SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 4 (PARTIAL BLOCK 26)
DISCOVERY OFFICE PARK / SUPERIOR TOWN CENTER REPLAT NO. 3
A REPLAT OF A PORTION OF SUPERLOT 4A, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3 SITUATED IN THE WEST HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO.
COVER SHEET

LEGAL DESCRIPTION

FINAL DEVELOPMENT PLAN 4 (PARTIAL BLOCK 26)

FINAL SUBDIVISION PLAT OF SUPERLOT 4A, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3, A REPLAT OF A PORTION OF SUPERLOT 4A DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3
LOTS 1 THRU 19 TOGETHER WITH OUTLOTS A, B, C AND D

SIGNATURE BLOCKS

CERTIFICATE OF OWNERSHIIP: RC SUPERIOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: SUPERIOR TOWN CENTER ASLI VII HOLDINGS, LLC, A DELAWARE LIABILITY COMPANY, ITS SOLE MEMBER
BY: AVANTI STRATEGIC LAND INVESTORS VII, L.L.P., A DELAWARE LIMITED LIABILITY LIMIITED PARTNERSHIP, ITS SOLE MEMBER
BY: AVANTI PROPERTIES GROUP II, L.L.P., A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, ITS MANAGING GENERAL PARTNER
BY: AVANTI MANAGEMENT CORPORATION, A FLORIDA CORPORATION, ITS SOLE GENERAL PARTNER

I CERTIFY THAT~~I~~ RC SUPERIOR, LLC ~~AM~~ IS THE SOLE OWNER OF THE PROPERTY AND CONSENT TO THIS PLAN.

EXECUTED THIS 25 DAY OF March, 2019

OWNERS

SVP, WELLS FARGO
MORTGAGEES OR LIEN HOLDER

STATE OF Florida)
) SS.
COUNTY OF orange)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF March, 2019, BY Andrew Dubill (Exec. Vice President)

MY COMMISSION EXPIRES: 1/22/22 Shannon Kaitland Staunton
NOTARY PUBLIC

Shannon Kaitland Staunton
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION # GG177680
EXPIRES: 01/22/2022

BOARD OF TRUSTEES CERTIFICATE:
APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO. WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR 1st ~~ON THE~~ DAY OF April, 2019.

ATTEST: Phyllis L. Hardin, TOWN CLERK — Clint Folsom, MAYOR

THE TOWN OF SUPERIOR SEAL COLORADO

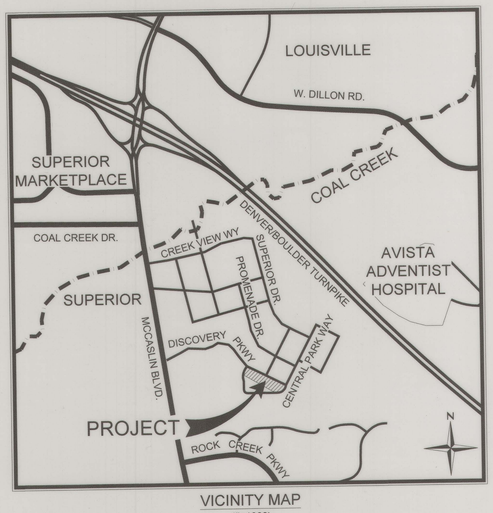
PLANNING COMMISSION CERTIFICATE:
RECOMMENDED APPROVED THIS 22ND DAY OF January 2019, BY THE TOWN OF SUPERIOR PLANNING COMMISSION, RESOLUTION NO. PC-1 SERIES 2019.

TOWN CLERK CERTIFICATE:
I CERTIFY THAT THIS INSTRUMENT AS APPROVED BY (RESOLUTION/ ~~ORDINANCE~~) NO. R-11, SERIES 2019, WAS FILED IN MY OFFICE ON THE 1st DAY OF April, 2019, AT 3:00 pm O'CLOCK AM/~~PM~~.

WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR 1st ON THE DAY OF April, 2019.

THE TOWN OF SUPERIOR SEAL COLORADO

Phyllis L. Hardin
TOWN CLERK



VICINITY MAP
1"=1000'

SHEET LIST TABLE

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	CONTEXT SITE PLAN
3	SITE PLAN BLOCK 26
4	CIRCULATION AND ACCESS PLAN
5	DRAINAGE PLAN BLOCK 26
6	UTILITY PLAN BLOCK 26
7	PHOTOMETRIC PLAN
8	BUILDING ELEVATIONS FRONT & REAR
9	BUILDING ELEVATIONS SIDES
10	COLOR BUILDING ELEVATIONS FRONT & REAR
11	COLOR BUILDING ELEVATIONS SIDES
12	COLOR AND MATERIAL PALETTE
13	LANDSCAPE PLAN BLOCK 26
14	PLANTING SCHEDULE NOTES & DETAILS
15	LANDSCAPE DETAILS
16	IRRIGATION PLAN

PARKING REQUIRED

	FINAL DEVELOPMENT PLAN NO. 4 (PARTIAL BLOCK 26)		
PARKING RATIO PER P2013-1	UNITS PROPOSED	SPACES REQUIRED	SPACES PROVIDED
2 OR 3 BEDROOM - 2 SPACES PER UNIT	15	30	30
4 BEDROOM - 3 SPACES PER UNIT	4	12	8 GARAGE + 4 DEDICAED OFFSTREET
GUEST SPACES - .10 PER UNIT	0	2	2
TOTAL	19	44	44

NOTE: 2 BEDROOM UNIT IS BASE MODEL WITHOUT FINISHED BASEMENT. ONLY LOTS 5, 9, 14, AND 19 MAY HAVE 3 UPSTAIR BEDROOMS AND 1 BEDROOM IN FINISHED BASEMENT. THE REMAINING LOTS CAN BE 2 OR 3 BEDROOM UNITS. 2 BEDROOM UNITS REQUIRE 1.5 SPACES PER UNIT.

PARKING PROVIDED

		FINAL DEVELOPMENT PLAN NO. 4 (PARTIAL BLOCK 26)	
PARKING SPACE TYPE	SPACES REQUIRED	SPACES PROVIDED	PERCENTAGE OF TOTAL PARKING PROVIDED
INTERNAL PRIVATE GARAGE	38	38	86.4
INTERNAL BLOCK VISITOR SPACES	2	2	4.5
DEDICATED SPACES *	4	4 *	9.1
TOTAL	44	44	100

* DEDICATED SPACES FOR LOT 5, 9, 14 AND 19. SEE NOTE 4 ON SHEET 2

SITE DATA TABLE

	FINAL DEVELOPMENT PLAN NO. 4 (PARTIAL BLOCK 26)	
ZONING		
PD	PD (PLANNED DEVELOPMENT)	
SITE ACREAGE		
GROSS	1.261 AC	
DEVELOPED PER THIS FDP	1.261 ACRES (100%)	
LAND USE		
RESIDENTIAL LOTS (FEE SIMPLE)	19	0.783 AC *
OUTLOTS (DISTRICT OWNERSHIP)	4	0.478 AC
TOTAL AREA OF FDP BOUNDARY		1.261 AC
SITE		
LANDSCAPING / OPEN SPACE /WALKS (PUBLIC)	0.221 AC = 13.7%	
LANDSCAPING / OPEN SPACE /WALKS (PRIVATE)	0.594AC = 36.7%	
PAVED SURFACE (PUBLIC)	0.257 AC = 15.9%	
PAVED SURFACE (PRIVATE)	0.044 AC = 2.7%	
PLATTED LOT AREA	0.783 AC = 70.4%	
PLATTED OUTLOT AREA	0.478 AC = 29.6%	
TOTAL	1.261 AC = 100%	
SETBACKS	REQUIRED	PROPOSED
DISCOVERY PARKWAY - FRONT SETBACK	2' MIN 8' MAX**	12.5' MIN 20' MAX
INCLINE LANE - REAR SETBACK	NA	5' MIN 10.1' MAX
INTERNAL TOWNHOME - SIDE SETBACK	NA	0'
END UNIT - SIDE SETBACK	NA	4'3" MIN 6.6' MAX

* ALL ACREAGE CALCULATIONS SHOWN ON THE TABLE REFLECT ACERAGES DEPICTED ON THE FINAL PLAT, NOT SQUARE FOOTAGE.

**SETBACK EXCEPTION REQUESTED TO ACCOMMODATE EXISTING EASEMENTS FOR POWER DISTRIBUTION AND SITE GRADING.

BUILDING TYPE	ALLOWABLE HEIGHT PER PDA	PROPOSED HEIGHT	DESIGN GUIDELINE TYPOLOGY
	32'-0"	32'-0"	I - URBAN VILLA

BENCHMARK

PROJECT CONTROL :
CONTROL CONSTRUCTION STAKING EXHIBIT FOR RC SUPERIOR LLC SUPERIOR TOWN CENTER PHASE 1A BY KING SURVEYORS INC DATED JUNE 18, 2015 (PROJECT NO. 2015464, FILE NAME 2015464STK.DWG)

BASIS OF BEARING

ASSUMING THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19 AS BEARING NORTH 88°57'26" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/92 , A DISTANCE OF 2654.76 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO.
THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

DEVELOPER/OWNER
RC SUPERIOR, LLC
BILL JENCKS
VICE PRESIDENT OF REAL ESTATE
12275 EL CAMINO REAL, SUITE 110
SAN DIEGO, CALIFORNIA 92130
858-345-3643
BJENCKS@RANCHCAPITAL.COM

APPLICANT
THB SUPERIOR MF LLC
JAY GARCIA
COMMUNITY DEVELOPMENT PROJECT MANAGER
1875 LAWRENCE STREET, SUITE 900
DENVER, CO 80202
303-707-4405
JGARCIA@THRIVEHOMEBUILDERS.COM

ENGINEER & LANDSCAPE ARCHITECT
REDLAND
RICK ROME P.E. LEED AP
1500 WEST CANAL COURT
LITTLETON, CO 80120
720-283-6783
RROME@REDLAND.COM

MEP & STRUCTURAL ENGINEERING & LIGHTING
EV STUDIO
ROSS MAXWELL, P.E.
ASSISTANT DIRECTOR OF STRUCTURAL ENGINEERING
1117 CHEROKEE STREET
DENVER, CO 80204
303-670-7242
ROSS@EVSTUDIO.COM

ARCHITECT
PEL-ONA ARCHITECTS & URBANISTS
MAYA WARD-KARET
4676 BROADWAY
BOULDER, CO 80304
303-443-7876

Memo of Record
Reception #03705440
Dated 4/3/19

YEARS FEN Redland WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 West Canal Court, Littleton, Colorado 80120
REDLAND.COM

VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET. SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE. AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

DRAWN	JMG
CHECKED	RAR
APPROVED	MTP
PROJECT NO.	17014.01
HORZ. SCALE	
VERT. SCALE	

NOTES

DATE	NO.	
10.08.2018	1	1ST SUBMITTAL
11.09.2018	2	PLANNING COMISSION SUBMITTAL
12.14.2018	3	RESPONSE TO STAFF COMMENTS
1.15.2019	4	RESPONSE TO STAFF COMMENTS
2.01.2019	5	RESPONSE TO COMISSION COMMENTS
2.14.2019	6	MYLAR CHECK SET
3.14.2019	7	ISSUE FOR APPROVAL

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

COVER SHEET

SHEET
1
OF 16

I:\2017\17014 - superior town center blocks 14 and 26\CADD\sheet sets\Block 26\final development plan\C1.0 COVER SHEET.dwg tab: C1.0 COVER SHEET Mar 21, 2019 - 6:30pm jgintner

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 4 (PARTIAL BLOCK 26)
DISCOVERY OFFICE PARK / SUPERIOR TOWN CENTER REPLAT NO. 3
A REPLAT OF A PORTION OF SUPERLOT 4A, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3 SITUATED IN THE WEST HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO.
COVER SHEET

LEGAL DESCRIPTION

FINAL DEVELOPMENT PLAN 4 (PARTIAL BLOCK 26)

FINAL SUBDIVISION PLAT OF SUPERLOT 4A, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3, A REPLAT OF A PORTION OF SUPERLOT 4A DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3
LOTS 1 THRU 19 TOGETHER WITH OUTLOTS A, B, C AND D

SIGNATURE BLOCKS

CERTIFICATE OF OWNERSHIIP: RC SUPERIOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: SUPERIOR TOWN CENTER ASLI VII HOLDINGS, LLC, A DELAWARE LIABILITY COMPANY, ITS SOLE MEMBER
BY: AVANTI STRATEGIC LAND INVESTORS VII, L.L.P., A DELAWARE LIMITED LIABILITY LIMIITED PARTNERSHIP, ITS SOLE MEMBER
BY: AVANTI PROPERTIES GROUP II, L.L.P., A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, ITS MANAGING GENERAL PARTNER
BY: AVANTI MANAGEMENT CORPORATION, A FLORIDA CORPORATION, ITS SOLE GENERAL PARTNER

I CERTIFY THAT I, _____, AM THE SOLE OWNER OF THE

PROPERTY AND CONSENT TO THIS PLAN.

EXECUTED THIS _____ DAY OF _____, 20_____.

_____ _____

OWNERS MORTGAGEES OR LIEN HOLDER

STATE OF _____)

) SS.

COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20____, BY _____.

MY COMMISSION EXPIRES:_____

NOTARY PUBLIC

BOARD OF TRUSTEES CERTIFICATE:
APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO. WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR_____ ON THE DAY OF _____, 20_____.

ATTEST: _____ _____
TOWN CLERK MAYOR

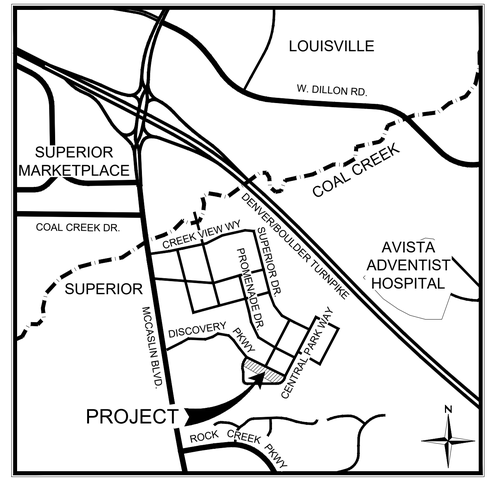
PLANNING COMMISSION CERTIFICATE:
RECOMMENDED APPROVED THIS _____ DAY OF _____, 20_____, BY THE TOWN OF SUPERIOR PLANNING COMMISSION, RESOLUTION NO. PC_____SERIES 20___

TOWN CLERK CERTIFICATE:

I CERTIFY THAT THIS INSTRUMENT AS APPROVED BY (RESOLUTION/ ORDINANCE) NO. _____, SERIES 20_____, WAS FILED IN MY OFFICE ON THE _____ DAY OF _____, 20_____, AT _____ O'CLOCK AM//PM.

WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR _____ ON THE DAY OF _____, 20_____.

_____
TOWN CLERK



VICINITY MAP
1"=1000'

SHEET LIST TABLE

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	CONTEXT SITE PLAN
3	SITE PLAN BLOCK 26
4	CIRCULATION AND ACCESS PLAN
5	DRAINAGE PLAN BLOCK 26
6	UTILITY PLAN BLOCK 26
7	PHOTOMETRIC PLAN
8	BUILDING ELEVATIONS FRONT & REAR
9	BUILDING ELEVATIONS SIDES
10	COLOR BUILDING ELEVATIONS FRONT & REAR
11	COLOR BUILDING ELEVATIONS SIDES
12	COLOR AND MATERIAL PALETTE
13	LANDSCAPE PLAN BLOCK 26
14	PLANTING SCHEDULE NOTES & DETAILS
15	LANDSCAPE DETAILS
16	IRRIGATION PLAN

PARKING REQUIRED

	FINAL DEVELOPMENT PLAN NO. 4 (PARTIAL BLOCK 26)		
PARKING RATIO PER P2013-1	UNITS PROPOSED	SPACES REQUIRED	SPACES PROVIDED
2 OR 3 BEDROOM - 2 SPACES PER UNIT	15	30	30
4 BEDROOM - 3 SPACES PER UNIT	4	12	8 GARAGE + 4 DEDICAED OFFSTREET
GUEST SPACES - .10 PER UNIT	0	2	2
TOTAL	19	44	44

NOTE: 2 BEDROOM UNIT IS BASE MODEL WITHOUT FINISHED BASEMENT. ONLY LOTS 5, 9, 14, AND 19 MAY HAVE 3 UPSTAIR BEDROOMS AND 1 BEDROOM IN FINISHED BASEMENT. THE REMAINING LOTS CAN BE 2 OR 3 BEDROOM UNITS. 2 BEDROOM UNITS REQUIRE 1.5 SPACES PER UNIT.

PARKING PROVIDED

		FINAL DEVELOPMENT PLAN NO. 4 (PARTIAL BLOCK 26)	
PARKING SPACE TYPE	SPACES REQUIRED	SPACES PROVIDED	PERCENTAGE OF TOTAL PARKING PROVIDED
INTERNAL PRIVATE GARAGE	38	38	86.4
INTERNAL BLOCK VISITOR SPACES	2	2	4.5
DEDICATED SPACES *	4	4 *	9.1
TOTAL	44	44	100

* DEDICATED SPACES FOR LOT 5, 9, 14 AND 19. SEE NOTE 4 ON SHEET 2

SITE DATA TABLE

	FINAL DEVELOPMENT PLAN NO. 4 (PARTIAL BLOCK 26)	
ZONING		
PD	PD (PLANNED DEVELOPMENT)	
SITE ACREAGE		
GROSS	1.261 AC	
DEVELOPED PER THIS FDP	1.261 ACRES (100%)	
LAND USE		
RESIDENTIAL LOTS (FEE SIMPLE)	19	0.783 AC *
OUTLOTS (DISTRICT OWNERSHIP)	4	0.478 AC
TOTAL AREA OF FDP BOUNDARY		1.261 AC
SITE		
LANDSCAPING / OPEN SPACE /WALKS (PUBLIC)	0.221 AC = 13.7%	
LANDSCAPING / OPEN SPACE /WALKS (PRIVATE)	0.594AC = 36.7%	
PAVED SURFACE (PUBLIC)	0.257 AC = 15.9%	
PAVED SURFACE (PRIVATE)	0.044 AC = 2.7%	
PLATTED LOT AREA	0.783 AC = 70.4%	
PLATTED OUTLOT AREA	0.478 AC = 29.6%	
TOTAL	1.261 AC = 100%	
SETBACKS	REQUIRED	PROPOSED
DISCOVERY PARKWAY - FRONT SETBACK	2' MIN 8' MAX**	12.5' MIN 20' MAX
INCLINE LANE - REAR SETBACK	NA	5' MIN 10.1' MAX
INTERNAL TOWNHOME - SIDE SETBACK	NA	0'
END UNIT - SIDE SETBACK	NA	4'3" MIN 6.6' MAX

* ALL ACREAGE CALCULATIONS SHOWN ON THE TABLE REFLECT ACERAGES DEPICTED ON THE FINAL PLAT, NOT SQUARE FOOTAGE.

**SETBACK EXCEPTION REQUESTED TO ACCOMMODATE EXISTING EASEMENTS FOR POWER DISTRIBUTION AND SITE GRADING.

BUILDING TYPE	ALLOWABLE HEIGHT PER PDA	PROPOSED HEIGHT	DESIGN GUIDELINE TYPOLOGY
	32'-0"	32'-0"	I - URBAN VILLA

BENCHMARK

PROJECT CONTROL :
CONTROL CONSTRUCTION STAKING EXHIBIT FOR RC SUPERIOR LLC SUPERIOR TOWN CENTER PHASE 1A BY KING SURVEYORS INC DATED JUNE 18, 2015 (PROJECT NO. 2015464, FILE NAME 2015464STK.DWG)

BASIS OF BEARING

ASSUMING THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19 AS BEARING NORTH 88°57'26" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/92 , A DISTANCE OF 2654.76 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO.
THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

DEVELOPER/OWNER
RC SUPERIOR, LLC
BILL JENCKS
VICE PRESIDENT OF REAL ESTATE
12275 EL CAMINO REAL, SUITE 110
SAN DIEGO, CALIFORNIA 92130
858-345-3643
BJENCKS@RANCHCAPITAL.COM

APPLICANT
THB SUPERIOR MF LLC
JAY GARCIA
COMMUNITY DEVELOPMENT PROJECT MANAGER
1875 LAWRENCE STREET, SUITE 900
DENVER, CO 80202
303-707-4405
JGARCIA@THRIVEHOMEBUILDERS.COM

ENGINEER & LANDSCAPE ARCHITECT
REDLAND
RICK ROME P.E. LEED AP
1500 WEST CANAL COURT
LITTLETON, CO 80120
720-283-6783
RROME@REDLAND.COM

MEP & STRUCTURAL ENGINEERING & LIGHTING
EV STUDIO
ROSS MAXWELL, P.E.
ASSISTANT DIRECTOR OF STRUCTURAL ENGINEERING
1117 CHEROKEE STREET
DENVER, CO 80204
303-670-7242
ROSS@EVSTUDIO.COM

ARCHITECT
PEL-ONA ARCHITECTS & URBANISTS
MAYA WARD-KARET
4676 BROADWAY
BOULDER, CO 80304
303-443-7876

Redland
YEARS TEN
WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 West Canal Court, Littleton, Colorado 80120
REDLAND.COM

VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET. SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE. AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

DRAWN	JMG
CHECKED	RAR
APPROVED	MTP
PROJECT NO.	17014.01
HORZ. SCALE	
VERT. SCALE	

NOTES

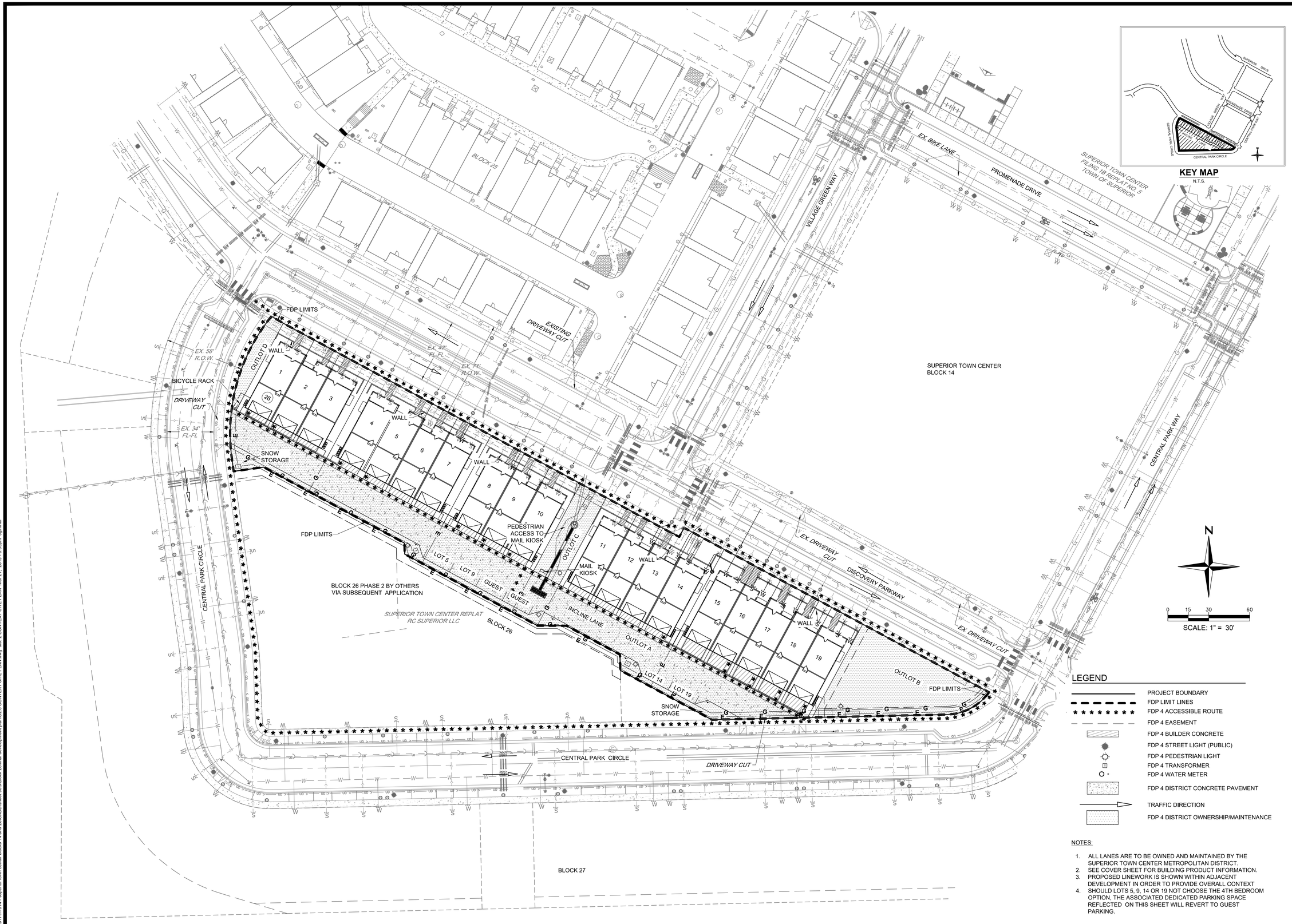
DATE	NO.	NOTES
10.08.2018	1	1ST SUBMITTAL
11.09.2018	2	PLANNING COMISSION SUBMITTAL
12.14.2018	3	RESPONSE TO STAFF COMMENTS
1.15.2019	4	RESPONSE TO STAFF COMMENTS
2.01.2019	5	RESPONSE TO COMISSION COMMENTS
2.14.2019	6	MYLAR CHECK SET
3.14.2019	7	ISSUE FOR APPROVAL

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

COVER SHEET

SHEET
1
OF 16

I:\2017\17014 - superior town center blocks 14 and 26\CAD\Sheet sets\Block 26\final development plan\C1.0 COVER SHEET.dwg tab: C1.0 COVER SHEET Mar 21, 2019 - 6:30pm jgintner



LEGEND

- PROJECT BOUNDARY
- FDP LIMIT LINES
- FDP 4 ACCESSIBLE ROUTE
- FDP 4 EASEMENT
- FDP 4 BUILDER CONCRETE
- FDP 4 STREET LIGHT (PUBLIC)
- FDP 4 PEDESTRIAN LIGHT
- FDP 4 TRANSFORMER
- FDP 4 WATER METER
- FDP 4 DISTRICT CONCRETE PAVEMENT
- TRAFFIC DIRECTION
- FDP 4 DISTRICT OWNERSHIP/MAINTENANCE

NOTES:

1. ALL LANES ARE TO BE OWNED AND MAINTAINED BY THE SUPERIOR TOWN CENTER METROPOLITAN DISTRICT.
2. SEE COVER SHEET FOR BUILDING PRODUCT INFORMATION.
3. PROPOSED LINEWORK IS SHOWN WITHIN ADJACENT DEVELOPMENT IN ORDER TO PROVIDE OVERALL CONTEXT
4. SHOULD LOTS 5, 9, 14 OR 19 NOT CHOOSE THE 4TH BEDROOM OPTION, THE ASSOCIATED DEDICATED PARKING SPACE REFLECTED ON THIS SHEET WILL REVERT TO GUEST PARKING.

YEARS NEW Redland WHERE GREAT PLACES BEGIN
720.283.4783 Office
15 Waterstone Court, Littleton, Colorado 80120
REDLAND.COM

VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET. SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE. AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

DRAWN	JMG
CHECKED	RAR
APPROVED	MTP
PROJECT NO.	17014.01
HORZ. SCALE	1" = 30'
VERT. SCALE	N/A

NOTES

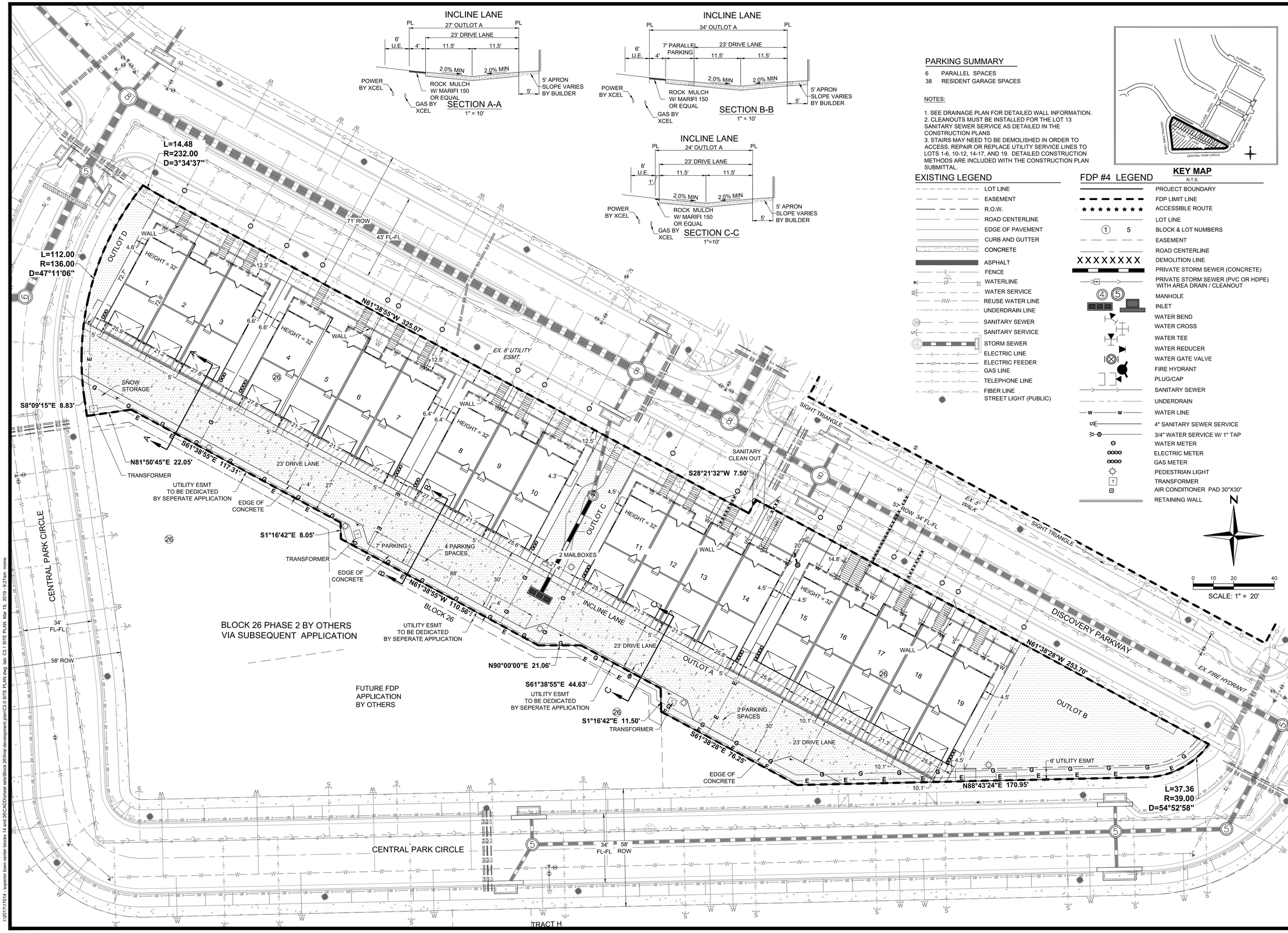
DATE	NO.	
10.08.2018	1	1ST SUBMITTAL
11.09.2018	2	PLANNING COMMISSION SUBMITTAL
12.14.2018	3	RESPONSE TO STAFF COMMENTS
1.15.2019	4	RESPONSE TO STAFF COMMENTS
2.01.2019	5	RESPONSE TO COMMISSION COMMENTS
2.14.2019	6	MYLAR CHECK SET
3.14.2019	7	ISSUE FOR APPROVAL

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

CONTEXT SITE PLAN

SHEET
2
OF 16

I:\2017\17014 - superior town center blocks 14 and 26\CADD\sheet sets\Block 26\final development plans\C2.0 CONTEXT SITE PLAN.dwg tab: 2 CONTEXT SITE PLAN Mar 21, 2019 - 6:35pm jgintner



PARKING SUMMARY

6 PARALLEL SPACES
38 RESIDENT GARAGE SPACES

NOTES:

1. SEE DRAINAGE PLAN FOR DETAILED WALL INFORMATION.
2. CLEANOUTS MUST BE INSTALLED FOR THE LOT 13 SANITARY SEWER SERVICE AS DETAILED IN THE CONSTRUCTION PLANS
3. STAIRS MAY NEED TO BE DEMOLISHED IN ORDER TO ACCESS, REPAIR OR REPLACE UTILITY SERVICE LINES TO LOTS 1-6, 10-12, 14-17, AND 19. DETAILED CONSTRUCTION METHODS ARE INCLUDED WITH THE CONSTRUCTION PLAN SUBMITTAL.

KEY MAP

N.T.S.

EXISTING LEGEND

- LOT LINE
- EASEMENT
- R.O.W.
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- ASPHALT
- FENCE
- WATERLINE
- WATER SERVICE
- REUSE WATER LINE
- UNDERDRAIN LINE
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- ELECTRIC LINE
- ELECTRIC FEEDER
- GAS LINE
- TELEPHONE LINE
- FIBER LINE
- STREET LIGHT (PUBLIC)

FDP #4 LEGEND

- PROJECT BOUNDARY
- FDP LIMIT LINE
- ACCESSIBLE ROUTE
- LOT LINE
- BLOCK & LOT NUMBERS
- EASEMENT
- ROAD CENTERLINE
- DEMOLITION LINE
- PRIVATE STORM SEWER (CONCRETE)
- PRIVATE STORM SEWER (PVC OR HDPE) WITH AREA DRAIN / CLEANOUT
- MANHOLE
- INLET
- WATER BEND
- WATER CROSS
- WATER TEE
- WATER REDUCER
- WATER GATE VALVE
- FIRE HYDRANT
- PLUG/CAP
- SANITARY SEWER
- UNDERDRAIN
- WATER LINE
- 4" SANITARY SEWER SERVICE
- 3/4" WATER SERVICE W/ 1" TAP
- WATER METER
- ELECTRIC METER
- GAS METER
- PEDESTRIAN LIGHT
- TRANSFORMER
- AIR CONDITIONER PAD 30"X30"
- RETAINING WALL

VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET. SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE. AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

YEARS
Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
7595 Ridgeline Ranch Court, Littleton, Colorado 80120
REDLAND.COM

DRAWN	JMG
CHECKED	RAR
APPROVED	MTP
PROJECT NO.	17014.01
HORZ. SCALE	1" = 20'
VERT. SCALE	N/A

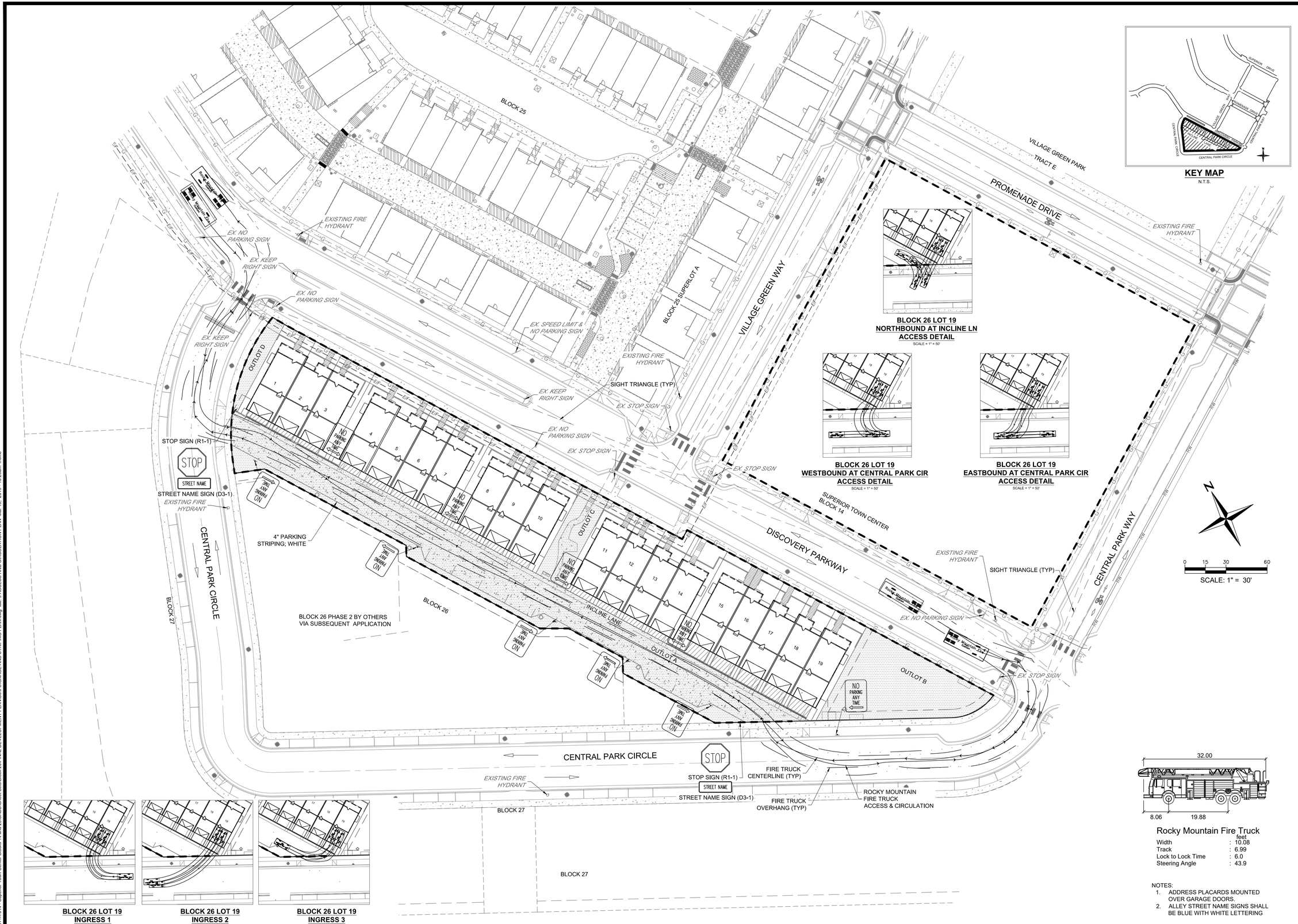
DATE	NO.	NOTES
10.08.2018	1	1ST SUBMITTAL
11.09.2018	2	PLANNING COMMISSION SUBMITTAL
12.14.2018	3	RESPONSE TO STAFF COMMENTS
1.15.2019	4	RESPONSE TO STAFF COMMENTS
2.01.2019	5	RESPONSE TO COMISSION COMMENTS
2.14.2019	6	MYLAR CHECK SET
3.14.2019	7	ISSUE FOR APPROVAL

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

SITE PLAN BLOCK 26

SHEET
3
OF 16

I:\2017\17014 - superior town center blocks 14 and 26\CAD\Sheet sets\Block 26\final development plan\C3.0 SITE PLAN.dwg tab: C3.1 SITE PLAN Mar 19, 2019 - 9:27am rrome



KEY MAP
N.T.S.

BLOCK 26 LOT 19 NORTHBOUND AT INCLINE LN ACCESS DETAIL
SCALE = 1" = 50'

BLOCK 26 LOT 19 WESTBOUND AT CENTRAL PARK CIR ACCESS DETAIL
SCALE = 1" = 50'

BLOCK 26 LOT 19 EASTBOUND AT CENTRAL PARK CIR ACCESS DETAIL
SCALE = 1" = 50'

BLOCK 26 LOT 19 INGRESS 1 ACCESS DETAIL
SCALE = 1" = 50'

BLOCK 26 LOT 19 INGRESS 2 ACCESS DETAIL
SCALE = 1" = 50'

BLOCK 26 LOT 19 INGRESS 3 ACCESS DETAIL
SCALE = 1" = 50'

Rocky Mountain Fire Truck

		feet
Width	:	10.08
Track	:	6.99
Lock to Lock Time	:	6.0
Steering Angle	:	43.9

NOTES:
1. ADDRESS PLACARDS MOUNTED OVER GARAGE DOORS
2. ALLEY STREET NAME SIGNS SHALL BE BLUE WITH WHITE LETTERING

YEARS Redland WHERE GREAT PLACES BEGIN
720.283.4783 Office
10150 Ridgewood Court, Littleton, Colorado 80125
REDLAND.COM

VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET. SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE. AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

DRAWN	JMG
CHECKED	RAR
APPROVED	MTP
PROJECT NO.	17014.01
HORZ. SCALE	1" = 30'
VERT. SCALE	N/A

NOTES

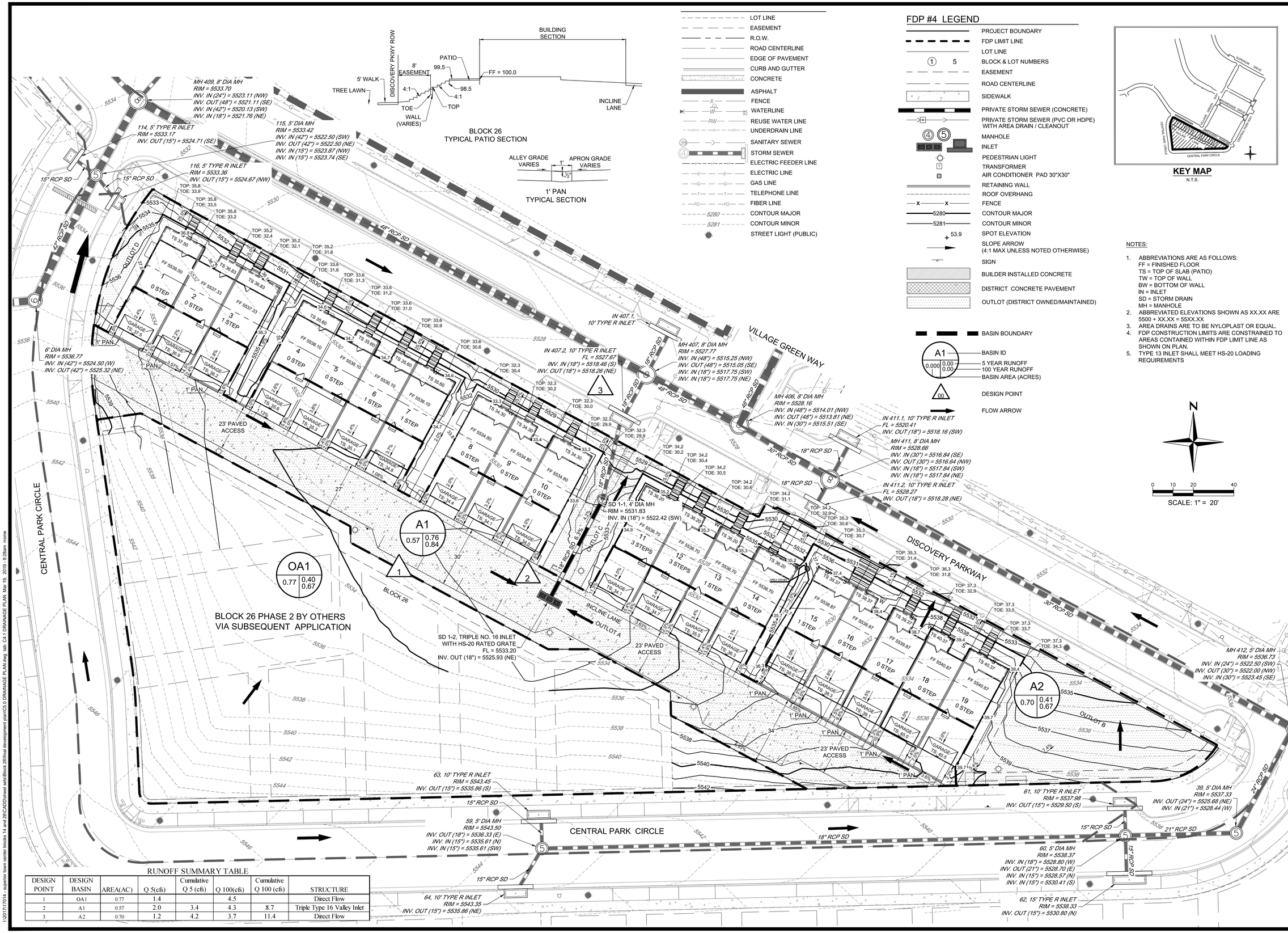
DATE	NO.	
10.08.2018	1	1ST SUBMITTAL
11.09.2018	2	PLANNING COMMISSION SUBMITTAL
12.14.2018	3	RESPONSE TO STAFF COMMENTS
1.15.2019	4	RESPONSE TO STAFF COMMENTS
2.01.2019	5	RESPONSE TO COMMISSION COMMENTS
2.14.2019	6	MYLAR CHECK SET
3.14.2019	7	ISSUE FOR APPROVAL

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

CIRCULATION AND ACCESS PLAN

SHEET
4
OF 16

I:\2017\17014 - Superior Town Center Blocks 14 and 26\CADD\Sheet Sets\Block 26\FINAL DEVELOPMENT PLAN\C6.0 SIGNAGE AND STRIPING PLAN.dwg tab: 9 ACCESS AND CIRCULATION PLAN Mar 19, 2019 - 10:20am rrome



NOTES:

1. ABBREVIATIONS ARE AS FOLLOWS:
   FF = FINISHED FLOOR
   TS = TOP OF SLAB (PATIO)
   TW = TOP OF WALL
   BW = BOTTOM OF WALL
   IN = INLET
   SD = STORM DRAIN
   MH = MANHOLE
2. ABBREVIATED ELEVATIONS SHOWN AS XX.XX ARE 5500 + XX.XX = 55XX.XX
3. AREA DRAINS ARE TO BE NYLOPLAST OR EQUAL.
4. FDP CONSTRUCTION LIMITS ARE CONSTRAINED TO AREAS CONTAINED WITHIN FDP LIMIT LINE AS SHOWN ON PLAN.
5. TYPE 13 INLET SHALL MEET HS-20 LOADING REQUIREMENTS

RUNOFF SUMMARY TABLE

DESIGN POINT	DESIGN BASIN	AREA(AC)	Q 5(cfs)	Cumulative Q 5 (cfs)	Q 100(cfs)	Cumulative Q 100 (cfs)	STRUCTURE
1	OA1	0.77	1.4		4.5		Direct Flow
2	A1	0.57	2.0	3.4	4.3	8.7	Triple Type 16 Valley Inlet
3	A2	0.70	1.2	4.2	3.7	11.4	Direct Flow

YEARS Redland WHERE GREAT PLACES BEGIN
720.283.6783 Office
9555 S. Kipling Parkway, Littleton, Colorado 80125
REDLAND.COM

VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET. SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE. AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

DRAWN	JMG
CHECKED	RAR
APPROVED	MTP
PROJECT NO.	17014.01
HORZ. SCALE	1" = 20'
VERT. SCALE	

DATE	NO.	NOTES
10.08.2018	1	1ST SUBMITTAL
11.09.2018	2	PLANNING COMMISSION SUBMITTAL
12.14.2018	3	RESPONSE TO STAFF COMMENTS
1.15.2019	4	RESPONSE TO STAFF COMMENTS
2.01.2019	5	RESPONSE TO COMMISSION COMMENTS
2.14.2019	6	MYLAR CHECK SET
3.14.2019	7	ISSUE FOR APPROVAL

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

DRAINAGE PLAN BLOCK 26

SHEET
5
OF 16

I:\2017\17014 - superior town center blocks 14 and 26\CAD\Sheet sets\Block 26\final development plan\C5.0 DRAINAGE PLAN.dwg lab: C4.1 DRAINAGE PLAN Mar 19, 2019 - 9:28am rrome

NOTES:

1. ABBREVIATIONS ARE AS FOLLOWS:
   FF = FINISHED FLOOR
   TS = TOP OF SLAB (PATIO)
   TW = TOP OF WALL
   BW = BOTTOM OF WALL
   IN = INLET
   SD = STORM DRAIN
   MH = MANHOLE
   EX = EXISTING
2. ABBREVIATED ELEVATIONS SHOWN AS XX.XX ARE 5500 + XX.XX = 55XX.XX
3. AREA DRAINS ARE TO BE NYLOPLAST OR EQUAL.
4. FDP CONSTRUCTION LIMITS ARE CONSTRAINED TO AREAS CONTAINED WITHIN FDP LIMIT LINE AS SHOWN ON PLAN.

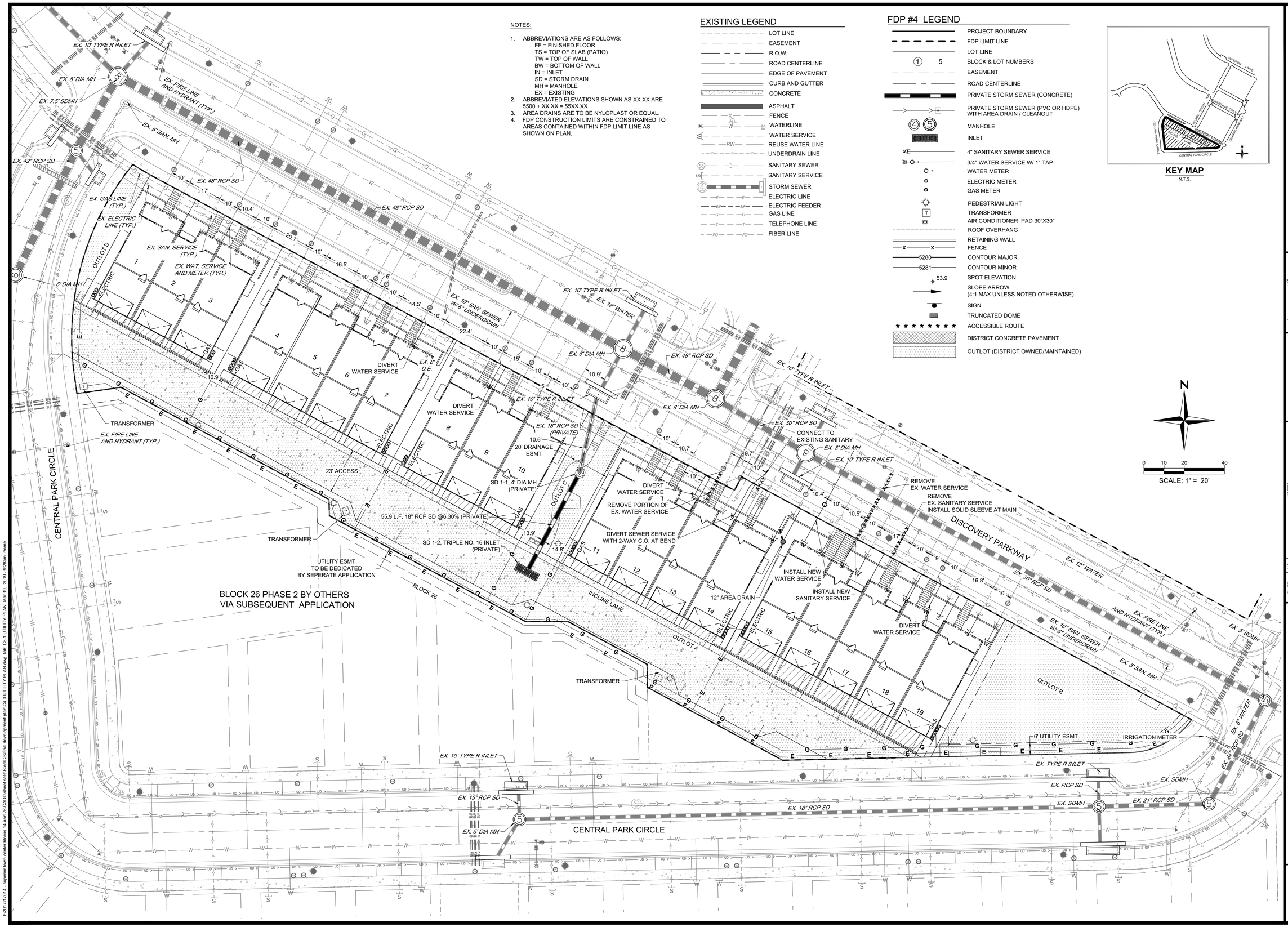
EXISTING LEGEND

- LOT LINE
- EASEMENT
- R.O.W.
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- ASPHALT
- FENCE
- WATERLINE
- WATER SERVICE
- REUSE WATER LINE
- UNDERDRAIN LINE
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- ELECTRIC LINE
- ELECTRIC FEEDER
- GAS LINE
- TELEPHONE LINE
- FIBER LINE

FDP #4 LEGEND

- PROJECT BOUNDARY
- FDP LIMIT LINE
- LOT LINE
- BLOCK & LOT NUMBERS
- EASEMENT
- ROAD CENTERLINE
- PRIVATE STORM SEWER (CONCRETE)
- PRIVATE STORM SEWER (PVC OR HDPE) WITH AREA DRAIN / CLEANOUT
- MANHOLE
- INLET
- 4" SANITARY SEWER SERVICE
- 3/4" WATER SERVICE W/ 1" TAP
- WATER METER
- ELECTRIC METER
- GAS METER
- PEDESTRIAN LIGHT
- TRANSFORMER
- AIR CONDITIONER PAD 30"X30"
- ROOF OVERHANG
- RETAINING WALL
- FENCE
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- SIGN
- TRUNCATED DOME
- ACCESSIBLE ROUTE
- DISTRICT CONCRETE PAVEMENT
- OUTLOT (DISTRICT OWNED/MAINTAINED)

KEY MAP
N.T.S.



VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET. SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE. AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

Redland
10 YEARS
WHERE GREAT PLACES BEGIN
720.283.4783 Office
8787 W. Cross Drive Court, Littleton, Colorado 80120
REDLAND.COM

DRAWN	JMG
CHECKED	RAR
APPROVED	MTP
PROJECT NO.	17014.01
HORZ. SCALE	1" = 20'
VERT. SCALE	

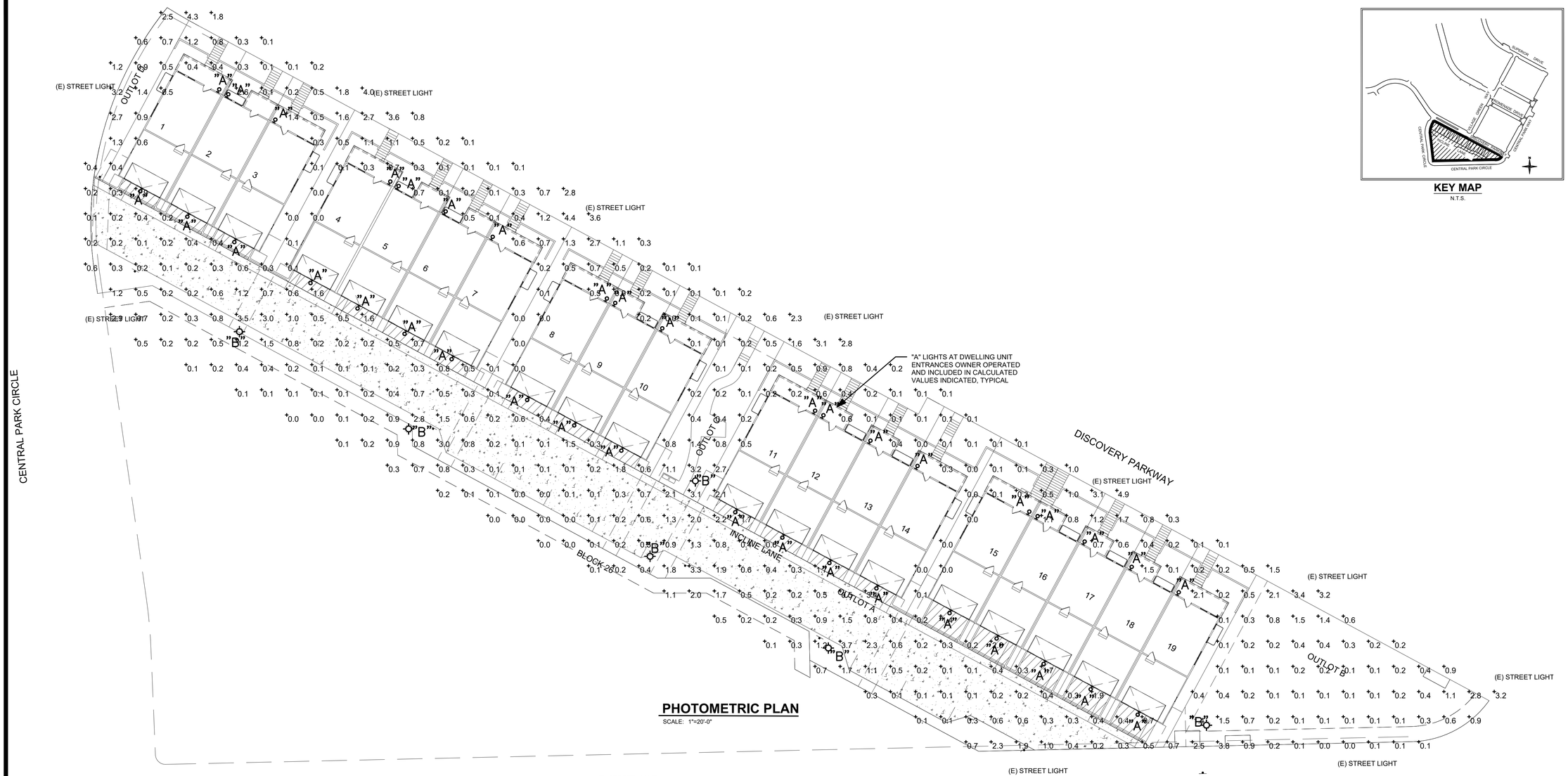
DATE	NO.	NOTES
10.08.2018	1	1ST SUBMITTAL
11.09.2018	2	PLANNING COMMISSION SUBMITTAL
12.14.2018	3	RESPONSE TO STAFF COMMENTS
1.15.2019	4	RESPONSE TO STAFF COMMENTS
2.01.2019	5	RESPONSE TO COMMISSION COMMENTS
2.14.2019	6	MYLAR CHECK SET
3.14.2019	7	ISSUE FOR APPROVAL

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

UTILITY PLAN BLOCK 26

SHEET
6
OF 16

I:\2017\17014 - superior town center blocks 14 and 26\CAD\sheet sets\Block 26\final development plan\C4.0 UTILITY PLAN.dwg tab: C5.1 UTILITY PLAN Mar 19, 2019 - 9:28am rrome



PHOTOMETRIC PLAN

SCALE: 1"=20'-0"

KEY MAP

N.T.S.

3000 K LED Outdoor Lantern - BKT BKT
11250BKT30 (Textured Black)

Primary Lamping	
Light Source	LED
Lamp Included	Integrated
Number of Lights/LEDs	1
Delivered Lumens	350
Delivered Efficacy	33
Max or Nominal Watt	11W

Qualifications	
Safety Rated	Wet
Title 24	Yes
Class 2	Yes
Dark Sky	Yes
Expected Life Span	40000 Hours
Warranty	www.kichler.com/warr

1 TYPE "A" BUILDING MOUNTED

SCALE: NONE

+6'-8" +/- REFER TO ELEVATIONS
PROVIDE BLACK FINISH

(E) STREET LIGHT

LED lighting facts

Light Output (Lumens)	2162
Watts	47
Lumens per Watt (Efficacy)	46
Color Accuracy (Color Rendering Index (CRI))	84

General Description

- Available in single or double pole mounted configurations
- Offered in 3 standard pole heights (12', 14', and 16')
- Optional ANSI136.41 7-pin twist lock receptacle
- Mounting template and anchor hardware included
- International Dark-Sky approved
- UL Listed, suitable for wet locations

2 TYPE "B" POLE MOUNTED

SCALE: NONE

+12'-0 AFG VIA 12' POLE
PROVIDE BLACK FINISH

PHOTOMETRIC PLAN NOTES

ALL GARAGE-MOUNTED WALL LIGHTS USED TO ILLUMINATE INTERNAL DRIVE AISLES ARE TO BE LIGHTED FROM DUSK UNTIL DAWN. THE ASSOCIATED METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ENFORCEMENT.

Project Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROJECT SITE	+	0.7 fc	3.8 fc	0.0 fc	N/A	N/A

(N/A = DIVISION BY ZERO - UNDEFINED VALUE)

Luminaire Type Schedule

Symbol	Type	QTY	Catalog Number	Description	Lamp	Number of Lamps	Lumens per Lamp	LLF	Wattage
	A	38	11250BKT30	SURFACE MOUNT LED SCONCE FULL CUT-OFF OPTICS	LED 3000K	1	350	1	11
	B	6	AP-208L3100F30K 5L3	LED AREA LIGHT, POLE MOUNTED (12') FULL CUT-OFF, HOUSE SIDE SHIELD SINGLE HEAD CONFIGURATION TYPE III DISTRIBUTION PROVIDE DARK BRONZE POLE (.35% REFLECTIVE)	LED 3000K	1	2162	1	47

EVstudio
architecture : engineering : planning

VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET. SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE. AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

DRAWN	KMH
CHECKED	TBK
APPROVED	SMD
PROJECT NO.	SE17-112
HORZ. SCALE	NOTED
VERT. SCALE	N/A

DATE	NO.	NOTES
10/08/2018	1	1ST SUBMITTAL
11/09/2018	2	PLANNING COMMISSION SUBMITTAL
12/14/2018	3	RESPONSE TO STAFF COMMENTS
1/05/2019	4	RESPONSE TO STAFF COMMENTS
2/01/2019	5	RESPONSE TO COMMISSION COMMENTS
2/14/2019	6	MYLAR CHECK SET
3/14/2019	7	ISSUE FOR APPROVAL

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

PHOTOMETRIC PLAN

SHEET

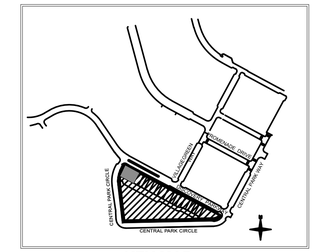
7

OF 16

***NOTE:** AVERAGE GRADE CALLOUTS ARE BASED ON FINAL DEVELOPMENT PLAN AND MAY VARY SLIGHTLY ON FINAL PRODUCT. BUILDINGS WILL ADHERE TO 32'-0" HEIGHT LIMIT.

1 BUILDING 1 - LOTS 1 THROUGH 3 - FRONT ELEVATION

SCALE: 1/4" = 1'-0"



KEY MAP
N.T.S.

2 BUILDING 1 - LOTS 1 THROUGH 3 - REAR ELEVATION

SCALE: 1/4" = 1'-0"

ARCHITECT:
PEL-ONA
ARCHITECTS AND URBANISTS
4476 BROADWAY
BOULDER, CO 80304
T: (303) 443-7876
CONTACT: Ronnie Pelusio
EMAIL: Ronnie@PelOna.com

PEL · ONA
ARCHITECTS & URBANISTS

VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101 ET SEQ., C.R.S., AND CHAPTER 26 OF THE SUPERIOR MUNICIPAL CODE, AVAILABLE IN THE SUPERIOR TOWN HALL AT 124 EAST COTTONWOOD DRIVE, SUPERIOR, COLORADO. THE TERM AND OTHER LIMITATIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

CONSTRUCTION
NOT FOR

DRAWN	MJ
CHECKED	MWK
APPROVED	RP
PROJECT NO.	17014.01
HORZ. SCALE	
VERT. SCALE	

NOTES

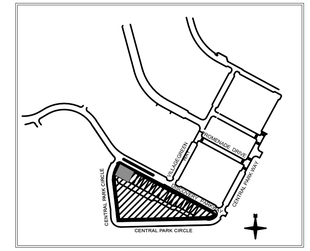
DATE	NO.	
10.08.2018	1	1ST SUBMITTAL
11.09.2018	2	PLANNING COMISSION SUBMITTAL
12.17.2018	3	2ND SUBMITTAL
01.14.2019	4	3RD SUBMITTAL
02.11.2019	5	PUBLIC HEARING SUBMITTAL
02.14.2019	6	MYLAR CHECK SET
03.14.2019	7	ISSUE FOR APPROVAL

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

BUILDING ELEVATIONS FRONT AND REAR

SHEET
8
OF 18

***NOTE:** AVERAGE GRADE CALLOUTS ARE BASED ON FINAL DEVELOPMENT PLAN AND MAY VARY SLIGHTLY ON FINAL PRODUCT. BUILDINGS WILL ADHERE TO 32'-0" HEIGHT LIMIT.



KEY MAP
N.T.S.

1 BUILDING 1 - LOT 1 - SIDE ELEVATION (ENHANCED)

SCALE: 1/4" = 1'-0"

2 BUILDING 1 - LOT 3 - SIDE ELEVATION

SCALE: 1/4" = 1'-0"

LOT 19 LOT 18 LOT 17 LOT 16 LOT 15
SCALE: 1/16" = 1'-0"

LOT 14 LOT 13 LOT 12 LOT 11
SCALE: 1/16" = 1'-0"

LOT 10 LOT 9 LOT 8
SCALE: 1/16" = 1'-0"

LOT 7 LOT 6 LOT 5 LOT 4
SCALE: 1/16" = 1'-0"

LOT 3 LOT 2 LOT 1
SCALE: 1/16" = 1'-0"

DISCOVERY PARKWAY BLOCK FACE

SCALE: 1/16" = 1'-0"

NOTE: UNITS ON LOTS 1, 10, 11 AND 19 SHALL HAVE ENHANCED SIDE ELEVATION TREATMENTS SIMILAR TO THE BUILDING 1 LOT 1 ENHANCED SIDE ELEVATION SHOWN ABOVE.

ARCHITECT:
PEL-ONA
ARCHITECTS AND URBANISTS
4495 BROADWAY
BOULDER, CO 80304
T: (303) 443-7876
CONTACT: Ronnie Pelusio
EMAIL: Ronnie@PelOna.com

PEL · ONA
ARCHITECTS & URBANISTS

VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101 ET SEQ., C.R.S., AND CHAPTER 19 OF THE SUPERIOR MUNICIPAL CODE. AVAILABLE AT THE SUPERIOR TOWN HALL, 124 E. COTTONWOOD PARK DRIVE, SUPERIOR, COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

CONSTRUCTION
NOT FOR

DRAWN	MJ
CHECKED	MWK
APPROVED	RP
PROJECT NO.	17014.01
HORZ. SCALE	
VERT. SCALE	

NOTES

DATE	NO.	
10.08.2018	1	1ST SUBMITTAL
11.09.2018	2	PLANNING COMISSION SUBMITTAL
12.17.2018	3	2ND SUBMITTAL
01.14.2019	4	3RD SUBMITTAL
02.11.2019	5	PUBLIC HEARING SUBMITTAL
02.14.2019	6	MYLAR CHECK SET
03.14.2019	7	ISSUE FOR APPROVAL

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

BUILDING ELEVATIONS SIDES

BUILDING 1 - LOTS 1-3 FRONT ELEVATION

SCALE: 1/4" = 1'-0" (11 X 17 SHEET : 1/8" = 1'-0")

BUILDING 1 - LOTS 1-3 REAR ELEVATION

SCALE: 1/4" = 1'-0" (11 X 17 SHEET : 1/8" = 1'-0")

KEY MAP
N.T.S.

YEARS TEN Redland WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 West Canal Court, Littleton, Colorado 80120
REDLAND.COM

VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET. SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE. AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

DRAWN	JMG
CHECKED	RAR
APPROVED	MTP
PROJECT NO.	17014.01
HORZ. SCALE	
VERT. SCALE	

DATE	NO	NOTES
10.08.2018	1	1ST SUBMITTAL
11.09.2018	2	PLANNING COMMISSION SUBMITTAL
12.14.2018	3	RESPONSE TO STAFF COMMENTS
1.15.2019	4	RESPONSE TO STAFF COMMENTS
2.01.2019	5	RESPONSE TO COMMISSION COMMENTS

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

COLOR BUILDING ELEVATIONS FRONT & REAR
COLOR SCHEME 3

SHEET
10
OF 16

I:\2017\17014 - superior town center blocks 14 and 26\CAD\sheet sets\Block 26\final development plans\ BUILDING ELEVATIONS.dwg tab: 11 COLOR ELEVATIONS Feb 01 2019 2:37pm rorre

KEY MAP
N.T.S.

BUILDING 1 - LOTS 1-3 SIDE ELEVATION

SCALE: 1/4" = 1'-0" (11 X 17 SHEET : 1/8" = 1'-0")

BUILDING 1 - LOTS 1-3 SIDE ELEVATION

SCALE: 1/4" = 1'-0" (11 X 17 SHEET : 1/8" = 1'-0")

DISCOVERY PARKWAY BLOCK FACE

SCALE: 1/16" = 1'-0"

YEARS TEN Redland WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 West Canal Court, Littleton, Colorado 80120
REDLAND.COM

VESTED RIGHTS
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET. SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE SUPERIOR, COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

DRAWN	JMG
CHECKED	RAR
APPROVED	MTP
PROJECT NO.	17014.01
HORZ. SCALE	
VERT. SCALE	

NOTES

DATE	NO.	
10.08.2018	1	1ST SUBMITTAL
11.09.2018	2	PLANNING COMMISSION SUBMITTAL
12.14.2018	3	RESPONSE TO STAFF COMMENTS
1.15.2019	4	RESPONSE TO STAFF COMMENTS

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

COLOR BUILDING ELEVATIONS SIDES
COLOR SCHEME 3

SHEET
11
OF 16

I:\2017\17014 - Superior Town Center Blocks 14 and 26\CADD\Sheet Sets\Block 26\FINAL DEVELOPMENT PLAN\BUILDING ELEVATIONS.dwg tab: 10 COLOR ELEVATIONS Jan 15, 2019 - 9:46am mone

SCHEME 1

ROOF
OWENS CORNING
ONYX BLACK

BODY 1
PPG 15-05
MACAROON
CREAM

BODY 2
PPG 1033-4
LIGHT DRIZZLE

TRIM
PPG 1008-7
STONES THROW

GARAGE
PPG 15-05
MACAROON CREAM

ACCENT
PPG 1106-3
AUTUMN GLOW

SCHEME 2

ROOF
OWENS CORNING
ONYX BLACK

BODY 1
PPG 15-05
MACAROON
CREAM

BODY 2
PPG 1085-4
BEST BEIGE

TRIM
PPG 1008-7
STONES THROW

GARAGE
PPG 15-05
MACAROON CREAM

ACCENT
PPG 1063-7
ANCIENT COPPER

SCHEME 3

ROOF
OWENS CORNING
ONYX BLACK

BODY 1
PPG 15-05
MACAROON
CREAM

BODY 2
PPG 14-06
WINTER FEATHER

TRIM
PPG 1008-7
STONES THROW

GARAGE
PPG 15-05
MACAROON CREAM

ACCENT
PPG 10-06
THUNDERBOLT

SCHEME 4

ROOF
OWENS CORNING
ONYX BLACK

BODY 1
PPG 15-05
MACAROON
CREAM

BODY 2
PPG 1009-5
PHOENIX FOSSIL

TRIM
PPG 1008-7
STONES THROW

GARAGE
PPG 15-05
MACAROON CREAM

ACCENT
PPG 13-17
PURPLE PARLOR

STONE
ENVIRONMENTAL
STONEWORKS
CHAMPAGNE
LEDGESTONE

YEARS
Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 West Canal Court, Littleton, Colorado 80120
REDLAND.COM

VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET. SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE. AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE SUPERIOR, COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

DRAWN	JMG
CHECKED	RAR
APPROVED	MTP
PROJECT NO.	17014.01
HORZ. SCALE	
VERT. SCALE	

DATE	NO.	NOTES
10.08.2018	1	1ST SUBMITTAL
11.09.2018	2	PLANNING COMISSION SUBMITTAL
12.14.2018	3	RESPONSE TO STAFF COMMENTS
1.15.2019	4	RESPONSE TO STAFF COMMENTS
2.01.2019	5	RESPONSE TO COMISSION COMMENTS

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

COLOR AND MATERIAL PALETTE

SHEET
12
OF 16

I:\2017\17014 - superior town center blocks 14 and 26\CAD\sheet sets\Block 26\final development plans\ BUILDING ELEVATIONS.dwg, tab: 12 COLOR PALETTE, Feb 04, 2019 - 9:50am, none

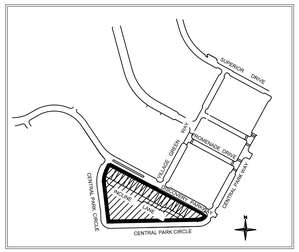
MATERIAL LEGEND

- MANICURED LAWN
- COBBLE MULCH
- ROCK MULCH
- WOOD MULCH (NO HATCH)
- STEEL EDGER
- LIMIT OF FDP
- A/C UNIT
- SIGN
- TRASH AND RECYCLE RECEPTACLE
- BENCH
- BIKE RACK
- PET WASTE STATION
- POLE LIGHT
- WATER METER
- PROPOSED WATER LINE; SEE CIVIL
- RETAINING WALL
- LANDSCAPE BOULDERS (SEE DETAIL 7 ON SHEET 15)

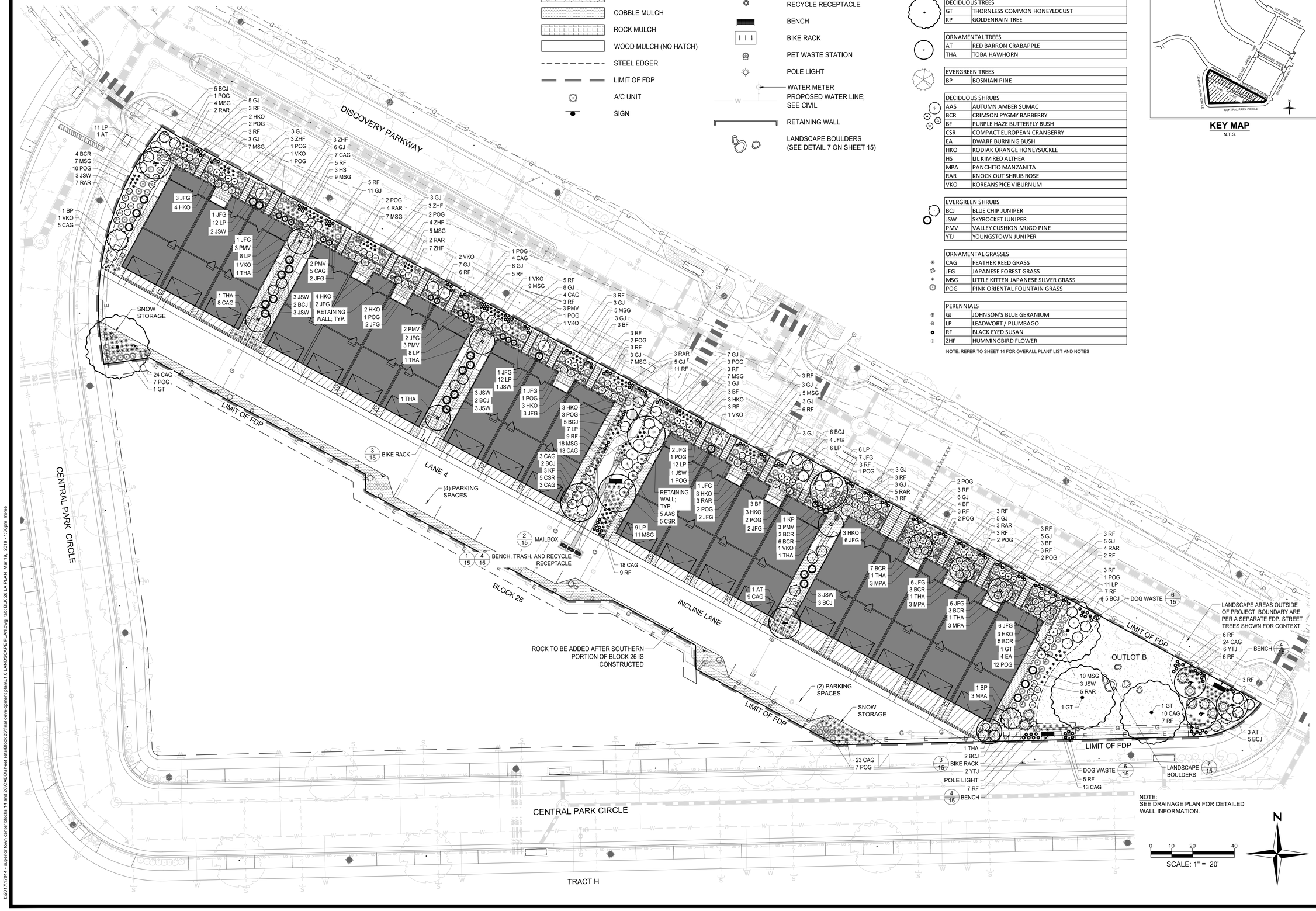
PLANT SCHEDULE

SYMBOL	COMMON NAME
DECIDUOUS TREES	
GT	THORNLESS COMMON HONEYLOCUST
KP	GOLDENRAIN TREE
ORNAMENTAL TREES	
AT	RED BARRON CRABAPPLE
THA	TOBA HAWHORN
EVERGREEN TREES	
BP	BOSNIAN PINE
DECIDUOUS SHRUBS	
AAS	AUTUMN AMBER SUMAC
BCR	CRIMSON PYGMY BARBERRY
BF	PURPLE HAZE BUTTERFLY BUSH
CSR	COMPACT EUROPEAN CRANBERRY
EA	DWARF BURNING BUSH
HKO	KODIAK ORANGE HONEYSUCKLE
HS	LIL KIM RED ALTHEA
MPA	PANCHITO MANZANITA
RAR	KNOCK OUT SHRUB ROSE
VKO	KOREANSPICE VIBURNUM
EVERGREEN SHRUBS	
BCJ	BLUE CHIP JUNIPER
JSW	SKYROCKET JUNIPER
PMV	VALLEY CUSHION MUGO PINE
YTJ	YOUNGSTOWN JUNIPER
ORNAMENTAL GRASSES	
CAG	FEATHER REED GRASS
JFG	JAPANESE FOREST GRASS
MSG	LITTLE KITTEN JAPANESE SILVER GRASS
POG	PINK ORIENTAL FOUNTAIN GRASS
PERENNIALS	
GJ	JOHNSON'S BLUE GERANIUM
LP	LEADWORT / PLUMBAGO
RF	BLACK EYED SUSAN
ZHF	HUMMINGBIRD FLOWER

NOTE: REFER TO SHEET 14 FOR OVERALL PLANT LIST AND NOTES



KEY MAP
N.T.S.



NOTE:
SEE DRAINAGE PLAN FOR DETAILED WALL INFORMATION.

SCALE: 1" = 20'

VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET. SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE. AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

DRAWN	NEH
CHECKED	BJB
APPROVED	MTP
PROJECT NO.	17014.01
HORZ. SCALE	1" = 20'
VERT. SCALE	N/A

DATE	NO.	NOTES
10.08.2018	1	1ST SUBMITTAL
11.09.2018	2	PLANNING COMMISSION SUBMITTAL
12.14.2018	3	RESPONSE TO STAFF COMMENTS
1.15.2019	4	RESPONSE TO STAFF COMMENTS
2.01.2019	5	RESPONSE TO COMMISSION COMMENTS
2.14.2019	6	MYLAR CHECK SET
3.14.2019	7	ISSUE FOR APPROVAL

YEARS TEN Redland WHERE GREAT PLACES BEGIN
720.283.4783 Office
10594 W. C-470 Court, Littleton, Colorado 80120
REDLAND.COM

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

LANDSCAPE PLAN BLOCK 26

SHEET
13
OF 16

I:\2017\17014 - superior town center blocks 14 and 26\CAD\sheet sets\Block 26\final development plan\L1.0 LANDSCAPE PLAN.dwg tab: BLK 26 LA PLAN Mar 19, 2019 - 1:30pm rrome

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	HEIGHT	WIDTH
DECIDUOUS TREES						
GT	THORNLESS COMMON HONEYLOCUST	GLEDITSIA TRICANTHOS INERMIS	4	2.5" B&B	30-60'	15-40'
KP	GOLDENRAIN TREE	KOELREUTERIA PANICULATA	4	2.5" B&B	20-30'	25-35'
		TOTAL:	8			
ORNAMENTAL TREES						
AT	RED BARRON CRABAPPLE	MALUS 'RED BARRON'	5	2" Cal.	15-18'	10-12'
THA	TOBA HAWHORN	CRATAEGUS X MORDENENSIS 'TOBA'	9	2" Cal.	15-18'	12-15'
		TOTAL:	14			
EVERGREEN TREES						
BP	BOSNIAN PINE	PINUS HELDEICHII	2	10'	15-25'	6-8'
		TOTAL:	2			
DECIDUOUS SHRUBS						
AAS	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	5	#5	12-18"	6-8'
BCR	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	31	#5	2-3'	2-3'
BF	PURPLE HAZE BUTTERFLY BUSH	BUDDLEJA X 'PURPLE HAZE'	20	#5	2-3'	2-3'
CSR	COMPACT EUROPEAN CRANBERRY	VIBURNUM OPULUS 'COMPACTUM'	10	#5	4-5'	5-6'
EA	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	4	#5	6-8'	6-8'
HKO	KODIAK ORANGE HONEYSUCKLE	DIERVILLA RIVULARIS 'G2X88544'	33	#5	3-4'	3-4'
HS	LIL KIM RED ALTHEA	HIBISCUS SYRIACUS 'SHIMRR38'	8	#5	3-4'	3-4'
MPA	PANCHITO MANZANITA	ARCTOSTAPHLOS 'PANCHITO'	12	#5	2-3'	4-5'
RAR	KNOCK OUT SHRUB ROSE	ROSA x 'RADRAZZ'	38	#5	2-3'	2-3'
VKO	KOREANSPICE VIBURNUM	V. CARLESII	9	#5	5-6'	5-6'
		TOTAL:	170			
EVERGREEN SHRUBS						
BCJ	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	37	#5	8-12"	6-8'
JSW	SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'	25	10'	15-20'	4-5'
PMV	VALLEY CUSHION MUGO PINE	PINUS MUGO 'VALLEY CUSHION'	16	#5	2-3'	2-3'
YTJ	YOUNGSTOWN JUNIPER	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	8	#5	12-18"	4-6'
		TOTAL:	86			
ORNAMENTAL GRASSES						
CAG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA	173	#5	4-5'	18-24"
JFG	JAPANESE FOREST GRASS	HAKENOCHLOA MACRA 'AUREOLA'	60	#1	12"	12-18"
MSG	LITTLE KITTEN JAPANESE SILVER GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN'	111	#5	2-3'	12-18"
POG	PINK ORIENTAL FOUNTAIN GRASS	PENNISETUM ORIENTAL 'KARLEY ROSE'	73	#1	3-4'	3-4'
		TOTAL:	417			
PERENNIALS						
GJ	JOHNSON'S BLUE GERANIUM	G. X 'JOHNSON'S BLUE'	115	#1	15-18"	15-18"
LP	LEADWORT / PLUMBAGO	CERATOSTIGMA PLUMBAGINOIDES	102	#1	8-12"	18-24"
RF	BLACK EYED SUSAN	RUDBECKIA FULGIDA	164	#1	18"-24"	18"-24"
ZHF	HUMMINGBIRD FLOWER	ZAUSCHNERIA GARRETTII	20	#1	4-6"	15-20"
		TOTAL:	401			

MATERIAL SCHEDULE

ITEM	DESCRIPTION	QTY.
COBBLE MULCH	6" ROUND/OVAL NATURAL RIVER COBBLE DEPRESSED 2" BELOW SURROUNDING CURBS AND WALKS	4,410 SF
ROCK MULCH	1 -1/2" IRREGULAR GOLD ORE ROCK	3,170 SF
SHREDDED WOOD MULCH	NON-DYED SHREDDED CEDAR MULCH	6,965 SF
MANICURED LAWN	ALL SOD SHALL BE TEXAS HYBRID BLUEGRASS 'DURABLE' OR 'THERMAL BLUE' OR APPROVED EQUAL	2,882 SF
STEEL EDGER	14 GAUGE STEEL EDGING WITH ROLLED TOP OR APPROVED EQUAL 3/16" x 5-1/2" RYERSON TYPE METAL EDGING WITH MILLED EDGE AND ANCHOR STAKED PER MANUFACTURERS SPECIFICATION	574 LF

PLANT REQUIREMENTS

ITEM	BLOCK 15	
	REQUIRED	PROVIDED
TOTAL OPEN SPACE (INCLUDING WALKS)	N/A	19,296 SF
TOTAL PLANTING AREA	N/A	17,430 SF
TOTAL LIVE COVERAGE OF PLANTING AREA	75%	77% (13,421 SF)**
DECIDUOUS TREES (1 PER 825 SF)	22	22
EVERGREEN TREES	N/A	2
SHRUB TOTALS (1 PER 100 SF)	175	256
PERCENTAGE EVERGREEN SHRUBS	33%	34%

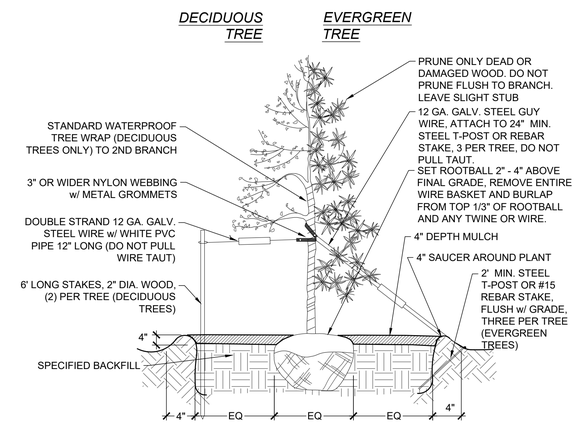
*Ornamental grasses and perennials not included. See Overall Plant List for total quantities.

**Calculations of planting area covered by living plant materials is based on mature shrub sizes and ground cover spread.

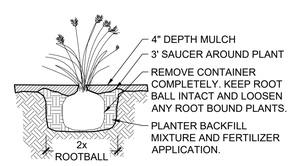
PLANTING NOTES

1. IRRIGATION: A BELOW GROUND FULLY AUTOMATED IRRIGATION SYSTEM WILL BE INSTALLED IN ALL LANDSCAPED AREAS UTILIZING WATER-CONSERVING SYSTEMS SUCH AS TRICKLE (DRIP) IRRIGATION TO WATER ALL SHRUBS AND TREE PLANTINGS. RAIN SENSORS WILL BE USED TO AUTOMATICALLY SHUT DOWN THE IRRIGATION SYSTEM DURING PERIODS OF HIGH MOISTURE. TO MAXIMIZE WATER USE EFFICIENCY, THE IRRIGATION SYSTEM WILL BE DESIGNED WITH A HIGH APPLICATION EFFICIENCY AND WITH ZONES THAT CORRESPOND TO THE DIFFERING WATER REQUIREMENTS OF PLANTING AREAS. BACKFLOW CONTROL DEVICES SHALL BE LOCATED OR SCREENED SO THAT THEY ARE NOT VISIBLE FROM PUBLIC STREETS OR PARKING LOTS. SPRAY OVER WALKWAYS AND ROADWAYS WILL BE MINIMIZED FOR PEDESTRIAN COMFORT, SAFETY AND WATER CONSERVATION. REFER TO IRRIGATION PLANS FOR ADDITIONAL INFORMATION.
2. SOIL AMENDMENT: SOIL WITHIN THE PROJECT LIMITS IS PREDOMINANTLY NUNN CLAY LOAM. ALL LANDSCAPE AREAS WILL RECEIVE SOIL AMENDMENT, APPLIED AT A MINIMUM OF THREE AND ONE-HALF (3.5) CUBIC YARDS OF PURE ORGANIC MATERIAL PER ONE THOUSAND (1,000) SQUARE FEET, TILLED TO A MINIMUM DEPTH OF SIX (6) INCHES.
3. WOOD MULCH: MULCH FOR TREES AND SHRUB BEDS WILL BE "CASCADE CEDAR MULCH", A DISTINCTIVE LOOKING WOOD MULCH MEDIUM BROWN IN APPEARANCE WITH A FINE TEXTURED "HAIR-LIKE" LOOK. THE WOOD FIBERS WILL BE APPROXIMATELY 1 ½" – 3 ½" IN LENGTH AND BE UNIFORM IN APPEARANCE. THIS MULCH IS IDEAL FOR HIGH WIND AREAS AS IT FORMS A DENSE MAT WHICH HELPS TO LOCK IT TOGETHER AND STAY IN PLACE.

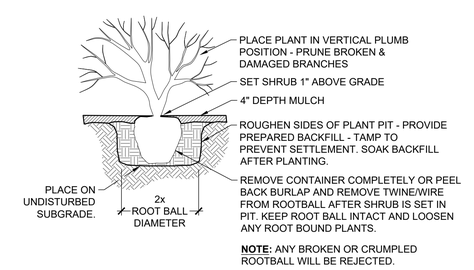
   MINIMUM DEPTH OF MULCH WILL BE THREE (3) INCHES IN SHRUB BEDS. MULCHED BED AREAS WILL INCLUDE WEED CONTROL FABRIC.
4. ON CORNER LOTS, LANDSCAPE MATERIAL OVER THIRTY (30) INCHES IN HEIGHT WILL NOT BE PLANTED WITHIN THE SIGHT TRIANGLE ESTABLISHED FOR THE ADJACENT INTERSECTION EXCEPT FOR TREES WITH BRANCHES AND FOLIAGE REMOVED TO A HEIGHT OF SEVEN (7) FEET ABOVE THE GROUND.
5. WEED BARRIER FABRIC IS TO BE NONWOVEN GEOTEXTILE AND INSTALLED UNDER ALL PLANTING AREA EXCLUDING SOD. RECOMMEND MIRAFI MSCAPE OR APPROVED EQUAL.
6. SHREDDED WOOD MULCH SHALL BE INSTALLED IN ALL PLANTING AREAS NOT SPECIFIED WITH ROCK MULCH.
7. LANDSCAPE INSTALLATION SHALL BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
8. SEED MIX IS FOR DISTURBED AREAS ONLY AFTER CONSTRUCTION COMPLETION.
9. LIMB UP TOBA HAWTHORNS TO 5 FEET ABOVE GRADE.
10. ALL ON-LOT LANDSCAPE WILL BE IRRIGATED AND MAINTAINED BY THE LOT OWNER. MAINTENANCE REQUIREMENTS WILL MEET THOSE ADOPTED FOR THE COMMON AREA AND RIGHT OF WAY LANDSCAPES.



1/14 TREE PLANTING DETAIL
N.T.S.

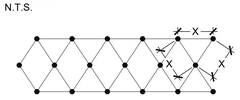


2/14 PERENNIAL PLANTING DETAIL
N.T.S.



NOTE: ANY BROKEN OR CRUMPLED ROOTBALL WILL BE REJECTED.

3/14 SHRUB PLANTING DETAIL
N.T.S.



NOTES:
1. FOR DIMENSIONS OF 'X', SEE PLANT SCHEDULE.

2. ALL SHRUB AND PERENNIAL PLANTINGS SHALL BE SPACED TRIANGULARLY AT THE DIMENSIONS INDICATED ON THE PLANT SCHEDULE.

3. SPACE TREES PER PLAN.

4/14 PLANT SPACING DETAIL
N.T.S.

YEARS
Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
5680 Greenwood Plaza Court, Littleton, Colorado 80120
REDLAND.COM

VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET. SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE. AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

DRAWN	JMG
CHECKED	RAR
APPROVED	MTP
PROJECT NO.	17014.01
HORZ. SCALE	1" = 20'
VERT. SCALE	N/A

DATE	NO.	NOTES
10.08.2018	1	1ST SUBMITTAL
11.09.2018	2	PLANNING COMMISSION SUBMITTAL
12.14.2018	3	RESPONSE TO STAFF COMMENTS
1.15.2019	4	RESPONSE TO STAFF COMMENTS
2.01.2019	5	RESPONSE TO COMMISSION COMMENTS
2.14.2019	6	MYLAR CHECK SET
3.14.2019	7	ISSUE FOR APPROVAL

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

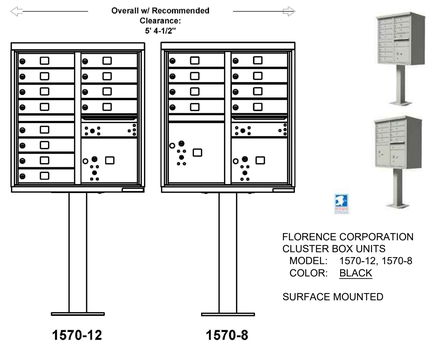
PLANT SCHEDULE/NOTES & DETAILS

SHEET
14
OF 16

I:\2017\17014 - superior town center blocks 14 and 26\CAD\sheet sets\Block 26\final development plan\L1.1 LANDSCAPE DETAILS.dwg tab: 14 PLANTING SCHEDULE NOTES & DETAILS Mar 15, 2019 - 8:33am rrome

MANUFACTURER: DUMOR
MODEL: 437-40SH WITH SHIELD, SIDE DEPOSIT
SIZE: 40 GALLONS
MATERIAL: STEEL
COLOR: BLACK
FINISH: POLYESTER POWDER COAT
LABEL & OPENINGS: TRASH (5"X10"), RECYCLING (4"Ø)
SURFACE MOUNTED

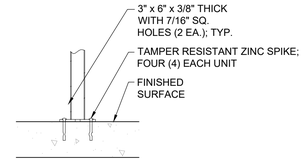
1/15 TRASH AND RECYCLE RECEPTACLE
N.T.S.



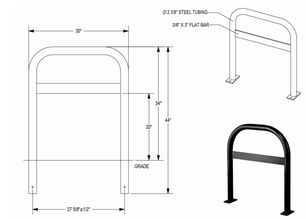
FLORENCE CORPORATION
CLUSTER BOX UNITS
MODEL: 1570-12, 1570-8
COLOR: BLACK

SURFACE MOUNTED

2/15 MAILBOXES
N.T.S.



MOUNTING DETAIL



MANUFACTURER: MAD RAX
MODEL: UX238-LB
MATERIAL: STEEL
COLOR: BLACK
FINISH: POLYESTER POWDER COAT

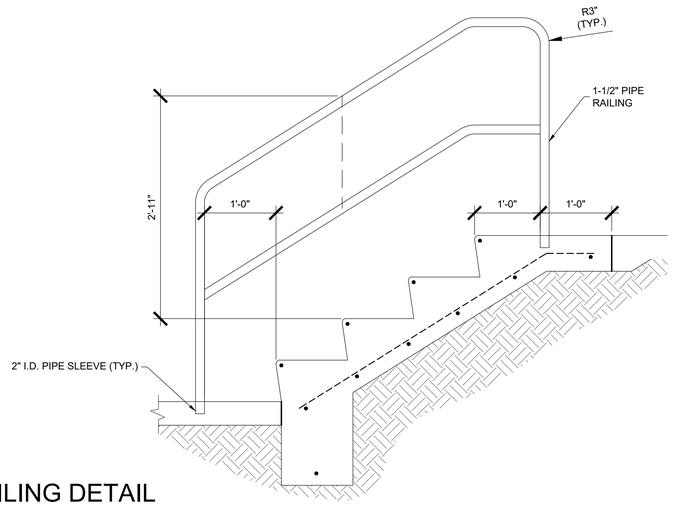
SURFACE MOUNTED

3/15 BIKE RACK
N.T.S.

MANUFACTURER: DUMOR
MODEL: 118 WITH CUSTOM STRAIGHT TOP
SIZE: 6' LENGTH
MATERIAL: STEEL
COLOR: BLACK
FINISH: POLYESTER POWDER COAT

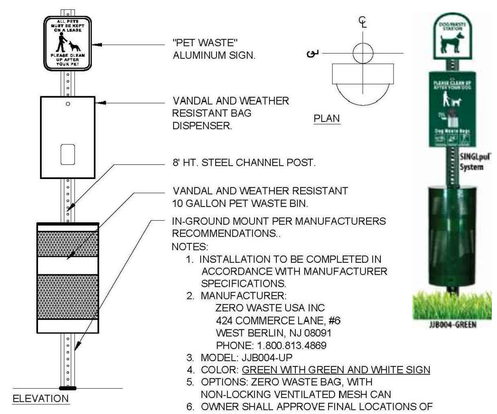
SURFACE MOUNTED

4/15 BENCH
N.T.S.



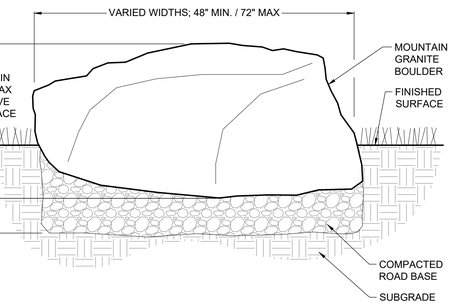
COLOR: BLACK

5/15 RAILING DETAIL
N.T.S.



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
2. MANUFACTURER:
   ZERO WASTE USA INC
   424 COMMERCE LANE, #6
   WEST BERLIN, NJ 08091
   PHONE: 1.800.813.4869
3. MODEL: JJB004-UP
4. COLOR: GREEN WITH GREEN AND WHITE SIGN
5. OPTIONS: ZERO WASTE BAG, WITH NON-LOCKING VENTILATED MESH CAN
6. OWNER SHALL APPROVE FINAL LOCATIONS OF PET STATION PRIOR TO INSTALLATION.

6/15 DOG WASTE
N.T.S.



7/15 LANDSCAPE BOULDERS
N.T.S.

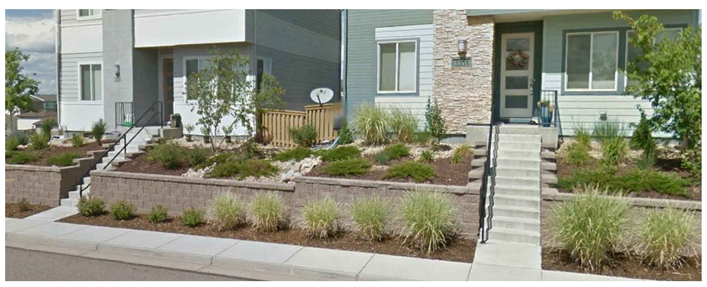
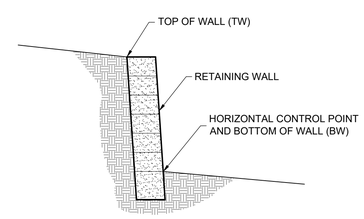


IMAGE REPRESENTATIVE OF WALL RELATIONSHIP TO STAIRS

COLOR: GRAY BLEND
FINISH: ALLAN BLOCK ASHLAR BLEND PATTERN
NOTE: LOCATED ON BLOCK 26 ON NORTH SIDE OF BUILDINGS



RETAINING WALL NOTES:

1. CONTRACTOR TO PROVIDE STRUCTURAL DESIGN AND SHOP DRAWINGS FOR RETAINING WALL.
2. LEVELING COURSE, BACK OF WALL DRAINAGE AND SLOPE TIES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATION.
3. WALLS GREATER THAN 48" REQUIRE A BUILDING PERMIT
4. WALLS GREATER THAN 30" REQUIRE A HANDRAIL

8/15 RETAINING WALLS
N.T.S.

Redland
YEARS
WHERE GREAT PLACES BEGIN
720.283.4783 Office
10200 E. Girard Court, Littleton, Colorado 80120
REDLAND.COM

VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET. SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE. AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

DRAWN	JMG
CHECKED	RAR
APPROVED	MTP
PROJECT NO.	17014.01
HORZ. SCALE	1" = 20'
VERT. SCALE	N/A

DATE	NO.	NOTES
10.08.2018	1	1ST SUBMITTAL
11.09.2018	2	PLANNING COMISSION SUBMITTAL
12.14.2018	3	RESPONSE TO STAFF COMMENTS
1.15.2019	4	RESPONSE TO STAFF COMMENTS
2.01.2019	5	RESPONSE TO COMISSION COMMENTS
2.14.2019	6	MYLAR CHECK SET
3.14.2019	7	ISSUE FOR APPROVAL

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

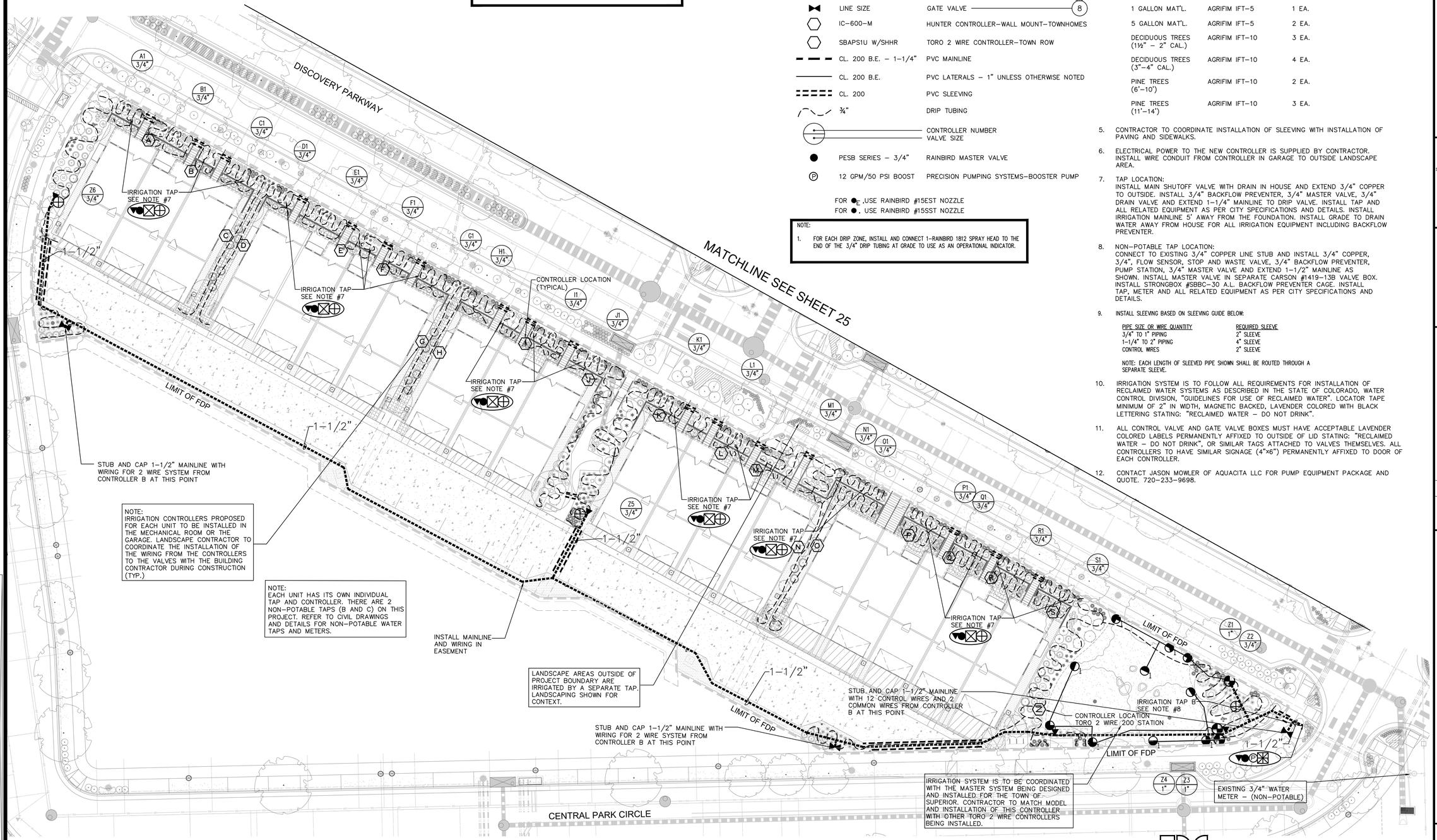
LANDSCAPE DETAILS

I:\2017\17014 - superior town center blocks 14 and 26\CAD\Sheet sets\Block 26\final development plan\L1.1 LANDSCAPE DETAILS.dwg tab: 15 LANDSCAPE DETAILS Mar 19, 2019 - 1:28pm mone

FOR TOWN ROW SYSTEM ADD TORO TWRFS RAIN SENSOR, TORO TFS-075 FLOW SENSOR, TORO BLUE STRIP DRIP TUBING, RAINBIRD XCZ-100-PRF-R W/SB-DAC-1 DRIP VALVE, RAINBIRD XERI-BUG EMITTERS AND TORO SB-BLA SURGE PROTECTOR. VALVES TO BE PURPLE AND USE DECODERS. CONTRACTOR TO PROVIDE AND INSTALL 2-WIRE EQUIPMENT AS PER MANUFACTURER'S RECOMMENDATIONS.

NOTE:

1. ALL EQUIPMENT AND PIPING FOR THE IRRIGATION SYSTEM COMING FROM THE NON-POTABLE WATER METERS IS TO BE NONPOTABLE AND PURPLE IN COLOR.



IRRIGATION SCHEDULE

SYMBOL	MODEL	DESCRIPTION	DETAIL
	PGP-04-CV-2.0	HUNTER ROTOR	1
	PGP-04-CV-2.5	HUNTER ROTOR	1
	PESB-R W/SB-DAC-1	RAINBIRD CONTROL VALVE	2
	¾"	DRIP VALVE	3
	765 - 3/4"	FEBCO BACKFLOW PREVENTER	4
	825YA-3/4"	FEBCO BACKFLOW PREVENTER	5
	44LRC	RAINBIRD QUICK COUPLER	7
	LINE SIZE	GATE VALVE	8
	IC-600-M	HUNTER CONTROLLER-WALL MOUNT-TOWNHOMES	
	SBAPS1U W/SHHR	TORO 2 WIRE CONTROLLER-TOWN ROW	
	CL. 200 B.E. - 1-1/4"	PVC MAINLINE	
	CL. 200 B.E.	PVC LATERALS - 1" UNLESS OTHERWISE NOTED	
	CL. 200	PVC SLEEVING	
	¾"	DRIP TUBING	
		CONTROLLER NUMBER / VALVE SIZE	
	PESB SERIES - 3/4"	RAINBIRD MASTER VALVE	
	12 GPM/50 PSI BOOST	PRECISION PUMPING SYSTEMS-BOOSTER PUMP	

FOR ●E ,USE RAINBIRD #15EST NOZZLE
FOR ●, USE RAINBIRD #15SST NOZZLE

NOTE:

1. FOR EACH DRIP ZONE, INSTALL AND CONNECT 1-RAINBIRD 1812 SPRAY HEAD TO THE END OF THE 3/4" DRIP TUBING AT GRADE TO USE AS AN OPERATIONAL INDICATOR.

IRRIGATION NOTES

1. REFER TO SPECIFICATIONS AND DETAILS FOR INSTALLATION INSTRUCTIONS.
2. ALL BASE PLAN INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY REDLAND ENGINEERING, INC.
3. IRRIGATION SYSTEM IS DESIGNED FOR A STATIC WATER PRESSURE OF 70 PSI. CONTRACTOR IS TO VERIFY PRESSURE PRIOR TO INSTALLATION OF IRRIGATION SYSTEM AND NOTIFY LANDSCAPE ARCHITECT WITH VERIFICATION FIGURES. FAILURE TO NOTIFY LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY ALTERATIONS AT HIS/HER OWN COST.
4. INSTALL DRIP EMITTERS IN BED AREAS AS DESCRIBED BELOW: THE FOLLOWING DRIP EMITTER SCHEDULE IS FOR MODERATE PLANTS. DECREASE WATER BY HALF FOR LOW WATER PLANT MATERIAL.

GROUND COVER	AGRIFIM IFT-5	1 EA. 12" RADIUS, 15" O.C.
1 GALLON MAT'L.	AGRIFIM IFT-5	1 EA.
5 GALLON MAT'L.	AGRIFIM IFT-5	2 EA.
DECIDUOUS TREES (1½" - 2" CAL.)	AGRIFIM IFT-10	3 EA.
DECIDUOUS TREES (3"-4" CAL.)	AGRIFIM IFT-10	4 EA.
PINE TREES (6'-10')	AGRIFIM IFT-10	2 EA.
PINE TREES (11'-14')	AGRIFIM IFT-10	3 EA.

5. CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF PAVING AND SIDEWALKS.
6. ELECTRICAL POWER TO THE NEW CONTROLLER IS SUPPLIED BY CONTRACTOR. INSTALL WIRE CONDUIT FROM CONTROLLER IN GARAGE TO OUTSIDE LANDSCAPE AREA.
7. TAP LOCATION: INSTALL MAIN SHUTOFF VALVE WITH DRAIN IN HOUSE AND EXTEND 3/4" COPPER TO OUTSIDE. INSTALL 3/4" BACKFLOW PREVENTER, 3/4" MASTER VALVE, 3/4" DRAIN VALVE AND EXTEND 1-1/4" MAINLINE TO DRIP VALVE. INSTALL TAP AND ALL RELATED EQUIPMENT AS PER CITY SPECIFICATIONS AND DETAILS. INSTALL IRRIGATION MAINLINE 5' AWAY FROM THE FOUNDATION. INSTALL GRADE TO DRAIN WATER AWAY FROM HOUSE FOR ALL IRRIGATION EQUIPMENT INCLUDING BACKFLOW PREVENTER.
8. NON-POTABLE TAP LOCATION: CONNECT TO EXISTING 3/4" COPPER LINE STUB AND INSTALL 3/4" COPPER, 3/4", FLOW SENSOR, STOP AND WASTE VALVE, 3/4" BACKFLOW PREVENTER, PUMP STATION, 3/4" MASTER VALVE AND EXTEND 1-1/2" MAINLINE AS SHOWN. INSTALL MASTER VALVE IN SEPARATE CARSON #1419-13B VALVE BOX. INSTALL STRONGBOX #SBBC-30 A.L. BACKFLOW PREVENTER CAGE. INSTALL TAP, METER AND ALL RELATED EQUIPMENT AS PER CITY SPECIFICATIONS AND DETAILS.
9. INSTALL SLEEVING BASED ON SLEEVING GUIDE BELOW:

PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVE
3/4" TO 1" PIPING	2" SLEEVE
1-1/4" TO 2" PIPING	4" SLEEVE
CONTROL WIRES	2" SLEEVE

NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH A SEPARATE SLEEVE.

10. IRRIGATION SYSTEM IS TO FOLLOW ALL REQUIREMENTS FOR INSTALLATION OF RECLAIMED WATER SYSTEMS AS DESCRIBED IN THE STATE OF COLORADO, WATER CONTROL DIVISION, "GUIDELINES FOR USE OF RECLAIMED WATER". LOCATOR TAPE MINIMUM OF 2" IN WIDTH, MAGNETIC BACKED, LAVENDER COLORED WITH BLACK LETTERING STATING: "RECLAIMED WATER - DO NOT DRINK".
11. ALL CONTROL VALVE AND GATE VALVE BOXES MUST HAVE ACCEPTABLE LAVENDER COLORED LABELS PERMANENTLY AFFIXED TO OUTSIDE OF LID STATING: "RECLAIMED WATER - DO NOT DRINK", OR SIMILAR TAGS ATTACHED TO VALVES THEMSELVES. ALL CONTROLLERS TO HAVE SIMILAR SIGNAGE (4"x6") PERMANENTLY AFFIXED TO DOOR OF EACH CONTROLLER.
12. CONTACT JASON MOWLER OF AQUACITA LLC FOR PUMP EQUIPMENT PACKAGE AND QUOTE. 720-233-9698.

IDC
IRRIGATION DESIGN & CONSULTING, INC.
303-442-7027
303-665-8485- FAX

YEARS
Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
10200 E. Girard Court, Littleton, Colorado 80120
REDLAND.COM

VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET. SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE. AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

DRAWN	SN
CHECKED	SN
APPROVED	SN
PROJECT NO.	17014.01
HORZ. SCALE	1" = 20'
VERT. SCALE	N/A

DATE	NO.	NOTES
10.08.2018	1	1ST SUBMITTAL
11.09.2018	2	PLANNING COMMISION SUBMITTAL
12.14.2018	3	RESPONSE TO STAFF COMMENTS
1.15.19	4	RESPONSE TO STAFF COMMENTS
2.01.19	5	RESPONSE TO COMMISSION COMMENTS
2.14.19	6	MYLAR CHECK SET
3.11.2019	7	ISSUE FOR APPROVAL

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

IRRIGATION PLAN BLOCK 26