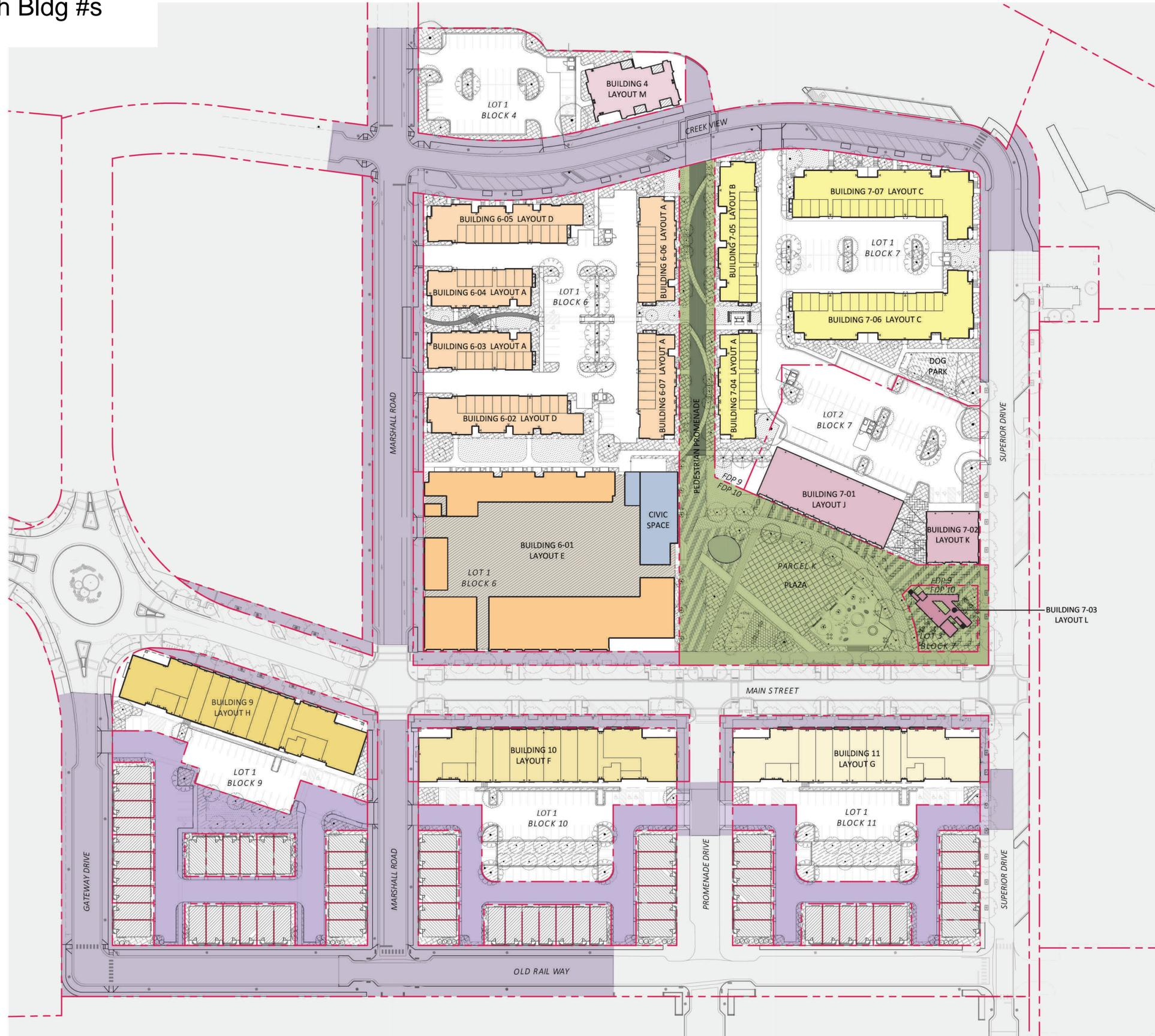
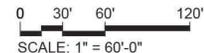


Overall Site Plan
with Bldg #s



CFC PROJECT ESTIMATE - COLOR KEY

	BLOCK 4 - BUILDING 4: RESTAURANT SHELL
	BLOCK 6 - BUILDINGS 2 - 7: WALKUP UNITS
	BLOCK 6 - BUILDING 1: PODIUM WRAP - UNITS
	BLOCK 6 - BUILDING 1: PODIUM WRAP - CIVIC SPACE
	BLOCK 7 - BUILDINGS 4 - 7: WALKUP UNITS
	BLOCK 7 - BUILDINGS 1 - 2: RETAIL SHELL
	BLOCK 7 - BUILDING 3: RETAIL SHELL - KITE BUILDING
	BLOCK 9 - BUILDING 9: PODIUM UNITS
	BLOCK 10 - BUILDING 10: PODIUM UNITS
	BLOCK 11 - BUILDING 11: PODIUM UNITS
	PARCEL K: PEDESTRIAN PROMENADE + PLAZA
	ROW: INFRASTRUCTURE - PUBLIC
	ROW: INFRASTRUCTURE - QUASI-PRIVATE



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DESIGNED BY: BV, RG	DATE: 07/12/2019
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CHECKED BY: RG	
JOB NO.: 18116	
DWG NAME:	

Overall Site Plan
with Bldg #s

Public Site Utility & Road Work
Start : 1/2/20
Finish : 6/8/20

Block 6 Garden Style
- Buildings 6-02 thru 6-07
Start : 4/27/20
Finish : 6/29/21

Block 6 Wrap
- Building 6-01
Start : 5/4/20
Finish : 7/7/21

Restaurant Shell
- Building 4
Start : 6/24/21*
Finish : 9/23/21*
* Contingent upon leasing

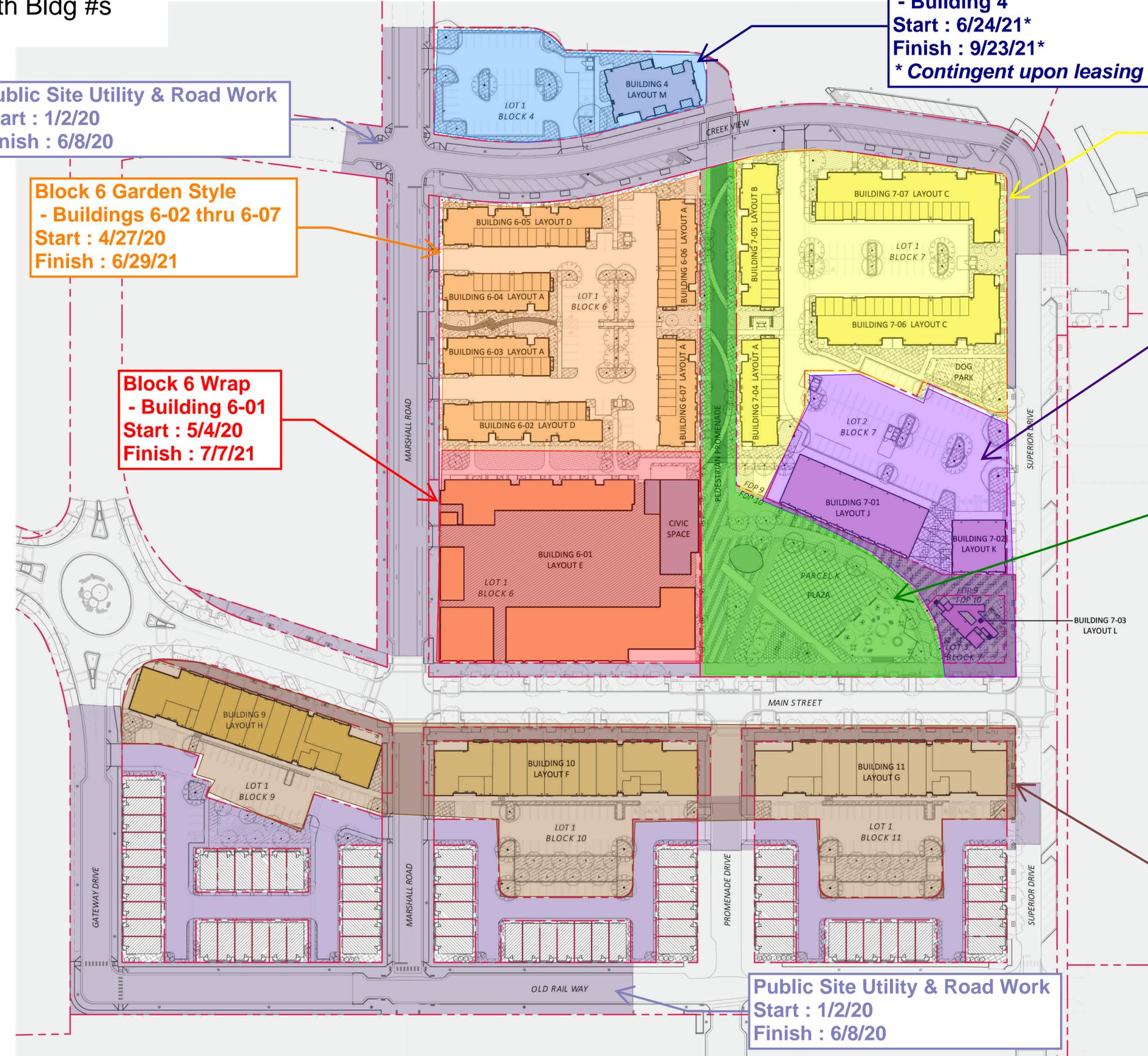
Block 7 Garden Style
- Buildings 7-04 thru 7-07
Start : 9/2/20
Finish : 10/2/21

Block 7 Retail
- Buildings 7-01 thru 7-03
Start : 8/26/21
Finish : 1/17/22

Promenade and Plaza
Start : 1/4/21
Finish : 7/7/21

Podium Buildings
- Buildings 9, 10 and 11
Start : 5/18/20
Finish : 9/15/21

Public Site Utility & Road Work
Start : 1/2/20
Finish : 6/8/20



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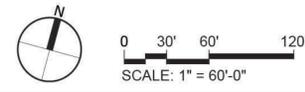
DOWNTOWN SUPERIOR
SUPERIOR, COLORADO

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DWG NAME:

Phasing
Plan
Dates

SHEET:
L0.2



Utility Color Key	
Storm	
Sanitary	
Water	

Construction office compound

See Narrative Note 1

See Narrative Note 7

See Narrative Note 3

See Narrative Note 4

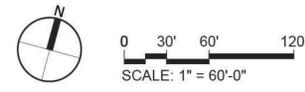
See Narrative Note 6

See Narrative Note 5

See Narrative Note 2

- Narrative Notes :**
1. The work included within Creek View and Marshall Road is intended to proceed as soon as possible. The utility work and the roads are critical to allowing Fire Dept access to the building sites which is critical to vertical construction being able to proceed. This work will be installed to include the branch lines to a point beyond the limits of the roadway to avoid having to cut into the street in the future.
 2. The utility work at the south podium buildings will be installed in three priorities. Building 11 shall proceed first followed by Bldg 10 and then Bldg 9. The tie-in of these utilities with those existing lines in Main Street will not affect pedestrian nor vehicular traffic on Main Street as the tie-in points have already been installed to points south of the sidewalks and streetscape. We understand that there are to be wet taps from Bldgs 11 and 12 to existing lines in Old Rail Way. We will coordinate this work so as not to conflict with the rerouting of traffic due to the tie-in at Superior Drive (see Narrative Note 5).
 3. The lot at the Northwest corner of Marshall Road shall be utilized for material staging and construction parking.
 4. Both pedestrian and vehicular traffic along Main Street and Superior Drive will remain open throughout the construction of the site utility work with the exception of when the tie-in is done in Superior Drive just east of Bldg 11. See Narrative Note 5.
 5. The tie-in of the utilities at the east end of Bldg 11 are expected to take 30 days to complete during which time Superior Drive will be closed in both directions. During this time we will redirect vehicular traffic down Promenade Drive to Old Rail Way to maintain access to the Sports Stable parking lot. Pedestrian traffic will remain unaffected during this time.
 6. The utility tie-ins in Superior Drive near Block 7 are assumed to take 3 days in duration and will not require a complete closure of Superior Drive. A single lane closure will be used and traffic flaggers will be utilized to direct traffic around the work zone.
 7. The private utility work in Blocks 6 and 7 will be a secondary priority during this phase of the work. While we are eager to get this work installed as soon as possible, we are focused on completing the public utility scope of work during Phase I of the project.
 8. We will install a temporary access road along the east side of Bldg 6-01 to facilitate fire department access ONLY. This road can be removed once the paving areas are complete in Lot 1- Block 6 and Lot 1 - Block 7.
 9. Bldg 6-01 is one of the first buildings to get started.
 10. Bldgs 6-02 thru 07. Bldg 6-05 is one of the first buildings to start and the progress goes 04, 03, 06, 07 and finishes with 6-02.
 11. Bldgs 9, 10 and 11. Bldg 11 is one of the first buildings to start and then construction progresses to Bldg 10 and then to Bldg 9 with an approximate 6-week stagger between the start date for each building.
 12. Covered walkway along the north side of Main Street between Marshall Road and the east side of Bldg 6-01 provided during the construction of Bldg 6-01.
 13. Bldgs 7-04 thru 07. Bldg 7-05 proceeds first followed by 04 to allow for early start to the Promenade (see Narrative Note 14.)
 14. Promenade and Plaza construction is intended to progress to coincide with the opening of Bldg 6-01.
 15. Retail Bldgs 7-01, 02 and 03. These buildings are scheduled for later in the project and will finish up after the buildings in Note 13.
 16. The restaurant building is scheduled to begin with the Block 7 work and is contingent upon leasing.

Phase 1 - Public Utilities & Road Work



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Construction Phasing Plan

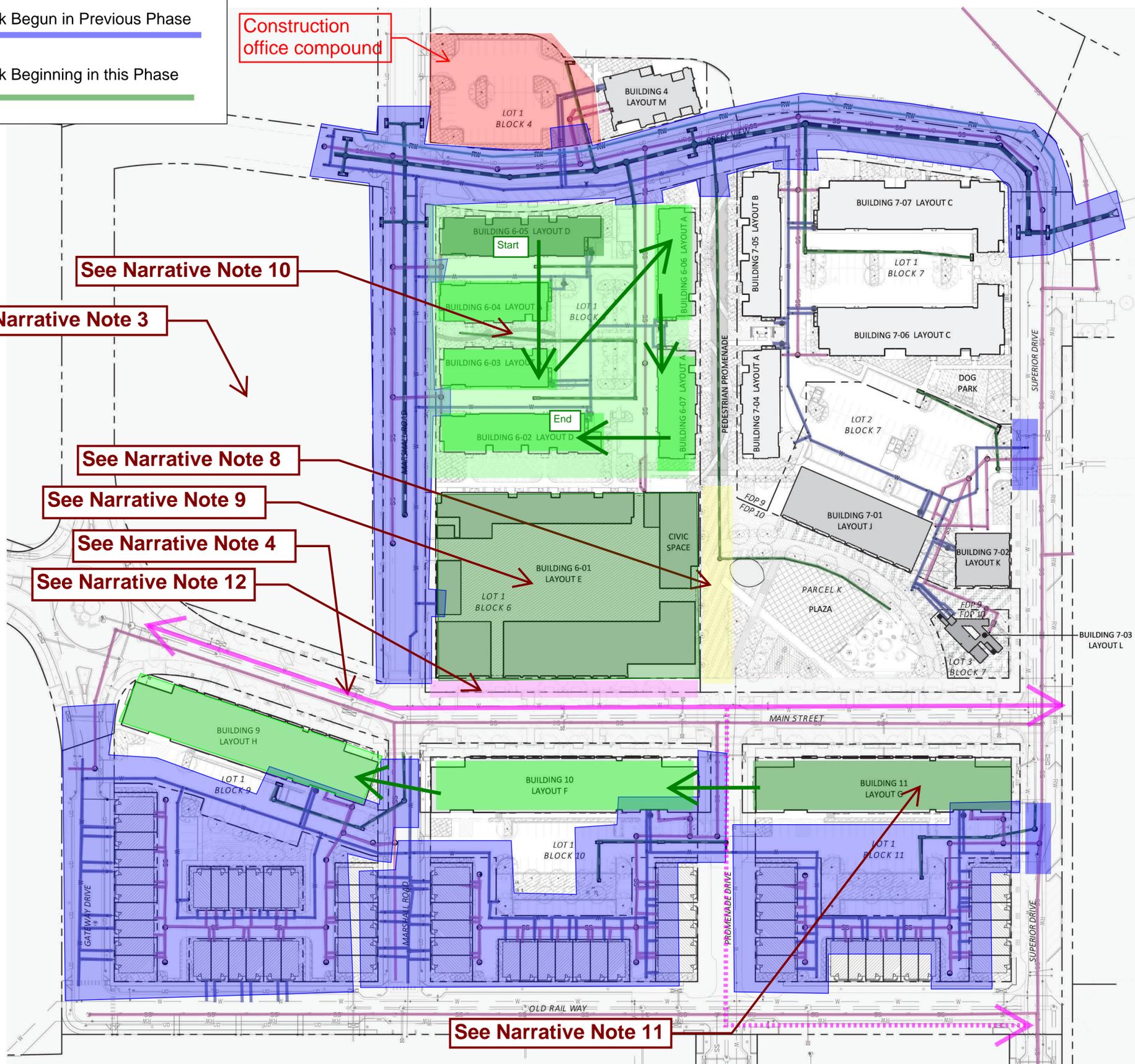
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L0.2

Color Code

Work Begun in Previous Phase


Work Beginning in this Phase


Construction office compound



See Narrative Note 10

See Narrative Note 3

See Narrative Note 8

See Narrative Note 9

See Narrative Note 4

See Narrative Note 12

See Narrative Note 11

Narrative Notes :

1. The work included within Creek View and Marshall Road is intended to proceed as soon as possible. The utility work and the roads are critical to allowing Fire Dept access to the building sites which is critical to vertical construction being able to proceed. This work will be installed to include the branch lines to a point beyond the limits of the roadway to avoid having to cut into the street in the future.
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9. Bldg 6-01 is one of the first buildings to get started.
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11. Bldgs 9, 10 and 11. Bldg 11 is one of the first buildings to start and then construction progresses to Bldg 10 and then to Bldg 9 with an approximate 6-week stagger between the start date for each building.
12. Covered walkway along the north side of Main Street between Marshall Road and the east side of Bldg 6-01 provided during the construction of Bldg 6-01.
13. Bldgs 7-04 thru 07. Bldg 7-05 proceeds first followed by 04 to allow for early start to the Promenade (see Narrative Note 14.)
14. Promenade and Plaza construction is intended to progress to coincide with the opening of Bldg 6-01.
15. Retail Bldgs 7-01, 02 and 03. These buildings are scheduled for later in the project and will finish up after the buildings in Note 13.
16. The restaurant building is scheduled to begin with the Block 7 work and is contingent upon leasing.

Arrows Represent Flow of Work from Building to Building



0 30' 60' 120'
 SCALE: 1" = 60'-0"

Phase 2 - Private Structures (Podiums and Block 6)



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SHEET:
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Color Code

Work Begun in Previous Phase


Work Beginning in this Phase


Construction office compound

See Narrative Note 16

See Narrative Note 3

See Narrative Note 14

See Narrative Note 4

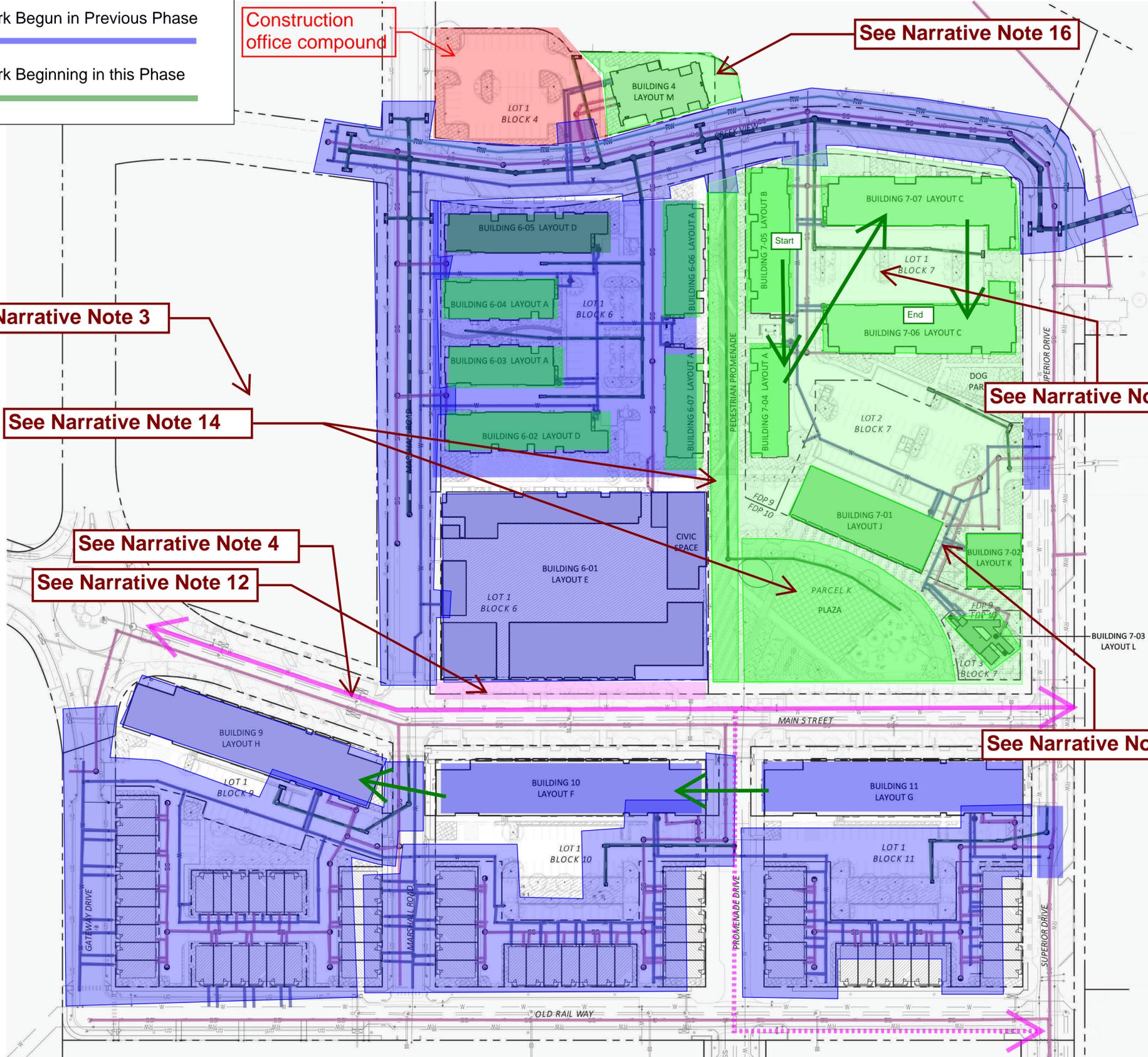
See Narrative Note 12

See Narrative Note 13

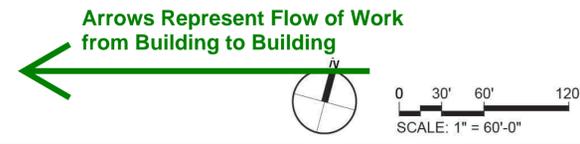
See Narrative Note 15

Narrative Notes :

1. The work included within Creek View and Marshall Road is intended to proceed as soon as possible. The utility work and the roads are critical to allowing Fire Dept access to the building sites which is critical to vertical construction being able to proceed. This work will be installed to include the branch lines to a point beyond the limits of the roadway to avoid having to cut into the street in the future.
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13. Bldgs 7-04 thru 07. Bldg 7-05 proceeds first followed by 04 to allow for early start to the Promenade (see Narrative Note 14.)
14. Promenade and Plaza construction is intended to progress to coincide with the opening of Bldg 6-01.
15. Retail Bldgs 7-01, 02 and 03. These buildings are scheduled for later in the project and will finish up after the buildings in Note 13.
16. The restaurant building is scheduled to begin with the Block 7 work and is contingent upon leasing.



Phase 3 - Private Structures (Block 7, Restaurant, Plaza & Promenade)



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