CALMANTE II

LOTS 1–15, BLOCK 1 AND LOTS 1–18, BLOCK 2 AND OUTLOT A CALMANTE II FINAL PLAT
NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

DATE OF APPROVAL: 27 OCTOBER 2014

LAND USE DATA

CASALON STREET R.O.W. VACATION AND DEDICATION ADJUSTMENT*:

EXISTING CASALON STREET R.O.W. AREA:		0.82-AC ±
CASALON STREET R.O.W. VACATION (PARTIAL):	-0.31-AC ±	
CASALON STREET R.O.W. DEDICATION (PARTIAL):	0.17-AC ±	
NET CASALON STREET R.O.W. VACATION:	-0.14-AC±	
PROPOSED CASALON STREET R.O.W. AREA:		0.68-AC ±

*REFER TO SHEET C3 "DEMOLITION PLAN" FOR GRAPHICAL REPRESENTATIONS OF THE CASALON STREET R.O.W. VACATION AND DEDICATION AREAS. FOR THE PURPOSE OF CALCULATING R.O.W. AREA CASALON IS REFERRED TO AS "STREET". CASALON STREET WILL BE RENAMED CASALON PLACE WITH THIS PROPOSED DEVELOPMENT.

GROSS DEVELOPMENT AREA**:

LOT 1, BLOCK 1, CALMANTE SUBDIVISION:	3.76-AC ±
LOT 2, BLOCK 1, CALMANTE SUBDIVISION:	1.82-AC ±
LOT 1, BLOCK 2, CALMANTE SUBDIVISION:	2.71-AC ±
LOT 2, BLOCK 2, CALMANTE SUBDIVISION:	2.15-AC ±
NET EXISTING PLANNED DEVELOPMENT (B-C) ZONED AREA:	10.44-AC ±
CASALON STREET R.O.W. VACATION (PARTIAL)	0.31-AC ±
GROSS DEVELOPMENT AREA*:	10.75-AC ±

**GROSS DEVELOPMENT AREA INCLUDES THE PARTIAL CASALON STREET R.O.W VACATION. REFER TO THE "CASALON STREET R.O.W. VACATION DEDICATION ADJUSTMENT" TABLE SHOWN ABOVE FOR CALCULATION OF AREA.

ZONING:
EXISTING ZONE DISTRICT: PLANNED DEVELOPMENT (R-M)

PROPOSED DEVELOPMENT AREA ALLOCATIONS:

33- SINGLE FAMILY RESIDENTIAL LOTS:	5.91-AC ±	55.0%
OUTLOT A:	3.05-AC ±	28.4%
PUBLIC RIGHT-OF-WAY:	1.79-AC±	16.6%
GROSS DEVELOPMENT AREA:	10.75-AC ±	100.0%

OPEN SPACE AREA ALLOCATIONS*:

COMMON OPEN SPACE:			
DEVELOPED LANDSCAPE AREAS:	1.21-AC ±		
NATURALIZED LANDSCAPE AREAS:	1.57-AC ±		
TOTAL COMMON OPEN SPACE:		2.78-AC±	46.3%
PRIVATE OPEN SPACE (RESIDENTIAL LOTS):		2.62-AC±	43.7%
PUBLIC OPEN SPACE (TRAILS):		0.33-AC±	5.5%
NATURAL OPEN SPACE AREA:		0.27-AC±	4.5%
TOTAL OPEN SPACE AREA:		6.00-AC ±	100.0%

TOTAL OPEN SPACE AREA PROVIDED AS % OF GROSS DEVELOPMENT AREA: 55.8%

TOTAL USABLE OPEN SPACE AREA PROVIDED AS % OF GROSS DEVELOPMENT AREA: 28.9%

*ORIGINAL SMITH PROPERTY PD (RECEPTION NO. 2268519, PLAT BOOK 56, FILE 2, PAGES 39-53) REQUIRED A MINIMUM OF 20% TOTAL USABLE OPEN SPACE AREA FOR THE 10.44-AC OFFICE/RETAIL AREA ZONED PLANNED DEVELOPMENT (B-C). THIS VALUE INCLUDED A 5% CREDIT FOR THE PROXIMITY TO THE ROCK CREEK BUFFER AREA (TRACT K).

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AVIGATION EASEMENT GRANTED TO JEFFERSON COUNTY AND JEFFERSON COUNTY AIRPORT (NOW ROCKY MOUNTAIN METROPOLITAN AIRPORT) BY INSTRUMENT RECORDED AUGUST 14, 2001 AS RECEPTION NO. F1299293, JEFFERSON COUNTY RECORDS.

GENERAL NOTES:

1. THIS FINAL DEVELOPMENT PLAN IS INTENDED TO AFFECT ONLY THE LAND DESCRIBED HEREON WHICH ARE THE AREAS ZONED AS PLANNED DEVELOPMENT (R-M) AS SHOWN ON THE PREVIOUSLY APPROVED CALMANTE II PRELIMINARY PLANNED DEVELOPMENT AND ZONE DISTRICT PLAN THAT AMENDED THE SMITH PROPERTY PLANNED DEVELOPMENT. ALL OTHER LAND AREAS DESCRIBED IN THE PREVIOUSLY APPROVED SMITH PROPERTY PLANNED DEVELOPMENT SHALL CONTINUE TO BE SUBJECT TO THE SMITH PROPERTY PLANNED DEVELOPMENT AND ANY APPLICABLE PD AMENDMENTS.
2. SETBACKS: EXTERIOR DESIGN ELEMENTS OF BUILDINGS, SUCH AS EAVES, DORMERS, BAY WINDOWS AND DECK STAIRS, MAY ENCROACH UP TO 30 INCHES INTO SIDE, FRONT AND REAR YARD SETBACKS. ALL PATIOS, DECKS AND ANY COVERS SHALL BE WITHIN THE BUILDING SETBACKS.
3. OPEN SPACE: MEANS A PARCEL OF LAND, AN AREA OF WATER, OR A COMBINATION OF LAND AND WATER WITHIN THIS PROJECT DESIGNED AND INTENDED PRIMARILY FOR THE USE AND ENJOYMENT OF RESIDENTS, OCCUPANTS AND OWNERS OR THE GENERAL PUBLIC EXCLUSIVE OF BUILDINGS, RIGHTS-OF-WAY FOR STREETS, PARKING, STORAGE, AND LOADING AREAS.
   - 3.1. COMMON OPEN SPACE MEANS AN AREA MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND INTENDED PRIMARILY FOR THE USE OF LAWFUL OWNERS, RESIDENTS AND OCCUPANTS OF THE PROJECT BUT NOT NECESSARILY THE GENERAL PUBLIC.
   - 3.2. PRIVATE OPEN SPACE MEANS LANDSCAPING AREAS, YARDS AND SIMILAR AREAS THAT ARE PRIVATELY OWNED AND WHERE PUBLIC ACCESS WILL BE DENIED. THE SINGLE FAMILY RESIDENTIAL LOT YARD AND LANDSCAPE AREAS WILL BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION AND FENCING ALONG LOT LINES WILL BE PROHIBITED.
   - 3.3. PUBLIC OPEN SPACE MEANS AN AREA DESIGNED FOR USE BY BOTH THE OWNERS WITHIN THE DEVELOPMENT AND THE GENERAL PUBLIC. PUBLIC OPEN SPACE MAY BE PUBLICLY OR PRIVATELY OWNED. PUBLIC TRAIL CONNECTIONS ARE PROPOSED FOR OUTLOT A. PUBLIC TRAILS ARE CONSIDERED PUBLIC OPEN SPACE.
   - 3.4. USEABLE OPEN SPACE IS THE COMBINATION OF COMMON OPEN SPACE AND PUBLIC OPEN SPACE THAT WILL BE IRRIGATED AND PLANTED IN ACCORDANCE WITH THE TOWN OF SUPERIOR'S MUNICIPAL CODE FOR DEVELOPED

RESIDENTIAL DEVELOPMENT CRITERIA

PERMITTED USES: SINGLE-FAMILY DWELLINGS

PROPOSED SINGLE-FAMILY DWELLING UNITS: 33

PROPOSED DENSITY: (33 DU / 10.75-AC) 3.1 DU PER AC

ACCESSORY STRUCTURES: NOT ALLOWED

MINIMUM LOT AREA (SF)	5,500
MAXIMUM BUILDING OR STRUCTURE HEIGHT (FT)	30
MAXIMUM HEIGHT OF ACCESSORY USES (FT)	10*
MAXIMUM NUMBER OF STORIES	1
FRONT YARD MINIMUM SET BACKS (PRINCIPAL USE AND STRUCTURE):	
FRONT YARD SET BACK FOR FRONT LOADED GARAGE HOME (FT)	15
FRONT YARD SET BACK FOR SIDE LOADED GARAGE HOME (FT)	10
GARAGE DOOR SET BACK FOR FRONT LOADED GARAGE HOME	20
SIDE YARD MINIMUM SET BACKS (PRINCIPAL USE AND STRUCTURE):	
SIDE YARD - INTERIOR LOT LINE (FT)	5**
SIDE YARD - ABUTTING LOCAL STREET (FT)	15
SIDE YARD - ABUTTING OUTLOT (FT)	5
REAR YARD MINIMUM SET BACKS (PRINCIPAL USE AND STRUCTURE):	
REAR YARD - ABUTTING OPEN SPACE (FT)	15
REAR YARD - ABUTTING LOCAL STREET (FT)	15
ROCK CREEK FLOODWAY SETBACK (FT)	30
MAXIMUM LOT COVERAGE	55%

* BUILDING HEIGHTS IN THE RESIDENTIAL AREA ARE EXCLUSIVE OF WALKOUTS AND GARDEN LEVELS. HEIGHTS SHALL BE MEASURED FROM THE ESTABLISHED AVERAGE BASE GRADE OF THE STRUCTURE TO THE TOP OR HIGHEST POINT OF THE STRUCTURE OR ACCESSORY APPURTENANCE. EXCEPTED ACCESSORY APPURTENANCES ARE CHIMNEYS, UTILITY VENTILATION PIPES AND LIGHTENING RODS.

** BUILDING CANTILEVERS AND ROOF OVERHANGS MAY PROJECT 12 INCHES INTO SIDE YARD SETBACK.

UTILITY USAGE DATA

POTABLE WATER DEMAND (GALLONS PER DAY):	6,600-GPD±
SANITARY SEWER LOADING (GALLONS PER DAY):	6,600-GPD±
IRRIGATION RE-USE AVERAGE WATER DEMAND (GALLONS PER DAY):	18,300-GPD±

GENERAL NOTES (CONT'D):

LANDSCAPE AREAS AND NATURALIZED LANDSCAPED AREAS.

- 3.5. NATURAL OPEN SPACE MEANS AREAS LANDSCAPED WITH NON-IRRIGATED NATIVE SPECIES.

4. VIEW CORRIDOR REQUIREMENTS WERE ESTABLISHED IN THE PREVIOUSLY APPROVED SMITH PROPERTY PD (RECEPTION NO. 2268519, PLAT BOOK 56, FILE 2, PAGES 39-53). THE PROPOSED ALLOWABLE HEIGHT FOR SINGLE-FAMILY HOMES WILL BE LESS THAN THE PREVIOUSLY APPROVED 40' ALLOWABLE STRUCTURE HEIGHT FOR THE PLANNED COMMERCIAL DEVELOPMENT. THIS FINAL DEVELOPMENT PLAN MEETS THESE PREVIOUSLY ESTABLISHED VIEW CORRIDOR REQUIREMENTS.
5. HOME OWNERS' ASSOCIATION: DEVELOPER SHALL ESTABLISH A HOMEOWNER'S ASSOCIATION AND COVENANTS.
6. RECREATIONAL AMENITIES: THE DEVELOPER SHALL PROVIDE THE FOLLOWING CONCRETE TRAIL CONNECTIONS:
   - 6.1. FROM McCASLIN BLVD NEAR THE FORMER CASALON STREET INTERSECTION THROUGH OUTLOT 'A' AND TRACT 'K' TO COALTON ROAD AND CALMANTE AVENUE.
   - 6.2. A CONCRETE TRAIL ADJACENT TO McCASLIN BLVD FROM CALMANTE AVENUE NORTH TO THE FORMER CASALON STREET INTERSECTION.
   - 6.3. A CONCRETE TRAIL THROUGH TRACT K TO THE COALTON ROAD UNDERPASS. WHERE THE TRAIL CROSSES ROCK CREEK, A LOW WATER CROSSING SHALL BE USED. REFER TO SHEET C4 "SITE PLAN" FOR TRAIL ALIGNMENTS AND ADDITIONAL TRAIL NOTES.
7. LOT LINE RETAINING WALLS: LOT LINE RETAINING WALLS WILL BE ALLOWED AS NECESSARY TO TRANSITION GRADES BETWEEN LOTS AND MAY BE UP TO 30 INCHES HIGH WITHOUT ENGINEERED DESIGN.
8. LIGHTING: WALKWAY LIGHTING ALONG THE TRAILS SHALL BE PROVIDED. STREET LIGHTING AND WALKWAY LIGHTING SHALL BE LED.
9. HOME VARIATION: DEVELOPER SHALL NOT BUILD HOMES WITH THE SAME FLOOR PLAN AND ELEVATION STYLE ON ADJACENT LOTS. THE SAME COLOR SCHEME SHALL NOT BE APPLIED ON ADJACENT LOTS, REGARDLESS OF HOME FLOOR PLAN TYPE.

SHEET INDEX

SHEET NO.	SHEET TITLE
C1	COVER SHEET
C2	EXISTING SITE CONDITIONS
C3	DEMOLITION PLAN
C4	SITE PLAN
C5	PROJECT NARRATIVE
C6	OVERALL UTILITY PLAN
C7	OVERALL GRADING PLAN
C8-C9	SOUND MITIGATION PLAN & PROFILES
C10	SIGNING AND STRIPING PLAN
A1-A9	HOME ELEVATIONS
L1	OVERALL LANDSCAPE PLAN
L2	LANDSCAPE NOTES
L3	LANDSCAPE PLANT LIST
L4-L6	DETAILED LANDSCAPE PLAN
L7	TYPICAL LANDSCAPE PLAN
L8	LANDSCAPE DETAILS
IR1	IRRIGATION LEGEND AND NOTES
IR2-IR3	IRRIGATION DESIGN
IR4	IRRIGATION DESIGN AND DETAILS
IR5	IRRIGATION DETAILS
EO1	OVERALL LIGHTING CALCULATION PLAN
EO2-EO6	LIGHTING CALCULATION PLAN
EO7-EO8	LIGHTING DETAILS

PROPERTY DESCRIPTION

LOTS 1-15, BLOCK 1 AND LOTS 1-18, BLOCK 2 AND OUTLOT A CALMANTE II FINAL PLAT/REPLAT LOCATED IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 31 BEARS NORTH 89°51'59" EAST.

BENCHMARK

NORTHWEST CORNER OF SECTION 31, T1S, R69W 6TH PM, A FOUND MONUMENT WITH A 3-1/4" ALUMINUM CAP IN RANGE BOX ON THE EAST SIDE OF THE INTERSECTION OF McCASLIN BLVD. AND COALTON ROAD.

ELEVATION = 5527.75 FEET, NGVD 29 DATUM

LOCAL CONVERSION TO NAVD 88 = NGVD 29 ELEVATION + 3.27'

VICINITY MAP
NO SCALE

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT BOULDER CREEK CALMANTE II, LLC IS THE OWNER OF THE PROPERTY AND CONSENTS TO THIS PLAN. IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS 9th DAY OF March, 2016.

[signature], Authorized Signer
OWNER

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF March 2016, BY Steven A Erickson, AS AUTHORIZED SIGNER FOR BOULDER CREEK CALMANTE II, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES 7-01-2017 [signature] Notary Public (NOTARY SEAL)

HOLDER OF DEED OF TRUST

I CERTIFY THAT FirsTier Bank IS THE HOLDER OF A DEED OF TRUST FOR THE PROPERTY AND CONSENTS TO THIS PLAN. IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS 11 DAY OF March, 2016.

[signature]
HOLDER OF DEED OF TRUST Michael J. Nelson, Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF [illegible])

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF March, 2016, BY Michael J. Nelson, Chairman, AS HOLDER OF DEED OF TRUST FOR BOULDER CREEK CALMANTE II, LLC.

MY COMMISSION EXPIRES 09/23/2018 [signature] Notary Public (NOTARY SEAL)

TOWN CLERK CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS ADOPTED BY THE BOARD OF TRUSTEES BY (RESOLUTION/ORDINANCE) NO. R-66, SERIES 2014 ON October 27, 2014, AND WAS FILED IN MY OFFICE ON THE 28 DAY OF April, 2016, AT 10 O'CLOCK A.M.

[signature]
TOWN CLERK

BOARD OF TRUSTEES CERTIFICATE

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO.

WITNESS MY HAND WITH THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS 28th DAY OF April, 2016

ATTEST: [signature] PHYLLIS HARDIN, TOWN CLERK — [signature] MAYOR

VESTING STATEMENT

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. SUCH VESTED RIGHT SHALL BE VALID FOR A PERIOD OF 3 YEARS, PURSUANT TO APPROVAL BY THE TOWN OF SUPERIOR BOARD OF TRUSTEE'S ON 27th DAY OF October, 2014

Memo of Record #03514170 4/28/2016

OWNER/DEVELOPER	CIVIL ENGINEER	LAND SURVEYOR	LANDSCAPE ARCHITECT
BOULDER CREEK NEIGHBORHOODS 712 MAIN STREET LOUISVILLE, COLORADO 80027 303.518.8194 CONTACT: DAVID OYLER	THE SANITAS GROUP 801 MAIN STREET, SUITE 210 LOUISVILLE, COLORADO 80027 303.981.9238 CONTACT: LESLIE R. EWY, P.E.	FLAGSTAFF SURVEYING, INC. 637 SOUTH BROADWAY, SUITE C BOULDER, COLORADO 80305 303.499.9737 CONTACT: STEVEN SELLARS, P.L.S.	GREEN A LANDSCAPING COMPANY 4100 N. 119th STREET LAFAYETTE, COLORADO 80026 720.468.0987 CONTACT: TIMOTHY CHITESTER

1069FDP-CV

PREPARED BY:

The Sanitas Group
801 MAIN STREET, SUITE 210
LOUISVILLE, CO 80027
303.981.9238
PROJECT CONTACT: LESLIE R. EWY, PE

PREPARED FOR:

BOULDER CREEK NEIGHBORHOODS
712 MAIN STREET
LOUISVILLE, CO 80027
303.518.8194
PROJECT CONTACT: DAVID OYLER

FINAL DEVELOPMENT PLAN FOR:
CALMANTE II
SE CNR McCASLIN BLVD AND COALTON ROAD
SUPERIOR, COLORADO

ISSUE	DATE
FDP Submittal	09/19/14
FDP Resubmittal	10/14/14
Address PC Comment	10/22/14
Revise certificates	10/20/15
Address Comments	12/18/15
Final Submittal	01/19/16
Signature Blocks	03/03/16

DESIGNED BY:	LRE
DRAWN BY:	TSG
CHECKED BY:	-

DRAWING SCALE:
HORIZONTAL: NONE
VERTICAL: NONE

COVER SHEET

PROJECT NO. 81069

C1

CALMANTE II

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3.4. USEABLE OPEN SPACE IS THE COMBINATION OF COMMON OPEN SPACE AND PUBLIC OPEN SPACE THAT WILL BE IRRIGATED AND PLANTED IN ACCORDANCE WITH THE TOWN OF SUPERIOR'S MUNICIPAL CODE FOR DEVELOPED LANDSCAPE AREAS AND NATURALIZED LANDSCAPED AREAS.

3.5. NATURAL OPEN SPACE MEANS AREAS LANDSCAPED WITH NON-IRRIGATED NATIVE SPECIES.

4. VIEW CORRIDOR REQUIREMENTS WERE ESTABLISHED IN THE PREVIOUSLY APPROVED SMITH PROPERTY PD (RECEPTION NO. 2268519, PLAT BOOK 56, FILE 2, PAGES 39-53). THE PROPOSED ALLOWABLE HEIGHT FOR SINGLE-FAMILY HOMES WILL BE LESS THAN THE PREVIOUSLY APPROVED 40' ALLOWABLE STRUCTURE HEIGHT FOR THE PLANNED COMMERCIAL DEVELOPMENT. THIS FINAL DEVELOPMENT PLAN MEETS THESE PREVIOUSLY ESTABLISHED VIEW CORRIDOR REQUIREMENTS.

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7. LOT LINE RETAINING WALLS: LOT LINE RETAINING WALLS WILL BE ALLOWED AS NECESSARY TO TRANSITION GRADES BETWEEN LOTS AND MAY BE UP TO 30 INCHES HIGH WITHOUT ENGINEERED DESIGN.

8. LIGHTING: WALKWAY LIGHTING ALONG THE TRAILS SHALL BE PROVIDED. STREET LIGHTING AND WALKWAY LIGHTING SHALL BE LED.

9. HOME VARIATION: DEVELOPER SHALL NOT BUILD HOMES WITH THE SAME FLOOR PLAN AND ELEVATION STYLE ON ADJACENT LOTS. THE SAME COLOR SCHEME SHALL NOT BE APPLIED ON ADJACENT LOTS, REGARDLESS OF HOME FLOOR PLAN TYPE.

RESIDENTIAL DEVELOPMENT CRITERIA

PERMITTED USES:		SINGLE-FAMILY DWELLINGS
PROPOSED SINGLE-FAMILY DWELLING UNITS:		33
PROPOSED DENSITY:	(33 DU / 10.75-AC)	3.1 DU PER AC
ACCESSORY STRUCTURES:		NOT ALLOWED

MINIMUM LOT AREA (SF)	5,500
MAXIMUM BUILDING OR STRUCTURE HEIGHT (FT)	30
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FRONT YARD SET BACK FOR SIDE LOADED GARAGE HOME (FT)	10
GARAGE DOOR SET BACK FOR FRONT LOADED GARAGE HOME	20
SIDE YARD MINIMUM SET BACKS (PRINCIPAL USE AND STRUCTURE):	
SIDE YARD - INTERIOR LOT LINE (FT)	5**
SIDE YARD - ABUTTING LOCAL STREET (FT)	15
SIDE YARD - ABUTTING OUTLOT (FT)	5
REAR YARD MINIMUM SET BACKS (PRINCIPAL USE AND STRUCTURE):	
REAR YARD - ABUTTING OPEN SPACE (FT)	15
REAR YARD - ABUTTING LOCAL STREET (FT)	15
ROCK CREEK FLOODWAY SETBACK (FT)	30
MAXIMUM LOT COVERAGE	55%

* BUILDING HEIGHTS IN THE RESIDENTIAL AREA ARE EXCLUSIVE OF WALKOUTS AND GARDEN LEVELS. HEIGHTS SHALL BE MEASURED FROM THE ESTABLISHED AVERAGE BASE GRADE OF THE STRUCTURE TO THE TOP OR HIGHEST POINT OF THE STRUCTURE OR ACCESSORY APPURTENANCE. EXCEPTED ACCESSORY APPURTENANCES ARE CHIMNEYS, UTILITY VENTILATION PIPES AND LIGHTENING RODS.

** BUILDING CANTILEVERS AND ROOF OVERHANGS MAY PROJECT 12 INCHES INTO SIDE YARD SETBACK.

UTILITY USAGE DATA

POTABLE WATER DEMAND (GALLONS PER DAY):	6,600 GPD±
SANITARY SEWER LOADING (GALLONS PER DAY):	6,600 GPD±
IRRIGATION RE-USE AVERAGE WATER DEMAND (GALLONS PER DAY):	18,300 GPD±

GENERAL NOTES (CONT'D):

SHEET INDEX

SHEET NO.	SHEET TITLE
C1	COVER SHEET
C2	EXISTING SITE CONDITIONS
C3	DEMOLITION PLAN
C4	SITE PLAN
C5	PROJECT NARRATIVE
C6	OVERALL UTILITY PLAN
C7	OVERALL GRADING PLAN
C8-C9	SOUND MITIGATION PLAN & PROFILES
C10	SIGNING AND STRIPING PLAN
A1-A9	HOME ELEVATIONS
L1	OVERALL LANDSCAPE PLAN
L2	LANDSCAPE NOTES
L3	LANDSCAPE PLANT LIST
L4-L6	DETAILED LANDSCAPE PLAN
L7	TYPICAL LANDSCAPE PLAN
L8	LANDSCAPE DETAILS
IR1	IRRIGATION LEGEND AND NOTES
IR2-IR3	IRRIGATION DESIGN
IR4	IRRIGATION DESIGN AND DETAILS
IR5	IRRIGATION DETAILS
EO1	OVERALL LIGHTING CALCULATION PLAN
EO2-EO6	LIGHTING CALCULATION PLAN
EO7-EO8	LIGHTING DETAILS

PROPERTY DESCRIPTION

LOTS 1-15, BLOCK 1 AND LOTS 1-18, BLOCK 2
AND OUTLOT A CALMANTE II FINAL PLAT/REPLAT
LOCATED IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP
1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF
SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO.

BASIS OF BEARINGS

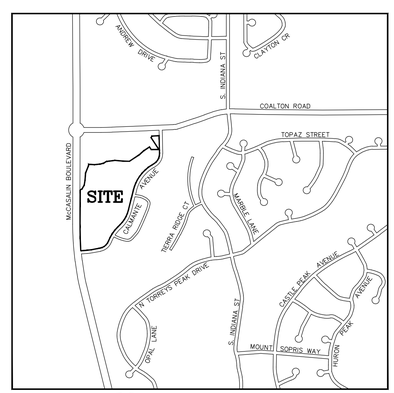
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 31 BEARS NORTH 89°51'59" EAST.

BENCHMARK

NORTHWEST CORNER OF SECTION 31, T1S, R69W 6TH PM, A FOUND MONUMENT WITH A 3-1/4" ALUMINUM CAP IN RANGE BOX ON THE EAST SIDE OF THE INTERSECTION OF McCASLIN BLVD. AND COALTON ROAD.

ELEVATION = 5527.75 FEET, NGVD 29 DATUM

LOCAL CONVERSION TO NAVD 88 = NGVD 29 ELEVATION + 3.27'



N

VICINITY MAP
NO SCALE

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT BOULDER CREEK CALMANTE II, LLC IS THE OWNER OF THE PROPERTY, BOULDER CREEK CALMANTE II, LLC IS THE MORTGAGEE OF THE PROPERTY AND WE CONSENT TO THE ABOVE PRELIMINARY PLAN DEVELOPMENT AND ZONE DISTRICT PLAN IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS _____ DAY OF _____, 201___ BY _____ , AUTHORIZED SIGNER.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201___ BY _____ , AS AUTHORIZED SIGNER FOR BOULDER CREEK CALMANTE II, A COLORADO LIMITED LIABILITY COMPANY.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____. (NOTARY SEAL)

HOLDER OF DEED OF TRUST

I CERTIFY THAT _____ IS THE HOLDER OF A DEED OF TRUST FOR THE PROPERTY AND CONSENTS TO THE ABOVE PRELIMINARY PLAN DEVELOPMENT AND ZONE DISTRICT PLAN IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS _____ DAY OF _____, 201___ BY _____, _____ .

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201___ BY _____ , AS HOLDER OF DEED OF TRUST FOR BOULDER CREEK CALMANTE II, LLC.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____. (NOTARY SEAL)

TOWN CLERK CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS ADOPTED BY THE BOARD OF TRUSTEES BY (RESOLUTION/ORDINANCE) NO. _____, SERIES 20____ ON _____, 20_____, AND WAS FILED IN MY OFFICE ON THE _____DAY OF _____, 20_____, AT _____O'CLOCK ___M.

_____
TOWN CLERK

BOARD OF TRUSTEES CERTIFICATE

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO.

WITNESS MY HAND WITH THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS _____DAY OF _____, 20____.

ATTEST:

_____ _____
PHYLLIS L. HARDIN, TOWN CLERK MAYOR

VESTING STATEMENT

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. SUCH VESTED RIGHT SHALL BE VALID FOR A PERIOD OF _____ YEARS, PURSUANT TO APPROVAL BY THE TOWN OF SUPERIOR BOARD OF TRUSTEE'S ON ____ DAY OF _____, 201____.

OWNER/DEVELOPER
BOULDER CREEK NEIGHBORHOODS
712 MAIN STREET
LOUISVILLE, COLORADO 80027
303.518.8194
CONTACT: DAVID OYLER

CIVIL ENGINEER
THE SANITAS GROUP
801 MAIN STREET, SUITE 210
LOUISVILLE, COLORADO 80027
303.981.9238
CONTACT: LESLIE R. EWY, P.E.

LAND SURVEYOR
FLAGSTAFF SURVEYING, INC.
637 SOUTH BROADWAY, SUITE C
BOULDER, COLORADO 80305
303.499.9737
CONTACT: STEVEN SELLARS, P.L.S.

LANDSCAPE ARCHITECT
GREEN
A LANDSCAPING COMPANY
4100 N. 119th STREET
LAFAYETTE, COLORADO 80026
720.468.0987
CONTACT: TIMOTHY CHITESTER

1069FDP-CV

PREPARED BY:
The Sanitas Group
801 MAIN STREET, SUITE 210
LOUISVILLE, CO 80027
303.981.9238
PROJECT CONTACT:
LESLIE R. EWY, PE

PREPARED FOR:
BOULDER CREEK NEIGHBORHOODS
712 MAIN STREET
LOUISVILLE, CO 80027
303.518.8194
PROJECT CONTACT:
DAVID OYLER

FINAL DEVELOPMENT PLAN FOR:
CALMANTE II
SE CNR McCASLIN BLVD AND COALTON ROAD
SUPERIOR, COLORADO

ISSUE	DATE
FDP Submittal	09/19/14
FDP Resubmittal	10/14/14
Address PC Comment	10/22/14
Revise certificates	10/20/15
Address Comments	12/18/15
Final Submittal	01/19/16

DESIGNED BY:	LRE
DRAWN BY:	TSG
CHECKED BY:	-

DRAWING SCALE:
HORIZONTAL: NONE
VERTICAL: NONE

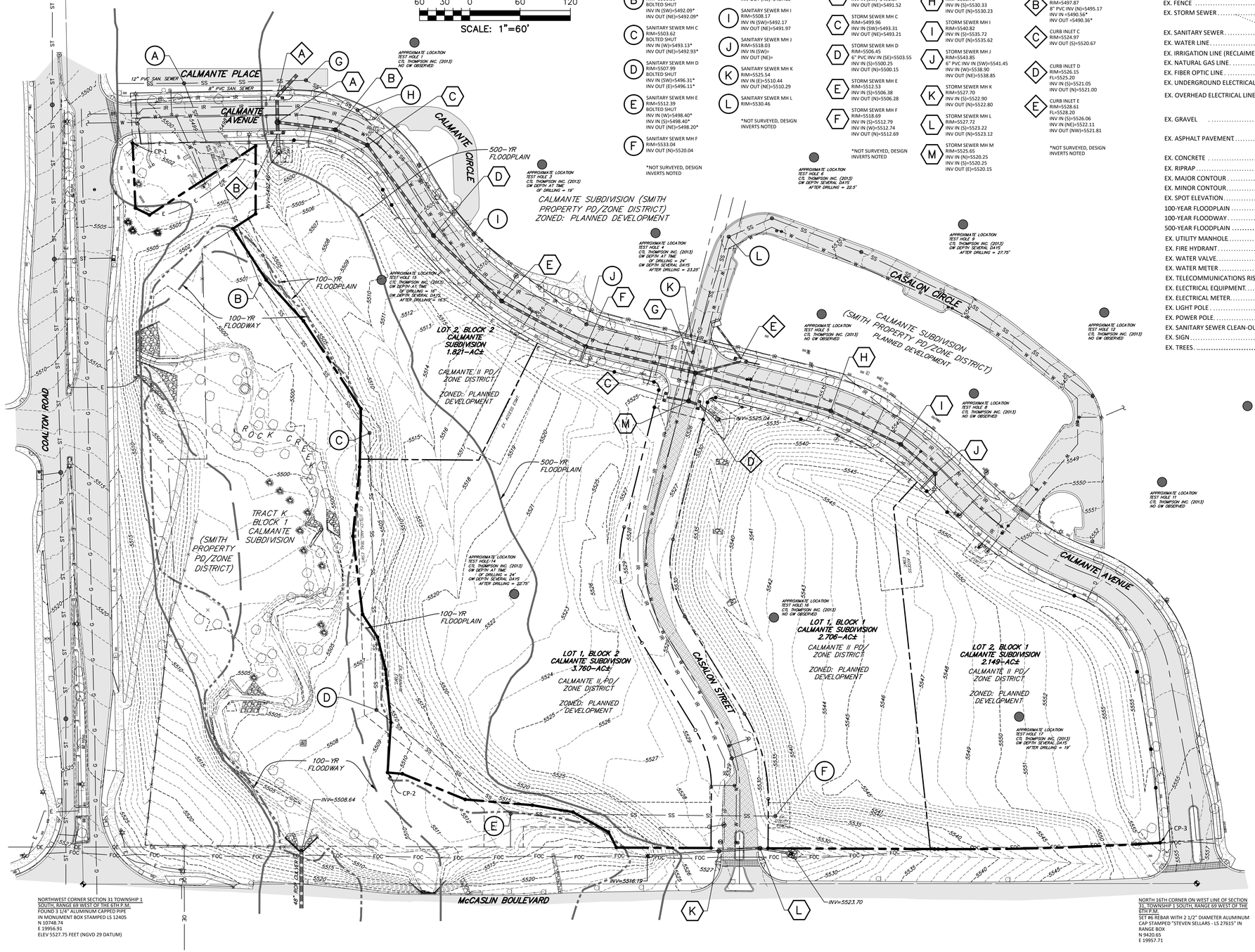
COVER SHEET

PROJECT NO. B1069

C1

WEST 16TH CORNER ON NORTH LINE OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
FOUND #6 REBAR WITH 3 1/4" DIAMETER ALUMINUM CAP STAMPED "GLORSO MURRAY SURVEYS PLS 16109"
N 10774.22
E 21244.46

SCALE: 1"=60'



NORTHWEST CORNER SECTION 31 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
FOUND 3 1/4" ALUMINUM CAPPED PIPE IN MONUMENT BOX STAMPED LS 12405
N 10748.74
E 19956.91
ELEV 5527.75 FEET (NGVD 29 DATUM)

NORTH 16TH CORNER ON WEST LINE OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
SET #6 REBAR WITH 2 1/2" DIAMETER ALUMINUM CAP STAMPED "STEVEN SELLARS - LS 27615" IN RANGE BOX
N 9420.65
E 19957.71

EX. SANITARY SEWER MANHOLES

- A — SANITARY SEWER MH A RIM=5500.96 INV IN (S)=5485.56 INV IN (SW)=5485.56 INV OUT (N)=5485.46
- B — SANITARY SEWER MH B RIM=5500.50 BOLTED SHUT INV IN (SW)=5492.09* INV OUT (NE)=5492.09*
- C — SANITARY SEWER MH C RIM=5503.62 BOLTED SHUT INV IN (W)=5493.13* INV OUT (NE)=5492.93*
- D — SANITARY SEWER MH D RIM=5507.99 BOLTED SHUT INV IN (SW)=5496.31* INV OUT (E)=5496.11*
- E — SANITARY SEWER MH E RIM=5512.39 BOLTED SHUT INV IN (W)=5498.40* INV IN (S)=5498.40* INV OUT (NE)=5498.20*
- F — SANITARY SEWER MH F RIM=5533.04 INV OUT (N)=5520.04
- G — SANITARY SEWER MH G RIM=5498.50 INV IN (SW)=5486.60 INV OUT (N)=5486.35
- H — SANITARY SEWER MH H RIM=5499.65 INV IN (SW)=5487.20 INV OUT (NE)=5487.15
- I — SANITARY SEWER MH I RIM=5508.17 INV IN (SW)=5492.17 INV OUT (NE)=5491.97
- J — SANITARY SEWER MH J RIM=5518.03 INV IN (SW)= INV OUT (NE)=
- K — SANITARY SEWER MH K RIM=5525.54 INV IN (E)=5510.44 INV OUT (NE)=5510.29
- L — SANITARY SEWER MH L RIM=5530.46

*NOT SURVEYED, DESIGN INVERTS NOTED

*NOT SURVEYED, DESIGN INVERTS NOTED

EX. STORM SEWER MANHOLES

- A — STORM SEWER MH A RIM=5497.55 INV IN (SW)=5490.10 INV IN (W)=5490.10 INV OUT (E)=5490.05
- B — STORM SEWER MH B RIM=5498.77 INV IN (SW)=5491.87* INV OUT (NE)=5491.52
- C — STORM SEWER MH C RIM=5499.96 INV IN (SW)=5493.31 INV OUT (NE)=5493.21
- D — STORM SEWER MH D RIM=5506.45 6" PVC INV IN (SE)=5503.55 INV IN (S)=5500.25 INV OUT (N)=5500.15
- E — STORM SEWER MH E RIM=5512.53 INV IN (S)=5506.38 INV OUT (N)=5506.28
- F — STORM SEWER MH F RIM=5518.69 INV IN (S)=5512.79 INV IN (W)=5512.74 INV OUT (N)=5512.69
- G — STORM SEWER MH G RIM=5525.85 INV IN (SE)=5519.35 INV IN (S)=5519.05 INV IN (W) =5519.34* INV OUT (N)=5518.95
- H — STORM SEWER MH H RIM=5535.73 INV IN (S)=5530.33 INV OUT (N)=5530.23
- I — STORM SEWER MH I RIM=5540.82 INV IN (S)=5535.72 INV OUT (N)=5535.62
- J — STORM SEWER MH J RIM=5543.85 6" PVC INV IN (SW)=5541.45 INV IN (W)=5538.90 INV OUT (NE)=5538.85
- K — STORM SEWER MH K RIM=5527.70 INV IN (S)=5522.90 INV OUT (N)=5522.80
- L — STORM SEWER MH L RIM=5527.72 INV IN (S)=5523.22 INV OUT (N)=5523.12
- M — STORM SEWER MH M RIM=5525.65 INV IN (N)=5520.25 INV IN (S)=5520.25 INV OUT (E)=5520.15

*NOT SURVEYED, DESIGN INVERTS NOTED

EX. STORM SEWER INLETS

- A — CURB INLET A RIM=5498.08 FL=5497.48 INV IN =5489.77* INV OUT =5489.77*
- B — CURB INLET B RIM=5497.87 8" PVC INV (N)=5495.17 INV IN =5490.56* INV OUT =5490.36*
- C — CURB INLET C RIM=5524.97 INV OUT (S)=5520.67
- D — CURB INLET D RIM=5526.15 FL=5525.20 INV IN (S)=5521.05 INV OUT (N)=5521.00
- E — CURB INLET E RIM=5528.61 FL=5528.20 INV IN (S)=5526.06 INV IN (NE)=5522.11 INV OUT (NW)=5521.81

*NOT SURVEYED, DESIGN INVERTS NOTED

LEGEND

PROJECT BOUNDARY
ADJACENT PROPERTY BOUNDARY
CENTERLINE OF VACATED ROAD
VACATED PROPERTY LINE
EX. EASEMENT
EX. FENCE
EX. STORM SEWER — ST — ST
EX. SANITARY SEWER — SS — SS
EX. WATER LINE — W — W
EX. IRRIGATION LINE (RECLAIMED WATER) — IR — IR
EX. NATURAL GAS LINE — G — G
EX. FIBER OPTIC LINE — FOC
EX. UNDERGROUND ELECTRICAL LINE — E — E
EX. OVERHEAD ELECTRICAL LINE — OE — OE
EX. GRAVEL
EX. ASPHALT PAVEMENT
EX. CONCRETE
EX. RIPRAP
EX. MAJOR CONTOUR — 5325
EX. MINOR CONTOUR — 5324
EX. SPOT ELEVATION — 24.62
100-YEAR FLOODPLAIN
100-YEAR FLOODWAY
500-YEAR FLOODPLAIN
EX. UTILITY MANHOLE
EX. FIRE HYDRANT
EX. WATER VALVE
EX. WATER METER
EX. TELECOMMUNICATIONS RISER
EX. ELECTRICAL EQUIPMENT
EX. ELECTRICAL METER
EX. LIGHT POLE
EX. POWER POLE
EX. SANITARY SEWER CLEAN-OUT — CO
EX. SIGN
EX. TREES

APPROXIMATE TEST HOLE LOCATION
DUE DILIGENCE GEOTECHNICAL INVESTIGATION
CALMANTE SUBDIVISION SUPERIOR, COLORADO
PREPARED BY CTL THOMPSON INCORPORATED. DATED 29 MAY 2013. (PROJECT NO. DN46, 606-115)

AN ADDITIONAL GEOTECHNICAL INVESTIGATION WAS CONDUCTED AT THE SITE IN 1998 BY AA-ADMAN ASSOCIATES, INC. (PRELIMINARY SUBSURFACE INVESTIGATION SMITH PROPERTY, 38 ACRE SITE SOUTH OF SUPERIOR, THE SOUTHEAST CORNER OF MCCASLIN BOULEVARD AND COALTON ROAD). EIGHT EXPLORATORY BORINGS WERE DRILLED AT DEPTHS RANGING FROM 20 TO 30 FEET. AT THE TIME OF DRILLING, GROUNDWATER WAS OBSERVED IN TWO TEST HOLES AT DEPTHS OF 13 TO 16 FEET. SEVERAL DAYS LATER, FREE GROUNDWATER WAS OBSERVED IN FIVE TEST HOLES AT DEPTHS RANGING FROM 11.5 TO 20.5 FEET.

Know what's **below.** **Call** before you dig.

1069CD-EX

PREPARED BY:

The Sanitas Group
801 MAIN STREET, SUITE 210
LOUISVILLE, CO 80027
303.981.9238
PROJECT CONTACT:
LESLIE R. EWY, PE

PREPARED FOR:

BOULDER CREEK NEIGHBORHOODS
712 MAIN STREET
LOUISVILLE, CO 80027
303.518.8194
PROJECT CONTACT:
DAVID OYLER

FINAL DEVELOPMENT PLAN FOR:

CALMANTE II

SE CNR McCASLIN BLVD AND COALTON ROAD
SUPERIOR, COLORADO

ISSUE	DATE
FDP Submittal	09/19/14
FDP Resubmittal	10/14/14
Updated GW Elevations	06/12/15
Add Control Points	12/18/15
Final Submittal	01/19/16

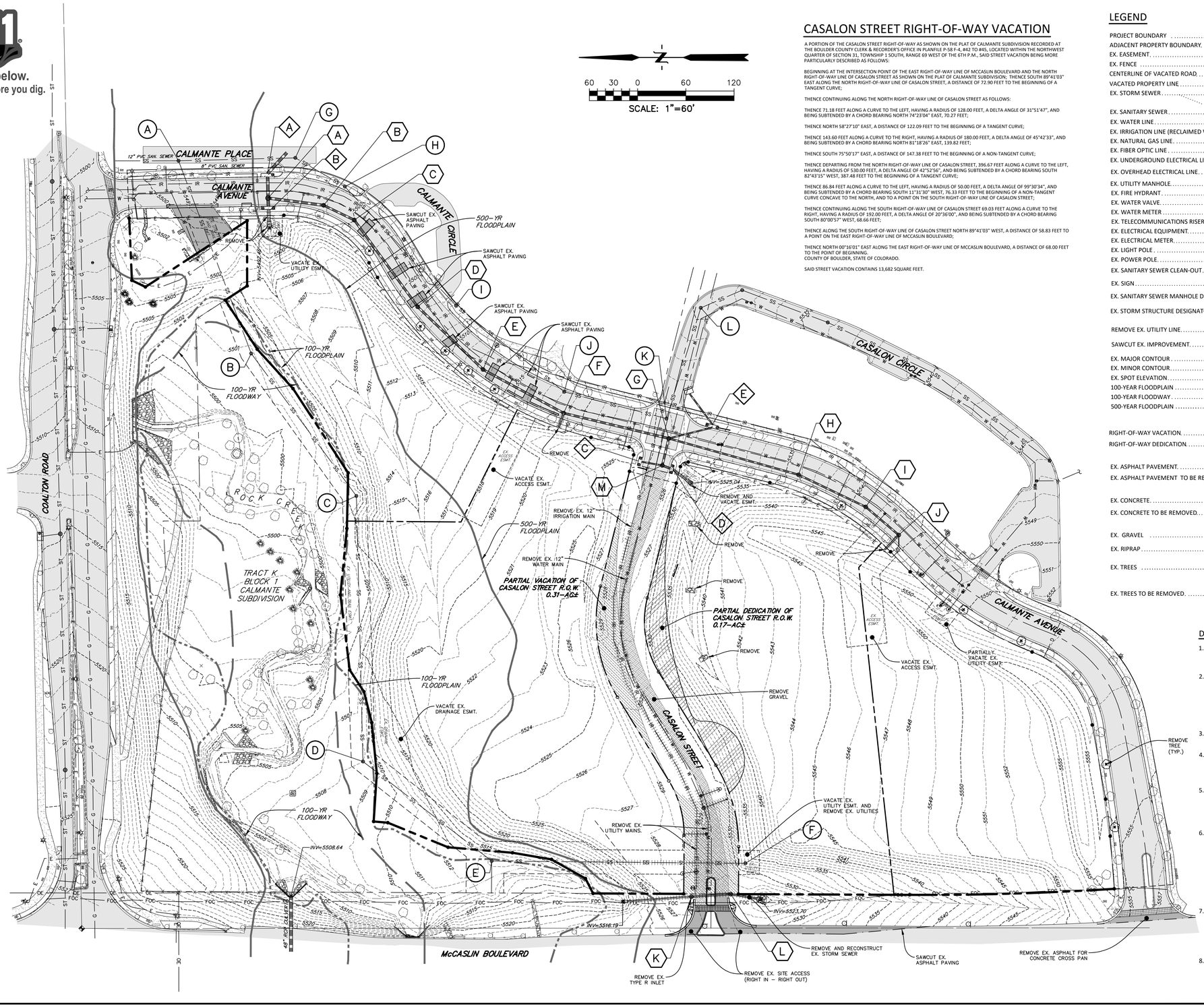
DESIGNED BY:	TSG
DRAWN BY:	TSG
CHECKED BY:	LRE

DRAWING SCALE:
HORIZONTAL: 1" = 60'
VERTICAL: NONE

EXISTING SITE CONDITIONS

PROJECT NO. B1069

C2



CASALON STREET RIGHT-OF-WAY VACATION

A PORTION OF THE CASALON STREET RIGHT-OF-WAY AS SHOWN ON THE PLAT OF CALMANTE SUBDIVISION RECORDED AT THE BOULDER COUNTY CLERK & RECORDER'S OFFICE IN PLANFILE P-58 F-4, #42 TO #45, LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., SAID STREET VACATION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION POINT OF THE EAST RIGHT-OF-WAY LINE OF MCCASLIN BOULEVARD AND THE NORTH RIGHT-OF-WAY LINE OF CASALON STREET AS SHOWN ON THE PLAT OF CALMANTE SUBDIVISION; THENCE SOUTH 89°41'03" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF CASALON STREET, A DISTANCE OF 72.90 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF CASALON STREET AS FOLLOWS:

THENCE 71.18 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 128.00 FEET, A DELTA ANGLE OF 31°51'47", AND BEING SUBTENDED BY A CHORD BEARING NORTH 74°23'04" EAST, 70.27 FEET;

THENCE NORTH 58°27'10" EAST, A DISTANCE OF 122.09 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE 143.60 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 45°42'33", AND BEING SUBTENDED BY A CHORD BEARING NORTH 81°18'26" EAST, 139.82 FEET;

THENCE SOUTH 75°50'17" EAST, A DISTANCE OF 147.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE;

THENCE DEPARTING FROM THE NORTH RIGHT-OF-WAY LINE OF CASALON STREET, 396.67 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 42°52'56", AND BEING SUBTENDED BY A CHORD BEARING SOUTH 82°43'15" WEST, 387.48 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE 86.84 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 99°30'34", AND BEING SUBTENDED BY A CHORD BEARING SOUTH 11°31'30" WEST, 76.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, AND TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CASALON STREET;

THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF CASALON STREET 69.03 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 192.00 FEET, A DELTA ANGLE OF 20°36'00", AND BEING SUBTENDED BY A CHORD BEARING SOUTH 80°00'57" WEST, 68.66 FEET;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF CASALON STREET NORTH 89°41'03" WEST, A DISTANCE OF 58.83 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MCCASLIN BOULEVARD;

THENCE NORTH 00°16'01" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF MCCASLIN BOULEVARD, A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING.
COUNTY OF BOULDER, STATE OF COLORADO.

SAID STREET VACATION CONTAINS 13,682 SQUARE FEET.

LEGEND

PROJECT BOUNDARY
ADJACENT PROPERTY BOUNDARY
EX. EASEMENT
EX. FENCE
CENTERLINE OF VACATED ROAD
VACATED PROPERTY LINE
EX. STORM SEWER — ST — ST —
EX. SANITARY SEWER — SS — SS —
EX. WATER LINE — W — W —
EX. IRRIGATION LINE (RECLAIMED WATER) — IR — IR —
EX. NATURAL GAS LINE — G — G —
EX. FIBER OPTIC LINE — FOC —
EX. UNDERGROUND ELECTRICAL LINE — E — E —
EX. OVERHEAD ELECTRICAL LINE — OE — OE —
EX. UTILITY MANHOLE
EX. FIRE HYDRANT
EX. WATER VALVE
EX. WATER METER
EX. TELECOMMUNICATIONS RISER
EX. ELECTRICAL EQUIPMENT
EX. ELECTRICAL METER
EX. LIGHT POLE
EX. POWER POLE
EX. SANITARY SEWER CLEAN-OUT — CO
EX. SIGN
EX. SANITARY SEWER MANHOLE DESIGNATOR — A
EX. STORM STRUCTURE DESIGNATOR — A
REMOVE EX. UTILITY LINE
SAWCUT EX. IMPROVEMENT
EX. MAJOR CONTOUR — 5525
EX. MINOR CONTOUR — 5524
EX. SPOT ELEVATION — 24.62
100-YEAR FLOODPLAIN
100-YEAR FLOODWAY
500-YEAR FLOODPLAIN
RIGHT-OF-WAY VACATION
RIGHT-OF-WAY DEDICATION
EX. ASPHALT PAVEMENT
EX. ASPHALT PAVEMENT TO BE REMOVED
EX. CONCRETE
EX. CONCRETE TO BE REMOVED
EX. GRAVEL
EX. RIPRAP
EX. TREES
EX. TREES TO BE REMOVED

DEMOLITION AND RESTORATION NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS IN A LAWFUL MANNER.
2. MATERIAL OR DEBRIS SHALL NOT BE DISPOSED WITHIN THE PROJECT LIMITS UNLESS WRITTEN PERMISSION IS GRANTED BY THE PROPERTY OWNER. THE MANNER OF DISPOSAL WITHIN THE PROJECT LIMITS SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF COLORADO.
3. CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE PRIVATE AND PUBLIC PROPERTY.
4. CONTRACTOR SHALL PROTECT FROM FROM DAMAGE ALL EXISTING TREES NOT DESIGNATE FOR REMOVAL. TREE PROTECTION SHALL INCLUDE THE ROOT STRUCTURE.
5. DRAINAGE STRUCTURES SHALL NOT BE REMOVED UNTIL SATISFACTORY ARRANGEMENTS HAVE BEEN MADE TO ACCOMMODATE DRAINAGE AND TRAFFIC CONTROL.
6. WHERE NEW CONSTRUCTION TIES INTO EXISTING CONCRETE OR ASPHALT IMPROVEMENTS, CONTRACTOR SHALL SAW CUT THE EXISTING IMPROVEMENTS TO A TRUE LINE, WITH A VERTICAL FACE AND TO MINIMUM DEPTH OF 2-INCHES OR TO THE DEPTH OF THE REINFORCING STEEL, WHICHEVER OCCURS FIRST. IF THE EDGE IS DAMAGED DURING CONSTRUCTION, IT SHALL BE RE-CUT PRIOR TO CONSTRUCTING THE NEW IMPROVEMENTS.
7. CONTRACTOR SHALL RESTORE DAMAGED OR INJURED PROPERTY, AT THE CONTRACTOR'S EXPENSE, TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING BEFORE THE DAMAGE OR INJURY OCCURRED, BY REPAIRING, REBUILDING OR RESTORING THE PROPERTY.
8. THE CONTRACTOR SHALL RESTORE ANY EXISTING VEGETATION AND/OR SURFACE IMPROVEMENTS BEYOND THE PROJECT LIMITS DISTURBED OR DAMAGED DURING CONSTRUCTION.

1069CD-DM

PREPARED BY:

The Sanitas Group
801 MAIN STREET, SUITE 210
LOUISVILLE, CO 80027
303.981.9238
PROJECT CONTACT:
LESLIE R. EWY, PE

PREPARED FOR:

BOULDER CREEK NEIGHBORHOODS
712 MAIN STREET
LOUISVILLE, CO 80027
303.518.8194
PROJECT CONTACT:
DAVID OYLER

FINAL DEVELOPMENT PLAN FOR:

CALMANTE II

SE CNR McCASLIN BLVD AND COALTON ROAD
SUPERIOR, COLORADO

ISSUE	DATE
FDP Submittal	09/19/14
FDP Resubmittal	10/14/14
Final Submittal	01/19/16

DESIGNED BY:	LRE
DRAWN BY:	TSG
CHECKED BY:	-

DRAWING SCALE:
HORIZONTAL: 1" = 60'
VERTICAL: NONE

DEMOLITION PLAN

PROJECT NO. B1069

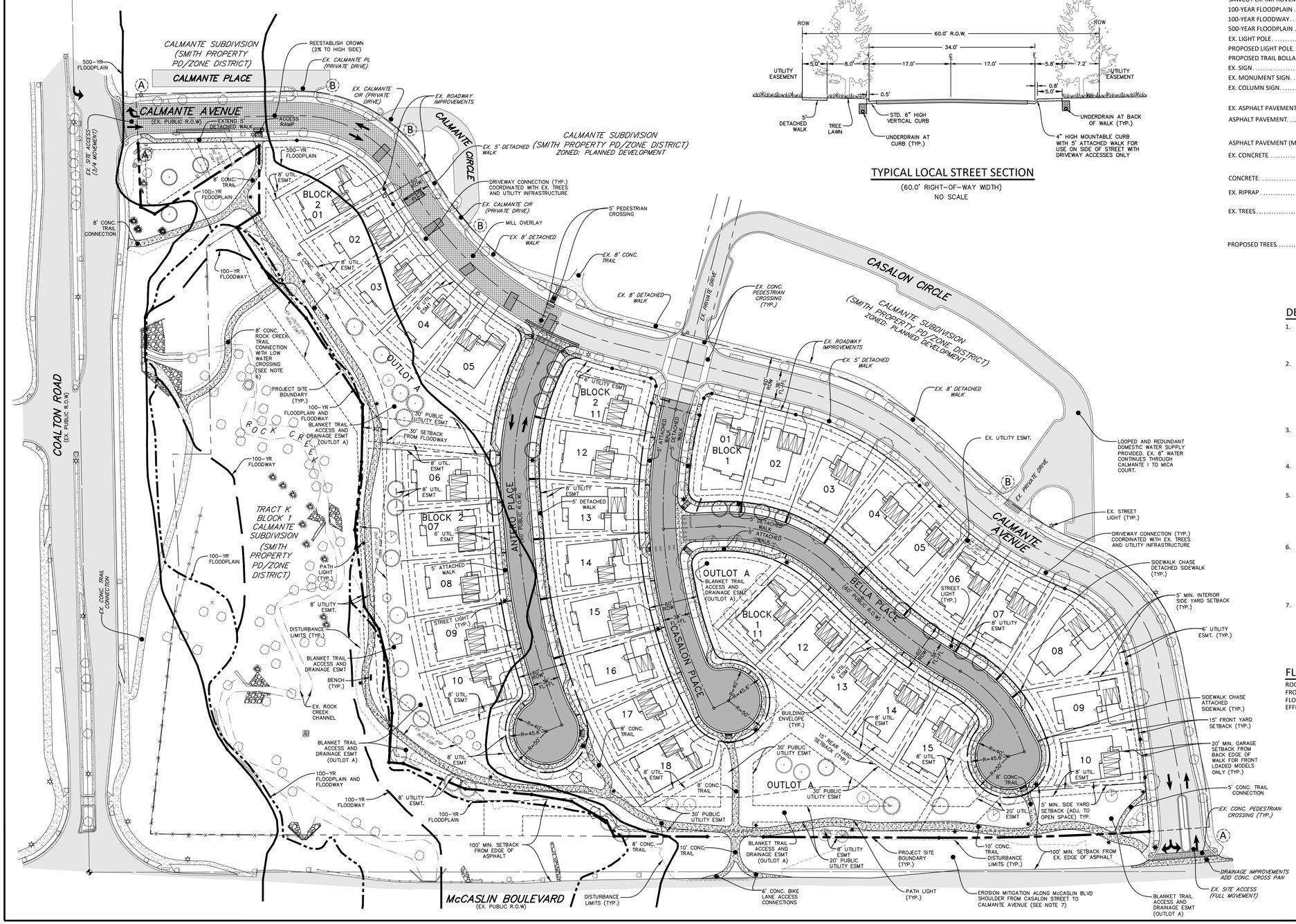
C3

Know what's **below.**
Call before you dig.

SCALE: 1"=60'

LAND USAGE TABLE

TRACT	AREA	OWNERSHIP	MAINTENANCE	PRIMARY USES
LOTS 1-33	5.91-AC	PRIVATE	CALMANTE II H.O.A.	SINGLE-FAMILY RESIDENTIAL LOTS
OUTLOT A	3.05-AC	CALMANTE II H.O.A.	CALMANTE II H.O.A.	PRIVATE GREEN SPACE, TRAIL ACCESS, DRAINAGE AND PRIVATE UTILITIES
PUBLIC ROADS	1.79-AC	TOWN OF SUPERIOR	TOWN OF SUPERIOR	PUBLIC RIGHT-OF-WAY



TYPICAL LOCAL STREET SECTION

(60.0' RIGHT-OF-WAY WIDTH)
NO SCALE

LEGEND

PROJECT BOUNDARY
DISTURBANCE LIMITS
LOT LINE / ADJACENT PROPERTY BOUNDARY
EX. FENCE
PUBLIC STREET RIGHT-OF-WAY CENTERLINE
PUBLIC STREET RIGHT-OF-WAY
EASEMENT
BUILDING SETBACK
SAWCUT EX. IMPROVEMENT
100-YEAR FLOODPLAIN
100-YEAR FLOODWAY
500-YEAR FLOODPLAIN
EX. LIGHT POLE
PROPOSED LIGHT POLE
PROPOSED TRAIL BOLLARD
EX. SIGN
EX. MONUMENT SIGN
EX. COLUMN SIGN
EX. ASPHALT PAVEMENT
ASPHALT PAVEMENT
ASPHALT PAVEMENT (MILL & OVERLAY)
EX. CONCRETE
CONCRETE
EX. RIPRAP
EX. TREES
PROPOSED TREES

DEVELOPMENT NOTES

1. EACH LOT HAS A MINIMUM 50-FT BY 80-FT BUILDING ENVELOPE THAT CAN ACCOMMODATE THE VARIOUS HOME MODELS PROPOSED FOR THIS DEVELOPMENT. (REFER TO SHEETS A1-A9 FOR ELEVATIONS OF HOME MODELS.)
2. THE HOME MODEL FOOTPRINTS PROVIDED ON THIS PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE INTENDED TO SHOW FEASIBILITY FOR ACCOMMODATING DRIVEWAY CONNECTIONS, UTILITY SERVICES, EXISTING AND PROPOSED LANDSCAPING AND OTHER EXISTING SITE CONSTRAINTS. ACTUAL HOME MODEL SELECTED BY DEVELOPER AND/OR BUYER FOR CONSTRUCTION ON ANY INDIVIDUAL LOT MAY VARY FROM THE MODEL FOOTPRINT SHOWN ON THIS PLAN.
3. DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND MAY CHANGE TO ACCOMMODATE EXISTING SITE CONSTRAINTS AND ACTUAL HOME MODEL SELECTED FOR AN INDIVIDUAL LOT. SEE NOTE 2 ABOVE.
4. EXISTING MONUMENT AND COLUMN SIGN LOCATIONS ARE SHOWN. NO ADDITIONAL MONUMENT OR COLUMN SIGNS ARE PROPOSED WITH THIS DEVELOPMENT.
5. THE LOCAL STREET SECTION FOR ANTERO PLACE, BELLA PLACE AND CASALON PLACE (FORMERLY CASALON STREET) PROVIDES A 5-FT ATTACHED WALK ON THE SIDE OF THE STREET WITH DRIVEWAY ACCESS AND A 5-FT DETACHED WALK ON THE OPPOSITE SIDE OF THE STREET. REFER TO "TYPICAL LOCAL STREET SECTION" ON THIS SHEET.
6. THE ALIGNMENT FOR THE ROCK CREEK TRAIL CONNECTION SHOWN IS THE TOWN OF SUPERIOR'S STAFF PREFERRED ALIGNMENT. PER DISCUSSIONS WITH TOWN STAFF, THE DEVELOPER WILL FUND THE CONSTRUCTION OF THE CONCRETE TRAIL CONNECTION AND THE TOWN WILL PREPARE AND COORDINATE THE NECESSARY PERMITS TO CONSTRUCT THE TRAIL WITHIN TRACT K.
7. DEVELOPER WILL PROVIDE MITIGATION MEASURES FOR EXISTING EROSION ADJACENT TO McCASLIN BLVD DUE TO ROADWAY RUNOFF. MITIGATION MEASURES MAY INCLUDE REGRADING AND SLOPE STABILIZATION. EROSION MITIGATION MEASURES WILL BE COORDINATED WITH TOWN STAFF AS PART OF THE CONSTRUCTION DOCUMENT APPROVAL PROCESS.

FLOODPLAIN NOTE

ROCK CREEK FLOODPLAIN INFORMATION PRESENTED HEREON FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 08013C0591J, EFFECTIVE 18 DECEMBER 2012.

1069FDP-DP

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FINAL DEVELOPMENT PLAN FOR:

CALMANTE II

SE CNR McCASLIN BLVD AND COALTON ROAD
SUPERIOR, COLORADO

ISSUE	DATE
FDP Submittal	09/19/14
FDP Resubmittal	10/14/14
Updated Trees and Sidewalks	06/12/15
Updated Trees and Sidewalk Chases	07/27/15
Updated Sidewalk Chases	10/20/15
Final Submittal	01/19/16

DESIGNED BY:	LRE
DRAWN BY:	TSG
CHECKED BY:	-

DRAWING SCALE:
HORIZONTAL: 1" = 60'
VERTICAL: NONE

SITE PLAN

PROJECT NO. B1069

C4

A. NARRATIVE

THE CALMANTE II PROJECT SITE IS LOCATED NEAR THE SOUTHEAST CORNER OF COALTON ROAD AND McCASLIN BOULEVARD. THE PROJECT SITE HAS A GROSS DEVELOPMENT AREA OF 10.75-AC AND IS COMPRISED OF THE FOLLOWING PROPERTY:

- LOTS 1 AND 2, BLOCK 1 OF THE CALMANTE SUBDIVISION
- LOTS 1 AND 2, BLOCK 2 OF THE CALMANTE SUBDIVISION
- A VACATED PORTION OF CASALON STREET PUBLIC RIGHT-OF-WAY

THESE PROPERTIES ARE CURRENTLY ZONED PLANNED DEVELOPMENT (R-M) AND ARE INCLUDED IN THE CALMANTE II PLANNED DEVELOPMENT (AN AMENDMENT TO THE SMITH PROPERTY PLANNED DEVELOPMENT AND ZONE DISTRICT PLAN) AS APPROVED BY THE TOWN OF SUPERIOR.

BACKGROUND
THE ORIGINAL VISION FOR THESE PROPERTIES WAS FOR AN OFFICE/COMMERCIAL DEVELOPMENT ADJACENT TO McCASLIN BOULEVARD WITH PERMITTED USES COMPATIBLE TO THE ADJACENT RESIDENTIAL DEVELOPMENTS. AT THAT TIME, THE LARGE HARNEY-LASTOKA PARCEL ON THE WEST SIDE OF McCASLIN BOULEVARD WAS ALSO ENVISIONED AS A MIXED USE NEIGHBORHOOD WITH OFFICE/ COMMERCIAL FRONTING McCASLIN BOULEVARD AND A MIX OF MULTI-FAMILY AND SINGLE-FAMILY HOUSING TYPES PROVIDED FURTHER TO THE WEST. THE HARNEY-LASTOKA PARCEL HAS SINCE BEEN ACQUIRED BY THE TOWN OF SUPERIOR AND ZONED AS PUBLIC OPEN SPACE.

WITH THE CHANGE IN LAND USE TO THE WEST, THE VIABILITY OF CREATING A THRIVING NEIGHBORHOOD COMMERCIAL AREA WITHIN THE CALMANTE SUBDIVISION HAS BECOME CHALLENGING. THESE PROPERTIES ARE NOW GEOGRAPHICALLY ISOLATED ON THE WESTERN DEVELOPMENT LIMITS OF TOWN WHICH MAKES IT DIFFICULT TO ATTRACT RETAIL AND OFFICE USERS TO THE SITE.

CHANGING NEEDS
THE NEEDS OF THE TOWN OF SUPERIOR HAVE ALSO CHANGED SINCE THE EARLY 2000s, WHEN THESE PROPERTIES WERE ORIGINALLY ZONED FOR OFFICE/COMMERCIAL USES. THE TOWN OF SUPERIOR COMPREHENSIVE PLAN CITES THE NEED FOR A VARIETY OF HOUSING TYPES TO ACCOMMODATE THE CHANGE IN THE TOWN'S DEMOGRAPHICS. MANY EXISTING TOWN RESIDENTS HAVE BECOME EMPTY NESTERS AND THE TOWN'S SUPPLY OF SINGLE-FAMILY HOMES ORIENTED TOWARDS FAMILIES ARE NOT ABLE TO MEET THE NEEDS OF THESE EMPTY NESTERS OR OTHER AGING RESIDENTS.

THE CALMANTE PROPERTY IS DESIGNATED AS OPPORTUNITY AREA 8 IN THE COMPREHENSIVE PLAN:

> POLICY 4.6.H(i): PREFERRED LAND USES
> PREFERRED LAND USE FOR THIS SITE IS COMMERCIAL; HOWEVER, *OPPORTUNITIES FOR RESIDENTIAL ARE NOT PRECLUDED*. POTENTIAL COMMUNITY-ORIENTED USES MAY ALSO BE CONSIDERED.

COMPATIBILITY WITH ADJACENT DEVELOPMENT
DESIGN GUIDELINES CREATED AS PART OF THE CALMANTE II PD/ZONE DISTRICT PLAN ENSURE THAT THE PROPOSED RESIDENTIAL DEVELOPMENT IS COMPLEMENTARY TO AND COMPATIBLE WITH THE EXISTING AND PLANNED MULTI-FAMILY TOWNHOMES ORIGINALLY INCLUDED IN THE SMITH PROPERTY PLANNED DEVELOPMENT AND ZONE DISTRICT PLAN. AREAS OF COMPATIBILITY TO THE SMITH PROPERTY PLANNED DEVELOPMENT INCLUDE:

- ARCHITECTURE
- THEMATIC DEVELOPMENT
- SITE FURNITURE AMENITIES
- MONUMENT SIGNAGE
- STREET LIGHTING
- VEHICULAR CONNECTIONS AND CIRCULATION
- PEDESTRIAN CONNECTIONS AND CIRCULATION
- OPEN SPACE BUFFERS
- VIEW CORRIDORS

VEHICULAR ACCESS AND CIRCULATION
VEHICULAR ACCESS TO THE CALMANTE II PROJECT SITE IS PROVIDED BY THREE EXISTING SITE ACCESS POINTS CONSTRUCTED AS PART OF THE CALMANTE DEVELOPMENT:

- CALMANTE AVENUE AT McCASLIN BOULEVARD - FULL MOVEMENT ACCESS
- CASALON STREET AT McCASLIN BOULEVARD - RIGHT IN / RIGHT OUT ACCESS (THIS EXISTING INTERSECTION WILL BE REMOVED PER TOWN'S DIRECTION)
- CALMANTE AVENUE AT COALTON ROAD - 3/4 MOVEMENT ACCESS

THE INTERIOR ROADWAY NETWORK WAS PARTIALLY CONSTRUCTED AS PART OF THE ORIGINAL CALMANTE DEVELOPMENT. CALMANTE AVENUE ROADWAY IMPROVEMENTS WERE FULLY CONSTRUCTED FROM McCASLIN BOULEVARD NORTH TO COALTON ROAD AND INCLUDES THE INTERSECTION WITH CASALON STREET. ROADWAY IMPROVEMENTS FOR CASALON STREET WERE NOT CONSTRUCTED BETWEEN THE EXISTING INTERSECTIONS.

THE EXISTING INTERSECTION OF CASALON STREET AT McCASLIN BOULEVARD WILL BE REMOVED. CASALON STREET WILL BE CONSTRUCTED AS A CUL-DE-SAC WITH ACCESS FROM CALMANTE AVENUE.

THE INTERIOR ROADWAY NETWORK WILL BE EXPANDED TO INCLUDE ACCESS TO THE PROPOSED SINGLE-FAMILY PATIO HOMES. THE INTERNAL ROADWAY NETWORK IS DESIGNED WITH ONLY A SINGLE ROW OF HOMES FRONTING TO EACH LOCAL STREET RATHER THAN THE TYPICAL CONFIGURATION OF TWO ROWS OF HOMES FRONTING A STREET. THE PROPOSED ROADWAY CONFIGURATION ENABLES THE CONSTRUCTION OF PATIO HOMES WITH PREDOMINANTLY ZERO STEP ENTRIES ACCESSED FROM WITHIN THE GARAGE ON ALL OF THE PROPOSED LOTS.

PEDESTRIAN CIRCULATION
THE PEDESTRIAN CIRCULATION PATTERN ESTABLISHED BY THE SMITH PROPERTY PLANNED DEVELOPMENT IS CONTINUED WITH CALMANTE II PD/ZONE DISTRICT PLAN, AS APPROVED BY THE TOWN. A CONCRETE TRAIL EXTENSION WILL BE PROVIDED FROM THE INTERSECTION OF CASALON STREET ALONG AND ADJACENT TO THE ROCK CREEK OPEN SPACE WITH CONNECTIONS TO CALMANTE AVENUE AND COALTON ROAD. THIS CONCRETE TRAIL WILL BE EXTENDED SOUTH ADJACENT TO McCASLIN BLVD FROM CASALON STREET TO CALMANTE AVENUE. THE TRAIL SYSTEM WILL BE EXTENDED NORTH FROM OUTLOT A ACROSS ROCK CREEK USING A LOW-WATER CROSSING AND UP TO COALTON ROAD. TO FURTHER ENHANCE CONNECTIVITY WITH THE PROJECT SITE, ACCESS RAMPS AND A SIDEWALK CONNECTION ARE PROPOSED FOR THE EXISTING CONCRETE TRAIL LOCATED EAST OF CALMANTE AVENUE AT THE INTERSECTION OF ANTERO PLACE. CONCRETE WALKS ARE PROVIDED FROM THE ENDS OF ANTERO PLACE, CASALON PLACE (FORMERLY CASALON STREET) AND BELLA PLACE TO THE CONCRETE TRAIL ADJACENT TO McCASLIN BLVD FOR INTERNAL CONNECTIVITY.

HOME MODEL NARRATIVE
BOULDER CREEK'S HOMES ARE DESIGNED EXCLUSIVELY AROUND A MATURE, ACTIVE ADULT'S EASE OF LIVING. AT THEIR CORE, THEY ARE SENIOR FRIENDLY AND ALLOW OLDER OCCUPANTS THE ABILITY TO "AGE-IN-PLACE", A CONCEPT THAT IS TRULY LACKING IN THE NEW HOME MARKETPLACE EVEN WITH AGE 65+ BUYERS AS THE FASTEST GROWING HOME BUYING DEMOGRAPHIC, AND FASTEST GROWING BY A WIDE MARGIN.

THE FLOORPLANS ARE SINGLE LEVEL LIVING. EVERYTHING YOU NEED FOR EVERYDAY LIFE IS CONTAINED ON THE MAIN FLOOR INCLUDING THE MASTER SUITE, GUEST SUITE AND LAUNDRY. A SECONDARY BENEFIT TO THIS "EASE OF LIVING" TENET IS THAT THE COMMUNITY IS ALL SINGLE STORY RANCH PLANS WHICH IS MORE ATTRACTIVE AND ENHANCES NEIGHBORHOOD APPEAL WHILE LESSENING "VERTICAL DENSITY" AND SHADOWING OF TRADITIONAL 2-STORY NEIGHBORHOODS.

COVERED OUTDOOR LIVING, FRONT AND BACK, ARE SEAMLESSLY CONNECTED TO THE INTERIOR LIVING BY ZERO STEP, HANDICAP ACCESSIBLE THRESHOLDS, OFFERING 3-SEASON EXTENSIONS TO THE INTERIOR LIVING SPACES, APPROPRIATE FOR COLORADO'S MODERATE CLIMATE. WE ARE ALSO OFTEN ABLE TO ACHIEVE ZERO STEPS FROM THE GARAGE INTO THE HOME TO ENHANCE THE EASE OF LIVING FOR THE OWNER.

THE HOMES HAVE A MYRIAD OF ACCESSIBILITY FEATURE, NOT BECAUSE COMPELLED BY CODE (ACCESSIBILITY IS NOT A CODE REQUIREMENT OF SINGLE FAMILY RESIDENCES), BUT BECAUSE IT IS IMPORTANT TO OUR BUYER AND THEIR ABILITY TO AGE IN PLACE. WIDER HALLWAYS AND DOORS (ALL DOORS ARE 3'-0" WIDE), CURBLESS AND OVERSIZED SHOWERS, RAISED PLUG HEIGHTS, LEVER HANDLES ON ALL FAUCETS AND DOORS, LARGE, FLEXIBLE GREAT ROOMS AND OVERSIZED BATHS ARE JUST A FEW OF THE BUILT IN, STANDARD FEATURES THAT COME WITH A BOULDER CREEK HOME.

AND THE EASE OF LIVING ACCOMMODATIONS ARE NOT JUST FOR SENIORS BECAUSE EVEN FOR THE YOUNG AND ABLE BODIED, THE HOMES ARE SIMPLY MORE GENEROUS, LUXURIOUS AND COMFORTABLE. AND THE GRANDKIDS WILL LOVE GRANDMA'S GREAT BIG SHOWER.

WITH THE ABOVE CORE CONCEPT CONSISTENTLY APPLIED ACROSS THE SERIES OF HOMES, THERE ARE DIFFERENCES IN THE FLOORPLANS TO PLEASE INDIVIDUAL NEEDS AND TASTES. SOME HAVE LARGER MASTER SUITES WHILE OTHERS OFFER A MORE LUXURIOUS KITCHEN, BUT ALL FL0ORPLANS START WITH OUR CORE EASE OF LIVING FEATURES.

THE EXTERIORS OF THE HOMES OFFER DURABLE AND QUALITY FINISHES TASTEFULLY DESIGNED AND APPLIED, BECAUSE OUR BUYERS DEMAND IT. THEY ARE OFTEN DOWNSIZING IN SQUARE FOOTAGE, BUT IN DOING SO DEMAND AN UPSIZE IN QUALITY AND TASTEFUL DESIGN. ALSO, AS THE HOMES ARE ALL HOA MAINTAINED, QUALITY AND DURABILITY OF EXTERIOR FINISHES TRANSLATES TO LOWER HOA DUES, AN IMPORTANT FEATURE FOR A BUYER WHO IS LIKELY RETIRED AND WHOSE INCOME IS FIXED. CONCRETE TILE ROOFS WITH A LIFETIME WARRANTY, STUCCO WHICH REQUIRES NO REPAINTING, INSULATED COMPOSITE DOORS (INCLUDING GARAGE DOORS), HEAVY TIMBER AND METAL ACCENTS ARE A FEW OF THE EXTERIOR MATERIALS THAT WILL BE STANDARD ON THESE TASTEFUL AND DURABLE HOMES.

LAST, THE COMMUNITY WILL BE HOA MAINTAINED AND COVENANT CONTROLLED, FOR A TRUE "LOCK AND LEAVE" LIFESTYLE. THE LAWN IS IRRIGATED AND MOWED, THE SNOW SHOVELED AND THE XERIC LANDSCAPING IS PRUNED AND GROOMED. XERIC BECAUSE IT IS THE RIGHT THING TO DO IN COLORADO'S ARID CLIMATE, BUT ALSO BECAUSE IT CUTS DOWN ON WATER DEMAND TRANSLATING TO KEEPING THE HOA DUES AS AFFORDABLE AS POSSIBLE. WHETHER IT IS BECAUSE OF TRAVEL, A BUSY SOCIAL LIFE, OR A MOBILITY CHALLENGE, WE PROVIDE A STRUCTURE THAT ASSURES THAT EVERYTHING OUTSIDE THE FRONT DOOR IS MAINTAINED AND WORRY FREE. WHETHER YOU SPEND 2 MONTHS IN SCOTTSDALE GOLFING OR SPEND 2 MONTHS RECOVERING FROM HIP SURGERY, OUR HOMES ALLOW YOU TO LIVE YOUR LIFE WITHOUT WORRY OF MAINTENANCE OUTSIDE THE FRONT DOOR. COVENANT CONTROL WITH AGGRESSIVE ENFORCEMENT MEANS YOU WONT FIND AN RV PARKED IN A DRIVEWAY FOR DAYS ON END, GARBAGE CANS LEFT OUTSIDE, PETS AT LARGE, HOMES REPAINTED ODD COLORS, SANDBOXES AND CLOTHESLINES IN THE BACK YARDS OR BOAT TRAILER IN THE SIDE YARDS.

TRULY A NEAT AND TIDY, TASTEFULLY DESIGNED, HIGH QUALITY AND DURABLE, EASE OF LIVING NEIGHBORHOOD. BECAUSE IT IS WHAT OUR ACTIVE ADULT BUYERS WANT, BUT STRUGGLE TO FIND IN THE GREATER DENVER METRO MARKET.

B. SUMMARY

TOTAL NUMBER OF RESIDENTIAL UNITS (MAXIMUM): 33 - DU

OFF-STREET PARKING: 4 SPACES PROVIDED PER UNIT = 132 SPACES

ON-STREET PARKING: EACH PROPOSED STREET HAS DRIVEWAY ACCESS ON ONE-SIDE AND UNINTERRUPTED PARKING AISLE ON THE OPPOSITE SIDE OF THE STREET.

ESTIMATED POTABLE WATER USAGE (GALLONS PER DAY): 6,600-GPD
ESTIMATED SANITARY SEWAGE TREATMENT (GALLONS PER DAY) : 6,600-GPD
ESTIMATED IRRIGATION WATER USAGE (GALLONS PER DAY) : 18,300-GPD

IRRIGATION WATER WILL BE PROVIDED BY EXISTING RECLAIMED WATER SYSTEM.

ESTIMATED COST OF PUBLIC INFRASTRUCTURE: $ 1,913,394*

* THE COST OF PUBLIC INFRASTRUCTURE IMPROVEMENTS REFLECTS THE COSTS SHOWN IN THE EXECUTED SUBDIVISION IMPROVEMENTS AGREEMENT (SIA). THE OWNER/DEVELOPER WILL PROVIDE A LETTER OF CREDIT OR OTHER FORM OF GUARANTEE AS REQUIRED BY THE TOWN OF SUPERIOR AT THE TIME OF FINAL PLAT.

PROJECT PURPOSE AND RATIONAL IS TO PROVIDE A RESIDENTIAL HOUSING PRODUCT WITHIN AN OPPORTUNITY AREA THAT IS UNIQUE TO THE TOWN OF SUPERIOR AND ADDRESSES THE TOWN'S EXPRESSED NEED TO VARY HOUSING PRODUCT TYPES TO MEET THE NEEDS OF EXISTING RESIDENTS.

PHASING: INFRASTRUCTURE CONSTRUCTION, INCLUDING THE ROADS AND WATER, SEWER, IRRIGATION WATER AND SITE DRAINAGE, WILL COMMENCE UPON THE TOWN OF SUPERIOR'S APPROVAL OF THE CONSTRUCTION PLANS. PHASING OF THE PUBLIC INFRASTRUCTURE WILL BE ALLOWED BY THE TOWN SO LONG AS EACH PHASE HAS BEEN TESTED AND APPROVED BY THE TOWN. PUBLIC UTILITY INFRASTRUCTURE (INCLUDING DEMOLITION OF EXISTING UTILITY IMPROVEMENTS AS NOTED ON THE CONSTRUCTION PLANS) WILL BE CONSTRUCTED WITH PHASE 1. HOME CONSTRUCTION WILL COMMENCE FOLLOWING APPROVAL OF WATER AND SANITARY UTILITY INSTALLATIONS. THE CONCRETE TRAILS AND TRAIL CONNECTIONS SHALL BE CONSTRUCTED TO THE CURRENT STANDARDS OF THE TOWN, AND BE COMPLETED PRIOR TO ISSUING CERTIFICATES OF OCCUPANCY FOR MORE THAN FIFTY PERCENT (50%) OF THE HOMES PLANNED FOR THE PROJECT PHASE. THE CONCRETE TRAIL CONNECTION ACROSS TRACT K AND ROCK CREEK SHALL BE CONSTRUCTED TO THE CURRENT STANDARDS OF THE TOWN, AND BE COMPLETED AFTER THE TOWN HAS SECURED THE NECESSARY AGENCY PERMITS FOR CONSTRUCTION AND PRIOR TO ISSUING CERTIFICATES OF OCCUPANCY FOR MORE THAN EIGHTY-FIVE PERCENT (85%) OF THE TOTAL HOMES PLANNED FOR THE PROJECT.

PHASING PLAN:

PHASE 1 PHASE 1 WILL INCLUDE OVERLOT GRADING AND SUB-EXCAVATION FOR ALL LOTS. PUBLIC INFRASTRUCTURE IMPROVEMENTS WILL INCLUDE THE CONSTRUCTION OF ANTERO PLACE AND ASSOCIATED UNDERGROUND UTILITIES (INCLUDING CONSTRUCTION OF WATER, SANITARY SEWER, AND STORM WATER DRAINAGE SYSTEMS AS WELL AS DEMOLITION OF EXISTING IMPROVEMENTS, AS NECESSARY). A TEMPORARY WATER LINE PLUG WILL BE PLACED AT THE WEST END OF ANTERO PLACE. IN ADDITION, AS PART OF PHASE 1, THE FOLLOWING PORTIONS OF THE CONCRETE TRAIL WILL BE CONSTRUCTED: THE CONCRETE TRAIL CONNECTION FROM ANTERO PLACE TO THE WEST, THE CONCRETE TRAIL FROM THE TRAIL CONNECTION NORTH AND EAST TO CALMANTE AVENUE, AND THE CONCRETE TRAIL FROM CALMANTE AVENUE TO COALTON ROAD. PHASE 1 HOME CONSTRUCTION WILL INCLUDE BLOCK 2 LOTS 1-10.

PHASE 2 PHASE 2 PUBLIC INFRASTRUCTURE IMPROVEMENTS WILL INCLUDE THE CONSTRUCTION OF CASALON PLACE AND BELLA PLACE AND UNDERGROUND UTILITIES (INCLUDING CONSTRUCTION OF WATER, SANITARY SEWER, AND STORM WATER DRAINAGE SYSTEMS AS WELL AS DEMOLITION OF EXISTING IMPROVEMENTS, AS NECESSARY). IN ADDITION, THE FOLLOWING PORTIONS OF THE CONCRETE TRAIL WILL BE CONSTRUCTED: THE CONCRETE TRAIL FROM CALMANTE AVENUE NORTH TO ANTERO PLACE AND THE CONCRETE TRAIL CONNECTIONS FROM CASALON PLACE AND BELLA PLACE. PHASE 2 HOME CONSTRUCTION WILL INCLUDE BLOCK 1 LOTS 1-15 AND BLOCK 2 LOTS 11-18.

PHASE 3 PHASE 3 WILL INCLUDE CONSTRUCTION OF A CONCRETE TRAIL ACROSS TRACT K FROM THE CALMANTE II DEVELOPMENT TO THE COALTON ROAD UNDERPASS AND WILL INCLUDE A LOW WATER CROSSING OF ROCK CREEK. THE TOWN OF SUPERIOR WILL COORDINATE AND SECURE THE NECESSARY AGENCY PERMITS FOR CONSTRUCTING THE TRAIL CONNECTION ACROSS ROCK CREEK.

SNOW REMOVAL: THE TOWN OF SUPERIOR WILL PROVIDE SNOW REMOVAL FOR THE EXISTING AND PROPOSED PUBLIC STREETS AND PUBLIC TRAILS WITHIN THE CALMANTE II DEVELOPMENT AND WITHIN AND ADJACENT TO THE ROCK CREEK OPEN SPACE (TRACT K) AFTER ACCEPTANCE BY THE TOWN. THE CALMANTE II HOMEOWNERS ASSOCIATION WILL PROVIDE SNOW REMOVAL USING PRIVATE SUBCONTRACTOR SERVICES FOR THE FOLLOWING PUBLIC SIDEWALKS ADJACENT TO INTERIOR ROADWAYS: CALMANTE AVENUE (WEST SIDE), CASALON PLACE (FORMERLY CASALON STREET), ANTERO PLACE AND BELLA PLACE.

MAINTENANCE OF COMMONLY OWNED PRIVATE FACILITIES: THE CALMANTE II HOMEOWNERS ASSOCIATION, MANAGEMENT COMPANY OR OTHER PRIVATE ENTITY WILL PROVIDE MAINTENANCE FOR COMMONLY OWNED PRIVATE FACILITIES.

C. ARCHITECTURAL THEME / DESIGN GUIDELINES

THE SMITH PROPERTY PD ESTABLISHED AN ARCHITECTURAL THEME AND DESIGN GUIDELINES FOR THE OVERALL CALMANTE DEVELOPMENT. THE CALMANTE II PD, AS APPROVED BY THE TOWN, ARCHITECTURAL THEME AND CHARACTER IS IN KEEPING WITH THE SMITH PROPERTY PD AND THE EXISTING TOWNHOMES ADJACENT TO THE PROPOSED DEVELOPMENT. THE FOLLOWING ARCHITECTURAL THEME AND DESIGN GUIDELINES ARE EXCERPTED FROM THE CALMANTE II PD. MODEL HOME ELEVATIONS ARE PROVIDED ON SHEETS A1 AND A9.

THEME: THE PROPOSED ARCHITECTURAL THEME FOR THE CALMANTE II DEVELOPMENT WILL BE IN KEEPING WITH THE WITH THEME ESTABLISHED BY THE SMITH PROPERTY PLANNED DEVELOPMENT: NATIVE COLORADO STYLE. ARCHITECTURAL DETAILS WILL BE INCORPORATED TO ESTABLISH THE DETAIL THEME OF THE ARCHITECTURE AND TO ENSURE THEMATIC CONSISTENCY BETWEEN THE PROPOSED SINGLE-FAMILY RESIDENTIAL USE AND THE ADJACENT MULTI-FAMILY RESIDENTIAL USE.

RESIDENTIAL: SINGLE-FAMILY

1. BUILDING MASS:
   a. WHERE PRACTICAL, SINGLE-FAMILY HOMES SHALL BE DESIGNED WITH MULTIPLE PLANE FACADES THAT CREATE VISUALLY INTERESTING ELEMENTS AND AVOID CONCENTRATIONS OF REPETITIVE HOME PRODUCT TYPES AND MONOTONOUS BOX LIKE STRUCTURES.
   b. MINOR VARIATIONS OF BUILDING HEIGHTS AND ROOF RIDGE LINES SHALL ADD VISUAL INTEREST TO THE BUILDING MASS AND HELP REDUCE THE OVERALL VISUAL IMPACT. BUILDING FOOTPRINTS SHOWN AND MASS AS SHOWN ON SHEETS C3 AND A1 THRU A6 ARE APPROVED BY THE TOWN OF SUPERIOR.
2. EXTERIOR DESIGN ELEMENTS:
   a. EXTERIOR BUILDING DETAILS, SUCH AS BUILDING ENTRIES, STAIRWAYS, BALCONIES, GUTTERS AND DOWNSPOUTS SHALL BE INTEGRATED INTO THE ARCHITECTURAL DESIGN TO UNIFY THE OVERALL BUILDING FORM.
3. EXTERIOR MATERIALS AND COLORS:
   a. MATERIAL SELECTION IS AN IMPORTANT ASPECT IN DEVELOPING A CREATIVE ARCHITECTURAL CHARACTER AND DEFINING A STRONG SENSE OF PLACE AND PERSONAL IDENTITY. THE MATERIAL PALLET SHALL CONSIST OF A BALANCE OF STONE, AND/OR OTHER MASONRY, AND/OR STUCCO AND/OR LAP OR ACCENT SIDING AND ACCENT MATERIALS SUCH AS WOOD TRIM.
   b. EXTERIOR MATERIALS SHALL ACCENTUATE AND COMPLEMENT THE HEIGHT AND MASS OF A STRUCTURE. THE EXTERIOR MATERIALS SHALL UTILIZE SUBDUED COLORS AND MUTED TONES. ACCEPTABLE COLOR PALLETS INCLUDE WARM EARTH TONES WITH RICH ACCENTS RANGING FROM DEEP LYONS SANDSTONE REDS, WARM OCHRES, SUBTLE OLIVE TONES, NATURAL CEDAR TONES AND WEATHERING GREYS.
   c. MATERIAL AND COLOR SELECTIONS SHALL BE COMPATIBLE WITH THE TOWNHOMES OF THE SMITH PROPERTY PLANNED DEVELOPMENT.
4. ROOF TREATMENT:
   a. RECOMMENDED ROOF MATERIALS SHALL INCLUDE ASPHALT SHINGLES, CLAY OR CONCRETE TILES. ROOF MATERIALS SHALL BE KEPT IN NATURAL BLENDS, EMPHASIZING RICH COLOR PALLETS AND AVOIDING MONOTONE, MONOCHROMATIC BROWNS. METAL ROOF ACCENTS M ARE ACCEPTABLE.
   b. VARIATIONS OF ROOF COLORS BETWEEN HOMES SHALL BE USED TO REDUCE THE POTENTIAL FOR A MONOTONOUS VISUAL APPEARANCE. A PATCHWORK OR CHECKERBOARD APPEARANCE, HOWEVER, SHALL BE AVOIDED.
   c. ROOF FORMS MAY VARY FOR VISUAL INTEREST AND SHALL UTILIZE THE GABLE OR HIP CONFIGURATION WITH COMPLEMENTING SHEDS AND DORMERS. OTHER TYPES OF ROOFS SHALL BE CONSIDERED ON A CASE BY CASE BASIS. ROOF SLOPES SHALL BE A MINIMUM OF 5-FEET IN 12-FEET TO A MAXIMUM OF 12-FEET IN 12-FEET, UNLESS OTHERWISE APPROVED BY THE TOWN OF SUPERIOR.
   d. ALL FLUES, FLASHING AND GALVANIZED METAL SHALL BE PAINTED TO MATCH SURROUNDING COLOR.

D. SITE AND LANDSCAPE DESIGN GUIDELINES

THE SMITH PROPERTY PD ESTABLISHED SITE AND LANDSCAPE DESIGN GUIDELINES FOR THE OVERALL CALMANTE DEVELOPMENT. THE CALMANTE II PD, AS APPROVED BY THE TOWN, IS IN KEEPING WITH THE SMITH PROPERTY PD AND THE SITE AND LANDSCAPE CHARACTER OF THE EXISTING TOWNHOMES ADJACENT TO THE PROPOSED DEVELOPMENT. THE FOLLOWING SITE AND LANDSCAPE DESIGN GUIDELINES ARE EXCERPTED FROM THE CALMANTE II PD. LANDSCAPE PLANS AND DETAILS ARE PROVIDED ON SHEETS L1 AND L8. LIGHTING PLANS AND DETAILS ARE PROVIDED ON SHEETS E1 AND E8 OF THIS FINAL DEVELOPMENT PLAN.

1. STANDARD STREETSCAPE FEATURES:
   STREET TREES SHALL BE CENTERED WITHIN A TREE LAWN AND SPACED 40-FT ON CENTERS WHENEVER POSSIBLE, OR THE EQUIVALENT OF 40-FT ON CENTER IF A GROVE EFFECT IS DESIRED. SPECIES TO CONSIST OF LARGE DECIDUOUS SPECIES MEETING MINIMUM SIZE REQUIREMENTS. PLANT A MIXTURE OF SHRUBS, ORNAMENTAL TREES, FLOWERS, AND/OR GROUND COVER AROUND SIGN BASES, AND AT CURB RETURNS NEAR SITE ENTRANCES. SUCH PLANTINGS SHALL BE PLANTED IN PLANT BEDS CONSISTING OF EDGING AND MULCH. PROVIDE DISTINCTIVE LANDSCAPE AREA AT THE INTERSECTION OF OUTLOTS FRONTING ON PUBLIC STREETS. LANDSCAPING IN THESE AREAS SHALL CONSIST OF PLANT SPECIMENS HAVING A HIGH DEGREE OF VISUAL INTEREST DURING ALL SEASONS. STREET AREAS NOT PLANTED WITH SHRUBS, FLOWERS AND GROUND COVER SHALL BE SODDED OR SEEDED AS REQUIRED.
2. LANDSCAPE BERMS:
   WHERE LANDSCAPE BERMS ARE PROVIDED, THEIR SLOPES SHALL NOT EXCEED A RATIO OF ONE FOOT OF RISE FOR EVERY THREE FEET OF RUN (3:1). LANDSCAPING SHALL BE INTEGRATED TO CREATE A NATURAL CHARACTER TO THE BERM.
3. SINGLE-FAMILY LOT LANDSCAPING:
   THE FRONT, REAR AND STREET FRONTAGE SIDE ELEVATIONS OF EACH SINGLE-FAMILY HOME SHALL BE LANDSCAPED WITH SHRUBS. SHRUBS WILL BE PLANTED IN A TRIANGULAR PATTERN. TREES OR TALL GROWTH SHRUB SPECIES WILL BE LOCATED IN SHRUB BEDS TO SCREEN BLANK WALLS, ACCENT ENTRIES AND SOFTEN BUILDING EDGES. THE SINGLE FAMILY LOTS SHALL BE LANDSCAPED WITH A NUMBER OF DECIDUOUS AND EVERGREEN TREES EQUAL TO 1 TREE PER SINGLE FAMILY LOT AND FOUNDATION PLANTINGS AT 1 SHRUB PER 4 LINEAR FEET OF FOUNDATION IN THE FRONT AND REAR YARDS WHERE POSSIBLE.
4. COMMON OPEN SPACE LANDSCAPING:
   THE LANDSCAPING WITHIN THE COMMON OPEN SPACE AREAS (OUTLOT A AND OUTLOT B) SHALL TRANSITION FROM DEVELOPED IRRIGATED LANDSCAPING AT THE INTERSECTIONS AND STREET FRONTAGES, TO NATURALIZED IRRIGATED XERIC LANDSCAPING AND THEN TO NATURAL NON-IRRIGATED VEGETATION SIMILAR TO THE NATURAL AREAS WITHIN TRACT K. THE NATURALIZED IRRIGATED LANDSCAPE ZONES ARE TO BE PLANTED WITH NATIVE GRASSES AND SHRUBS TO PROVIDE A TRANSITION FROM THE DEVELOPED LOTS TO THE ADJACENT ROCK CREEK OPEN SPACE AND THE TOWN OF SUPERIOR AND BOULDER COUNTY OPEN SPACES TO THE WEST.
5. IRRIGATION:
   AN AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL SOD AREAS, SHRUB BED AREAS, STREET RIGHT-OF-WAYS, AND SINGLE-FAMILY LOTS.
6. NON-LIVING MATERIALS:
   NOT MORE THAN 75 PERCENT (75%) OF THE REQUIRED LANDSCAPE AREA SHALL BE COVERED WITH ROCK OR OTHER APPROVED NON-LIVING MATERIAL. IN ADDITION, A MINIMUM OF 50 PERCENT (50%) OF THE SURFACE OF THESE AREAS MUST BE COVERED BY LIVING PLANT MATERIALS. GROUNDCOVER, PERENNIALS, SHRUBS, DECIDUOUS TREES AND EVERGREEN TREES SHALL BE UTILIZED FOR THIS CALCULATION. AT MATURITY, 75 PERCENT (75%) OF THE REQUIRED LANDSCAPE AREA SHALL BE COVERED BY LIVING PLANT MATERIAL.
7. RETAINING WALLS:
   WHERE RETAINING WALLS ARE REQUIRED ON INDIVIDUAL LOTS TO RETAIN GRADE, RETAINING WALLS VISIBLE TO THE PUBLIC VIEW SHALL BE DESIGNED TO INCORPORATE ARCHITECTURAL MATERIALS COMPLEMENTARY TO THE BUILDING . WHERE RETAINING WALLS ARE REQUIRED ON COMMON OPEN SPACE AREAS TO RETAIN GRADE, RETAINING WALL VISIBLE TO PUBLIC VIEW SHALL BE DESIGNED USING MATERIALS COMPLEMENTARY TO THE NATURAL LANDSCAPE SETTING SUCH AS STACKED BOULDER WALLS OR OTHER APPROVED MATERIAL.
8. PHASING:
   ALL DISTURBED DEVELOPMENT AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED TO PREVENT WIND AND WATER EROSION FOR THE TIME THE AREA REMAINS WITHOUT DEVELOPMENT.
9. STREET LIGHTING
   STREET LIGHTING FIXTURES SHALL BE SIMILAR TO THOSE CONSTRUCTED AS PART OF THE CALMANTE SUBDIVISION AND SHALL NOT EXCEED THE TOWN OF SUPERIOR STANDARDS FOR HEIGHT OR LEVELS OF ILLUMINATION.
10. SIGNAGE
    MONUMENT SIGNAGE, IF ANY, SHALL BE SIMILAR TO THE EXISTING MONUMENT SIGNS CONSTRUCTED AS PART OF THE CALMANTE SUBDIVISION. APPROXIMATE SIGN LOCATIONS ARE SHOWN ON SHEET C4 "SITE PLAN". MONUMENT SIGNAGE SHALL NOT EXCEED 50 SQUARE FEET OF SURFACE AREA PER SIGN FACE. MONUMENT SIGNS SHALL NOT EXCEED 12 FEET IN LENGTH AND 4 FEET IN WIDTH. THE HEIGHT OF MONUMENT SIGNS INCLUDING COLUMN SIGNS SHALL NOT EXCEED 8-FEET. MONUMENT SIGNAGE SHALL BE LANDSCAPED WITH SHRUBS AND GROUNDCOVER. MONUMENT MATERIALS AND COLORS SHALL BE SIMILAR TO THE EXISTING MONUMENT SIGNS.

    MONUMENT SIGNAGE IS NOT PROPOSED. IF ADDITIONAL SIGNAGE IS DESIRED IN THE FUTURE, SIGNAGE SHALL COMPLY WITH THIS SECTION.
11. PUBLIC WALKS WITHIN THE RIGHT-OF-WAY:
    PUBLIC WALKS WITHIN THE ANTERO PLACE, BELLA PLACE AND CASALON PLACE (FORMERLY CASALON STREET) RIGHT-OF-WAYS VARY FROM THE TOWN STANDARD. THE 5-FT WALK IS ATTACHED ON THE ON THE SIDE OF THE STREET WHERE THE HOMES FRONT THE STREET. ACCESSIBILITY AND UNIVERSAL DESIGN ARE IMPORT FEATURES FOR THIS DEVELOPMENT AND SENIORS. BY ATTACHING THE WALK, RESIDENTS AND VISITORS MAY EXIT THEIR CARS ONTO THE SIDEWALK RATHER THAN NAVIGATING ACROSS A TREE LAWN. THE SIDEWALKS ON THE OPPOSITE SIDE OF THE STREET ARE DETACHED BY AN 8-FT TREE LAWN AND CONFORM TO THE TOWN'S STANDARDS.

1069FDP-PN

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LOUISVILLE, CO 80027
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PROJECT CONTACT:
DAVID OYLER

FINAL DEVELOPMENT PLAN FOR:
CALMANTE II
SE CNR McCASLIN BLVD AND COALTON ROAD
SUPERIOR, COLORADO

ISSUE	DATE
FDP Submittal	09/19/14
FDP Resubmittal	10/14/14
Updated Phasing	06/12/15
Updated Cost Info	12/18/15
Final Submittal	01/19/16

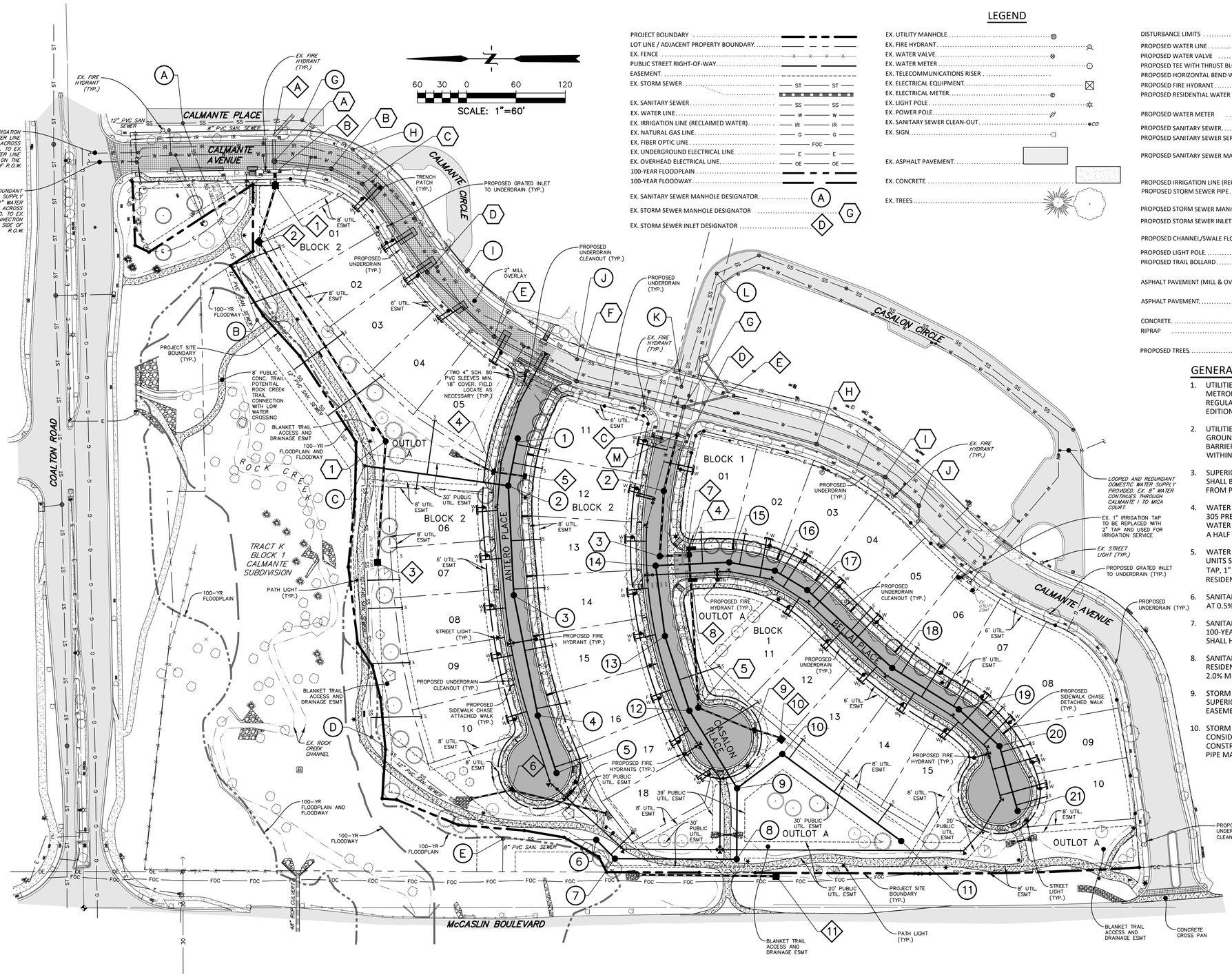
DESIGNED BY:	LRE
DRAWN BY:	TSG
CHECKED BY:	-

DRAWING SCALE:
HORIZONTAL: NONE
VERTICAL: NONE

PROJECT NARRATIVE

PROJECT NO. B1069

C5



LEGEND

- PROJECT BOUNDARY
- LOT LINE / ADJACENT PROPERTY BOUNDARY
- EX. FENCE
- PUBLIC STREET RIGHT-OF-WAY
- EASEMENT
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. WATER LINE
- EX. IRRIGATION LINE (RECLAIMED WATER)
- EX. NATURAL GAS LINE
- EX. FIBER OPTIC LINE
- EX. UNDERGROUND ELECTRICAL LINE
- EX. OVERHEAD ELECTRICAL LINE
- 100-YEAR FLOODPLAIN
- 100-YEAR FLOODWAY
- EX. SANITARY SEWER MANHOLE DESIGNATOR
- EX. STORM SEWER MANHOLE DESIGNATOR
- EX. STORM SEWER INLET DESIGNATOR
- EX. UTILITY MANHOLE
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. WATER METER
- EX. TELECOMMUNICATIONS RISER
- EX. ELECTRICAL EQUIPMENT
- EX. ELECTRICAL METER
- EX. LIGHT POLE
- EX. POWER POLE
- EX. SANITARY SEWER CLEAN-OUT
- EX. SIGN
- EX. ASPHALT PAVEMENT
- EX. CONCRETE
- EX. TREES
- DISTURBANCE LIMITS
- PROPOSED WATER LINE — 8" PVC (TYP.)
- PROPOSED WATER VALVE
- PROPOSED TEE WITH THRUST BLOCKING
- PROPOSED HORIZONTAL BEND WITH THRUST BLOCKING
- PROPOSED FIRE HYDRANT
- PROPOSED RESIDENTIAL WATER SERVICE
- PROPOSED WATER METER
- PROPOSED SANITARY SEWER — 8" PVC (TYP.)
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED SANITARY SEWER MANHOLE DESIGNATOR
- PROPOSED IRRIGATION LINE (RECLAIMED WATER)
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM SEWER MANHOLE DESIGNATOR
- PROPOSED STORM SEWER INLET DESIGNATOR
- PROPOSED CHANNEL/SWALE FLOWLINE
- PROPOSED LIGHT POLE
- PROPOSED TRAIL BOLLARD
- ASPHALT PAVEMENT (MILL & OVERLAY)
- ASPHALT PAVEMENT
- CONCRETE
- RIPRAP
- PROPOSED TREES

GENERAL UTILITY NOTES

1. UTILITIES SHALL COMPLY WITH THE SUPERIOR METROPOLITAN DISTRICT NO. 1 "RULES AND REGULATIONS AND DESIGN STANDARDS", LATEST EDITION THEREOF.
2. UTILITIES CONSTRUCTED IN THE SEASONAL HIGH GROUND WATER TABLE SHALL HAVE GROUND WATER BARRIERS CONSTRUCTED AT REGULAR INTERVALS WITHIN THE UTILITY TRENCH.
3. SUPERIOR METROPOLITAN DISTRICT NO. 1 UTILITIES SHALL BE LOCATED A MINIMUM OF 10-FT AWAY FROM PROPOSED AND EXISTING TREES.
4. WATER MAINS SHALL BE 8" PVC C900 DR 14 CLASS 305 PRESSURE PIPE UNLESS OTHERWISE NOTED. ALL WATER MAINS SHALL HAVE A MINIMUM FOUR AND A HALF (4-1/2) FEET COVER.
5. WATER SERVICES FOR SINGLE-FAMILY RESIDENTIAL UNITS SHALL HAVE COMBINED SERVICES WITH A 1" TAP, 1" FIRE LINE AND A 3/4" TYPE K COPPER RESIDENTIAL SERVICES WITH 3/4" METERS.
6. SANITARY SEWER MAINS SHALL BE 8" SDR 26 PVC PIPE AT 0.5% MINIMUM SLOPE OR GREATER.
7. SANITARY SEWER MANHOLES LOCATED WITHIN THE 100-YEAR FLOODPLAIN OR OTHER AREAS OF PONDING SHALL HAVE WATERTIGHT, BOLT-DOWN COVERS.
8. SANITARY SEWER SERVICES FOR SINGLE-FAMILY RESIDENTIAL UNITS SHALL BE 4" SDR 26 PVC PIPE AT 2.0% MINIMUM SLOPE OR GREATER.
9. STORM SEWER INSTALLED WITHIN A TOWN OF SUPERIOR RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENT SHALL BE REINFORCED CONCRETE PIPE.
10. STORM SEWER SYSTEM ON PRIVATE LAND SHALL BE CONSIDERED A PRIVATE UTILITY AND MAY BE CONSTRUCTED OF RCP, PVC, HDPE OR OTHER SIMILAR PIPE MATERIAL.

Know what's **below.** **Call** before you dig.

1069CD-UP

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DAVID OYLER

FINAL DEVELOPMENT PLAN FOR:

CALMANTE II

SE CNR McCASLIN BLVD AND COALTON ROAD
SUPERIOR, COLORADO

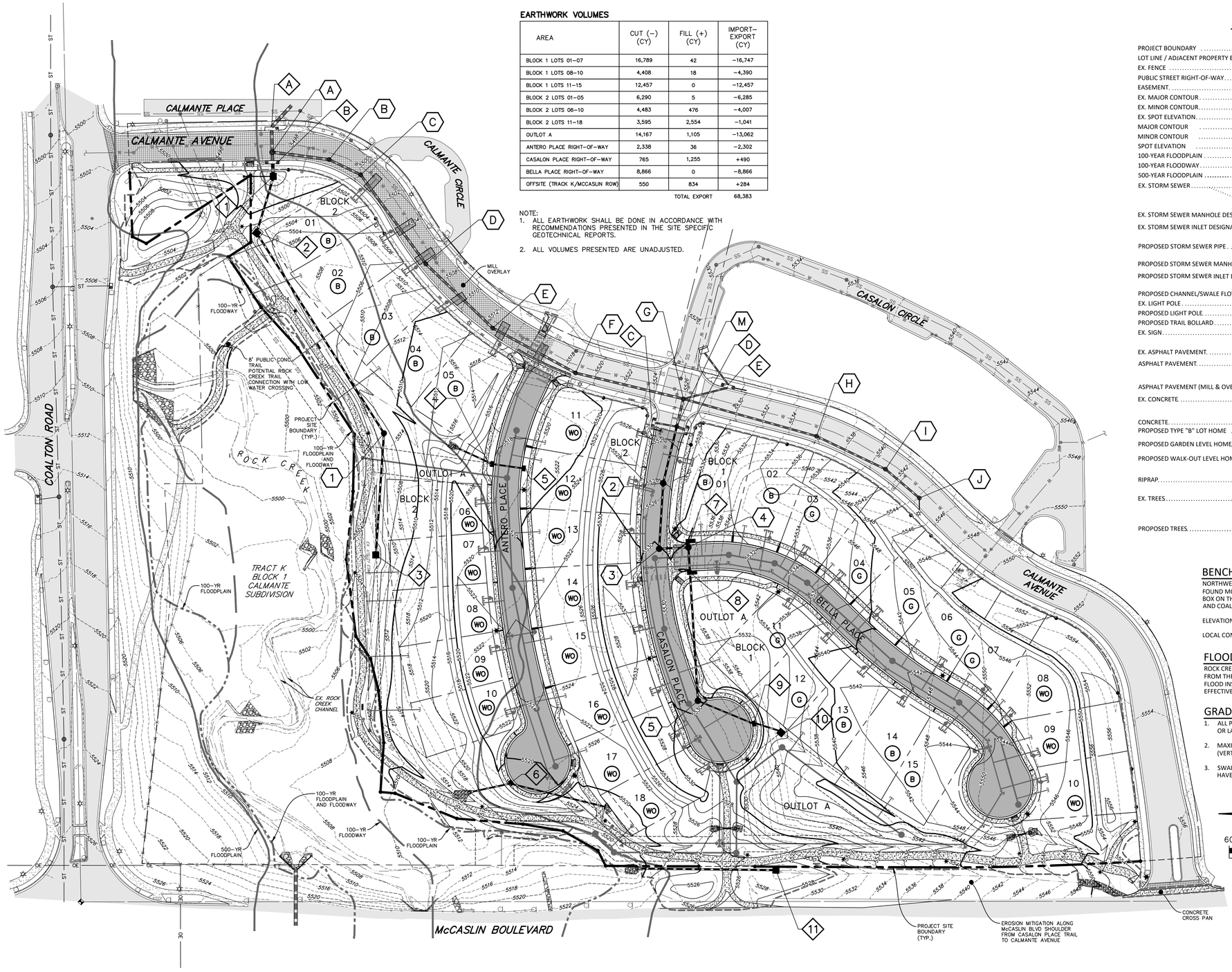
ISSUE	DATE
FDP Submittal	09/19/14
FDP Resubmittal	10/10/14
Updated Utilities and Trees	06/12/15
Updated Trees and Sidewalk Chases	07/27/15
Revised San. Service, Storm & Underdrains	10/20/15
Address Comments	12/18/15
Final Submittal	01/19/16
DESIGNED BY:	LRE
DRAWN BY:	TSG
CHECKED BY:	-

DRAWING SCALE:
HORIZONTAL: 1" = 60'
VERTICAL: NONE

OVERALL UTILITY PLAN

PROJECT NO. B1069

C6



EARTHWORK VOLUMES

AREA	CUT (−) (CY)	FILL (+) (CY)	IMPORT−EXPORT (CY)
BLOCK 1 LOTS 01−07	16,789	42	−16,747
BLOCK 1 LOTS 08−10	4,408	18	−4,390
BLOCK 1 LOTS 11−15	12,457	0	−12,457
BLOCK 2 LOTS 01−05	6,290	5	−6,285
BLOCK 2 LOTS 06−10	4,483	476	−4,007
BLOCK 2 LOTS 11−18	3,595	2,554	−1,041
OUTLOT A	14,167	1,105	−13,062
ANTERO PLACE RIGHT−OF−WAY	2,338	36	−2,302
CASALON PLACE RIGHT−OF−WAY	765	1,255	+490
BELLA PLACE RIGHT−OF−WAY	8,866	0	−8,866
OFFSITE (TRACK K/MCCASLIN ROW)	550	834	+284
		TOTAL EXPORT	68,383

NOTE:
1. ALL EARTHWORK SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS PRESENTED IN THE SITE SPECIFIC GEOTECHNICAL REPORTS.
2. ALL VOLUMES PRESENTED ARE UNADJUSTED.

LEGEND

PROJECT BOUNDARY
LOT LINE / ADJACENT PROPERTY BOUNDARY
EX. FENCE
PUBLIC STREET RIGHT-OF-WAY
EASEMENT
EX. MAJOR CONTOUR
EX. MINOR CONTOUR
EX. SPOT ELEVATION
MAJOR CONTOUR
MINOR CONTOUR
SPOT ELEVATION
100-YEAR FLOODPLAIN
100-YEAR FLOODWAY
500-YEAR FLOODPLAIN
EX. STORM SEWER
EX. STORM SEWER MANHOLE DESIGNATOR
EX. STORM SEWER INLET DESIGNATOR
PROPOSED STORM SEWER PIPE
PROPOSED STORM SEWER MANHOLE DESIGNATOR
PROPOSED STORM SEWER INLET DESIGNATOR
PROPOSED CHANNEL/SWALE FLOWLINE
EX. LIGHT POLE
PROPOSED LIGHT POLE
PROPOSED TRAIL BOLLARD
EX. SIGN
EX. ASPHALT PAVEMENT
ASPHALT PAVEMENT
ASPHALT PAVEMENT (MILL & OVERLAY)
EX. CONCRETE
CONCRETE
PROPOSED TYPE "B" LOT HOME
PROPOSED GARDEN LEVEL HOME
PROPOSED WALK-OUT LEVEL HOME
RIPRAP
EX. TREES
PROPOSED TREES

BENCHMARK

NORTHWEST CORNER OF SECTION 31, T1S, R69W 6TH PM, A FOUND MONUMENT WITH A 3-1/4" ALUMINUM CAP IN RANGE BOX ON THE EAST SIDE OF THE INTERSECTION OF McCASLIN BLVD. AND COALTON ROAD.

ELEVATION = 5527.75 FEET, NGVD 29 DATUM

LOCAL CONVERSION TO NAVD 88 = NGVD 29 ELEVATION + 3.27'

FLOODPLAIN NOTE

ROCK CREEK FLOODPLAIN INFORMATION PRESENTED HEREON FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 08013C0591J, EFFECTIVE 18 DECEMBER 2012.

GRADING NOTES

1. ALL PROPOSED CONTOURS ARE TO TOP OF FINISHED PAVING OR LANDSCAPED AREA UNLESS OTHERWISE NOTED.
2. MAXIMUM LANDSCAPE SLOPE SHALL BE 4 (HORZ.) TO 1 (VERT).
3. SWALES WITH FLOWLINE GRADES OF LESS THAN 2.0% SHALL HAVE AN UNDERDRAIN.

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

Know what's **below.** **Call** before you dig.

1069CD-GP

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FINAL DEVELOPMENT PLAN FOR:

CALMANTE II

SE CNR McCASLIN BLVD AND COALTON ROAD
SUPERIOR, COLORADO

ISSUE	DATE
FDP Submittal	09/19/14
FDP Resubmittal	10/14/14
Updated Grades and Earthwork	06/12/15
Updated Trees and Sidewalk Chases	07/27/15
Updated Grading	10/20/15
Final Submittal	01/19/16

DESIGNED BY:	LRE
DRAWN BY:	TSG
CHECKED BY:	-

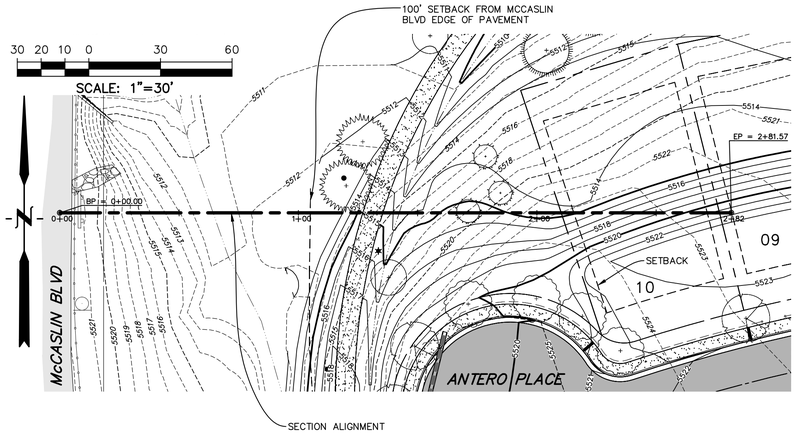
DRAWING SCALE:
HORIZONTAL: 1" = 60'
VERTICAL: NONE

OVERALL GRADING PLAN

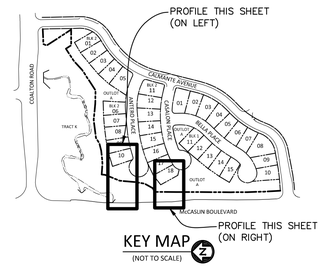
PROJECT NO. B1069

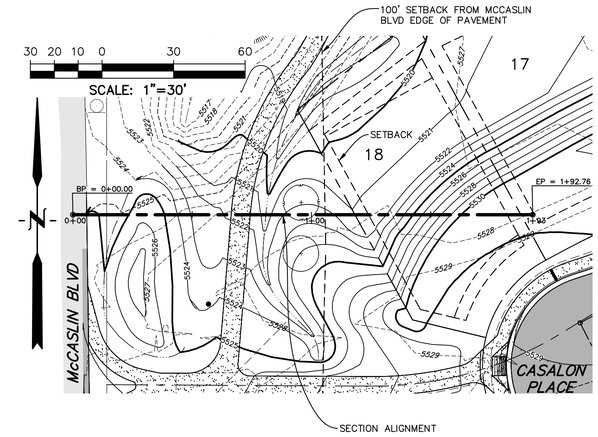
C7

SHEET: 7 OF 40

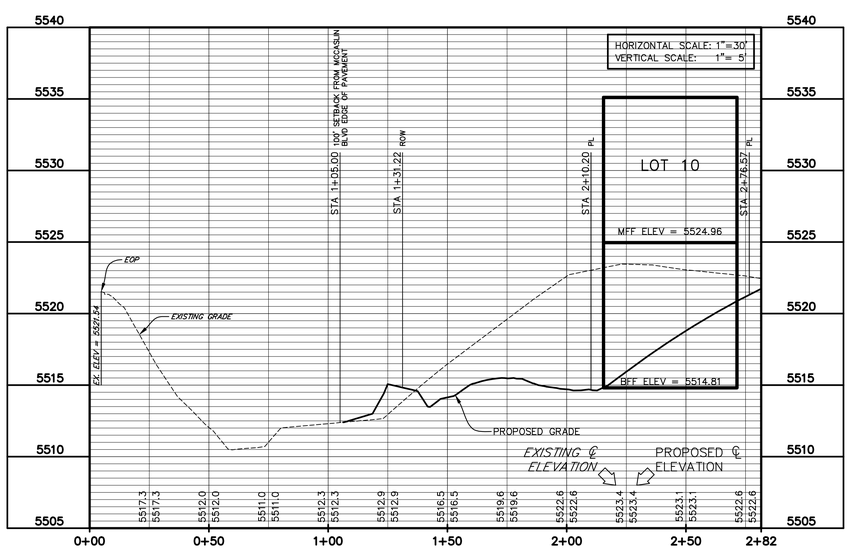


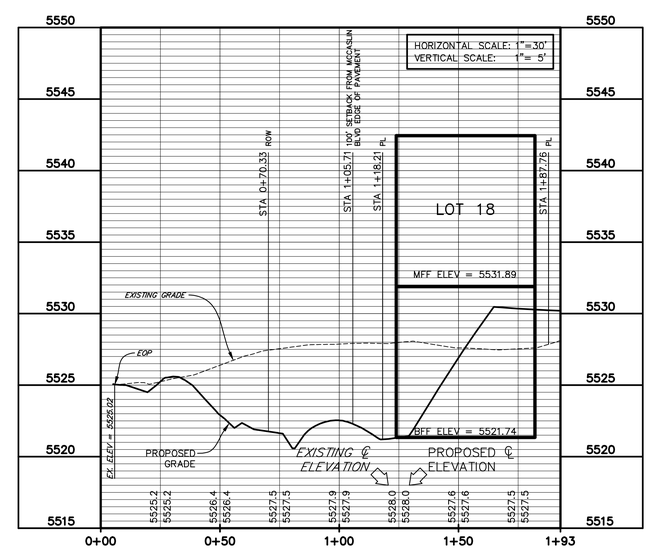
BLOCK 2
LOT 10





BLOCK 2
LOT 18





NOTE: SEE SHT C7 FOR LEGEND.

Know what's **below.** **Call** before you dig.

1069FDP-SNDMIT

PREPARED BY:

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FINAL DEVELOPMENT PLAN FOR:

CALMANTE II

SE CNR McCASLIN BLVD AND COALTON ROAD
SUPERIOR, COLORADO

ISSUE	DATE
FDP Resubmittal	10/14/14
Updated Grades	06/12/15
Updated Sidewalk Chases	10/20/15
Address Comments	12/18/15
Final Submittal	01/19/16

DESIGNED BY:	TSG
DRAWN BY:	BAP
CHECKED BY:	LRE

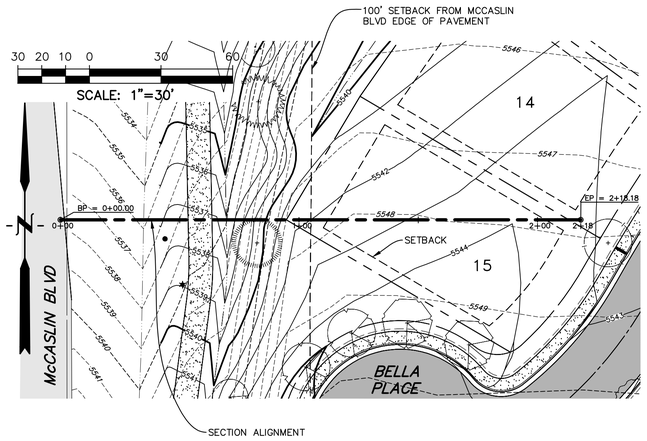
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

SOUND MIT. PLAN & PROFILES (1 OF 2)

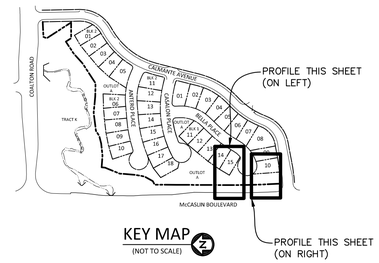
PROJECT NO. B1069

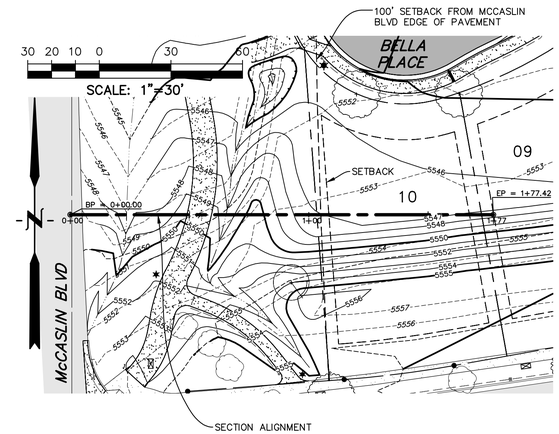
C8

SHEET: 8 OF 40

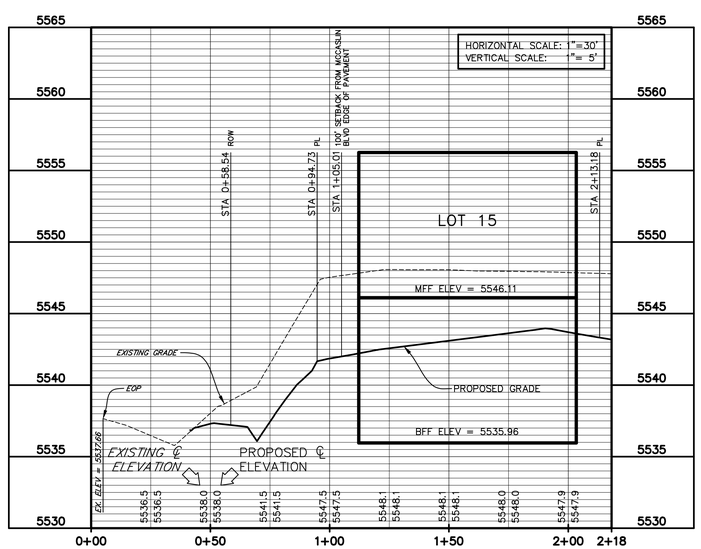


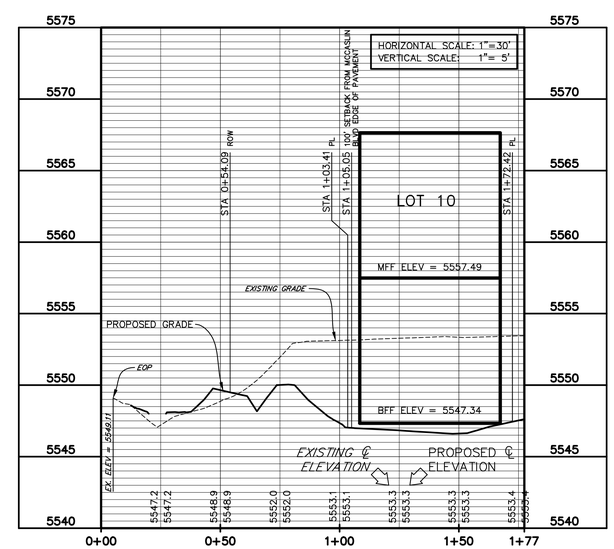
BLOCK 1
LOT 15





BLOCK 1
LOT 10





NOTE: SEE SHT C7 FOR LEGEND.

Know what's **below.**
Call before you dig.

1069FDP-SNDMIT

PREPARED BY:

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PROJECT CONTACT:
DAVID OYLER

FINAL DEVELOPMENT PLAN FOR:

CALMANTE II

SE CNR McCASLIN BLVD AND COALTON ROAD
SUPERIOR, COLORADO

ISSUE	DATE
FDP Resubmittal	10/14/14
Updated Grades	06/12/15
Updated Sidewalk	
Chases	10/20/15
Address Comments	12/18/15
Final Submittal	01/19/16

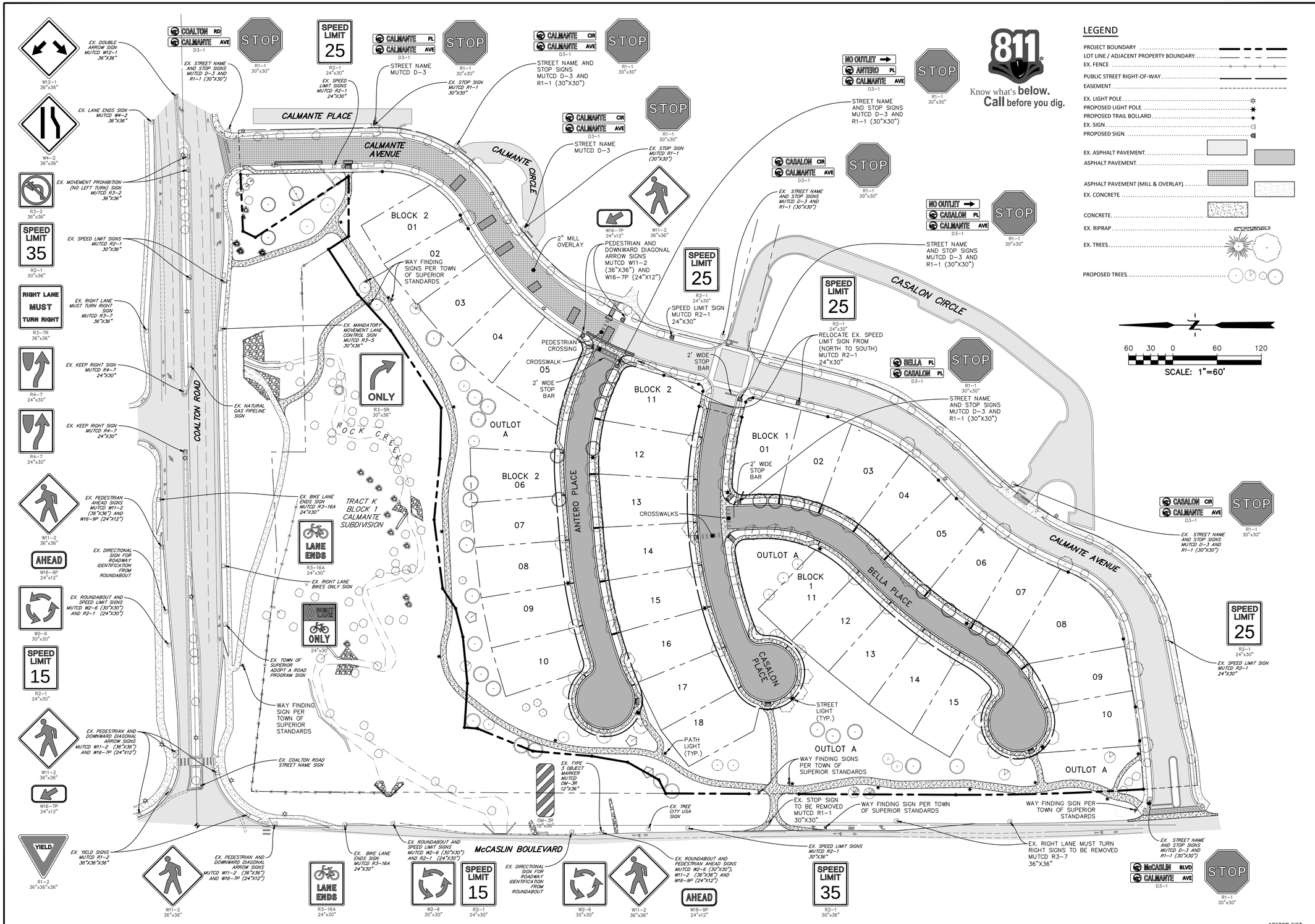
DESIGNED BY:	TSG
DRAWN BY:	BAP
CHECKED BY:	LRE

DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

SOUND MIT.
PLAN & PROFILES
(2 OF 2)

PROJECT NO. B1069

C9



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CALMANTE II

SE CNR McCASLIN BLVD AND COALTON ROAD
SUPERIOR, COLORADO

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Updated Signs and Trees	06/12/15
Updated Trees and Sidewalk Chases	07/27/15
Updated Sidewalk Chases	10/20/15
Final Submittal	01/19/16

DESIGNED BY:	TSG
DRAWN BY:	TSG
CHECKED BY:	LRE

DRAWING SCALE:
HORIZONTAL: 1" = 60'
VERTICAL: NONE

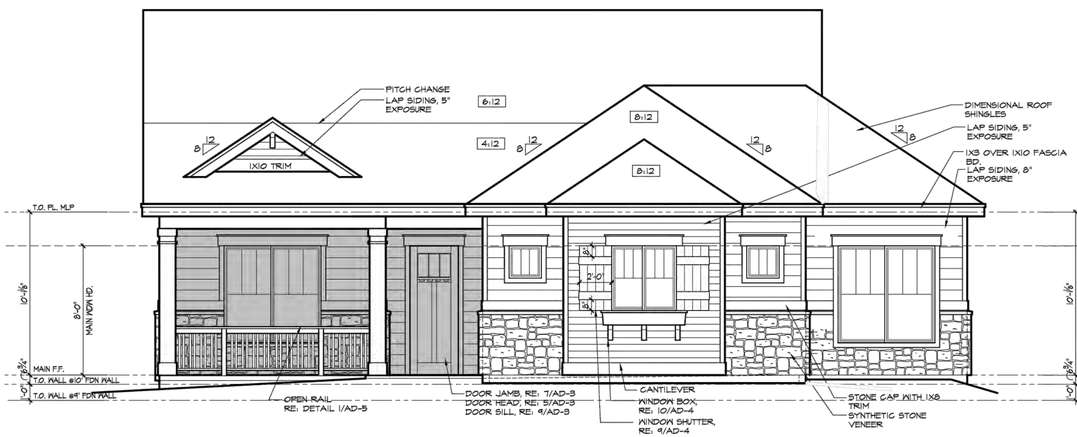
SIGNING AND STRIPING PLAN

PROJECT NO. B1069

C10

SHEET: 10 OF 40

1069CD-SIST



PLAN 42.1 FRONT ELEVATION

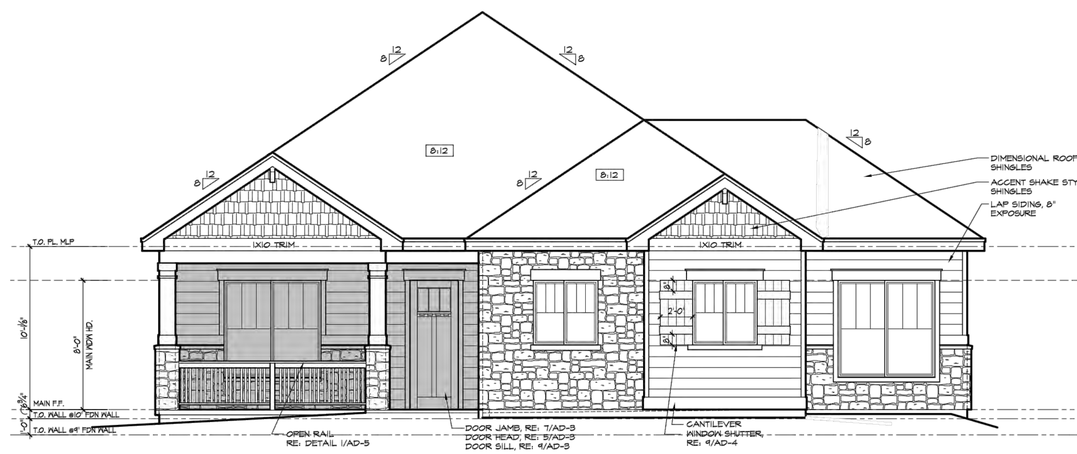
AT ELEVATION B
W/ EXPANDED GARAGE

SCALE: 1/8" = 1'-0"

PLAN 42.1 FRONT ELEVATION

AT ELEVATION D
W/ EXPANDED GARAGE

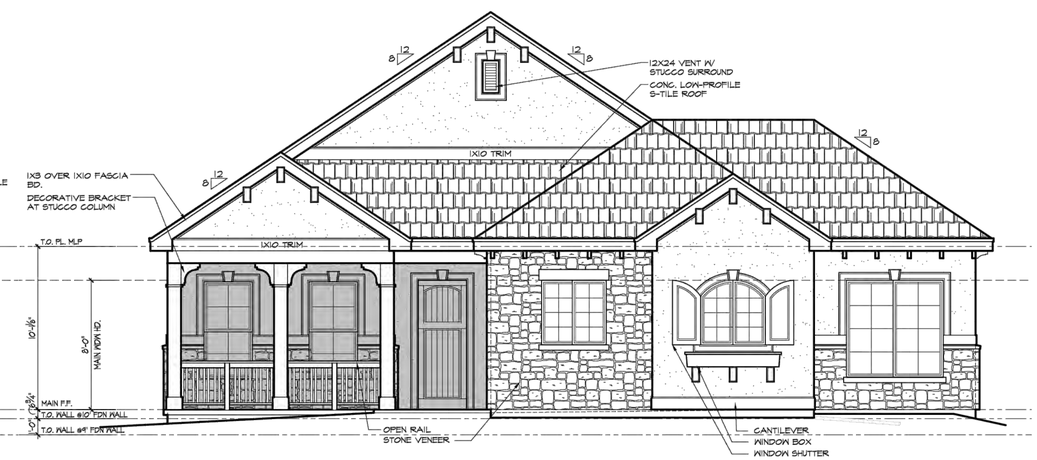
SCALE: 1/8" = 1'-0"



PLAN 42.1 FRONT ELEVATION

AT ELEVATION C
W/ EXPANDED GARAGE

SCALE: 1/8" = 1'-0"



PLAN 42.1 FRONT ELEVATION

AT ELEVATION E
W/ EXPANDED GARAGE

SCALE: 1/8" = 1'-0"

osmosis
art and architecture
290 SECOND AVE. I P.O. BOX 1024 I NIWOT, CO. I 80544-1024
PHONE (303) 652-2668 I FAX (303) 652-2717
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PLAN 42.1 - CALMANTE

JOB NUMBER	13029
DATE	09/08/14

42.1 CALMANTE

1069FDP-EL

PREPARED BY:

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PROJECT CONTACT:
LESLIE R. EWY, PE

PREPARED FOR:

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712 MAIN STREET
LOUISVILLE, CO 80027
303.518.8194
PROJECT CONTACT:
DAVID OYLER

FINAL DEVELOPMENT PLAN FOR:

CALMANTE II

SE CNR McCASLIN BLVD AND COALTON ROAD
SUPERIOR, COLORADO

ISSUE	DATE
FDP Submittal	09/19/14
FDP Resubmittal	10/14/14
FDP Resubmittal	06/12/15
Final Submittal	01/19/16

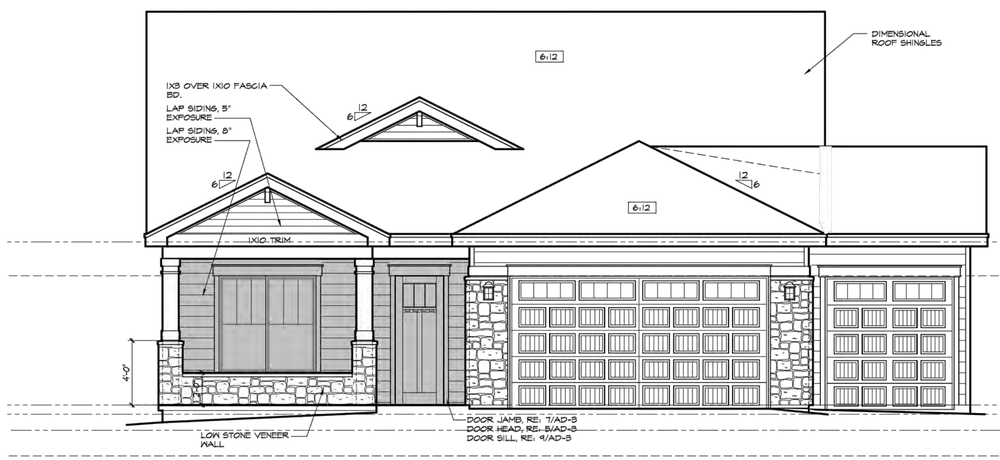
DESIGNED BY:	LRE
DRAWN BY:	TSG
CHECKED BY:	-

DRAWING SCALE:
HORIZONTAL: NONE
VERTICAL: NONE

HOME ELEVATION MODEL 42.1

PROJECT NO. B1069

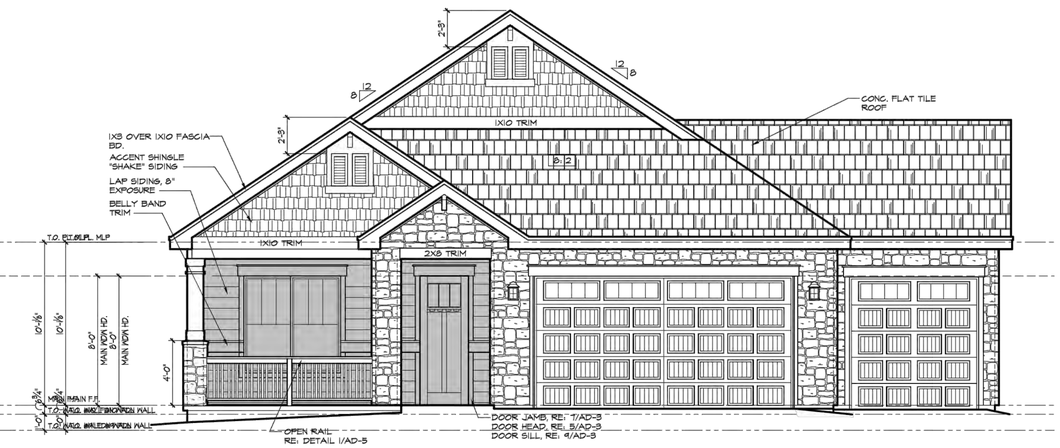
A1



PLAN 43.1 FRONT ELEVATION

AT ELEVATION B
W/ 3-CAR GARAGE

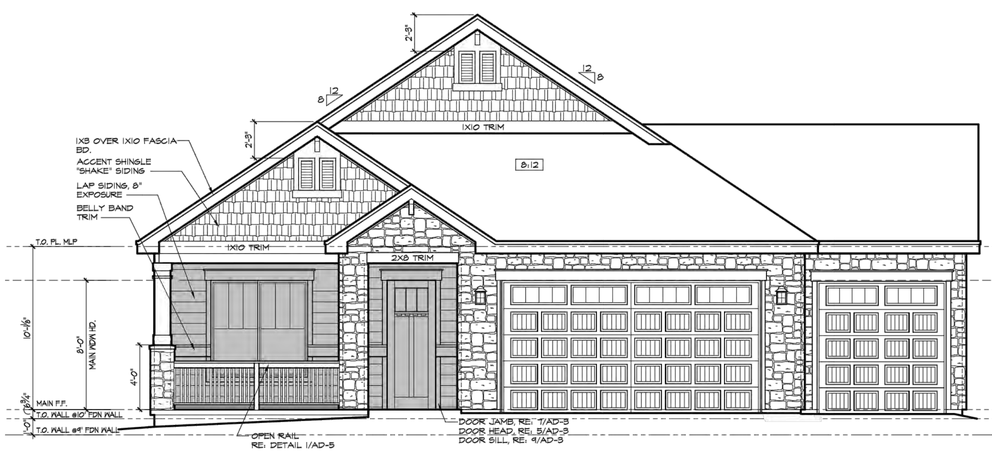
SCALE: 1/8" = 1'-0"



PLAN 43.1 FRONT ELEVATION

AT ELEVATION D
W/ 3-CAR GARAGE

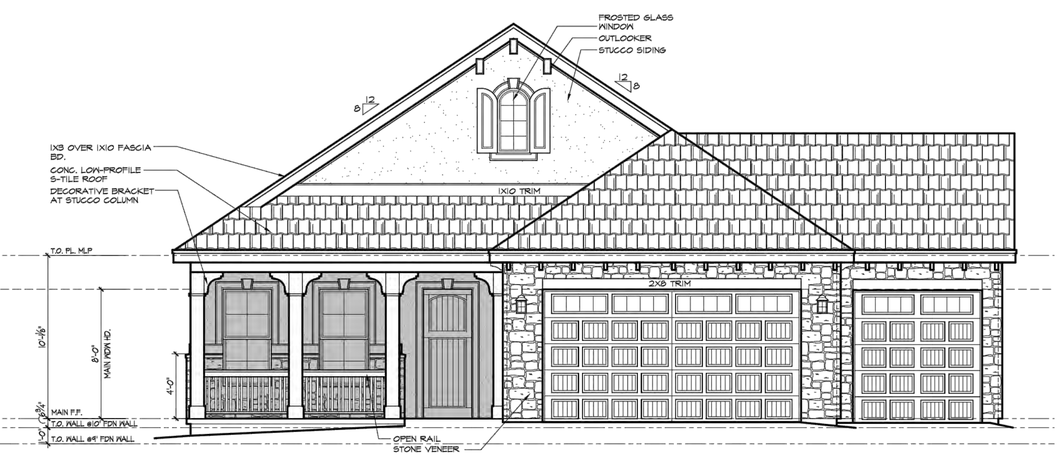
SCALE: 1/8" = 1'-0"



PLAN 43.1 FRONT ELEVATION

AT ELEVATION C
W/ 3-CAR GARAGE

SCALE: 1/8" = 1'-0"



PLAN 43.1 FRONT ELEVATION

AT ELEVATION E
W/ 3-CAR GARAGE

SCALE: 1/8" = 1'-0"

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PLAN 43.1 - CALMANTE

JOB NUMBER	13029
DATE	09/08/14

43.1 CALMANTE

1069FDP-EL

PREPARED BY:

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FINAL DEVELOPMENT PLAN FOR:

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ISSUE	DATE
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FDP Resubmittal	06/12/15
Final Submittal	01/19/16

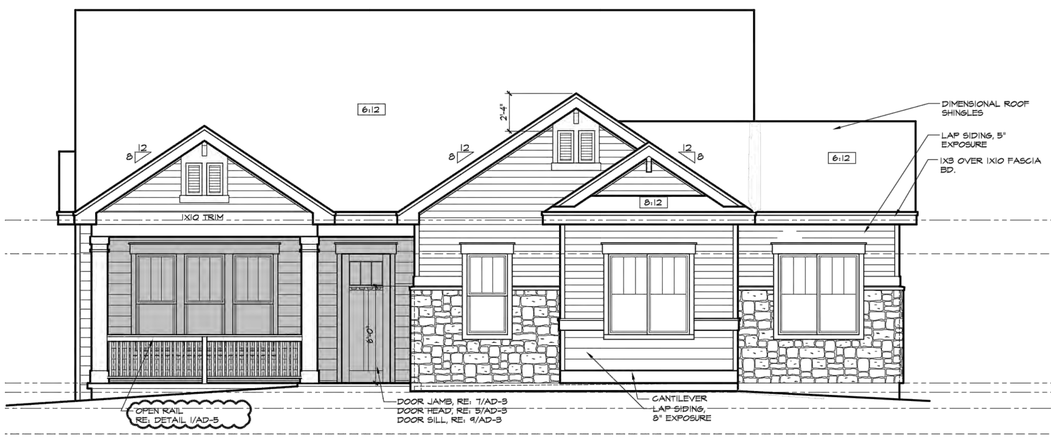
DESIGNED BY:	LRE
DRAWN BY:	TSG
CHECKED BY:	-

DRAWING SCALE:
HORIZONTAL: NONE
VERTICAL: NONE

HOME ELEVATION MODEL 43.1

PROJECT NO. B1069

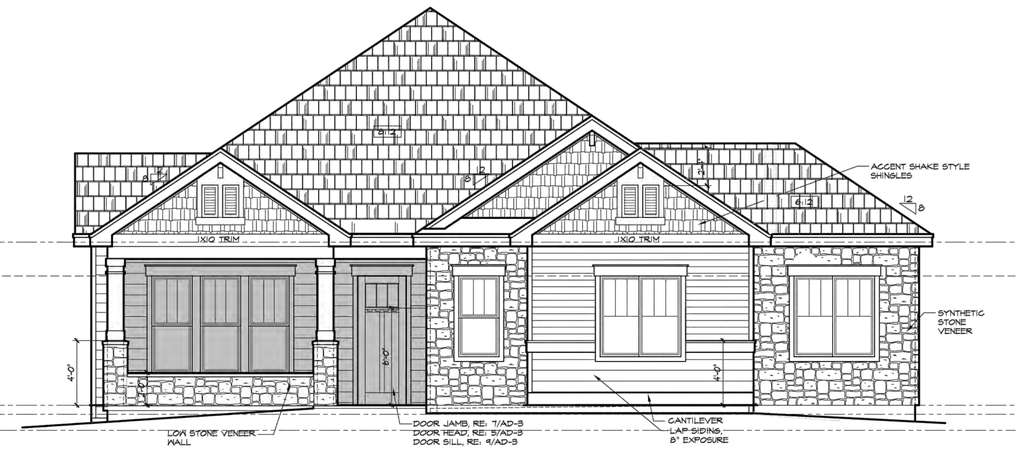
A2



PLAN 44.1 FRONT ELEVATION

AT ELEVATION B
W/ EXPANDED GARAGE

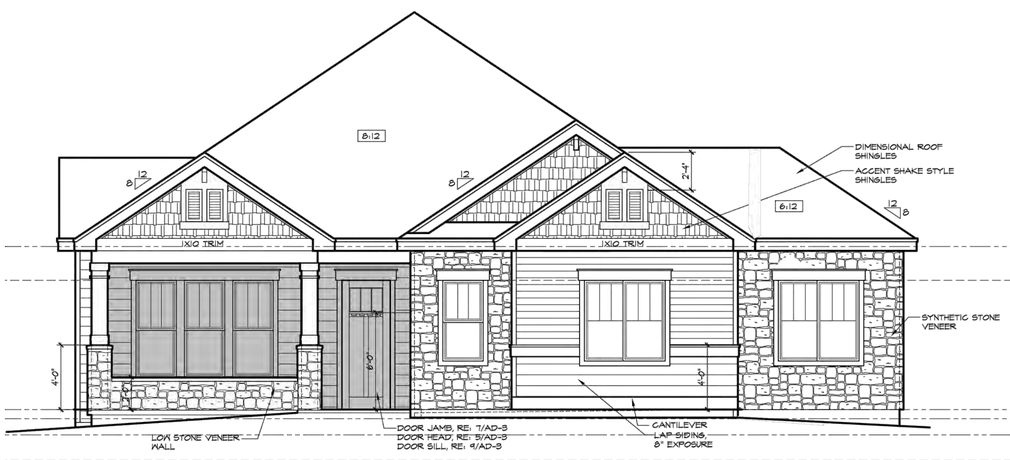
SCALE: 1/8" = 1'-0"



PLAN 44.1 FRONT ELEVATION

AT ELEVATION D
W/ EXPANDED GARAGE

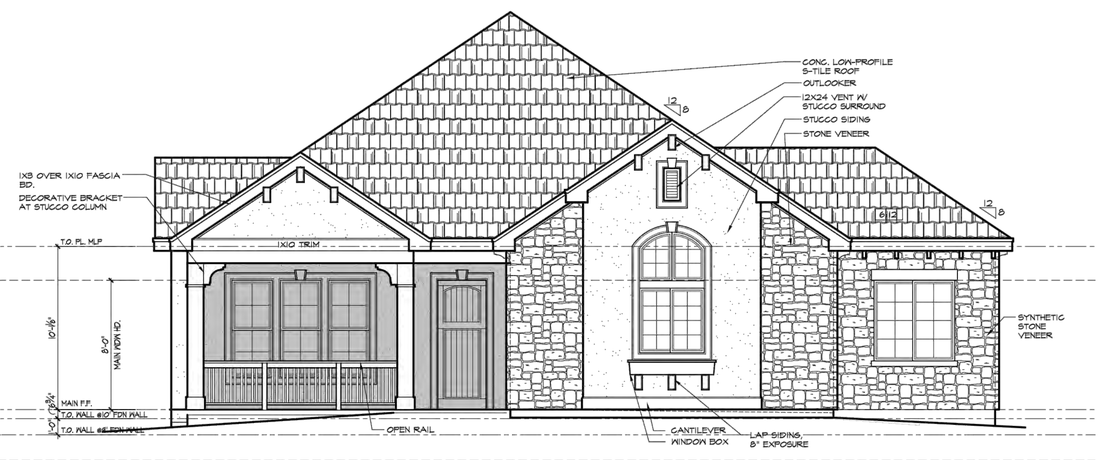
SCALE: 1/8" = 1'-0"



PLAN 44.1 FRONT ELEVATION

AT ELEVATION C
W/ EXPANDED GARAGE

SCALE: 1/8" = 1'-0"



PLAN 44.1 FRONT ELEVATION

AT ELEVATION E
W/ EXPANDED GARAGE

SCALE: 1/8" = 1'-0"

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PLAN 44.1 - CALMANTE

JOB NUMBER	13029
DATE	09/08/14

44.1 CALMANTE

1069FDP-EL

PREPARED BY:
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FDP Resubmittal	06/12/15
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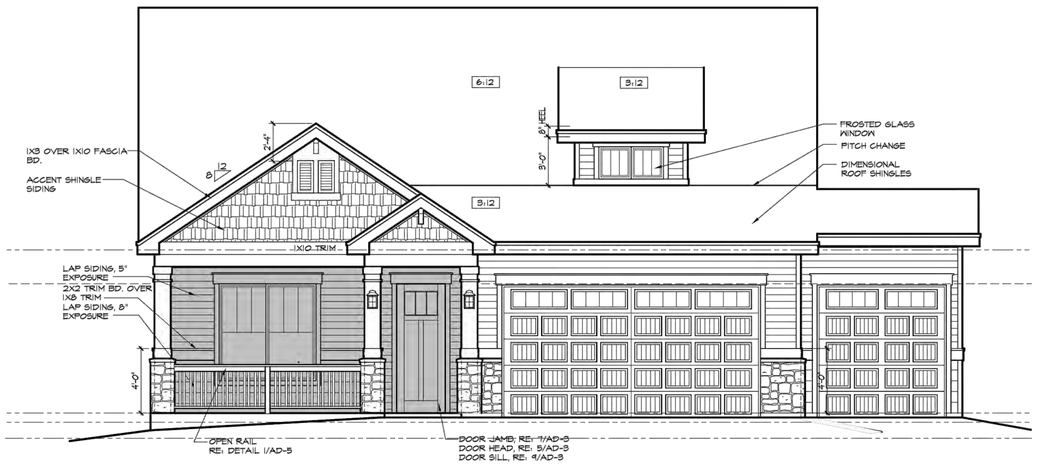
DESIGNED BY:	LRE
DRAWN BY:	TSG
CHECKED BY:	-

DRAWING SCALE:
HORIZONTAL: NONE
VERTICAL: NONE

HOME ELEVATION MODEL 44.1

PROJECT NO. B1069

A3



PLAN 45.1 FRONT ELEVATION

AT ELEVATION B
W/ 3-CAR GARAGE

SCALE: 1/8" = 1'-0"

PLAN 45.1 FRONT ELEVATION

AT ELEVATION D
W/ 3-CAR GARAGE

SCALE: 1/8" = 1'-0"

PLAN 45.1 FRONT ELEVATION

AT ELEVATION C
W/ 3-CAR GARAGE

SCALE: 1/8" = 1'-0"

PLAN 45.1 FRONT ELEVATION

AT ELEVATION E
W/ 3-CAR GARAGE

SCALE: 1/8" = 1'-0"

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PLAN 45.1 - CALMANTE

JOB NUMBER	13029
DATE	09/08/14

45.1 CALMANTE

1069FDP-EL

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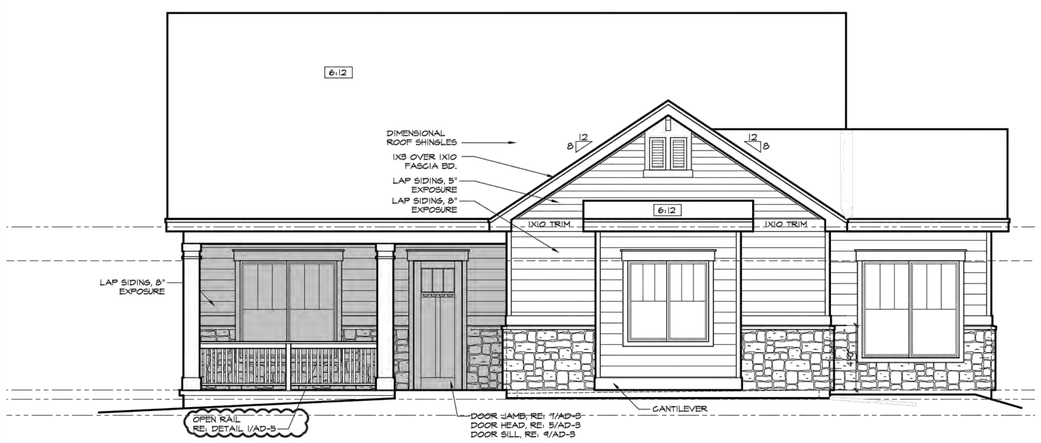
DESIGNED BY:	LRE
DRAWN BY:	TSG
CHECKED BY:	-

DRAWING SCALE:
HORIZONTAL: NONE
VERTICAL: NONE

HOME ELEVATION MODEL 45.1

PROJECT NO. B1069

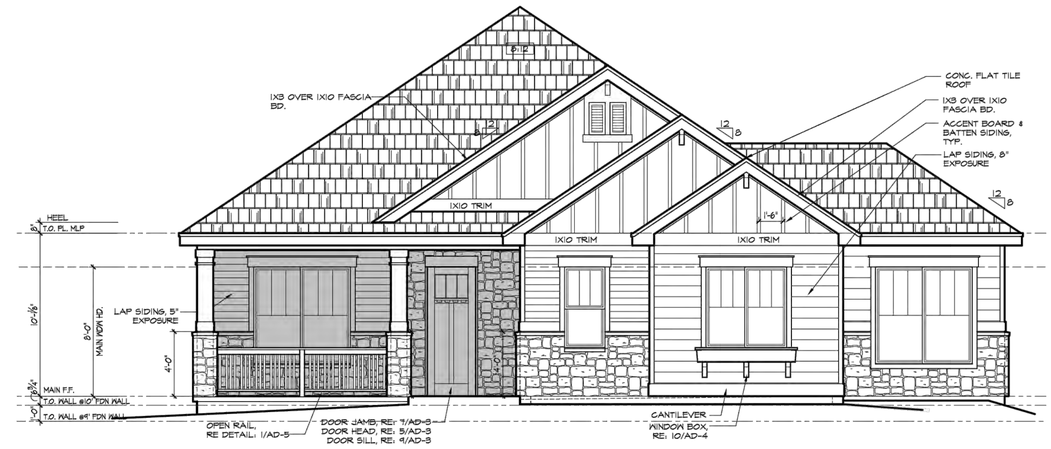
A4



PLAN 46.1 FRONT ELEVATION

AT ELEVATION B
W/ EXPANDED GARAGE

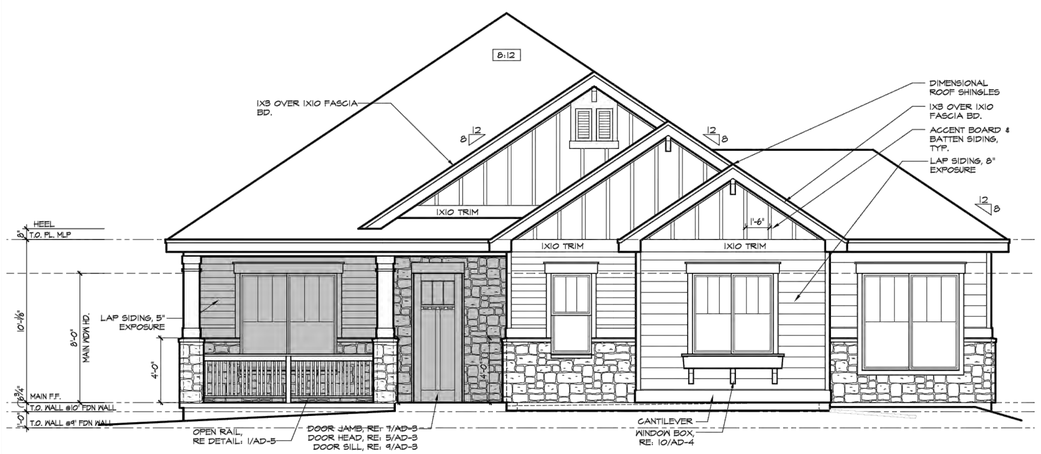
SCALE: 1/8" = 1'-0"



PLAN 46.1 FRONT ELEVATION

AT ELEVATION D
W/ EXPANDED GARAGE

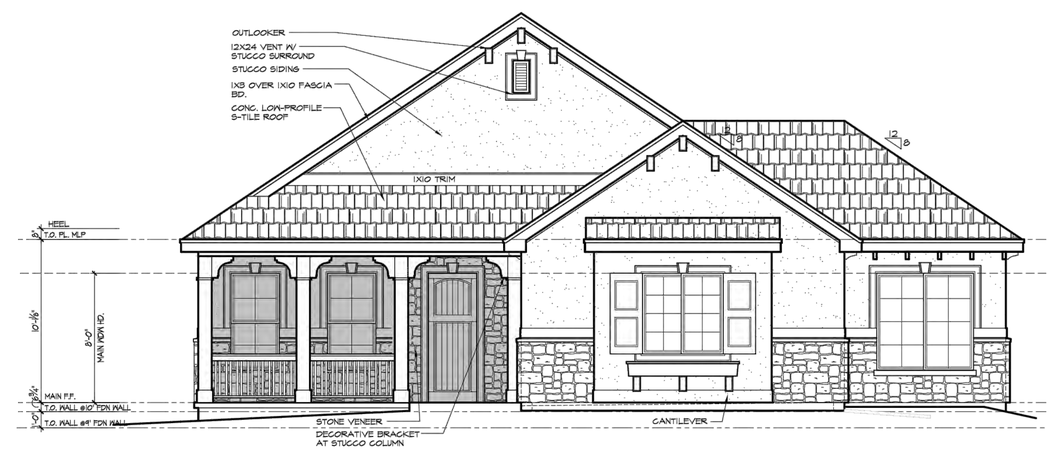
SCALE: 1/8" = 1'-0"



PLAN 46.1 FRONT ELEVATION

AT ELEVATION C
W/ EXPANDED GARAGE

SCALE: 1/8" = 1'-0"



PLAN 46.1 FRONT ELEVATION

AT ELEVATION E
W/ EXPANDED GARAGE

SCALE: 1/8" = 1'-0"

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PLAN 46.1 - CALMANTE

JOB NUMBER	13029
DATE	09/08/14

46.1 CALMANTE

1069FDP-EL

PREPARED BY:

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SUPERIOR, COLORADO

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Final Submittal	01/19/16

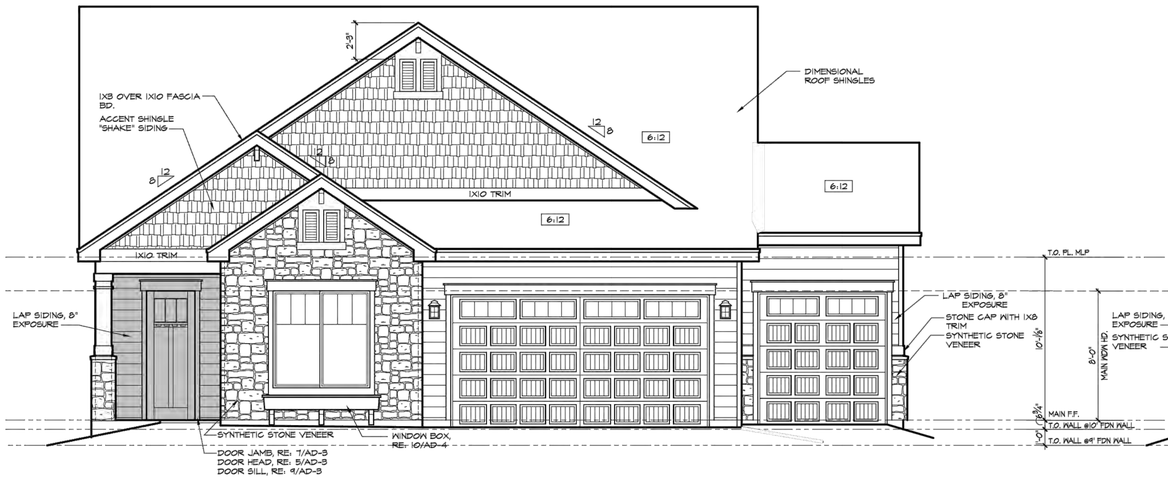
DESIGNED BY:	LRE
DRAWN BY:	TSG
CHECKED BY:	-

DRAWING SCALE:
HORIZONTAL: NONE
VERTICAL: NONE

HOME ELEVATION MODEL 46.1

PROJECT NO. B1069

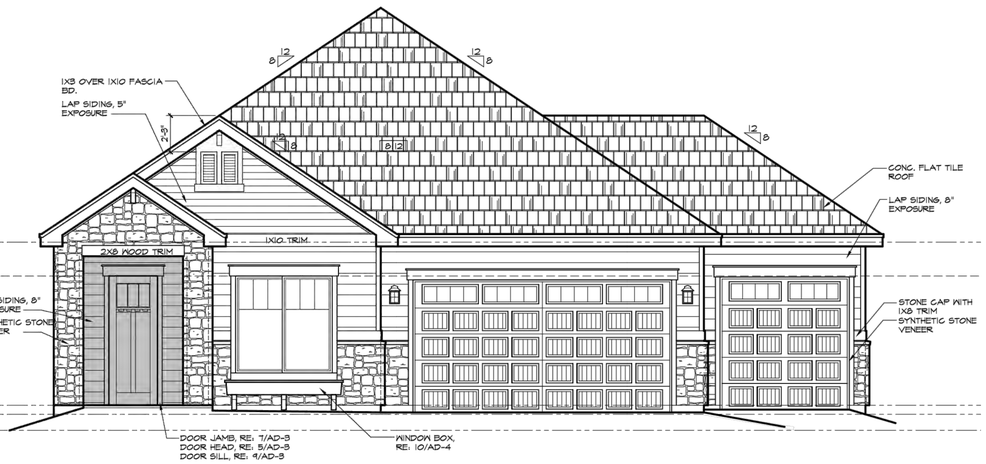
A5



PLAN 47.1 FRONT ELEVATION

AT ELEVATION B
W/ 3-CAR GARAGE

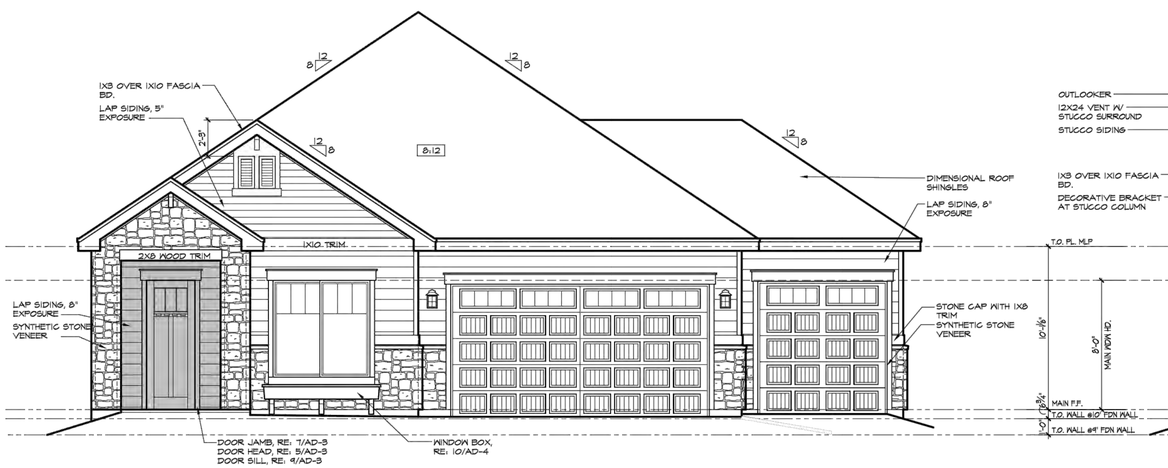
SCALE: 1/8" = 1'-0"



PLAN 47.1 FRONT ELEVATION

AT ELEVATION D
W/ 3-CAR GARAGE

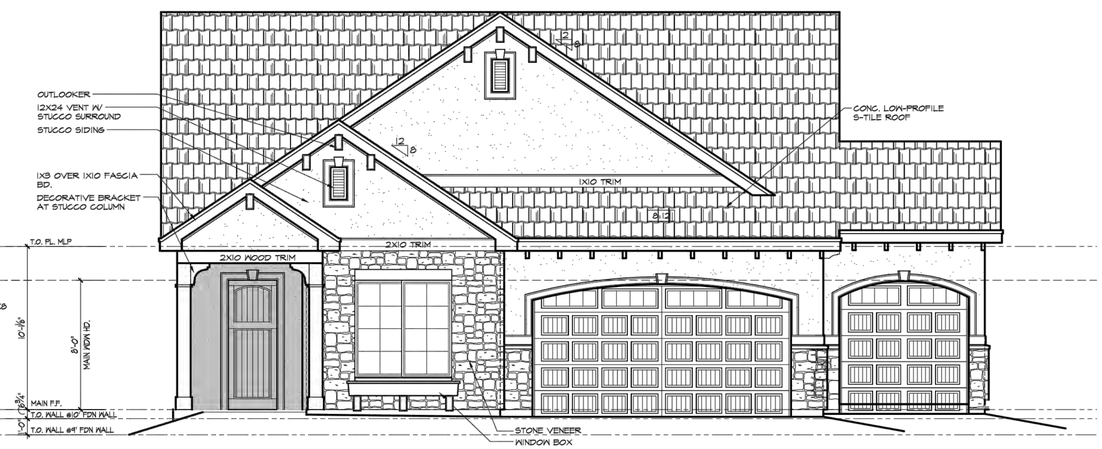
SCALE: 1/8" = 1'-0"



PLAN 47.1 FRONT ELEVATION

AT ELEVATION C
W/ 3-CAR GARAGE

SCALE: 1/8" = 1'-0"



PLAN 47.1 FRONT ELEVATION

AT ELEVATION E
W/ 3-CAR GARAGE

SCALE: 1/8" = 1'-0"

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PLAN 47.1 - CALMANTE

JOB NUMBER	13029
DATE	09/08/14

47.1 CALMANTE

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DESIGNED BY:	LRE
DRAWN BY:	TSG
CHECKED BY:	-

DRAWING SCALE:
HORIZONTAL: NONE
VERTICAL: NONE

HOME ELEVATION MODEL 47.1

PROJECT NO. B1069

A6

PLAN 53.1 FRONT ELEVATION

AT ELEVATION B
STANDARD

SCALE: 1/8" = 1'-0"

PLAN 53.1 FRONT ELEVATION

AT ELEVATION D
STANDARD

SCALE: 1/8" = 1'-0"

PLAN 53.1 FRONT ELEVATION

AT ELEVATION C
STANDARD

SCALE: 1/8" = 1'-0"

PLAN 53.1 FRONT ELEVATION

AT ELEVATION E
STANDARD

SCALE: 1/8" = 1'-0"

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PLAN 53.1 - CALMANTE

JOB NUMBER	13029
DATE	09/08/14

53.1 CALMANTE

1069FDP-EL

PREPARED BY:

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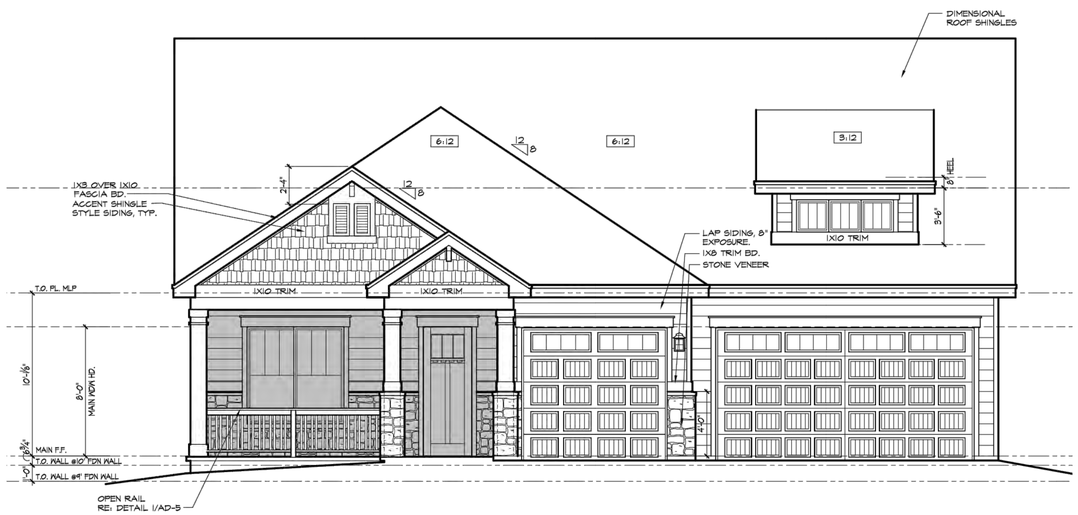
DESIGNED BY:	LRE
DRAWN BY:	TSG
CHECKED BY:	-

DRAWING SCALE:
HORIZONTAL: NONE
VERTICAL: NONE

HOME ELEVATION MODEL 53.1

PROJECT NO. B1069

A7



PLAN 54.1 FRONT ELEVATION

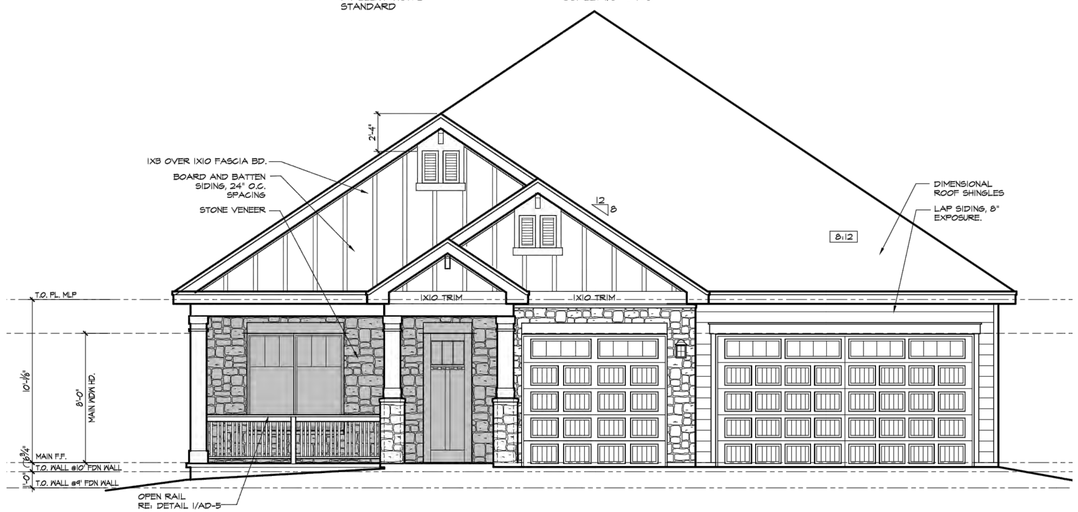
AT ELEVATION B
STANDARD

SCALE: 1/8" = 1'-0"

PLAN 54.1 FRONT ELEVATION

AT ELEVATION D
STANDARD

SCALE: 1/8" = 1'-0"



PLAN 54.1 FRONT ELEVATION

AT ELEVATION C
STANDARD

SCALE: 1/8" = 1'-0"

PLAN 54.1 FRONT ELEVATION

AT ELEVATION E
STANDARD

SCALE: 1/8" = 1'-0"

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PLAN 54.1 - CALMANTE

JOB NUMBER	13029
DATE	09/08/14

54.1 CALMANTE

1069FDP-EL

PREPARED BY:

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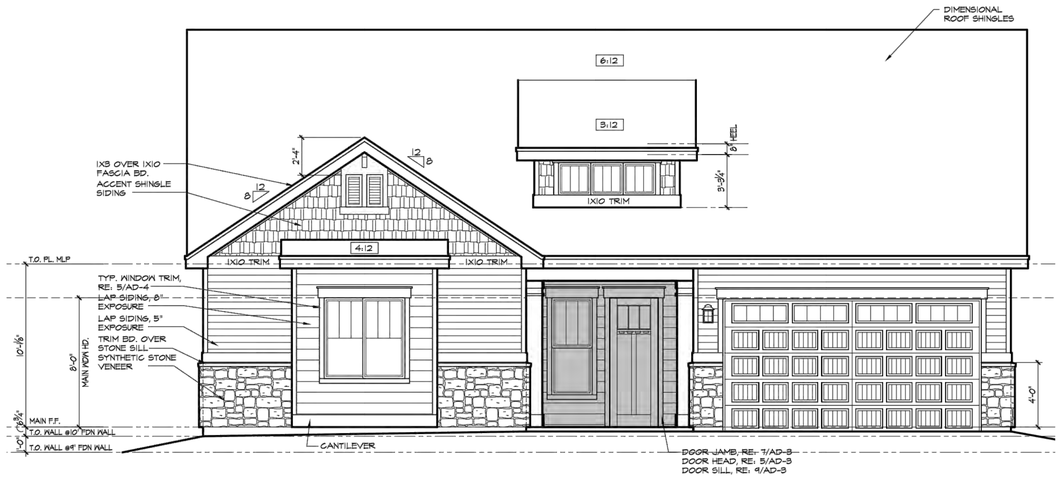
DESIGNED BY:	LRE
DRAWN BY:	TSG
CHECKED BY:	-

DRAWING SCALE:
HORIZONTAL: NONE
VERTICAL: NONE

HOME ELEVATION MODEL 54.1

PROJECT NO. B1069

A8



PLAN 55.1 FRONT ELEVATION

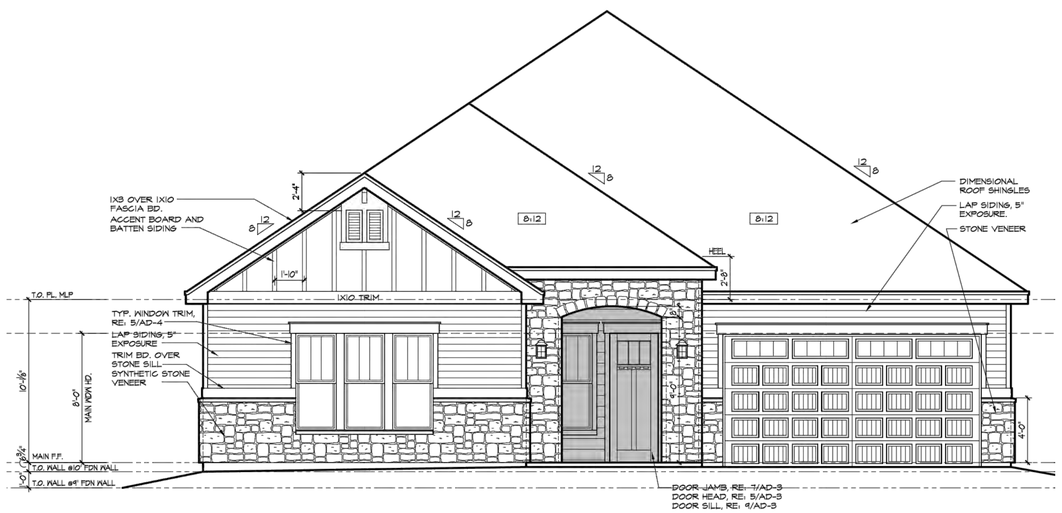
AT ELEVATION B
STANDARD

SCALE: 1/8" = 1'-0"

PLAN 55.1 FRONT ELEVATION

AT ELEVATION D
STANDARD

SCALE: 1/8" = 1'-0"



PLAN 55.1 FRONT ELEVATION

AT ELEVATION C
STANDARD

SCALE: 1/8" = 1'-0"

PLAN 55.1 FRONT ELEVATION

AT ELEVATION E
STANDARD

SCALE: 1/8" = 1'-0"

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PLAN 55.1 - CALMANTE

JOB NUMBER	13029
DATE	09/08/14

55.1 CALMANTE

1069FDP-EL

PREPARED BY:

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DESIGNED BY:	LRE
DRAWN BY:	TSG
CHECKED BY:	-

DRAWING SCALE:
HORIZONTAL: NONE
VERTICAL: NONE

HOME ELEVATION MODEL 55.1

PROJECT NO. B1069

A9

CALMANTE II PLANNED DEVELOPMENT

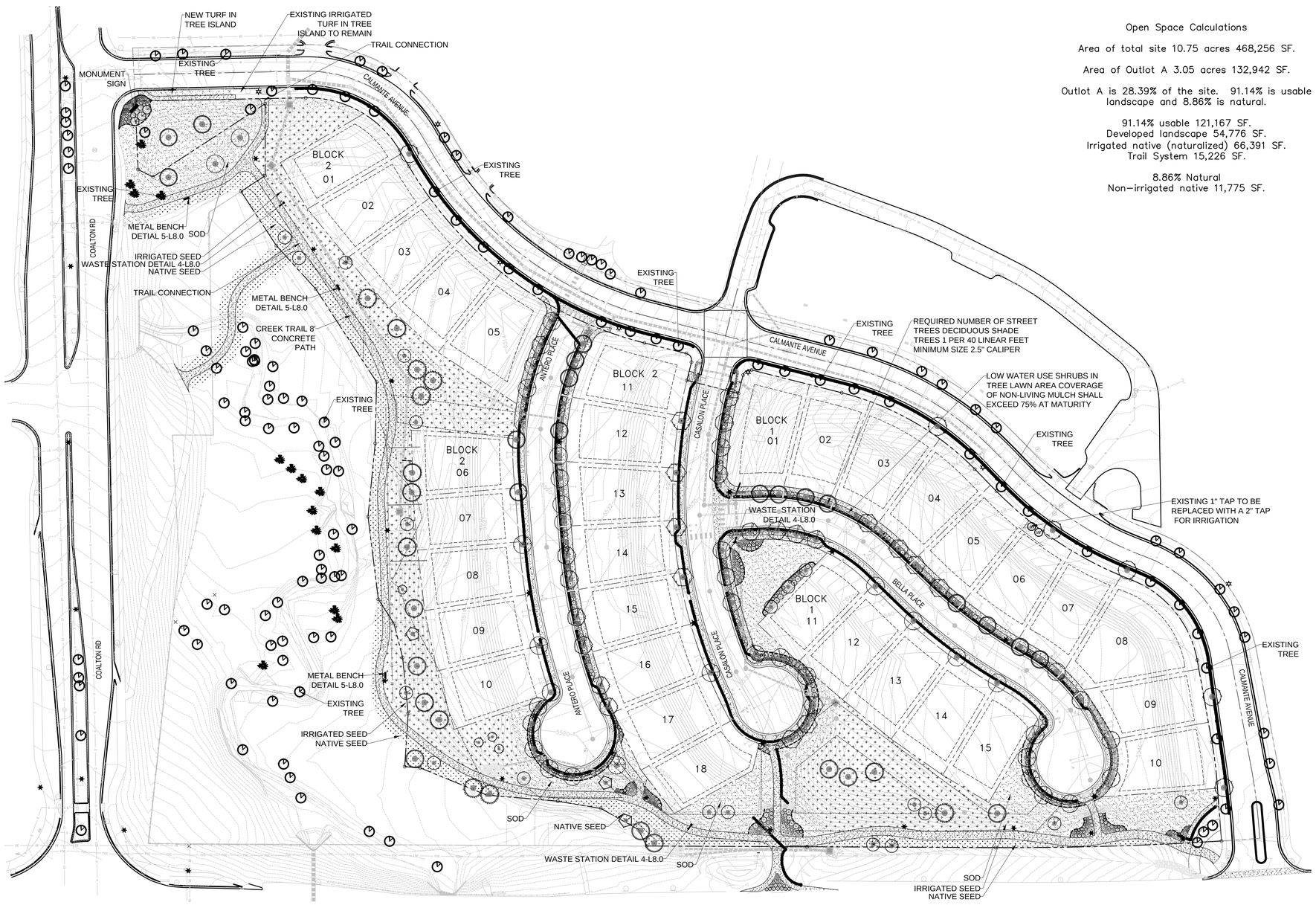
LOT 1 AND LOT 2, BLOCK 1 AND LOT 1 AND LOT 2, BLOCK 2 CALMANTE SUBDIVISION
AND A PORTION OF CASALON STREET RIGHT-OF-WAY
NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

19 SEPTEMBER 2014

Landscape plan meets the minimum required standards for landscaping set forth in the Town of Superior municipal code.

Entrances to the property and frontages within the property shall be manicured and irrigated.



Open Space Calculations

Area of total site 10.75 acres 468,256 SF.

Area of Outlot A 3.05 acres 132,942 SF.

Outlot A is 28.39% of the site. 91.14% is usable landscape and 8.86% is natural.

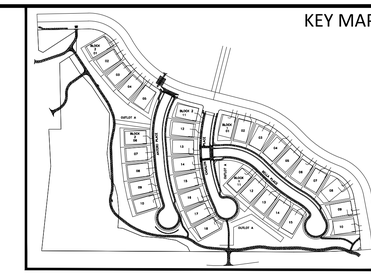
91.14% usable 121,167 SF.
Developed landscape 54,776 SF.
Irrigated native (naturalized) 66,391 SF.
Trail System 15,226 SF.

8.86% Natural
Non-irrigated native 11,775 SF.

Legend

- Existing Tree
- Existing Street Light
- Proposed Street Light
- Dog Waste Station
- Metal Bench
- Edging
- Rock Creek Native Dryland Seed Mix
- Rock Creek Native Irrigated Seed Mix
- Texas Bluegrass Hybrid Sod
- Cascade Cedar Mulch
- Western River Rock 1-1/2"

KEY MAP



PREPARED BY:

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PROJECT CONTACT:
TIMOTHY CHITESTER

PREPARED FOR:

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712 MAIN STREET
LOUISVILLE, CO 80027
303.518.8194
PROJECT CONTACT:
DAVID OYLER

FINAL DEVELOPMENT PLAN FOR:

CALMANTE II
SE CNR McCASLIN BLVD AND COALTON ROAD
SUPERIOR, COLORADO

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Final Submittal	01/19/16

DESIGNED BY:	TBC
DRAWN BY:	TBC
CHECKED BY:	BJC

DRAWING SCALE:
HORIZONTAL: 1" = 60'

Overall Landscape Plan

PROJECT NO. B1069

L-1

General Notes:

Prior to beginning work, the contractor is to visit the site and verify field conditions. Notify landscape architect and owner's representative of any discrepancies.

All grades and dimensions shall be field verified by contractor prior to construction. Any deviation from these plans must be approved by the owner's representative prior to construction.

Affected utility companies shall be notified at least two (2) working days prior to commencement of construction. Call before you dig, 1-800-922-1987.

All construction shall conform to all applicable codes and specifications.

The contractor shall take all necessary and proper precautions to protect adjacent properties from any and all damage that may occur as a result of storm water runoff and/or deposition of debris resulting from any and all work in connection with construction.

The contractor shall take reasonable measures to protect existing improvements from damage and all such improvements damaged by the contractor's operation shall be repaired or reconstructed to the owner's representative's satisfaction at the expense of the contractor.

Details are provided to show design intent only. Landscape contractor to provide shop drawings for structural components of these details for approval by owner's representative prior to installation.

Contractors to provide shop drawings of equipment for approval by landscape architect and owner's representative prior to installation.

Contractor to submit samples of all materials for approval by landscape architect or owner's representative prior to installation.

Contractor is to order all equipment and site amenities 6 to 8 weeks in advance to installation (to prevent delays in project completion).

Grading Notes:

Landscape contractor responsible for ensuring positive drainage in plant beds and on site within their scope of work.

Landscape contractor shall feather grade into existing grade making transition as smooth as possible.

Landscape contractor responsible for reporting any significant grade changes or grade discrepancies between existing and proposed grades.

Maintenance Notes:

Everything that is North and West of the trail will be maintained by The City. Everything that is South and East of the trail will be maintained by the HOA.

Maintenance of irrigation line that crossed the trail will be the responsibility of the HOA.

Landscape Notes:

Landscape installation shall be completed prior to issuance of a Certificate of Occupancy

Turf areas shall receive soil amendment. Amendment shall be 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.

All mulch bed areas adjacent to turf and property lines shall be contained by a steel edger. An edger shall not be required to hardscape surfaces, walls, solid fences, or buildings. The steel edger shall be interlocking perforated galvanized rolled-top type edger. Overlapping type edger is not permitted.

Minimum depth of mulch shall be three (3) inches in shrub beds, two (2) inches in ground cover and flowerbeds and three (3) inches in open nonplanted mulch areas.

Mulched bed areas shall include weed control fabric with the exception of flower beds.

Building foundations exposed to public streets adjacent properties and public lands shall have a foundation planting bed with no exposed foundation or mulch at plant maturity.

Finished grade along solid fences shall be at least three (3) inches below the bottom of such fences for drainage where lot line drainage swales exist or as required by engineering calculations.

Native areas receiving native seed shall be seeded with a mixture of warm and cool season native grasses. This seed mix is a Town standard mix as specified by the Parks and Recreation Department so that continuous native areas between developments will contain common grasses. Native seed areas shall be established within two (2) years of planting. Establishment shall mean free of weeds with no areas larger than twelve (12) inches by twelve (12) inches of barren soil. The applicant shall be required to maintain, reseed as needed, and control weeds in all identified native areas. Weed control may consist of mowing, pulling, or chemical control. All seeded areas shall receive automatic irrigation until established.

An automatic irrigation system is required in all sodded and seeded areas, unless a non-irrigated dryland native seed mix is approved by the Town. Soil prep and installation of native seed mixes shall be per the Town of Superior's Standard Specifications.

Deciduous street canopy trees 2.5" minimum trunk caliper and first branch height at 6'.

Open space / parking lot canopy trees 2.5" minimum trunk caliper.

Evergreen trees 10' minimum height.

Ornamental trees 2" minimum trunk caliper

Evergreen and deciduous shrubs #5 container minimum.

Ornamental grasses #5 container minimum where available / #1 for varieties not available in #5 containers.

Perennials / Groundcovers #1 container minimum.

Rock Creek Irrigated Mix will consist of 40% Lincoln Smooth Brome at 2.4 lbs. per 1,000 SF. and 60% Alta Tall Fescue at 1.6 lbs. per 1,000 SF. For a total of 4 lbs. per 1,000 SF.

Rock Green Dryland Mix will consist of 28% Western Wheatgrass at 6.2 lbs per Acre, 28% Big Bluestem at 6.2 lbs. per acre, 10% Side-Oats Grama at 2.2 lbs. per acre, 6% Blue Grama at 1.2 lbs. per acre, 10% Switchgrass at 2.2 lbs. per acre, 10% Indiangrass at 2.2 lbs. per acre, and 8% Little Bluestem at 1.8 lbs. per acre, for a total of 22 lbs. per acre.

Texas Hybrid Sod is will consist of 50% Thermal Blue and 50% Thermal Blue Blade.

The minimum landscape treatment of planting areas shall be drought-tolerant lawn, native grasses, or shrub beds with no less than seventy -five percent (75%) of the ground plane within the planting area covered by living plant materials, based on the mature shrub sizes and ground cover spread.

All shrub beds to be covered in rock mulch. Tree rings to be wood mulch. Depth of mulch should be 3"

Planting pits shall be excavated to a minimum of twice the width of the rootball. Do not disturb soil at the bottom of pit but scarify sides to prevent glazing.

After planting, all plants should rest with their root collars slightly higher than finish grade. 1.5" higher for shrubs, 3" higher for trees.

Plants should be thoroughly watered immediately after planting, allowing water to soak down and fill remainder of hole with loose soil. Without further packing, a mound of soil shall be formed around the edge of each tree pit to form a shallow saucer.

For trees in sod, allow a 2' diameter bed without sod around root collar. Apply 3" depth of wood mulch over 2' diameter bed following sod installation.

Plants shall be installed immediately upon delivery to site; if this is not possible, plants shall be heeled in and watered to prevent dehydration.

Irrigation Notes:

An automatic irrigation system is required for all landscaped areas. All irrigation systems shall be below ground, fully automated systems in compliance with all applicable building code requirements.

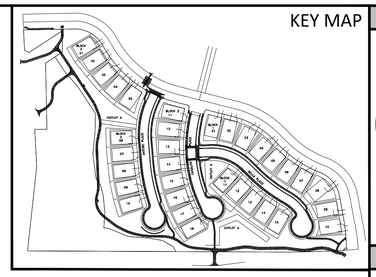
Irrigation is non potable water. Purple heads and boxes must be used.

Irrigation shall tie into the non potable water system of the Town of Superior.

All turf areas to be spray irrigated. All beds and trees to be drip irrigated.

Irrigation spray patterns must be adjusted to prevent watering paved surfaces.

KEY MAP



Legend

Existing tree along Calmante

Existing Street Light

Proposed Street Light

Dog waste station

Metal Bench

Edging

Rock Creek Native Dryland Seed Mix

Rock Creek Native Irrigated Seed Mix

Texas Bluegrass Hybrid Sod

Cascade Cedar Mulch

Western River Rock 1-1/2"

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CALMANTE II SHEET FILE 01-19-16

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DESIGNED BY:	TBC
DRAWN BY:	TBC
CHECKED BY:	BJC

DRAWING SCALE:

Landscape Notes

PROJECT NO. B1069

L-2

Tree and Shrub Requirements

	SF.	Requirement	Trees/Shrubs Required	Trees/Shrubs Provided
Developed Landscape	34,747 20,029	1 Tree/825 SF. 1 Shrub/100 SF. 1 Street Tree Every 40 Linear Feet	42 Trees 547 Shrubs 76 Street Trees	43 Trees 559 Shrubs 76 Street Trees
Irrigated Native	66,391	1 Tree/4000 SF. 1 Shrub/500 SF.	17 Trees 133 Shrubs	20 Trees 133 Shrubs
Non-irrigated Native	11,775	None	None	None
Total	132,942		135 Trees 680 Shrubs	139 Trees 692 Shrubs

NOTE:
LANDSCAPE ARCHITECT TO APPROVE ALL SUBSTITUTED PLANT MATERIAL PRIOR TO INSTALLATION BY LANDSCAPE CONTRACTOR. LANDSCAPE ARCHITECT WILL NOT BE HELD LIABLE FOR ANY UNAPPROVED PLANT MATERIAL NOT SHOWN ON THESE PLANS.

PLANT LIST

SHADE TREES

SYMBOL	CODE	QTY.	BOTANICAL NAME	COMMON NAME	CAL/SIZE	HTxSPD	IR ZONE	PLANT %
	CH	11	Celtis occidentalis	Common Hackberry	2.5"Cal	50'x40'	Low	13%
	CO	17	Quercus muehlenbergii	Chinkapin Oak	2.5"Cal	35'x35'	Low	20%
	DM	9	Acer platanoides 'Deborah'	Maple, Deborah Norway	2.5"Cal	40'x40'	Medium	10%
	EO	10	Quercus robur	English Oak	2.5"Cal	40'x30'	Low	11%
	GL	13	Tilia cordata 'Greenspire'	Greenspire Linden	2.5"Cal	30'x25'	Medium	15%
	SH	11	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2.5"Cal	30'x40'	Low	13%
	SWO	6	Quercus bicolor	Swamp White Oak	2.5"Cal	60'x60'	Low	7%
	WC	10	Catalpa speciosa	Western Catalpa	2.5"Cal	60'x50'	Low	11%

ORNAMENTAL TREES

SYMBOL	CODE	QTY.	BOTANICAL NAME	COMMON NAME	CAL/SIZE	HTxSPD	IR ZONE	PLANT %
	FAM	3	Acer ginnala 'Flame'	Flame Amur Maple	2"Cal	15'x15'	Low	13%
	GRT	5	Koelreuteria paniculata	Goldenrain Tree	2"Cal	30'x30'	Low	22%
	HWM	3	Acer tataricum Hot Wings	Hot Wings Maple	2"Cal	15'x15'	Medium	13%
	IMC	5	Malus 'Indian Magic'	Indian Magic Crabapple	2"Cal	15'x15'	Medium	22%
	SSC	4	Malus 'Spring Snow'	Spring Snow Crabapple	2"Cal	20'x20'	Medium	17%
	TCH	3	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2"Cal	15'x15'	Low	13%

EVERGREEN TREES

SYMBOL	CODE	QTY.	BOTANICAL NAME	COMMON NAME	CAL/SIZE	HTxSPD	IR ZONE	PLANT %
	AP	7	Pinus nigra	Austrian Pine	10'HT	40'x30'	Low	24%
	CBS	7	Picea pungens	Colorado Blue Spruce	10'HT	40'x20'	Medium	24%
	HS	3	Picea pungens 'Hoopsii'	Hoopsii Spruce	10'HT	25'x12'	Medium	10%
	PIP	4	Pinus Edulis	Pinon Pine	10'HT	20'x10'	Very Low	14%
	PP	8	Pinus ponderosa	Ponderosa Pine	10'HT	60'x40'	Low	28%

Shrubs

SYMBOL	CODE	QTY.	BOTANICAL NAME	COMMON NAME	CONT	HTxSPD	IR ZONE	PLANT %
	BMA	41	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowood	#5	7'x4'	Medium	7%
	BMS	131	Caryopteris x clandonesis 'Blue Mist'	Blue Mist Spirea	#5	4'x3'	Low	22%
	CWS	46	Prunus besseyi Pawnee Buttes	Creeping Western Sandcherry	#5	30"x6'	Low	8%
	GDP	76	Potentilla fruticosa 'Gold Drop'	Golden Drop Potentilla	#5	3'X3'	Low	13%
	KOR	74	Rosa Knock Out	Knock Out Rose	#5	3'x3'	Medium	12%
	LP	15	Amorpha canescens	Leadplant	#5	4'x4'	Very Low	3%
	MKL	30	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	#5	5'x5'	Low	5%
	NFS	21	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	#5	3'x4'	Medium	4%
	PB	14	Buddleja davidii 'Pink Delight'	Pink Butterflybush	#5	12'x8'	Medium	3%
	RD	42	Cornus sericea	Redtwig Dogwood	#5	10'x10'	Medium	7%
	RS	21	Perovskia atriplicifolia	Russian Sage	#5	4'x4'	Very Low	4%
	TLS	65	Rhus trilobata	Three Leaf Sumac	#5	6'x6'	Very Low	11%
	WR	8	Rosa woodsii	Woods Rose	#5	6'x6'	Low	1%

Evergreen Shrubs

SYMBOL	CODE	QTY.	BOTANICAL NAME	COMMON NAME	CONT	HTxSPD	IR ZONE	PLANT %
	AJ	20	Juniperus sabina 'Arcadia'	Arcadia Juniper	#5	2'x6'	Low	24%
	IBJ	45	Juniperus horizontalis Icee Blue	Icee Blue Juniper	#5	4"x8'	Low	56%
	SJ	16	Juniperus sabina 'Scandia'	Scandia Juniper	#5	24"x6'	Low	20%

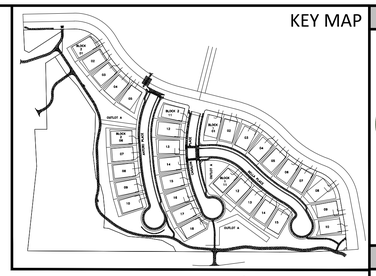
PERENNIALS

SYMBOL	CODE	QTY.	BOTANICAL NAME	COMMON NAME	CONT	HTxSPD	IR ZONE	PLANT %
	AJS	5	Sedum 'Autumn Joy'	Autumn Joy Sedum	#1	24"x18"	Low	5%
	BES	10	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	#1	24"x24"	Low	10%
	HF	7	Epilobium canum latifolum	Hummingbird Flower	#1	18"x18"	Low	7%
	MNS	13	Salvia nemorosa 'May Night'	May Night Salvia	#1	24"x18"	Low	12%
	MY	5	Achillea 'Moonshine'	Moonshine Yarrow	#1	24"x18"	Low	5%
	RTL	13	Kniphofia 'Stark's Early Hybrids'	Red Torch Lily	#1	36"x24"	Low	12%
	SD	52	Leucanthemum x superbum 'Silver Princess'	Compact Shasta Daisy	#1	18"x18"	Medium	49%

ORNAMENTAL GRASSES

SYMBOL	CODE	QTY.	BOTANICAL NAME	COMMON NAME	CONT	HTxSPD	IR ZONE	PLANT %
	BAG	176	Helictotrichon sempervirens	Blue Avena Grass	#1	3'x24"	Low	51%
	FRG	139	Grass, Calamagrostis acutiflora 'Overdam'	Overdam Feather Reed Grass	#1	2'x2'	Low	41%
	MG	27	Miscanthus sinensis	Maiden Grass	#5	5'x5'	Medium	8%

KEY MAP



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SE CNR McCASLIN BLVD AND COALTON ROAD
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Final Submittal	01/19/16

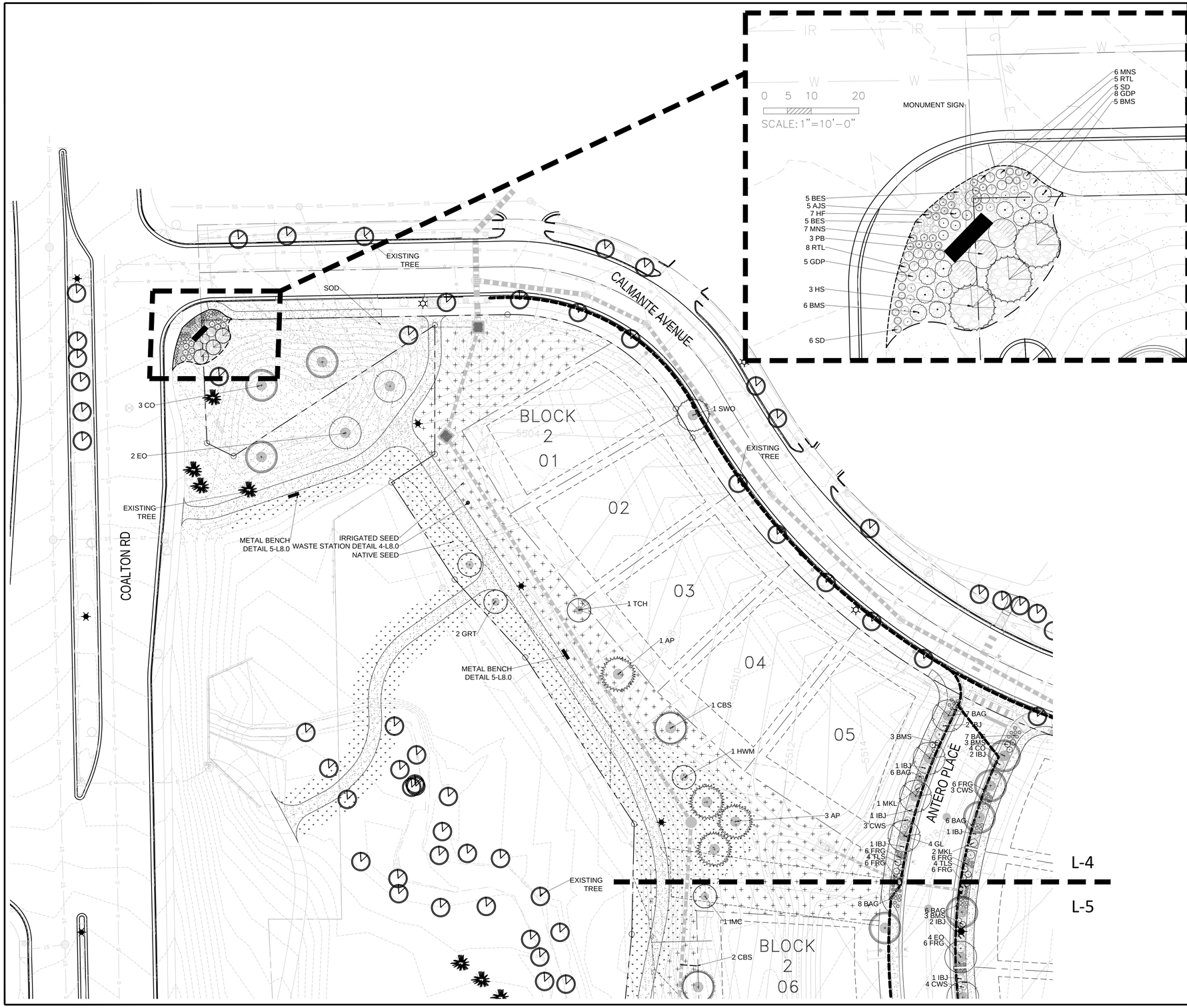
DESIGNED BY:	TBC
DRAWN BY:	TBC
CHECKED BY:	BJC

DRAWING SCALE:

Landscape Plant List

PROJECT NO. B1069

L-3



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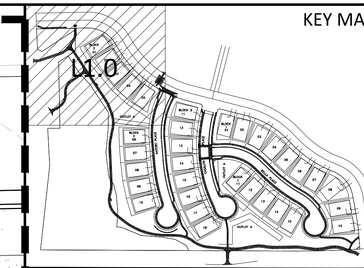

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DESIGNED BY:	TBC
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CHECKED BY:	BJC

DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL:

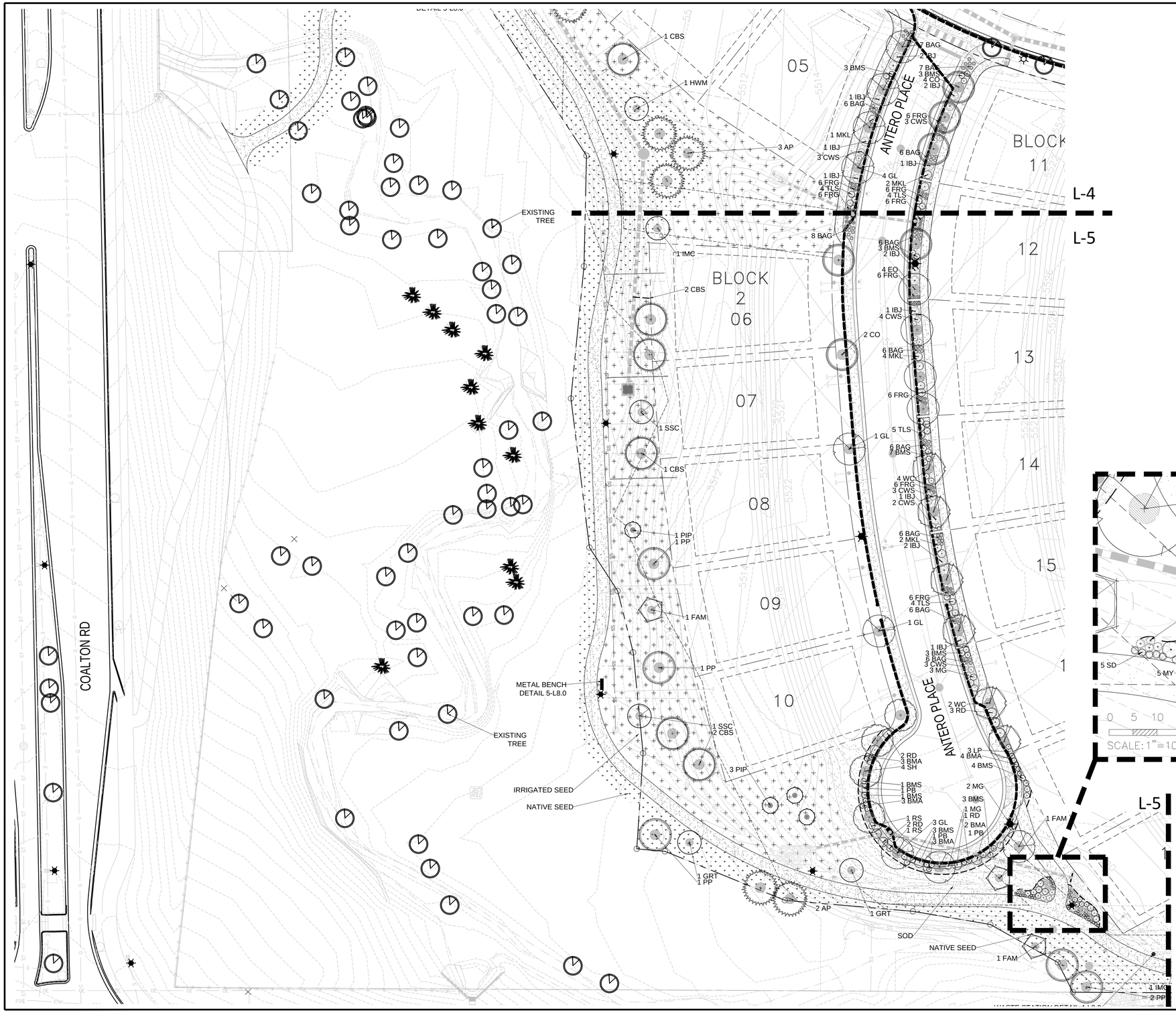
Detailed Landscape Plan

PROJECT NO. B1069

L-4

Sheet 23 of 40

CALMANTE II SHEET FILE 01-19-16



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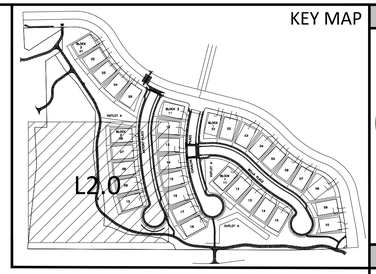

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VERTICAL:

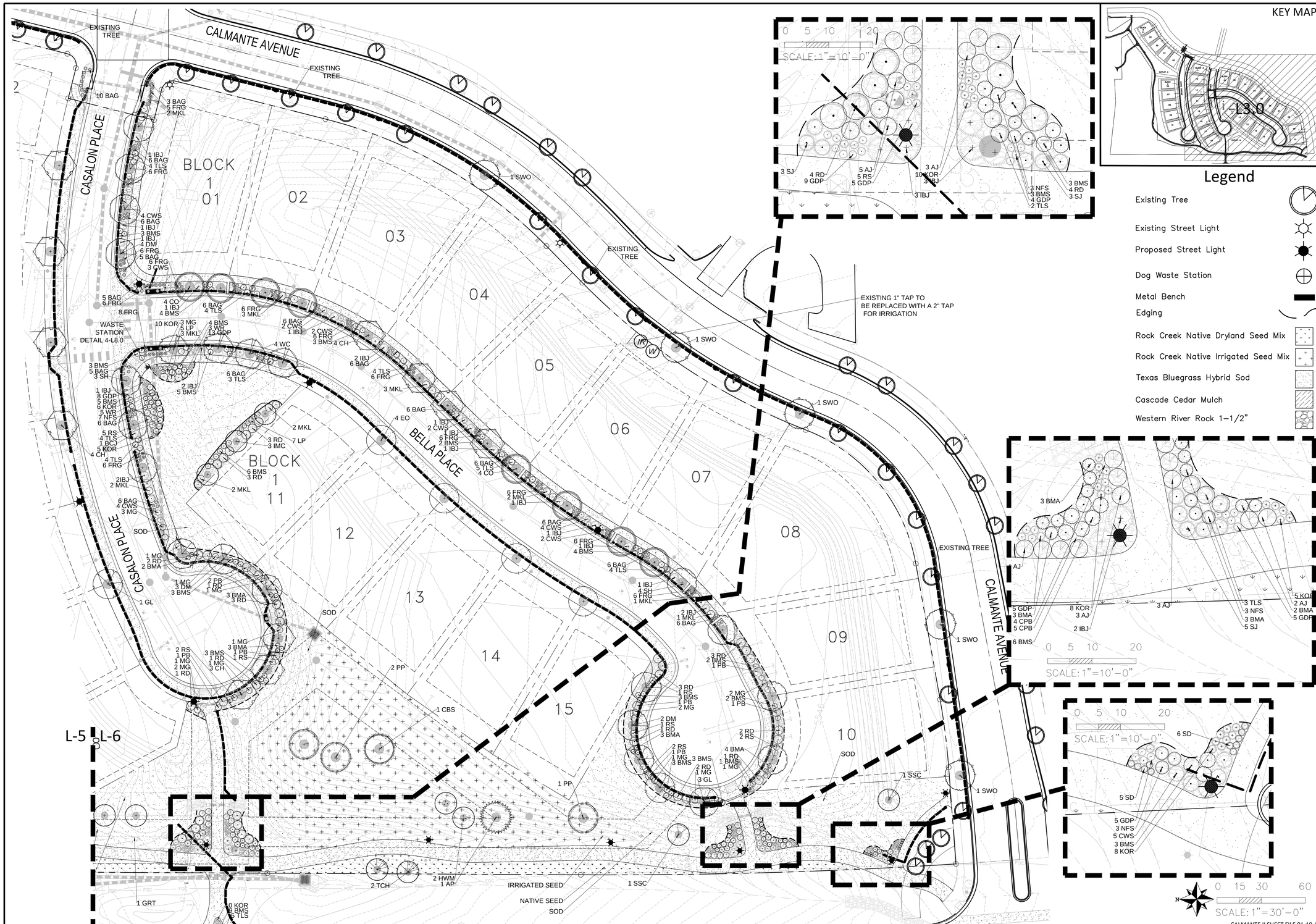
Detailed Landscape Plan

PROJECT NO. B1069

L-5

Sheet 24 of 40

CALMANTE II SHEET FILE 01-19-16



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VERTICAL:

Detailed Landscape Plan

PROJECT NO. B1069

L-6

Sheet 25 of 40

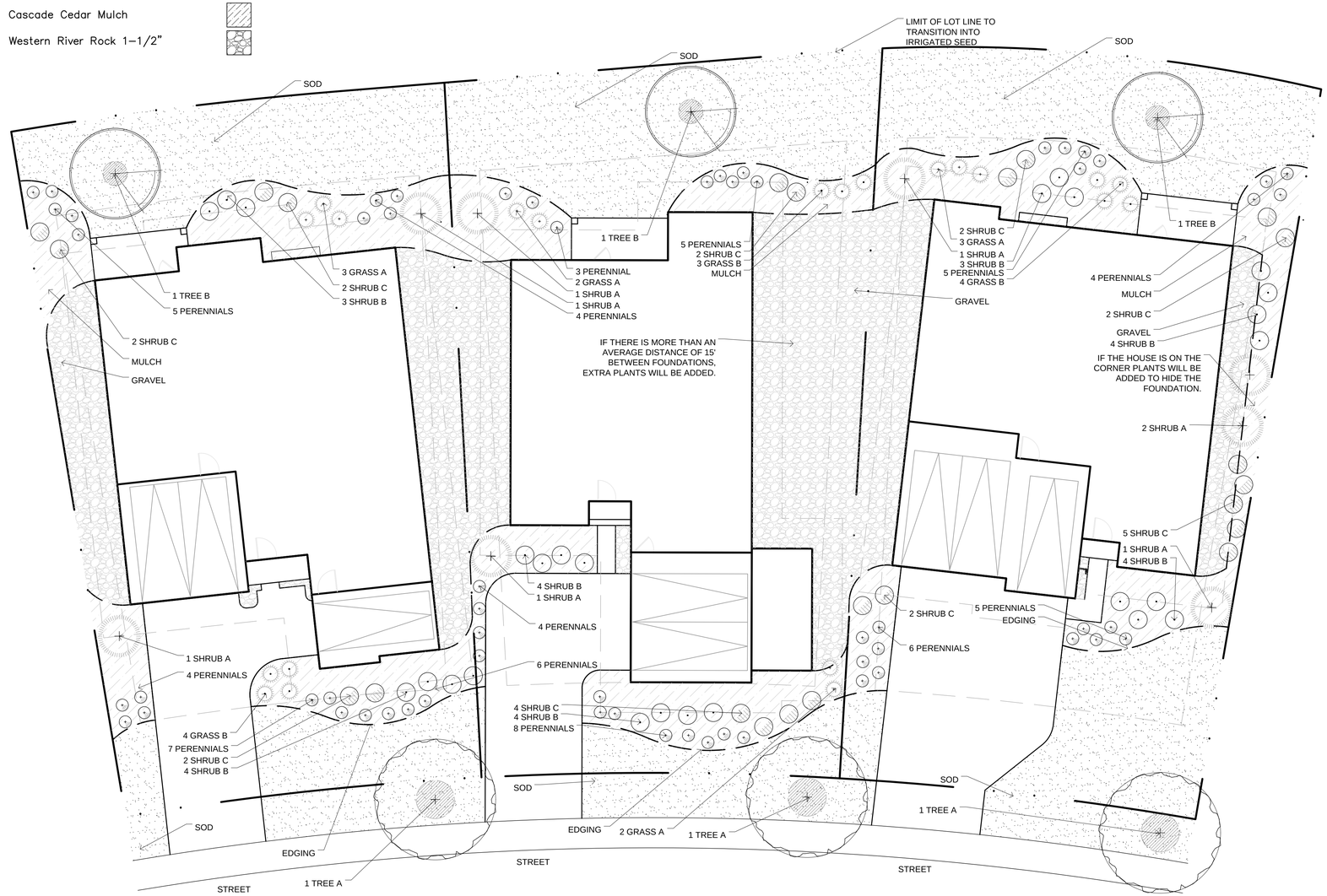
CALMANTE II SHEET FILE 01-19-16

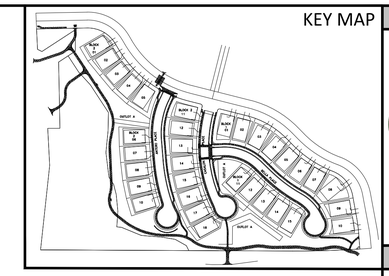
Tree A Options (1)	
Common Hackberry	2.5"
Chinkapin Oak	2.5"
Maple, Deborah Norway	2.5"
English Oak	2.5"
Greenspire Linden	2.5"
Shademaster Honeylocust	2.5"
Western Catalpa	2.5"
Tree B Options (1)	
Amur Chokecherry	2"
Chanticleer Pear	2"
Flame Amur Maple	2"
Golden Rain Tree	2"
Hot Wings Maple	2"
Indian Magic Crabapple	2"
Shadblow Serviceberry	2"
Spring Snow Crabapple	2"
Thornless Cockspur Hawthorn	2"
Shrub A Options (2)	
Double Red French Lilac	#5
Pink Butterflybush	#5
Peking Cotoneaster	#5
Redtwig Dogwood	#5
Shrub B Options (8)	
Blue Muffin Arrowwood	#5
Blue Mist Spirea	#5
Compact European Cranberry	#5
Leadplant	#5
Miniature Mugo Pine	#5
Miss Kim Lilac	#5
Russian Sage	#5
Three Leaf Sumac	#5
Woods Rose	#5
Western Sandcherry	#5
Shrub C Options (4)	
Arcadia Juniper	#5
Crimson Pygmy Barberry	#5
Golden Drop Potentilla	#5
Knock Out Rose	#5
Icee Blue Juniper	#5
Neon Flash Spirea	#5
Scandia Juniper	#5
Grass A Options (3)	
Maiden Grass	#5
Feather Reed Grass	#1
Heavy Metal Blue Switch Grass	#1
Blue Avena Grass	#1
Perennial Options (20)	
Black Eyed Susan	#1
Catmint	#1
Dragon's Blood Stonecrop	#1
Hummingbird Flower	#1
Purple Coneflower	#1
May Knight Salvia	#1
Moonshine Yarrow	#1
Red Torch Lily	#1
Shasta Daisy	#1

Legend

- Existing Tree
- Existing Street Light
- Proposed Street Light
- Dog Waste Station
- Metal Bench
- Edging
- Rock Creek Native Dryland Seed Mix
- Rock Creek Native Irrigated Seed Mix
- Texas Bluegrass Hybrid Sod
- Cascade Cedar Mulch
- Western River Rock 1–1/2"

Green A Landscape Company is a design build firm. These typical's are to demonstrate how each house will have a similar yet unique landscape.





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PROJECT CONTACT:
DAVID OYLER

FINAL DEVELOPMENT PLAN FOR:

CALMANTE II

SE CNR McCASLIN BLVD AND COALTON ROAD
SUPERIOR, COLORADO

ISSUE	DATE
FDP Submittal	09/19/14
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FDP Resubmittal	07/27/15
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FDP Resubmittal	12/18/15
Final Submittal	01/19/16

DESIGNED BY:	TBC
DRAWN BY:	TBC
CHECKED BY:	BJC

DRAWING SCALE:
HORIZONTAL: 1" = 10'
VERTICAL:

Typical Landscape Plan

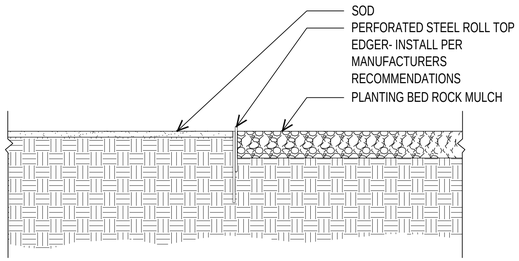
PROJECT NO. B1069

L-7

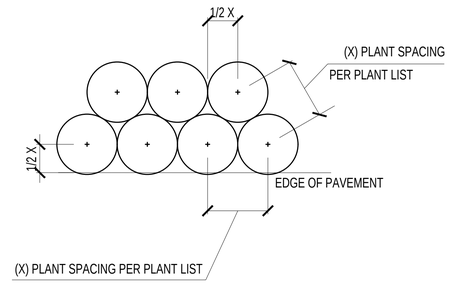
Sheet 26 of 40

0 5 10 20
SCALE: 1"=10'–0"

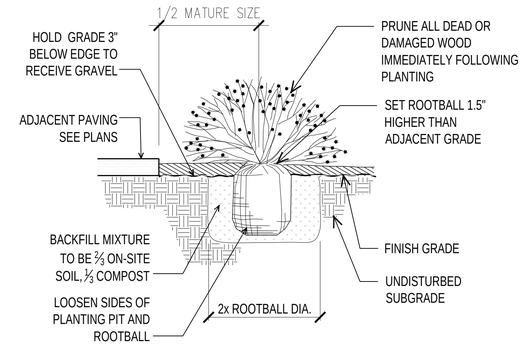
CALMANTE II SHEET FILE 01-19-16



1 L-8 GRAVEL PLANTER BED DETAIL
SCALE: NTS



2 L-8 PLANT SPACING DETAIL
SCALE: NTS



3 L-8 SHRUB PLANTING DETAIL
SCALE: NTS

BOW WOW PET WASTE PRODUCTS
COMMERCIAL DOG WASTE
STATION-SINGLE BAG DISPENSER
DISPENSER SKU BW-004
BAGS SKU BW-022-1000
WWW. BOWWOWWASTE.COM

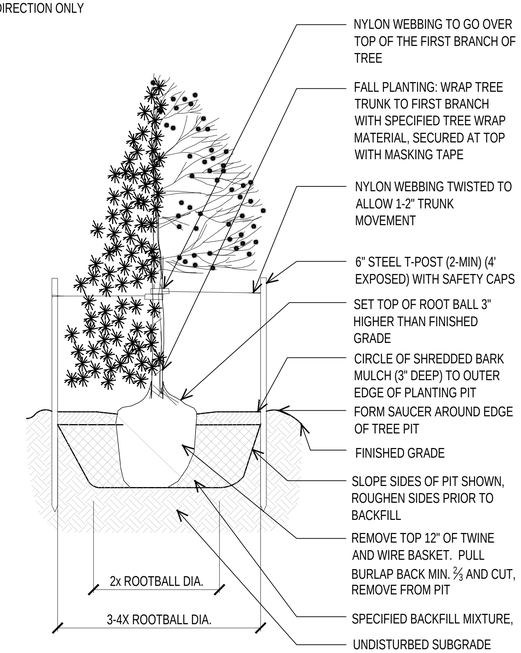
WWW.FIBREXGROUP.COM
ENVIRODESIGN COMBINATION
TRASH RECYCLING RECEPTACLE.
PRODUCT CODE: RL4200

4 L-8 WASTE STATION
SCALE: NTS

TIMBERFORM RENAISSANCE OR APPROVED EQUAL
COLOR TO MATCH EX. BENCHES ON SITE

5 L-8 METAL BENCH
SCALE: NTS

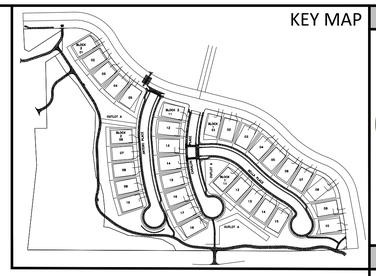
DO NOT CUT SINGLE LEADER, PRUNE DAMAGED OR DEAD WOOD OR CO-DOMINANT LEADERS AT ARBORIST'S DIRECTION ONLY



ANY BROKEN, CRUMBLING OR OTHERWISE DAMAGED ROOTBALL WILL BE REJECTED. DAMAGE OCCURING DURING PLANTING OPERATIONS WILL NOT BE EXCUSED.

5 L-8 TREE PLANTING DETAIL
SCALE: NTS

KEY MAP



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FDP Resubmittal	12/18/15
Final Submittal	01/19/16

DESIGNED BY:	TBC
DRAWN BY:	TBC
CHECKED BY:	BJC

DRAWING SCALE:

Landscape Details

PROJECT NO. B1069

L-8

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
ES LCS RCS CS SS	HUNTER PROS-06-PRS30-CV 5` STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H F	HUNTER PROS-06-PRS30-CV 8` RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H F	HUNTER PROS-06-PRS30-CV 10` RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H TT TQ F	HUNTER PROS-06-PRS30-CV 12` RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H TT TQ F	HUNTER PROS-06-PRS30-CV 15` RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q H F	HUNTER PROS-06-PRS30-CV 17` RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
4 6 8 10 12 15 17	HUNTER PROS-06-PRS30-CV ADJ TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
M L O	HUNTER MP1000 PROS-06-CV TURF ROTATOR, 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PR540 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40
K G R	HUNTER MP2000 PROS-06-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PR540 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40
B Y A	HUNTER MP3000 PROS-06-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PR540 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40
LB	HUNTER MP3500 PROS-06-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PR540 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	40
T	HUNTER MP CORNER PROS-06-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PR540 BODY. T=TURQUOISE ADJ ARC 45-105.	40
LST RST SST	HUNTER MP STRIP PROS-06-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PR540 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	40

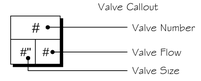
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
2.0	HUNTER I-20-04-SS TURF ROTOR, 4.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	35	1.70	33'
2.5	HUNTER I-20-04-SS TURF ROTOR, 4.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	35	2.10	35'
3.0	HUNTER I-20-04-SS TURF ROTOR, 4.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	35	2.70	36'
4.0	HUNTER I-20-04-SS TURF ROTOR, 4.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	35	3.50	39'
5.0	HUNTER I-20-04-SS TURF ROTOR, 4.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	35	5.60	40'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-PRB-100-COM MEDIUM PLUS FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. FLOW RANGE 3GPM TO 20GPM.
	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE ASSEMBLY WEATHERMATIC 21000 SERIES: 1", 1-1/2", AND 2"PLASTIC ELECTRIC REMOTE CONTROL VALVES (SIZE AS DESIGNATED). " BLACKBULLET"
	QUICK COUPLER VALVE ASSEMBLY HUNTER HQ-5RC: VALVE WITH YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 1-PIECE BODY.
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	MASTER VALVE ASSEMBLY WEATHERMATIC 21000 SERIES: 1", 1-1/2", AND 2" PLASTIC ELECTRIC REMOTE CONTROL VALVES (SIZE AS DESIGNATED). " BLACKBULLET"
A	IRRIGATION CONTROLLER WEATHERMATIC CONTROLLER: SL1600 W/SLM48DM, INCLUDES SMARTLINK AIRCARD WITH FLOW, SLW5 WEATHER STATION, AND 3-YR WARRANTY SERVICES PACKAGE (5L-AIRCARDFLOW3FW-GSM). UTILIZE STAINLESS STEEL PEDESTAL.
F	CREATIVE SENSOR TECHNOLOGY FSI-T10-001 1" (25MM) PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE. FLOW RANGE: .86-52 GPM.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
	DRIP IRRIGATION LATERAL LINE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE PIPE, 3/4-INCH UNLESS OTHEWISE SPECIFIED.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 2.5-INCH UNLESS OTHERWISE NOTED.
	PIPE SLEEVE: PVC CLASS 200 SDR 21 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. REFER TO SPECIFICATIONS.

Valve Callout



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE EXISTING NON-POTABLE IRRIGATION WATER TAP AND METER, AT THE APPROXIMATE LOCATION SHOWN. INSTALL MASTER VALVE ASSEMBLY AND FLOW SENSOR AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
3	IRRIGATION SHOWN IN HARDSCAPE FOR CLARITY ONLY. ALL IRRIGATION SHALL BE INSTALLED IN LANDSCAPED AREA. ANY IRRIGATION TO BE INSTALLED UNDER HARDSCAPE SHALL BE SLEEVED.
4	CONTRACTOR SHALL INSTALL QUICK COUPLER AND ISOLATION GATE VALVE ASSEMBLIES AS NDICATED PER SET OF THREE (3) LOTS FOR FUTURE CONNECTION. STUB TWO-WIRE CABLE IN SEPARATE 6-INCH ROUND VALVE BOX.

INSTALLATION GENERAL NOTES

1. DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (PER CITY PUBLIC WORKS) OF 55 PSI+, AT A MINIMUM FLOW OF 55 GPM AT THE 2-INCH NON-POTABLE POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNERS REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.

2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.

3. COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ("811-CALL BEFORE YOU DIG").

4. IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.

5. ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.

5. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE REOLOCATED,ADDITIONAL SPRINKLERS MAY BE REQUIRED.

6. CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.

7. CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.

8. CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.

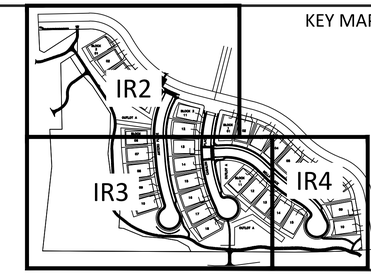
9. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.

10. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.

11. TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE. SEPARATE TWO-WIRE CONTROL CABLE SHALL BE ROUTED WITH EACH MAINLINE RUN.

12. TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION. TREES IN NATIVE SEEDED AREAS ARE IRRIGATED ON DRIP SYSTEM.

13. SYSTEM DEMANDS 55 GPM PEAK USE WITH APPROXIMATELY 3.3 MILLION GALLONS USED ANNUALLY. DEMANDS MAY CHANGE DUE TO LANDSCPE AND IRRIGATION CHANGES IN FIELD AND MAINTENANCE PRACTICES. INCLUDES TYPICAL LOT USEAGE ASSUMING EACH LOT OPERATES EVERY CYCLE.



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DESIGNED BY:	MLP
DRAWN BY:	MLP
CHECKED BY:	TEAM

DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL:

Irrigation Notes and Legend

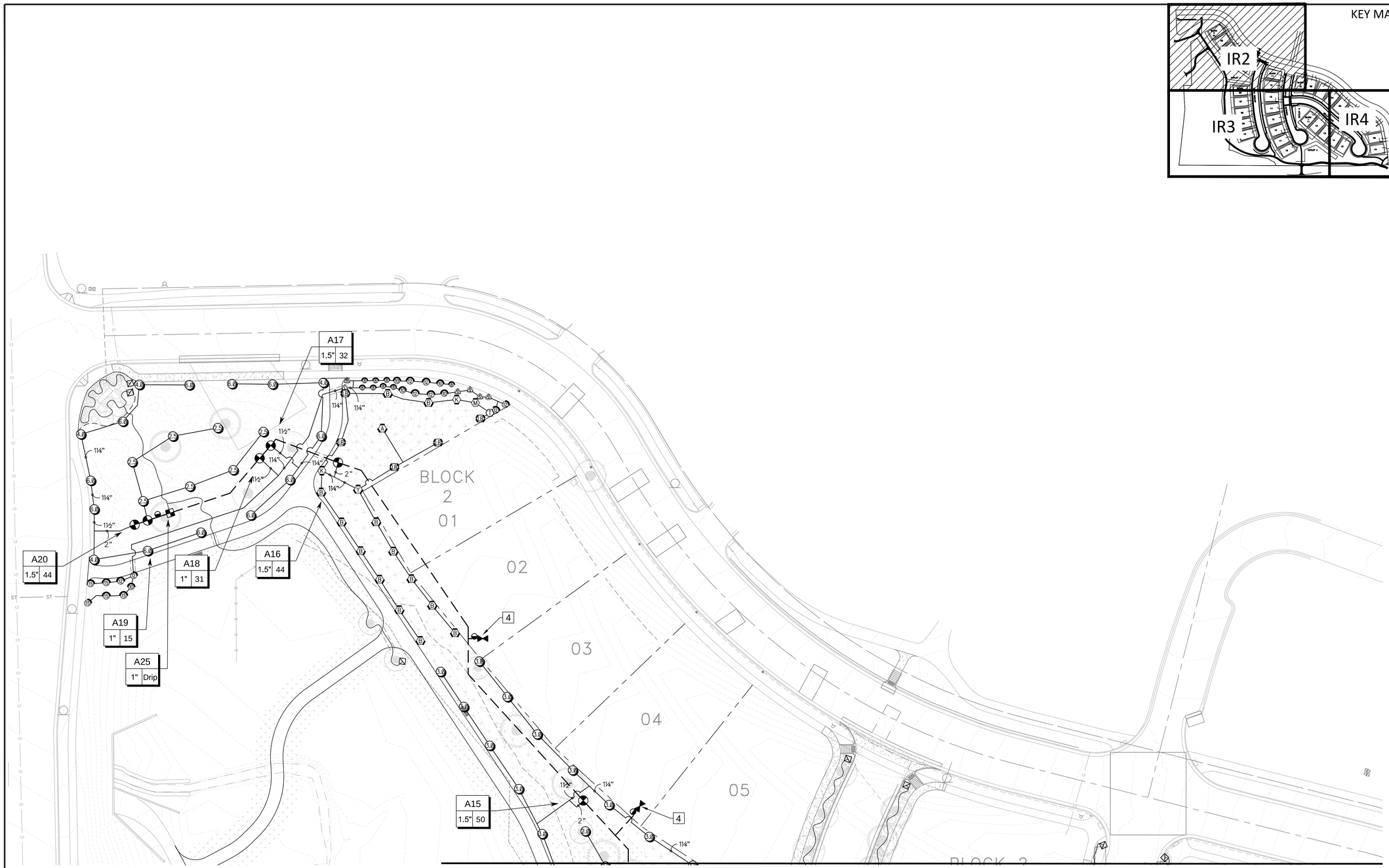
PROJECT NO. B1069

IR1

Sheet 28 of 40

0 15 30 60
SCALE: 1"=30'-0"

IR-CALMANTE II



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VERTICAL:

Irrigation Design

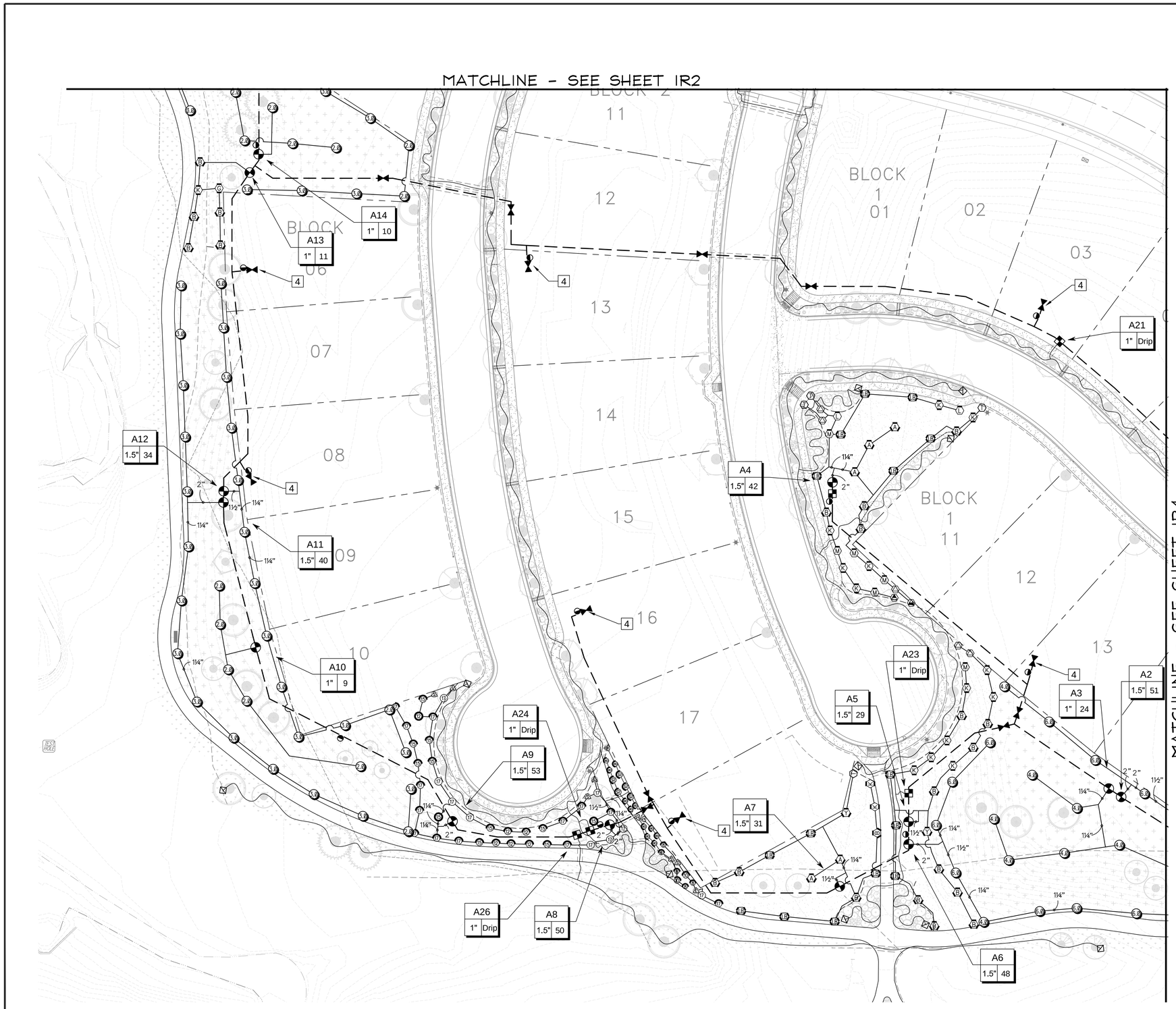
PROJECT NO. B1069

IR2

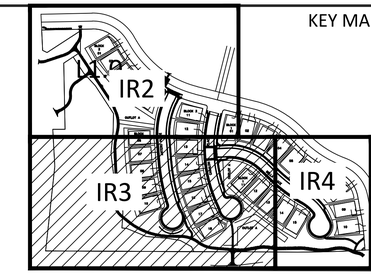
Sheet 29 of 40

0 15 30 60
SCALE: 1"=30'-0"

IR-CALMANTE II



KEY MAP



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Irrigation Design

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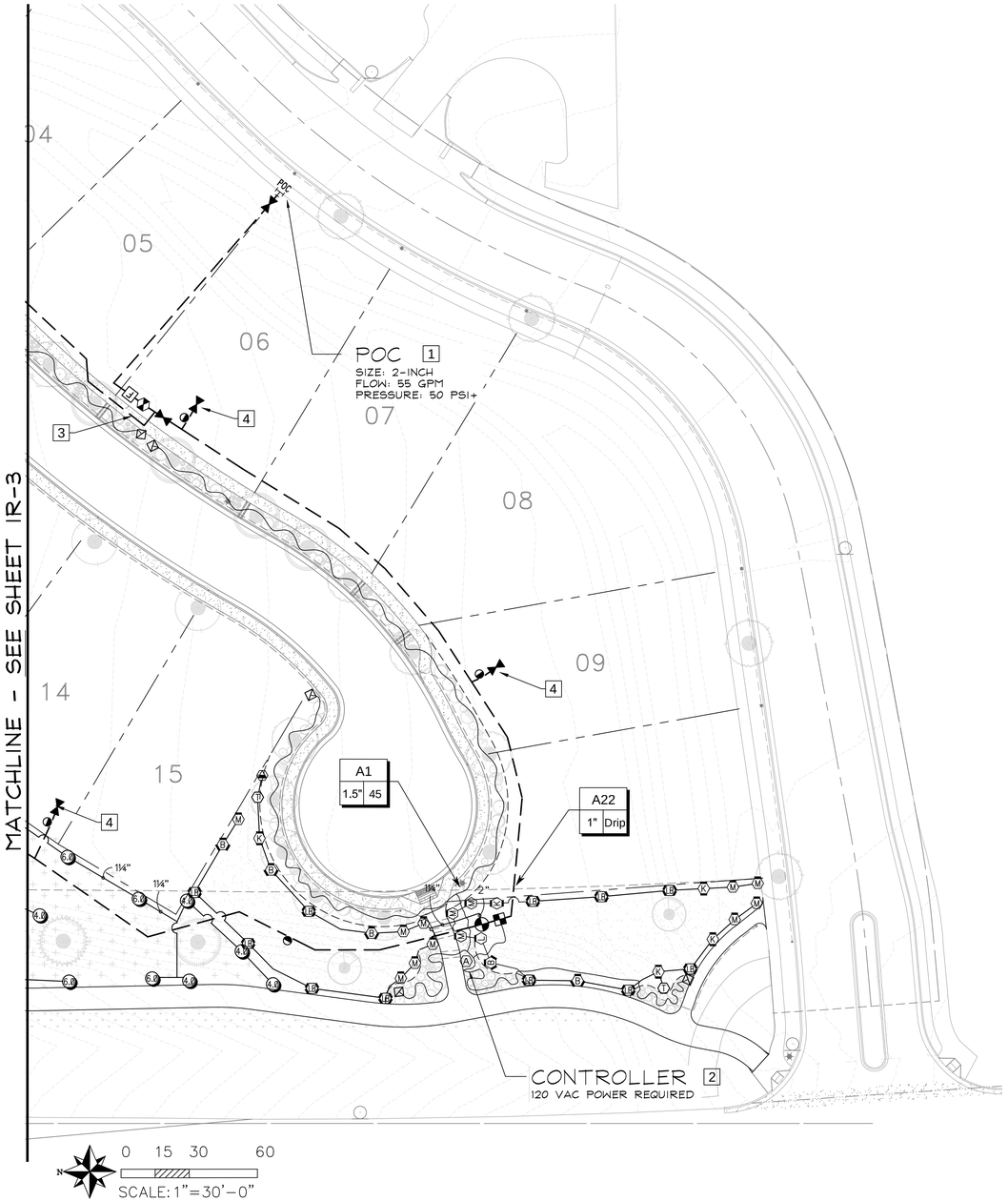
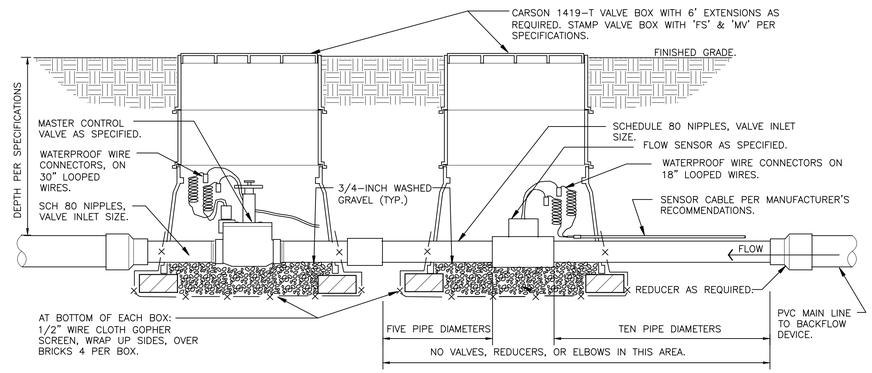
IR3

IR-CALMANTE II

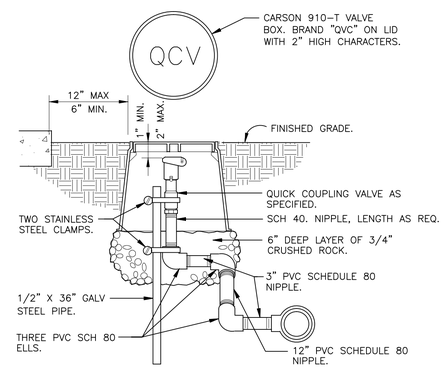




NOTE:
MASTER VALVE AND FLOW SENSOR SHALL UTILIZE SENSOR DECODERS WIRED INTO TWO-WIRE CONTROL CABLE.

1 MASTER VALVE/FLOW SENSOR ON DECODER

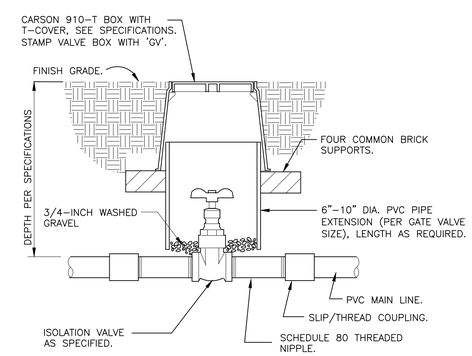
1 1/2" = 1'-0" 328406.23-11



NOTE: PRE-FABRICATED SWING JOINT ASSEMBLY MAY BE UTILIZED.

2 QUICK COUPLING VALVE IN BOX

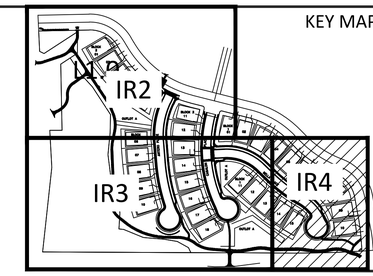
1 1/2" = 1'-0" 328406.43-02



NOTE:
VALVE SHALL HAVE CROSS HANDLE FOR EASE OF MAINTENANCE

3 ISOLATION GATE VALVE

1 1/2" = 1'-0" 328406.33-01



PREPARED BY:

MPI Designs, LLC
P.O. BOX 345
Windsor, CO 80550
970.402.3047
irrigationlady@gmail.com

PREPARED FOR:

BOULDER CREEK NEIGHBORHOODS
712 MAIN STREET
LOUISVILLE, CO 80027
303.518.8194

PROJECT CONTACT:
DAVID OYLER

FINAL DEVELOPMENT PLAN

CALMANTE II

SE CNR McCASLIN BLVD AND COALTON ROAD
SUPERIOR, COLORADO

ISSUE	DATE
FDP Submittal	09/19/14
Landscape Comments	09/24/14
FDP RESUBMITTAL	10/14/14
RESUBMITTAL	07/27/15
RESUBMITTAL	10/20/15
RESUBMITTAL	12/18/15
FINAL SUBMITTAL	01/19/16

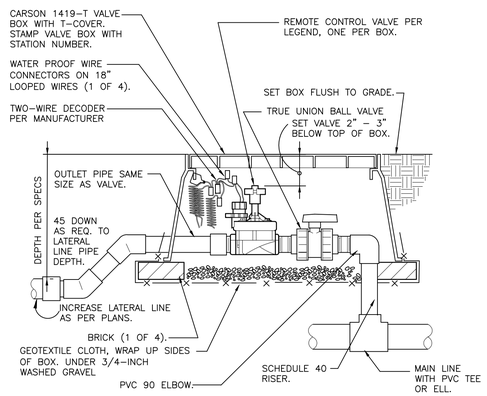
DESIGNED BY:	MLP
DRAWN BY:	MLP
CHECKED BY:	TEAM

DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL:

Irrigation Design & Details

PROJECT NO. B1069

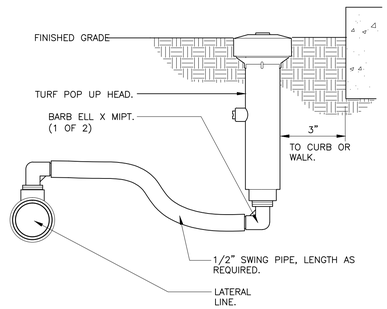
IR4



NOTE:
LEAVE 2 FOOT LOOP OF 2-WIRE CABLE IN EACH BOX. ADD SURGE DECODER AT VALVE AS RECOMMENDED BY MANUFACTURER.

4 REMOTE CONTROL TURF VALVE W/DECODER

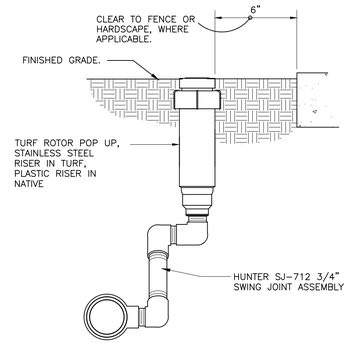
1 1/2" = 1'-0" 328406.13-06



NOTES:
1. 6-INCH POP-UP RISERS SHALL BE UTILIZED IN ALL TURF/NATIVE SEEDED AREAS.
2. SIDE INLET SHALL NOT BE UTILIZED.

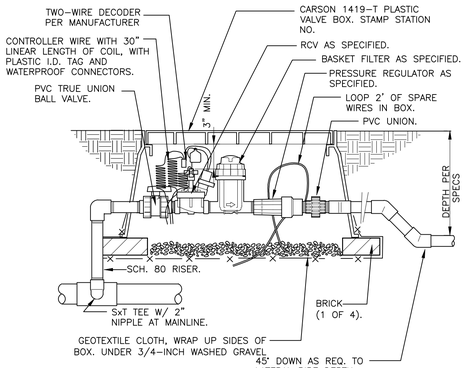
5 6-INCH POP-UP SPRAY

3" = 1'-0" 328403.13-02



6 GEAR-DRIVEN ROTOR ASSEMBLY

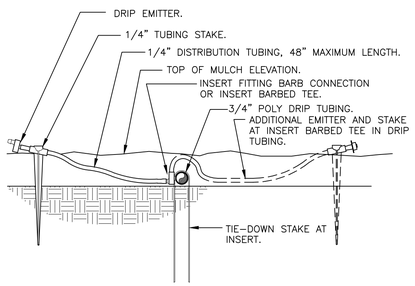
3" = 1'-0" 328403.16-01



NOTE:
LEAVE 2 FOOT LOOP OF 2-WIRE CABLE IN EACH BOX. ADD SURGE DECODER AT VALVE AS RECOMMENDED BY MANUFACTURER.

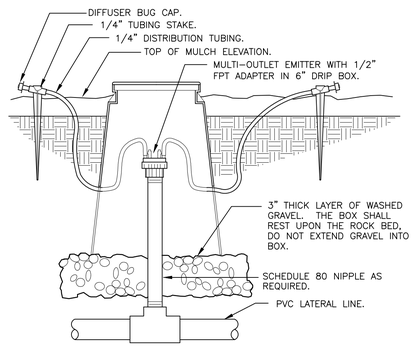
7 1" DRIP VALVE W/BASKET FILTER & DECODER

1 1/2" = 1'-0" 328413.76-30



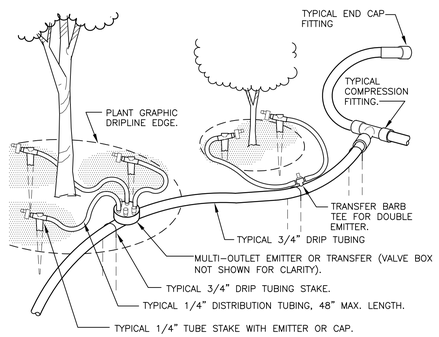
8 DRIP EMITTER AT 1/4" TUBING

3" = 1'-0" 328413.13-13



9 DRIP MULTI-OUTLET ON PVC RISER IN BOX

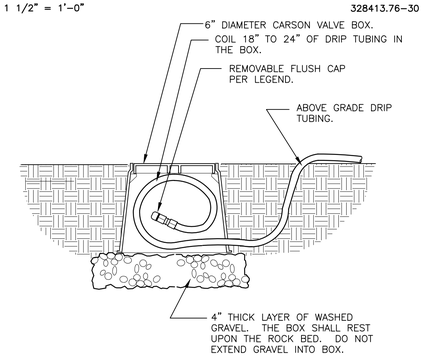
3" = 1'-0" 328413.16-15



NOTE:
1. PLACE EMITTERS ¾ BETWEEN THE TRUNK AND OUTTER DRIPLINE.
2. EVENLY SPACE EMITTERS AROUND PLANT.
3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

10 TYPICAL DRIP TUBING

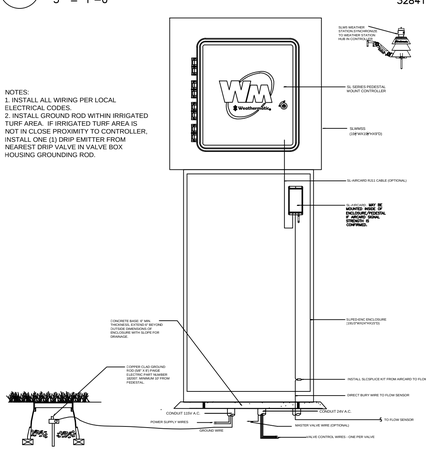
1 1/2" = 1'-0" 328413.43-01



1. LOCATE FLUSH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
2. ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.

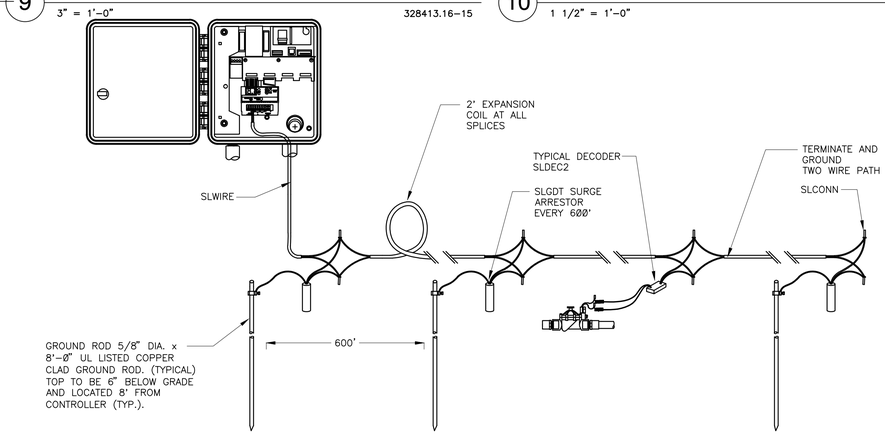
11 DRIP FLUSH CAP ASSEMBLY

1 1/2" = 1'-0" 328413.49-06



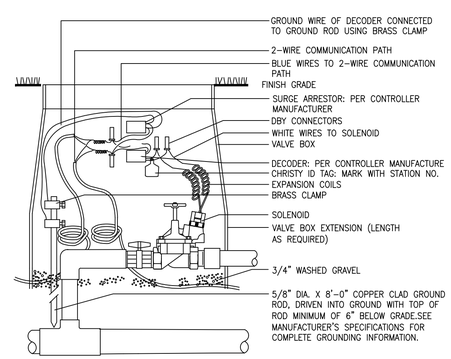
12 WEATHERMATIC PEDESTAL MOUNT CONTROLLER

N.T.S. 328409.16-26



13 TYPICAL LIGHTNING ARRESTOR LAYOUT

N.T.S. 328409.16-20



NOTES: WIRES MUST EXTEND 12" ABOVE VALVE BOX FOR SERVICE.

14 TYPICAL DECODER GROUND AT VALVE

N.T.S.

IR-CALMANTE II

PREPARED BY:

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PREPARED FOR:

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LOUISVILLE, CO 80027
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PROJECT CONTACT:
DAVID OYLER

FINAL DEVELOPMENT PLAN

CALMANTE II

SE CNR McCASLIN BLVD AND COALTON ROAD
SUPERIOR, COLORADO

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FINAL SUBMITTAL	01/19/16

DESIGNED BY:	MLP
DRAWN BY:	MLP
CHECKED BY:	TEAM

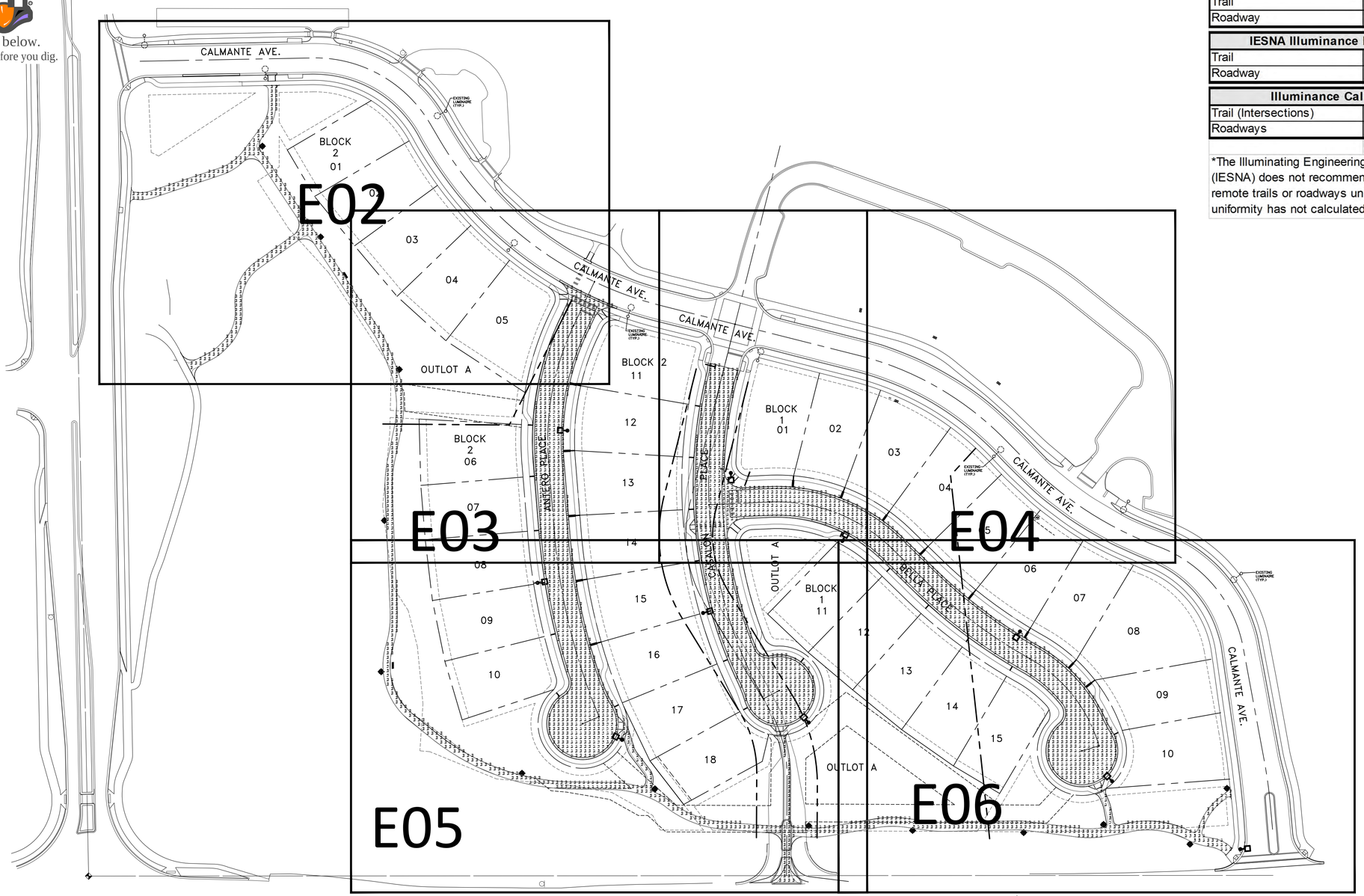
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL:

Irrigation Details

PROJECT NO. B1069

IR5

Know what's below. Call before you dig.



Town of Superior Illuminance Requirements	
Trail	Per IESNA Standards
Roadway	Per IESNA Standards

IESNA Illuminance Recommendations*	
Trail	0.5 FC Average
Roadway	0.4 FC Average

Illuminance Calculation Results	
Trail (Intersections)	0.5 FC Average
Roadways	0.4 FC Average

*The Illuminating Engineering Society of North America (IESNA) does not recommend continuous lighting for remote trails or roadways under 25 mph. Therefore uniformity has not calculated.

Luminaire Schedule

LABEL	SYMBOL	QTY	DESCRIPTION	LED COLOR TEMP	BUG RATING	WATTS	LUMENS	LLF	MOUNTING	LUMINAIRE HEIGHT
A		10	POLE-MOUNTED LED LUMINAIRE WITH TYPE 3 DISTRIBUTION, FULL CUT-OFF	3000K	B1-U0-G1	58	5237	1.0	CONCRETE FOUNDATION	20'-0"
B		13	GRADE MOUNTED LED BOLLARD WITH ASYMMETRIC DISTRIBUTION, FULL CUT-OFF	3000K	B1-U0-G1	16	715	1.0	CONCRETE FOUNDATION	3'-0"
C			EXISTING STREET LIGHTS							

60 30 0 60 120

SCALE: 1"=60'

1069_LIGHTING MODEL

PREPARED BY:

PREPARED FOR:

BOULDER CREEK NEIGHBORHOODS
712 MAIN STREET
LOUISVILLE, CO 80027
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PROJECT CONTACT:
DAVID OYLER

FINAL DEVELOPMENT PLAN FOR:

CALMANTE II

SE CNR McCASLIN BLVD AND COALTON ROAD
SUPERIOR, COLORADO

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FDP RESUBMITTAL	10/14/14
FDP RESUBMITTAL	12/18/15
FINAL	01/19/16

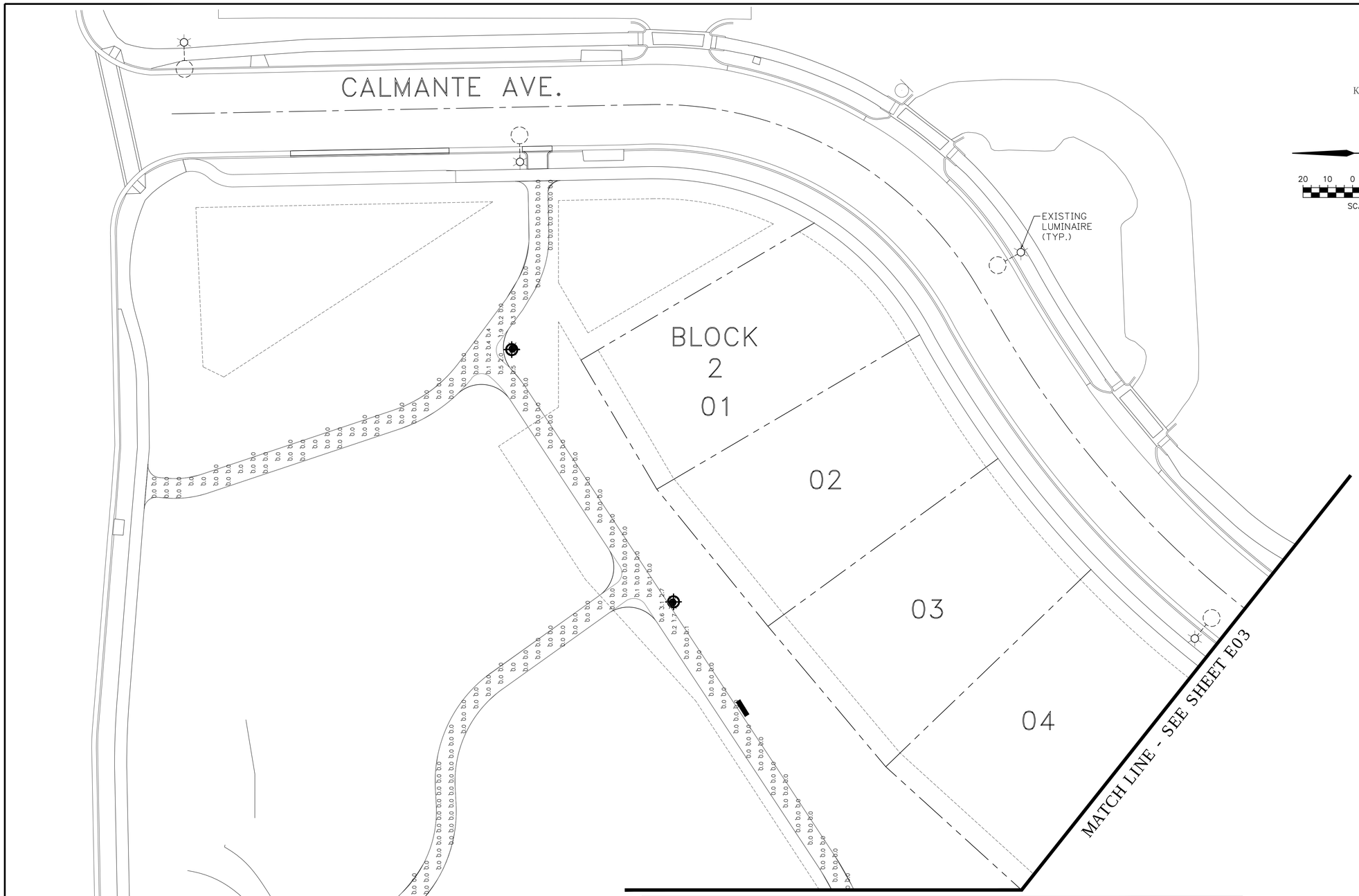
DESIGNED BY:	DR
DRAWN BY:	JE
CHECKED BY:	NC

DRAWING SCALE:
HORIZONTAL: 1" = 60'
VERTICAL: NONE

OVERALL LIGHTING CALCULATION PLAN

PROJECT NO. B1069

EO1



Know what's below.
Call before you dig.

20 10 0 20 40
SCALE: 1"=20'

Luminaire Schedule

LABEL	SYMBOL	QTY	DESCRIPTION	LED COLOR TEMP	BUG RATING	WATTS	LUMENS	LLF	MOUNTING	LUMINAIRE HEIGHT
A		10	POLE-MOUNTED LED LUMINAIRE WITH TYPE 3 DISTRIBUTION, FULL CUT-OFF	3000K	B1-U0-G1	58	5237	1.0	CONCRETE FOUNDATION	20'-0"
B		13	GRADE MOUNTED LED BOLLARD WITH ASYMMETRIC DISTRIBUTION, FULL CUT-OFF	3000K	B1-U0-G1	16	715	1.0	CONCRETE FOUNDATION	3'-0"
C			EXISTING STREET LIGHTS							

1069_LIGHTING MODEL

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FINAL	01/19/16

DESIGNED BY:	DR
DRAWN BY:	JE
CHECKED BY:	NC

DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: NONE

LIGHTING CALCULATION PLAN

PROJECT NO. B1069

E02

SHEET: 35 OF 40

Luminaire Schedule

LABEL	SYMBOL	QTY	DESCRIPTION	LED COLOR TEMP	BUG RATING	WATTS	LUMENS	LLF	MOUNTING	LUMINAIRE HEIGHT
A		10	POLE-MOUNTED LED LUMINAIRE WITH TYPE 3 DISTRIBUTION, FULL CUT-OFF	3000K	B1-U0-G1	58	5237	1.0	CONCRETE FOUNDATION	20'-0"
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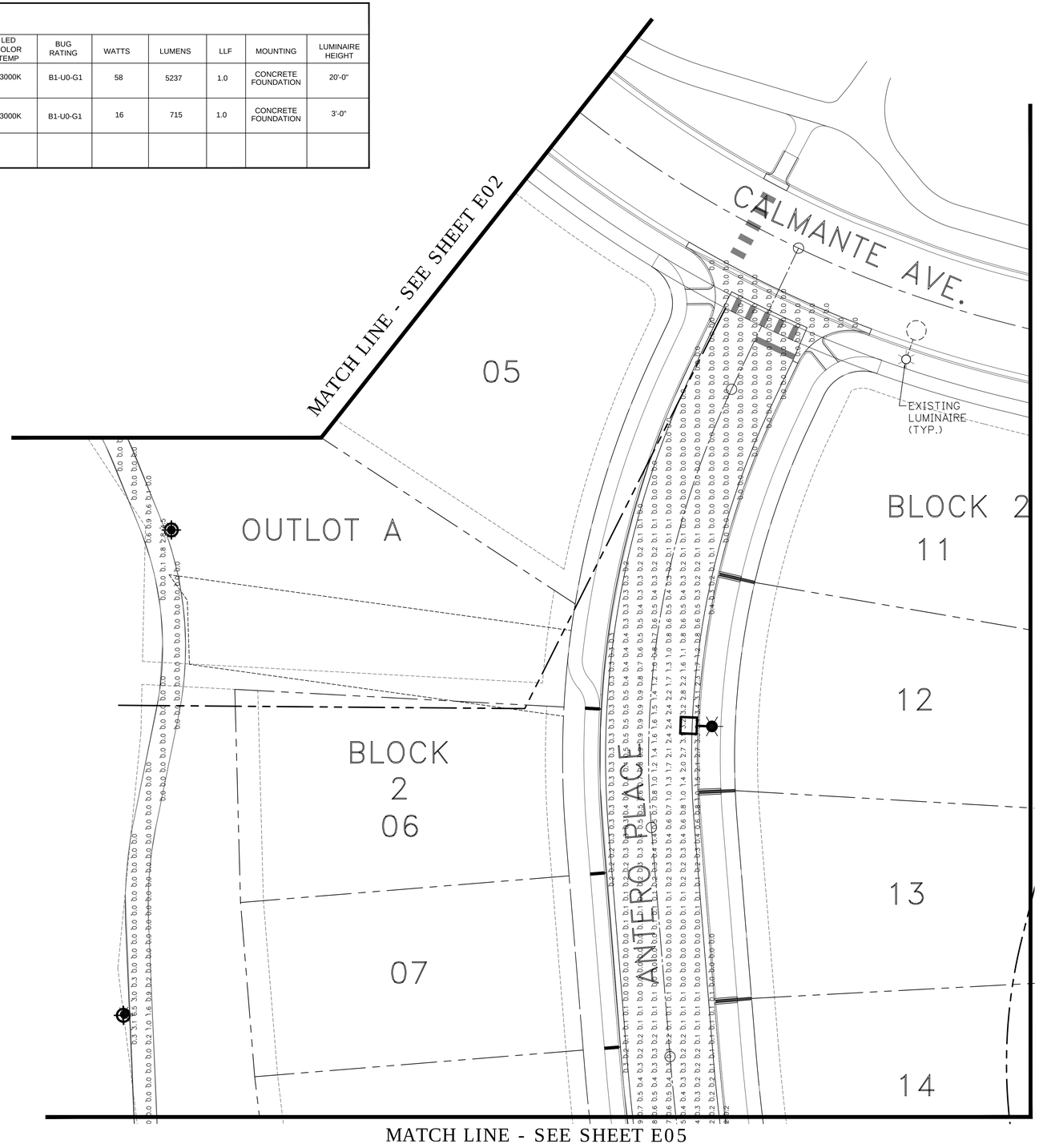
C			EXISTING STREET LIGHTS							



Know what's below. Call before you dig.

20 10 0 20 40
SCALE: 1"=20'

PREPARED BY:

PREPARED FOR:

BOULDER CREEK NEIGHBORHOODS
712 MAIN STREET
LOUISVILLE, CO 80027
303.518.8194

PROJECT CONTACT:
DAVID OYLER

FINAL DEVELOPMENT PLAN FOR:

CALMANTE II

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SUPERIOR, COLORADO

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FINAL	01/19/16

DESIGNED BY:	DR
DRAWN BY:	JE
CHECKED BY:	NC

DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: NONE

LIGHTING CALCULATION PLAN

PROJECT NO. B1069

E03

SHEET: 35 OF 40

1069_LIGHTING MODEL

Luminaire Schedule

LABEL	SYMBOL	QTY	DESCRIPTION	LED COLOR TEMP	BUG RATING	WATTS	LUMENS	LLF	MOUNTING	LUMINAIRE HEIGHT
A		10	POLE-MOUNTED LED LUMINAIRE WITH TYPE 3 DISTRIBUTION, FULL CUT-OFF	3000K	B1-U0-G1	58	5237	1.0	CONCRETE FOUNDATION	20'-0"
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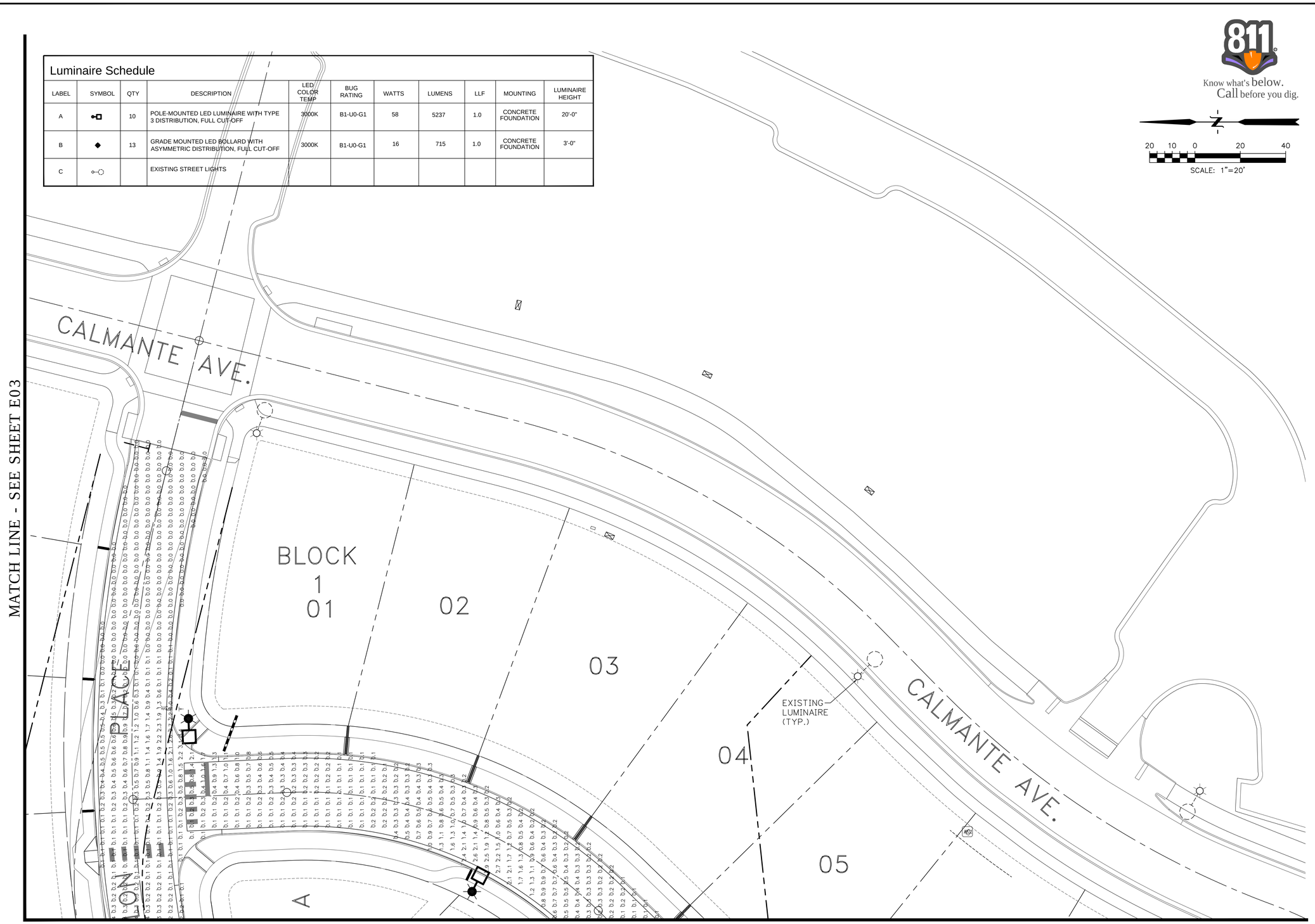
C			EXISTING STREET LIGHTS							



Know what's below. Call before you dig.

SCALE: 1"=20'

PREPARED BY:

PREPARED FOR:

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712 MAIN STREET
LOUISVILLE, CO 80027
303.518.8194

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FDP RESUBMITTAL	12/18/15
FINAL	01/19/16

DESIGNED BY:	DR
DRAWN BY:	JE
CHECKED BY:	NC

DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: NONE

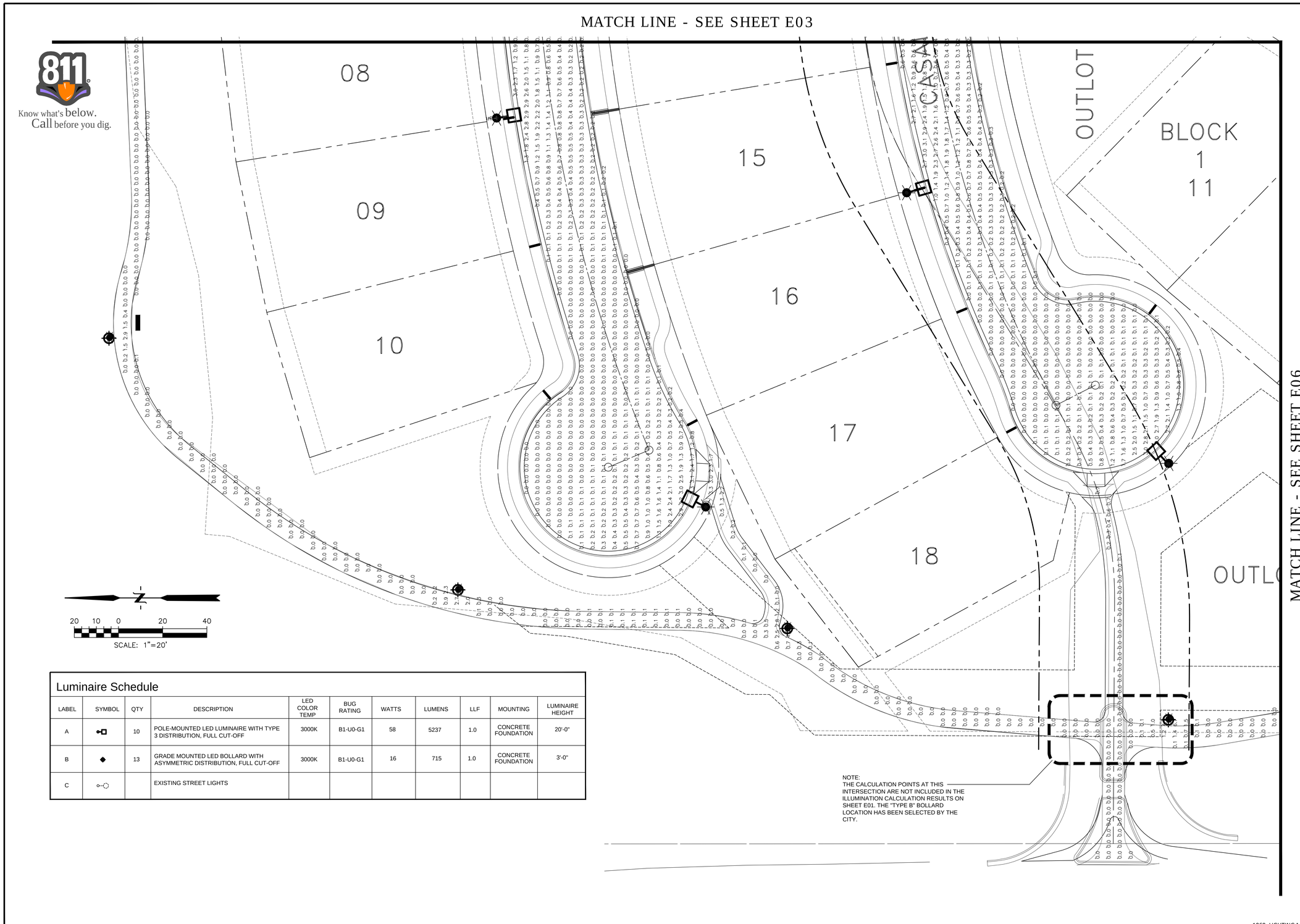
LIGHTING CALCULATION PLAN

PROJECT NO. B1069

E04

SHEET: 36 OF 40

1069_LIGHTING MODEL



Luminaire Schedule

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C			EXISTING STREET LIGHTS							

1069_LIGHTING MODEL

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DESIGNED BY:	DR
DRAWN BY:	JE
CHECKED BY:	NC

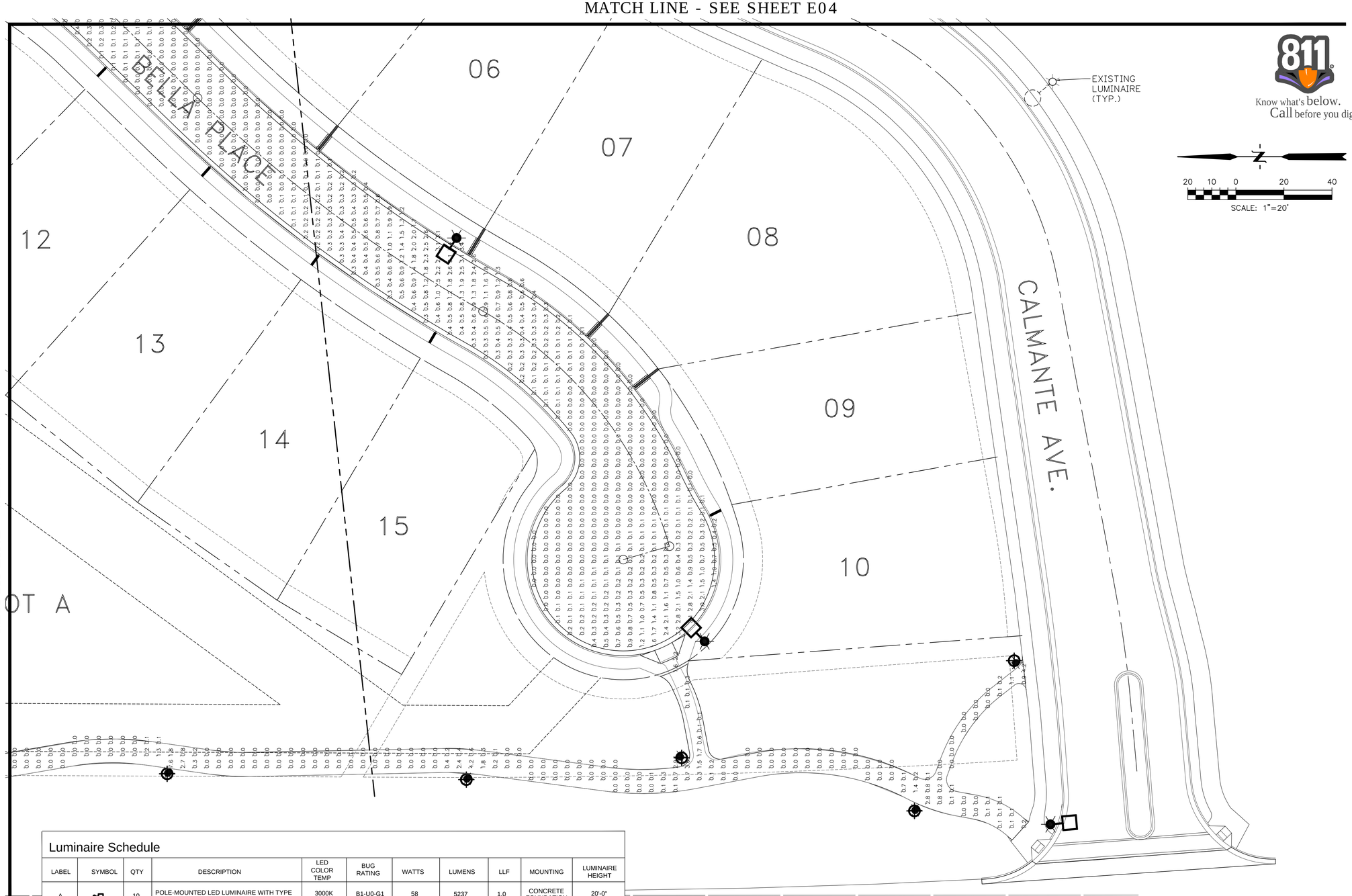
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: NONE

LIGHTING CALCULATION PLAN

PROJECT NO. B1069

E05

SHEET: 37 OF 40



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C			EXISTING STREET LIGHTS							

1069_LIGHTING MODEL

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303.518.8194

PROJECT CONTACT:
DAVID OYLER

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FINAL	01/19/16

DESIGNED BY:	DR
DRAWN BY:	JE
CHECKED BY:	NC

DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: NONE

LIGHTING CALCULATION PLAN

PROJECT NO. B1069

E06

SHEET: 38 OF 40

661-6128 VFL540 Street and Area Lighting
Page: 1/3

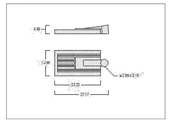
CALAMANTE II - TYPE A

we-ef

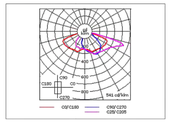
PROJECT DATA		LOCAL WE-EF REPRESENTATIVE	
PROJECT		COMPANY	
DATE		TELEPHONE	
REFERENCE TYPE		FAX	
COMMENTS	Supply with round straight metal pole with bolt cover for 20' luminaire mounting height, including base projection above grade, finish to match luminaire.		
NOTE			

PRODUCT IMAGE

DIMENSIONS



LIGHT DISTRIBUTION



PRODUCT DESCRIPTION

DESCRIPTION	661-6128 Street and Area Lighting
BEAM TYPE	[S65] Type III Medium
LAMP TYPE	24 LED 48W (3000K)
LUMENS	5530
CONTROL GEAR	electronic gear

MAIN FEATURES

IP66. Pole mounted LED luminaire. Integrated heat sinks. Easy removal and replacement of LED board. CAD-optimized OLC® PMMA lens for mult-layer illumination and superior glare control.

TECHNICAL DATA

MATERIALS:
Marine grade aluminum alloy. 5CE superior protection, including PCS hardware. UV stabilized acrylic panel with RFC Reflection Free Contour technology. Silicone rubber gasket.

ELECTRICAL:
Integral [ECG] electronic LED driver in 120 or 277 volt. Specify voltage.
Ambient temperature: Ta < 25° C.
For complete range of dimming options, contact WE-EF Factory.

Luminaire is factory wired and supplied with 20 feet of black, 3 conductor, flexible SEOW cord for power connection at pole base hand hole. Specify other lengths if required.

MOUNTING:
Single luminaire mounts directly to pole top tenon. No bracket required for single luminaire pole top mounting. Refer to mounting accessories for wall mount, twin luminaire pole top, and side mount pole brackets. Weight: 18.0 lbs. E.P.A.: 0.6 sq ft.

FINISH:
Powder coat finish in Black RAL9004, White RAL9016, and Grey Metallic RAL9007. Specify finish. Consult WE-EF color chart for other color options.

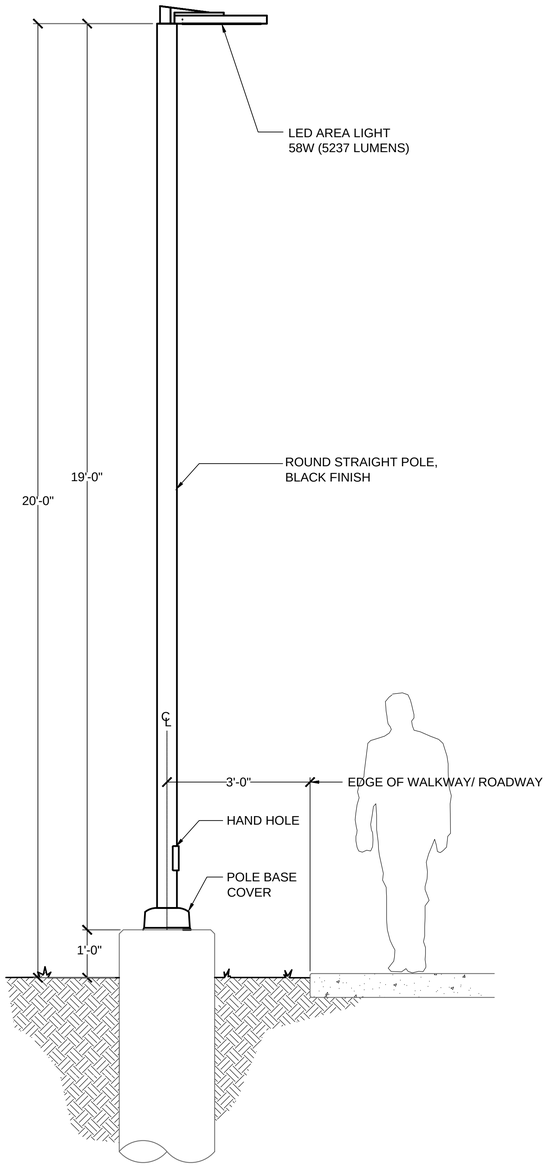
LISTINGS:
UL , c UL listed. Suitable for Wet locations.
International Protection Classification: IP66.
International Dark Sky Association approved.
BUG Rating: B1-U0-G1
IES Classification: Type III

MOUNTING ACCESSORIES:
Series: RV-540
661-9360. Wall mount bracket. RV0-540. All aluminum construction. PCS hardware. 5.0 lbs.
661-9361. Twin luminaire pole top bracket. RV2-540. All aluminum construction. PCS hardware. 11.0 lbs. Requires 3" Ø x 3.94" long pole top tenon.

661-9362. Side mount pole bracket for single luminaire. RV5-540. All aluminum construction. PCS hardware. 4.0 lbs.

Page: 2/3

Nominal Lumen		Actual Lumen		Total System Wattage
LED LUMENS	230.4 lm	LED LUMENS	216.1 lm	58.000
LEDs	24	LEDs	24	
TOTAL LUMENS	5530.0 lm	TOTAL LUMENS	5187.1 lm	
Tj	85°	Ta	25°C	



TYPE 'A' LUMINAIRE DETAIL

NOT TO SCALE

PREPARED BY:

PREPARED FOR:

BOULDER CREEK NEIGHBORHOODS
712 MAIN STREET
LOUISVILLE, CO 80027
303.518.8194

PROJECT CONTACT:
DAVID OYLER

FINAL DEVELOPMENT PLAN FOR:

CALAMANTE II

SE CNR McCASLIN BLVD AND COALTON ROAD
SUPERIOR, COLORADO

ISSUE	DATE
PRELIMINARY	09/04/14
FDP SUBMITTAL	09/17/14
FDP RESUBMITTAL	10/14/14
FDP RESUBMITTAL	12/18/15
FINAL	01/19/16

DESIGNED BY:	DR
DRAWN BY:	TB
CHECKED BY:	NC

DRAWING SCALE:
HORIZONTAL: N.T.S
VERTICAL: NONE

LIGHTING DETAILS

PROJECT NO. B1069

E07

SHEET: 39 OF 40

D-Series
LED Bollard

CALAMANTE II - TYPE B

Notes

Type

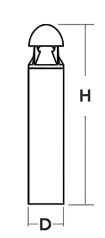
Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Specifications

Diameter:	8" Round *(20.3 cm)*
Height:	42" *(106.7 cm)*
Weight (max):	27 lbs *(12.25 kg)*



Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)
DSXB LED	**Asymmetric** 12C 12 LEDs[1] **Symmetric** 16C 16 LEDs[2]	350 350 mA 450 450 mA[3,4] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength[3,4]	ASY Asymmetric[1] SYM Symmetric[2]	MVOLT[5] 120[5] 208[5] 240[5] 277[5] 347[4]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup[6]	**Shipped installed** SF Single fuse (120, 277, 347V)[4,7] DF Double fuse (208, 240V)[4,7] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts L/AB4 4-bolt retrofit base without anchor bolts[8]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB[8]

NOTES
1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MRAB U not available with L/AB4 option.

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Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric 3 Engines (12 LEDs)	350	16	715	45	1	0	1	889	56	1	0	1	953	60	1	0	1					
	530	22	985	45	1	0	1	1,239	56	1	0	1	1,334	61	1	0	1					
	700	31	1,263	41	1	0	1	1,588	51	1	0	1	1,712	55	1	0	1					
	Amber 450	16																348	22	1	0	1
Symmetric 4 Engines (16 LEDs)	350	20	923	46	1	0	1	1,161	58	1	0	1	1,251	63	1	0	1					
	530	28	1,274	46	1	0	1	1,603	57	1	0	1	1,726	62	1	0	1					
	700	39	1,634	42	1	0	1	2,055	53	1	0	1	2,215	57	1	0	1					
	Amber 450	20																419	21	1	0	1

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

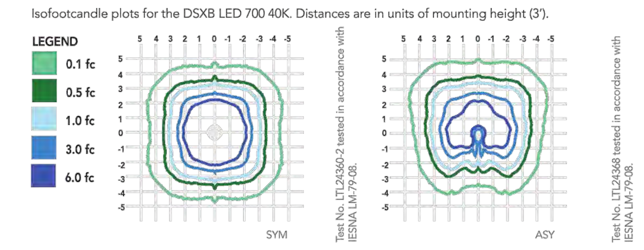
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Bollard homepage.

Isofootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE
The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION
One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH
Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL
Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.

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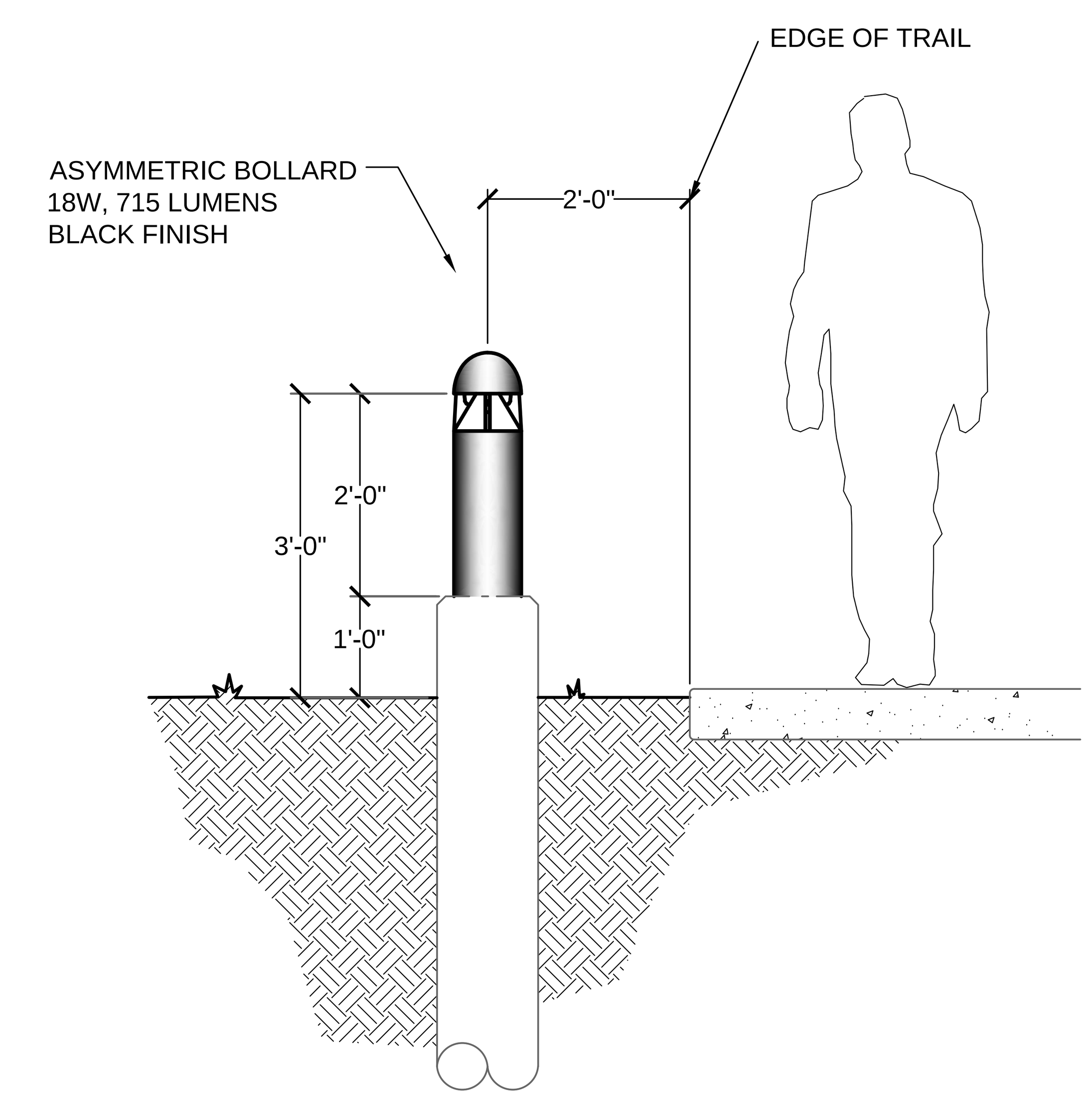

TYPE 'B' BOLLARD DETAIL
NOT TO SCALE

PREPARED BY:

PREPARED FOR:

BOULDER CREEK NEIGHBORHOODS
712 MAIN STREET
LOUISVILLE, CO 80027
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PROJECT CONTACT:
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E08

1069_LIGHTING DETAILS