

May 7, 2019

Town of Superior
Mr. Steven Williams, Town Planner
124 E. Coal Creek Drive
Superior, CO 80027

Re: Rock Creek Ranch P.U.D. Amendment No. 25, Filing No. 25, Final Subdivisional Plat, Final Plat Site Plans for Parq at Rock Creek and 88th Street Narrative

Staff, Planning Commission, and Board of Trustees:

On behalf of the applicant Steelwave Acquisitions, LLC, it is our pleasure to submit this application for a PUD Amendment, Preliminary/Final Plat, and (2) Final Plat Site Plans for Parq at Rock Creek.

PROJECT OVERVIEW:

This application offers a project comprised of 180 multi-family units, community amenities, common open space, right-of-way dedication, and open space dedication, on 23.642 acres currently zoned Regional Employment and Activity Center (RAC). The existing parcel of vacant land, commonly known as “the Zaharias Property,” is located at 7500 S. 88th St. Superior, CO. The parcel is bounded by 88th Street to the west, Boulder County-owned Hodgson-Harris Reservoir to the south, and Colorado Department of Transportation land to the east and north that includes State Highway 36 – the Boulder Turnpike. Parq at Rock Creek is located near more concentrated residential development, Flatiron Crossing Mall, major roadways, employment centers such as Superior Marketplace and the future Superior Town Center, commercial services and public transit facilities. The Town of Superior Comprehensive Plan identifies this area as a good location for moderate intensity residential use.

To achieve the vision for the Parq at Rock Creek, we propose to amend the Rock Creek Ranch PUD FDP approved January 1987 (PUD) to change the property land use designation from RAC to R-2A to allow for a 180-unit, high-quality multi-family community, and to provide needed public improvements to the adjacent 88th Street corridor. Additionally, in line with aspirational desires of the Comprehensive Plan, portions of the site are also dedicated to the Town to help expand the Town of Superior’s robust network of active trails and diverse open spaces.

PROJECT APPLICATIONS:

The following applications are being submitted concurrently:

- A. Rock Creek Ranch PUD Amendment No. 25: An amendment to the approved PUD to permit the residential uses proposed for the property. This PUD Amendment also clarifies revised standards associated with the proposed residential use.
- B. Final Subdivision Plat of Rock Creek Ranch Filing No. 25: A Preliminary and Final Plat to subdivide the property to allow for separate ownership of parcels, provide tracts to be dedicated to the Town, dedicate right-of-way, and provide public access easements along the trail network.
- C. Final Plat Site Plan for Parq at Rock Creek: A FPSP for the residential development portion of the property and all associated improvements and amenities.
- D. Final Plat Site Plan for 88th Street: A FPSP for improvements to 88th Street and related portions of the property.

PROJECT ELEMENTS:

This project has been developed with reference to the PUD, the Town of Superior Design Standards and Municipal Code. The proposed PUD Amendment No. 25, Preliminary and Final Plat and Site Plans are specifically outlined and addressed below in this narrative. Consistent with the PUD's definitions for multi-family residential found in Section 1.5 Design Intent, I. Single Family Attached/Multi-Family Residential of the PUD, this development is treated as such and follows the requirements outlined for this project. The project provides 180 residential units out of the allowable 180. The units will be rented as townhome-like apartments and rents are currently projected to rent for an average \$2,500 - \$3,000 per unit.

Private Development and Management. The 180 rental-unit development will be privately owned. Management will be provided by an on-site property management company who will maintain the infrastructure improvements and manage the residential units and club/amenity building. The management company will also provide centralized management of utilities, trash collection, landscape maintenance, parking, sidewalks, roadways, and snow removal. The existing Rock Creek Ranch HOA will not serve any role in management or maintenance of common elements. The project is accessed via 88th Street connecting to a system of private roads that will be privately owned and maintained by the property management company. Private water lines and water meters will be placed in easements dedicated through the Plat. Land, key improvements and infrastructure are proposed to be dedicated to the Town including the widening and improving 88th Street, and a public open space buffer from Hodgson-Harris Reservoir around the south edge of the property.

88th Street Right-of-Way Dedication. For the 88th Street corridor widening, this proposal shall dedicate an additional 42,094 square feet of right of way (.966 acres) and streetscape improvements along the eastern edge of 88th Street from the north access of 88th Street and the project area to the south access of the project area and 88th Street. Key corridor-enhancing improvements shall include raised medians, striping for an interim three-lane roadway, bike lanes, "complete street" pedestrian facilities, a multi-use trail, shade-producing street trees, street lighting, and drought-tolerant, appropriate low-maintenance landscaping. The proposal offers key traffic engineering solutions including a restricted right-in/right-out access onto 88th Street at the northwest corner of the site (with an improved pedestrian crossing), and a full-turn access entrance onto 88th Street at the southwest corner of the site (also with an improved pedestrian crossing). Weldona Way is closed off street to the west with emergency vehicle (EV) access. A similar EV access point is also provided along the west edge of 88th Street blocking off the access road formally known as Promenade Drive. Please see the Traffic Impact Study and Exhibit G included in this submittal package.

Open Space Dedication. The dedication of public open space in this proposal offers 3.77 acres of available land along the southern edge of the property that will consist of a tract of land on the proposed Plat, Tract A (164,537.65 square feet). This dedication along with proposed recreational and landscaping improvements will provide multiple benefits for the Town of Superior, the greater Rock Creek and Superior Community, the neighboring community of Saddle Brooke, and the urban wildlife that utilizes the Hodgson-Harris Reservoir. Key planned improvements include a multi-use trail, 30-stall public parking trailhead, enhanced landscape buffering, fencing, signage, and an amenitized vista point for trail users with benches, bicycle fix-it station, trash receptacles, and dog waste stations.

Project Phasing. Project phasing, as currently planned, is a One-Phase Project and all horizontal and vertical construction will be built at the same time over 20 months. Notwithstanding this statement the actual progression of the construction work is as follows:

Step 1: Starting in the southwest corner moving east, the South Entrance, Detention Pond, Trails, Storm Sewer Infrastructure, and Utilities including Reuse Water will be constructed first. Some of - if not all - Spine Roads are anticipated as well due to the need for hard surface fire access to be completed before combustible construction commencing.

Step 2: The Clubhouse will be the first of combustible construction followed by clusters of construction starting all road sections, working from the south to north of the site. The central park is envisioned as the logical location for staging and construction trailer. The drive parallel to 88th would also be needed for deliveries and staging early on. Buildings along 88th are expected to be some of the first residential buildings built for curb appeal. Curb and gutter may be installed with the first asphalt lift for the whole site while slabs are going in. It satisfies the fire department and also cuts down on mud on site and along 88th Street, but that may depend on the time of year when work starts, if the asphalt plants are open or not.

Step 3: Construction of remaining slabs around the periphery of the project site will continue until complete.

Step 4: The central park area and its associated amenities are envisioned to be completed with the final step of construction along with any remaining landscaping yet to be installed.

On behalf of Steelwave Acquisitions, LLC, we greatly appreciate the opportunity to collaborate with Staff, the Planning Commission and the Town Board on this effort and look forward to working together with all of you to bring this great opportunity for the Town of Superior to fruition.

Narrative explanations for the 4 applications provided with this submittal are provided on the following pages.

Sincerely,
Norris Design



Jeff Liljegren, AICP
Associate

A. ROCK CREEK RANCH PUD AMENDMENT NO. 25:

The first application in the process is for amending the current zoning to permit the proposed project.

Existing Zoning

According to the existing Rock Creek Ranch Planned Unit Development Final Development Plan (Adopted January 1987), the project site is designated as Regional Employment and Activity Center (RAC) which allows for a variety of commercial uses primarily intended for regional employment and services for the local community (see intent of RAC below, pg. 48 of the PUD).

The 30-year-old zoning document envisioned eight- to ten- story commercial buildings with extensive parking and a

A. Regional Activity and Employment Center (RAC)

2. Intent: Regional activity and employment centers are intended primarily as focal points for highway, airport and regional services, activities, employment and secondarily, as service centers for the surrounding community. Such centers are planned to contain the broadest scope of compatible commercial, office, research and technological uses for the general and traveling public. Planned to be urban in character and scale, design should be aimed at encouraging easy automobile access and visibility. Examples of such uses may include, but are not limited to, hotels, convention, conference or trade centers, commercial or convenience centers, regional/office and job centers, retail sales, banking, medical, dental, and professional offices, research and development, light industrial (non-polluting), regional services, restaurants and lodging as well as provision for recreational, social, and cultural activities to create and encourage an atmosphere of high energy and integrated activities.

minimal amount of open space limited to only 20% of the site. However, considering the emerging development pattern in Superior over the past three decades, a strong housing market demand for the region, and the community's desire to slow development impacts in their adjacent neighborhoods all suggest that neither office or retail would be a desirable or viable land use for the project site (see Relationship to the Town of Superior Comprehensive Plan below). Further, the project site is not adjacent to any other commercial development and is not easily accessible from Hwy. 36.

Proposed Zoning

This PUD Amendment is proposed to allow residential uses across the entirety of the 23.642-acre site, eliminate the existing RAC entitlements, and no commercial zoning will remain on the site. The residential uses that are proposed are intended to follow the standards found within the Residential – 2A (R-2A) designation of the Rock Creek Ranch PUD FDP (see the intent of R-2A below, pg. 47 of the PUD).

C. Residential - 2A (R-2A)

2. Intent: This use category is intended to provide the framework for medium density residential uses including, but not limited to, townhomes, stacked flats, multi-family condominium and apartments. Additional uses allowed may include, but not be limited to, single family detached, attached, cluster and zero-lot-line units.

The sections on the following pages describe the standards proposed to be used for the residential areas:

Proposed Land Use

As mentioned above, this PUD Amendment seeks to allow for multi-family townhome-like apartments be built on the 23.642-acre site and requests the existing RAC commercial zoning be rezoned to R-2A residential zoning. Per the PUD, the intent of this zoning category is to provide for medium density residential development. The proposed multi-family townhome-like apartment units proposed within this PUD Amendment, and the associated FPSP, meet this intent and follow the development Standards except as noted below:

Uses

Permitted per Rock Creek Ranch: Medium density residential, including, but not limited to, townhomes, stacked flats, multi-family condominiums, and apartments. Additional uses allowed may include, but not be limited to, single-family detached, attached, cluster and zero-lot-line units.

Proposed per this PUD Amendment: Medium density residential that is limited to townhome-like and stacked flat-like multi-family apartment units.

Justification: None required, this use is permitted within the R-2A zoning category, and by limiting the permitted residential units to townhome-like and stacked-flat-like apartments, the intensity of development has been further reduced.

Density:

Permitted per Rock Creek Ranch: Maximum of 18 dwelling units per acre (see 7.0 Land Use Table on page 46 of the PUD).

Proposed per this PUD Amendment: A maximum of 7.62 dwelling units per acre; the proposed 180 units will not exceed this limitation given the total acreage of the site.

Justification: None required, the proposed maximum density is less than the maximum density permitted within the R-2A zoning category.

(Note on R-1B Zoning: Residential – 1B (R-1B) zoning was considered for this application due to the low density requested; however, R-1B has a 35 feet maximum building height. It should also be noted that the residential proposed is for multi-family townhome-like apartments that will be rented. The development proposed is not offering a “single-family attached” housing type, and therefore is not subject to either the 8-unit maximum standard for single family attached found in the intent of R-1B or the 6-unit maximum standard for all other single-family attached found on page 102 of the PUD, Section D.1.b.)

Other Development Standards:

Permitted per Rock Creek Ranch:

- Setbacks
 - Rock Creek Ranch Property Boundary = 30'-0"
 - Minor Arterial (S. 88th Street) = 40'-0"
 - Open Space (Hodgson-Harris Reservoir) = 20'-0"
 - Minimum Distance Between Buildings = 20'-0"
 - Interior Lot Line Setback = 0'-0"
- Maximum Building Height = 50'-0"
- Minimum Open Space = 45%
- Parking
 - Per 3-bedroom unit = 2.5 spaces
 - Guest per unit = 0.25 spaces

Proposed per this PUD Amendment:

- Setbacks
 - Rock Creek Ranch Property Boundary = 30'-0"
 - Minor Arterial (S. 88th Street) = 40'-0"
 - Open Space (Hodgson-Harris Reservoir) = 94'-0"
 - Minimum Distance Between Buildings = 20'-0"
 - Interior Lot Line Setback = 0'-0"
- Maximum Building Height = 50'-0"
- Minimum Open Space = 45%
- Parking
 - Per 3-bedroom unit = 2.5 spaces
 - Guest per unit = 0.25 spaces

Justification:

- Setbacks
 - Rock Creek Ranch Property Boundary – No deviation from established standards is requested as part of this PUD Amendment for this requirement. The approved Rock Creek Ranch PUD Final Development Plan permits a minimum 30-foot setback from the Rock Creek Ranch Property Boundary within the R-2A zoning standard.
 - Sheet 2 of the included Final Plat Site Plan for Parq at Rock Creek illustrates the proposed residential buildings adjacent to the Rock Creek Ranch Property boundary meet and exceed the setback minimum.
 - Minor Arterial (S. 88th Street) – No deviation from established standards is requested as part of this PUD Amendment for this requirement. The approved Rock Creek Ranch PUD Final Development Plan permits a minimum 40-foot setback from the Rock Creek Ranch Property Boundary within the R-2A zoning standard.
 - Sheet 2 of the included Final Plat Site Plan for Parq at Rock Creek illustrates the proposed residential buildings adjacent to the 88th Street ROW meet and exceed the setback minimum.
 - Open Space (Hodgson-Harris Reservoir) – This application is proposing a 94' building setback from the property line adjacent to the Hodgson-Harris Reservoir. The approved Rock Creek Ranch PUD Final Development Plan permits a minimum 20-foot setback from any property adjacent to open space within the R-2A zoning standard.
 - Sheet 2 of the included Final Plat Site Plan for Parq at Rock Creek illustrates the proposed residential buildings adjacent to the Hodgson-Harris Reservoir open space area which meets and exceeds the setback minimum.
 - Building Setback from the Hodgson-Harris Reservoir High-Water Line – This application via the included Final Plat Site Plan, is proposing a 118' building setback from the high-water line of the Hodgson-Harris Reservoir. Per request of the Town Parks and Open Space Committee, a building setback from the Hodgson-Harris Reservoir high-water line was requested to be matched or exceeded by the existing building distance for the Saddle Brooke community - located south of the reservoir - from the Hodgson-Harris high-water line to ensure an adequate "buffer" was provided to accommodate wildlife actively using the Reservoir.
 - Sheet 2 of the included Final Plat Site Plan for Parq at Rock Creek illustrates the setback to the high-water line and how the proposed residential buildings adjacent to the Hodgson-Harris Reservoir open space area meet and predominantly exceed this building setback minimum. It also illustrates the minimum building distances for Saddle Brooke from the Hodgson-Harris high-water line is 61 feet. The FPSP presents building placements parallel to the high-water line achieving an average 124-foot distance from the Hodgson-Harris Reservoir - more than doubling the Saddle Brooke setback standard and expanding the original PUD's standard of a 20-foot setback for open space by 620%.
 - Minimum Distance Between Buildings – No deviation from established standards is requested as part of this PUD Amendment for this requirement. The approved Rock Creek Ranch PUD Final Development Plan permits minimum 20-foot distances between buildings within the R-2A zoning standard.
 - Sheet 2 of the included Final Plat Site Plan for Parq at Rock Creek illustrates the distances between the proposed residential buildings exceed the setback minimum with the closest two buildings sitting 32-feet apart.

Policy 4.6.f: Opportunity Area 6 (Zaharias Property) – The property has been zoned under the PUD for commercial development since 1987, and as evidenced by the fact that the site is still vacant, it has never proven viable for such uses. Even with the 2012 adoption of the Comprehensive Plan, there is still a lack of commercial interest in the property. As the current market demonstrates, new commercial and office uses have a better chance of success when developed in a larger mixed-use concept, like the Town Center, rather than in isolated pockets with limited highway access. Thus, rather than competing with the new businesses going into the Town Center, this project will instead lend available residential use to the economic base which supports those businesses.

Further, only approximately 15 acres of the site is truly developable with limited access to only the west edge of the property and therefore attempting to create a mixed-use development including office and retail in addition to residential as described in the Comprehensive Plan would create a very intense development out of character with the surrounding community. In regard to other Comprehensive Plan policies, this project seeks to fulfill the diversity in housing goals that the Town has established. Specifically, the Comprehensive Plan notes that the Town’s existing housing stock is “predominately single-family homes geared towards young families.” It also recognizes, “[there is] a need to supporting a broader mix of housing options in Superior – townhomes, patio homes, senior housing, Town Center lofts or apartments and others.

Policy 4.2.a-Variied Housing Options – “Provide for a mix of attached and detached residential housing types at varied densities and price ranges to accommodate residents of all ages. Ensure densities are compatible with established adjacent land uses, transportation networks, and recreational opportunities.” This policy expresses the need to provide a choice in housing that lends the opportunity for existing residents to “step down” in size of home and remain in the community as their needs change over time. The proposed development offers this and also provides “an opportunity for residents who may not otherwise be able to afford – or desire – a detached single-family home, to live in Superior.” As expressed above, The Parq at Rock Creek development presented in the included Final Plat Site Plan for Parq at Rock Creek achieves much of the broad vision for the site as expressed in the Comprehensive Plan. This proposal offers a mix of uses including low-density multi-family residential (townhome-like apartments, flats, and senior-targeted ground floor flats), thus contributing to the diversity in housing options within the Town. The density proposed also respects this policy and is compatible with established adjacent land uses, more so than the density needed to achieve a successful mixed-use development on approximately 15 acres.

For the region, the proposed development means more housing options. Boulder County, in particular, anticipates their population could grow by as much as 12,000 people in just the next few years – 4% of a 2017 population of 297,000 - between 2017 and 2020 ¹. This population increase could mean more than 5,000 new households (2.25 people per household assumed) for the towns and cities in Boulder County, which are already in a housing shortage due to an increase in housing demand.

Policy 4.1.e: Pedestrian and Bicycle Linkages – This policy requires all development to provide pedestrian and bicycle connections to existing sidewalks, trail systems, and proposed trail systems, as appropriate, and as indicated on the Town of Superior Parks, Open Space, and Trails Plan. As shown on Sheets 2-3 of the 88th Street FPSP, the 88th Street corridor will be widened and will include a recreation path connection. Related, the Parq at Rock Creek FPSP Sheets 41-59 show the proposed landscape improvements for the project including the 3.77 acres of public open space to be dedicated to the Town which includes a newly built public trail, surface parking lot and trailhead, and a vista point for users to enjoy views south across Hodgson-Harris Reservoir.

Policy 4.1.f: U.S. 36 Buffer – This policy encourages developers along the U.S. 36 corridor to prepare and implement site plans and planting plans that address visibility and buffer development from the U.S. 36 corridor and other important vantage points. The proposed development also includes a proposed noise-buffering wall along the Boulder Turnpike US-36 corridor. A noise assessment report was produced for the proposed development to determine the noise impacts of US-36. The report and associated mitigation measures, including the location for a sound wall on the Parq at Rock Creek FPSP Sheet 18, have been included in this submittal for review.

Goal 4.3: Development Quality – “New development shall demonstrate a benefit to the community by positively contributing to the aesthetic character of the Town and by exemplifying quality design principles”. This proposal offers a development and design solution that demonstrates a benefit to the community by contributing the following key design and aesthetic elements to the Rock Creek PUD:

- more housing choice,
- lower density,
- less intensity,
- highway noise buffering,
- right-of-way widening,
- streetscape improvements,
- dedicated and enhanced public trails, and
- Town-owned open space.

In conclusion, the Comprehensive Plan sets forth a myriad of goals to ensure that the Town grows in a balanced manner. The new Town Center is evolving into a thriving mixed-use center. The subject property is not of sufficient size nor in an ideal location for another successful mixed-use center which would ultimately compete with businesses in the new Town Center. Rather, this proposal meets many other goals of the Comprehensive Plan including, but not limited to providing diversity in housing types, providing recreational connections, dedication of public-open space, buffering at US 36, and high-quality design and aesthetic qualities for the enjoyment of the residents and which are compatible with the Town’s existing development.

B. FINAL SUBDIVISION PLAT OF ROCK CREEK RANCH FILING NO. 25

The Final Subdivision Plat of Rock Creek Ranch Filing No. 25 is being submitted to create the lot for the residential dwelling units, and tracts for public open space, storm detention, wetland “buffering,” and dedication of public right-of-way. The plat also comprehensively reflects the dedication of required easements. The Plat contemplates the two (2) Final Plat Site Plans that are included within this submittal package for Town review and approval. Please note that building envelopes are not shown on the Final Plat as this is not the purpose of a Plat. Building Envelopes are shown on the Parq at Rock Creek FPSP Sheets 2-5 and demonstrate compliance with all required setbacks. This Final Plat includes all exceptions and vacations, re-establishment of public rights-of-way, lots and tracts, utility and emergency access easements, as well as public access easements. These components of the Final Plat are described in detail below.

- Parcel A: Existing 1,029,847.91 square-foot (23.642-acre) parcel to be subdivided into a lot, block and tracts for the purposes of the concurring Final Plat Site Plan(s) included within this submittal.
- Exception Portion of Parcel A: An existing portion of Parcel A already conveyed as a public right-of-way to the Town of Superior.
- Verra Reservoir Ditch Easement Vacation: The existing Varra Ditch easement is an inactive easement that is no longer actively used by the Verra Reservoir Ditch Company. Proceedings are underway for the easement to be purchased and deeded to the Town with this Plat.
- 88th Street Public Right-of-Way Dedication: New right-of-way to be dedicated and owned by the Town to accommodate a needed widening of the existing 88th Street right-of-way for additional vehicular traffic lanes, and improvements such as a raised median, tree lawn, reclaimed water irrigated landscaping, and a 10-foot multi-use trail.
- Lot 1 Block 1: New lot and block to be privately owned to afford the development of multi-family residential on the parcel to be subdivided.
- Tract A: New tract to be dedicated and owned by the Town of Superior that is 164,537.65 square feet (3.777 acres) and located along the southern edge of the parcel to be subdivided.
- Tract B: New tract to be owned and maintained by the private development of Lot 1 Block 1. This tract is 30,388 square feet (.698 acres) and will contain the detention pond needed to accommodate proper drainage and water quality function for the private development.
- Tract C: New tract to be owned and maintained by the private development that is 119,931 square feet (2.753 acres) and located along the northeastern edge of the parcel to be subdivided.
- Variable Width Utility Easement: New easements, variable in width from 22- to 35.5-feet, to afford access for combined utility access throughout the Plat. The utility easement covers all water mains, water meters, water service lines between the connection to the main and meter, all water appurtenances, sewer mains, sewer laterals, sanitary manholes, and fire hydrants.
- Emergency Access Easement: New easements, variable in width from 22- to 35.5-feet, to afford access for emergency vehicle access throughout the Plat. The EAE includes all turnarounds, hammerheads, and access to the site.
- Public Access Easements: A new easement is proposed over the privately-owned Tract B and Tract C to afford public access to the trail providing connection across the western edge of the detention pond and the wetland. An additional 2-foot-wide easement is proposed along the western edge of Lot 1 Block 1 to accommodate 2 additional feet for a 10-foot-wide multi-use trail.

C. FINAL PLAT SITE PLAN FOR PARQ AT ROCK CREEK

The Parq at Rock Creek development anticipates a 180-unit multi-family development offering three-bedroom units with a range of 2 to 3.5 baths per unit and targeting a growing market in the Front Range region of young professionals, families, and empty-nesters who desire the comforts of an upscale home without the maintenance and upkeep responsibilities of traditional single-family detached living. The 180-unit development shall include a diverse mix of product including 18 ground-floor flats (senior-targeted living), 18 second-floor flats, and 144 three-story townhome-like apartments. This mix of product is intended to offer solutions for a diverse mix of users but notably offering “step-down” residential options for those seeking to downsize their home needs. The requested density expressed in the proposed rezoning for this site is 7.62 DU/AC.

Sheet 1 – Cover Sheet

This sheet includes the legal description, benchmark, basis of bearing, contact list, signature blocks, vicinity map, site data table, ownership and maintenance table, and the sheet list table.

- Site Data Table: This table includes the zoning, the proposed use, building construction type, occupancy, maximum building height, floor area of each floor, the clubhouse and leasing center; site area, building footprint, hardscape, developed landscape, naturalized landscape, total landscape, and total site area. As shown in this table, the site is 23.642 acres, of which 16% is building footprint, 22% is hardscape, 34% developed landscape and 28% naturalized landscape.
- Ownership and Maintenance Table: This table includes the name, area, allowed uses, purpose and ownership/maintenance responsibilities for Lot 1, Block 1, each tract, and for the dedicated right of way. Lot 1, Block 1, comprised of 15.448 acres, is the location of the residential dwelling units which will be owned and maintained by the on-site property management company. Tract A is a 3.777-acre open space tract to be dedicated to the Town of Superior and maintained by the Town. Tract B is a 0.698-acre tract for storm detention to be owned and maintained by the on-site property management company. Tract C is a 2.753-acre privately-owned and -maintained tract for the existing wetland on site. The dedicated right-of-way is comprised of 0.966 acres to be owned and maintained by the Town.

Sheet 2 – Contextual Site Plan

This sheet shows the contextual site plan including neighboring properties, site extents, pedestrian, ADA and multimodal paths, bike access routes, vehicular access points, and dedicated right of way.

- Vehicular Access: Egress and ingress to the development is provided via a restricted right-in/right-out access onto 88th Street at the northwest corner of the site with an improved pedestrian crossing, and a full-turn access entrance onto 88th Street at the southwest corner of the site also with an improved pedestrian crossing along the southern leg (see the Traffic Impact Study and the Final Plat Site Plan for 88th Street included in this submittal package). For internal vehicular circulation, there are seven (7) interior private roadways that circumnavigate the property and provide access to all garages and surface parking for the residential units and the clubhouse, as well as public access to the trailhead parking in the southwest corner of the site. All drive aisles on site are private and vary in width between buildings including overhead fenestrations. Minimum widths are maintained from ground to sky so as to accommodate a range of utility and emergency access easements (see the Final Subdivision Plat of Rock Creek Ranch Filing No. 25). Vehicular turn movements are further depicted on sheets 6-11 of this FPSP.
- Rock Creek Ranch PUD: From 88th Street, there are two (2) proposed access points into the subdivision that will “allow safe and efficient movement of traffic while providing multiple effective potential access locations” to this development area, The two access points off of 88th Ave. Street provide for adequate emergency access and all internal circulation is designed in accordance with the standards of the Rocky Mountain Fire Department.

- Pedestrian Access: Pedestrian circulation is provided internally via 5-foot and 7-foot concrete sidewalks located throughout the development that connect all residential units and the clubhouse to the public trailhead parking area. The intent is to provide a consistent 5-foot wide pathway free of obstructions. The 7-foot sidewalks are placed along parallel parking and provide the extra 2-feet to accommodate overhang of cars parked along the sidewalk. This circulation network provides 3 connections to the 8-foot-wide multi-use trail circumnavigating the property through Tracts A, B, and C, and provides 3 connections to the proposed detached 10-foot multi-use trail along 88th Street.
- Rock Creek Ranch PUD FDP: Section 5.4 of the Rock Creek Ranch PUD FDP notes that, “Pedestrian and bicycle circulation has been given special emphasis within the development to assure the ease of movement and to encourage use of non-motorized vehicles.” Further, the Rock Creek PUD FDP intends for a landscaped trail system along the sides of major roadways, either as attached or detached facilities. Pedestrian open space trail systems that provide connections to community open space are to be located within individual development areas. To this point, the Final Plat Site Plan for Parq at Rock Creek shows a landscaped pedestrian sidewalk along 88th Street and internal pedestrian pathways to connect the open space areas both from 88th Street and from within the site.
- ADA Accessible Routes: ADA routes are shown connecting all ADA parking spaces to the on-site mailroom in the clubhouse, site open space, all ADA units, and the new multi-use concrete trail that will circumnavigate the property via tracts A, B, and C. Sidewalks with applicable handicap ramps have been added throughout the community to allow for full access to all site amenities, and connecting to existing sidewalks in all directions.
- Emergency and Delivery Vehicle Access: Emergency vehicles, trash trucks, and delivery trucks have access to the site from 88th Street in two locations. Turnaround movements are shown on sheets 6-11 of the FPSP. All drives allow for access via loop drives.

Sheet 3 – Overall Site Plan

This sheet shows the overall site plan layout and gives the main overview of site features including relevant property boundaries, easements and setbacks, existing and proposed roadway configurations, parking count, proposed ADA pathways, parking and level accessible units, proposed walls and trash enclosures, existing and proposed infrastructure, a building setback data table, a parking data table, and sheet notes. Building numbers and layout types are also shown.

The proposed development complies with the approved development standards of the Rock Creek PUD Amendment No. 25 (as being processed concurrently with this application) as follows:

	Min/Max Development Standard	Provided
Density	7.62	7.62
Number of Dwelling Units	180	180
Open Space	45%	47%

- Dwelling Units: 180 dwelling units will be located on the site in 22 buildings ranging from 6-unit, 8-unit, and 10-unit buildings. Full building descriptions and details may be found in the Architectural Narrative and Final Plat Site Plan Sheets 19-36.

Proposed Development Standards per the Final Plat Site Plan

- Setbacks
 - Rock Creek Ranch Property Boundary = 30'-0" (Meets the PUD Amendment)
 - Minor Arterial (S. 88th Street) = 40'-0" (Meets the PUD Amendment)
 - Open Space (Hodgson-Harris Reservoir) = 94'-0" (Meets the PUD Amendment)
 - Minimum Distance Between Buildings = 32'-0" (Exceeds the 20' minimum of the PUD Amendment)
 - Interior Lot Line Setback = 22'-6" (Exceeds the 0'-0" minimum of the PUD Amendment)
- Maximum Building Height = 50'-0" (Meets the PUD Amendment)
- Minimum Open Space (see Sheet 41) = 47% (Exceeds the 45% minimum of the PUD Amendment)
- Parking
 - Per 3-bedroom unit = 2.54 spaces (Exceeds the 2.5 spaces/unit minimum)
 - Guest per unit = 0.25 spaces (Meets the PUD)

Additional Proposed Development Standards per the Final Plat Site Plan

- Setbacks
 - Building Distance from the Average High Waterline of the Hodgson-Harris Reservoir (see Sheet 2 of the FPSP and Exhibit H) = 118'-0" (In addition to the open space building setback standard)
- Building Setbacks: Building setbacks are also shown on Sheet 3. The proposed setbacks comply and exceed the proposed PUD No. 25. Note that all setbacks and distances between buildings are measured from the closest building façade to the property line or building. Per PUD standards, architectural overhangs and eaves can project into setback provided they are no more than 30" in to the setback. Please see the proposed P.U.D. Amendment No.25 sheet provided within this submittal package for further detail. The proposed setbacks and associated development standards are shown below.
- Parking and Parking Management: The parking requirements and allocations are broken down in the table below. This site plan provides ample attached and surface parking for the development exceeding PUD standard. Of the 503 parking spaces provided, 45 of surface parking are designated for guest parking and an additional 30 surface parking spaces are provided for the trailhead parking area (Open Space Parking).
 - Rock Creek Ranch PUD FDP: Per the PUD, multi-family units require 2.5 parking spaces for three- bedroom units.
- Bicycle Parking: The project information tables on Sheets 3, 4 and 5 will also reflect the required/provided numbers for bicycle parking and a note will be added to each sheet stating, "Two (2) bicycle parking spaces will be provided for each building; clustered near the trash & recycling enclosures; and 16 spaces provided at the clubhouse." The total bicycle parking provided on site will be 56 bicycle parking spaces.
 - Rock Creek Ranch PUD FDP: Per the PUD, one bicycle parking space shall be provided for every ten automobile spaces required. The site plan provided here exceeds the Rock Creek Ranch PUD FDP standard for bicycle parking.
- Overall Architectural Site Layout and Orientation: The site plan on Sheet 3 includes building placement for the project and can be referenced here to speak to architectural site layout and orientation. Wide building setbacks along the Hodgson-Harris Reservoir and around the perimeter of the property preserve a dedicated open space, while enhanced view corridors throughout the site provide dynamic visual and physical connections to an interior community park. The site is depressed along the western boundary from 88th Street, minimizing the apparent height and scale of the buildings, and provides a gradual transition from the center of the site to the homes of the surrounding neighborhoods (see Exhibit A1).
 - Concentrated Residential Development: In Section 1.5.I of the Rock Creek Ranch Performance Criteria, it is intended that multi-family residential uses, "allow more concentrated residential development in proximity to major

roadways, employment and commercial service areas and public transit facilities, thereby providing a gradual transition to the Single Family Residential areas of Rock Creek Ranch.”

- Quality of life elements, such as siting development on generous open space settings, providing adequate separation between structures, and maximizing internal and external views are considered to be important to ensuring individuality and privacy within these developments. This proposal achieves all of these goals by providing a transition of higher density multi-family development from Highway 36 to the existing single-family residential neighborhoods, siting the development to allow for the enjoyment of the open space around the reservoir for residents of the neighborhood and Town at large, providing adequate spacing between structures, and maximizing views to the greatest extent practicable.
- Separation Between Structures: Consistent with PUD Figure 1.5D, the open spaces are “designed and sited to provide adequate separation between structures and maximize internal and external views. The areas provide usable common areas including landscaping, visual amenities, and active recreation facilities.” Consistent with the PUD Section 5.4.B.2, the open space calculations include walks, outdoor living areas, and the portion of the site not developed as building pads, storage areas, driveways, and parking areas, but includes any partially enclosed outdoor living area.
- Multi-family Development Criteria: The PUD’s Performance Criteria specifies that, for multi-family development, buildings shall be; a.) sited to maximize the feeling of open space and, whenever possible, be oriented toward and/or be incorporated into the Rock Creek Ranch planned open space/amenity system; and c.) sited to create visual interest within projects. Further, the architectural controls set forth in the Performance Criteria prescribe variation in building heights, gradual transitions between building heights, and passive solar design.
 - The building configurations shown on Sheets 19-36 are designed to include two-story flats attached to three-story townhome-like units to provide required accessible units across the site and to provide broader variations in vertical massing. The buildings, as designed, are reflective of current trends in multi-family development. The horizontal and vertical architectural variation is also similar to that envisioned under the recently adopted Superior Town Center Design Guidelines for that projects High Density Residential Flats. The overall design of the community as proposed, facilitates better design which creates more functional pedestrian connections, better vehicular circulation, and maintains more openness throughout the site.

Sheets 4-5 – Site Plan

These sheets show the partial site plans in larger scale and detail, splitting the site plan out into a north and south portion. These sheets detail the same elements as Sheet 3 but also show typical road and alley sections intended for the development including location of wet utilities to be placed subgrade to the roadway.

- Typical Internal Road Section: Internal Road Sections consist of an inverted crown drive aisle with a valley pan located in the center of the drive with a 30-foot flowline to flowline distance. A 6-inch vertical curb with a 1-foot pan runs on both sides of the flowline width.
- Typical Internal Alley Section: Internal Alley Sections consist of an inverted crown drive aisle with a valley pan located in the center of the drive with a 22-foot flowline to flowline distance. A 6-inch vertical curb with a 1-foot pan runs on both sides of the flowline width.

Sheets 6-11 – Vehicle Circulation Plan

These sheets show the vehicle circulation through the development analyzing the site for 3 distinct vehicle types including a fire truck, and 2 types of commercial vehicles.

- Vehicle Turn Movements: Fire Trucks, other emergency vehicles and the 2 commercial vehicle models are shown on the turn movement diagrams and are able to enter the site at two access points along 88th Street. An emergency vehicular access easement is provided on the north entrance to accommodate three-quarter turn access across the center

median of 88th Street. Looped driving paths accommodate all required vehicular access movements. Hammerheads and dead-end alleys provide appropriate space for trash and commercial vehicles.

- Trash Enclosures: Ten trash enclosures are placed adequately throughout the site to ensure all residential units have access to conveniently located disposal areas on site. The Rock Creek Ranch PUD FDP does not provide clear requirements for location or number of trash enclosures. The only reference includes, “. . . shall be centrally located to the units it services . . .” A private waste management provider shall be contracted to provide this service and can increase the frequency of management of on-site waste as demand increases.

Sheets 12-14 – Grading and Drainage Plan

These sheets show the grading and drainage plan including existing and proposed contours, swales, diversion ditches, grade breaks, storm inlets, storm flared-end sections, flow directions, drainage basin boundary, as well as proposed 5- and 100-year conditions summary table.

- Grading and Drainage: Site grading for the site directs site runoff and drainage towards an on-site detention pond away from both the Hodgson-Harris Reservoir and the Verra Reservoir and Ditch. Redirecting the runoff through grading and drainage to the detention pond shall ensure existing impacts to both naturalized areas are minimized, and that there is limited disturbance around the reservoir with the future development of the adjacent project site. The Drainage Report provided in this submittal offers further explanation of the projects stormwater management strategy per request of the Town Open Space Advisory Committee. Grading shown on the sheets are shown at 1-foot contours with spot elevations shown when relevant to design or construction related purposes.
 - The Preliminary Drainage Construction Documents have been submitted with this submittal package.

Sheets 15-18 – Utility Plan

These sheets illustrate the utility plan for the development. These sheets show existing and proposed sanitary sewer, storm sewer, roof drain, waterlines, points of waterline bends and tee/crosses, waterline plug and cap, fire department connections, as well as locations for reducers, gate valves, water meters, hydrants, manholes, inlets, clean outs, and utility crossings. Notes and cautionary notices to contractor are also shown. Preliminary Utility Construction Documents have been submitted for Town review with this submittal package.

Sheet 18 – Details

This sheet provides typical section details for retaining walls and the 12 ft sound wall for the project. Please see the Noise Assessment provided in the submittal package for more detail.

Sheets 19-28 – Building Elevations Residential

The sheets show building elevations and unit counts demonstrating building heights, variations in material and color, site key plan with locations of the layout on site, as well as providing elevation notes and key notes.

- Design Schemes: The Parq at Rock Creek project proposes an architectural theming that represents the characteristics most desired by the community while conforming to requirements prescribed in the PUD Performance Criteria. The architectural character of the proposed development aims to provide a familiar yet refreshing aesthetic, taking inspiration from the architecture found in the Chautauqua Park, located just nine miles Northwest of the property. A mixture of three-story townhome-like apartments, along with ground-level and second-story flats provides a wide variety of living options geared to attract residents of all ages including young professionals, families, and empty nesters. These multiple building configurations allow for variation in building height and, with four material/color palettes to work with, create a visually diverse, yet architecturally compatible community.
 - Layout A: This building layout has 6 units – 2 flats and 4 townhome-like 3-story units – and is utilized for 4 of the 20 building pads on site providing 24 units overall.

- Layout B: This building layout has 8 units – 8 townhome-like 3-story units – and is utilized for 2 of the 20 building pads on site providing 16 units overall.
- Layout C: This building layout has 8 units – 2 flats and 6 townhome-like 3-story units – and is utilized for 6 of the 20 building pads on site providing 48 units overall.
- Layout D: This building layout has 8 units – 4 flats and 4 townhome-like 3-story units – and is utilized for 4 of the 20 building pads on site providing 32 units overall.
- Layout E: This building layout has 10 units – 10 townhome-like 3-story units – and is utilized for 6 of the 20 building pads on site providing 60 units overall.
 - **Unit Delineation:** Taking cues from Chautauqua, the townhomes are entered through wood-framed porches, individually massed in masonry and horizontal siding or shingles, and topped with steeply pitched roof forms punctuated by gable forms. Some units share a sidewalk leading to a covered porch divided into two private entries by changes in wall planes. The residential units are designed with large windows and generous balconies to encourage connection with the community, while also providing privacy and exclusivity (see Sheets 31-35 for large format 3D illustrative of each layout, as well as Exhibit I in the submittal package).
 - **Exhibit I – Floor Plans** is included in this submittal and provides detailed floor plans for understanding the internal organization for each layout.

Sheets 29-30 – Building Elevation Clubhouse

These sheets show the various building elevations and materials and colors used on the Clubhouse that will house the recreation center and leasing office. Square footages are provided as well as a key map, elevation notes, and key notes.

- Design Scheme: The same architectural language of Chautauqua guides the design of the clubhouse and leasing center near the main entrance to the site. The building’s massing is crafted to have multiple planes and a coordinated variety of materials and colors to define and separate building masses, creating unique visual interest while maintaining an intimate pedestrian scale. It should be noted that the clubhouse will provide a common mailroom for the entire development.

Sheet 31 – Elevations Trash and Recycling Enclosure

This Sheet provides elevations depicting the trash enclosures to be built on site. While a minor component, thought to the trash and recycling enclosures are included here. In an effort to provide continuity with site walls and landscape features, we are using a cmu that is complimentary to those site features.

Sheets 32-36 – Material Board

These sheets are material boards with large format 3D Illustratives depicting the overall look and feel of building layouts A through E as well as the clubhouse. Each sheet is complete with a key map and large palette swatches for each material palette.

- Color and Material Palettes: There are four palettes presented within these sheets of the FPSP. These palettes were selected specifically to be compatible contextually and help reduce any visual competition with the buildings in the surrounding neighborhoods. These four color palettes are generally muted and subdued (subtle and sophisticated) as required by the Rock Creek PD with painted doors in many hues to provide for visual interest and individuality.

Sheets 37-39 – Photometric Plan

These sheets show the overall photometric lighting plans. Sheet 36 is an overall plan and Sheets 37-38 show the plan at a slightly larger scale for better readability. General photometric plan notes, lighting calculation statistics summary, and a key map are provided on each sheet.

- Lighting: Lighting for the project was designed for consistent and even lighting levels, safe lighting on drive aisles and pedestrian pathways, as well as to exist harmoniously with landscaped areas. Major pedestrian pathways interior to the

site are lit between 0.2 foot-candles (fc) and 3.3 fc based on the IES (Illuminating Engineering Society) recommendation of a minimum of 0.2 fc for safety. The average lighting level across the site is 1.3 fc with a maximum lighting level of 3.3 fc.

- Overall Photometric Plan: On Sheet 37 is the overall photometric plan which demonstrates the overall lighting scheme for the development. Sconces are primarily used to light pathways and drive aisles adjacent to units. Additional pedestrian-scale light poles are used to light areas not illuminated by sconces as well as primary pedestrian walkways around the site. All building mounted site lighting is owned and maintained by the on-site management company and is on a photocell with no individual occupant control.

Sheet 40 – Lighting Details

This sheet provides lighting details including the luminaire schedule, site pole detail, and specifications for each lighting fixture intended to be used in the project. Wall sconces are LED with black aluminum casing. Highest lighting levels occur only at the light poles; light pole luminaires are full cutoff and are near enough to the ground to produce zero glare. The pedestrian poles are black finish with aluminum casing and a 10' mounting height. Photometric cut sheets show the lighting products used to create the Photometric plan. The aesthetic concept is intended to be contemporary and unobtrusive.

Sheets 41-59 – Landscape and Layout Plan Sheets

These sheets include the landscape and layout plans for the development. The landscape plans convey the location of all existing and proposed trees, shrubs, and groundcovers along with their quantities. The layout plans convey the location and configuration of all hardscape and site amenities designed for the the development.

Sheet 41 – Overall Landscape Plan

This sheet shows the overall landscape plan and includes the general notes and tables regarding open space, developed landscape, and naturalized landscape.

- Open Space: Section 9.0 Land dedication, parks and open space of the rock creek ranch final development plan (adopted 1987) categorizes open space into 3 distinct types including, common, neighborhood, and community open spaces. The rock creek ranch final development plan requires a minimum of 45% for common open space in r-2a zoning. The Parq at Rock Creek Final Plat Site Plan achieves 47% common open space. Common open space includes all land within the developed site area including the residential development, the associated detention pond, and private open space (see private open space below). Neighborhood common open space includes the 8' public trail which connects common open space with community open space as defined in the Rock Creek Ranch PUD FDP. Community open space is all land area to be dedicated to the town.
 - Private Open Space: Private open space is a subcategory of common open space and includes incentivised amenities such as patios and partially enclosed outdoor living areas, a recreation building, swimming pool, tot lot, and pool deck (see table below). Private open space elements can be applied to a square footage multiplier to increase the acre value of each element to incentivize greater amenitized communities where the common open space requirement cannot be met on given area alone.
 - Rock Creek Ranch PUD Amendment No. 25: In contrast to the original PUD that requires 20% open space per the RAC designation, the amendment requires 45% open space to maintain the consistent open space standard required for R-2A zoning. This proposal meets the increased open space requirement of 45%. Refer to the Site Data Table on Sheet 1 of this FPSP for the open space calculations and classifications.
 - Rock Creek Ranch PUD: The plant mix between evergreen and deciduous as well as the number of required trees and shrubs meets the Rock Creek Ranch PUD section 5.2.B.
- Developed Landscape: This table presents the square footage and plant counts for the groundcover, shrubs and trees shown in the overall landscape plan for the developed landscape designed for the residential development of Parq at Rock Creek. Additional trees and shrubs are provided in the developed landscape areas to offset where naturalized landscape requirements could not be met due to site limitations for plantable areas. (see naturalized landscape below).

- Naturalized Landscape: This table presents the square footage and plant counts for the groundcover, shrubs and trees shown in the overall landscape plan for the naturalized landscape designed for Tracts A, B, and C surrounding the residential development. The landscape intent is to maintain the natural appearance by requiring low-maintenance shrub areas and like-plant material be used minimally in select locations. Trees are clustered based upon: the ecological report recommendations, the sensitivity of the area's proximity to the Hodgson-Harris Reservoir, and views to be maximized from the proposed adjacent residential units.
 - Limited Planting Areas: The areas of appropriate planting in tracts A, B & C are limited due to grading, drainage or native habitat areas resulting in shrub counts not meeting requirements. Additional trees have been added where appropriate in these tracts as well as in the developed landscape to help balance the overall tree count requirement per Town Code (see developed landscape table).
- Buffers: Section 6.3 of the PUD calls for buffers to minimize impacts between disparate land uses, to mitigate noise and glare impacts, and to aid in creating and maintaining a sense of community. The PUD also requires landscape buffers between residential land uses and "noise generating impacts". All naturalized landscape found within Tracts A, B and C along with the ROW dedication buffer the entire development site from glare and noise impacts through the diverse use of plant material. Due to the residential development's proximity to Highway 36, a noise wall is also proposed on the FPSP to further mitigate noise impacts (see Sheet 18 of the FPSP and the Noise Assessment Report included within this submittal package).

Sheets 42-47 – Landscape Plan Sheets

These sheets are specific to the planting plan and show the landscape plan over multiple sheets at a larger scale for readability. All trees, shrubs, and groundcovers have a unique symbol based on their size, type (deciduous or evergreen) and are called out with plant name abbreviations and quantities. Hardscape including edging, walls, residential lighting and street lighting are all shown, as well as sheet notes, legend and a key map.

Sheet 48 – Clubhouse Enlargement

This sheet is comparable to the other landscape plan sheets except shown at even a larger scale for greater readability of the finer details shown on the plan. In addition to symbols and hatch work for plant types and call outs for plant name abbreviations and quantities, this plan shows the general layout for the outdoor amenity area of the development including the community pool, pool deck, furniture, trellis and barbeque entertaining area, and fire pit plaza. Hardscape including edging, walls, residential lighting and street lighting are all shown, as well as sheet notes, legend and a key map.

Sheets 49-54 – Layout Plan Sheets

These sheets are specific to the site layout and specific site furnishings outside of the planting plan sheets. These layout plan sheets show the plan over many sheets at a larger scale; and call out site amenities, furnishings, trails, and other items for further clarity and readability. Hardscape including edging, walls, residential lighting and street lighting are all shown, as well as sheet notes, legend and a key map. Below are further detailed explanations regarding the multiple facilities and furnishings shown on the Layout Plan Sheets.

- Recreational Facilities: Key facilities for the Parq at Rock Creek consist of a community clubhouse, an outdoor pool, and pool deck, gathering spaces, trellis and barbecue pit entertaining areas, multiple green mews of varying sizes, and a large central community park space that meets regulation standards. The community park meets these standards by including park benches, trash receptacles, bicycle racks, a large pavilion shelter, tree grove nestled picnic tables, multiple areas of turf grass for unprogrammed, creative play as well as playground area.
- Entry Monumentation: There is a primary (larger) entry monument located at the southern entry and a minor (smaller) monument at the northern entry. Materials on the main body of the monuments have been specifically coordinated between the Architect and Landscape Architect to provide the most visually appealing materials that match with the building architecture. The sign cabinet of both monuments provide a modern accent and contrast to the stone materials

used in the body structure that calls attention to itself as landmarks for the Parq at Rock Creek community (see Exhibit A2 included in this submittal package).

- Dog Waste Stations: There is a dog waste stations located at the trail head plaza. This is strategically placed for ease of use.
- Benches and Rest Areas: Ample opportunity for benches both shaded and in the sun are provided throughout the community, particularly around the playground and open space areas central to the site as well as the trail head plaza open space adjacent to the Hodgson-Harris Reservoir. A shade structure is provided in the center open space area that allows for gathering and possible community events. The shade structure complements the building architecture at the playground. The structure will incorporate tube steel frames with roof pitch common throughout the building architecture. Picnic tables have been placed in a variety of locations in the open space to provide unique experiences and different options for the residents.
- Trash Receptacles: Receptacles are located throughout the community along sidewalks and open space recreation areas. The trash and recycle will be picked up by the HOA designated service provider.
- Bicycle Racks: Bicycle racks are located throughout the community near buildings and open space recreation areas. These bike rack locations are sited to provide ease of access to the larger network of bike paths in the area.
- Furnishing Style and Colors: A modern style was selected that complemented the lines and character for the overall site. Pewter was selected as the furnishing color to complement materials used throughout the site. The color was chosen over a darker color to mitigate heat effect and do diversify from the standard black color creating a richer use of materials throughout the site.
- Maintenance: Maintenance of open space, landscaping, trash and recycle receptacles and dog waste stations will be the responsibility of the on-site management company.

Sheet 55 – Landscape Notes and Schedule

This sheet provides all general landscape notes, seed mixes, and the overall landscape plant list.

Sheets 56-59 – Landscape Details

These sheets provide all landscape details for tree planting, shrub planting, perennial plant layout, steel edger, planter pot, ornamental metal fence, fence gate, pet pickup station, bench, table, trellis, trash receptacle, fire pit, gable shade structure, cobble swale, bike rack, fixit bike repair station, playground, concrete playground curb, entry sign monuments, landscape walls, and 3-rail vinyl fence.

Sheets 60-70 – Irrigation Plan

These sheets show the irrigation design and details for the project.

Sheet 67: Irrigation Notes and Schedule

This sheet provides the irrigation general notes, irrigation point of connection notes, and the irrigation schedule of all components of the irrigation system to be installed.

Sheets 61-66: Irrigation Plan

These sheets show the layout of the entire irrigation system on the site, over multiple sheets, scaled to be readable by those who review the plans. Each sheet includes a keymap.

Sheets 68-70: Irrigation Details

These sheets show the details for all components and layout for the irrigation system. Details included in these sheets include: pedestal controller installation, Rain Bird WR2 wireless rain sensor, booster pump, manual drain valve, quick coupler, master valve / flow sensor installation, gate valve, turf valve assembly with decoder, drip valve assembly with decoder, line surge protection, pop-up spray assembly, gear driven turf rotor head, irrigation sleeving, irrigation trench,

single outlet emitter, emitter placement near building, single outlet emitter placement, tree emitter placement, drip flush end cap with indicator, air and vacuum valve, and a valve box placement detail.

- Irrigation Tap: The two 2" irrigation taps are located on the 4" reuse water line on the southwest end of Lot 1. The irrigation systems are designed in concert with the landscape design principles utilizing overhead spray as well as low volume drip throughout the irrigation system, reuse water, and smart controllers with rain sensors, flow sensors, and master valves to maximize water being distributed to the landscape and monitor system performance season after season, year after year. Since the re-use water pressure is low, booster pumps are utilized to increase pressure and maximize system performance.
- Maintenance: Control and maintenance of irrigation systems will be the responsibility of the on-site management company.

D. FINAL PLAT SITE PLAN FOR 88TH STREET

Improvements to the 88th Street corridor are in anticipation of the build out of The Parq at Rock Creek development which will include a 180-unit multi-family development providing 503 parking spaces within the development. A complete Traffic Impact Study is included within this submittal package analyzing the performance of the proposed improvements.

Sheet 1 – Cover Sheet

This sheet includes a contact list, necessary signature blocks, vicinity map, and a sheet index, as well as street sections for the typical interim street design, and the ultimate street design for 88th Street.

- Typical Interim Street Section: This section shows a 100-foot right-of-way for a 2-lane divided major collector condition with buffered bike lanes in both directions. The median is 12-foot wide with 1-foot pans on either side. The flow line to flow line distance in both directions is 28 feet. A 7-foot tree lawn, and a 10-foot multi-use trail will be built along the eastern edge. 8 feet of the walk will sit within the right of way. The eastern-most 2 feet will be accommodated by a public access easement within the front setback of the property.
- Typical Ultimate Street Section: This section shows the same 100-foot right-of-way for a 4-lane divided major collector condition. The median remains 12-foot wide and the flow line to flow line distance in both directions is still 28 feet. Restriping of the roadway will accommodate (2) 10-foot travel lanes, and a 5-foot bike lane in both directions.

Sheets 2-3– Site Plan

These sheets show the site plan at larger scaled sheets for better readability of the plan. Key items shown on the plans include the right-of-way, existing and proposed curb, flow line, and pan and lip. Proposed striping, walls, tree lawn, signage, swale/diversion ditch and light poles are also shown, so are asphalt, curb, flow line, and pan/lip to be removed. Notes are also included on each sheet.

Sheets 4-5 – Grading Plan

These sheets show the grading plan including: property line, lot line, and existing right-of-way, as well as existing and proposed setbacks, contours, swale/diversion ditches, storm inlets, and clean outs. These sheets also show proposed grade breaks, storm flared end sections, roof drains, and storm sewer. The Preliminary Drainage Construction Documents and Drainage Report have been submitted with this submittal package.

- Grading: Grading is shown at 1' contour increments with spot elevations when relevant for design or construction related purposes.

Sheets 6-7 – Utility Plan

These sheets illustrate the utility plan for 88th Street and are coordinated with current planning occurring on the Corridor for undergrounding of utilities and the permanent closing of Weldon Way. These sheets show the property line and lot line, as well as existing and proposed easement/setback, right-of-way, sanitary sewer, storm sewer, roof drain, waterlines, points of waterline bends and tee/crosses, waterline plug and cap, fire department connections, as well as locations for reducers, gate valves, water meters, hydrants, manholes, inlets, clean outs, and utility crossings. Notes and cautionary notices to contractor are also shown. Preliminary Utility Construction Documents have been submitted for Town review with this submittal package.

- Water Main: A new 8" and 10" water main (10" water main within North portion of site and 8" within South portion of site) will service the site connecting to an existing main in 88th Street. The points of connection are shown and coordinated with the Parq FPSP. The water main is placed within the combined utility easements identified on the Parq FPSP.
- Storm Sewer: Stormwater within the 88th Street improvement area is designed and managed via roadway inlets and manholes and ultimately discharge through Outfall A into the 88th Street Detention Pond.

- Sewer Main: Individual buildings will be connected to sanitary sewer lines located in new roadways within the Parq site. Being a condominium community, the service lines and meters will be the responsibility of the Homeowner's Association. Sanitary sewer service for the new development will be directed to the existing sewer main located within 88th Street.

Sheets 8-12 – Photometric Plan

These sheets show the overall photometric lighting plans. Sheet X is an overall plan and Sheets XX-XX show the plan at a slightly larger scale for better readability. General photometric plan notes, lighting calculation statistics summary, and a key map are provided on each sheet. Sheet XX provides the street pole details per Xcel standards and the luminaire schedule. Lighting for the project was designed for consistent and even lighting levels, safe lighting on travel lanes and bike lanes. Pedestrian pathways are lit between 0.2 foot-candles (fc) and 4.3 fc based on the IES (Illuminating Engineering Society) recommendation of a minimum of 0.2 fc for safety. The average lighting level across the site is 2.1 fc with a maximum lighting level of 6.6 fc.

Sheet 13 – Overall Landscape Plan

The intent of this sheet is to provide an overview of the proposed landscape design for the 88th ROW section improvement and provide reference for further detail. The sheet provides a scaled plan that provides a snapshot of the site for quick reference along with Key Map and Sheet Index to find further detail. A Streets Rights-of-Way Table, with accompanying notes, provides the Town of Superior's plant material requirements for the street. Please note, the portion of land dedicated for the ROW widening shown on the included Plat of this FPSP submittal is included in the calculations for the landscape requirements for Common Open Space (Developed Landscape) for the FPSP for the Parq at Rock Creek.

Sheets 14 – Landscape Plan

This sheet breaks down the proposed landscape plan for the 88th Street corridor at a larger scale for better readability. The three (3) plan views show how the landscape design relates to the proposed section of 88th Street to be improved. This is accomplished by showing different plant symbology for plant types, callouts providing quantities and plant name abbreviations, hatches for landscape ground treatments (such as sod and the different rock mulches proposed), as well as symbology and locations for metal edging, retaining walls, existing and proposed street lights. The sheet also provides an abbreviated Landscape Plant List table, a Key Map showing how the views relate to one another, and finally a Legend further identifying plant symbols and line work classification.

Sheet 15 – Landscape Notes and Schedule

This sheet provides all general landscape notes, seed mixes for sod, and the overall landscape plant list for the 88th Street Corridor.

Sheet 16 – Landscape Details

This sheet provides all landscape details for tree planting, shrub planting, perennial plant layout, and steel edger.

Sheet 17 – Overall Irrigation Plan Sheet

This sheet shows the overall irrigation plan for the project including the layout of the entire irrigation system on the site and includes a keymap.

Sheet 18 – Irrigation Plan Sheet

This sheet shows the irrigation design and details for the project including the layout of the entire irrigation system on the site, scaled to be readable by those who review the plans and includes a keymap.

Sheet 19 – Irrigation Notes and Schedule

This sheet provides the irrigation general notes, irrigation point of connection notes, and the irrigation schedule of all components of the irrigation system to be installed.

Sheets 20-21 – Irrigation Details

These sheets show the details for all components and layout for the irrigation system. Details included in these sheets include: pedestal controller installation, rain sensor, manual drain valve, quick coupler, master valve / flow sensor installation, gate valve, turf valve assembly with decoder, drip valve assembly with decoder, line surge protection, pop-up spray assembly, irrigation sleeving, irrigation trench, and a valve box placement detail.

- Irrigation Tap: The 2" irrigation tap is located on the 4" reuse water line on the southwest end of Lot 1. The irrigation system is designed in concert with the landscape design principles utilizing overhead spray as well as low volume drip throughout the irrigation system, reuse water, and a Toro Sentinel controller connected to the Town's network with a flow sensor and master valve to maximize water being distributed to the landscape and monitor system performance season after season, year after year.
- Maintenance: Control and maintenance of irrigation system will be the responsibility of the Town of Superior.