



Administrative Amendment Approval

Project and Property Description: Final Development Plan 3 Phase 2 Administrative Amendment – Superior Town Center, Block 25

Case #: FDP-AA-2022-02

Subdivision: Downtown Superior (Superior Town Center)

Address or General Location: Southwest Downtown Superior, east of Discovery Parkway, west of Meridian Lane, between Village Green Way and Old Rail Way

Applicant: Remington Homes represented by Steve Knoll

Address: 5740 Old Wadsworth, Arvada, CO 80002

Phone: 303-420-2899

Email: sknoll@remingtonhomes.net

Approved Development Plan/Standards Impacted: FDP 3 Phase 2 Superior Town Center

Request Summary: The applicant proposes several modifications to Building Elevations related to Plans 801, 802, 803. The changes concern the quantity, size, type, location of glazing and trim on the building facades as well as minor roofline adjustments. The updates are necessary to accommodate floorplans, engineering revisions, and energy efficiency requirements as well as to provide design enhancements.

Approval Information:

Type of Amendment: Plat Site Plan Landscape Plan Special Use Permit
 Final Development Plan Planned Development Plan Temporary Use Permit
 Sign Permit

Type of Action: Administrative Town Board

AUTHORIZED SIGNATURES

TITLE

DATE

Town Manager

1/11/2024

Planning and Building Director

1/11/24

Attachments:

Staff Memo

Plan Sheets

FINAL DEVELOPMENT PLAN 3 - PHASE 2 SUPERIOR TOWN CENTER

SUPERIOR, COLORADO

LOTS 26 THROUGH 100, AND OUTLOTS G THROUGH M, BLOCK 25, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 2.



323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

LEGAL DESCRIPTION

LOTS 26 THROUGH 100, AND OUTLOTS G THROUGH M, BLOCK 25, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 2.

BOARD OF TRUSTEES CERTIFICATE

Approved by the Board of Trustees of the Town of Superior, State of Colorado.
Witness my hand the corporate seal of the Town of Superior
day of _____, 20____.

Attest: _____
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 approved by the Board of Trustees 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

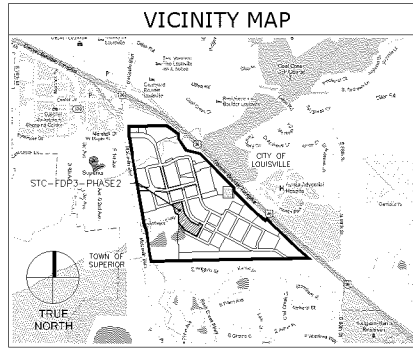
CERTIFICATE OF OWNERSHIP:

RC SUPERIOR, LLC, a Delaware limited liability company
By: Superior Town Center ASLVI Holdings, LLC, a Delaware limited liability company, its sole Member
By: Avanti Strategic Land Investors VII, L.L.P., a Delaware limited liability limited 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

By: _____
Name: Marini Shapiro
Its: President
STATE OF FLORIDA)
COUNTY OF ORANGE) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Marini Shapiro as President of Avanti Management Corporation, a Florida Corporation, sole general partner of Avanti Properties Group II, L.L.P., a Delaware limited liability limited partnership, managing general partner of Avanti Strategic Land Investors VII, L.L.P., a Delaware limited liability limited partnership, sole member of Superior Town Center ASLVI Holdings, LLC, a Delaware limited liability company, sole member of RC Superior, LLC, a Delaware limited liability company.

WITNESS my hand and official seal.
(Notarial Seal) _____
My commission expires: _____
Notary Public



SITE DATA TABLE		
ZONING		
IC (PLANNED DEVELOPMENT)		
SITE ACREAGE		
PER ACCOMPANYING PLAN - LOT 1 BLOCK 25, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 2	5,379 AC	
LAND USE		
RESIDENTIAL BUILDING LOTS (PRIVATE)	2,250 AC 42.6%	
OUTLOTS (SUPERIOR TOWN CENTER METRO DISTRICT)	3,089 AC 57.4%	
	TOTAL 5,339 AC 100.0%	
OPEN SPACE		
OPEN SPACE (IN OUTLOT'S INCLUDES PHASE 1)	1,881 AC 35.6%	
IRRI		
LANDSCAPING (IN OUTLOTS)	1,564 AC 29.3%	
PAVED SURFACE (IN OUTLOTS)	3,523 AC 66.7%	
IRRI EXCEPT OUTLOTS	2,250 AC 42.6%	
	TOTAL 3,813 AC 71.5%	
RETAINMENT		
REQUIRED PER PD		
STREET FRONTAGE - DISCOVERY PARKING AND	2' MINIMUM	
COLLAPSE SPREAD WALL (EXISTING)	0' MINIMUM	
STREET FRONTAGE - OLD MAIL WAY AND VISUAL	0' MINIMUM	
GREEN WALL (EXISTING)	15' MAXIMUM	
PROVIDED (FT)		
TECHNOLOGICAL	REQUIREMENTS	
FRONT	0 FT	
REAR	0 FT	
SIDE (TYPICAL)	0 FT	
SIDE (END LOTS)	2 FT	
SINGLE FAMILY		
FRONT STREET	2 FT	
REAR	0 FT	
SIDE	5 FT	
HEIGHT		
TECHNOLOGICAL FLOOR 100, 101, 102	35' MAX. ALLOWED (FT)	
TECHNOLOGICAL FLOOR 104	35'-44'	
TECHNOLOGICAL FLOOR 106	35'-44'	
SINGLE FAMILY (10 STORY)	45'-42'	
SINGLE FAMILY (14 STORY OPTIM.)	47'-30'	
OVERALL BLOCK DENSITY (EPD 3-1 AND EPD 3-2)		
TOTAL 20 UNITS PER ACRE (EPD 3-1)	100 UNITS	
TOTAL AREA OF BLOCK 25	6.11 AC	
RESIDENTIAL DENSITY (ENTIRE BLOCK 25)	16.37 UNITS/AC	
PARKING DATA EPD 3-2		
PARKING REQUIRED		
PROVIDED SPACES PER UNIT	UNITS PROVIDED	SPACES REQUIRED
2 BEDROOM UNIT - 2.0 SPACES PER UNIT	2	2
3 BEDROOM UNIT - 2.5 SPACES PER UNIT	73	194
GUEST PARKING 0.1 SPACES/UNIT	-	7.50 * 1.00 = 7.50
TOTAL PARKING PROVIDED		
197		
PRIVATE GARAGE (2 PER RESIDENTIAL UNIT)	150 SPACES	91.2%
GUEST PARKING (OFF STREET)	10 SPACES	6.2%
GUEST PARKING (OFF STREET ACCESSIBLE)	1 SPACES	0.6%
TOTAL PARKING PROVIDED		
161 SPACES 100.0%		
BIKEWAY SPACES	4 SPACES	100.0%
BIKEWAY PARKING PROVIDED		
4 SPACES		

Sheet List Table		
SHEET NUMBER	SHEET TITLE	# OF #
C1.0	COVER	1 OF 59
C1.1	CONTEXT SITE PLAN	2 OF 59
C2.0	OVERALL SITE PLAN	3 OF 59
C2.1	PARTIAL SITE PLAN 1	4 OF 59
C2.2	PARTIAL SITE PLAN 2	5 OF 59
C2.3	PARTIAL SITE PLAN 3	6 OF 59
C2.4	PARTIAL SITE PLAN 4	7 OF 59
C3.0	OVERALL DRAINAGE PLAN	8 OF 59
C3.1	PARTIAL DRAINAGE PLAN 1	9 OF 59
C3.2	PARTIAL DRAINAGE PLAN 2	10 OF 59
C3.3	PARTIAL DRAINAGE PLAN 3	11 OF 59
C3.4	PARTIAL DRAINAGE PLAN 4	12 OF 59
O4.0	OVERALL UTILITY PLAN	13 OF 59
O4.1	PARTIAL UTILITY PLAN 1	14 OF 59
O4.2	PARTIAL UTILITY PLAN 2	15 OF 59
O4.3	PARTIAL UTILITY PLAN 3	16 OF 59
O4.4	PARTIAL UTILITY PLAN 4	17 OF 59
CS.0	WALL PLAN & PROFILE 1	18 OF 59
CS.1	SITE SECTIONS	19 OF 59
CS.2	LANE SECTIONS	20 OF 59
CS.3	TURNING AND HYDRANT PLAN	21 OF 59
O6.0	OVERALL STORAGE PLAN	22 OF 59
AR1.1	RESIDENT BLOCK 25 LOTS	23 OF 59
AR2.1	BUILDING ELEVATIONS FLAT SITE BUILDING	24 OF 59
AR2.2	BUILDING ELEVATIONS FLAT SITE BUILDING	25 OF 59
AR2.3	BUILDING ELEVATIONS GARAGE UNDER BUILDING	26 OF 59
AR2.4	BUILDING ELEVATIONS GARAGE UNDER BUILDING	27 OF 59
AR2.5	BUILDING ELEVATIONS WALK-OUT BUILDING	28 OF 59
AR2.6	BUILDING ELEVATIONS WALK-OUT BUILDING	29 OF 59
AR2.7	BUILDING ELEVATIONS SINGLE FAMILY 801 PLAN	30 OF 59
AR2.8	BUILDING ELEVATIONS SINGLE FAMILY 801 PLAN - OPT 4-STORY	31 OF 59
AR2.9	BUILDING ELEVATIONS SINGLE FAMILY 802 PLAN	32 OF 59
AR2.10	BUILDING ELEVATIONS SINGLE FAMILY 802 PLAN - OPT 4-STORY	33 OF 59
AR2.11	BUILDING ELEVATIONS SINGLE FAMILY 803 PLAN	34 OF 59
AR2.12	BUILDING ELEVATIONS SINGLE FAMILY 803 PLAN - OPT 4-STORY	35 OF 59
AR2.13	BUILDING ELEVATIONS SINGLE FAMILY 800 SERIES ENHANCED ELEVATIONS	36 OF 59
AR3.1	COLOR AND MATERIAL SCHEMES	37 OF 59
AR3.2	COLOR AND MATERIAL SCHEMES	38 OF 59
LT1.0	OVERALL SITE LIGHTING PLAN	39 OF 59
LT1.1	PARTIAL LIGHTING PLAN 1	40 OF 59
LT1.2	PARTIAL LIGHTING PLAN 2	41 OF 59
LT1.3	PARTIAL LIGHTING PLAN 3	42 OF 59
LT1.4	PARTIAL LIGHTING PLAN 4	43 OF 59
LT1.5	LIGHTING FIXTURES AND DETAILS	44 OF 59
LI.0	OVERALL LANDSCAPE PLAN	45 OF 59
LI.1	PARTIAL LANDSCAPE PLAN 1	46 OF 59
LI.2	PARTIAL LANDSCAPE PLAN 2	47 OF 59
LI.3	PARTIAL LANDSCAPE PLAN 3	48 OF 59
LI.4	PARTIAL LANDSCAPE PLAN 4	49 OF 59
LI.5	SPECIALTY PAVING PLANS	50 OF 59
LI.6	LANDSCAPE DETAILS & PLANT LIST	51 OF 59
LI.7	LANDSCAPE DETAILS	52 OF 59
LI.8	LANDSCAPE DETAILS	53 OF 59
LI.9	LANDSCAPE DETAILS	54 OF 59
IR1.0	OVERALL IRRIGATION PLAN	55 OF 59
IR1.1	PARTIAL IRRIGATION PLAN 1	56 OF 59
IR1.2	PARTIAL IRRIGATION PLAN 2	57 OF 59
IR1.3	PARTIAL IRRIGATION PLAN 3	58 OF 59
IR1.4	PARTIAL IRRIGATION PLAN 4	59 OF 59
IR2.0	IRRIGATION NOTES & SCHEDULE	59 OF 59

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	02/06/2017
2	SWAY COMMENTS	02/06/2017
3	SWAY COMMENTS	02/06/2017
4	TOWN COMMENTS	02/13/2018
5	TOWN COMMENTS	02/13/2018
6	TOWN COMMENTS	02/13/2018
7	BOARD OF TRUSTEES	02/16/2018
8	FINAL APPROVAL	02/16/2018

Notes:
This Plan complies with the Specific Development Plan as defined in Section 24-158-101, et. seq., C.F.S., and Chapter 16 of the Superior Municipal Code, unless otherwise stated. The Superior Town Hall, 124 East Cook Creek Drive, Superior, Colorado, the terms and other conditions of these vested rights are further described in the development agreement dated March 11, 2015.

DESIGNED BY: JMB DATE: 02/06/2017
DRAWN BY: CML SCALE: NONE
CHECKED BY: DNL
JOB NO.: 228.003.04
DWG NAME:

COVER

SHEET:
C1.0

DEVELOPER/OWNER

RC SUPERIOR, LLC
BILL ENCKS
VICE PRESIDENT OF REAL ESTATE
12776 EL CAMINO REAL, SUITE 110
SAN DIEGO, CALIFORNIA 92130
619-545-3945
BLENCKS@RANCHCAPITAL.COM

LIGHTING

PK ELECTRICAL, INC.
JOSE W. MATTHEI
SENIOR DESIGNER
5106 PARKWAY DR, SUITE 400
GREENWOOD VILLAGE, CO 80111
720-481-3290

ENGINEER

CIVIL RESOURCES, LLC
JIM BRIGGS/OWALZ, P.E.
PRINCIPAL CIVIL ENGINEER
505 5TH STREET, P.O. BOX 680
FREDERICK, CO 80530
303-833-1416 X 203
JMB@CIVILRESOURCES.COM

IRRIGATION

HYDROSYSTEMS-KDI, INC.
BILL DIACIO
PRESIDENT
903 TARA STREET, SUITE 200
LAKEWOOD, COLORADO 80401
303-980-0527
KEND@HYDROSYSTEMSKDI.COM

LANDSCAPE ARCHITECT

MGC, INC.
ANGIE HULESBEBUS
158 FILLMORE STREET
DENVER, CO 80202
303-440-9200 | WWW.MGCOM.COM
ANGIE@MGCOM.COM

SURVEYOR

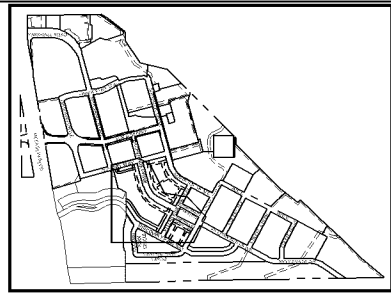
HMS SURVEYING
STEVE STRYING
6500 GARDEN DRIVE
MINERS, CO 80502
steve@hmsurveying.com

BUILDER/ARCHITECT

REINIGT ON HOMES
STEVE KNOLL
5740 OLDE WAGSWORTH BLVD
ARVADA, CO 80002
303-420-2588
www.reinigtcolorado.com



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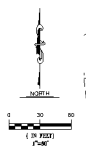
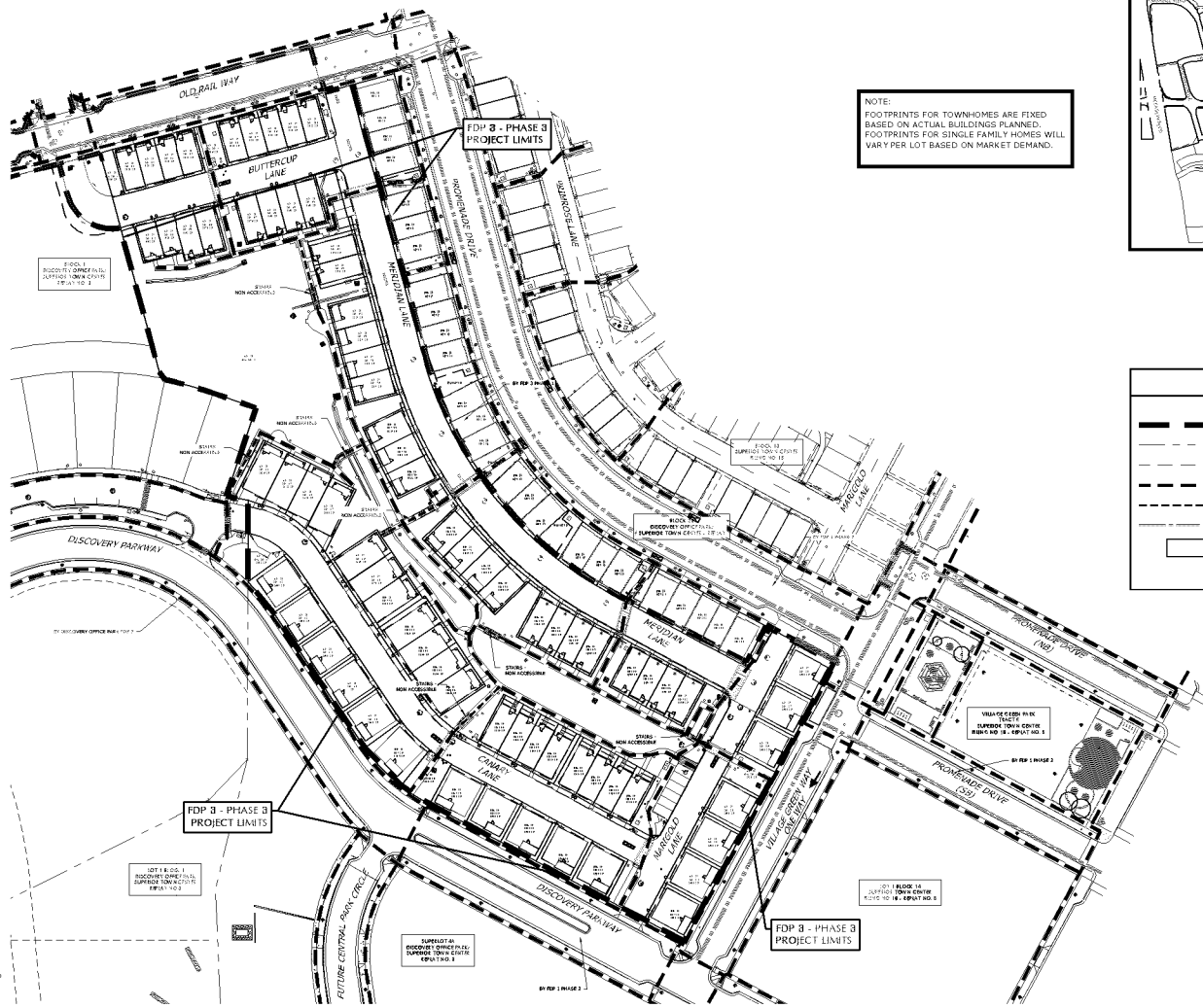


KEY MAP

NOTE:
 FOOTPRINTS FOR TOWNHOMES ARE FIXED
 BASED ON ACTUAL BUILDINGS PLANNED.
 FOOTPRINTS FOR SINGLE FAMILY HOMES WILL
 VARY PER LOT BASED ON MARKET DEMAND.

CONTEXT SITE LEGEND:

- LIMITS OF FDP
- PROPERTY LINE
- EASEMENT
- ACCESSIBLE SIDEWALK
- NON-ACCESSIBLE SIDEWALK
- BIKE LANE
- PROPERTY OUTSIDE LIMITS
- ACCESSIBLE UNITS



**SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT PLAN 3 - PHASE 2
 BLOCK 25**

REVISIONS

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	2/28/2022
2	SWAY COMMENTS	3/2/2022
3	SWAY COMMENTS	3/10/2022
4	SWAY COMMENTS	3/10/2022
5	TOWN COMMENTS	3/10/2022
6	TOWN COMMENTS	3/10/2022
7	BOARD OF SELECTS	3/10/2022
8	FINAL APPROVALS	3/10/2022

Waived Rights
 This Plan constitutes a Site Specific Development Plan as defined in Section 24-58b(1), et. seq., C.R.S., and Chapter 16 of the Superior Municipal Code, articles of the Superior Town Plan, 124 East Cook Creek Drive, Superior, Colorado, the terms and other conditions of these waived rights are further described in the development agreement dated March 11, 2015.

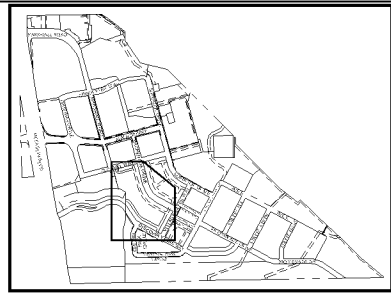
DESIGNED BY: JAB. DATE: 10/16/2021
 DRAWN BY: CAL. SCALE: H. 1"=60'
 CHECKED BY: JAB.
 JOB NO.: 228.003.04
 DWG NAME: FDP3-03_Cutter.dwg

CONTEXT SITE PLAN

SHEET:
C1.1



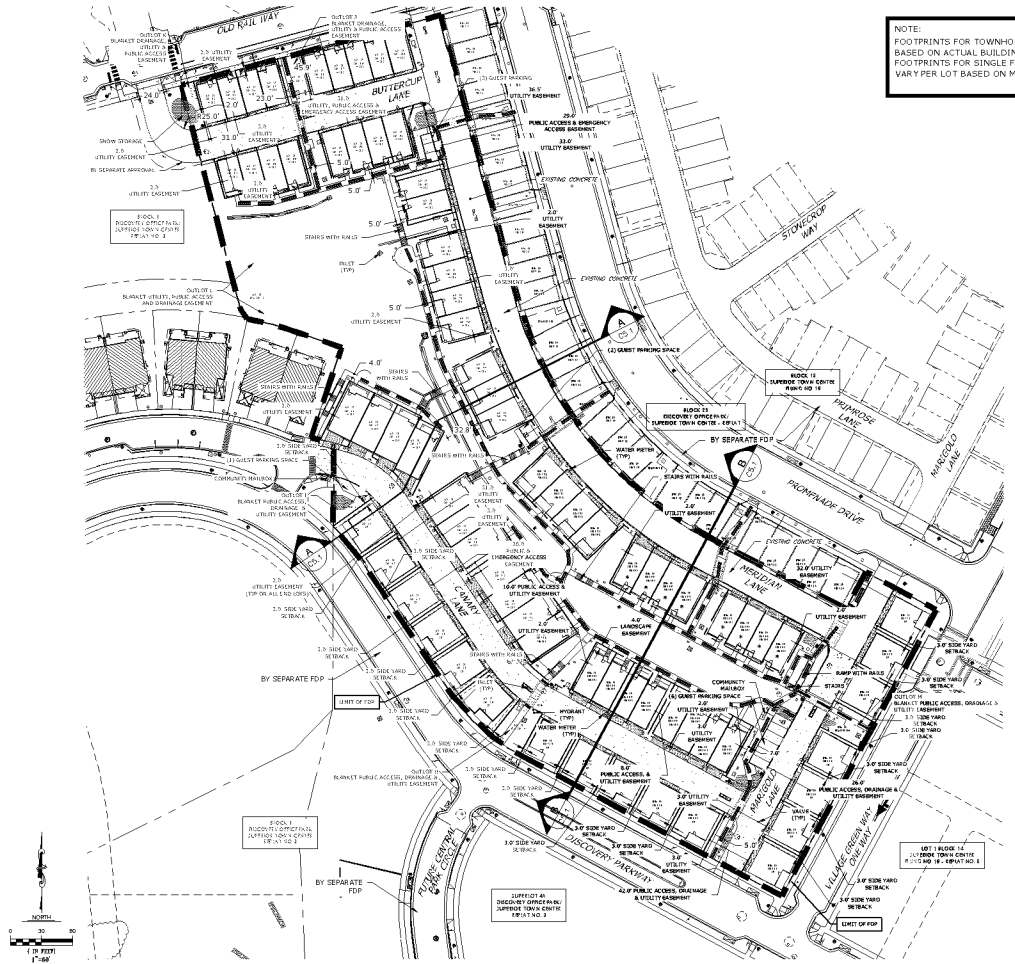
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KEY MAP



NOTE:
FOOTPRINTS FOR TOWNHOMES ARE FIXED
BASED ON ACTUAL BUILDINGS PLANNED.
FOOTPRINTS FOR SINGLE FAMILY HOMES WILL
VARY PER LOT BASED ON MARKET DEMAND.



FDP 3, PHASE 2 IMPROVEMENTS

LEGEND:

EXISTING/ SEPARATE FDP

- PROPERTY LINE
- - - SETBACK
- - - FDP LIMIT LINE (THIS PHASE)
- - - EASEMENT
- - - CONCRETE
- - - AREA OUTSIDE LIMITS
- INLET
- STORM MANHOLE
- VALVES
- WATER METER
- HYDRANT
- SIGN
- DETECTABLE WARNING
- - - ACCESSIBLE SIDEWALK
- - - ACCESSIBLE UNIT
- - - WALL
- - - FENCE
- ▨ BUILDERS CONCRETE
- ▨ STAMPED, COLORED CONCRETE
- ▨ SNOW STORAGE
- TRANSFORMER
- TELECOM PEDESTAL
- ELECTRIC PEDESTAL
- ELECTRICAL BOXES

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

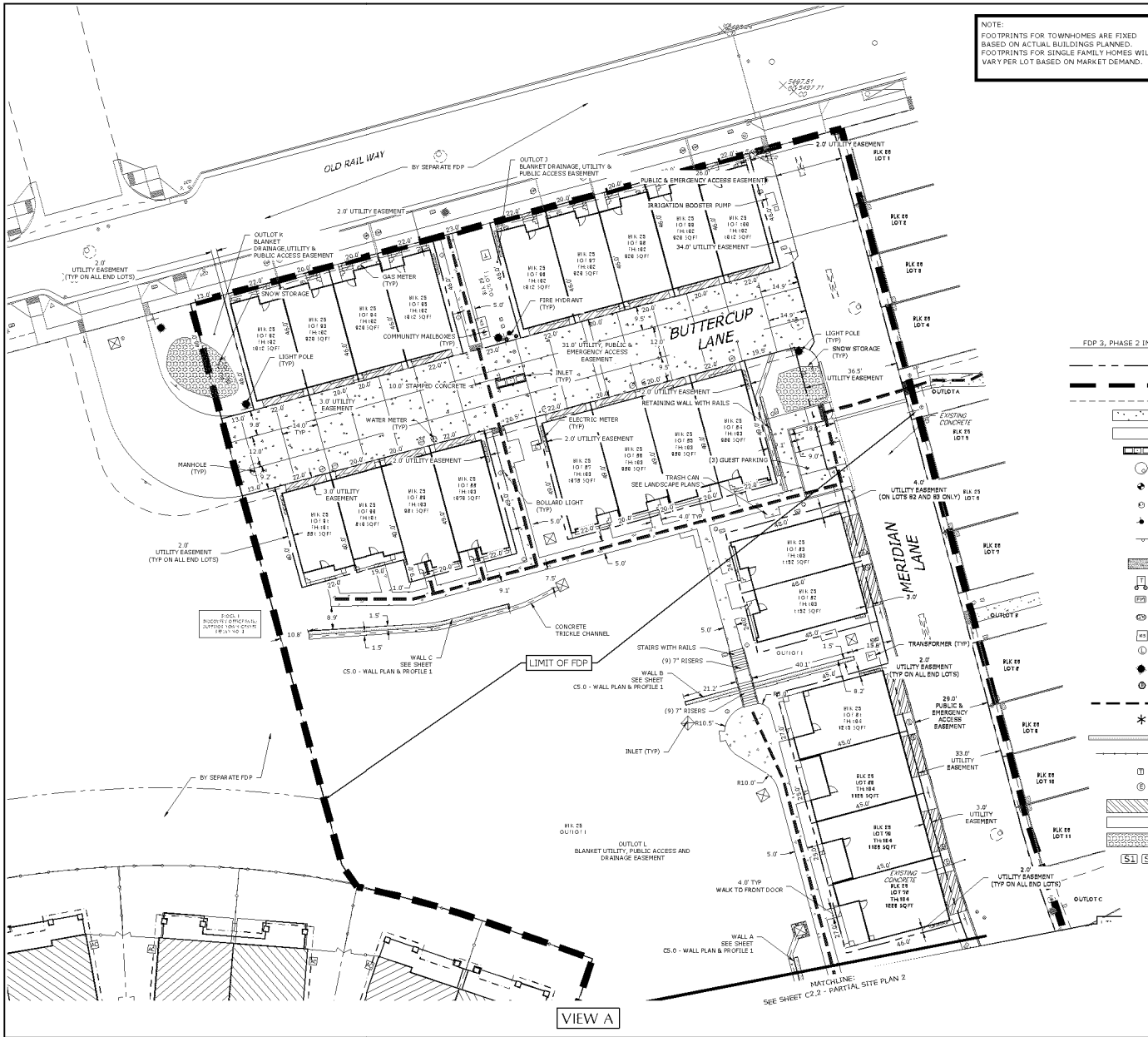
REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/06/2017
2	SWMT COMMENTS	10/26/2018
3	SWMT COMMENTS	11/01/2018
4	SWMT COMMENTS	11/29/2018
5	SWMT COMMENTS	12/12/2018
6	SWMT COMMENTS	01/11/2019
7	BOARD OF RESOLUTIONS	01/16/2019
8	FINAL CONSTRUCTION	02/01/2019

Vertical Signs:
This Plan complies with the Specific Development Plan as defined in Section 24-610.101, et seq., C.R.S., and Chapter 10 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado. The terms and other conditions of these vertical signs are further detailed in the development agreement dated March 11, 2013.

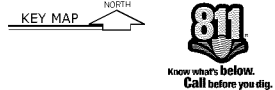
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CHECKED BY: DNL
JOB NO.: 228.003.04
DWG NAME: FDP3-3_PHASE2.dwg

OVERALL SITE PLAN

SHEET:
C2.0



NOTE:
FOOTPRINTS FOR TOWNHOMES ARE FIXED
BASED ON ACTUAL BUILDINGS PLANNED.
FOOTPRINTS FOR SINGLE FAMILY HOMES WILL
VARY PER LOT BASED ON MARKET DEMAND.



811
Know what's below.
Call before you dig.

FDP 3, PHASE 2 IMPROVEMENTS		LEGEND:	
---	PROPERTY LINE	---	EXISTING/ SEPARATE FDP
---	FDP LIMIT LINE (THIS PHASE)	---	CONCRETE
---	EASEMENT	---	AREA OUTSIDE LIMITS
---	INLET	---	STORM MANHOLE
---	VALVES	---	WATER METER
---	HYDRANT	---	SIGN
---	DETECTABLE WARNING	---	TRANSFORMER W/ BOLLARDS
---	ELECTRIC METER	---	GAS METER
---	MAILBOXES	---	BOLLARD LIGHT
---	BOLLARD LIGHT	---	LIGHT POLE
---	BOLLARD	---	ACCESSIBLE SIDEWALK
---	ACCESSIBLE SIDEWALK	---	WALL
---	HANDRAIL	---	TELECOM PEDESTAL
---	ELECTRIC PEDESTAL	---	BUILDERS CONCRETE
---	STAMPED, COLORED CONCRETE	---	SNOW STORAGE
---	ELECTRICAL BOXES	---	

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**SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25**

REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	12/06/2017
2	SWMT COMMENTS	02/06/2018
3	SWMT COMMENTS	03/07/2018
4	SWMT COMMENTS	03/29/2018
5	SWMT COMMENTS	04/23/2018
6	TOWN COMMENTS	05/24/2018
7	BOARD OF SUPERVISORS	06/19/2018
8	FINAL A/C CORRECTED	07/19/2018

Vertical Datum:
This Plan complies with the Specific Development Plan as defined in Section 24-610.101, et. seq., C.F.R., and Chapter 10 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Canal Creek Drive, Superior, Colorado. The terms and other conditions of these zoning regulations further described in the development agreement dated March 11, 2013.

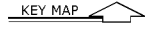
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CHECKED BY: DJL
JOB NO.: 228.003.04
DWG NAME: FDP3-P3_ParPAV.dwg

**PARTIAL SITE PLAN
1**

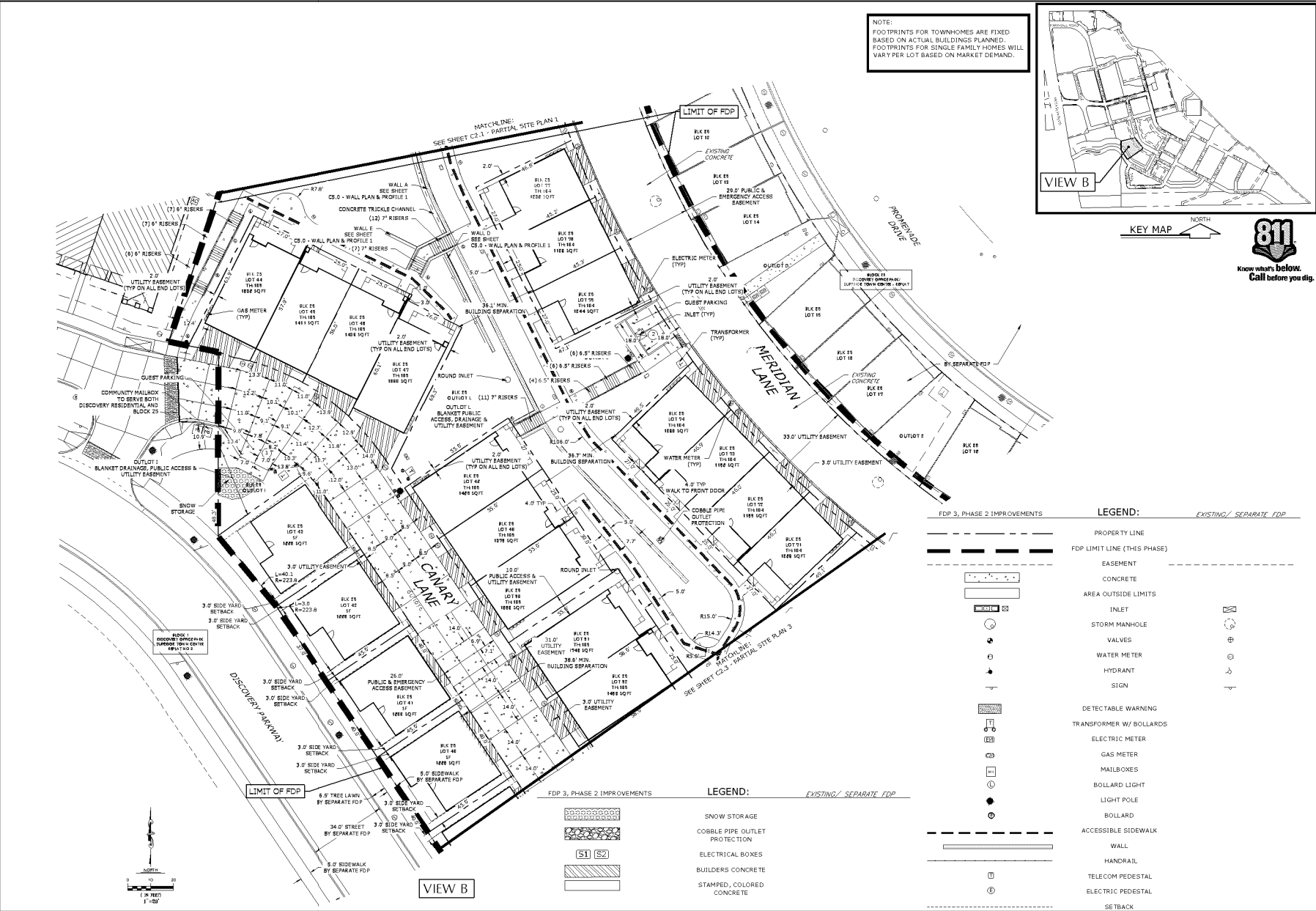
SHEET:
C2.1



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NOTE:
FOOTPRINTS FOR TOWNHOMES ARE FIXED
BASED ON ACTUAL BUILDINGS PLANNED.
FOOTPRINTS FOR SINGLE FAMILY HOMES WILL
VARY PER LOT BASED ON MARKET DEMAND.



FDP 3, PHASE 2 IMPROVEMENTS **LEGEND:** *EXISTING/ SEPARATE FDP*

	PROPERTY LINE
	FDP LIMIT LINE (THIS PHASE)
	EASEMENT CONCRETE
	AREA OUTSIDE LIMITS
	INLET
	STORM MANHOLE
	VALVES
	WATER METER
	HYDRANT
	SIGN
	DETECTABLE WARNING
	TRANSFORMER W/ BOLLARDS
	ELECTRIC METER
	GAS METER
	MAILBOXES
	BOLLARD LIGHT
	LIGHT POLE
	BOLLARD
	ACCESSIBLE SIDEWALK
	WALL
	HANDRAIL
	TELECOM PEDESTAL
	ELECTRIC PEDESTAL
	SETBACK

FDP 3, PHASE 2 IMPROVEMENTS **LEGEND:** *EXISTING/ SEPARATE FDP*

	SNOW STORAGE
	COBBLE PIPE OUTLET PROTECTION
	ELECTRICAL BOXES
	BUILDERS CONCRETE
	STAMPED, COLORED CONCRETE

SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT PLAN 3 - PHASE 2
 BLOCK 25

REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	12/06/2017
2	SWAY COMMENTS	02/06/2018
3	SWAY COMMENTS	03/07/2018
4	SWAY COMMENTS	03/29/2018
5	SWAY COMMENTS	04/23/2018
6	SWAY COMMENTS	05/24/2018
7	SWAY COMMENTS	06/19/2018
8	FINAL A CORRECTED	08/16/2018

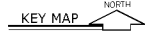
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 CHECKED BY: DNL
 JOB NO.: 228.003.04
 DWG NAME: FDP3-P3_PlanA.dwg

PARTIAL SITE PLAN
2

SHEET:
C2.2

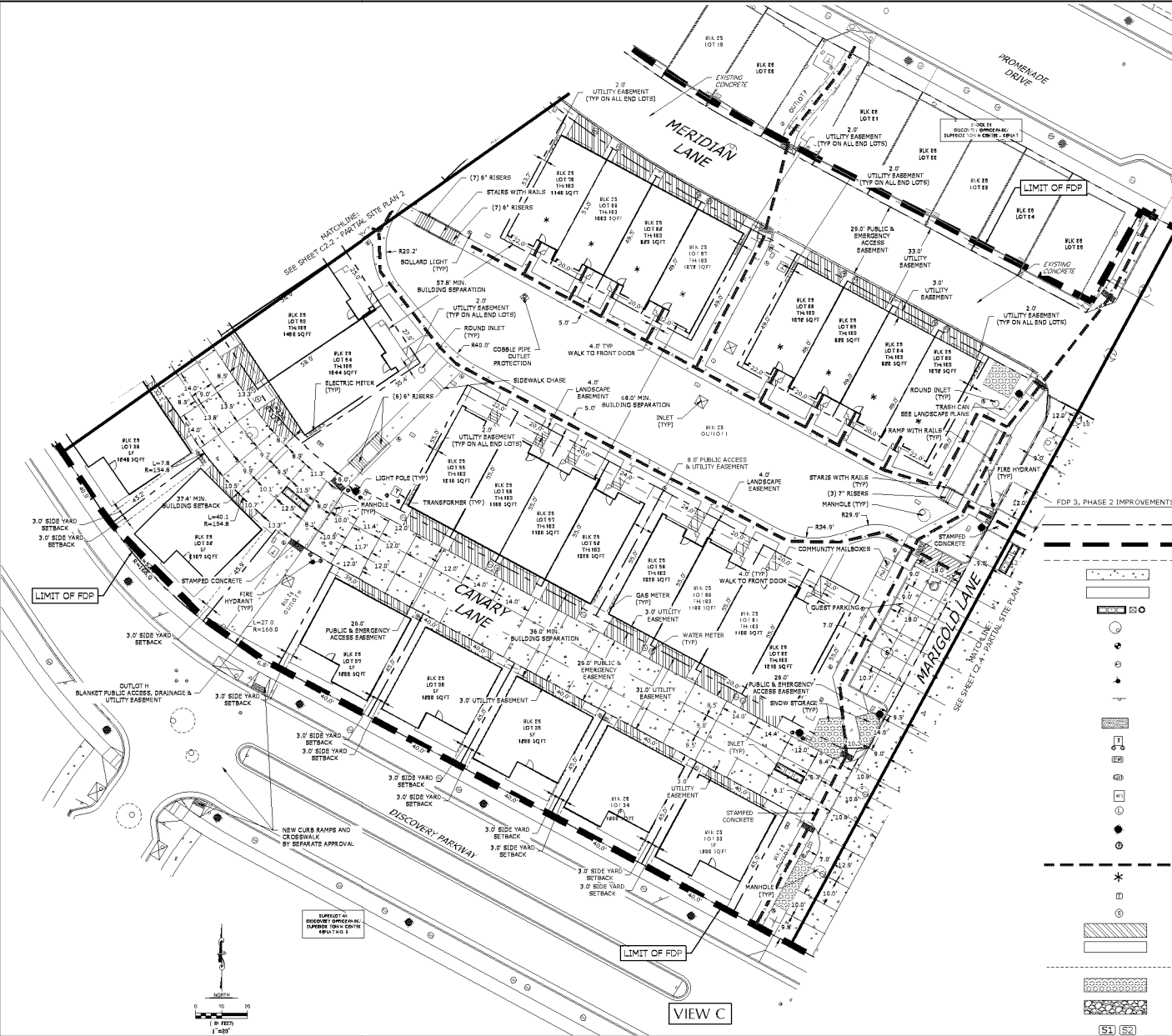


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SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT PLAN 3 - PHASE 2
 BLOCK 25



LEGEND:

- EXISTING / SEPARATE FDP
- PROPERTY LINE
 - FDP LIMIT LINE (THIS PHASE)
 - EASEMENT
 - CONCRETE
 - AREA OUTSIDE LIMITS
 - INLET
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 - TRANSFORMER W/ BOLLARDS
 - ELECTRIC METER
 - GAS METER
 - MALIBOXES
 - BOLLARD LIGHT
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 - BOLLARD
 - ACCESSIBLE SIDEWALK
 - ACCESSIBLE UNIT
 - TELECOM PEDESTAL
 - ELECTRIC PEDESTAL
 - BUILDERS CONCRETE
 - STAMPED, COLORED CONCRETE
 - SETBACK
 - SNOW STORAGE
 - COBBLE PIPE OUTLET PROTECTION
 - ELECTRICAL BOXES

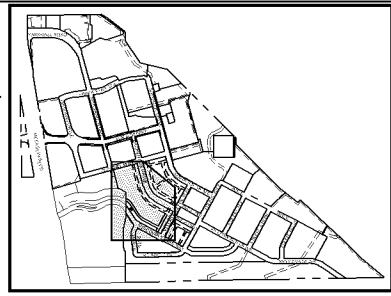
REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/06/2017
2	SWAT COMMENTS	10/26/2018
3	SWAT COMMENTS	10/27/2018
4	SWAT COMMENTS	10/27/2018
5	SWAT COMMENTS	10/27/2018
6	SWAT COMMENTS	10/27/2018
7	SWAT COMMENTS	10/27/2018
8	SWAT COMMENTS	10/27/2018

Notes:
 This Plan complies with the Specific Development Plan as defined in Section 24-610.101, et. seq., C.F.R., and Chapter 10 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Creek Drive, Superior, Colorado. The terms and other conditions of these stated rights are further detailed in the development agreement dated March 11, 2013.

DESIGNED BY: JMB DATE: 10/06/2017
 DRAWN BY: CGL SCALE: 1"=20'
 CHECKED BY: DNL
 JOB NO.: 228.003.04
 DWG NAME: FDP3-P3-PartA.dwg

PARTIAL SITE PLAN
 3

SHEET:
C2.3



KEY MAP

FDP 3, PHASE 2 IMPROVEMENTS

LEGEND:

- PROPERTY LINE
- EASEMENT
- AREA OUTSIDE LIMITS
- STORM
- INLET
- STORM MANHOLE
- SANITARY MANHOLE
- ACCESSIBLE LINT
- FINISHED FLOOR ELEVATION (LOWEST FLOOR)
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- CONTOUR - MAJOR
- CONTOUR - MINOR
- BASIN BOUNDARIES
- OFFSITE BASIN BOUNDARIES
- COBBLE PIPE OUTLET PROTECTION
- ELECTRICAL BOXES
- BASIN IDENTIFICATION
- 2-YR C-VALUE COEFFICIENT
- 100-YR C-VALUE COEFFICIENT
- BASIN AREA (AC)

Sub-Basin (ID)	Total Area (Ac)	Weighted Imperviousness (%)	Runoff Coefficient (C)	3-Year (cfs)	100-Year (cfs)	Runoff 100 Year (cfs)
Inlet 302.1	3.35	73.6	0.55	0.37	0.72	1.12
Inlet 302.2	3.38	53.6	0.42	0.70	0.60	0.92
Inlet 302A.1	3.08	72.0	0.57	0.76	0.19	0.25
Inlet 302A.2	3.41	85.3	0.71	0.83	1.00	1.43
Inlet 303.1	3.30	23.6	0.6	0.58	0.21	0.43
Inlet 303	3.03	23.0	0.6	0.58	0.02	0.03
Inlet 307	3.15	93.4	0.77	0.60	0.41	0.63
Inlet 308	3.03	24.8	0.6	0.59	0.02	0.03
Inlet 309	3.84	28.8	0.22	0.61	0.57	1.04
Inlet 309	3.32	31.2	0.23	0.61	0.24	0.43
Inlet 311.2	2.91	72.0	0.57	0.58	0.80	1.22
Inlet 312	3.11	48.8	0.37	0.68	0.14	0.23
Inlet 312A	3.11	59.8	0.39	0.69	0.15	0.24
Inlet 313.2	3.65	77.9	0.63	0.60	1.26	1.87
Inlet 313.3	3.04	24.9	0.6	0.60	0.02	0.05
Inlet 313.5	3.06	2.8	0.01	0.40	0.00	0.01
Inlet 313.7	3.27	52.9	0.44	0.32	0.40	0.65
Inlet 314.1	3.08	78.4	0.63	0.60	1.27	1.85
Inlet 404.1	3.31	69.7	0.56	0.77	0.58	0.81
Inlet 405.1	4.67	43.7	0.34	0.67	0.02	0.03
Inlet 405.2	3.28	87.1	0.72	0.64	0.84	1.02
Inlet 405.3a	3.02	38.2	0.22	0.61	0.01	0.02
Inlet 405.4	3.38	87.3	0.72	0.64	0.86	1.02
Inlet 405.5	3.94	47.3	0.36	0.66	0.05	0.03
Inlet 405.6	3.03	28.0	0.21	0.61	0.03	0.05
Inlet 405.7	3.08	24.4	0.4	0.57	0.02	0.05
Inlet 407.1	3.33	84.4	0.69	0.63	1.15	1.53
Inlet 408.1	3.53	89.5	0.74	0.65	1.33	1.83
Inlet 408.2	3.68	87.2	0.72	0.64	1.07	1.53
Inlet 409.25	8.88	88.8	0.81	0.88	2.08	2.87

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**SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT PLAN 3 - PHASE 2
 BLOCK 25**

REVISIONS

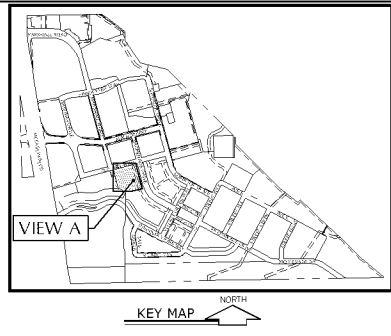
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	11/06/2017
2	SWAT COMMENTS	02/06/2018
3	SWAT COMMENTS	03/07/2018
4	SWAT COMMENTS	03/22/2018
5	SWAT COMMENTS	04/12/2018
6	SWAT COMMENTS	05/01/2018
7	FINAL A.C. CORRECTED	06/18/2018

Notes:
 This Plan complies with the Specific Development Plan as defined in Section 24-610.101, et. seq., C.F.R., and Chapter 10 of the Superior Municipal Code, available at the Superior Town Hall, 101 East Canal Creek Drive, Superior, Colorado. The terms and other conditions of these revised rights are further described in the development agreement dated January 11, 2017.

DESIGNED BY: JAB DATE: 11/06/2017
 DRAWN BY: CSE SCALE: 1"=60'
 CHECKED BY: DJL
 JOB NO.: 228.003.04
 DWG NAME: FDP3-P3_CDP.dwg

OVERALL DRAINAGE PLAN

SHEET: **C3.0**



FDP 3, PHASE 2 IMPROVEMENTS		LEGEND:		EXISTING/ SEPARATE FDP	
	PROPERTY LINE		EASEMENT		CONCRETE
	AREA OUTSIDE LIMITS		STORM SEWER		INLET
	STORM MANHOLE		VALVES		WATER METER
	HYDRANT		SIGN		ACCESSIBLE UNIT
	DETECTABLE WARNING		LIGHT POLE		FENCE
	WALL		Basin Boundaries		OFFSITE BASIN BOUNDARIES
	MAJOR CONTOURS		MINOR CONTOURS		FINISHED FLOOR ELEVATION (LOWEST FLOOR)
	TOP OF WALL ELEVATION		BOTTOM OF WALL ELEVATION		BUILDERS CONCRETE
	COBBLE PIPE OUTLET PROTECTION		ELECTRICAL BOXES		DESIGN POINT
	FLOW ARROW		Basin Identification		2-YR AND 100-YR RUNOFF COEFFICIENTS
	Basin Area (AC)				

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SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

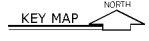
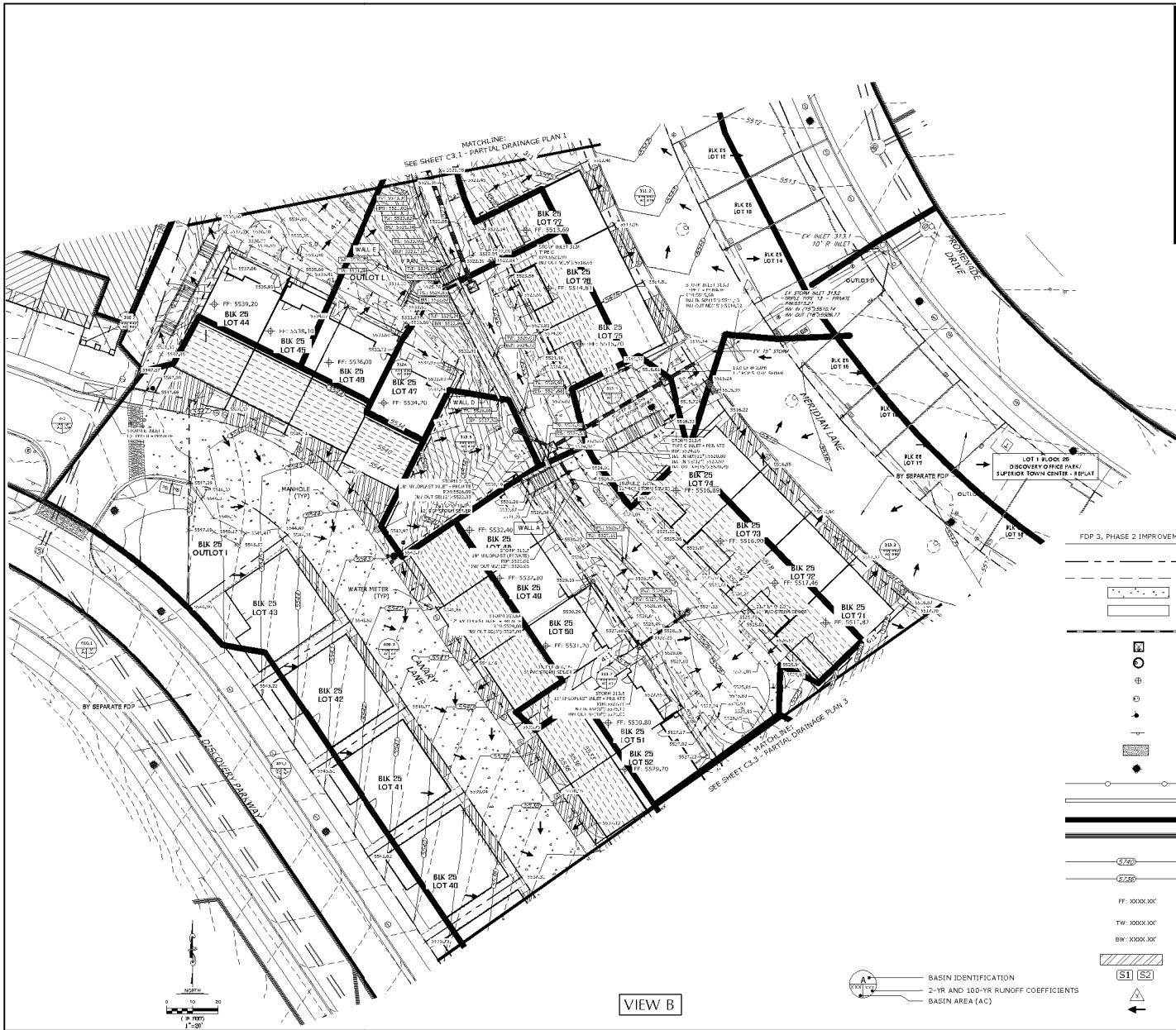
REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	2/26/2021
2	SWAY COMMENTS	3/2/2021
3	SWAY COMMENTS	3/10/2021
4	SWAY COMMENTS	3/17/2021
5	SWAY COMMENTS	3/23/2021
6	SWAY COMMENTS	3/30/2021
7	SWAY COMMENTS	4/6/2021
8	FINAL APPROVAL	4/13/2021

Notes:
 This Plan complies with the Specific Development Plan as defined in Section 24-610.101, et. seq., C.F.R. and Chapter 10 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Canal Creek Drive, Superior, Colorado. The terms and other conditions of these zoning regulations further described in the development agreement dated March 11, 2021.

DESIGNED BY: JMB	DATE: 11/06/2020
DRAWN BY: CAL	SCALE: 1"=30'
CHECKED BY: DJL	
JOB NO.: 228.003.04	
DWG NAME: FDP3-P3-Part03M1.dwg	

PARTIAL DRAINAGE PLAN 1

SHEET:
C3.1



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**SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT PLAN 3 - PHASE 2
 BLOCK 25**

FDP 3, PHASE 2 IMPROVEMENTS		LEGEND:		EXISTING / SEPARATE FDP	
	PROPERTY LINE		STORM SEWER		INLET
	EASEMENT		STORM MANHOLE		STORM MANHOLE
	CONCRETE		VALVES		VALVES
	AREA OUTSIDE LIMITS		WATER METER		HYDRANT
	STORM SEWER		SIGN		DETECTABLE WARNING
	INLET		LIGHT POLE		FENCE
	STORM MANHOLE		WALL		BASIN BOUNDARIES
	VALVES		BASIN BOUNDARIES		OFFSITE BASIN BOUNDARIES
	WATER METER		MAJOR CONTOURS		MINOR CONTOURS
	HYDRANT		FINISHED FLOOR ELEVATION (LOWEST FLOOR)		TOP OF WALL ELEVATION
	SIGN		BOTTOM OF WALL ELEVATION		BUILDERS CONCRETE
	DETECTABLE WARNING		ELECTRICAL BOXES		DESIGN POINT
	LIGHT POLE		FLOW ARROW		
	FENCE				
	WALL				
	BASIN BOUNDARIES				
	OFFSITE BASIN BOUNDARIES				
	MAJOR CONTOURS				
	MINOR CONTOURS				
	FINISHED FLOOR ELEVATION (LOWEST FLOOR)				
	TOP OF WALL ELEVATION				
	BOTTOM OF WALL ELEVATION				
	BUILDERS CONCRETE				
	ELECTRICAL BOXES				
	DESIGN POINT				
	FLOW ARROW				

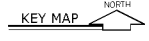
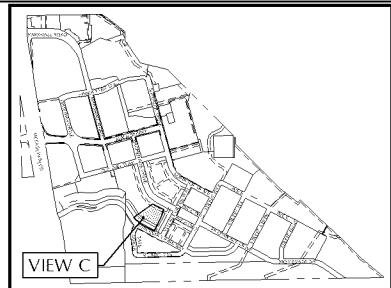
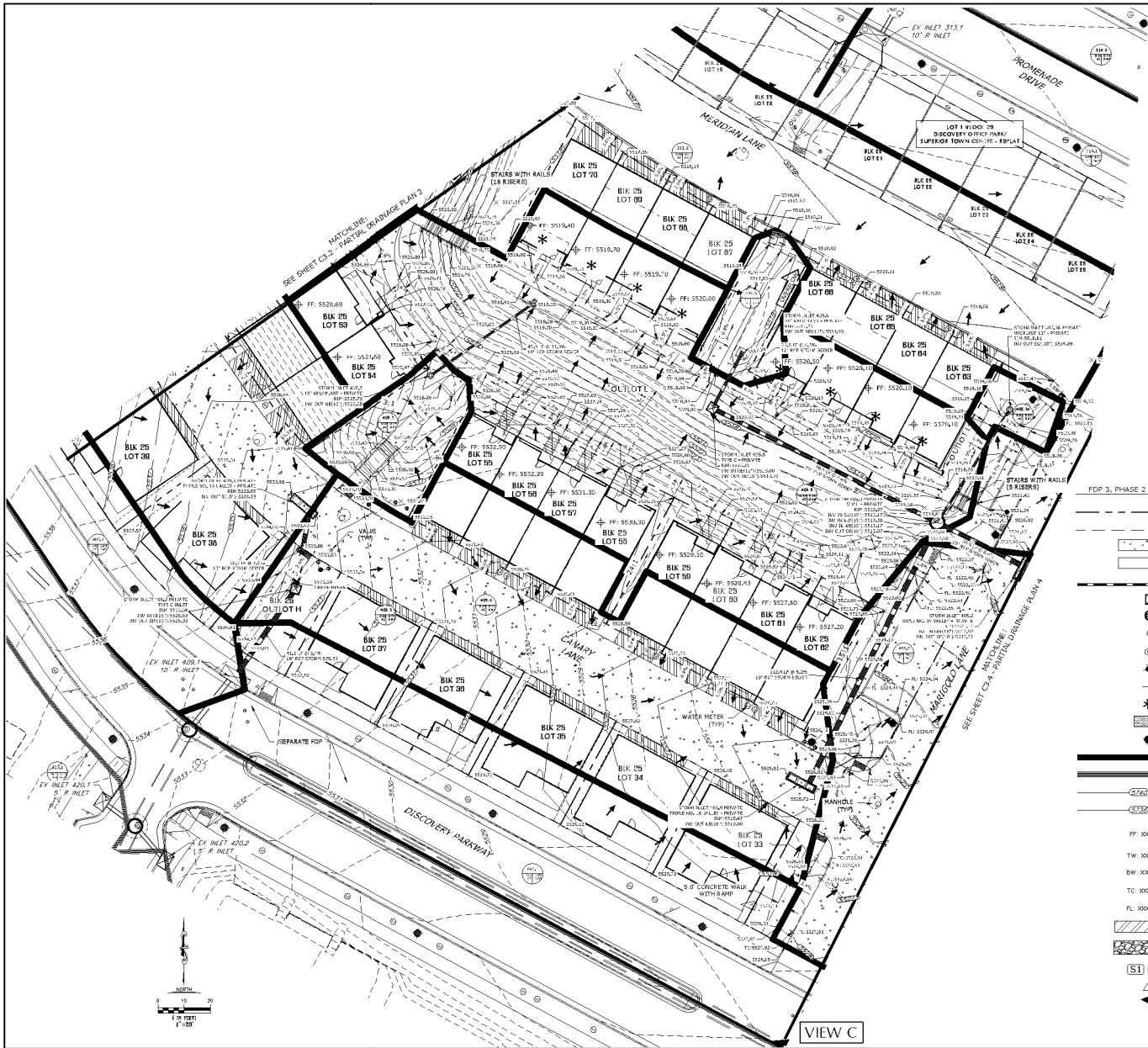
REVISIONS		
NO.	DESCRIPTION	DATE
1	PARTIAL SUPPLEMENT	10/06/2017
2	SWAT COMMENTS	10/06/2018
3	SWAT COMMENTS	10/06/2018
4	ISWA COMMENTS	10/06/2018
5	ISWA COMMENTS	10/23/2018
6	ISWA COMMENTS	10/23/2018
7	ISWA COMMENTS	10/23/2018
8	ISWA COMMENTS	10/23/2018

Notes:
 This Plan constitutes the Specific Development Plan as defined in Section 24-610.101, et. seq., C.F.R., and Chapter 10 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado. The terms and other conditions of these notes apply and are further described in the development agreement dated March 11, 2013.

DESIGNED BY: JMB DATE: 10/06/2017
 DRAWN BY: DNL SCALE: 1"=20'
 CHECKED BY: DNL
 JOB NO.: 228.003.04
 DWG NAME: FDP3-P3-Part06N2.dwg

**PARTIAL DRAINAGE
 PLAN 2**

SHEET:
C3.2



FDP 3, PHASE 2 IMPROVEMENTS

LEGEND:

	PROPERTY LINE		EXISTING/ SEPARATE FOP
	EASEMENT		
	CONCRETE		
	AREA OUTSIDE LIMITS		
	STORM SEWER		
	INLET		
	STORM MANHOLE		
	VALVES		
	WATER METER		
	HYDRANT		
	SIGN		
	ACCESSIBLE UNIT		
	DETECTABLE WARNING		
	LIGHT POLE		
	BASIN BOUNDARIES		
	OFFSITE BASIN BOUNDARIES		
	MAJOR CONTOURS		-5.70'
	MINOR CONTOURS		
	FINISHED FLOOR ELEVATION (LOWEST FLOOR)		FF: XXXX.XX'
	TOP OF WALL ELEVATION		TW: XXXX.XX'
	BOTTOM OF WALL ELEVATION		BW: XXXX.XX'
	TOP OF CURB ELEVATION		TC: XXXX.XX'
	FLOWLINE ELEVATION		FL: XXXX.XX'
	BUILDERS CONCRETE		
	COBBLE PIPE OUTLET PROTECTION		
	ELECTRICAL BOXES		
	DESIGN POINT		
	FLOW ARROW		
	BASIN IDENTIFICATION		
	2-YR AND 100-YR RUNOFF COEFFICIENTS		
	BASIN AREA (AC)		

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SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT PLAN 3 - PHASE 2
 BLOCK 25

REVISIONS

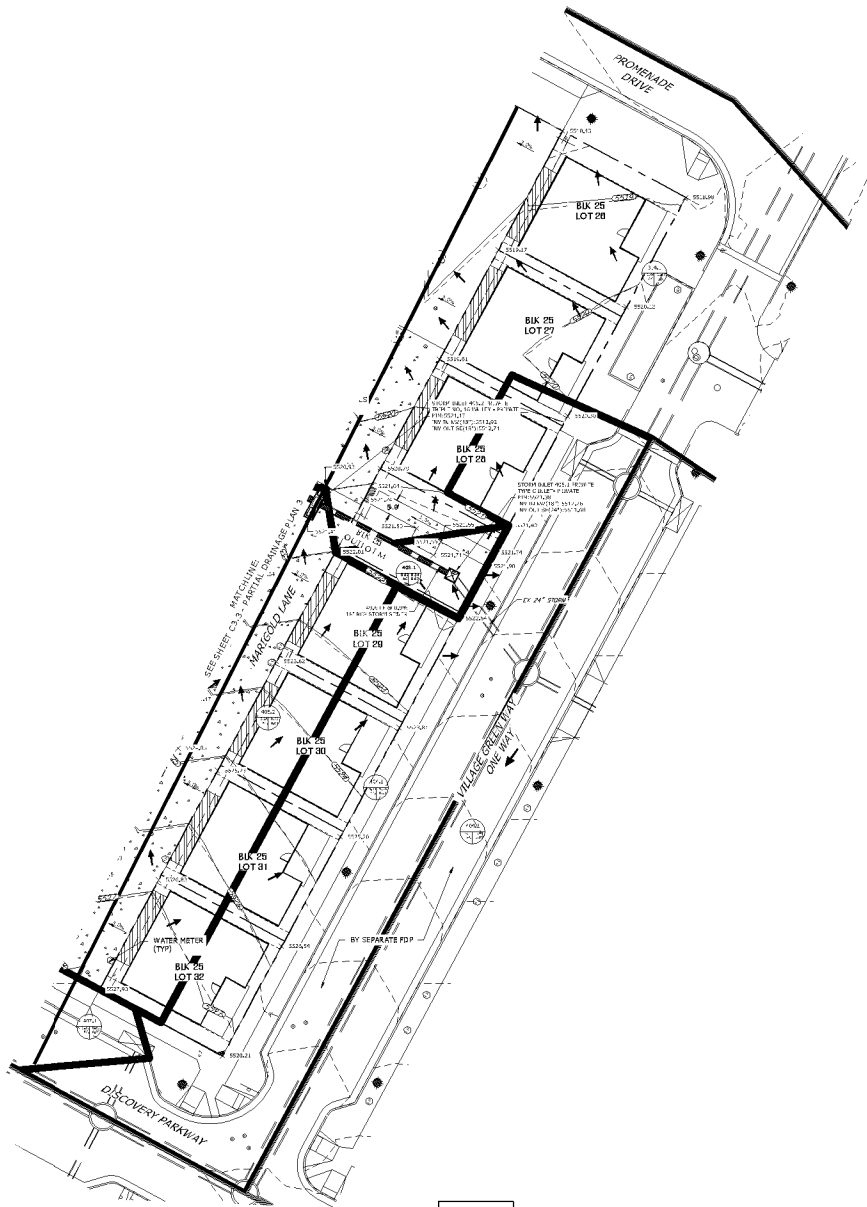
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	12/06/2017
2	SWMT COMMENTS	02/06/2018
3	SWMT COMMENTS	03/07/2018
4	SWMT COMMENTS	03/29/2018
5	SWMT COMMENTS	04/23/2018
6	SWMT COMMENTS	05/03/2018
7	SWMT COMMENTS	06/19/2018
8	FINAL A. CORRECTED	08/15/2018

Noted Items:
 This Plan complies with the Specific Development Plan as defined in Section 24-610.101, et. seq., C.F.R., and Chapter 10 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Canal Creek Drive, Superior, Colorado. The terms and other conditions of these noted items are further detailed in the development agreement dated March 11, 2013.

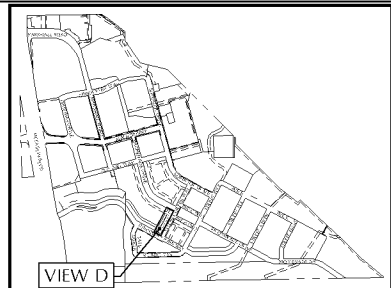
DESIGNED BY: JMB DATE: 11/06/2017
 DRAWN BY: CSE SCALE: 1"=20'
 CHECKED BY: DNL
 JOB NO.: 228.003.04
 DWG NAME: FDP3-P3-Part06R3.dwg

PARTIAL DRAINAGE
 PLAN 3

SHEET:
C3.3



VIEW D



KEY MAP



FDP 3, PHASE 2 IMPROVEMENTS		LEGEND:		EXISTING/ SEPARATE FDP	
	PROPERTY LINE		EASEMENT		CONCRETE
	AREA OUTSIDE LIMITS		STORM SEWER		INLET
	STORM MAN-HOLE		VALVES		WATER METER
	HYDRANT		SIGN		DETECTABLE WARNING
	BASIN BOUNDARIES		OFFSITE BASIN BOUNDARIES		MAJOR CONTOURS
	MINOR CONTOURS		FINISHED FLOOR ELEVATION (LOWEST FLOOR)		TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION		BUILDERS CONCRETE		ELECTRICAL BOXES
	DESIGN POINT		FLOW ARROW		BASIN IDENTIFICATION
	2-YR AND 100-YR RUNOFF COEFFICIENTS		BASIN AREA (A.C.)		

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SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT PLAN 3 - PHASE 2
 BLOCK 25

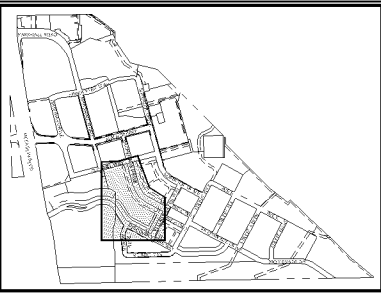
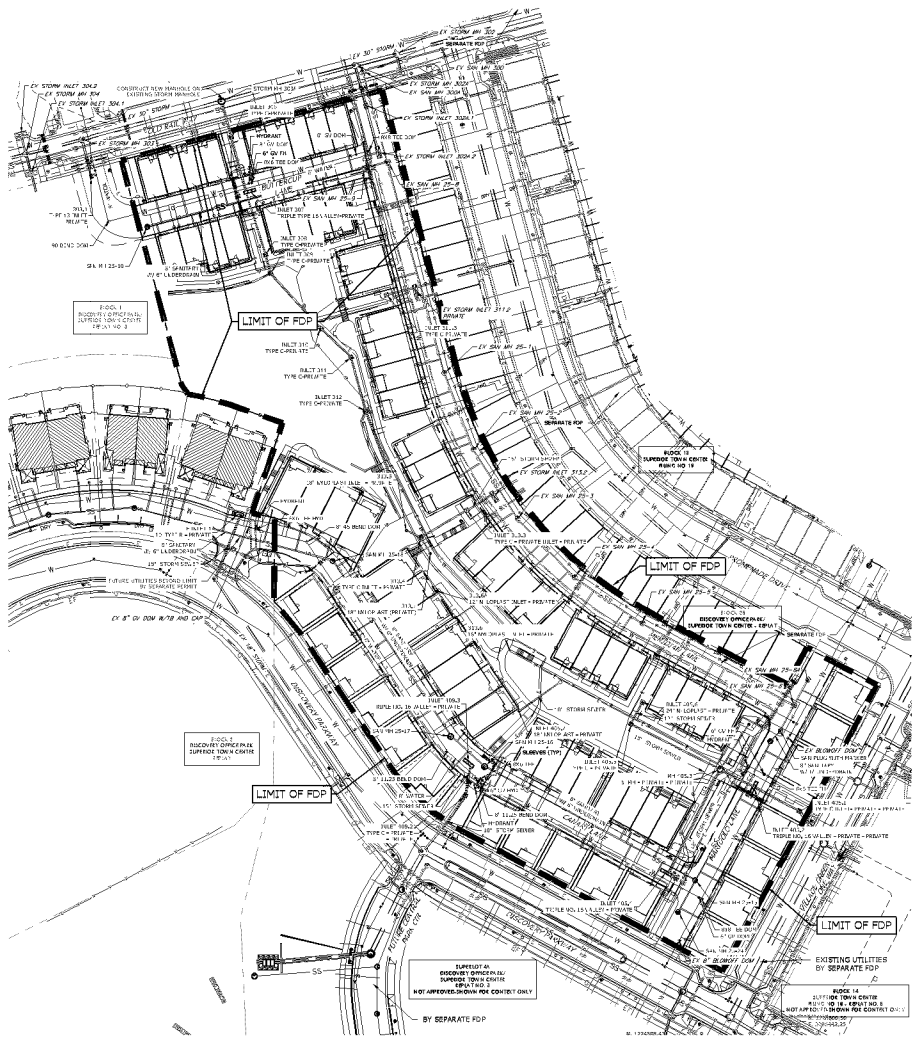
REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	12/06/2017
2	SWAT COMMENTS	02/06/2018
3	SWAT COMMENTS	03/07/2018
4	SWAT COMMENTS	03/29/2018
5	SWAT COMMENTS	04/23/2018
6	SWAT COMMENTS	05/01/2018
7	BOARD OF SUPERVISORS	06/06/2018
8	FINAL A. CORRECTED	07/19/2018

Noted & Approved:
 This Plan complies with the Specific Development Plan as defined in Section 24-610.101, et. seq., C.F.R., and Chapter 10 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado. The terms and other conditions of these noted signs are further described in the development agreement dated March 11, 2013.

DESIGNED BY: JMB	DATE: 12/06/2017
DRAWN BY: CAL	SCALE: 1"=20'
CHECKED BY: DNL	
JOB NO.: 228.003.04	
DWG NAME: FDP3-3_Part02NM.dwg	

PARTIAL DRAINAGE
 PLAN 4

SHEET:
C3.4

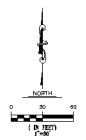


KEY MAP
NORTH



ALL DOMESTIC WATER MAIN PIPE IS BLUE PVC C900 DR14 FULLY RESTRAINED
 ALL SANITARY SEWER PIPE IS GREEN SDR26
 ALL HYDRANT BRANCH LINES ARE DIP CLASS 52
 ALL PRIVATE STORM IS WHITE PVC SDR26
 ALL STORM SEWER IS CLASS IV RCP UNLESS OTHERWISE NOTED
 ALL DOMESTIC WATER SERVICE PIPE IS TYPE K COPPER
 ALL SANITARY UNDERDRAIN IS WHITE PVC SDR26 PERFORATED
 ALL SANITARY UNDERDRAIN SERVICE PIPE IS WHITE PVC SDR26 NON-PERFORATED

FDP 3, PHASE 2 IMPROVEMENTS		LEGEND:		EXISTING/ SEPARATE FDP	
	PROPER TY LINE		PROPER TY LINE		EXISTING/ SEPARATE FDP
	FDP LIMIT LINE (THIS PHASE)		EASEMENT		EXISTING/ SEPARATE FDP
	AREA OUTSIDE FDP LIMITS		AREA OUTSIDE FDP LIMITS		EXISTING/ SEPARATE FDP
	STORM		STORM		EXISTING/ SEPARATE FDP
	INLET		INLET		EXISTING/ SEPARATE FDP
	STORM MANHOLE		STORM MANHOLE		EXISTING/ SEPARATE FDP
	SANITARY NAHOLE		SANITARY NAHOLE		EXISTING/ SEPARATE FDP
	SANITARY W/ 6" UNDERDRAIN		SANITARY W/ 6" UNDERDRAIN		EXISTING/ SEPARATE FDP
	4" SANITARY SERVICE W/ 4" UNDERDRAIN		4" SANITARY SERVICE W/ 4" UNDERDRAIN		EXISTING/ SEPARATE FDP
	WATER LINE		WATER LINE		EXISTING/ SEPARATE FDP
	1" WATER SERVICE		1" WATER SERVICE		EXISTING/ SEPARATE FDP
	DRY UTILITIES		DRY UTILITIES		EXISTING/ SEPARATE FDP
	IRRIGATION		IRRIGATION		EXISTING/ SEPARATE FDP
	TELE LINE		TELE LINE		EXISTING/ SEPARATE FDP
	GAS LINE		GAS LINE		EXISTING/ SEPARATE FDP
	ELECTRIC LINE		ELECTRIC LINE		EXISTING/ SEPARATE FDP
	SLEEVES		SLEEVES		EXISTING/ SEPARATE FDP
	WATER VALVE		WATER VALVE		EXISTING/ SEPARATE FDP
	WATER BENDS		WATER BENDS		EXISTING/ SEPARATE FDP
	WATER BLOW OFF		WATER BLOW OFF		EXISTING/ SEPARATE FDP
	WATER TEE		WATER TEE		EXISTING/ SEPARATE FDP
	HYDRANT		HYDRANT		EXISTING/ SEPARATE FDP
	WATER METER		WATER METER		EXISTING/ SEPARATE FDP
	MAILBOXES		MAILBOXES		EXISTING/ SEPARATE FDP
	LIGHT POLE		LIGHT POLE		EXISTING/ SEPARATE FDP
	COBBLE PIPE OUTLET PROTECTION		COBBLE PIPE OUTLET PROTECTION		EXISTING/ SEPARATE FDP
	ELECTRICAL BOXES		ELECTRICAL BOXES		EXISTING/ SEPARATE FDP



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**SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT PLAN 3 - PHASE 2
 BLOCK 25**

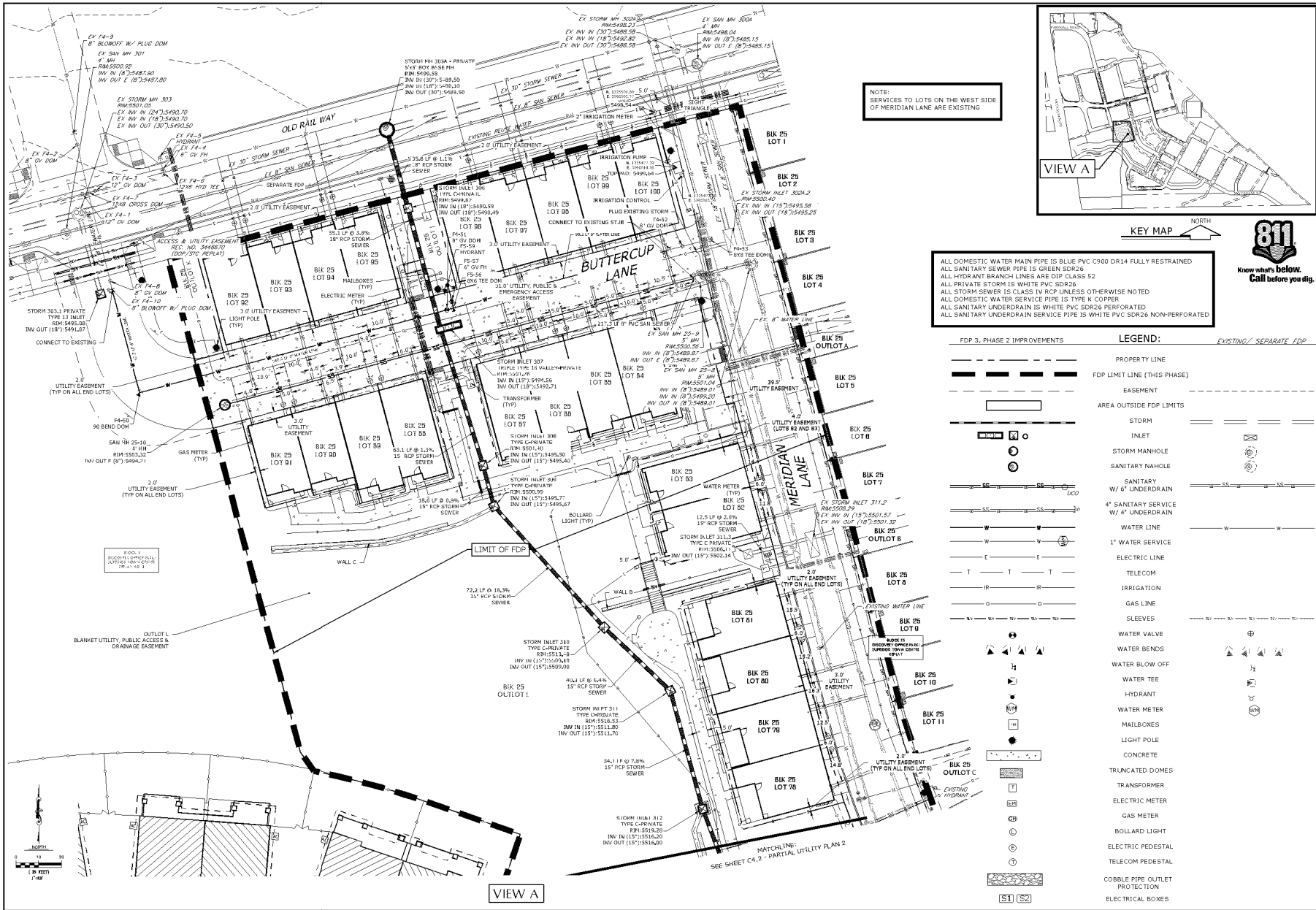
REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/06/2017
2	SWMT COMMENTS	10/06/2018
3	SWMT COMMENTS	10/06/2018
4	SWMT COMMENTS	10/06/2018
5	SWMT COMMENTS	10/06/2018
6	SWMT COMMENTS	10/06/2018
7	SWMT COMMENTS	10/06/2018
8	FINAL COMMENTS	10/06/2018

Vertical Datum:
 This Plan complies with the Specific Development Plan as defined in Section 24-615.01, et seq., C.F.R., and Chapter 10 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Canal Creek Drive, Superior, Colorado. The terms and other conditions of these zoning rights are further described in the development agreement dated March 11, 2013.

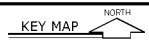
DESIGNED BY: JMB	DATE: 10/06/2017
DRAWN BY: CAL	SCALE: 1"=60'
CHECKED BY: DNL	
JOB NO.: 228.003.04	
DWG NAME: FDP3-3_OUT.dwg	

OVERALL UTILITY PLAN

SHEET:
C4.0



NOTE:
SERVICES TO LOTS ON THE WEST SIDE
OF MERIDIAN LANE ARE EXISTING



ALL DOMESTIC WATER MAIN PIPE IS BLUE PVC C900 DR14 FULLY RESTRAINED
 ALL SANITARY SEWER PIPE IS GREEN SDR26
 ALL HYDRANT BRANCH LINES ARE DIP CLASS 52
 ALL PRIVATE STORM IS WHITE PVC SDR26
 ALL STORM SEWER IS CLASS IV RCP UNLESS OTHERWISE NOTED
 ALL DOMESTIC WATER SERVICE PIPE IS TYPE K COPPER
 ALL SANITARY UNDERDRAIN IS WHITE PVC SDR26 PERFORATED
 ALL SANITARY UNDERDRAIN SERVICE PIPE IS WHITE PVC SDR26 NON-PERFORATED

FDP 3, PHASE 2 IMPROVEMENTS

LEGEND: EXISTING / SEPARATE FDP

- PROPERTY LINE
- FDP LIMIT LINE (THIS PHASE)
- EASEMENT
- AREA OUTSIDE FDP LIMITS
- STORM
- INLET
- STORM MANHOLE
- SANITARY NAHOLE
- SANITARY W/ 6" UNDERDRAIN
- 4" SANITARY SERVICE W/ 4" UNDERDRAIN
- WATER LINE
- 1" WATER SERVICE
- ELECTRIC LINE
- TELECOM
- IRRIGATION
- GAS LINE
- SLEEVES
- WATER VALVE
- WATER BENDS
- WATER BLOW OFF
- WATER TEE
- HYDRANT
- WATER METER
- MAILBOXES
- LIGHT POLE
- CONCRETE
- TRUNCATED DUMES
- TRANSFORMER
- ELECTRIC METER
- GAS METER
- BOLLARD LIGHT
- ELECTRIC PEDESTAL
- TELECOM PEDESTAL
- COBBLE PIPE OUTLET PROTECTION
- ELECTRICAL BOXES

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SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	12/06/2017
2	SWAT COMMENTS	02/06/2018
3	SWAT COMMENTS	03/07/2018
4	SWAT COMMENTS	03/07/2018
5	SWAT COMMENTS	03/23/2018
6	SWAT COMMENTS	03/23/2018
7	SWAT COMMENTS	03/23/2018
8	SWAT COMMENTS	03/23/2018

Notes:
 This Plan complies with the Specific Development Plan as defined in Section 24-6B.01, et. seq., C.F.R., and Chapter 10 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Canal Creek Drive, Superior, Colorado. The terms and other conditions of these stated rights are further detailed in the development agreement dated March 11, 2013.

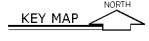
DESIGNED BY: JMB DATE: 11/06/2017
 DRAWN BY: GEL SCALE: 1"=20'
 CHECKED BY: DJL
 JOB NO.: 228.003.04
 DWG NAME: FDP3-P3-Part/UT3.dwg

PARTIAL UTILITY PLAN 1

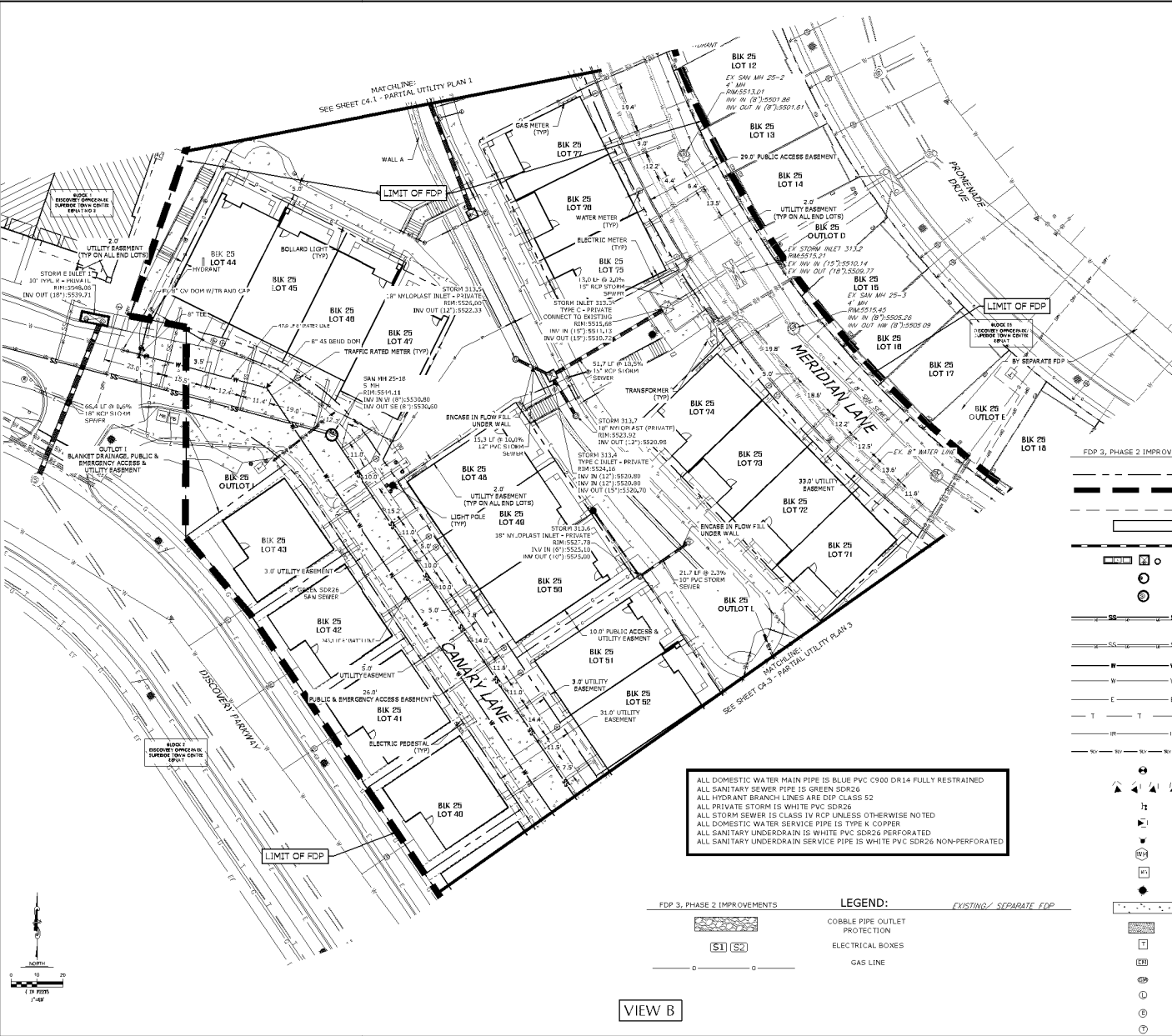
SHEET:
C4.1



323 5th STREET
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303.833.1416
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NOTE:
SERVICES TO LOTS ON THE WEST SIDE
OF MERIDIAN LANE ARE EXISTING



ALL DOMESTIC WATER MAIN PIPE IS BLUE PVC C900 DR14 FULLY RESTRAINED
ALL SANITARY SEWER PIPE IS GREEN SDR26
ALL HYDRANT BRANCH LINES ARE DIP CLASS 52
ALL PRIVATE STORM IS WHITE PVC SDR26
ALL STORM SEWER IS CLASS IV RCP UNLESS OTHERWISE NOTED
ALL DOMESTIC WATER SERVICE PIPE IS TYPE K COPPER
ALL SANITARY UNDERDRAIN IS WHITE PVC SDR26 PERFORATED
ALL SANITARY UNDERDRAIN SERVICE PIPE IS WHITE PVC SDR26 NON-PERFORATED

FDP 3, PHASE 2 IMPROVEMENTS		LEGEND:		EXISTING / SEPARATE FDP	
	PROPERTY LINE		PROPERTY LINE		EXISTING PROPERTY LINE
	FDP LIMIT LINE (THIS PHASE)		EASEMENT		EXISTING EASEMENT
	AREA OUTSIDE FDP LIMITS		STORM INLET		EXISTING STORM INLET
	STORM MANHOLE		STORM MANHOLE		EXISTING STORM MANHOLE
	SANITARY MANHOLE		SANITARY MANHOLE		EXISTING SANITARY MANHOLE
	SANITARY W/ 6" UNDERDRAIN		SANITARY W/ 4" UNDERDRAIN		EXISTING SANITARY W/ 6" UNDERDRAIN
	WATER LINE		WATER LINE		EXISTING WATER LINE
	1" WATER SERVICE		ELECTRIC LINE		EXISTING ELECTRIC LINE
	ELECTRIC LINE		TELECOM		EXISTING ELECTRIC LINE
	IRRIGATION		SLEEVES		EXISTING IRRIGATION
	WATER VALVE		WATER BENDS		EXISTING WATER VALVE
	WATER BLOW OFF		WATER TEE		EXISTING WATER BLOW OFF
	HYDRANT		WATER METER		EXISTING HYDRANT
	MAILBOXES		LIGHT POLE		EXISTING MAILBOXES
	CONCRETE		TRUNCATED DOMES		EXISTING CONCRETE
	TRANSFORMER		ELECTRIC METER		EXISTING TRANSFORMER
	GAS METER		BOLLARD LIGHT		EXISTING GAS METER
	ELECTRIC PEDESTAL		TELECOM PEDESTAL		EXISTING ELECTRIC PEDESTAL
	TELECOM PEDESTAL				

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/06/2017
2	SWAY COMMENTS	10/06/2018
3	SWAY COMMENTS	10/06/2018
4	SWAY COMMENTS	10/06/2018
5	SWAY COMMENTS	10/06/2018
6	SWAY COMMENTS	10/06/2018
7	SWAY COMMENTS	10/06/2018
8	SWAY COMMENTS	10/06/2018

Vertical Datum:
This Plan complies with the Specific Development Plan as defined in Section 24-410.101, et. seq., C.F.R., and Chapter 10 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Cooper Drive, Superior, Colorado. The terms and other conditions of these zoning rules are further described in the development agreement dated March 11, 2013.

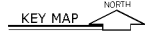
DESIGNED BY: JMB DATE: 10/06/2017
DRAWN BY: CML SCALE: 1"=20'
CHECKED BY: DJL
JOB NO.: 228.003.04
DWG NAME: FDP3-3-Part03.dwg

PARTIAL UTILITY
PLAN 2

SHEET:
C4.2



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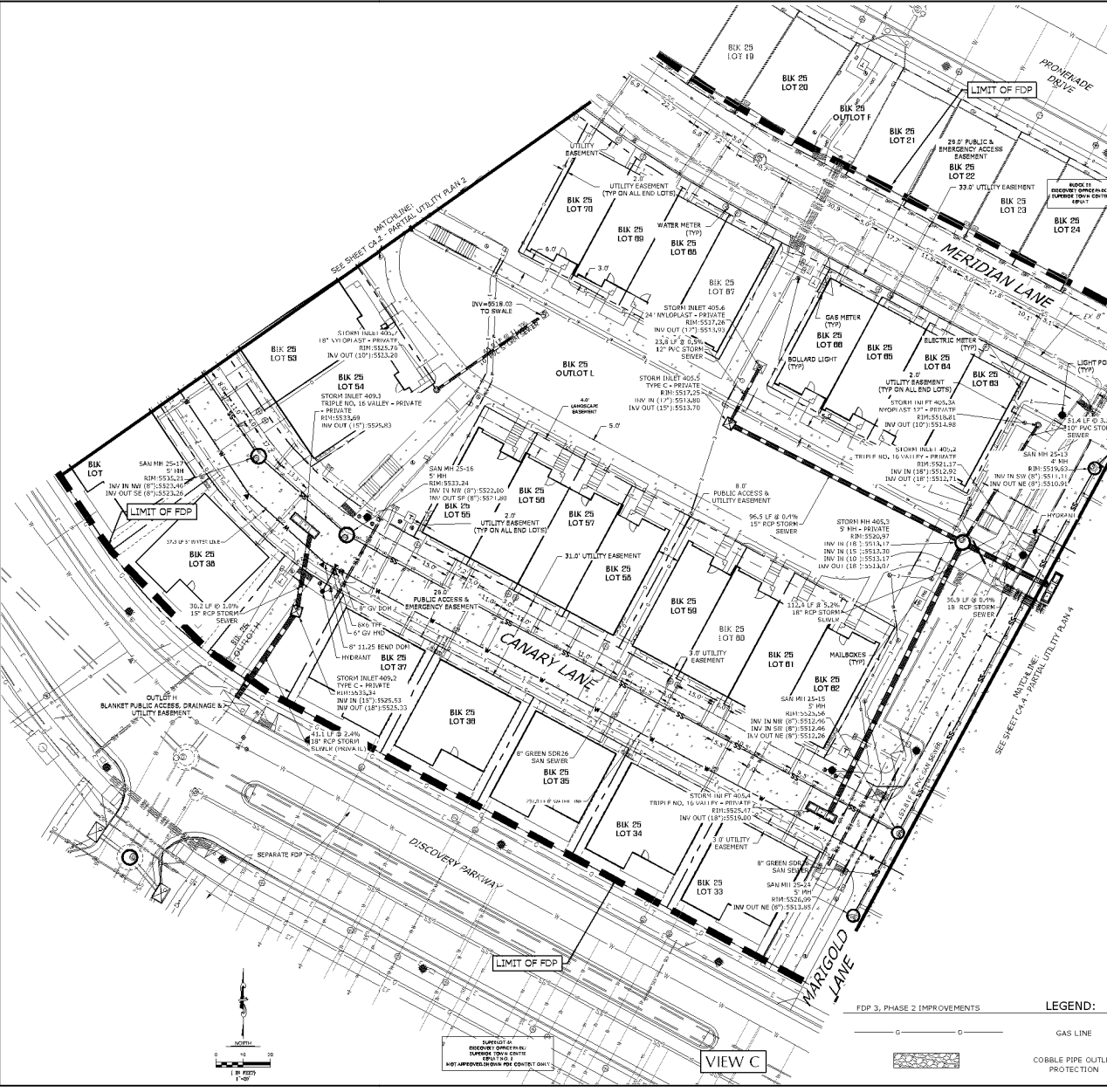
811
Know what's below.
Call before you dig.

NOTE: SERVICES TO LOTS ON THE WEST SIDE OF MERIDIAN LANE ARE EXISTING

ALL DOMESTIC WATER MAIN PIPE IS BLUE PVC C900 DR14 FULLY RESTRAINED
ALL SANITARY SEWER PIPE IS GREEN SDR26
ALL HYDRANT BRANCH LINES ARE DIP CLASS 52
ALL PRIVATE STORM IS WHITE PVC SDR26
ALL STORM SEWER IS CLASS IV RCP UNLESS OTHERWISE NOTED
ALL DOMESTIC WATER SERVICE PIPE IS TYPE K COPPER
ALL SANITARY UNDERDRAIN IS WHITE PVC SDR26 PERFORMED
ALL SANITARY UNDERDRAIN SERVICE PIPE IS WHITE PVC SDR26 NON-PERFORATED

FDP 3, PHASE 2 IMPROVEMENTS LEGEND: EXISTING / SEPARATE FDP

	PROPERTY LINE		EXISTING PROPERTY LINE
	FDP LIMIT LINE (THIS PHASE)		EXISTING FDP LIMIT LINE
	EASEMENT		EXISTING EASEMENT
	AREA OUTSIDE FDP LIMITS		EXISTING AREA OUTSIDE FDP LIMITS
	STORM		EXISTING STORM
	INLET		EXISTING INLET
	STORM MANHOLE		EXISTING STORM MANHOLE
	SANITARY MANHOLE		EXISTING SANITARY MANHOLE
	SANITARY W/ 6" UNDERDRAIN		EXISTING SANITARY W/ 6" UNDERDRAIN
	4" SANITARY SERVICE W/ 4" UNDERDRAIN		EXISTING 4" SANITARY SERVICE W/ 4" UNDERDRAIN
	WATER LINE		EXISTING WATER LINE
	1" WATER SERVICE		EXISTING 1" WATER SERVICE
	ELECTRIC LINE		EXISTING ELECTRIC LINE
	TELECOM		EXISTING TELECOM
	IRRIGATION		EXISTING IRRIGATION
	SLEEVES		EXISTING SLEEVES
	WATER VALVE		EXISTING WATER VALVE
	WATER BENDS		EXISTING WATER BENDS
	WATER BLOW OFF		EXISTING WATER BLOW OFF
	WATER TEE		EXISTING WATER TEE
	HYDRANT		EXISTING HYDRANT
	WATER METER		EXISTING WATER METER
	MAILBOXES		EXISTING MAILBOXES
	LIGHT POLE		EXISTING LIGHT POLE
	CONCRETE		EXISTING CONCRETE
	TRUNCATED DOMES		EXISTING TRUNCATED DOMES
	TRANSFORMER		EXISTING TRANSFORMER
	ELECTRIC METER		EXISTING ELECTRIC METER
	GAS METER		EXISTING GAS METER
	BOLLARD LIGHT		EXISTING BOLLARD LIGHT
	ELECTRIC PEDESTAL		EXISTING ELECTRIC PEDESTAL
	TELECOM PEDESTAL		EXISTING TELECOM PEDESTAL
	ELECTRIC BOXES		EXISTING ELECTRIC BOXES



SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/06/2017
2	SWAY COMMENTS	10/26/2018
3	SWAY COMMENTS	10/26/2018
4	SWAY COMMENTS	10/26/2018
5	SWAY COMMENTS	10/26/2018
6	SWAY COMMENTS	10/26/2018
7	SWAY COMMENTS	10/26/2018

Vertical Plans:
This Plan complies with the Specific Development Plan as defined in Section 24-618 (D), et. seq., C.R.S., and Chapter 10 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Canal Creek Drive, Superior, Colorado. The terms and other conditions of these vertical plans are further described in the development agreement dated March 11, 2013.

DESIGNED BY: JMB DATE: 10/06/2017
DRAWN BY: CML SCALE: 1"=20'
CHECKED BY: DJL
JOB NO.: 228.003.04
DWG NAME: FDP3-P3-Part03.dwg

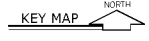
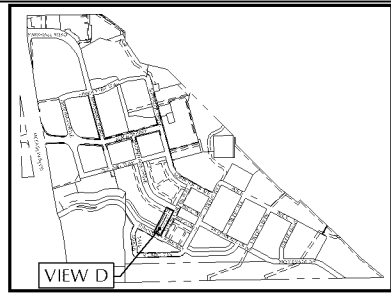
PARTIAL UTILITY PLAN 3

SHEET: **C4.3**



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SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25



NOTE:
SERVICES TO LOTS 26 AND 27
ARE EXISTING

ALL DOMESTIC WATER MAIN PIPE IS BLUE PVC C900 DR14 FULLY RESTRAINED
ALL SANITARY SEWER PIPE IS GREEN SDR26
ALL HYDRANT BRANCH LINES ARE DIP CLASS 52
ALL PRIVATE STORM IS WHITE PVC SDR26
ALL STORM SEWER IS CLASS IV RCP UNLESS OTHERWISE NOTED
ALL DOMESTIC WATER SERVICE PIPE IS TYPE K COPPER
ALL SANITARY UNDERDRAIN IS WHITE PVC SDR26 PERFORATED
ALL SANITARY UNDERDRAIN SERVICE PIPE IS WHITE PVC SDR26 NON-PERFORATED

FDP 3, PHASE 2 IMPROVEMENTS

LEGEND: *EXISTING / SEPARATE FDP*

	PROPERTY LINE		FDP LIMIT LINE (THIS PHASE)
	EASEMENT		AREA OUTSIDE FDP LIMITS
	STORM		INLET
	STORM MANHOLE		SANITARY MANHOLE
	SANITARY		W/ 6" UNDERDRAIN
	4" SANITARY SERVICE		WATER LINE
	1" WATER SERVICE		ELECTRIC LINE
	TELECOM		IRRIGATION
	SLEEVES		WATER VALVE
	WATER BENDS		WATER BLOW OFF
	WATER TEE		HYDRANT
	WATER METER		MAILBOXES
	LIGHT POLE		CONCRETE
	TRUNCATED DOMES		TRANSFORMER
	ELECTRIC METER		GAS METER
	BOLLARD LIGHT		ELECTRIC PEDESTAL
	TELECOM PEDESTAL		ELECTRICAL BOXES

REVISIONS

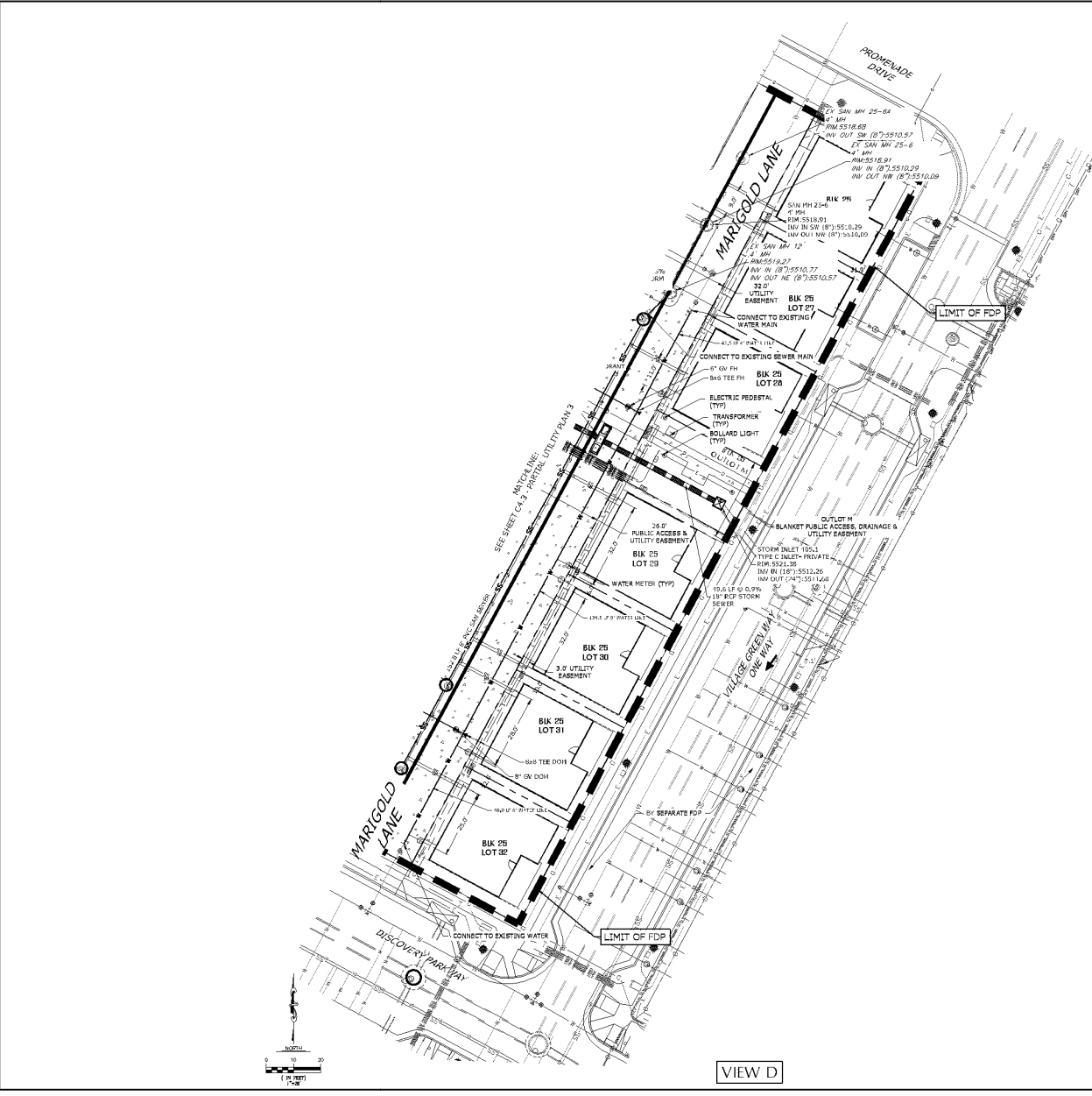
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	12/06/2017
2	SWAT COMMENTS	02/06/2018
3	SWAT COMMENTS	03/07/2018
4	SWAT COMMENTS	03/29/2018
5	SWAT COMMENTS	04/12/2018
6	FINAL COMMENTS	04/23/2018
7	REVISION OF PROPOSED	04/26/2018
8	FINAL A. COMMENTS	05/01/2018

Noted Items:
This Plan complies with the Specific Development Plan as defined in Section 24-610.01, et. seq., C.F.R., and Chapter 10 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Canal Creek Drive, Superior, Colorado. The terms and other conditions of these zoning regulations further described in the development agreement dated March 11, 2013.

DESIGNED BY: JAB DATE: 12/06/2017
DRAWN BY: CAL SCALE: 1"=20'
CHECKED BY: DNL
JOB NO.: 228.003.04
DWG NAME: FDP3-3_Part03.dwg

PARTIAL UTILITY
PLAN 4

SHEET:
C4.4



VIEW D

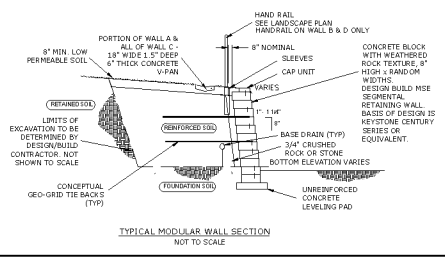
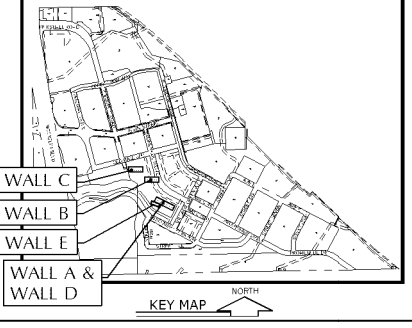
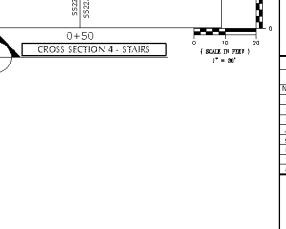
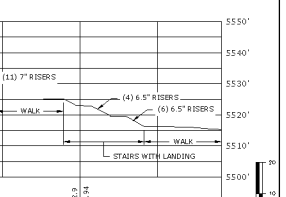
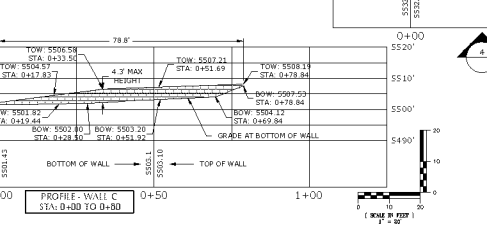
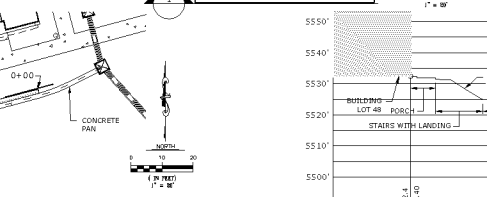
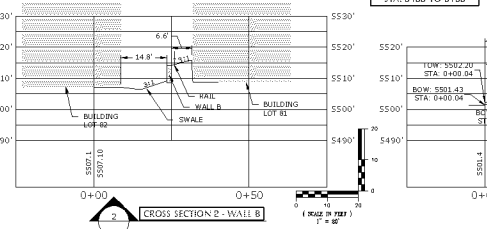
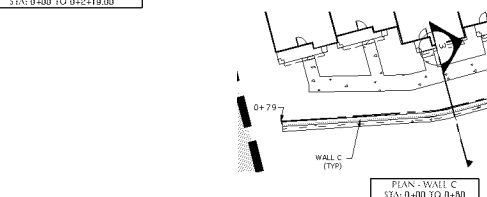
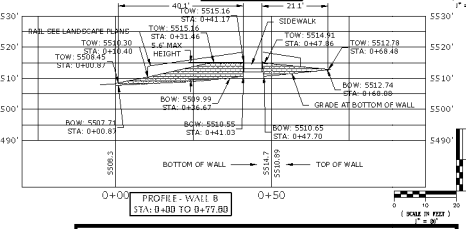
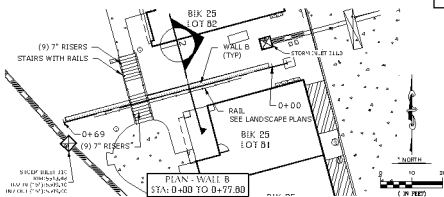
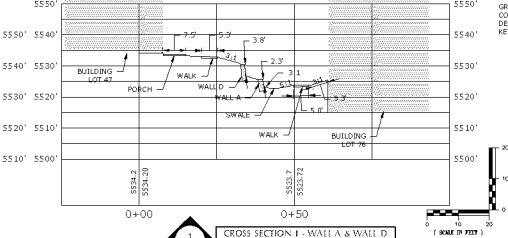
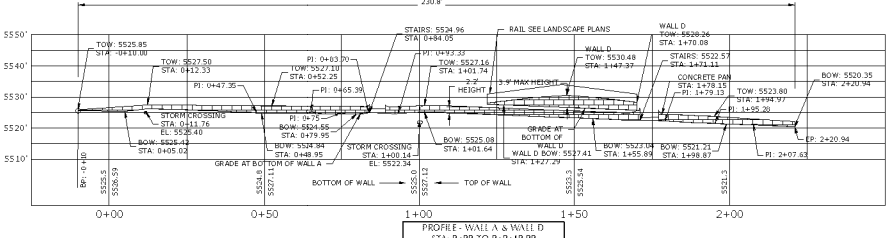
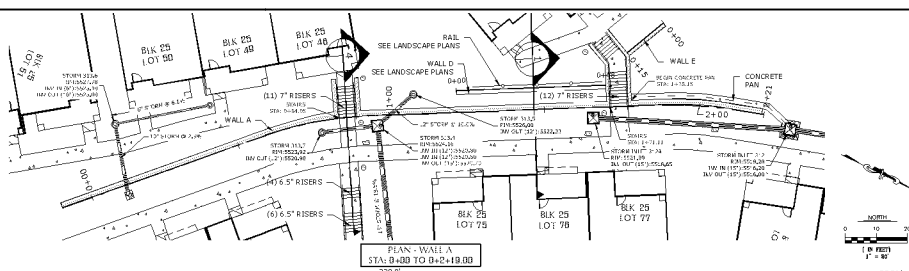




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TYPICAL MODULAR WALL IMAGE
 GREY COLOR, CONCRETE BLOCK WITH WEATHERED ROCK TEXTURE
 CONCRETE BLOCK, 8" HIGH x RANDOM WIDTHS
 DESIGN BUILD MISE GEOMETRIC RETAINING WALL. BASIS OF DESIGN IS
 KEYSTONE CENTURY SERIES OR EQUIVALENT.



SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT PLAN 3 - PHASE 2
 BLOCK 25

REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	2/26/2021
2	SWAT COMMENTS	02/26/2021
3	SWAT COMMENTS	03/02/2021
4	SWAT COMMENTS	03/02/2021
5	SWAT COMMENTS	03/23/2021
6	SWAT COMMENTS	03/23/2021
7	REVISIONS	04/02/2021
8	REVISIONS	04/02/2021

Vertical Elevation
 This Plan complies with the Specific
 Development Plan as defined in Section
 24-610.101, et. seq., C.F.R., and Chapter 10
 of the Superior Municipal Code, available at
 the Superior Town Hall, 124 East Canal Creek
 Drive, Superior, Colorado. The terms and other
 conditions of these stated rights are further
 described in the development agreement
 dated March 11, 2021.

DESIGNED BY: JMB DATE: 10/16/2020
 DRAWN BY: CAL SCALE: H. 1" = 20'
 CHECKED BY: DJL V. 3" = 20'
 JOB NO.: 228.003.04
 DWG NAME: FDP3-P3_WALL PP.dwg

WALL PLAN &
 PROFILE 1

SHEET:
C5.0

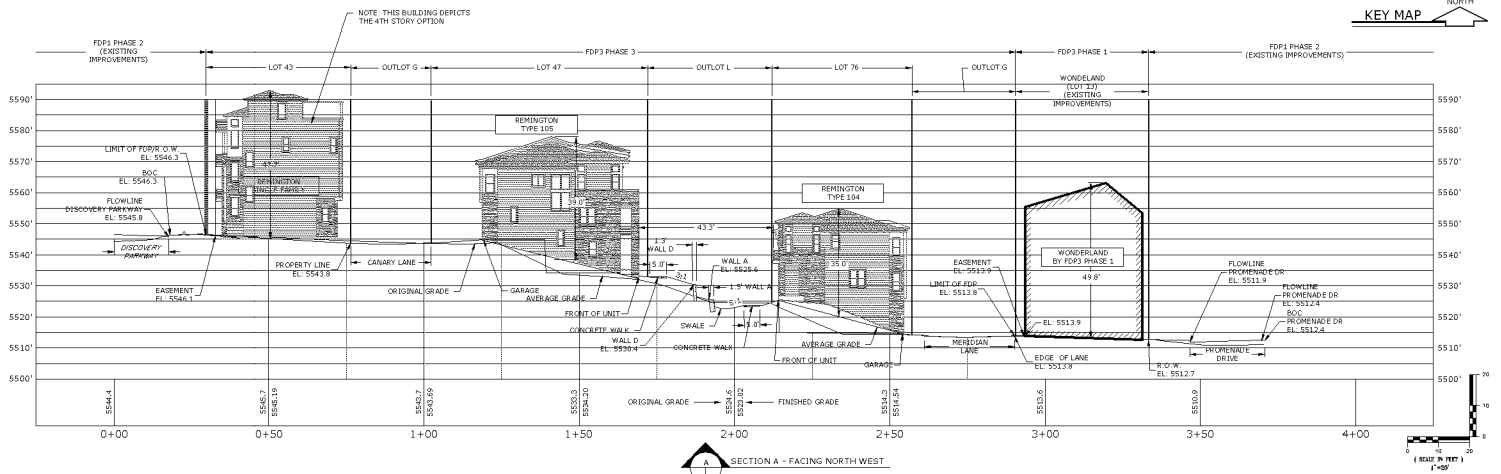


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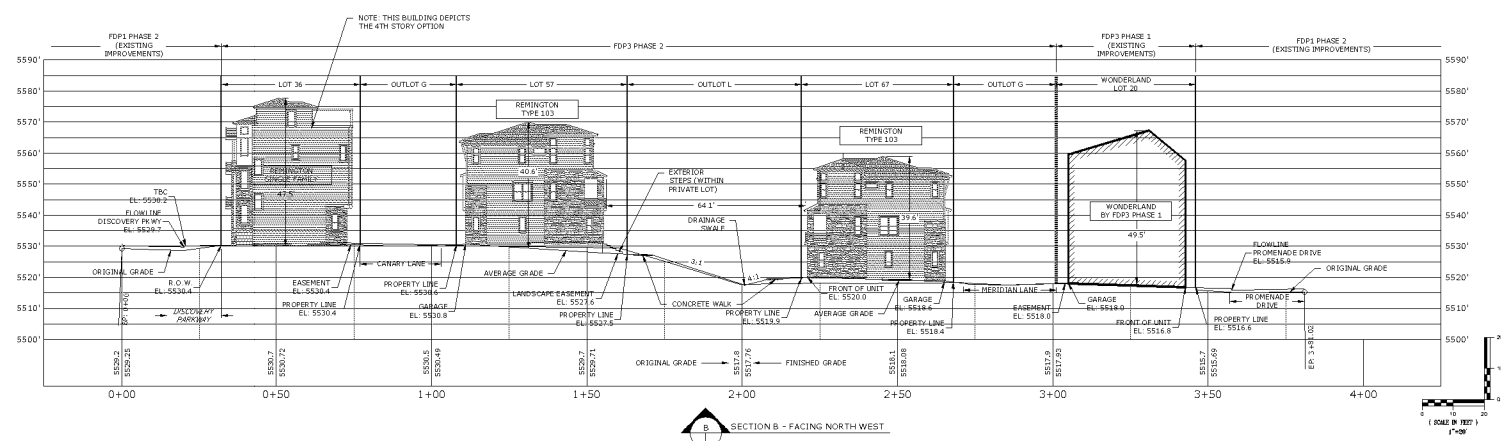


KEY MAP

NOTE: BUILDING HEIGHTS LABELED AND DERIVED ON THIS DRAWING ARE WITHIN THE RANGE DESCRIBED IN THE NARRATIVE AND DO NOT NECESSARILY REFLECT THE EXACT HEIGHT OF EACH BUILDING TO BE CONSTRUCTED WITHIN EACH LOT.



SECTION A - FACING NORTH WEST



SECTION B - FACING NORTH WEST

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

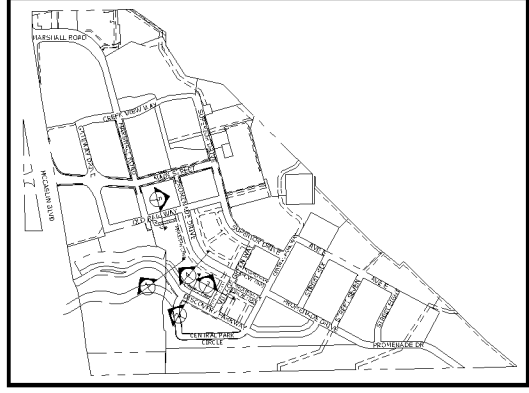
NO.	DESCRIPTION	DATE
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2	SWAT COMMENTS	3/2/2021
3	SWAT COMMENTS	3/22/2021
4	FINAL COMMENTS	3/22/2021
5	FINAL COMMENTS	4/13/2021
6	FINAL COMMENTS	4/13/2021
7	BOARD OF RESOLUTIONS	3/18/2021
8	PERMANENT CORRECTED	3/18/2021

Vertical Plans:
This Plan complies with the Specific Development Plan as defined in Section 24-610.101, et. seq., C.F.R., and Chapter 10 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado. The terms and other conditions of these zoning rules are further described in the development agreement dated March 11, 2021.

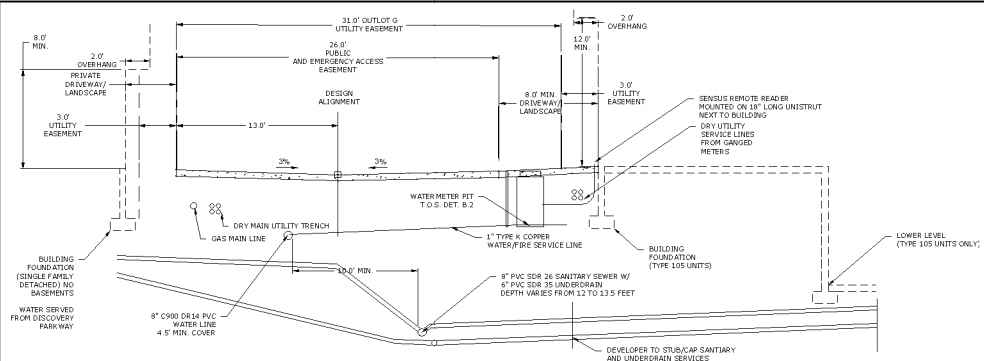
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CHECKED BY: DJL V. 1"=20"
JOB NO.: 228.003.04
DWG NAME: FDP3-P3_SECTIONS.dwg

SITE SECTIONS

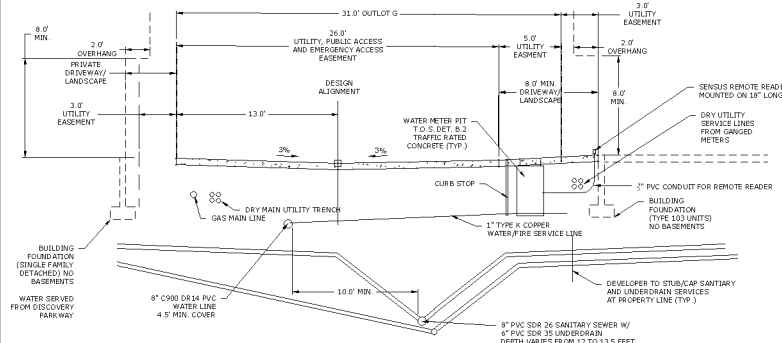
SHEET:
C5.1



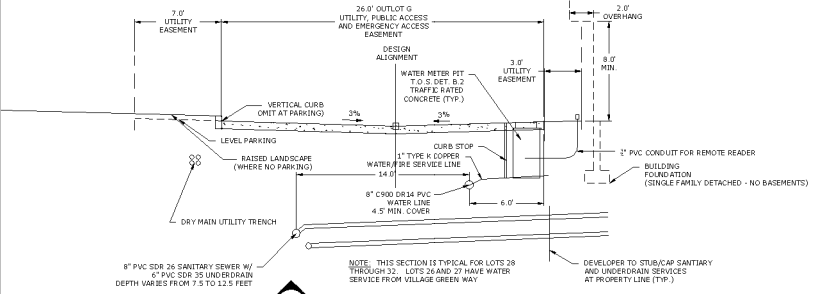
KEY MAP



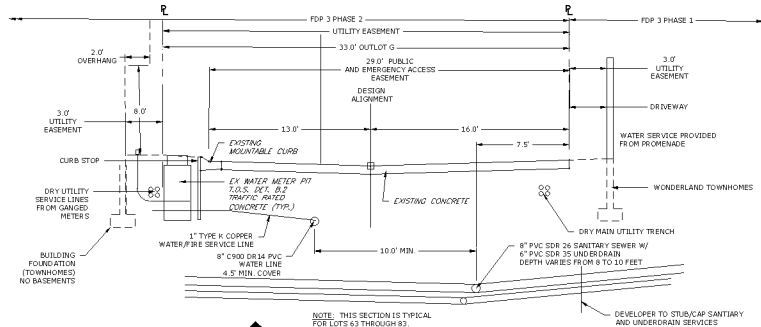
SECTION 1 - CANARY LANE - FACING NORTHWEST AT TYPE 105 UNITS



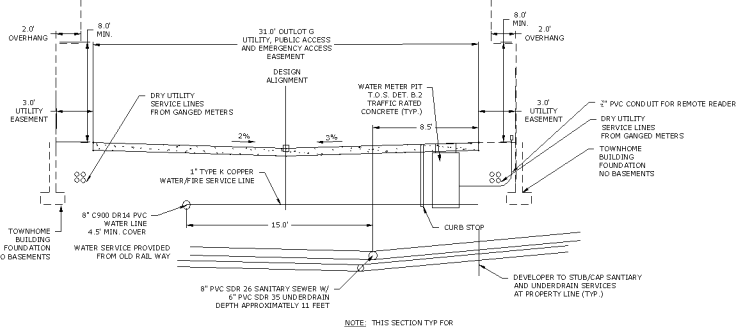
SECTION 2 - CANARY LANE - FACING NORTHWEST AT TYPE 103 UNITS



SECTION 3 - MARIGOLD LANE - FACING NORTHEAST



SECTION 4 - MERIDIAN LANE - FACING NORTHWEST



SECTION 5 - BUTTERCUP LANE - FACING NORTHEAST

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SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT PLAN 3 - PHASE 2
 BLOCK 25

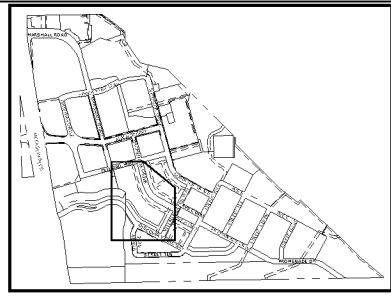
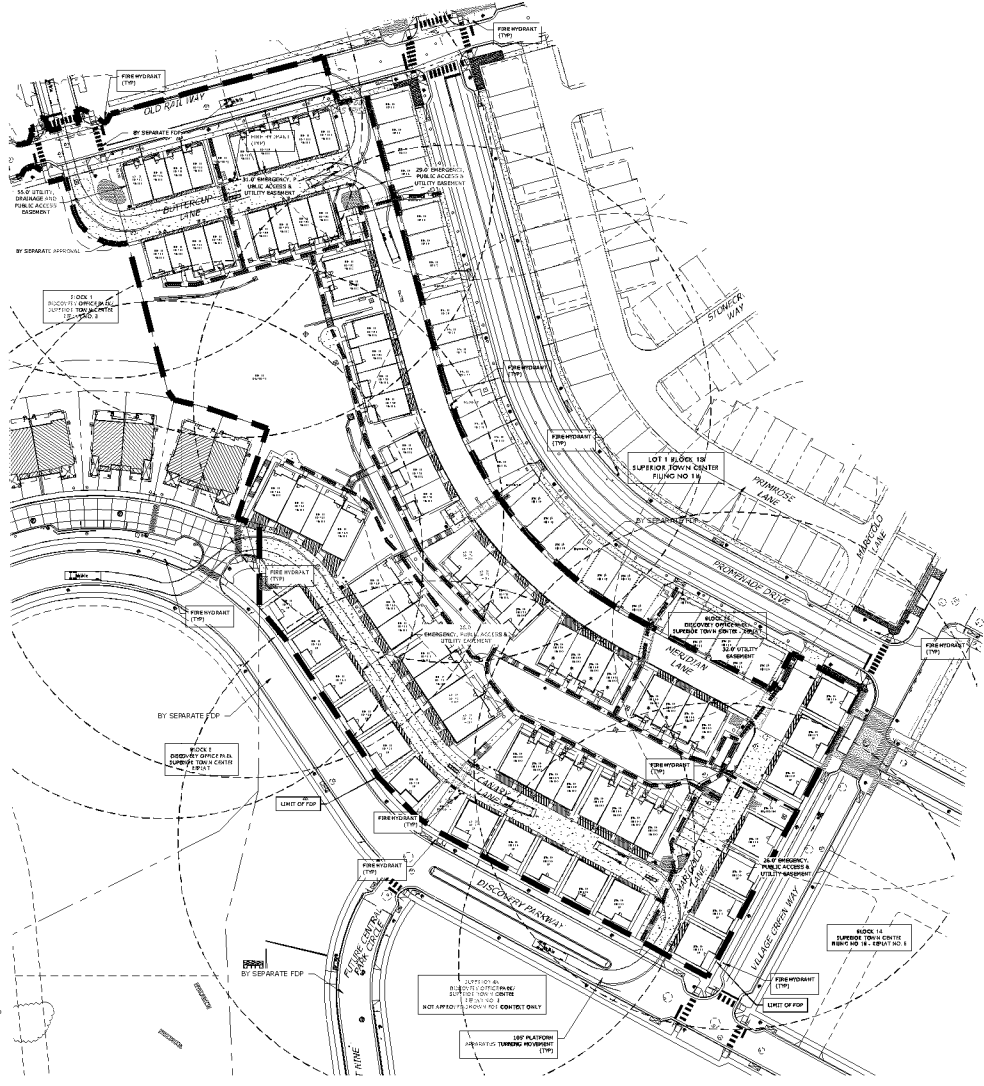
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	12/06/2017
2	SWAY COMMENTS	02/06/2018
3	SWAY COMMENTS	03/07/2018
4	ISDMS COMMENTS	03/29/2018
5	ISDMS COMMENTS	04/23/2018
6	ISDMS COMMENTS	05/01/2018
7	BOARD OF RESOLUTION	06/06/2018
8	FINAL A. CORRECTED	08/08/2018

Notes:
 This Plan complies with the Specific Development Plan as defined in Section 24-6B-101, et. seq., C.F.R., and Chapter 10 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Canal Creek Drive, Superior, Colorado. The terms and other conditions of these zoning rights are further described in the development agreement dated March 11, 2013.

DESIGNED BY: JMB DATE: 10/16/2017
 DRAWN BY: CAL SCALE: 1"=40'
 CHECKED BY: DJL
 JOB NO.: 228.003.04
 DWG NAME: FDP3-3_Sect.dwg

LANE SECTIONS

SHEET:
C5.2



KEY MAP
NORTH
811
Know what's below.
Call before you dig.

PROPOSED

LEGEND:

EXISTING/ SEPARATE FDP

---	PROPERTY LINE	---	EXISTING/ SEPARATE FDP
---	FDP LIMIT LINE (THIS PHASE)	---	EXISTING/ SEPARATE FDP
---	EASEMENT	---	EXISTING/ SEPARATE FDP
---	CONCRETE	---	EXISTING/ SEPARATE FDP
---	AREA OUTSIDE LIMITS	---	EXISTING/ SEPARATE FDP
---	INLET	---	EXISTING/ SEPARATE FDP
---	STORM MANHOLE	---	EXISTING/ SEPARATE FDP
---	VALVES	---	EXISTING/ SEPARATE FDP
---	WATER METER	---	EXISTING/ SEPARATE FDP
---	HYDRANT	---	EXISTING/ SEPARATE FDP
---	SIGN	---	EXISTING/ SEPARATE FDP
---	DETECTABLE WARNING	---	EXISTING/ SEPARATE FDP
---	ACCESSIBLE SIDEWALK	---	EXISTING/ SEPARATE FDP
---	ACCESSIBLE UNIT	---	EXISTING/ SEPARATE FDP
---	WALL	---	EXISTING/ SEPARATE FDP
---	FENCE	---	EXISTING/ SEPARATE FDP

DATE: 3/10/2017

PROJECT: SUPERIOR TOWN CENTER BLOCK 25 PHASE 2

CLIENT: SUPERIOR TOWN CENTER

DESIGNER: JAB

CHECKER: JAB

DATE: 3/10/2017

PROJECT: SUPERIOR TOWN CENTER BLOCK 25 PHASE 2

CONTRACT NUMBER: 17-0000

CONTRACT VALUE: \$1,000,000

CONTRACT TYPE: TURNING AND HYDRANT

CONTRACT START DATE: 3/10/2017

CONTRACT END DATE: 3/10/2017

CONTRACT STATUS: IN PROGRESS

CONTRACT LOCATION: SUPERIOR TOWN CENTER BLOCK 25 PHASE 2

CONTRACT OWNER: SUPERIOR TOWN CENTER

CONTRACT CONTACT: JAB

CONTRACT PHONE: 303.833.1416

CONTRACT FAX: 303.833.1416

CONTRACT EMAIL: JAB@CIVILRESOURCES.COM

CONTRACT WEBSITE: WWW.CIVILRESOURCES.COM

CONTRACT ADDRESS: 323 5th Street, Frederick, CO 80530

CONTRACT STATE: COLORADO

CONTRACT COUNTY: GARFIELD

CONTRACT ZIP: 80530

CONTRACT CITY: FREDERICK

CONTRACT COUNTRY: USA

CONTRACT TIMEZONE: MDT

CONTRACT CURRENCY: USD

CONTRACT LANGUAGE: ENGLISH

CONTRACT UNIT: FEET

CONTRACT SCALE: 1"=100'

CONTRACT SHEET: C5.3

CONTRACT SHEETS: C5.1, C5.2, C5.3, C5.4, C5.5, C5.6, C5.7, C5.8, C5.9, C5.10, C5.11, C5.12, C5.13, C5.14, C5.15, C5.16, C5.17, C5.18, C5.19, C5.20, C5.21, C5.22, C5.23, C5.24, C5.25, C5.26, C5.27, C5.28, C5.29, C5.30, C5.31, C5.32, C5.33, C5.34, C5.35, C5.36, C5.37, C5.38, C5.39, C5.40, C5.41, C5.42, C5.43, C5.44, C5.45, C5.46, C5.47, C5.48, C5.49, C5.50, C5.51, C5.52, C5.53, C5.54, C5.55, C5.56, C5.57, C5.58, C5.59, C5.60, C5.61, C5.62, C5.63, C5.64, C5.65, C5.66, C5.67, C5.68, C5.69, C5.70, C5.71, C5.72, C5.73, C5.74, C5.75, C5.76, C5.77, C5.78, C5.79, C5.80, C5.81, C5.82, C5.83, C5.84, C5.85, C5.86, C5.87, C5.88, C5.89, C5.90, C5.91, C5.92, C5.93, C5.94, C5.95, C5.96, C5.97, C5.98, C5.99, C5.100

CIVIL RESOURCES

323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

REVISIONS

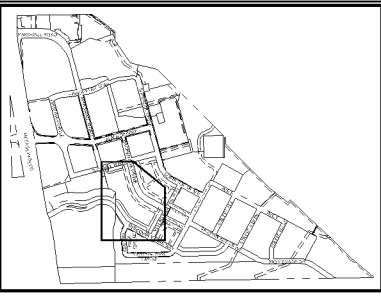
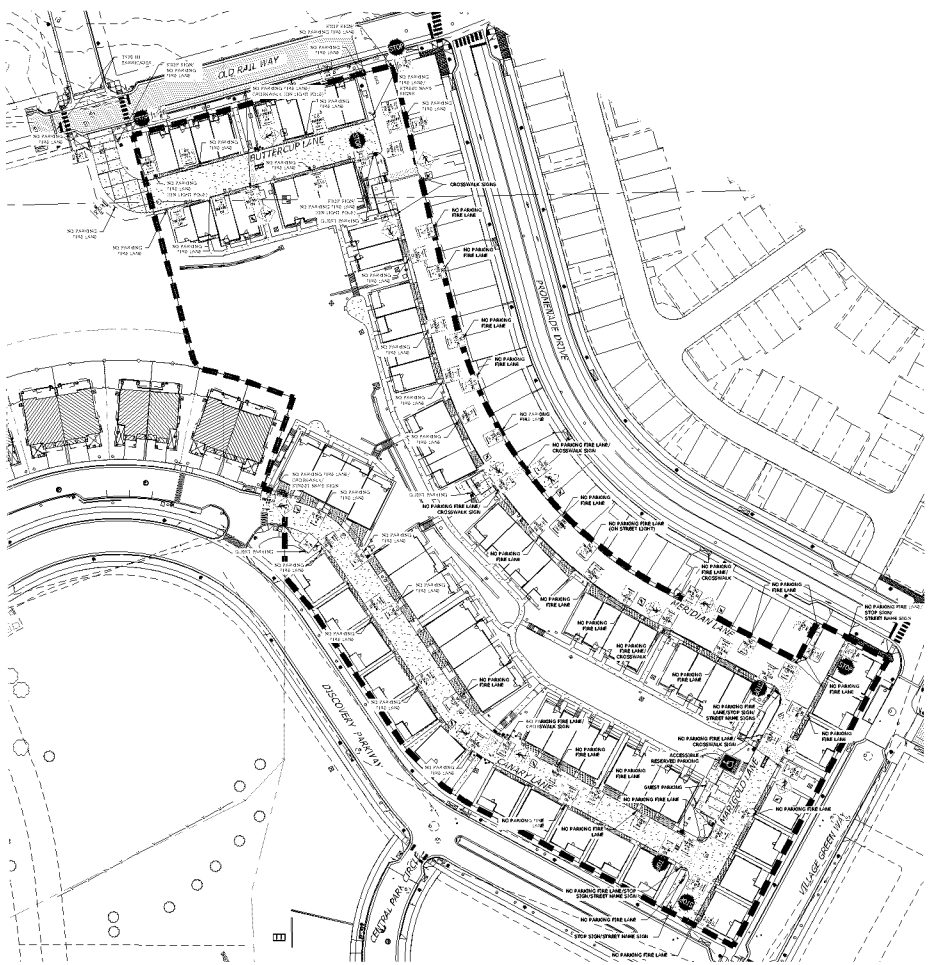
NO.	DESCRIPTION	DATE
1	DRAW COMMENTS	03/10/2017
2	TOWN COMMENTS	03/10/2017
3	OWNER'S REVISIONS	03/10/2017
4	TECHNICAL CORRECTIONS	03/10/2017

Vertical Datum:
This Plan conforms to the Specific Development Plan as defined in Section 24-615.01, et seq., C.F.R., and Chapter 10 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado. The terms and other conditions of these vertical rights are further described in the development agreement dated March 11, 2013.

DESIGNED BY: JAB DATE: 3/10/2017
DRAWN BY: CAL SCALE: 1"=100'
CHECKED BY: JAB
JOB NO.: 228.003.04
DWG NAME: FDP25-23 TURNING EXHIBIT.dwg

TURNING AND HYDRANT PLAN

SHEET:
C5.3

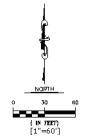


KEY MAP
NORTH

FDP 3, PHASE 2 IMPROVEMENTS

LEGEND: EXISTING/ SEPARATE FDP

	PROPERTY LINE		EXISTING/ SEPARATE FDP
	FDP LIMIT LINE (THIS PHASE)		EASEMENT
	EASEMENT		CONCRETE
	AREA OUTSIDE LIMITS		INLET
	MANHOLE (SURFACE PLACEMENT)		VALVES
	WATER METER		HYDRANT
	SIGN		WALL
	FENCE		BUILDERS CONCRETE
	STAMPED, COLORED CONCRETE		TELECOM PEDESTAL
	TRANSFORMER		ELECTRIC PEDESTAL
	ELECTRIC PEDESTAL		ELECTRICAL BOXES
	ELECTRICAL BOXES		



CIVIL RESOURCES

323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	2/26/2017
2	SWAT COMMENTS	02/26/2018
3	SWAT COMMENTS	03/01/2018
4	ISWA COMMENTS	03/29/2018
5	ISWA COMMENTS	04/23/2018
6	ISWA COMMENTS	05/01/2018
7	REVISION OF UTILITIES	06/19/2018
8	FINAL A. CORRECTED	07/19/2018

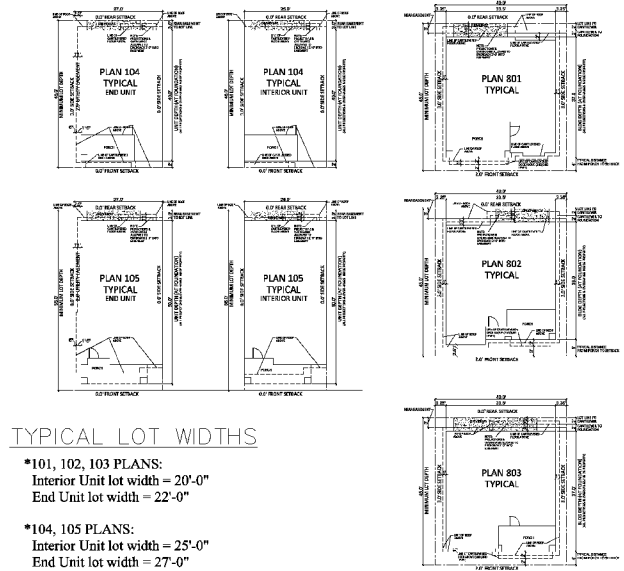
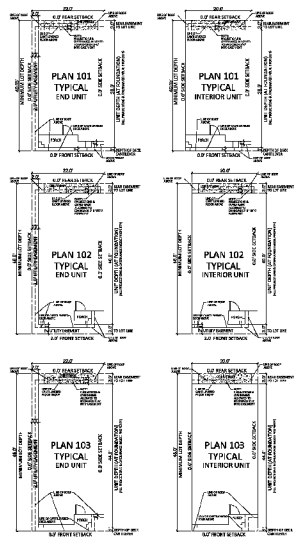
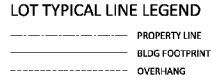
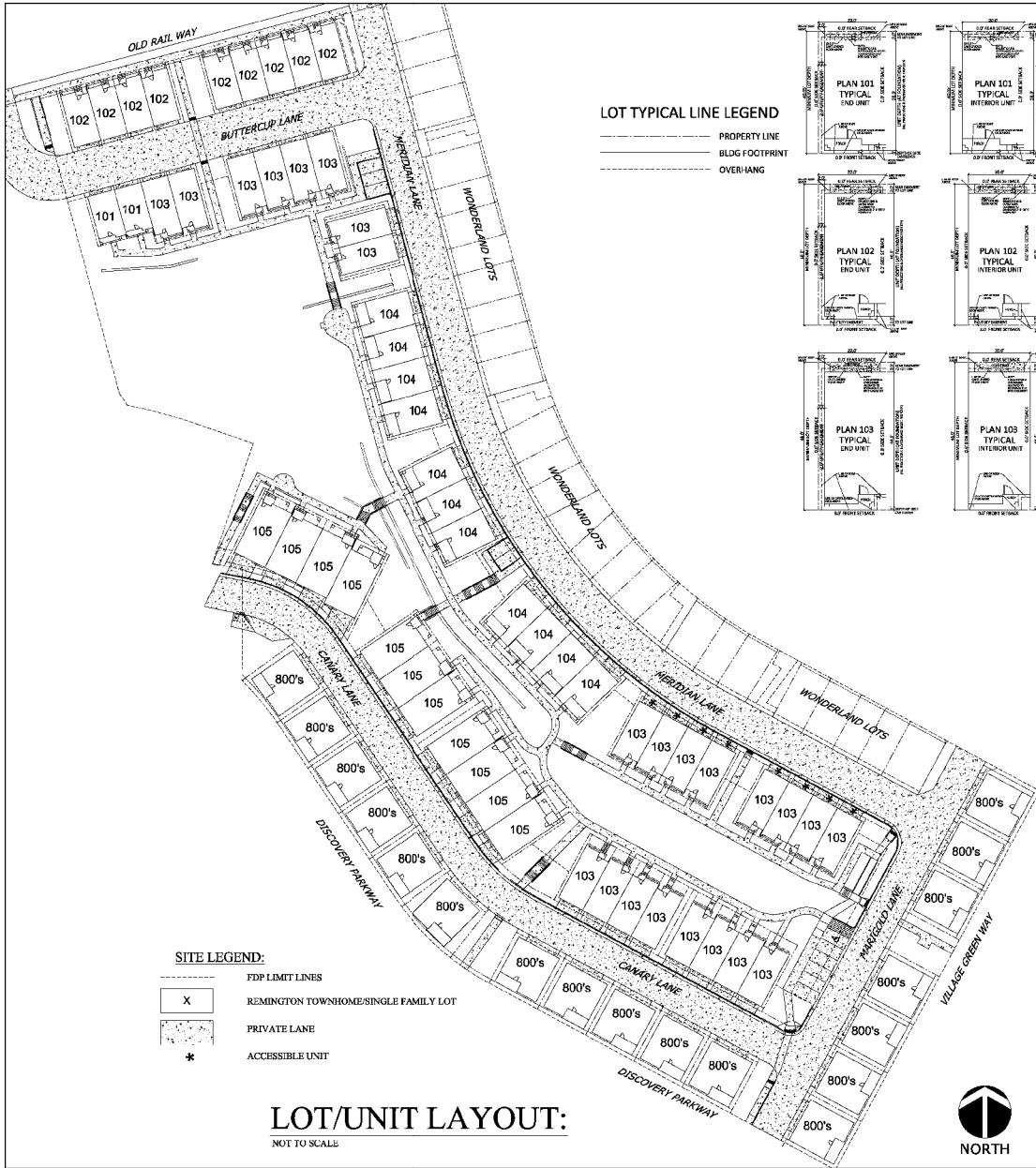
Notes:
This Plan complies with the Specific Development Plan as defined in Section 24-610.101, et. seq., C.R.S., and Chapter 10 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Canal Creek Drive, Superior, Colorado. The terms and other conditions of these zoning rights are further detailed in the development agreement dated March 11, 2013.

DESIGNED BY: JAB	DATE:
DRAWN BY: CAL	SCALE: H. 1"=50'
CHECKED BY: JAB	
JOB NO.: 228.003.04	
DWG NAME: FDP3-03 SIGN.dwg	

OVERALL SIGNAGE PLAN

SHEET:
C6.0





TYPICAL LOT WIDTHS

- *101, 102, 103 PLANS:
Interior Unit lot width = 20'-0"
End Unit lot width = 22'-0"
- *104, 105 PLANS:
Interior Unit lot width = 25'-0"
End Unit lot width = 27'-0"

REMINGTON TOWNHOMES

PLAN	PLAN SF	FOOTPRINT	MIN LOT SIZE	MIN LOT SF	MAX LOT COVER	MINIMUM SETBACKS	PROPOSED BLDG	BEDROOM COUNT	BATH COUNT
101	1524 SF	688 SF	20' X 40.0'	790 SF	91%	0' 0' 0'	39'-3"	3	2.5
102	1740 SF	781 SF	20' X 46'	860 SF	91%	2' 0' 0'	39'-3"	3	3.5
103	1885 SF	865 SF	20' X 48'	960 SF	91%	0' 0' 0'	39'-3"	3	3.5
104	2046 SF	992 SF	25' X 45'	1125 SF	91%	0' 0' 0'	41'-9"	3	2.5
105	2253 SF	1224 SF	25' X 55'	1375 SF	89%	0' 0' 0'	43'-10"	3	3.5

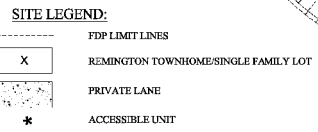
REMINGTON SINGLE FAMILY HOMES 3-STORY

PLAN	PLAN SF	FOOTPRINT	MIN LOT SIZE	MIN LOT SF	MAX LOT COVER	MINIMUM SETBACKS	PROPOSED BLDG	BEDROOM COUNT	BATH COUNT
801	2480 SF	1215 SF	40' X 45'	1900 SF	68%	2' 3' 0'	41'-2"	3	2.5
802	2560 SF	1194 SF	40' X 45'	1900 SF	67%	2' 3' 0'	40'-8"	3	2.5
803	2534 SF	1225 SF	40' X 45'	1900 SF	69%	2' 3' 0'	41'-10"	3	2.5

REMINGTON SINGLE FAMILY HOMES W/ 4TH STORY OPTION

PLAN	PLAN SF	FOOTPRINT	MIN LOT SIZE	MIN LOT SF	MAX LOT COVER	MINIMUM SETBACKS	PROPOSED BLDG	BEDROOM COUNT	BATH COUNT
801	2987 SF	1215 SF	40' X 45'	1900 SF	68%	2' 3' 0'	49'-2"	3	3.0
802	3085 SF	1194 SF	40' X 45'	1900 SF	67%	2' 3' 0'	49'-0"	3	3.0
803	3045 SF	1225 SF	40' X 45'	1900 SF	69%	2' 3' 0'	47'-5"	3	3.0

- NOTES FOR TOWNHOMES & SINGLE-FAMILY HOMES:**
- Setbacks are measured from the property line to the foundation.
 - Foundations may be required to sit further back than the minimum setbacks in order to accommodate easements and building codes.
 - Foundations sit a minimum of 3'-0" from the rear property line on all products and 2'-0" from the side property line on townhome end units.
 - No part of the building will be allowed to cross the property lines.
 - Encroachments, including projections and overhangs, at the side of building are allowed to encroach 2'-0" into easement.
 - Encroachments, including projections and overhangs, at the rear of the building project a maximum of 2'-0" into the utility easement and range from 10'-0" above grade up to a maximum height of the roof level. These projections are allowed by the Encroachment Agreement between the Town of Superior and Remington Homes.
 - Lots 55 - 62 require a 4'-0" front setback and have been platted at 55' to accommodate a 4'-0" landscape easement.
 - The minimum 6'-0" building separation is measured from the eaves of one dwelling to the eaves of the adjacent dwelling.
 - Exterior finish materials (i.e. sheathing, stone/brick/cementitious lap siding, etc.) are allowed to encroach over setbacks by a maximum of 6", while maintaining minimum 6'-0" building separation (as stated in Note #8).
 - All 'lot typical' schematic drawings portray the units on minimum lot sizes, conveying worst-case scenario. Some lots may be larger than the lots shown due to site layout and/or to allow for steps from walkways to the units.
 - Maximum building height of 45'-0" will be adhered to; proposed building heights are based on the tallest elevation style for each unit.
 - Single family homes of same plan type will have differing elevations when placed side-by-side.
 - Single family homes will have a minimum of (3) of each plan type: 801, 802 and 803.
 - Refer to roof plans on building elevation sheets for comprehensive information on all roof overhangs.
 - Trash and recycling will not be placed in public view beyond the time allowed by the Town code for service pickup.



LOT/UNIT LAYOUT:
NOT TO SCALE



Remington
DOWNS

8740 OLDE WADSWORTH BLVD
ARVADA, CO 80022
303.429.2999
WWW.REMINGTONDOWNS.CO.RA.COM

**SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 3
BLOCK 25**

REVISIONS

NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	3/29/18
2	STAFF COMMENTS	6/27/18
3	STAFF COMMENTS	1/23/19
4	STAFF COMMENTS	11/29/18
5	STAFF COMMENTS	12/11/18
6	STAFF COMMENTS	1/9/19
7	TECHNICAL CORRECTIONS	3/26/19
8	TECHNICAL CORRECTIONS	3/15/19
9	TECHNICAL CORRECTIONS	3/15/19

Vested Rights:
This plan constitutes a Site Specific Development Plan as defined in Section 24-48-101, et. seq., C.A.S., and Chapter 16 of the Superior Municipal Code, available at 175 Superior from 11th, 151 East Coal Creek Drive, Superior, Colorado. The terms and other conditions of these vested rights are further described in the development agreement dated March 11, 2013.

DESIGNED BY: [] DATE: 10/22/2017
DRAWN BY: [] SCALE:
CHECKED BY: SK
JOB NO.:
DWG NAME: SITE_LAYOUT_AR03_1.DWG

**REMINGTON
BLOCK 25
LOTS**

SHEET:
AR1.1



FRONT ELEVATION FLAT LOT BUILDING (PLAN 101-102-103) 4-PLEX
3/16"=1'-0"



REAR ELEVATION FLAT LOT BUILDING (PLAN 101-102-103) 4-PLEX
3/16"=1'-0"

Remington
HOMES

8740 OLDE WAUWATHE BLVD
ARVADA, CO 80002
303.499.2999
WWW.REMINGTONCOLORADO.COM

ALL LAP SIDING
TO BE
CEMENTITIOUS

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 3
BLOCK 25

REVISIONS		
NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	3/26/18
2	STAFF COMMENTS	6/27/18
3	STAFF COMMENTS	10/2/18
4	STAFF COMMENTS	11/29/18
5	STAFF COMMENTS	02/15/19
6	STAFF COMMENTS	10/04/19
7	TECHNICAL CORRECTIONS	02/01/19

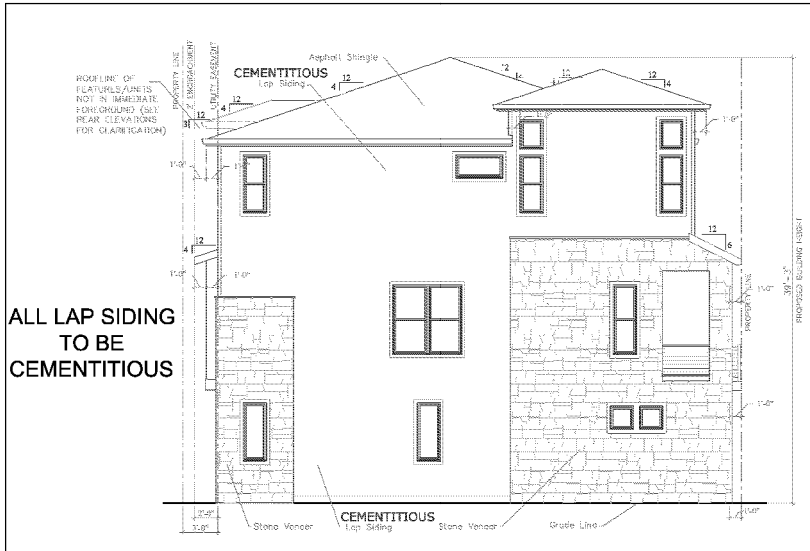
Visited Site
This plan constitutes a Site Specific Development Plan as defined in Section 24-68-101, et. seq., C.A.S., and Chapter 16 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado. The terms and other conditions of these visited rights are further described in the development agreement dated March 11, 2013.

DESIGNED BY: _____ DATE: 10/05/2017
DRAWN BY: CH SCALE: 3/16"=1'-0"
CHECKED BY: SK
JOB NO.: _____
DWG NAME: _____

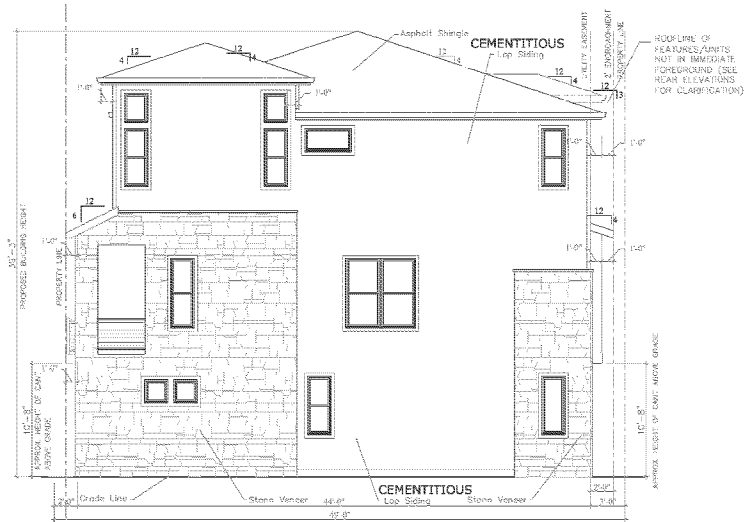
FRONT AND
REAR BUILDING
ELEVATIONS -
TOWNHOME
PLANS 101-103

SHEET:

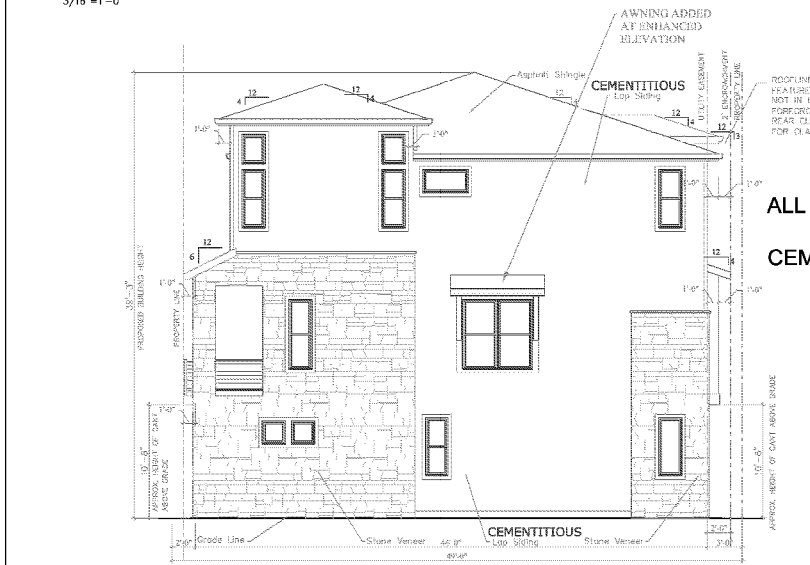
AR2.1



LEFT ELEVATION FLAT LOT BUILDING (PLAN 101-102-103) 4-PLEX
 3/16"=1'-0"

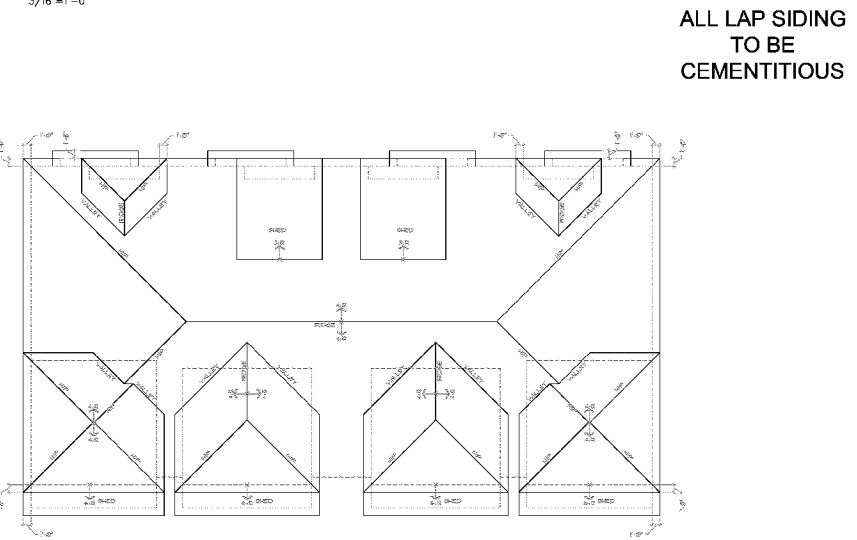


RIGHT ELEVATION FLAT LOT BUILDING (PLAN 101-102-103) 4-PLEX
 3/16"=1'-0"



ENHANCED ELEVATION FLAT LOT BUILDING (PLAN 101-102-103) 4-PLEX
 3/16"=1'-0"

*RIGHT ELEVATION SHOWN: ENHANCED ELEVATION WILL BE IDENTICAL FOR LEFT ELEVATION
 *ENHANCED ELEVATION REQUIRED ON LOTS 55, 62, 63, 66, 67, 83, 84, 87, 88, 91, 92, 95, 96 & 100



ROOF PLAN (PLAN 101-102-103) 4-PLEX
 3/32"=1'-0"

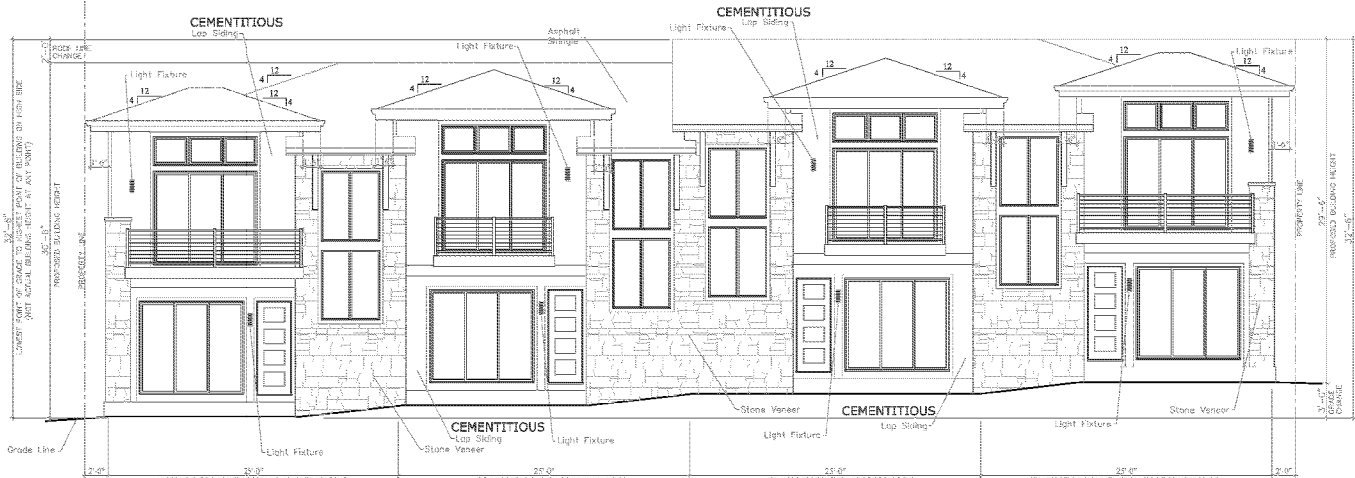
REVISIONS		
NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	3/28/18
2	STAFF COMMENTS	6/27/18
3	STAFF COMMENTS	10/2/18
4	STAFF COMMENTS	11/05/18
5	STAFF COMMENTS	12/11/18
6	STAFF COMMENTS	1/26/19
7	TECHNICAL CORRECTIONS	2/21/19

Vendor Note:
 This plan complies with Site Specific Development Plan as defined in Section 24-48-01, et. seq., C.R.S., and Chapter 44 of the Superior Municipal Code, available at the Superior town hall, 121 East Coal Creek Drive, Superior, Colorado. The terms and other conditions of these vendor notes are further described in the development agreement dated March 11, 2013.

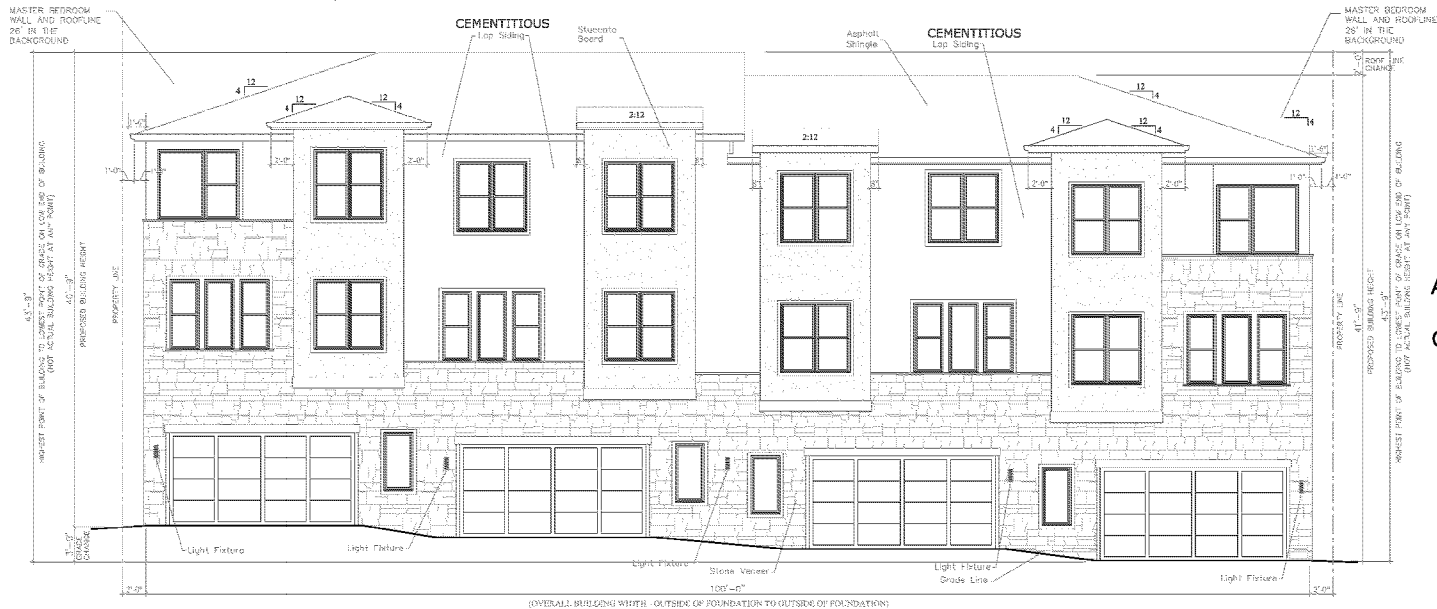
DESIGNED BY: _____ DATE: 10/02/2017
 DRAWN BY: CH SCALE: 3/16"=1'-0"
 CHECKED BY: SK
 JOB NO.: _____
 DWG NAME: _____

SIDE BUILDING ELEVATIONS AND ROOF PLANS - TOWNHOME PLANS 101-103

SHEET: **AR2.2**



FRONT ELEVATION TUCK-UNDER GARAGE BUILDING (PLAN 104) 4-PLEX
3/16"=1'-0"



REAR ELEVATION TUCK-UNDER GARAGE BUILDING (PLAN 104) 4-PLEX
3/16"=1'-0"

ALL LAP SIDING
TO BE
CEMENTITIOUS

ALL LAP SIDING
TO BE
CEMENTITIOUS

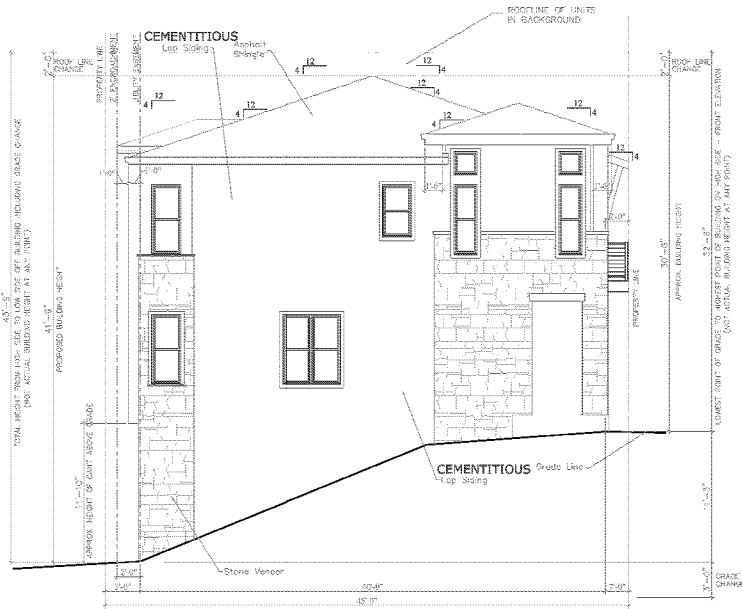
REVISIONS		
NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	3/28/18
2	STAFF COMMENTS	6/27/18
3	STAFF COMMENTS	10/25/18
4	STAFF COMMENTS	11/25/18
5	STAFF COMMENTS	12/18/18
6	STAFF COMMENTS	1/24/19
7	TECHNICAL CORRECTIONS	2/25/19

Noted Notes
This plan conforms to the Specific Development Plan as defined in Section 24.08.001, et. seq., C.R.S., and Chapter 14 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado. The terms and other conditions of these notes are further described in the development agreement dated March 11, 2013.

DESIGNED BY: DATE: 10/25/2017
DRAWN BY: CH SCALE: 3/16"=1'-0"
CHECKED BY: SK
JOB NO.:
DWG NAME:

FRONT AND REAR
BUILDING
ELEVATIONS -
TOWNHOME PLAN
104

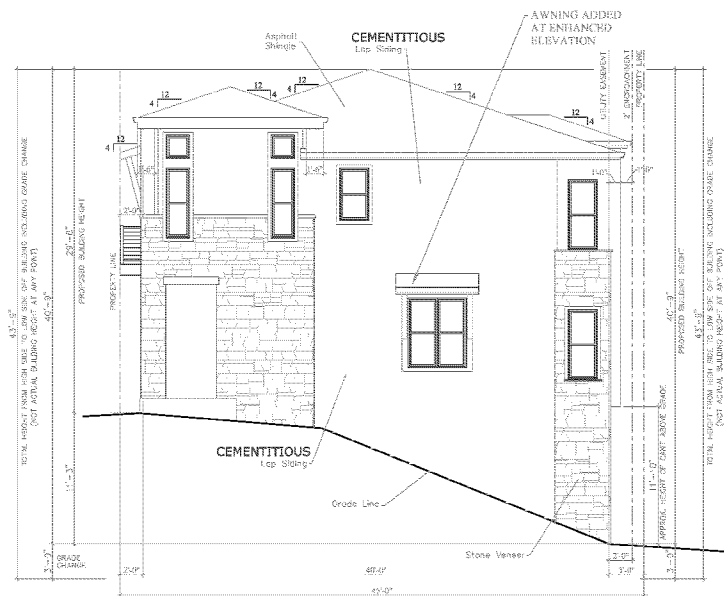
SHEET:
AR2.3



LEFT ELEVATION TUCK-UNDER GARAGE BUILDING (PLAN 104)

3/16"=1'-0"

ALL LAP SIDING
TO BE
CEMENTITIOUS

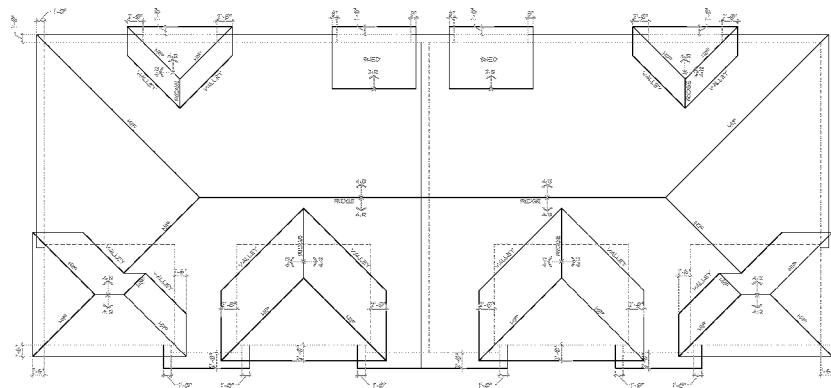


RIGHT ELEVATION TUCK-UNDER GARAGE BUILDING (PLAN 104)

3/16"=1'-0"

*ENHANCED ELEVATION REQUIRED ON LOTS 74 & 75

ALL LAP SIDING
TO BE
CEMENTITIOUS



ROOF PLAN (PLAN 104) 4-PLEX

3/32"=1'-0"

REVISIONS		
NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	3/6/18
2	STAFF COMMENTS	6/6/18
3	STAFF COMMENTS	10/9/18
4	STAFF COMMENTS	10/29/18
5	STAFF COMMENTS	12/19/18
6	STAFF COMMENTS	3/6/19
7	TECHNICAL CORRECTIONS	2/25/19

Noted Party:
This plan constitutes a Site Specific Development Plan as defined in Section 24-68-101, et. seq., C.R.S., and Chapter 14 of the Superior Municipal Code, available at the Superior Town Hall, 121 East Coal Creek Drive, Superior, Colorado. The terms and other conditions of these vested rights are further described in the development agreement dated March 11, 2013.

DESIGNED BY: _____ DATE: 10/09/2017
DRAWN BY: CH SCALE: 3/16"=1'-0"
CHECKED BY: SK
JOB NO.: _____
DWG NO.: _____
DWG NAME: _____

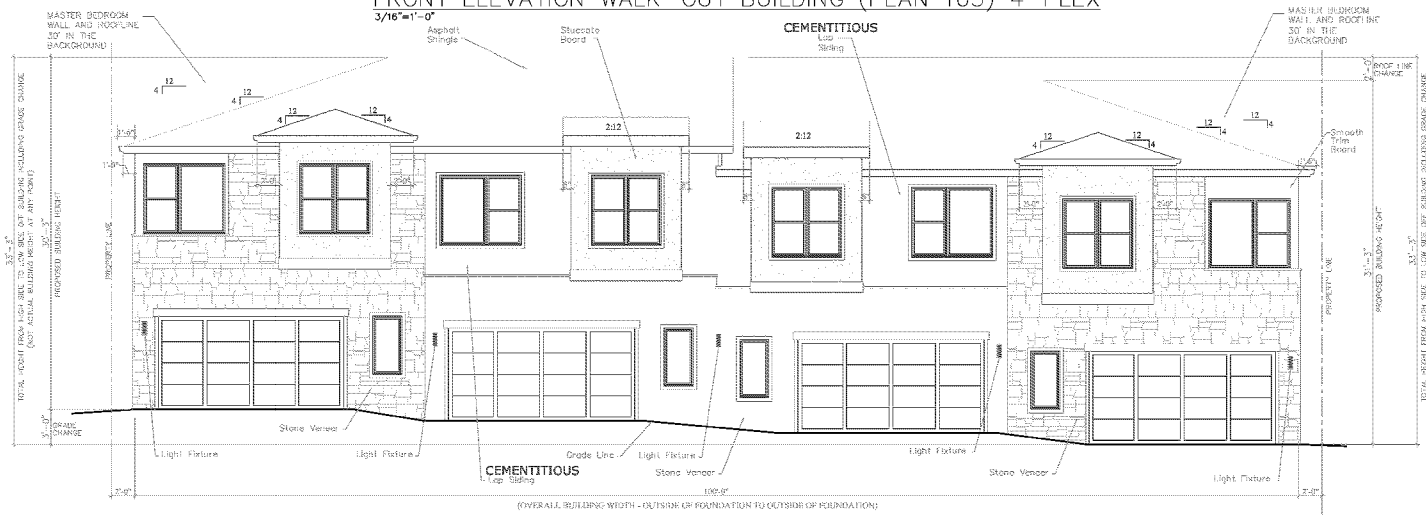
SIDE BUILDING
ELEVATIONS AND
ROOF PLANS -
TOWNHOME PLAN
104

SHEET:
AR2.4



**ALL LAP SIDING
TO BE
CEMENTITIOUS**

FRONT ELEVATION WALK-OUT BUILDING (PLAN 105) 4-PLEX
3/16"=1'-0"



**ALL LAP SIDING
TO BE
CEMENTITIOUS**

REAR ELEVATION WALK-OUT BUILDING (PLAN 105) 4-PLEX
3/16"=1'-0"

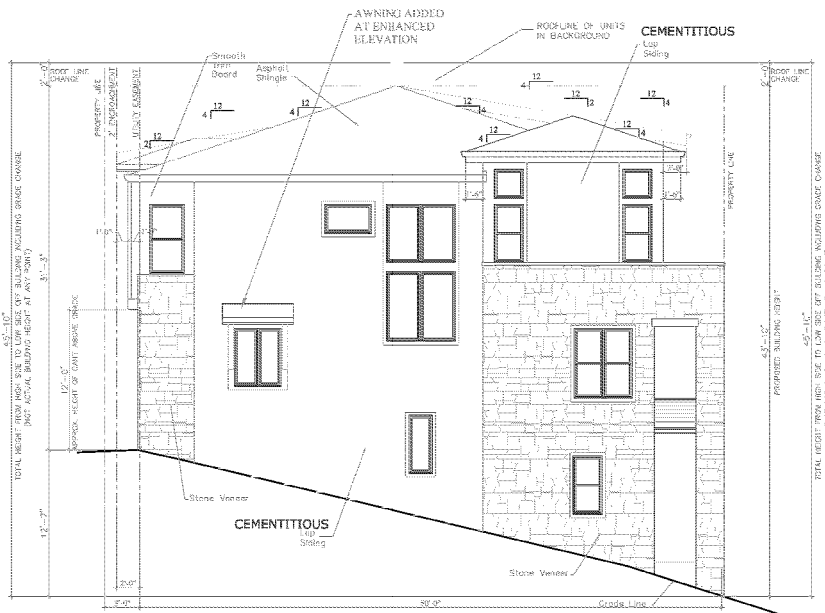
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4	STAFF COMMENTS	11/26/15
5	STAFF COMMENTS	12/11/15
6	STAFF COMMENTS	1/6/16
7	TECHNICAL CORRECTIONS	2/6/16

Master Bedroom
This plan conforms to the Specific Development Plan as defined in section 24-106-101, et. seq., and Chapter 16 of the Superior Municipal Code, available at the Superior Town Hall, 125 East Coal Creek Drive, Superior, Colorado. The terms and other conditions of these regulations are further described in the development agreement dated March 11, 2013.

DESIGNED BY: _____ DATE: 10/29/2012
DRAWN BY: CH SCALE: 3/16"=1'-0"
CHECKED BY: SK
JOB NO.:
DWG NAME:

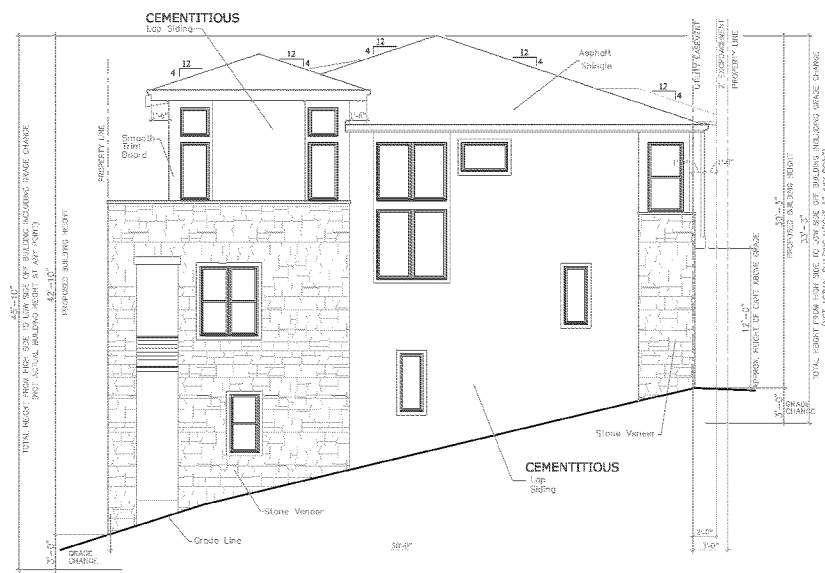
**FRONT AND REAR
BUILDING
ELEVATIONS -
TOWNHOME PLAN
105**

SHEET:
AR2.5



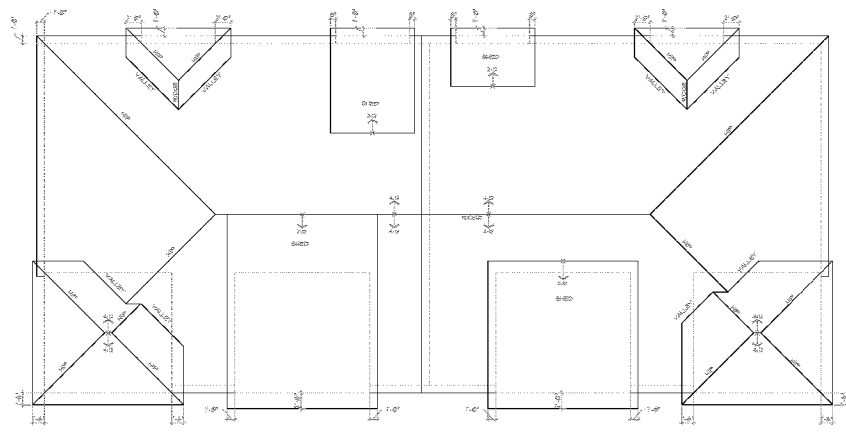
LEFT ELEVATION WALK-OUT BUILDING (PLAN 105) 4-PLEX
 3/16"=1'-0" *ENHANCED ELEVATION REQUIRED ON LOTS 44 & 54

ALL LAP SIDING
 TO BE
 CEMENTITIOUS



RIGHT ELEVATION WALK-OUT BUILDING (PLAN 105) 4-PLEX
 3/16"=1'-0"

ALL LAP SIDING
 TO BE
 CEMENTITIOUS



ROOF PLAN (PLAN 105) 4-PLEX
 3/32"=1'-0"

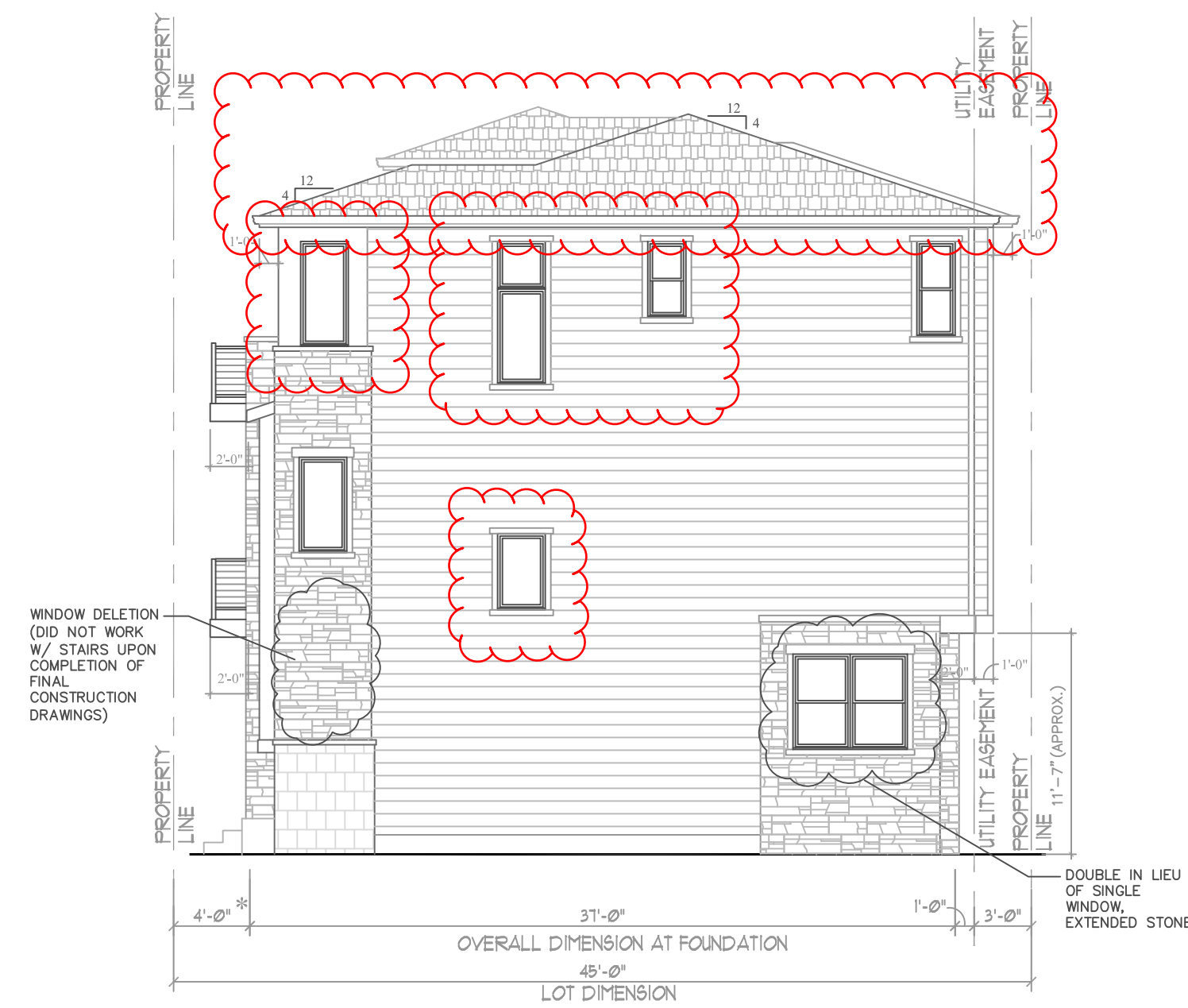
REVISIONS		
NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	3/9/18
2	STAFF COMMENTS	6/27/18
3	STAFF COMMENTS	10/26/18
4	STAFF COMMENTS	1/26/19
5	STAFF COMMENTS	12/13/18
6	STAFF COMMENTS	1/24/19
7	TECHNICAL CORRECTIONS	2/25/19

Usage Notice:
 This plan constitutes a Site Specific Development Plan as defined in Section 24-108-101, et. seq., C.A.D. and Chapter 10 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado. The terms and other conditions of these varied notices are further described in the development agreement dated March 11, 2013.

DESIGNED BY: _____ DATE: 10/25/2017
 DRAWN BY: CH SCALE: 3/16"=1'-0"
 CHECKED BY: SK
 JOB NO.: _____
 DWG NAME: _____

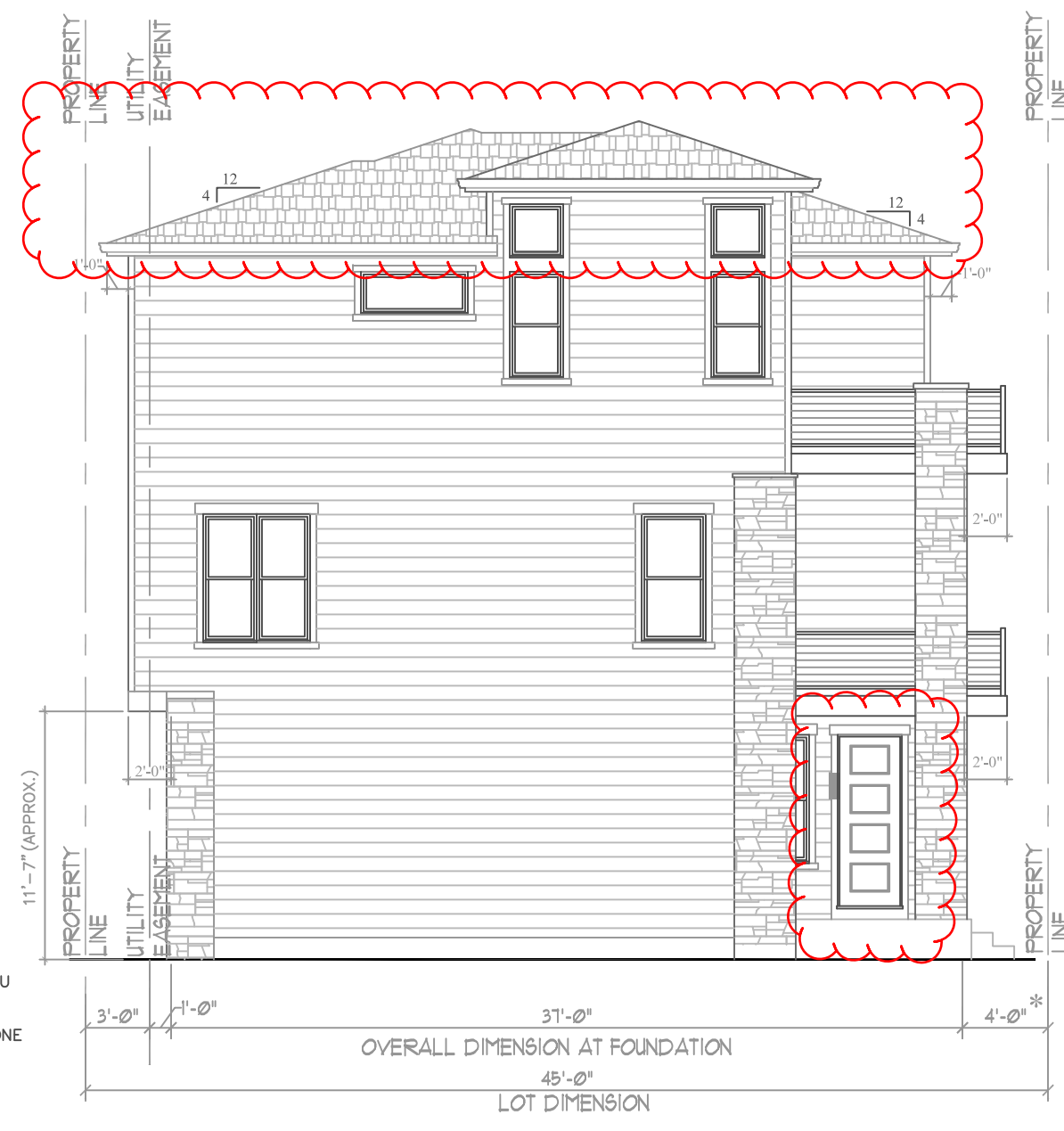
SIDE BUILDING
 ELEVATIONS AND
 ROOF PLANS -
 TOWNHOME PLAN
 105

SHEET:
AR2.6



RIGHT ELEVATION 'A' 801 PLAN
1/8"=1'-0" STANDARD 3-STORY

ALL LAP SIDING TO BE CEMENTITIOUS



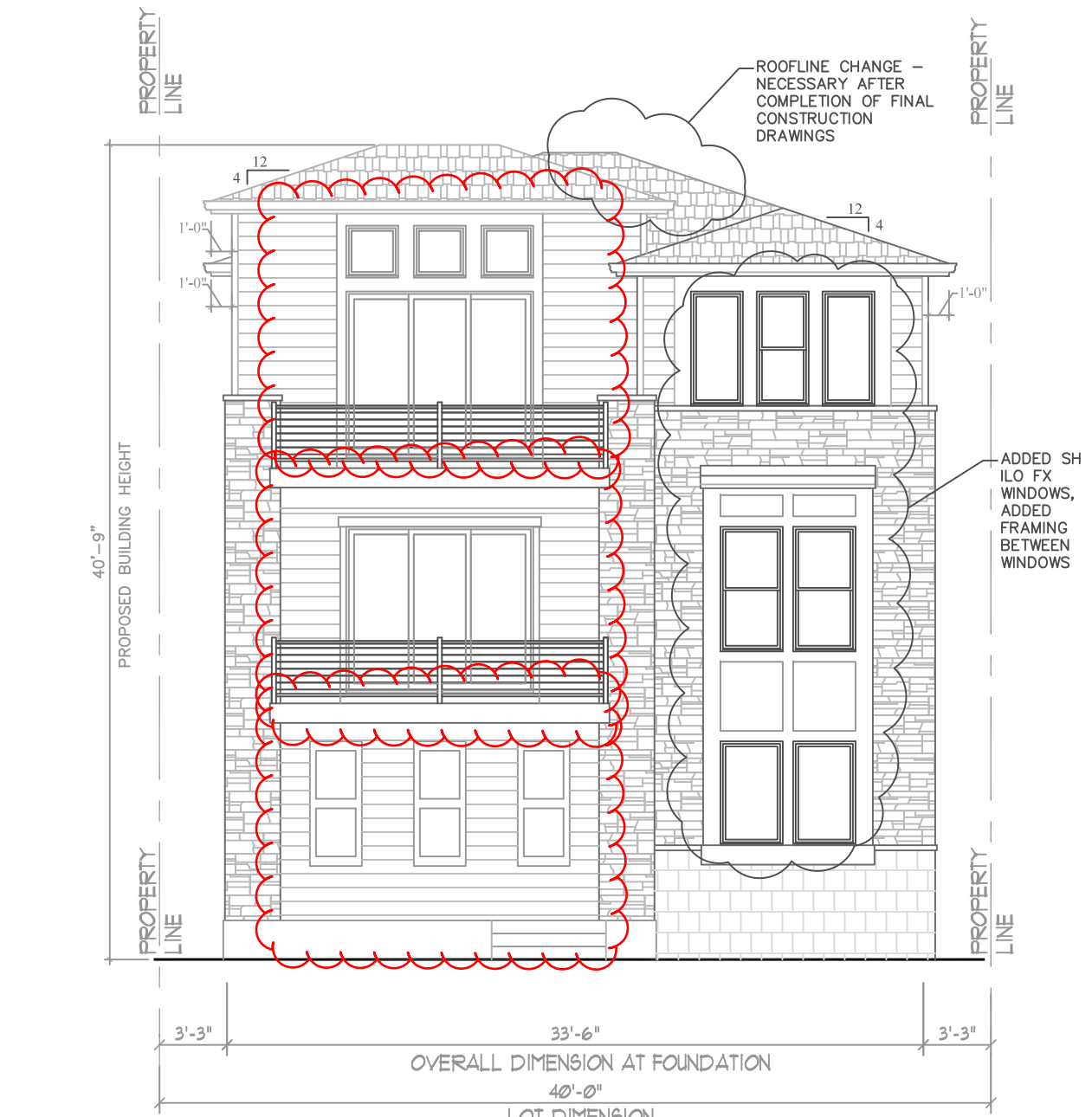
LEFT ELEVATION 'A' 801 PLAN
1/8"=1'-0" STANDARD 3-STORY

ALL LAP SIDING TO BE CEMENTITIOUS



REAR ELEVATION 'A' 801 PLAN
1/8"=1'-0" STANDARD 3-STORY

ALL LAP SIDING TO BE CEMENTITIOUS



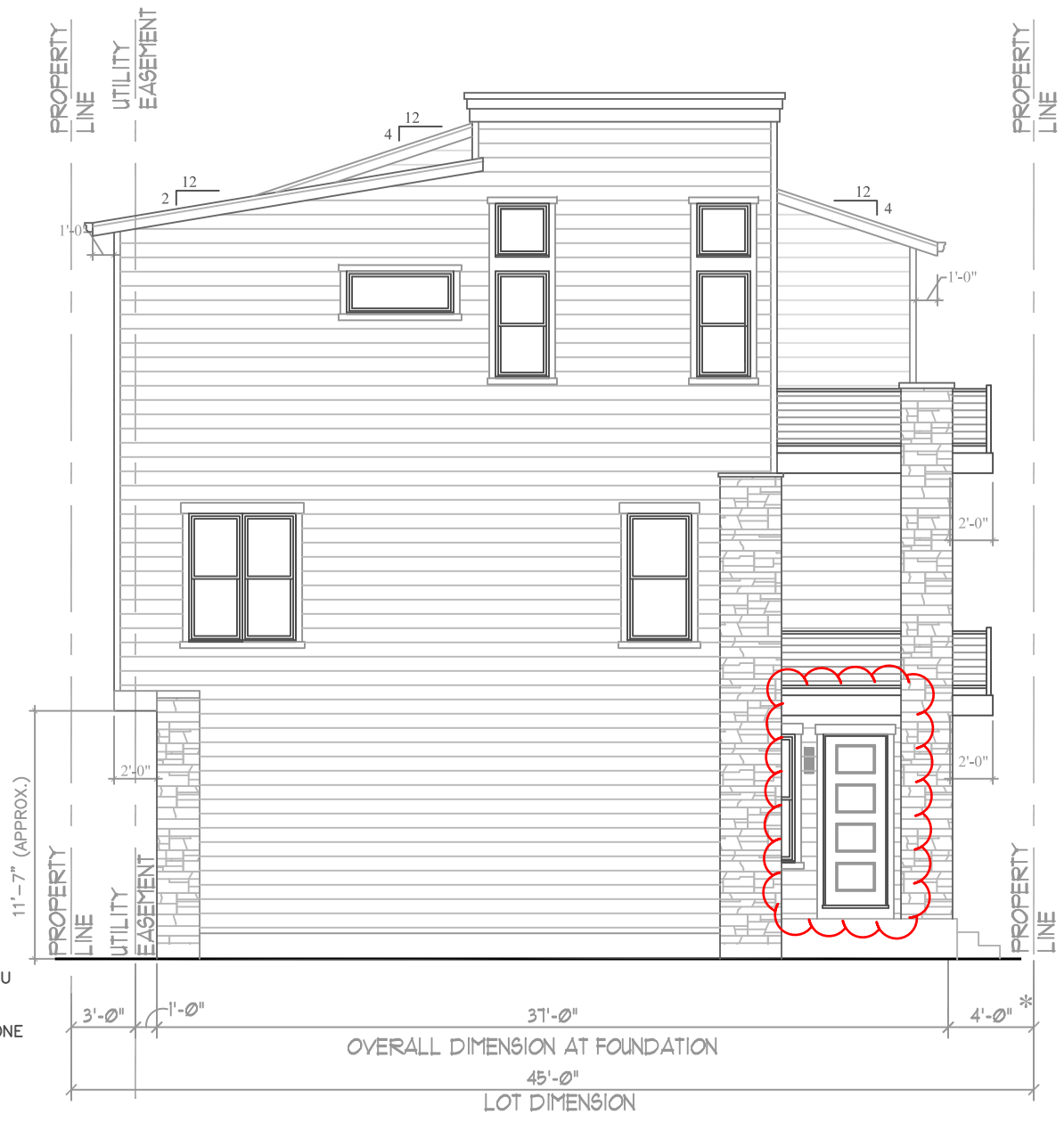
FRONT ELEVATION 'A' 801 PLAN
1/8"=1'-0" STANDARD 3-STORY

ALL LAP SIDING TO BE CEMENTITIOUS



RIGHT ELEVATION 'B' 801 PLAN
1/8"=1'-0" STANDARD 3-STORY

ALL LAP SIDING TO BE CEMENTITIOUS



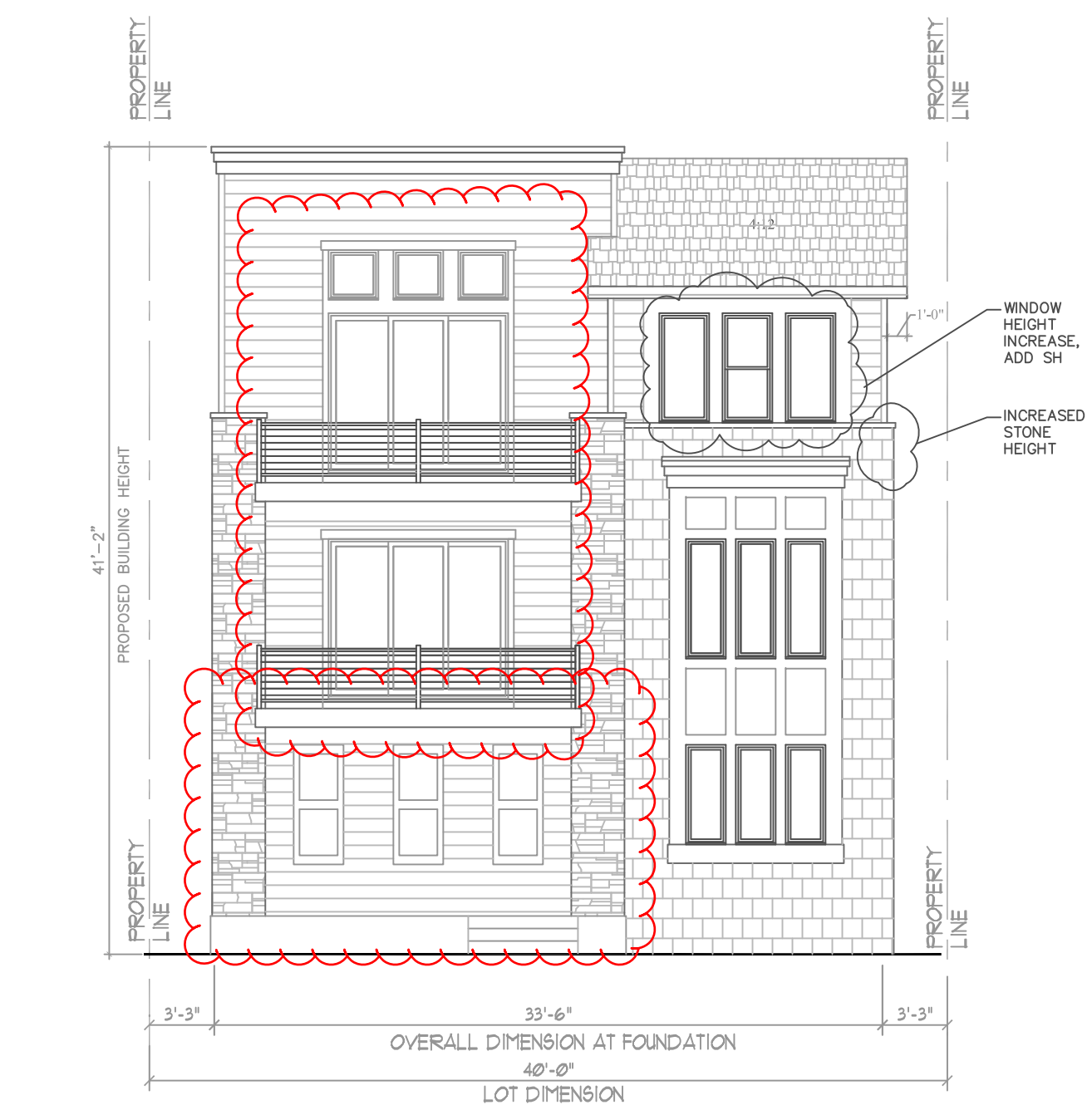
LEFT ELEVATION 'B' 801 PLAN
1/8"=1'-0" STANDARD 3-STORY

ALL LAP SIDING TO BE CEMENTITIOUS



REAR ELEVATION 'B' 801 PLAN
1/8"=1'-0" STANDARD 3-STORY

ALL LAP SIDING TO BE CEMENTITIOUS



FRONT ELEVATION 'B' 801 PLAN
1/8"=1'-0" STANDARD 3-STORY

ALL LAP SIDING TO BE CEMENTITIOUS

REVISIONS		
NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	3/09/18
2	STAFF COMMENTS	6/07/18
3	STAFF COMMENTS	10/01/18
4	STAFF COMMENTS	11/28/18
5	STAFF COMMENTS	12/11/18
6	STAFF COMMENTS	1/04/19
7	TECHNICAL CORRECTIONS	2/21/19
8	TECHNICAL CORRECTIONS	8/18/21

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.

DESIGNED BY: _____ DATE: 10/02/2017
DRAWN BY: CH SCALE: 3/16"=1'-0"
CHECKED BY: SK
JOB NO.: _____
DWG NAME: _____

**BUILDING ELEVATIONS
SINGLE FAMILY
801 PLAN**

SHEET:
AR2.7

*Denotes the typical distance that the home is set back from the front property line; this is NOT a setback.

REVISIONS		
NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	3/09/18
2	STAFF COMMENTS	6/07/18
3	STAFF COMMENTS	10/01/18
4	STAFF COMMENTS	11/28/18
5	STAFF COMMENTS	12/11/18
6	STAFF COMMENTS	1/04/19
7	TECHNICAL CORRECTIONS	2/21/19
8	TECHNICAL CORRECTIONS	8/18/21

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.

DESIGNED BY: _____ DATE: 10/02/2017
DRAWN BY: CH SCALE: 3/16"=1'-0"
CHECKED BY: SK
JOB NO.: _____
DWG NAME: _____

**BUILDING ELEVATIONS
SINGLE FAMILY
801 PLAN -
OPT. 4-STORY**

SHEET: **AR2.8**



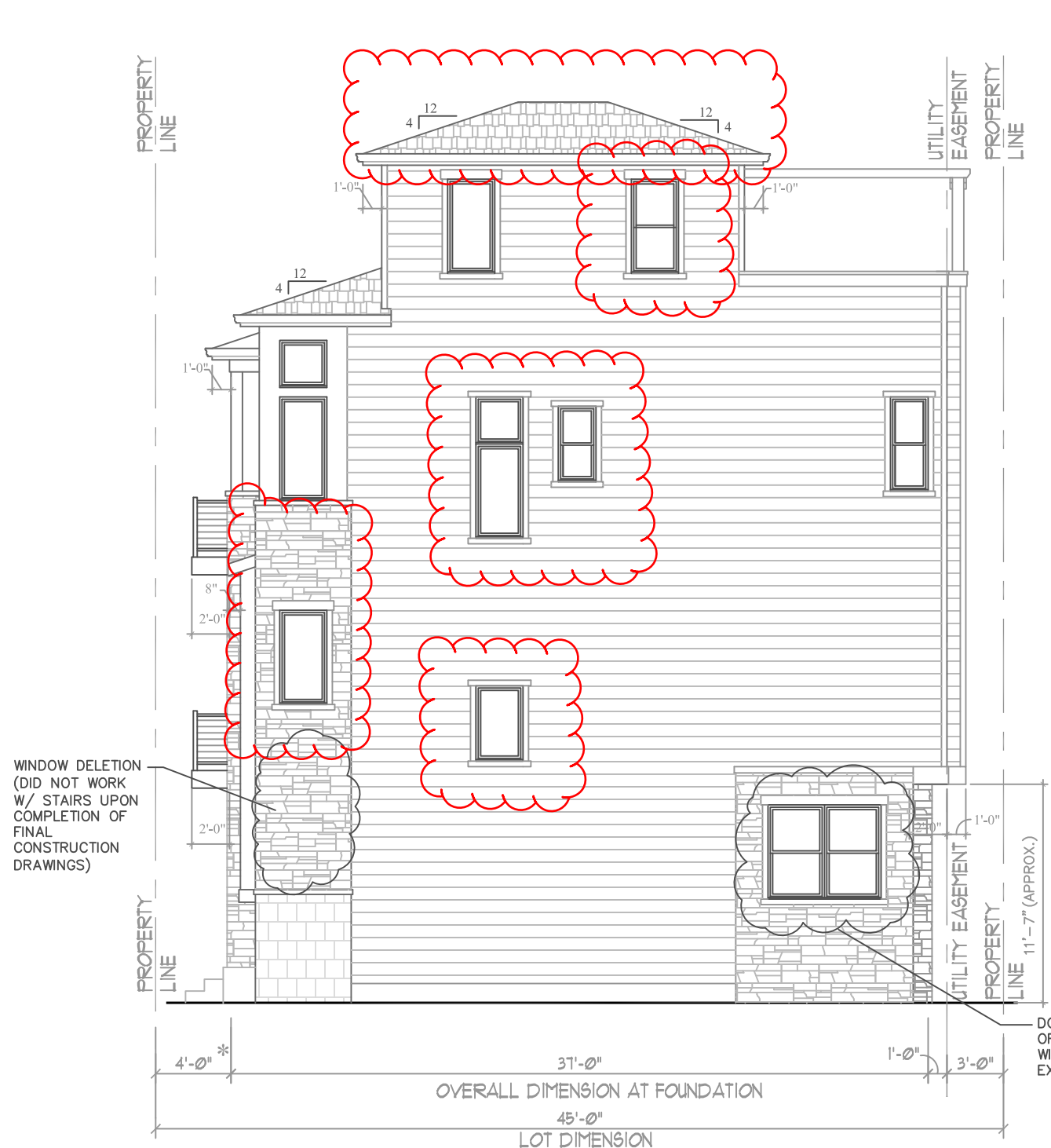
FRONT ELEVATION 'A' 801 PLAN
1/8"=1'-0" 4-STORY OPTION
ALL LAP SIDING TO BE CEMENTITIOUS



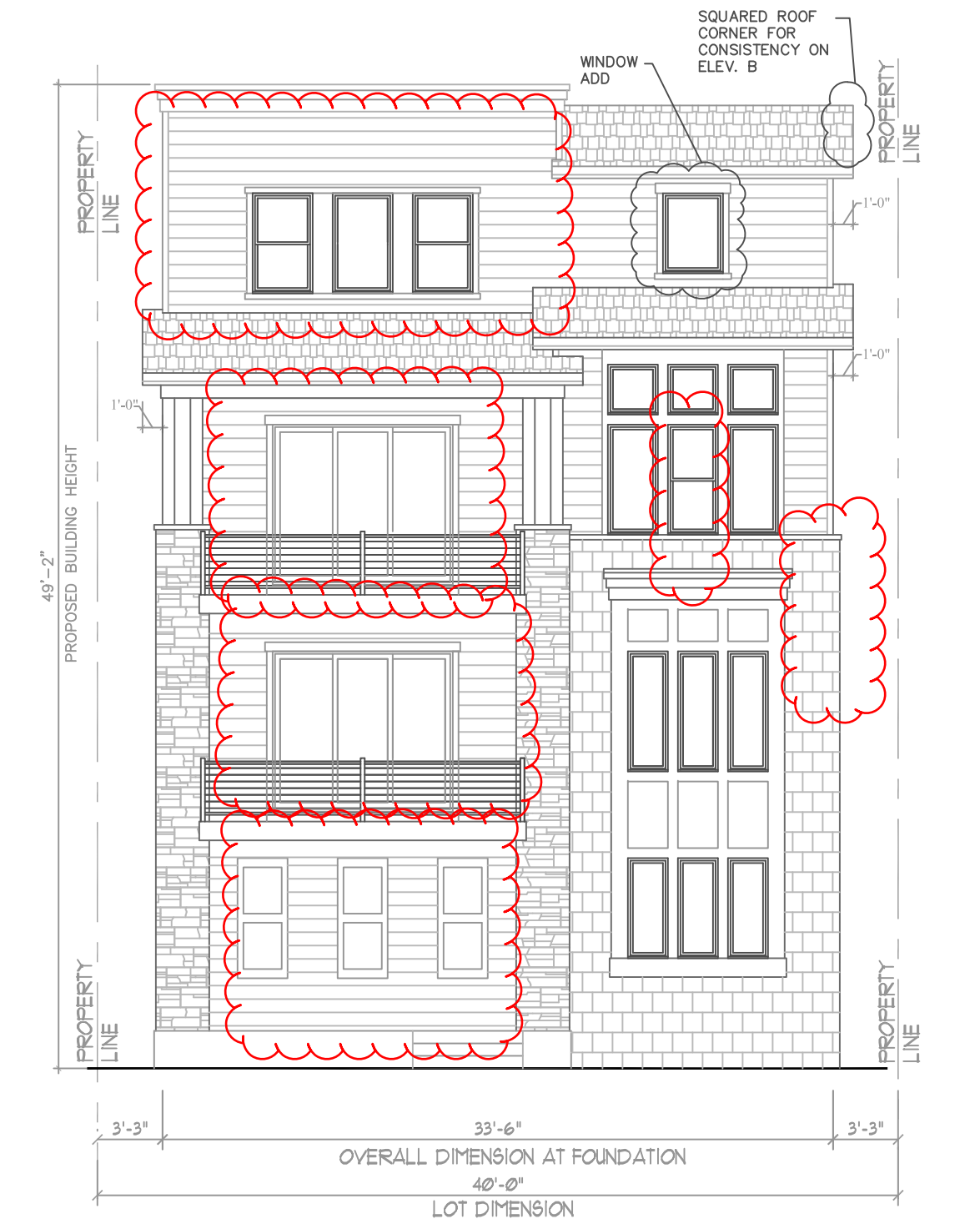
REAR ELEVATION 'A' 801 PLAN
1/8"=1'-0" 4-STORY OPTION
ALL LAP SIDING TO BE CEMENTITIOUS



LEFT ELEVATION 'A' 801 PLAN
1/8"=1'-0" 4-STORY OPTION
ALL LAP SIDING TO BE CEMENTITIOUS



RIGHT ELEVATION 'A' 801 PLAN
1/8"=1'-0" 4-STORY OPTION
ALL LAP SIDING TO BE CEMENTITIOUS



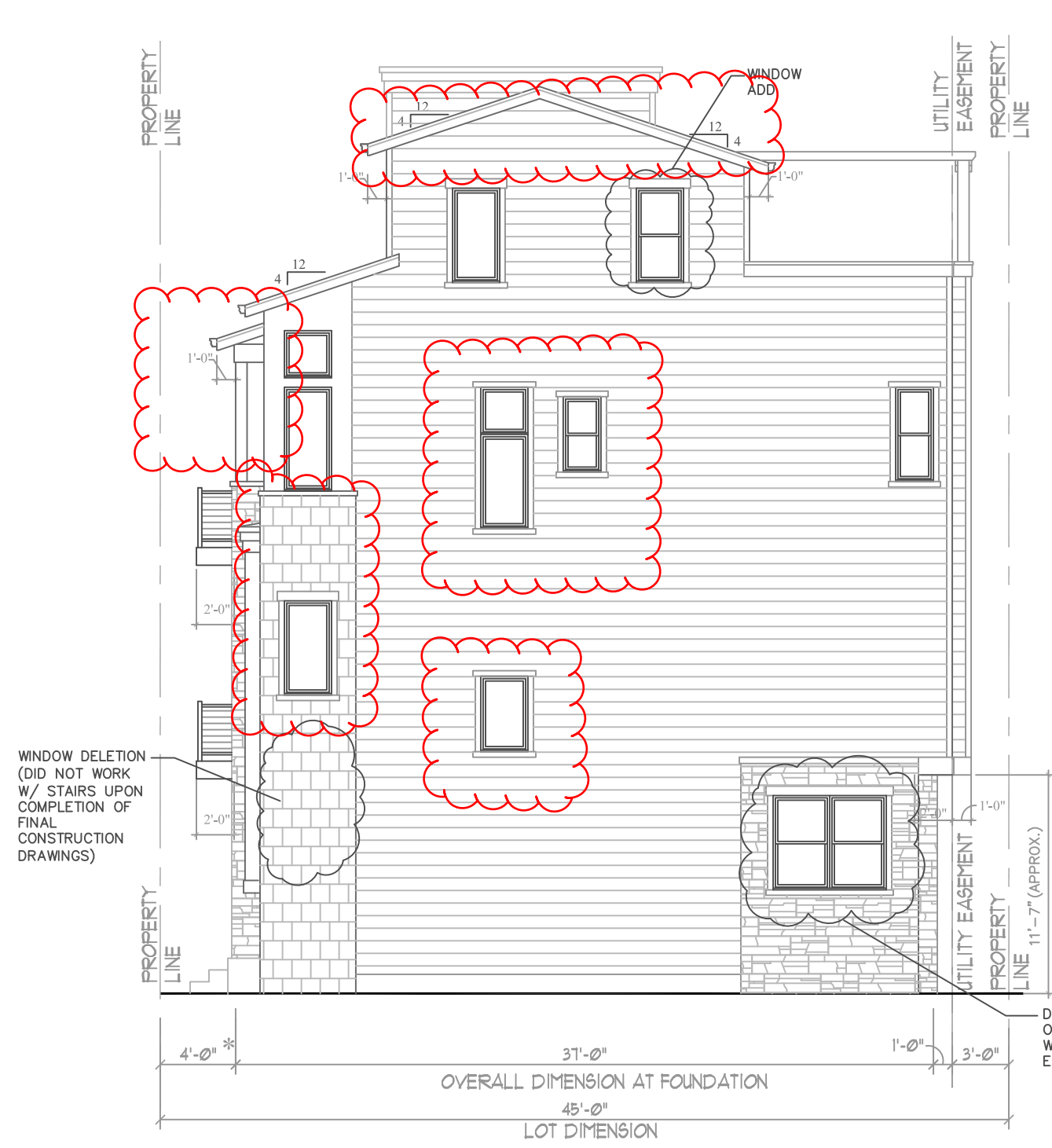
FRONT ELEVATION 'B' 801 PLAN
1/8"=1'-0" 4-STORY OPTION
ALL LAP SIDING TO BE CEMENTITIOUS



REAR ELEVATION 'B' 801 PLAN
1/8"=1'-0" 4-STORY OPTION
ALL LAP SIDING TO BE CEMENTITIOUS



LEFT ELEVATION 'B' 801 PLAN
1/8"=1'-0" 4-STORY OPTION
ALL LAP SIDING TO BE CEMENTITIOUS



RIGHT ELEVATION 'B' 801 PLAN
1/8"=1'-0" 4-STORY OPTION
ALL LAP SIDING TO BE CEMENTITIOUS

*Denotes the typical distance that the home is set back from the front property line; this is NOT a setback.

REVISIONS		
NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	3/09/18
2	STAFF COMMENTS	6/07/18
3	STAFF COMMENTS	10/01/18
4	STAFF COMMENTS	11/28/18
5	STAFF COMMENTS	12/11/18
6	STAFF COMMENTS	1/04/19
7	TECHNICAL CORRECTIONS	2/21/19
8	TECHNICAL CORRECTIONS	8/18/21

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.

DESIGNED BY: _____ DATE: 10/02/2017
DRAWN BY: CH SCALE: 3/16"=1'-0"
CHECKED BY: SK
JOB NO.: _____
DWG NAME: _____

BUILDING ELEVATIONS
SINGLE FAMILY
802 PLAN -
OPT. 4-STORY

SHEET:
AR2.10



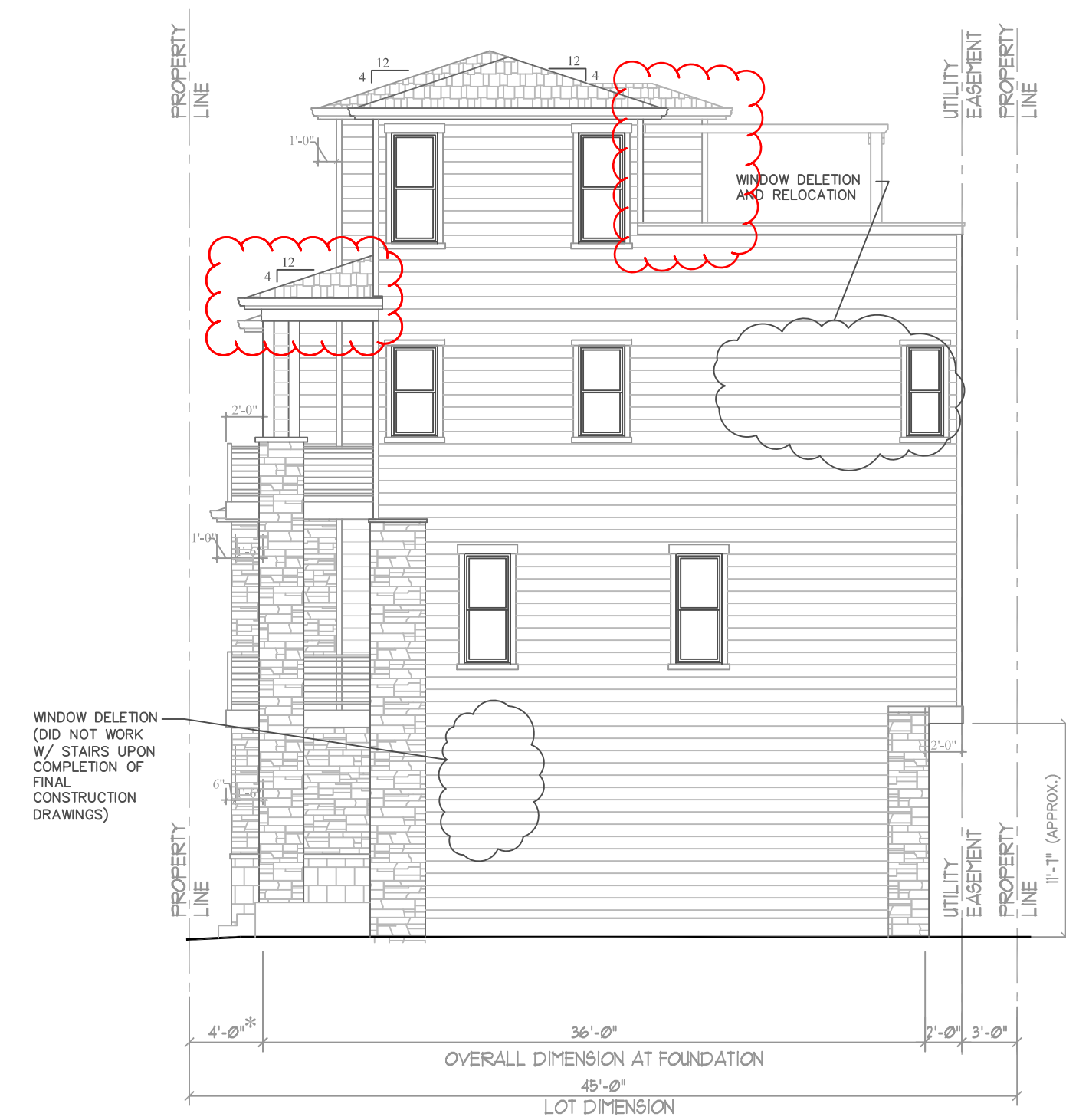
FRONT ELEVATION 'A' 802 PLAN
1/8"=1'-0" ALL LAP SIDING TO BE CEMENTITIOUS 4-STORY OPTION



REAR ELEVATION 'A' 802 PLAN
1/8"=1'-0" ALL LAP SIDING TO BE CEMENTITIOUS 4-STORY OPTION



LEFT ELEVATION 'A' 802 PLAN
1/8"=1'-0" ALL LAP SIDING TO BE CEMENTITIOUS 4-STORY OPTION



RIGHT ELEVATION 'A' 802 PLAN
1/8"=1'-0" ALL LAP SIDING TO BE CEMENTITIOUS 4-STORY OPTION



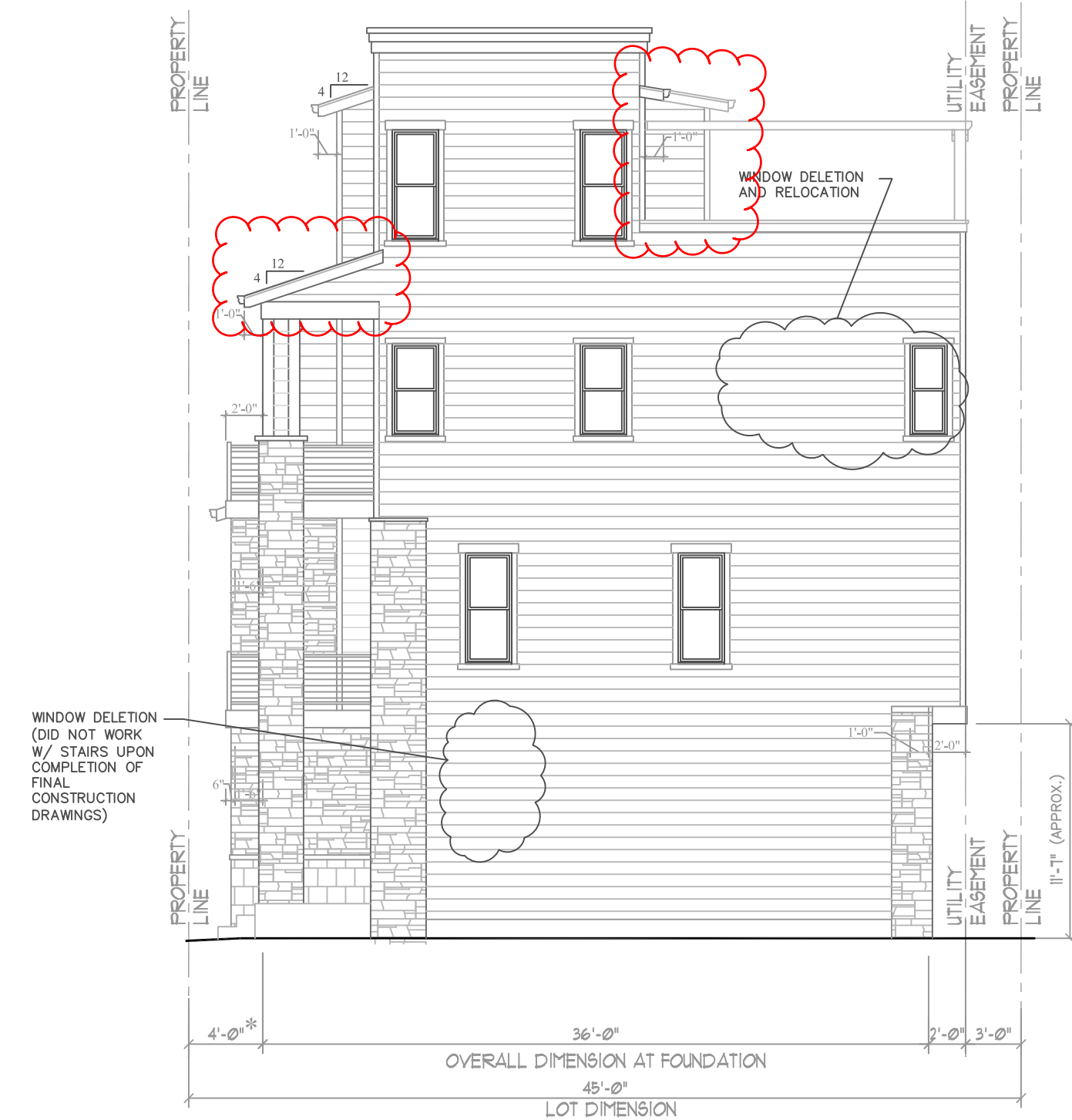
FRONT ELEVATION 'B' 802 PLAN
1/8"=1'-0" ALL LAP SIDING TO BE CEMENTITIOUS 4-STORY OPTION



REAR ELEVATION 'B' 802 PLAN
1/8"=1'-0" ALL LAP SIDING TO BE CEMENTITIOUS 4-STORY OPTION

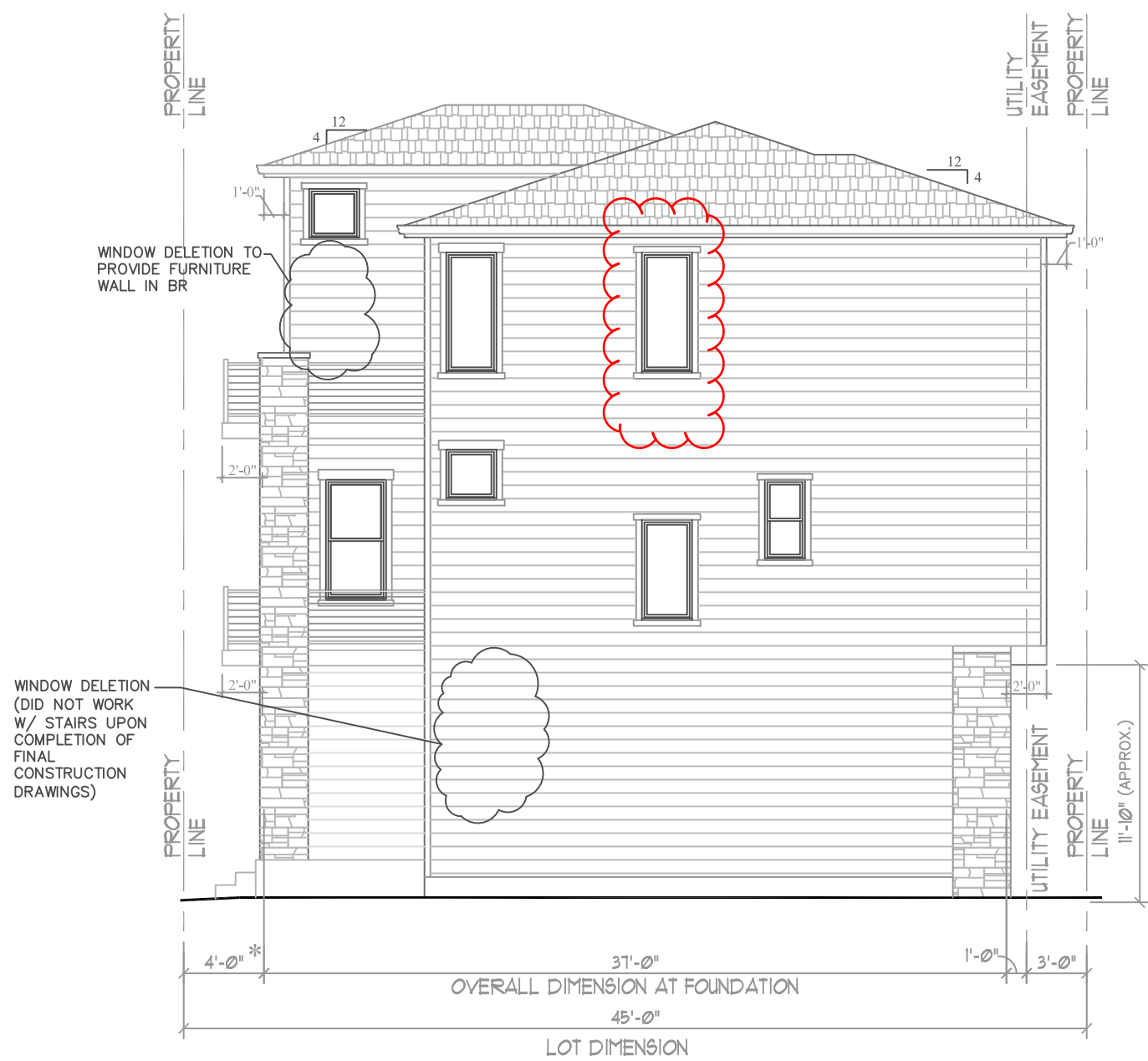


LEFT ELEVATION 'B' 802 PLAN
1/8"=1'-0" ALL LAP SIDING TO BE CEMENTITIOUS 4-STORY OPTION



RIGHT ELEVATION 'B' 802 PLAN
1/8"=1'-0" ALL LAP SIDING TO BE CEMENTITIOUS 4-STORY OPTION

*Denotes the typical distance that the home is set back from the front property line; this is NOT a setback.



RIGHT ELEVATION 'A' 803 PLAN
1/8"=1'-0" STANDARD 3-STORY

ALL LAP SIDING TO BE
CEMENTITIOUS



LEFT ELEVATION 'A' 803 PLAN
1/8"=1'-0" STANDARD 3-STORY

ALL LAP SIDING TO BE
CEMENTITIOUS



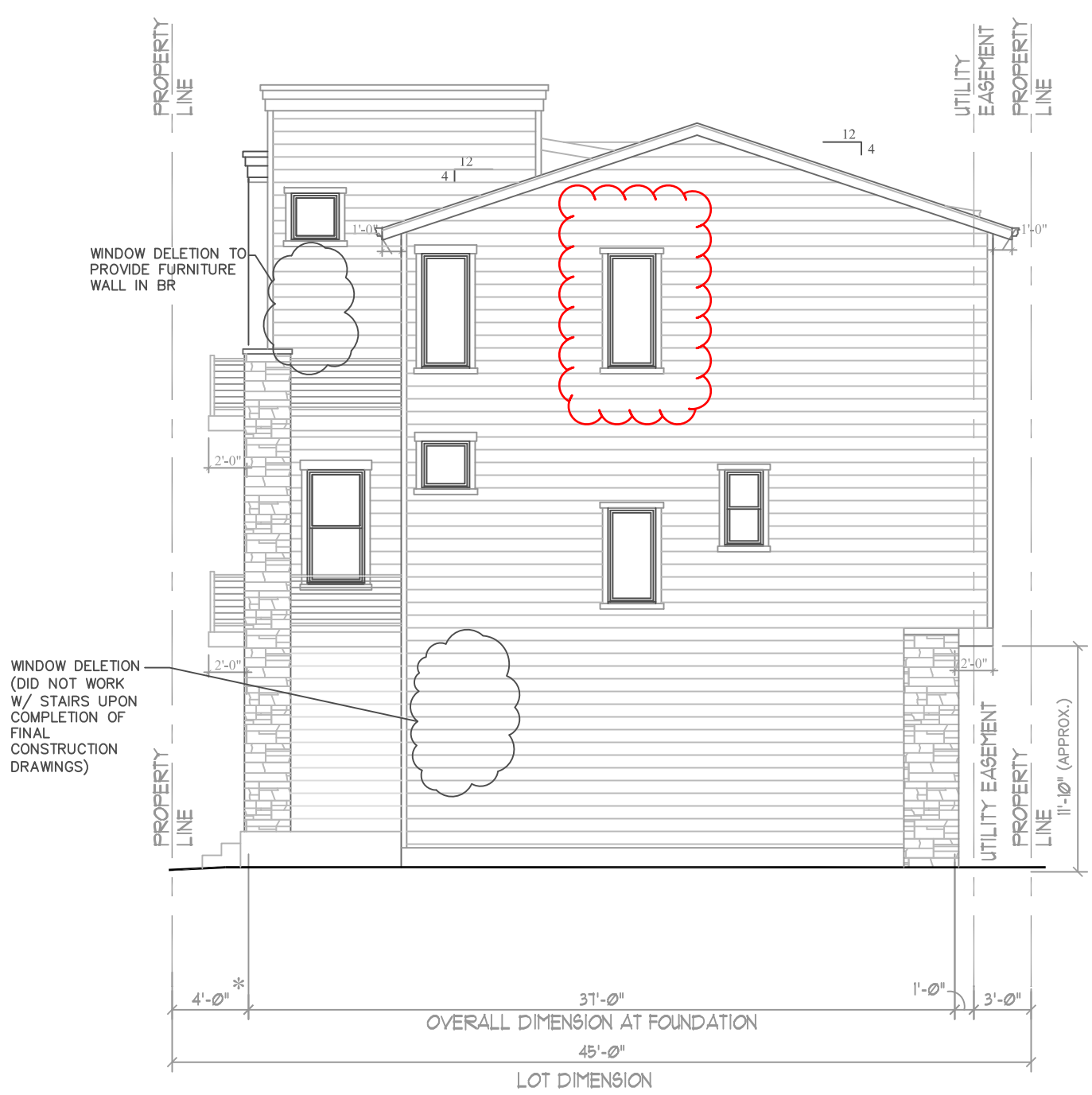
REAR ELEVATION 'A' 803 PLAN
1/8"=1'-0" STANDARD 3-STORY

ALL LAP SIDING TO BE
CEMENTITIOUS



FRONT ELEVATION 'A' 803 PLAN
1/8"=1'-0" STANDARD 3-STORY

ALL LAP SIDING TO BE
CEMENTITIOUS



RIGHT ELEVATION 'B' 803 PLAN
1/8"=1'-0" STANDARD 3-STORY

ALL LAP SIDING TO BE
CEMENTITIOUS



LEFT ELEVATION 'B' 803 PLAN
1/8"=1'-0" STANDARD 3-STORY

ALL LAP SIDING TO BE
CEMENTITIOUS



REAR ELEVATION 'B' 803 PLAN
1/8"=1'-0" STANDARD 3-STORY

ALL LAP SIDING TO BE
CEMENTITIOUS



FRONT ELEVATION 'B' 803 PLAN
1/8"=1'-0" STANDARD 3-STORY

ALL LAP SIDING TO BE
CEMENTITIOUS

REVISIONS		
NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	3/09/18
2	STAFF COMMENTS	6/07/18
3	STAFF COMMENTS	10/01/18
4	STAFF COMMENTS	11/28/18
5	STAFF COMMENTS	12/11/18
6	STAFF COMMENTS	1/04/19
7	TECHNICAL CORRECTIONS	2/21/19
8	TECHNICAL CORRECTIONS	8/18/21

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.

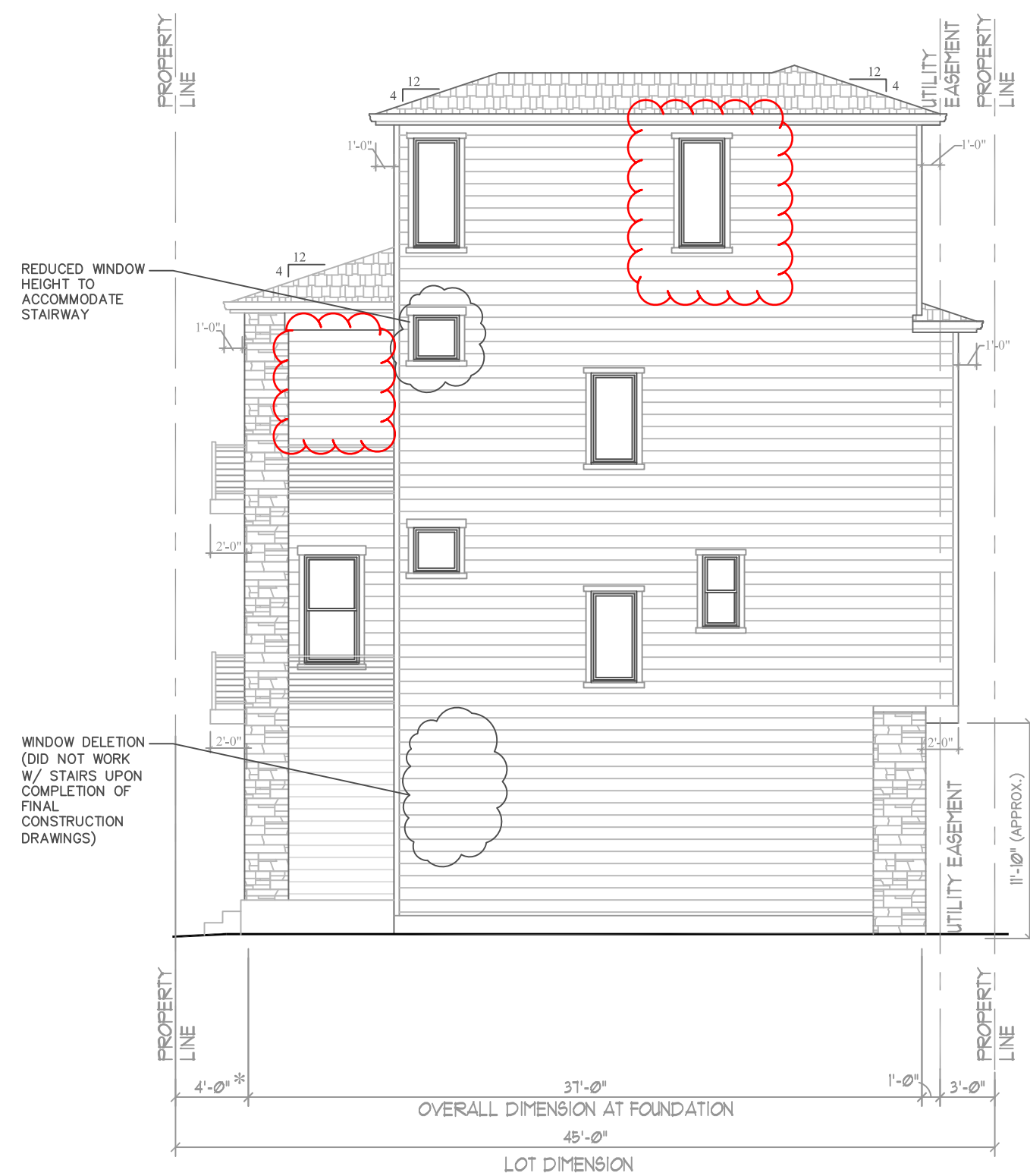
DESIGNED BY: _____ DATE: 10/02/2017
DRAWN BY: CH SCALE: 3/16"=1'-0"
CHECKED BY: SK
JOB NO.: _____
DWG NAME: _____

BUILDING
ELEVATIONS
SINGLE FAMILY
803 PLAN

SHEET:
AR2.11

*Denotes the typical distance that the home is set back from the front property line; this is NOT a setback.

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 3
BLOCK 25



RIGHT ELEVATION 'A' 803 PLAN
1/8"=1'-0" ALL LAP SIDING TO BE CEMENTITIOUS 4-STORY OPTION



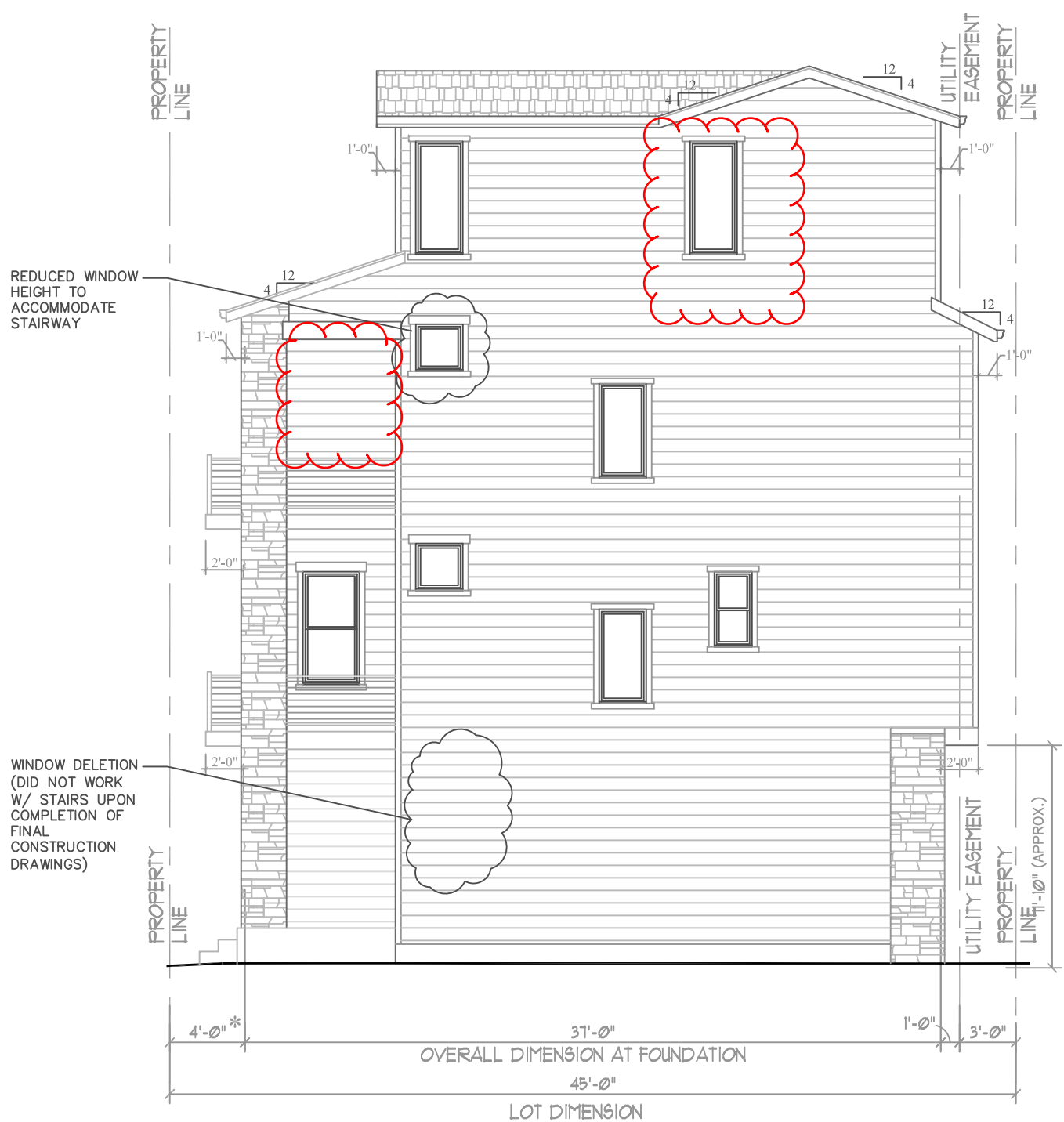
LEFT ELEVATION 'A' 803 PLAN
1/8"=1'-0" ALL LAP SIDING TO BE CEMENTITIOUS 4-STORY OPTION



REAR ELEVATION 'A' 803 PLAN
1/8"=1'-0" ALL LAP SIDING TO BE CEMENTITIOUS 4-STORY OPTION



FRONT ELEVATION 'A' 803 PLAN
1/8"=1'-0" ALL LAP SIDING TO BE CEMENTITIOUS 4-STORY OPTION



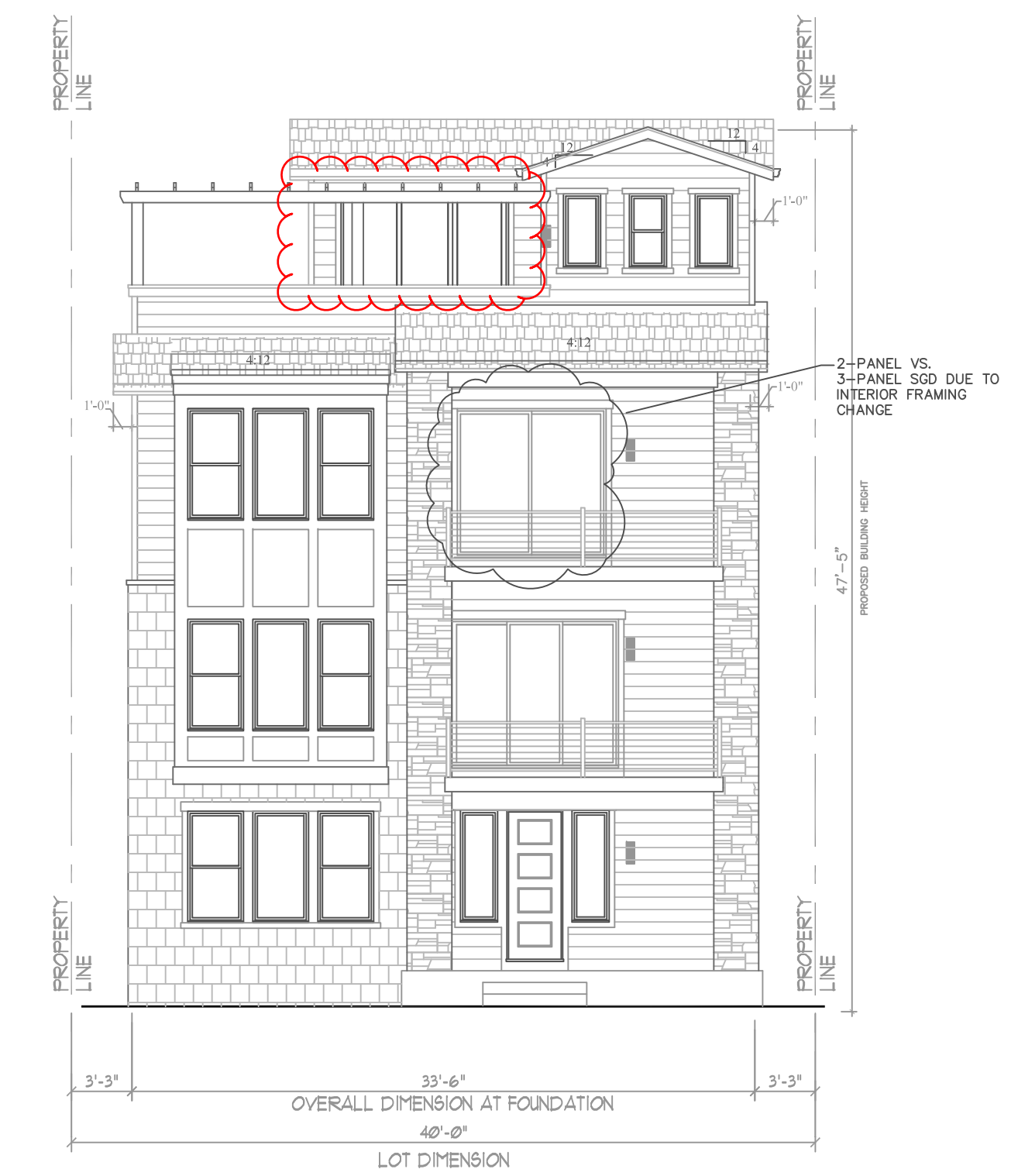
RIGHT ELEVATION 'B' 803 PLAN
1/8"=1'-0" ALL LAP SIDING TO BE CEMENTITIOUS 4-STORY OPTION



LEFT ELEVATION 'B' 803 PLAN
1/8"=1'-0" ALL LAP SIDING TO BE CEMENTITIOUS 4-STORY OPTION



REAR ELEVATION 'B' 803 PLAN
1/8"=1'-0" ALL LAP SIDING TO BE CEMENTITIOUS 4-STORY OPTION



FRONT ELEVATION 'B' 803 PLAN
1/8"=1'-0" ALL LAP SIDING TO BE CEMENTITIOUS 4-STORY OPTION

REVISIONS		
NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	3/09/18
2	STAFF COMMENTS	6/07/18
3	STAFF COMMENTS	10/01/18
4	STAFF COMMENTS	11/28/18
5	STAFF COMMENTS	12/11/18
6	STAFF COMMENTS	1/04/19
7	TECHNICAL CORRECTIONS	2/21/19
8	TECHNICAL CORRECTIONS	8/18/21

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.

DESIGNED BY: _____ DATE: 10/02/2017
DRAWN BY: CH SCALE: 3/16"=1'-0"
CHECKED BY: SK
JOB NO.: _____
DWG NAME: _____

BUILDING ELEVATIONS
SINGLE FAMILY
803 PLAN -
OPT. 4-STORY

SHEET: **AR2.12**

*Denotes the typical distance that the home is set back from the front property line; this is NOT a setback.

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 3
BLOCK 25

REVISIONS		
NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	12/11/18
2	STAFF COMMENTS	10/4/19
3	TECHNICAL CORRECTIONS	2/21/19

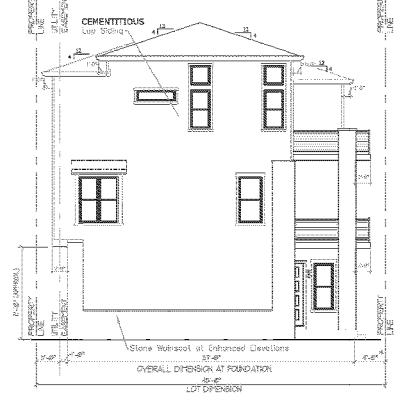
Noted Right:
This plan constitutes a Site Specific Development Plan as defined in Section 24-58-101, et. seq., C.R.S., and Chapter 16 of the Superior Municipal Code, available at the Superior Town Hall, 224 East Coal Creek Drive, Superior, Colorado. The terms and other conditions of these noted rights are further described in the development agreement dated March 31, 2013.

DESIGNED BY:	DATE: 10/11/2018
DRAWN BY: CH	SCALE: 3/8"=1'-0"
CHECKED BY: SK	
JOB NO.:	
DWG NAME:	

BUILDING
ELEVATIONS
SINGLE-FAMILY 800
SERIES ENHANCED
ELEVATIONS

SHEET:
AR2.13

ALL LAP SIDING TO BE
CEMENTITIOUS



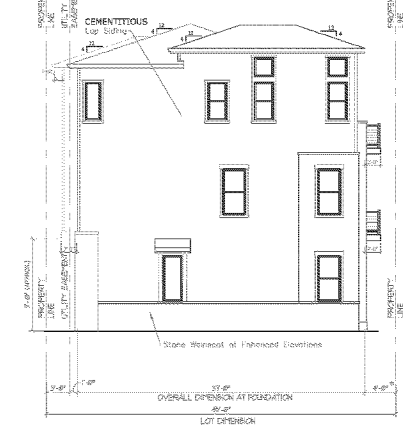
LEFT ELEVATION 'A' 801 PLAN
1/8"=1'-0" ENHANCED ELEVATION

ALL LAP SIDING TO BE
CEMENTITIOUS



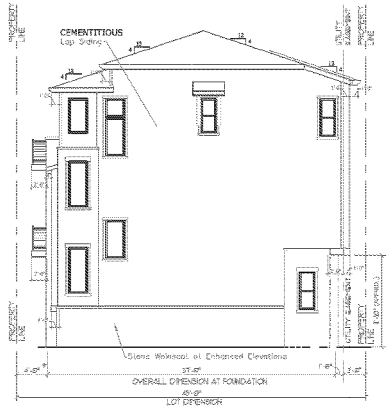
LEFT ELEVATION 'A' 802 PLAN
1/8"=1'-0" ENHANCED ELEVATION

ALL LAP SIDING TO BE
CEMENTITIOUS



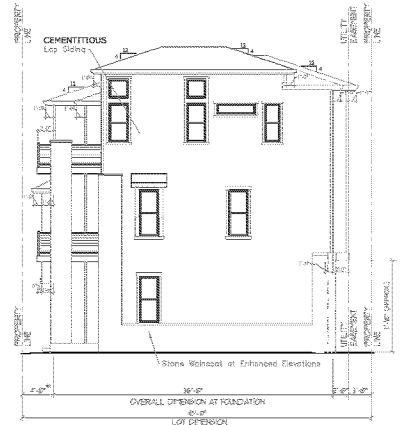
LEFT ELEVATION 'A' 803 PLAN
1/8"=1'-0" ENHANCED ELEVATION

ALL LAP SIDING TO BE
CEMENTITIOUS



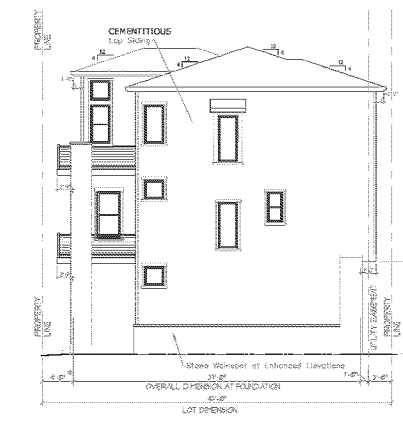
RIGHT ELEVATION 'A' 801 PLAN
1/8"=1'-0" ENHANCED ELEVATION

ALL LAP SIDING TO BE
CEMENTITIOUS



RIGHT ELEVATION 'A' 802 PLAN
1/8"=1'-0" ENHANCED ELEVATION

ALL LAP SIDING TO BE
CEMENTITIOUS



RIGHT ELEVATION 'B' 803 PLAN
1/8"=1'-0" ENHANCED ELEVATION

ENHANCED ELEVATION REQUIRED ON LOTS 26, 28, 29, 32, 33, 37, 38 & 43

*Denotes the typical distance that the home is set back from the front property line; this is NOT a setback.

REVISIONS		
NO.	DESCRIPTION	DATE
1	SHEET RE-ALIGNED	06/17/18
2	STAFF COMMENTS	10/07/18
3	STAFF COMMENTS	11/08/18
4	STAFF COMMENTS	1/17/19
5	STAFF COMMENTS	1/24/19
6	TECHNICAL CORRECTIONS	3/21/19

General Notes
This plan conforms to the Specific Development Plan as defined in Section 24-140-101, et. seq., C.R.S., and Chapter 14 of the Superior Municipal Code, available at the Superior town hall, 124 East Coal Creek Drive, Superior, Colorado. The terms and other conditions of these vested rights are further described in the development agreement dated March 11, 2013.

DESIGNED BY: _____ DATE: 3/29/2018
DRAWN BY: CZL SCALE: 3/16"=1'-0"
CHECKED BY: BK
JOB NO.: _____
DWG NAME: _____

COLOR AND MATERIAL SCHEMES

SHEET:
AR3.1

SCHEME 1

ENTRY DOOR
BM HC-175 Rivetwood

TRIM
(Window, Corner, Soffit, Fascia, Window Boxes, Garage Doors)
BM 2114-20 Mississippi Mud

LAP SIDING
BM HC-69 Habitat Brown

STONE
Sunset Riviera Stacked Stone

ROOF
Owens Corning Driftwood

WINDOWS
Milgard Tan

SCHEME 2

ENTRY DOOR
BM 1547 Dragon's Breath

TRIM
(Window, Corner, Soffit, Fascia, Window Boxes, Garage Doors)
BM 994 Fallen Timber

LAP SIDING
BM HC-102 Clarksville Gray

STONE
Sunset Riviera Stacked Stone

ROOF
Owens Corning Driftwood

WINDOWS
Milgard Tan

SCHEME 3

ENTRY DOOR
BM 1237 Rain

TRIM
(Window, Corner, Soffit, Fascia, Window Boxes, Garage Doors)
BM 2137-20 Char Brown

LAP SIDING
BMAF-720 Sparrow

STONE
Sunset Willow Park Stacked Stone

ROOF
Owens Corning Driftwood

WINDOWS
Milgard Tan

SCHEME 4

ENTRY DOOR
BM 999 Rustic Taupe

TRIM
(Window, Corner, Soffit, Fascia, Window Boxes, Garage Doors)
BM CSP-90 Coachman's Cape

LAP SIDING
BMA CSP-115 Barnwood

STONE
Sunset Willow Park Stacked Stone

ROOF
Owens Corning Driftwood

WINDOWS
Milgard Tan

SCHEME 5

ENTRY DOOR
BM 1623 Britannia Blue

TRIM
(Window, Corner, Soffit, Fascia, Window Boxes, Garage Doors)
BM 1545 Iron Gate

STUCCATO PANEL (FRONT) & SIDING
BM 1460 Eagle Rock

STONE
Sunset Castle Stone Rock Face in "Granite"

ROOF
Owens Corning Driftwood

WINDOWS
Milgard Tan

SCHEME 6

ENTRY DOOR
BM 2124-20 Midsummer Night

TRIM
(Window, Corner, Soffit, Fascia, Window Boxes, Garage Doors)
BM 2137-20 Char Brown

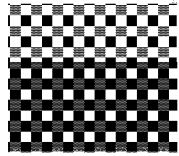
STUCCATO PANEL (FRONT) & SIDING
BMAF-170 Secret

STONE
Sunset Castle Stone Rock Face in "Granite"

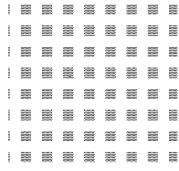
ROOF
Owens Corning Driftwood

WINDOWS
Milgard Tan

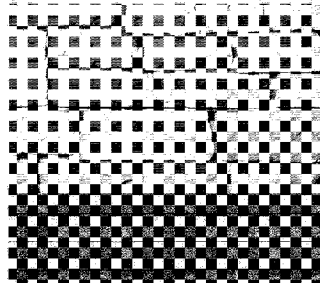
SCHEME 7



ENTRY DOOR
BM 503 Fraser Fir



TRIM
(Window, Corner, Soffit,
Fascia, Window Boxes,
Garage Doors)
BM AF-170 French Press



STONE
Sunset Castle Stone Rock
Face in "Cottonwood"
(NOTE: Cut shown in photo
is cobble stone; cut will be
castle stone. Photo is to
show correct texture and
color)



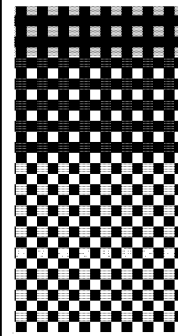
ROOF
Owens Corning
Driftwood



WINDOWS
Milgard Tan

STUCCATO PANEL (FRONT)
& SIDING
BM 1513 Snow on the Mountain

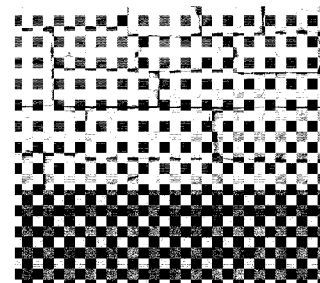
SCHEME 8



ENTRY DOOR
BM CSP-33 Espresso Bean



TRIM
(Window, Corner, Soffit,
Fascia, Window Boxes,
Garage Doors)
BM 2114-20 Mississippi Mud



STONE
Sunset Castle Stone Rock
Face in "Cottonwood"
(NOTE: Cut shown in
photo
is cobble stone; cut will
be castle stone. Photo is
to show correct texture
and color)



ROOF
Owens Corning
Driftwood



WINDOWS
Milgard Tan

STUCCATO PANEL (FRONT)
& SIDING
BM 929 Stamped

COLOR SCHEMES

	1	2	3	4	5	6	7	8
ROOFING	DRIFTWOOD	DRIFTWOOD	DRIFTWOOD	DRIFTWOOD	DRIFTWOOD	DRIFTWOOD	DRIFTWOOD	DRIFTWOOD
ALL RAIL	P004-BR23	P004-BR23	P004-BR23	P004-BR23	P004-BR23	P004-BR23	P004-BR23	P004-BR23
STONE VENEER	RIVIERA STACK STONE	RIVIERA STACK STONE	WILLOW PARK STACK STONE	WILLOW PARK STACK STONE	GRANITE CASTLE STONE	GRANITE CASTLE STONE	COTTONWOOD CASTLE STONE	COTTONWOOD CASTLE STONE
LAP SIDING	BM HC-69 WHITALL BROWN	BM HC-102 CLARKSVILLE GRAY	BM AF-720 SPARROW	BM CSP-115 BARNWOOD	BM 1469 EAGLE ROCK	BM AF-170 SECRET	BM 1513 SNOW on the MOUNTAIN	BM 979 STAMPEDE
STUCCATO PANELS	N/A	N/A	N/A	N/A	BM 1469 EAGLE ROCK	BM AF-170 SECRET	BM 1513 SNOW on the MOUNTAIN	BM 979 STAMPEDE
TRIM	BM 2114-20 MISSISSIPPI MUD	BM 994 FALLEN TIMBER	BM 2137-20 CHAR BROWN	BM CSP-90 COACHMAN'S CAPE	BM 1545 IRON GATE	BM 2137-20 CHAR BROWN	BM AF-170 FRENCH PRESS	BM 2114-20 MISSISSIPPI MUD
SOFFIT/FASCIA	BM 2114-20 MISSISSIPPI MUD	BM 994 FALLEN TIMBER	BM 2137-20 CHAR BROWN	BM CSP-90 COACHMAN'S CAPE	BM 1545 IRON GATE	BM 2137-20 CHAR BROWN	BM AF-170 FRENCH PRESS	BM 2114-20 MISSISSIPPI MUD
REAR WINDOW BOXES	BM 2114-20 MISSISSIPPI MUD	BM 994 FALLEN TIMBER	BM 2137-20 CHAR BROWN	BM CSP-90 COACHMAN'S CAPE	BM 1545 IRON GATE	BM 2137-20 CHAR BROWN	BM AF-170 FRENCH PRESS	BM 2114-20 MISSISSIPPI MUD
ENTRY DOOR	BM HC-175 BRIARWOOD	BM 1547 DRAGON'S BREATH	BM 1237 RAISIN	BM 999 RUSTIC TAUPE	BM 1623 BRITANNIA BLUE	BM 2134-20 MIDSUMMER NIGHT	BM 503 FRASER FIR	BM CSP-30 ESPRESSO BEAN
GARAGE DOOR	BM 2114-20 MISSISSIPPI MUD	BM 994 FALLEN TIMBER	BM 2137-20 CHAR BROWN	BM CSP-90 COACHMAN'S CAPE	BM 1545 IRON GATE	BM 2137-20 CHAR BROWN	BM AF-170 FRENCH PRESS	BM 2114-20 MISSISSIPPI MUD
WINDOW FRAME	TAN	TAN	TAN	TAN	TAN	TAN	TAN	TAN

ALL RAIL: CARDINAL
ROOFING: OWENS CORNING
STONE: SUNSET STONE
PAINT: BENJAMIN MOORE

SCHEME	TOWNHOME LOT
1	44, 51, 59, 70, 73, 77, 80, 84, 95
2	47, 54, 62, 67, 72, 75, 79, 87, 92
3	48, 55, 66, 71, 76, 78, 91, 96
4	50, 58, 63, 74, 81, 88, 100
5	49, 57, 64, 82, 89, 98
6	56, 65, 83, 90, 97, 99
7	45, 52, 60, 69, 85, 94
8	46, 53, 61, 68, 86, 93



8740 OLDE WADSWORTH BLVD
ARVADA, CO 80002
303.493.2999
WWW.REMINGTONHOMES.COM

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 3
BLOCK 25

NO.	DESCRIPTION	DATE
1	SHEET RE-NUMBERED	09/27/18
2	STAFF COMMENTS	10/27/18
3	STAFF COMMENTS	11/08/18
4	STAFF COMMENTS	12/17/18
5	STAFF COMMENTS	04/07/19
6	TECHNICAL CORRECTIONS	3/23/19

Noted Status:
This plan conforms to Site Specific Development Plan as defined in Section 24e(1)(D), 4e, 6e, 7e, 8e, 9e, and Chapter 13 of the Superior Municipal Code, available at 610 Superior Street, 1st Floor, Coal Creek Drive, Superior, Colorado. The terms and other portions of these vested rights are further described in the development agreement dated March 11, 2013.

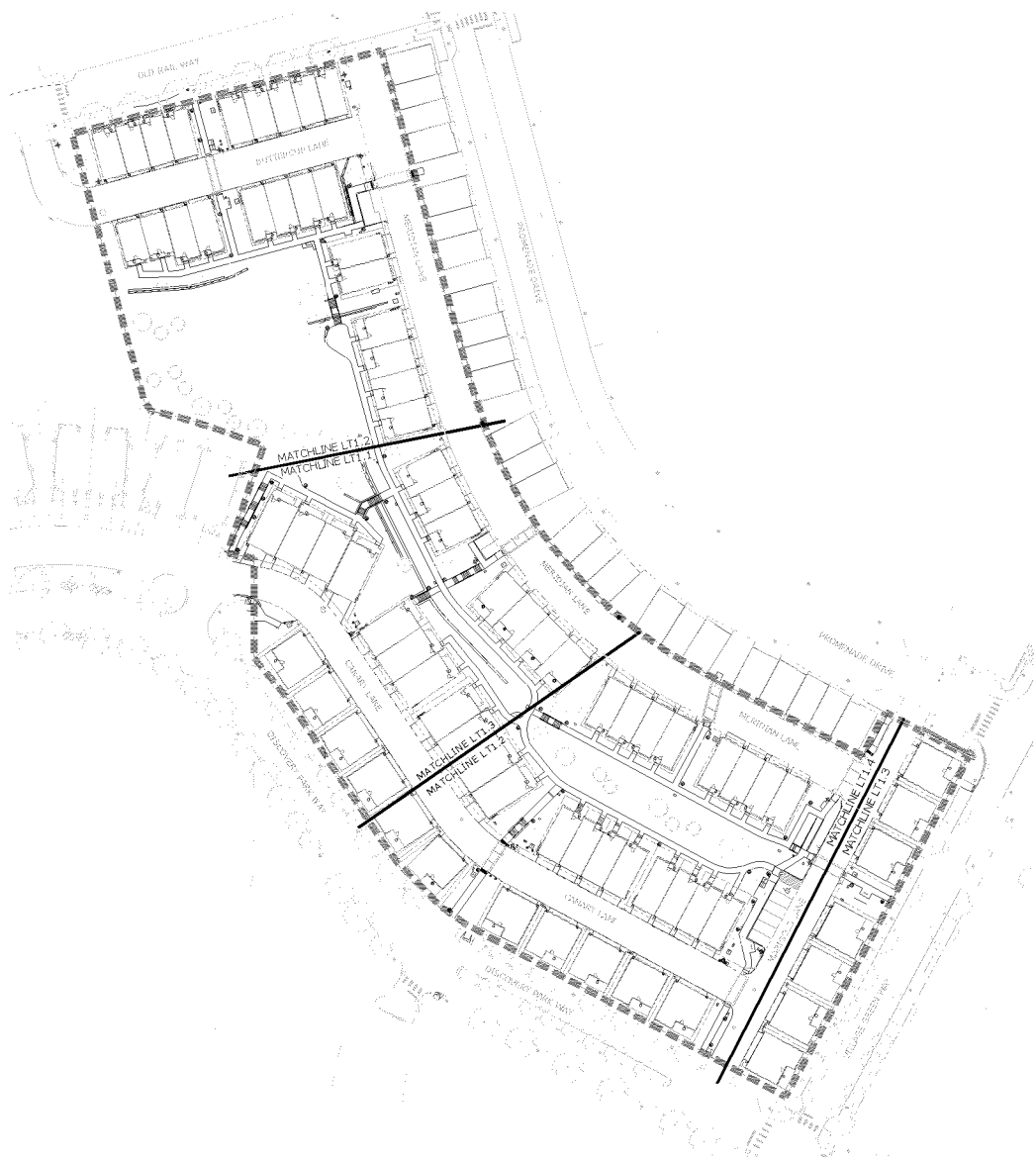
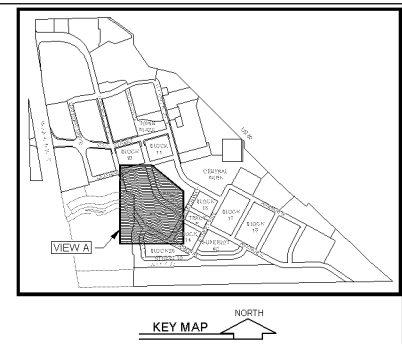
DESIGNED BY: _____ DATE: 3/29/2018
DRAWN BY: _____ C.L. SCALE: 3/32"=1'-0"
CHECKED BY: SK
JOB NO.: _____
DWG NAME: _____

COLOR AND MATERIAL SCHEMES

SHEET: **AR3.2**



SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT PLAN 3 - PHASE 2
 BLOCK 25



LUMINAIRE SCHEDULE										
LABEL	SYMBOL	DESCRIPTION	MATERIAL / COLOR	COLOR TEMP.	BUG RATING	APPROX. WATTS	APPROX. LUMENS	MOUNTING	LLF	TOTAL QTY.
W01	⊙	(1) WALL-MOUNTED FULL CUTOFF LED SCOFFCE WITH INTEGRAL DIEMER MOUNTED AT FRONT ENTRIES	BLACK	3000K	-	8	210	SURFACE WALL	1.00	75
W02	⊙	(1) WALL-MOUNTED FULL CUTOFF LED SCOFFCE WITH INTEGRAL DRIVER MOUNTED ABOVE GARAGES	BLACK	3000K	-	16	805	SURFACE WALL	1.00	63
O01	⊕	(1) LOW-OUTPUT LED BOLLARD PATHLIGHT WITH INTEGRAL DRIVER	ALUMINUM MATE BLACK	3000K	-	10	720	GROUND	1.00	40
O03	⊕	(1) 12-# PEDESTRIAN POLE-MOUNTED LED LUMINAIRE	ALUMINUM MATE BLACK	3000K	B1411-G1	47	2150	GROUND / POLE	1.00	12

NOTES:
 1. ALL GARAGE-MOUNTED WALL LIGHTS USED TO ILLUMINATE INTERNAL DRIVE AISLES ARE TO BE LIGHTED FROM DUSK UNTIL DAWN THROUGH A PHOTO CELL. THE ASSOCIATED METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ENFORCEMENT.
 2. ALL BUILDING MOUNTED WALL LIGHTS USED TO ILLUMINATE RESIDENTIAL PORCH ENTRIES ARE TO BE LIGHTED FROM DUST UNTIL DAWN THROUGH A PHOTO CELL. THE ASSOCIATED METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ENFORCEMENT.

ILLUMINANCE CALCULATION SUMMARY - WALKWAYS AND DRIVEWAYS (fc)				
	AVG	MAX	MIN	AVG / MIN
WALKWAYS	0.8	3.9	0.0	N/A
DRIVELANES	0.8	3.9	0.1	8
PARKING SPACES	0.6	2.2	0.1	5

NOTES:
 1. PHOTOMETRIC LIGHT LEVEL READINGS ARE SHOWN ON FOLLOWING PARTIAL PLAN SHEETS.
 2. THE AVG/MIN COLUMN IS A RATIO OF THE AVERAGE ILLUMINANCE TO THE MINIMUM ILLUMINANCE. AT THE WALKWAYS THE MINIMUM ILLUMINANCE IS 0FC, THEREFORE THE AVERAGE - MINIMUM RATIO IS NOT APPLICABLE.

REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	15/04/2013
2	STAFF COMMENTS	05/09/2013
3	STAFF COMMENTS	06/07/2013
4	TOWN COMMENTS	11/01/2013
5	TOWN COMMENTS	11/02/2013
6	TOWN COMMENTS	12/11/2013
7	BOARD OF TRUSTEES	01/04/2014
8	MYLARS	02/20/2014

Varied Right:
 This plan contains a Site Specific Development Plan as defined in section 24-66-101, et seq, C.R.S., and Chapter 16 of the Superior Municipal Code, Colorado. The terms and other conditions of these varied rights are further described in the development agreement dated March 11, 2013.

DESIGNED BY: JW DATE: 02/20/2013
 DRAWN BY: TB SCALE: AS SHOWN
 CHECKED BY: NC
 JOB NO.:
 DWG NAME:

OVERALL SITE LIGHTING PLAN

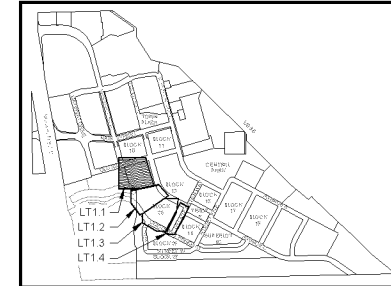
SHEET
LT1.0



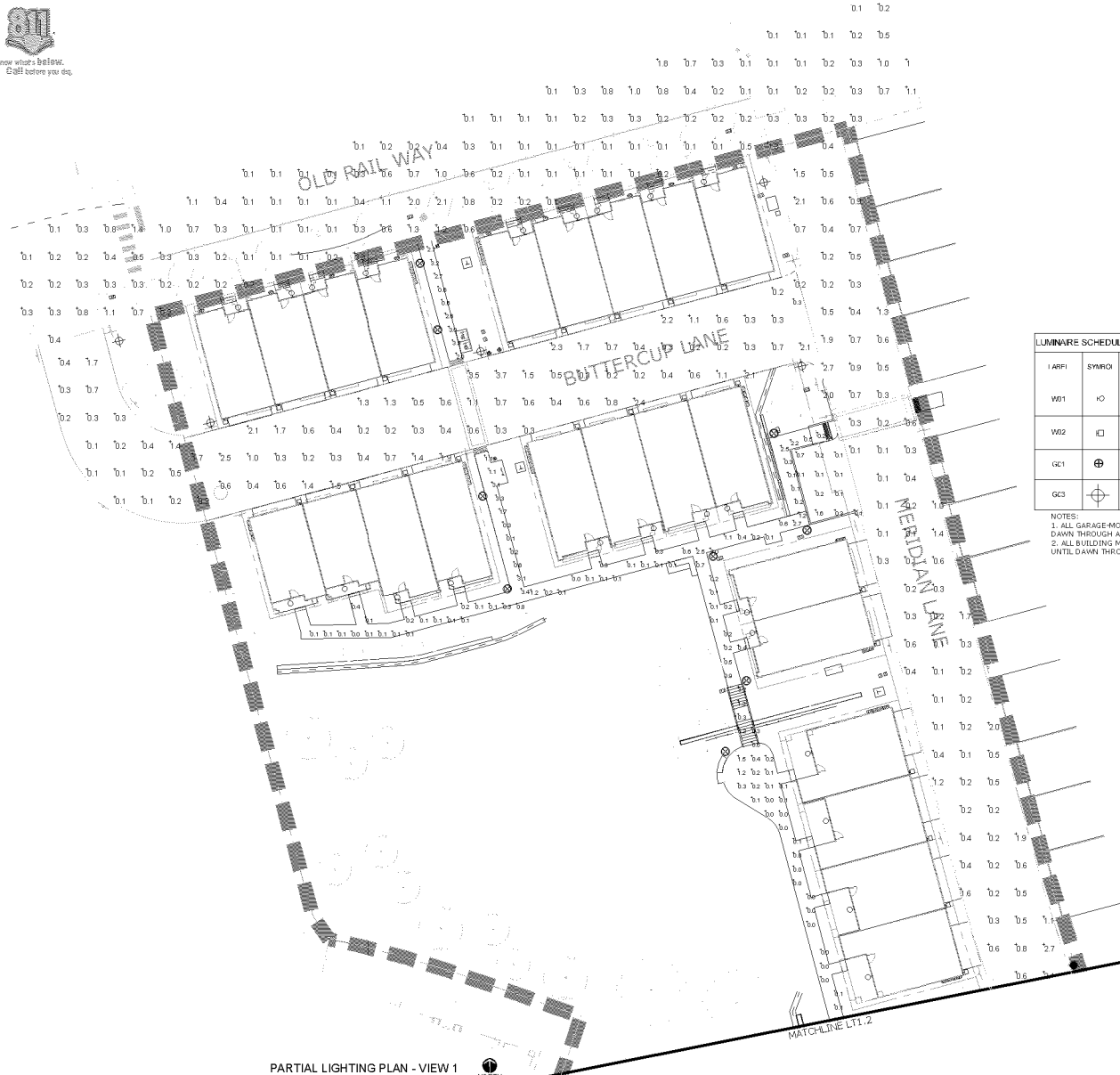
Know what's BEHIND. Call before you dig.

CLANTON & ASSOCIATES

LIGHTING DESIGN SERVICES
1000 N. GARDEN LANE, SUITE 400
DENVER, CO 80202



KEY MAP
NORTH



SYMBOL	SYMBOL	DESCRIPTION	MATERIAL / COLOR	COLOR TEMP	BUG FIXING	APPROX. WATTS	APPROX. LUMENS	MOUNTING	H.F.	TOTAL CITY
W01	⊙	(1) WALL MOUNTED FULL CUTOFF LED SCIENCE WITH INTEGRAL DIMMER MOUNTED AT FRONT ENTRIES.	BLACK	3000K	-	8	210	SURFACE WALL	1.00	75
W02	⊙	(1) WALL MOUNTED FULL CUTOFF LED SCIENCE WITH INTEGRAL DIMMER MOUNTED ABOVE GARAGES.	BLACK	3000K	-	16	605	SURFACE WALL	1.00	60
GC1	⊕	(1) 12" WOOD WITH LED HOLLAND FAHLEIGH WITH INTEGRAL DIMMER	ALUMINUM MATTE BLACK	3000K	-	10	720	GROUND	1.00	40
GC3	⊕	(1) 12" 8' PEDESTAL POLE MOUNTED LED LUMINAIRE	ALUMINUM MATTE BLACK	3000K	B1-U1-G1	47	2150	GROUND / POLE	1.00	12

NOTES:
 1. ALL GARAGE-MOUNTED WALL LIGHTS USED TO ILLUMINATE INTERNAL DRIVE AISLES ARE TO BE LIGHTED FROM DUSK UNTIL DAWN THROUGH A PHOTO CELL. THE ASSOCIATED METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ENFORCEMENT.
 2. ALL BUILDING MOUNTED WALL LIGHTS USED TO ILLUMINATE RESIDENTIAL PORCH ENTRIES ARE TO BE LIGHTED FROM DUST UNTIL DAWN THROUGH A PHOTO CELL. THE ASSOCIATED METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ENFORCEMENT.

SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT PLAN 3 - PHASE 2
 BLOCK 25

NO.	DESCRIPTION	DATE
1	INITIAL CLIENT A.L.	1/6/2017
2	STAFF COMMENTS	03/09/2018
3	STAFF COMMENTS	06/07/2018
4	TOWN COMMENTS	11/01/2018
5	TOWN COMMENTS	11/02/2018
6	TOWN COMMENTS	12/11/2018
7	BOARD OF TRUSTEES	01/04/2019
8	MYLARS	02/20/2019

Varied Right:
 This plan contains a Site Specific Development Plan as defined in section 24-66-101, 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 varied rights are further described in the development agreement dated March 11, 2013.

DESIGNED BY: JW DATE: 02/20/2019
 DRAWN BY: JB SCALE: AS SHOWN
 CHECKED BY: NC
 JOB NO.:
 DWG NAME:

PARTIAL LIGHTING PLAN 1

SHEET
 LT1.1

PARTIAL LIGHTING PLAN - VIEW 1
 NORTH

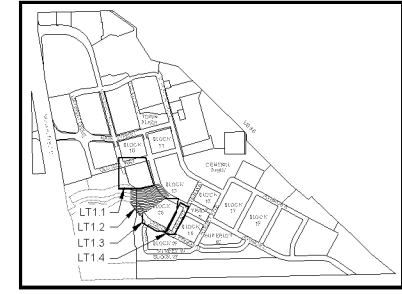
0 10 20 40
 SCALE: 1" = 20'



Know what's behind.
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CLANTON & ASSOCIATES

LIGHTING DESIGN SERVICES
1000 EAST CREEK DRIVE, SUITE 100
DENVER, CO 80202



KEY MAP
NORTH

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

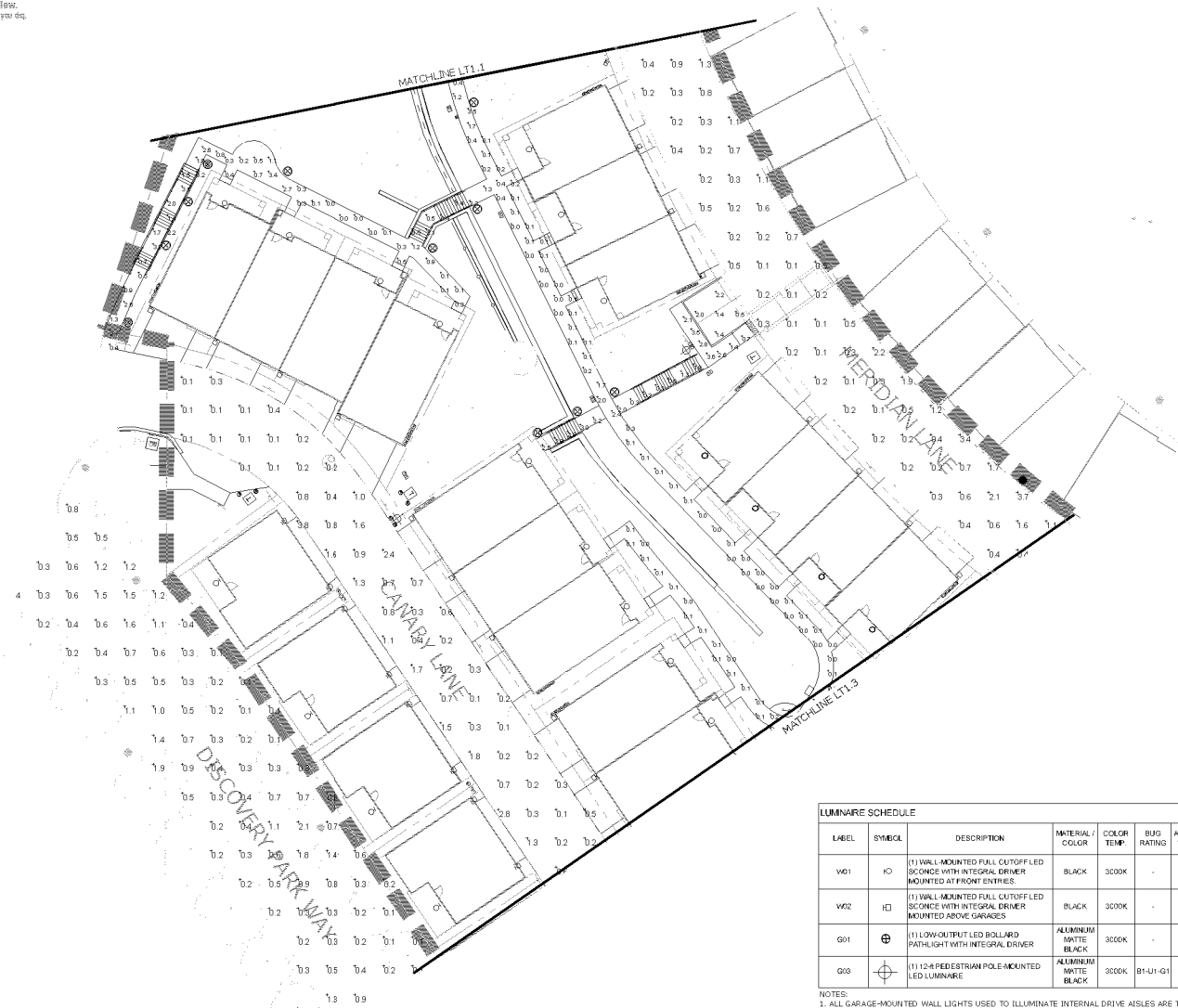
NO.	DESCRIPTION	DATE
1	INITIAL SCHEMATIC	11/04/2011
2	STAFF COMMENTS	03/09/2018
3	STAFF COMMENTS	06/07/2018
4	TOWN COMMENTS	11/01/2018
5	TOWN COMMENTS	11/02/2018
6	TOWN COMMENTS	12/11/2018
7	BOARD OF TRUSTEES	01/04/2019
8	MYLARS	02/20/2019

Varied Right:
This plan contains a Site Specific Development Plan as defined in section 24-66-101, et seq, C.R.S., and Chapter 16 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Cook Creek Drive, Superior, Colorado. The terms and other conditions of these varied rights are further described in the development agreement dated March 11, 2013.

DESIGNED BY: JW DATE: 02/20/2019
DRAWN BY: JB SCALE: AS SHOWN
CHECKED BY: NC
JOB NO.:
DWG NAME:

PARTIAL LIGHTING PLAN 2

SHEET
LT1.2



LABEL	SYMBOL	DESCRIPTION	MATERIAL COLOR	COLOR TEMP.	BUG RATING	APPROX WATTS	APPROX LUMENS	MOUNTING	LLF	TOTAL QTY
W01	⊙	(1) WALL-MOUNTED FULL CUTOFF LED SCORCE WITH INTEGRAL DRIVER MOUNTED AT FRONT ENTRIES.	BLACK	3000K	-	8	210	SURFACE-WALL	1.00	75
W02	⊙	(1) WALL-MOUNTED FULL CUTOFF LED SCORCE WITH INTEGRAL DRIVER MOUNTED ABOVE GARAGES.	BLACK	3000K	-	16	606	SURFACE-WALL	1.00	93
G01	⊕	(1) LOW-OUTPUT LED BOLLARD PATHLIGHT WITH INTEGRAL DRIVER	ALUMINUM WHITE BLACK	3000K	-	10	720	GROUND	1.00	43
G02	⊕	(1) 12-4 PEDESTRIAN POLE-MOUNTED LED LUMINAIRE	ALUMINUM WHITE BLACK	3000K	B1-U1-G1	47	2160	GROUND / POLE	1.00	12

NOTES:
1. ALL GARAGE-MOUNTED WALL LIGHTS USED TO ILLUMINATE INTERNAL DRIVE AISLES ARE TO BE LIGHTED FROM DUSK UNTIL DAWN THROUGH A PHOTO CELL. THE ASSOCIATED METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ENFORCEMENT.
2. ALL BUILDING MOUNTED WALL LIGHTS USED TO ILLUMINATE RESIDENTIAL PORCH ENTRIES ARE TO BE LIGHTED FROM DUST UNTIL DAWN THROUGH A PHOTO CELL. THE ASSOCIATED METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ENFORCEMENT.

PARTIAL LIGHTING PLAN - VIEW 2
NORTH



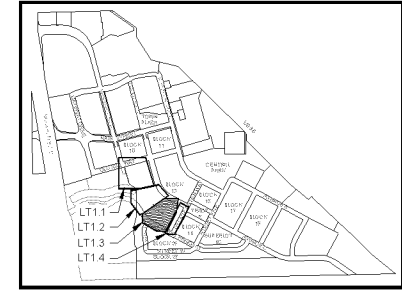
SCALE: 1" = 20'



Know what's BEHIND.
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CLANTON & ASSOCIATES

LIGHTING DESIGN SERVICES
AN ILLINOIS PROFESSIONAL SERVICE
REGISTERED UNDER NO. 014-00000000



KEY MAP
NORTH

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

NO.	DESCRIPTION	DATE
1	INITIAL SCHEMATIC	1/26/2017
2	STAFF COMMENTS	03/09/2018
3	STAFF COMMENTS	06/07/2018
4	TOWN COMMENTS	11/01/2018
5	TOWN COMMENTS	11/22/2018
6	TOWN COMMENTS	12/11/2018
7	BOARD OF TRUSTEES	01/04/2019
8	MYLARS	02/20/2019

Varied Rights:
This plan contains a Site Specific Development Plan as defined in section 24-66-101, et seq., C.R.S., and Chapter 16 of the Superior Municipal Code, Colorado. The term and other conditions of these varied rights are further described in the development agreement dated March 11, 2013.

DESIGNED BY: JW DATE: 02/20/2019
DRAWN BY: JB SCALE: AS SHOWN
JOB NO.:
DWG NAME:

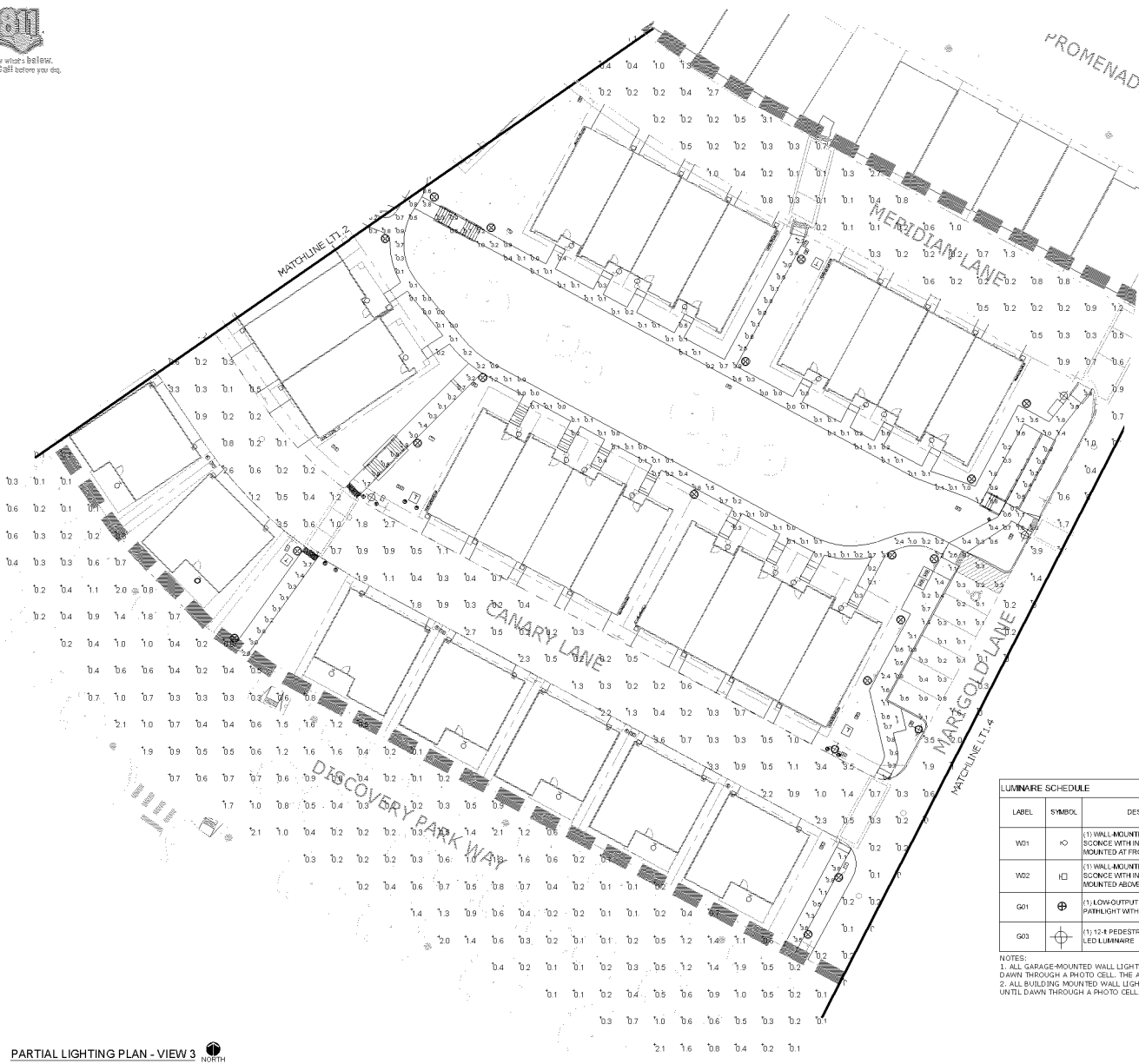
PARTIAL LIGHTING PLAN 4

SHEET
LT1.3

LABEL	SYMBOL	DESCRIPTION	MATERIAL / COLOR	COLOR TEMP.	BUG RATING	APPROX WATTS	APPROX LUMENS	MOUNTING	LLF	TOTAL QTY
W01	⊙	(1) WALL-MOUNTED FULL CUTOFFLED SCIENCE WITH INTEGRAL DRIVER MOUNTED AT FRONT ENTRIES	BLACK	3000K	-	8	210	SURFACE WALL	1.00	75
W02	⊙	(1) WALL-MOUNTED FULL CUTOFFLED SCIENCE WITH INTEGRAL DRIVER MOUNTED ABOVE GARAGES	BLACK	3000K	-	16	805	SURFACE WALL	1.00	93
G01	⊕	(1) LOW-OUTPUT LED BOLLARD PATHLIGHT WITH INTEGRAL DRIVER	ALUMINUM WHITE / BLACK	3000K	-	10	720	GROUND	1.00	40
G03	⊕	(1) 12-4 PEDESTRIAN POLE-MOUNTED LED LUMINAIRE	ALUMINUM WHITE / BLACK	3000K	B1-U1-G1	47	2150	GROUND / POLE	1.00	12

NOTES:
1. ALL GARAGE-MOUNTED WALL LIGHTS USED TO ILLUMINATE INTERNAL DRIVE AISLES ARE TO BE LIGHTED FROM DUSK UNTIL DAWN THROUGH A PHOTO CELL. THE ASSOCIATED METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ENFORCEMENT.
2. ALL BUILDING MOUNTED WALL LIGHTS USED TO ILLUMINATE RESIDENTIAL PORCH ENTRIES ARE TO BE LIGHTED FROM DUSK UNTIL DAWN THROUGH A PHOTO CELL. THE ASSOCIATED METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ENFORCEMENT.

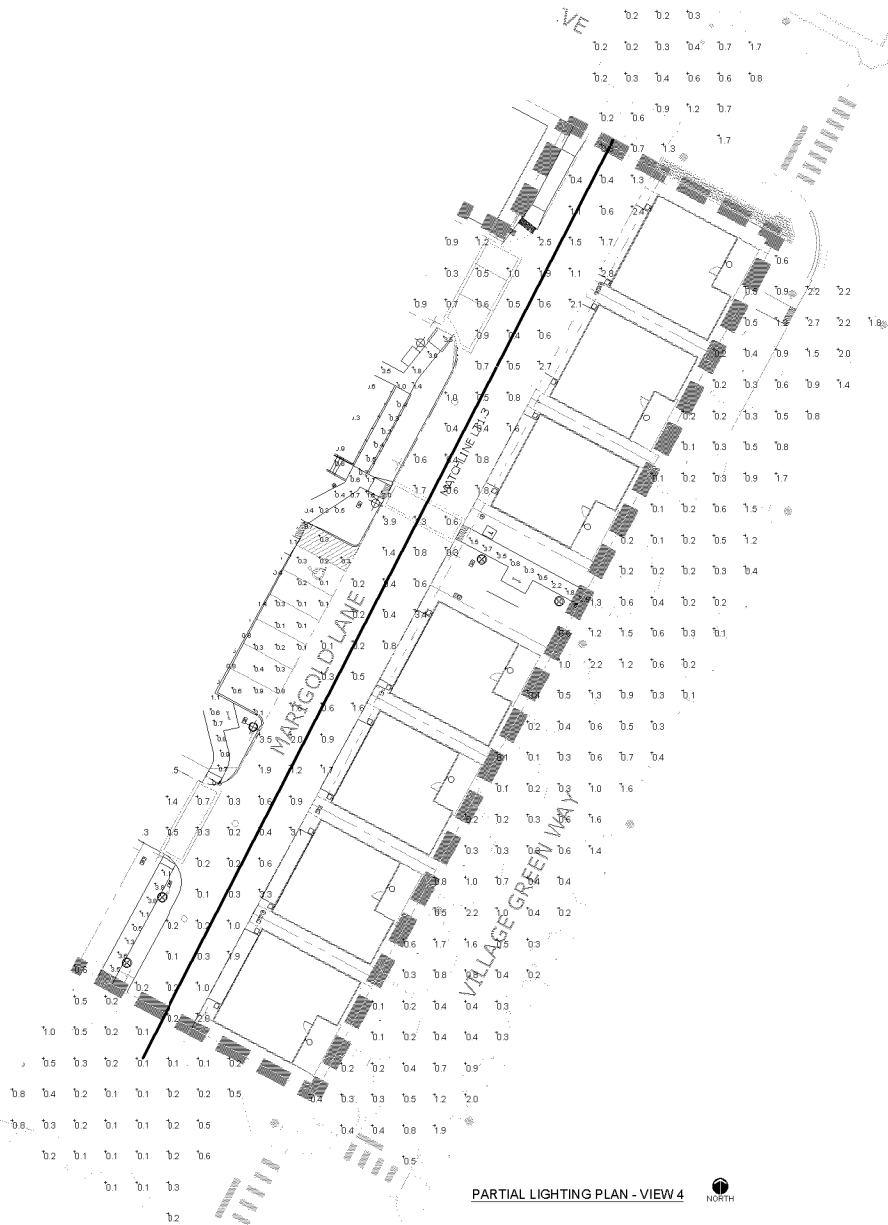
0 10 20 40
SCALE: 1" = 20'



PARTIAL LIGHTING PLAN - VIEW 3 NORTH



Know what's BEHIND.
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PARTIAL LIGHTING PLAN - VIEW 4



KEY MAP



SCALE: 1" = 20'

CLANTON & ASSOCIATES
LIGHTING DESIGN AND RENDERING
3000 S. W. 10TH AVE., SUITE 404
MIAMI, FL 33135

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

NO.	DESCRIPTION	DATE
1	INITIAL SCHEMATIC	10/04/2011
2	STAFF COMMENTS	03/09/2018
3	STAFF COMMENTS	06/07/2018
4	TOWN COMMENTS	11/01/2018
5	TOWN COMMENTS	11/02/2018
6	TOWN COMMENTS	12/11/2018
7	BOARD OF TRUSTEES	01/04/2019
8	MYLARS	02/20/2019

Varied Right:
This plan contains a Site Specific Development Plan as defined in section 24-65-101, et seq, C.R.S., and Chapter 16 of the Superior Municipal Code, Colorado. The terms and other conditions of these varied rights are further described in the development agreement dated March 11, 2013.

DESIGNED BY: J.W. DATE: 02/20/2013
DRAWN BY: JTB SCALE: AS SHOWN
CHECKED BY: NC
JOB NO.:
DWG NAME:

PARTIAL LIGHTING PLAN 4

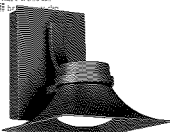
SHEET
LT1.4

LABEL	SYMBOL	DESCRIPTION	MATERIAL COLOR	COLOR TEMP.	BUG RATING	APPROX WATTS	APPROX LUMENS	MOUNTING	LLF	TOTAL QTY
W01	HO	(1) WALL-MOUNTED FULL CUTOFF LED SCORCE WITH INTEGRAL DRIVER MOUNTED AT FRONT ENTRIES	BLACK	3000K	-	8	210	SURFACE WALL	1.00	75
W02	HO	(1) WALL-MOUNTED FULL CUTOFF LED SCORCE WITH INTEGRAL DRIVER MOUNTED ABOVE GARAGES	BLACK	3000K	-	15	805	SURFACE WALL	1.00	59
G01	⊕	(1) LOW-OUTPUT LED BOLLARD PATHLIGHT WITH INTEGRAL DRIVER	ALUMINUM MATTE BLACK	3000K	-	10	720	GROUND	1.00	40
G03	⊕	(1) 12-4 PEDESTRIAN POLE-MOUNTED LED LUMINAIRE	ALUMINUM MATTE BLACK	3000K	B1-U1-G1	47	2150	GROUND / POLE	1.00	12

NOTES:
1. ALL GARAGE-MOUNTED WALL LIGHTS USED TO ILLUMINATE INTERNAL DRIVE AISLES ARE TO BE LIGHTED FROM DUSK UNTIL DAWN THROUGH A PHOTO CELL. THE ASSOCIATED METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ENFORCEMENT.
2. ALL BUILDING MOUNTED WALL LIGHTS USED TO ILLUMINATE RESIDENTIAL PORCH ENTRIES ARE TO BE LIGHTED FROM DUSK UNTIL DAWN THROUGH A PHOTO CELL. THE ASSOCIATED METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ENFORCEMENT.

VASADENA - model: WS-W250

LED Interior & Exterior Sconce



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION
 Designed by the Seattle-based firm of the same name, Vasadena is a modern, minimalist LED sconce with a clean, geometric design. It features a wide, adjustable beam and is available in multiple finishes and colors.

FEATURES

- LED Light Source
- 180° Beam Angle
- Dimmable
- Available in Multiple Finishes
- Available in Multiple Colors
- Available in Multiple Sizes
- Available in Multiple Mounting Options

CREW NUMBER

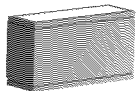
Model	MSRP	Material	Finish	Beam Angle	Beam Diameter	Beam Length	Beam Width
WS-W250	\$120.00	Aluminum	Black	180°	12"	12"	12"
WS-W250-02	\$120.00	Aluminum	White	180°	12"	12"	12"

Manufacturer: Vasadena
 Project: 2020-0001
 Date: 01/15/2020

1 TYPE 'W01' WALL SCONCE - ENTRY
 (LTL) NOT TO SCALE

RUBIX - model: WS-W2509, WS-W2510

WAC LIGHTING
 LED Wall Mount
 Responsible Lighting™



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION
 Available in two sizes, the Rubix LED wall sconce is a modern, minimalist design. It features a wide, adjustable beam and is available in multiple finishes and colors.

FEATURES

- LED Light Source
- 180° Beam Angle
- Dimmable
- Available in Multiple Finishes
- Available in Multiple Colors
- Available in Multiple Sizes
- Available in Multiple Mounting Options

CREW NUMBER


Model	MSRP	Material	Finish	Beam Angle	Beam Diameter	Beam Length	Beam Width
WS-W2509	\$120.00	Aluminum	Black	180°	12"	12"	12"
WS-W2510	\$120.00	Aluminum	White	180°	12"	12"	12"

Manufacturer: WAC Lighting
 Project: 2020-0001
 Date: 01/15/2020

2 TYPE 'W02' WALL SCONCE - GARAGE
 (LTL) NOT TO SCALE

ASHBERRY PATH LIGHT

Responsible Lighting™



Lighting Facts:

Category	Value
Beam Angle	180°
Beam Diameter	12"
Beam Length	12"
Beam Width	12"
Material	Aluminum
Finish	Black
Color	Black
MSRP	\$120.00

Electrical:

Path Light Type 4


Path Light Type 5

Manufacturer: WAC Lighting
 Project: 2020-0001
 Date: 01/15/2020

3 TYPE 'G01' PATHWAY BOLLARD
 (LTL) NOT TO SCALE

ASHBERRY PEDESTRIAN

Responsible Lighting™



Lighting Facts:

Category	Value
Beam Angle	180°
Beam Diameter	12"
Beam Length	12"
Beam Width	12"
Material	Aluminum
Finish	Black
Color	Black
MSRP	\$120.00

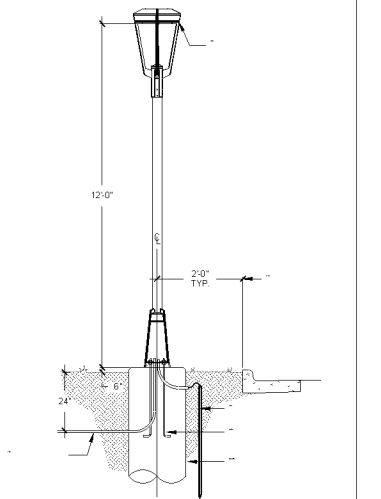
Electrical:

Pedestrian Type 2

Pedestrian Type 5

Manufacturer: WAC Lighting
 Project: 2020-0001
 Date: 01/15/2020

4 TYPE 'G03' PEDESTRIAN / DRIVEWAY LUMINAIRE
 (LTL) NOT TO SCALE



12-0"

2-0" TYP

24"

Manufacturer: WAC Lighting
 Project: 2020-0001
 Date: 01/15/2020

5 TYPICAL PEDESTRIAN / DRIVEWAY LUMINAIRE
 (LTL) NOT TO SCALE

NOTES:
 1. ALL GARAGE-MOUNTED WALL LIGHTS USED TO ILLUMINATE INTERNAL DRIVE AISLES ARE TO BE LIGHTED FROM DUSK UNTIL DAWN THROUGH A PHOTO CELL. THE ASSOCIATED METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ENFORCEMENT.
 2. ALL BUILDING MOUNTED WALL LIGHTS USED TO ILLUMINATE RESIDENTIAL PORCH ENTRIES ARE TO BE LIGHTED FROM DUSK UNTIL DAWN THROUGH A PHOTO CELL. THE ASSOCIATED METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ENFORCEMENT.

CLANTON & ASSOCIATES
 1001 S. 10TH AVE. SUITE 100
 DENVER, CO 80202

SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT PLAN 3 - PHASE 2
 BLOCK 25

NO.	DESCRIPTION	DATE
1	INITIAL CLIENT A/L	1/16/2017
2	STAFF COMMENTS	03/09/2018
3	STAFF COMMENTS	06/07/2018
4	TOWN COMMENTS	11/01/2018
5	TOWN COMMENTS	11/01/2018
6	TOWN COMMENTS	12/11/2018
7	BOARD OF TRUSTEES	01/04/2019
8	MYLARS	02/09/2019

Varied Rights:
 This plan contains a Site Specific Development Plan or defined location 24-66-101, et seq., C.R.S., and Chapter 16 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Oak Creek Drive, Superior, Colorado. The terms and other conditions of these varied rights are further described in the development agreement dated March 11, 2013.

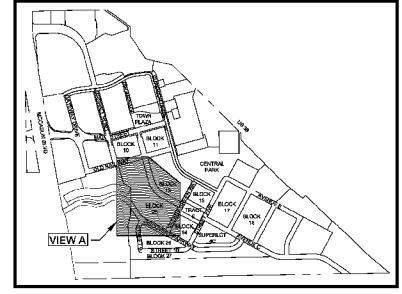
DESIGNED BY: JW DATE: 02/20/2023
 DRAWN BY: TB SCALE: AS SHOWN
 CHECKED BY: NC
 JOB NO.:
 DWG NAME:

LIGHTING FIXTURES AND DETAILS

SHEET: **LTL1.5**



Have plans stamped
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KEY MAP NORTH

- LANDSCAPE LEGEND**
- PROJECT BOUNDARY
 - PROPERTY BOUNDARY
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - DECIDUOUS SHRUB
 - EVERGREEN SHRUB
 - ORNAMENTAL GRASS
 - PERENNIAL
 - LOW WATER USE TURF SOG (IRRIGATED)*
 - NATIVE GRASS SEED MIX (IRRIGATED)*
 - LOW-GROW / NO MOW NATIVE GRASS SEED (IRRIGATED)
 - LOW-GROW / NO MOW SHADY LAWN MIX* (IRRIGATED)
 - SHRUB BED / MULCH AREA
 - SNOW STORAGE AREA
 - DOG BAG STATION (DETAIL 6L2.1)
 - BIKE RACK (DETAIL 3L2.1)
 - MAIL KIOSK (DETAIL 5L2.1)
 - STEEL BENCH (DETAIL 4L2.1)
 - STEEL EDGER
 - FENCE (DETAIL 3L2.2)
 - CONCRETE SEATWALL (DETAIL 2L2.1)
 - LANDSCAPE BOULDER (DETAIL 4L2.3)
 - MOVABLE FURNITURE (DETAIL 1L2.1)
- SEE PLANTING PLANS FOR MORE DETAIL.
*SEE PLANT LIST FOR SEED MIXES.

- INFRASTRUCTURE LEGEND**
- LIGHT POLE
 - DRY UTILITY CORRIDOR
 - ELECTRIC LINE
 - UNDERDRAIN
 - SLEEVING
 - WATER LINE
 - SANITARY SEWER / MANHOLE
 - STORM SEWER
 - STORM INLET
 - LIGHT BOLLARD
- *FOR REFERENCE ONLY. SEE CIVIL AND LIGHTING SHEETS.



SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

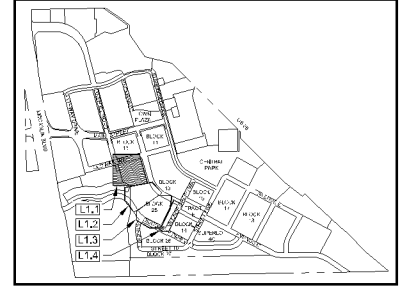
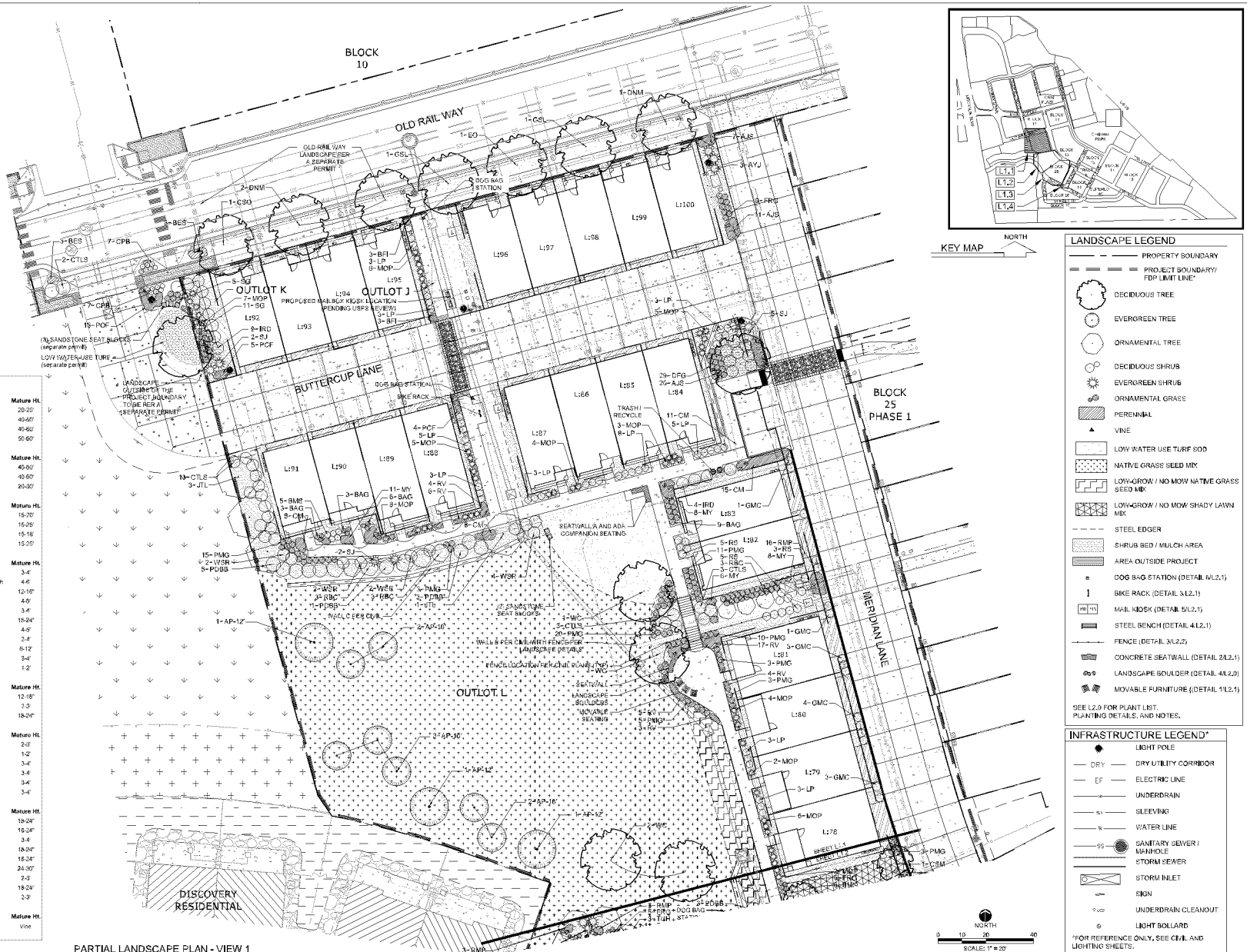
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/04/2017
2	STAFF COMMENTS	03/09/2018
3	STAFF COMMENTS	09/07/2018
4	TOWN COMMENTS	10/02/2018
5	TOWN COMMENTS	11/12/2018
6	TOWN COMMENTS	11/15/2018
7	BOARD OF TRUSTEES	01/04/2019
8	MP LARS	02/09/2019

Verand Rights:
This plan conforms to the Specific Development Plan as defined in section 24-48-1(1), et seq., C.R.S., and Chapter 12 of the Superior Municipal Code, available on the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado. The terms and other conditions of these verand rights are further described in the development agreement dated March 11, 2013.

DESIGNED BY: ABH	DATE: 02/23/2019
DRAWN BY: ASE	SCALE: AS SHOWN
CHECKED BY: JMK	
JOB NO.:	
DWG NAME:	

OVERALL LANDSCAPE PLAN

SHEET: **L1.0**



KEY MAP

LANDSCAPE LEGEND

- PROPERTY BOUNDARY
- - - PROJECT BOUNDARY / FDP LIMIT LINE
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL SHRUB
- PERENNIAL
- ▲ VINE
- LOW WATER USE TURF SOG
- NATIVE GRASS SEED MIX
- LOW-GROW / NO MOW NATIVE GRASS SEED MIX
- LOW-GROW / NO MOW SHADY LAWN MIX
- - - STEEL EDGER
- SHRUB BED / MULCH AREA
- AREA OUTSIDE PROJECT
- DOG BAG STATION (DETAIL M.L.2.1)
- BIKE RACK (DETAIL S.L.2.1)
- MAIL BOX (DETAIL S.L.2.1)
- STEEL BENCH (DETAIL 4.L.2.1)
- FENCE (DETAIL S.L.2.2)
- CONCRETE SEATWALL (DETAIL 2.L.2.1)
- LANDSCAPE BOULDER (DETAIL 4.L.2.2)
- MOVABLE FURNITURE (DETAIL 1.L.2.1)

INFRASTRUCTURE LEGEND

- LIGHT POLE
- DRY UTILITY CORRIDOR
- ELECTRIC LINE
- UNDERDRAIN
- SLEEVING
- WATER LINE
- SANITARY SEWER / MANHOLE
- STORM SEWER
- STORM INLET
- SIGN
- UNDERDRAIN CLEANKOUT
- LIGHT BOLLARD

*FOR REFERENCE ONLY, SEE CIVIL AND LIGHTING SHEETS.

PLANT ABBREVIATION KEY

Key	Common Name	Mature Ht.
Deciduous Trees		
GM	Ginkgo Biloba Norway Maple	20-25
EO	English Oak	40-55
WC	Western Catalpa	40-60
WH	Western Hackberry	50-60
Evergreen Trees		
AP-10	Austrian Pine	40-60
AP-17	Austrian Pine	40-60
PYP-10	Pinon Pine	30-37
Ornamental Trees		
Key	Common Name	Mature Ht.
GM	Ginkgo Maple	15-20
JTL	Japanese Tree Lilac	15-20
RBC	Red Baron Crabapple	15-18
TCH	Thomas's Cotoneaster	15-20
Deciduous Shrubs		
Key	Common Name	Mature Ht.
IMS	Dark Knight Blue Mist Spirea	3-4
CLBB	Compact Lyonic Blue Butterfly Bush	4-6
CTLS	Clematis	12-18
DKL	Dwarf Korean Lilac	4-5
GMC	Greenmound Abies Current	3-4
KR	Kary Carpal Rose	15-24
RD	Red Robin Dogwood	4-5
LF	Leucothoe	2-4
PDBB	Pink Delight Butterfly Bush	6-12
RS	Russian Sage	3-4
WSR	White Shrub Rose	1-2
Evergreen Shrubs		
Key	Common Name	Mature Ht.
AV1	Arizona Yauponholme Juniper	12-18
MSP	Miniature Mondo Pine	2-3
SJ	Scotch Juniper	18-24
Ornamental Grasses		
Key	Common Name	Mature Ht.
BAG	Blue Awana Grass	2-3
DFG	Cassian Dwarf Fountain Grass	1-2
FRG	Feather Reed Grass	3-4
FMG	Purple Maiden Grass	3-4
PSG	Heavy Metal Blue Switchgrass	3-4
RS	Prairie Sky Switchgrass	3-4
Perennials		
Key	Common Name	Mature Ht.
AJS	Autumn Joy Sedum	18-24
BES	Black-eyed Susan	18-24
BRI	Blue False Indigo	3-4
CM	Walker's Lace Geranium	18-24
COR	Mooreana Coreopsis	18-24
MY	Mooreana Yarrow	24-30
PCF	Purple Coneflower	2-3
RMP	Rusty Mountain Penstemon	18-24
RV	Red Yarrow	2-3
Vines		
Key	Common Name	Mature Ht.
TV	Trumpet Vine	Vine

PARTIAL LANDSCAPE PLAN - VIEW 1



SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/26/2017
2	STAFF COMMENTS	02/06/2018
3	STAFF COMMENTS	06/07/2018
4	TOWN COMMENTS	09/05/2018
5	TOWN COMMENTS	11/05/2018
6	TOWN COMMENTS	01/04/2019
7	BOARD OF TRUSTEES	01/04/2019
8	EMPLARS	02/26/2019

Notes:
This plan constitutes a Site Specific Development Plan as defined in section 24-4B-1(1) of the C.R.S. and Chapter 10 of the Superior Municipal Code, available on the Superior Town Hall, 124 West 6th Street, Superior, Colorado. The terms and other conditions of these contract rights are further specified in the development agreement dated March 11, 2013.

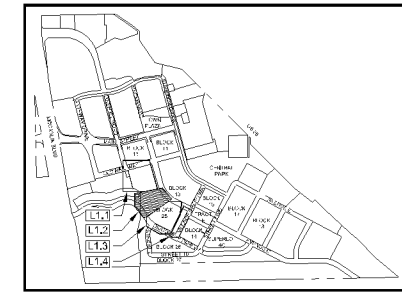
DESIGNED BY: JMB DATE: 02/26/2019
DRAWN BY: JMB DATE: 02/26/2019
CHECKED BY: JMB
JOB NO.:
DWG NAME:

PARTIAL LANDSCAPE PLAN 1

L1.1



Major streets highlighted.
Call before you dig.



KEY MAP
NORTH

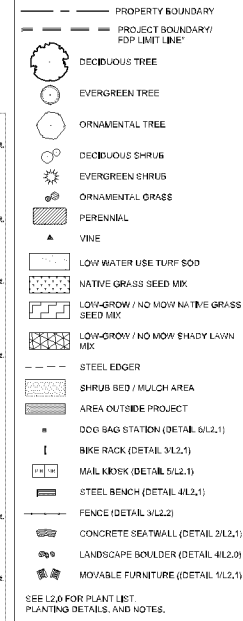


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SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25



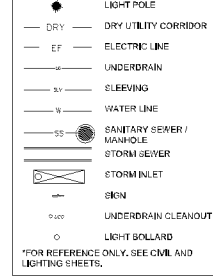
LANDSCAPE LEGEND



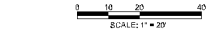
PLANT ABBREVIATION KEY

Key	Common Name	Mature Ht.
Deciduous Trees		
CSM	Clinton Crabapple	20-25'
ED	English Oak	40-50'
WG	Western Gage	40-50'
WH	White Horse	50-60'
Evergreen Trees		
Key	Common Name	Mature Ht.
AP-10	Austrian Pine	45-60'
AP-12	Austrian Pine	40-60'
PYP-10	Picea	20-30'
Ornamental Trees		
Key	Common Name	Mature Ht.
GM	Ginkgo	15-20'
JTL	Japanese Tree Lilac	15-20'
RBD	Radiata Beech	15-18'
TCH	Thornless Cockspur Hawthorn	15-20'
Shrubs		
Key	Common Name	Mature Ht.
BRB	Dark Knight Blue Mal Spirea	3-4'
CLRB	Compact Lavender Butterfly Bush	4-6'
CTLS	Creeeping Three-Leaf Sumac	12-16'
ONS	Oval Nauseum Line	4-6'
GM	Greenwood Alpine Currant	5-6'
ICR	Irony Carpet Rose	18-24'
RD	Rose of Sharon Dogwood	4-5'
LF	Looseleaf	2-4'
PCBB	Pink Delight Butterfly Bush	6-12'
RS	Russian Sage	3-4'
WSR	White Shrub Rose	1-2'
Evergreen Shrubs		
Key	Common Name	Mature Ht.
AKJ	Arizona Yucca	12-18'
MOP	Miniature Mop Pine	2-3'
SJ	Scorpio Juniper	18-24'
Ornamental Grasses		
Key	Common Name	Mature Ht.
BAG	Blue Arvo Grass	2-3'
DFG	Dragon Dwarf Fountain Grass	1-2'
FRG	Feather Reed Grass	3-4'
PKM	Purple Meadow Grass	3-4'
PSG	Pink Mist Blue Switchgrass	3-4'
SD	Shirley Shrubgrass	3-4'
Perennials		
Key	Common Name	Mature Ht.
AJS	Autumn Joy Sedum	18-24"
BES	Black-eyed Susan	18-24"
BH	Blue Flame Indigo	3-4"
CM	Chickadee Camellia	18-24"
COR	Common Coreopsis	18-24"
MY	Moonshine Yarrow	24-30"
PGF	Purple Coneflower	2-3"
RMP	Rocky Mountain Penstemon	18-24"
RV	Rudbeckia	2-3"
Vines		
Key	Common Name	Mature Ht.
TV	Trumpet Vine	Vine

INFRASTRUCTURE LEGEND



*FOR REFERENCE ONLY. SEE CIVIL AND LIGHTING SHEETS.



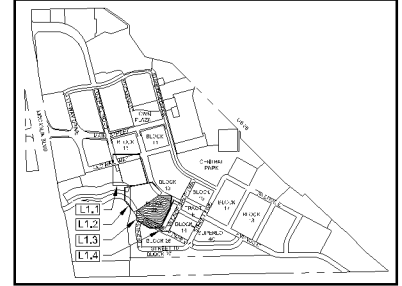
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	05/04/2011
2	STAFF COMMENTS	05/06/2011
3	TOWN COMMENTS	05/17/2011
4	TOWN COMMENTS	05/18/2011
5	TOWN COMMENTS	05/18/2011
6	BOARD OF TRUSTEES	05/18/2011
7	ENLARGES	05/18/2011

Notes:
This plan constitutes a Site Specific Development Plan as defined in section 24-48-1(1) of the C.R.S., and Chapter 10 of the Superior Municipal Code, available on the Superior Town Hall, 124 S. East Court Care Drive, Superior, California. The user and other applicants of this plan assume all liability for any errors or omissions in the development agreement dated March 11, 2013.

DESIGNED BY: JRM
DRAWN BY: JRM
CHECKED BY: JRM
JOB NO.:
MIG NAME:

PARTIAL LANDSCAPE PLAN 2

L1.2



NORTH
KEY MAP

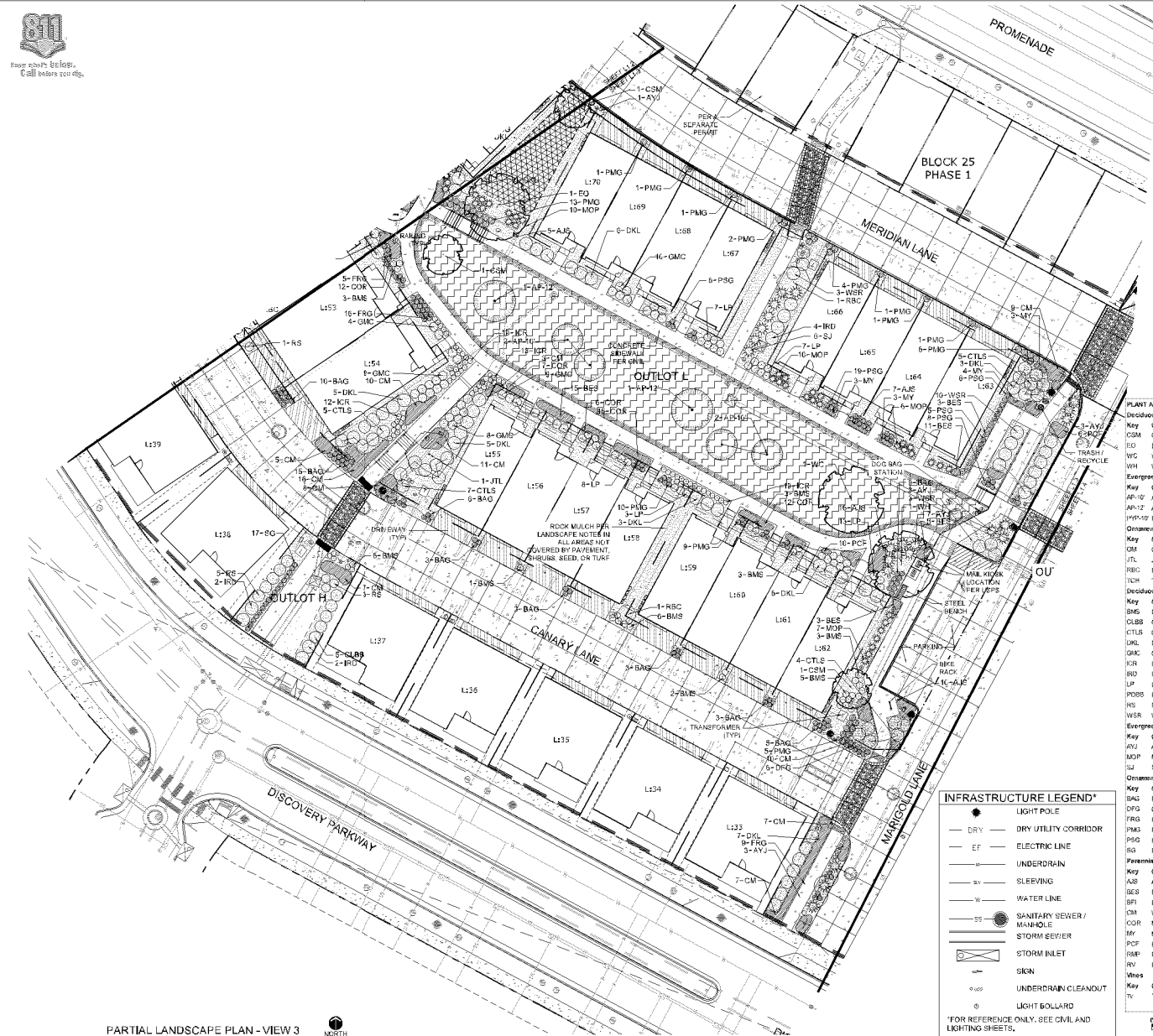
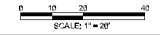
LANDSCAPE LEGEND	
	PROPERTY BOUNDARY
	PROJECT BOUNDARY / FDP LIMIT LINE*
	DECIDUOUS TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	ORNAMENTAL SHRUB
	PERENNIAL
	VINE
	LOW WATER USE TURF SOID
	NATIVE GRASS SEED MIX
	LOW-GROW / NO MOW NATIVE GRASS SEED MIX
	LOW-GROW / NO MOW SHADY LAWN MIX
	STEEL EDGER
	SHRUB BED / MULCH AREA
	AREA OUTSIDE PROJECT
	DOG BAG STATION (DETAIL 4IL2.1)
	BIKE RACK (DETAIL 4IL2.1)
	MAIL KIOSK (DETAIL 4IL2.1)
	STEEL BENCH (DETAIL 4IL2.1)
	FENCE (DETAIL 4IL2.2)
	CONCRETE SEAWALL (DETAIL 4IL2.1)
	LANDSCAPE BOLLARD (DETAIL 4IL2.1)
	MOVABLE FURNITURE (DETAIL 4IL2.1)

SEE L10 FOR PLANT LIST.
PLANTING DETAILS AND NOTES.

PLANT ABBREVIATION KEY		
Deciduous Trees		
Key	Common Name	Mature Ht.
CSM	Common Norway Spruce	20-25'
EO	English Oak	40-50'
WC	Western Cucumber Tree	40-50'
WH	White Horse	60-80'
Evergreen Trees		
Key	Common Name	Mature Ht.
AP-10	Austrian Pine	40-60'
AP-12	Austrian Pine	40-60'
PM-10	Pinus Mugo	20-30'
Ornamental Trees		
Key	Common Name	Mature Ht.
GM	Ginkgo Maple	15-20'
LTL	Japanese Tree Lilac	10-20'
RBC	Red Bark Crape Myrtle	15-18'
TCH	Thornless Crape Myrtle	15-20'
Deciduous Shrubs		
Key	Common Name	Mature Ht.
BMS	Dark Knight Blue Mtn Spirea	3-4'
CLBB	Compact Lavender Butterfly Bush	4-8'
CTLS	Creeper Three Leaf Sunkia	12-18'
DKL	Dwarf Korean Dogwood	4-6'
GM	Green Mound Japanese Spirea	3-4'
ICR	Ivy Caper Rose	16-24"
IRD	Irish Red Dogwood	4-5'
LP	Leopards Paw	2-4'
PRBS	Pink Double Butterfly Bush	6-12'
RS	Russian Sage	3-4'
WSR	White Spirea	1-2'
Evergreen Shrubs		
Key	Common Name	Mature Ht.
AYJ	Andorra Yew	12-18"
MJP	Mature Juniper	2-3'
SJ	Scotch Juniper	16-24"
Ornamental Grasses		
Key	Common Name	Mature Ht.
BAG	Blue Anemone Grass	2-3'
DFG	Deergrass	1-2'
FRG	Feather Reed Grass	3-4'
PRG	Purple Blume Grass	3-4'
PSG	Purple Blume Grass	3-4'
SG	Prairie Sky Switchgrass	3-4'
Perennials		
Key	Common Name	Mature Ht.
ASB	Aster	18-24"
BES	Black-eyed Susan	16-24"
BFI	Blue False Indigo	3-4'
CM	Common Coreopsis	18-24"
CCR	Common Coreopsis	18-24"
MY	Monarda Yellow	24-36"
PCF	Purple Coneflower	2-3'
RMF	Rough Mountain Penstemon	16-24"
RV	Red Valerian	2-3'
Vines		
Key	Common Name	Mature Ht.
TV	Trumpet Vine	10-12'

INFRASTRUCTURE LEGEND*	
	LIGHT POLE
	DRY UTILITY CORRIDOR
	ELECTRIC LINE
	UNDERDRAIN
	SLEEVING
	WATER LINE
	SANITARY SEWER / MANHOLE
	STORM SEWER
	STORM INLET
	SKIN
	UNDERDRAIN CLEANOUT
	LIGHT BOLLARD

*FOR REFERENCE ONLY. SEE CIVIL AND LIGHTING SHEETS.



PARTIAL LANDSCAPE PLAN - VIEW 3

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/24/2012
2	STAFF COMMENTS	02/06/2013
3	STAFF COMMENTS	06/17/2013
4	STAFF COMMENTS	07/25/2013
5	STAFF COMMENTS	07/25/2013
6	STAFF COMMENTS	07/25/2013
7	BOARD OF TRUSTEES	07/25/2013
8	EMPLARS	02/04/2014

Vendor Rights:
This plan constitutes a Site Specific Development Plan as defined in section 24-48b-1(c), et seq., C.F.S., and Chapter 10 of the Superior Municipal Code, outside of the Superior Town Hall, 124 West Court Street, Superior, California. The terms and other conditions of these vendor rights are further specified in the development agreement dated March 11, 2013.

DESIGNED BY: JMB DATE: 09/20/2012
DRAWN BY: JMB SCALE: AS SHOWN
CHECKED BY: JMB
JOB NO.:
DWG NAME:

PARTIAL
LANDSCAPE
PLAN 3

L1.3

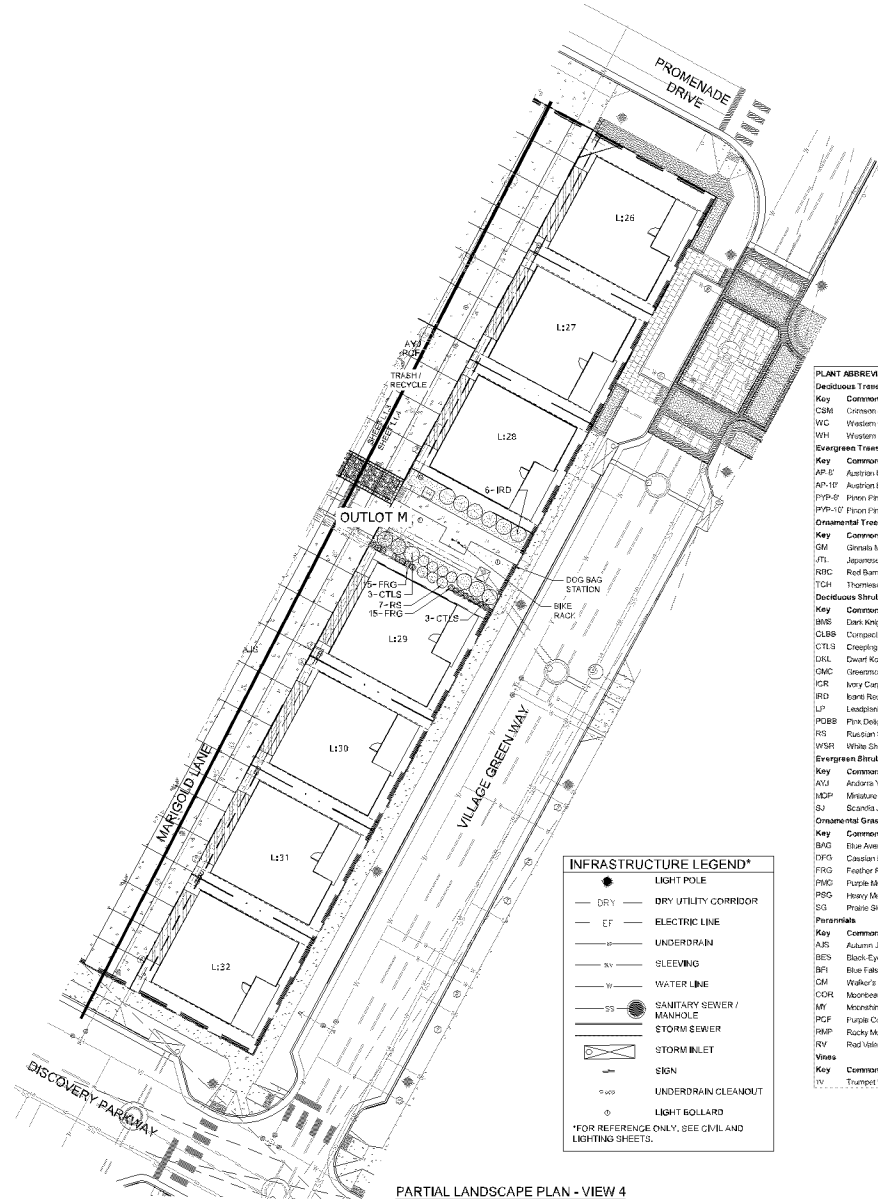
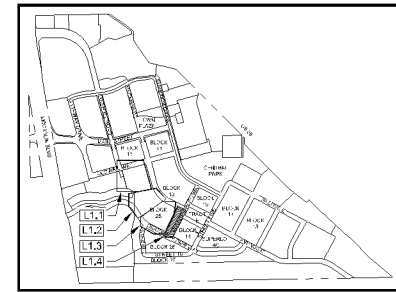


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PARTIAL LANDSCAPE PLAN - VIEW 4

INFRASTRUCTURE LEGEND*

	LIGHT POLE
	DRY UTILITY CORRIDOR
	UNDERDRAIN
	SLEEVING
	WATER LINE
	SANITARY SEWER / MANHOLE
	STORM SEWER
	STORM INLET
	SIGN
	UNDERDRAIN CLEANOUT
	LIGHT GOLLARD

*FOR REFERENCE ONLY. SEE CIVIL AND LIGHTING SHEETS.

PLANT ABBREVIATION KEY

Key	Common Name	Mature Ht.
Deciduous Trees		
CSM	Cottonwood Sargent's Markey Maple	20-25'
WC	Western Catalpa	40-60'
WH	Western Hackberry	50-60'
Evergreen Trees		
Key	Common Name	Mature Ht.
AP-P	Asplen Pinus	40-60'
AP-NP	Asplen Pinus	40-60'
PP-P	Pinus Pinus	30-40'
PP-V	Pinus Pinus	20-30'
Ornamental Trees		
Key	Common Name	Mature Ht.
GM	Ginkgo Maple	15-20'
JTL	Japanese Tree Lilac	15-20'
RBC	Red Baron Crapeole	15-18'
TCH	Thomasia Crapeole / Heathorn	15-20'
Deciduous Shrubs		
Key	Common Name	Mature Ht.
BMS	Dark Knight Blue Mei Spines	3-4'
CLBR	Compact Lavender Butterfly Bush	4-6'
CTLS	Creeping Three-Leaf Sumac	12-16"
DRL	Dwarf Korean Lilac	1-6'
CMC	Greenwood Alpine Currant	3-4'
ICR	Ivory Carpet Rose	10-24"
IRD	Irish Redwing Dogwood	4-5'
LP	Lamb's Ear	2-4'
POBB	Pink Delight Butterfly Bush	6-12'
RS	Russian Sage	3-4'
WSR	White Snow Rose	1-2'
Evergreen Shrubs		
Key	Common Name	Mature Ht.
AYJ	Andorra Youngblow Juniper	10-15'
MDP	Miniature Mugo Pine	2-3'
SJ	Scotch Juniper	10-24"
Ornamental Grasses		
Key	Common Name	Mature Ht.
BAG	Blue Avena Grass	2-3'
DFG	Claudian Dwarf Fountain Grass	1-2'
FRG	Feather Reed Grass	3-4'
FRM	Purple Maiden Grass	3-4'
PRG	Heavy Metal Blue Switchgrass	3-4'
SG	Prairie Sky Switchgrass	3-4'
Perennials		
Key	Common Name	Mature Ht.
AJS	Autumn Joy Sedum	10-24"
BES	Black-Eyed Susan	10-24"
BEI	Blue False Indigo	3-4'
GM	Walker's Low Galium	10-24"
CKR	Neotoma Coreopsis	10-24"
MY	Meibomia Yarrow	24-30"
PCF	Purple Coneflower	2-3'
PMP	Rusky Mountain Penstemon	10-24"
RV	Rudbeckia	2-3'
Vines		
Key	Common Name	Mature Ht.
TV	Trumpet Vine	VINE

LANDSCAPE LEGEND

	PROPERTY BOUNDARY
	PROJECT BOUNDARY / FDP LIMIT LINE
	DECIDUOUS TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	ORNAMENTAL GRASS
	PERENNIAL
	VINE
	LOW WATER USE TURF SOD
	NATIVE GRASS SEED MIX
	LOW-GROW / NO MOW NATIVE GRASS SEED MIX
	LOW-GROW / NO MOW SHADY LAWN MIX
	STEEL EDGER
	SHRUB BED / MULCH AREA
	AREA OUTSIDE PROJECT
	DOG BAG STATION (DETAIL 61.2.1)
	BIKE RACK (DETAIL 31.2.1)
	MAIL KIOSK (DETAIL 61.2.1)
	STEEL BENCH (DETAIL 41.2.1)
	FENCE (DETAIL 31.2.2)
	CONCRETE SEAT WALL (DETAIL 21.2.1)
	LANDSCAPE BOULDER (DETAIL 41.2.0)
	MOVABLE FURNITURE (DETAIL 41.2.1)

SEE L2.0 FOR PLANT LIST, PLANTING DETAILS, AND NOTES.

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

REVISIONS

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/24/2017
2	STAFF COMMENTS	02/06/2018
3	STAFF COMMENTS	02/07/2018
4	STAFF COMMENTS	10/05/2018
5	STAFF COMMENTS	11/05/2018
6	STAFF COMMENTS	01/04/2019
7	BOARD OF TRUSTEES	01/04/2019
8	EMPLARS	02/26/2019

Notes:
This plan complies with the Specific Development Plan as outlined in sections 24-48-1(1), 24-50-1, 24-50-2, and Chapter 10 of the Superior Municipal Code, as well as the Superior Town Hall, 124 East Cord Case Drive, Superior, California. The terms and other conditions of these vertical rights are further detailed in the development agreement dated March 11, 2013.

DESIGNED BY: JDB
DRAWN BY: JDB
CHECKED BY: JMK
JOB NO.:
MIG NAME:

PARTIAL LANDSCAPE PLAN 4

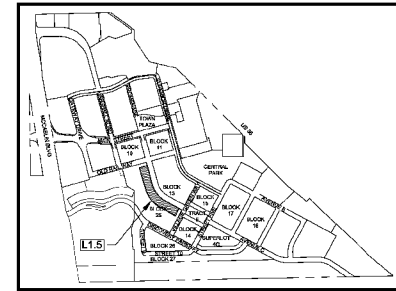
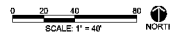
L1.4



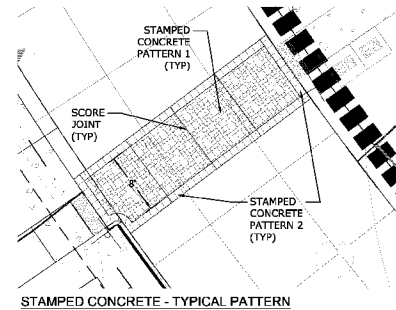
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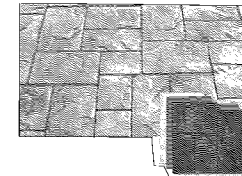
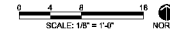
OVERALL SPECIALTY PAVING PLAN



KEY MAP



STAMPED CONCRETE - TYPICAL PATTERN



- 1 STAMPED CONCRETE PATTERN 1:
- ASHLAR CUT SLATE, FM 3124 8'0\"/>



- 2 STAMPED CONCRETE PATTERN 2:
- 12\"/>

- 3 CONCRETE COLORS:
- AREAS WITH STAMP PATTERN 1 AND 2 TO BE INTEGRALLY COLORED WITH SCOFIELD COLOR: HAY FIELDS, S2084-1 (OR APPROVED EQUAL)
 - AREAS WITH STAMP PATTERN 1 AND 2 TO HAVE SCOFIELD COLOR: BUTTERN BROWN ANTIQUE RELEASE (OR APPROVED EQUAL)

- NOTES:
- APPLY STAMP PATTERN (TEXTURE MAT) 1 PERPENDICULAR TO LONGITUDINAL EDGE OF CONCRETE. APPLY STAMP PATTERN 2 IN DIRECTION SHOWN ON PLANS (APPLY AS A BORDER).
 - ALL COLORED CONCRETE TO BE INTEGRALLY COLORED.
 - ALL COLORED CONCRETE SHALL BE SEALED WITH A CLEAR COAT FINISH.
 - ALL COLORS AND STAMP PATTERNS TO BE PER MANUFACTURER'S SPECIFICATIONS.



SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

REVISIONS		
NO.	DESCRIPTION	DATE
1	FINAL SUBMITTAL	10/04/2017
2	STAFF COMMENTS	03/05/2018
3	STAFF COMMENTS	06/07/2018
4	TOWN COMMENTS	10/01/2018
5	TOWN COMMENTS	11/15/2018
6	TOWN COMMENTS	12/11/2018
7	BOARD OF TRUSTEES	01/04/2019
8	MYLARS	02/02/2019

Vested Rights:
The plan conforms to the Specific Development Plan as defined in section 24-48-01 of the C.R.S., and Chapter 15 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado. The terms and other conditions of these vested rights are further described in the development agreement dated March 11, 2013.

DESIGNED BY: ARB DATE: 02/26/2019
DRAWN BY: ARB SCALE: AS SHOWN
CHECKED BY: JMK
JOB NO.:
DWG NAME:

SPECIALTY
PAVING
PLANS

L1.5

TURF TYPE AND SEED MIXES:
TURF/SD shall be Vertex Texas Bluegrass Hybrid 100% composed of at least 5 improved varieties.

NATIVE GRASS SEED MIX (IRRIGATED):
TOWN OF SUPERIOR IRRIGATED DROUGHT TOLERANT TURF MIX: Rock Creek Improved Native Grass Mix
• BOWDOEN FESCUE
• LINCOLN SMOOTH BROME (40% of total)
• ALTA TALL FESCUE (60% of total)

Seeding Rate: 4 lbs / 1000 SF

LOW-GROW NATIVE GRASS SEED MIX (IRRIGATED):

Pioneer Buttes Seed Inc., Low Grow Native Mix + Wildflowers
• BOWDOEN FESCUE
• SANDBERG BLUEGRASS
• ROCKY MOUNTAIN FESCUE
• BIG BLUEGRASS
• WILDFLOWER SEED MIX (MEXICAN HAT, SLANKET FLOWER, PURPLE CONEFLOWER, OR SIMILAR)
WILDFLOWER SEEDING RATE: 1/4-1/3 lb/1,000 sq. ft.

Grass Seeding Rate 5 lbs / 1000 SF
Description: Low Grow Native Mix combines the compact growth habit of our Low Grow Mix with the added benefit of using native plant species. It is designed to exhibit a wide range of life cycle and growth conditions. It is also used as a low-maintenance turf in the Rocky Mountain area. Because this mix uses endemic species, it is also slightly more drought tolerant than our standard Low Grow Mix.

LOW-GROW SHADY LAWN MIX (IRRIGATED):

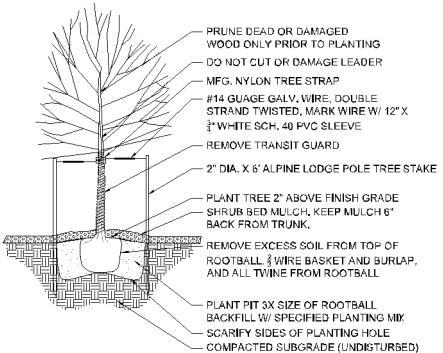
Pioneer Buttes Seed Inc., Shady Lawn Mix
• CHEWINGS FESCUE
• CREEPING RED FESCUE
• HARD FESCUE
• 410% KENTUCKY BLUEGRASS

Seeding Rate: 5 lbs/1000 SF

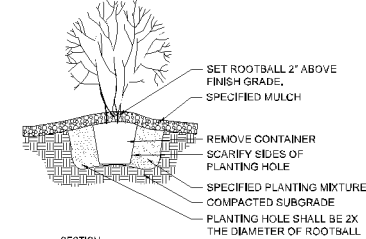
Description: The Shady Lawn Mix was formulated to produce a resilient lawn in a shaded environment. It is fine textured, adapts to shade, recovers rapidly, easy to grow, and fills in quickly. This mix has a tendency to dark green color and is well suited on a wide range of soil types.

NOTES:

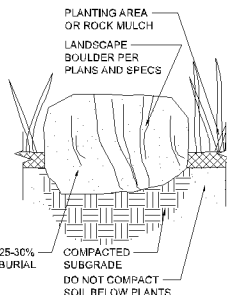
- TREES PLANTED WITHIN SIGHT TRIANGLES SHALL NOT BRANCH HORIZONTALLY BELOW 6' HEIGHT. SHRUBS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 2'4" IN HEIGHT.
- ALL SHRUB BEDS ARE TO BE MULCHED TO A 3" MIN. DEPTH WITH SPROWED ROCK MULCH. ROCK MULCH IS TO BE PLACED OVER WEED CONTROL FABRIC.
- ROCK MULCH FOR THE SHRUBS (INCLUDING ALL AREAS NOT COVERED BY BUILDINGS, PAVEMENT, OR VEGETATION) SHALL BE 1-1/2" RIVER ROCK.
- ALL TREES IN NATIVE GRASS AND TURF AREAS SHALL HAVE A 3' DIAMETER, 4" DEEP WOOD MULCH RING AROUND THE BASE OF THE TREE.
- ALL SHRUBS AND VINES WITHIN THE SEED AREAS SHALL HAVE AN 18" DIAMETER, 3" DEEP WOOD MULCH RING AROUND THE BASE OF THE SHRUB/VINE.
- WOOD CHIP MULCH FOR TREE RINGS AND SHRUBS AREAS WITHIN THE SEED MIX AREAS SHALL BE CLEAN AND DOUBLE-SHREDDED WESTERN RED CEDAR.
- ALL SHRUB BEDS SHALL BE SEPARATED FROM TURF AREAS BY 3/16" X 4" X 10' ROLL TOP STEEL EDGING.
- SOIL AMENDMENT AND PREPARATION FOR SEED, SOD, AND SHRUB BED AREAS TO BE PER TOWN OF SUPERIOR STANDARDS AND OUTLINED IN THE PROJECT MANUAL AT THE TIME OF CONSTRUCTION DOCUMENTS. SOIL AMENDMENT FOR SEED AREAS IS NOT REQUIRED. SOIL AMENDMENT FOR TURF AREAS SHOULD MEET OR EXCEED THE BELOW TOWN OF SUPERIOR STANDARD:
- TURF AREAS SHALL RECEIVE SOIL AMENDMENT AS FOLLOWS: 1.5% LIME (FOR PH 6.0) AND 0.5% P (FOR PH 6.0) PER 1000 SQ. FT. OF TURF. 2.5% N (FOR PH 6.0) PER 1000 SQ. FT. OF TURF.
- LOCATION OF PLANT MATERIAL SHALL BE ADJUSTED TO PROVIDE THE REQUIRED MINIMUM CLEARANCE FROM THE FINAL LOCATION OF ALL BURIED UTILITY.
- THE LANDSCAPING INDICATED ON THE PLANS WILL BE WATERED BY A FULLY AUTOMATED, UNDERGROUND SPRINKLER SYSTEM CONSISTING OF A COMBINATION OF ROTORS, POP-UPS, AND LOW WATER USE EMITTERS (E.G. DRIP EMITTERS, BUBBLERS, STREET TREE BUBBLERS, ETC.).
- THE WATER SOURCE FOR THE IRRIGATION SYSTEM WILL BE THE TOWN OF SUPERIOR REUSE LINE.
- THE IRRIGATION SYSTEM WILL BE CONTROLLED BY PROGRAMMABLE IRRIGATION CLOCK WHICH ALLOWS VARIATIONS IN ZONE SCHEDULING AND TIMING TO MEET THE WATER USE REQUIREMENTS OF EACH AREA OF THE PLANTING PLAN.
- RAIN SENSORS WHICH AUTOMATICALLY SHUT DOWN THE IRRIGATION SYSTEM DURING PERIODS OF HIGH MOISTURE WILL BE INSTALLED.
- DRIP SUBSURFACE BUBBLER OR LOW VOLUME IRRIGATION DISTRIBUTION SYSTEMS WILL BE USED FOR ALL PLANTING STRIPS LESS THAN 8" WIDE AND ALL PLANTING BEDS INVOLVING TREES, SHRUBS, PERENNIALS AND GROUND COVERS.



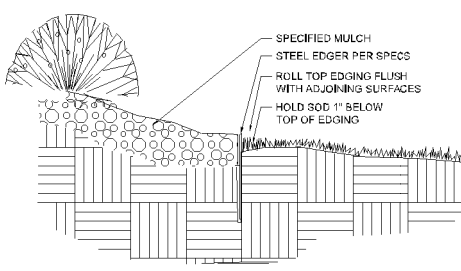
SECTION 1
L2.0
TREE PLANTING DETAIL
NTS



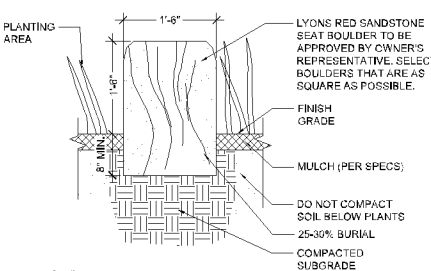
SECTION 2
L2.0
SHRUB PLANTING DETAIL
NTS



SECTION 4
L2.0
LANDSCAPE BOULDER
NTS



SECTION 3
L2.0
STEEL EDGER (ROLL TOP)
NTS



SECTION 5
L2.0
SEAT BOULDER
NTS

Superior Town Center FDP 3 Phase 3 - Plant List - Construction

Category		Deciduous Trees		Total: 22			
%	Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.
7%	1	CSM	<i>Acer glaberrimus 'Crimson Sentry'</i>	Crimson Sentry Norway Maple	As Shown	2.5' Cal.	20-25'
5%	1	GSO	<i>Crimson Spice Oak</i>	Crimson Spice Oak	As Shown	2.5' Cal.	40-60'
14%	3	DHM	<i>Acer glaberrimus 'Deborah'</i>	Deborah Norway Maple	As Shown	2.5' Cal.	40-50'
9%	2	ED	<i>Gonolobus robur</i>	English Oak	As Shown	2.5' Cal.	40-50'
9%	2	GSL	<i>Tilia cordata 'Greenspire'</i>	Greenspire Linden	As Shown	2.5' Cal.	30-40'
27%	6	WC	<i>Catalpa speciosa</i>	Western Catalpa	As Shown	2.5' Cal.	40-60'
5%	1	WH	<i>Celtis occidentalis</i>	Western Hackberry	As Shown	2.5' Cal.	50-60'

Category		Evergreen Trees		Total: 17			
%	Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.
65%	11	AP-10	<i>Pinus nigra</i>	Australian Pine	As Shown	10'	40-60'
25%	5	AP-12	<i>Pinus nigra</i>	Australian Pine	As Shown	12'	40-60'
6%	1	PYP-10	<i>Pinus contorta var. edulis</i>	Pinon Pine	As Shown	10'	20-30'

Category		Ornamental Trees		Total: 26			
%	Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.
27%	7	JTL	<i>Syringa reticulata</i>	Japanese Tree Lilac	As Shown	2' Cal.	15-25'
46%	12	FBC	<i>Milvus forficatus</i>	Red Barren Cuckooju	As Shown	2' Cal.	15-18'
27%	7	TCH	<i>Cataglyphis crus galli var. inermis</i>	Thornless Cockspur Hawthorn	As Shown	2' Cal.	15-25'

Category		Deciduous Shrubs		Total: 60			
%	Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.
8%	56	BMS	<i>Caryopteris x clauseniformis 'Dark Knight'</i>	Dark Knight Blue Met Spiraea	As Shown	5 Gal.	3-4'
1%	10	CLBB	<i>Budleja davidii 'nana'</i>	Compact Lavender Butterfly Bush	As Shown	5 Gal.	4-6'
2%	14	CPB	<i>Betula 'Thurbergi' 'Crimson Pygmy'</i>	Crimson Pygmy Barbary	As Shown	5 Gal.	1-2'
8%	57	GTLS	<i>Pinus strobus 'Autumn Amber'</i>	Creeping Three Leaf Spruce	As Shown	5 Gal.	12-18"
9%	90	DAL	<i>Syringa meyeri 'Pinkie'</i>	Dwarf Korean Lilac	As Shown	5 Gal.	4-6'
2%	71	GM	<i>Ribes alpinum 'Green Mount'</i>	Greenmount Alpine Currant	As Shown	5 Gal.	3-4'
15%	130	ICR	<i>Rosa x ivory Carpet</i>	Ivory Carpet Rose	As Shown	5 Gal.	10-24"
4%	27	ICR	<i>Cornus stolonifera 'Toyon'</i>	Isertii Reddog Dogwood	As Shown	5 Gal.	4-5'
14%	94	LP	<i>Ampelopsis coarctata</i>	Landscape Grape	As Shown	5 Gal.	2-4'
7%	45	POBR	<i>Budleja davidii 'Pink Delight'</i>	Pink Delight Butterfly Bush	As Shown	5 Gal.	6-12'
14%	100	RS	<i>Rosa x rugosa 'Siberian'</i>	Russian Rose	As Shown	5 Gal.	3-4'
4%	26	WSR	<i>Rosa x Meiland White</i>	White Shrub Rose	As Shown	5 Gal.	1-2'

Category		Evergreen Shrubs		Total: 195			
%	Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.
26%	50	AVJ	<i>Juniperus horizontalis 'Youngstown'</i>	Andorra Youngstown Juniper	As Shown	5 Gal.	12-18"
64%	124	MCP	<i>Pinus mugo 'Mugo'</i>	Miniature Mugo Pine	As Shown	5 Gal.	2-3'
11%	21	SJ	<i>Juniperus sibirica 'Scandia'</i>	Scandia Juniper	As Shown	5 Gal.	10-24"

Category		Ornamental Shrubs		Total: 62			
%	Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.
15%	106	BAG	<i>Helianthus scaberrimus</i>	Blue Avena Grass	As Shown	5 Gal.	2-3'
5%	59	DFG	<i>Reynouardus scopulorum 'Cascadia'</i>	Cascade Dwarf Fountain Grass	As Shown	5 Gal.	1-2'
10%	105	FGF	<i>Calamagrostis Aleutica 'Karl Forster'</i>	Faithful Reed Grass	As Shown	5 Gal.	3-4'
31%	175	PMW	<i>Miscanthus sinensis purpurascens</i>	Purple Maiden Grass	As Shown	5 Gal.	3-4'
10%	89	PSG	<i>Panicum virgatum 'Heavy Metal'</i>	Heavy Metal Blue Switchgrass	As Shown	5 Gal.	3-4'
6%	33	SG	<i>Festuca virgata 'Prairie Sky'</i>	Prairie Sky Switchgrass	As Shown	5 Gal.	3-4'

Category		Perennials		Total: 64			
%	Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.
12%	76	AUS	<i>Sedum 'Autumn Joy'</i>	Autumn Joy Sedum	As Shown	1 Gal.	10-24"
14%	87	BES	<i>Rudbeckia fulgida 'Goldsturm'</i>	Black-Eyed Susan	As Shown	1 Gal.	16-24"
2%	15	BPI	<i>Baptisia australis</i>	Blue False Indigo	As Shown	1 Gal.	3-4'
21%	135	CM	<i>Nepeta x 'Walker's Low'</i>	Walker's Low Catmint	As Shown	1 Gal.	10-24"
9%	80	CCR	<i>Coreopsis verticillata 'Moonbeam'</i>	Moonbeam Coreopsis	As Shown	1 Gal.	16-24"
11%	70	MY	<i>Achillea 'Moonshine'</i>	Moonshine Yarrow	As Shown	1 Gal.	24-30"
10%	106	PCF	<i>Echinacea purpurea</i>	Purple Coneflower	As Shown	1 Gal.	2-3'
9%	56	RPW	<i>Penstemon strictus</i>	Rocky Mountain Penstemon	As Shown	1 Gal.	16-24"
6%	39	RV	<i>Centranthus ruber</i>	Red Valerian	As Shown	1 Gal.	2-3'

Category		Vines		Total: 16			
%	Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.
100%	16	TV	<i>Campsis radicans</i>	Trumpet Vine	As Shown	1 Gal.	Vine

Plant symbols as shown on planting plans take precedent over plant quantities on plant list.

Item	LANDSCAPE REQUIREMENTS TABLE			
	Area Required (SF)	Area Provided (SF)	Trees	Shrubs
Total Planting Area	---	55,047	Required	Provided
Naturalized Planting Area	22,421	13	(14,000 SF)	45
Developed Planting Area	32,626	42	(11,150 SF)	396
Total Live Coverage of Planting Area	75% Min.	84%		
% of Evergreen Trees	33%	33%***		
% of Evergreen Shrubs	33%	33%***		

***Comments: grasses and perennials not included. See plant list for total quantities.
**More trees and shrubs than are required are provided. Calculations were taken from the required minimums.
***The shrubs that are required for this naturalized planting area are provided in the developed planting area.



SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

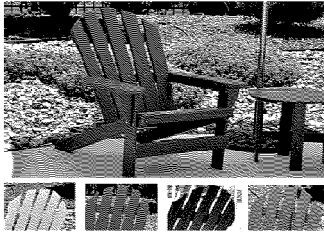
NO.	DESCRIPTION	DATE
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2	STAFF COMMENTS	02/04/2018
3	STAFF COMMENTS	06/07/2018
4	TOWN COMMENTS	09/25/2018
5	TOWN COMMENTS	11/15/2018
6	TOWN COMMENTS	01/03/2019
7	BOARD OF TRUSTEES	01/03/2019
8	EMPLARS	03/26/2019

Vegetation: This plan complies with the Specific Development Plan as outlined in section 24-64B-1(1), (2), (3), (4), (5), and Chapter 10 of the Superior Municipal Code, available on the Superior Town Hall, 124 West First Street, Fort Collins, Colorado. The terms and other conditions of these vertical rights are further described in the development agreement dated March 11, 2013.

DESIGNED BY: JGH DATE: 09/04/2017
DRAWN BY: JGH SCALE: AS SHOWN
CHECKED BY: PDK
JOB NO.:
DWG NAME:

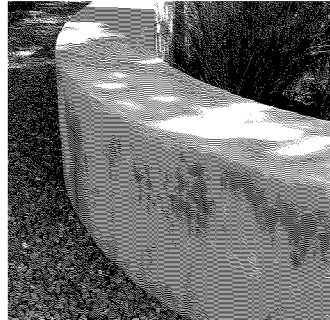
LANDSCAPE DETAILS & PLANT LIST

L2.0

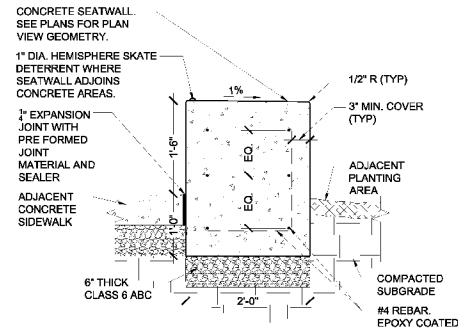


"CAPE COD" BY FROG FURNISHINGS
(or approved equal)
COLORS TO BE SELECTED FROM REDS, BLUES, GREENS, AND BROWNS.
SEATING AREA MAY CONTAIN MULTIPLE COLORS. COLOR SAMPLES TO BE PROVIDED BY MANUFACTURER FOR FINAL SELECTION.
<http://www.frogfurnishings.com/#/product/prd4/2029828125/cape-cod>

Materials: Recycled Plastic (UV stabilized) with Stainless Steel hardware

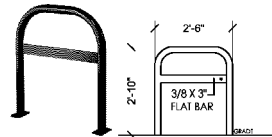


2a L2.1 CONCRETE SEATWALL CHARACTER IMAGE
NIS



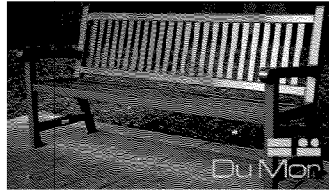
Section
2b L2.1 CONCRETE SEAT WALL SECTION
Scale: 1" = 1'-0"

1 L2.1 MOVABLE FURNITURE
NIS



MANUFACTURER: Madrax
DIMENSIONS: 34" HL.
MATERIAL: 2-3/8" O.D. Steel Tubing
FINISH: Black Powdercoat
MODEL: UX238-LB (UX Rack with Lean Bar)
MOUNT: SURFACE

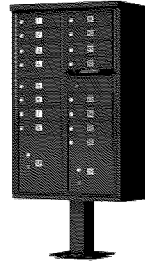
3 L2.1 BIKE RACK



MANUFACTURER: Dumor
LENGTH: 6'
MATERIAL: Steel
COLOR: Black
FINISH: Polyester Powdercoat
MODEL: Bench 318 with Custom Straight Top
MOUNT: Surface

NOTE: Final bench manufacturer to be approved at time of permit. Character to be similar of that shown.

4 L2.1 STEEL BENCH



INSTALL PER USPS AND MANUFACTURER SPECIFICATIONS
MOUNT: Surface

5 L2.1 MAIL KIOSK

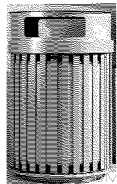


6 L2.1 DOG BAG STATION



MATERIAL: STEEL
COLOR: BLACK
HEIGHT: DEPENDENT ON UTILITY
MOUNT: SURFACE

7 L2.1 BOLLARD FOR UTILITY PROTECTION



NOTE: Final receptacle manufacturer and exact finish to be approved at time of permit. Character to be similar of that shown.

MANUFACTURER: Dumor
DIMENSIONS: 22 Gallons
MATERIAL: Steel
COLOR: Black
FINISH: Polyester Powdercoat
MODELS: Trash: 287-32 SH SO w/ Shields
Recycle: 287-32 SH RC2 w/ Shields
Mixed Recycling

8 L2.1 TRASH / RECYCLE RECEPTACLE



SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

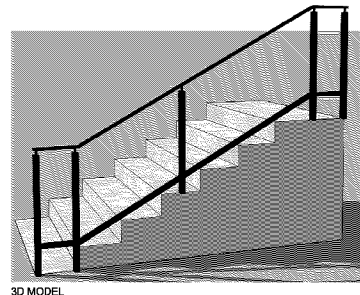
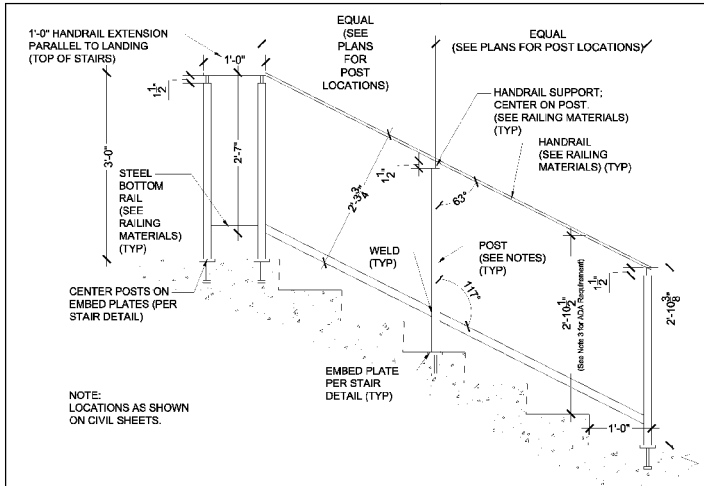
REVISIONS		
NO.	DESCRIPTION	DATE
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2	STAFF COMMENTS	03/09/2018
3	STAFF COMMENTS	09/07/2018
4	TOWN COMMENTS	03/01/2018
5	TOWN COMMENTS	11/12/2018
6	TOWN COMMENTS	10/11/2018
7	BOARD OF TRUSTEES	01/04/2019
8	MYLARS	02/09/2019

Varied Rights:
This plan complies with the Specific Development Plan as defined in section 24-48-1(1), et seq., C.R.S., and Chapter 15 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado. The terms and other conditions of these varied rights are further described in the development agreement dated March 11, 2013.

DESIGNED BY: ARK DATE: 09/20/2019
DRAWN BY: ARK SCALE: AS SHOWN
CHECKED BY: PMK
JOB NO.:
DWG NAME:

LANDSCAPE
DETAILS

L2.1



RAILING MATERIALS:

HANDRAIL:
HSS 2" X 3/4" STEEL PLATE.
GRIND ALL EDGES TO 1/8" RADIUS.

HANDRAIL SUPPORT:
3/4" DIA. 1018 COLD FINISH STEEL ROD

POSTS:
1-1/2" X 1-1/2" X 3/8" A500 RECTANGULAR STEEL

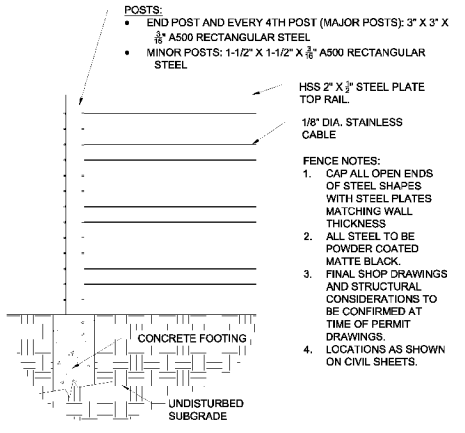
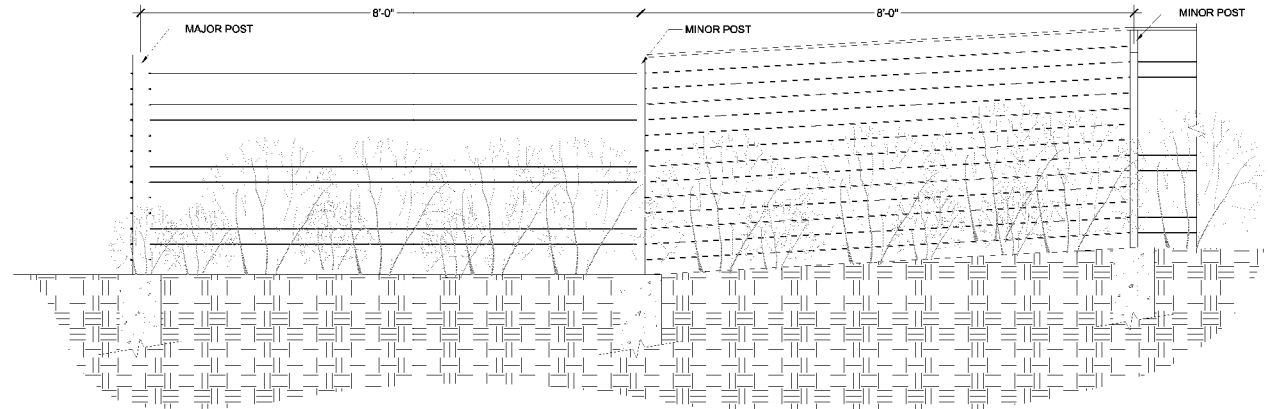
BOTTOM RAIL:
1-1/2" X 1-1/2" X 3/8" A500 RECTANGULAR STEEL

RAILING NOTES:

- CAP ALL OPEN ENDS OF STEEL SHAPES WITH STEEL PLATES MATCHING WALL THICKNESS
- ALL STEEL TO BE POWDER-COATED MATTE BLACK (INCLUDING EMBED PLATES).
- TOP OF RAILING ON STAIRS TO BE 34"-38" ABOVE STAIR NOSING.

1
L2.2
Elevation
HANDRAIL @ STAIRS
Scale: 1" = 1'-0"

2
L2.2
RAILING MATERIALS / NOTES



3
L2.2
Section / Elevation
FENCE ELEVATION
Scale: 1" = 1'-0"

4
L2.2
Section / Elevation
FENCE MATERIALS
Scale: 1" = 1'-0"



SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT PLAN 3 - PHASE 2
 BLOCK 25

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/04/2017
2	STAFF COMMENTS	03/09/2018
3	STAFF COMMENTS	09/07/2018
4	TOWN COMMENTS	10/21/2018
5	TOWN COMMENTS	11/12/2018
6	TOWN COMMENTS	12/11/2018
7	BOARD OF TRUSTEES	01/04/2019
8	MYLARS	02/20/2019

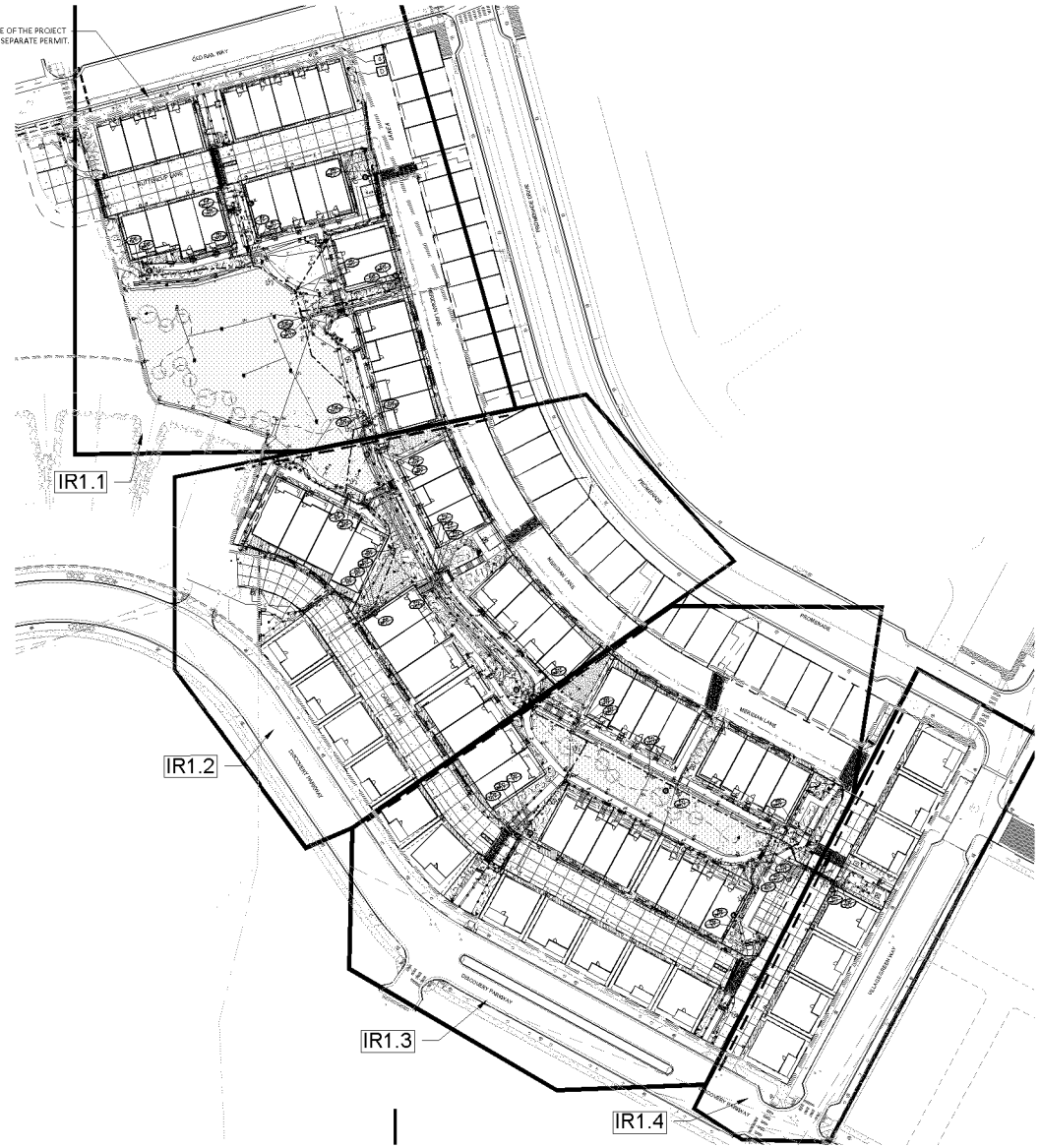
Varied Rights:
This plan conveys the Site Specific Development Plan as defined in section 24-48-1(1), et seq., C.R.S., and Chapter 16 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Gore Creek Drive, Superior, Colorado. The terms and other conditions of these varied rights are further described in the development agreement dated March 11, 2013.

DESIGNED BY: ARN DATE: 09/20/2017
 DRAWN BY: ARN SCALE: AS SHOWN
 CHECKED BY: PHK
 JOB NO.:
 DWG NAME:

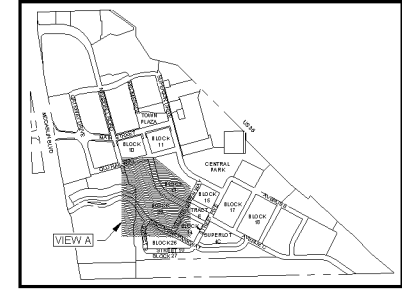
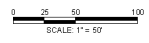
LANDSCAPE
DETAILS

L2.2

IMPROVEMENTS OUTSIDE OF THE PROJECT
WORK LIMITS ARE PER A SEPARATE PERMIT.



OVERALL IRRIGATION PLAN - VIEW A



KEY MAP
NORTH

- LEGEND**
- — — — — PROJECT BOUNDARY
 - - - - - LOT LINE

- NOTES:**
1. SEE SHEETS IR1.1, IR1.2, IR1.3 AND IR1.4 FOR PARTIAL IRRIGATION PLANS.
 2. SEE SHEETS IR2.0 FOR IRRIGATION SCHEDULE AND NOTES.
 3. SEE SHEETS IR2.1 AND IR2.2 FOR IRRIGATION DETAILS.

REFER TO SHEET
IR1.0 IRRIGATION OVERALL PLAN
IR1.1 TO IR1.4 IRRIGATION PLAN
IR2.0 IRRIGATION NOTES & SCHEDULE



**SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT PLAN 3 - PHASE 2
 BLOCK 25**

REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/04/2017
2	STAFF COMMENTS	03/06/2018
3	STAFF COMMENTS	06/07/2018
4	STAFF COMMENTS	10/01/2018
5	STAFF COMMENTS	11/15/2018
6	STAFF COMMENTS	12/20/2018
7	TECHNICAL CORRECTIONS	02/20/2019

Vegetation Rights:
 This plan constitutes a Site Specific Development Plan as defined in section 24-65-101, et seq., C.R.S., and Chapter 16 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Cool Green, Drury, Superior, Colorado. The terms and other conditions of these vested rights are further described in the development agreement dated March 11, 2013.

DESIGNED BY: JJD DATE: 10/07/2018
 DRAWN BY: JJD SCALE: AS SHOWN
 CHECKED BY: JSB
 JOB NO.:
 DWG NAME:

OVERALL IRRIGATION PLAN

SHEET: **IR1.0**

REFER TO SHEET

IR1.0

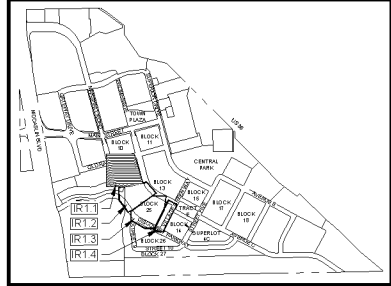
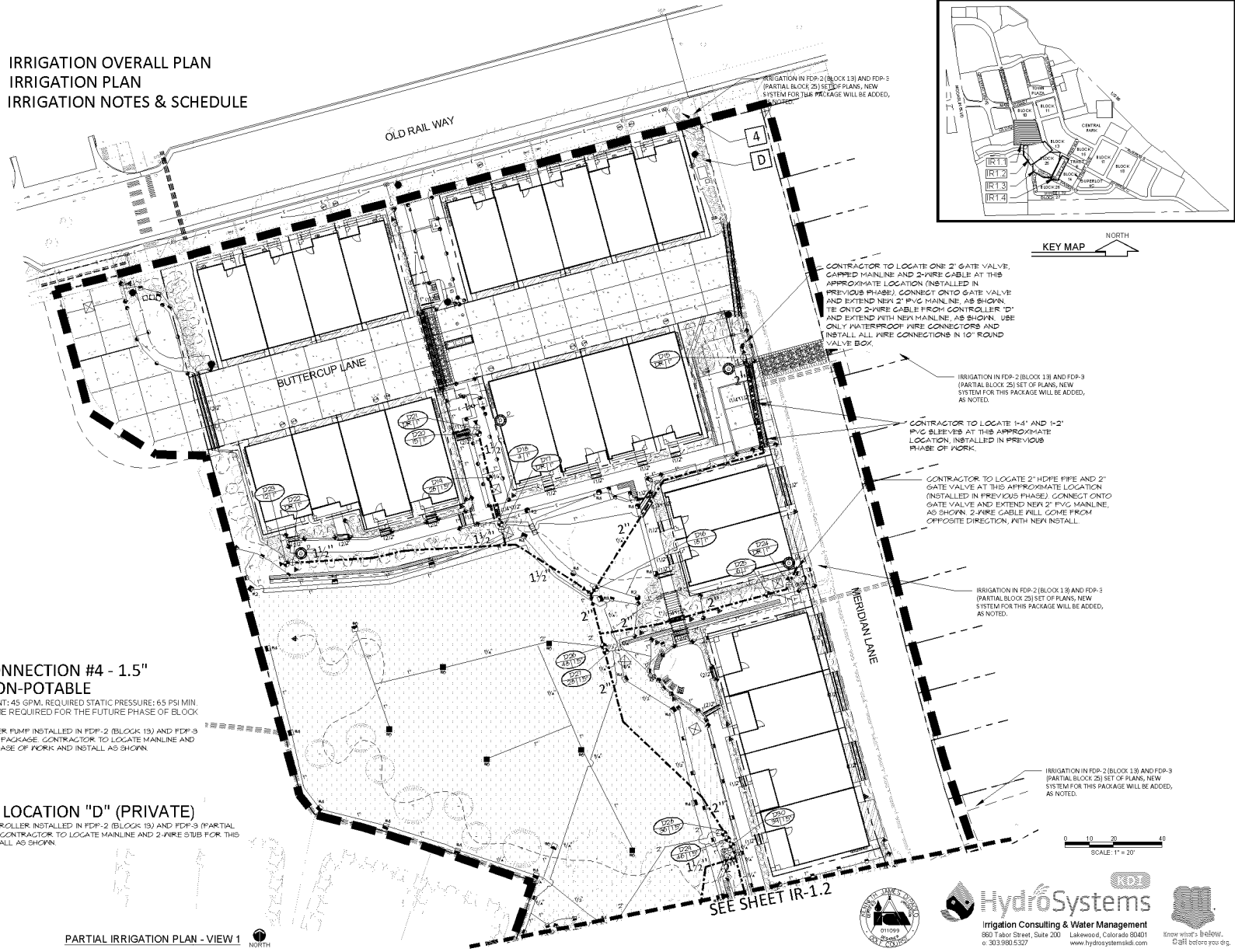
IR1.1 TO IR1.4

IR2.0

IRRIGATION OVERALL PLAN

IRRIGATION PLAN

IRRIGATION NOTES & SCHEDULE



KEY MAP
NORTH

4 POINT OF CONNECTION #4 - 1.5" (PRIVATE) NON-POTABLE

PEAK FLOW REQUIREMENT: 45 GPM. REQUIRED STATIC PRESSURE: 65 PSI MIN. (BOOSTER PUMP WILL BE REQUIRED FOR THE FUTURE PHASE OF BLOCK 25). TAP, METER, AND BOOSTER PUMP INSTALLED IN FDP-2 (BLOCK 13) AND FDP-3 (PARTIAL BLOCK 25) BID PACKAGE. CONTRACTOR TO LOCATE MAINLINE AND 2-WIRE STUB FOR THIS PHASE OF WORK AND INSTALL AS SHOWN.

D CONTROLLER LOCATION "D" (PRIVATE)

PEDESTAL MOUNTED CONTROLLER INSTALLED IN FDP-2 (BLOCK 13) AND FDP-3 (PARTIAL BLOCK 25) BID PACKAGE. CONTRACTOR TO LOCATE MAINLINE AND 2-WIRE STUB FOR THIS PHASE OF WORK AND INSTALL AS SHOWN.

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/04/2017
2	STAFF COMMENTS	03/06/2018
3	STAFF COMMENTS	06/07/2018
4	STAFF COMMENTS	10/01/2018
5	STAFF COMMENTS	11/15/2018
6	STAFF COMMENTS	11/20/2018
7	TECHNICAL CORRECTIONS	02/20/2019

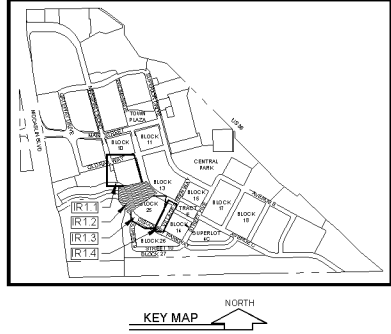
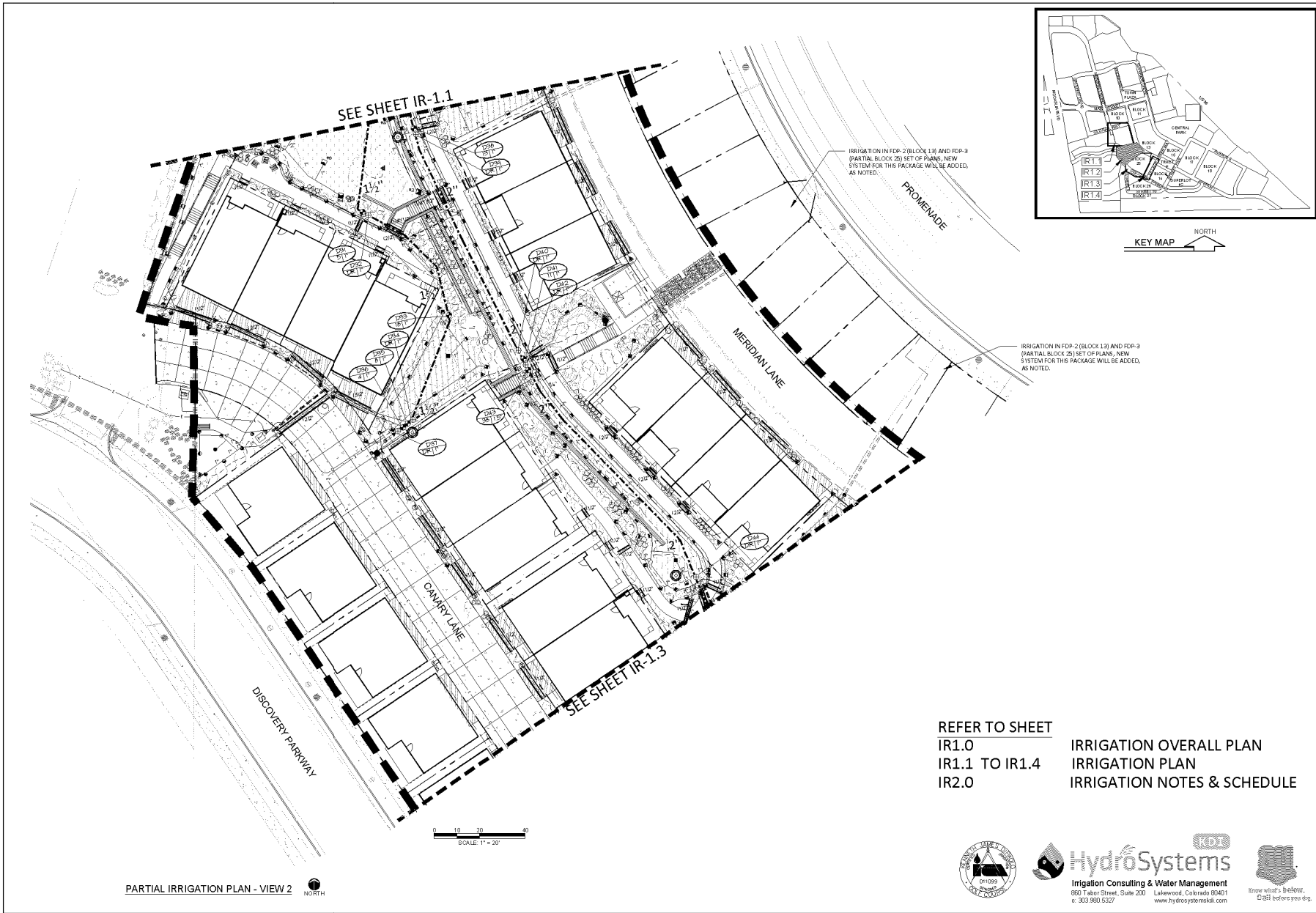
Vendor Rights:
This plan constitutes a Site Specific Development Plan as defined in section 24-65-101, et seq., C.R.S., and Chapter 16 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Cool Creek Drive, Superior, Colorado. The terms and other conditions of these vendor rights are further described in the development agreement dated March 11, 2013.

DESIGNED BY: JSD	DATE: 10/07/2018
DRAWN BY: JSD	SCALE: AS SHOWN
CHECKED BY: JSD	
JOB NO.:	
DWG NAME:	

PARTIAL IRRIGATION PLAN - 1

IR1.1

PARTIAL IRRIGATION PLAN - VIEW 1



SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/04/2017
2	STAFF COMMENTS	03/06/2018
3	STAFF COMMENTS	06/07/2018
4	STAFF COMMENTS	10/01/2018
5	STAFF COMMENTS	11/15/2018
6	STAFF COMMENTS	12/20/2018
7	TECHNICAL CORRECTIONS	02/20/2019

Vegetation:
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REFER TO SHEET
IR1.0 IRRIGATION OVERALL PLAN
IR1.1 TO IR1.4 IRRIGATION PLAN
IR2.0 IRRIGATION NOTES & SCHEDULE

DESIGNED BY: JJD DATE: 12/07/2018
DRAWN BY: JJD SCALE: AS SHOWN
CHECKED BY: JSL
JOB NO.:
DWG NAME:

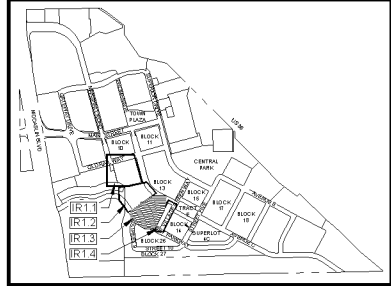
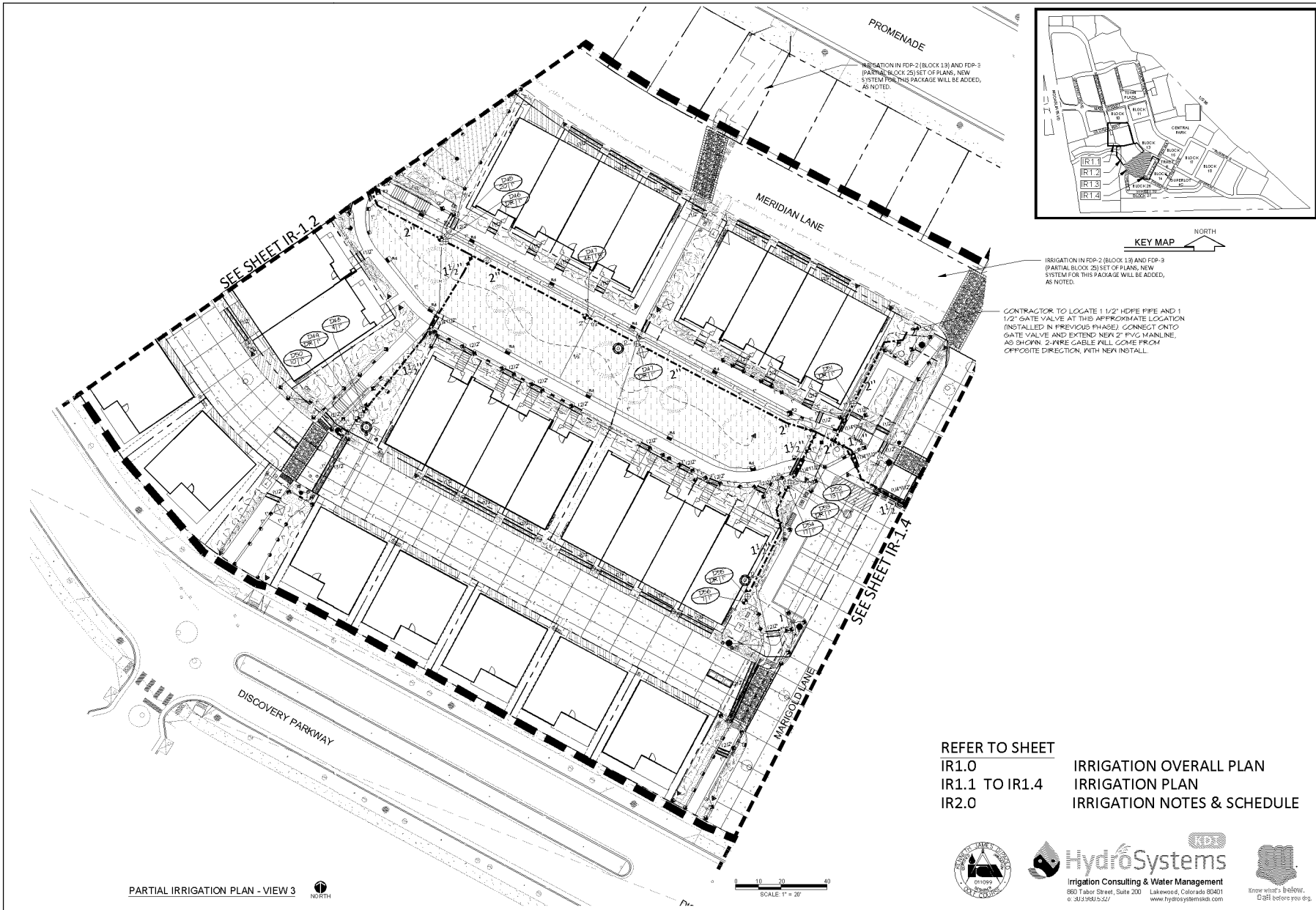
PARTIAL
IRRIGATION
PLAN -2

IR1.2

PARTIAL IRRIGATION PLAN - VIEW 2

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Irrigation Consulting & Water Management
890 Tabour Street, Suite 200 Lakewood, Colorado 80401
P: 303.960.5227 www.hydro-systems.com

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PROMENADE

IRRIGATION IN FDP-2 (BLOCK 13) AND FDP-3 (PARTIAL BLOCK 25) SET OF PLANS, NEW SYSTEM FOR THIS PACKAGE WILL BE ADDED, AS NOTED.

KEY MAP NORTH

IRRIGATION IN FDP-2 (BLOCK 13) AND FDP-3 (PARTIAL BLOCK 25) SET OF PLANS, NEW SYSTEM FOR THIS PACKAGE WILL BE ADDED, AS NOTED.

CONTRACTOR TO LOCATE 1 1/2" HDPE PIPE AND 1 1/2" GATE VALVE AT THIS APPROXIMATE LOCATION (INSTALLED IN PREVIOUS PHASE) CONNECT ONTO GATE VALVE AND EXTEND NEAR 2" P.V.G. MAINLINE, AS SHOWN. 2" FIRE GABLE PILL COME FROM OPPOSITE DIRECTION, WITH NEXT INSTALL.

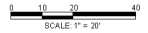
SEE SHEET IR-1.2

SEE SHEET IR-1.4

PARTIAL IRRIGATION PLAN - VIEW 3

REFER TO SHEET
 IR1.0
 IR1.1 TO IR1.4
 IR2.0

IRRIGATION OVERALL PLAN
 IRRIGATION PLAN
 IRRIGATION NOTES & SCHEDULE



SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT PLAN 3 - PHASE 2
 BLOCK 25

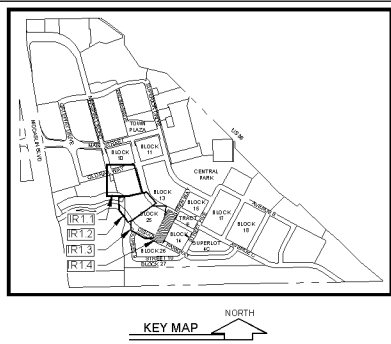
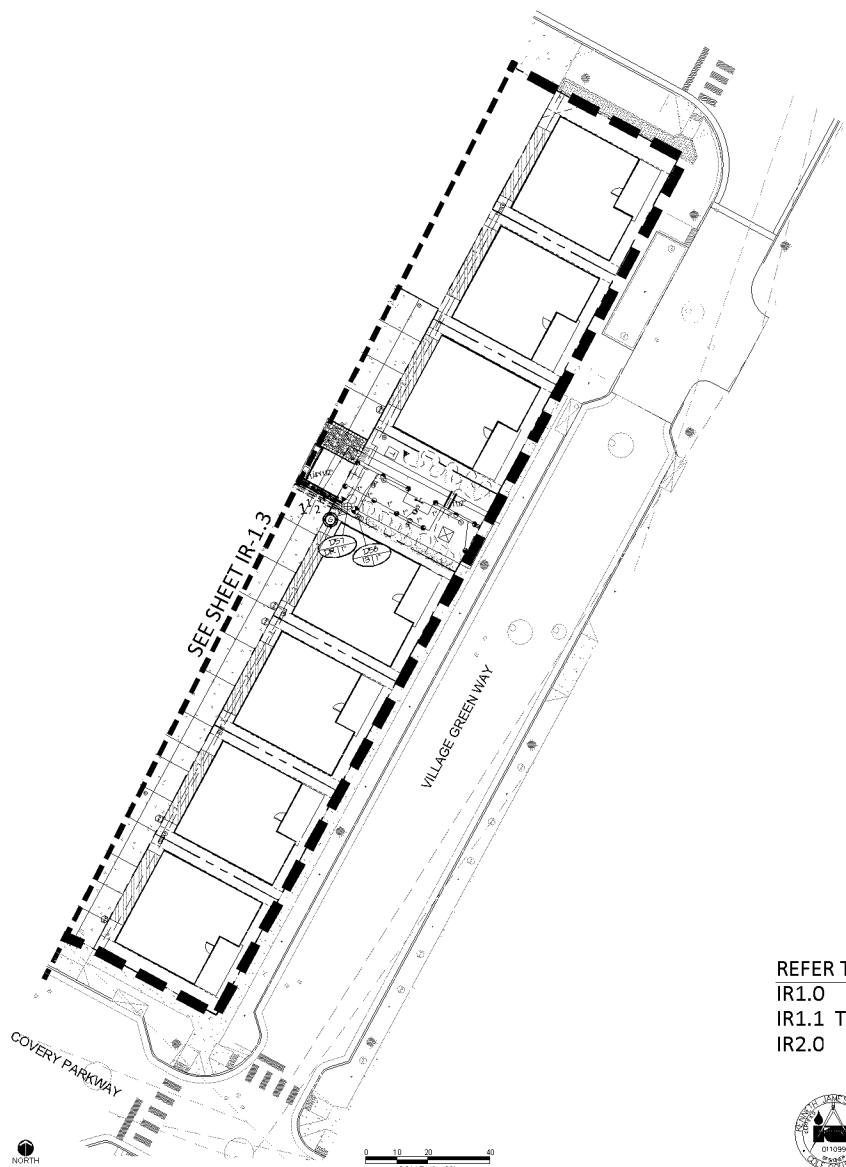
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/04/2017
2	STAFF COMMENTS	03/06/2018
3	STAFF COMMENTS	06/07/2018
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7	TECHNICAL CORRECTIONS	02/20/2019

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DESIGNED BY: JSD DATE: 12/07/2018
 DRAWN BY: JSD SCALE: AS SHOWN
 CHECKED BY: JSB
 JOB NO.:
 DWG NAME:

PARTIAL
 IRRIGATION
 PLAN -3

IR1.3



SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 3 - PHASE 2
BLOCK 25

REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/04/2017
2	STAFF COMMENTS	03/06/2018
3	STAFF COMMENTS	03/07/2018
4	STAFF COMMENTS	03/07/2018
5	STAFF COMMENTS	11/15/2018
6	STAFF COMMENTS	11/20/2018
7	TECHNICAL CORRECTIONS	02/20/2019

Vegetation:
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DESIGNED BY: JSD DATE: 10/07/2018
 DRAWN BY: JSD SCALE: AS SHOWN
 CHECKED BY: JSL
 JOB NO:
 DWG NAME:

REFER TO SHEET
 IR1.0
 IR1.1 TO IR1.4
 IR2.0

IRRIGATION OVERALL PLAN
 IRRIGATION PLAN
 IRRIGATION NOTES & SCHEDULE

PARTIAL IRRIGATION PLAN - VIEW 4

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 Irrigation Consulting & Water Management
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 o 303.980.5327 www.hydro-systems.com

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PARTIAL
IRRIGATION
PLAN -4

IR1.4

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER	FR05-06-CV-FR530-R-IV MFR NOZ	PO-UP SPRAY HEAD	
	HUNTER	FR05-06-CV-FR530-R-IV MFR 55T, CORNER NOZ	PO-UP SPRAY HEAD	
	HUNTER	FR05-12-CV-FR530-R WITH MFR NOZZLE	HI-POP SPRAY HEAD	
	HUNTER	FR05-12-CV-FR530-R WITH MFR 55T, CORNER NOZZLE	HI-POP SPRAY HEAD	
	HUNTER	I-20-12-R-IV # NOZZLE	HI-POP GEAR DRIVEN ROTOR	
	HUNTER	IGV SERIES IV K/D-100 DECODER	ELECTRIC CONTROL VALVE	
	HUNTER	HG-44-LRG	QUICK COUPLING VALVE	
	HUNTER	ID2BLU (12-12)	SURGE PROTECTION /GROUNDING	
	N/S		2-WIRE DECODER CABLE	
	MATCO	201X	MANUAL DRAIN VALVE	
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE	
		CLASS 200 BE - 2 1/2" & SMALLER	FVG MAINLINE - PURPLE	
		CLASS 200 BE	FVG LATERAL - PURPLE - 1/2" MIN.	
		CLASS 160	FVG SLEEVING	
	TORO	BLUE STRIPE - PURPLE	POLY DRIP TUBING - 3/4" MIN. WIDTH	
	HUNTER	KZ-101-40 IV K/D-100 DECODER	DRIP VALVE ASSEMBLY	
	N/S		DRIP LINE BLOW-OUT STUB	
	RAIN BIRD	XERI-BUG	DRIP EMITTERS	
	GST	(EXISTING)	FLOW SENSOR	
	HUNTER	(EXISTING)	MASTER CONTROL VALVE	
	HUNTER	EXISTING - ACZ-99D-PED (2-WIRE)	ELECTRIC CONTROLLER	
	RAIN BIRD	(EXISTING)	RAIN SHUT-OFF DEVICE	
		EXISTING	FVG/DRIPE PIPING	
	PRECISION PUMPING SYSTEMS	(POG #4) MODEL #V1000900050-04599902410NS, 50 GPM @ 50 PSI BOOST, 3 HP, 240V - SINGLE PHASE	BOOSTER PUMP ASSEMBLY (EXISTING)	
		EXISTING	STOP-N-WASTE VALVE	
		EXISTING	WATER METER	
			CONTROLLER 4 STATION NO. CONTROL VALVE SIZE	
NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO HIGH CONTROLLER - SEE CONSTRUCTION NOTES				

IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY M/S, INC. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS(PCI) OR ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS(PCI) AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.
- SYSTEM PRESSURE - HYDROSYSTEMS(PCI) HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 65 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS(PCI) OF ANY VARIANCE FROM THE STATED PRESSURE. IMMEDIATELY WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS(PCI) AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS(PCI) OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 65 PSI MINIMUM AND A BOOSTER PUMP WILL BE REQUIRED (EXISTING).
- IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO THREE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

BUREGRASS TURF	7.25" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS	0.74" PER WEEK PEAK SEASON
NATIVE SEED MIXES	0.95" PER WEEK PEAK SEASON
- EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVINGS THAT CONTAINS FITS OR JERES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS INDICATED ON PLANS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GREY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES.
- MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY LINES TO INSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
- PO-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL PO-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12" TO 14". INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED AT 10" TO 11". INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8" TO 9". INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6" TO 7". INSTALL 5" NOZZLES ON ALL HEADS SPACED AT 5". INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN "L" OR "R" DESIGNATION. VARIABLE ARG NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE WHERE INDICATED. INSTALL LOW FLOW 50 SERIES SQUARE NOZZLES AT SPACING SHOWN.
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
- SLEEVING - ALL SLEEVINGS UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.

SLEEVED PIPE SIZE / WIRE QUANTITY	REQUIRED SLEEVE SIZE & QUANTITY
3/4" - 1 1/2" PIPING	2" FVG (1)
1 1/2" - 2" PIPING	4" FVG (1)
1-50 CONTROL WIRES	3" FVG (1)
- SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 10' ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADII.
- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADII.
- 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURERS RECOMMENDATIONS AND STANDARDS.
 - CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).
 - USE DIFFERENT COLOR 2-WIRE DECODER CABLE FOR EACH CONTROLLER.
 - ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
 - ONLY USE SENSOR/DECODER FOR FLOW SENSOR (SEE SCHEDULE FOR SPECIFIC MODEL) IF INDICATED ON PLANS.
 - LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SIFLES) FOR MAINTENANCE.
 - USE ONLY 3M DSR-6 WATERPROOF CONNECTORS ON ALL WIRE SPICES AND ALL WIRE SPICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10' ROUND VALVE BOX FOR WIRE SPICES.
 - INSTALL SURGE PROTECTOR, REGOR OR PLATED 6 LF FROM WIRE SPICES AND COMMUNICATION WIRE.
 - GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY 1000' OF WIRE OR EVERY 12TH DECODER AND AT ALL ENDS OF 2-WIRE DECODER CABLE RUN.
 - LOOP EXTRA 10' OF 2-WIRE DECODER CABLE INTO A VALVE BOX AT PHASING LINES FOR FUTURE CONNECTION OF INDICATED ON PLANS.
- SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.

SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT PLAN 3 - PHASE 2
 BLOCK 25

REVISIONS	
NO.	DESCRIPTION / DATE
1	INITIAL SUBMITTAL 10/24/2017
2	STAFF COMMENTS 01/09/2018
3	STAFF COMMENTS 03/07/2018
4	STAFF COMMENTS 03/07/2018
5	STAFF COMMENTS 1/11/2018
6	STAFF COMMENTS 1/22/2018
7	TECHNICAL CORRECTIONS 02/20/2018

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DESIGNED BY: JSD DATE: 10/27/2016
 DRAWN BY: JSD SCALE: AS SHOWN
 CHECKED BY: JSB
 JOB NO.:
 DWG NAME:

IRRIGATION NOTES AND SCHEDULE

IR2.0

REFER TO SHEET
 IR1.0 IRRIGATION OVERALL PLAN
 IR1.1 TO IR1.4 IRRIGATION PLAN
 IR2.0 IRRIGATION NOTES & SCHEDULE

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