THIS PROJECT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL SIGNS AND SIGN PLACEMENT SHALL CONFORM TO THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) (INCLUDING ANY COLORADO SUPPLEMENT STANDARDS)
47. AT LEAST 5 WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION ACTIVITIES THE TRAFFIC AND PEDESTRIAN CONTROL PLAN SHALL BE SUBMITTED TO THE TOWN OF SUPERIOR FOR REVIEW AND APPROVAL. THE PLAN SHALL BE PREPARED BY A CERTIFIED TRAFFIC CONTROL SUPERVISOR. NO WORK SHALL BEGIN UNTIL ALL TRAFFIC AND PEDESTRIAN CONTROL DEVICES HAVE BEEN PLACED IN ACCORDANCE WITH THE APPROVED PLAN. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN THE TRAFFIC AND PEDESTRIAN CONTROL DEVICES FOR THE DURATION OF THE PROJECT.
48. STATIONS, ELEVATIONS AND DIMENSIONS CONTAINED IN THESE PLANS ARE CALCULATED FROM RECENT SURVEY. THE CONTRACTOR SHALL VERIFY CONSTRUCTION STAKING DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING MATERIAL.
49. IF A CONFLICT EXISTS OR A DESIGN MODIFICATION IS REQUIRED THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE TOWN OF SUPERIOR PRIOR TO BEGINNING CONSTRUCTION.
50. IN CASE EXISTING CONDITIONS OR DIMENSIONS VARY FROM THOSE SHOWN ON APPROVED DRAWINGS, CONTRACTOR SHALL NOTIFY THE ENGINEER SO PROPER ADJUSTMENTS CAN BE MADE.
51. PROOF-ROLL SUBGRADE BELOW ALL CONCRETE CURB AND GUTTER, SIDEWALK, PATH, CONCRETE AND ASPHALT PAVEMENTS WITH A PNEUMATIC-TIRED AND LOADED 10-WHEEL, TANDEM-AXLE DUMP TRUCK OR WATER TRUCK WEIGHING NOT LESS THAN 18 KIPS PER AXLE TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES. COMPLETELY PROOF-ROLL SUBGRADE WITH 2 PASSES IN ONE DIRECTION. LIMIT VEHICLE SPEED TO 3 MPH. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY ENGINEER, AND REPLACE WITH COMPACTED BACKFILL OR FILL MEETING THE PROJECT SPECIFICATIONS.
52. ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
53. EMERGENCY ACCESS MUST BE MAINTAINED AT ALL TIMES.
54. WASTE MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A DISPOSAL SITE FOR UNUSED MATERIAL, AND HAZARDOUS WASTE MATERIAL.
55. THE CONTRACTOR SHALL MAINTAIN A MANIFEST OF HAZARDOUS MATERIAL AND PROVIDE THE TOWN OF SUPERIOR WITH A COPY OF THE MANIFEST AT THE COMPLETION OF THE PROJECT.
56. ALL EXISTING UTILITIES AND IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STREETS, UTILITY LINES, FENCES, STREET LIGHTS, SIGNS, CONCRETE CURB AND GUTTER, SIDEWALKS, BIKE PATHS, METER PITS, METER VAULTS, IRRIGATION SYSTEMS, LANDSCAPE SHALL BE REPAIRED OR REPLACED TO AN EQUAL OR BETTER CONDITION PRIOR TO ACCEPTANCE OF COMPLETED WORK.
57. OWNER SHALL SUBMIT A PAPER COPY OF REDLINED RECORD CONSTRUCTION DOCUMENTS TO SUPERIOR PRIOR TO THE CONSTRUCTION ACCEPTANCE INSPECTION. REFER TO SECTION 200 OF THE DESIGN STANDARDS AND SPECIFICATIONS FOR ADDITIONAL RECORD DOCUMENT SUBMITTAL REQUIREMENTS.
58. ALL DEDICATED PUBLIC IMPROVEMENTS ON THE PROJECT SHALL BE WARRANTED FOR A PERIOD OF 2 YEARS FROM THE DATE OF INITIAL ACCEPTANCE BY THE TOWN OF SUPERIOR.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEDIMENT AND EROSION CONTROL AT THE SITE THROUGHOUT CONSTRUCTION.
2. PERIMETER SILT FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC.)
3. BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE USED AS NECESSARY TO ADDRESS SEDIMENT AND DUST FROM SITE DISTURBANCE. ADDITIONAL MEASURES MAY BE REQUIRED AT THE DIRECTION OF THE ENGINEER.
4. BMP'S MAY INCLUDE, BUT ARE NOT LIMITED TO:
   a. MINIMAL DISTURBANCE FOR MINIMAL TIME PERIODS.
   b. GRAVEL CONSTRUCTION ACCESS.
   c. SILT FENCE, STRAW BALE OR SAND BAG BARRIERS, ROCK CHECK DAMS.
   d. STORM SEWER INLET PROTECTION.
   e. SEDIMENT CAPTURE PONDS.
   f. SITE WATERING FOR DUST SUPPRESSION.
5. BMP'S SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL INSPECT BMP'S WEEKLY AND AFTER SIGNIFICANT (GREATER THAN 0.1" PRECIPITATION) STORM EVENTS. THE MAINTENANCE AND REPAIR SHALL BE COMPLETED IN A TIMELY MANNER. SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THEY REACH HALF THE BMP HEIGHT OR IMPACT THE FUNCTION OF THE BMP.
6. SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING AND PERIMETER SILT FENCING. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE MULCHED AND SEEDED WITH A GRASS COVER WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION.
7. THE CONTRACTOR SHALL INSURE ALL LOADS OF CUT AND FILL SOILS IMPORTED TO OR EXPORTED FROM THE SITE ARE PROPERLY LOADED AND COVERED TO PREVENT LOSS DURING TRANSPORT.
8. THE CONTRACTOR SHALL REMOVE SEDIMENT, MUD, AND CONSTRUCTION DEBRIS RESULTING FROM THIS PROJECT FROM FLOW LINES AND PAVEMENT OF PUBLIC STREETS IN A TIMELY MANNER.
9. SOILS EXPOSED DURING LAND DISTURBING ACTIVITY SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISCING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION OR OTHER PERMANENT EROSION CONTROL IS IN PLACE. NO SOILS SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL IS INSTALLED UNLESS OTHERWISE APPROVED.
10. VEHICLE TRACKING CONTROL, INLET/OUTLET, ROCK SOCK, AND SILT FENCE PROTECTION WILL BE USED TO CONTROL EROSION DURING CONSTRUCTION.
11. ALL TEMPORARY SEDIMENT CONTROLS WILL BE REMOVED WITHIN 30 DAYS AFTER THE FINAL STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, WHICHEVER COMES FIRST.
12. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHENEVER POSSIBLE. EXPOSURE OF SOIL TO EROSION FROM REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
13. USE CURRENT CDOT/UDFCD STANDARD DETAILS.

STREET EXCAVATION NOTES

1. WHERE IT IS REQUIRED TO CUT EXISTING PAVEMENT, THE CUTTING SHALL BE DONE TO A NEAT WORK LINE FULL DEPTH WITH A CONCRETE-CUTTING SAW OR OTHER METHOD AS APPROVED BY THE TOWN. PAVEMENT SHALL ONLY BE OPEN CUT WHEN APPROVED BY THE TOWN. ALL SAW WATER SLURRY SHALL BE PROPERLY CONTAINED USING APPROPRIATE BMP'S, AND IS PROHIBITED FROM ENTERING ANY STORM DRAINS. SAW WATER SLURRY SHALL BE REMOVED FROM IMPERVIOUS SURFACES AS WORK PROGRESSES.
2. ALL PAVEMENT CUTS AND EXPLORATORY POTHOLES SHALL BE REPAIRED AS REQUIRED BY THE TOWN.
3. EXISTING ASPHALT PAVEMENT SHALL BE REMOVED AS INDICATED IN THE PLANS OR DESIGNATED BY THE ENGINEER.
4. ALL REMOVALS THAT ARE NOT SALVAGEABLE SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE INDICATED ON THE PLANS AND PROJECT SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISPOSAL COSTS.
5. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF THE WORKERS AND PUBLIC PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION".
6. ALL EXCAVATIONS IN EXISTING STREETS SHALL BE BACKFILLED WITH APPROVED CDOT FLOWABLE FILL FROM BEDDING MATERIAL TO FINISH SUBGRADE ELEVATION.
7. APPROPRIATE STREET PLATES SHALL BE USED OVER FLOW FILLED TRENCH EXCAVATIONS UNTIL THE FLOW FILL HAS ADEQUATELY CURED TO SUPPORT TRAFFIC LOADING AND PATCHING.
8. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL PROPERLY BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE.
9. ALL CONCRETE AND ASPHALT MIXTURE DESIGNS SHALL BE APPROVED BY SUPERIOR PRIOR TO PLACEMENT OF CONCRETE AND ASPHALT.
10. PATCHING SHALL BE TO THE DEPTH OF THE SURROUNDING EXISTING PAVEMENT PLUS 1 INCH, OR TO THE DEPTH SHOWN IN THE LIFT DETAIL AS DIRECTED BY THE ENGINEER. THE TOP LIFT MUST UTILIZE HMA (GRADING SX)(75)(PG 64-22) OR APPROVED ALTERNATE. THE THICKNESS OF SUBSEQUENT LIFTS MUST BE EQUAL TO OR GREATER THAN THE LIFT DIRECTLY ABOVE. THE LOWER LIFTS MAY UTILIZE HMA (GRADING S OR SG)(75)(PG 64-22) OR APPROVED ALTERNATE.
11. A TACK COAT SHALL BE PLACED TO THE VERTICAL EDGES OF EXISTING ASPHALT PRIOR TO THE PLACEMENT OF LIFTS OF HMA.
12. BEFORE PLACEMENT OF THE TACK COAT, THE CONTRACTOR SHALL CLEAN THE ROADWAY AS DIRECTED BY THE ENGINEER.
13. FINISH TOP LIFT SHALL MEET SURFACE TOLERANCE REQUIREMENTS OF 3/16 INCH AS MEASURED WITH A 10 FOOT STRAIGHT EDGE. SURFACE EXCEEDING 3/16 INCH SHALL BE CORRECTED PRIOR TO FINAL COMPACTION.
14. IMMEDIATELY AFTER FINISH ROLLING THE HMA PATCH, THE EDGES SHALL RECEIVE AN APPLICATION OF CSS1-H TACK EXTENDING A MINIMUM OF 6 INCHES EITHER SIDE OF THE JOINT (PICTURE FRAME). APPLICATION OF CSS1-H SHALL OCCUR BEFORE THE HMA TEMPERATURE DROPS BELOW 175 DEGREES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF ALL VALVES AND MANHOLE RIMS THAT ARE NOT SPECIFIED TO BE ADJUSTED BY THE INDIVIDUAL UTILITY COMPANY, TO FINAL STREET GRADE.

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TOWN OF SUPERIOR
COALTON RD MILL AND OVERLAY
CONSTRUCTION PLANS

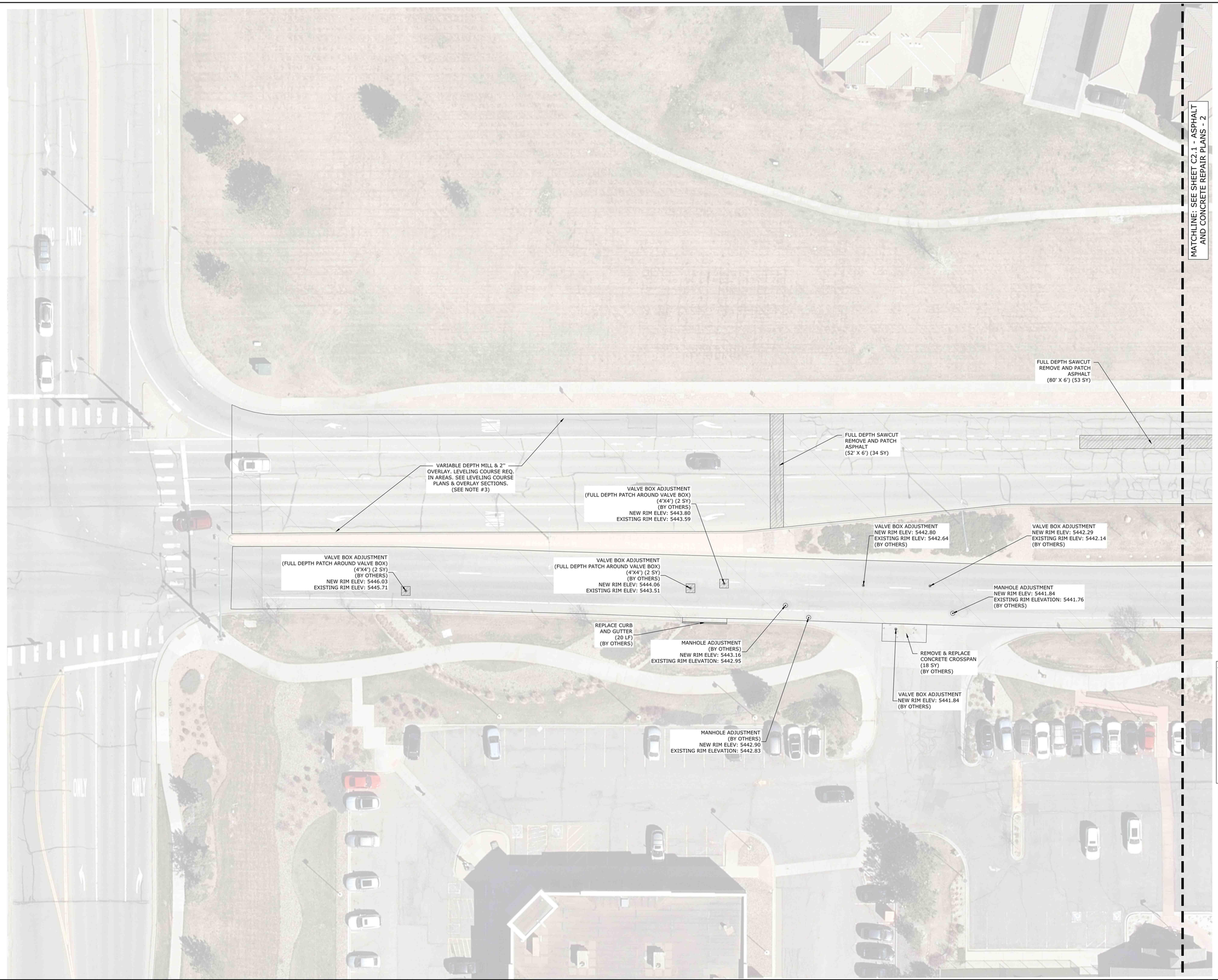
REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: CMH
DRAWN BY: DBY
CHECKED BY: JAB
DATE: 05/28/2025
JOB NO.: 218.001.17
DWG NAME: 21800117 CVR.DWG

TOWN OF SUPERIOR GENERAL NOTES

SHEET: C1.2



NOTES:

1. MANHOLE AND VALVE BOX ADJUSTMENTS TO BE PERFORMED BY CITY AND COUNTY OF BROOMFIELD. CONTRACTOR SHALL COORDINATE ASPHALT REPAIRS WITH BROOMFIELD PUBLIC WORKS.
2. FULL DEPTH PATCHING SHOWN AROUND SELECT VALVE BOXES (TYP). ADDITIONAL PATCHING MAY BE REQUIRED AS DETERMINED BY THE CITY AND COUNTY OF BROOMFIELD.
3. PLAN SET ASSUMES A 3D MILL TO REDUCE LEVELING COURSE. IF A 3D MILL IS NOT POSSIBLE, CONTRACTOR SHALL DO A STANDARD 2" DEPTH MILL AND 2" OVERLAY AND UTILIZE ADDITIONAL LEVELING COURSE

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JOB NO.: 218.001.17
DWG NAME: 21800117 ASPHALTP.DWG

ASPHALT AND CONCRETE REPAIR PLANS - 1

SHEET: C2.0

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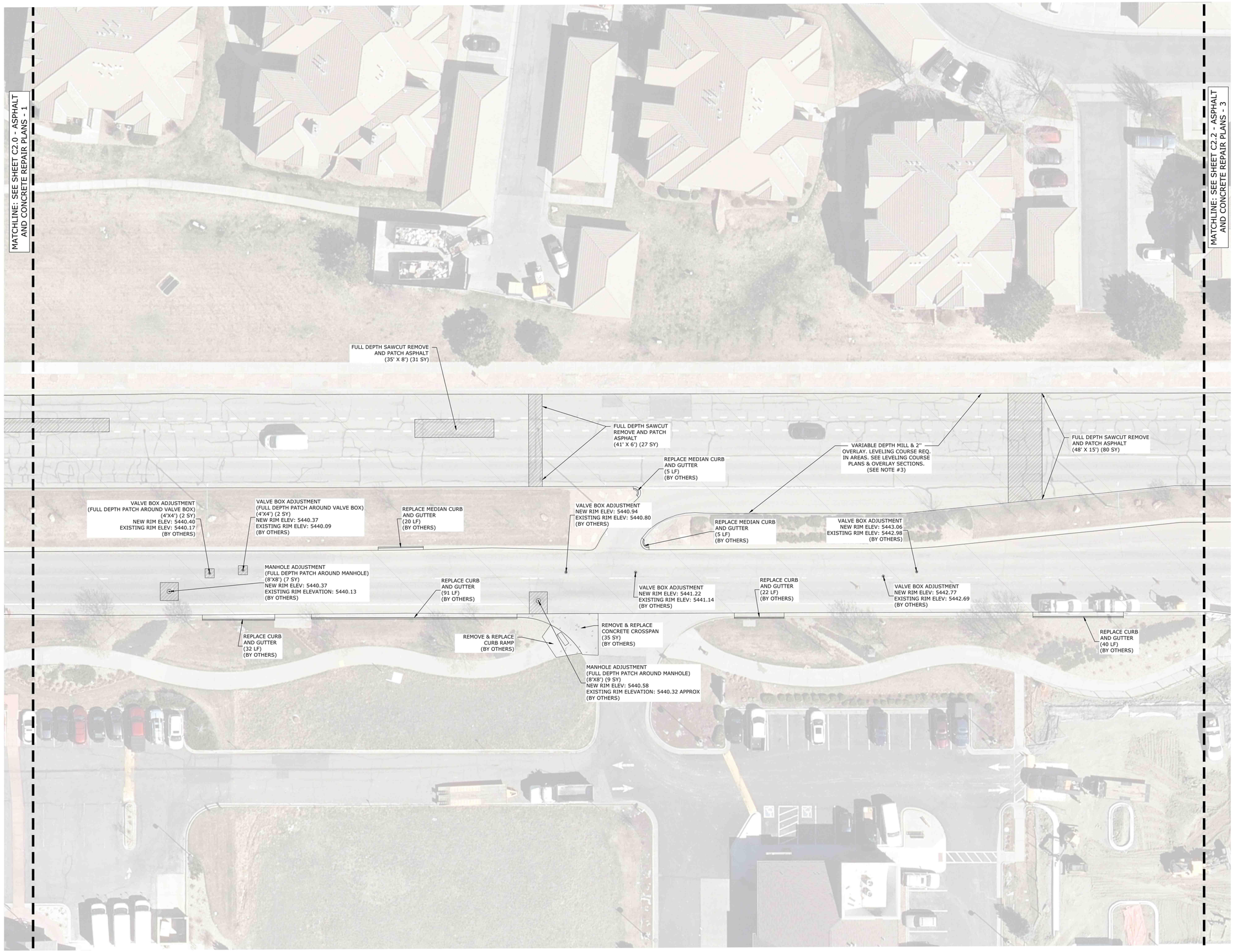

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ASPHALT AND CONCRETE REPAIR PLANS - 2

SHEET:
C2.1

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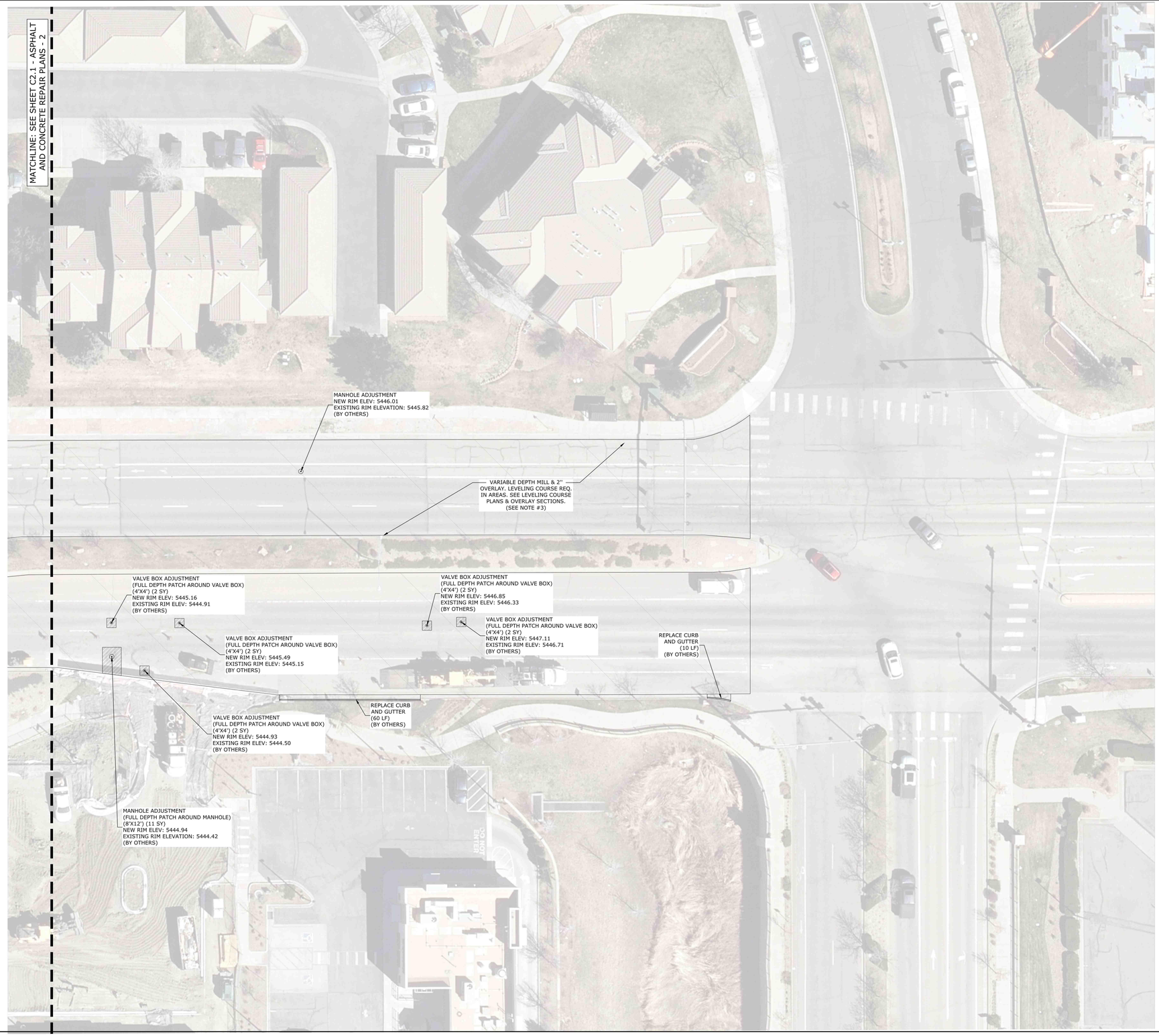

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ASPHALT AND CONCRETE REPAIR PLANS - 3

SHEET:
C2.2



NOTE:

PLAN SHEET ASSUMES A VARIABLE DEPTH MILL (3D MILL). IF A TRADITIONAL MILL IS PERFORMED THEN THIS SHEET IS NOT ACCURATE AND ADDITIONAL LEVELING COURSE IS REQUIRED.

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LEVELING
COURSE PLAN - 1

SHEET:
C2.3

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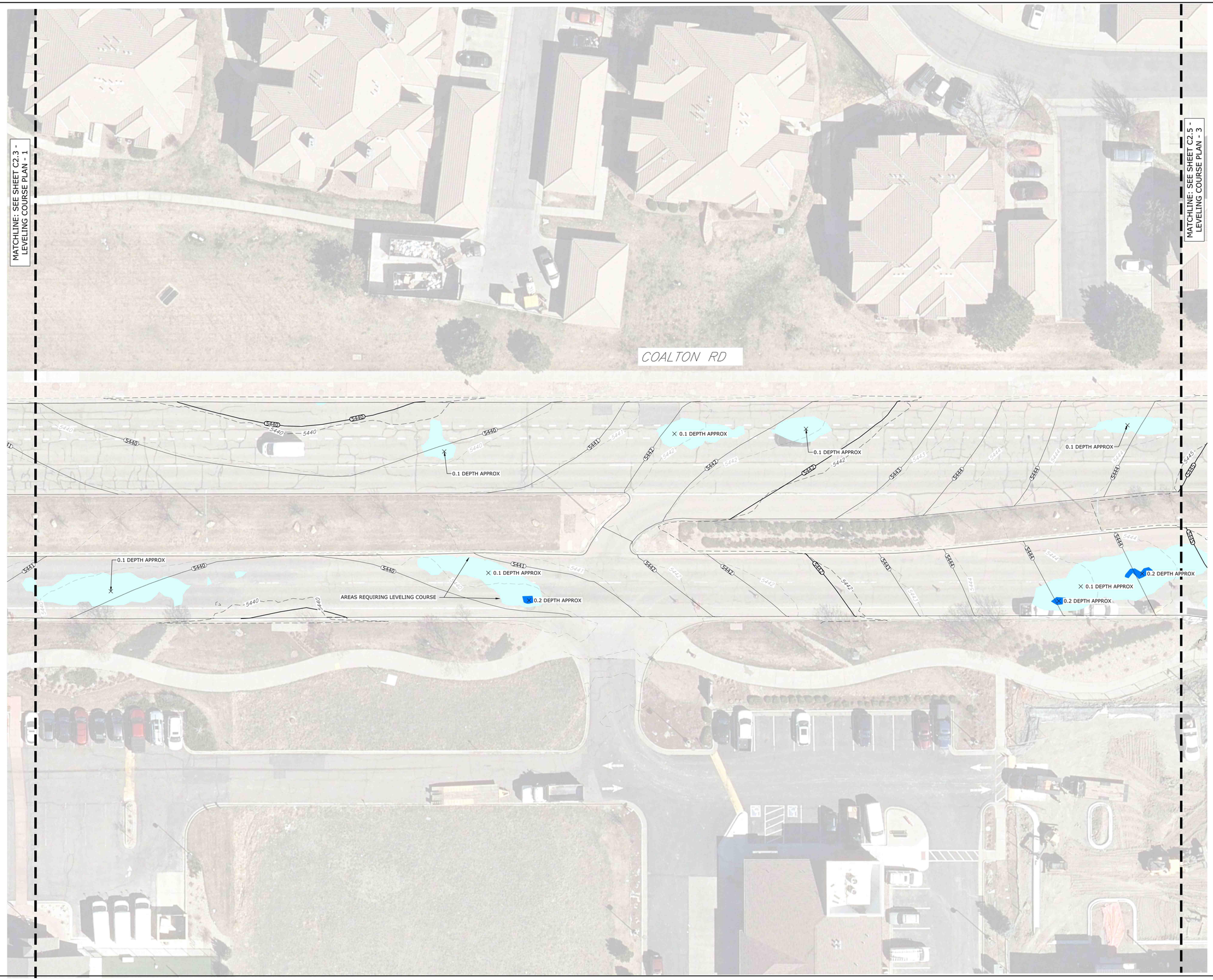

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LEVELING COURSE PLAN - 2

SHEET:
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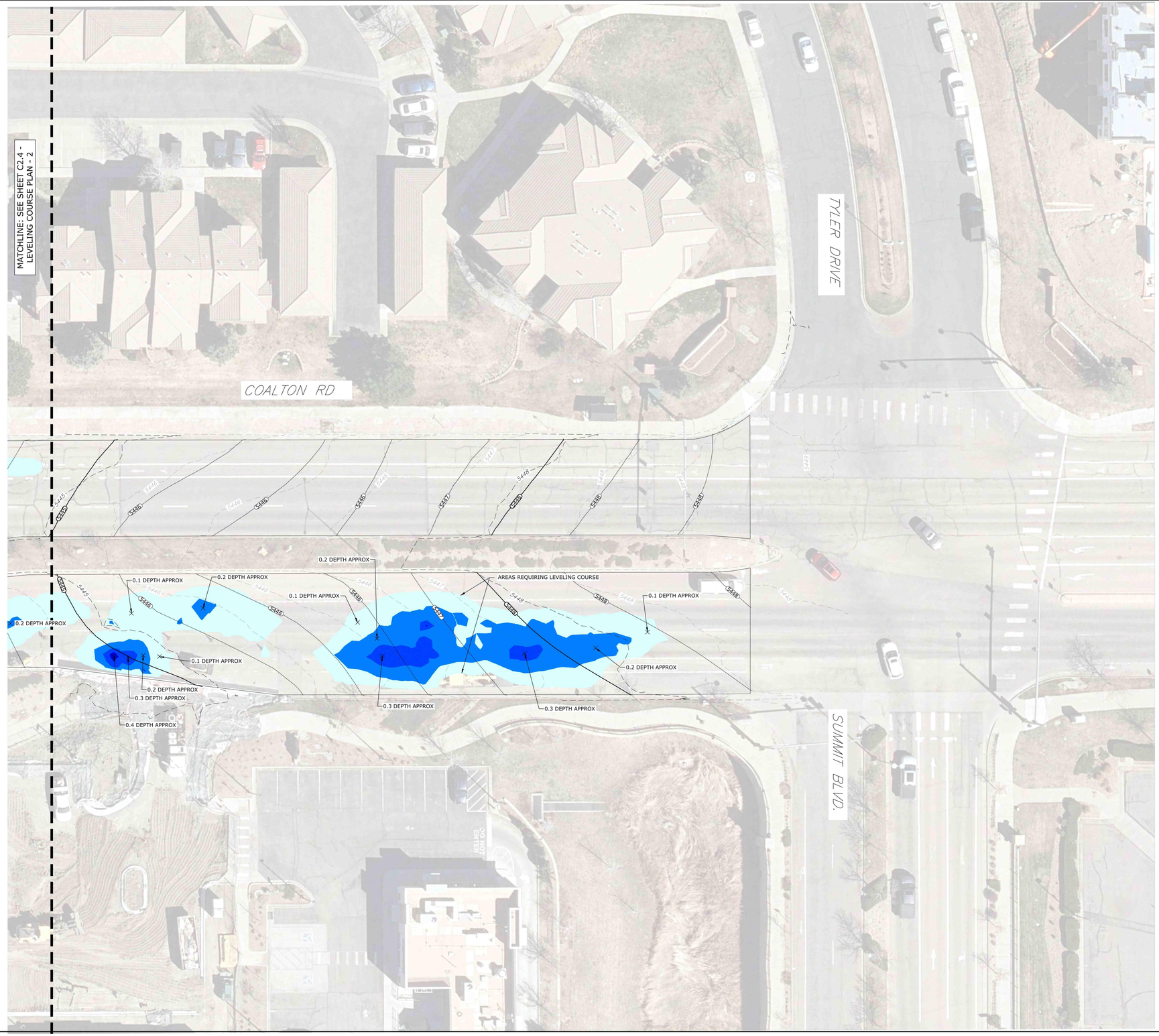

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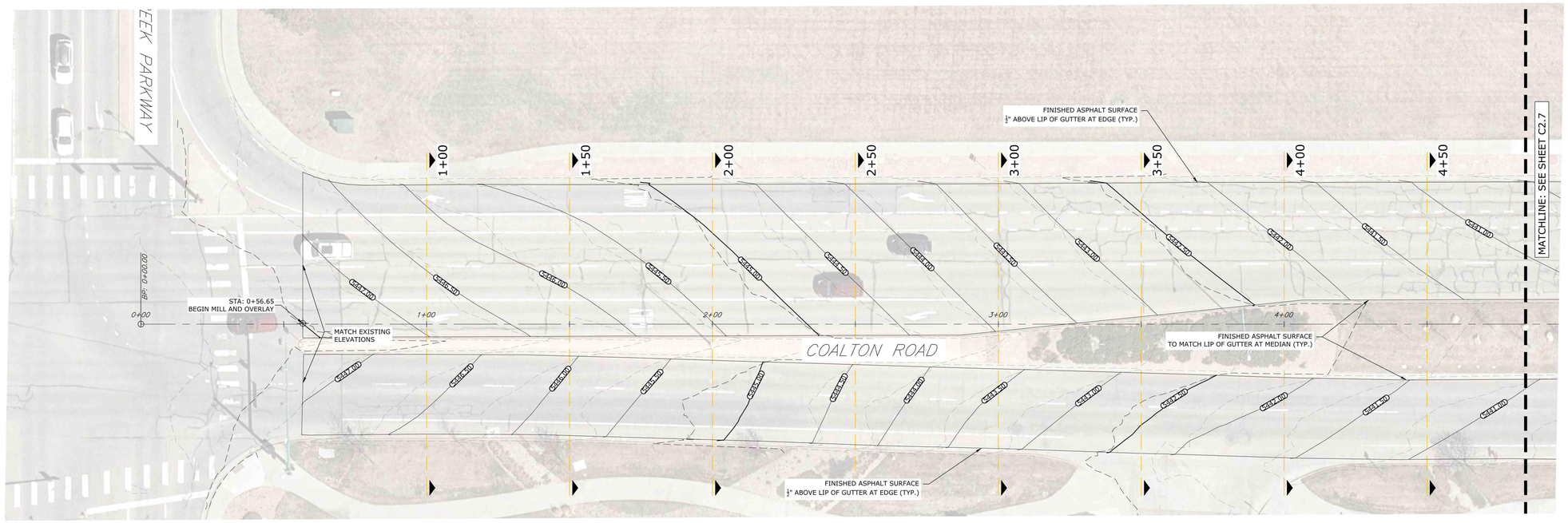
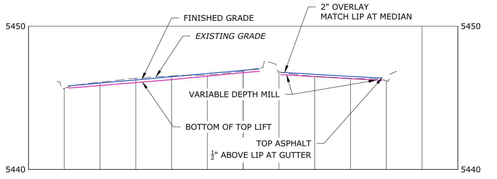
LEVELING COURSE PLAN - 3

SHEET: C2.5

J:\TOWN OF SUPERIOR - 218\218.001.17 COALTON\DRAWINGS\SHEETS\21800117 LEVEL GP





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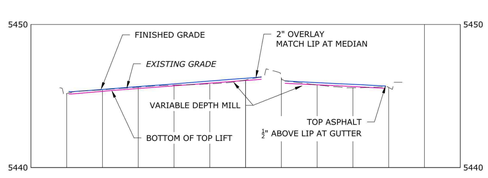

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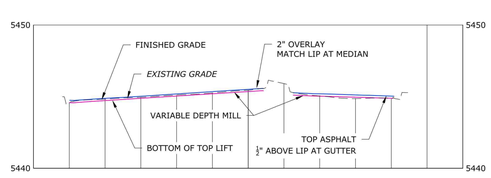

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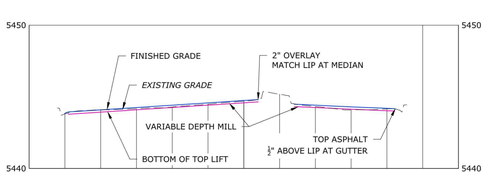

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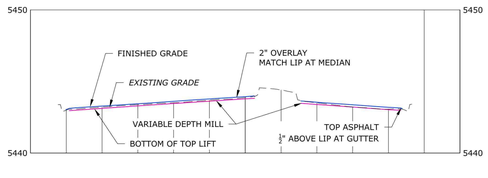

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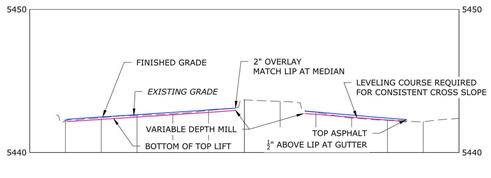

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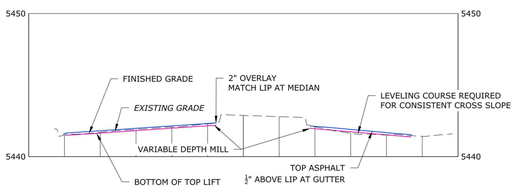

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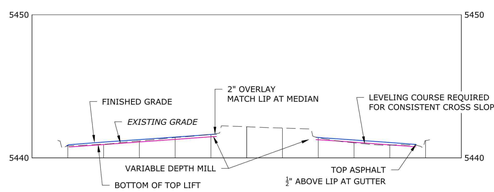

4+50.00

NOTE:

THE SECTIONS SHOWN ARE FOR A VARIABLE DEPTH MILL (3D MILL). IF A TRADITIONAL MILL IS PERFORMED THEN THIS SHEET IS NOT ACCURATE AND ADDITIONAL LEVELING COURSE IS REQUIRED.

N W E S

0 10 20
(IN FEET)
(1"=20')

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Town of Superior
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SUPERIOR, CO 80027
303.499.3675

TOWN OF SUPERIOR
COALTON RD MILL AND OVERLAY
CONSTRUCTION PLANS

REVISIONS

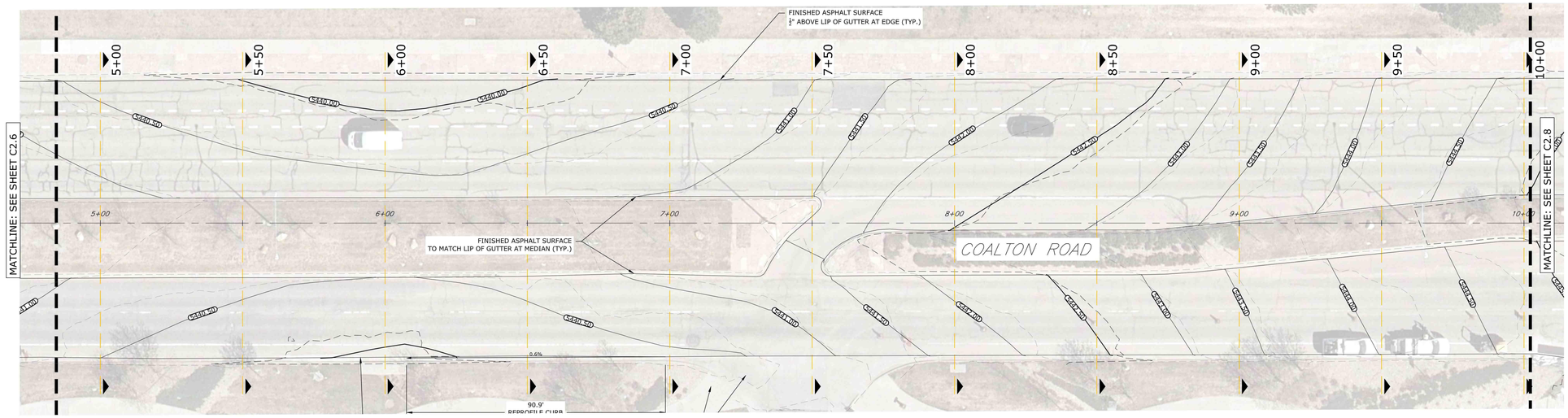
NO.	DESCRIPTION	DATE

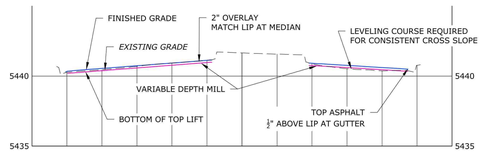
DESIGNED BY: CMH DATE: 05/28/2025
DRAWN BY: DBY
CHECKED BY: JAB
JOB NO.: 218.001.17
DWG NAME: 21800117 GP.DWG

OVERLAY SECTIONS - 1

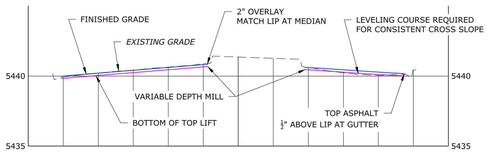
SHEET: C2.6

J:\TOWN OF SUPERIOR - 218\218.001.17 COALTON\DRAWINGS\SHEETS\21800117 GP





5+00.00



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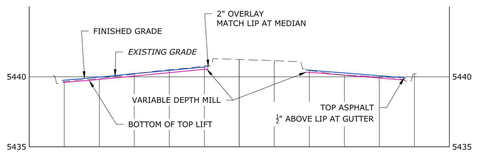

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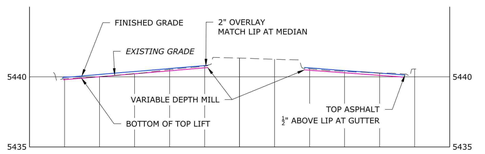

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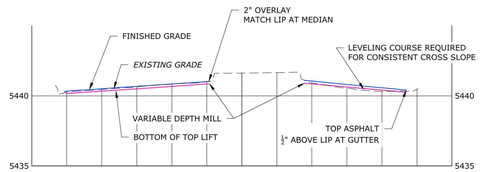

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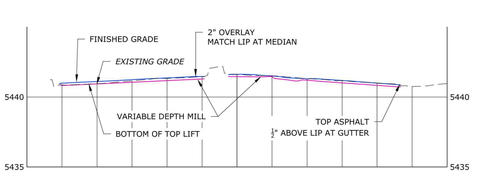

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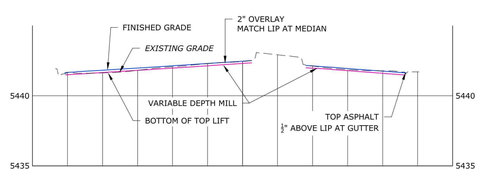

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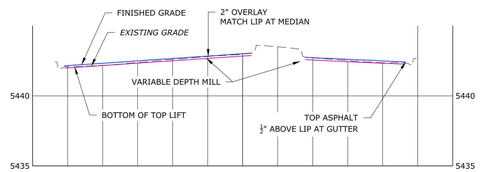

8+50.00

9+00.00

9+50.00

10+00.00

NOTE:

THE SECTIONS SHOWN ARE FOR A VARIABLE DEPTH MILL (3D MILL). IF A TRADITIONAL MILL IS PERFORMED THEN THIS SHEET IS NOT ACCURATE AND ADDITIONAL LEVELING COURSE IS REQUIRED.



0 10 20
(IN FEET)
1" = 20'

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SUPERIOR, CO 80027
303.499.3675

TOWN OF SUPERIOR
COALTON RD MILL AND OVERLAY
CONSTRUCTION PLANS

REVISIONS

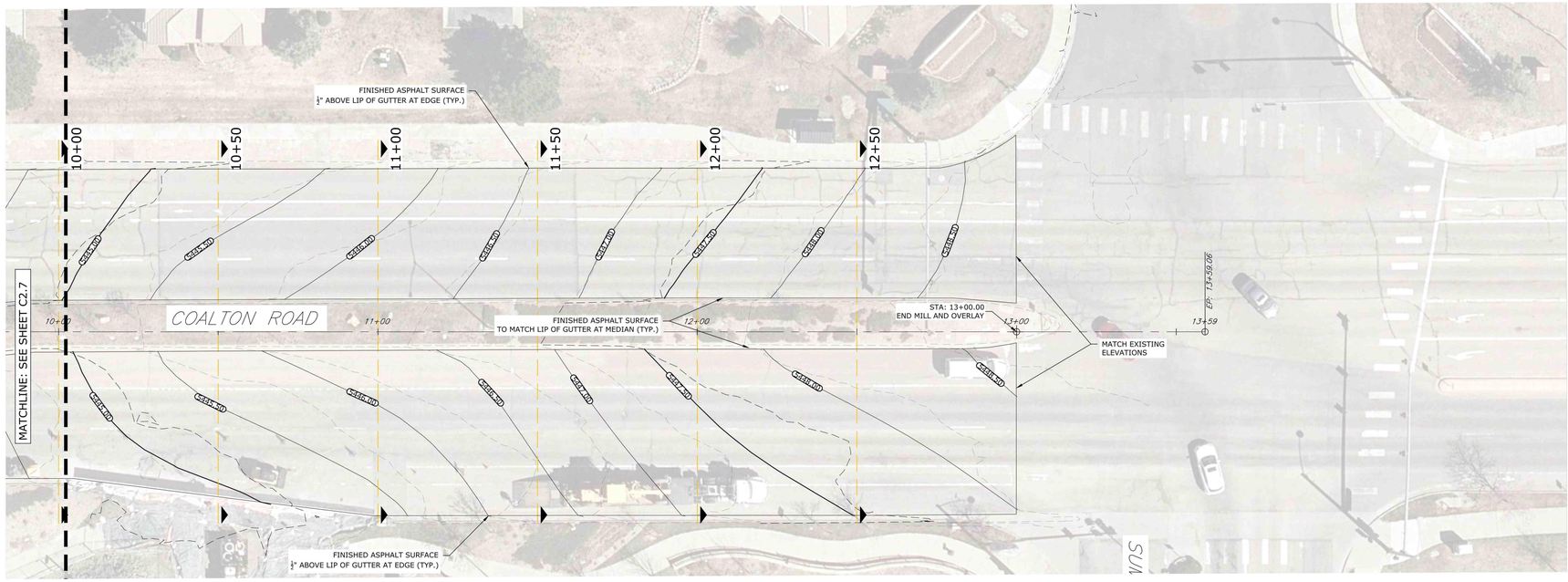
NO.	DESCRIPTION	DATE

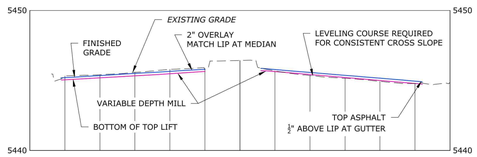
DESIGNED BY: CMH
DRAWN BY: DBY
CHECKED BY: JAB
DATE: 05/28/2025
JOB NO.: 218.001.17
DWG NAME: 21800117 GP.DWG

OVERLAY
SECTIONS - 2

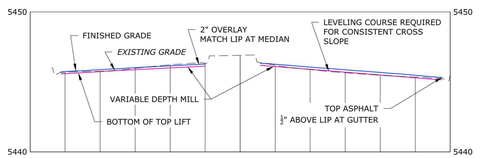
SHEET:
C2.7

J:\TOWN OF SUPERIOR - 218\218.001.17 COALTON\DRAWINGS\SHEETS\21800117 GP

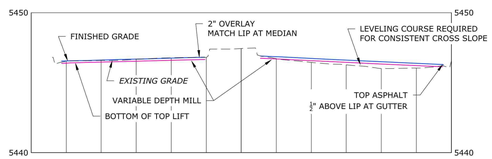




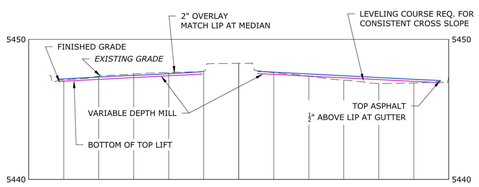
10+50.00



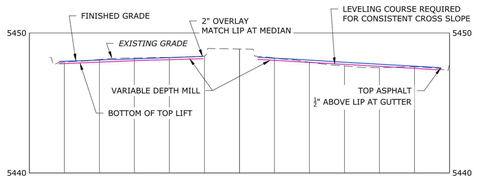
11+00.00



11+50.00



12+00.00



12+50.00

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TOWN OF SUPERIOR
COALTON RD MILL AND OVERLAY
CONSTRUCTION PLANS

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: CMH
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CHECKED BY: JAB
DATE: 05/28/2025
JOB NO.: 218.001.17
DWG NAME: 21800117 GP.DWG

N W E S

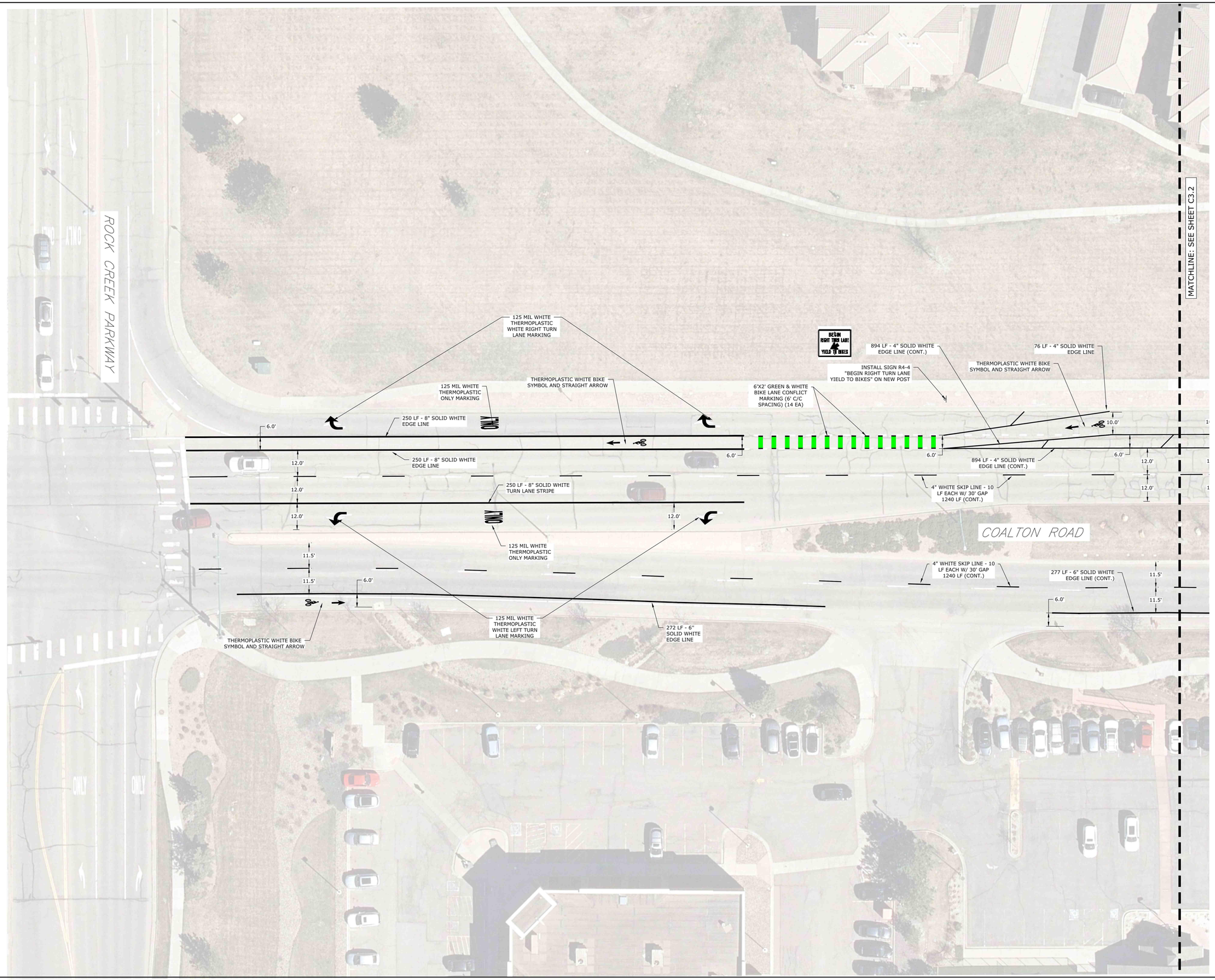
0 10 20
(IN FEET)
1" = 20'

Know what's below. Call before you dig.

OVERLAY
SECTIONS - 3

SHEET:
C2.8

J:\TOWN OF SUPERIOR - 218\218.001.17 COALTON\DRAWINGS\SHEETS\21800117 GP



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TOWN OF SUPERIOR
COALTON RD MILL AND OVERLAY
CONSTRUCTION PLANS

REVISIONS		
NO.	DESCRIPTION	DATE

N
W E
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0 10 20
(IN FEET)
1"=20'

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

DESIGNED BY: CMH	DATE: 05/28/2025
DRAWN BY: DBY	
CHECKED BY: JAB	
JOB NO.: 218.001.17	
DWG NAME: 21800117 STRIPEP.DWG	

PARTIAL SIGNING AND STRIPING PLAN - 1

SHEET:
C3.0

J:\TOWN OF SUPERIOR - 218\218.001.17 COALTON\DRAWINGS\SHEETS\21800117 STRIPEP

MATCHLINE: SEE SHEET C3.0

MATCHLINE: SEE SHEET C3.2

894 LF - 4" SOLID WHITE EDGE LINE (CONT.)

8.5 LF EACH - 4" SOLID WHITE STRIPING (40' C/C SPACING) (16 EA)

894 LF - 4" SOLID WHITE EDGE LINE (CONT.)

4" WHITE SKIP LINE - 10 LF EACH W/ 30' GAP 1240 LF (CONT.)

120 LF - 8" SOLID WHITE LANE LINE

125 MIL WHITE THERMOPLASTIC WHITE RIGHT TURN LANE MARKING

COALTON ROAD

4" WHITE SKIP LINE - 10 LF EACH W/ 30' GAP 1240 LF (CONT.)

203 LF - 6" SOLID WHITE EDGE LINE

277 LF - 6" SOLID WHITE EDGE LINE (CONT.)

THERMOPLASTIC WHITE BIKE SYMBOL AND STRAIGHT ARROW

INSTALL SIGN R4-4 "BEGIN RIGHT TURN LANE YIELD TO BIKES" ON NEW POST

BEGIN RIGHT TURN LANE YIELD TO BIKES

10.0' 6.0' 12.0' 12.0' 13.0' 11.0' 15.0' 20.0' 11.5' 6.0'

N W E S

0 10 20
(IN FEET)
1"=20'

Know what's below. Call before you dig.

J:\TOWN OF SUPERIOR - 218\218.001.17 COALTON\DRAWINGS\SHEETS\21800117 STRIPEP

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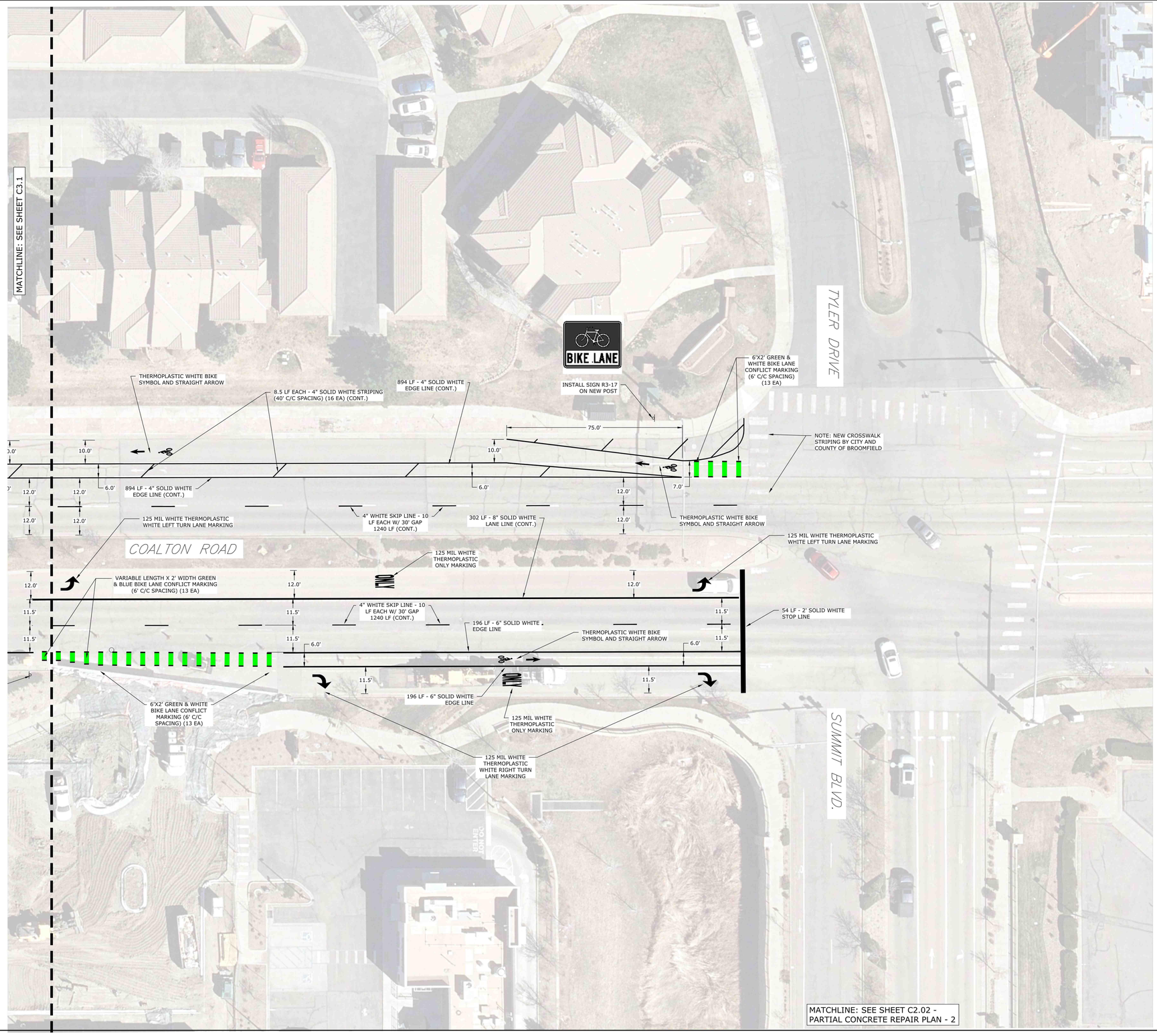
TOWN OF SUPERIOR
COALTON RD MILL AND OVERLAY
CONSTRUCTION PLANS

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: CMH DATE: 05/28/2025
DRAWN BY: DBY
CHECKED BY: JAB
JOB NO.: 218.001.17
DWG NAME: 21800117 STRIPEP.DWG

PARTIAL SIGNING AND STRIPING PLAN - 2

SHEET: C3.1



J:\TOWN OF SUPERIOR - 218\218.001.17 COALTON\DRAWINGS\SHEETS\218001.17 STRIPEP

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TOWN OF SUPERIOR
COALTON RD MILL AND OVERLAY
CONSTRUCTION PLANS

REVISIONS		
NO.	DESCRIPTION	DATE

NOTE:

1. COORDINATE CENTERLINE STRIPE ALIGNMENT WITH CITY AND COUNTY OF BROOMFIELD PROJECT ON EAST SIDE OF SUMMIT BLVD.

N W E S

0 10 20
(IN FEET)
1"=20'

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

DESIGNED BY:	JAB
DRAWN BY:	CMH
CHECKED BY:	JAB
DATE:	02/06/2025
JOB NO.:	218.001.13
DWG NAME:	21800117 STRIPEP.DWG

PARTIAL SIGNING AND STRIPING PLAN - 3

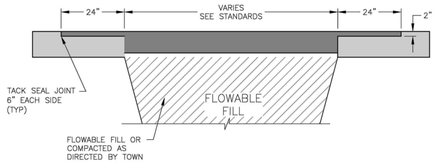
SHEET:

C3.2

STREET CLASSIFICATION	MINIMUM ASPHALT PATCH THICKNESS			
	ZONING			
	INDUSTRIAL		ALL OTHER	
	THICKNESS	LIFTS	THICKNESS	LIFTS
ARTERIAL	11"	3	11"	3
COLLECTOR	7"	2	7"	2
LOCAL	6"	2	6"	2

Asphalt Patch

HMA OVER CDOT FLOW FILL, OR FOAMED FLASH FILL WITH 2" MILL AND OVERLAY 2' WIDER THAN FULL DEPTH PATCH ON BOTH SIDES



NOTES:

1. CDOT FLOW FILL, OR FOAM FLASH FILL FOR TRENCH BACKFILL.
2. PAVEMENT CUTS WILL NOT BE ALLOWED WITHOUT TOWN ENGINEER APPROVAL WITHIN SEVEN (7) YEARS AFTER A STREET HAS BEEN CONSTRUCTED, RECONSTRUCTED, OR OVERLAID. EMERGENCY REPAIRS ARE EXEMPT.
3. SEE ALSO STANDARD STREET SECTION DETAIL.

   MAXIMUM LIFT DEPTH – 5"

   MINIMUM LIFT DEPTH – 2"

   THICKNESS OF EACH LIFT BELOW THE TOP SHALL NOT VARY MORE THAN 3/8", TOP LIFT SHALL BE GRADE SX HOT BITUMINOUS PAVEMENT

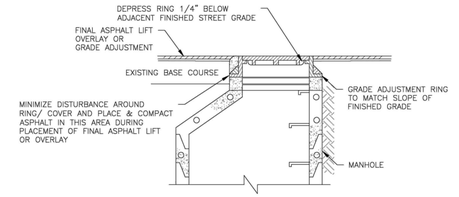
   FINISH SURFACE TOLERANCE SHALL NOT EXCEED 3/16" IN ANY DIRECTION WHEN CHECKED WITH 10 FOOT STRAIGHT EDGE. FINISHED SURFACE SHALL BE RAKED FREE OF AGGREGATE PRIOR TO COMPACTION EQUIPMENT BEING USED

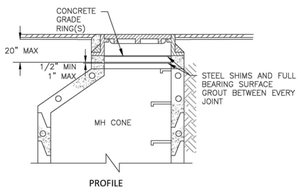
THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. N.T.S.

Town of Superior — Gateway to Boulder Valley®

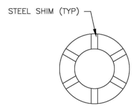
ASPHALT PATCH

DATE: JANUARY 2019 | SHEET 800–25





PROFILE



PLAN

NOTES:

1. FULL BEARING SURFACE SHALL BE GROUTED WITH STEEL SHIMS, MINIMUM 6 LOCATIONS AROUND MANHOLE.
2. SMOOTH CHIMNEY INSIDE AND OUTSIDE WITH GROUT

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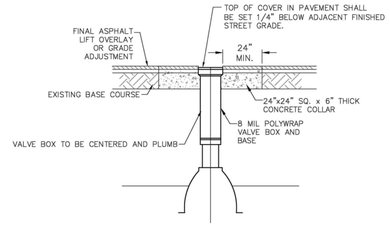
Town of Superior — Gateway to Boulder Valley®

MANHOLE RIM AND COVER ADJUSTMENT

DATE: JANUARY 2019 | SHEET 800–26



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Town of Superior — Gateway to Boulder Valley®

VALVE BOX ADJUSTMENT

DATE: JANUARY 2019 | SHEET 400–6

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TOWN OF SUPERIOR
COALTON RD MILL AND OVERLAY
CONSTRUCTION PLANS

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: CMH DATE: 05/28/2025
DRAWN BY: DBY
CHECKED BY: JAB
JOB NO.: 218.001.17
DWG NAME:21800117 CVR.DWG

DETAILS - 1

SHEET: C4.0

811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG

J:\TOWN OF SUPERIOR - 218\218.001.17 COALTON\DRAWINGS\SHEETS\21800117 CVR

ITEM NO. 5e

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: **Resolution – Approving Agreement with Kolbe Striping for the 2025 Town-wide Restriping Project**

MEETING DATE: **July 14, 2025**

PRESENTED BY: **Brannon Richards, Public Works & Utilities Director**
Alex Bullen, Public Works & Utilities Program Supervisor

PRESENTED FOR: **Action**

BACKGROUND:
The Town maintains pavement striping and markings on all Town owned and maintained streets, performing pavement striping and thermoplastic pavement markings on select arterial and collector roadways as needed. This work is separate from the striping that occurs during annual road rehabilitation projects, like those along Rock Creek Parkway. In 2024 the Town refreshed markings on SH 170 (Marshall Rd, McCaslin Blvd north of Marshall Rd, and portions of the US 36/McCaslin interchange) as part of our maintenance contract with CDOT.

For 2025 staff identified striping and pavement marking needs on McCaslin Blvd, including the McCaslin/Main Street roundabout, S. Coal Creek Drive, Indiana Street, and Coalton Road. This is in addition to annual pavement marking and striping work performed by Town staff on local and low volume collector streets.

Traffic and Roadway Impacts

During striping operations there will be temporary, rolling lane closures on streets being striped. This work will be limited to non-peak travel times as needed. The project will be performed in late summer, to be coordinated with the reconstruction of the McCaslin/Rock Creek intersection and the start of the BVSD school year.

Project Bid Evaluation

The project was bid out using the Town's adopted procurement policies. The project was posted on BidNet with hundreds of firms receiving emails regarding the bid posting. Town staff reached out to several local firms who perform this work to ensure they were aware of the bid and advertisement.

Two complete bids were received on June 9, 2025, as summarized in table 1 below with the complete bid tab attached.

Table 1 – Bid Results

Contractor	Bid
Kolbe Striping	$71,983.75
Colorado Barricade	$82,500.00

Based upon the bids received, and staff's check of references of the low bidder, it is recommended that the 2025 Town-wide Restriping Project be awarded to Kolbe Striping.

BUDGET IMPLICATIONS:
This project will be charged to the Signage and Striping Maintenance cost center 10-430-5130. This work was planned for and included in the 2025 budget, see budget comparison in table 2 below.

Table 2 – Budget Comparison

Budget Cost Center	Budget Amount	Bid
Signage & Striping (10-430-5130)	$175,000*	$72,000

* Included in the budget is approximately $43,000 in internal costs for in-house crews to buy materials and do striping on residential and non-arterial streets.

RECOMMENDED ACTION: Based upon the bids received and staff evaluation of the low bidder, staff recommends approval of the contract with Kolbe Striping, Inc. for the 2025 Town-wide Restriping Project in the amount of $71,983.75.

MOTION:
Move to adopt a Resolution approving a Contract with Kolbe Striping, Inc. for the 2025 Town-wide Restriping Project in the amount of $71,983.75.

ATTACHMENTS:
- Resolution
- Agreement
- Bid Tabulation

TOWN OF SUPERIOR
RESOLUTION NO. R-44
SERIES 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR APPROVING THE CONTRACT WITH KOLBE STRIPING, INC., FOR THE 2025 TOWN-WIDE RESTRIPING PROJECT

WHEREAS, the Town maintains roadway striping and pavement markings across Town and plans to restore pavement markings along several Town Streets, all as part of the 2025 Town-wide Restriping Project; and

WHEREAS, the Town Council finds it is in the best interest of the public health, safety and welfare to contract with Kolbe Striping, Inc., to perform the 2025 Town-wide Restriping Project.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO as follows:

Section 1. The Contract between the Town and Kolbe Striping, Inc., is hereby approved in substantially the same form as attached hereto, subject to final approval by the Town Attorney.

ADOPTED this 14th day of July, 2025.

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

CONSTRUCTION CONTRACT (SHORT FORM)

THIS CONSTRUCTION CONTRACT (the "Contract") is made and entered into this _____ day of _____, 2025 (the "Effective Date"), by and between the Town of Superior, a Colorado municipal corporation with an address of 124 East Coal Creek Drive, Superior, CO 80027 (the "Town"), and Kolbe Striping, Inc, an independent contractor with a principal place of business at 550 Topeka Way, Castle Rock CO, 80109 ("Contractor") (each a "Party" and collectively the "Parties").

For the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. SCOPE OF WORK

Contractor shall furnish all labor and materials required for the complete and prompt execution and performance of all duties, obligations, and responsibilities which are described or reasonably implied from the Scope of Work set forth in **Exhibit A,** as well as the drawings in **Exhibit B**, attached hereto and incorporated herein by this reference. No change to the Scope of Work, including any additional compensation, shall be effective or paid unless authorized by written amendment executed by the Town.

II. TERM AND TERMINATION

A. Contractor shall complete the Scope of Work on or before 10/3/2025.

B. This Contract shall terminate when all the work described in the Scope of Work is completed to the Town's satisfaction (final acceptance), or upon the Town's providing Contractor with 30 days advance written notice, whichever occurs first; provided that the indemnification and warranty provisions of this Contract shall survive termination.

III. COMPENSATION

Upon final acceptance by the Town of the work set forth in the Scope of Work, the Town shall pay Contractor an amount not to exceed $71,983.75 (the "Contract Price"), subject to the requirements of C.R.S. § 38-26-107. If Contractor completes the Scope of Work for a lesser amount than the Contract Price, Contractor shall be paid the lesser amount.

IV. INDEPENDENT CONTRACTOR

Contractor is an independent contractor. Notwithstanding any other provision of this Contract, all personnel assigned by Contractor to perform work under the terms of this Contract shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a Town employee for any purposes.

V. RESPONSIBILITY

Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and licenses in good standing. The services performed by Contractor shall be in accordance with generally accepted professional practices and the level of competency presently maintained by others in the same or similar type of work, and in compliance with applicable laws, ordinances, rules and regulations. The Town's review, approval or acceptance of, or payment for any work shall not be construed as a waiver of any rights under this Contract or any cause of action arising out of the performance of this Contract.

VI. OWNERSHIP

Any materials, items, and work specified in the Scope of Work, and any and all related documentation and materials provided or developed by Contractor shall be exclusively owned by the Town. Contractor expressly acknowledges and agrees that all work performed under the Scope of Work constitutes a "work made for hire." To the extent, if at all, that it does not constitute a "work made for hire," Contractor hereby transfers, sells, and assigns to the Town all of its right, title, and interest in such work. The Town may, with respect to all or any portion of such work, use, publish, display, reproduce, distribute, destroy, alter, retouch, modify, adapt, translate, or change such work without providing notice to or receiving consent from Contractor.

VII. INSURANCE

A. Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Contractor pursuant to this Agreement. At a minimum, Contractor shall procure and maintain, and shall cause any subcontractor to procure and maintain, the insurance coverages listed below, with forms and insurers acceptable to the Town.

1. Worker's Compensation insurance as required by law.

2. Commercial General Liability insurance with minimum combined single limits of $1,000,000 each occurrence and $2,000,000 general aggregate. The policy shall be applicable to all premises and operations, and shall include coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interests provision, and shall include the Town and the Town's officers, employees, and contractors as additional insureds. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations.

B. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be canceled, terminated or materially changed without at least 30 days prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, its employees, or its contractors shall be excess and not contributory insurance to that provided by Contractor. Contractor shall be solely responsible for any deductible losses under any policy.

C. Contractor shall provide to the Town a certificate of insurance as evidence that the required policies are in full force and effect. The certificate shall identify this Agreement.

VIII. INDEMNIFICATION

A. Contractor agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representatives, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney fees, on account of injury, loss, or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Contract, to the extent that such injury, loss or damage is attributable to the act, omission, error, professional error, mistake, negligence or other fault of Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor or of any subcontractor of Contractor, or which

arise out of any worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor. Contractor, to the fullest extent permitted by law, shall defend, investigate, handle, respond and provide defense for and defend against any such liability, claims, damages, losses, expenses or demands at the sole expense of Contractor, or at the option of the Town, Contractor agrees to pay the Town or reimburse the Town for defense costs incurred by the Town in connection with any such liability, claims, damages, losses, expenses or demands. Contractor, to the fullest extent permitted by law, shall defend and bear all other costs and expenses related thereto, including court costs and attorney fees, whether or not such liability, claims or demands alleged are groundless, false or fraudulent. This indemnification provision is intended to comply with C.R.S. § 13-21-111.5(6), as amended, and shall be read as broadly as permitted to satisfy that intent. Contractor's liability under this provision shall be to the fullest extent of, but shall not exceed, that amount represented by the degree or percentage of negligence or fault attributable to Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor or of any subcontractor of Contractor.

B. If Contractor is providing architectural, engineering, surveying or other design services under this Agreement, the extent of Contractor's obligation to defend, indemnify and hold harmless the Town may be determined only after Contractor's liability or fault has been determined by adjudication, alternative dispute resolution or otherwise resolved by mutual agreement of the Parties, as provided by C.R.S. § 13-50.5-102(8)(c).

IX. KEEP JOBS IN COLORADO ACT

Pursuant to the Keep Jobs in Colorado Act, C.R.S. § 8-17-101, *et seq.* (the "Act"), and the rules adopted by the Division of Labor of the Colorado Department of Labor and Employment implementing the Act (the "Rules"), Contractor shall employ Colorado labor to perform at least 80% of the work and shall obtain and maintain the records required by the Act and the Rules. For purposes of this Section, "Colorado labor" means a person who is a resident of the state of Colorado at the time of this Contract, without discrimination as to race, color, creed, sex, sexual orientation, marital status, national origin, ancestry, age, or religion except when sex or age is a *bona fide* qualification. A resident of the state is a person with a valid Colorado driver's license, a valid Colorado state-issued photo identification, or documentation that he or she has resided in Colorado for the last 30 days. Contractor represents that it is familiar with the requirements of the Act and the Rules and will fully comply with same. This Section shall not apply to any project for which appropriation or expenditure of moneys may be reasonably expected not to exceed $500,000 in the aggregate for any fiscal year.

X. WARRANTY

Contractor shall warrant and guarantee all materials furnished and work performed by Contractor under this Contract for a period of 2 years from the date of final acceptance by the Town. Under this warranty, Contractor agrees to repair or replace, at its own expense and under the direction of the Town, any portion of the work or materials that fails or is defective, unsound, unsatisfactory because of materials or workmanship, or that is not in conformity with the provisions of the Contract. The expiration of the warranty period shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

XI. LIQUIDATED DAMAGES

A. Because time is of the essence and delayed performance constitutes a compensable inconvenience to the Town and its residents, the liquidated damages established in this Section shall be enforced. Such damages are not a penalty. For each day that all of the work described in the Scope of Work is delayed beyond the deadline set forth in Section II hereof, Contractor shall be assessed the amount of $250

per day.

B. Allowing Contractor to continue and finish the Scope of Work or any part thereof after the deadline set forth in Section II hereof shall not operate as a waiver on the part of the Town of any of its rights under this Contract. Any liquidated damages assessed shall not relieve Contractor from liability for any damages or costs of other contractors caused by a failure of Contractor to complete the Scope of Work. Liquidated damages may be deducted from any payment due Contractor or any retainage held. If the liquidated damages exceed the amount owed to Contractor, Contractor shall reimburse the Town within 30 days of notice thereof.

XII. MISCELLANEOUS

A. *Governing Law and Venue*. This Contract shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Boulder County, Colorado.

B. *Integration*. This Contract and any attached exhibits constitute the entire agreement between Contractor and the Town, superseding all prior oral or written communications.

C. *Third Parties*. There are no intended third-party beneficiaries to this Contract.

D. *Notice*. Any notice under this Contract shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class United States Mail to the Party at the address included on the first page of this Contract.

E. *Severability*. If any provision of this Contract is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

F. *Modification*. This Contract may only be modified upon written agreement of the Parties.

G. *Assignment*. Neither this Contract nor any of the rights or obligations of the Parties shall be assigned by either party without the written consent of the other.

H. *Governmental Immunity*. The Town and its officers, attorneys and employees are relying on, and do not waive or intend to waive by any provision of this Contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

I. *Rights and Remedies*. Delays in enforcement or the waiver of any one or more defaults or breaches of this Contract by the Town shall not constitute a waiver of any of the other terms or obligation of this Contract. The rights and remedies of the Town under this Contract are in addition to any other rights and remedies provided by law. The expiration of this Contract shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

J. *Subject to Annual Appropriation*. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement or liability beyond the current fiscal year.

IN WITNESS WHEREOF, the Parties have executed this Contract as of the Effective Date.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

CONTRACTOR

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ___ day of _____, 202_, by _____ as _____ of _____.

My commission expires:

(S E A L)

_____
Notary Public

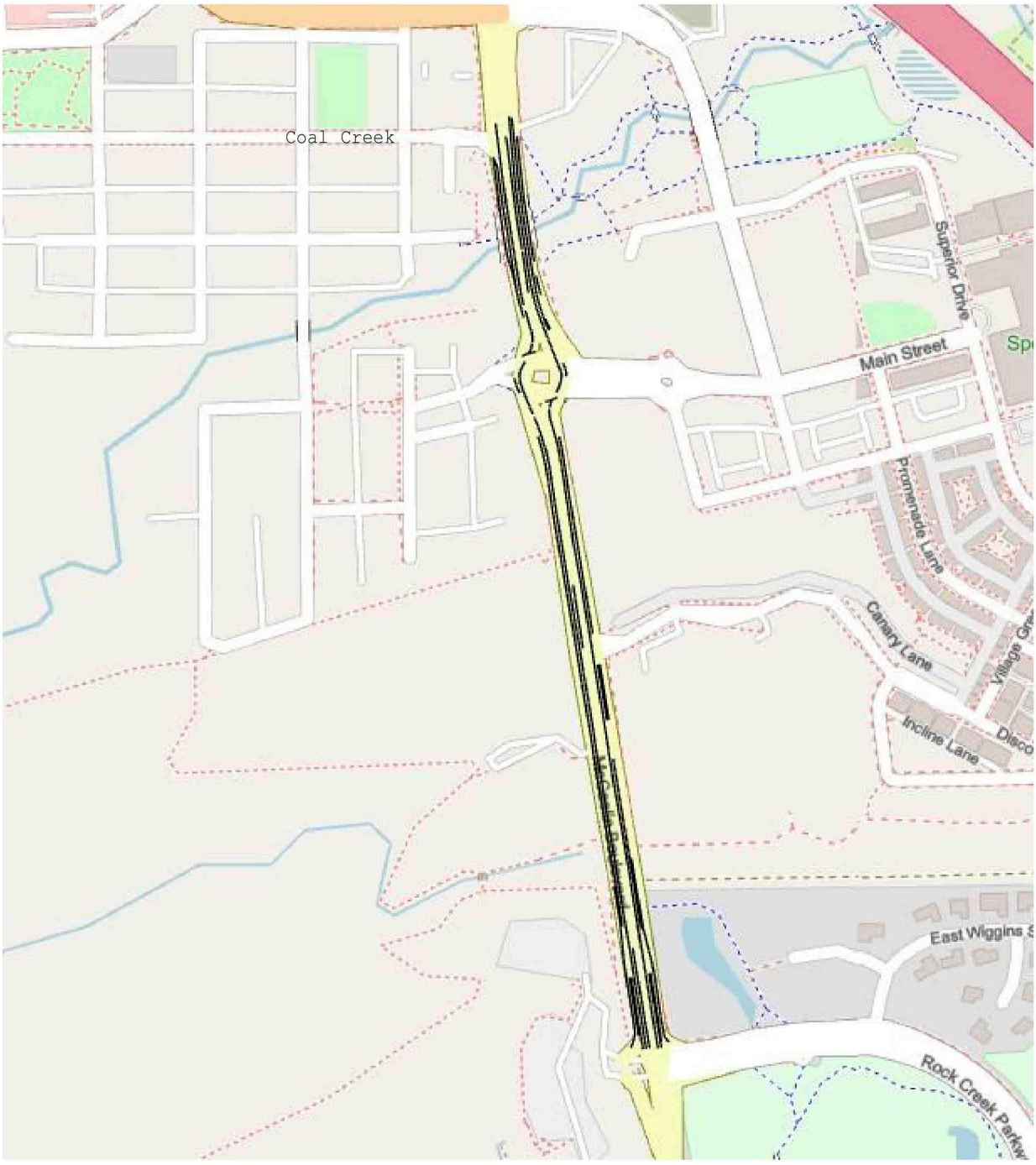
EXHIBIT A
SCOPE OF WORK

See drawings in Exhibit B.

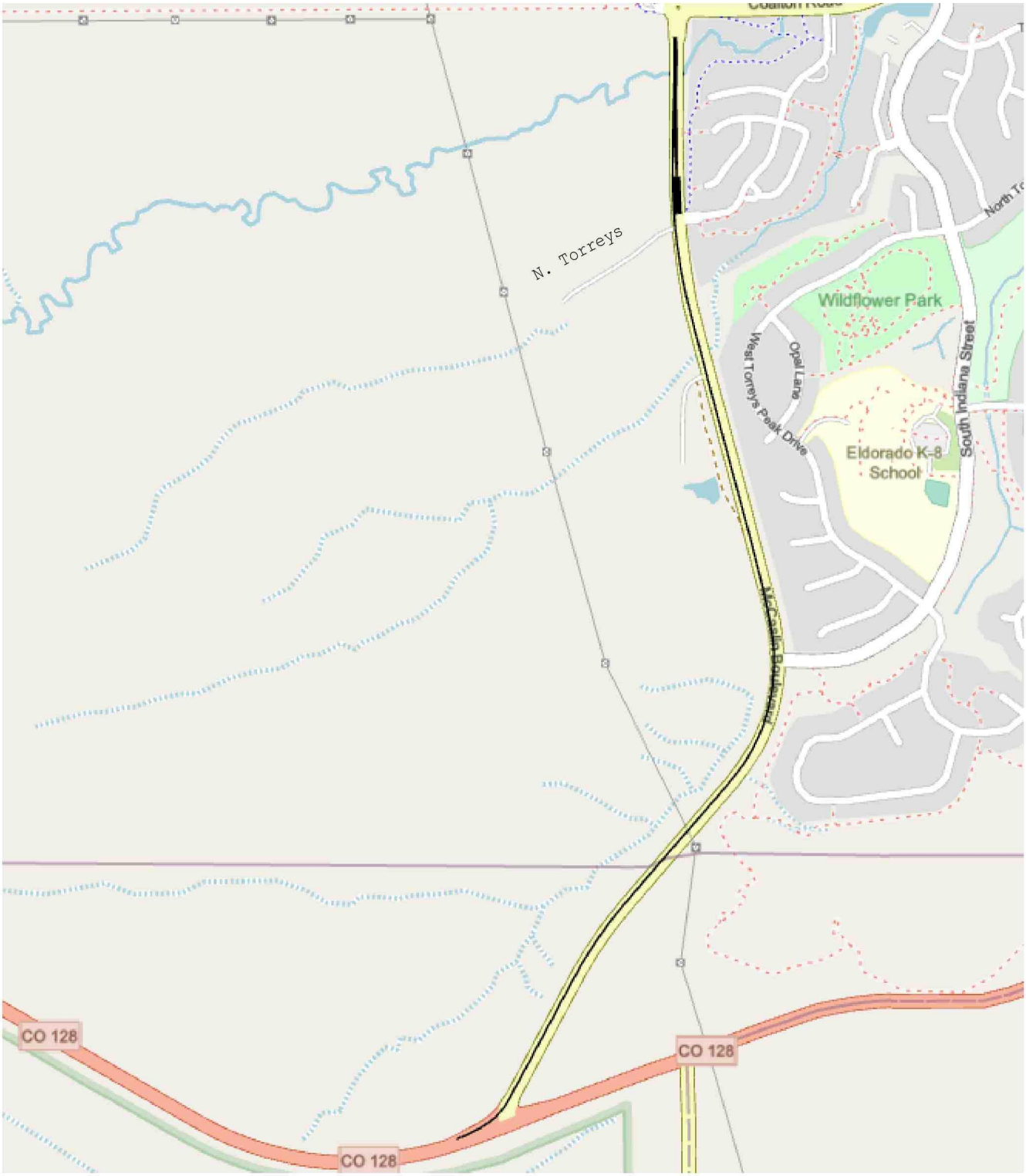
- Installation of **longitudinal pavement markings such as 4" dotted white, 4" double yellow, and 4" single white lines.**
- Installation of **pavement symbols**, such as arrows, crosswalk bars, "YIELD" markings, and stop bars.
- Removal of existing pavement markings where specified by the Town, using approved methods that do not damage the pavement.
- Use of **high-durability traffic marking materials**, such as thermoplastic, epoxy, or preformed tape, unless otherwise specified.
- Compliance with all **federal, state, and local standards**, including the Manual on Uniform Traffic Control Devices (MUTCD) and the Town of Superior Standards & Specifications.
- Coordination with the Town for work zone safety, traffic control, and scheduling to minimize traffic disruptions.
- Providing reflective materials and ensuring all markings meet required retro reflectivity standards.

EXHIBIT B
DRAWINGS

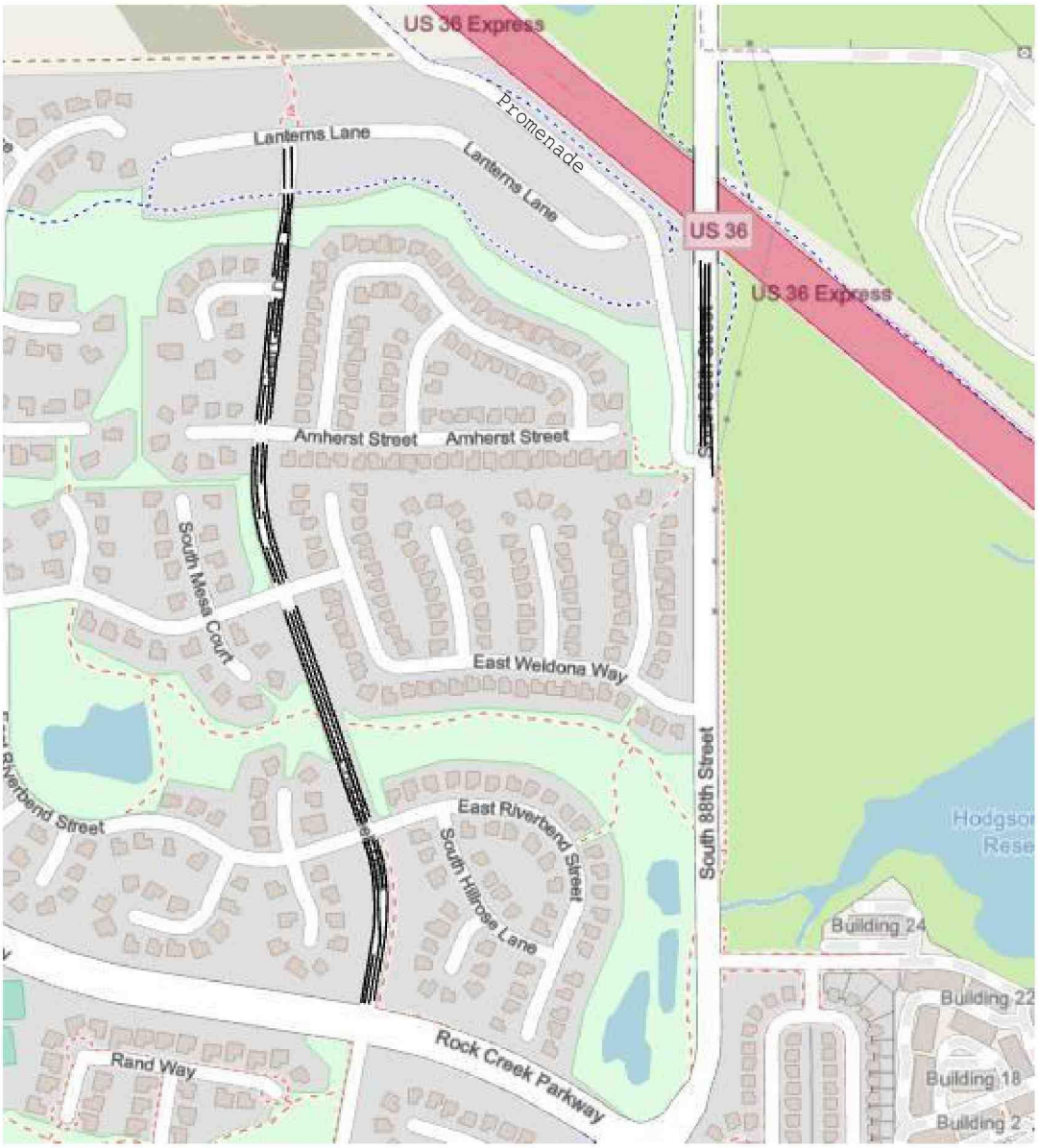
Re-paint all existing longitudinal lines on McCaslin Blvd between Coal Creek Drive and Rock Creek Parkway



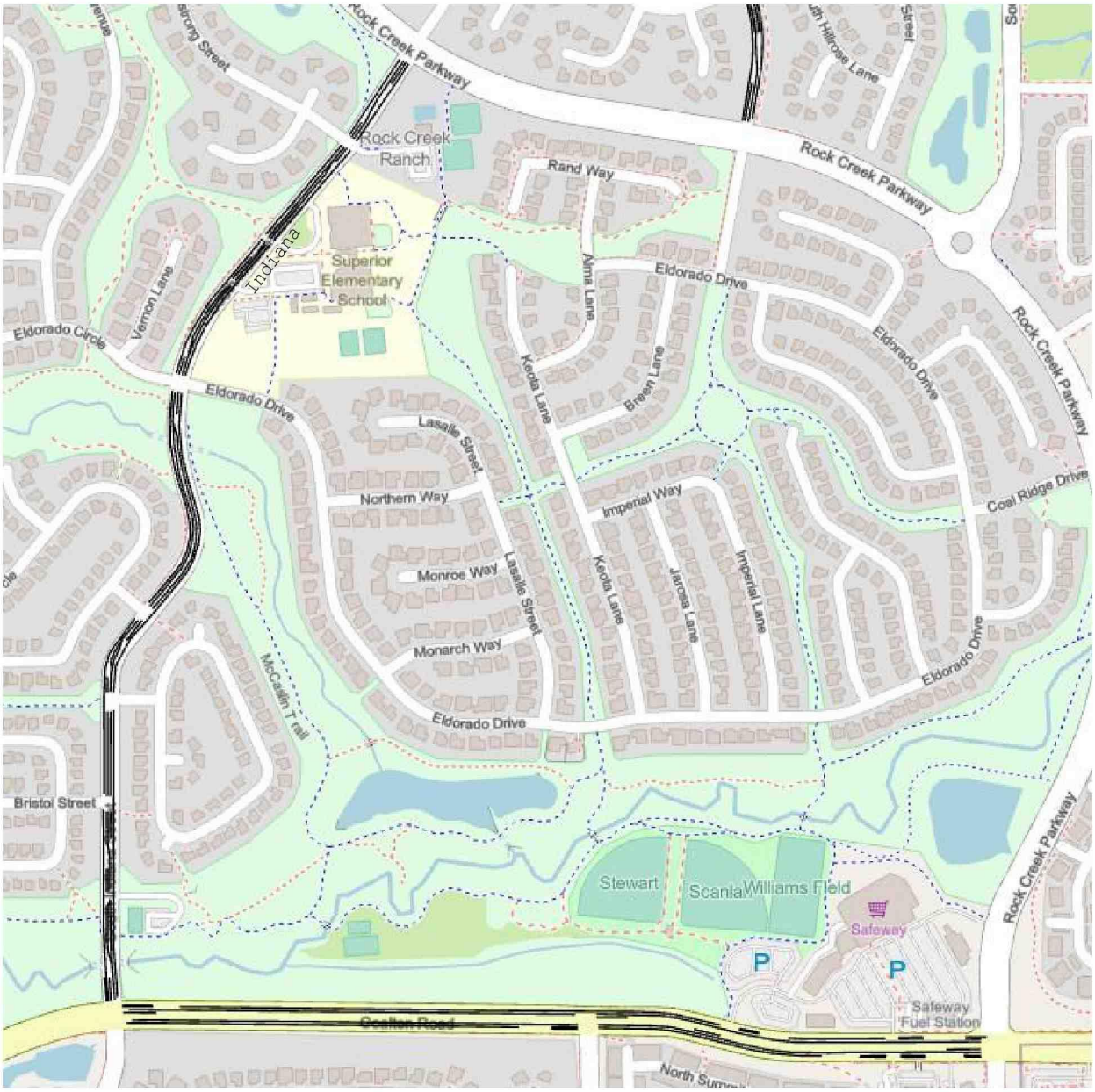
Refresh all longitudinal striping on McCaslin Blvd between Coalton Rd and Hwy 128



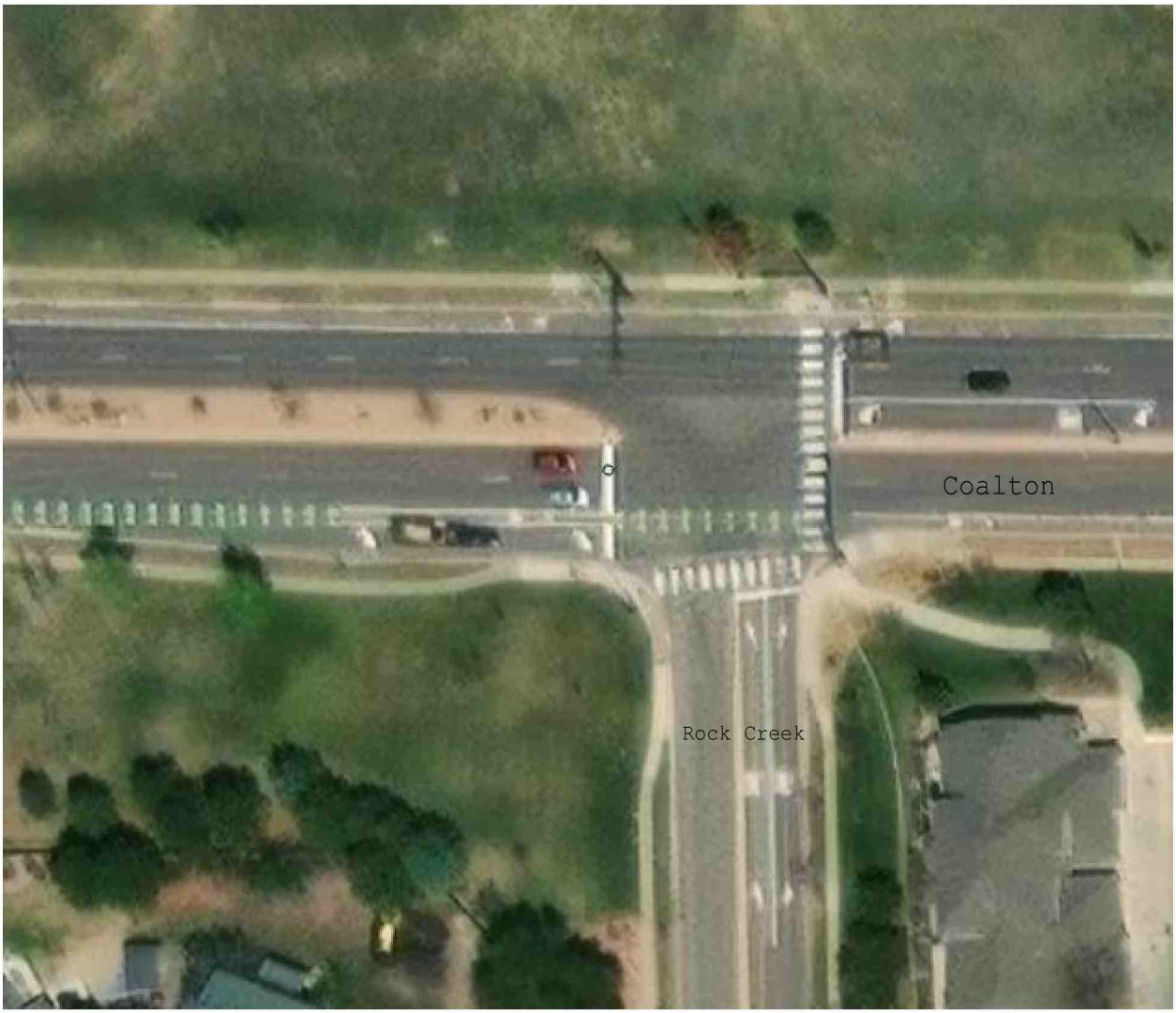
Refresh all existing longitudinal striping on 88th St between US 36 and Promenade Dr; and all existing longitudinal striping on S. Coal Creek Dr between Lanterns Lane and Rock Creek Parkway



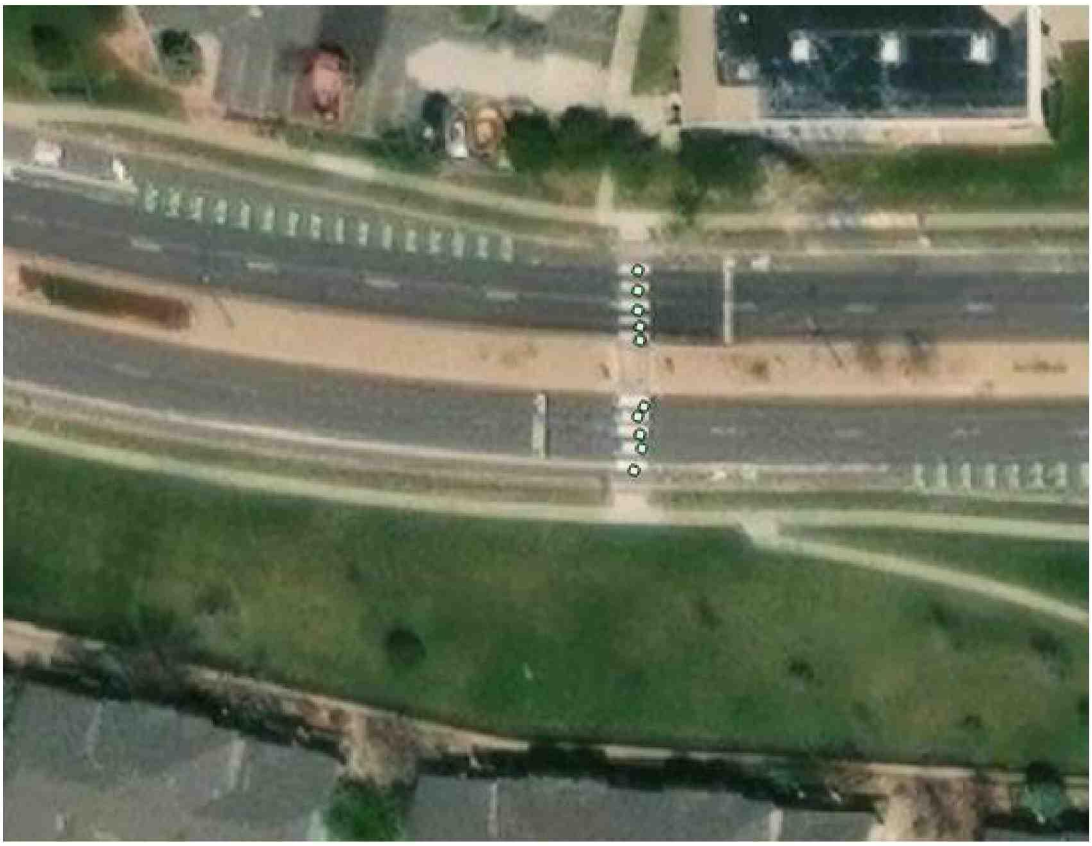
Refresh all existing longitudinal striping on Indiana St between Rock Creek Parkway and Coalton Rd; Refresh all existing longitudinal striping on Coalton Rd between Indiana St and Rock Creek Parkway



Stop bar for eastbound Coalton Rd at Rock Creek Circle



Refresh existing crosswalk bars on Coalton Rd between Rock Creek Parkway and Rock Creek Circle (mid-block crossing between apartments and shopping center)




New thru/right arrow appx 200 feet north of existing thru/right arrow
New thru/left arrow appx 200 feet north of existing thru/left arrow
McCaslin
Refresh existing thru/ left arrow
Main St
Refresh 2 "YIELD" word markings
New thru/right arrow appx 200 feet north of existing thru/right arrow
New thru/left arrow appx 200 feet north of existing thru/left arrow

Town of Superior Arterial Striping

6/18/2025

	Colorado Barricade					Kolbe Striping			
ITEM NUMBER	**ITEM**	**UNIT**	**QUANTITY**	**UNIT PRICE**	**COST**	**UNIT**	**QUANTITY**	**UNIT PRICE**	**COST**
	Removal of Existing Markings (As Needed)	EACH	400	$5.00	$2,000.00	EACH	400	$5.00	$2,000.00
	4" Dotted White Epoxy	LF	15,000	$0.80	$12,000.00	LF	15,000	$0.70	$10,500.00
	4" Double Yellow Epoxy	LF	17,100	$ 1.30	$22,230.00	LF	17,100	$ 1.25	$21,375.00
	4" Single White Epoxy	LF	45,675	$ 0.80	$36,540.00	LF	45,675	$ 0.65	$29,688.75
	LT-Thru Arrow Thermoplastic	EACH	3	$ 650.00	$1,950.00	EACH	3	$ 630.00	$1,890.00
	RT-Thru Arrow Thermoplastic	EACH	2	$ 650.00	$1,300.00	EACH	2	$ 630.00	$1,260.00
	7'x8' YIELD Thermoplastic	EACH	2	$ 1,000.00	$2,000.00	EACH	2	$ 560.00	$1,120.00
	2'x8' Crosswalk Blocks Thermoplastic	EACH	10	$ 300.00	$3,000.00	EACH	10	$ 275.00	$2,750.00
	Stop Bar Thermoplastic	LF	40	$37.00	$1,480.00	LF	40	$35.00	$1,400.00
				Subtotal	$82,500.00				$71,983.75

ITEM NO. 5f

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: **Consideration of a Resolution of the Town Council of the Town of Superior Supporting the Preservation of Public Lands**

MEETING DATE: **July 14, 2025**

PRESENTED BY: **Matt Magley, Town Manager**

PRESENTED FOR: **Action**

BACKGROUND:
Attached is a resolution supporting federal public lands. The resolution expresses support for the continued federal stewardship of public lands and their economic, recreational, and ecological value. Federally managed public lands, including areas under the jurisdiction of the U.S. Forest Service, support a variety of uses, recreation, watershed protection, grazing, and wildlife habitat that directly and indirectly affect the economy, environment, and quality of life for residents in Superior and the State of Colorado.

The Resolution affirms the Town's support for federal stewardship of public lands, opposes privatization or disposal of those lands, and encourage continued collaboration between federal agencies and local communities.

BUDGET IMPLICATIONS:
None

RECOMMENDED ACTION:
Approval of the resolution.

MOTION:
Move to adopt a Resolution supporting the preservation of public lands.

ATTACHMENTS:
- Resolution

TOWN OF SUPERIOR
RESOLUTION NO. R-45
SERIES 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR SUPPORTING THE PRESERVATION OF PUBLIC LANDS

WHEREAS, the Town of Superior, Colorado, is surrounded by a significant portion of public lands, which are integral to the Town's and Boulder County's economy, environment, and quality of life; and

WHEREAS, these public lands, managed by federal agencies such as the U.S. Forest Service, provide essential resources, including habitats for wildlife, and opportunities for outdoor recreation; and

WHEREAS, the residents of Superior deeply value these public lands for their recreational, economic, cultural, and spiritual significance, recognizing that these lands are accessible to all, regardless of socioeconomic status, race, or gender; and

WHEREAS, public lands contribute significantly to the local economy through activities such as mineral extraction, timber sales, ranching, tourism, and outdoor recreation, which contributes substantially to Colorado's economy; and

WHEREAS, federal management of these public lands ensures that resources are managed for the benefit of all Americans, addressing complex challenges such as wildfire management, watershed protection, and wildlife conservation; and

WHEREAS, the costs associated with managing these lands are a national responsibility, and federal involvement is crucial for the long-term health and sustainability of these resources; and

WHEREAS, there are ongoing attempts to transfer or sell off public lands, which are inconsistent with the values and interests of the residents of Superior and the broader Colorado community; and

WHEREAS, the 2023 Colorado Statewide Comprehensive Outdoor Recreation Plan (SCORP) reveals that outdoor recreation in Colorado generated $65.8 billion in economic output, contributed $36.5 billion to the state's GDP, supported 404,000 jobs, and generated $11.2 billion in tax revenue, demonstrating the

profound economic significance of public lands and outdoor recreation to the state and to Superior.

WHEREAS, the 2023 SCORP data indicates that 96% of Coloradans engage in outdoor recreation, with 72% participating at least once a week, and that outdoor recreationists spent over $52.1 billion on trips and equipment, underscoring the widespread and active use of public lands for recreational purposes.

WHEREAS, the outdoor recreation industry in Colorado contributed over $17 billion to the state's economy in 2023, supporting 132,500 jobs, demonstrating the significant economic impact of public lands; and

WHEREAS, the 2024 Conservation in the West Poll found that 85 percent of Westerners support creating new national parks, national monuments, national wildlife refuges and Tribal protected areas to protect historic sites or areas for outdoor recreation.

WHEREAS, since the Antiquities Act was passed, 18 presidents - nine Democratic and nine Republican - have designated or expanded over 160 national monuments across the country. And, according to a 2023 Conservation in the West Poll, 84% of Westerners - including 71% of Republicans - are more likely to support presidents who use their power to protect existing public lands.

WHEREAS, the Colorado General Assembly has recognized the importance of public lands through initiatives such as Public Lands Day and the memorialization of the Camp Hale-Continental Divide National Monument; and

WHEREAS, Superior recognizes the importance of multiple uses of public lands, including but not limited to, energy development, and recreation.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Superior hereby:

Section 1. Expresses its strong support for the continued federal management and stewardship of public lands surrounding Superior and the Peak-to-Peak Region.

Section 2. Opposes any efforts to sell, transfer, or dispose of these public lands.

Section 3. Encourages the Colorado Congressional Delegation to oppose any legislation that would negatively impact public lands and to support policies that ensure their long-term preservation and sustainable use.

Section 4. Opposes any attempts to change the Antiquities Act or reduce the size of our national monuments.

Section 5. Recognizes the multiple uses of public lands, and encourages a balanced approach to land management.

Section 6. Urges federal land management agencies to continue their collaborative efforts with local communities, stakeholders, and other governmental entities to ensure effective and responsible management of public lands.

Section 7. Directs the Town Manager to send copies of this resolution to the members of the Colorado Congressional Delegation, the Governor of Colorado, and the relevant federal land management agencies.

RESOLVED, APPROVED, AND ADOPTED this 14th day of July, 2025.

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

ITEM NO. 5g

INFORMATION FOR MEETING OF THE SUPERIOR TOWN COUNCIL AND SUPERIOR METROPOLITAN DISTRICT NO. 1 BOARD OF DIRECTORS

AGENDA ITEM: **Marshall Fire Litigation**

MEETING DATE: **July 16, 2025**

PRESENTED BY: **Nicholas Hartman, Town Attorney**

PRESENTED FOR: **Action**

BACKGROUND:
The Town and Superior Metropolitan District No. 1, along with the rest of the public entity plaintiffs, entered into settlement negotiations with the defendants in the Marshall Fire litigation on July 2, 2025. Attached is an Allocation Agreement among the public entities that allows the public entities to pursue a collective settlement and equitably and fairly allocates that settlement, if one is reached. Please note this Allocation Agreement does not affect the Town's or SMD No. 1's ability to accept or not accept a settlement, if one is reached.

BUDGET IMPLICATIONS:
None

MOTION:
Move to approve a Resolution of the Town Council of the Town of Superior Approving An Allocation Agreement with the Other Public Entity Plaintiffs in the Marshall Fire Litigation

Move to approve a Resolution of the Superior Metropolitan District No. 1 Board of Directors Approving An Allocation Agreement with the Other Public Entity Plaintiffs in the Marshall Fire Litigation

ATTACHMENTS:
- Resolution
- Allocation Agreement

CONFIDENTIAL

TOWN OF SUPERIOR
RESOLUTION NO. R-46
SERIES 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR APPROVING AN ALLOCATION AGREEMENT WITH THE OTHER PUBLIC ENTITY PLAINTIFFS IN THE MARSHALL FIRE LITIGATION

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Allocation Agreement Among Participating Entities Collectively among the Town, the Board of County Commissioners of the County of Boulder, the City of Louisville, Superior Metropolitan District No. 1, Boulder Valley School District, and Colorado School Districts Self Insurance Pool is hereby approved in substantially the same form as attached hereto, subject to final approval by the Town Attorney.

ADOPTED this 14 day of July, 2025.

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

SUPERIOR METROPOLITAN DISTRICT NO. 1
RESOLUTION NO. SMD#1-6
SERIES 2025

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUPERIOR METROPOLITAN DISTRICT NO. 1 APPROVING AN ALLOCATION AGREEMENT WITH THE OTHER PUBLIC ENTITY PLAINTIFFS IN THE MARSHALL FIRE LITIGATION

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SUPERIOR METROPOLITAN DISTRICT NO. 1, as follows:

Section 1. The Allocation Agreement Among Participating Entities Collectively among the District, the Board of County Commissioners of the County of Boulder, the City of Louisville, the Town of Superior, Boulder Valley School District, and Colorado School Districts Self Insurance Pool is hereby approved in substantially the same form as attached hereto, subject to final approval by the Town Attorney.

ADOPTED this 14 day of July, 2025.

_____
Mark Lacis, President

ATTEST:

_____
Shannon Dujardin, Secretary

Allocation Agreement Among Participating Entities Collectively

WHEREAS the Board of County Commissioners of the County of Boulder, Town of Superior, City of Louisville, Boulder County Public Health, Superior Metropolitan District No. 1, Boulder Valley School District, and Colorado School Districts Self Insurance Pool (collectively, "Participating Entities", or singularly "Participating Entity") were and are affected by the 2021 Marshall Fire;

WHEREAS the Participating Entities claim that these damages were caused by the actions and/or inactions of Xcel Energy, Inc., Public Service Company Of Colorado D/B/A Xcel Energy, Xcel Energy Services, Inc., Teleport Communications America, LLC, and/or Qwest Corporation ("Defendants"), and for which each Participating Entity has filed a lawsuit to recover damages from Defendants associated with the Marshall Fire ("Cases");

WHEREAS the United States Federal Emergency Management Agency ("FEMA") has obligated funds, will obligate funds, has made payments, or will make monetary payments to several Participating Entities in connection with public assistance programs resulting from federal or state emergency/disaster declarations and/or resulting from the Marshall Fire ("Disaster/Public Assistance");

WHEREAS the Participating Entities have engaged, or will engage, in good faith negotiations with Defendants regarding Participating Entities' legal damages, ("Settlement Discussions"); and,

WHEREAS an anticipated Settlement Agreement would include one collective settlement amount to resolve all Participating Entities' respective legal claims, including those for which particular Participating Entities have received Disaster/Public Assistance;

The Participating Entities hereby enter into this Allocation Protocol Agreement (hereinafter "Agreement") to equitably and fairly allocate the collective settlement amount (hereinafter, "Global Settlement") among and between the Participating Entities:

I. Damages Expert

a. Industrial Economics (hereinafter "IEc") will serve as the common Damages Expert in connection with the Settlement Discussions (hereinafter, "Damages Expert").
b. IEc is a qualified and unbiased economist and wildfire damages expert, appropriately selected for this Case.
c. IEc will provide the common expert analysis for each and all Participating Entities, and FEMA, with the intent to provide common and normalized methodologies for the calculation of the same or similar damages for each and all of the Participating Entities, including FEMA obligations. IEc will work with the Participating Entities to agree on all amounts included in a Global Demand (as defined below) of Defendants.
d. To the extent any Participating Entity, Damages Expert, or counsel learn or discover new information or errors that could affect any damages analysis, such

new information or error shall not affect or change the pro-rata calculations and allocations agreed upon on the date of the first mediation. Participating Entities acknowledge that they have been given an opportunity to independently review and verify their respective individual damages. Accordingly, Participating Entities hereby waive and release Damages Expert, Baron & Budd P.C., and Diab Chambers LLP, from any errors, miscalculations or discrepancies that may ultimately affect their pro-rata recoveries and acknowledge that there is a risk that Participating Entities may receive more or less than they might be entitled to.

II. Baron & Budd, P.C. and Diab Chambers LLP

a. During the Settlement Discussions, Baron & Budd and Diab Chambers will advocate for and assert a global demand to Defendants for the legal damages of Participating Entities, which shall also include those losses, expenses, costs and the like for which some or all Participating Entities have received Disaster/Public Assistance (the "Global Demand").
b. The Participating Entities, agree there are no conflicts related to Baron & Budd and Diab Chambers role and participation.
c. Baron & Budd and Diab Chambers will negotiate resolution with FEMA regarding their share of gross recoveries from obligated Participating Entities resulting from a Master Settlement agreement, including FEMA's pro-rata share of attorneys' fees and costs.
d. The Participating Entities will share pro-rata in accordance with this Agreement in any amounts the Participating Entities collectively receive in settlement of the claims that the Participating Entities assert against Defendants.

III. Minimum Payment[1]

a. Each and every Participating Entity with a demand that is less than one hundred and fifty thousand dollars ($150,000) shall receive a Minimum Payment equal to one hundred percent (100%) of their demand, not to exceed one hundred forty-nine thousand nine hundred ninety-nine dollars ($149,999), minus costs and attorneys' fees.
b. Each and every Participating Entity with a demand that is greater than or equal to one hundred fifty thousand dollars ($150,000) shall receive a Minimum Payment of one hundred fifty thousand dollars ($150,000), minus costs and attorneys' fees.

[1] Minimum payment ("Minimum Payment") is defined herein as the minimum settlement amount that will be attributed to a Participating Entity pursuant to the guidelines set forth in Section III of this Agreement. Costs and fees will be deducted from the Minimum Payment prior to disbursement. The Minimum Payment assumes a successful litigation and resolution sufficient to meet these thresholds. The Participating Entities understand and acknowledge that during the course of any litigation, there is risk that the litigation does not develop as planned and a settlement is not guaranteed.

c. Each and every Participating Entity will receive at least the Minimum Payment by executing this Agreement and any Master Settlement Agreement for a Global Settlement. The Minimum Payment shall apply to the Participating Entities as defined herein.

IV. Pro-Rata Allocation

a. The Global Demand will include the damages for each and all Participating Entities, including those damages for which Participating Entities incurred a local cost share associated with Disaster/Public Assistance from FEMA. Each damages category shall be treated with equal weight subject to the pro-rata allocation process.
b. Each Participating Entity will have an Allocation Percentage, calculated based on a Numerator and Denominator. The Numerator will be an entity's own total damages. The Denominator will be the total damages sum for all Participating Entities collectively.

V. Global Negotiation Process

a. The Participating Entities will present to and negotiate with Defendants using one Global Demand Denominator, thereafter, engaging in one bilateral negotiation.
b. Each Participating Entity's respective recoveries will be reduced pro-rata (in accordance with the Allocation Percentages) as the bilateral negotiation reduces the Global Demand throughout the Global Negotiation Process.
c. The Participating Entities have the discretion whether to resolve all claims included in the Global Demand Denominator, and Participating Entities will take into consideration all legal, factual, and strategic matters when deciding whether to resolve the claims within the Global Demand.
d. Each Participating Entity must agree to a Global Settlement in order for that Global Settlement to have effect as to any Participating Entity. Nothing herein is a waiver or release of any rights whatsoever to control the outcome of an entity's case, and the choice to participate in a Global Settlement remains in its entirety for each Participating Entity.

VI. Memorialization and Finality

a. The Participating Entities will do all things necessary in a reasonable and timely manner to effectuate the memorialization and documentation of any Settlement Agreement for a Global Settlement, should a Global Settlement be reached.
b. Each of the persons executing this Agreement warrants that they are empowered and authorized to so execute and have the authority to fully bind the Participating Entity or Participating Entities for whom they are signing to the terms of this Agreement.
c. This Agreement may be signed in counterparts, which taken together shall constitute one and the same Agreement, and which may be signed and transmitted by facsimile or e-mail. Once this Agreement has been fully executed by all

Participating Entities, any signed counterpart shall be equivalent to a signed original for all purposes.

d. This Agreement constitutes the entire agreement of the Participating Entities and supersedes all other prior negotiations and agreements with respect to the subject matter hereof and thereof, except that the Participating Entities acknowledge that any joint prosecution agreement and/or confidentiality agreements (if any) heretofore executed between them shall continue in full force and effect.
e. Unless expressly stated herein, this Agreement shall be solely for the benefit of the Participating Entities and no other person or entity shall be a third-party beneficiary hereof.
f. This Agreement may not be waived, modified, amended or supplemented except in a writing signed by all of the Participating Entities.

[Signature pages follow]

BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BOULDER

Date: _____ _____

BOULDER COUNTY PUBLIC HEALTH

Date: _____ _____

CITY OF LOUISVILLE

Date: _____ _____

TOWN OF SUPERIOR

Date: _____ _____

SUPERIOR METROPOLITAN DISTRICT NO. 1

Date: _____ _____

BOULDER VALLEY SCHOOL DISTRICT

Date: _____ _____

COLORADO SCHOOL DISTRICTS SELF INSURANCE POOL

Date: _____ _____

COUNSEL

Date: _____ _____
Torri Sherlin
Jason Julius
Baron and Budd, P.C.

COUNSEL

Date: _____ _____
Rob Chambers
Diab Chambers LLP

ITEM NO. 5h

INFORMATION FOR MEETING
OF THE SUPERIOR LIQUOR LICENSING AUTHORITY

AGENDA ITEM NAME: **Consideration for Approval of Alcohol in Public Places Permits for Patrick Rollo**

MEETING DATE: **July 14, 2025**

PRESENTED BY: **Shannon Dujardin, Town Clerk**

PRESENTED FOR: **Action**

BACKGROUND:
The Town has received a permit application to allow alcoholic beverages on public property. The applicant submitting an alcohol permit application is Patrick Rollo, for a private event with activity (cornhole) on August 16, 2025 from 12:00 p.m. to 7:00 p.m. at Community Park.

In May, 2007 the Board approved an ordinance allowing for the consumption of alcoholic beverages in certain public places with a permit. Section 10-8-40 of the Municipal Code reads as follows:

Sec. 10-8-40. Permit for possession and consumption of alcoholic beverages in public places.

(a) Upon approval by the Liquor Licensing Authority, the Town Clerk may issue a permit for the possession of open containers of and the consumption of fermented malt beverages, malt, vinous or spirituous liquors in the following public places within the Town:

- Asti Park
- Community Park
- Purple Park
- Founders Park
- Grasso Park
- Superior Commons (Downtown Superior Parks and Plaza)
- Wildflower Park

(b) Prior to issuance of a permit, the applicant shall demonstrate to the satisfaction of the Liquor Licensing Authority that:

(1) The application is filed at least thirty (40) days prior to the date of the event;
(2) The applicant is twenty-one (21) years of age or older;
(3) The alcoholic beverages will remain in the general area of the event;
(4) The alcoholic beverages will not be provided to or served to members of the general public or any persons who are not invitees of the event;
(5) The time, location and duration of the event will not interfere with public services;
(6) The number and concentration of participants at the event are not likely to result in crowds exceeding limitations in the Town's fire code, or other significant inconvenience to the residents of the surrounding neighborhoods;
(7) Underage persons and persons under the influence of alcohol will not obtain alcoholic beverages served at the event, and the precautions proposed are likely to secure and supervise the area and the participants during the event;
(8) The applicant agrees to be personally responsible for cleaning, trash disposal and any necessary repairs;
(9) The applicant agrees to indemnify and hold harmless the Town, its employees and agents for all liability claims arising out of the event;
(10) The applicant has an insurance policy currently in effect with coverage of not less than the maximum limits established by the Colorado Governmental Immunity Act, Title 24, Article 10, C.R.S., as amended, and the Town is named as an additional insured;
(11) The event is a wedding, corporate or club picnic, or similar special occasion of a social, fraternal, patriotic, political or athletic nature; and
(12) No alcoholic beverages will be sold.

(c) No permit shall be issued to any person who is not of good moral character as that term is used in C.R.S. § 12-47-307.

(d) No applicant shall be eligible to receive more than four (4) permits under this Section in any twelve (12) month period.

(e) The Liquor Licensing Authority may place reasonable conditions on any permit issued under this Section, including, but not limited to, location restrictions, time restrictions and requirements for the provision of private security at the applicant's expense.

(f) The Liquor Licensing Authority may deny the application on the following grounds:

(1) That approval would be detrimental to the public safety, health, morals, order or welfare by reason of the nature of the event, the likelihood that the event would create

a public nuisance or result in the consumption of alcoholic beverages by minors, or the failure of the applicant to conduct a past event in compliance with applicable laws and regulations;

(2) That another event has previously been scheduled for that location on the same day;

(3) That the event would unreasonably interfere with normal activities and customary and general use, and enjoyment of the location; or

(4) That the applicant has failed to satisfy any of the requirements of subsection (a) hereof.

The applicant has provided assurances that all of these provisions are met.

RECOMMENDED ACTION:
Approve the Alcohol in Public Places Permit for Patrick Rollo at Community Park on August 16, 2025.

ATTACHMENTS

- Permit application for Patrick Rollo

PERMIT APPLICATION

For Alcohol in Public Places

NAME OF APPLICANT, PHONE NUMBER and EMAIL ADDRESS				DATE SUBMITTED
Patrick Rollo, [redacted], [redacted]				4/27/25
ADDRESS [redacted]	DRIVER'S LICENSE NO [redacted]	ISSUE STATE CO	EXP. DATE [redacted]	DATE OF BIRTH
TOWN Superior	STATE CO	ZIP 80027	PUBLIC LOCATION BEING USED (Check One): [X] Community Park [ ] Purple Park [ ]Superior Comm Cntr. [ ] Founders Park [ ] Asti Park [ ] Wildflower Park [ ] Grasso Park [ ] Downtown Superior Parks and Plaza	
TYPE OF ACTIVITY/EVENT Private Event with an activity (cornhole)				ORGANIZATION NAME PR Services
DATE OF EVENT August 16, 2025	NUMBER OF PEOPLE ATTENDING 150 people at the most			RANGE OF GUEST AGES 6-60
TIME ALCOHOL WILL BE SERVED AND CONSUMED 12pm-7pm	CHECK ALL TYPES OF ALCOHOL TO BE SERVED [X] BEER [ ] WINE [ ] HARD ALC.			TYPE OF ENTERTAINMENT PROVIDED Music and food
PREVIOUS ALCOHOL POSSESSION AND CONSUMPTION IN PUBLIC LOCATION PERMITS AND DATES: August 13, 2022 (same cornhole event) / August 26, 2023 (same cornhole event) / August 31, 2024 (same cornhole event)				

PLEASE NOTE: APPLICANT MUST BE PRESENT AT BOARD MEETING
CHECK WITH TOWN CLERK FOR DETAILS

Please complete the following questions as thoroughly as possible. Attach additional sheets as needed.

1. Please attach a diagram showing the area where alcoholic beverages will be served and consumed. The drawing does not have to be to scale, but should show control such as boundaries, ropes, walls, etc. This drawing should be as detailed as possible. See attached sample. Alcohol must remain in the general area of the event as defined in the permit. How do you plan to accomplish this?

2. How do you plan to secure the area and inform guests that alcoholic beverages must be kept in the designated area?

3. How will you supervise the participants during the event?

4. If minors will be attending, how will you make sure they do not possess or consume any alcoholic beverages?

5. How will you control service of alcoholic beverages to members of the public or other persons who are not invitees?

6. How will you ensure that visibly intoxicated persons are not served alcohol?

7. List names and ages of all individuals who will help supervise the event (attach a separate sheet if necessary):
   Name: _____ Age: ____ Name: _____ Age: ____

INSURANCE REQUIREMENTS

The applicant must have an insurance policy currently in effect with liquor liability coverage of not less than the maximum limit established by the Colorado Governmental Immunity Act, Title 24, Article 10, C.R.S., as amended, and the Town must be named as an additional named insured.
SEE ATTACHED SAMPLE OF CERTIFICATE OF INSURANCE

Please read the following carefully, and sign and date the application:

I hereby affirm that I am 21 years of age or older and the information I have provided herein is true and complete to the best of my knowledge. I am applying for a permit to possess and consume alcohol on public property as indicated on this application. I will be present for the duration of the function and understand and agree to the following:

1. I will be responsible for controlling the consumption of alcohol in compliance with Town and State regulations.
2. I will check IDs of anyone whose age is not known and will not allow minors to possess or consume alcoholic beverages.
3. I agree to be personally responsible for cleaning, trash disposal, or repairs necessary as a result of the event for which the permit was granted.
4. I hereby agree to indemnify and hold harmless the Town, its employees and agents for all liability claims arising out of the event.
5. I understand that no permit will be issued to any person who is not of good moral character as that term is used in C.R.S. § 12-47-307, and my moral character may be investigated by the Town of Superior for the purpose of processing this permit application.

Signature: [signature] Date: 4/26/25
(applicant)

STATE OF COLORADO)
) ss.
COUNTY OF Boulder)

The foregoing instrument was subscribed, sworn to and acknowledged before me this 26th day of April, 2025 by Patrick Keaton Rollo as Patrick Rollo.
(applicant's name) (named insured)

My commission expires: July 24, 2027

(S E A L)

DAWA YANGI SHERPA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234027950
MY COMMISSION EXPIRES JULY 24, 2027

[signature]
Notary Public

Approved by the Board of Trustees on _____

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

1. Please attach a diagram showing the area where alcoholic beverages will be served and consumed. The drawing does not have to be to scale, but should show control such as boundaries, ropes, walls, etc. This drawing should be as detailed as possible.



Alcohol must remain in the general area of the event as defined in the permit. How do you plan to accomplish this?

The full event area will be fenced in with one entry/exit. There will be signs at the entry/exit noting "no alcohol beyond this point". A sign will denote this is a private event for patrons only.

2. How do you plan to secure the area and inform guests that alcoholic beverages must be kept in the designated area?

We plan to secure the entrance of the baseball field when the event begins. At that time, guests can start being served alcoholic beverages. In addition, we will be communicating to the participants before the event that alcoholic beverages must be kept in the designated area. We will also have signs during the event posted at the entrance. Rules will also be covered verbally at the beginning of the event.

3. How will you supervise the participants during the event?

The participants will be supervised by three primary supervisors. The beer serving location will be located next to the activity tournament location all inside the baseball field. Three official supervisors will be able to keep control of all the participants in this small area. We have conducted similar events in the past and have been easily manageable for this supervisory team.

4. If minors will be attending, how will you make sure they do not possess or consume any alcoholic beverages?

No kids without invited patrons will be allowed into the event. Any kids present will be monitored by their parents. All invited participants who are 21 or over will be issued a wristband so that all other participants know who is allowed to consume alcohol.

5. How will you control service of alcoholic beverages to members of the public or other persons who are not invitees?

We will control service of alcoholic beverages three ways:

- Only participants that are allowed to consume the beer will have been issued a colored wristband.
- We will have a designated place that alcohol related to the event is served inside the fenced area of the baseball field.
- There will only be one entrance into the baseball field. All other fence gates will be locked. This entrance will have a designated supervisor and there will be a list of all the participants.
- Once the event begins, the main entrance will be closed and only people who were invited will be allowed to enter/exit.

6. How will you ensure that visibly intoxicated persons are not served alcohol?

Three ways that we will ensure visibly intoxicated persons are not served alcohol:

- The three supervisors of the event (listed below) will constantly be roving in the area to ensure visibly intoxicated persons are not served.

- Visibly intoxicated persons will be assigned a supervisor or their spouse to ensure they are transported safely to their residence.
- All personnel who are invited (who all know each other already) will be signing liability waivers and reading the rules before the event to ensure they understand that if they become visibly intoxicated, they will not be served any more alcohol.

7. List names and ages of all individuals who will help supervise the event (attach a separate sheet if necessary):

Name: Patrick Rollo Age: 42

Name: Jarvie Worcester Age: 45

Name: Dave Kremer Age: 46

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/03/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Verifly Insurance Services, LLC DBA Thimble Insurance Services 174 West 4th Street, Suite 204 New York, NY 10014 https://support.thimble.com/	**CONTACT NAME:** THIMBLE https://support.thimble.com/ **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:** support@thimble.com
INSURED Patrick Rollo [redacted]	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** National Specialty Insurance Company / 22608 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :** https://www.thimble.com/check-policy-status/

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY [ ] PRO-JECT [ ] LOC OTHER:	Y	Y	HBL-[redacted]	08/16/2025 12:00 PM MDT	08/16/2025 9:00 PM MDT	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 1,000,000
							PRODUCTS - COMP/OP AGG	$ 1,000,000
								$
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
								$
								$
								$
								$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Number of Attendees: 150, Type of Event: Cornhole effective 08/16/25 12:00 PM MDT to 08/16/25 09:00 PM MDT

The Liquor Liability exclusion does not apply to this policy.

(con't on form Acord 101)

CERTIFICATE HOLDER

Community Park, Town of Superior
1350 Coalton Rd
Superior, CO 80027

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ITEM NO. 5i

INFORMATION FOR MEETING
OF THE SUPERIOR LIQUOR LICENSING AUTHORITY

AGENDA ITEM NAME: **Consideration for Approval of Alcohol in Public Places Permits – Jen Cox, BAE Systems**

MEETING DATE: **July 14, 2025**

PRESENTED BY: **Shannon Dujardin, Town Clerk**

PRESENTED FOR: **Action**

BACKGROUND:
The Town has received a permit application to allow alcoholic beverages on public property. The applicant submitting an alcohol permit application is Jen Cox, BAE Systems, for a private event on August 14, 2025, from 4:00 p.m. to 6:00 p.m. at Purple Park.

In May, 2007 the Board approved an ordinance allowing for the consumption of alcoholic beverages in certain public places with a permit. Section 10-8-40 of the Municipal Code reads as follows:

Sec. 10-8-40. Permit for possession and consumption of alcoholic beverages in public places.

(a) Upon approval by the Liquor Licensing Authority, the Town Clerk may issue a permit for the possession of open containers of and the consumption of fermented malt beverages, malt, vinous or spirituous liquors in the following public places within the Town:

- Asti Park
- Community Park
- Purple Park
- Founders Park
- Grasso Park
- Superior Commons (Downtown Superior Parks and Plaza)
- Wildflower Park

(b) Prior to issuance of a permit, the applicant shall demonstrate to the satisfaction of the Liquor Licensing Authority that:

(1) The application is filed at least thirty (40) days prior to the date of the event;
(2) The applicant is twenty-one (21) years of age or older;
(3) The alcoholic beverages will remain in the general area of the event;
(4) The alcoholic beverages will not be provided to or served to members of the general public or any persons who are not invitees of the event;
(5) The time, location and duration of the event will not interfere with public services;
(6) The number and concentration of participants at the event are not likely to result in crowds exceeding limitations in the Town's fire code, or other significant inconvenience to the residents of the surrounding neighborhoods;
(7) Underage persons and persons under the influence of alcohol will not obtain alcoholic beverages served at the event, and the precautions proposed are likely to secure and supervise the area and the participants during the event;
(8) The applicant agrees to be personally responsible for cleaning, trash disposal and any necessary repairs;
(9) The applicant agrees to indemnify and hold harmless the Town, its employees and agents for all liability claims arising out of the event;
(10) The applicant has an insurance policy currently in effect with coverage of not less than the maximum limits established by the Colorado Governmental Immunity Act, Title 24, Article 10, C.R.S., as amended, and the Town is named as an additional insured;
(11) The event is a wedding, corporate or club picnic, or similar special occasion of a social, fraternal, patriotic, political or athletic nature; and
(12) No alcoholic beverages will be sold.

(c) No permit shall be issued to any person who is not of good moral character as that term is used in C.R.S. § 12-47-307.

(d) No applicant shall be eligible to receive more than four (4) permits under this Section in any twelve (12) month period.

(e) The Liquor Licensing Authority may place reasonable conditions on any permit issued under this Section, including, but not limited to, location restrictions, time restrictions and requirements for the provision of private security at the applicant's expense.

(f) The Liquor Licensing Authority may deny the application on the following grounds:

(1) That approval would be detrimental to the public safety, health, morals, order or welfare by reason of the nature of the event, the likelihood that the event would create

a public nuisance or result in the consumption of alcoholic beverages by minors, or the failure of the applicant to conduct a past event in compliance with applicable laws and regulations;

(2) That another event has previously been scheduled for that location on the same day;

(3) That the event would unreasonably interfere with normal activities and customary and general use, and enjoyment of the location; or

(4) That the applicant has failed to satisfy any of the requirements of subsection (a) hereof.

The applicant has provided assurances that all of these provisions are met.

RECOMMENDED ACTION:
Approve the Alcohol in Public Places Permit for Jen Cox with BAE Systems at Purple Park on August 14, 2025

ATTACHMENTS

- Permit application for Jen Cox

PERMIT APPLICATION

For Alcohol in Public Places

NAME OF APPLICANT, PHONE NUMBER and EMAIL ADDRESS				DATE SUBMITTED
Jen Cox, [redacted]				6·27·25
ADDRESS	DRIVER'S LICENSE NO [redacted]	ISSUE STATE CO	EXP. DATE [redacted]	DATE OF BIRTH [redacted]
TOWN Broomfield	STATE CO	ZIP 80021	PUBLIC LOCATION BEING USED (Check One): [ ] Community Park [X] Purple Park [ ]Superior Comm Cntr. [ ] Founders Park [ ] Asti Park [ ] Wildflower Park [ ] Grasso Park [ ] Downtown Superior Parks and Plaza	
TYPE OF ACTIVITY/EVENT: Department Summer Event				ORGANIZATION NAME: BAE Systems
DATE OF EVENT: 8·14·25	NUMBER OF PEOPLE ATTENDING: ≈ 140			RANGE OF GUEST AGES: 0-65 (Family event)
TIME ALCOHOL WILL BE SERVED AND CONSUMED: 4pm-6pm	CHECK ALL TYPES OF ALCOHOL TO BE SERVED: [X] BEER [X] WINE [ ] HARD ALC.			TYPE OF ENTERTAINMENT PROVIDED: Yard Games
PREVIOUS ALCOHOL POSSESSION AND CONSUMPTION IN PUBLIC LOCATION PERMITS AND DATES: We have hosted this same event with you in 2023 and 2024. :)				

PLEASE NOTE: APPLICANT MUST BE PRESENT AT BOARD MEETING

CHECK WITH TOWN CLERK FOR DETAILS

Please complete the following questions as thoroughly as possible. Attach additional sheets as needed.

1. Please attach a diagram showing the area where alcoholic beverages will be served and consumed. **The drawing does not have to be to scale, but should show control such as boundaries, ropes, walls, etc. This drawing should be as detailed as possible. See attached sample.** Alcohol must remain in the general area of the event as defined in the permit. How do you plan to accomplish this? We will issue 2 drink tickets to anyone over 21 who plans to drink and we'll have a volunteer at the beer location.
2. How do you plan to secure the area and inform guests that alcoholic beverages must be kept in the designated area? Signage at Pavillion.
3. How will you supervise the participants during the event? See above.
4. If minors will be attending, how will you make sure they do not possess or consume any alcoholic beverages? See above.
5. How will you control service of alcoholic beverages to members of the public or other persons who are not invitees? above.
6. How will you ensure that visibly intoxicated persons are not served alcohol? Jen Cox is a TIPS certified vendor. # 553592 1 and will monitor the event.
7. List names and ages of all individuals who will help supervise the event (attach a separate sheet if necessary):
   Name: Chelsea Waddill Age: 38 Name: Dave Kern Age: 44

INSURANCE REQUIREMENTS

The applicant must have an insurance policy currently in effect with liquor liability coverage of not less than the maximum limit established by the Colorado Governmental Immunity Act, Title 24, Article 10, C.R.S., as amended, and the Town must be named as an additional named insured.
SEE ATTACHED SAMPLE OF CERTIFICATE OF INSURANCE

Please read the following carefully, and sign and date the application:

I hereby affirm that I am 21 years of age or older and the information I have provided herein is true and complete to the best of my knowledge. I am applying for a permit to possess and consume alcohol on public property as indicated on this application. I will be present for the duration of the function and understand and agree to the following:

1. I will be responsible for controlling the consumption of alcohol in compliance with Town and State regulations.
2. I will check IDs of anyone whose age is not known and will not allow minors to possess or consume alcoholic beverages.
3. I agree to be personally responsible for cleaning, trash disposal, or repairs necessary as a result of the event for which the permit was granted.
4. I hereby agree to indemnify and hold harmless the Town, its employees and agents for all liability claims arising out of the event.
5. I understand that no permit will be issued to any person who is not of good moral character as that term is used in C.R.S. § 12-47-307, and my moral character may be investigated by the Town of Superior for the purpose of processing this permit application.

Signature: _____ Date: 6.27.25 7.1.25
(applicant)

STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

The foregoing instrument was subscribed, sworn to and acknowledged before me this 1st day of July, 2025 by Jen Cox as _____.
(applicant's name) (named insured)

WENDY E LILLIE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174047321
MY COMMISSION EXPIRES 11/16/2025

My commission expires:

(SEAL)

Wendy E Lillie
Notary Public

Approved by the Town Council on _____

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/01/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

Gaslamp Insurance Services
DBA Event Helper Insurance Services
PO Box 1549
Grass Valley CA 95945

CONTACT NAME: Event Helper Customer Service
PHONE (A/C, No, Ext): (530) 477-6521 FAX (A/C, No):
E-MAIL ADDRESS: info@theeventhelper.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Evanston Insurance Company	35378
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Jen Cox
[redacted]
Broomfield CO 80021

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR [X] Host Liquor Liability [ ] Retail Liquor Liability GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y	N	3DS5476-M4263645	08/14/2025 12:01 AM	08/15/2025 12:01 AM	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (other than fire)	$ 1,000,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
							Deductible	$ 1,000
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder listed below is named as additional insured per attached MEGL 2217 01 19. Attendance: 150, Event Type: Business Party - No Charge for Admission / Invite Only.

CERTIFICATE HOLDER

Purple Park
1410 S Pitkin Ave
Superior CO 80027

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

EVANSTON INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:
COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):
Purple Park 1410 S Pitkin Ave Superior, CO 80027

A. Section **II** – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule of this endorsement, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by the acts or omissions of any insured listed under Paragraph **1.** or **2.** of Section **II** – Who Is An Insured:

1. In the performance of your ongoing operations; or

2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section **III** – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions remain unchanged.

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

ITEM NO. 6

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: **Advisory Committee Applicant Interviews: Advisory Committee for Environmental Sustainability (ACES) and Cultural Arts and Public Spaces Advisory Committee (CAPS)**

MEETING DATE: **July 14, 2025**

PRESENTED BY: **Matt Magley, Town Manager**

PRESENTED FOR: **Interview**

BACKGROUND:
Staff has scheduled interviews with the Town Council for candidates interested in consideration for appointment to serve on a Town Advisory Committee. All Advisory Committee vacancies are advertised through Town media. Copies of possible interview questions and application materials have been included for review.

Listed below are the applicants scheduled to interview with the Town Council:

Advisory Committee for Environmental Sustainability (ACES) – 2 Vacancies
- Sara Lohndorf
- Patrick Payne

Cultural Arts and Public Spaces Advisory Committee (CAPS) – 2 Vacancies
- Ardyce Lebewitz

ATTACHMENTS
- Applicant application
- Sample interview questions *with updated committee-specific questions

Town of Superior Advisory Groups

Advisory Committee for Environmental Sustainability (ACES)

Board Details

ACES Overview
The Advisory Committee for Environmental Sustainability (ACES) works to support environmental sustainability in the Town of Superior by focusing on water and energy efficiency, waste management, and other activities that support resource conservation, improved air and water quality, and climate change mitigation.

ACES was formerly called the Waste Diversion Advisory Committee and was created by the Board of Trustees at their May 14, 2001 meeting to help meet the goal of minimizing waste generated in Superior through recycling, reuse and pollution prevention. In November of 2005, the committee's name changed to the Recycling and Conservation Advisory Committee, and in December of 2017 the name changed again to the Advisory Committee for Environmental Sustainability with expanded scope beyond waste management.

Overview

Size 9 Seats

Term Length 3 Years

Term Limit 3 Terms

Additional

Meeting Information

Date: Second Thursday of Each Month Time: 5:30 pm - 7:30 pm Location: Superior Community Center 1500 Coalton Rd Superior, CO 80027 ACES meetings are currently held in person with a concurrent virtual option: https://bit.ly/3mfasES

Contact the Committee Members

Staff Liaison

Alexis Bullen - Sustainability Manager

Town Council Liaison and Alternate

Jenn Kaaoush, Neal Shah

Establishing Resolution

Change_RCAC_to_ACES.pdf

Committee Work Plan

ACES_2025_Final_Workplan.pdf

Additional Documents

2024_ACES_Workplan_Final.pdf

Town of Superior Advisory Groups

Advisory Committee for Environmental Sustainability (ACES)

Board Roster

Lisa Barnes
Partial Term Feb 12, 2024 - Jun 30, 2026

Michelle Gazarik
1st Term Feb 22, 2021 - Jun 30, 2026

John Heckman
1st Term Apr 28, 2025 - Jun 30, 2028

Nicola J Hewett
1st Term Apr 10, 2023 - Jun 30, 2026

Office/Role Vice Chair

Miles H Hoffman
2nd Term Feb 22, 2021 - Jun 30, 2028

James A Lester
1st Term Dec 13, 2021 - Jun 30, 2027

James Zarske
2nd Term Jul 01, 2023 - Jun 30, 2026

Office/Role Chair

Vacancy

Vacancy

Application Form

Profile

General Instructions:
Superior residents interested in serving on an Advisory Group are asked to complete this application. This form is designed to facilitate the application process for positions on the Town of Superior's various Advisory Groups. Appointments are made by the Superior Board of Trustees after reviewing all applications. Interviews may be necessary. Appointments will be made following the review of interviews at public meeting by the Board of Trustees. APPLICANTS MUST BE RESIDENTS OF THE TOWN OF SUPERIOR (except for the Superior Historical Commission).

Sara
First Name

Middle Initial

Lohndorf
Last Name

Email Address

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Question applies to multiple boards

Years of Residence in Superior

15

Question applies to multiple boards

Employer

Elevations Credit Union

Question applies to multiple boards

Position Title

Loan Officer

Which Boards would you like to apply for?

Advisory Committee for Environmental Sustainability (ACES): Submitted

Experience

Question applies to multiple boards

Please list your past or current experience in civic or private organizations and/or governmental service experience. If you have not attached your resume (below), please list your professional experience and/or current occupation and responsibilities that may be relevant to your application.

I'm currently in the eco-leader group at Eco-Cycle in Boulder, and participated in the Mountain Mama's legislative team. I have a bachelor's degree in Anthropology and a Master's Degree in eLearning. I have two young children at Superior Elementary School, where I volunteer as an Eco-Cycle Green Team Member. Professionally, I work as a loan officer at Elevations Credit Union and also teach yoga classes. I would love to lend my passion for sustainability to the local Superior Community by being on this board.

Question applies to multiple boards

Please provide any additional comments or information that you feel qualifies you to serve on the Advisory Group(s) for which you expressed interest. Please include any additional documents you feel may be relevant.

Question applies to multiple boards

Upload Resume

Question applies to multiple boards

Upload relevant document

Town Documents

Question applies to multiple boards

Have you read any of the following Town of Superior documents (all of these can be found on the Town's website)? If yes, check the box next to the document(s) you have read. **Please note that familiarity with these documents is not a requirement for serving on an Advisory Group.

Question applies to multiple boards

Superior Comprehensive Plan

- (•) Yes
- ( ) No

Question applies to multiple boards

Advisory Group Work Plan

- (•) Yes
- ( ) No

Application Form

Profile

General Instructions:
Superior residents interested in serving on an Advisory Group are asked to complete this application. This form is designed to facilitate the application process for positions on the Town of Superior's various Advisory Groups. Appointments are made by the Superior Board of Trustees after reviewing all applications. Interviews may be necessary. Appointments will be made following the review of interviews at public meeting by the Board of Trustees. APPLICANTS MUST BE RESIDENTS OF THE TOWN OF SUPERIOR (except for the Superior Historical Commission).

Patrick — First Name
— Middle Initial
Payne — Last Name

Email Address

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Question applies to multiple boards

Years of Residence in Superior

6

Question applies to multiple boards

Employer

Self employed

Question applies to multiple boards

Position Title

Boardmember - ACES

Which Boards would you like to apply for?

Advisory Committee for Environmental Sustainability (ACES): Submitted

Experience

Question applies to multiple boards

Please list your past or current experience in civic or private organizations and/or governmental service experience. If you have not attached your resume (below), please list your professional experience and/or current occupation and responsibilities that may be relevant to your application.

I served on the board of directors for the Artist Series at Wheaton College for a little over the year as a social media consultant managing their Facebook, Instagram, and Twitter.

Question applies to multiple boards

Please provide any additional comments or information that you feel qualifies you to serve on the Advisory Group(s) for which you expressed interest. Please include any additional documents you feel may be relevant.

I love Superior and am passionate about the criticality of thoughtful environmental sustainability especially at the community level. I believe education, engagement, and action locally is the number one most important way for us to face climate change. While I haven't been in a role like this before, I have 12+ years experience leading teams at a variety of organizations. I am a problem solver, collaborator and life-long learner. I possess very strong communication skills and am an effective project manager. I am willing to learn and engage and would truly love the opportunity to serve the community in this way.

Question applies to multiple boards

Upload Resume

Question applies to multiple boards

Upload relevant document

Town Documents

Question applies to multiple boards

Have you read any of the following Town of Superior documents (all of these can be found on the Town's website)? If yes, check the box next to the document(s) you have read. **Please note that familiarity with these documents is not a requirement for serving on an Advisory Group.

Question applies to multiple boards

Superior Comprehensive Plan

◉ Yes ○ No

Question applies to multiple boards

Advisory Group Work Plan

◉ Yes ○ No

Town of Superior Advisory Groups

Cultural Arts and Public Spaces Advisory Committee (CAPS)

Board Details

The Town of Superior's arts program is supported by the Cultural Arts and Public Spaces Advisory Committee (CAPS). The advisory committee was officially established in 2016 by the Board of Trustees for the sole purpose of envisioning and creating engaging arts and cultural experiences, inspired public spaces, and engaging the community with artistic opportunities that promote community building. CAPS is comprised of volunteer residents and are assisted by a staff liaison as they continuously embark on improving creative opportunities.

Since its inception, CAPS has been dedicated to the selection of public art, hosting community art events, and establishing the ARTery art path program. All of these efforts have been collectively guided by a master plan that serves as a roadmap to the committee in addition to annual work plans that are approved by the Board each year. From there, CAPS regularly seeks community input and/or makes recommendations to the Board for all of their creative endeavors.

Overview

Size 9 Seats

Term Length 3 Years

Term Limit 3 Terms

Additional

Meeting Information

Date: Fourth Thursday of Each Month Time: 6:00 pm - 8:00 pm Location: Superior Community Center 1500 Coalton Rd Superior, CO 80027 CAPS meetings are currently held in person with a concurrent virtual option: https://bit.ly/3t6aPnN

Contact the Committee Members

Staff Liaison

Jennifer Garner - Arts & Historical Programs Supervisor

Town Council Liaison and Alternate

Neal Shah, Stephanie Miller

Establishing Resolution

Establishing_CAPS.pdf

Committee Work Plan

CAPS_2025_Work_Plan_-_FINAL.pdf

Additional Documents

CAPS_2024_Work_Plan_Final.pdf

2023_CAPS_Work_Plan_Final.pdf

Town of Superior Advisory Groups

Cultural Arts and Public Spaces Advisory Committee (CAPS)

Board Roster

Susan Chevalier

1st Term Jul 08, 2024 - Jun 30, 2028

Office/Role Vice Chair

Stephanie T Coffin

1st Term May 23, 2023 - Jun 30, 2027

Liza A Mckenzie

1st Term Jul 10, 2023 - Jun 30, 2026

Office/Role Secretary

Chris Nunes

Partial Term Aug 28, 2023 - Jun 30, 2026

Brandon W Opalka

Partial Term Jul 08, 2024 - Jun 30, 2026

Sherry L Smith

1st Term Jan 23, 2023 - Jun 30, 2027

Andrew Vaughan

1st Term Jan 23, 2023 - Jun 30, 2026

Office/Role Chair

Vacancy

Vacancy

Application Form

Profile

General Instructions:
Superior residents interested in serving on an Advisory Group are asked to complete this application. This form is designed to facilitate the application process for positions on the Town of Superior's various Advisory Groups. Appointments are made by the Superior Board of Trustees after reviewing all applications. Interviews may be necessary. Appointments will be made following the review of interviews at public meeting by the Board of Trustees. APPLICANTS MUST BE RESIDENTS OF THE TOWN OF SUPERIOR (except for the Superior Historical Commission).

Ardyce
First Name

Middle Initial

Lebewitz
Last Name

Email Address

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Question applies to multiple boards

Years of Residence in Superior

0ne

Question applies to multiple boards

Employer

Retired

Question applies to multiple boards

Position Title

Which Boards would you like to apply for?

Cultural Arts and Public Spaces Advisory Committee (CAPS): Submitted

Experience

Question applies to multiple boards

Please list your past or current experience in civic or private organizations and/or governmental service experience. If you have not attached your resume (below), please list your professional experience and/or current occupation and responsibilities that may be relevant to your application.

I am a volunteer at the Denver Art Museum. I work with the Family programs to set up the art activities in the museum and I am on the Volunteer Enrichment committee which plans programs for the volunteers that provide education exhibits and other Museum values.

Question applies to multiple boards

Please provide any additional comments or information that you feel qualifies you to serve on the Advisory Group(s) for which you expressed interest. Please include any additional documents you feel may be relevant.

I moved from Denver to superior a year ago. I have started to find community thanks to the City's community center and great programing. I would like to be part of the Arts Advisory board to give back, become even more involved in this community and to share my passion for the arts and get more people involved. In retirement I have explored my love for the arts through my volunteering at the museum and traveling to art workshops to explore different areas of the book arts. I am working with the staff at the community center to set up a few classes on my collage and art books for the senior craft program. I apprecite your consideration

Question applies to multiple boards

Upload Resume

Question applies to multiple boards

Upload relevant document

Town Documents

Question applies to multiple boards

Have you read any of the following Town of Superior documents (all of these can be found on the Town's website)? If yes, check the box next to the document(s) you have read. **Please note that familiarity with these documents is not a requirement for serving on an Advisory Group.

Question applies to multiple boards

Superior Comprehensive Plan

○ Yes ○ No

Question applies to Cultural Arts and Public Spaces Advisory Committee (CAPS)

Creative Placemaking Master Plan

○ Yes ○ No

Question applies to multiple boards

Advisory Group Work Plan

○ Yes ◉ No

Advisory Committee Interview Questions

GENERAL/ALL

1) Have you attended a committee meeting?

2) Have you read the committee's current work plan?

3) What are the top 2 items on that work plan of interest to you?

    a) What would you add or remove from the committee's work plan?

4) Are you able to commit to committee activities outside of the monthly meetings (i.e. working groups, events, educational sessions, project research, etc.)?

    a) How much time are you willing to invest with the committee?

5) What expertise do you hope to bring to the advisory committee?

6) Do you have any potential conflicts of interest that could preclude you from being a committee member or participating in certain committee projects, activities, etc.?

Advisory Committee for Environmental Sustainability (ACES)

1) What would be one of [the best/most effective] ways (in your opinion) to improve environmental sustainability in Superior?
2) What do you think of the Town's Sustainability Action Plan?
    a) Are there any elements that particularly resonate?
    b) Are there any elements you think are missing or that need greater focus?
3) Why are you interested in sustainability at a municipal level?
4) What sustainability topics are you most passionate about the Town of Superior pursuing or making progress on?
5) ACES is an engaged advisory committee, with expectations of participation beyond the monthly meeting. What is your capacity to attend one additional monthly working group meeting and to help with representing ACES at tabling, outreach and public events?
6) The advisory committee has three working groups: Resources, Operations and Outreach. Which of these working groups are you most interested in participating in? Why?

7) What are your main interests regarding environmental sustainability (e.g., climate, energy, waste, water, air quality, etc.)?

Cultural Arts and Public Spaces Advisory Committee (CAPS)

1) Do you have any specific ideas for activating public spaces, creating cultural experiences, or adding art installations to the Town of Superior? (or: What's the first thing you would do...?)
2) Is there a particular area in Superior you think could use more art?
3) What is your favorite piece of art or public space in Superior?

Open Space Advisory Committee (OSAC)

1) How did you learn of this Open Space vacancy?
2) What in your words is the mission of the Town of Superior's Open Space Advisory Committee?
3) You've had the opportunity to review OSAC's work plan as well as their recent meeting agendas…is there any particular work that interests you most?
4) Have you reviewed the Superior Comprehensive Plan?
5) Have you reviewed the Open Space Summary Report?
6) What has been your past experience with Superior events, volunteering and programs?
7) What, in your words, is the mission of the Town of Superior's Open Space Advisory Committee?

Park and Recreation Advisory Committee (PARC)

1) Why do you want to participate on PARC?

2) What do you see as the most important considerations for the present and future state of parks and recreation services for the Town?

3) One expectation for any resident serving on any Town of Superior advisory committee is the ability to collaborate effectively, both with fellow committee members as well as with town staff, town board members, and members of other advisory committees. Can you describe your experience and work style with regard to collaboration?

Superior Historical Commission

1) What is your interest in local history?

2) Can you be available for Saturday museum openings, school field trips, evening programs and other similar activities?

3) What is your area of expertise within your career and/or education with regard to historical museums, collections, education, history or historic preservation?

4) What would you hope to contribute to this commission?

5) Do you have a connection with Superior – current, recent or past?

6) Have you participated on any Historic Preservation boards or committees in the past?

ITEM NO. 7

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM:	**Consideration of an Ordinance of the Town Council of the Town of Superior Approving Annexation to the Town, Real property known as the Turnbull property, and zoning such property as Planned Development**
MEETING DATE:	**July 14, 2025**
PRESENTED BY:	**Matt Magley, Town Manager** **Renae Stavros, Planning and Building Director**
PRESENTED FOR:	**Action**

Item:	Turnbull Property (1599 S 76th Street) Annexation and Zoning Hearing (ANNX-2025-01 and PDA/ZDP-2025-01)
Applicant:	Guardian Storage Solutions – Kevin Cohen and Jim Brzostowicz
Existing Zoning:	Unincorporated Boulder County – Agricultural
Proposed Zoning:	Planned Development
Location:	1599 S 76th St – South of the existing Guardian Storage property
Request:	Consideration of an Ordinance of the Town Council to annex and zone Planned Development (PD) the Turnbull property.

VICINITY MAP:



Figure 1: Turnbull Property – 1599 S 76th Street

BACKGROUND:

The property at 1599 S 76th Street is located in unincorporated Boulder County *(see Figure 1)*. Historically, it was developed as a single-unit primary structure with a variety of accessory structures. The Marshall Fire event of December 30, 2021 destroyed all of the historic structures on the property. Subsequently, the applicant has the property under contract, and the owner has signed the Annexation Petition on their behalf, as the registered property owner.

The property, also known as the "Turnbull Property," is located south of the existing Guardian Storage property, north of Sagamore, and west of Costco and Target. The immediately adjacent land uses to this site are vacant agricultural land (Boulder County) and commercial retail. Also in the vicinity is the residential neighborhood of Sagamore to the south and a CDOT maintenance facility to the north, both of which are located within the Town boundary.

The application under consideration proposes to annex the 4.57-acre Turnbull Property into the Town and amend the Guardian Planned Development (PD) to include this currently vacant property *(See Figure 2)*. The current zoning designation of the property in unincorporated Boulder County is Agricultural. In accordance with the Town's Municipal Code, this application requires the property to be zoned. A subsequent review of the proposed PD is included in this application.



Figure 2: PD Zoning

Zoning on the lots immediately adjacent to the property includes PDs of Sagamore and Superior Marketplace to the south and east (respectively) and Boulder County Agricultural to the north and west. The CDOT facility further to the north is zoned Light Industry (I-L) (see *Figure 3*).



Figure 3: Zoning Map

A Quit Claim Deed relinquishing any Town ownership interest in the Turnbull property was approved by Town Council during the meeting of April 28, 2025. The surveyor hired by the applicant preparing the annexation application of the Turnbull property discovered relatively small discrepancies in the various surveys prepared over the years of the Sagamore

annexation/subdivision and the unannexed Turnbull property located directly to the north in unincorporated Boulder County. The Town annexed and platted the Sagamore subdivision in 1997 and relied on documents prepared by a licensed surveyor and a title company at that time. Staff, the applicant, and the County Surveyor all found that the northern property line of the platted Sagamore subdivision did not accurately reflect the property ownership, and approval of the Quit Claim Deed corrected this. The approval of the Quit Claim Deed was the appropriate preliminary step to address this area in question to make it clear that the Town should not be a party to this annexation and to provide assurance to the applicant when creating the annexation map and accompanying P D zoning documents.

The passage of a Resolution of Substantial Compliance by the Town Council was completed in a public hearing on May 12, 2025. This was the first step in processing the proposed Annexation. Town Council found that the Annexation Petition included necessary allegations and accompaniments under C.R.S. § 31-12-107(1).

APPLICATION SUMMARY & ANALYSIS:

Annexation

This application proposes to annex the Turnbull Property into the Town. Sec. 16-5-10, Sec. 16-5-30 and Sec. 16-5-40 of the Town's Municipal Code outline the requirements and dedications for Annexation into the Town. The Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq*. outlines the process for annexation and zoning of property in the Town by petition.

A Petition for Annexation was filed with the Town Clerk and referred to Town Council for a finding of Substantial Compliance. A Resolution of Substantial Compliance was approved by Town Council on May 12, 2025, and the Annexation and Zoning hearing was set for June 23, 2025. Annexation hearing notices were published in the newspaper for 4 successive weeks prior to this Hearing (5 total notices).

An Annexation Agreement outlining the Annexation requirements including zoning, Town fees, water right conveyance, road improvements, land dedication, easements, development, and vested rights of the property, was submitted in accordance with requirements of the Code and provided as an attachment to this memo. The Annexation Map defines the area that is proposed to be annexed into the town and includes a Note related to the property line clarification associated with the Quit Claim Deed.

Concurrent with the annexation petition, the Applicant submitted an application, pursuant to Sections 16-7-30(a) and 16-10-30 of the Superior Municipal Code, to zone the Property as Planned Development (PD) with a PD Plan.

Zoning – Planned Development

This application proposes to amend the Guardian Storage Solutions PD to incorporate additional land, structures, and uses.

According to the Project Narrative, the PD Amendment proposes to expand the current PD to include small business and personal flexible storage units on the lot to the south of its current

location. In addition to some traditional self-storage units for lease, this extension would provide 25-50, 1,000-2,000 SF flexible storage units that would be available for purchase and/or rent. Unit ownership provides the opportunity to avoid rent increases and build equity while enjoying the privacy and convenience of their own functional, private, non-residential condominium space. These units are intended to accommodate a variety of uses and users, including office, contracting, workshop, distribution services, and recreational. Outside storage will be prohibited. Amenities are to be determined through a future Final Development Plan application process, but may include:

- 14' to 20' wide overhead doors with opener, remotes and wireless keypads
- Insulated walls, ceilings and doors
- Climate controlled
- Utilities (individually metered water, gas and electricity)
- Private restrooms
- Custom floor finishes
- Mezzanine

Development Standards

The size and height regulations proposed for the expansion property are largely identical to those for the existing development (see *Figure 4*). The two exceptions are a 9' height increase on the eastern half of the lot to 39', and a 45' side yard setback to the south between Guardian Storage and the Sagamore neighborhood. Together with the 50' gas easement, this setback effectively creates a 95' buffer between the Guardian expansion area and Sagamore property boundary. No setback would exist between the original development and the expansion area.

AREA AND BULK STANDARDS		
STANDARD	PLANNING AREA 1	PLANNING AREA 2
MAXIMUM NUMBER OF STORIES	2	2
MAXIMUM BUILDING HEIGHT (FEET)	30	30/39*
MAXIMUM FLOOR AREA RATIO	1:1	1:1
YARD REQUIREMENTS (FEET)		
EAST (FRONT)	25	25
SOUTH (SIDE)	0	45
WEST (REAR)	15	15
NORTH (SIDE)	15	15
INTERNAL LOT LINE	0	0
LANDSCAPE BUFFER TO SAGAMORE NEIGHBORHOOD (FEET)**	N/A	20
OPEN SPACE (COMBINED PD)	15%	

*30 FEET IN WEST 1/2 OF PLANNING AREA, 39 FEET IN EAST HALF OF PLANNING AREA

**SEE LANDSACPE TABLE

Figure 4: Development Standards

Since the site design is still under development, the PD Amendment does not provide the exact number of parking spaces for the expansion, but indicates it will follow Town Code (16-24-10), which for industrial uses requires 1 space for every 500 sq. ft., or .75 spaces for every employee, whichever is greater. The Amendment specifies that non-dedicated spaces will be provided along the drive aisles. The original PD provides 27 parking spaces.

The PD Amendment also indicates that signage will observe the provisions of the Town Code (16-19-70), permitting one building sign and one freestanding or monument sign per street entrance.

Architecture and Site Design

The application does not provide architectural plans but stipulates that the architecture of the expansion will be considerate of the unique circumstances of the proposed uses while being consistent with that of the original development including, architectural features, materials, articulation, and color.

Provisionally, the expansion proposes to provide street access via a gated entrance off of 76th St, south of and separate from the existing Guardian Storage entrance located at 1555 S 76th Street.

Landscape

The PD Amendment indicates the number of plantings that will be provided in the expansion area (see *Figure 5* below). The ratios generally conform to the requirements of the Town Code for Industrial development (16-21-10) with the exception of lower tree density provided between this development and the Sagamore neighborhood—decreased from 1/15 LF to 1/40 LF. The reduced tree buffer was offered in response to Sagamore neighbors' concerns about obscuring their views to the north and west. In addition to the tree buffer, a non-combustible fence will be provided to help mitigate the impacts of this expansion on the Sagamore residents.

LANDSCAPE - PLANNING AREA 1
PER GUARDIAN STORAGE FINAL DEVELOPMENT PLANS AMENDMENTS #1 AND #2

LANDSCAPE - PLANNING AREA 2		
	TREES	SHRUBS
LANDSCAPE BUFFER TO SAGAMORE NEIGHBORHOOD*	1 / 40 LF	
FOUNDATON PLANTING	N/A	1/4 LF, EXCEPT AT BUILDING ENTRANCES OR OVERHEAD DOORS
OPEN SPACE LANDSCAPE REQUIREMENTS (DEVELOPED)	1/825 SF	1/100 SF
OPEN SPACE LANDSCAPE (NATURALIZED)	1/4000 SF	1/500 SF
STREET RIGHT OF WAY	1 / 40 LF	0
PARKING LOT ISLANDS LESS THAN 825 SF	1 EA	0
PARKING LOT ISLANDS LESS THAN 360 SF	0	1/30 SF

*A 6 FOOT TALL NON-COMBUSTIBLE OPAQUE FENCE IS REQUIRED IN ADDITION TO TREE PLANTINGS, WHERE DRIVE AISES FACE SOUTH

Permitted Uses

As described above, the PD would allow for light industrial, office, small scale commercial, and storage-type uses. The PD includes the following tables of permissible and proscribed uses (*Figure 5*):

ALLOWABLE USES
MINI STORAGE/SELF STORAGE
PROFESSIONAL & PERSONAL OFFICES
PERSONAL USES FOR SPORTS MOTOR ENTHUSIASTS & COLLECTORS
LIGHT MANUFACTURING & ASSEMBLY
MAKER SPACES
STUDIOS
SCIENTIFIC RESEARCH & DEVELOPMENT
SPECIALIZED AUTOMOTIVE USE
TRADES & WORKSHOPS
INDOOR RECREATION & SPECIALTY USES
INDOOR STORAGE & WAREHOUSING
SHOWROOMS & WHOLESALE INTEGRATION
EXPANDED LIGHT INDUSTRIAL USES
WHOLESALE TRADE & DISTRIBUTION
CREATIVE & DISPLAY USES
RETAIL SALES OF PRODUCTS DIRECTLY RELATED TO AN OTHERWISE PERMITTED USE FOR WHICH THE GROSS FLOOR AREA RELATED TO ON-SITE SALES IS 25% OR LESS OF THE GROSS FLOOR AREA OF THE PERMITTED USE

NOTE: ALL ALLOWED USES SHALL BE INDOORS

PROHIBITED USES
SALVAGE YARDS, JUNKYARDS
WELDING
VETERINARY CLINICS/HOSPITALS
KENNELS
SEXUALLY ORIENTED BUSINESSES
RESTAURANTS/COMMERCIAL KITCHENS
OUTDOOR STORAGE
OUTDOOR DISPLAY OF INVENTORY
AUTO REPAIR SHOPS
CANNABIS (CULTIVATION, SALES, DISTRIBUTION)
MANUFACTURING AND OTHERS USES THAT DO NOT ADHERE TO LOCAL NOISE, ENVIRONMENTAL, ODOR OR EMISSION STANDARDS

Figure 5: Allowed and Prohibited Uses

System Development

The PD Amendment proposes to access utilities that currently exist in the adjacent 76th St right-of-way. According to the Water and Sewer Demand Memo provided by the applicant, "Public domestic water mains are present in both 76th Street and within the existing Guardian Storage property. A new public main loop connection will be required to provide hydrant coverage and taps. There is an 8" reuse water main along the entire 76th Street frontage of the property." The new utility demands for the expansion are provided in the following table, estimated using the Town of Superior Standards and Specifications:

ESTIMATED UTILITY DEMANDS	
DOMESTIC WATER	7430 GALLONS PER DAY
SANITARY SEWER	4,530 GALLONS PER DAY
IRRIGATION	248,000 GALLONS PER MONTH (PEAK)

REFER TO UTILITY DEMAND MEMO. DEMANDS ARE BASED ON ACREAGE OF INDUSTRIAL LAND USE, PER TOWN STANDARDS.

With respect to improvements, the Water and Sewer Demand Memo indicates that the development will require "drive aisles and parking stalls, an extension of the existing detention pond, and the extension of water and sanitary services through the site."

Annexation & Zoning Analysis

For some time, the Town's 3-Mile plan has identified this property for eventual annexation. The 2012 Comprehensive Plan included this property, along with properties to the north (surrounding the annexed Guardian Storage property at 1555 S 76th Street), as an Opportunity Area, designating it for land uses such as light industrial, flex space, community-oriented uses, or medium-density residential uses. The proposed annexation will help fulfill this portion of the Town's goals related to annexation and development within this Opportunity Area. Furthermore, through this annexation, the Town continues to ensure a balanced mix of land uses that maintains and enhances Superior's identity as a diversified community – another goal of the Comprehensive Plan.

This property falls within the jurisdiction of HB24-1313: Housing in Transit-Oriented Communities, which, among other things, addresses measures to increase the affordability of housing in Transit-Oriented Communities. Superior was designated a Transit-Oriented Community, and the area defined for inclusion in the housing goal is any parcel within a ¼ mile of the Town's RTD Park N' Ride. Parcels with an Industrial Zoning Designation or parcels with an industrial use are considered exempt parcel characteristics when calculating the Housing Opportunity Goal. In other words, annexing this property and zoning it PD with the proposed uses outlined in the section(s) above, will not add housing units to the Town's Housing Opportunity Goal commitment.

The applicant, Guardian Storage, owns the property to the north, and has been offering storage solutions to the residential and business community in Superior since February 2012. The proposed expansion is specifically targeted at fulfilling an undersupplied and needed product in the market: small business and personal flexible storage units. The project aim is to provide flexible storage units to accommodate a business, office, contracting, workshop, or distribution services-based business. They may also be used for recreational storage.

A PD Amendment is a type of zoning amendment. Section 16-7-30 (b) defines the criteria for Rezoning and Zoning Amendments: "The Town shall consider whether the proposed rezoning furthers the goals and policies of the Comprehensive Plan, and any other appropriate approved plans. In particular, the Town shall consider whether the adoption of the proposed amendment or rezoning would necessitate a Comprehensive Plan amendment."

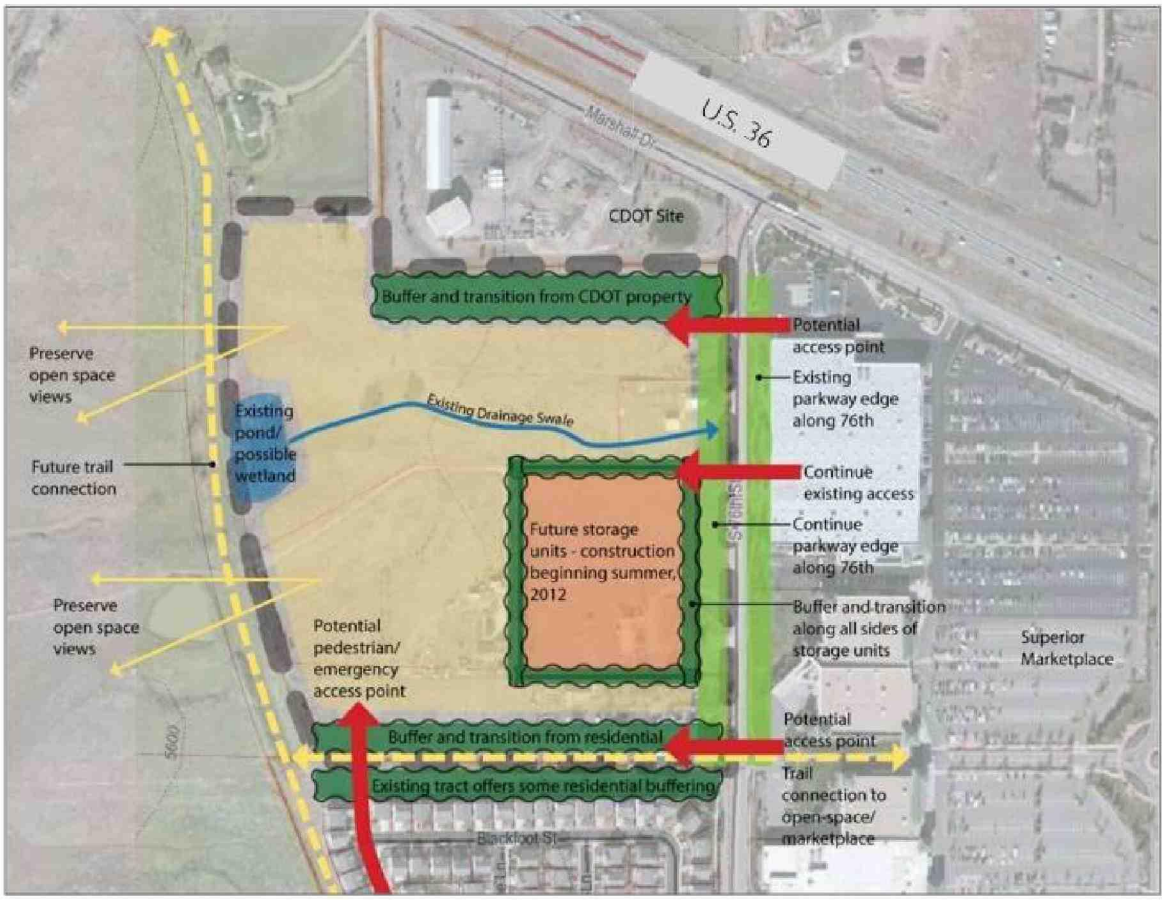
Staff finds that the application satisfies the Municipal Code criteria insofar as the PD Amendment furthers several goals and policies found in the Comprehensive Plan, including fulfilling the preferred land uses and implementing site design and landscaping that buffers it from the existing residential neighborhood and preserving open spaces views:

Policy 4.6.a: Opportunity Area 1 (76th Street Properties)

4.6.a(i): Preferred Land Uses: Preferred land uses for this site include *light industrial or flex space*. Potential community-oriented uses (e.g., ball fields) or medium-density residential uses may also be considered.

4.6.a(ii): Relationship to Adjacent Uses: Incorporate the site design considerations identified on Figure 4 below, as appropriate, to ensure future development provides sufficient vehicular and pedestrian connections to adjacent uses and is *compatible with the Sagamore neighborhood to the south*.

Figure 4: Site Design Considerations for Opportunity Area 1 (West of Superior Marketplace)



FISCAL IMPACT

The fiscal impact of the development will be assessed at the time of approval of the Final Development Plan.

PLANNING COMMISSION RECOMMENDATION:

At the June 17, 2025, Planning Commission meeting, a public hearing was held to consider a Resolution recommending approval of this application to the Town Council, Annexation of real property known as the Turnbull property, and zoning such property as Planned Development. Staff gave a presentation on the proposal, followed by a presentation by the Applicant. Following the presentations, commissioners asked questions related to the possible uses of "flex space" and the orientation of future buildings and drive aisles for the site. The applicant intends to provide a presentation slide reflecting a conceptual site plan for the Town Council hearing to help visualize what the future site might look like.

Following public comment, commissioners closed the public hearing and each discussed their opinions on the proposal.

The Planning Commission voted **5 – 0** recommending approval of the proposed Annexation and PD Zoning application to the Town Council.

STAFF RECOMMENDATION:
If the Town Council finds the application meets the criteria for Annexation and zoning Planned Development, staff has included an Ordinance approving annexing to the Town the real property known as Turnbull, zoning such property as Planned Development (PD) and approving the associated Annexation Agreement.

ATTACHMENTS:

- Ordinance
- PC Resolution
- Quit Claim Deed
- Resolution of Substantial Compliance
- Narrative
- Annexation Agreement
- Annexation Map
- Guardian PD
- Trip Generation Memo
- Utility Memo

TOWN OF SUPERIOR
ORDINANCE NO. O-13
SERIES 2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR ANNEXING TO THE TOWN THE REAL PROPERTY KNOWN AS TURNBULL, ZONING SUCH PROPERTY AS PLANNED DEVELOPMENT (PD) AND APPROVING THE ASSOCIATED ANNEXATION AGREEMENT

WHEREAS, a petition for annexation was filed with the Town requesting the annexation to the Town of certain unincorporated territory located in Boulder County and described in **Exhibit A,** attached hereto and incorporated herein by this reference, also known as Turnbull (the "Property");

WHEREAS, by resolution adopted on May 12, 2025, the Town Council found the petition to be in substantial compliance with C.R.S. § 31-12-107(1);

WHEREAS, on June 23, 2025, the Town Council conducted a properly-noticed public hearing and adopted a resolution finding that the applicable provisions of § 30 of Article II of the Colorado Constitution and C.R.S. §§ 31-12-104 and -105 have been met and the Property is eligible for annexation to the Town;

WHEREAS, the Town Council finds that it is desirable and necessary that the Property be annexed to the Town;

WHEREAS, the Town and the Property owner wish to establish the terms and conditions to be imposed on the Property as part of this annexation by execution of an annexation agreement;

WHEREAS, concurrent with the annexation petition, the Applicant submitted an application, pursuant to Sections 16-7-30(a) and 16-10-30 of the Superior Municipal Code (the "Code"), to zone the Property as Planned Development (PD) with a PD Plan (the "Application");

WHEREAS, Sections 16-7-30(a) and 16-10-30(c) of the Code require a public hearing regarding the Application before the Planning Commission and recommendation by the Planning Commission to the Town Council;

WHEREAS, on June 17, 2025, the Planning Commission held a properly-noticed public hearing on the Application and recommended approval;

WHEREAS, Sections 16-7-30(a) and 16-10-30(c) of the Code also require a public hearing by the Town Council prior to approval of the Application; and

WHEREAS, on July 14, 2025, the Town Council held a properly-noticed public hearing on the Application.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO:

Section 1. Annexation.

a. Following completion of the filings required by Section 2 hereof, the Property is hereby annexed to the Town. For purposes of general taxation, the annexation of the Property shall become effective on January 1st of the next succeeding year following the passage of this Ordinance.

b. Filings. The Town Clerk shall file for recording 3 certified copies of this Ordinance and 3 copies of the Annexation Map with the Boulder County Clerk and Recorder, and shall keep one copy of the Annexation Map and the original of this Ordinance in the Town Clerk's office. Upon filing with the Boulder County Clerk and Recorder, the Town Clerk shall request that the Boulder County Clerk and Recorder file one certified copy of this Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs and the same with the Colorado Department of Revenue.

Section 2. Zoning.

a. Upon consideration of the proposed Application and supporting documentation, hearing the statements of Town staff and the public, and giving due consideration to the matter, the Town Council finds and determines that the Application meets the criteria set forth in Sections 16-7-30 and 16-10-20 of the Code.

b. Based on the foregoing, the Property is hereby zoned as Planned Development (PD), and the PD Plan is approved. The Town's zoning map shall be updated accordingly.

Section 3. Annexation Agreement. The Annexation Agreement is hereby approved in substantially the form attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Annexation Agreement on behalf of the Town.

Section 4. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or part or parts be declared unconstitutional or invalid.

Section 5. Safety. This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

Section 6. Effective Date. This Ordinance shall take effect 10 days after publication following adoption.

INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this 14 day of July, 2025.

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT A
Legal Description

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P M., COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13 TO BEAR S00"12'27"E, A DISTANCE OF 2708.37 FEET BETWEEN A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "CIVIL ARTS DREXEL 2007 PLS 25379" AT THE CENTER QUARTER CORNER AND A FOUND #6 REBAR
WITH 2-1/2" ALUMINUM CAP (ILLEGIBLE) AT THE SOUTH QUARTER CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 13; THENCE N88"32'42"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 25.01 FEET TO A POINT ON THE EAST LINE OF THE PARCEL DESCRIBED IN REC. NO. 3742838 AND THE WESTERLY RIGHT
OF WAY LINE OF 76TH STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, N88"32'42"W, A DISTANCE OF 914.02 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AN ABANDONED RAILROAD; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF AN ABANDONED RAILROAD N21'22'19"W, A DISTANCE OF 178.98 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN REC. NO. 3742838; THENCE ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN REC. NO.
3742838 N88"54'01"E, A DISTANCE OF 978.37 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 76TH STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S00'12'27"E, A DISTANCE OF 208.67 **FEET,** MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 177,455 SQUARE FEET OR 4.07 ACRES, MORE OR **LESS.**

TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-4
SERIES 2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL REGARDING ANNEXATION TO THE TOWN THE REAL PROPERTY KNOWN AS TURNBULL AND ZONING SUCH PROPERTY AS PLANNED DEVELOPMENT (PD)

WHEREAS, a petition for annexation (the "Petition") was filed with the Town of Superior (the "Town") requesting the annexation to the Town of certain unincorporated territory located in Boulder County, and described in **Exhibit A** and shown on the Annexation Map in **Exhibit B** attached hereto and incorporated herein by this reference, also known as Turnbull (the "Property");

WHEREAS, by resolution adopted on May 12, 2025, the Town Council found the Petition to be in substantial compliance with C.R.S. § 31-12-107(1);

WHEREAS, the specific requirements for the Planning Commission's review of a proposed annexation are set forth in Section 16-5-20 of the Superior Municipal Code (the "Code");

WHEREAS, on June 17, 2025, the Planning Commission held a properly-noticed public hearing on the Petition;

WHEREAS, concurrent with the annexation petition, the Applicant submitted an application, pursuant to Sections 16-7-30(a) and 16-10-30 of the Code, to rezone the Property as Planned Development (PD) with a PD Plan (the "Application");

WHEREAS, the specific requirements for rezoning are set forth in Sections 16-7-10 through 16-7-40 of the Code; and

WHEREAS, on June 17, 2025, the Planning Commission held a properly-noticed public hearing on the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Planning Commission hereby finds that the Petition meets all applicable requirements of the Code and recommends that the Town Council approve the Petition.

Section 2. The Planning Commission hereby finds that the Application meets all applicable requirements of the Code and recommends that the Town Council approve the Application.

Section 3. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

5 "yes" votes

0 "no" votes

ADOPTED this 17th day of June, 2025.

David J. Harper

David Harper, Chair

ATTEST:

Shannon Dujardin, Town Clerk

THE TOWN OF SUPERIOR SEAL COLORADO

04090012 06/03/2025 03:25 PM
RF: $18.00 DF: Page 1 of 2
Electronically recorded in Boulder County Colorado. Recorded as received.

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 28 day of April, 2025, by and between the Town of Superior, a Colorado municipal corporation with an address of 124 East Coal Creek Drive, Superior, CO 80027 (the "Grantor") and Joseph Turnbull, an individual landowner with an address of P.O. Box 682, Jal, New Mexico, 88252 (the "Grantee").

Witness that the Grantor, for and in consideration of the sum of $10.00, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and Quitclaim unto the Grantee, its successors, and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the Town of Superior, County of Boulder and State of Colorado, described as follows:

See **Exhibit A** attached hereto and incorporated herein by this reference.

Subject to all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

To have and hold the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on this 28 day of April, 2025.

TOWN OF SUPERIOR, COLORADO

Mark Lacis, Mayor

THE TOWN OF SUPERIOR SEAL COLORADO

ATTEST:

Shannon Pujardin, Town Clerk

EXHIBIT A
Legal Description

THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOULDER COUNTY, COLORADO, WHICH BEGINS AT THE SE CORNER OF SAID SE 1/4 SW 1/4 (THE SOUTH 1/4 CORNER OF SAID SECTION 13); THENCE WEST ALONG THE SOUTH LINE OF SAID SE 1/4 SW 1/4, A DISTANCE OF 930.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AN ABANDONED RAILROAD; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID ABANDONED RAILROAD A DISTANCE OF 225.80 FEET, MORE OR LESS, TO A POINT WHICH LIES 210.00 FEET NORTH OF THE SOUTH LINE OF SAID SE 1/4 OF THE SW 1/4; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4 SW 1/4, A DISTANCE OF 1013.00 FEET TO A POINT ON THE EAST LINE OF SAID SE 1/4 SW 1/4 OF SECTION 13; THENCE SOUTH ALONG THE EAST LINE OF SAID SE 1/4 SW 1/4 A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE EAST 25.00 FEET THEREOF, IN USE AS A PUBLIC WAY, COUNTY OF BOULDER, STATE OF COLORADO.

TOWN OF SUPERIOR
RESOLUTION NO. R-30
SERIES 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR ACCEPTING A PETITION FOR ANNEXATION OF A PARCEL OF LAND LOCATED IN UNINCORPORATED BOULDER COUNTY AND SETTING A PUBLIC HEARING ON THE ANNEXATION (TURNBULL)

WHEREAS, Joseph Turnbull, as the owner of unincorporated land comprising more than 50% of the area proposed for annexation pursuant to C.R.S. § 31-12-107, has filed a petition for annexation of such land to the Town (the "Petition"), which land is more particularly described in Exhibit A of the Petition;

WHEREAS, pursuant to C.R.S. § 31-12-108, the Town may accept the Petition if complete and in substantial compliance with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*, and the Town Council shall then establish a date, time, and place for a public hearing to consider the annexation;

WHEREAS, Article V of Chapter 16 of the Superior Municipal Code (the "Code") establishes supplemental requirements for annexations, including without limitation additional submittal requirements and required dedications; and

WHEREAS, the Town Council, at its regular meeting on May 12, 2025, reviewed the Petition and various documents submitted in support of the Petition.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Petition is hereby accepted and found to be in substantial compliance with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*, and the Code.

Section 2. A public hearing is scheduled for 7:00 p.m. on Monday, June 23, 2025, at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado 80027, to determine if the proposed annexation complies with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*, and Article II, § 30 of the Colorado Constitution, as amended.

Section 3. Any person living within the area proposed to be annexed, any landowner of lands thereof, any resident of the Town, any municipality located within one mile of the proposed annexation, or the Board of County Commissioners of Boulder County

may appear at such hearing and present evidence upon any matter to be determined by the Town Council.

ADOPTED this 12 day of MAY, 2025.

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk

THE TOWN OF SUPERIOR SEAL COLORADO

Project Description

Overview

The proposed Planned Development (PD) amendment includes the existing Guardian Storage PD property at 1555 S 76th Street and expands the PD boundary to include the adjacent 4.57 acres at 1599 S 76th Street. The PD's allowed uses include traditional self storage as well as personal flex storage units for purchase or lease.

The PD will establish the zoning for property including allowed uses, prohibited uses, architectural requirements, setback requirements, height restrictions and landscaping requirements. Should the PD be approved, the applicant shall proceed with a Final Development Plan (FDP), which will include a site plan, architectural renderings, drainage and utility plans, parking and traffic, among others. The FDP will be subject to the Town Board's approval.

The existing Guardian Storage property located at 1555 S 76th Street has been offering state of the art storage solutions to the residential and business community since Superior February 2012, including climate controlled, interior non climate controlled and drive up self storage. Amenities at the Guardian Storage include electronically secured computerized gate access, individual door alarms, extensive video surveillance, access to interior units via automated secured sliding doors with security keypads, covered loading, a 4' loading dock and moving carts at each entrance for tenants to use to transport their items to their storage units.

Guardian Storage has been named the Independent Business of the Year in 2014 and Business of the Year in 2019 by the Superior Chamber of Commerce for its involvement in the community at large, and the local business community in particular. In addition to traditional self storage, the proposed expansion is specifically targeted at fulfilling an undersupplied and needed product in the market: small business and personal flexible storage units. Unlike traditional storage options, these units may be owned, allowing owners to avoid rent increases and build equity while enjoying the privacy and convenience of their own functional, private, non-residential condominium space.

Boulder County has seen a surge in multifamily development in the last decade, particularly in locations that have previously been zoned to allow flexible storage space. This has left the small independent business owner and personal user with limited and expensive options for a place where they can store their inventory/tools, manage their business from or store recreational items. The proposed Project aim is to provide large, flexible storage units, ranging in size from approximately 1,000-2,000 SF. It is currently anticipated that the Project will consist of approximately 35-50 flex storage units, plus some traditional self storage drive-up climate controlled units for lease.

The flexible storage units are intended to accommodate a business, office, contracting, workshop, or distribution services-based business. They may also be used for the recreational user to store the largest of motor coaches or house a classic car collection. Outside storage will be prohibited.

Amenities are to be determined but may include:

- 14’ to 20’ wide overhead doors with opener, remotes and wireless keypads
- Insulated walls, ceilings and doors
- Climate Controlled
- Utilities (individually metered water, gas and electricity)
- Private Restrooms
- Custom Floor Finishes
- Mezzanine

There are currently utilities within the adjacent 76th Street and thus the Project will not place an undue burden on the Town’s infrastructure. The Project will likely be accessed via a gated entrance off of 76th Street, south of and separate from the existing Guardian Storage entrance located at 1555 S 76th Street.

Neighborhood Communication

In September 2024, Guardian Storage sent out letters to all the registered owners of the households along Blackfoot Street, the northern most street of Sagamore that sits adjacent to the proposed Project. The letter stated that Guadian Storage is considering an expansion of its current offering and “would welcome any thoughts, concerns and feedback” concerning it.

The following is a summary of the primary concerns communicated by the Blackfoot neighbors, as well as Guardian’s response to each:

1. **Setback and Proximity of the Project to Existing Homes.** Light industrial requires a setback on the south property line of 20’. In an effort to get the project as far away from the property line as possible while still having a feasible site plan, Guardian Storage worked through multiple sketch site plans. Ultimately, a 45’ required setback is specified on the PD, 25’ in excess of what the IL zoning requires.

2. **Height and Loss of Views to the West.** Light industrial has a maximum height of 60’. The PD has a maximum height of 39’ on the eastern half of the property and 30’ on the west. The lower building height on the west side is an effort to maintain views to whatever extent possible.

3. **Vehicle Headlights Facing Directly South.** The IL zoning has nothing in it to address this specific concern. In order to address it, a note was added to the PD below the Landscape chart that specifies “A 6’ tall opaque fence is required in addition to tree plantings, where drive aisles face south”.

4. **Flex Space Uses Incompatible with Neighborhood.** The PD includes a table of allowed and prohibited uses. All allowed uses will be required to be done inside the buildings. Prohibited used are consistent with IL zoning and include the following:

    - Salvage Yards, Junkyards
    - Welding
    - Veterinary Clinics/Hospitals
    - Kennels
    - Sexually Oriented Businesses
    - Restaurants/Commercial Kitchens

- Outdoor Storage
- Outdoor Display of Inventory
- Auto Repair Shops
- Cannabis (cultivation, sales, distribution)
- Manufacturing and others uses that do not adhere to local noise, environmental, odor or emission standards

Flex Space Allowed Uses

Allowed uses in the PD are as followed (use in bold, followed by sub bullets with examples of each use):

- **Mini Storage/Self Storage**
  - Traditional self storage consistent with the Guardian Storage property at 1555 S 76th Street.

- **Professional & Personal Offices**
  - Small-scale offices for service providers, such as consultants, architects, accountants, or designers and service-based business, as a primary of secondary use within the space.
  - Includes optional on-site storage for supplies and or equipment as an ancillary use (i.e. an architect storing blueprints or models).

- **Personal Uses for Sports Motor Enthusiasts & Collectors**
  - Indoor vehicle storage and display for collectible or specialty vehicles, such as sports cars, vintage automobiles, motorcycles and recreational vehicles.
  - Personal hobby spaces or multipurpose spaces for hobbies or personal entertainment like lounges or media rooms.

- **Light Manufacturing & Assembly**
  - Assembly of consumer goods, such as custom electronics, furniture or equipment.
  - Operations would be limited to those with minimal noise, odor, or emissions, fully enclosed within the unit.

- **Maker Spaces**
  - Studio spaces for artisans, craftsmen or boutique manufacturers creating products like pottery, jewelry or printed materials.
  - Collaborative workspaces for small-scale custom production (i.e. woodworking, 3D printing or CNC machines).
- **Studios**
  - Art studios for painting, sculpture or photography with optional gallery space.
  - Recording, pod casting or content creation studios.

- **Scientific Research & Development**
  - Labs for product testing, prototype development or research in fields like electronics or materials science.
  - Examples: A small team working on solar panel innovations or testing eco-friendly materials.

- **Specialized Automotive Use**
  - Limited automotive uses such as vehicle detailing, wrap installations or aftermarket parts customization.

- **Trades & Workshops**
  - Workshops for trades like plumbing, electrical or HVAC services, where small-scale assembly or storage of tools/materials is required.
  - Example: A contractor using the space for prefabricating components for installation at a job site

- **Indoor Recreation and Specialty Uses**
  - Fitness studios for personal / private training, yoga or martial arts with small class sizes appropriate to the unit size.
  - Personalized services, such as physical therapy, training or professional instruction.
    - NOTE: larger uses (i.e. gym) requiring a larger volume of parking would NOT be permitted.

- **Indoor Storage**
  - Storage of inventory or equipment for small businesses (i.e. e-commerce retailers or tradespeople).
  - Stand-alone logistics operations focused on last-mile delivery or product distribution.
  - Storage of personal collections, collectibles and vehicles.

- **Showrooms and Wholesale Integration**
  - Display areas for businesses showcasing products materials or specialty goods.
  - Wholesale and e-tail sales permitted only as a secondary component to another approved use.

- **Miscellaneous Light Industrial Uses**
  - Boutique, small-scale manufacturing of all types, which adhere to local noise and environmental standards.
  - Example: packaging and labeling services for e-commerce businesses, and specialized or advanced fabrication or assembly for a finished good.

- **Wholesale Trade and Distribution**
  - Distribution hubs for specialized products such as medical supplies, electronics or artisan goods.
  - Wholesale operations with limited customer traffic and predominantly outbound shipments.

- **Creative and Display Uses**
  - Small, boutique showrooms for interior and exterior building materials, high-end tools, industrial equipment or similar products.
  - Demonstration areas for industrial machinery or prototype testing.

- **Retail Sales of Products Directly Related to Allowed Use (<25% Gross Floor Area)**

- **Subsequent Land Use Applications**

  If this annexation and PD are approved, a Final Development Plan (FDP) will be issued in the future. The FDP will include specific proposed uses, building architecture, a traffic and utility study, and detailed landscape, lighting, and engineering plans.

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (the "Agreement") is made and entered into this 23 day of June, 2025 (the "Effective Date") by and between the Town of Superior, a Colorado municipality with an address of 124 East Coal Creek Drive, Superior, Colorado 80027 (the "Town"), and Joseph Henry Turnbull, an individual with an address of 1599 South 76th Street ("Owner") (each a "Party" and collectively the "Parties").

WHEREAS, Owner is the owner of certain real property located in unincorporated Boulder County and more particularly described in **Exhibit A,** attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, Owner desires to have the Property annexed to the Town; and

WHEREAS, the Town wishes to annex the Property into the Town upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals, mutual covenants, and promises set forth below, the receipt and sufficiency of which are mutually acknowledged, the Parties hereby agree as follows:

1. Annexation. The annexation of the Property shall be in accordance with the Colorado Municipal Annexation Act of 1965, as amended.

2. Purpose. The purpose of this Agreement is to set forth the terms, conditions, and fees to be paid by Owner upon annexation and initial development of the Property. Unless otherwise expressly provided to the contrary herein, all conditions contained herein are in addition to any and all requirements of the Superior Municipal Code, as amended, and other applicable law.

3. Zoning. Owner hereby consents to the zoning of the Property as PD (Planned Development). Owner is entering into this Agreement and is undertaking the obligations imposed upon Owner herein in reliance upon the Town's adoption of an ordinance annexing the Property into the Town and zoning the Property as provided in this Paragraph. Performance of Owner's obligations hereunder is expressly conditioned upon the Town's adoption of the ordinance described in this Paragraph. If the Town fails to adopt the ordinance described in this Paragraph, then the petition for annexation will be deemed withdrawn and the annexation process will be terminated.

4. Town Fees. Owner hereby agrees to pay the Town the actual cost plus 15% to defray the administrative and review expenses of the Town, and for engineering, surveying, and legal services rendered in connection with the review of the annexation of the Property, which costs shall be determined by the Town Manager and shall be due upon the Town's approval of the final development plan (the "FDP") for the Property. In addition, Owner shall reimburse the Town for the actual cost of making corrections or additions to the official Town Map, including the actual fee for recording such map, if necessary, and accompanying documents with the County Clerk and Recorder. Owner further agrees to pay all impact fees as established by Town ordinance upon the Town's approval of the FDP for the Property. The Town may withhold any plat approval or

withhold the issuance of any permits for construction or occupancy for failure to pay the Town fees as provided herein. All fees recited in this Agreement shall be subject to amendment by the Town Council of the Town (the "Town Council") by ordinance. Any amendment to the fees shall be incorporated into this Agreement as if originally set forth herein.

5. Northern Colorado Water Conservancy District. Upon annexation, the Town shall transmit to the Northern Colorado Water Conservancy District ("NCWCD") a certified copy of the Town's annexation ordinance for the Property. Prior to the Town causing water service to be provided to any portion of the Property, Owner shall include the Property in the Northern Colorado Water Conservancy District and Municipal Subdistrict.

6. Road Improvements. Owner shall design and construct, at its sole cost and expense, improvements to 76th Street in accordance with the FDP, the associated development agreement, and the Town's current standards and specifications (the "Improvements"). The Improvements shall be conveyed to the Town upon acceptance by the Town Engineer.

7. Easements. Owner agrees to acquire at its own expense, and to dedicate to the Town at the time of FDP approval, all utility easements within the Property necessary to provide for the location of water and wastewater distribution, collection and transmission lines and related facilities.

8. Permitted Development. Owner shall develop the Property in accordance with this Agreement, Town ordinances and regulation, and applicable state and federal laws and regulations. The Town shall allow and permit the development of the Property upon submission of proper application and payment of fees imposed by Town ordinances and regulations.

9. Vested Rights. Upon annexation, Owner waives any prior vested property rights that may have been acquired in Boulder County, and acknowledges that this Agreement creates no new vested rights.

10. Remedies. Owner's remedies against the Town for the Town's breach of this Agreement are limited to breach of contract claims. The Town's remedies under this Agreement include without limitation the following:

a. The refusal to issue any building permit or certificate of occupancy.

b. The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party.

c. A demand that the security given for the completion of the public improvements be paid or honored.

d. Any other remedy available at law.

11. Disconnection. The Town acknowledges that the purpose of the annexation herein is for a third party to develop the Property, and if the Property is not conveyed by Owner to a third party, the Town's purpose of the annexation will be lost. Therefore, if the annexation of the Property is

completed, but title to the Property remains with Owner rather than being transferred to another party, Owner shall have the right to file a petition for disconnection pursuant to C.R.S. § 31-12-501, *et seq.* While not limiting its authority under C.R.S. § 31-12-501(3), to make a determination at the time of a disconnection application, if title to the Property remains with Owner rather than being transferred to another party, the Town anticipates the best interests of the Town will not be prejudiced by the disconnection.

12. Authority of the Town. Nothing in this Agreement shall constitute or be interpreted as a repeal of existing codes or ordinances, or as a waiver or abrogation of the Town's legislative, governmental, or police powers to promote and protect the health, safety and general welfare of the Town or its inhabitants.

a. Owner acknowledges that the annexation and subsequent zoning of the Property is subject to the legislative discretion of the Town Council. No assurances of annexation or zoning have been made or relied upon by Owner.

b. If the Town Council, in the exercise of its legislative discretion, does not take any action with respect to the Property herein contemplated, then the sole and exclusive remedy for the breach hereof, accompanied by the exercise of such discretion, shall be the withdrawal of the petition for annexation by Owner, or disconnection from the Town in accordance with state law, as may be appropriate.

13. Indemnification. Owner agrees to indemnify and hold harmless the Town and the Town's officers, employees, agents, and contractors, from and against all liability, claims, and demands, including attorney's fees and court costs, which arise out of or are in any manner connected with the annexation of the Property, or with any other annexation or other action determined necessary or desirable by the Town in order to effectuate the annexation of the Property, or which are in any manner connected with the Town's enforcement of this Agreement. Owner further agrees to investigate, handle, respond to, and provide defense for and defend against, or at the Town's option, to pay the attorney's fees for defense counsel of the Town's choice for any such liability, claims, or demands.

14. Recordation. This Agreement shall be recorded with the Clerk and Recorder of Boulder County, Colorado, and shall run with the land, and shall be binding upon and shall inure to the benefit of the heirs, successors and permitted assigns of the parties hereto.

15. Miscellaneous

a. *Governing Law and Venue.* This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Boulder County, Colorado.

b. *No Waiver.* Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligation of this Agreement.

c. *Integration*. This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

d. *Third Parties*. There are no intended third-party beneficiaries to this Agreement.

e. *Notice*. Any notice under this Agreement shall be in writing and shall be deemed sufficient when directly presented or sent pre-paid, first-class U.S. Mail to the Party at the address set forth on the first page of this Agreement. Any Party (and its successors and assigns) shall have the right to modify its address for receipt of notices upon providing written notice of such change to the other Parties.

f. *Severability*. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

g. *Modification*. This Agreement may only be modified upon written agreement of the Parties.

h. *Successors and Assigns; Assignment*. This Agreement shall run with the land and inure to the benefit of and be binding upon the successors and assigns of the Parties. The Town acknowledges that, following annexation, the Property is intended to be conveyed to a successor in interest to Owner, and, once that conveyance occurs, the Town acknowledges that Owner shall have no further obligations under this Agreement and that the successor in interest shall be bound by all terms of this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

TOWN OF SUPERIOR, COLORADO:

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

OWNER:

By: Joseph H Turnbull
Joseph Henry Turnbull

STATE OF ~~COLORADO~~ New Mexico)
) ss.
COUNTY OF Lea)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 23rd day of June, 2025, by Joseph Henry Turnbull.

My commission expires: 11/27/2027

(S E A L)

Catherine Gibbs
Notary Public

State of New Mexico
Notary Public
CATHERINE GIBBS
Commission # 2001398
Expires: November 27, 2027

EXHIBIT A
Legal Description

THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOULDER COUNTY, COLORADO, WHICH BEGINS AT THE SE CORNER OF SAID SE 1/4 SW 1/4 (THE SOUTH 1/4 CORNER OF SAID SECTION 13); THENCE WEST ALONG THE SOUTH LINE OF SAID SE 1/4 SW 1/4, A DISTANCE OF 930.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AN ABANDONED RAILROAD; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID ABANDONED RAILROAD A DISTANCE OF 225.80 FEET, MORE OR LESS, TO A POINT WHICH LIES 210.00 FEET NORTH OF THE SOUTH LINE OF SAID SE 1/4 OF THE SW 1/4; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4 SW 1/4, A DISTANCE OF 1013.00 FEET TO A POINT ON THE EAST LINE OF SAID SE 1/4 SW 1/4 OF SECTION 13; THENCE SOUTH ALONG THE EAST LINE OF SAID SE 1/4 SW 1/4 A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE EAST 25.00 FEET THEREOF, IN USE AS A PUBLIC WAY, COUNTY OF BOULDER, STATE OF COLORADO.

ANNEXATION MAP

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

ANNEXATION LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13 TO BEAR S00°12'27"E, A DISTANCE OF 2708.37 FEET BETWEEN A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "CIVIL ARTS DREXEL 2007 PLS 25379" AT THE CENTER QUARTER CORNER AND A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP (ILLEGIBLE) AT THE SOUTH QUARTER CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 13; THENCE N88°32'42"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 25.01 FEET TO A POINT ON THE EAST LINE OF THE PARCEL DESCRIBED IN REC. NO. 3742838 AND THE WESTERLY RIGHT OF WAY LINE OF 76TH STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, N88°32'42"W, A DISTANCE OF 914.02 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AN ABANDONED RAILROAD; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF AN ABANDONED RAILROAD N21°22'19"W, A DISTANCE OF 178.98 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN REC. NO. 3742838; THENCE ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN REC. NO. 3742838 N88°54'01"E, A DISTANCE OF 978.37 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 76TH STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S00°12'27"E, A DISTANCE OF 208.67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 177,455 SQUARE FEET OR 4.07 ACRES, MORE OR LESS.

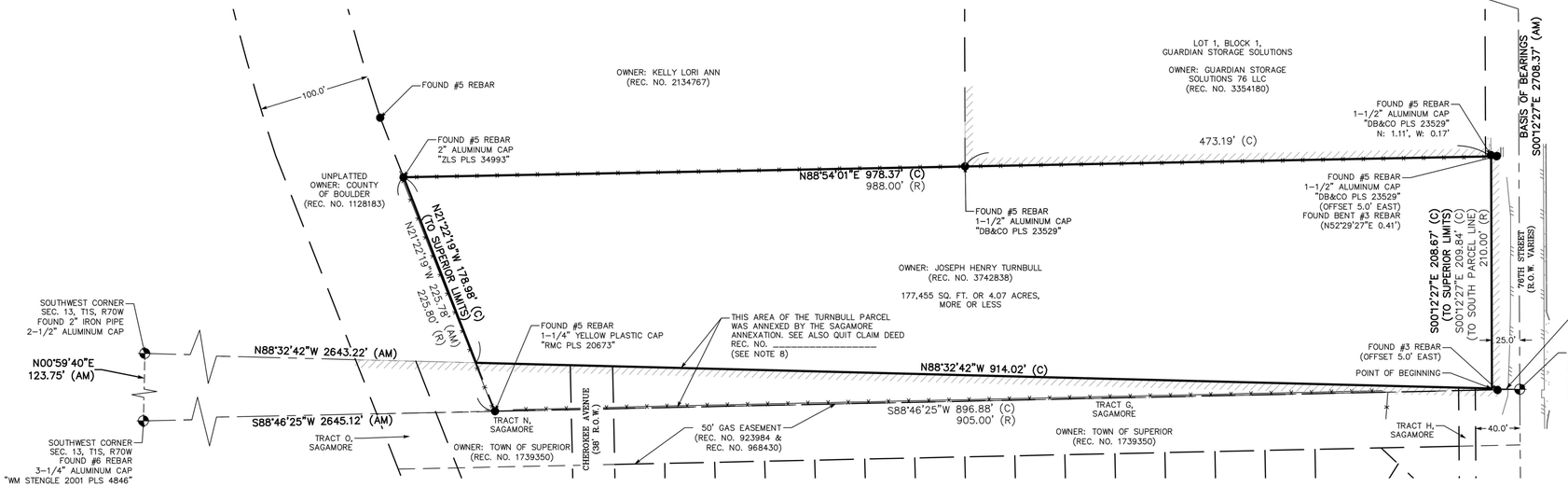
CONTIGUITY TABLE

TOTAL PERIMETER = 2,280.04 FEET
1/6 TOTAL PERIMETER = 380.01 FEET
CONTIGUOUS PERIMETER = 1,595.88 FEET

TOTAL AREA = 177,455 SQ. FT. OR 4.07 ACRES, MORE OR LESS



Vicinity Map
NOT TO SCALE



NOTES

1. LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABZ70845227-2, DATED NOVEMBER 07, 2024 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS ANNEXATION MAP IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
4. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
5. DATES OF FIELDWORK: FEBRUARY 19, 2025
6. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF S00°12'27"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, BETWEEN A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "CIVIL ARTS DREXEL 2007 PLS 25379" AT THE CENTER QUARTER CORNER OF SECTION 13 AND A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP (ILLEGIBLE) AT THE SOUTH QUARTER CORNER OF SECTION 13 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
7. THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS ANNEXATION MAP IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVIONS OF LAND IN VIOLATION OF STATE STATUTE.
8. SEE DEPOSITED SURVEY LS-24-0090 FOR NARRATIVE OF HISTORIC PARCEL LINE ISSUES IN THIS AREA.

Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (R) AS PER RECORD INFORMATION
- CONCRETE
- EDGE OF ASPHALT
- FENCE
- TOWN OF SUPERIOR LIMITS

BOUNDARY CLOSURE REPORT

COURSE: N88°32'42"W	LENGTH: 914.02'
COURSE: N21°22'19"W	LENGTH: 178.98'
COURSE: N88°54'01"E	LENGTH: 978.37'
COURSE: S00°12'27"E	LENGTH: 208.67'
PERIMETER: 2,280.04'	AREA: 177,455 SQ. FT.
ERROR CLOSURE: 0.01'	COURSE: S20°35'51"W
ERROR NORTH: -0.010'	EAST: -0.004'
PRECISION 1: 228004	

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

PLANNING COMMISSION CERTIFICATE

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20__

BY THE TOWN OF SUPERIOR PLANNING COMMISSION,

RESOLUTION NO. PC_____SERIES 20__.

CERTIFICATE OF ANNEXATION/OWNERSHIP

WE CERTIFY THAT JOSEPH HENRY TURNBULL, IS THE OWNER OF THE PROPERTY, AND CONSENTS TO THE ABOVE ANNEXATION.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20__.

BY _____, OWNER.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ BY _____ AS MAYOR OF THE TOWN OF SUPERIOR, A MUNICIPAL CORPORATION.
MY COMMISSION EXPIRES _____.

_____
NOTARY PUBLIC

TOWN CLERK'S CERTIFICATE

STATE OF COLORADO)
) SS.
TOWN OF SUPERIOR)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____O'CLOCK, _____ 20__, AND IS DULY RECORDED.

_____
TOWN CLERK

TOWN COUNCIL CERTIFICATE

APPROVED BY THE TOWN COUNCIL 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:

_____ _____
TOWN CLERK

_____ _____
MAYOR

Surveyor's Certificate

I, JESS J. KUNTZ, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT NOT LESS THAN ONE-SIXTH (1/6) OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF SUPERIOR, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THIS ANNEXATION PLAT SUBSTANTIALLY COMPLIES WITH THE COLORADO REVISED STATUES AND THE TOWN OF SUPERIOR, COLORADO CODES APPERTAINING THERETO. THIS ANNEXATION MAP WAS MADE BY ME OR UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THIS IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JESS J. KUNTZ
COLORADO P.L.S. #38409
VICE PRESIDENT, FLATIRONS, INC.

REVISION	DATE
1 UPDATED PER TOWN COMMENTS	05/30/2025 JK

ANNEXATION MAP

COPYRIGHT 2025 FLATIRONS, INC.

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
3825 IRIS AVE, SUITE 365 BOULDER, CO 80301 (303) 443-7001
655 FOURTH AVE LONGMONT, CO 80501 (303) 776-1733
7000 N. BROADWAY, SUITE 209 DENVER, CO 80221 (303) 936-6997

DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
WILL HAVE STAMP
AND SIGNATURE
(SEAL)

JOB NUMBER:	25-82,032
DATE:	05-30-2025
DRAWN BY:	M. ROBAK
CHECKED BY:	JJK/JZG

SHEET 1 OF 1

BY:ADMIN FILE:82032 PLAT REV4 C24.DWG DATE:5/30/2025 1:43 PM

PLANNED DEVELOPMENT AMENDMENT

GUARDIAN STORAGE SOLUTIONS

TOWN OF SUPERIOR

LOTS 1 AND 2, BLOCK 1, GUARDIAN STORAGE SOLUTIONS SUBDIVISION REPLAT NO.1

LOCATED IN THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 13, T1S, R69W OF THE 6TH P.M.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

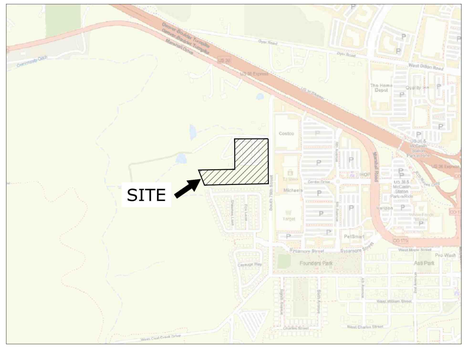
CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13 TO BEAR S00°12'27"E, A DISTANCE OF 2708.37 FEET BETWEEN A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "CIVIL ARTS DREXEL 2007 PLS 25379" AT THE CENTER QUARTER CORNER AND A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP (ILLEGIBLE) AT THE SOUTH QUARTER CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 13; THENCE S88°46'25"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN REC. NO. 3742838, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PARCEL AND THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 896.88 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AN ABANDONED RAILROAD; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF AN ABANDONED RAILROAD N21°22'19"W, A DISTANCE OF 225.78 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN REC. NO. 3742838; THENCE ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN REC. NO. 3742838 N88°54'01"E, A DISTANCE OF 505.18 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, GUARDIAN STORAGE SOLUTIONS SUBDIVISION; THENCE ALONG THE LINES OF SAID LOT 1 THE FOLLOWING FOUR COURSES:

1. N00°11'35"W, A DISTANCE OF 426.27 FEET;
2. THENCE N89°55'50"E, A DISTANCE OF 460.88 FEET;
3. THENCE S42°54'39"E, A DISTANCE OF 10.54 FEET;
4. THENCE S00°12'27"E, A DISTANCE OF 410.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND A POINT ON THE NORTH LINE OF SAID PARCEL DESCRIBED IN REC. NO. 3742838;

THENCE N88°54'01"E ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO THE WEST RIGHT OF WAY LINE OF 76TH STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S00°12'27"E, A DISTANCE OF 209.84 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 395,217 SQUARE FEET OR 9.07 ACRES, MORE OR LESS.



NORTH

PROJECT LOCATION MAP

SCALE: 1" = 1,000 UNITS

SHEET INDEX	
NUMBER	TITLE
1	COVER SHEET
2	SITE PLAN

ESTIMATED UTILITY DEMANDS	
DOMESTIC WATER	7430 GALLONS PER DAY
SANITARY SEWER	4,530 GALLONS PER DAY
IRRIGATION	248,000 GALLONS PER MONTH (PEAK)

REFER TO UTILITY DEMAND MEMO. DEMANDS ARE BASED ON ACREAGE OF INDUSTRIAL LAND USE, PER TOWN STANDARDS.

ALLOWABLE USES

MINI STORAGE/SELF STORAGE
PROFESSIONAL & PERSONAL OFFICES
PERSONAL USES FOR SPORTS MOTOR ENTHUSIASTS & COLLECTORS
LIGHT MANUFACTURING & ASSEMBLY
MAKER SPACES
STUDIOS
SCIENTIFIC RESEARCH & DEVELOPMENT
SPECIALIZED AUTOMOTIVE USE
TRADES & WORKSHOPS
INDOOR RECREATION & SPECIALTY USES
INDOOR STORAGE & WAREHOUSING
SHOWROOMS & WHOLESALE INTEGRATION
EXPANDED LIGHT INDUSTRIAL USES
WHOLESALE TRADE & DISTRIBUTION
CREATIVE & DISPLAY USES
RETAIL SALES OF PRODUCTS DIRECTLY RELATED TO AN OTHERWISE PERMITTED USE FOR WHICH THE GROSS FLOOR AREA RELATED TO ON-SITE SALES IS 25% OR LESS OF THE GROSS FLOOR AREA OF THE PERMITTED USE

NOTE: ALL ALLOWED USES SHALL BE INDOORS

PROHIBITED USES

SALVAGE YARDS, JUNKYARDS
WELDING
VETERINARY CLINICS/HOSPITALS
KENNELS
SEXUALLY ORIENTED BUSINESSES
RESTAURANTS/COMMERCIAL KITCHENS
OUTDOOR STORAGE
OUTDOOR DISPLAY OF INVENTORY
AUTO REPAIR SHOPS
CANNABIS (CULTIVATION, SALES, DISTRIBUTION)
MANUFACTURING AND OTHERS USES THAT DO NOT ADHERE TO LOCAL NOISE, ENVIRONMENTAL, ODOR OR EMISSION STANDARDS

PROPERTY OWNER

GUARDIAN STORAGE SOLUTIONS-76 LLC
1555 S 76TH STREET
SUPERIOR, CO 80027
KEVIN COHEN
303-250-2059

CIVIL ENGINEER

CIVIL RESOURCES, LLC
JIM BRZOSTOWICZ, P.E.
PRINCIPAL / CIVIL ENGINEER
8308 COLORADO BLVD, SUITE 200
FIRESTONE, CO 80504
303-833-1416 X 203

PROPERTY OWNER

JOSEPH HENRY TURNBULL
PO BOX 682
JAL, NM 88252

SURVEYOR

FLATIRONS SURVEYING
JESS KUNTS, PLS
655 FOURTH AVENUE
LONGMONT, CO 80501
720-208-0294

AREA AND BULK STANDARDS		
STANDARD	PLANNING AREA 1	PLANNING AREA 2
MAXIMUM NUMBER OF STORIES	2	2
MAXIMUM BUILDING HEIGHT (FEET)	30	30/39*
MAXIMUM FLOOR AREA RATIO	1:1	1:1
SETBACK REQUIREMENTS (FEET)		
EAST (FRONT)	25	25
SOUTH (SIDE)	0	45
WEST (REAR)	15	15
NORTH (SIDE)	15	15
INTERNAL LOT LINE	0	0
LANDSCAPE BUFFER TO SAGAMORE NEIGHBORHOOD (FEET)**	N/A	20
OPEN SPACE (COMBINED PD)	15%	

*30 FEET IN WEST 1/2 OF PLANNING AREA, 39 FEET IN EAST HALF OF PLANNING AREA
**SEE LANDSCAPE TABLE

PARKING	
MINI-STORAGE	0 DEDICATED SPACES; TEMPORARY PARKING PROVIDED IN DRIVE AISLES
ALL OTHER USES	PER TOWN CODE ON A SITE WIDE BASIS

NOTE: WHERE PARKING IS ADJACENT TO A BUILDING WITH OVERHEAD DOORS, UP TO 20 STALLS IN A ROW MAY BE PROVIDED WITHOUT AN INTERNAL LANDSCAPE ISLAND

LANDSCAPE - PLANNING AREA 1
PER GUARDIAN STORAGE FINAL DEVELOPMENT PLANS AMENDMENTS #1 AND #2

LANDSCAPE - PLANNING AREA 2		
	TREES	SHRUBS
LANDSCAPE BUFFER TO SAGAMORE NEIGHBORHOOD*	1 / 40 LF	
FOUNDATION PLANTING	N/A	1/4 LF, EXCEPT AT BUILDING ENTRANCES OR OVERHEAD DOORS
OPEN SPACE LANDSCAPE REQUIREMENTS (DEVELOPED)	1/825 SF	1/100 SF
OPEN SPACE LANDSCAPE (NATURALIZED)	1/4000 SF	1/500 SF
STREET RIGHT OF WAY	1 / 40 LF	0
PARKING LOT ISLANDS LESS THAN 825 SF	1 EA	0
PARKING LOT ISLANDS LESS THAN 360 SF	0	1/30 SF

*A 6 FOOT TALL NON-COMBUSTIBLE OPAQUE FENCE IS REQUIRED IN ADDITION TO TREE PLANTINGS, WHERE DRIVE AISES FACE SOUTH

SIGNAGE	
PLANNING AREA 1	PER EXISTING SIGNAGE
PLANNING AREA 2	ONE MONUMENT SIGN AND WALL SIGNAGE PER TOWN CODE

ARCHITECTURE
ARCHITECTURE IN PLANNING AREA 2 SHALL BE CONSISTENT WITH AND COMPLEMENT THE EXISTING BUILDINGS IN PLANNING AREA 1, INCLUDING ARCHITECTURAL FEATURES, MATERIALS, ARTICULATION, AND COLOR. WALL EXPANSE AND PARAPET REQUIREMENTS SHALL ALSO BE CONSISTENT, AND NOT IN EXCESS, OF THE EXISTING BUILDINGS IN PLANNING AREA 1 AND SHALL CONSIDER THE UNIQUE ASPECTS OF MINI-STORAGE AND SIMILAR FLEX TYPE USES.

TOWN COUNCIL CERTIFICATE

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, STATE OF COLORADO.

WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR DAY OF _____, 20_____.

ATTEST: _____ _____
TOWN CLERK MAYOR

PLANNING COMMISSION CERTIFICATE

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

TOWN CLERK CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE BOARD OF TRUSTEES BY {RESOLUTION/ ORDINANCE} NO. _____, SERIES 20 ____, ON THIS _____ DAY OF _____, 20_____, AND WAS FILED IN MY OFFICE ON THE _____ DAY OF _____, 20 _____, AT _____O'CLOCK _____M.

_____
TOWN CLERK

CERTIFICATE OF OWNERSHIP:

I CERTIFY THAT I,_____, AM AN OWNER REPRESENTATIVE OF THE PROPERTY AND CONSENT TO THIS PLAN.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS ___ DAY OF _____, 20___.

_____
GUARDIAN STORAGE SUPERIOR, LLC.

STATE OF COLORADO)
) SS.
COUNTY OF BOULDER)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY _____.

MY COMMISSION EXPIRES:_____

_____
NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP:

I CERTIFY THAT I,_____, AM AN OWNER OF THE PROPERTY AND CONSENT TO THIS PLAN.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS ___ DAY OF _____, 20___.

_____
STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY _____.

MY COMMISSION EXPIRES:_____

_____
NOTARY PUBLIC

PLANNED DEVELOPMENT AMENDMENT
GUARDIAN STORAGE SOLUTIONS
TOWN OF SUPERIOR

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: JAB
DRAWN BY: CLH
CHECKED BY: JAB
DATE: 3/26/2025
SCALE: NONE
JOB NO.: 23100109
DWG NAME: 23100109CVR.dwg

COVER SHEET

SHEET: SHEET 1 OF 2

WIEHE EVERETT J
157713000032
UNINCORPORATED

JENNIFER MCVAY
157713000024
UNINCORPORATED

TOWN OF SUPERIOR
RIGHT-OF-WAY

N89° 55' 50"E 460.88'

S42° 54' 39"E 10.54'

N00° 11' 35"W 368.53'

EXISTING DETENTION POND
TO BE EXPANDED TO CONTROL
RUNOFF FROM PLANNING AREA 2

PLANNING AREA 1
(EXISTING DEVELOPMENT)

S00° 12' 27"E 359.67'

SANITARY POINT OF
CONNECTION TO EXISTING STUB

PRIVATE SANITARY LATERAL

CONNECT TO EXISTING INTERNAL WATER LOOP
LOCATION TO BE DETERMINED

LORI ANN KELLY
157713000026
UNINCORPORATED

15'
REAR
SETBACK

N00° 11' 35"W 57.74'

S00° 12' 27"E 50.45'

15'
SIDE
SETBACK

N88° 54' 01"E 505.18'

EXISTING DRAINAGE EASEMENT
MAY BE RECONFIGURED AS PART OF
FUTURE FDP AND PLAT

S88° 54' 01"W 5.00'

25'
FRONT
SETBACK

S. 76TH STREET

ENLARGED
DETENTION
POND

PLANNING AREA 2
BUILDING ENVELOPE

MAXIMUM BUILDING
HEIGHT 30 FEET

MAXIMUM BUILDING
HEIGHT 39 FEET

N00° 12' 27"W 209.84'

ROADWAY
WIDENING,
SIDEWALK AND
TREE LAWN

BUILDING ENVELOPE
PLANNING AREA 2

N21° 22' 19"W 225.76'

BOULDER COUNTY
157713000020
UNINCORPORATED

5'
ROW
DEDICATION

POTENTIAL SITE
ACCESS
ALIGN WITH EXISTING
DRIVEWAY

CONNECT WATER
TO EXISTING MAIN

15'
REAR
SETBACK

45'
BUILDING SETBACK

95' ±

S88° 46' 25"W 891.88'

20'
LANDSCAPED
ZONE DISTRICT SETBACK
1 TREE/ 40 LF
AND 6' TALL SOLID FENCE
WHERE DRIVE AISLES FACE SOUTH

TOWN OF SUPERIOR
157724035019

50' PSCO GAS EASEMENT

POTENTIAL EMERGENCY
ONLY ACCESS TO/FROM
SAGAMORE
NEIGHBORHOOD

EXTEND CURB AND GUTTER
TO EXISTING

PLANNED DEVELOPMENT AMENDMENT
GUARDIAN STORAGE SOLUTIONS
TOWN OF SUPERIOR

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: JAB
DRAWN BY: CLH
CHECKED BY: JAB
JOB NO.: 23100109
DWG NAME: 23100109CVR.dwg
DATE: 3/26/2025
SCALE: NONE

PD PLAN

SHEET:
SHEET 2 OF 2

TECHNICAL MEMORANDUM

TO: Town of Superior

FROM: Civil Resources, LLC

DATE: March 20, 2025

RE: Trip Generation Memo
Guardian Storage PD Amendment

PROJECT DESCRIPTION

Guardian Storage proposes to expand the boundaries of the existing PD to incorporate the adjacent 4.5-acre parcel south of their existing facility. The specific uses within the expansion are not known, but the PD is structured to allow additional mini-storage, flex/industrial units, or a combination thereof. Related site improvements include drive aisles and parking stalls, an extension of the existing detention pond, and the extension of water and sanitary services through the site.

Refer to Figure 1 for a vicinity map of the site.



Figure 1 - Vicinity Map

CIVIL RESOURCES
STRONG DESIGN. ENDURING VALUE.

TRIP GENERATION

The volume of traffic that the proposed development is expected to generate was estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. For both mini-storage and flex space, the peak trip generation is predicted to occur on a weekday.

The actual floor area and uses in the expanded PD will be determined as part of a future Final Development Plan. For the purpose of this memorandum, it is assumed that the expansion will include approximately 70,000 SF of additional building.

Assuming 100% of the proposed 70,000 square-feet is mini-storage, results in an additional 106 trips per day; alternatively, assuming 100% of the proposed 70,000 square-feet is flex space, results in an additional 348 trips per day. It is likely that the project will include a mix of uses; therefore the actual trip generation would be within this range.

Table 1 summarizes the trip generation calculations.

Table 1 - Trip Generation

LAND USE	[1]ITE CODE	SIZE	UNIT	AVERAGE WEEKDAY TRIPS				AM PEAK HOUR TRIPS				PM PEAK HOUR TRIPS			
				RATE	TOTAL	IN	OUT	RATE	TOTAL	IN	OUT	RATE	TOTAL	IN	OUT
General Light Industrial (Flex Space)	110	70.0	1,000 SF	4.96	348	174	174	0.7	49	12	37	0.63	45	28	17
Mini-Warehouse (Self-Storage)	151	70.0	1,000 SF	1.51	106	53	53	0.10	7	4	3	0.17	12	6	6
[1]Trip generation estimate based on rates outlined in ITE Trip Generation Manual, 10th Edition															

SITE ACCESS

Site access will either be taken from the existing Guardian Storage site, a new driveway on 76th Street to be constructed opposite the existing Target service entrance, or both locations.

Prepared by: Rebekah Janquart, E.I.
Reviewed by: Jim Brzostowicz, P.E.

Attachment: Excerpt from ITE 10th Edition Trip Generation Summary

J:\Guardian Storage - 231\231.001.09 Superior\Memos and Reports\Traffic\Guardian Superior_Trip Generation Memo.docx

ITE Trip Generation, 10th Edition

ITE No.	Land Use Description	unit	Daily Rate	Peak Hour of Adjacent Street Rate					
				AM (7-9)			PM (4-6)		
				Total	In	Out	Total	In	Out
	Industrial/Agricultural								
	[redacted]	emp.	3.05	0.52	83%	17%	0.49	22%	78%
130	Industrial Park	ksf	3.37	0.40	81%	19%	0.40	21%	79%
		emp.	2.91	0.44	86%	14%	0.42	20%	80%
140	Manufacturing	ksf	3.93	0.62	77%	23%	0.67	31%	69%
		ac.	35.02	4.62	90%	10%	4.54	43%	57%
150	Warehousing	ksf	1.74	0.17	77%	23%	0.19	27%	73%
		emp.	5.05	0.61	72%	28%	0.66	36%	64%
	[redacted]								
160	Data Center	ksf	0.99	0.11	55%	45%	0.09	30%	70%
	Residential								
210	Single-Family Detached Housing	DU	9.44	0.74	25%	75%	0.99	63%	37%
220	Multifamily Housing (Low-Rise)	DU	7.32	0.46	23%	77%	0.56	63%	37%
231	Mid-Rise Residential w/ 1st-Floor Commerci	DU	3.44	0.30	28%	72%	0.36	70%	30%
240	Mobile Home Park	DU	5.00	0.26	31%	69%	0.46	62%	38%
251	Senior Adult Housing - Detached	DU	4.27	0.24	33%	67%	0.30	61%	39%
252	Senior Adult Housing - Attached	DU	3.70	0.20	35%	65%	0.26	55%	45%
253	Congregate Care Facility	DU	2.02	0.07	60%	40%	0.18	53%	47%
254	Assisted Living	beds	4.24	0.39	78%	22%	0.49	30%	70%
255	Continuing Care Retirement Community	units	2.40	0.14	65%	35%	0.16	39%	61%
270	Residential Planned Unit Development	DU	7.38	0.57	22%	78%	0.69	75%	25%
	Lodging								
310	Hotel	rooms	8.36	0.47	59%	41%	0.60	51%	49%
311	All Suites Hotel	rooms	4.46	0.34	53%	47%	0.36	48%	52%
312	Business Hotel	rooms	4.02	0.39	42%	58%	0.32	55%	45%
320	Motel	rooms	3.35	0.38	37%	63%	0.38	54%	46%
330	Resort Hotel	rooms	n/a	0.32	72%	28%	0.41	43%	57%
	Recreational								
411	Public Park	ac.	0.78	0.02	59%	41%	0.11	55%	45%
416	Campground/Recreational Vehicle Park	occ. sites	n/a	0.21	36%	64%	0.27	65%	35%
444	Movie Theatre	screens	220.00	n/a	n/a	n/a	14.60	44%	56%
445	Multiplex Movie Theatre	screens	292.50	n/a	n/a	n/a	13.73	51%	49%
488	Soccer Complex	fields	71.33	0.99	61%	39%	16.43	66%	34%
490	Tennis Courts	courts	30.32	n/a	n/a	n/a	4.21	n/a	n/a
491	Racquet/Tennis Club	courts	27.71	n/a	n/a	n/a	3.82	n/a	n/a
492	Health/Fitness Club	ksf	n/a	1.31	51%	49%	3.45	57%	43%
495	Recreational Community Center	ksf	28.82	1.76	66%	34%	2.31	47%	53%

TECHNICAL MEMORANDUM

TO: Town of Superior

FROM: Civil Resources, LLC

DATE: March 26, 2025

RE: Water and Sewer Demand Memo
Guardian Storage PD Amendment

PROJECT DESCRIPTION

Guardian Storage proposes to expand the boundaries of the existing PD to incorporate the adjacent 4.5-acre parcel (the site) south of their existing facility. The specific uses within the expansion are not known, but the PD is structured to allow additional mini-storage, flex/industrial units, or a combination thereof. Related site improvements include drive aisles and parking stalls, an extension of the existing detention pond, and the extension of water and sanitary services through the site.

Refer to Figure 1 for a vicinity map of the site.



Figure 1 - Vicinity Map

WATER DEMAND ESTIMATE

Based on the past year's meter records, the existing Guardian Storage facility uses an average of 1,000 gallons per month of domestic water, or approximately 33.3 gallons per day.

The domestic water demand of the 4.5 acre expansion site was estimated using Table 400.01 of the *Town of Superior Standards and Specifications.* The proposed land use most closely fits the Industrial land use category.

- Industrial Use: 1,651 Gallons/Acre/Day X 4.5 AC = **7,430 Gallons/Day**

Following the development of the 4.5 acre expansion, the total Guardian Storage facility will have an estimated total domestic water demand of **7,463 Gallons/Day.**

SEWER DEMAND ESTIMATE

The existing Guardian Storage facility has separate irrigation and domestic water taps; therefore, it is assumed the existing sanitary demand is equal to the existing domestic water use or 1,000 gallons per month. Typical consumptive use for indoor domestic water is 10%, therefore, the approximate existing sewer flow rate is 30 gallons per day.

The actual floor area and land used of the expansion site will be determined as part of a future Final Development Plan. Table 500.01 of the *Town of Superior Standards and Specifications* outlines general sewer design flow rates based on assumed land uses. This project most closely fits the Industrial land use category.

- Industrial Use: 1,000 Gallons/Acre/Day x 4.5 AC = **4,500 Gallons/Day (0.0045 MGD)**
- Peaking Factor (PF): $3.8/(ADF)^{0.17}$ = **9.5**
  PF shall not be less than 2.5 or greater than 5.0
  Use PF: 5.0
- **Peak Flow: ADF x PF = 4,500 Gallons/Day x 5.0 = 22,500 Gallons/Day (0.0225 MGD)**

Per the methods described in section 500 of the Town Standards, the Guardian Storage facility will have an estimated total sanitary sewer demand of **4,530 Gallons/Day.**

IRRIGATION ESTIMATE

Based on the past year's meter records, the existing Guardian Storage facility uses an average of 322,600 gallons per month of irrigation water during the irrigation season (May through October).

The irrigation demand for the expansion site was estimated based on the ratio of irrigation demand per landscape area for the existing Guardian Storage site. The existing site has 2.06 acres of landscape area, resulting in a ratio of 156,239 Gallons/Acre/Month. The expansion site is estimated to have a landscape area of 1.59 acres, which will result in an estimated irrigation demand of **248,051 Gallons/Month** for the site expansion.

Following the development of the 4.5 acre expansion, the Guardian Storage facility will have an estimated total irrigation demand of 570,651 Gallons/Month, or **19,022 Gallons/Day**, during the irrigation season.

UTILITY CONNECTIONS

Public domestic water mains are present in both 76th Street and within the existing Guardian Storage property. A new public main loop connection will be required to provide hydrant coverage and taps. There is an 8" reuse water main along the entire 76th Street frontage of the property.

Prepared by: Rebekah Janquart, E.I.
Reviewed by: Jim Brzostowicz, P.E.

Attachments:

- *Town of Superior Utility Bills for 1555 S 76th Street*
- *Excerpt from City and County of Broomfield 2022 Standards and Specifications (with 2024 Technical Update)*

J:\Guardian Storage - 231\231.001.09 Superior\Memos and Reports\Utility\Guardian Superior_Utility Memo.docx

Town of Superior

124 E Coal Creek Drive
Superior, CO 80027

(303) 499-3675
utilitybilling@superiorcolorado.gov
Monday - Friday 8:00 am - 4:00 pm

Remove Account

Our offices are closed on Monday, 02/19.

Have your bill paid automatically each month with Xpress Bill Pay's hassle-free Auto Pay feature.

Billing Address

GUARDIAN STORAGE SOLUTIONS
ATTN/ STEVEN COHEN
5879 CENTRE AVE
PITTSBURGH, PA 15206

Service Address

1555 S 76TH ST
SUPERIOR CO 80027

Account Information

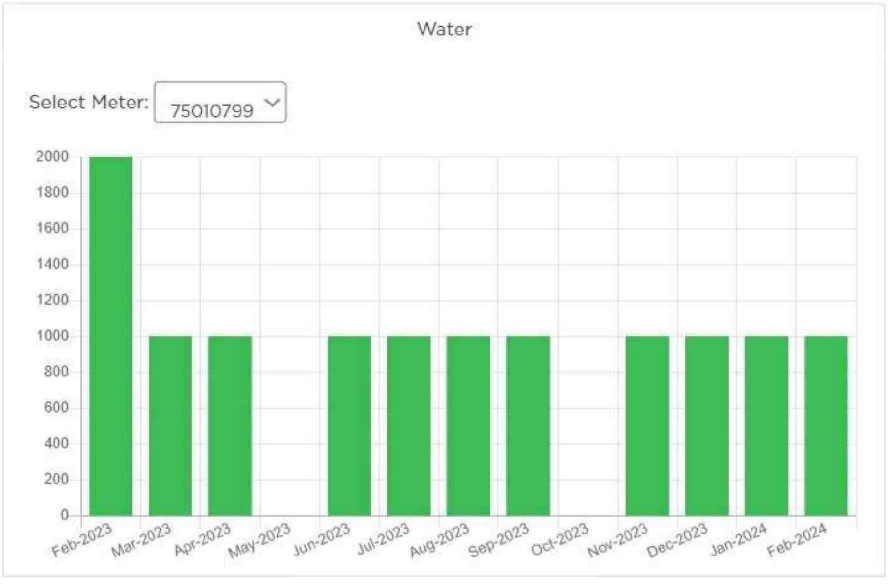
Account Number	505051.00
Billing Period End	02/11/2024
Account Type	Utility
Due Date	03/05/2024
Select Billing Period	2/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	01/02/2024	01/31/2024	75010799	135	136	1000

Previous Payment Date 01/15/2024
Previous Payment Amount $288.60

Total Charges

Water	$21.45
Sewer	$9.96
Storm Drainage	$212.19
Statement Charges	**$243.60**
Amount Due	**$243.60**



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Town of Superior

124 E Coal Creek Drive
Superior, CO 80027

(303) 499-3675
utilitybilling@superiorcolorado.gov
Monday - Friday 8:00 am - 4:00 pm

Remove Account

Please contact Utility Billing Department at 720-304-6797 for any questions or concerns.

Have your bill paid automatically each month with Xpress Bill Pay's hassle-free Auto Pay feature.

Billing Address

GUARDIAN STORAGE SOLUTIONS
ATTN/ STEVEN COHEN
5879 CENTRE AVE
PITTSBURGH, PA 15206

Service Address

1555 S 76TH ST
SUPERIOR CO 80027

Account Information

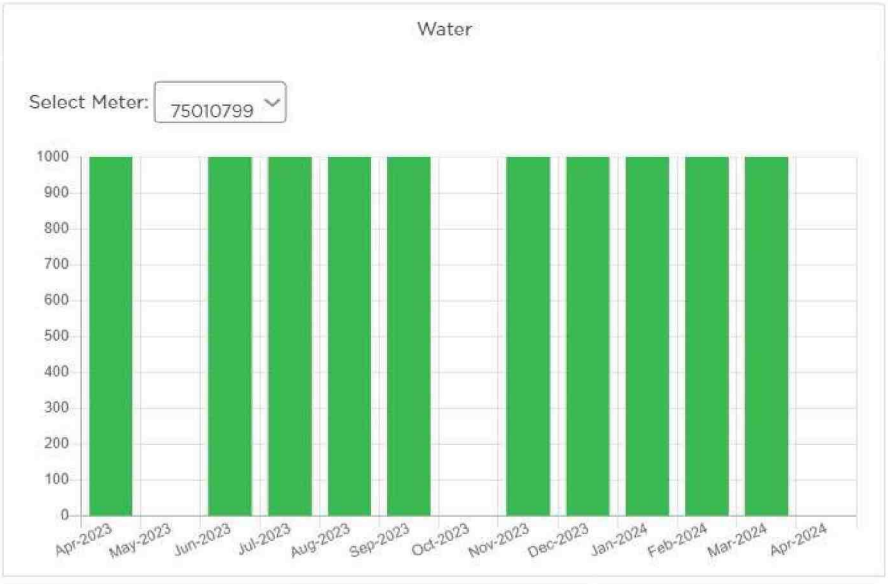
Account Number	505051.00
Billing Period End	04/11/2024
Account Type	Utility
Due Date	05/05/2024
Select Billing Period	4/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	03/01/2024	04/01/2024	75010799	137	137	0

Previous Payment Date 03/14/2024
Previous Payment Amount $243.60

Total Charges

Water	$19.29
Sewer	$8.58
Storm Drainage	$222.66
Statement Charges	**$250.53**
Amount Due	**$250.53**



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Town of Superior

124 E Coal Creek Drive
Superior, CO 80027

(303) 499-3675
utilitybilling@superiorcolorado.gov
Monday - Friday 8:00 am - 4:00 pm

Remove Account

Please contact Utility Billing Department at 720-304-6797 for any questions or concerns.

Have your bill paid automatically each month with Xpress Bill Pay's hassle-free Auto Pay feature.

Billing Address

GUARDIAN STORAGE SOLUTIONS
ATTN/ STEVEN COHEN
5879 CENTRE AVE
PITTSBURGH, PA 15206

Service Address

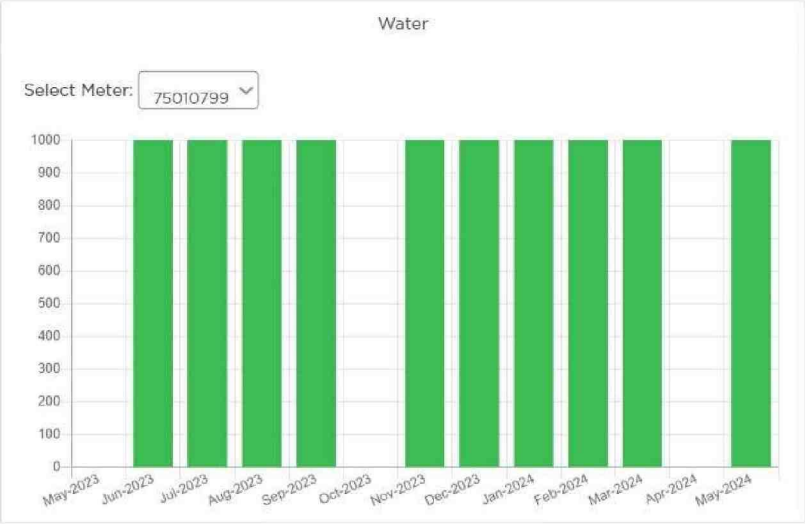
1555 S 76TH ST
SUPERIOR CO 80027

Account Information

Account Number	505051.00
Billing Period End	05/11/2024
Account Type	Utility
Due Date	06/05/2024
Select Billing Period	5/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	04/01/2024	04/30/2024	75010799	137	138	1000

Previous Payment Date	04/16/2024
Previous Payment Amount	$250.53



Total Charges

Water	$23.06
Sewer	$10.71
Storm Drainage	$222.66
Statement Charges	**$256.43**
Amount Due	**$256.43**

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Town of Superior

124 E Coal Creek Drive
Superior, CO 80027

(303) 499-3675
utilitybilling@superiorcolorado.gov
Monday - Friday 8:00 am - 4:00 pm

Remove Account

Please contact Utility Billing Department at 720-304-6797 for any questions or concerns.

Have your bill paid automatically each month with Xpress Bill Pay's hassle-free Auto Pay feature.

Billing Address

GUARDIAN STORAGE SOLUTIONS
ATTN/ STEVEN COHEN
5879 CENTRE AVE
PITTSBURGH, PA 15206

Service Address

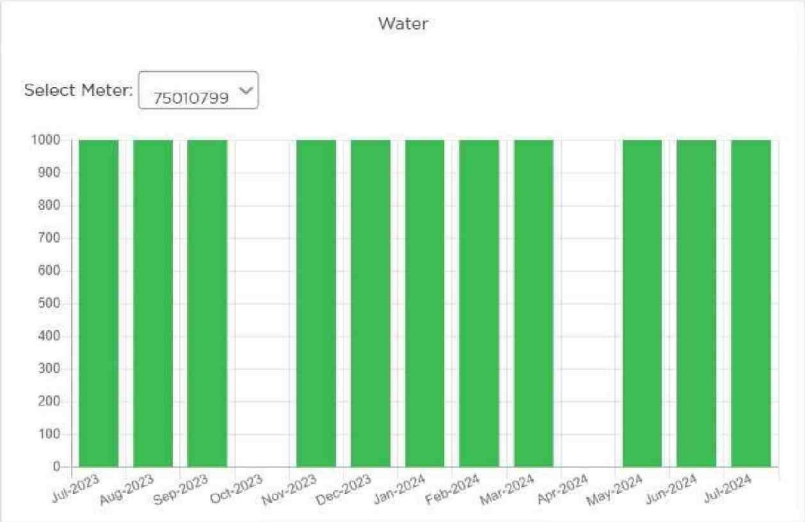
1555 S 76TH ST
SUPERIOR CO 80027

Account Information

Account Number	505051.00
Billing Period End	07/11/2024
Account Type	Utility
Due Date	08/05/2024
Select Billing Period	7/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	06/04/2024	07/02/2024	75010799	139	140	1000

Previous Payment Date	06/17/2024
Previous Payment Amount	$256.43



Total Charges

Water	$23.06
Sewer	$10.71
Storm Drainage	$222.66
Statement Charges	**$256.43**
Amount Due	**$256.43**

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Town of Superior

124 E Coal Creek Drive
Superior, CO 80027

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Billing Address

GUARDIAN STORAGE SOLUTIONS
ATTN/ STEVEN COHEN
5879 CENTRE AVE
PITTSBURGH, PA 15206

Service Address

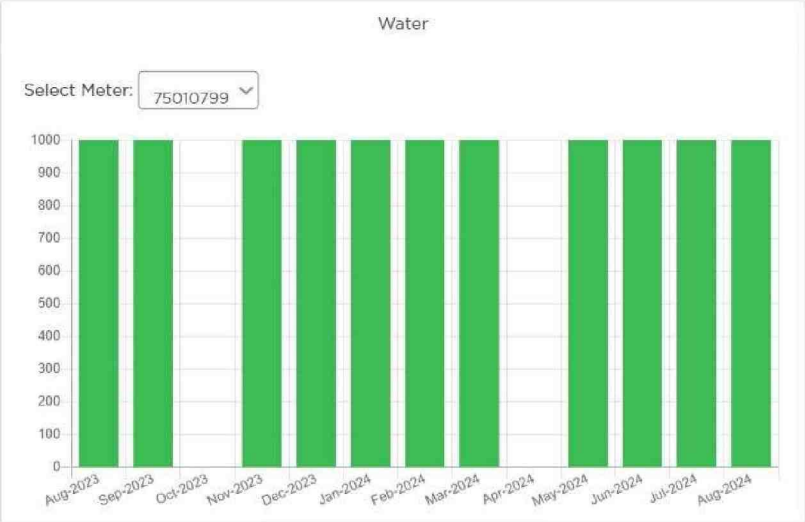
1555 S 76TH ST
SUPERIOR CO 80027

Account Information

Account Number	505051.00
Billing Period End	08/11/2024
Account Type	Utility
Due Date	09/05/2024
Select Billing Period	8/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	07/02/2024	08/02/2024	75010799	140	141	1000

Previous Payment Date	07/15/2024
Previous Payment Amount	$256.43



Total Charges

Water	$23.06
Sewer	$10.71
Storm Drainage	$222.66
Statement Charges	**$256.43**
Amount Due	**$256.43**

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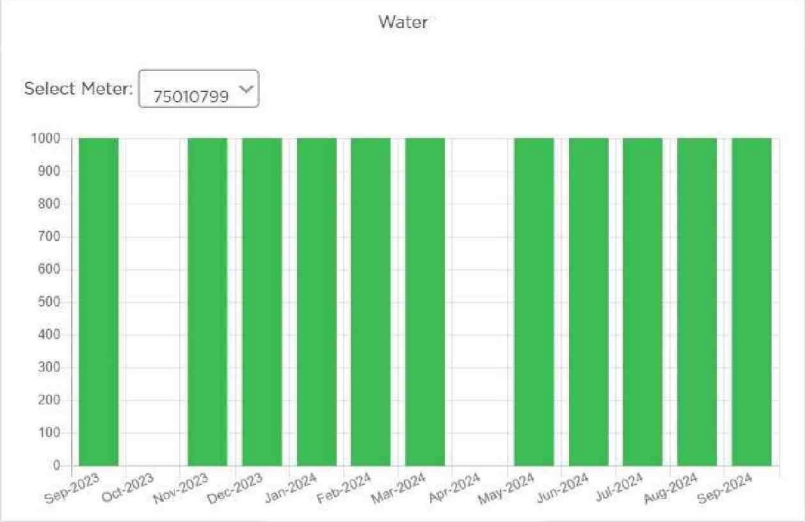
Account Information

Account Number	505051.00
Billing Period End	09/11/2024
Account Type	Utility
Due Date	10/05/2024
Select Billing Period	9/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	08/02/2024	09/04/2024	75010799	141	142	1000

Previous Payment Date	08/19/2024
Previous Payment Amount	$256.43



Total Charges

Water	$23.06
Sewer	$10.71
Storm Drainage	$222.66
Statement Charges	**$256.43**
Amount Due	**$256.43**

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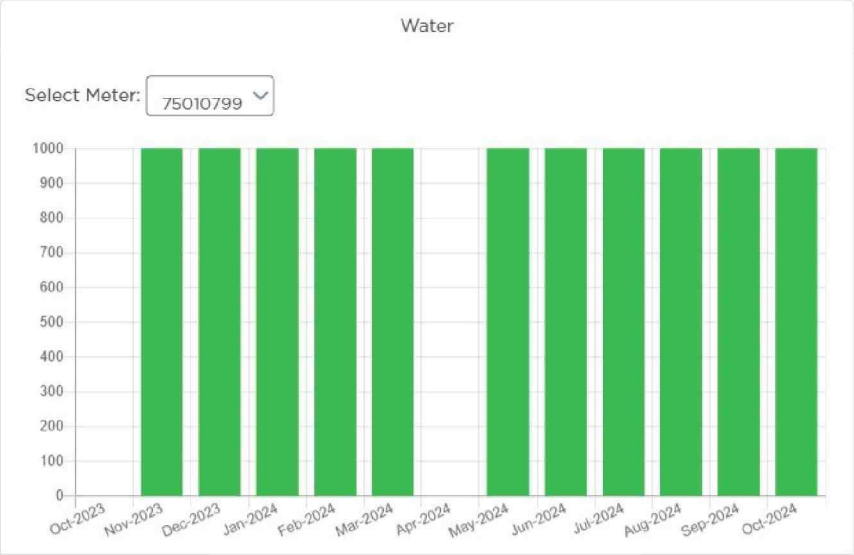
Account Information

Account Number	505051.00
Billing Period End	10/11/2024
Account Type	Utility
Due Date	11/05/2024
Select Billing Period	10/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	09/04/2024	10/01/2024	75010799	142	143	1000

Previous Payment Date 09/13/2024
Previous Payment Amount $256.43



Total Charges

Water	$23.06
Sewer	$10.71
Storm Drainage	$222.66
Statement Charges	**$256.43**
Amount Due	**$256.43**

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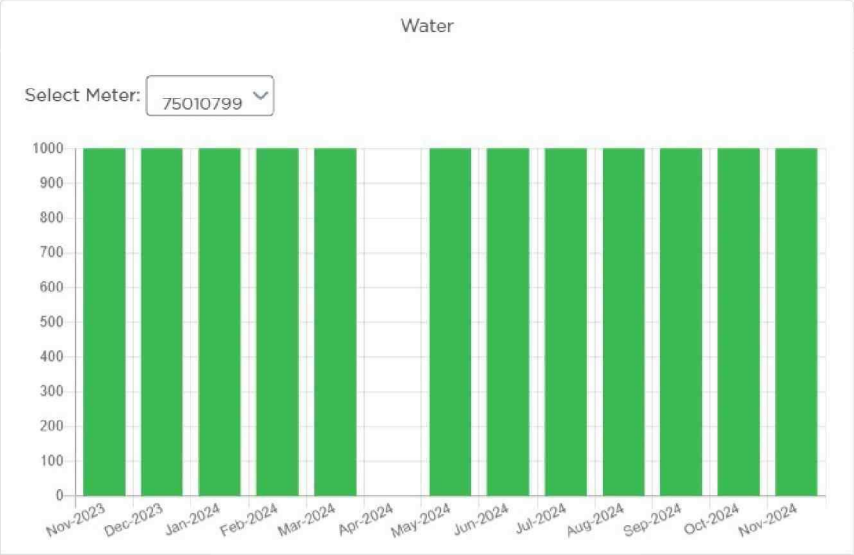
Account Information

Account Number	505051.00
Billing Period End	11/11/2024
Account Type	Utility
Due Date	12/05/2024
Select Billing Period	11/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	10/01/2024	11/05/2024	75010799	143	144	1000

Previous Payment Date 10/14/2024
Previous Payment Amount $256.43



Total Charges

Water	$23.06
Sewer	$10.71
Storm Drainage	$222.66
Statement Charges	**$256.43**
Amount Due	**$256.43**

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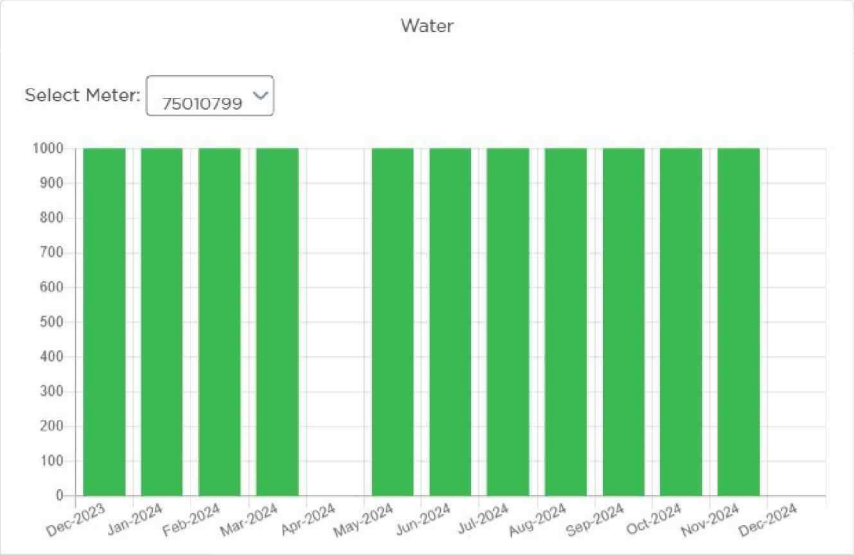
SUPERIOR CO 80027

Account Information

Account Number	505051.00
Billing Period End	12/11/2024
Account Type	Utility
Due Date	01/05/2025
Select Billing Period	12/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	11/05/2024	12/02/2024	75010799	144	144	0

Previous Payment Date 11/15/2024
Previous Payment Amount $256.43



Total Charges

Water	$19.29
Sewer	$8.58
Storm Drainage	$222.66
Statement Charges	**$250.53**
Amount Due	**$250.53**

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Service Address

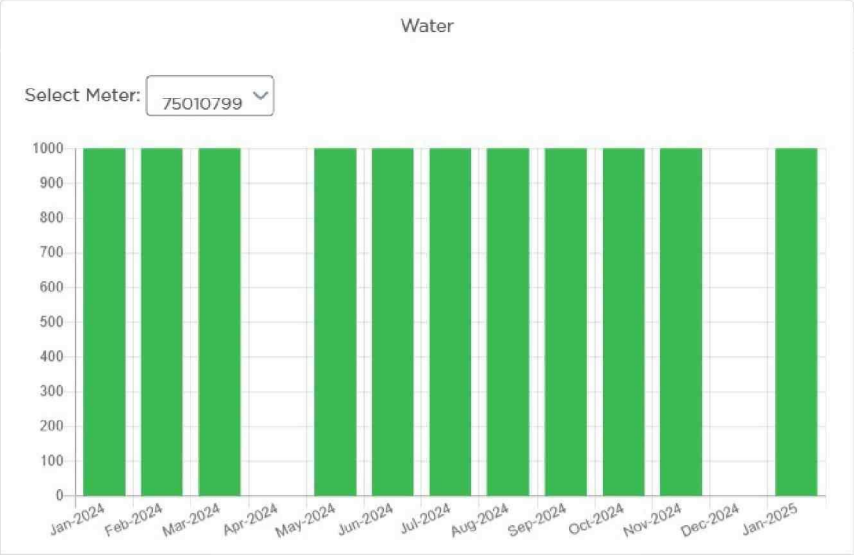
1555 S 76TH ST
SUPERIOR CO 80027

Account Information

Account Number	505051.00
Billing Period End	01/11/2025
Account Type	Utility
Due Date	02/05/2025
Select Billing Period	1/11/2025

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	12/02/2024	12/30/2024	75010799	144	145	1000

Previous Payment Date 12/16/2024
Previous Payment Amount $250.53



Total Charges

Water	$23.06
Sewer	$10.71
Storm Drainage	$222.66
Statement Charges	**$256.43**
Amount Due	**$256.43**

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Service Address

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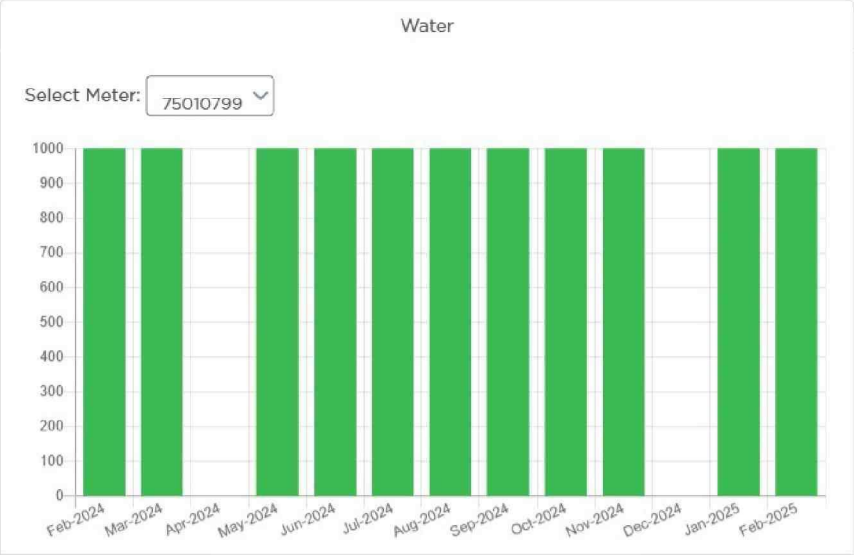
SUPERIOR CO 80027

Account Information

Account Number	505051.00
Billing Period End	02/11/2025
Account Type	Utility
Due Date	03/05/2025
Select Billing Period	2/11/2025

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	12/30/2024	02/04/2025	75010799	145	146	1000

Previous Payment Date 01/20/2025
Previous Payment Amount $256.43



Total Charges

Water	$23.06
Sewer	$10.71
Storm Drainage	$222.66
Statement Charges	**$256.43**
Amount Due	**$256.43**

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GUARDIAN STORAGE SOLUTIONS-IRRIG
ATTN STEVEN COHEN
5879 CENTRE AVE
PITTSBURGH, PA 15206

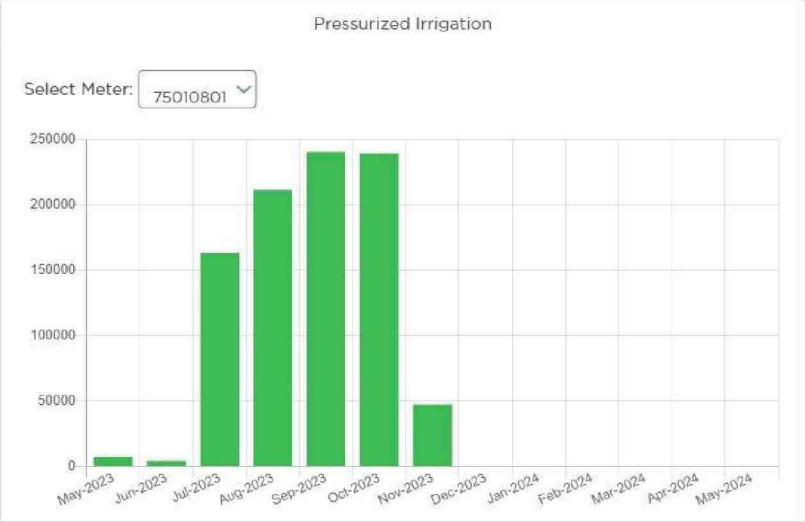
Service Address

1555 S 76TH ST -IRRIG
SUPERIOR CO 80027

Account Information

Account Number	505053.00
Billing Period End	05/11/2024
Account Type	Utility
Due Date	06/05/2024
Select Billing Period	5/11/2024

Previous Payment Date	12/14/2023
Previous Payment Amount	$13.37



Total Charges

Pressurized Irrig	$14.37
Statement Charges	**$14.37**
Amount Due	**$14.37**

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PITTSBURGH, PA 15206

Service Address

1555 S 76TH ST -IRRIG
SUPERIOR CO 80027

Account Information

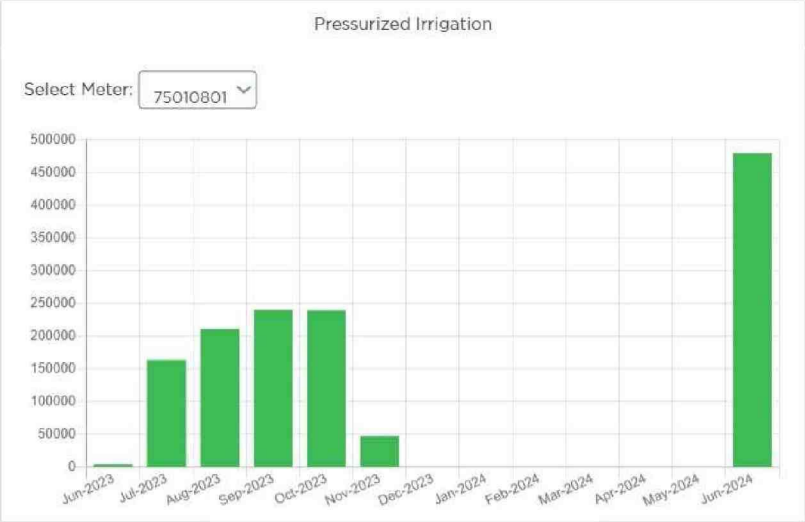
Account Number	505053.00
Billing Period End	06/11/2024
Account Type	Utility
Due Date	07/05/2024
Select Billing Period	6/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
PI	12/04/2023	06/04/2024	75010801	2624	3103	479000

Previous Payment Date	05/16/2024
Previous Payment Amount	$14.37

Total Charges

Pressurized Irrig	$1,456.16
Statement Charges	**$1,456.16**
Amount Due	**$1,456.16**



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Account Information

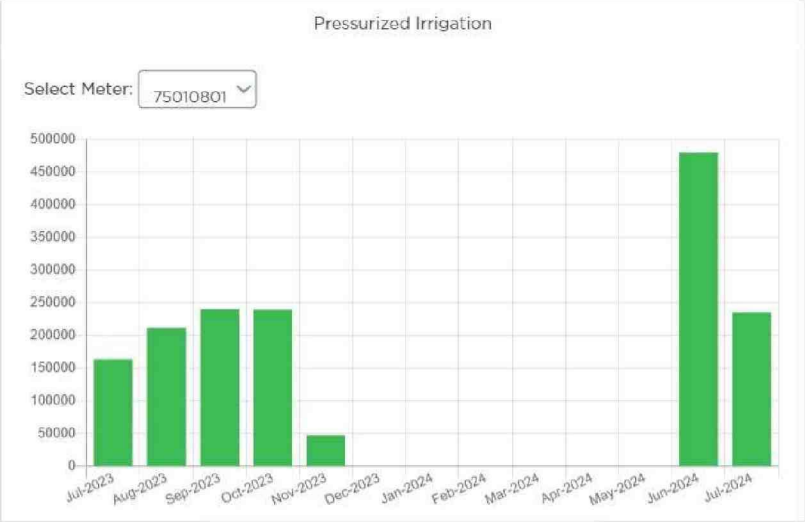
Account Number	505053.00
Billing Period End	07/11/2024
Account Type	Utility
Due Date	08/05/2024
Select Billing Period	7/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
PI	06/04/2024	07/02/2024	75010801	3103	3338	235000

Previous Payment Date	06/17/2024
Previous Payment Amount	$1,456.16

Total Charges

Pressurized Irrig	$721.72
Statement Charges	**$721.72**
Amount Due	**$721.72**



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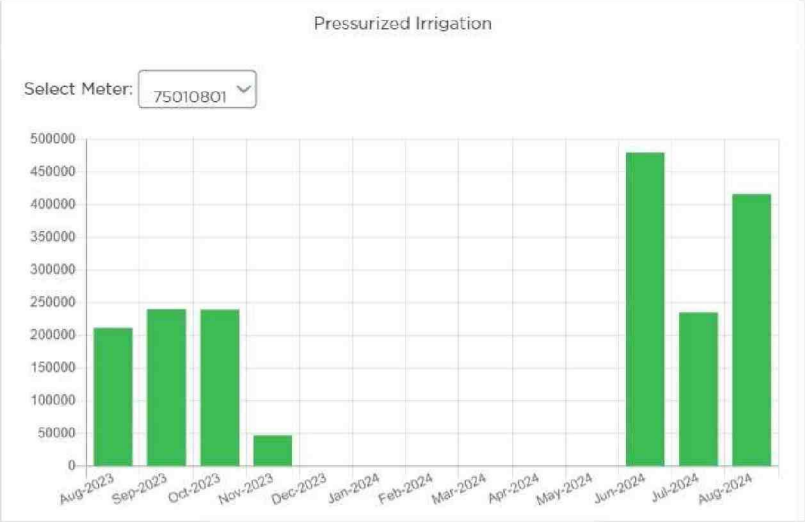
Account Number	505053.00
Billing Period End	08/11/2024
Account Type	Utility
Due Date	09/05/2024
Select Billing Period	8/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
PI	07/02/2024	08/02/2024	75010801	3338	3754	416000

Previous Payment Date	07/15/2024
Previous Payment Amount	$721.72

Total Charges

Pressurized Irrig	$1,266.53
Statement Charges	**$1,266.53**
Amount Due	**$1,266.53**



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Account Information

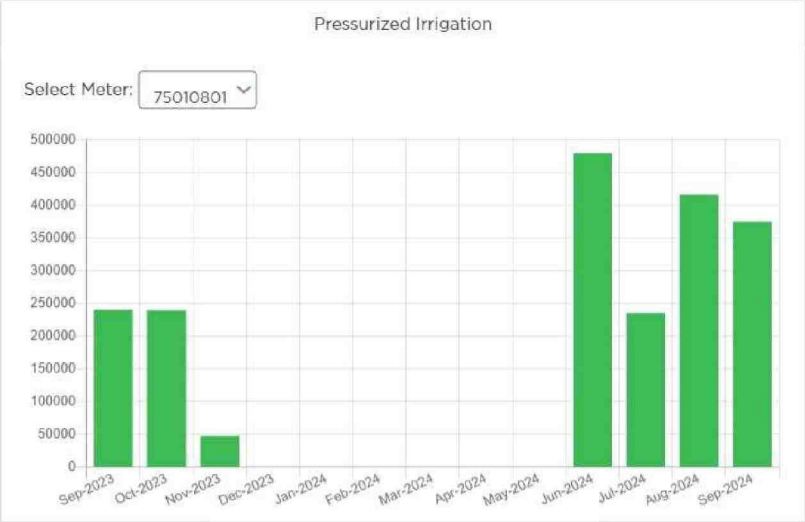
Account Number	505053.00
Billing Period End	09/11/2024
Account Type	Utility
Due Date	10/05/2024
Select Billing Period	9/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
PI	08/02/2024	09/04/2024	75010801	3754	4128	374000

Previous Payment Date	08/19/2024
Previous Payment Amount	$1,266.53

Total Charges

Pressurized Irrig	$1,140.11
Statement Charges	**$1,140.11**
Amount Due	**$1,140.11**



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Account Information

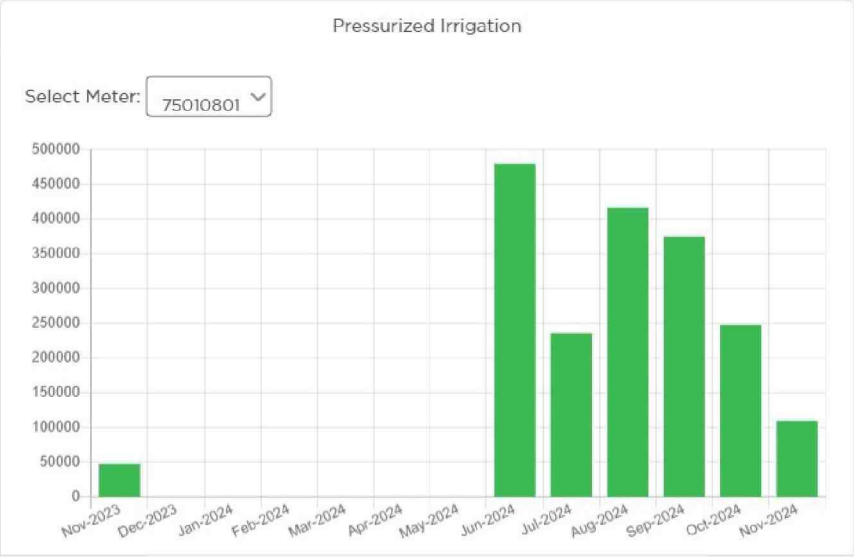
Account Number	505053.00
Billing Period End	11/11/2024
Account Type	Utility
Due Date	12/05/2024
Select Billing Period	11/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
PI	10/01/2024	11/05/2024	75010801	4375	4484	109000

Previous Payment Date 10/14/2024
Previous Payment Amount $757.84

Total Charges

Pressurized Irrig	$342.46
Statement Charges	**$342.46**
Amount Due	**$342.46**



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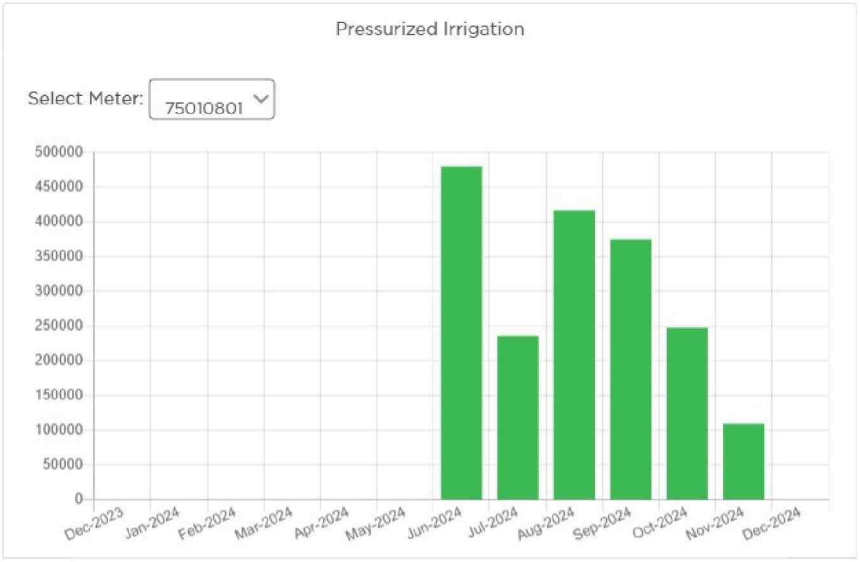
Account Information

Account Number	505053.00
Billing Period End	12/11/2024
Account Type	Utility
Due Date	01/05/2025
Select Billing Period	12/11/2024

Previous Payment Date	11/15/2024
Previous Payment Amount	$342.46

Statement Charges	**$0.00**
Amount Due	**$0.00**



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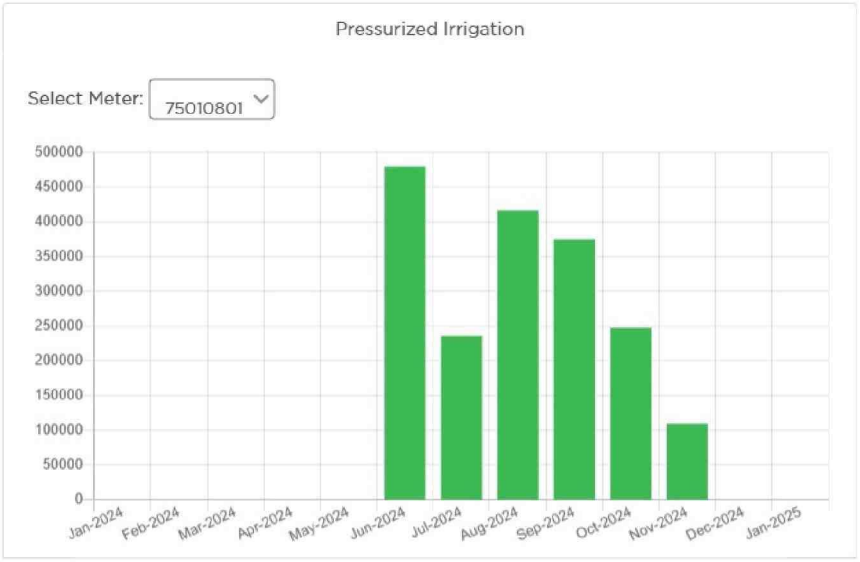
SUPERIOR CO 80027

Account Information

Account Number	505053.00
Billing Period End	01/11/2025
Account Type	Utility
Due Date	02/05/2025
Select Billing Period	1/11/2025

Previous Payment Date	11/15/2024
Previous Payment Amount	$342.46

Statement Charges	**$0.00**
Amount Due	**$0.00**



The information displayed here is provided by Town of Superior. If there is a discrepancy, please contact Town of Superior. Please note that this bill is only displaying payments made on or after 01/12/2025. Payments made directly to Superior may or may not be displayed here.

Town of Superior

124 E Coal Creek Drive
Superior, CO 80027

(303) 499-3675
utilitybilling@superiorcolorado.gov
Monday - Friday 8:00 am - 4:00 pm

Remove Account

To view OR pay your bill online (at no additional charge) through your credit card or bank account, schedule reoccurring or one-time payments and view up to 24 months bill history, please visit

Have your bill paid automatically each month with Xpress Bill Pay's hassle-free Auto Pay feature.

Billing Address

GUARDIAN STORAGE SOLUTIONS-IRRIG
ATTN STEVEN COHEN
5879 CENTRE AVE
PITTSBURGH, PA 15206

Service Address

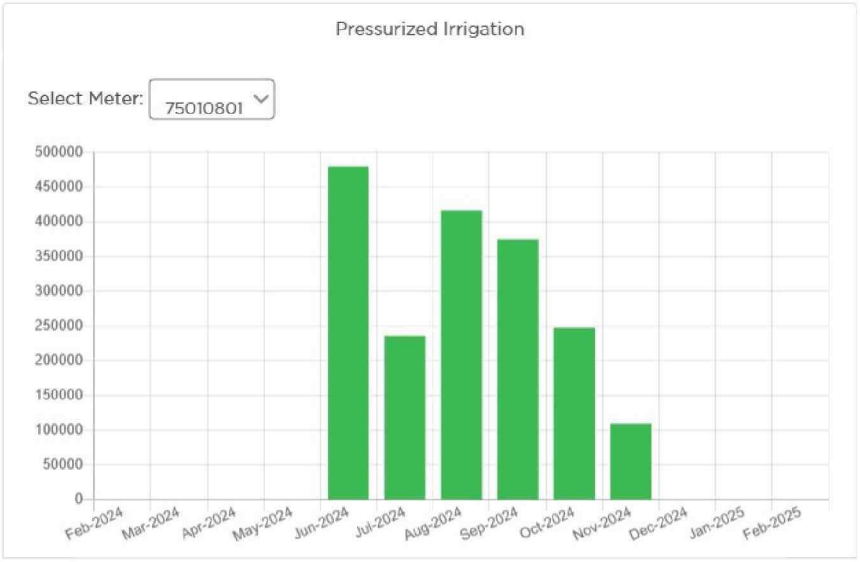
1555 S 76TH ST -IRRIG
SUPERIOR CO 80027

Account Information

Account Number	505053.00
Billing Period End	02/11/2025
Account Type	Utility
Due Date	03/05/2025
Select Billing Period	2/11/2025

Previous Payment Date	11/15/2024
Previous Payment Amount	$342.46

Statement Charges	**$0.00**
Amount Due	**$0.00**



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SECTION 500 – SANITARY SEWER FACILITIES

501.00 GENERAL CONDITIONS

Refer to SECTION 100 – TITLE, SCOPE AND GENERAL CONDITIONS of these STANDARDS AND SPECIFICATIONS for additional requirements that apply to all projects within Broomfield.

510.00 DESIGN CRITERIA

511.00 General

All extensions of and/or additions to Broomfield sewer systems shall comply with the requirements of these STANDARDS AND SPECIFICATIONS for sewer main and service line construction.

512.00 Design Flow

The design flow shall include the entire area tributary to the outfall point. The following wastewater flow rates, which include infiltration, shall be used:

Commercial User Type	Unit Wastewater Flow Rate
Office Buildings	100 GPD / 1000 SF
Restaurants	25 GPD / seat
Bar and Lounges	15 GPD / seat
Hotels and Motels	140 GPD / room
Neighborhood Stores	150 GPD / 1000 SF
Department Stores	150 GPD / 1000 SF
Laundry and Dry Cleaning	400 GPD / machine
Banks and Financial Buildings	100 GPD / 1000 SF
Medical Buildings and Clinics	300 GPD / 1000 SF
Warehouses	50 GPD / 1000 SF
Meat and Food Processing Plants	2800 GPD / 1000 SF
Car Washes	540 GPD / Bay
Service Stations	100 GPD / Plumbing Fixture
Auto Dealer, Repair and Service	150 GPD / 1000 SF
SuperMarket	200 GPD / 1000 SF