Town of Superior Town Council
Superior Metropolitan District No. 1 Board of Directors
Meeting Agenda
Monday, December 8, 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 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 and Superior Metropolitan District No. 1 Board of Directors (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 (6:10 p.m.)

    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) (6:25 p.m.)

3. Presentations – None

4. Project Updates –
    a. Rock Creek Parkway 2026 Reconstruction Project (6:35 p.m.)

5. Consent Agenda (7:00 p.m.)
    a. Approval of Town Council Meeting Minutes
    b. Acceptance of Committee Meeting Notes
    c. Consideration of Resolution of the Town Council of the Town of Superior Approving an Agreement for Auditing Services

d. Consideration of Resolution of the Town Council of the Town of Superior Approving Prop 123
e. Consideration of Resolution of the Town Council of the Town of Superior Sagamore Quit Claim Deeds
f. Consideration of Resolution of the Town Council of the Town of Superior Approving Mile High Flood District Intergovernmental Agreement for Colson Property Purchase
g. Consideration of Resolution of the Town Council of the Town of Superior Approving Amendment to the Town Manager's Employment Agreement
h. Consideration of Resolution of the Town Council of the Town of Superior Approving Amendment to the Town Attorneys Agreement
i. Consideration of a Resolution of the Town Council of the Town of Superior Approving an Amendment to the Intergovernmental Agreement with Boulder County for the Co-Responder Program
j. Consideration of Resolution of the Town Council of the Town of Superior Approving a Construction Contract with PG Arnold Construction, LLC for Community Center Reception Remodel Project
k. Airport Noise Reports
l. Consideration of Resolution of the Town Council of the Town of Superior Approving a non-exclusive Utility Easement Agreement between the Town of Superior and Public Service Company of Colorado

6. Consideration of Resolution of the Town Council of the Town of Superior Approving a Professional Services Agreement with Davis Partnership Architects for an Initial Concept Design for the Marshall Fire Remembrance Gathering Area Project (7:10 p.m.)

7. Consideration of Resolution of the Town Council of the Town of Superior Approving Landscape Maintenance Agreement Renewal (7:40 p.m.)

8. Consideration of Resolution of the Town Council of the Town of Superior Amending 2026 Fee Schedule (7:55 p.m.)

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

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

Item Number 4

Information for Meeting of the Superior Town Council

Agenda Item Name: **Project Update – South Pool Design Concepts**

Meeting Date: **December 8, 2025**

Presented by: **Brannon Richards, PWU Director**
Christine Katz, PW Civil Engineer

Presented for: **Update and Discussion**

Background

The Rock Creek Parkway improvement project from Indiana Street to Coalton Road, 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 from Indiana Street to 88th Street, to include a roundabout at the intersection of Rock Creek Parkway and Coal Creek Drive.

In July 2025, staff recommended and council approved delaying the first phase of Rock Creek Parkway reconstruction from Indiana Street to 88th Street to 2026. This section of reconstruction has been combined into a single project which includes reconstruction of Rock Creek Parkway from Indiana Street to Coalton Road, excluding the previously reconstructed section east of 88th Street.

Staff has been working with KHA to finalize the design plans for reconstruction of Rock Creek Parkway from Indiana Street to Coalton Road. The plans include removal of right-turn lanes at S Indiana Street, Enterprise Street, Coal Ridge Drive/Honey Creek Drive, and Tyler Drive. In addition, a new roundabout is proposed at the intersection of Rock Creek Parkway and Coal Creek Drive.

Schedule

Design is scheduled to be completed in December 2025, with advertisement for construction to be advertised in February 2026. Council approval for construction is planned for March 2026, with construction starting in April 2026 and being completed in August 2026.

Budget

The Town successfully passed the Sales Tax Bond Initiative in 2024 to help fund public infrastructure needs, including the design and reconstruction of Rock Creek Parkway. The 2026 budget includes $5.2 million for construction of this project

Project	Year	Budget Amount	Engineers Construction Cost Est.	Total	Total Over Budget
RCP Reconstruction	2026	$5,200,000	$4,354,505		
Roundabout Alt			$1,077,563	$5,432,068	($232,068)
Right-turn Ln Removal Alt			$881,807	$5,236,312	($36,312)

Recommendation

Staff recommends moving forward with the design presented pending final review and approval by Town staff.

Attachments

- Attachment 1 – Presentation
- Attachment 2 – 90% Design Plans

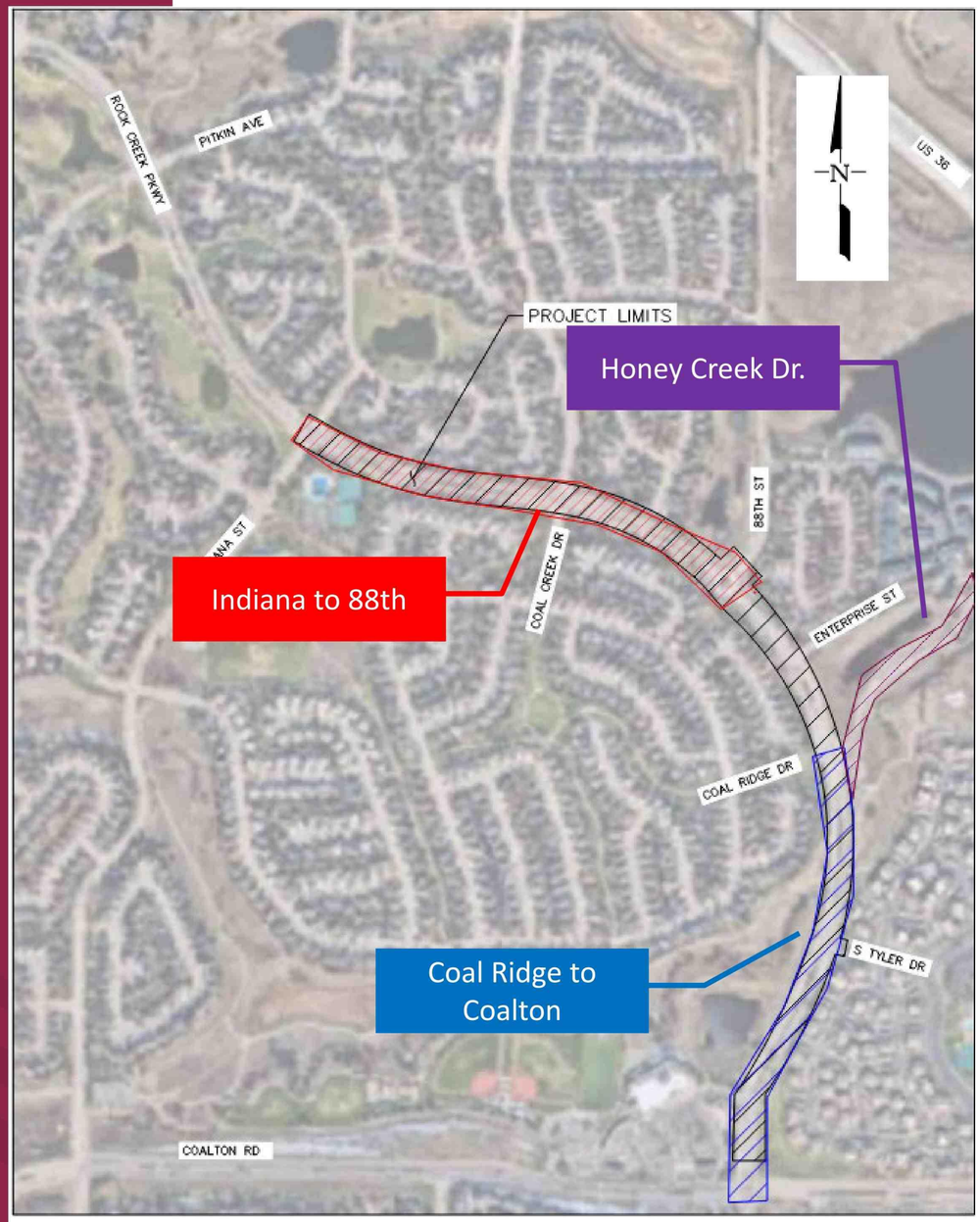
Rock Creek Pkwy Reconstruction

Indiana to 88th & Coal Ridge to Coalton

December 8 , 2025

superiorcolorado.gov





VICINITY MAP
NTS

Project Overview

Rock Creek Parkway – Full reconstruction:

- S. Indiana St. through 88th Ave roundabout
- Coal Ridge Dr/ Honey Creek Dr to Coalton Rd

Intersections:

- S Indiana St. – right turn lane removal (EB only)
- Coal Creek Drive – new roundabout
  - Bid alternate of right turn lane removals
- 88th St. – roundabout improvements
- Enterprise St. – right turn lane removal
- Coal Ridge Dr/Honey Creek Dr – right turn lane removal
- Tyler Dr. – right turn lane removal
- Coalton Rd. – M&O & intersection improvements.

Reconstruction– Pavement Thickness

5” Pavement Section

A geotechnical analysis was performed and determined the minimum pavement thickness required is 5 in with 12 in of chemically stabilized subgrade (CSS). This is less than the Town standard of 7 in of asphalt if no analysis is performed, and less than the previously paved sections of RCP which included ~ 9 in of asphalt.

Cost Savings ~ $1.5 Million

Placing 5 in asphalt with 12 in CSS as opposed to 9 in of asphalt with 12 in CSS yields a cost savings of ~ $1.5 million

Stabilized Subgrade

The Town uses a fly ash and cement as subgrade stabilizing treatment for the existing subgrade material. This has been used on past projects with good results.

The pavement design analysis yielded a structural number (SN) of **3.05** for sand fill (R-value = 19).
We encountered sand fill at the subgrade elevation in 7 out of 8 borings.
With the calculated SN of 3.05, the recommended pavement section thickness will be;

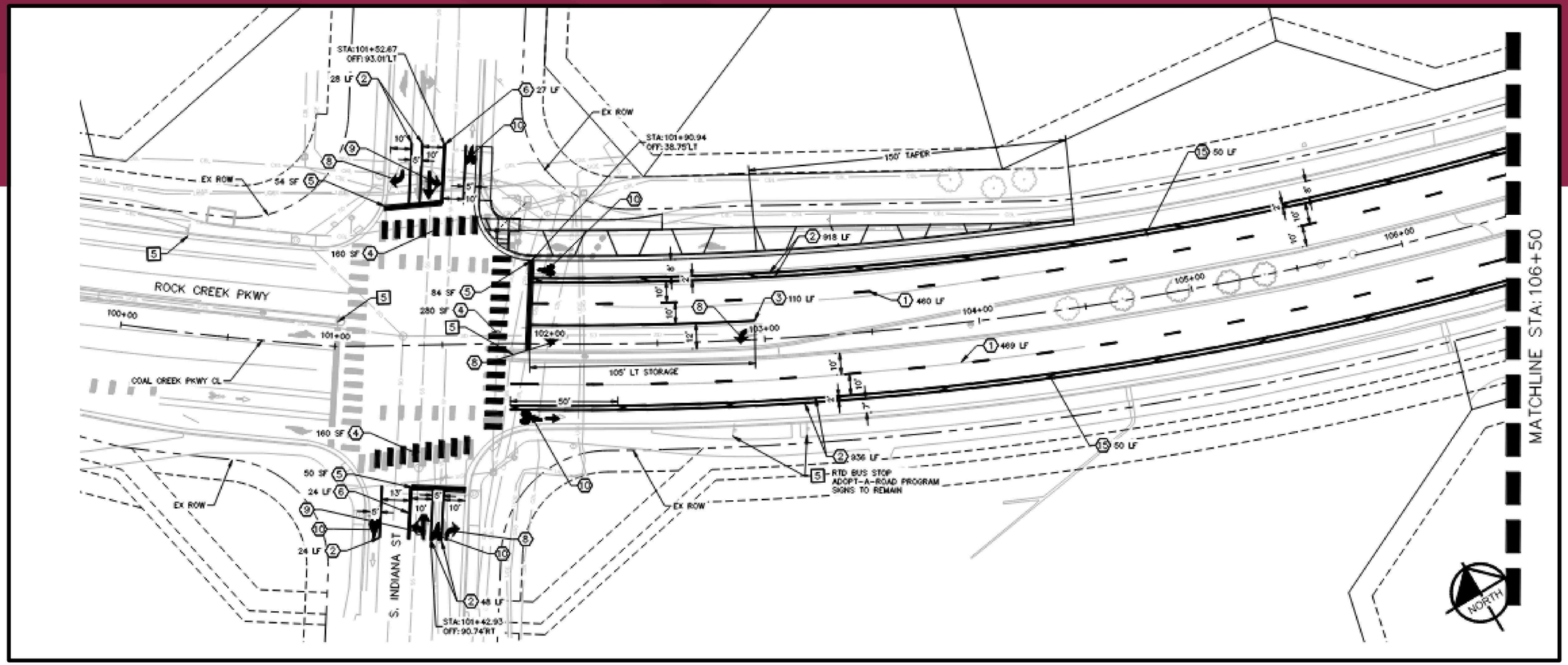
Traffic Area	Alternate	APM (in)	ABC (in)	Chemically Stabilized Subgrade CSS (in)	Total Thickness (in)
Rock Creek Parkway between Indiana Street and Coalton Road	APM	8	--	--	8
	APM	4.5	--	12	16.5
	APM+ABC	3	6	12	20

Native clay encountered in one boring located around the 88th street roundabout.
For clay (R-value = 13), the analysis yielded a SN of 3.4.
The recommended pavement section thickness around the roundabout will be;

Traffic Area	Alternate	APM (in)	ABC (in)	Chemically Stabilized Subgrade CSS (in)	Total Thickness (in)
88th Street Roundabout	APM	8.5	--	--	8.5
	APM	5	--	12	17
	APM+ABC	3.5	6	12	20.5

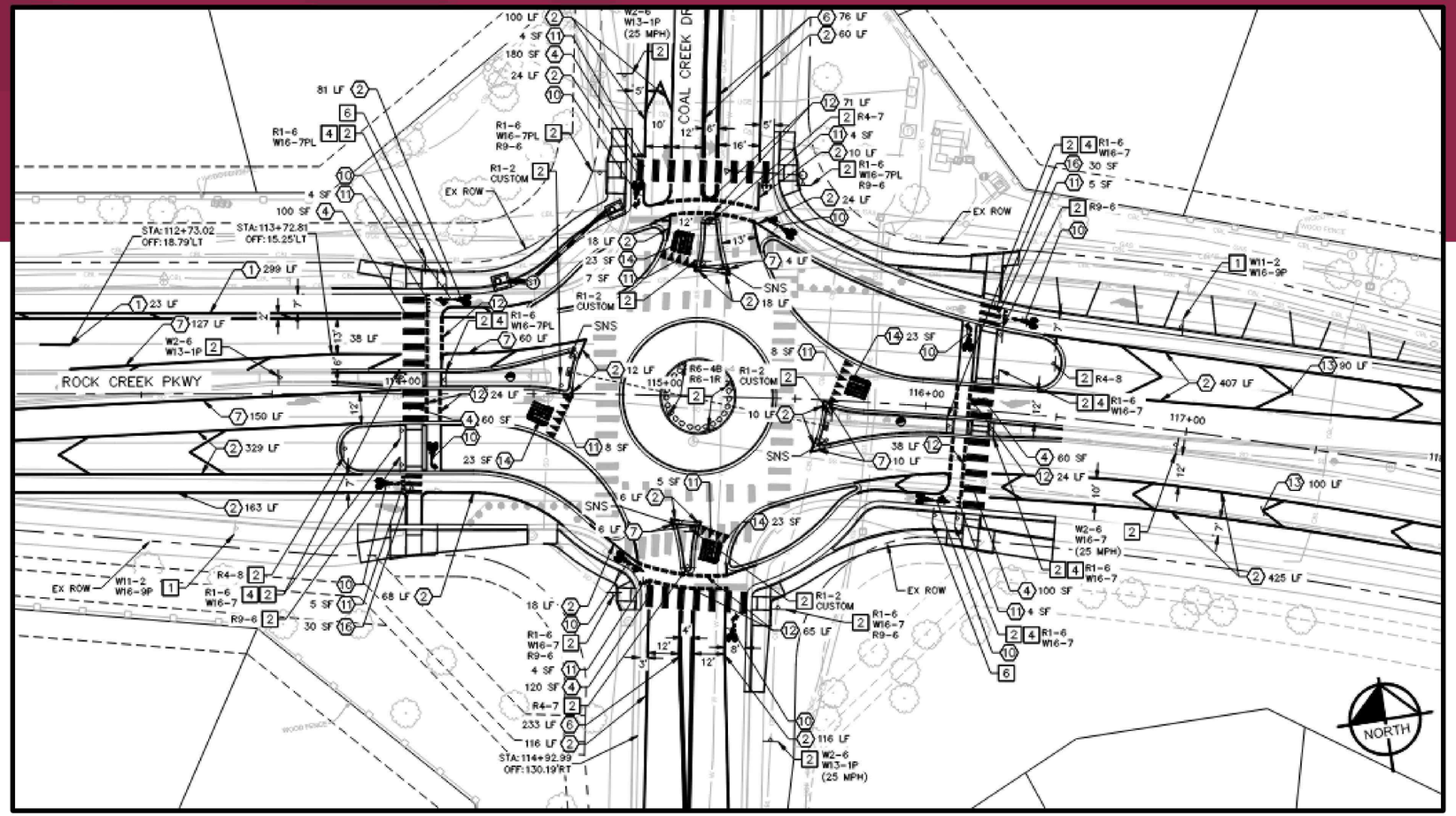
ABC = Aggregate Base Course
APM = Asphalt Paving Material

RCP & S. INDIANA St.



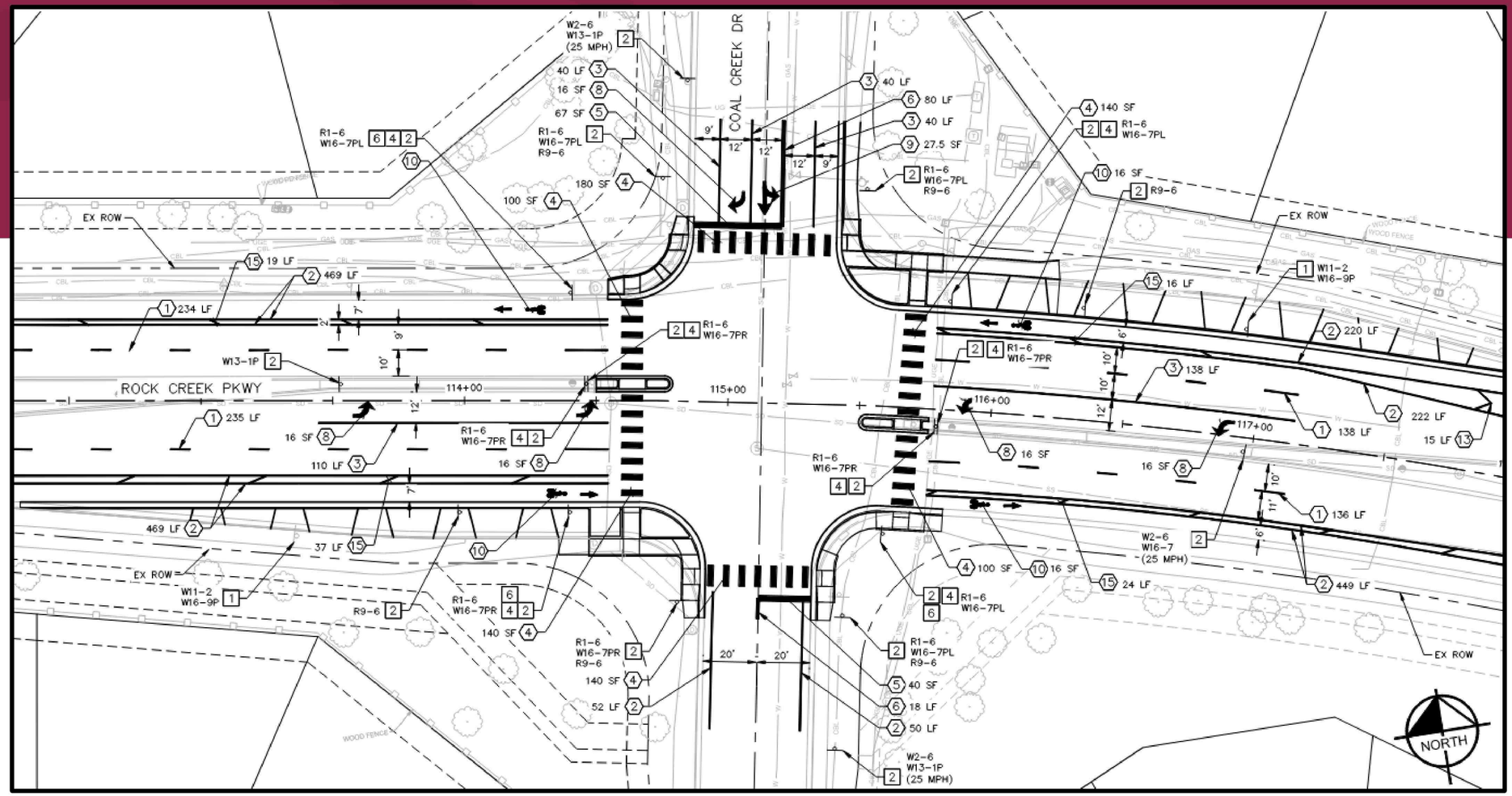
- Right-turn lane removal on westbound Rock Creek Pkwysimilar aesthetic as lane removals at S. Pitkin Ave.
- Striping to remain the same with the exception of removal of Indiana St green bike lane striping

RCP & Coal Creek Dr.



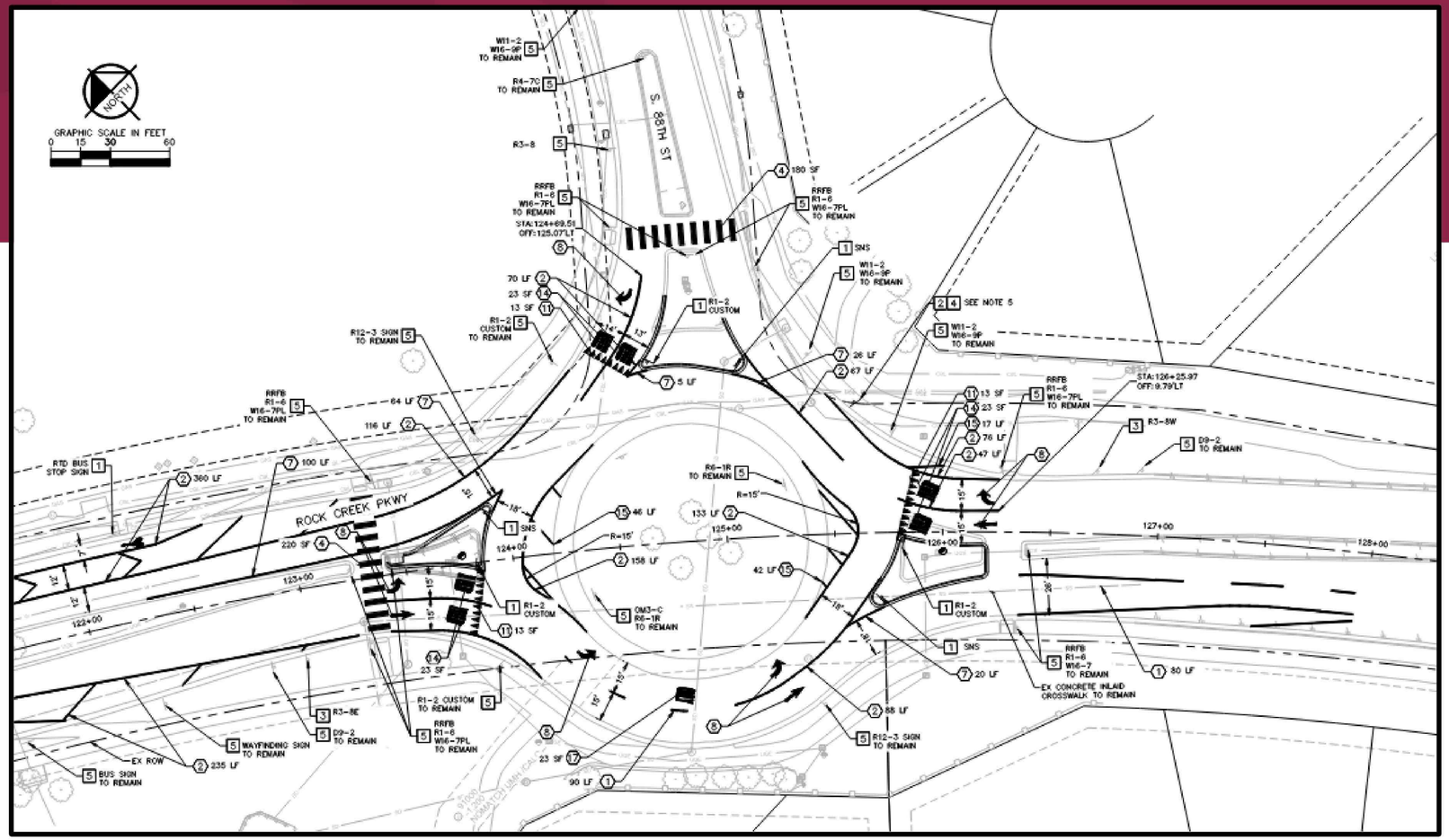
- New 1-lane roundabout
- Roundabout is value engineered as discussed in March 2025
- One-lane road designed for RCP from CCD to 88th Street Roundabout ~ 800 feet

RCP & Coal Creek Dr. Bid Alternate



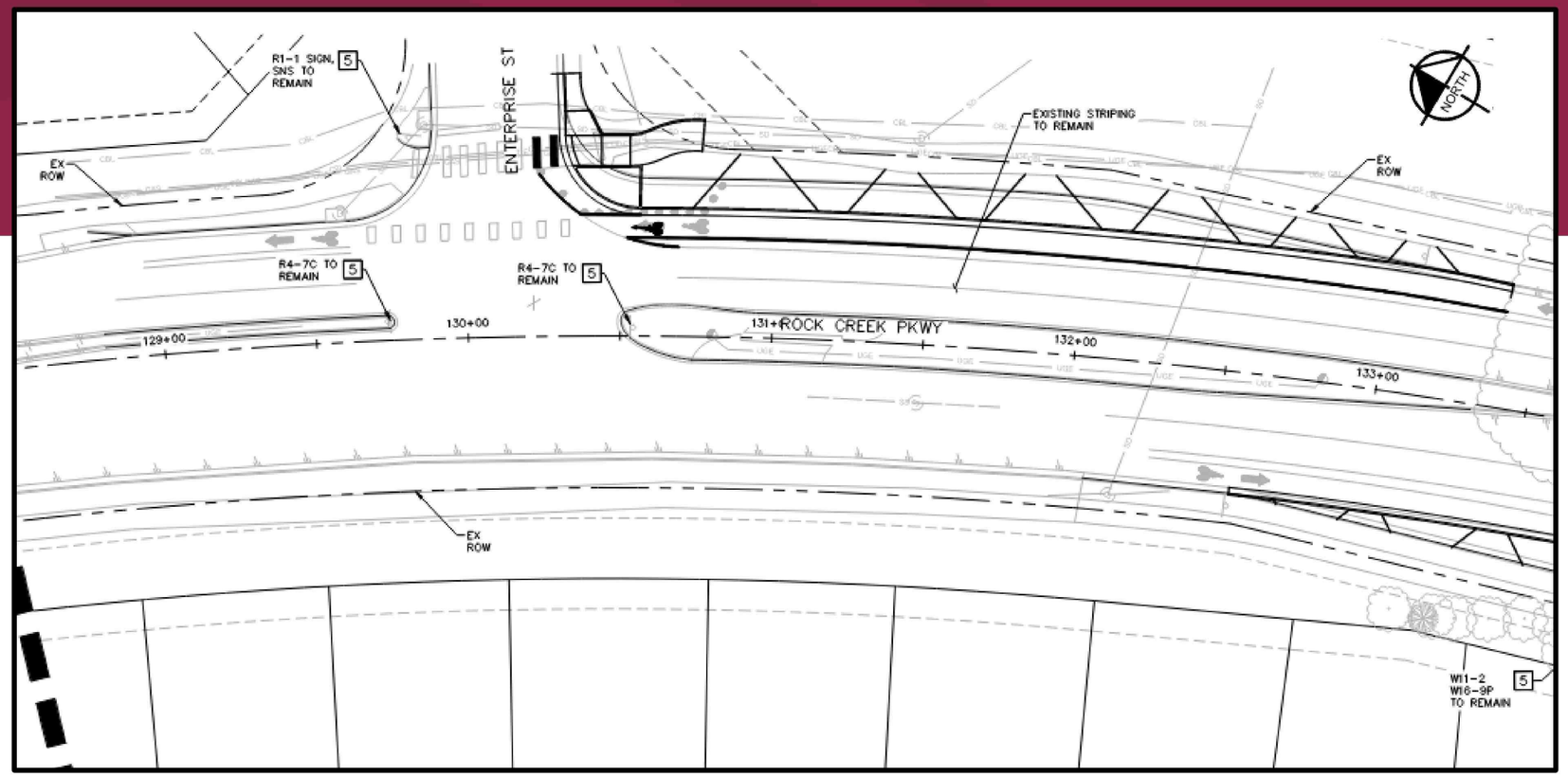
- Right-turn lane removal on westbound & eastbound Rock Creek Pkwy similar aesthetic as lane removals at S. Pitkin Ave.
- Directional curb ramps added and extended medians provide a protected crossing space
- Two-lane traffic to be maintained

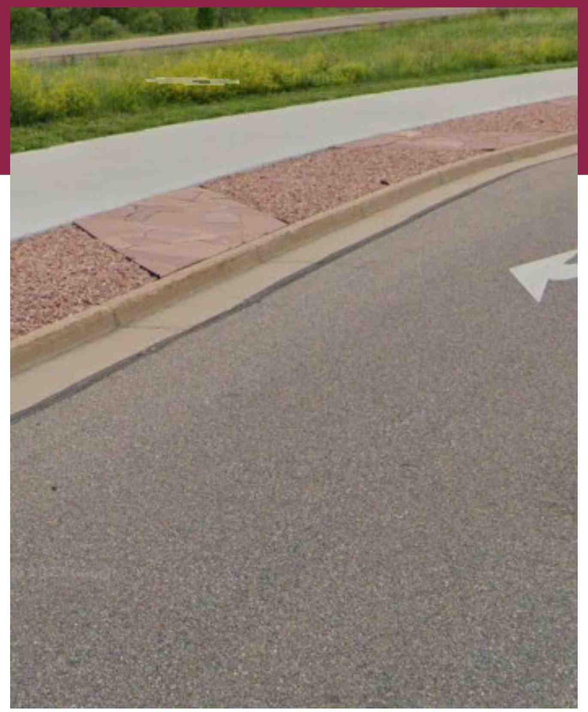
RCP & S 88th St. Roundabout



- Striping changes and improved concrete islands to reduce speeds and crossing distances
- Single lane kept between Coal Creek Dr roundabout and opens to 2 lanes in the 88th St. roundabout (based on CCD roundabout alternative)
- Additional flashing beacon for ped crossing notification in 88th St. crosswalk

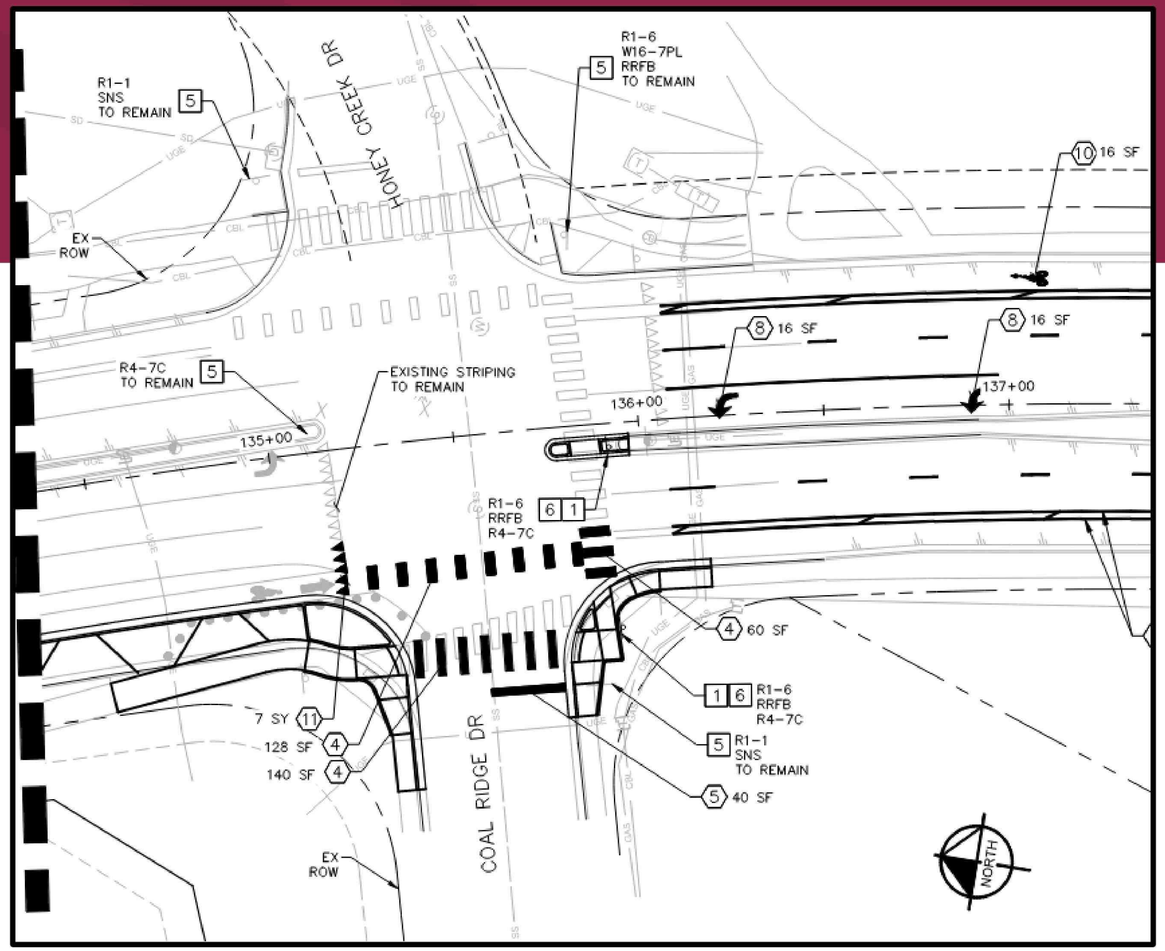
RCP & Enterprise St.





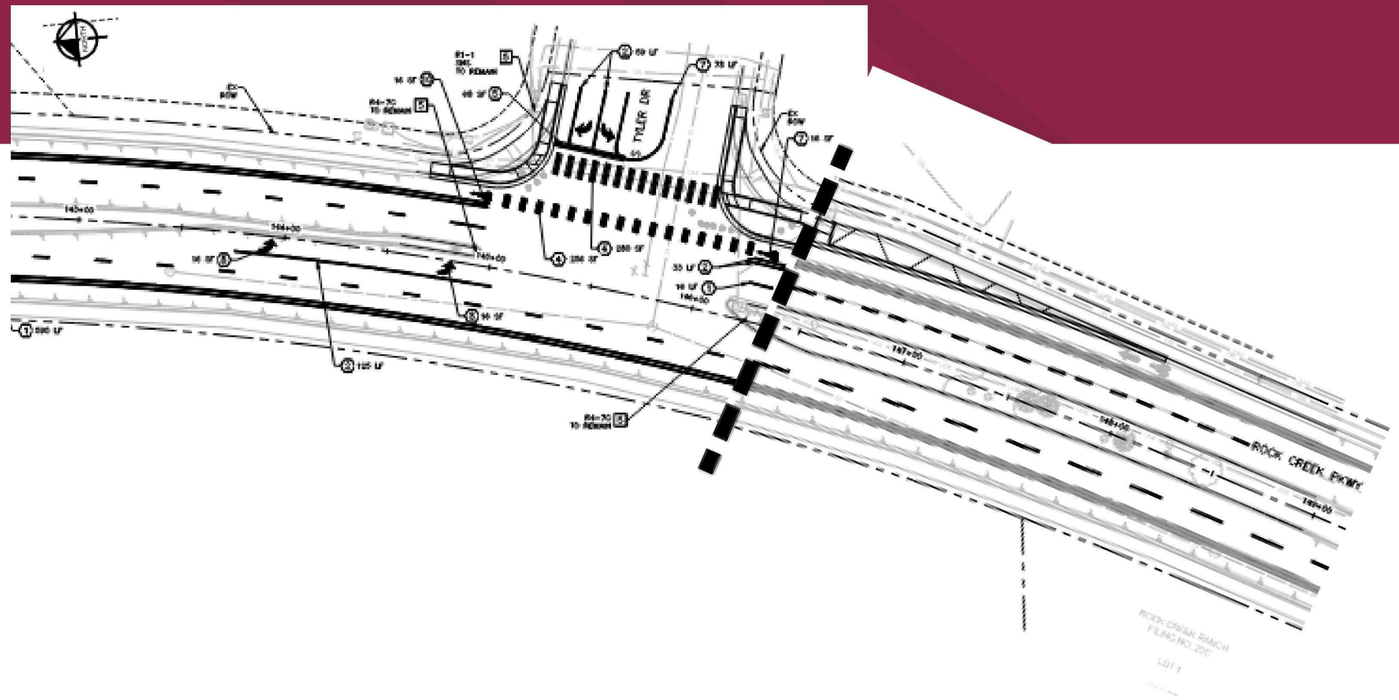
- Right turn lane removal on westbound Rock Creek Parkway
  - Remove flagstone and rock mulch landscaping between the road and sidewalk to create a similar aesthetic as lane removals at S. Pitkin Ave.
- No roadway reconstruction planned in this area

RCP & Coal Ridge Dr./Honey Creek Dr.



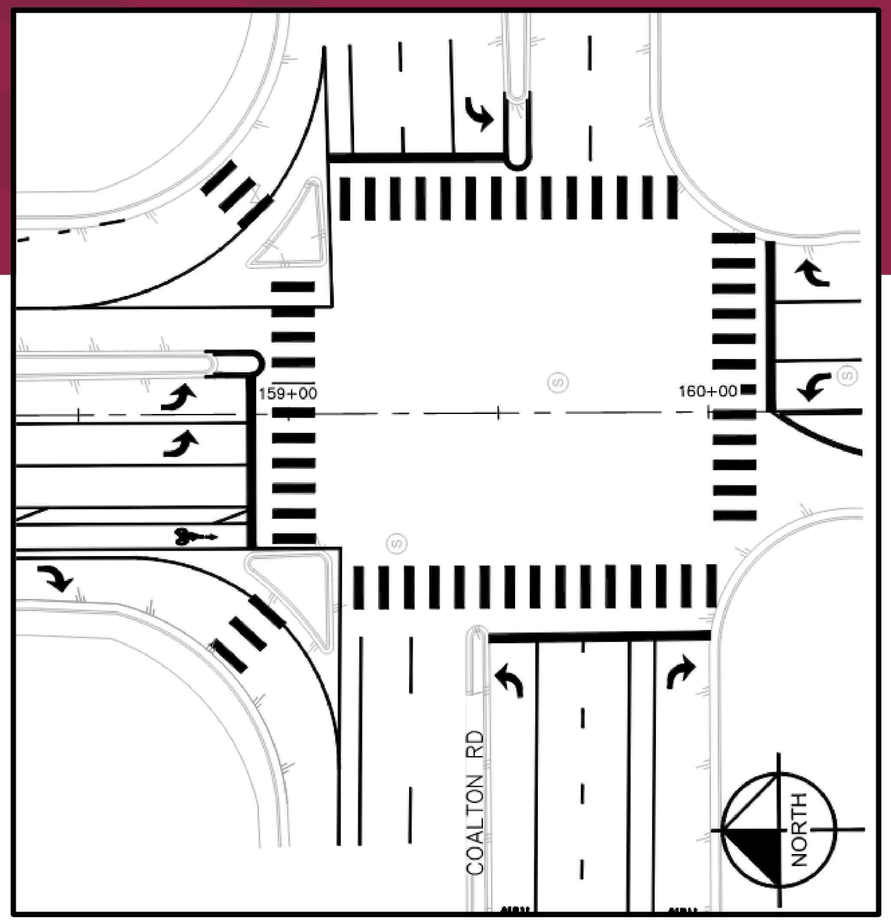
- Right turn lane removal on eastbound Rock Creek Parkway – similar aesthetic as lane removals at S. Pitkin Ave.
- Extended median on South end to provide a protected crossing space

RCP & Tyler Dr.

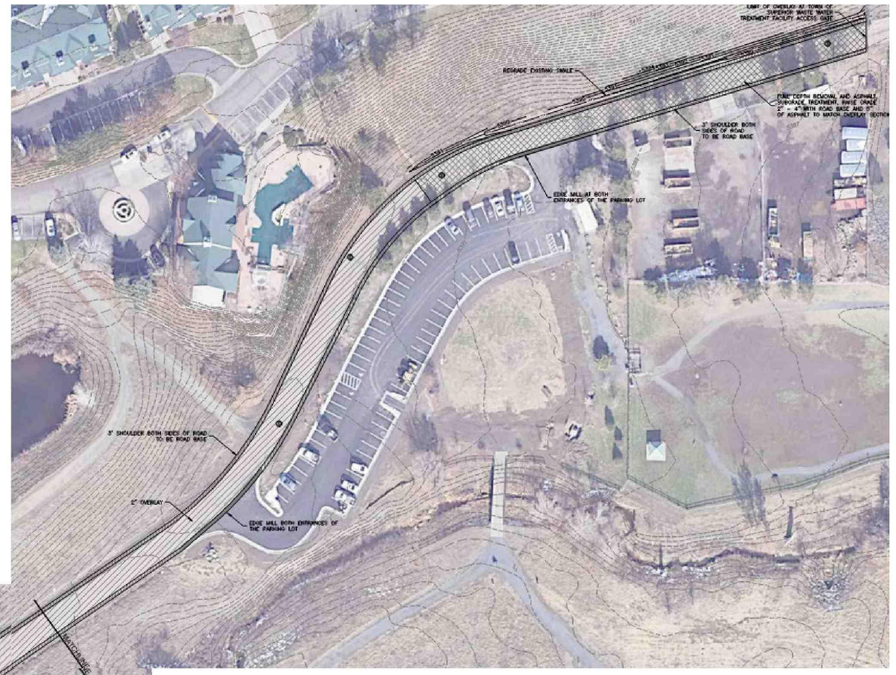


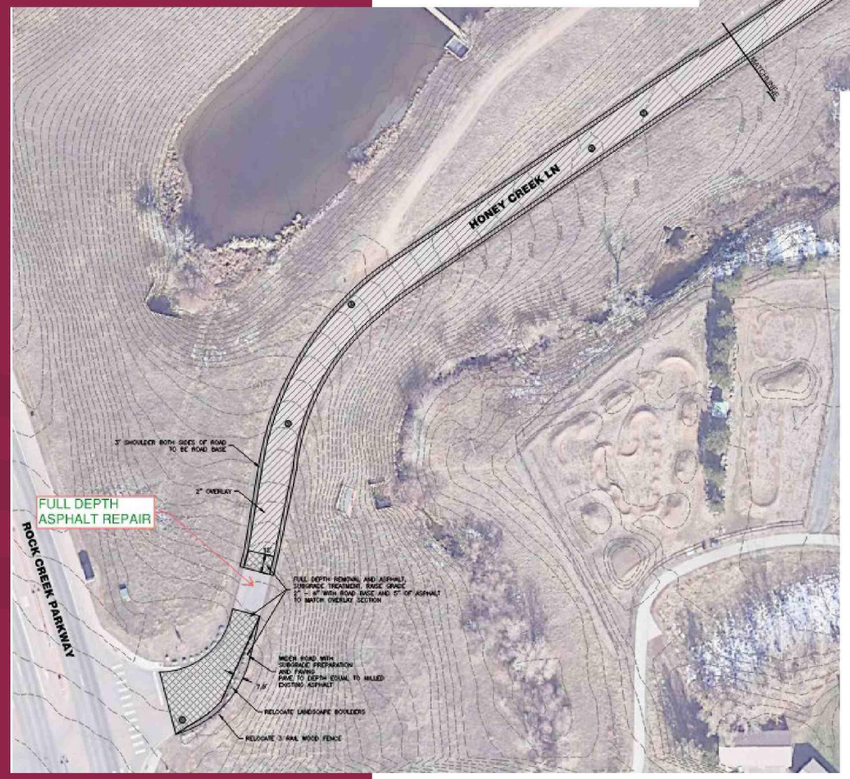
- Right turn lane removal on eastbound Rock Creek Parkway similar aesthetic as lane removals at S. Pitkin Ave
- Tighter curb radius to reduce speeds
- Reduced Crossing Distance of ~88 feet (Existing is ~106 feet)

RCP & Coalton Rd.



- 2” Mill and Overlay of the intersection
- Extended medians using striping
- Bringing all pedestrian islands up to current ADA requirements





Honey Creek Dr.

- 2” Overlay of the whole road
- Full depth asphalt patches where required
- This will be coordinated with the new O&M facility work near the WWTP
- Budget = $200,000

Vision Zero Action Plan Recommendations

SR1.2

The Town of Superior's Vision Zero Action Plan has safety recommendations in several areas of this project. Town staff has evaluated these recommendations.

Rock Creek Parkway & Coalton Road

1. Upgrade eastbound and westbound "doghouse" style signal heads to 4-section FYA – FUTURE
2. Install left-turn (R3-5) signage on eastbound, westbound, and southbound approaches - INCLUDED
3. Install raised crossings at channelized right turn islands in northeast and northwest corners – STAFF DOES NOT RECOMMEND
   - Not necessary: Crash Data 2012-2022 = 26 total crashes, 0 serious injury crashes, and 4 minor injury crashes. Of the total crashes, only 4% (1 crash) involved a pedestrian
   - Expensive: raised crossings will require new storm drain inlets and added concrete work
   - Increased vehicle wear and tear
4. Evaluate protected-only by time of day for dual southbound left-turn - ONGOING
5. Install ADA-compliant and directional curb ramps – INCLUDED
6. Analyze location for potential systemwide safety improvements, such as treatments to enhance bicycle and pedestrian comfort, and implement applicable countermeasures ONGOING

Vision Zero Action Plan Recommendations

SR1.3

The Town of Superior's Vision Zero Action Plan has safety recommendations several areas of this project. Town staff has evaluated these recommendations.

Rock Creek Parkway & Honey Creek/Coal Ridge

1. Remove "State Law Yield" signs and install W11-15 (combined bicycle/pedestrian warning sign) with W16-7PL/W16-7PR (down left/ down right warning sign) at Rectangular Rapid Flashing Beacon crossing location – INCLUDED



2. Install ADA-compliant curb ramps on the northwest and southwest corners – INCLUDED
3. Analyze location for potential system wide safety improvements, such as treatments to enhance bicycle and pedestrian comfort, and implement applicable countermeasures ONGOING

Vision Zero Action Plan Recommendations

The Town of Superior's Vision Zero Action Plan has safety recommendations in several areas of this project. Town staff has evaluated these recommendations.

SR3.1

Rock Creek Parkway & Coal Creek Drive

1. Replace state law signs with W1-115 signage– CAN INCLUDE IN BID ALT



2. Add "Arrow Down Right" sign under the Rectangular Rapid Flashing Beacon located on the center median CAN INCLUDE IN BID ALT



3. Remove existing cross walk on the south leg or install Rectangular Rapid Flashing Beacon on south crosswalkADDITIONAL RRFB INCLUDED IN BID ALT

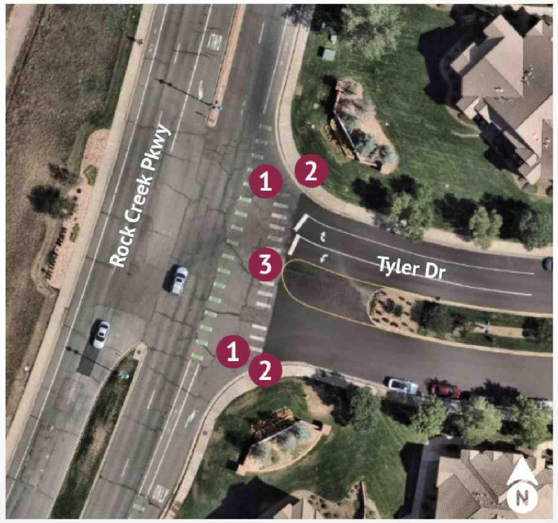
Vision Zero Action Plan Recommendations

SR3.2

The Town of Superior's Vision Zero Action Plan has safety recommendations in several areas of this project. Town staff has evaluated these recommendations.

Rock Creek Parkway & Tyler Drive

1. Install bulbouts (using paint and post or concrete) on the northeast and southeast corners to slow turning vehicles and shorten pedestrian crossing distance – INCLUDED
2. Install directional pedestrian ramps on the northeast and southeast corners – INCLUDED
3. Extend concrete median to provide pedestrian refuge area for a two stage crossing – STAFF DOES NOT RECOMMEND
   - This is expensive and not necessary with the reduced crossing distance (Existing ~106ft, New ~88ft)
   - May result in vehicle and snow plow impacts



PROJECT ESTIMATE

2026 Budget = $5,200,000

Work	Estimated Construction Costs (Engineer Estimate)	Total	Total Over Budget
Reconstruction*	$4,354,505		
• Roundabout	$1,077,563	$5,432,068	($232,068)
• Bid Alternate – Right Turn Lane Removal	$881,807	$5,236,312	($36,312)

*Full reconstruction of Rock Creek Parkway from Indiana to 88th & Honey Creek Dr/Coal Ridge Dr to Coalton Rd., including right-turn lane removals



Thank you!

superiorcolorado.gov

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
11-16	HORIZONTAL CONTROL
17-20	TYPICAL SECTION
21-26	REMOVALS AND RESETS
27-32	PAVING PLAN
33-43	ROADWAY PLAN AND PROFILE
44-52	GRADING DETAILS
53	STORM PLAN & PROFILE
54-60	SIGNING & STRIPING PLAN
61-66	EXISTING UTILITIES
67-72	EROSION CONTROL PLAN
73-84	SUGGESTED CONSTRUCTION PHASING
85-95	APPLICABLE TOWN STANDARD DETAILS

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: 12/1/25

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

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DESIGNED BY: TJL
DRAWN BY: IKW
CHECKED BY: JK
DATE: 12/1/25

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

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
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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

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DESIGNED BY: TJL
DRAWN BY: IKW
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TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
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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: 12/1/25

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.

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.

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: 12/1/25

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

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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
SCUT	SAWCUT
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		ROUNDABOUT		BID ALTERNATIVE		HONEY CREEK		PROJECT TOTALS	
			PLAN	AS CONST.	PLAN	AS CONST.	PLAN	AS CONST.	PLAN	AS CONST.	PLAN	AS CONST.
1	MOBILZATION, DEMOBILIZATION, PERMITS, FEES, LICENSES, ADMINISTRATION	LS	1								1	
2	SOILS AND MATERIALS TESTING	LS	1								1	
3	SEDIMENT AND EROSION CONTROL	LS	1								1	
4	CONSTRUCTION SURVEY	LS	1								1	
5	LANDSCAPE RESTORATION ALLOWANCE	LS	1								1	
6	UNFORSEEN UTILITY CONFLICT ALLOWANCE	LS	1								1	
7	MINOR IRRIGATION RESTORATION, COMPLETE IN PLACE	LS	1								1	
8	CLEARING AND GRUBBING, COMPLETE IN PLACE	LS	1								1	
9	SAWCUT, REMOVE AND DISPOSE OF ASPHALT (FULL DEPTH). COMPLETE IN PLACE	SY	22029		7754		7754				37537	
10	COLD MILL ASPHALT 2 INCH DEPTH. COMPLETE IN PLACE	SY	4419								4419	
11	REMOVE SIGN POST, COMPLETE IN PLACE	EA	4		4		4				12	
12	SAWCUT, REMOVE AND DISPOSE OF CONCRETE MEDIAN COVER, COMPLETE IN PLACE	SY			55		4				59	
13	RESET LANDSCAPE ROCK (FULL DEPTH), COMPLETE IN PLACE	SY	175								175	
14	REMOVE FLEX POSTS, COMPLETE IN PLACE	EA	61		23		23				107	
15	REMOVE TYPE R INLET, COMPLETE IN PLACE	EA			2						2	
16	REMOVE 12 IN. PVC DRAINPIPE, COMPLETE IN PLACE	LF			3						3	
17	REMOVE EPOXY PAVEMENT MARKINGS, COMPLETE IN PLACE	SF			311						311	
18	REMOVE PEDESTRIAN PUSH BUTTON FROM TRAFFIC SIGNAL POLE, COMPLETE IN PLACE	EA	1								1	
19	ADJUST MANHOLE LIDS (SINGLE THICK WALL CAST IRON ADJUSTMENT RING) COMPLETE IN PLACE	EA	9		4		4				17	
20	ADJUST WATER VALVE BOX (SINGLE THICK CAST IRON ADJUSTMENT RING) COMPLETE IN PLACE	EA	4								4	
21	RESET FIRE HYDRANT ON NEW FLANGE, LATERAL, COMPLETE IN PLACE	EA										
22	RESET STREET LIGHT ON NEW FOUNDATION, COMPLETE IN PLACE	EA										
23	INSTALL 12 INCHES OF CHEMICALLY STABILIZED (LIME-TREATED, FLY ASH OR CEMENT TREATED) SUBGRADE, COMPLETE IN PLACE	SY	29795		6705		7414				43914	
24	SAWCUT, REMOVE AND DISPOSE OF CONCRETE SIDEWALK, COMPLETE IN PLACE	SY	372		370		186				928	
25	SAWCUT, REMOVE AND DISPOSE OF CURB & GUTTER, COMPLETE IN PLACE	LF	1645		1144		797				3586	
26	RESET SIGN PANEL ON EXISTING POST, COMPLETE IN PLACE	EA	11		6		6				23	
27	REMOVE AND REPLACE EXISTING WATER VALVE BOX (NEW 2 FT. X 2FT. CONCRETE COLLAR) COMPLETE IN PLACE	EA			2		2				4	
28	REMOVE SIGN PANEL, COMPLETE IN PLACE	EA	2								2	
29	ADJUST UTILITY PULL BOX, COMPLETE IN PLACE	EA			2						2	
30	INSTALL 18-INCH REINFORCED CONCRETE PIPE (CLASS I), COMPLETE IN PLACE	LF			7						7	
31	INSTALL MANHOLE BOX BASE (5 FOOT) WITH 4 FOOT MANHOLE, COMPLETE IN PLACE	EA			1						1	
32	INSTALL INLET TYPE R L 5 (5 FOOT), COMPLETE IN PLACE	EA			2						2	
33	INSTALL 2 INCH CONDUIT SCHEDULE 40 WITH CAPS, WHITE 10AWG SOLID TRACER WIRE AND CP MINI TEST STATION, COMPLETE IN PLACE	LF	20		400						420	
34	PUSH BUTTON POST WIRING	LS	1								1	
35	INSTALL SIGN PANEL (CLASS I), COMPLETE IN PLACE	SF	203		282		140				625	
36	INSTALL RECTANGULAR RAPID FLASHING BEACON, SOLAR POWERED, COMPLETE IN PLACE	EA	1		10		6				17	
37	INSTALL 2"X2"X12' UNISTRUT SIGN POST AND BASE, COMPLETE IN PLACE	LF	189		320		130				639	
38	INSTALL PEDESTRIAN PUSH BUTTON POST, FOUNDATION, COMPLETE IN PLACE	EA	1								1	
39	WHITE SOLID STOP LINE, 2 FT. WIDE EXTENDING FROM TRAVEL CENTER TO LIP OF GUTTER, THERMOPLASTIC 125 MIL.	SF	324				107				431	
40	WHITE CROSSWALK LINE, 2 FT. WIDE, 10 FT. LONG, THERMOPLASTIC 125 MIL.	SF	3000		640		800				4440	
41	WHITE CROSSWALK LINE, 1 FT. WIDE, 10 FT. LONG, THERMOPLASTIC 125 MIL.	SF			60						60	
42	WHITE ELONGATED LEFT-TURN ARROW, 3 FT. WIDE, 12 FT LONG, THERMOPLASTIC 125 MIL	SF	612				80				692	
43	WHITE ELONGATED RIGHT-TURN ARROW, 3FT. WIDE, 12 FT. LONG, THERMOPLASTIC 125 MIL	SF	360								360	
44	BIKE LANE SYMBOL & STRAIGHT ARROW, THERMOPLASTIC 125 MIL.	SF	448		208		64				720	
45	WHITE & GREEN BIKE LANE CONFLICT MARKING, 6 FT. WIDE, 2 FT. LENGTH, 6 FT. GAP, THERMOPLASTIC 125 MIL	SF	816								816	
46	WHITE YIELD TEETH, BASE 24 IN. HEIGHT 36 IN. 12 IN. GAPS, THERMOPLASTIC 125 MIL	SF	300		28						328	
47	WHITE "ONLY" PAVEMENT MARKING, THERMOPLASTIC 125 MIL	SF	207								207	
48	WHITE "YIELD" PAVEMENT MARKING, THERMOPLASTIC 125 MIL	SF	138		92						230	
49	WHITE ELONGATED LEFT-TURN + THROUGH ARROW, 43 IN. WIDE, 20 FT. LONG, THERMOPLASTIC 125 MIL	SF	32				28				60	
50	WHITE DOTTED LINE, 4 IN. WIDE, 10 FT. DASH WITH 30 FT GAPS, EPOXY	SF	520		5		110				635	
51	WHITE DOTTED LINE, SKIP DASH, 4 IN. WIDE, 3 FT. DASH WITH 3 FT. GAPS, EPOXY	SF			40						40	
52	WHITE SOLID EDGE LINE, 4 IN. WIDE, EPOXY	SF	6120		1180		1485				8785	
53	WHITE SOLID TURN POCKET LINE, 8 IN. WIDE, EPOXY	SF	105				165				270	
54	YELLOW DOUBLE SOLID CENTERLINE, 4 IN. WIDE, 4 IN. SEPARATION, EPOXY	SF	195		465		65				725	
55	YELLOW SOLID EDGE LINE, 4 IN. WIDE, EPOXY	SF	105		125						230	
56	WHITE SOLID CHEVRON, 6 IN. WIDE, 50 FT. SPACING, EPOXY	SF	325		325						650	
57	WHITE SOLID GORE STRIPE, 6 IN. WIDE, 50 FT. SPACING, EPOXY	SF	490		10		60				560	
58	TRAFFIC AND PEDESTRIAN CONTROL	LS	1								1	
59	INSTALL 6 IN. THICK CONCRETE SIDEWALK/FLATWORK, 12 INCHES CHEMICALLY STABILIZED SUBGRADE, AND #5 EPOXY COATED REBAR DOWELS, COMPLETE IN PLACE	SY	253		264		105				622	
60	INSTALL 6 IN. THICK CONCRETE CURB RAMP (TYPE 1)/FLATWORK, 12 INCHES CHEMICALLY STABILIZED SUBGRADE, CAST IRON TRUNCATED DOMES, AND #5 EPOXY COATED REBAR DOWELS, COMPLETE IN PLACE	SY	108				48				156	
61	INSTALL 6 IN. THICK CONCRETE CURB RAMP (TYPE 3)/FLATWORK, 12 INCHES CHEMICALLY STABILIZED SUBGRADE, CAST IRON TRUNCATED DOMES, AND #5 EPOXY COATED REBAR DOWELS, COMPLETE IN PLACE	SY	11		152		75				238	
62	INSTALL VERTICAL CURB & GUTTER, 12 INCHES CHEMICALLY STABILIZED SUBGRADE, AND #5 EPOXY COATED REBAR DOWELS, COMPLETE IN PLACE	LF	1147		872		778				2797	
63	INSTALL MEDIAN CURB & GUTTER, 12 INCHES CHEMICALLY STABILIZED SUBGRADE, AND #5 EPOXY COATED REBAR DOWELS, COMPLETE IN PLACE	LF	451		393		125				969	
64	INSTALL 2 IN. CURB, 12 INCHES CHEMICALLY STABILIZED SUBGRADE, AND #5 EPOXY COATED REBAR DOWELS, COMPLETE IN PLACE	LF			906						906	
65	INSTALL CONCRETE TRUCK APRON/FLATWORK, 12 INCHES CHEMICALLY STABILIZED SUBGRADE, AND #5 EPOXY COATED REBAR DOWELS, COMPLETE IN PLACE	LF			189						189	
66	INSTALL CONCRETE MEDIAN COVER, 12 INCHES CHEMICALLY STABILIZED SUBGRADE, AND #5 EPOXY COATED REBAR DOWELS, COMPLETE IN PLACE	SY	89		705		11				805	
67	REMOVE AND REPLACE 6 IN. SIDEWALK, REMOVE 12 INCHES OF EXISTING SUBGRADE AND REPLACE WITH 12 INCHES OF CDOT CLASS 6 RECYCLED CONCRETE ABC, AND #5 EPOXY COATED REBAR DOWELS. COMPLETE IN PLACE	SY	250								250	
68	REMOVE AND REPLACE VERTICAL CURB & GUTTER, REMOVE 12 INCHES OF EXISTING SUBGRADE AND REPLACE WITH 12 INCHES OF CDOT CLASS 6 RECYCLED CONCRETE ABC, AND #5 EPOXY COATED REBAR DOWELS. COMPLETE IN PLACE	LF	1000								1000	
69	INSTALL 6 IN. THICK STAMPED FACE CONCRETE/FLATWORK, COMPLETE IN PLACE	SY	565		155		335				1055	
70	INSTALL 3 IN. CDOT (GRADING S)(75)(PG 64-22), VIRGIN HOT MIX ASPHALT, COMPLETE IN PLACE	TON	7375		1660		1835				10870	
71	INSTALL 2 IN. CDOT (GRADING SX)(75)(PG 64-22), VIRGIN HOT MIX ASPHALT, COMPLETE IN PLACE	TON	5655		1110		1225				7990	
72	INSTALL ROCK MULCH. 6 IN. GRANITE, COMPLETE IN PLACE	SY			162		196				358	
73	INSTALL BLUE FESCUE (ORNAMENTAL GRASS), COMPLETE IN PLACE	EA			25						25	
74	INSTALL SOD, COMPLETE IN PLACE	SY	650								650	
75	INSTALL IRRIGATION PULL BOX, 15 IN. X 22 IN., COMPLETE IN PLACE	EA			3						3	

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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: 12/1/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
SUMMARY OF APPROXIMATE QUANTITIES

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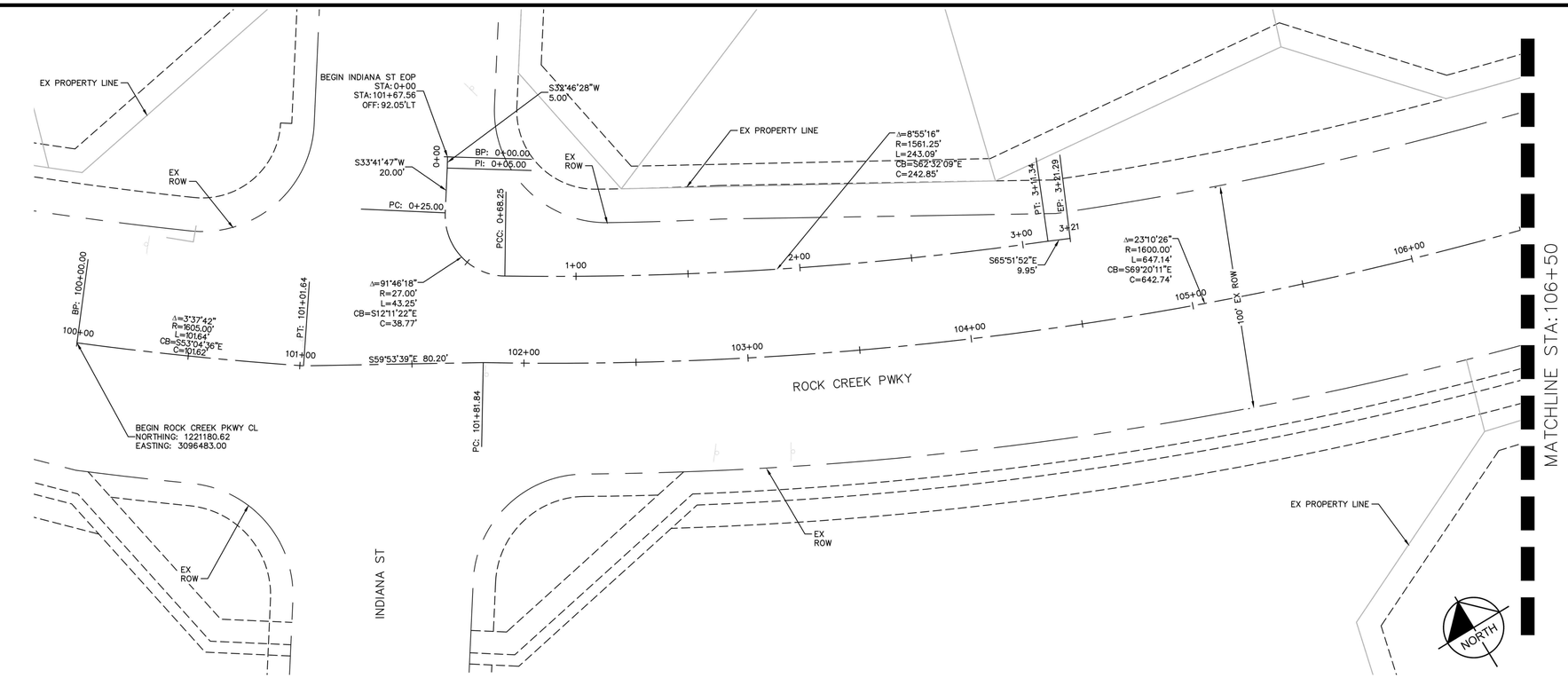

COORDINATE DATUM:

MODIFIED COLORADO STATE PLAN NORTH ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:
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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

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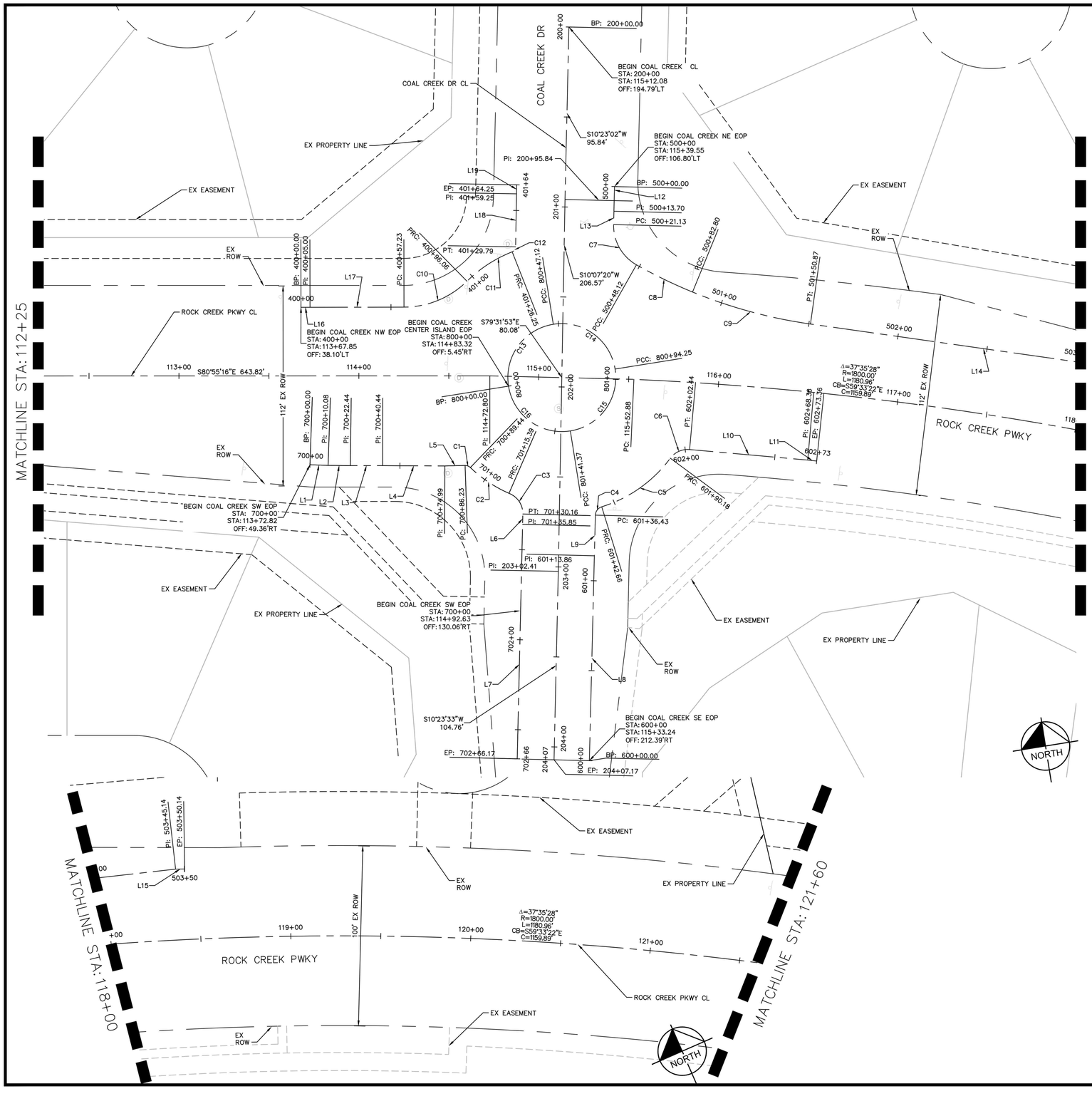

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LINE TABLE

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	N10°29'31.14"E
L9	22.57	N10°32'37.33"E
L10	65.92	S75°49'11.91"E
L11	5.00	S74°48'37.27"E
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'	N46°14'18"E	5.83'	71°23'21"	3.59'
C5	75.00'	47.51'	N63°47'01"E	46.72'	36°17'55"	24.59'
C6	12.00'	12.26'	N74°54'26"E	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 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: 12/1/25

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

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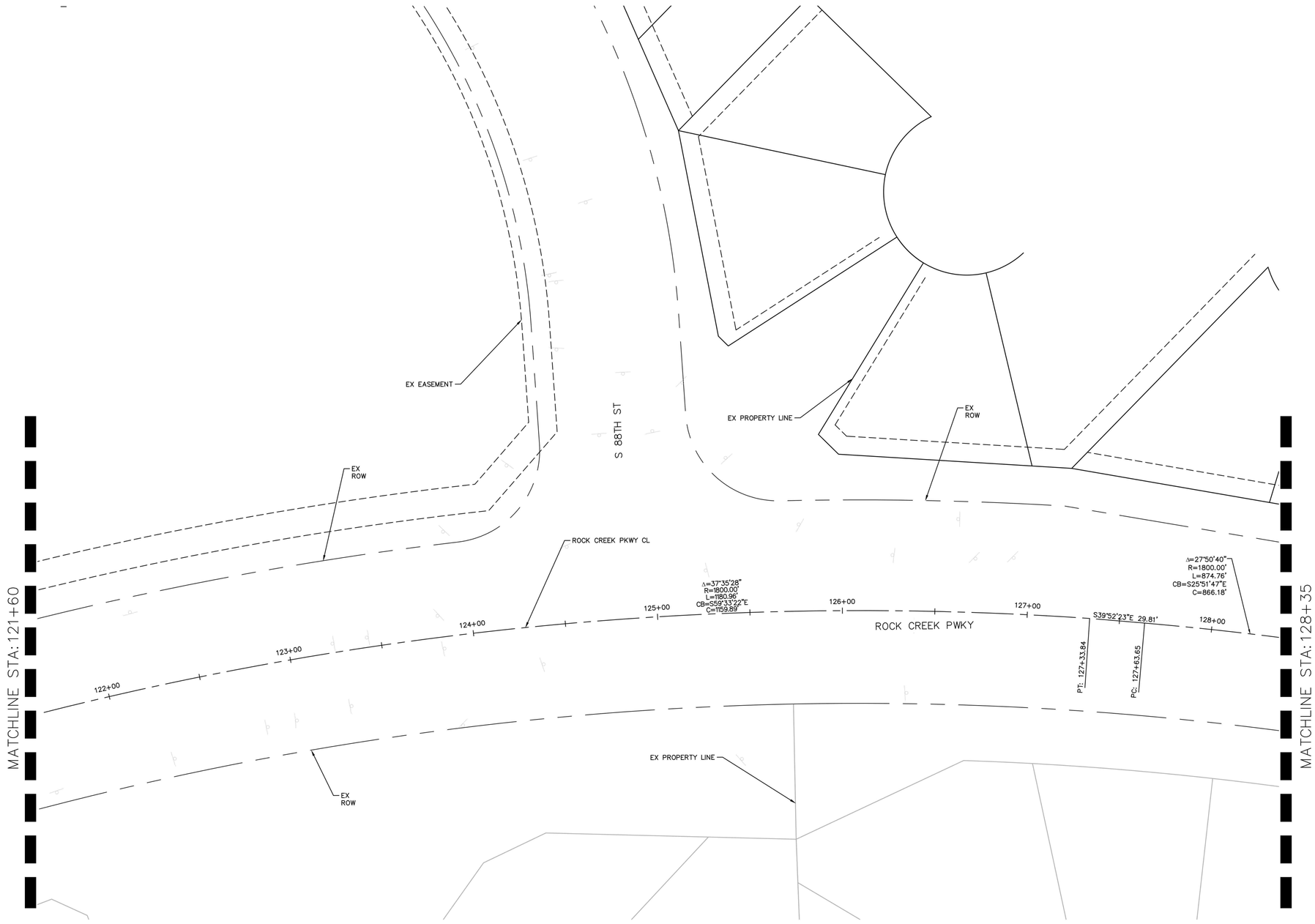

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BENCHMARK

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ELEVATION: 5516.10 (NAVD 88)

NOTES

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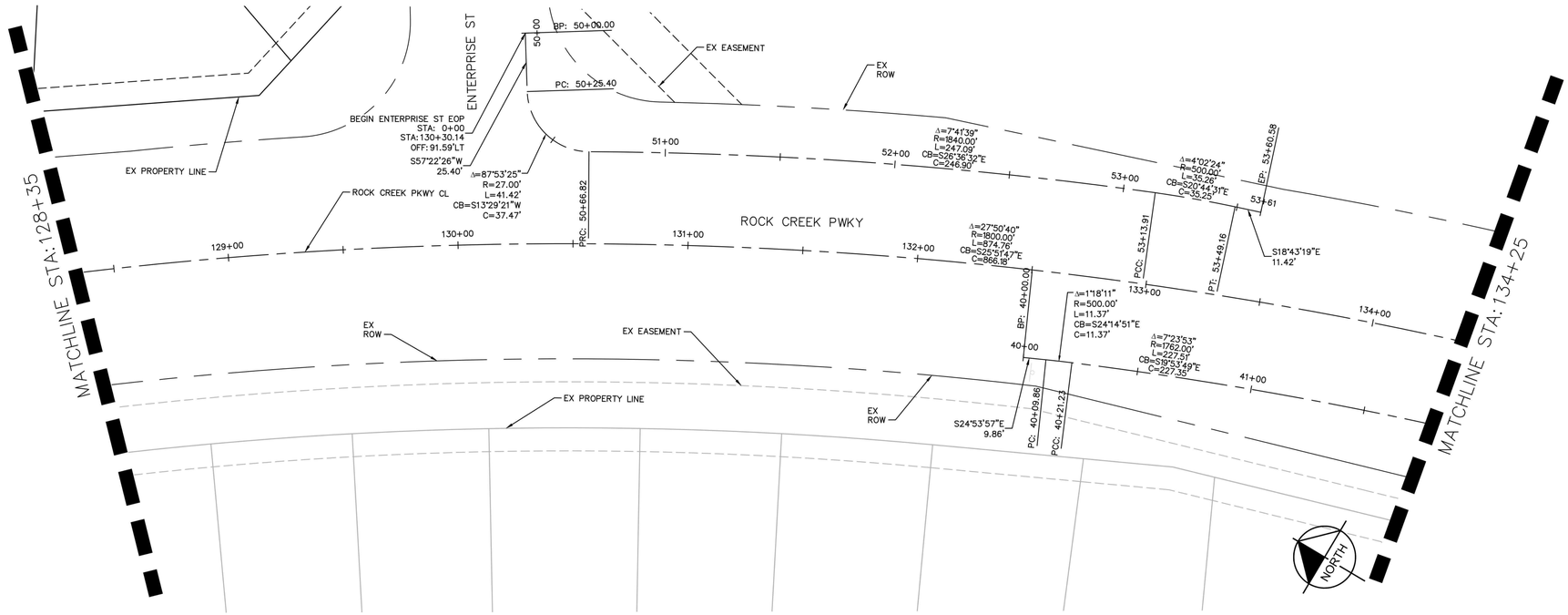

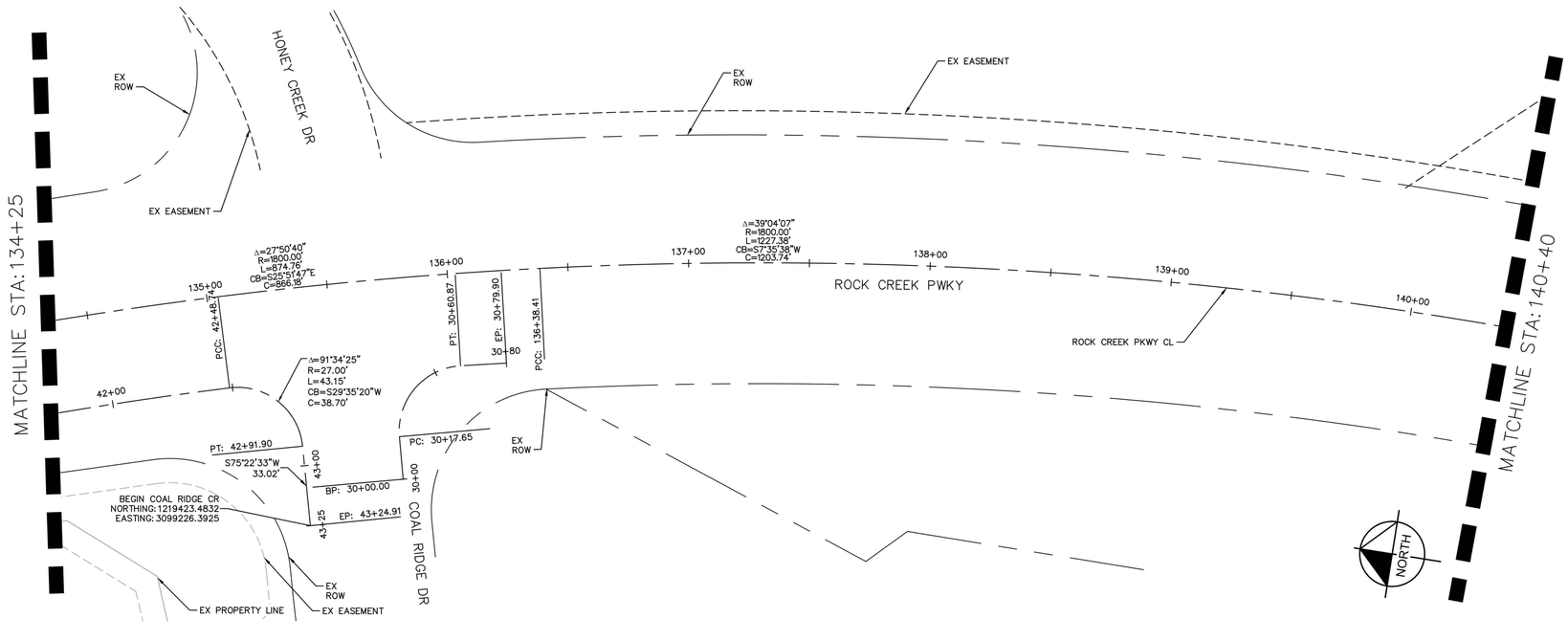

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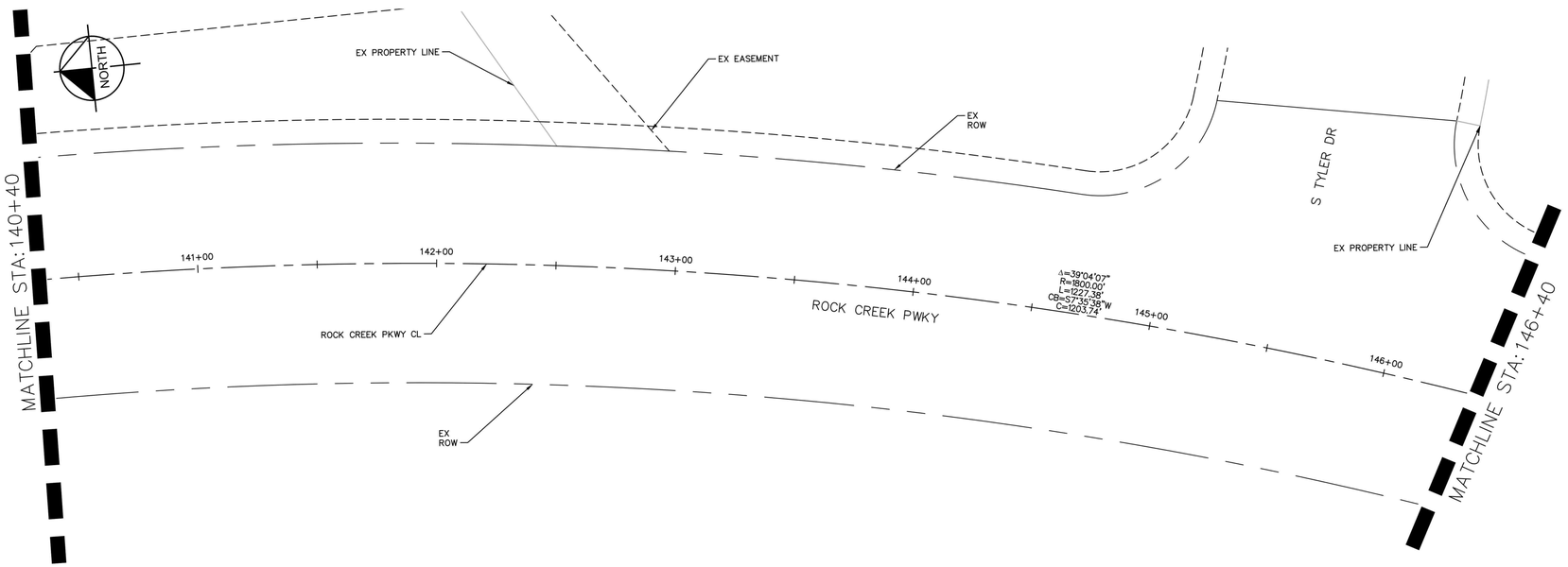

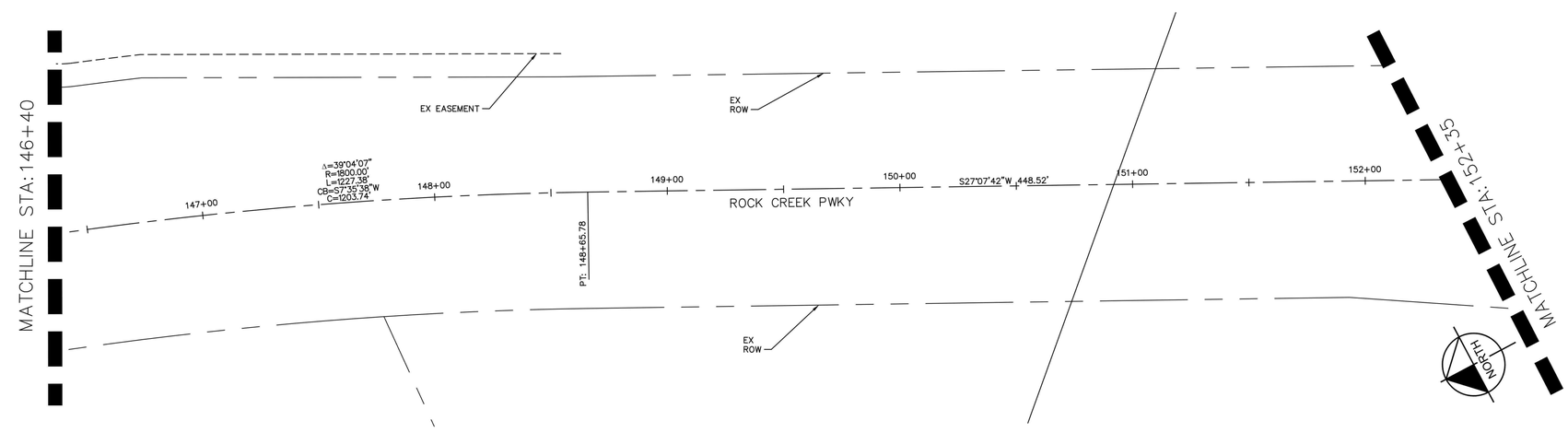

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DATE: 12/1/25

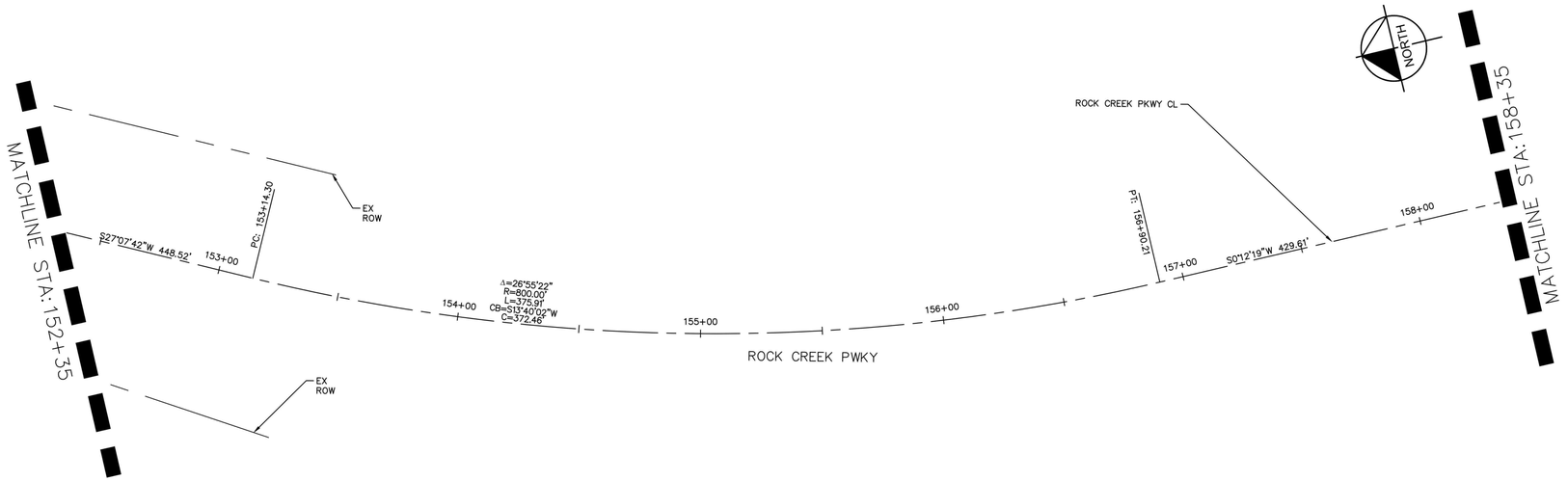
TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
HORIZONTAL CONTROL

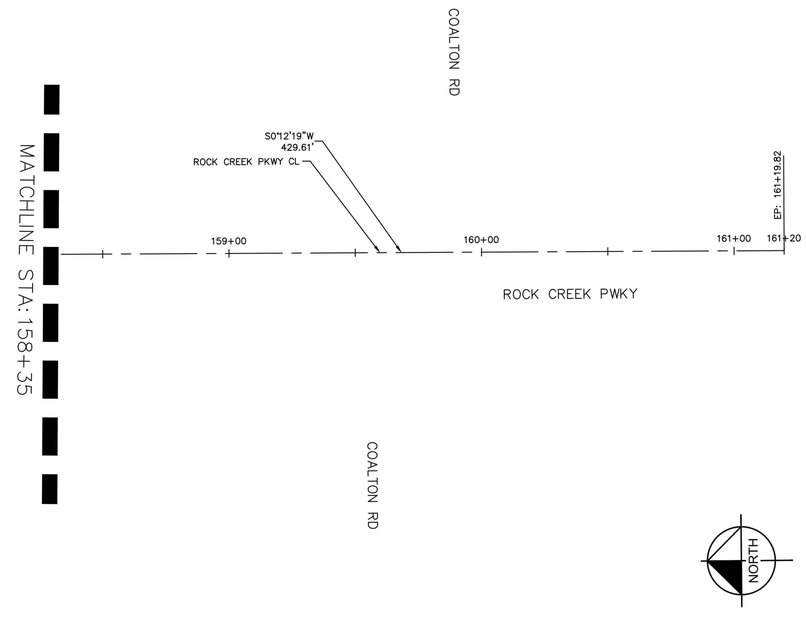
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
HORIZONTAL CONTROL.dwg

SHEET NO.
15

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

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: 12/1/25

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

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HORIZONTAL CONTROL.dwg

SHEET NO.
16

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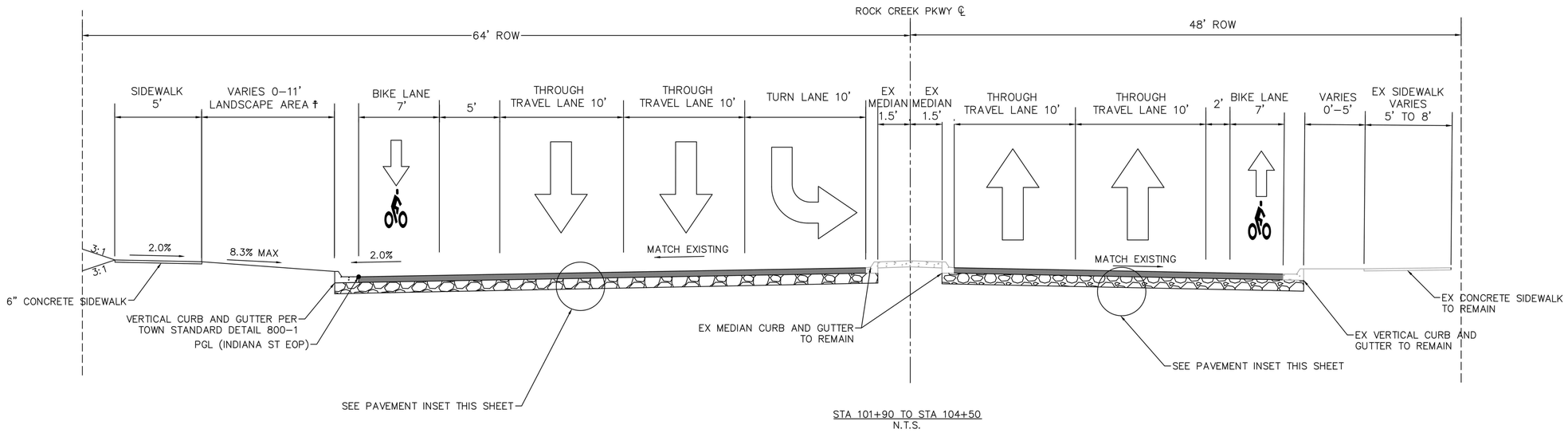
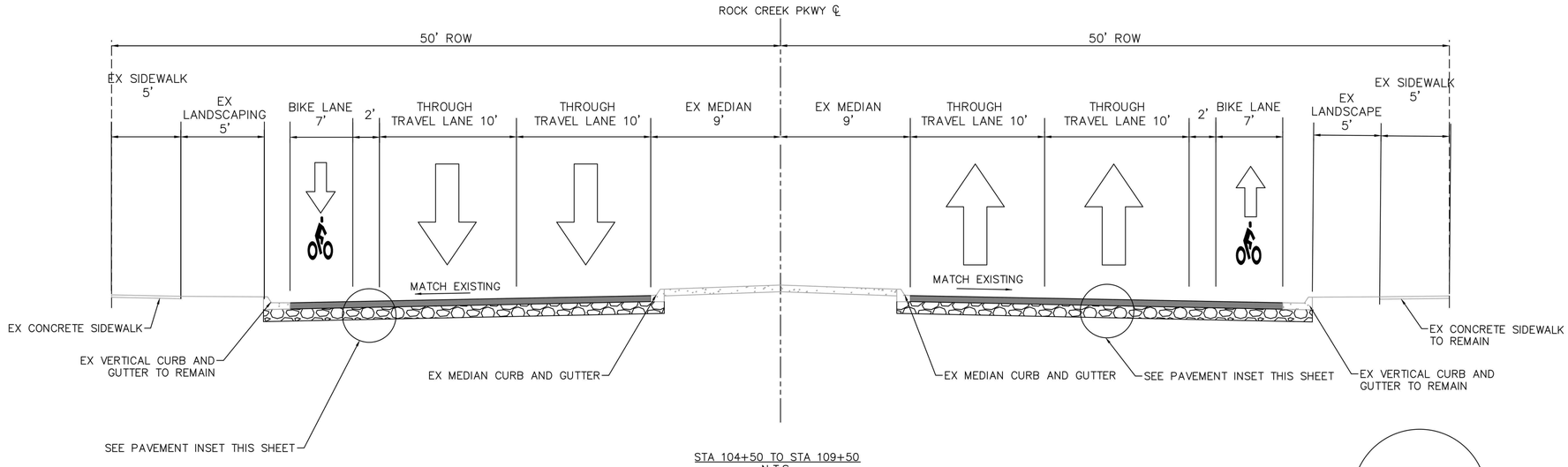
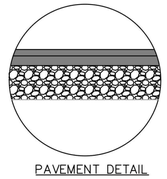


STA 101+90 TO STA 104+50
N.T.S.

†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 109+50
N.T.S.



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

PAVEMENT DETAIL

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 12/1/2025 3:49:41 PM TJLAVALA

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
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DATE: 12/1/25

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

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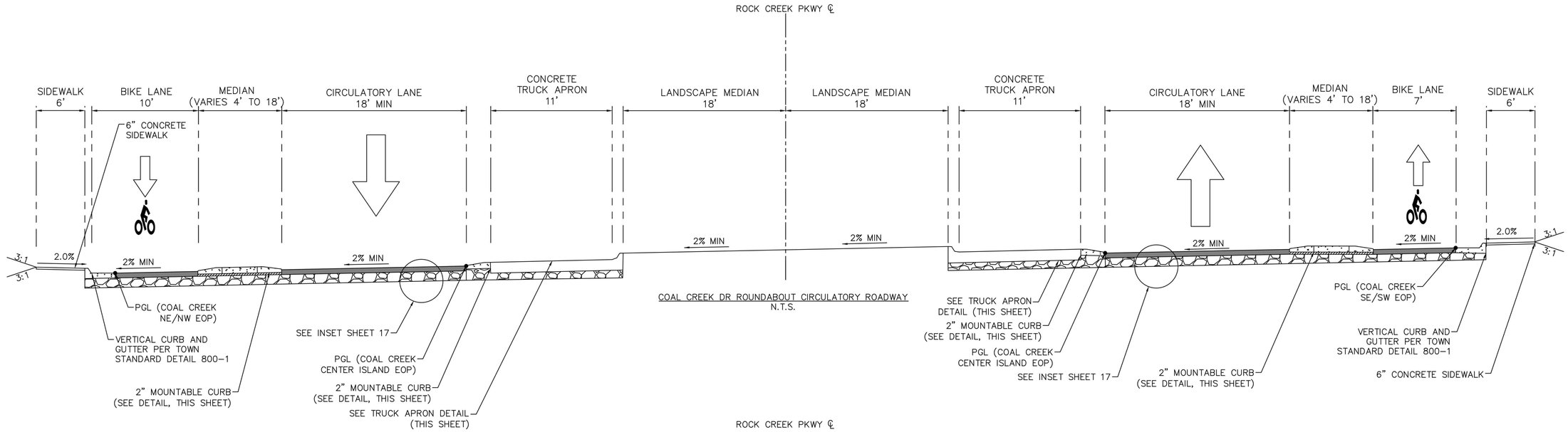
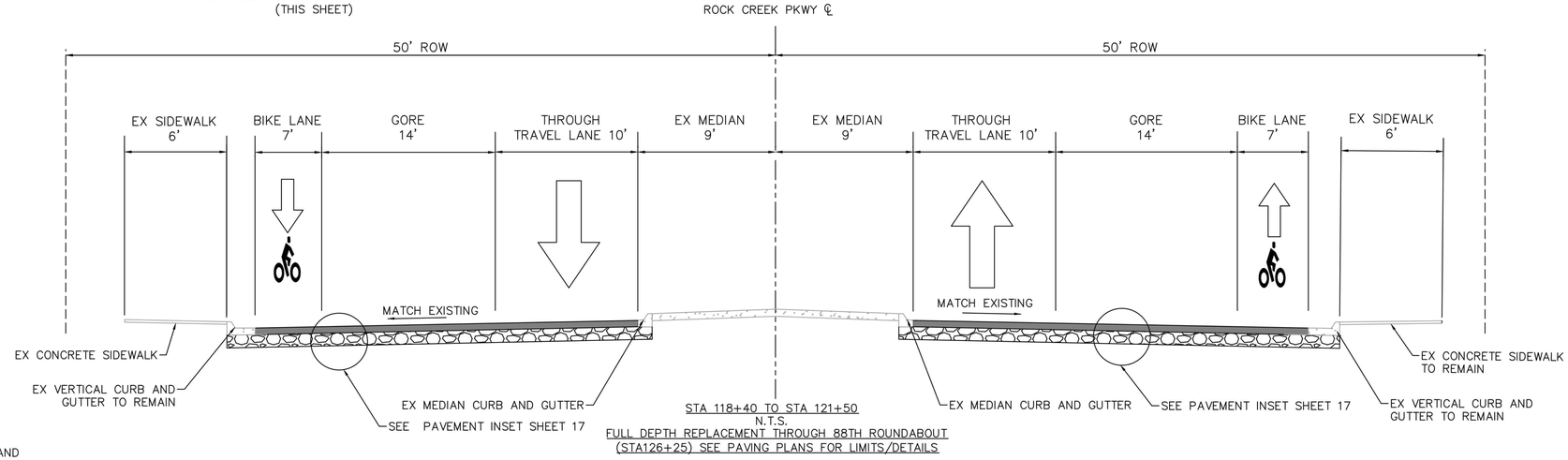
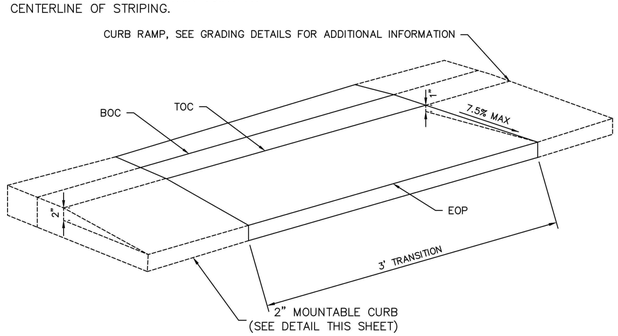
DRAWING NAME
TYPICAL SECTIONS.dwg

SHEET NO.
17

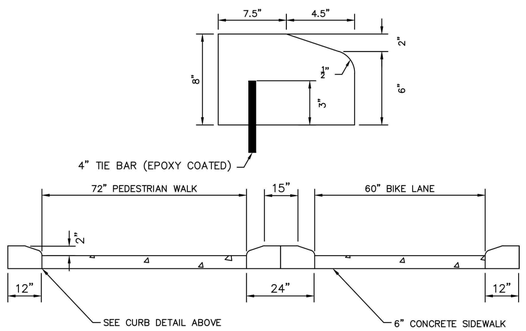




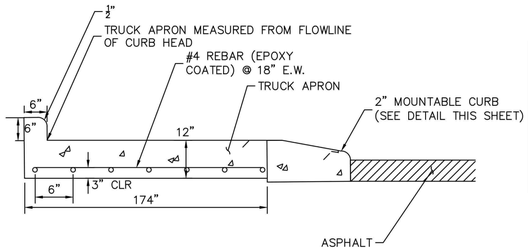
NOTES:
1. CONTRACTOR MUST HAVE PAVERS WITH AUTOMATIC SLOPE AND GRADE CONTROLS OUTFITTED WITH 30 FOOT SKI CAPABLE OF PAVING 10 FOOT LANES, 12 FOOT LANES, AND 19 FOOT LANES TO MAINTAIN JOINT AT CENTERLINE OF STRIPING.



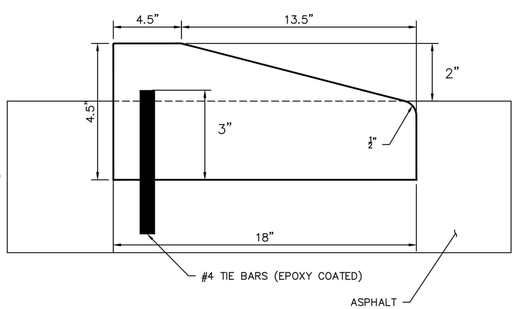
2" MOUNTABLE CURB TRANSITION



PEDESTRIAN CUT THROUGH DETAIL



TRUCK APRON DETAIL



2" MOUNTABLE CURB DETAIL

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
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DATE: 12/1/25

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

DRAWING NAME
TYPICAL SECTIONS.dwg

SHEET NO.
18

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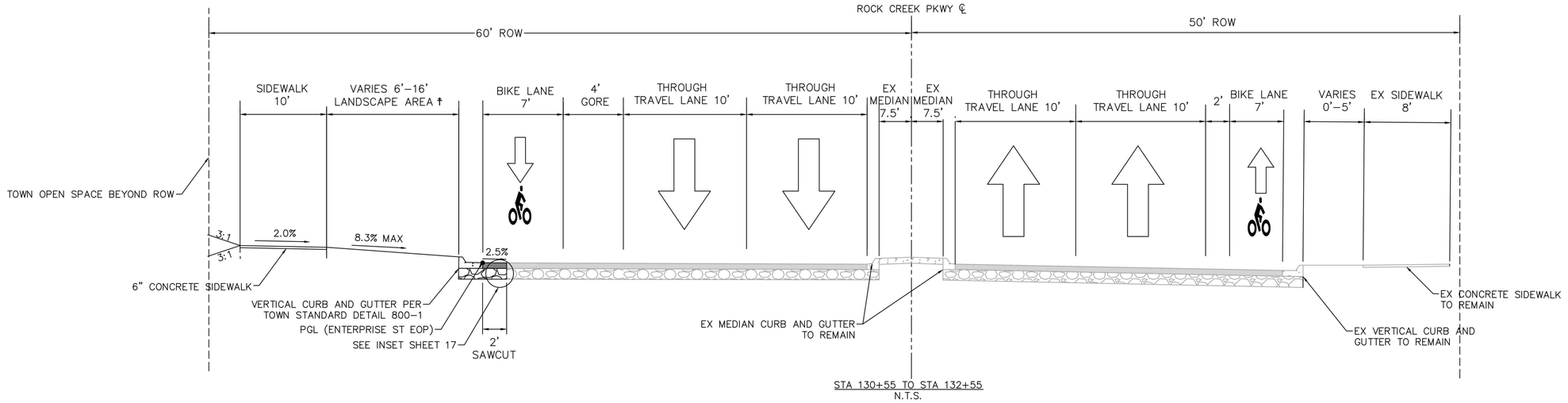
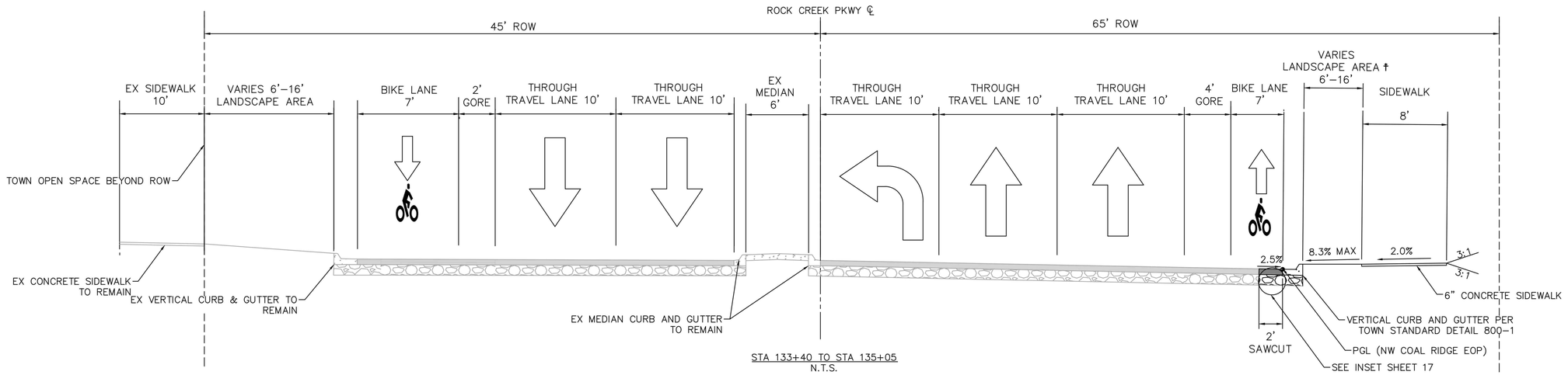
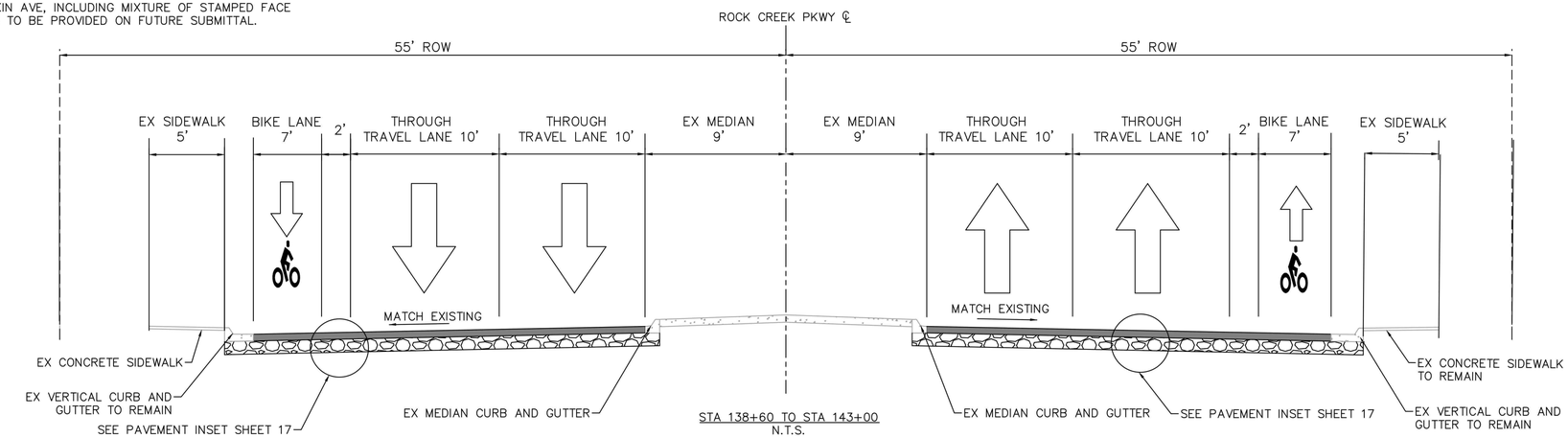




†CONTRACTOR SHALL MATCH LANDSCAPING AT PITKIN AVE, INCLUDING MIXTURE OF STAMPED FACE CONCRETE AND ROCK MULCH. ADDITIONAL DETAILS TO BE PROVIDED ON FUTURE SUBMITTAL.



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 DANIEL.AVALA

NO.	REVISION	BY	DATE

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

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TYPICAL SECTIONS

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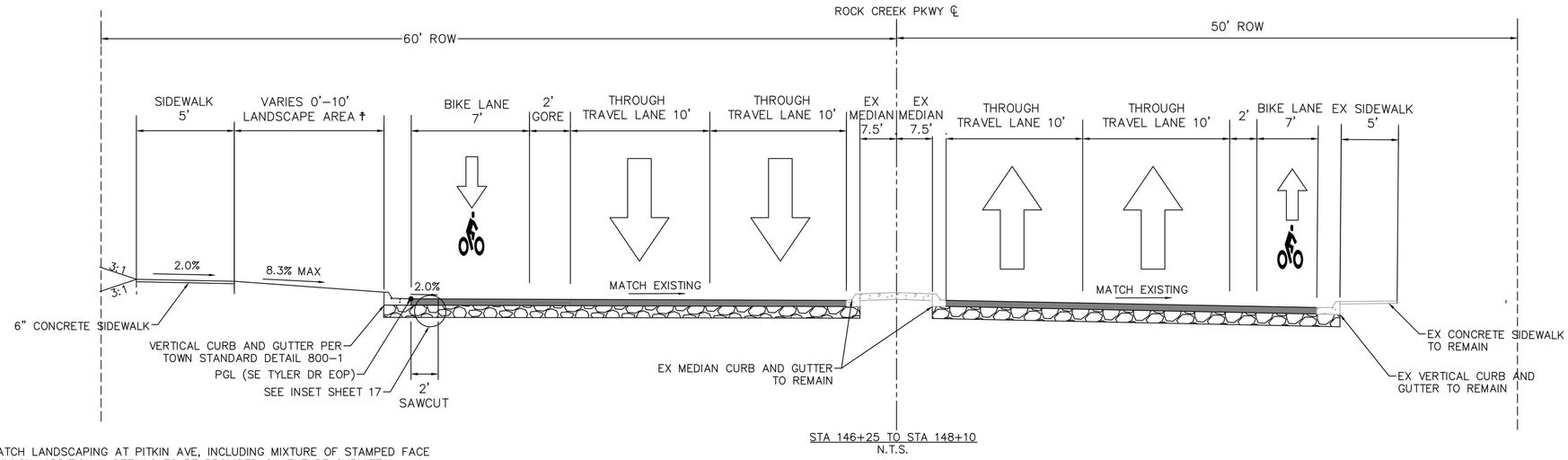
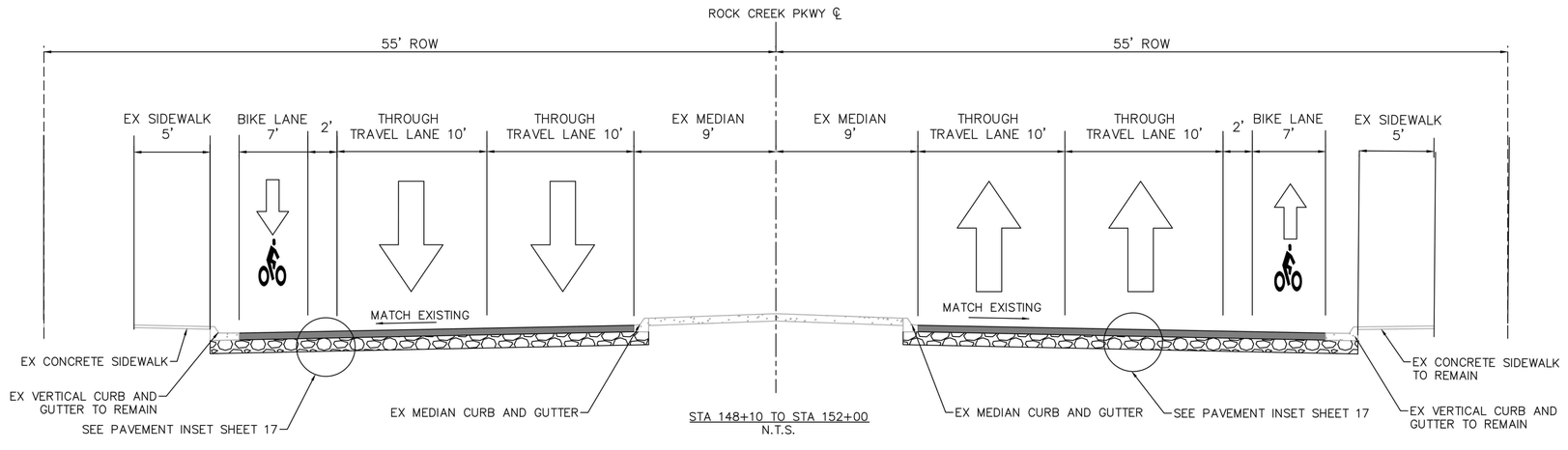
TYPICAL SECTIONS.dwg

SHEET NO.
19



STA 146+25 TO STA 148+10
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 148+10 TO STA 152+00
N.T.S.

FULL DEPTH REPLACEMENT THROUGH COALTON ROAD
(STA160+55) SEE PAVING PLANS FOR LIMITS/DETAILS

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.

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

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DRAWING NAME
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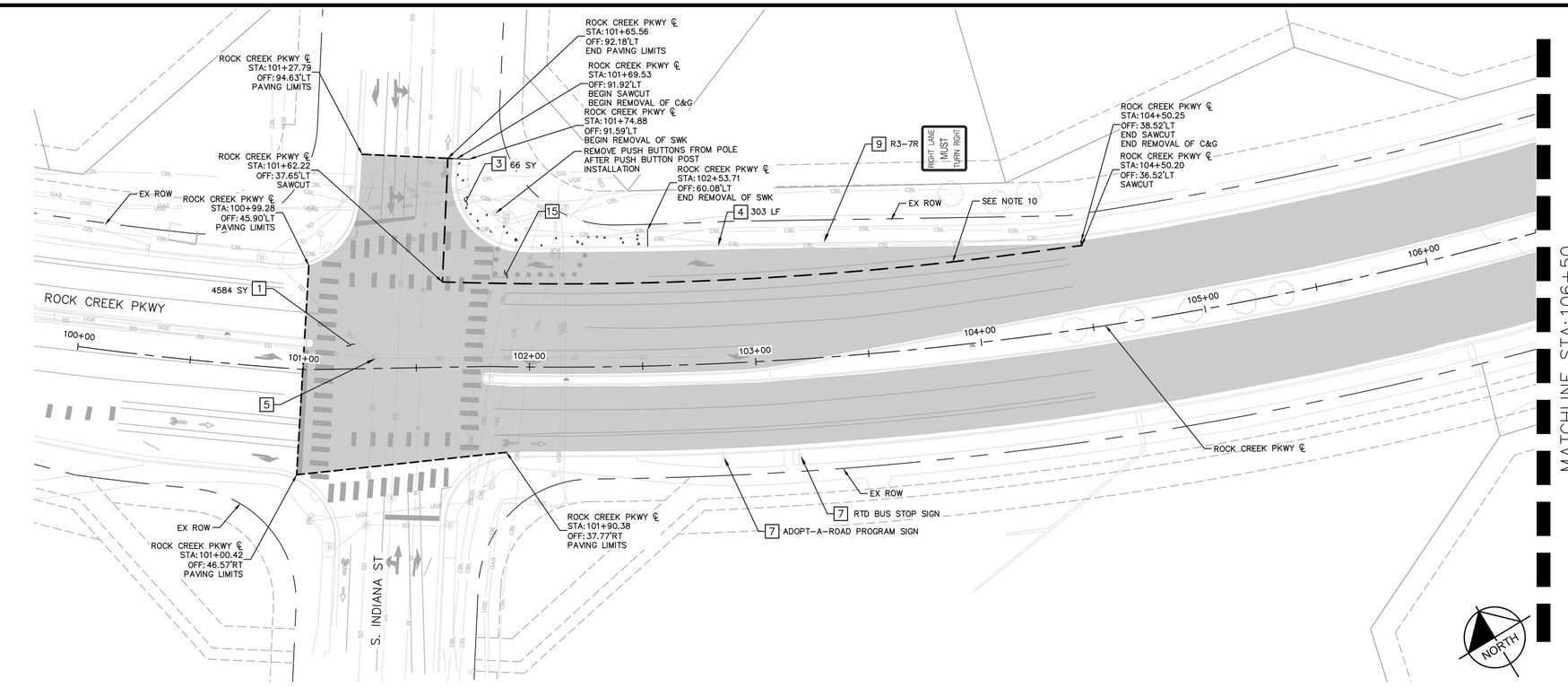
SHEET NO.
20



REMOVAL CONSTRUCTION NOTES

1. REMOVAL OF FULL DEPTH ASPHALT
2. REMOVAL OF ASPHALT (PLANING) (2" 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 55–57 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. RESET LANDSCAPE ROCK (SY)
14. RESET FIRE HYDRANT (SEE NOTE 5)
15. REMOVAL FLEX POSTS
16. REMOVE INLET (SEE SHEET 53 FOR ADDITIONAL DETAILS)
17. PROTECT EXISTING STREET LIGHT IN PLACE
18. ADJUST PULL BOX TO GRADE
19. REMOVAL OF PIPE
20. RESET STREET LIGHT ON NEW FOUNDATION (FLUSH WITH PROPOSED MEDIAN, SEE GRADING SHEETS)
21. REMOVE EXISTING VALVE BOX (SEE NOTE 9)

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 33–39) 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.
8. ANY CURB AND SIDEWALK REPAIR SHALL BE COORDINATED BY THE TOWN IN THE FIELD DURING CONSTRUCTION.
9. EXISTING VALVE BOX TO BE REMOVED DOWN TO EXISTING PIPE (~15' DOWN). SEE SHEET 34 FOR ADDITIONAL DETAILS
10. SAWCUT LIMITS SHOWN FOR REFERENCE ONLY, AND TO DELINEATED AREAS WHERE CURB WILL BE REMOVED AND ADDITIONAL EXCAVATION MAY BE REQUIRED IN ADDITION TO PAVEMENT. SEE PAVING PLAN/ROADWAY PLAN AND PROFILE FOR MORE DETAILS.

LEGEND

- REMOVAL OF ASPHALT (PLANING) (2" MILL)
- REMOVAL OF FULL DEPTH ASPHALT
- REMOVAL OF CONCRETE SIDEWALK
- REMOVAL OF CONCRETE MEDIAN COVER
- REMOVAL OF MEDIAN LANDSCAPE ROCK (SY)

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: 12/1/25

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

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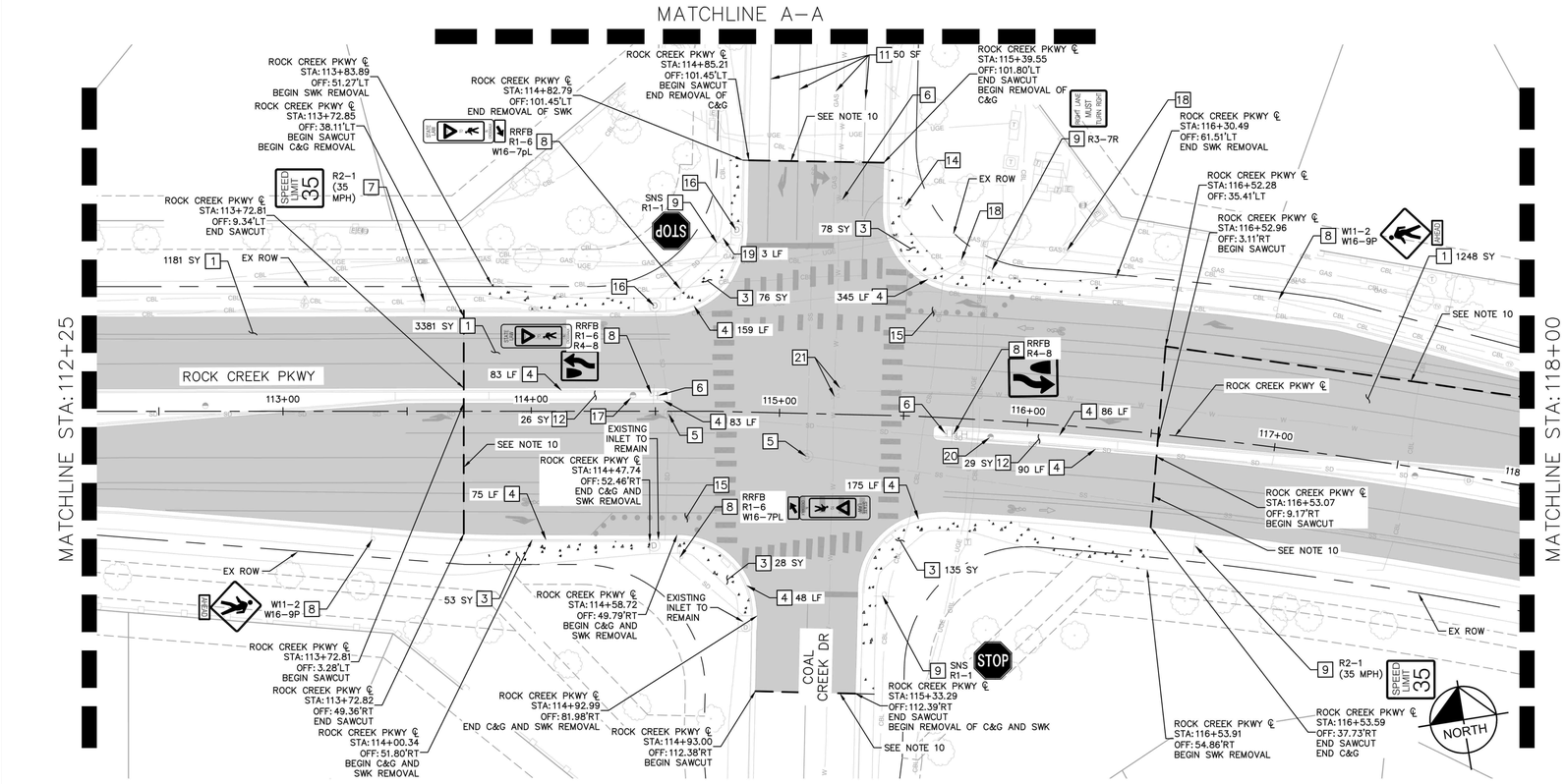
Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
REMOVALS AND RESETS.dwg

SHEET NO.
21

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) (2" 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 55–57 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. RESET LANDSCAPE ROCK (SY)
14. RESET FIRE HYDRANT (SEE NOTE 5)
15. REMOVAL FLEX POSTS
16. REMOVE INLET (SEE SHEET 53 FOR ADDITIONAL DETAILS)
17. PROTECT EXISTING STREET LIGHT IN PLACE
18. ADJUST PULL BOX TO GRADE
19. REMOVAL OF PIPE
20. RESET STREET LIGHT ON NEW FOUNDATION (FLUSH WITH PROPOSED MEDIAN, SEE GRADING SHEETS)
21. REMOVE EXISTING VALVE BOX (SEE NOTE 9)

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 400–5 & 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.
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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 33–39) 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.
8. ANY CURB AND SIDEWALK REPAIR SHALL BE COORDINATED BY THE TOWN IN THE FIELD DURING CONSTRUCTION.
9. EXISTING VALVE BOX TO BE REMOVED DOWN TO EXISTING PIPE (~15' DOWN). SEE SHEET 34 FOR ADDITIONAL DETAILS
10. SAWCUT LIMITS SHOWN FOR REFERENCE ONLY, AND TO DELINEATED AREAS WHERE CURB WILL BE REMOVED AND ADDITIONAL EXCAVATION MAY BE REQUIRED IN ADDITION TO PAVEMENT. SEE PAVING PLAN/ROADWAY PLAN AND PROFILE FOR MORE DETAILS.

LEGEND

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

DESIGNED BY: TJL
DRAWN BY: IKW
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DATE: 12/1/25

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

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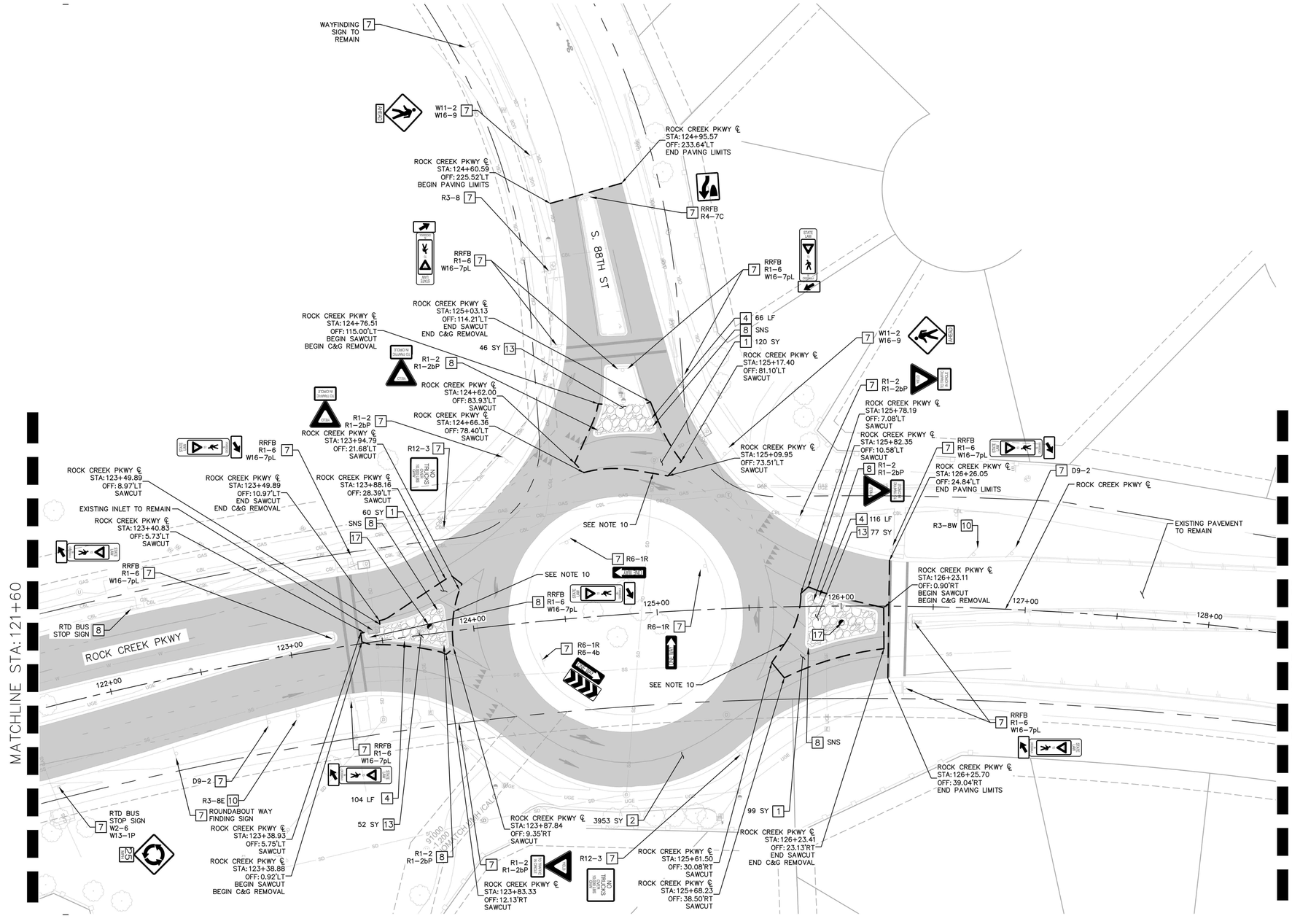
DRAWING NAME
REMOVALS AND RESETS.dwg

SHEET NO.
22

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) (2" 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 55–57 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. RESET LANDSCAPE ROCK (SY)
14. RESET FIRE HYDRANT (SEE NOTE 5)
15. REMOVAL FLEX POSTS
16. REMOVE INLET (SEE SHEET 53 FOR ADDITIONAL DETAILS)
17. PROTECT EXISTING STREET LIGHT IN PLACE
18. ADJUST PULL BOX TO GRADE
19. REMOVAL OF PIPE
20. RESET STREET LIGHT ON NEW FOUNDATION (FLUSH WITH PROPOSED MEDIAN, SEE GRADING SHEETS)
21. REMOVE EXISTING VALVE BOX (SEE NOTE 9)

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 33–39) 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.
8. ANY CURB AND SIDEWALK REPAIR SHALL BE COORDINATED BY THE TOWN IN THE FIELD DURING CONSTRUCTION.
9. EXISTING VALVE BOX TO BE REMOVED DOWN TO EXISTING PIPE (~15' DOWN). SEE SHEET 34 FOR ADDITIONAL DETAILS
10. SAWCUT LIMITS SHOWN FOR REFERENCE ONLY, AND TO DELINEATED AREAS WHERE CURB WILL BE REMOVED AND ADDITIONAL EXCAVATION MAY BE REQUIRED IN ADDITION TO PAVEMENT. SEE PAVING PLAN/ROADWAY PLAN AND PROFILE FOR MORE DETAILS.

LEGEND

- REMOVAL OF ASPHALT (PLANING) (2" 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: 12/1/25

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

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SHEET NO.
23

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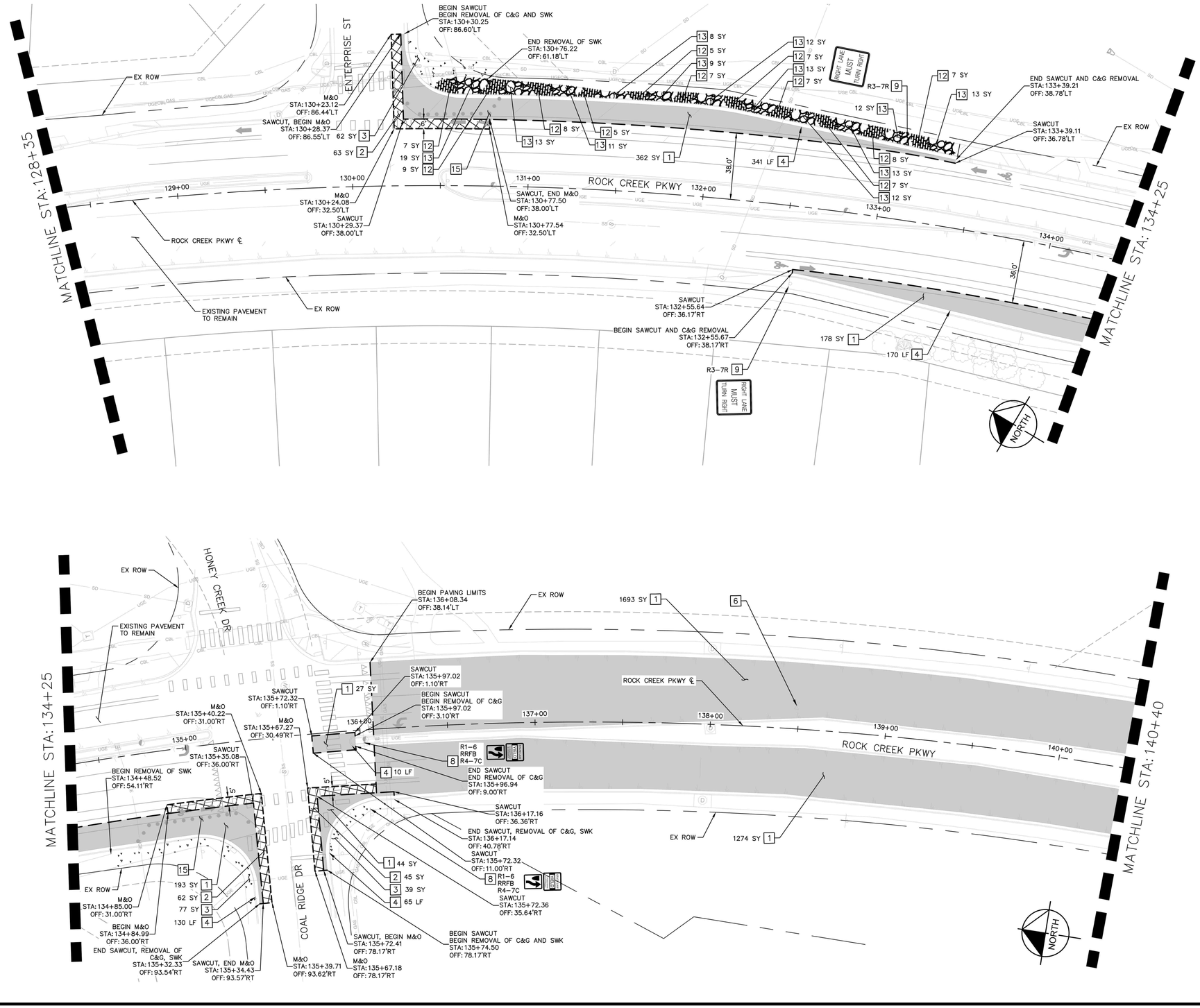

REMOVAL CONSTRUCTION NOTES

1. REMOVAL OF FULL DEPTH ASPHALT
2. REMOVAL OF ASPHALT (PLANING) (2" 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 55–57 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. RESET LANDSCAPE ROCK (SY)
14. RESET FIRE HYDRANT (SEE NOTE 5)
15. REMOVAL FLEX POSTS
16. REMOVE INLET (SEE SHEET 53 FOR ADDITIONAL DETAILS)
17. PROTECT EXISTING STREET LIGHT IN PLACE
18. ADJUST PULL BOX TO GRADE
19. REMOVAL OF PIPE
20. RESET STREET LIGHT ON NEW FOUNDATION (FLUSH WITH PROPOSED MEDIAN, SEE GRADING SHEETS)
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LEGEND

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- REMOVAL OF CONCRETE MEDIAN COVER
- REMOVAL OF MEDIAN LANDSCAPE ROCK (SY)

GRAPHIC SCALE IN FEET
0 15 30 60

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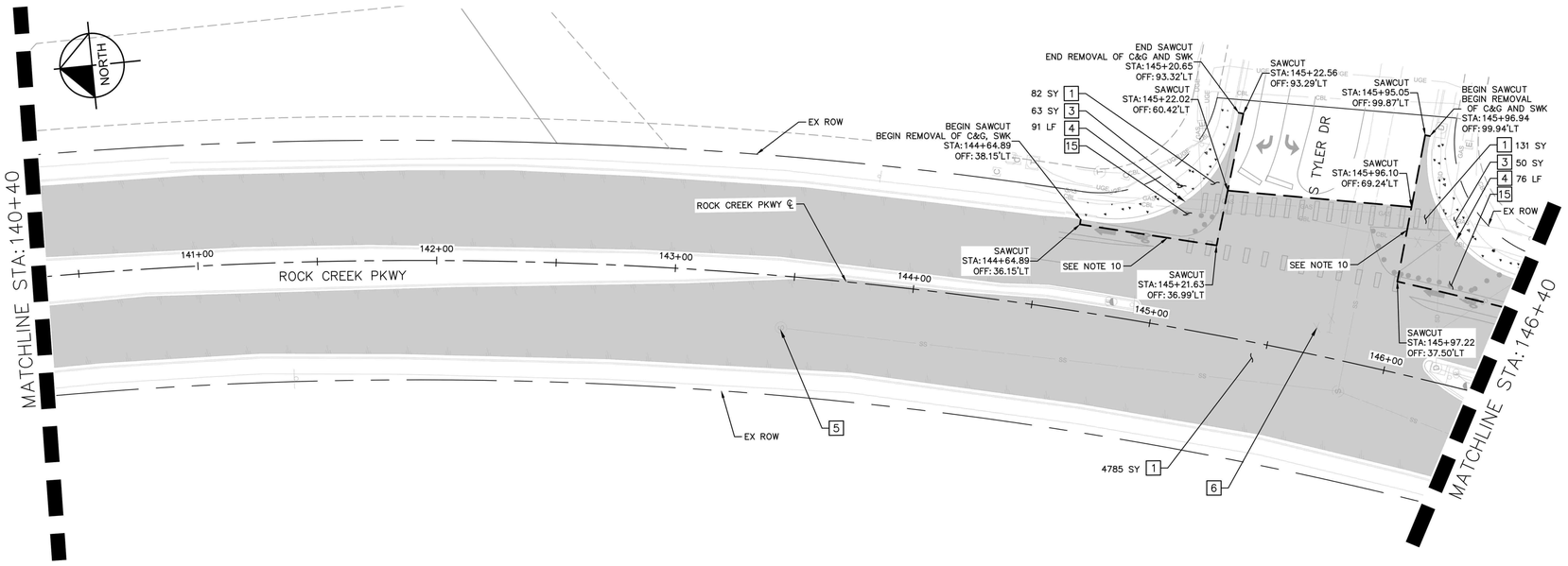

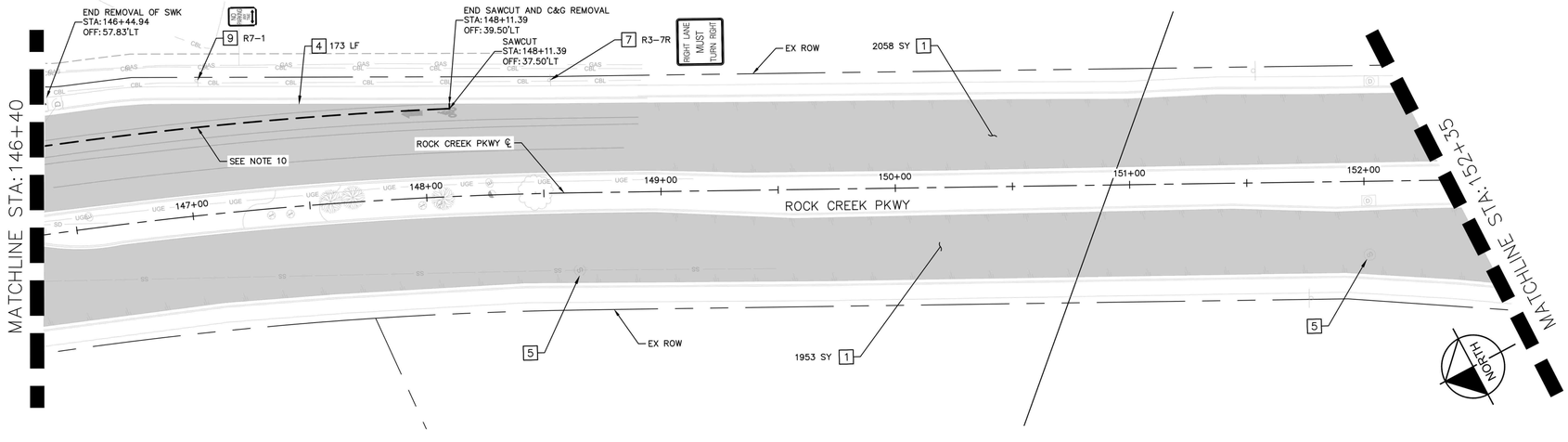

REMOVAL CONSTRUCTION NOTES

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GRAPHIC SCALE IN FEET
0 15 30 60

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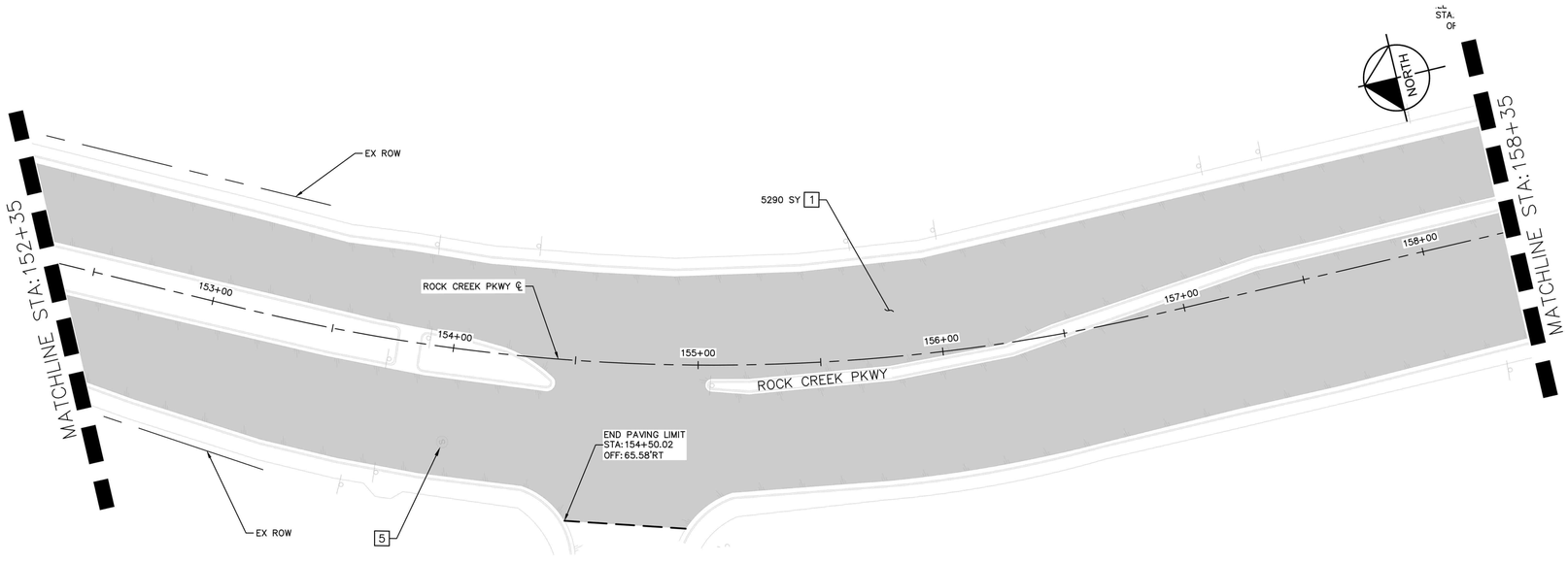

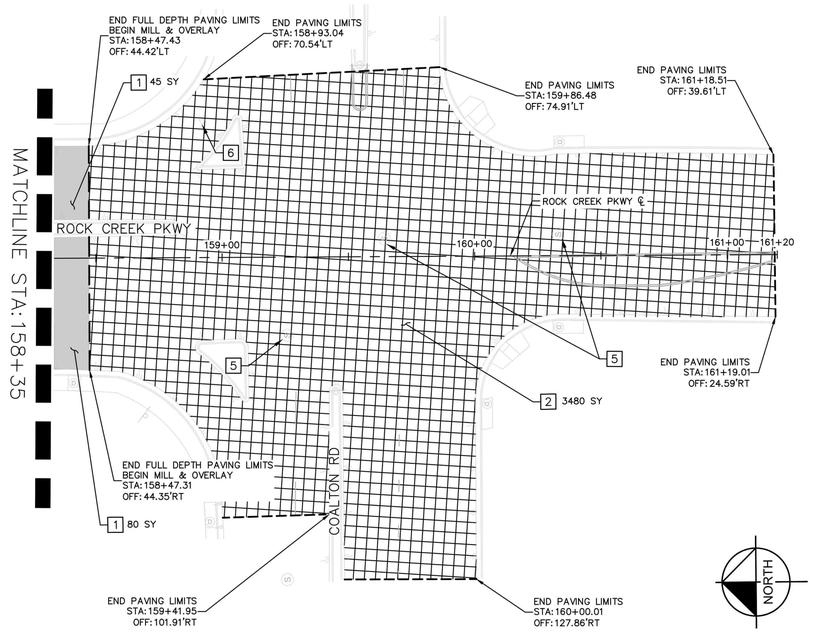

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LEGEND

- REMOVAL OF ASPHALT (PLANING) (2" 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

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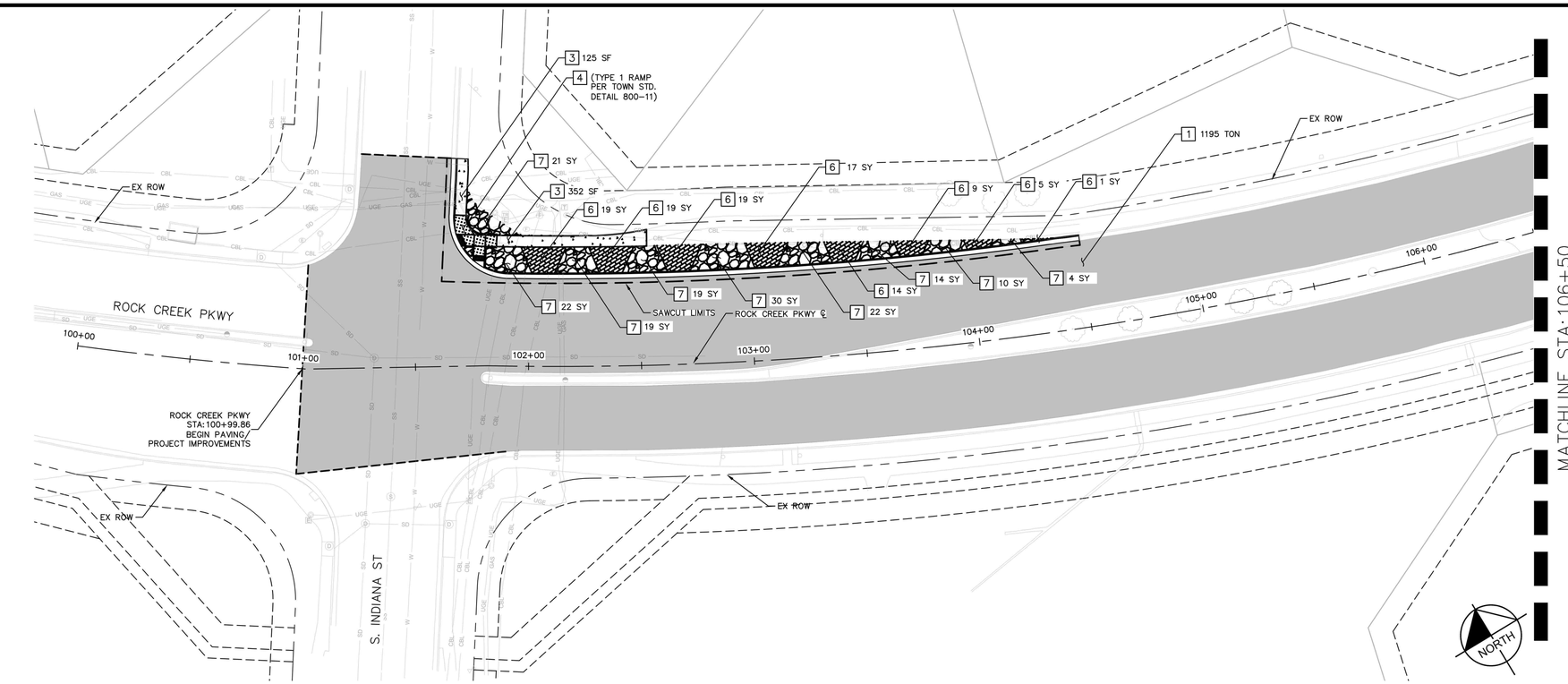
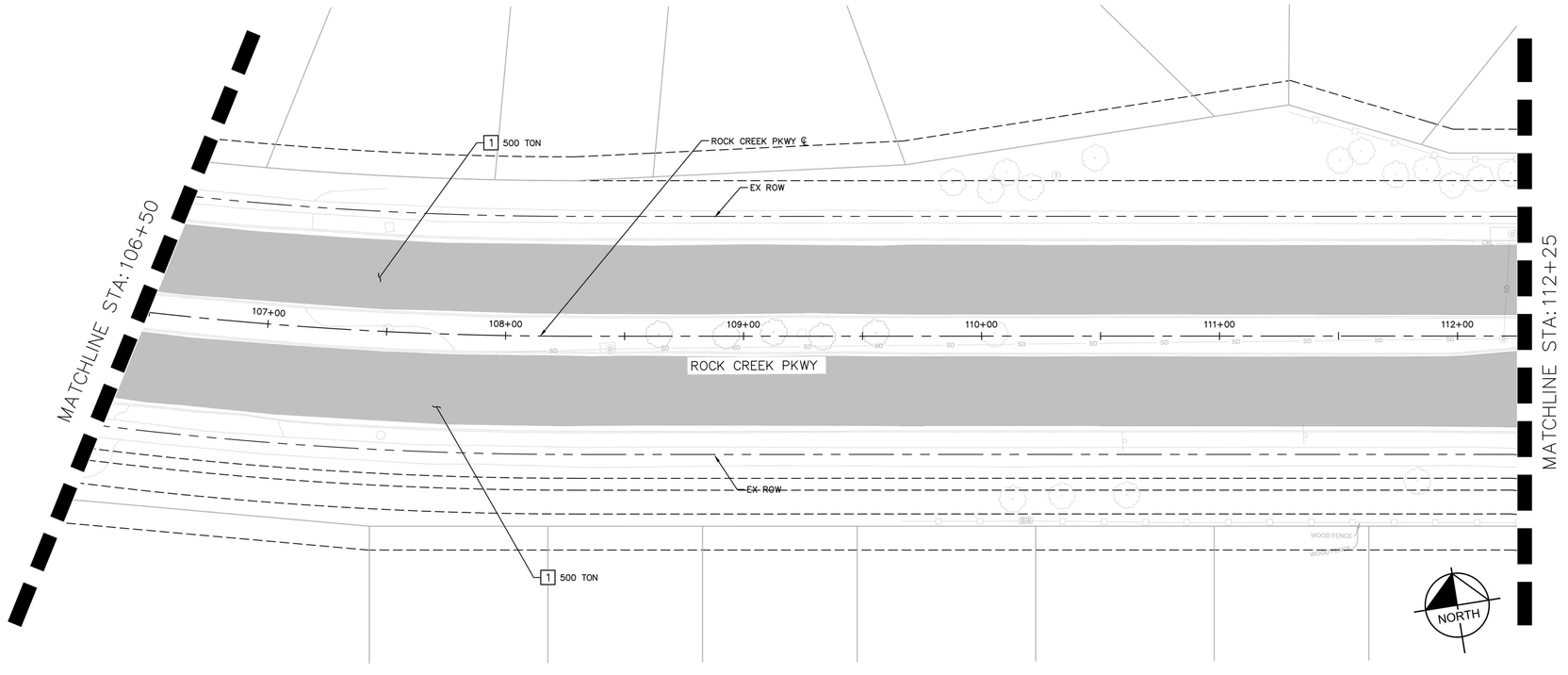




PAVING CONSTRUCTION NOTES

1. FULL DEPTH ASPHALT (TON)
2. ASPHALT OVERLAY (2") (TON)
3. CONCRETE SIDEWALK (SF)
4. CONCRETE CURB RAMP (EACH) (SEE NOTE 1)
5. XERISCAPE LANDSCAPING (SY) (SEE SHEET 34 FOR ADD'L DETAILS)
6. STAMPED FACED CONCRETE (SY) (SEE NOTE 2)
7. ROCK MULCH (SY) (SEE NOTE 2)
8. CONCRETE MEDIAN COVER (SY) (PER TOWN STD. DETAIL 800-21)
9. RESET LANDSCAPE ROCK (PROPOSED LOCATION) (SY)

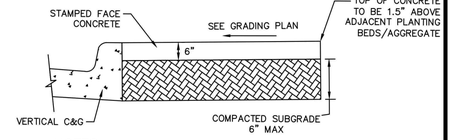
NOTES

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. STAMPED FACED CONCRETE SHALL BE CONSTRUCTED IN 10' X 20' TRAPEZOIDS (CONTRACTOR TO CONFIRM WITH TOWN IN THE FIELD).
3. CONTRACTOR SHALL ADJUST ANY IRRIGATION HEADS AND LINES IMPACTED BY THE WORK. THIS WORK SHALL BE PAID FOR UNDER ADJUST EXISTING IRRIGATION.
4. ASPHALT JOINTS SHALL BE LOCATED UNDER CENTER LINE OF STRIPING

LEGEND

- ASPHALT OVERLAY (2")
- FULL DEPTH ASPHALT
- CONCRETE SIDEWALK
- CONCRETE MEDIAN COVER
- CONCRETE CURB RAMP
- XERISCAPED LANDSCAPED AREA
- ROCK MULCH
- STAMPED FACE CONCRETE
- ROCK MULCH (RESET)

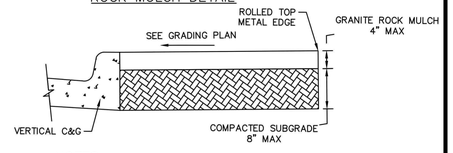
STAMPED FACE CONCRETE DETAIL



NOTES

1. CONCRETE COLOR SHALL BE FEDERAL STANDARD 11136 (INSIGNIA RED) PER ASTM-STD-595.
2. CONCRETE SHALL BE CDOT CLASS B/D 4,500 PSI.
3. CONCRETE SHALL BE STAMPED FINISHED WITH FLAGSTONE PATTERN TM-700S-PRO (OR APPROVED EQUAL).

ROCK MULCH DETAIL



NOTES

1. ROCK MULCH SHALL BE COLORADO ROSE GRAVEL MULCH.
2. WEED BARRIER SHALL BE PLACED BELOW ALL ROCK MULCH, AND SHALL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT INCLUDED IN THE WORK.
3. ROLLED TOP METAL EDGING SHALL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.

GRAPHIC SCALE IN FEET
0 15 30 60

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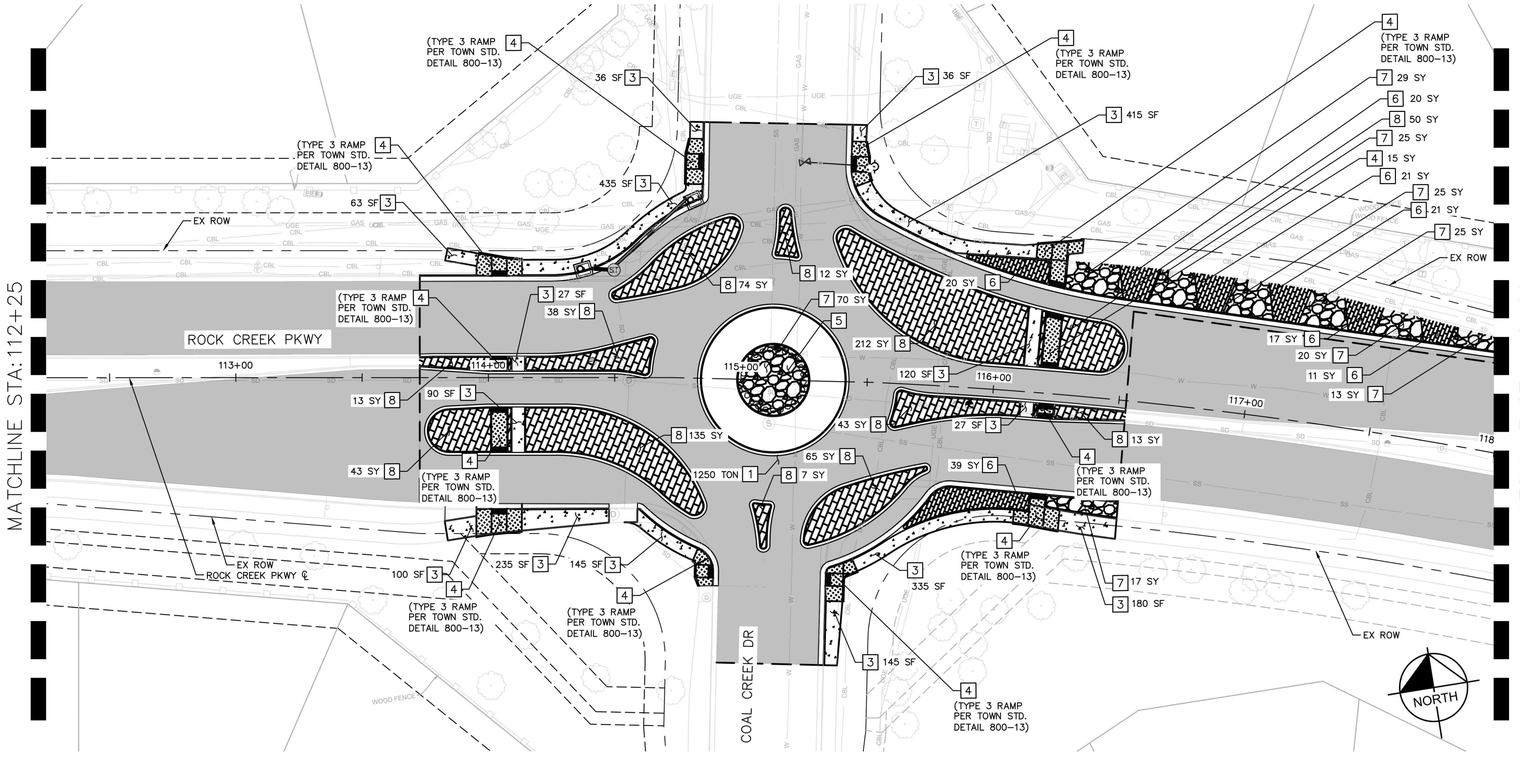

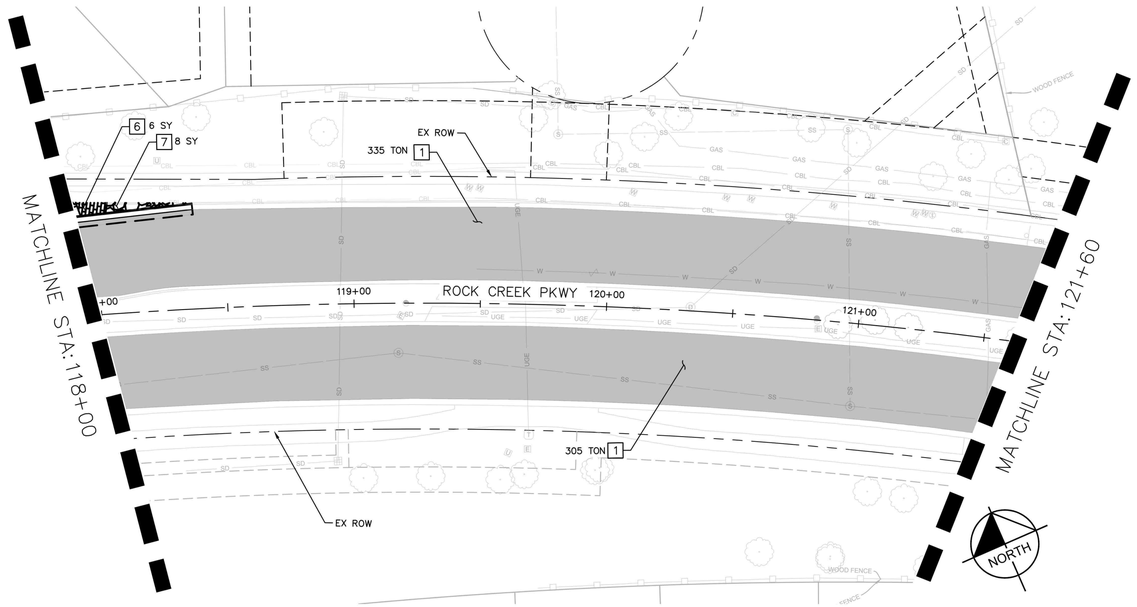

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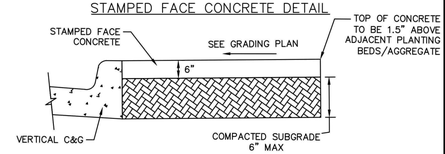
4. ASPHALT JOINTS SHALL BE LOCATED UNDER CENTER LINE OF STRIPING

LEGEND

- ASPHALT OVERLAY (2")
- FULL DEPTH ASPHALT
- CONCRETE SIDEWALK
- CONCRETE MEDIAN COVER
- CONCRETE CURB RAMP
- XERISCAPED LANDSCAPED AREA
- ROCK MULCH
- STAMPED FACE CONCRETE
- ROCK MULCH (RESET)

STAMPED FACE CONCRETE DETAIL



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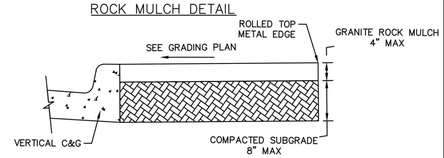
ROCK MULCH DETAIL



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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: 12/1/25

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ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
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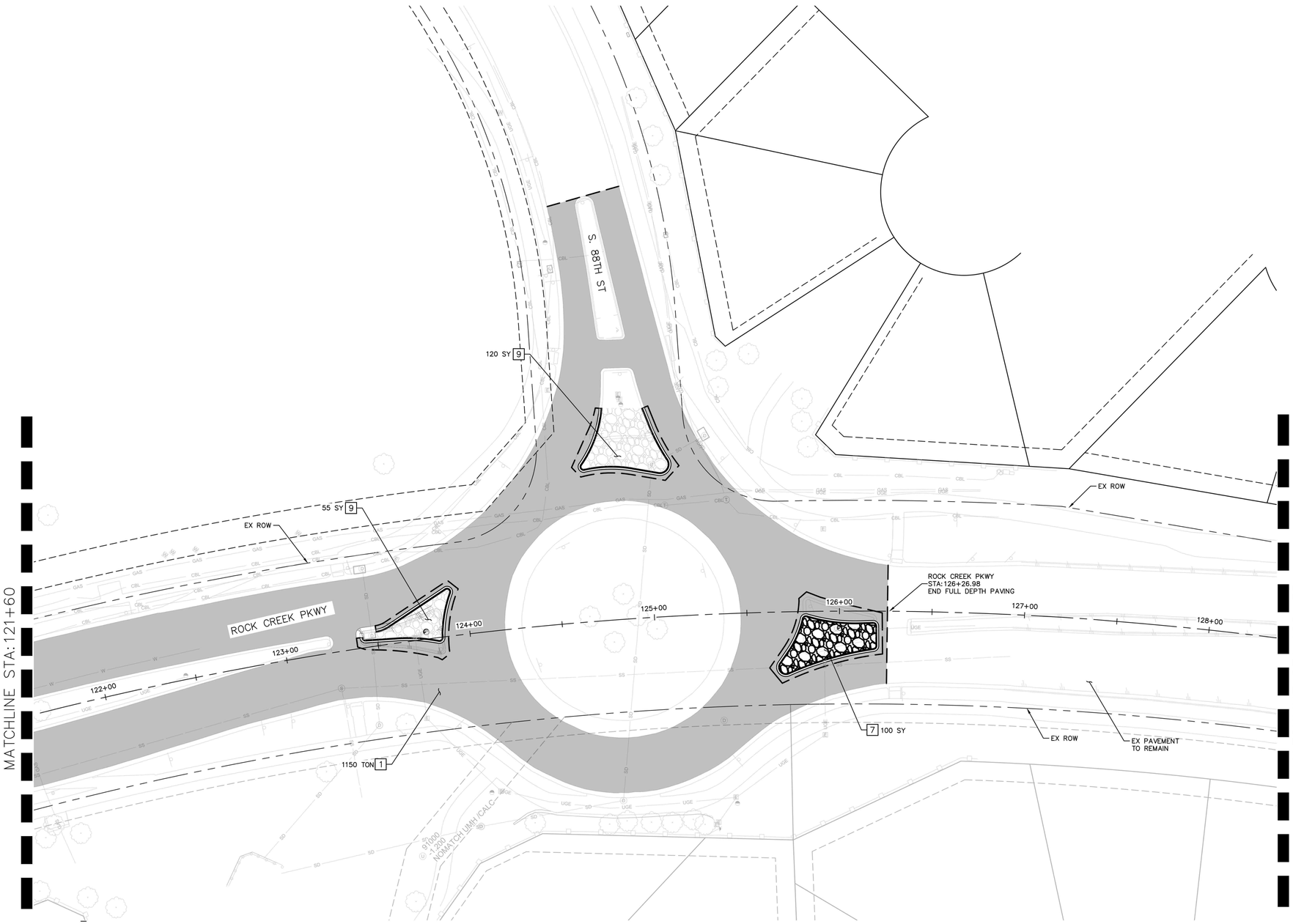

PAVING CONSTRUCTION NOTES

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2. ASPHALT OVERLAY (2") (TON)
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4. CONCRETE CURB RAMP (EACH) (SEE NOTE 1)
5. XERISCAPE LANDSCAPING (SY) (SEE SHEET 34 FOR ADD'L DETAILS)
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9. RESET LANDSCAPE ROCK (PROPOSED LOCATION) (SY)

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LEGEND

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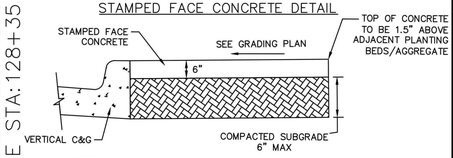
- ROCK MULCH (RESET)

STAMPED FACE CONCRETE DETAIL



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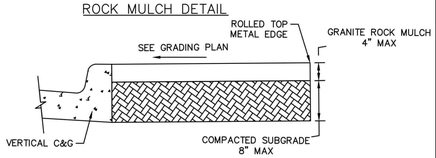
ROCK MULCH DETAIL



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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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Kimley»Horn
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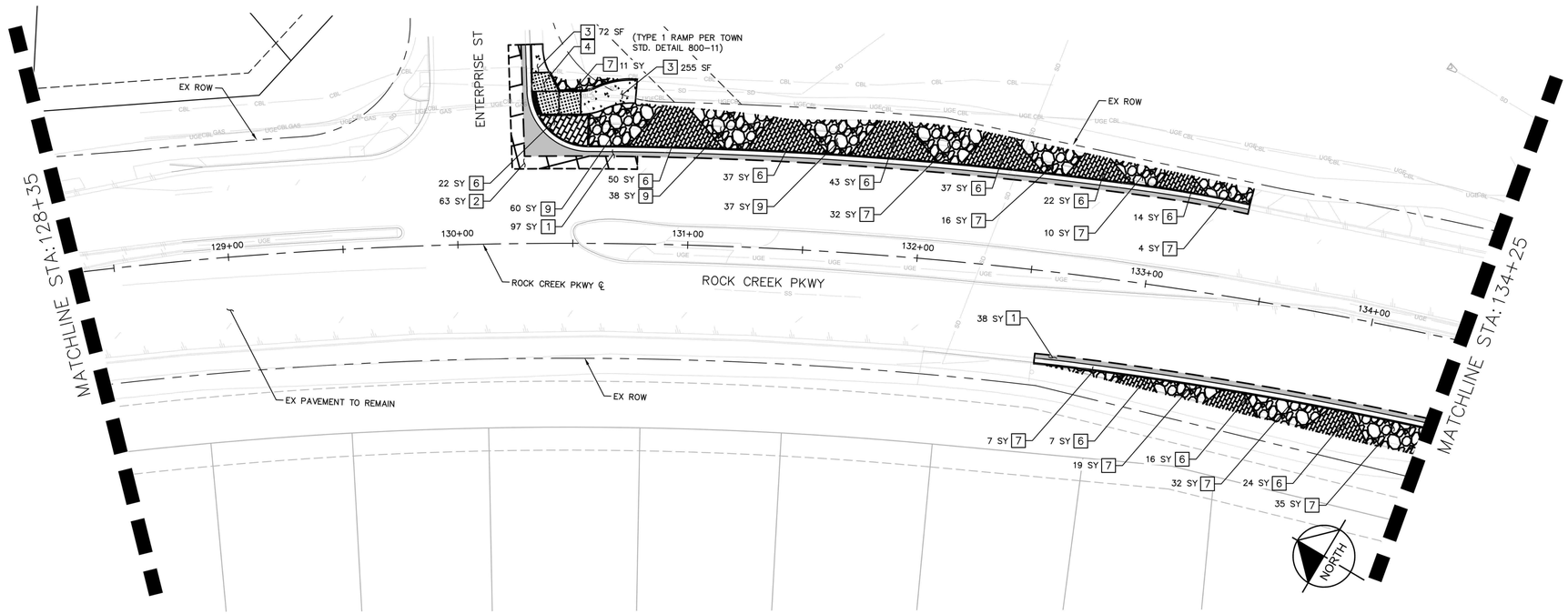

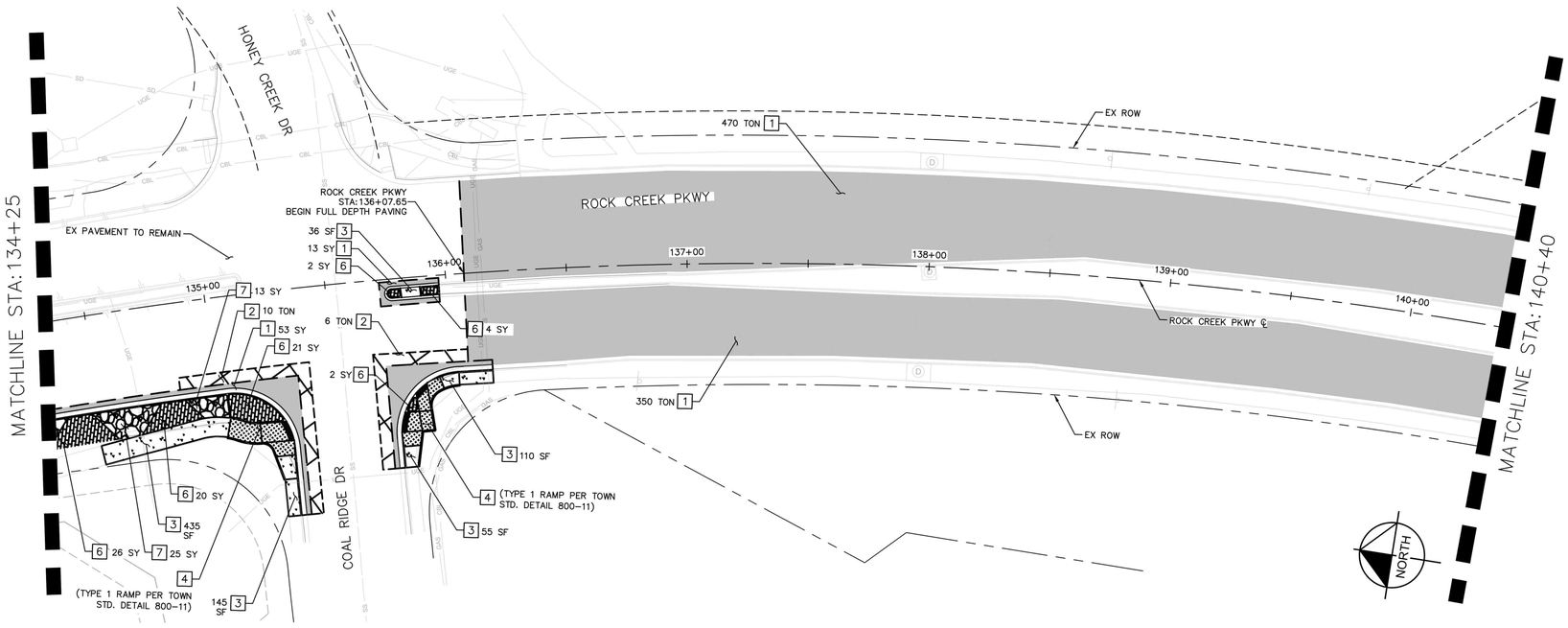

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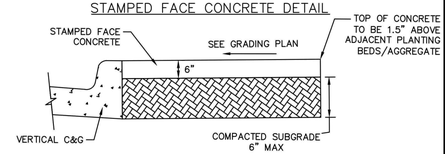

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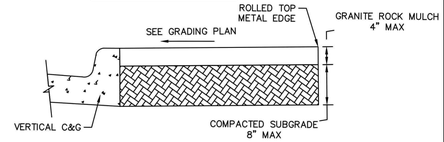
ROCK MULCH DETAIL



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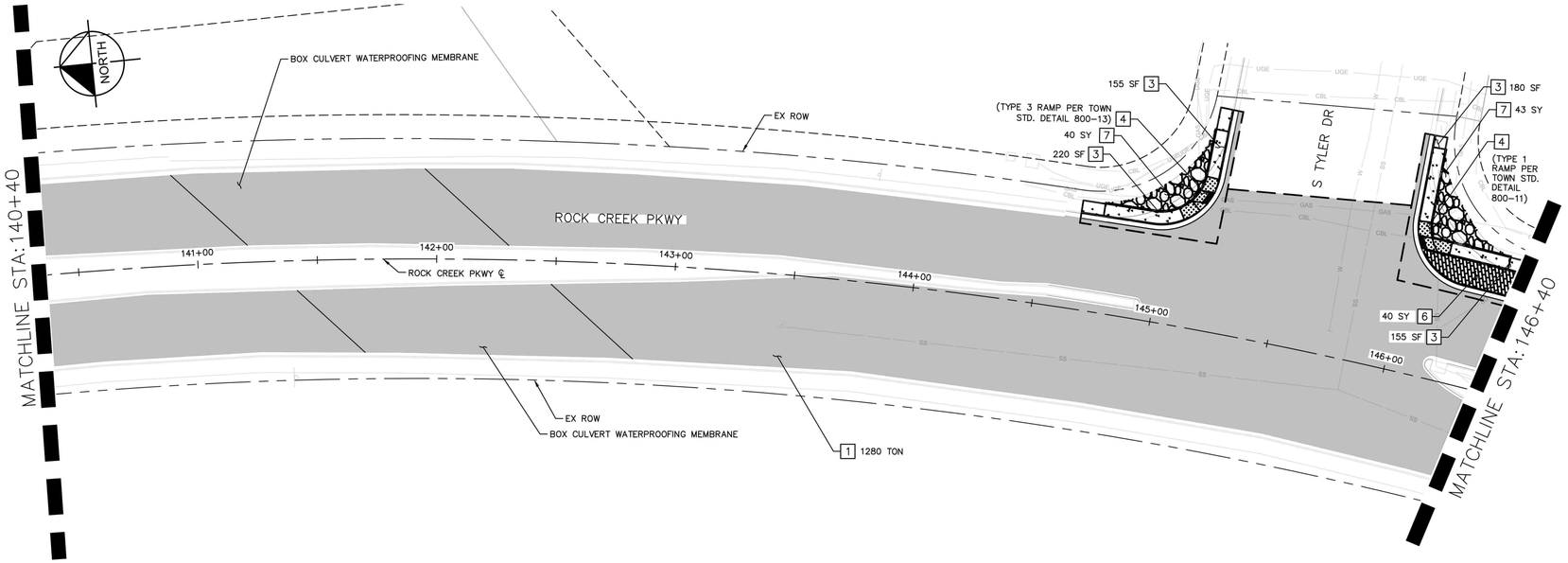

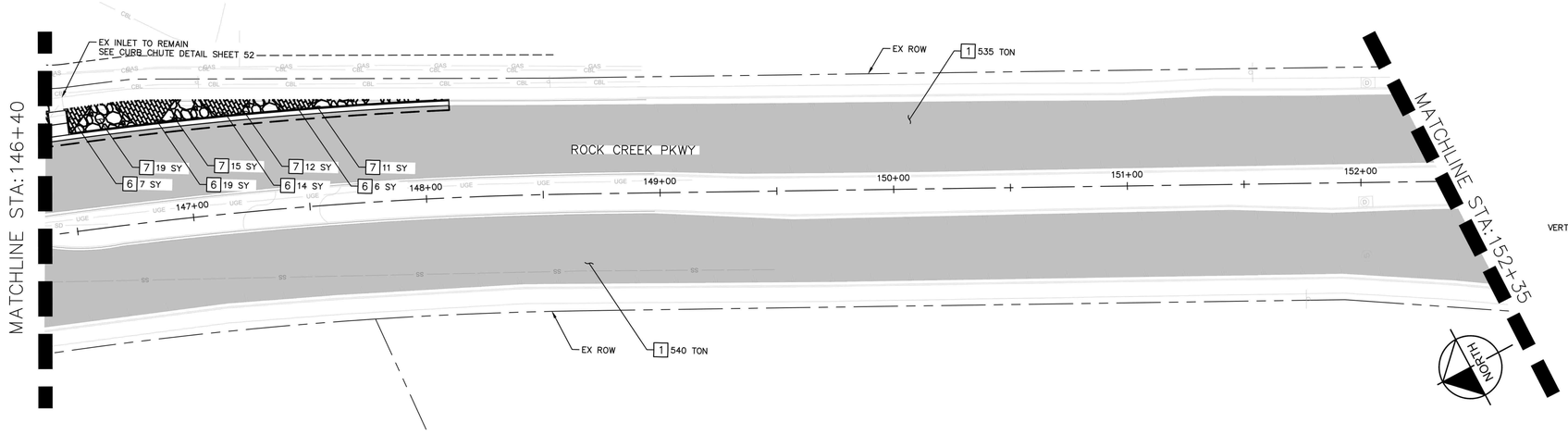

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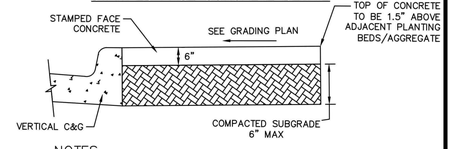

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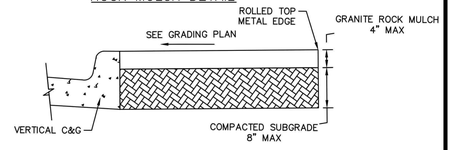
ROCK MULCH DETAIL



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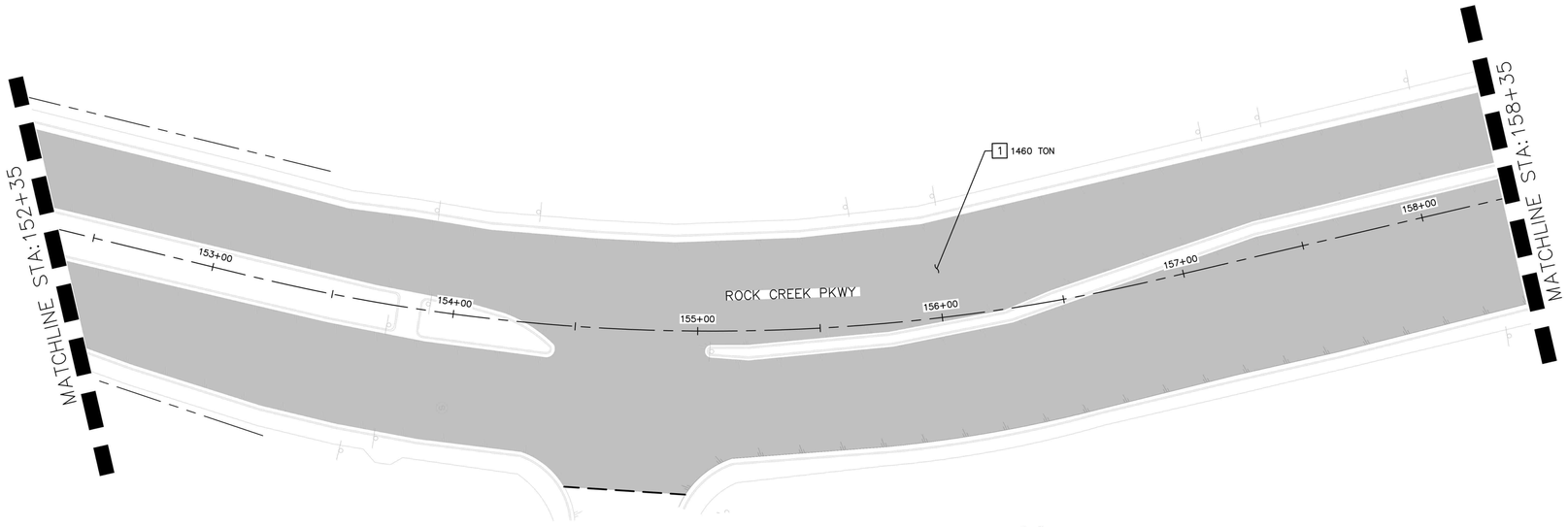

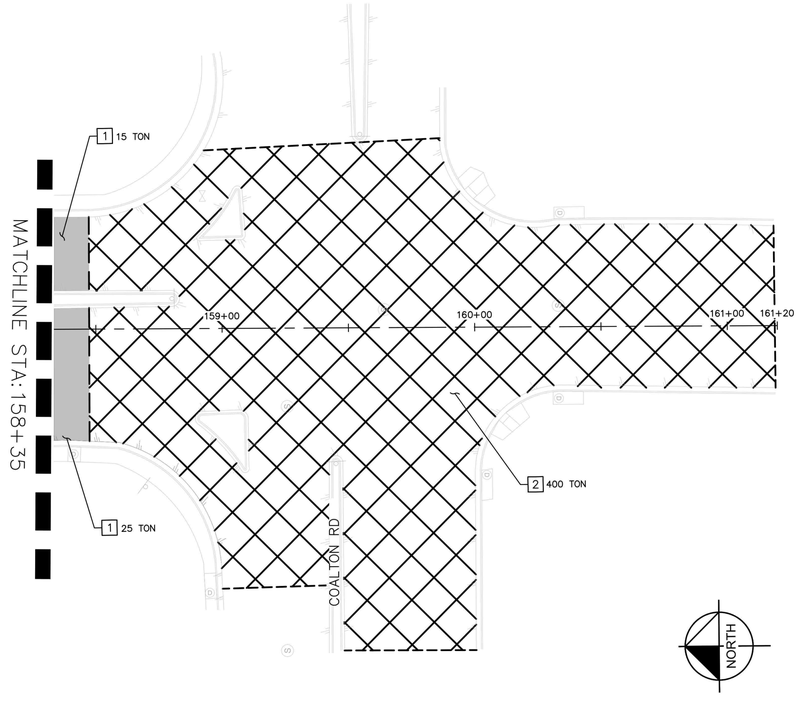

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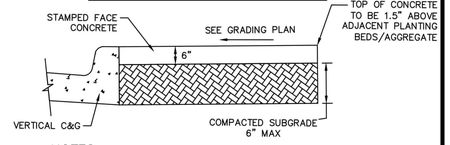

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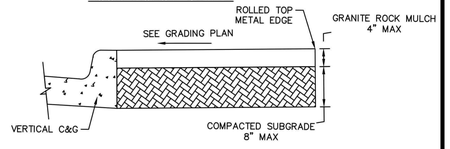

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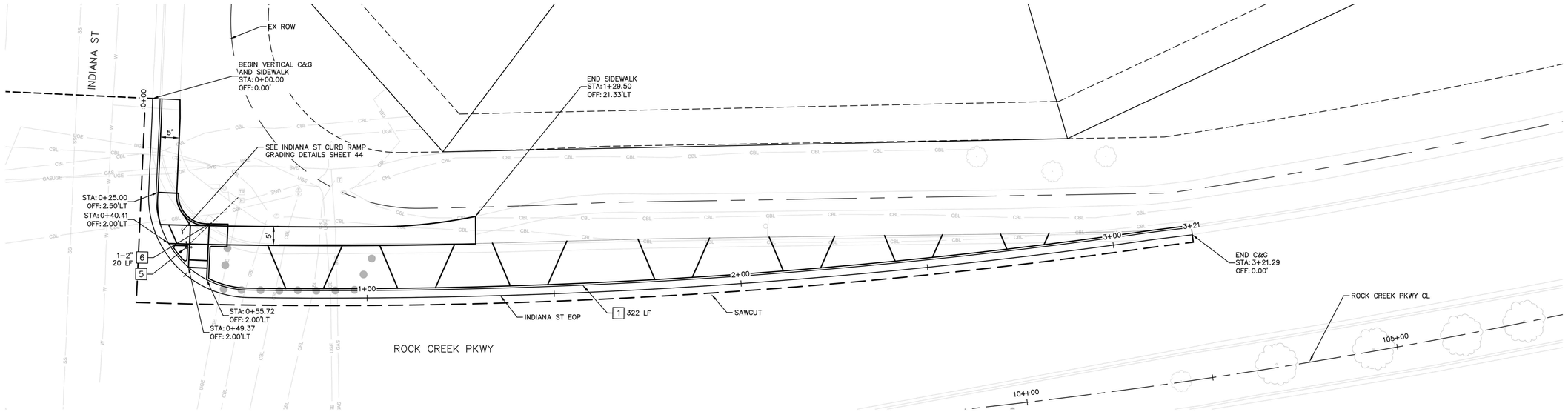
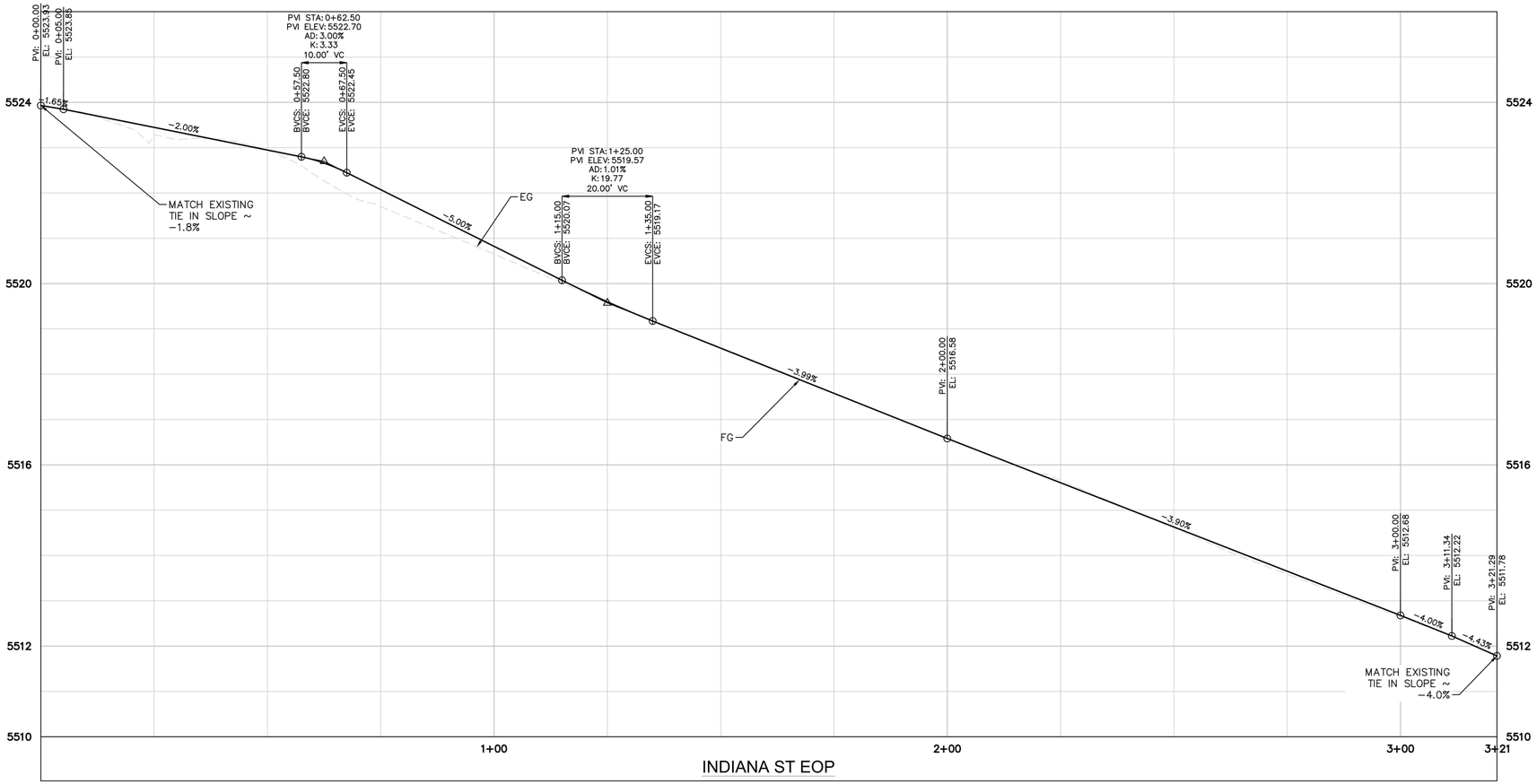


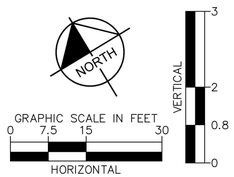


ROADWAY CONSTRUCTION NOTES

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 18
4. CONCRETE TRUCK APRON PER DETAIL ON SHEET 18
5. PUSH BUTTON POST PER CDOT STANDARD DETAIL S-614-45
6. 2" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)
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. IRRIGATION PULL BOX (15"X22")
10. 2'X2' CONCRETE COLLAR PER TOWN STANDARD DETAIL 400-7
11. VALVE BOX PER TOWN STANDARD DETAIL 400-5. SEE NOTE 8

NOTES

1. ALL STATION/OFFSET CALLOUTS AND DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE STATED.
2. FOR CURB RAMP DETAILS, SEE SHEETS 44-51
3. FOR STORM DRAIN DETAILS, SEE SHEET 53
4. FOR ADDITIONAL ALIGNMENT DETAILS, SEE SHEETS 11-16
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.
6. CONTRACTOR SHALL ADJUST ANY IRRIGATION HEADS AND LINES IMPACTED BY THE WORK. THIS WORK SHALL BE PAID FOR UNDER ADJUST EXISTING IRRIGATION.
7. CONDUIT SHALL SPAN FROM THE ROCK CREEK PKWY CENTER ISLAND WEST OF COAL CREEK DR TO THE CENTER ISLAND EAST OF COAL CREEK DRIVE. CONDUIT SHALL BE BURIED A MINIMUM OF 3'.
8. VALVE BOX SHALL BE RECONSTRUCTED TO THE TOP OF PIPE (~15' BELOW). WORK SHALL INCLUDE ALL TRENCHING AND FLOWFILL CONCRETE TO BACKFILL.



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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: 12/1/25

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

PRELIMINARY
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SHEET NO.
33

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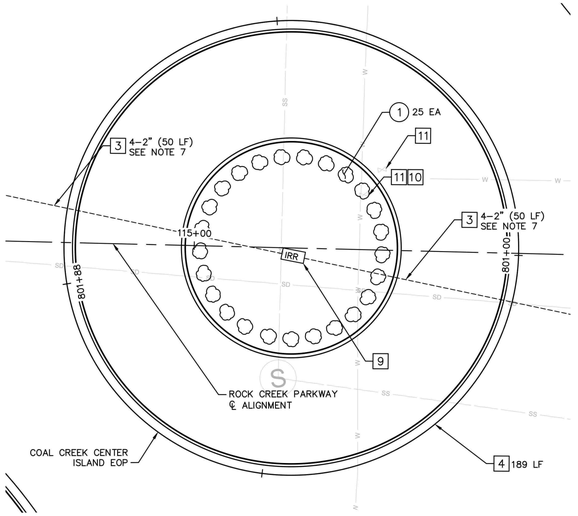

ROADWAY CONSTRUCTION NOTES

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 18
4. CONCRETE TRUCK APRON PER DETAIL ON SHEET 18
5. PUSH BUTTON POST PER CDOT STANDARD DETAIL S-614-45
6. 2" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)
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. IRRIGATION PULL BOX (15"X22")
10. 2'X2' CONCRETE COLLAR PER TOWN STANDARD DETAIL 400-7
11. VALVE BOX PER TOWN STANDARD DETAIL 400-5. SEE NOTE 8

NOTES

1. ALL STATION/OFFSET CALLOUTS AND DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE STATED.
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3. FOR STORM DRAIN DETAILS, SEE SHEET 53
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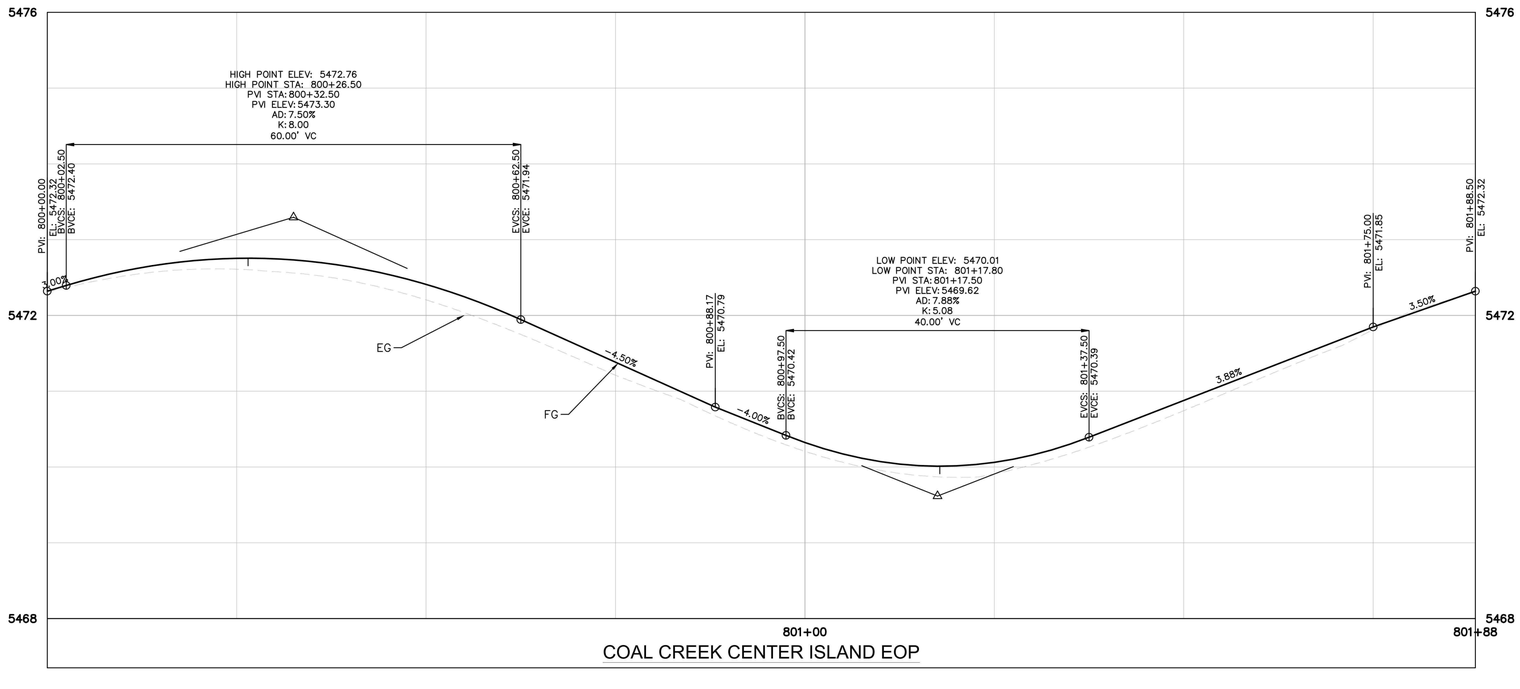
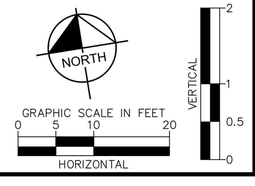
PLANTING CONSTRUCTION NOTES

(1) BLUE FESCUE (ORNAMENTAL GRASS) (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.





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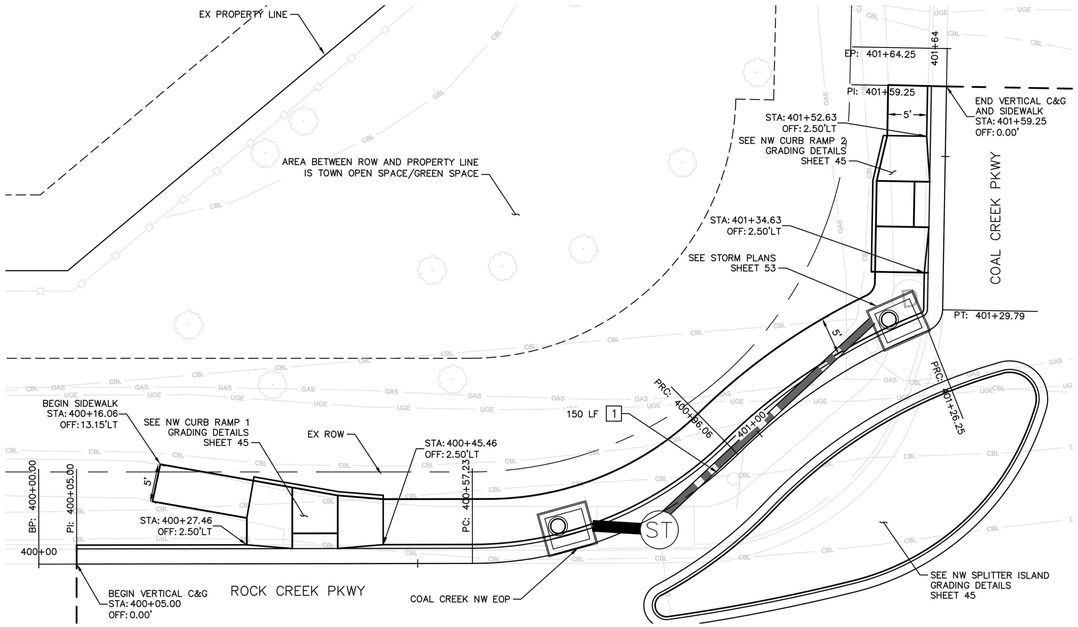

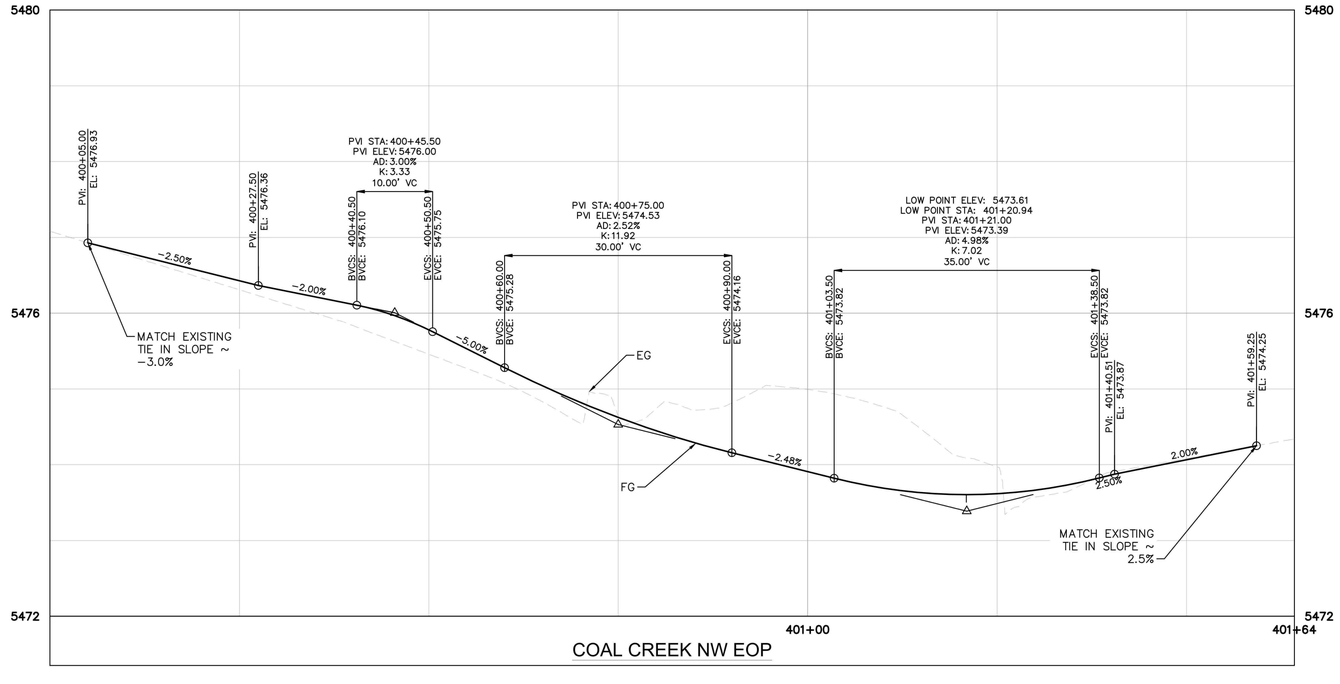

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HORIZONTAL

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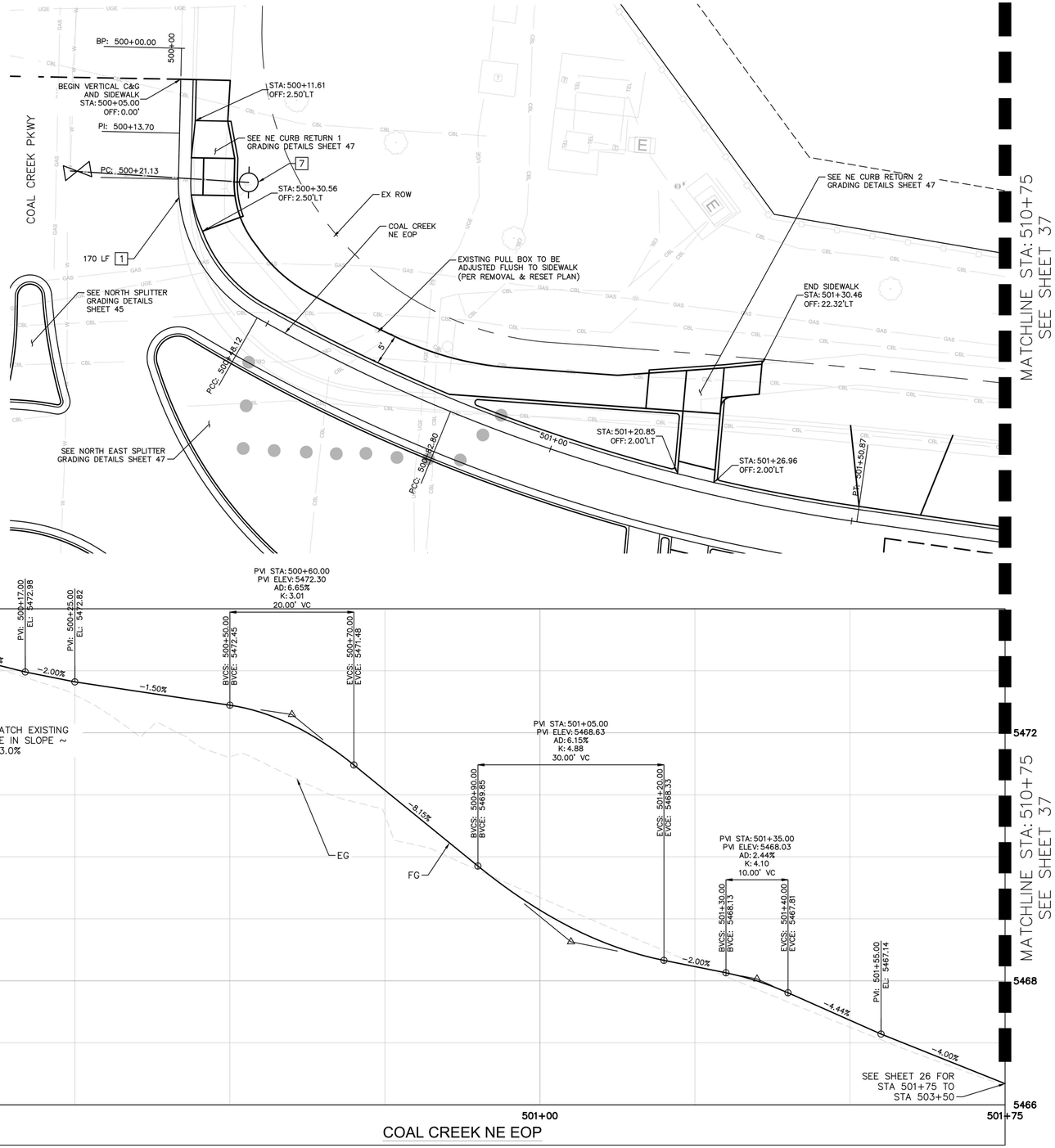

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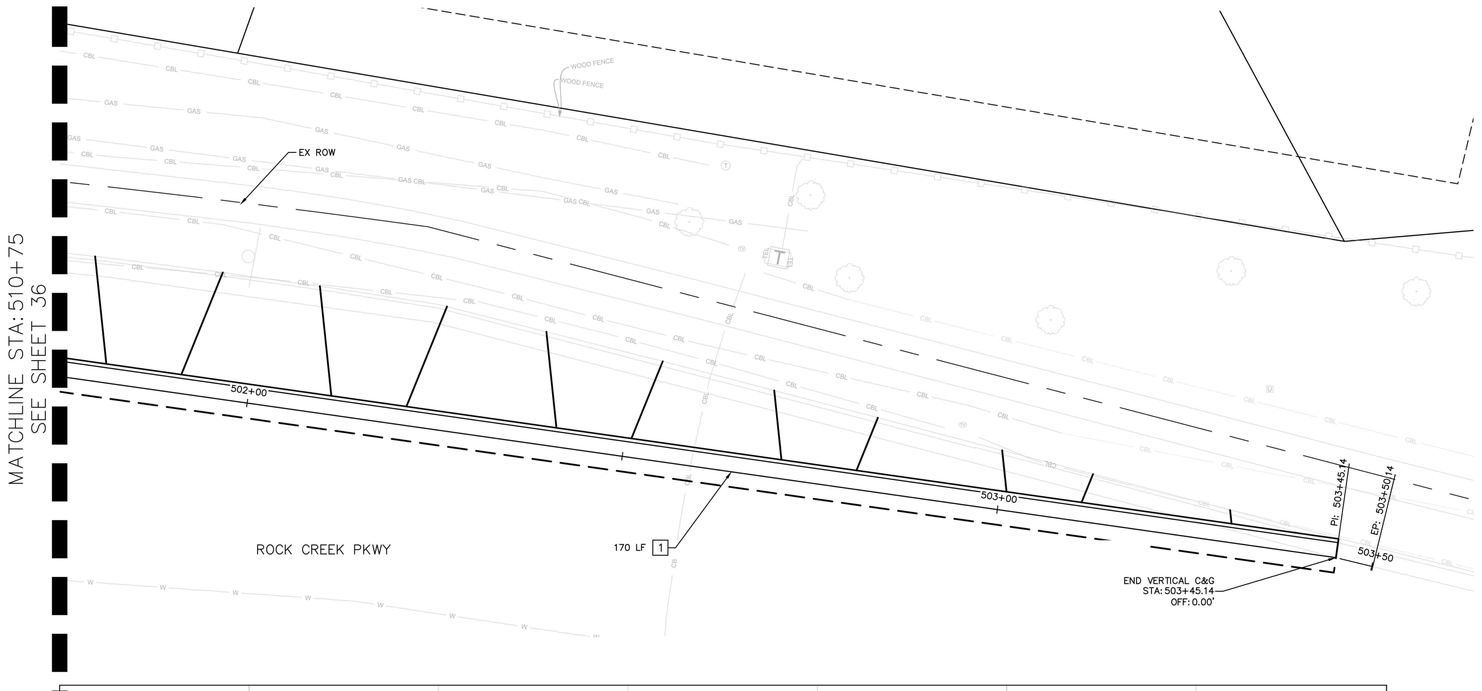

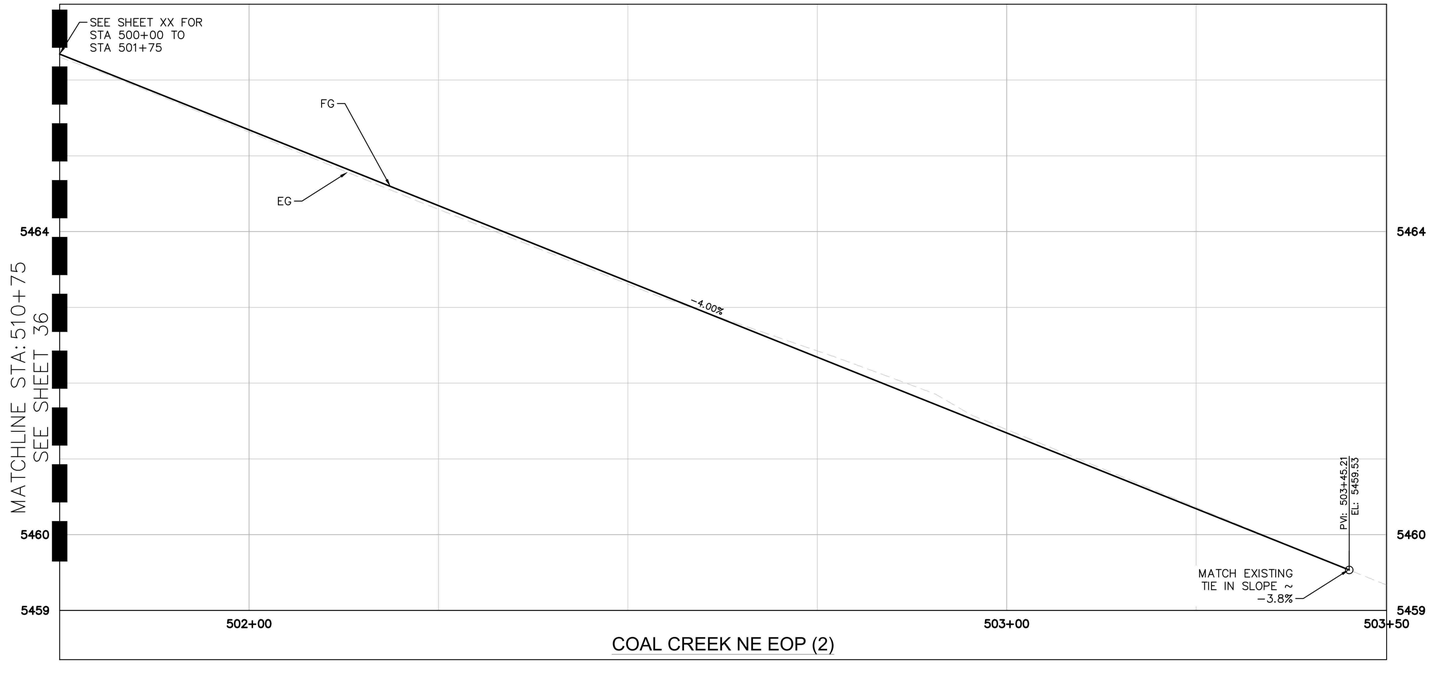

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NORTH

VERTICAL 2 1 0.5 0

GRAPHIC SCALE IN FEET
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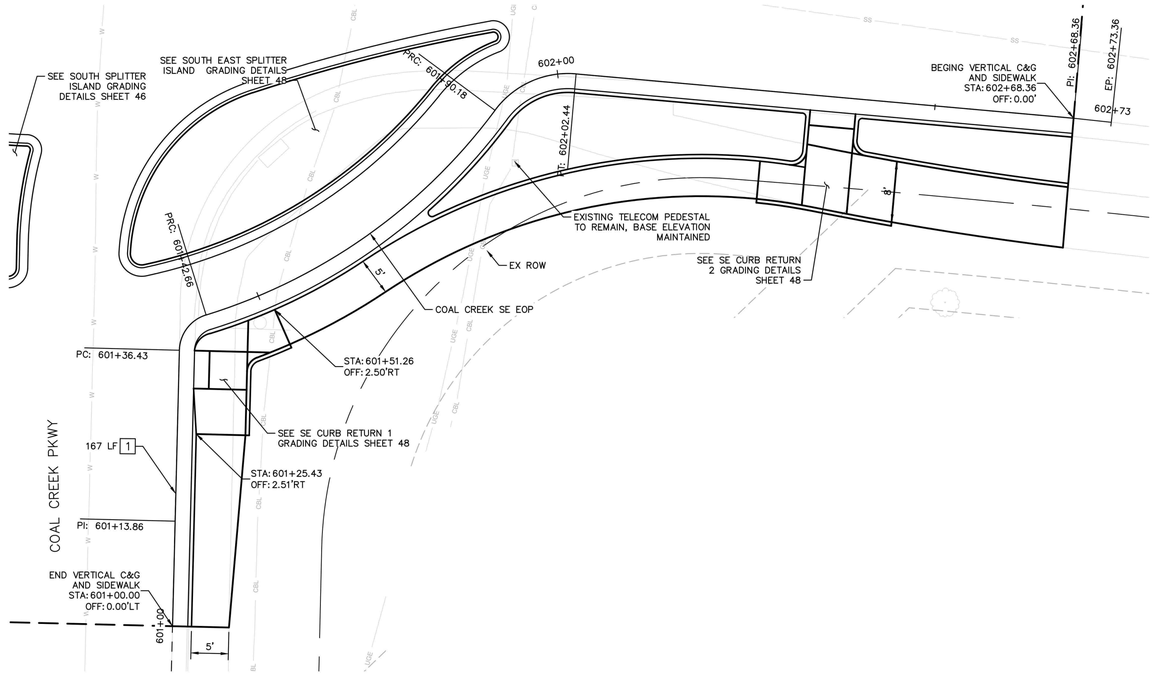

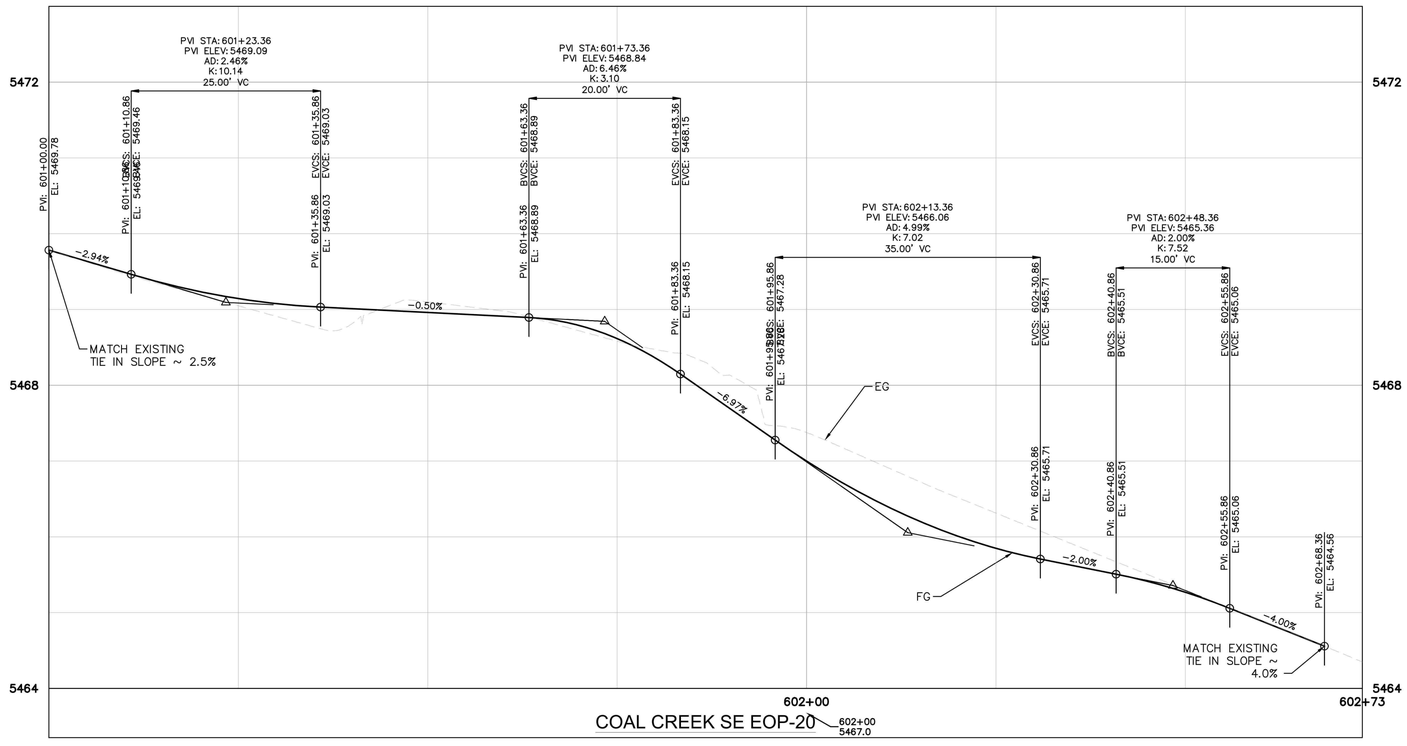

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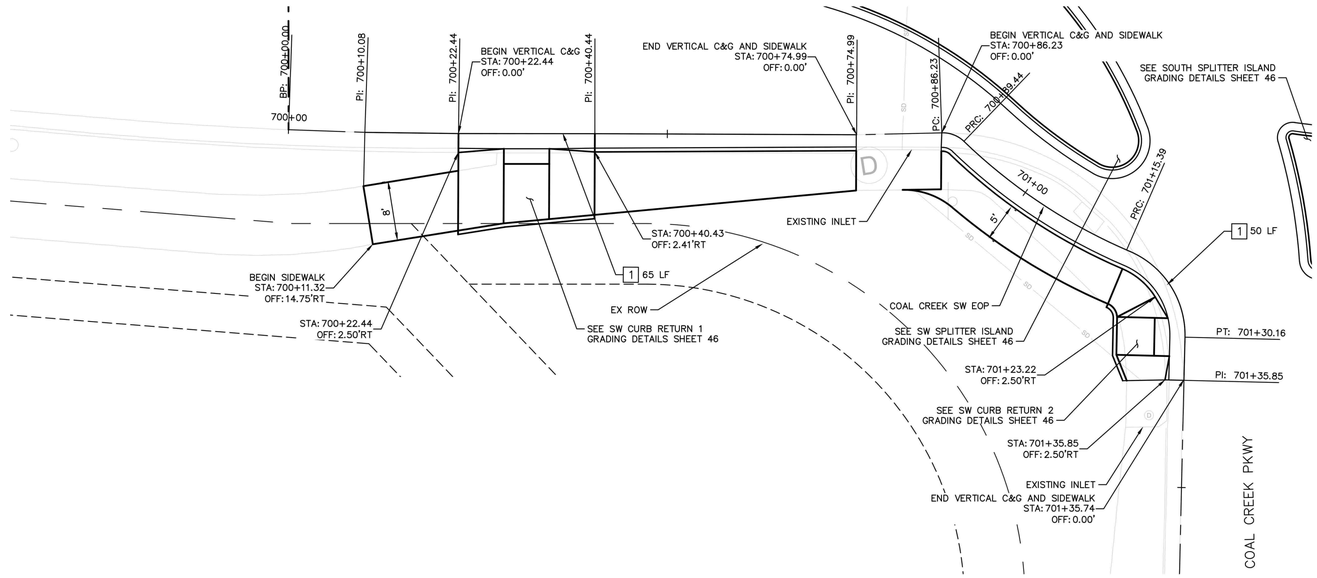

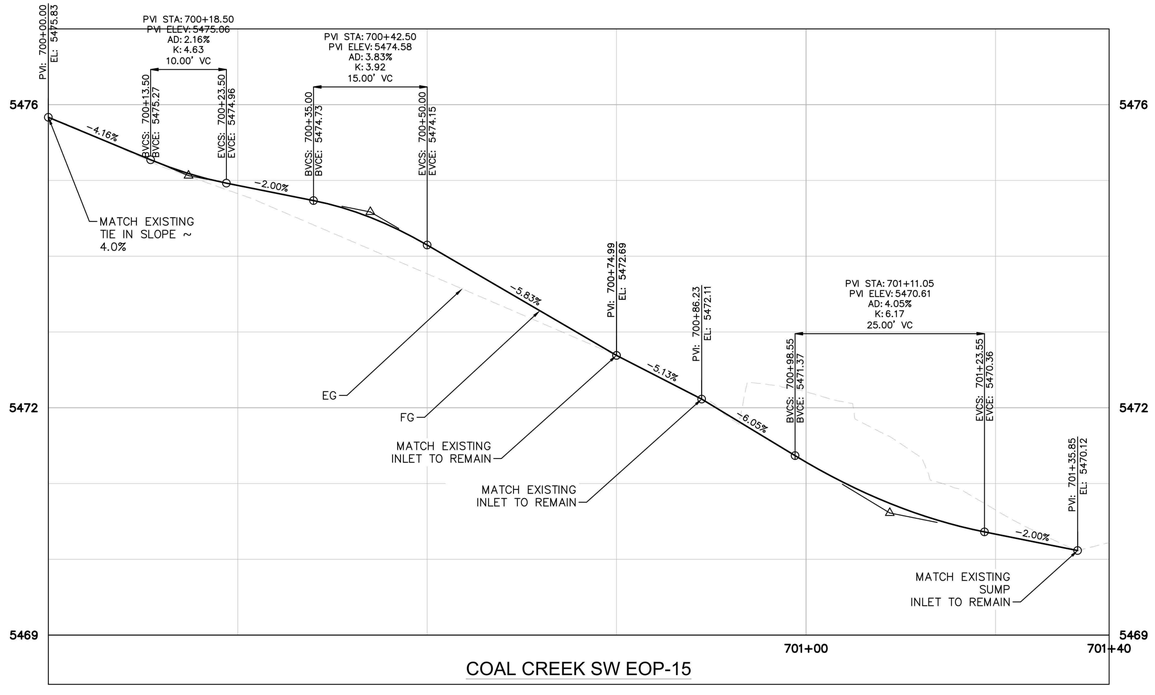

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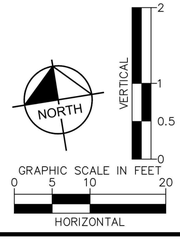

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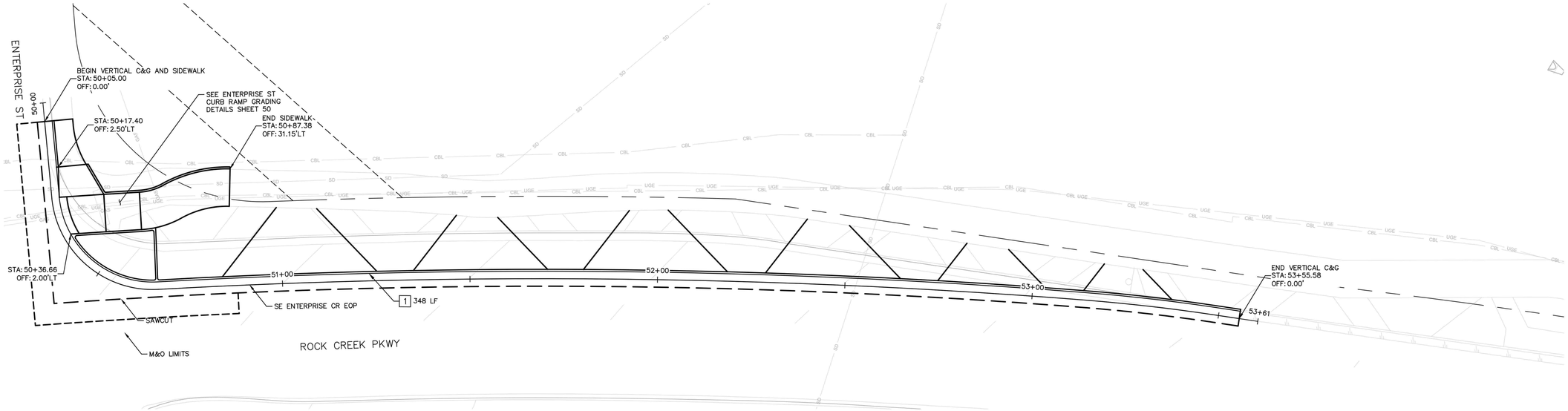



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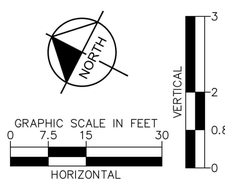
5. RESET OF FIRE HYDRANT SHALL INCLUDE REMOVAL AND REPLACEMENT OF EXISTING 6 INCH GATE VALVE, REMOVAL AND REPLACEMENT OF THE DUCTILE IRON LATERAL (UP TO GATE VALVE), AND THE INSTALLATION OF NEW CATHODIC PROTECTION, TRACER WIRE, AND GLEN 4 TEST STATION. SEE TOWN OF SUPERIOR STD. DETAIL 400-17 FOR ADDITIONAL DETAILS.
6. CONTRACTOR SHALL ADJUST ANY IRRIGATION HEADS AND LINES IMPACTED BY THE WORK. THIS WORK SHALL BE PAID FOR UNDER ADJUST EXISTING IRRIGATION.
7. CONDUIT SHALL SPAN FROM THE ROCK CREEK PKWY CENTER ISLAND WEST OF COAL CREEK DR TO THE CENTER ISLAND EAST OF COAL CREEK DRIVE. CONDUIT SHALL BE BURIED A MINIMUM OF 3'.
8. VALVE BOX SHALL BE RECONSTRUCTED TO THE TOP OF PIPE (~15' BELOW). WORK SHALL INCLUDE ALL TRENCHING AND FLOWFILL CONCRETE TO BACKFILL.



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: 12/1/25

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

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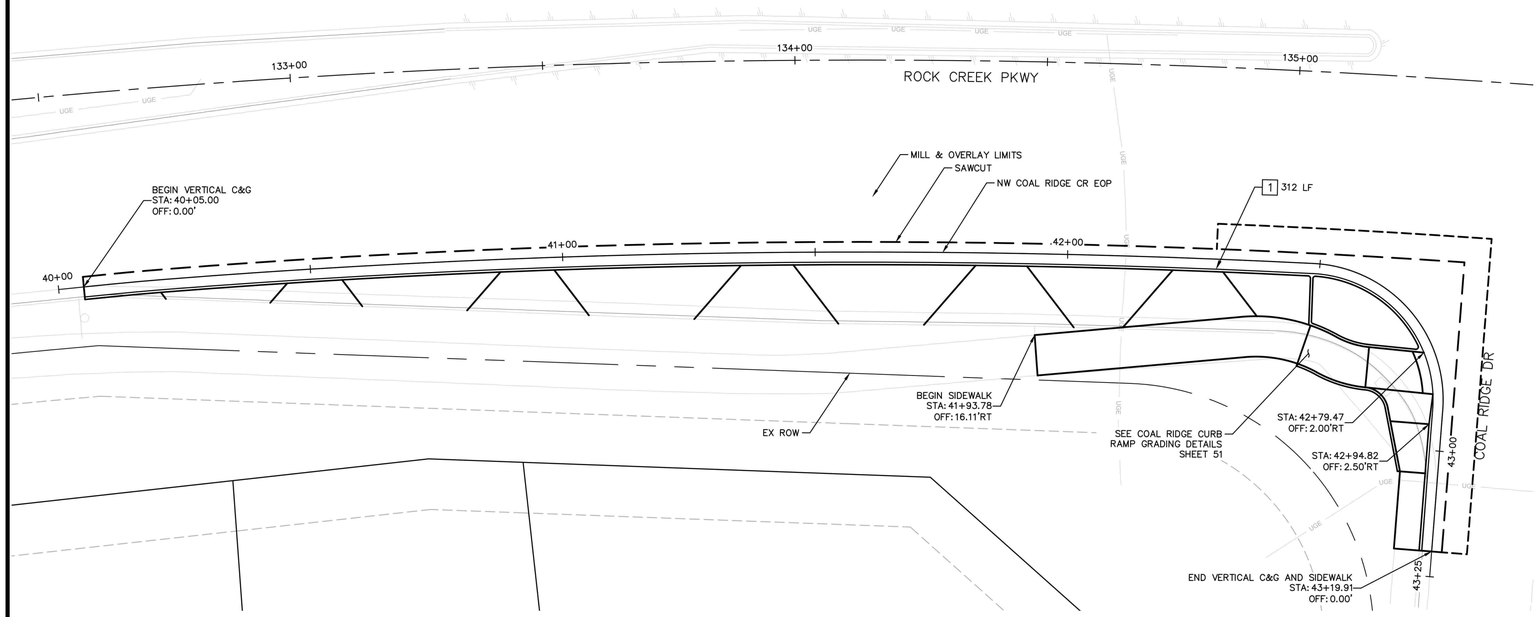
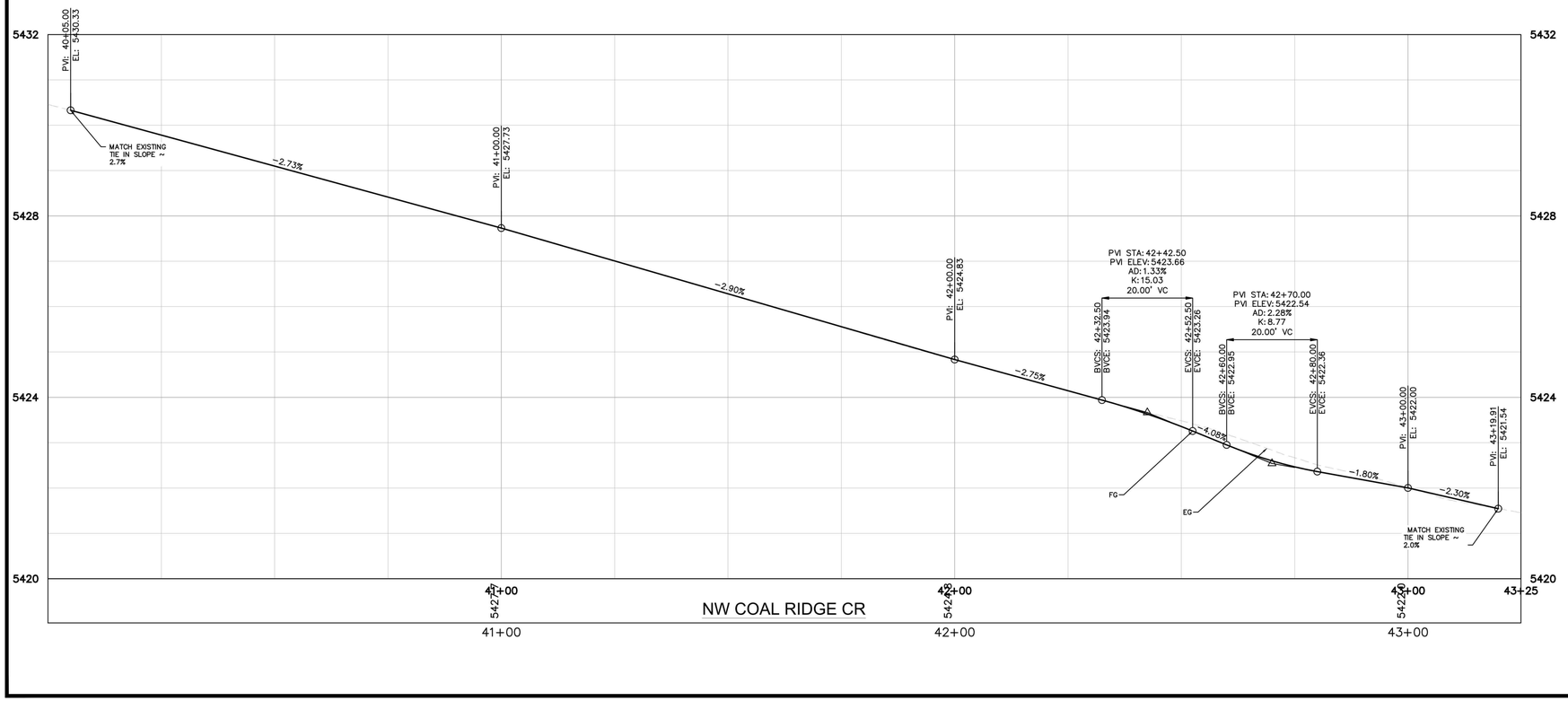
Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
ROADWAY PLAN AND PROFILE.dwg

SHEET NO.
40

K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\ROADWAY PLAN AND PROFILE.dwg





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 18
4. CONCRETE TRUCK APRON PER DETAIL ON SHEET 18
5. PUSH BUTTON POST PER CDOT STANDARD DETAIL S-614-45
6. 2" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)
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. IRRIGATION PULL BOX (15"X22")
10. 2'X2' CONCRETE COLLAR PER TOWN STANDARD DETAIL 400-7
11. VALVE BOX PER TOWN STANDARD DETAIL 400-5. SEE NOTE 8

NOTES

1. ALL STATION/OFFSET CALLOUTS AND DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE STATED.
2. FOR CURB RAMP DETAILS, SEE SHEETS 44-51
3. FOR STORM DRAIN DETAILS, SEE SHEET 53
4. FOR ADDITIONAL ALIGNMENT DETAILS, SEE SHEETS 11-16
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.
6. CONTRACTOR SHALL ADJUST ANY IRRIGATION HEADS AND LINES IMPACTED BY THE WORK. THIS WORK SHALL BE PAID FOR UNDER ADJUST EXISTING IRRIGATION.
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8. VALVE BOX SHALL BE RECONSTRUCTED TO THE TOP OF PIPE (~15' BELOW). WORK SHALL INCLUDE ALL TRENCHING AND FLOWFILL CONCRETE TO BACKFILL.

NORTH

VERTICAL 3 2 0.8 0

GRAPHIC SCALE IN FEET
0 7.5 15 30
HORIZONTAL

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SHEET NO.
41

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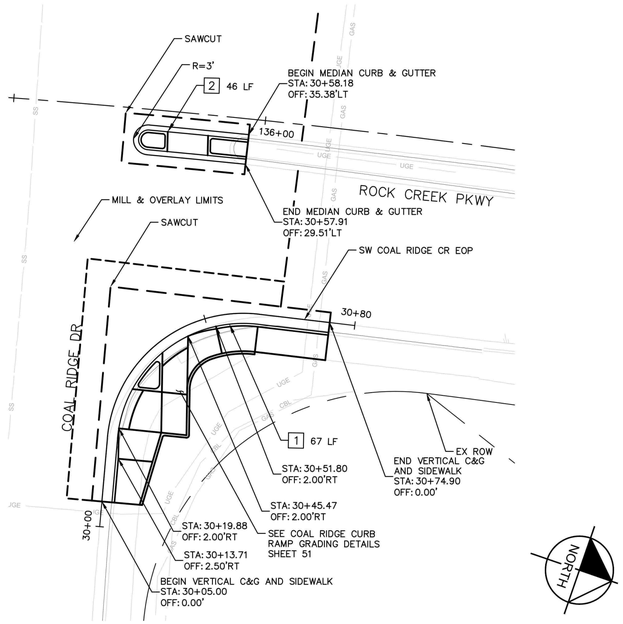

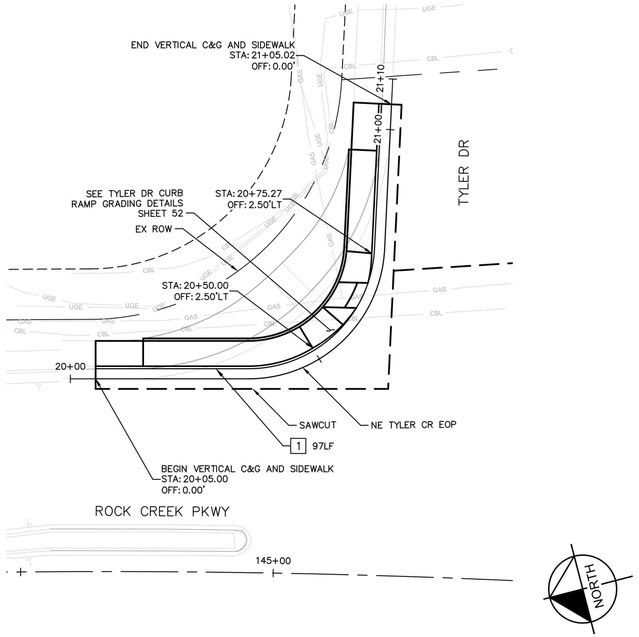

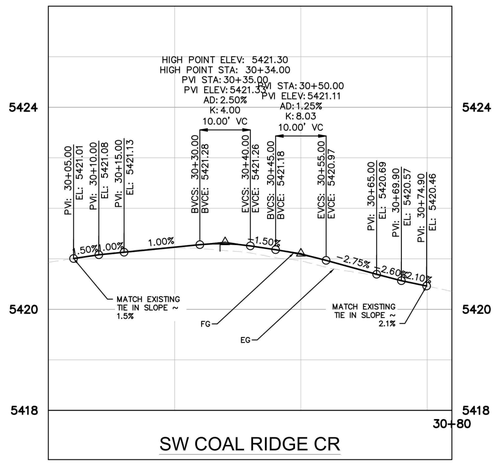

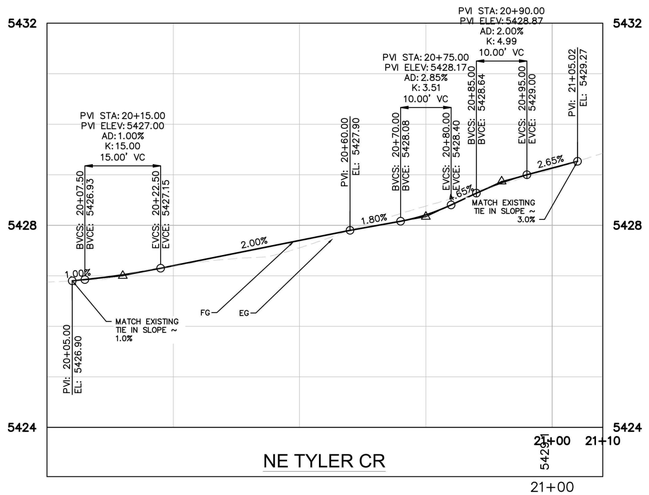

ROADWAY CONSTRUCTION NOTES

1. VERTICAL CURB & GUTTER PER TOWN STANDARD DETAIL 800-1
2. MEDIAN CURB & GUTTER PER TOWN STANDARD DETAIL 800-1
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4. CONCRETE TRUCK APRON PER DETAIL ON SHEET 18
5. PUSH BUTTON POST PER CDOT STANDARD DETAIL S-614-45
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7. RESET FIRE HYDRANT ON NEW FLANGE/LATERAL PER TOWN DETAIL 400-17
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11. VALVE BOX PER TOWN STANDARD DETAIL 400-5. SEE NOTE 8

NOTES

1. ALL STATION/OFFSET CALLOUTS AND DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE STATED.
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VERTICAL 3 2 0.8 0

GRAPHIC SCALE IN FEET
0 7.5 15 30
HORIZONTAL

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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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SHEET NO.
42

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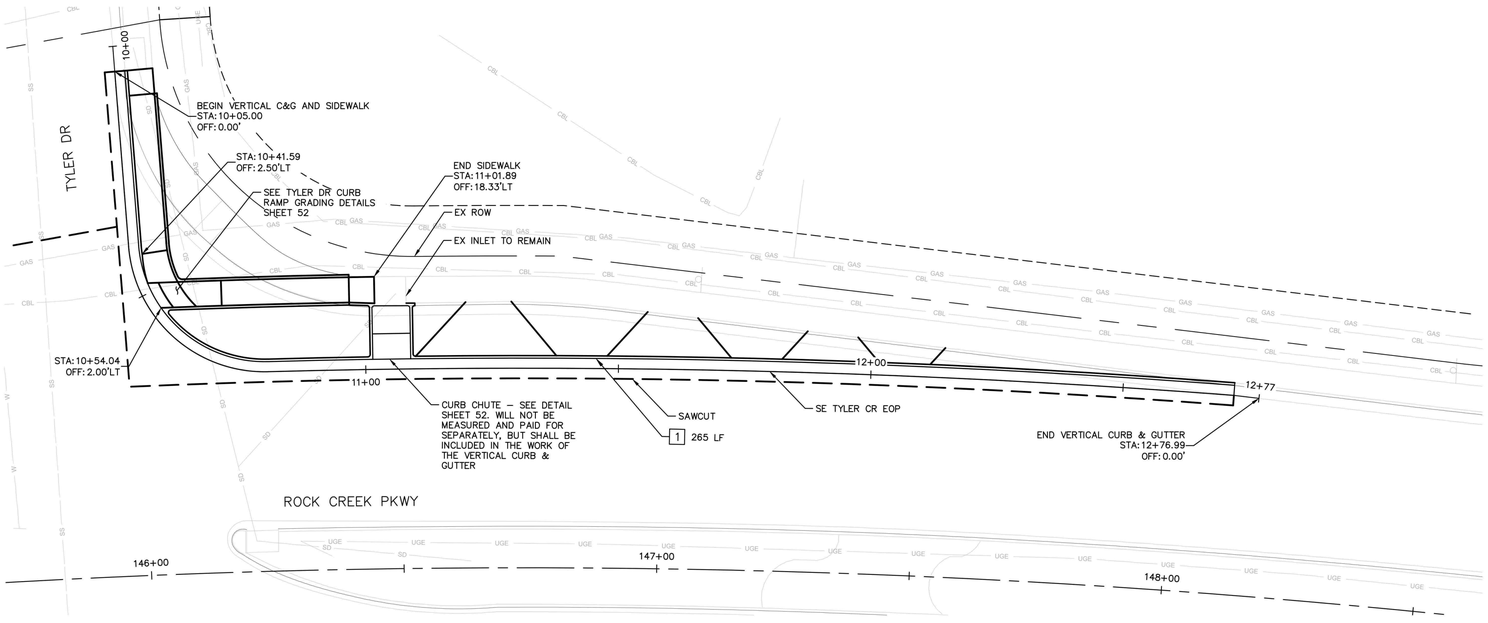

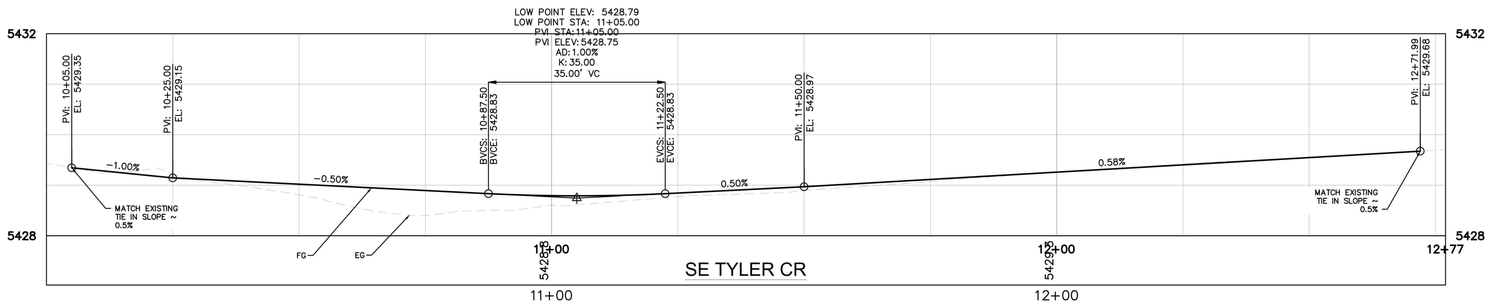

ROADWAY CONSTRUCTION NOTES

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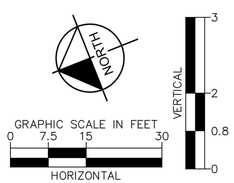

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11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

DESIGNED BY: TJL
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SHEET NO.
43

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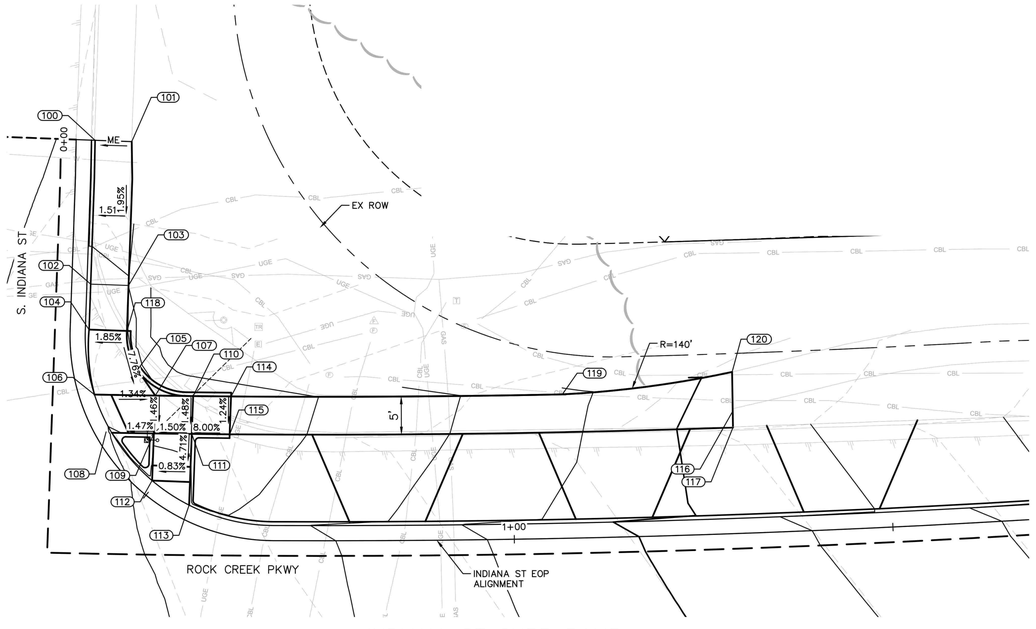
ROADWAY CONSTRUCTION NOTES

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 18
4. CONCRETE TRUCK APRON PER DETAIL ON SHEET 18
5. PUSH BUTTON POST PER CDOT STANDARD DETAIL S-614-45
6. 2" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)
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
9. IRRIGATION PULL BOX (15"X22")
10. 4" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)

NOTES

1. ALL STATION/OFFSET CALLOUTS ARE FROM THE ROCK CREEK PKWY CL ALIGNMENT.
2. SEE ROADWAY PLAN & PROFILE SHEETS 33-38 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 27-29) FOR ADDITIONAL DETAILS.
6. MATCH EXISTING (ME) ELEVATIONS ARE FOR REFERENCE ONLY, CONTRACTOR TO VERIFY IN FIELD PRIOR TO CONSTRUCTION.

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	5519.50	SWK, ME
117	102+53.57	-52.750	5519.40	SWK, ME
118	101+73.56	-66.623	5523.87	RMP
119	102+30.37	-57.750	5521.29	SWK
120	102+53.71	-60.080	5519.72	SWK, ME



INDIANA ST CURB RAMP

GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

NO.	REVISION	BY	DATE

Kimley»Horn
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BROOMFIELD, COLORADO 80021 (720) 464-2514

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GRADING DETAILS

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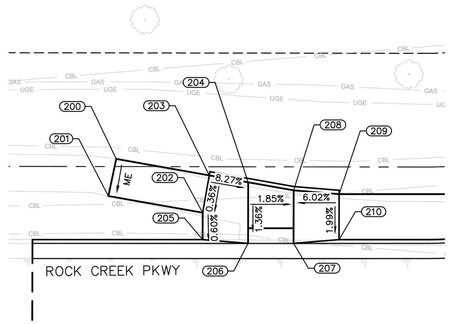
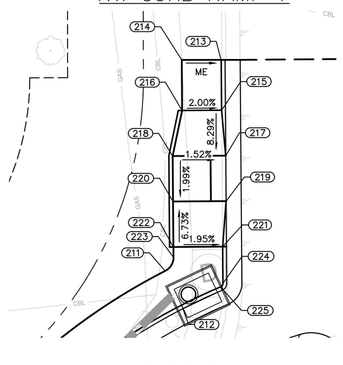
DRAWING NAME
GRADING DETAILS.dwg

SHEET NO.
44

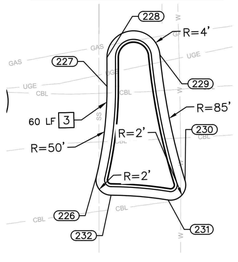
K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\GRADING DETAILS.dwg
TJL 12/1/2025 10:13:46 AM JEFFLER



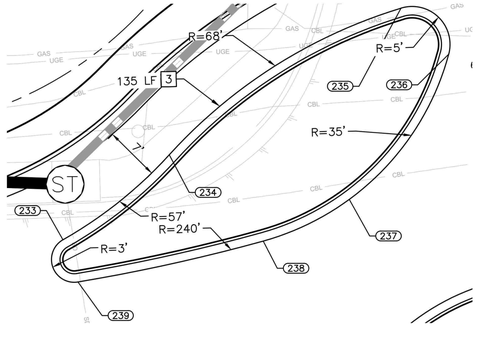
NW CURB RAMP 1



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	5473.02	EOP
228	115+12.59	−66.168	5473.11	EOP
229	115+19.57	−66.511	5472.98	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
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6. 2" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)
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
9. IRRIGATION PULL BOX (15"X22")
10. 4" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)

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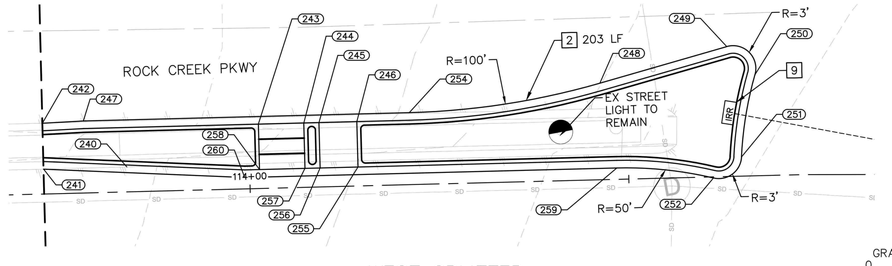
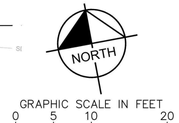
WEST SPLITTER				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
240	113+83.84	−3.258	5476.08	EOP
241	113+72.81	−3.282	5476.56	EOP, ME
242	113+72.81	−9.336	5476.80	EOP, ME
243	114+01.30	−8.500	5475.42	FL, RMP
244	114+07.30	−8.500	5475.30	FL, RMP
245	114+09.30	−8.500	5475.26	FL, RMP
246	114+14.30	−8.500	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



WEST 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: 12/1/25

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

PRELIMINARY
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Kimley-Horn and Associates, Inc.

DRAWING NAME
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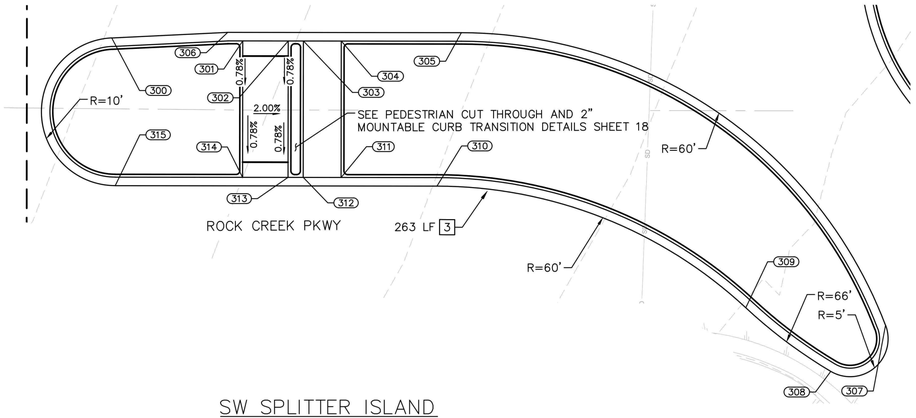
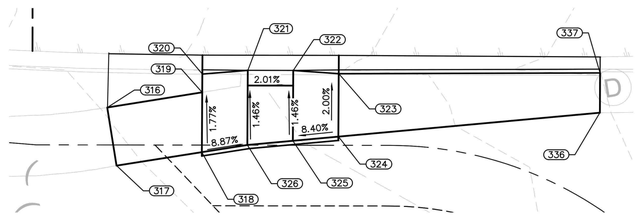
SHEET NO.
45

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



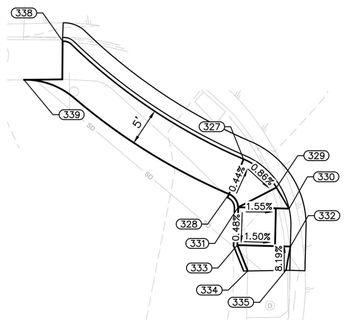
SW SPLITTER ISLAND

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

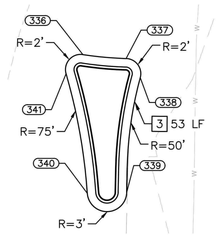


SW CURB RETURN 1

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	5470.31	EOP
339	115+13.05	65.642	5470.23	EOP
340	115+07.86	65.896	5470.26	EOP
341	115+04.66	50.214	5470.55	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 18
4. CONCRETE TRUCK APRON PER DETAIL ON SHEET 18
5. PUSH BUTTON POST PER CDOT STANDARD DETAIL S-614-45
6. 2" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)
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
9. IRRIGATION PULL BOX (15"X22")
10. 4" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)

NOTES

1. ALL STATION/OFFSET CALLOUTS ARE FROM THE ROCK CREEK PKWY CL ALIGNMENT.
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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 27-29) FOR ADDITIONAL DETAILS.
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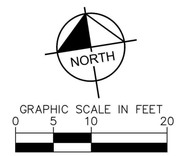

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SHEET NO.
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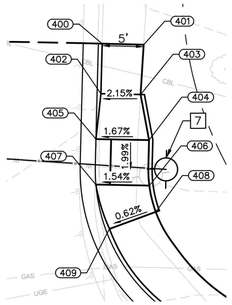
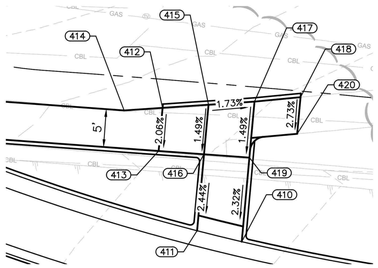
K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\GRADING DETAILS.dwg JEFFLER



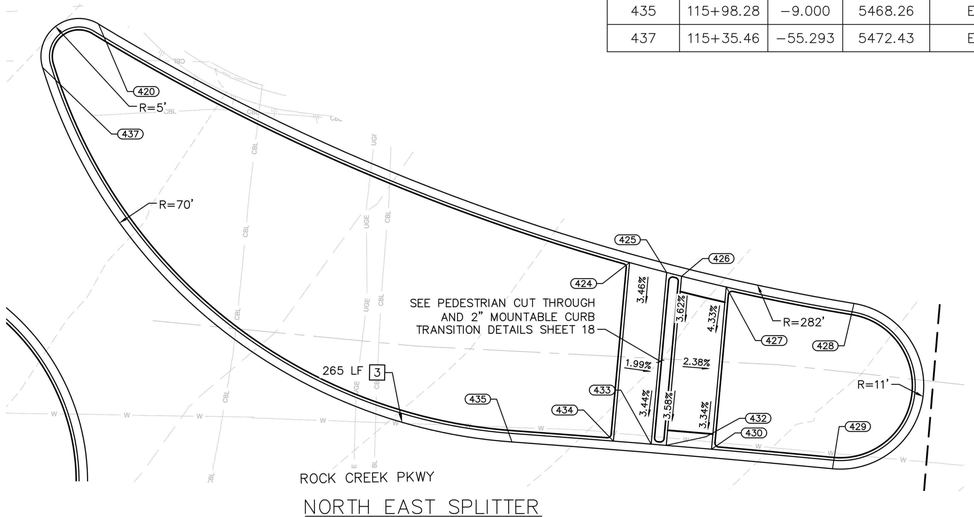
NE CURB RETURN 1

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

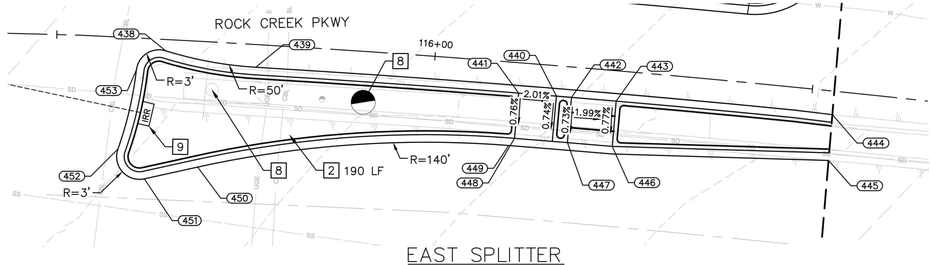


NE CURB RETURN 2

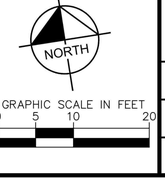


NORTH EAST SPLITTER

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
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ROADWAY CONSTRUCTION NOTES

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2. MEDIAN CURB & GUTTER PER TOWN STANDARD DETAIL 800-1
3. 2" CURB PER DETAIL ON SHEET 18
4. CONCRETE TRUCK APRON PER DETAIL ON SHEET 18
5. PUSH BUTTON POST PER CDOT STANDARD DETAIL S-614-45
6. 2" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)
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
9. IRRIGATION PULL BOX (15"X22")
10. 4" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)

NOTES

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11800 RIDGE PARKWAY SUITE 200
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SHEET NO.
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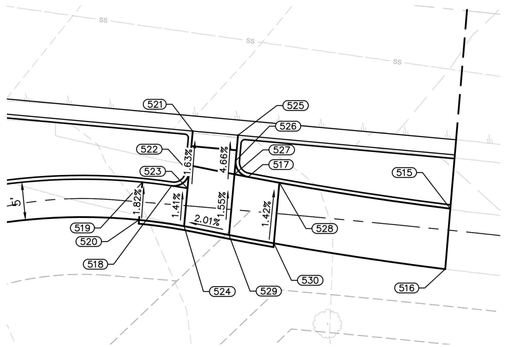
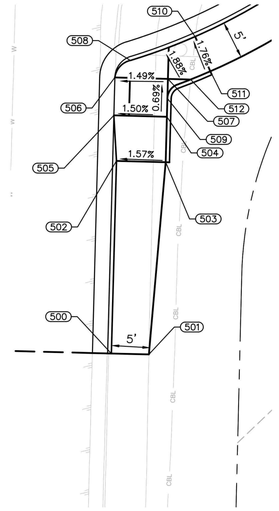


SE CURB RETURN 2

SE CURB RETURNS				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
500	115+35.79	112.383	5470.12	ME
501	115+40.74	112.377	5470.32	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

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2. MEDIAN CURB & GUTTER PER TOWN STANDARD DETAIL 800-1
3. 2" CURB PER DETAIL ON SHEET 18
4. CONCRETE TRUCK APRON PER DETAIL ON SHEET 18
5. PUSH BUTTON POST PER CDOT STANDARD DETAIL S-614-45
6. 2" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)
7. RESET FIRE HYDRANT ON NEW FLANGE/LATERAL PER TOWN DETAIL 400-17 (NOT A PAY ITEM)
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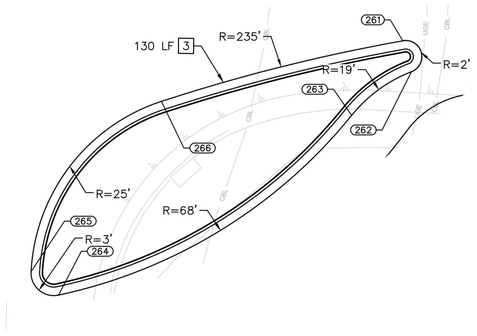

SOUTH EAST SPLITTER

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

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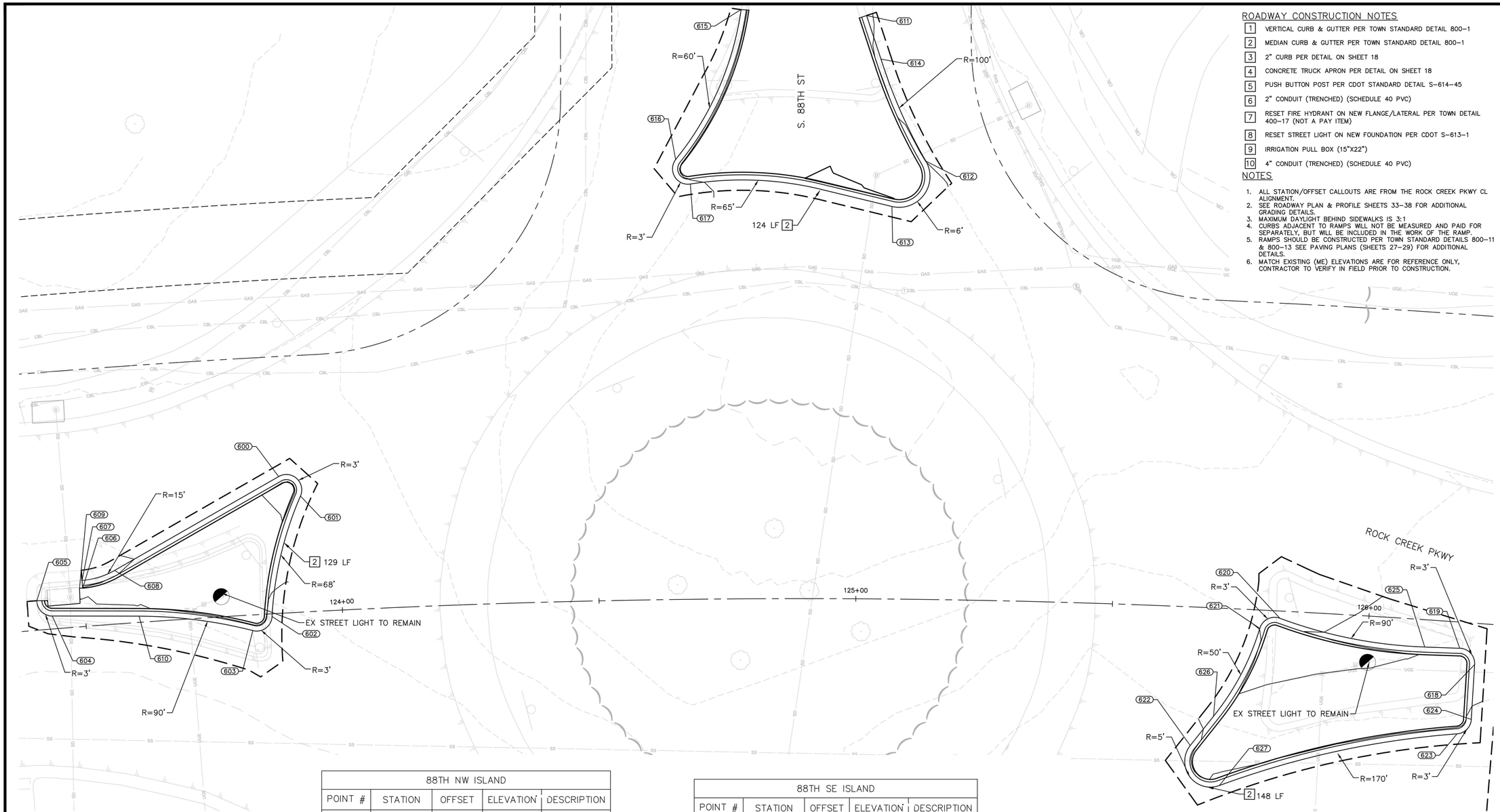

ROADWAY CONSTRUCTION NOTES

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 18
4. CONCRETE TRUCK APRON PER DETAIL ON SHEET 18
5. PUSH BUTTON POST PER CDOT STANDARD DETAIL S-614-45
6. 2" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)
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
9. IRRIGATION PULL BOX (15"X22")
10. 4" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)

NOTES

1. ALL STATION/OFFSET CALLOUTS ARE FROM THE ROCK CREEK PKWY CL ALIGNMENT.
2. SEE ROADWAY PLAN & PROFILE SHEETS 33-38 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 27-29) FOR ADDITIONAL DETAILS.
6. MATCH EXISTING (ME) ELEVATIONS ARE FOR REFERENCE ONLY, CONTRACTOR TO VERIFY IN FIELD PRIOR TO CONSTRUCTION.

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

GRAPHIC SCALE IN FEET
0 5 10 20

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: 12/1/25

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

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

DRAWING NAME
GRADING DETAILS.dwg

SHEET NO.
49

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TIM.LORAN@EFFLER

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 18
4. CONCRETE TRUCK APRON PER DETAIL ON SHEET 18
5. PUSH BUTTON POST PER CDOT STANDARD DETAIL S-614-45
6. 2" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)
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
9. IRRIGATION PULL BOX (15"X22")
10. 4" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)

NOTES

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2. SEE ROADWAY PLAN & PROFILE SHEETS 33-38 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.
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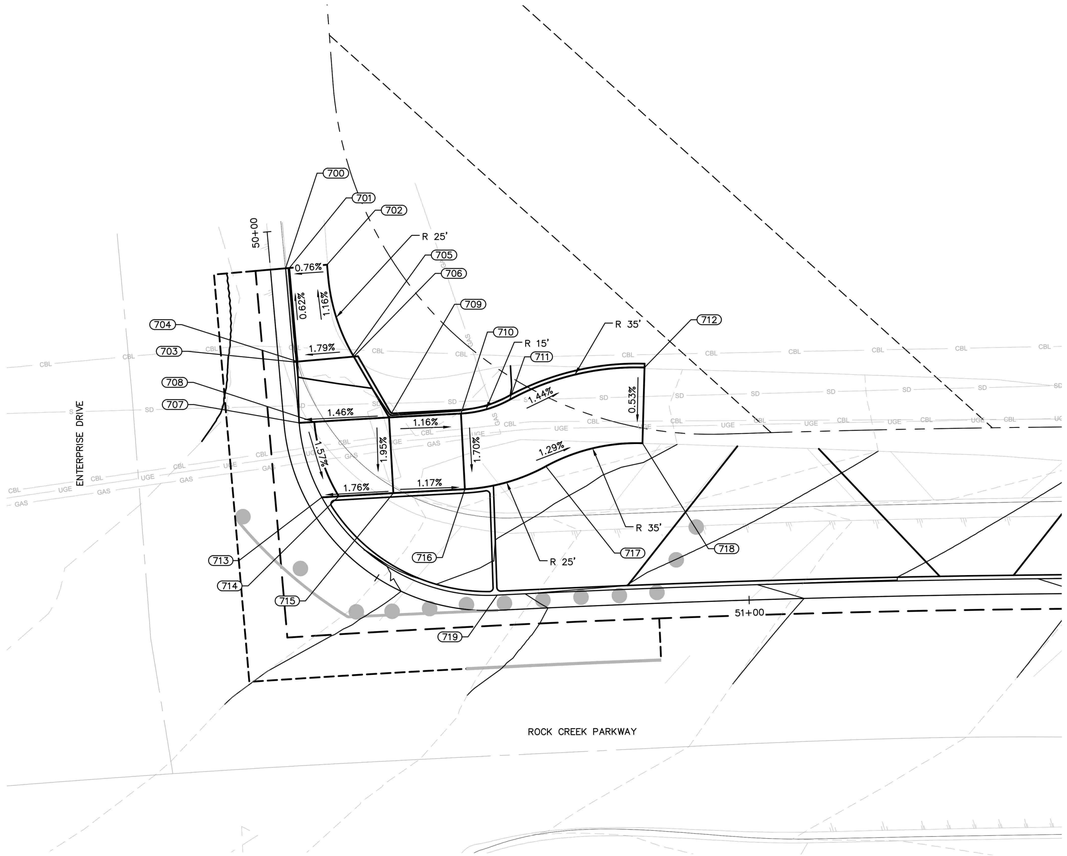

ENTERPRISE ST CURB RAMP

ENTERPRISE CURB RETURN				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
700	50+05.00	-2.000	5439.72	ME, FL
701	50+05.00	-2.500	5440.09	ME, TC
702	50+05.01	-7.500	5440.12	ME, SWK
703	50+17.40	-2.000	5439.65	FL
704	50+17.40	-2.500	5440.15	TC
705	50+17.21	-9.862	5440.28	SWK
706	50+17.40	-9.951	5440.29	SWK
707	50+25.48	-2.000	5439.56	FL. SWK
708	50+25.54	-4.000	5439.59	SWK
709	50+26.20	-13.883	5439.74	SWK
710	50+30.53	-23.320	5439.63	SWK
711	50+69.68	-27.667	5439.52	SWK
712	50+87.38	-31.154	5439.22	ME, SWK
713	50+36.66	-2.000	5439.39	FL, SWK
714	50+37.78	-4.000	5439.43	SWK
715	50+43.19	-10.040	5439.56	SWK
716	50+58.23	-15.600	5439.45	SWK
717	50+74.00	-18.674	5439.33	SWK
718	50+86.73	-21.176	5439.17	SWK
719	50+66.82	-2.000	5438.14	FL

GRAPHIC SCALE IN FEET
0 5 10 20

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SHEET NO.
50

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COAL RIDGE CURB RETURN				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
800	43+19.91	2.000	5421.49	ME, FL
801	43+19.91	2.500	5421.82	ME, TC
802	43+19.91	7.500	5422.09	ME, SWK
803	43+04.59	2.500	5422.23	SWK
804	43+04.59	7.500	5422.32	SWK
805	42+94.82	2.500	5422.43	RMP
806	42+94.82	10.177	5422.57	RMP
807	42+88.59	2.000	5422.04	FL
808	42+88.25	4.000	5422.08	SWK
809	42+92.22	10.891	5422.48	RMP
810	42+84.15	15.156	5422.26	SWK
811	42+79.47	2.000	5422.21	FL, SWK
812	42+78.22	4.000	5422.25	SWK
813	42+70.85	10.854	5422.40	SWK
814	42+59.23	13.258	5422.64	SWK
815	42+56.84	21.219	5422.76	SWK
816	42+48.74	12.277	5422.83	SWK
817	42+46.48	19.957	5422.97	SWK
818	42+34.87	11.226	5423.36	ME, SWK
819	42+35.93	19.158	5423.50	ME, SWK

COAL RIDGE CURB RETURN				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
830	30+05.00	2.000	5420.84	ME, FL
831	30+05.00	2.500	5421.25	ME, TC
832	30+05.00	7.500	5421.34	ME, SWK
833	30+13.71	2.500	5421.45	SWK
834	30+13.71	9.300	5421.57	SWK
835	30+19.88	2.000	5421.01	FL, SWK
836	30+20.04	4.000	5421.04	SWK
837	30+20.83	10.404	5421.11	SWK
838	30+22.05	15.383	5421.13	SWK
839	30+28.80	2.000	5421.10	FL, SWK
840	30+29.80	4.000	5421.13	SWK
841	30+31.92	7.251	5421.19	SWK
842	30+36.23	11.420	5421.21	SWK
843	30+37.44	10.708	5421.20	SWK
844	30+36.87	4.000	5421.13	SWK
845	30+38.96	2.000	5421.10	FL, SWK
846	30+45.47	2.000	5421.01	FL, SWK
847	30+44.27	4.000	5421.05	SWK
848	30+48.65	7.500	5421.41	SWK
849	30+51.80	2.000	5420.88	SWK
850	30+51.80	2.500	5421.38	SWK
851	30+51.80	7.500	5421.47	SWK
852	30+60.87	2.500	5421.14	SWK
853	30+60.87	7.500	5421.23	SWK
854	30+74.90	2.000	5420.29	ME, FL
855	30+74.90	2.500	5420.73	ME, TC
856	30+74.90	7.500	5420.83	ME, SWK

COAL RIDGE CURB RETURN				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
875	135+96.94	11.000	5421.57	ME, SCUT
876	135+96.94	9.000	5421.62	ME, EOP
877	135+96.94	8.000	5421.50	ME, FL
878	135+96.94	7.500	5422.00	ME, TC
879	135+97.00	4.600	5422.17	ME, TC
880	135+97.01	4.100	5421.67	ME, FL
881	135+97.02	3.100	5421.79	ME, EOP
882	135+97.02	1.100	5421.87	ME, SCUT
883	135+89.28	8.000	5421.94	SWK
884	135+88.99	4.100	5422.12	SWK
885	135+81.23	8.000	5422.24	SWK
886	135+80.95	4.100	5422.42	SWK
887	135+77.24	4.600	5423.05	TC
888	135+77.24	4.100	5422.55	FL
889	135+77.80	3.044	5422.49	EOP
890	135+77.22	7.500	5422.89	TC
891	135+77.22	8.000	5422.39	FL
892	135+77.22	9.000	5422.34	EOP
893	135+72.32	11.000	5422.47	ME, SCUT
894	135+72.32	1.100	5422.74	ME, SCUT

ROADWAY CONSTRUCTION NOTES

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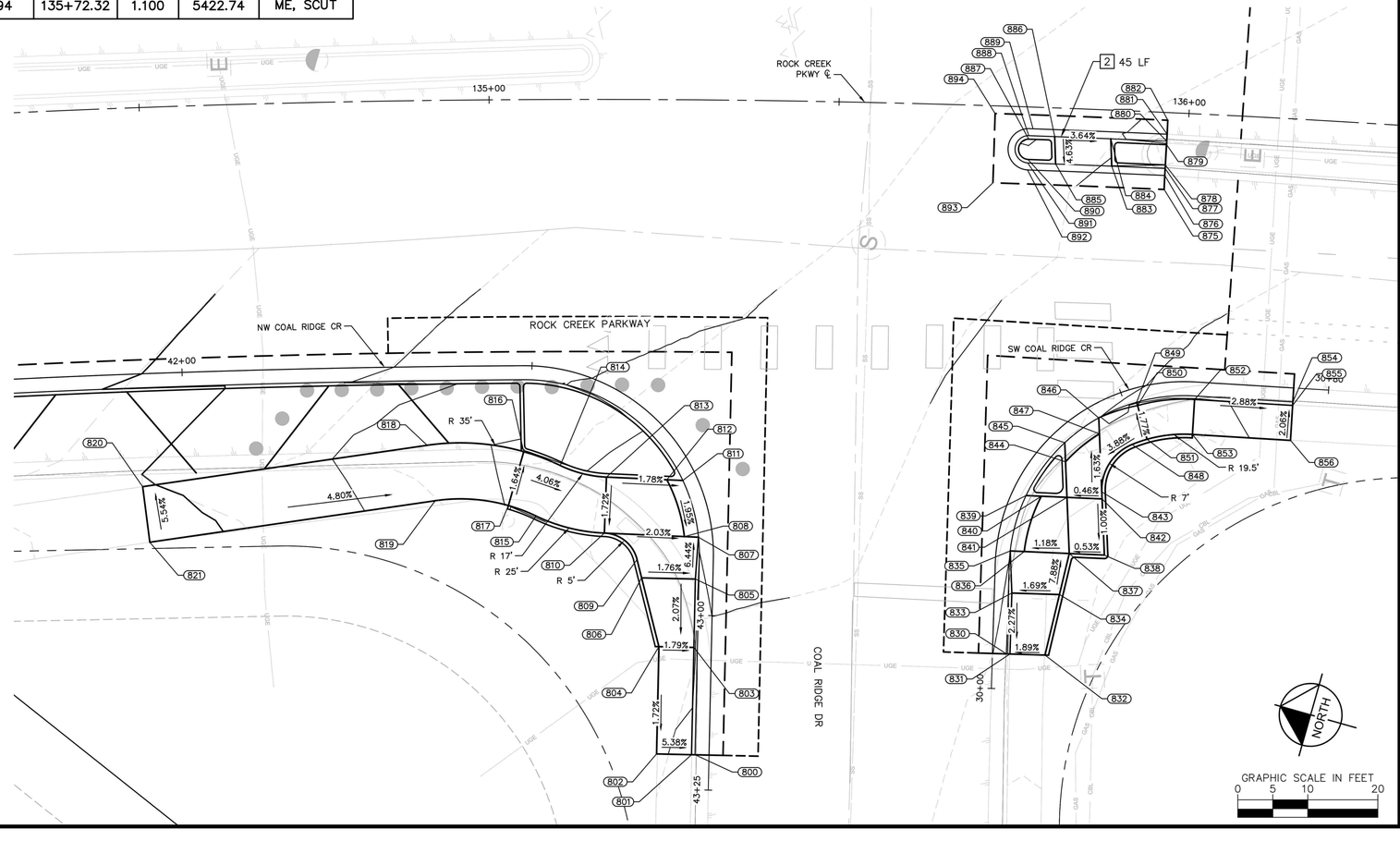

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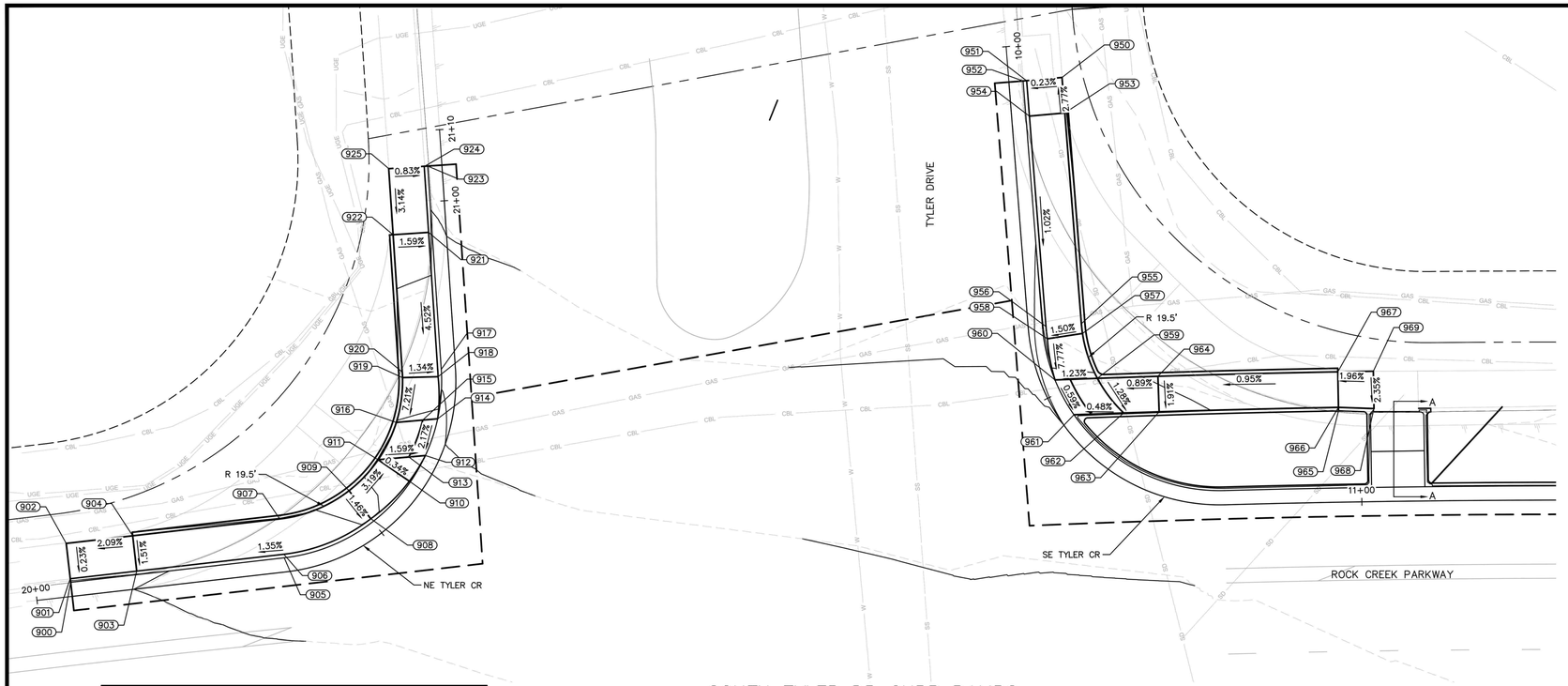
51

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



ROADWAY CONSTRUCTION NOTES

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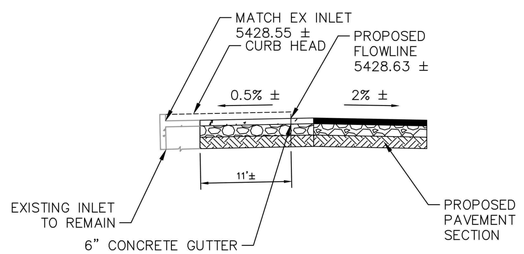
SOUTH TYLER DR CURB RAMPS

TYLER DR CURB RETURN				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
900	20+05.00	-2.000	5426.79	ME, FL
901	20+05.00	-2.500	5427.29	ME, TC
902	20+05.00	-7.500	5427.31	ME, SWK
903	20+14.41	-2.500	5427.43	SWK
904	20+14.41	-7.500	5427.51	SWK
905	20+35.24	-2.000	5427.24	FL
906	20+35.24	-2.500	5427.74	SWK
907	20+35.24	-7.500	5427.90	SWK
908	20+50.00	-2.500	5428.03	SWK
909	20+50.00	-7.500	5428.11	SWK
910	20+58.31	-2.180	5427.87	FL, SWK
911	20+58.31	-7.500	5427.89	SWK
912	20+62.93	-2.000	5427.79	FL, SWK
913	20+61.56	-4.000	5427.82	SWK
914	20+68.83	-2.000	5427.89	SWK
915	20+68.10	-4.000	5427.92	SWK
916	20+66.43	-7.500	5427.98	SWK
917	20+76.37	-2.000	5428.09	FL
918	20+75.27	-2.500	5428.35	SWK
919	20+75.27	-7.500	5428.43	SWK
920	20+76.37	-7.500	5428.47	SWK
921	20+95.71	-2.500	5429.27	SWK
922	20+95.71	-7.500	5429.35	SWK
923	21+05.02	-2.000	5429.25	ME, FL
924	21+05.02	-2.427	5429.55	ME, TC
925	21+05.02	-7.481	5429.64	ME, SWK

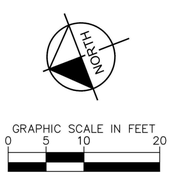
TYLER DR CURB RETURN				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
950	10+04.94	-7.500	5429.58	ME, SWK
951	10+05.00	-2.500	5429.58	ME, TC
952	10+05.00	-2.000	5429.18	ME, FL
953	10+09.94	-7.500	5429.72	SWK
954	10+09.99	-2.500	5429.64	SWK
955	10+39.67	-7.500	5429.41	SWK
956	10+39.67	-2.500	5429.34	SWK
957	10+41.59	-7.500	5429.40	SWK
958	10+41.59	-2.500	5429.33	SWK
959	10+50.83	-7.500	5428.94	SWK
960	10+48.00	-2.006	5428.87	FL, SWK
961	10+54.04	-2.000	5428.83	FL, SWK
962	10+59.34	-7.500	5428.87	SWK
963	10+65.17	-10.696	5428.92	SWK
964	10+59.15	-14.570	5429.08	SWK
965	10+96.95	-12.833	5429.69	TC
966	10+96.95	-13.333	5429.19	SWK
967	10+96.94	-18.333	5429.26	SWK
968	11+01.90	-13.080	5429.24	ME, SWK
969	11+01.89	-18.329	5429.36	ME, SWK

INLET GUTTER DETAIL



SECTION A-A

NOTE: EXISTING SECTION IS SUPERELEVATED AS DEPICTED.



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SHEET NO.
52

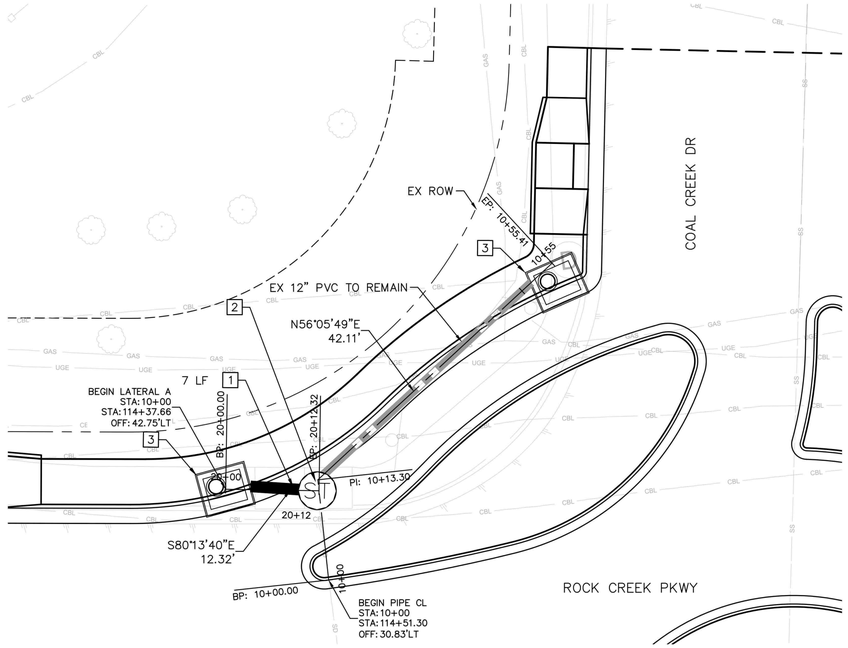
K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\GRADING DETAILS.DWG JEFFLER

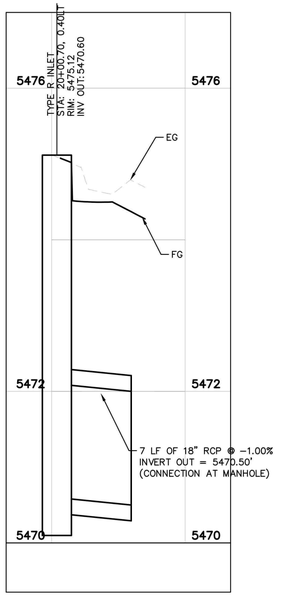
STORM CONSTRUCTION NOTES

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

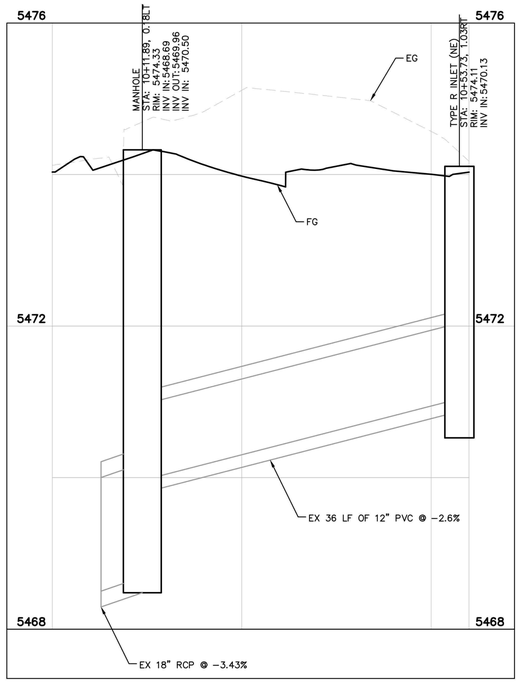
NOTES

1. NEW PIPES SHOULD BE TRENCHED. CONTRACTOR TO UTILIZE BED AND PATCH BACK PER TOWN STANDARD DETAIL 600-8
2. 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.

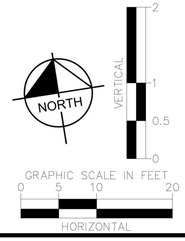




LATERAL A



PIPE CL



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: 12/1/25

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

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

DRAWING NAME
STORM PLAN & PROFILE.dwg

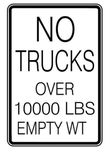
SHEET NO.
53

K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\STORM PLAN & PROFILE.dwg

PROPOSED SIGN LEGEND



R4-7C
24"X30"



R12-3
24"X36"



R1-6
30"X30"



R1-2
36"X36"



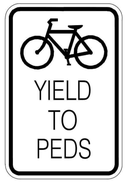
R6-1R
36"X12"



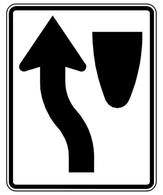
R3-8E
30"X30"



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"



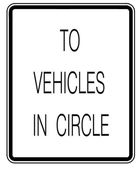
W13-1P
18"X18"



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

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: 12/1/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN

SIGNING & STRIPING – SIGNAGE COVER

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Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
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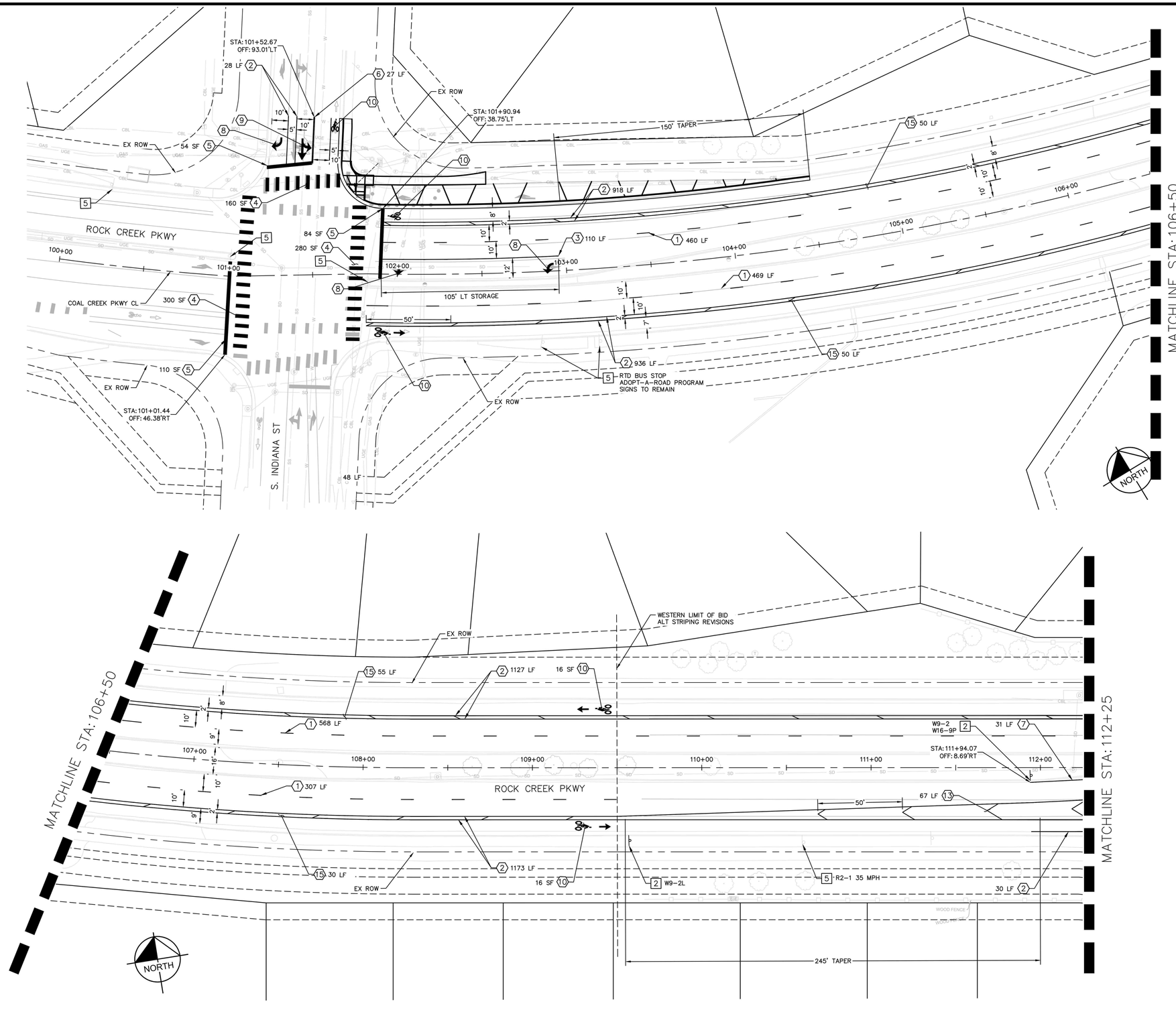
SHEET NO.
54



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 (LF) (EPOXY)
2. EDGE LINE: SOLID WHITE, 4" WIDE (LF) (EPOXY)
3. TURN POCKET: SOLID WHITE, 8" WIDE (LF) (EPOXY)
4. CROSS WALK BARS: SOLID WHITE, 2'X10' (EACH) (125 MIL THERMOPLASTIC)
5. STOP BAR: SOLID WHITE, 24" (LF) (125 MIL THERMOPLASTIC)
6. DOUBLE YELLOW: SOLID YELLOW, 4" WIDE WITH 4" SEPARATION (LF) (EPOXY)
7. EDGE LINE (YELLOW): SOLID YELLOW, 4" WIDE (LF) (EPOXY)
8. TURN ARROW (ELONGATED 3' WIDE, 12' LONG): WHITE (EACH) (125 MIL THERMOPLASTIC)
9. THROUGH/LEFT ARROW (ELONGATED 3' WIDE, 12' LONG): WHITE (EACH) (125 MIL THERMOPLASTIC)
10. BIKE LANE SYMBOL (PER CDOT S-627-1): WHITE (EACH) (125 MIL THERMOPLASTIC)
11. YIELD TEETH (PER CDOT S-627-1): WHITE (EACH) (125 MIL THERMOPLASTIC)
12. SKIP DASH: BROKEN WHITE, 4" WIDE, 3' STRIPE WITH 3' GAP (LF) (EPOXY)
13. CHEVRON: WHITE, 6" WIDE (LF) (EPOXY), 50' SPACING (O.C.)
14. YEILD SYMBOL (PER CDOT S-627-1): WHITE (EACH) (125 MIL THERMOPLASTIC)
15. 45° DIAGONAL HATCH LINE: WHITE, 8" WIDE (LF) (EPOXY) 15' SPACING (O.C.)
16. CROSS WALK BARS: SOLID WHITE, 1'X10' (EACH) (125 MIL THERMOPLASTIC)
17. ONLY SYMBOL (PER CDOT S-627-1): WHITE (EACH) (125 MIL THERMOPLASTIC)

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 OTHER FLASHERS ON 88TH ST CROSSING. CONTRACTOR TO CONFIRM WITH TOWN IN THE FIELD.

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: 12/1/25

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

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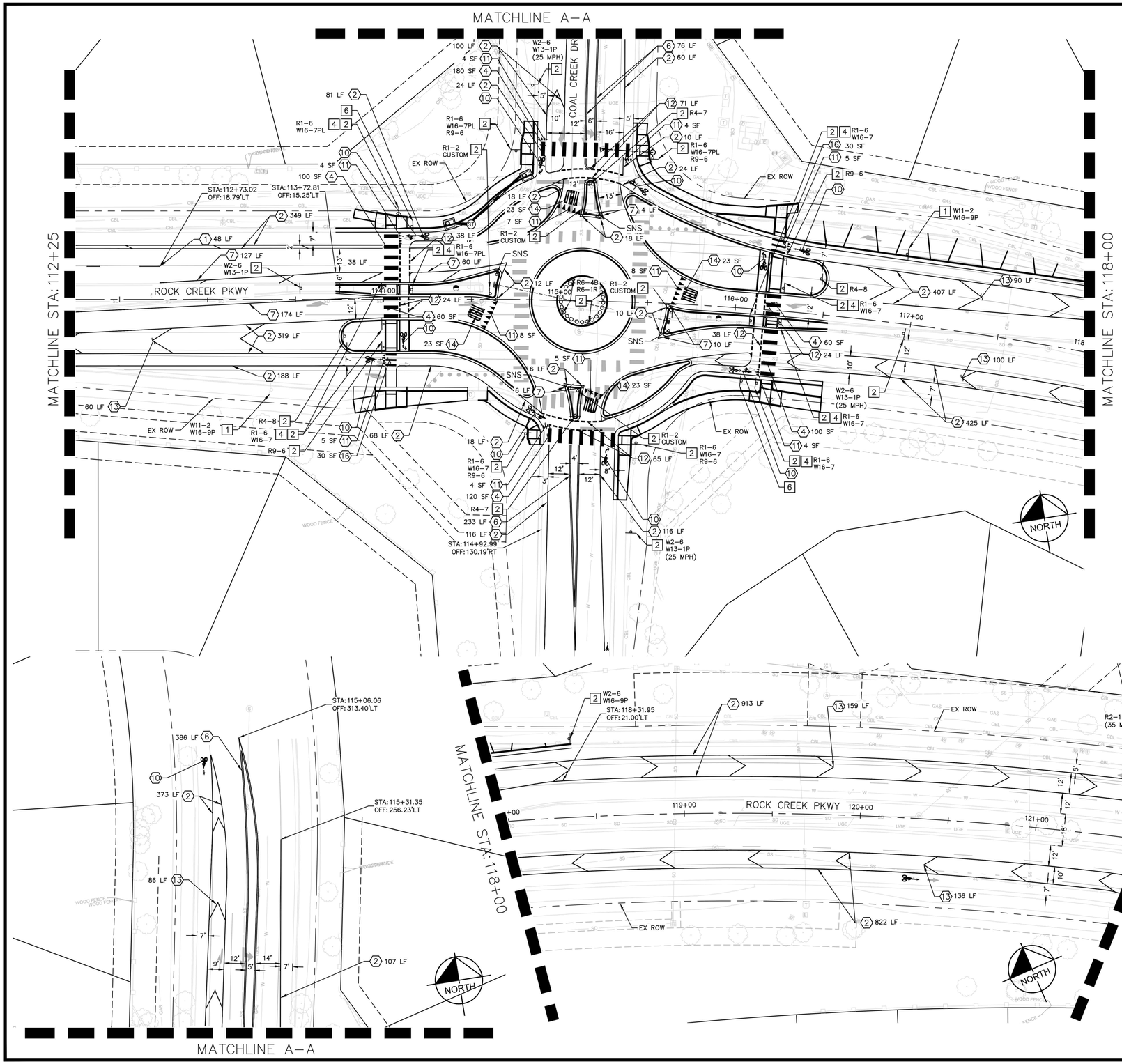
Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
SIGNING & STRIPING.dwg

SHEET NO.
55

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



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 (LF) (EPOXY)
2. EDGE LINE: SOLID WHITE, 4" WIDE (LF) (EPOXY)
3. TURN POCKET: SOLID WHITE, 8" WIDE (LF) (EPOXY)
4. CROSS WALK BARS: SOLID WHITE, 2'X10' (EACH) (125 MIL THERMOPLASTIC)
5. STOP BAR: SOLID WHITE, 24" (LF) (125 MIL THERMOPLASTIC)
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7. EDGE LINE (YELLOW): SOLID YELLOW, 4" WIDE (LF) (EPOXY)
8. TURN ARROW (ELONGATED 3' WIDE, 12' LONG): WHITE (EACH) (125 MIL THERMOPLASTIC)
9. THROUGH/LEFT ARROW (ELONGATED 3' WIDE, 12' LONG): WHITE (EACH) (125 MIL THERMOPLASTIC)
10. BIKE LANE SYMBOL (PER CDOT S–627–1): WHITE (EACH) (125 MIL THERMOPLASTIC)
11. YIELD TEETH (PER CDOT S–627–1): WHITE (EACH) (125 MIL THERMOPLASTIC)
12. SKIP DASH: BROKEN WHITE, 4" WIDE, 3' STRIPE WITH 3' GAP (LF) (EPOXY)
13. CHEVRON: WHITE, 6" WIDE (LF) (EPOXY), 50' SPACING (O.C.)
14. YEILD SYMBOL (PER CDOT S–627–1): WHITE (EACH) (125 MIL THERMOPLASTIC)
15. 45° DIAGONAL HATCH LINE: WHITE, 8" WIDE (LF) (EPOXY) 15' SPACING (O.C.)
16. CROSS WALK BARS: SOLID WHITE, 1'X10' (EACH) (125 MIL THERMOPLASTIC)
17. ONLY SYMBOL (PER CDOT S–627–1): WHITE (EACH) (125 MIL THERMOPLASTIC)

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 OTHER FLASHERS ON 88TH ST CROSSING. CONTRACTOR TO CONFIRM WITH TOWN IN THE FIELD.

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: 12/1/25

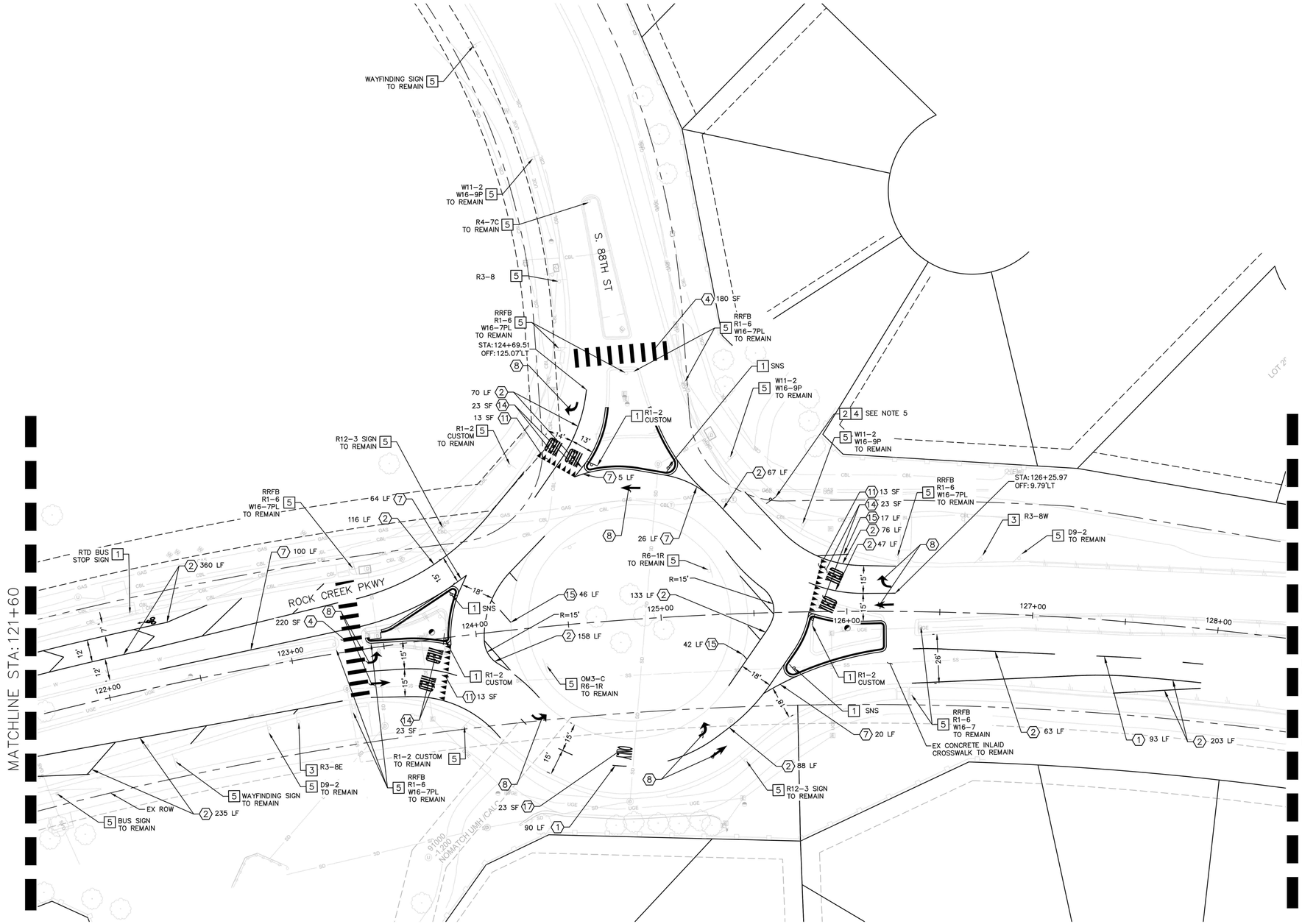
TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
SIGNING & STRIPING PLAN

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

DRAWING NAME
SIGNING & STRIPING.dwg

SHEET NO.
56

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



SIGN NOTES

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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 (LF) (EPOXY)
2. EDGE LINE: SOLID WHITE, 4" WIDE (LF) (EPOXY)
3. TURN POCKET: SOLID WHITE, 8" WIDE (LF) (EPOXY)
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9. THROUGH/LEFT ARROW (ELONGATED 3' WIDE, 12' LONG): WHITE (EACH) (125 MIL THERMOPLASTIC)
10. BIKE LANE SYMBOL (PER CDOT S-627-1): WHITE (EACH) (125 MIL THERMOPLASTIC)
11. YIELD TEETH (PER CDOT S-627-1): WHITE (EACH) (125 MIL THERMOPLASTIC)
12. SKIP DASH: BROKEN WHITE, 4" WIDE, 3' STRIPE WITH 3' GAP (LF) (EPOXY)
13. CHEVRON: WHITE, 6" WIDE (LF) (EPOXY), 50' SPACING (O.C.)
14. YEILD SYMBOL (PER CDOT S-627-1): WHITE (EACH) (125 MIL THERMOPLASTIC)
15. 45° DIAGONAL HATCH LINE: WHITE, 8" WIDE (LF) (EPOXY) 15' SPACING (O.C.)
16. CROSS WALK BARS: SOLID WHITE, 1'X10' (EACH) (125 MIL THERMOPLASTIC)
17. ONLY SYMBOL (PER CDOT S-627-1): WHITE (EACH) (125 MIL THERMOPLASTIC)

NOTES

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4. CONTRACTOR TO CONFIRM STRIPING LOCATIONS AT MATCH EXISTING LOCATIONS.
5. RRFB TO BE SYNCHRONIZED WITH OTHER FLASHERS ON 88TH ST CROSSING. CONTRACTOR TO CONFIRM WITH TOWN IN THE FIELD.

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: 12/1/25

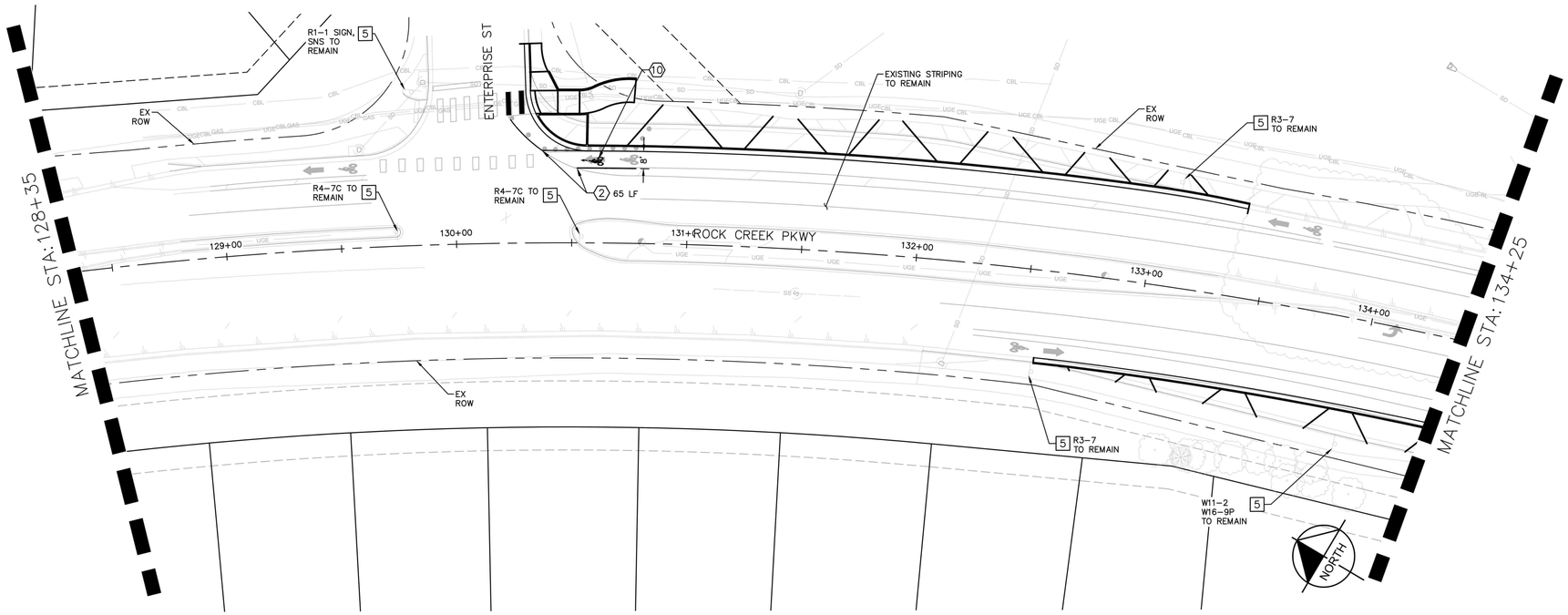
TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
SIGNING & STRIPING PLAN

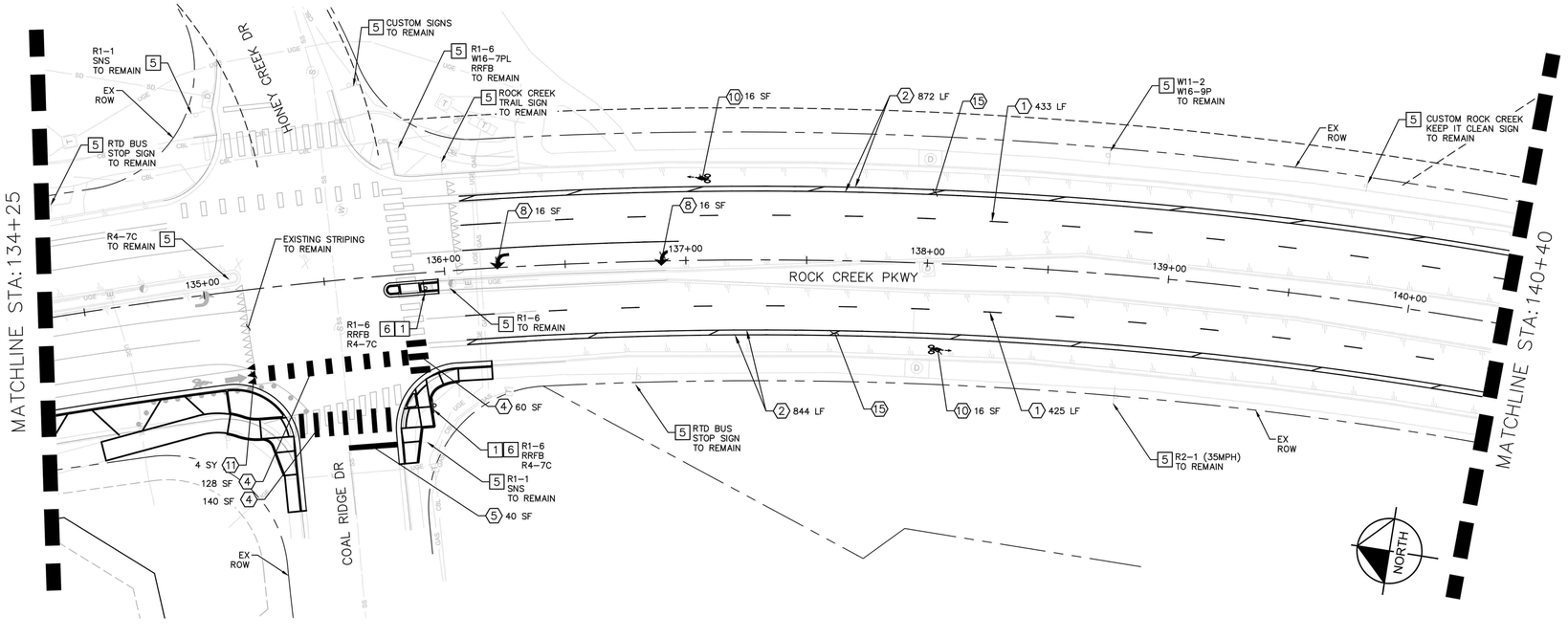
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
SIGNING & STRIPING.dwg

SHEET NO.
57

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 (LF) (EPOXY)
2. EDGE LINE: SOLID WHITE, 4" WIDE (LF) (EPOXY)
3. TURN POCKET: SOLID WHITE, 8" WIDE (LF) (EPOXY)
4. CROSS WALK BARS: SOLID WHITE, 2'X10' (EACH) (125 MIL THERMOPLASTIC)
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11. YIELD TEETH (PER CDOT S-627-1): WHITE (EACH) (125 MIL THERMOPLASTIC)
12. SKIP DASH: BROKEN WHITE, 4" WIDE, 3' STRIPE WITH 3' GAP (LF) (EPOXY)
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14. YEILD SYMBOL (PER CDOT S-627-1): WHITE (EACH) (125 MIL THERMOPLASTIC)
15. 45° DIAGONAL HATCH LINE: WHITE, 8" WIDE (LF) (EPOXY) 15' SPACING (O.C.)
16. CROSS WALK BARS: SOLID WHITE, 1'X10' (EACH) (125 MIL THERMOPLASTIC)
17. ONLY SYMBOL (PER CDOT S-627-1): WHITE (EACH) (125 MIL THERMOPLASTIC)

NOTES

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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 OTHER FLASHERS ON 88TH ST CROSSING. CONTRACTOR TO CONFIRM WITH TOWN IN THE FIELD.

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: 12/1/25

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

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Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
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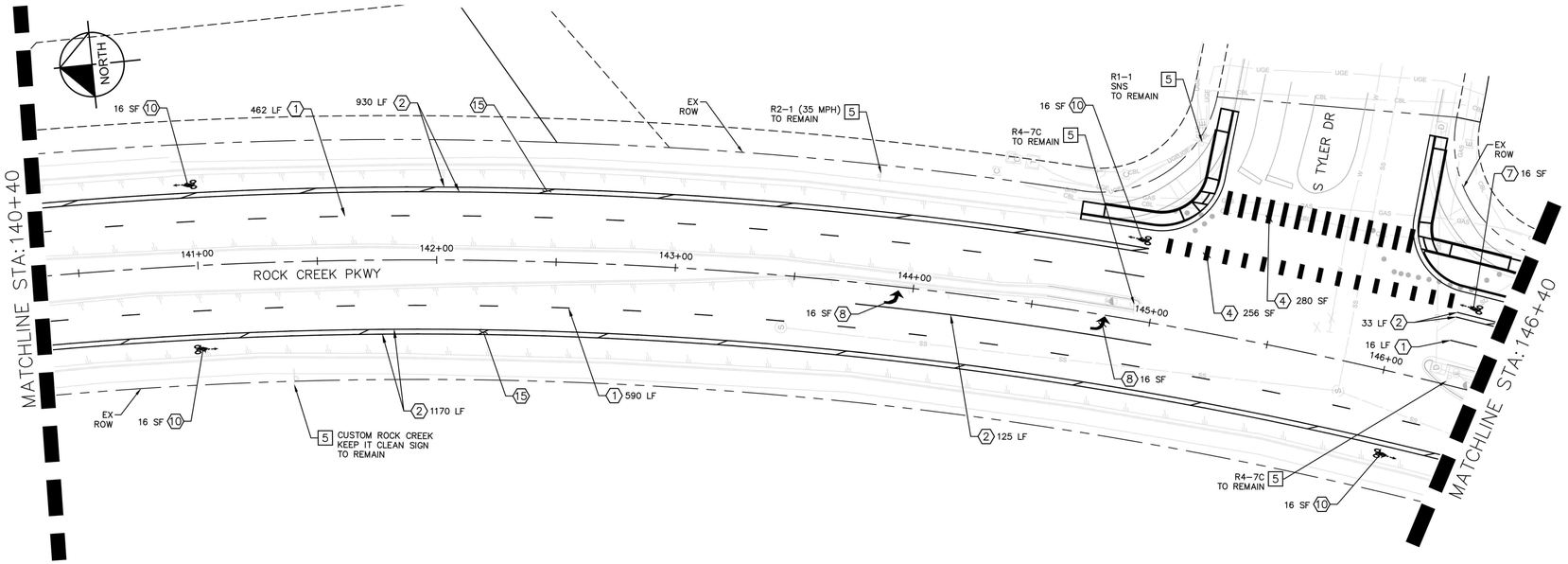
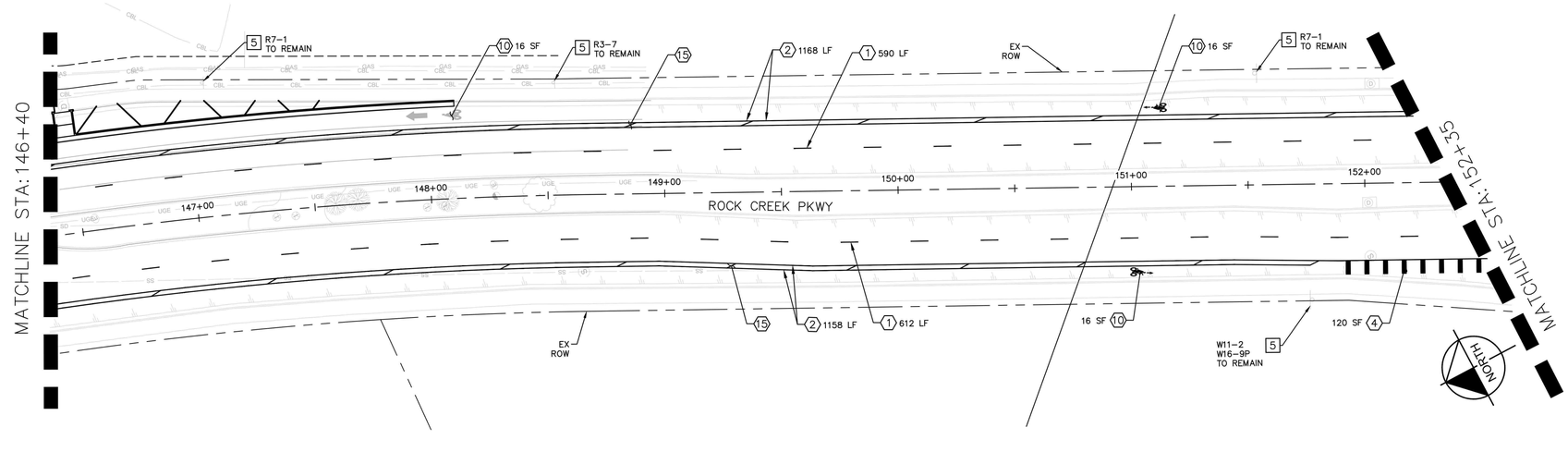
SHEET NO.
58

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





GRAPHIC SCALE IN FEET
0 15 30 60

SIGN NOTES

1. RESET EX SIGN ON NEW POST
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3. PROPOSED SIGN ON EXISTING POST
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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 (LF) (EPOXY)
2. EDGE LINE: SOLID WHITE, 4" WIDE (LF) (EPOXY)
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7. EDGE LINE (YELLOW): SOLID YELLOW, 4" WIDE (LF) (EPOXY)
8. TURN ARROW (ELONGATED 3' WIDE, 12' LONG): WHITE (EACH) (125 MIL THERMOPLASTIC)
9. THROUGH/LEFT ARROW (ELONGATED 3' WIDE, 12' LONG): WHITE (EACH) (125 MIL THERMOPLASTIC)
10. BIKE LANE SYMBOL (PER CDOT S-627-1): WHITE (EACH) (125 MIL THERMOPLASTIC)
11. YIELD TEETH (PER CDOT S-627-1): WHITE (EACH) (125 MIL THERMOPLASTIC)
12. SKIP DASH: BROKEN WHITE, 4" WIDE, 3' STRIPE WITH 3' GAP (LF) (EPOXY)
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14. YEILD SYMBOL (PER CDOT S-627-1): WHITE (EACH) (125 MIL THERMOPLASTIC)
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16. CROSS WALK BARS: SOLID WHITE, 1'X10' (EACH) (125 MIL THERMOPLASTIC)
17. ONLY SYMBOL (PER CDOT S-627-1): WHITE (EACH) (125 MIL THERMOPLASTIC)

NOTES

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5. RRFB TO BE SYNCHRONIZED WITH OTHER FLASHERS ON 88TH ST CROSSING. CONTRACTOR TO CONFIRM WITH TOWN IN THE FIELD.

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: 12/1/25

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.
59

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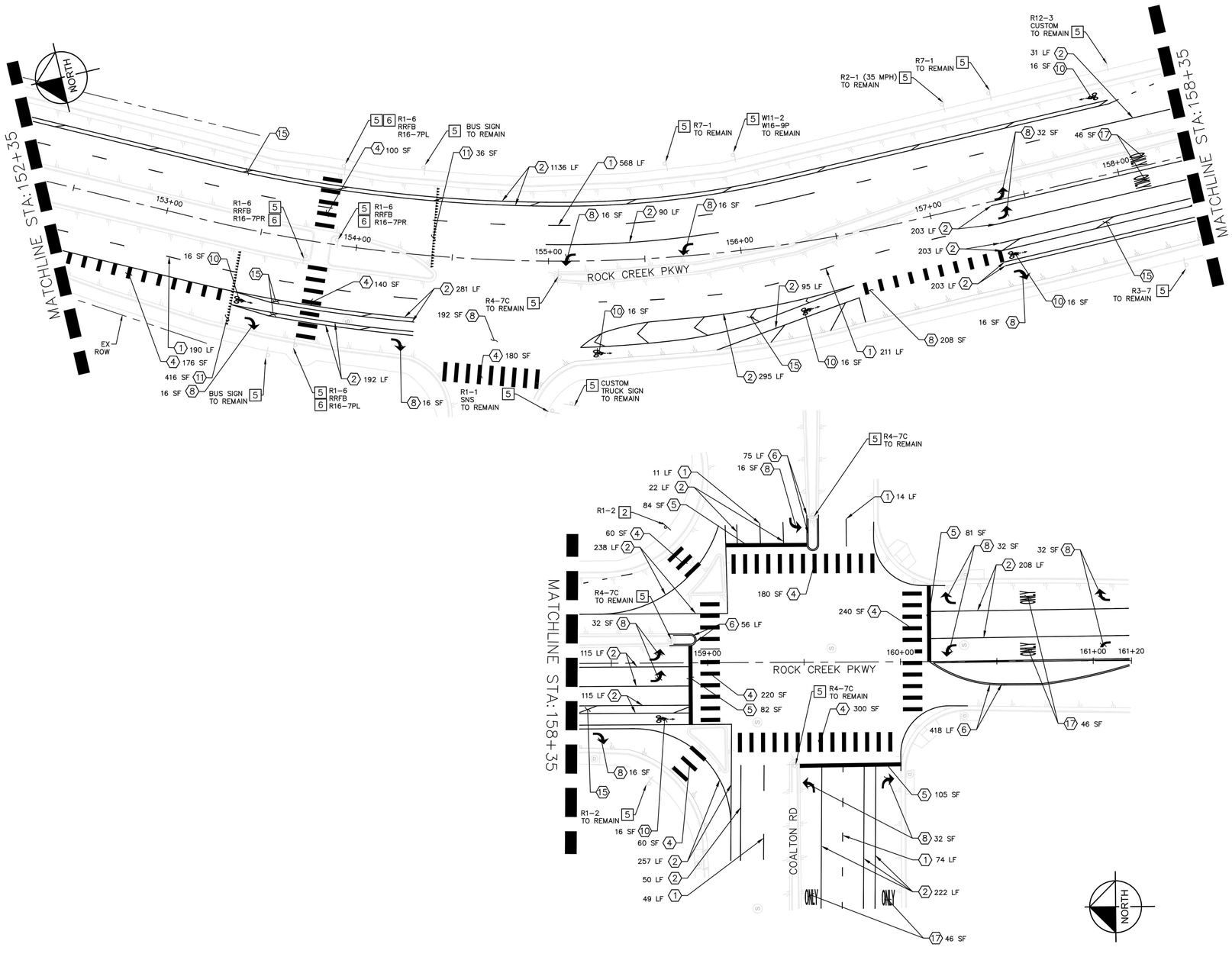

SIGN NOTES

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 (LF) (EPOXY)
2. EDGE LINE: SOLID WHITE, 4" WIDE (LF) (EPOXY)
3. TURN POCKET: SOLID WHITE, 8" WIDE (LF) (EPOXY)
4. CROSS WALK BARS: SOLID WHITE, 2'X10' (EACH) (125 MIL THERMOPLASTIC)
5. STOP BAR: SOLID WHITE, 24" (LF) (125 MIL THERMOPLASTIC)
6. DOUBLE YELLOW: SOLID YELLOW, 4" WIDE WITH 4" SEPARATION (LF) (EPOXY)
7. EDGE LINE (YELLOW): SOLID YELLOW, 4" WIDE (LF) (EPOXY)
8. TURN ARROW (ELONGATED 3' WIDE, 12' LONG): WHITE (EACH) (125 MIL THERMOPLASTIC)
9. THROUGH/LEFT ARROW (ELONGATED 3' WIDE, 12' LONG): WHITE (EACH) (125 MIL THERMOPLASTIC)
10. BIKE LANE SYMBOL (PER CDOT S-627-1): WHITE (EACH) (125 MIL THERMOPLASTIC)
11. YIELD TEETH (PER CDOT S-627-1): WHITE (EACH) (125 MIL THERMOPLASTIC)
12. SKIP DASH: BROKEN WHITE, 4" WIDE, 3' STRIPE WITH 3' GAP (LF) (EPOXY)
13. CHEVRON: WHITE, 6" WIDE (LF) (EPOXY), 50' SPACING (O.C.)
14. YEILD SYMBOL (PER CDOT S-627-1): WHITE (EACH) (125 MIL THERMOPLASTIC)
15. 45° DIAGONAL HATCH LINE: WHITE, 8" WIDE (LF) (EPOXY) 15' SPACING (O.C.)
16. CROSS WALK BARS: SOLID WHITE, 1'X10' (EACH) (125 MIL THERMOPLASTIC)
17. ONLY SYMBOL (PER CDOT S-627-1): WHITE (EACH) (125 MIL THERMOPLASTIC)

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 OTHER FLASHERS ON 88TH ST CROSSING. CONTRACTOR TO CONFIRM WITH TOWN IN THE FIELD.

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: 12/1/25

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

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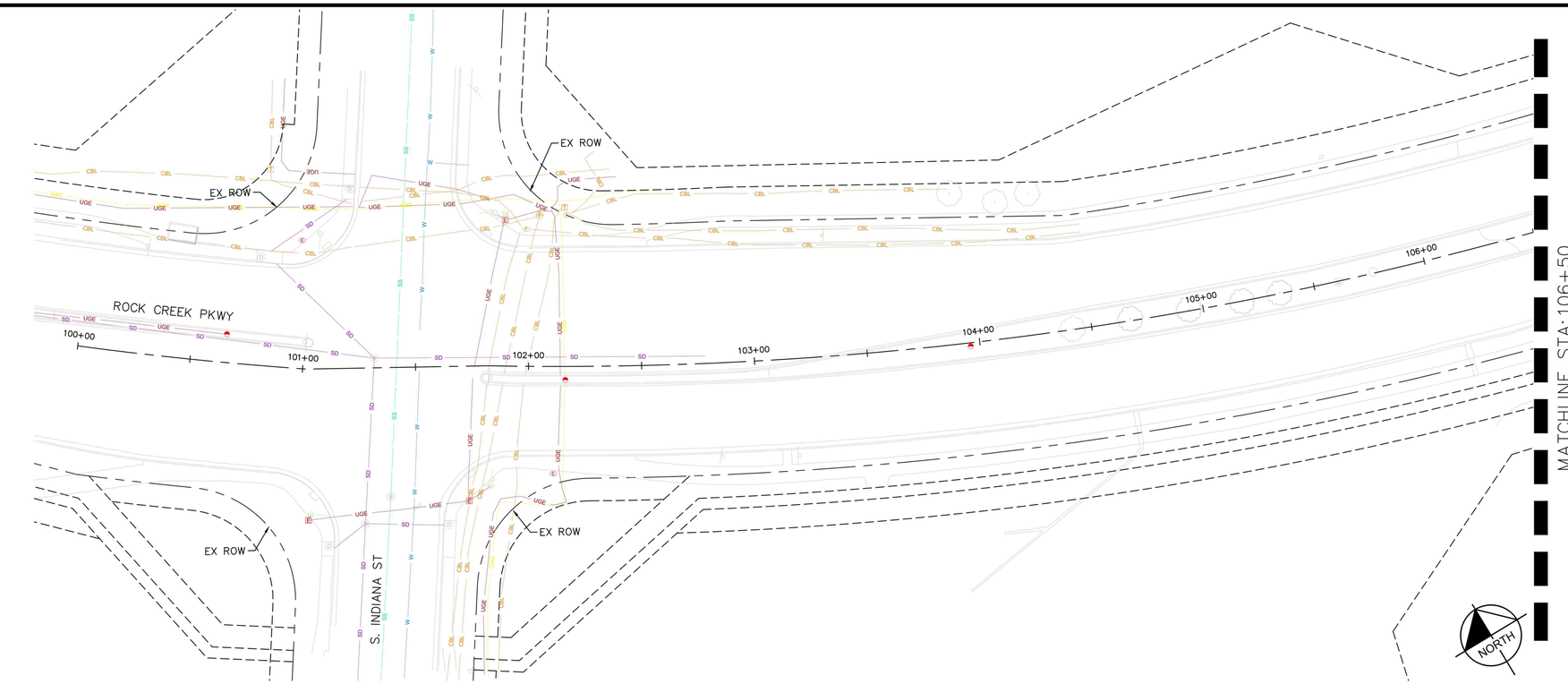

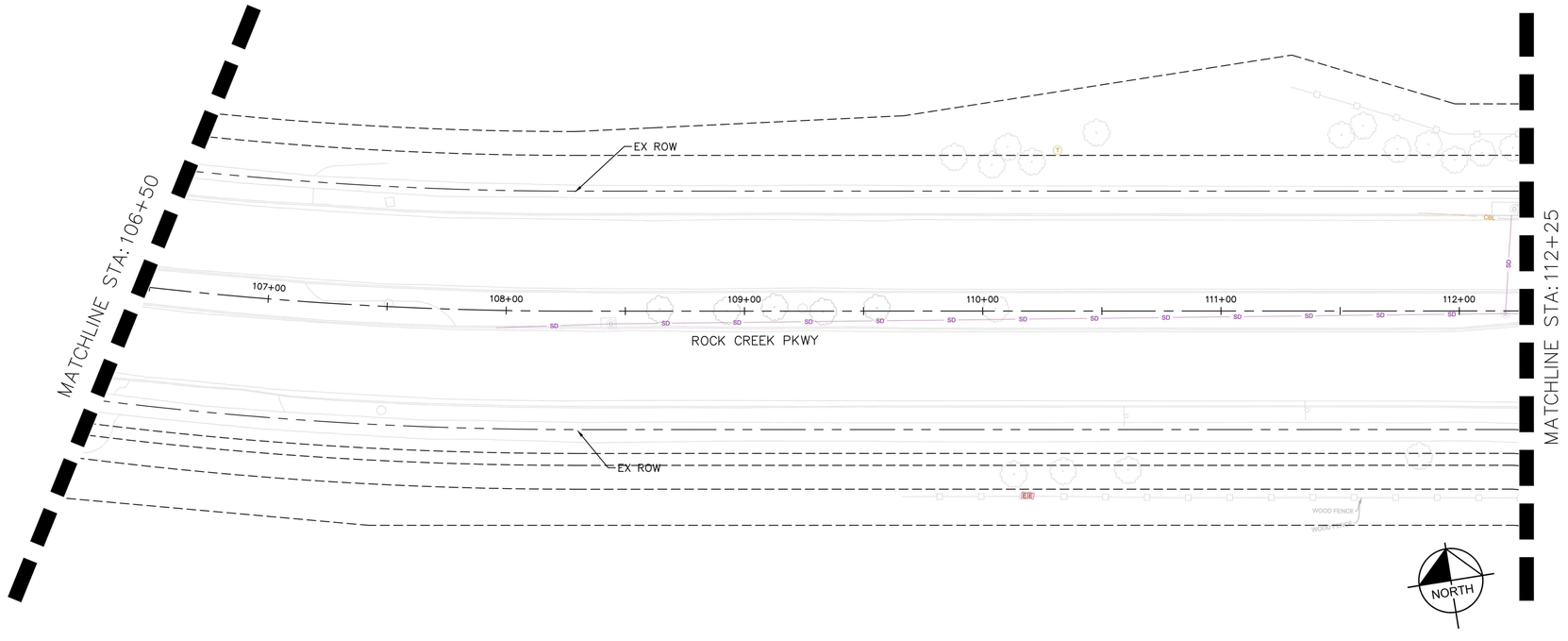

LEGEND

- 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

NOTES
1. EXISTING UTILITIES PLOTTED BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR TO CONFIRM UTILITY LOCATIONS IN THE FIELD PRIOR TO CONSTRUCTION.
2. KNOWN UTILITY CONFLICTS/ADJUSTMENTS WITH ARE NOTED ON THE ROADWAY PLAN. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.
3. IF EXCAVATION GREATER THAN 2' IS REQUIRED DURING CONSTRUCTION, THE CONTRACTOR SHALL LOCATE AND EXPOSE EXISTING UTILITIES PRIOR TO COMMENCING WORK.

GRAPHIC SCALE IN FEET
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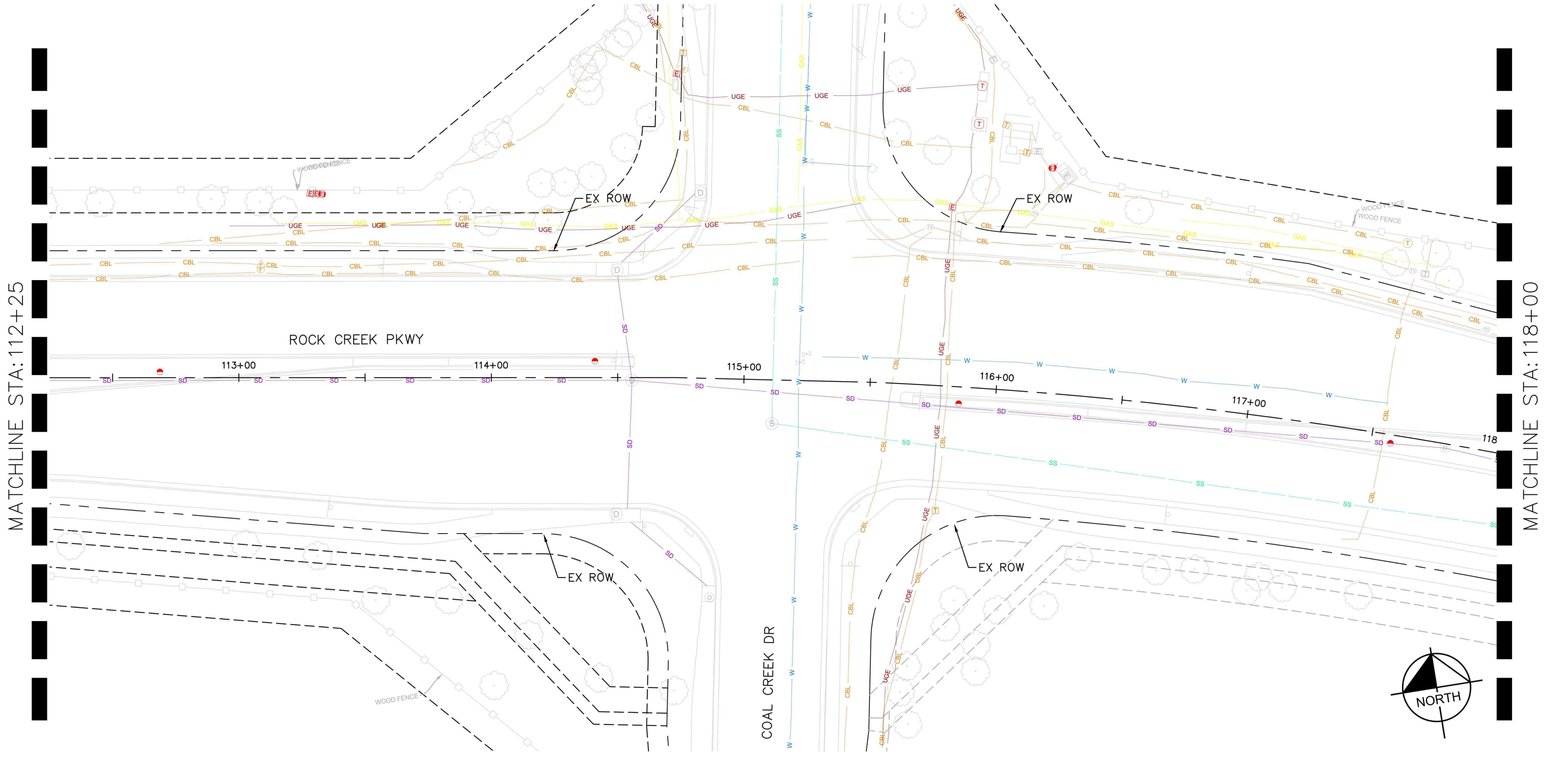

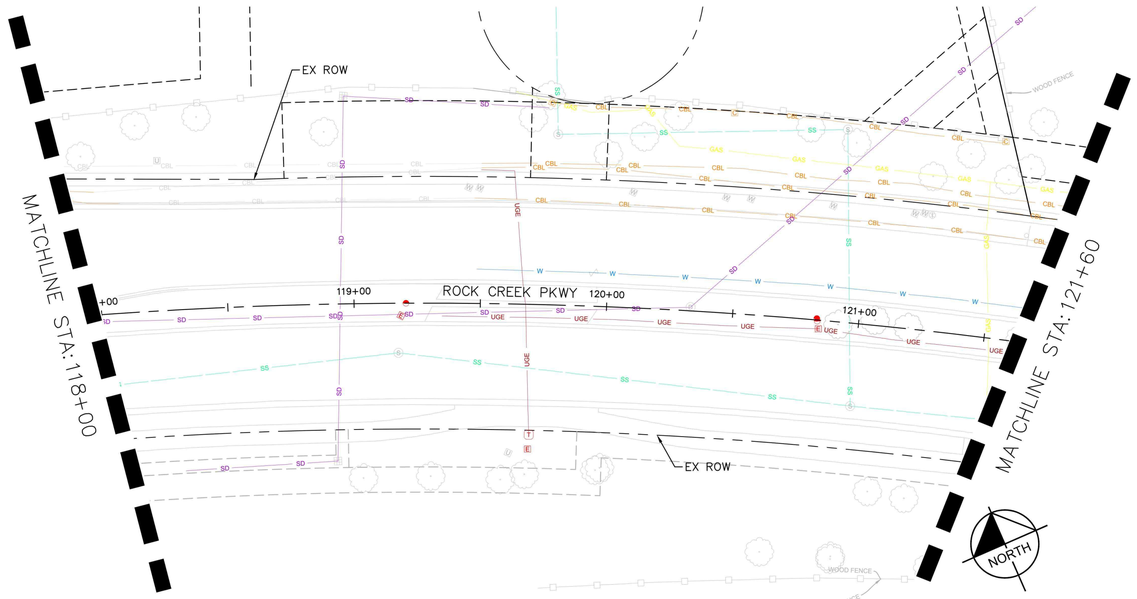

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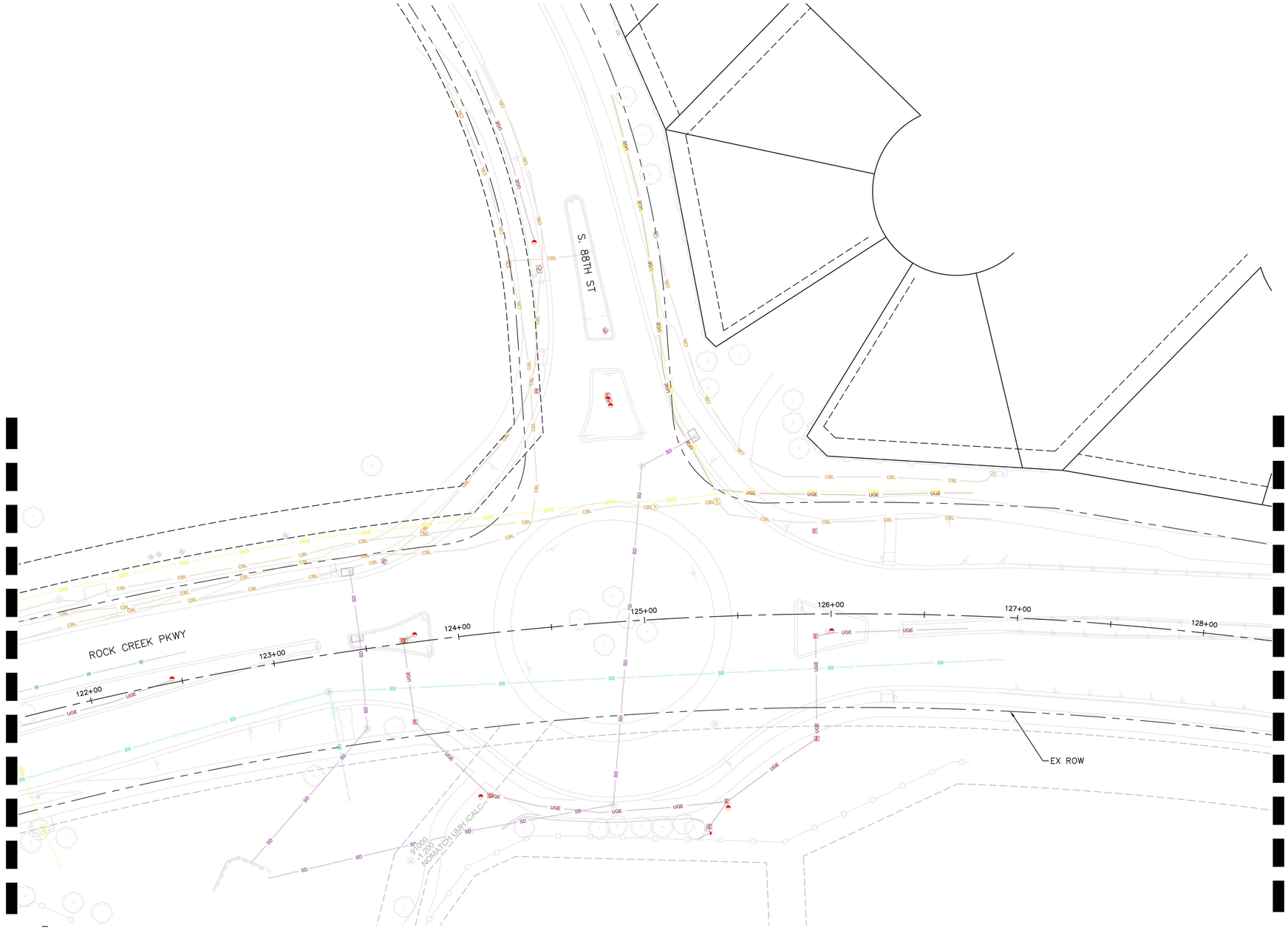

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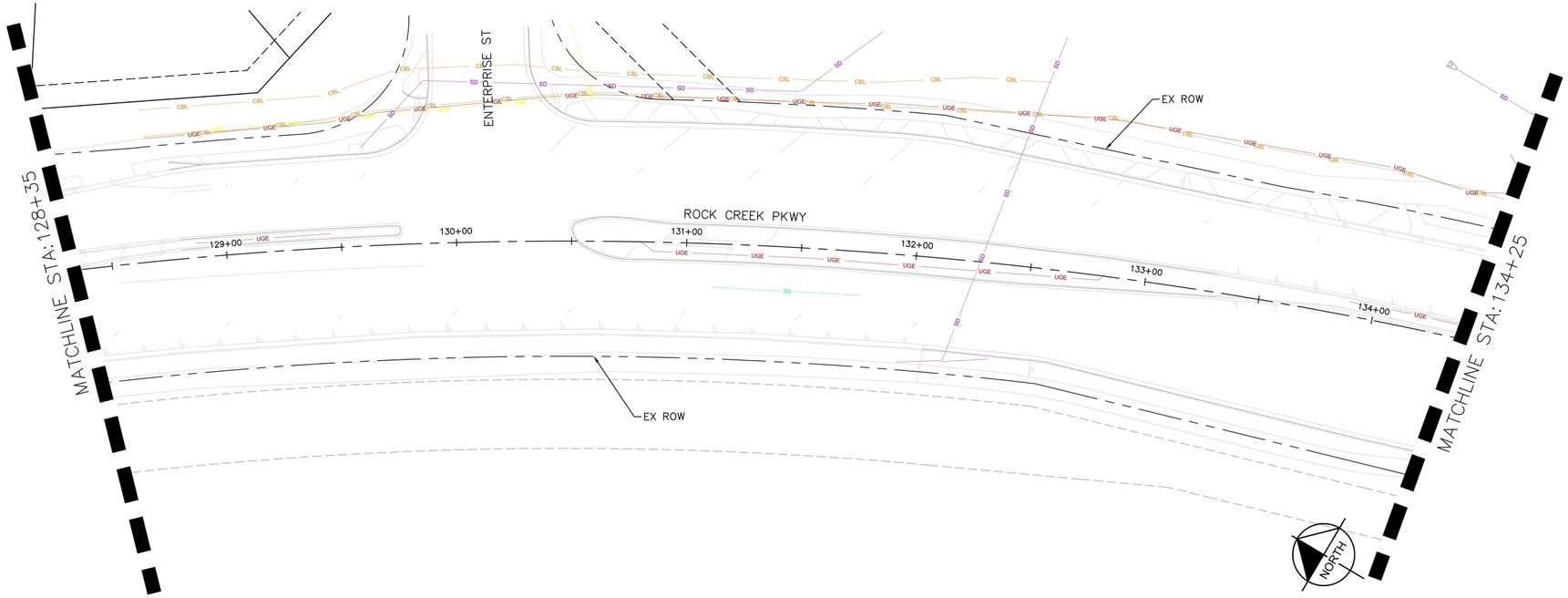

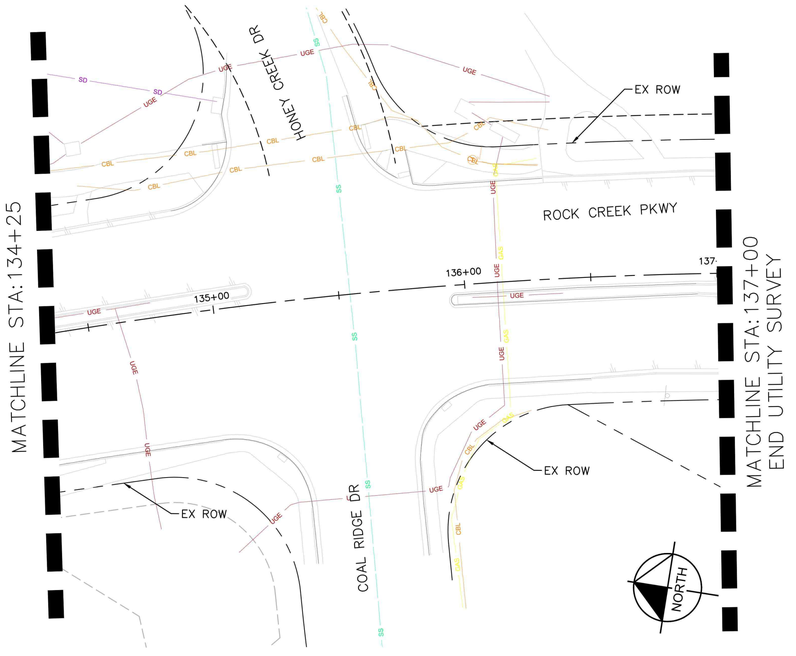

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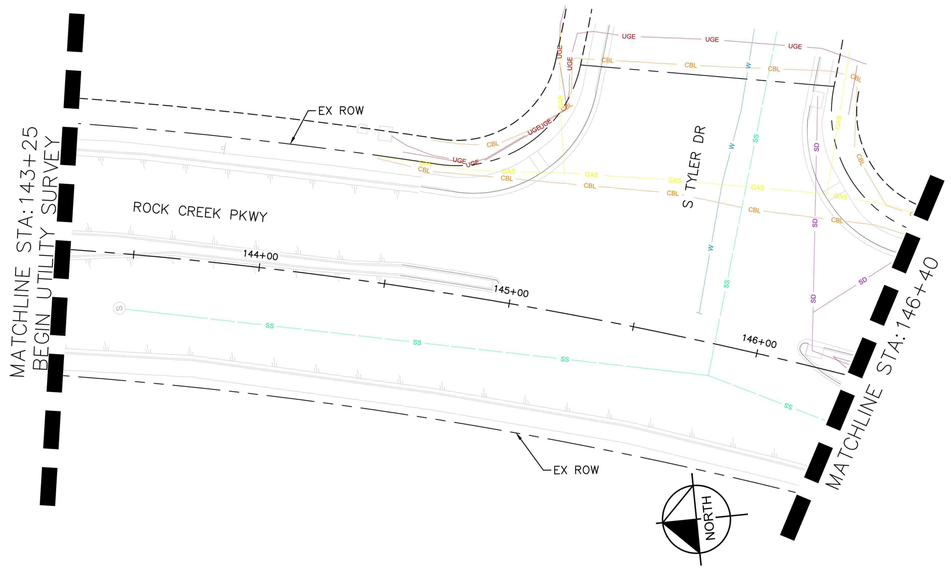

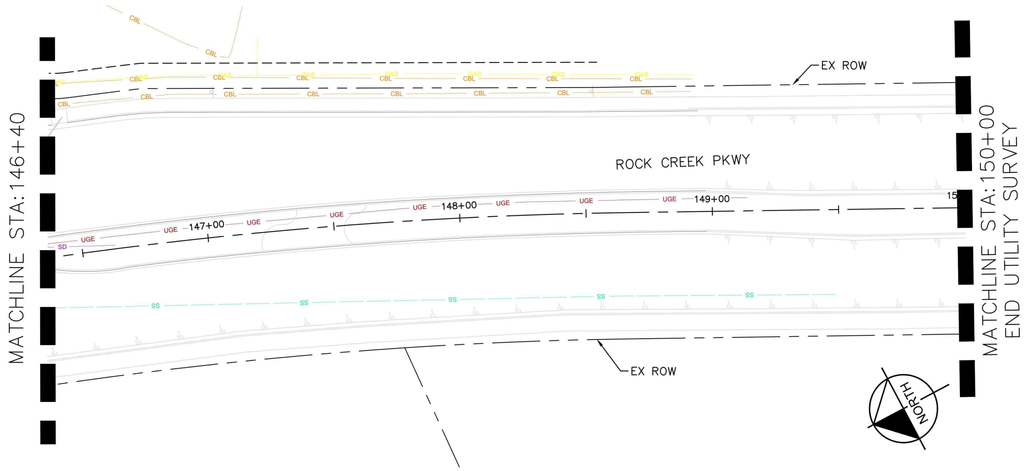

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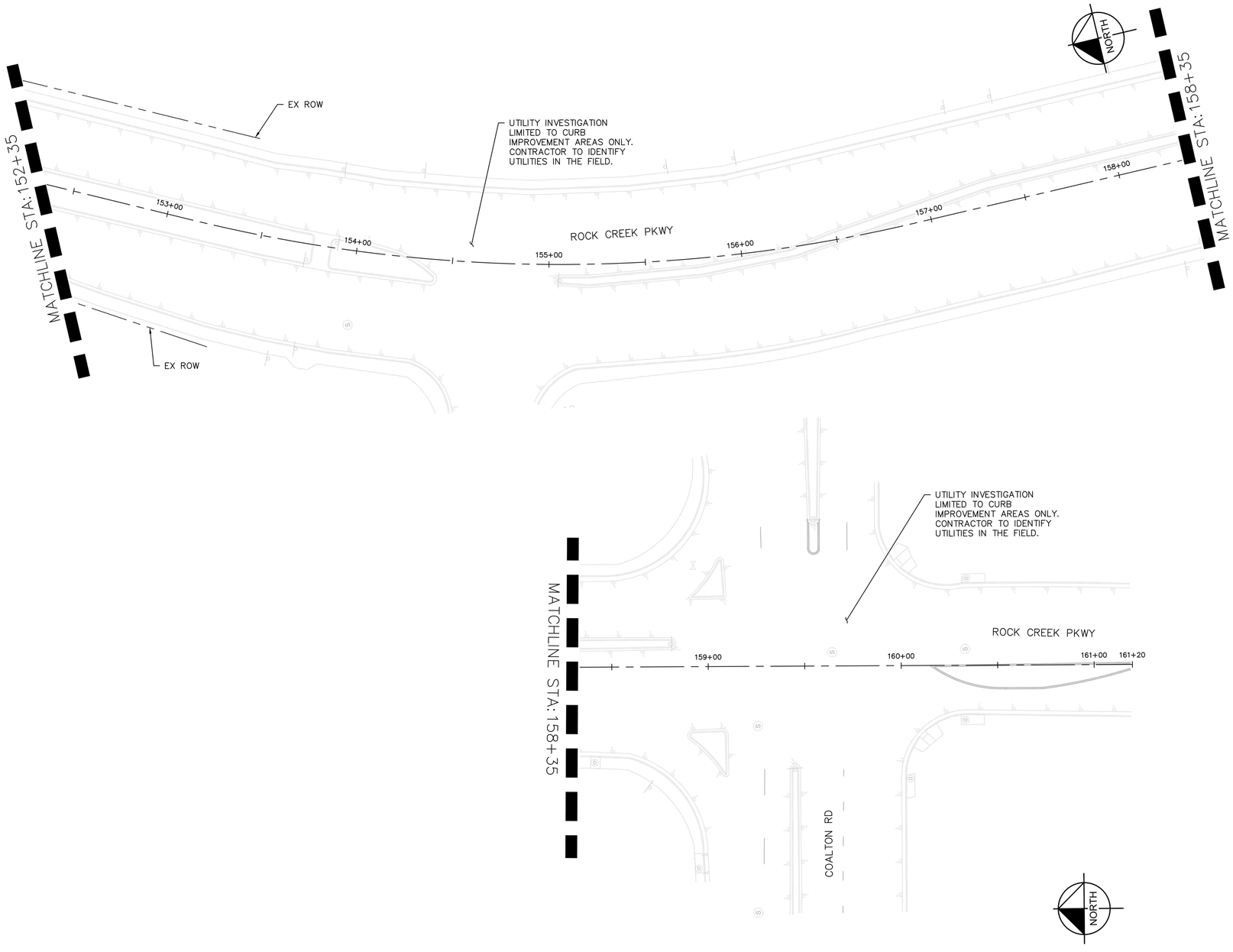

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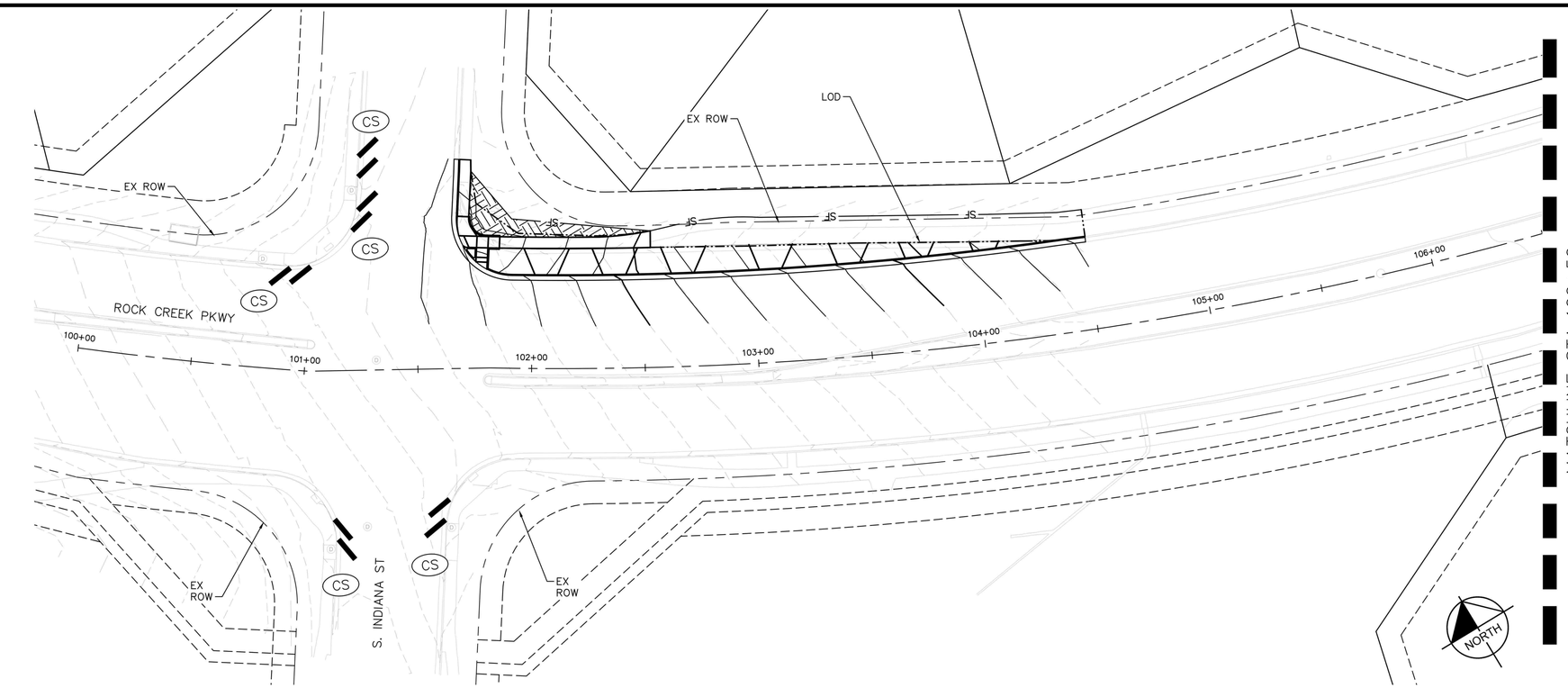

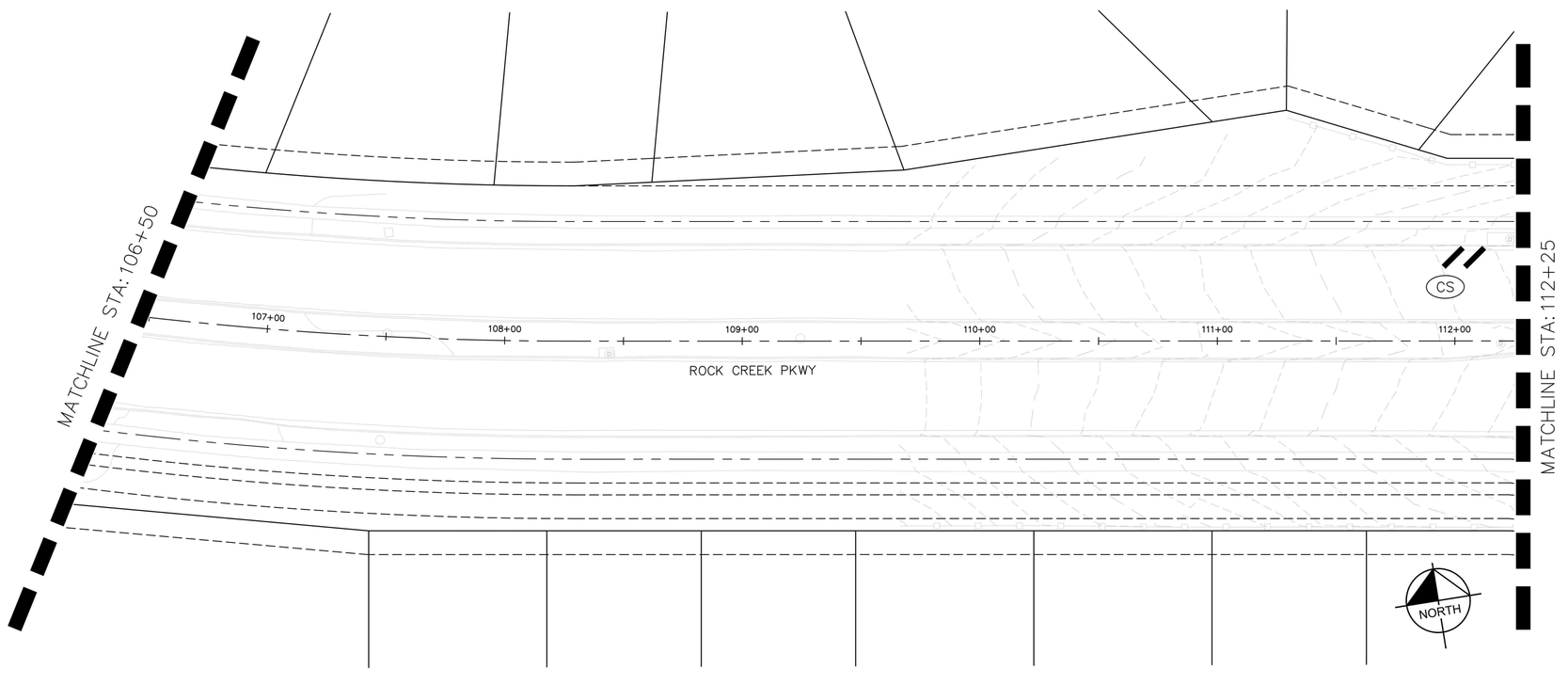

EROSION CONTROL NOTES

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. PLACEMENT AND TYPE OF EROSION CONTROL MEASURES IS FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING CONSTRUCTION EROSION CONTROL PLAN AND OBTAINING ALL APPLICABLE PERMITS.
2. 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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TOWN OF SUPERIOR
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EROSION CONTROL PLAN

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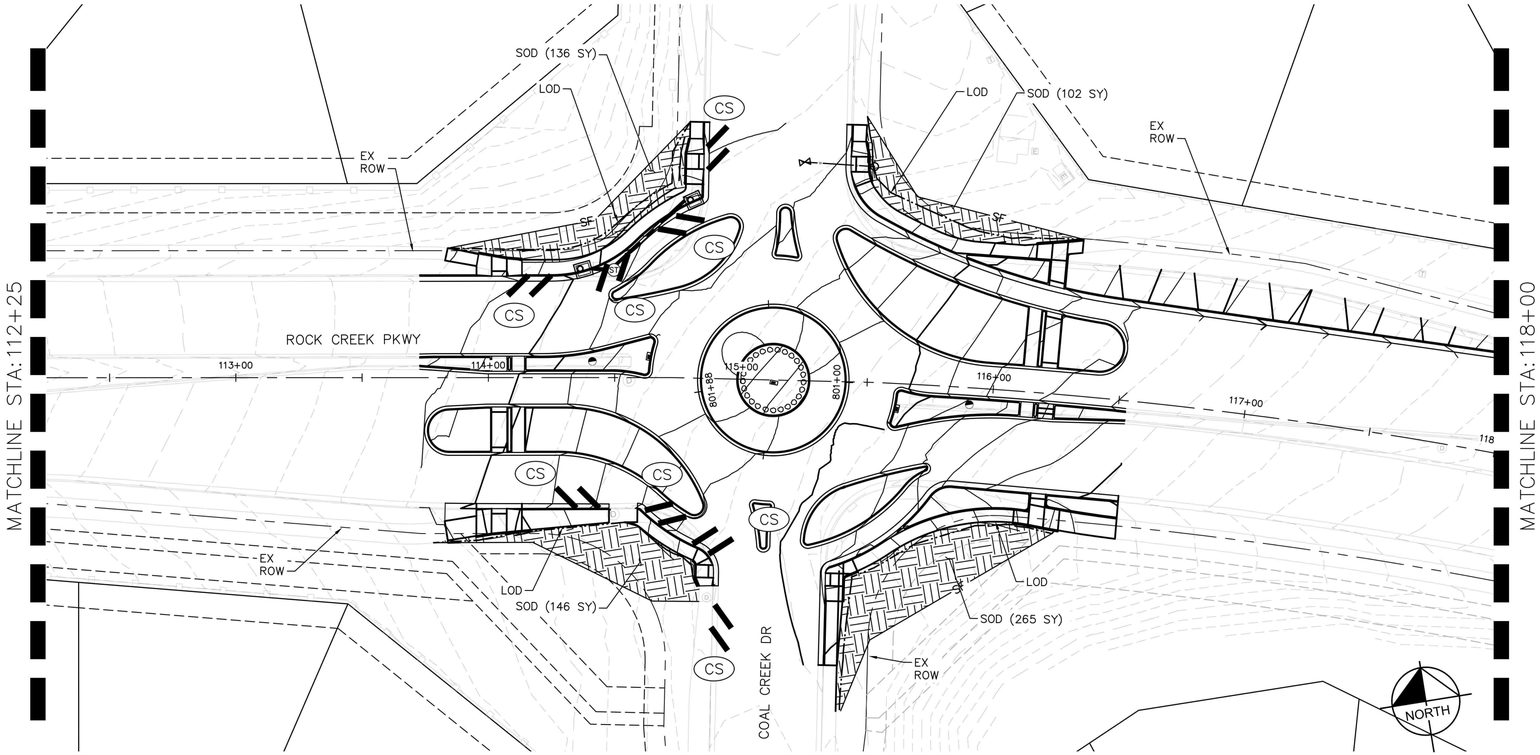

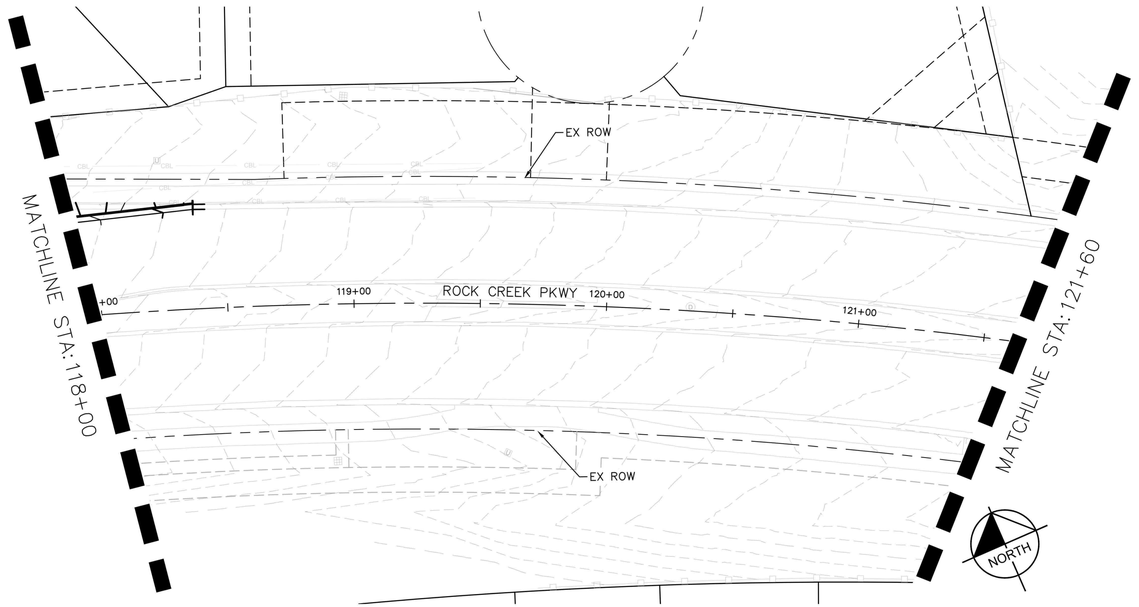

EROSION CONTROL NOTES

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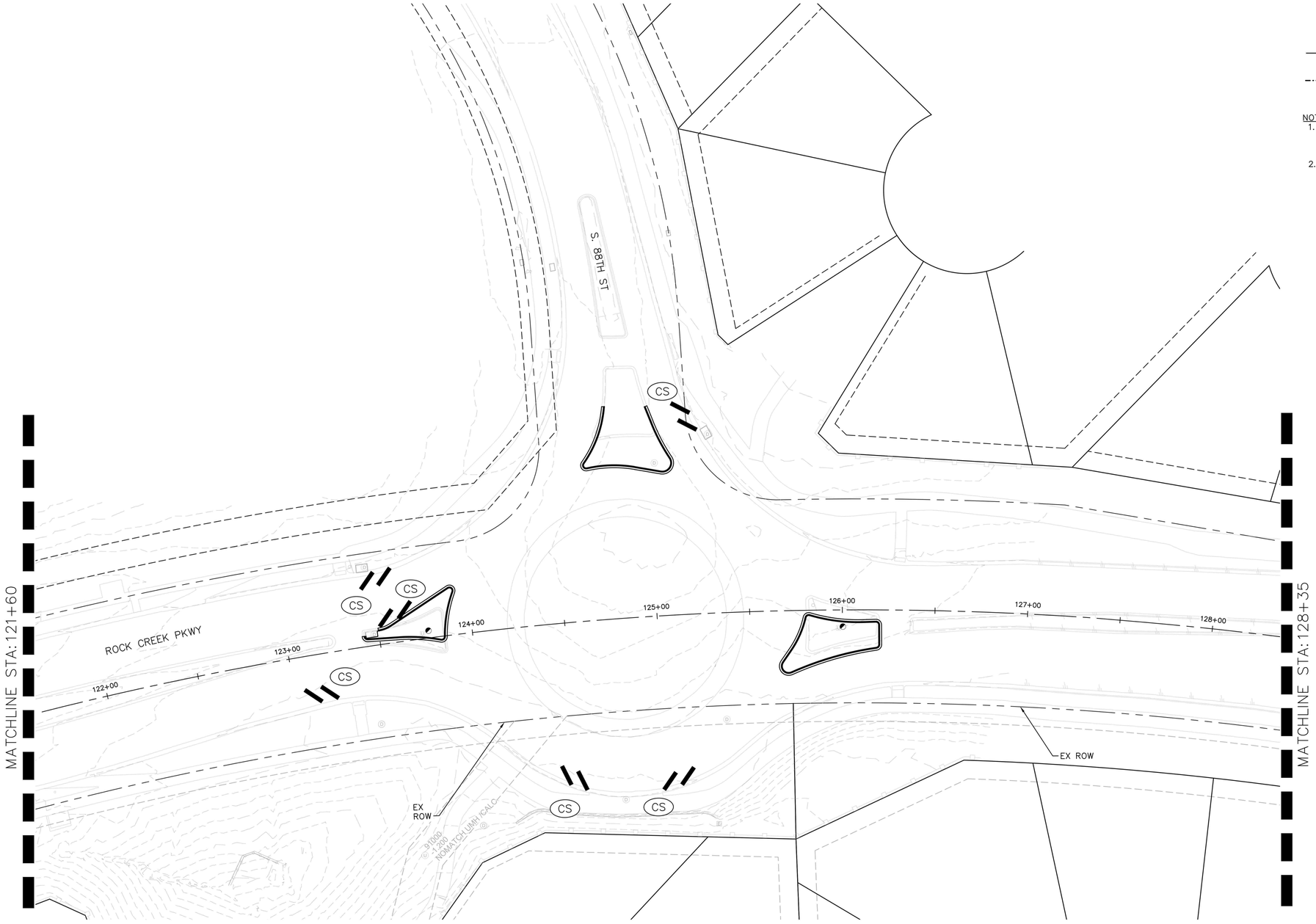

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2. CONTRACTOR SHALL COORDINATE STAGING AREA LOCATION WITH THE TOWN PRIOR TO CONSTRUCTION. THIS WILL INCLUDE A CONCRETE WASHOUT AREA AND VEHICLE TRACKING CONTROL PER TOWN DETAILS 600-18 AND 600-17, RESPECTIVELY.

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: 12/1/25

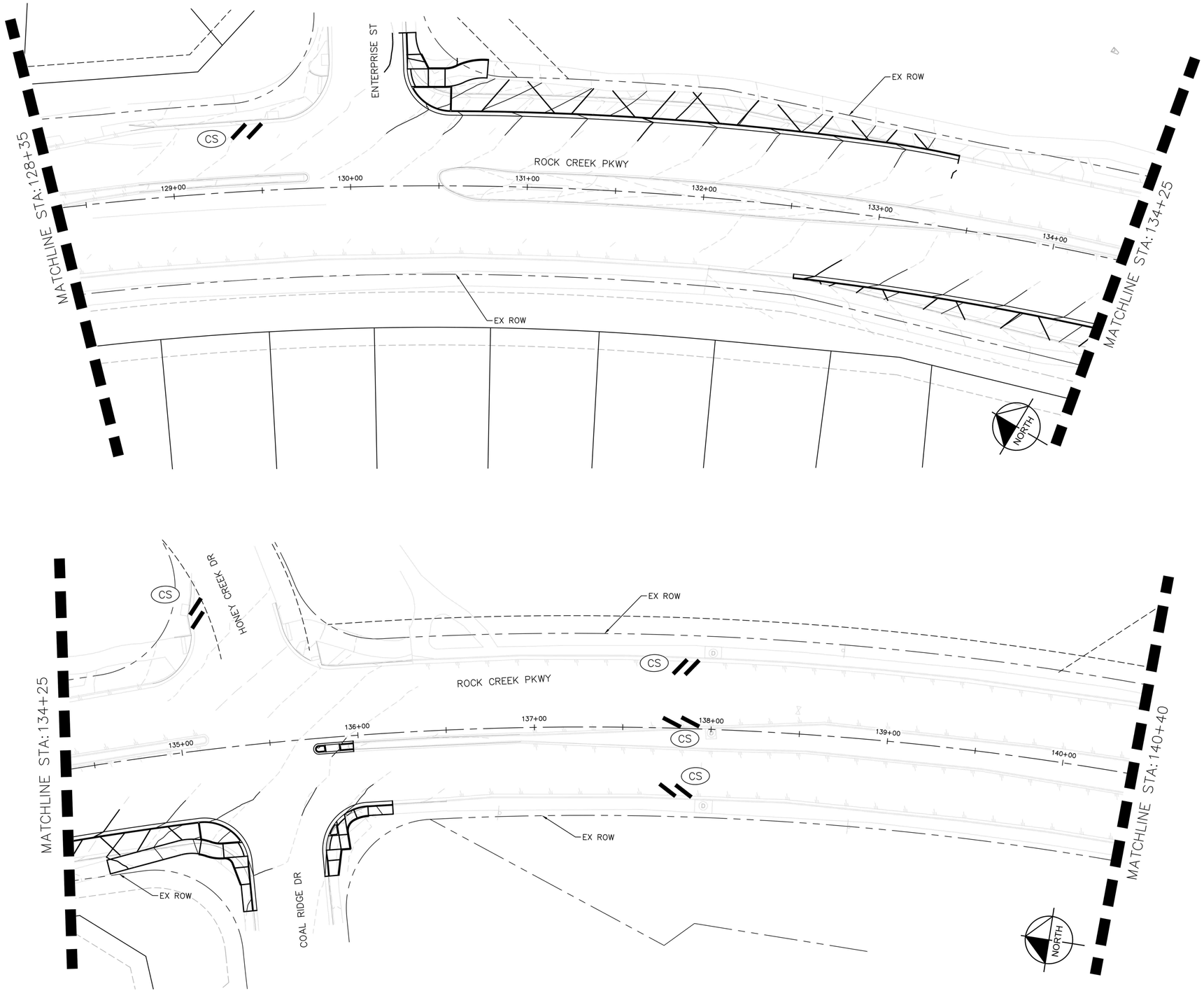
TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
EROSION CONTROL PLAN

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

DRAWING NAME
EROSION CONTROL.dwg

SHEET NO.
69

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



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

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ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
EROSION CONTROL PLAN

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DRAWING NAME
EROSION CONTROL.dwg

SHEET NO.
70

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EROSION CONTROL NOTES

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	LIMITS OF DISTURBANCE
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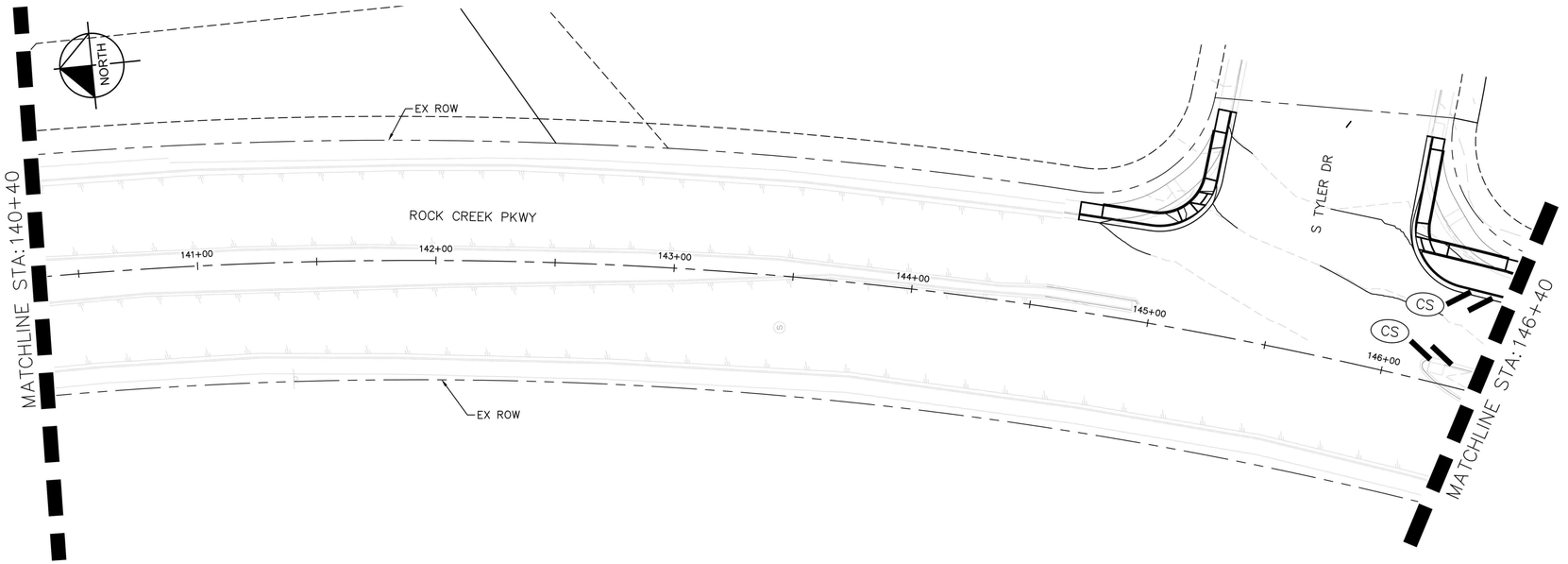

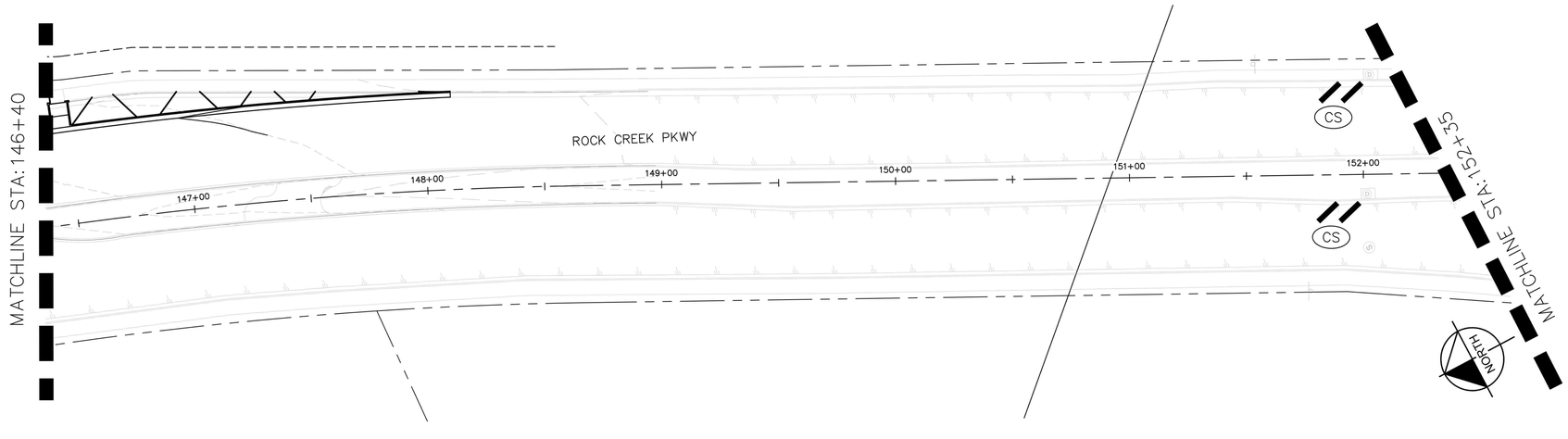

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EROSION CONTROL NOTES

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SF — SILT FENCE PER TOWN OF SUPERIOR DETAIL 600-24

LIMITS OF DISTURBANCE

SOD

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EROSION CONTROL PLAN

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72

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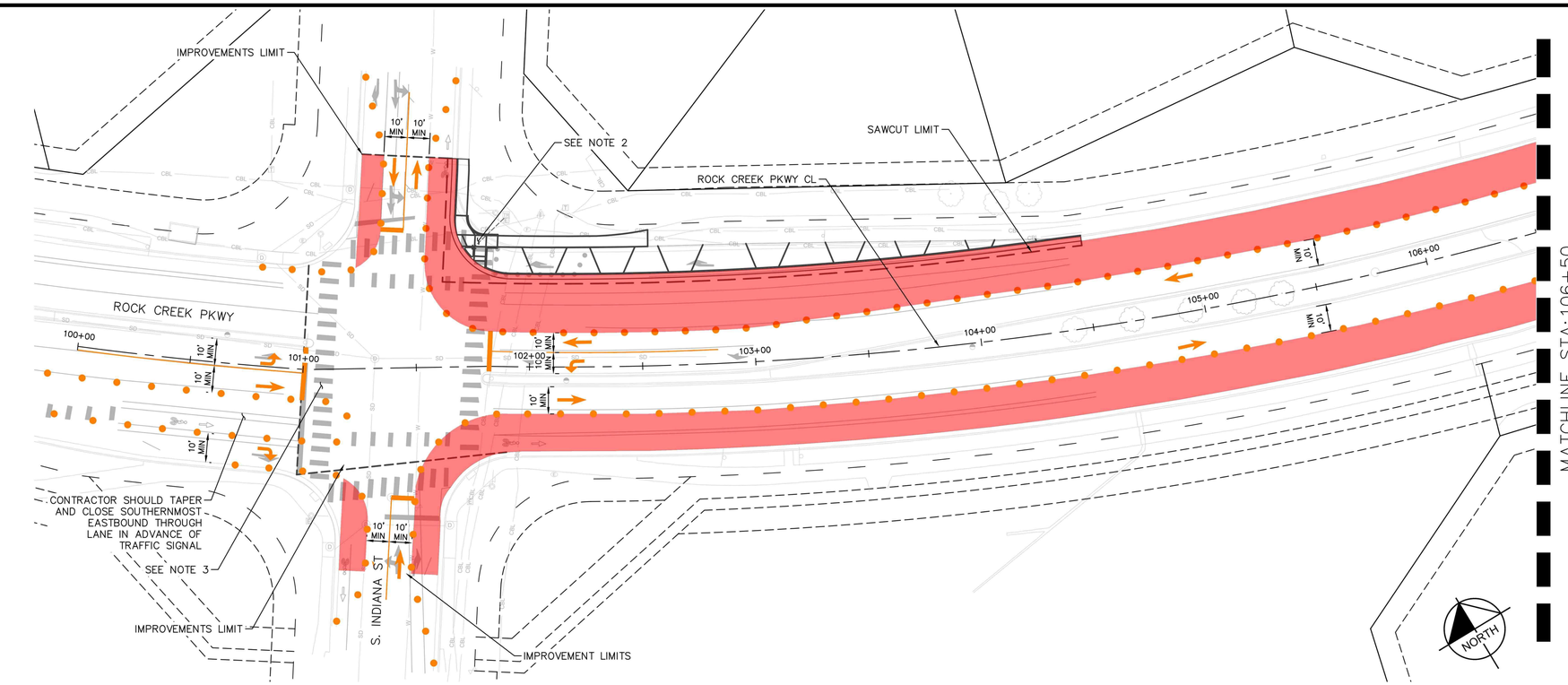

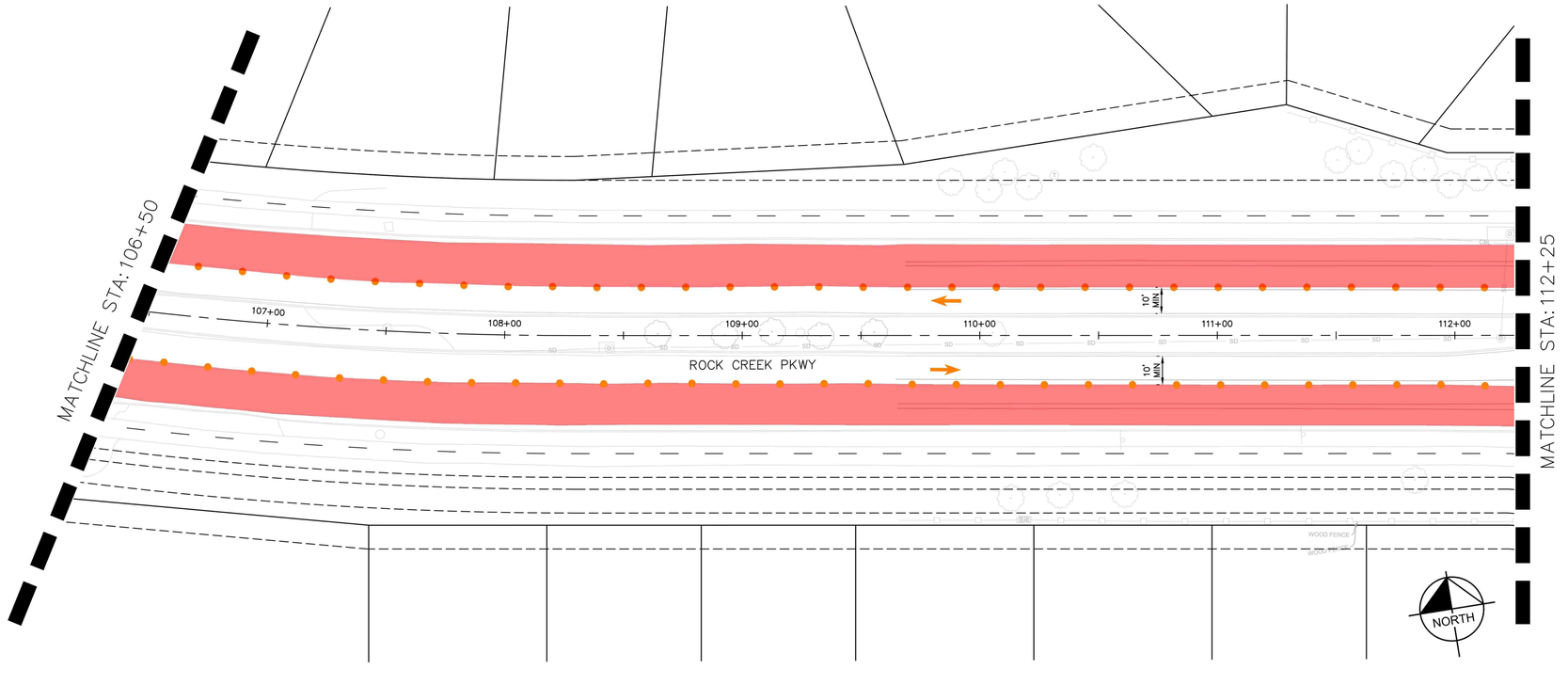

LEGEND:

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

NOTES

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GRAPHIC SCALE IN FEET
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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: 12/1/25

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

PRELIMINARY
FOR REVIEW ONLY
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Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
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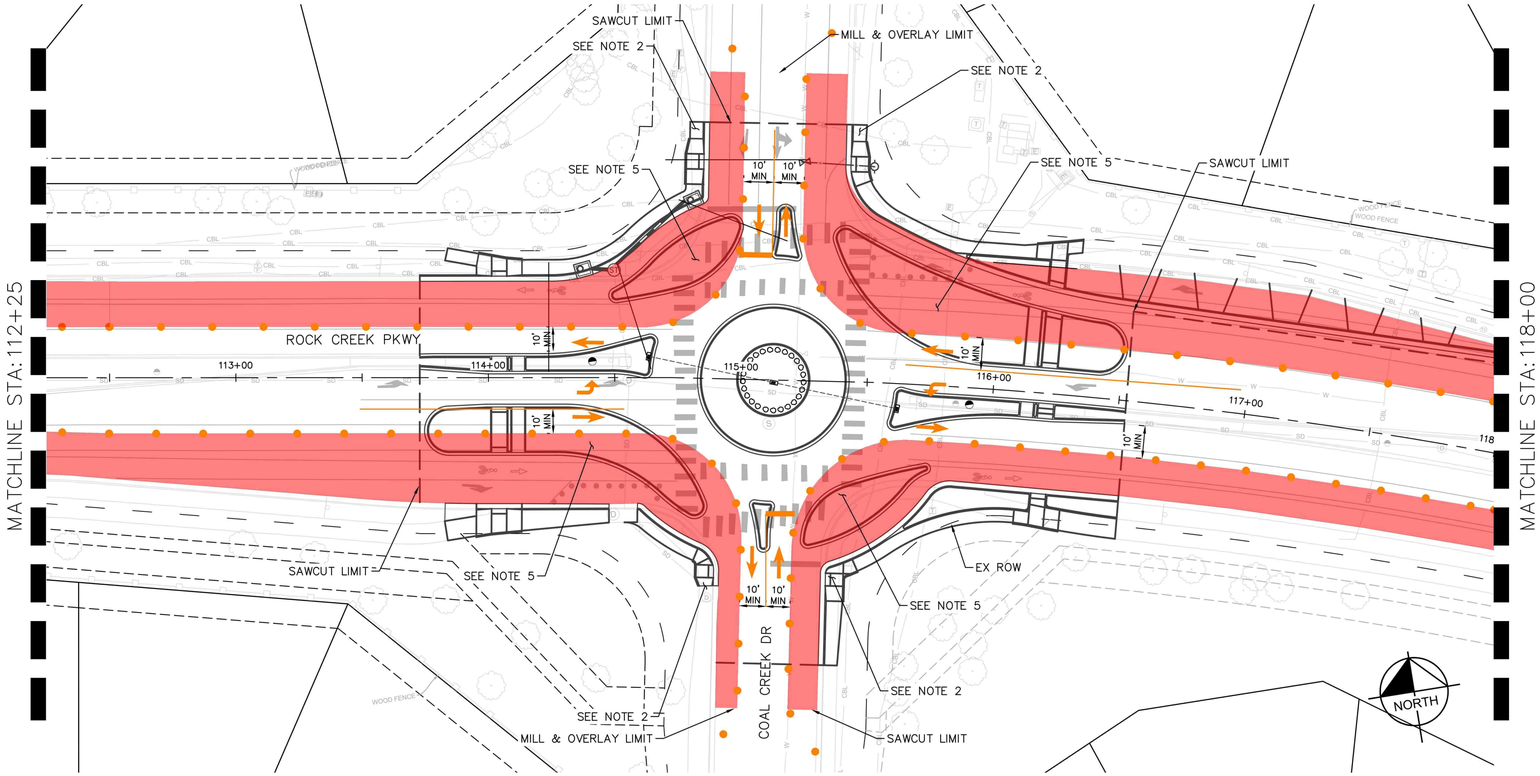
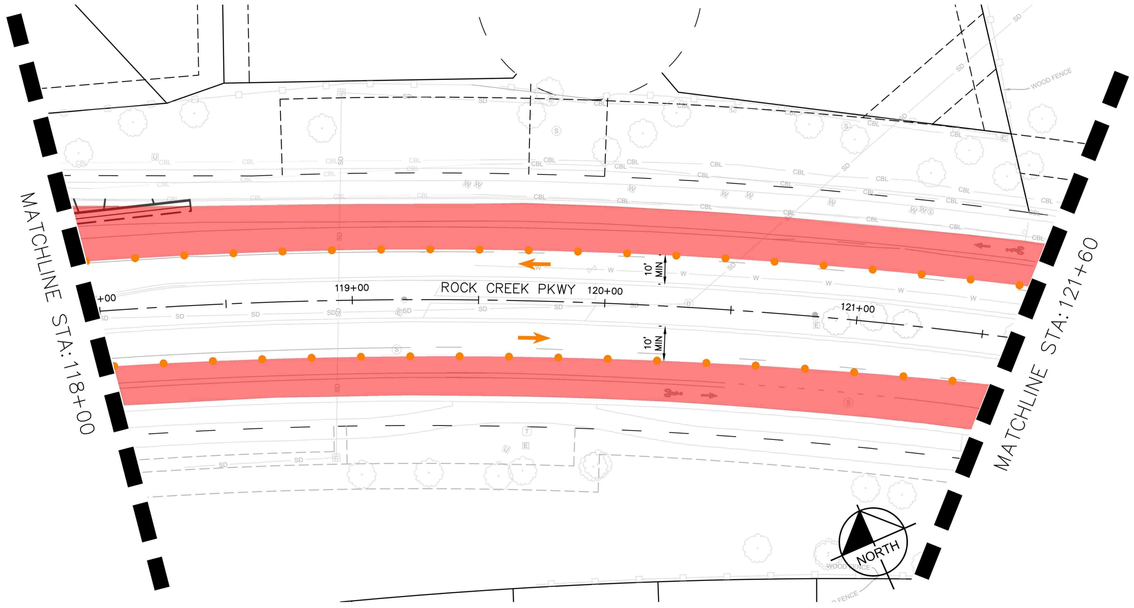
SHEET NO.
73

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





LEGEND:

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

NOTES

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

DESIGNED BY: TJL
DRAWN BY: IKW
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TOWN OF SUPERIOR

ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN

SUGGESTED CONSTRUCTION PHASING – PHASE 1

PRELIMINARY
FOR REVIEW ONLY
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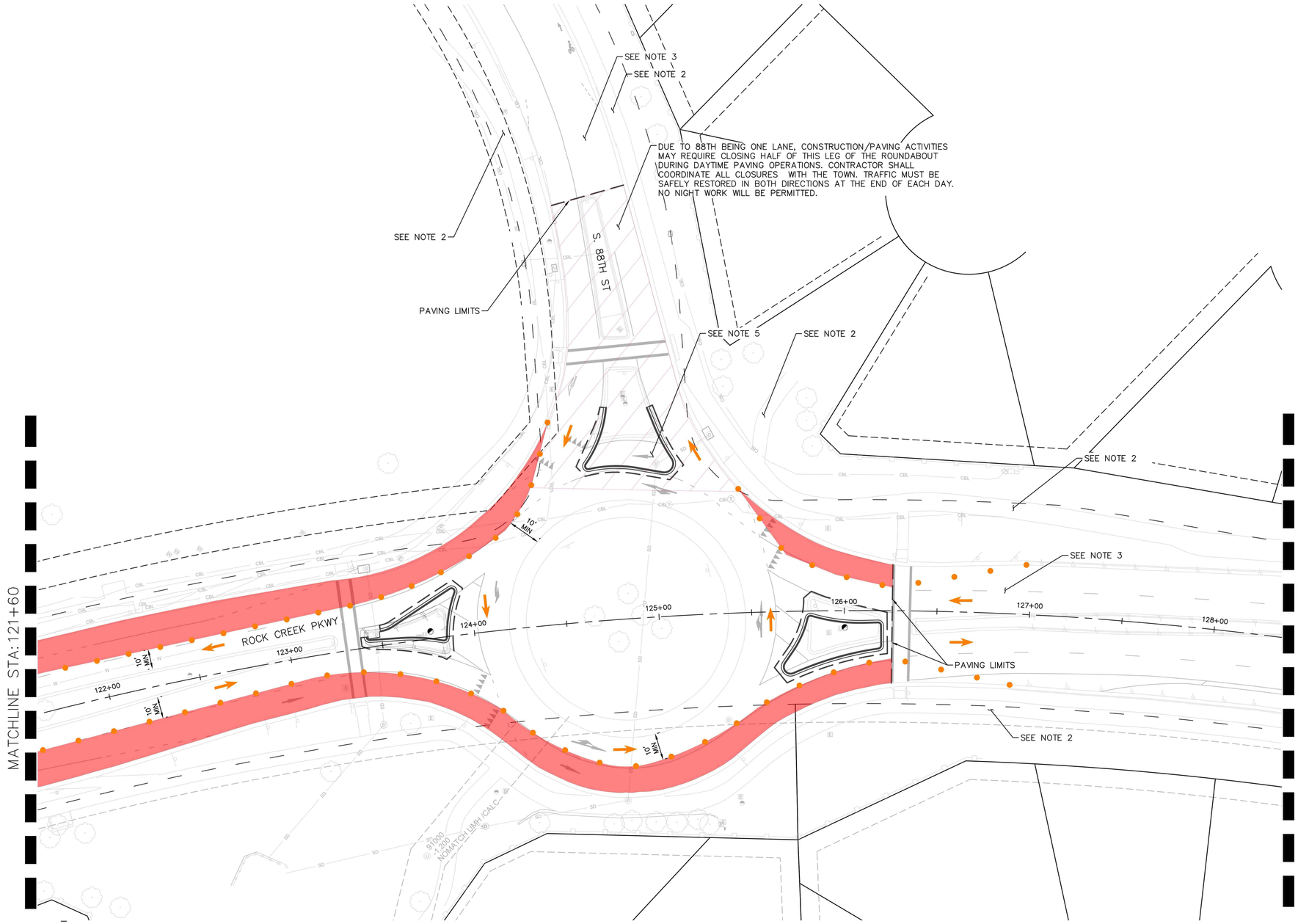
Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
SUGGESTED PHASING (P1).dwg

SHEET NO.
74

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



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

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GRAPHIC SCALE IN FEET
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TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
SUGGESTED CONSTRUCTION PHASING – PHASE 1

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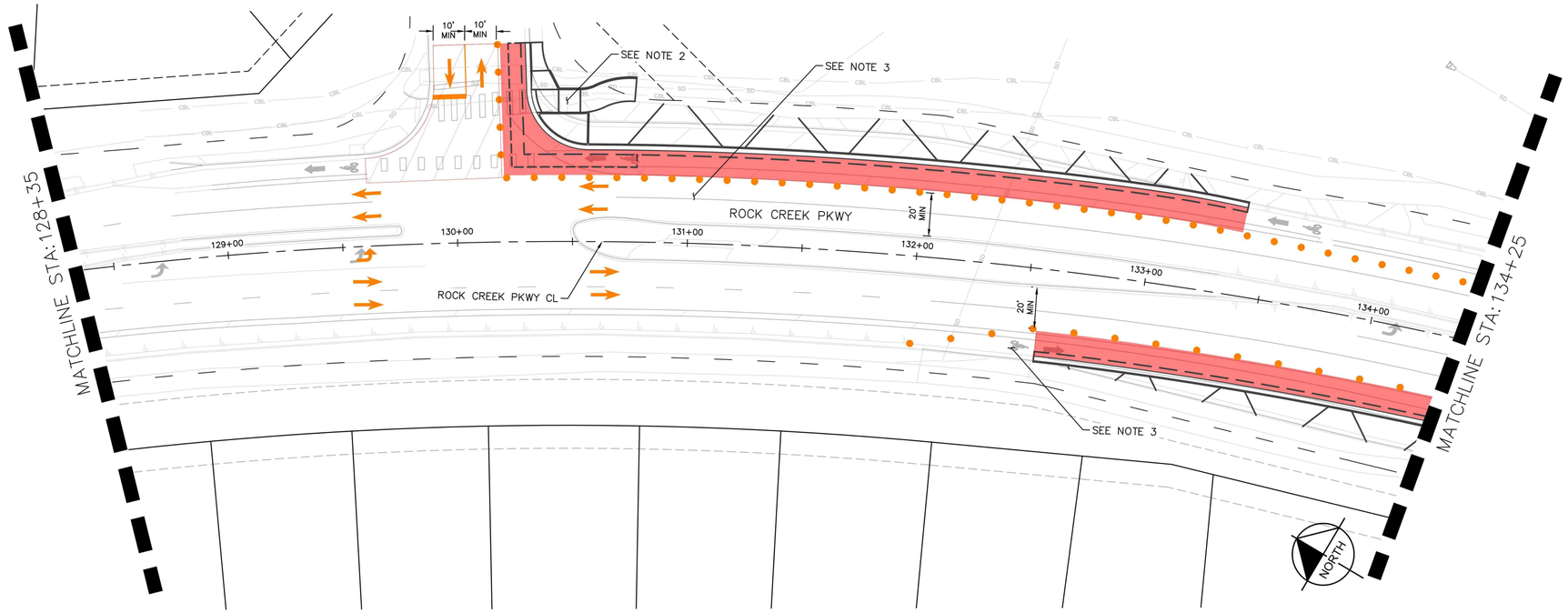
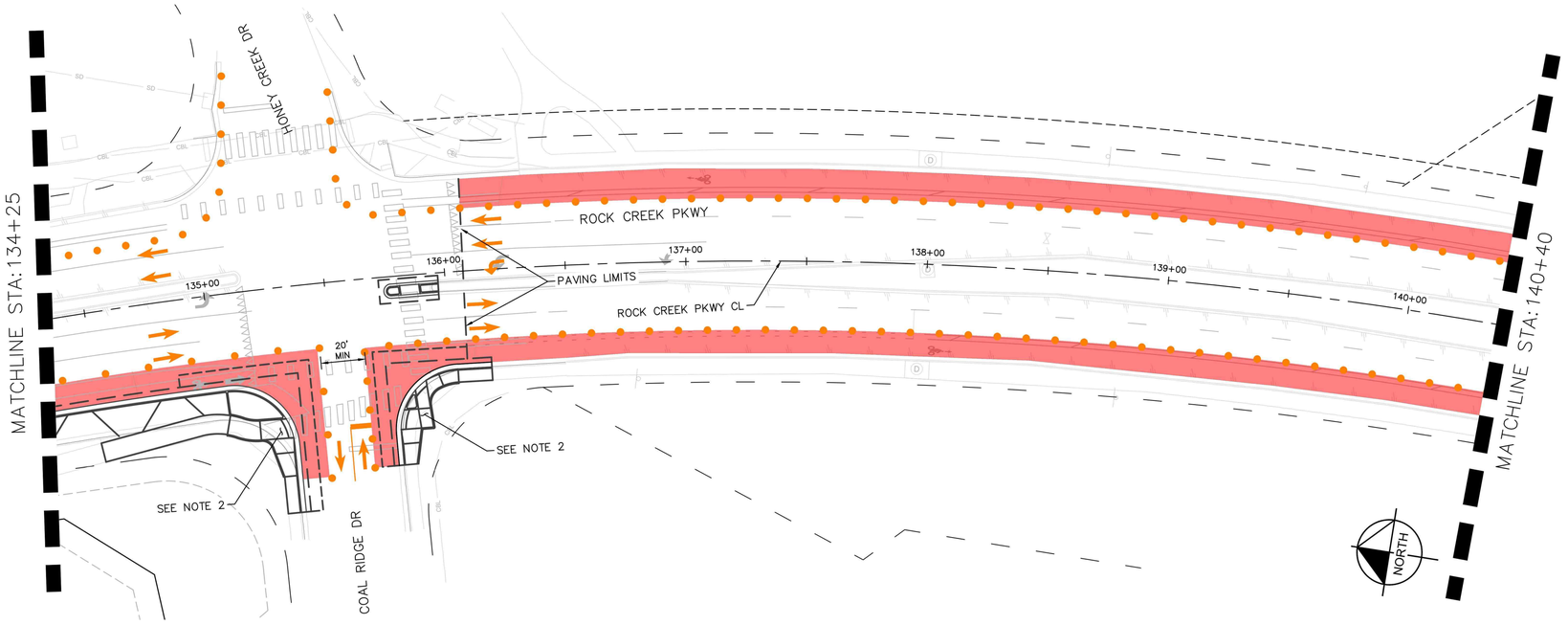
Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
SUGGESTED PHASING (P1).dwg

SHEET NO.
75

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





LEGEND:

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

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

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Kimley»Horn
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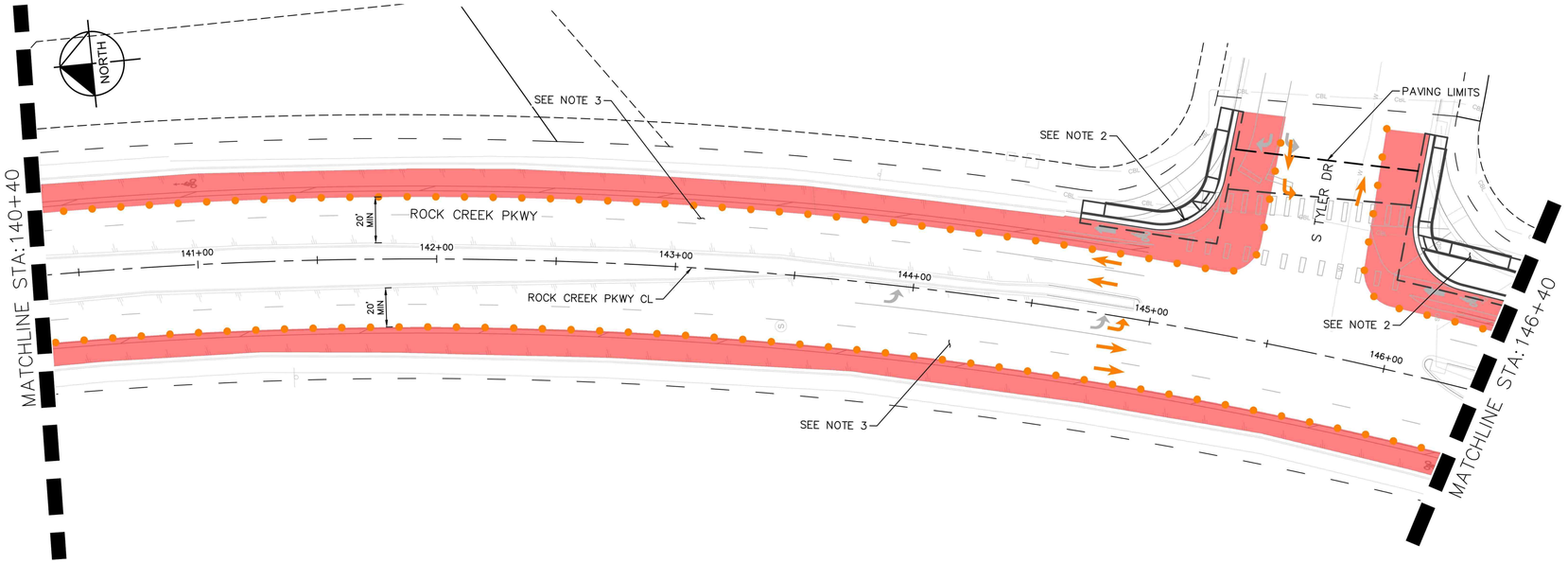
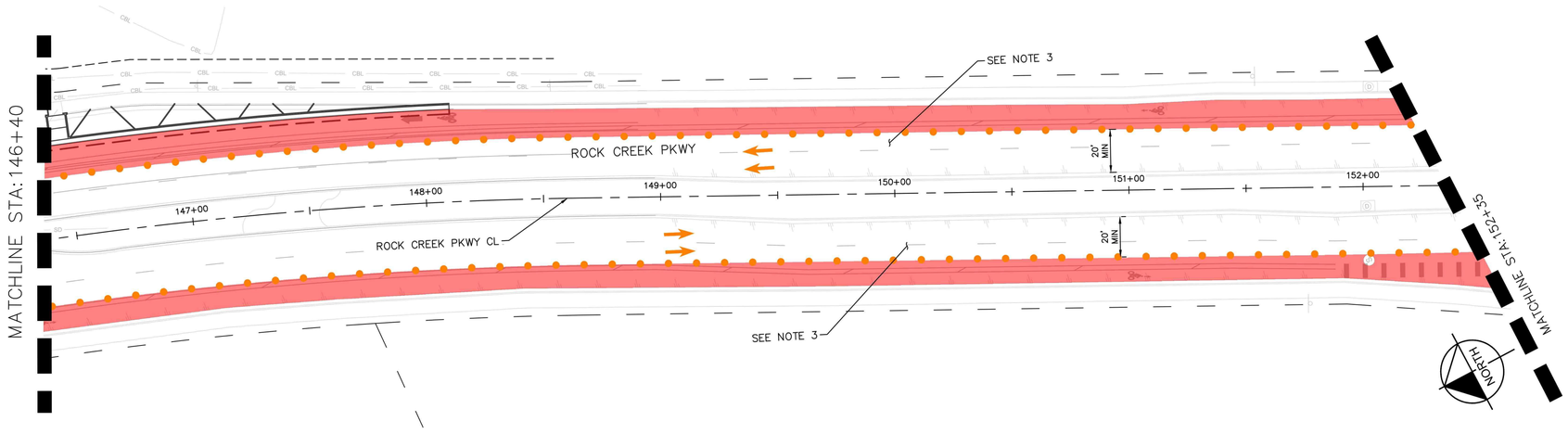
DRAWING NAME
SUGGESTED PHASING (P1).dwg

SHEET NO.
76

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





LEGEND:

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

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

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DRAWING NAME
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77

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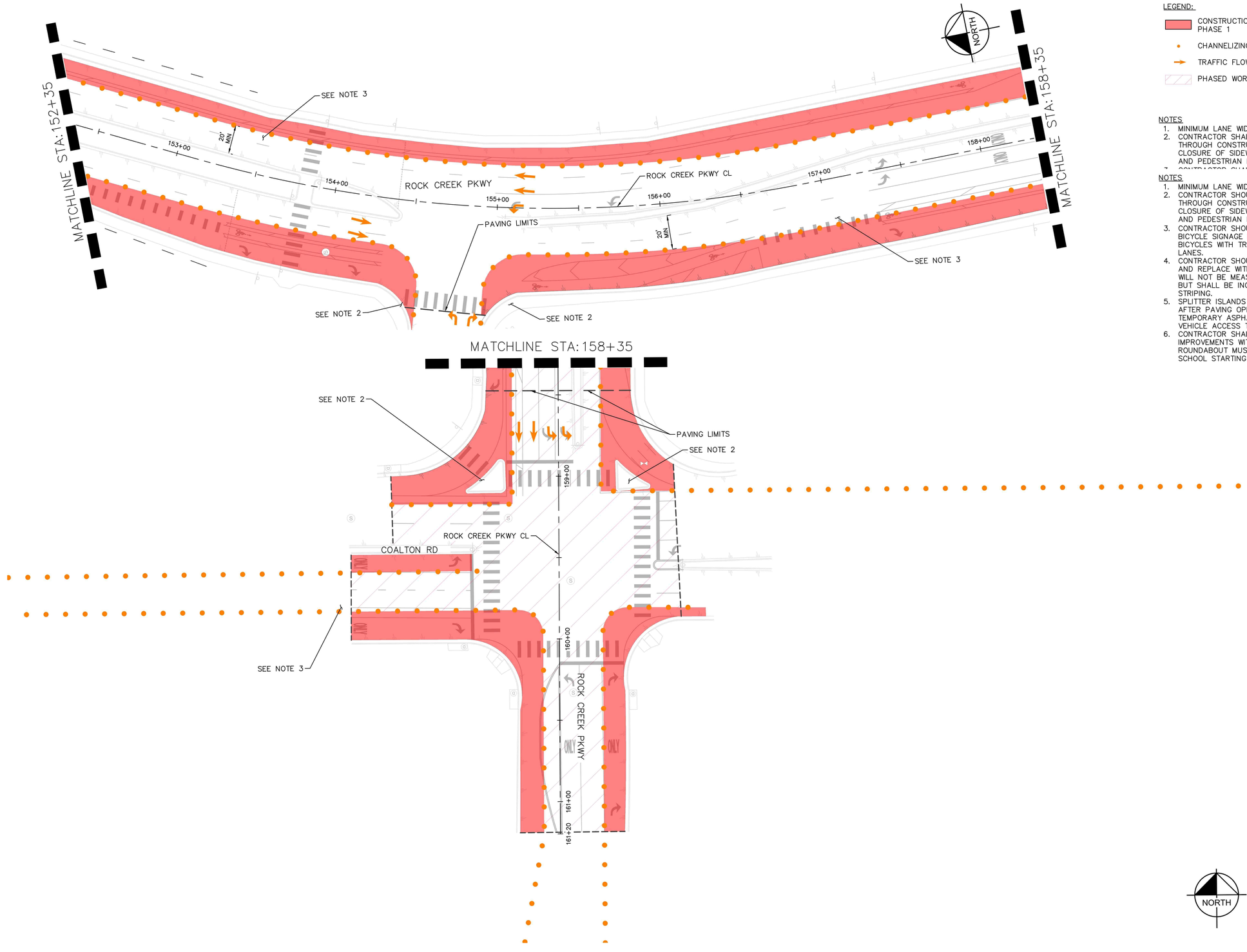

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ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN

SUGGESTED CONSTRUCTION PHASING – PHASE 1

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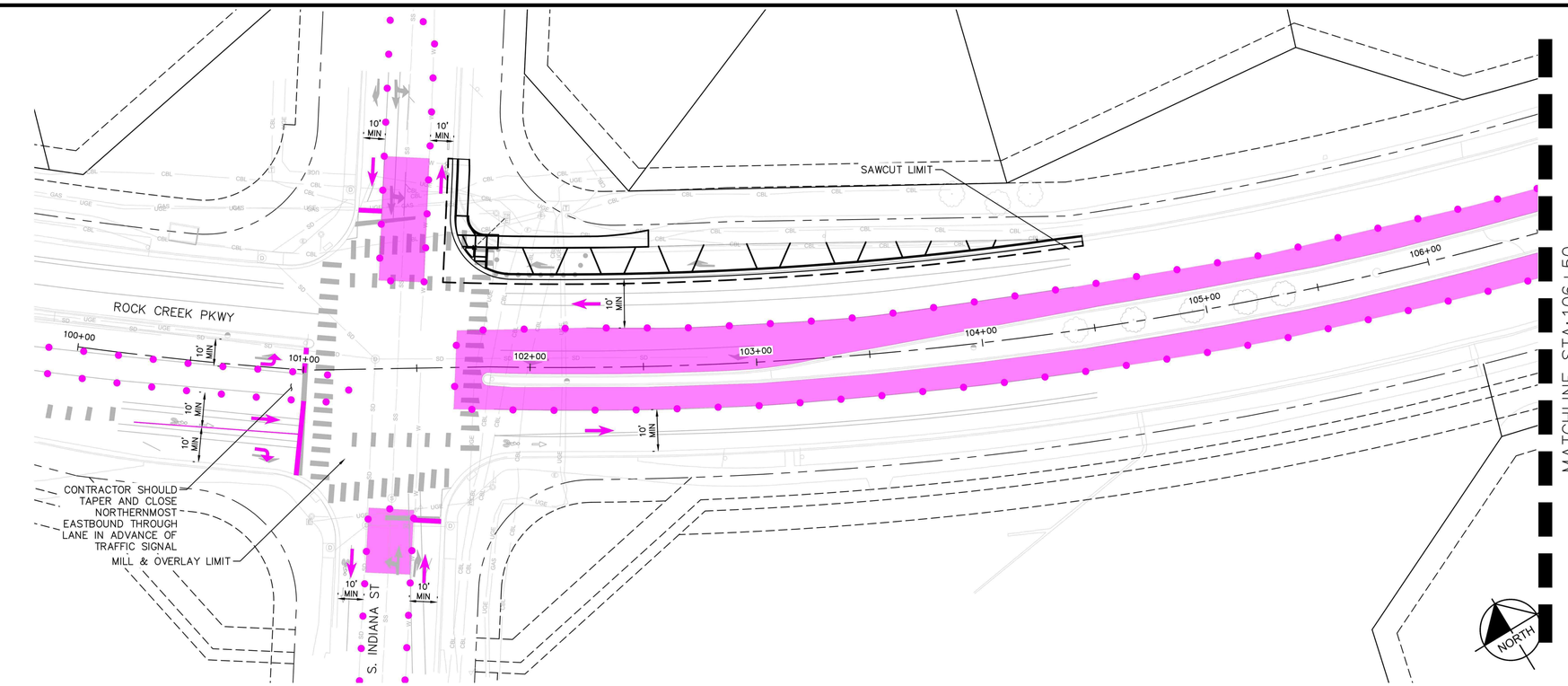

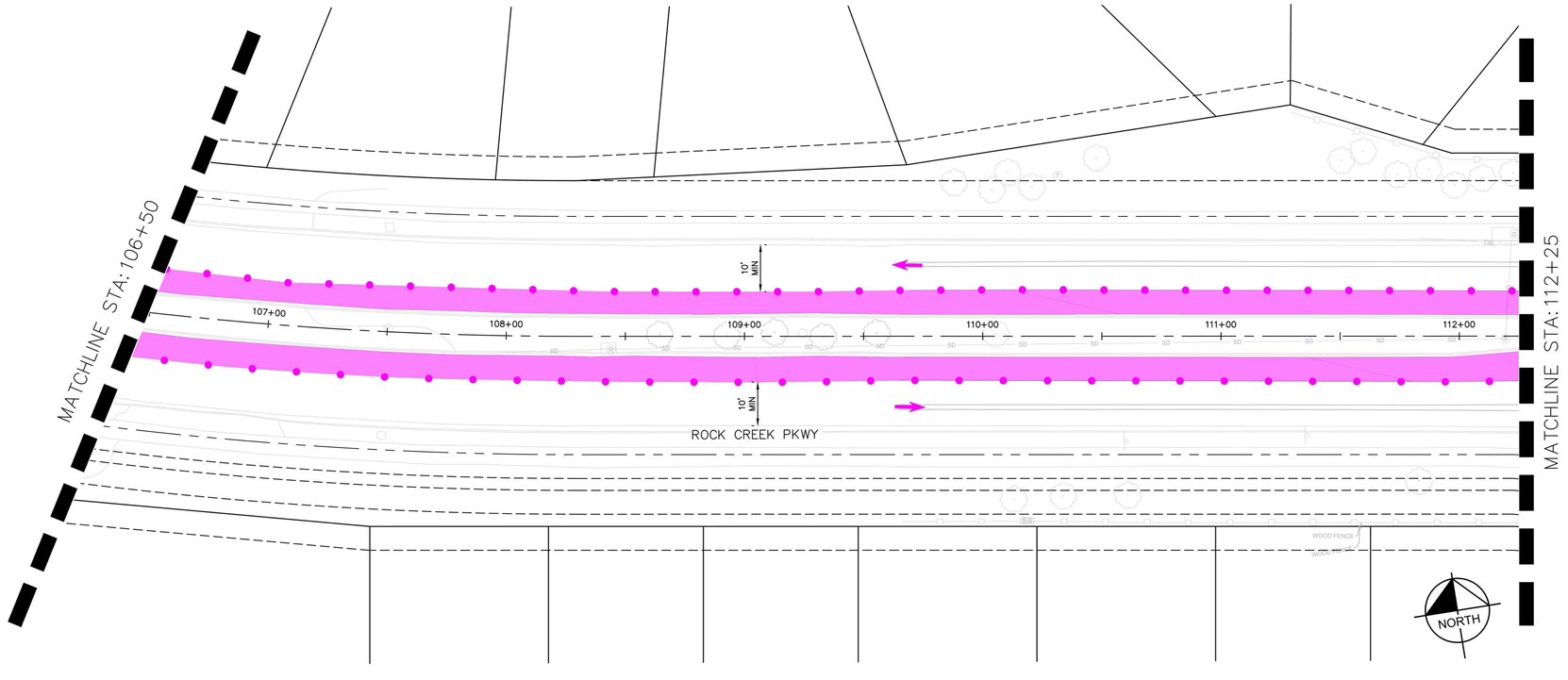

LEGEND:

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

NOTES

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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: 12/1/25

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

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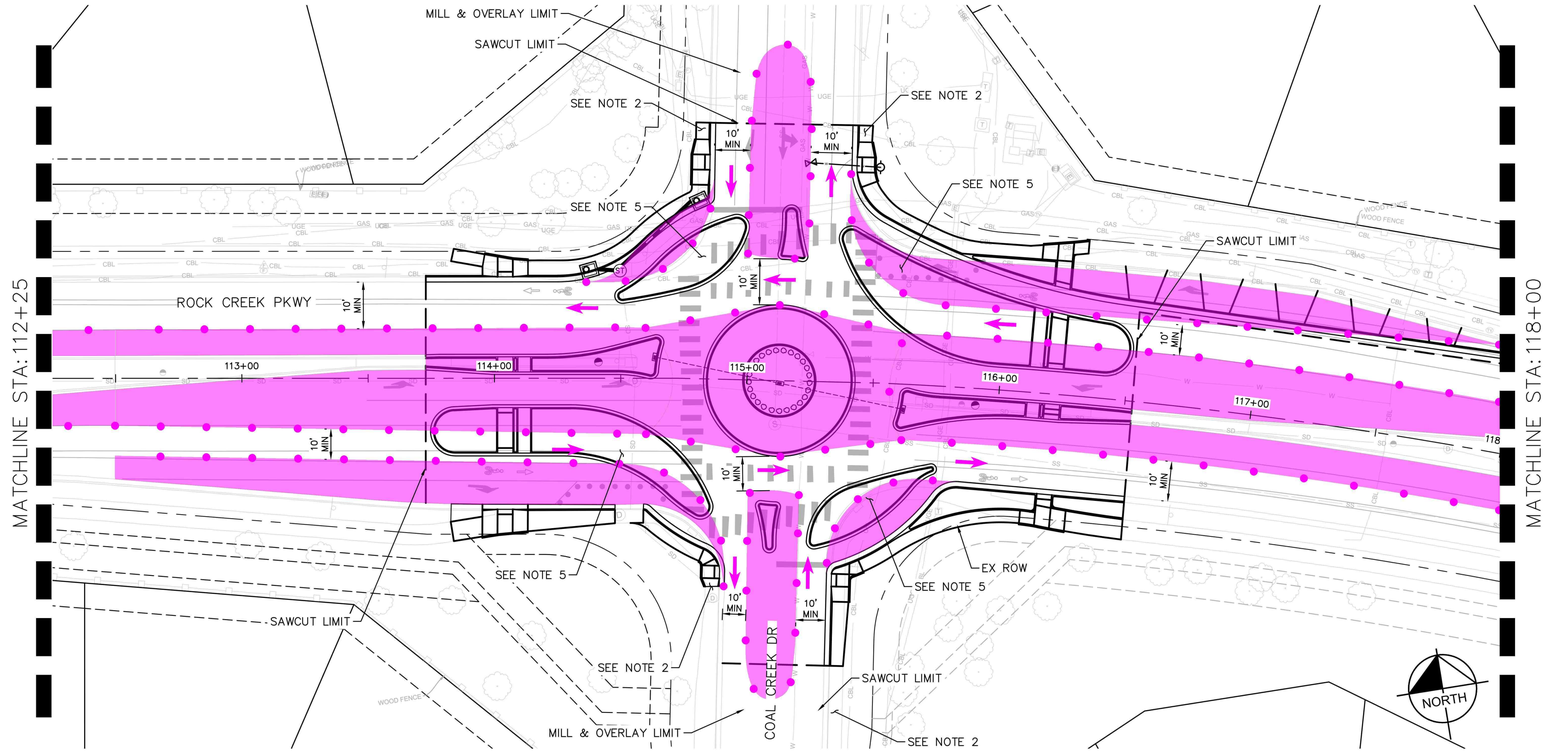
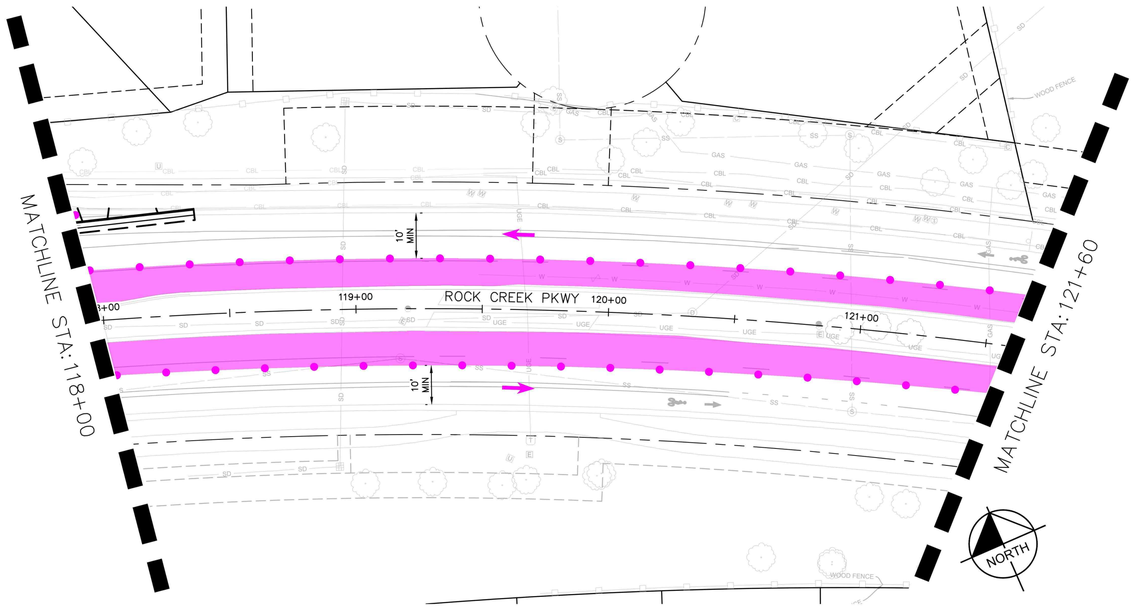
Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
SUGGESTED PHASING (P2).dwg

SHEET NO.
79

K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\SUGGESTED PHASING (P2).dwg





LEGEND:

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

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80

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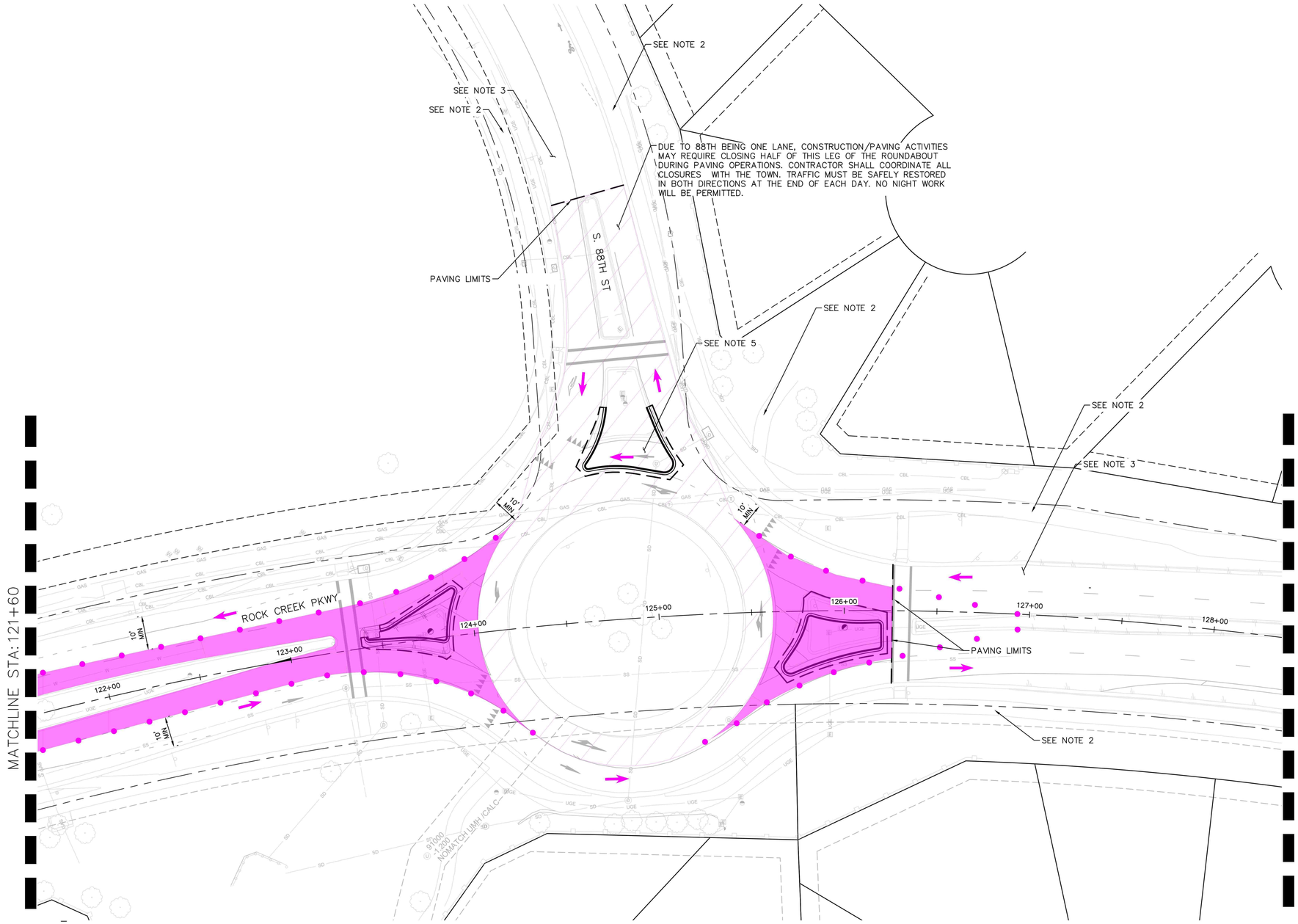

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NORTH

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81

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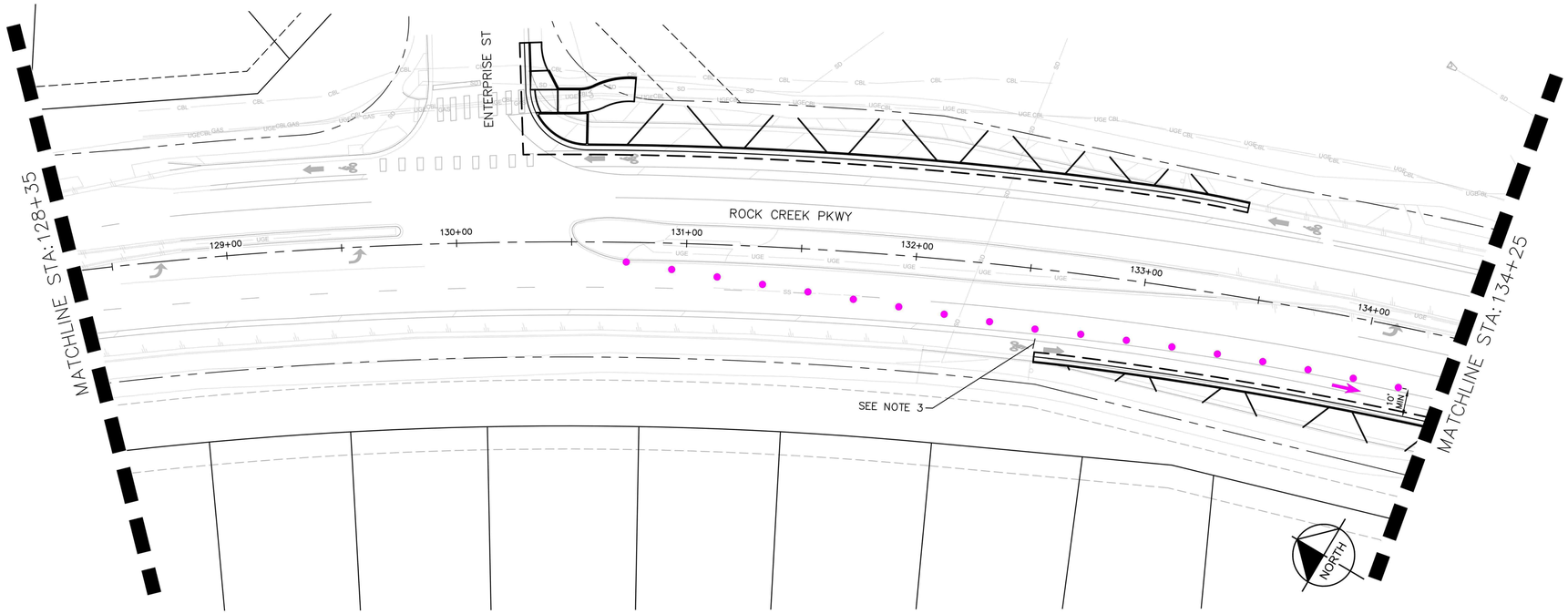

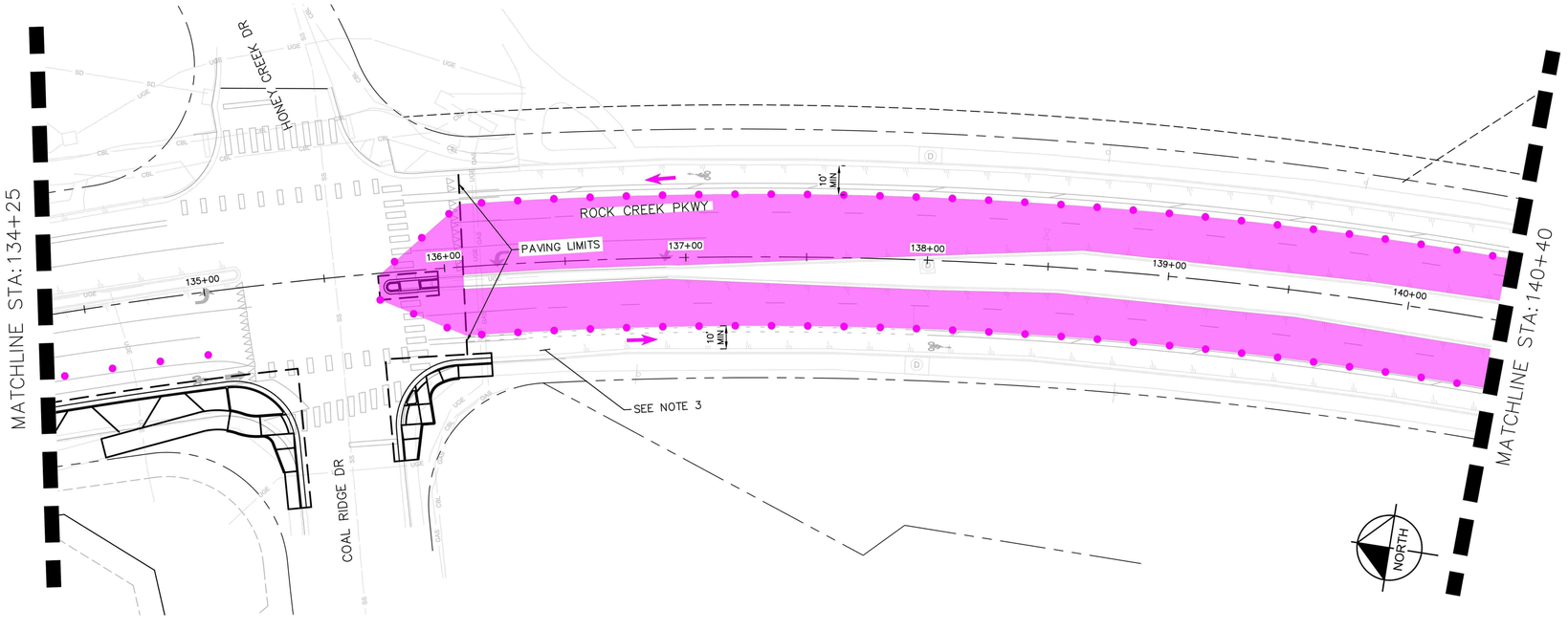

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82

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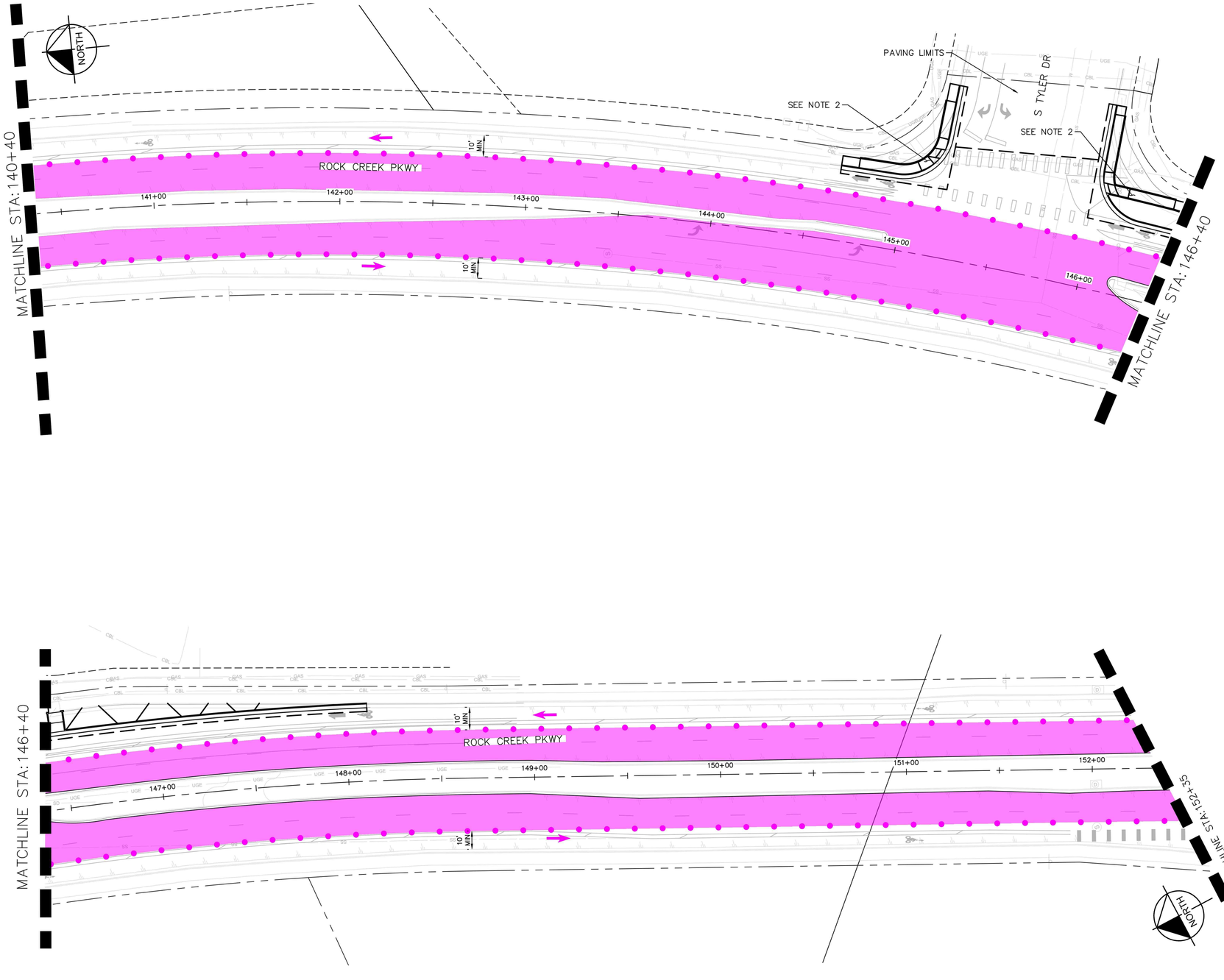

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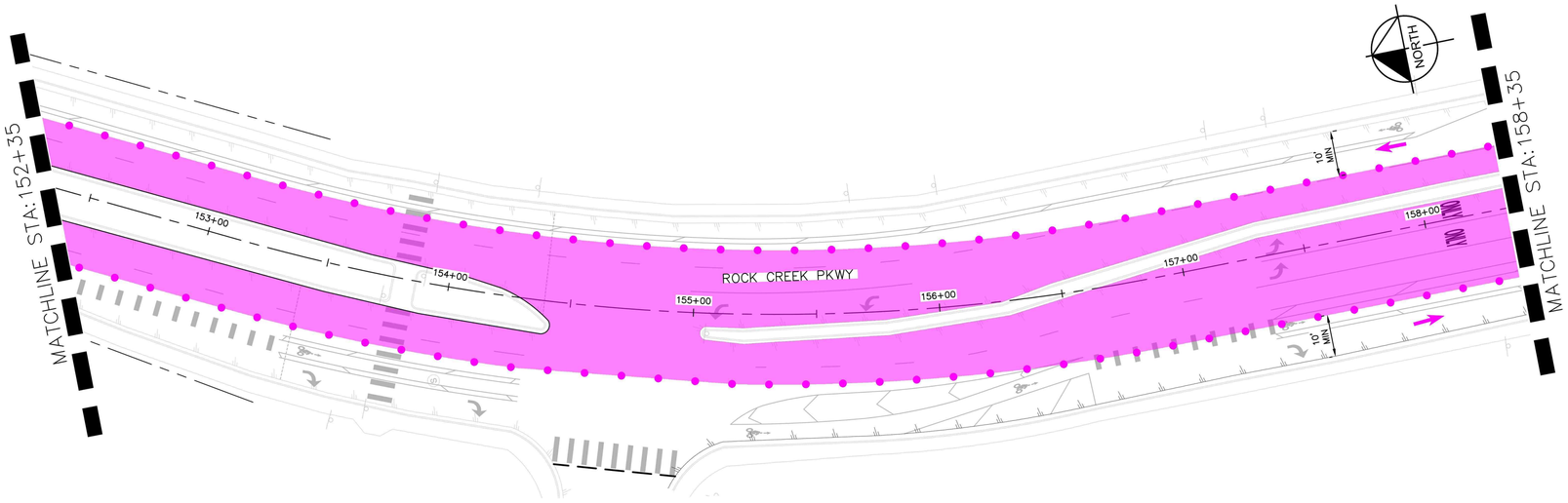

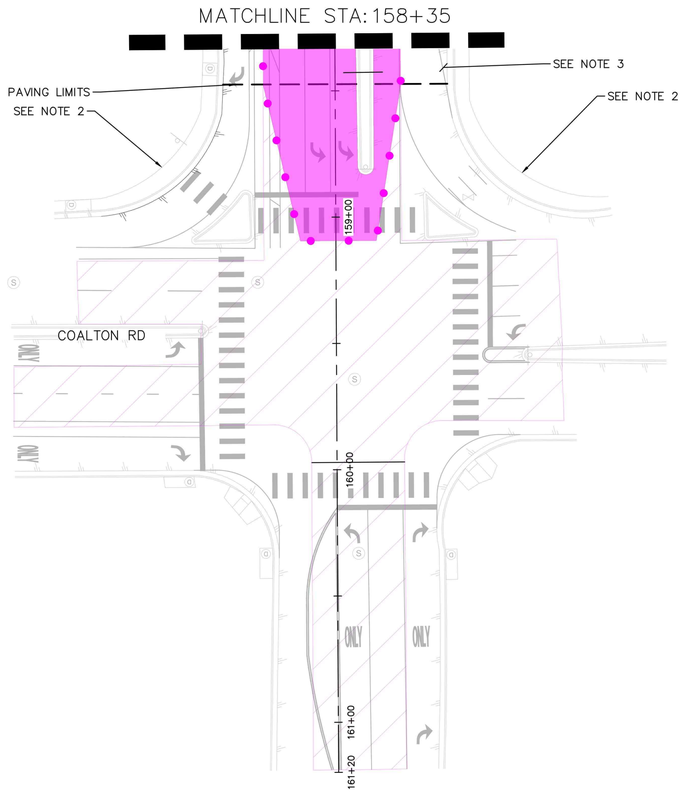

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TOWN OF SUPERIOR

ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN

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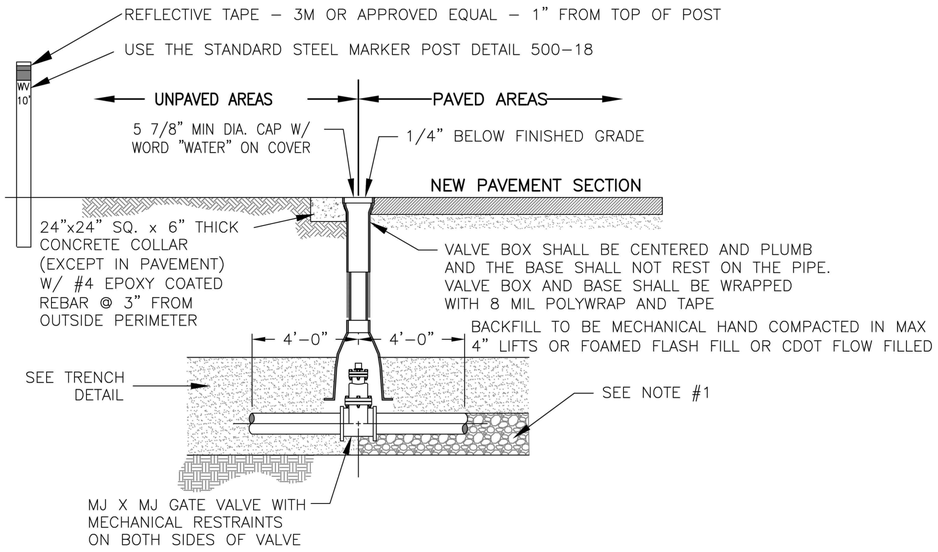


NOTES:

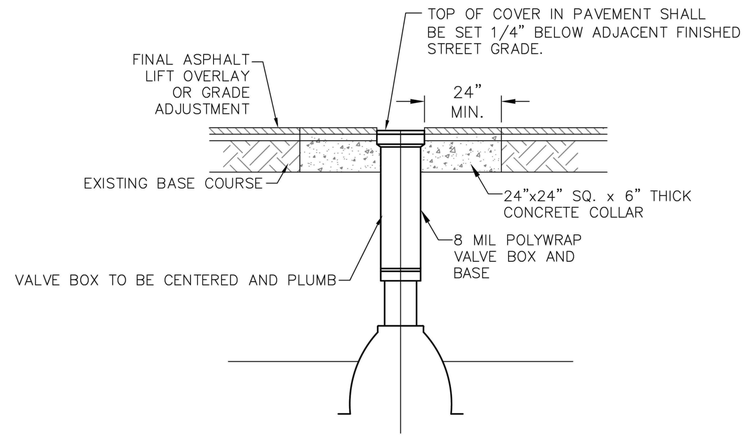
1. CARE SHALL BE TAKEN WHEN INSTALLING VALVES TO ASSURE PROPER SUPPORT OF THE VALVE. THE TOWN REQUIRES 6" MIN. OF 3/4" CRUSHED ROCK TO BE INSTALLED UNDER THE VALVE TO PROVIDE PROPER SUPPORT.
2. VALVES SHALL NOT BE PLACED IN CONCRETE SIDEWALKS, CROSS PANS, GUTTERS, OR OTHER DRAINAGE WAYS.
3. OPERATING NUTS SHALL NOT BE SET CLOSER THAN TWO (2) FEET FROM FINAL GRADE.
4. GATE VALVE SHALL BE POLYETHYLENE WRAPPED (8 MIL).
5. CONCRETE COLLARS & MARKER POSTS ARE REQUIRED WHEN VALVE IS LOCATED IN AN UNPAVED AREA.
6. VALVE BOXES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.
7. VALVE BOXES TO BE CASTING, INC. W CI–550 WITH 160 OVAL BASE, NO ALTERNATE. FOR REUSE IRRIGATION TOP SHALL BE CASTINGS, INC. 4TCI–17–S TRIANGLE RITE HITE TOP.
8. HEAT ASPHALT PRIOR TO ADJUSTING BOX.
9. SEE TOWN OF SUPERIOR STANDARDS AND SPECIFICATIONS SECTION 343.00 FOR BEDDING REQUIREMENTS.

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©

VALVE BOX

DATE: JANUARY 2019 | SHEET 400–5



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VALVE BOX ADJUSTMENT

DATE: JANUARY 2019 | SHEET 400–6

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SHEET NO.
85

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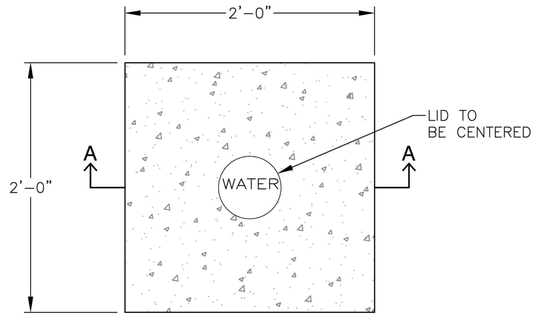
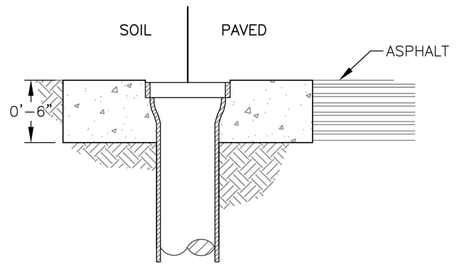
IKW



PLAN



SECTION A–A

NOTES:

1. HAND MIXED CONCRETE IS PROHIBITED
2. CONCRETE TO BE EDGED AND BROOM FINISHED
3. COLLAR TO BE SQUARE AND LEVEL

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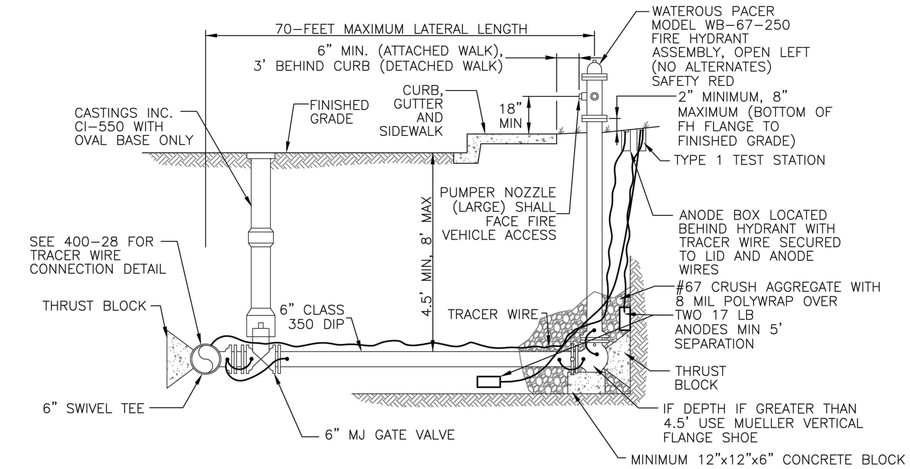
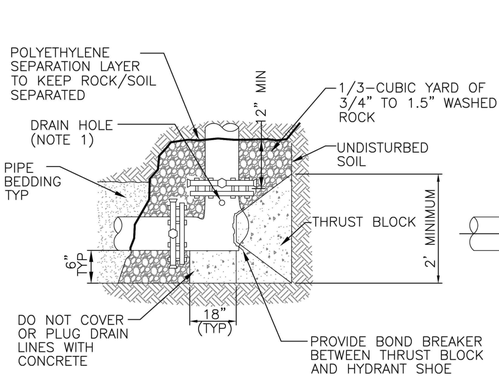
Gateway to Boulder Valley®

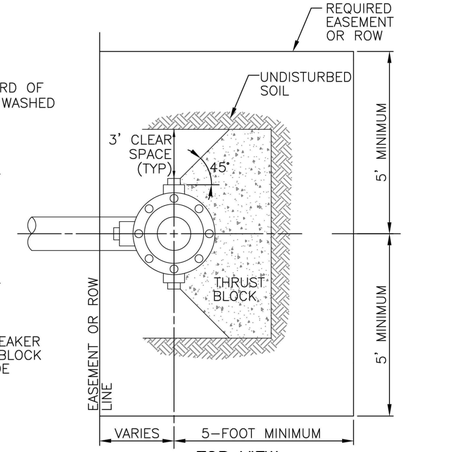
VALVE BOX AND CONCRETE COLLAR FOR TEST STATION

DATE: JANUARY 2019 | SHEET 400–7





SHOE SIDE DETAIL



TOP VIEW

NOTES:

1. ALL FITTINGS, DI PIPE, AND HYDRANT BARREL SHALL BE POLYETHYLENE WRAPPED PER AWWA C–105. PROVIDE PERFORATION AT HYDRANT DRAIN HOLES.
2. TREES, SHRUBS, AND STRUCTURES SHALL NOT BE LOCATED WITHIN THE UTILITY EASEMENT OR RIGHT–OF–WAY FOR THE HYDRANT. HYDRANT UTILITY EASEMENTS AND RIGHTS–OF–WAY SHALL BE 10–FOOT WIDE (MIN), AND EXTEND 5–FEET BEHIND THE HYDRANT. VARIANCES FROM THIS ENCROACHMENT CRITERIA WILL REQUIRE THE WRITTEN APPROVAL OF THE FIRE MARSHALL.
3. PRIOR TO PUTTING THE HYDRANT INTO SERVICE THE FOLLOWING SHALL BE PERFORMED: NOZZLE THREADS SHALL BE GREASED, OIL RESERVOIR SHALL BE FILLED, AND HYDRANTS SHALL BE PAINTED "RUSTOLEUM" HIGH PERFORMANCE ENAMEL (#7564, SAFETY RED).
4. THE ENTIRE PIPING ASSEMBLY (HYDRANT SHOE TO CONNECTION AT MAIN) SHALL BE RESTRAINED.
5. THE VALVE NUT SHALL HAVE A MAXIMUM BURIED DEPTH OF 4'–6" FROM FINISHED GRADE.

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FIRE HYDRANT INSTALLATION DETAIL

DATE: JANUARY 2019 | SHEET 400–17

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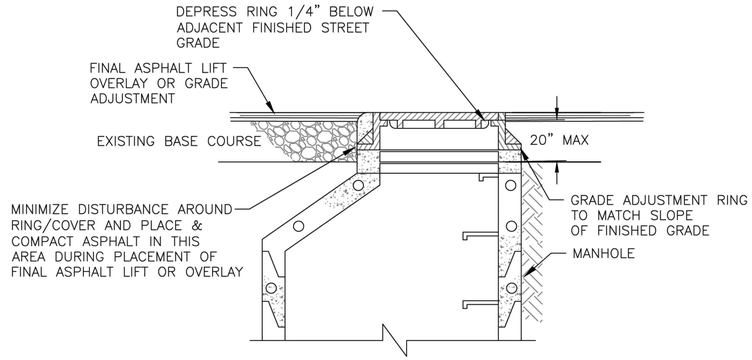

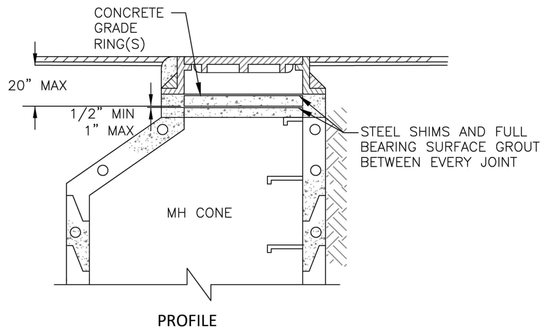

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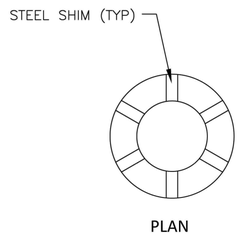

PLAN

NOTES:

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

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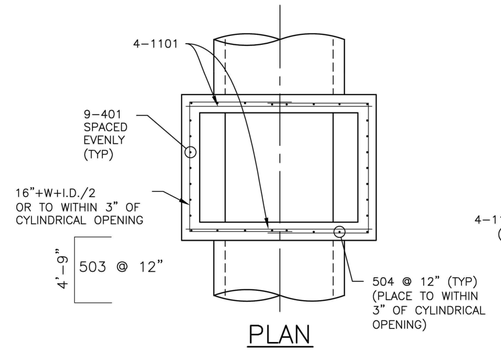
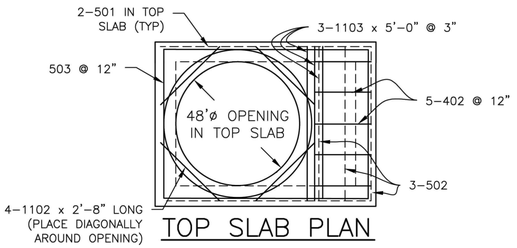
MANHOLE RING AND COVER ADJUSTMENT DETAIL

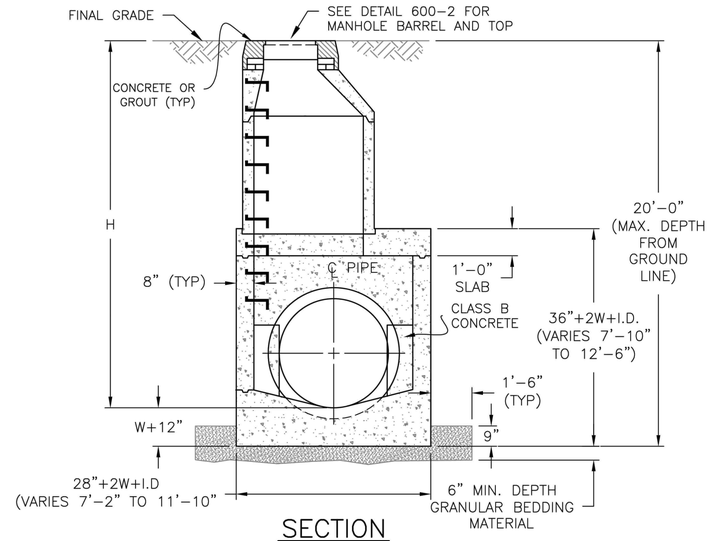
DATE: JANUARY 2019 | SHEET 400–24



PLAN



TOP SLAB PLAN



SECTION

NOTES:

1. CONCRETE BOX BASE QUANTITIES AND DETAILS (SEE CDOT STANDARD DRAWING M–604–20)
2. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYP. ACTUAL DIMENSION AND REINFORCEMENT SHALL BE REQUIRED IN THE WORK.
3. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 8'.
4. THE MANHOLE RING FRAME SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA.
5. CAST IN PLACE CONCRETE SHALL BE LASS B CONCRETE.
6. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'–6' AND SHALL CONFORM WITH AASHTO M 199.
7. ALL REINFORCING STEEL SHALL BE GRADE 60 AND EPOXY COATED. VERTICAL STEEL SHALL BE PLACED AT CENTERLINE OF WALL. ALL BARS SHALL HAVE A MIN. 2" CLEARANCE.
8. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE FOR TYPICAL INSTALLATIONS WITH ALL INVERTS OF SAME ELEVATION. FOR ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON PLANS.
9. FLOW CHANNEL AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE.
10. STUB–OUTS SHALL EXTEND 2' MIN. BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
11. THE SLOPE OF MANHOLE COVER SHALL MATCH ROADWAY PROFILE AND CROSS–SLOPE.
12. WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AN COVER 1/4" MIN. TO 1/2" MAX.

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®

STANDARD STORM MANHOLE BOX BASE

DATE: JANUARY 2019 | SHEET 600–1

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: 12/1/25

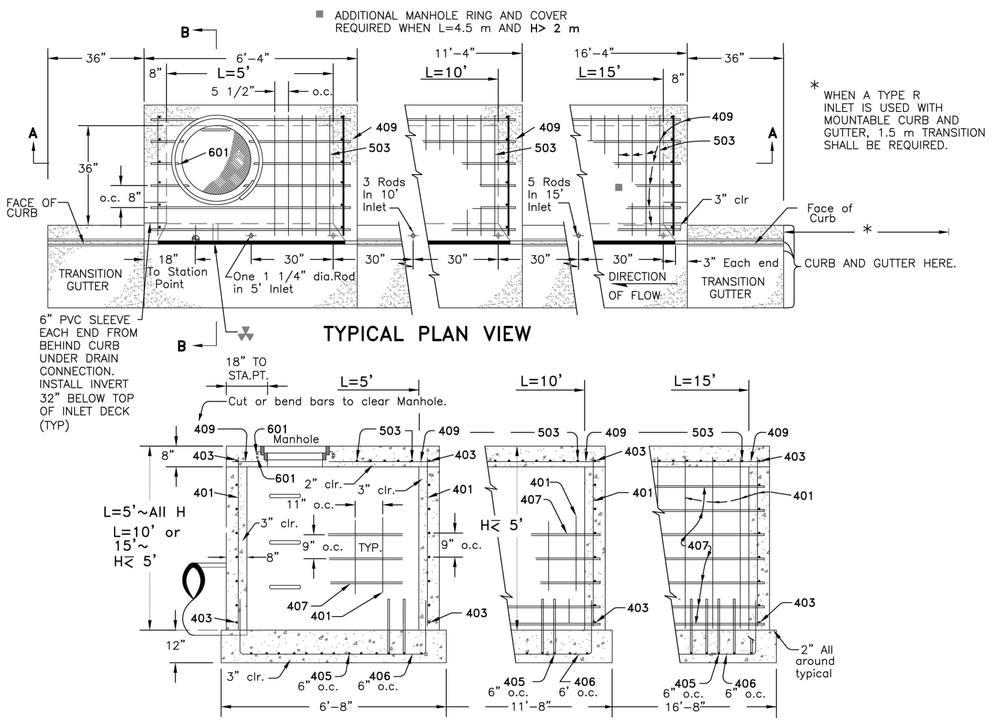
TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
STANDARD DETAILS

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

DRAWING NAME
STANDARD DETAILS.dwg

SHEET NO.
87

K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\STANDARD DETAILS.dwg TJL



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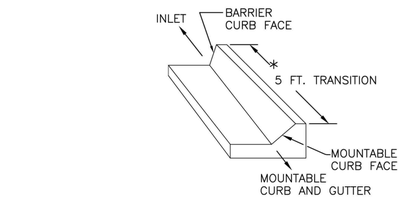
Town of Superior℠
Gateway to Boulder Valley©

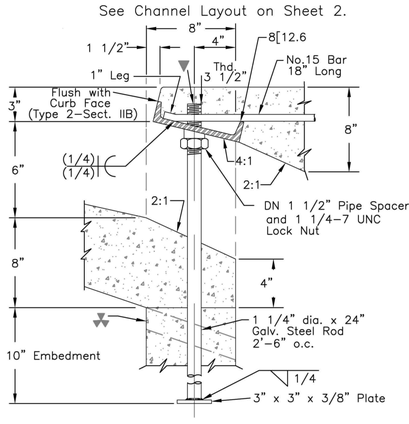
CURB INLET TYPE R
SHEET 1 OF 3
(CDOT M-604-12)

DATE: JANUARY 2019 | SHEET 600-3

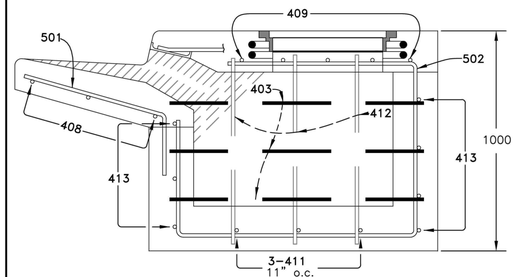


TRANSITION CURB

MEET SHAPE OF NORMAL BARRIER

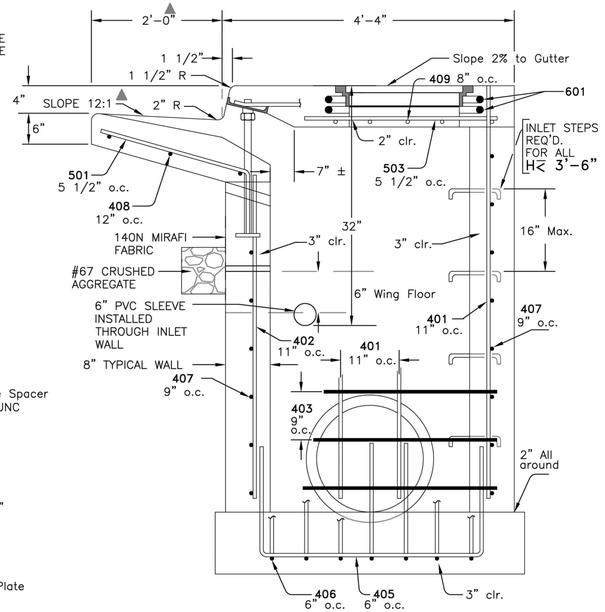


CURB FACE ASSEMBLY,
PLACE ENTIRE ASSEMBLY BEFORE POURING CONCRETE



(DOTTED BARS ARE IN SECTION d-d)
SECTIONS c-c & d-d

▲ - FOR A 1'-0" PAN SLOPE 6:1



SECTION B-B
TYPICAL END VIEW

NOTES:

MANHOLE RING & COVER, STATION POINT AND OUTFLOW PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.

2" DIAMETER PVC WEEP HOLES IN FRONT WALL OF INLET SHALL BE PLACED 2' O.C. INSTALL 12" BELOW FLOWLINE OF GUTTER. ATTACH 140N MIRAFI FABRIC ACROSS SURFACE OF WEEP HOLES AND PLACE A 12"x12" SECTION OF #67 CRUSHED AGGREGATE THE LENGTH OF THE INLET.

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©

CURB INLET TYPE R
SHEET 2 OF 3
(CDOT M-604-12)

DATE: JANUARY 2019 | SHEET 600-4

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: 12/1/25

TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
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Kimley»Horn
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DRAWING NAME
STANDARD DETAILS.dwg

SHEET NO.
88

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

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

MARK	DIA (in)	O.C. SPACING (in)	TYPE	ALL INLETS L= → 5' NO. REQ'D.	ALL INLETS L= → 5' LENGTH (ft–in)	INLETS, H ≤ 5' 10' NO. REQ'D.	INLETS, H ≤ 5' 10' LENGTH (ft–in)	INLETS, H ≤ 5' 15' NO. REQ'D.	INLETS, H ≤ 5' 15' LENGTH (ft–in)	INLETS, H ≥ 5' 10' NO. REQ'D.	INLETS, H ≥ 5' 10' LENGTH (ft–in)	INLETS, H ≥ 5' 15' NO. REQ'D.	INLETS, H ≥ 5' 15' LENGTH (ft–in)
401		11"	II	15	*	21	*	26	*	11	*	11	*
402		11"	II	7	*	13	*	18	*	7	*	7	*
403		9"	II	*	4'–0"	*	4'–0"	*	4'–0"	*	4'–0"	*	4'–0"
405		6"	VI	11	6'–10"	21	6'–10"	31	6'–10"	11	6'–10"	11	6'–10"
406		6"	VIII	7	8'–10"	7	13'–10"	7	18'–10"	7	8'–10"	7	8'–10"
407	1/2"	9"	II	*	5'–10"	*	10'–10"	*	15'–10"	*	5'–10"	*	5'–10"
408		12"	II	3	6'–0"	3	11'–0"	3	16'–0"	3	11'–0"	3	16'–0"
409		8"	II	6	5'–10"	6	10'–10"	6	15'–10"	6	10'–10"	6	15'–10"
410		11"	VI							3	*	3	*
411		11"	II							3	5'–2"	3	10'–2"
412		11"	II							3	2'–9"	3	2'–9"
413		9"	II							7	10'–10"	7	15'–10"
501		5 1/2"	IV	11	3'–4"	22	3'–4"	33	3'–4"	22	3'–4"	33	3'–4"
502	5/8"	5 1/2"	III							11	11'–5"	17	11'–5"
503		5 1/2"	II	5	3'–6"	16	3'–6"	27	3'–6"	6	3'–6"	6	3'–6"
504		5 1/2"	IX									5	8'–4"
601	3/4"	2 1/2"	V	2	8'–10"	2	8'–10"	2	8'–10"	2	8'–10"	4	8'–10"
Ø8[8.5				1	5'–10"	1	10'–10"	1	15'–10"	1	10'–10"	1	15'–10"
▼				2 BARS, 1 ROD	——	4 BARS, 3 RODS	——	8 BARS, 5 RODS	——	4 BARS, 3 RODS	——	8 BARS, 5 RODS	——

* VARIABLE, REFER TO TABLE TWO.

Ø INCLUDE 18" NO. 4 BARS (SEE CHANNEL LAYOUT DETAIL).

▼ SEE CURB FACE ASSEMBLY ON SHEET 2 AND AND CHANNEL LAYOUT DETAILS ON SHEET 4.

REGULAR INLETS

DROP BOX INLETS

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

NOTE: FOR L= 5', L= 10' AND L= 15'

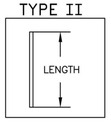
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE OF THE HEAVY BLACK LINE.

DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE OF THE HEAVY BLACK LINE.

STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL.

"H" (ft–in)	LENGTH (ft–in) 401	402	410	NO. REQ'D. REGULAR 403	407	NO. REQ'D. DROP BOX 403	407	L= 5' CONC. CU.YD.	L= 5' STEEL LBS.	L= 10' CONC. CU.YD.	L= 10' STEEL LBS.	L= 15' CONC. CU.YD.	L= 15' STEEL LBS.
3'–0"	2'–8"	1'–8"		10	7			3.2	285	5.3	497	7.4	706
3'–6"	3'–2"	2'–2"		10	7			3.4	305	5.7	528	7.9	747
4'–0"	3'–8"	2'–8"		12	9			3.7	326	6.0	559	8.4	786
4'–6"	4'–2"	3'–2"		12	9			3.9	334	6.4	571	8.8	803
5'–0"	4'–8"	3'–8"		14	11			4.1	354	6.7	602	9.3	844
5'–6"	5'–2"	4'–2"	3'–5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'–0"	5'–8"	4'–8"	3'–11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'–6"	6'–2"	5'–2"	4'–5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'–0"	6'–8"	5'–8"	4'–11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'–6"	7'–2"	6'–2"	5'–5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'–0"	7'–8"	6'–8"	5'–11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'–6"	8'–2"	7'–2"	6'–5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'–0"	8'–8"	7'–8"	6'–11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'–6"	9'–2"	8'–2"	7'–5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'–0"	9'–8"	8'–8"	7'–11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'–6"	10'–2"	9'–2"	8'–5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'–0"	10'–8"	9'–8"	8'–11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

TYPE II



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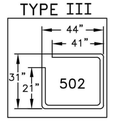

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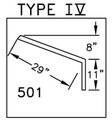

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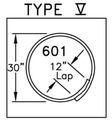

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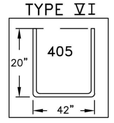
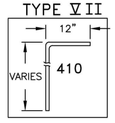


TYPE VII



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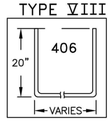
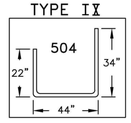


TYPE IX



BAR BENDING DIAGRAMS ~ (Dimensions are Out–to–Out of bar)

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

N.T.S.

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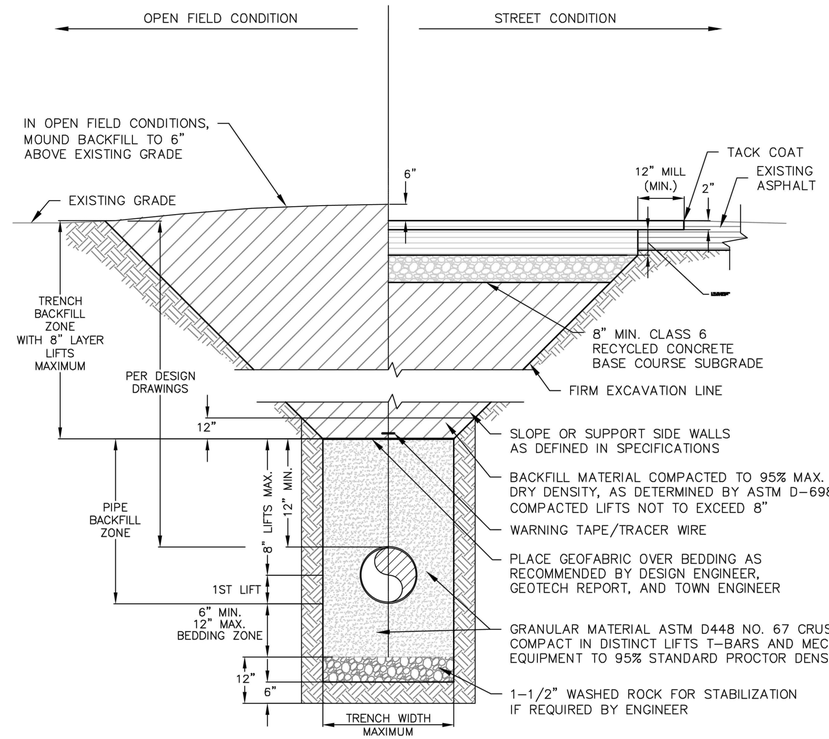
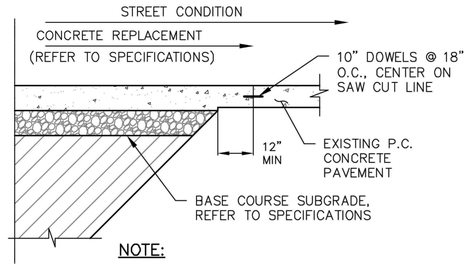
CURB INLET TYPE R
SHEET 3 OF 3
(CDOT M–604–12)

DATE: JANUARY 2019 | SHEET 600–5



PIPE DIAMETER (INCHES)	MAXIMUM TRENCH WIDTH (INCHES)
15	36
18	40
21	44
24	48
27	52
30	56
33	60
36	68
42	75
48	82
54	89
72	110



NOTE:

INSTALL DOWELS AT ALL SAWCUTS AND/OR WHEN MORE THAN 45 MINUTES ELAPSES BETWEEN PLACING ANY TWO CONSECUTIVE BATCHES OF CONCRETE.

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©

STORM SEWER TYPICAL PIPE BEDDING

DATE: JANUARY 2019 | SHEET 600–8

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
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TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN
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Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
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SHEET NO.
89

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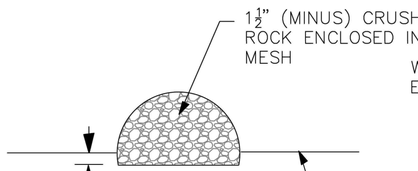
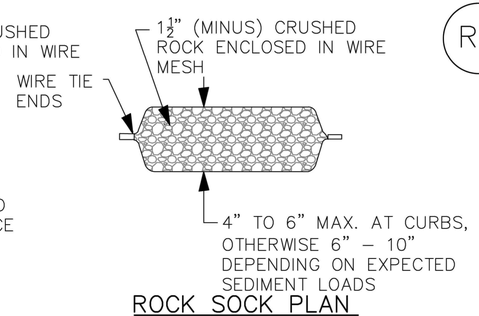
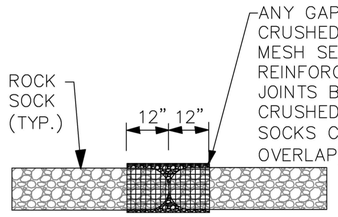
RS



ROCK SOCK SECTION



ROCK SOCK PLAN



ROCK SOCK JOINTING

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1–1/2"	90 – 100
1"	20 – 55
3/4"	0 – 15
3/8"	0 – 5

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION OF ROCK SOCKS.
2. CRUSHED ROCK SHALL BE 1–1/2 " (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1–1/2" MINUS).
3. WIRE MESH SHALL BE FABRICATED OD 10 GAGE POULTRY MESH OR EQUIVALENT WITH A MAXIMUM OPENING OF 1/2", RECOMMENDED MINIMUM ROLL WIDTH OF 48".
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

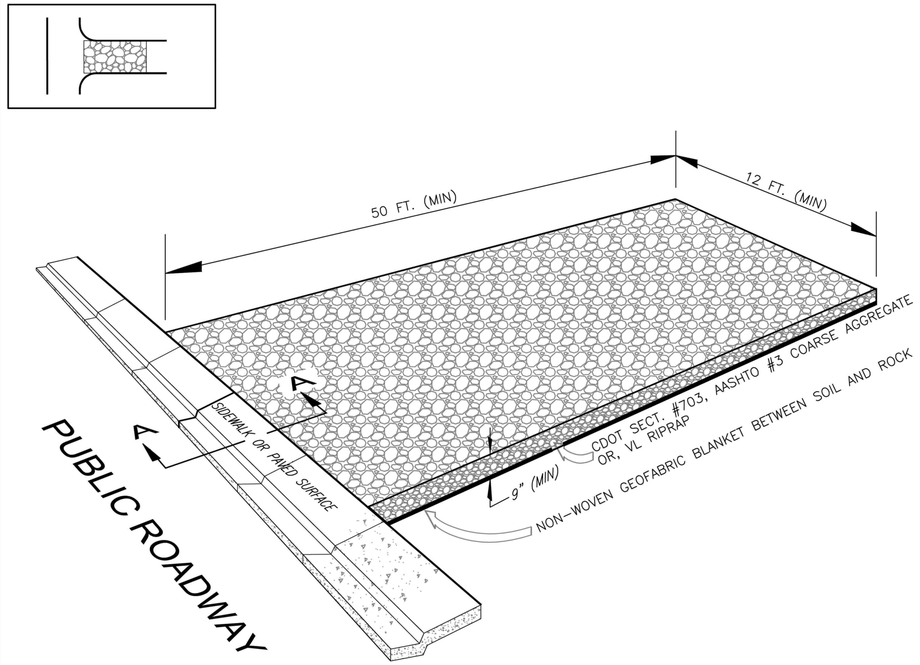
THIS DETAIL (EXCEPT MODIFICATIONS MADE BY THE TOWN OF SUPERIOR) COURTESY OF THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT. N.T.S.

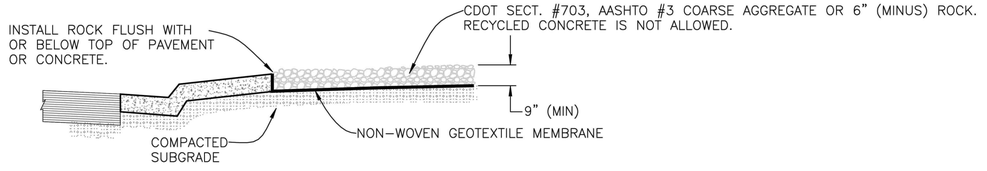
Town of Superior℠ Gateway to Boulder Valley®

ON GRADE INLET PROTECTION ROCK SOCK

DATE: JANUARY 2019 | SHEET 600–15

VTC





SECTION A–A

NOTES:

1. ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.
2. PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT AND DEBRIS AT ALL TIMES.
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY THE TOWN.
4. ALTERNATIVE METHODS SUCH AS REINFORCED CONCRETE OR CATTLE CROSSING GUARD "WASH RACKS", CONSTRUCTION MATS OR TURF REINFORCEMENT MATS WILL BE CONSIDERED WITH PRIOR APPROVAL FROM THE TOWN.

THIS DETAIL (EXCEPT MODIFICATIONS MADE BY THE TOWN OF SUPERIOR) COURTESY OF THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT. N.T.S.

Town of Superior℠ Gateway to Boulder Valley®

VEHICLE TRACKING CONTROL PAD

DATE: JANUARY 2019 | SHEET 600–17

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: 12/1/25

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

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

DRAWING NAME
STANDARD DETAILS.dwg

SHEET NO.
90

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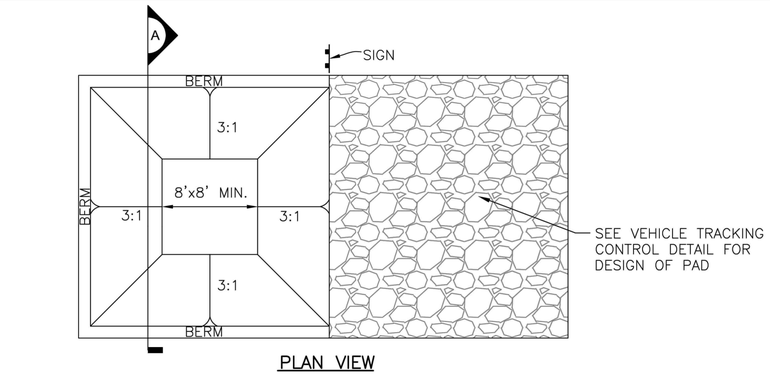
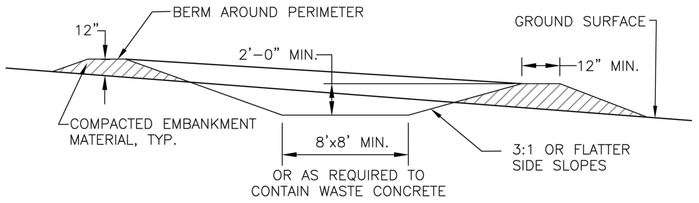
DETAILS.dwg
JAMES.HOFFMAN

CWA



PLAN VIEW



SECTION A

CONCRETE WASHOUT AREA INSTALLATION NOTES:

1. SEE PLAN VIEW FOR LOCATIONS OF CONCRETE WASH AREA.
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATIONS OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

CONCRETE WASHOUT AREA MAINTENANCE NOTES:

1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, DRILL SEED AND CRIMP MULCH OR OTHERWISE STABILIZE IN A MANNER APPROVED BY THE TOWN.
4. INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.
5. PORTABLE ROLL-OFF TYPE OF CONCRETE WASHOUT FACILITIES WILL ALSO BE ALLOWED.

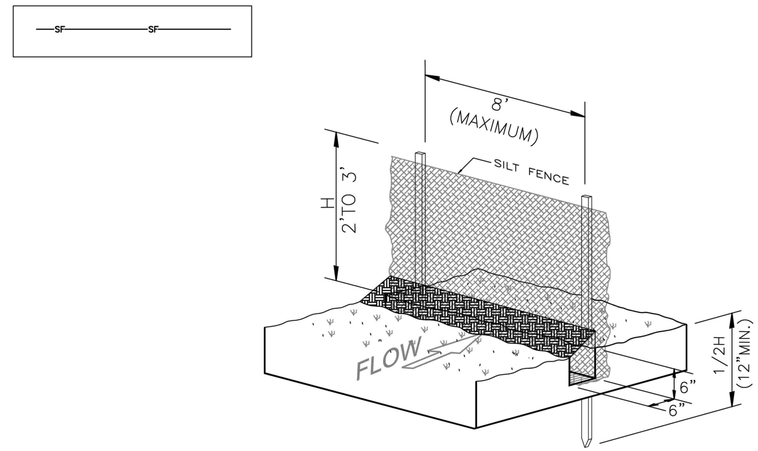
THIS DETAIL (EXCEPT MODIFICATIONS MADE BY THE TOWN OF SUPERIOR) COURTESY OF THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT. N.T.S.

Town of Superior℠
Gateway to Boulder Valley®

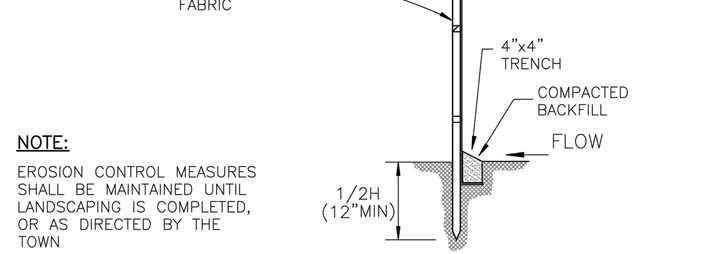
CONCRETE WASHOUT AREA

DATE: JANUARY 2019 | SHEET 600-18

SF



SILT FENCE INSTALLATION



NOTE:

EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY THE TOWN

SECTION

THIS DETAIL (EXCEPT MODIFICATIONS MADE BY THE TOWN OF SUPERIOR) COURTESY OF THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT. N.T.S.

Town of Superior℠
Gateway to Boulder Valley®

SILT FENCE

DATE: JANUARY 2019 | SHEET 600-24

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: 12/1/25

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

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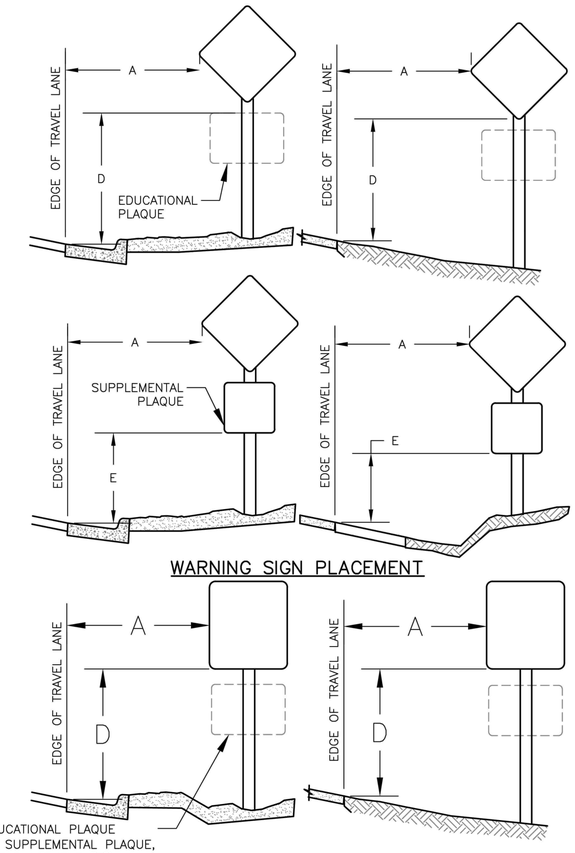
Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
STANDARD DETAILS.dwg

SHEET NO.
91

K:\DEN_PublicSector\296118000_Town of Superior_Rock Creek RAB\CADD\SHEETS\STANDARD DETAILS.dwg TJLEFFMAN



WARNING SIGN PLACEMENT

REGULATORY SIGN PLACEMENT

LATERAL PLACEMENT				
	LOCAL STREETS		COLLECTORS & ARTERIALS	
KEY	MINIMUM	NORMAL	MINIMUM	NORMAL
A	8'–0"	12'–0"	10'–0"	14'–0"

VERTICAL PLACEMENT (MINIMUM)				
	URBAN		RURAL	
KEY	WITH SIDEWALKS	W/O SIDEWALKS	WITH SIDEWALKS	W/O SIDEWALKS
D	7'–0"	7'–0"	N/A	5'–0"
E	7'–0"	6'–0"	N/A	4'–0"

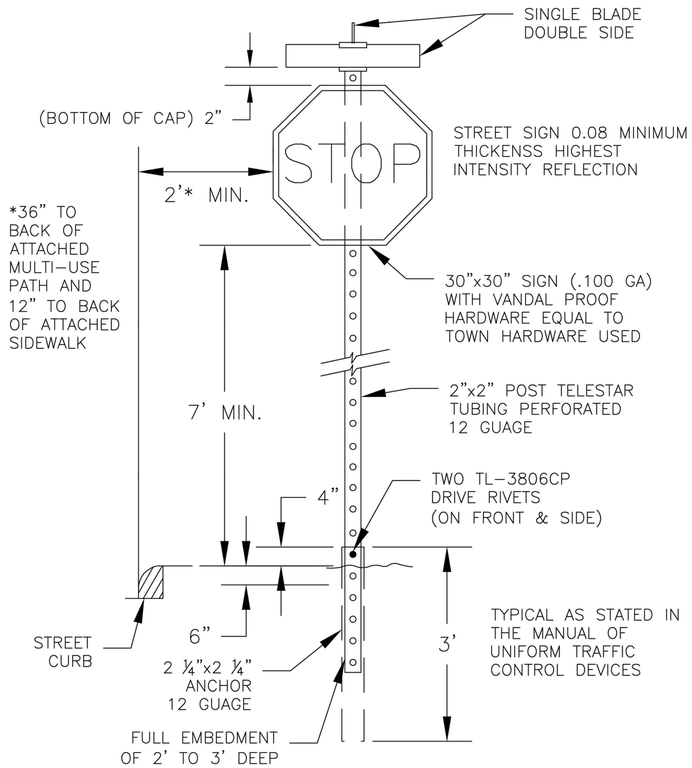
THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS.

N.T.S.

Town of Superior
Gateway to Boulder Valley®

TRAFFIC CONTROL SIGN PLACEMENT

DATE: JANUARY 2019 | SHEET 700–15



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N.T.S.

Town of Superior
Gateway to Boulder Valley®

SIGN INSTALLATION

DATE: JANUARY 2019 | SHEET 700–16

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: 12/1/25

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

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Kimley-Horn and Associates, Inc.

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SHEET NO.
92

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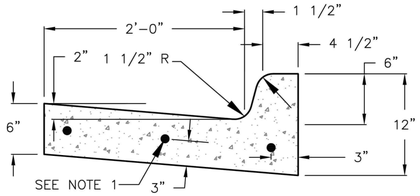
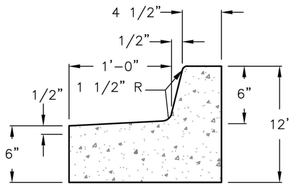
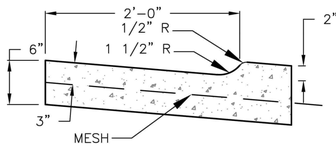


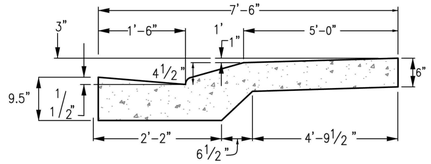
VERTICAL CURB & GUTTER



MEDIAN CURB & GUTTER



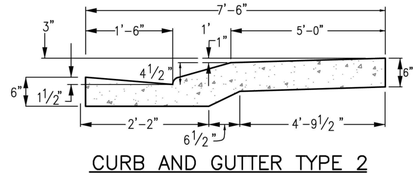
TYPICAL CURB & GUTTER AT DRIVEWAY



CURB AND GUTTER TYPE 2

(SECTION MS)

(USE WITH 9.5' CONCRETE)



CURB AND GUTTER TYPE 2

(SECTION MS)

(4" MOUNTABLE WITH SIDEWALK)

NOTES:

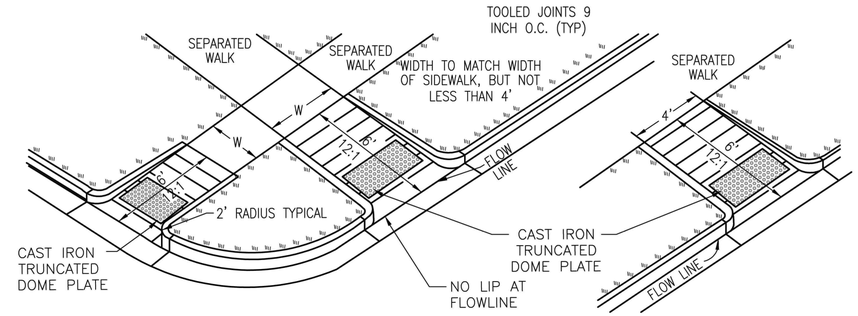
1. NO. 5 EPOXY COATED REBAR SHALL BE USED IN ALL CURB RETURNS WITH 25' OR LARGER RADII. THE REBAR SHALL BE USED FROM BEGINNING TO END OF THE CURB RETURN AND BE FULLY SUPPORTED WITH STEEL CHAIRS.
2. SUBGRADE UNDER CURB, GUTTER AND SIDEWALK TO BE COMPACTED TO 95% AASHTO T-180.
3. ALL ATTACHED SIDEWALK SHALL BE PLACED MONOLITHIC WITH THE CURB AND GUTTER.
4. CONCRETE TO BE CDOT B/D 4,500 PSI STRENGTH
5. REMOVE AND REPLACE SECTIONS OF CURB AND GUTTER/SIDEWALK SHALL BE REMOVED FROM CONTROL JOINT TO CONTROL JOINT. #5 X 24 INCH EPOXY COATED REBAR DOWELS SHALL BE DRILLED AND EPOXIED 12 INCHES INTO EXISTING CONCERT, MINIMUM 3 LOCATIONS

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®

CURB, GUTTER, AND WALK

DATE: JANUARY 2019 | SHEET 800-1



TYPE 1

NOTES:

1. FOR USE IN AREAS WHERE THE SIDEWALK IS SET BACK FROM THE STREET, AND WHEELCHAIR ACCESS FROM THE SIDE OF THE RAMP IS NOT LIKELY TO OCCUR BECAUSE THE APPROACH AREA IS COVERED BY LAWN OR GRAVEL, OR AN OBSTRUCTION IS PRESENT. TYPE 1 CAN USED ANYWHERE IN THE BLOCK.
2. CONCRETE TO BE CDOT CLASS B/D 4,500 PSI.

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Town of Superior™ Gateway to Boulder Valley®

TYPE 1 HANDICAP RAMP

DATE: JANUARY 2019 | SHEET 800-11

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: 12/1/25

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

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

DRAWING NAME
STANDARD DETAILS.dwg

SHEET NO.
93

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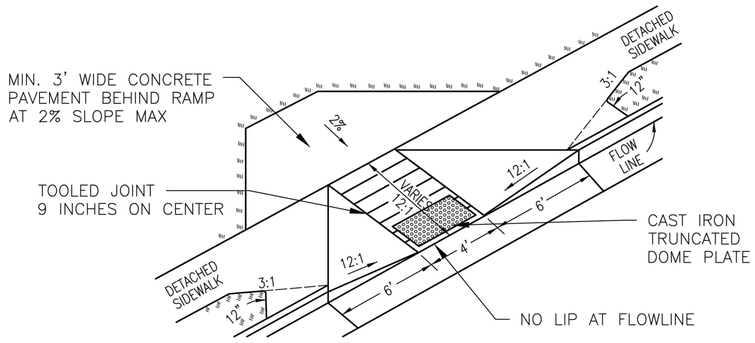

TYPE 3

NOTES:

1. RAMP IS FOR USE WHERE THE SIDEWALK EXTENDS TO THE CURB OR CAN BE EASILY TRANSITIONED TO PERMIT WHEELCHAIR ACCESS TO THE RAMP FROM THE SIDE. TYPE 3 CAN BE USED ANYWHERE IN THE BLOCK, AS WELL AS AT INTERSECTIONS.

2. CONCRETE TO BE CDOT CLASS B/D 4,500 PSI

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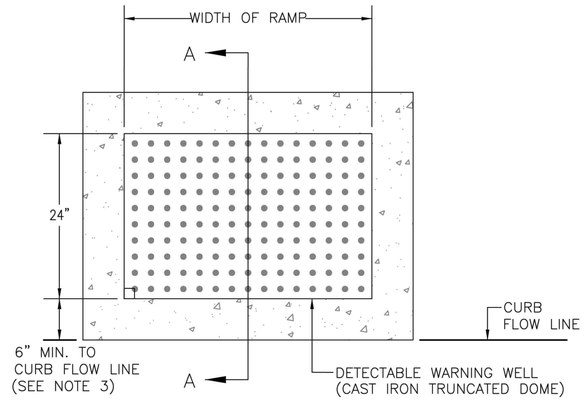
Town of Superior
Gateway to Boulder Valley℠

TYPE 3 HANDICAP RAMP

DATE: JANUARY 2019 | SHEET 800–13



PLAN VIEW OF DETECTABLE WARNING AND WELL

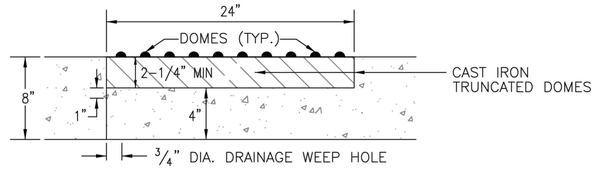
NOTES:

1. THE CAST IRON TRUNCATED DOMES SHALL BE INSTALLED AT SIDEWALK/STREET TRANSITIONS. THEY SHALL BE CAST IRON TRUNCATED DOME SURFACE. THE DOMES SHALL BE PLACED IN A SQUARE GRID.

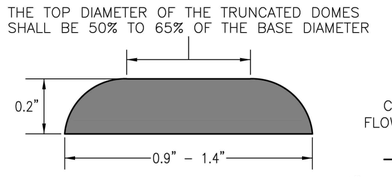
2. THE TOP OF THE DRAINAGE WEEP HOLE SHALL BE LOCATED AT THE LOWEST POINT OF THE CAST IRON TRUNCATED DOMES WELL.

3. ALL CAST IRON TRUNCATED DOME AREAS SHALL START A MINIMUM OF 6 INCHES FROM THE FLOW LINE OF THE CURB AND NOT BE MORE THAN A MAXIMUM OF 8 INCHES FROM ANY POINT ON THE FLOW LINE OF THE CURB. ALL DETECTABLE WARNING AREAS SHALL BE 24 INCHES IN LENGTH AND COVER THE COMPLETE WIDTH OF THE RAMP AREA ONLY. THE DETECTABLE WARNING AREA SHALL BE INCLUDED

4. CONCRETE TO BE CDOT CLASS B/D 4,500 PSI



SECTION A–A



ELEVATION VIEW PLAN VIEW

DOME AND DETECTABLE WARNING DETAILS

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℠

CAST IRON TRUNCATED DOME

DATE: JANUARY 2019 | SHEET 800–14

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: 12/1/25

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

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

DRAWING NAME
STANDARD DETAILS.dwg

SHEET NO.
94

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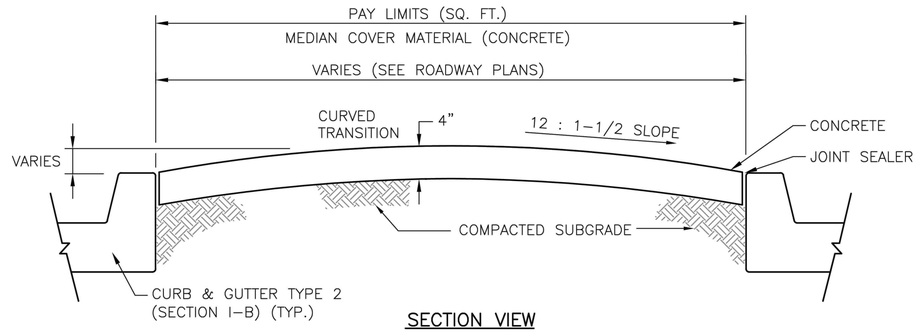
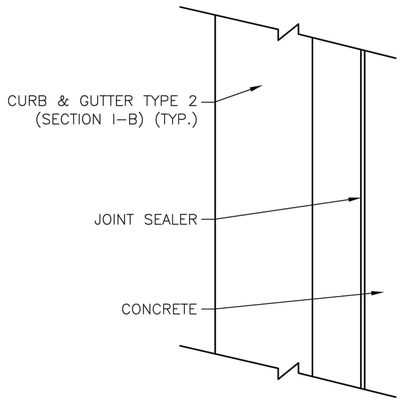


SECTION VIEW

PLACE JOINT SEALER IN JOINT BETWEEN CONCRETE ABUTTING CONCRETE (TYP). JOINT SEALER TO BE PEARL WHITE SIKAFLEX–2C OR APPROVED EQUAL. COST OF JOINT SEALER TO BE INCLUDED IN MEDIAN COVER



CONCRETE – DAVIS "SPANISH GOLD" COLOR FINISH WITH CLEAR CURING COMPOUND. CONTROL JOINT SPACED EVERY 10'. MINIMUM DEPTH 1".

PLAN VIEW

NOTE:

CONCRETE TO BE CDOT CLASS B/D 4,500 PSI

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Town of Superior™
Gateway to Boulder Valley®

MEDIAN MATERIAL COVER (CONCRETE)

DATE: JANUARY 2019 | SHEET 800–21

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
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DATE: 12/1/25

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

DRAWING NAME
STANDARD DETAILS.dwg

SHEET NO.
95

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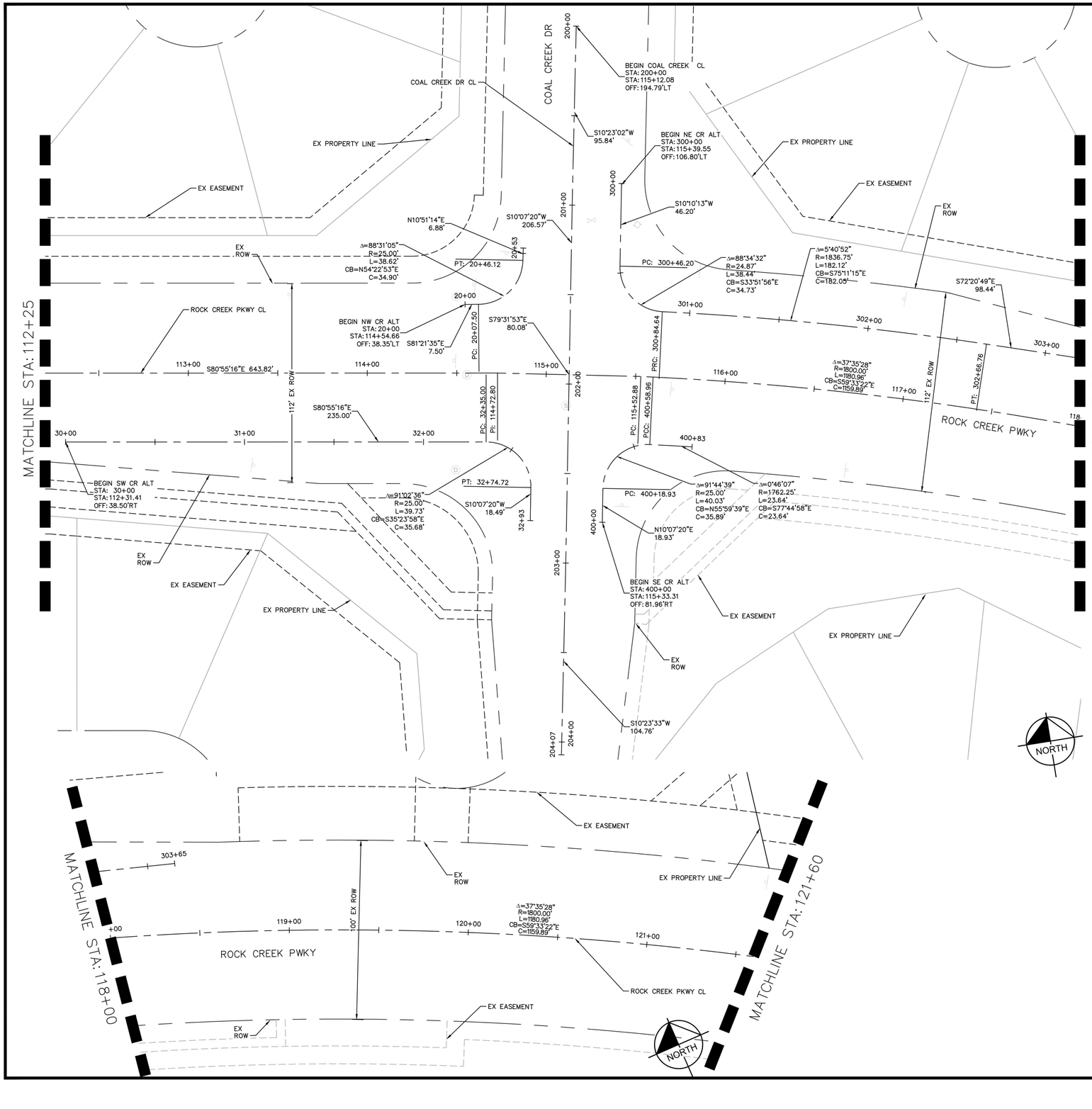

COORDINATE DATUM:

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.

NO.	REVISION	BY	DATE

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11800 RIDGE PARKWAY SUITE 200
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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.
A1

GRAPHIC SCALE IN FEET
0 15 30 60

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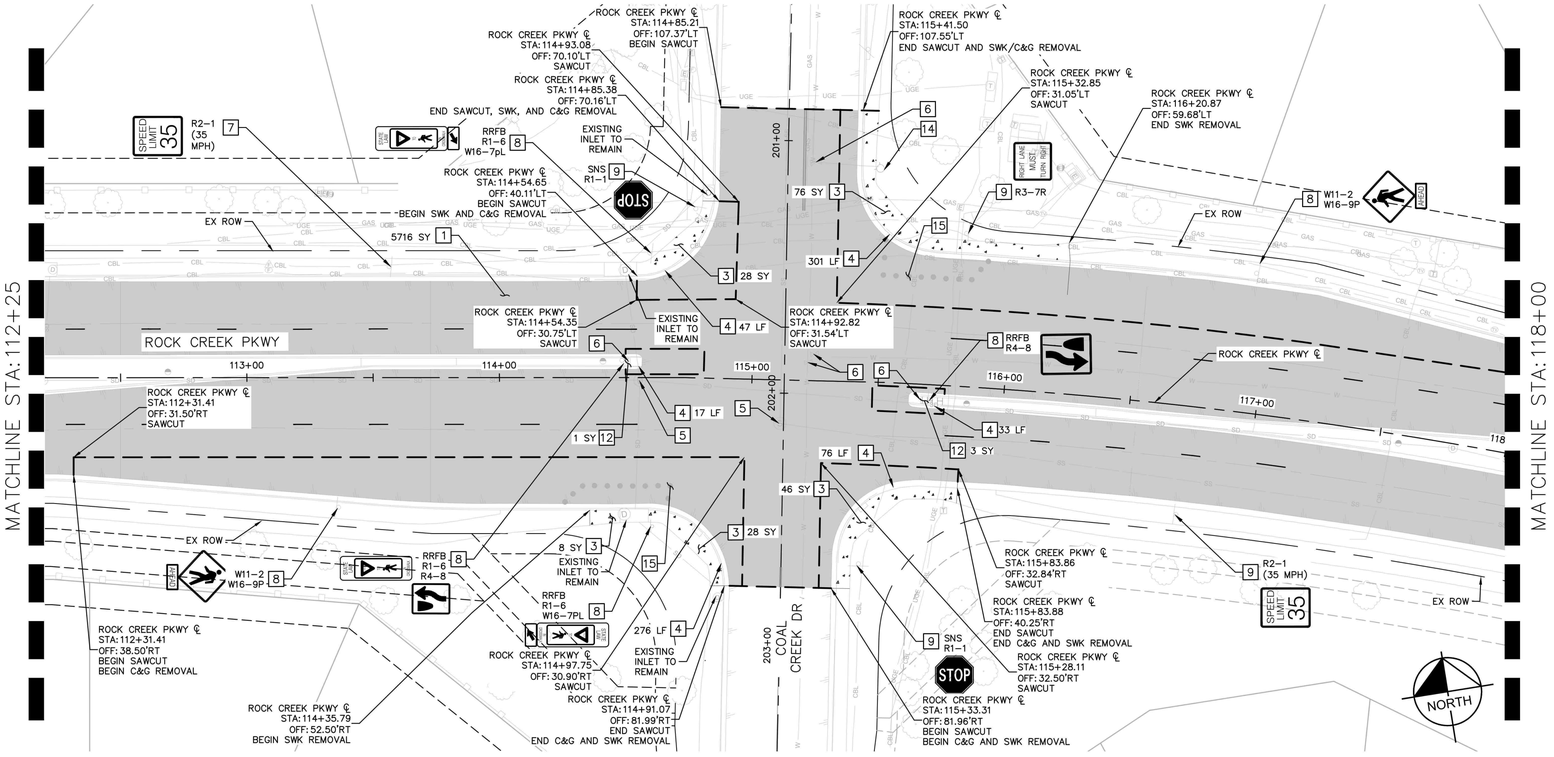

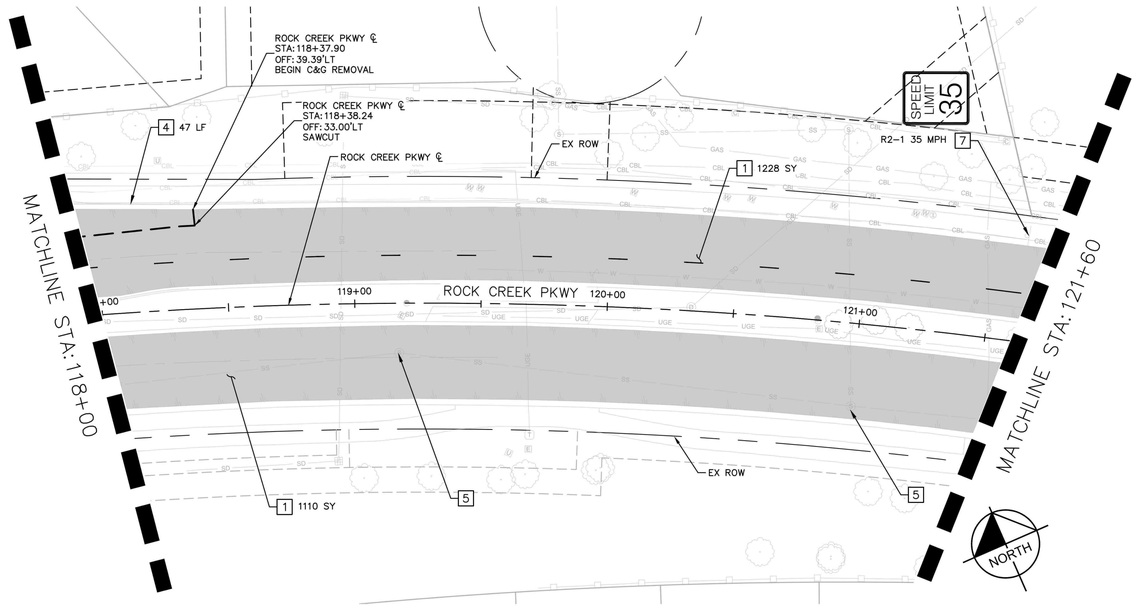

REMOVAL CONSTRUCTION NOTES

1. REMOVAL OF FULL DEPTH ASPHALT
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 55–57 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. RESET MEDIAN LANDSCAPE ROCK (SY)
14. RESET FIRE HYDRANT (SEE NOTE 5)
15. REMOVAL FLEX POSTS
16. REMOVE INLET (SEE SHEET 53 FOR ADDITIONAL DETAILS)
17. PROTECT EXISTING STREET LIGHT IN PLACE
18. ADJUST PULL BOX TO GRADE
19. REMOVAL OF PIPE
20. RESET STREET LIGHT ON NEW FOUNDATION
21. REMOVE EXISTING VALVE BOX (SEE NOTE 9)

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 33–39) 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.
8. ANY CURB AND SIDEWALK REPAIR SHALL BE COORDINATED BY THE TOWN IN THE FIELD DURING CONSTRUCTION.
9. EXISTING VALVE BOX TO BE REMOVED DOWN TO EXISTING PIPE (~15' DOWN). SEE SHEET 34 FOR ADDITIONAL DETAILS
10. SAWCUT LIMITS SHOWN FOR REFERENCE ONLY, AND TO DELINEATED AREAS WHERE CURB WILL BE REMOVED OUTSIDE IN ADDITION TO PAVEMENT. SEE PAVING PLAN/ROADWAY PLAN AND PROFILE FOR MORE DETAILS.
11. FOR MEDIAN IMPROVEMENTS, SEE GRADING DETAILS SHEET A10 AND A11 FOR STATION/OFFSET CONTROL.

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: 12/1/25

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

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SHEET NO.
A2

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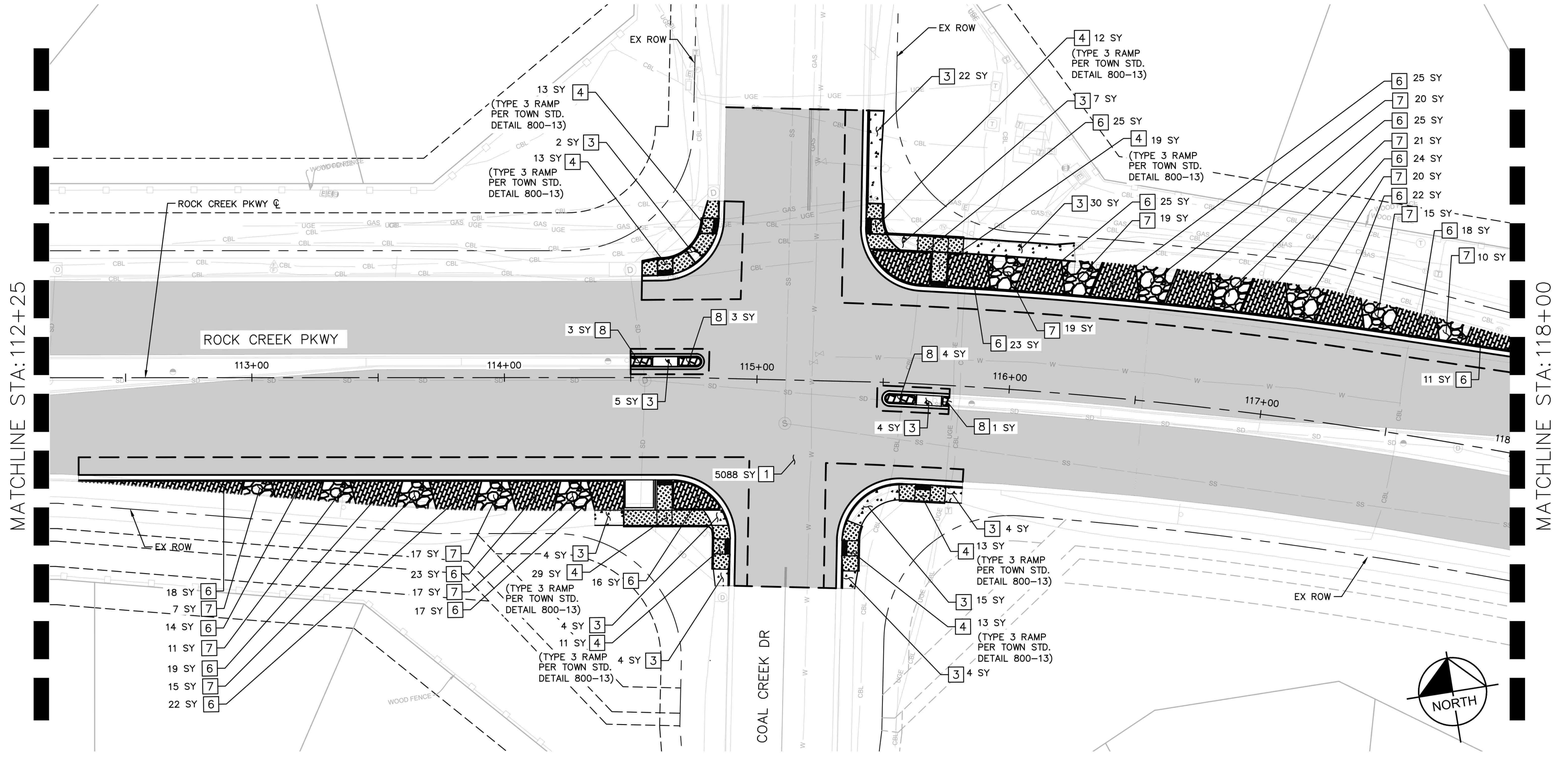
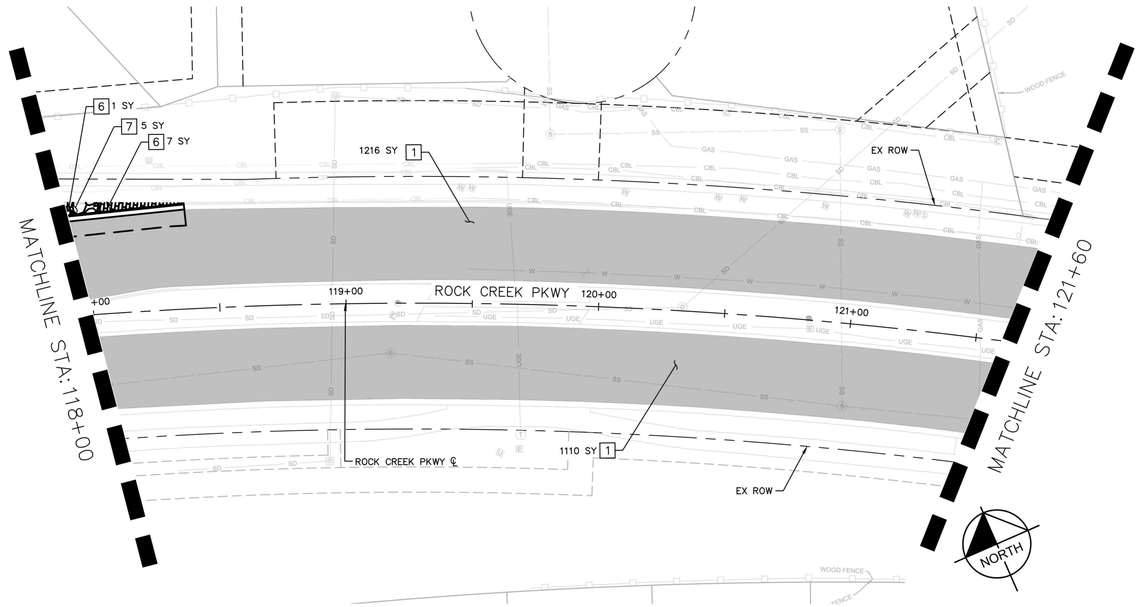




PAVING CONSTRUCTION NOTES

1. FULL DEPTH ASPHALT (TON)
2. ASPHALT OVERLAY (2") (TON)
3. CONCRETE SIDEWALK (SF)
4. CONCRETE CURB RAMP (EACH) (SEE NOTE 1)
5. XERISCAPE LANDSCAPING (SY) (SEE SHEET 34 FOR ADD'L DETAILS)
6. STAMPED FACED CONCRETE (SY) (SEE NOTE 2)
7. ROCK MULCH (SY) (SEE NOTE 2)
8. CONCRETE MEDIAN COVER (SY) (PER TOWN STD. DETAIL 800-21)
9. RESET LANDSCAPE ROCK (PROPOSED LOCATION) (SY)

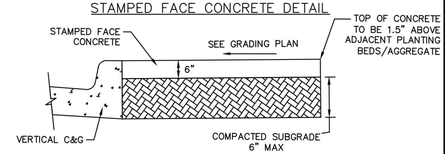
NOTES

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. STAMPED FACED CONCRETE SHALL BE CONSTRUCTED IN 10' X 20' TRAPEZOIDS (CONTRACTOR TO CONFIRM WITH TOWN IN THE FIELD).
3. CONTRACTOR SHALL ADJUST ANY IRRIGATION HEADS AND LINES IMPACTED BY THE WORK. THIS WORK SHALL BE PAID FOR UNDER ADJUST EXISTING IRRIGATION.
4. ASPHALT JOINTS SHALL BE LOCATED UNDER CENTER LINE OF STRIPING

LEGEND

- ASPHALT OVERLAY (2")
- FULL DEPTH ASPHALT
- CONCRETE SIDEWALK
- CONCRETE MEDIAN COVER
- CONCRETE CURB RAMP
- XERISCAPED LANDSCAPED AREA
- ROCK MULCH
- STAMPED FACE CONCRETE
- ROCK MULCH (RESET)

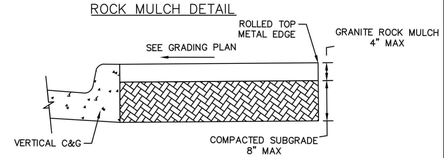
STAMPED FACE CONCRETE DETAIL



NOTES

1. CONCRETE COLOR SHALL BE FEDERAL STANDARD 11136 (INSIGNIA RED) PER ASTM-STD-595.
2. CONCRETE SHALL BE CDOT CLASS B/D 4,500 PSI.
3. CONCRETE SHALL BE STAMPED FINISHED WITH FLAGSTONE PATTERN TM-700S-PRO (OR APPROVED EQUAL).

ROCK MULCH DETAIL



NOTES

1. ROCK MULCH SHALL BE COLORADO ROSE GRAVEL MULCH.
2. WEED BARRIER SHALL BE PLACED BELOW ALL ROCK MULCH, AND SHALL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT INCLUDED IN THE WORK.
3. ROLLED TOP METAL EDGING SHALL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.

GRAPHIC SCALE IN FEET
0 15 30 60

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

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SHEET NO.
A3

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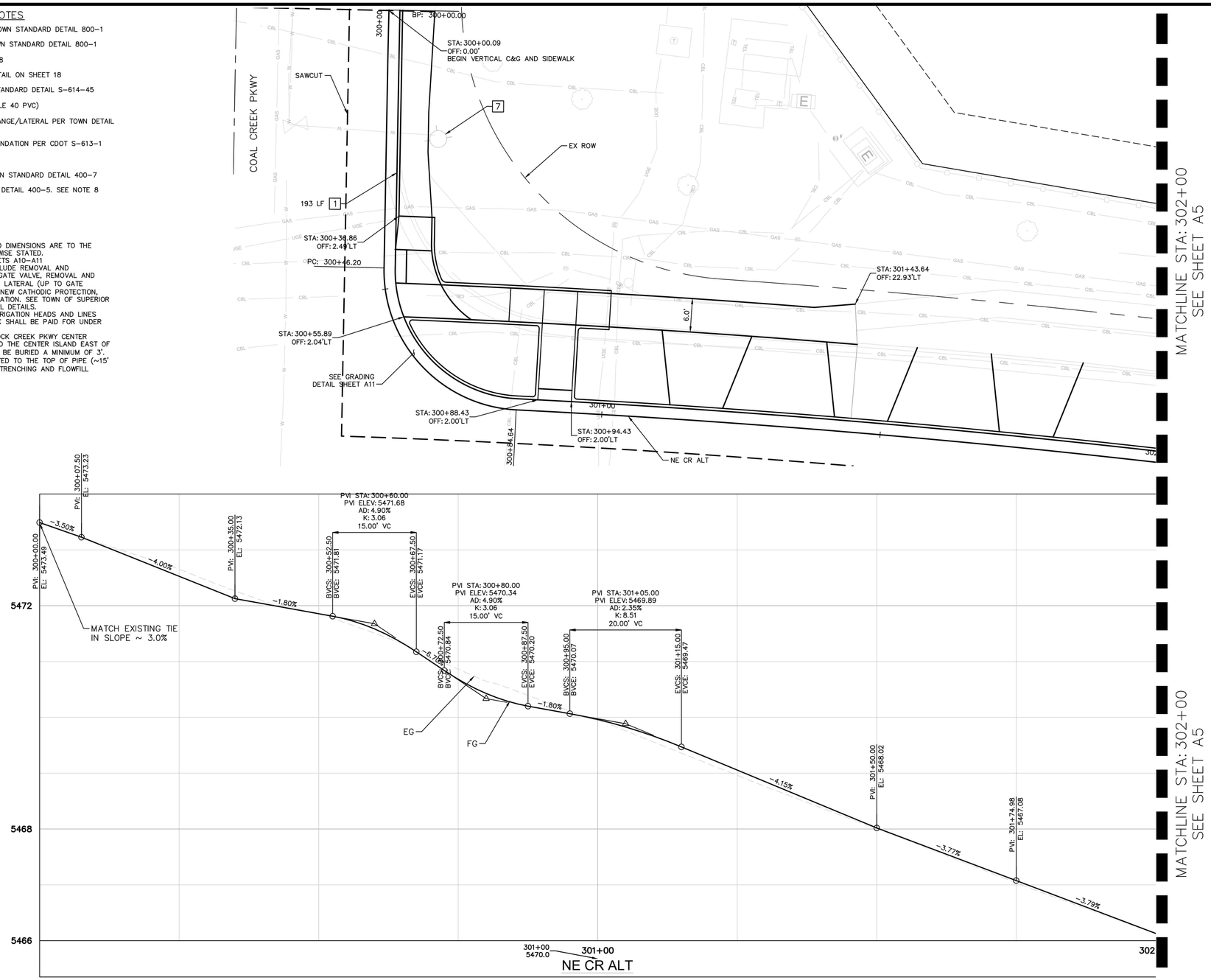
ROADWAY CONSTRUCTION NOTES

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 18
4. CONCRETE TRUCK APRON PER DETAIL ON SHEET 18
5. PUSH BUTTON POST PER CDOT STANDARD DETAIL S-614-45
6. 2" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)
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. IRRIGATION PULL BOX (15"X22")
10. 2'X2' CONCRETE COLLAR PER TOWN STANDARD DETAIL 400-7
11. VALVE BOX PER TOWN STANDARD DETAIL 400-5. SEE NOTE 8

NOTES

1. ALL STATION/OFFSET CALLOUTS AND DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE STATED.
2. FOR CURB RAMP DETAILS, SEE SHEETS A10-A11
3. 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.
4. CONTRACTOR SHALL ADJUST ANY IRRIGATION HEADS AND LINES IMPACTED BY THE WORK. THIS WORK SHALL BE PAID FOR UNDER ADJUST EXISTING IRRIGATION.
5. CONDUIT SHALL SPAN FROM THE ROCK CREEK PKWY CENTER ISLAND WEST OF COAL CREEK DR TO THE CENTER ISLAND EAST OF COAL CREEK DRIVE. CONDUIT SHALL BE BURIED A MINIMUM OF 3'.
6. VALVE BOX SHALL BE RECONSTRUCTED TO THE TOP OF PIPE (~15' BELOW). WORK SHALL INCLUDE ALL TRENCHING AND FLOWFILL CONCRETE TO BACKFILL.



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

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SHEET NO.
A4

NORTH

VERTICAL 2 1 0.5 0

GRAPHIC SCALE IN FEET
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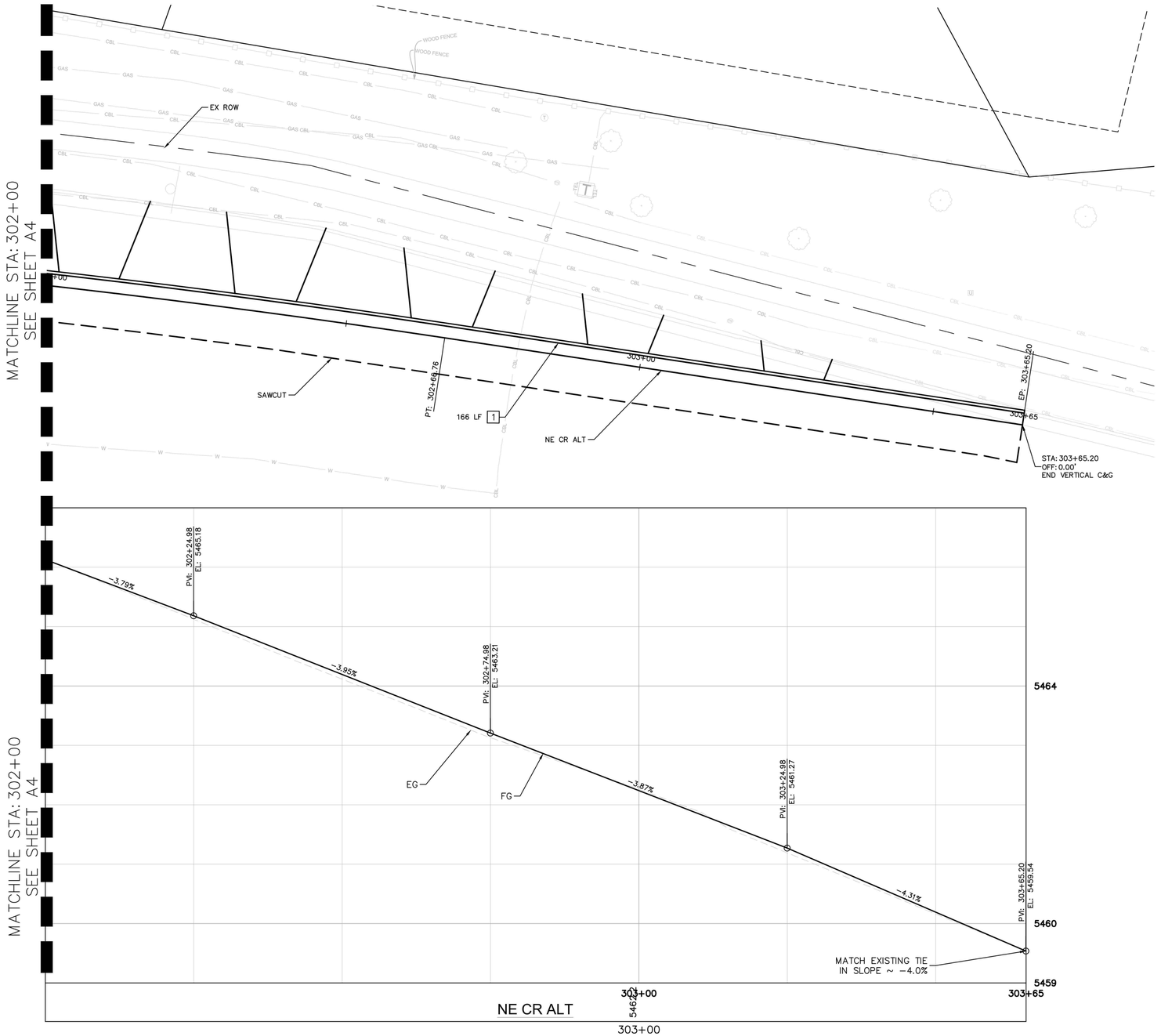

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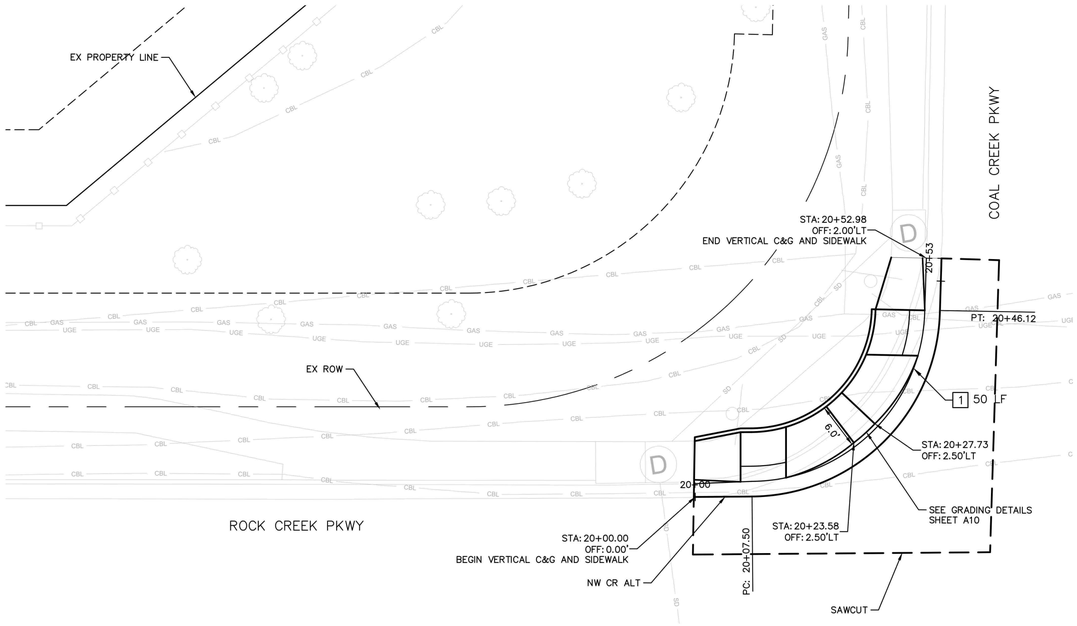

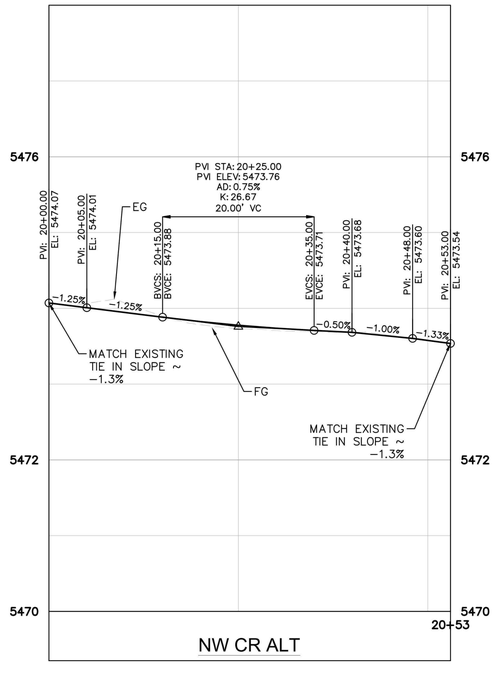

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11800 RIDGE PARKWAY SUITE 200
BROOMFIELD, COLORADO 80021 (720) 464-2514

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TOWN OF SUPERIOR
ROCK CREEK PARKWAY IMPROVEMENTS - 100% DESIGN

ROADWAY PLAN AND PROFILE

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SHEET NO.
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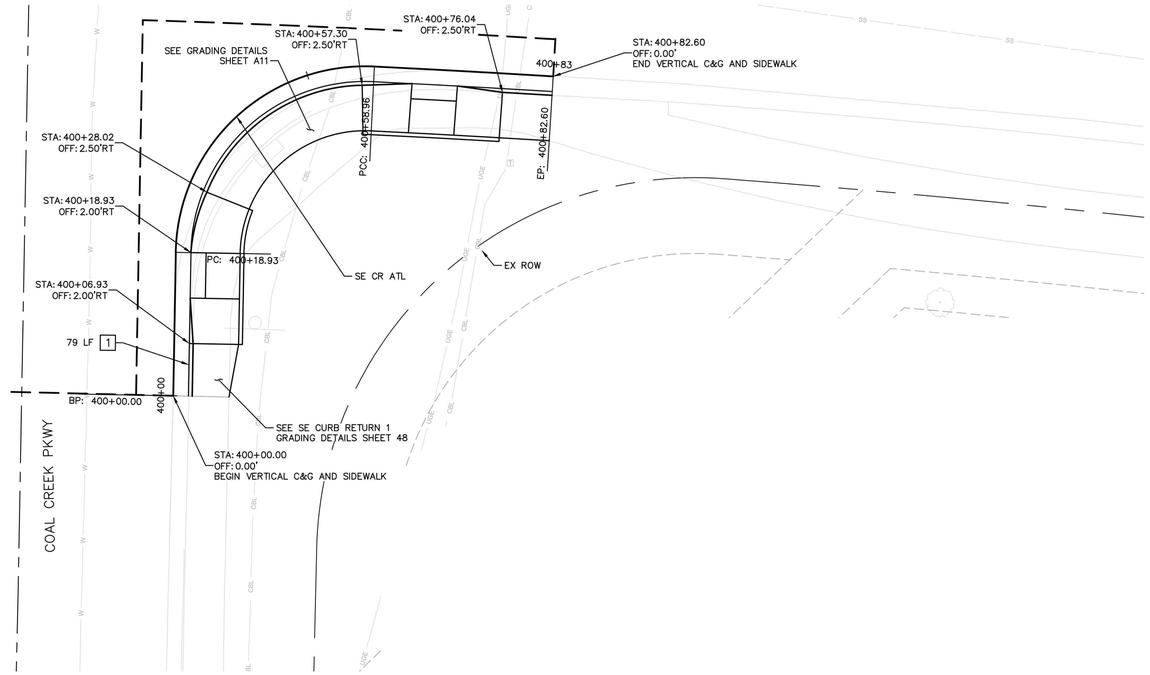

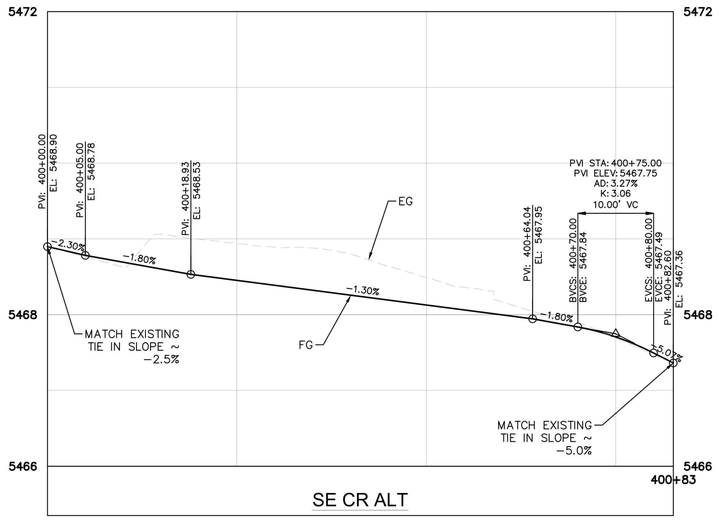

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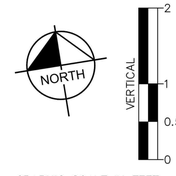

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ROADWAY PLAN AND PROFILE

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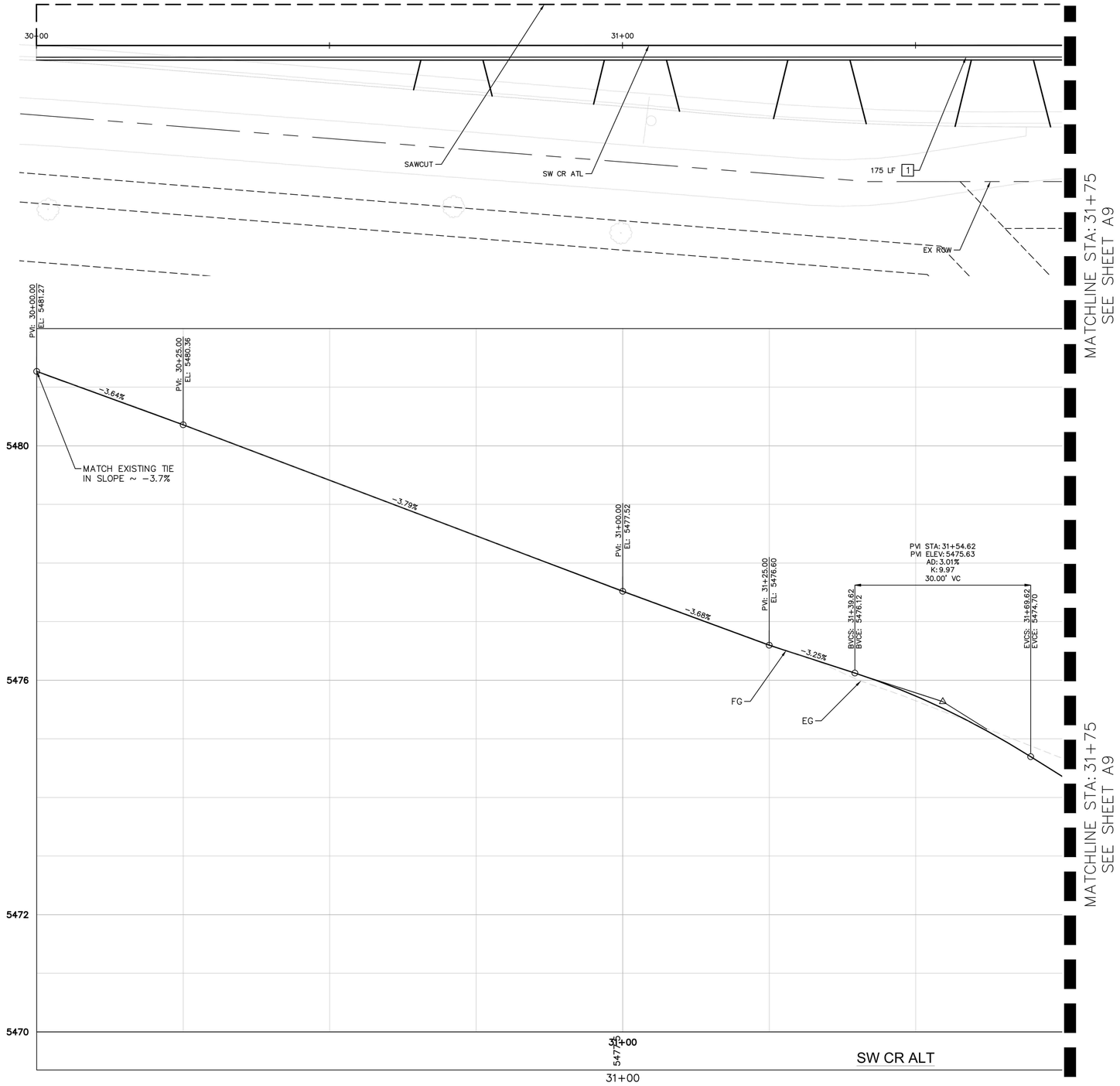

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NORTH

VERTICAL 2 1 0.5 0

GRAPHIC SCALE IN FEET
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HORIZONTAL

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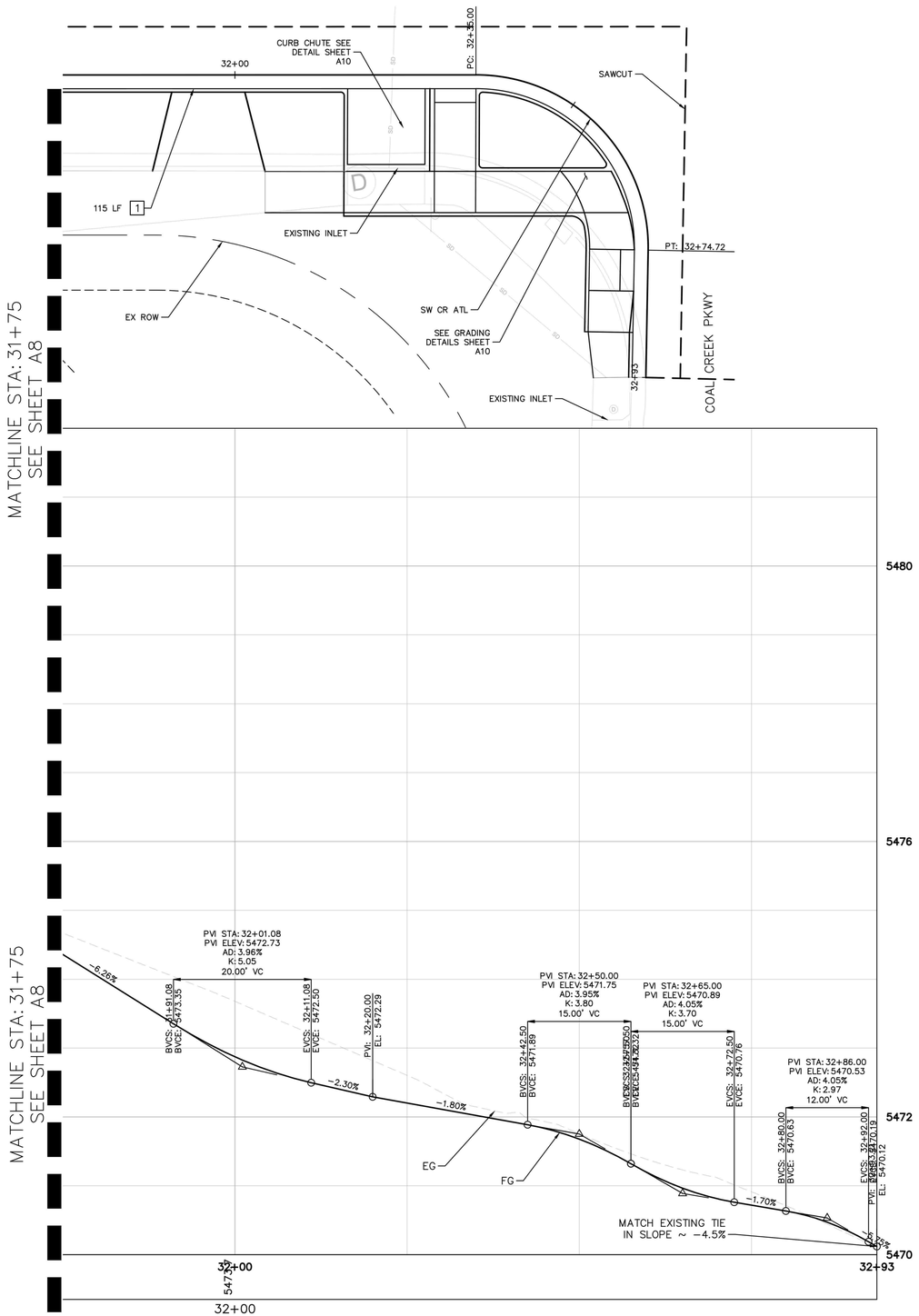

ROADWAY CONSTRUCTION NOTES

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 18
4. CONCRETE TRUCK APRON PER DETAIL ON SHEET 18
5. PUSH BUTTON POST PER CDOT STANDARD DETAIL S-614-45
6. 2" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)
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. IRRIGATION PULL BOX (15"X22")
10. 2'X2' CONCRETE COLLAR PER TOWN STANDARD DETAIL 400-7
11. VALVE BOX PER TOWN STANDARD DETAIL 400-5. SEE NOTE 8

NOTES

1. ALL STATION/OFFSET CALLOUTS AND DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE STATED.
2. FOR CURB RAMP DETAILS, SEE SHEETS A10-A11
3. 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.
4. CONTRACTOR SHALL ADJUST ANY IRRIGATION HEADS AND LINES IMPACTED BY THE WORK. THIS WORK SHALL BE PAID FOR UNDER ADJUST EXISTING IRRIGATION.
5. CONDUIT SHALL SPAN FROM THE ROCK CREEK PKWY CENTER ISLAND WEST OF COAL CREEK DR TO THE CENTER ISLAND EAST OF COAL CREEK DRIVE. CONDUIT SHALL BE BURIED A MINIMUM OF 3'.
6. VALVE BOX SHALL BE RECONSTRUCTED TO THE TOP OF PIPE (~15' BELOW). WORK SHALL INCLUDE ALL TRENCHING AND FLOWFILL CONCRETE TO BACKFILL.

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: 12/1/25

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

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

NORTH

VERTICAL 2 1 0.5 0

GRAPHIC SCALE IN FEET
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HORIZONTAL

DRAWING NAME
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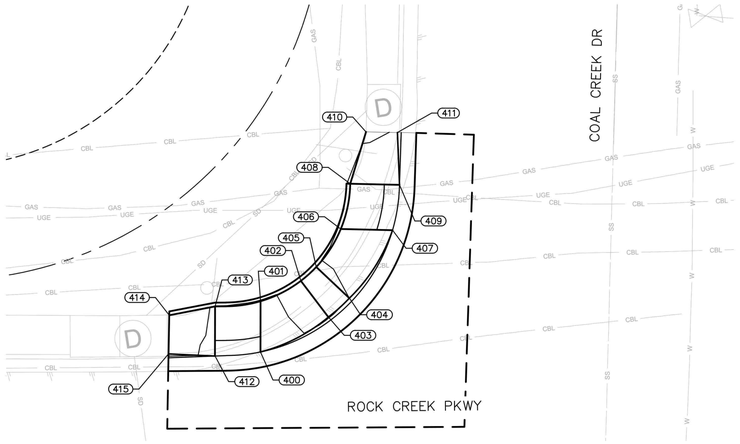
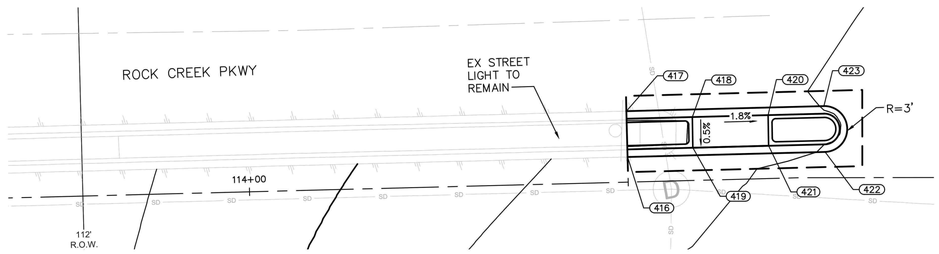
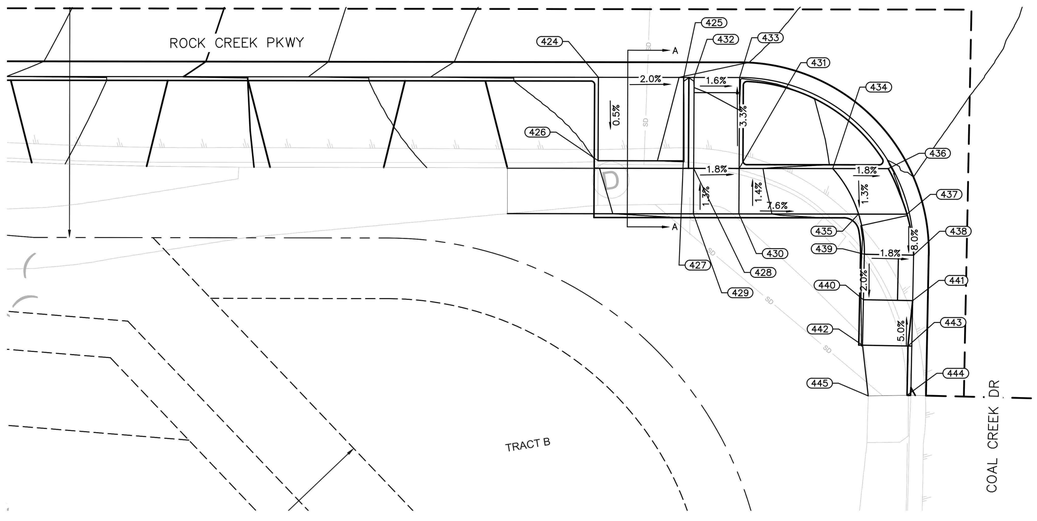


NW CURB RAMP



WEST SPLITTER



SW CURB RAMP

ROADWAY CONSTRUCTION NOTES

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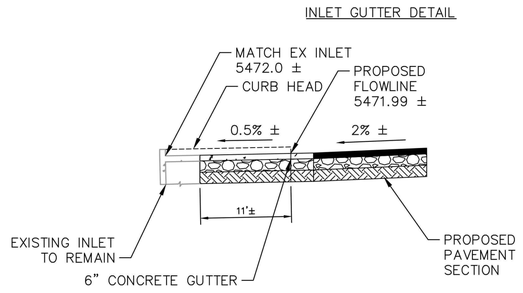
2. MEDIAN CURB & GUTTER PER TOWN STANDARD DETAIL 800–1
3. 2" CURB PER DETAIL ON SHEET 18
4. CONCRETE TRUCK APRON PER DETAIL ON SHEET 18
5. PUSH BUTTON POST PER CDOT STANDARD DETAIL S–614–45
6. 2" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)
7. RESET FIRE HYDRANT ON NEW FLANGE/LATERAL PER TOWN DETAIL 400–17 (NOT A PAY ITEM)
8. RESET STREET LIGHT ON NEW FOUNDATION PER CDOT S–613–1
9. IRRIGATION PULL BOX (15"X22")
10. 4" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)

NOTES

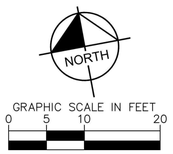
1. ALL STATION/OFFSET CALLOUTS ARE FROM THE ROCK CREEK PKWY CL ALIGNMENT.
2. SEE ROADWAY PLAN & PROFILE SHEETS A4–A9 FOR ADDITIONAL GRADING DETAILS.
3. MAXIMUM DAYLIGHT BEHIND SIDEWALKS IS 3:1
4. CURBS ADJACENT TO RAMPS WILL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT WILL BE INCLUDED IN THE WORK OF THE RAMP.
5. RAMPS SHOULD BE CONSTRUCTED PER TOWN STANDARD DETAILS 800–11 & 800–13.
6. MATCH EXISTING (ME) ELEVATIONS ARE FOR REFERENCE ONLY, CONTRACTOR TO VERIFY IN FIELD PRIOR TO CONSTRUCTION.

INLET GUTTER DETAIL



SECTION A–A

WEST COAL CREEK CR				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
400	114+66.64	–40.884	5473.75	Null Structure
401	114+66.64	–47.580	5473.85	Null Structure
402	114+71.97	–50.278	5474.24	Null Structure
403	114+74.50	–45.559	5474.15	Null Structure
404	114+77.21	–48.126	5474.00	Null Structure
405	114+72.80	–52.125	5474.09	Null Structure
406	114+75.84	–57.220	5473.62	Null Structure
407	114+82.67	–57.240	5473.52	Null Structure
408	114+76.93	–63.223	5473.55	Null Structure
409	114+83.43	–63.243	5473.46	Null Structure
410	114+78.84	–70.116	5474.13	Null Structure
411	114+82.98	–70.141	5473.95	Null Structure
412	114+60.64	–40.346	5473.83	Null Structure
413	114+60.64	–46.894	5473.93	Null Structure
414	114+54.61	–45.721	5474.54	Null Structure
415	114+54.51	–40.613	???	Null Structure
416	114+50.00	–3.320	5473.61	Null Structure
417	114+50.00	–9.370	5473.81	Null Structure
418	114+58.68	–8.366	5473.49	Null Structure
419	114+58.64	–4.316	5473.47	Null Structure
420	114+68.68	–8.370	5473.31	Null Structure
421	114+68.64	–4.320	5473.29	Null Structure
422	114+75.98	–3.398	5472.96	Null Structure
423	114+75.84	–9.447	5472.98	Null Structure
424	114+47.78	40.500	5472.21	Null Structure
425	114+59.03	40.502	5471.99	Null Structure
426	114+47.74	51.500	5472.15	Null Structure
427	114+58.99	51.500	5471.93	Null Structure
428	114+60.37	52.500	5472.36	Null Structure
429	114+60.35	58.500	5472.44	Null Structure
430	114+66.35	58.500	5472.33	Null Structure
431	114+66.37	52.500	5472.25	Null Structure
432	114+60.41	40.500	5471.96	Null Structure
433	114+66.41	40.500	5471.86	Null Structure
434	114+79.98	52.341	5471.26	Null Structure
435	114+83.55	58.256	5471.13	Null Structure
436	114+87.30	52.164	5471.13	Null Structure
437	114+89.93	58.102	5471.02	Null Structure
438	114+90.95	63.484	5470.55	Null Structure
439	114+84.45	63.537	5470.68	Null Structure
440	114+84.49	69.536	5470.57	Null Structure
441	114+90.99	69.484	5470.45	Null Structure
442	114+84.52	75.536	5470.85	Null Structure
443	114+90.52	75.488	5470.76	Null Structure
444	114+90.56	81.990	5470.44	Null Structure
445	114+85.44	82.206	5470.70	Null Structure



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DRAWING NAME
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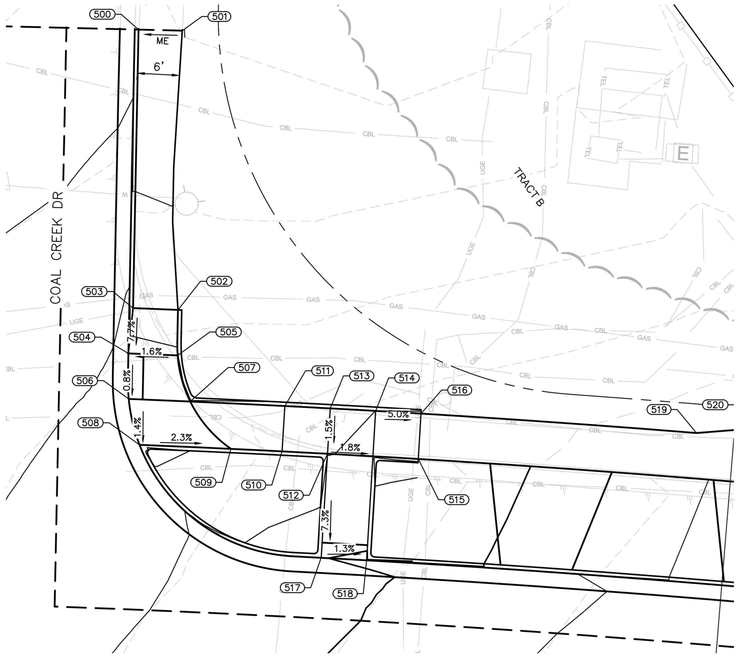
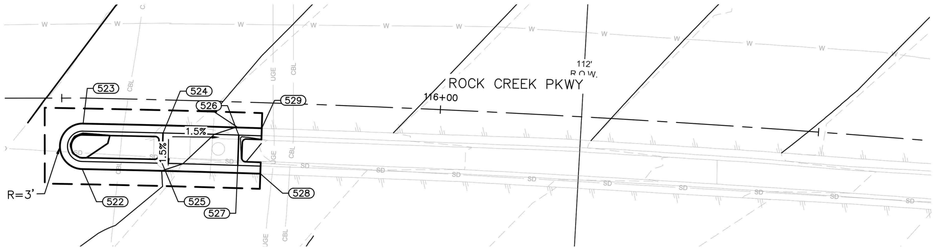
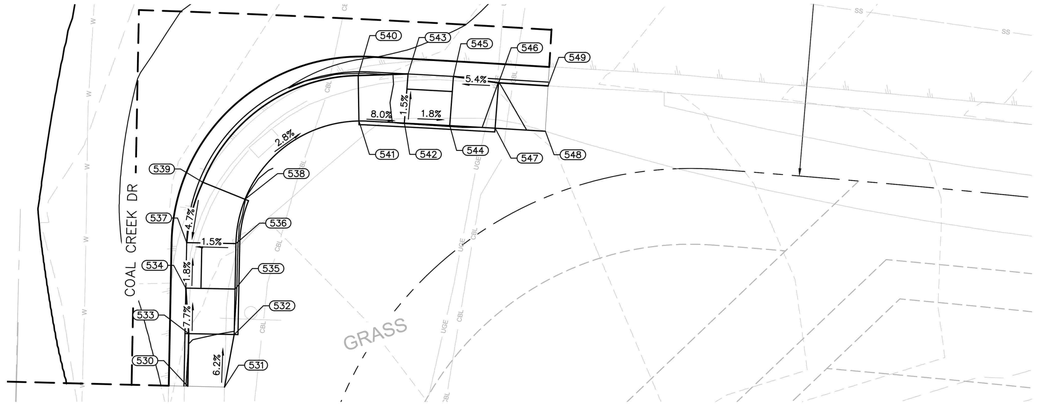


NE CURB RAMP



EAST SPLITTER



SE CURB RAMP

EAST COAL CREEK CR				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
500	115+41.97	−107.452	5473.82	Null Structure
501	115+47.74	−107.461	5473.90	Null Structure
502	115+48.11	−70.603	5472.38	Null Structure
503	115+42.19	−70.696	5472.29	Null Structure
504	115+41.73	−64.702	5471.82	Null Structure
505	115+48.22	−64.600	5471.92	Null Structure
506	115+41.92	−58.698	5471.76	Null Structure
507	115+50.03	−58.567	5471.88	Null Structure
508	115+43.50	−52.675	5471.71	Null Structure
509	115+54.45	−52.500	5471.38	Null Structure
510	115+61.02	−52.500	5471.19	Null Structure
511	115+61.07	−58.500	5471.36	Null Structure
512	115+66.85	−52.500	5471.02	Null Structure
513	115+66.89	−58.500	5471.11	Null Structure
514	115+72.70	−58.500	5471.00	Null Structure
515	115+78.51	−52.500	5470.63	Null Structure
516	115+78.51	−58.500	5470.70	Null Structure
517	115+66.76	−38.750	5470.02	Null Structure
518	115+72.64	−38.750	5469.91	Null Structure
519	116+13.81	−58.500	???	Null Structure
520	116+20.87	−59.676	???	Null Structure
521	116+21.79	−52.500	5468.74	Null Structure
522	115+52.69	9.368	5469.48	Null Structure
523	115+52.81	3.369	5469.68	Null Structure
524	115+63.48	4.370	5469.10	Null Structure
525	115+63.45	8.370	5469.04	Null Structure
526	115+73.51	4.368	5468.95	Null Structure
527	115+73.50	8.391	5468.89	Null Structure
528	115+76.52	9.370	5468.56	Null Structure
529	115+76.52	3.370	5468.66	Null Structure
530	115+35.81	81.949	5469.23	Null Structure
531	115+40.67	81.953	5469.45	Null Structure
532	115+41.77	74.985	5469.03	Null Structure
533	115+35.77	75.021	5468.94	Null Structure
534	115+35.23	69.024	5468.47	Null Structure
535	115+41.73	68.985	5468.57	Null Structure
536	115+41.70	62.985	5468.46	Null Structure
537	115+35.20	63.024	5468.37	Null Structure
538	115+42.74	57.110	5468.93	Null Structure
539	115+37.12	55.010	5468.75	Null Structure
540	115+58.20	40.299	5468.29	Null Structure
541	115+58.61	46.286	5468.38	Null Structure
542	115+64.76	46.250	5467.88	Null Structure
543	115+64.92	39.750	5467.78	Null Structure
544	115+70.92	46.250	5467.77	Null Structure
545	115+71.05	39.750	5467.67	Null Structure
546	115+77.18	40.250	5468.00	Null Structure
547	115+77.08	46.250	5468.09	Null Structure
548	115+83.90	46.250	5467.95	Null Structure
549	115+83.88	40.250	5467.69	Null Structure

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 18
4. CONCRETE TRUCK APRON PER DETAIL ON SHEET 18
5. PUSH BUTTON POST PER CDOT STANDARD DETAIL S-614-45
6. 2" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)
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
9. IRRIGATION PULL BOX (15"X22")
10. 4" CONDUIT (TRENCHED) (SCHEDULE 40 PVC)

NOTES

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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.
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NORTH

GRAPHIC SCALE IN FEET
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NO.	REVISION	BY	DATE

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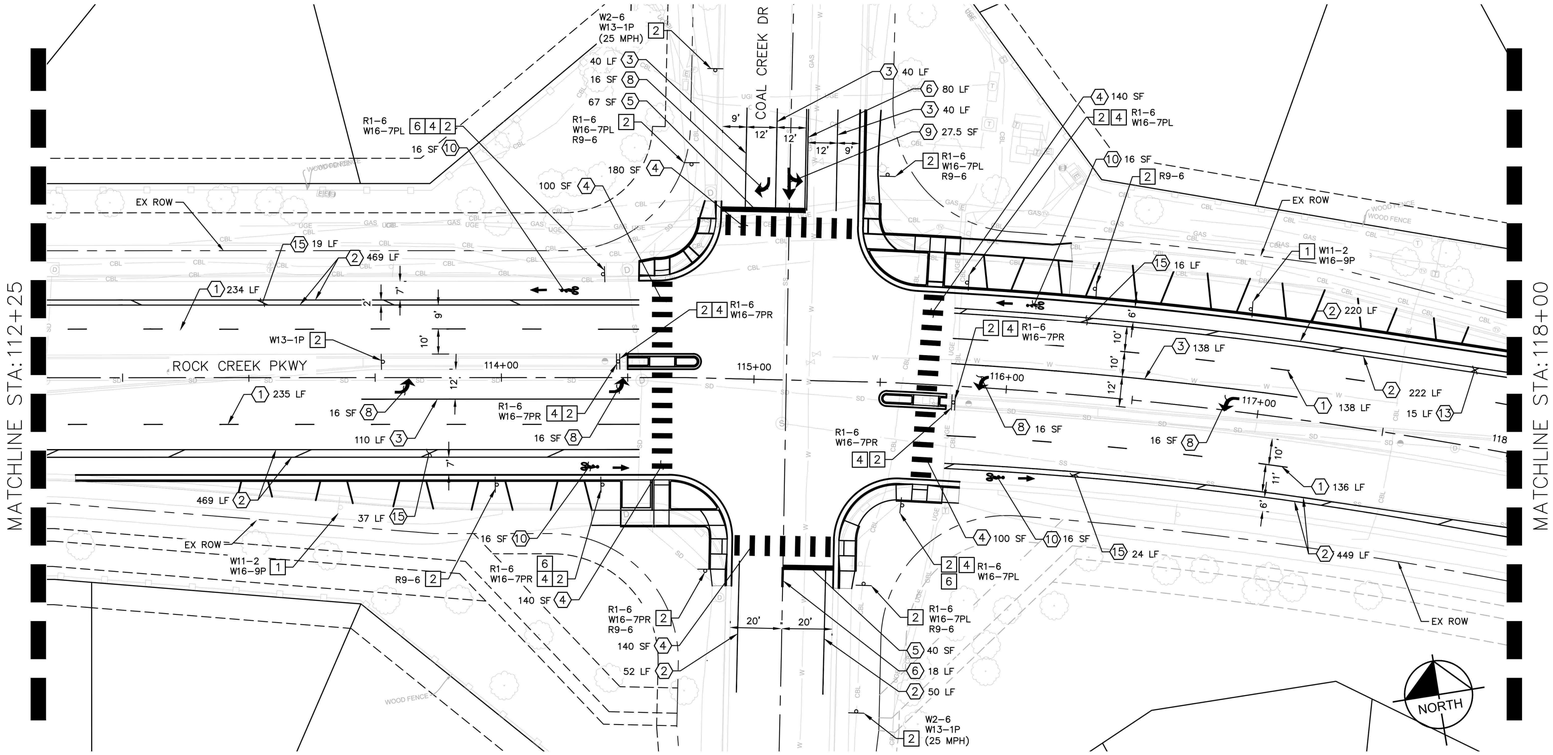


SIGN NOTES

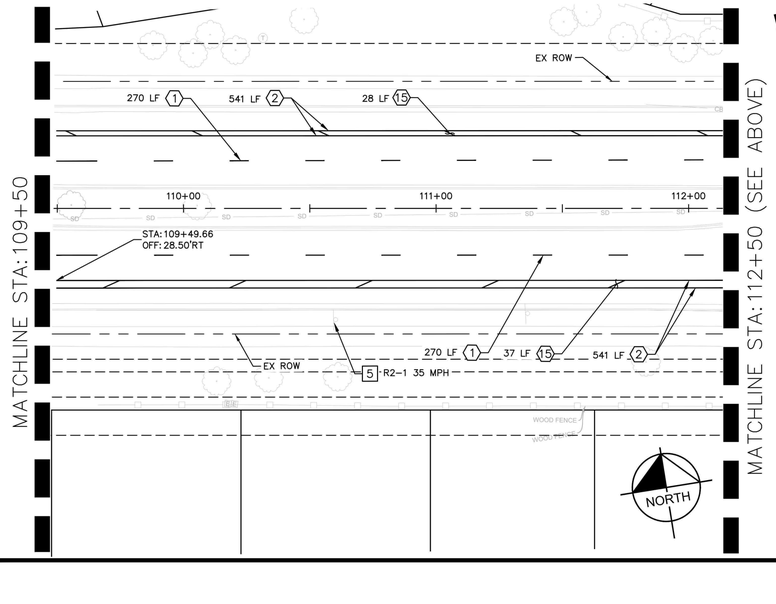
1	RESET EX SIGN ON NEW POST
2	PROPOSED SIGN AND POST (PER TOWN STANDARD 700-16) (SF)
3	PROPOSED SIGN ON EXISTING POST
4	INSTALL RECTANGULAR FLASHING BEACON (RRFB)
5	EXISTING SIGN AND POST TO REMAIN
6	BIKE PUSH BUTTON ON PROPOSED POST (PER TOWN STANDARD 700-16) – PEDESTRIAN PUSH BUTTON WITH PUSH BUTTON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

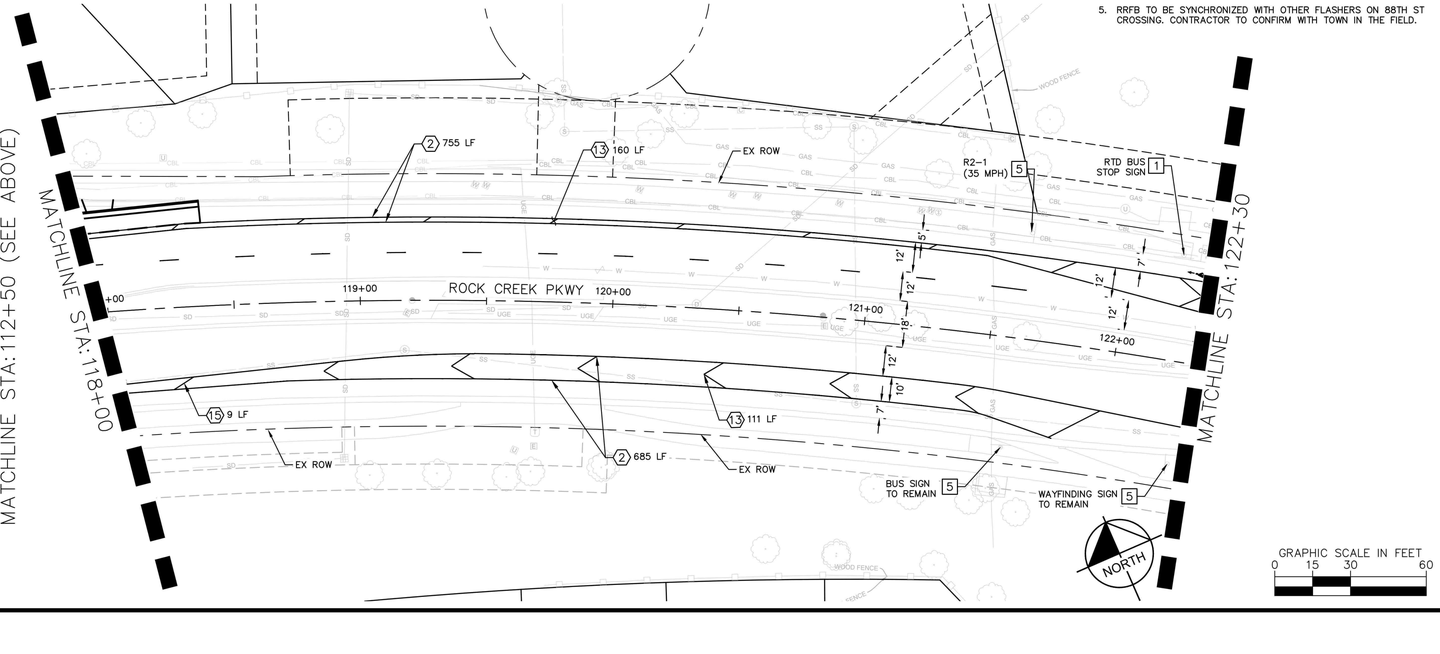
STRIPING NOTES

1	LANE LINE: BROKEN WHITE, 4" WIDE – 10' STRIPE WITH 30' GAP (EPOXY)
2	EDGE LINE: SOLID WHITE, 4" 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, 4" 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 OTHER FLASHERS ON 88TH ST CROSSING. CONTRACTOR TO CONFIRM WITH TOWN IN THE FIELD.





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SHEET NO.
A12

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Town Council
Meeting Minutes

November 10, 2025
Town Hall, 124 E. Coal Creek Drive
Superior, CO 80027
6:00 p.m.

Call to Order

Mayor Mark Lacis called to order the meeting of the Town Council, Superior Metropolitan District No.1, and Superior Liquor License Authority

Pledge of Allegiance

Roll Call

Present:	***Mayor Mark Lacis***
	Mayor Pro-Tem Jason Serbu
	Council Member Heather Cracraft
	Council Member Mike Foster
	Council Member Jenn Kaaoush
	Council Member Stephanie Miller
	Council Member Neal Shah
Absent:	***None***
Others Present:	***Town Manager Matt Magley***
	Town Attorney Nicholas Hartman
	Town Clerk Shannon Dujardin

Approval of Agenda

Mayor Lacis asked if there were any changes to the agenda. Town Manager pulled item 3. Advisory Committee Interviews, as the applicant has withdrawn her application.

Motion: Council Member Heather Cracraft moved to approve the Agenda with item 3 pulled, seconded by Mayor Pro-Tem Jason Serbu. **Vote:** CARRIED. 7 - 0

Council Reports

Project Updates – South Pool Project Update and Discussion

Presentation by: Brannon Richards, PWU Director
Leslie Clark, PROS Director
Jordan Hayes, Project Manager
Representatives from BRS

Consent Agenda

a. Approval of Town Council Meeting Minutes

b. Acceptance of Committee Meeting Notes

c. Approval of Veterans Day Proclamation. Proclamation read by Council Member Kaaoush

d. Consideration of Approving the 3rd Quarter Financial Report

e. Consideration of Resolution of the Town Council of the Town of Superior Approving Advisory Committee Appointment for Superior Youth Leadership Council (SYLC)

f. Consideration of Resolution of the Town Council of the Town of Superior Approving TDM Grant through the Colorado Energy Office (CEO) Local IMPACT Accelerator Grant Application

g. Consideration of Resolution of the Town Council of the Town of Superior and the Board of Directors of the Superior Metropolitan District No. 1 Approving a Settlement Agreement and General Release with Public Service Company of Colorado d/b/a Xcel Energy, Teleport Communications America, LLC, and Qwest Corporation d/b/a CenturyLink QC

h. Airport Noise Reports September

Motion: Mayor Pro-Tem Jason Serbu moved to approve the Consent Agenda, seconded by Council Member Heather Cracraft. **Vote:** CARRIED. 7 - 0

Consideration of Approval for Ratification of Temporary Liquor Permit for Superior Reserve Inc., (Danny Suh) for Superior Liquor and Approval of Liquor License Transfer of Ownership

Motion: Mayor Mark Lacis moved to approve the Ratification of Temporary Liquor Permit for Superior Reserve Inc., (Danny Suh) for Superior Liquor and Approval of Liquor License Transfer of Ownership, seconded by Council Member Mike Foster. **Vote:** CARRIED. 7 - 0

Consideration of Resolution of the Town Council of the Town of Superior License Agreements to Place Fences in Public Right-of-Way Adjacent to 205 3rd Avenue & 212 West William Street

Motion: Mayor Mark Lacis moved to approve a Resolution of the Town Council of the Town of Superior License Agreements to Place Fences in Public Right-of-Way Adjacent to 205 3rd Avenue owner Gill Espinoza, seconded by Council Member Neal Shah.
Vote: CARRIED. 4 – 3
Yes: Lacis, Kaaoush, Shah and Miller
No: Serbu, Cracraft and Foster

Motion: Mayor Mark Lacis moved to approve a Resolution of the Town Council of the Town of Superior License Agreements to Place Fences in Public Right-of-Way Adjacent to 212 W Williams owner Michael and Katie Neustedter, seconded by Council Member Neal Shah.
Vote: CARRIED. 4 – 3
Yes: Lacis, Kaaoush, Shah and Miller
No: Serbu, Cracraft and Foster

Wiehe Property Concept Plan - Carmel

Presentation by: Renae Stavros, Planning and Building Director
Representatives from Carmel partners.

Executive Session for the purposes of discussion of a personnel matter not involving any specific employees who have requested discussion of the matter in open session, any member of this body or any elected official, the appointment of any person to fill an office of this body or of an elected official, or personnel policies that do not require the discussion of matters personal to particular employees, pursuant to C.R.S. § 24-6-402(4)(f), regarding the Town Manager's evaluation; and to determine positions relative to matters that may be subject to negotiations, determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e), regarding the Town Attorney's evaluation

Motion: Council Member Mike Foster moved to enter executive, seconded by Council Member Heather Cracraft.
Vote: CARRIED. 6 – 1
Yes: Lacis, Cracraft, Foster, Kaaoush, Miller, Shah
No: Serbu

Motion: Council Member Mike Foster moved to exit executive, seconded by Mayor Pro-tem Serbu
Vote: CARRIED. 7 – 0

Adjournment (~11:20 p.m.)

_____
Mark Lacis, Mayor

_____
Shannon Dujardin, Town Clerk

Town Council
Meeting Minutes

November 19, 2025
Town Hall, 124 E. Coal Creek Drive
Superior, CO 80027
2:00 p.m.

Call to Order Special Meeting of Town Council

Mayor Lacis asked if there were any changes to the agenda. There were none.

Roll Call

Present:	***Mayor Mark Lacis***
	Mayor Pro-Tem Jason Serbu
	Council Member Heather Cracraft
	Council Member Mike Foster
	Council Member Jenn Kaaoush
	Council Member Stephanie Miller
	Council Member Neal Shah
Absent:	***None***
Others Present:	***Town Manager Matt Magley***
	Town Attorney Nicholas Hoffman
	Deputy Town Clerk Kerstin Schlueter

Approval of Agenda

Motion: Council Member Mike Foster moved to approve the agenda, seconded by Council Member Neal Shah. **Vote:** CARRIED. 7 - 0

Consideration of Resolution of the Town Council of the Town of Superior approving a Tolling Agreement with the Rock Creek Homeowners Association

Motion: Mayor Mark Lacis moved to approve a Resolution approving a Tolling Agreement with the Rock Creek Homeowners Association, seconded by Council Member Mike Foster. **Vote:** CARRIED. 7 - 0

Adjournment 2:09 p.m.)

_____
Mark Lacis, Mayor

_____
Kerstin Schlueter, Deputy City Clerk

Notes
Advisory Committee for Environmental Sustainability (ACES)
November 13, 2025
5:30 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(*instructions*) or *view the meeting on YouTube* (closed captioning available). The recording of the meeting will be made available on *YouTube* and at *SuperiorColorado.gov* after the meeting.

1. Call Meeting to Order
    a. Called to order by Jim Zarske @ 5:32p.
2. Preliminary Matters
    a. Roll Call
        - Present: Jim Zarske, Michelle Gazarik, Miles Hoffman, Lisa Barnes, John Heckman, Patrick Payne.
        - Absent: None.
        - Staff Present: Martin Toth.
    b. Approval of Agenda
    c. Public Comment (limit 5 minutes/person)
        - Scott Simkus – wanting to get onto the agenda for a future meeting to discuss a proposal related to an energy related project related to his property in Original Town.
            - Martin will follow up with Scott.
3. Updates
    a. Town Council Liaison – Jenn Kaaoush
        - Regional Air Quality Control group meeting. Interesting overview of their possible ideas for future air quality actions. The RAQC endorsed the Blueprint that Jenn had shared with ACES earlier.
        - ADU education support grant – opportunities for ACES input.
    b. Town Staff – Martin Toth
        - New Sust Specialist candidate has been chosen from an excellent pool of candidates.
        - Holiday events coming up, busy time of the year.
        - Grant update –
            - Energy Office TDM grant. Policy work and pilots around

improving transportation options.
        - DRCOG grant moving forward.
    - New video for Miss Peel, check it out!
    - Budget expenditures that have already been approved are moving forward (event swag).
    - Events:
        - Holiday Bazaar 12/6
        - Winterfest 12/13

4. Discussion Items
    a. Waste Administrative Fee presentation
        - Presentation of analysis by Molly Saylor, MKS Sustainability.
        - Discussion on how an Admin Fee could support Town resource requirements for future waste collection process and program changes.
        - Not a specific proposal for additional fees yet, just a policy analysis to help consider ideas.
        - ACES should make sure we incorporate this into communication efforts to explain why we are doing this, counter expected push-back.
    b. Holiday Event Volunteers
        - Holiday Bazaar – 12/6 – 10a – 3p
            - Michelle coordinating.
            - John & Patrick planning to be there.
            - Michelle opening, will be there 10-1p.
            - Miles can do the close.
        - Winterfest 12/13 – Downtown, 1-5p
            - Save some swag from 12/6 event.
            - Jim & Patrick planning to be there.
    c. Finalize ACES 2026 Workplan
        - Jim has done a good review of the online draft. Here are notes from discussion but changes were made by Martin in document during discussion.
        - Michelle
            - Could we look at public area trash/recycling receptacles and brainstorm ways we could improve segregation.
            - Could we create a longer-term (4 year?) plan to bring composting messaging strategies together from 26 through 28, covering all areas of the Town.
        - Patrick
            - Can we do additional work focusing on plastics recycling?
        - John
            - Philosophically, ACES should “Advise, Liaise and Advocate” on the Town’s Sustainability Priorities.
            - Under Beneficial Electrification Implementation & Decarbonization

a. Explore opportunities to expand the Decarbonization Plan beyond electrification in future workplans.

- Lisa
  - How can we best support town staff on these programs?
- Miles
  - Change 2nd bullet under electrification to more broadly promote residential electrification pathways (beyond narrowly defined rebates).
- Jim
  - Commercial waste agreements, is there a way to create improvements, analogous to the town contract for residential waste pickup. Food waste opportunities?
    a. Maybe ACES explores what other towns have done on this topic?
  - Explore opportunities for heat pump promotion / incentives.
    a. Probably too early for this, no existing national program yet.
  - Town RFPs – can we add sustainability requirements into all RFPs?

d. Moved by Michelle, seconded by Patrick to accept the 2026 Workplan as edited by Martin. Passed unanimously.

5. Adjourn – Adjourned unanimously 7:26p.

Action Items:

1)

Next Meeting: January 8, 2026, at the Superior Community Center.

Meeting Notes
Cultural Arts & Public Spaces Committee (CAPS)
October 23, 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 *(instructions)* or *view the meeting on YouTube* *(closed captioning available). The recording of the meeting will be made available on YouTube and at SuperiorColorado.gov after the meeting.*

1. Call Meeting to Order

2. Preliminary Matters
    a. Roll Call
    Present: Andrew Vaughan, Stephanie Coffin, Chris Nunes, Liza McKenzie, Sherry Smith, Ardyce Lebewitz
    Absent:
    Staff Present: Jennifer "JG" Garner, Arts and History Supervisor; Mikaela Gregg, Events and Volunteer Manager
    Council Member Present: Neal Shah

    b. Approval of Agenda

    c. Public Comment (limit 5 minutes/person)

3. Staff Updates
    a. RCP mural sealant and tunnel leak repair
    b. Installation of three prairie dog sculptures
    c. Staff meeting with Street Wise on Mural Festival
    d. JG out of office October 27-31

4. General Updates & Debriefing
    a. Updates
        i. Description and QR signage project with CAPS/SHC
    b. Debriefing
        ii. Marshall Fire Remembrance all-AG subcommittee mtg (Oct 20)
    c. Upcoming Events
        iii. Stained glass workshop, Saturday, November 15, 1-3pm & 3-5pm
5. Work Plan Check-In

    a. Mural planning
    b. Digital screen(s)
6. Discussion Items
    a. Possible vice-chair election (vote)
    b. CAPS remaining 2025 discretionary budget and possible spending (vote)
    c. 2026 Work Plan preparation
    d. December meeting or holiday dinner
7. Adjourn

Next Meeting: Thursday, November 20, 2025, at the Superior Community Center

Meeting Notes
Cultural Arts & Public Spaces Committee (CAPS)
November 20, 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 *(instructions)* or *view the meeting on YouTube* *(closed captioning available). The recording of the meeting will be made available on YouTube and at SuperiorColorado.gov after the meeting.*

1. Call Meeting to Order
   Andrew called the meeting to order at 6 p.m.
   Monarch students introduced themselves.
2. Preliminary Matters
   a. Roll Call
      Present: Andrew Vaughan, Stephanie Coffin, Chris Nunes, Liza McKenzie, Ardyce Lebewitz
      Absent: Sherry Smith
      Staff Present: Jennifer "JG" Garner, Arts and History Supervisor; Mikaela Gregg, Events and Volunteer Manager
      Council Member Present: Neal Shah
      Student observers from Monarch:
      Claire A.,Dylan B., Quincie H., Oliver E., Chloe M., Maddie W.

   b. Approval of Agenda
      Andrew would like to add "Discussion of Sundance Screenings" to the top of the list under "Discussion Items."
      Stephanie motioned to approve agenda as modified.
      Ardyce seconded.
      Agenda approved as modified.

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

3. Staff Updates
   a. Prairie dog sculpture at Purple Park
      Sculpture was vandalized—pushed over and feet were broken. Will be stored for the winter and hopefully put back out by next spring.
   b. Q4 budget report for November
      Small discussion about the pending payment to Boulder Philharmonic.

c. McCaslin mural lighting
   Lighting will finally be separated from Town Hall and will be turned on 24/7.
d. Open tab/Town credit card procedure for holiday work session gathering (TBD)
   Only CAPS members can be on bill, no alcohol on bill, someone needs to close out the tab and then JG will pick up receipt the following day.

4. General Updates & Debriefing
   a. Updates
      i. Description and QR signage project with CAPS/SHC
         Signs are almost done and will be delivered shortly. Install is not included with price. We need to pin down exact locations for each sign.
   b. Debriefing
      ii. November 13th feedback and planning meeting with Davis Partnership + LandDesign, MFR, and staff for December 8 Town Council presentation.
         Davis Partnership was the chosen artist for memorial piece.
      iii. Stained glass workshop, Saturday, November 15, 1-3pm & 3-5pm.
         Workshops were full and as always, a huge success.
   c. Upcoming Events
5. Work Plan Check-In
   a. Mural festival
      We looked at slideshow of mural locations. Mikela suggested we prioritize our locations and ask for a bid according to priority.
      We should also look at the additional components do we want as part of the festival—workshops, tours etc.
   b. Digital screen(s) programming
      Andrew's daughter did the Superior Art collection slideshow.
   c. Film screenings
      See below.
6. Discussion Items

   a. Sundance Screenings
      Will shoot for first screening in Civic Center on December 19th. *Best Christmas Pageant Ever*. Licensing for first movie approximately $400.
      We need to figure out a larger screen for Civic Space.
      Stephanie motioned we spend up to $2k for holiday screening. Liza seconded.
      Motion approved unanimously.
   b. 2026 Work Plan finalization
      Short discussion of work plan ensued.
   c. December work session holiday gathering
      The work session dinner will be at Casa Agave near Sheriff Substation on December 18th.
   d. CAPS remaining 2025 discretionary budget and possible spending vote.

We need to increase the budget for Sundance Screenings since cost for lic is $4900.
Andrew moves to approve work plan as amended. Stephanie seconded.
Motion approved unanimously.

7. Adjourn
   Andrew motioned to adjouorn CAPS meeting at 7:56 p.m. Stephanie seconded.
   Meeting adjourned at 7:56 p.m.

Meeting Notes
Superior Historical Commission (SHC)
Friday, November 21, 2025
10:00 a.m.
Superior Community Center
1500 Coalton Road

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 meeting will be made available on YouTube and at SuperiorColorado.gov after the meeting.

1. Call Meeting to Order
   Dalton Valette called the meeting to order at 10:11 a.m.

2. Preliminary Matters
   a. Roll Call
      Present: Larry Dorsey, Karen Waligorski, Errol (Wally) Waligorski, Mary Cartwright, Scott Phillips, Dalton Valette, Maureen Hogg, Jill Roberts, Susan Stanish
      Absent:
      Staff Present: Jennifer "JG" Garner, Arts & History Supervisor
      Town Council representative present: Heather Cracraft
      Guests: Paul Gibbs

   b. Approval of Agenda – motion made by Jill, seconded by Mary. Agenda approved.

   c. Public Comment (limit 5 minutes/person)
   d. Guest: Mary Peebles, NSDAR Indian Peaks Chapter (in person)
      i. She is their chair for historic preservation. She provided background on the NSDAR organization. They provide grants to organizations for a variety of historic preservation projects. The maximum grant is $10,000 and smaller grants are encouraged. Each application must be accompanied by sponsorship from a local NSDAR member. Grantees need to be an official charitable organization, like a 501(c)(3). She told the group to feel free to reach out for additional information.
   e. Guest: Matthew Placzek per miner memorial design (via Zoom)
      i. The group discussed the two proposed designs Matthew has developed. First one: height is 6' tall, has a shovel, is more symmetrical. Second one is a miner who is more in motion. Per

Larry, the shovel in both designs doesn't look like a coal shovel. The lunch pail also isn't quite right but could be altered. The group likes the depiction of an older, tired face vs someone too young looking. The group was generally positive about both designs but most preferred the second one (miner in motion vs standing still). The group prefers the attire to be overalls, no coat, and pants tucked into boots. Boots should be without laces. Matthew will make adjustments and provide another rendering before proceeding.

3. Work Plan Check-in
    a. Discussion Items
        i. Completion of 2026 Annual Work Plan
            - Discussion of draft. Maureen proposed inviting a relative of someone buried in the cemetery to join us on one of our open days. Scott said it would be good if we could tie some of our plans to the Town Comprehensive Plan. Jill suggested we make item #1.f (development of a Preservation Plan) a high priority, perhaps something we could work on in Q1. Jill and Scott suggested we could initiate a work group to focus on how we could create a Preservation Plan. As far as Bloomberg Connect, we will tentatively explore that in Q4. The group discussed adding the exploration of 501(c)(3) status as a Q1 action item. Maureen discussed ideas regarding the implementation of the Scroll & Stroll walking tour. Various edits were made to items in the Quarterly Breakdowns. Scott suggested we may want to develop some kind of event timeline for the year to help keep us on track for planning through the year. The group decided to add an action item for Q1 to assign an SHC liaison with historic museums in Louisville, Lafayette, and Broomfield to explore outreach. Dalton and JG will clean up the draft and send out for review with finalization at the next meeting.
        ii. December meeting and possible holiday luncheon
            - Discussion regarding pros and cons of going out to eat versus just holding a meeting with snacks. Decision is to meet at 10:00 normal time, then 11:00 onward will be a work session / holiday celebration at a local restaurant. The location for the lunch will be voted on via email.
        iii. Cemetery quarterly 2026 open days and hours - TBD
    b. Upcoming Events
        i. December 6 open museums, 10 a.m. - 2 p.m.
        ii. December 12 work session, 10 a.m. – we decided to change this to December 5
4. General Updates, & Debriefing
    a. Debriefing
        i. November 1 open museum & cemetery – we had good turnout for both museums and the cemetery

    ii. November 7 work session – we spent productive time at the storage unit evaluating the items there
5. Staff Updates
    i. November Budget report – traditionally the donation amount doesn't roll over but we may be able to make a carry-over adjustment
    ii. Privy painting and completion – the privy is completely done; JG decided to move forward with having the painting done by Deep Roots so SHC commissioners would not have to do this themselves during a cold weather timeframe
6. Other: in the interest of time, the group agreed to move any discussion related to the items below, many of which were discussed earlier during the meeting, to our next meeting
    i. Heritage Roundtable and ANFRM
    ii. Donor(s), Lions Club, & recent donations
    iii. Correspondence, completed/required
    iv. Collection management: Superior Storage items
    v. Marshall Fire Remembrance, all advisory group subcommittee, via CAPS
    vi. Marshall fire exhibit at Asti Museum and 5th Anniversary
    vii. RFI log and Mass Media list
    viii. Stroll and Scroll Walking Tour; review copy content
    ix. QR code signage and partnership with CAPS
    x. Volunteer update
    xi. 2026 Annual Spring Program planning
7. Adjourn – motion to adjourn was made by Scott and seconded by Wally. The motion was passed.

Next meeting: Friday, December 19, 2025, location TBD

Meeting Notes
Superior Youth Leadership Council
November 5, 2025
6:30 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 *(instructions)* or *view the meeting on YouTube* *(closed captioning available). The recording of the meeting will be made available on YouTube and at SuperiorColorado.gov after the meeting.*

1. Call Meeting to Order
2. Preliminary Matters
    a. Roll Call
        - 3 not attending
    b. Approval of Agenda
        - Approved
    c. Public Comment (limit 5 minutes/person)
        - No public comment
3. SYLC candidate interview
        i. Carter
    b. From Carter's interview:
        - Carter goes to Monarch High School and he is a sophomore
        - He wants to join SYLC for the community and help people in it. He is dedicated to being involved with events and wants to volunteer just like his role model. He wants to create a deeper foundation in his skills of leadership.
        - He is a part of the cross-country team at Monarch. He likes the 4th of July Event.
        - He seems pretty committed to coming to every meeting and events for SYLC.

- He has volunteered by handing out food at the Marshall fire.

4. Discussion Items
    a. 2026 Work Plan creation
    b. What we agreed to keep
        - Keeping the STEM-a-thon (March), Parents Night Out (Feb.), Sock it to em' campaign (Jan.), Parents Night Out (April), Metro Mayors (Feb. or Oct.), Senior Send Off/New Committee Member Orientation (August), and Monster Mash (Oct.)
        - Mental health awareness/speakers/workshops (Jan. - March.)
        - Resume/college application workshops (April)
        - Pickleball tournament (June)
        - Skills workshop for teens (Nov.)
        - Used Clothing Swap Drive (August)
        - Canned Food drive (Nov - Dec.)
    c. Co-chair rework
        i. Chair of Communications and Secretary to be newly defined.
            - Moved to address this at the next meeting (Dec.)
5. Staff Updates
    - Note made about involvement with Monster Mash as a council
6. Council Updates
    - South Pool was addressed in renovating both this pool and North Pool within the next couple of years
    - Council wants input from youth about what they want to see added to these pools
7. Adjourn

General summary of the meeting: We started off with interviewing a new candidate to join SYLC. We asked him a couple of questions and he spoke about himself. After, we split into two groups to address our upcoming work plan on what we wanted to add, keep, and get rid of. Lastly, we decided to move our co-chair positions to the next meeting, addressed staff and council updates, and adjourned the meeting.

Item Number 5c

Information for Meeting of the Superior Town Council

Agenda Item Name: **Audit Contract with CliftonLarsenAllen LLP (CLA)**

Meeting Date: **December 8, 2025**

Presented by: **Jeff Stone, Finance Director**

Presented for: **Approval**

BACKGROUND

The Town of Superior, beginning with the 2020 financial audit, has contracted with CliftonLarsenAllen LLP (CLA) for auditing services. The attached contract is for the continuation of these services for the Town of Superior and its component units for the 2025 financial audit. CLA's fee for the audit is proposed not to exceed $60,770 (including the technology and client support fee), a 4% increase from the fee for the 2024 audit. Additionally, with the receipt of more than $1,000,000 in federal funding the Town is required by the Uniform Guidance to audit these expenditures. Additional fees to perform the Single Audit will not exceed $13,335 (including the technology and client support fee) for each Federal program that received over $1,000,000 in 2025 a 4% increase from 2024.

Staff is currently planning to rebid these auditing services beginning with the 2026 financial audit. After discussing with the Finance Committee and Town Manager, we would like to extend the CLA contract another year to finish up the American Rescue Plan Act (ARPA) portion of the Single Audit. As well as hopefully finish up the FEMA program from the Marshall Fire. CLA was instrumental in getting both these programs reported correctly in the first year and subsequent years and we would like for them to complete the Single Audit for consistency.

BUDGET IMPLICATIONS

$ 92,000, included in 2026 Budget.

MOTION

Move to adopt a Resolution approving a Contract extension with CliftonLarsenAllen, LLC (CLA) for audit services for the 2025 audit.

ATTACHMENTS

- Resolution
- CliftonLarsenAllen Statement of Work

Town of Superior
Resolution Number R-93
Series 2025

A Resolution of the Town Council of the Town of Superior approving a Statement of Work for Audit Services with CliftonLarsonAllen LLP

Whereas, the Town previously entered into a Master Services Agreement with CliftonLarsonAllen LLP ("CLA") dated January 25, 2023 (the "MSA"); and

Whereas, the Town desires to approve a new Statement of Work under the MSA for CLA to conduct audit services for the year ending on December 31, 2025.

Now, therefore, be it resolved by the Town Council of the Town of Superior, Colorado, as follows:

Section 1. The Statement of Work between the Town and CLA is hereby approved in substantially the same form as attached hereto, subject to final approval by the Town Attorney. Upon such approval, Town Staff is authorized to execute the Statement of Work on behalf of the Town.

Adopted this 8th day of December, 2025.

_____

Mark Lacis, Mayor

Attest:

_____

Shannon Dujardin, Town Clerk

CliftonLarsonAllen LLP
https://www.claconnect.com

November 14, 2025

Statement of Work - Audit Services

This agreement constitutes a statement of work ("SOW") under the master service agreement ("MSA") dated January 25, 2023, or superseding MSA, made by and between CliftonLarsonAllen LLP ("CLA," "we," "us," and "our") and Town of Superior ("you," "your," or "the entity"). We are pleased to confirm our understanding of the terms and objectives of our engagement and the nature and limitations of the services CLA will provide for the entity as of and for the year ended December 31, 2025.

Paul Niedermuller is responsible for the performance of the audit engagement.

Scope of audit services
We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, which collectively comprise the basic financial statements of Town of Superior, and the related notes to the financial statements as of and for the year ended December 31, 2025.

The Governmental Accounting Standards Board (GASB) provides for certain required supplementary information (RSI) to accompany the entity's basic financial statements.

The RSI will be subjected to certain limited procedures, but will not be audited.

We will also evaluate and report on the presentation of the following supplementary information other than RSI accompanying the financial statements in relation to the financial statements as a whole:

combining and individual nonmajor fund financial statements

nonmajor budgetary schedules

local highway report

The following supplementary information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements and our auditors' report will not provide an opinion or any assurance on that information:

introductory

statistical section

Nonaudit services
We will also provide the following nonaudit services:

· Preparation of data collection form

· Preparation of your financial statements and the related notes.

· Preparation of the required supplementary information (RSI).

· Preparation of the supplementary information.

Audit objectives
The objectives of our audit of the financial statements are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP). Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS) will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Our audit will be conducted in accordance with U.S. GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards require us to be independent of the entity and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. Our audit will include tests of your accounting records, a determination of major program(s) in accordance with the Uniform Guidance, and other procedures we consider necessary to enable us to express opinions and render the required reports.

We will also perform procedures to enable us to express an opinion on whether the supplementary information (as identified above) accompanying the financial statements is fairly stated, in all material respects, in relation to the financial statements as a whole.

We will apply certain limited procedures to the RSI in accordance with U.S. GAAS. However, we will not express an opinion or provide any assurance on the RSI because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. We will also perform procedures to enable us to express an opinion on whether the supplementary information (as identified above) other than RSI accompanying the financial statements is fairly stated, in all material respects, in relation to the financial statements as a whole.

The objectives of our audit also include:

- Reporting on internal control over financial reporting and on compliance with the provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

- Reporting on internal control over compliance related to major programs and expressing an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Uniform Guidance.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will include a paragraph that states that the purpose of the report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

We will issue written reports upon completion of our audit of your financial statements and compliance with requirements applicable to major programs.

Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph to our auditors' report, or if necessary, withdraw from the engagement. If our opinions on the financial statements or compliance are other than unmodified, we will discuss the reasons with you in advance. If circumstances occur related to the condition of your records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements or material noncompliance caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements or an opinion on compliance, we retain the right to take any course of action permitted by professional standards, including declining to express opinions or issue reports, or withdrawing from the engagement.

Auditor responsibilities, procedures, and limitations

We will conduct our audit in accordance with U.S. GAAS, the standards for financial audits contained in *Government Auditing Standards*, and the Uniform Guidance.

Those standards require that we exercise professional judgment and maintain professional skepticism throughout the planning and performance of the audit. As part of our audit, we will:

• Identify and assess the risks of material misstatement of the financial statements and material noncompliance, whether due to fraud or error, design and perform audit procedures responsive to those

risks, and evaluate whether audit evidence obtained is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement or a material noncompliance resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

• Obtain an understanding of the entity and its environment, including the system of internal control, relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

• Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the amounts and disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

• Conclude, based on our evaluation of audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the entity's ability to continue as a going concern for a reasonable period of time.

Although our audit planning has not been concluded and modifications may be made, we have identified the following significant risk(s) of material misstatement as part of our audit planning:

• Management override of controls

There is an unavoidable risk, because of the inherent limitations of an audit, together with the inherent limitations of internal control, that some material misstatements or noncompliance may not be detected, even though the audit is properly planned and performed in accordance with U.S. GAAS, *Government Auditing Standards*, and the Uniform Guidance. Because we will not perform a detailed examination of all transactions, material misstatements, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity, may not be detected. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not require auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management and those charged with governance of any material errors, fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management and those charged with governance of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a single audit.

Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to

preventing and detecting fraud or errors that are material to the financial statements and to preventing and detecting misstatements resulting from noncompliance with provisions of laws, regulations, contracts, and grant agreements that have a material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify deficiencies, significant deficiencies, or material weaknesses in internal control. However, we will communicate to you in writing significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we identify during the audit that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the entity's compliance with the provisions of laws, regulations, contracts, and grant agreements that have a material effect on the financial statements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

We will include in our report on internal control over financial reporting and on compliance relevant information about any identified or suspected instances of fraud and any identified or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements that may have occurred that are required to be communicated under *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards that may have a direct and material effect on each of the entity's major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the "OMB Compliance Supplement" for the types of compliance requirements that could have a direct and material effect on each of the entity's major programs. The purpose of these procedures will be to express an opinion on the entity's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

We will evaluate the presentation of the schedule of expenditures of federal awards accompanying the financial statements in relation to the financial statements as a whole. We will make certain inquiries of management and evaluate the form, content, and methods of preparing the schedule to determine whether the information complies with U.S. GAAP and the Uniform Guidance, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We will compare and reconcile the schedule to the underlying accounting records and other records used to prepare the financial statements or to the financial statements themselves.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Management responsibilities

Our audit will be conducted on the basis that you (management and, when appropriate, those charged with governance) acknowledge and understand that you have certain responsibilities that are fundamental to the conduct of an audit.

You are responsible for the preparation and fair presentation of the financial statements, RSI, and the schedule of expenditures of federal awards in accordance with U.S. GAAP. Management is also responsible for identifying all federal awards received, understanding and complying with the compliance requirements, and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received) in accordance with the requirements of the Uniform Guidance.

Management's responsibilities include the selection and application of accounting principles; recording and reflecting all transactions in the financial statements; determining the reasonableness of significant accounting estimates included in the financial statements; adjusting the financial statements to correct material misstatements; and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the entity's ability to continue as a going concern for 12 months beyond the financial statement date.

Management is responsible for compliance with applicable laws and regulations and the provisions of contracts and grant agreements, including compliance with federal statutes, regulations, and the terms and conditions of federal awards applicable to the entity's federal programs. Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are responsible for the design, implementation, and maintenance of effective internal control, including internal control over compliance, relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including evaluating and monitoring ongoing activities and safeguarding assets to help ensure that appropriate goals and objectives are met; and that there is reasonable assurance that government programs are administered in compliance with compliance requirements.

You are responsible for the design, implementation, and maintenance of internal controls to prevent and detect fraud; assessing the risk that the financial statements may be materially misstated as a result of fraud; and for informing us about all known or suspected fraud affecting the entity involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for

implementing systems designed to achieve compliance with applicable laws and regulations and the provisions of contracts and grant agreements, including compliance with federal statutes, regulations, and the terms and conditions of federal awards applicable to the entity's federal programs; identifying and ensuring that the entity complies with applicable laws, regulations, contracts, and grant agreements, including compliance with federal statutes, regulations, and the terms and conditions of federal awards applicable to the entity's federal programs; and informing us of all instances of identified or suspected noncompliance whose effects on the financial statements should be considered.

You are responsible for taking timely and appropriate steps to remedy any fraud; noncompliance with provisions of laws, regulations, contracts, or grant agreements; or abuse that we may report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified, including noncompliance identified in audit findings; and to follow up and take prompt corrective action on reported audit findings and to prepare a summary schedule of prior audit findings and a corrective action plan. The summary schedule of prior audit findings should be available for our review.

You are responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, including amounts and disclosures, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters, and for the accuracy and completeness of that information (including information from within and outside of the general and subsidiary ledgers), and for ensuring management information and financial information is reliable and properly reported; (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance; (3) additional information that we may request for the purpose of the audit; and (4) unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.

You agree to inform us of events occurring or facts discovered subsequent to the date of the financial statements that may affect the financial statements.

You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon or make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is fairly presented in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

Management is responsible for the preparation and fair presentation of other supplementary information in accordance with U.S. GAAP. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. You agree to provide us written representations related to the presentation of the supplementary information.

Management is responsible for providing us with a written confirmation concerning representations made by you and your staff to us in connection with the audit and the presentation of the basic financial statements and RSI. During our engagement, we will request information and explanations from you regarding, among other matters, the entity's activities, internal control, future plans, specific transactions, and accounting systems and procedures. The procedures we will perform during our engagement and the conclusions we reach as a basis for our report will be heavily influenced by the representations that we receive in the representation letter and otherwise from you. Accordingly, inaccurate, incomplete, or false representations could cause us to expend unnecessary effort or could cause a material fraud or error to go undetected by our procedures. In view of the foregoing, you agree that we shall not be responsible for any misstatements in the entity's financial statements that we may fail to detect as a result of misrepresentations made to us by you.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies to us of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the "Audit objectives" section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other engagements or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

Responsibilities and limitations related to nonaudit services

For all nonaudit services we may provide to you, management agrees to assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, and/or experience to understand and oversee the services; evaluate the adequacy and results of the services; and accept responsibility for the results of the services. Management is also responsible for ensuring that your data and records are complete and that you have received sufficient information to oversee the services.

Use of financial statements

Should you decide to include or incorporate by reference these financial statements and our auditors' report(s) thereon in a future private placement or other offering of equity or debt securities, you agree that we are under no obligation to re-issue our report or provide consent for the use of our report in such a registration or offering document. We will determine, at our sole discretion, whether we will re-issue our

report or provide consent for the use of our report only after we have performed the procedures we consider necessary in the circumstances. If we decide to re-issue our report or consent to the use of our report, we will be required to perform certain procedures including, but not limited to, (a) reading other information incorporated by reference in the registration statement or other offering document and (b) subsequent event procedures. These procedures will be considered an engagement separate and distinct from our audit engagement, and we will bill you separately. If we decide to re-issue our report or consent to the use of our report, you agree that we will be included on each distribution of draft offering materials and we will receive a complete set of final documents. If we decide not to re-issue our report or decide to withhold our consent to the use of our report, you may be required to engage another firm to audit periods covered by our audit reports, and that firm will likely bill you for its services. While the successor auditor may request access to our workpapers for those periods, we are under no obligation to permit such access.

If the parties (i.e., you and CLA) agree that CLA will not be involved with your official statements related to municipal securities filings or other offering documents, we will require that any official statements or other offering documents issued by you with which we are not involved clearly indicate that CLA is not involved with the contents of such documents. Such disclosure should read as follows:

> CliftonLarsonAllen LLP, our independent auditor, has not been engaged to perform and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. CliftonLarsonAllen LLP also has not performed any procedures relating to this offering document.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website or submitted on a regulator website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information in the electronic site with the original document.

We may issue preliminary draft financial statements to you for your review. Any preliminary draft financial statements should not be relied on or distributed.

Engagement administration and other matters

We understand that your employees will prepare all confirmations, account analyses, and audit schedules we request and will locate any documents or invoices selected by us for testing. A list of information we expect to need for our audit and the dates required will be provided in a separate communication.

At the conclusion of the engagement, we will complete the auditor sections of the electronic Data Collection Form SF-SAC and perform the steps to certify the Form SF-SAC and single audit reporting package. It is management's responsibility to complete the auditee sections of the Data Collection Form. We will create the single audit reporting package PDF file for submission; however, it is management's responsibility to review for completeness and accuracy and electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse and, if appropriate, to pass-through entities. The Data Collection Form and the reporting package must be

electronically submitted within the earlier of 30 calendar days after receipt of the auditors' reports or nine months after the end of the audit period.

We will provide copies of our reports to the entity; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing confidential or sensitive information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of CLA and constitutes confidential information. However, we may be requested to make certain audit documentation available to regulatory bodies pursuant to authority given to it by law or regulation. If requested, access to such audit documentation will be provided under the supervision of CLA's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to those regulators. The regulators may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of seven years after the report release date or for any additional period requested by a regulator. If we are aware that a federal or state awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Professional standards require us to be independent with respect to you in the performance of these services. Any discussion that you have with our personnel regarding potential employment with you could impair our independence with respect to this engagement. Therefore, we request that you inform us prior to any such discussions so that we can implement appropriate safeguards to maintain our independence and objectivity. Further, any employment offers to any staff members working on this engagement without our prior knowledge may require substantial additional procedures to ensure our independence. You will be responsible for any additional costs incurred to perform these procedures.

Our audit engagement ends on delivery of our signed report. Any additional services that might be requested will be a separate, new engagement. The terms and conditions of that new engagement will be governed by a new, specific SOW for that service.

Government Auditing Standards require that we make our most recent external peer review report publicly available. The report is posted on our website at www.CLAconnect.com/Aboutus/.

Fees

Our professional fee is $57,875.00. We will also bill for expenses (including travel, report production, word processing, postage, internal and administrative charges, etc.) plus a technology and client support fee of five percent (5%) of all professional fees billed. This estimate is based on anticipated cooperation from your personnel and their assistance with locating requested documents and preparing requested schedules. If the requested items are not available on the dates required or are not accurate, the fees and expenses will likely be higher. Our invoices, including applicable state and local taxes, will be rendered as work progresses and are payable on presentation.

Audit of financial statements	$57,875.00

Federal single audit, per major program	$12,700.00

Unexpected circumstances
We will advise you if unexpected circumstances require significant additional procedures resulting in a substantial increase in the fee estimate.

Changes in accounting and audit standards
Standard setters and regulators continue to evaluate and modify standards. Such changes may result in new or revised financial reporting and disclosure requirements or expand the nature, timing, and scope of the activities we are required to perform. To the extent that the amount of time required to provide the services described in the SOW increases due to such changes, our fee may need to be adjusted. We will discuss such circumstances with you prior to performing the additional work.

Agreement
We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below to indicate your acknowledgement and understanding of, and agreement with, this SOW.

Sincerely,

CliftonLarsonAllen LLP

Response:
This letter correctly sets forth the understanding of Town of Superior.

CLA
CLA



Niedermuller, Paul, Principal

SIGNED 11/17/2025, 2:24:31 PM MST

Client
Town of Superior

SIGN:

Jeff Stone

DATE:

Item Number 5d

Information for Meeting of the Superior Town Council

Agenda Item Name:	**Proposition 123 – 90-day Expedited Review**
Meeting Date:	**December 8, 2025**
Presented by:	**Matt Magley, Town Manager** **Renae Stavros, Planning and Building Director**
Presented for:	**Approval**
Item:	**Resolution for Proposition 123 – Affordable Housing 90-day Expedited Review Process**
Request:	**Approval of Resolution establishing an expedited review policy for affordable housing projects.**

BACKGROUND

Voters in the State of Colorado approved Proposition 123 in 2022, which created the State Affordable Housing Fund. There are numerous aspects and funding opportunities associated with the program, including the Local Planning Capacity Grant Program. The Local Planning Capacity Grant Program increases the capacity of local government planning departments to address affordable housing through expedited development review, permitting, and zoning of affordable housing.

One of the prerequisites for eligibility as a local government is a Proposition 123 Local Government Affordable Housing Commitment. The Town filed a commitment in 2023. In February 2025, the Town applied for a Land Banking Grant for Kite Route Crossing, the Town's first affordable housing project, another Proposition 123 funding program.

To continue to be eligible for possible funding opportunities through Proposition 123, the Town must stay current under the process for compliance with Proposition 123. This includes establishing an expedited review policy for affordable housing projects. The period for compliance is technically not until December 2026; however, should we wish to maintain our eligibility for grants in 2026, we need to show compliance by December 31, 2025.

SUMMARY

One of the options to remain eligible for future grants is through adopting an expedited review policy for affordable housing projects. Proposition 123 requires that an expedited review must take place within 90 days of a complete application submission. Currently, between Town code and review timelines, there is nothing prohibiting the ability to meet the expedited 90-day review requirement.

While the Town code currently does not include an expedited review process for affordable housing projects, it may be explored in the future. For now, establishing an expedited review policy for affordable housing projects will suffice and ensure that the Town remains eligible for future grants.

The Department of Local Affairs (DOLA) created a draft Resolution for municipalities, counties, and governments that may be eligible for funding, but do not have anything codified relating to an expedited review for affordable housing projects. These are entities that do not have anything prohibiting this expedited review process, but will not have enough time to codify something before the December 31, 2025, deadline. The Resolution under consideration was drafted based on the draft Resolution from DOLA and meets the compliance requirements outlined in Proposition 123.

FISCAL IMPACT SUMMARY

None.

RECOMMENDED ACTION

Staff recommends approval of the Resolution establishing an expedited review policy for affordable housing.

ATTACHMENTS

- Resolution

Town of Superior
Resolution Number R-94
Series 2025

A Resolution of the Town Council of the Town of Superior establishing an expedited review policy for affordable housing projects

Whereas, Colorado voters approved Proposition 123 in 2022, creating the State Affordable Housing Fund to make certain funds available to local governments as defined by C.R.S. § 29-32-104;

Whereas, the Town is a home rule municipality duly and regularly organized and validly existing as a body corporate and politic under and by virtue of the Constitution and laws of the State of Colorado and is eligible for Proposition 123 funding and programming;

Whereas, the Town recognizes the importance of allowing affordable and attainable housing to be developed for its workforce and its residents;

Whereas, the Town has set a baseline and commitment to increase affordable housing as defined in C.R.S. § 29-32-105;

Whereas, the Town's current process for reviewing proposed housing projects already meets the requirement for a 90-day review process;

Whereas, the Town also desires to create this expedited review policy to ensure that affordable housing projects are reviewed and a decision rendered within 90 days of a complete application in alignment with the requirements of C.R.S. § 29-32-105, as determined by the Planning and Building Department;

Whereas, the Town recognizes that an affordable housing development project which has at least 50% of the units as affordable, as defined by C.R.S. §§ 29-32-101 and 29-32-105(2) would be eligible for expedited review;

Whereas, the Town recognizes the following application types which require expedited review: Site Development Plan, Final Development Plan, Conditional Use Permit, Zoning Amendment, Building Permit, Special Use Permit, and Variance or Waiver;

Whereas, the Town's expedited review process for affordable housing projects does not apply if an applicant chooses to opt out of the process; and

Whereas, the Town recognizes the allowable extensions in C.R.S. § 29-32-105(2), both for applicants and for the Town, and recognizes the circumstances under which the expedited review timeline may be extended or the application may be removed from the expedited review process.

Now, therefore, be it resolved by the Town Council of the Town of Superior, Colorado as follows:

Section 1. The Town Council hereby establishes a formal policy that any complete application received by the Town for an affordable housing development will be placed on the next available agenda, once proper public notice has been posted, with a decision rendered on the application within 90 days to ensure an expedited and timely review of the affordable housing project, with the intent to comply with the requirements in C.R.S. § 29-32-105(2).

Adopted this 8 day of December, 2025.

_____

Mark Lacis, Mayor

Attest:

_____

Shannon Dujardin, Town Clerk

Item Number 5e

Information for Meeting of the Superior Town Council

Agenda Item Name:	**Consideration of a Resolution of the Town Council Approving Sagamore Quit Claim Deeds**
Meeting Date:	**December 8th, 2025**
Presented by:	**Renae Stavros, Planning and Building Director**
Presented for:	**Approval**
Item:	**Replat/Lot Line Adjustment of Lots 1-8, Block 1, Lots 2-16, Block 8, and Lot 18, Block 8 in the Sagamore Planned Development (PD)**
Applicant/ Representative:	**Town of Superior**
Zoning:	**Planned Development (PD)**
Location:	**Lots 1-8, Block 1, are located along Blackfoot Street AND Lots 2-16, Block 8, and Lot 18, Block 8 are located along Mohawk Circle in Sagamore neighborhood**
Request:	**Approval of Resolution recommending conveyance of certain real property to specified residents of the Sagamore neighborhood, including Lots 1-8, Block 1, Lots 2-16, Block 8, and Lot 18, Block 8.**

VICINITY MAP



APPLICATION SUMMARY

This application proposes to convey certain real property to specified residents of the Sagamore Neighborhood, including Lots 1-8, Block 1, Lots 2-16, Block 8, and Lot 18, Block 8. A Resolution

was approved on consent on August 11, 2025; however, a discrepancy was found, and determined to apply to each recorded document, thus the Deeds have been revised and need to be re-recorded.

BACKGROUND

The Sagamore Planned Development (PD) was approved by the Town of Superior in October of 1997 and was recorded in Boulder County on December 10, 1997. The PD reflected 171 lots and outlined the zoning requirements for the new development. The PD established the zoning, single-family residential as the land use as well as specific development standards, including building setbacks.

The Sagamore Subdivision specifies the location of lots and blocks, as well as several landscape tracts throughout the neighborhood. The proposed Resolution is specific to Tracts B, H, J, K, and L, and Lots 1-8 of Block 1, which are located along Blackfoot Street backing up to S 76th Street, Lots 2-16 of Block 8, and Lot 18 of Block 8, located along Mohawk Circle backing up to S 76th Street and W Coal Creek Drive. The immediately adjacent land uses are commercial/retail, public park, and Boulder County-owned open space.

Zoning on immediately adjacent lots includes Boulder County - Agricultural to the West, North, and South, and Planned Development – Superior Marketplace to the East (see Figure 1).



Figure 1: Zoning Map

Following the Marshall Fire (MF) on December 31, 2021, the Town Board adopted several amendments to the Sagamore PD. These included relaxing zoning regulations and removing the historic elevations and development standards, adopting wildland-urban interface (WUI)

requirements, and changes to fence standards. Utility companies received blanket easements within the Tract areas of the Sagamore PD in order to accommodate larger homes encroaching into the additional 3' covenant easement where utilities typically reside. The utilities were placed along and across property lines, resulting in residents being unable to construct fencing on their respective properties. This prompted a conversation with Planning and Parks and Recreation staff to determine a path forward for impacted residents. An agreement was reached to allow fencing on what was considered Town property adjacent to lots, which would then be deeded to the respective owners at a later date.

ALTERNATIVE

Decline the request for conveyance. The Town continues to irrigate and mow all of Tracts B, H, J, K, and L.

FISCAL IMPACT SUMMARY

None.

MOTION

Move to approve a Resolution of the Superior Town Council of the Town of Superior approving the conveyance of certain real property to specified residents of Lots 1-8, Block 1, Lots 2-16, Block 8, and Lot 18, Block 8 in the Sagamore Neighborhood.

ATTACHMENTS

- Resolution
- Deed/Agreements

Town of Superior
Resolution Number R-95
Series 2025

A Resolution of the Town Council of the Town of Superior approving updated conveyances of certain real property to specified residents of the Sagamore Neighborhood, including Lots 1-8, Block 1, along Blackfoot Street and Lots 2-16 and 18, Block 8, along Mohawk Circle

Whereas, on August 11, 2025, pursuant to Town of Superior Resolution No. R-50, Series 2025, the Town transferred certain unimproved real properties to various residents of the Sagamore Neighborhood;

Whereas, some of those real properties were conveyed with insubstantial survey errors that the Town now desires to correct by the transfer of new quitclaim deeds;

Whereas, the Town Council finds and determines that the unimproved real properties held by the Town and described in **Exhibit A**, attached hereto and incorporated herein by this reference (each a "Property" and collectively the "Properties"), are not designated as open space and are not used for any public purpose; and

Whereas, the Town Council desires to transfer the Properties.

Now, therefore, be it resolved by the Town Council of the Town of Superior, Colorado, as follows:

Section 1. Based on the foregoing findings, the Town Council hereby authorizes and approves the following transfers of the respective Properties as described in Exhibit A:

a. Tract 1A to Ayumi and Yoshikatsu Shiuchi;

b. Tract 2A to Marc Nelson Steuben and Miwa Sasaki Steuben;

c. Tract 3A to Kun Zhang and Min Zhu;

d. Tract 4A to Lior Yakobi and Noga Medini Yakobi;

e. Tract 5A to Sara Carey;

f. Tract 6A to Shiping and Mark J. Syers;

g. Tract 7A to Bryan T. and Aimee J. Ross;

h. Tract 8A to James Perry Knoll;

i. Tract 2B to 254 Mohawk LLC;

j. Tract 3B to Torres Peak Property LLC;

k. Tract 4B to Charles and Julie M. Kang;

l. Tract 5B to Wayne Holder and Ruth E. Anderson;

m. Tract 6B to the Elizabeth M. Thompson Rev Trust;

n. Tract 7B to Howard S. Person;

o. Tract 8B to Amy L. Becker;

p. Tract 9B to Karma and Dafuti Sherpa;

q. Tract 10B to Mark E. and Lisa G. Laverty;

r. Tract 11B to Brent Peckham;

s. Tract 12B to the Sandra M. Capano Inter Vivos Trust;

t. Tract 13B to Nathaniel L. Zoller

u. Tract 14B to Xiao Dong Chen;

v. Tract 15B to Byung Hoon and Jiho Alexa Park;

w. Tract 16B to Brenda M. Leighton; and

x. Tract 18B to Oded and Izabella Ouaknine.

Section 2. The Mayor is hereby authorized to execute quitclaim deeds for the Properties, subject to approval of the Town Attorney.

Adopted this 8 day of December, 2025.

_____

Mark Lacis, Mayor

Attest:

_____

Shannon Dujardin, Town Clerk

Exhibit A
Legal Description Attached

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

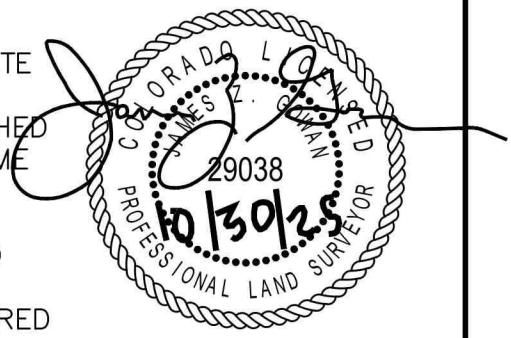
A PARCEL OF LAND BEING A PORTION OF TRACT H, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF LOT 1, BLOCK 1, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST AND NORTHEAST CORNER OF SAID LOT 1, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID SOUTHEAST CORNER OF LOT 1;
THENCE ALONG SAID EAST LINE, NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET TO SAID NORTHEAST CORNER OF LOT 1;
THENCE ALONG THE NORTH OF SAID LOT 1 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 10.85 FEET;
THENCE SOUTH 01°17'15" EAST, A DISTANCE OF 6.92 FEET;
THENCE SOUTH 01°06'40" EAST, A DISTANCE OF 18.67 FEET;
THENCE SOUTH 00°01'14" WEST, A DISTANCE OF 19.41 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 1, EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 11.03 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 498 SQ. FT. OR 0.01 ACRES, MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

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JOB NUMBER: 25-82,234 L1 B1
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:40 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

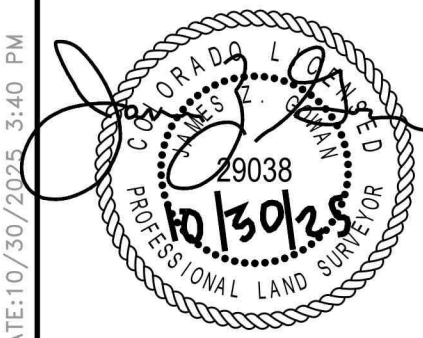
Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997 AT REC. NO. 1754568

CONCRETE

GRAVEL

FENCE



LOT 1
BLOCK 1
SAGAMORE
REC. NO. 1754568
12/10/1997

LOT 2 (P)

N89°35'01"E
68.00'

N89°35'01"E
10.85'

S01°17'15"E
6.92'

S01°06'40"E
18.67'

±0.25'

BASIS OF BEARINGS
N00°24'59"W 45.00'

TRACT H (P)

SOUTH 76TH STREET
(80' R.O.W.)

PROPOSED TRACT 1A
(PORTION OF TRACT H (P))
498 SQ. FT., MORE OR
LESS

BACK
OF
SIDEWALK

POINT OF BEGINNING

S89°35'01"W
68.00'

S00°01'14"W
19.41'

TRACT A (P)

S89°35'01"W
11.03'

±0.2'
(S)

0 5 10

1 inch = 10 ft.

JOB NUMBER: 25-82,234 L1 B1
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BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:40 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

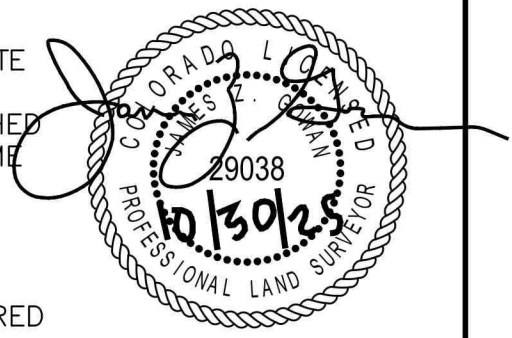
A PARCEL OF LAND BEING A PORTION OF TRACT H, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF LOT 2, BLOCK 1, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST AND NORTHEAST CORNERS OF SAID LOT 2, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE ALONG THE EAST LINE OF SAID LOT 2, NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET;
THENCE ALONG THE NORTH LINE OF SAID LOT 2 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 4.24 FEET;
THENCE SOUTH 11°30'58" EAST, A DISTANCE OF 2.58 FEET;
THENCE SOUTH 14°00'55" EAST, A DISTANCE OF 11.65 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 31.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 130.49 FEET, AN INCLUDED ANGLE OF 13°47'17", AND SUBTENDED BY A CHORD BEARING
THENCE SOUTH 06°35'39" EAST, A DISTANCE OF 31.33 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 2 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 10.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 386 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L2 B1
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:38 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 2 OF 2

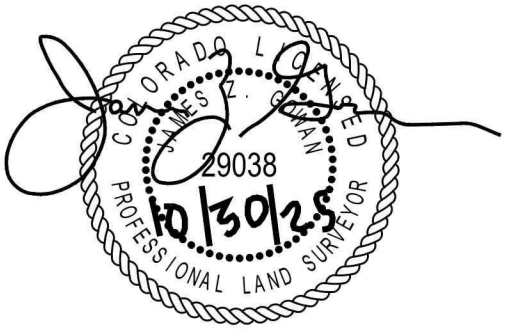
Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997 AT REC. NO. 1754568

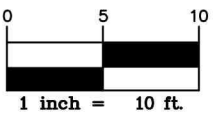
CONCRETE

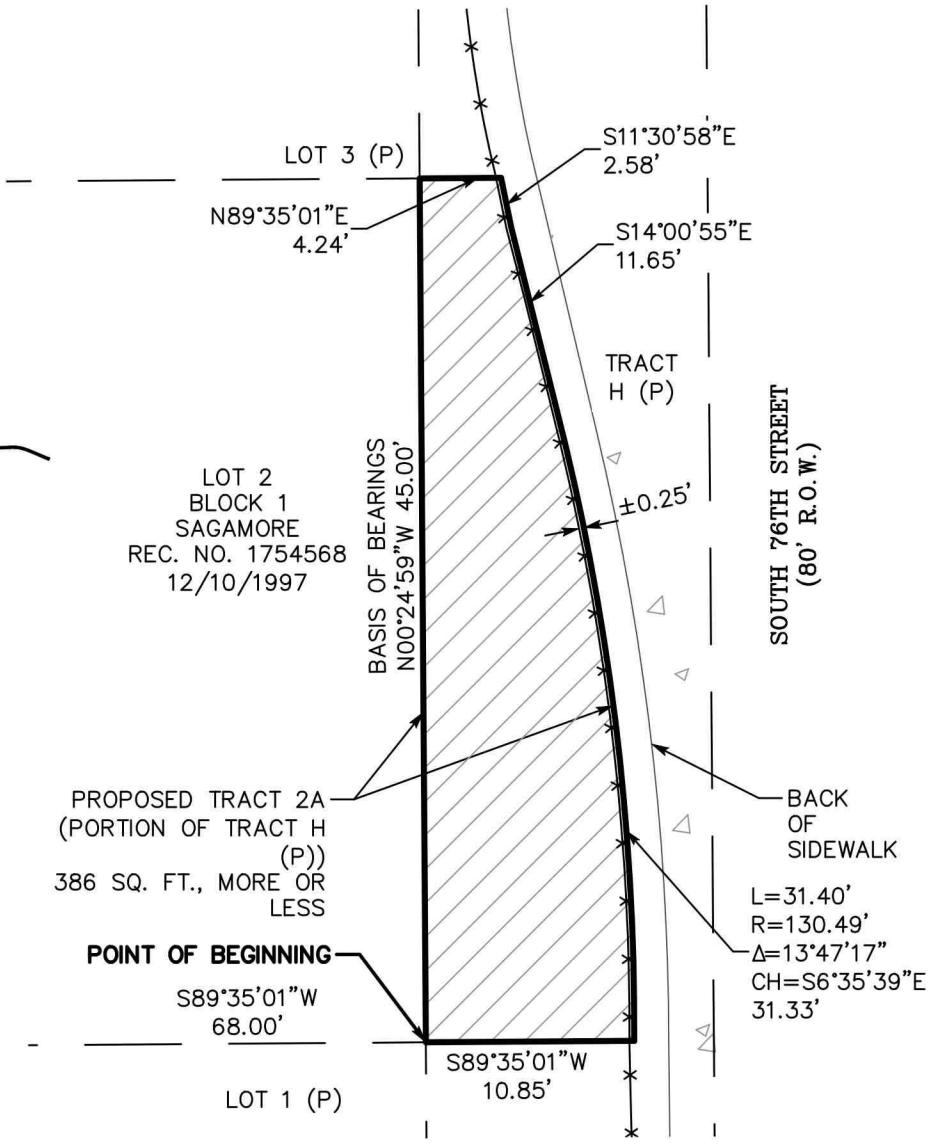
GRAVEL

FENCE









JOB NUMBER: 25-82,234 L2 B1
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:38 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

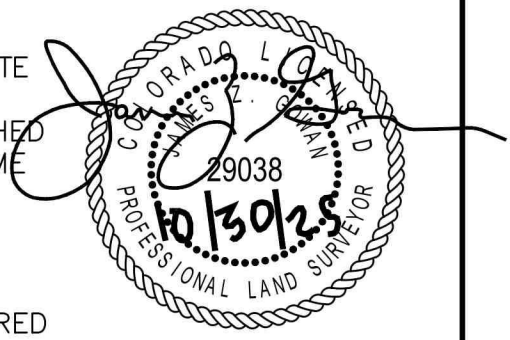
A PARCEL OF LAND BEING A PORTION OF TRACT H, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF LOT 3, BLOCK 1, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST AND NORTHEAST CORNERS OF SAID LOT 3, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3;
THENCE ALONG THE EAST LINE OF SAID LOT 3, NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET;
THENCE ALONG THE NORTH LINE OF SAID LOT 3 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 4.17 FEET;
THENCE SOUTH 03°06'56" WEST, A DISTANCE OF 24.05 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 21.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 65.87 FEET, AN INCLUDED ANGLE OF 18°23'32", AND SUBTENDED BY A CHORD BEARING SOUTH 04°39'00" EAST, A DISTANCE OF 21.05 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 3 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 4.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 143 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L3 B1
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:36 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

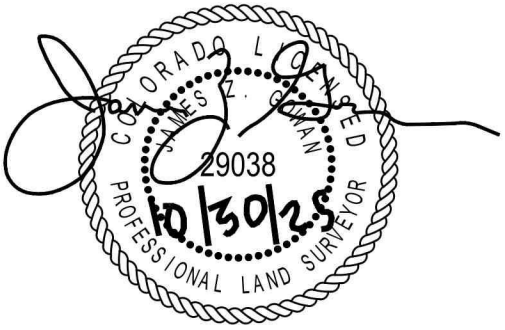
Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997 AT REC. NO. 1754568

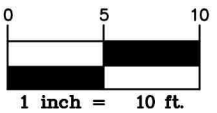
CONCRETE

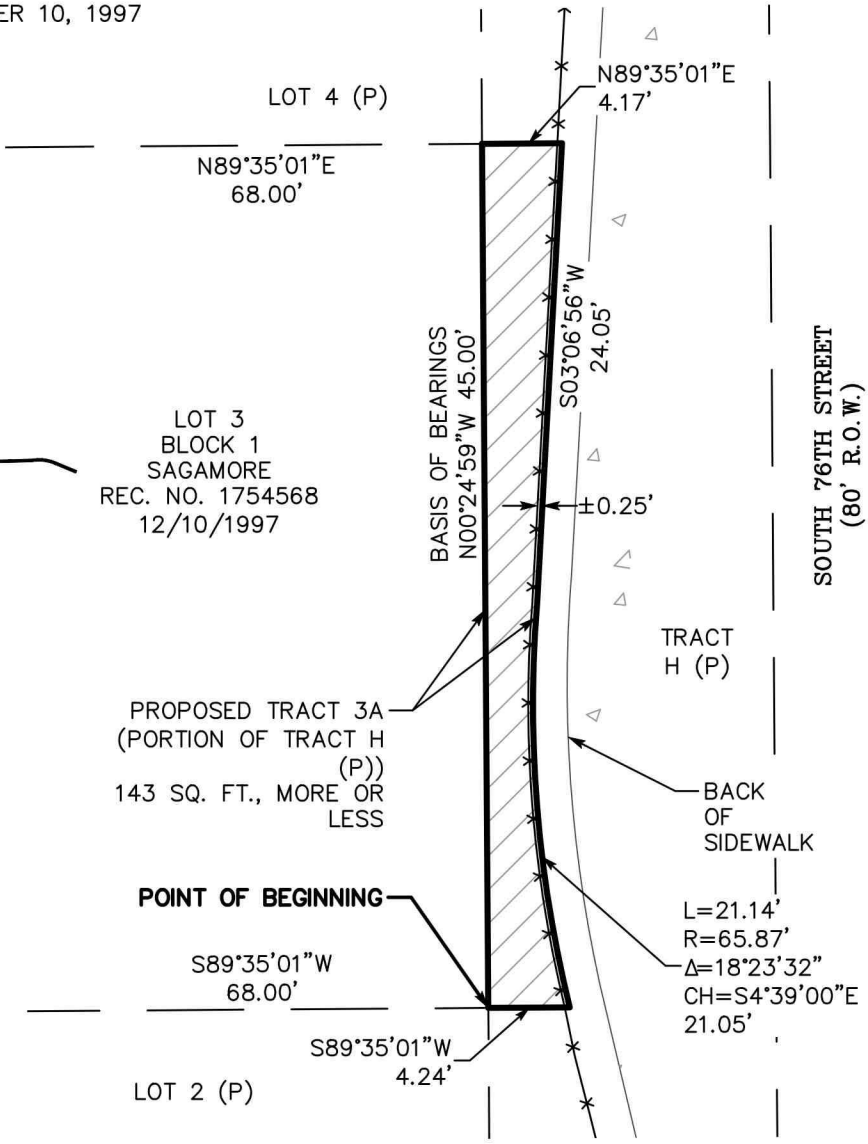
GRAVEL

FENCE









JOB NUMBER: 25-82,234 (L3 B1)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:36 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

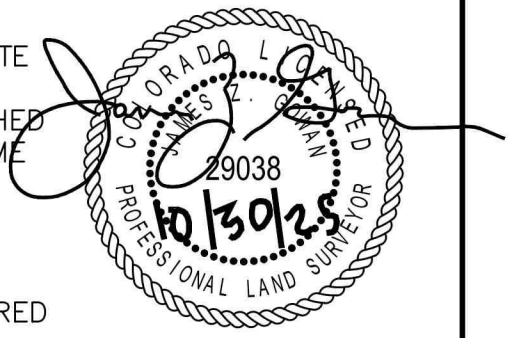
A PARCEL OF LAND BEING A PORTION OF TRACT H, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF LOT 4, BLOCK 1, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST AND NORTHEAST CORNERS OF SAID LOT 4, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4;
THENCE ALONG THE EAST LINE OF SAID LOT 4, NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET;
THENCE ALONG THE NORTH LINE OF SAID LOT 4 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 6.93 FEET;
THENCE SOUTH 03°04'16" WEST, A DISTANCE OF 24.66 FEET;
THENCE SOUTH 03°06'56" WEST, A DISTANCE OF 20.42 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 4 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 4.17 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 250 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L4 B1
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:34 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 2 OF 2

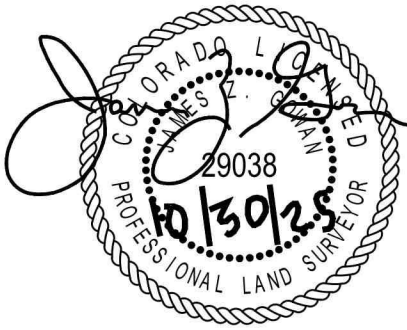
Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997 AT REC. NO. 1754568

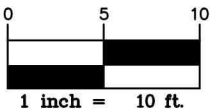
CONCRETE

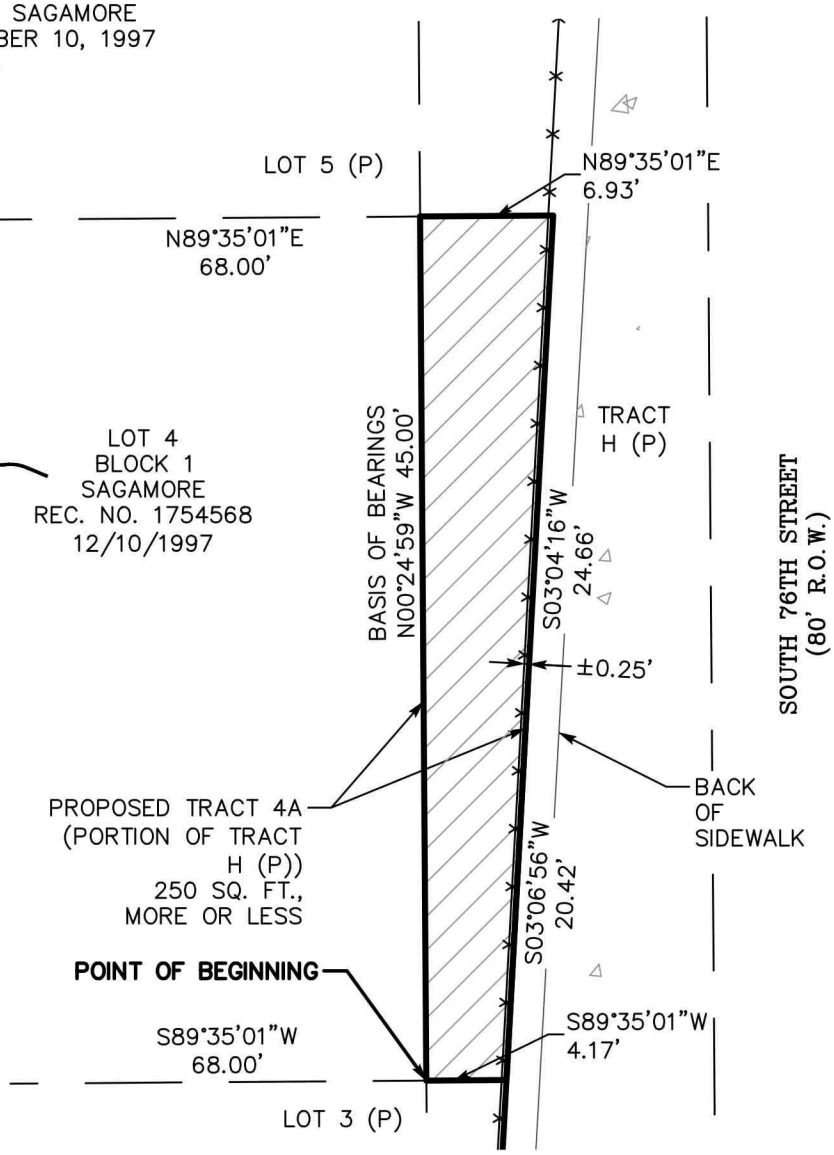
GRAVEL

FENCE









JOB NUMBER: 25–82,234 (L4 B1)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 DESC LOTS 1–8 BLOCK 1.DWG DATE:10/30/2025 3:34 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

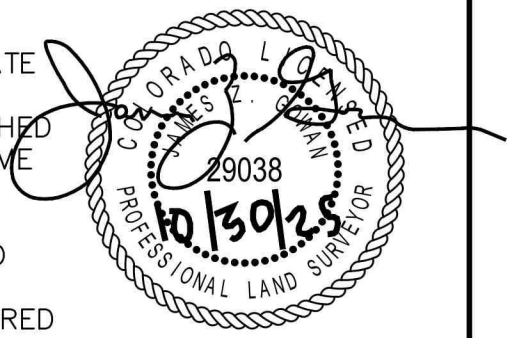
SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF TRACT H, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF LOT 5, BLOCK 1, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST AND NORTHEAST CORNERS OF SAID LOT 5, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5;
THENCE ALONG THE EAST LINE OF SAID LOT 5, NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;
THENCE ALONG THE NORTH LINE OF SAID LOT 5 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 9.60 FEET;
THENCE SOUTH 02°56'19" WEST, A DISTANCE OF 29.48 FEET;
THENCE SOUTH 03°04'16" WEST, A DISTANCE OF 15.60 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 5 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 6.93 FEET, MORE OR LESS, TO THE POINT OF BEGINNING
SAID PARCEL CONTAINING 373 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25–82,234 L5 B1
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776–1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 DESC LOTS 1–8 BLOCK 1.DWG DATE:10/30/2025 3:31 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOUNDER, STATE OF COLORADO

SHEET 2 OF 2

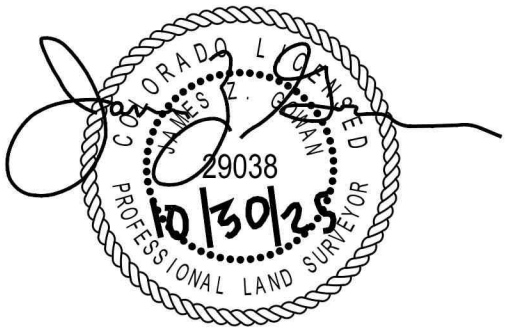
Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997 AT REC. NO. 1754568

CONCRETE

GRAVEL

FENCE



LOT 5
BLOCK 1
SAGAMORE
REC. NO. 1754568
12/10/1997

LOT 6 (P)

N89°35'01"E
68.00'

N89°35'01"E
9.60'

BASIS OF BEARINGS
N00°24'59"W 45.00'

S02°56'19"W
29.48'

TRACT
H (P)
±0.25'

SOUTH 76TH STREET
(80' R.O.W.)

PROPOSED
TRACT 5A
(PORTION OF
TRACT H (P))
373 SQ. FT.,
MORE OR LESS

BACK
OF
SIDEWALK

S03°04'16"W
15.60'

POINT OF BEGINNING

S89°35'01"W
68.00'

LOT 4 (P)

S89°35'01"W
6.93'

0 5 10

1 inch = 10 ft.

JOB NUMBER: 25-82,234 (L5 B1)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:31 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

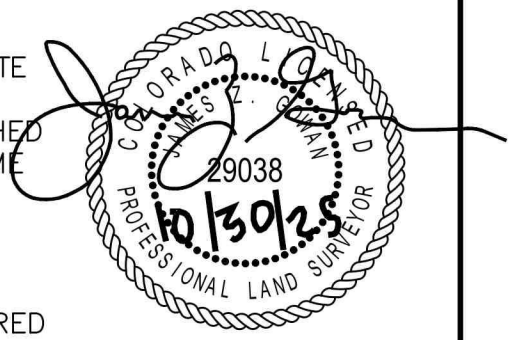
A PARCEL OF LAND BEING A PORTION OF TRACT H, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF LOT 6, BLOCK 1, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST AND NORTHEAST CORNERS OF SAID LOT 6, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6;
THENCE ALONG THE EAST LINE OF SAID LOT 6, NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6;
THENCE ALONG THE NORTH LINE OF SAID LOT 6 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 7.42 FEET;
THENCE SOUTH 06°15'04" EAST, A DISTANCE OF 10.62 FEET TO A POINT CURVATURE;
THENCE 34.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 246.74 FEET, AN INCLUDED ANGLE OF 08°00'23", AND SUBTENDED BY A CHORD BEARING SOUTH 02°14'52" EAST, A DISTANCE OF 34.45 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 6 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 9.60 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 410 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L6 B1
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:29 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

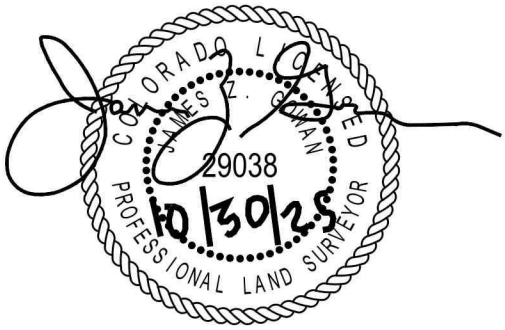
Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997 AT REC. NO. 1754568

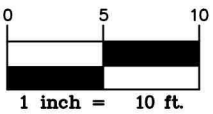
CONCRETE

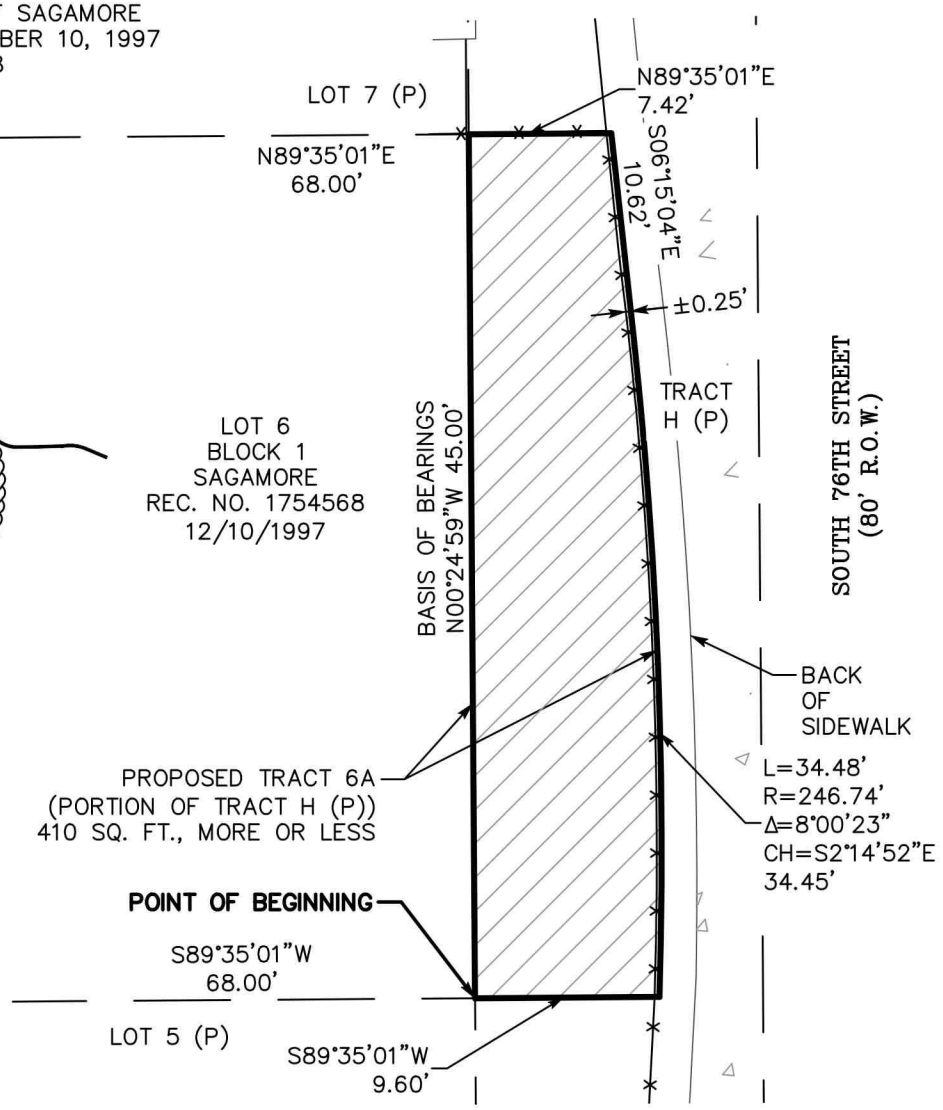
GRAVEL

FENCE









JOB NUMBER: 25-82,234 (L6 B1)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:29 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

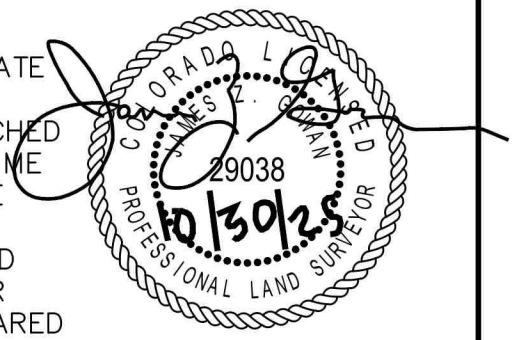
A PARCEL OF LAND BEING A PORTION OF TRACT H, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF LOT 7, BLOCK 1, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST AND NORTHEAST CORNERS OF SAID LOT 6, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7;
THENCE ALONG THE EAST LINE OF SAID LOT 7, NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7;
THENCE ALONG THE NORTH LINE OF SAID LOT 7 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 5.00 FEET;
THENCE SOUTH 00°40'48" EAST, A DISTANCE OF 22.51 FEET;
THENCE SOUTH 05°38'32" EAST, A DISTANCE OF 22.59 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 7 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 7.16 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 251 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L7 B1
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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(303) 776-1733
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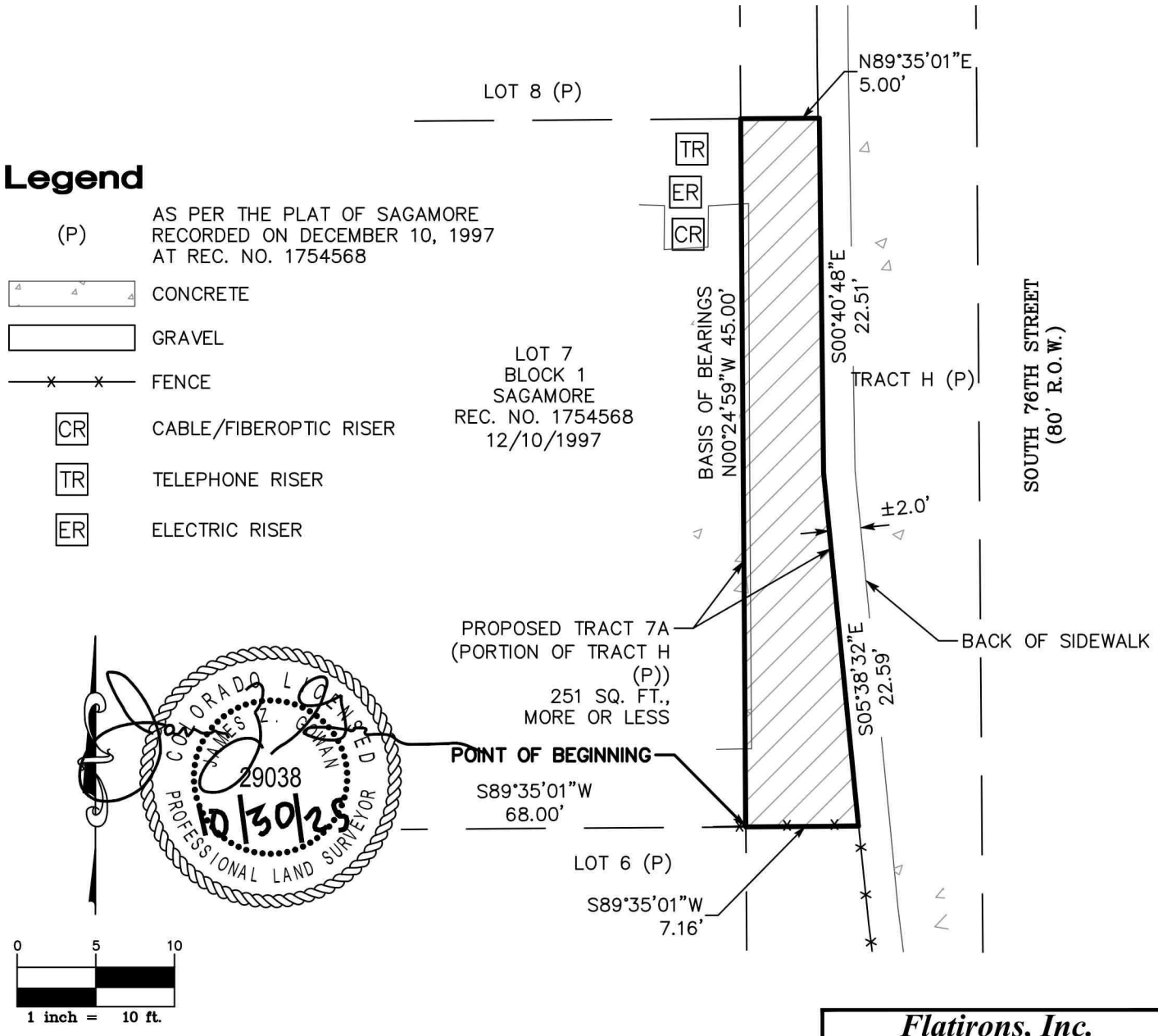
BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:26 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2



JOB NUMBER: 25–82,234 (L7 B1)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 DESC LOTS 1–8 BLOCK 1.DWG DATE:10/30/2025 3:26 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

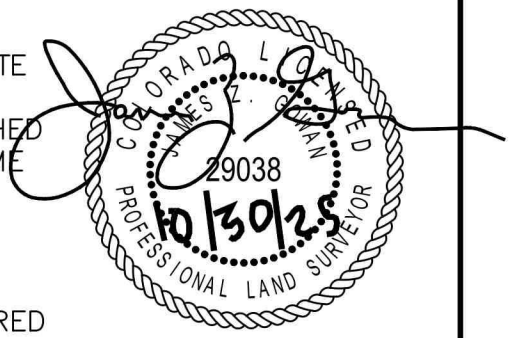
A PARCEL OF LAND BEING A PORTION OF TRACT H, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF LOT 8, BLOCK 1, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 86.22 FEET BETWEEN THE SOUTHEAST AND NORTHEAST CORNERS OF SAID LOT 8, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8;
THENCE ALONG THE EAST LINE OF SAID LOT 8, NORTH 00°24'59" WEST, A DISTANCE OF 86.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 8;
THENCE NORTH 89°35'01" EAST, A DISTANCE OF 6.52 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 25.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 192.00 FEET, AN INCLUDED ANGLE OF 07°38'39", AND SUBTENDED BY A CHORD BEARING SOUTH 03°17'12" WEST, A DISTANCE OF 25.60 FEET;
THENCE SOUTH 00°32'14" EAST, A DISTANCE OF 60.68 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 8 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 5.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 437 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L8 B1
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:24 PM

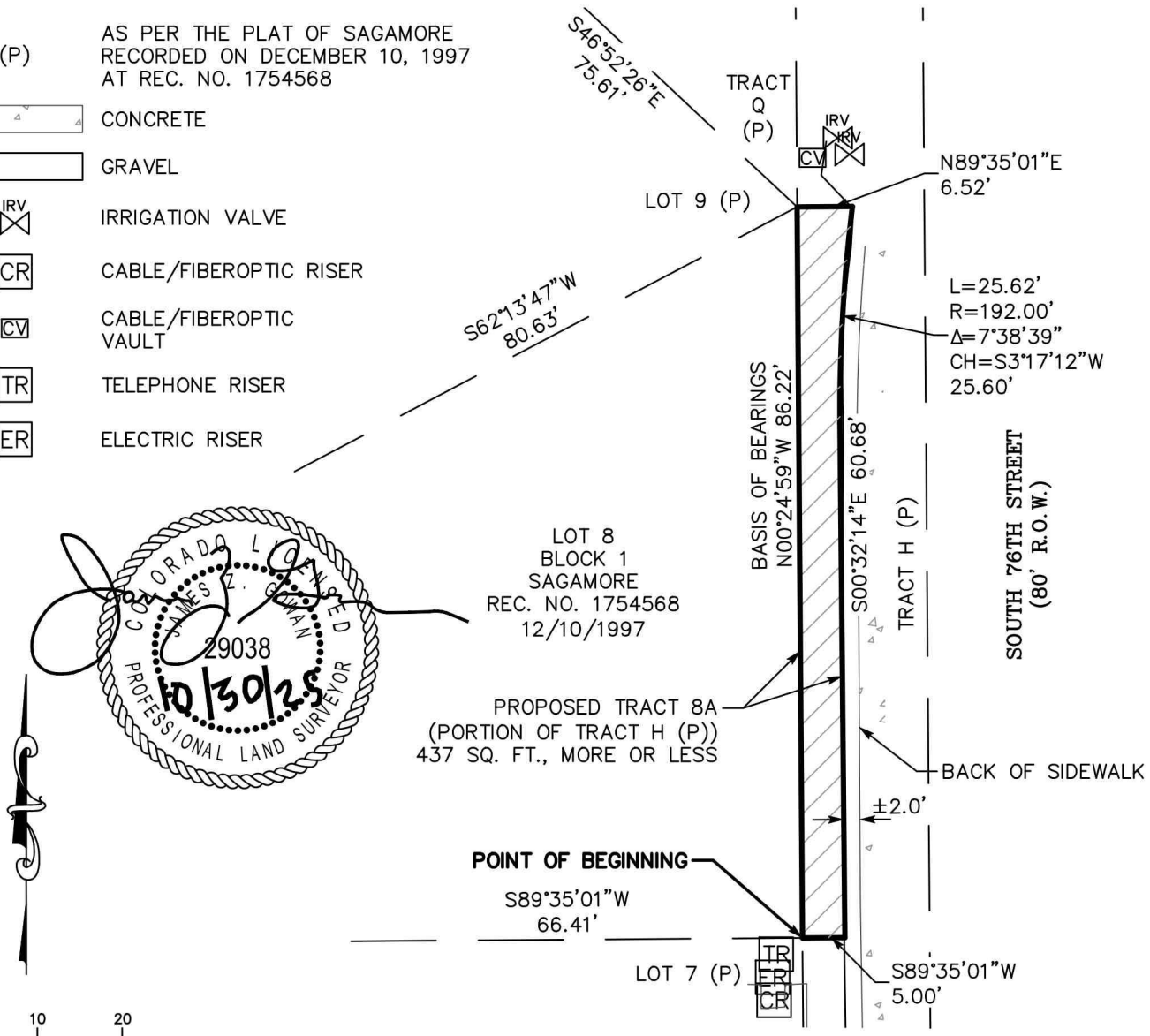
EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

Legend

(P)	AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997 AT REC. NO. 1754568
	CONCRETE
	GRAVEL
IRV	IRRIGATION VALVE
CR	CABLE/FIBEROPTIC RISER
CV	CABLE/FIBEROPTIC VAULT
TR	TELEPHONE RISER
ER	ELECTRIC RISER



COLORADO LICENSED
JAMES Z. GUMAN
29038
PROFESSIONAL LAND SURVEYOR
10/30/25

0 10 20
1 inch = 20 ft.

JOB NUMBER: 25-82,234 (L8 B1)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:24 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF TRACT B, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A NORTHEASTERLY LINE OF LOT 2, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 35°11'31" WEST, A DISTANCE OF 29.63 FEET BETWEEN THE MOST EASTERLY CORNER OF SAID LOT 2 AND THE NORTHERLY END OF SAID NORTHEASTERLY LINE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SAID MOST EASTERLY CORNER;
THENCE ALONG THE NORTHEASTERLY LINES OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES:
1. NORTH 35°11'31" WEST, A DISTANCE OF 29.63 FEET;
2. THENCE NORTH 56°50'55" WEST, A DISTANCE OF 38.87 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 2;
THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 EXTENDED NORTHEASTERLY, NORTH 32°17'19" EAST, A DISTANCE OF 0.39 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 40.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 131.26 FEET, AN INCLUDED ANGLE OF 17°53'36", AND SUBTENDED BY A CHORD BEARING SOUTH 68°58'47" EAST, A DISTANCE OF 40.83 FEET;
THENCE SOUTH 86°03'38" EAST, A DISTANCE OF 5.99 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 31.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.71 FEET, AN INCLUDED ANGLE OF 70°00'01", AND SUBTENDED BY A CHORD BEARING SOUTH 26°31'27" EAST, A DISTANCE OF 29.49 FEET;
THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2 EXTENDED NORTHEASTERLY, SOUTH 60°58'14" WEST, A DISTANCE OF 8.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 397 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

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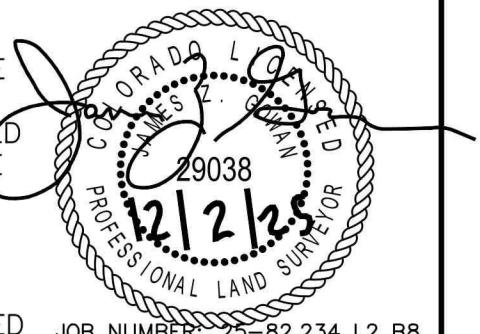

JOB NUMBER: 25-82,234 L2 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025
REV: DECEMBER 2, 2025

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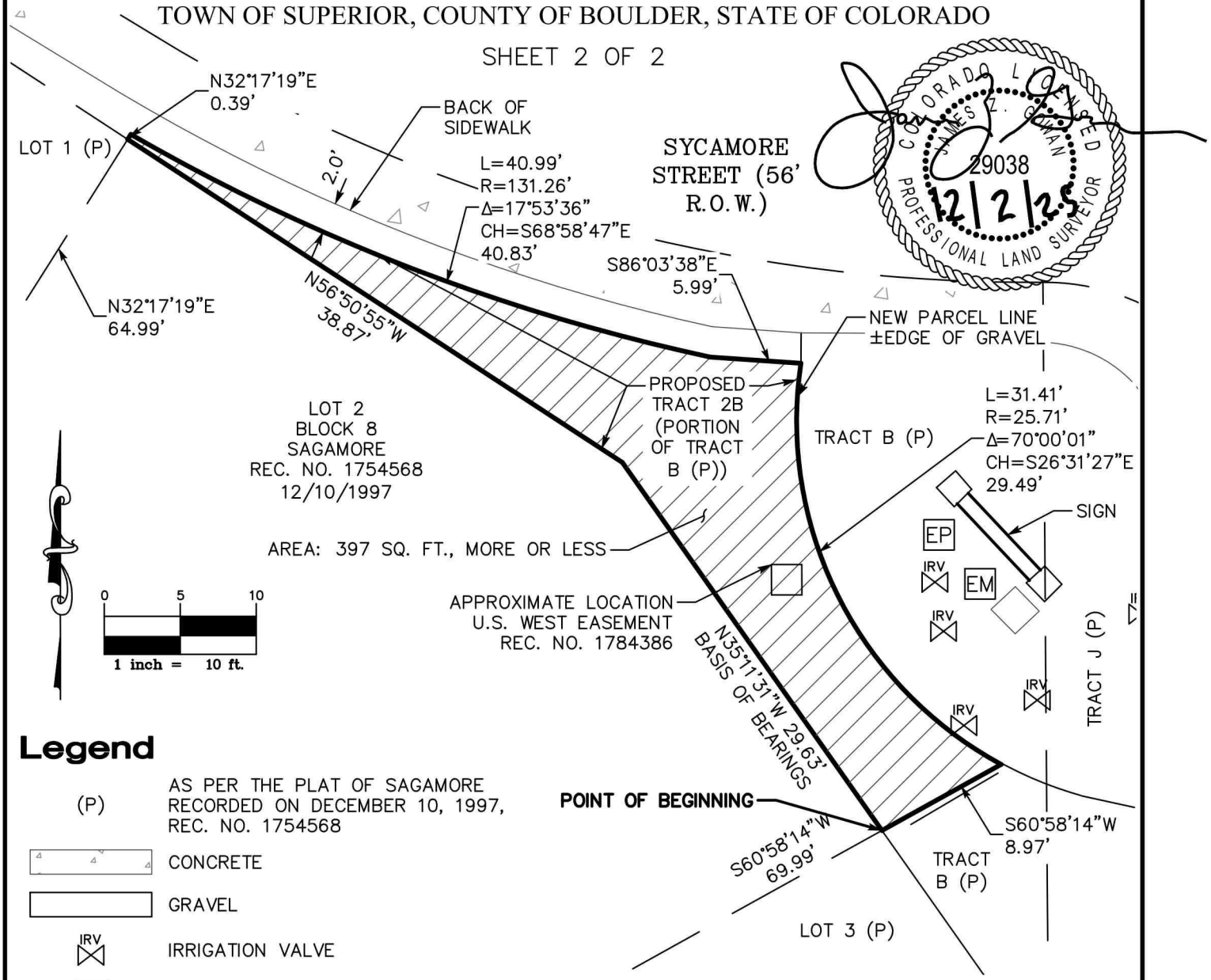
BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:12/2/2025 9:24 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2



Legend

(P)	AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568
	CONCRETE
	GRAVEL
IRV	IRRIGATION VALVE
EM	ELECTRIC METER
EP	ELECTRICAL PANEL

JOB NUMBER: 25-82,234 (L2 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025
REV: DECEMBER 2, 2025

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:12/2/2025 9:24 AM

EXHIBIT "A"

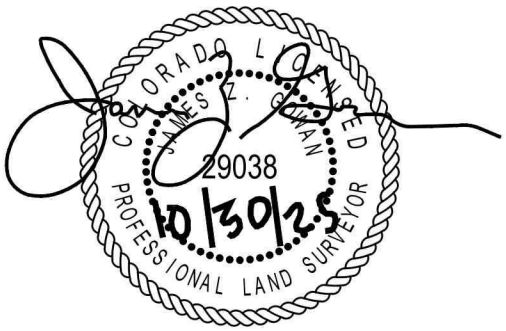
LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 3

A PARCEL OF LAND BEING A PORTION OF TRACTS B AND J, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING AN EASTERLY LINE OF LOT 3, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 50.57 FEET BETWEEN THE SOUTHEAST CORNER OF SAID LOT 3 AND THE CORNER COMMON TO SAID TRACTS B AND J, AND LOT 3, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID SOUTHEAST CORNER;
THENCE ALONG THE EASTERLY AND NORTHEASTERLY LINES OF SAID LOT 3 THE FOLLOWING TWO (2) COURSES:
1. NORTH 00°24'59" WEST, A DISTANCE OF 50.57 FEET;
2. THENCE NORTH 35°11'31" WEST, A DISTANCE OF 19.03 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 3;
THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 3 EXTENDED NORTHEASTERLY, NORTH 60°58'14" EAST, A DISTANCE OF 8.97 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 6.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.71 FEET, AN INCLUDED ANGLE OF 15°04'41", AND SUBTENDED BY A CHORD BEARING SOUTH 69°03'48" EAST, A DISTANCE OF 6.75 FEET;
THENCE S76°36'09"E, A DISTANCE OF 7.35 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 15.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 35.18 FEET, AN INCLUDED ANGLE OF 24°28'09", AND SUBTENDED BY A CHORD BEARING SOUTH 10°53'30" WEST, A DISTANCE OF 14.91 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE 5.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 26.11 FEET, AN INCLUDED ANGLE OF 12°25'00", AND SUBTENDED BY A CHORD BEARING SOUTH 07°33'05" EAST, A DISTANCE OF 5.65 FEET;



JOB NUMBER: 25-82,234 L3 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:57 AM

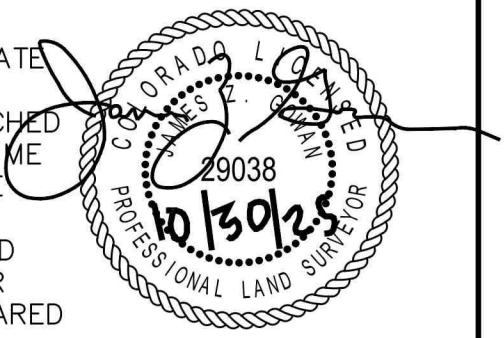
EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

THENCE SOUTH 13°45'35" EAST, A DISTANCE OF 8.22 FEET TO A POINT OF CURVATURE;
THENCE 22.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 53.37 FEET, AN INCLUDED ANGLE OF 23°59'56", AND SUBTENDED BY A CHORD BEARING SOUTH 01°45'37" EAST, A DISTANCE OF 22.19 FEET;
THENCE SOUTH 10°14'21" WEST, A DISTANCE OF 15.71 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 0.44 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 96.58 FEET, AN INCLUDED ANGLE OF 00°15'48", AND SUBTENDED BY A CHORD BEARING SOUTH 10°06'27" WEST, A DISTANCE OF 0.44 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 3 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 7.65 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 759 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L3 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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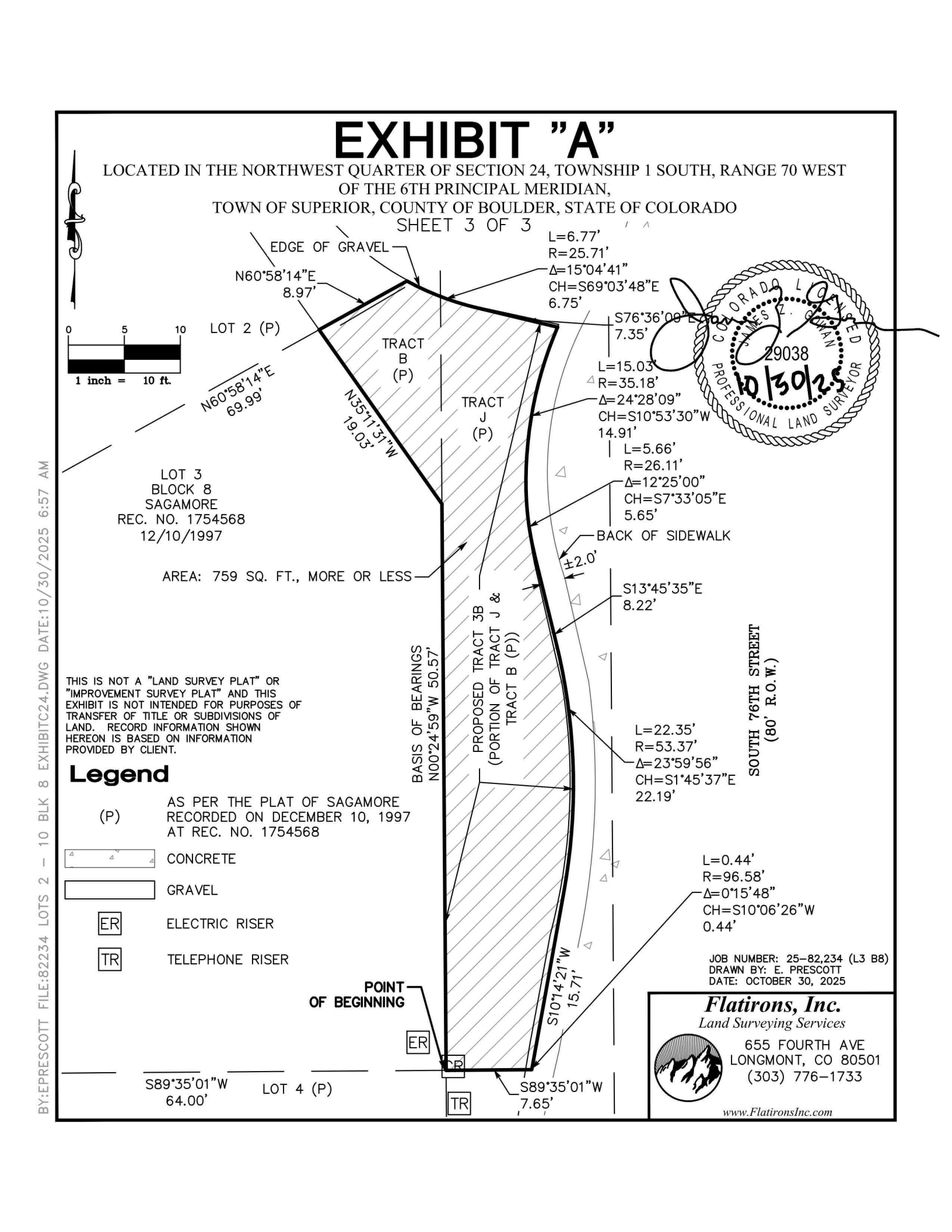
(303) 776-1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:57 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 3 OF 3



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Legend

(P)	AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997 AT REC. NO. 1754568
	CONCRETE
	GRAVEL
ER	ELECTRIC RISER
TR	TELEPHONE RISER

COLORADO LICENSED
JAMES Z. GILMAN
29038
10/30/25
PROFESSIONAL LAND SURVEYOR

JOB NUMBER: 25-82,234 (L3 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:57 AM

EXHIBIT "A"

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RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF TRACT J, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF LOT 4, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SAID LOT 4, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THENCE ALONG SAID EAST LINE, NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET TO SAID NORTHEAST CORNER;
THENCE ALONG THE NORTH LINE OF SAID LOT 4 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 7.65 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 14.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 96.58 FEET, AN INCLUDED ANGLE OF 08°22'30", AND SUBTENDED BY A CHORD BEARING SOUTH 05°47'18" WEST, A DISTANCE OF 14.10 FEET;
THENCE SOUTH 01°36'03" WEST, A DISTANCE OF 5.47 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 3.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 16.78 FEET, AN INCLUDED ANGLE OF 13°03'57", AND SUBTENDED BY A CHORD BEARING SOUTH 04°55'39" EAST, A DISTANCE OF 3.82 FEET;
THENCE SOUTH 11°27'37" EAST, A DISTANCE OF 11.87 FEET TO A POINT OF CURVATURE;
THENCE 10.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.72 FEET, AN INCLUDED ANGLE OF 04°38'17", AND SUBTENDED BY A CHORD BEARING SOUTH 09°08'28" EAST, A DISTANCE OF 10.17 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 4 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 10.05 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 330 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

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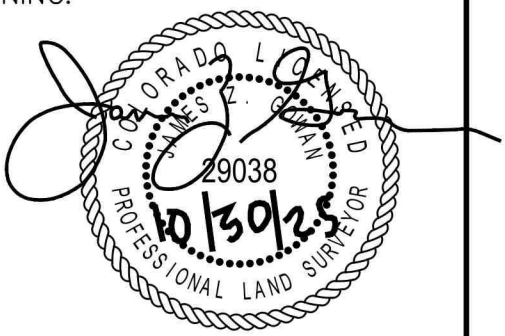

JOB NUMBER: 25-82,234 L4 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

Flatirons, Inc.
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655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733
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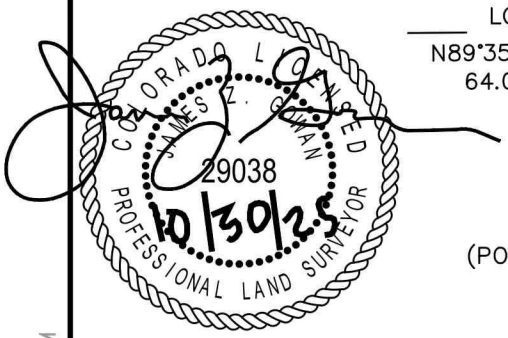
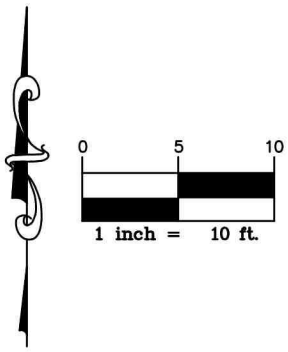
BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:30 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2





LOT 3 (P)
N89°35'01"E
64.00'

N89°35'01"E
7.65'

CR

TR

±2.0'

L=14.12'
R=96.58'
Δ=8°22'30"
CH=S5°47'18"W
14.10'

PROPOSED TRACT 4B
(PORTION OF TRACT J (P)

TRACT
J
(P)

SOUTH 76TH STREET
(80' R.O.W.)

BASIS OF BEARINGS
N00°24'59"W 45.00'

LOT 4
BLOCK 8
SAGAMORE
REC. NO. 1754568
12/10/1997

S01°36'03"W
5.47'

EDGE OF GRAVEL

L=3.83'
R=16.78'
Δ=13°03'57"
CH=S4°55'39"E
3.82'

AREA: 330 SQ. FT.,
MORE OR LESS

S11°27'37"E
11.87'

±2.0'

EDGE OF GRAVEL

BACK OF SIDEWALK

POINT OF
BEGINNING

S89°35'01"W
68.00'

L=10.18'
R=125.72'
Δ=4°38'17"
CH=S9°08'28"E
10.17'

LOT 5 (P)

S89°35'01"W
10.05'

CV

Legend

● 1	FOUND #5 REBAR WITH 1 1/4" PINK PLASTIC CAP "PLS 37908"
(P)	AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997 AT REC. NO. 1754568
	CONCRETE
	GRAVEL
CR	CABLE/FIBEROPTIC RISER
CV	CABLE/FIBEROPTIC VAULT
TR	TELEPHONE RISER

JOB NUMBER: 25-82,234 L4 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:30 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

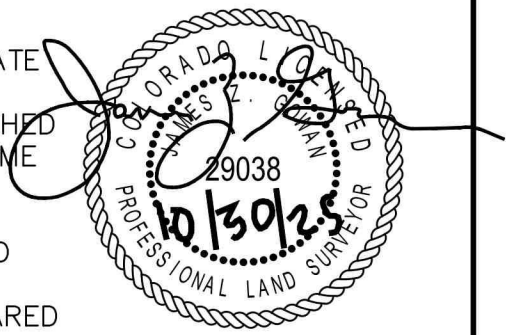
A PARCEL OF LAND BEING A PORTION OF TRACT J, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF LOT 5, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SAID LOT 5, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID SOUTHEAST CORNER OF LOT 5;
THENCE ALONG THE EAST LINE OF SAID LOT 5, NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;
THENCE ALONG THE NORTH LINE OF SAID LOT 5 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 10.05 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 14.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.72 FEET, AN INCLUDED ANGLE OF 06°28'19", AND SUBTENDED BY A CHORD BEARING SOUTH 03°35'10" EAST, A DISTANCE OF 14.19 FEET;
THENCE SOUTH 00°21'01" EAST, A DISTANCE OF 8.06 FEET TO A POINT OF CURVATURE;
THENCE 23.05 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 85.89 FEET, AN INCLUDED ANGLE OF 15°22'33", AND SUBTENDED BY A CHORD BEARING SOUTH 07°20'15" WEST, A DISTANCE OF 22.98 FEET;
THENCE ALONG THE SOUTH LINE OF LOT 5 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 7.72 FEET FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 460 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L5 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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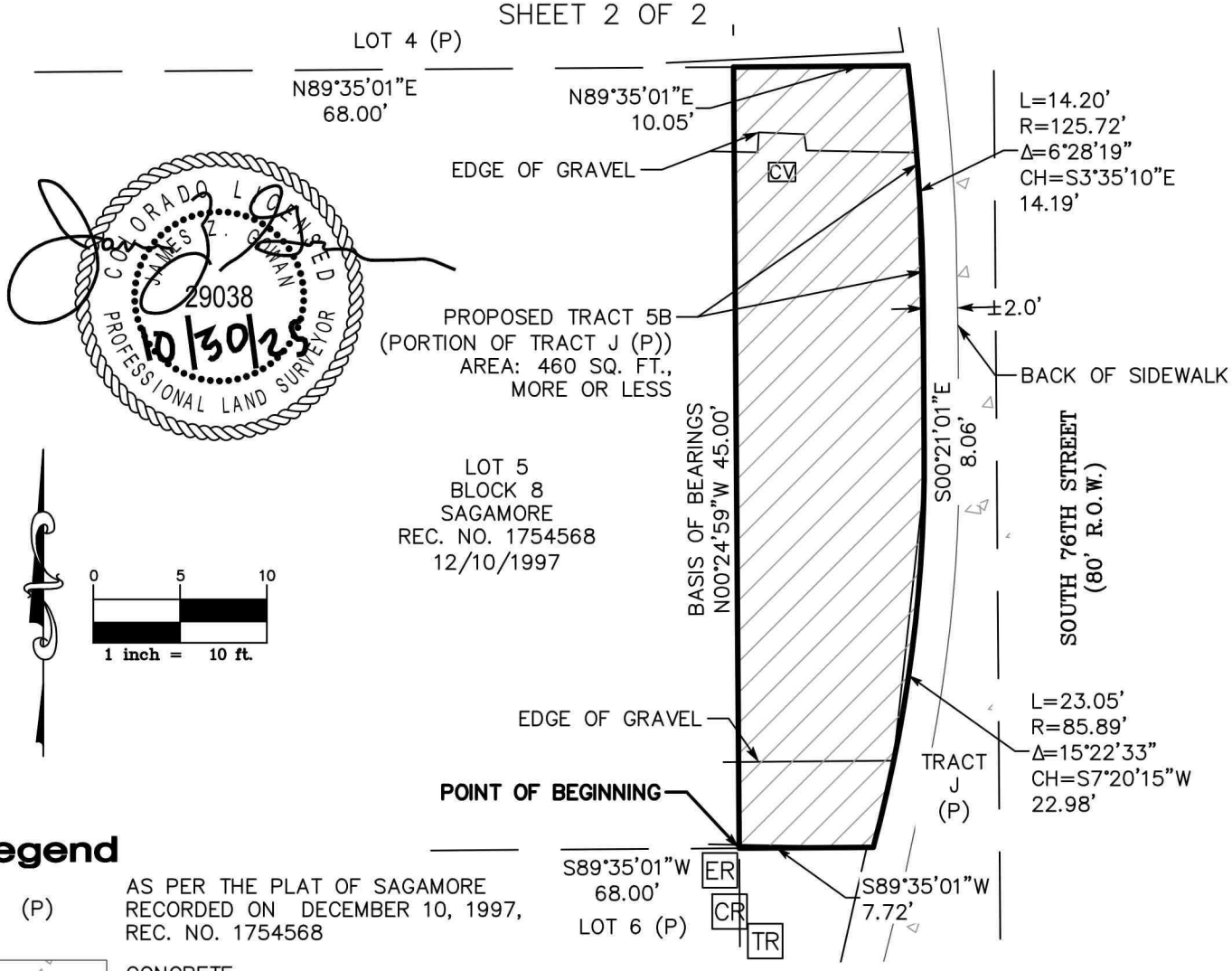
BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:32 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2



Legend

(P)	AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568
	CONCRETE
	GRAVEL
ER	ELECTRIC RISER
CR	CABLE/FIBEROPTIC RISER
TR	TELEPHONE RISER

JOB NUMBER: 25–82,234 L5 B8
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BY:EPRESCOTT FILE:82234 LOTS 2 – 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:33 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

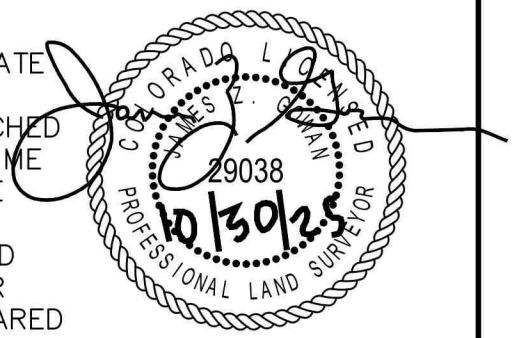
A PARCEL OF LAND BEING A PORTION OF TRACT J, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF LOT 6, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SAID LOT 6, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID NORTHEAST CORNER OF LOT 6;
THENCE ALONG THE NORTH LINE OF SAID LOT 6 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 7.72 FEET;
THENCE SOUTH 13°16'42" WEST, A DISTANCE OF 25.34 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 10.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 68.64 FEET, AN INCLUDED ANGLE OF 08°53'37", AND SUBTENDED BY A CHORD BEARING SOUTH 08°54'49" WEST, A DISTANCE OF 10.64 FEET TO A POINT ON THE EAST LINE OF SAID LOT 6;
THENCE ALONG SAID EAST LINE, NORTH 00°24'59" WEST, A DISTANCE OF 35.12 FEET; MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 124 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L6 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733
www.FlatironsInc.com

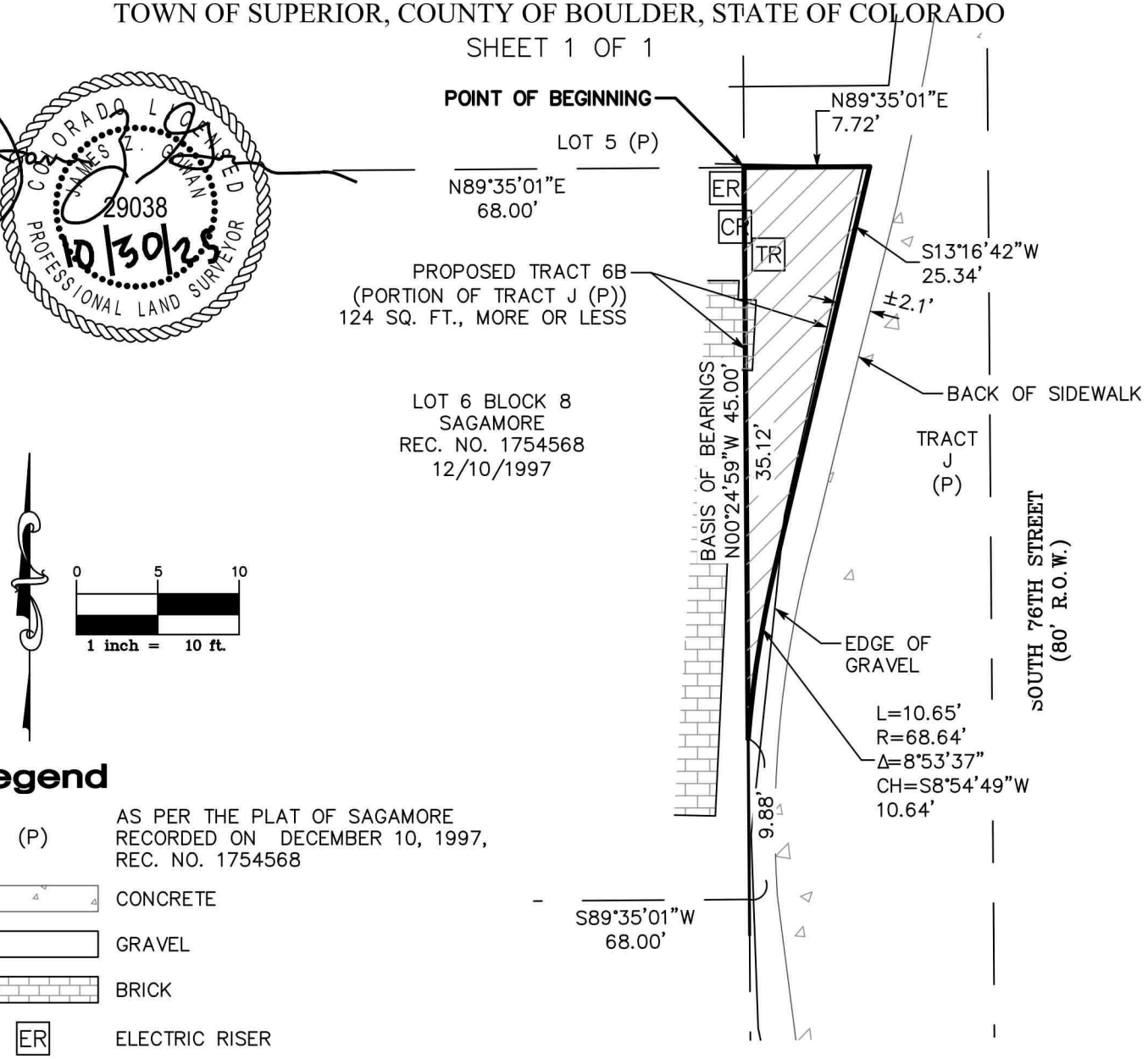
BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:34 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

COLORADO LICENSED
JAMES Z. GUMAN
29038
10/30/25
PROFESSIONAL LAND SURVEYOR



Legend

(P)	AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568
	CONCRETE
	GRAVEL
	BRICK
ER	ELECTRIC RISER
CR	CABLE/FIBEROPTIC RISER
TR	TELEPHONE RISER

JOB NUMBER: 25–82,234 (L6 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 LOTS 2 – 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:34 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

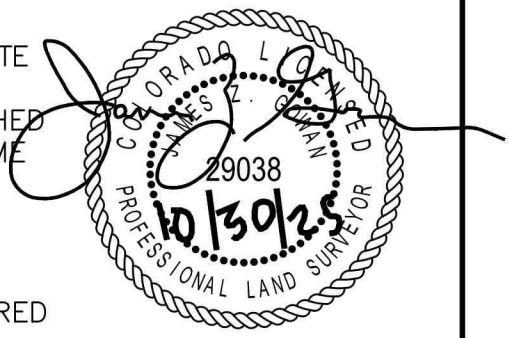
A PARCEL OF LAND BEING A PORTION OF TRACT J, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF LOT 7, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SAID LOT 7, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID SOUTHEAST CORNER OF LOT 7;
THENCE ALONG SAID EASTERLY LINE, NORTH 00°24'59" WEST, A DISTANCE OF 36.73 FEET;
THENCE DEPARTING SAID EASTERLY LINE, SOUTH 14°13'43" EAST, A DISTANCE OF 37.82 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 7 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 9.03 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 166 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L7 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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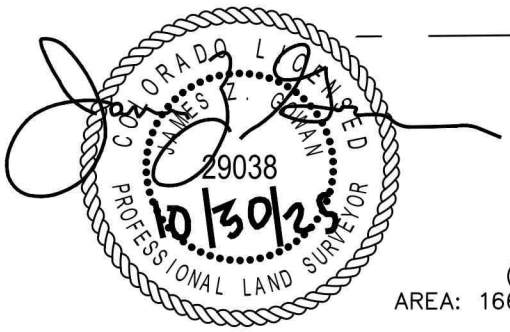
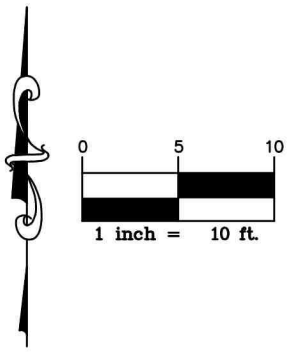
BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:43 AM

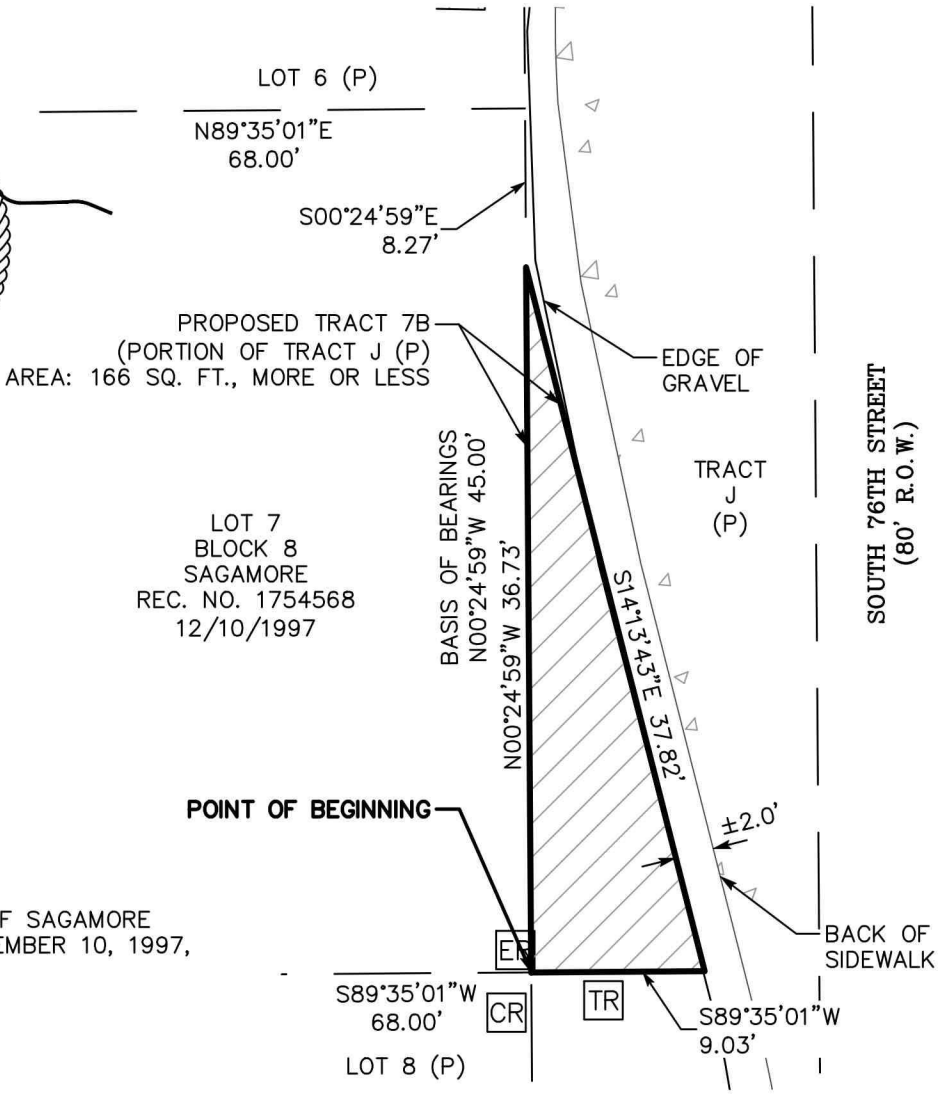
EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2







Legend

(P)	AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568
	CONCRETE
	GRAVEL
ER	ELECTRIC RISER
CR	CABLE/FIBEROPTIC RISER
TR	TELEPHONE RISER

JOB NUMBER: 25–82,234 (L7 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

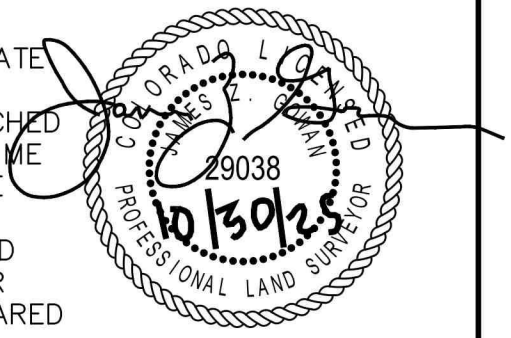
A PARCEL OF LAND BEING A PORTION OF TRACT J, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF LOT 8, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 53.24 FEET BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SAID LOT 8, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID SOUTHEAST CORNER OF LOT 8;
THENCE ALONG SAID EASTERLY LINE, NORTH 00°24'59" WEST, A DISTANCE OF 53.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 8;
THENCE ALONG THE NORTH LINE OF SAID LOT 8 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 9.03 FEET;
THENCE SOUTH 14°13'43" EAST, A DISTANCE OF 3.56 FEET TO A POINT OF CURVATURE;
THENCE 23.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 51.66 FEET, AN INCLUDED ANGLE OF 25°57'01" AND SUBTENDED BY A CHORD BEARING SOUTH 01°15'13" EAST, A DISTANCE OF 23.20 FEET;
THENCE SOUTH 11°43'18" WEST, A DISTANCE OF 18.87 FEET;
THENCE SOUTH 09°42'46" WEST, A DISTANCE OF 9.08 FEET;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 8 EXTENDED SOUTHEASTERLY, NORTH 80°36'24" WEST, A DISTANCE OF 4.72 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 485 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25–82,234 L8 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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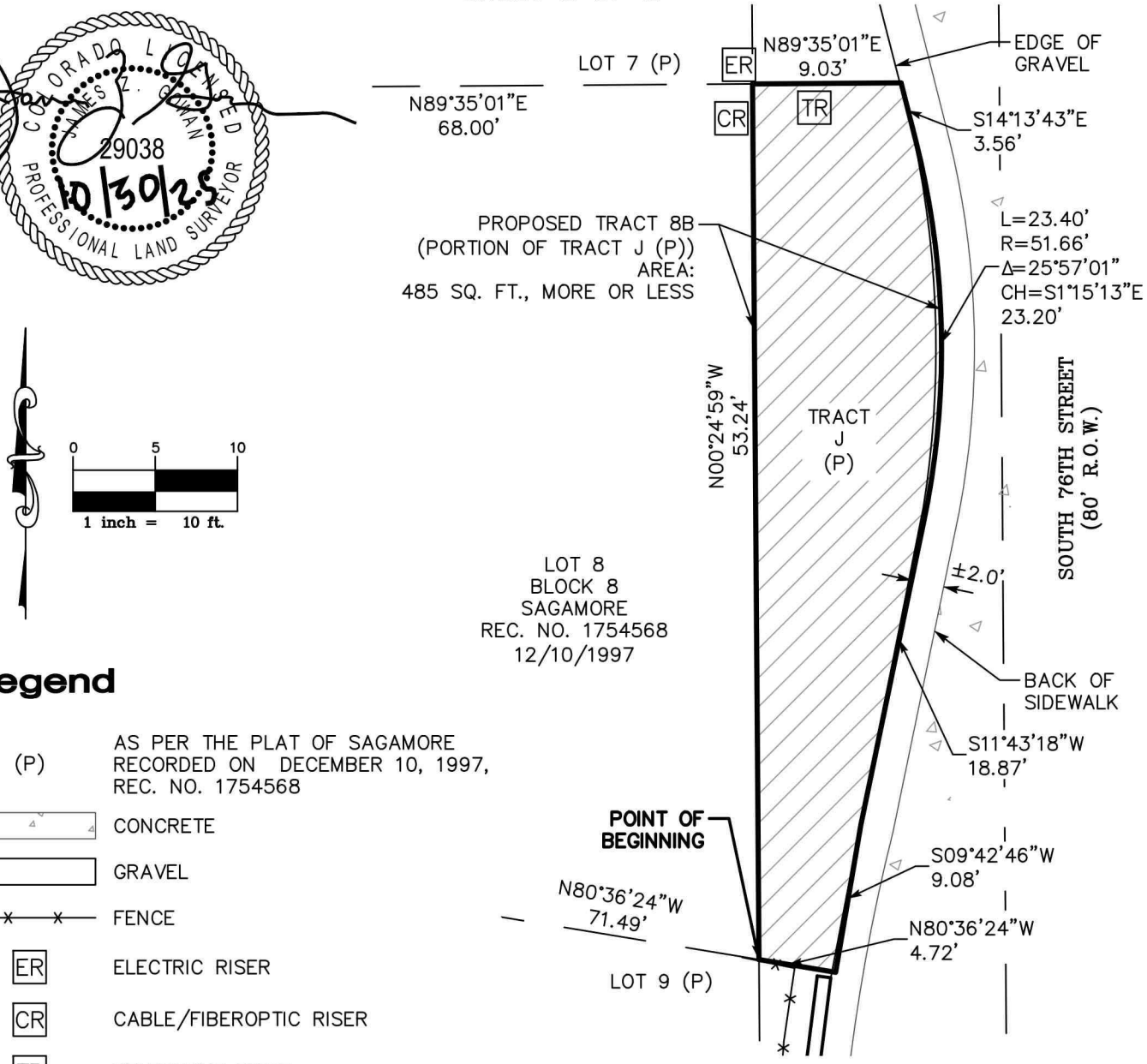
BY:EPRESCOTT FILE:82234 LOTS 2 – 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:48 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

COLORADO LICENSED JAMES E. PRESCOTT 29038 PROFESSIONAL LAND SURVEYOR 10/30/25



Legend

(P)	AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568
	CONCRETE
	GRAVEL
	FENCE
ER	ELECTRIC RISER
CR	CABLE/FIBEROPTIC RISER
TR	TELEPHONE RISER

JOB NUMBER: 25–82,234 (L8 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 LOTS 2 – 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:48 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 3

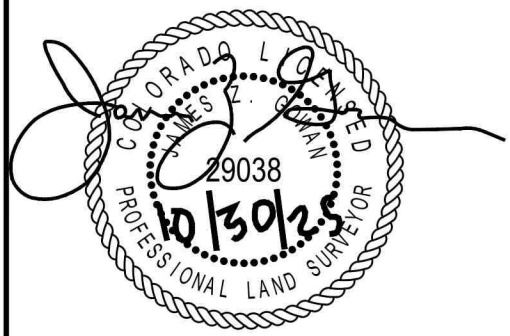
TWO PARCELS OF LAND BEING A PORTION OF TRACTS J AND K, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING AN EASTERLY LINE OF LOT 9, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 56.14 FEET BETWEEN THE CORNER COMMON TO SAID LOT 9, TRACT J AND TRACT K, AND THE NORTHEAST CORNER OF SAID LOT 9, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 9;
THENCE ALONG A SOUTHEASTERLY LINE OF SAID LOT 9, NORTH 44°05'27" EAST, A DISTANCE OF 5.51 FEET TO POINT "A" TO BE REFERRED TO LATER IN THIS DESCRIPTION;
THENCE DEPARTING SAID SOUTHEASTERLY LINE, SOUTH 29°54'53" WEST, A DISTANCE OF 5.17 FEET;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 EXTENDED SOUTHEASTERLY, NORTH 67°03'16" WEST, A DISTANCE OF 1.36 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THENCE BEGINNING AT SAID POINT "A", SAID POINT ALSO BEING SAID CORNER COMMON TO LOT 9, TRACT J AND TRACT K;

THENCE ALONG SAID EASTERLY LINE, NORTH 00°24'59" WEST, A DISTANCE OF 56.14 FEET;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 9 EXTENDED SOUTHEASTERLY, SOUTH 80°36'24" EAST, A DISTANCE OF 4.72 FEET;
THENCE SOUTH 07°06'54" WEST, A DISTANCE OF 13.05 FEET;
THENCE SOUTH 00°10'45" EAST, A DISTANCE OF 9.25 FEET;
THENCE SOUTH 05°02'16" EAST, A DISTANCE OF 17.01 FEET TO A POINT OF CURVATURE;



JOB NUMBER: 25–82,234 L9 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 LOTS 2 – 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:51 AM

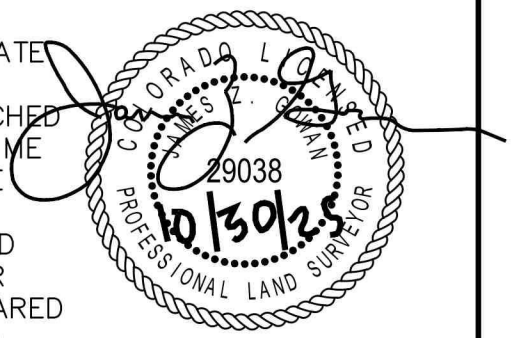
EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

THENCE 7.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 22.58 FEET, AN INCLUDED ANGLE OF 20°12'04", AND SUBTENDED BY A CHORD BEARING SOUTH 05°03'46" WEST, A DISTANCE OF 7.92 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE 9.05 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.15 FEET, AN INCLUDED ANGLE OF 14°45'05" AND SUBTENDED BY A CHORD BEARING SOUTH 22°32'20" WEST, A DISTANCE OF 9.03 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCELS CONTAINING 191 SQ. FT., MORE OR LESS

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOB NUMBER: 25–82,234 L9 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

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BY:EPRESCOTT FILE:82234 LOTS 2 – 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:52 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 3 OF 3

Legend

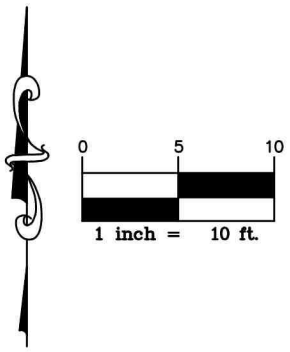
(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568

CONCRETE

GRAVEL

FENCE

CR CABLE/FIBEROPTIC RISER



LOT 8 (P)

S80°36'24"E 71.49'

S80°36'24"E 4.72'

BRICK WALL

S07°06'54"W 13.05'

TRACT J (P)

S00°10'45"E 9.25'

S05°02'16"E 17.01'

BACK OF SIDEWALK

SOUTH 76TH STREET (80' R.O.W.)

LOT 9
BLOCK 8
SAGAMORE
REC. NO. 1754568
12/10/1997

BASIS OF BEARINGS N00°24'59"W 56.14'

PROPOSED TRACT 9B
(PORTION OF TRACT J (P))
AREA: 188 SQ. FT.,
MORE OR LESS

0.25' ±

L=7.96'
R=22.58'
Δ=20°12'04"
CH=S5°03'46"W
7.92'

POINT "A"

PROPOSED TRACT 9B
(PORTION OF TRACT K (P))
AREA: 4 SQ. FT.,
MORE OR LESS

N44°05'27"E 5.51'

L=9.05'
R=35.15'
Δ=14°45'05"
CH=S22°32'20"W
9.03'

N67°03'16"W 84.91'

CR

POINT OF BEGINNING
LOT 10 (P)

S29°54'53"W 5.17'

CONCRETE WALL

TRACT K (P)

N67°03'16"W 1.36'

COLORADO LICENSED
JAMES Z. GOWAN
29038
10/30/25
PROFESSIONAL LAND SURVEYOR

JOB NUMBER: 25-82,234 (L9 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:52 AM

EXHIBIT "A"

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RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

TWO PARCELS OF LAND BEING A PORTION OF TRACT K, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTHEASTERLY LINE OF LOT 10, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 44°05'27" EAST, A DISTANCE OF 60.61 FEET BETWEEN THE MOST SOUTHERLY CORNER OF SAID LOT 10 AND THE MOST EASTERLY CORNER OF SAID LOT 10, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL A
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 10;
THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 44°05'27" EAST, A DISTANCE OF 58.84 FEET;
THENCE DEPARTING SAID SOUTHEASTERLY LINE, SOUTH 40°26'11" WEST, A DISTANCE OF 58.47 FEET;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10 EXTENDED SOUTHEASTERLY, NORTH 53°19'30" WEST, A DISTANCE OF 3.76 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 110 SQ. FT., MORE OR LESS.

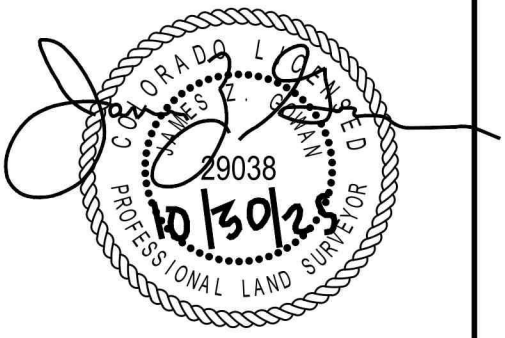
PARCEL B
THENCE BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 10;
THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 10 EXTENDED SOUTHEASTERLY, SOUTH 67°03'16" EAST, A DISTANCE OF 1.36 FEET;
THENCE SOUTH 29°54'53" WEST, A DISTANCE OF 0.65 FEET;
THENCE NORTH 59°00'52" WEST, A DISTANCE OF 1.46 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 10;
THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 45°05'27" EAST, A DISTANCE OF 0.47 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.78 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.



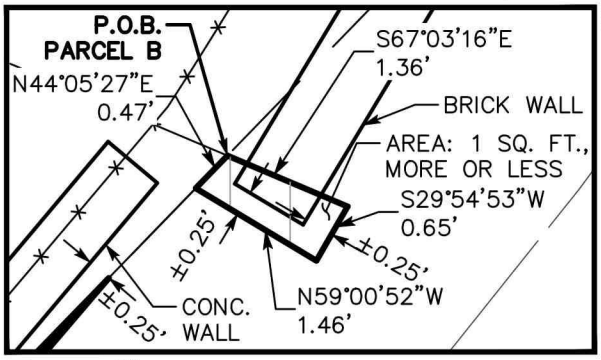
JOB NUMBER: 25–82,234 L10 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776–1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 LOTS 2 – 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:54 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO



Detail

SCALE: 1"=2'

Legend

(P)	AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568
	CONCRETE
	GRAVEL
	FENCE
CR	CABLE/FIBEROPTIC RISER

COLORADO LICENSED
JAMES Z. PRESCOTT
29038
PROFESSIONAL LAND SURVEYOR
10/30/25

0 5 10
1 inch = 10 ft.

JOB NUMBER: 25-82,234 (L10 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:54 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF TRACT K, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTHEAST LINE OF LOT 11, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 44°05'27" EAST, A DISTANCE OF 51.63 FEET BETWEEN THE MOST SOUTHERLY CORNER OF SAID LOT 11 AND THE MOST EASTERLY CORNER OF SAID LOT 11, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID MOST SOUTHERLY CORNER OF LOT 11;
THENCE ALONG SAID SOUTHEAST LINE, NORTH 44°05'27" EAST, A DISTANCE OF 51.63 FEET TO SAID MOST EASTERLY CORNER;
THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 11 EXTENDED SOUTHEASTERLY, SOUTH 53°19'30" EAST, A DISTANCE OF 3.76 FEET;
THENCE SOUTH 40°26'11" WEST, A DISTANCE OF 0.42 FEET;
THENCE SOUTH 25°59'35" WEST, A DISTANCE OF 7.63 FEET;
THENCE SOUTH 38°15'56" WEST, A DISTANCE OF 7.89 FEET;
THENCE SOUTH 41°39'58" WEST, A DISTANCE OF 7.76 FEET;
THENCE SOUTH 44°18'12" WEST, A DISTANCE OF 15.43 FEET;
THENCE SOUTH 47°59'09" WEST, A DISTANCE OF 13.45 FEET;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11 EXTENDED SOUTHEASTERLY, NORTH 45°54'33" WEST, A DISTANCE OF 6.28 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 344 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

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JOB NUMBER: 25-82,234 L11 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 LOTS 11 - 18 BLK 8 C24.DWG DATE:10/28/2025 11:06 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

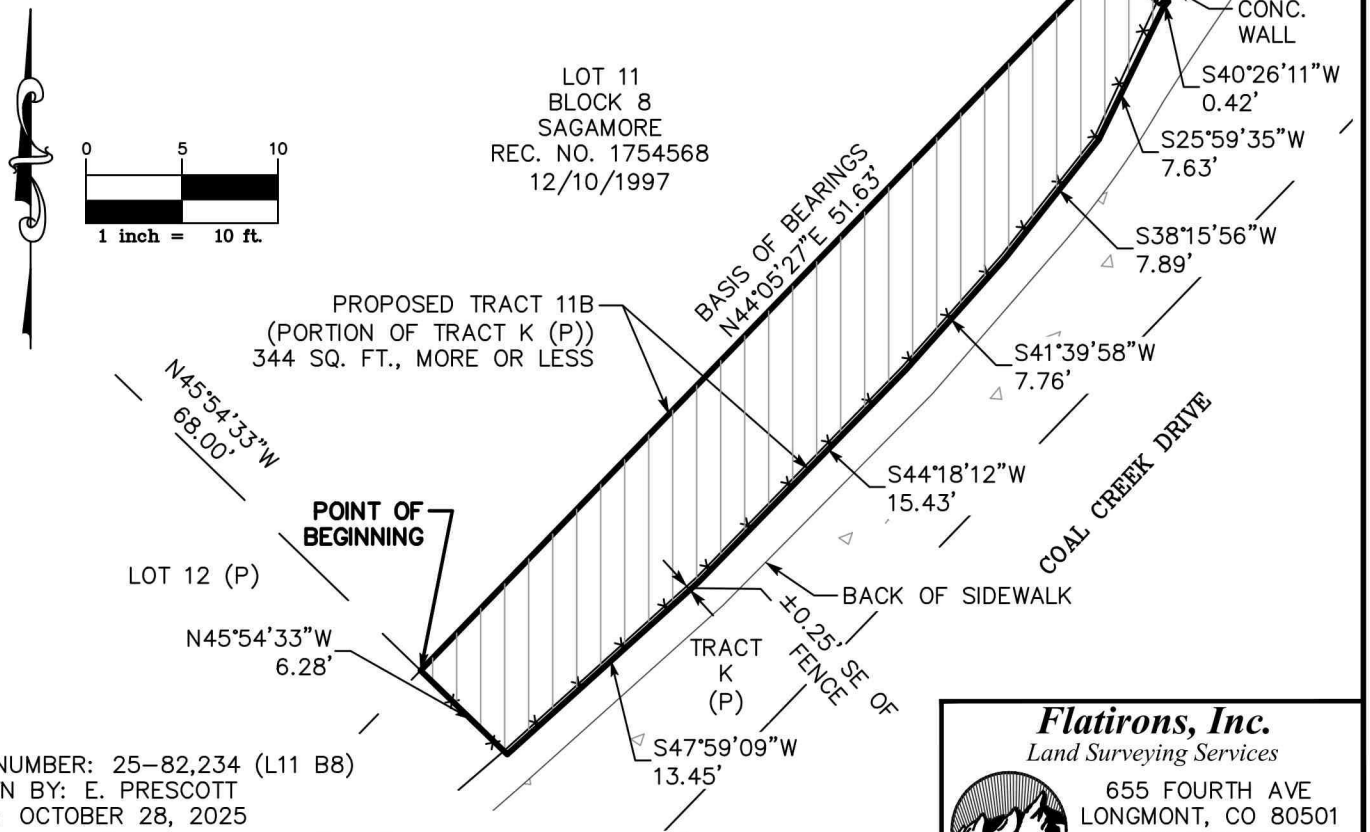
Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568

CONCRETE

FENCE

COLORADO LICENSED
JAMES Z. GILMAN
29038
10/28/25
PROFESSIONAL LAND SURVEYOR



JOB NUMBER: 25–82,234 (L11 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

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BY:EPRESCOTT FILE:82234 LOTS 11 – 18 BLK 8 C24.DWG DATE:10/28/2025 11:07 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF TRACT K, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

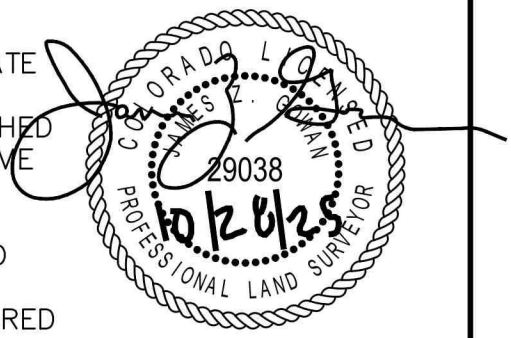
CONSIDERING THE SOUTHEAST LINE OF LOT 12, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 44°05'27" EAST, A DISTANCE OF 45.00 FEET BETWEEN THE MOST SOUTHERLY CORNER OF SAID LOT 12 AND THE MOST EASTERLY CORNER OF SAID LOT 12, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID MOST SOUTHERLY CORNER OF LOT 12;

THENCE ALONG SAID SOUTHEAST LINE, NORTH 44°05'27" EAST, A DISTANCE OF 45.00 FEET TO SAID MOST EASTERLY CORNER;
THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 12 EXTENDED SOUTHEASTERLY, SOUTH 45°54'33" EAST, A DISTANCE OF 6.28 FEET;
THENCE SOUTH 49°21'57" WEST, A DISTANCE OF 29.77 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 15.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 106.51 FEET, AN INCLUDED ANGLE OF 08°21'12", AND SUBTENDED BY A CHORD BEARING SOUTH 52°12'56" WEST, A DISTANCE OF 15.51 FEET;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 12 EXTENDED NORTHWESTERLY, NORTH 45°54'33" WEST, A DISTANCE OF 1.35 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 180 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L12 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

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Land Surveying Services
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LONGMONT, CO 80501
(303) 776-1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 LOTS 11 - 18 BLK 8 C24.DWG DATE:10/28/2025 11:10 AM

EXHIBIT "A"

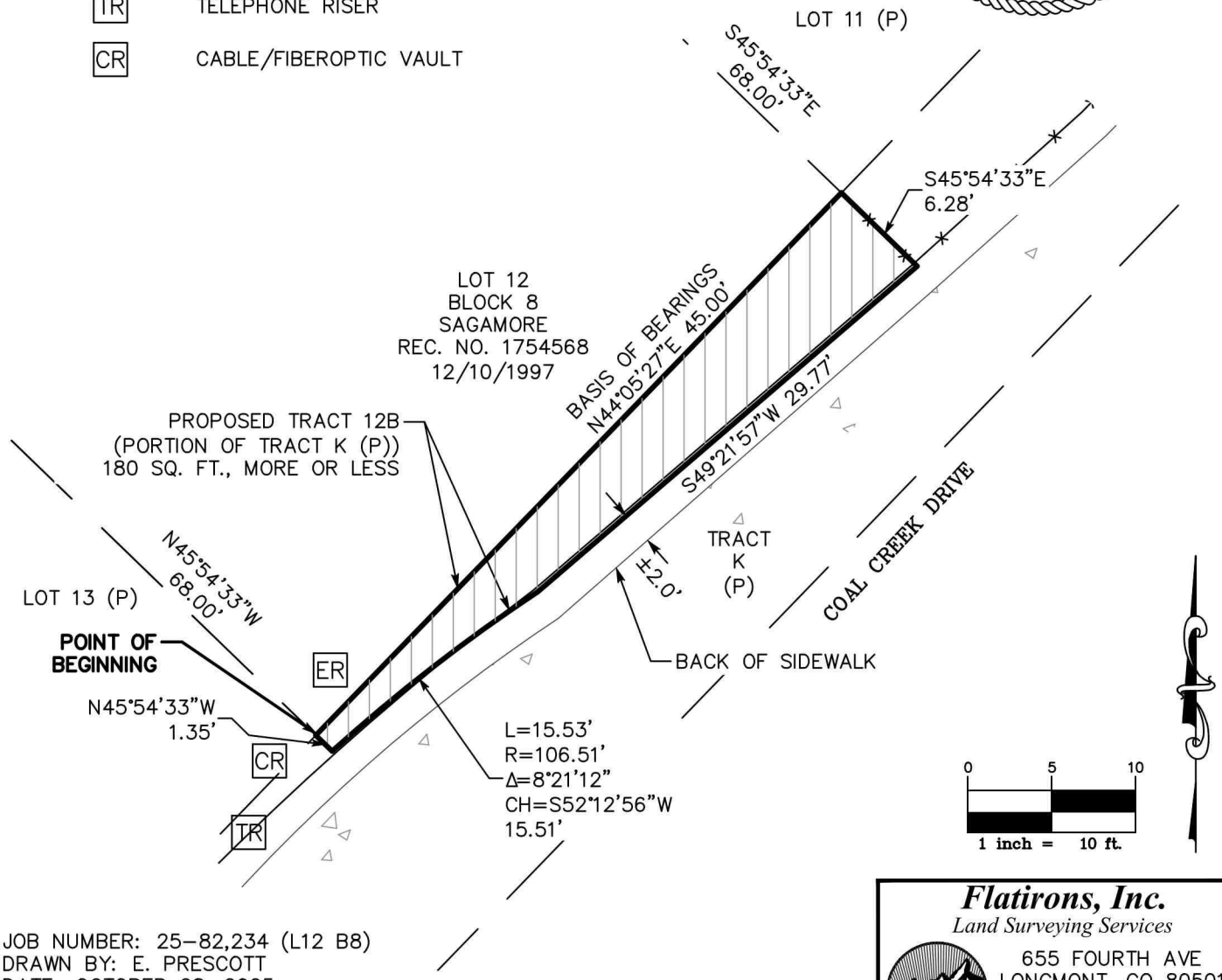
LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

Legend

- CONCRETE
- GRAVEL
- FENCE
- ER — ELECTRIC RISER
- TR — TELEPHONE RISER
- CR — CABLE/FIBEROPTIC VAULT

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
JAMES Z. GOWAN
29038
10/28/25



JOB NUMBER: 25-82,234 (L12 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

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BY:EPRESCOTT FILE:82234 LOTS 11 - 18 BLK 8 C24.DWG DATE:10/28/2025 11:10 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF TRACT K, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

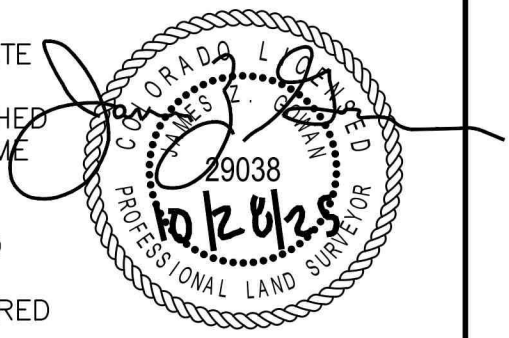
CONSIDERING THE SOUTHEAST LINE OF LOT 14, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 44°05'27" EAST, A DISTANCE OF 45.00 FEET BETWEEN THE MOST SOUTHERLY CORNER OF SAID LOT 14 AND THE MOST EASTERLY CORNER OF SAID LOT 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID MOST SOUTHERLY CORNER OF LOT 14;

THENCE ALONG SAID SOUTHEAST LINE NORTH 44°05'27" EAST, A DISTANCE OF 45.00 FEET;
THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 14 EXTENDED SOUTHEASTERLY, SOUTH 45°54'33" EAST, A DISTANCE OF 5.37 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 26.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.11 FEET, AN INCLUDED ANGLE OF 15°25'16",
AND SUBTENDED BY A CHORD BEARING SOUTH 34°38'58" WEST, A DISTANCE OF 26.86 FEET;
THENCE SOUTH 42°21'35" WEST, A DISTANCE OF 18.51 FEET;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 14 EXTENDED NORTHWESTERLY, NORTH 45°54'33" WEST, A DISTANCE OF 10.34 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 403 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOB NUMBER: 25-82,234 L14 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

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BY:EPRESCOTT FILE:82234 LOTS 11 - 18 BLK 8 C24.DWG DATE:10/28/2025 1:03 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOUNDER, STATE OF COLORADO

SHEET 2 OF 2

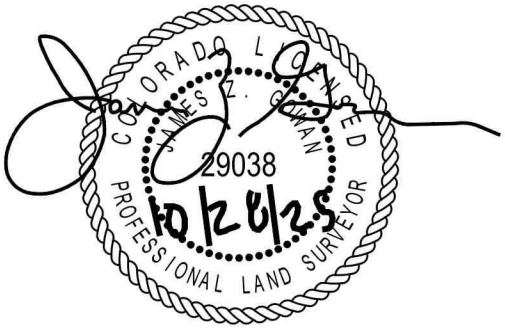
Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568

CONCRETE

GRAVEL

FENCE



JOB NUMBER: 25–82,234 (L14 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

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BY:EPRESCOTT FILE:82234 LOTS 11 – 18 BLK 8 C24.DWG DATE:10/28/2025 1:03 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

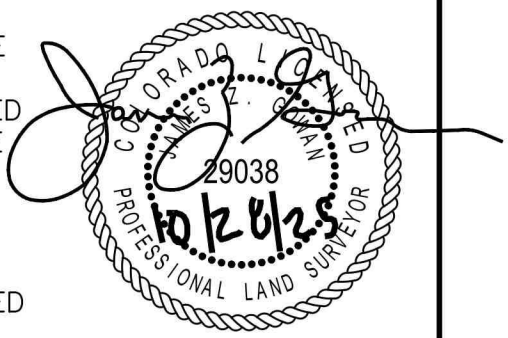
A PARCEL OF LAND BEING A PORTION OF TRACT K, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTHEAST LINE OF LOT 15, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 44°05'27" EAST, A DISTANCE OF 54.75 FEET BETWEEN THE MOST SOUTHERLY CORNER OF SAID LOT 15 AND THE MOST EASTERLY CORNER OF SAID LOT 15, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID MOST SOUTHERLY CORNER OF LOT 15;
THENCE ALONG SAID SOUTHEAST LINE NORTH 44°05'27" EAST, A DISTANCE OF 54.75 FEET TO SAID MOST EASTERLY CORNER;
THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 15 EXTENDED SOUTHEASTERLY, SOUTH 45°54'33" EAST, A DISTANCE OF 10.34 FEET;
THENCE SOUTH 42°21'35" WEST, A DISTANCE OF 1.06 FEET;
THENCE SOUTH 47°00'27" WEST, A DISTANCE OF 19.61 FEET TO A POINT OF CURVATURE
THENCE 29.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 143.90, AN INCLUDED ANGLE OF 11°36'07" AND SUBTENDED BY A CHORD BEARING SOUTH 52°48'31" WEST, A DISTANCE OF 29.09 FEET;
THENCE SOUTH 58°36'34" WEST, A DISTANCE OF 6.25 FEET;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 15 EXTENDED NORTHWESTERLY, NORTH 34°28'20" WEST, A DISTANCE OF 3.47 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 449 SQ. FT., MORE OR LESS, TO THE POINT OF BEGINNING.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOB NUMBER: 25–82,234 L15 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

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www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 LOTS 11 – 18 BLK 8 C24.DWG DATE:10/28/2025 1:05 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

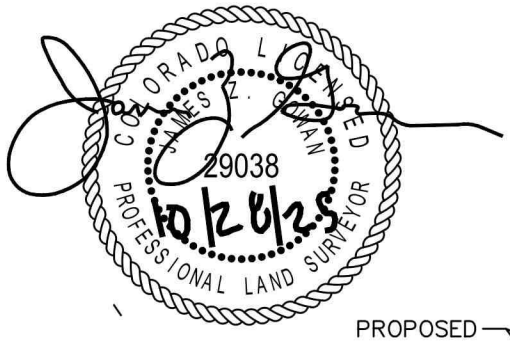
Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568

CONCRETE

GRAVEL

FENCE



LOT 14 (P)

S45°54'33"E
10.34'

LOT 15
BLOCK 8
SAGAMORE
REC. NO. 1754568
12/10/1997

BASIS OF BEARINGS
N44°05'27"E 54.75'

S42°21'35"W
1.06'

S47°00'27"W
19.61'

PROPOSED
TRACT 15B
(PORTION OF
TRACT K (P))
449 SQ. FT.,
MORE OR LESS

N34°28'20"W
73.53'

LOT 16 (P)

TRACT K (P)

COAL CREEK DRIVE

POINT OF
BEGINNING

±2.0'

L=29.14'
R=143.90'
Δ=11°36'07"
CH=S52°48'31"W
29.09'

S58°36'34"W
6.25'

N34°28'20"W
3.47'

BACK OF SIDEWALK

0 5 10
1 inch = 10 ft.

JOB NUMBER: 25–82,234 (L15 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776–1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 LOTS 11 – 18 BLK 8 C24.DWG DATE:10/28/2025 1:05 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF TRACTS K AND L, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTHEAST LINE OF LOT 16, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 58°49'33" EAST, A DISTANCE OF 55.29 FEET BETWEEN THE MOST SOUTHERLY CORNER OF SAID LOT 16 AND THE MOST EASTERLY CORNER OF SAID LOT 16, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID MOST SOUTHERLY CORNER OF LOT 16;
THENCE ALONG SAID SOUTHEAST LINE NORTH 58°49'33" EAST, A DISTANCE OF 55.29 FEET;
THENCE ALONG THE EASTERLY LINE OF SAID LOT 16 EXTENDED SOUTHEASTERLY, SOUTH 34°28'20" EAST, A DISTANCE OF 3.47 FEET;
THENCE SOUTH 58°36'34" WEST, A DISTANCE OF 19.38 FEET TO A POINT OF CURVATURE;
THENCE 38.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 82.01 FEET, AN INCLUDED ANGLE OF 27°12'41", AND SUBTENDED BY A CHORD BEARING SOUTH 45°00'14" WEST, A DISTANCE OF 38.58 FEET;
THENCE ALONG THE WESTERLY LINE OF SAID LOT 18 EXTENDED NORTHWESTERLY, NORTH 25°07'27" WEST, A DISTANCE OF 12.82 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 305 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L16 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

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(303) 776-1733
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BY:EPRESCOTT FILE:82234 LOTS 11 - 18 BLK 8 C24.DWG DATE:10/28/2025 1:06 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

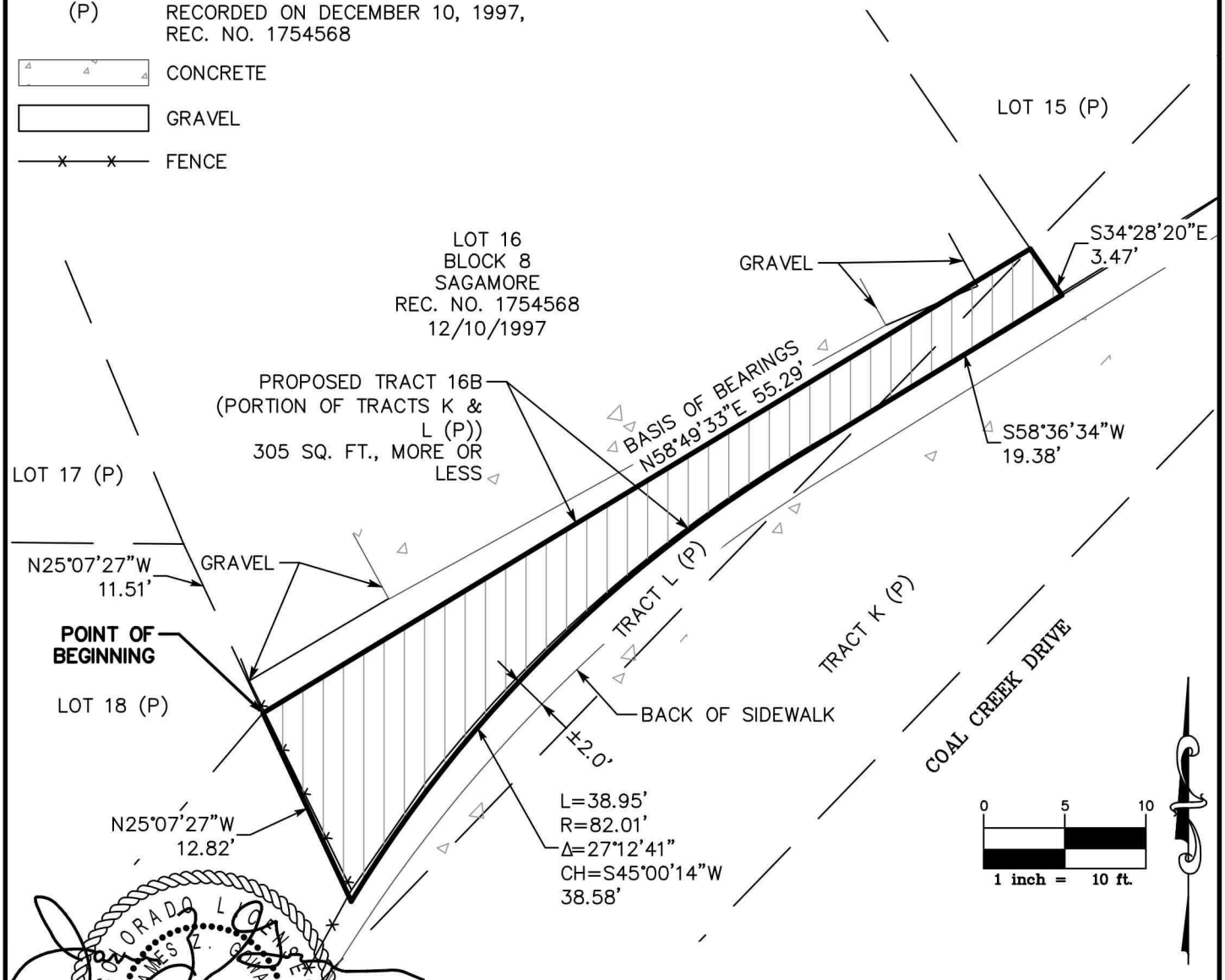
Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568

CONCRETE

GRAVEL

FENCE



COLORADO LICENSED
JAMES Z. GUMAN
29038
10/28/25
PROFESSIONAL LAND SURVEYOR

JOB NUMBER: 25-82,234 (L16 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

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BY:EPRESCOTT FILE:82234 LOTS 11 - 18 BLK 8 C24.DWG DATE:10/28/2025 1:07 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

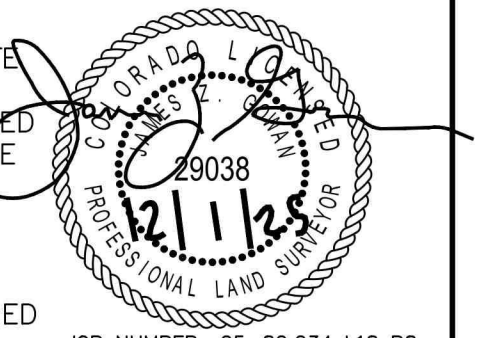
A PARCEL OF LAND BEING A PORTION OF TRACTS K AND L, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A SOUTHEASTERLY LINE OF LOT 18, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 40°18'11" EAST, A DISTANCE OF 43.17 FEET BETWEEN THE SOUTHWESTERLY END OF SAID SOUTHEASTERLY LINE AND THE MOST EASTERLY CORNER OF SAID LOT 18, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID MOST EASTERLY CORNER OF LOT 18;
THENCE ALONG THE EASTERLY LINE OF SAID LOT 18 EXTENDED SOUTHEASTERLY, SOUTH 25°07'27" EAST, A DISTANCE OF 12.82 FEET;
THENCE SOUTH 28°52'54" WEST, A DISTANCE OF 24.41 FEET;
THENCE SOUTH 77°57'55" WEST, A DISTANCE OF 29.73 FEET;
THENCE SOUTH 66°58'34" WEST, A DISTANCE OF 21.23 FEET TO A POINT ON A SOUTHEASTERLY LINE OF SAID LOT 18;
THENCE ALONG SAID SOUTHEASTERLY LINES THE FOLLOWING TWO (2) COURSES:
1. NORTH 61°41'30" EAST, A DISTANCE OF 30.71 FEET;
2. THENCE NORTH 40°18'11" EAST, A DISTANCE OF 43.17 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 580 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOB NUMBER: 25-82,234 L18 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025
REV: DECEMBER 1, 2025

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

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BY:EPRESCOTT FILE:82234 LOTS 11 - 18 BLK 8 C24.DWG DATE:12/1/2025 3:54 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568

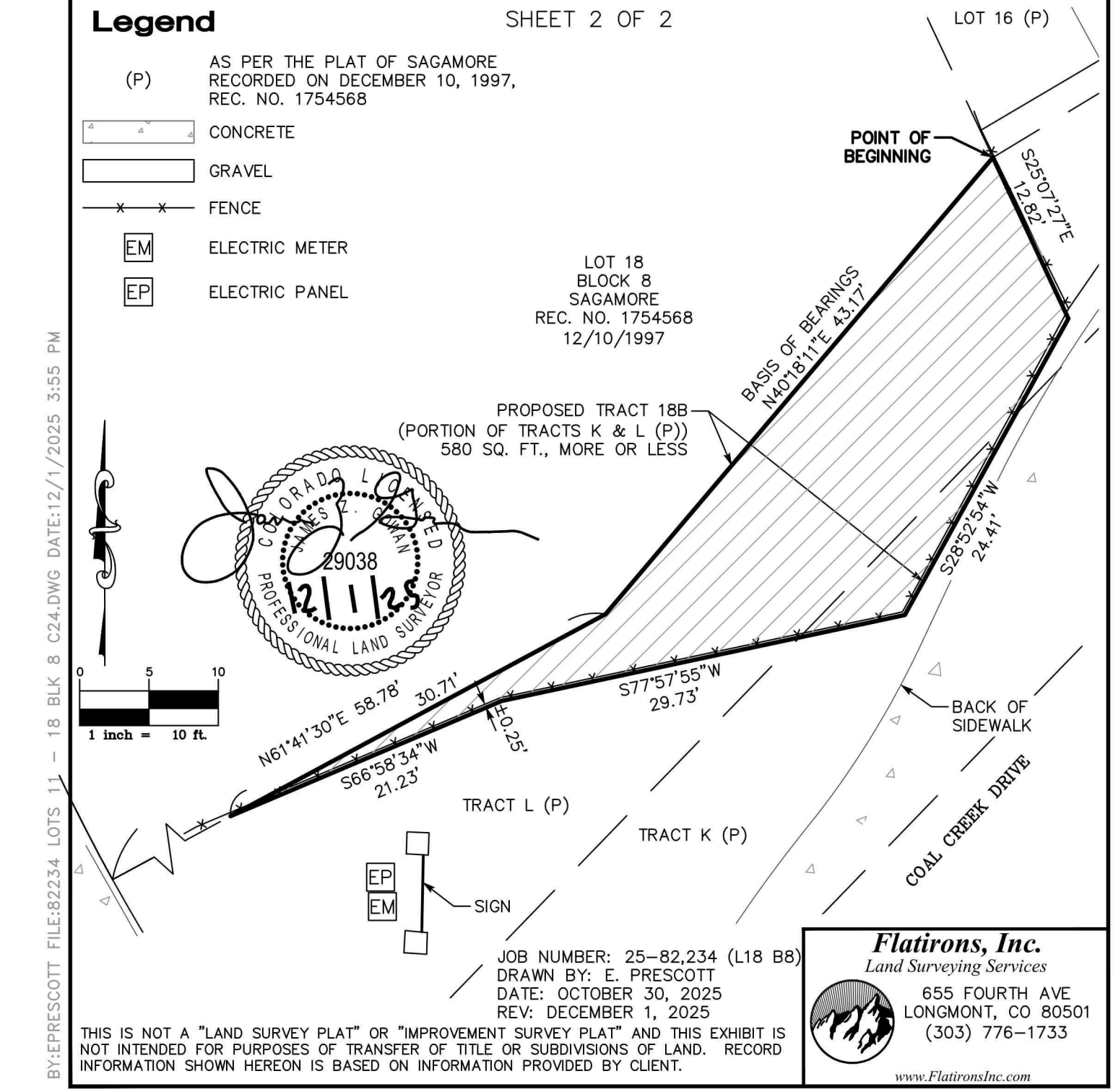
CONCRETE

GRAVEL

FENCE

EM ELECTRIC METER

EP ELECTRIC PANEL



COLORADO LICENSED
JAMES Z. GILMAN
29038
PROFESSIONAL LAND SURVEYOR
12/1/25

JOB NUMBER: 25–82,234 (L18 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025
REV: DECEMBER 1, 2025

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LONGMONT, CO 80501
(303) 776–1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 LOTS 11 - 18 BLK 8 C24.DWG DATE:12/1/2025 3:55 PM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 Ayumi and Yoshikatsu Shiuchi, two individual landowners with an address of 480 Blackfoot St, Superior, CO 80027 (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 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

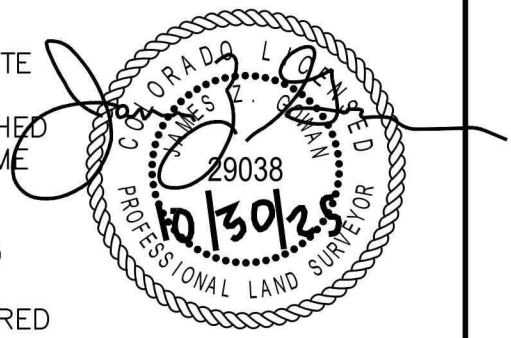
A PARCEL OF LAND BEING A PORTION OF TRACT H, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF LOT 1, BLOCK 1, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST AND NORTHEAST CORNER OF SAID LOT 1, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID SOUTHEAST CORNER OF LOT 1;
THENCE ALONG SAID EAST LINE, NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET TO SAID NORTHEAST CORNER OF LOT 1;
THENCE ALONG THE NORTH OF SAID LOT 1 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 10.85 FEET;
THENCE SOUTH 01°17'15" EAST, A DISTANCE OF 6.92 FEET;
THENCE SOUTH 01°06'40" EAST, A DISTANCE OF 18.67 FEET;
THENCE SOUTH 00°01'14" WEST, A DISTANCE OF 19.41 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 1, EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 11.03 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 498 SQ. FT. OR 0.01 ACRES, MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

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JOB NUMBER: 25-82,234 L1 B1
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:40 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

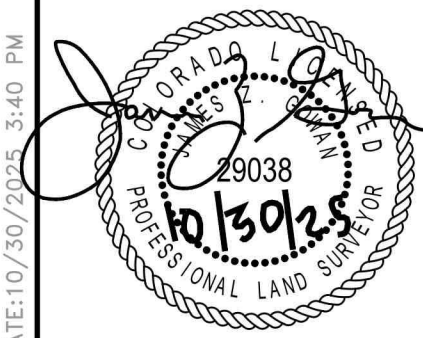
Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997 AT REC. NO. 1754568

CONCRETE

GRAVEL

FENCE



LOT 1
BLOCK 1
SAGAMORE
REC. NO. 1754568
12/10/1997

LOT 2 (P)

N89°35'01"E
68.00'

N89°35'01"E
10.85'

S01°17'15"E
6.92'

S01°06'40"E
18.67'

±0.25'

BASIS OF BEARINGS
N00°24'59"W 45.00'

TRACT H (P)

SOUTH 76TH STREET
(80' R.O.W.)

PROPOSED TRACT 1A
(PORTION OF TRACT H (P))
498 SQ. FT., MORE OR
LESS

BACK
OF
SIDEWALK

POINT OF BEGINNING

S89°35'01"W
68.00'

S00°01'14"W
19.41'

TRACT A (P)

S89°35'01"W
11.03'

±0.2'
(S)

0 5 10

1 inch = 10 ft.

JOB NUMBER: 25-82,234 L1 B1
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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(303) 776-1733
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BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:40 PM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 Marc Nelson Steuben and Miwa Sasaki Steuben, two individual landowners with an address of 476 Blackfoot St, Superior, CO 80027 (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 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

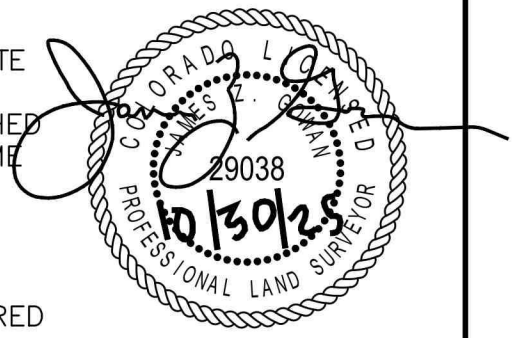
A PARCEL OF LAND BEING A PORTION OF TRACT H, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF LOT 2, BLOCK 1, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST AND NORTHEAST CORNERS OF SAID LOT 2, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE ALONG THE EAST LINE OF SAID LOT 2, NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET;
THENCE ALONG THE NORTH LINE OF SAID LOT 2 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 4.24 FEET;
THENCE SOUTH 11°30'58" EAST, A DISTANCE OF 2.58 FEET;
THENCE SOUTH 14°00'55" EAST, A DISTANCE OF 11.65 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 31.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 130.49 FEET, AN INCLUDED ANGLE OF 13°47'17", AND SUBTENDED BY A CHORD BEARING
THENCE SOUTH 06°35'39" EAST, A DISTANCE OF 31.33 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 2 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 10.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 386 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L2 B1
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:38 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 2 OF 2

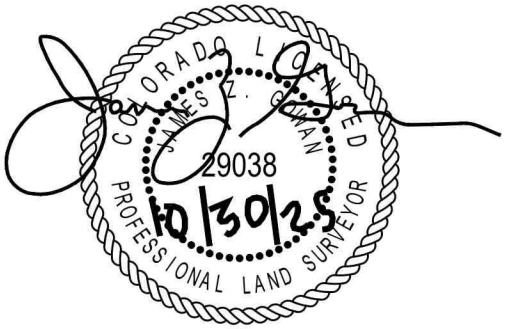
Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997 AT REC. NO. 1754568

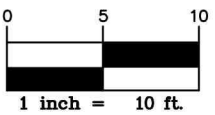
CONCRETE

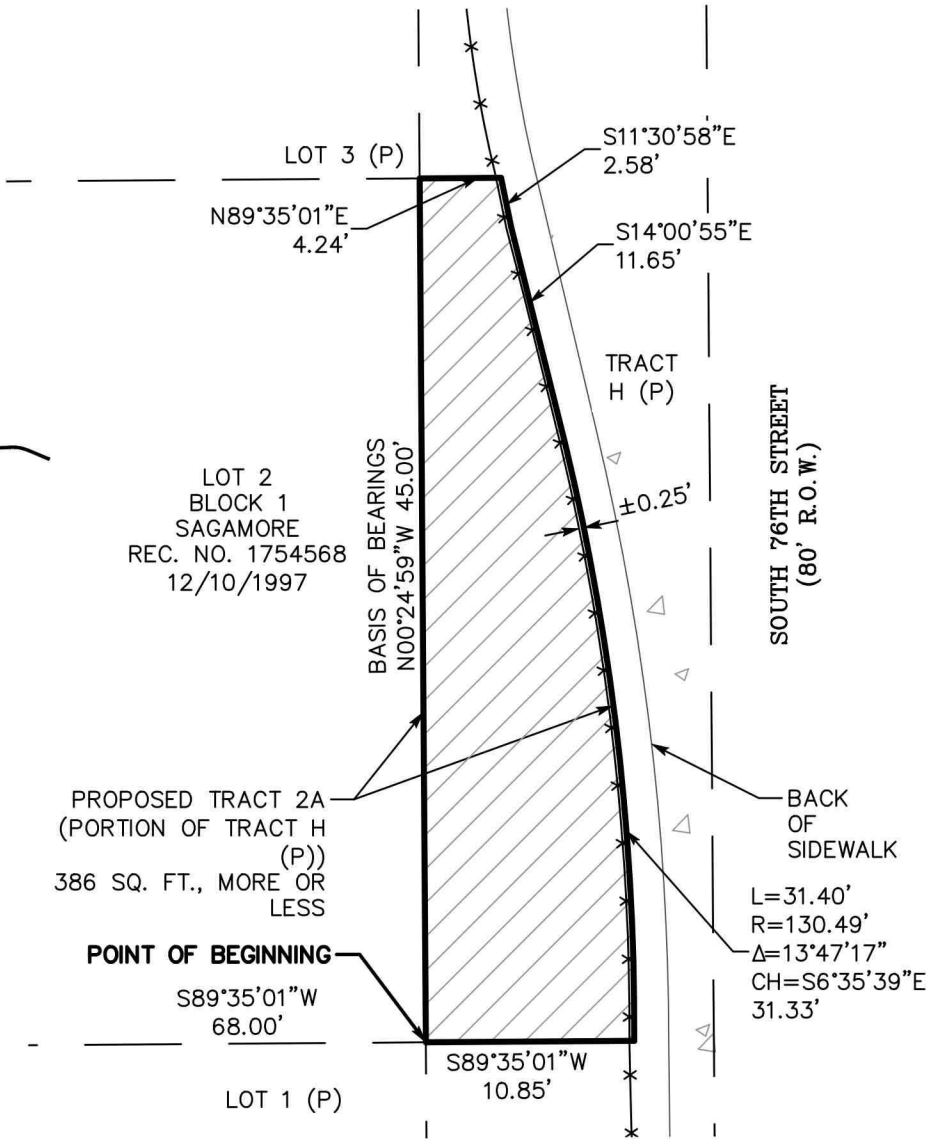
GRAVEL

FENCE









JOB NUMBER: 25-82,234 L2 B1
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:38 PM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 Kun Zhang and Min Zhu, two individual landowners with an address of 472 Blackfoot St, Superior, CO 80027 (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 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

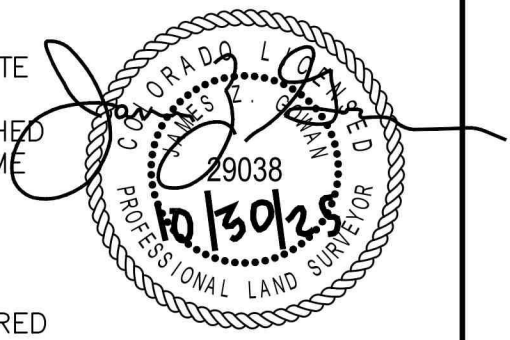
A PARCEL OF LAND BEING A PORTION OF TRACT H, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF LOT 3, BLOCK 1, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST AND NORTHEAST CORNERS OF SAID LOT 3, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3;
THENCE ALONG THE EAST LINE OF SAID LOT 3, NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET;
THENCE ALONG THE NORTH LINE OF SAID LOT 3 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 4.17 FEET;
THENCE SOUTH 03°06'56" WEST, A DISTANCE OF 24.05 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 21.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 65.87 FEET, AN INCLUDED ANGLE OF 18°23'32", AND SUBTENDED BY A CHORD BEARING SOUTH 04°39'00" EAST, A DISTANCE OF 21.05 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 3 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 4.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 143 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L3 B1
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:36 PM

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LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
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TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

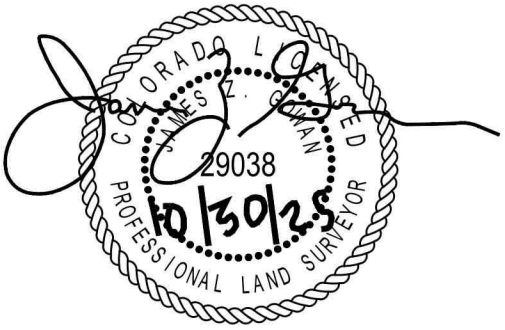
Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997 AT REC. NO. 1754568

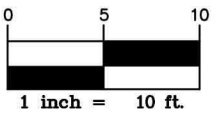
CONCRETE

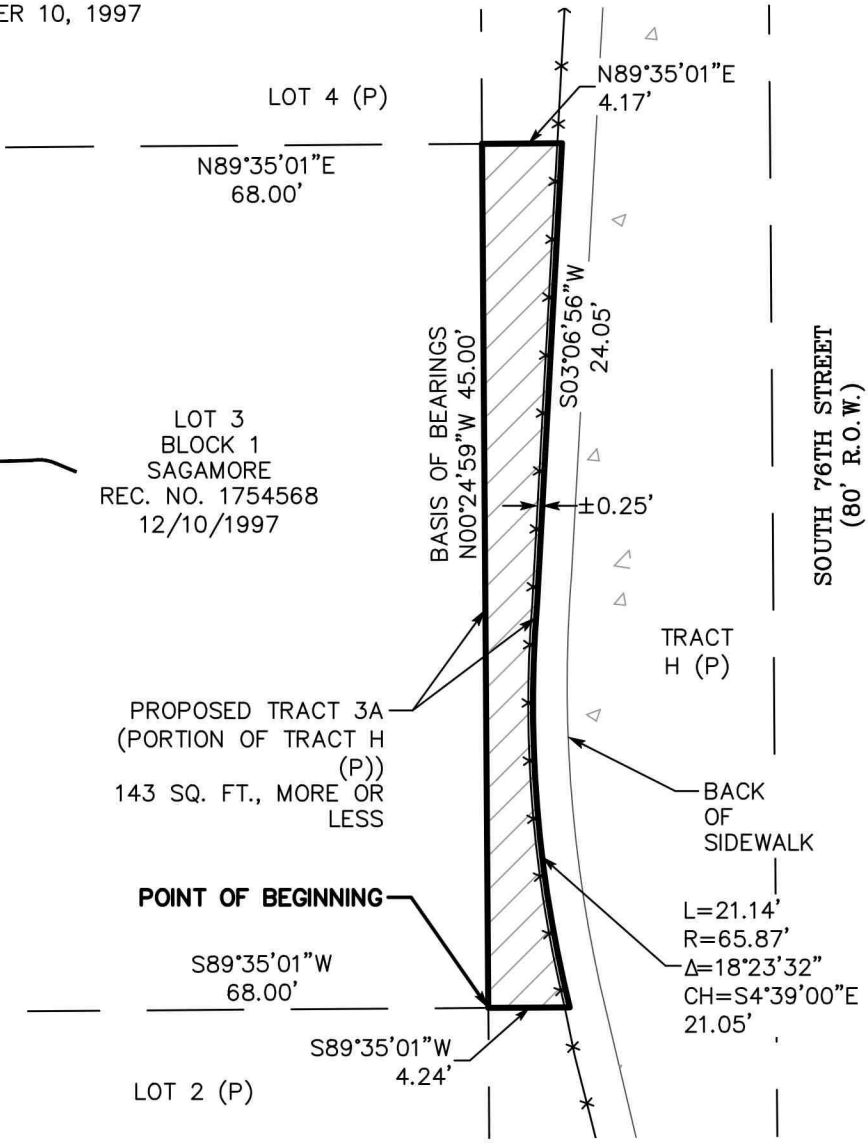
GRAVEL

FENCE









JOB NUMBER: 25-82,234 (L3 B1)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 Lior Yakobi and Noga Medini Yakobi, two individual landowners with an address of 468 Blackfoot St, Superior, CO 80027 (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:

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IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on this 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

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SHEET 1 OF 2

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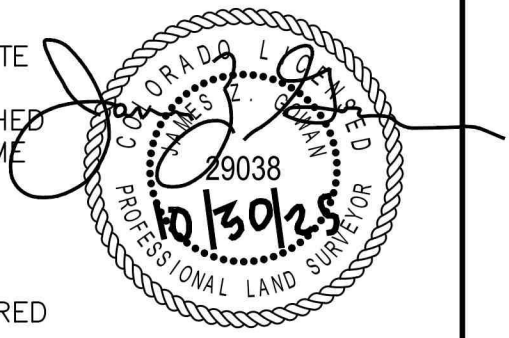
CONSIDERING THE EAST LINE OF LOT 4, BLOCK 1, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST AND NORTHEAST CORNERS OF SAID LOT 4, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4;
THENCE ALONG THE EAST LINE OF SAID LOT 4, NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET;
THENCE ALONG THE NORTH LINE OF SAID LOT 4 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 6.93 FEET;
THENCE SOUTH 03°04'16" WEST, A DISTANCE OF 24.66 FEET;
THENCE SOUTH 03°06'56" WEST, A DISTANCE OF 20.42 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 4 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 4.17 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 250 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L4 B1
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:34 PM

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SHEET 2 OF 2

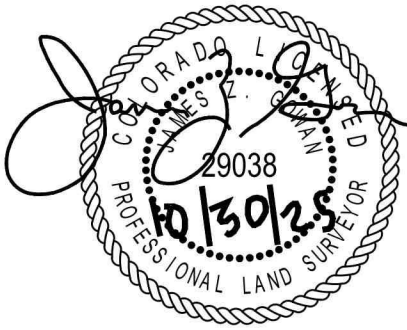
Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997 AT REC. NO. 1754568

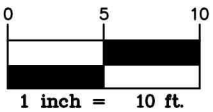
CONCRETE

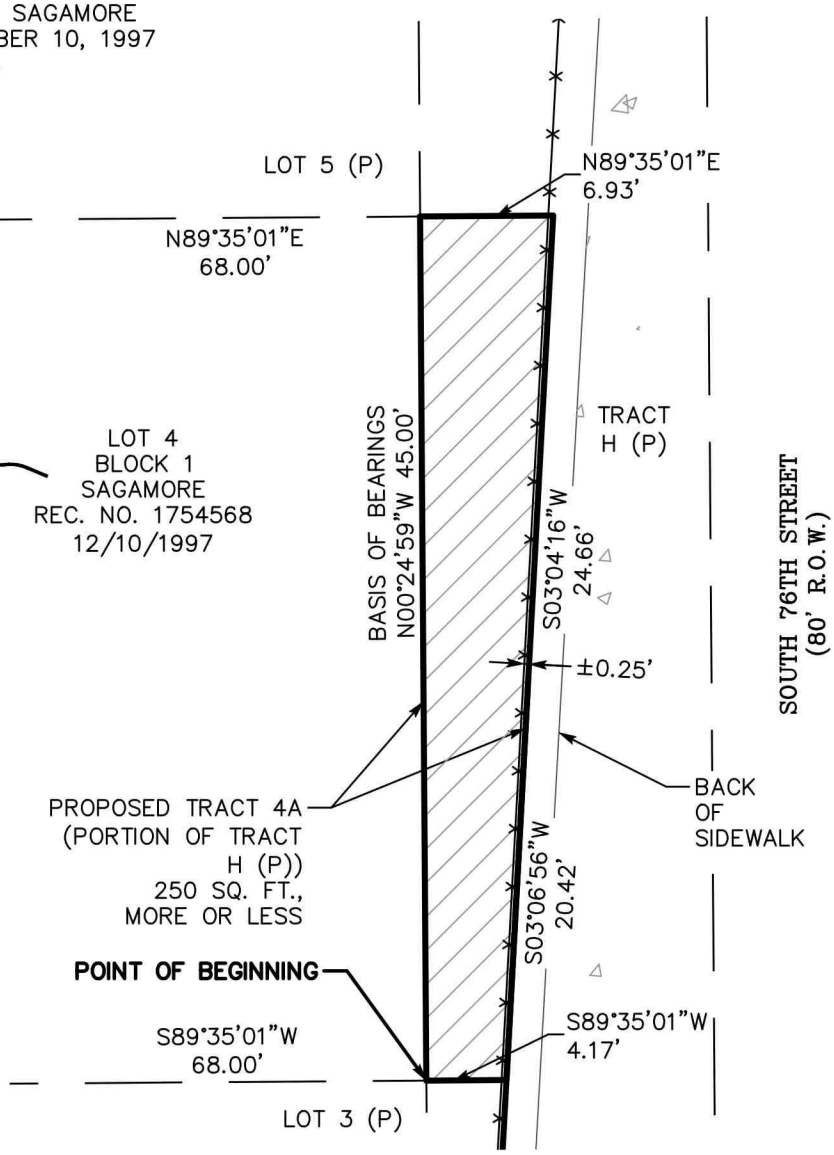
GRAVEL

FENCE









JOB NUMBER: 25–82,234 (L4 B1)
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BY:EPRESCOTT FILE:82234 DESC LOTS 1–8 BLOCK 1.DWG DATE:10/30/2025 3:34 PM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 Sara Carey, an individual landowner with an address of 464 Blackfoot St, Superior, CO 80027 (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:

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IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on this 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
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SHEET 1 OF 2

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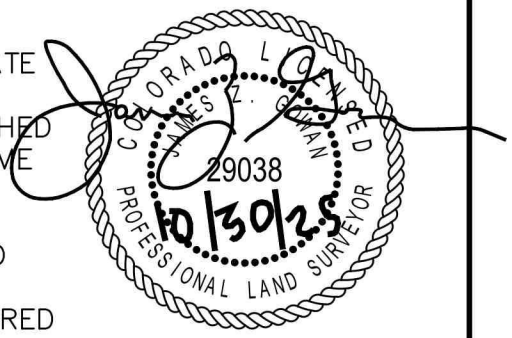
CONSIDERING THE EAST LINE OF LOT 5, BLOCK 1, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST AND NORTHEAST CORNERS OF SAID LOT 5, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5;
THENCE ALONG THE EAST LINE OF SAID LOT 5, NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;
THENCE ALONG THE NORTH LINE OF SAID LOT 5 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 9.60 FEET;
THENCE SOUTH 02°56'19" WEST, A DISTANCE OF 29.48 FEET;
THENCE SOUTH 03°04'16" WEST, A DISTANCE OF 15.60 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 5 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 6.93 FEET, MORE OR LESS, TO THE POINT OF BEGINNING
SAID PARCEL CONTAINING 373 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



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COLORADO P.L.S. #29038
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JOB NUMBER: 25–82,234 L5 B1
DRAWN BY: E. PRESCOTT
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BY:EPRESCOTT FILE:82234 DESC LOTS 1–8 BLOCK 1.DWG DATE:10/30/2025 3:31 PM

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SHEET 2 OF 2

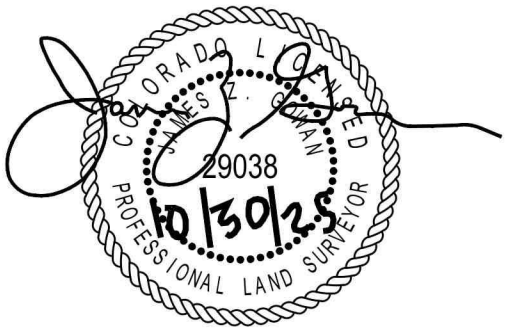
Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997 AT REC. NO. 1754568

CONCRETE

GRAVEL

FENCE



LOT 5
BLOCK 1
SAGAMORE
REC. NO. 1754568
12/10/1997

LOT 6 (P)

N89°35'01"E
68.00'

N89°35'01"E
9.60'

BASIS OF BEARINGS
N00°24'59"W 45.00'

S02°56'19"W
29.48'

TRACT
H (P)
±0.25'

SOUTH 76TH STREET
(80' R.O.W.)

PROPOSED
TRACT 5A
(PORTION OF
TRACT H (P))
373 SQ. FT.,
MORE OR LESS

BACK
OF
SIDEWALK

S03°04'16"W
15.60'

POINT OF BEGINNING

S89°35'01"W
68.00'

LOT 4 (P)

S89°35'01"W
6.93'

0 5 10

1 inch = 10 ft.

JOB NUMBER: 25-82,234 (L5 B1)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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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:

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Mark Lacis, Mayor

ATTEST:

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Shannon Dujardin, Town Clerk

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SHEET 1 OF 2

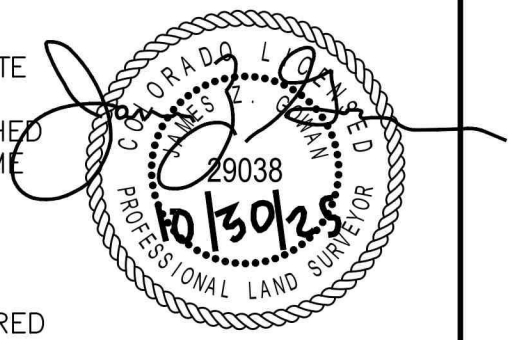
A PARCEL OF LAND BEING A PORTION OF TRACT H, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF LOT 6, BLOCK 1, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST AND NORTHEAST CORNERS OF SAID LOT 6, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6;
THENCE ALONG THE EAST LINE OF SAID LOT 6, NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6;
THENCE ALONG THE NORTH LINE OF SAID LOT 6 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 7.42 FEET;
THENCE SOUTH 06°15'04" EAST, A DISTANCE OF 10.62 FEET TO A POINT CURVATURE;
THENCE 34.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 246.74 FEET, AN INCLUDED ANGLE OF 08°00'23", AND SUBTENDED BY A CHORD BEARING SOUTH 02°14'52" EAST, A DISTANCE OF 34.45 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 6 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 9.60 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 410 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L6 B1
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:29 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

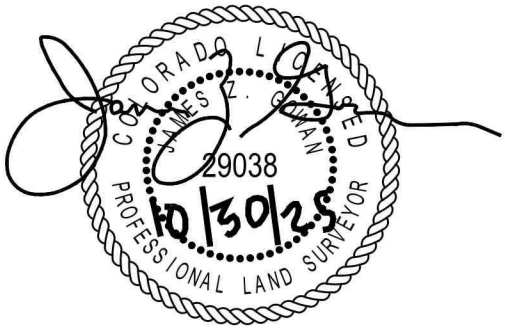
Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997 AT REC. NO. 1754568

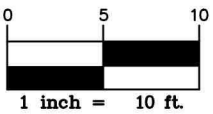
CONCRETE

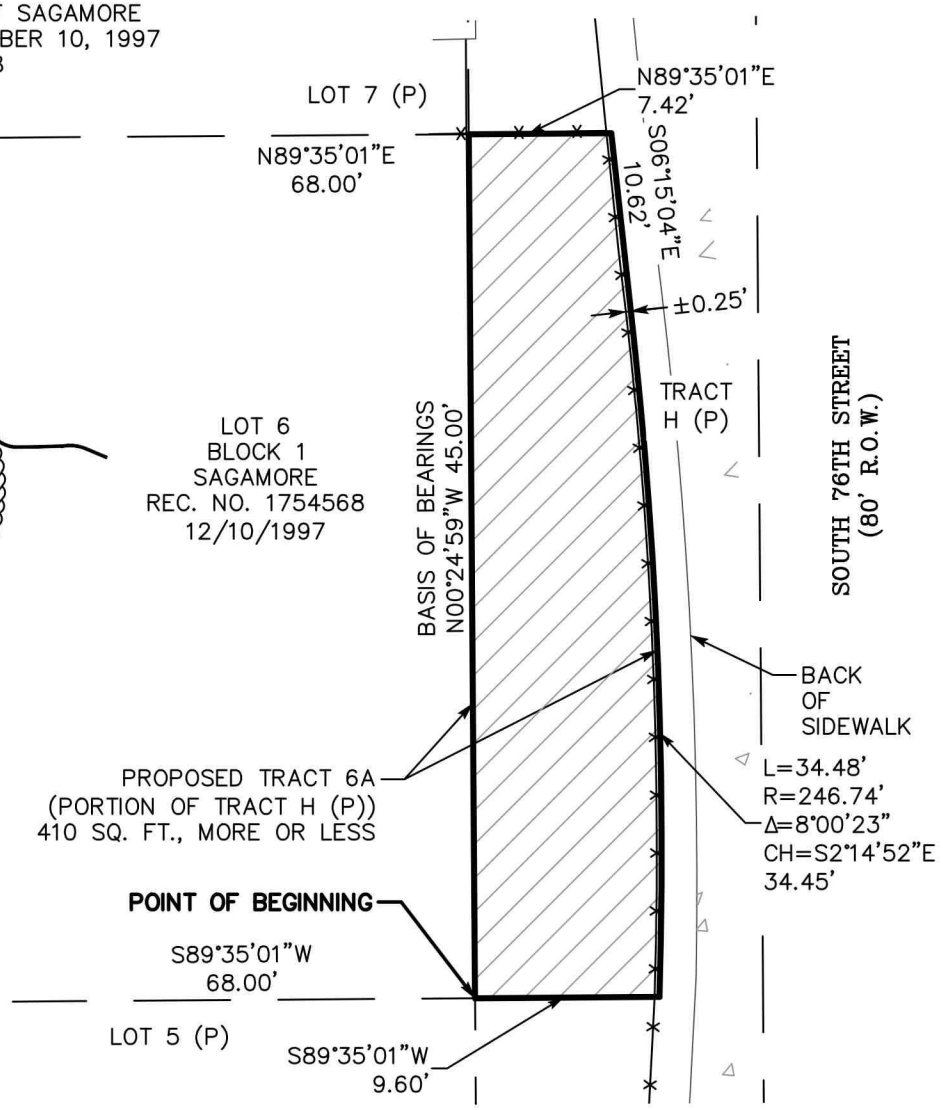
GRAVEL

FENCE









JOB NUMBER: 25-82,234 (L6 B1)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:29 PM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 Bryan T. and Aimee J. Ross, two individual landowners with an address of 458 Blackfoot St, Superior, CO 80027 (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 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

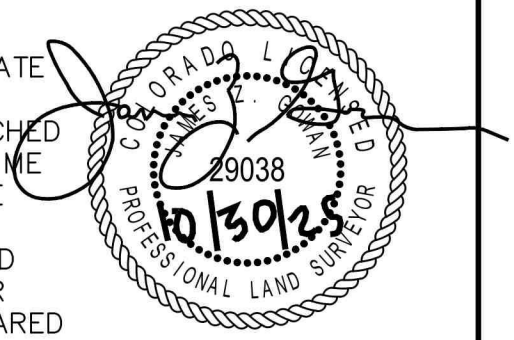
A PARCEL OF LAND BEING A PORTION OF TRACT H, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF LOT 7, BLOCK 1, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST AND NORTHEAST CORNERS OF SAID LOT 6, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7;
THENCE ALONG THE EAST LINE OF SAID LOT 7, NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7;
THENCE ALONG THE NORTH LINE OF SAID LOT 7 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 5.00 FEET;
THENCE SOUTH 00°40'48" EAST, A DISTANCE OF 22.51 FEET;
THENCE SOUTH 05°38'32" EAST, A DISTANCE OF 22.59 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 7 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 7.16 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 251 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L7 B1
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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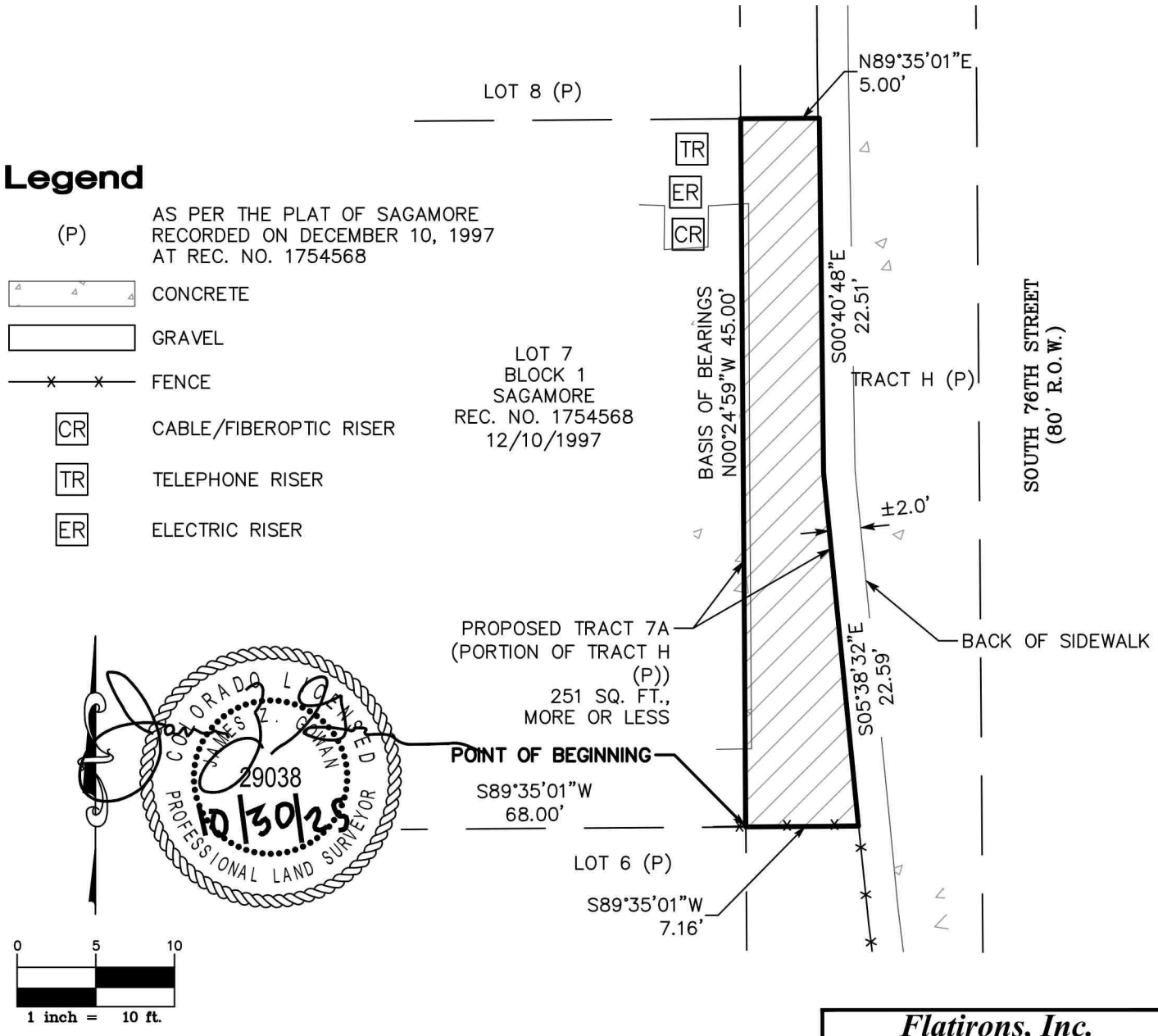
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:26 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2



JOB NUMBER: 25–82,234 (L7 B1)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 DESC LOTS 1–8 BLOCK 1.DWG DATE:10/30/2025 3:26 PM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 James Perry Knoll, an individual landowner with an address of 454 Blackfoot St, Superior, CO 80027 (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 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

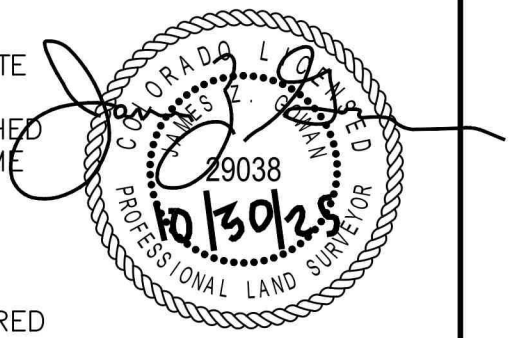
A PARCEL OF LAND BEING A PORTION OF TRACT H, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF LOT 8, BLOCK 1, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 86.22 FEET BETWEEN THE SOUTHEAST AND NORTHEAST CORNERS OF SAID LOT 8, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8;
THENCE ALONG THE EAST LINE OF SAID LOT 8, NORTH 00°24'59" WEST, A DISTANCE OF 86.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 8;
THENCE NORTH 89°35'01" EAST, A DISTANCE OF 6.52 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 25.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 192.00 FEET, AN INCLUDED ANGLE OF 07°38'39", AND SUBTENDED BY A CHORD BEARING SOUTH 03°17'12" WEST, A DISTANCE OF 25.60 FEET;
THENCE SOUTH 00°32'14" EAST, A DISTANCE OF 60.68 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 8 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 5.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 437 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L8 B1
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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LONGMONT, CO 80501
(303) 776-1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:24 PM

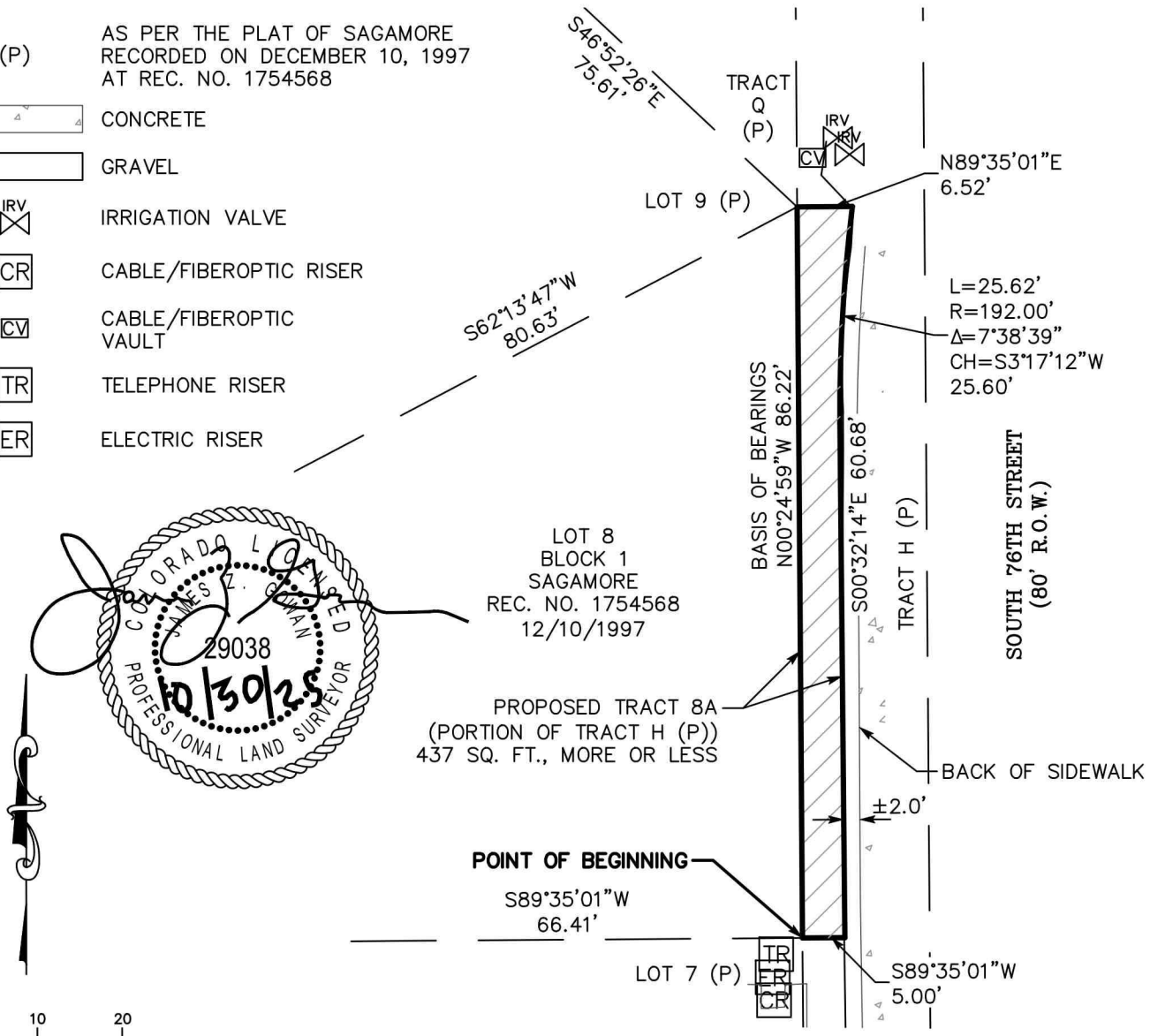
EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

Legend

(P)	AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997 AT REC. NO. 1754568
	CONCRETE
	GRAVEL
IRV	IRRIGATION VALVE
CR	CABLE/FIBEROPTIC RISER
CV	CABLE/FIBEROPTIC VAULT
TR	TELEPHONE RISER
ER	ELECTRIC RISER



COLORADO LICENSED
JAMES Z. GUMAN
29038
PROFESSIONAL LAND SURVEYOR
10/30/25

0 10 20
1 inch = 20 ft.

JOB NUMBER: 25-82,234 (L8 B1)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 DESC LOTS 1-8 BLOCK 1.DWG DATE:10/30/2025 3:24 PM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 254 Mohawk LLC, an individual landowner with an address of 254 Mohawk Circle, Superior, CO 80027 (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:

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IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on this 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF TRACT B, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A NORTHEASTERLY LINE OF LOT 2, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 35°11'31" WEST, A DISTANCE OF 29.63 FEET BETWEEN THE MOST EASTERLY CORNER OF SAID LOT 2 AND THE NORTHERLY END OF SAID NORTHEASTERLY LINE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SAID MOST EASTERLY CORNER;
THENCE ALONG THE NORTHEASTERLY LINES OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES:
1. NORTH 35°11'31" WEST, A DISTANCE OF 29.63 FEET;
2. THENCE NORTH 56°50'55" WEST, A DISTANCE OF 38.87 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 2;
THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 EXTENDED NORTHEASTERLY, NORTH 32°17'19" EAST, A DISTANCE OF 0.39 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 40.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 131.26 FEET, AN INCLUDED ANGLE OF 17°53'36", AND SUBTENDED BY A CHORD BEARING SOUTH 68°58'47" EAST, A DISTANCE OF 40.83 FEET;
THENCE SOUTH 86°03'38" EAST, A DISTANCE OF 5.99 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 31.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.71 FEET, AN INCLUDED ANGLE OF 70°00'01", AND SUBTENDED BY A CHORD BEARING SOUTH 26°31'27" EAST, A DISTANCE OF 29.49 FEET;
THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2 EXTENDED NORTHEASTERLY, SOUTH 60°58'14" WEST, A DISTANCE OF 8.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 397 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

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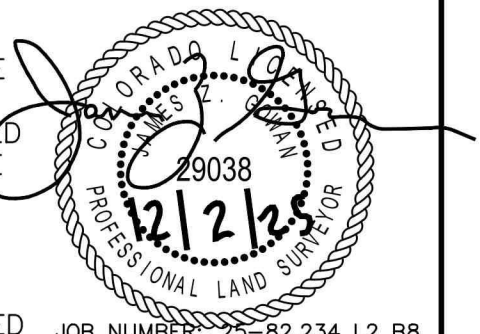
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.



JOB NUMBER: 25-82,234 L2 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025
REV: DECEMBER 2, 2025

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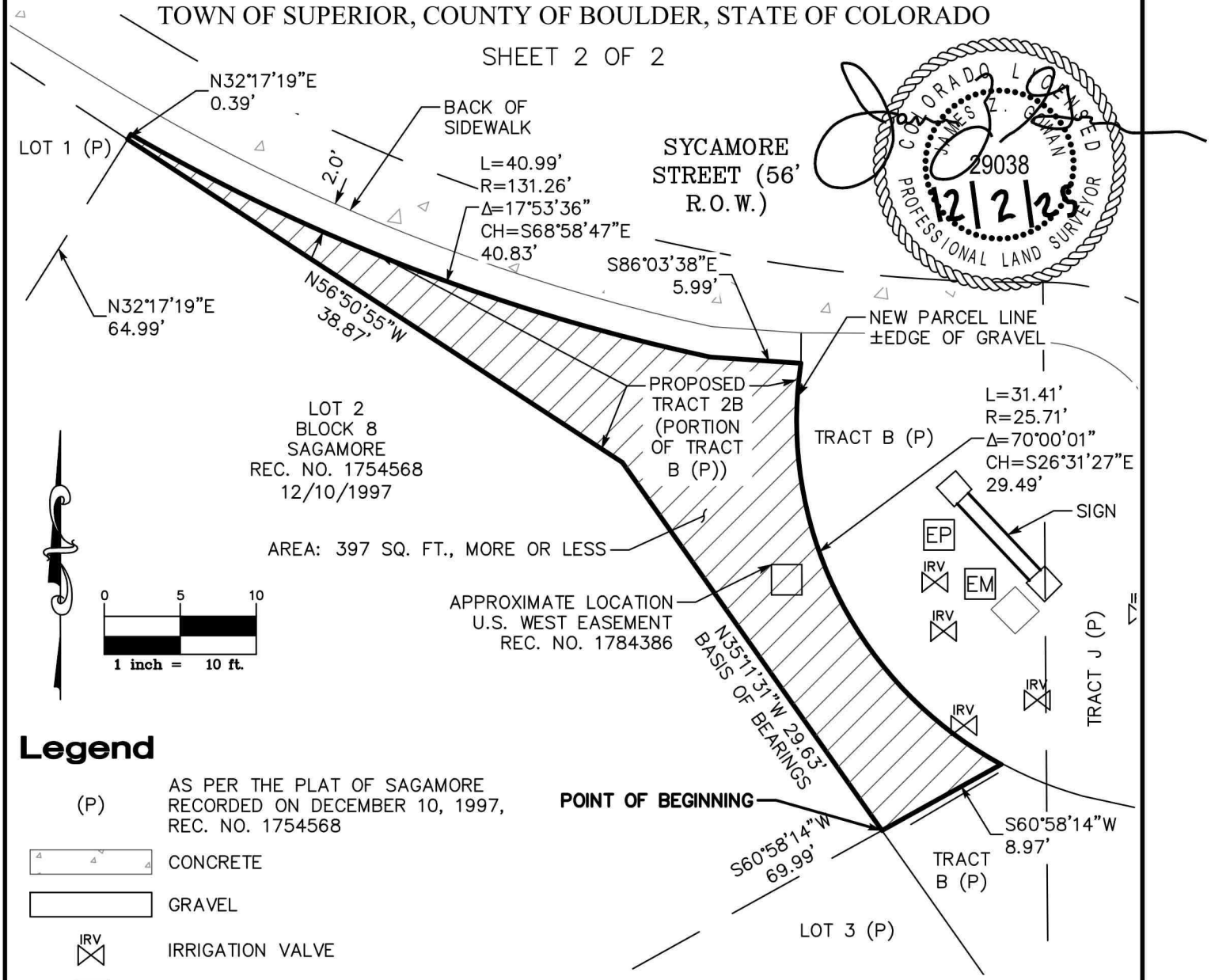
BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:12/2/2025 9:24 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2



Legend

(P)	AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568
	CONCRETE
	GRAVEL
IRV	IRRIGATION VALVE
EM	ELECTRIC METER
EP	ELECTRICAL PANEL

JOB NUMBER: 25-82,234 (L2 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025
REV: DECEMBER 2, 2025

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:12/2/2025 9:24 AM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 Torres Peak Property LLC, an individual landowner with an address of 250 Mohawk Circle, Superior, CO 80027 (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 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

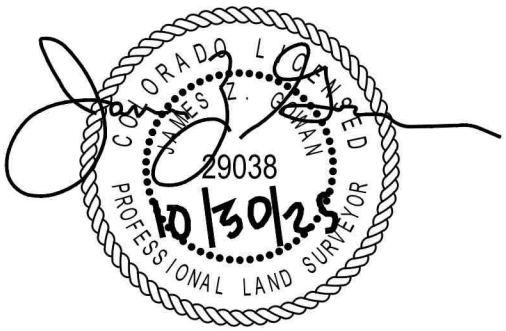
LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 3

A PARCEL OF LAND BEING A PORTION OF TRACTS B AND J, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING AN EASTERLY LINE OF LOT 3, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 50.57 FEET BETWEEN THE SOUTHEAST CORNER OF SAID LOT 3 AND THE CORNER COMMON TO SAID TRACTS B AND J, AND LOT 3, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID SOUTHEAST CORNER;
THENCE ALONG THE EASTERLY AND NORTHEASTERLY LINES OF SAID LOT 3 THE FOLLOWING TWO (2) COURSES:
1. NORTH 00°24'59" WEST, A DISTANCE OF 50.57 FEET;
2. THENCE NORTH 35°11'31" WEST, A DISTANCE OF 19.03 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 3;
THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 3 EXTENDED NORTHEASTERLY, NORTH 60°58'14" EAST, A DISTANCE OF 8.97 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 6.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.71 FEET, AN INCLUDED ANGLE OF 15°04'41", AND SUBTENDED BY A CHORD BEARING SOUTH 69°03'48" EAST, A DISTANCE OF 6.75 FEET;
THENCE S76°36'09"E, A DISTANCE OF 7.35 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 15.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 35.18 FEET, AN INCLUDED ANGLE OF 24°28'09", AND SUBTENDED BY A CHORD BEARING SOUTH 10°53'30" WEST, A DISTANCE OF 14.91 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE 5.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 26.11 FEET, AN INCLUDED ANGLE OF 12°25'00", AND SUBTENDED BY A CHORD BEARING SOUTH 07°33'05" EAST, A DISTANCE OF 5.65 FEET;



JOB NUMBER: 25-82,234 L3 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:57 AM

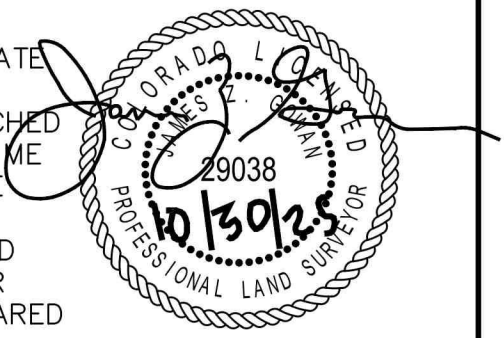
EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

THENCE SOUTH 13°45'35" EAST, A DISTANCE OF 8.22 FEET TO A POINT OF CURVATURE;
THENCE 22.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 53.37 FEET, AN INCLUDED ANGLE OF 23°59'56", AND SUBTENDED BY A CHORD BEARING SOUTH 01°45'37" EAST, A DISTANCE OF 22.19 FEET;
THENCE SOUTH 10°14'21" WEST, A DISTANCE OF 15.71 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 0.44 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 96.58 FEET, AN INCLUDED ANGLE OF 00°15'48", AND SUBTENDED BY A CHORD BEARING SOUTH 10°06'27" WEST, A DISTANCE OF 0.44 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 3 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 7.65 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 759 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L3 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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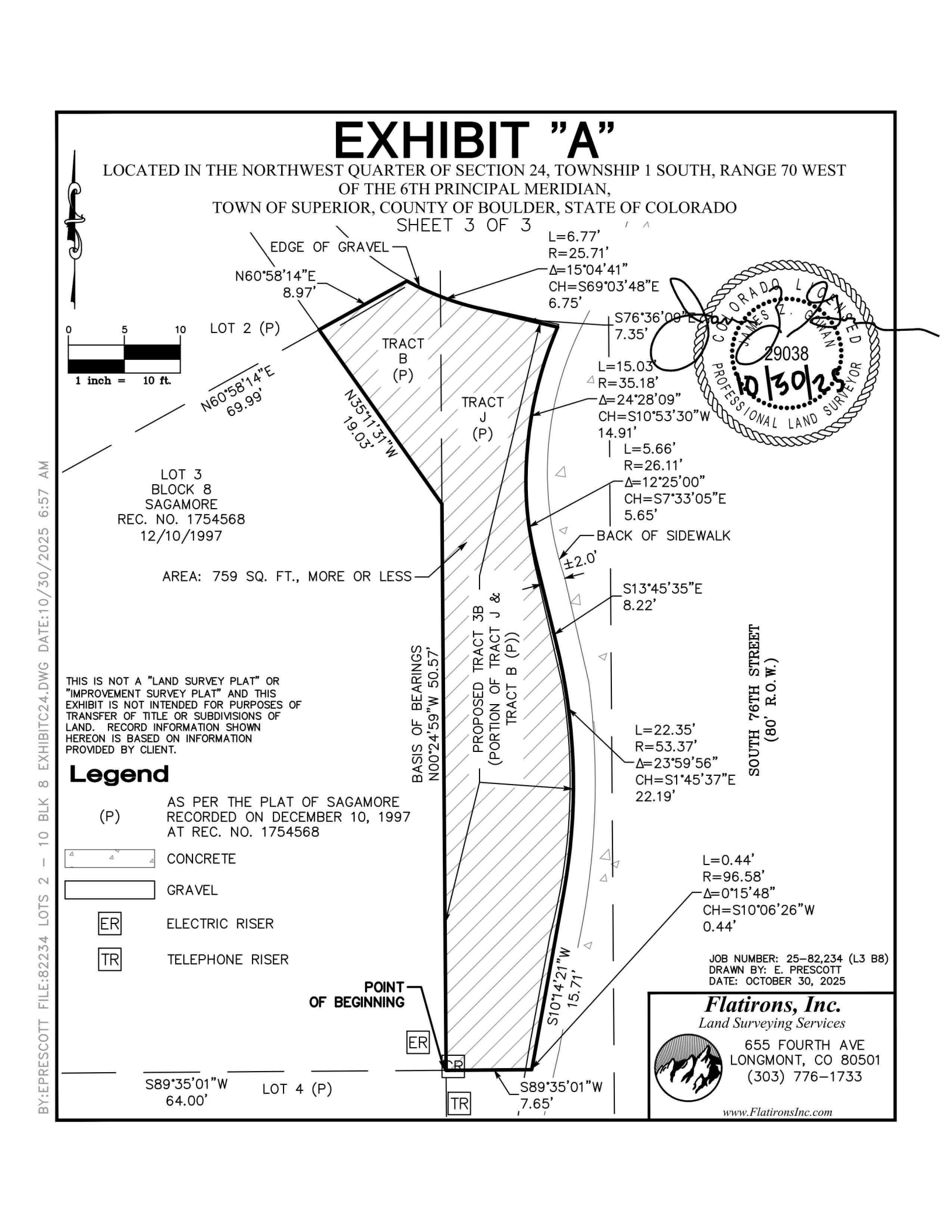
BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:57 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 3 OF 3



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Legend

(P)	AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997 AT REC. NO. 1754568
	CONCRETE
	GRAVEL
ER	ELECTRIC RISER
TR	TELEPHONE RISER

COLORADO LICENSED
JAMES Z. GILMAN
29038
10/30/25
PROFESSIONAL LAND SURVEYOR

JOB NUMBER: 25-82,234 (L3 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
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BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:57 AM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 Charles and Julie M. Kang, two individual landowners with an address of 246 Mohawk Circle, Superior, CO 80027 (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 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF TRACT J, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF LOT 4, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SAID LOT 4, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THENCE ALONG SAID EAST LINE, NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET TO SAID NORTHEAST CORNER;
THENCE ALONG THE NORTH LINE OF SAID LOT 4 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 7.65 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 14.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 96.58 FEET, AN INCLUDED ANGLE OF 08°22'30", AND SUBTENDED BY A CHORD BEARING SOUTH 05°47'18" WEST, A DISTANCE OF 14.10 FEET;
THENCE SOUTH 01°36'03" WEST, A DISTANCE OF 5.47 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 3.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 16.78 FEET, AN INCLUDED ANGLE OF 13°03'57", AND SUBTENDED BY A CHORD BEARING SOUTH 04°55'39" EAST, A DISTANCE OF 3.82 FEET;
THENCE SOUTH 11°27'37" EAST, A DISTANCE OF 11.87 FEET TO A POINT OF CURVATURE;
THENCE 10.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.72 FEET, AN INCLUDED ANGLE OF 04°38'17", AND SUBTENDED BY A CHORD BEARING SOUTH 09°08'28" EAST, A DISTANCE OF 10.17 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 4 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 10.05 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 330 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

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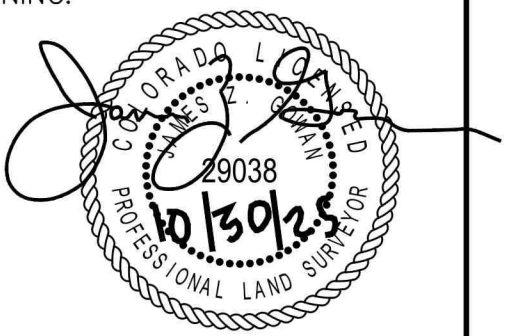

JOB NUMBER: 25-82,234 L4 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

Flatirons, Inc.
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(303) 776-1733
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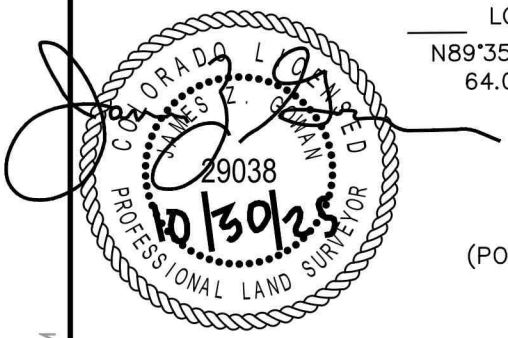
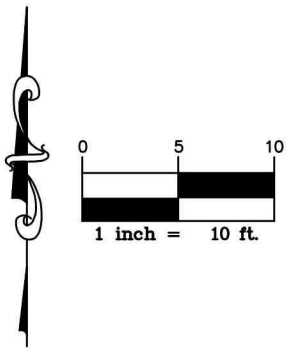
BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:30 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2





LOT 3 (P)
N89°35'01"E
64.00'

N89°35'01"E
7.65'

CR

TR

±2.0'

L=14.12'
R=96.58'
Δ=8°22'30"
CH=S5°47'18"W
14.10'

PROPOSED TRACT 4B
(PORTION OF TRACT J (P)

TRACT
J
(P)

SOUTH 76TH STREET
(80' R.O.W.)

BASIS OF BEARINGS
N00°24'59"W 45.00'

LOT 4
BLOCK 8
SAGAMORE
REC. NO. 1754568
12/10/1997

S01°36'03"W
5.47'

EDGE OF GRAVEL

L=3.83'
R=16.78'
Δ=13°03'57"
CH=S4°55'39"E
3.82'

AREA: 330 SQ. FT.,
MORE OR LESS

S11°27'37"E
11.87'

±2.0'

EDGE OF GRAVEL

BACK OF SIDEWALK

POINT OF
BEGINNING

S89°35'01"W
68.00'

L=10.18'
R=125.72'
Δ=4°38'17"
CH=S9°08'28"E
10.17'

LOT 5 (P)

S89°35'01"W
10.05'

CV

Legend

● 1	FOUND #5 REBAR WITH 1 1/4" PINK PLASTIC CAP "PLS 37908"
(P)	AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997 AT REC. NO. 1754568
	CONCRETE
	GRAVEL
CR	CABLE/FIBEROPTIC RISER
CV	CABLE/FIBEROPTIC VAULT
TR	TELEPHONE RISER

JOB NUMBER: 25-82,234 L4 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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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:

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IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on this 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
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TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

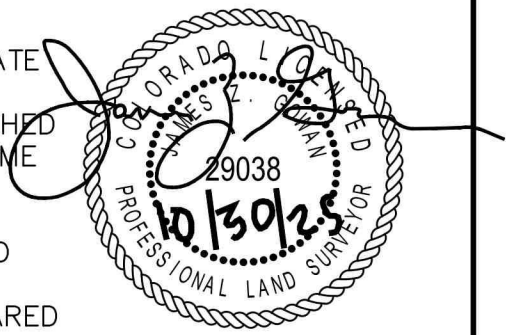
A PARCEL OF LAND BEING A PORTION OF TRACT J, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF LOT 5, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SAID LOT 5, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID SOUTHEAST CORNER OF LOT 5;
THENCE ALONG THE EAST LINE OF SAID LOT 5, NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;
THENCE ALONG THE NORTH LINE OF SAID LOT 5 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 10.05 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 14.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.72 FEET, AN INCLUDED ANGLE OF 06°28'19", AND SUBTENDED BY A CHORD BEARING SOUTH 03°35'10" EAST, A DISTANCE OF 14.19 FEET;
THENCE SOUTH 00°21'01" EAST, A DISTANCE OF 8.06 FEET TO A POINT OF CURVATURE;
THENCE 23.05 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 85.89 FEET, AN INCLUDED ANGLE OF 15°22'33", AND SUBTENDED BY A CHORD BEARING SOUTH 07°20'15" WEST, A DISTANCE OF 22.98 FEET;
THENCE ALONG THE SOUTH LINE OF LOT 5 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 7.72 FEET FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 460 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L5 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:32 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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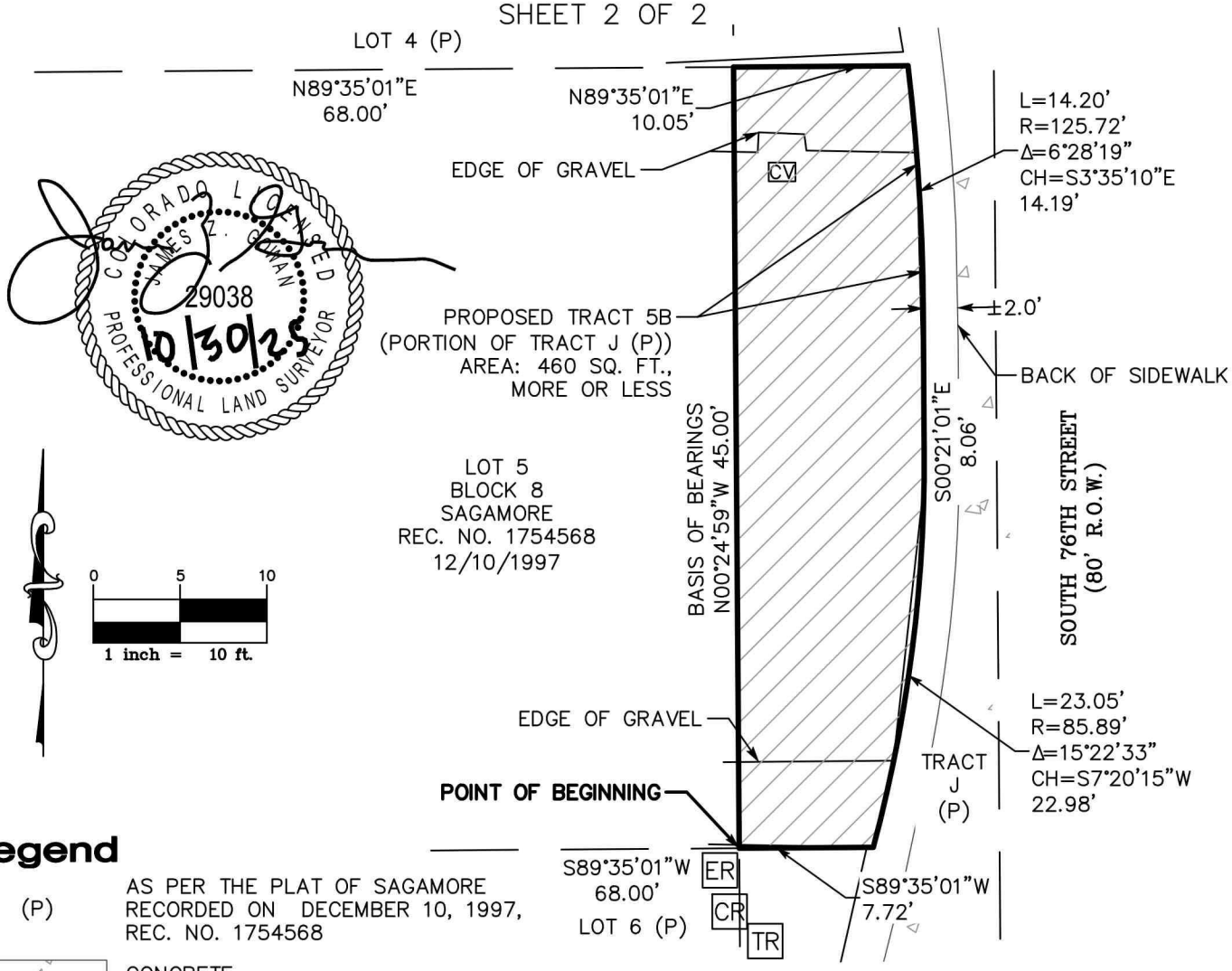
SHEET 2 OF 2



Legend

(P)	AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568
	CONCRETE
	GRAVEL
ER	ELECTRIC RISER
CR	CABLE/FIBEROPTIC RISER
TR	TELEPHONE RISER

JOB NUMBER: 25–82,234 L5 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776–1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 LOTS 2 – 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:33 AM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 Elizabeth M. Thompson Rev Trust, an individual landowner with an address of 238 Mohawk Circle, Superior, CO 80027 (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 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

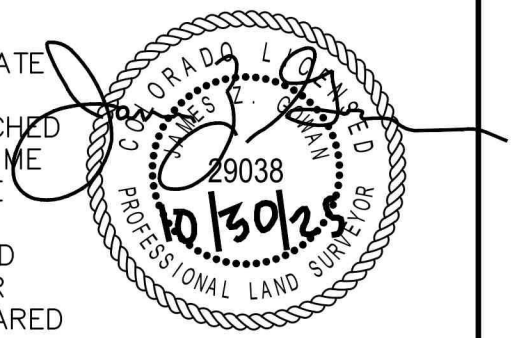
A PARCEL OF LAND BEING A PORTION OF TRACT J, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF LOT 6, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SAID LOT 6, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID NORTHEAST CORNER OF LOT 6;
THENCE ALONG THE NORTH LINE OF SAID LOT 6 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 7.72 FEET;
THENCE SOUTH 13°16'42" WEST, A DISTANCE OF 25.34 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 10.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 68.64 FEET, AN INCLUDED ANGLE OF 08°53'37", AND SUBTENDED BY A CHORD BEARING SOUTH 08°54'49" WEST, A DISTANCE OF 10.64 FEET TO A POINT ON THE EAST LINE OF SAID LOT 6;
THENCE ALONG SAID EAST LINE, NORTH 00°24'59" WEST, A DISTANCE OF 35.12 FEET; MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 124 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L6 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
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LONGMONT, CO 80501
(303) 776-1733
www.FlatironsInc.com

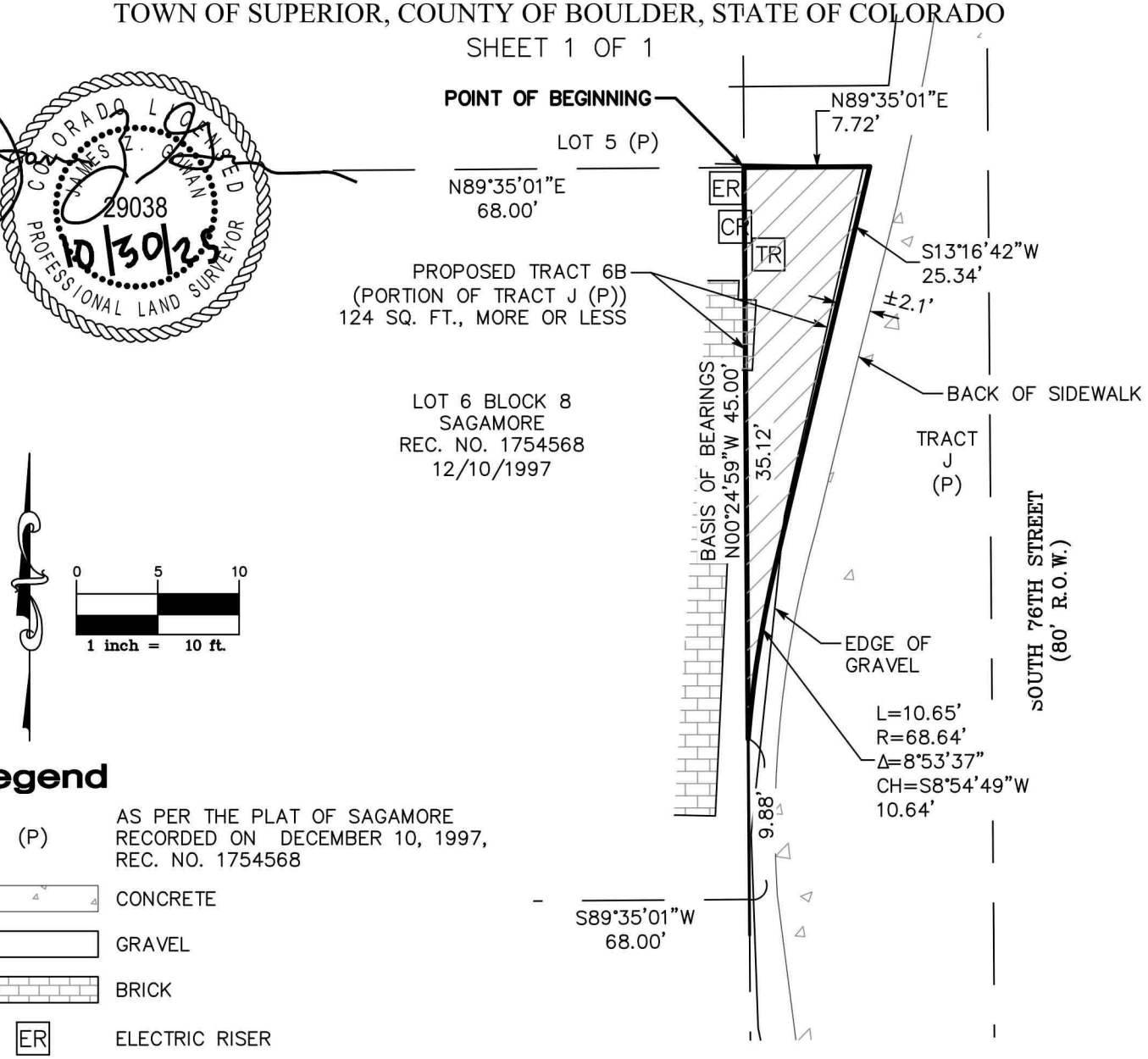
BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:34 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

COLORADO LICENSED
JAMES Z. GUMAN
29038
10/30/25
PROFESSIONAL LAND SURVEYOR



Legend

(P)	AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568
	CONCRETE
	GRAVEL
	BRICK
ER	ELECTRIC RISER
CR	CABLE/FIBEROPTIC RISER
TR	TELEPHONE RISER

JOB NUMBER: 25–82,234 (L6 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

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LONGMONT, CO 80501
(303) 776–1733
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BY:EPRESCOTT FILE:82234 LOTS 2 – 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:34 AM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 Howard S. Person, an individual landowner with an address of 234 Mohawk Circle, Superior, CO 80027 (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 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

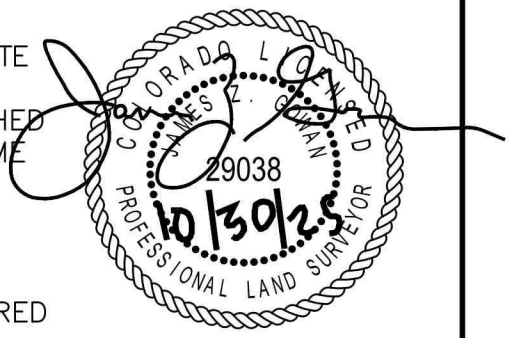
A PARCEL OF LAND BEING A PORTION OF TRACT J, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF LOT 7, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 45.00 FEET BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SAID LOT 7, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID SOUTHEAST CORNER OF LOT 7;
THENCE ALONG SAID EASTERLY LINE, NORTH 00°24'59" WEST, A DISTANCE OF 36.73 FEET;
THENCE DEPARTING SAID EASTERLY LINE, SOUTH 14°13'43" EAST, A DISTANCE OF 37.82 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 7 EXTENDED EASTERLY, SOUTH 89°35'01" WEST, A DISTANCE OF 9.03 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 166 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L7 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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Flatirons, Inc.
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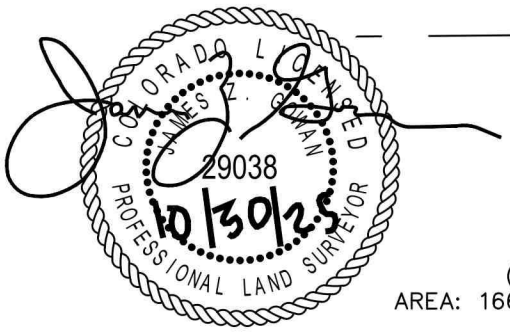
LONGMONT, CO 80501
(303) 776-1733
www.FlatironsInc.com

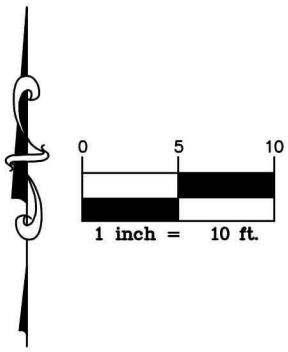
BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:43 AM

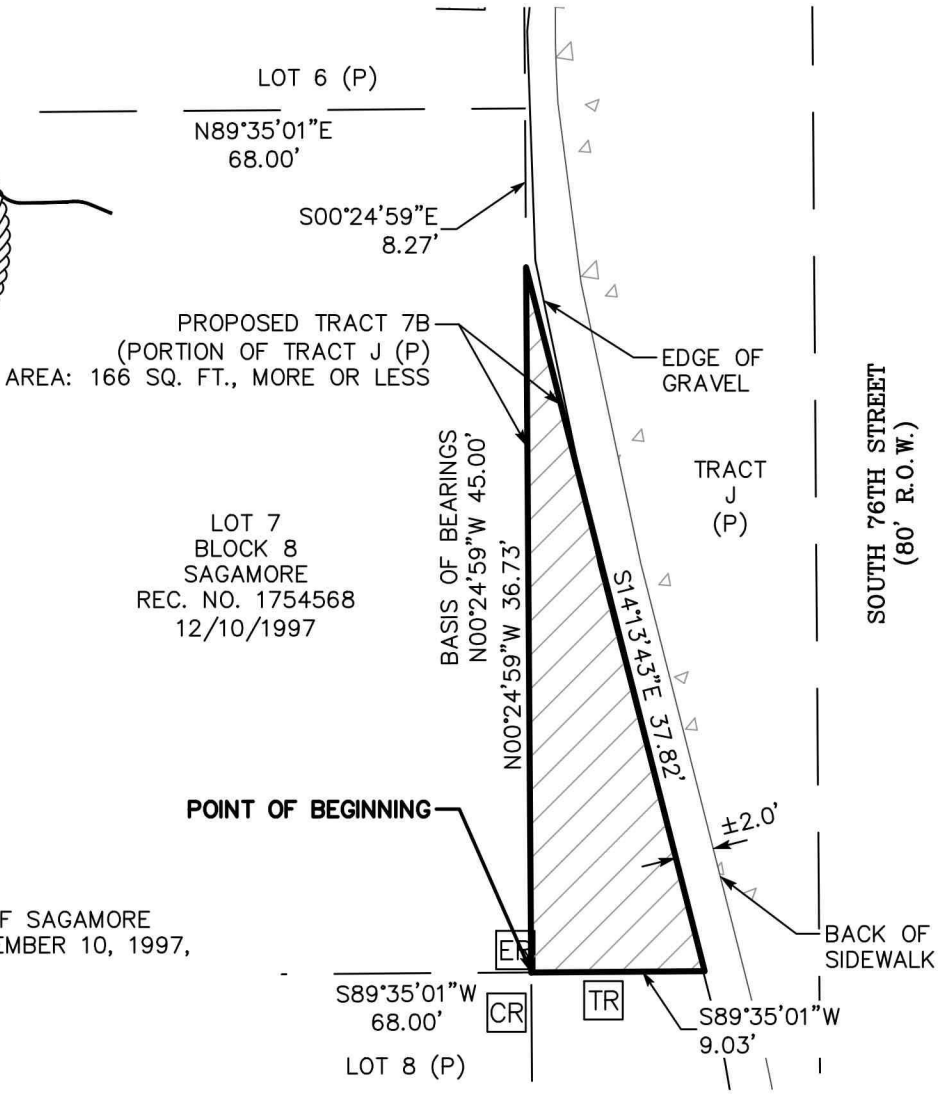
EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2







Legend

(P)	AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568
	CONCRETE
	GRAVEL
ER	ELECTRIC RISER
CR	CABLE/FIBEROPTIC RISER
TR	TELEPHONE RISER

JOB NUMBER: 25–82,234 (L7 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 LOTS 2 – 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:43 AM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 Amy L. Becker, an individual landowner with an address of 230 Mohawk Circle, Superior, CO 80027 (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 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

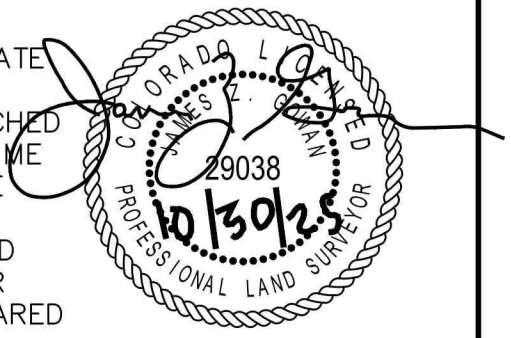
A PARCEL OF LAND BEING A PORTION OF TRACT J, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF LOT 8, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 53.24 FEET BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SAID LOT 8, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID SOUTHEAST CORNER OF LOT 8;
THENCE ALONG SAID EASTERLY LINE, NORTH 00°24'59" WEST, A DISTANCE OF 53.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 8;
THENCE ALONG THE NORTH LINE OF SAID LOT 8 EXTENDED EASTERLY, NORTH 89°35'01" EAST, A DISTANCE OF 9.03 FEET;
THENCE SOUTH 14°13'43" EAST, A DISTANCE OF 3.56 FEET TO A POINT OF CURVATURE;
THENCE 23.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 51.66 FEET, AN INCLUDED ANGLE OF 25°57'01" AND SUBTENDED BY A CHORD BEARING SOUTH 01°15'13" EAST, A DISTANCE OF 23.20 FEET;
THENCE SOUTH 11°43'18" WEST, A DISTANCE OF 18.87 FEET;
THENCE SOUTH 09°42'46" WEST, A DISTANCE OF 9.08 FEET;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 8 EXTENDED SOUTHEASTERLY, NORTH 80°36'24" WEST, A DISTANCE OF 4.72 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 485 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25–82,234 L8 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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www.FlatironsInc.com

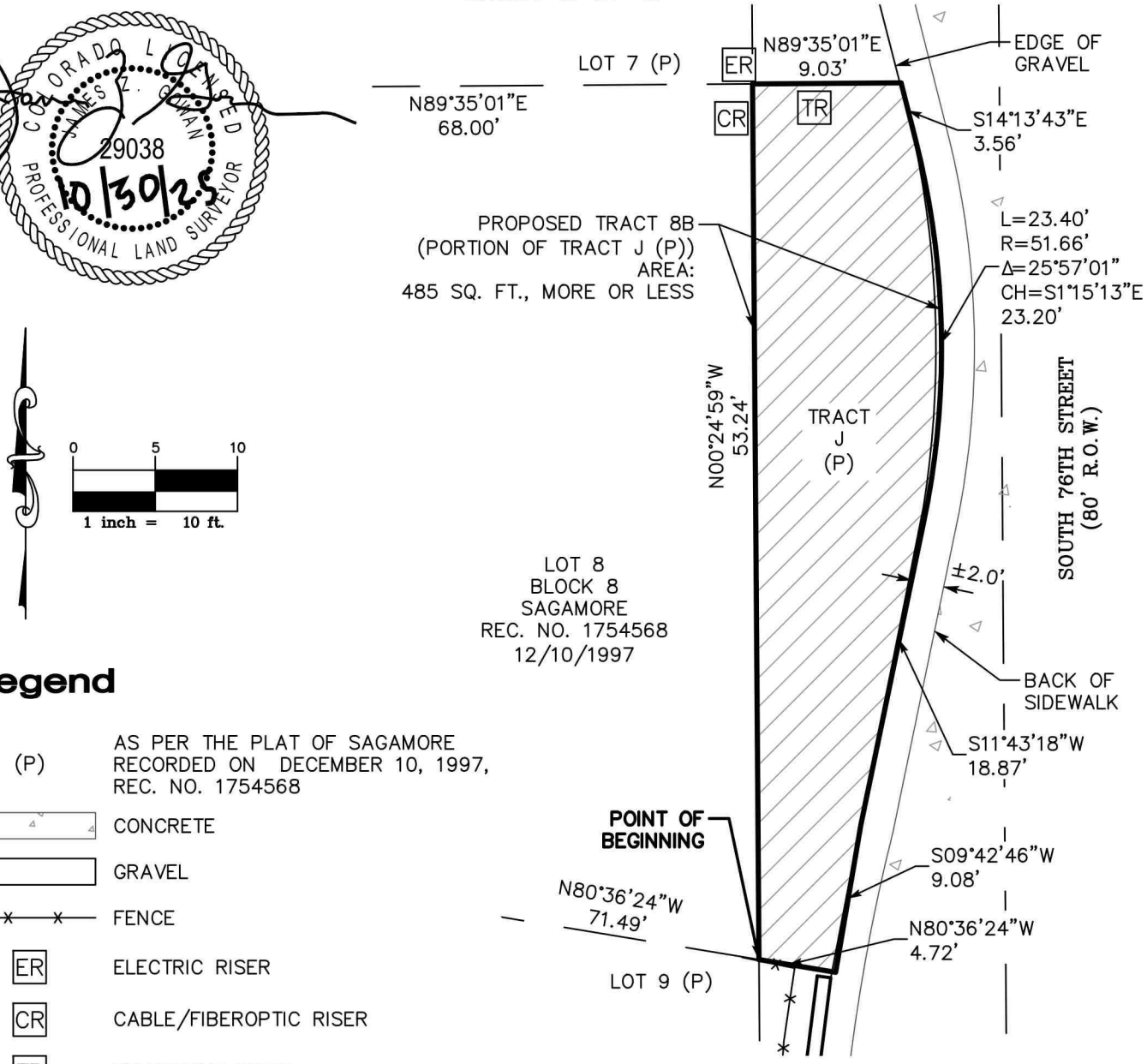
BY:EPRESCOTT FILE:82234 LOTS 2 – 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:48 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

COLORADO LICENSED JAMES E. PRESCOTT 29038 PROFESSIONAL LAND SURVEYOR 10/30/25



Legend

(P)	AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568
	CONCRETE
	GRAVEL
	FENCE
ER	ELECTRIC RISER
CR	CABLE/FIBEROPTIC RISER
TR	TELEPHONE RISER

JOB NUMBER: 25–82,234 (L8 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 LOTS 2 – 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:48 AM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 Karma and Dafuti Sherpa, two individual landowners with an address of 226 Mohawk Circle, Superior, CO 80027 (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 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 3

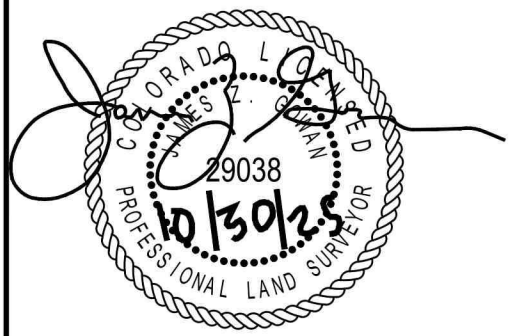
TWO PARCELS OF LAND BEING A PORTION OF TRACTS J AND K, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING AN EASTERLY LINE OF LOT 9, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 00°24'59" WEST, A DISTANCE OF 56.14 FEET BETWEEN THE CORNER COMMON TO SAID LOT 9, TRACT J AND TRACT K, AND THE NORTHEAST CORNER OF SAID LOT 9, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 9;
THENCE ALONG A SOUTHEASTERLY LINE OF SAID LOT 9, NORTH 44°05'27" EAST, A DISTANCE OF 5.51 FEET TO POINT "A" TO BE REFERRED TO LATER IN THIS DESCRIPTION;
THENCE DEPARTING SAID SOUTHEASTERLY LINE, SOUTH 29°54'53" WEST, A DISTANCE OF 5.17 FEET;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 EXTENDED SOUTHEASTERLY, NORTH 67°03'16" WEST, A DISTANCE OF 1.36 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THENCE BEGINNING AT SAID POINT "A", SAID POINT ALSO BEING SAID CORNER COMMON TO LOT 9, TRACT J AND TRACT K;

THENCE ALONG SAID EASTERLY LINE, NORTH 00°24'59" WEST, A DISTANCE OF 56.14 FEET;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 9 EXTENDED SOUTHEASTERLY, SOUTH 80°36'24" EAST, A DISTANCE OF 4.72 FEET;
THENCE SOUTH 07°06'54" WEST, A DISTANCE OF 13.05 FEET;
THENCE SOUTH 00°10'45" EAST, A DISTANCE OF 9.25 FEET;
THENCE SOUTH 05°02'16" EAST, A DISTANCE OF 17.01 FEET TO A POINT OF CURVATURE;



JOB NUMBER: 25–82,234 L9 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776–1733
www.FlatironsInc.com

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

BY:EPRESCOTT FILE:82234 LOTS 2 – 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:51 AM

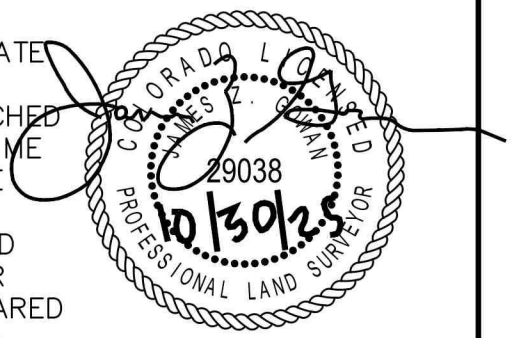
EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

THENCE 7.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 22.58 FEET, AN INCLUDED ANGLE OF 20°12'04", AND SUBTENDED BY A CHORD BEARING SOUTH 05°03'46" WEST, A DISTANCE OF 7.92 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE 9.05 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.15 FEET, AN INCLUDED ANGLE OF 14°45'05" AND SUBTENDED BY A CHORD BEARING SOUTH 22°32'20" WEST, A DISTANCE OF 9.03 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCELS CONTAINING 191 SQ. FT., MORE OR LESS

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOB NUMBER: 25–82,234 L9 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

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BY:EPRESCOTT FILE:82234 LOTS 2 – 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:52 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 3 OF 3

Legend

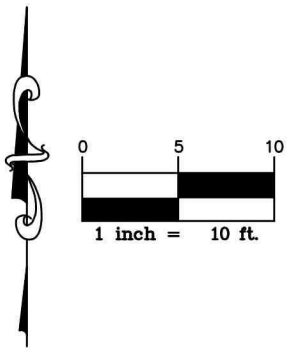
(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568

CONCRETE

GRAVEL

FENCE

CR CABLE/FIBEROPTIC RISER



LOT 8 (P)

S80°36'24"E 71.49'

S80°36'24"E 4.72'

BRICK WALL

S07°06'54"W 13.05'

TRACT J (P)

S00°10'45"E 9.25'

S05°02'16"E 17.01'

BACK OF SIDEWALK

SOUTH 76TH STREET (80' R.O.W.)

LOT 9
BLOCK 8
SAGAMORE
REC. NO. 1754568
12/10/1997

BASIS OF BEARINGS N00°24'59"W 56.14'

PROPOSED TRACT 9B
(PORTION OF TRACT J (P))
AREA: 188 SQ. FT.,
MORE OR LESS

0.25' ±

L=7.96'
R=22.58'
Δ=20°12'04"
CH=S5°03'46"W
7.92'

POINT "A"

PROPOSED TRACT 9B
(PORTION OF TRACT K (P))
AREA: 4 SQ. FT.,
MORE OR LESS

N44°05'27"E 5.51'

L=9.05'
R=35.15'
Δ=14°45'05"
CH=S22°32'20"W
9.03'

N67°03'16"W 84.91'

CR

POINT OF BEGINNING
LOT 10 (P)

S29°54'53"W 5.17'

CONCRETE WALL

TRACT K (P)

N67°03'16"W 1.36'

COLORADO LICENSED
JAMES Z. GOWAN
29038
10/30/25
PROFESSIONAL LAND SURVEYOR

JOB NUMBER: 25-82,234 (L9 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

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LONGMONT, CO 80501
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BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:52 AM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 Mark E. and Lisa G. Laverty, two individual landowners with an address of 222 Mohawk Circle, Superior, CO 80027 (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 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

TWO PARCELS OF LAND BEING A PORTION OF TRACT K, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTHEASTERLY LINE OF LOT 10, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 44°05'27" EAST, A DISTANCE OF 60.61 FEET BETWEEN THE MOST SOUTHERLY CORNER OF SAID LOT 10 AND THE MOST EASTERLY CORNER OF SAID LOT 10, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL A
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 10;
THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 44°05'27" EAST, A DISTANCE OF 58.84 FEET;
THENCE DEPARTING SAID SOUTHEASTERLY LINE, SOUTH 40°26'11" WEST, A DISTANCE OF 58.47 FEET;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10 EXTENDED SOUTHEASTERLY, NORTH 53°19'30" WEST, A DISTANCE OF 3.76 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 110 SQ. FT., MORE OR LESS.

PARCEL B
THENCE BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 10;
THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 10 EXTENDED SOUTHEASTERLY, SOUTH 67°03'16" EAST, A DISTANCE OF 1.36 FEET;
THENCE SOUTH 29°54'53" WEST, A DISTANCE OF 0.65 FEET;
THENCE NORTH 59°00'52" WEST, A DISTANCE OF 1.46 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 10;
THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 45°05'27" EAST, A DISTANCE OF 0.47 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.78 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

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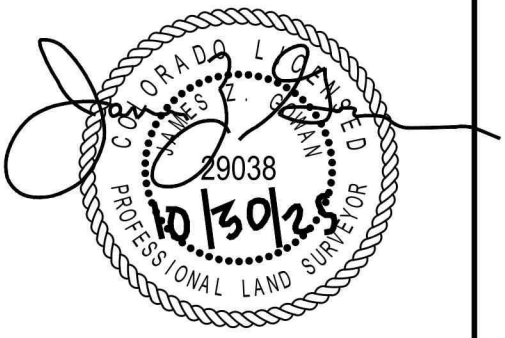

JOB NUMBER: 25–82,234 L10 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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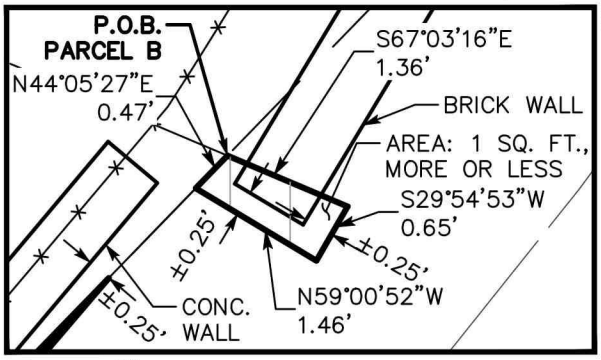
BY:EPRESCOTT FILE:82234 LOTS 2 – 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:54 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO



Detail

SCALE: 1"=2'

Legend

(P)	AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568
	CONCRETE
	GRAVEL
	FENCE
CR	CABLE/FIBEROPTIC RISER

COLORADO LICENSED
JAMES Z. PRESCOTT
29038
PROFESSIONAL LAND SURVEYOR
10/30/25

0 5 10
1 inch = 10 ft.

JOB NUMBER: 25-82,234 (L10 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025

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BY:EPRESCOTT FILE:82234 LOTS 2 - 10 BLK 8 EXHIBITC24.DWG DATE:10/30/2025 6:54 AM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 Brent Peckham, an individual landowner with an address of 218 Mohawk Circle, Superior, CO 80027 (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 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF TRACT K, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTHEAST LINE OF LOT 11, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 44°05'27" EAST, A DISTANCE OF 51.63 FEET BETWEEN THE MOST SOUTHERLY CORNER OF SAID LOT 11 AND THE MOST EASTERLY CORNER OF SAID LOT 11, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID MOST SOUTHERLY CORNER OF LOT 11;
THENCE ALONG SAID SOUTHEAST LINE, NORTH 44°05'27" EAST, A DISTANCE OF 51.63 FEET TO SAID MOST EASTERLY CORNER;
THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 11 EXTENDED SOUTHEASTERLY, SOUTH 53°19'30" EAST, A DISTANCE OF 3.76 FEET;
THENCE SOUTH 40°26'11" WEST, A DISTANCE OF 0.42 FEET;
THENCE SOUTH 25°59'35" WEST, A DISTANCE OF 7.63 FEET;
THENCE SOUTH 38°15'56" WEST, A DISTANCE OF 7.89 FEET;
THENCE SOUTH 41°39'58" WEST, A DISTANCE OF 7.76 FEET;
THENCE SOUTH 44°18'12" WEST, A DISTANCE OF 15.43 FEET;
THENCE SOUTH 47°59'09" WEST, A DISTANCE OF 13.45 FEET;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11 EXTENDED SOUTHEASTERLY, NORTH 45°54'33" WEST, A DISTANCE OF 6.28 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 344 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

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JOB NUMBER: 25-82,234 L11 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 LOTS 11 - 18 BLK 8 C24.DWG DATE:10/28/2025 11:06 AM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

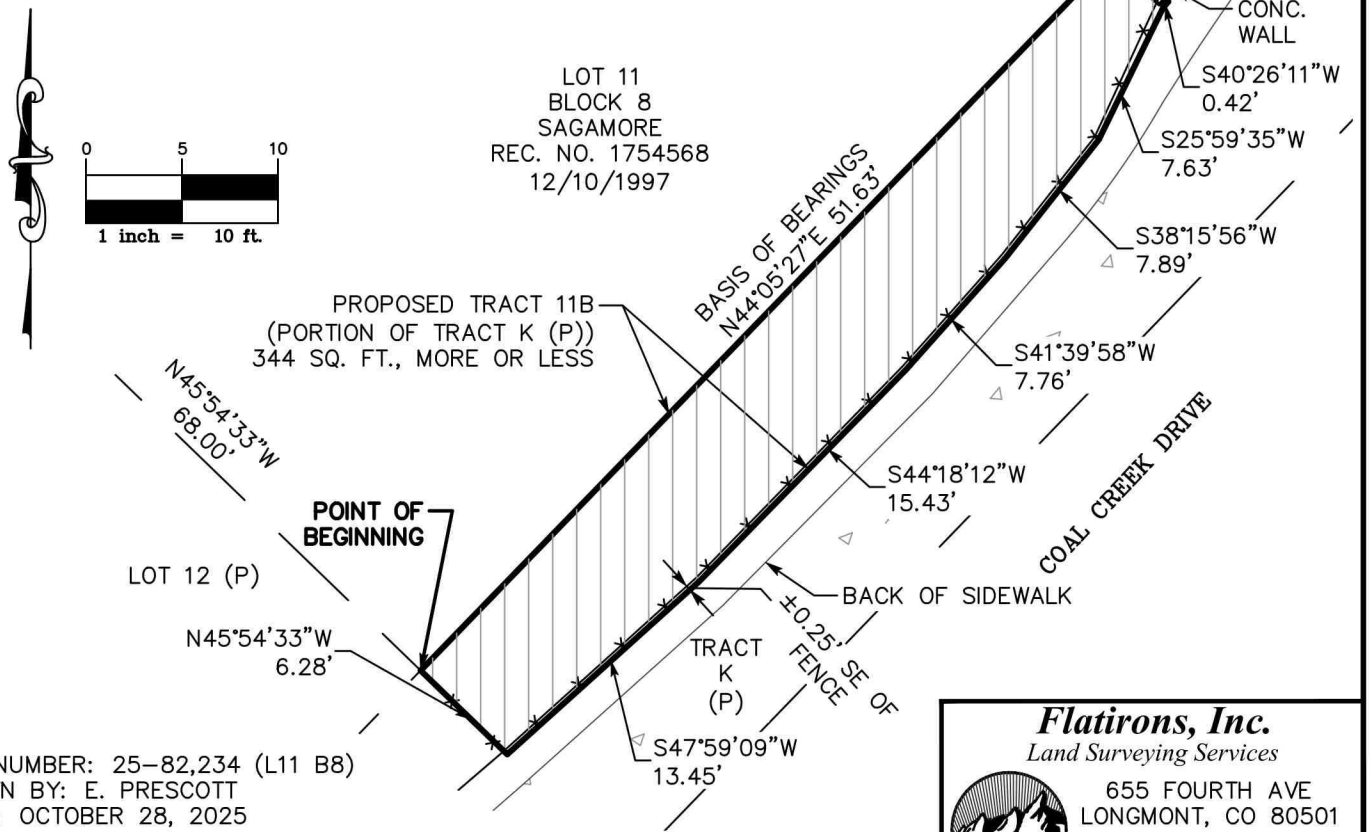
Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568

CONCRETE

FENCE

COLORADO LICENSED
JAMES Z. GILMAN
29038
10/28/25
PROFESSIONAL LAND SURVEYOR



JOB NUMBER: 25–82,234 (L11 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

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BY:EPRESCOTT FILE:82234 LOTS 11 – 18 BLK 8 C24.DWG DATE:10/28/2025 11:07 AM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 Sandra M. Capano Inter Vivos Trust, an individual landowner with an address of 214 Mohawk Circle, Superior, CO 80027 (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 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF TRACT K, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

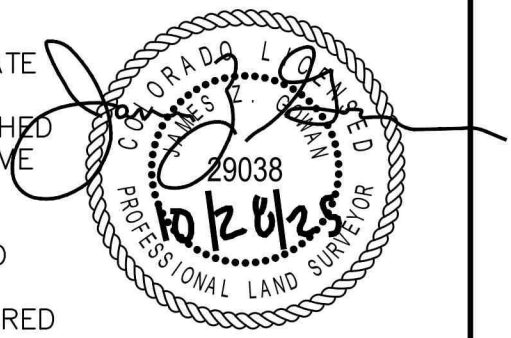
CONSIDERING THE SOUTHEAST LINE OF LOT 12, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 44°05'27" EAST, A DISTANCE OF 45.00 FEET BETWEEN THE MOST SOUTHERLY CORNER OF SAID LOT 12 AND THE MOST EASTERLY CORNER OF SAID LOT 12, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID MOST SOUTHERLY CORNER OF LOT 12;

THENCE ALONG SAID SOUTHEAST LINE, NORTH 44°05'27" EAST, A DISTANCE OF 45.00 FEET TO SAID MOST EASTERLY CORNER;
THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 12 EXTENDED SOUTHEASTERLY, SOUTH 45°54'33" EAST, A DISTANCE OF 6.28 FEET;
THENCE SOUTH 49°21'57" WEST, A DISTANCE OF 29.77 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 15.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 106.51 FEET, AN INCLUDED ANGLE OF 08°21'12", AND SUBTENDED BY A CHORD BEARING SOUTH 52°12'56" WEST, A DISTANCE OF 15.51 FEET;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 12 EXTENDED NORTHWESTERLY, NORTH 45°54'33" WEST, A DISTANCE OF 1.35 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 180 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L12 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

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www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 LOTS 11 - 18 BLK 8 C24.DWG DATE:10/28/2025 11:10 AM

EXHIBIT "A"

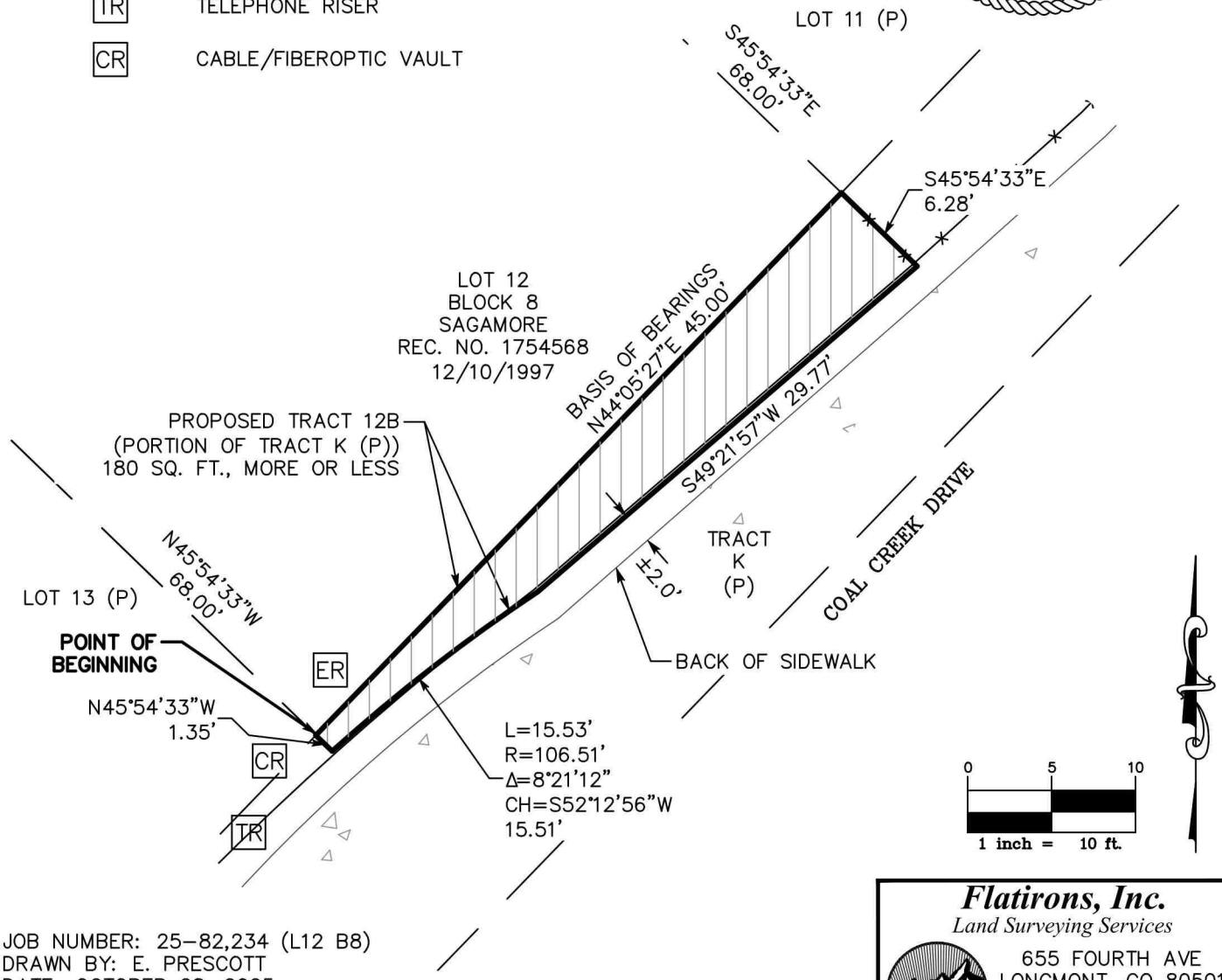
LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

Legend

- CONCRETE
- GRAVEL
- FENCE
- ER — ELECTRIC RISER
- TR — TELEPHONE RISER
- CR — CABLE/FIBEROPTIC VAULT

COLORADO LICENSED
JAMES Z. GOWAN
29038
PROFESSIONAL LAND SURVEYOR
10/28/25



JOB NUMBER: 25-82,234 (L12 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 LOTS 11 - 18 BLK 8 C24.DWG DATE:10/28/2025 11:10 AM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 Nathaniel L. Zoller, an individual landowner with an address of 210 Mohawk Circle, Superior, CO 80027 (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 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF TRACT K, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

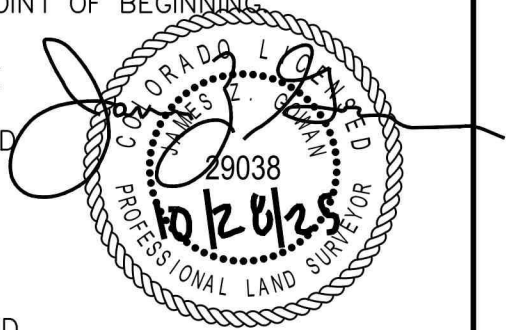
CONSIDERING THE SOUTHEAST LINE OF LOT 13, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 44°05'27" EAST, A DISTANCE OF 45.00 FEET BETWEEN THE MOST SOUTHERLY CORNER OF SAID LOT 13 AND THE MOST EASTERLY CORNER OF SAID LOT 13, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID MOST SOUTHERLY CORNER OF LOT 13;

THENCE ALONG SAID SOUTHEAST LINE NORTH 44°05'27" EAST, A DISTANCE OF 45.00 FEET TO SAID MOST EASTERLY CORNER;
THENCE ALONG THE NORTHEASTLY LINE OF SAID LOT 13 EXTENDED SOUTHEASTERLY, SOUTH 45°54'33" EAST, A DISTANCE OF 1.35 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 8.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 106.51 FEET, AN INCLUDED ANGLE OF 04°48'51" AND SUBTENDED BY A CHORD BEARING SOUTH 45°37'55" WEST, A DISTANCE OF 8.95 FEET;
THENCE SOUTH 39°58'15" WEST, A DISTANCE OF 22.06 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 14.34 FEET ALONG ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 64.45 FEET, AN INCLUDED ANGLE OF 12°44'38", AND SUBTENDED BY A CHORD BEARING SOUTH 33°18'39" WEST, A DISTANCE OF 14.31 FEET;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 13 EXTENDED SOUTHEASTERLY, NORTH 45°54'33" WEST, A DISTANCE OF 5.37 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 105 SQ. FT., MORE OR LESS, TO THE POINT OF BEGINNING.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

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JOB NUMBER: 25-82,234 L13 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 LOTS 11 - 18 BLK 8 C24.DWG DATE:10/28/2025 1:01 PM

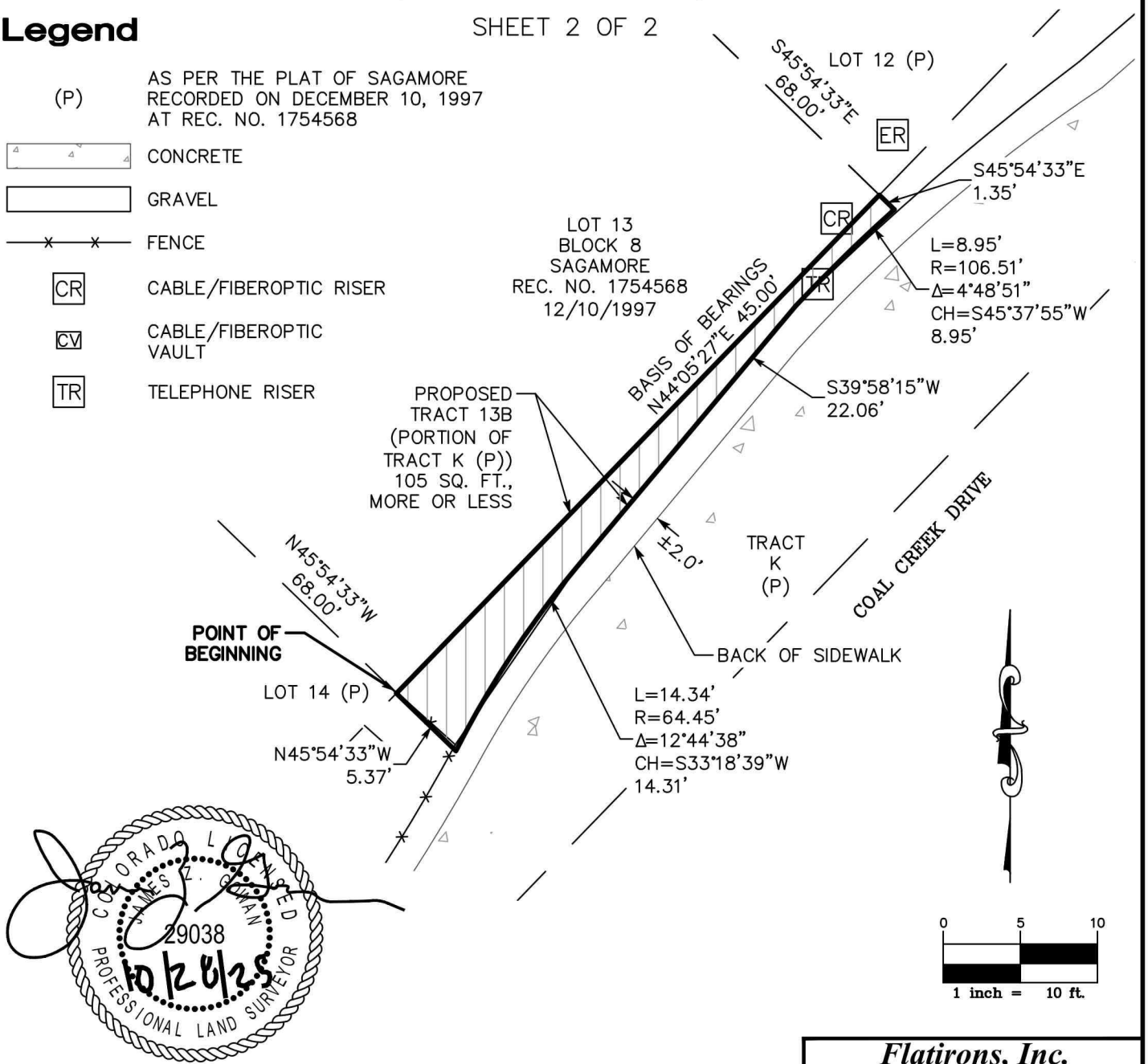
EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

Legend

(P)	AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997 AT REC. NO. 1754568
	CONCRETE
	GRAVEL
	FENCE
CR	CABLE/FIBEROPTIC RISER
CV	CABLE/FIBEROPTIC VAULT
TR	TELEPHONE RISER



COLORADO LICENSED
JAMES Z. GILMAN
29038
10/28/25
PROFESSIONAL LAND SURVEYOR

JOB NUMBER: 25-82,234 (L13 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

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BY:EPRESCOTT FILE:82234 LOTS 11 - 18 BLK 8 C24.DWG DATE:10/28/2025 1:01 PM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 Xiao Dong Chen, an individual landowner with an address of 206 Mohawk Circle, Superior, CO 80027 (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 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF TRACT K, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

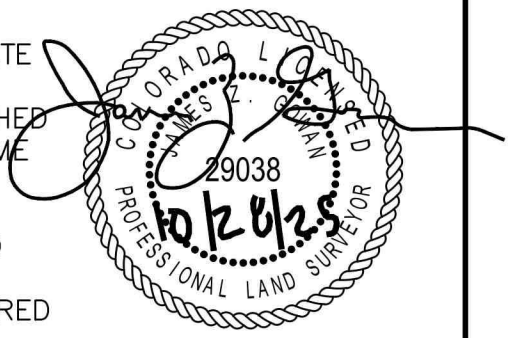
CONSIDERING THE SOUTHEAST LINE OF LOT 14, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 44°05'27" EAST, A DISTANCE OF 45.00 FEET BETWEEN THE MOST SOUTHERLY CORNER OF SAID LOT 14 AND THE MOST EASTERLY CORNER OF SAID LOT 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID MOST SOUTHERLY CORNER OF LOT 14;

THENCE ALONG SAID SOUTHEAST LINE NORTH 44°05'27" EAST, A DISTANCE OF 45.00 FEET;
THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 14 EXTENDED SOUTHEASTERLY, SOUTH 45°54'33" EAST, A DISTANCE OF 5.37 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 26.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.11 FEET, AN INCLUDED ANGLE OF 15°25'16",
AND SUBTENDED BY A CHORD BEARING SOUTH 34°38'58" WEST, A DISTANCE OF 26.86 FEET;
THENCE SOUTH 42°21'35" WEST, A DISTANCE OF 18.51 FEET;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 14 EXTENDED NORTHWESTERLY, NORTH 45°54'33" WEST, A DISTANCE OF 10.34 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 403 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOB NUMBER: 25-82,234 L14 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

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(303) 776-1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 LOTS 11 - 18 BLK 8 C24.DWG DATE:10/28/2025 1:03 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOUNDER, STATE OF COLORADO

SHEET 2 OF 2

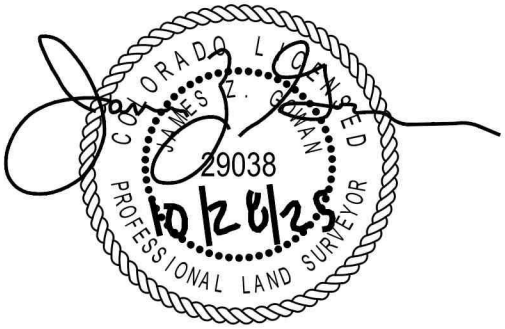
Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568

CONCRETE

GRAVEL

FENCE



JOB NUMBER: 25–82,234 (L14 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

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BY:EPRESCOTT FILE:82234 LOTS 11 – 18 BLK 8 C24.DWG DATE:10/28/2025 1:03 PM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 Byung Hoon and Alexa Jiho Park, two individual landowners with an address of 202 Mohawk Circle, Superior, CO 80027 (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:

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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 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

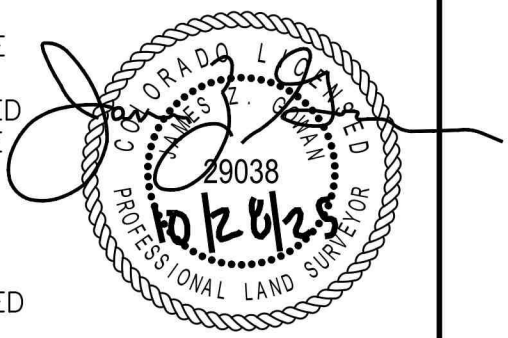
A PARCEL OF LAND BEING A PORTION OF TRACT K, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTHEAST LINE OF LOT 15, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 44°05'27" EAST, A DISTANCE OF 54.75 FEET BETWEEN THE MOST SOUTHERLY CORNER OF SAID LOT 15 AND THE MOST EASTERLY CORNER OF SAID LOT 15, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID MOST SOUTHERLY CORNER OF LOT 15;
THENCE ALONG SAID SOUTHEAST LINE NORTH 44°05'27" EAST, A DISTANCE OF 54.75 FEET TO SAID MOST EASTERLY CORNER;
THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 15 EXTENDED SOUTHEASTERLY, SOUTH 45°54'33" EAST, A DISTANCE OF 10.34 FEET;
THENCE SOUTH 42°21'35" WEST, A DISTANCE OF 1.06 FEET;
THENCE SOUTH 47°00'27" WEST, A DISTANCE OF 19.61 FEET TO A POINT OF CURVATURE
THENCE 29.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 143.90, AN INCLUDED ANGLE OF 11°36'07" AND SUBTENDED BY A CHORD BEARING SOUTH 52°48'31" WEST, A DISTANCE OF 29.09 FEET;
THENCE SOUTH 58°36'34" WEST, A DISTANCE OF 6.25 FEET;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 15 EXTENDED NORTHWESTERLY, NORTH 34°28'20" WEST, A DISTANCE OF 3.47 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 449 SQ. FT., MORE OR LESS, TO THE POINT OF BEGINNING.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOB NUMBER: 25–82,234 L15 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

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BY:EPRESCOTT FILE:82234 LOTS 11 – 18 BLK 8 C24.DWG DATE:10/28/2025 1:05 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

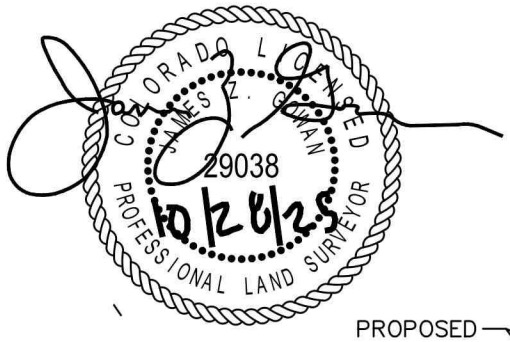
Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568

CONCRETE

GRAVEL

FENCE



LOT 14 (P)

S45°54'33"E
10.34'

LOT 15
BLOCK 8
SAGAMORE
REC. NO. 1754568
12/10/1997

BASIS OF BEARINGS
N44°05'27"E 54.75'

S42°21'35"W
1.06'

S47°00'27"W
19.61'

PROPOSED
TRACT 15B
(PORTION OF
TRACT K (P))
449 SQ. FT.,
MORE OR LESS

N34°28'20"W
73.53'

LOT 16 (P)

TRACT K (P)

COAL CREEK DRIVE

POINT OF
BEGINNING

±2.0'

L=29.14'
R=143.90'
Δ=11°36'07"
CH=S52°48'31"W
29.09'

S58°36'34"W
6.25'

N34°28'20"W
3.47'

BACK OF SIDEWALK

0 5 10
1 inch = 10 ft.

JOB NUMBER: 25–82,234 (L15 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

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BY:EPRESCOTT FILE:82234 LOTS 11 – 18 BLK 8 C24.DWG DATE:10/28/2025 1:05 PM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 Brenda M. Leighton, an individual landowner with an address of 198 Mohawk Circle, Superior, CO 80027 (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:

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IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on this 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF TRACTS K AND L, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTHEAST LINE OF LOT 16, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 58°49'33" EAST, A DISTANCE OF 55.29 FEET BETWEEN THE MOST SOUTHERLY CORNER OF SAID LOT 16 AND THE MOST EASTERLY CORNER OF SAID LOT 16, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID MOST SOUTHERLY CORNER OF LOT 16;
THENCE ALONG SAID SOUTHEAST LINE NORTH 58°49'33" EAST, A DISTANCE OF 55.29 FEET;
THENCE ALONG THE EASTERLY LINE OF SAID LOT 16 EXTENDED SOUTHEASTERLY, SOUTH 34°28'20" EAST, A DISTANCE OF 3.47 FEET;
THENCE SOUTH 58°36'34" WEST, A DISTANCE OF 19.38 FEET TO A POINT OF CURVATURE;
THENCE 38.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 82.01 FEET, AN INCLUDED ANGLE OF 27°12'41", AND SUBTENDED BY A CHORD BEARING SOUTH 45°00'14" WEST, A DISTANCE OF 38.58 FEET;
THENCE ALONG THE WESTERLY LINE OF SAID LOT 18 EXTENDED NORTHWESTERLY, NORTH 25°07'27" WEST, A DISTANCE OF 12.82 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 305 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 25-82,234 L16 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733
www.FlatironsInc.com

BY:EPRESCOTT FILE:82234 LOTS 11 - 18 BLK 8 C24.DWG DATE:10/28/2025 1:06 PM

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

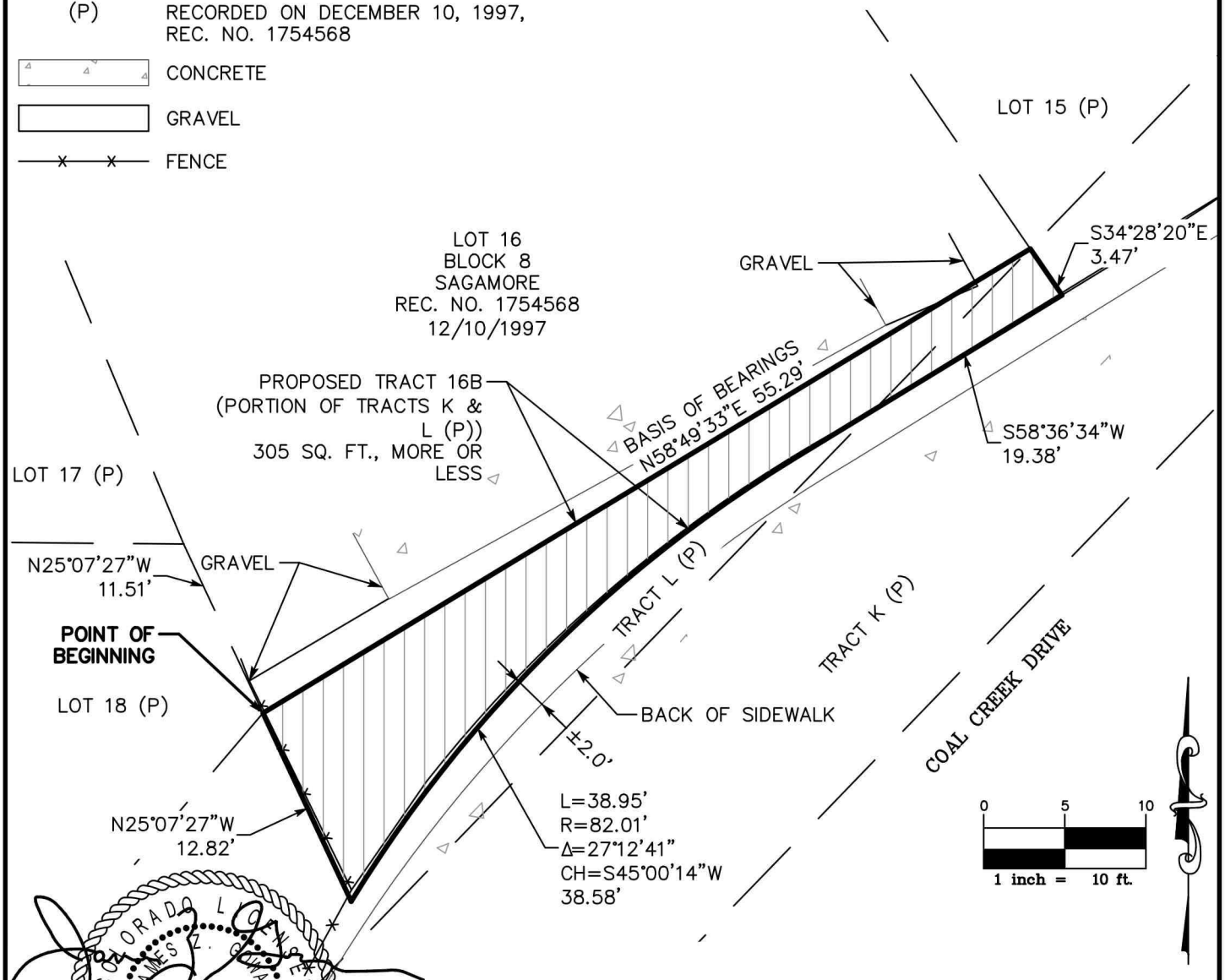
Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568

CONCRETE

GRAVEL

FENCE



COLORADO LICENSED
JAMES Z. GUMAN
29038
10/28/25
PROFESSIONAL LAND SURVEYOR

JOB NUMBER: 25-82,234 (L16 B8)
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 28, 2025

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BY:EPRESCOTT FILE:82234 LOTS 11 - 18 BLK 8 C24.DWG DATE:10/28/2025 1:07 PM

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 8 day of December, 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 Oded Ouaknine and Izabella Ouaknine, two individual landowners with an address of 190 Mohawk Circle, Superior, CO 80027 (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 8 day of December, 2025.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

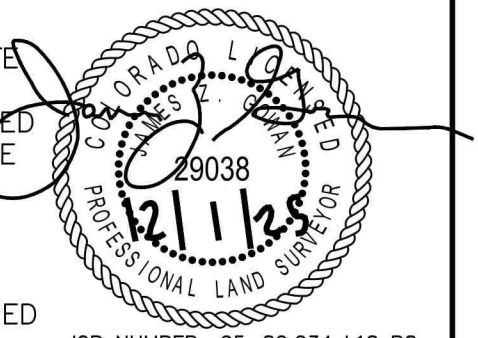
A PARCEL OF LAND BEING A PORTION OF TRACTS K AND L, SAGAMORE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 10, 1997, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A SOUTHEASTERLY LINE OF LOT 18, BLOCK 8, SAID SAGAMORE TO BEAR NORTH 40°18'11" EAST, A DISTANCE OF 43.17 FEET BETWEEN THE SOUTHWESTERLY END OF SAID SOUTHEASTERLY LINE AND THE MOST EASTERLY CORNER OF SAID LOT 18, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID MOST EASTERLY CORNER OF LOT 18;
THENCE ALONG THE EASTERLY LINE OF SAID LOT 18 EXTENDED SOUTHEASTERLY, SOUTH 25°07'27" EAST, A DISTANCE OF 12.82 FEET;
THENCE SOUTH 28°52'54" WEST, A DISTANCE OF 24.41 FEET;
THENCE SOUTH 77°57'55" WEST, A DISTANCE OF 29.73 FEET;
THENCE SOUTH 66°58'34" WEST, A DISTANCE OF 21.23 FEET TO A POINT ON A SOUTHEASTERLY LINE OF SAID LOT 18;
THENCE ALONG SAID SOUTHEASTERLY LINES THE FOLLOWING TWO (2) COURSES:
1. NORTH 61°41'30" EAST, A DISTANCE OF 30.71 FEET;
2. THENCE NORTH 40°18'11" EAST, A DISTANCE OF 43.17 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 580 SQ. FT., MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOB NUMBER: 25-82,234 L18 B8
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 30, 2025
REV: DECEMBER 1, 2025

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

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BY:EPRESCOTT FILE:82234 LOTS 11 - 18 BLK 8 C24.DWG DATE:12/1/2025 3:54 PM

EXHIBIT "A"

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RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

Legend

(P) AS PER THE PLAT OF SAGAMORE RECORDED ON DECEMBER 10, 1997, REC. NO. 1754568

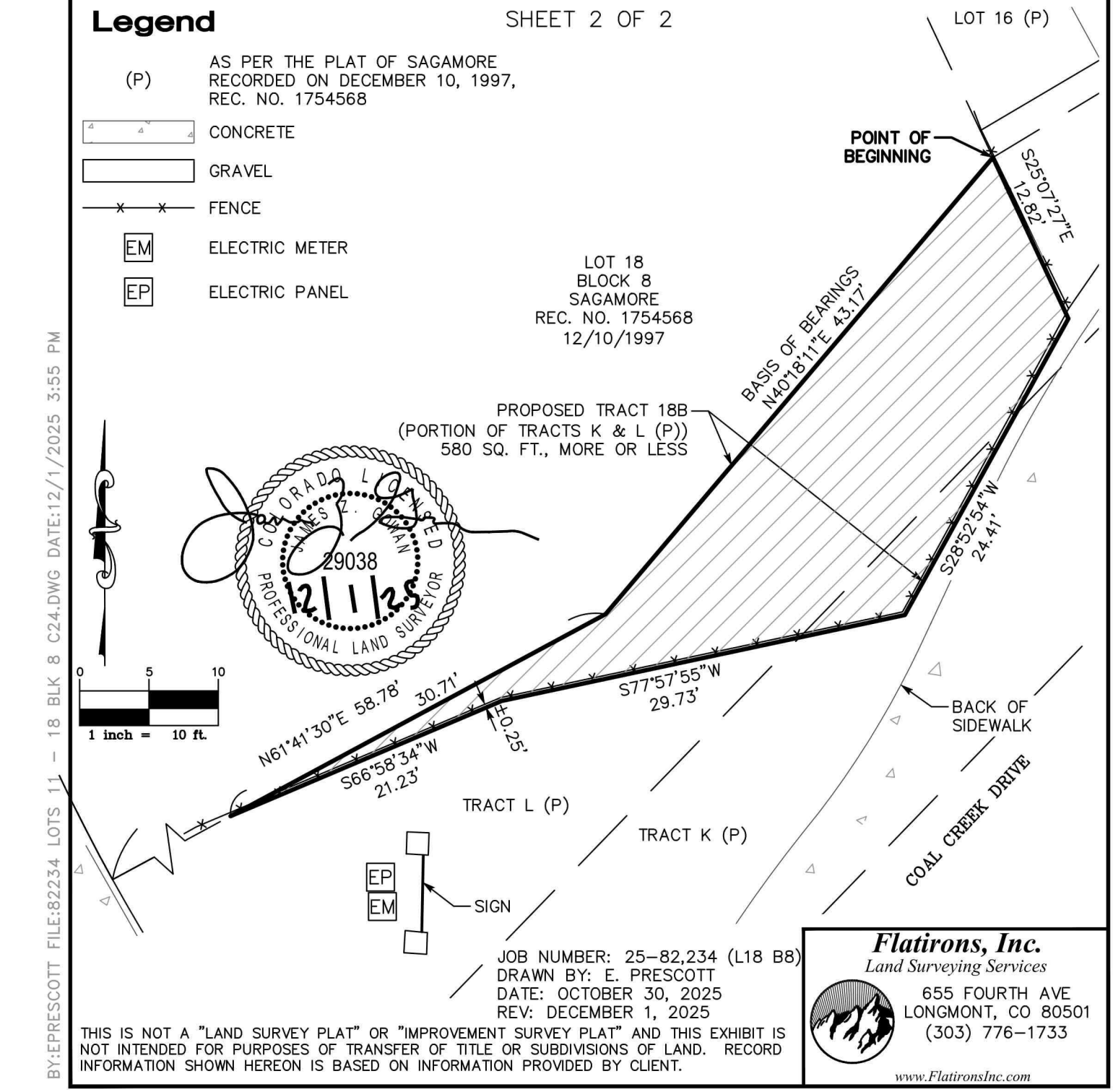
CONCRETE

GRAVEL

FENCE

EM ELECTRIC METER

EP ELECTRIC PANEL



COLORADO LICENSED
JAMES Z. GILMAN
29038
PROFESSIONAL LAND SURVEYOR
12/1/25

JOB NUMBER: 25–82,234 (L18 B8)
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BY:EPRESCOTT FILE:82234 LOTS 11 - 18 BLK 8 C24.DWG DATE:12/1/2025 3:55 PM

Item Number 5f

Information for Meeting of the Superior Town Council

Agenda Item Name: **Adoption of a Resolution Approving the Intergovernmental Agreement with Mile High Flood District for Funding Assistance**

Meeting Date: **December 8, 2025**

Presented by: **Leslie Clark, PROS Director**

Presented for: **Action**

BACKGROUND

The Town partners with Mile High Flood District on flood mitigation, pond maintenance, and management of floodway properties in Town. Following the 2013 Flood and the 2021 Marshall Fire, efforts to improve and protect the Coal Creek corridor as it travels through Superior have gained importance.

The future intent to purchase the Property at 299 S. 3rd Avenue in Superior represents the final property acquisition to complete Town ownership of the Coal Creek corridor through the Town. This significant acquisition greatly improves the Towns' ability to manage the Coal Creek corridor for flood mitigation, wildfire mitigation, habitat restoration and wildlife encouragement. Town ownership of critical properties along Coal Creek include Superior Commons, Grasso Park, various Open Space properties and recently purchased Open Space parcels.

Coal Creek Corridor Properties 2022-2026		
Properties	**Year Acquired**	**Acres**
Marcel/Superior Preservation LLC, Lots 5&6	2022	0.752
McNulty	2023	1.28
Kilbride	2023	0.322
Rodelli	2024	0.29
Colson – 299 S 3rd Avenue	2026	1.27

BUDGET IMPLICATIONS

The future budget implications include the initial full purchase of the Colson Property for $1,070,000 from the Town Open Space Fund with the reimbursement funding of $706,200 from Mile High Flood District. The final cost to the Town for the purchase of the property is $363,800.

Property Appraised Value	Purchase Price	Open Space Fund	MHFD Reimbursement	Final Cost to Town
$1,070,000	$1,070,000	$1,070,000	$706,200	$363,800

RECOMMENDED ACTION

Staff recommend approving the Intergovernmental Agreement with Mile High Flood District for financial participation in the purchase of the Colson property, 299 S. 3rd Avenue in Superior. The intent is for the property to go through the annexation process and to be re-zoned as Open Space – Natural following the purchase.

MOTION

Move to adopt a Resolution approving the Intergovernmental Agreement with Mile High Flood District for financial participation in the purchase cost for the Colson Property, 299 S. 3rd Avenue in Superior.

ATTACHMENTS

- Attachment 1 – Resolution
- Attachment 2 - MHFD IGA
- Attachment 3 – Property Map 1
- Attachment 4 – Property Map 2

Town of Superior
Resolution Number R-96
Series 2025

A Resolution of the Town Council of the Town of Superior approving an Intergovernmental Agreement with the Urban Drainage and Flood Control District for financial assistance in the acquisition of the Colson Property

Whereas, the Town partners with the Urban Drainage and Flood Control District (the "District") on flood mitigation and management of floodway properties in Town;

Whereas, the Town desires to purchase property along Rock Creek that is critical for flood mitigation (the "Colson Property"); and

Whereas, the District desires to reimburse the Town for 66% of the purchase price, which represents the proportionate area of the Colson Property designated as floodplain.

Now, therefore, be it resolved by the Town Council of the Town of Superior, Colorado, as follows:

Section 1. The Intergovernmental Agreement between the Town of Superior and the District is hereby approved in the form attached hereto. Upon such approval, the Mayor is authorized to execute the Intergovernmental Agreement on behalf of the Town.

Adopted this 8th day of December, 2025.

_____

Mark Lacis, Mayor

Attest:

_____

Shannon Dujardin, Town Clerk

INTERGOVERNMENTAL AGREEMENT REGARDING
ACQUISITION OF 299 SOUTH 3RD AVENUE,
TOWN OF SUPERIOR, BOULDER COUNTY
Project No. 110574
Agreement No. 25-10.42

THIS INTERGOVERNMENTAL AGREEMENT, made this _____ day of _____, 2025, by and between URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (hereinafter called "DISTRICT") and the TOWN OF SUPERIOR, COLORADO (hereinafter called "TOWN") and collectively known as "PARTIES";

WITNESSETH:

WHEREAS, DISTRICT, in a policy statement previously adopted (Resolution No. 14, Series of 1970 and Resolution No. 11, Series of 1973) expressed an intent to assist public bodies which have heretofore enacted floodplain regulation measures; and

WHEREAS, TOWN has enacted floodplain regulations; and

WHEREAS, the Parties have cooperated in the preparation of a drainage master plan entitled "Coal Creek and Rock Creek Major Drainageway Plan" by RESPEC Consulting and Services, dated 2014 (the "Plan"), which identified a floodplain along Coal Creek, a portion of which is more thoroughly illustrated at **Exhibit A**, attached hereto and incorporated herein; and

WHEREAS, the property at 299 S. 3rd Avenue, Superior, CO 80027, more particularly described in **Exhibit B**, attached hereto and incorporated herein by this reference (the "Colson Property"), became available and the Town has requested District assistance with purchasing it (the "Project");

WHEREAS, the estimated total cost for acquisition of PROJECT is $1,070,000; and

WHEREAS, TOWN has requested DISTRICT funding assistance for PROJECT; and

WHEREAS, DISTRICT has adopted a Preservation Fund Budget for floodplain preservation for calendar year 2026 subsequent to public hearing (Resolution No. 83, Series of 2025) from which $706,200 has been allocated for the acquisition of PROJECT; and

WHEREAS, DISTRICT Board of Directors has authorized DISTRICT financial participation for PROJECT (Resolution No. 87, Series of 2025); and

WHEREAS, the Town Council of TOWN and the Board of Directors of DISTRICT have authorized, by appropriation or resolution, all of PROJECT costs of the respective PARTIES.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the sufficiency of which is hereby acknowledged, PARTIES hereto agree as follows:

1. SCOPE OF THIS AGREEMENT

This Agreement defines the responsibilities and financial commitments of PARTIES with respect to PROJECT.

2. PUBLIC NECESSITY

PARTIES agree that the work performed pursuant to this Agreement is necessary for the health, safety, comfort, convenience, and welfare of all the people of the State, and is of particular benefit to the inhabitants of DISTRICT and the property therein.

3. PROJECT COSTS AND ALLOCATION OF COSTS

A. PARTIES agree that for the purposes of this Agreement PROJECT costs shall consist of and be limited to the following:

1. Acquisition costs of the Colson Property;

B. It is understood that PROJECT costs as defined above are estimated not to exceed $1,070,000.

Project costs for the various elements of the effort are estimated as follows:

	ITEM	AMOUNT
1.	Acquisition	$1,070,000

This breakdown of costs is for estimating purposes only. Costs may vary between the various elements of the effort without amendment to this Agreement provided the total expenditures do not exceed the maximum contribution by all PARTIES plus accrued interest.

C. DISTRICT shall contribute $706,200 toward PROJECT costs and TOWN shall contribute the remainder of PROJECT costs. Based on total PROJECT costs, the maximum cost to each party shall be:

	Participation
DISTRICT share	$706,200
TOWN share	$363,800
TOTAL	$1,070,000

4. MANAGEMENT OF FINANCES

As set forth in DISTRICT policy (Resolution No. 11, Series of 1973, Resolution No. 49, Series of 1977, and Resolution No. 37, Series of 2009), the funding of a local body's share may come from its own revenue sources or from funds received from state, federal or other sources of funding without limitation and without prior Board approval. Within 30 days of presentation by TOWN of an invoice for PROJECT, DISTRICT shall remit up to a maximum amount of $706,200.

5. ACQUISITION

TOWN, with DISTRICT assistance, shall be responsible for acquiring, subject to approval of DISTRICT, such land or interests in land needed to implement PROJECT as defined herein. The cost to be shared by PARTIES for acquisition may include relocation costs of existing occupants. Appraisal costs will also be considered a PROJECT cost. Acquisition by negotiation and / or the exercise of eminent domain shall be in full compliance with the laws of the State of Colorado. In addition, the property acquired shall be in the name of the TOWN and the conveyancing document shall be promptly recorded in the records of the Boulder County Clerk and Recorder. TOWN shall serve as the paying agency.

A. Coordination of Acquisition. Cost sharing by PARTIES will be based on supporting documentation such as formal appraisals, reasonable relocation cost settlements, legal description of the property, and other information deemed appropriate to the acquisition. Furthermore, cost sharing by DISTRICT will be only for the Colson Property or portions thereof, approved by PARTIES to be needed for drainage and flood control improvements. TOWN shall purchase the Colson Property only after receiving prior approval of DISTRICT and such purchases shall be made with PROJECT funds.

B. Payment for Acquisition. Following purchase or receipt of executed memorandum of agreement between TOWN and property owner that commits the property owner to sell the Colson Property to TOWN at a price certain and on a date certain, TOWN shall so advise DISTRICT and request payment as provided above. DISTRICT will make payment within 30 days of receipt of request accompanied by the information set forth above.

C. Ownership of Property and Limitation of Use. TOWN shall own the Colson Property either in fee or non-revocable easement and shall be responsible for same. It is specifically understood that the floodplain property is being used for drainage and flood control purposes. The Colson Property shall not be used for any purpose that will diminish or preclude its use for drainage and flood control purposes. TOWN may not dispose of or change the use of the floodplain property without approval of DISTRICT. If, in the future, TOWN disposes of any portion of or all of the floodplain property acquired pursuant to this Agreement or changes the use of any portion or all of the floodplain property acquired pursuant to this Agreement, and TOWN has not obtained the written approval of DISTRICT prior to such action, TOWN shall take any and all action necessary to reverse said unauthorized activity and return the floodplain property acquired pursuant to this Agreement, to the ownership and condition they were in immediately prior to the unauthorized activity at TOWN's sole expense.

6. FLOODPLAIN REGULATION

TOWN agrees to regulate and control the floodplain of Coal Creek within TOWN in the manner prescribed by the National Flood Insurance Program and prescribed regulations thereto as a minimum.

PARTIES understand and agree, however, that TOWN cannot obligate itself by contract to exercise its police powers. If TOWN fails to regulate the floodplain of Coal Creek within TOWN in the manner prescribed by the National Flood Insurance Program and prescribed regulations thereto as a minimum, DISTRICT may exercise its power to do so and TOWN shall cooperate fully.

7. TERM OF AGREEMENT

The term of this Agreement shall commence upon final execution by all PARTIES and shall terminate two years after the final payment is made to the property owner pursuant to Paragraph 4 herein, except for Paragraph 6. FLOODPLAIN REGULATION and Paragraph 5.C. Ownership of Property and Limitation of Use.

8. LIABILITY

Each party hereto shall be responsible for any suits, demands, costs or actions at law resulting from its own acts or omissions and may insure against such possibilities as appropriate.

9. CONTRACTING OFFICERS

A. The contracting officer for TOWN shall be the Mayor, 124 East Coal Creek Drive, Superior, Colorado 80027.

B. The contracting officer for DISTRICT shall be the Executive Director, 2480 West 26th Avenue, Suite 156B, Denver, Colorado 80211.

C. The contracting officers for PARTIES each agree to designate and assign a PROJECT representative to act on the behalf of said PARTIES in all matters related to PROJECT undertaken pursuant to this Agreement. Each representative shall coordinate all PROJECT-related issues between PARTIES, shall attend all progress meetings, and shall be responsible for providing all available PROJECT-related file information to the engineer upon request by DISTRICT or TOWN. Said representatives shall have the authority for all approvals, authorizations, notices or concurrences required under this Agreement. However, in regard to any amendments or addenda to this Agreement, said representative shall be responsible to promptly obtain the approval of the proper authority.

10. RESPONSIBILITIES OF PARTIES

DISTRICT shall be responsible for coordinating with TOWN the information developed by the various consultants hired by DISTRICT and for obtaining all concurrences from TOWN needed to complete PROJECT in a timely manner. TOWN agrees to review all concept plans, preliminary design plans, and final plans and specifications; and to provide comments within 21 calendar days after the drafts have been provided by DISTRICT to TOWN.

11. AMENDMENTS

This Agreement contains all of the terms agreed upon by and among PARTIES. Any amendments to this Agreement shall be in writing and executed by PARTIES hereto to be valid and binding.

12. SEVERABILITY

If any clause or provision herein contained shall be adjudged to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable clause or provision shall not affect the validity of the Agreement as a whole and all other clauses or provisions shall be given full force and effect.

13. APPLICABLE LAWS

This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado. Jurisdiction for any and all legal actions regarding this Agreement shall be in the State of Colorado and venue for the same shall lie in Boulder County.

14. ASSIGNABILITY

No party to this Agreement shall assign or transfer any of its rights or obligations hereunder without the prior written consent of the nonassigning party or parties to this Agreement.

15. BINDING EFFECT

The provisions of this Agreement shall bind and shall inure to the benefit of PARTIES hereto and to their respective successors and permitted assigns.

16. ENFORCEABILITY

PARTIES hereto agree and acknowledge that this Agreement may be enforced in law or in equity, by decree of damages, or such other legal or equitable relief as may be available subject to the provisions of the laws of the State of Colorado.

17. TERMINATION OF AGREEMENT

This Agreement may be terminated upon thirty (30) days' written notice by any party to this Agreement, but only if there are no contingent, outstanding contracts. If there are contingent, outstanding contracts, this Agreement may only be terminated upon the cancellation of all contingent, outstanding contracts. All costs associated with the cancellation of the contingent contracts shall be shared between PARTIES in the same ratio(s) as were their contributions.

18. PUBLIC RELATIONS

It shall be at TOWN's sole discretion to initiate and to carry out any public relations program to inform the residents in PROJECT area as to the purpose of the proposed facilities and what impact it may have on them. In any event DISTRICT shall have no responsibility for a public relations program, but shall assist TOWN as needed and appropriate.

19. NO DISCRIMINATION IN EMPLOYMENT

In connection with the performance of work under this Agreement, PARTIES agree not to refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified because of race, color, ancestry, creed, religion, national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability and further agree to insert the foregoing provision in all subcontracts hereunder.

20. APPROPRIATIONS

Notwithstanding any other term, condition, or provision herein, each and every obligation of TOWN and/or DISTRICT stated in this Agreement is subject to the requirement of a prior appropriation of funds therefore by the appropriate governing body of TOWN and/or DISTRICT.

21. NO THIRD PARTY BENEFICIARIES

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to PARTIES, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person on such Agreement. It is the express intention of PARTIES that any person or party other than any one of PARTIES receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

22. GOVERNMENTAL IMMUNITIES

PARTIES hereto intend that nothing herein shall be deemed or construed as a waiver by any party of any rights, limitations, or protections afforded to them under the Colorado Governmental

Immunity Act (§ 24-10-101, *et seq*., C.R.S.) as now or hereafter amended or otherwise available at law or equity.

23. INTENT OF AGREEMENT

Except as otherwise stated herein, this Agreement is intended to describe the rights and responsibilities of and between PARTIES and is not intended to and shall not be deemed to confer rights upon any person or entities not named as PARTIES, nor to limit in any way the powers and responsibilities of the TOWN, the DISTRICT or any other entity not a party hereto.

24. EXECUTION IN COUNTERPARTS – ELECTRONIC SIGNATURES

This Agreement, and all subsequent documents requiring the signatures of PARTIES to this Agreement, may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. PARTIES approve the use of electronic signatures for execution of this Agreement, and all subsequent documents requiring the signatures of PARTIES to this Agreement. Only the following two forms of electronic signatures shall be permitted to bind PARTIES to this Agreement, and all subsequent documents requiring the signatures of PARTIES to this Agreement.

A. Electronic or facsimile delivery of a fully executed copy of a signature page; or

B. The image of the signature of an authorized signer inserted onto PDF format documents.

Documents requiring notarization may also be notarized by electronic signature, as provided above. All use of electronic signatures shall be governed by the Uniform Electronic Transactions Act, CRS §§ 24-71.3-101 to -121.

WHEREFORE, PARTIES hereto have caused this instrument to be executed by properly authorized signatories as of the date and year first above written.

URBAN DRAINAGE AND
FLOOD CONTROL DISTRICT

By_____

Checked By:_____

Name Laura Kroeger

Title Executive Director

TOWN OF SUPERIOR, COLORADO

By:_____

Name: Mark Lacis

Title: Mayor

ATTEST:

_____

Shannon Dujardin, Town Clerk

AGREEMENT REGARDING
ACQUISITION OF COLSON PROPERTY
IN THE TOWN OF SUPERIOR, BOULDER COUNTY
Project No. 110574
Agreement No. 25-10.42

Exhibit A

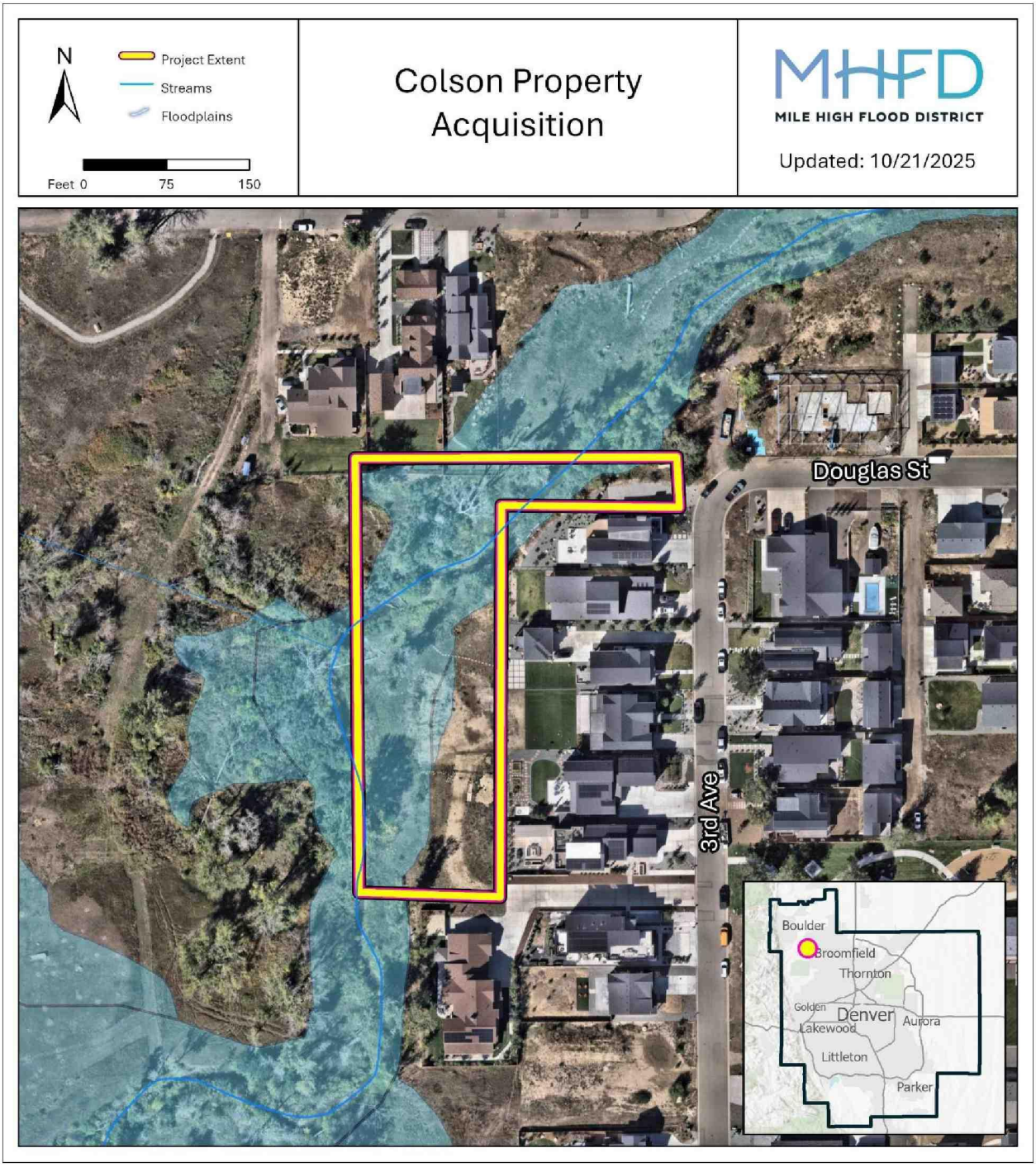
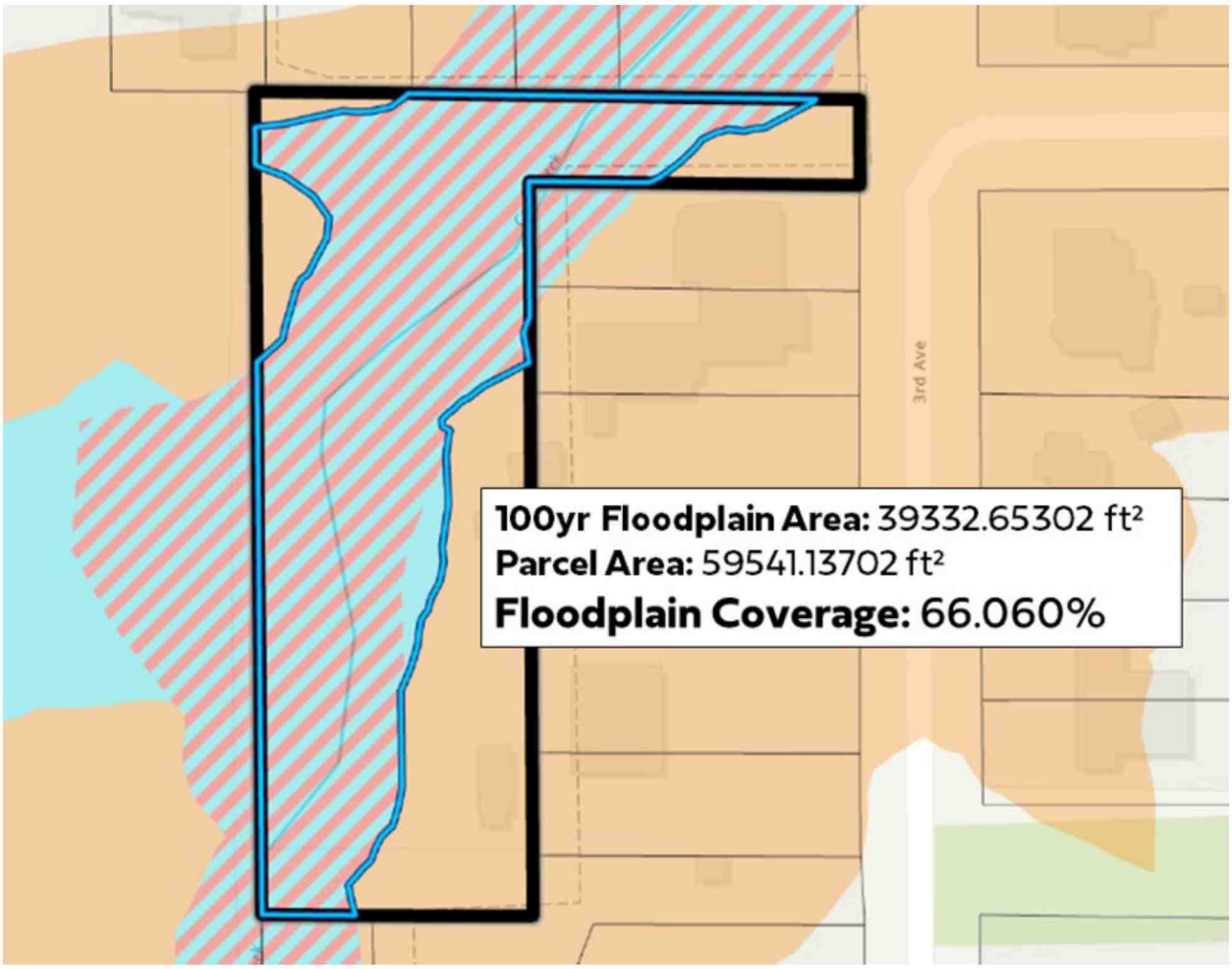


EXHIBIT B
Legal Description of the Colson Property

Parcel A:

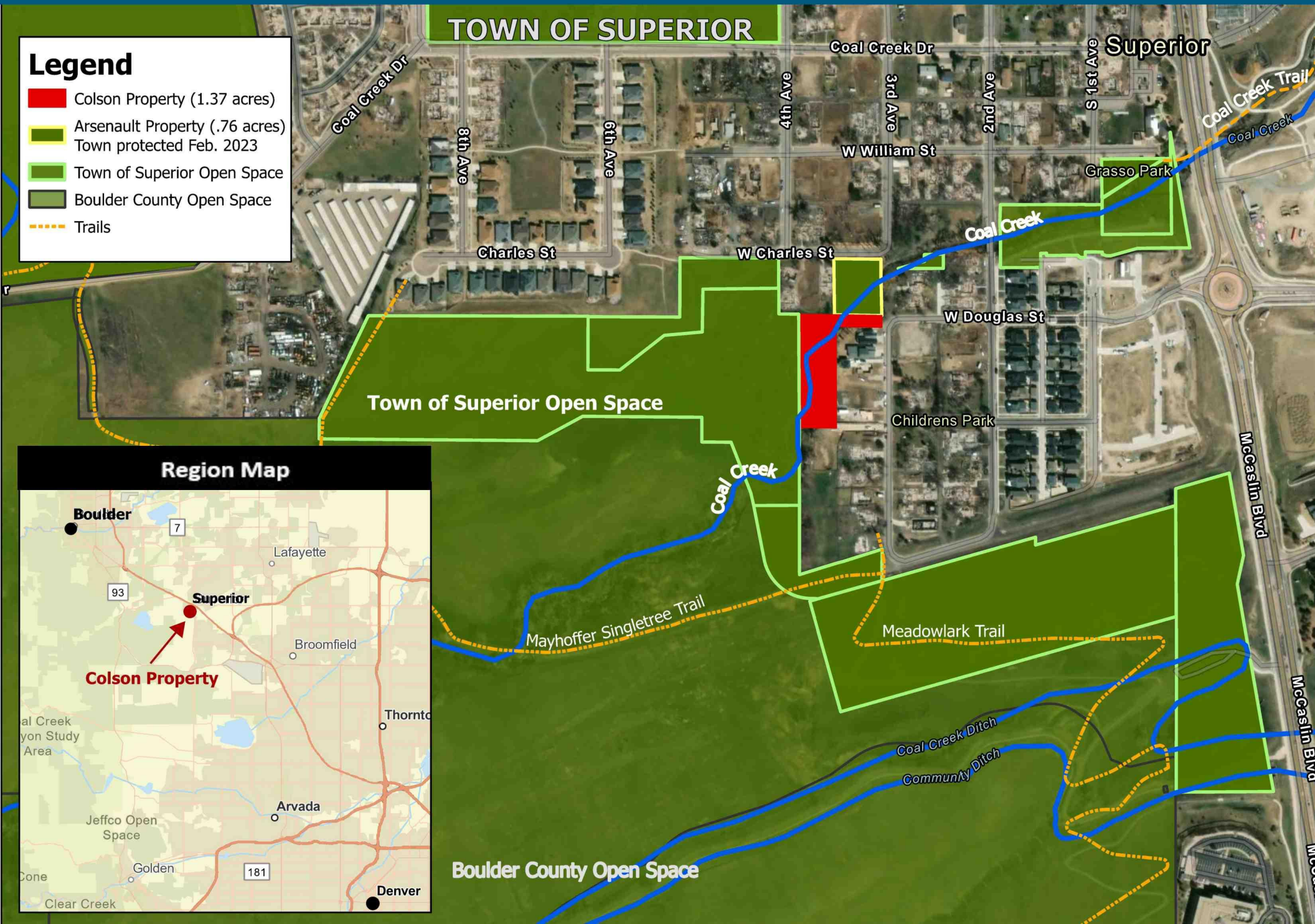
Address: 299 S. 3rd Avenue, Superior, CO 80027
Parcel Number: 157724000003
Flood Zone: AE, X
Floodway: Yes
FIRM Map Num: 08059C0075G, 0850730060F
Legal Description: POW SW 1/4 SW 1/4 SE 1/4 NE 1/4 24-1S-70 AKA TRACT 919 PER REC # 3508372 TOTAL 1.33 ACS M/L PER LS-18-0341

299 S. 3rd Avenue Floodplain Map



THE CONSERVATION FUND

Colson Property, Boulder County, Colorado



Town of Superior
Resolution Number R-
Series 2025

A Resolution of the Town Council of the Town of Superior approving an Intergovernmental Agreement with the Urban Drainage and Flood Control District for financial assistance in the acquisition of the Colson Property

Whereas, the Town partners with the Urban Drainage and Flood Control District (the "District") on flood mitigation and management of floodway properties in Town;

Whereas, the Town desires to purchase property along Rock Creek that is critical for flood mitigation (the "Colson Property"); and

Whereas, the District desires to reimburse the Town for 66% of the purchase price, which represents the proportionate area of the Colson Property designated as floodplain.

Now, therefore, be it resolved by the Town Council of the Town of Superior, Colorado, as follows:

Section 1. The Intergovernmental Agreement between the Town of Superior and the District is hereby approved in the form attached hereto. Upon such approval, the Mayor is authorized to execute the Intergovernmental Agreement on behalf of the Town.

Adopted this 8th day of December, 2025.

_____

Mark Lacis, Mayor

Attest:

_____

Shannon Dujardin, Town Clerk

Item Number 5g

Information for Meeting of the Superior Town Council

Agenda Item Name:	**Consideration of a Resolution of the Town Council of the Town of Superior Approving a Thirteenth Amendment to the Employment Agreement with Matthew G. Magley**
Meeting Date:	**December 8, 2025**
Presented by:	**Mark Lacis, Mayor**
Presented for:	**Action**

BACKGROUND

As a result of the Council's annual review of the Town Manager's job performance, the Council is proposing an amendment to the Manager's existing employment agreement. Attached is a resolution approving an amendment to the current agreement with the Manager with the following changes:

- Salary increase to $220,000

All other provisions of the agreement remain the same.

MOTION:

Move to adopt the Resolution approving a Thirteenth Amendment to the Employment Agreement with Matthew G. Magley.

ATTACHMENTS:

- Resolution
- Amendment
- Agreement

Town of Superior
Resolution Number R-97
Series 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR APPROVING A THIRTEENTH AMENDMENT TO THE EMPLOYMENT AGREEMENT WITH MATTHEW G. MAGLEY

WHEREAS, Matthew G. Magley is employed as the Town Manager pursuant to an Employment Agreement dated February 14, 2011 (the "Employment Agreement");

WHEREAS, the Employment Agreement was amended in the First Amendment to Employment Agreement dated December 12, 2011 (the "First Amendment");

WHEREAS, the Employment Agreement was amended again in the Second Amendment to Employment Agreement dated November 13, 2012 (the "Second Amendment");

WHEREAS, the Employment Agreement was amended again in the Third Amendment to Employment Agreement dated February 24, 2014 (the "Third Amendment");

WHEREAS, the Employment Agreement was amended again in the Fourth Amendment to Employment Agreement dated October 27, 2014 (the "Fourth Amendment");

WHEREAS, the Employment Agreement was amended again in the Fifth Amendment to Employment Agreement dated October 26, 2015 (the "Fifth Amendment");

WHEREAS, the Employment Agreement was amended again in the Sixth Amendment to Employment Agreement dated October 24, 2016 (the "Sixth Amendment");

WHEREAS, the Employment Agreement was amended again in the Seventh Amendment to Employment Agreement dated October 22, 2018 (the "Seventh Amendment");

WHEREAS, the Employment Agreement was amended again in the Eighth Amendment to Employment Agreement dated January 27, 2020 (the "Eighth Amendment");

WHEREAS, the Employment Agreement was amended again in the Ninth Amendment to Employment Agreement dated October 12, 2020 (the "Ninth Amendment");

WHEREAS, the Employment Agreement was amended again in the Tenth Amendment to Employment Agreement dated January 24, 2022 (the "Tenth Amendment"); and

WHEREAS, the Employment Agreement was amended again in the Eleventh Amendment to Employment Agreement dated October 24, 2022 (the "Eleventh Amendment"); and

WHEREAS, the Employment Agreement was amended again in the Twelfth Amendment to Employment Agreement dated December 11, 2023 (the "Twelfth Amendment"); and

WHEREAS, the Town Council wishes to amend the Employment Agreement again to increase the Town Manager's compensation.

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

Section 1. The Thirteenth Amendment to the Employment Agreement between the Town and Matthew G. Magley is hereby approved in substantially the form as attached hereto, subject to final approval by the Town Attorney.

ADOPTED this 8th day of December, 2025.

_____

Mark Lacis, Mayor

ATTEST:

_____

Shannon Dujardin, Town Clerk

THIRTEENTH AMENDMENT TO EMPLOYMENT AGREEMENT

THIS THIRTEENTH AMENDMENT TO EMPLOYMENT AGREEMENT (the "thirteenth Amendment") is made and entered into this 8th day of December, 2025, by and between the Town of Superior, a Colorado municipal corporation (the "Town"), and Matthew G. Magley ("Magley"), an individual (each a "Party" and collectively the "Parties").

WHEREAS, Magley is employed as Town Manager of the Town pursuant to an Employment Agreement dated February 14, 2011 (the "Employment Agreement");

WHEREAS, the Employment Agreement was amended on December 12, 2011; November 13, 2012; February 24, 2014; October 27, 2014; October 26, 2015; October 24, 2016; October 22, 2018; January 27, 2020; October 12, 2020; January 24, 2022; October 24, 2022; December 11, 2023, and

WHEREAS, the Town Council wishes to amend the Employment Agreement again to increase Magley's compensation.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The annual salary stated in Section 3 of the Employment Agreement shall be increased to $220,000.

2. All other provisions of the Employment Agreement, as amended by the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh and Twelfth Amendments, shall remain unchanged.

IN WITNESS WHEREOF, the Parties have executed this Thirteenth Amendment on the date first set forth above.

TOWN OF SUPERIOR

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

_____
Matthew G. Magley

EMPLOYMENT AGREEMENT

THIS AGREEMENT is made and entered into this 14th day of February, 2011, by and between the Town of Superior, a Colorado municipal corporation (the "Town"), and Matthew G. Magley ("Magley"), an individual.

WHEREAS, the Board of Trustees of the Town (the "Board") wishes to employ the services of Magley as Town Manager of the Town;

WHEREAS, the Board wishes to provide certain benefits, establish certain conditions of employment and set working conditions for the Town Manager; and

WHEREAS, Magley wishes to accept employment as the Town Manager of the Town under the conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Duties. The Town agrees to employ Magley as Town Manager of the Town of Superior, Colorado, beginning (retroactively) on January 1, 2011 (the "Effective Date"). As Town Manager, Magley shall perform the duties described in the attached job description. This shall be a full-time occupation. Though Magley is an employee of the Town, Magley shall not be subject to the Town's personnel manual, except for the determination and payment of benefits as set forth in Section 4 hereof. During the term of this Agreement, Magley agrees to remain in the exclusive employ of the Town and neither to accept nor to become employed by any other employer. The term "employed" shall not be construed to include occasional teaching, writing, or consulting, as approved by the Board, performed on Magley's time off.

2. Term. The term of this Agreement shall be indefinite; provided, however, that nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Board to terminate the services of Magley at any time for any reason, subject only to the provisions set forth in Section 5 hereof and C.R.S. § 31-4-307; and nothing in this Agreement shall prevent, limit or otherwise interfere with the right of Magley to resign at any time from his position with the Town for any reason, subject only to the provisions set forth in Section 5 hereof.

3. Salary. The salary to be paid to Magley for his services as Town Manager shall be one hundred twenty-six thousand dollars ($126,000) annually ("Base Salary"), which shall be paid periodically in the same manner as other employees of the Town are paid. Such Base Salary may be increased by appropriate action of the Board at any time. This Section shall not preclude the Board from awarding bonuses based on performance.

4. Benefits. In addition to the Base Salary, Magley shall receive the following benefits during his employment as Town Manager:

a. Insurance. Health, life, vision and dental insurance shall be paid by the Town for Magley and his dependents in the same manner as for all other full-time employees of the Town.

b. Disability. The Town shall pay for short-term and long-term disability benefits for Magley in the same manner as for all other full-time employees of the Town.

c. Holidays, Vacation and Sick Leave. Magley shall receive paid holidays, vacation leave and sick leave earned in the same manner as for all Department Heads of the Town.

d. Automobile Allowance. The Town shall reimburse Magley the amount of five hundred dollars ($500.00) per month to compensate for the use of his personal automobile in the course of Town business, in lieu of mileage reimbursement.

e. Retirement. Magley shall be eligible to participate in the retirement programs established by the Town in the same manner as for all other full-time employees of the Town.

f. Recreation. The Town shall purchase a recreation club membership for Magley for his personal use, at a facility of Magley's choosing, in an amount not to exceed one thousand dollars ($1,000) annually. This recreation club reimbursement is in addition to and not in lieu of any other wellness or recreation reimbursement offered by the Town to its other full-time employees.

g. Other Benefits. Magley shall receive Family and Medical Leave, workers' compensation and other benefits paid by the Town in the same manner as for all other full-time employees of the Town.

5. Severance.

a. Except as otherwise provided in this Section, if Magley is terminated by the Board during such time that Magley is willing and able to perform the duties of the Town Manager, the Town agrees to pay Magley a lump-sum severance payment equal to six (6) months of the Base Salary being paid to Magley by the Town. The severance payment described herein shall be a one-time payment and is not intended to be an extension of employment.

b. If Magley is terminated based on his conviction of a criminal act other than a misdemeanor traffic offense or petty offense, the Town has no obligation to pay the severance payment.

c. If Magley voluntarily resigns his position as Town Manager, Magley shall not be entitled to the severance payment.

6. Hours of Work. It is recognized that the Town Manager must devote a great deal of his time outside normal office hours to the business of the Town. Magley shall be considered an exempt employee for purposes of the Fair Labor Standards Act, and shall not be entitled to overtime.

7. Professional Development. Subject to such amounts as may be budgeted, the Town, in its sole discretion, shall pay for expenses related to Magley's continuing professional

development, which includes attendance at various national or state conferences, seminars, and continuing education programs. At a minimum, the Town shall pay for Magley's membership in the International City & County Management Association and the Colorado City & County Management Association. The Town shall reimburse Magley's expenses for other memberships. registration, travel, meals or lodging in association with business-related conferences, education or other meetings, according to approved accounts in each annual budget.

8. Performance Evaluations. The Board shall provide Magley with a written performance evaluation at least once every twelve (12) months. Magley shall file a timely written response to each performance evaluation. Following such response, the Board and Magley shall meet in executive session, in compliance with the Colorado Open Meetings Law, C.R.S. § 24-6-401, *et seq.*, to discuss the performance evaluation. Magley hereby waives any right he may have to have such performance evaluations discussed in public under C.R.S. § 24-6-402(4)(f).

9. Indemnification. Magley shall be defended and indemnified in his actions undertaken in his official capacity pursuant to all insurance coverages maintained by the Town and pursuant to the terms of the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq*. Magley shall not, however, be indemnified for any act or omission that is willful and wanton as those terms are defined in the Colorado Governmental Immunity Act.

10. Disability. If the Town Manager is unable to perform his duties for a period of twelve (12) consecutive weeks and cannot be reasonably accommodated, the Town shall have the option to terminate this Agreement subject to the provisions of Section 5.

11. 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 Magley and the Town, superseding all prior oral or written communications.

d. Third Parties. There are no intended third-party beneficiaries to this Agreement.

e. 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.

f. Modification. This Agreement may only be modified upon written agreement of the parties.

g. Assignment. Neither this Agreement nor any of the rights or obligations of the parties hereto shall be assigned by either party without the written consent of the other.

h. Governmental Immunity. The Town, its officers and employees are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations (presently $150,000 per person and $600,000 per occurrence) or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, or otherwise available to the Town and its officers or employees.

i. 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, and thus any obligations of the Town hereunder shall extend only to monies currently appropriated and shall not constitute a mandatory charge, requirement or liability beyond the current fiscal year. The failure of the Board of Trustees to appropriate for Magley's compensation due under this Agreement shall constitute termination of Magley's employment as Town Manager, effective January 1st of the following year (the year for which funds have not been appropriated), and the provisions of Section 5 shall apply to such termination.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first set forth above.

TOWN OF SUPERIOR

Andrew Muckle, Mayor

ATTEST:

Phyllis L. Hardin, Town Clerk

APPROVED AS TO FORM:

Kendra L. Carberry, Town Attorney

MATTHEW G. MAGLEY

TOWN MANAGER
Job Description

Job Summary:
The Town Manager serves as the chief executive and administrative officer of the Town, responsible for the proper administration of all affairs of the Town.

Supervision:
Works under the direction of the Board of Trustees.

Essential Job Duties:
- Hires, suspends, transfers and removes Town employees on the basis of ability, training and experience of such employee in the work which they are to perform.
- Serves as supervisor of all department heads and administrative staff.
- Attends Board meetings and, in an advisory capacity, participates in discussions with the Board.
- Oversees preparation of an annual budget for Board approval and assumes responsibility for said budget after its adoption.
- Makes financial recommendations to the Board for adoption and keeps the Board advised of the financial and future needs of the Town.
- Prepares and submits to the Board a complete report on the finances and administrative activities of the Town for the preceding year at the end of the fiscal year and, upon request of the Board, makes written or verbal reports at any time concerning the affairs of the Town.
- Establishes and maintains a system of accounting and auditing for the Town which reflects, in accordance with generally accepted accounting principles, the financial condition and financial operation of the Town.
- Becomes and remains familiar with all terms and conditions of all Town contracts, and upon knowledge of any violation thereof, reports same to the Board for such action and proceedings as may be necessary to enforce the same.
- Provides for engineering, architectural, maintenance, legal, planning, construction, and other services as required by the Town.
- Works closely with the Board of Trustees to implement its vision for the Town, and serves as the liaison between the Board and Town staff.
- Assures representation for the Town on various boards, committees and taskforces concerning relevant local, state and national issues.
- Represents the Town in local, regional, and statewide organizations.
- Serves as executive director of the Superior Urban Renewal Authority, manager of the Superior Metropolitan District #1, and manager of the Superior/McCaslin Metropolitan Interchange District.
- Manages meetings with staff, consultants, elected officials, developers, other government organizations, and other individuals and groups.
- Performs such other duties as prescribed by ordinance or applicable law or as required by the Board of Trustees.
- Demonstrates proactive leadership on economic development and retention, competitiveness, infrastructure, livability, and other factors that help the Town achieve, maintain and improve its reputation as a desirable place to live and work.

Knowledge and Abilities:

- Knowledge of the principles and practices of organizational management and public administration.
- Knowledge of the principles, practices, and legal requirements of personnel management.
- Knowledge of the principles and practices of municipal budgeting, budget preparation and fiscal administration.
- Knowledge of management analysis, methods of policy formulation and implementation, and forms and records control including familiarity with basic computer word processing, data basing and spreadsheet applications as they relate to these issues.
- Ability to manage a professional staff of municipal employees.
- Ability to establish and maintain effective working relationships with employees, Town officials, residents, public groups, other agencies and peers in other communities.

Special License, Registration, or Certification Required:

Graduation from an accredited four (4) year college or university with major coursework in public administration or business administration supplemented by graduate study in public administration or a related field ***and*** at least five (5) years of municipal or county administration or research experience involving a variety of management, fiscal, personnel, and public relations activities or any equivalent combination of education and experience.

Relationship of Board of Trustees to Town Manager:

Except for the purpose of inquiries, individual Board members shall deal with the Town staff solely through the Town Manager, and an individual Board member shall not give orders to any subordinate of the Town Manager.

Item Number 5h

Information for Meeting of the Superior Town Council

Agenda Item Name:	**Consideration of a Resolution of the Town Council of the Town of Superior Approving a Fifth Amendment to the Agreement with Hoffmann, Parker, Wilson & Carberry, P.C., for Legal Services**
Meeting Date:	**December 8, 2025**
Presented by:	**Mark Lacis, Mayor**
Presented for:	**Action**

BACKGROUND

As a result of the Council's annual review of the Town Attorney's job performance, the Council is proposing an amendment to the existing agreement with Hoffmann, Parker, Wilson & Carberry, P.C. Attached is a resolution approving an amendment to the current agreement with the following change:

- Hourly rate increase to $275 per hour, effective January 1, 2025

All other provisions of the agreement remain the same.

MOTION:

Move to adopt the Resolution approving a Fifth Amendment to the Agreement with Hoffmann, Parker, Wilson & Carberry, P.C., for legal services.

ATTACHMENTS:

- Resolution
- Amendment
- Agreement

AGREEMENT FOR GENERAL COUNSEL SERVICES
(TOWN ATTORNEY)

THIS AGREEMENT is entered into this 12th day of December, 2005, by and between Hayes, Phillips, Hoffmann & Carberry, P.C., attorneys at law, ("Attorney"), and the Town of Superior, Colorado (the "Town").

WHEREAS, the Town wishes to contract for its legal services; and

WHEREAS, Attorney is authorized to practice law in the State of Colorado and wishes to provide legal services for the Town.

NOW THEREFORE, in consideration of the mutual promises and conditions herein contained, the parties covenant and agree as follows:

1. Attorney shall furnish all legal services required by the Town except those that may require specialized legal work, such as water law and bond law, or outside counsel, in cases of conflict. Attorney will be responsible for legal liaison and coordinating duties with respect to legal specialists as authorized or required by the Town. Attorney shall not act as the Town's municipal court prosecutor, but shall coordinate with the prosecutor selected by the Town, as necessary.

2. Attorney shall supply the secretarial and other support staff services necessary to render the services to the Town as required by this Agreement.

3. Attorney shall supply the office furniture, law books, fixtures, computers and telephone service necessary to render the services to the Town as required by this Agreement. Law books and/or other items purchased or furnished by the Town for Attorney's use will remain the property of the Town at the end of Attorney's tenure as Attorney for the Town.

4. Attorney shall maintain professional liability insurance in an amount no less than one million dollars ($1,000,000.00).

5. Attorney is acting as an independent contractor; therefore, the Town will not be responsible for FICA taxes, health or life insurance, vacation, or sick time. The position contracted for herein shall not be a full-time position.

6. Attorney agrees to:

a. As directed, attend meetings of the Town Board of Trustees, Town staff and other boards and commissions related to the Town.

b. Perform all duties required by ordinances of the Town and by state and federal law.

c. Provide timely attention to and advice with regard to compliance with all applicable law.

d. As directed, represent the Town in its dealings with others.

e. As directed, represent the Town in litigation in which it may be involved.

7. The Town shall compensate Attorney for the legal services described herein at a rate of one hundred sixty-five dollars ($165.00) per hour. Attorney travel time shall be billed at one-half time. Compensation for such legal services is payable monthly following submission of itemized statements to the Town.

8. The Town shall pay, in addition to payment of legal fees, all filing fees, bonds, witness fees, deposition costs, messenger services, long distance telephone charges, reproduction costs, postage, computer research costs, and similar expenses incurred by Attorney on behalf of the Town. Such charges and costs shall be separately itemized on billing statements.

9. While representing the Town, Attorney will assert the Town's position vigorously and efficiently. However, the Town understands that in representing any client in a contested matter, Attorney cannot promise or guarantee the ultimate success of the client's position.

10. This Agreement shall become effective on January 1, 2006 and shall continue for an indefinite term. This Agreement may be terminated at any time at the pleasure of either party.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

TOWN OF SUPERIOR, COLORADO

Mark Hamilton, Mayor

ATTEST:

Phyllis Hardin, Town Clerk

HAYES, PHILLIPS, HOFFMANN & CARBERRY, P.C.

Kendra L. Carberry

Corey Y. Hoffmann

Town of Superior
Resolution Number R-98
Series 2025

A Resolution of the Town Council of the Town of Superior approving a Fifth Amendment to the Agreement with Hoffmann, Parker, Wilson & Carberry, P.C., for Legal Services

Whereas, in December 2005, the Board of Trustees approved an agreement between the Town and Hayes, Phillips, Hoffmann and Carberry, P.C., for legal services (the "Agreement");

Whereas, in October 2015, the Board of Trustees approved a First Amendment to the Agreement to increase the compensation, increase the required insurance and change the name of the law firm;

Whereas, in October 2018, the Board of Trustees approved a Second Amendment to the Agreement to increase the compensation and increase the required insurance;

Whereas, in January 2022, the Board of Trustees approved a Third Amendment to the Agreement to increase the compensation;

Whereas, in December 2023, the Board of Trustees approved a Fourth Amendment to the Agreement to increase the compensation;

Whereas, the Town Council wishes to amend the Agreement again by increasing the compensation to be paid to the law firm.

Now, therefore, be it resolved by the Town Council of the Town of Superior, Colorado, as follows:

Section 1. The Fifth Amendment to the Agreement for General Counsel Services between the Town of Superior and Hoffmann, Parker, Wilson, Carberry, P.C., is hereby approved in the form attached hereto. Upon such approval, the Mayor is authorized to execute the Fifth Amendment to the Agreement on behalf of the Town.

Adopted this 8 day of December, 2025.

_____

Mark Lacis, Mayor

Attest:

_____

Shannon Dujardin, Town Clerk

FIFTH AMENDMENT TO AGREEMENT FOR GENERAL COUNSEL SERVICES

THIS FIFTH AMENDMENT TO AGREEMENT FOR GENERAL COUNSEL SERVICES (the "Fifth Amendment") is made and entered into this 8th day of December, 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, Colorado 80027 (the "Town"), and Hoffmann, Parker, Wilson & Carberry, P.C., an independent contractor with a principal place of business at 510 16th Street, Suite 611, Denver, Colorado 80202 ("HPWC").

WHEREAS, in December 2005, the Town and HPWC's predecessor entered into an Agreement for General Counsel Services (the "Agreement");

WHEREAS, in October 2015, the Town and HPWC agreed to an Amendment to the Agreement (the "First Amendment");

WHEREAS, in October 2018, the Town and HPWC agreed to an Amendment to the Agreement (the "Second Amendment");

WHEREAS, in January 2022, the Town and HPWC agreed to an Amendment to the Agreement (the "Third Amendment");

WHEREAS, in December 2023, the Town and HPWC agreed to an Amendment to the Agreement (the "Fourth Amendment"); and

WHEREAS, the Town and HPWC wish to amend the Agreement again to increase the compensation amount.

NOW, THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Section 7 of the Agreement is hereby amended to change the rate of compensation to $275 per hour, effective January 1, 2026.

2. All provisions of the Agreement not expressly modified in the First Amendment, Second Amendment, Third Amendment, Fourth Amendment or this Fifth Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Fifth Amendment as of the Effective Date.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Shannon Dujardin, Town Clerk

HOFFMANN, PARKER, WILSON & CARBERRY

Kendra L. Carberry

Item Number 5i

Information for Meeting of the Superior Town Council

Agenda Item Name:	**Consideration of a Resolution of the Town Council of the Town of Superior Approving an Amendment to the Intergovernmental Agreement with Boulder County for the Co-Responder Program**
Meeting Date:	**December 8, 2025**
Presented by:	**Matt Magley, Town Manager**
Presented for:	**Action**

Background

The Boulder County Co-Responder Program is a Program that operates in the County and Superior. This is a Program designed to work with law enforcement to respond to situations that are for mental health, substance use, death of a loved one, or some type of crisis that is better suited for the Co-Responder team rather than law enforcement. This is an effective Program that works well with the Sheriff's Office. The Town has a dedicated Co-Responder for Superior that works with the Sheriff's Office. The position is paid for by the Town. Several other municipalities in the County also have a dedicated Co-Responder for their community.

The IGA was approved in 2023 and expires on December 31, 2027, unless extended prior to that date. The IGA provides for Boulder County to provide a dedicated Co-responder to the Town. The County provides all labor and equipment for the work described in the Statement of Work. The Co-responder uses the Sheriff Sub-station for office space. This Statement of Work supports one (1) full time FTEs (40 hours per week) with working hours of 12:00pm-10:00pm Monday-Friday. This position will participate in a weekend rotation with the BCSO Co-Responders and other Boulder County Co-Responders about every 7 weeks.

Attached is an amendment to the IGA with Boulder County for the costs for the 2026 Program. The budget provides for one Co-Responder and applicable expenses. Molly McDonald is the Program Manager for Co-Responder Team, and Megan Grimes is the Co-Responder for Superior.

Budget Implications

Costs for the current year for the Co-Responder Program in Superior is $127,893.49. The Town's 2026 Budget includes $162,470 for this Program.

Project	Year	Budget Amount	Funds Available
Co-Responder Program	2026	$127,893.49	$162,470

Recommendation

Staff recommends approval of the IGA Amendment.

Motion

Move to adopt a resolution of the Town Council of the Town of Superior approving an Amendment to the Intergovernmental Agreement with Boulder County for the Co-Responder Program.

Attachments

- Resolution
- IGA Amendment
- Exhibit A
- Third Quarter Report
- October Report

Town of Superior
Resolution Number R-99
Series 2025

A Resolution of the Town Council of the Town of Superior approving an Intergovernmental Agreement with Boulder County for Co-Responder Services

Now, therefore, be it resolved by the Town Council of the Town of Superior, Colorado, as follows:

Section 1. The Intergovernmental Agreement between the Town and Boulder County is hereby approved in the form attached hereto. Upon such approval, the Mayor is authorized to execute the Intergovernmental Agreement on behalf of the Town.

Adopted this 8 day of December, 2025.

_____

Mark Lacis, Mayor

Attest:

_____

Shannon Dujardin, Town Clerk

Exhibit A

Statement of Work 2026

Town of Superior Co-Responder Program

Scope of Work:

Superior assigned deputies and a behavioral health specialist (Co-Responder) respond together to calls for service that may involve mental health, substance use, death of a loved one, or some type of crisis. On scene, the team works not only to de-escalate the situation, but also provide behavioral health screening and assessment, call disposition planning and referral or linkage to needed services. The planning at the end of the encounter depends on several unique factors, and outcomes can range from leaving the individual with necessary resources, transporting the individual to a hospital or walk-in clinic, and providing support and resources for family members and others on-scene. Follow up will also be offered after the initial encounter. This can include case management services and providing coordination with various systems of care. The team structure will vary to meet the needs of the community and partnering agencies and will include primary and secondary response. In addition, these positions will cross train between law enforcement and behavioral health disciplines to gain a greater understanding of the town of Superior procedures and practices and Co-Response skills.

Period of Performance:

The period of service under this IGA will be for four calendar years starting January 1, 2024, and ending December 31, 2027.

Location and Hours of Service:

Staff under this IGA will serve the statutory Town of Superior. The main office for this position will be located at the Superior Sub Station, 405 Center Drive Superior CO 80027. This position will often work off site and in the community, including homes, community agency sites, hospital emergency rooms, psychiatric units, nursing homes, jails, and juvenile detention facilities. Mileage costs for this position will be paid by Boulder County at a defined rate.

This Statement of Work supports one (1) full time FTEs (40 hours per week) with working hours of 12:00pm-10:00pm Monday-Friday. This position will participate in a weekend rotation with the BCSO Co-Responders and other Boulder County Co-Responders about every 7 weeks.

Staff Qualifications and Provided Services:

CR staff require a minimum of 2 years of experience in Motivational Interviewing, crisis counseling, verbal-de-escalation, working with diverse and at-risk populations, community networking and resource delivery. They must have, at minimum, a Bachelor's degree from an accredited university or college in counseling, social work, or psychology is required and a Master's degree in social work or counseling is highly preferred. They must be at least 21 years of age, possess, maintain a valid Motor Vehicle Operator's license, and have an acceptable driving record and have a working motor vehicle. They must also meet the requirements of applicable federal, state, and organizational background checks and be willing to work a flexible schedule that includes evenings and weekends.

Co-Responder: These positions will fulfill the following duties and responsibilities.

- Provides mobile response to a variety of community settings upon law enforcement request, including homes, street corners, offices, assisted living facilities, and shelters.
- Conducts mental status exam, suicide, and risk assessment to determine if people in distress meet criteria for involuntary treatment.
- Ensures that adequate time is spent with each community member to ensure accuracy of assessments.
- Makes appropriate level of care decisions on scene and communicates and collaborates with and creates relationships with multiple collateral agencies, including schools, hospitals, family members and significant others to facilitate referrals for needed community-based services and treatment.
- Conducts telephone follow ups and interventions with community members as needed.
- Documents all phone and face-to-face contacts and supplies documentation consistent with clinical and administrative policies and procedures and research related to the provision of services in the Find Help data system.
- Attends monthly team meetings and clinical supervision.
- Accept referrals from law enforcement for case management and broker service delivery to community members.
- Could serve as a mental health consultant on Boulder County Sheriff Office SWAT negotiations.
- Other duties as assigned.

Supervision:
A minimum of 3 hours of clinical supervision will be provided to staff by a Program Supervisor of the Boulder County Co-Responder Team a month. All requests for leave will be approved by the Program Manager of the Boulder County Co-Responder Team.

Applicable Standards:
This position will be knowledgeable of and comply with all the policies and procedures for the Town of Superior and Boulder County Co-Responder Team.

Evaluation and Deliverables:
Services and outcomes will be regularly monitored for quality and expected performance. Regular meetings will be held with Superior officials to discuss and evaluate services. Monthly, Quarterly and annual reports of performance will be developed specific to Superior Co-Responder activities and adjustments to service approach, hours and setting of expectations will be determined collaboratively between the Town of Superior and Boulder County Co-Responder Program Leadership.

2026 Co-Responder Program Costs

Project Staff

	Salary	Fringe	
Co-Responder	$ 90,175.72	$ 34,266.77	$ 124,442.49
			$ 124,442.49

Expenses	**Cost**	**Unit**	**Total**
Phone	$ 58.00	12	$ 696.00
Training	$ 500.00	1	$ 500.00
Mileage	$ 0.67	1500	$ 1,005.00
Admin	$ 1,000.00	1	$ 1,000.00
Office supplies	$ 250.00	1	$ 250.00
			$ 3,451.00

Total Cost **$ 127,893.49**

Omni Institute Report

Boulder County Co-Responder Evaluation

2025 Third Quarter, Cumulative Report

The Boulder County Co-Responder Program was created through a collaborative partnership between Boulder County Community Services and the Boulder County Sheriff's Office with support from a five-year grant from the Colorado Office of Behavioral Health (OBH), now the Behavioral Health Administration (BHA). The program pairs law enforcement with a Co-Responder trained in behavioral health service provision to respond to contacts for service determined to have a behavioral health component.

Data from these interactions are tracked and submitted to the BHA. This report summarizes Co-Responder Services Program data from 2,506 contacts, including clinical case management referrals and follow-up support, in Boulder County between January and September 2025.

Data in this report include:

Call Profile
- Call numbers and types

Community Member Profile
- Demographics

Contact Profile
- Location
- Call length
- Interventions

Service Utilization
- Community need
- Type of assistance

Effectiveness of Co-Responder Approaches
- Service enrollment

992
active Co-Responder calls

42%
of contacts were primarily mental health related

28%
of active calls and clinical case management referrals occurred in Erie

22%
of community members received a behavioral health assessment

789
contacts required de-escalation services from the Co-Responder

6%
of community members were formally enrolled in behavioral health services

The report includes performance measurement and other process and outcome data for the purpose of monitoring program progress and outcomes. Data analysis and presentation is conducted by Omni Institute (www.omni.org).

Call Profile

Between January and September 2025, Co-Responders engaged in 2,506 calls for service across three call types: Active Co-Responder Calls, Clinical Case Management Referrals, and Follow-up Calls.

Number of Contacts for Service by Contact Type

992
Active Co-Responder Calls

Active Co-Responder calls include calls that are classified as either a primary or secondary response. A primary response is when a Co-Responder is riding along with law enforcement and is immediately available to a community member in crisis. A secondary response is when a Co- Responder is paged to a scene and arrives after law enforcement is already on the scene.

587
Clinical Case Management Referrals

Clinical case management referrals occur when a request is made for a clinical case manager (non-active call). Most referrals come between 10:00 p.m. and 6:00 a.m. when Co-Responders are not on shift to respond immediately.

927
Follow-ups

These contacts include either law enforcement with a Co-Responder or a Co-Responder only following up with an individual who previously was in contact with the Co-Response Program through an active call or a clinical case management referral. Follow-up is offered on all active calls, Co-Responders are voluntary, and community members can choose whether or not they wish to engage. Every individual who receives a behavioral health call on scene also receives follow-up and clinical case management services, tailored to the current need of the individual. (Individuals may receive multiple follow-ups and therefore the total may include duplicate community members.)

992 Total Active Co-Responder Calls



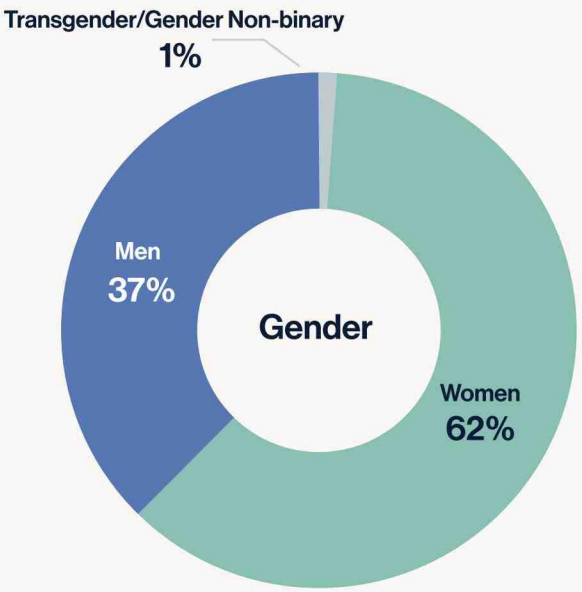
587 Total Clinical Case Management Referrals

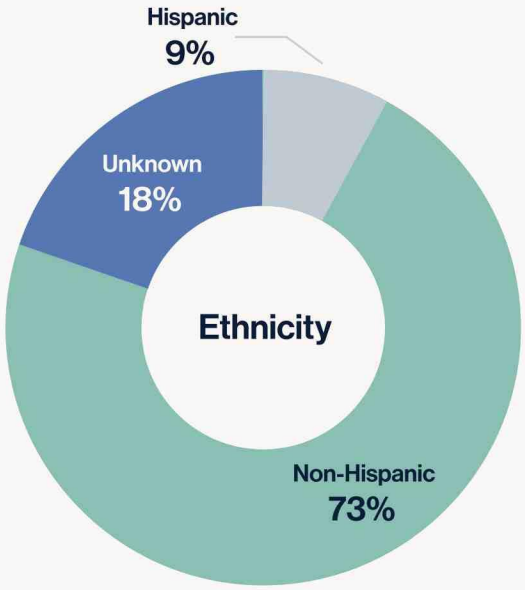


Community Member Profile

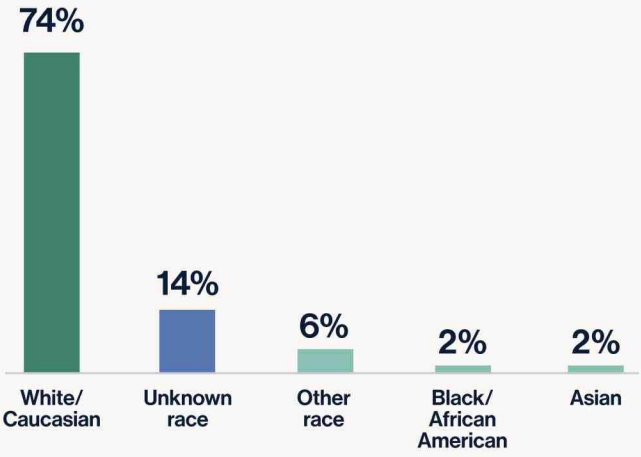
The data below describe the demographic profile of community members who interacted with the Co-Responder Program.

> **The population most likely to utilize the Co-Responder Services Program were white, non-Hispanic women, with an average age of 46.**

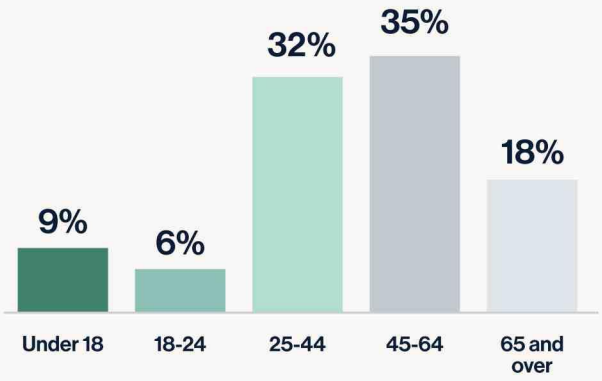




Race



Age



The following race categories had 1% or less:

- American Indian/Alaskan Native
- Native Hawaiian/Pacific Islander
- Multiracial

Age Range



*All graphs on this page may not equal 100% due to rounding

Contact Profile

This section of the report outlines details about Co-Responder service contacts, including location, length, and interventions provided.

Location of Contacts (Hot Spots)

The map of Boulder County and corresponding table below show the frequency of active Co-Responder and clinical case management referral contacts by geographic location.

521
contacts were in the jurisdiction of Boulder County Sheriff's Office in Q3 2025.

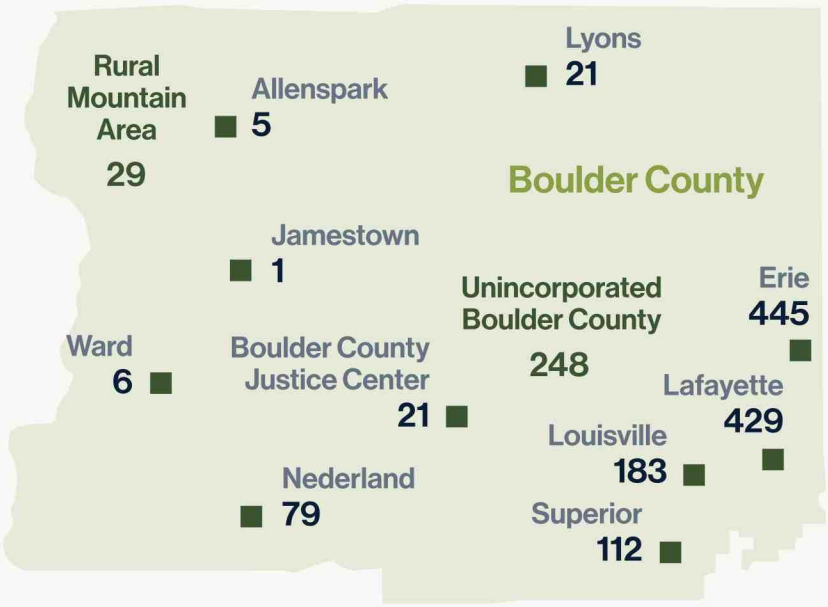
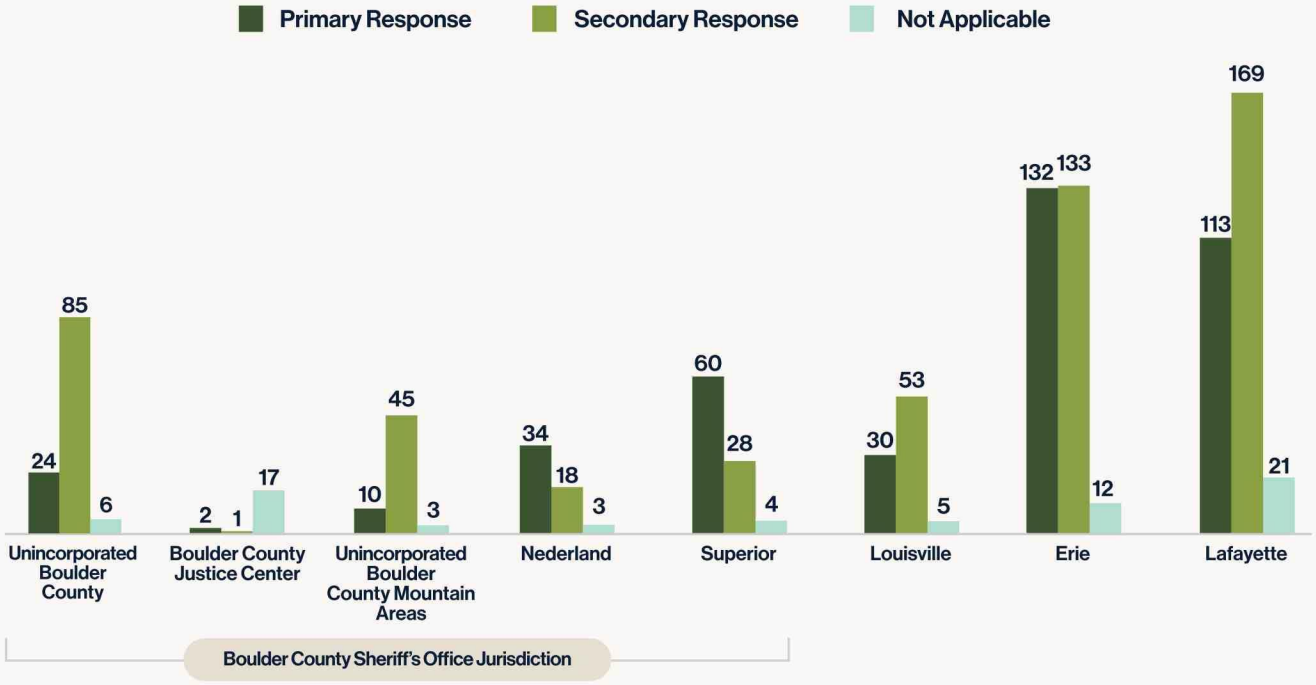


Table 1. Frequency of Contacts by Geographic Location

Area	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Unincorporated Boulder County	23	10	22	31	19	41	34	33	33	**248**
Allenspark	0	0	3	0	1	1	0	0	0	**5**
Boulder County Justice Center	0	0	0	0	0	0	1	15	5	**21**
Erie	59	56	49	65	54	37	58	37	30	**445**
Jamestown	0	1	0	0	0	0	0	0	0	**1**
Lafayette	30	28	44	47	63	47	45	56	69	**429**
Louisville	18	20	33	25	15	18	14	18	23	**183**
Lyons	1	3	4	3	0	1	3	1	5	**21**
Nederland	8	4	3	7	28	7	10	8	4	**79**
Rural Mountain Area	2	2	0	0	2	7	6	6	6	**29**
Superior	20	3	13	12	12	15	11	17	9	**112**
Ward	0	0	0	0	3	1	0	0	2	**6**
Total	**160**	**127**	**176**	**190**	**197**	**175**	**182**	**181**	**182**	**1,579**

Riding Primary by Jurisdiction

For active calls, the Co-Responder team collects data on whether the Co-Responder arrived on the scene with law enforcement (riding along with officers in a primary response), or if the Co-Responder was called to the scene after law enforcement had already arrived on scene (arriving in a secondary response). The graph below shows the number of active calls for each response type. Calls that were labeled "Not Applicable" refer to calls that fell outside of those two categories, such as when a community member contacts dispatch and requests to meet directly with a Co-Responder.



*Unincorprated Boulder County Mountain Areas include data from the following locations: Allenspark, Jamestown, Lyons, Rural Mountain Area, and Ward.

De-Escalation Interventions

One of the valuable services Co-Responders can provide is de-escalation interventions/services for individuals in crisis.

Out of 2,506 active calls, clinical case management referrals, and follow-up calls, 789 (32%) calls provided crisis interventions and services to de-escalate crises.

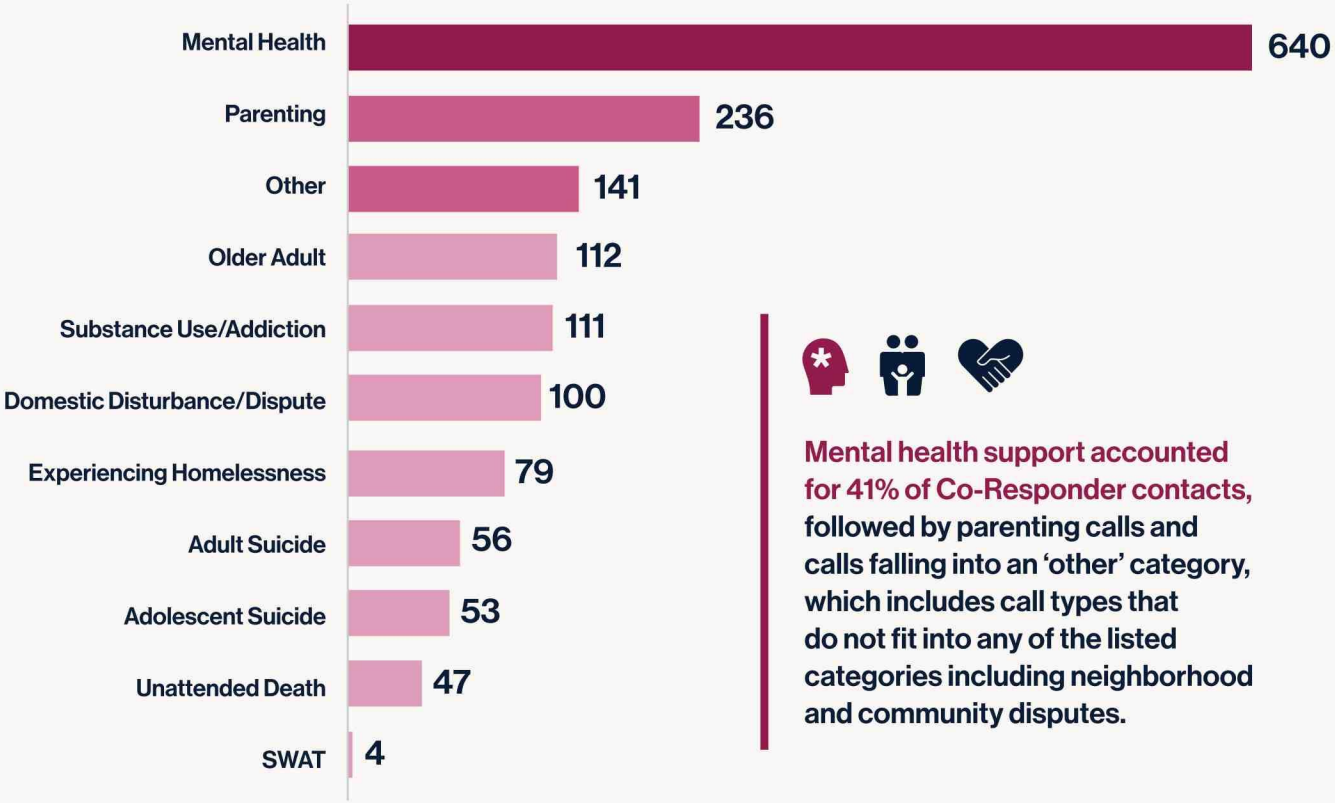
Co-Responders provide free de-escalation trainings to a wide range of community partners, including Boulder County staff, Louisville Parks and Public Library staff, Superior Town Hall employees, and participants in the Community Action Program. The accompanying photo shows Laura presenting one of these trainings to staff at the Erie Recreation Center.



Service Utilization

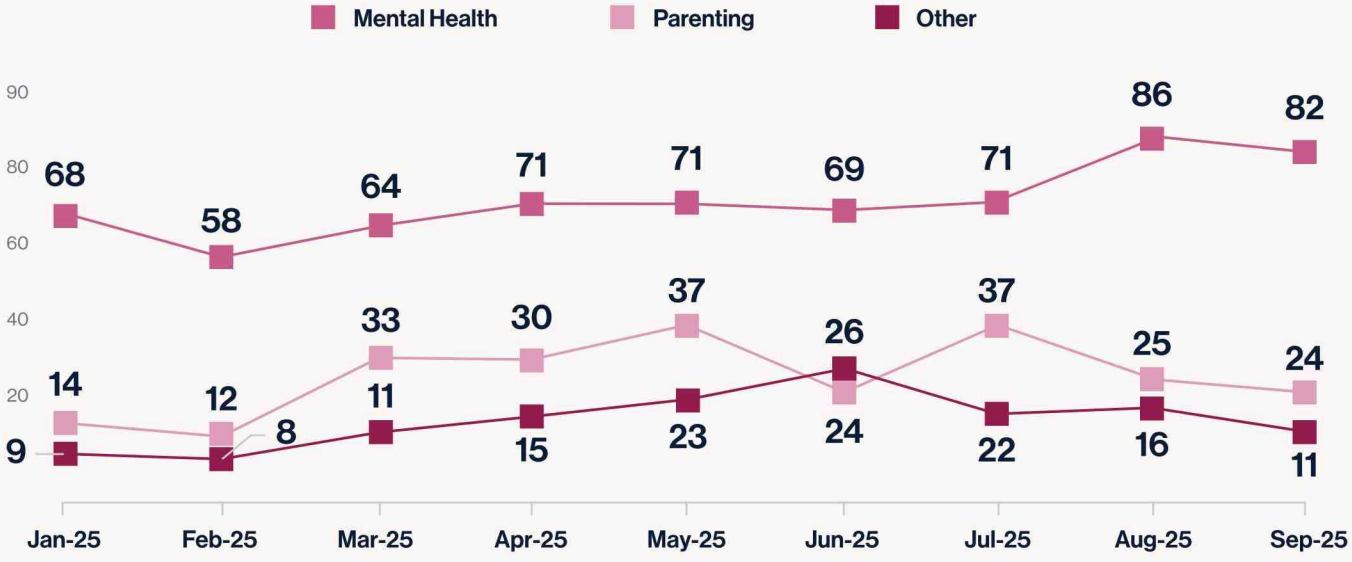
The following data address changes that have occurred in service utilization as a result of the Co-Responder Services Program. The information below shows the frequency of active Co-Responder and clinical case management referral contacts by the nature of the call.

Nature of the Call



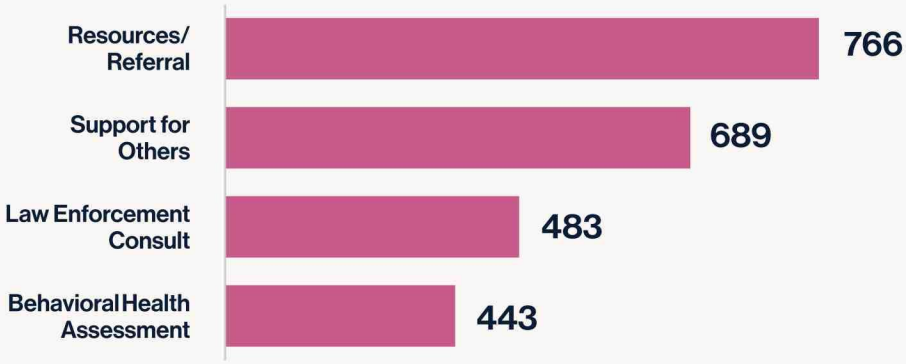
Mental health support accounted for 41% of Co-Responder contacts, followed by parenting calls and calls falling into an 'other' category, which includes call types that do not fit into any of the listed categories including neighborhood and community disputes.

Below are the top three call types broken out by month, from January – September 2025.



Type of Assistance Offered: Response Options

Co-Responders often offer multiple services to individuals and families in need during a single call. The data below outline the services delivered according to their primary, secondary, and tertiary needed supports (primary being the top needed support). *



22%
of community members received a behavioral health assessment from the Co-Responder

* Because multiple services can be offered to a single individual, totals are greater than the number of contacts.

Connection to Care

The primary goal of the Co-Responder Services Program is to ensure those in need are connected and enrolled with the appropriate behavioral health services.

Individuals Enrolled in Behavioral Health Service

6%
enrolled in behavioral health services after contact with Co-Responder Program

25%
were already enrolled (not enrolled in behavioral health services after contact with Co-Responder team because already enrolled)

47%
were not enrolled in behavioral health services after contact with the Co-Responder Program

22%
did not have a clear behavioral health services enrollment status

25%
621 (25%) of community members were already enrolled in behavioral health services when seeking support from Co-Responders, indicating that co-response is filling gaps in services.

Omni Institute is a nonprofit social science consultancy that provides integrated research, evaluation, and capacity-building services to foster understanding, guide collaboration, and inform action that accelerates change toward a more equitable society. We believe in the power of data to inspire and support individuals and organizations in changing their world by finding solutions to complex social questions. Our clients are leaders and change-makers in governments, nonprofits, foundations, and social enterprises who are making a positive difference in their communities. To learn more, please visit omni.org.

Superior Co-Responder Data Snapshot October 2025

Boulder County Co-Responder Team program data in Superior in October includes 12 contacts, including active calls, clinical case management referrals, and follow-up calls.

Call Profile:

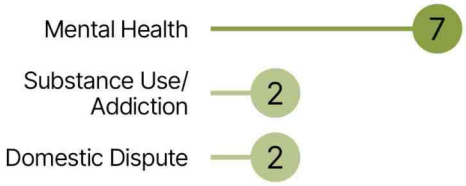
Contacts that required Co-Responder and/or other behavioral health support.

4 active co-responder calls: **1 primary** and **3 secondary**

5 new clinical case management referrals

3 follow-up calls

The top reason for calling was mental health.



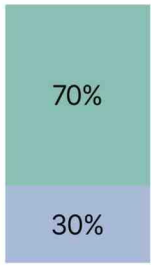


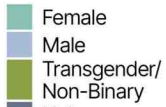
Boulder County Co-Responder Team at Trunk or Treat

- The most common time of day for calls was **in the morning, between the hours of 8 a.m. and 12 p.m.**

Community Member Profile:

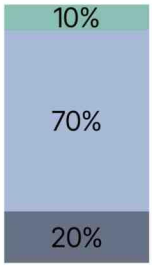
Demographics of community members served by the Co-Responder Program.













Ages Served

Youngest: 16

Average: 38

Oldest: 84

Note: Figure labels are not shown on the graphs above for values less than 10%.

> October Spotlight: Animal Protection Officer Krzesinski stepped in to assist a community member whose two dogs needed care while they were hospitalized. With support from the Humane Society of Boulder Valley, Officer Krzesinski ensured the dogs were safely looked after during this time. Once the individual was discharged, they were able to reunite with their pets. Knowing their dogs were in good hands gave them peace of mind, allowing them to focus on their own healing.

Item Number 5j

Information for Meeting of the Superior Town Council

Agenda Item Name:	**Resolution – Approving an Agreement with PG Arnold Construction, LLC for the Superior Community Center Reception Construction**
Meeting Date:	**December 8, 2025**
Presented by:	**Brannon Richards, PWU Director** **Leslie Clark, PROS Director** **Jordan Hayes, Project Manager**
Presented for:	**Action**

Background

The need for a new design and location of the Superior Community Center reception desk developed from staff and guest feedback after 3.5 years of operation. The existing reception desk area is not ideal – it is too small to handle multiple staff and customer interactions at the same time, has no storage, and is located in an area that is cold in the winter. Visibility is also limited as staff have their back to the Library area. In addition, the need for storage and a staff office for the Guest Services Specialist were folded into the project. The Town engaged Collab Architecture to help re-design the Reception Desk to provide adequate seating, and adequate counter space for staff, transactions and ADA access.

Town Council approved the design contract with Collab Architecture on April 14, 2025. Collab worked closely with staff to finalize a design that includes improved visibility, a larger desk area with ADA access, storage, ability to serve multiple guests at one time, and office space. This new design will require the re-location of the Children's area to a different location in the Community Center, which will be completed concurrently with the reception desk work.

Selection Process

The project was solicited according to the Town's procurement policies. A request for bids (RFB) was posted on BidNet and the Town website with 115 firms downloading the solicitation. A total of 10 responsive bids were received with PG Arnold Construction being the low bidder in the

amount of $131,368. The Town previously worked with PG Arnold on the Superior Community Center Buildout and had a positive experience.

Schedule

Construction will begin in early January with completion in the first week of March.

Budget Implications

This project will be funded through the 2026 CIP Budget - Community Center Building Maintenance Fund (42-426-6416). The shortfall in in the SCC Reception Project Budget will come from CIP reserves.

Project	Year	Budget Amount	Design	Funds Available	Construction
SCC Reception Remodel	2026	$120,000	$7,250 (2025 CIP)	$120,000	$131,368

Recommendation

Based on the bids received and reviewed, staff recommend awarding PG Arnold Construction, LLC the construction contract for the Community Center Reception Remodel in the amount of $131,368.

Motion

Move to adopt a Resolution approving an Agreement with PG Arnold Construction, LLC to construct the Community Center Reception remodel in the amount of $131,368.

Attachments

- Attachment 1 - Resolution
- Attachment 2 – Construction Contract
- Attachment 3 – Bid Tab
- Attachment 4 – PG Arnold Bid
- Attachment 5 – Construction Drawings

Town of Superior
Resolution Number R-102
Series 2025

A Resolution of the Town Council of the Town of Superior approving a Construction Contract with PG Arnold Construction, LLC, for the Community Center Reception Remodel Project

Whereas, the Town desires to improve accessibility, visibility, storage, and efficiency of the Superior Community Center reception area; and

Whereas, the Town Council finds it in the best interest of the public health, safety and welfare of the Town to enter into a Construction Contract with PG Arnold Construction, LLC, to construct the Superior Community Center Remodel Project.

Now, therefore, be it resolved by the Town Council of the Town of Superior, Colorado, as follows:

Section 1. The Construction Contract between the Town and PG Arnold Construction, LLC, is hereby approved in substantially the same form as attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Construction Contract on behalf of the Town.

Adopted this 8th day of December, 2025.

_____

Mark Lacis, Mayor

Attest:

_____

Shannon Dujardin, Town Clerk

CONSTRUCTION CONTRACT

THIS CONSTRUCTION CONTRACT (the "Contract") is made and entered into this _____ day of December, 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 PG Arnold Construction, LLC., an independent contractor with a principal place of business at 357 McCaslin Boulevard, Louisville, CO 80027 ("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:

> Build out a new reception area and staff office and relocating/reconfiguring the kids' area "soft play" flooring at the Superior Community Center (1500 Coalton Road, Superior, CO 80027).

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 within 10 days of date of the Notice to Proceed. Substantial Completion of the Work shall be accomplished by March 3, 2026, 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 $131,368. 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: Project Manager
PG Arnold Construction
357 McCaslin Blvd
Louisville, CO 80027

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: _____

SUPERIOR COMMUNITY CENTER REMODEL

BID TAB

DIVISION NUMBER	DIVISION TITLE	DIVISION DESCRIPTIONS	Barba and Sons	Whitestone	Building by Design	DS Constructors	GH Pipps	Growling Bear	PG Arnold
BASE BID - COMMUNITY CENTER REMODEL						$5,000.00			
01	GENERAL REQUIREMENTS	WORK RELATED TO GENERAL REQUIREMENTS INCLUDING, BUT NOT LIMITED TO; PROJECT MANAGMENT AND COORDINATION, PROJECT PROCEDURES, TEMPORARY FACILITIES AND CONTROLS	$32,584.00	$33,500.00	$97,555.00	$42,546.00	$69,266.00	INCOMPLETE BID - Missing one or more required documents	$25,022.00
02	EXISTING CONDITIONS	WORK RELATED TO EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO; SELECTIVE DEMOLITION AND EXISTING CONDITION VERIFICATION	$4,250.00	$8,400.00	$9,250.00	$8,980.00	$4,078.00		$7,789.00
05	METALS	WORK RELATED TO METALS INCLUDING, BUT NOT LIMITED TO: PIPE AND TUBE RAILINGS	$7,500.00	$3,300.00	$2,644.00	$9,302.00	$2,352.00		$1,783.00
06	WOOD, PLASTICS, AND COMPOSITES	WORK RELATED TO WOOD, PLASTICS AND COMPOSITES INCLUDING, BUT NOT LIMITED TO; PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS AND PLASTIC-LAMINATE-FACED WOOD PANELING	$27,914.00	$20,300.00	$16,300.00	$28,995.00	$13,665.00		$34,343.00
08	OPENINGS	WORK RELATED TO OPENINGS INCLUDING, BUT NOT LIMITED TO; ALUMINUM DOORS AND FRAMES, DOOR HARDWARE AND GLAZING	$9,435.00	$15,500.00	$12,975.00	$9,167.00	$7,935.00		$11,702.00
09	FINISHES	WORK RELATED TO FINISHES INCLUDING, BUT NOT LIMITED TO; NON-STRUCTURAL METAL FRAMING, GYPSUM BOARD, ACOUSTIC TILE CEILINGS, RESILIENT BASE AND ACCESSORIES, ACOUSTICAL INSULATION, SOUND-ABSORBING WALL UNITS AND INTERIOR PAINTING	$15,849.00	$13,800.00	$14,473.00	$22,570.00	$22,289.00		$18,772.00
10	SPECIALTIES	WORK RELATED TO SPECIALTIES INCLUDING, BUT NOT LIMITED TO; WALL AND DOOR PROTECTION	$1,817.00	$10,000.00	$500.00	$0.00	$160.00		$1,568.00
12	FURNISHINGS	WORK RELATED TO FURNISHINGS INCLUDING, BUT NOT LIMITED TO; QUARTZ COUNTERTOPS	$5,000.00	$15,300.00	$14,138.00	$14,980.00	$16,798.00		
21	FIRE SUPPRESSION	WORK RELATED TO FIRE SUPRESSION; SCOPE TO BE DETERMINED BY FIRE SUPRESSION ENGINEER/SUB-CONTRACTOR	$11,049.00	$3,650.00	$3,850.00	$4,345.00	$2,970.00		$9,359.00
23	HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)	WORK RELATED TO HVAC INCLUDING, BUT NOT LIMITED TO; COMMON WORK RESULTS FOR HVAC, HANGERS AND SUPPORTS, INSULATION, METAL DUCTS, DUCT ACCESSORIES, GRILLES, REGISTERS, DIFFUSERS AND WALL LOUVERS	$2,668.00	$7,800.00	$2,668.00	$3,116.00	$2,797.00		$7,626.00
26	ELECTRICAL	WORK RELATED TO ELECTRICAL INCLUDING, BUT NOT LIMITED TO; HANGERS AND SUPPORTS, CONDUITS, BOXES AND COVERS, LIGHTING CONTROL DEVICES, WIRING DEVICES, SWITCHES, RECEPTACLES AND LIGHTING	$15,607.00	$30,300.00	$13,600.00	$18,890.00	$13,593.00		$13,404.00
BASE BID TOTAL			**$133,673.00**	**$161,850.00**	**$187,953.00**	**$167,891.00**	**$155,903.00**	**$0.00**	**$131,368.00**
ALTERNATE NO. 1 - KIDS AREA BENCHES									
01	GENERAL REQUIREMENTS	ADDITIONAL WORK RELATED TO GENERAL REQUIREMENTS NOT INCLUDED IN BASE BID, INCLUDING, BUT NOT LIMITED TO; PROJECT MANAGMENT AND COORDINATION, PROJECT PROCEDURES, TEMPORARY FACILITIES AND CONTROLS	$2,000.00	$4,000.00	$1,607.00	$17,300.00	$0.00		$1,000.00
02	EXISTING CONDITIONS	ADDITIONAL WORK RELATED TO EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO; SELECTIVE DEMOLITION AND EXISTING CONDITION VERIFICATION	$1,000.00	$250.00	$0.00	$0.00	$0.00		
06	WOOD, PLASTICS, AND COMPOSITES	ADDITIONAL WORK RELATED TO WOOD, PLASTICS AND COMPOSITES INCLUDING, BUT NOT LIMITED TO; PLASTIC-LAMINATE-FACED WOOD CASEWORK/PANELING	$5,712.00	$7,500.00	$8,450.00	$5,720.00	$6,211.00		$14,066.00
09	FINISHES	WORK RELATED TO FINISHES INCLUDING, BUT NOT LIMITED TO; UPHOLSTRY	$1,500.00	$6,900.00	$1,100.00	$2,845.00	$8,430.00		
ALTERNATE NO. 1 TOTAL			**$10,212.00**	**$18,650.00**	**$11,157.00**	**$25,865.00**	**$14,641.00**	**$0.00**	**$15,066.00**
TOTAL BID INCLUDING ALTERNATE			**$143,885.00**	**$180,500.00**	**$199,110.00**	**$193,756.00**	**$170,544.00**	**$0.00**	**$146,434.00**

BID TAB									
DIVISION NUMBER	**DIVISION TITLE**	**DIVISION DESCRIPTIONS**	**G2 Construction**	**Dohn Construction**	**Calahan Construction**	**PG Construction**	**Mark Young**	**Novus Construction**	
BASE BID - COMMUNITY CENTER REMODEL									
01	GENERAL REQUIREMENTS	WORK RELATED TO GENERAL REQUIREMENTS INCLUDING, BUT NOT LIMITED TO; PROJECT MANAGMENT AND COORDINATION, PROJECT PROCEDURES, TEMPORARY FACILITIES AND CONTROLS	INCOMPLETE BID - Missing one or more required documents	$60,792.54	INCOMPLETE BID - Missing one or more required documents	$37,517.00	$70,147.00	$32,543.60	
02	EXISTING CONDITIONS	WORK RELATED TO EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO; SELECTIVE DEMOLITION AND EXISTING CONDITION VERIFICATION		$4,970.85		$2,776.00	$1,500.00	$4,009.47	
05	METALS	WORK RELATED TO METALS INCLUDING, BUT NOT LIMITED TO: PIPE AND TUBE RAILINGS		$2,778.63		$2,941.00	$1,800.00	$4,400.00	
06	WOOD, PLASTICS, AND COMPOSITES	WORK RELATED TO WOOD, PLASTICS AND COMPOSITES INCLUDING, BUT NOT LIMITED TO; PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS AND PLASTIC-LAMINATE-FACED WOOD PANELING		$178.66		$14,118.00	$28,438.00	$45,398.90	
08	OPENINGS	WORK RELATED TO OPENINGS INCLUDING, BUT NOT LIMITED TO; ALUMINUM DOORS AND FRAMES, DOOR HARDWARE AND GLAZING		$10,840.23		$13,176.00	$8,228.00	$12,100.00	
09	FINISHES	WORK RELATED TO FINISHES INCLUDING, BUT NOT LIMITED TO; NON-STRUCTURAL METAL FRAMING, GYPSUM BOARD, ACOUSTIC TILE CEILINGS, RESILIENT BASE AND ACCESSORIES, ACOUSTICAL INSULATION, SOUND-ABSORBING WALL UNITS AND INTERIOR PAINTING		$24,190.07		$16,706.00	$29,233.00	$11,197.95	
10	SPECIALTIES	WORK RELATED TO SPECIALTIES INCLUDING, BUT NOT LIMITED TO; WALL AND DOOR PROTECTION		$315.28		$1,765.00	$100.00	$1,100.00	
12	FURNISHINGS	WORK RELATED TO FURNISHINGS INCLUDING, BUT NOT LIMITED TO; QUARTZ COUNTERTOPS		$37,563.02		$9,412.00	Included	$2,000.00	
21	FIRE SUPPRESSION	WORK RELATED TO FIRE SUPRESSION; SCOPE TO BE DETERMINED BY FIRE SUPRESSION ENGINEER/SUB-CONTRACTOR		$2,210.08		$14,235.00	$3,900.00	$6,000.00	
23	HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)	WORK RELATED TO HVAC INCLUDING, BUT NOT LIMITED TO; COMMON WORK RESULTS FOR HVAC, HANGERS AND SUPPORTS, INSULATION, METAL DUCTS, DUCT ACCESSORIES, GRILLES, REGISTERS, DIFFUSERS AND WALL LOUVERS		$3,307.24		$3,882.00	$2,668.00	$4,736.57	
26	ELECTRICAL	WORK RELATED TO ELECTRICAL INCLUDING, BUT NOT LIMITED TO; HANGERS AND SUPPORTS, CONDUITS, BOXES AND COVERS, LIGHTING CONTROL DEVICES, WIRING DEVICES, SWITCHES, RECEPTACLES AND LIGHTING		$12,288.40		$18,471.00	$18,029.00	$12,093.51	
BASE BID TOTAL			**$0.00**	**$159,435.00**	**$0.00**	**$134,999.00**	**$164,043.00**	**$135,580.00**	**$0.00**
ALTERNATE NO. 1 - KIDS AREA BENCHES									
01	GENERAL REQUIREMENTS	ADDITIONAL WORK RELATED TO GENERAL REQUIREMENTS NOT INCLUDED IN BASE BID, INCLUDING, BUT NOT LIMITED TO; PROJECT MANAGMENT AND COORDINATION, PROJECT PROCEDURES, TEMPORARY FACILITIES AND CONTROLS		$0.00		$1,259.00	$1,127.00	$800.00	
02	EXISTING CONDITIONS	ADDITIONAL WORK RELATED TO EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO; SELECTIVE DEMOLITION AND EXISTING CONDITION VERIFICATION		$0.00		$5,294.00	NA	$600.00	
06	WOOD, PLASTICS, AND COMPOSITES	ADDITIONAL WORK RELATED TO WOOD, PLASTICS AND COMPOSITES INCLUDING, BUT NOT LIMITED TO; PLASTIC-LAMINATE-FACED WOOD CASEWORK/PANELING		$0.00		$471.00	$9,550.00	$5,572.00	
09	FINISHES	WORK RELATED TO FINISHES INCLUDING, BUT NOT LIMITED TO; UPHOLSTRY		$7,239		$2,353.00	Included	$400.00	
ALTERNATE NO. 1 TOTAL			**$0.00**	**$7,239.00**	**$0.00**	**$9,377.00**	**$10,677.00**	**$7,372.00**	**$0.00**
TOTAL BID INCLUDING ALTERNATE			**$0.00**	**$166,674.00**	**$0.00**	**$144,376.00**	**$174,720.00**	**$142,952.00**	**$0.00**

TOWN OF SUPERIOR

SUPERIOR COMMUNITY CENTER RECEPTION REMODEL

WORK NO: PW 2025-12

RFP RESPONSE

NOVEMBER 24, 2025



PGArnold CONSTRUCTION

November 24, 2025

Town of Superior
Superior Community Center Remodel
Attn: Jordan Hayes

RE: Proposal for Superior Community Center Remodel – Updated Drawings Scope

Dear Town of Superior,

On behalf of PG Arnold Construction, I am pleased to submit our proposal for the Superior Community Center Remodel project. We are excited about the opportunity to collaborate with the Town of Superior and Collab Architecture to bring this important community space to life.

As a locally owned general contractor based in Louisville, Colorado, PG Arnold Construction has proudly delivered 100s of successful projects for public agencies and municipalities. Our recent work includes fire stations, training facilities, and community centers—each completed with a commitment to quality, safety, and operational continuity.

Why PG Arnold for the Town of Superior

We understand the unique requirements of the Superior Community Center—durability, quality, and functionality are paramount. Our in-house self-perform team of 20+ skilled tradespeople allows us to directly manage critical scopes such as millwork, framing, carpentry, and opening installation. This control enables us to:

- Accelerate project timelines through efficient labor scheduling
- Maintain consistent quality with crews who understand our standards
- Minimize risk and cost by reducing dependency on subcontractors

Immediate Construction Readiness
With design already established, our team is prepared to move directly into material procurement and construction. We've aligned our internal resources to support a fast and efficient mobilization, ensuring that the project gets off the ground quickly and stays on track. Our procurement strategy is built around early vendor engagement and proactive scheduling to mitigate supply chain risks and maintain momentum.

We are committed to being a responsive and proactive partner throughout the build. Our team is ready to coordinate closely with your consultants and stakeholders to ensure smooth execution and timely delivery. Thank you again for considering PG Arnold Construction. We look forward to the opportunity to support the Town of Superior in building an updated space that strengthens your team's needs and serves your community for years to come.

Sincerely,

Paul G. Arnold
President, PG Arnold Construction
paul.arnold@pgarnold.com | (303) 818-3042
357 McCaslin Blvd. Louisville, CO 80027

TOWN OF SUPERIOR

SUPERIOR COMMUNITY CENTER RECEPTION REMODEL

WORK NO: PW 2025-12

RFP RESPONSE
NOVEMBER 24, 2025



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1. Names of Staff
2. Scope/Schedule
3. Subcontractors
4. Previous Experience
5. Bid Form
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PGArnold CONSTRUCTION

1. NAMES OF STAFF

The names and resumes of staff personnel who will be assigned to the work.

Town of Superior℠

PGArnold CONSTRUCTION



MIKE SCHWARTZ

DIR. OF SPECIAL PROJECTS



RYAN WHITE

SR. PROJECT MANAGER



TODD BREWSTER

PROJECT MANAGER



MIKE SCHWARTZ
DIRECTOR OF SPECIAL PROJECTS

With over 40 years of hands-on construction experience, Mike Schwartz leads PG Arnold Construction's Special Projects Division with unmatched expertise and precision. For the past four years, Mike has guided the division through complex renovations and specialty builds, leveraging his deep technical knowledge and strategic oversight. He manages in-house field crews, ensuring seamless execution and quality control across all phases of construction. Mike's leadership fosters a culture of accountability, craftsmanship, and client satisfaction, making him a cornerstone of PG Arnold's success in high-stakes, fast-paced projects.

EDUCATION
Idaho State University
B. Business Management

REFERENCES
Poval Bouska
Gaia
(720) 480-0702

Ali Gidfar
Reveal
(303) 669-3370

Leslie Clark
Town of Superior
(303) 499-3675 x119

CERTIFICATIONS
Class A Unlimited IBC License
OSHA 30-Hour
First Aid Certified

RELEVANT EXPERIENCE

CULTURAL
Superior Community Center | Superior, CO | $3.0M

Gaia Event Center - "TED" Event Center and Live Broadcasting Space | Lafayette, CO | $2.0M

MIXED USE
Bigsby's Folly - Wine Production Facility and Tasting Room | Denver, CO | $650.0K

103 South Public Road | Lafayette, CO | $1.5M

Subway Restaurants | Various, CO | $10.3M*

Garmin Office - Restroom Renovation | Boulder, CO | $165.5K

Catering By Design Head Quarters - Interior Renovation | Denver, CO | $209.2K

OFFICE
207 Canyon - Core and Shell Office Space and Tenant Renovation | Boulder, CO | $.02M

EDUCATION
Highlands Academy | Denver, CO | $548.0K

Regis University - Multiple Projects | Denver, CO | $1.2M*

North High School - Life Skills Classroom Renovation | Denver, CO | $332.3K

Northeast Early College - Classroom Renovation | Denver, CO | $207.7K

CEC Early College - Restroom Renovation | Denver, CO | $92.3K

Jeffco Schools - Woodrow Wilson Academy - Expansion and Renovation | Westminster, CO | $3.34M

RESIDENTIAL
Mark on Pearl Townhomes | Boulder, CO | $4.3M

**Experience Prior to PG Arnold Construction*



RYAN WHITE
SENIOR PROJECT MANAGER

Senior Project Manager specializing in special projects at PG Arnold Construction, Ryan White brings a strategic focus on business development, client engagement, and team leadership. With a proven track record of delivering complex renovations and specialty builds, Ryan excels at cultivating long-term partnerships, identifying growth opportunities, and mentoring cross-functional teams to exceed project goals.

EDUCATION

University of Colorado
M.S.
Architectural Engineering

University of Colorado
B.S.
Architectural Engineering

University of Colorado
Engineering Management
Certificate

REFERENCES

Emily Stack, Architect
Daedalus Studio | Architecture
303.478.1199
emily@daedalusstudio.com

Leslie Clark
Town of Superior
303.499.3675 x119
lesliec@superiorcolorado.gov

Matt Transen
Gart Properties
303.521.7666

Ilene Flax
County of Boulder
720.373.8362

RELEVANT EXPERIENCE

MIXED USE

Table Mesa Shopping Center | Boulder, CO | $4.0M | Hard Bid

Diagonal Plaza | Boulder, CO | $4.0M

945 Front Street | Louisville, CO | $584.0K

Garmin Office - Restroom Renovation | Boulder, CO | $165.5K

Catering By Design Head Quarters - Interior Renovation | Denver, CO | $209.2K

LOCAL GOVERNMENT

Superior Community Center | Superior, CO | $3.0M | Negotiated

Colorado Parks and Wildlife - Chatfield State Park Loop A Camper Service Building | Littleton, CO | $2.6M

Colorado Parks and Wildlife -Law Enforcement Training Campus | Denver, CO | $11.0M

Longmont Winter Chemical Storage Facility Building #6 | Denver, CO | $2.8M

TENANT IMPROVEMENT/RETAIL

Colorado Wealth Group | Denver, CO | $131.0K | Design-Build

Carmichael Dance Studio | Boulder, CO | $125.0K | Design-Build

Avocado Green Mattress | Boulder, CO | $612.0K | Hard Bid

Anspach Jewelry | Lafayette, CO | $637K | Design-Build

EDUCATION

University of Colorado KOBL Office Build-Out | Boulder, CO | $868.0K

University of Colorado SEEC N263 | Boulder, CO | $544K.0

Denver Public Schools - CEC Early College - Storage Units | Denver, CO | $749.0K

Denver Public Schools - Multi Site Doors Replacement | Denver, CO | $1.9M

**Experience Prior to PG Arnold Construction*



TODD BREWSTER
PROJECT MANAGER

Todd is an experienced Project Manager with a proven record of delivering successful projects for a wide range of private and public sector clients. He has managed numerous renovations and facility upgrades through PG Arnold's Special Projects Team, consistently ensuring high-quality results. Todd is responsible for all project cost management, subcontracting, and coordinating with field staff to implement project controls, safety, scheduling, and quality standards across every phase of construction.

EDUCATION
Texas State University
B. S. in Technology
Major in Industrial Technology
Construction Science/
Management

REFERENCES
Vanessa Harris
Denver Public Schools
720.390.8826

Jennifer Thong
Eidos Architects
720.530.6376

Bob Reich
Podium Capital
303.595.7738

CERTIFICATIONS
AutoCAD Certification

OSHA 30

RELEVANT EXPERIENCE

MIXED USE
Garmin Office - Restroom Renovation | Boulder, CO | $165.5K

Catering By Design Head Quarters - Interior Renovation | Denver, CO | $209.2K

RETAIL
Anspach's Jewelry | Lafayette, CO | $637.0K

Celebration Chevrolet | Denver, CO | $308.0K

RESIDENTIAL
Clare Garden Apartment - Site Improvements | Denver, CO | $1.1M

EDUCATION
Denver Public Schools - Fairview Elementary | Denver, CO | $239.0K

Denver Public Schools - North High School - Life Skills Classroom Renovation | Denver, CO | $332.3K

Denver Public Schools - Northeast Early College - Classroom Renovation | Denver, CO | $207.7K

Denver Public Schools - CEC Early College - Restroom Renovation | Denver, CO | $92.3K

Jeffco Schools - Woodrow Wilson Academy - Expansion and Renovation | Westminster, CO | $3.34M

Highlands Academy - Interior Improvements Phase 2 | Denver, CO | $127.0k

Mountain View Academy - Renovation | Denver, CO | $1.45M

**Experience Prior to PG Arnold Construction*

2. SCOPE/SCHEDULE

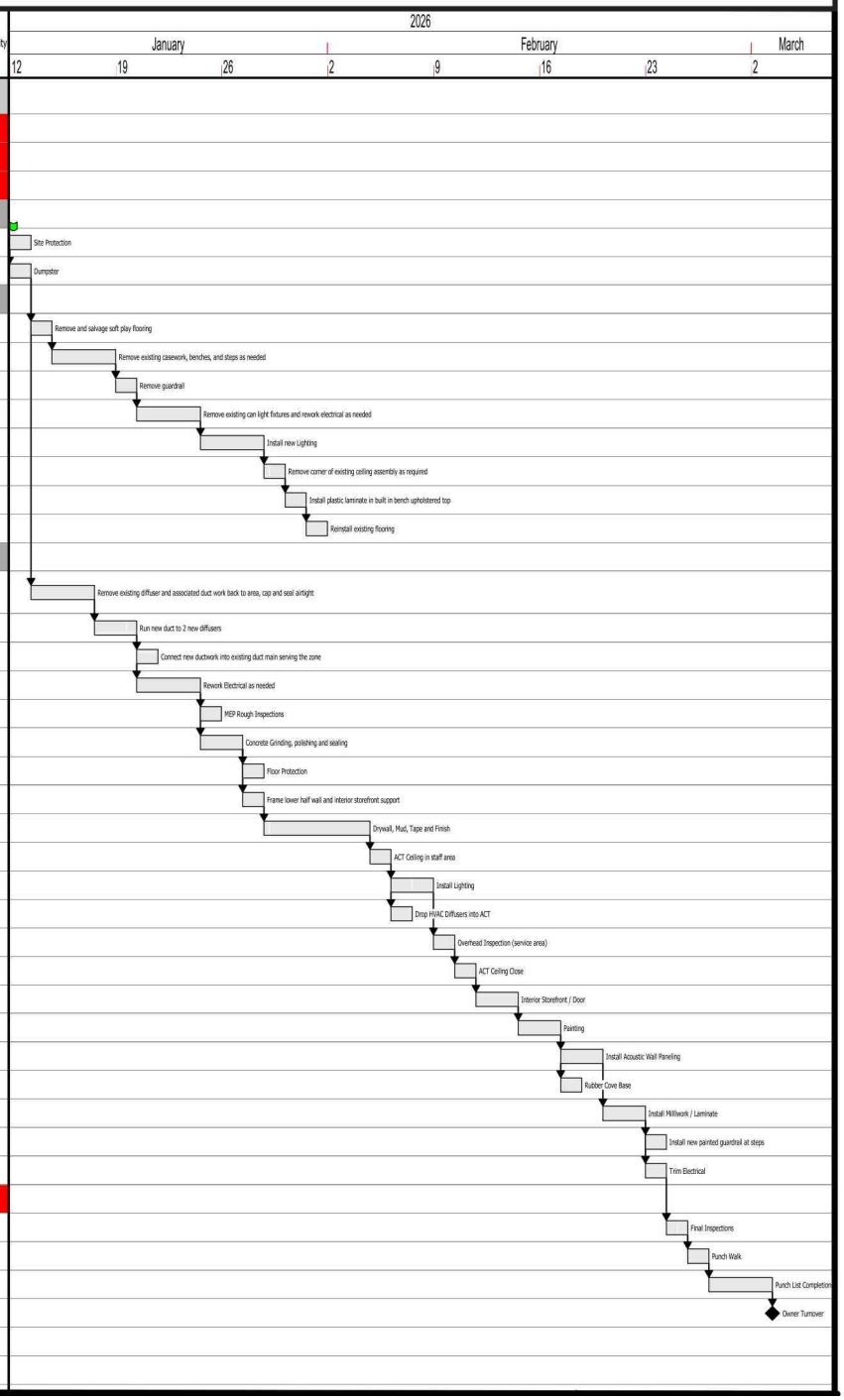
A complete proposed scope of work and schedule, including any alternatives that can be identified. The Bidder is expected to review the work site prior to submittal of the Bid.

This construction schedule represents the scope of work for the Superior Community Center Reception Remodel.

PGArnold CONSTRUCTION

TOWN OF SUPERIOR
SUPERIOR COMMUNITY CENTER RECEPTION REMODEL SCHEDULE

Line	Name	Duration	Start	Finish	Predecessors (Line)	Successors (Line)	Responsibility
1	**Superior Community Reception**						
	PRECONSTRUCTION						
	SUBMITTALS / PROCUREMENT						
	CONSTRUCTION						
5	**Site Mobilization**						
6	Site Protection	1d	1/12/2026 *	1/12/2026		7 SS	
7	Dumpster	1d	1/12/2026	1/12/2026	6 SS	9, 18	
8	**Kids Area**						
9	Remove and salvage soft play flooring	1d	1/13/2026	1/13/2026	7	10	
10	Remove existing casework, benches, and steps as needed	3d	1/14/2026	1/16/2026	9	11	
11	Remove guardrail	1d	1/19/2026	1/19/2026	10	12	
12	Remove existing can light fixtures and rework electrical as needed	3d	1/20/2026	1/22/2026	11	13	
13	Install new Lighting	3d	1/23/2026	1/27/2026	12	14	
14	Remove corner of existing ceiling assembly as required	1d	1/28/2026	1/28/2026	13	15	
15	Install plastic laminate in built in bench upholstered top	1d	1/29/2026	1/29/2026	14	16	
16	Reinstall existing flooring	1d	1/30/2026	1/30/2026	15		
17	**Reception / New staff office**						
18	Remove existing diffuser and associated duct work back to area, cap and seal airtight	3d	1/13/2026	1/15/2026	7	19	
19	Run new duct to 2 new diffusers	2d	1/16/2026	1/19/2026	18	20	
20	Connect new ductwork into existing duct main serving the zone	1d	1/20/2026	1/20/2026	19	21 SS	
21	Rework Electrical as needed	3d	1/20/2026	1/22/2026	20 SS	23, 22	
22	MEP Rough Inspections	1d	1/23/2026	1/23/2026	21		
23	Concrete Grinding, polishing and sealing	2d	1/23/2026	1/26/2026	21	25, 24	
24	Floor Protection	1d	1/27/2026	1/27/2026	23		
25	Frame lower half wall and interior storefront support	1d	1/27/2026	1/27/2026	23	26	
26	Drywall, Mud, Tape and Finish	5d	1/28/2026	2/3/2026	25	27	
27	ACT Ceiling in staff area	1d	2/4/2026	2/4/2026	26	28	
28	Install Lighting	2d	2/5/2026	2/6/2026	27	29 SS, 30	
29	Drop HVAC Diffusers into ACT	1d	2/5/2026	2/5/2026	28 SS		
30	Overhead Inspection (service area)	1d	2/9/2026	2/9/2026	28	31	
31	ACT Ceiling Close	1d	2/10/2026	2/10/2026	30	32	
32	Interior Storefront / Door	2d	2/11/2026	2/12/2026	31	33	
33	Painting	2d	2/13/2026	2/16/2026	32	34	
34	Install Acoustic Wall Paneling	2d	2/17/2026	2/18/2026	33	35 SS, 36	
35	Rubber Cove Base	1d	2/17/2026	2/17/2026	34 SS		
36	Install Millwork / Laminate	2d	2/19/2026	2/20/2026	34	37, 38	
37	Install new painted guardrail at steps	1d	2/23/2026	2/23/2026	36		
38	Trim Electrical	1d	2/23/2026	2/23/2026	36	40	
	CLOSEOUT						
40	Final Inspections	1d	2/24/2026	2/24/2026	38	41	
41	Punch Walk	1d	2/25/2026	2/25/2026	40	42	
42	Punch List Completion	3d	2/26/2026	3/2/2026	41	43	
43	Owner Turnover		3/3/2026	3/3/2026	42		



3. SUBCONTRACTORS

The names and addresses of any subcontractors who will be retained for the work.

SUPERIOR COMMUNITY CENTER RECEPTION REMODEL PROPOSED SUBCONTRACTORS

CONCRETE POLISH –
CUSTOM CONCRETE PREP & POLISH
4455 W. 58th Ave, Unit E
Arvada, CO 80002

PAINTING –
COLOR VISION
1831 Red Cloud Rd.
Longmont, CO 80504

STEEL –
HIGH BALL ERECTORS
PO Box 114
Dacono, CO 80514

FIRE SPRINKLER –
FRONTIER FIRE
9430 E. 40th Ave.
Denver, CO 80238

MILLWORK –
INTEGRITY MILLWORK
6942 S. Lamar St.
Littleton, OC 80128

HVAC –
HIGHLAND HEATING
PO Box 709
Mead, CO 80542

GLASS AND GLAZING –
SLADE GLASS
504 5th Ave
Longmont, CO 80501

ELECTRICAL –
RCI ELECTRIC
3001 Nebula Court
Loveland, CO 80537

DRYWALL/ACOUSTIC CEILINGS –
SLICK DESIGN
16279 Xenia Ct
Brighton, CO 80602

FIRE ALARM –
SECURITY CENTRAL
67 Inverness Drive East, Unit B
Englewood, CO 80112

4. PREVIOUS EXPERIENCE

A list of the Bidder's previous experience on construction of similar projects.

CEC SHED DEMO AND METAL BUILDINGS (DPSP33871)

PROJECT VALUE
$250.0K

PROJECT TYPE:
GROUND UP

PROJECT SCHEDULE:
JUN - AUG 2025

REFERENCE:
VANESSA HARRIS
720.390.8826

COLORADO PARKS AND WILDLIFE - CHATFIELD

PROJECT VALUE
$2.662M

PROJECT TYPE:
GROUND UP

PROJECT SCHEDULE:
OCT 2024 - JUN 2025

REFERENCE:
KEVIN BECKER
303.895.1078

VINTREY BAR

PROJECT VALUE
$1.3M

PROJECT TYPE:
INTERIOR AND EXTERIOR IMPROVEMENTS

PROJECT SCHEDULE:
JAN - JUN 2025

REFERENCE:
JORDAN LEWIS
203.980.5598

INBANK SUPERIOR - TENANT IMPROVEMENTS

PROJECT VALUE
$200.0K

PROJECT TYPE:
INTERIOR IMPROVEMENTS

PROJECT SCHEDULE:
JUL - AUG 2025

REFERENCE:
STEPHANIE MILLER
720.617.8774

DENVER PUBLIC SCHOOLS - BARRET ELEMENTARY SCHOOL

PROJECT VALUE
$980.0K

PROJECT TYPE:
INTERIOR IMPROVEMENTS

PROJECT SCHEDULE:
JUN - AUG 2025

REFERENCE:
GEOFF BROWN
720.967.7222

JEFFCO PUBLIC SCHOOLS - WOODROW WILSON ACADEMY

PROJECT VALUE
$3.9M

PROJECT TYPE:
BUILDING ADDITION

PROJECT SCHEDULE:
AUG 2024 - APR 2025

REFERENCE:
VALERIE THOMSON
720.483.3147

BID FORM

The undersigned offers and agrees to furnish all items, upon which the prices are quoted, at the price set opposite each item, if this Bid is accepted within 60 days of the due date. The undersigned also agrees to make delivery, or render service, within 10 days of receipt of the Notice to Proceed. The undersigned certifies that no federal, state, or local tax is included in the quoted prices and that none will be added.

Bidder acknowledges receipt of the following Addenda:

Addendum No. 1

Addendum No. 2

Name of Bidder: PG Arnold Construction, LLC

Address: 357 McCaslin Blvd

Louisville, CO 80027

Telephone Number: 303.818.3042

BID SUMMARY

Total Base Price:

$ 131,368.00

one-hundred thirty-one thousand three-hundred and sixty-eight dollars and zero cents

(in words)

BIDDER:

By: [signature]

Paul Arnold President PG Arnold Construction, LLC

11/21/25

STATE OF COLORADO)
) ss.
COUNTY OF Boulder)

The foregoing instrument was subscribed, sworn to and acknowledged before me this 21st day of November, 2025 by Paul Arnold, as President of PG Arnold Construction LLC.

My commission expires: 6/18/2028

(S E A L)

BRANDY L ALGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124029038
MY COMMISSION EXPIRES JUNE 14, 2028

[signature]
Notary Public

BIDDER'S QUALIFICATION STATEMENT

A Statement showing the qualifications of Bidder shall be a prerequisite to the Bidder being awarded the Contract. The qualification statement is intended to assure the Town that a high degree of overall workmanship can be expected, and that the Work will be completed within the time limits contained in the Contract Documents.

All items on the statement must be answered in full and submitted with the Bid. The qualification statement will be reviewed by the Town after all Bids have been received and opened and prior to award.

The Bidder shall answer and furnish the following items for review:

1. Name of Bidder. PG Arnold Construction, LLC

2. Permanent address and phone number of Bidder.

   357 McCaslin Blvd Louisville, CO 80027

3. Date company was organized. July 14, 2014

4. If a corporation, where incorporated. _____

5. Number of years engaged in contracting business under present firm or trade name. _____

   11 Years.

6. Certified copy of financial statement prepared during current fiscal year as prepared for bank or bonding company. Attached.

7. List of current jobs new under contract, indicating client and telephone number, size, type of job and percentage of completion of each and date of completion. (Use additional sheets if necessary).

   See attached sheet.

8. List of projects of this size and complexity completed within the last 3 years along with contract amount, client's name and address.

   See attached sheet.

9. Have you ever failed to complete any work awarded to you? If so, when, where, and why?

No.

10. Have you ever defaulted on a contract? If so, when, where, and why?

No.

11. List your major equipment available for this contract.

PG Arnold Construction does not own any major equipment. Lifts are rented through vendors and we provide small tools and consumables.

BIDDER:

By: Paul Arnold, President PG Arnold Construction, LLC

11/21/25

STATE OF COLORADO)
) ss.
COUNTY OF Boulder)

The foregoing instrument was subscribed, sworn to and acknowledged before me this 21st day of November, 2025 by Paul Arnold, as President of PG Arnold Construction LLC.

My commission expires: 6/14/2028

(S E A L)

BRANDY L ALGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124029038
MY COMMISSION EXPIRES JUNE 14, 2028

Brandy L Alger
Notary Public

C-2

10/29/2025

BID BOND

KNOW ALL MEN BY THESE PRESENTS

THAT PG Arnold Construction, LLC, as PRINCIPAL, and Selective Insurance Company of America as SURETY, are held and firmly bound unto the Town of Superior, Colorado, hereinafter called OWNER, as Obligee, in the penal sum of Five Percent of the Total Amount of Bid (5%) dollars ($ --------5%----------), for the payment of which sum in lawful money of the United States, well and truly to be made, said PRINCIPAL and SURETY bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the PRINCIPAL has submitted a Bid to OWNER for certain Work or services generally described as follows: Superior Community Center Remodel, PW 2025-12

NOW, THEREFORE, (a) if said Bid shall be rejected, or (b) if said Bid shall be accepted and the PRINCIPAL is awarded the Contract and, within the time and manner specified in the Contract Documents, enters into a written Contract in the prescribed form and shall give such bond or bonds as may be specified in the Contract Documents to guarantee faithful performance of such Contract and to guarantee prompt payment of labor and materials furnished in the prosecution thereof, and shall provide to OWNER a Certificate of Insurance as required by the Contract Documents, and shall in all other respects perform the Contract created by the acceptance of said Bid, or (c) in the event of the failure of the PRINCIPAL to enter such Contract and to give such bond or bonds, and Certificate of Insurance, if the PRINCIPAL shall pay to OWNER the difference not to exceed the penalty hereof between the amount specified in said Bid and such larger amount for which the OWNER may in good faith contract with another party to perform the Work covered by said Bid, then this obligation shall be null and void, otherwise it shall be and remain in full force and effect.

The SURETY, for value received, hereby stipulates and agrees that the obligations of said SURETY hereunder shall be in no way impaired or affected by any alteration or irregularities in the bid or in the bidding procedure or by any extension of time within which OWNER may accept such Bid, and does hereby waive notice of same.

Dated this 19th day of November, 2025.

Selective Insurance Company of America	PG Arnold Construction, LLC
(SURETY)	(PRINCIPAL)
By: Matt Honea	By:
Title: Matt Honea, Attorney-in-Fact	Title: President

(ACKNOWLEDGMENTS AND POWER OF ATTORNEY TO BE ATTACHED)
CORPORATE SEAL MUST BE AFFIXED IF PRINCIPAL IS A CORPORATION

SELECTIVE INSURANCE COMPANY OF AMERICA CORPORATE SEAL 1926 NEW JERSEY

PG Arnold Construction, LLC CORPORATE SEAL 2014

SELECTIVE
BE UNIQUELY INSURED℠

Selective Insurance Company of America
40 Wantage Avenue
Branchville, New Jersey 07890
973-948-3000

POWER OF ATTORNEY

SELECTIVE INSURANCE COMPANY OF AMERICA, a New Jersey corporation having its principal office at 40 Wantage Avenue, in Branchville, State of New Jersey ("SICA"), pursuant to Article VII, Section 1 of its By-Laws, which state in pertinent part:

> The Chairman of the Board, President, Chief Executive Officer, any Executive Vice President, any Senior Vice President or any Corporate Secretary may, from time to time, appoint attorneys in fact, and agents to act for and on behalf of the Corporation and they may give such appointee such authority, as his/her certificate of authority may prescribe, to sign with the Corporation's name and seal with the Corporation's seal, bonds, recognizances, contracts of indemnity and other writings obligatory in the nature of a bond, recognizance or conditional undertaking, and any of said Officers may, at any time, remove any such appointee and revoke the power and authority given him/her.

does hereby appoint **Matt Honea**

, its true and lawful attorney(s)-in-fact, full authority to execute on SICA's behalf fidelity and surety bonds or undertakings and other documents of a similar character issued by SICA in the course of its business, and to bind SICA thereby as fully as if such instruments had been duly executed by SICA's regularly elected officers at its principal office, in amounts or penalties not exceeding the sum of: **Ten Million Dollars and 00/100 ($10,000,000.00)**

Signed this **19th** day of **November**, **2025**

SELECTIVE INSURANCE COMPANY OF AMERICA

By: _____
Brian C. Sarisky
Its SVP, Strategic Business Units, Commercial Lines

SELECTIVE INSURANCE COMPANY OF AMERICA CORPORATE SEAL 1926 NEW JERSEY

CERTIFIED COPY

STATE OF NEW JERSEY :
:ss. Branchville
COUNTY OF SUSSEX :

On this **19th** day of **November**, **2025** before me, the undersigned officer, personally appeared Brian C. Sarisky, who acknowledged himself to be the Sr. Vice President of SICA, and that he, as such Sr. Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Sr. Vice President and that the same was his free act and deed and the free act and deed of SICA.

Charlene Kimble
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # N/A
MY COMMISSION EXPIRES 6/2/26

_____
Notary Public

CHARLENE KIMBLE NOTARY PUBLIC NEW JERSEY

Bond No. B 1249989

The power of attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of SICA at a meeting duly called and held on the 6th of February 1987, to wit:

"RESOLVED, the Board of Directors of Selective Insurance Company of America authorizes and approves the use of a facsimile corporate seal, facsimile signatures of corporate officers and notarial acknowledgements thereof on powers of attorney for the execution of bonds, recognizances, contracts of indemnity and other writing obligatory in the nature of a bond, recognizance or conditional undertaking."

CERTIFICATION

I do hereby certify as SICA's Corporate Secretary that the foregoing extract of SICA's By-Laws and Resolution are still in force and effect and this Power of Attorney issued pursuant to and in accordance with the By-Laws is valid.

Signed this **19th** day of **November**, **2025**.

_____
Michael H. Lanza, SICA Corporate Secretary

SELECTIVE INSURANCE COMPANY OF AMERICA CORPORATE SEAL 1926 NEW JERSEY

Important Notice: If the bond number embedded within the Notary Seal does not match the number in the upper right-hand corner of this Power of Attorney, contact us at 973-948-3000.

B91 (4-14)

List of current jobs new under contract, indicating client and telephone number, size, type of job and percentage completion of each and completion date.

SGI-USA BUDDHIST CENTER		
Client: Soka Gakkai USA Paul Niihara 720.940.6357	Size: $12.78M Type of Job: Ground Up	Completion Date: December 2025 Percentage Complete: 98%
COLORADO PARKS AND WILDLIFE - LAW ENFORCEMENT TRAINING CENTER		
Client: Colorado Parks & Wildlife Kevin Becker 303.895.1078	Size: $11.38M Type of Job: Ground Up	Completion Date: December 2025 Percentage Complete: 90%
BAE FT CLEAN ROOM 5 & 6		
Client: BAE Systems, Inc. Kim Gazdik 303.330.8772	Size: $1.02M Type of Job: Remodel	Completion Date: December 2025 Percentage Complete: 95%
FLOUR MILLS LOFT		
Client: Terry Leprino terryleprino@gmail.com	Size: $88.5K Type of Job: Renovation	Completion Date: April 2026 Percentage Complete: 70%
COLORADO PARKS AND WILDLIFE - LAW ENFORCEMENT		
Client: Colorado Parks & Wildlife Kevin Becker 303.895.1078	Size: $1.98M Type of Job: Ground Up	Completion Date: December 2026 Percentage Complete: 90%
DPS MULTI-SITE DOOR REPLACEMENT (DPS P37961)		
Client: Denver Public Schools Terry Standlee 720.703.3686	Size: $1.96M Type of Job: Replacement	Completion Date: December 2025 Percentage Complete: 95%
THE LANDING		
Client: TSC Capital Jesse Truman 303.915.7203	Size: $1.15M Type of Job: Ground Up	Completion Date: February 2026 Percentage Complete: 85%
GVA NORTHGLENN		
Client: NV5 Valerie Thomson 720.483.3147	Size: $384.9K Type of Job: Ground Up	Completion Date: July 2026 Percentage Complete: 40%
FORTEZZA RISTORANGE		
Client: Fortezza Ristorante Adam Moore Mooreadammoore7465695@gmail.com	Size: $101.7K Type of Job: Renovation	Completion Date: December 2025 Percentage Complete: 95%
LIFE TIME FITNESS CHERRY CREEK		
Client: Life Time Fitness Cole Siegel 612.702.9530	Size: $493.3 Type of Job: Renovation	Completion Date: December 2025 Percentage Complete: 98%
UCB CASCADE COIL		
Client: University of Colorado Boulder Cynthia FIsher London 720.369.2013/ 303.735.0459	Size: $84.0K Type of Job: Renovation	Completion Date: December 2025 Percentage Complete: 95%
DPS GW GREENHOUSE		
Client: Denver Public Schools Vanessa Harris 720.369.2013	Size: $22.8K Type of Job: Renovation	Completion Date: December 2025 Percentage Complete: 98%

BID SCHEDULE

To: Jordan Hayes
Town of Superior
124 E. Coal Creek Drive
Superior, CO 80027

Work: Superior Community Center Reception Remodel (PW 2025-12)

BID: Pursuant to the request for bids for the above-named work and being familiar with all contractual requirements, therefore, the undersigned Bidder hereby proposes to furnish all labor, materials, tools, supplies, equipment, plant, transportation, services, and all other things necessary for the completion of the contractual work. All other work to complete the work but not specifically itemized shall also be included as incidental to the work cost. Contractor also agrees to pay all taxes and patent documents, within the time of completion of the contractual work and pay all taxes and patent costs, and perform the work in accordance with the time of completion set forth herein, for and in consideration of the following unit and lump sum prices:

BID SCHEDULE			
DIVISION NUMBER	**DIVISION TITLE**	**DIVISION DESCRIPTIONS**	**BID COST**
BASE BID - COMMUNITY CENTER REMODEL			
01	GENERAL REQUIREMENTS	WORK RELATED TO GENERAL REQUIREMENTS INCLUDING, BUT NOT LIMITED TO; PROJECT MANAGMENT AND COORDINATION, PROJECT PROCEDURES, TEMPORARY FACILITIES AND CONTROLS	$25,022.00
02	EXISTING CONDITIONS	WORK RELATED TO EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO; SELECTIVE DEMOLITION AND EXISTING CONDITION VERIFICATION	$7,789.00
05	METALS	WORK RELATED TO METALS INCLUDING, BUT NOT LIMITED TO: PIPE AND TUBE RAILINGS	$1,783.00
06	WOOD, PLASTICS, AND COMPOSITES	WORK RELATED TO WOOD, PLASTICS AND COMPOSITES INCLUDING, BUT NOT LIMITED TO; PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS AND PLASTIC-LAMINATE-FACED WOOD PANELING	$34,343.00
08	OPENINGS	WORK RELATED TO OPENINGS INCLUDING, BUT NOT LIMITED TO; ALUMINUM DOORS AND FRAMES, DOOR HARDWARE AND GLAZING	$11,702.00
09	FINISHES	WORK RELATED TO FINISHES INCLUDING, BUT NOT LIMITED TO; NON-STRUCTURAL METAL FRAMING, GYPSUM BOARD, ACOUSTIC TILE CEILINGS, RESILIENT BASE AND ACCESSORIES, ACOUSTICAL INSULATION, SOUND-ABSORBING WALL UNITS AND INTERIOR PAINTING	$18,772.00
10	SPECIALTIES	WORK RELATED TO SPECIALTIES INCLUDING, BUT NOT LIMITED TO; WALL AND DOOR PROTECTION	$1,568.00
12	FURNISHINGS	WORK RELATED TO FURNISHINGS INCLUDING, BUT NOT LIMITED TO; QUARTZ COUNTERTOPS	In Millwork
21	FIRE SUPPRESSION	WORK RELATED TO FIRE SUPRESSION; SCOPE TO BE DETERMINED BY FIRE SUPRESSION ENGINEER/SUB-CONTRACTOR	$9,359.00

23	HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)	WORK RELATED TO HVAC INCLUDING, BUT NOT LIMITED TO; COMMON WORK RESULTS FOR HVAC, HANGERS AND SUPPORTS, INSULATION, METAL DUCTS, DUCT ACCESSORIES, GRILLES, REGISTERS, DIFFUSERS AND WALL LOUVERS	$7,626.00
26	ELECTRICAL	WORK RELATED TO ELECTRICAL INCLUDING, BUT NOT LIMITED TO; HANGERS AND SUPPORTS, CONDUITS, BOXES AND COVERS, LIGHTING CONTROL DEVICES, WIRING DEVICES, SWITCHES, RECEPTACLES AND LIGHTING	$13,404.00
BASE BID TOTAL			**$131,368.00**

ALTERNATE NO. 1 - KIDS AREA BENCHES			
01	GENERAL REQUIREMENTS	ADDITIONAL WORK RELATED TO GENERAL REQUIREMENTS NOT INCLUDED IN BASE BID, INCLUDING, BUT NOT LIMITED TO; PROJECT MANAGMENT AND COORDINATION, PROJECT PROCEDURES, TEMPORARY FACILITIES AND CONTROLS	$1,000.00
02	EXISTING CONDITIONS	ADDITIONAL WORK RELATED TO EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO; SELECTIVE DEMOLITION AND EXISTING CONDITION VERIFICATION	N/A
06	WOOD, PLASTICS, AND COMPOSITES	ADDITIONAL WORK RELATED TO WOOD, PLASTICS AND COMPOSITES INCLUDING, BUT NOT LIMITED TO; PLASTIC-LAMINATE-FACED WOOD CASEWORK/PANELING	$14,066.00
09	FINISHES	WORK RELATED TO FINISHES INCLUDING, BUT NOT LIMITED TO; UPHOLSTRY	N/A
ALTERNATE NO. 1 TOTAL			**$15,066.00**

BIDDER:

By: Paul

Paul Arnold, President, PG Arnold Construction, LLC

11/21/25

STATE OF COLORADO)
) ss.
COUNTY OF Boulder)

The foregoing instrument was subscribed, sworn to and acknowledged before me this 21st day of November, 2025 by Paul Arnold, as President of PG Arnold Construction LLC.

My commission expires: 6/18/2028

(S E A L)

Brandy L Alger
Notary Public

BRANDY L ALGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124029038
MY COMMISSION EXPIRES JUNE 14, 2028

SYMBOL LEGEND

- BUILDING GRID
- EXISTING BUILDING GRID
- BUILDING LEVEL (NAME / ELEVATION)
- EXISTING BUILDING LEVEL (NAME / ELEVATION)
- SECTION (1 / A101, SIM)
- EXTERIOR ELEVATION (1 / A101)
- INTERIOR ELEVATION (1 / A101)
- STOREFRONT/ CURTAIN WALL ELEVATION (1 / A101)
- DETAIL/ENLARGED PLAN CALLOUT (1 / A1.01, SIM)
- VIEW TITLE (1 / A1.01 TITLE 1/8" = 1'-0")
- REVISIONS (1)
- ROOM NAME AND NUMBER (ROOM 101)
- DOOR TAG (101A)
- WINDOW TAG (A)
- EXTERIOR WALL TAG (WALL ASSEMBLY P3 / WALL FINISH A)
- INTERIOR PARTITION TAG (PARTITION ASSEMBLY P3 / PARTITION TYPE A)
- FLOOR TAG (F1)
- ROOF TAG (R1)
- CEILING TAG AND HEIGHT (C1 / VARIES)
- SPOT ELEVATION TAG (ELEVATION)
- EQUIPMENT TAG (1t)
- FIXTURE TAG (1)
- EXTERIOR MATERIAL TAG (RC-1)
- INTERIOR MATERIAL TAG (IP-1)
- FLOOR FINISH/BASE FINISH TAG (CPT-1 / RB-1)
- TRANSITION STRIP TAG (TS-1)

ABBREVIATIONS

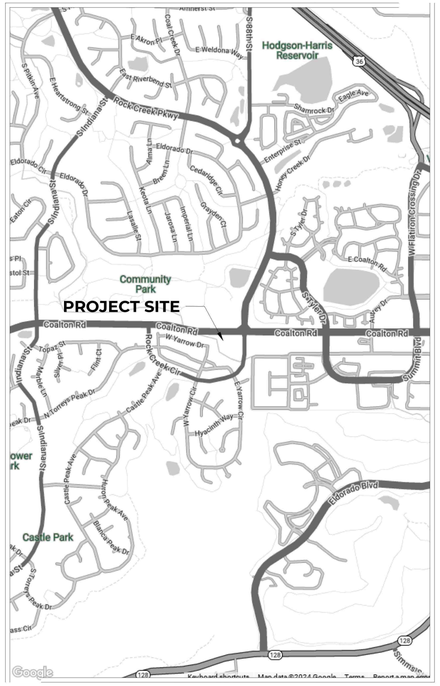
A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARCH	ARCHITECT/ARCHITECTURAL
B.O.	BOTTOM OF
BLDG	BUILDING
CAB	CABINET
CG	CORNER GUARD
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CUH	CABINET UNIT HEATER
CW	COLD WATER
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
EP	ELECTRAL PANEL
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FIXT	FIXTURE
FP	FIREPROOF
FRP	FIBER RIENFORCED PLASTIC
FS	FLOOR SINK
FT	FOOT/FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GD	GARBAGE DISPOSAL
GFI/GFCI	GROUND FAUL CIRCUIT INTERRUPTER
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
HW	HOT WATER
IN	INCH
JT	JOINT
LAM	LAMINATED
LAV	LAVATORY
LF	LINEAR FEET
LH	LEFT HAND
MECH	MECHANICAL
MW	MICROWAVE
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER(S)
OLF	OCCUPANT LOAD FACTOR
ORD	OVERFLOW ROOF DRAIN
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PROJ	PROJECT
PT	PAINT/PAINTED
QT	QUARRY TILE
QTY	QUANTITY
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF/RE	REFERENCE/REFER TO
RFR	REFRIGERATOR
RH	RIGHT HAND
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RR	RESTROOM
RTU	ROOF TOP UNIT
S	SOUTH
SCHED	SCHEDULE
SD	STORM DRAIN
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATIONS
SS	SOLID SURFACE
SSTL	STAINLESS STEEL
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SYM	SYMMETRICAL
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TEL/TELE	TELEPHONE
THRES	THRESHOLD
TP	TOILET PARTITION
TRANS	TRANSFORMER
TS	TRANSITION STRIP
TV	TELEVISION
TYP	TYPICAL
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE
VIF	VERIFY IN FIELD
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER

SUPERIOR COMMUNITY CENTER REMODEL

1500 COALTON RD., SUPERIOR, CO 80027



VICINITY MAP



PROJECT TEAM

PROJECT OWNER
TOWN OF SUPERIOR
1500 COALTON RD.
SUPERIOR, CO 80027
303.499.3675 x 119
LESLIEC@SUPERIORCOLORADO.GOV
LESLIE CLARK

ARCHITECT OF RECORD
COLLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, CO 80550
970.215.9907
KAYLYN@COLLABARCHITECTS.COM
KAYLYN CHARLESWORTH

GENERAL CONTRACTOR
TBD

MECHANICAL ENGINEER
INTEGRATED MEP
320 MAPLE ST, SUITE 110
FORT COLLINS, CO 80521
KYLE LUCAS
970.556.0570
KYLE-L@INT-MEP.COM

ELECTRICAL ENGINEER
INTEGRATED MEP
320 MAPLE ST, SUITE 110
FORT COLLINS, CO 80521
KAYLEE BROWN
970.556.0570
KAYLEE-B@INT-MEP.COM

PROJECT INFORMATION

PROJECT INFORMATION

REMODEL AREA (OFFICE/RECEPTION)	524 SF
REMODEL AREA (KID'S AREA)	221 SF
EXISTING OCCUPANCY CLASSIFICATION	B BUSINESS A-3 COMMUNITY HALL/LIBRARY
REMODEL OCCUPANCY CLASSIFICATION	B BUSINESS A-3 COMMUNITY HALL/LIBRARY
TYPE OF CONSTRUCTION	V-B, SPRINKLERED
EXISTING OCCUPANT LOAD	481 OCCUPANTS
MODIFIED OCCUPANT LOAD	466 OCCUPANTS

APPLICABLE CODES

CONSTRUCTION TO COMPLY WITH THE FOLLOWING CODES AS LOCALLY AMENDED

2018	INTERNATIONAL BUILDING CODE (IBC)
2018	INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018	INTERNATIONAL MECHANICAL CODE (IMC)
2018	INTERNATIONAL PLUMBING CODE (IPC)
2018	INTERNATIONAL FIRE CODE (IFC)
2018	INTERNATIONAL FUEL GAS CODE (IFGC)
2023	NATIONAL ELECTRICAL CODE (NEC)
2009	ICC/ANSI A117.1 ACCESSIBILITY STANDARDS
CRS 9-5	COLORADO STATE ACCESSIBILITY

DRAWING INDEX

GENERAL

G0.01	COVER SHEET
G1.01	SPECIFICATIONS
G1.02	SPECIFICATIONS
G1.11	SYSTEM NOTES & TYPICAL ACCESSIBILITY DETAILS
G2.01	CODE ANALYSIS

ARCHITECTURAL

A1.01	OVERALL REFERENCE PLANS
A1.11	DEMOLITION PLAN & FLOOR PLANS, SECTION
A1.12	REFLECTED CEILING PLANS
A5.01	DETAILS
A7.01	SCHEDULES AND FINISHES
A7.11	INTERIOR ELEVATIONS

MECHANICAL

H0.1	HVAC NOTES, LEGENDS & DRAWING INDEX
H1.1	HVAC DEMO PLAN
H2.1	HVAC PLAN
H8.1	HVAC SCHEDULES

ELECTRICAL

E0.1	NOTES, LEGEND, INDEX
E0.2	LIGHTING COMPLIANCE
E1.1	ELECTRICAL PLAN

DEFERRED SUBMITTALS

THE FOLLOWING ELEMENTS ARE DESIGNATED AS DEFERRED SUBMITTALS. THEY ARE TO BE SUBMITTED FOR APPROVAL AT A LATER STAGE BY THE APPROPRIATE SUB-CONTRACTOR OR THIRD-PARTY DESIGNER/ENGINEER/INSTALLER:

- FIRE ALARM SYSTEM
- FIRE SPRINKLER SYSTEM

collab. architecture
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR COMMUNITY CENTER REMODEL
TOWN OF SUPERIOR
1500 COALTON RD., SUPERIOR, CO 80027

SD:	7/23/2025	PERMIT:	10/22/2025
DD:	9/23/2025	CD:	

REV. #	DESCRIPTION	DATE
1	PLAN REVIEW	11/10/2025

C2023.016B

COLORADO LICENSED
KAYLYN R. CHARLESWORTH
406759
ARCHITECT
11/10/2025

COVER SHEET

DRAWN BY: KRC | CHECKED BY: KRC

G0.01

DIVISION 01 - GENERAL REQUIREMENTS

01 1000 - SUMMARY

1. SCOPE OF WORK
   A. 2-STORY, INTERIOR TENANT FINISH OF AN EXISTING SHELL SPACE WITHIN A MIXED USE BUILDING. THE TOWN OF SUPERIOR WILL BE OCCUPYING THE SPACE WHICH WILL CATER TO EVERY-DAY USERS, TOWN PROGRAMS AND COMMUNITY EVENTS. SCOPE OF WORK INCLUDES FULL BUILD OUT OF THE SHELL, INCLUDING OFFICES, ACTIVITY SPACES, A LIBRARY, WORK/LOUNGE SPACES AND AN EVENT SPACE.
2. OWNER-FURNISHED/CONTRACTOR-INSTALLED PRODUCTS
   A. OWNER'S RESPONSIBILITIES:
      a. FURNISH PRODUCTS INDICATED ON THE DRAWINGS
      b. COORDINATE DELIVERY OF OWNER-FURNISHED PRODUCTS TO PROJECT SITE.
   B. CONTRACTOR'S RESPONSIBILITIES:
      a. COORDINATE DELIVERY OF OWNER-FURNISHED PRODUCTS TO PROJECT SITE.
      b. RECEIVE, UNLOAD, HANDLE, STORE, PROTECT, AND INSTALL OWNER-FURNISHED PRODUCTS.
      c. MAKE BUILDING SERVICES CONNECTIONS FOR OWNER-FURNISHED PRODUCTS.
      d. REPAIR OR REPLACE OWNER-FURNISHED PRODUCTS IF DAMAGED FOLLOWING RECEIPT.
3. CONTRACTOR'S USE OF SITE AND PREMISES
   A. THE CONTRACTOR WILL HAVE LIMITED USE OF THE PROJECT SITE FOR CONSTRUCTION OPERATIONS DUE TO OCCUPIED PORTIONS OF THE BUILDING AND SIMULTANEOUS WORK IN THE VICINITY. THE CONTRACTOR'S USE OF THE PROJECT SITE WILL BE DETERMINED DURING THE PRE-CONSTRUCTION CONFERENCE.
4. WORK RESTRICTIONS
   A. RESTRICTIONS ON CONSTRUCTION OPERATIONS, WORK HOURS, UTILITY INTERRUPTIONS, CONSTRUCTION NUISANCES, SITE ACCESS, AND OTHER WORK RESTRICTIONS WILL BE DETERMINED DURING THE PRE-CONSTRUCTION CONFERENCE.

01 2300 - ALTERNATES

1. ALTERNATE NO. 1
   A. BASE BID SCOPE OF WORK:
      a. BUILD OUT OF OFFICE AND RECEPTION AREA AT THE SUPERIOR COMMUNITY CENTER
      b. RELOCATION/RECONFIGURATION OF KIDS AREA "SOFT PLAY" FLOORING.
   B. ALTERNATE SCOPE OF WORK:
      a. UPHOLSTERED BENCH SURROUNDING THE KIDS AREA "SOFT PLAY" FLOORING.

01 2500 - SUBSTITUTION PROCEDURES

1. SUBMIT SUBSTITUTION REQUESTS FOR CONSIDERATION.
   A. REQUESTS TO INCLUDE IDENTIFICATION OF PRODUCT, FABRICATION OR INSTALLATION METHOD TO BE REPLACED, IDENTIFICATION OF DRAWINGS AND/OR SPECIFICATION SECTION TO BE MODIFIED, STATEMENT OF WHY SPECIFIC SUBSTITUTION IS BEING PROPOSED, COORDINATION OF INFORMATION INCLUDING LIST OF CHANGES OR REVISIONS NEEDED TO OTHER PARTS OF WORK THAT ARE NECESSARY TO ACCOMMODATE PROPOSED SUBSTITUTION, COMPARISON OF SIGNIFICANT QUALITIES, COMPARISON OF COST (INCLUDING OTHER AREAS OF WORK NEEDING TO BE MODIFIED), COMPARISON OF CONSTRUCTION SCHEDULE
2. ARCHITECT TO PROVIDE FORMAL ACCEPTANCE OR REJECTION TO THE CONTRACTOR UPON CONSULTATION OF THE OWNER AS WELL AS CONSIDERATION OF THE DESIGN INTENT AND CONFORMANCE WITH APPLICABLE CODES.
   a. FORMS OF ACCEPTANCE: CHANGE ORDER, CONSTRUCTION CHANGE DIRECTIVE OR ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

01 2300 - CONTRACT MODIFICATION PROCEDURES

1. MINOR CHANGES IN THE WORK: ISSUED BY THE ARCHITECT VIA ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS.
2. OWNER-INITIATED WORK CHANGE PROPOSAL REQUESTS: ISSUED BY THE GENERAL CONTRACTOR, SUBMIT TO ARCHITECT.
3. CONTRACTOR-INITIATED WORK CHANGE PROPOSALS: ISSUED BY THE GENERAL CONTRACTOR, SUBMIT TO ARCHITECT.
4. CHANGE ORDERS: ISSUED BY THE GENERAL CONTRACTOR FOR SIGNATURES OF THE OWNER AND ARCHITECT.
5. CONSTRUCTION CHANGE DIRECTIVE: ISSUED BY THE ARCHITECT.

01 3100 - PROJECT MANAGEMENT AND COORDINATION

1. REQUESTS FOR INFORMATION (RFI'S)
   A. PREPARE AND SUBMIT RFI'S IN PDF FORMAT VIA EMAIL OR TO WEB-BASED PROJECT MANAGEMENT SOFTWARE
   B. ARCHITECT'S ACTION: ALLOW FIVE BUSINESS DAYS FOR ARCHITECT'S RESPONSE FOR EACH RFI. ALLOW 10 BUSINESS DAYS FOR ARCHITECT'S RESPONSE FOR EACH RFI REQUIRING SUBCONSULTANT COORDINATION/RESPONSE.
   C. RFI LOG: MAINTAIN A TABULAR LOG OF RFI'S SUBMITTED WEEKLY, OR LOG TO BE AVAILABLE THROUGH CONSTRUCTION MANAGEMENT SOFTWARE.
2. WEB-BASED PROJECT MANAGEMENT SOFTWARE PACKAGE
   A. USE GENERAL CONTRACTOR'S WEB-BASED PROJECT MANAGEMENT SOFTWARE SITE FOR PROJECT COMMUNICATION AND DOCUMENTATION.
3. PROJECT MEETINGS
   A. GENERAL CONTRACTOR WILL SCHEDULE AND CONDUCT MEETINGS.
   B. PRE-CONSTRUCTION CONFERENCE
   C. PRE-INSTALLATION CONFERENCES: PRIOR TO EACH CONSTRUCTION ACTIVITY AND REQUIRES COORDINATION
   D. PROJECT CLOSEOUT CONFERENCE: NO LATER THAN 30 DAYS PRIOR TO THE SCHEDULED DATE OF SUBSTANTIAL COMPLETION
   E. PROGRESS MEETINGS: REGULAR INTERVALS TO BE DETERMINED DURING PRECONSTRUCTION CONFERENCE

01 3300 - SUBMITTAL PROCEDURES

1. CONTRACTOR TO PROVIDE SUBMITTAL SCHEDULE
2. PREPARE AND SUBMIT SUBMITTALS IN PDF FORMAT VIA EMAIL OR TO WEB-BASED PROJECT MANAGEMENT SOFTWARE.
3. ARCHITECT'S ACTION: ALLOW 10 BUSINESS DAYS FOR ARCHITECT'S RESPONSE FOR EACH SUBMITTAL. ALLOW 15 BUSINESS DAYS FOR ARCHITECT'S RESPONSE FOR EACH SUBMITTAL REQUIRING SUBCONSULTANT COORDINATION/RESPONSE.
4. RFI LOG: MAINTAIN A TABULAR LOG OF RFI'S SUBMITTED WEEKLY, OR LOG TO BE AVAILABLE THROUGH CONSTRUCTION MANAGEMENT SOFTWARE.
5. CONTRACTOR'S SUBMITTAL REVIEW: MARK WITH APPROVAL STAMP PRIOR TO SUBMITTING TO ARCHITECT.

01 4000 - QUALITY REQUIREMENTS

1. QUALITY ASSURANCE
   A. QUALITY-ASSURANCE SERVICES: ACTIVITIES, ACTIONS, AND PROCEDURES PERFORMED BEFORE AND DURING EXECUTION OF THE WORK TO GUARD AGAINST DEFECTS AND DEFICIENCIES AND SUBSTANTIATE THAT PROPOSED CONSTRUCTION WILL COMPLY WITH REQUIREMENTS.
   B. DELEGATED DESIGN SERVICES: FOR PRODUCTS AND SYSTEMS ASSIGNED TO CONTRACTOR TO BE DESIGNED AND CERTIFIED BY CONTRACTOR'S DESIGN PROFESSIONAL TO BE IN COMPLIANCE WITH PERFORMANCE AND DESIGN CRITERIA.
2. QUALITY CONTROL
   A. QUALITY-CONTROL SERVICES: TESTS, INSPECTIONS, PROCEDURES, AND RELATED ACTIONS DURING AND AFTER EXECUTION OF THE WORK TO EVALUATE THAT ACTUAL PRODUCTS INCORPORATED INTO THE WORK AND COMPLETED CONSTRUCTION COMPLY WITH REQUIREMENTS.
   B. OWNER RESPONSIBILITIES: WHERE INDICATED AS OWNER'S RESPONSIBILITY, OWNER WILL ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM THESE SERVICES.
   C. CONTRACTOR RESPONSIBILITIES: TESTS AND INSPECTIONS NOT EXPLICITLY ASSIGNED TO OWNER ARE CONTRACTOR'S RESPONSIBILITY.
   D. REPAIR AND PROTECTION: CONTRACTOR'S RESPONSIBILITY, REGARDLESS OF THE ASSIGNMENT OF RESPONSIBILITY FOR QUALITY-CONTROL SERVICES.

01 5000 - TEMPORARY FACILITIES AND CONTROLS

1. OWNER TO PAY ANY USE CHARGES REQUIRED FOR TEMPORARY SERVICES.
2. ANY TEMPORARY FACILITIES REQUIRED WILL BE DETERMINED DURING THE PRE-CONSTRUCTION CONFERENCE.
3. ANY TEMPORARY EQUIPMENT REQUIRED WILL BE DETERMINED DURING THE PRE-CONSTRUCTION CONFERENCE.
4. SUPPORT, SECURITY AND PROTECTION FACILITIES REQUIRED WILL BE DETERMINED DURING THE PRE-CONSTRUCTION CONFERENCE.

DIVISION 01 - GENERAL REQUIREMENTS, CONTINUED

01 6000 - PRODUCT REQUIREMENTS

1. PRODUCT DELIVERY, STORAGE AND HANDLING
   A. USE MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS, INCLUDING THEFT.
   B. STORE PRODUCTS TO ALLOW FOR INSPECTION AND MEASUREMENT OR COUNTING OF UNITS.
   C. PROVIDE FOR STORAGE OF MATERIALS AND EQUIPMENT BY OWNER.
2. PRODUCT WARRANTIES
   A. MANUFACTURER'S DISCLAIMERS AND LIMITATIONS ON PRODUCT WARRANTIES DO NOT RELIEVE CONTRACTOR OF OBLIGATIONS UNDER REQUIREMENTS OF THE CONTRACT DOCUMENTS.
   B. SPECIAL WARRANTIES: PREPARE A WRITTEN DOCUMENT THAT CONTAINS APPROPRIATE TERMS AND IDENTIFICATION, READY FOR EXECUTION.
3. PRODUCT SELECTION PROCEDURES
   A. SOLE PRODUCT: PRODUCT NAMED THAT COMPLIES WITH REQUIREMENTS.
   B. LIMITED LIST OF PRODUCTS: ONE OF THE PRODUCTS LISTED THAT COMPLIES WITH REQUIREMENTS. COMPARABLE PRODUCTS WILL BE CONSIDERED.
   C. BASIS-OF-DESIGN PRODUCT: EITHER THE SPECIFIED PRODUCT OR A COMPARABLE PRODUCT BY ANOTHER MANUFACTURER, APPROVED BY ARCHITECT PRIOR TO NORMAL PROJECT SUBMITTAL.
   D. VISUAL MATCHING SPECIFICATION: PRODUCT THAT MATCHES ARCHITECT'S SAMPLE. ARCHITECT'S DECISION WILL BE FINAL.
   E. VISUAL SELECTION SPECIFICATION: PRODUCT (AND MANUFACTURER) THAT COMPLIES WITH OTHER SPECIFIED REQUIREMENTS. ARCHITECT WILL SELECT COLOR, GLOSS, PATTERN, DENSITY, OR TEXTURE FROM MANUFACTURER'S PRODUCT LINE THAT INCLUDES BOTH STANDARD AND PREMIUM ITEMS.
4. COMPARABLE PRODUCTS
   A. CONDITIONS FOR CONSIDERATION:
      a. PRODUCT DOES NOT REQUIRE REVISIONS TO THE CONTRACT DOCUMENTS, IS CONSISTENT WITH THE CONTRACT DOCUMENTS AND WILL PRODUCE THE INDICATED RESULTS, AND IS COMPATIBLE WITH OTHER PORTIONS OF THE WORK.
      b. COMPARISON OF PROPOSED PRODUCT WITH THOSE NAMED IN THE SPECIFICATIONS.
      c. PRODUCT PROVIDES SPECIFIED WARRANTY.
      d. SIMILAR INSTALLATIONS, IF REQUESTED.
      e. SAMPLES, IF REQUESTED.

01 7300 - EXECUTION

1. EXECUTION
   A. EXISTING CONDITIONS: EXISTENCE AND LOCATION OF CONSTRUCTION AFFECTING THE WORK MUST BE INVESTIGATED AND VERIFIED.
   B. REVIEW OF THE CONTRACT DOCUMENTS AND FIELD CONDITIONS.
   C. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. CUTTING AND PATCHING
   A. PROVIDE TEMPORARY SUPPORT.
   B. PROTECT IN-PLACE CONSTRUCTION.
   C. PROTECT ADJACENT OCCUPIED AREAS.
   D. EXISTING UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS: PREVENT INTERRUPTION TO OCCUPIED AREAS.
   E. CUTTING: IN GENERAL, USE HAND OR SMALL POWER TOOLS. CUT HOLES AND SLOTS NEATLY TO MINIMUM SIZE REQUIRED. TEMPORARILY COVER OPENINGS WHEN NOT IN USE.
   F. PATCHING: PATCH WITH DURABLE SEAMS THAT ARE AS INVISIBLE AS PRACTICABLE.
   G. FINISHES: RESTORE EXPOSED FINISHES. EXTEND NEW FINISHES TO PERIMETER OF PATCHED SURFACE. LEAVE PATCHED WORK INDISTINGUISHABLE FROM EXISTING UNDISTURBED WORK.
3. COORDINATION OF OWNER'S PORTION OF WORK
   A. COORDINATE THE WORK WITH WORK PERFORMED BY OWNER'S CONSTRUCTION PERSONNEL AND OWNER'S SEPARATE CONTRACTORS.
   B. PROVIDE TEMPORARY FACILITIES FOR OWNER-FURNISHED, CONTRACTOR-INSTALLED AND OWNER-FURNISHED, OWNER-INSTALLED PRODUCTS.
   C. PROVIDE ACCESS TO PROJECT SITE FOR OWNER'S PERSONNEL.
   D. INFORM OWNER OF CONTRACTOR'S PREFERRED CONSTRUCTION SCHEDULE FOR OWNER'S PORTION OF THE WORK. ADJUST CONSTRUCTION SCHEDULE BASED ON A MUTUALLY AGREEABLE TIMETABLE.
   E. INCLUDE OWNER'S PERSONNEL AT PREINSTALLATION CONFERENCES.
4. PROGRESS CLEANING
   A. CLEAN PROJECT SITE AND WORK AREAS DAILY. DISPOSE OF MATERIALS LAWFULLY.
   B. KEEP INSTALLED WORK CLEAN.
   C. REMOVE DEBRIS FROM CONCEALED SPACES.
5. STARTING AND ADJUSTING
   A. START EQUIPMENT AND OPERATING COMPONENTS TO CONFIRM PROPER OPERATION.
   B. ADJUST EQUIPMENT FOR PROPER OPERATION.
6. PROTECTION OF INSTALLED CONSTRUCTION
   A. PROVIDE FINAL PROTECTION AND MAINTAIN CONDITIONS THAT ENSURE WORK IS WITHOUT DAMAGE.
7. CORRECTION OF THE WORK
   A. REPAIR OR REMOVE AND REPLACE DAMAGED, DEFECTIVE, OR NONCONFORMING WORK. RESTORE DAMAGED SUBSTRATES AND FINISHES.

01 7700 CLOSEOUT PROCEDURES

1. PREPARE AND SUBMIT CONTRACTOR'S LIST OF INCOMPLETE ITEMS (PUNCH LIST) IN PDF FORMAT VIA EMAIL OR TO WEB-BASED PROJECT MANAGEMENT SOFTWARE.
2. SUBMIT CLOSEOUT ITEMS AS REQUIRED IN OTHER SECTIONS
3. SUBMIT PROJECT WARRANTIES
4. COMPLETE FINAL CLEANING
5. CLEAN DUCTS, BLOWERS, AND COILS IF UNITS WERE OPERATED WITHOUT FILTERS DURING CONSTRUCTION OR THAT DISPLAY CONTAMINATION WITH PARTICULATE MATTER ON INSPECTION.
6. TOUCH UP AND/OR REPAIR FINISHES

01 7839 - PROJECT RECORD DOCUMENTS

1. RECORD DRAWINGS: ONE PAPER-COPY SET AND PDF ELECTRONIC FILES.
2. RECORD PRODUCT DATA: ONE PAPER COPY SET AND PDF ELECTRONIC FILES WITH ANNOTATED DIRECTORIES

END OF DIVISION

DIVISION 02 - EXISTING CONDITIONS

02 4119 - SELECTIVE DEMOLITION

1. OWNER WILL OCCUPY PORTIONS OF BUILDING ADJACENT TO SELECTIVE DEMOLITION AREA.
2. DISPOSE OF DEMOLISHED MATERIALS IN AN EPA-APPROVED LANDFILL.
3. REUSE DEMOLISHED MATERIALS WHERE NOTED IN THE CONSTRUCTION DOCUMENTS.

END OF DIVISION

DIVISION 05 - METALS

05 5213 - PIPE AND TUBE RAILINGS

1. SECTION INCLUDES
   A. STEEL RAILINGS
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SHOP DRAWINGS FOR ALL PRODUCTS, SHOP DRAWINGS TO INCLUDE PLANS, ELEVATIONS, SECTIONS, DETAILS AND ATTACHMENTS TO OTHER WORK
   C. DELEGATED DESIGN SUBMITTAL: FOR RAILINGS, INCLUDING ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.
3. PRODUCTS
   A. METAL SURFACES: PROVIDE MATERIALS WITH SMOOTH SURFACES, WITHOUT SEAM MARKS, ROLLER MARKS, STAINS, DISCOLORATIONS, OR BLEMISHES
   B. RAILINGS TUBING/PIPE TO MATCH ADJACENT CONSTRUCTION.
4. FABRICATION
   A. CUT, DRILL, AND PUNCH METALS CLEANLY AND ACCURATELY.
   B. FORM WORK TRUE TO LINE AND LEVEL WITH ACCURATE ANGLES AND SURFACES.
   C. FORM CHANGES IN DIRECTION TO MATCH ADJACENT CONSTRUCTION.
5. FINISHES
   A. METAL SURFACES TO BE PRIMED AND PAINTED WITH COMPATIBLE PRODUCTS
   B. COLOR TO MATCH ADJACENT CONSTRUCTION.

END OF DIVISION

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06 4116 - PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS

1. SECTION INCLUDES
   A. PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS, CABINET HARDWARE AND ACCESSORIES, WOOD FURRING, BLOCKING, SHIMS AND HANGING STRIPS FOR INSTALLATION
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SHOP DRAWINGS FOR ALL PRODUCTS. SHOP DRAWINGS TO SHOW PLANS, ELEVATIONS, SECTIONS AND ATTACHMENT DETAILS.
   C. SAMPLES FOR EACH EXPOSED PRODUCT FOR EACH COLOR AND TEXTURE SPECIFIED.
3. PRODUCTS
   A. COMPLY WITH THE ARCHITECTURAL WOODWORK STANDARDS
   B. ARCHITECTURAL WOODWORK STANDARDS GRADE: CUSTOM
   C. TYPE OF CONSTRUCTION: FRAMELESS
   D. DOOR AND DRAWER FRONT STYLE: FLUSH OVERLAY
   E. LAMINATE CLADDING FOR EXPOSED SURFACES: PLASTIC LAMINATE GRADE: HGS
   F. HARDWARE:
      a. HINGES: FRAMELESS, CONCEALED
      b. PULLS: BACK MOUNTED
      c. ADJUSTABLE SHELF SUPPORTS
      d. EXPOSED HARDWARE FINISHES: BRUSHED NICKLE OR CHROME

06 4216 - PLASTIC-LAMINATE-FACED WOOD PANELING

1. SECTION INCLUDES
   A. PLASTIC-LAMINATE FACED WOOD PANELING
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SHOP DRAWINGS FOR ALL PRODUCTS. SHOP DRAWINGS TO SHOW PLANS, ELEVATIONS, SECTIONS AND ATTACHMENT DETAILS.
   C. SAMPLES FOR EACH EXPOSED PRODUCT FOR EACH COLOR AND TEXTURE SPECIFIED.
3. PRODUCTS
   A. COMPLY WITH THE ARCHITECTURAL WOODWORK STANDARDS
   B. ARCHITECTURAL WOODWORK STANDARDS GRADE: CUSTOM
   C. FACES: PLASTIC LAMINATE GRADE: HGS

END OF DIVISION

DIVISION 08 - OPENINGS

08 4113 - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

1. SECTION INCLUDES
   A. ALUMINUM-FRAMED ENTRANCE AND STOREFRONT SYSTEMS
2. SUBMITTALS
   A. PRODUCT DATA FOR ALL PRODUCTS
   B. SHOP DRAWINGS FOR ALL PRODUCTS. SHOP DRAWINGS TO INCLUDE PLANS, ELEVATIONS, SECTIONS, FULL SIZE DETAILS AND ATTACHMENT TO OTHER WORK.
3. PRODUCTS
   A. ALUMINUM-FRAMED ENTRANCE AND STOREFRONT SYSTEMS
      a. INTERIOR FRAMING CONSTRUCTION: NON-THERMAL
      b. ENTRANCE DOORS: NON-THERMAL, REFER TO DOOR SCHEDULE.
      c. HARDWARE: REFER TO DOOR HARDWARE.
      d. GLAZING: REFER TO GLAZING.
4. FABRICATION
   A. COMPONENTS TO BE FREE OF DEFECTS OR DEFORMATIONS.
   B. PROVILES TO BE SHARP AND STRAIGHT.
   C. ACCURATLY FIT JOINTS WITH ENDS COPED OR MITERED.
   D. FASTENERS, ANCHORS, AND CONNECTION DEVICES TO BE CONCEALED FROM VIEW TO GREATEST EXTENT POSSIBLE.
   E. PREPARE DOOR AND DOOR FRAMES FOR HARDWARE AND ACCESS CONTROLS.
5. FINISHES
   A. COLOR ANODIC FINISH: BLACK.
6. INSTALLATION
   A. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
   B. DO NOT INSTALL DAMAGED COMPONENTS.
   C. FIT JOINTS TO PRODUCE HAIRLINE JOINTS FREE OF BURRS AND DISTORTION.
   D. RIGIDLY SECURE NONMOVEMENT JOINTS.
   E. SET CONTINUOUS SILL MEMBERS IN FULL SEALANT BED.
   F. INSTALL JOINT FILLER BEHIND SEALANT AS RECOMMENDED BY SEALANT MANUFACTURER.
   G. INSTALL COMPONENTS PLUMB AND TRUE IN ALIGNMENT WITH ESTABLISHED LINES AND GRADES.
   H. INSTALL ENTRANCE DOORS TO PRODUCE SMOOTH OPERATION AND TIGHT FIT AT CONTACT POINTS.

08 7100 - DOOR HARDWARE

1. SECTION INCLUDES
   A. HINGES, MECHANICAL LOCKS, KEYING, SURFACE CLOSERS, DOOR GASKETING, THRESHOLDS
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. INCLUDE DOOR HARDWARE IN DOOR SCHEDULE, USING SAME REFERENCE NUMBERS AS THOSE ON DRAWINGS
3. PRODUCTS
   A. OBTAIN EACH TYPE OF DOOR HARDWARE FROM SINGLE MANUFACTURER
   B. ACCESSIBILITY REQUIREMENTS: DOOR HARDWARE ON DOOR IN AN ACCESSIBLE ROUTE, COMPLY WITH ICC/ANSI A117.1 ACCESSIBILITY STANDARDS
   C. HINGES: ANSI/BHMA A156.1. PROVIDE TEMPLATE-PRODUCED HINGES FOR HINGES INSTALLED ON HOLLOW-METAL FRAMES
   D. MECHANICAL LOCKS: LOCK FUNCTIONS AS INDICATED IN DOOR HARDWARE SCHEDULE
   E. MORTISE LOCKS: ANSI/BHMA A156.13. OPERATIONAL GRADE 1
   F. KEYING: TO BE DETERMINED AT PRE-CONSTRUCTION CONFERENCE
   G. SURFACE CLOSERS: ANSI/BHMA A156.4. RACK AND PINION HYDRAULIC TYPE WITH ADJUSTABLE SWEEP AND LATCH SPEEDS
   H. DOOR GASKETING: ANSI/BHMA A156.22. RESILIENT OR FLEXIBLE SEAL STRIPS APPLIED TO HEAD AND JAMBS
   I. THRESHOLDS: ANSI/BHMA A156.21. FULL WIDTH OF DOOR OPENING
4. FINISHES
   A. EXPOSED HARDWARE: STAINLESS/BRUSHED NICKEL
5. INSTALLATION
   A. MOUNT DOOR HARDWARE AT HEIGHTS TO COMPLY WITH ICC/ANSI A117.1 ACCESSIBILITY STANDARDS
   B. PROVIDE FLOOR STOPS FOR DOORS IN FULLY OPEN POSITION. DO NOT PLACE FLOOR STOPS WHERE THEY MAY CAUSE A HAZARD FOR USERS.

08 8000 - GLAZING

1. SECTION INCLUDES
   A. GLASS PRODUCTS, MISCELLANEOUS GLAZING ACCESSORIES
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
3. PRODUCTS
   A. WHERE SAFETY GLAZING IS INDICATED, GLAZING TO COMPLY WITH 16 CFR 1201, CATEGORY II.
   B. FOR DOORS:
      a. FULLY TEMPERED FLOAT GLASS
      b. MIN. 1/4" THICKNESS
   C. FOR OTHER FABRICATIONS: FULLY TEMPERED FLOAT GLASS
      a. MIN. 1/2" THICKNESS
4. INSTALLATION
   A. FOR FRAMELESS GLASS, PROVIDE GLASS CLIPS FOR INSTALLATION

END OF DIVISION

DIVISION 09 - FINISHES

09 2216 - NON-STRUCTURAL METAL FRAMING

1. SECTION INCLUDES
   A. FRAMING SYSTEMS
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
3. PRODUCTS
   A. FRAMING MEMBERS, GENERAL: COMPLY WITH AISI S220
   B. STUDS AND TRACK: AISI S220
      a. THICKNESS: AS REQUIRED BY PERFORMANCE REQUIREMENTS FOR HORIZONTAL DEFLECTION
      b. DEPTH: AS INDICATED ON DRAWINGS
   C. SLIP-TYPE HEAD JOINTS: DEFLECTION TRACK
4. INSTALLATION
   A. INSTALL FRAMING AND ACCESSORIES PLUMB, SQUARE, AND TRUE TO LINE, WITH CONNECTIONS SECURELY FASTENED.
   B. INSTALL SUPPLEMENTARY FRAMING, AND BLOCKING TO SUPPORT FIXTURES, EQUIPMENT SERVICES, RIM, FURNISHINGS, OR SIMILAR CONSTRUCTION.
   C. DO NOT BRIDGE BUILDING CONTROL AND EXPANSION JOINTS WITH NON-LOAD-BEARING STEEL FRAMING MEMBERS. FRAME BOTH SIDES OF JOINTS INDEPENDENTLY.
   D. FRAMING MEMBER SPACING: AS INDICATED ON DRAWINGS.
   E. PROVIDE ISOLATION STRIP BETWEEN STUDS AND EXTERIOR WALLS

DIVISION 09 - FINISHES, CONTINUED

09 5123 - ACOUSTICAL TILE CEILINGS

1. SECTION INCLUDES
   A. ACOUSTICAL TILES, METAL SUSPENSION SYSTEM, ACCESSORIES, METAL EDGE MOLDING AND TRIM
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
3. PRODUCTS
   A. ENGAGE QUALIFIED PROFESSIONAL ENGINEER TO DESIGN SEISMIC RESTRAINTS FOR CEILING SYSTEMS
   B. ACOUSTICAL TILES (ACT-1)
      a. MANUFACTURER'S STANDARD THAT COMPLY WITH ASTM E1264
      b. ARMSTRONG, SAND PEBBLE
         - COLOR: WHITE
         - SIZE: 24" X 24"
         - THICKNESS: 5/8"
         - EDGE DETAIL: TEGULAR EDGE
         - SOUND ABSORPTION: NRC 0.50
         - SOUND BLOCKING: CAC 30
   C. METAL SUSPENSION SYSTEM
      a. MANUFACTURER'S STANDARD, DIRECT-HUNG, FULLY CONCEALED SYSTEM THAT COMPLIES WITH ASTM C635/C635M
   D. METAL EDGE MOLDING AND TRIM
      a. MANUFACTURER'S STANDARD MOLDINGS AND TRIM
4. INSTALLATION
   A. INSTALL EDGES AND TRIM AT PERIMETER OF CEILING, AT PENETRATIONS, AND TO CONCEAL EDGES OF ACOUSTICAL TILES
   B. ARRANGE ACOUSTICAL TILES AS INDICATED ON REFLECTED CEILING PLANS.

09 2900 - GYPSUM BOARD

1. SECTION INCLUDES
   A. INTERIOR GYPSUM BOARD, GYPSUM BOARD ACCESSORIES
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
3. PRODUCTS
   A. GYPSUM BOARD, GENERAL
      a. PROVIDE MAXIMUM LENGTHS AND WIDTHS AVAILABLE TO MINIMIZZE JOINTS
   B. GYPSUM WALL BOARD (ASTM C1396/C1396M)
      a. TYPICAL WALL APPLICATION
      b. THICKNESS: 5/8"
      c. LONG EDGES: TAPERED
   C. TRIM AND ACCESSORIES
      a. GALVANIZED OR ALUMINUM-COATED STEEL SHEET, ROLLED ZINC, PLASTIC, OR PAPER-FACED GALVANIZED STEEL SHEET
      b. SHAPES: CORNER BEAD, J-BEAD, L-BEAD, J-TRIM, PARTITION END CAPS, EXPANSION (CONTROL) JOINT
   D. JOINT TAPE
      a. INTERIOR GYPSUM BOARD: PAPER
      b. GLASS-MAT GYPSUM SHEATHING BOARD: 10-BY-10 GLASS MESH
      c. TILE BACKING PANELS: AS RECOMMENDED BY PANEL MANUFACTURER
   E. PRIMER: AS RECMMENDED BY TEXTURED FINISH MANUFACTURER
4. INSTALLATION
   A. PREFIL OPEN JOINTS
   B. APPLY JOINT TAPE OVER JOINTS
5. FINISHES
   A. LEVEL 4: AT ALL PANELS THAT ARE EXPOSED TO VIEW, UNLESS OTHERWISE INDICATED

09 6513 - RESILIENT BASE AND ACCESSORIES

1. SECTION INCLUDES
   A. RESILIENT WALL BASE, RUBBER STAIR ACCESSORIES
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SAMPLES FOR ALL PRODUCTS
3. PRODUCTS
   A. RESILIENT WALL BASE (RB-1)
      a. JOHNSONITE, A TARKETT COMPANY, TRADITIONAL VINYL
      b. HEIGHT: 4" TOELESS
      c. COLOR: PEWTER (24)
      d. ADHESIVES: AS PER MANUFACTURER
   B. RESILIENT WALL BASE (RB-2)
      a. JOHNSONITE, A TARKETT COMPANY, TRADITIONAL VINYL
      b. HEIGHT: 4" WITH TOE
      c. COLOR: PEWTER (24)
      d. ADHESIVES: AS PER MANUFACTURER
4. INSTALLATION
   A. COMPLY WITH TARKETT'S WRITTEN INSTRUCTIONS FOR INSTALLING RESILIENT BASE
      a. APPLY RESILIENT BASE TO ALL WALLS AND COLUMNS
         - BASE NOT REQUIRED AT MILLWORK AND/OR CASEWORK

09 8000 - ACOUSTICAL BATT INSULATION

1. SECTION INCLUDES
   A. GLASS FIBER ACOUSTICAL INSULATION FOR INTERIOR WALLS FLOOR AND CEILINGS
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
3. PRODUCTS
   A. GLASS FIBER ACOUSTICAL INSULATION
      a. UNFACED GLASS FIBER INSULATION COMPLYING WITH ASMT C 665 AND ASTM E 136
4. INSTALLATION
   A. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLING ACOUSTICAL INSULATION

09 8433 - SOUND-ABSORBING WALL UNITS

1. SECTION INCLUDES
   A. OWNER-PROVIDED SOUND-ABSORBING WALL UNITS
2. PRODUCTS
   A. OWNER-PROVIDED SOUND-ABSORBING WALL UNITS
      a. ABSTRACTA, TRILINE WALL PANEL
3. INSTALLATION
   A. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLING SOUND-ABSORBING WALL UNITS

09 9123 - INTERIOR PAINTING

1. SECTION INCLUDES
   A. PRIMERS, FINISH COATINGS
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SAMPLES FOR ALL PRODUCTS.
3. PRODUCTS
   A. INTERIOR PAINTING SCHEDULE:
      a. CONCRETE SUBSTRATES, NON-TRAFFIC SURFACES
         - LOW-ODOR/LOW VOC LATEX SYSTEM
      b. STEEL SUBSTRATES:
         - LOW-ODOR/LOW VOC LATEX SYSTEM OVER ALKYD PRIMER
         - LOW-ODOR/LOW VOC LATEX SYSTEM OVER SHOP APPLIED PRIMER
      c. GALVANIZED-METAL SUBSTRATES:
         - LOW-ODOR/LOW VOC LATEX SYSTEM OVER ALKYD PRIMER
      d. GYPSUM BOARD SUBSTRATES:
         - HIGH-OERFORMANCE
         - LOW-ODOR/LOW VOC LATEX SYSTEM
4. INSTALLATION
   A. PREPARATION:
      a. GENERAL:
         - PROTECT ADJACENT SURFACES
      b. CONCRETE SUBSTRATES, NON-TRAFFIC SURFACES
         - REMOVE DIRT, LOOSE MORTAR, SALT, SCALE AND OTHER FOREIGN MATTER
         - REMOVE OIL AND GREASE
      c. STEEL SUBSTRATES:
         - REMOVE DIRT, OIL AND GREASE
      d. GALVANIZED-METAL SUBSTRATES:
         - REMOVE DIRT, OIL AND GREASE
      e. GYPSUM BOARD SUBSTRATES:
         - FILL MINOR DEFECTS WITH FILLER COMPOUND
         - APPLY TEXTURE AS SPECIFIED
5. FINISHES
   A. COLORS AND SHEENS AS INDICATED ON DRAWINGS.

END OF DIVISION

collab. architecture
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR COMMUNITY CENTER REMODEL

1500 COALTON RD., SUPERIOR, CO 80027

TOWN OF SUPERIOR

SD:	7/23/2

DIVISION 10 - SPECIALTIES

10 2600 - WALL AND DOOR PROTECTION

1. SECTION INCLUDES
   A. CORNER GUARDS
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SAMPLES FOR ALL PRODUCTS.
3. PRODUCTS
   A. SURFACE-MOUNTED, POLYCARBONATE CORNER GUARDS CG-1
      a. MANUFACTURER'S STANDARD ASSEMBLY
      b. COLOR: SELECT FROM MANUFACTURER'S STANDARD COLORS, TO BE DETERMINED UPON SUBMITTAL
      c. TEXTURE: SELECT FROM MANUFACTURER'S STANDARD TEXTURES, SMOOTH
      d. SIZE: SELECT FROM MANUFACTURER'S STANDARD SIZES, 2" LEG
4. INSTALLATION
   A. INSTALL WALL PROTECTION ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS, LEVEL, PLUMB, AND TRUE TO LINE WITHOUT DISTORTIONS. DO NOT USE MATERIALS WITH CHIPS, CRACKS, VOIDS, STAINS, OR OTHER DEFECTS THAT MIGHT BE VISIBLE IN THE FINISHED WORK.

END OF DIVISION

DIVISION 12 - FURNISHINGS

12 3661.19 - QUARTZ AGGLOMERATE COUNTERTOPS

1. SECTION INCLUDES
   A. QUARTZ AGGLOMERATE COUNTERTOPS, COUNTERTOP SUPPORTS
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SHOP DRAWINGS FOR ALL PRODUCTS, SHOP DRAWINGS TO SHOW FABRICATION AND INSTALLATION METHODS/DETAILS.
   C. PROVIDE SAMPLES FOR ALL PRODUCTS.
3. PRODUCTS
   A. QUARTZ COUNTERTOP TYPE QZ-1
      a. WILSONART, CALACATTA COLLECTION
      b. SOLID SHEETS
      c. COLOR: AQUILEA
      d. CONFIGURATION:
         - COUNTERTOPS: 3/4" THICK
         - FRONT/APRON: 3/4" THICK, 2" APRON DEPTH, MITERED EDGES, STRAIGHT, SLIGHTLY EASED AT CORNER
         - CORNERS: MITERED (WATERFALL) EDGES, STRAIGHT, SLIGHTLY EASED AT CORNER WHERE HORIZONTALLY PLACED COUNTERTOP ADJOINS VERTICALLY PLACED COUNTERTOP.
      e. SUBTOP PARTICLEBOARD OR PLYWOOD AS RECOMMENDED BY THE MANUFACTURER.
   B. COUNTERTOP SUPPORTS
      a. CONSTRUCTION: STEEL
      b. COLOR: POWDER COAT OR PRIMED AND PAINTED BLACK
      c. SIZE: AS RECOMMENDED BY COUNTERTOP AND BRACKET MANUFACTURER
4. FABRICATION
   A. FABRICATE COUNTERTOPS ACCORDING TO QUARTZ AGGLOMERATE MANUFACTURER'S WRITTEN INSTRUCTIONS AND THE AWI/AWMAC/WI'S "ARCHITECTURAL WOODWORK STANDARDS."
   B. FABRICATE COUNTERTOPS WITHOUT JOINTS.
   C. CUTOUTS AND HOLES: MAKE CUTOUTS FOR FIXTURES IN SHOP USING TEMPLATE OR PATTERN FURNISHED BY FIXTURE MANUFACTURER. FORM CUTOUTS TO SMOOTH, EVEN CURVES.
5. INSTALLATION
   A. FOR COUNTERTOPS OVER BASE UNITS:
      a. FASTEN COUNTERTOPS BY SCREWING THROUGH CORNER BLOCKS OF BASE UNITS INTO UNDERSIDE OF COUNTERTOP. PREDRILL HOLES FOR SCREWS AS RECOMMENDED BY MANUFACTURER.
   B. FOR COUNTERTOPS OVER WALL OR OTHER SUPPORTS:
      a. FASTEN SUBTOPS TO CABINETS BY SCREWING THROUGH SUBTOPS INTO CORNERBLOCKS OF BASE CABINETS. SHIM AS NEEDED TO ALIGN SUBTOPS IN A LEVEL PLANE.
      b. SECURE COUNTERTOPS TO SUBTOPS WITH ADHESIVE ACCORDING TO QUARTZ AGGLOMERATE MANUFACTURER'S WRITTEN INSTRUCTIONS.
   C. BOND JOINTS WITH ADHESIVE AND DRAW TIGHT AS COUNTERTOPS ARE SET. MASK AREAS OF COUNTERTOPS ADJACENT TO JOINTS TO PREVENT ADHESIVE SMEARS.
   D. INSTALL BACKSPLASHES AND END SPLASHES BY ADHERING TO WALL AND COUNTERTOPS WITH ADHESIVE.
   E. INSTALL APRONS TO BACKING AND COUNTERTOPS WITH ADHESIVE.
   F. COMPLETE CUTOUTS NOT FINISHED IN SHOP. MASK AREAS OF COUNTERTOPS ADJACENT TO CUTOUTS TO PREVENT DAMAGE WHILE CUTTING. MAKE CUTOUTS TO ACCURATELY FIT ITEMS TO BE INSTALLED, AND AT RIGHT ANGLES TO FINISHED SURFACES UNLESS BEVELING IS REQUIRED FOR CLEARANCE. EASE EDGES SLIGHTLY TO PREVENT SNIPPING.
   G. APPLY SEALANT TO GAPS AT WALLS

END OF DIVISION

DIVISION 23 - HEATING, VENTILATING AND AIR CONDITIONING

REFER TO MECHANICAL GENERAL NOTES/SPECIFICATIONS FOR REQUIREMENTS

DIVISION 26 - ELECTRICAL

REFER TO ELECTRICAL GENERAL NOTES/SPECIFICATIONS FOR REQUIREMENTS

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SUPERIOR COMMUNITY CENTER REMODEL

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ARCHITECT
10/22/2025

SPECIFICATIONS

DRAWN BY: KRC | CHECKED BY: KRC

G1.02

SYSTEM NOTES - WALLS

INTERIOR PARTITION ASSEMBLIES

P3 3-5/8" METAL SUD FRAMING @ 16" O.C.

INTERIOR PARTITION TYPES

A STANDARD WALL, 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. TERMINATE FRAMING AND GYP. BD. AT 14' - 0" A.F.F. PROVIDE SOUND BATT INSULATION FULL HEIGHT.

B ONE-SIDE FINISHED, 1x LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. TERMINATE FRAMING AND GYP. BD. AT NEAREST CEILING/DECK ABOVE.

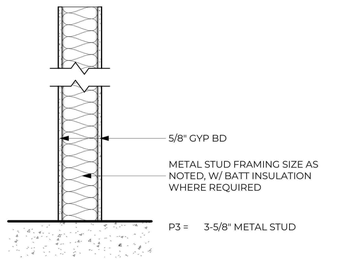
U UNDER COUNTER SUPPORT WALL, 1x LAYER HPL ON EACH SIDE OF STUD FRAMING, UNO. TERMINATE FRAMING AND FINISHES AT UNDERSIDE OF COUNTER. REFER TO ELEVATIONS AND DETAILS FOR WALL HEIGHT.

INTERIOR PARITION NOTES

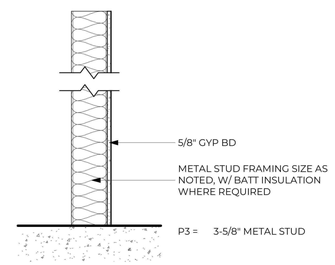
1 ALL DIMENSIONS ARE TO FACE OF STUD FRAMING (FOR NEW WALLS), FACE OF EXISTING FINISH (FOR EXISTING WALLS), OR NOMINAL FACE OF MASONRY WALLS U.N.O.

2 PROVIDE WOOD BLOCKING OR METAL STRAP BACKING IN PARTITIONS, AS NEEDED, FOR WALL MOUNTED EQUIPMENT, CABINETS, ACCESSORIES, ETC. IT SHALL BE THE RESPONSIBILITY OF THE GC TO COORDINATE THE REQUIRED LOCATIONS FOR BACKING.

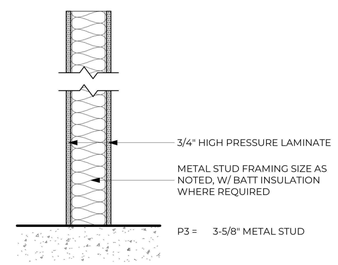
3 REFER TO FINISH PLANS AND SCHEDULES FOR INTERIOR WALL FINISHES.



1 G1.11 INTERIOR PARTITION - A - STANDARD WALL
1" = 1'-0"



3 G1.11 INTERIOR PARTITION - B - ONE SIDE FINISHED
1" = 1'-0"



4 G1.11 INTERIOR PARTITION - U - UNDERCOUNTER SUPPORT WALL
1" = 1'-0"

SYSTEM NOTES - CEILINGS

CEILING ASSEMBLIES

C1 2' X 2' SUSPENDED ACOUSTIC CEILING TILE SYSTEM. TILE AND EDGE STYLE, "T" STYLE AND COLORS AS PER FINISH SCHEDULE.

EC1 EXISTING CEILING: WOOD PANEL CEILING SYSTEM.

EC2 EXISTING CEILING: WOOD PLANK CEILING SYSTEM.

EC3 EXISTING CEILING: AREA EXPOSED TO DECK ABOVE.

EC4 EXISTING CEILING: DECORATIVE CEILING SYSTEM.

CEILING NOTES

1 ALL ACT CEILINGS TO BE STANDARD 15/16" METAL "T" GRID, UNO. REFER TO FINISH SCHEDULES FOR COLOR.

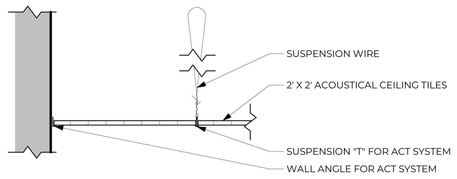
2 PROVIDE 3-1/2" SOUND BATTS OVER CEILING OF ENTIRE ROOM OF NEW OFFICE, UNO.

3 REFERENCE INTERIOR ELEVATIONS AND/OR SECTIONS FOR MOUNTING HEIGHTS OF ALL WALL MOUNTED FIXTURES.

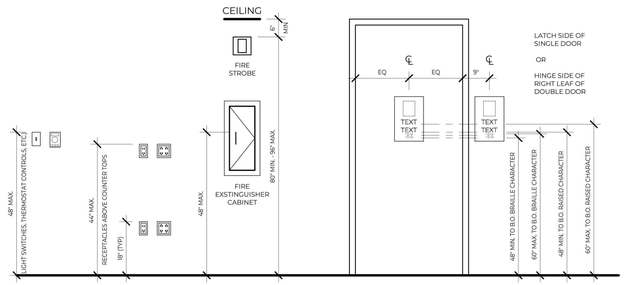
4 REFER TO ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE SELECTIONS.

5 REFER TO MECHANICAL DRAWINGS FOR ALL AIR DISTRIBUTION AND SUPPLY AND RETURN AIR FIXTURES.

6 REFER TO FINISH PLANS AND SCHEDULES FOR INTERIOR CEILING FINISHES.



5 G1.11 CEILING TYPE C1 - SUSPENDED ACT
1" = 1'-0"



ELECTRICAL/FIRE/ALARMS
A117.1, 2017: 308
NFPA 72

SIGNAGE
A117.1, 2017: 703.3, 703.4

2 G1.11 STANDARD - ADA/ANSI1
1/2" = 1'-0"

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SYSTEM NOTES & TYPICAL ACCESSIBILITY DETAILS

DRAWN BY: KRC | CHECKED BY: KRC

G1.11

PROJECT INFORMATION

PROJECT INFORMATION

REMODEL AREA (OFFICE/RECEPTION)	524 SF
REMODEL AREA (KID'S AREA)	221 SF
EXISTING OCCUPANCY CLASSIFICATION	B BUSINESS A-3 COMMUNITY HALL/LIBRARY
REMODEL OCCUPANCY CLASSIFICATION	B BUSINESS A-3 COMMUNITY HALL/LIBRARY
TYPE OF CONSTRUCTION	V-B, SPRINKLERED
EXISTING OCCUPANT LOAD	481 OCCUPANTS
MODIFIED OCCUPANT LOAD	466 OCCUPANTS

APPLICABLE CODES

CONSTRUCTION TO COMPLY WITH THE FOLLOWING CODES AS LOCALLY AMENDED

2018	INTERNATIONAL BUILDING CODE (IBC)
2018	INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018	INTERNATIONAL MECHANICAL CODE (IMC)
2018	INTERNATIONAL PLUMBING CODE (IPC)
2018	INTERNATIONAL FIRE CODE (IFC)
2018	INTERNATIONAL FUEL GAS CODE (IFGC)
2023	NATIONAL ELECTRICAL CODE (NEC)
2009	ICC/ANSI A117.1 ACCESSIBILITY STANDARDS
CRS 9-5	COLORADO STATE ACCESSIBILITY

PROJECT NARRATIVE

INTERIOR REMODEL OF THE FRONT LOBBY AREA OF THE EXISTING TOWN OF SUPERIOR COMMUNITY CENTER. SCOPE OF WORK INCLUDES REMOVING THE EXISTING OPEN RECEPTION DESK AND CONSTRUCTING ONE NEW OFFICE AND ONE RECEPTION AREA IN THE EXISTING LOUNGE SPACE. THE KIDS PLAY SPACE WILL BE RELOCATED INTO AN EXISTING OPEN LOUNGE/SEATING AREA.

CODE ANALYSIS

CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE

303 ASSEMBLY GROUP A (A-3)
- COMMUNITY HALLS (EXISTING)

304 BUSINESS GROUP B
- CIVIC ADMINISTRATION

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS

NO CHANGES TO HEIGHTS AND AREAS PROPOSED

CHAPTER 6 TYPES OF CONSTRUCTION

CONSTRUCTION TYPE: V-B, FULLY SPRINKLERED PER NFPA 13 (EXISTING)
NO CHANGES TO TYPES OF CONSTRUCTION PROPOSED

FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS

NONBEARING WALLS (INTERIOR) 0 HR

CHAPTER 10 MEANS OF EGRESS

1004 OCCUPANT LOAD:
SEE TABLE BELOW
REMODEL REDUCES OCCUPANT LOAD BY 5 OCCUPANTS
NO CHANGES TO MEANS OF EGRESS PROPOSED

1005 MEANS OF EGRESS SIZING:
MIN. WIDTH BASED ON OCCUPANT LOAD:
OTHER: .2" PER OCCUPANT

1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
TWO EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED WHERE:
GROUP A
- OCCUPANT LOAD EXCEEDS: 49 OCCUPANTS OR
- COMMON PATH OF EGRESS TRAVEL EXCEEDS: 75 FEET

GROUP B
- OCCUPANT LOAD EXCEEDS: 49 OCCUPANTS OR
- COMMON PATH OF EGRESS TRAVEL EXCEEDS: 100 FEET

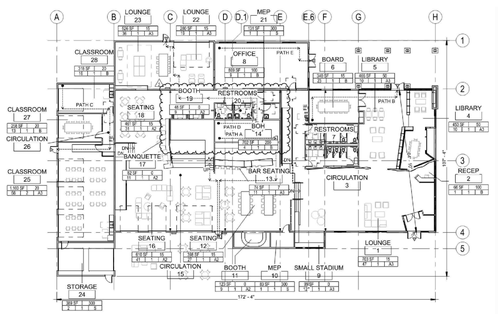
CHAPTER 29 PLUMBING SYSTEMS

REMODEL REDUCES OCCUPANT LOAD BY 5 OCCUPANTS
NO CHANGES TO PLUMBING SYSTEMS REQUIRED OR PROPOSED

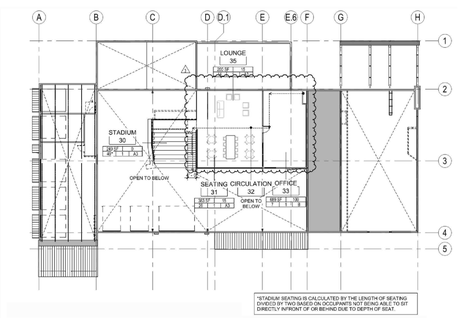
CODE PLAN LEGEND

- EXIT ACCESS TRAVEL DISTANCE
- 0 — OCCUPANT LOAD THRU EXIT
- OCCUPANCY GROUP
- AREA — NOMINAL SQ. FT.
- E | 13085 / 855 | 20 | 2 — NUMBER OF EXITS REQUIRED / OCCUPANT LOAD FACTOR / NUMBER OF OCCUPANTS
- AREA NOT IN SCOPE
- CIRCULATION AREA IN SCOPE
- ASSEMBLY AREA IN SCOPE
- BUSINESS AREA IN SCOPE
- ACCESSIBLE ROUTE 1

PREVIOUSLY PREPARED CODE PLANS - FOR REFERENCE ONLY - NTS



LEVEL 1 CODE PLAN
1/16" = 1'-0"



MEZZANINE CODE PLAN
1/16" = 1'-0"

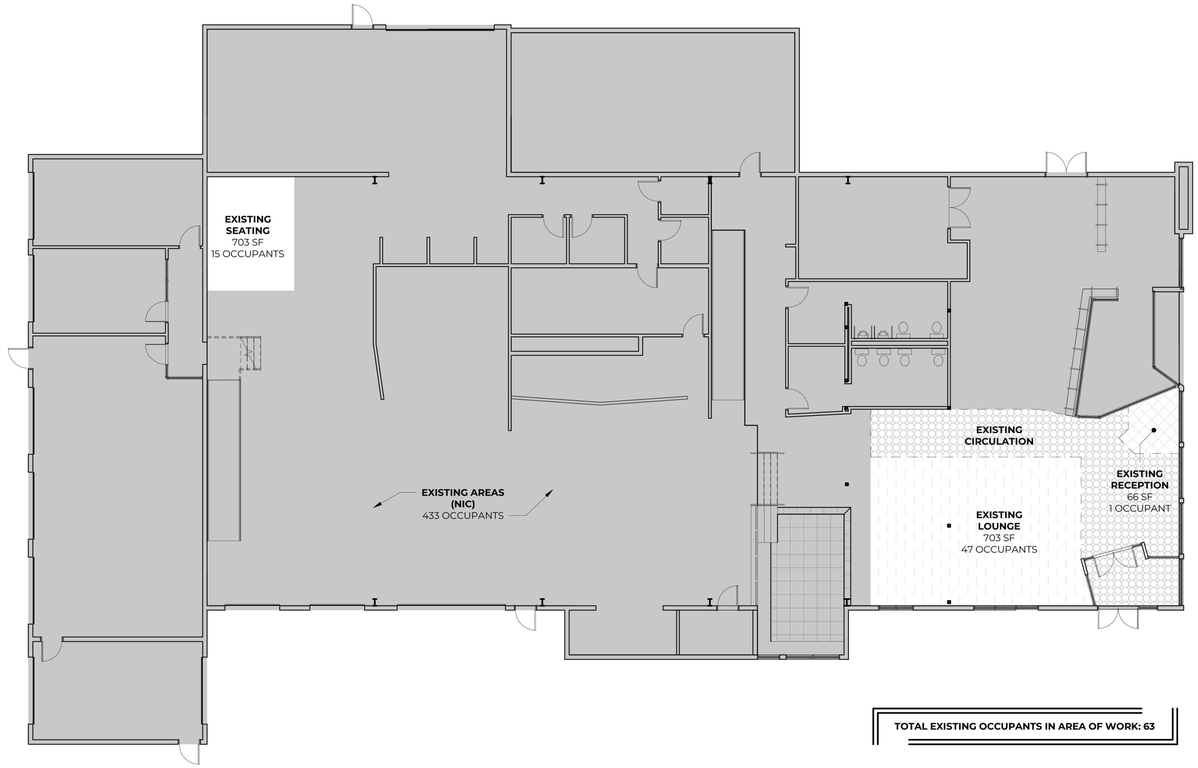
OCCUPANT LOAD

PREVIOUSLY PREPARED OCCUPANT LOAD TABLE

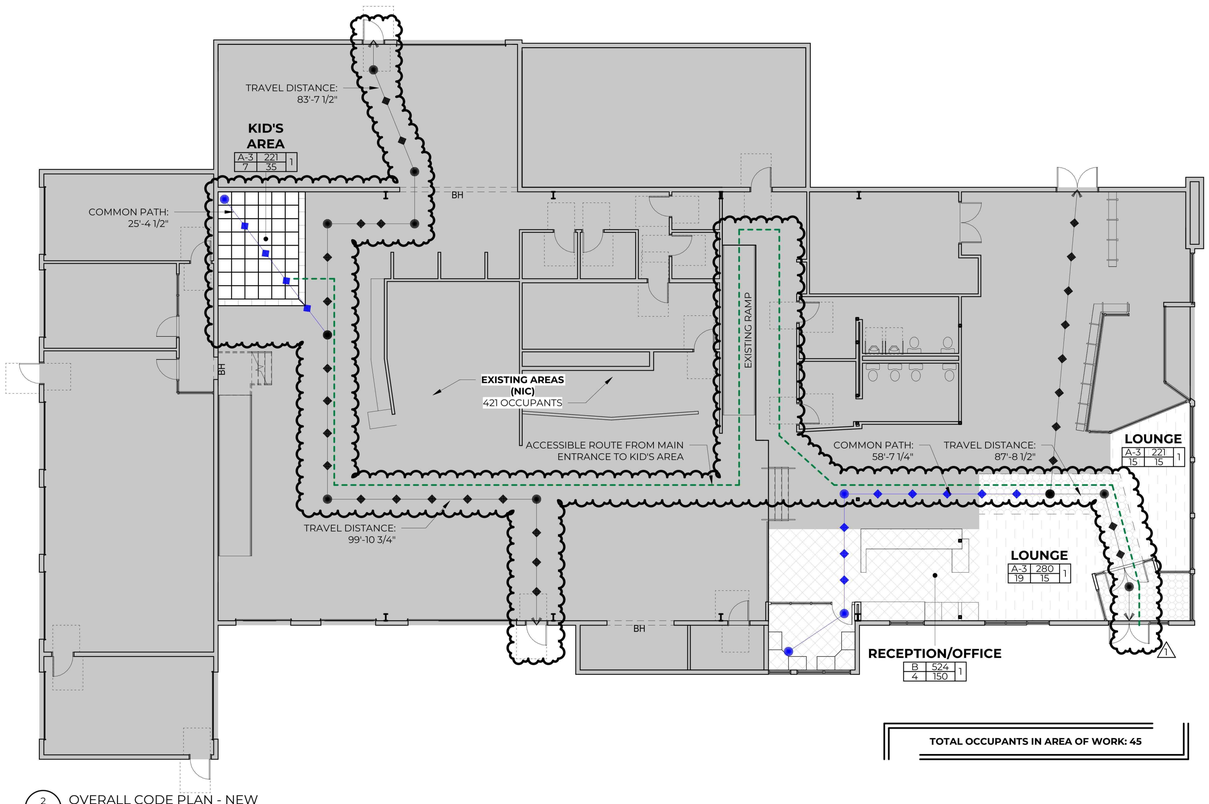
LOCATION	NUMBER	NAME	AREA	FUNCTION OF SPACE	IBC 2012 OCCUPANT LOAD FACTOR	IBC 2012 OCCUPANT LOAD	IBC 2018 OCCUPANT LOAD FACTOR	IBC 2018 OCCUPANT LOAD
LOWER FLOOR	1	LOUNGE	703	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	47	15	47
	2	RECEP	66	BUSINESS AREAS	100	1	150	1
	3	CIRCULATION	1,816	NA				
	4	LIBRARY	453	LIBRARY, READING ROOMS	50	10	50	10
	5	LIBRARY	466	LIBRARY, READING ROOMS	50	10	50	10
	6	BOARD	340	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	23	15	23
	7	RESTROOMS	459	NA				
	8	OFFICE	869	BUSINESS AREAS	100	9	150	6
	9	SMALL STADIUM	99	ASSEMBLY WITH FIXED SEATS	1 PER 2 LF	12	1 PER 2 LF	10
	10	MEP	83	MECHANICAL EQUIPMENT ROOM	300	1	300	1
	11	BOOTH	123	ASSEMBLY WITH FIXED SEATS	1 PER 2 LF	9	1 PER 2 LF	9
	12	SEATING	398	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	27	15	27
	13	BAR SEATING	74	ASSEMBLY WITHOUT FIXED SEATS, CONCENTRATED (CHAIRS ONLY)	7	11	7	11
	14	BOH	702	COMMERCIAL KITCHEN	200	4	200	4
	15	CIRCULATION	2,219	NA				
	16	SEATING	610	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	41	15	41
	17	BANQUETTE	82	ASSEMBLY WITH FIXED SEATS	1 PER 2 LF	11	1 PER 2 LF	11
	18	SEATING	461	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	31	15	31
	19	BOOTH	48	ASSEMBLY WITH FIXED SEATS	1 PER 2 LF	9	1 PER 2 LF	9
	20	RESTROOMS	114	NA				
	21	MEP	131	MECHANICAL EQUIPMENT ROOM	300	1	300	1
	22	LOUNGE	280	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	19	15	19
	23	LOUNGE	526	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	36	15	36
	24	STORAGE	389	ACCESSORY STORAGE AREA	300	2	300	2
	25	CLASSROOM	1,103	EDUCATIONAL - CLASSROOM AREA	20	56	20	56
	26	CIRCULATION	109	NA				
	27	CLASSROOM	258	EDUCATIONAL - CLASSROOM AREA	20	13	20	13
	28	CLASSROOM	318	EDUCATIONAL - CLASSROOM AREA	20	16	20	16
MEZZANINE	30	STADIUM	249	ASSEMBLY WITH FIXED SEATS, NO DIVIDING ARMS	1 PER 18"	40	1 PER 18"	40
	31	SEATING	383	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	26	15	26
	32	CIRCULATION	403	NA				
	33	OFFICE	689	BUSINESS AREAS	100	7	150	5
	35	LOUNGE	200	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	14	15	14
TOTAL			15,223			480		481

MODIFIED OCCUPANT LOAD TABLE

LOCATION	SCOPE	NAME	AREA	FUNCTION OF SPACE	IBC 2018 OCCUPANT LOAD FACTOR	IBC 2018 OCCUPANT LOAD
LOWER FLOOR	MODIFIED	LOUNGE	280	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	19
		LOUNGE	221	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	15
		RECEP	524	BUSINESS AREAS	150	4
		CIRCULATION	289	NA		
		KID'S AREA	221	DAYCARE	35	7
	NO CHANGE	LIBRARY	453	LIBRARY, READING ROOMS	50	10
		LIBRARY	466	LIBRARY, READING ROOMS	50	10
		BOARD	340	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	23
		RESTROOMS	459	NA		
		OFFICE	869	BUSINESS AREAS	150	6
		MEP	83	MECHANICAL EQUIPMENT ROOM	300	1
		BOOTH	123	ASSEMBLY WITH FIXED SEATS	1 PER 2 LF	9
		SEATING	398	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	27
		BAR SEATING	74	ASSEMBLY WITHOUT FIXED SEATS, CONCENTRATED (CHAIRS ONLY)	7	11
		BOH	702	COMMERCIAL KITCHEN	200	4
		CIRCULATION	2,219	NA		
		SEATING	610	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	41
		BANQUETTE	82	ASSEMBLY WITH FIXED SEATS	1 PER 2 LF	11
		SEATING	461	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	31
		BOOTH	48	ASSEMBLY WITH FIXED SEATS	1 PER 2 LF	9
		RESTROOMS	114	NA		
		MEP	131	MECHANICAL EQUIPMENT ROOM	300	1
		LOUNGE	280	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	19
		LOUNGE	526	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	36
		STORAGE	389	ACCESSORY STORAGE AREA	300	2
		CLASSROOM	1,103	EDUCATIONAL - CLASSROOM AREA	20	56
		CIRCULATION	109	NA		
		CLASSROOM	258	EDUCATIONAL - CLASSROOM AREA	20	13
		CLASSROOM	318	EDUCATIONAL - CLASSROOM AREA	20	16
MEZZANINE		STADIUM	249	ASSEMBLY WITH FIXED SEATS, NO DIVIDING ARMS	1 PER 18"	40
		SEATING	383	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	26
		CIRCULATION	403	NA		
		OFFICE	689	BUSINESS AREAS	150	5
		LOUNGE	200	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	14
TOTAL			14,074			466



1 G2.01 OVERALL CODE PLAN - EXISTING
3/32" = 1'-0"



2 G2.01 OVERALL CODE PLAN - NEW
3/32" = 1'-0"

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REV. #	DESCRIPTION	DATE
1	PLAN REVIEW	11/10/2025

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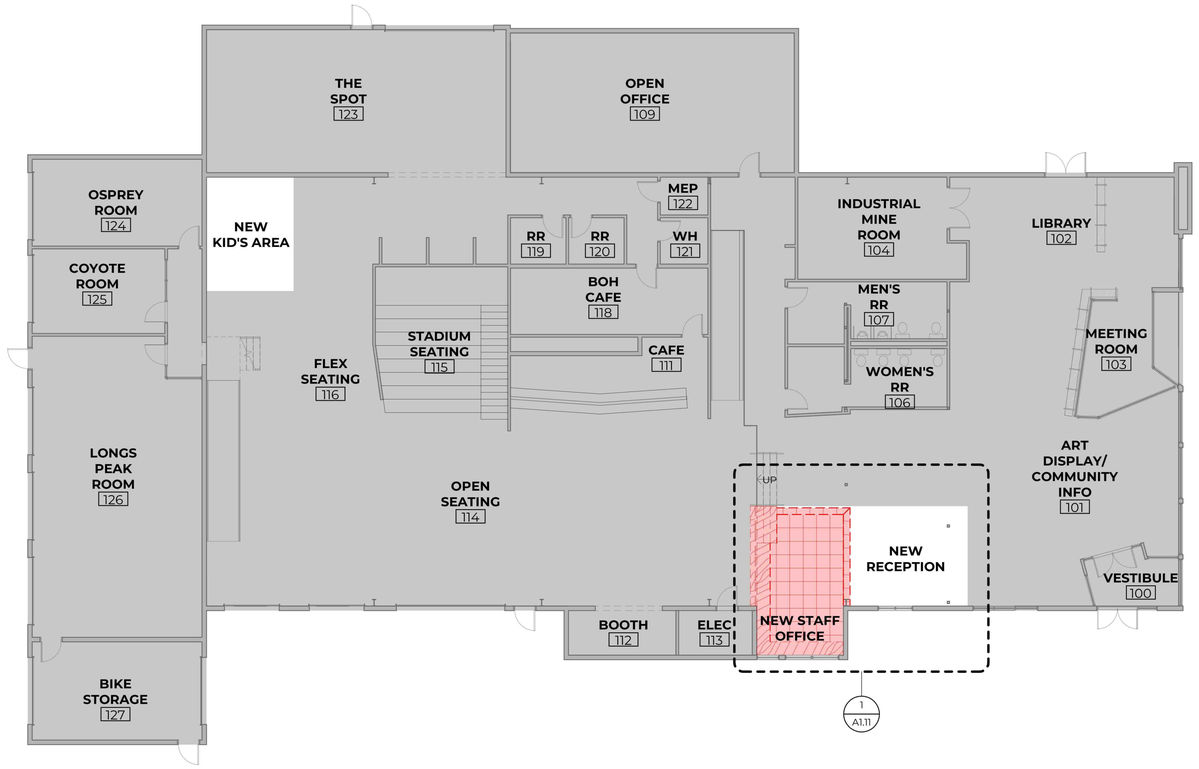
KAITLYN R. CHARLESWORTH
406759
ARCHITECT
11/10/2025

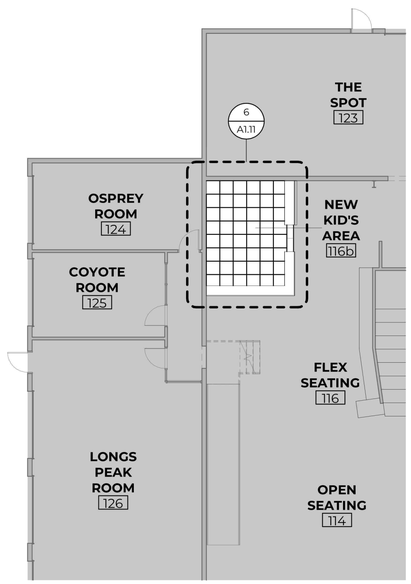
CODE ANALYSIS

DRAWN BY:	KRC	CHECKED BY:	KRC

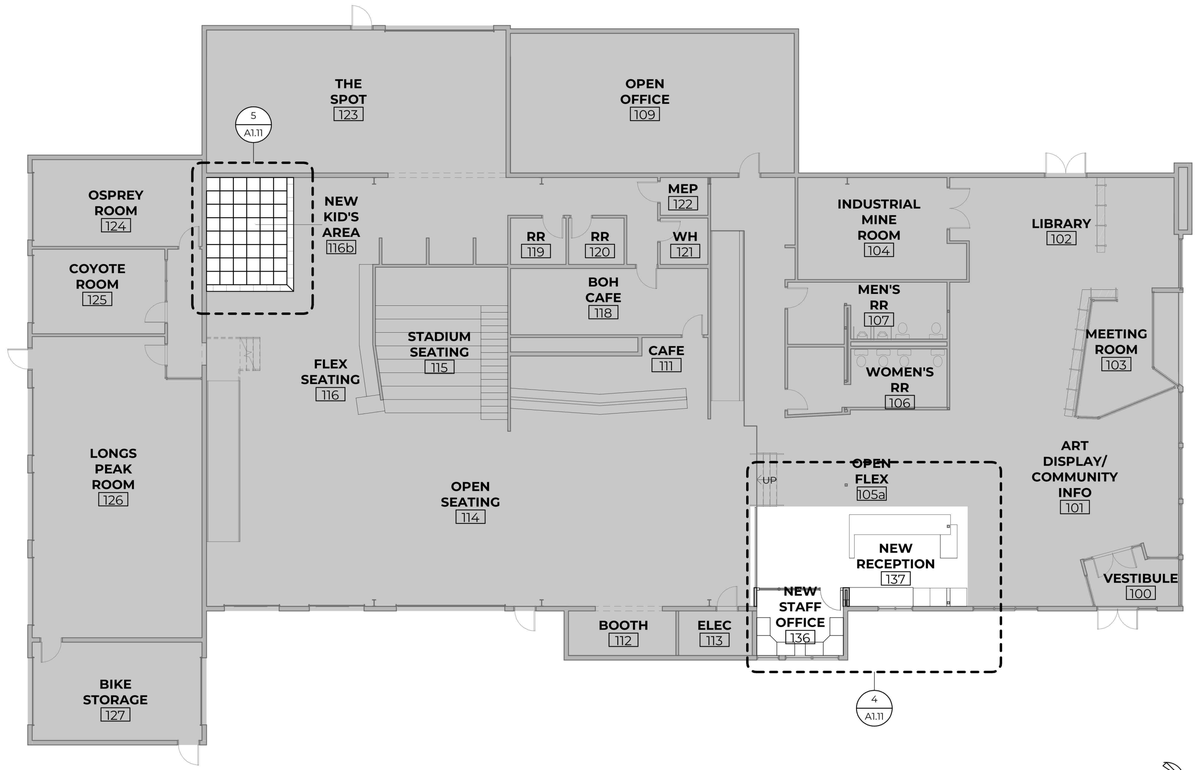
G2.01



1 A1.01 OVERALL DEMO PLAN - BASE SCOPE
3/32" = 1'-0"



3 A1.01 OVERALL FLOOR PLAN - ADD. ALTERNATE
3/32" = 1'-0"



2 A1.01 OVERALL FLOOR PLAN - BASE SCOPE
3/32" = 1'-0"

NORTH

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406759
ARCHITECT
10/22/2025

OVERALL REFERENCE PLANS

DRAWN BY: KRC | CHECKED BY: KRC

A1.01

DEMOLITION NOTES

D-1 REMOVE EXISTING CASEWORK BENCH/STEPS AS REQUIRED FOR NEW WORK.
D-2 REMOVE "SOFT-PLAY FLOORING. RETAIN FOR REUSE.
D-3 REMOVE CORNER OF EXISTING CEILING ASSEMBLY AS REQUIRED FOR NEW WORK. PATCH ADJACENT FINISHES AS REQUIRED.
D-5 REMOVE GUARDRAIL FROM THIS LOCATION AS REQUIRED FOR NEW WORK.
D-6 REMOVE EXISTING CAN LIGHT FIXTURE AS REQUIRED FOR NEW WORK. RETAIN FOR OWNER STOCK.
E-1 EXISTING HARD-LID CEILING TO REMAIN. RELOCATE ANY CEILING-MOUNTED DEVICES AS REQUIRED.

SYSTEM NOTES - WALLS

INTERIOR PARTITION ASSEMBLIES

P3 3-5/8" METAL SUD FRAMING @ 16" O.C.

INTERIOR PARTITION TYPES

A STANDARD WALL, 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. TERMINATE FRAMING AND GYP. BD. AT 14' - 0" A.F.F. PROVIDE SOUND BATT INSULATION FULL HEIGHT.
B ONE-SIDE FINISHED, 1x LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. TERMINATE FRAMING AND GYP. BD. AT NEAREST CEILING/DECK ABOVE.
U UNDER COUNTER SUPPORT WALL, 1x LAYER HPL ON EACH SIDE OF STUD FRAMING, UNO. TERMINATE FRAMING AND FINISHES AT UNDERSIDE OF COUNTER. REFER TO ELEVATIONS AND DETAILS FOR WALL HEIGHT.

INTERIOR PARITION NOTES

1 ALL DIMENSIONS ARE TO FACE OF STUD FRAMING (FOR NEW WALLS), FACE OF EXISTING FINISH (FOR EXISTING WALLS), OR NOMINAL FACE OF MASONRY WALLS U.N.O.
2 PROVIDE WOOD BLOCKING OR METAL STRAP BACKING IN PARTITIONS, AS NEEDED, FOR WALL MOUNTED EQUIPMENT, CABINETS, ACCESSORIES, ETC. IT SHALL BE THE RESPONSIBILITY OF THE GC TO COORDINATE THE REQUIRED LOCATIONS FOR BACKING.
3 REFER TO FINISH PLANS AND SCHEDULES FOR INTERIOR WALL FINISHES.

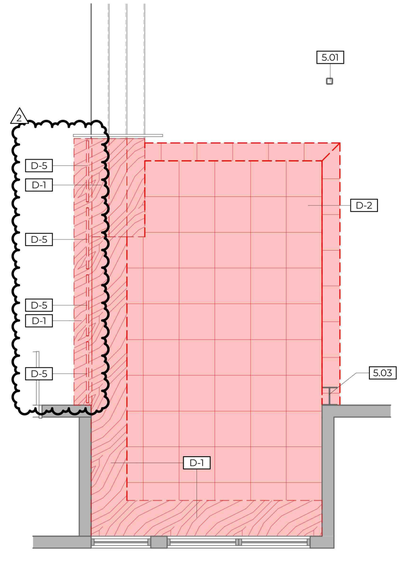
ACCESS CONTROLS/SECURITY LEGEND

KP ACCESS CONTROLS: KEYPAD DOOR HARDWARE

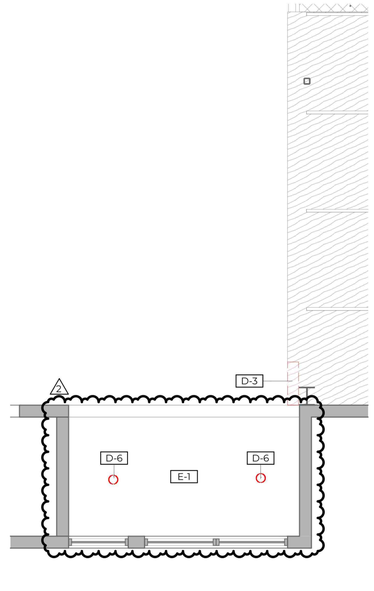
NOTE: REFER TO ELECTRICAL FOR DATA OUTLET LOCATIONS

KEYNOTES

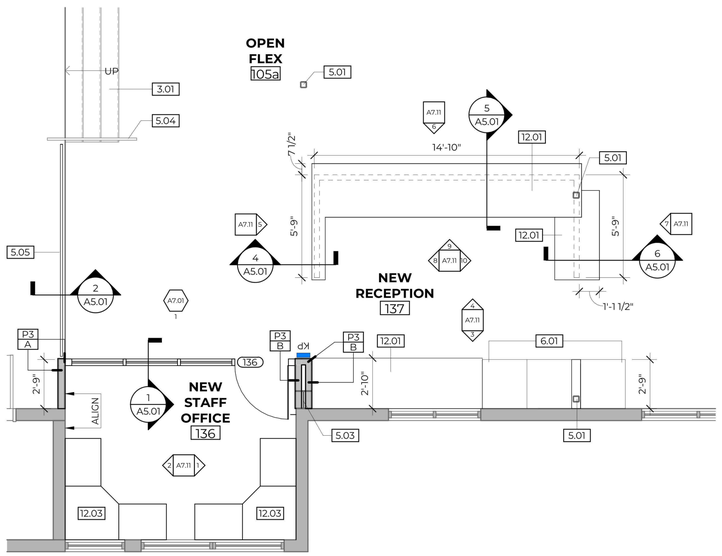
3.01 EXISTING CONCRETE STAIRWAY TO REMAIN.
5.01 EXISTING STEEL COLUMN TO REMAIN. TYP.
5.03 EXISTING STEEL PORTAL FRAME TO REMAIN. TYP.
5.04 EXISTING STEEL HANDRAIL TO REMAIN.
5.05 NEW STEEL GUARDRAIL. REFER TO ELEVATIONS AND DETAILS.
6.01 PLASTIC LAMINATE CASEWORK, REFER TO ELEVATIONS FOR CONFIGURATION. REFER TO FINISH SCHEDULES.
6.05 PLASTIC LAMINATE BUILT-IN BENCH WITH UPHOLSTERED TOP. REFER TO SECTIONS AND DETAILS.
6.06 ACCESSIBLE PLASTIC LAMINATE BUILT-IN BENCH WITH UPHOLSTERED TOP. REFER TO SECTIONS AND DETAILS.
9.01 SOFT-PLAY FLOORING. REUSE EXISTING. CONTACT DOUG JOHANNSEN; ALTITUDE RECREATION; DOUG@ALTITUDEREC.COM; 720-339-4676, FOR ADDITIONAL TILES AS NECESSARY.
9.02 SOFT-PLAY TAPERED FLOORING. REUSE EXISTING. CONTACT DOUG JOHANNSEN; ALTITUDE RECREATION; DOUG@ALTITUDEREC.COM; 720-339-4676, FOR ADDITIONAL TILES AS NECESSARY.
12.01 QUARTZ COUNTERTOP. SEE FINISH PLANS AND SCHEDULES FOR ADDITIONAL INFORMATION.
12.03 OFFICE FURNITURE, OWNER-PROVIDED/OWNER INSTALLED.



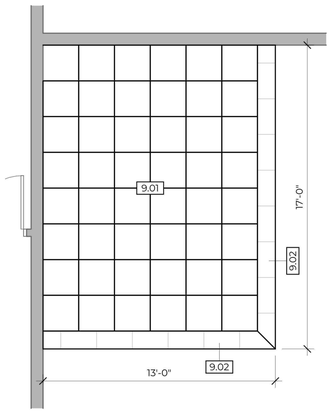
1 A1.11 ENLARGED DEMO PLAN - EXISTING KID'S AREA
1/4" = 1'-0"



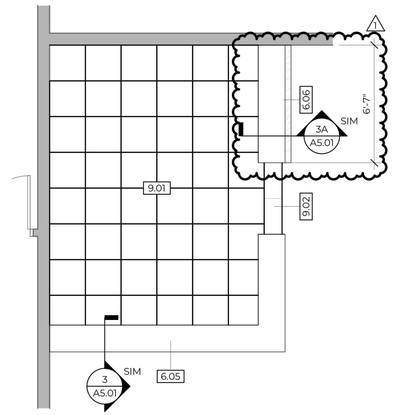
2 A1.11 ENLARGED DEMO RCP - EXISTING KID'S AREA
1/4" = 1'-0"



4 A1.11 RECEPTION & OFFICE FLOOR PLAN
1/4" = 1'-0"



5 A1.11 KID'S AREA FLOOR PLAN
1/4" = 1'-0"



6 A1.11 KID'S AREA FLOOR PLAN - ADD ALTERNATE
1/4" = 1'-0"

NORTH

collab. architecture
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR COMMUNITY CENTER REMODEL

TOWN OF SUPERIOR
1500 COALTON RD., SUPERIOR, CO 80027

SD: 7/23/2025 | PERMIT: 10/22/2025
DD: 9/23/2025 | CD:

REV. #	DESCRIPTION	DATE
1	PLAN REVIEW	11/10/2025
2	ADDENDUM #1	11/15/2025

C2023.016B

COLORADO LICENSED
KAITLYN R. CHARLESWORTH
406759
ARCHITECT
11/15/2025

DEMOLITION PLAN & FLOOR PLANS, SECTION

DRAWN BY: KRC | CHECKED BY: KRC

A1.11

SYSTEM NOTES - CEILINGS

CEILING ASSEMBLIES

C1	2' X 2' SUSPENDED ACOUSTIC CEILING TILE SYSTEM. TILE AND EDGE STYLE, "T" STYLE AND COLORS AS PER FINISH SCHEDULE.
EC1	EXISTING CEILING: WOOD PANEL CEILING SYSTEM.
EC2	EXISTING CEILING: WOOD PLANK CEILING SYSTEM.
EC3	EXISTING CEILING: AREA EXPOSED TO DECK ABOVE.
EC4	EXISTING CEILING: DECORATIVE CEILING SYSTEM.

CEILING NOTES

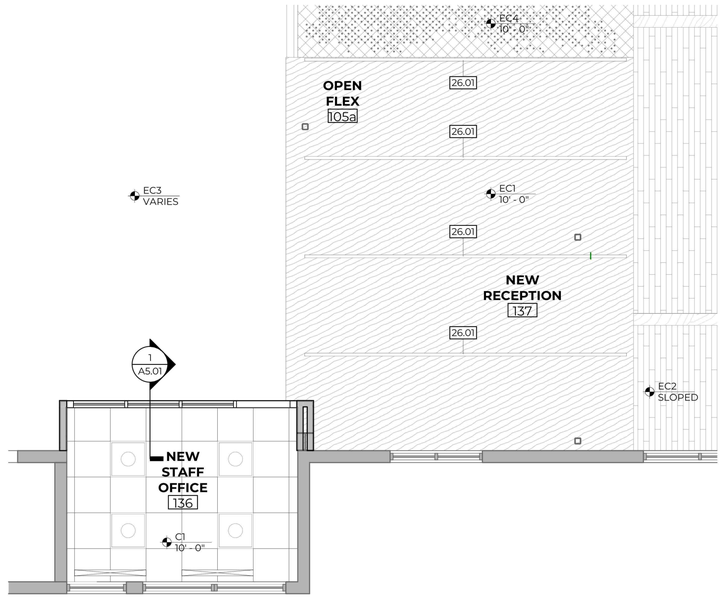
1	ALL ACT CEILINGS TO BE STANDARD 15/16" METAL "T" GRID, UNO. REFER TO FINISH SCHEDULES FOR COLOR.
2	PROVIDE 3-1/2" SOUND BATTS OVER CEILING OF ENTIRE ROOM OF NEW OFFICE, UNO.
3	REFERENCE INTERIOR ELEVATIONS AND/OR SECTIONS FOR MOUNTING HEIGHTS OF ALL WALL MOUNTED FIXTURES.
4	REFER TO ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE SELECTIONS.
5	REFER TO MECHANICAL DRAWINGS FOR ALL AIR DISTRIBUTION AND SUPPLY AND RETURN AIR FIXTURES.
6	REFER TO FINISH PLANS AND SCHEDULES FOR INTERIOR CEILING FINISHES.

KEYNOTES

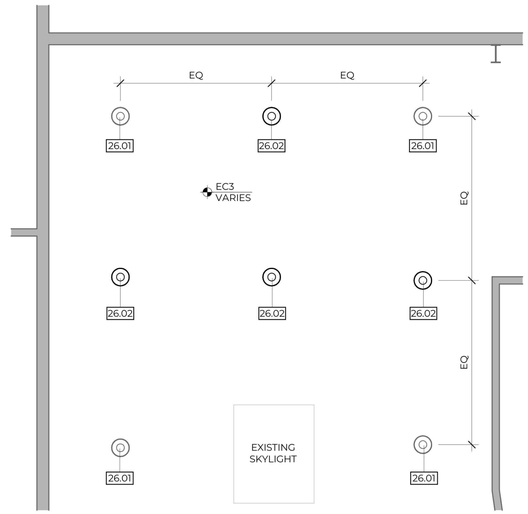
26.01	EXISTING PENDANT FIXTURE TO REMAIN.
26.02	NEW PENDANT FIXTURE TO MATCH EXISTING. SPACE EVENLY BETWEEN EXISTING FIXTURES.

CEILING LEGEND

- ELEVATION IDENTIFICATION
- PENDANT CAN LIGHT FIXTURE TO MATCH EXISTING
- 2X2 LAY-IN GRID LIGHT FIXTURE
- LED STRIP INLAY (EXISTING)
- LINEAR MECHANICAL SUPPLY DIFFUSER



1 A1.12 RECEPTION & OFFICE RCP
1/4" = 1'-0"



2 A1.12 KID'S AREA RCP
1/4" = 1'-0"

NORTH

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10/22/2025

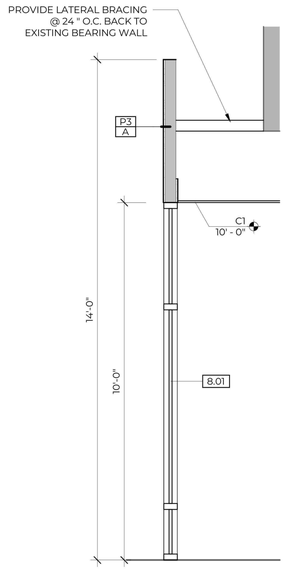
REFLECTED CEILING PLANS

DRAWN BY: KRC | CHECKED BY: KRC

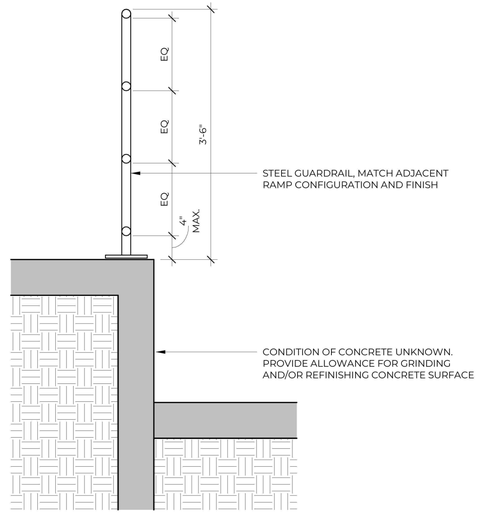
A1.12

KEYNOTES

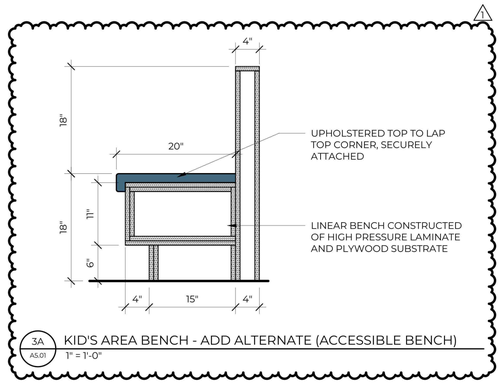
8.01 INTERIOR STOREFRONT SYSTEM. REFER TO ELEVATIONS.



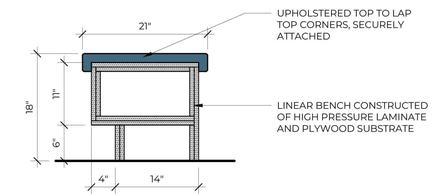
1 AS.01 WALL SECTION 1
1/2" = 1'-0"



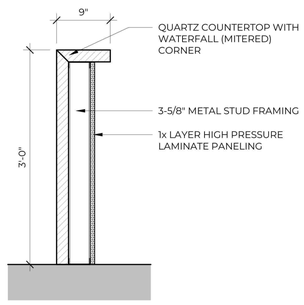
2 AS.01 GUARDRAIL SECTION
1" = 1'-0"



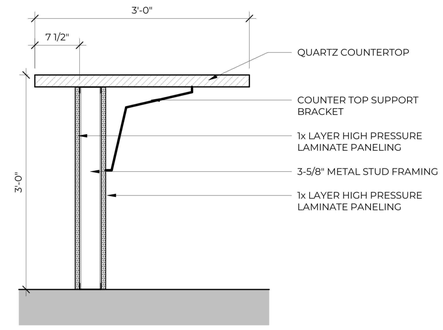
3A AS.01 KID'S AREA BENCH - ADD ALTERNATE (ACCESSIBLE BENCH)
1" = 1'-0"



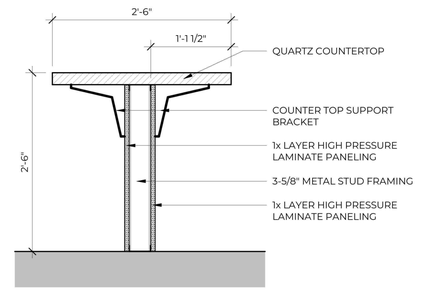
3 AS.01 KID'S AREA BENCH - ADD ALTERNATE
1" = 1'-0"



4 AS.01 RECEPTION DESK - LEG 1 SECTION
1" = 1'-0"



5 AS.01 RECEPTION DESK - FRONT SECTION
1" = 1'-0"



6 AS.01 RECEPTION DESK - LEG 2 SECTION
1" = 1'-0"

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DETAILS

DRAWN BY: KRC | CHECKED BY: KRC

A5.01

GENERAL FINISH NOTES

WALL AND CEILING FINISH NOTES

1. ALL WALLS ARE TO BE PAINTED (IP-1) OVER LEVEL 4 DRYWALL FINISH WITH SMOOTH TEXTURE, UNO.
2. REFER TO INTERIOR ELEVATIONS FOR WALL COVERING/TILE LAYOUT ON WALLS.

FLOORING FINISH NOTES

1. EXISTING CONCRETE SLAB TO BE FREE OF DEBRIS, ADHESIVES AND OTHER IMPERFECTIONS WHERE NEW WORK IS TO OCCUR.
2. EXISTING CONCRETE SLAB TO BE POLISHED TO MATCH ADJACENT CONSTRUCTION.

DOOR, WINDOW AND ARCHITECTURAL METAL FINISH NOTES

1. INTERIOR STOREFRONT ASSEMBLIES TO BE PRE-FINISHED, ANODIZED ALUMINUM, BLACK, UNO.
2. EXPOSED ARCHITECURAL METALS TO BE PAINTED (IP-2), U.N.O.

MISCELLANEOUS FINISH NOTES

1. MECHANICAL (INCLUDING THERMOSTATS), ELECTRICAL (INCLUDING SWITCH PLATES, OUTLETS AND OUTLET COVERS) AND FIRE DEVICES (INCLUDING HORNS AND STROBES) TO BE WHITE, U.N.O.

CASEWORK NOTES

THE FOLLOWING NOTES ARE SPECIFIC TO CASEWORK AND ARE IN ADDITION TO THE GENERAL FINISH NOTES.

1. VERIFY ALL CASEWORK AND SHELVING DIMENSIONS IN THE FIELD.
2. COUNTERTOPS TO HAVE SQUARED EDGES AT EXPOSED CORNERS, UNO.
3. QUARTZ COUNTERTOPS TO HAVE WATERFALL (MITERED) CORNERS AT HORIZONTAL-VERTICAL TRANSITION, WHERE NOTED.
4. ALL PLASTIC LAMINATE WORK SURFACES, COUNTERS & TRANSACTION TOPS TO HAVE 3 MM PVC EDGE BANDING TO MATCH LAMINATE, UNO.
5. PROVIDE FINISHED END PANEL AT EXPOSED CASEWORK ENDS AND BACKS AS NEEDED. PANEL TO MATCH ADJACENT CASEWORK PLASTIC LAMINATE. ALL FINISHED END PANELS TO BE SCRIBED TO THE FLOOR, U.N.O.
6. PROVIDE WHITE GROMMETS; TO BE LOCATED IN THE FIELD WITH OWNER, ARCHITECT AND SUPERINTENDENT AT ALL WORKSURFACE LOCATIONS.
7. CASEWORK SUBCONTRACTOR TO PROVIDE CAULKING AS FOLLOWS:
   a. AT WALL/CASEWORK TRANSITION, PROVIDE WHITE, PAINTABLE CAULKING.
8. INTERIORS OF OPEN CASEWORK TO BE PLASTIC LAMINATE TO MATCH ADJACENT, U.N.O.
9. BLACK METAL BRACE SUPPORT TO OCCUR EVERY 36"-48", U.N.O.
10. WOOD GRAIN TO RUN HORIZONTALLY AT RECEPTION CASEWORK IN ACCORDANCE WITH CUSTOM GRADE AWS, 2009 EDITION 1, U.N.O.

HARDWARE NOTES

1. GROMMETS - 2 ½" INTERIOR DIAMETER; WHITE PLASTIC
2. COUNTER SUPPORT - HEAVY-DUTY UTILITY L-BRACKET TO EXCEED 1,000 LB LOAD LIMIT. BLACK FINISH, UNO. SUBMIT SAMPLE AND PRODUCT DATA FOR APPROVAL.

FINISH LEGEND

CPT-1 / RB-1 — FLOOR FINISH / BASE FINISH

IP-1 — WALL & OTHER MATERIAL FINISHES

FLOOR AND BASE FINISHES

MARK	MATERIAL DESCRIPTION	MANUFACTURER	PRODUCT NAME	COLOR/STYLE	SIZE/PATTERN	REMARKS
RB-1	RUBBER BASE	JOHNSONITE	TRADITIONAL VINYL	PEWTER 24	4" W/ TOELESS	
PC-1	POLISHED CONCRETE			MATCH ADJACENT		PATCH AND REPAIR TO MATCH EXISTING AS NEEDED

WALL & CEILING FINISHES

MARK	MATERIAL DESCRIPTION	MANUFACTURER	PRODUCT NAME	COLOR/STYLE	SIZE/PATTERN	REMARKS
IP-1	INTERIOR LATEX WALL PAINT	SHERWIN WILLIAMS		SW 7004 SNOWBOUND - EGGSHELL		ALL NEW WALLS, UNO.

OTHER FINISHES

NO.	MATERIAL DESCRIPTION	MANUFACTURER	PRODUCT NAME	COLOR/STYLE	SIZE/PATTERN	REMARKS
IP-2	DIRECT TO METAL PAINT	SHERWIN WILLIAMS		SW 7063 IRON ORE - SEMI-GLOSS		ARCHITECTURAL METALS
PL-1	HIGH PRESSURE LAMINATE	FORMICA		AGED ASH 8844 - WOODBRUSH (WR)		
QZ-1	QUARTZ COUNTERTOP	WILSONART	CALACATTA COLLECTION	AQUILEA		
UP-1	UPHOLSTRY	KNOLL TEXTILES	PREMIER 10 % SILICONE	023 VISTA		

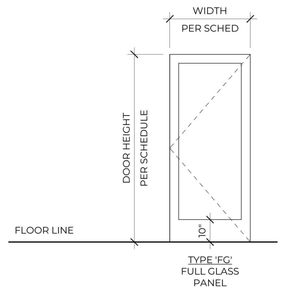
DOOR AND FRAME SCHEDULE

MARK	DOOR WIDTH	DOOR HEIGHT	DOOR THICK	DOOR TYPE	DOOR MAT'L	DOOR FINISH	DOOR COLOR	FRAME MAT'L	FRAME FINISH	FRAME COLOR	FRAME TYPE	HDWR SET	GLASS TYPE	COMMENTS
136	3' - 0"	7' - 0"	0' - 1 1/2"	FG	ALUM & GLAZING	ANODIZED	BLACK	ALUM	ANODIZED	BLACK	1	1	1	

DOOR HARDWARE SCHEDULE

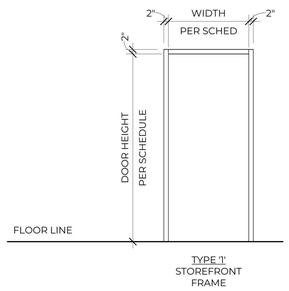
GENERAL HARDWARE NOTES:
MATCH EXISTING HARDWARE STYLES

HARDWARE GROUP 1 - OFFICE
3 EA. HINGE
1 EA. LEVER TRIM ON PULL SIDE
1 EA. LEVER TRIM ON PUSH SIDE
1 EA. WALL STOP
ACCESS CONTROL ENTRANCE HARDWARE



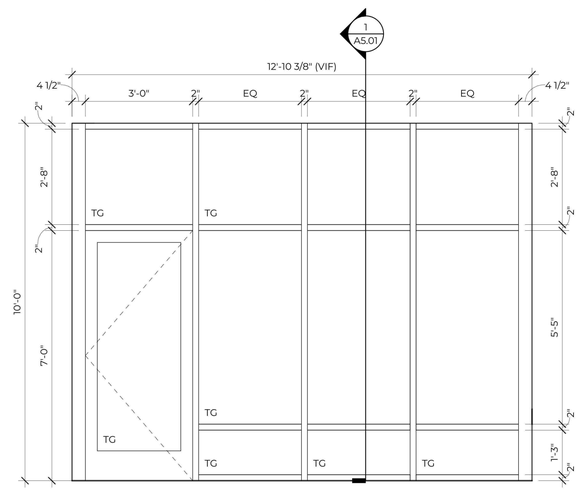
TYPE 'FG'
FULL GLASS
PANEL

DOOR ELEVATIONS
3/8" = 1'-0"

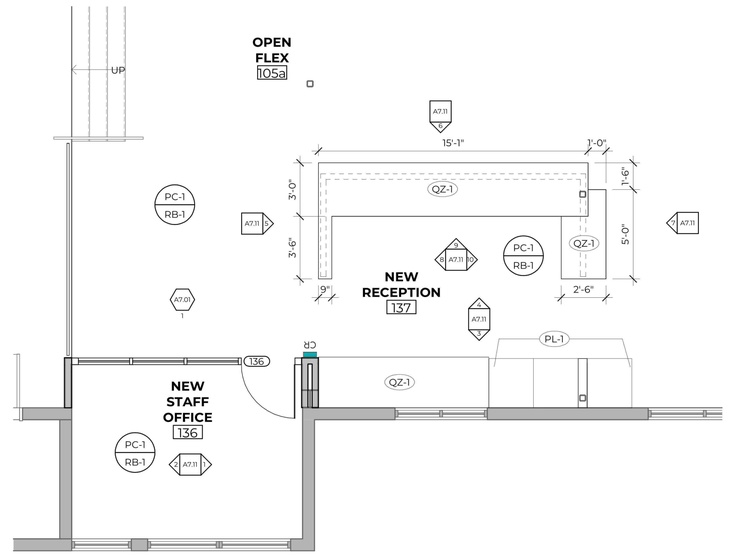


TYPE '1'
STOREFRONT
FRAME

DOOR FRAME ELEVATIONS
3/8" = 1'-0"



1 A7.01 INTERIOR STOREFRONT ELEVATION
1/2" = 1'-0"



2 A7.01 RECEPTION & OFFICE FINISH PLAN
1/4" = 1'-0"

NORTH

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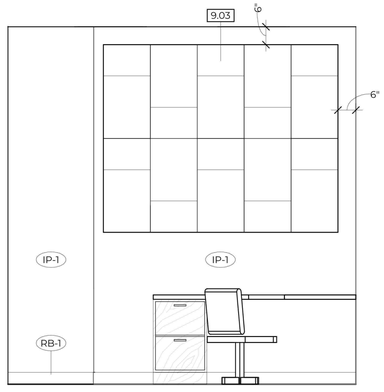
SCHEDULES AND FINISHES

DRAWN BY: KRC | CHECKED BY: KRC

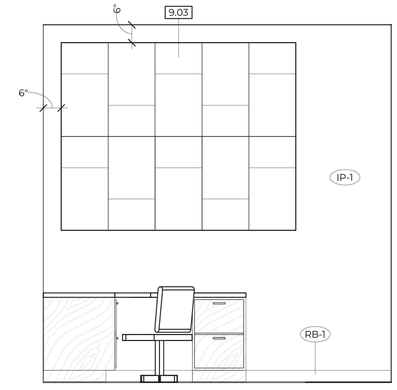
A7.01

KEYNOTES

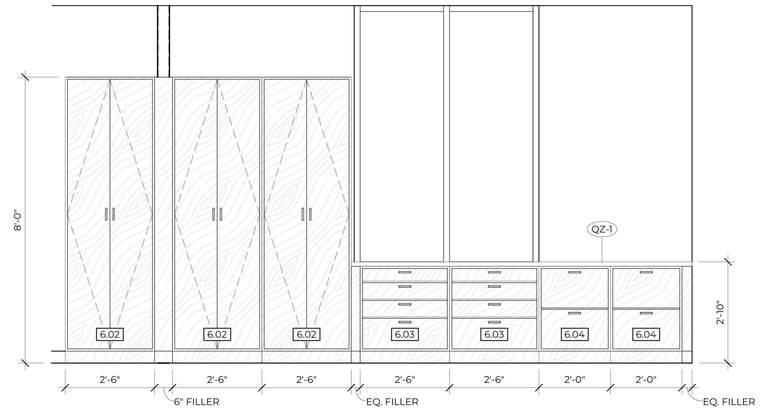
6.02	PLASTIC LAMINATE CASEWORK; TWO EQUAL DOORS, 4" TOE KICK, ADJUSTABLE INTERIOR SHELVING. REFER TO FINISH SCHEDULES.
6.03	PLASTIC LAMINATE CASEWORK; 3 EQUAL DRAWERS, 1 DEEP DRAWER, 4" TOE KICK. REFER TO FINISH SCHEDULES.
6.04	PLASTIC LAMINATE CASEWORK; 2 EQUAL DRAWERS, 4" TOE KICK. REFER TO FINISH SCHEDULES.
9.03	OWNER-PROVIDED/CONTRACTOR INSTALLED ACOUSTIC WALL PANEL. CONTRACTOR TO MOUNT AS PER MANUFACTURER.



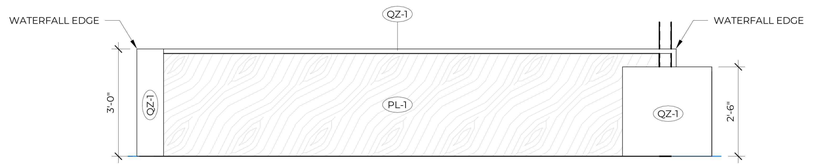
1 A7.11 NEW STAFF OFFICE - INTERIOR ELEVATION 1
1/2" = 1'-0"



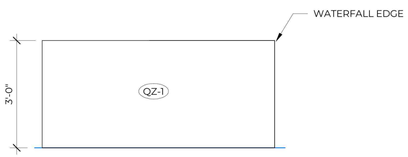
2 A7.11 NEW STAFF OFFICE - INTERIOR ELEVATION 2
1/2" = 1'-0"



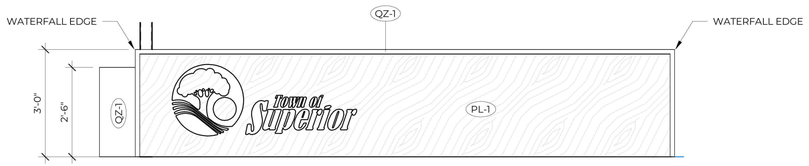
3 A7.11 RECEPTION CASEWORK - REAR ELEVATION
1/2" = 1'-0"



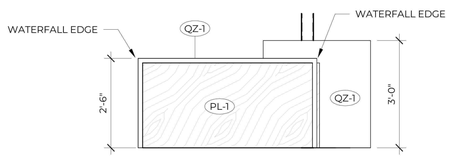
4 A7.11 RECEPTION DESK - STAFF SIDE - END OF LEGS
1/2" = 1'-0"



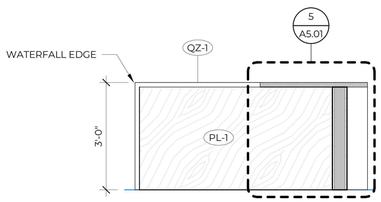
5 A7.11 RECEPTION DESK - PUBLIC SIDE - LEG 1
1/2" = 1'-0"



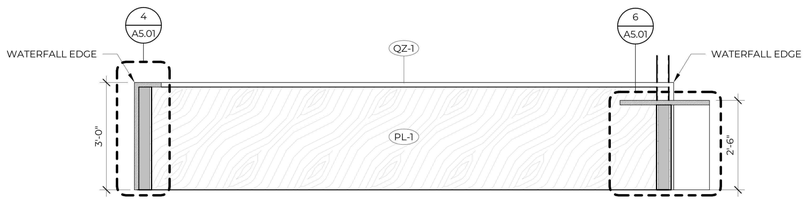
6 A7.11 RECEPTION DESK - PUBLIC SIDE - MAIN
1/2" = 1'-0"



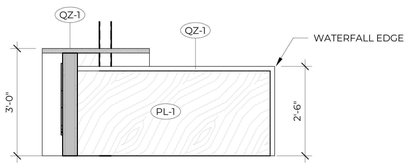
7 A7.11 RECEPTION DESK - PUBLIC SIDE - LEG 2
1/2" = 1'-0"



8 A7.11 RECEPTION DESK - STAFF SIDE - LEG 1
1/2" = 1'-0"



9 A7.11 RECEPTION DESK - STAFF SIDE - MAIN
1/2" = 1'-0"



10 A7.11 RECEPTION DESK - STAFF SIDE - LEG 2
1/2" = 1'-0"

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9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR COMMUNITY CENTER REMODEL

TOWN OF SUPERIOR
1500 COALTON RD., SUPERIOR, CO 80027

SD:	7/23/2025	PERMIT:	10/22/2025
DD:	9/23/2025	CD:	

REV. #	DESCRIPTION	DATE

C2023.016B

COLORADO LICENSED
KAITLYN R. CHARLESWORTH
406759
ARCHITECT
10/22/2025

INTERIOR ELEVATIONS

DRAWN BY: KRC | CHECKED BY: KRC

A7.11

HVAC LEGEND:

- RECT DUCT (NEW SHADED/EXISTING UNSHADED)
- ROUND DUCT (NEW SHADED/EXISTING UNSHADED)
- RECT DUCT SIZE CHANGE
- RECT DUCT CHANGE TO ROUND
- RECT ELBOW UP (SUPPLY)
- RECT ELBOW UP (NON-SUPPLY)
- RECT ELBOW DOWN (SUPPLY)
- RECT ELBOW DOWN (NON-SUPPLY)
- ROUND ELBOW UP
- ROUND ELBOW DOWN
- RECT ELBOW W/ TURNING VANES
- ROUND ELBOW
- ROUND TAKE-OFF W/ DAMPER FROM RECT MAIN
- ROUND TAKE-OFF W/ DAMPER FROM ROUND MAIN
- RECT TAKE-OFF W/ DAMPER FROM RECT MAIN
- RECT TAKE-OFF W/ DAMPER FROM ROUND MAIN
- DIFFUSER WITH FLEX DUCT
- RETURN GRILLE (UNDUCTED)
- RETURN/EXHAUST GRILLE (DUCTED)
- AIRFLOW PATTERNS
- (T) THERMOSTAT WITH ZONE TAG
- (S) SENSOR WITH ZONE TAG
- (C) CARBON DIOXIDE SENSOR
- (F) FIRE DAMPER TAG
- (R) CEILING RADIATION DAMPER TAG
- (FS) FIRE/SMOKE DAMPER WITH DUCT DETECTOR
- (SD) SMOKE DAMPER WITH DUCT DETECTOR
- DUCT WITH VOLUME DAMPER
- DUCT WITH MOTORIZED DAMPER
- DUCT WITH COUNTERBALANCED DAMPER
- DEMOLISHED DUCTWORK
- RL — REFRIGERANT LIQUID
- RS — REFRIGERANT SUCTION

HVAC ABBREVIATIONS:

AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AP	ACCESS PANEL
BDD	BACK DRAFT DAMPER
BHP	BRAKE HORSEPOWER
BOD	BOTTOM OF DUCT
BTU	BRITISH THERMAL UNIT
BTUH	BTU PER HOUR
CF	CUBIC FEET
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CD	CONTROL DAMPER
CO	CARBON MONOXIDE
CO2	CARBON DIOXIDE
DEG	DEGREES
DDC	DIRECT DIGITAL CONTROL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
(E)	EXISTING
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EF	EXHAUST FAN
EFF	EFFICIENCY
ERV	ENERGY RECOVERY VENTILATOR
ESP	EXTERNAL STATIC PRESSURE
EUH	ELECTRIC UNIT HEATER
EWH	ELECTRIC WALL HEATER
EVAP	EVAPORATIVE
EX	EXHAUST
FCU	FAN COIL UNIT
FT	FEET
GC	GENERAL CONTRACTOR
HP	HORSEPOWER
HVAC	HEATING VENTILATION AND AIR CONDITIONING
ID	INSIDE DIAMETER/DIMENSION
IN	INCH (")
"WC	INCHES OF WATER COLUMN
LAT	LEAVING AIR TEMPERATURE
LP	LIQUID PROPANE
L	LOUVER
MAT	MIXED AIR TEMPERATURE
MAU	MAKEUP AIR UNIT
MBH	1000 BTUH
MC	MECH (HVAC) CONTRACTOR
MECH	MECHANICAL
MVD	MANUAL VOLUME DAMPER
(N)	NEW
N/A	NOT APPLICABLE
NC	NOISE CRITERION
NIC	NOT IN CONTRACT
OA	ELECTRIC UNIT HEATER
OAT	OUTDOOR AIR TEMPERATURE
OD	OUTSIDE DIAMETER/DIMENSION
PACK	PACKAGED UNIT
PC	PLUMBING CONTRACTOR
PD	PRESSURE DROP
PSI	POUNDS PER SQUARE INCH
QTY	QUANTITY
(R)	RELOCATED
RA	RETURN AIR
RAT	RETURN AIR TEMPERATURE
RB	RE-BALANCE
RL	REFRIGERANT LIQUID
RPM	ROTATIONS PER MINUTE
RS	REFRIGERANT SUCTION
RTU	ROOFTOP UNIT
SA	SUPPLY AIR
SF	SQUARE FEET
SS	STAINLESS STEEL
STD	STANDARD
T	TEMPERATURE/THERMOSTAT
TCC	TEMPERATURE CONTROL CONTRACTOR
TSP	TOTAL STATIC PRESSURE
TSTAT	THERMOSTAT
TYP	TYPICAL
UH	UNIT HEATER
VAV	VARIABLE AIR VOLUME (UNIT)
VFD	VARIABLE FREQUENCY DRIVE
W/	WITH

GENERAL MECHANICAL NOTES

1 THE MECHANICAL DESIGN IS BASED ON THE 2018 INTERNATIONAL MECHANICAL CODE. MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL CODE AMENDMENTS. VERIFY ALL REQUIREMENTS PRIOR TO SUBMITTING BID OR COMMENCING WORK.

2 WHERE CEILING SPACE IS TO BE USED AS A RETURN AIR PLENUM, COMPLY WITH ALL APPLICABLE CODES. ALL MATERIALS WITHIN THE CEILING PLENUM SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 50.

3 ALL DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL – CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF SMACNA OR AS REQUIRED BY ALL APPLICABLE CODES.

4 DIMENSIONS OF DUCTWORK SHOWN INDICATES CLEAR INSIDE DIMENSIONS – WHERE DUCT LINER IS TO BE ADDED, INCREASE THE SIZE OF SHEET METAL ACCORDINGLY.

5 UNLESS NOTED OTHERWISE, THE SIZE OF THE BRANCH DUCT SERVING A SINGLE DIFFUSER SHALL BE THE SAME AS THE NECK SIZE OF THE DIFFUSER SERVED. FLEXIBLE DUCTWORK SHALL NOT EXCEED 8'-0" IN LENGTH. FLEXIBLE DUCTWORK SHALL BE UL181 LISTED WITH 50/25 SMOKE/FLAME RATING, CONSISTING OF POLYESTER FILM ENCAPSULATING AN INNER CORROSION RESISTANT STEEL WIRE HELIX CORE. FLEXIBLE DUCT SHALL INCLUDE AN EXTERIOR FIBERGLASS INSULATION WITH FOIL SCRIM FILM VAPOR BARRIER JACKET, R-6.

6 PLENUM WRAP: PIPING SYSTEMS LOCATED WITHIN A RETURN PLENUM SPACE IN WHICH THE PIPING MATERIAL HAS A FLAME SPREAD INDEX GREATER THAN 25 OR A SMOKE DEVELOPED INDEX OF MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 SHALL BE PROVIDED WITH PLENUM WRAP LISTED AND LABELED FOR SUCH APPLICATION. PROVIDE BLANKET WRAP INSULATION WITH A NOMINAL THICKNESS OF 0.5" WITH A DENSITY OF 4-POUNDS PER CUBIC FOOT. BLANKET WRAP SHALL BE FULLY ENCAPSULATED WITH A POLY-ALUMINUM FOIL, FIBERGLASS REINFORCED SCRIM COVERING AND BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. 3M FIRE BARRIER PLENUM WRAP 5A OR APPROVED.

7 CONSTRUCT ALL CONSTANT VOLUME SUPPLY DUCTWORK TO SMACNA 2" PRESSURE CLASS.

8 WALL MOUNTED THERMOSTATS AND SENSORS SHALL BE INSTALLED 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. THERMOSTATS AND SENSORS LOCATED ON EXTERIOR WALL SURFACES SHALL BE PROVIDED WITH AN INSULATED SUB-BASE.

9 THERMOSTATS FOR COOLING AND HEATING EQUIPMENT SHALL BE 7-DAY PROGRAMMABLE TYPE, 4 PERIODS PER DAY, 10-HOUR BATTERY BACK-UP, 2-HOUR OVERRIDE, 5 DEG DEAD-BAND, HEAT/COOL/OFF/AUTO CHANGEOVER, AUTO SETBACK TO 55 DEG F (HEAT) AND 85 DEG F (COOL), LCD BACKLIT DISPLAY, HARD WIRED POWER, HARD WIRED CONTROL.

10 TEMPORARY HEATING: THE PERMANENT HVAC SYSTEM MAY NOT BE UTILIZED FOR HEATING UNTIL ALL GYPSUM WORK IS COMPLETED AND HAS BEEN PAINTED. IF THE PERMANENT HVAC SYSTEM IS UTILIZED DURING CONSTRUCTION, ALL DUCT INTAKES SHALL BE COVERED WITH FILTER MEDIA (MERV-8 RATING). IF EXCESSIVE DUST OR DEBRIS HAS ENTERED THE SYSTEM THEN ALL COIL AND DUCT SURFACES SHALL BE CLEANED. NEW FILTERS ARE TO BE PROVIDED JUST PRIOR TO TURNOVER TO OWNER. TEMPORARY HEATING OF THE BUILDING PRIOR TO ANY USE OF THE PERMANENT HVAC SYSTEM SHALL BE THE RESPONSIBILITY OF THE G.C.

11 HANGING, ANCHORING AND SUPPORT OF EQUIPMENT, DUCTS, PIPING AND ACCESSORIES IS DESIGN BUILD BY THE MC. THE SUPPORTS SHALL MEET CODE.

12 ALWAYS INSTALL EQUIPMENT PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

13 TEMPERATURE CONTROLS SHALL BE DESIGN BUILD, CUSTOM, FIELD FABRICATED TO MATCH CORRESPONDING EQUIPMENT. THE SYSTEM SHALL UTILIZE STAND ALONE ELECTRONIC COMPONENTS. THE CONTRACTOR SHALL PROPERLY SELECT, PROVIDE AND INSTALL SYSTEM(S) INCLUDING ALL COMPONENTS NECESSARY FOR A FULL AND COMPLETE, OPERATIONAL SYSTEM. THIS INCLUDES, BUT IS NOT LIMITED TO: LOW VOLTAGE WIRING, THERMOSTATS, DAMPER MOTORS, SOLENOIDS, RELAYS, CONTACTORS, STARTERS, TIME CLOCKS, CONTROL PANELS, SYSTEM COMMISSIONING AND OWNER TRAINING. ALL LINE VOLTAGE INTERFACING SHALL BE COORDINATED DIRECTLY WITH THE ELECTRICAL CONTRACTOR. PROVIDE SUBMITTALS ON COMPONENTS AND WIRING DIAGRAMS PRIOR TO ORDERING

MECHANICAL ENERGY CODE INSULATION NOTES:

1 THE MECHANICAL DESIGN IS BASED ON THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE.

2 ALL SUPPLY, RETURN AND EXHAUST DUCTWORK SHALL BE SEALED AIRTIGHT WITH DUCT SEALANT ALONG ALL SEAMS AND JOINTS.

3 SEE HVAC INSULATION SCHEDULE FOR DUCT INSULATION REQUIREMENTS.

MECHANICAL GENERAL REQUIREMENTS:

1 IMPORTANT NOTICE REGARDING MECHANICAL DRAWINGS: PLEASE BE ADVISED THAT THE MECHANICAL DRAWINGS ARE INTENDED AS A GENERAL GUIDE AND DO NOT ENCOMPASS THE ENTIRETY OF MECHANICAL KNOWLEDGE. IT IS IMPERATIVE THAT ALL INSTALLERS ARE QUALIFIED MECHANICAL PROFESSIONALS WITH A COMPREHENSIVE UNDERSTANDING OF MECHANICAL SYSTEMS. THEIR EXPERTISE AND ADHERENCE TO INDUSTRY STANDARDS ARE ESSENTIAL FOR PROPER INSTALLATION AND OPERATION.

2 CODES AND PERMITS: WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES. PERMITS NECESSARY FOR PERFORMANCE OF WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.

3 PRE-BID: FOR EXISTING BUILDINGS, THE BIDDERS SHALL PERFORM A BUILDING AND SPACE SITE VISIT PRIOR TO BID. THE ACT OF SUBMITTING A BID INDICATES THE BIDDER DOES AGREE THEY HAVE A FULL UNDERSTANDING OF THE SCOPE OF WORK INVOLVED WITH THE EXISTING CONDITIONS.

4 DRAWINGS AND COORDINATION: DRAWINGS FOR MECHANICAL WORK ARE DIAGRAMMATIC IN NATURE, AND ARE NOT INTENDED TO BE SCALED FOR EXACT MEASUREMENTS NOR TO SERVE AS SHOP DRAWINGS. CHANGES FROM THE PLANS MADE WITHOUT CONSENT OF THE ENGINEER SHALL RELIEVE THE ENGINEER OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. WHERE CONDITIONS REQUIRE REASONABLE CHANGES TO THOSE INDICATED ON THE DRAWINGS, MAKE SUCH CHANGES WITHOUT ADDITIONAL COST TO THE OWNER. COORDINATE ALL WORK WITH OTHER TRADES.

5 WARRANTY: WORKMANSHIP, MATERIALS, EQUIPMENT AND PROPER OPERATION SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE FROM THE OWNER. INITIAL ACCEPTANCE OF WORK SHALL NOT WAIVE THIS GUARANTEE. THIS GUARANTEE SHALL NOT INCLUDE NORMAL MAINTENANCE REQUIRED BY THE OWNER AS DESCRIBED IN EQUIPMENT OPERATION AND MAINTENANCE MANUALS.

6 SUBMITTALS: CONTRACTOR SHALL SUBMIT TO THE ARCHITECT/ENGINEER A PORTABLE DOCUMENT FORMAT "PDF" COPY OF SUBMITTAL BROCHURES FOR REVIEW. PROVIDE INFORMATION ON ALL MAJOR EQUIPMENT AS LISTED ON DRAWING EQUIPMENT SCHEDULES, AS WELL AS VALVES, DUCTWORK ACCESSORIES AND TEMPERATURE CONTROL DIAGRAMS AS APPLICABLE.

7 OPERATION AND MAINTENANCE MANUALS: CONTRACTOR SHALL FURNISH AT THE COMPLETION OF THE PROJECT A PORTABLE DOCUMENT FORMAT "PDF" COPY OF COMPLETE OPERATION AND MAINTENANCE MANUALS TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO TURNOVER TO OWNER. MANUALS TO BE BOUND AND INCLUDE INSTALLATION INSTRUCTIONS, REPLACEMENT PARTS LISTS AND MAINTENANCE INFORMATION ON ALL EQUIPMENT AS DESCRIBED IN THE SUBMITTALS SECTION. COMPLETED OPERATION AND MAINTENANCE MANUALS ARE TO BE FORWARDED TO THE OWNER WITHIN 90 DAYS AFTER OWNER BUILDING ACCEPTANCE.

8 PRODUCT SUBSTITUTIONS: MANUFACTURER MODEL NUMBERS LISTED ON THE DRAWINGS AND/OR SPECIFICATIONS ARE TO BE CONSIDERED AS THE BASIS OF DESIGN. WHERE TWO OR MORE ALTERNATE MANUFACTURERS OR MATERIALS ARE LISTED, THE CHOICE OF THESE SHALL BE OPTIONAL WITH THE CONTRACTOR. PRIOR TO THE AWARDING OF THE CONTRACT, CONTRACTOR MAY REQUEST A PROPOSED SUBSTITUTION OF MATERIALS IN WRITING TO THE ARCHITECT/ENGINEER NO LATER THAN SEVEN DAYS PRIOR TO THE RECEIPT OF BIDS. THE COST OF ANY CHANGES REQUIRED BY OTHER TRADES, INCLUDING A/E DESIGN, DUE TO THE USE OF EQUIPMENT AND/OR MATERIALS OTHER THAN THAT OF THE BASIS OF DESIGN SHALL BE PAID BY THE CONTRACTOR.

9 RECORD DRAWINGS: CONTRACTORS SHALL MAINTAIN A COMPLETE AND ACCURATE SET OF MARKED UP DRAWINGS SHOWING ACTUAL LOCATIONS OF INSTALLED WORK. THESE DRAWINGS ARE TO BE FORWARDED TO THE OWNER AS PART OF THE OPERATION AND MAINTENANCE MANUALS AT THE COMPLETION OF THE PROJECT.

10 ACCESS DOORS: PROVIDE ALL ACCESS DOORS/PANELS AS REQUIRED FOR ACCESS TO VALVES, DAMPERS, CONTROL DEVICES, FILTERS AND ANY OTHER ITEMS FOR WHICH ACCESS IS REQUIRED FOR EITHER OPERATION OR SERVICING. WHERE ACCESS DOORS ARE TO BE INSTALLED IN ASSEMBLIES REQUIRED TO HAVE A SPECIFIC FIRE RATING, ACCESS DOORS SHALL ALSO BE FIRE RATED.

11 PIPING AND DUCTWORK SEALANT THROUGH RATED ASSEMBLIES: PENETRATIONS SHALL BE SEALED AS REQUIRED IN ACCORDANCE WITH BUILDING AND MECHANICAL CODES TO RESIST THE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION IN ORDER TO MAINTAIN THE RESISTANCE RATING OF THE CONSTRUCTION BEING PENETRATED.

12 PROTECTION OF MATERIALS AND EQUIPMENT: CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL WORK, MATERALS, AND EQUIPMENT PROVIDED UNDER THIS SECTION. PIPE OPENINGS SHALL BE CLOSED WITH CAPS OR PLUGS TO PREVENT THE ENTRANCE OF DEBRIS DURING CONSTRUCTION. ALL DUCTWORK OPENINGS SHALL BE SEALED CLOSED DURING CONSTRUCTION.

MECHANICAL GENERAL REQUIREMENTS:

13 ALTITUDE: SUPPLIERS SHALL CONFIRM THAT ALL EQUIPMENT BEING FURNISHED IS APPROPRIATE FOR USE AT THE ALTITUDE OF THE SITE.

14 EQUIPMENT AND PIPING IDENTIFICATION: PROVIDE EQUIPMENT LABELS FOR ALL MAJOR EQUIPMENT, INCLUDING BUT NOT LIMITED TO AIR HANDLING SYSTEMS, FANS, VAV BOXES, CONTROLS, DAMPERS, CONTROL VALVES AND PUMPS. PROVIDE PIPE MARKERS ON CW, HW AND HWC SYSTEMS. LABELS TO BE AT MAXIMUM 8 FEET APART, WITH FLOW DIRECTION INDICATED, AS APPLICABLE. ADDITIONALLY, PROVIDE LABELING ON POTABLE WATER MANIFOLDS INDICATING PLUMBING FIXTURE SERVED BY THE OUTLET, AS APPLICABLE. LABELS SHALL BE AFFIXED OR ADHERED PERMANENTLY TO EQUIPMENT. EQUIPMENT INSTALLED INDOORS TO BE LABELED WITH EMBOSSING TAPE. EQUIPMENT INSTALLED OUTDOORS TO BE LABELED WITH ENGRAVED PLASTIC LAMINATE SIGNS. PIPE MARKERS TO BE SELF-ADHESIVE, MANUFACTURED FOR SUCH PURPOSE.

15 STARTERS AND DISCONNECTS: EQUIPMENT STARTERS SHALL BE FURNISHED BY THE MECHANICAL CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR. EQUIPMENT DISCONNECTS SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE ON THE DRAWINGS. STARTERS SHALL BE NEMA TYPE, AND SHALL INCLUDE PHASE MONITORING FOR MOTORS 5 HP AND LARGER.

16 TESTING: TESTING SHALL BE PERFORMED ON THE FOLLOWING SYSTEMS SPECIFIED. ALL SYSTEMS LISTED MAY NOT BE INCLUDED IN PROJECT, REFER TO DRAWINGS FOR APPLICABLE SYSTEMS. SOIL, WASTE AND STORM DRAINAGE PIPING SHALL BE TESTED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL CODES. DOMESTIC WATER PIPING SHALL BE TESTED AND PROVEN WATERTIGHT UNDER A PRESSURE NOT LESS THAN THE WORKING PRESSURE OF THE SYSTEM FOR A 24 HOUR PERIOD. POTABLE WATER PIPING SYSTEM SHALL BE CHLORINATED AND STERILIZED IN ACCORDANCE WITH REQUIREMENTS OF LOCAL JURISDICTION. NATURAL GAS PIPING SHALL BE TESTED WITH AN AIR PRESSURE OF MINIMUM TWO TIMES THE DESIGN SYSTEM PRESSURE, BUT NO LESS THAN 3 PSIG, FOR A PERIOD OF 24 HOURS WITHOUT PRESSURE DROP.

17 BALANCING: SYSTEM BALANCING SHALL BE PERFORMED BY A CERTIFIED BALANCING CONTRACTOR. BALANCE ALL SYSTEMS INCLUDING AIRFLOW TO AND FROM ALL OPENINGS, AND PUMPED WATER SYSTEMS INCLUDING DOMESTIC WATER RECIRCULATION SYSTEMS AS APPLICABLE. MAKE ANY ADJUSTMENTS NECESSARY TO RESULT IN CONDITIONS INDICATED AND PROVIDE READJUSTMENTS TO ITEMS IN REPORT AS MAY BE REQUESTED BY ARCHITECT/ENGINEER. SUBMIT TWO COPIES OF TEST AND BALANCE REPORT FOR APPROVAL. FAN AND PUMP SYSTEMS TO BE BALANCED WITHIN PLUS OR MINUS 5 PERCENT OF LISTED VALUES. AIR INLETS AND OUTLETS TO BE BALANCED WITHIN PLUS 10 PERCENT OR MINUS 5 PERCENT OF LISTED VALUES. BALANCE REPORT TO INCLUDE:
UNIT IDENTIFICATION
MANUFACTURER AND NAMEPLATE DATA
EQUIPMENT NAMEPLATE AMPERAGE AND ACTUAL AMPERAGE
RPM (DESIGN AND ACTUAL)
FAN CFM (DESIGN AND ACTUAL)
FAN STATIC PRESSURE (DESIGN AND ACTUAL)
PUMP GPM (DESIGN AND ACTUAL)
PUMP DISCHARGE AND SUCTION PRESSURE
REGISTER, GRILLE, DIFFUSER REFERENCE NUMBER AND LOCATION
INLET/OUTLET CFM (DESIGN AND ACTUAL)
FLOW DEVICE PRESSURE DROP, CFM OR GPM
A FINAL BALANCING REPORT SHALL BE PROVIDED TO THE OWNER AFTER COMPLETION OF THE PROJECT.

18 CLEANING: AT THE COMPLETION OF WORK, ALL FIXTURES AND EQUIPMENT SHALL BE THOROUGHLY CLEANED AND DELIVERED IN A CONDITION SATISFACTORY TO THE ARCHITECT. ALL FILTERS SHALL BE REPLACED WITH NEW PRIOR TO OWNER ACCEPTANCE OF THE BUILDING.

19 OPERATIONS AND MAINTENANCE: AT MECHANICAL TURN OVER, THIS CONTRACTOR SHALL PERFORM A DETAILED OPERATIONAL WALK THROUGH OF ALL SYSTEMS AND EQUIPMENT SHOWN IN THE MECHANICAL DRAWINGS. THE WALK THROUGH SHALL INCLUDE ONE HOUR OF TRAINING AND REQUIRED MAINTENANCE FOR EACH TYPE OF EQUIPMENT AND TWO HOURS FOR THE TEMPERATURE CONTROLS OF THE BUILDING. THE MECHANICAL CONTRACTOR SHALL PROVIDE A SHEET LISTING EACH TYPE OF EQUIPMENT. IT SHALL BE SIGNED, LINE BY LINE, BY THE CLIENT INDICATING THAT THEY HAVE RECEIVED INSTRUCTION ON THE OPERATIONS AND MAINTENANCE OF THE EQUIPMENT. ADDITIONALLY, A CHECK BOX WILL ASK THE CLIENT IF THEY WISH TO HAVE THE MECHANICAL CONTRACTOR PROVIDE A QUOTE FOR MAINTENANCE FOR EACH OF THE ITEMS OR IF THEY WILL TAKE CARE OF IT ON THEIR OWN, WITH THE CLIENT'S INITIALS. A COMPLETED COPY OF THIS FORM SHALL BE INCLUDED IN THE O & M MANUALS AND SUBMITTED TO THE ENGINEER.

T&B REPORT SHALL BE AVAILABLE TO INSPECTORS, ON SITE, AT TIME OF THE FINAL MECHANICAL INSPECTION. T&B REPORT SHALL BE UPLOADED TO SAFEBUILT'S COMMUNITY CORE SYSTEM PRIOR TO THE FINAL MECHANICAL INSPECTION.

THE MECHANICAL DRAWINGS ARE NOT TO BE USED FOR DUCT OR PIPE FABRICATION TAKE-OFFS – INTEGRATED WAS NOT HIRED TO PRODUCE BIM LEVEL DETAIL DRAWINGS – FIELD MEASURE AND VERIFY PRIOR TO FABRICATION

MECHANICAL DRAWING INDEX

SHEET NUMBER	SHEET NAME
H0.1	HVAC NOTES, LEGENDS, & DRAWING INDEX
H1.1	HVAC DEMO PLAN
H2.1	HVAC PLAN
H8.1	HVAC SCHEDULES

collab. architecture
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

INTEGRATED MEP
MECHANICAL
ELECTRICAL
PLUMBING
320 MAPLE ST, SUITE 110
FORT COLLINS, CO 80521
970-556-0570

SUPERIOR COMMUNITY CENTER REMODEL

TOWN OF SUPERIOR
1500 CAOLTON RD, SUPERIOR, CO 80027

SD: PERMIT:
DD: CD:

REV. #	DESCRIPTION	DATE
1	CITY COMMENTS	11/12/2025

25-253

COLORADO LICENSED
THOMAS M. SEGERSTROM
37190
PROFESSIONAL ENGINEER

12 NOV 2025

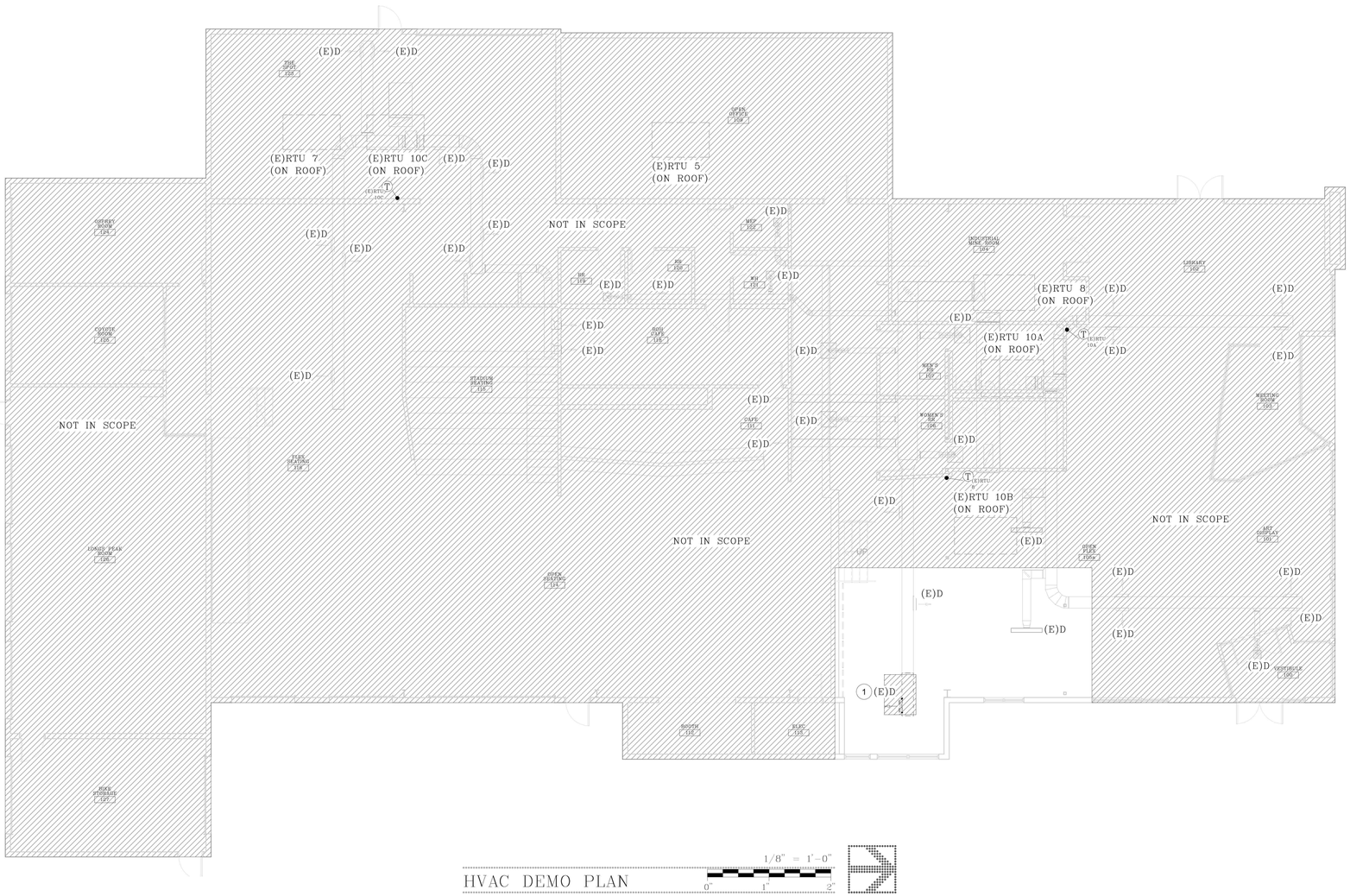
HVAC NOTES, LEGENDS, & DRAWING INDEX

DRAWN BY: EAM CHECKED BY: KML

H0.1

FLAG NOTES

1 REMOVE EXISTING DIFFUSER AND ASSOCIATED DUCT WORK BACK TO AREA INDICATED, CAP AND SEAL AIRTIGHT.



HVAC DEMO PLAN

1/8" = 1'-0"

0" 1" 2"

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9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

INTEGRATED MEP
MECHANICAL
ELECTRICAL
PLUMBING
320 MAPLE ST, SUITE 110
FORT COLLINS, CO 80521
970-556-0570

SUPERIOR COMMUNITY CENTER REMODEL

TOWN OF SUPERIOR
1500 CAOLTON RD, SUPERIOR, CO 80027

SD:
DD:
PERMIT:
CD:

REV. #	DESCRIPTION	DATE

25-253

COLORADO LICENSED
THOMAS M. SECREST
37190
PROFESSIONAL ENGINEER

12 NOV 2025

HVAC DEMO PLAN

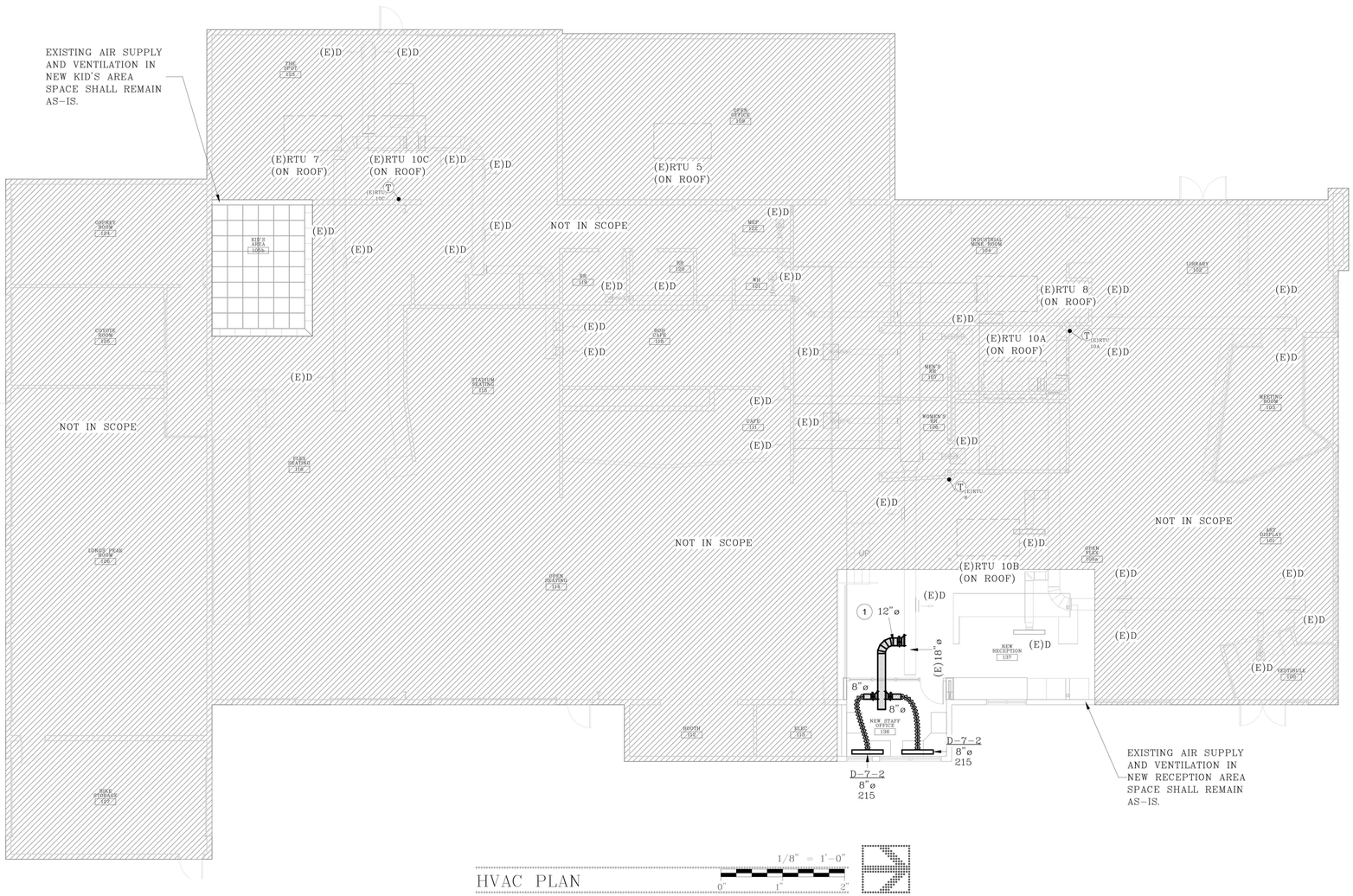
DRAWN BY: EAM CHECKED BY: KML

H1.1

FLAG NOTES

(#)

1 CONNECT NEW DUCT OF SIZE INDICATED INTO EXISTING DUCT MAIN SERVING THE ZONE. MC SHALL FIELD VERIFY EXISTING CONDITIONS AND CONNECTION REQUIREMENTS.



HVAC PLAN

1/8" = 1'-0"

0" 1" 2"

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9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

INTEGRATED MEP
MECHANICAL
ELECTRICAL
PLUMBING
320 MAPLE ST, SUITE 110
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970-556-0570

SUPERIOR COMMUNITY CENTER REMODEL

TOWN OF SUPERIOR
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32190
PROFESSIONAL ENGINEER

12 NOV 2025

HVAC PLAN

DRAWN BY: EAM | CHECKED BY: KML

H2.1

VENTILATION SCHEDULE (BASED ON 2021 IMC)

OUTDOOR AIR RATES HAVE BEEN ADJUSTED FOR 80% DISTRIBUTION EFFECTIVENESS

SPACE NUMBER	SPACE NAME	AREA (SF)	OCCUPANCY CLASSIFICATION	OCCUPANT DENSITY (#/1000 SF)	PEOPLE COUNT	PEOPLE OA RATE (CFM/#)	AREA OA RATE (CFM/SF)	PEOPLE OA (CFM)	AREA OA (CFM)	SPACE OA (CFM)
31	NEW STAFF OFFICE	126	021-80%-Office-Private	5	1	6.25	0.075	6	9	16
RTU 8: 1										16
39	NEW RECEPTION	284	021-80%-Reception-Area	30	9	6.25	0.075	56	21	78
RTU 10A: 1										78
19	NEW KIDS AREA	230	021-80%-Office-Open	8	2	6.25	0.075	13	17	30
RTU 10C: 1										30

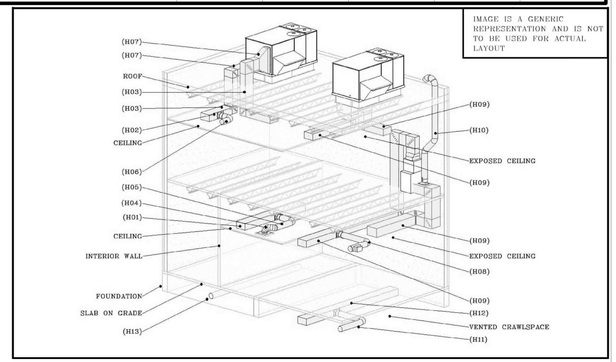
NOTE: THE NEW SPACES ARE BEING SERVED BY EXISTING SYSTEMS PROVIDING ADEQUATE OUTSIDE AIR.

GRILLES, REGISTERS AND DIFFUSERS SCHEDULE

TAG	MAKE & MODEL NUMBER	DESCRIPTION	NECK SIZE	DUTY	COLOR	FRAME SIZE	FRAME TYPE	FRAME CONST	DAMPER	REMARKS
D-7-2	TITUS TBD-30	ADJUST PLENUM SLOT DIFFUSER 0.75" SLOTS	8"ø	SUPPLY	WHITE	48" LONG	LAY-IN	ALUM	NO	2 SLOT WITH SUPPLY PLENUM

MECHANICAL DUCT INSULATION SCHEDULE

INSULATION KEY	INSULATION DESCRIPTION	TYPE	THICKNESS (IN)	DENSITY (PCF)	TOTAL R VALUE	ACCOUSTICAL (NRC)
H01	RECTANGULAR DUCT IN CEILING SPACE WITH NO ROOF	LINER	1.0	1.5	4.2	0.70
H02	RECTANGULAR DUCT IN CEILING SPACE ADJACENT TO EXTERIOR ROOF	LINER	1.5	1.5	6.0	0.80
H03	RECTANGULAR DUCT IN CEILING SPACE ADJACENT TO EXTERIOR ROOF AND SPACE IS A RETURN PLENUM	LINER	1.0	1.5	4.2	0.70
H04	FLEXIBLE DUCT TO DIFFUSER	FLEX	1.5	~	6.0	~
H05	ROUND DUCT IN CEILING SPACE WITH NO ROOF	WRAP	1.5	0.75	4.2	~
H06	ROUND DUCT IN SPACE ADJACENT TO EXTERIOR ROOF	WRAP	2.1	0.75	6.0	~
H07	RECTANGULAR DUCT EXTERIOR TO BUILDING ENVELOPE. DOUBLE WALL WATER TIGHT CONSTRUCTION. WRAP NOT ACCEPTABLE	LINER	3.0	1.5	12	0.95
H08	ROUND DUCT EXPOSED IN CONDITIONED SPACE	N/R		~	~	~
H09	RECTANGULAR DUCT EXPOSED IN CONDITIONED SPACE	LINER	1.0	1.5	4.2	0.70
H10	ROUND OR RECTANGULAR OUTSIDE AIR DUCT	WRAP	5.0	0.75	12	~
H11	ROUND DUCT IN VENTILATED CRAWL SPACE	WRAP	5.0	0.75	12	~
H12	RECTANGULAR DUCT IN VENTILATED CRAWL SPACE	LINER	3.0	1.5	12	0.95
H13	BURIED ROUND DUCT	INTERNAL		~	6.0	~



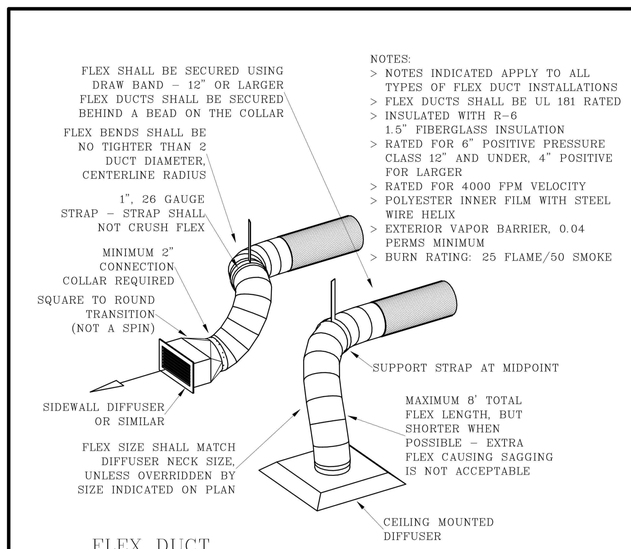
EXISTING MECHANICAL EQUIPMENT SCHEDULE

NUMBER	MAKE & MODEL NUMBER	TONS NOMINAL	ORIEN-TATION	TOTAL CFM	OA CFM	REMARKS
(E)RTU 8	CARRIER 48TJF09	8.5	HORZ	3400	–	(1) (2) (3)
(E)RTU 10A	CARRIER 48TJF012	10	HORZ	4000	–	(1) (2) (3)
(E)RTU 10C	TEMPMASTER ZUT10N240	10	HORZ	4000	–	(1) (2) (3)

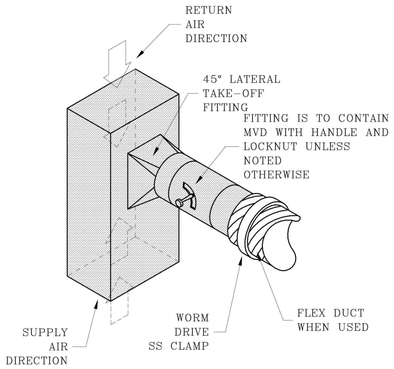
(1) EXISTING EQUIPMENT – SHOWN FOR REFERENCE ONLY.

(2) AIR BALANCES SHOWN ARE FROM RECORD DRAWINGS AND SHALL REMAIN AS-IS.

(3) CONTRACTOR TO CONFIRM THE EXISTENCE OF AN EXISTING OPERATIONAL RETURN AIR SMOKE DETECTOR. COORDINATE SCOPE WITH GC TO PROVIDE NEW IF NONE CURRENTLY EXISTS.



FLEX DUCT DETAIL — SCALE:



DUCT TAKE-OFF DETAIL ROUND — SCALE: NONE

collab. architecture
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

INTEGRATED MEP
MECHANICAL
ELECTRICAL
PLUMBING
320 MAPLE ST, SUITE 110
FORT COLLINS, CO 80521
970-556-0570

SUPERIOR COMMUNITY CENTER REMODEL

TOWN OF SUPERIOR
1500 CAOLTON RD, SUPERIOR, CO 80027

SD: | PERMIT:
DD: | CD:

REV. #	DESCRIPTION	DATE

25-253

COLORADO LICENSED THOMAS M. SEGERSTROM 37190 PROFESSIONAL ENGINEER

12 NOV 2025

HVAC SCHEDULES

DRAWN BY: EAM | CHECKED BY: KML

H8.1

ELECTRICAL SPECIFICATIONS

1. SCOPE

THE SCOPE OF THE WORK COVERED HEREIN CONSISTS OF FURNISHING ALL LABOR, MATERIALS, NECESSARY EQUIPMENT AND SERVICES TO COMPLETE THE ELECTRICAL WORK AND RELATED WORK IN FULL ACCORDANCE AS INDICATED ON THE DRAWINGS, AS SPECIFIES HEREIN OR BOTH AND SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT.

2. CODES, RULES, PERMITS, FEES

ELECTRICAL CONTRACTOR IS GENERALLY RESPONSIBLE TO INSURE ALL WORK, BOTH OLD AND NEW, COMPLIES WITH THE NEC AND ANY APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.

3. DRAWINGS

DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDED IN THE CONTRACT. DRAWINGS ARE NOT TO BE SCALED. THE ARCHITECTURAL DRAWINGS AND DETAILS SHALL BE EXAMINED FOR EXACT LOCATION OF FIXTURES AND EQUIPMENT. ANY CONFLICTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK

4. SHOP DRAWINGS

MATERIALS OR PRODUCTS SPECIFIED HEREIN AND/OR INDICATED ON DRAWINGS BY TRADE NAME, MANUFACTURER'S NAME OR CATALOG NUMBER SHALL BE PROVIDED AS SPECIFIED.

5. COOPERATION WITH OTHER TRADES

THE SUBCONTRACTOR SHALL GIVE FULL COOPERATION TO OTHER TRADES AND SHALL FURNISH IN WRITING TO THE CONTRACTOR, WITH COPIES TO THE ENGINEER, ANY INFORMATION NECESSARY TO PERMIT THE WORK OF ALL TRADES TO BE INSTALLED SATISFACTORILY AND WITH THE LEAST POSSIBLE INTERFERENCE OR DELAY. COORDINATE ALL CONDUIT RUNS AND EQUIPMENT WITH OTHER TRADES. VERIFY NAMEPLATE ELECTRICAL DATA OF ACTUAL EQUIPMENT FURNISHED BY OTHERS BEFORE BEGINNING INSTALLATION.

6. CUTTING, PATCHING, AND FINISHING

THE ELECTRICAL CONTRACTOR SHALL DO ALL CUTTING, DRILLING, ETC. REQUIRED WORK UNDER THIS SECTION OF THE SPECIFICATIONS, INSIDE THE BUILDING.

7. EXCAVATION AND BACKFILLING

THE SUBCONTRACTOR SHALL DO ALL TRENCH AND PIT EXCAVATING AND BACKFILLING REQUIRED FOR WORK UNDER THIS SECTION OF THE SPECIFICATIONS, INSIDE AND OUTSIDE THE BUILDING, ALL REQUIRED SHORING, BRACING, PUMPING, AND ALL PROTECTION FOR SAFETY OF PERSONS AND PROPERTY.

8. MATERIALS AND WORKMANSHIP

ALL MATERIALS AND APPARATUS REQUIRED FOR THE WORK SHALL BE NEW UNLESS OTHERWISE ON THE PLANS.

ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL ELECTRICAL AS SHOWN, VERIFYING THAT ALL MOUNTING HEIGHTS AND EXACT LOCATIONS OF ALL WALL-MOUNTED ELECTRICAL DEVICES WITH ARCHITECT PRIOR TO ROUGH-IN.

CONNECTIONS AND JUNCTION BOXES TO EQUIPMENT ARE DIAGRAMMATIC. VERIFY EXACT LOCATIONS OF CONNECTION TO SPECIFIC EQUIPMENT AND DEVICES.

9. PANELBOARDS

PANELS SHALL BE AS MANUFACTURED BY SQUARE-D, G.E., SIEMENS OR EQUIVALENT OF SIZES, RATINGS, AND REQUIREMENTS SHOWN ON THE PLANS. PANELS SHALL BE OF DEAD FRONT CONSTRUCTION. ALL BUSSING SHALL BE AS SPECIFIED ON PANEL SCHEDULES.

MULTI-POLE BREAKERS SHALL HAVE A SINGLE HANDLE TO TRIP ALL POLES AT ONCE.

A LAMINATED BLACK PLASTIC WITH WHITE LETTERING PLASTIC NAMEPLATES WITH THE IDENTIFICATION NUMBER AS SHOWN ON THE PANEL SCHEDULE SHALL BE MOUNTED ON THE OUTSIDE OF THE DOOR WITH THE SHEET METAL SCREWS. NAMEPLATE SHALL BE 3" WIDE X 1-1/2" HIGH WITH 1/2" HIGH ENGRAVING. PROVIDE A COMPLETE CIRCUIT DIRECTORY, TYPED AND MOUNTED IN A CLEAR PLASTIC SLEEVE, ON THE INTERIOR OF THE PANEL DOOR.

10. GROUNDING

PROVIDE A COMPLETE GROUNDING NETWORK FOR THE ENTIRE ELECTRICAL SYSTEM TO COMPLY WITH NEC REQUIREMENTS.

ALL CONDUITS SHALL HAVE A GROUND WIRE INSTALLED. A CONDUIT GROUND SHALL NOT BE USED.

BOND SERVICE ENTRANCE GROUND TO BUILDING STEEL, METAL WATER MAINS, MADE ELECTRODES, ETC.

11. DISCONNECT SWITCHES

EQUIPMENT DISCONNECT SWITCHES SHALL BE SQUARE-D, G.E., SIEMENS OR EQUIVALENT GENERAL DUTY, OR HEAVY DUTY OF THE TYPE AND RATING SHOWN ON THE PLANS. FUSES SHALL BE PROVIDED OF THE APPROPRIATE TYPE AND RATING FOR THE EQUIPMENT TO BE SERVED.

12. MISCELLANEOUS EQUIPMENT

SWITCHES- ALL GENERAL USE LIGHTING (SPST TOGGLE WITH OR WITHOUT PILOT) SWITCHES TO BE RATED 20A., 120-277V. AS MANUFACTURED BY LEVITON, LUTRON, P & S, OR EQUIVALENT. COORDINATE COLOR WITH OWNER/ARCHITECT

RECEPTACLES- ALL GENERAL USE DUPLEX RECEPTACLES TO BE RATED 20A, 120V AS MANUFACTURED BY LEVITON, LUTRON, P & S, PR EQUIVALENT. COORDINATE COLOR WITH OWNER/ARCHITECT.

CONDUCTORS- ALL CONDUCTORS SHALL BE RATED 600V, COPPER, TYPE THWN, XHHW/THHN. WHERE INDICATED ALUMINUM CONDUCTORS MAY BE USED AND SHALL BE TYPE THHW/XHHW. CONDUCTORS OF #8 AWG AND LARGER SHALL BE STRANDED. TYPE NM CABLE IS PERMITTED WHERE PERMISSIBLE BY CODE.

LIGHTING FIXTURES- LIGHTING FIXTURES SHALL BE AS INDICATED ON THE FIXTURE SCHEDULE OR APPROVED EQUALS.

13. CONDUIT

CONDUIT SHALL BE EMT, SCH. 40 PVC, SCH. 80 PVC, LIQUID TIGHT METAL FLEXIBLE, OR METAL FLEXIBLE.

GRC SHALL BE USED AT EXPOSED EXTERIOR LOCATIONS. FLEX SHALL BE USED FOR CONNECTIONS TO ALL FIXED EQUIPMENT, EXCEPT IN DAMP OR WET LOCATIONS, WHERE LIQUID TIGHT METAL FLEXIBLE SHALL BE USED. EMT SHALL BE USED AT ALL EXPOSED INTERIOR LOCATIONS. ALL REMAINING LOCATIONS MAY USE PVC.

INSULATING BUSHINGS WITH DOUBLE LOCK-NUTS SHALL BE USED FOR ENTRANCE OF 1-1/4" OR LARGER INTO ENCLOSURES.

SIZES INDICATED ARE MINIMUMS, LARGER SIZES MAY BE USED TO FACILITATE WIRE PULLS, ETC.

14. TELEPHONE SYSTEM

PROVIDE A 4' X 8' X 3/4" PLYWOOD BACKBOARD FOR TELEPHONE DISTRIBUTION. A DRIVEN GROUND ROD SHALL BE INSTALLED ADJACENT TO THE BACKBOARD. INSTALL EMPTY CONDUIT(S) AS INDICATED ON THE PLANS WITH PULLWIRE INSTALLED FOR THE TELEPHONE SERVICE ENTRANCE.

A 3/4" CONDUIT SHALL BE ROUTED FROM ALL THE TELEPHONE OUTLETS TO THE CEILING SPACE. TERMINATE CONDUIT IN CEILING SPACE. TERMINATE CONDUIT IN CEILING SPACE WITH A 90 DEGREE BEND AND BUSHING AT END OF CONDUIT. EXTEND CONDUIT TO NEAREST ACCESSIBLE CEILING SPACE IF NO ACCESS TO THE CEILING SPACE ABOVE THE OUTLET IS PRESENT. PROVIDE A CONDUIT PATH THROUGH ALL OBSTRUCTIONS TO THE BACKBOARD

15. EQUIPMENT FURNISHED BY OTHERS

ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, WIRE, AND DISCONNECT SWITCHES INDICATED ON DRAWINGS, TO CONNECT ELECTRICAL EQUIPMENT SUPPLIED BY OTHERS WHICH SHALL INCLUDE BOTH NEW AND RELOCATION OF EXISTING EQUIPMENT. ALL FINAL ELECTRICAL CONNECTIONS ARE TO BE BY ELECTRICAL CONTRACTOR.

16. RECORD DRAWINGS

ELECTRICAL CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ACTUAL CONSTRUCTION INCLUDING DEVICE LOCATIONS AND CONDUIT RUNS IF DIFFERENT FROM THE PLANS.

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A REPRODUCIBLE SET OF PLANS OF THE COMPLETE ELECTRICAL AND FIRE ALARM SYSTEMS AS INSTALLED. THE SCALE ON THESE DRAWINGS SHALL BE NO SMALLER THAN THE SCALE USED ON THE ORIGINAL PLANS.

17. TESTING

FINAL TESTS SHALL BE MADE ONLY AFTER THE ENGINEER IS SATISFIED THAT ALL WORK HAS BEEN COMPLETED.

18. FINAL ACCEPTANCE

AFTER TESTING, A FINAL INSPECTION SHALL BE MADE BY THE ENGINEER AND OTHER AUTHORIZED PERSONS WITH THE ELECTRICAL CONTRACTOR.

FINAL ACCEPTANCE OF THE PROJECT SHALL NOT PREJUDICE THE OWNER'S RIGHT TO REQUIRE REPLACEMENT AND/OR REPAIR ANY DEFECTIVE WORK OR MATERIALS.

LEGEND

OUTLETS

- DUPLEX RECEPTACLE
- DEDICATED DUPLEX RECEPTACLE
- WEATHERPROOF RECEPTACLE
- GROUND FAULT RECEPTACLE
- EMERGENCY POWER RECEPTACLE
- SWITCHED RECEPTACLE
- HALF SWITCHED RECEPTACLE
- DOUBLE DUPLEX RECEPTACLE
- FLUSH FLOOR RECEPTACLE, DUPLEX
- SPECIAL EQUIPMENT RECEPTACLE
- LOCKING RECEPTACLE
- FLUSH FLOOR TELEPHONE OUTLET
- DATA, TELEPHONE, OR FAX OUTLET
- TELEPOWER POLE (T= TELEPHONE P=POWER C=COMPUTER)
- JUNCTION BOX

CIRCUITRY AND RACEWAYS

- CIRCUIT UP
- CIRCUIT DOWN
- HOME RUN
- END OF RUNS, CAP AND STAKE
- "RUN CONTINUES" INDICATION
- WIREMOLD (2-CHANNEL)
- PLUGMOLD

SWITCHES

- SINGLE-POLE SWITCH
- DOUBLE-POLE SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- SWITCH WITH PILOT LIGHT
- KEY SWITCH
- WEATHERPROOF SWITCH
- TIME SWITCH
- DIMMER SWITCH
- DAY-LIGHT SENSOR
- OCCUPANCY SENSOR
- OCCUPANCY SENSOR/DIMMER
- EXIT SIGN
- EXIT/EMERGENCY LIGHTING UNIT
- EMERGENCY LIGHTING UNIT
- EXTERIOR EMERGENCY LIGHT

SOUND AND SIGNAL

- SPEAKER
- VOLUME CONTROL
- BUZZER
- CHIME
- TELEVISION ANTENNA OUTLET
- MICROPHONE OUTLET
- INTERCOM OUTLET
- NURSE CALL

CONTROL

- THERMOSTAT (LINE VOLTAGE U.O.N. FURNISHED BY DIV. 15 U.O.N.)
- HUMIDISTAT (LINE VOLTAGE U.O.N. FURNISHED BY DIV. 15 U.O.N.)
- PHOTOCELL (VOLTAGE AS REQUIRED)
- TIME CLOCK (24 HOUR U.O.N.)
- PUSHBUTTON STATION (NUMBER OF BUTTONS INDICATED)
- LIGHTING CONTRACTOR
- IRRIGATION CONTROLLER
- DUCT SMOKE DETECTOR
- FIRE/SMOKE DAMPER

DESIGNATIONS

- REVISION NOTE
- FLAG NOTE
- KEY NOTE
- FEEDER NUMBER

UON UNLESS OTHERWISE NOTED
WP DEVICE DESIGNATED WEATHER PROOF
AC DEVICE ABOVE COUNTER
CLG DEVICE IN CEILING
FLR DEVICE IN FLOOR
AFF ABOVE FINISHED FLOOR
(E) EXISTING TO REMAIN
(R) EXISTING TO BE RELOCATED
(D) EXISTING TO BE DEMOLISHED

DRAWING INDEX

SHEET NUMBER	SHEET NAME	BID SET 09/22/25	PERMIT SET 10/22/25		
E0.1	NOTES, LEGEND, INDEX	X	X		
E0.2	LIGHTING COMPLIANCE		X		
E1.1	ELECTRICAL PLAN	X	X		

COORDINATION: 08/28/25 - ARCHITECTURAL DRAWING SET
N/A - PLUMBING DRAWING SET
N/A - MECHANICAL DRAWING SET

CODES: 2023 NATIONAL ELECTRICAL CODE (NEC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

KEY NOTES: (THIS SHEET ONLY)

1. PANEL P2 IS AN EXISTING PANEL. PROVIDE NEW BREAKERS AS INDICATED ON PANEL SCHEDULE.

PANEL P2 (EXISTING) — **Job # 25-253** — ***Affected Circuits Shown in Italics***

VOLTAGE	120/208	AIC AMPS	22,000	BUSSING	AL
				NEUTRAL BUS 100%	YES
RATED AMPS	225	MAIN LUG ONLY	225	GROUND BUS	YES
PHASE / HERTZ	3/60	FEED	BOTTOM		
# OF CIRCUITS	42	MOUNTING	SURFACE	FEED THROUGH LUGS	NO
MANUFACTURER	GE	COVER TYPE	STANDARD	FED FROM	SWBD
PANEL TYPE	LC	ISOLATED GND	NO	NOTE; "L" BREAKERS TO BE "LOCK ON"	

CIR#	BKR	CIRCUIT DESCRIPTION	Cat.	WATTS	BKR TYPE	PH	BKR TYPE	WATTS	Cat.	CIRCUIT DESCRIPTION	BKR	CIR#
1	20A-1P	Existing Site LTG	L	1,000		A		1,000	L	Existing Signage	20A-1P	2
3	20A-1P	Existing Site LTG	L	1,000		B		1,000	L	Existing Site LTG	20A-1P	4
5	20A-1P	Existing Site LTG	L	1,000		C				Spare	20A-1P	6
7	20A-1P	Existing Site LTG	L	1,000		A				Spare	20A-1P	8
9	20A-1P	Corridor Lighting 1st Flr	L	1,000		B				Spare	20A-1P	10
11	20A-1P	OCC LTG 1st Flr.	L	1,000		C				Spare	20A-1P	12
13	20A-1P	Open Area Lighting 2nd Flr	L	1,000		A		***500***	***E***	***Printer / Scanner***	20A-1P	14
15	20A-1P	Mezz. Lighting 2nd Flr	L	1,000		B		***720***	***E***	***Reception Desk***	20A-1P	16
17	20A-1P	Open Area LTG Flr	L	1,000		C		***720***	***R***	***Recepts - New Staff Office (136)***	20A-1P	18
19	20A-1P	Spare				A		1,000	R	Existing WP Service Rec.	20A-1P	20
21	20A-1P	Spare				B		1,000	E	Existing Signage	20A-1P	22
23	20A-1P	Spare				C		1,000	E	Existing Signage	20A-1P	24
25	20A-1P	Spare				A		1,000	R	Service Rec.	20A-1P	26
27	20A-1P	Spare				B		1,000	R	Outdoor Rec.	20A-1P	28
29	50A-2P	Food Truck	E	4,160		C		1,000	R	Outdoor Rec.	20A-1P	30
31	"	"	E	4,160		A		1,000	E	Existing Time Clock	20A-1P	32
33	50A-2P	Food Truck	E	4,160		B		1,000	E	Existing FA Panel	20A-1P	34
35	"	"	E	4,160		C		1,000	L	Existing Site LTG	20A-1P	36
37	20A-1P	Spare				A		1,000	L	Existing Site LTG	20A-1P	38
39	20A-1P	Spare				B				Spare	20A-1P	40
41	20A-1P	Spare				C				Space		42

Category		Connected	Demand Factor	Demand		Connected	Demand
R-	Recept.	4,720	N.E.C. 220.44	4,720	LINE L1	12,660	14,277
L-	Lighting	13,000	1.25	16,250	LINE L2	11,880	14,277
H-	Heating	0	1	0	LINE L3	15,040	14,277
C-	Cooling	0	1	0	**LINE TOTAL**	**39,580**	**42,830**
E-	Equip.	21,860	1	21,860	**DEMAND AMPERAGE:**		
M-	Misc.	0	1	0	42,830 / 1.732 / 208		**119 Amps**
	Total:	**39,580**		**42,830**		TT	

LUMINAIRE SCHEDULE

Tag	Lamps	Description	Manufacturer	Part No.	Voltage	Notes
A1	17W	2x2, LED Volumetric Troffer, 2000 Lumens	Lithonia	2BLT2 20L ADP EZ1 PWS1856LV LP835	UNV	
P1	30W	6" Round Cylinder (Black), 3000 Lumens	EVO	EVO6PC 30/30 AR LD WD MVOLT GZ10 S6	UNV	

Notes:
1
2

COLAB ARCHITECTURE STUDIO
9217 EASTMAN PARK DR., UNIT 3
WINDSOR, COLORADO 80550

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970-556-0570

SUPERIOR COMMUNITY CENTER REMODEL

TOWN OF SUPERIOR
1500 CAOLTON RD., SUPERIOR, CO 80027

-	Revisions
SD:	Name --,--,----
DD:	Name --,--,----
Permit: 10/22/25	Name --,--,----
Construction:	Name --,--,----

25-253

COLORADO REGISTERED PROFESSIONAL ENGINEER
33212
10/27/25

NOTES, LEGEND, INDEX

DRAWN BY: DJM CHECKED BY: LNS

E0.1

COM*check* Software Version COMcheckWeb

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title:
Project Type: Alteration

Construction Site:
1500 Caolton Rd
Superior, Colorado 80027

Owner/Agent:

Designer/Contractor:

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Office	670	0.64	429
		Total Allowed Watts =	429

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Office (670 sq.ft.)				
LED: A1: 2x2 troffer: Other:	1	4	17	68
LED: P1: 6" Cylinder: Other:	1	4	30	120
			Total Proposed Watts =	188

Interior Lighting PASSES

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2021 IECC requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Dakota McNeill — Name - Title
Dakota McNeill — Signature
10/21/2025 — Date

COM*check* Software Version COMcheckWeb

Inspection Checklist

Energy Code: 2021 IECC

Requirements: 72.0% were addressed directly in the COM*check* software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR4]¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** E0.1, E1.1

Additional Comments/Assumptions:

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3.1 [EL22]¹	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern >= 50 percent.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** E0.1, E1.1
C405.2.1, C405.2.1.1 [EL18]¹	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, corridors, warehouse storage areas, and other spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** E0.1, E1.1
C405.2.1.2 [EL19]¹	Occupancy sensors control function in warehouses: In warehouses, the lighting in aisleways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more within 20 minutes of when the areas are unoccupied. The occupant sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor. Lights not turned off by occupant sensors is done so by time-switch.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply. **Location on plans/spec:** E0.1, E1.1
C405.2.1.3 [EL20]¹	Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces >= 300 sq.ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 600 sq.ft. within the space, 2) general lighting in each zone permitted to turn on upon occupancy in control zone, 3) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 4) are configured so that general lighting power in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply. **Location on plans/spec:** E0.1, E1.1
C405.2.2, C405.2.2.1 [EL21]²	Each area not served by occupancy sensors (per C405.2.1.1) have time-switch controls and functions detailed in sections C405.2.2.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** E0.1, E1.1

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.4, C405.2.4.1, C405.2.4.2 [EL23]²	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 Daylight-responsive controls for applicable spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply. **Location on plans/spec:** E0.1, E1.1
C405.2.5 [EL27]¹	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** E0.1, E1.1
C405.7 [EL26]²	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.8 [EL27]²	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.9.1, C405.9.2 [EL28]²	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.10 [EL29]²	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.1.1 [EL30]²	At least 90% of dwelling unit permanently installed lighting shall have lamp efficacy >= 65 lm/W or luminaires with efficacy >= 45 lm/W or comply with C405.2.4 or C405.3.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.11, C405.11.1 [EL31]²	50% of 15/20 amp receptacles installed in enclosed offices, conference rooms, copy rooms, break rooms, classrooms and workstations and > 25% of branch circuit feeders for modular furniture will have automatic receptacle control in accordance with C405.11.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FI17]³	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.1.1 [FI57]¹	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5 [FI16]³	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.3 [FI33]¹	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

COLAB ARCHITECTURE STUDIO
9217 EASTMAN PARK DR., UNIT 3
WINDSOR, COLORADO 80550

INTEGRATED MEP
MECHANICAL
ELECTRICAL
PLUMBING
320 MAPLE ST, SUITE 110
FORT COLLINS, CO 80521
970-556-0570

SUPERIOR COMMUNITY CENTER REMODEL
TOWN OF SUPERIOR
1500 CAOLTON RD., SUPERIOR, CO 80027

-	Revisions
SD:	Name --.--.----
DD:	Name --.--.----
Permit: 10/22/25	Name --.--.----
Construction:	Name --.--.----

25-253

COLORADO REGISTERED LAWRENCE NEIL SCHLOTTMANN 33212 10/27/25 PROFESSIONAL ENGINEER

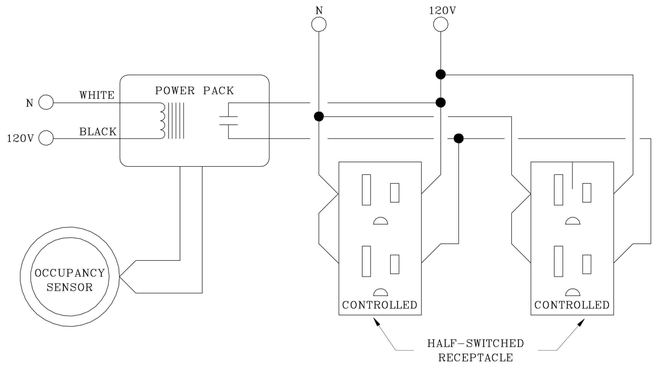
LIGHTING COMPLIANCE

DRAWN BY: DJM | CHECKED BY: LNS

E0.2

NOTE: ALL RECEPTACLES CONTROLLED BY OCCUPANCY SENSORS SHALL AUTOMATICALLY SHUT OFF WITHIN 20 MINUTES AFTER THE SPACE IS VACATED, IN ACCORDANCE WITH IECC 2021 SECTION C405.11.1.2.2.

NOTE: REFER TO WIRING DIAGRAMS PROVIDED WITH OCCUPANCY SENSOR AND POWER PACKS FOR WIRING DETAILS.



CONTROLLED RECEPTACLE DETAIL

LIGHTING AND POWER NOTES

1 CONNECT ALL EXIT AND EM LIGHTS TO CIRCUITS SHOWN AHEAD OF LOCAL SWITCHING.
2 LUMINAIRS DENOTED "NL" SHALL BE CONNECTED AHEAD OF LOCAL SWITCHING
3 REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LIGHTING FIXTURE LOCATIONS.
4 REFER TO MECHANICAL PLANS FOR EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT
5 ALL CONDUCTORS SHALL BE COPPER AND #12 UNLESS OTHERWISE NOTED.
6 ALL SWITCHES, CONVENIENCE RECEPTACLES AND PLATES SHALL BE WHITE NONMETALLIC UNLESS NOTED. CONFIRM COLOR WITH ARCHITECT PRIOR TO ORDERING DEVICES.
7 ALL 2'X2' LUMINAIRS LOCATED IN HALLWAYS OR CORRIDORS ARE TO BE INSTALLED WITH THE LAMPS PERPENDICULAR TO THE WALL.
8 INSTALL, WHERE REQUIRED BY JURISDICTION, MANUFACTURER APPROVED SEALING KITS ON ALL RECESSED CANS INSTALLED IN INSULATED CAVITIES.
9 LABEL ALL JUNCTION BOXES WITH CIRCUIT NUMBERING DURING ROUGH-IN OF CONDUIT SYSTEM.
10 PROVIDE POWER FOR VVT'S AS REQUIRED BY M.C. (REFER TO MECHANICAL PLANS)
11 COPIES OF ALL INSTALLATION, OPERATIONAL AND MAINTENANCE MATERIALS ARE TO BE SAVED AND PROVIDED TO THE PROJECT MANAGER FOR ASSEMBLY AND DELIVERY TO THE CONTRACTOR AND OWNER.
12 THE ELECTRICAL CONTRACTOR JOB FOREMAN SHALL DOCUMENT ALL UNDERGROUND FEEDERS AS WELL AS ANY DEVIATIONS TO THE CONSTRUCTION DOCUMENTS ON THE RECORD DRAWINGS. SHOW DIMENSION ONLY WHEN ACCURACY CAN BE ASSURED.
13 FIRE ALARM DEVICES ARE NOT SHOWN ON DRAWINGS AT THIS TIME. FIRE ALARM SHOP DRAWINGS SHALL BE PROVIDED BY A LICENSED FIRE ALARM CONTRACTOR AND SIGNED AND SEALED BY A PROFESSIONAL ENGINEER. FINAL LOCATIONS OF DEVICES, ONCE APPROVED BY THE AHJ, WILL THEN BE TRANSFERRED TO THE ELECTRICAL CONSTRUCTION DRAWINGS.

KEY NOTES: (THIS SHEET ONLY)

1 NO WORK IN THIS AREA. EXISTING TO REMAIN.

2 LIGHTING CONTROLS, LIGHT FIXTURES, DEVICES, AND RECEPTACLES WITH DESIGNATION OF (D) ARE TO BE DEMOLISHED. LIGHTING CONTROLS, LIGHT FIXTURES, DEVICES, AND RECEPTACLES WITH DESIGNATION OF (E) ARE EXISTING TO REMAIN CIRCUITED TO EXISTING TENANT PANEL. REWORK CIRCUITING AS NECESSARY TO ACCOMMODATE DEMOLISHED DEVICES

3 HALF-SHADED RECEPTACLES TO BE CONTROLLED BY OCCUPANCY SENSOR TO COMPLY WITH 2021 IECC. SEE CONTROLLED RECEPTACLE DETAIL, THIS SHEET.

4 POWER TO NEW RECEPTION DESK TO BE ROUTED BY SURFACE MOUNTED CONDUIT FROM EXISTING COLUMN.

5 TIE NEW LIGHT FIXTURES INTO CIRCUIT CURRENTLY SERVING SPACE.

6 COORDINATE HEIGHT AND LOCATION OF NEW J-BOX FOR POTENTIAL FUTURE USE. EXTEND 120V CIRCUIT THAT PREVIOUSLY SERVED DEMOLISHED RECEPTACLES TO THIS LOCATION.

7 TIE NEW LIGHT FIXTURES INTO CIRCUIT AND CONTROLS CURRENTLY SERVING SPACE.



ELECTRICAL PLAN 1/8" = 1'-0"

COLAB ARCHITECTURE STUDIO
9217 EASTMAN PARK DR., UNIT 3
WINDSOR, COLORADO 80550

INTEGRATED MEP
MECHANICAL
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SUPERIOR COMMUNITY CENTER REMODEL

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SD:	Name	--.--.----
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Construction:	Name	--.--.----

25-253



ELECTRICAL PLAN

DRAWN BY: DJM | CHECKED BY: LNS

E1.1

Summary of Measured Noise Levels

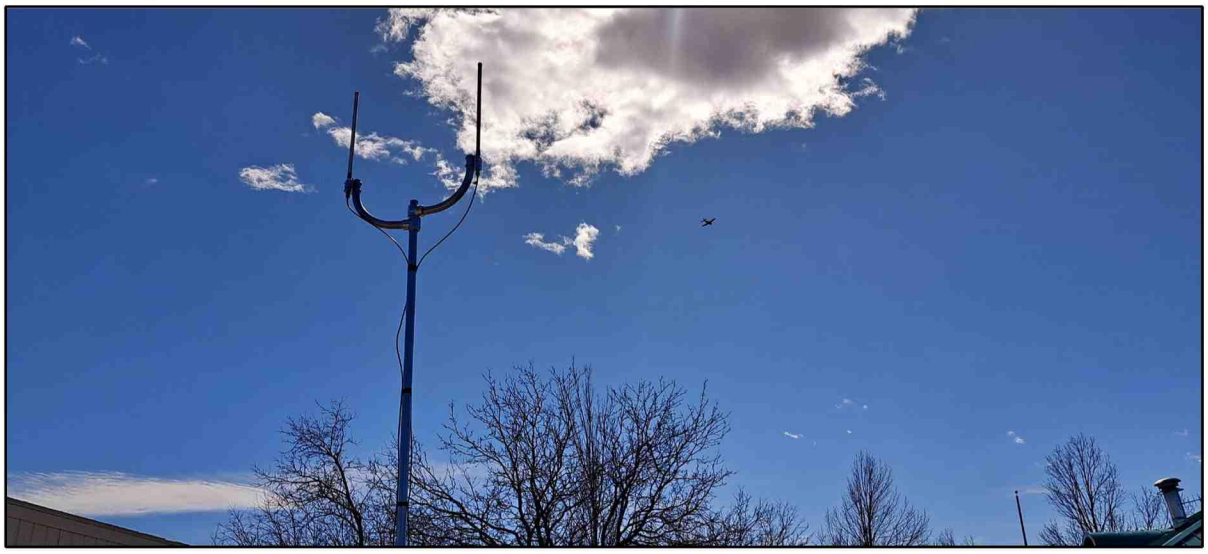
in the

Town of Superior, Colorado

due to

Rocky Mountain Metropolitan Airport Operations

October 2025



Prepared by:

Hankard Environmental, Inc.

Colorado, Wisconsin

HANKARD ENVIRONMENTAL

ACOUSTICS AND VIBRATION CONSULTING

Monthly Summary – October 2025 (Water Bladder Site)

The following summarizes the daytime noise levels measured at the Water Bladder measurement location located off S. Torreys Peak Dr. and aircraft operations detected over the Town of Superior for the month of October 2025. Additional information regarding the measurements follows.

- Over the entire month, a total of 8,031 aircraft operations[1] occurred within 1.25 miles of the measurement location (the distance within which aircraft are audible).
- Of these, 2,956 were touch and go (T&G) operations (37%).
- Over the entire month, aircraft operations were clearly noticeable (aircraft noise measured at approximately 5 dBA above the ambient sound level) for 4,462 minutes (74 hours).
- If T&G operations were not conducted at the airport, an analysis of the measurement data indicates that noticeable aircraft operations would decrease to 2,694 minutes (45 hours), which is a 40% reduction.
- The following summarizes the October 2025 noise survey results at the Water Bladder.

Table 1 - Summary of Daytime Measured Noise Levels and Aircraft Operations, October 2025 (Water Bladder)

Operations	Quantity	Audible Aircraft Operations	Aircraft Noise Above Ambient (dBA)	Aircraft 5 dBA Above Ambient (minutes)	Aircraft 10 dBA Above Ambient (minutes)	Aircraft 20 dBA Above Ambient (minutes)
All	Total for month	8,031	---	4,462	2,196	316
	Daily average	259	14	159	78	11
Touch and Go Removed	Total for month	5,731	---	2,694	1,441	249
	Daily average	185	13	96	51	9

- Figure 1 shows the flight paths on October 5, a day with total operations close to the median for the month. Note the concentration of T&G operations over the Town of Superior and Boulder County.
- Figure 2 shows the measured noise levels and concurrent aircraft activity for this day. Maximum noise levels generated by individual aircraft operations exceeded the ambient sound level by at least the following levels for the durations noted:
  - 5 dBA (clearly noticeable), 170 minutes.
  - 10 dBA (significant increase), 85 minutes.
  - 20 dBA (much louder), 14 minutes.
- Table 2 shows the hourly average noise levels and operation counts for this day.
- Figure 3 shows an hour on this day, during which time the measured noise level was often above ambient conditions (42 dBA for this hour), meaning that aircraft noise was regularly present.
- Figure 4 shows the flight paths for the entire month of October 2025.

[1] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch and go operation as two operations.

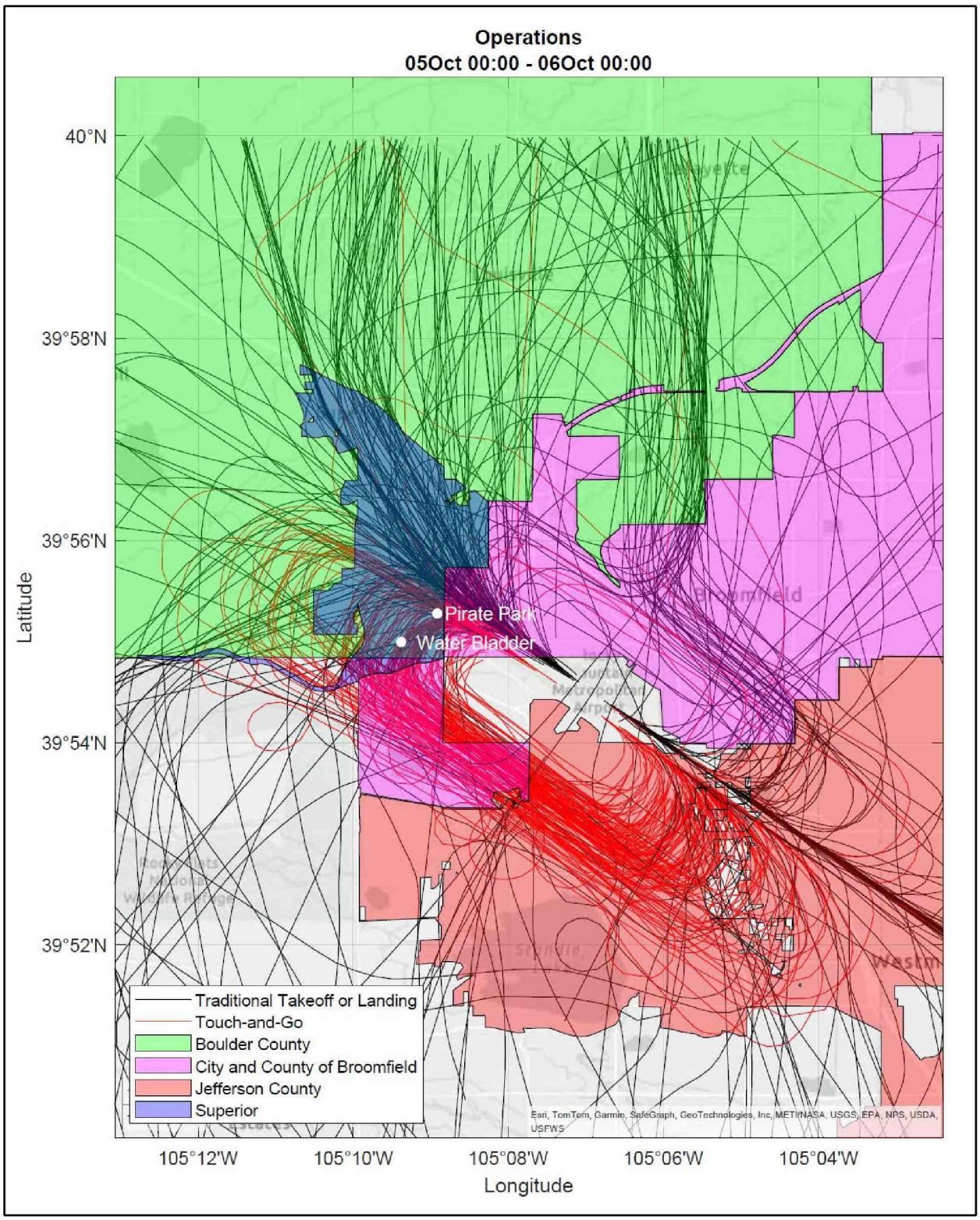


Figure 1 – Flight Paths on Median Day in October 2025 (421 Operations; 140 T&G)

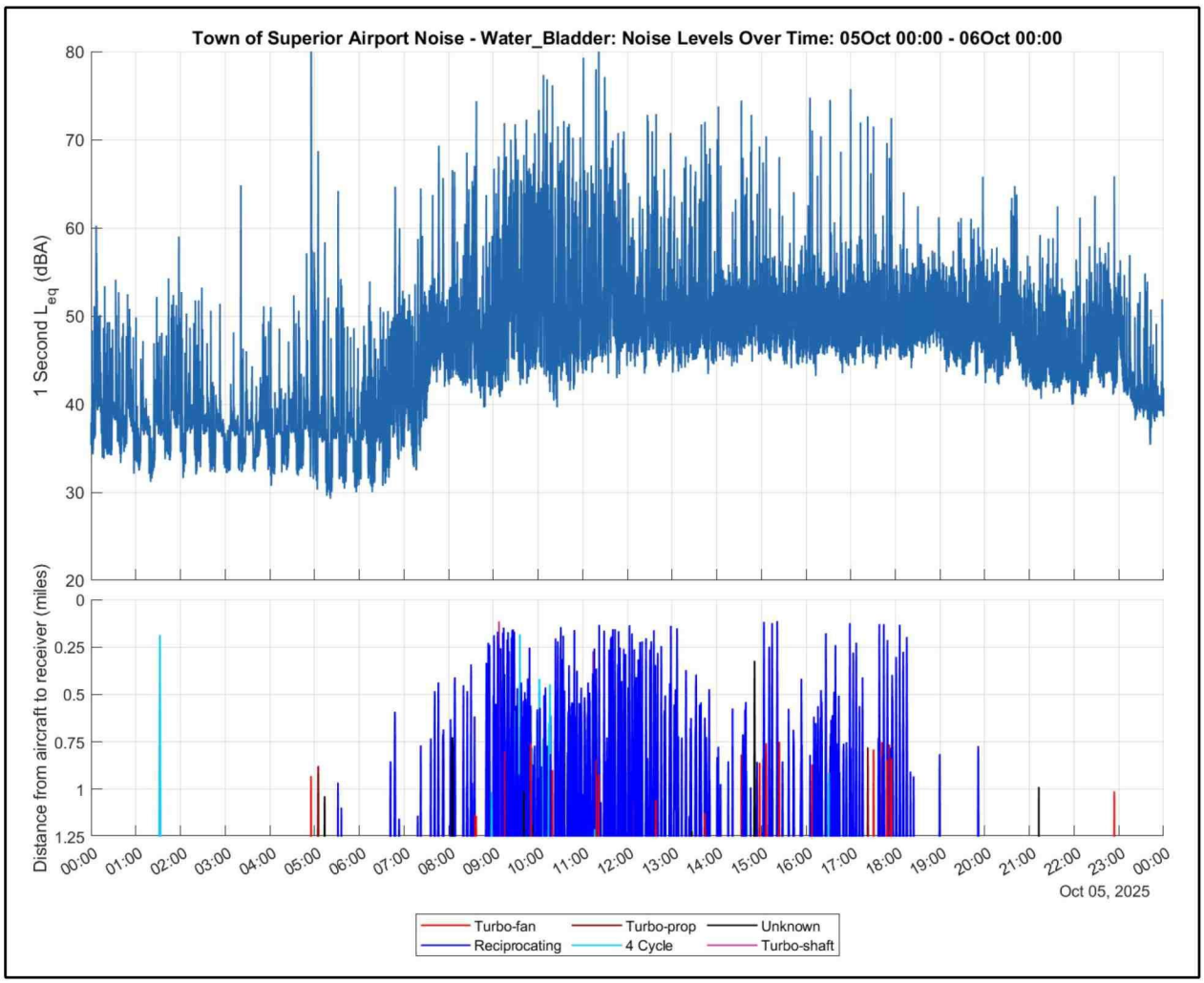


Figure 2 – Noise Levels and Aircraft Operations on Median Day (Water Bladder)

Table 2 – Hourly Noise Levels and Aircraft Operations on Median Day (Water Bladder)

Time	7 am	8 am	9 am	10 am	11 am	12 pm	1 pm	2 pm	3 pm	4 pm	5 pm	6 pm	7 pm	8 pm	9 pm
Average Noise Level (dBA)	50	54	57	59	60	56	55	55	52	54	54	51	50	49	47
Number of Operations	11	29	67	58	54	46	29	27	22	27	21	10	1	0	4

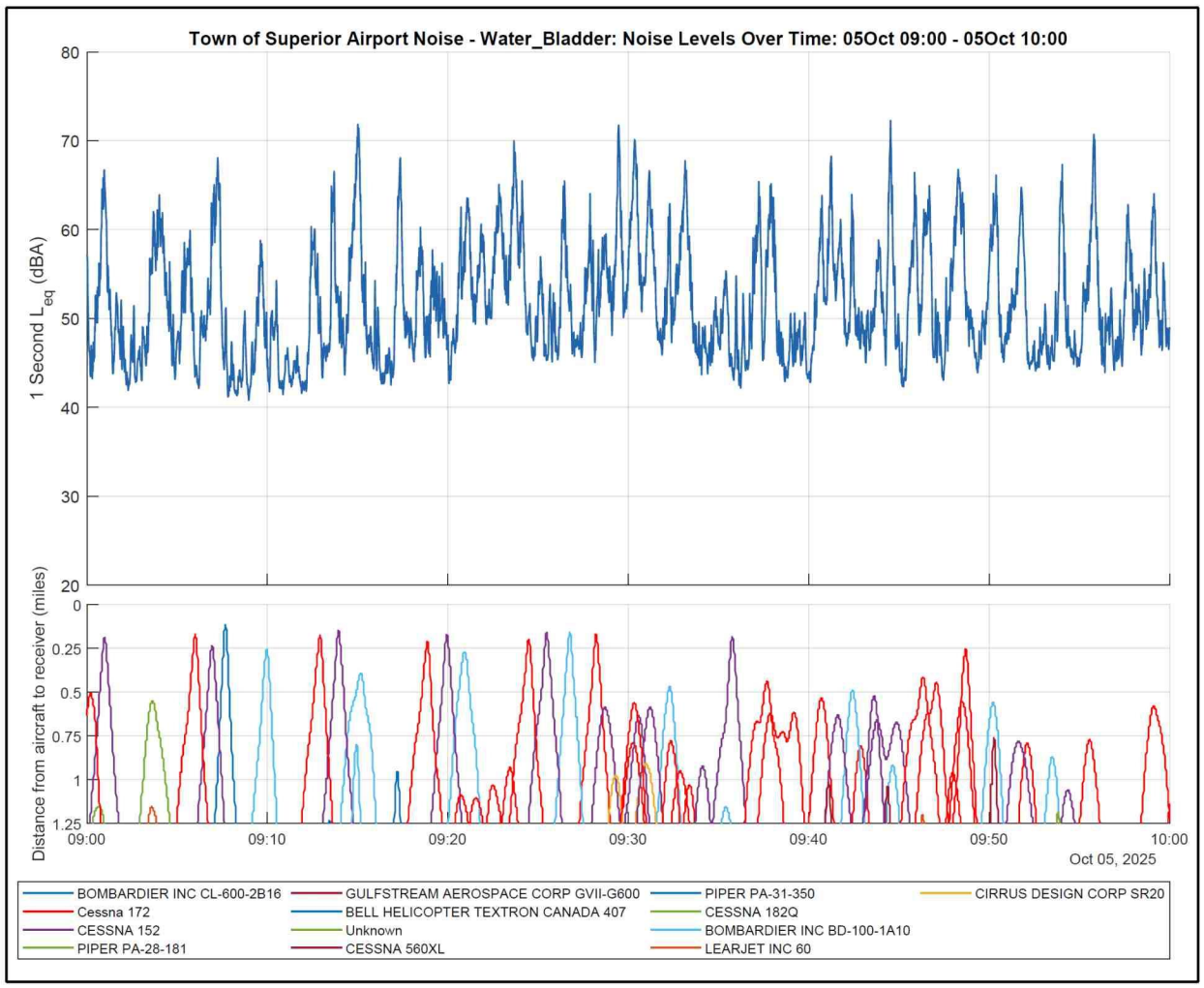


Figure 3 – Noise Levels and Aircraft Operations during an Example Hour on Median Day (Water Bladder)

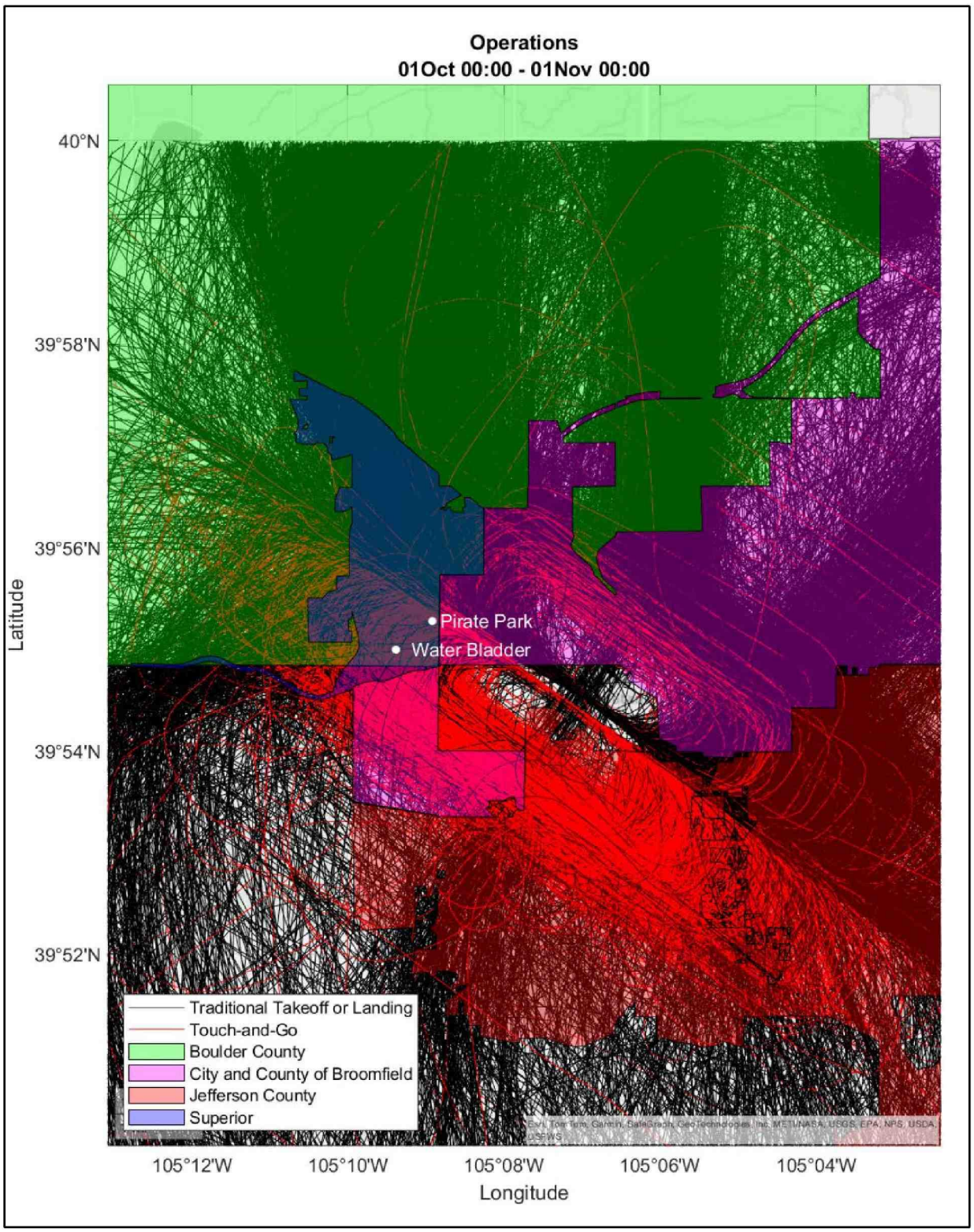


Figure 4 – All Flight Paths in October 2025 (14,083 Operations; 3,200 T&G)

Monthly Summary – October 2025 (Pirate Park Site)

The following summarizes the daytime noise levels measured at the Pirate Park measurement location located near Pirate Park off Yarrow Circle and aircraft operations detected over the Town of Superior for the month of October 2025. Additional information regarding the measurements follows.

- Over the entire month, a total of 8,591 aircraft operations[2] occurred within 1.25 miles of the measurement location (the distance within which aircraft are audible).
- Of these, 3,034 were touch and go (T&G) operations (35%).
- Over the entire month, aircraft operations were clearly noticeable (aircraft noise measured at approximately 5 dBA above the ambient sound level) for 6,283 minutes (105 hours).
- If T&G operations were not conducted at the airport, an analysis of the measurement data indicates that noticeable aircraft operations would decrease to 4,225 minutes (70 hours), which is a 33% reduction.
- The following summarizes the October 2025 noise survey at Pirate Park. Note the number of minutes that aircraft noise was 20 dBA above ambient is much higher than at the Water Bladder site due to the closer proximity to the runway and the lower, climbing aircraft.

Table 3 - Daytime Measured Noise Levels and Aircraft Operations, October 2025 (Pirate Park)

Operations	Quantity	Audible aircraft operations	Aircraft noise above ambient (dBA)	Aircraft 5 dBA Above Ambient (minutes)	Aircraft 10 dBA Above Ambient (minutes)	Aircraft 20 dBA Above Ambient (minutes)
All	Total for month	8,591	---	6,283	4,297	1,120
	Daily average	277	20	224	153	40
Touch and Go Removed	Total for month	6,261	---	4,225	2,872	628
	Daily average	202	17	151	103	22

- Figure 5 shows the measured noise levels and concurrent aircraft activity for October 5, a day with total operations close to the median for the month. Maximum noise levels generated by individual aircraft operations exceeded the ambient sound level by at least the following levels for the durations noted:
  - 5 dBA (clearly noticeable), 211 minutes.
  - 10 dBA (significant increase), 141 minutes.
  - 20 dBA (much louder), 41 minutes.
- Table 4 shows the hourly average noise levels and operation counts for this day.
- Figure 6 shows an hour on this day, during which time the measured noise level was often above ambient conditions (39 dBA for this hour), meaning that aircraft noise was regularly present.

[2] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch and go operation as two operations.

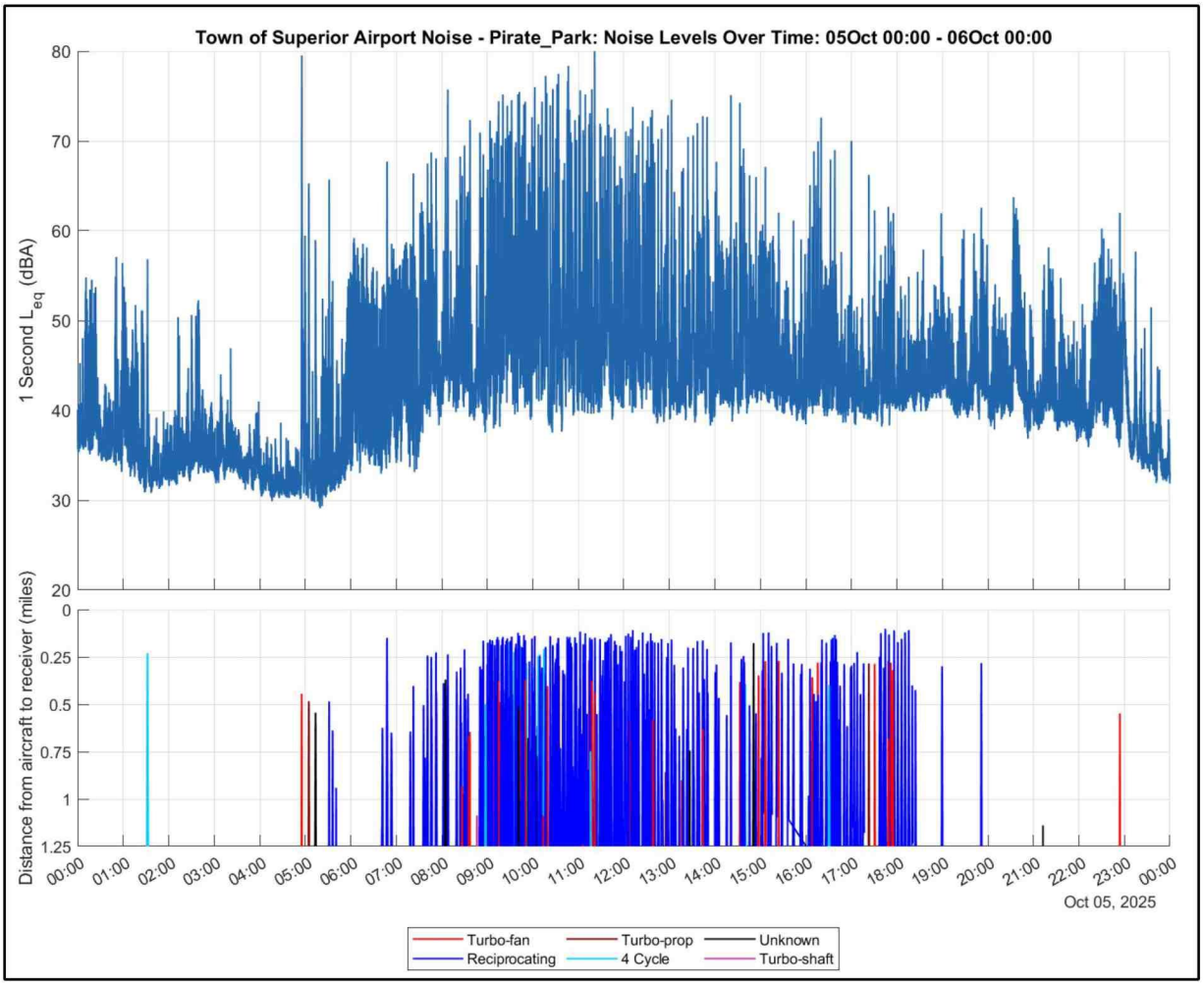


Figure 5 – Noise Levels and Aircraft Operations on Median Day (Pirate Park)

Table 4 – Hourly Noise Levels and Aircraft Operations on Median Day (Pirate Park)

Time	7 am	8 am	9 am	10 am	11 am	12 pm	1 pm	2 pm	3 pm	4 pm	5 pm	6 pm	7 pm	8 pm	9 pm
Average Noise Level (dBA)	39	51	55	60	60	60	57	55	54	48	51	48	45	47	46
Number of Operations	11	29	67	58	54	46	29	27	22	27	21	10	1	0	4

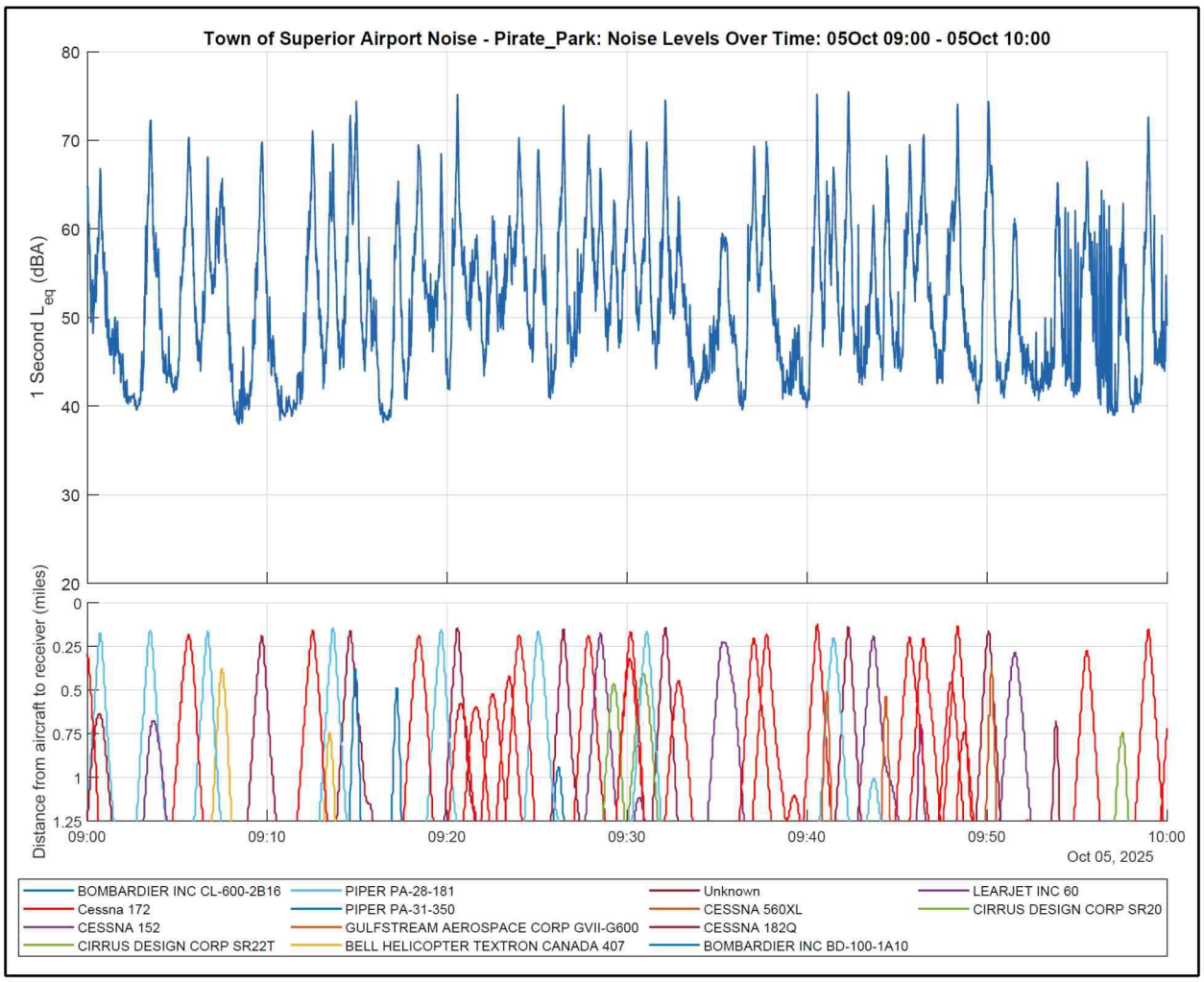


Figure 6 – Noise Levels and Aircraft Operations during an Example Hour on Median Day (Pirate Park)

Detailed Results

1. Measurement Locations and Flight Paths

Noise level monitors were placed at the locations shown in Figure 1-1 and configured to continually measure noise levels. The meters were in service for the entirety of October 2025. The selection of measurement locations considered proximity of Town of Superior residences, aircraft flight paths, and availability of public land. The Water Bladder location was chosen as it is removed from busy roads and in the flight path of touch and go operations. The Community Center location was chosen as it is directly in the flight path of runway 12 L. The Pirate Park location was chosen as it is directly in the flight path of runway 12 R while still being nearby to residences.

Aircraft flight paths are limited due to Denver International Airport airspace to the east and mountains to the west. This, along with prevailing wind patterns, pushes a majority of operations over the Town of Superior, as shown in Figures 1 and 4 (above).

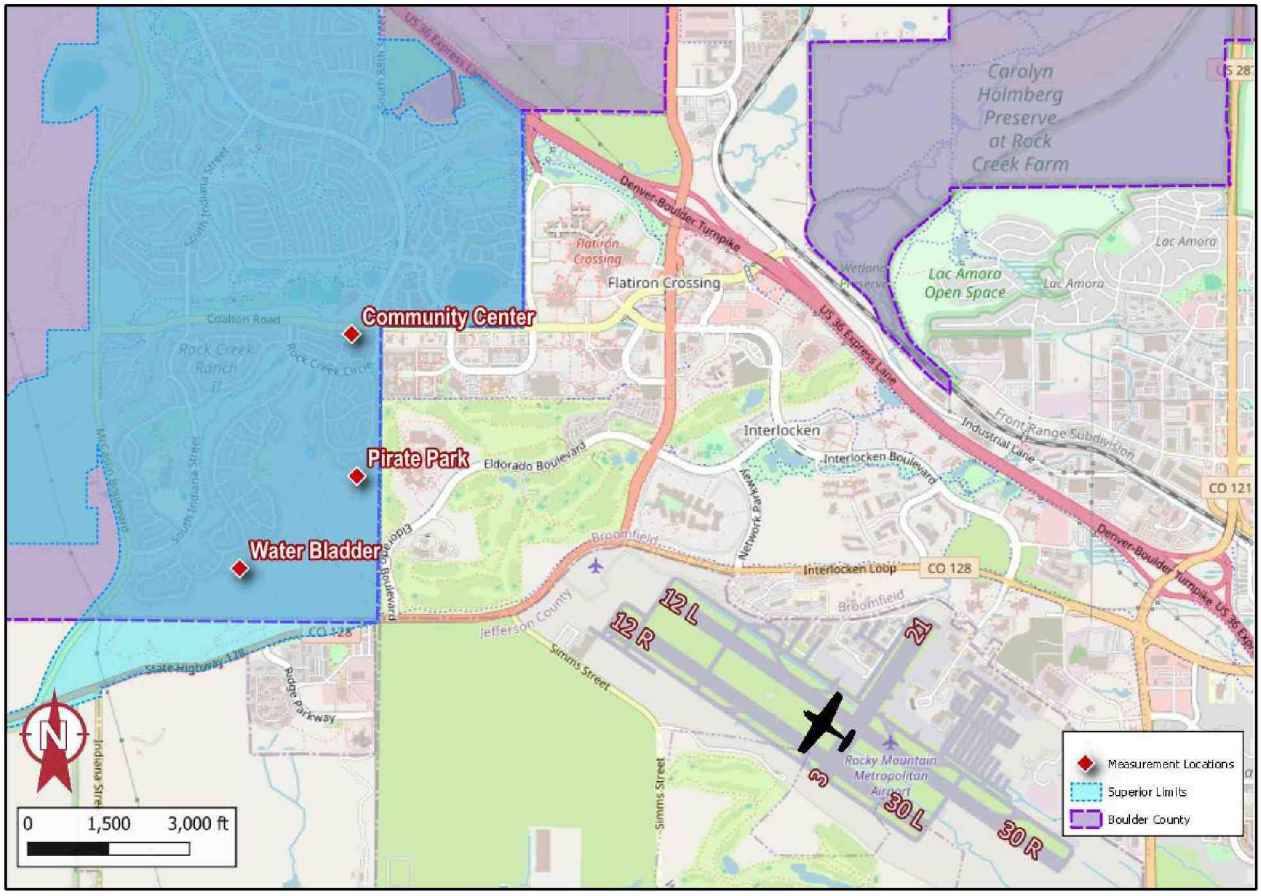


Figure 1-1. Measurement Locations and Airport

2. Noise and Aircraft Operations Measurement Procedures

Noise levels were measured in accordance with applicable acoustical standards as well as the author's experience in this specialized field. The following sections describe the acoustical standards followed, measurement equipment specifications and settings, measurement duration, ground wind measurement equipment, and aircraft operations data integration.

2.1 Applicable Noise Measurement and Analysis Standards

The measurements were executed in accordance with the relevant aspects of the following standards:

1. Noise measurement equipment meets the Type 1 specifications of American National Standards Institute (ANSI) standard S1.4-2014 (R2024) American National Standard Specification for Sound Level Meters.
2. ANSI S1.11-2004 (R2009), Electroacoustics - Octave-band and Fractional-octave-band Filters - Part 1: Specifications.
3. ANSI S1.40-2006 (R2016), American National Standard Specifications and Verification Procedures for Sound Calibrators.
4. The measurement and analysis procedures followed the applicable portions of ANSI S12.9-2013 Part 3 (R2018) Quantities and Procedures for Description and Measurement of Environmental Sound - Part 3: Short-Term Measurements with an Observer Present.
5. ANSI S12.18-1994 (R2019) Outdoor Measurement of Sound Pressure Level.
6. ANSI S1.13-2020 American National Standard Measurement of Sound Pressure Level in Air.

2.2 Noise Measurement Equipment

Noise levels were measured using Larson Davis Model 831 sound level meters with associated preamplifiers and ½ inch free-field precision microphones. All measurement and field calibration equipment were certified by a traceable laboratory within 18 months prior to the measurements. Field calibrations were conducted on October 14, 2025 and the drift in the measured noise level was well within tolerance (Water Bladder -0.43 dB, Pirate Park -0.35 dB, and Community Center -0.22 dB). Calibration certificates and records are available upon request.

The microphones were mounted on steel poles and positioned five feet above the ground (per ANSI S12.9). The microphones were covered with hydrophobically treated 7-inch diameter, 80-pores-per-inch density windscreens (ACO Pacific Model WS7-80T). Audio from each sound level meter was recorded using Tascam DR-05X digital recorders. The sound level meters were configured to continuously measure and record 1-second and 1-hour averages of the following metrics: overall L_{eq}, L_{10}, L_{50}, and L_{90}, as well as one-third octave band L_{eq} levels (6.3 Hz to 20 kHz).

2.3 Aircraft Position Measurement Equipment

Aircraft position data is being collected in the area with an Automatic Dependent Surveillance-Broadcast (ADS-B) monitoring system that receives real-time data from each aircraft in the area, including location, speed, and a unique identifier (hex code). Aircraft position data is being logged on 1-second intervals and is combined with the Federal Aviation Administration (FAA) aircraft registration database to get additional information for each aircraft, including make/model, engine type, and owner. Aircraft from flight schools were identified based on the owner and listed registration numbers from the flight school websites. Altitude data from the aircraft is based on barometric pressure on the aircraft and is not corrected for barometric pressure on the ground. During data processing, the altitude data is corrected based on barometric pressure from the airport. Aircraft above 11,000 feet are filtered out of the database to eliminate from the analysis aircraft that are merely passing overhead and not using Rocky Mountain Metropolitan Airport.

2.4 Meteorological Data

Wind speeds and direction are being measured continuously at each monitoring site using Vaisala WXT530 series sonic anemometers, mounted on steel poles approximately 6.5 feet above the ground (per ANSI S12.18) and placed within approximately 10 feet of the microphones. Barometric pressure data was obtained from the airport's weather station.

2.5 Resulting Measurement Database

This report presents the results of measurements conducted throughout the month of October 2025. A total of 744 hours of continuous noise, aircraft, and ground wind data were collected. All data was organized into a single database and time synchronized through the cellular network.

Figure 2-1 shows noise levels versus time (top graph) and distance to the nearest aircraft over time (bottom graph) for an example one-hour period at Pirate Park. This example shows one Beech P35 (shown in blue) performing touch and go operations, which involves landing and immediately taking off again, and results in the airplane passing over the microphone every few minutes. Another aircraft (shown in red) performs a traditional takeoff or landing. Note the ambient sound level, the level occurring with no aircraft present, is approximately 38 dBA during this example hour. With aircraft present, levels are as high as 80 dBA, which is a 42 dBA increase over the ambient sound level.

Figure 2-2 shows the measured noise levels and aircraft operations for a representative hour with frequent aircraft operations. During this hour the ambient sound level for this day of 40 dBA is never reached because there was very little time when aircraft noise was not audible.

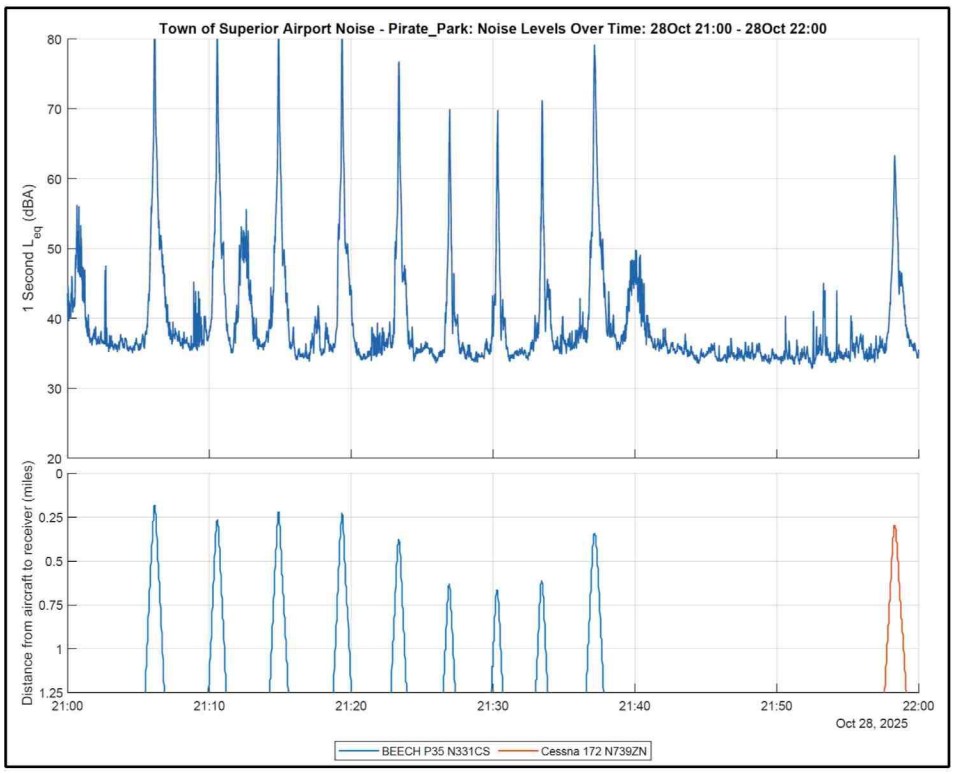


Figure 2-1. Example Time Plot of Measured Noise Levels - Touch and Go Operations

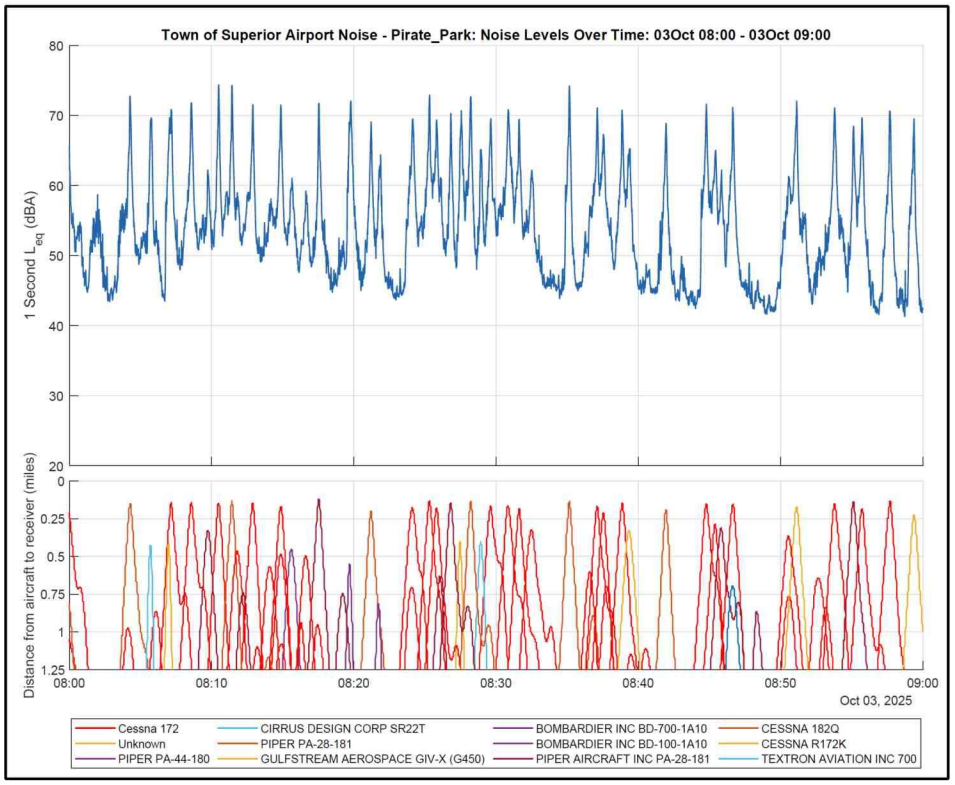


Figure 2-2. Example Time Plot During an Hour with Frequent Aircraft Operations

3. Data Analysis Procedures

The measured noise level and aircraft operations data were analyzed as follows.

3.1 Duration of Analysis Intervals

The measured data was recorded and analyzed in 1-second intervals. This interval was chosen because it provides sufficient resolution to capture changes in noise levels against aircraft proximity over time and follows the FAA's procedures. Results are summarized and presented herein in terms of daily averages of noise levels when aircraft are present versus ambient noise levels in the area (noise generated by non-aircraft sources, such as distant roadway traffic).

3.2 Aircraft Types and Operations

Each 1-second ADS-B sample was classified into one of five operational types: (1) on-the-ground, (2) flyover, (3) touch and go (T&G), (4) takeoff, and (5) landing. The number of operations per day for each operational type is shown in Table 3-1. Samples classified as on-the-ground were excluded from further analysis as planes would not be audible during these times, and samples for aircraft above 11,000 feet or classified as flyovers were excluded from further analysis as these operations were not generated by this airport.

Each aircraft detected in the month is analyzed separately. Each 1-second sample in which the individual aircraft's signal was detected is arranged into a table in chronological order. Each sample is labeled as on the ground (known from the positional information) or airborne. Airborne samples are then grouped into events, which include takeoff, landing, touch and go operation, and flyover. Starting with the first 1-second sample in time where the aircraft was detected as being airborne, the following logic is applied. This is also shown in the table below.

- If the previous sample was on the ground, and a sample within the next 20 minutes is on the ground, the entire window of samples when the aircraft was airborne is classified as touch and go.
- If the previous sample was on the ground, and no samples within the next 20 minutes are on the ground, the entire 20-minute window of samples is classified as takeoff.
- If the previous sample was not on the ground, and a sample within the next 20 minutes is on the ground, the entire window of samples when the aircraft was airborne is classified as landing.
- If the previous sample was not on the ground, and no samples within the next 20 minutes are on the ground, the entire 20-minute window of samples is classified as a flyover and is disregarded from further analysis.

	Is on the ground within the next 20 minutes	**Is not on the ground within the next 20 minutes**
Previous sample was on the ground	Touch and Go	Take-off
Previous sample was not on the ground	Landing	Flyover

Additionally, T&G operations were further classified as initial (the initial take off) or subsequent (subsequent touch and go landings and takeoffs) depending on whether the previous operation of the aircraft was classified as a T&G operation. As described in more detail below, this was done to allow for the estimation of noise levels for a scenario where T&G operations occurred at another distant airfield.

Each ADS-B sample was also classified by aircraft engine type, as shown in Table 3-2. Aircraft engine type is identified from the aircraft registration "N Number" broadcast by the aircraft, and the FAA aircraft registration database, which provides details about each registered aircraft. Flight schools are identified based on the aircraft registered owner, a list of planes and N Numbers on each flight school's website, and observations of aircraft at the airport. Most aircraft are identified as piston engine (reciprocating or 4-cycle) and a majority of them are registered to flight schools.

3.3 Ambient Sound Levels

For the purposes of this analysis, the ambient daytime noise levels for each day are defined as the L_{90} dBA noise level measured during daytime hours. This is calculated by ordering all 1-second L_{eq} dBA noise level samples measured between 7:00 AM and 10:00 PM and determining the 90th percentile, which is the noise level exceeded 90 percent of the time. Noise level contributions from aircraft operations are effectively removed with the L_{90} metric.

3.4 Aircraft Noise Levels

Aircraft noise levels represent the 1-second measurement samples when any aircraft operations were audible. Noise levels are plotted against the concurrently measured distance from each aircraft to quantify the relationship between these two variables. The data indicates that at distances of 1 to 1.25 miles, aircraft begin to have an effect on noise levels and, at distances of 1 mile or less from the measurement location, aircraft have a significant influence on measured noise levels. For the purposes of this analysis operations were considered audible if the aircraft came within 1.25 miles of a measurement site at any time during the operation.

3.5 Aircraft Noise Levels without T&G Operations

Aircraft noise levels without T&G operations represent the average of all 1-second samples taken when aircraft operations were audible, but with noise levels during all times when an aircraft operation was classified as a subsequent T&G set to the ambient sound level for that day. This simulates what the average noise level would have been if T&G operations took place elsewhere, i.e., a distant airfield. Initial T&G operations were not removed from the analysis because an aircraft would need to take off and land at the airport even if T&G operations were located elsewhere. This initial T&G operation represents the takeoff and landing.

Table 3-1. Aircraft Operations by Type[3]

Day	Operation Type			Total Operations	Percentage T&G	Total Number of Unique Aircraft
	T&G	Takeoff	Landing			
1-Oct-25	189	234	225	648	29%	154
2-Oct-25	109	251	265	625	17%	164
3-Oct-25	298	241	246	785	38%	168
4-Oct-25	71	63	58	192	37%	69
5-Oct-25	140	142	139	421	33%	137
6-Oct-25	46	65	57	168	27%	77
7-Oct-25	152	128	125	405	38%	121
8-Oct-25	48	279	280	607	8%	156
9-Oct-25	12	251	254	517	2%	151
10-Oct-25	214	189	201	604	35%	163
11-Oct-25	37	119	117	273	14%	102
12-Oct-25	12	70	57	139	9%	97
13-Oct-25	201	222	213	636	32%	143
14-Oct-25	152	233	248	633	24%	155
15-Oct-25	55	187	173	415	13%	147
16-Oct-25	15	201	195	411	4%	139
17-Oct-25	21	206	206	433	5%	138
18-Oct-25	15	55	55	125	12%	66
19-Oct-25	43	112	125	280	15%	114
20-Oct-25	3	44	38	85	4%	57
21-Oct-25	228	260	249	737	31%	161
22-Oct-25	100	253	250	603	17%	147
23-Oct-25	195	222	229	646	30%	155
24-Oct-25	182	206	204	592	31%	130
25-Oct-25	164	160	162	486	34%	115
26-Oct-25	153	141	144	438	35%	122
27-Oct-25	71	94	105	270	26%	110
28-Oct-25	56	222	209	487	11%	121
29-Oct-25	24	219	223	466	5%	129
30-Oct-25	44	212	215	471	9%	143
31-Oct-25	150	171	164	485	31%	127
Month Total	3,200	5,452	5,431	14,083	23%	-

[3] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch and go operation as two operations.

Table 3-2. Aircraft Operations by Aircraft Engine Type[4]

	Engine Type					
Day	Piston	Turboprop	Turboshaft	Turbojet	Turbofan	Unknown
1-Oct-25	571	16	6	0	36	19
2-Oct-25	532	19	9	0	50	15
3-Oct-25	691	14	13	0	58	9
4-Oct-25	160	5	2	0	19	6
5-Oct-25	342	9	2	0	54	14
6-Oct-25	82	10	2	0	49	25
7-Oct-25	295	10	20	0	46	34
8-Oct-25	480	13	11	0	52	51
9-Oct-25	406	18	4	0	52	37
10-Oct-25	504	17	9	0	56	18
11-Oct-25	202	9	6	0	42	14
12-Oct-25	46	9	0	0	72	12
13-Oct-25	536	12	4	0	44	40
14-Oct-25	520	12	7	0	51	43
15-Oct-25	316	26	9	0	47	17
16-Oct-25	296	17	6	0	50	42
17-Oct-25	334	19	9	0	35	36
18-Oct-25	74	5	6	0	33	7
19-Oct-25	195	8	4	0	43	30
20-Oct-25	23	9	2	0	34	17
21-Oct-25	611	14	7	0	35	70
22-Oct-25	479	13	11	0	41	59
23-Oct-25	479	22	9	0	48	88
24-Oct-25	431	16	14	0	31	100
25-Oct-25	419	7	4	0	22	34
26-Oct-25	345	10	0	0	44	39
27-Oct-25	177	13	8	0	56	16
28-Oct-25	374	10	10	0	35	58
29-Oct-25	360	16	8	0	36	46
30-Oct-25	383	8	4	0	39	37
31-Oct-25	384	9	12	0	28	52
Month Total	11,047	395	218	0	1,338	1,085

[4] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch and go operation as two operations.

4. Noise Measurement and Analysis Results

Tables 4-1 through 4-3 provide a summary of the noise levels and aircraft operations measured during each day of October 2025 at each of the three measurement locations. The tables provide the following information:

- The daily measured ambient (background) sound level (L_{90}).
- The number of audible aircraft operations each day. For the purposes of this analysis operations were considered audible if aircraft came within 1.25 miles of a measurement site, based on an analysis of measured noise level and aircraft distance data. This will exclude any takeoffs and landings from and to runways 30 L and 30 R.
- The average measured noise level with aircraft from the airport present (within 1.25 miles).
- The number of decibels that aircraft noise is above the daily ambient sound level.
- The number of minutes each day that aircraft were present, and the noise level they generated that exceeded the ambient sound level by at least 5, 10, and 20 dBA, respectively.
- This information is then repeated with T&G operations excluded from the analysis.

Table 4-1. Summary of Measured Noise Levels[5] and Aircraft Operations[6] – Water Bladder

Date	Ambient Noise Level (dBA)	Daytime - All Operations						Daytime - T&G Operation Removed					
		Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels Above Ambient (Minutes)			Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels Above Ambient (Minutes)		
					> 5 dBA	> 10 dBA	> 20 dBA				> 5dBA	> 10 dBA	> 20 dBA
1-Oct-25	45	372	61	16	224	115	16	245	60	15	121	68	12
2-Oct-25	45	357	59	14	167	80	12	283	58	13	114	58	11
3-Oct-25	45	528	58	12	282	118	14	294	55	10	106	49	8
4-Oct-25	42	122	55	13	53	21	3	75	53	11	30	12	2
5-Oct-25	44	285	59	15	170	85	14	183	56	12	88	46	9
6-Oct-25	43	91	60	18	55	29	7	53	59	16	23	15	5
7-Oct-25	44	239	58	15	169	90	14	129	57	13	74	44	10
8-Oct-25	46	300	60	15	166	92	13	273	60	14	143	83	12
9-Oct-25	44	251	59	15	118	67	13	249	59	15	118	67	13
10-Oct-25	44	360	59	15	230	139	20	196	56	12	97	65	13
11-Oct-25	42	141	60	18	94	60	14	120	59	17	73	49	12
12-Oct-25	-	49	-	-	-	-	-	48	-	-	-	-	-
13-Oct-25	44	417	57	13	192	77	13	259	54	10	95	40	8
14-Oct-25	45	353	59	14	216	112	12	238	58	12	119	70	10
15-Oct-25	45	218	59	14	127	63	9	184	59	14	102	56	9
16-Oct-25	46	177	61	16	99	60	10	177	61	16	99	60	10
17-Oct-25	43	192	60	17	119	74	13	181	60	16	115	72	12
18-Oct-25	-	58	-	-	-	-	-	52	-	-	-	-	-
19-Oct-25	40	135	57	17	82	46	9	115	57	16	68	40	8
20-Oct-25	-	24	-	-	-	-	-	24	-	-	-	-	-
21-Oct-25	45	445	58	12	270	130	12	283	56	10	134	65	8
22-Oct-25	45	360	56	12	160	54	8	287	56	11	118	47	8
23-Oct-25	46	380	58	13	242	126	13	239	56	10	113	63	8
24-Oct-25	45	386	57	12	195	80	10	251	54	10	85	36	6
25-Oct-25	43	327	56	13	193	86	11	194	54	10	86	38	6
26-Oct-25	43	287	55	12	149	57	8	164	54	10	76	35	7
27-Oct-25	43	152	58	16	94	50	8	104	58	15	60	38	8
28-Oct-25	43	257	56	13	128	44	7	221	56	13	101	37	6
29-Oct-25	43	219	59	15	131	84	13	206	59	15	120	79	12
30-Oct-25	44	261	58	14	135	60	10	233	58	14	120	56	10
31-Oct-25	45	288	58	13	200	96	11	171	56	11	96	53	8
Monthly Average	**44**	**259**	**58**	**14**	**159**	**78**	**11**	**185**	**57**	**13**	**96**	**51**	**9**
Monthly Total	**-**	**8,031**	**-**	**-**	**4,462**	**2,196**	**316**	**5,731**	**-**	**-**	**2,694**	**1,441**	**249**

[5] No usable noise data from October 12, 18, or 20 due to high winds.

[6] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch-and-go operation as two operations.

Table 4-2. Summary of Measured Noise Levels[7] and Aircraft Operations[8] – Community Center

Date	Ambient Noise Level (dBA)	Daytime - All Operations						Daytime - T&G Operation Removed					
		Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels			Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels		
					> 5 dBA	> 10 dBA	> 20 dBA				> 5dBA	> 10 dBA	> 20 dBA
1-Oct-25	39	401	56	17	302	186	29	272	52	14	202	110	13
2-Oct-25	36	369	52	16	242	139	19	295	50	13	193	107	10
3-Oct-25	37	543	55	17	355	240	41	310	51	14	204	128	18
4-Oct-25	-	125	-	-	-	-	-	79	-	-	-	-	-
5-Oct-25	38	294	56	18	203	135	26	191	53	16	130	80	14
6-Oct-25	33	107	55	23	79	66	22	69	50	18	48	38	10
7-Oct-25	35	263	57	23	237	190	58	151	52	17	131	98	21
8-Oct-25	36	317	53	16	269	159	20	290	52	15	249	144	16
9-Oct-25	36	266	50	14	191	112	8	263	50	14	191	112	8
10-Oct-25	38	386	57	19	271	185	42	220	54	16	178	108	20
11-Oct-25	36	146	54	18	136	96	17	125	53	17	118	80	14
12-Oct-25	-	71	-	-	-	-	-	69	-	-	-	-	-
13-Oct-25	37	422	52	15	269	144	21	265	49	12	170	83	10
14-Oct-25	39	373	56	17	292	170	31	257	53	14	210	109	16
15-Oct-25	40	242	53	14	90	38	6	208	51	12	68	26	3
16-Oct-25	38	201	54	15	167	81	10	201	54	15	167	81	10
17-Oct-25	38	218	53	15	190	89	12	207	53	15	184	88	12
18-Oct-25	37	69	53	16	47	26	4	62	52	15	42	22	3
19-Oct-25	35	151	53	18	115	71	11	131	52	16	103	62	9
20-Oct-25	-	45	-	-	-	-	-	45	-	-	-	-	-
21-Oct-25	37	463	55	18	379	267	44	305	52	15	255	168	24
22-Oct-25	36	374	49	14	215	117	12	301	49	13	185	103	8
23-Oct-25	39	399	55	17	313	201	28	256	52	13	199	113	13
24-Oct-25	36	399	54	19	256	174	41	264	52	16	168	108	22
25-Oct-25	34	338	54	20	232	164	47	206	51	16	144	96	22
26-Oct-25	36	298	52	16	216	120	20	175	48	12	139	73	8
27-Oct-25	39	163	53	14	103	49	6	114	51	12	79	38	4
28-Oct-25	34	261	51	17	170	79	13	226	48	14	148	66	9
29-Oct-25	35	239	53	18	209	135	15	226	53	18	200	128	14
30-Oct-25	36	266	49	13	167	79	9	238	49	13	152	72	8
31-Oct-25	35	309	57	22	272	210	56	192	54	19	185	135	29
Monthly Average	**37**	**275**	**54**	**17**	**214**	**133**	**24**	**200**	**51**	**15**	**159**	**92**	**13**
Monthly Total	**-**	**8,518**	**-**	**-**	**5,987**	**3,720**	**667**	**6,213**	**-**	**-**	**4,443**	**2,577**	**367**

[7] No usable noise data from October 4, 12, or 20 due to high winds.

[8] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch-and-go operation as two operations.

Table 4-3. Summary of Measured Noise Levels[9] and Aircraft Operations[10] – Pirate Park

Date	Ambient Noise Level (dBA)	Daytime - All Operations						Daytime - T&G Operation Removed					
		Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels			Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels		
					> 5 dBA	> 10 dBA	> 20 dBA				> 5dBA	> 10 dBA	> 20 dBA
1-Oct-25	41	408	60	20	321	227	62	276	56	16	191	135	26
2-Oct-25	39	372	57	18	239	147	31	298	54	15	177	108	19
3-Oct-25	40	544	59	20	364	236	64	310	56	16	173	111	24
4-Oct-25	-	128	-	-	-	-	-	80	-	-	-	-	-
5-Oct-25	40	299	60	20	211	141	41	196	56	16	121	81	19
6-Oct-25	35	107	60	26	100	85	32	69	58	23	49	41	17
7-Oct-25	37	263	60	23	265	212	75	151	56	18	125	99	30
8-Oct-25	39	322	58	18	257	175	37	293	57	18	229	157	31
9-Oct-25	38	270	56	18	178	125	26	266	56	18	178	125	26
10-Oct-25	39	390	61	22	302	229	75	221	56	17	159	121	31
11-Oct-25	37	150	59	22	137	107	35	127	58	21	112	88	28
12-Oct-25	-	75	-	-	-	-	-	71	-	-	-	-	-
13-Oct-25	39	425	56	17	249	143	30	267	53	13	141	75	13
14-Oct-25	41	376	60	19	303	205	48	260	57	16	196	130	23
15-Oct-25	42	245	58	16	178	105	20	211	58	16	147	89	16
16-Oct-25	41	204	59	18	171	118	22	204	59	18	171	118	22
17-Oct-25	38	219	57	19	200	148	31	208	57	19	190	140	30
18-Oct-25	39	69	58	18	48	36	10	62	57	18	43	31	8
19-Oct-25	37	155	58	22	118	88	31	134	57	20	101	76	28
20-Oct-25	-	46	-	-	-	-	-	46	-	-	-	-	-
21-Oct-25	39	471	60	20	397	279	77	309	55	16	230	158	31
22-Oct-25	38	376	54	16	217	125	18	303	53	15	176	107	16
23-Oct-25	42	403	60	19	318	209	51	260	55	14	174	112	17
24-Oct-25	38	399	58	20	275	186	48	264	54	16	154	101	21
25-Oct-25	37	337	58	22	253	167	56	204	53	17	131	84	23
26-Oct-25	38	300	56	18	219	135	32	177	53	15	120	76	17
27-Oct-25	40	164	58	18	110	69	13	114	57	16	76	50	9
28-Oct-25	37	262	57	20	167	92	17	227	55	18	140	76	13
29-Oct-25	37	238	56	20	206	162	38	224	56	19	192	151	33
30-Oct-25	38	266	57	19	184	108	19	238	57	19	164	99	18
31-Oct-25	38	308	60	22	295	236	82	191	56	18	165	130	39
Monthly Average	**39**	**277**	**58**	**20**	**224**	**153**	**40**	**202**	**56**	**17**	**151**	**103**	**22**
Monthly Total	**-**	**8,591**	**-**	**-**	**6,283**	**4,297**	**1,120**	**6,261**	**-**	**-**	**4,225**	**2,872**	**628**

[9] No usable noise data from October 4, 12, or 20 due to high winds.

[10] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch-and-go operation as two operations.

Item Number 5l

Information for Meeting of the Superior Metropolitan District No. 1

Agenda Item Name:	**Resolution – Approving a Utility Easement with Public Service Company of Colorado – Electric Service Lines at 2125 Honey Creek Lane**
Meeting Date:	**December 8, 2025**
Presented by:	**Brannon Richards, PWU Director** **Christine Katz, PW Civil Engineer**
Presented for:	**Action**

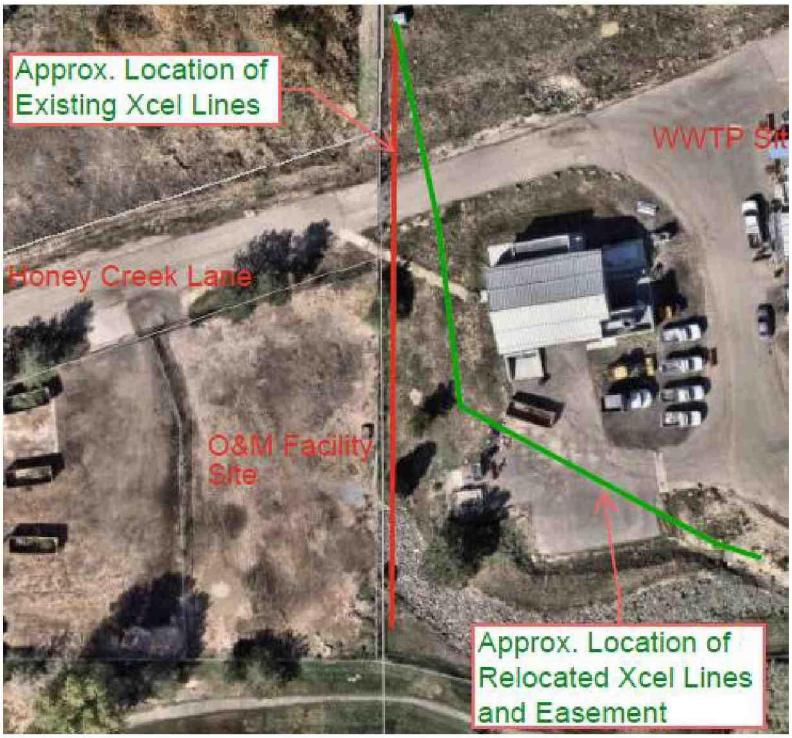
Background

Public Service Company of Colorado (PSCo/dba Xcel Energy) is requesting a 3,946 square foot permanent utility easement along the western side of the Wastewater Treatment Facility. This easement is required to relocate an existing service line which is located in the building footprint of the proposed O&M Facility.

The existing service line must be relocated prior to construction starting on the new O&M Facility. There is no easement associated with the existing service line, but Xcel is requiring an easement for the new service line. Staff has coordinated with Xcel staff on this project, and supports this request.

The location of the existing service lines and proposed relocation/easement location is shown in exhibit 1.

Exhibit 1 – Xcel Line Area Map



Schedule

The installation of the Xcel service line has been sent to the construction team. It is anticipated that construction will start within weeks of the easement approval.

Construction of the O&M Facility will start immediately after relocation of the existing Xcel lines. This project is on schedule to be completed in September or October 2026.

Budget

The cost to relocate this service line is $13,599.19. This cost will be charged to the O&M Facility Project cost centers.

Recommendation

Staff recommends approval of the easement agreement.

Attachments

- Attachment 1 – Resolution
- Attachment 2 – Easement Agreement

Superior Metropolitan District No. 1
Resolution Number R-16
Series 2025

A Resolution of the Board of Directors of the Superior Metropolitan District No. 1 approving a non-exclusive Utility Easement Agreement between the Superior Metropolitan District No. 1 and Public Service Company of Colorado

Whereas, the District desires to construct an Operations and Maintenance (O&M) Facility; and

Whereas, Public Service Company of Colorado d/b/a Xcel Energy has existing utility service lines that must be relocated to facilitate O&M Facility building construction; and

WHEREAS, Public Service Company of Colorado d/b/a Xcel Energy has requested a non-exclusive permanent utility easement for relocation of the service lines in conflict with the O&M Facility building.

Now, therefore, be it resolved by the Board of Directors of the Superior Metropolitan District No. 1, as follows:

Section 1. The non-exclusive permanent utility easement agreement between the District and Public Service Company of Colorado d/b/a Xcel Energy is hereby approved in substantially the form attached hereto, subject to final approval by the General Counsel. Upon such approval, the District President is authorized to execute the agreement and all related documents on behalf of the District.

Adopted this 8th day of December, 2025.

_____

Mark Lacis, President

Attest:

_____

Shannon Dujardin, Secretary

S-T-R: NW 1/4 S29 - T1S - R69W	**Grantor: Town of Superior**	**Doc No:**
County: Boulder	**Address/Intersection:** 2125 Honey Creek Lane, Superior, CO	**ROW Agent: Bill Schulz**
Division-City/Town: Boulder/Superior	**DIST/TRANS:** Distribution	**Descript/Author:** Monte Sudbeck
LAT & LONG GPS: 39°56'15.10"N 105°08'28.27"W		**Reception No.:**

PUBLIC SERVICE COMPANY OF COLORADO EASEMENT

The undersigned Grantor hereby acknowledges receipt of good and valuable consideration from PUBLIC SERVICE COMPANY OF COLORADO (Company), 1800 Larimer Street, Suite 1100, Denver, CO 80202, in consideration of which Grantor(s) hereby grants unto said Company, its successors and assigns, a non-exclusive easement to construct, operate, maintain, repair, and replace utility lines and all fixtures and devices, used or useful in the operation of said lines, through, over, under, across, and along a course as said lines may be hereafter constructed in **Tract of land described in Reception Number 01445469, Boulder County Records**, in the **NW 1/4** of Section **29**, Township **1 South**, Range **69 West** of the Sixth Principal Meridian in the Town of **Superior**, County of **Boulder**, State of Colorado, the easement being described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY THIS REFERENCE (the "**Easement Area**").

Together with the right to enter upon said premises, to survey, construct, maintain, operate, repair, replace, control, and use said utility lines and related fixtures and devices, and to remove objects interfering therewith, including the trimming of trees and bushes, and together with the right to use so much of the adjoining premises of Grantor during surveying, construction, maintenance, repair, removal, or replacement of said utility lines and related fixtures and devices as may be required to permit the operation of standard utility construction or repair machinery. The Grantor reserves the right to use and occupy the easement for any purpose consistent with the rights and privileges above granted and which will not interfere with or endanger any of the said Company's facilities therein or use thereof. Such reservations by the Grantor shall in no event include the right to erect or cause to be erected any buildings or structures upon the easement granted or to locate any mobile home or trailer units thereon. In case of the permanent abandonment of the easement, all right, privilege, and interest granted shall terminate.

The work of installing and maintaining said lines and fixtures shall be done with care; the surface along the easement area and any adjoining premises used by Company shall be restored substantially to its original level and condition.

Signed this _____ day of _____, 2025

GRANTOR: **Superior Metropolitan Distric No 1**

BY: _____

STATE OF COLORADO,)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025
by_____and _____;

_____

_____

Witness my hand and official seal.

My commission Expires _____ _____
Notary Public

EXHIBIT A – 2125 HONEY CREEK LN
PERMANENT EASEMENT

A parcel of land lying in the northwest one-quarter (NW1/4) of Section 29, Township 1 South, Range 69 West, of the 6th Principal Meridian, County of Boulder, State of Colorado, being a portion of that Tract of land described in Reception Number 01445469, Boulder County Records, described as follows:

A 10 foot wide strip of land lying 5 feet on each side of the following described line:

Beginning on the east line of that 10 foot wide PSCo Easement described in Document Number 160538, from which the northwest corner of said Tract bears N25°26'18"W, 34.78 feet;

Thence S13°42'19"E, 68.62 feet, to Point A;
Thence S13°42'19"E, 12.77 feet;
Thence S03°45'37"E, 69.56 feet;
Thence S58°14'41"E, 215.00 feet, to the Point of Terminus.

The sidelines of said 10 foot wide strip are to be lengthened or shortened to terminate on said east line.

TOGETHER WITH a 10 foot wide strip of land lying 5 feet on each side of the following described line:

Beginning at said Point A;

Thence S67°58'23"W, 33.83 feet, to the west line of said Tract, the Point of Terminus.

The sidelines of said 10 foot wide strip are to be lengthened or shortened to terminate on said west line.

All together containing 3,946 square feet (0.091 acres) more or less.

All lineal distances shown hereon are in U.S. Survey Feet.

As shown on Exhibit A, Sheet 2 of 2, attached hereto and made a part hereof.

For the purpose of this description, bearings are based on the west line of said Tract of land described in Reception Number 01445469, which is assumed to bear S00°05'09"W.

The author of this description is Monte L. Sudbeck, PLS 38503, prepared on behalf of SEH, 2000 S. Colorado Blvd, Suite 6000, Denver, CO 80222, on June 21, 2024, under Job No. 178303-4.0, for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.

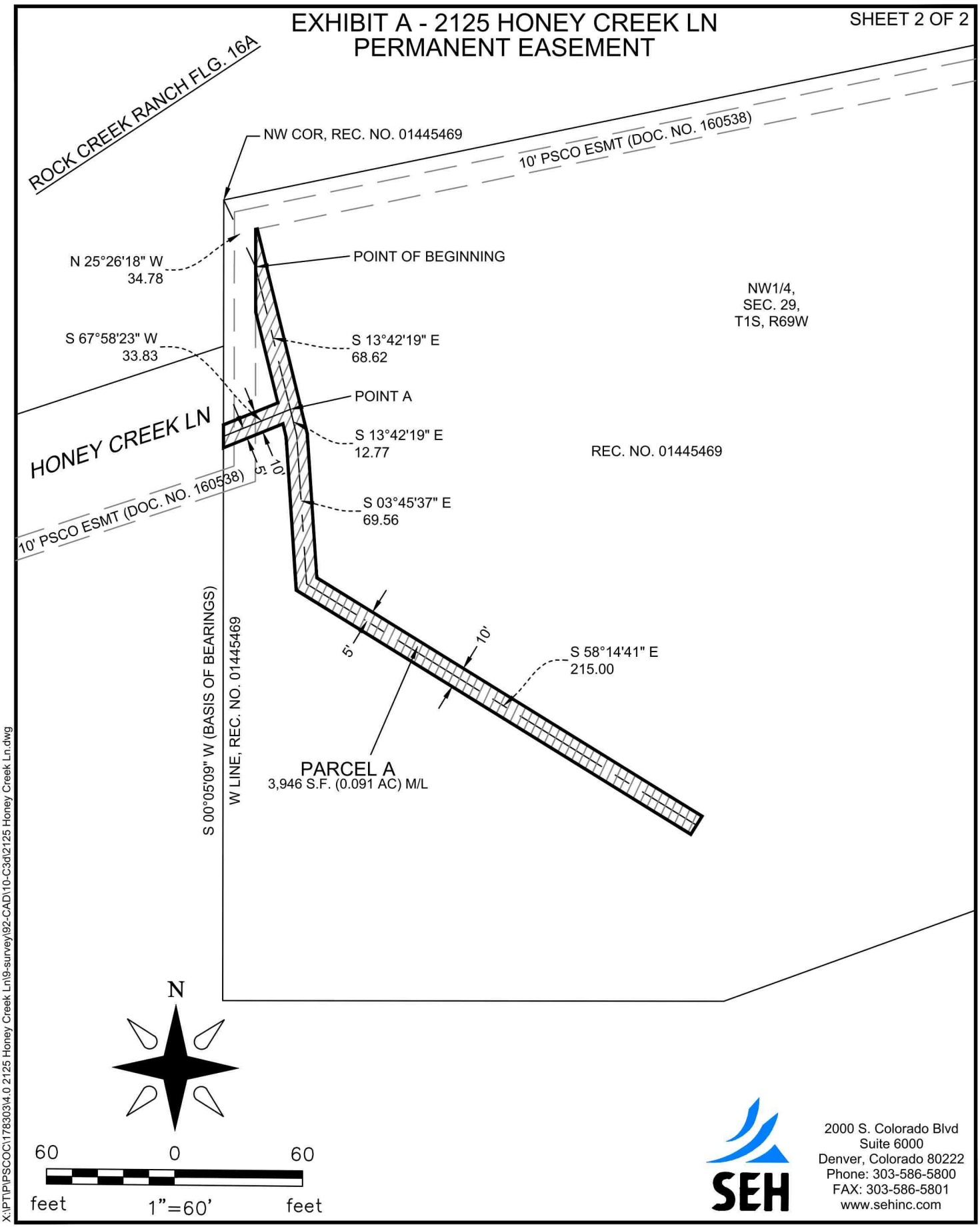


Monte L. Sudbeck, PLS 38503

2000 S Colorado Blvd, Suite 6000, Denver, CO 80222
SEH is an equal opportunity employer | **www.sehinc.com** | 303.586.5800 | 303.586.5801 fax

EXHIBIT A - 2125 HONEY CREEK LN
PERMANENT EASEMENT

SHEET 2 OF 2



2000 S. Colorado Blvd
Suite 6000
Denver, Colorado 80222
Phone: 303-586-5800
FAX: 303-586-5801
www.sehinc.com

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Item Number 6

Information for Meeting of the Superior Town Council

Agenda Item Name:	**Marshall Fire Remembrance Project Agreement with Davis Partnership Architects**
Meeting Date:	**December 8, 2025**
Presented by:	**Leslie Clark, PROS Director** **Jennifer Garner, Arts & History Supervisor** **Andrew Vaughan, CAPS Chair**
Presented for:	**Action**

BACKGROUND

In 2023, CAPS hired a consulting firm, 23.4 Degrees LLC, to engage Superior residents about the possibility of a Marshall Fire Memorial. Their multiple data gathering engagements resulted in a final report that included summarized recommendations for CAPS to further evaluate. In January 2024, the Marshall Fire Memorial Subcommittee was formed, comprised of representation from nearly all of Superior's advisory committees, to engage residents a second time and to more deeply assess the collective data. In the fall of 2024, the subcommittee and project were renamed to Marshall Fire Remembrance (MFR) and the group conceived of a potential location and concept plan for how a Remembrance might take shape.

In 2023 and 2024, the Marshall Fire Remembrance subcommittee (MFRS), all-advisory membered group, led multiple data gathering public engagements that resulted in a final report. MFRS spent the first half of 2025 recommending the Oerman-Roche Trailhead open space area as a location and drafting the scope and language for an RFQ. That scope included three primary concepts as part of the Remembrance Project: a place to gather; pet memorial; dispersed remembrance markers. The subcommittee provided an update to Town Council at their February 24th Council meeting at which time Council provided direction to proceed with the project with a budget of up to $25,000 to fund design stipends and site feasibility such as a survey and geotechnical work. On July 2 the Design RFQ was posted and resulted in two proposal submissions. Upon review of the proposals, both firms (DiBari & Associates; and Davis Partnership Architects + LandDesign) were invited to participate in interviews, both taking place on October 4.

At the October 20, 2025 MFRS meeting, subcommittee members debriefed the interviews, reviewed a scoring matrix, and discussed their recommendation to move forward with Davis Partnership Architects+ LandDesign. The subcommittee recommended working with Davis on a more developed design concept to communicate the concept to Town Council and Boulder County for initial feedback and support. This design will also assist future fund-raising efforts.

BUDGET IMPLICATIONS

Initial design stipend and feasibility study cost of up to $25,000 to be funded by the Town General Fund Reserves

Project Design Concept	**Design Fees**	**Town General Fund Budget Reserves**
Davis Partnership Design Concept	$25,000	$25,000

RECOMMENDED ACTION

Staff recommend approving the design concept agreement with Davis Partnership Architects to develop a more developed design concept for the Marshal Fire Remembrance Project – A Place to Gather.

MOTION

Move to adopt a Resolution approving an Agreement with Davis Partnership Architects to developed a design concept appropriate for the Marshall Fire Remembrance Project in the amount of $25,000.

ATTACHMENTS

- Attachment 1 - Davis Partnership Architects presentation
- Attachment 2 - Design Agreement with Davis Partnership Architects
- Attachment 3 - Resolution

Superior Marshall Fire Remembrance

December 8, 2025

LandDesign
CREATING PLACES
THAT MATTER.

DAVIS
PARTNERSHIP
ARCHITECTS

Design Inspiration

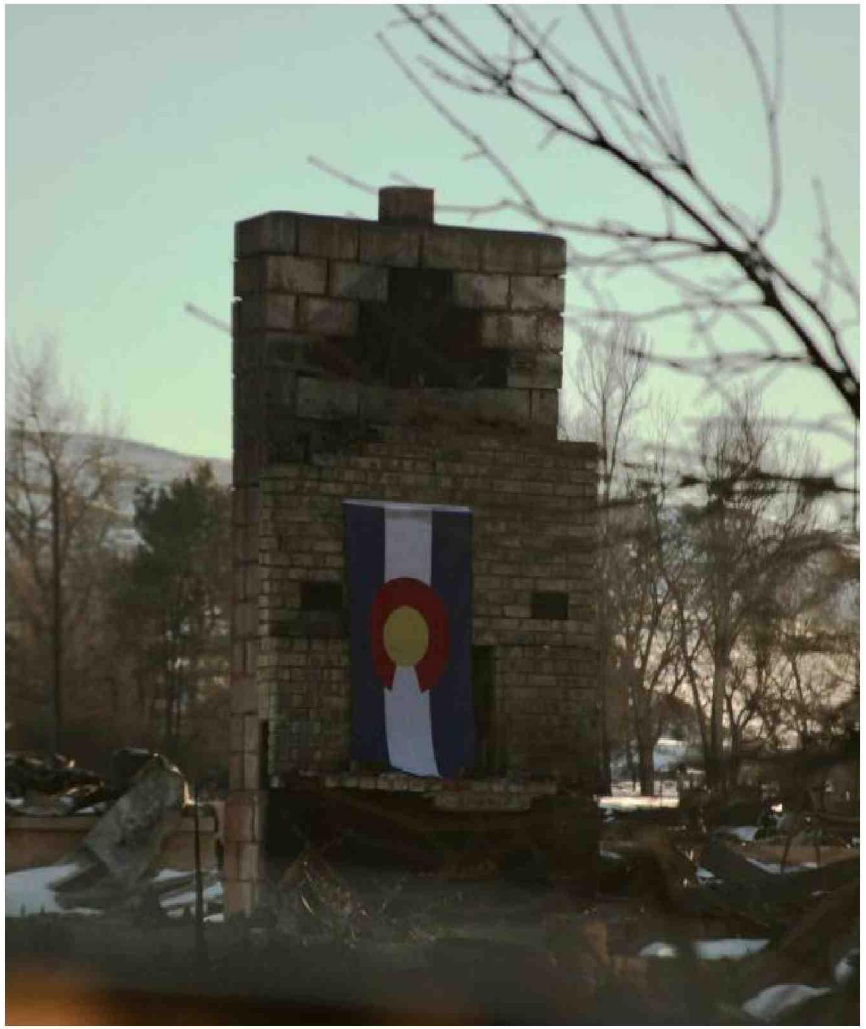


Photo courtesy of: Carly Philpott, Union Street Journal



Photo courtesy of: Helen H. Richardson, The Denver Post

Design Inspiration

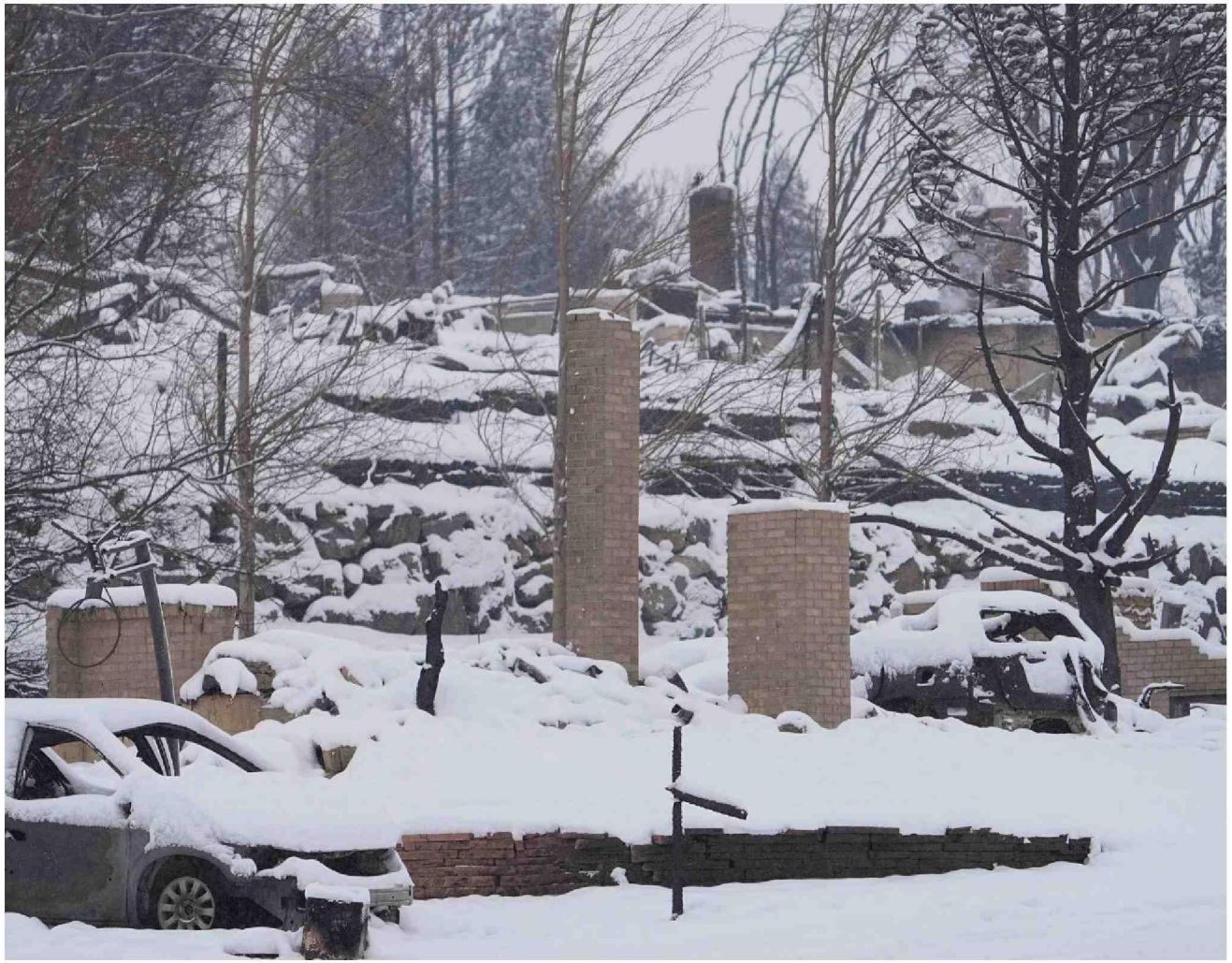


Photo courtesy of: Jack Dempsey, AP Photos

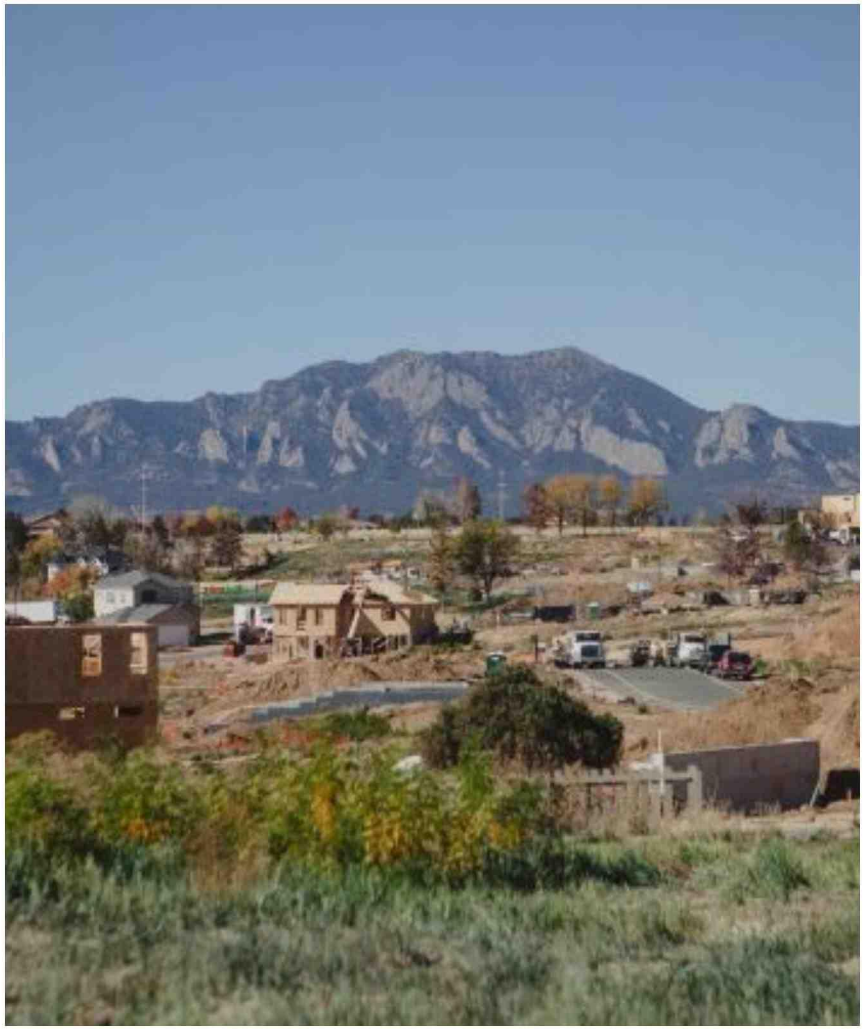
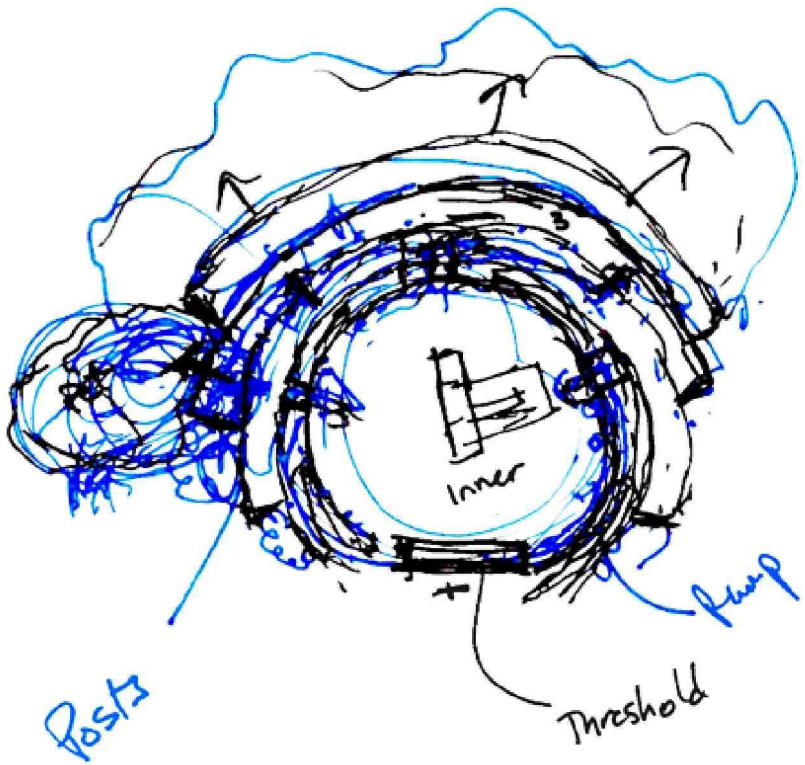


Photo courtesy of: Big Heart Film

Design Inspiration



- **Grounded in Fact & Narrative**
  We drew inspiration from the raw numbers of the event - the number of days, the structures impacted, the astrological alignment.

- **The Story Arc**
  The design is structured around the formal narrative of the fire: Event → Response → Aftermath → Recovery.

- **Artistic Style**
  Influenced by the colorful, quilt-like, and minimalist style of the New Mexico landscape.

Open Space Location

Concept 1

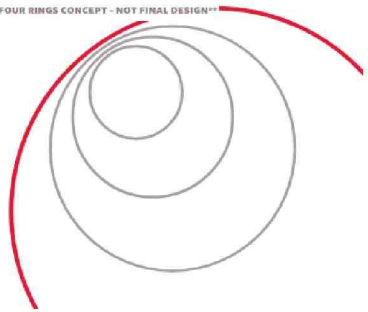
An outdoor place for individual reflection, but also with the ability for people to gather and remember the Marshall Fire.

The memorial design from Davis Partnership and LandDesign is organized as a sequence of four concentric rings, each one representing a stage in the physical and emotional arc of the Marshall Fire, which raged across Boulder County from December 30, 2021, to January 3, 2022. These rings are not just spatial divisions, they are a temporal and symbolic journey, guiding visitors through the evolving experience of trauma, loss, reflection, and renewal. The progression mirrors the four days of the fire: from the moment of ignition, when chaos overwhelmed the community; through the displacement and grief of the days that followed; the endurance of community responders, to the moment the snow fell, a symbol of mercy and stillness that marked the fire's end and the beginning of healing. As visitors move outward from the center, the landscape softens, opens, and gradually gives way to gestures of resilience and regeneration.

Each ring holds its own meaning, material language, and emotional tone, forming a layered narrative rooted in the land shaped by memory. Together, the rings tell the story not only of what was lost, but also of what remains, and what continues to be built.

**The rings allow for the movement and inclusion of all abilities to experience grade transitions within the spaces. This memorial will be open to all, no exclusions, and focuses on universal design.

FOUR RINGS CONCEPT - NOT FINAL DESIGN**



First Inner Ring: Destruction (The Fire Itself)

At the heart of the memorial lies the inner ring, a visceral landscape embodying the moment the fire took hold. This ring serves as the initial gathering area, grounding visitors in the raw emotion of destruction. Anchoring the plaza is a granite stone monolith, modeled after a masonry chimney, the hearth of a household, and often, the only remnant left in the wake of the fire's destruction. A symbolic ruin, the "chimney" captures the sun on December 30th, at 11:09 am, the time of the first 911 call, where a shadow is cast, defining a void in the landscape, a scorched zone, where nothing grows, a symbolic scar rendered in blackened rock and charred wood, evoking the lifelessness left behind. At this moment, however, light is strained through the "chimney's firebox" enveloping a horizontal resin plane glowing within the void. Similarly, two rectangular holes, once a means of holding a family "mantel" are now void, allowing the sun to pierce the mass with light, perfectly outlining two raised monuments, representing the passing of Robert Sharpe and Nadine Turnbull.

This is a space to confront loss, hold silence, and stand at the edge of fire, a crucible where the journey from destruction to redemption begins.

Materials:

- Charred Wood
- Basalt/decomposed granite
- Honed Granite Block "Chimney" with exposed cleft face
- Granite stone benches
- Low Voltage Solar Powered Lighting
- Composite gravel
- Concrete pavers
- Minimal plantings – red toned
- Drip irrigation

Second Ring: Displacement & Absence

Moving outward from the fire's core, the second ring marks a shift, from destruction to displacement, from chaos to disorientation. This ring represents the moments as residents fled, often with no warning, no clear path, and no way to know what had been lost behind them. Visitors weave through a series of 398-angled steel posts, evoking the sensation of fleeing through wind-blown trees and fractured landscapes. Sculptural and experiential paths within this ring are arranged to disrupt orientation, but are uplit softly, creating shadows and visual tension, especially as the day turns to night .

At one end of the arc, is a framed portal featuring a cut steel image of Willie the horse, a symbol of survival amid devastation, quietly leading the way toward the Pet Memorial (Add Alternate Concept B). The path is flanked by bare gravel and low, dormant plantings, evoking a landscape paused in grief. House numbers and family names may be etched into pavers or low walls, while stone benches shaped from negative space create places to sit, remember, and reflect on what was suddenly absent. In this ring, we also begin to hear the story of the wind cutting between the angled posts allowing a haunting sound to resonate, capturing the eerie presence of the gusts that carried the fire forward. These escape routes, narrow, uncertain, necessary, and remind us of the impossible decisions made in the face of disaster.

Materials:

- Perforated Steel Plate
- Painted Steel Posts
- Granite stone benches
- Up lights
- Composite gravel
- Concrete pavers
- Granite mulch
- Minimal plantings – structural forms, non-blooming
- Drip irrigation

Third Ring: Snowfall & Recognition (The Turning Point)

The third ring represents the moment the fire stopped, not by human force, but by nature's grace. Here, the landscape becomes still, pale, and open: a space of reflection and healing, inspired by the snowfall that blanketed the ashes on December 31, 2021. This ring introduces a striking contrast to the chaos and disorientation of the previous rings. Roughly honed white granite benches, lying in beds white stone refines, will form fractured surfaces with subtle voids and crevices that capture drifting snow, allowing the site to visibly transform in winter. The ground becomes a canvas of redemption, where the cold does not bite, but blesses. Between the stones, carefully chosen white and silver-toned plantings, such as snowdrop anemone, white prairie clover, and silver Artemisia, soften the edges and catch the light. This ring is a place to pause, to begin to breathe again. It invites quiet contemplation. Subtle stainless steel QR codes are embedded in the stone benches, allowing visitors to explore individual stories, not just of loss, but of first steps toward rebuilding (Dispersed Components, Add Alternate C). The space circle is a threshold between mourning and renewal, using light, snow, and tenderness to honor the sacred moment when the land and the people began to heal.

Materials:

- White limestone aggregate
- White granite stone benches
- Up lights/Down lights, pavement lights
- Pale washed metals
- Plantings – whites, silver and blues, blanket snowfall
- Drip irrigation

Outer Ring: Redemption (Forward Motion)

The outer ring marks the beginning of return, an open, expansive landscape where the tone shifts fully toward regeneration, renewal, and reconnection. Unlike the inner rings, which are inwardly focused and emotionally contained, this ring is open to the land, engaging the hillside's natural grade to look outward, toward the town, toward the mountains, toward life continuing. This space represents the rebirth of the land and the community, where soil is healed, native systems re-established and hope re-rooted. The landscape is not passive ground, it is a living witness. It holds the memory of what was lost and the potential for what may yet return. In the outermost ring of the Marshall Fire Memorial, the land begins to breathe again. Here, the emotional weight of chaos and grief gives way to a quiet resilience, a landscape that welcomes, restores, and reaches outward.

This ring is not only the physical edge of the memorial but the threshold to renewal. QR-coded markers that link to stories of rebuilding, survival, and new beginnings, encouraging visitors to move beyond the memorial and rediscover the larger community. Designed to foster agency, grounding, and forward momentum this last ring is a place not just to reflect on what was lost, but to imagine what can grow in its place.

Materials:

- Crushed Granite
- Flagstone
- Concrete
- Granite stone benches
- Metal inlays
- Ppavement lights
- Rock Mulch
- Plantings – grasses, native fire-wise
- Drip irrigation
- Signage

- **Remembrance Goals**
- Main Concept
  - A Place to Gather
- Add/Alternates
  - Pet Remembrance
  - Dispersed Components

- **Concept – Rings**
- Inner Ring - Destruction
- Second Ring – Displacement & Absence (non-concentric)
- Third Ring – Snowfall (the Turning Point)
- Outer Ring - Redemption

Suggested materials for the concept

1

First Inner Ring: Destruction

- Memorial plaza with various edge seating
- Chimney firebox memorial with raised elements for Robert Sharpe and Nadine Turnball
- Red paving, mulch and benches
- Minimal planting with reds and yellows

2

Second Ring: Displacement & Absence

- Tumbles dark paving, mulch and benches
- Single exit point with no clear path
- Limited plantings, varied walkway, fractured landscapes
- Steel posts reminder of trees and leading to confusion
- Wind element / sound
- Entrance to pet memorial

3

Third Ring: Snowfall & Recognition

- The snowfall
- White and silver native plant materials
- Snowbank/reminder of the turning point
- White pavement, benches and gravel mulch

4

Outer Ring: Redemption

- Order of succession
- Back to natural regenerative earth
- Butterfly & bee pollinators
- Firewise shortgrass seed
- Firebreak education
- Introduction of QR Code oral testimony



Paving



Benches



Mulch

First Inner Ring: Destruction

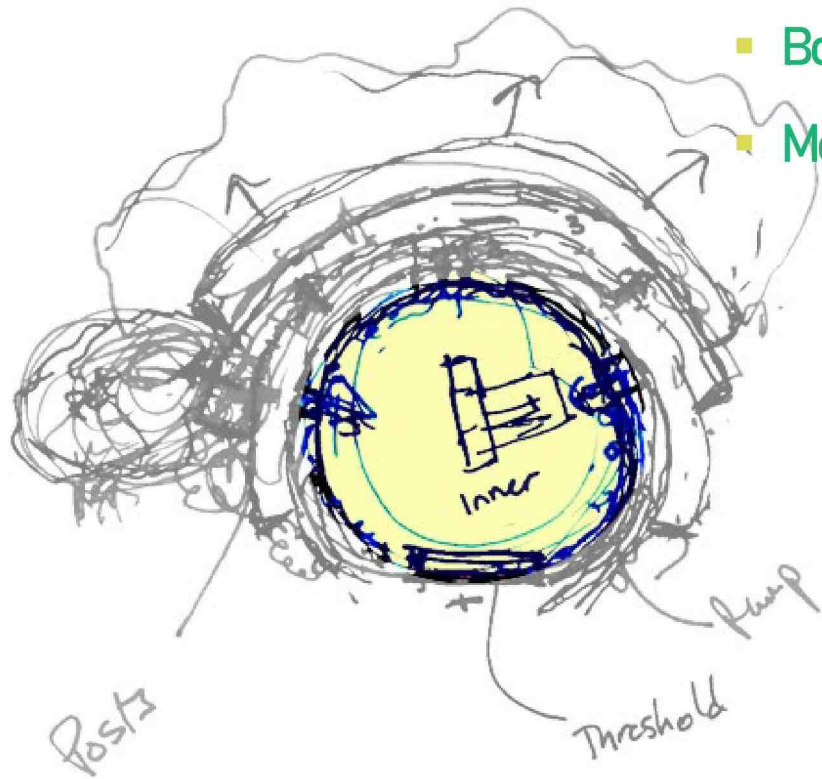
- Paving
- Benches
- Mulch
- Boulders
- Memorial Elements
  - Chimney
  - Scorched earth
  - Plinth

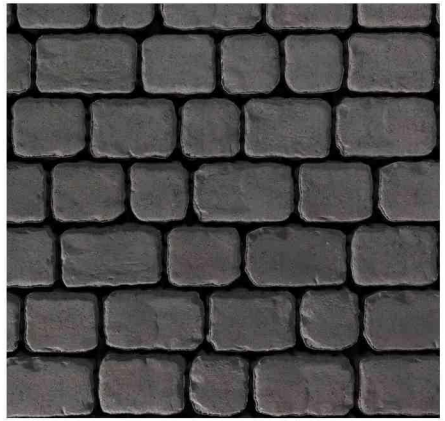


Boulder



Plinth or wood





Paving



Benches



Mulch

Second Ring: Displacement & Absence

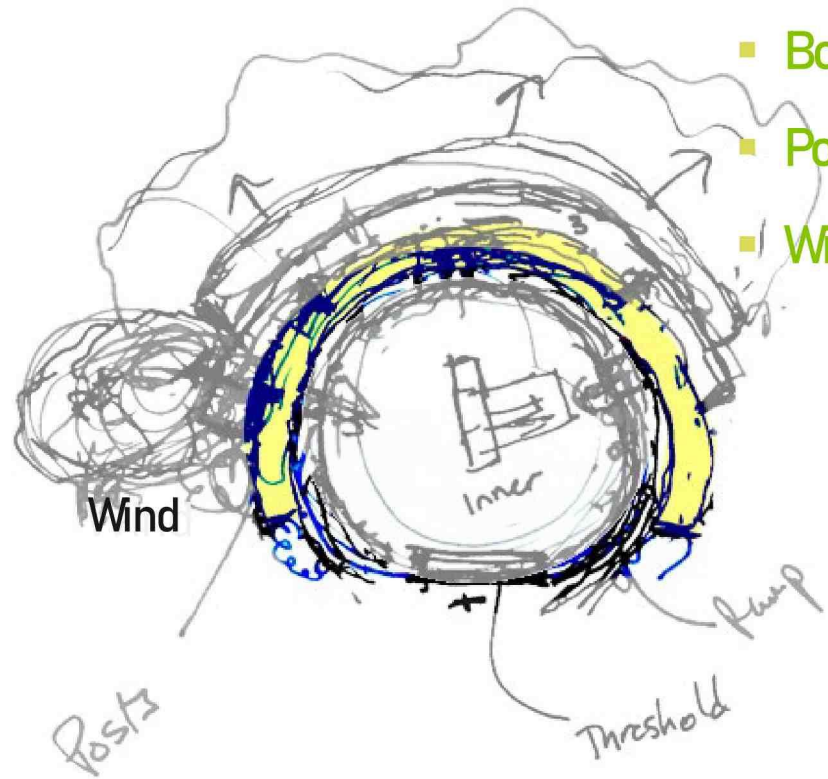
- Paving
- Benches
- Mulch
- Boulders
- Posts
- Wind



Boulder



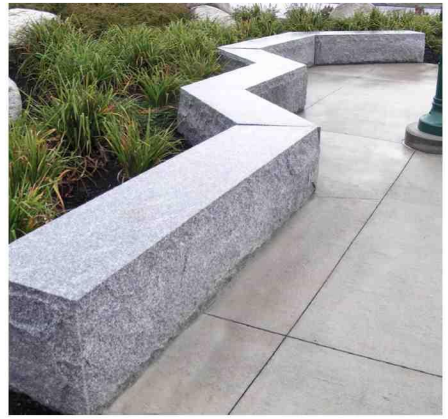
Posts



Wind



Paving



Benches



Mulch

Third Ring:
Snowfall & Recognition

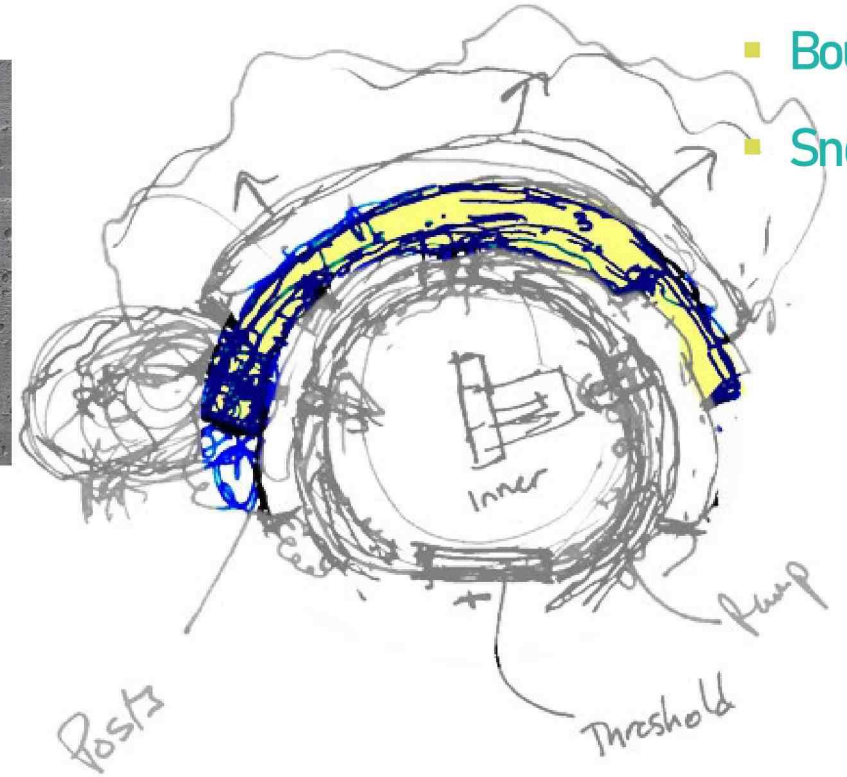
- Paving
- Benches
- Mulch
- Boulders
- Snow break



Boulder

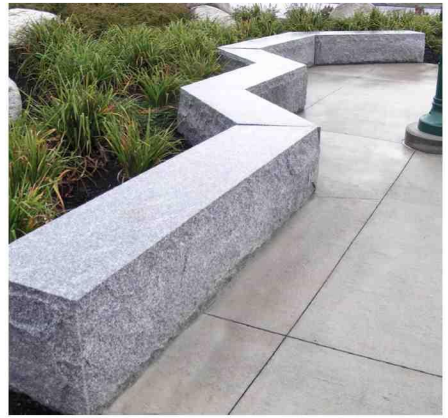


Snow break





Paving



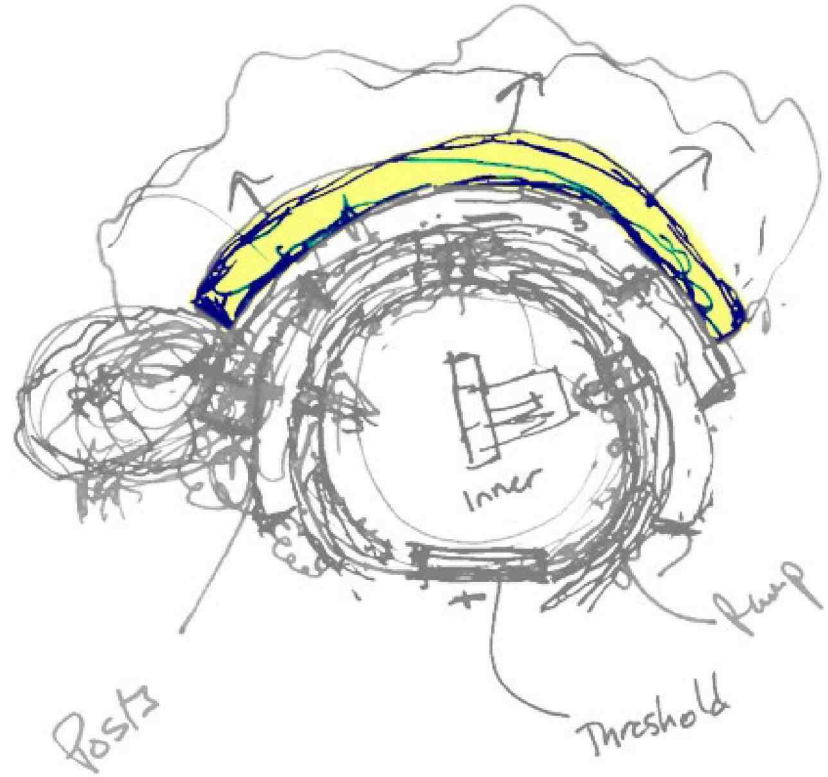
Benches

Outer Ring: Redemption

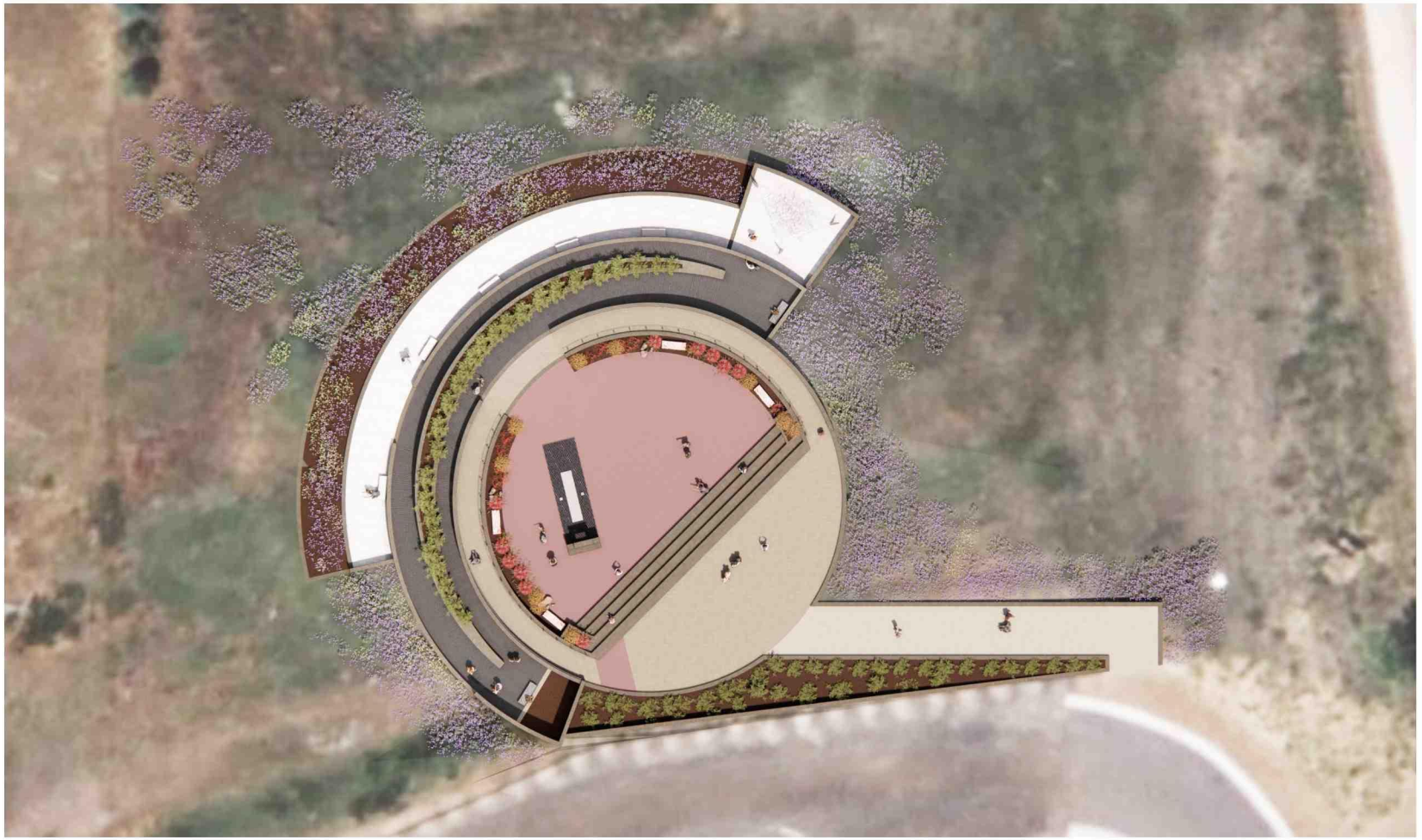
- Paving
- Benches
- Firebreak



Regeneration



Open Space Location



- **Site Constraints**
- Native Open Space
- No Utilities
- Significant Slope

- **Proposed Solutions**
- Planting Strategy
- Lighting
- Future Utilities
- Slope Mitigation


ENTRY PLAZA
0′-0″ TO -3′-6″
RING 1
-3′-6″ TO -8′-6″
RING 2
-8′-6″ TO -15′-0″
RING 3
@ -15′-0″
RING 4








• DECEMBER 30TH @ 10:49


• DECEMBER 30TH @ 11:09


• DECEMBER 30TH @ 11:29




















TRAILHEAD
PARKING


TRAILHEAD
PARKING







LandDesign.
CREATING PLACES
THAT MATTER.

DAVIS
PARTNERSHIP
ARCHITECTS

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT FOR PROFESSIONAL SERVICES (the "Agreement") is made and entered into this 8th day of December, 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 Davis Partnership Architects, an independent contractor with a principal place of business at 2901 Blake Street, Suite 100, Denver, CO 80205 ("Contractor") (each a "Party" and collectively the "Parties").

WHEREAS, the Town requires professional services; and

WHEREAS, Contractor has held itself out to the Town as having the requisite expertise and experience to perform the required professional services.

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

I. SCOPE OF SERVICES

A. 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 Services set forth in **Exhibit A**, attached hereto and incorporated herein by this reference.

B. A change in the Scope of Services shall not be effective unless authorized as an amendment to this Agreement. If Contractor proceeds without such written authorization, Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the Town is authorized to modify any term of this Agreement, either directly or implied by a course of action.

II. TERM AND TERMINATION

A. This Agreement shall commence on the Effective Date, and shall continue until Contractor completes the Scope of Services to the satisfaction of the Town, or until terminated as provided herein.

B. Either Party may terminate this Agreement upon 30 days advance written notice. The Town shall pay Contractor for all work previously authorized and completed prior to the date of termination. If, however, Contractor has substantially or materially breached this Agreement, the Town shall have any remedy or right of set-off available at law and equity.

III. COMPENSATION

In consideration for the completion of the Scope of Services by Contractor, the Town shall pay Contractor $25,000. This amount shall include all fees, costs and expenses incurred by Contractor, and no additional amounts shall be paid by the Town for such fees, costs and expenses.

Contractor shall not be paid until the Scope of Services is completed to the satisfaction of the Town.

IV. PROFESSIONAL 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 professional licenses in good standing, required by law. The work performed by Contractor shall be in accordance with generally accepted professional practices and the level of competency presently maintained by other practicing professional firms in the same or similar type of work in the applicable community. The work and services to be performed by Contractor hereunder shall be done 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. Because the Town has hired Contractor for its professional expertise, Contractor agrees not to employ subcontractors to perform any work under the Scope of Services.

D. 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.

E. Contractor shall comply with the accessibility standards for an individual with a disability adopted by the State Office of Information Technology pursuant to C.R.S. § 24-85-103, and shall indemnify, hold harmless and assume liability on behalf of the Town and its officers, employees, agents and attorneys for all costs, expenses, claims, damages, liabilities, court awards, attorney fees and related costs, and any other amounts incurred by the Town in relation to Contractor's noncompliance with such accessibility standards.

V. OWNERSHIP

Any materials, items, and work specified in the Scope of Services, 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 Services 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.

VI. INDEPENDENT CONTRACTOR

Contractor is an independent contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Contractor to perform work under the terms of this Agreement 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.

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.

3. Professional liability insurance with minimum limits of $1,000,000 each claim and $2,000,000 general aggregate.

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, representative, 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 Agreement if such injury, loss, or damage is caused in whole or in part by, 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 which arise out of a worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor. Contractor's liability under this indemnification 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 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 between the Parties, as provided by C.R.S. § 13-50.5-102(8)(c).

IX. 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 United States Mail to the Party at the address set forth on the first page of this Agreement.

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

I. *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 Agreement, the monetary limitations or any other rights, immunities or 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.

J. *Rights and Remedies*. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement 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.

K. *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, debt or liability beyond the current fiscal year.

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

CONTRACTOR

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

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

My commission expires: _____

(S E A L)

_____
Notary Public

EXHIBIT A
SCOPE OF SERVICES

Contractor's Duties

During the term of this Agreement, Contractor shall perform the following duties, as directed by the Town:

- Meet with staff and the Marshall Fire Remembrance Sub-committee to gain a full understanding of the project purpose
- Review public engagement results generated from two years of public meetings related to the Marshall Fire Remembrance Project
- Produce initial concept ideas and present to the Marshall Fire Remembrance Sub-committee
- Conduct site visits to the recommended location
- Produce a more developed concept design of the Marshall Fire Remembrance Project, consisting of a Gathering Area, Pet Memorial, and Dispersed Markers to bring to Town Council and Boulder County for approval, and for fundraising purposes
- Explore the feasibility of the concept at the preferred location
- Provide input and guidance on a fundraising plan
- Provide feedback and ideas on the triparite Marshall Fire Remembrance Project gathering area, pet memorial and disbursed markers

Contractor's Deliverables

In performance of the duties described above, Contractor shall deliver the following items to the Town, during the timeframes established by the Town:

- Initial concept ideas for the Marshall Fire Remembrance Project
- More developed concept design to seek approvals from Superior Town Council and Boulder County
- A minimum of two presentations on the project design, including one to the Town Council of the Town and one to Boulder County.

Town of Superior
Resolution Number R-103
Series 2025

A Resolution of the Town Council of the Town of Superior approving a Professional Services Agreement with Davis Partnership Architects for an initial concept design for the Marshall Fire Remembrance Gathering Area Project

Whereas, the Town is supporting the efforts of the Marshall Fire Remembrance Sub-Committee to envision a Marshall Fire Remembrance Project;

Whereas, the Marshal Fire Remembrance Sub-Committee assisted the Town with a solicitation for design; and

Whereas, Davis Partnership Architects was selected as the most qualified vendor; and

Whereas, the Town desires to engage Davis Partnership Architects to further develop a concept design for the Marshall Fire Remembrance Gathering Area Project

Now, therefore, be it resolved by the Town Council of the Town of Superior, Colorado, as follows:

Section 1. The Professional Services Agreement between the Town and Davis Partnership Architects is hereby approved in substantially the same form as attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Professional Services Agreement on behalf of the Town.

Adopted this 8th day of December, 2025.

_____

Mark Lacis, Mayor

Attest:

_____

Shannon Dujardin, Town Clerk

Item Number 7

Information for Meeting of the Superior Town Council

Agenda Item Name:	**Consideration of a Resolution of the Town Council of the Town of Superior Approving an Agreement with Vargas Property Services, Inc., to Provide Landscape Services**
Meeting Date:	**December 8, 2025**
Presented by:	**Leslie Clark, PROS Director** **Matt Rarick, PROS Superintendent**
Presented for:	**Action**

BACKGROUND

The Town contracts annually with firms that provide specialized professional and maintenance services not available through current staffing resources. This format of service delivery has been a foundational element of the Town's organizational structure, and allows the Town to provide an elevated level of service with a minimal number of permanent staff members and equipment inventory.

The Town has engaged contractors to provide maintenance of turf and natural grass areas, trees, annuals, perennials and shrub beds, irrigation systems, snow removal, refuse/compost/recycling collection and other property maintenance services since assuming this responsibility upon the dissolution of Superior Metropolitan Districts 2 & 3. The Town is responsible for over 1,040 acres of park and open space areas and facilities, and approximately 40 miles of hard-surface and soft-surface trails. Over recent years, staff updated the scope of services to incorporate evolving service needs as the Town's facilities and plant material age, and facilities are added or renovated. The item for consideration this evening is renewing the agreement with Vargas Property Services, Inc. for 2026 to provide comprehensive landscape, flower and snow removal services for the Town.

The scope for this year's contract includes a detailed breakdown of maintenance services and frequencies in each of the areas maintained by the Town, unit prices for various labor and materials, detailed pricing for different types of plant material, and maps depicting locations of trails, types of plant material, snow routes, irrigation and other spatial information to help capture the service requirements for this contract. Staff reviewed the scope of service for this year with Vargas and adjusted the scope of services to match the growing needs of the Town. Adjustments

in 2026 include additional Town properties. The new additions including tree-lawns within the Toll Brothers Phase 1 development in Downtown Superior, the Plaza (parcel K) in Downtown, and the transition of some properties from Class 2 – General Fund to Class 1 Landscape Fee Fund. These properties include Asti Park, Children's Park, Grasso Park, and landscape areas along Coal Creek Drive, portions of Autrey Park and portions of Community Park. These adjustments to the Class 1 Landscape Fee Fund bring the 2026 Agreement with Vargas to $1,761,626.64

Town Property Adjustments Class 2 to Class 1 Landscape			
Property	**Acres**	**Annual Cost/Acre**	**Annual Cost**
Asti Park	1.41	$ 4,350	$ 6,134
Grasso Park	1.14	$ 4,350	$ 4,959
Children's Park	0.51	$ 4,350	$ 2,219
Coal Creek Bump Outs	0.09	$ 4,350	$ 392
Autrey Park	15.5	$ 300	$ 4,650
Community Park	17.8	$ 300	$ 5,340
Total			**$ 23,693**

Toll Brothers Phase I additional Landscape Fee (Class 1) $ 26,245
Plaza Area/parcel K (Class 1) $20,335

Sustainability continues to be a focus for landscape services in Superior, and Vargas has made strides to grow their use of electric powered equipment versus gas powered. The use of electric equipment is still evolving in the industry and is improving every year. Vargas exceeded Regulation 29 requirements for 100% electric powered for all hand-held equipment as required by the Colorado Air Quality Control Commission. Regulation 29 establishes restrictions on the use of small hand-held lawn and garden equipment between June 1 and August 31, when Colorado typically sees higher ozone pollution levels. Vargas expanded electric equipment use for all hand-held equipment in May and sustained this use through October logging nearly 27,000 hours of electrical usage. In addition, Vargas logged 1,200 hours using electric mowers (not a Regulation 29 requirement).

Town of Superior Electric Equipment Use					
Type of Equipment		**# in Use**			
Batteries	160	**June Hours**	**July Hours**	**August Hours**	**Total Hours**
Battery Charger	40				
Blower	8	840	880	840	2560
Trimmer	18	3150	3300	3150	9600
Trimmer - Demo	1	168	168	168	504
Hedger	4	735	770	735	2240
Hand Blower - Demo	1	168	168	168	504
Edger	4	336	352	336	1024
60" Mower	1	210	220	210	640
Total Electric Usage					**17,072**

In comparison, use of gas-powered equipment totaled 2,044 hours, or roughly 11% of equipment hours June – August. Electric-powered equipment totaled 17,072 hours, or 89% of equipment hours June – August.

BUDGET IMPLICATIONS

The annual cost for scheduled landscape maintenance including turf, shrub and native area care, restrooms & waste collection, flowers and snow removal is $1,761,626 to be funded by various Town Funds outlined in the table below.

2026 PAYMENT SCHEDULE LANDSCAPE MAINTENANCE

MONTH	%	CLASS 1	CLASS 2	CLASS 3	CLASS 5	OPEN SPACE	Total
JANUARY	8.3%	$89,273.59	$30,319.51	$3,118.46	$11,559.83	$11,943.62	$146,215.01
FEBRUARY	8.3%	$89,273.59	$30,319.51	$3,118.46	$11,559.83	$11,943.62	$146,215.01
MARCH	8.3%	$89,273.59	$30,319.51	$3,118.46	$11,559.83	$11,943.62	$146,215.01
APRIL	8.3%	$89,273.59	$30,319.51	$3,118.46	$11,559.83	$11,943.62	$146,215.01
MAY	8.3%	$89,273.59	$30,319.51	$3,118.46	$11,559.83	$11,943.62	$146,215.01
JUNE	8.4%	$90,349.17	$30,684.81	$3,156.03	$11,699.11	$12,087.52	$147,976.63
JULY	8.4%	$90,349.17	$30,684.81	$3,156.03	$11,699.11	$12,087.52	$147,976.64
AUGUST	8.4%	$90,349.17	$30,684.81	$3,156.03	$11,699.11	$12,087.52	$147,976.64
SEPTEMBER	8.4%	$90,349.17	$30,684.81	$3,156.03	$11,699.11	$12,087.52	$147,976.64
OCTOBER	8.3%	$89,273.59	$30,319.51	$3,118.46	$11,559.83	$11,943.62	$146,215.01
NOVEMBER	8.3%	$89,273.59	$30,319.51	$3,118.46	$11,559.83	$11,943.62	$146,215.01
DECEMBER	8.3%	$89,273.59	$30,319.51	$3,118.46	$11,559.83	$11,943.62	$146,215.01
TOTAL	100%	**$1,075,585.40**	**$365,295.32**	**$37,571.80**	**$139,275.08**	**$143,899.04**	
TOTAL ACROSS ALL CLASSES:						**$1,761,626.64**	

RECOMMENDED ACTION

Staff recommend approving the agreement renewal with Vargas Property services for landscape, flower and snow removal services for 2026.

MOTION

Move to adopt a Resolution approving an Agreement with Vargas Property Services for landscape maintenance, flowers and snow removal in the amount of $ 1,761,626.64 for scheduled maintenance and $132,605.71 for flower bed preparation and planting.

ATTACHMENTS

- Attachment 1 - Resolution
- Attachment 2 - Agreement
- Attachment 3 – Landscape Map
- Attachment 4 – Electric Equipment Report

Town of Superior
Resolution Number R-104
Series 2025

A Resolution of the Town Council of the Town of Superior approving an Art Purchase Agreement with Vargas Property Services, Inc., to provide landscape services

Whereas, The Town requires landscaping services;

Whereas, the Town desires to renew the agreement with Vargas Property Services, Inc., to provide those landscaping services (the "Agreement"; and

Now, therefore, be it resolved by the Town Council of the Town of Superior, Colorado, as follows:

Section 1. The Agreement between the Town and Vargas Property Services, Inc., is hereby approved in substantially the same form as attached hereto, subject to final approval by the Town Attorney.

Adopted this 8th day of December, 2025.

_____

Mark Lacis, Mayor

Attest:

_____

Shannon Dujardin, Town Clerk

AGREEMENT FOR SERVICES

THIS AGREEMENT FOR SERVICES (the "Agreement") is made and entered into this 8th day of December, 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 Vargas Property Services, Inc., an independent contractor with a principal place of business at 270 Interlocken Boulevard, Broomfield, CO 80021 ("Contractor") (each a "Party" and collectively the "Parties").

WHEREAS, the Town requires professional services; and

WHEREAS, Contractor has held itself out to the Town as having the requisite expertise and experience to perform the required professional services.

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

I. SCOPE OF SERVICES

A. 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 Services set forth in **Exhibit A**, attached hereto and incorporated herein by this reference.

B. A change in the Scope of Services shall not be effective unless authorized as an amendment to this Agreement. If Contractor proceeds without such written authorization, Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the Town is authorized to modify any term of this Agreement, either directly or implied by a course of action.

II. TERM AND TERMINATION

A. This Agreement shall commence on the Effective Date, and shall continue until Contractor completes the Scope of Services to the satisfaction of the Town, or until terminated as provided herein.

B. Either Party may terminate this Agreement upon 30 days advance written notice. The Town shall pay Contractor for all work previously authorized and completed prior to the date of termination. If, however, Contractor has substantially or materially breached this Agreement, the Town shall have any remedy or right of set-off available at law and equity.

III. COMPENSATION

A. In consideration for the completion of scheduled landscape maintenance as set forth in Exhibit A, the Town shall pay Contractor in monthly installments pursuant to the 2026 landscape maintenance payment schedule set forth in Exhibit A, in a total annual amount not to

exceed $1,761,626.64. This amount shall include all fees, costs and expenses incurred by Contractor, and no additional amounts shall be paid by the Town for such fees, costs and expenses.

B. In consideration for the completion of soil preparation, bed installation and maintenance for flower beds as set forth in Exhibit A, the Town shall pay Contractor $132,605.71. This amount shall include all fees, costs and expenses incurred by Contractor, and no additional amounts shall be paid by the Town for such fees, costs and expenses. Contractor shall not be paid until the soil preparation, bed installation and maintenance for flower beds are completed to the satisfaction of the Town.

C. In consideration for snow removal services, repair services and emergency labor performed by Contractor under the Scope of Services, the Town shall pay Contractor as set forth by the schedules for each in Exhibit A.

IV. 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 professional licenses in good standing, required by law. The work performed by Contractor shall be in accordance with generally accepted professional practices and the level of competency presently maintained by other practicing professional firms in the same or similar type of work in the applicable community. The work and services to be performed by Contractor hereunder shall be done 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.

D. Contractor shall comply with the accessibility standards for an individual with a disability adopted by the State Office of Information Technology pursuant to C.R.S. § 24-85-103,

and shall indemnify, hold harmless and assume liability on behalf of the Town and its officers, employees, agents and attorneys for all costs, expenses, claims, damages, liabilities, court awards, attorney fees and related costs, and any other amounts incurred by the Town in relation to Contractor's noncompliance with such accessibility standards.

V. OWNERSHIP

Any materials, items, and work specified in the Scope of Services, 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 Services 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.

VI. INDEPENDENT CONTRACTOR

Contractor is an independent contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Contractor to perform work under the terms of this Agreement 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.

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.

3. Professional liability insurance with minimum limits of $1,000,000 each claim and $2,000,000 general aggregate.

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, representative, 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 Agreement if such injury, loss, or damage is caused in whole or in part by, 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 which arise out of a worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor. Contractor's liability under this indemnification 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 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 between the Parties, as provided by C.R.S. § 13-50.5-102(8)(c).

IX. 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 United States Mail to the Party at the address set forth on the first page of this Agreement.

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

I. *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 Agreement, the monetary limitations or any other rights, immunities or 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.

J. *Rights and Remedies*. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement 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.

K. *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, debt or liability beyond the current fiscal year.

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

CONTRACTOR

By: _____

STATE OF COLORADO)
) 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 SERVICES

Contractor's Duties

During the term of this Agreement, Contractor shall perform the following duties, as directed by the Town:

Reporting, Monitoring and Notification

Contractor shall maintain all Class areas to the following minimums:

- Scheduled Chemical Applications
  - Written notification to the Town shall occur one week prior to chemical applications, 30-34 times per year and include location, product and performance date.
  - Reporting of completed spray work and record of undiluted chemical usage shall be included in Contractor's weekly report.
- Irrigation System
  - Weekly monitoring and weekly written report shall be provided April 15 – October 15 (26 times), including observations and adjustment recommendations.
  - Written report shall specify irrigation areas checked and problems found throughout the week.
  - Notification and prior approval shall be submitted to Town addressing any extensive irrigation repairs required over $500.
  - Irrigation repairs shall be billed on a Time & Material basis according to Unit Prices. Billing shall identify materials utilized from list, class, clock and zone numbers.
  - Irrigation system programming needs shall be provided by Contractor to the Town so adjustments can be made in the centralized system.
  - The Town shall be responsible to make all adjustments in the system.
- Plant Moisture Monitoring
  - Irrigation and water requirements for all plants including trees shall be monitored weekly from April 15 – October 15 (26 times).
  - Tree winter irrigation and water requirements shall be monitored bi-weekly from October 16 – April 14 (13 times) to determine moisture levels and shall be billed on a Time & Materials basis.
- Storm, Accident, Graffiti and Vandalism
  - Landscaping materials which become damaged or displaced because of rain, windstorms, or vehicular traffic accidents shall be reported and corrected as directed by the Town. Contractor shall immediately inspect the work areas for safety considerations following heavy storms for damaged or displaced landscape materials.
  - Contractor shall notify the Town of all visible graffiti and vandalism on the same day as discovered for further investigation.

- Upon observing any storm damage, accident, graffiti and vandalism or displacement that affects public safety or typical landscape aesthetics or amenities, Contractor shall immediately notify the Town, and document the occurrence in the weekly report.

- Turf Care
  - Regulation 29 of the Colorado Air Quality Control Commission must be adhered to. Regulation 29 establishes restrictions on the use of any gas powered small hand-held lawn and garden equipment between June 1 and August 31, when Colorado typically sees higher ozone pollution levels.
  - Mowing turf areas shall be weekly or as required April 15 – October 15, weather permitting (26 times).
  - Clipping removal generated from mowing shall not be removed unless considered unsightly or upon direction from the Town.
  - Edging of hardscape shall be performed every other week from April 15 – October 15 (12 times), weather permitting with a steel blade mechanical device.
  - Edging adjacent to shrub and groundcover areas shall be maintained with string trimmers and/or chemical abatement performed every other week, from April 15 – October 15 (12 times), weather permitting.
  - Fertilization of turf areas shall be performed a minimum of 1 time between April 15 – October 15 and shall apply a minimum of 10 pounds of nitrogen per 1,000 ft^2 over the course of the season. The Town shall approve selected fertilizer prior to application and if the Town is not satisfied with the turf color, additional fertilization shall be provided at no additional cost.
  - Turf weed control shall be performed as needed by various methods. A pre-emergent treatment shall be performed by Contractor in coordination with the Town in April. Post-emergent chemical applications and treatment for grassy weeds shall be employed April 15 - October 15. Contractor shall not use glyphosate.
  - Core Aeration 1 spring and 1 fall shall be performed.

- Native Care
  - Native Mowing consists of a 6'- 8' pass along either side of soft trails & sidewalks, 10' – 15' pass along open space side of fence lines and a complete mowing of fence line to sidewalk as shown on the Landscape Trail and Fence Mowing map in attachments. Native Mowing along McCaslin consists of a 20' – 30' pass where possible along either side of the road. This mowing shall be performed monthly from May – October. Complete mowing of open space areas is not required.
  - Native Edging along sidewalks in native areas with a steel-bladed mechanical device shall occur 4 times per year as needed from April 15 – October 15.

- Plant Care
  - Tree and shrub pruning, 1 dormant pruning in the fall and pruning up to 4 times April – September. All trees shall be safety pruned up to 8' in height as needed. Plant material larger than 15' is not required.

- Plant weed control shall be performed weekly from April 15 – October 15, weather permitting (26 times) by hand and pre-emergent and post-emergent treatments.
- Fertilization of trees and shrubs shall occur in the late spring through the use of a broadcast application of slow release fertilizer.
- Tree wrapping shall typically be applied in the fall to shade trees less than 4" caliper that are susceptible to sunscald (approximately 400).
- Insect and disease control for trees up to 15' and shrubs through the use of 2 general applications and spot treatments are included in this agreement. Additional applications required for a specific pest shall be recommended to the Town for approval. Tree rings are not sprayed in Superior as it may cause issues with the chemical uptake and the trees,
- Ornamental Grass cutback each spring no later than March 15th. Cutback may be required earlier due to snow damage.

- Flower Care
  - Flower beds (approximately 4,000 square feet) shall be weeded and deadheaded each week and a slow release fertilizer shall be applied 1 time April 15 – October 15. Contractor shall provide flower insect and disease control spot treatments upon request of the Town and shall be billed at contracted Time and Materials basis.
  - Perennial flowers shall be cut-back 1 time in the fall.
  - Maintenance of wildflower beds bordering turf shall occur 15 times April 15 – October 15. The Town shall provide wildflower seed and Contractor shall overseed beds in the spring at ½ the standard planting rate and beds shall be fertilized 1 time and all wildflowers shall be cut down in the fall. Substantial bare areas in the beds shall be overseeded as needed.
  - Maintenance of wildflower beds bordering native shall be weeded 7 times. All wildflowers shall be cut down in the fall. The Town shall provide wildflower seed and Contractor shall overseed beds in the spring at ½ the standard planting rate. Substantial bare areas in the beds shall be overseeded as needed.
  - Contractor shall remove annual plant material in flower beds in October.
- Irrigation Systems
  - Activation shall occur in March/April on Town approval. A Notification and prior approval shall be submitted to Town addressing any extensive repairs required over $500. Upon activation, the system shall be programmed for spring conditions by the Town.
  - Winterization where the system shall have forced air injected into the lines shall occur in October/November, contingent on weather conditions. Start date for winterization shall be approved by the Town.
- Debris and Litter Removal
  - Landscaped areas shall have trash and debris removal on a weekly basis (52 times) and shall occur prior to mowing. Debris and litter shall be disposed of in off-site dumpster facilities provided by Contractor.

- Native, open space and wetland areas shall have trash and debris removal performed once per month (12 times).
- Trashcans and pet pick-up dispensers shall be emptied and relined by the Contractor 2 times per week year-round (104 times). Contractor shall supply liners for trashcans and biodegradable liners and the Town shall supply pet pick-up dispenser liners.
- Sidewalks and curbs shall be kept clean with the use of mechanical blowers, after each mowing.
- Trash collection shall be performed by atv or gator sized vehicle, no trucks.

- Miscellaneous
  - Trail weed control consists of labor and materials required to perform this service on all soft trails 5 times as needed April 15 – October 15. This includes 1 pre-emergent treatment and 4 post-emergent treatments.
  - Dumpster enclosures at North and South Pools shall be cleaned of debris, inspected and slats repaired if required 1 time per month.
  - Contractor shall provide emergency on-call service upon request of the Town and shall be billed at contracted Time and Materials basis. One hour response time is required.

Standard Service for All Classes

Task	Frequency	Note
Reporting, Monitoring and Notifications		
Scheduled Chemical Applications	30-34	Written Reporting
Irrigation System	26	Monitoring and Written Report Weekly, April 15 – October 15
Plant Moisture Monitoring	39	Monitoring plants and trees weekly (26 times) April 15 – October 15, trees only biweekly October 16 – April 14 (13 times)
Storm, Accident, Graffiti and Vandalism Damage	As Needed	Notification
Turf Care		
Mowing	26	Weekly or as required, April 15- October 15
Clipping Removal	As Needed	When unsightly or as directed by Town.
Edging Hardscape	12	Every other week April 15 – October 15
Edging Adjacent to Shrub and Ground Cover	12	String trimming and chemical abatement every other week April 15 – October 15
Fertilization	1	April 15 – October 15 (for dog park contractor must provide staff 2 week notification
Turf Weed Control	See Note	1 pre-emergent, post-emergent applications as needed April 15 – October 15, contractor shall not use glyphosate
Core Aeration	2	1 Spring and 1 Fall

Native Care		
Native Mowing	2	As needed, May – October
Native Edging	4	As needed, April 15 – October 15
Plant Care		
Tree and Shrub Pruning	5	1 dormant pruning in the fall and 4 times April – September as needed
Plant Weed Control	26	Weekly April 15 – October 15
Fertilization of Trees and Shrubs	1	Late spring
Tree Wrapping	1	Fall
Insect and Disease Control	2 + Spot Treatments	2 general applications and spot treat as needed
Ornamental Grass	1	Cutback, before March 15, or earlier due to snow damage
Flower Care		
Flower Beds	See Note	Weed and deadhead weekly, 1 fertilization during April 15 – October 15, cut-back early fall
Perennial Flower Beds	1	1 fall cutback
Maintenance of Wildflower Beds Bordering Turf	See Note and description	15 weedings, 1 seeding, ongoing spot overseeding and 1 fertilization, April 15 – October 15, fall cut-down
Maintenance of Wildflower Beds Bordering Native	See Note and description	7 weedings, 1 seeding, ongoing spot overseeding and 1 fertilization, April 15 – October 15, fall cut-down
Annual Flower	1	1 removal of annual plant material in flower beds in October
Irrigation Systems		
Activation of System	1	March/April, notification and approval for extensive repairs over $500
Winterization	1	October/November
Debris and Litter Removal		
Landscaped Areas	52	Weekly
Native, Open Space, Wetland Areas	12	Monthly
Trashcans and Pet Pick-up Dispensers	104	Empty and reline trashcans and pet pick-up dispensers 2 times per week
Sidewalks and Curbs	After Mowing	
Miscellaneous Services		
Trail Weed Control	5	1 pre-emergent and 4 post-emergent, April 15 – October 15
Dumpster Enclosures	12	Monthly

On-Call Emergency Services	As Needed	

CLASS SPECIFIC VARIANCES

Class Specific Variances are additional services in specific areas that are performed in addition to the "Standard Service for All Classes" listed above.

Class 1

- Cattail cutting on the West Side of Coal Creek Bridge shall be cut down 1 time each year.
- Cattail cutting on the West Side of Rock Creek Parkway between Coal Creek & 88th Street shall be cut down 1 time each year.
- Bus stop trashcans (10) shall be emptied and relined by the Contractor 2 times per year round (104 times), Contractor shall supply liners for trashcans.
- Trash cans and pet pick-up dispensers at Community Park, playgrounds, tennis courts, pickleball courts and the Basketball Park shall be emptied and relined 7 days a week from April-September (78 times in addition to the standard services 104 times for a total of 182 times). This service shall be performed 3 days a week October-March on Mondays, Wednesdays, and Fridays (78 times). Additional services may be required for special events or tournaments on an as needed basis.
- Deep Tine Aeration of Community Park Ball Fields and Dog Park shall be 2 times per year.
- Fertilization of Community Park fields shall be 3 times per year using a traditional type fertilizer approved by the Town (in addition to Standard Services 1 time).
- Cattail cutting in the detention area northeast of the parking lot at Community Park 1 time each year or as requested by the Town.
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Class 2

- Depot Street and alleys mowing 2 times per year as needed April 15 – October 15 (in addition to Standard Services 2 times).
- Trash cans and pet pick-up dispensers at, North and South Pools, shall be emptied and relined 7 days a week from April-September (78 times in addition to the standard services 104 times for a total of 182 times). This service shall be performed 3 days a week October-March on Mondays, Wednesdays, and Fridays (78 times). Additional services may be required for special events or tournaments on an as needed basis.
- Mowing of native grass in the Superior Cemetery 1 time per year, on dates determined by the Town (in addition to Standard Services 2 times).

Class 3

- Turf care & irrigation is not included.
- Cattail cutting shall be performed 1 time annually at Ponds 1, 2 and 8.

Class 5

- Fertilization of Kupfner Fields shall be fertilized 3 additional times per year using a traditional type fertilizer approved and scheduled by the Town
- Aeration of Kupfner Fields shall be 3 times per year (Core) and scheduled by Town (in addition to Standard Services 2 times).
- Insect and disease control Applications shall be recommended and a proposal shall be submitted for approval by the Town.
- Native mowing for McCaslin/Hwy 36 Interchange, April 15 – October 15, 1 additional (in addition to the Standard Services 2 times).
- Detention pond inlets and outlets shall be cleaned out monthly.

Class Specific Variances

Task	Frequency	Note
Class 1		
Trash Cans	104	10 bus stop trash cans emptied and relined 2 times per week
Cattail Cutting - West Side of Coal Creek Bridge	1	
Cattail Cutting - West Side Coal Creek Pkwy	1	
Aeration Community Park Fields	3	2 core, 1 deep tine (in addition to the Standard Services 2 times)
Fertilization of Community Park Fields	3	Traditional fertilizer (in addition to the Standard Services 1 time)
Cattail Cutting	1	Or as requested. Detention area Northeast of the Parking Lot at Community Park
Class 2		
Depot Street and Alleys Mowing	2	April 15 – October 15 (in addition to Standard Services 2 times May - October)
Trashcans and Pet Pick-Up Dispensers	156	Emptied and relined 7 days per week at Community Park, North and South Pools, Playgrounds and the Basketball Park from April-September and 3 days a week October-March on Mondays, Wednesdays, and Fridays (in addition to 104 times standard services)
Class 3		

Turf Care and Irrigation	Not Included	
Cattail Cutting	1	Ponds 1, 2, 8
Class 5		
Fertilization of Kupfner Fields	3	Traditional fertilizer (in addition to the Standard Services 1 time).
Aeration of Kupfner Fields	2	2 core, (frequency is in addition to the Standard Services 2 times).
Insect and Disease Control	Not Included	
Native Mowing	1	McCaslin/Hwy 36 Interchange, April 15 – October 15, (in addition to the Standard Services 2 times).
Detention Ponds	12	Cleaning inlets and outlets

2026 PAYMENT SCHEDULE LANDSCAPE MAINTENANCE

MONTH	%	CLASS 1	CLASS 2	CLASS 3	CLASS 5	OPEN SPACE	Total
JANUARY	8.3%	$89,273.59	$30,319.51	$3,118.46	$11,559.83	$11,943.62	$146,215.01
FEBRUARY	8.3%	$89,273.59	$30,319.51	$3,118.46	$11,559.83	$11,943.62	$146,215.01
MARCH	8.3%	$89,273.59	$30,319.51	$3,118.46	$11,559.83	$11,943.62	$146,215.01
APRIL	8.3%	$89,273.59	$30,319.51	$3,118.46	$11,559.83	$11,943.62	$146,215.01
MAY	8.3%	$89,273.59	$30,319.51	$3,118.46	$11,559.83	$11,943.62	$146,215.01
JUNE	8.4%	$90,349.17	$30,684.81	$3,156.03	$11,699.11	$12,087.52	$147,976.63
JULY	8.4%	$90,349.17	$30,684.81	$3,156.03	$11,699.11	$12,087.52	$147,976.64
AUGUST	8.4%	$90,349.17	$30,684.81	$3,156.03	$11,699.11	$12,087.52	$147,976.64
SEPTEMBER	8.4%	$90,349.17	$30,684.81	$3,156.03	$11,699.11	$12,087.52	$147,976.64
OCTOBER	8.3%	$89,273.59	$30,319.51	$3,118.46	$11,559.83	$11,943.62	$146,215.01
NOVEMBER	8.3%	$89,273.59	$30,319.51	$3,118.46	$11,559.83	$11,943.62	$146,215.01
DECEMBER	8.3%	$89,273.59	$30,319.51	$3,118.46	$11,559.83	$11,943.62	$146,215.01
TOTAL	100%	**$1,075,585.40**	**$365,295.32**	**$37,571.80**	**$139,275.08**	**$143,899.04**	
TOTAL ACROSS ALL CLASSES:							**$1,761,626.64**

SNOW REMOVAL

Time and Material

Contractor shall provide snow removal services for sidewalks and trails in the Town, beginning on January 1, 2026 and end December 31, 2026. Contractor shall not be expected to service or be liable for any services during blizzard conditions or at times deemed to be a State of Emergency by the Governor of Colorado.

Contractor shall communicate with the Town during snow events and respond to site when snow levels reach approximately 1 inch in depth. Snowfall depth shall be determined by an independent service providing local meteorology reports from numerous locations. Reported depths from areas nearest snow site shall be used.

Snow clearing shall be performed as indicated on the *Sidewalk and Trails Snow Map* attached hereto. Contractor shall move snow that accumulates on Primary Sidewalks and Trails (and handicap access to these) and Secondary areas as directed by Town. Snow shall be piled in areas so as not to unreasonably impede normal pedestrian traffic. Upon completion of snow plowing,

Contractor shall apply a spot application of natural chloride product on Primary Sidewalks and Trails adjacent to schools and follow-up spot applications as required for icy areas, only when icy conditions exist.

The following hourly and material rates shall apply:
Snow Removal

ITEM	MAN-HOUR RATE
Truck with Plow	**$159.39**
Hand Shoveling	**$74.00**
Ice Melt applied	**$2.10**
ATV with Plow	**$136.62**
Skidster	**$153.70**
Front End Loader	**$332.59**
Walk-behind Snow Blower	**$93.36**
Labor for Salt/Sand Removal from Curblines & Sidewalks	**$75.85**
Labor for Ice Melt Removal from Sidewalks & Trails	**$75.85**

Labor Rates:

ITEM DESCRIPTION	QTY	UNIT	2025 PRICE	2026 UNIT PRICE
LANDSCAPE MAINTENANCE SUPERVISOR	1	HR	87.53	90.16
LANDSCAPE MAINTENANCE FOREMAN	1	HR	71.06	73.19
LANDSCAPE MAINTENANCE LABORER	1	HR	58.35	60.10
IRRIGATION TECHNICIAN	1	HR	75.86	78.14
IRRIGATION LABORER	1	HR	64.18	66.11
SPRAY RIG OPERATOR & LABORER	1	HR	215.89	222.37
BACKPACK SPRAY WITH RODEO	1	HR	93.36	96.16
LANDSCAPE INSTALLATION SUPERVISOR	1	HR	87.52	90.15
LANDSCAPE INSTALLATION FOREMAN	1	HR	70.02	72.12

LANDSCAPE INSTALLATION LABORER	1	HR	58.35	60.10
EXTRA MOWING WITH STANDARD MOWER	1	HR	93.36	96.16
USE OF GATOR OR ATV FOR WORK OUTSIDE CONTRACT	1	HR	140.04	144.24
MECHANICAL WEED CONTROL	1	HR	58.35	60.10
SKIDSTEER WITH OPERATOR	1	HR	140.04	144.24
SKIDSTEER W/ OPERATOR + ADDNL LABORER	1	HR	198.39	204.34
WRAP TREES (INCLUDES MATERIAL)	1	EA	7.58	7.81
WINTER WATER-				-
2 TEAM MEMBERS & EQUIPMENT	1	HR	145.34	149.70
1 TEAM MEMBER & EQUIPMENT	1	HR	75.86	78.14
HEALTH CRISIS MANAGEMENT DISINFECTANT SERVICES, HEALTH DEPARTMENT RECOMMENDED DISINFECTANT, EQUIPMENT AND LABORER. POWER WASHING AND SANITATION FOGGING.	1	HR	75.86/215.89	78.14/222.37
SCARIFYING EQUIPMENT AND LABOR (grinding and leveling concrete walkways, mitigating trip hazards)	1	HR	$193	198.87

Landscape Material

ITEM DESCRIPTION	**SIZE**	**QTY**	**UNIT**	**2026 Unit Price**
SOIL PREP COMPOST 3CY/MSF		1	SF	**$1.03**
FINE GRADE		1	SF	**$0.47**
RED CEDAR WOOD MULCH 3" DEEP		1	SF	**$1.80**
COBBLE ROCK MULCH	4-8”	1	SF	**$6.61**
GRAVEL ROCK MULCH 3" DEEP	.75” or 1.5”	1	SF	**$2.34**
COLORADO ROSE GRANITE	¾”	1	SF	**$1.50**

COLORADO ROSE GRANITE	1.5”	1	SF	**$1.61**
WEED BARRIER FABRIC		1	SF	**$0.31**
DURA STEEL EDGER 1/8"	4”	1	LF	**$5.12**
STEEL EDGER GALVANIZED W/CAP	4”	1	LF	**$5.41**
SOD INSTALLATION				
SOD REMOVAL		1	SF	**$0.48**
DUMP FEE		1	SF	**$0.84**
FESCUE SOD NO SOIL PREP		1	SF	**$1.77**
BLUEGRASS SOD NO SOIL PREP		1	SF	**$1.60**
SEEDING				
NATIVE TURFGRASS SEEDING NO SOIL PREP		1	SF	**$0.42**
NATIVE BLEND SEEDING NO SOIL PREP		1	SF	**$0.78**
WILDFLOWER SEEDING NO SOIL PREP		1	SF	**$1.27**
				$12.93
MULCH REMOVAL 2-3" DEEP		1	SF	**$11.12**
EQUIPMENT		1	SF	**$78.13**
DUMP FEE		1	SF	**$60.10**
EMPTY PEDESTRIAN TRASH RECEPTACLE		1	EA	**$12.93**
SILT FENCE MATERIAL ONLY		1	LF	**$11.12**
TREATED TIMBERS MATERIAL ONLY	6”x6”x8’	1	EA	**$78.13**
STANDARD DUMP FEE		1	CY	**$60.11**

Irrigation Material

PART DESCRIPTION	**SIZE**	**QTY**	**UNIT**	**2026 Unit Price**
SLEEVE PRICES				
BORE SLEEVING				
CL 160 PVC PIPE	2"	1	LF	**$32.94**
CL 160 PVC PIPE	4"	1	LF	**$35.61**
SLEEVING PRIOR TO PAVEMENT				
CL 160 PVC PIPE	2"	150	LF	**$210.76**
CL 160 PVC PIPE	4"	150	LF	**$755.90**

CL 160 PVC PIPE	6"	150	LF	**$1,627.42**
MOBILIZATION		1	DAY	**$227.18**
CLEAN-UP		1	DAY	**$151.45**
FITTINGS				
PART DESCRIPTION	**SIZE**	**QTY**	**UNIT**	
SCH 40 ELBOW GASKET	4"	1	EA	**$192.19**
SCH 40 45	4"	1	EA	**$192.19**
SCH 40 TEE	4"	1	EA	**$167.77**
REDUCE COUPLING	4" x 3"	1	EA	**$71.96**
SERVICE TEE	4x4x2"	1	EA	**$123.74**
SERVICE TEE	4x4x1.5"	1	EA	**$123.74**
QUICK COUPLER VALVE	1"	1	EA	**$245.60**
10" ROUND BOX		1	EA	**$43.01**
COMBINED		1	EA	**$288.61**
BRASS GATE VALVES THREADED	4"	1	EA	**$559.07**
10" ROUND BOX		1	EA	**$43.01**
ASSEMBLY		1	EA	**$602.08**
BRASS GATE VALVES	3"	1	EA	**$490.10**
10" ROUND BOX		1	EA	**$43.01**
ASSEMBLY		1	EA	**$533.11**
BRASS GATE VALVES THREADED	2.5"	1	EA	**$362.46**
10" ROUND BOX		1	EA	**$43.01**
ASSEMBLY		1	EA	**$405.48**
RB PESB CONTROL VALVES	2"	1	EA	**$514.66**
12" STANDARD BOX		1	EA	**$32.09**
ASSEMBLY		1	EA	**$546.77**
RB PESB CONTROL VALVES	1.5"	1	EA	**$411.80**
12" STANDARD BOX		1	EA	**$33.66**
ASSEMBLY		1	EA	**$445.46**
RB PESB CONTROL VALVES	1"	1	EA	**$339.42**
12" STANDARD BOX		1	EA	**$33.66**

ASSEMBLY		1	EA	**$373.08**
RB PEB/PGA SOLENOID		1	EA	**$67.50**
ROTORS				
HUNTER I-20 SS CV NON-POT ASSEMBLY	4"	1	EA	**$88.37**
HUNTER I-25 SS CV NON-POT ASSEMBLY	4"	1	EA	**$131.13**
HUNTER I-40 SS CV NON-POT ASSEMBLY	4"	1	EA	**$168.43**
HUNTER I-20 SS CV NON-POT ASSEMBLY	6"	1	EA	**$124.68**
HUNTER I-25 SS CV NON-POT ASSEMBLY	6"	1	EA	**$186.20**
HUNTER I-40 SS CV NON-POT ASSEMBLY	6"	1	EA	**$255.67**
HUNTER I-20 SS CV NON-POT ASSEMBLY	12"	1	EA	**$145.67**
HUNTER PGA 12"		1	EA	**$67.94**
RAINBIRD 8005 SS NON-POT		1	EA	**$174.11**
POP-UPS				
RB 1812 SAM PRS WITH NOZZLES		1	EA	**$53.45**
RB 1806 SAM PRS WITH NOZZLES		1	EA	**$37.24**
RB 1804 SAM PRS WITH NOZZLES		1	EA	**$17.57**
RB 1800NP PURPLE CAP		1	EA	**$5.95**
DRIP POLY LINE		100	LF	**$83.71**
EMITTERS & LINE	1/4"	1	FT	**$3.86**
DRIP BLOW VALVE 6" ROUND W/COVER		1	EA	**$39.76**
WIRE INSTALLED WITH MAINLINE	14GA	1	LF	**$4.95**
WIRE INSTALLED WITH MAINLINE	12GA	1	LF	**$5.06**
PART DESCRIPTION	**SIZE**	**QTY**	**UNIT**	
ADAPTER-PVC	1-1/2" M x S	1	EA	**$3.52**
ADAPTER-PVC	2" M x S	1	EA	**$4.62**
ADAPTER-PVC	2-1/2" Male	1	EA	**$13.60**
BALL VALVE -SCH 40	2" S X S	1	EA	**$53.87**

BUSHING	1" X 3/4" M X F	1	EA	**$4.90**
BUSHING	1-1/2" 1" SP X S	1	EA	**$3.28**
BUSHING	1-1/4" X 1" SP X S	1	EA	**$2.85**
BUSHING	1-1/4" X 1-1/2" SP X S	1	EA	**$3.28**
BUSHING	1-1/2" X 2" SP X S	1	EA	**$5.35**
BUSHING	1" X 2" SP X S	1	EA	**$5.35**
BUSHING	2" X 3" SP X S	1	EA	**$12.72**
COUPLER INSERT	Funny	1	EA	**$8.51**
COUPLER INSERT	3/4"	1	EA	**$3.32**
COUPLER - PVC	1" Slip	1	EA	**$1.92**
COUPLER - PVC	1-1/4" SLIP	1	EA	**$2.61**
COUPLER - PVC	1-1/2" SLIP	1	EA	**$2.81**
COUPLER - PVC	2" SLIP	1	EA	**$4.28**
COUPLER - PVC	2-1/2" SLIP	1	EA	**$9.45**
COUPLER - PVC	3" SLIP	1	EA	**$14.81**
DRIP VALVE KIT	3/4"	1	EA	**$79.00**
ELL 90 SLIP	1/2"	1	EA	**$0.98**
ELL 90	3/4" S X F	1	EA	**$1.34**
ELL 45 SLIP	1"	1	EA	**$3.69**
ELL 90 SLIP	1"	1	EA	**$3.03**
ELL MARLEX	1/2"	1	EA	**$3.47**
ELL MARLEX	3/4"	1	EA	**$3.14**
ELL 90 SLIP	1-1/4"	1	EA	**$3.87**
ELL 45 SLIP	1-1/2"	1	EA	**$4.61**
ELL 90 SLIP	2"	1	EA	**$5.52**
ELL 45 SLIP	2"	1	EA	**$6.49**
ELL 45 SLIP	2-1/2"	1	EA	**$12.17**
ELL 90 THREADED	1-1/2"	1	EA	**$3.80**
EMITTERS	1/2", 1, 2 GAL	1	LF	**$0.74**

FUNNY PIPE		1	FT	**$0.61**
FUNNY TEES INS		1	EA	**$1.43**
MARLEX	1/2"	1	EA	**$2.50**
MARLEX	1"	1	EA	**$9.20**
NIPPLE	1/2" X 6"	1	EA	**$0.96**
NIPPLE	3/4" X 6"	1	EA	**$1.21**
NIPPLE	1" X 6"	1	EA	**$2.40**
NIPPLE	1-1/2" X 6"	1	EA	**$3.87**
NIPPLE	2" X 4"	1	EA	**$3.62**
NOZZLES - RAINBIRD & HUNTER		1	EA	**$1.78**
PINCH CLAMPS	1"	1	EA	**$1.65**
PIPE - POLY DRIP	3/4"	1	EA	**$0.84**
PIPE - PVC LATERAL - CL 200	1/2"	1	EA	**$0.68**
PIPE PVC CL 200	3/4"	1	LF	**$0.75**
PIPE PVC CL 200	1"	1	LF	**$0.87**
PIPE PVC CL 200	1-1/4"	1	LF	**$1.60**
PIPE PVC CL 200	1-1/2"	1	LF	**$2.10**
PIPE PVC CL 200	2"	1	LF	**$3.20**
PIPE PVC SCH 40	3/4"	1	LF	**$1.53**
PIPE PVC SCH 40	1"	1	LF	**$2.67**
PIPE PVC SCH 40	1-1/4"	1	LF	**$3.56**
PIPE PVC SCH 40	1-1/2"	1	LF	**$4.17**
PIPE PVC SCH 40	2"	1	LF	**$5.50**
PIPE PVC SCH 40	3"	1	LF	**$11.75**
PIPE PVC SCH 40	4"	1	LF	**$8.24**
PIPE PVC SCH 40	6"	1	LF	**$31.00**
SLIP FIX	3/4"	1	EA	**$15.11**
SLIP FIX	1"	1	EA	**$13.27**
SLIP FIX	1-1/2”	1	EA	**$26.82**
SLIP FIX	2”	1	EA	**$42.40**
SLIP FIX	3”	1	EA	**$107.36**
SOLENOID - RAINBIRD		1	EA	**$72.37**
SPAGHETTI TUBING PER LF	3/4"	1	LF	**$0.84**
TEE -PVC	1 X 1 X 1/2" SSF	1	EA	**$3.13**
TEE -PVC	1 X 1 X 3/4" SSF	1	EA	**$4.51**

TEE -PVC	1-1/2" X 1-1/2" X 1/2" SSF	1	EA	**$10.41**
TEE -PVC	2-1/2" X 2-1/2" X 1-1/2" SSF	1	EA	**$28.71**
TEE -PVC	3" X 3" X 1-1/2" SSF	1	EA	**$27.28**
VALVE - SCRUBBER	1"	1	EA	**$286.88**
VALVE - SCRUBBER	1-1/2"	1	EA	**$353.70**
VALVE - SCRUBBER	2"	1	EA	**$437.87**
VALVE BOX W/ LID INSTALLED	10" ROUND	1	EA	**$64.36**
WIRE NUTS		1	EA	**$2.77**

Plant Material

DECIDUOUS TREES			
Common Name	**SIZE**	**UNIT**	**2026 Price**
American Hornbeam	2.5"	EA	$871.45
Autumn Blaze Maple	2.5"	EA	$871.45
Bur Oak	2.5"	EA	$871.45
Columnar English Oak	2.5"	EA	$871.45
Deborah Norway Maple	2.5"	EA	$871.45
Emerald Luster Norway Maple	2.5"	EA	$871.45
English Oak	2.5"	EA	$871.45
Greenspire Linden	2.5"	EA	$871.45
Hackberry	2"	EA	$841.40
Homestead Elm	2.5"	EA	$871.45
Horsechestnut	2.5"	EA	$901.50
Imperial Honeylocust	2.5"	EA	$871.45
Kentucky Coffee Tree	2"	EA	$853.42
Lacebark Elm	2"	EA	$871.45
Lanceleaf Cottonwood	2.5"	EA	$853.42
Prairie Cascade Willow	2.5"	EA	$871.45
Northern Red Oak	2.5"	EA	$853.42
Red Sunset Maple	2.5"	EA	$871.45

Redmond Linden	2”	EA	$841.40
Royal Red Norway Maple	2.5"	EA	$901.50
Shademaster Honeylocust	2.5"	EA	$853.42
Shumard Oak	2”	EA	$841.40
Skyline Honeylocust	2.5"	EA	$853.42
Swamp White Oak	2.5"	EA	$871.45
Western Catalpa	2"	EA	$853.42

Ornamental Trees

Common Name	**SIZE**	**UNIT**	**2026 Price**
Amur Chokeberry	2"	EA	$841.40
Amur Maple	6' MULTI	EA	$853.42
Autumn Brilliant Serviceberry	6' MULTI	EA	$853.42
Autumn Blaze Pear	2”	EA	$853.42
Brandywine Crabapple	2"	EA	$853.42
Canada Red Cherry	2”	EA	$853.42
Chanticleer Pear	2”	EA	$853.42
Cockspur Hawthorn	2"	EA	$841.40
Golden Rain Tree	2"	EA	$841.40
Holmford Pear (New Bradford Variety)	2”	EA	$841.40
Japanese Tree Lilac	2"	EA	$853.42
Korean Sun Pear	2”	EA	$841.40
Montgomery Cherry	2"	EA	$817.36
Newport Plum	2”	EA	$817.36
Paperback Maple	6’ MULTI	EA	$835.39
Radiant Crabapple	2”	EA	$835.39
Shadblow Serviceberry	6’ MULTI	EA	$817.36
Shubert Chokecherry	2”	EA	$835.39
Snowcloud Crabapple	2”	EA	$817.36
Washington Hawthorn	2”	EA	$841.40

Evergreen Trees

Common Name		**SIZE**	**2026 Price**
White Fur		8’	$1,021.70

Norway Spruce		8’	$1,021.70
Colorado Spruce		8’	$1,003.67
Colorado Spruce		10’	$1,322.20
Colorado Spruce		12’	$1,923.20
Limber Pine		8’	$901.50
Austrian Pine		8’	$1,2021.70
Austrian Pine		10’	$1,502.50
Austrian Pine		12’	$1,923.20
Ponderosa Pine		8’	$871.45
Ponderosa Pine		10’	$1,003.67
Ponderosa Pine		12’	$1,682.80
Southwestern White Pine		8’	$1003,67
Eastern White Pine		8’	$871.45
Scotch Pine		8’	$901.50

Broadleaf & Evergreens

Common Name	**SIZE**	**UNIT**	**2026 Price**
Blue Boy & Blue Girl Holly (Protect)	5GAL	EA	$96.16
Compact Inkberry Holly (Protect)	5GAL	EA	$96.16
Manzanita- Colorado	5 GAL	EA	$96.16
Manzanita Panchito	5GAL	EA	$96.16
Manhattan Euonymus (Protect)	5GAL	EA	$90.16
Mugo Pine 12”-15”	5GAL	EA	$120.20
Oregon Grape Holly (Protect)	5GAL	EA	$96.16
Spreading Juniper	5GAL	EA	$90.16
Upright Juniper	5GAL	EA	$114.20
Upright Juniper	B&B	EA	$781.30

Large Shrubs

Common Name	**SIZE**	**UNIT**	**2026 Price**
Alternate-Leaf Butterfly Bush	5GAL	EA	$90.16
American Plum	5GAL	EA	$96.16

Arrowood Viburnum	5GAL	EA	$96.16
Beauty Bush	5GAL	EA	$96.16
Blue Fountain Willow	5GAL	EA	$96.16
Burkwood Viburnum	5GAL	EA	$96.16
Burning Bush	5GAL	EA	$90.16
Butterfly Bush	5GAL	EA	$90.16
Canadian Lilac	5GAL	EA	$90.16
Cistena Plum	5GAL	EA	$90.16
Chokecherry	5GAL	EA	$90.16
Cheyenne Mockorange	5GAL	EA	$102.18
Columnar Buckthorn	5GAL	EA	$90.16
Common Lilac	5GAL	EA	$96.16
Common Privet	5GAL	EA	$90.16
Doublefire Viburnum	5GAL	EA	$96.16
Fine Line Buckthorn	5GAL	EA	$96.16
Forsythia	5GAL	EA	$96.16
French Hybrid Lilac	5GAL	EA	$96.16
Ginella/Amur Maple	5GAL	EA	$90.16
Mockorange	5GAL	EA	$96.16
Nanking Cherry	5GAL	EA	$96.16
Nannyberry Viburnum	5GAL	EA	$96.16
Peking Cotoneaster	5GAL	EA	$90.16
Redtwig Dogwood	5GAL	EA	$102.18
Rocky Mountain Maple	5GAL	EA	$102.18
Rose of Sharon	5GAL	EA	$102.18
Smoke Tree	5GAL	EA	$96.16
Snowball Viburnum	5GAL	EA	$90.16
Thin Leaf Alder	5GAL	EA	$96.16
Variegated Dogwood	5GAL	EA	$90.16

Medium Shrubs

Common Name	**SIZE**	**UNIT**	**2026 Price**
Alpine Current	5GAL	EA	$96.16
Blue Stem Willow	5GAL	EA	$96.16
Dwarf Burning Bush	5GAL	EA	$90.16

Dwarf Korean Lilac	5GAL	EA	$96.16
Fernbush	5GAL	EA	$96.16
Flowering Quince	5GAL	EA	$96.16
Greenleaf Barberry	5GAL	EA	$96.16
Korean Spice Viburnum	5GAL	EA	$96.16
Little Leaf Mockorange	5GAL	EA	$90.16
Miss Kim Lilac	5GAL	EA	$96.16
Pink Flowing Almond	5GAL	EA	$90.16
St. Johns Wort	5GAL	EA	$96.16
Shrub Roses	5GAL	EA	$96.16
Spreading Cotoneaster	5GAL	EA	$90.16
Vanhoutte Spirea	5GAL	EA	$90.16
Yellow Flowering Currant	5GAL	EA	$90.16

Low Shrubs

Common Name	**SIZE**	**UNIT**	**2026 Price**
Anthony Waterer Spirea	5GAL	EA	$90.16
Arnold's Dwarf Forsythia	5GAL	EA	$90.16
Blue Mist Spirea	5GAL	EA	$90.16
Carol Mackie Daphne	5GAL	EA	$114.20
Dwarf European Cranberry	5GAL	EA	$90.16
Frobel Spirea	5GAL	EA	$90.16
Kelsey Dogwood	5GAL	EA	$90.16
Lime Mound Spirea	5GAL	EA	$96.16
Little Princess Spirea	5GAL	EA	$90.16
Lodense Privet	5GAL	EA	$90.16
Pawnee Buttes Sandcherry	5GAL	EA	$90.16
Snowmound Spirea	5GAL	EA	$90.16
Somerset Daphne	5GAL	EA	$186.32
Tiny Trumpet Honeysuckle	5GAL	EA	$90.16

Vines & Ground Covers

VINES			
Common Name	**SIZE**	**UNIT**	**2026 Price**

Boston Ivy	1GAL	EA	$32.46
Clematis	1GAL	EA	$32.46
Climbing Rose	1GAL	EA	$44.48
English Ivy	1GAL	EA	$32.46
Grape	1GAL	EA	$44.48
Hall's Honeysuckle	1GAL	EA	$32.46
Silver Lace Vine	1GAL	EA	$32.46
Trumpet Vine	1GAL	EA	$50.49
Virginia Creeper	1GAL	EA	$38.47

GROUND COVERS			
Common Name	**SIZE**	**UNIT**	**2026 Price**
Bishop's Weed	1GAL	EA	$30.06
Coral Beauty Cotoneaster	1GAL	EA	$30.06
English Ivy	1GAL	EA	$30.06
False Strawberry	1GAL	EA	$30.06
Ground Ivy	1GAL	EA	$30.06
Ice Plant	1GAL	EA	$30.06
Himalayan Border Jewel	1GAL	EA	$30.06
Japanese Spurge	1GAL	EA	$30.06
Lily of the Valley	1GAL	EA	$30.06
Oregon Grape	1GAL	EA	$32.46
Periwinkle	1GAL	EA	$30.06
Silver Speedwell	1GAL	EA	$30.06
Sweet Woodruff	1GAL	EA	$30.06
Thyme	1GAL	EA	$30.06
Wintercreeper	1GAL	EA	$30.06

Perennials & Bulbs

Common Name	**SIZE**	**UNIT**	**2026 Price**
Agastache	1GAL	EA	$26.45
Aster	1GAL	EA	$26.45
Bearded Iris	1GAL	EA	$26.45
Blanket Flower	1GAL	EA	$26.45
Blue Salvia	1GAL	EA	$26.45

Bluebell	1GAL	EA	$26.45
Catmint	1GAL	EA	$26.45
Coral Bells	1GAL	EA	$26.45
Cranesbill	1GAL	EA	$26.45
Cushion Spurge	1GAL	EA	$26.45
Daffodil	BULB	EA	$54.98
Daylily	1GAL	EA	$26.45
Dutch Crocus	BULB	EA	$55.19
Dwarf Iris	1GAL	EA	$26.45
False Spirea	1GAL	EA	$90.16
Flowerless Lamb's Ear	1GAL	EA	$26.45
Grape Hyacinth	BULB	EA	$55.19
Heart-Leafed Bergenia	1GAL	EA	$26.45
Hosta	1GAL	EA	$26.45
Husker's Red Penstemon	1GAL	EA	$26.45
John's Wort	2GAL	EA	$32.46
Lady's Mantle	1GAL	EA	$26.45
Lupine	1GAL	EA	$26.45
Moonbeam Coreopsis	1GAL	EA	$26.45
Myrtle Spurge	1GAL	EA	$26.45
Native Bluebells	1GAL	EA	$26.45
Peony	2GAL	EA	$90.16
Prairie Coneflower	1GAL	EA	$26.45
Purple or White Coneflower	1GAL	EA	$26.45
Purple Rock Cress	1GAL	EA	$26.45
Rocky Mountain Columbine	1GAL	EA	$26.45
Oriental Poppy	1GAL	EA	$26.45
Sedum	1GAL	EA	$26.45
Siberian Iris	1GAL	EA	$26.45

Grasses

Common Name	**SIZE**	**UNIT**	**2026 Price**
Big Blue Stem	1GAL	EA	$21.63
Dwarf Fountain Grass	1GAL	EA	$21.63
Feather Reed Grass	1GAL	EA	$21.63
Fountain Grass	1GAL	EA	$21.63

Heavy Metal Switch Grass	1GAL	EA	$21.63
Little Blue Stem	1GAL	EA	$21.63
Maiden Grass	1GAL	EA	$21.63

Annuals

ANNUALS	SIZE	UNIT	2026 Price
Jumbo Pack	FLAT	EA	$84.14
Premium 4" Pot	4"	EA	$44.48
Standard 1804	FLAT	EA	$84.14

Flower Pricing

ANNUAL AND PERRINIAL COLOR PLAN
Bed locations, plant schedule and fees (See attached Flower Bed Locations Map)

ANNUAL & PERENNIAL COLOR PLAN		
Class 1		
NO.	**ITEM DESCRIPTION**	**2026 Total**
1	**Main Entrance Beds**	**$4,354.24**
	McCaslin & Rock Creek Parkway-	
	North Side:	
	Petunia	
	Celosia	
	Dahlia	
	Canna	
	Rudbeckia	
	Amaranthus	
	Annual Grasses	
	Cosmos	
	Gomphrena	
2	**McCaslin & Rock Creek Parkway-**	**$4,354.24**
	South Side:	
	Petunia	
	Celosia	
	Dahlia	

	Canna	
	Rudbeckia	
	Amarathus	
	Annual Grasses	
	Cosmos	
	Gomphrena	
3	**Riverbend at Pitkin:**	**$1,368.48**
	Celosia	
	Lantana	
	Osteospermum	
4	**Indiana & Eldorado- 2 Beds:**	**$1,057.46**
	Celosia	
	Gomphrena	
	Rudbeckia	
	Petunia	
	Salvia	
5	**Indiana & Denslow- 2 Beds:**	**$1,741.70**
	Celosia	
	Lantana	
	Osteospermum	
6	**Indiana & Christy Way- 2 Beds:**	**$1,741.70**
	Celosia	
	Lantana	
	Osteospermum	
7	**Indiana & Bristol- 2 Beds:**	**$1,181.86**
	Celosia	
	Lantana	
	Osteospermum	
8	**Christenson & McCaslin Monument Sign:**	**$1,119.66**
	Celosia	
	Lantana	
	Osteospermum	
9	**88th & Shamrock Corner Bed:**	**$1,057.46**
	Celosia	
	Lantana	
	Osteospermum	
10	**Coal Creek & Riverbend East Side:**	**$1,430.68**
	Celosia	
	Impatiens	

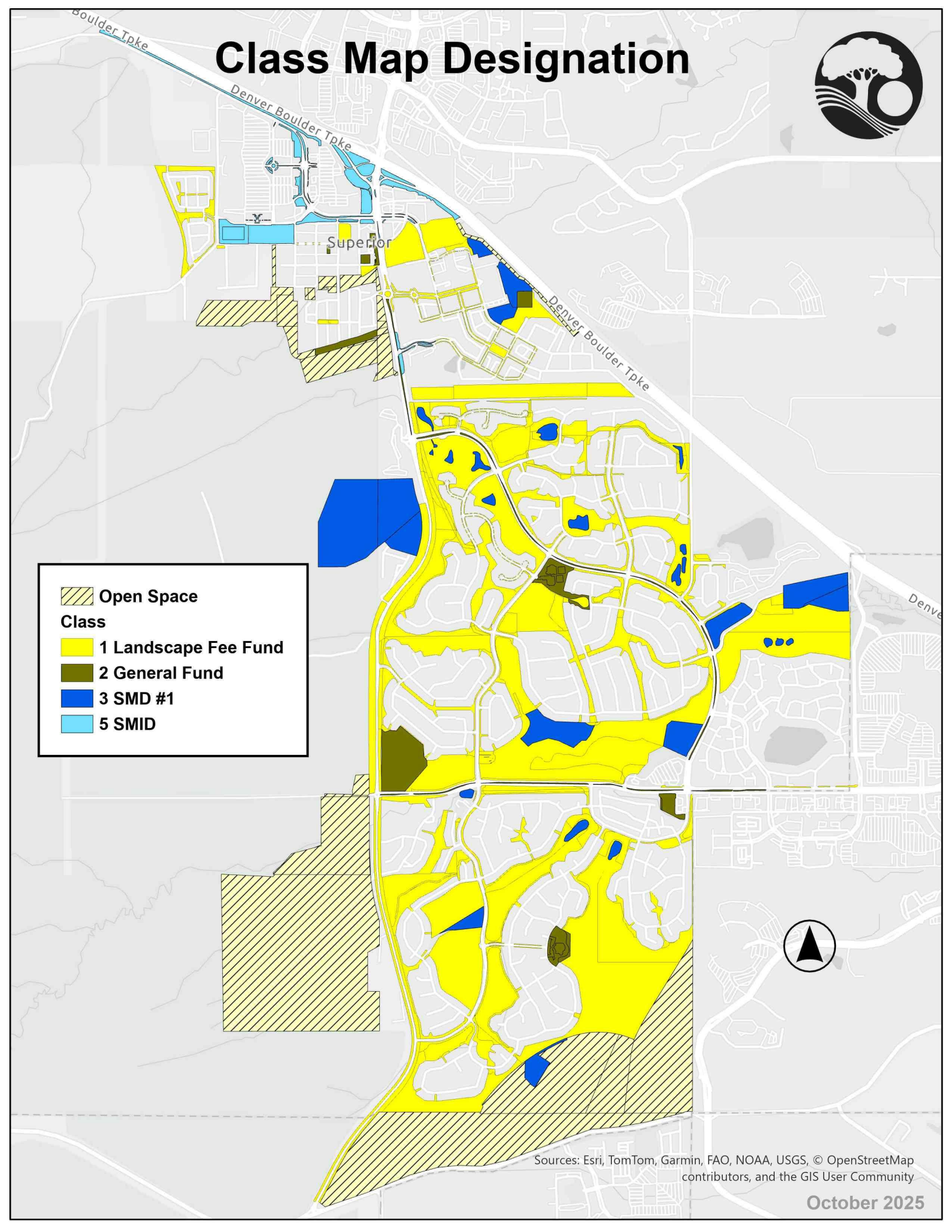
	Coleus	
	Osteospermum	
11	**Coal Creek & Riverbend West Side:**	**$1,430.68**
	Celosia	
	Impatiens	
	Coleus	
	Osteospermum	
12	**Coal Creek & Akron- 2 Beds:**	**$1,181.86**
	Celosia	
	Lantana	
	Osteospermum	
13	**Wiggins & RCP - Waterford Entry:**	**$2,177.13**
	Celosia	
	Lantana	
	Millet	
14	**Indiana & Coalton Monument Wall:**	**$4,478.65**
	Blue Salvia	
	Dahlia	
	Petunia	
15	**Indiana & Mt. Sopris - SE Corner:**	**$2,177.13**
	Celosia	
	Lantana	
	Osteospermum	
17	**Rock Creek Circle & East Yarrow**	**$3,670.00**
	West Side:	
	Celosia	
	Lantana	
	Osteospermum	
18	**Rock Creek Circle & Castle Peak- 2 Beds:**	**$497.63**
	Celosia	
	Lantana	
	Osteospermum	
19	**Rock Creek Circle & Torreys Peak:**	**$497.63**
	Celosia	
	Lantana	
	Osteospermum	
20	**3267 West Yarrow Circle- 2 Beds:**	**$1,679.49**
	Celosia	
	Lantana	

	Osteospermum	
21	**Indiana & N. Torreys Peak:**	**$870.85**
	Celosia	
	Lantana	
	Osteospermum	
22	**Flint Ct & Gold Way:**	**$995.25**
	Celosia	
	Lantana	
	Osteospermum	
23	**West End of Fire Station Park:**	**$435.43**
	Celosia	
	Lantana	
	Osteospermum	
24	**Indiana & S. Torreys Peak 2 Beds:**	**$1,555.09**
	Celosia	
	Lantana	
	Osteospermum	
25	**3126 Gardinia Way**	**$1,896.75**
26	**Indiana & Topaz Monument Sign - North Side**	**$1,135.90**
27	**Indiana & Topaz Monument Sign - South Side**	**$1,135.90**
28	**Castle Peak & Grays Peak - Trail Entrance**	**$1,103.44**
29	**Medians Along McCaslin and East Marshall Road**	**$1,983.30**
30	**8 Planter Pots on Marshall Road Bridge**	**$5,134.76**
	WEEKLY MAINTENANCE	**$9,709.90**
	SOIL PREP (Removal, disposal, replacement & tilling)	**$6,795.81**
	TOTAL	**$69,950.04**
Class 2		
NO.	**ITEM DESCRIPTION**	
1	**North Pool Monument Sign:**	**$2,488.14**
	Dahlia	
	Osteospermum	

2	**North Pool Entrance:**	**$4,976.28**
	Celosia	
	Annual Grasses	
	Lantana	
	Lobularia	
	Rudbeckia	
	Verbena	
3	**South Pool Entrance Bed- 6 total:**	**$4,976.28**
	Celosia	
	Annual Grasses	
	Lantana	
	Lobularia	
	Rudbeckia	
4	**Town Hall – 2 Total**	**$2,177.13**
	Annual Grasses	
	Dahlia	
	Lantana	
	Petunia	
5	**Coalton Road from McCaslin to Taylor Dr Median Beds**	**$2,073.45**
	Center pieces	
	Cosmos	
	Petunia	
	Gomphrena	
6	**Indiana South of Coalton at My Sopris Median Beds**	**$1,658.76**
	Center pieces	
	Cosmos	
	Petunia	
	Gomphrena	
	WEEKLY MAINTENANCE	**$4,791.11**
	SOIL PREP (Removal, disposal, replacement & tilling)	**$3,008.00**
	TOTAL	**$26,149.15**
Class V		
NO.	**ITEM DESCRIPTION**	
1	**Monument Entrance- Marshall &**	
	McCaslin North Side	
	Upper Level:	**$2,488.14**
	Celosia	
	Lantana	

	Osteospermum	
	Lower Level:	**$2,488.14**
	Celosia	
	Lantana	
	Osteospermum	
2	**Raised Median Bed Marshall & McCaslin West Side:**	**$622.04**
	Celosia	
	Lantana	
	Osteospermum	
3	**South Corner of Marshall & McCaslin:**	**$559.83**
	Celosia	
	Lantana	
	Osteospermum	
4	**Marshall & Center Dr Corner Bed- 4 Total**	**$4,043.23**
	Celosia	
	Lantana	
	Osteospermum	
5	**Marshall & Sycamore Dr Corner Bed-3 Total:**	**$2,488.14**
	Celosia	
	Lantana	
	Osteospermum	
6	**Center Drive Roundabout Horse Statue- 8 Beds:**	**$6,842.38**
	Celosia	
	Lantana	
	Osteospermum	
7	**Marshall Rd & 5th Ave Beds- 2 Total:**	**$1,866.10**
	Celosia	
	Lantana	
	Osteospermum	
	WEEKLY MAINTENANCE	**$9,648.45**
	SOIL PREP (Removal, disposal, replacement & tilling)	**$5,460.08**
	TOTAL	**$36,506.52**
	Soil Prep, Annual Bed Installation and Maintenance	**TOTAL**
	Class I (Landscape Fee Fund)	**$69,950.04**
	Class II (General Fund)	**$26,149.15**
	Class V (SMID)	**$36,506.52**
	GRAND TOTAL	**$132,605.71**

Class Map Designation



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

October 2025

2025 Electric Equipment Report
Town of Superior

2025 Executive Summary

Vargas Property Services Leads the Way in Sustainable Landscaping

Vargas Property Services is proud to report that we successfully upheld our 2025 sustainability commitments to the Town of Superior, achieving **100% compliance** with small handheld electric equipment usage during peak ozone months, as mandated by **Regulation 29**.

Vargas went above and beyond the minimum requirements:

- Operated small handheld electric equipment (under 10 horsepower) above beyond the peak ozone periods of June through August. Initiated usage in May and sustained it through October. Thus, covering both Spring and Fall clean-ups and logging nearly 27,000 hours of electrical usage.
- To reduce emissions and support cleaner air, we logged 1,200 hours using electric *mowers* (which is not a requirement of Regulation 29), including demonstration of the models.
- Partnered with Stihl to provide equipment safety and best-practice training.

Through these efforts, Vargas Property Services has demonstrated that environmental responsibility and high-quality landscaping can go hand-in-hand, setting a new standard for sustainable practices in the community.

Review: Understanding Regulation 29

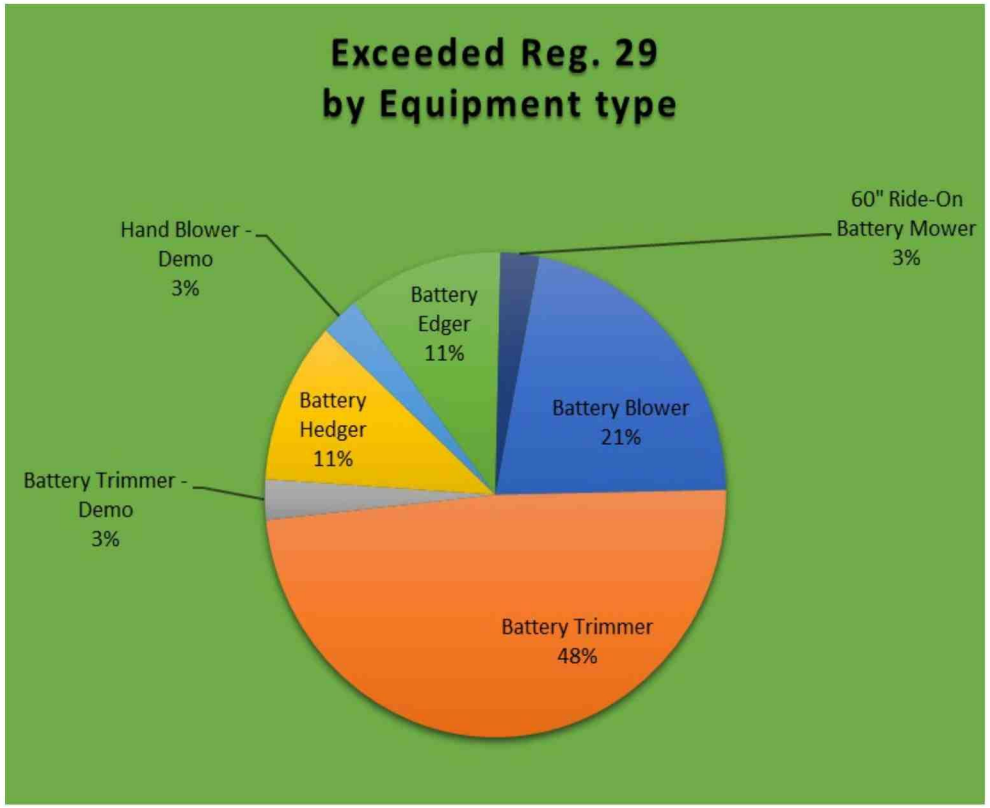
- **Emission Reduction Requirements for Lawn and Garden Equipment**
- Beginning June 1, 2025, neither the federal government nor any local government can use gasoline-powered push and held-held lawn and garden equipment with an internal combustion engine smaller than 7 kW (10 horsepower) between June 1 and August 31 of each year in the ozone nonattainment area.
- The restrictions in Sections III.A. and III.B. also apply to lawn and garden services contracted for and provided to the federal government, a state government agency, or a local government.
- "Lawn and garden services" means landscaping services, grass/lawn mowing, weeding, grass/lawn trimming, removal and disposal of debris and trash, leaf cleanup and removal, planting or maintenance of any plants (e.g., trees, bushes, hedges, shrubs, flowers, other plants). Lawn and garden services do not include activities such as forest or grassland management
- **Town of Superior is in the ozone nonattainment area.**

2025 Electric Equipment Summary

	Town of Superior		2025							
	100% compliant with Reg. 29		Hours per Month							
	Unit Type	Current In Use	May	June	July	August	September	October	Hours	
	Batteries	160							0	
	Battery Charger	40							0	
	Battery Blower	8	504	840	880	840	840	336	4240	
	Battery Trimmer	18	1050	3150	3300	3150	3150	840	14640	
	Battery Trimmer - Demo	1	0	168	168	168	64	0	568	
	Battery Hedger	4	84	735	770	735	735	630	3689	
	Hand Blower - Demo	1	0	168	168	168	64	0	568	
	Battery Edger	4	252	336	352	336	336	336	1948	
	52" Battery Mower - Demo	1	40	0	0	0	0	0	40	
	48" Battery Mower - Demo	1	40	0	0	0	0	0	40	
	60" Ride-On ZTR 16-kWh Battery	1	60	210	220	210	210	210	1120	
			2030	5607	5858	5607	5399	2352	26853	

Going Beyond Compliance:
Surpassing Regulation 29 Standards

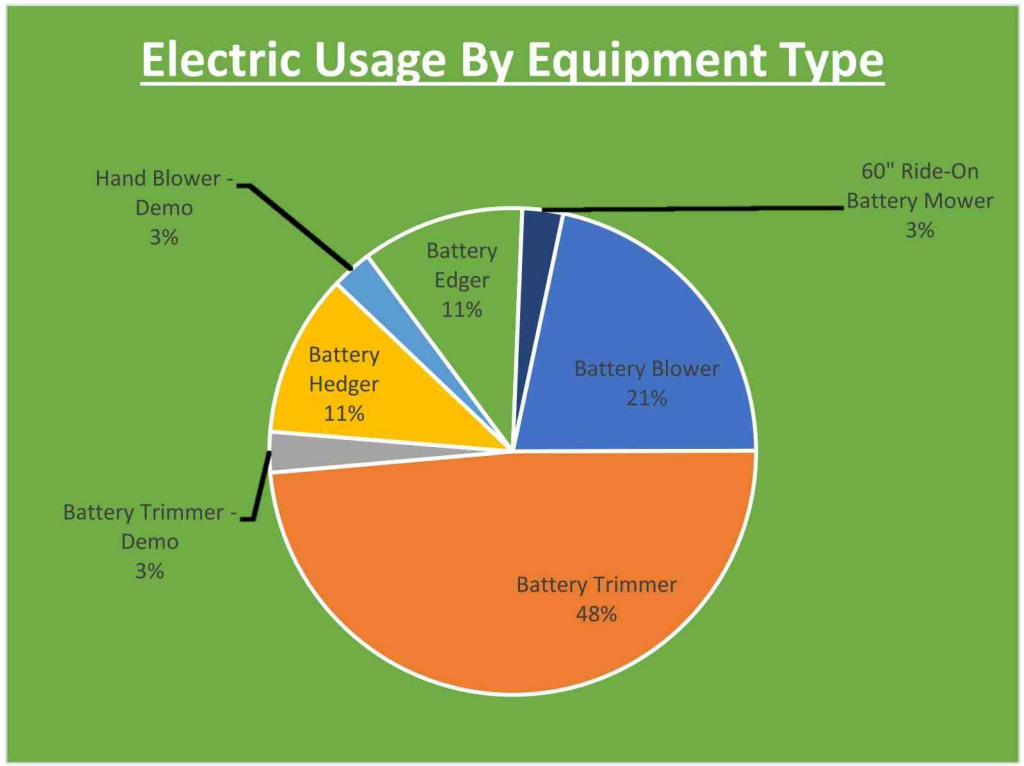
Town of Superior		2025 Electric Usage Hours			Exceeded Reg. 29
Electric Unit Type	Current In Use	May	Sept.	October	Hours
Batteries	160				
Battery Charger	40				
Battery Blower	8	504	840	336	1680
Battery Trimmer	18	1050	3150	840	5040
Battery Trimmer - Demo	1	0	64	0	64
Battery Hedger	4	84	735	630	1449
Hand Blower - Demo	1	0	64	0	64
Battery Edger	4	252	336	336	924
52" Battery Mower - Demo	1	40	0	0	40
48" Battery Mower - Demo	1	40	0	0	40
60" Ride-On ZTR 16-kWh Battery	1	60	210	210	480
Total Electric Usage Hours		2030	5399	2352	9781



Vargas Exceeded the Regulation 29 Mandate by 9,781 Electric Usage Hours during the months of May, September, and October, including the use of electric mowers where feasible throughout the season.

100% Compliance with Regulation 29 Mandate: June 1-August 31st

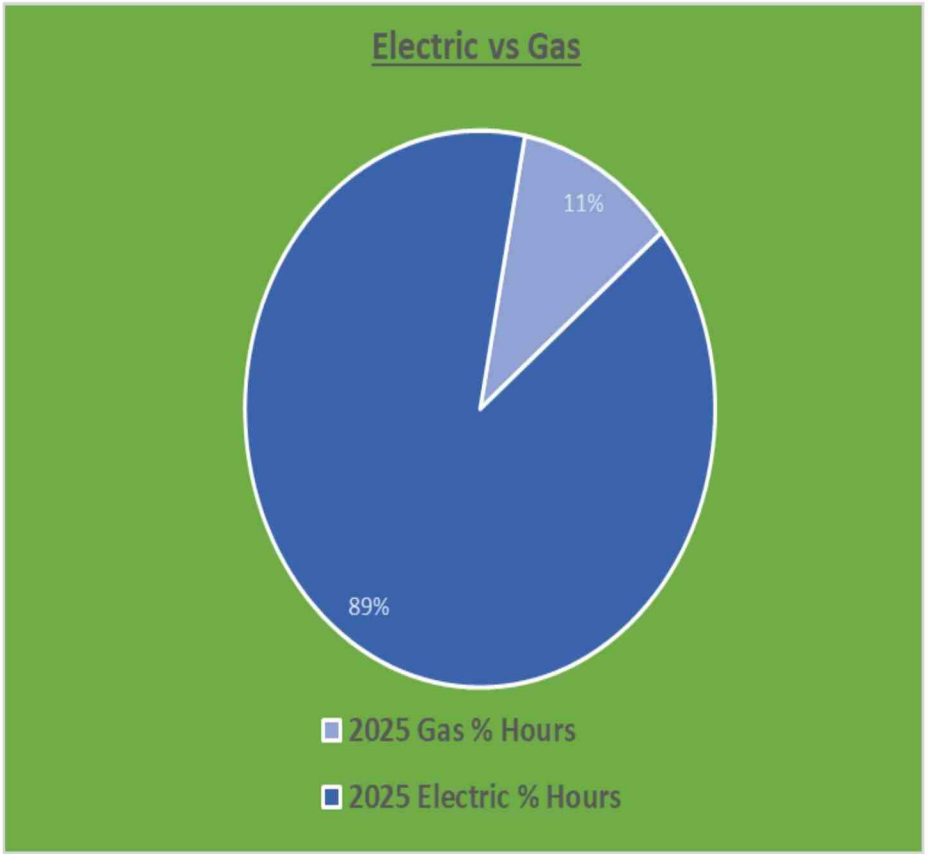
Town of Superior		2025 Electric Hours Per Month			
Electric Unit Type	Current In Use	June	July	August	Hours
Batteries	160				
Battery Charger	40				
Battery Blower	8	840	880	840	2560
Battery Trimmer	18	3150	3300	3150	9600
Battery Trimmer - Demo	1	168	168	168	504
Battery Hedger	4	735	770	735	2240
Hand Blower - Demo	1	168	168	168	504
Battery Edger	4	336	352	336	1024
60" Ride-On Battery Mower	1	210	220	210	640
Total Electric Usage Hours		5607	5858	5607	26773



Vargas achieved 100% small handheld electric usage in accordance Regulation 29 during the mandated months of June 1st thru August 31st.

2025 Electric vs. Gas Equipment Usage

Town of Superior		**2025 Gas Hours per Month**			
Gas Unit Type	Current In Use	June	July	August	Hours
Hustler 72" Mower	3	48	600	480	1128
48" Walk Behind Mower	1	96	120	96	312
Bob Cat Mower 18"	1	16	20	16	52
Gas Mower 48"	1	24	30	24	78
25 HP Riding Blower	1	160	50	160	370
52" Walker Mower	1	32	40	32	104
Total Gas Hours		376	860	808	2044
Combined Unit Type Gas/Electric		June	July	August	Hours
Total 2025 Hours of Equipment		5983	6718	6415	19116
2025 Gas % Hours	11%	6%	13%	13%	**11%**
2025 Electric % Hours	89%	94%	87%	87%	**89%**
		100%	100%	100%	**100%**



Note: Because small handheld tools under 10 hp produce the highest emissions, equipment over 10 hp (e.g., mowers) are exempt from Regulation 29 restrictions.

Cost Outlay

- With support from the 2025 RAQC/Mow Down Pollution Grant, the 30% SB23-016 Tax Credit, and an additional 10% Stihl Pro Fleet Discount, we were able to stretch our investment.

- **Total Equipment Purchase (2025):**
  - $32,554 in equipment (trimmers, hedgers, and batteries).
  - Vargas cost after incentives: **$10,362.56.**

- Unfortunately, due to depleted funding, we were unable to secure the PACE Grant as initially planned.

In total, Vargas is out of pocket well over $100,000 for electric landscaping equipment purchased for the Town of Superior since the inception of this initiative.

(not including indirect costs such as training, demonstrations, research, and increased mobilization)

Technology Issues & Update

- 2025 has shown significant advancements in battery-powered landscaping technology. We experienced only one complete equipment failure this season, which was promptly replaced without any work interruption.

- Currently, we are testing and documenting performance across five different equipment brands. The primary challenge remains battery performance—including lifespan, charging time, and replacement cost.
  - On average, each piece of equipment requires **six batteries per day** to maintain full operation. Due to current charging speeds and limited battery inventory, crews often need to **return mid-day to recharge**, increasing mobilization time and overall operating costs.

- Field feedback also highlights the need for continued improvement in ease of use and maintenance requirements.
- Although we do intend to log more hours on electric mowers, technology still has a long way to go. They are cost prohibitive, still suffer substantial equipment failure, and the models currently available are not sufficient to cover large areas of landscape.

In Conclusion

Vargas Property Services is proud to demonstrate environmental leadership through full compliance with **Regulation 29**, as required for the Town of Superior.

Our early adoption of battery-powered equipment underscores our commitment to advancing clean-air practices and supporting the Town's sustainability objectives.

We take pride in contributing to a healthier environment for the community and remain ready to partner with the Town in meeting and exceeding future environmental and sustainability goals.

Item Number 8

Information for Meeting of the Superior Town Council

Agenda Item Name:	**Resolution – Amending the 2026 Governmental Fee Schedule (Approved October 13, 2025)**
Meeting Date:	**December 8, 2025**
Presented by:	**Matt Magley - Town Manager** **Leslie Clark, Parks, Recreation & Open Space Director** **Renae Stavros – Planning & Building Director** **Jeff Stone - Finance Director**
Presented for:	**Approval**

BACKGROUND

1. **Community Center and Civic Space Room Reservation Fees –** Proposed fees for the newly constructed Civic Space are based on existing fees and occupancy/sq ft for similar spaces at the Superior Community Center. Staff recommend a maximum of two free reservations between the two facilities for residents, resident organizations and businesses (does not include the 2nd floor Event Space). Non-profit and government organizations that serve Superior will only be charged for out-of-pocket fees.
2. **Downtown Plaza Stage and Turf Area Fees** – Proposed fees based on market rates of other similar public facilities. Staff recommend only programs and events open to the public may be scheduled at these facilities.
3. **Outdoor Park and Pavilion Reservation Fees** – Requests for multiple facilities or multiple days may require approval from the Superior Town Council
4. **Enrichment Programs and Adult Recreational Leagues** - Historically, the Town uses contractors to provide program services, and the contractor establishes the appropriate fees to cover their expenses. With increase demand for program offerings, Town staff have begun to offer enrichment programs and adult recreational leagues. These fees are listed as a range from $2 - $500 for enrichment programs and $500 - $800 for adult recreational leagues. Fees are estimated at an amount to cover out-of-pocket expenses and are bench-marked with neighboring communities.
5. **Events** – With the increase in the number and type of events offered by the Town, this section has been updated to reflect current conditions. The Town now uses partner

organizations and vendors to provide for food and beverage services as well as equipment rental - the fees for these items are established by each vendor or partner providing that service. For example, Boulder Valley Rotary establishes pricing for entry and beverage purchases to Chili and Beer Fest; and the Chamber or sponsor of the VIP tent set the price for that service. Pricing for booths is based on vendor pricing for tents, tables, chairs or other needed equipment.

6. **Dumpster Permit Deposit** – The Town would like to remove the $500 deposit associated with the dumpster permit. The deposit was implemented to cover costs that may be needed due to damage to streets or sidewalks. The Town has not observed damage associated with dumpster permits and has refunded 100% of these fees since the Marshall Fire. Collecting and refunding the deposit creates an unnecessary administrative burden on staff. Finally, neighboring municipalities do not collect a fee or deposit for dumpster permits.
7. **Contractor License Fee** – The Town does not currently require contractor licensing. In place of this, the Town has a contractor registration program that requires submission of a valid license from a surrounding jurisdiction, and demonstration of liability insurance naming the Town of Superior as the certificate holder. Staff is evaluating the establishment of a Contractor License program in place of registration, which also requires submission of applicable contractor certifications to demonstrate qualifications. Staff proposes a $75 fee for a contractor license. A review of neighboring jurisdictions' fees reflects a range of $50 - $175 for different contractor's licenses.

RECOMMENDED ACTION

Approval of a revised 2026 Town fee Resolution

MOTION

Move to approve a Resolution adopting a revised 2026 Governmental Fee Schedule.

ATTACHMENTS

- Resolution
- 2026 Town Fee Schedule – redline
- 2026 Town Fee Schedule – original

Town of Superior
Resolution Number R-105
Series 2025

A Resolution of the Town Council of the Town of Superior adopting a fee schedule for 2026

Whereas, pursuant to Section 4-1-90 of the Superior Municipal Code, the fees charged by the Town must be approved by Resolution of the Town Council; and

Whereas, the Town establishes such fees in a Fee Schedule.

Now, therefore, be it resolved by the Town Council of the Town of Superior, Colorado:

Section 1. The Fee Schedule attached hereto is hereby approved and adopted.

Section 2. This Resolution shall be effective upon adoption, but the Fee Schedule adopted and approved herein shall take effect on January 1, 2026.

Adopted this 8th day of December, 2025.

_____

Mark Lacis, Mayor

Attest:

_____

Shannon Dujardin, Town Clerk

Exhibit A - Town of Superior Fee Schedule – DRAFT~~FINAL~~ 2026 ~~10/13/25~~12/08/25

General/Miscellaneous			
Description	**Fee**		
Returned check/electronic fund transfer	$25.00 per occurrence		
Business license	$75.00 $100 with mobile vending permit		
Vendor Fee	3.33%,		
Lodging	$4.00/room/night		
Admissions	4.00%		
Sign permit application	$300.00		
Liquor License	**New**	**Transfer of Ownership or Change of Location**	**Renewal**
Retail liquor store	$1.000.00	$750.00	$100.00
Liquor-licensed drug store	$1,000.00	$750.00	$100.00
Beer and wine	$1,000.00	$750.00	$100.00
Fermented Malt Beverage	$1,000.00	$750.00	$100.00
Hotel and restaurant	$1,000.00	$750.00	$100.00
Tavern	$1,000.00	$750.00	$100.00
Optional premises	$1,000.00	$750.00	$100.00
Brew pub	$1,000.00	$750.00	$100.00
Club	$1,000.00	$750.00	$100.00
Arts	$1,000.00	$750.00	$100.00
Bed and breakfast	$1,000.00	$750.00	$100.00
Special event	$100.00	N/A	N/A
Corporate/LLC Change (per person)	$100.00		
Manager Registration (Tavern, H & R, Lodging & Entertainment and Campus Liquor Complex)	$75.00		
Alcoholic beverage tasting	$100.00		
Temporary permit	$200.00 (transfer only)		
Application late renewal fee	$500.00		
Peddlers and solicitors	$80.00 (or actual costs, whichever is greater)		
Sexually oriented businesses	Application fee	$500.00	
	Annual license	$200.00	
	Annual manager's license	$50.00	
Annual hauler license	$100.00		
Annual Short Term Rental permit	$200/new permit $100/renewal		
Monthly residential trash and recycling	**Trash Cart Size**	**Fee**	
	35 gallon	$19.1~~14~~	
	65 gallon	$30.58~~0.58~~	
	95 gallon	$42.02~~2.02~~	
Monthly landscape maintenance	**Type of Residence**		**Fee**
	Single-family detached		$40.14~~36.83~~
	Condominium and each dwelling unit of a cooperative, planned community or duplex		$33.46~~30.70~~
	Apartment		$26.76~~24.55~~
Property Tax Lien Filing Fee	$50.00		

Revocable sump pump tie-in permit, single family residential or townhouse	$75.00
Contractor License	$75.00

General/Miscellaneous Fees	
Description	**Fee**
Street obstruction permit	$25.00
Street closure barricade fee	$25.00
Open space access permit	$25.00
Review of proposed service plan	$5,000.00
Zoning Verification Letter	$50.00
Review of proposed amendments to a service plan	$2,500.00
Deposit for review of proposed service plan	$5,000.00
Deposit for review of proposed amendment to service plan	$3,000.00
Mobile vending permit	$100.00 includes business license

Exhibit A - Town of Superior Fee Schedule – DRAFT~~FINAL~~ 2026 ~~10/13/25~~12/08/25

Right of Way & Public Improvement Permit Fees		
Description	**Fee**	**Unit**
Base ROW Permit Fee	$75.00	EA
Landscape Disturbed	$0.05	SY
Dry Utility		
Dry Utility (Directional Bore)	$0.25	LF
Dry Utility (Open Trench)	$0.75	LF
Dry Utility Appurtenances	$5.00	EA
Pothole or Geo-tech Bore Hole Fee	$10.00	EA
Sleeve Occupancy	$0.14	LF
Sanitary Sewer		
Pipe	$1.00	LF
Pipe with Underdrain	$1.00	LF
Manholes	$40.00	EA
Services	$12.00	EA
Sanitary Sewer Connection Fee	$75.00	EA
Water Mains		
Pipe	$1.00	LF
Valves	$5.00	EA
Fire Hydrants	$15.00	EA
Blow Offs	$5.00	EA
Services	$12.00	EA
Water Connection Fee	$75.00	EA
Meter Pit/Vault	$15.00	EA
Reuse Water Mains		
Pipe	$1.00	LF
Valves	$5.00	EA
Blow Offs	$5.00	EA
Services	$12.00	EA
Reuse Connection Fee	$75.00	EA
Meter Pit/Vault	$15.00	EA
Storm Drainage		
Pipe	$1.00	LF
Inlet/Outlet Structures	$40.00	EA
Earth Channels	$0.19	LF
Detention Water Quality Ponds	$0.08	SY
Manholes	$40.00	EA
Trickle Channel	$0.25	LF
Concrete		
Chase Drain	$0.00	EA

Sidewalks	$0.25	LF
Curb and Gutter	$0.25	LF
Drive Cuts	$50.00	EA
Crosspans	$50.00	EA
Handicap Ramps	$50.00	EA
Street Surface		
Base Prep	$0.20	SY
Asphalt	$0.20	SY
Concrete	$0.20	SY
Pavers	$0.20	SY
Edge Drains	$0.10	LF
Trench Patch	$7.00	LF
Asphalt Patching: > 5 years old	$0.20	SY
Asphalt Patching: < 5 years old	$27.00	SY
Asphalt Patching: < 2 years old	$500.00	EA
Minimum Inspection Fee	$30.00	
Plan Review Fee	50% of Inspection Fee	
Minimum Plan Review Fee	$20.00	
Reinspection Fee	$100.00	EA
Saturday/Holiday/After Hours Inspection	$150.00	HR

Other Applicable Fees

1. Work Started Without Permit (2x Sub Total Permit Fee)
2. Emergency/Expedited Permit (2x Sub Total Permit Fee)
3. Re-inspection fees will be $100 per occurrence
4. $150 per hour (2.5 hour minimum) for after-hours and weekend inspections.
5. Erosion control inspections shall be performed by the contractor. If adequate inspections have not occurred, the Town will perform the inspections at a cost to the contractor of $80 per hour.
6. Plan Review Fee (50% of Permit Fee subtotal, due when plans are submitted). Initial Plan Review Fee based on estimated Permit Fees. If actual Permit Fees are materially different than estimated, Plan Review Fees may be adjusted to reflect thisdifference.
7. Permit Fees due when permit issued.

Stormwater Quality Permit Fees

Description	Fee	Unit
Stormwater Quality Permit	$75.00	EA

Other Applicable Fees

1. Stormwater Quality Permit Fee in addition to the Stormwater Management Plan BMP Schedule

Grading Permit Fees

Description	Fee
0 to 100 CY	$ 25.00
101 to 1,000 CY	$25 + $12/100
1,001 to 10,000 CY	$133 + $11/1,000
10,001 to 100,000 CY	$232 + $50/10,000
100,001 CY and up	$682 + $26/10,000

Exhibit A - Town of Superior Fee Schedule – DRAFT~~FINAL~~ 2026 ~~10/13/25~~12/08/25

Electrical Permit Fees	
Residential This fee (based on the enclosed living area only), includes construction of, or remodeling or addition to a single-family home, duplex, condominium or townhouse. If only changing or providing a service and not wiring any portion of the above, see next section for correct permit fee.	
Size	**Fee**
(a) Not more than 1,000 square feet	$46.00
(b) 1,001 square feet and not more than 1,500 square feet	$51.75
(c) 1,501 square feet and not more than 2,000 square feet	$63.25
(d) Per 100 square feet in excess of 2,000 square feet	$ 3.45
Other Including service hookups to modular homes and temporary construction meters, are computed on the dollar value of the electrical installation, including time and materials, whether provided by the contractor or the property owner, as follows:	
Valuation of Work (actual cost labor and materials)	**Fee**
(a) Not more than $300.00	$46.00
(b) $301.00 but not more than $2,000.00	$51.75
(c) $2,001.00 but not more than $50,000.00	$19.55 per thousand or fraction thereof
(d) $50,001.00 but not more than $500,000.00	$18.40 per thousand or fraction thereof +$57.50
(e) More than $500,000.00	$17.25 per thousand or fraction thereof + $632.50
Mobile homes and travel trailer parks	
Per space	$46.00
Re-inspections	$51.75

Exhibit A - Town of Superior Fee Schedule – DRAFT~~FINAL~~ 2026 ~~10/13/25~~12/08/25

Building Permit Fees	
Total Valuation	**Fee**
$0.00 to $500.00	$28.50
$500.01 to $2,000.00	$28.50 for the first $500.00 plus $3.50 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2,000.01 to $25,000.00	$81.00 for the first $2,000.00 plus $16.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00
$25,000.01 to $50,000.00	$449.00 for the first $25,000.00 plus $13.00 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,000.01 to $100,000.00	$774.00 for the first $50,000.00 plus $11.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,000.01 to $500,000.00	$1,324.00 for the first $100,000.00 plus $9.00 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,000.01 to $1,000,000.00	$4,924.00 for the first $500,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000,000.01 and up	$8,424.00 for the first $1,000,000.00 plus $5.00 for each additional $1,000.00 or fraction thereof
Other Inspections and Fees	
1. Inspections outside normal business hours	**$100.00 per hour[1]**
2. Reinspection fees assessed	**$100.00 per hour[1]**
3. Inspections for which no fee is specifically indicated (minimum charge – one-half hour)	**$100.00 per hour[1]**
4. Additional plan review required by changes, additions or revisions to plans (minimum charge – one-half hour)	**$100.00 per hour[1]**
5. For use of outside consultants for plan checking and inspections, or both	**Actual costs [2]**
6. Plan Review Fee (65% of Permit Fee subtotal, due when plans are submitted). Initial Plan Review Fee based on estimated Permit Fees. If actual Permit Fees are materially different than estimated, Plan Review Fees may be adjusted to reflect this difference.	
7. Permit Fees due when permit issued.	

[1] Or the total hourly cost to the Town, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

[2] Actual costs include administrative and overhead costs.

Methane Gas Appliance and Equipment Fee	
Total Valuation	**Fee**
<$500	$50.00
$500.01 to $2,000.00	$150.00
$2,000.01 to $5,000.00	$250.00
>$5,000	$500.00

Note: This fee would be collected and used to support a rebate program for residential and commercial properties interested in switching from methane gas to all-electric appliances and equipment.

Exhibit A - Town of Superior Fee Schedule – DRAFT~~FINAL~~ 2026 ~~10/13/25~~12/08/25

Parks and Recreation Fees		
Description	**Fee**	
Sports Complex Fields	**Resident**	**Non-Resident~~/Business~~**
Baseball Field (per Field)	$25/hr/field	$60/hr/field
Williams and Downtown Superior Field- Full	$50/hr	$135/hr
Williams and Downtown Superior Field- ½ of Field	$25/hr	$70/hr
West Multipurpose Field	$20/hr	$60/hr
Founders Park T-Ball Field	$20/hr	$60/hr.
Drag & Line	$30/field	$30/field
Lights	$20/hr	$20/hr
Recognized Preferred Partner Group~~Partnership~~ Organization (RPPG)	$15 per player, per season	$15 per player, per season
Pavilions ~~Shelters~~ **(Gatherings of 150+ Require a Special Use Permit)**	**Resident**	**Non-Resident~~/Business~~**
Community Park Pavilion ~~Shelter~~	$15/hr	$30/hr
Purple Park Pavilion~~Shelter~~ (West)	$20/hr	$60/hr
Purple Park Pavilion ~~Shelter~~ (East)	$40/hr	$120/hr
South Pool Park & Pavilion~~Shelter~~	$15/hr	$30/hr
Founders Park Pavilion~~Shelter~~	$40/hr	$120/hr
Wildflower Park Pavilion ~~Shelter~~ (East)	$20/hr	$60/hr
Wildflower Park Pavilion ~~Shelter~~ (West)	$40/hr	$120/hr
Superior Downtown Plaza & Stage (Public Events only with Event Permit)	$250/hr	$750/hr
Plaza Turf Only	$25/hr	$75/hr
Note: Pavilions~~Shelters~~ with gatherings between 50 – 100 will be charged an additional $25/hr. Gatherings between 100 – 150 will be charged an additional $50/hr.		
Parks & Courts	**Resident**	**Non-Resident~~/Business~~**
Purple Park Upper & Lower	$15/hr	$30/hr
Asti Park Picnic Area	$15/hr	$30/hr
Note: Purple Park and Asti Park with gatherings between 50 – 100 will be charged an additional $25/hr. Gatherings between 100 – 150 will be charged an additional $50/hr.		
Daytime Pool Rental 10-20 people	$20/hr	N/A
Daytime Pool Rental 21-35 people	$30/hr	N/A
Daytime Pool Rental 36-50 people	$40/hr	N/A
Evening Pool Rental 1 – 35 people	$100/hr	$300/hr

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Exhibit A - Town of Superior Fee Schedule – DRAFT~~FINAL~~ 2026 ~~10/13/25~~12/08/25

Evening Pool Rental 36 – 50 people	$120/hr	$360/hr
Evening Pool Rental 51 – 65 people	$140/hr	$420/hr
Evening Pool Rental 66 – 80 people	$160/hr	$480/hr
Off Season North Pool Rental	$6,000 per month	$6,000 per month

~~**Other Facility Fees**~~

1. ~~Facility Rental Damage Deposit – $200 (refundable)~~
2. ~~Open Space Access Damage Deposit – $1,000 (refundable)~~
3. ~~Bicycle/road Race Administrative Fee – $75~~
4. ~~Facility rentals or gatherings over 150 people must be coordinated with Town staff, and may be subject to additional fees for janitorial and trash removal services.~~

1.

Commented [JS1]: Re-organized these items and moved down below

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Pool Guest Fees	
Infant (0-5 yrs.)	Free
Child (6-17 yrs)	$5.00
.Adult (18-59 yrs)	$5.00
Senior (60+)	$5.00
20 Punch Guest Pass	$80.00 for 20 visits

Activity/Program Fees	**Resident**	**Non-R~~r~~esident**
Adult Recreation Leagues (in-house)	$500 - $800 p~~er~~re team	
Enrichment Programs (in-house)	$2 - $500	
Events	Based on vendor and partner pricing	
Events Permit	$25-$100	$25-$100

Parks and Recreation Fees		
Description	**Fee**	
Community Center Fees	**Resident**	**Non-Resident~~/Business~~**
Industrial Mine~~Board~~ Room	$20/hr*	$60/hr
Coyote~~Small Meeting~~ Room	$15/hr*	$45/hr
Osprey ~~Small Activity~~ Room	$30/hr*	$90/hr
Longs Peak ~~Large Activity~~ Room	$60/hr*	$180/hr
Common Gathering #1	$100/hr	$300/hr.
Common Gathering #2	$100/hr	$300/hr
Patio	$100/hr	$300/hr

Entire Facility/Campus	$400/hr	$1,200/hr

*All fees for use of any of the ~~four~~ meeting rooms in the Community Center or Civic Space by Town residents, resident businesses and resident organizations shall be waived, for up to two reservations per month; ~~provided that~~ any user that reserves a space and fails to appear will be charged for the fees set forth in the Fee Schedule **(excludes the Event Space at the Civic Space)**.

Parks and Recreation Fees		
Description	**Fee**	
Civic Space Fees	**Resident**	**Non-Resident~~/Business~~**
Conference Room	$20/hr*	$60/hr
Studio 1 Room	$15/hr*	$45/hr
Studio 2 Room	$30/hr*	$90/hr
Event Space 2nd Floor - Full	$150/hr*	$450/hr
Event Space 2nd Floor – Sub Area	$15/hr*	$45/hr
Common Gathering 1st Floor	$100/hr	$300/hr
Entire Facility/Campus	$400/hr	$1,200/hr

~~*All fees for use of the Superior Community Center or Civic Space by Town residents, resident businesses and resident organizations shall be waived, for up to two reservations per month; provided that any user that reserves a space and fails to appear will be charged for the fees set forth in the Fee Schedule.~~ *All fees for use of any of the meeting rooms in the Community Center or Civic Space by Town residents, resident businesses and resident organizations shall be waived, for up to two reservations per month; any user that reserves a space and fails to appear will be charged for the fees set forth in the Fee Schedule **(excludes the Event Space at the Civic Space)**

Fees & Charges Guiding Principles

1. Fees are bench-marked with neighboring communities for a market comparison.
2. Indoor Facility Reservation fees for Non-Profit & Government Groups, & Recognized Preferred Partner Groups Serving Superior shall be waived – out-of-pocket costs for services beyond use of facility will apply (extended hours, labor, trash, equipment rental, janitorial, etc.) Monthly facility usage limitations may apply.

3. Organizations partnering with the Town on a public event – out-of-pocket costs will apply

~~Fees are estimated to cover out-of-pocket expenses for labor, equipment rental, or directly consumable goods and services~~

4. Non-Resident rates are configured at 300% of Resident rates
5. Facility reservations over 100 people must be coordinated with Town staff and may require an Event Permit. Additional fees for janitorial, trash removal services, etc. may apply. Events that exceed 100 + people, that include sale or distribution of food, beverages, or alcohol to the public, or include live or amplified music must apply for a all necessary permits (allow 45 - 90 days)
6. Requests for multiple facilities or for multiday reservations may require approval from the Town Council (excludes athletic field usage)

Other Facility Fees

1. Facility Reservation Damage Deposit - $200 (refundable)
2. Open Space Access Damage Deposit - $1,000 (refundable)

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3. Facility Projector/AV - $25
4. Facility Stage Removal - $100

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~~Non-Resident rates are configured at 300% of Resident rates~~

~~Gatherings that exceed the capacity of the shelter or park area are charge an additional fee to cover impact of larger groups on turf, parking, restrooms and other park amenities~~

~~Events that exceed 150 + people, that include sale or distribution of food, beverages, or alcohol to the public, or include live or amplified music must apply for a Special Use Permit through the Town Clerk (allow 30 – 90 days)~~

Open Records Request Fees	
Description	**Fee**
Standard Page: **Letter or Legal**	$0.25
11 x 17 Black & White – Oversized	$0.50
8 ½ x 11 Color – Letter	Actual Costs*
8 ½ x 14 Color – Legal	Actual Costs*
24" x 36" Mylar – Black & White	Actual Costs*
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Video tape or DVD	$10.00 $5.00 if applicant brings in tape or DVD

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All copies are subject to Superior's sales tax

Exhibit A - Town of Superior Fee Schedule – FINAL 2026 12/08/25

General/Miscellaneous			
Description	**Fee**		
Returned check/electronic fund transfer	$25.00 per occurrence		
Business license	$75.00 $100 with mobile vending permit		
Vendor Fee	3.33%,		
Lodging	$4.00/room/night		
Admissions	4.00%		
Sign permit application	$300.00		
Liquor License	**New**	**Transfer of Ownership or Change of Location**	**Renewal**
Retail liquor store	$1.000.00	$750.00	$100.00
Liquor-licensed drug store	$1,000.00	$750.00	$100.00
Beer and wine	$1,000.00	$750.00	$100.00
Fermented Malt Beverage	$1,000.00	$750.00	$100.00
Hotel and restaurant	$1,000.00	$750.00	$100.00
Tavern	$1,000.00	$750.00	$100.00
Optional premises	$1,000.00	$750.00	$100.00
Brew pub	$1,000.00	$750.00	$100.00
Club	$1,000.00	$750.00	$100.00
Arts	$1,000.00	$750.00	$100.00
Bed and breakfast	$1,000.00	$750.00	$100.00
Special event	$100.00	N/A	N/A
Corporate/LLC Change (per person)	$100.00		
Manager Registration (Tavern, H & R, Lodging & Entertainment and Campus Liquor Complex)	$75.00		
Alcoholic beverage tasting	$100.00		
Temporary permit	$200.00 (transfer only)		
Application late renewal fee	$500.00		
Peddlers and solicitors	$80.00 (or actual costs, whichever is greater)		
Sexually oriented businesses	Application fee	$500.00	
	Annual license	$200.00	
	Annual manager's license	$50.00	
Annual hauler license	$100.00		
Annual Short-Term Rental permit	$200/new permit $100/renewal		
Monthly residential trash and recycling	**Trash Cart Size**	**Fee**	
	35 gallon	$19.14	
	65 gallon	$30.58	
	95 gallon	$42.02	
Monthly landscape maintenance	**Type of Residence**		**Fee**
	Single-family detached		$40.14
	Condominium and each dwelling unit of a cooperative, planned community or duplex		$33.46
	Apartment		$26.76
Property Tax Lien Filing Fee	$50.00		

Revocable sump pump tie-in permit, single family residential or townhouse	$75.00
Contractor License	$75.00

General/Miscellaneous Fees	
Description	**Fee**
Street obstruction permit	$25.00
Street closure barricade fee	$25.00
Open space access permit	$25.00
Review of proposed service plan	$5,000.00
Zoning Verification Letter	$50.00
Review of proposed amendments to a service plan	$2,500.00
Deposit for review of proposed service plan	$5,000.00
Deposit for review of proposed amendment to service plan	$3,000.00
Mobile vending permit	$100.00 includes business license

Exhibit A - Town of Superior Fee Schedule – FINAL 2026 12/08/25

Right of Way & Public Improvement Permit Fees		
Description	**Fee**	**Unit**
Base ROW Permit Fee	$75.00	EA
Landscape Disturbed	$0.05	SY
Dry Utility		
Dry Utility (Directional Bore)	$0.25	LF
Dry Utility (Open Trench)	$0.75	LF
Dry Utility Appurtenances	$5.00	EA
Pothole or Geo-tech Bore Hole Fee	$10.00	EA
Sleeve Occupancy	$0.14	LF
Sanitary Sewer		
Pipe	$1.00	LF
Pipe with Underdrain	$1.00	LF
Manholes	$40.00	EA
Services	$12.00	EA
Sanitary Sewer Connection Fee	$75.00	EA
Water Mains		
Pipe	$1.00	LF
Valves	$5.00	EA
Fire Hydrants	$15.00	EA
Blow Offs	$5.00	EA
Services	$12.00	EA
Water Connection Fee	$75.00	EA
Meter Pit/Vault	$15.00	EA
Reuse Water Mains		
Pipe	$1.00	LF
Valves	$5.00	EA
Blow Offs	$5.00	EA
Services	$12.00	EA
Reuse Connection Fee	$75.00	EA
Meter Pit/Vault	$15.00	EA
Storm Drainage		
Pipe	$1.00	LF
Inlet/Outlet Structures	$40.00	EA
Earth Channels	$0.19	LF
Detention Water Quality Ponds	$0.08	SY
Manholes	$40.00	EA
Trickle Channel	$0.25	LF
Concrete		
Chase Drain	$0.00	EA

Sidewalks	$0.25	LF
Curb and Gutter	$0.25	LF
Drive Cuts	$50.00	EA
Crosspans	$50.00	EA
Handicap Ramps	$50.00	EA
Street Surface		
Base Prep	$0.20	SY
Asphalt	$0.20	SY
Concrete	$0.20	SY
Pavers	$0.20	SY
Edge Drains	$0.10	LF
Trench Patch	$7.00	LF
Asphalt Patching: > 5 years old	$0.20	SY
Asphalt Patching: < 5 years old	$27.00	SY
Asphalt Patching: < 2 years old	$500.00	EA
Minimum Inspection Fee	$30.00	
Plan Review Fee	50% of Inspection Fee	
Minimum Plan Review Fee	$20.00	
Reinspection Fee	$100.00	EA
Saturday/Holiday/After Hours Inspection	$150.00	HR

Other Applicable Fees

1. Work Started Without Permit (2x Sub Total Permit Fee)
2. Emergency/Expedited Permit (2x Sub Total Permit Fee)
3. Re-inspection fees will be $100 per occurrence
4. $150 per hour (2.5-hour minimum) for after-hours and weekend inspections.
5. Erosion control inspections shall be performed by the contractor. If adequate inspections have not occurred, the Town will perform the inspections at a cost to the contractor of $80 per hour.
6. Plan Review Fee (50% of Permit Fee subtotal, due when plans are submitted). Initial Plan Review Fee based on estimated Permit Fees. If actual Permit Fees are materially different than estimated, Plan Review Fees may be adjusted to reflect thisdifference.
7. Permit Fees due when permit issued.

Stormwater Quality Permit Fees

Description	Fee	Unit
Stormwater Quality Permit	$75.00	EA

Other Applicable Fees

1. Stormwater Quality Permit Fee in addition to the Stormwater Management Plan BMP Schedule

Grading Permit Fees

Description	Fee
0 to 100 CY	$ 25.00
101 to 1,000 CY	$25 + $12/100
1,001 to 10,000 CY	$133 + $11/1,000
10,001 to 100,000 CY	$232 + $50/10,000
100,001 CY and up	$682 + $26/10,000

Electrical Permit Fees

Residential

This fee (based on the enclosed living area only), includes construction of, or remodeling or addition to a single-family home, duplex, condominium or townhouse. If only changing or providing a service and not wiring any portion of the above, see next section for correct permit fee.

Size	Fee
(a) Not more than 1,000 square feet	$46.00
(b) 1,001 square feet and not more than 1,500 square feet	$51.75
(c) 1,501 square feet and not more than 2,000 square feet	$63.25
(d) Per 100 square feet in excess of 2,000 square feet	$ 3.45

Other

Including service hookups to modular homes and temporary construction meters, are computed on the dollar value of the electrical installation, including time and materials, whether provided by the contractor or the property owner, as follows:

Valuation of Work (actual cost labor and materials)	Fee
(a) Not more than $300.00	$46.00
(b) $301.00 but not more than $2,000.00	$51.75
(c) $2,001.00 but not more than $50,000.00	$19.55 per thousand or fraction thereof
(d) $50,001.00 but not more than $500,000.00	$18.40 per thousand or fraction thereof +$57.50
(e) More than $500,000.00	$17.25 per thousand or fraction thereof + $632.50

Mobile homes and travel trailer parks

Per space	$46.00
Re-inspections	$51.75

Exhibit A - Town of Superior Fee Schedule – FINAL 2026 12/08/25

Building Permit Fees	
Total Valuation	**Fee**
$0.00 to $500.00	$28.50
$500.01 to $2,000.00	$28.50 for the first $500.00 plus $3.50 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2,000.01 to $25,000.00	$81.00 for the first $2,000.00 plus $16.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00
$25,000.01 to $50,000.00	$449.00 for the first $25,000.00 plus $13.00 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,000.01 to $100,000.00	$774.00 for the first $50,000.00 plus $11.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,000.01 to $500,000.00	$1,324.00 for the first $100,000.00 plus $9.00 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,000.01 to $1,000,000.00	$4,924.00 for the first $500,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000,000.01 and up	$8,424.00 for the first $1,000,000.00 plus $5.00 for each additional $1,000.00 or fraction thereof

Other Inspections and Fees

1. Inspections outside normal business hours	$100.00 per hour[1]
2. Reinspection fees assessed	$100.00 per hour[1]
3. Inspections for which no fee is specifically indicated (minimum charge – one-half hour)	$100.00 per hour[1]
4. Additional plan review required by changes, additions or revisions to plans (minimum charge – one-half hour)	$100.00 per hour[1]
5. For use of outside consultants for plan checking and inspections, or both	Actual costs [2]

6. Plan Review Fee (65% of Permit Fee subtotal, due when plans are submitted). Initial Plan Review Fee based on estimated Permit Fees. If actual Permit Fees are materially different than estimated, Plan Review Fees may be adjusted to reflect this difference.

7. Permit Fees due when permit issued.

[1] Or the total hourly cost to the Town, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

[2] Actual costs include administrative and overhead costs.

Methane Gas Appliance and Equipment Fee	
Total Valuation	**Fee**
<$500	$50.00
$500.01 to $2,000.00	$150.00
$2,000.01 to $5,000.00	$250.00
>$5,000	$500.00

Note: This fee would be collected and used to support a rebate program for residential and commercial properties interested in switching from methane gas to all-electric appliances and equipment.

Exhibit A - Town of Superior Fee Schedule – FINAL 2026 12/08/25

Parks and Recreation Fees		
Description	**Fee**	
Sports Complex Fields	**Resident**	**Non-Resident**
Baseball Field (per Field)	$25/hr/field	$60/hr/field
Williams and Downtown Superior Field- Full	$50/hr	$135/hr
Williams and Downtown Superior Field- ½ of Field	$25/hr	$70/hr
West Multipurpose Field	$20/hr	$60/hr
Founders Park T-Ball Field	$20/hr	$60/hr.
Drag & Line	$30/field	$30/field
Lights	$20/hr	$20/hr
Recognized Preferred Partner Group Organization (RPPG)	$15 per player, per season	$15 per player, per season
Pavilions (Gatherings of 150+ Require a Special Use Permit)	**Resident**	**Non-Resident**
Community Park Pavilion	$15/hr	$30/hr
Purple Park Pavilion (West)	$20/hr	$60/hr
Purple Park Pavilion (East)	$40/hr	$120/hr
South Pool Park & Pavilion	$15/hr	$30/hr
Founders Park Pavilion	$40/hr	$120/hr
Wildflower Park Pavilion (East)	$20/hr	$60/hr
Wildflower Park Pavilion (West)	$40/hr	$120/hr
Superior Downtown Plaza & Stage (Public Events only with Event Permit)	$250/hr	$750/hr
Plaza Turf Only	$25/hr	$75/hr
Note: Pavilions with gatherings between 50 – 100 will be charged an additional $25/hr. Gatherings between 100 – 150 will be charged an additional $50/hr.		
Parks & Courts	**Resident**	**Non-Resident**
Purple Park Upper & Lower	$15/hr	$30/hr
Asti Park Picnic Area	$15/hr	$30/hr
Note: Purple Park and Asti Park with gatherings between 50 – 100 will be charged an additional $25/hr. Gatherings between 100 – 150 will be charged an additional $50/hr.		
Daytime Pool Rental 10-20 people	$20/hr	N/A
Daytime Pool Rental 21-35 people	$30/hr	N/A
Daytime Pool Rental 36-50 people	$40/hr	N/A
Evening Pool Rental 1 – 35 people	$100/hr	$300/hr

Evening Pool Rental 36 – 50 people	$120/hr	$360/hr
Evening Pool Rental 51 – 65 people	$140/hr	$420/hr
Evening Pool Rental 66 – 80 people	$160/hr	$480/hr
Off Season North Pool Rental	$6,000 per month	$6,000 per month

1.

Pool Guest Fees	
Infant (0-5 yrs.)	Free
Child (6-17 yrs)	$5.00
.Adult (18-59 yrs)	$5.00
Senior (60+)	$5.00
20 Punch Guest Pass	$80.00 for 20 visits

Activity/Program Fees	**Resident**	**Non-Resident**
Adult Recreation Leagues (in-house)	$500 - $800 per team	
Enrichment Programs (in-house)	$2 - $500	
Events	Based on vendor and partner pricing	
Events Permit	$25-$100	$25-$100

Parks and Recreation Fees		
Description	**Fee**	
Community Center Fees	**Resident**	**Non-Resident**
Industrial Mine Room	$20/hr*	$60/hr
Coyote Room	$15/hr*	$45/hr
Osprey Room	$30/hr*	$90/hr
Longs Peak Room	$60/hr*	$180/hr
Common Gathering #1	$100/hr	$300/hr.
Common Gathering #2	$100/hr	$300/hr
Patio	$100/hr	$300/hr
Entire Facility/Campus	$400/hr	$1,200/hr

Exhibit A - Town of Superior Fee Schedule – FINAL 2026 12/08/25

*All fees for use of any of the meeting rooms in the Community Center or Civic Space by Town residents, resident businesses and resident organizations shall be waived, for up to two reservations per month; any user that reserves a space and fails to appear will be charged for the fees set forth in the Fee Schedule **(excludes the Event Space at the Civic Space)**

Parks and Recreation Fees		
Description	**Fee**	
Civic Space Fees	**Resident**	**Non-Resident**
Conference Room	$20/hr*	$60/hr
Studio 1 Room	$15/hr*	$45/hr
Studio 2 Room	$30/hr*	$90/hr
Event Space 2nd Floor - Full	$150/hr*	$450/hr
Event Space 2nd Floor – Sub Area	$15/hr*	$45/hr
Common Gathering 1st Floor	$100/hr	$300/hr
Entire Facility/Campus	$400/hr	$1,200/hr

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