SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLANS 6 AND 7 (BLOCK 14 AND BLOCK 15)
DISCOVERY OFFICE PARK / SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 6
A REPLAT OF A PORTION OF SUPERLOT 4A, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3
SITUATED IN THE WEST HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO.
COVER SHEET

SIGNATURE BLOCKS

CERTIFICATE OF OWNERSHIP:

THE UNDERSIGNED ON BEHALF OF RC SUPERIOR L.L.C. HEREBY CERTIFIES THAT RC SUPERIOR IS THE SOLE OWNER OF THE PROPERTY AND CONSENTS TO THIS PLAN.

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

BY: [signature]
NAME: Marvin Shapiro
TITLE: President

STATE OF Florida)
) SS.
COUNTY OF orange)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF September, 2019, BY Marvin Shapiro AS President OF AVANTI MANAGEMENT CORPORATION, A FLORIDA CORPORATION, SOLE GENERAL PARTNER OF AVANTI PROPERTIES GROUP II, L.L.L.P., A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, MANAGING GENERAL PARTNER OF AVANTI STRATEGIC LAND INVESTORS VII, L.L.L.P., A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, SOLE MEMBER OF SUPERIOR TOWN CENTER ASLI VII HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER OF RC SUPERIOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

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

Shannon Kaitland Staunton
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION # GG177...
EXPIRES: 01/22/2022

MORTGAGEE:
WELLS FARGO BANK, NATIONAL ASSOCIATION

BY: Joseph Kelley
NAME: [signature]
TITLE: Vice President

STATE OF FLORIDA)
) SS.
COUNTY OF HILLSBOROUGH

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF September, 2019, BY Joseph Kelley AS Vice President OF WELLS FARGO BANK, NATIONAL ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 1/11/23 Sandra Garcia
NOTARY PUBLIC

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 8th DAY OF October, 2019

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

PLANNING COMMISSION CERTIFICATE:
RECOMMENDED APPROVAL THIS 16th DAY OF July, 2019, BY THE TOWN OF SUPERIOR PLANNING COMMISSION, RESOLUTION NO. PC - 3 SERIES 2019

TOWN CLERK CERTIFICATE:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS ADOPTED BY THE BOARD OF TRUSTES BY (RESOLUTION/ ORDINANCE) NO. R-45, SERIES 2019, ON THIS 12th DAY OF August, 2019, AND WAS FILED IN MY OFFICE ON THE 1st DAY OF October, 2019, AT 10:00 O'CLOCK A.M.

Phyllis L Hardin
TOWN CLERK

THE TOWN OF SUPERIOR SEAL COLORADO

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

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

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

LIGHTING
RG ENGINEERING CONSULTANTS INC.
SOPHIA GISIN
8811 E. HAMPDEN AVE. SUITE 200
DENVER, CO 80231
303-355-5534
SOPHIA@RGECINC.COM

ARCHITECT BLOCK 14
PEL-ONA ARCHITECTS & URBANISTS
MATT JOHNSON
4676 BROADWAY
BOULDER, CO 80304
303-443-7876
MATT@PEL-ONA.COM

ARCHITECT BLOCK 15
GODDEN SUDIK
PAUL BRADY, PRINCIPAL
5975 S. QUEBEC STREET, SUITE 250
CENTENNIAL, CO 80111
303-455-4437
PBRADY@GODDENSUDICK.COM

VICINITY MAP
1"=1000'

SITE DATA TABLE				
	FINAL DEVELOPMENT PLAN NO. 6 LOT 1, BLOCK 14		FINAL DEVELOPMENT PLAN NO. 7 LOT 1, BLOCK 15	
ZONING				
PD	PD (PLANNED DEVELOPMENT)		PD (PLANNED DEVELOPMENT)	
SITE ACREAGE				
GROSS	1.469 AC		1.322 AC	
DEVELOPED PER THIS FDP	1.469 ACRES (100%)		1.322 ACRES (100%)	
LAND USE				
RESIDENTIAL LOTS (FEE SIMPLE)	26	1.013 AC	28	0.834 AC
OUTLOTS (DISTRICT OWNERSHIP)	8	0.456 AC	8	0.488 AC
TOTAL AREA OF FDP BOUNDARY		1.469 AC		1.322 AC
SITE				
	OUTLOTS A, C, D, E, F, G, H		OUTLOTS A, B, C, D, E, F, G	
OUTLOT LANDSCAPED AREA	0.156 AC = 10.7%		0.180 AC = 13.6%	
	OUTLOT B		OUTLOT H	
OUTLOT PAVED AREA	0.300 AC = 20.4%		0.308 AC = 23.3%	
PLATTED LOT AREA	1.013 AC = 68.9%		0.834 AC = 63.1%	
TOTAL BUILDING AREA	0.696 AC = 68.7% OF LOT AREA		0.549 AC = 65.8% OF LOT AREA	
LOT LANDSCAPED AREA (PRIVATE)	0.252 AC = 24.9% OF LOT AREA		0.222 AC = 26.6% OF LOT AREA	
LOT PAVED AREA (PRIVATE)	0.065 AC = 6.4% OF LOT AREA		0.063 AC = 7.6% OF LOT AREA	
TOTAL	1.469 AC = 100%		1.322 AC = 100%	
SETBACKS	REQUIRED	FDP #6	REQUIRED	FDP #7
PUBLIC STREET (PROMENADE DRIVE) - FRONT	0' MIN 15' MAX	5' MIN - 99' ** MAX	0' MIN 15' MAX	5' MIN - 102' ** MAX
PUBLIC STREET (ALL OTHER STREETS) - FRONT	2' MIN 8' MAX	5' MIN 11' MAX* **	2' MIN 8' MAX	5' MIN 11' MAX* **
PUBLIC STREET - SIDE	NA	9.5' MIN 13' MAX	NA	8' MIN 14.5' MAX
PUBLIC ALLEY - REAR	NA	4.5'	NA	4.5'
PUBLIC ALLEY - SIDE	NA	4' MIN 8.5' MAX	NA	4' MIN 12' MAX
INTERNAL UNIT - SIDE	NA	0'	NA	0'
BUILDING TYPE	REQUIRED	FDP #6	REQUIRED	FDP #7
SQUARE FOOTAGE RANGE	1200-1900	1400-1500	1200-2500	1300-1750
ALLOWABLE HEIGHT PER PDA	32'-0" MAX		55'-0" MAX	
PROPOSED HEIGHT	32'-0" MAX		42'-0" MAX	
DESIGN GUIDELINE TYPOLOGY	I - URBAN VILLA		J - TOWNHOMES	

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

**SETBACK EXCEPTION REQUESTED TO ACCOMMODATE COURTYARD FRONTAGE OF 99' PERTAINING TO BLOCK 14 LOTS 18-20 AND 102' PERTAINING TO BLOCK 15 LOTS 19-22.

SETBACKS IN ABOVE TABLE ARE ROUNDED TO THE NEAREST HALF OF A FOOT.

SHEET INDEX		
Sheet Number	Sheet Title	
1	COVER SHEET	
2	CONTEXT SITE PLAN	
3	SITE PLAN BLOCK 14	FINAL DEVELOPMENT PLAN NO. 6
4	SITE PLAN BLOCK 15	FINAL DEVELOPMENT PLAN NO. 7
5	CIRCULATION AND ACCESS PLAN BLOCK 14	FINAL DEVELPMENT PLAN NO. 6
6	CIRCULATION AND ACCESS PLAN BLOCK 15	FINAL DEVELPMENT PLAN NO. 7
7	DRAINAGE PLAN BLOCK 14	FINAL DEVELPMENT PLAN NO. 6
8	DRAINAGE PLAN BLOCK 15	FINAL DEVELPMENT PLAN NO. 7
9	UTILITY PLAN BLOCK 14	FINAL DEVELPMENT PLAN NO. 6
10	UTILITY PLAN BLOCK 15	FINAL DEVELPMENT PLAN NO. 7
11	SITE PHOTOMETRIC PLAN BLOCK 14	
12	SITE PHOTOMETRIC PLAN BLOCK 15	
13	SITE LIGHTING FIXTURES	
14	SITE LIGHTING FIXTURES	
15	BUILDING ELEVATIONS BLOCK 14	3 PLEX FRONT AND REAR
16	BUILDING ELEVATIONS BLOCK 14	3 PLEX SIDE
17	BULIDING ELEVATIONS BLOCK 14	4 PLEX FRONT AND REAR
18	BULIDING ELEVATIONS BLOCK 14	4 PLEX SIDE
19	COLOR ELEVATIONS BLOCK 14	3 PLEX FRONT AND REAR
20	COLOR ELEVATIONS BLOCK 14	3 PLEX SIDE
21	COLOR ELEVATIONS BLOCK 14	4 PLEX FRONT AND REAR
22	COLOR ELEVATIONS BLOCK 14	4 PLEX SIDE
23	COLOR AND MATERIAL PALETTE BLOCK 14	
24	BUILDING ELEVATIONS BLOCK 15	3 PLEX FRONT AND REAR
25	BUILDING ELEVATIONS BLOCK 15	3 PLEX SIDE
26	BUILDING ELEVATIONS BLOCK 15	4 PLEX FRONT AND REAR
27	BUILDING ELEVATIONS BLOCK 15	4 PLEX SIDE
28	COLOR ELEVATIONS BLOCK 15	3 PLEX FRONT AND REAR
29	COLOR ELEVATIONS BLOCK 15	3 PLEX SIDE
30	COLOR ELEVATIONS BLOCK 15	4 PLEX FRONT AND REAR
31	COLOR ELEVATIONS BLOCK 15	4 PLEX SIDE
32	COLOR AND MATERIAL PALETTE BLOCK 15	
33	LANDSCAPE PLAN BLOCK 14	FINAL DEVELOPMENT PLAN NO. 6
34	LANDSCAPE PLAN BLOCK 15	FINAL DEVELOPMENT PLAN NO. 7
35	LANDSCAPE NOTES & DETAILS	FINAL DEVELOPMENT PLAN NO. 7
36	IRRIGATION PLAN BLOCK 14	
37	IRRIGATION PLAN BLOCK 15	

PARKING REQUIRED			
	FINAL DEVELOPMENT PLAN NO. 7 (BLOCK 14)		
PARKING RATIO PER P2013-1	UNITS PROPOSED	SPACES REQUIRED	SPACES PROVIDED
3 BEDROOM - 2 SPACES PER UNIT (PRIVATE GARAGE)	26	52	52
GUEST SPACES - .10 PER UNIT (OFF STREET PARKING)	0	3	3
TOTAL	26	55	55
BICYCLE PARKING	0	0	4
HANDICAP PARKING	0	1	1

NOTE: ALL BLOCK 14 UNITS INCLUDE 2 PRIVATE GARAGE SPACES.

PARKING REQUIRED			
	FINAL DEVELOPMENT PLAN NO. 7 (BLOCK 15)		
PARKING RATIO PER P2013-1	UNITS PROPOSED	SPACES REQUIRED	SPACES PROVIDED
2 BEDROOM - 1.50 SPACES PER UNIT (PRIVATE GARAGE)	14	21	27*
3 BEDROOM - 2 SPACES PER UNIT (PRIVATE GARAGE)	14	28	28
GUEST SPACES - .10 PER UNIT (OFF-STREET PARKING)	0	3	3
TOTAL	28	52	58
BICYCLE PARKING	0	0	4
HANDICAP PARKING	0	1	1

*NOTE: ALL BLOCK 15 UNITS INCLUDE 2 PRIVATE GARAGE SPACES EXCLUDING LOTS 13 & 24. LOTS 13 & 24 INCLUDE 1.5 SPACES EACH IN PRIVATE GARAGE.

NOTE: NO 4-BEDROOM UNITS ARE ALLOWED ON EITHER BLOCK 14 OR BLOCK 15. BASEMENTS ARE PERMISSIBLE ON BLOCK 14, HOWEVER ALLOWANCES FOR BASEMENT BEDROOMS ARE LIMITED BY THE OVERALL BEDROOM LIMITS OUTLINED ABOVE. 3-BEDROOM MAXIMUM ON BLOCK 14 AND FOURTEEN 2-BEDROOMS AND FOURTEEN 3-BEDROOMS ON BLOCK 15.

LEGAL DESCRIPTION

FINAL DEVELOPMENT PLAN 6 AND 7 (BLOCK 14 AND BLOCK 15)

FINAL SUBDIVISION PLAT OF LOT 1, BLOCK 14, SUPERIOR TOWN CENTER FILING NO. 1B A REPLAT OF LOT 1 BLOCK 14, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 5 BLOCK 14 LOTS 1 THRU 26 TOGETHER WITH OUTLOTS A, B, C, D, E, F, G, AND H

FINAL SUBDIVISION PLAT OF LOT 1, BLOCK 15, SUPERIOR TOWN CENTER FILING NO. 1B A REPLAT OF LOT 1 BLOCK 15, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 5 BLOCK 15 LOTS 1 THRU 28 TOGETEHR WITH OUTLOTS A, B, C, D, E, F, G, AND H

BENCHMARK

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

BASIS OF BEARING

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

Redland
REDLAND.COM

DRAWN: JMD
CHECKED: MTP
APPROVED: MTP
PROJECT NO: 17014.01
HORZ. SCALE: N/A
VERT. SCALE: N/A

1ST SUBMITTAL
2ND SUBMITTAL
3RD SUBMITTAL
ISSUE FOR COUNCIL APPROVAL
ISSUE FOR FINAL REVIEW

SUPERIOR TOWN CENTER
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15
COVER SHEET

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLANS 6 AND 7 (BLOCK 14 AND BLOCK 15)

FDP Minor Modification Note (9.2.2020)
1. See Elevation Plan Sheet 16

DISCOVERY OFFICE PARK / SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 6
A REPLAT OF A PORTION OF SUPERLOT 4A, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3
SITUATED IN THE WEST HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO.

COVER SHEET

LEGAL DESCRIPTION

FINAL DEVELOPMENT PLAN 6 AND 7 (BLOCK 14 AND BLOCK 15)

FINAL SUBDIVISION PLAT OF LOT 1, BLOCK 14, SUPERIOR TOWN CENTER FILING NO. 1B A REPLAT OF LOT 1 BLOCK 14, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 5 BLOCK 14 LOTS 1 THRU 26 TOGETHER WITH OUTLOTS A, B, C, D, E, F, G, AND H

FINAL SUBDIVISION PLAT OF LOT 1, BLOCK 15, SUPERIOR TOWN CENTER FILING NO. 1B A REPLAT OF LOT 1 BLOCK 15, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 5 BLOCK 15 LOTS 1 THRU 28 TOGETEHR WITH OUTLOTS A, B, C, D, E, F, G, AND H

SIGNATURE BLOCKS

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

I CERTIFY THAT I, _____, AM THE SOLE OWNER OF THE PROPERTY AND CONSENT TO THIS PLAN.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20_____.

_____ _____
OWNERS MORTGAGEES OR LIEN HOLDER

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME

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

MY COMMISSION EXPIRES:_____ _____
NOTARY PUBLIC

(SEAL)

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_____.

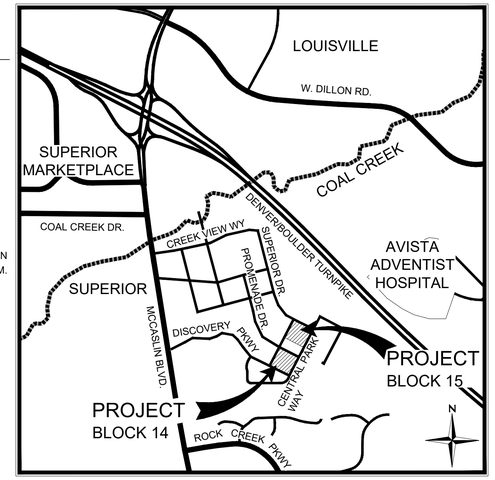
ATTEST: _____ _____
PHYLLIS L. HARDIN, TOWN CLERK MAYOR

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

TOWN CLERK CERTIFICATE:

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

_____
TOWN CLERK



VICINITY MAP
1"=1000'

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PARKING REQUIRED			
	FINAL DEVELOPMENT PLAN NO. 7 (BLOCK 14)		
PARKING RATIO PER P2013-1	UNITS PROPOSED	SPACES REQUIRED	SPACES PROVIDED
3 BEDROOM - 2 SPACES PER UNIT (PRIVATE GARAGE)	26	52	52
GUEST SPACES - .10 PER UNIT (OFF STREET PARKING)	0	3	3
TOTAL	26	55	55
BICYCLE PARKING	0	0	4
HANDICAP PARKING	0	1	1

NOTE: ALL BLOCK 14 UNITS INCLUDE 2 PRIVATE GARAGE SPACES.

PARKING REQUIRED			
	FINAL DEVELOPMENT PLAN NO. 7 (BLOCK 15)		
PARKING RATIO PER P2013-1	UNITS PROPOSED	SPACES REQUIRED	SPACES PROVIDED
2 BEDROOM - 1.50 SPACES PER UNIT (PRIVATE GARAGE)	14	21	27*
3 BEDROOM - 2 SPACES PER UNIT (PRIVATE GARAGE)	14	28	28
GUEST SPACES - .10 PER UNIT (OFF-STREET PARKING)	0	3	3
TOTAL	28	52	58
BICYCLE PARKING	0	0	4
HANDICAP PARKING	0	1	1

*NOTE: ALL BLOCK 15 UNITS INCLUDE 2 PRIVATE GARAGE SPACES EXCLUDING LOTS 13 & 24. LOTS 13 & 24 INCLUDE 1.5 SPACES EACH IN PRIVATE GARAGE.

NOTE: NO 4-BEDROOM UNITS ARE ALLOWED ON EITHER BLOCK 14 OR BLOCK 15. BASEMENTS ARE PERMISSIBLE ON BLOCK 14, HOWEVER ALLOWANCES FOR BASEMENT BEDROOMS ARE LIMITED BY THE OVERALL BEDROOM LIMITS OUTLINED ABOVE. 3-BEDROOM MAXIMUM ON BLOCK 14 AND FOURTEEN 2-BEDROOMS AND FOURTEEN 3-BEDROOMS ON BLOCK 15.

SITE DATA TABLE				
	FINAL DEVELOPMENT PLAN NO. 6 LOT 1, BLOCK 14		FINAL DEVELOPMENT PLAN NO. 7 LOT 1, BLOCK 15	
ZONING				
PD	PD (PLANNED DEVELOPMENT)		PD (PLANNED DEVELOPMENT)	
SITE ACREAGE				
GROSS	1.469 AC		1.322 AC	
DEVELOPED PER THIS FDP	1.469 ACRES (100%)		1.322 ACRES (100%)	
LAND USE				
RESIDENTIAL LOTS (FEE SIMPLE)	26	1.013 AC	28	0.834 AC
OUTLOTS (DISTRICT OWNERSHIP)	8	0.456 AC	8	0.488 AC
TOTAL AREA OF FDP BOUNDARY		1.469 AC		1.322 AC
SITE				
	OUTLOTS A, C, D, E, F, G, H		OUTLOTS A, B, C, D, E, F, G	
OUTLOT LANDSCAPED AREA	0.156 AC = 10.7%		0.180 AC = 13.6%	
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PLATTED LOT AREA	1.013 AC = 68.9%		0.834 AC = 63.1%	
TOTAL BUILDING AREA	0.696 AC = 68.7% OF LOT AREA		0.549 AC = 65.8% OF LOT AREA	
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LOT PAVED AREA (PRIVATE)	0.065 AC = 6.4% OF LOT AREA		0.063 AC = 7.6% OF LOT AREA	
TOTAL	1.469 AC = 100%		1.322 AC = 100%	
SETBACKS	REQUIRED	FDP #6	REQUIRED	FDP #7
PUBLIC STREET (PROMENADE DRIVE) - FRONT	0' MIN 15' MAX	5' MIN - 99' ** MAX	0' MIN 15' MAX	5' MIN - 102' ** MAX
PUBLIC STREET (ALL OTHER STREETS) - FRONT	2' MIN 8' MAX	5' MIN 11' MAX* **	2' MIN 8' MAX	5' MIN 11' MAX* **
PUBLIC STREET - SIDE	NA	9.5' MIN 13' MAX	NA	8' MIN 14.5' MAX
PUBLIC ALLEY - REAR	NA	4.5'	NA	4.5'
PUBLIC ALLEY - SIDE	NA	4' MIN 8.5' MAX	NA	4' MIN 12' MAX
INTERNAL UNIT - SIDE	NA	0'	NA	0'
BUILDING TYPE	REQUIRED	FDP #6	REQUIRED	FDP #7
SQUARE FOOTAGE RANGE	1200-1900	1400-1500	1200-2500	1300-1750
ALLOWABLE HEIGHT PER PDA	32'-0" MAX		55'-0" MAX	
PROPOSED HEIGHT	32'-0" MAX		42'-0" MAX	
DESIGN GUIDELINE TYPOLOGY	I - URBAN VILLA		J - TOWNHOMES	

*SETBACK EXCEPTION REQUESTED TO ACCOMMODATE EXISTING EASEMENTS FOR POWER DISTRIBUTION.
**SETBACK EXCEPTION REQUESTED TO ACCOMMODATE COURTYARD FRONTAGE OF 99' PERTAINING TO BLOCK 14 LOTS 18-20 AND 102' PERTAINING TO BLOCK 15 LOTS 19-22.
SETBACKS IN ABOVE TABLE ARE ROUNDED TO THE NEAREST HALF OF A FOOT.

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

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

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

LIGHTING
RG ENGINEERING CONSULTANTS INC.
SOPHIA GISIN
8811 E. HAMPDEN AVE. SUITE 200
DENVER, CO 80231
303-355-5534
SOPHIA@RGECINC.COM

ARCHITECT BLOCK 14
PEL-ONA ARCHITECTS & URBANISTS
MATT JOHNSON
4676 BROADWAY
BOULDER, CO 80304
303-443-7876
MATT@PEL-ONA.COM

ARCHITECT BLOCK 15
GODDEN SUDIK
PAUL BRADY, PRINCIPAL
5975 S. QUEBEC STREET, SUITE 250
CENTENNIAL, CO 80111
303-455-4437
PBRADY@GODDENSUDICK.COM

BENCHMARK

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

BASIS OF BEARING

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

Redland
YEARS
WHERE GREAT PLACES BEGIN
720.282.6783 Office
1500 West Canal Court, Littleton, Colorado 80120
REDLAND.COM

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

DRAWN	JMG
CHECKED	MTP
APPROVED	MTP
PROJECT NO.	17014.01
HORZ. SCALE	N/A
VERT. SCALE	N/A

NOTES

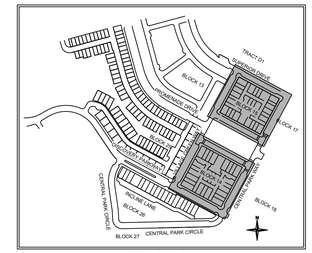
NO.	DATE	NOTES
1	03.21.2019	1ST SUBMITTAL
2	05.29.2019	2ND SUBMITTAL
3	07.09.2019	3RD SUBMITTAL
4	08.05.2019	ISSUE FOR COUNCIL APPROVAL
5	08.27.2019	ISSUE FOR FINAL REVIEW

SUPERIOR TOWN CENTER
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15

COVER SHEET

SHEET
1
OF 37

I:\2017\17014 - Superior Town Center Blocks 14 and 26\CADD\Sheet Sets\Block 14\FDP\C1.0 COVER SHEET.dwg tab: 1 COVER SHEET Sep 17, 2019 - 2:51pm nrome



KEY MAP
N.T.S.

EXISTING LEGEND

- LOT LINE
- EASEMENT
- R.O.W.
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- ASPHALT
- BIKE LANE STRIPING
- TRAFFIC DIRECTION
- EXISTING ACCESSIBLE ROUTE AS INDICATED BY SEPARATE FDP APPLICATIONS
- EXISTING BICYCLE ROUTE
- APPROXIMATE PARKING SPACE IN PUBLIC ROW 24' X 8'

FDP #6 & #7 LEGEND

- PROJECT BOUNDARY
- FDP LIMIT LINE
  (PROJECT BOUNDARY and FDP LIMIT LINE: SAME AND CONTINUOUS)
- ACCESSIBLE ROUTE
- EASEMENT
- DISTRICT CONCRETE PAVEMENT
- SIDEWALK
- DISTRICT OWNERSHIP/MAINTENANCE
- BUILDER CONCRETE PAVEMENT
- SNOW STORAGE
- VISITABLE UNIT
- FDP 7 CURB CUT/ACCESS
- ACCESSIBLE PARKING SPOT

NOTES:

1. ALL LANES ARE TO BE OWNED AND MAINTAINED BY THE SUPERIOR TOWN CENTER METROPOLITAN DISTRICT.
2. SEE COVER SHEET FOR BUILDING PRODUCT INFORMATION.
3. PROPOSED LINEWORK IS SHOWN WITHIN ADJACENT DEVELOPMENT IN ORDER TO PROVIDE OVERALL CONTEXT.
4. ACCESSIBLE ROUTES OUTSIDE OF PROJECT BOUNDARY ARE BASED ON SEPARATE FDP APPLICATIONS.

N

0 25 50 100
SCALE: 1" = 50'

YEARS
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DRAWN	JMG
CHECKED	MTP
APPROVED	MTP
PROJECT NO.	17014.01
HORZ. SCALE	1" = 50'
VERT. SCALE	N/A

DATE	NO.	NOTES
03.21.2019	1	1ST SUBMITTAL
05.29.2019	2	2ND SUBMITTAL
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08.27.2019	5	ISSUE FOR FINAL REVIEW

SUPERIOR TOWN CENTER
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15

CONTEXT SITE PLAN

SHEET
2
OF 37

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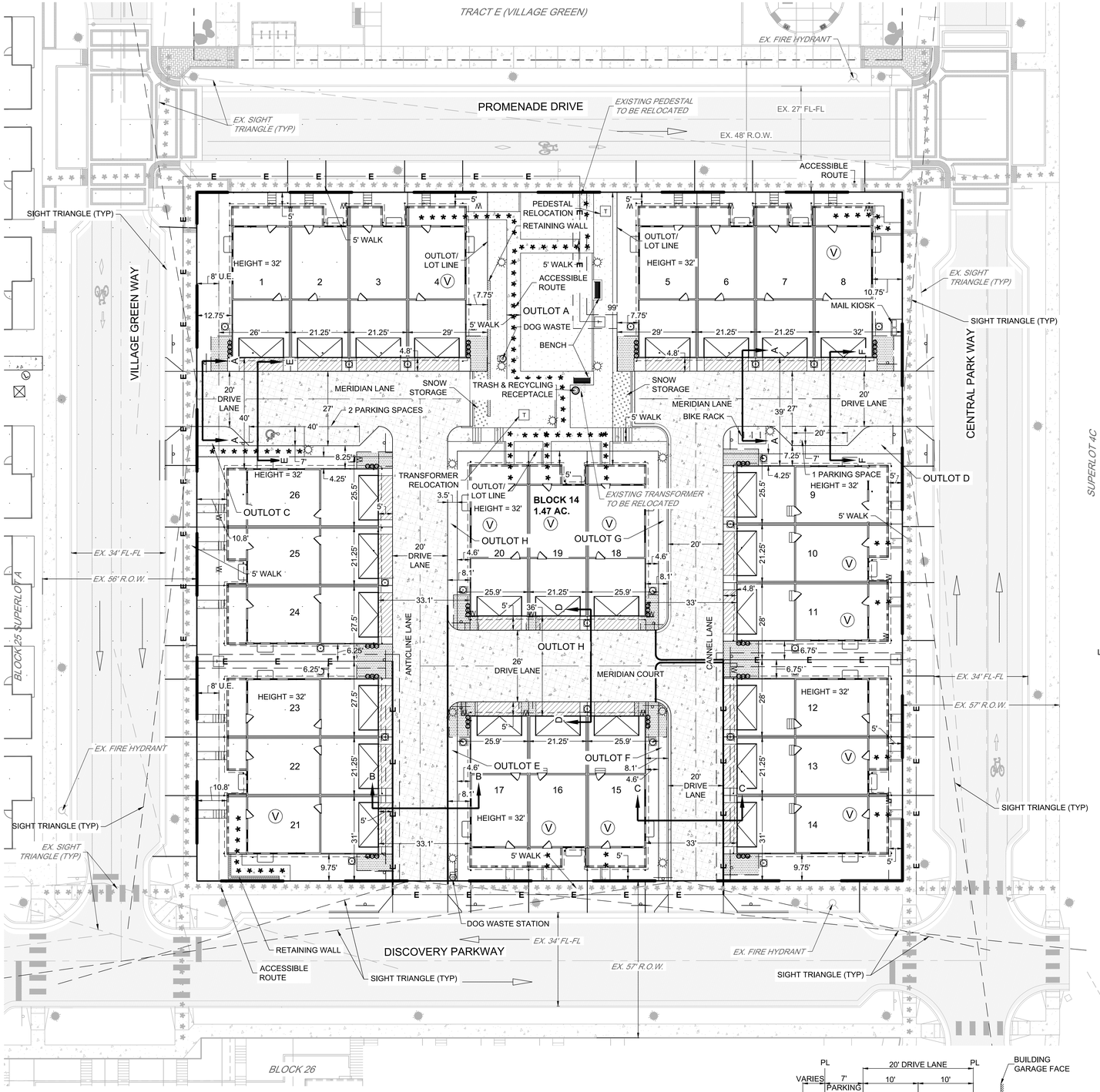
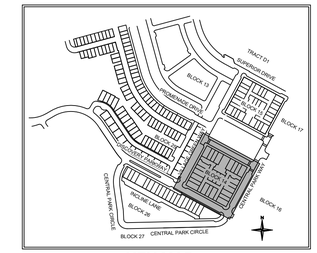




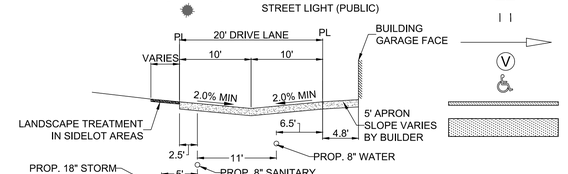
KEY MAP
N.T.S.

EXISTING LEGEND

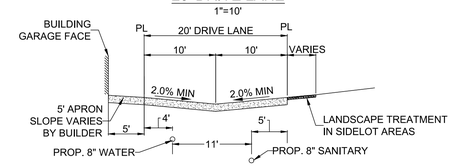
- LOT LINE
- EASEMENT
- R.O.W.
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- ASPHALT
- FENCE
- WATERLINE
- FIRE HYDRANT
- WATER SERVICE
- REUSE WATER LINE
- UNDERDRAIN LINE
- SANITARY SEWER W/ UNDERDRAIN
- SANITARY SERVICE
- STORM SEWER/INLET/MANHOLE
- ELECTRIC LINE
- ELECTRIC FEEDER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

FDP #6 LEGEND

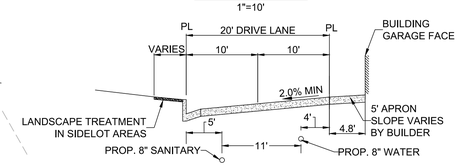
- PROJECT BOUNDARY } SAME AND CONTINUOUS
- FDP LIMIT LINE
- LOT LINE
- 5 — LOT NUMBERS
- EASEMENT
- ROAD CENTERLINE
- PEDESTRIAN LIGHT
- ELEC. PEDESTAL / TRANSFORMER
- AIR CONDITIONER PAD 30"X30"
- ROOF OVERHANG
- SIGN
- ACCESSIBLE ROUTE
- BUILDER INSTALLED CONCRETE
- DISTRICT CONCRETE PAVEMENT
- OUTLOT (DISTRICT OWNED/MAINTAINED)
- SNOW STORAGE
- SIDEWALK
- TRASH & RECYCLING RECEPTACLE
- BENCH
- DOG WASTE STATION
- MAIL KIOSK
- BIKE RACK
- TRAFFIC DIRECTION
- VISITABLE UNIT
- ACCESSIBLE PARKING SPOT
- RETAINING WALL
- EASEMENT



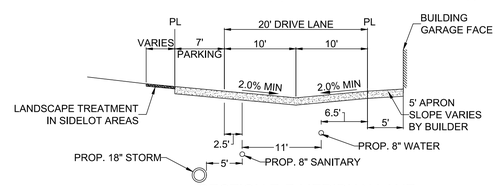
SECTION A-A MERIDIAN LANE - 20' DRIVE LANE
1"=10'



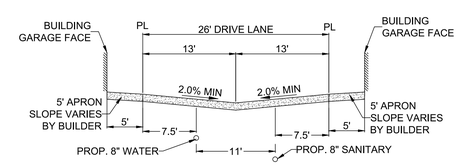
SECTION B-B ANTICLINE LANE - 20' DRIVE LANE
1"=10'



SECTION C-C CANNEL LANE - 20' DRIVE LANE
1"=10'



SECTION E-E MERIDIAN LANE - 20' DRIVE LANE W/ PARKING
1"=10'



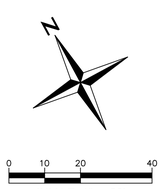
SECTION D-D MERIDIAN COURT - 26' DRIVE LANE
1"=10'

NOTE:

ENTIRETY OF DRIVE LANE CONSISTS OF A NON-EXCLUSIVE DRAINAGE, UTILITY, AND PUBLIC ACCESS EASEMENT.

PARKING SUMMARY

3	PARALLEL OFF-STREET GUEST SPACES
52	RESIDENT GARAGE SPACES



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

DATE	NO.	NOTES
03.21.2019	1	1ST SUBMITTAL
05.29.2019	2	2ND SUBMITTAL
07.09.2019	3	3RD SUBMITTAL
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08.27.2019	5	ISSUE FOR FINAL REVIEW

SUPERIOR TOWN CENTER
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15
SITE PLAN BLOCK 14
FINAL DEVELOPMENT PLAN NO. 6

SHEET
3
OF 37

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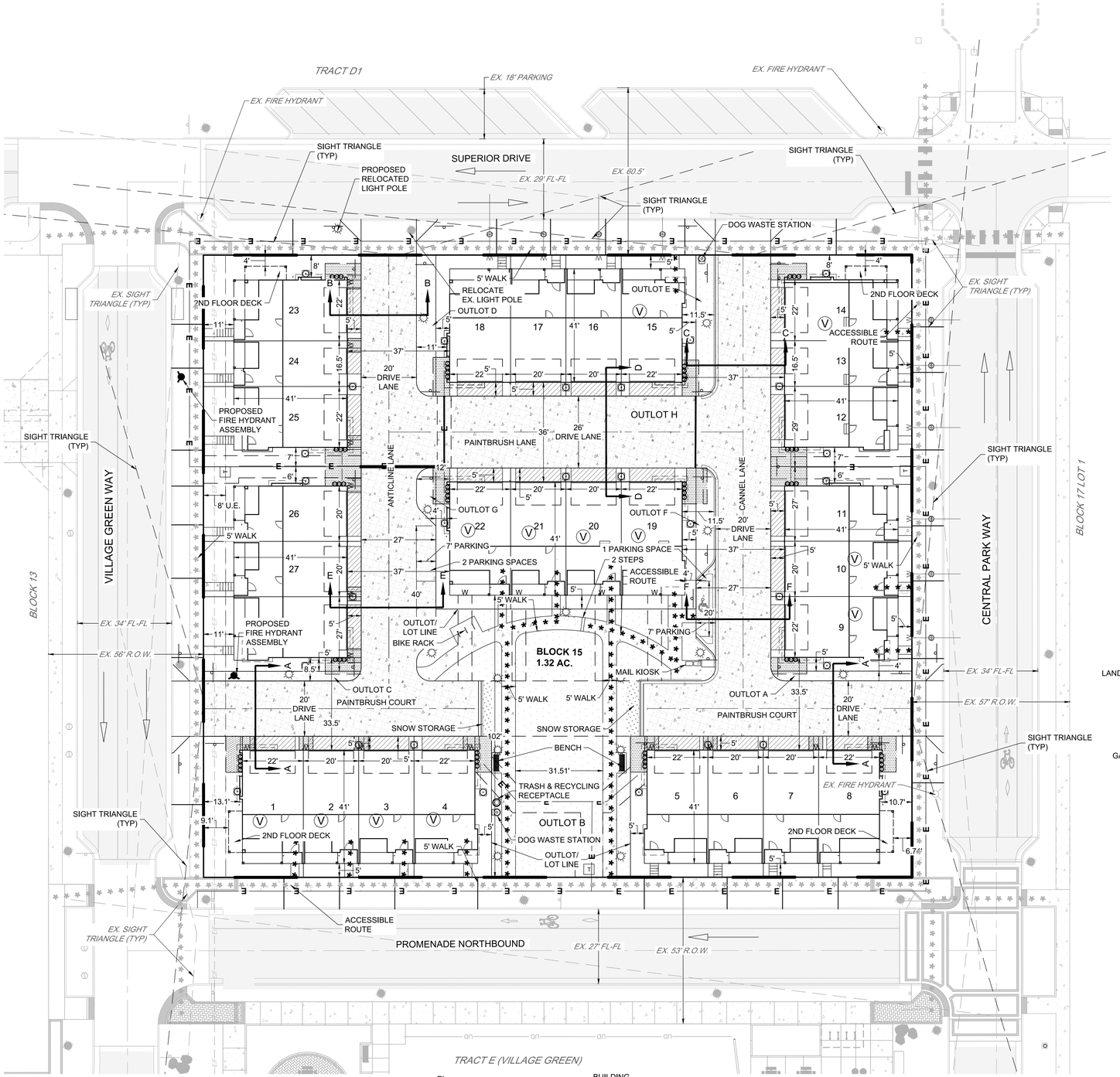

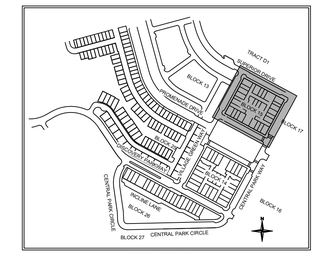

KEY MAP
N.T.S.

EXISTING LEGEND

- LOT LINE
- EASEMENT
- R.O.W.
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
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- FENCE
- WATERLINE
- FIRE HYDRANT
- WATER SERVICE
- REUSE WATER LINE
- UNDERDRAIN LINE
- SANITARY SEWER W/ UNDERDRAIN
- SANITARY SERVICE
- STORM SEWER/INLET/MANHOLE
- ELECTRIC LINE
- ELECTRIC FEEDER
- ELEC. PEDESTAL / TRANSFORMER
- GAS LINE
- TELEPHONE LINE
- FIBER LINE
- STREET LIGHT (PUBLIC)

FDP #7 LEGEND

- PROJECT BOUNDARY
- FDP LIMIT LINE
- SAME AND CONTINUOUS
- LOT LINE
- 5 LOT NUMBERS
- EASEMENT
- ROAD CENTERLINE
- PEDESTRIAN LIGHT
- ELEC. PEDESTAL / TRANSFORMER
- AIR CONDITIONER PAD 30"X30"
- ROOF OVERHANG
- SIGN
- ACCESSIBLE ROUTE
- BUILDER INSTALLED CONCRETE
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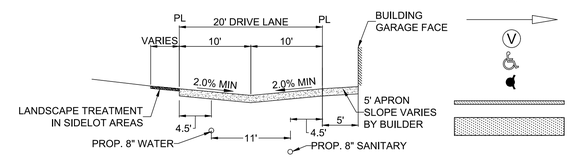
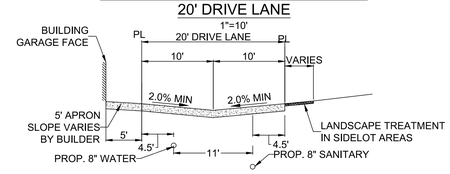
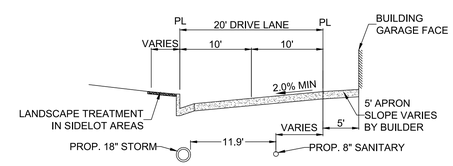
- TRAFFIC DIRECTION
- VISITABLE UNIT
- ACCESSIBLE PARKING SPOT
- FIRE HYDRANT
- RETAINING WALL
- EASEMENT



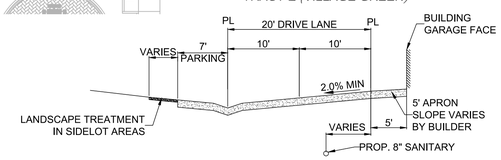
SECTION A-A PAINTBRUSH COURT - 20' DRIVE LANE
1"=10'



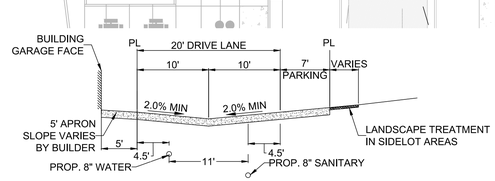
SECTION B-B ANTICLINE LANE - 20' DRIVE LANE
1"=10'



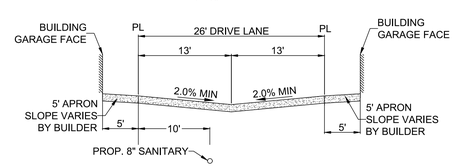
SECTION C-C CANNEL LANE - 20' DRIVE LANE
1"=10'



SECTION F-F CANNEL LANE - 20' DRIVE LANE W/ PARKING
1"=10'



SECTION E-E ANTICLINE LANE - 20' DRIVE LANE W/ PARKING
1"=10'



SECTION D-D PAINTBRUSH LANE - 26' DRIVE LANE
1"=10'

NOTE:

ENTIRETY OF DRIVE LANE CONSISTS OF A NON-EXCLUSIVE DRAINAGE, UTILITY, AND PUBLIC ACCESS EASEMENT.

PARKING SUMMARY

3	PARALLEL OFF-STREET GUEST SPACES
54	RESIDENT GARAGE SPACES

N

0 10 20 40
SCALE: 1" = 20'

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

DATE	NO.	NOTES
03.21.2019	1	1ST SUBMITTAL
05.29.2019	2	2ND SUBMITTAL
07.09.2019	3	3RD SUBMITTAL
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08.27.2019	5	ISSUE FOR FINAL REVIEW

SUPERIOR TOWN CENTER
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15
SITE PLAN BLOCK 15
FINAL DEVELOPMENT PLAN NO. 7

SHEET
4
OF 37

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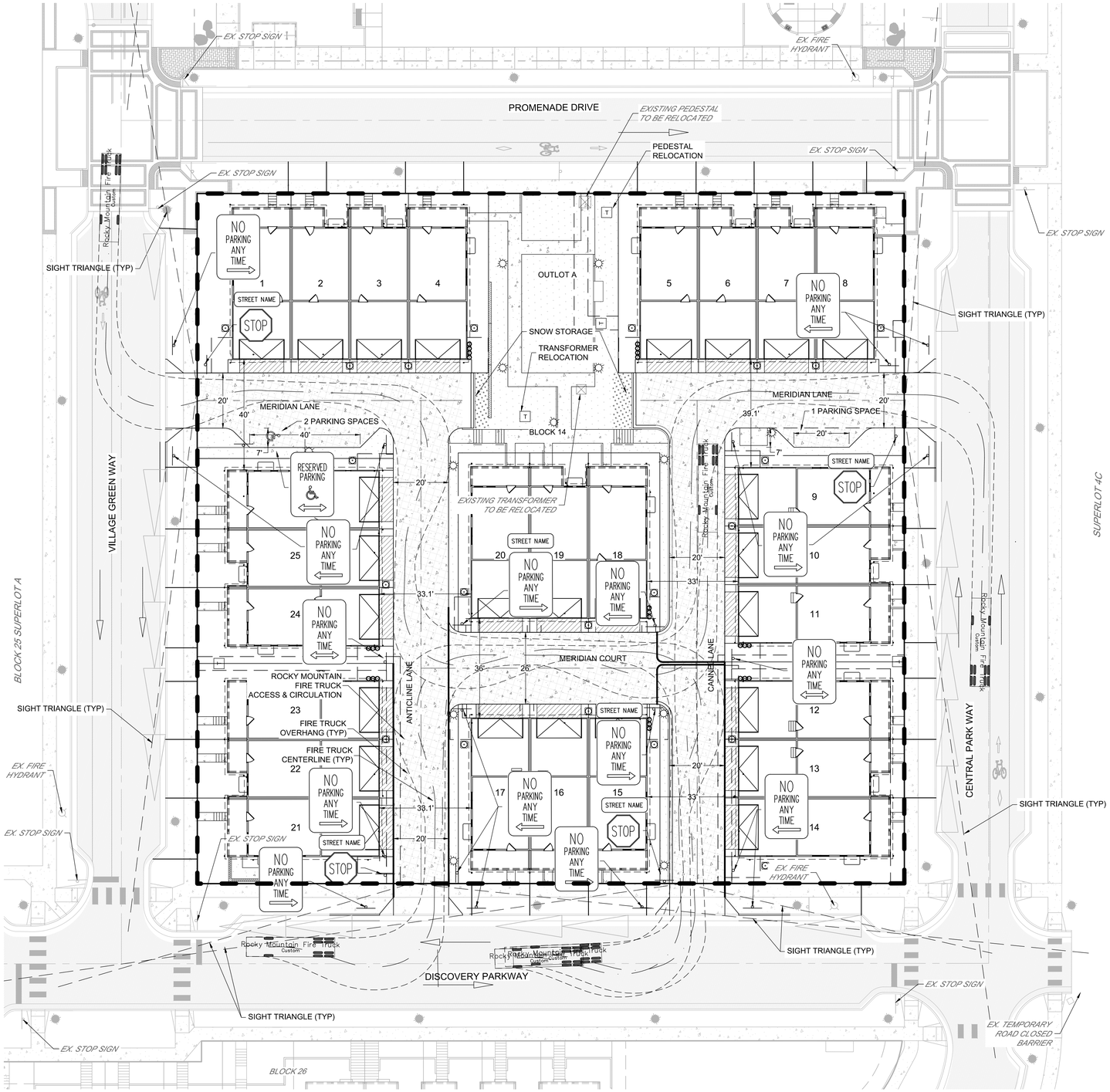
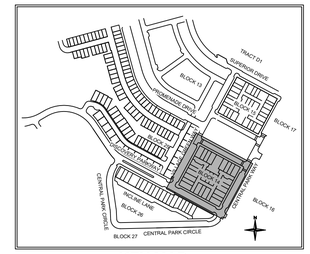
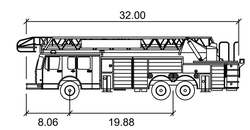




KEY MAP
N.T.S.

FDP #6
CIRCULATION & ACCESS LEGEND

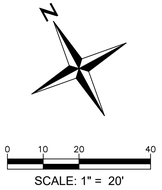
- TRAFFIC DIRECTION
- SIGHT TRIANGLE
- BIKE LANE
- SIGN
- DISTRICT CONCRETE PAVEMENT
- SIDEWALK
- DISTRICT OWNERSHIP/MAINTENANCE
- BUILDER CONCRETE PAVEMENT
- SNOW STORAGE
- EXISTING ASPHALT
- ACCESSIBLE PARKING SPOT
- APPROXIMATE PARKING SPACE IN PUBLIC ROW 24' X 8'



Rocky Mountain Fire Truck

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

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



SCALE: 1" = 20'

YEARS
Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 West Canal Court, Littleton, Colorado 80120
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PROJECT NO.	17014.01
HORZ. SCALE	1" = 20'
VERT. SCALE	N/A

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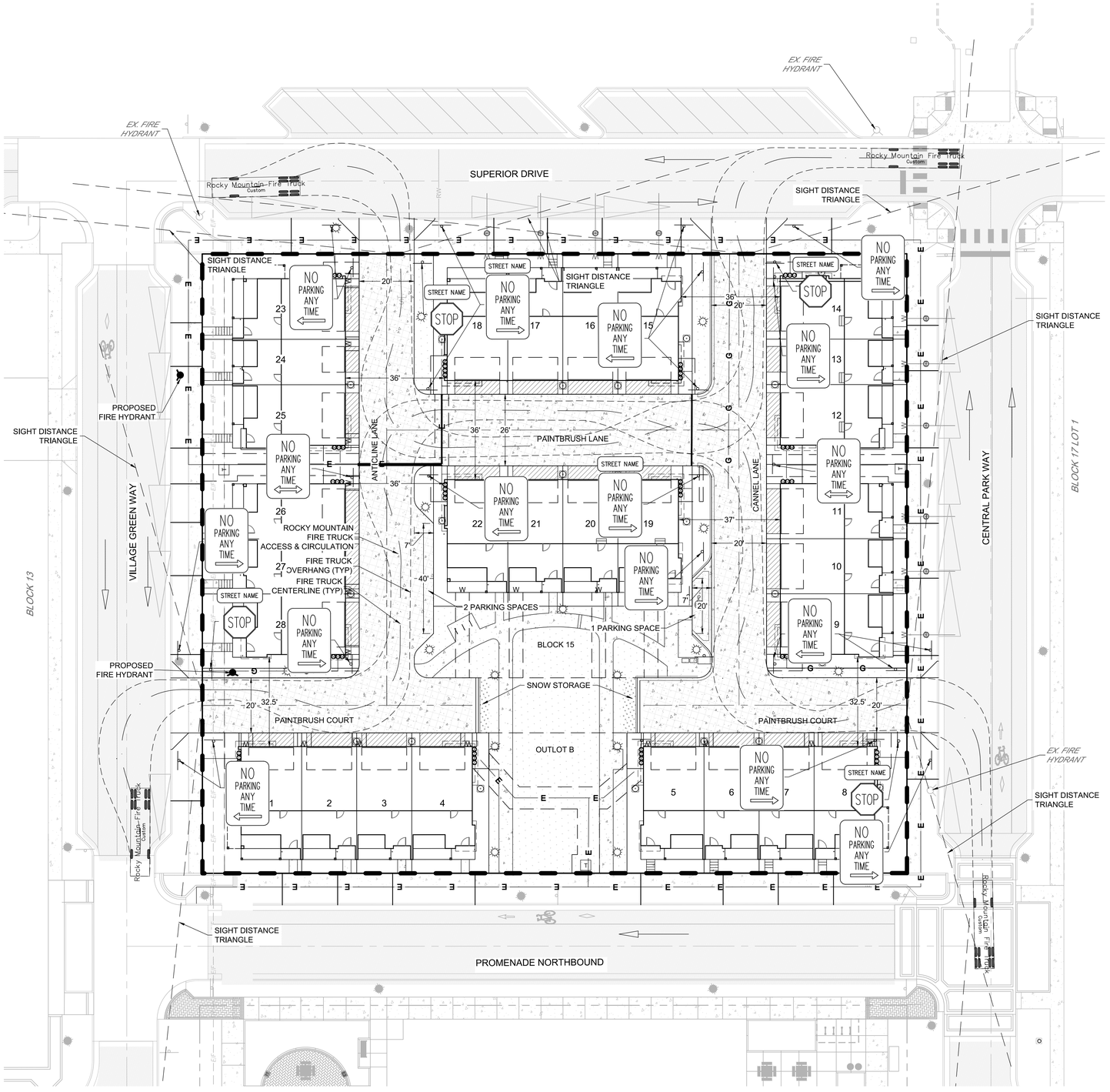
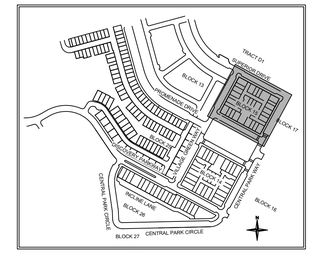
SUPERIOR TOWN CENTER
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15
CIRCULATION AND ACCESS PLAN BLOCK 14
FINAL DEVELPMENT PLAN NO. 6

SHEET
5
OF 37

I:\2017\17014 - Superior Town Center Blocks 14 and 26\CADD\Sheet Sets\Block 14\FDP4 CIRCULATION AND ACCESS PLAN.dwg tab: 5 CIRCULATION AND ACCESS PLAN Sep 16, 2019 - 4:11pm rrome

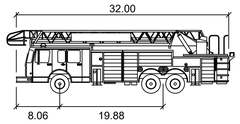




KEY MAP
N.T.S.

FDP #7
CIRCULATION & ACCESS LEGEND

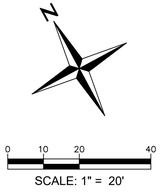
- TRAFFIC DIRECTION
- SIGHT TRIANGLE
- BIKE LANE
- SIGN
- DISTRICT CONCRETE PAVEMENT
- SIDEWALK
- DISTRICT OWNERSHIP/MAINTENANCE
- BUILDER CONCRETE PAVEMENT
- SNOW STORAGE
- EXISTING ASPHALT
- ACCESSIBLE PARKING SPOT
- APPROXIMATE PARKING SPACE IN PUBLIC ROW 24' X 8'



Rocky Mountain Fire Truck

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

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



SCALE: 1" = 20'

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

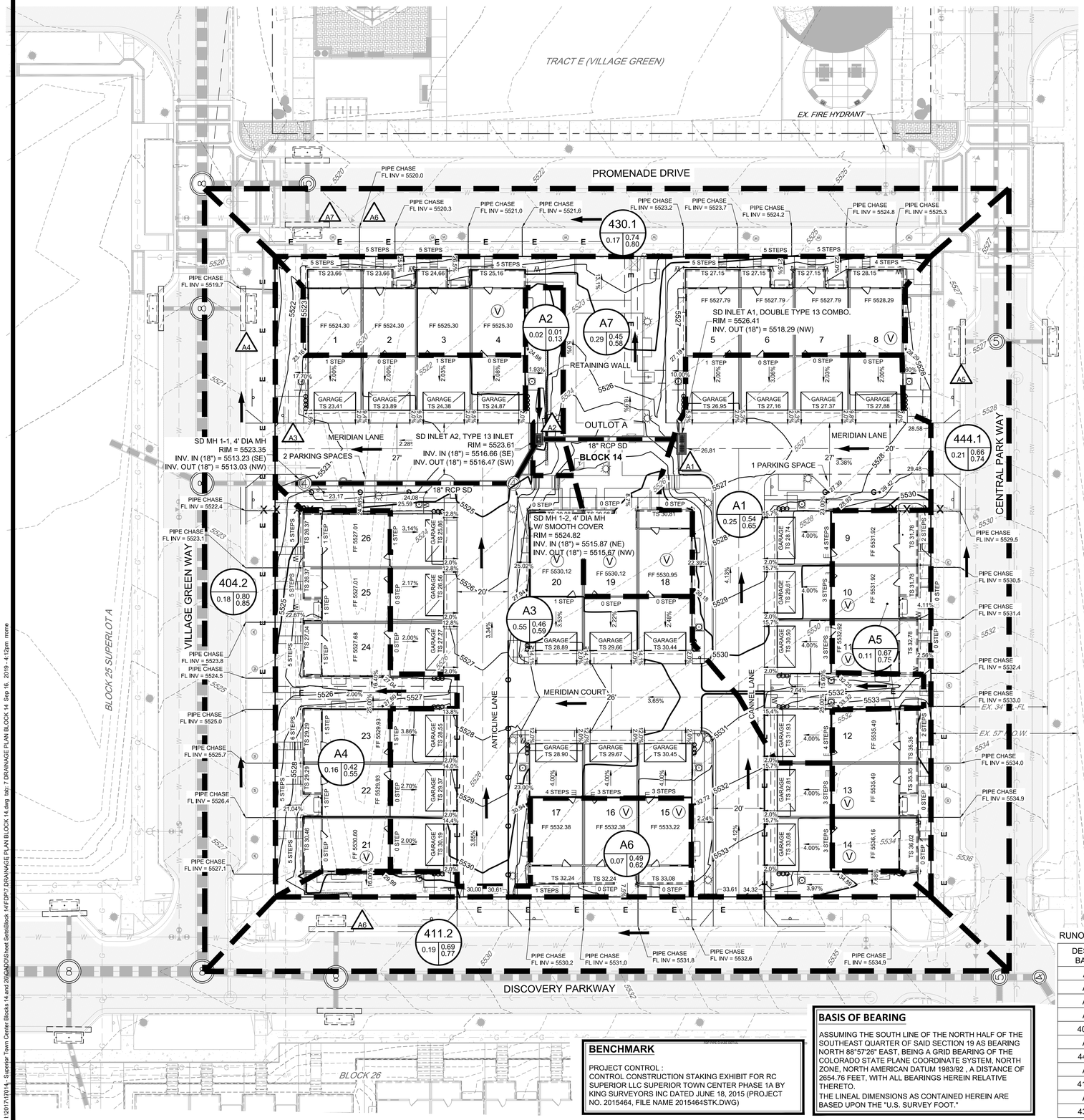
DRAWN	JMG
CHECKED	MTP
APPROVED	MTP
PROJECT NO.	17014.01
HORZ. SCALE	1" = 20'
VERT. SCALE	N/A

DATE	NO.	NOTES
03.21.2019	1	1ST SUBMITTAL
05.29.2019	2	2ND SUBMITTAL
07.09.2019	3	3RD SUBMITTAL
08.05.2019	4	ISSUE FOR COUNCIL APPROVAL
08.27.2019	5	ISSUE FOR FINAL REVIEW

SUPERIOR TOWN CENTER
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15
CIRCULATION AND ACCESS PLAN BLOCK 15
FINAL DEVELPMENT PLAN NO. 7

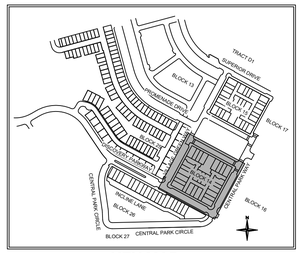
SHEET
6
OF 37

I:\2017\17014 - Superior Town Center Blocks 14 and 26\CADD\Sheet Sets\Block 14\FDP\6 CIRCULATION AND ACCESS PLAN.dwg tab: 6 CIRCULATION AND ACCESS PLAN Sep 16, 2019 - 4:11pm rrome



NOTES:

1. ABBREVIATIONS ARE AS FOLLOWS:
   FF = FINISHED FLOOR
   TS = TOP OF SLAB (PATIO)
   TW = TOP OF WALL
   BW = BOTTOM OF WALL
   IN = INLET
   SD = STORM DRAIN
   MH = MANHOLE
2. ABBREVIATED ELEVATIONS SHOWN AS XX.XX ARE 5500 + XX.XX = 55XX.XX
3. AREA DRAINS ARE TO BE NYLOPLAST OR EQUAL.
4. FDP CONSTRUCTION LIMITS ARE CONSTRAINED TO AREAS CONTAINED WITHIN FDP LIMIT LINE AS SHOWN ON PLAN.
5. THIS PLAN IS IN CONFORMANCE WITH THE MASTER DRAINAGE PLAN "DRAINAGE REPORT UPDATE FOR SUPERIOER TOWN CENTER PHASE 1 AND DISCOVERY OFFICE PARK" PREPARED BY CIVIL RESOURCES, LLC DATED JANUARY 27, 2015.
6. TYPE 13 INLET SHALL MEET HS-20 LOADING REQUIREMENTS



KEY MAP
N.T.S.

EXISTING LEGEND

- LOT LINE
- EASEMENT
- R.O.W.
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- ASPHALT
- FENCE
- WATERLINE
- FIRE HYDRANT
- WATER METER
- REUSE WATER LINE
- UNDERDRAIN LINE
- SANITARY SEWER W/ UNDERDRAIN
- STORM SEWER / INLET / MANI
- ELECTRIC FEEDER LINE
- ELECTRIC LINE
- ELEC. PEDESTAL / TRANSFOF
- GAS LINE
- TELEPHONE LINE
- FIBER LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- STREET LIGHT (PUBLIC)

FDP # 6 LEGEND

- PROJECT BOUNDARY
- FDP LIMIT LINE
  (SAME AND CONTINUOUS)
- LOT LINE
- LOT NUMBERS
- EASEMENT
- ROAD CENTERLINE
- SIDEWALK
- PRIVATE STORM SEWER (CONCRETE)
- PRIVATE STORM SEWER (PVC OR HDPE) WITH AREA DRAIN / CLEANOUT
- MANHOLE
- INLET
- PEDESTRIAN LIGHT
- ELEC. PEDESTAL / TRANSFORMER
- AIR CONDITIONER PAD 30"X30"
- RETAINING WALL
- ROOF OVERHANG
- FENCE
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- SIGN
- ACCESSIBLE PARKING SPOT
- VISITABLE UNIT
- BASIN BOUNDARY
- BASIN ID
- 5 YEAR RUNOFF
- 100 YEAR RUNOFF
- BASIN AREA (ACRES)
- DESIGN POINT
- FLOW ARROW

SCALE: 1" = 20'

RUNOFF SUMMARY TABLE

DESIGN BASIN	AREA (AC)	Basin Flow Q 5 (cfs)	Basin Flow Q 100 (cfs)
A1	0.25	0.6	1.4
A2	0.02	0.0	0.0
A3	0.55	1.1	2.7
A4	0.16	0.3	0.7
404.2	0.18	0.7	1.4
A5	0.11	0.4	0.8
444.1	0.21	0.7	1.4
A6	0.07	0.2	0.4
411.2	0.19	0.6	1.3
A7	0.29	0.6	1.4
430.1	0.17	0.6	1.2

STRUCTURE SUMMARY TABLE

Structure	Tributary Basins	Area	Cumulative Q 5 (cfs)	Cumulative Q 100 (cfs)
A1 Double 13 Combo	A1	0.25	0.6	1.4
A2 Single 13 Valley	A2	0.02	0.0	0.0
404.2 Ex. 10' Type R	A3, A4 & 404.2	0.89	2.0	4.6
444.1 Ex. 10' Type R	A5, 444.1	0.32	1.0	2.2
411.2 Ex. 10' Type R	A6, 411.2	0.26	0.7	1.6
430.1 Ex. 10' Type R	A7, 430.1	0.46	1.1	2.5

BENCHMARK

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

BASIS OF BEARING

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

YEARS 15 Redland WHERE GREAT PLACES BEGIN
720.282.6783 Office
10200 E. Girard Court, Littleton, Colorado 80120
REDLAND.COM

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

NO.	DATE	NOTES
1	03.21.2019	1ST SUBMITTAL
2	05.29.2019	2ND SUBMITTAL
3	07.09.2019	3RD SUBMITTAL
4	08.05.2019	ISSUE FOR COUNCIL APPROVAL
5	08.27.2019	ISSUE FOR FINAL REVIEW

SUPERIOR TOWN CENTER
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15
DRAINAGE PLAN BLOCK 14
FINAL DEVELPMENT PLAN NO. 6

SHEET
7
OF 37

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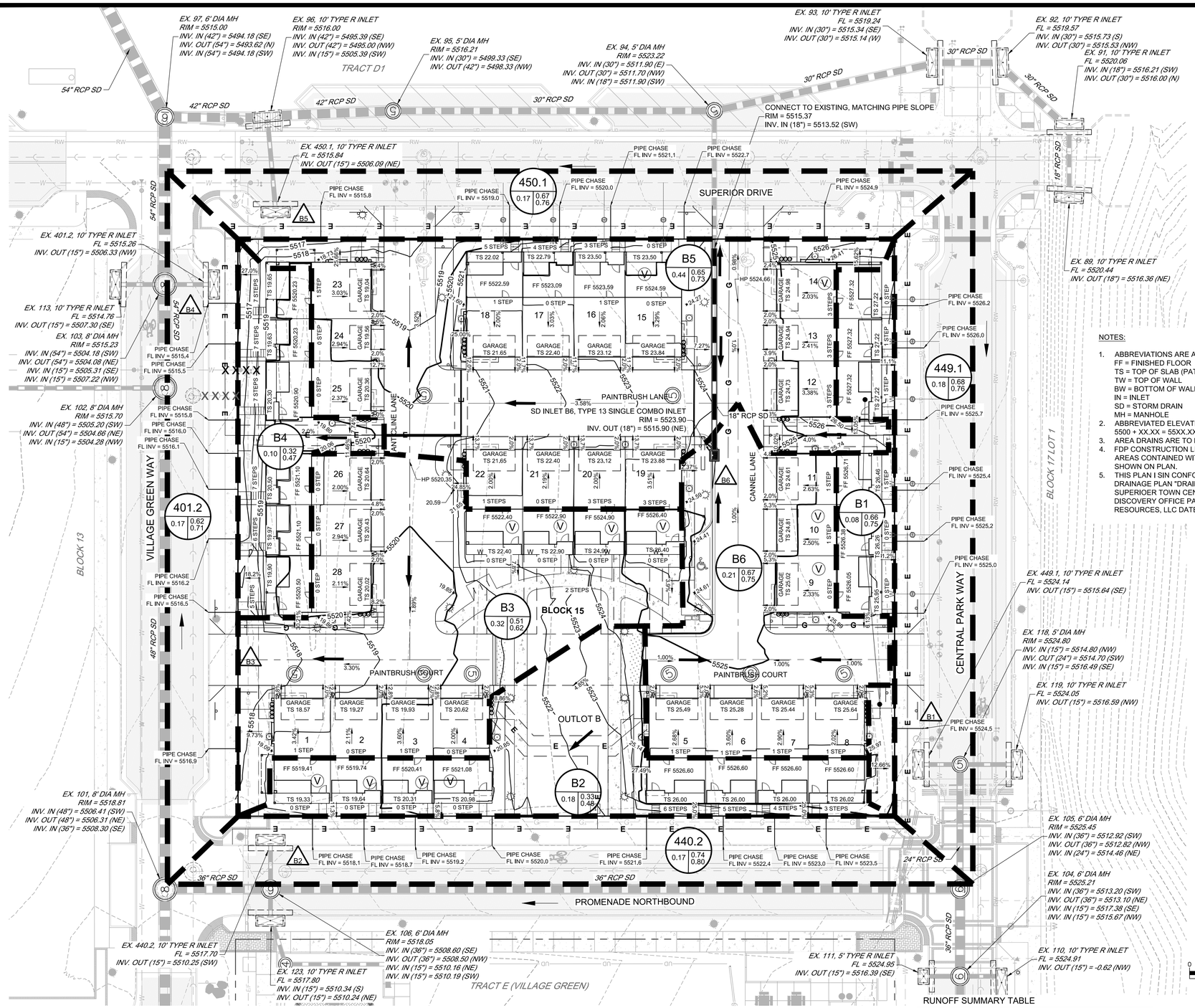

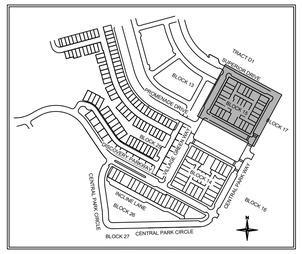

KEY MAP
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NOTES:

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   TW = TOP OF WALL
   BW = BOTTOM OF WALL
   IN = INLET
   SD = STORM DRAIN
   MH = MANHOLE
2. ABBREVIATED ELEVATIONS SHOWN AS XX.XX ARE 5500 + XX.XX = 55XX.XX
3. AREA DRAINS ARE TO BE NYLOPLAST OR EQUAL.
4. FDP CONSTRUCTION LIMITS ARE CONSTRAINED TO AREAS CONTAINED WITHIN FDP LIMIT LINE AS SHOWN ON PLAN.
5. THIS PLAN I SIN CONFORMANCE WITH THE MASTER DRAINAGE PLAN "DRAINAGE REPORT UPDATE FOR SUPERIOR TOWN CENTER PHASE 1 AND DISCOVERY OFFICE PARK" PREPARED BY CIVIL RESOURCES, LLC DATED JANUARY 27, 2015.

EXISTING LEGEND

- LOT LINE
- EASEMENT
- R.O.W.
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- ASPHALT
- FENCE
- WATERLINE
- FIRE HYDRANT
- WATER METER
- REUSE WATER LINE
- UNDERDRAIN LINE
- SANITARY SEWER W/ UNDERDRAIN
- STORM SEWER / INLET / MANHOLE
- ELECTRIC FEEDER LINE
- ELECTRIC LINE
- ELEC. PEDESTAL / TRANSFORMER
- GAS LINE
- TELEPHONE LINE
- FIBER LINE
- 5280 CONTOUR MAJOR
- 5281 CONTOUR MINOR
- STREET LIGHT (PUBLIC)

FDP # 7 LEGEND

- PROJECT BOUNDARY
- FDP LIMIT LINE
  (SAME AND CONTINUOUS)
- LOT LINE
- 5 LOT NUMBERS
- EASEMENT
- ROAD CENTERLINE
- SIDEWALK
- PRIVATE STORM SEWER (CONCRETE)
- PRIVATE STORM SEWER (PVC OR HDPE) WITH AREA DRAIN / CLEANOUT
- MANHOLE
- INLET
- PEDESTRIAN LIGHT
- ELEC. PEDESTAL / TRANSFORMER
- AIR CONDITIONER PAD 30"X30"
- RETAINING WALL
- ROOF OVERHANG
- FENCE
- 5280 CONTOUR MAJOR
- 5281 CONTOUR MINOR
- 53.9 SPOT ELEVATION
- SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- SIGN
- ACCESSIBLE PARKING SPOT
- V VISITABLE UNIT
- BASIN BOUNDARY
- A1 BASIN ID
- 0.000 / 0.00 / 0.00 — 5 YEAR RUNOFF / 100 YEAR RUNOFF / BASIN AREA (ACRES)
- .00 DESIGN POINT
- FLOW ARROW

RUNOFF SUMMARY TABLE

DESIGN BASIN	AREA (AC)	Basin Flow Q 5 (cfs)	Basin Flow Q 100 (cfs)
B1	0.08	0.3	0.5
449.1	0.18	0.6	1.3
B2	0.18	0.2	0.7
440.2	0.16	0.6	1.2
B3	0.32	0.7	1.7
B4	0.10	0.1	0.4
401.2	0.17	0.5	1.1
B5	0.44	1.4	2.9
450.1	0.17	0.6	1.2
B6	0.21	0.7	1.4

STRUCTURE SUMMARY TABLE

Structure	Tributary Basins	Area	Cumulative Q 5 (cfs)	Cumulative Q 100 (cfs)
449.1 Ex. 10' Type R	B1, 449.1	0.26	0.9	1.8
440.2 Ex. 10' Type R	B2, 440.2	0.34	0.8	1.7
401.2 Ex. 10' Type R	B3, B4, 401.2	0.59	1.3	2.9
450.1 Ex. 10' Type R	B5, 450.1	0.61	1.9	4.1
B6 Single 13 Combo	B6	0.21	0.7	1.4

BENCHMARK

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

BASIS OF BEARING

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YEARS
Redland
WHERE GREAT PLACES BEGIN
720.282.8783 Office
10200 E. Girard Court, Littleton, Colorado 80120
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DRAWN	JMG
CHECKED	RAR
APPROVED	MTP
PROJECT NO.	17014.01
HORZ. SCALE	1" = 20'
VERT. SCALE	N/A

NOTES

NO.	DATE	
1	03.21.2019	1ST SUBMITTAL
2	05.29.2019	2ND SUBMITTAL
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SUPERIOR TOWN CENTER
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15
DRAINAGE PLAN BLOCK 15
FINAL DEVELPMENT PLAN NO. 7

SHEET
8
OF 37

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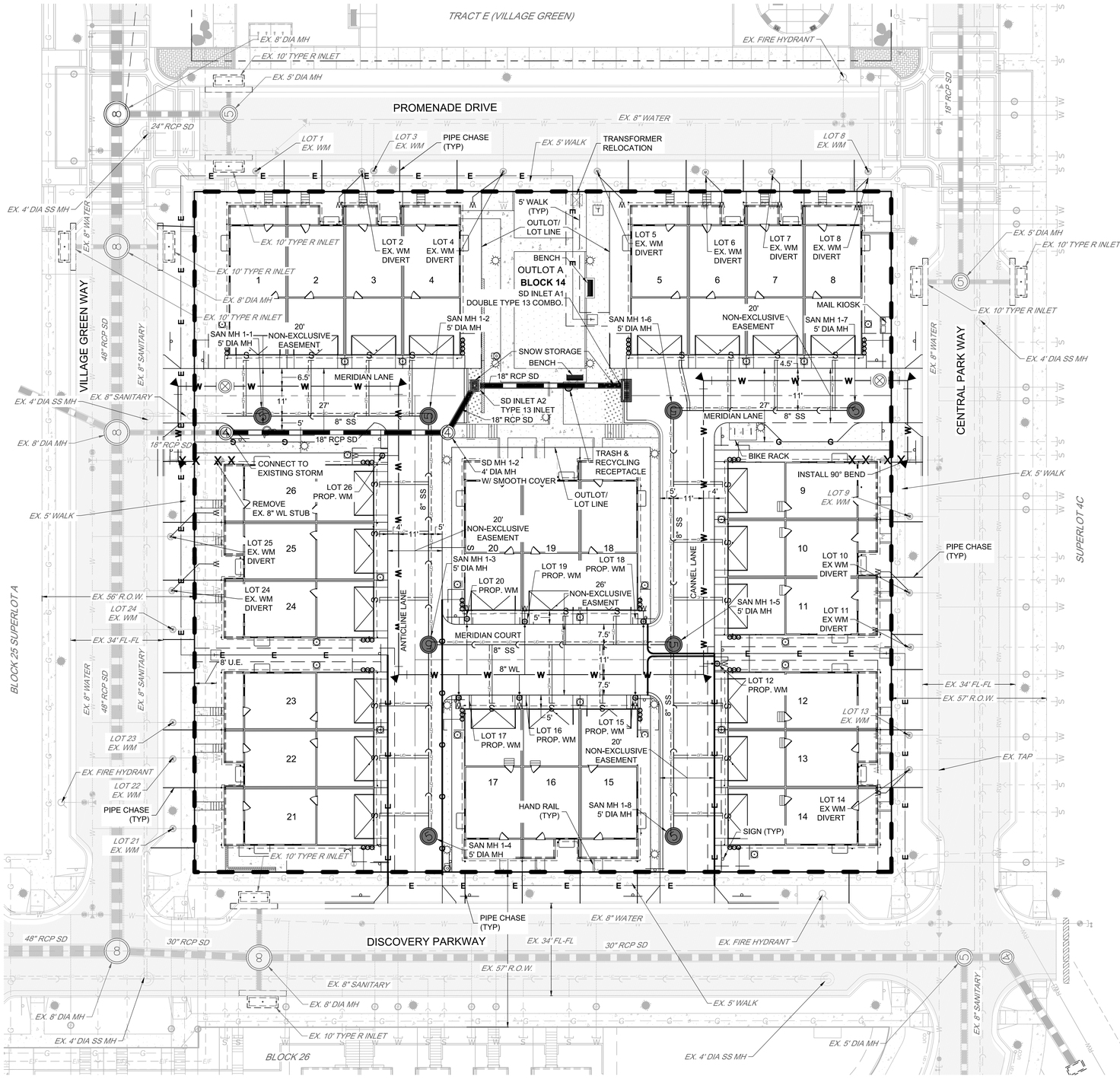
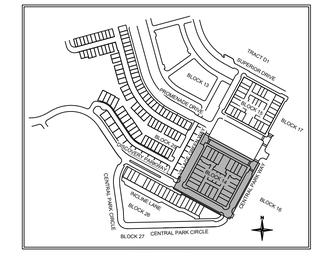




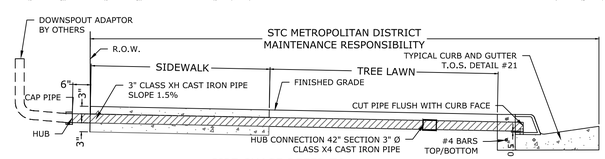
KEY MAP
N.T.S.

EXISTING LEGEND

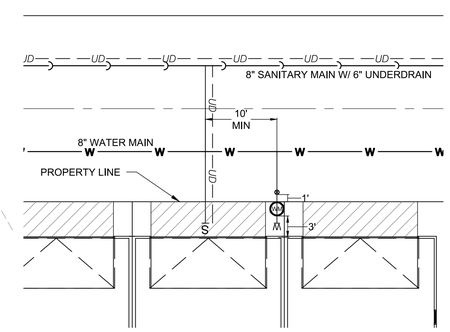
- LOT LINE
- EASEMENT
- R.O.W.
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- ASPHALT
- FENCE
- WATERLINE
- FIRE HYDRANT
- WATER SERVICE
- REUSE WATER LINE
- UNDERDRAIN LINE
- SANITARY SEWER W/ UNDERDRAIN
- SANITARY SERVICE
- STORM SEWER/INLET/MANHOLE
- ELECTRIC LINE
- ELECTRIC FEEDER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

FDP #6 LEGEND

- PROJECT BOUNDARY } SAME AND CONTINUOUS
- FDP LIMIT LINE
- ACCESSIBLE ROUTE
- LOT LINE
- 5 — LOT NUMBERS
- EASEMENT
- ROAD CENTERLINE
- XXXXXXXX — DEMOLITION LINE
- PRIVATE STORM SEWER (CONCRETE)
- PRIVATE STORM SEWER (PVC OR HDPE) WITH AREA DRAIN / CLEANOUT
- MANHOLE
- INLET
- WATER BEND
- WATER CROSS
- WATER TEE
- WATER REDUCER
- WATER GATE VALVE
- FIRE HYDRANT
- PLUG/CAP
- SANITARY SEWER W/ UNDERDRAIN
- WATER LINE
- 4" SANITARY SEWER SERVICE
- 1" WATER SERVICE W/ 1" TAP
- WATER METER
- ELECTRIC METER
- GAS METER
- PEDESTRIAN LIGHT
- ELEC. PEDESTAL / TRANSFORMER
- AIR CONDITIONER PAD 30"X30"
- ROOF OVERHANG
- SIGN
- OUTLOT (DISTRICT OWNED/MAINTAINED)
- SNOW STORAGE
- SIDEWALK
- TRASH & RECYCLING RECEPTACLE
- BENCH
- DOG WASTE STATION
- MAIL KIOSK
- BIKE RACK
- ACCESSIBLE PARKING SPOT
- RETAINING WALL
- PIPE CHASE



PIPE CHASE REFER TO CONSTRUCTION DOCUMENTS



SERVICE DETAIL - REAR ACCESS
1" = 10'

NOTES:

1. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH DIAMETER.
2. ALL WATER SERVICES SHALL BE 1".
3. CURB STOP INSTALLED IN CONCRETE SHALL HAVE H20 VALVE COVER WITH NO MARKING TO DISTINGUISH FROM CITY STANDARD VALVE BOXES ON THE MAIN LINE.

0 10 20 40
SCALE: 1" = 20'

YEARS Redland
WHERE GREAT PLACES BEGIN
720.282.6783 Office
1550 Wewatta Court, Littleton, Colorado 80120
REDLAND.COM

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

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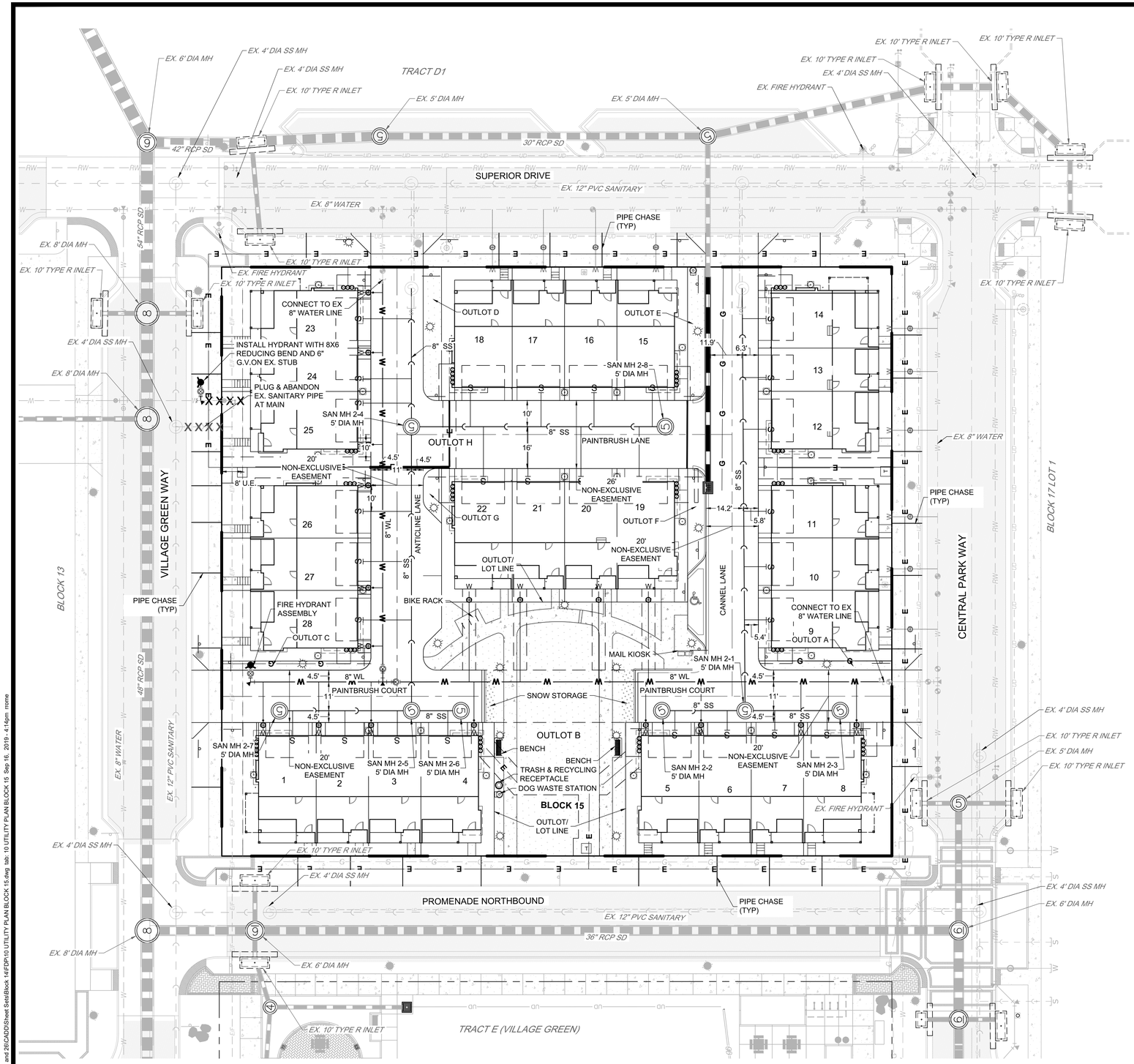
SUPERIOR TOWN CENTER
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15

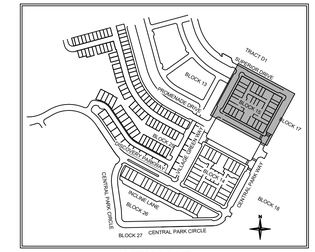
UTILITY PLAN BLOCK 14

FINAL DEVELPMENT PLAN NO. 6

SHEET
9
OF 37

I:\2017\17014 - Superior Town Center Blocks 14 and 26\CAD\Sheet Sets\Block 14\FDP9 UTILITY PLAN BLOCK 14.dwg tab: 9 UTILITY PLAN BLOCK 14 Sep 16, 2019 - 4:13pm mome





KEY MAP
N.T.S.

EXISTING LEGEND

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

FDP #7 LEGEND

- PROJECT BOUNDARY
- FDP LIMIT LINE
  (SAME AND CONTINUOUS)
- ACCESSIBLE ROUTE
- LOT LINE
- LOT NUMBERS (5)
- EASEMENT
- ROAD CENTERLINE
- DEMOLITION LINE
- PRIVATE STORM SEWER (CONCRETE)
- PRIVATE STORM SEWER (PVC OR HDPE) WITH AREA DRAIN / CLEANOUT
- MANHOLE
- INLET
- WATER BEND
- WATER CROSS
- WATER TEE
- WATER REDUCER
- WATER GATE VALVE
- FIRE HYDRANT
- PLUG/CAP
- SANITARY SEWER
- WATER LINE
- 4" SANITARY SEWER SERVICE
- 1" WATER SERVICE W/ 1" TAP
- WATER METER
- ELECTRIC METER
- GAS METER
- PEDESTRIAN LIGHT
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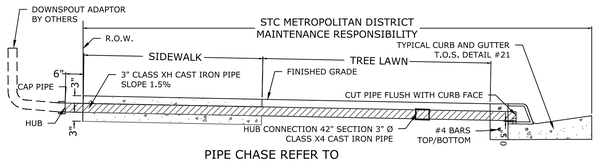
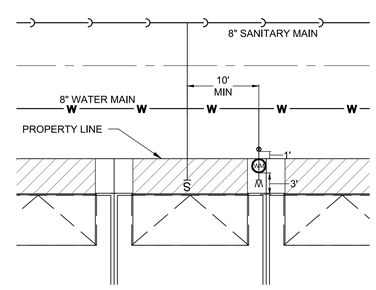


PIPE CHASE REFER TO CONSTRUCTION DOCUMENTS



SERVICE DETAIL - REAR ACCESS
1" = 10'

NOTES:

1. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH DIAMETER.
2. ALL WATER SERVICES SHALL BE 1".
3. CURB STOP INSTALLED IN CONCRETE SHALL HAVE H20 VALVE COVER WITH NO MARKING TO DISTINGUISH FROM CITY STANDARD VALVE BOXES ON THE MAIN LINE.

N

0 10 20 40
SCALE: 1" = 20'

YEARS NEW Redland WHERE GREAT PLACES BEGIN
720.282.6783 Office
10200 E. Girard Ave, Court, Littleton, Colorado 80120
REDLAND.COM

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HORZ. SCALE	1" = 20'
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SUPERIOR TOWN CENTER
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15

UTILITY PLAN BLOCK 15

FINAL DEVELPMENT PLAN NO. 7

SHEET
10
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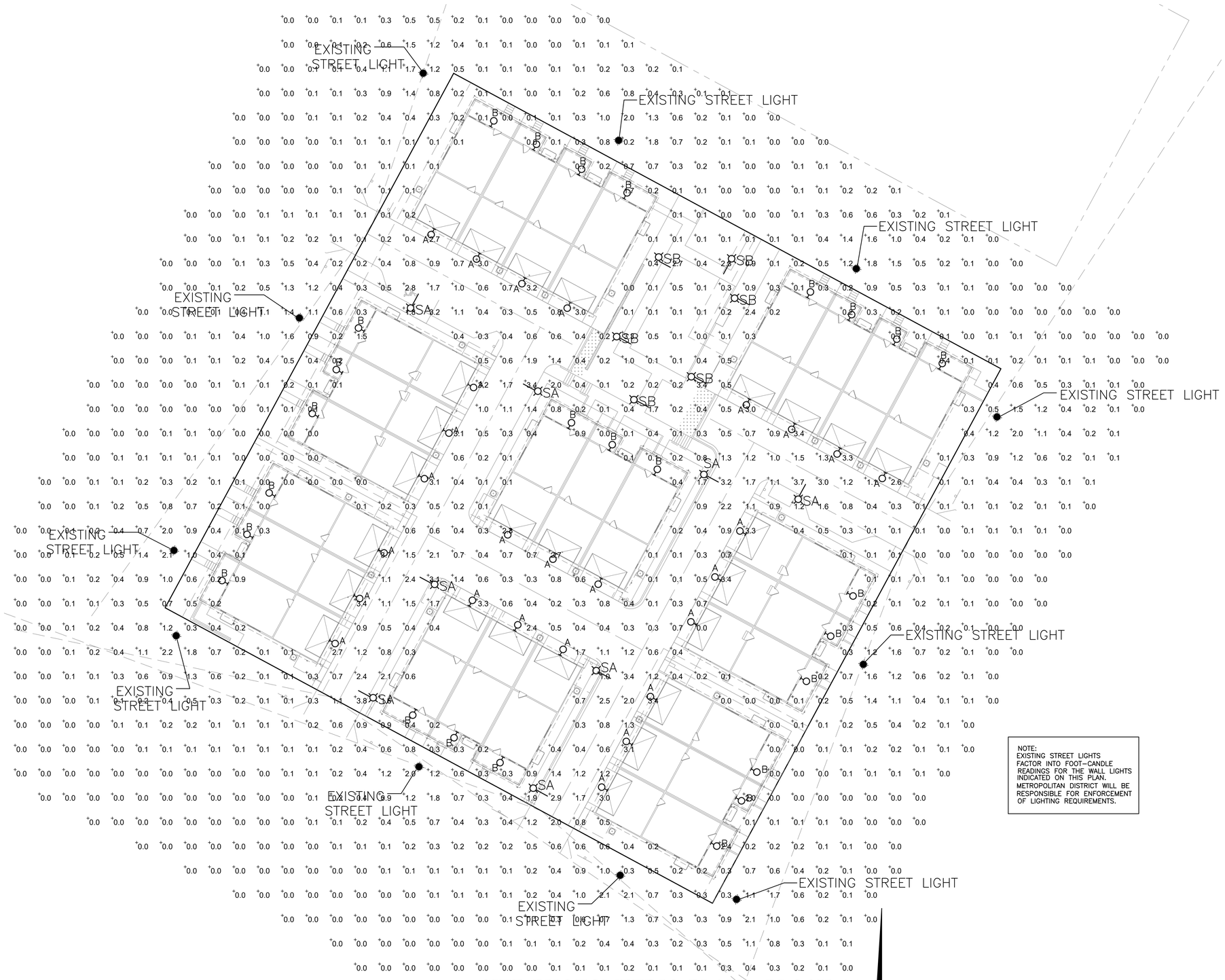
I:\2017\17014 - Superior Town Center Blocks 14 and 26\CAD\Sheet Sets\Block 14\FDP\10 UTILITY PLAN BLOCK 15.dwg tab: 10 UTILITY PLAN BLOCK 15 Sep 16, 2019 - 4:14pm nsmw



SITE PHOTOMETRIC PLAN - BLOCK 14

Scale: 1"=20'

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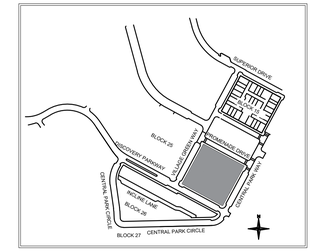

KEY MAP
N.T.S.

PHOTOMETRIC SUMMARY BLOCK 14 DRIVE LANES
AVERAGE = 0.4 FT. CANDLE
MINIMUM = 0.1 FT. CANDLE
MAXIMUM = 3.6 FT. CANDLE
AT LLF = 1.0

PHOTOMETRIC SUMMARY BLOCK 14 PATHWAYS
AVERAGE = 0.5 FT. CANDLE
MINIMUM = 0.1 FT. CANDLE
MAXIMUM = 3.3 FT. CANDLE
AT LLF = 1.0

SITE PHOTOMETRIC SUMMARY BLOCK 14 ONLY
AVERAGE = 0.4 FT. CANDLE
MINIMUM = 0.0 FT. CANDLE
MAXIMUM = 3.8 FT. CANDLE

NOTE ON LIGHTING CONTROLS:
ALL SITE LIGHTS ON THESE PLANS SHALL BE PHOTO CELL CONTROLLED AND OPERATE DUSK UNTIL DAWN.

NOTE:
EXISTING STREET LIGHTS FACTOR INTO FOOT-CANDLE READINGS FOR THE WALL LIGHTS INDICATED ON THIS PLAN. METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR ENFORCEMENT OF LIGHTING REQUIREMENTS.

ENGINEERING CONSULTANTS INCORPORATED
ELECTRICAL ENGINEERS
8811 E Hampden Ave, Ste 200, Denver, CO 80231
(303) 355-5534 (tel) walter@rgecinc.com

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DRAWN	SG
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APPROVED	MTP
PROJECT NO.	17014.01
HORZ. SCALE	
VERT. SCALE	

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08.27.2019	5	ISSUE FOR FINAL REVIEW

SUPERIOR TOWN CENTER
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15

SITE PLAN BLOCK 14
SITE PHOTOMETRIC PLAN

SHEET
11
OF 37

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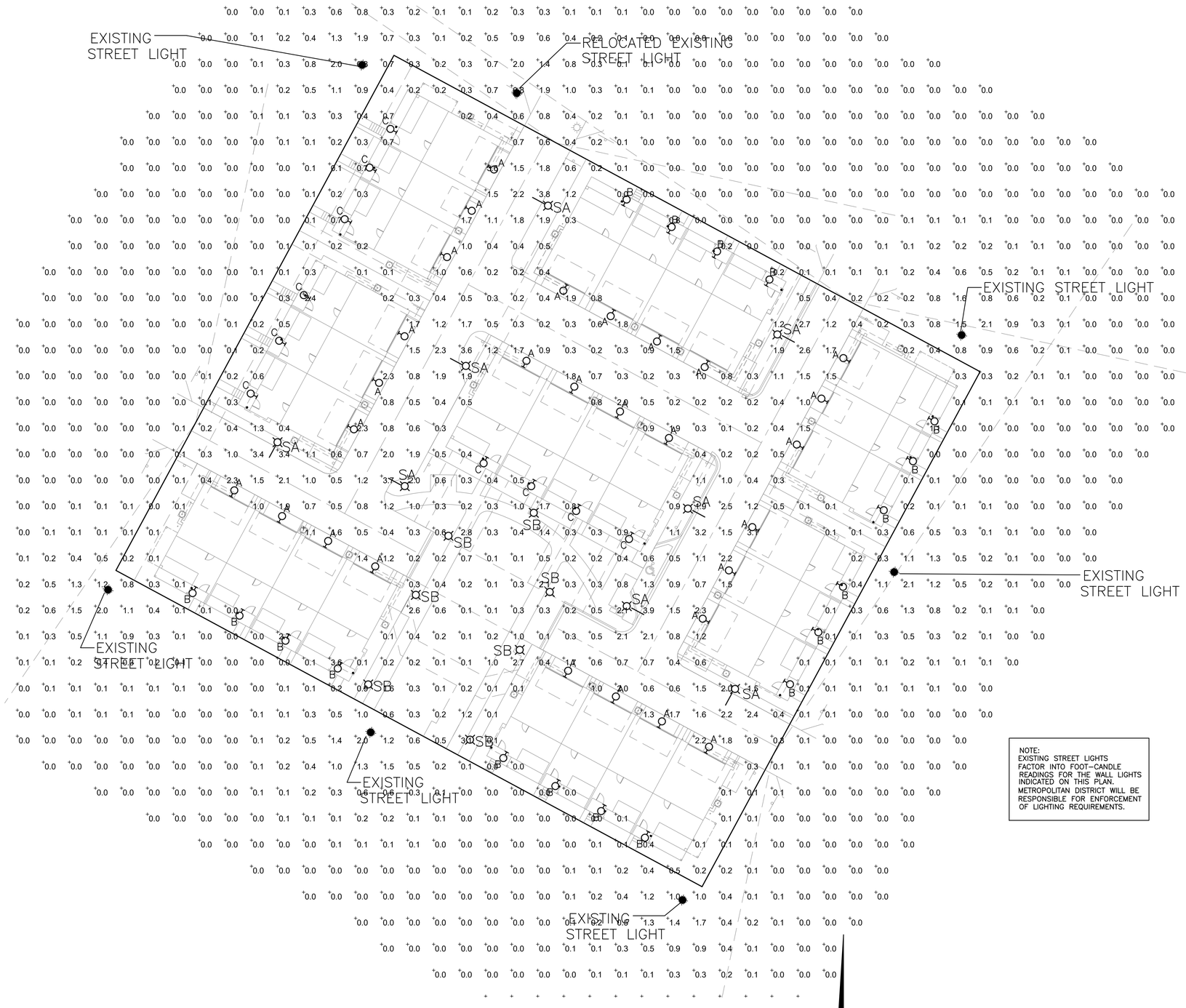
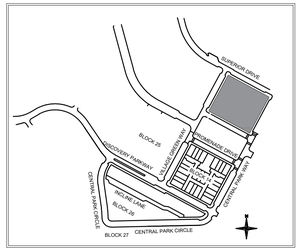


SITE PHOTOMETRIC PLAN

Scale: 1"=20'

0 20 40 FEET



KEY MAP

N.T.S.

PHOTOMETRIC SUMMARY BLOCK 15 DRIVE LANES
AVERAGE = 0.7 FT. CANDLE
MINIMUM = 0.1 FT. CANDLE
MAXIMUM = 3.8 FT. CANDLE
AT LLF = 1.0

PHOTOMETRIC SUMMARY BLOCK 15 PATHWAYS
AVERAGE = 0.9 FT. CANDLE
MINIMUM = 0.1 FT. CANDLE
MAXIMUM = 3.1 FT. CANDLE
AT LLF = 1.0

SITE PHOTOMETRIC SUMMARY BLOCK 15 ONLY
AVERAGE = 0.4 FT. CANDLE
MINIMUM = 0.0 FT. CANDLE
MAXIMUM = 3.9 FT. CANDLE

NOTE ON LIGHTING CONTROLS:
ALL SITE LIGHTS ON THESE PLANS SHALL BE PHOTO CELL CONTROLLED AND OPERATE DUSK UNTIL DAWN.

NOTE:
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SUPERIOR TOWN CENTER
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15

SITE PLAN BLOCK 15

SITE PHOTOMETRIC PLAN

SHEET

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OF 37

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LIGHTING FIXTURE SCHEDULE

ITEM	NUMB	MANUFACTURER	CAT. NO.	FINISH	LAMPS	MOUNTING	LLF	DESCRIPTION
SA	16	LANDSCAPE FORMS ASHBERY COLLECTION	HEAD: AP–206L3–100F–30K–UV1–20K–P2–TW1 POLE: AP–12–P2–4–CVR	BLACK BLACK	3000K LED 1000 MA 2,162 LUMENS	POST TOP 12' POLE	1.0	SINGLE HEAD POST TOP LED POLE LIGHT ON ROUND POLE. BLACK FINISH, TYPE III OPTICS. FIXTURE MUST BE FIELD DIMMABLE. BUG RATING: B1; U0; G1
SB	13	LANDSCAPE FORMS ASHBERY COLLECTION	AP–006L4–035F–30K–UV1–SM	BLACK	3000K LED 350 MA 444 LUMENS	36 3/4" OVERALL HEIGHT	1.0	36 3/4" HIGH, FULL CUT OFF, PATHWAY LED LIGHT, TYPE IV OPTICS BUG RATING: B0; U0; G1
A	54	OXYGEN LIGHTING	3–726–22–3	BLACK	3000K LED 468 LUMENS	WALL +9' AFG	1.0	FULL CUT OFF EXTERIOR LED WALL LIGHT INSTALLED CENTERED ABOVE EACH GARAGE DOOR.
B	44	KICHLER	11250BKT30	BLACK	11W, 3000K LED 350 LUMENS	WALL +7' AFG TO BOTTOM	1.0	WET LOCATION RATED EXTERIOR CYLINDER WALL DOWN LIGHT AT UNIT ENTRY DOOR. FULL CUTOFF
C	10	KICHLER	RIPLEY 10" 49061OZ	BRONZE	(1)3000K LED R14FL 310 LUMENS	WALL +7' AFG TO BOTTOM	1.0	WET LOCATION RATED EXTERIOR WALL DOWN LIGHT AT UNIT ENTRY DOOR, CUT OFF TYPE

NOTE:
ALL EXTERIOR LIGHT FIXTURES SHALL BE FULL CUT–OFF AND DIRECTED DOWN IN FULL CUT–OFF POSITION.

7" 3000K LED Wall Light Textured Black

11250BKT30 (Black)

FIXTURE "B"

Project Name:
Location:
Type:
Qty:
Comments:

Certifications/Qualifications

Class 2	Yes
Dark Sky Compliant	Yes
Location Rating	Wet
Title 24 Compliant	Yes
Warranty	www.kichler.com/warranty

Dimensions

Base Backplate	5.00 X 5.00
Extension	6.50"
Weight	2.60 LBS
Height from center of Wall opening (Spec Sheet)	3.25"
Height	7.00"
Width	5.00"

Electrical

Input Voltage	Dual (120/140)V

Mounting/Installation

Interior/Exterior	Exterior
Mounting Style	Wall Mount

Photometrics

Color Rendering Index	90
Color Temperature Range	3000
Delivered Efficacy (Lumens/Watt)	33
Delivered Lumens	350
Kelvin Temperature	3000

Primary Lamping

Expected Life Span	40000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	11W
# of Bulbs/LED Modules	1

Product/Ordering Information

SKU	11250BKT30
Finish	Black
Style	Contemporary
UPC	783927453066

Specifications

Material	ALUMINUM

Kichler
7711 East Pleasant Valley Road Cleveland, Ohio 44131–8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER.

RIPLEY COLLECTION

Ripley™ 10" 1 Light Wall Light Olde Bronze®

49061OZ (Bronze)

FIXTURE "C"

Project Name:
Location:
Type:
Qty:
Comments:

Certifications/Qualifications

Dark Sky Compliant	Yes
Location Rating	Wet
Warranty	www.kichler.com/warranty

Dimensions

Extension	13.00"
Weight	1.50 LBS
Height from center of Wall opening (Spec Sheet)	3.25"
Height	10.00"
Width	12.00"

Mounting/Installation

Interior/Exterior	Exterior
Mounting Style	Wall Mount

Primary Lamping

Lamp Included	Not Included
Lamp Type	R14FL
Light Source	Incadescent
Max or Nominal Watt	40W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150

Product/Ordering Information

SKU	49061OZ
Patent	US Patent Pending
Finish	Bronze
Style	Lodge / Country
UPC	783927301084

Specifications

Material	ALUMINUM

Kichler
7711 East Pleasant Valley Road Cleveland, Ohio 44131–8010
Toll free: 866.558.5706 or kichler.com

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KICHLER.

CERES Outdoor

120v : **3-726-xx**
277v : **37-726-xx**

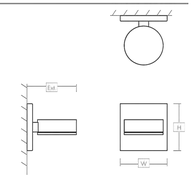
oxygen

FIXTURE TYPE **FIXTURE "A"** LOCATION
PROJECT DATE

-16 Gray

-22 Oiled Bronze

LIGHT SOURCE	1 x 8.2W LED, 3000K, CRI 90
LUMINAIRE POWER	10.3W at 120V
RATED LIFE	60000 hr RL
OPTIONAL COLOR TEMPERATURES	2700K, 3500K, 4000K
LUMEN OUTPUT	Delivered: 468 lm (LM-79)
INPUT VOLTAGE	120V or 277V
DRIVER OUTPUT	350 mA, 12W
DIMMING	0-10v &Phase (ELV) Dimming - 50/60Hz 100% to 10% Dimming
CONSTRUCTION	Cast Aluminium and Glass
DIFFUSER	- Frosted Glass
FINISHES	Gray (-16), Oiled Bronze (-22)
MOUNTING	4" Octagonal J-Box*, 4" Squared J-Box* *Deep J-Box (Installer must provide a bead of caulk between fixture housing and mounting surface)
STANDARDS	ETL Wet, Conforms to UL STD 1598, Certified CAN/CSA, STD C22.2 No 250.0.

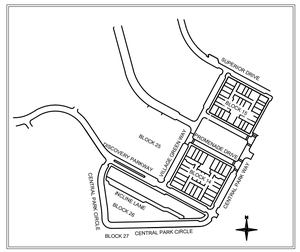


DIMENSIONS
W: 4.75"
H: 4.75"
Ext: 5.00"
M.C: 2.37" From top of fixture

Order example for standard fixture:
3-726-22 (- Voltage - xxx-Sequence # - xx-Finish)
3: 120v, 37: 277v
Order example for optional color temperatures: 3-726-2722
27: 2700K, 35: 3500K, 40: 4000K

WET Intertek

201 Railhead Road, Fort Worth, TX 76106 - Tel. (877) 607-0202 - www.oxygenlighting.com



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SUPERIOR TOWN CENTER
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15

SITE PLAN BLOCK 14 AND 15

SITE LIGHT FIXTURES

SHEET
13
13 OF 37

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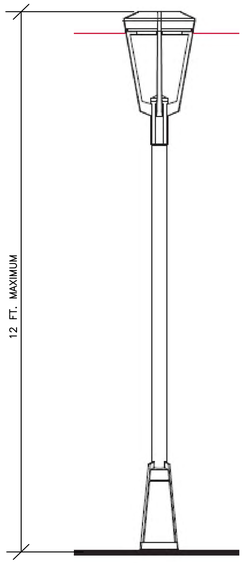


FIXTURE "SA"

landscape forms

ASHBERY AREA LIGHT

Product Data Sheet

FIXTURE "SA"

Ashbery is a trio of lights that brings together advanced LED technology and optics with an homage to traditional-style lights that have a special place in the American lexicon. The area light is offered in 12', 14', and 16' heights and is ideal for campuses, parks and plazas, helping to create public spaces that are usable 24 hours a day. Options include single luminaires or a double-mount option for dual luminaires, one on either side of the pole. Patent-pending glare control requires less eye adaptation, enabling lower light levels and lower energy use with excellent visual acuity, while tenon-mounted luminaires can be retrofitted in the field. Cast aluminum parts in a full color palette are finished with Landscape Forms proprietary Pangard IP HAPS, VOC, lead-free polyester powdercoat.

General Description

- Available in single or double pole mounted configurations
- Offered in 3 standard pole heights (12', 14', and 16')
- Optional ANSI 136.41 7-pin twist lock receptacle
- Mounting template and anchor hardware included
- International Dark-Sky approved
- UL Listed, suitable for wet locations

Electrical

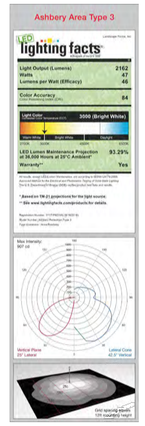
Surge protected 100V-277V 50/60 Hz, Class 2 LED dimmable driver. LED cartridge with weatherproof quick disconnect provides ease of installation and serviceability. Ashbery Pedestrian ships prewired.

Area Type 3

Type 3 Distribution
Lamp: 6 Cree XHP50 LEDs
CCT: 3000K, 3500K, 4000K
Drive Current: 1000mA
Optic: Carclo Optics
Lens: Diffused Acrylite®
Power Supply: 100V-277V
LED Driver: TRP PLED-50W
Dimmable: 0-10V
BUG Rating: B1 U0 G1
IP Rating: IP66 for LED Cartridge

Area Type 5

Type 5 Distribution
Lamp: 12 Cree XP-G2 LEDs
CCT: 3000K, 3500K, 4000K
Drive Current: 1000mA
Optic: Carclo Optics
Lens: Diffused Acrylite®
Power Supply: 100V-277V
LED Driver: TRP PLED-98W
Dimmable: 0-10V
BUG Rating: B2 U0 G1
IP Rating: IP66 for LED Cartridge



Landscape Forms, Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

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ASHBERY AREA LIGHT

Product Data Sheet

FIXTURE "SA"

To Order Ashbery Area Luminaire

Specify in order: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Center Element, Connection, Optional Twist Lock Receptacle and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Center Element	Connection	Twist Lock*
AP ASHBERY	206L3 (6 LED Type 3) / 212L5 (12 LED Type 5)	100F (1000 mA)	40K (4000K) 35K (3500K) 30K (3000K)	UV1 (100-277VAC)	20K (2000K)	P2 (Single Tenon) CC1 (Arm Mount)	NTW (No Twist Lock) TW1 (Twist Lock)

EXAMPLE: AP – 206L3 – 100F – 35K / UV1 – 20K – P2 – TW1 – Powdercoat Color

*If luminaire is specified with **CC1** (Arm Mount), specify optional Twist Lock Receptacle with pole.

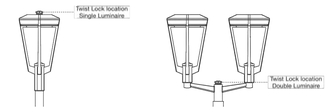
To Order Ashbery Area Aluminum Pole

Specify in order: Product, Height, Connection, Pole Diameter, Base Cover, optional Twist Lock Receptacle and Powdercoat Color.

	Product	Height	Connection	Pole Diameter	Base	Twist Lock
Single Luminaire	AP ASHBERY	12 (144 in) 14 (168 in) 16 (192 in)	P2 (Single Tenon)	4 (4 inches)	NUT (Nut Covers) CVR (Cover Plate)	To be specified with luminaire.

	Product	Height	Connection	Pole Diameter	Base	Twist Lock
Double Luminaire	AP ASHBERY	12 (144 in) 14 (168 in) 16 (192 in)	2CC1 (Dual Arm)	5 (5 inches)	NUT (Nut Covers) CVR (Cover Plate)	NTW (No Twist Lock) TW1 (Twist Lock)

EXAMPLE: AP – 14 – P2 – 4 – CVR – Powdercoat Color



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ASHBERY PATH LIGHT

Product Data Sheet

FIXTURE "SB"

Ashbery is a trio of lights that brings together advanced LED technology and optics with an homage to traditional-style lights that have a special place in the American lexicon. The pathway light is 3' tall, and is ideal for illuminating footpaths for safety and extended use. Cast aluminum parts in a full color palette are finished with Landscape Forms proprietary Pangard IP HAPS, VOC, lead-free polyester powdercoat.

General Description

- Cast aluminum LED cartridge and structure
- Surface mounted; base plate mounting template included
- Asymmetrical and symmetrical distribution types available
- Zero up-light, International Dark-Sky approved
- UL Listed, suitable for wet locations

Electrical

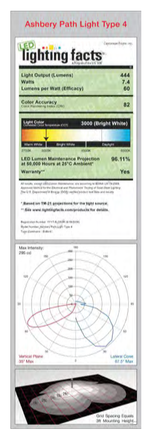
Surge protected 100V-277V 50/60 Hz, Class 2 driver. LED cartridge with weatherproof quick disconnect provides ease of installation and serviceability. Ashbery ships prewired.

Path Light Type 4

Type 4 Distribution
Lamp: 12 Cree XP-G2 LEDs
CCT: 3000K, 3500K, 4000K
Drive Current: 350mA
Optic: Khatod Collimators
Lens: Diffused Acrylite®
Power Supply: 100V-277V
LED Driver: TRP LED-12W
BUG Rating: B0 U0 G1
IP Rating: IP66 for LED Cartridge
Weight: 30 lbs

Path Light Type 5

Type 5 Distribution
Lamp: 12 Cree XP-G2 LEDs
CCT: 3000K, 3500K, 4000K
Drive Current: 350mA
Optic: Khatod Collimators
Lens: Diffused Acrylite®
Power Supply: 100V-277V
LED Driver: TRP LED-20W
BUG Rating: B1 U0 G1
IP Rating: IP66 for LED Cartridge
Weight: 30 lbs



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ASHBERY PATH LIGHT

Product Data Sheet

FIXTURE "SB"

Finish

Pangard IP, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard IP contains no heavy metals and is free of Hazardous Air Pollutants.

To Order

Specify: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Mounting Option, and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
AP ASHBERY	006L4 (6 LED, Type 4) / 012L5 (12 LED, Type 5)	035F (350 mA)	40K (4000K) 35K (3500K) 30K (3000K)	UV1 (100-277VAC)	SM (Surface Mount)

EXAMPLE: AP – 006L4 – 035F – 35K – UV1 – SM – Powdercoat Color

Product Modifications

Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

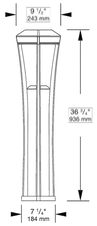
Warranty

LED lighting products are warranted for six years.

Other

UL Listed, RoHS Compliant, Dark-Sky Approved
US Patent Pending

Ashbery is designed by Robert A.M. Stern Architects



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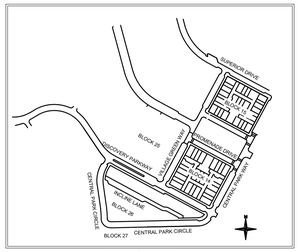

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SITE LIGHT FIXTURES

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14 OF 37

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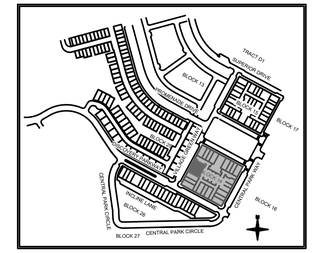
1 **BUILDING 8 - LOTS 24-26 - 3-PLEX FRONT ELEVATION**

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

2 **BUILDING 8 - LOTS 24-26 - 3-PLEX BACK ELEVATION**

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



KEY MAP

N.T.S.

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

NOTE:
1. THE 2-BEDROOM UNIT FLOOR PLANS (D1 AND D3) HAVE 2 BEDROOMS ONLY ON THE SECOND FLOOR. THE OPTIONAL THIRD BEDROOM WILL BE IN THE BASEMENT.

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

NOTES

DATE	NO.	
03.21.2019	1	1ST SUBMITTAL
05.29.2019	2	2ND SUBMITTAL
07.09.2019	3	3RD SUBMITTAL
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SUPERIOR TOWN CENTER
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15

BUILDING ELEVATIONS BLOCK 14
3-PLEX FRONT & REAR
FINAL DEVELOPMENT PLAN NO. 6

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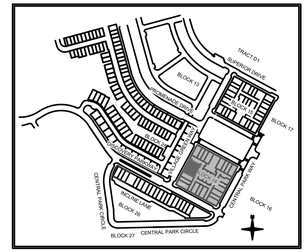

KEY MAP
N.T.S.

1 **BUILDING 8 - LOT 26 - 3-PLEX SIDE ELEVATION (ENHANCED)**
SCALE: 1/4" = 1'-0"

NOTE:
UNITS ON LOTS 1, 4, 5, 8, 9, 14 AND 21 SHALL HAVE ENHANCED SIDE ELEVATION TREATMENTS SIMILAR TO THE ENHANCED BUILDING ELEVATION SHOWN ABOVE.

FDP Minor Modification Note (9.2.2020)
* The side elevation illustrated above will now appear on Building 3 Lot 9 vs. Building 8 Lot 26 as illustrated above. Thrive's interior floor plans, which are clarified and finalized through Building Permit reviews, require some flexibility with the number of windows employed on second floors, where bedrooms are located. The elevation reflected above will occur on Lot 9. Lot 26 will have two fewer windows on the second floor. Otherwise, this elevation will remain unchanged.

2 **BUILDING 8 - LOT 24 - 3-PLEX SIDE ELEVATION**
SCALE: 1/4" = 1'-0"

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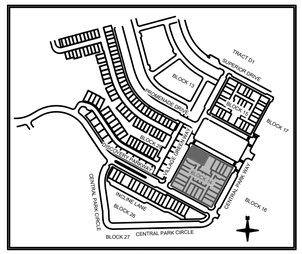
FINAL DEVELOPMENT PLAN NO. 6

1 **BUILDING 1 - LOTS 1-4 - 4-PLEX FRONT ELEVATION**

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

2 **BUILDING 1 - LOTS 1-4 - 4-PLEX BACK ELEVATION**

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



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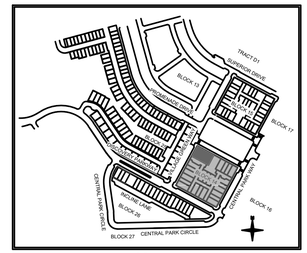

KEY MAP
N.T.S.

1 BUILDING 1 - LOT 4 - 4-PLEX SIDE ELEVATION (ENHANCED)

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

NOTE:
UNITS ON LOTS 5, 8, 9, 14, 21 AND 26 SHALL HAVE ENHANCED SIDE ELEVATION TREATMENTS SIMILAR TO THE ENHANCED BUILDING ELEVATIONS SHOWN ABOVE.

2 BUILDING 1 - LOT 1 - 4-PLEX SIDE ELEVATION (ENHANCED)

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

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