SAGAMORE

A PARCEL OF LAND 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

PLANNED DEVELOPMENT (P.D.) / FINAL DEVELOPMENT PLAN

FINAL - SIGNED

AMENDMENT #3

SHEET 1 OF 3

Signed & Recorded Plans

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 00°11'17" E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24 A DISTANCE OF 1227.16 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BOULDER COUNTY ROAD 25; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES;

1. THENCE SOUTH 44°17'27" WEST A DISTANCE OF 685.36 FEET;
2. THENCE SOUTH 43°37'04" WEST A DISTANCE OF 153.79 FEET TO THE SOUTHWEST CORNER OF THAT COLORADO AND SOUTHERN RAILROAD RIGHT-OF-WAY AS DESCRIBED IN THE BOULDER COUNTY CLERK AND RECORDERS OFFICE IN BOOK 223, PAGE 171;

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 03°05'28" EAST A DISTANCE OF 245.42 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°15'10", A RADIUS OF 1535.86 FEET, AND AN ARC LENGTH OF 650.12 FEET;
3. THENCE NORTH 21°09'42" WEST A DISTANCE OF 1048.05 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 24;

THENCE SOUTH 88°19'29" EAST ALONG THE SAID NORTH LINE OF SECTION 24 A DISTANCE OF 1047.54 FEET TO THE POINT OF BEGINNING; PARCEL CONTAINS 26.87 ACRES, MORE OR LESS.

BOULDER COUNTY CLERK & RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE 10th DAY OF DECEMBER, 1997 AT 11:52 O'CLOCK A M., RECEPTION NO. 154869, FILM NO. N/A, PLAN FILE NO. P-42 F-2 10-24

FEE $ 151.00

CHARLOTTE HODSTON BY: Carol Jacobsen
CLERK AND RECORDER DEPUTY CLERK

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT ESTATES NORTH PARTNERSHIP, A COLORADO GENERAL PARTNERSHIP IS THE OWNER OF THE PROPERTY AND CONSENTS TO THE ABOVE P.D.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS 13 DAY OF NOVEMBER, 1997

BY [signature]

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13TH DAY OF November, 199__, BY Kent D. Carlson AS MEMBER OF ESTATES NORTH PARTRNERSHIP.

MY COMMISSION EXPIRES 9/26/99

Jean Welch
NOTARY PUBLIC

HOLDER OF DEED OF TRUST

I CERTIFY THAT MARGARET HALL TOLSON IS THE HOLDER OF A DEED OF TRUST FOR THE PROPERTY AND CONSENTS TO THE ABOVE P.D.

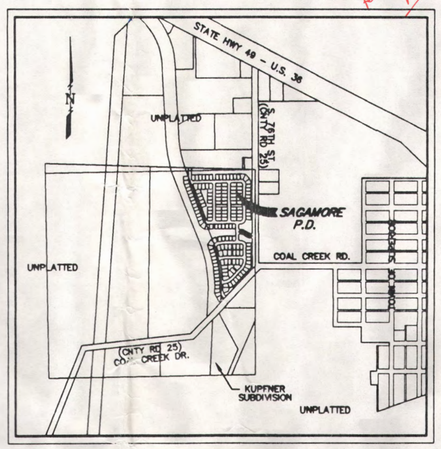
IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS 1st DAY OF December, 1997

BY Margaret Hall Tolson

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF December, 1997, BY Margaret I Hall Tolson AS HOLDER OF DEED OF TRUST FOR

MY COMMISSION EXPIRES 9/26/99

Jean Welch



VICINITY MAP
SCALE 1" = 1000'

EXISITNG ZONING
MD-R (MEDIUM DENSITY - RESIDENTIAL)

PROPOSED ZONING
SINGLE FAMILY DETACHED - P.U.D.

SITE DEVELOPMENT CRITERIA

MAXIMUM BUILDING HEIGHT	32 FT* (see Building Design Standards below)
MINIMUM LOT SIZE	2,997 SF
MAXIMUM LOT SIZE	5,993 SF

MINIMUM BUILDING SETBACKS

FROM INTERIOR ROADS (1) (2)

REAR BACKING UP TO OPEN SPACE\PARK	9 FT.
REAR BACKING LOTS	18 FT
FRONT	15 FT TO LIVING SPACE & 20 FT TO GARAGE
SIDE AND CORNER	5 FT.
FROM PERIMETER BOUNDARIES (2) (OTHER THAN ROADS)	5 FT.

FOOTNOTES TO MINIMUM BUILDING SETBACKS:
1. FRONT, REAR, SIDE, AND CORNER SETBACKS ARE MEASURED TO RIGHT-OF-WAY IN ADJACENT ROADS. FRONT SETBACKS ARE MEASURED TO GARAGE DOOR. OTHER ELEMENTS OF THE FRONT BUILDING ELEVATION(S) SHALL BE PERMITTED TO ENCROACH INTO THE FRONT BUILDING SETBACK AREA AS FOLLOWS:

A. CONCRETE OR WOOD PORCHES AND CONCRETE OR WOOD STEPS MAY PROTRUDE INTO THE FRONT BUILDING SETBACK AREA NOT MORE THAN 6 FEET

B. SECOND STORY CANTILEVERS MAY PROTRUDE INTO THE FRONT BUILDING SETBACK AREA NOT MORE THAN 4 FEET.

2. AS MEASURED FROM A BUILDING'S FOUNDATION, IN A MANNER PERPENDICULAR TO EACH OPPOSING LOT/TRACT LINE: BUILDING FEATURES AND APPURTENANCES SUCH AS ROOF EAVES, CHIMNEYS, STAIRS, BAY WINDOWS SHALL BE PERMITTED TO PROTUDE NO MORE THAN 1 FOOT INTO THE SIDE BUILDING SETBACK. BUILDING FEATURES AND APPURTENANCES SUCH AS COUNTER FORTS AND CONCRETE PATIOS SHALL BE PERMITTED TO PROTRUDE NO MORE THAN 3 FEET INTO THE SIDE BUILDING SETBACK. BUILDING FEATURES AND APPURTENANCES SUCH AS CONCRETE PATIOS, WOOD DECKS, AND DECK COVERS SHALL BE PERMITTED TO PROTRUDE INTO THE REAR BUILDING SETBACK AREA AS FOLLOWS:

A. LOTS ABUTTING OPEN SPACE OR LANDSCAPING TRACTS SHALL BE PERTMITTED TO HAVE CONCRETE PATIOS, WOOD DECKS, AND DECK COVERS NOT CLOSER THAN 5 FEET TO THE REAR PROPERTY LINE.

B. ALL OTHER LOTS WITHIN THE SUBDIVISION SHALL BE PERMITTED TO HAVE CONCRETE PATIOS NOT CLOSER THAN 5 FEET FROM THE REAR PROPERTY LINE. WOOD DECKS OR DECK COVERS SHALL REMAIN AT LEAST 10 FEET FROM THE REAR PROPERTY LINE.

3. STAFF MAY ADMINISTRATIVELY APPROVE MODIFICATIONS TO THE MINIMUM FRONT, SIDE, AND REAR BUILDING SETBACKS TO ALLOW UPTO 20 PERCENT OF ENCROACHMENT INTO THE APPLICABLE SETBACKS.

BUILDING DESIGN STANDARDS

- BUILDINGS SHALL HAVE AN ATTACHED GARAGE
- BUILDINGS SHALL HAVE AT LEAST 15 PERCENT WINDOW COVERAGE IN THE FRONT
- *NO MORE THAN 50 PERCENT OF THE BUILDING FOOTPRINT SHALL BE ALLOWED TO EXTEND ABOVE 28 FT
- BUILDINGS SHALL HAVE UP TO 2 FINISHED FLOORS ABOVE GRADE
- ROOF TOP DECK ALLOWANCE FOR REAR HALF OF THE BUILDING

NOTES

1. THE SITE IS CURRENTLY ZONED MD-R (MEDIUM DENSITY RESIDENTIAL) ACCORDING TO THE OFFICIAL ZONING MAP OF THE TOWN OF SUPERIOR. APPROVAL OF THIS PLAN WILL RESULT IN A REZONING OF THE PROPERTY TO P.D. (PLANNED DEVELOPMENT), SINGLE FAMILY DETACHED.
2. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR UTILITY MAINTENANCE SERVICE VEHICLES AND EMERGENCY VEHICLES IS GRANTED TO THE PUBLIC OVER AND ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY AND THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROAD.
3. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS IS HEREBY RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL PUBLIC SIGNS AS REQUIRED BY THE TOWN OF SUPERIOR UNTIL ACCEPTANCE BY THE SUPERIOR METROPOLITAN DISTRICT NO. 2.
4. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITIES, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE REVIEWING AGENCIES AND THE TOWN OF SUPERIOR PRIOR TO ISSUANCE OF BUILDING PERMITS FOR EACH PARCEL.
5. TREES AND PLANTINGS SHOWN ON THE LANDSCAPE PLAN INDICATE THE DESIGN INTENT. MINIMUM PLANTING DENSITIES WILL CONFORM TO THE DESIGN POLICIES OF THE TOWN OF SUPERIOR AND IN ACCORDANCE WITH THE SUPERIOR URBAN RENEWAL AUTHORITY (SURA) REQUIREMENT OR AS DETERMINED BY THE BOARD OF TRUSTEES. EXACT NUMBER, SPECIES AND LOCATION OF PLANTINGS WILL BE DETERMINED AT THE TIME OF FINAL DESIGN. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS CONTROLLING THE PROPERTY ARE HEREBY RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING AS REQUIRED BY THE TOWN OF SUPERIOR UNTIL ACCEPTANCE BY THE SUPERIOR METROPOLITAN DISTRICT NO. 2.
6. THE EXISTING UTILITIES SHOWN WITH THIS P.D. ARE BASED ON CONSTRUCTION PLANS FROM THE SUPERIOR METROPOLITAN DISTRICT NO. 1. PROPOSED WATER AND SEWER DESIGN SHOWN IS CONCEPTUAL ONLY. FINAL WATER AND SEWER DESIGN WILL BE PROVIDED WITH FINAL CONSTRUCTION PLANS.
7. AN ADDITIONAL 15' OF LANDSCAPING FOR 76TH STREET AND COAL CREEK DRIVE HAS BEEN PROVIDED. THIS AREA, TRACTS H,J,K AND M HAVE BEEN INCLUDED IN OVERALL OPEN SPACE REQUIREMENT CALCULATIONS. THE SUPERIOR METROPOLITAN DISTRICT NO. 2 SHALL OWN AND BE RESPONSIBLE FOR THE MAINTENANCE OF THESE TRACTS.
8. THE PROPERTY IS WITHIN THE SUPERIOR URBAN RENEWAL AREA (SURA) AND SUBJECT TO THE SUPERIOR URBAN RENEWAL PLAN.
9. THE SUPERIOR METROPOLITAN DISTRICT NO.2, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, AND SIDEWALKS LOCATED OUTSIDE THE DEDICATED PUBLIC ROAD RIGHT-OF-WAY WITHIN TRACTS A-Q.
10. THE OPEN SPACE AND PARK/DETENTION AS SHOWN ON THIS PLAN AS TRACTS A-Q SHALL BE OWNED & MAINTAINED BY THE SUPERIOR METROPOLITAN DISTRICT NO. 2.
11. END OF BLOCK LANDSCAPING WILL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE SUPERIOR METROPOLITAN DISTRICT NO. 2 AFTER FINAL ACCEPTANCE.

LAND USE TABLE

RIGHT-OF-WAY		% TOTAL
SOUTH 76TH AVE.	1.15 ACRES	4.3%
INTERIOR STREETS	5.12 ACRES	19.1%
TRACTS (PARKS/ LANDSCAPE TRACTS)	2.46 ACRES	9.2%
SIDEWALKS IN LANDSCAPE TRACT ADJ TO S. 76TH ST.	0.14 ACRES	0.5%
SIDEWALKS IN LANDSCAPE TRACT ADJ TO COAL CREEK DR.	0.10 ACRES	0.4%
TRACTS (OPEN SPACE)	3.72 ACRES	13.8%
TRACTS (DETENTION POND)	0.60 ACRES	2.2%
NET AREA (LOTS)	13.58 ACRES	50.5%
GROSS AREA	26.87 ACRES	100.0%
TOTAL NUMBER OF BUILDABLE LOTS	171	
GROSS DENSITY	6.36 DU/AC	
TOTAL NUMBER OF TRACTS	17	
% OPEN SPACE	26.1%	
MINIMUM LOT SIZE	2,997 SF	
AVERAGE LOT SIZE	3,454 SF	
MAXIMUM BUILDING COVERAGE/LOT	61%	

STREET DATA:

INTERNAL STREETS — 38.0'-FOOT RIGHT-OF-WAY; 30.0'-FLOWLINE TO FLOWLINE; 3'-5"-ATTACHED WALK

OFFSITE STREETS (DEVELOPER RESPONSIBLE FOR HALF OF STREET ADJACENT TO SITE.)

76TH ST (COLLECTOR) — 80.0'-FOOT RIGHT-OF-WAY (TOTAL); 64.0'-FOOT FLOWLINE TO FLOWLINE; 5' DETACHED WALK

COAL CREEK DRIVE (MINOR COLL.) — 60.0'-FOOT RIGHT OF WAY (TOTAL); 44.0'-FOOT FLOWLINE TO FLOWLINE; 5' DETACHED WALK

See page 16 of 16 for Wildland-Urban Interface (WUI) Requirements (effective August 24, 2022) - including exceptions for those impacted by the Marshall Fire

PLANNING COMMISSION APRROVAL

APPROVED THIS 16th DAY OF September, 1997

Deborah C. Morgan
CHAIRMAN - SUPERIOR PLANNING COMMISSION

TOWN CLERK'S CERTIFICATE

STATE OF COLORADO)
) SS
TOWN OF SUPERIOR)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THE 2nd DAY OF December, 1997, AT 10:00 O'CLOCK A M., AND IS DULY RECORDED.

Phyllis L. Hardin
TOWN CLERK

TOWN BOARD OF TRUSTEES APPROVAL

THIS IS TO CERTIFY THAT THIS PLANNED DEVELOPMENT (P.D.) WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR ON THE 13th DAY OF October A.D., 1997 AND THE MAYOR, ON BEHALF OF THE TOWN, HEREBY ADOPTS SAID P.D. UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED.

Ted T Ristl
MAYOR

Phyllis L. Hardin
ATTEST

SEAL

NOTICE OF APPROVAL-VESTED RIGHTS

THIS PLAN CONSTITUTES A SITE-SPECIFIC DEVELOPMENT PLAN AS DEFINED IN 24-68-101, et. SEQ C.R.S. AND ARTICLE XIV OF CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE. THE TERMS AND CONDITIONS OF SUCH APPROVAL ARE CONTAINED IN RESOLUTION No. 97-R-61 ADOPTED BY THE BOARD OF TRUSTEES ON October 13, 1997 AND AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO.

OWNER
ESTATES NORTH PARTNERSHIP
A COLORADO GENERAL PARTNERSHIP
12460 1st Street
Eastlake, Co. 80614
(303) 280-2978

DEVELOPER/APPLICANT
KAUFMAN & BROAD
8101 E. Belleview Avenue Suite G
Denver, Co. 80237
(303) 220-6000

ENGINEER/SURVEYOR
Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

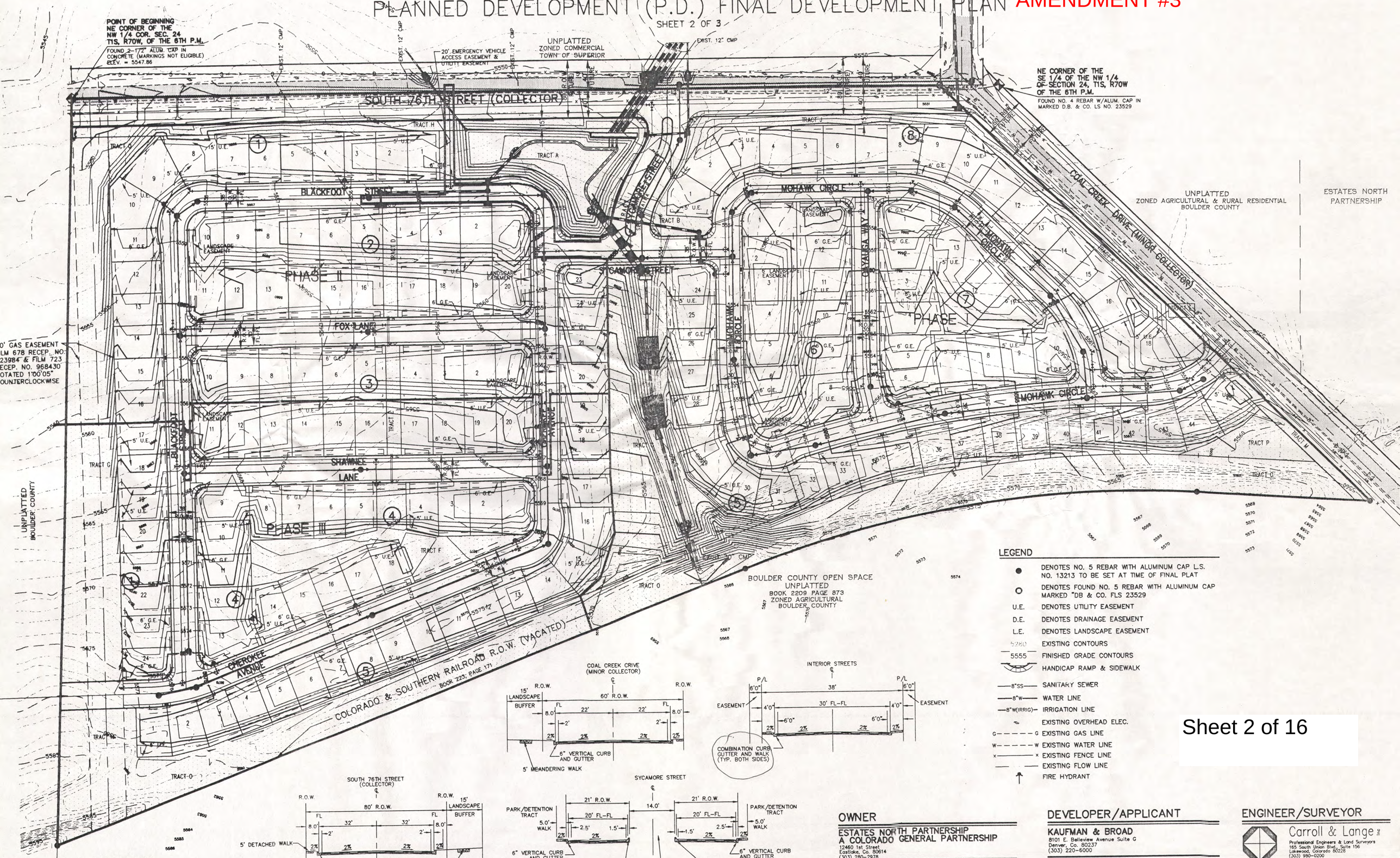
DATE OF PREPARATION 8/4/97
SAGAMORE FINAL P.D.

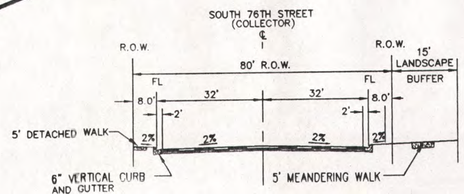
SAGAMORE

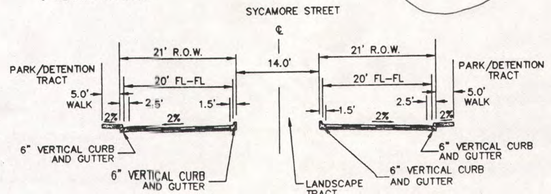
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR
COUNTY OF BOULDER, STATE OF COLORADO
PLANNED DEVELOPMENT (P.D.) FINAL DEVELOPMENT PLAN

AMENDMENT #3

SHEET 2 OF 3







LEGEND

- ● DENOTES NO. 5 REBAR WITH ALUMINUM CAP L.S. NO. 13213 TO BE SET AT TIME OF FINAL PLAT
- ○ DENOTES FOUND NO. 5 REBAR WITH ALUMINUM CAP MARKED "DB & CO. FLS 23529
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- L.E. DENOTES LANDSCAPE EASEMENT
- 5250 EXISTING CONTOURS
- 5555 FINISHED GRADE CONTOURS
- HANDICAP RAMP & SIDEWALK
- —8"SS— SANITARY SEWER
- —8"W— WATER LINE
- —8"W(IRRIG)— IRRIGATION LINE
- EXISTING OVERHEAD ELEC.
- G — — — — G EXISTING GAS LINE
- W — — — — W EXISTING WATER LINE
- x — — — — x EXISTING FENCE LINE
- EXISTING FLOW LINE
- FIRE HYDRANT

Sheet 2 of 16

OWNER
ESTATES NORTH PARTNERSHIP
A COLORADO GENERAL PARTNERSHIP
12460 1st Street
Eastlake, Co. 80614
(303) 280-2978

DEVELOPER/APPLICANT
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ENGINEER/SURVEYOR
Carroll & Lange Inc
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

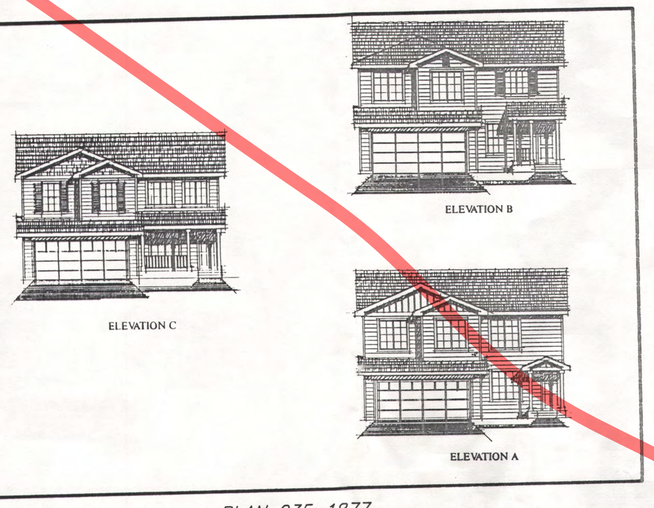
DATE OF PREPARATION 8/4/97 REVISED 8/29
SAGAMORE P.D. JN 1553

SAGAMORE

A PARCEL OF LAND 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
PLANNED DEVELOPMENT (P.D.) / FINAL DEVELOPMENT PLAN

AMENDMENT #3

SHEET 3A OF 3



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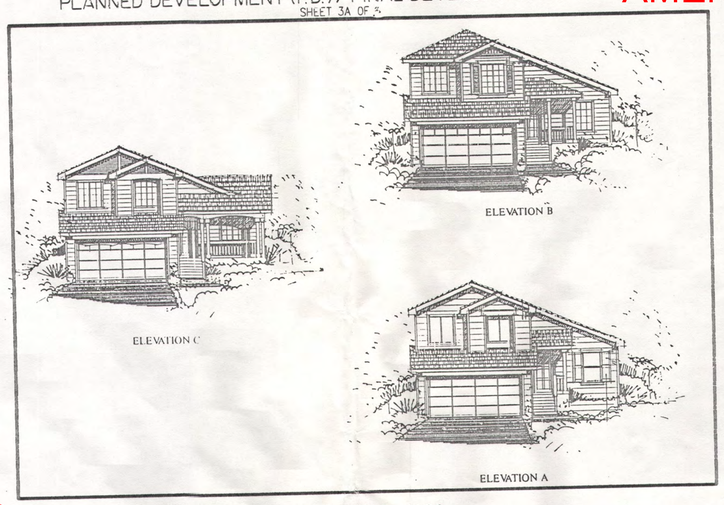

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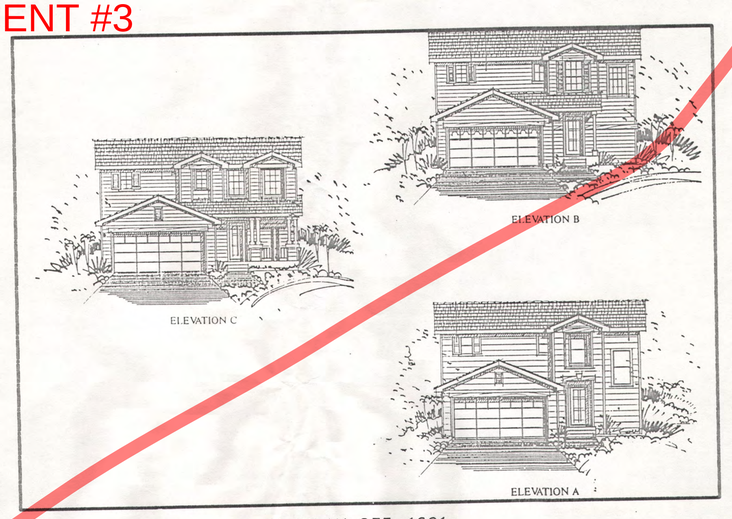

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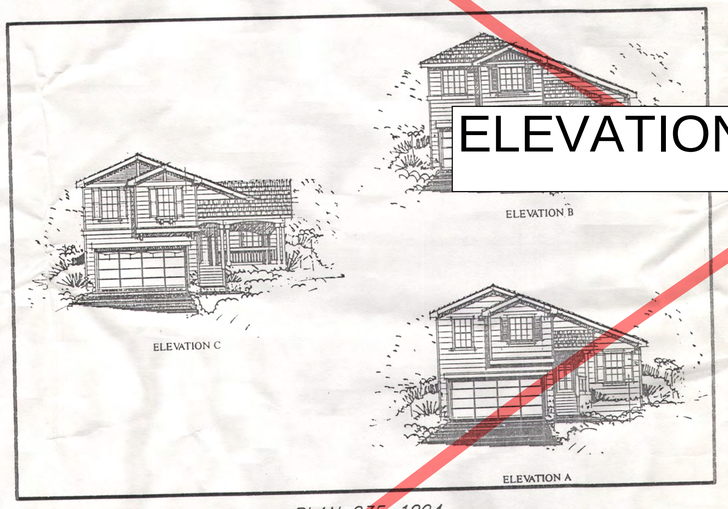

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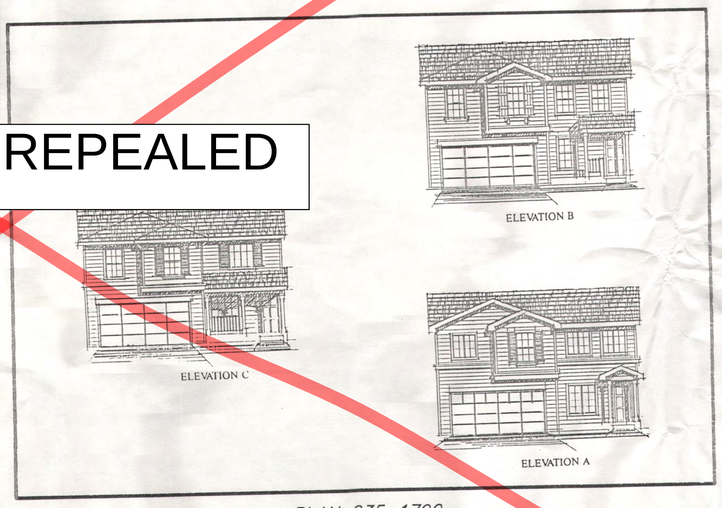

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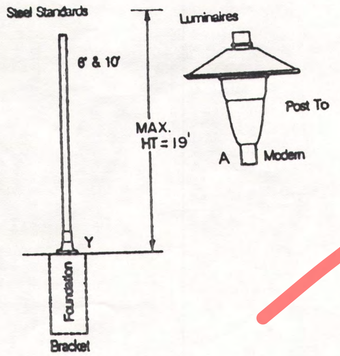


STREET LIGHT

Sheet 3 of 16

10			
9			
8			
7			
6			
5			
4			
3			
2			
1	COUNTY COMMENTS	8-29-97	S.B.

Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

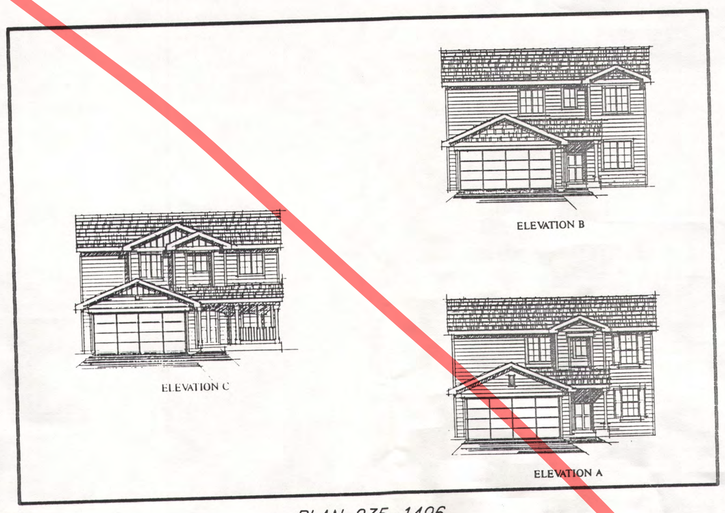
Project: SAGAMORE
Title: HOME ELEVATIONS
Designed By:
Drawn By:
Scale: NONE
Sheet 3A of 3
Job No. 1553

SAGAMORE

A PARCEL OF LAND 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
PLANNED DEVELOPMENT (P.D.) / FINAL DEVELOPMENT PLAN

SHEET 3H OF 3

AMENDMENT #3



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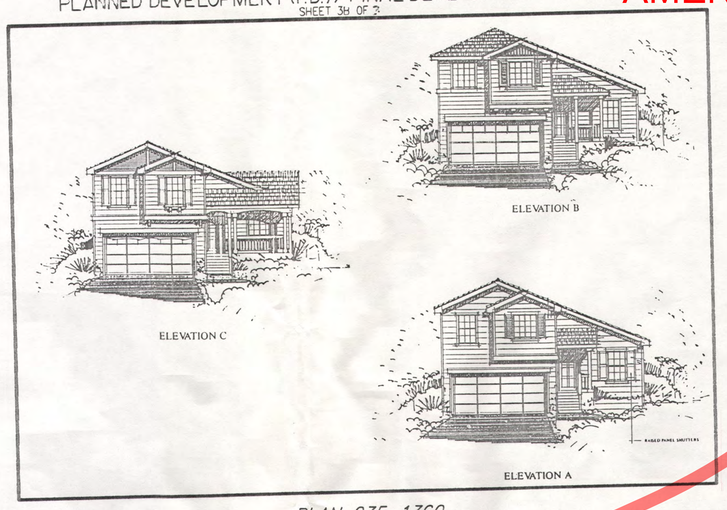

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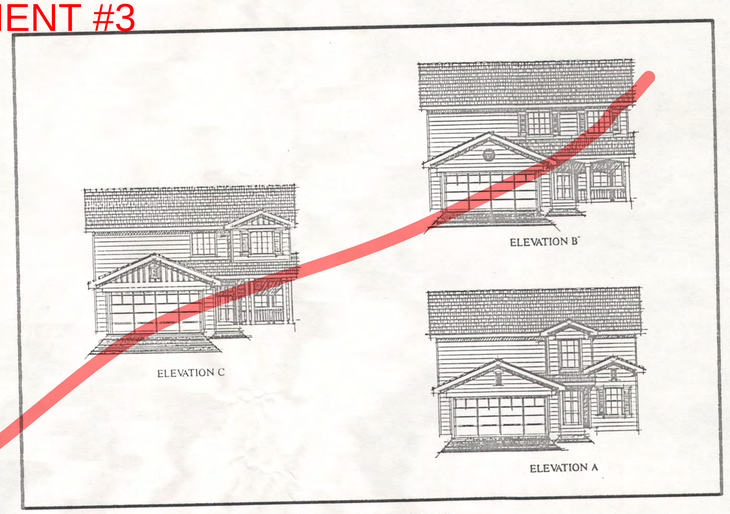

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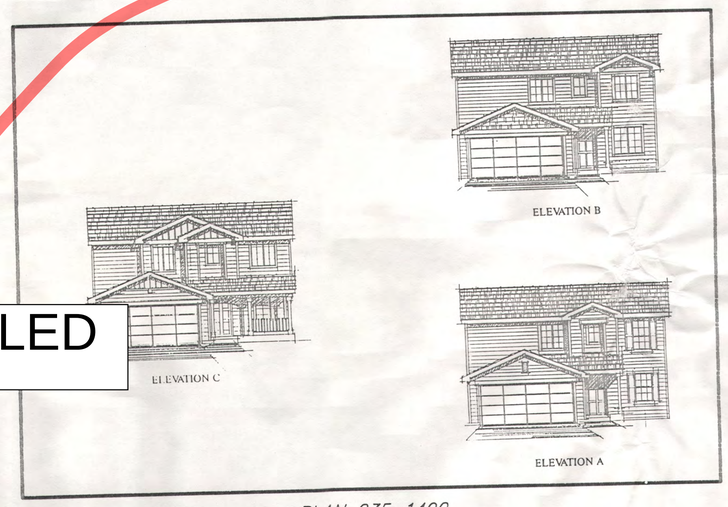

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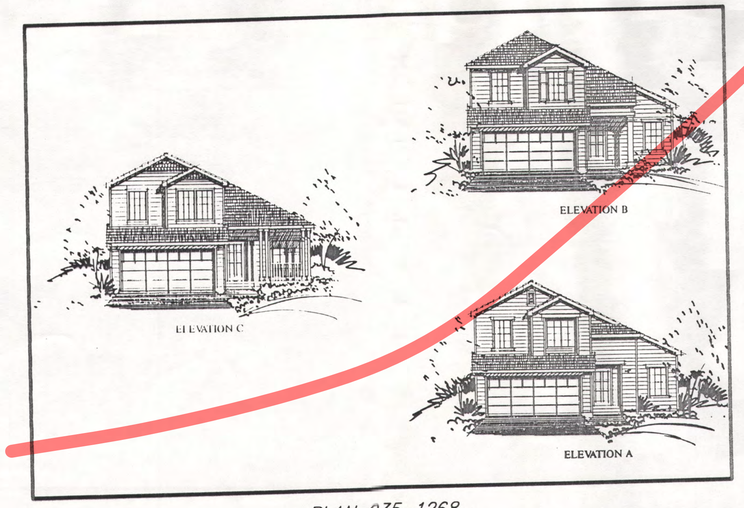

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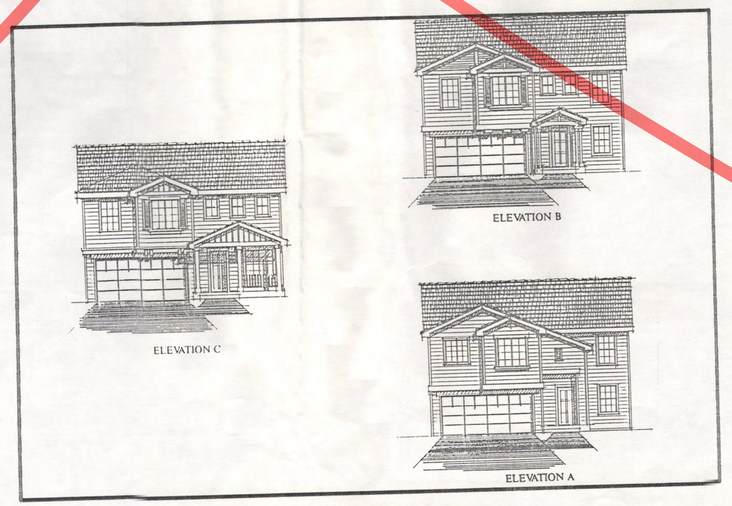

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1533 SQ. FT.

Sheet 4 of 16

No.	Revisions	Date	By	Chk
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9				
8				
7				
6				
5				
4				
3				
2				
1	COUNTY COMMENTS	8-29-97	S.B.	

Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

Project: SAGAMORE
Title: HOME ELEVATIONS
Designed By:
Drawn By:
Checked By:
Scale: NONE
Date: AUG 4 1997
Sheet 3B of 3
Job No. 1553
File No. 1553-3B

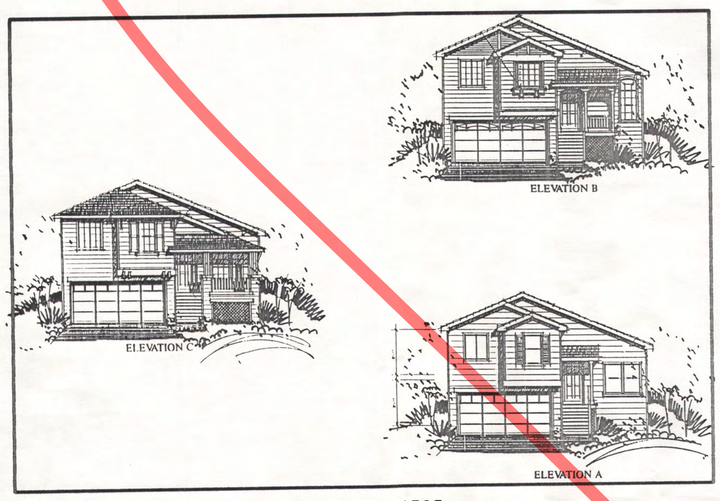
P-42 F-2 #13

SAGAMORE

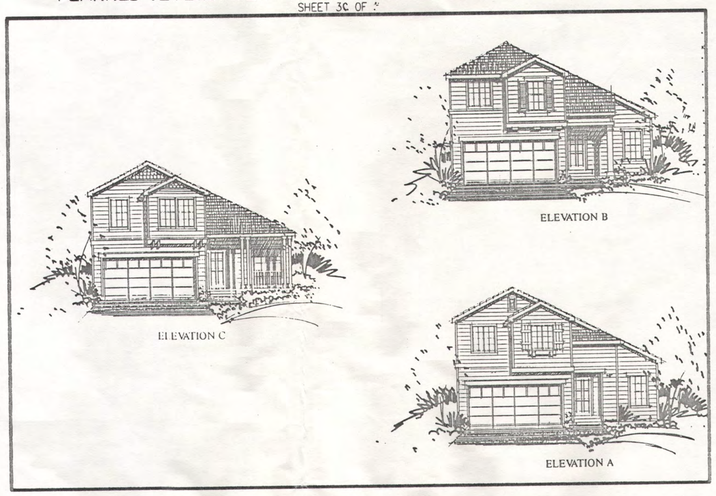
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR
COUNTY OF BOULDER, STATE OF COLORADO
PLANNED DEVELOPMENT (P.D.) / FINAL DEVELOPMENT PLAN

AMENDMENT #3

SHEET 3C OF 3



PLAN 235-1505
1505 SQ. FT.



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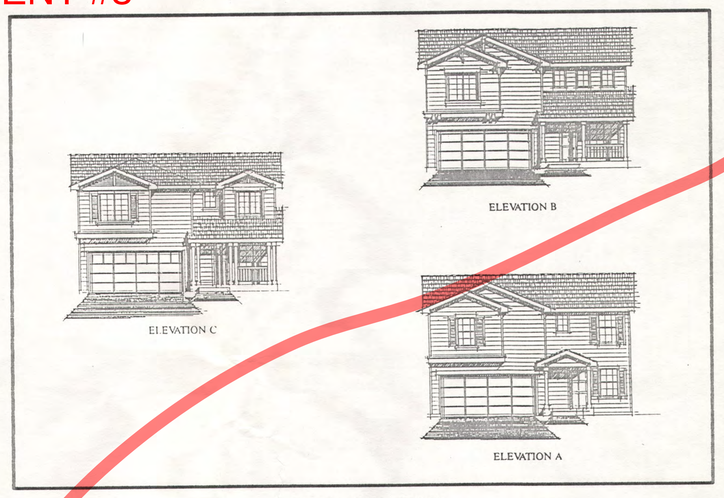

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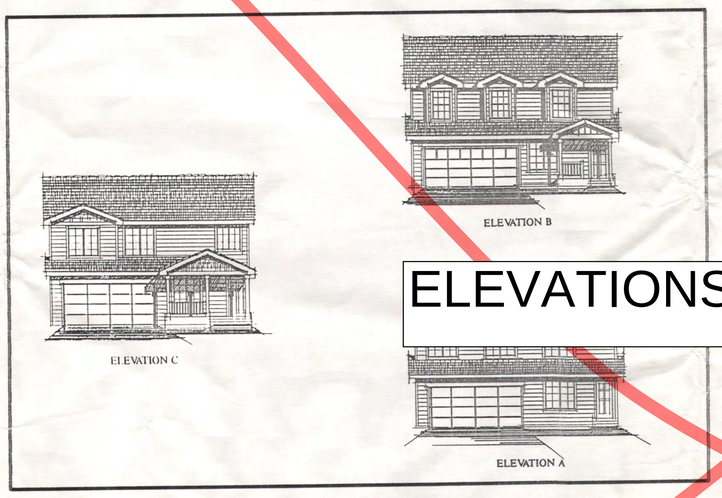

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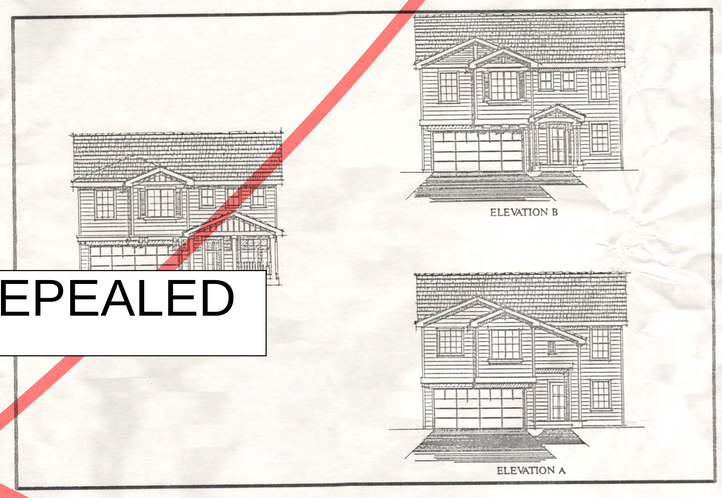
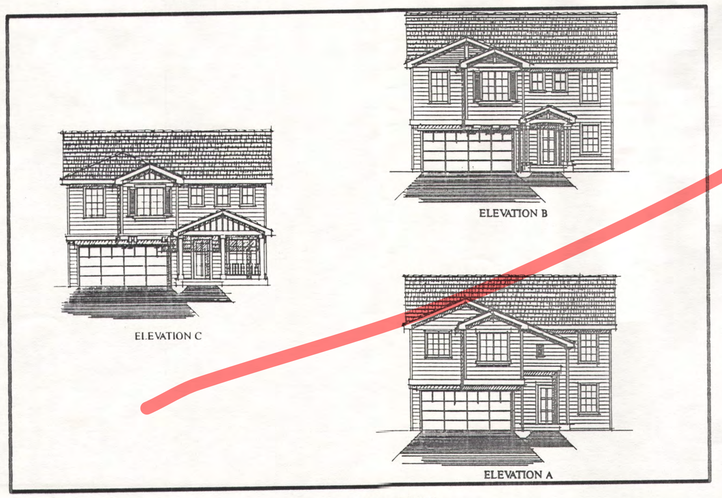
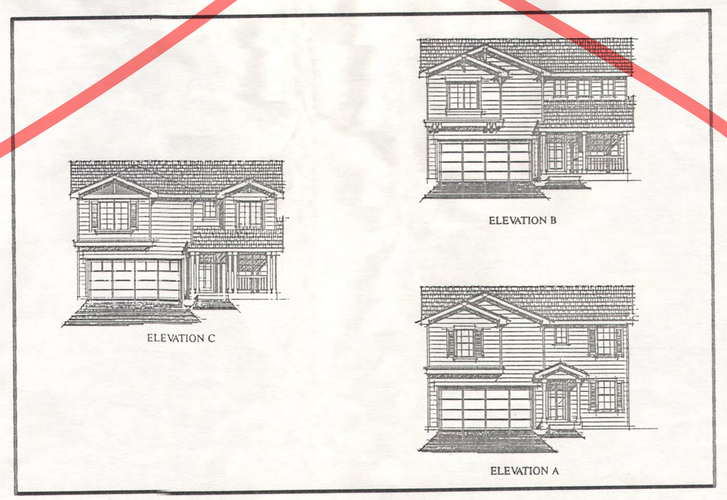


PLAN 235-1819
1819 SQ. FT.

ELEVATIONS REPEALED



PLAN 235-1839



PLAN 235-1688

Sheet 5 of 16

10			
9			
8			
7			
6			
5			
4			
3			
2			
1	COUNTY COMMETS	8-29-97	S.B.

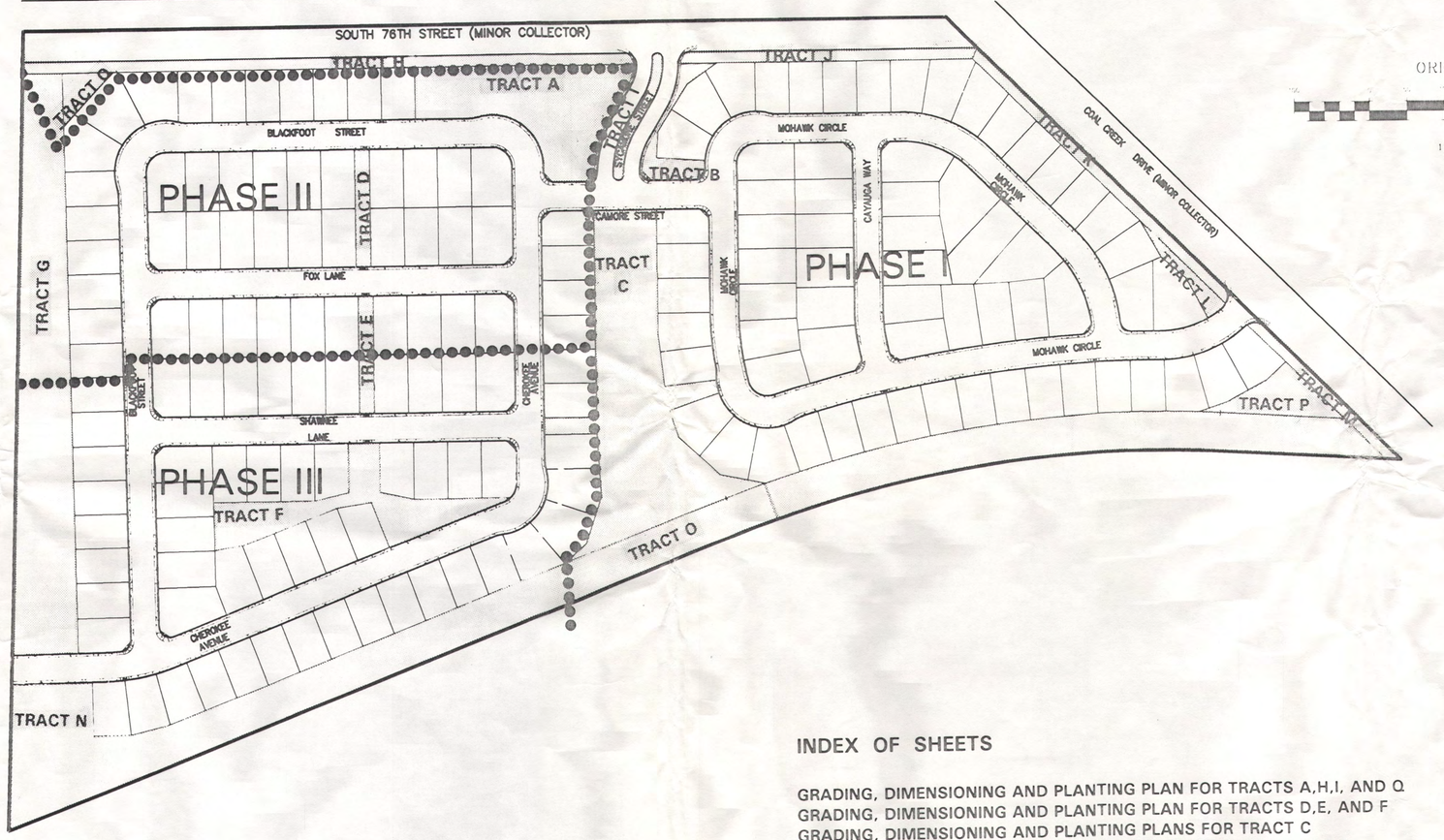
Carroll & Lange inc
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

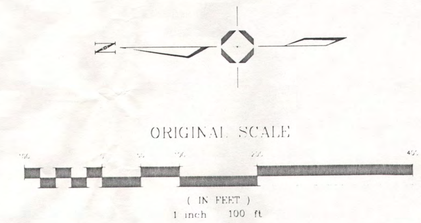
Project:	SAGAMORE		
Title:	HOME ELEVATIONS		
Designed By:	Scale: NONE	Sheet 3C of 3	
Drawn By:		Job No. 1553	

SAGAMORE

A PARCEL OF LAND 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

FINAL DEVELOPMENT PLAN AMENDMENT #3





INDEX OF SHEETS

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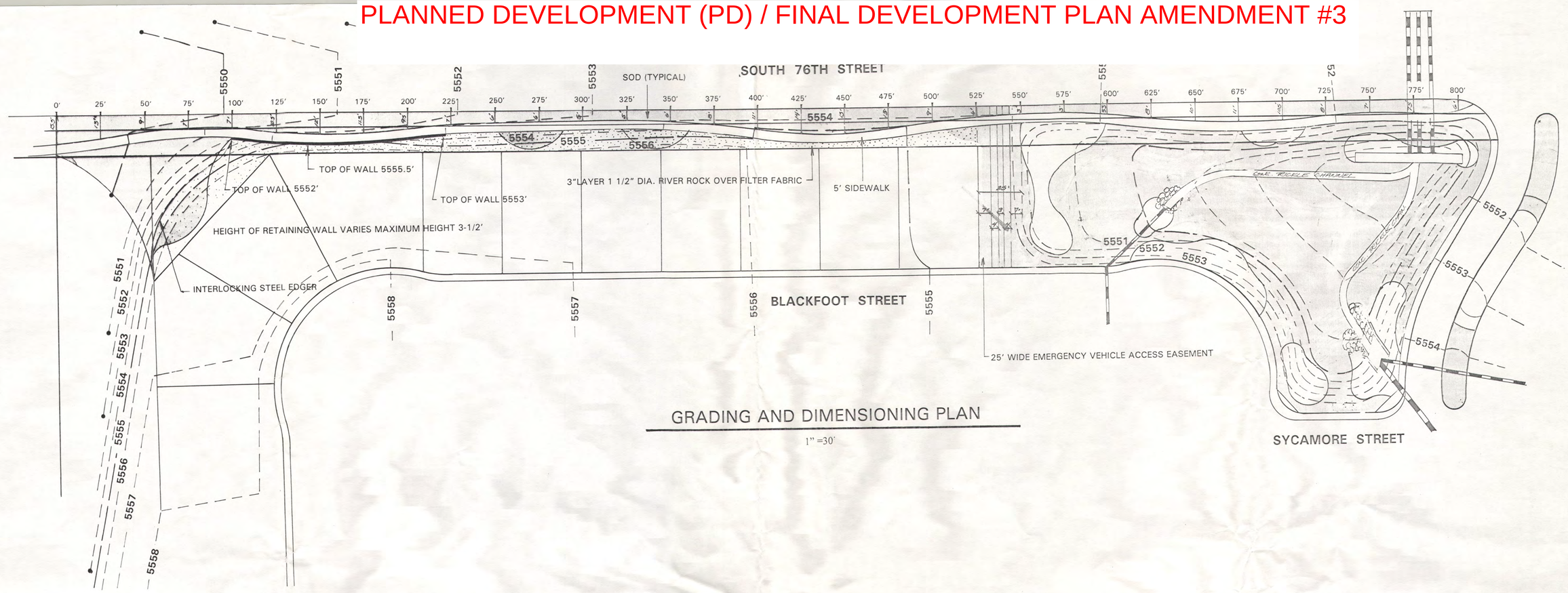
GRADING, DIMENSIONING AND PLANTING PLAN FOR TRACTS D,E, AND F	SHEET 2
GRADING, DIMENSIONING AND PLANTING PLANS FOR TRACT C	SHEET 3
GRADING, AND DIMENSIONING PLAN FOR TRACTS B,J,K,L,M, AND P	SHEET 4
PLANTING PLAN FOR TRACTS B,J,K,L,M, AND P	SHEET 5
PLANTING PLANS FOR ENDS OF BLOCKS AND OVERALL SEEDING PLAN	SHEET 6
LANDSCAPE NOTES AND DETAILS	SHEET 7
LANDSCAPE NOTES AND DETAILS	SHEET 8
LANDSCAPE NOTES AND DETAILS	SHEET 9

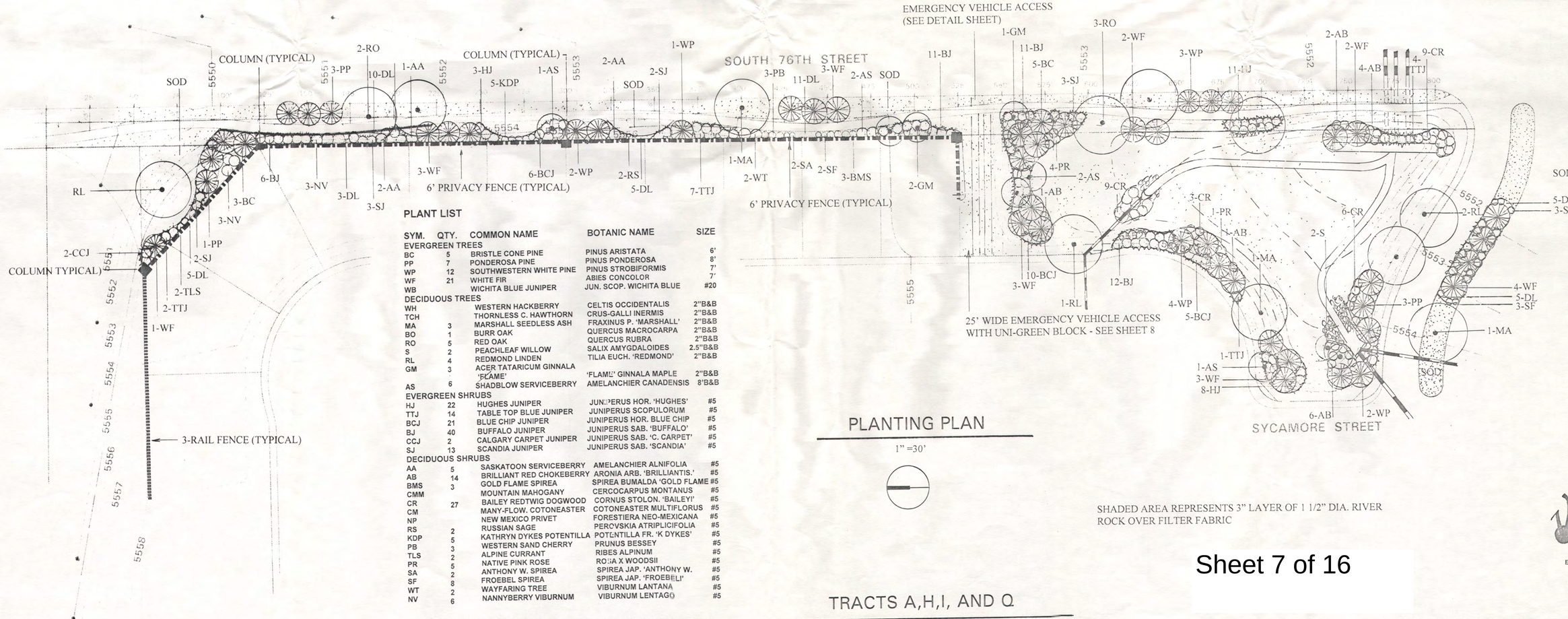
REVISED OCTOBER 9, 1997
REVISED SEPTEMBER 24, 1997

PLANNED DEVELOPMENT (PD) / FINAL DEVELOPMENT PLAN AMENDMENT #3



GRADING AND DIMENSIONING PLAN

1" =30'



PLANTING PLAN

1" =30'

PLANT LIST

SYM.	QTY.	COMMON NAME	BOTANIC NAME	SIZE
EVERGREEN TREES				
BC	5	BRISTLE CONE PINE	PINUS ARISTATA	6'
PP	7	PONDEROSA PINE	PINUS PONDEROSA	8'
WP	12	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	7'
WF	21	WHITE FIR	ABIES CONCOLOR	7'
WB		WICHITA BLUE JUNIPER	JUN. SCOP. WICHITA BLUE	#20
DECIDUOUS TREES				
WH		WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2"B&B
TCH		THORNLESS C. HAWTHORN	CRUS-GALLI INERMIS	2"B&B
MA	3	MARSHALL SEEDLESS ASH	FRAXINUS P. 'MARSHALL'	2"B&B
BO	1	BURR OAK	QUERCUS MACROCARPA	2"B&B
RO	5	RED OAK	QUERCUS RUBRA	2"B&B
S	2	PEACHLEAF WILLOW	SALIX AMYGDALOIDES	2.5"B&B
RL	4	REDMOND LINDEN	TILIA EUCH. 'REDMOND'	2"B&B
GM	3	ACER TATARICUM GINNALA 'FLAME'	'FLAME' GINNALA MAPLE	2"B&B
AS	6	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	8'B&B
EVERGREEN SHRUBS				
HJ	22	HUGHES JUNIPER	JUNIPERUS HOR. 'HUGHES'	#5
TTJ	14	TABLE TOP BLUE JUNIPER	JUNIPERUS SCOPULORUM	#5
BCJ	21	BLUE CHIP JUNIPER	JUNIPERUS HOR. BLUE CHIP	#5
BJ	40	BUFFALO JUNIPER	JUNIPERUS SAB. 'BUFFALO'	#5
CCJ	2	CALGARY CARPET JUNIPER	JUNIPERUS SAB. 'C. CARPET'	#5
SJ	13	SCANDIA JUNIPER	JUNIPERUS SAB. 'SCANDIA'	#5
DECIDUOUS SHRUBS				
AA	5	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	#5
AB	14	BRILLIANT RED CHOKEBERRY	ARONIA ARB. 'BRILLIANTIS.'	#5
BMS	3	GOLD FLAME SPIREA	SPIREA BUMALDA 'GOLD FLAME	#5
CMM		MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	#5
CR	27	BAILEY REDTWIG DOGWOOD	CORNUS STOLON. 'BAILEYI'	#5
CM		MANY-FLOW. COTONEASTER	COTONEASTER MULTIFLORUS	#5
NP		NEW MEXICO PRIVET	FORESTIERA NEO-MEXICANA	#5
RS	2	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	#5
KDP	5	KATHRYN DYKES POTENTILLA	POTENTILLA FR. 'K DYKES'	#5
PB	3	WESTERN SAND CHERRY	PRUNUS BESSEY	#5
TLS	2	ALPINE CURRANT	RIBES ALPINUM	#5
PR	5	NATIVE PINK ROSE	ROSA X WOODSII	#5
SA	2	ANTHONY W. SPIREA	SPIREA JAP. 'ANTHONY W.	#5
SF	8	FROEBEL SPIREA	SPIREA JAP. 'FROEBELI'	#5
WT	2	WAYFARING TREE	VIBURNUM LANTANA	#5
NV	6	NANNYBERRY VIBURNUM	VIBURNUM LENTAGO	#5

SHADED AREA REPRESENTS 3" LAYER OF 1 1/2" DIA. RIVER ROCK OVER FILTER FABRIC

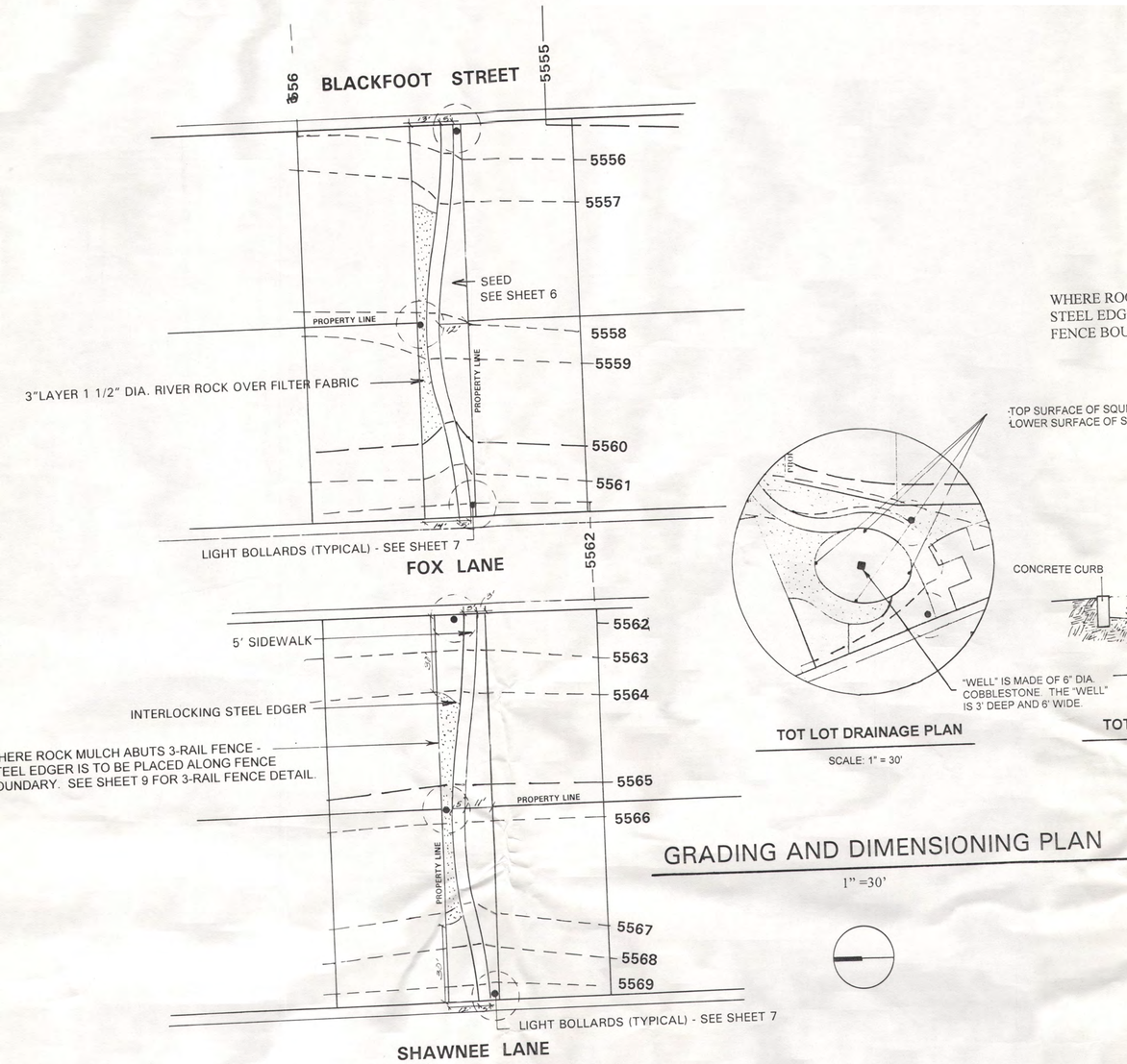
Sheet 7 of 16

TRACTS A,H,I, AND Q

Valerian LLC.
Landscape Architecture
Interior Planting Design
Environmental Conservation
14a West Dry Creek Circle
Littleton, Colorado 80120
303/347-1200

SHEET 1

PLANNED DEVELOPMENT (PD) / FINAL DEVELOPMENT PLAN AMENDMENT #3

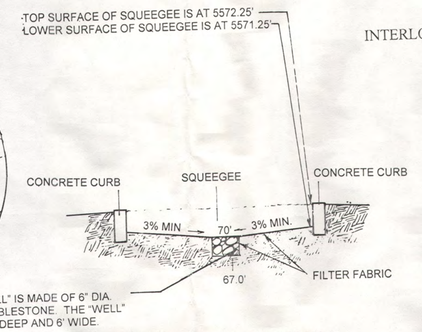


GRADING AND DIMENSIONING PLAN

1" =30'

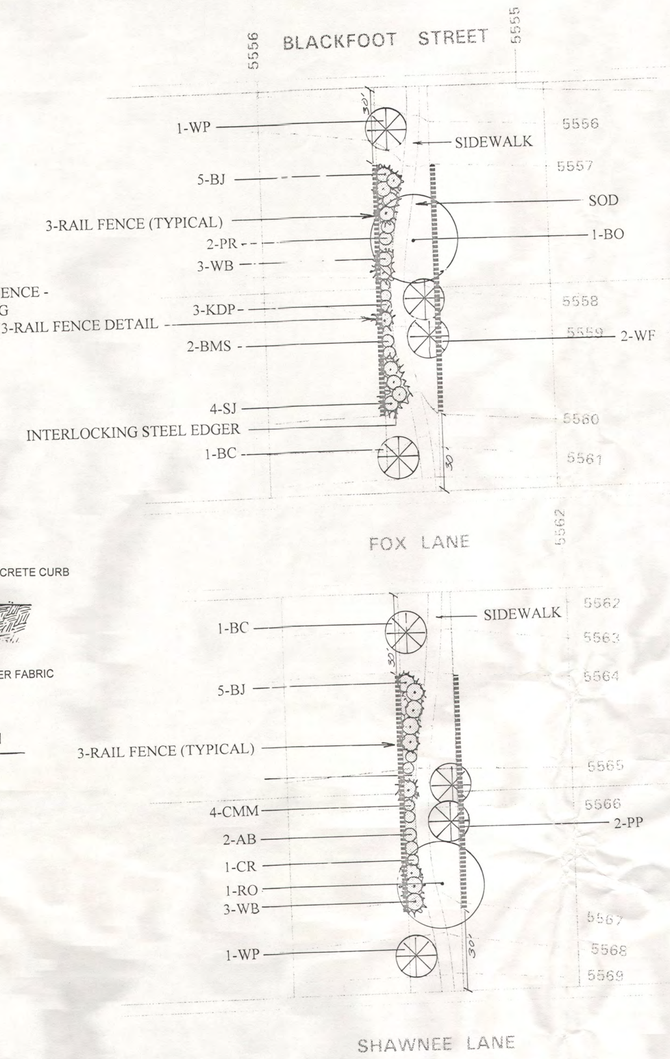
TOT LOT DRAINAGE PLAN

SCALE: 1" = 30'



TOT LOT DRAINAGE SECTION

N.T.S.



PLANT LIST

SYM.	QTY.	COMMON NAME	BOTANIC NAME	SIZE
EVERGREEN TREES				
BC	7	BRISTLE CONE PINE	PINUS ARISTATA	6'
PP	7	PONDEROSA PINE	PINUS PONDEROSA	8'
WP	6	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	7'
WF	4	WHITE FIR	ABIES CONCOLOR	7'
WB	10	WICHITA BLUE JUNIPER	JUN. SCOP. WICHITA BLUE	#20
DECIDUOUS TREES				
WH	2	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2"B&B
TCH		THORNLESS C. HAWTHORN	CRUS-GALLI INERMIS	2"B&B
MA	1	MARSHALL SEEDLESS ASH	FRAXINUS P. 'MARSHALL'	2"B&B
BO	3	BURR OAK	QUERCUS MACROCARPA	2"B&B
RO	3	RED OAK	QUERCUS RUBRA	2"B&B
S		PEACHLEAF WILLOW	SALIX AMYGDALOIDES	2.5"B&B
RL		REDMOND LINDEN	TILIA EUCH. 'REDMOND'	2"B&B
GM		ACER TATARICUM GINNALA 'FLAME'	'FLAME' GINNALA MAPLE	2"B&B
AS		SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	8'B&B
EVERGREEN SHRUBS				
HJ	8	HUGHES JUNIPER	JUNIPERUS HOR. 'HUGHES'	#5
TTJ	7	TABLE TOP BLUE JUNIPER	JUNIPERUS SCOPULORUM	#5
BCJ		BLUE CHIP JUNIPER	JUNIPERUS HOR. BLUE CHIP	#5
BJ	43	BUFFALO JUNIPER	JUNIPERUS SAB. 'BUFFALO'	#5
CCJ	10	CALGARY CARPET JUNIPER	JUNIPERUS SAB. 'C. CARPET'	#5
SJ	14	SCANDIA JUNIPER	JUNIPERUS SAB. 'SCANDIA'	#5
DECIDUOUS SHRUBS				
AA	8	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	#5
AB	6	BRILLIANT RED CHOKEBERRY	ARONIA ARB. 'BRILLIANTIS.'	#5
BMS	12	GOLD FLAME SPIREA	SPIREA BUMALDA 'GOLD FLAME	#5
CMM	4	MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	#5
CR	3	BAILEY REDTWIG DOGWOOD	CORNUS STOLON. 'BAILEYI'	#5
CM		MANY-FLOW. COTONEASTER	COTONEASTER MULTIFLORUS	#5
NP	5	NEW MEXICO PRIVET	FORESTIERA NEO-MEXICANA	#5
RS	3	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	#5
KDP	5	KATHRYN DYKES POTENTILLA	POTENTILLA FR. 'K DYKES'	#5
PB	12	WESTERN SAND CHERRY	PRUNUS BESSEY	#5
TLS	7	ALPINE CURRANT	RIBES ALPINUM	#5
PR	9	NATIVE PINK ROSE	ROSA X WOODSII	#5
SA	1	ANTHONY W. SPIREA	SPIREA JAP. 'ANTHONY W.	#5
SF	3	FROEBEL SPIREA	SPIREA JAP. 'FROEBELI'	#5
WT		WAYFARING TREE	VIBURNUM LANTANA	#5
NV	2	NANNYBERRY VIBURNUM	VIBURNUM LENTAGO	#5

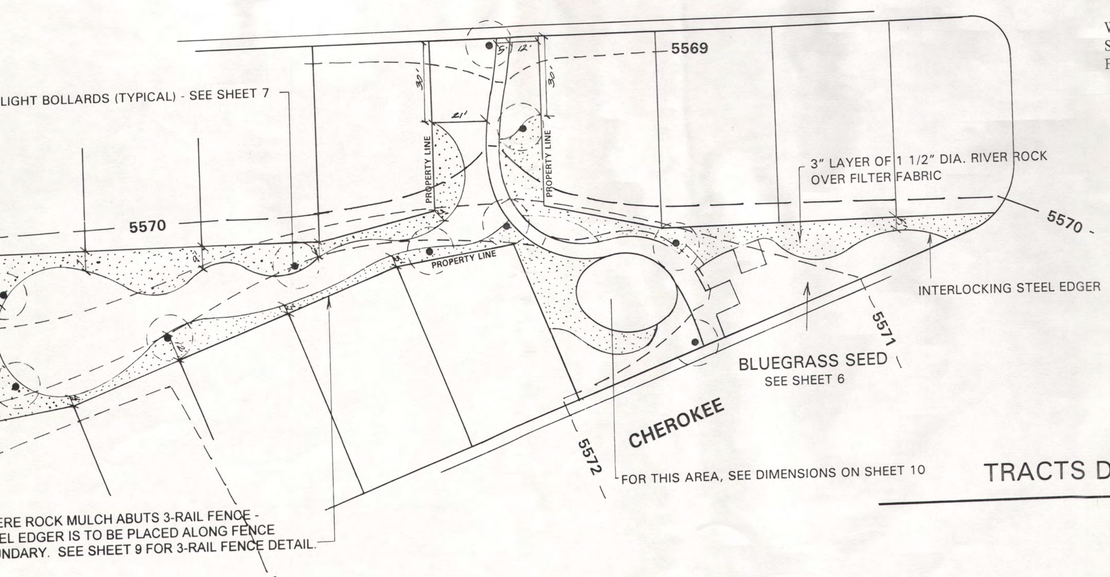
2 FLATS OF YELLOW/ORANGE DAYLILIES WILL BE USED TO FILL IN ANY BARE AREAS (DESIGNATED AS DL, OR WHEREVER ELSE APPROPRIATE).

FENCES ARE TO BE CONSTRUCTED ON THE CENTER OF THE PROPERTY LINE AND ARE TO BE 30' FROM THE EDGE OF THE SIDEWALK

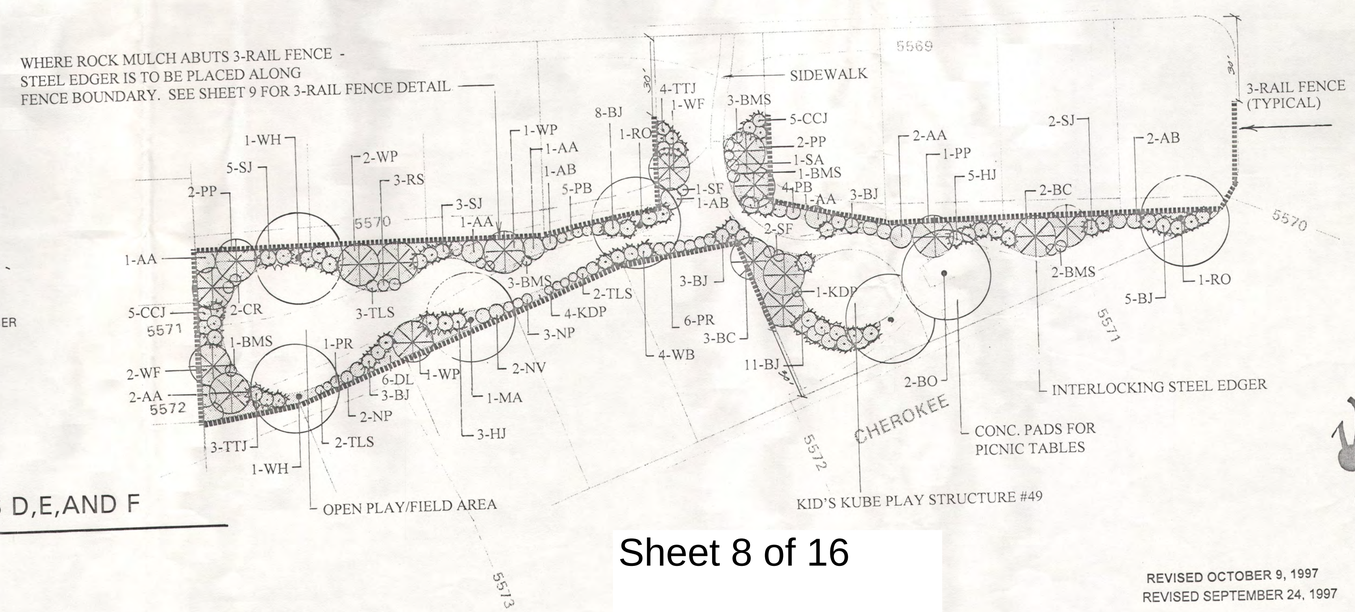
SHADED AREA REPRESENTS 3" LAYER OF 1 1/2" DIA. RIVER ROCK OVER FILTER FABRIC

PLANTING PLAN

1" =30'



TRACTS D,E,AND F



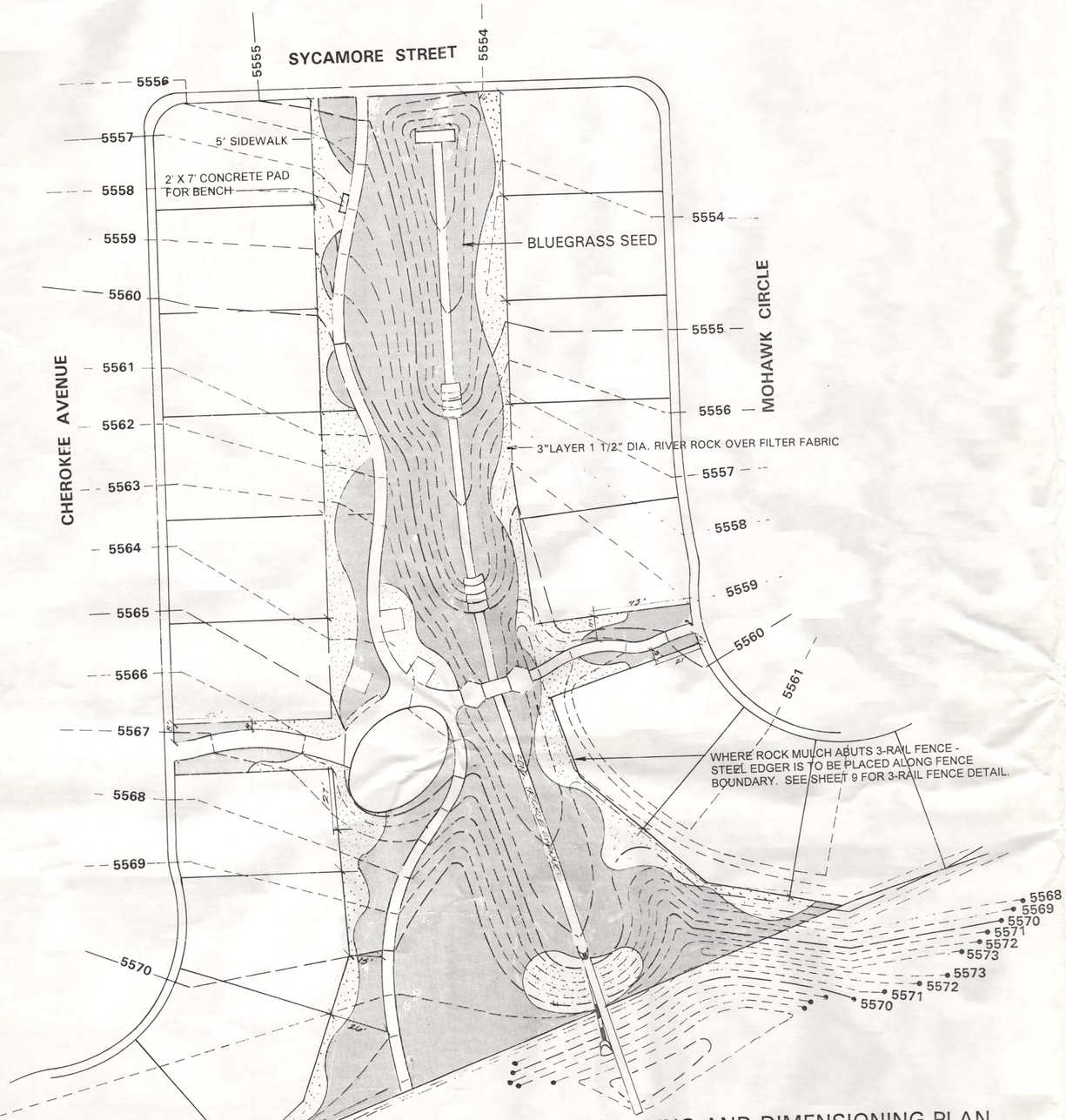
Sheet 8 of 16

Valerian LLC.
Landscape Architecture
Interior Planting Design
Environmental Conservation
14a West Dry Creek Circle
Littleton, Colorado 80120
303/347-1200

REVISED OCTOBER 9, 1997
REVISED SEPTEMBER 24, 1997

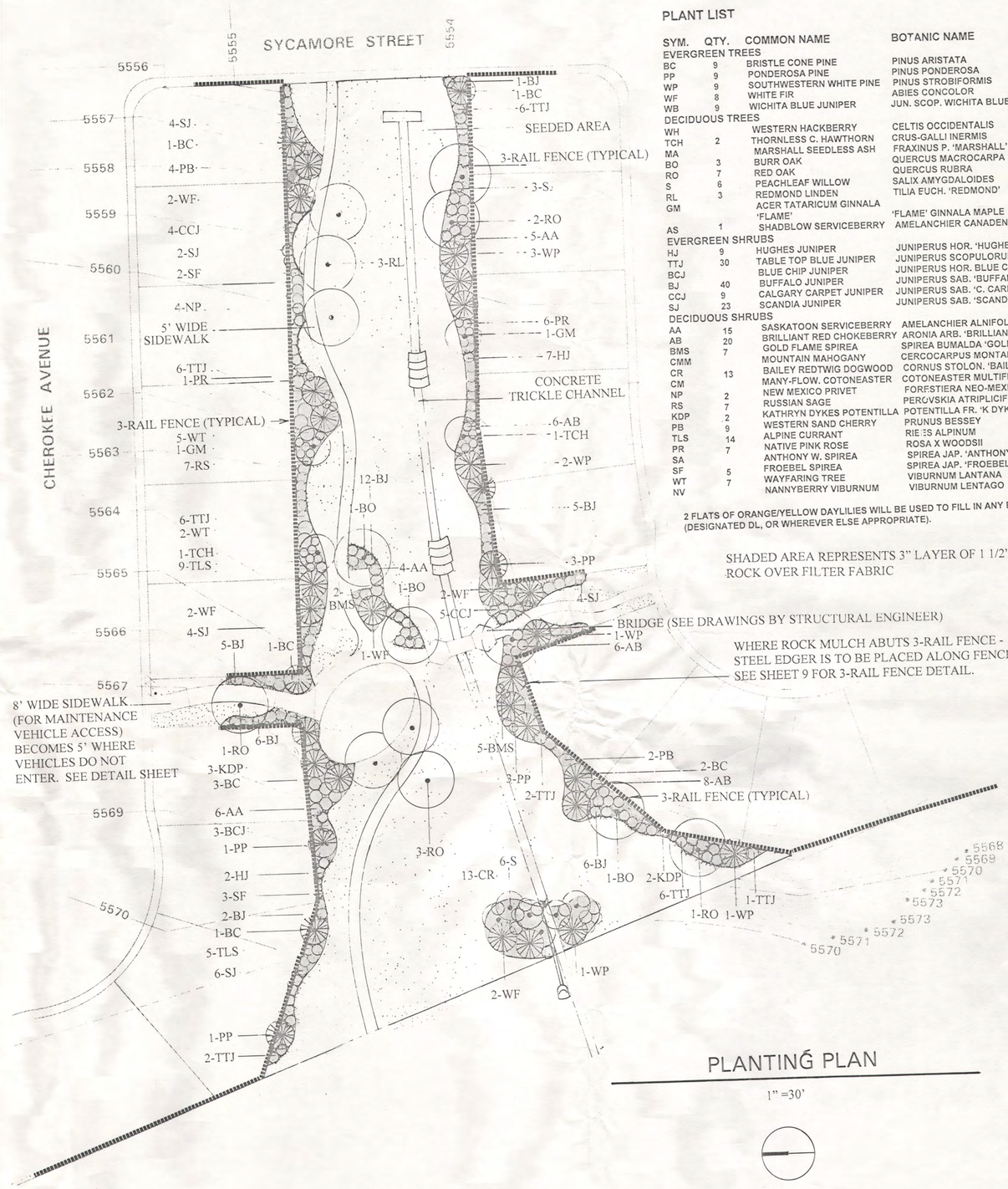
SHEET 2
AUGUST 4, 1997

PLANNED DEVELOPMENT (PD) / FINAL DEVELOPMENT PLAN AMENDMENT #3



GRADING AND DIMENSIONING PLAN

1" =30'



PLANTING PLAN

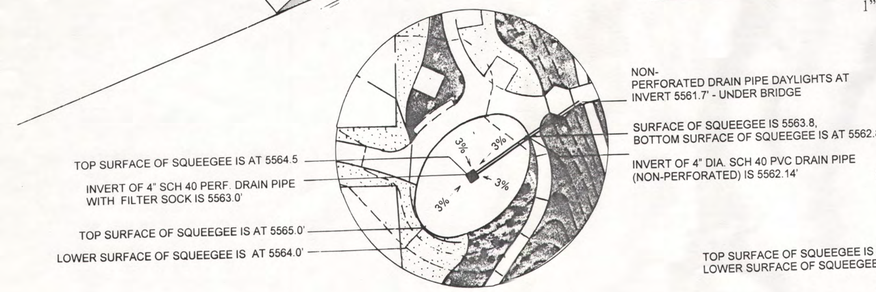
1" =30'

PLANT LIST

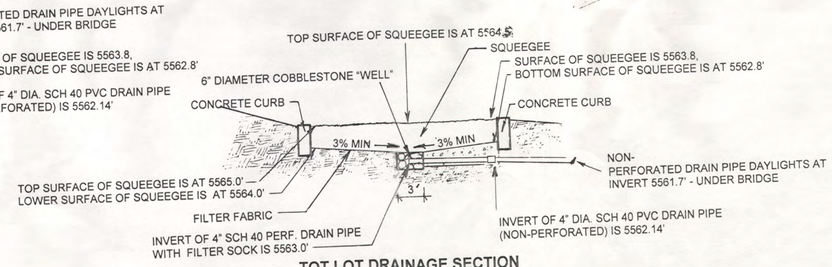
SYM.	QTY.	COMMON NAME	BOTANIC NAME	SIZE
EVERGREEN TREES				
BC	9	BRISTLE CONE PINE	PINUS ARISTATA	6'
PP	9	PONDEROSA PINE	PINUS PONDEROSA	8'
WP	9	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	7'
WF	8	WHITE FIR	ABIES CONCOLOR	
WB	9	WICHITA BLUE JUNIPER	JUN. SCOP. WICHITA BLUE	#20
DECIDUOUS TREES				
WH		WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2"B&B
TCH	2	THORNLESS C. HAWTHORN	CRUS-GALLI INERMIS	2"B&B
MA		MARSHALL SEEDLESS ASH	FRAXINUS P. 'MARSHALL'	2"B&B
BO	3	BURR OAK	QUERCUS MACROCARPA	2"B&B
RO	7	RED OAK	QUERCUS RUBRA	2"B&B
S	6	PEACHLEAF WILLOW	SALIX AMYGDALOIDES	2.5"B&B
RL	3	REDMOND LINDEN	TILIA EUCH. 'REDMOND'	2"B&B
GM		ACER TATARICUM GINNALA 'FLAME'	'FLAME' GINNALA MAPLE	2"B&B
AS	1	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	8'B&B
EVERGREEN SHRUBS				
HJ	9	HUGHES JUNIPER	JUNIPERUS HOR. 'HUGHES'	#5
TTJ	30	TABLE TOP BLUE JUNIPER	JUNIPERUS SCOPULORUM	#5
BCJ		BLUE CHIP JUNIPER	JUNIPERUS HOR. BLUE CHIP	#5
BJ	40	BUFFALO JUNIPER	JUNIPERUS SAB. 'BUFFALO'	#5
CCJ	9	CALGARY CARPET JUNIPER	JUNIPERUS SAB. 'C. CARPET'	#5
SJ	23	SCANDIA JUNIPER	JUNIPERUS SAB. 'SCANDIA'	#5
DECIDUOUS SHRUBS				
AA	15	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	#5
AB	20	BRILLIANT RED CHOKEBERRY	ARONIA ARB. 'BRILLIANTIS.'	#5
BMS	7	GOLD FLAME SPIREA	SPIREA BUMALDA 'GOLD FLAME	#5
CMM		MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	#5
CR	13	BAILEY REDTWIG DOGWOOD	CORNUS STOLON. 'BAILEYI'	#5
CM		MANY-FLOW. COTONEASTER	COTONEASTER MULTIFLORUS	#5
NP	2	NEW MEXICO PRIVET	FORESTIERA NEO-MEXICANA	#5
RS	7	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	#5
KDP	2	KATHRYN DYKES POTENTILLA	POTENTILLA FR. 'K DYKES'	#5
PB	9	WESTERN SAND CHERRY	PRUNUS BESSEY	#5
TLS	14	ALPINE CURRANT	RIBES ALPINUM	#5
PR	7	NATIVE PINK ROSE	ROSA X WOODSII	#5
SA		ANTHONY W. SPIREA	SPIREA JAP. 'ANTHONY W.	#5
SF	5	FROEBEL SPIREA	SPIREA JAP. 'FROEBELI'	#5
WT	7	WAYFARING TREE	VIBURNUM LANTANA	#5
NV		NANNYBERRY VIBURNUM	VIBURNUM LENTAGO	#5

2 FLATS OF ORANGE/YELLOW DAYLILIES WILL BE USED TO FILL IN ANY BARE AREAS (DESIGNATED DL, OR WHEREVER ELSE APPROPRIATE).

SHADED AREA REPRESENTS 3" LAYER OF 1 1/2" DIA. RIVER ROCK OVER FILTER FABRIC



TOT LOT DRAINAGE PLAN



TOT LOT DRAINAGE SECTION

TRACT C

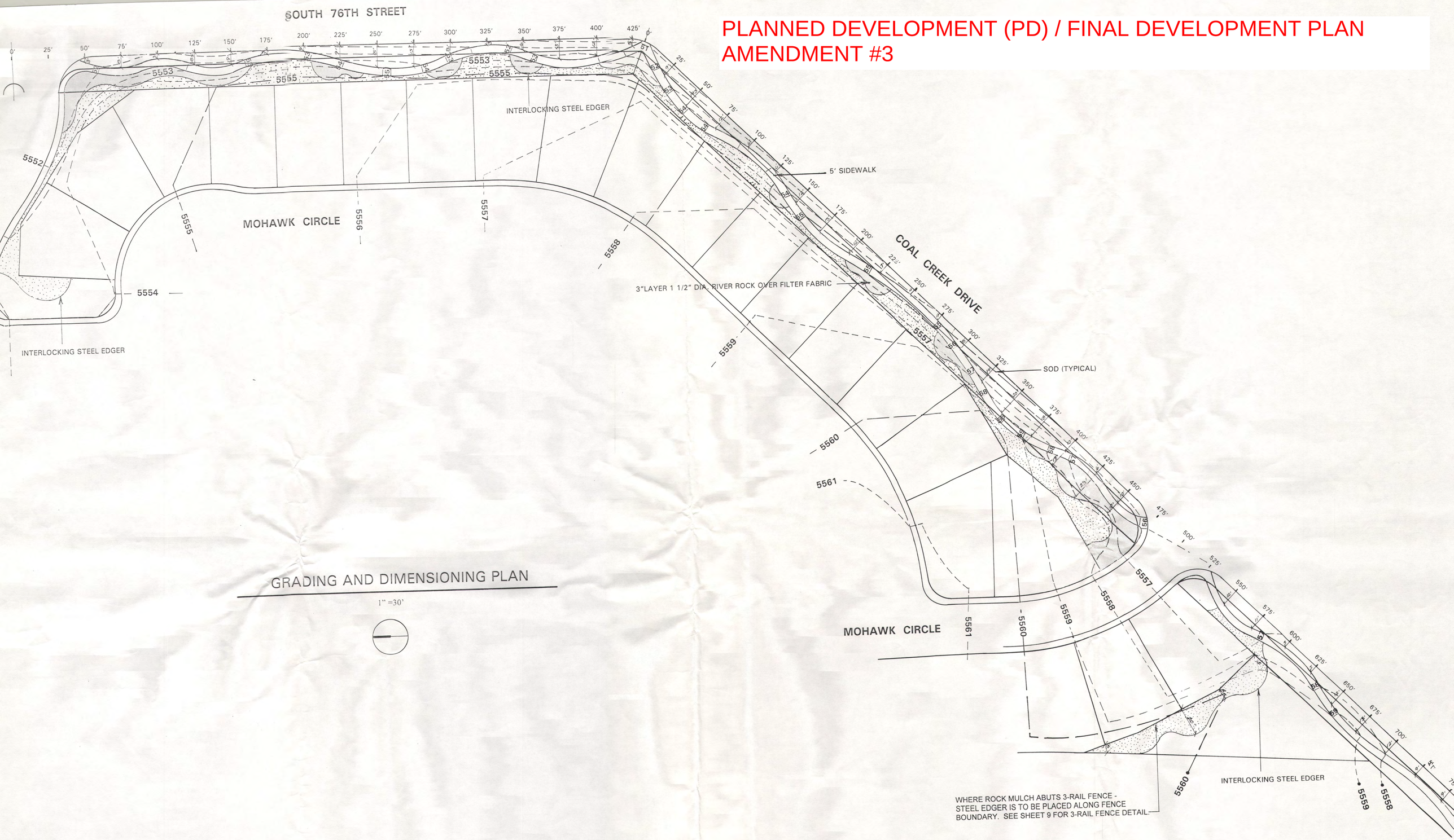
Valerian
Landscape Architecture
Interior Planting Design
Environmental Conservation
14a Went Dry Creek Circle
Littleton, Colorado 80120
303/347-1200

SHEET 3

AUGUST 4, 199

REVISED OCTOBER 9, 1997
REVISED SEPTEMBER 24, 1997

PLANNED DEVELOPMENT (PD) / FINAL DEVELOPMENT PLAN
AMENDMENT #3



GRADING AND DIMENSIONING PLAN

1" =30'

TRACTS B,J,K,L,M, AND P

Sheet 10 of 16

Valeria

Landscape Architect
Interior Planting Des
Environmental Conserv

14a West Dry Creek C
Littleton, Colorado 80

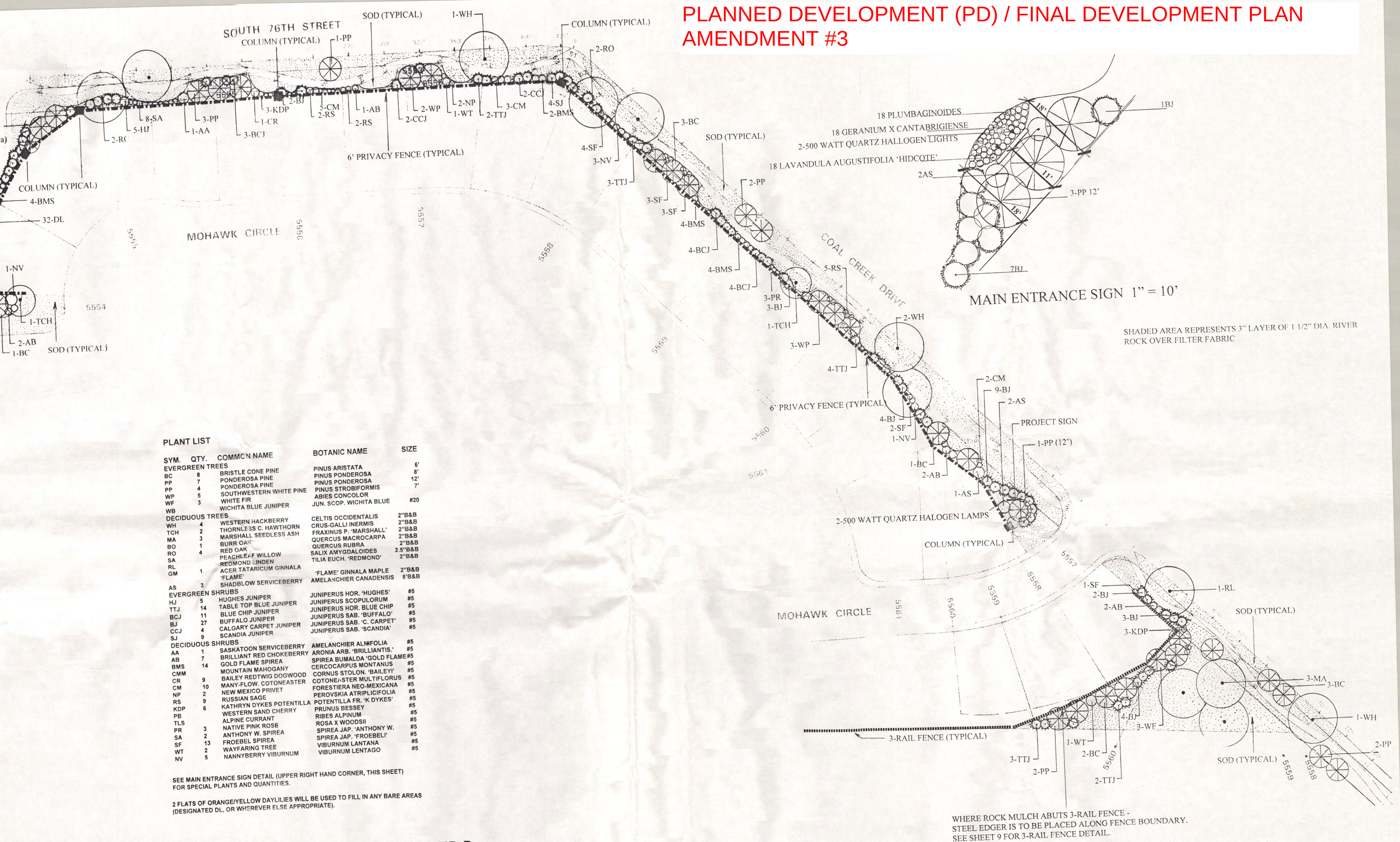
303/347-1200

REVISED OCTOBER 9, 1997
REVISED SEPTEMBER 24, 1997

SHEET 4

AUGUST 4,
REVISED SEPT

PLANNED DEVELOPMENT (PD) / FINAL DEVELOPMENT PLAN AMENDMENT #3



PLANT LIST

SYM.	QTY.	COMMON NAME	BOTANIC NAME	SIZE
EVERGREEN TREES				
BC	8	BRISTLE CONE PINE	PINUS ARISTATA	6'
PP	7	PONDEROSA PINE	PINUS PONDEROSA	8'
PP	4	PONDEROSA PINE	PINUS PONDEROSA	12'
WP	5	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	7'
WF	3	WHITE FIR	ABIES CONCOLOR	
WB		WICHITA BLUE JUNIPER	JUN. SCOP. WICHITA BLUE	#20
DECIDUOUS TREES				
WH	4	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2"B&B
TCH	2	THORNLESS C. HAWTHORN	CRUS-GALLI INERMIS	2"B&B
MA	3	MARSHALL SEEDLESS ASH	FRAXINUS P. 'MARSHALL'	2"B&B
BO	1	BURR OAK	QUERCUS MACROCARPA	2"B&B
RO	4	RED OAK	QUERCUS RUBRA	2"B&B
SA		PEACHLEAF WILLOW	SALIX AMYGDALOIDES	2.5"B&B
RL		REDMOND LINDEN	TILIA EUCH. 'REDMOND'	2"B&B
GM	1	ACER TATARICUM GINNALA 'FLAME'	'FLAME' GINNALA MAPLE	2"B&B
AS	3	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	8'B&B
EVERGREEN SHRUBS				
HJ	5	HUGHES JUNIPER	JUNIPERUS HOR. 'HUGHES'	#5
TTJ	14	TABLE TOP BLUE JUNIPER	JUNIPERUS SCOPULORUM	#5
BCJ	11	BLUE CHIP JUNIPER	JUNIPERUS HOR. BLUE CHIP	#5
BJ	27	BUFFALO JUNIPER	JUNIPERUS SAB. 'BUFFALO'	#5
CCJ	4	CALGARY CARPET JUNIPER	JUNIPERUS SAB. 'C. CARPET'	#5
SJ	9	SCANDIA JUNIPER	JUNIPERUS SAB. 'SCANDIA'	#5
DECIDUOUS SHRUBS				
AA	1	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	#5
AB	7	BRILLIANT RED CHOKEBERRY	ARONIA ARB. 'BRILLIANTIS.'	#5
BMS	14	GOLD FLAME SPIREA	SPIREA BUMALDA 'GOLD FLAME	#5
CMM		MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	#5
CR	9	BAILEY REDTWIG DOGWOOD	CORNUS STOLON. 'BAILEYI'	#5
CM	10	MANY-FLOW. COTONEASTER	COTONEASTER MULTIFLORUS	#5
NP	2	NEW MEXICO PRIVET	FORESTIERA NEO-MEXICANA	#5
RS	9	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	#5
KDP	6	KATHRYN DYKES POTENTILLA	POTENTILLA FR. 'K DYKES'	#5
PB		WESTERN SAND CHERRY	PRUNUS BESSEY	#5
TLS		ALPINE CURRANT	RIBES ALPINUM	#5
PR	3	NATIVE PINK ROSE	ROSA X WOODSII	#5
SA	2	ANTHONY W. SPIREA	SPIREA JAP. 'ANTHONY W.	#5
SF	13	FROEBEL SPIREA	SPIREA JAP. 'FROEBELI'	#5
WT	2	WAYFARING TREE	VIBURNUM LANTANA	#5
NV	5	NANNYBERRY VIBURNUM	VIBURNUM LENTAGO	#5

SEE MAIN ENTRANCE SIGN DETAIL (UPPER RIGHT HAND CORNER, THIS SHEET) FOR SPECIAL PLANTS AND QUANTITIES.

2 FLATS OF ORANGE/YELLOW DAYLILIES WILL BE USED TO FILL IN ANY BARE AREAS (DESIGNATED DL, OR WHEREVER ELSE APPROPRIATE).

PLANTING PLAN FOR TRACTS B,J,K,L,M, AND P

Valerian LLC.
Landscape Architecture
Interior Planting Design
Environmental Conservation
14a West Dry Creek Circle
Littleton, Colorado 80120
303/347-1200

SHEET 5

AUGUST 4, 1997

REVISED OCTOBER 9, 1997

REVISED SEPT. 1, 1997

SAGAMORE

A PARCEL OF LAND 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

PLANNED DEVELOPMENT (PD) / FINAL DEVELOPMENT PLAN AMENDMENT #3

PLANTING PLAN FOR ENDS OF BLOCKS AND OVERALL SEEDING PLAN

SOD - IRRIGATED

SEEDED BLUEGRASS - IRRIGATED
Seed at 25%'Touchdown' 25% SR-2100 mixed with perennial rye - 25% SR-4200 and 25% Manhattan 3.

Areas receiving seeding should have a minimum established cover of grasses growth prior to acceptance by the District. These standards are as follows:

Non-irrigation - no areas barren of grasses larger than 12" x 12" square.
Irrigated native seed - no areas barren of grasses larger than 6" x 6" square.
Irrigated turf grass sod - no areas barren of grasses larger than 1" x 1" square.

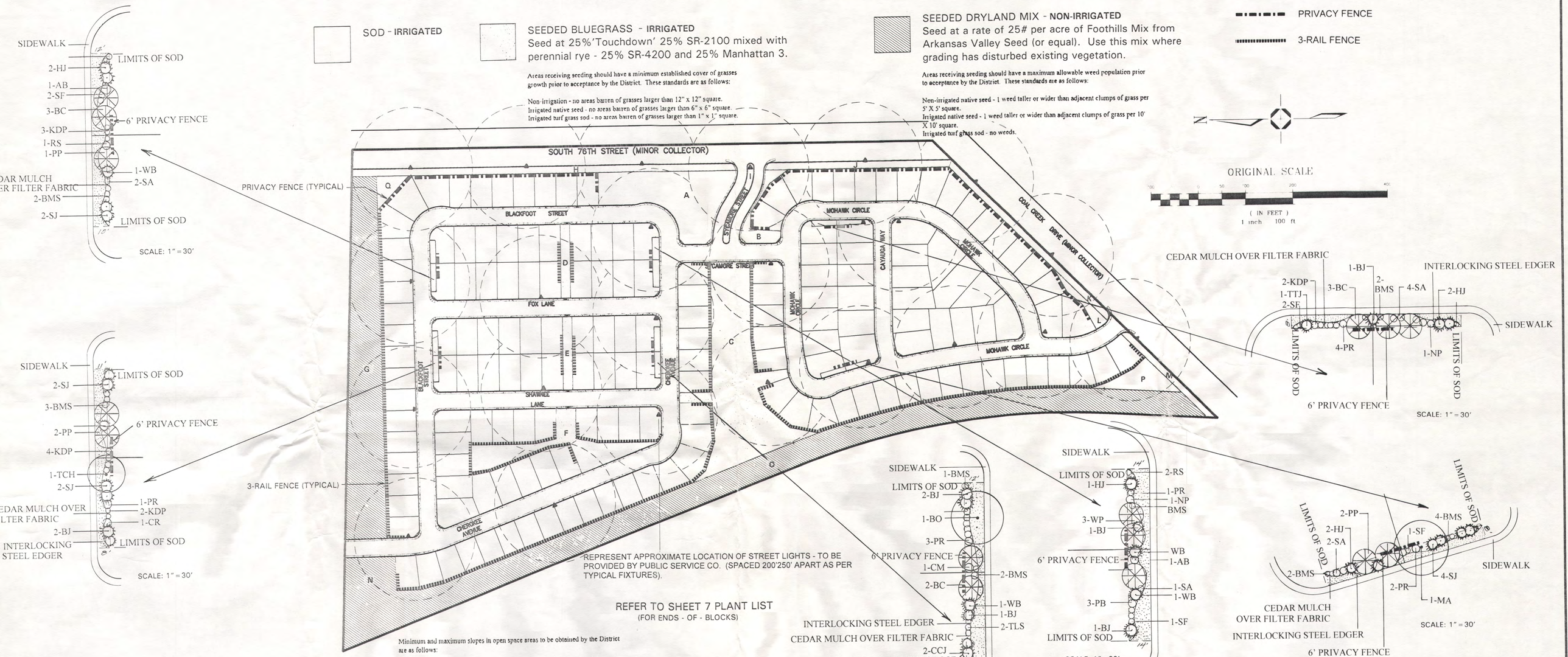
SEEDED DRYLAND MIX - NON-IRRIGATED
Seed at a rate of 25# per acre of Foothills Mix from Arkansas Valley Seed (or equal). Use this mix where grading has disturbed existing vegetation.

Areas receiving seeding should have a maximum allowable weed population prior to acceptance by the District. These standards are as follows:

Non-irrigated native seed - 1 weed taller or wider than adjacent clumps of grass per 5' X 5' square.
Irrigated native seed - 1 weed taller or wider than adjacent clumps of grass per 10' X 10' square.
Irrigated turf grass sod - no weeds.

PRIVACY FENCE

3-RAIL FENCE



REFER TO SHEET 7 PLANT LIST
(FOR ENDS - OF - BLOCKS)

Minimum and maximum slopes in open space areas to be obtained by the District are as follows:

Sod/Turf Areas - 4:1 max.
Native grass Areas - 3:1 max.
Shrub bed areas - 3:1 max.
Sod/Turf swales - 3% min.
Sod/Turf sheet flow - 2% min.
Native grass areas - 2% min.

Sheet 12 of 16

LANDSCAPE REQUIREMENTS PER TRACT

	Tract A 26,272 s.f. required	proposed	Tract B 4,302 s.f. required	proposed	Tract C 48,787 s.f. required	proposed	Tract D 3,080 s.f. required	proposed	Tract E 3,080 s.f. required	proposed	Tract F 16,669 s.f. required	proposed
Total Trees	40	40	7	7	75	57	5	5	5	5	26	26
Evergreens		27 68%		5 71%		34 45%		4 80%		4 80%		18 69%
Deciduous		13 32%		2 29%		23 30%		1 20%		1 20%		8 31%
Total Shrubs	105	105	17	17	195	153	13	13	13	13	67	67
Evergreen		71 67%		12 68%		103 67%		9 69%		9 69%		45 67%
Deciduous		34 33%		5 32%		50 33%		4 31%		4 31%		22 33%

	Tract G 53,578 s.f. required	proposed	Tract H 12,190 s.f. required	proposed	Tract I 2,449 s.f. required	proposed	Tract J 5,872 s.f. required	proposed	Tract K 6,937 s.f. required	proposed	Tract L 2,252 S.F. required	proposed
Total Trees	0	0	20	20	5	5	9	9	12	12	4	4
Evergreens				14 70%		4 80%		6 67%		8 67%		3 75%
Deciduous				6 30%		1 20%		3 33%		4 33%		1 25%
Total Shrubs			61	61	14	14	29	29	35	35	11	11
Evergreen				41 67%		10 71%		19 66%		24 69%		8 72%
Deciduous				20 33%		4 29%		10 34%		11 31%		3 28%

	Tract M 3,746 s.f. required	proposed	Tract N 14,029 s.f. required	proposed	Tract O 94,525 s.f. required	proposed	Tract P 6,029 s.f. required	proposed	Tract Q 2,371 s.f. required	proposed	ends of blocks 2,3 &6 trees and shrubs from tract C
Total Trees	6	6	0	0	0	0	10	10	4	4	18
Evergreens		4 67%						7 70%		3 75%	16
Deciduous		2 33%						3 30%		1 25%	2
Total Shrubs	19	19						25	10	10	42
Evergreen		13 68%						17 68%		7 70%	28
Deciduous		6 32%						8 32%		3 30%	14

TOTALS	required	proposed
	306,168 s.f.	
Total Trees	228	228
Evergreens	157 69%	
Deciduous	70 31%	
Total Shrubs	614	614
Evergreen	415 68%	
Deciduous	199 32%	

Valerian LLC.
Landscape Architecture
Interior Planting Design
Environmental Conservation
14a West Dry Creek Circle
Littleton, Colorado 80120
303/347-1200

SHEET 6

REVISED OCTOBER 9, 1997
REVISED SEPTEMBER 24, 1997

AUGUST 4, 1997

PLANNED DEVELOPMENT (PD) / FINAL DEVELOPMENT PLAN AMENDMENT #3

See page 16 of 16 for Wildland-Urban Interface (WUI) Requirements (effective August 24, 2022) - including exception for those impacted by the Marshall Fire

SAGAMORE

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

LANDSCAPE NOTES AND DETAILS

SPECIFICATIONS

1. SOIL AMENDMENTS

A. Topsoil
Topsoil shall be fertile, friable, sandy loam and shall be free of stones over .75" in diameter, refuse, plants or their roots, sticks, noxious weeds, salts, soil sterilants, or other material which would be detrimental to plant growth.

B. Organic Matter
1. Compost
Shall be dry, well-rotted, minimum one year old, horse, sheep or dairy cow manure or other organic matter acceptable by landscape architect. Compost shall be free of live weed seed, sawdust, wood chips, and chemical additives. Verification of source and approval of product may be required prior to delivery.

2. Commercial Fertilizer
Complete fertilizer containing the following percentages of available plant nutrients:

a) Granular
For lawns, shrubs, flower and groundcover beds, provide a granular, slow release commercial fertilizer with an analysis of 20-10-5.

b) Tablets
For trees and individual shrubs, provide slow release tablets weighing 21 grams, with an analysis of 20-10-5 and a potential acidity if not more than 5% by weight. (Agriform 20-10-5 planting tablets). See section 3 for quantity of tablets to be used.

c) Superphosphate
Soluble mixture of treated minerals, 12% to 16% available phosphoric acid.

2. MULCHES

A. 1 1/2" Washed River Rock
Thickness to be 3" unless otherwise noted on drawings.

Note: all mulch materials, unless otherwise specified, shall be placed over filter fabric to reduce weed growth.

3. SOIL PREPARATION SCHEDULE - soil mixes and amendments

A. Areas to be seeded or seeded with turf grasses:
Provide not less than the following quantities of materials:
- organic matter: 5 cu yds./1,000 sq ft.
- Fertilizer (20-10-5): 5 lbs./1,000 sq ft.
- Superphosphate: 2.5 lbs./1,000 sq ft.

B. Shrub Bed Areas
Provide not less than the following quantities of materials:
- Organic Matter: 5 cu. yds./1,000 sq ft.
- Fertilizer (20-10-5): 5 lbs./1,000 sq ft.
- Superphosphate: 2.5 lbs./1,000 sq ft.

D. Backfill for Trees and Shrubs
- Organic Matter: 1/3 by volume of backfill
- Planting pit excavated material: 2/3 by volume
- Fertilizer tablets: one 21 gram fertilizer tablet for each 0.5" of tree caliper, one tablet per each 12" of shrub height or spread, which ever is greatest.

4. SOIL PREPARATION

A. Specified amendment materials shall be spread evenly over the entire area and thoroughly incorporated, by disking or rototilling to a depth of not less than 8". Areas then shall be raked and settled, removing all coarse lumps, rocks, sticks, roots, and weeds. Soil shall be smooth, loose, and of fine texture, staying 1" below all paving edges in seeded and sodded area, and 3" below all paving edges in shrub bed areas.

5. PLANTING

A. Contractor shall locate and stake all trees, shrubs and planting beds according to locations shown on drawings. All planting stake locations shall be subject to review and approval by landscape architect prior to planting operations. Contractor shall make modifications in stake locations as directed by landscape architect.

B. Plant Protection and Delivery

1. All plant material shall be protected, from time of digging to time of final acceptance, from injury, excessive drying from winds, improper ventilation, over-watering, freezing, high temperatures, or any other condition damaging to plants.

2. Plant materials shall be planted on the day of delivery if possible. All plants not planted on the day of delivery shall be placed in a temporary nursery and kept moist, shaded, and protected from the sun and wind. Each root ball shall be covered entirely with mulch.

3. Contractor shall provide plant materials that comply with the requirements of the most recent ANSI Z 60.1 "Standards for Nursery Stock", unless otherwise specified. Caliper of B&B trees shall be taken 6 inches above the ground up to and including 4 inch caliper size, and 12 inches above the ground for larger sizes. All street trees shall have a minimum branching height of 6 feet unless otherwise specified.

C. Excavation of Planting Pit

All plant pits shall be centered on location stake and shall be excavated in a cylindrical shape with vertical sides and a flat bottom. Sides of planting pits shall be scarified to loosen soil. Depth of planting pit shall be measured from finish grade of soil, not mulch. Base of root balls shall be placed on undisturbed soil, unless otherwise noted.

1. Trees: Diameter of tree pits shall be two times greater than diameter of ball or spread of roots. Depth of all deciduous and spruce trees shall be two inches less than depth of ball, and for all pine trees three inches less than depth of ball.

2. Shrubs: Diameter of all shrub pits shall be a minimum of 12" greater than the diameter of the ball or spread of roots. Depth of all shrub pits shall be one inch less than the depth of the root ball.

D. Plant Installation Procedure

Planting, staking, pruning and wrapping:

1. a) Plants shall be set in center of pit. All non-biodegradable materials shall be comp...ely removed from the ball and trunk, including, but not limited to, plastic, metal, wire, wood, cardboard, paper, fiber, treated burlap and twine.
b) B&B Method: remove bottom of wire baskets at side of planting pit, and remove the remainder of the basket once the rootball is centered in the planting pit.
c) Contractor shall untie and fold back any untreated burlap to the bottom of the planting pit.
d) Container removal and plant handling shall be completed in such a manner so as not to injure or disturb plant root system and soil ball.
e) Before installation, container-bound roots shall be feathered loose of the root ball by gently running fingertips along sides and manipulating pot to free root ball without damaging roots.
f) Tree stakes to be installed outside of planting pit and wires to be marked for safety.

2. All plants shall be placed and kept plumb and straight as pit is filled with specified backfill mix. Any plant that is not upright and plumb prior to final acceptance will be rejected.

3. All shrubs to be planted 4' away from the center of the plant to hard surface edges. No shrubs will be planted closer than 5' from center of plant to trunk of tree. All shrubs spaced 4' min. on center to other shrubs.

4. Geotextile fabric (filter fabric): underlayment fabric shall be Mirafi, Miratacape, DuPont Typar 3301 or approved substitute (submit sample).

5. INTERLOCKING STEEL EDGING SHALL BE USED AT ALL PLANTING BEDS.

6. Mulch setting and depth:
a) Trees and Shrubs: 3" of specified mulch after settlement and compaction, unless otherwise noted on drawings.

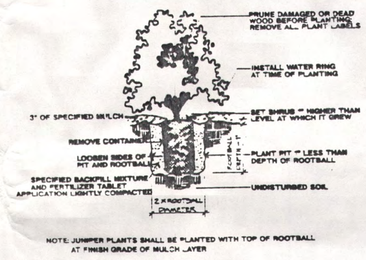
NOTES
Plant Material
- Contractor shall verify plant list.
- Plant quantities and locations as shown on drawings are intended as guidelines and bed dimensions as drawn are approximate. This information is subject to field verification.
- Mulch all shrub with specified depth of specified mulch. Place weed barrier fabric beneath mulch in all planting beds, unless otherwise noted on drawings.
- PVC sleeves shall be installed beneath all paved areas to contain irrigation and electric lines. Sleeve sizes to be determined by landscape contractor.
- Landscape contractor shall thoroughly soak cedar mulch with water upon completion of installation to bind mulch in place.
- Contractor shall guarantee live plant materials of 5 gallon size and larger for a period of one year from the date of final walk-through with contractor, landscape architect, and building representative, per contract.
- Location of all trees within City maintained areas are to be staked by the contractor and accepted by the Landscape Architect and the City

6. All landscaped areas will be watered by an automatic, underground irrigation system.

REFER TO SHEET 6

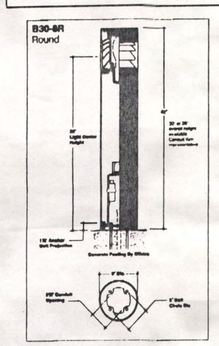
PLANT LIST

SYM.	QTY.	COMMON NAME	BOTANIC NAME	SIZE
EVERGREEN TREES				
BC	8	BRISTLE CONE PINE	PINUS ARISTATA	6'
PP	5	PONDEROSA PINE	PINUS PONDEROSA	8'
WP	3	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	7'
WF		WHITE FIR	ABIES CONCOLOR	7'
WB	4	WICHITA BLUE JUNIPER	JUN. SCOP. WICHITA BLUE	#20
DECIDUOUS TREES				
WH		WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2"B&B
TCH	1	THORNLESS C. HAWTHORN	CRUS-GALLI INERMIS	2"B&B
MA	1	MARSHALL SEEDLESS ASH	FRAXINUS P. 'MARSHALL'	2"B&B
BO	1	BURR OAK	QUERCUS MACROCARPA	2"B&B
RO		RED OAK	QUERCUS RUBRA	2"B&B
S		PEACHLEAF WILLOW	SALIX AMYGDALOIDES	2.5"B&B
RL		REDMOND LINDEN	TILIA EUCH. 'REDMOND'	2"B&B
GM		ACER TATARICUM GINNALA 'FLAME'	'FLAME' GINNALA MAPLE	2"B&B
AS		SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	8'B&B
EVERGREEN SHRUBS				
HJ	7	HUGHES JUNIPER	JUNIPERUS HOR. 'HUGHES'	#5
TTJ	1	TABLE TOP BLUE JUNIPER	JUNIPERUS SCOPULORUM	#5
BCJ		BLUE CHIP JUNIPER	JUNIPERUS HOR. BLUE CHIP	#5
BJ	8	BUFFALO JUNIPER	JUNIPERUS SAB. 'BUFFALO'	#5
CCJ	2	CALGARY CARPET JUNIPER	JUNIPERUS SAB. 'C. CARPET'	#5
SJ	9	SCANDIA JUNIPER	JUNIPERUS SAB. 'SCANDIA'	#5
DECIDUOUS SHRUBS				
AA		SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	#5
AB	2	BRILLIANT RED CHOKEBERRY	ARONIA ARB. 'BRILLIANTIS.'	#5
BMS	17	GOLD FLAME SPIREA	SPIREA BUMALDA 'GOLD FLAME	#5
CMM		MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	#5
CR	1	BAILEY REDTWIG DOGWOOD	CORNUS STOLON. 'BAILEYI'	#5
CM	1	MANY-FLOW. COTONEASTER	COTONEASTER MULTIFLORUS	#5
NP	2	NEW MEXICO PRIVET	FORESTIERA NEO-MEXICANA	#5
RS	3	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	#5
KDP	12	KATHRYN DYKES POTENTILLA	POTENTILLA FR. 'K DYKES'	#5
PB	3	WESTERN SAND CHERRY	PRUNUS BESSEY	#5
TLS	1	ALPINE CURRANT	RIBES ALPINUM	#5
PR	13	NATIVE PINK ROSE	ROSA X WOODSII	#5
SA	7	ANTHONY W. SPIREA	SPIREA JAP. 'ANTHONY W.	#5
SF	6	FROEBEL SPIREA	SPIREA JAP. 'FROEBELI'	#5
WT		WAYFARING TREE	VIBURNUM LANTANA	#5
NV		NANNYBERRY VIBURNUM	VIBURNUM LENTAGO	#5



SHRUB PLANTING DETAIL

N.T.S.



70 W. METAL HALIDE
COATED ED17 5000 LUMENS

Specifications

Post Construction—One-piece extruded aluminum, wall thickness: .125" (round); .188" (square), with heavy cast aluminum heel-lock anchor base concealed within post. Post locks to base with (2) ¼" stainless steel cone point set screws.

Plastic Enclosure—100% virgin acrylic, optically clear, ¼" nominal wall, one piece injection molded (round), fabricated with patterned seams (square), retained in an unstressed position by internal support through reflector assembly.

Top Cap—One-piece heavy gauge spun aluminum (round); one-piece deep drawn heavy gauge aluminum (square), retained by two countersunk captive socket head fasteners, braced at outer edges by optical assembly. ¼" thick insulation provided above lamp.

Optical Assembly—Precision hydroformed optical louvers with specular Alzak® finish, removable as a one-piece self-contained unit.

Socket—Porcelain with nickel plated socket shell, rated 600 volts. 4KV pulse rated socket.

Gasketing—Fixture is silicone gasketed for weathertight operation.

Wiring—Supplied with high temperature socket leads for field connection to the prewired ballast components.

Ballast—CWA rated high power factor –20°F. starting, factory mounted to anchor base, prewired.

Anchor Bolts—Supplied with four ¾" x 10" x 2" zinc electro plated L-hook anchor bolts, each with two nuts and washers and a rigid pressboard template.

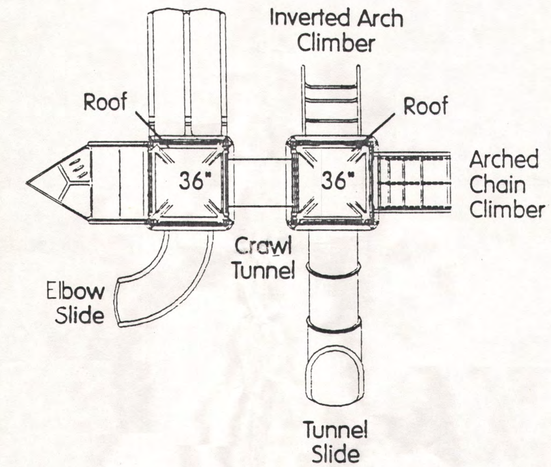
Finish—Standard finish TGIC thermoset polyester powder coat paint over a chromate conversion coating. Optional anodized finishes (round fixtures only) are available in accordance with Architectural Class I specifications and are applied over satin polish.

Certification—Fixtures are Underwriters Laboratories listed (120, 208, 240 and 277 volt only) and Canadian Standards Association certified (120 and 347 volt only) for wet locations.

FROM KIM LIGHTING
AVAILABLE THROUGH M&H (573-0222)

LIGHTED BOLLARD DETAIL

N.T.S.



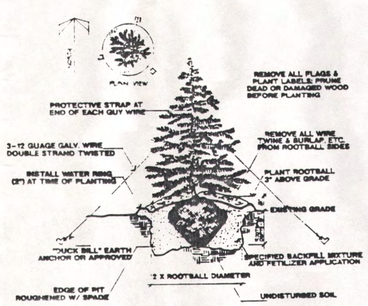
Kid Kubes™ Play Structure 49

A great starter play structure for 2 to 5 year olds, this unit is available in our Kid Builders™, Kid Kubes™ and Wood Builders® play systems.

Specifications
Model number KK49
Designed for children ..... 2 to 5 years
Accommodates ..... 15 to 20 children
Number of play events 9
Play structure size
(KK version) ..... 5.2 x 6.7m (17' x 22')
Approximate resilient surface area
(KK version) ..... 8.8 x 10.4m (29' x 34')

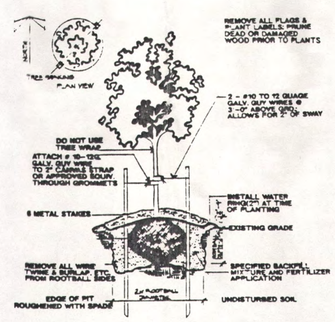
PLAY STRUCTURE PLAN DETAIL
FOR 2-5 YEAR-OLDS IN TRACT F

SCALE: 1" = 4'



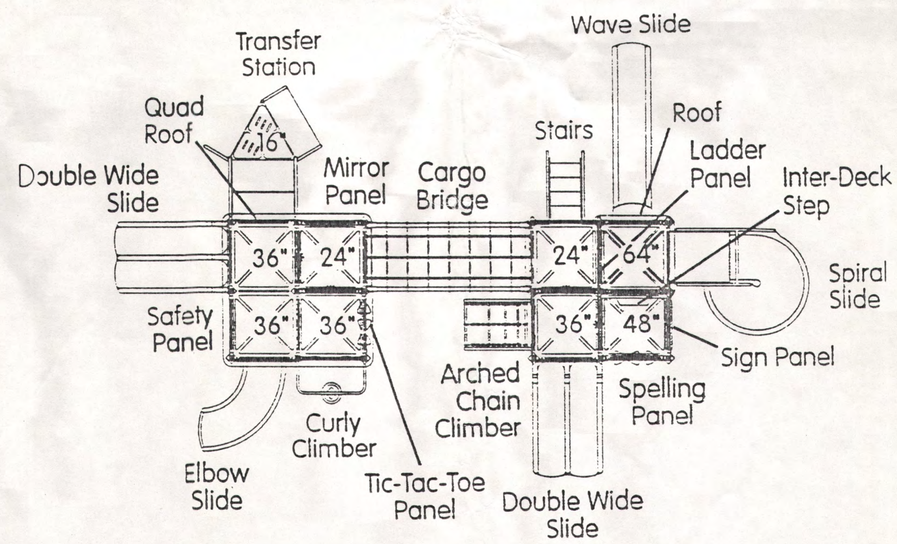
CONIFEROUS TREE PLANTING DETAIL

N.T.S.



DECIDUOUS TREE PLANTING DETAIL

N.T.S.



Kid Kubes™ Play Structure 52

Popular in past years, this mid-sized Kid Kubes™ play structure is ideal for situations that need an economical unit that accommodates up to 30 children.

FROM LITTLE TIKES THROUGH RECREATION PLUS
(303) 278-1455 (OR EQUAL)

Specifications
Model number KK52
Designed for children ..... 5 to 12 years
Accommodates ..... 25 to 30 children
Number of play events 18
Play structure size ..... 7.0 x 10.7m (23' x 35')
Approximate resilient surface area ..... 10.7 x 14.3m (35' x 47')

PLAY STRUCTURE PLAN DETAIL
FOR 5-12 YEAR-OLDS IN TRACT C

SCALE: 1" = 4'

Valerian LLC.
Landscape Architecture
Interior Planting Design
Environmental Conservation
146 West Dry Creek Circle
Littleton, Colorado 80120
303/347-1200

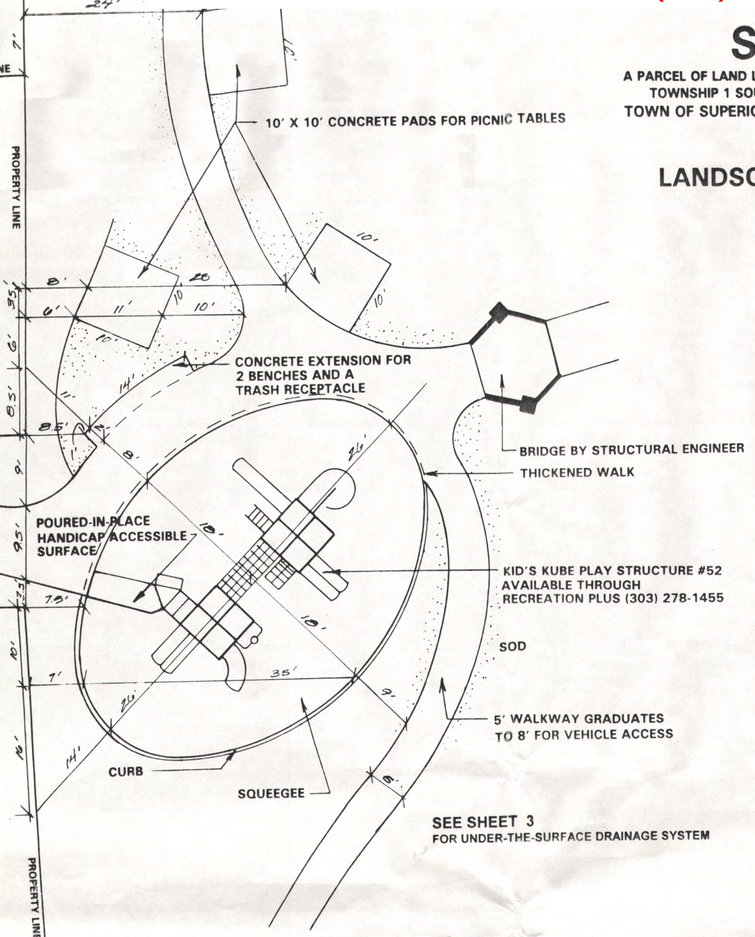
REVISED OCTOBER 9, 1997
REVISED SEPTEMBER 24, 1997

SHEET 7

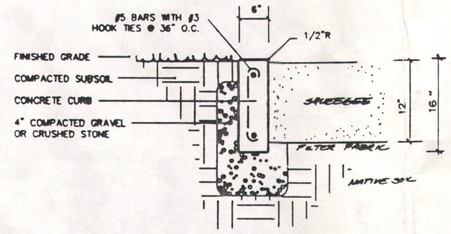
SAGAMORE

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

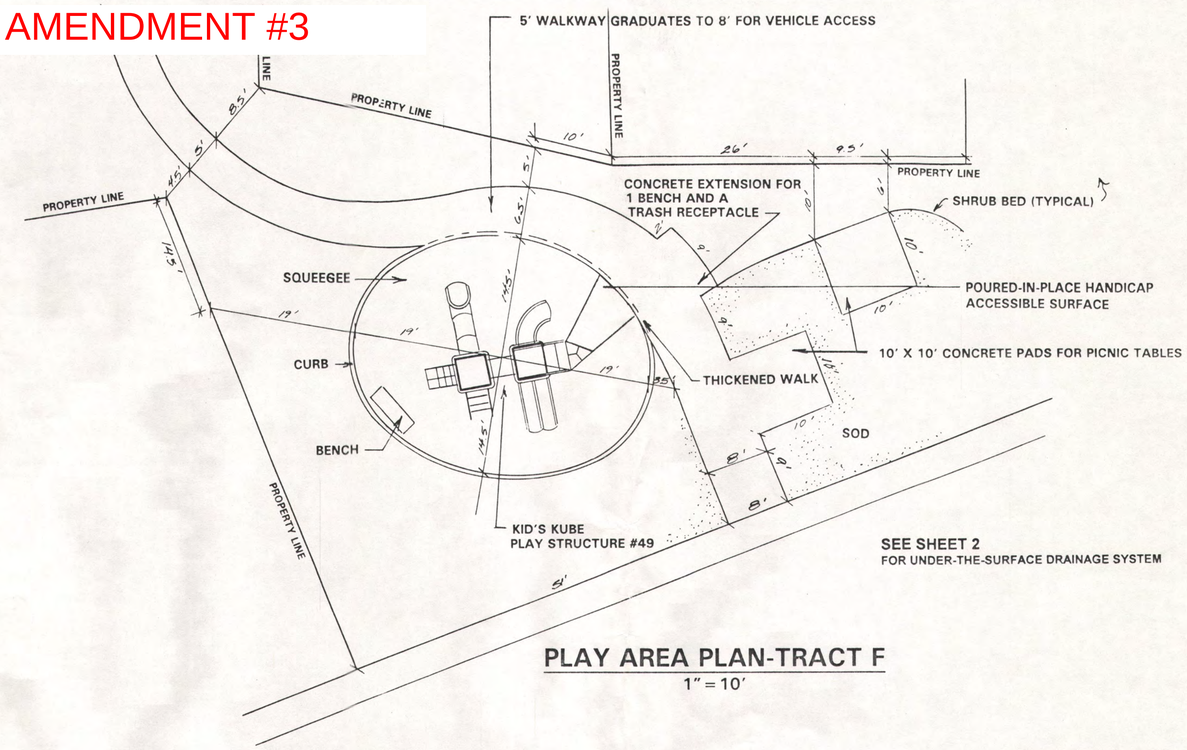
LANDSCAPE NOTES AND DETAILS



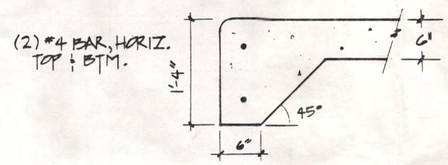
PLAY AREA PLAN-TRACT C
1" = 10'



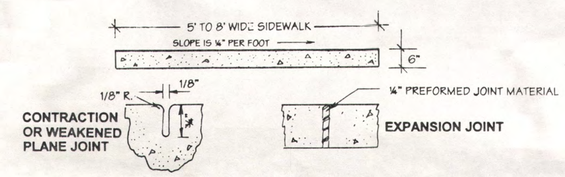
CONCRETE CURB AROUND PLAYGROUND
N.T.S.



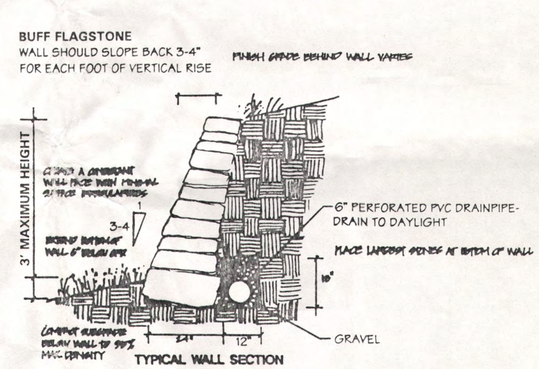
PLAY AREA PLAN-TRACT F
1" = 10'



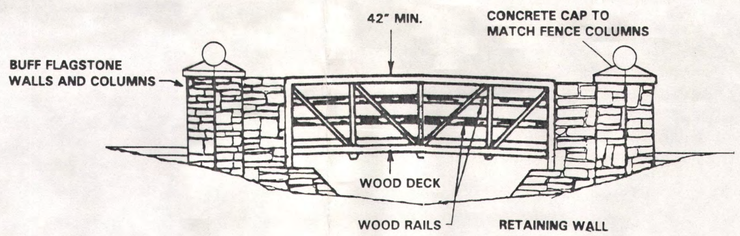
THICKENED SIDEWALK EDGE AROUND PLAYGROUND
1" = 1'

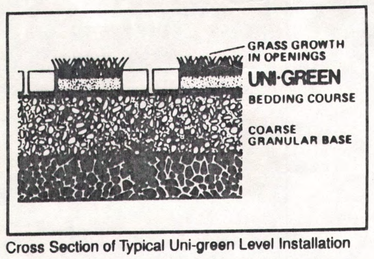


SIDEWALK DETAIL
N.T.S.

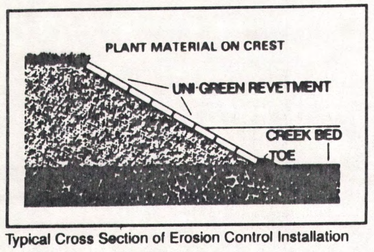


STONE RETAINING WALL DETAIL
N.T.S.





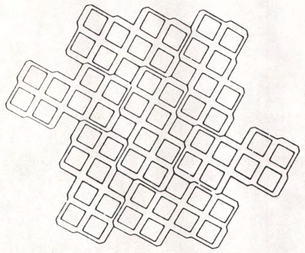
Cross Section of Typical Uni-green Level Installation



Typical Cross Section of Erosion Control Installation

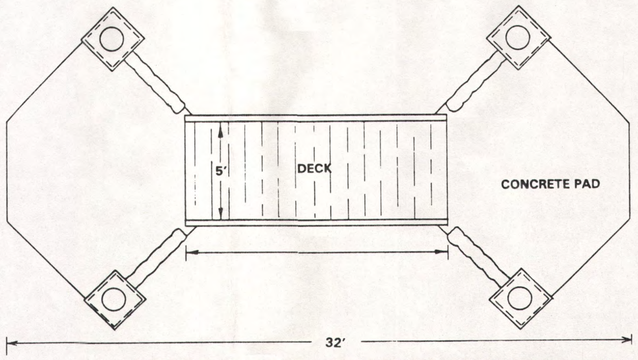
Dimension/Weight

Length	560 mm (22")
Width	280 mm (11")
Height	100 mm (4")
Stone/m²	6.4 (1 stone 1.68 sq. ft.)
Mass	20 kilograms (44 lbs.)
Mass/sq. meters	128 kilograms (Mass/sq/ ft/ 26 lbs.)

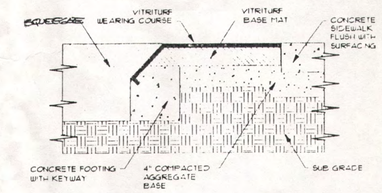


PAVING FOR MAINTENANCE AND EMERGENCY VEHICLES
N.T.S.

AVAILABLE THROUGH RECREATION PLUS:
(303) 278-1455



FOOTBRIDGE DESIGN GUIDELINES *ONLY NOT* CONSTRUCTION DOCUMENTS
1/4" = 1'



HANDICAP ACCESSIBLE SURFACE
(VITRICON POUR-IN-PLACE)
N.T.S.
AVAILABLE THROUGH RECREATION PLUS (303) 278-1455

FOOTBRIDGE TO BE DESIGNED BY STRUCTURAL ENGINEER-
DESIGN WAS BASED ON PREFAB BRIDGE BY
EXCEL BRIDGE MANUFACTURING CO.
SANTA FE SPRINGS, CA.
310-944-0701

Valerian LLC.
Landscape Architecture
Interior Planting Design
Environmental Conservation
14a West Dry Creek Circle
Littleton, Colorado 80120
303/347-1200

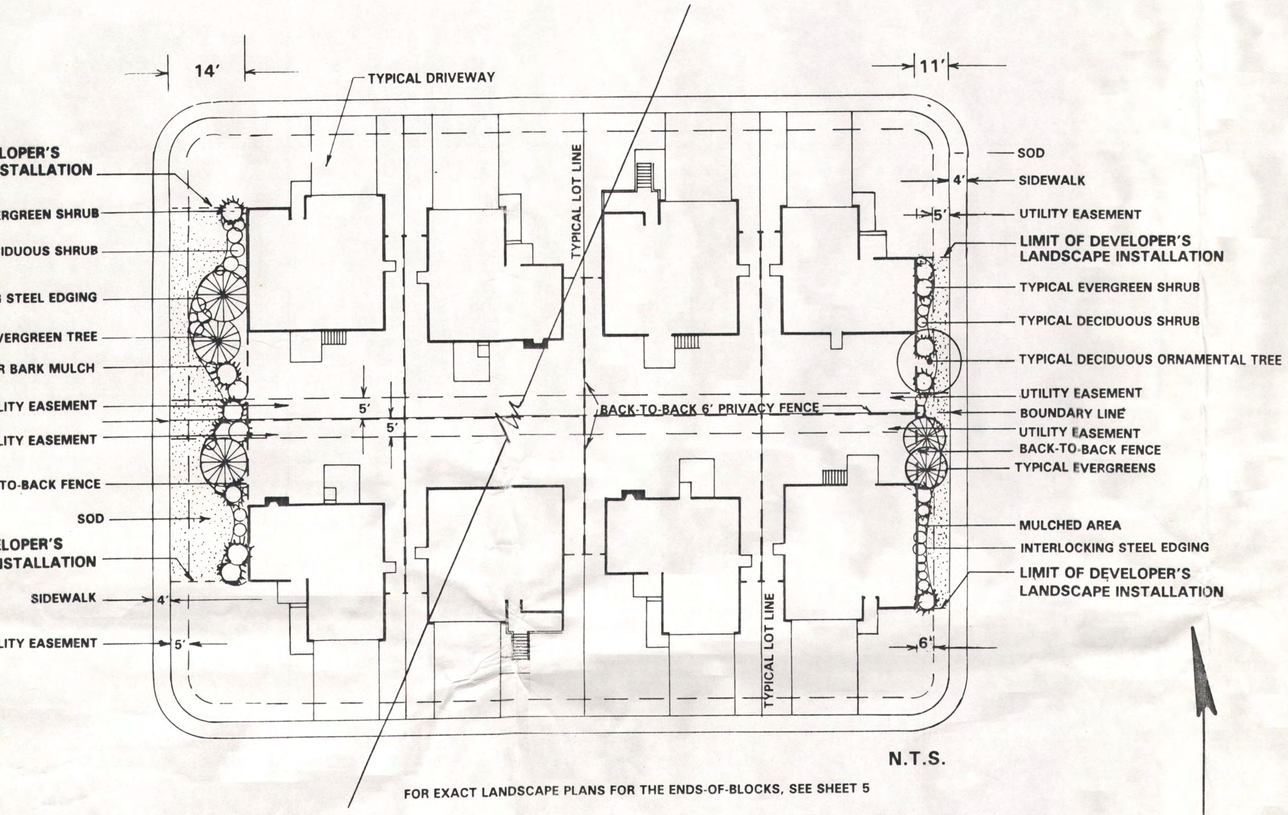
PLANNED DEVELOPMENT (PD) / FINAL DEVELOPMENT PLAN AMENDMENT #3

SAGAMORE

See page 16 of 16 for Wildland-Urban Interface (WUI) Requirements (effective August 24, 2022) - including exception for those impacted by the Marshall Fire

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTIO
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE PRINCIPAL MERIDIAN
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

LANDSCAPE NOTES AND DETAILS



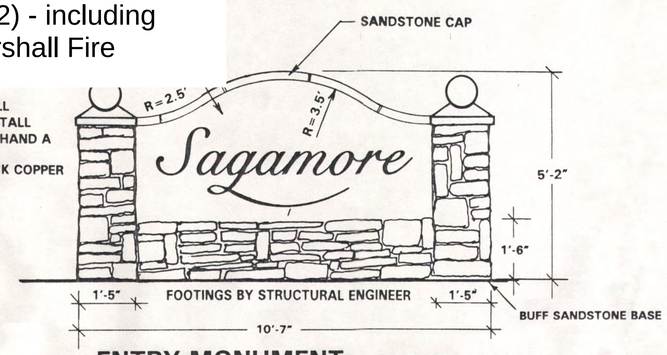
FOR EXACT LANDSCAPE PLANS FOR THE ENDS-OF-BLOCKS, SEE SHEET 5

YPICAL 14' WIDE LANDSCAPE EASEMENT REQUIREMENTS:

TYPICAL 11' WIDE LANDSCAPE EASEMENT REQUIREMENTS:

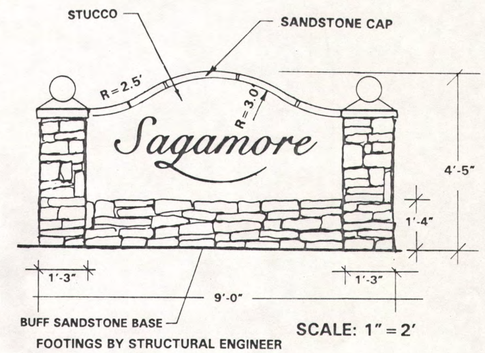
Fencing: Sagamore residents may elect to either install or not install a fence on their respective properties. For those who elect to install a fence, the fence must be non-combustible. The previously prescribed fence typologies have been eliminated. Fence types will largely be at the property owner's discretion; however, both municipal and building code requirements for fencing will apply.

CAPITAL LETTERS ARE 15" TALL
LOWER CASE LETTERS ARE 7" TALL
FONT STYLE IS SIGNET ROUNDHAND A
LETTERS ARE MADE OF 3/8" THICK COPPER



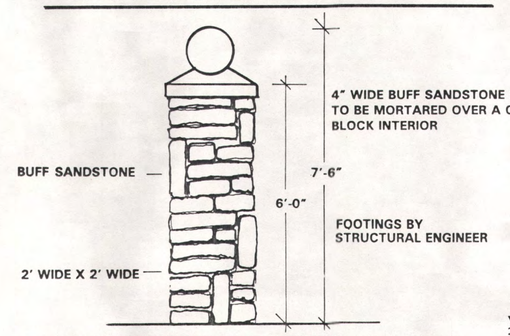
ENTRY MONUMENT SCALE: 1" = 2'

CAPITAL LETTERS ARE 12" TALL
LOWER CASE LETTERS ARE 6" TALL
FONT STYLE IS SIGNET ROUNDHAND A
LETTERS ARE MADE OF 3/8" THICK COPPER

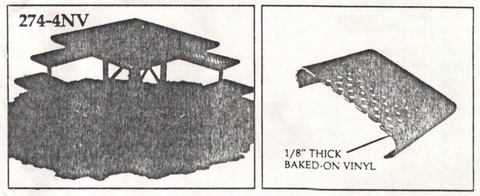


SCALE: 1" = 2'

PROJECT SIGN



SANDSTONE COLUMN SCALE: 1" = 2'



Vinyl Top and Seats

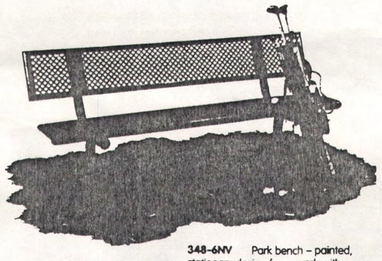
274-4DV	Tan legs, vinyl top and seats	235 lbs.
274-4YV	Green legs, vinyl top and seats	235 lbs.
274-4NV	Brown legs, vinyl top and seats	235 lbs.
274-4XV	Black legs, vinyl top and seats	235 lbs.

SPECIFICATIONS

Overall size of table shall be 74" square x 33" high. Seat height above ground shall be 18". Picnic table leg frame shall be fabricated from 1-5/8" O.D. iron pipe. Frame shall be a J-leg, bolt together, walk-thru design. Table frame legs shall be bent at a 4" inside radius. No pipe or metal parts shall extend past the outside edge of the seat. Table top and seat mounting brackets shall be fabricated from 7 gauge steel. All table and seat mounting brackets shall be precision punched. For safety, all mounting brackets shall be rounded to a 1-1/2" radius on all corners of surfaces in a vertical plane. Table shall have four leg braces measuring 1-1/4" x 3/16". Table shall have an umbrella support. Table umbrella support shall be fabricated from 7 gauge steel. Table frame finish shall be an electrostatically applied baked-on polyester powder coating. Paint is available in tan, green, brown, and black; please specify. Table top and seats shall be fabricated from 11 gauge precision punched sheet steel. All edges shall be rolled to a 2" diameter eliminating sharp points. Underside of table top and seats shall be reinforced with 11 gauge steel bracing, welded in place. Table top and seats finish shall be an oven-cured poly-vinyl-chloride coating. Umbrella not included.

FROM IRON MOUNTAIN FORGE THROUGH RECREATION PLUS
(303) 278-1455 OR EQUAL

PICNINC TABLE DETAIL



348-6NV Park bench – painted, stationary design framework with 1.8m (6') long Vinyl Clad Steel back and seat
53 kg (116 lbs.)

FROM IRON MOUNTAIN FORGE THROUGH RECREATION PLUS
(303) 278-1455 OR EQUAL

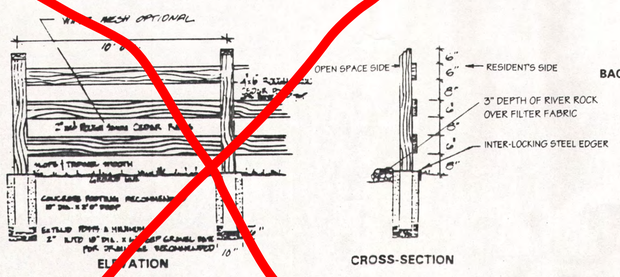
BENCH DETAIL

Model S-42: With standard tapered lid.

FROM VICTOR STANLEY, INC.
THROUGH RECREATION PLUS
(303) 278-1455 OR EQUAL

TRASH RECEPTACLE DETAIL

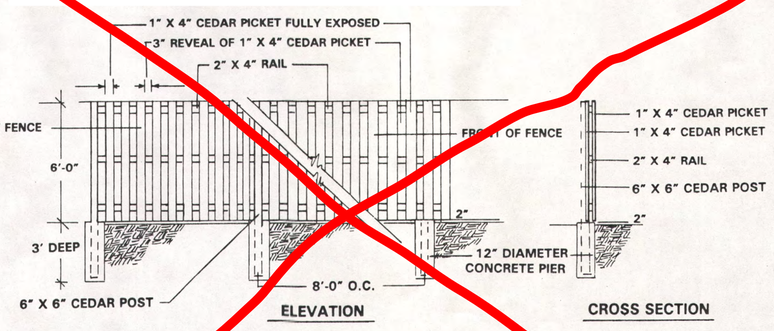
3-RAIL FENCE ALLOWS FOR WIND TO PASS THROUGH. THERE IS NO WIND RESISTANCE, AND NO NEED FOR SPECIAL FENCE CONSTRUCTION.



3-RAIL FENCE DETAIL

(FOR LOTS BORDERING PARKS AND/OR OPEN SPACE
N.T.S.

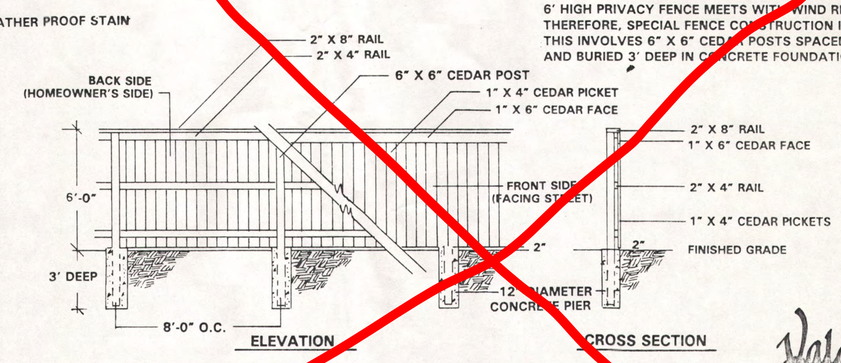
FENCE TO BE STAINED WITH WEATHER PROOF STAIN



BACK-TO-BACK 6' HIGH CEDAR FENCE DETAIL

BY HOMEOWNER
N.T.S.

6' HIGH PRIVACY FENCE MEETS WITH WIND RESISTANCE. THEREFORE, SPECIAL FENCE CONSTRUCTION IS NECESSARY. THIS INVOLVES 6" X 6" CEDAR POSTS SPACED 8' APART AND BURIED 3' DEEP IN CONCRETE FOUNDATIONS.



FENCE DETAIL ALONG MAJOR STREETS

N.T.S.

Sheet 15 of 16

Valerian LLC.
Landscape Architecture
Interior Planting Design
Environmental Conservation
146 West Dry Creek Circle
Littleton, Colorado 80120

SHEET 9

REVISED OCTOBER 9, 1997

Wildland-Urban Interface (WUI) Requirements (effective August 24, 2022)

see note 20 for the provision allowing those who lost homes in the Marshall Fire to Opt-Out of compliance with WUI requirements 11 through 18.

11. ***Ignition-resistant building materials.*** *Ignition-resistant exterior building materials shall comply with the following requirements, except on accessory buildings located at least thirty (30) feet from structures containing habitable spaces.*

(1) Testing. Material shall be tested on all sides with the extended ASTM E 84 (UL 723) test or ASTM E 2768, except panel products shall be permitted to test only the front and back faces. Panel products shall be tested with a ripped or cut longitudinal gap of one-eighth (1/8) of an inch (3.2 mm). Materials that, when tested in accordance with the test procedures set forth in ASTM E 84 or UL 723 for a test period of thirty (30) minutes, or with ASTM E 2768, comply with the following:

A. Flame spread. Material shall exhibit a flame spread index not exceeding twenty-five (25) and shall not show evidence of progressive combustion following the test.

B. Flame front. Material shall exhibit a flame front that does not progress more than ten and one half (10½) feet (3200 mm) beyond the centerline of the burner at any time during the test.

(2) Weathering. Exterior building materials shall maintain their performance in accordance with this Section under conditions of use. Materials shall meet the performance requirements for weathering (including exposure to temperature, moisture and ultraviolet radiation) contained in the following standards, as applicable to the materials and the conditions of use:

A. Method A "Test Method for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing" in ASTM D 2898, for fire-retardant-treated wood, wood-plastic composite and plastic lumber materials.

B. ASTM D 7032 for wood-plastic composite materials.

C. ASTM D 6662 for plastic lumber materials.

12. ***Non-combustible building materials.*** *Non-combustible exterior building materials shall comply with either of the following, unless material-specific standards are issued by the material's manufacturer:*

(1) Material of which no part will ignite and burn when subjected to fire. Any material conforming to ASTM E 136 shall be considered non-combustible.

(2) Material having a structural base of non-combustible material as defined in Item 1 above, with a surfacing material not over one-eighth (1/8) of an inch (3.2 mm) thick, which has a flame spread index of fifty (50) or less. Flame spread index as used herein refers to a flame spread index obtained according to tests conducted as specified in ASTM E 84 or UL 723.

13. ***Alternative building materials.*** *The following alternative building materials certified by the California Office of the State Fire Marshal may be used as an alternative to ignition and non-combustible requirements of this Article:*

(1) Decking (OSFM Category 8110).

(2) Exterior windows (OSFM Category 8120).

(3) Exterior wall siding and sheathing (OSFM Category 8140).

(4) Exterior doors (OSFM Category 8150).

(5) Under eave protection (OSFM Category 8160).

(6) Vents (OSFM Category 8165).

(7) Non-wood roof covering/assemblies (OSFM Category 8180).

14. ***Materials identification.*** *All building materials shall bear identification showing the fire test results; provided that materials composed of a combustible core and a non-combustible exterior covering, comprised of either aluminum at a minimum thickness of 0.019 inches or corrosion-resistant steel at a minimum thickness of .0149 inches, shall not be required to be tested with a ripped or cut longitudinal gap.*

15. ***Roofs.***

(a) Assemblies. Roofs shall have a roof assembly that complies with a Class A rating when tested in accordance with ASTM E 108 or UL 790. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers or have one layer of seventy-two (72) pound mineral-surfaced, nonperforated cap sheet complying with ASTM D 3909 installed over the combustible decking.

(b) Valleys. Where provided, valley flashings shall be a thickness of not less than 0.019 inches (No. 26 galvanized sheet gage) of corrosion-resistant metal installed over a minimum underlayment of thirty-six (36) inches in width consisting of one layer of seventy-two (72) pound mineral-surfaced, nonperforated cap sheet complying with ASTM D 3909 running the full length of the valley.

(c) Eaves. The leading edge of the roof at the fascia must be finished with a metal drip edge so that no wood sheathing is exposed. Eaves, fascia and soffits, covered decks, or covered porch ceilings shall be protected on the enclosed underside by one of the following materials or methods:

(1) Non-combustible materials.

(2) Ignition-resistant materials.

(3) Materials approved for a minimum of one-hour fire-resistance-rated construction.

(4) Two (2) inch-thick nominal dimension lumber.

(5) One (1) inch-thick nominal fire-retardant-treated wood.

(6) Three-quarter (¾) inch-thick nominal fire retardant-treated plywood labeled for exterior use.

(d) Gutters and downspouts. Gutters and downspouts shall be constructed of non-combustible material.

(e) Exceptions.

(1) Vinyl or plastic soffits, fascia, or trim are not permitted.

(2) Rafter tails or roof beam ends may be exposed if they are heavy timber having minimum dimensions not less than 6-inch nominal in width and not less than eight (8) inches nominal in depth.

16. ***Exterior walls.***

(a) There shall be a minimum of six (6) inches of vertical clearance between the ground, decks, roof, or similar horizontal surface and the base of any exterior vertical wall surface. This vertical distance can be achieved by:

(1) The exposed non-combustible foundation wall; and

(2) Installation of non-combustible material, such as Type X exterior gypsum sheathing, cement board, or metal cladding.

(b) Where site conditions will not allow for the full measure of defensible space requirements to be met, exterior walls of buildings or structures shall be constructed with one of the following methods and such material shall extend from the top of the foundation to the underside of the roof sheathing, provided that trim is not required to meet the materials requirements for exterior walls.:

(1) Heavy timber or log wall construction.

(2) Fire-retardant-treated wood labeled for exterior use on the exterior side.

(3) Ignition-resistant materials on the exterior side.

(4) Approved non-combustible materials.

(5) Non-combustible materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side.

(c) Underfloor enclosure. Buildings or structures shall have underfloor areas enclosed to the ground with exterior walls; provided that complete enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior one-hour fire-resistance-rated construction or heavy timber construction or fire-retardant-treated wood, labeled for exterior use.

17. ***Decks, windows and vents.***

(a) Decks shall be constructed of the following materials:

(1) Deck surface: Non-combustible material, approved wood thermoplastic composite lumber with an ASTM E84 flame-spread index no greater than two hundred (200), ignition-resistant building materials or any approved Class A roof assembly.

(2) Deck framing: One of the following:

A. One-hour fire resistance-rated materials.

B. Heavy timbers.

C. Approved non-combustible materials.

D. Fire-retardant-treated wood labeled for exterior use.

(b) Exterior windows and glazing. Each structure with a wall that is within fifteen (15) feet of an adjacent structure's wall shall be required to install exterior windows, window walls, glazed doors, windows within exterior doors, and skylights shall be tempered glass, or have a fire protection rating of not less than twenty (20) minutes. Unless they are part of a fire-rated assembly, window frames and sashes may be of any material, provided that windows are constructed with reinforced frames or sashes.

(c) Vents. Attic ventilation openings, foundation or underfloor vents, or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed one-hundred forty-four (144) square inches (0.0929 m2) each. Such vents shall be covered with non-combustible corrosion-resistant mesh with openings not to exceed one-eight (1/8) of an inch, or shall meet ASTM E2886 testing requirements to prevent flame and ember penetration into the structure.

18. ***Defensible space.***

In the zone that extends outward in all directions five (5) feet from the furthest projection of any structure, the following shall apply:

(1) Only non-combustible, hard surface materials, such as bare earth, gravel, brick, rock, sand, cement, or stone/concrete pavers shall be used.

(2) The storage of combustible materials, including without limitation firewood, lumber, or other materials, is prohibited.

(3) Combustible landscape ties and retaining walls are prohibited.

19. ***Fencing.***

~~No fencing shall be required. All fencing shall be constructed using non-combustible materials~~

20. ***Exception:*** *Owners of residential properties located within the PUD for Sagamore impacted by the 2021 Marshall Fire, as indicated on the address list maintained by the Town Clerk's office (each an "Impacted Property") may determine if Notes 11 through 19 should apply. The intent of this exception is to allow the owner of an Impacted Property to "opt out" of Notes 11 through 19, as long as the Impacted Property is still owned by the record owner(s) of the Impacted Property on December 31, 2021, or when the Impacted Property is transferred to a new owner and such new owner was the record owner of a different Impacted Property on December 30, 2021.*