

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 4 (PARTIAL BLOCK 26)
DISCOVERY OFFICE PARK / SUPERIOR TOWN CENTER REPLAT NO. 3
A REPLAT OF A PORTION OF SUPERLOT 4A, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3
SITUATED IN THE WEST HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL
MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO.
COVER SHEET

LEGAL DESCRIPTION

FINAL DEVELOPMENT PLAN 4 (PARTIAL BLOCK 26)

FINAL SUBDIVISION PLAT OF SUPERLOT 4A, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER
REPLAT NO. 3, A REPLAT OF A PORTION OF SUPERLOT 4A DISCOVERY OFFICE PARK/SUPERIOR
TOWN CENTER REPLAT NO. 3
LOTS 1 THRU 19 TOGETHER WITH OUTLOTS A, B, C AND D

SIGNATURE BLOCKS

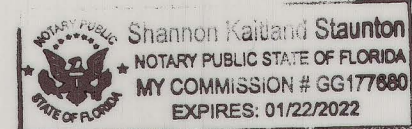
CERTIFICATE OF OWNERSHIP: RC SUPERIOR, LLC, A DELAWARE LIMITED LIABILITY
COMPANY
BY: SUPERIOR TOWN CENTER ASLI VII HOLDINGS, LLC, A DELAWARE LIABILITY
COMPANY, ITS SOLE MEMBER
BY: AVANTI STRATEGIC LAND INVESTORS VII, L.L.P., A DELAWARE LIMITED LIABILITY
LIMITED PARTNERSHIP, ITS SOLE MEMBER
BY: AVANTI 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

I CERTIFY THAT RC Superior, LLC IS THE SOLE OWNER OF THE

PROPERTY AND CONSENT TO THIS PLAN.

EXECUTED THIS 25 DAY OF March, 2019.

OWNERS
STATE OF Florida
COUNTY OF Orange
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME
THIS 25 DAY OF March, 2019, BY Andrew Dubill (Exec. Vice President)
MY COMMISSION EXPIRES: 1/22/22 Shannon Keithland Stanton
NOTARY PUBLIC



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 1st ON THE DAY OF April, 2019

ATTEST: Phyllis L. Hardin Chist Bloom
TOWN CLERK MAYOR

PLANNING COMMISSION CERTIFICATE:

RECOMMENDED APPROVED THIS 22nd DAY OF January, 2019, BY THE
TOWN OF SUPERIOR PLANNING COMMISSION, RESOLUTION NO. PC-1 SERIES
2019

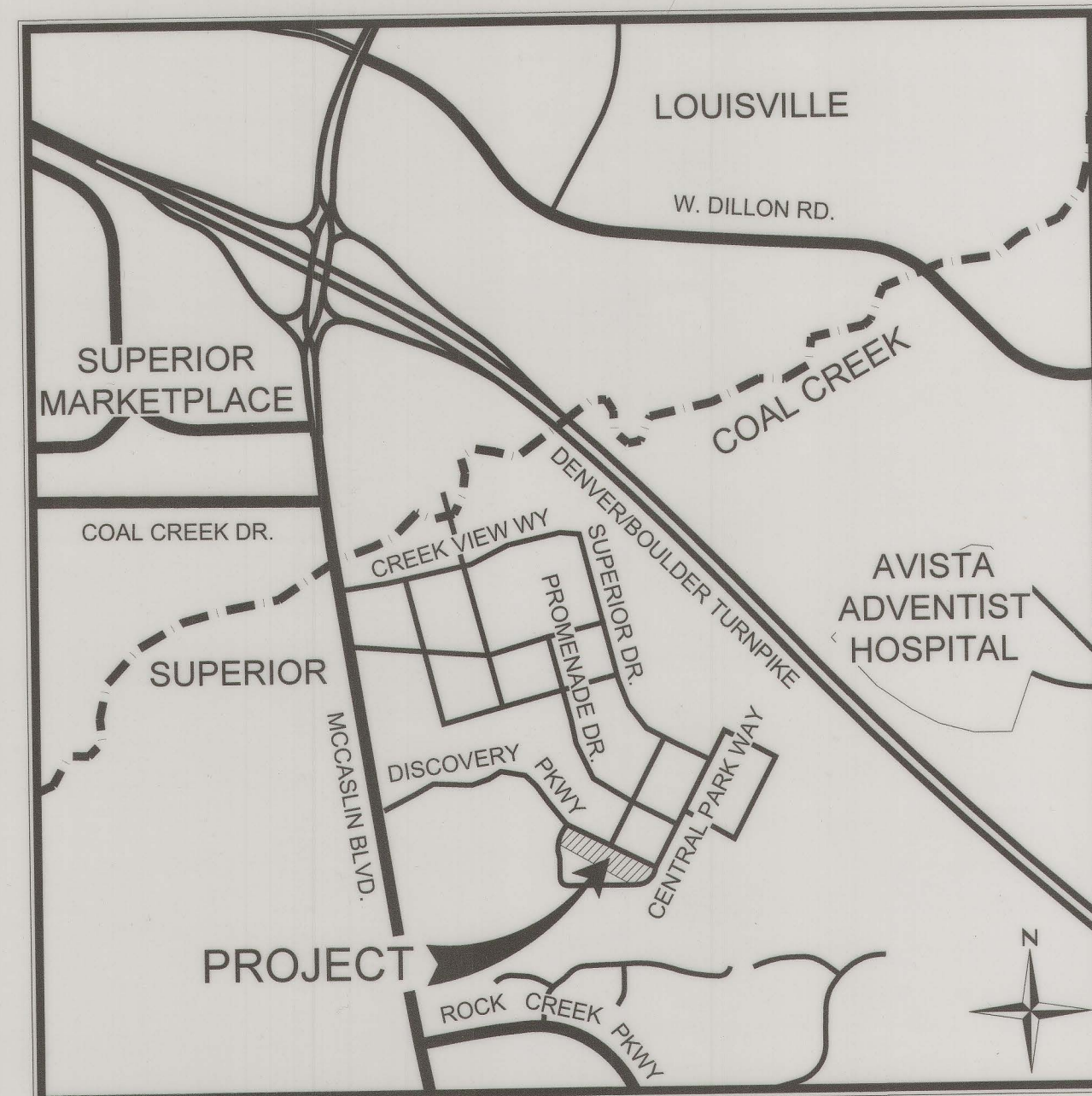
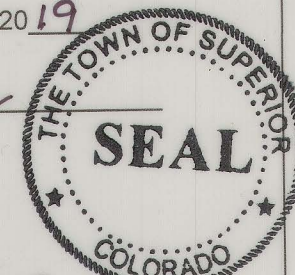
TOWN CLERK CERTIFICATE:

I CERTIFY THAT THIS INSTRUMENT AS APPROVED BY (RESOLUTION/ ORDINANCE) NO.
R-11 SERIES 2019, WAS FILED IN MY OFFICE ON THE 1st DAY OF
April, 2019, AT 3:00 p.m. O'CLOCK AM/PM

WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR
1st ON THE DAY OF April, 2019



Phyllis L. Hardin
TOWN CLERK



SHEET LIST TABLE

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	CONTEXT SITE PLAN
3	SITE PLAN BLOCK 26
4	CIRCULATION AND ACCESS PLAN
5	DRAINAGE PLAN BLOCK 26
6	UTILITY PLAN BLOCK 26
7	PHOTOMETRIC PLAN
8	BUILDING ELEVATIONS FRONT & REAR
9	BUILDING ELEVATIONS SIDES
10	COLOR BUILDING ELEVATIONS FRONT & REAR
11	COLOR BUILDING ELEVATIONS SIDES
12	COLOR AND MATERIAL PALETTE
13	LANDSCAPE PLAN BLOCK 26
14	PLANTING SCHEDULE NOTES & DETAILS
15	LANDSCAPE DETAILS
16	IRRIGATION PLAN

DEVELOPER/OWNER

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

APPLICANT

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

ENGINEER & LANDSCAPE ARCHITECT

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

MEP & STRUCTURAL ENGINEERING &
LIGHTING

EV STUDIO
ROSS MAXWELL, P.E.
ASSISTANT DIRECTOR OF STRUCTURAL
ENGINEERING
1117 CHEROKEE STREET
DENVER, CO 80204
303-670-7242
ROSS@EVSTUDIO.COM

ARCHITECT

PEL-ONA ARCHITECTS & URBANISTS
MAYA WARD-KARET
4676 BROADWAY
BOULDER, CO 80304
303-443-7876

PARKING REQUIRED

	FINAL DEVELOPMENT PLAN NO. 4 (PARTIAL BLOCK 26)		
	UNITS PROPOSED	SPACES REQUIRED	SPACES PROVIDED
PARKING RATIO PER P2013-1			
2 OR 3 BEDROOM - 2 SPACES PER UNIT	15	30	30
4 BEDROOM - 3 SPACES PER UNIT	4	12	8 GARAGE + 4 DEDICATED OFFSTREET
GUEST SPACES - .10 PER UNIT	0	2	2
TOTAL	19	44	44

NOTE: 2 BEDROOM UNIT IS BASE MODEL WITHOUT FINISHED BASEMENT. ONLY LOTS 5, 9, 14, AND 19 MAY
HAVE 3 UPSTAIR BEDROOMS AND 1 BEDROOM IN FINISHED BASEMENT. THE REMAINING LOTS CAN BE 2 OR 3
BEDROOM UNITS. 2 BEDROOM UNITS REQUIRE 1.5 SPACES PER UNIT.

PARKING PROVIDED

	FINAL DEVELOPMENT PLAN NO. 4 (PARTIAL BLOCK 26)		
PARKING SPACE TYPE	SPACES REQUIRED	SPACES PROVIDED	PERCENTAGE OF TOTAL PARKING PROVIDED
INTERNAL PRIVATE GARAGE	38	38	86.4
INTERNAL BLOCK VISITOR SPACES	2	2	4.5
DEDICATED SPACES *	4	4 *	9.1
TOTAL	44	44	100

* DEDICATED SPACES FOR LOT 5, 9, 14 AND 19. SEE NOTE 4 ON SHEET 2

SITE DATA TABLE

	FINAL DEVELOPMENT PLAN NO. 4 (PARTIAL BLOCK 26)	
ZONING	PD (PLANNED DEVELOPMENT)	
SITE ACREAGE	1.261 AC	
GROSS	1.261 ACRES (100%)	
DEVELOPED PER THIS FDP		
LAND USE		
RESIDENTIAL LOTS (FEE SIMPLE)	19	0.783 AC *
OUTLOTS (DISTRICT OWNERSHIP)	4	0.478 AC
TOTAL AREA OF FDP BOUNDARY	1.261 AC	
SITE		
LANDSCAPING / OPEN SPACE / WALKS (PUBLIC)	0.221 AC = 13.7%	
LANDSCAPING / OPEN SPACE / WALKS (PRIVATE)	0.594 AC = 36.7%	
PAVED SURFACE (PUBLIC)	0.257 AC = 15.9%	
PAVED SURFACE (PRIVATE)	0.044 AC = 2.7%	
PLATTED LOT AREA	0.783 AC = 70.4%	
PLATTED OUTLOT AREA	0.478 AC = 29.6%	
TOTAL	1.261 AC = 100%	
SETBACKS	REQUIRED	PROPOSED
DISCOVERY PARKWAY - FRONT SETBACK	2' MIN 8' MAX**	12.5' MIN 20' MAX
INCLINE LANE - REAR SETBACK	NA	5' MIN 10.1' MAX
INTERNAL TOWNHOME - SIDE SETBACK	NA	0'
END UNIT - SIDE SETBACK	NA	4'3" MIN 6.6' MAX
* ALL ACREAGE CALCULATIONS SHOWN ON THE TABLE REFLECT ACERAGES DEPICTED ON THE FINAL PLAT, NOT SQUARE FOOTAGE.		
**SETBACK EXCEPTION REQUESTED TO ACCOMMODATE EXISTING EASEMENTS FOR POWER DISTRIBUTION AND SITE GRADING.		

BUILDING TYPE	ALLOWABLE HEIGHT PER PDA	PROPOSED HEIGHT	DESIGN GUIDELINE TYPOLOGY
	32'-0"	32'-0"	I - URBAN VILLA

BENCHMARK

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

BASIS OF BEARING

ASSUMING THE SOUTH LINE OF THE NORTH HALF OF THE
SOUTHEAST QUARTER OF SAID SECTION 19 AS BEARING
NORTH 88°57'28" EAST, BEING A GRID BEARING OF THE
COLORADO STATE PLANE COORDINATE SYSTEM, NORTH
ZONE, NORTH AMERICAN DATUM 1983/92, A DISTANCE OF
2654.76 FEET, WITH ALL BEARINGS HEREIN RELATIVE
THERETO.
THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE
BASED UPON THE "U.S. SURVEY FOOT."

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

COVER SHEET

SHEET

1
OF 16

YEARS
Redland
WHERE GREAT PLACES BEGIN
720.283.4783 Office
1600 W. 10th Street, Littleton, Colorado 80120
REDLAND.COM

VESTED RIGHTS
THIS PLAN CONSTITUTES A SITE
SPECIFIC DEVELOPMENT PLAN AS
DEFINED IN SECTION 24-68-101, ET.
SEQ. C.R.S. AND CHAPTER 18 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.

JMG	RAE	MTF	T014.01		
DRAWN	CHECKED	APPROVED	PROJECT NO.	HORIZ. SCALE	VERT. SCALE

DATE	NO	NOTES
10.02.2018	1	1ST SUBMITTAL
11.09.2018	2	PLANNING COMMISSION SUBMITTAL
12.14.2018	3	RESPONSE TO STAFF COMMENTS
1.16.2019	4	RESPONSE TO STAFF COMMENTS
2.01.2019	5	RESPONSE TO COMMISSION COMMENTS
2.14.2019	6	MTLAR CHECK SET
3.14.2019	7	ISSUE FOR APPROVAL

Memo of Record
Reception #03705440
Dated 4/3/19

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 4 (PARTIAL BLOCK 26)
DISCOVERY OFFICE PARK / SUPERIOR TOWN CENTER REPLAT NO. 3
A REPLAT OF A PORTION OF SUPERLOT 4A, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3
SITUATED IN THE WEST HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL
MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO.
COVER SHEET

LEGAL DESCRIPTION

FINAL DEVELOPMENT PLAN 4 (PARTIAL BLOCK 26)

FINAL SUBDIVISION PLAT OF SUPERLOT 4A, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER
REPLAT NO. 3, A REPLAT OF A PORTION OF SUPERLOT 4A DISCOVERY OFFICE PARK/SUPERIOR
TOWN CENTER REPLAT NO. 3
LOTS 1 THRU 19 TOGETHER WITH OUTLOTS A, B, C AND D

SIGNATURE BLOCKS

CERTIFICATE OF OWNERSHIP: RC SUPERIOR, LLC, A DELAWARE LIMITED LIABILITY
COMPANY
BY: SUPERIOR TOWN CENTER ASLI VII HOLDINGS, LLC, A DELAWARE LIABILITY
COMPANY, ITS SOLE MEMBER
BY: AVANTI STRATEGIC LAND INVESTORS VII, L.L.P., A DELAWARE LIMITED LIABILITY
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

I CERTIFY THAT I, _____, AM THE SOLE OWNER OF THE

PROPERTY AND CONSENT TO THIS PLAN.

EXECUTED THIS _____ DAY OF _____, 20____.

OWNERS _____ MORTGAGEES OR LIEN HOLDER _____

STATE OF _____

) SS.

COUNTY OF _____

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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 _____ ON THE DAY OF _____, 20____.

ATTEST: _____ TOWN CLERK _____ MAYOR

PLANNING COMMISSION CERTIFICATE:

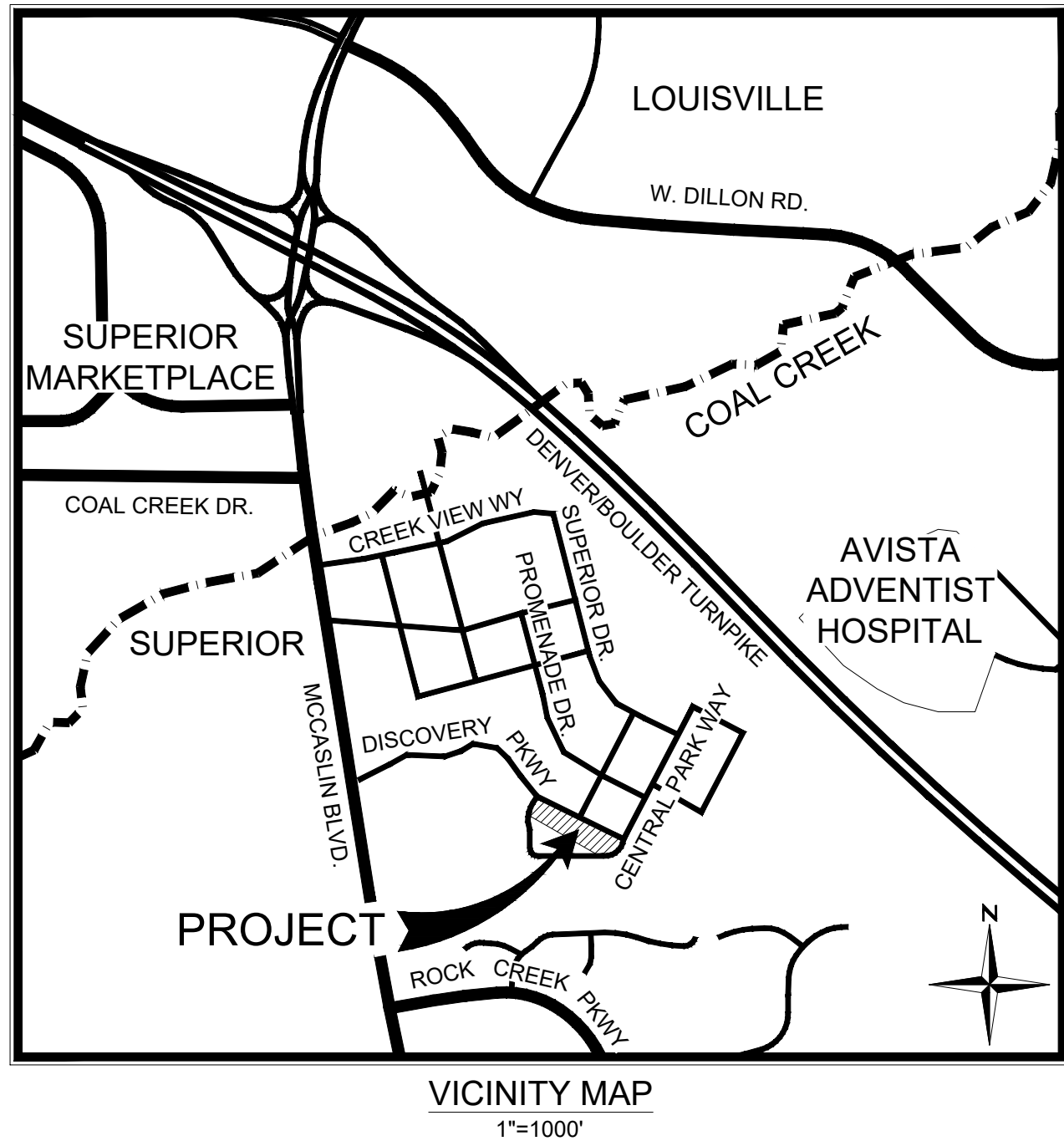
RECOMMENDED APPROVED THIS _____ DAY OF _____, 20____, BY THE
TOWN OF SUPERIOR PLANNING COMMISSION, RESOLUTION NO. PC _____ SERIES
20____

TOWN CLERK CERTIFICATE:

I CERTIFY THAT THIS INSTRUMENT AS APPROVED BY (RESOLUTION/ ORDINANCE) NO.
_____, SERIES 20____, WAS FILED IN MY OFFICE ON THE _____ DAY OF
_____, 20____, AT _____ O'CLOCK AM/PM.

WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR
_____ ON THE DAY OF _____, 20____.

TOWN CLERK



SHEET LIST TABLE	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	CONTEXT SITE PLAN
3	SITE PLAN BLOCK 26
4	CIRCULATION AND ACCESS PLAN
5	DRAINAGE PLAN BLOCK 26
6	UTILITY PLAN BLOCK 26
7	PHOTOMETRIC PLAN
8	BUILDING ELEVATIONS FRONT & REAR
9	BUILDING ELEVATIONS SIDES
10	COLOR BUILDING ELEVATIONS FRONT & REAR
11	COLOR BUILDING ELEVATIONS SIDES
12	COLOR AND MATERIAL PALETTE
13	LANDSCAPE PLAN BLOCK 26
14	PLANTING SCHEDULE NOTES & DETAILS
15	LANDSCAPE DETAILS
16	IRRIGATION PLAN

DEVELOPER/OWNER

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

APPLICANT

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

ENGINEER & LANDSCAPE ARCHITECT

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

MEP & STRUCTURAL ENGINEERING &
LIGHTING

EV STUDIO
ROSS MAXWELL, P.E.
ASSISTANT DIRECTOR OF STRUCTURAL
ENGINEERING
1117 CHEROKEE STREET
DENVER, CO 80204
303-670-7242
ROSS@EVSTUDIO.COM

ARCHITECT

PEL-ONA ARCHITECTS & URBANISTS
MAYA WARD-KARET
4676 BROADWAY
BOULDER, CO 80304
303-443-7876

PARKING REQUIRED			
	FINAL DEVELOPMENT PLAN NO. 4 (PARTIAL BLOCK 26)		
	UNITS PROPOSED	SPACES REQUIRED	SPACES PROVIDED
PARKING RATIO PER P2013-1			
2 OR 3 BEDROOM - 2 SPACES PER UNIT	15	30	30
4 BEDROOM - 3 SPACES PER UNIT	4	12	8 GARAGE + 4 DEDICAED OFFSTREET
GUEST SPACES - .10 PER UNIT	0	2	2
TOTAL	19	44	44

NOTE: 2 BEDROOM UNIT IS BASE MODEL WITHOUT FINISHED BASEMENT. ONLY LOTS 5, 9, 14, AND 19 MAY
HAVE 3 UPSTAIR BEDROOMS AND 1 BEDROOM IN FINISHED BASEMENT. THE REMAINING LOTS CAN BE 2 OR 3
BEDROOM UNITS. 2 BEDROOM UNITS REQUIRE 1.5 SPACES PER UNIT.

PARKING PROVIDED			
	FINAL DEVELOPMENT PLAN NO. 4 (PARTIAL BLOCK 26)		
PARKING SPACE TYPE	SPACES REQUIRED	SPACES PROVIDED	PERCENTAGE OF TOTAL PARKING PROVIDED
INTERNAL PRIVATE GARAGE	38	38	86.4
INTERNAL BLOCK VISITOR SPACES	2	2	4.5
DEDICATED SPACES *	4	4 *	9.1
TOTAL	44	44	100

* DEDICATED SPACES FOR LOT 5, 9, 14 AND 19. SEE NOTE 4 ON SHEET 2

SITE DATA TABLE		
	FINAL DEVELOPMENT PLAN NO. 4 (PARTIAL BLOCK 26)	
ZONING		
PD	PD (PLANNED DEVELOPMENT)	
SITE ACREAGE		
GROSS	1.261 AC	
DEVELOPED PER THIS FDP	1.261 ACRES (100%)	
LAND USE		
RESIDENTIAL LOTS (FEE SIMPLE)	19	0.783 AC *
OUTLOTS (DISTRICT OWNERSHIP)	4	0.478 AC
TOTAL AREA OF FDP BOUNDARY		1.261 AC
SITE		
LANDSCAPING / OPEN SPACE /WALKS (PUBLIC)	0.221 AC = 13.7%	
LANDSCAPING / OPEN SPACE /WALKS (PRIVATE)	0.594AC = 36.7%	
PAVED SURFACE (PUBLIC)	0.257 AC = 15.9%	
PAVED SURFACE (PRIVATE)	0.044 AC = 2.7%	
PLATTED LOT AREA	0.783 AC = 70.4%	
PLATTED OUTLOT AREA	0.478 AC = 29.6%	
TOTAL	1.261 AC = 100%	
SETBACKS	REQUIRED	PROPOSED
DISCOVERY PARKWAY - FRONT SETBACK	2' MIN 8' MAX**	12.5' MIN 20' MAX
INCLINE LANE - REAR SETBACK	NA	5' MIN 10.1' MAX
INTERNAL TOWNHOME - SIDE SETBACK	NA	0'
END UNIT - SIDE SETBACK	NA	4'3" MIN 6.6' MAX
* ALL ACREAGE CALCULATIONS SHOWN ON THE TABLE REFLECT ACERAGES DEPICTED ON THE FINAL PLAT, NOT SQUARE FOOTAGE.		
**SETBACK EXCEPTION REQUESTED TO ACCOMMODATE EXISTING EASEMENTS FOR POWER DISTRIBUTION AND SITE GRADING.		

BUILDING TYPE	ALLOWABLE HEIGHT PER PDA	PROPOSED HEIGHT	DESIGN GUIDELINE TYPOLOGY
	32'-0"	32'-0"	I - URBAN VILLA

BENCHMARK

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

BASIS OF BEARING

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

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

COVER SHEET

SHEET

1

OF 16

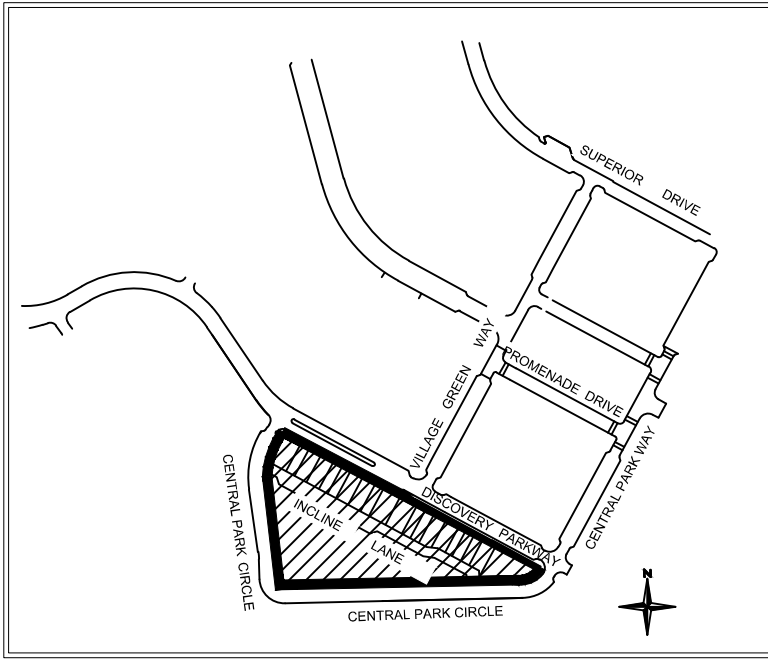
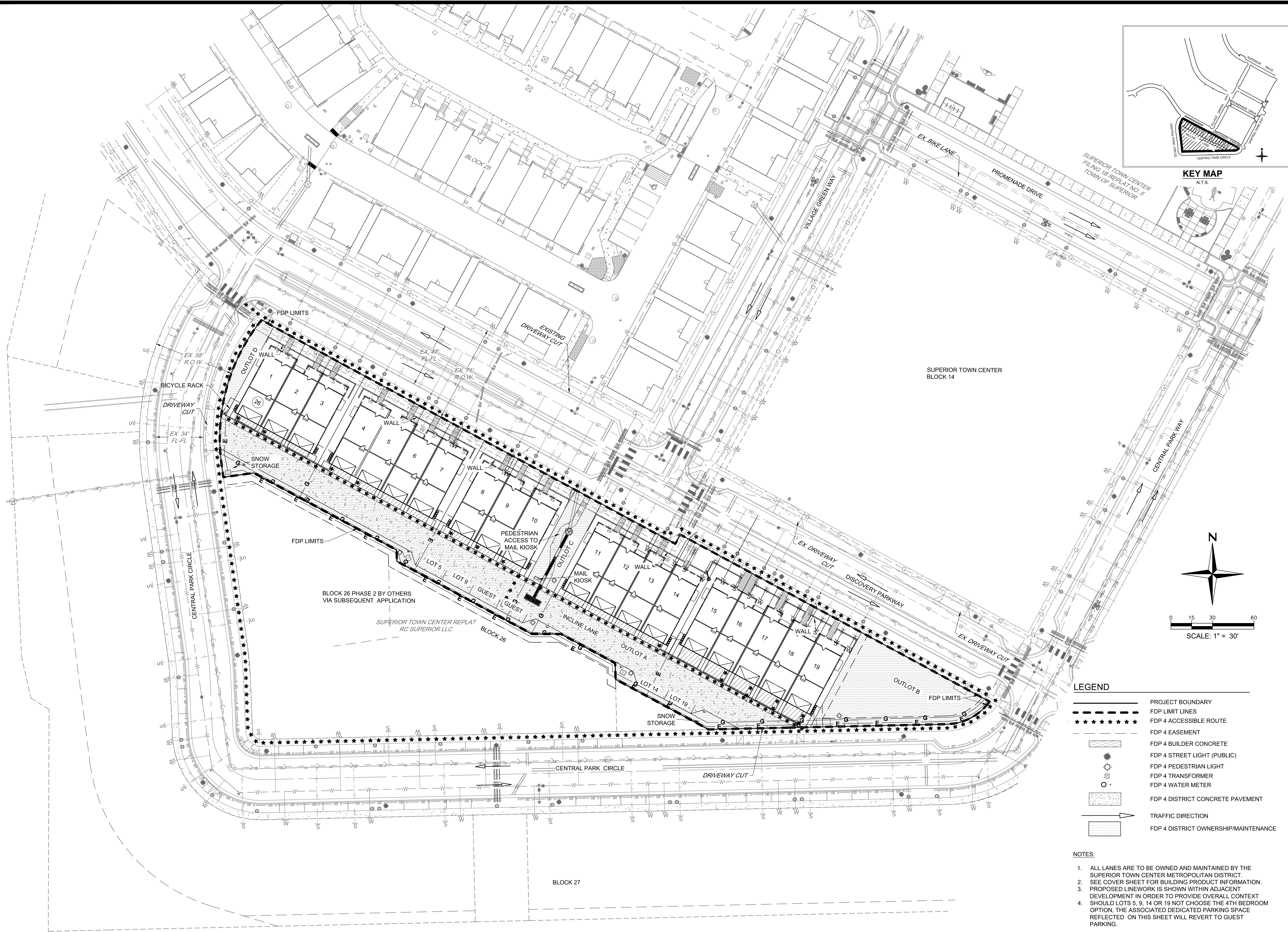


VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE
SPECIFIC DEVELOPMENT PLAN AS
DEFINED IN SECTION 24-68-101, ET
SEQ. C.R.S. AND CHAPTER 16 OF THE
SUPERIOR MUNICIPAL CODE.
AVAILABLE AT THE SUPERIOR TOWN
HALL, 124 EAST COAL CREEK DRIVE,
SUPERIOR, COLORADO. THE TERM
AND OTHER CONDITIONS OF THESE
VESTED RIGHTS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

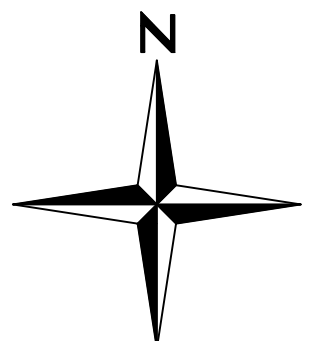
DRAWN	JMG
CHECKED	BAR
APPROVED	MTP
PROJECT NO.	17014.01
HORIZ. SCALE	
VERT. SCALE	

DATE	NO.	1ST SUBMITTAL	NOTES
10/08/2018	1	1	PLANNING COMMISSION SUBMITTAL
11/09/2018	2	2	RESPONSE TO STAFF COMMENTS
12/14/2018	3	3	RESPONSE TO STAFF COMMENTS
1/15/2019	4	4	RESPONSE TO COMMISSION COMMENTS
2/01/2019	5	5	MYLAR CHECK SET
2/14/2019	6	6	ISSUE FOR APPROVAL
3/14/2019	7	7	

L:\2017\17014 - superior town center blocks 14 and 26\CADD\sheet sets\Block 26\final development plan\C2.0 CONTEXT SITE PLAN.dwg Job: 2 CONTEXT SITE PLAN Mar 21, 2019 - 4:35pm jgthir



KEY MAP
N.T.S.



0 15 30 60
SCALE: 1" = 30'

LEGEND

- PROJECT BOUNDARY
- FDP LIMIT LINES
- FDP 4 ACCESSIBLE ROUTE
- FDP 4 EASEMENT
- FDP 4 BUILDER CONCRETE
- FDP 4 STREET LIGHT (PUBLIC)
- FDP 4 PEDESTRIAN LIGHT
- FDP 4 TRANSFORMER
- FDP 4 WATER METER
- FDP 4 DISTRICT CONCRETE PAVEMENT
- TRAFFIC DIRECTION
- FDP 4 DISTRICT OWNERSHIP/MAINTENANCE

NOTES:

- ALL LANES ARE TO BE OWNED AND MAINTAINED BY THE SUPERIOR TOWN CENTER METROPOLITAN DISTRICT.
- SEE COVER SHEET FOR BUILDING PRODUCT INFORMATION.
- PROPOSED LINWORK IS SHOWN WITHIN ADJACENT DEVELOPMENT IN ORDER TO PROVIDE OVERALL CONTEXT SHOULD LOTS 5, 9, 14 OR 19 NOT CHOOSE THE 4TH BEDROOM OPTION. THE ASSOCIATED DEDICATED PARKING SPACE REFLECTED ON THIS SHEET WILL REVERT TO GUEST PARKING.

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

SHEET

2

OF 16

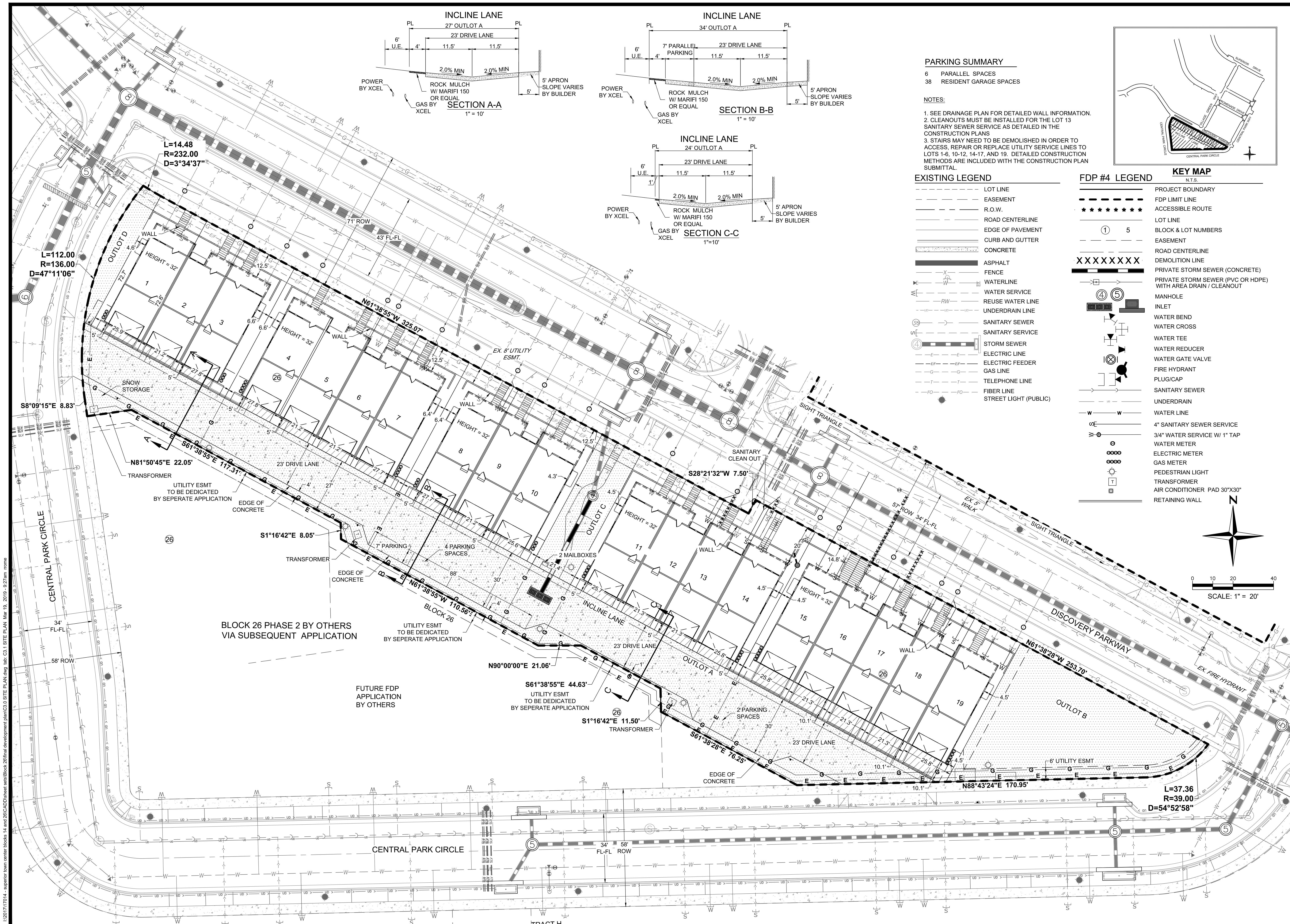
CONTEXT SITE PLAN

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 VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

DRAWN	JMG
CHECKED	RAR
APPROVED	MTP
PROJECT NO.	17014.01
HORZ. SCALE	1" = 30'
VERT. SCALE	N/A

Redland
WHERE GREAT PLACES BEGIN
1700 West Canal Court, Littleton, Colorado 80120
REDLAND.COM

L:\2017\17014 - superior town center blocks 14 and 26\CADD\sheet sets\block 26\final development plan\C3.0 SITE PLAN.dwg tab: C3.1 SITE PLAN Mar 19, 2019 - 9:27am rone



PARKING SUMMARY

6	PARALLEL SPACES
38	RESIDENT GARAGE SPACES

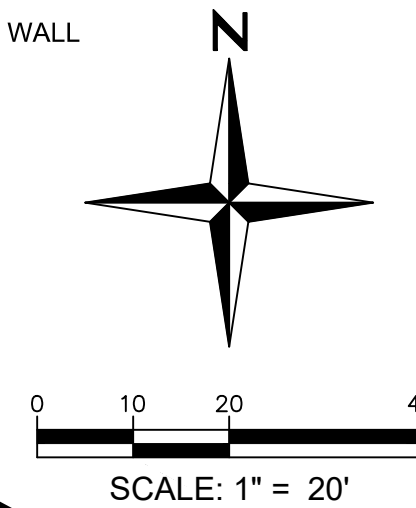
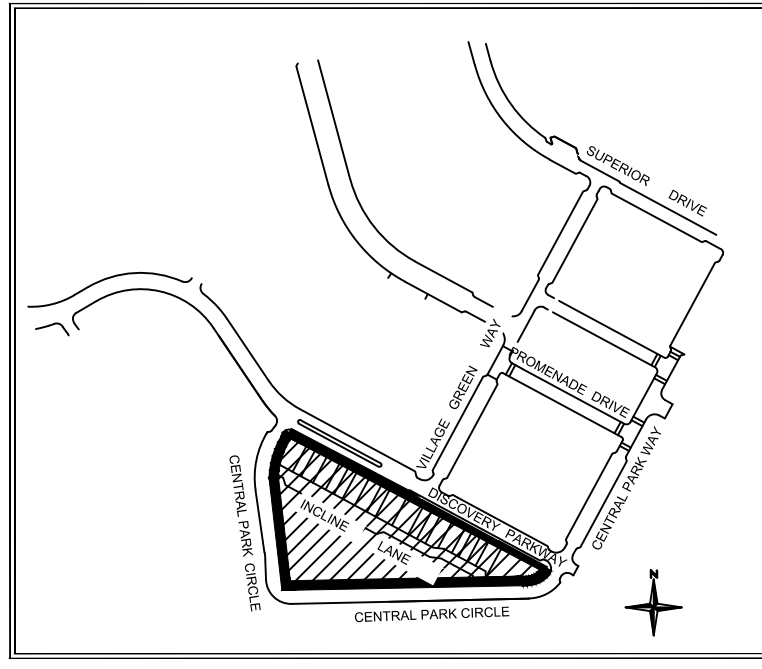
- NOTES:**
1. SEE DRAINAGE PLAN FOR DETAILED WALL INFORMATION.
 2. CLEANOUTS MUST BE INSTALLED FOR THE LOT 13 SANITARY SEWER SERVICE AS DETAILED IN THE CONSTRUCTION PLANS
 3. STAIRS MAY NEED TO BE DEMOLISHED IN ORDER TO ACCESS, REPAIR OR REPLACE UTILITY SERVICE LINES TO LOTS 1-6, 10-12, 14-17, AND 19. DETAILED CONSTRUCTION METHODS ARE INCLUDED WITH THE CONSTRUCTION PLAN SUBMITTAL.

EXISTING LEGEND

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

FDP #4 LEGEND

---	PROJECT BOUNDARY
---	FDP LIMIT LINE
---	ACCESSIBLE ROUTE
---	LOT LINE
---	BLOCK & LOT NUMBERS
---	EASEMENT
---	ROAD CENTERLINE
---	DEMOLITION LINE
---	PRIVATE STORM SEWER (CONCRETE)
---	PRIVATE STORM SEWER (PVC OR HDPE) WITH AREA DRAIN / CLEANOUT
---	MANHOLE
---	INLET
---	WATER BEND
---	WATER CROSS
---	WATER TEE
---	WATER REDUCER
---	WATER GATE VALVE
---	FIRE HYDRANT
---	PLUG/CAP
---	SANITARY SEWER
---	UNDERDRAIN
---	WATER LINE
---	4" SANITARY SEWER SERVICE
---	3/4" WATER SERVICE W/ 1" TAP
---	WATER METER
---	ELECTRIC METER
---	GAS METER
---	PEDESTRIAN LIGHT
---	TRANSFORMER
---	AIR CONDITIONER PAD 30"x30"
---	RETAINING WALL



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 CODES AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. THE TERM "VESTED RIGHTS" ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

DATE	NO.	NOTES
10/02/2018	1	15% SUBMITTAL
11/09/2018	2	PLANNING COMMISSION SUBMITTAL
12/14/2018	3	RESPONSE TO STAFF COMMENTS
1/15/2019	4	RESPONSE TO COMMISSION COMMENTS
2/01/2019	5	RESPONSE TO COMMISSION COMMENTS
2/14/2019	6	FINAL CHECK SET
3/14/2019	7	ISSUE FOR APPROVAL

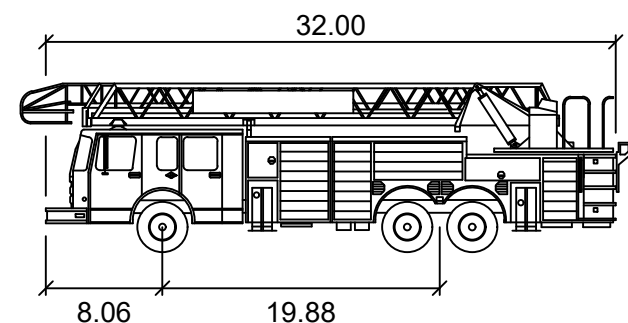
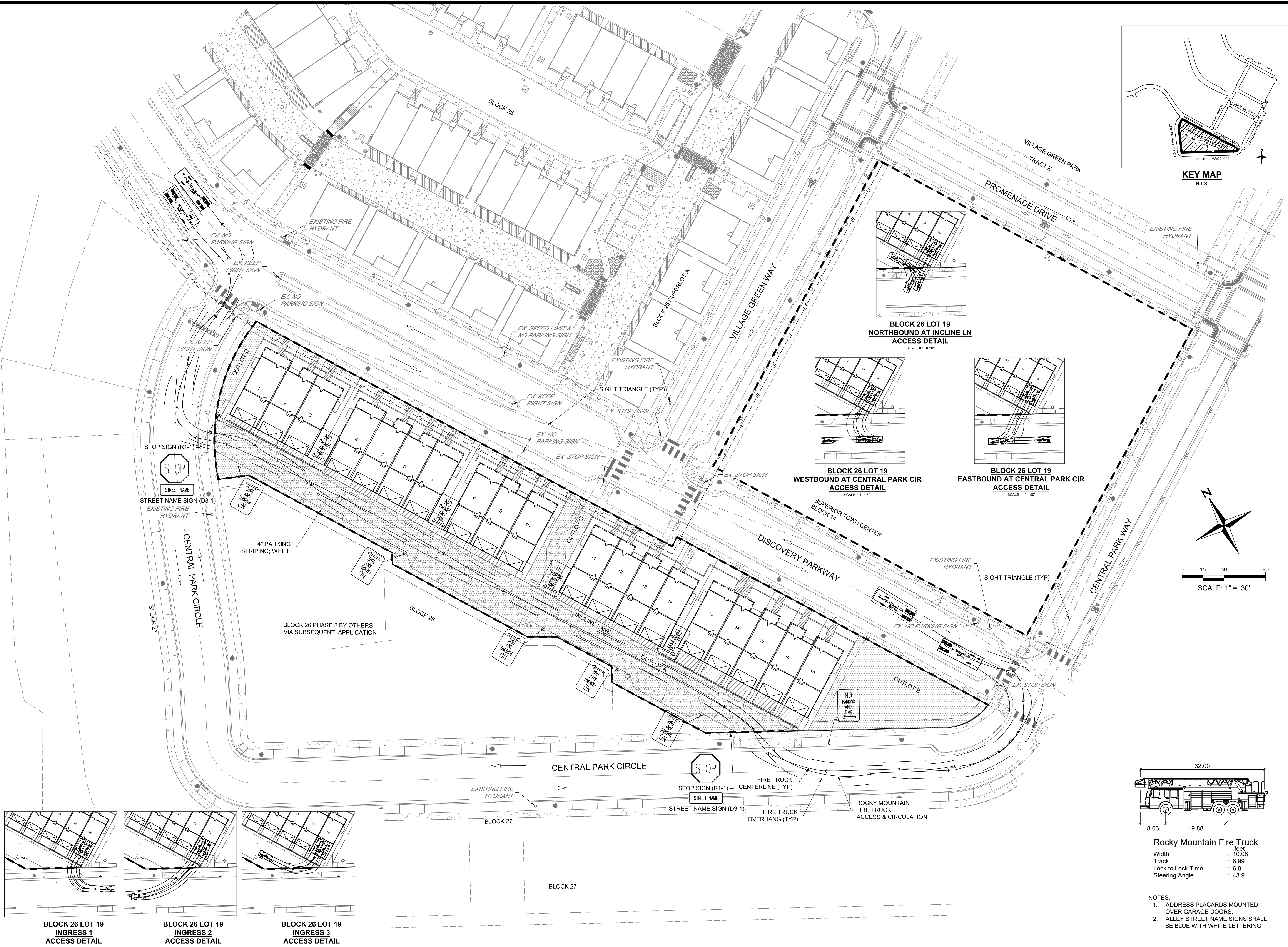
DRAWN	JMG	CHECKED	BAR	APPROVED	MTP	PROJECT NO.	17014.01	1" = 20'	SCALE	VERT. SCALE	NA
-------	-----	---------	-----	----------	-----	-------------	----------	----------	-------	-------------	----

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26
SITE PLAN BLOCK 26

BLOCK 26 LOT 15
INGRESS 1
ACCESS DETAIL

BLOCK 26 LOT 15
INGRESS 2
ACCESS DETAIL

BLOCK 26 LOT 19
INGRESS 3
ACCESS DETAIL



Rocky Mountain Fire Truck	
Width	: 10.08 feet
Track	: 6.99
Lock to Lock Time	: 6.0
Steering Angle	: 43.9

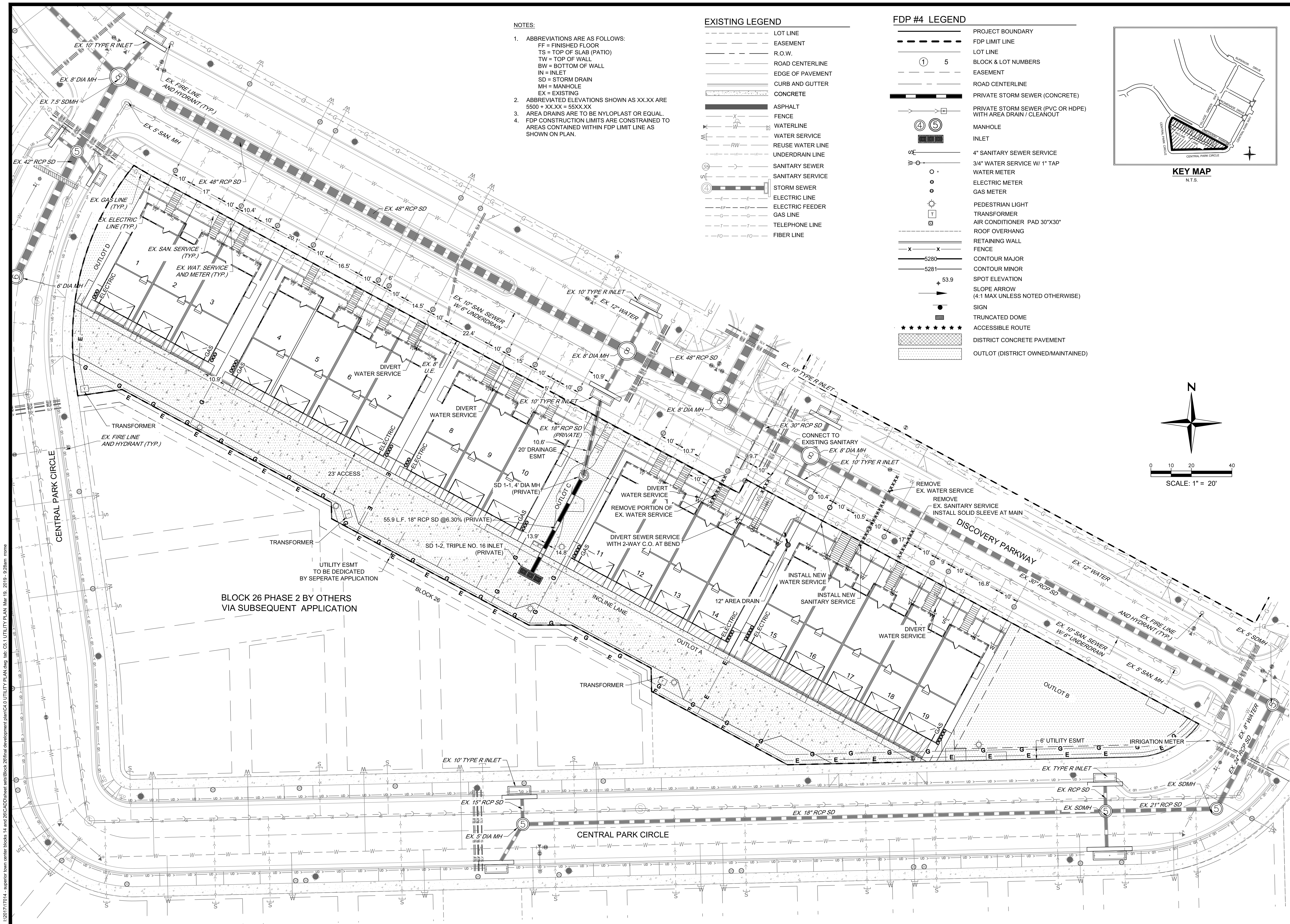
- NOTES:
1. ADDRESS PLACARDS MOUNTED OVER GARAGE DOORS.
 2. ALLEY STREET NAME SIGNS SHALL BE BLUE WITH WHITE LETTERING

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

DRAWN	JMG
CHECKED	RAR
APPROVED	MTP
PROJECT NO.	17014
HORZ. SCALE	1" = 3'
VERT. SCALE	N/A

	DATE	NO.	NOTES
	10.08.2018	1	1ST SUBMITTAL
	11.09.2018	2	PLANNING COMMISSION SUBMITTAL
	12.14.2018	3	RESPONSE TO STAFF COMMENTS
	1.15.2019	4	RESPONSE TO STAFF COMMENTS
	2.01.2019	5	RESPONSE TO COMMISSION COMMENTS
	2.14.2019	6	MYLAR CHECK SET
	3.14.2019	7	ISSUE FOR APPROVAL

L:\2017\17014 - superior town center blocks 14 and 26\cadd\sheet sets\block 26\final development plan\C4.0 UTILITY PLAN.dwg, tab: C5.1 UTILITY PLAN, Mar 19, 2019 - 9:28am, rone



YEARS

Redland

NEW

WHERE GREAT PLACES BEGIN

720.283.1293 Office
1500 West Canal Court, Littleton, Colorado 80120
REDLAND.COM

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

DRAWN	JMG	CHECKED	BAR	APPROVED	MTP	PROJECT NO.	17014.01	HORIZ. SCALE	1" = 20'	VERT. SCALE	
DATE	NO.	NOTES									
10/02/2018	1	1ST SUBMITTAL									
11/09/2018	2	PLANNING COMMISSION SUBMITTAL									
12/14/2018	3	RESPONSE TO STAFF COMMENTS									
1/15/2019	4	RESPONSE TO STAFF COMMENTS									
2/01/2019	5	RESPONSE TO COMMISSION COMMENTS									
2/14/2019	6	MYLAR CHECK SET									
3/14/2019	7	ISSUE FOR APPROVAL									

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

UTILITY PLAN BLOCK 26

SHEET

6
OF 16

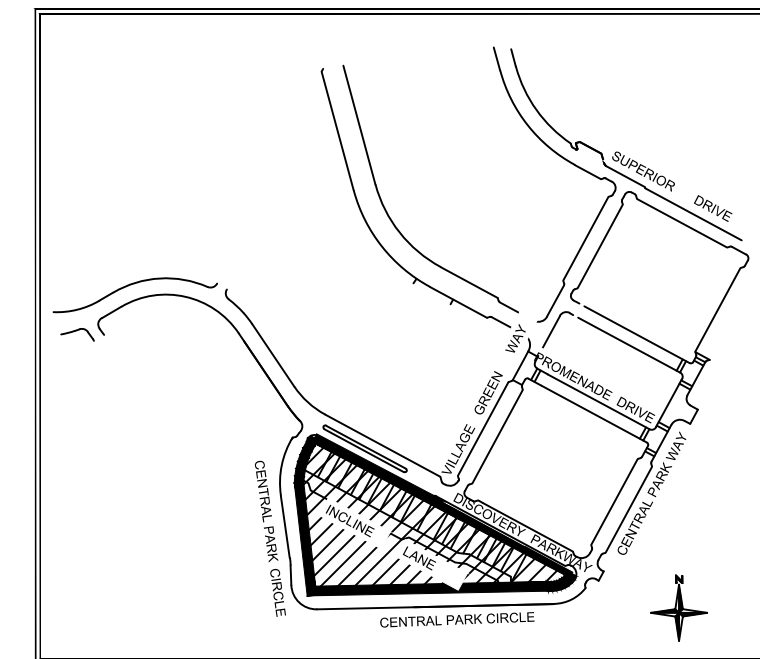
VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE
SPECIFIC DEVELOPMENT PLAN AS
DEFINED IN SECTION 24-68-101, ET.
SEQ. C.R.S. AND CHAPTER 16 OF THE
SUPERIOR MUNICIPAL CODE.
AVAILABLE AT THE SUPERIOR TOWN
HALL, 124 EAST COAL CREEK DRIVE,
SUPERIOR, COLORADO. THE TERM
AND OTHER CONDITIONS OF THESE
VESTED RIGHTS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

KMH	DRAWN	CHECKED	APPROVED
TBK			
SMD			
PROJECT NO.	SET-112	NOTED	N/A
HORZ. SCALE	VERT. SCALE		

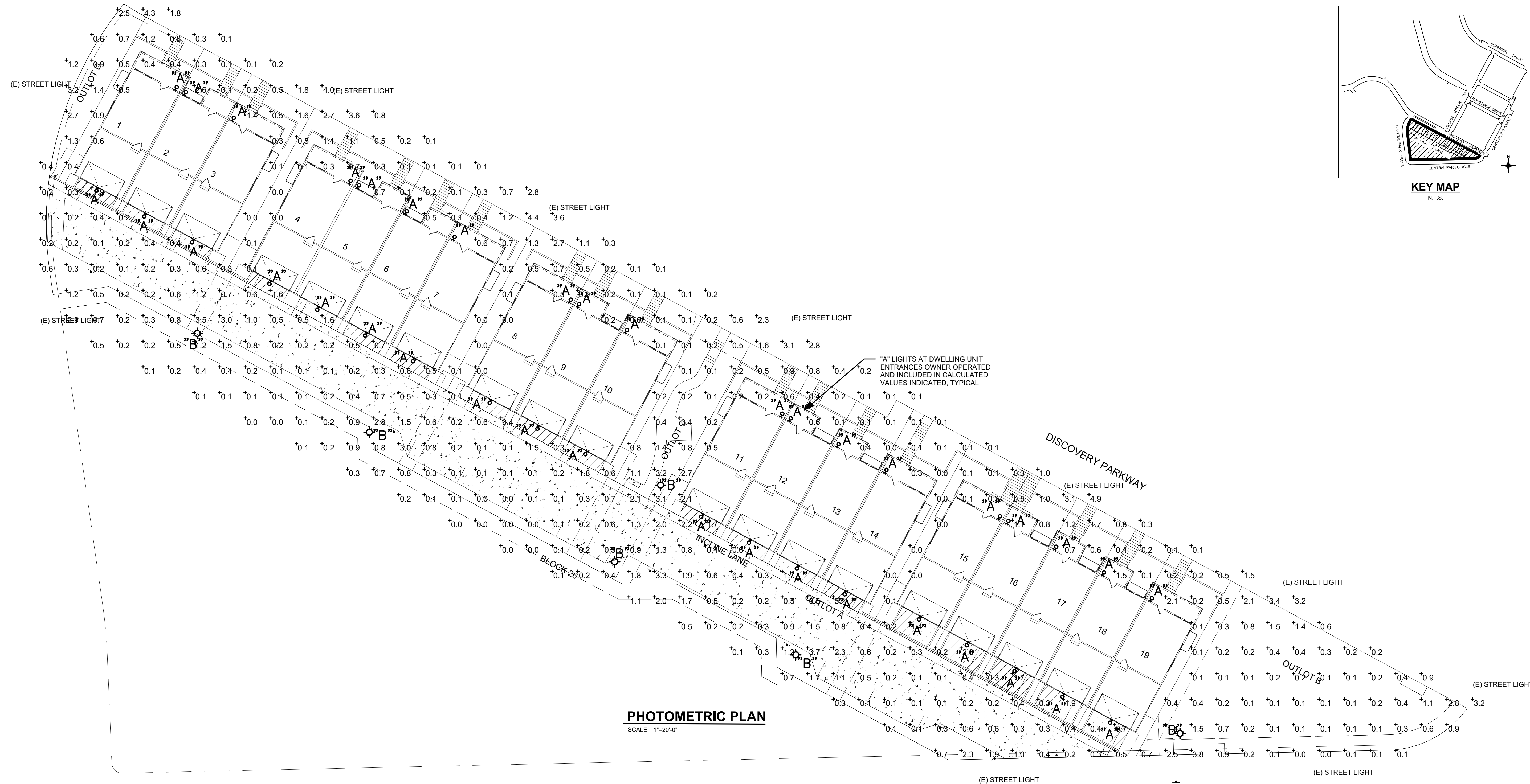
DATE	NO.	NOTES
10/02/2018	1	1ST SUBMITTAL
11/09/2018	2	PLANNING COMMISSION SUBMITTAL
12/14/2018	3	RESPONSE TO STAFF COMMENTS
1/02/2019	4	RESPONSE TO STAFF COMMENTS
2/01/2019	5	RESPONSE TO COMMISSION COMMENTS
2/14/2019	6	1MYLAR CHECK SET
3/14/2019	7	ISSUE FOR APPROVAL

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26
PHOTOMETRIC PLAN

SHEET



KEY MAP
N.T.S.



PHOTOMETRIC PLAN
SCALE: 1"=20'-0"

3000 K LED Outdoor Lantern - BKT BKT
11250BKT30 (Textured Black)



1 TYPE "A" BUILDING MOUNTED
SCALE: NONE
+6'-8" +/- REFER TO ELEVATIONS
PROVIDE BLACK FINISH

Primary Lamping

Light Source	LED
Lamp Included	Integrated
Number of Lights/LEDs	1
Delivered Lumens	350
Delivered Efficacy	33
Max or Nominal Watt	11W

Qualifications

Safety Rated	Wet
Title 24	Yes
Class 2	Yes
Dark Sky	Yes
Expected Life Span	40000 Hours
Warranty	www.kichler.com/warr



2 TYPE "B" POLE MOUNTED
SCALE: NONE
+12'-0" AFG VIA 12" POLE
PROVIDE BLACK FINISH

LED lighting facts	
Light Output (Lumens)	2162
Watts	47
Lumens per Watt (Efficacy)	46
Color Accuracy Color Rendering Index (CRI)	84

General Description

- Available in single or double pole mounted configurations
- Offered in 3 standard pole heights (12', 14', and 16')
- Optional ANSI136.41 7-pin twist lock receptacle
- Mounting template and anchor hardware included
- International Dark-Sky approved
- UL Listed, suitable for wet locations

PHOTOMETRIC PLAN NOTES
ALL GARAGE-MOUNTED WALL LIGHTS USED TO ILLUMINATE INTERNAL DRIVE AISLES ARE TO BE LIGHTED FROM DUSK UNTIL DAWN. THE ASSOCIATED METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ENFORCEMENT.

Project Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
PROJECT SITE	+	0.7 fc	3.8 fc	0.0 fc	N/A
(N/A = DIVISION BY ZERO - UNDEFINED VALUE)					

Luminaire Type Schedule							
Symbol	Type	QTY	Catalog Number	Description	Lamp	Number of Lamps	Wattage
♀	A	38	11250BKT30	SURFACE MOUNT LED SCONCE FULL CUT-OFF OPTICS	LED 3000K	1	11
♂	B	6	AP-208L3100F30K SL3	LED AREA LIGHT, POLE MOUNTED (12') FULL CUT-OFF, HOUSE SIDE SHIELD SINGLE HEAD CONFIGURATION TYPE III DISTRIBUTION PROVIDE DARK BRONZE POLE (35% REFLECTIVE)	LED 3000K	1	47

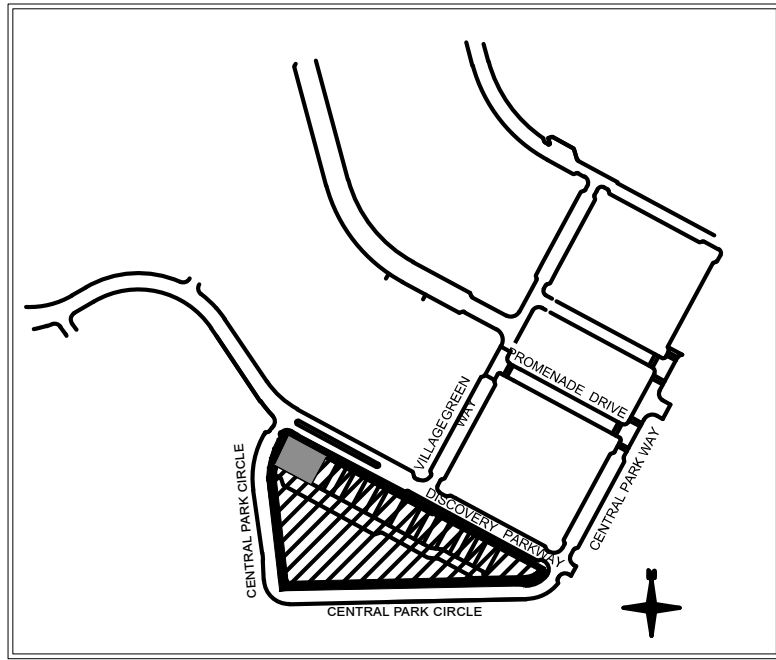
***NOTE:** AVERAGE GRADE CALLOUTS ARE BASED ON FINAL DEVELOPMENT PLAN AND MAY VARY SLIGHTLY ON FINAL PRODUCT. BUILDINGS WILL ADHERE TO 32'-0" HEIGHT LIMIT.



BUILDING 1 - LOTS 1 THROUGH 3 - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



BUILDING 1 - LOTS 1 THROUGH 3 - REAR ELEVATION
SCALE: 1/4" = 1'-0"



ARCHITECT:
PEL-ONA ARCHITECTS AND URBANISTS
4676 BROADWAY
BOULDER, CO 80304
T: (303) 443-7876
CONTACT: Rommie Peluso
EMAIL: Rommie@P-ONA.com

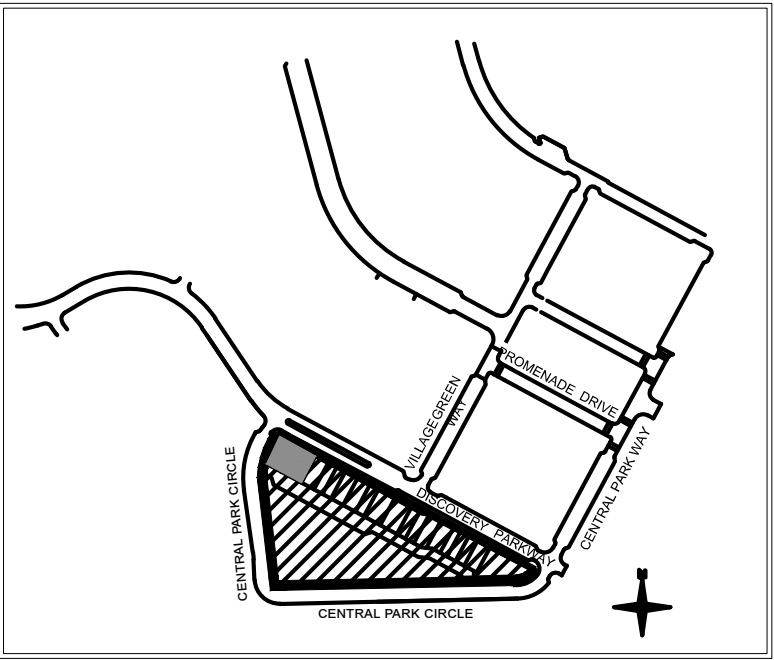
PEL-ONA
ARCHITECTS & URBANISTS

VESTED RIGHTS.
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 10-5-1 OF THE REG. C.R.S. AND IS SUBJECT TO THE SUPERIOR TRI-STATE CODE. AVAILABLE WITHIN THE SUPERIOR TOWN HALL, 1000 SUPERIOR DRIVE, SUPERIOR, CO 80087. THE TERM AND CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

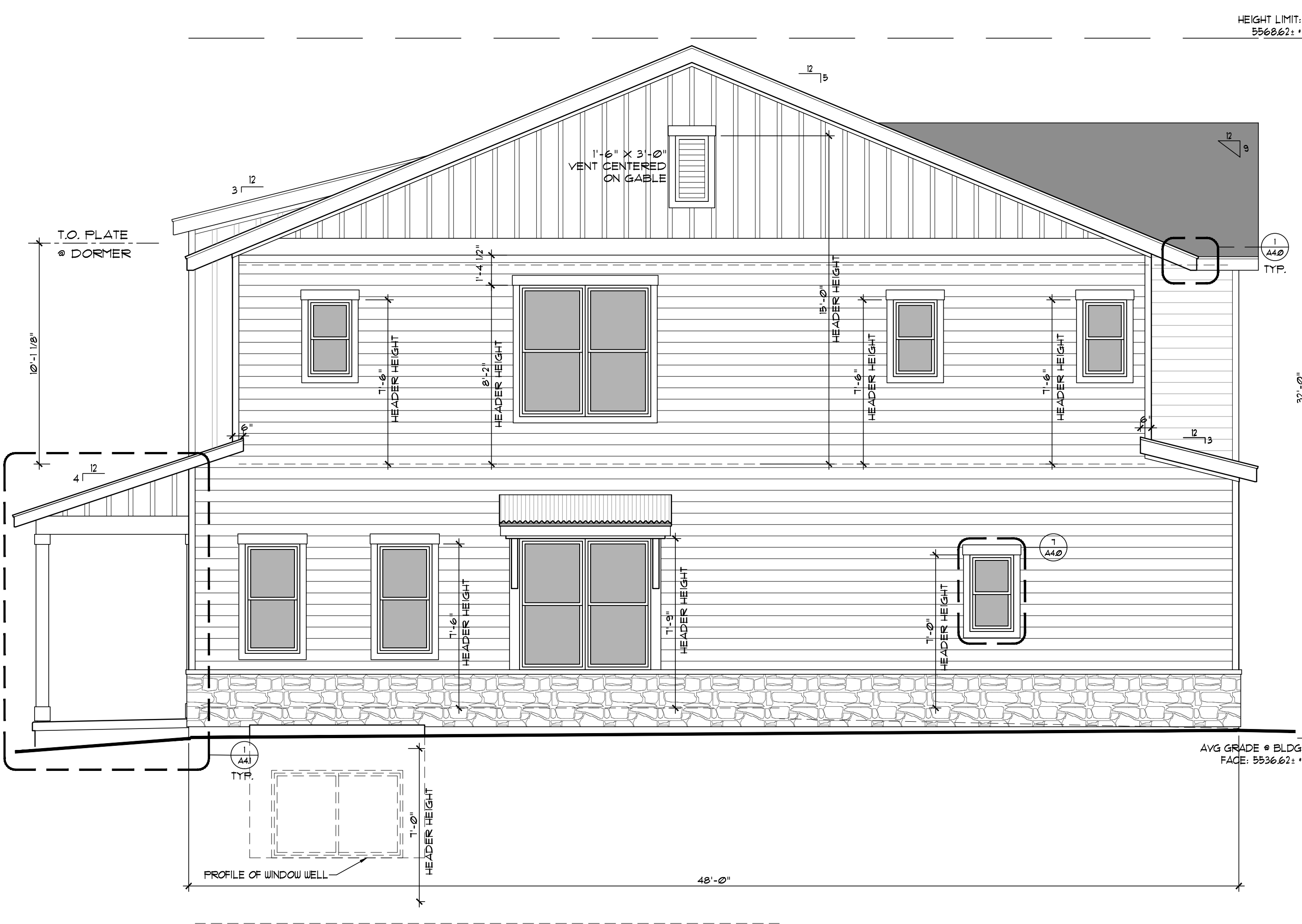
DATE	NO.	NOTES
10/08/2018	1	1ST SUBMITTAL
11/09/2018	2	PLANNING COMMISSION SUBMITTAL
12/17/2018	3	2ND SUBMITTAL
01/14/2019	4	3RD SUBMITTAL
02/11/2019	5	PUBLIC HEARING SUBMITTAL
02/14/2019	6	MYLAR CHECK SET
03/14/2019	7	ISSUE FOR APPROVAL

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26
BUILDING ELEVATIONS
FRONT AND REAR

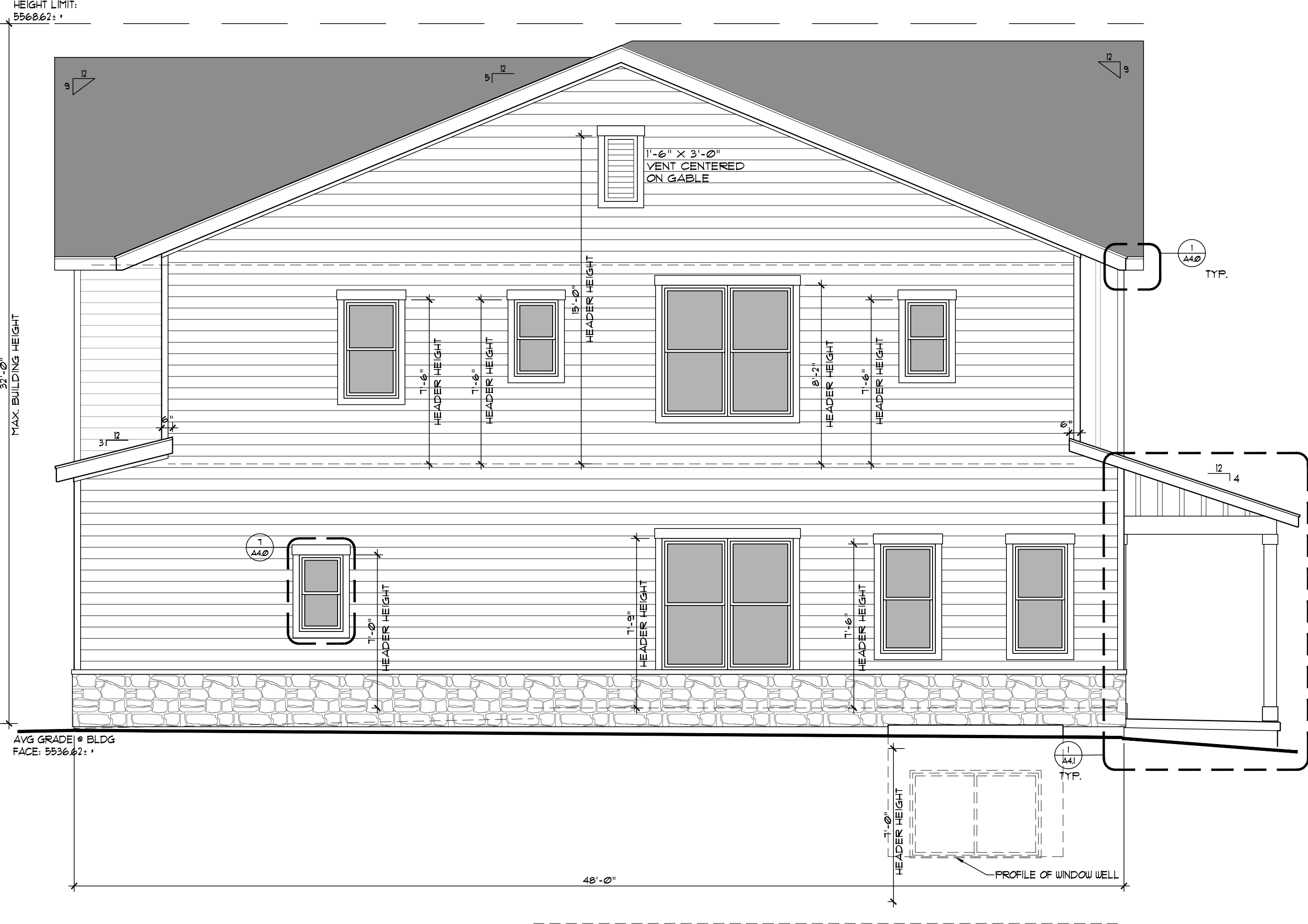
***NOTE:** AVERAGE GRADE CALLOUTS ARE BASED ON FINAL DEVELOPMENT PLAN AND MAY VARY SLIGHTLY ON FINAL PRODUCT. BUILDINGS WILL ADHERE TO 32'-0" HEIGHT LIMIT.



KEY MAP
N.T.S.



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



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



LOT 19 LOT 18 LOT 17 LOT 16 LOT 15
SCALE: 1/16" = 1'-0"



LOT 14 LOT 13 LOT 12 LOT 11
SCALE: 1/16" = 1'-0"



LOT 10 LOT 9 LOT 8 LOT 7
SCALE: 1/16" = 1'-0"



LOT 6 LOT 5 LOT 4 LOT 3
SCALE: 1/16" = 1'-0"



LOT 2 LOT 1 LOT 19 LOT 18
SCALE: 1/16" = 1'-0"

DISCOVERY PARKWAY BLOCK FACE

SCALE: 1/16" = 1'-0"

NOTE: UNITS ON LOTS 1, 10, 11 AND 19 SHALL HAVE ENHANCED SIDE ELEVATION TREATMENTS SIMILAR TO THE BUILDING 1 LOT 1 ENHANCED SIDE ELEVATION SHOWN ABOVE.

ARCHITECT:
PEL-ONA
ARCHITECTS AND URBANISTS
4676 BROADWAY
BOULDER, CO 80304
T: (303) 443-7876
CONTACT: Robbie Peluso
EMAIL: Robbie@P-Ona.com

PEL-ONA
ARCHITECTS & URBANISTS

THIS PLAN CONSTITUTES A SPECIFIC DEVELOPMENT PLAN, AS DEFINED IN SECTION 10-10 OF THE CITY OF BOULDER ORDINANCES, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CITY OF BOULDER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN, AND THE CITY OF BOULDER DOES NOT ACCEPT ANY LIABILITY FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF THE USE OF THIS PLAN. THE USER OF THIS PLAN AGREES TO HOLD THE CITY OF BOULDER HARMLESS FROM ANY SUCH DAMAGES. THE USER OF THIS PLAN AGREES TO HOLD THE CITY OF BOULDER HARMLESS FROM ANY SUCH DAMAGES. THE USER OF THIS PLAN AGREES TO HOLD THE CITY OF BOULDER HARMLESS FROM ANY SUCH DAMAGES.

DATE	NO.	NOTES
10.08.2018	1	1ST SUBMITTAL
11.09.2018	2	PLANNING COMMISSION SUBMITTAL
12.17.2018	3	2ND SUBMITTAL
01.14.2019	4	3RD SUBMITTAL
02.11.2019	5	PUBLIC HEARING SUBMITTAL
02.14.2019	6	MYLAR CHECK SET
03.14.2019	7	ISSUE FOR APPROVAL

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26
BUILDING ELEVATIONS
SIDES

I:\2017\17014 - superior town center blocks 14 and 26\CADD\sheet sets\Block 26\final development plan\9 BUILDING ELEVATIONS.dwg Max 11 COLOR ELEVATIONS Feb 01, 2019 - 2:27pm rroms



BUILDING 1 - LOTS 1-3 FRONT ELEVATION

SCALE: 1/4" = 1'-0" (11 X 17 SHEET : 1/8" = 1'-0")



BUILDING 1 - LOTS 1-3 REAR ELEVATION

SCALE: 1/4" = 1'-0" (11 X 17 SHEET : 1/8" = 1'-0")

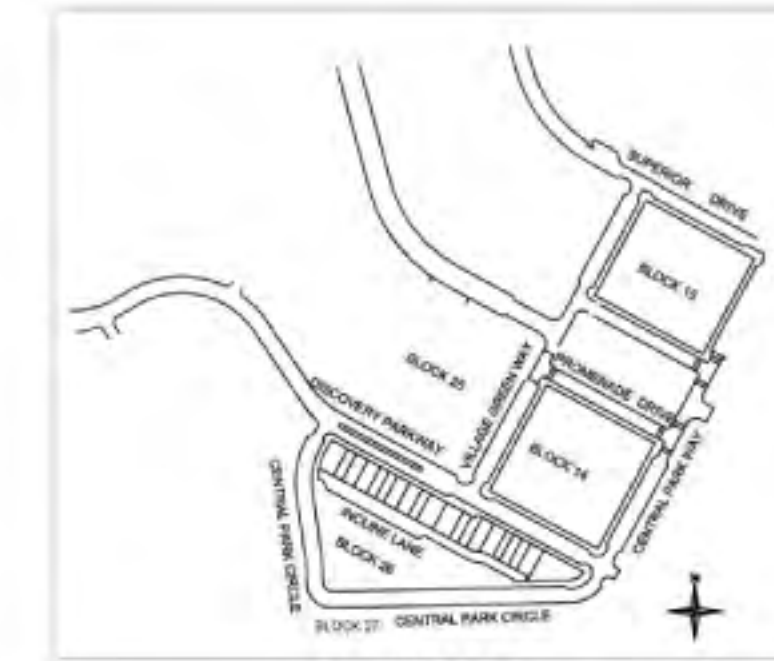


VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE
SPECIFIC DEVELOPMENT PLAN AS
DEFINED IN SECTION 24-48-101, ET
SEQ. C.R.S. AND CHAPTER 18 OF THE
SUPERIOR MUNICIPAL CODE.
AVAILABLE AT THE SUPERIOR TOWN
HALL, 104 EAST COAL CREEK DRIVE,
SUPERIOR, COLORADO. THE TERM
AND OTHER CONDITIONS OF THESE
VESTED RIGHTS ARE FURTHER
DESCRIBED IN THE DEVELOPMENT
AGREEMENT DATED MARCH 11, 2013.

DRAWN	JMG
CHECKED	PAR
APPROVED	MTP
PROJECT NO.	17014.01
HORIZ. SCALE	
VERT. SCALE	

DATE	NO.	NOTES
10.02.2018	1	1ST SUBMITTAL
11.09.2018	2	PLANNING COMMISSION SUBMITTAL
12.14.2018	3	RESPONSE TO STAFF COMMENTS
11.15.2019	4	RESPONSE TO STAFF COMMENTS
2.01.2019	5	RESPONSE TO COMMISSION COMMENTS

I:\2017\17014 - Superior Town Center Blocks 14 and 26\CAD\Sheet 26\FINAL DEVELOPMENT PLANS\BUILDING ELEVATIONS.dwg 10: COLOR ELEVATIONS.dwg Jan 15, 2019 9:46am rmane



KEY MAP
N.T.S.



BODY 1
BODY 2
TRIM

BUILDING 1 - LOTS 1-3 SIDE ELEVATION

SCALE: 1/4" = 1'-0" (11 X 17 SHEET : 1/8" = 1'-0")



BODY 1
BODY 2
TRIM

BUILDING 1 - LOTS 1-3 SIDE ELEVATION

SCALE: 1/4" = 1'-0" (11 X 17 SHEET : 1/8" = 1'-0")



LOT 19 LOT 18 LOT 17 LOT 16 LOT 15

SCALE: 1/16" = 1'-0"

COLOR SCHEME 1



LOT 14 LOT 13 LOT 12 LOT 11

SCALE: 1/16" = 1'-0"

COLOR SCHEME 3



LOT 10 LOT 9 LOT 8

SCALE: 1/16" = 1'-0"

COLOR SCHEME 2



LOT 7 LOT 6 LOT 5 LOT 4

SCALE: 1/16" = 1'-0"

COLOR SCHEME 4



LOT 3 LOT 2 LOT 1

SCALE: 1/16" = 1'-0"

COLOR SCHEME 3

DISCOVERY PARKWAY BLOCK FACE

SCALE: 1/16" = 1'-0"

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

COLOR BUILDING ELEVATIONS SIDES
COLOR SCHEME 3

SHEET

11

OF 16

VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE-
SPECIFIC DEVELOPMENT PLAN AS
DEFINED IN SECTION 24-48-101, ET.
SEQ. C.R.S., AND CHAPTER 18 OF THE
SUPERIOR MUNICIPAL CODE.
AVAILABLE AT THE SUPERIOR TOWN
HALL, 104 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.

DATE	NO.	NOTES	DRAWN	CHKD	APP'D	PROJECT NO.	HORIZ. SCALE	VERT. SCALE
10.06.2018	1	1ST SUBMITTAL						
11.09.2018	2	PLANNING COMMISSION SUBMITTAL						
12.14.2018	3	RESPONSE TO STAFF COMMENTS						
1.15.2019	4	RESPONSE TO STAFF COMMENTS						

Redland
WHERE GREAT PLACES BEGIN
720.383.4793 Office
720.383.4793 Cell
REDLAND.COM

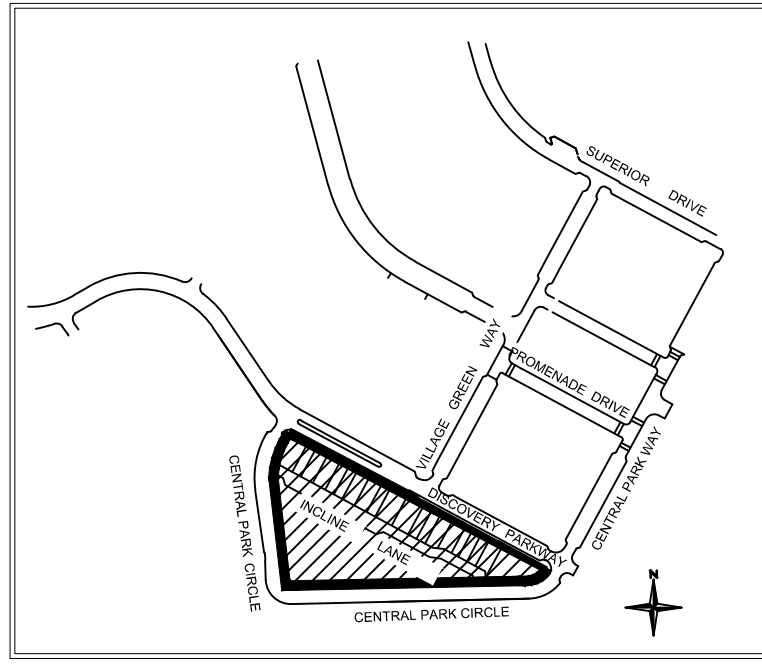
MATERIAL LEGEND

	MANICURED LAWN		TRASH AND RECYCLE RECEPTACLE
	COBBLE MULCH		BENCH
	ROCK MULCH		BIKE RACK
	WOOD MULCH (NO HATCH)		PET WASTE STATION
	STEEL EDGER		POLE LIGHT
	LIMIT OF FDP		WATER METER
	A/C UNIT		PROPOSED WATER LINE; SEE CIVIL
	SIGN		RETAINING WALL
			LANDSCAPE BOULDERS (SEE DETAIL 7 ON SHEET 15)

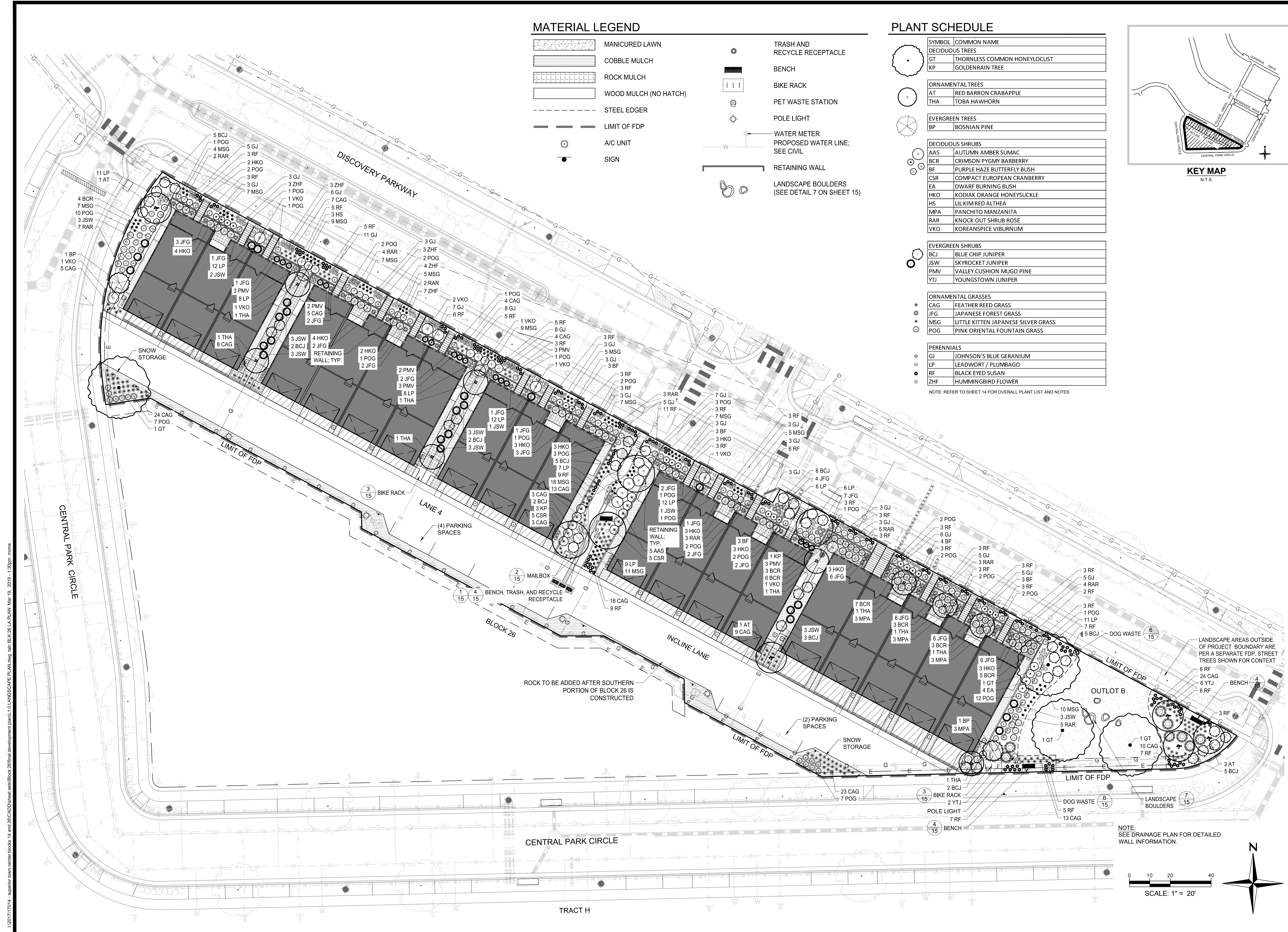
PLANT SCHEDULE

SYMBOL	COMMON NAME
DECIDUOUS TREES	
GT	THORNLESS COMMON HONEYLOCUST
KP	GOLDENRAIN TREE
ORNAMENTAL TREES	
AT	RED BARRON CRABAPPLE
THA	TOBA HAWTHORN
EVERGREEN TREES	
BP	BOSNIAN PINE
DECIDUOUS SHRUBS	
AAS	AUTUMN AMBER SUMAC
BCR	CRIMSON PYGMY BARBERRY
BF	PURPLE HAZE BUTTERFLY BUSH
CSR	COMPACT EUROPEAN CRANBERRY
EA	DWARF BURNING BUSH
HKO	KODIAK ORANGE HONEYSUCKLE
HS	LIL KIM RED ALTHEA
MPA	PANCHITO MANZANITA
RAR	KNOCK OUT SHRUB ROSE
VKO	KOREANSPICE VIBURNUM
EVERGREEN SHRUBS	
BCJ	BLUE CHIP JUNIPER
JSW	SKYROCKET JUNIPER
PMV	VALLEY CUSHION MUGO PINE
YTJ	YOUNGSTOWN JUNIPER
ORNAMENTAL GRASSES	
CAG	FEATHER REED GRASS
JFG	JAPANESE FOREST GRASS
MSG	LITTLE KITTEN JAPANESE SILVER GRASS
POG	PINK ORIENTAL FOUNTAIN GRASS
PERENNIALS	
GJ	JOHNSON'S BLUE GERANIUM
LP	LEADWORT / PLUMBAGO
RF	BLACK EYED SUSAN
ZHF	HUMMINGBIRD FLOWER

NOTE: REFER TO SHEET 14 FOR OVERALL PLANT LIST AND NOTES

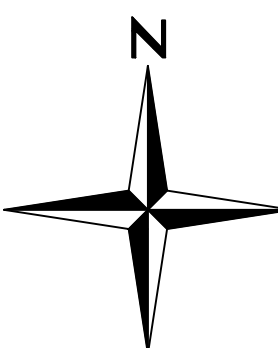


KEY MAP
N.T.S.



NOTE: SEE DRAINAGE PLAN FOR DETAILED WALL INFORMATION.

SCALE: 1" = 20'



SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

LANDSCAPE PLAN BLOCK 26

SHEET

VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET. SEQ., C.R.S. AND CHAPTER 10 OF THE SUPERIOR MUNICIPAL CODES. AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAK CREEK DRIVE, SUPERIOR, COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

DRAWN	NEH
CHECKED	BUB
APPROVED	MTP
PROJECT NO.	17014.01
HORIZ. SCALE	1" = 20'
VERT. SCALE	N/A

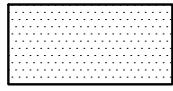
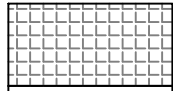
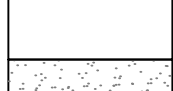
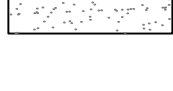
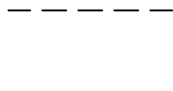
DATE	NO.	NOTES
10/02/2018	1	1ST SUBMITTAL
11/09/2018	2	PLANNING COMMISSION SUBMITTAL
12/14/2018	3	RESPONSE TO STAFF COMMENTS
1/15/2019	4	RESPONSE TO STAFF COMMENTS
2/01/2019	5	RESPONSE TO COMMISSION COMMENTS
2/14/2019	6	MYLAR CHECK SET
3/14/2019	7	ISSUE FOR APPROVAL

L:\2017\17014 - superior town center blocks 14 and 26\CADD\sheet sets\Block 26\final development plan\L11 LANDSCAPE DETAILS.dwg tab: 14 PLANTING SCHEDULE NOTES & DETAILS Mar 15, 2019 - 8:38am rroms

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	HEIGHT	WIDTH
DECIDUOUS TREES						
GT	THORNLESS COMMON HONEYLOCUST	GLEDITSIA TRICANTHOS INERMIS	4	2.5" B&B	30-60'	15-40'
KP	GOLDENRAIN TREE	KOELREUTERIA PANICULATA	4	2.5" B&B	20-30'	25-35'
TOTAL:			8			
ORNAMENTAL TREES						
AT	RED BARRON CRABAPPLE	MALUS 'RED BARRON'	5	2" Cal.	15-18'	10-12'
THA	TOBA HAWTHORN	CRATAEGUS X MORDENENSIS 'TOBA'	9	2" Cal.	15-18'	12-15'
TOTAL:			14			
EVERGREEN TREES						
BP	BOSNIAN PINE	PINUS HELDEICHII	2	10'	15-25'	6-8'
TOTAL:			2			
DECIDUOUS SHRUBS						
AAS	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	5	#5	12-18"	6-8'
BCR	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	31	#5	2-3'	2-3'
BF	PURPLE HAZE BUTTERFLY BUSH	BUDDLEJA X 'PURPLE HAZE'	20	#5	2-3'	2-3'
CSR	COMPACT EUROPEAN CRANBERRY	VIBURNUM OPULUS 'COMPACTUM'	10	#5	4-5'	5-6'
EA	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	4	#5	6-8'	6-8'
HKO	KODIAK ORANGE HONEYSUCKLE	DIERVILLA RIVULARIS 'G2X88544'	33	#5	3-4'	3-4'
HS	LIL KIM RED ALTHEA	HIBISCUS SYRIACUS 'SHIMRR38'	8	#5	3-4'	3-4'
MPA	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	12	#5	2-3'	4-5'
RAR	KNOCK OUT SHRUB ROSE	ROSA x 'RADRAZZ'	38	#5	2-3'	2-3'
VKO	KOREANSPICE VIBURNUM	V. CARLESII	9	#5	5-6'	5-6'
TOTAL:			170			
EVERGREEN SHRUBS						
BCJ	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	37	#5	8-12"	6-8'
JSW	SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'	25	10'	15-20'	4-5'
PMV	VALLEY CUSHION MUGO PINE	PINUS MUGO 'VALLEY CUSHION'	16	#5	2-3'	2-3'
YTJ	YOUNGSTOWN JUNIPER	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	8	#5	12-18"	4-6'
TOTAL:			86			
ORNAMENTAL GRASSES						
CAG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA	173	#5	4-5'	18-24"
JFG	JAPANESE FOREST GRASS	HAKENOCHLOA MACRA 'AUREOLA'	60	#1	12"	12-18"
MSG	LITTLE KITTEN JAPANESE SILVER GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN'	111	#5	2-3'	12-18"
POG	PINK ORIENTAL FOUNTAIN GRASS	PENNISETUM ORIENTAL 'KARLEY ROSE'	73	#1	3-4'	3-4'
TOTAL:			417			
PERENNIALS						
GJ	JOHNSON'S BLUE GERANIUM	G. X 'JOHNSON'S BLUE'	115	#1	15-18"	15-18"
LP	LEADWORT / PLUMBAGO	CERATOSTIGMA PLUMBAGINOIDES	102	#1	8-12"	18-24"
RF	BLACK EYED SUSAN	RUDBECKIA FULGIDA	164	#1	18"-24"	18"-24"
ZHF	HUMMINGBIRD FLOWER	ZAUSCHNERIA GARRETTII	20	#1	4-6"	15-20"
TOTAL:			401			

MATERIAL SCHEDULE

	ITEM	DESCRIPTION	QTY.
	COBBLE MULCH	6" ROUND/OVAL NATURAL RIVER COBBLE DEPRESSED 2" BELOW SURROUNDING CURBS AND WALKS	4,410 SF
	ROCK MULCH	1 -1/2" IRREGULAR GOLD ORE ROCK	3,170 SF
	SHREDDED WOOD MULCH	NON-DYED SHREDDED CEDAR MULCH	6,965 SF
	MANICURED LAWN	ALL SOD SHALL BE TEXAS HYBRID BLUEGRASS 'DURABLE' OR 'THERMAL BLUE' OR APPROVED EQUAL	2,882 SF
	STEEL EDGER	14 GAUGE STEEL EDGING WITH ROLLED TOP OR APPROVED EQUAL 3/16" x 5-1/2" RYERSON TYPE METAL EDGING WITH MILLED EDGE AND ANCHOR STAKED PER MANUFACTURERS SPECIFICATION	574 LF

PLANT REQUIREMENTS

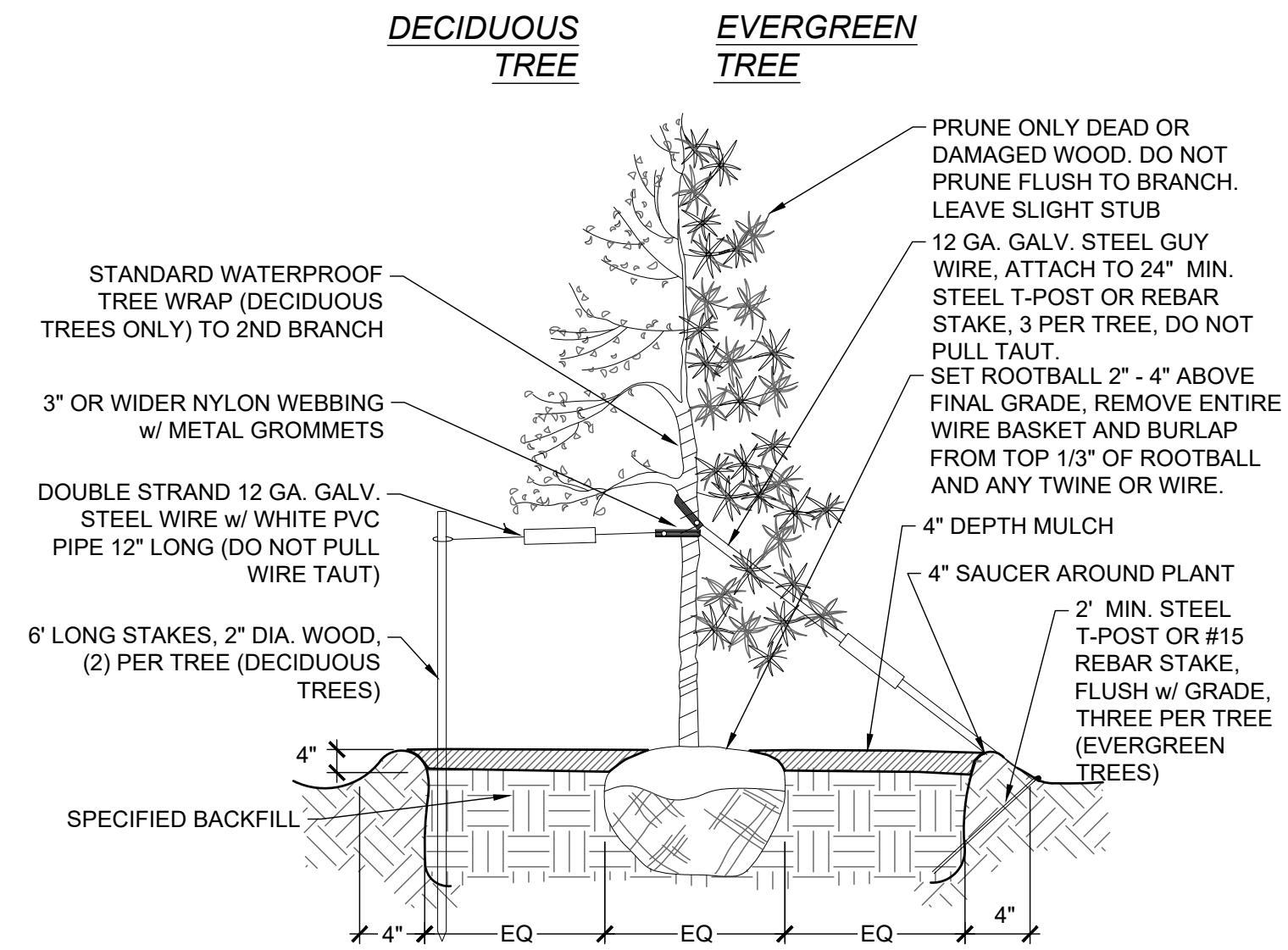
ITEM	BLOCK 15	
	REQUIRED	PROVIDED
TOTAL OPEN SPACE (INCLUDING WALKS)	N/A	19,296 SF
TOTAL PLANTING AREA	N/A	17,430 SF
TOTAL LIVE COVERAGE OF PLANTING AREA	75%	77% (13,421 SF)**
DECIDUOUS TREES (1 PER 825 SF)	22	22
EVERGREEN TREES	N/A	2
SHRUB TOTALS (1 PER 100 SF)	175	256
PERCENTAGE EVERGREEN SHRUBS	33%	34%

*Ornamental grasses and perennials not included. See Overall Plant List for total quantities.
**Calculations of planting area covered by living plant materials is based on mature shrub sizes and ground cover spread.

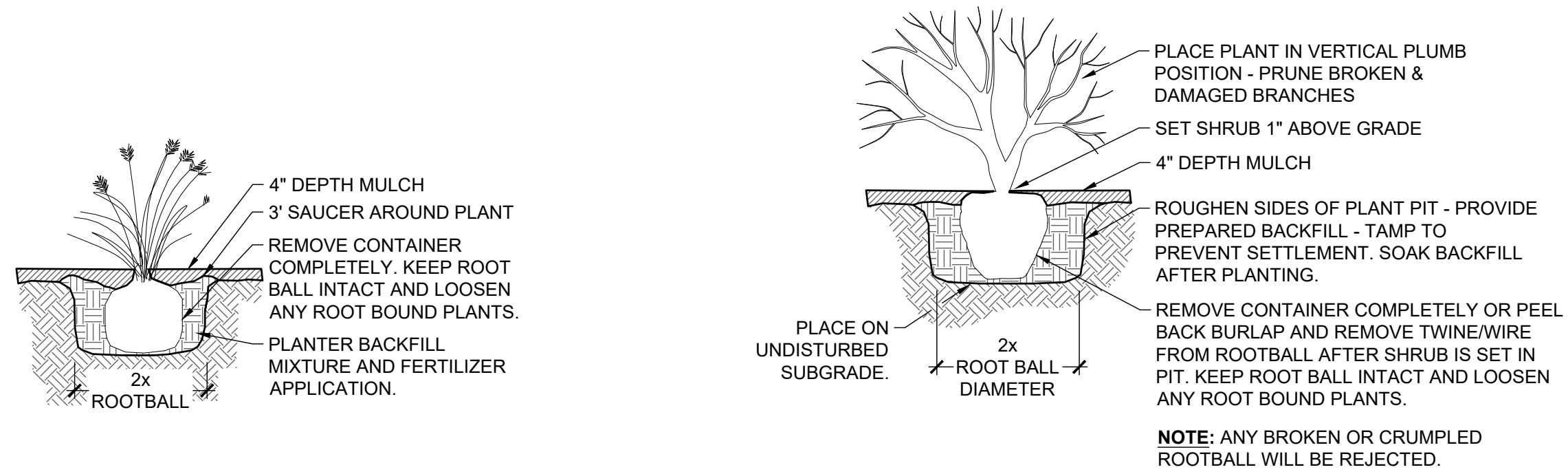
PLANTING NOTES

- IRRIGATION: A BELOW GROUND FULLY AUTOMATED IRRIGATION SYSTEM WILL BE INSTALLED IN ALL LANDSCAPED AREAS UTILIZING WATER-CONSERVING SYSTEMS SUCH AS TRICKLE (DRIP) IRRIGATION TO WATER ALL SHRUBS AND TREE PLANTINGS. RAIN SENSORS WILL BE USED TO AUTOMATICALLY SHUT DOWN THE IRRIGATION SYSTEM DURING PERIODS OF HIGH MOISTURE. TO MAXIMIZE WATER USE EFFICIENCY, THE IRRIGATION SYSTEM WILL BE DESIGNED WITH A HIGH APPLICATION EFFICIENCY AND WITH ZONES THAT CORRESPOND TO THE DIFFERING WATER REQUIREMENTS OF PLANTING AREAS. BACKFLOW CONTROL DEVICES SHALL BE LOCATED OR SCREENED SO THAT THEY ARE NOT VISIBLE FROM PUBLIC STREETS OR PARKING LOTS. SPRAY OVER WALKWAYS AND ROADWAYS WILL BE MINIMIZED FOR PEDESTRIAN COMFORT, SAFETY AND WATER CONSERVATION. REFER TO IRRIGATION PLANS FOR ADDITIONAL INFORMATION.
- SOIL AMENDMENT: SOIL WITHIN THE PROJECT LIMITS IS PREDOMINANTLY NUNN CLAY LOAM. ALL LANDSCAPE AREAS WILL RECEIVE SOIL AMENDMENT, APPLIED AT A MINIMUM OF THREE AND ONE-HALF (3.5) CUBIC YARDS OF PURE ORGANIC MATERIAL PER ONE THOUSAND (1,000) SQUARE FEET, TILLED TO A MINIMUM DEPTH OF SIX (6) INCHES.
- WOOD MULCH: MULCH FOR TREES AND SHRUB BEDS WILL BE "CASCADE CEDAR MULCH", A DISTINCTIVE LOOKING WOOD MULCH MEDIUM BROWN IN APPEARANCE WITH A FINE TEXTURED "HAIR-LIKE" LOOK. THE WOOD FIBERS WILL BE APPROXIMATELY 1 1/2" - 3 1/2" IN LENGTH AND BE UNIFORM IN APPEARANCE. THIS MULCH IS IDEAL FOR HIGH WIND AREAS AS IT FORMS A DENSE MAT WHICH HELPS TO LOCK IT TOGETHER AND STAY IN PLACE.

MINIMUM DEPTH OF MULCH WILL BE THREE (3) INCHES IN SHRUB BEDS. MULCHED BED AREAS WILL INCLUDE WEED CONTROL FABRIC.
- ON CORNER LOTS, LANDSCAPE MATERIAL OVER THIRTY (30) INCHES IN HEIGHT WILL NOT BE PLANTED WITHIN THE SIGHT TRIANGLE ESTABLISHED FOR THE ADJACENT INTERSECTION EXCEPT FOR TREES WITH BRANCHES AND FOLIAGE REMOVED TO A HEIGHT OF SEVEN (7) FEET ABOVE THE GROUND.
- WEED BARRIER FABRIC IS TO BE NONWOVEN GEOTEXTILE AND INSTALLED UNDER ALL PLANTING AREA EXCLUDING SOD. RECOMMEND MIRAFI MSCAPE OR APPROVED EQUAL.
- SHREDDED WOOD MULCH SHALL BE INSTALLED IN ALL PLANTING AREAS NOT SPECIFIED WITH ROCK MULCH.
- LANDSCAPE INSTALLATION SHALL BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- SEED MIX IS FOR DISTURBED AREAS ONLY AFTER CONSTRUCTION COMPLETION.
- LIMB UP TOBA HAWTHORNS TO 5 FEET ABOVE GRADE.
- ALL ON-LOT LANDSCAPE WILL BE IRRIGATED AND MAINTAINED BY THE LOT OWNER. MAINTENANCE REQUIREMENTS WILL MEET THOSE ADOPTED FOR THE COMMON AREA AND RIGHT OF WAY LANDSCAPES.

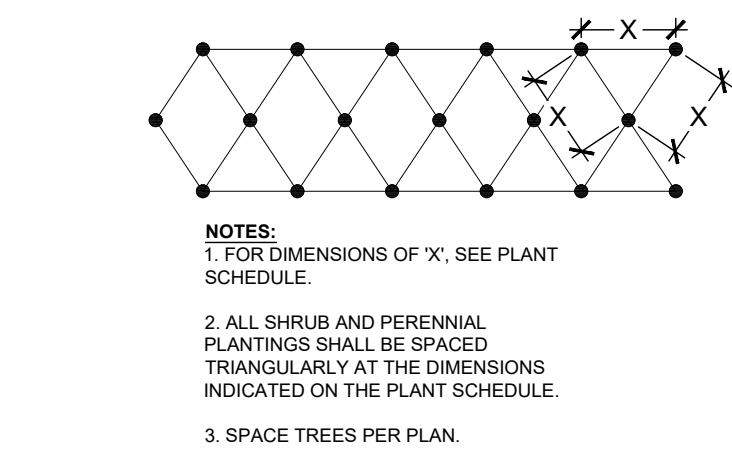


1 TREE PLANTING DETAIL
14 N.T.S.



2 PERENNIAL PLANTING DETAIL
14 N.T.S.

3 SHRUB PLANTING DETAIL
14 N.T.S.



4 PLANT SPACING DETAIL
14 N.T.S.

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

PLANT SCHEDULE/NOTES & DETAILS

SHEET



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

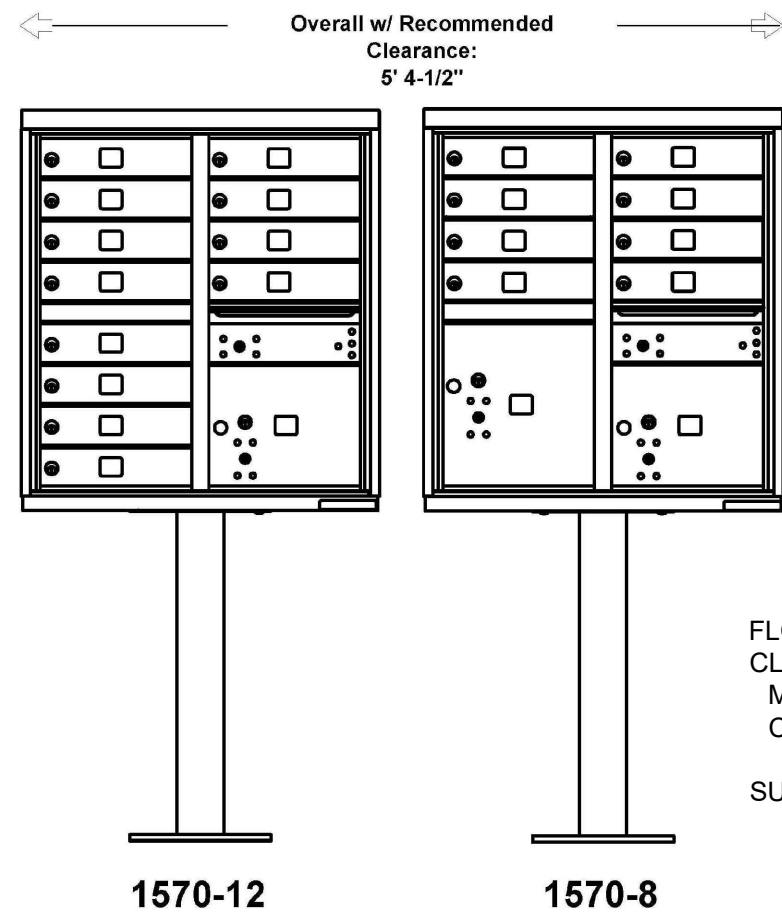
DRAWN	JMG	CHECKED	RAR	APPROVED	MTP	PROJECT NO.	17014.01	HORIZ. SCALE	1" = 20'	VERT. SCALE	N/A
-------	-----	---------	-----	----------	-----	-------------	----------	--------------	----------	-------------	-----

DATE	NO.	NOTES
10/09/2018	1	1ST SUBMITTAL
11/09/2018	2	PLANNING COMMISSION SUBMITTAL
12/14/2018	3	RESPONSE TO STAFF COMMENTS
1/15/2019	4	RESPONSE TO STAFF COMMENTS
2/01/2019	5	RESPONSE TO COMMISSION COMMENTS
2/14/2019	6	MYLAR CHECK SET
3/14/2019	7	ISSUE FOR APPROVAL

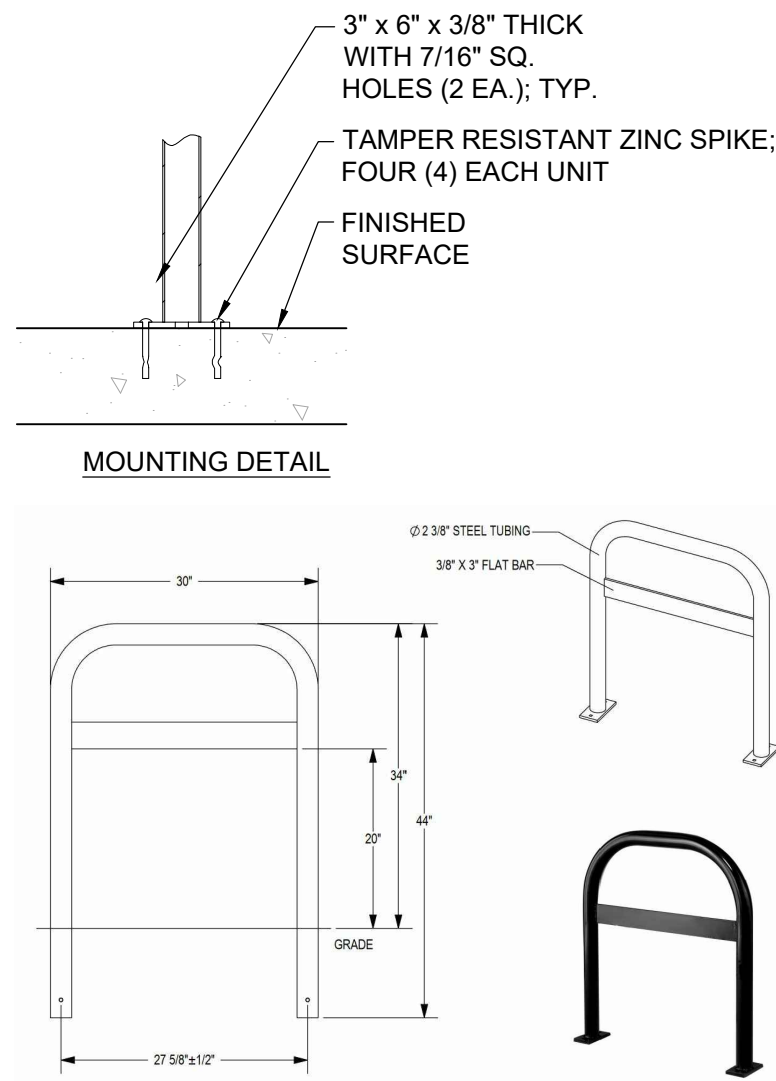


DuMor

MANUFACTURER: DUMOR
MODEL: 437-40SH WITH SHIELD, SIDE DEPOSIT
SIZE: 40 GALLONS
MATERIAL: STEEL
COLOR: BLACK
FINISH: POLYESTER POWDER COAT
LABEL & OPENINGS: TRASH (5'X10'), RECYCLING (4'6")
SURFACE MOUNTED



FLORENCE CORPORATION
CLUSTER BOX UNITS
MODEL: 1570-12, 1570-8
COLOR: BLACK
SURFACE MOUNTED



MANUFACTURER: MAD RAX
MODEL: UX238-LB
MATERIAL: STEEL
COLOR: BLACK
FINISH: POLYESTER POWDER COAT
SURFACE MOUNTED



MANUFACTURER: DUMOR
MODEL: 118 WITH CUSTOM STRAIGHT TOP
SIZE: 6' LENGTH
MATERIAL: STEEL
COLOR: BLACK
FINISH: POLYESTER POWDER COAT
SURFACE MOUNTED

1 TRASH AND RECYCLE RECEPTACLE

15 N.T.S.

2 MAILBOXES

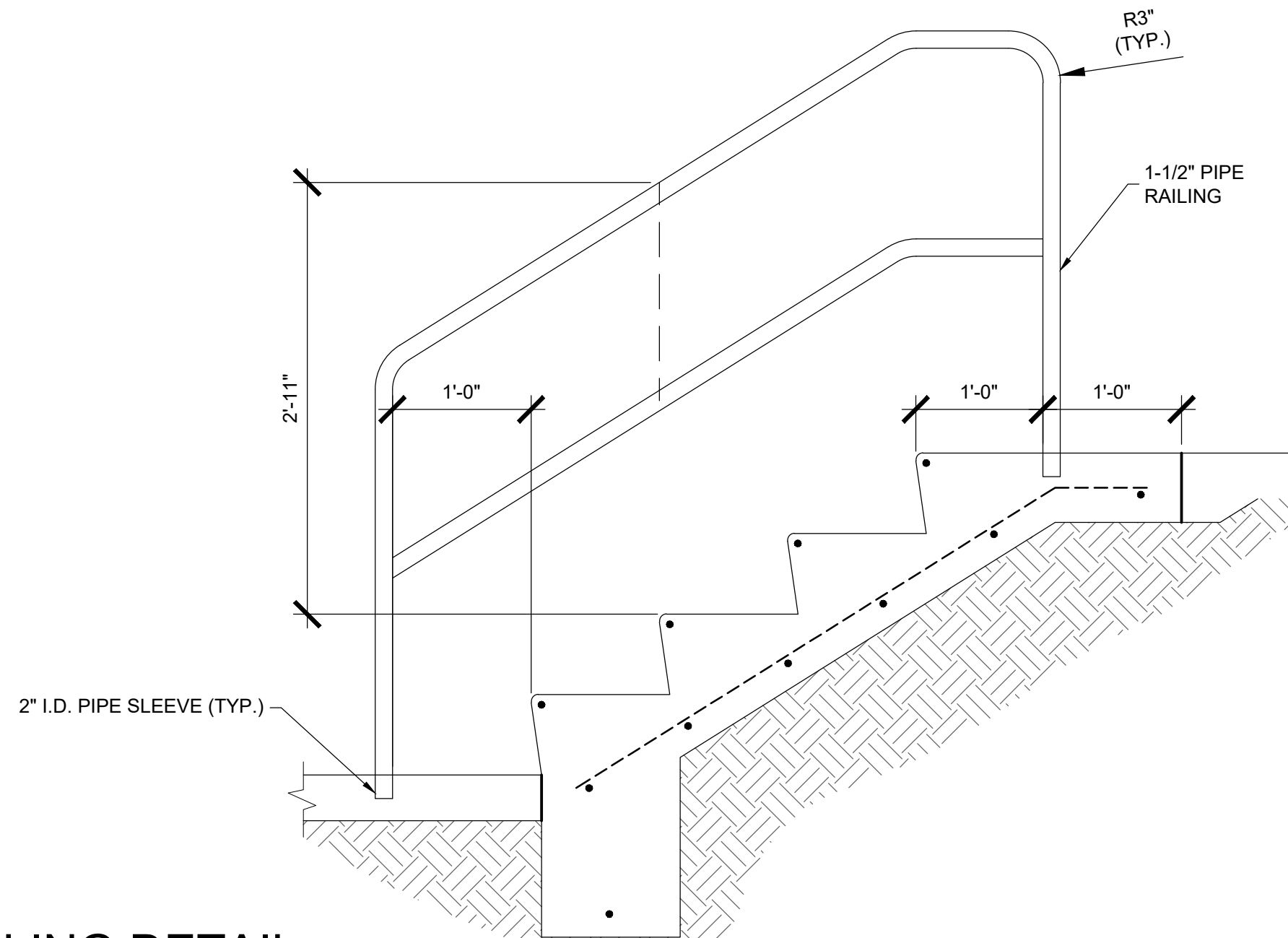
15 N.T.S.

3 BIKE RACK

15 N.T.S.

4 BENCH

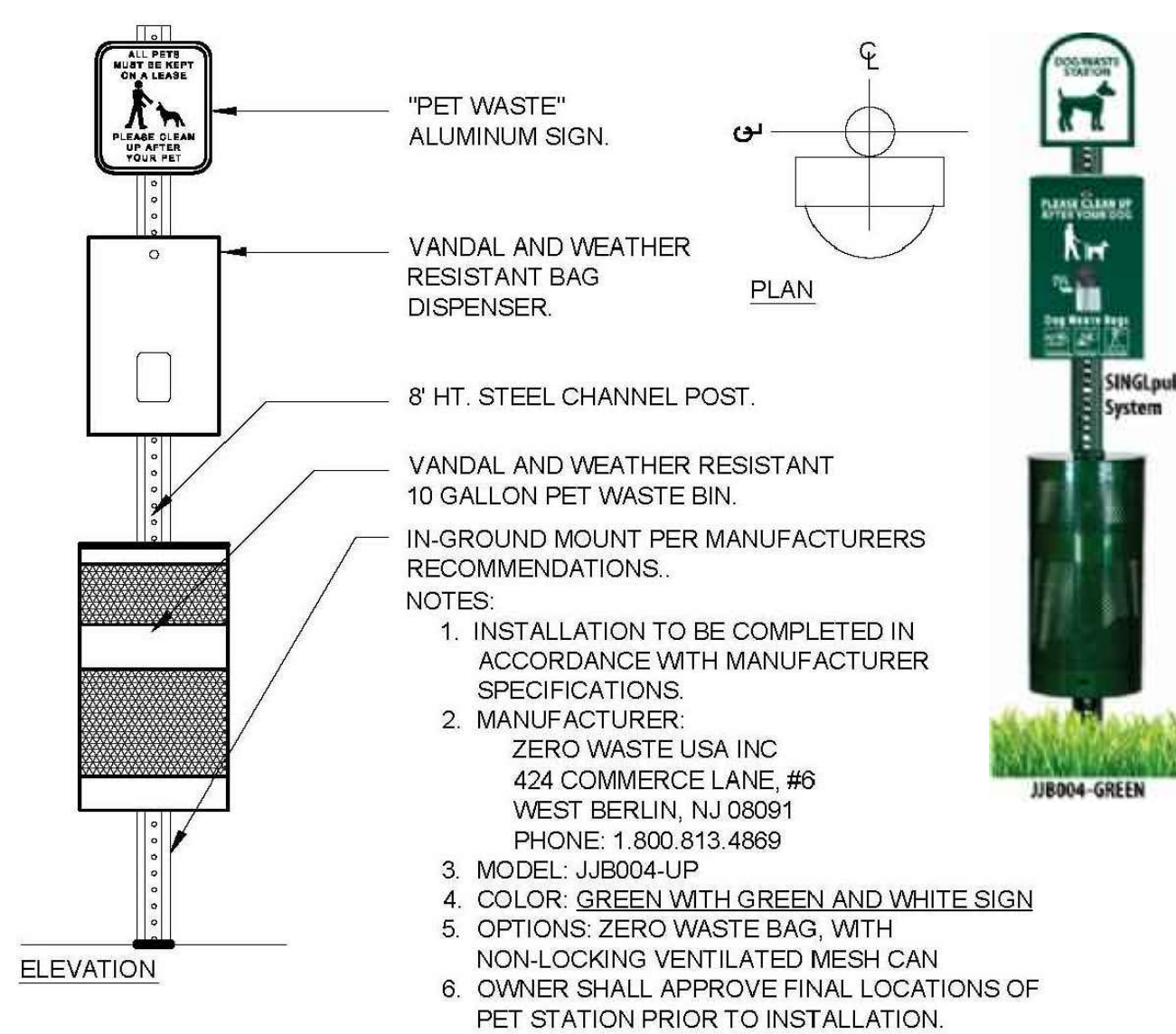
15 N.T.S.



COLOR: BLACK

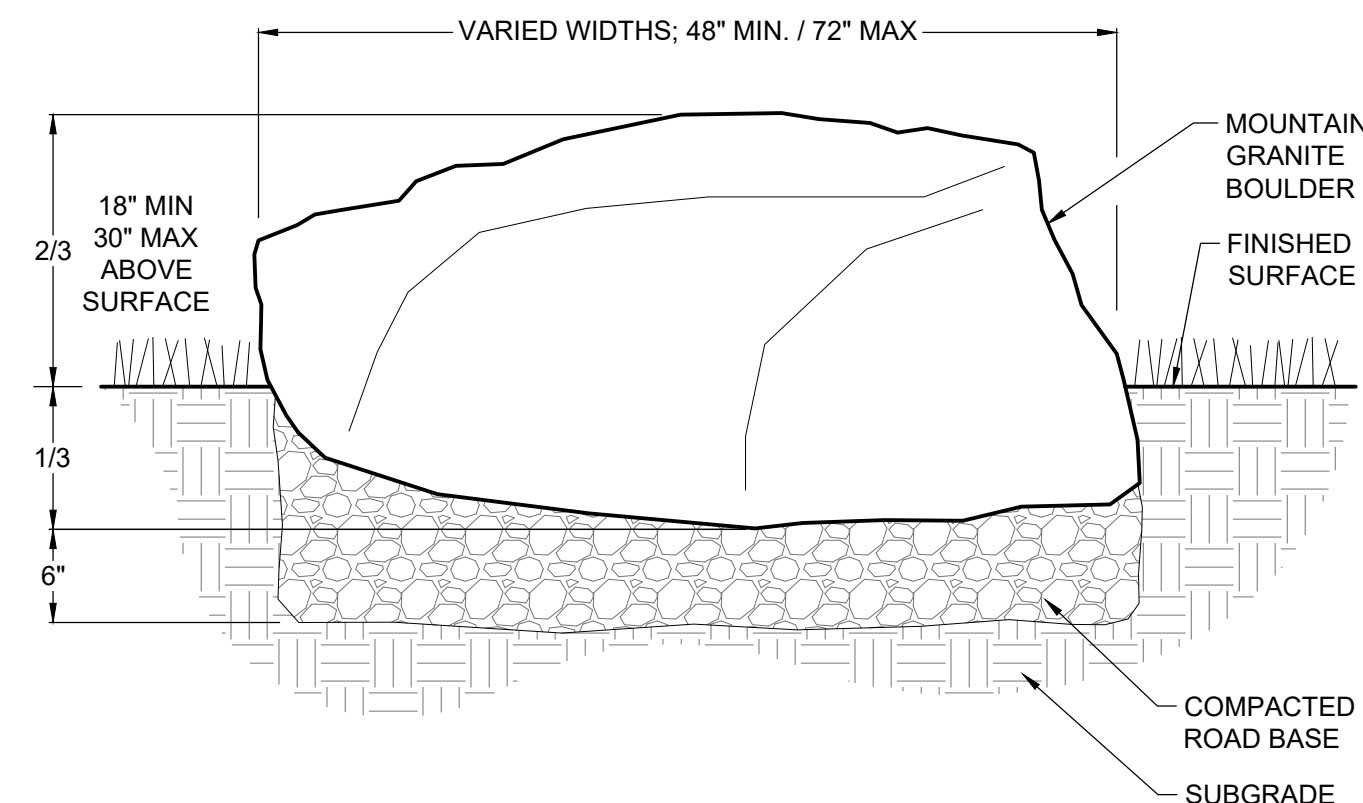
5 RAILING DETAIL

15 N.T.S.



6 DOG WASTE

15 N.T.S.



7 LANDSCAPE BOULDERS

15 N.T.S.

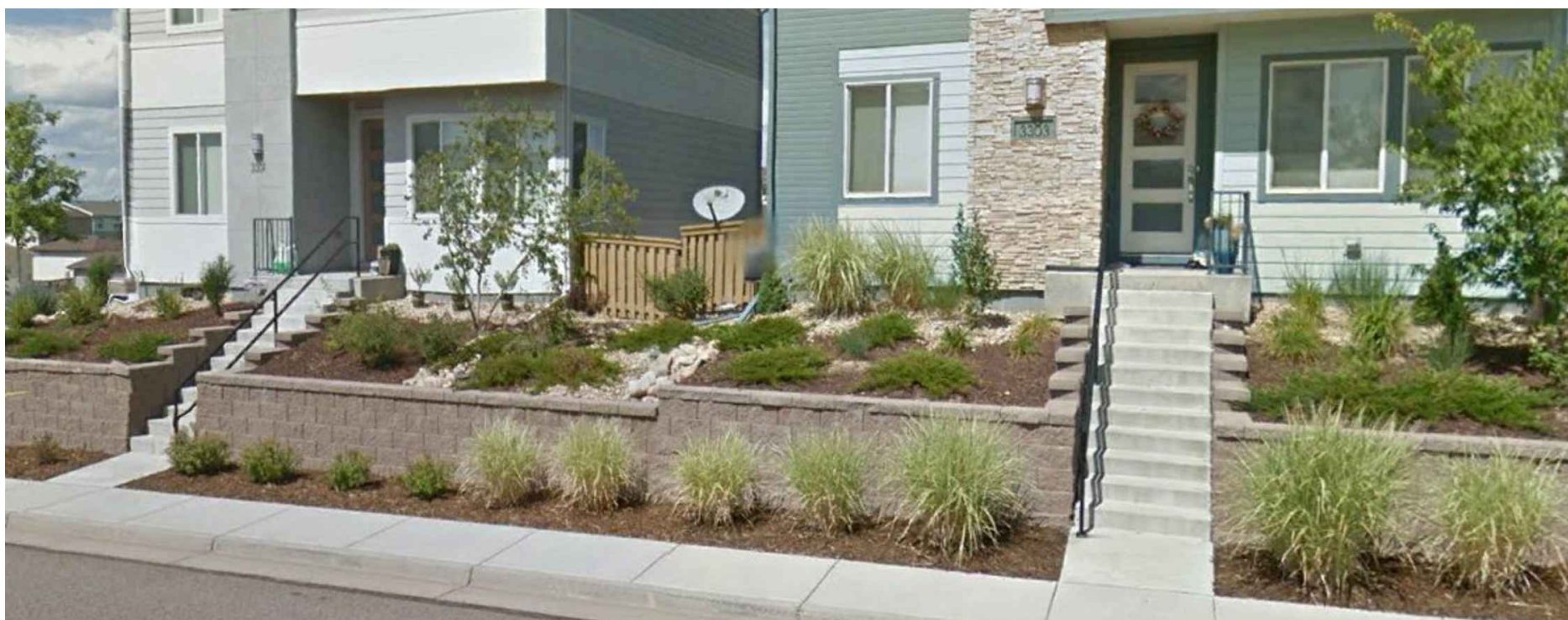
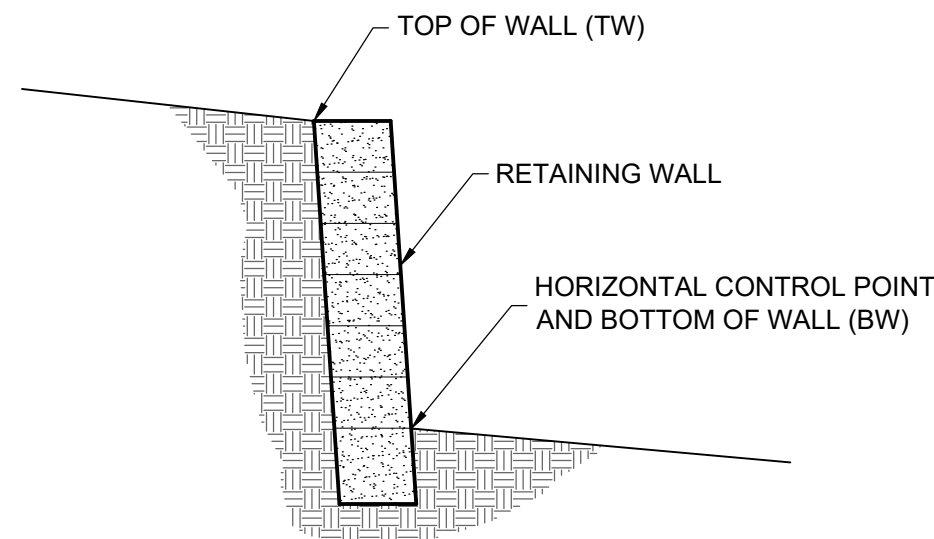


IMAGE REPRESENTATIVE OF WALL RELATIONSHIP TO STAIRS



COLOR: GRAY BLEND
FINISH: ALLAN BLOCK ASHLAR BLEND PATTERN
NOTE: LOCATED ON BLOCK 26 ON NORTH SIDE OF BUILDINGS



RETAINING WALL NOTES:

1. CONTRACTOR TO PROVIDE STRUCTURAL DESIGN AND SHOP DRAWINGS FOR RETAINING WALL.
2. LEVELING COURSE, BACK OF WALL DRAINAGE AND SLOPE TIES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATION.
3. WALLS GREATER THAN 48" REQUIRE A BUILDING PERMIT
4. WALLS GREATER THAN 30" REQUIRE A HANDRAIL

8 RETAINING WALLS

15 N.T.S.

SUPERIOR TOWN CENTER
FDP PARTIAL BLOCK 26

LANDSCAPE DETAILS

SHEET

15
OF 16

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

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

DATE	NO.	NOTES
10/05/2018	1	1ST SUBMITTAL
11/09/2018	2	PLANNING COMMISSION SUBMITTAL
12/14/2018	3	RESPONSE TO STAFF COMMENTS
1/15/2019	4	RESPONSE TO COMMISSION COMMENTS
2/01/2019	5	MYLAR CHECK SET
2/14/2019	6	ISSUE FOR APPROVAL
3/14/2019	7	

25 YEARS
Redland
NEIGHBORHOOD WHERE GREAT PLACES BEGIN
720.293.1783 Office
1500 West Canal Court, Littleton, Colorado 80120
REDLAND.COM

FOR TOWN ROW SYSTEM ADD TORO TWRFS RAIN SENSOR, TORO TFS-075 FLOW SENSOR, TORO BLUE STRIP DRIP TUBING, RAINBIRD XCZ-100-PRF-R W/SB-DAC-1 DRIP VALVE, RAINBIRD XERI-BUG EMITTERS AND TORO SB-BLA SURGE PROTECTOR. VALVES TO BE PURPLE AND USE DECODERS. CONTRACTOR TO PROVIDE AND INSTALL 2-WIRE EQUIPMENT AS PER MANUFACTURER'S RECOMMENDATIONS.

NOTE:
1. ALL EQUIPMENT AND PIPING FOR THE IRRIGATION SYSTEM COMING FROM THE NON-POTABLE WATER METERS IS TO BE NONPOTABLE AND PURPLE IN COLOR.

IRRIGATION SCHEDULE

SYMBOL	MODEL	DESCRIPTION	DETAIL
	PGP-04-CV-2.0	HUNTER ROTOR	1
	PGP-04-CV-2.5	HUNTER ROTOR	1
	PESB-R W/SB-DAC-1	RAINBIRD CONTROL VALVE	2
	3/4"	DRIP VALVE	3
	765 - 3/4"	FEBCO BACKFLOW PREVENTER	4
	825YA-3/4"	FEBCO BACKFLOW PREVENTER	5
	44LRC	RAINBIRD QUICK COUPLER	7
	LINE SIZE	GATE VALVE	8
	IC-600-M	HUNTER CONTROLLER-WALL MOUNT-TOWNHOMES	
	SBASP1U W/SHHR	TORO 2 WIRE CONTROLLER-TOWN ROW	
	CL. 200 B.E. - 1-1/4"	PVC MAINLINE	
	CL. 200 B.E.	PVC LATERALS - 1" UNLESS OTHERWISE NOTED	
	CL. 200	PVC SLEEVING	
	3/4"	DRIP TUBING	
		CONTROLLER NUMBER	
		VALVE SIZE	
	PESB SERIES - 3/4"	RAINBIRD MASTER VALVE	
	12 GPM/50 PSI BOOST	PRECISION PUMPING SYSTEMS-BOOSTER PUMP	

FOR USE RAINBIRD #15ST NOZZLE
FOR USE RAINBIRD #15SST NOZZLE

NOTE:
1. FOR EACH DRIP ZONE, INSTALL AND CONNECT 1-RAINBIRD 1812 SPRAY HEAD TO THE END OF THE 3/4" DRIP TUBING AT GRADE TO USE AS AN OPERATIONAL INDICATOR.

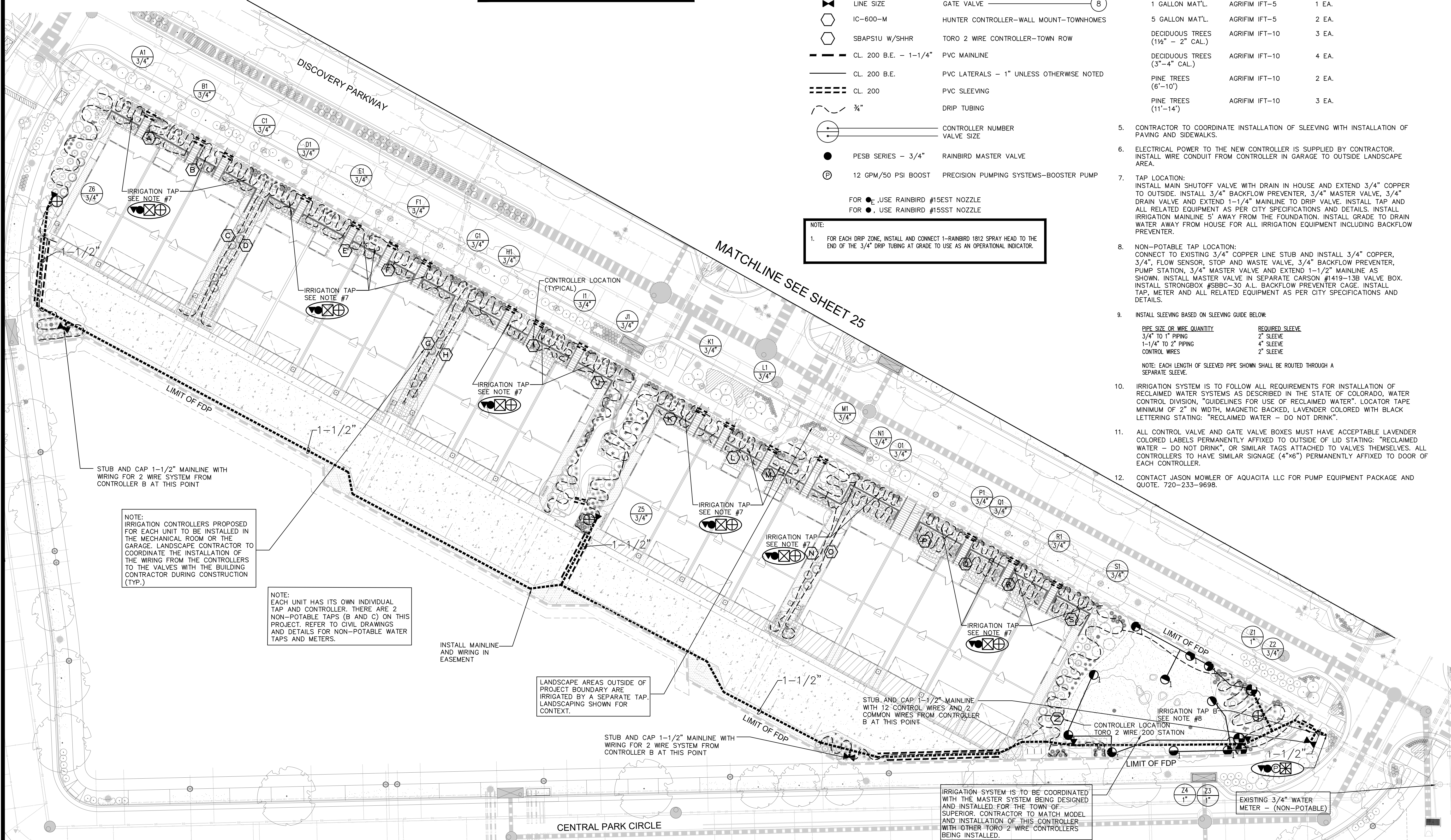
IRRIGATION NOTES

- REFER TO SPECIFICATIONS AND DETAILS FOR INSTALLATION INSTRUCTIONS.
- ALL BASE PLAN INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY REDLAND ENGINEERING, INC.
- IRRIGATION SYSTEM IS DESIGNED FOR A STATIC WATER PRESSURE OF 70 PSI. CONTRACTOR IS TO VERIFY PRESSURE PRIOR TO INSTALLATION OF IRRIGATION SYSTEM AND NOTIFY LANDSCAPE ARCHITECT WITH VERIFICATION FIGURES. FAILURE TO NOTIFY LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY ALTERATIONS AT HIS/HER OWN COST.
- INSTALL DRIP EMITTERS IN BED AREAS AS DESCRIBED BELOW. THE FOLLOWING DRIP EMITTER SCHEDULE IS FOR MODERATE PLANTS. DECREASE WATER BY HALF FOR LOW WATER PLANT MATERIAL.

GROUND COVER	AGRIFIM IFT-5	1 EA. 12" RADIUS, 15" O.C.
1 GALLON MAT'L	AGRIFIM IFT-5	1 EA.
5 GALLON MAT'L	AGRIFIM IFT-5	2 EA.
DECIDUOUS TREES (1 1/2" - 2" CAL.)	AGRIFIM IFT-10	3 EA.
DECIDUOUS TREES (3" - 4" CAL.)	AGRIFIM IFT-10	4 EA.
PINE TREES (6" - 10")	AGRIFIM IFT-10	2 EA.
PINE TREES (11" - 14")	AGRIFIM IFT-10	3 EA.
- CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF PAVING AND SIDEWALKS.
- ELECTRICAL POWER TO THE NEW CONTROLLER IS SUPPLIED BY CONTRACTOR. INSTALL WIRE CONDUIT FROM CONTROLLER IN GARAGE TO OUTSIDE LANDSCAPE AREA.
- TAP LOCATION:
INSTALL MAIN SHUTOFF VALVE WITH DRAIN IN HOUSE AND EXTEND 3/4" COPPER TO OUTSIDE. INSTALL 3/4" BACKFLOW PREVENTER, 3/4" MASTER VALVE, 3/4" DRAIN VALVE AND EXTEND 1-1/4" MAINLINE TO DRIP VALVE. INSTALL TAP AND ALL RELATED EQUIPMENT AS PER CITY SPECIFICATIONS AND DETAILS. INSTALL IRRIGATION MAINLINE 5' AWAY FROM THE FOUNDATION. INSTALL GRADE TO DRAIN WATER AWAY FROM HOUSE FOR ALL IRRIGATION EQUIPMENT INCLUDING BACKFLOW PREVENTER.
- NON-POTABLE TAP LOCATION:
CONNECT TO EXISTING 3/4" COPPER LINE STUB AND INSTALL 3/4" COPPER, 3/4" FLOW SENSOR, STOP AND WASTE VALVE, 3/4" BACKFLOW PREVENTER, PUMP STATION, 3/4" MASTER VALVE AND EXTEND 1-1/2" MAINLINE AS SHOWN. INSTALL MASTER VALVE IN SEPARATE CARSON #1419-13B VALVE BOX. INSTALL STRONGBOX #SBB-30 A.L. BACKFLOW PREVENTER CAGE. INSTALL TAP, METER AND ALL RELATED EQUIPMENT AS PER CITY SPECIFICATIONS AND DETAILS.
- INSTALL SLEEVING BASED ON SLEEVING GUIDE BELOW:

PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVE
3/4" TO 1" PIPING	2" SLEEVE
1-1/4" TO 2" PIPING	4" SLEEVE
CONTROL WIRES	2" SLEEVE

NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH A SEPARATE SLEEVE.
- IRRIGATION SYSTEM IS TO FOLLOW ALL REQUIREMENTS FOR INSTALLATION OF RECLAIMED WATER SYSTEMS AS DESCRIBED IN THE STATE OF COLORADO, WATER CONTROL DIVISION, "GUIDELINES FOR USE OF RECLAIMED WATER". LOCATOR TAPE MINIMUM OF 2" IN WIDTH, MAGNETIC BACKED, LAVENDER COLORED WITH BLACK LETTERING STATING: "RECLAIMED WATER - DO NOT DRINK".
- ALL CONTROL VALVE AND GATE VALVE BOXES MUST HAVE ACCEPTABLE LAVENDER COLORED LABELS PERMANENTLY AFFIXED TO OUTSIDE OF LID STATING: "RECLAIMED WATER - DO NOT DRINK", OR SIMILAR TAGS ATTACHED TO VALVES THEMSELVES. ALL CONTROLLERS TO HAVE SIMILAR SIGNAGE (4"x6") PERMANENTLY AFFIXED TO DOOR OF EACH CONTROLLER.
- CONTACT JASON MOWLER OF AQUACITA LLC FOR PUMP EQUIPMENT PACKAGE AND QUOTE. 720-233-9696.



NOTE:
IRRIGATION CONTROLLERS PROPOSED FOR EACH UNIT TO BE INSTALLED IN THE MECHANICAL ROOM OR THE GARAGE. LANDSCAPE CONTRACTOR TO COORDINATE THE INSTALLATION OF THE WIRING FROM THE CONTROLLERS TO THE VALVES WITH THE BUILDING CONTRACTOR DURING CONSTRUCTION (TYP.)

NOTE:
EACH UNIT HAS ITS OWN INDIVIDUAL TAP AND CONTROLLER. THERE ARE 2 NON-POTABLE TAPS (B AND C) ON THIS PROJECT. REFER TO CIVIL DRAWINGS AND DETAILS FOR NON-POTABLE WATER TAPS AND METERS.

INSTALL MAINLINE AND WIRING IN EASEMENT

LANDSCAPE AREAS OUTSIDE OF PROJECT BOUNDARY ARE IRRIGATED BY A SEPARATE TAP. LANDSCAPING SHOWN FOR CONTEXT.

STUB AND CAP 1-1/2" MAINLINE WITH WIRING FOR 2 WIRE SYSTEM FROM CONTROLLER B AT THIS POINT

STUB AND CAP 1-1/2" MAINLINE WITH 12 CONTROL WIRES AND 2 COMMON WIRES FROM CONTROLLER B AT THIS POINT

IRRIGATION SYSTEM IS TO BE COORDINATED WITH THE MASTER SYSTEM BEING DESIGNED AND INSTALLED FOR THE TOWN OF SUPERIOR. CONTRACTOR TO MATCH MODEL AND INSTALLATION OF THIS CONTROLLER WITH OTHER TORO 2 WIRE CONTROLLERS BEING INSTALLED.

EXISTING 3/4" WATER METER - (NON-POTABLE)

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.

DATE	NO	DESCRIPTION	NOTES
10/08/2018	1	1ST SUBMITTAL	
11/08/2018	2	PLANNING COMMISSION SUBMITTAL	
12/12/2018	3	RESPONSE TO STAFF COMMENTS	
1/15/19	4	RESPONSE TO STAFF COMMENTS	
2/01/19	5	RESPONSE TO COMMISSION COMMENTS	
2/14/19	6	MYLAR CHECK SET	
3/11/2019	7	ISSUE FOR APPROVAL	

DRAWN	SN	CHECKED	SN	APPROVED	SN	PROJECT NO.	17014.01	HORIZ. SCALE	1" = 20'	VERT. SCALE	N/A
-------	----	---------	----	----------	----	-------------	----------	--------------	----------	-------------	-----