

# SUPERIOR TOWN CENTER

## FINAL DEVELOPMENT PLANS 6 AND 7 (BLOCK 14 AND BLOCK 15)

### DISCOVERY OFFICE PARK / SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 6

### A REPLAT OF A PORTION OF SUPERLOT 4A, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3

### SITUATED IN THE WEST HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL

### MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO.

## COVER SHEET

### SIGNATURE BLOCKS

#### CERTIFICATE OF OWNERSHIP:

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

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

BY: Marvin Shapiro  
 NAME: Marvin Shapiro  
 TITLE: President

STATE OF Florida

J.S.S.

COUNTY OF Orange

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME

THIS 27 DAY OF September, 2019, BY Marvin Shapiro AS President OF AVANTI MANAGEMENT CORPORATION, A FLORIDA CORPORATION, SOLE GENERAL PARTNER OF AVANTI PROPERTIES GROUP II, L.L.P., A DELAWARE LIMITED LIABILITY PARTNERSHIP, MANAGING GENERAL PARTNER OF AVANTI STRATEGIC LAND INVESTORS VII, L.L.P., A DELAWARE LIMITED LIABILITY PARTNERSHIP, SOLE MEMBER OF SUPERIOR TOWN CENTER ASU JV HOLDINGS, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER OF RC SUPERIOR, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 1/22/22 Sharon Karlund Hanson  
 NOTARY PUBLIC

MORTGAGEE:  
 WELLS FARGO BANK, NATIONAL ASSOCIATION

BY: Joseph Kelley  
 NAME: Joseph Kelley  
 TITLE: Vice President

STATE OF Florida

J.S.S.

COUNTY OF Hillsborough

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME

THIS 30 DAY OF September, 2019, BY Joseph Kelley AS Vice President OF WELLS FARGO BANK, NATIONAL ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 1/11/25 Sharon Karlund Hanson  
 NOTARY PUBLIC

#### BOARD OF TRUSTEES CERTIFICATE:

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO. WITNESS MY HAND WITH THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS 28 DAY OF October, 2019.

ATTEST: Phyllis L. Hardin Christ Johnson  
 PHYLLIS L. HARDIN, TOWN CLERK MAYOR

#### PLANNING COMMISSION CERTIFICATE:

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

#### TOWN CLERK CERTIFICATE:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS ADOPTED BY THE BOARD OF TRUSTEES BY (RESOLUTION OR ORDINANCE) NO. R-45, SERIES 2019 ON THIS 17 DAY OF August, 2019, AND WAS FILED IN MY OFFICE ON THE 15 DAY OF October, 2019, AT 10:00 O'CLOCK A.M.

Phyllis L. Hardin  
 TOWN CLERK



#### 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

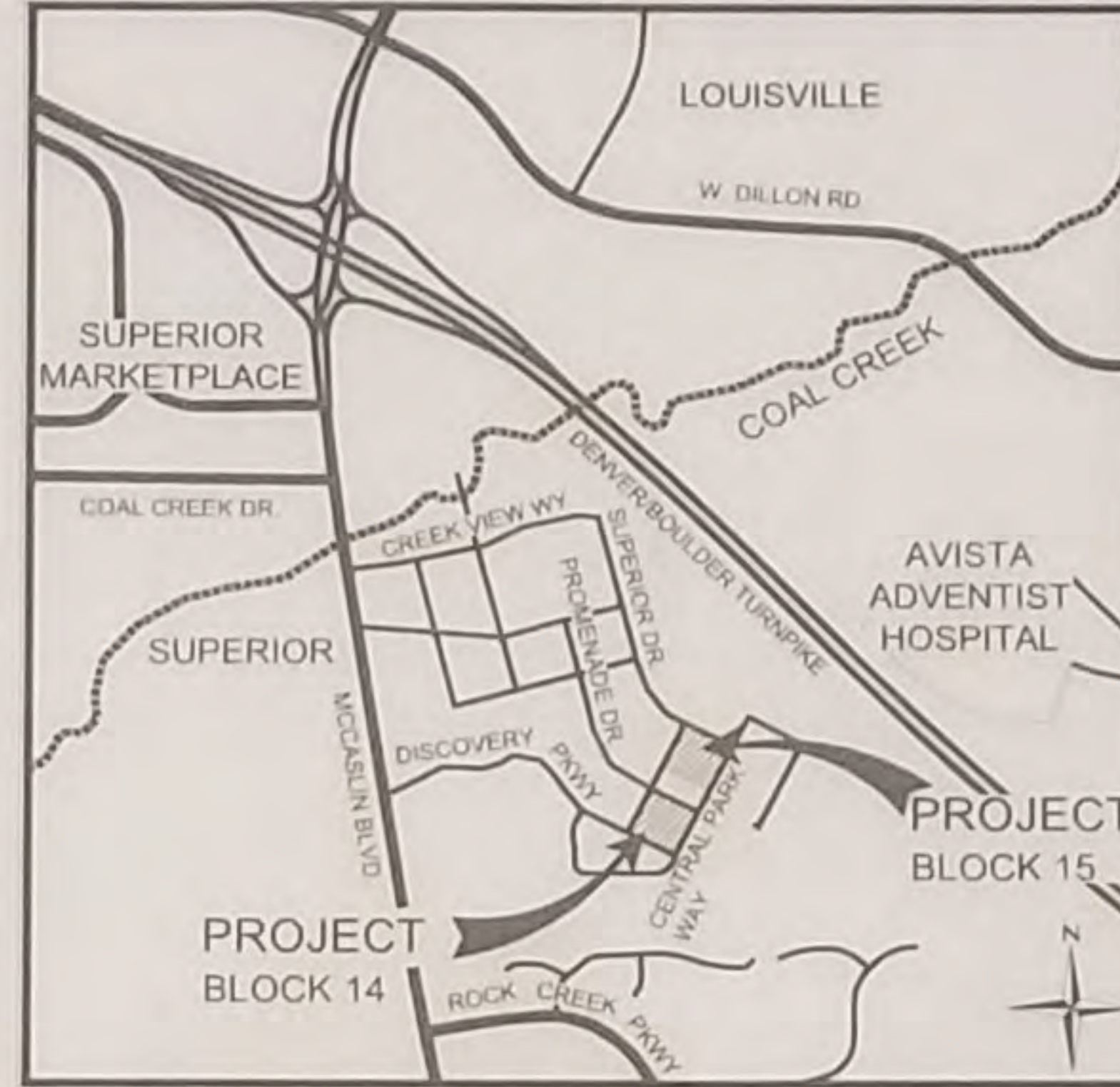
REDLAND  
 RICK ROME P.E. LEED AP  
 1500 WEST CANAL COURT  
 LITTLETON, CO 80111  
 720-283-6783  
 RROME@REDLAND.COM

#### LIGHTING

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

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

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



VICINITY MAP  
 1"=1000'

| SITE DATA TABLE                           |   |                     |   |                    |
|---|---|---------------------|---|--------------------|
|   | FINAL DEVELOPMENT PLAN NO. 6<br>LOT 1, BLOCK 14 |                     | FINAL DEVELOPMENT PLAN NO. 7<br>LOT 1, BLOCK 15 |                    |
| <b>ZONING</b>                             | PD (PLANNED DEVELOPMENT)                        |                     | PD (PLANNED DEVELOPMENT)                        |                    |
| <b>SITE ACREAGE</b>                       | 1.469 AC  |                     | 1.322 AC  |                    |
| GROSS                                     | 1.469 ACRES (100%)                              |                     | 1.322 ACRES (100%)                              |                    |
| DEVELOPED PER THIS FDP                    |   |                     |   |                    |
| <b>LAND USE</b>                           |   |                     |   |                    |
| RESIDENTIAL LOTS (FEE SIMPLE)             | 26  | 1.013 AC            | 28  | 0.834 AC           |
| OUTLOTS (DISTRICT OWNERSHIP)              | 8   | 0.456 AC            | 8   | 0.488 AC           |
| TOTAL AREA OF FDP BOUNDARY                | 1.469 AC  |                     | 1.322 AC  |                    |
| <b>SITE</b>                               | OUTLOTS A, C, D, E, F, G, H                     |                     | OUTLOTS A, B, C, D, E, F, G                     |                    |
| OUTLOT LANDSCAPED AREA                    | 0.156 AC = 10.7%                                |                     | 0.180 AC = 13.6%                                |                    |
| OUTLOT PAVED AREA                         | 0.300 AC = 20.4%                                |                     | 0.308 AC = 23.3%                                |                    |
| PLATTED LOT AREA                          | 1.013 AC = 68.9%                                |                     | 0.834 AC = 63.1%                                |                    |
| TOTAL BUILDING AREA                       | 0.696 AC = 47.4% OF LOT AREA                    |                     | 0.549 AC = 41.5% OF LOT AREA                    |                    |
| LOT LANDSCAPED AREA (PRIVATE)             | 0.252 AC = 17.2% OF LOT AREA                    |                     | 0.222 AC = 16.8% OF LOT AREA                    |                    |
| LOT PAVED AREA (PRIVATE)                  | 0.065 AC = 4.4% OF LOT AREA                     |                     | 0.063 AC = 4.8% OF LOT AREA                     |                    |
| TOTAL                                     | 1.469 AC = 100%                                 |                     | 1.322 AC = 100%                                 |                    |
| <b>SETBACKS</b>                           | REQUIRED  | FDP #6              | REQUIRED  | FDP #7             |
| PUBLIC STREET (PROMENADE DRIVE) - FRONT   | 0' MIN 15' MAX                                  | 5' MIN - 99' ** MAX | 0' MIN 15' MAX                                  | 5' MIN 102' ** MAX |
| PUBLIC STREET (ALL OTHER STREETS) - FRONT | 2' MIN 8' MAX                                   | 5' MIN 11' MAX **   | 2' MIN 8' MAX                                   | 5' MIN 11' MAX **  |
| PUBLIC STREET - SIDE                      | NA  | 9.5' MIN 13' MAX    | NA  | 8' MIN 14.5' MAX   |
| PUBLIC ALLEY - REAR                       | NA  | 4.5'                | NA  | 4.5'               |
| PUBLIC ALLEY - SIDE                       | NA  | 4' MIN 8.5' MAX     | NA  | 4' MIN 12' MAX     |
| INTERNAL UNIT - SIDE                      | NA  | 0'                  | NA  | 0'                 |
| <b>BUILDING TYPE</b>                      | REQUIRED  | FDP #6              | REQUIRED  | FDP #7             |
| SQUARE FOOTAGE RANGE                      | 1200-1900                                       | 1400-1500           | 1200-2500                                       | 1300-1750          |
| ALLOWABLE HEIGHT PER PDA                  | 32'-0" MAX                                      |                     | 55'-0" MAX                                      |                    |
| PROPOSED HEIGHT                           | 32'-0" MAX                                      |                     | 42'-0" MAX                                      |                    |
| DESIGN GUIDELINE TYPOLOGY                 | I - URBAN VILLA                                 |                     | J - TOWNHOMES                                   |                    |

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

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

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

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

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

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

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

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

### LEGAL DESCRIPTION

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

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

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

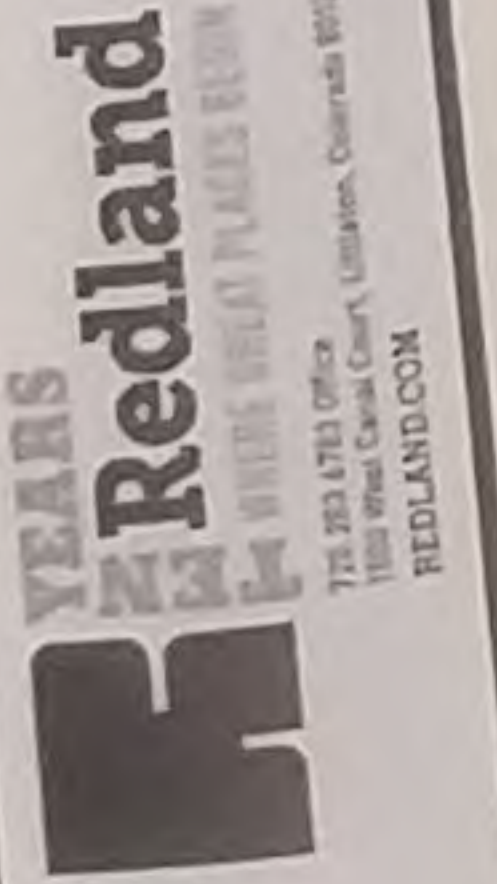
### BENCHMARK

PROJECT CONTROL CONTROL CONSTRUCTION STAKING EXHIBIT FOR RC SUPERIOR LLC SUPERIOR TOWN CENTER PHASE 1A BY KING SURVEYORS INC DATED JUNE 18, 2015 (PROJECT NO. 2015464, FILE NAME 20154645TK.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 1983/82, 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."

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



WESTERN RIGHTS THIS PLAN IS A REPLAT OF A SITE SPECIFIC DEVELOPMENT PLAN AND IS NOT BEING RECORDED AS A REPLAT OF THE ORIGINAL DEVELOPMENT PLAN. THE ORIGINAL DEVELOPMENT PLAN IS AVAILABLE AT THE SUPERIOR TOWN CENTER. THE REPLAT IS SUBJECT TO THE SUPERIOR TOWN CENTER. THE REPLAT IS SUBJECT TO THE SUPERIOR TOWN CENTER. THE REPLAT IS SUBJECT TO THE SUPERIOR TOWN CENTER. THE REPLAT IS SUBJECT TO THE SUPERIOR TOWN CENTER.

| DATE       | NO. | BY         | INITIALS | REVISION                  |
|------------|-----|------------|----------|---------------------------|
| 07-23-2019 | 1   | JAY GARCIA | JG       | 1ST SUBMITTAL             |
| 08-28-2019 | 2   | JAY GARCIA | JG       | 2ND SUBMITTAL             |
| 07-09-2019 | 3   | JAY GARCIA | JG       | 3RD SUBMITTAL             |
| 08-05-2019 | 4   | JAY GARCIA | JG       | REVISE FOR LOCAL APPROVAL |
| 08-17-2019 | 5   | JAY GARCIA | JG       | REVISE FOR FINAL DELIVERY |

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

COVER SHEET

# SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLANS AND BLOCK 14 AND BLOCK 15

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

## DISCOVERY OFFICE PARK SUPERIOR TOWN CENTER LINDEN BOULEVARD REPLACEMENT A REPLACEMENT PORTION OF SUPERIOR 4A DISCOVERY OFFICE PARK SUPERIOR TOWN CENTER REPLACEMENT SCHEDULED IN THESE SECTIONS 1000S P1 SO RRANEE SE OEE PRINCIPAL MERIDIAN OF NORTH SUPERIOR COUNTY OF BOULDER STATE OF COLORADO COVER SHEET

### LEGAL DESCRIPTION

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

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

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

### SIGNATURE BLOCKS

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

IN WITNESS WHEREOF I HEREBY SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNERS \_\_\_\_\_ MORTGAGEES OR LIEN HOLDER \_\_\_\_\_

STATE OF \_\_\_\_\_

) SS.

COUNTY OF \_\_\_\_\_

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

(SEAL)

### BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO, WITNESS MY HAND WITH THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTEST: \_\_\_\_\_ MAYOR  
PHYLLIS L. HARDIN, TOWN CLERK

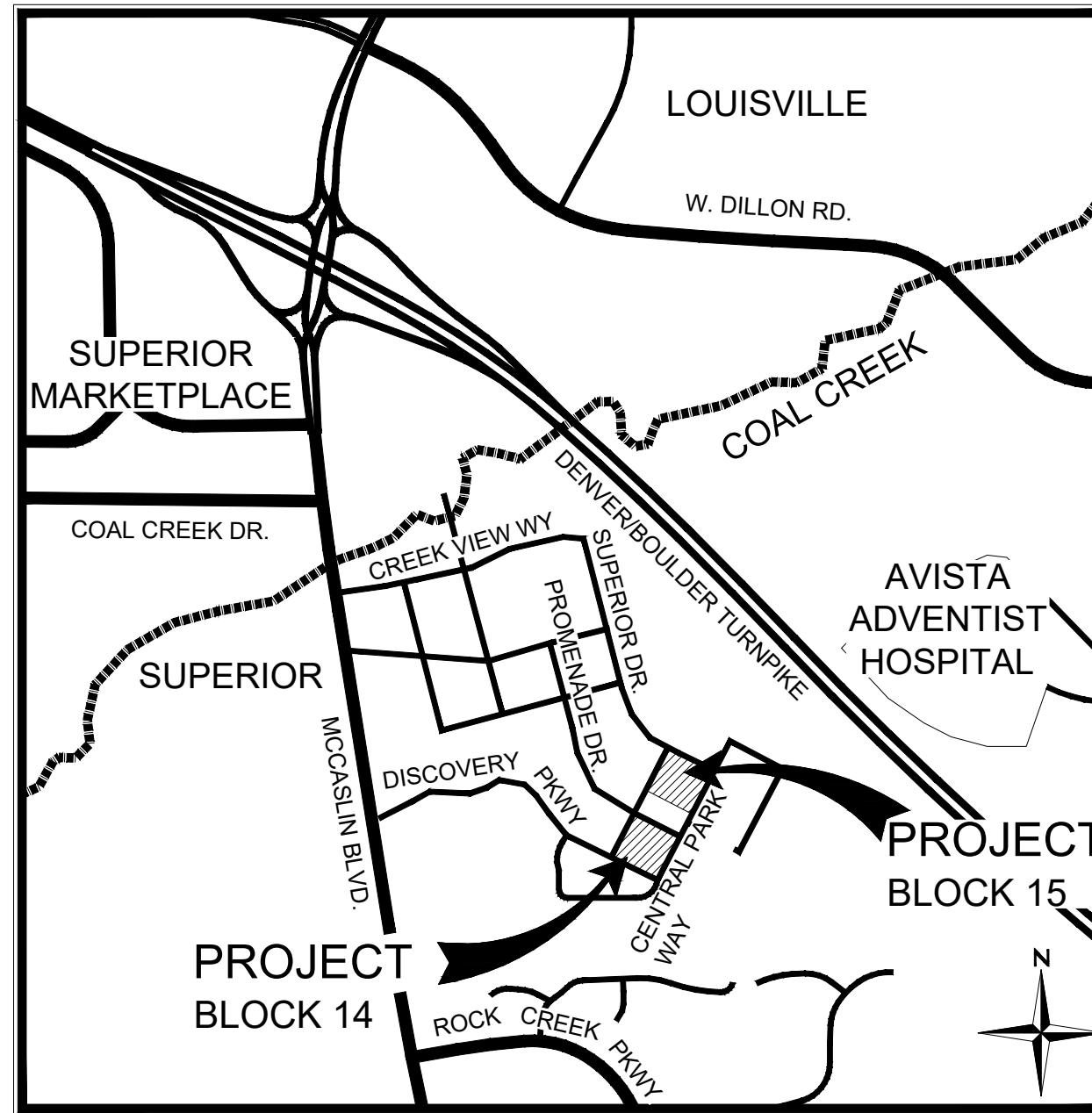
### PLANNING COMMISSION

RECOMMENDED APPROVAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE TOWN OF SUPERIOR PLANNING COMMISSION, RESOLUTION NO. PC \_\_\_\_ SERIES 20\_\_\_\_.

### TOWN CLERK

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS ADOPTED 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 \_\_\_\_\_



VICINITY MAP  
1"=1000'

| SHEET INDEX  |                                      |                              |
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| 36           | IRRIGATION PLAN BLOCK 14             |                              |
| 37           | IRRIGATION PLAN BLOCK 15             |                              |

| PARKING REQUIREMENTS                             |                |                 |                 |
|--|----------------|-----------------|-----------------|
|  | UNITS PROPOSED | SPACES REQUIRED | SPACES PROVIDED |
| PARKING RATIO PER P2013-1                        |                |                 |                 |
| 3 BEDROOM - 2 SPACES PER UNIT (PRIVATE GARAGE)   | 26             | 52              | 52              |
| GUEST SPACES - .10 PER UNIT (OFF STREET PARKING) | 0              | 3               | 3               |
| <b>TOTAL</b>                                     | <b>26</b>      | <b>55</b>       | <b>55</b>       |
| BICYCLE PARKING                                  | 0              | 0               | 4               |
| HANDICAP PARKING                                 | 0              | 1               | 1               |

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

| PARKING REQUIREMENTS                              |                |                 |                 |
|---|----------------|-----------------|-----------------|
|   | UNITS PROPOSED | SPACES REQUIRED | SPACES PROVIDED |
| PARKING RATIO PER P2013-1                         |                |                 |                 |
| 2 BEDROOM - 1.50 SPACES PER UNIT (PRIVATE GARAGE) | 14             | 21              | 27*             |
| 3 BEDROOM - 2 SPACES PER UNIT (PRIVATE GARAGE)    | 14             | 28              | 28              |
| GUEST SPACES - .10 PER UNIT (OFF-STREET PARKING)  | 0              | 3               | 3               |
| <b>TOTAL</b>                                      | <b>28</b>      | <b>52</b>       | <b>58</b>       |
| BICYCLE PARKING                                   | 0              | 0               | 4               |
| HANDICAP PARKING                                  | 0              | 1               | 1               |

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

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

| SECTION                                   | BLOCK 14                 |                          | BLOCK 15                 |                          |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
|   | LO 1                     | LO 1                     | LO 1                     | LO 1                     |
| <b>GENERAL</b>                            |                          |                          |                          |                          |
| PD  | PD (PLANNED DEVELOPMENT) | PD (PLANNED DEVELOPMENT) | PD (PLANNED DEVELOPMENT) | PD (PLANNED DEVELOPMENT) |
| <b>AREA</b>                               |                          |                          |                          |                          |
| GROSS                                     | 1.469 AC                 | 1.322 AC                 | 1.469 AC                 | 1.322 AC                 |
| DEVELOPED PER THIS FDP                    | 1.469 ACRES (100%)       | 1.322 ACRES (100%)       | 1.469 ACRES (100%)       | 1.322 ACRES (100%)       |
| <b>LAND USE</b>                           |                          |                          |                          |                          |
| RESIDENTIAL LOTS (FEE SIMPLE)             | 26                       | 1.013 AC                 | 28                       | 0.834 AC                 |
| OUTLOTS (DISTRICT OWNERSHIP)              | 8                        | 0.456 AC                 | 8                        | 0.488 AC                 |
| <b>TOTAL AREA OF FDP BOUNDARY</b>         | <b>1.469 AC</b>          | <b>1.322 AC</b>          | <b>1.469 AC</b>          | <b>1.322 AC</b>          |
| <b>SETBACKS</b>                           |                          |                          |                          |                          |
| REQUIRED                                  | FDP #6                   | REQUIRED                 | FDP #7                   |                          |
| PUBLIC STREET (PROMENADE DRIVE) - FRONT   | 0' MIN 15' MAX           | 5' MIN - 99' ** MAX      | 0' MIN 15' MAX           | 5' MIN - 102' ** MAX     |
| PUBLIC STREET (ALL OTHER STREETS) - FRONT | 2' MIN 8' MAX            | 5' MIN 11' MAX**         | 2' MIN 8' MAX            | 5' MIN 11' MAX**         |
| PUBLIC STREET - SIDE                      | NA                       | 9.5' MIN 13' MAX         | NA                       | 8' MIN 14.5' MAX         |
| PUBLIC ALLEY - REAR                       | NA                       | 4.5'                     | NA                       | 4.5'                     |
| PUBLIC ALLEY - SIDE                       | NA                       | 4' MIN 8.5' MAX          | NA                       | 4' MIN 12' MAX           |
| INTERNAL UNIT - SIDE                      | NA                       | 0'                       | NA                       | 0'                       |
| <b>BUILDING TYPE</b>                      | REQUIRED                 | FDP #6                   | REQUIRED                 | FDP #7                   |
| SQUARE FOOTAGE RANGE                      | 1200-1900                | 1400-1500                | 1200-2500                | 1300-1750                |
| ALLOWABLE HEIGHT PER PDA                  | 32'-0" MAX               |                          | 55'-0" MAX               |                          |
| PROPOSED HEIGHT                           | 32'-0" MAX               |                          | 42'-0" MAX               |                          |
| DESIGN GUIDELINE TYPOLOGY                 | I - URBAN VILLA          |                          | J - TOWNHOMES            |                          |

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

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

### 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."



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.

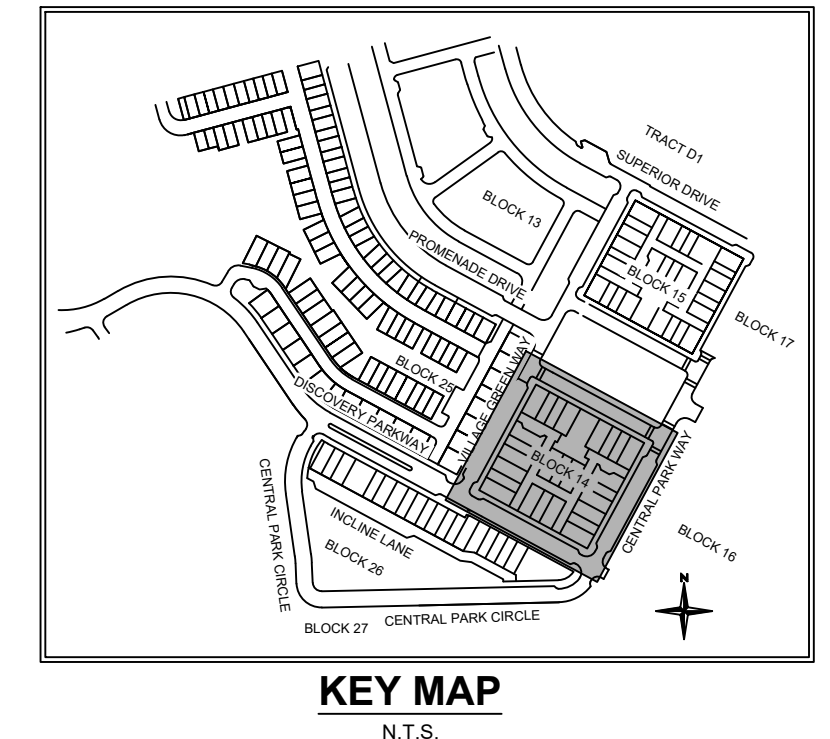
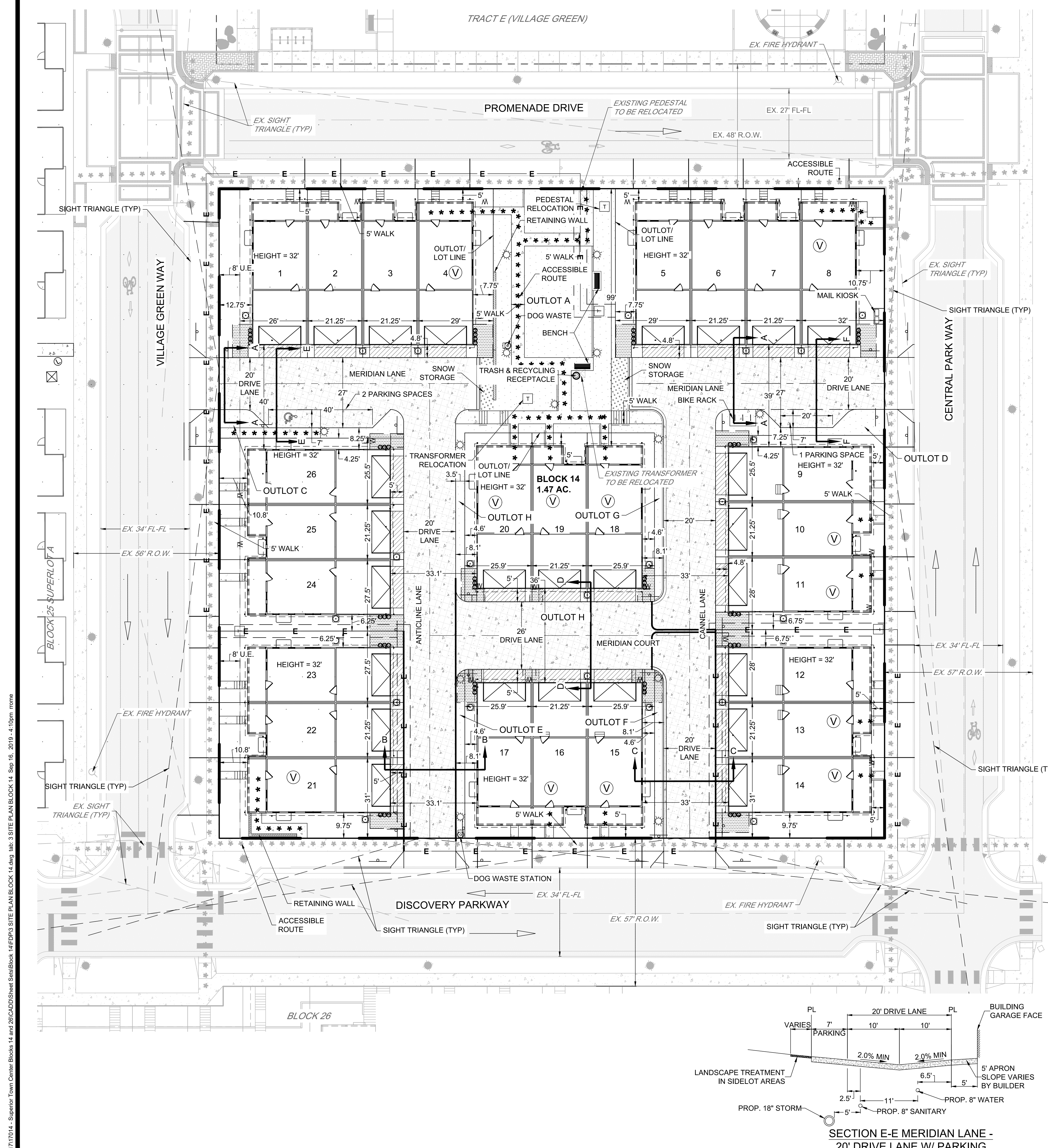
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|-------|-----|---------|-----|----------|-----|-------------|----------|--------------|-----|-------------|-----|
| DRAWN | JMG | CHECKED | MTP | APPROVED | MTP | PROJECT NO. | 17014.01 | HORIZ. SCALE | N/A | VERT. SCALE | N/A |
|-------|-----|---------|-----|----------|-----|-------------|----------|--------------|-----|-------------|-----|

| DATE       | NO. | NOTES                      |
|------------|-----|----------------------------|
| 03/21/2019 | 1   | 1ST SUBMITTAL              |
| 05/29/2019 | 2   | 2ND SUBMITTAL              |
| 07/02/2019 | 3   | 3RD SUBMITTAL              |
| 09/05/2019 | 4   | ISSUE FOR COUNCIL APPROVAL |
| 08/27/2019 | 5   | ISSUE FOR FINAL REVIEW     |

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

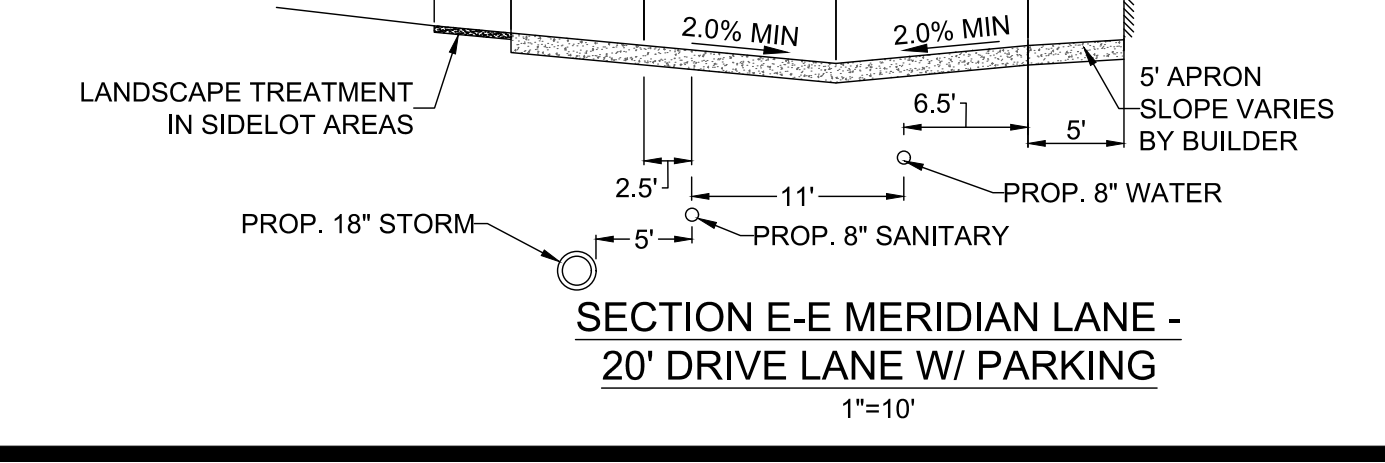
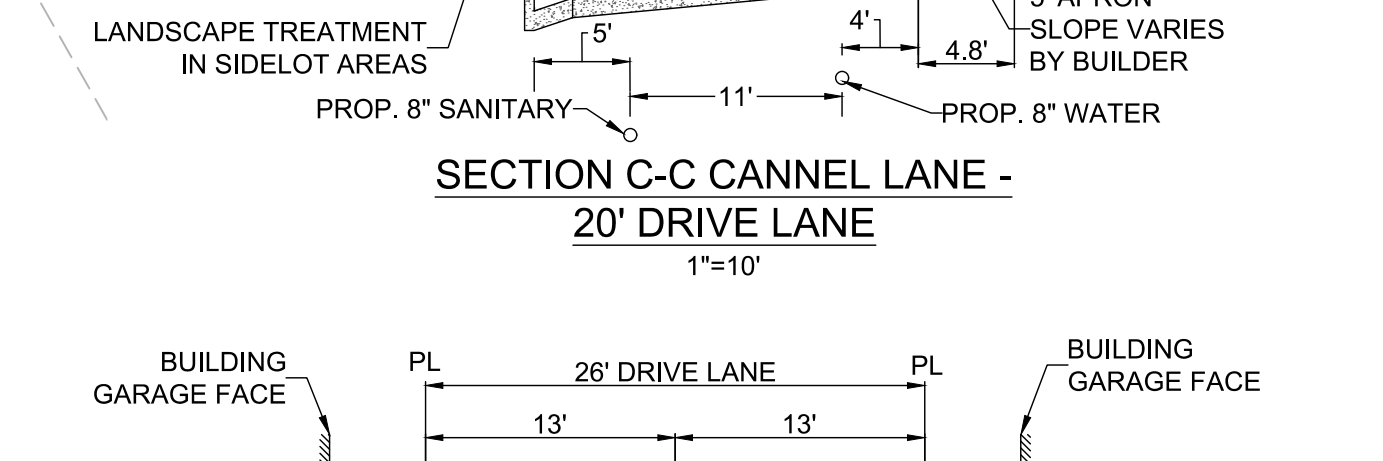
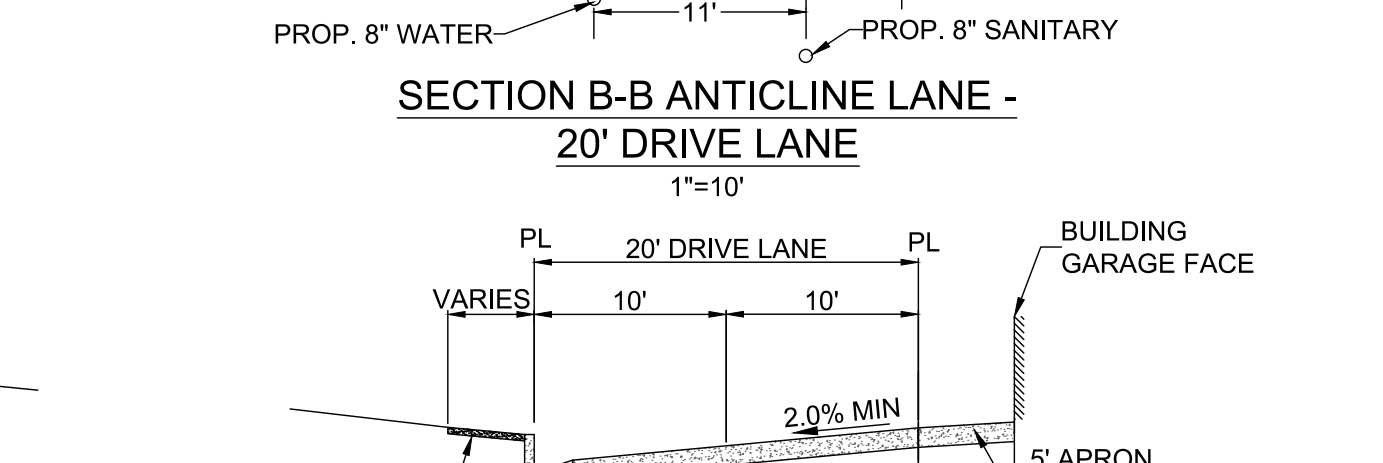
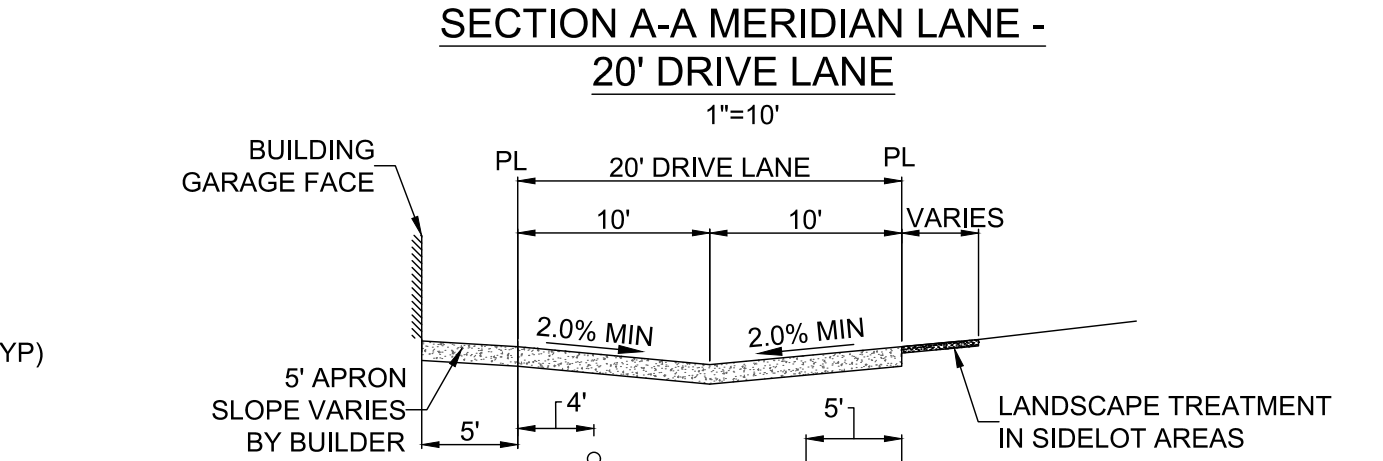
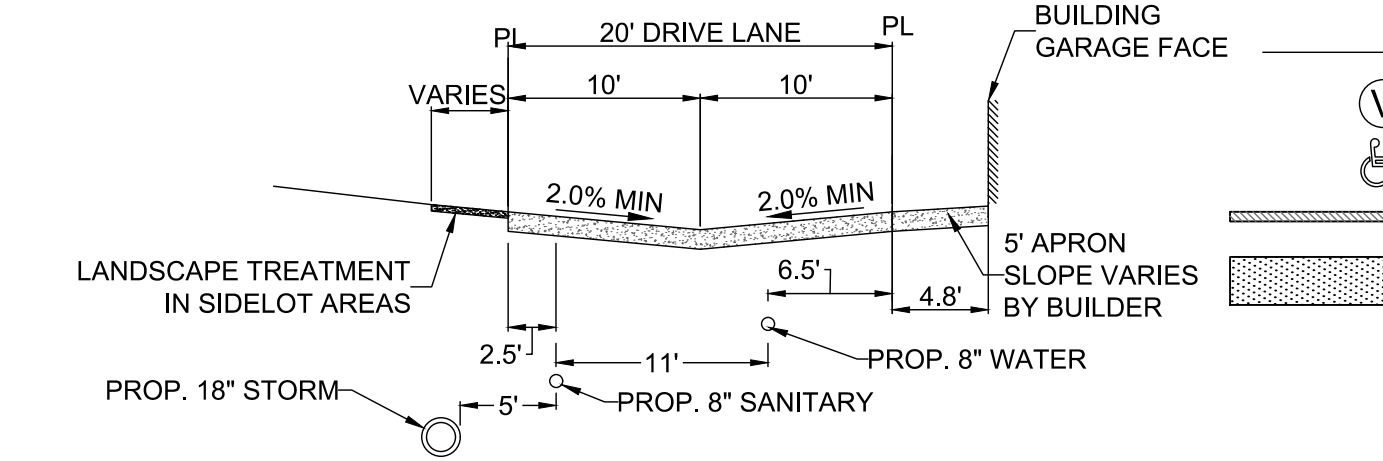
SHEET





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

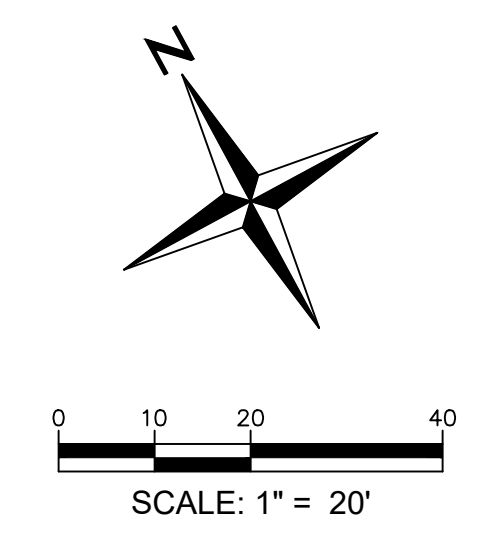
- FDP #6 LEGEND**
- PROJECT BOUNDARY
  - FDP LIMIT LINE
  - LOT LINE
  - LOT NUMBERS
  - EASEMENT
  - ROAD CENTERLINE
  - PEDESTRIAN LIGHT
  - ELEC. PEDESTAL / TRANSFORMER
  - AIR CONDITIONER PAD 30"x30"
  - ROOF OVERHANG
  - SIGN
  - ACCESSIBLE ROUTE
  - BUILDER INSTALLED CONCRETE
  - DISTRICT CONCRETE PAVEMENT
  - OUTLOT (DISTRICT OWNED/MAINTAINED)
  - SNOW STORAGE
  - SIDEWALK
  - TRASH & RECYCLING RECEPTACLE
  - BENCH
  - DOG WASTE STATION
  - MAIL KIOSK
  - BIKE RACK
  - TRAFFIC DIRECTION
  - VISITABLE UNIT
  - ACCESSIBLE PARKING SPOT
  - RETAINING WALL
  - EASEMENT



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

**PARKING SUMMARY**

|    |                                  |
|----|----------------------------------|
| 3  | PARALLEL OFF-STREET GUEST SPACES |
| 52 | RESIDENT GARAGE SPACES           |



**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.

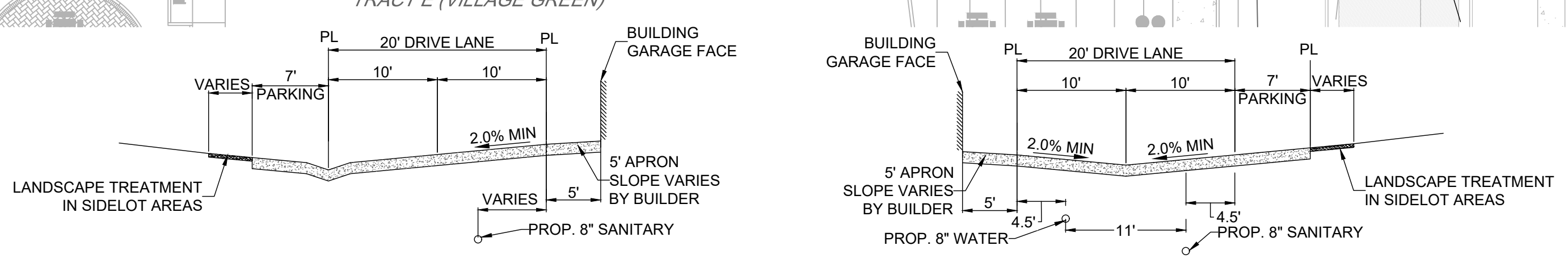
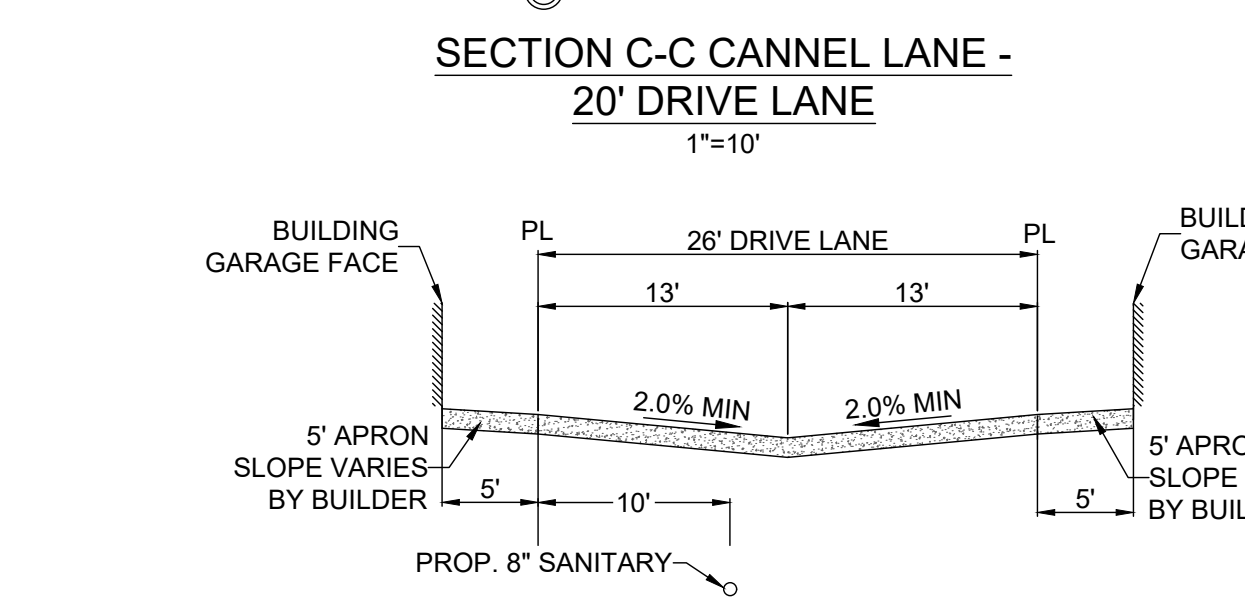
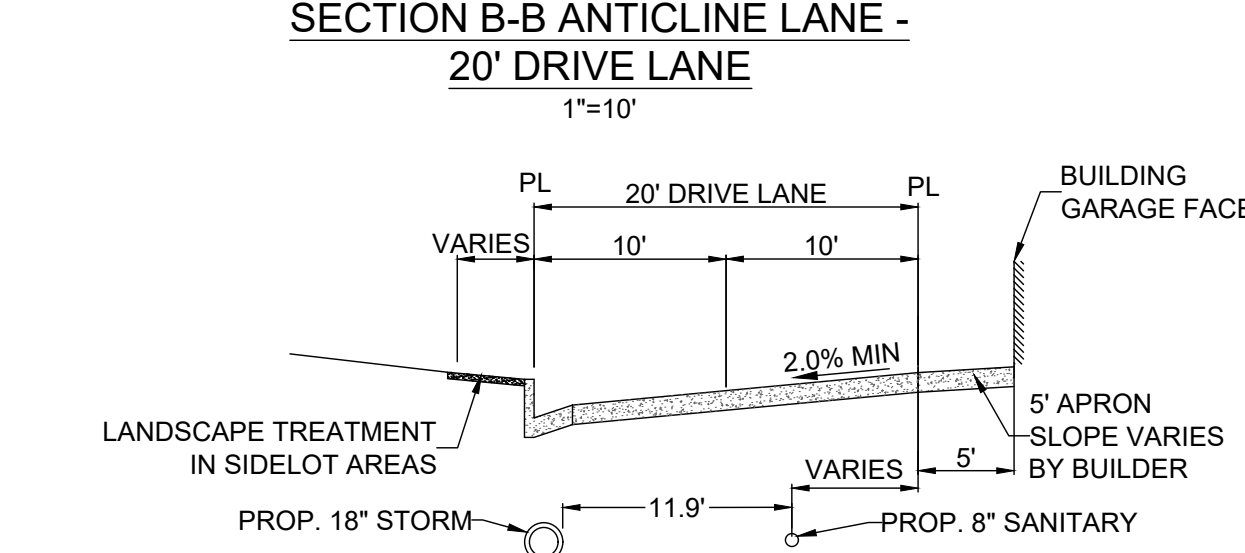
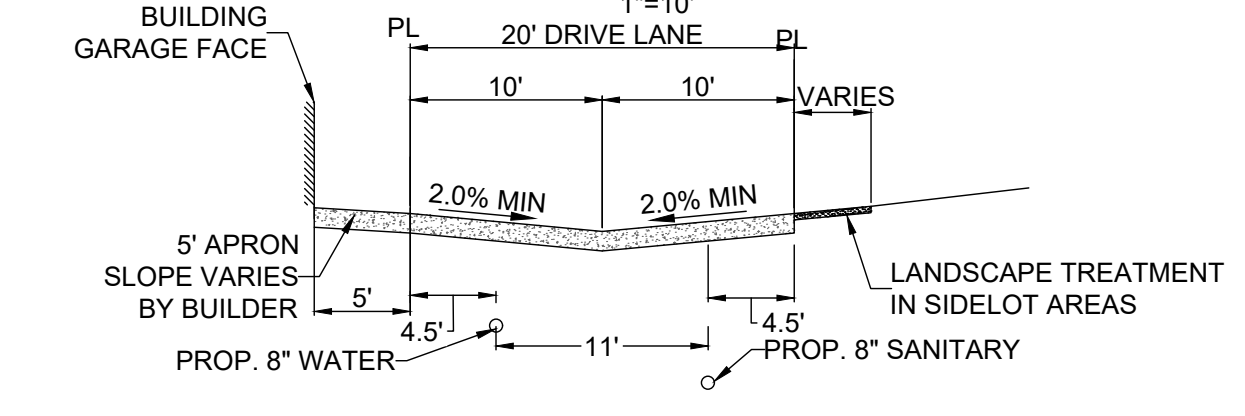
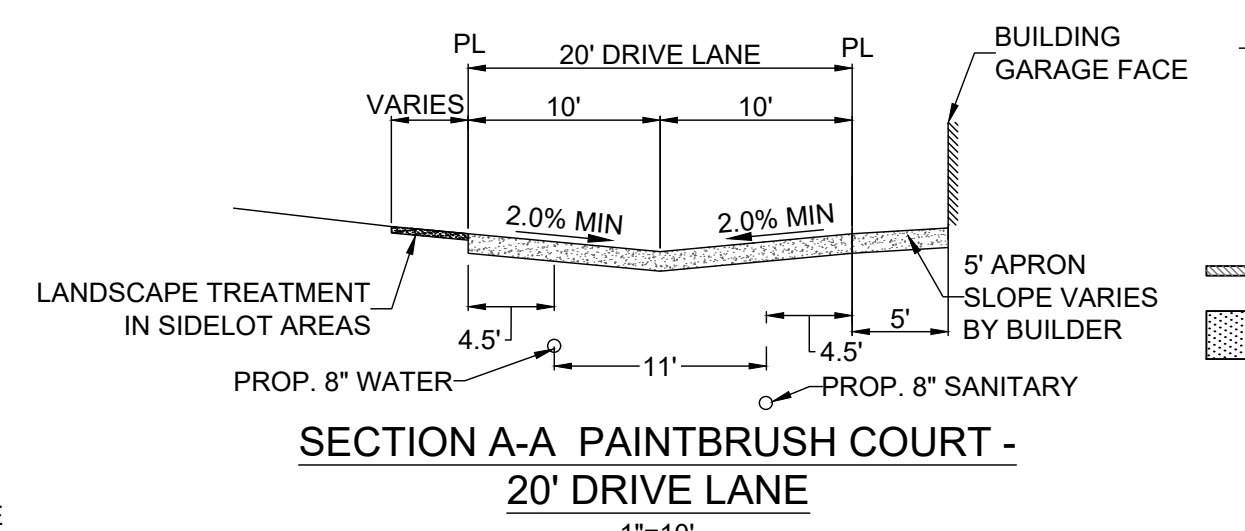
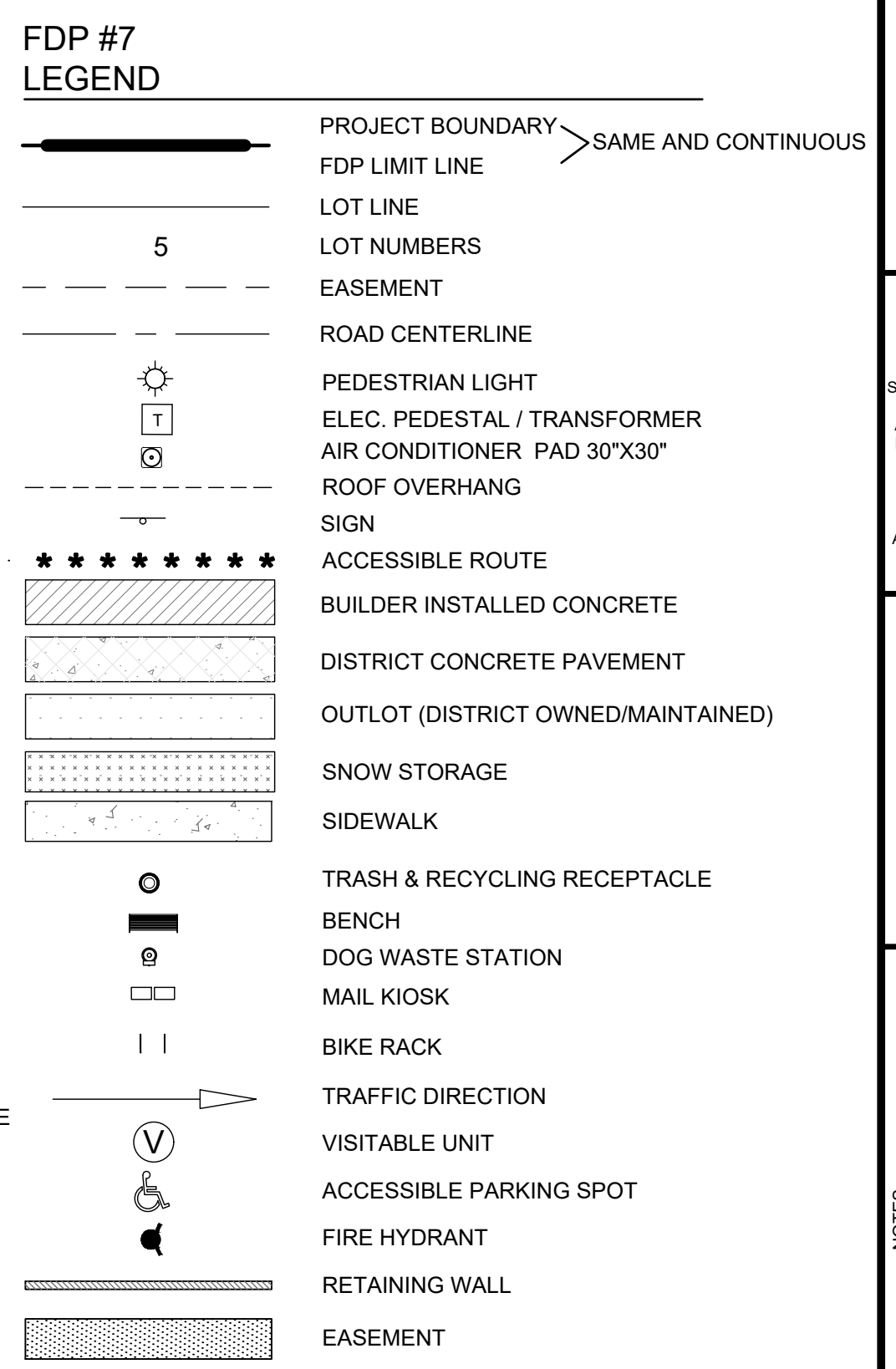
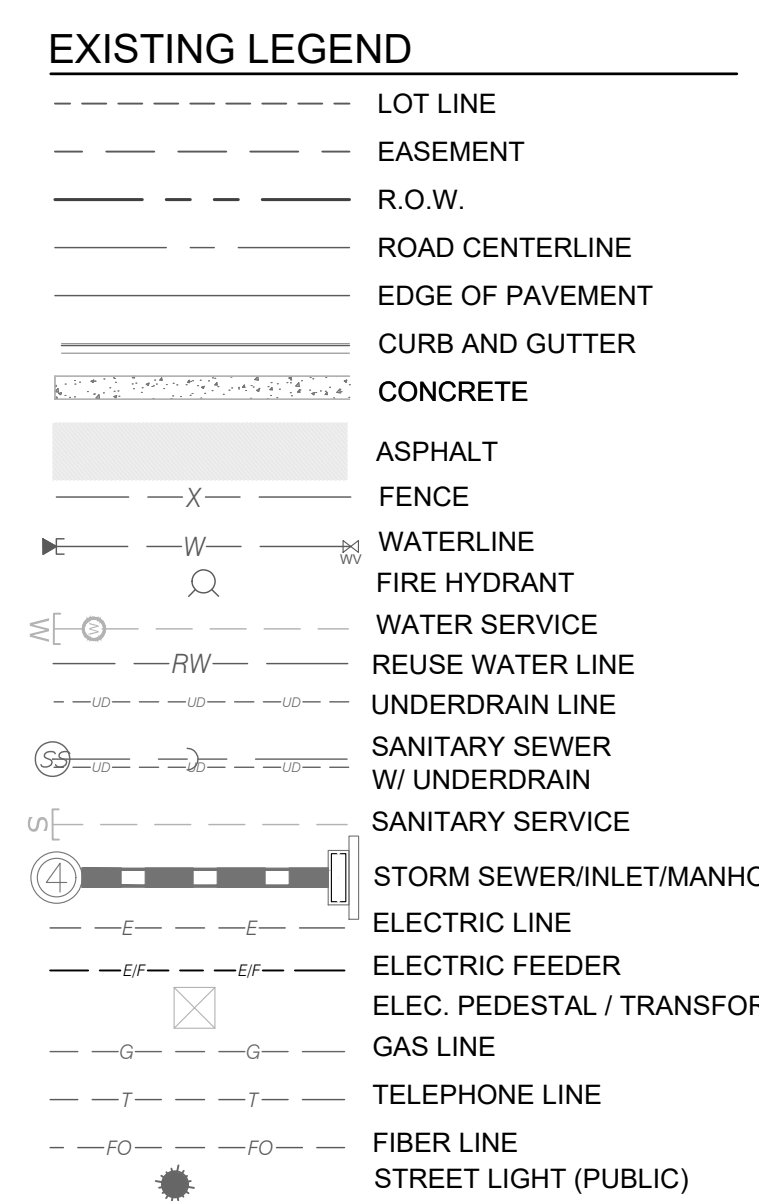
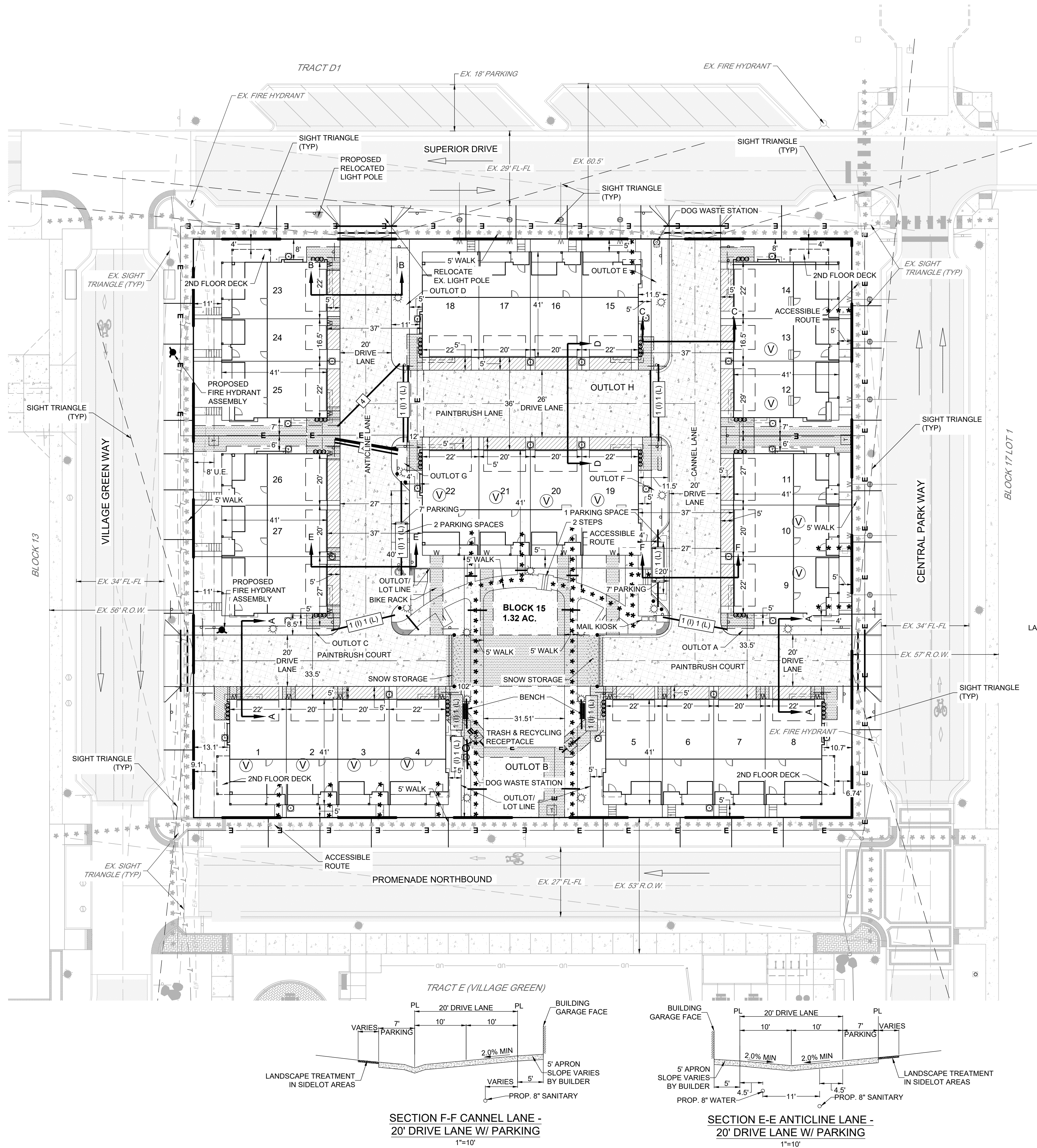
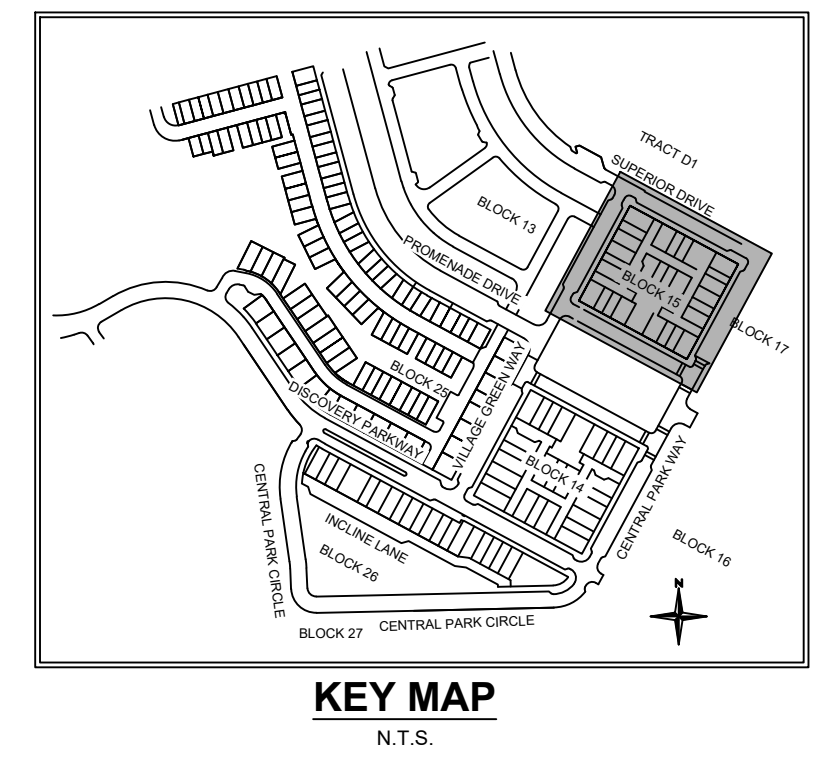
| DATE       | NO. | DESCRIPTION                | BY  |
|------------|-----|----------------------------|-----|
| 03/21/2019 | 1   | 1ST SUBMITTAL              | JMG |
| 05/25/2019 | 2   | 2ND SUBMITTAL              | MTP |
| 07/02/2019 | 3   | 3RD SUBMITTAL              | MTP |
| 08/02/2019 | 4   | ISSUE FOR COUNCIL APPROVAL | MTP |
| 08/27/2019 | 5   | ISSUE FOR FINAL REVIEW     | MTP |

| DATE       | NO. | DESCRIPTION                | BY  |
|------------|-----|----------------------------|-----|
| 03/21/2019 | 1   | 1ST SUBMITTAL              | JMG |
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| 08/02/2019 | 4   | ISSUE FOR COUNCIL APPROVAL | MTP |
| 08/27/2019 | 5   | ISSUE FOR FINAL REVIEW     | MTP |

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

**3**  
OF 37

I:\2017\17014 - Superior Town Center Blocks 14 and 26\CADD\Sheet\SheetBlock 14\FDP#3 SITE PLAN BLOCK 14.dwg, tab: 3 SITE PLAN BLOCK 14, Sep 16, 2019 - 4:10pm, rmoine



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

**PARKING SUMMARY**

|    |                                  |
|----|----------------------------------|
| 3  | PARALLEL OFF-STREET GUEST SPACES |
| 54 | RESIDENT GARAGE SPACES           |

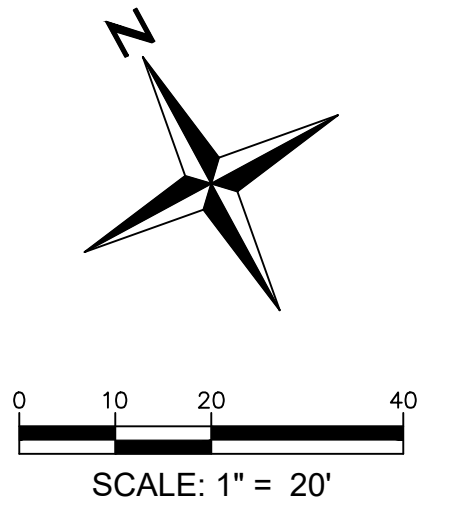
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| DATE       | NO. | DESCRIPTION         |
|------------|-----|---------------------|
| 11.02.2021 | 1   | FDP FIRST AMENDMENT |

| DATE | NO. | DESCRIPTION |
|------|-----|-------------|
|      |     |             |

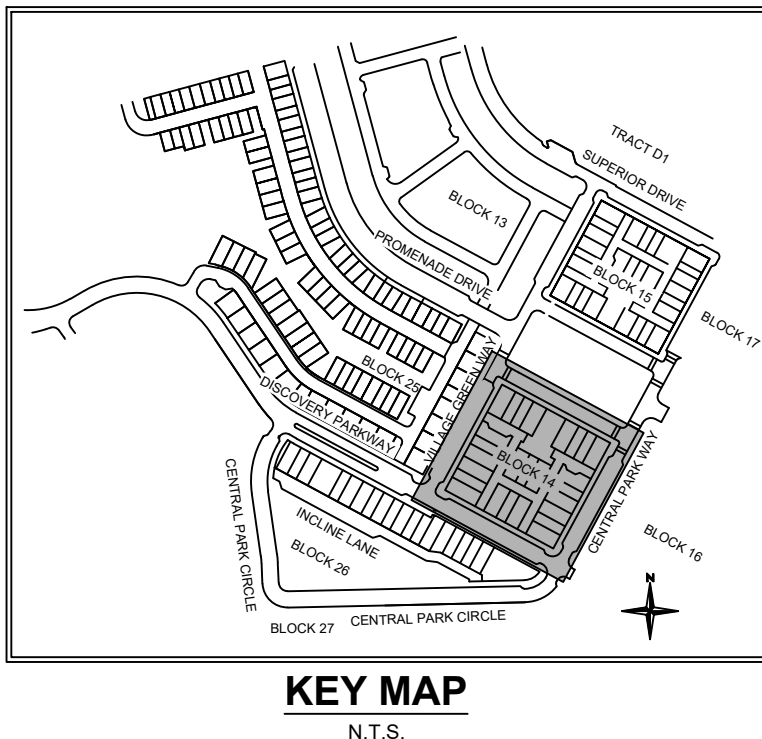
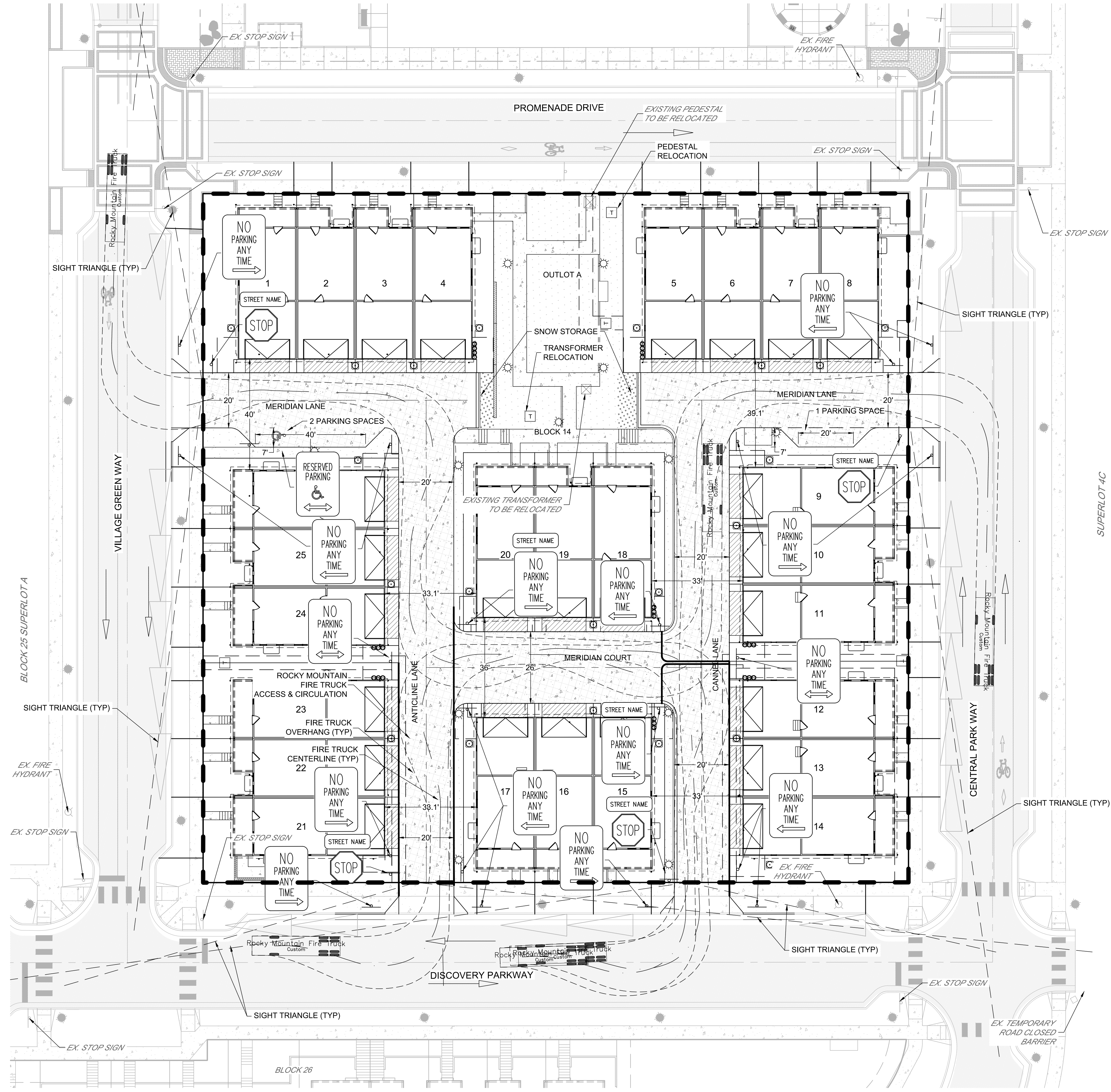
| DATE | NO. | DESCRIPTION |
|------|-----|-------------|
|      |     |             |

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



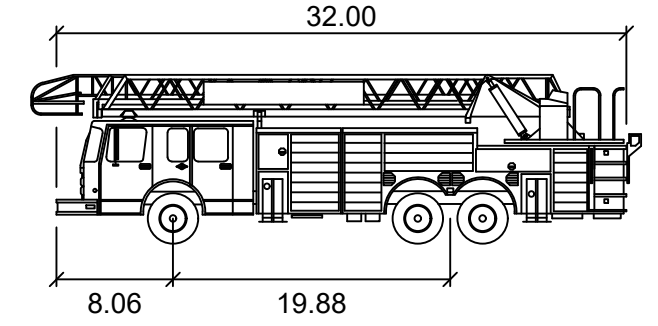
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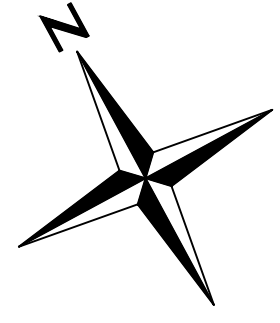
**FDP #6  
CIRCULATION & ACCESS LEGEND**

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



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

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



0 10 20 40  
SCALE: 1" = 20'

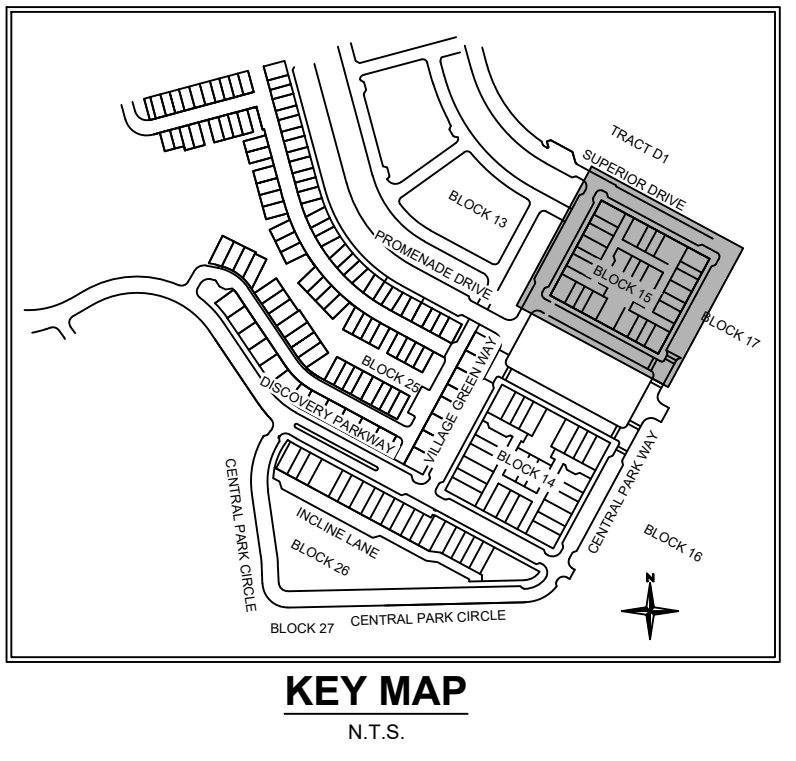
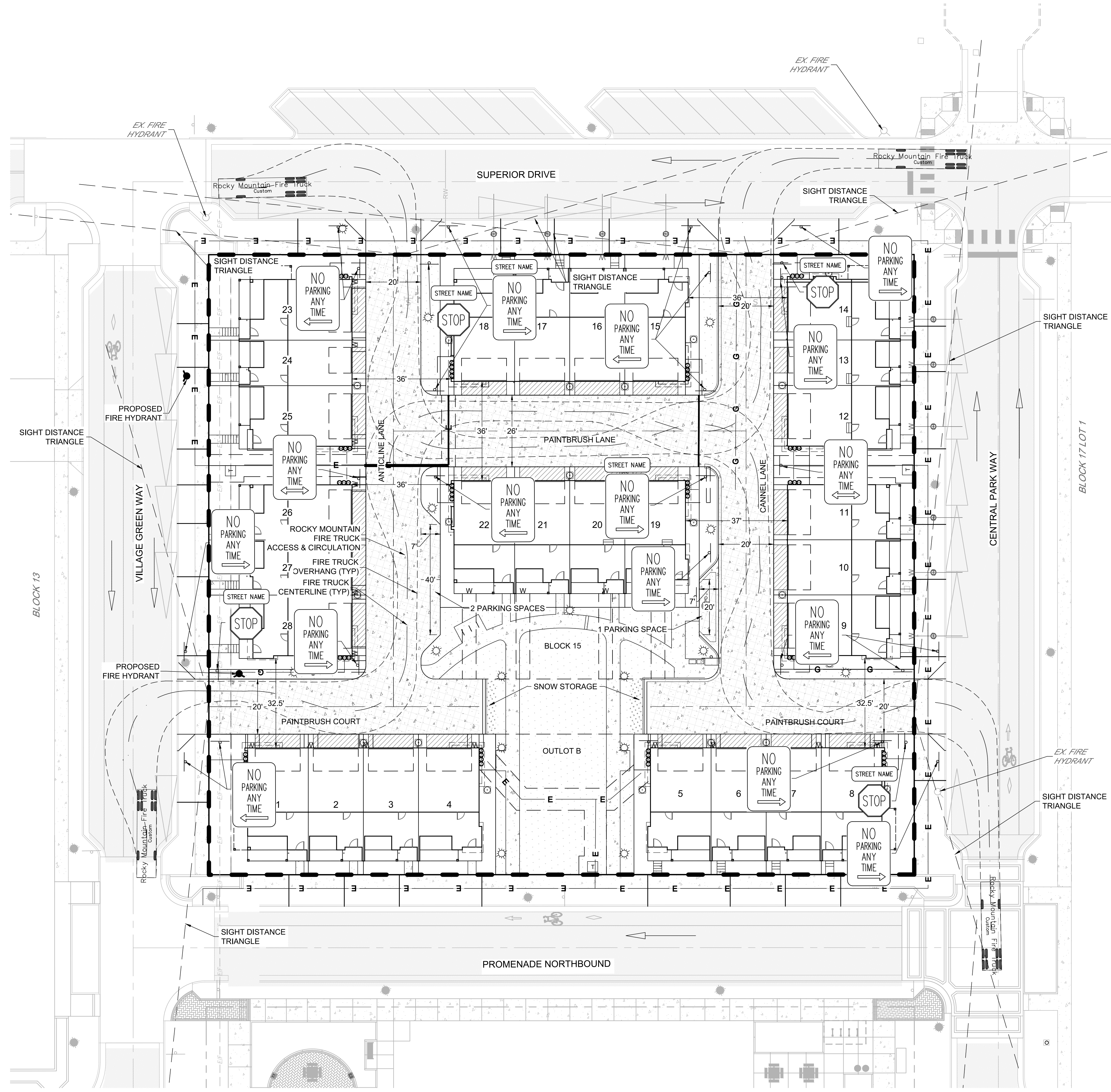
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| DATE       | NO. | DESCRIPTION                | BY  | FOR |
|------------|-----|----------------------------|-----|-----|
| 03/21/2019 | 1   | 1ST SUBMITTAL              | JMG | NA  |
| 05/29/2019 | 2   | 2ND SUBMITTAL              | MTP | NA  |
| 07/02/2019 | 3   | 3RD SUBMITTAL              | MTP | NA  |
| 08/02/2019 | 4   | ISSUE FOR COUNCIL APPROVAL | MTP | NA  |
| 08/27/2019 | 5   | ISSUE FOR FINAL REVIEW     | MTP | NA  |

| DATE       | NO. | DESCRIPTION                | BY  | FOR |
|------------|-----|----------------------------|-----|-----|
| 03/21/2019 | 1   | 1ST SUBMITTAL              | JMG | NA  |
| 05/29/2019 | 2   | 2ND SUBMITTAL              | MTP | NA  |
| 07/02/2019 | 3   | 3RD SUBMITTAL              | MTP | NA  |
| 08/02/2019 | 4   | ISSUE FOR COUNCIL APPROVAL | MTP | NA  |
| 08/27/2019 | 5   | ISSUE FOR FINAL REVIEW     | MTP | NA  |

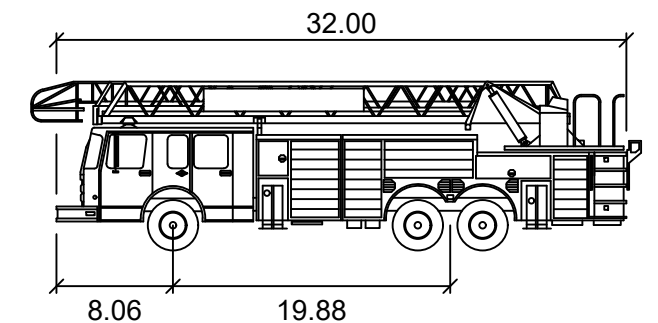
**SUPERIOR TOWN CENTER  
 FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
 CIRCULATION AND ACCESS PLAN BLOCK 14  
 FINAL DEVELOPMENT PLAN NO. 6**

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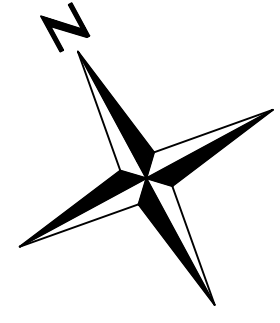
**FDP #7  
CIRCULATION & ACCESS LEGEND**

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



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

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



SCALE: 1" = 20'

VESTED RIGHTS: THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET. SEQ., C.R.S., AND CHAPTER 15 OF THE SUPERIOR MUNICIPAL CODE AVAILABLE AT THE SUPERIOR TOWN HALL, 121 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                | BY  |
|------------|-----|----------------------------|-----|
| 03/21/2019 | 1   | 1ST SUBMITTAL              | JMG |
| 05/29/2019 | 2   | 2ND SUBMITTAL              | MTP |
| 07/02/2019 | 3   | 3RD SUBMITTAL              | MTP |
| 08/05/2019 | 4   | ISSUE FOR COUNCIL APPROVAL | MTP |
| 08/27/2019 | 5   | ISSUE FOR FINAL REVIEW     | MTP |

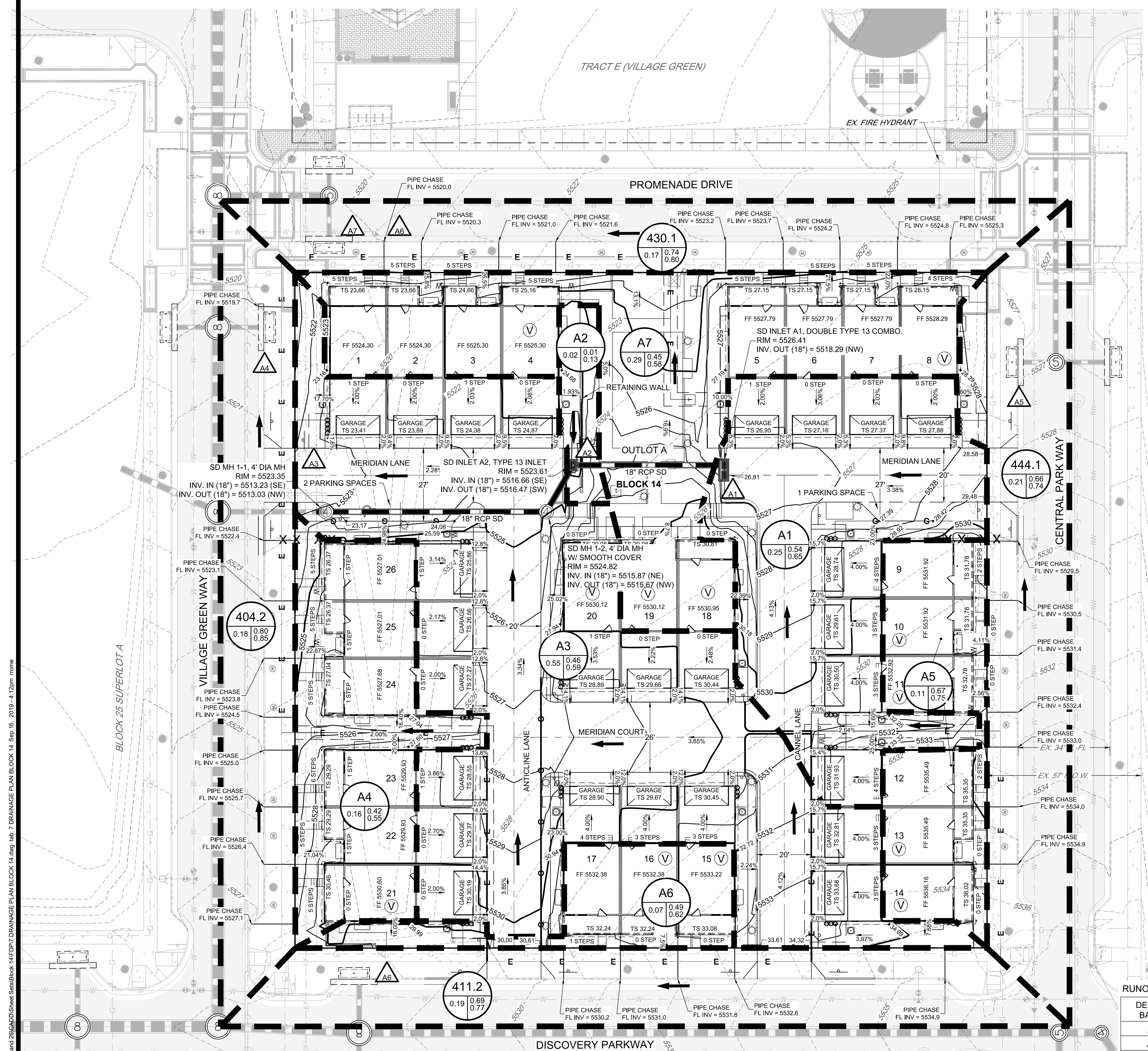
| DATE       | NO. | DESCRIPTION                | BY  |
|------------|-----|----------------------------|-----|
| 03/21/2019 | 1   | 1ST SUBMITTAL              | JMG |
| 05/29/2019 | 2   | 2ND SUBMITTAL              | MTP |
| 07/02/2019 | 3   | 3RD SUBMITTAL              | MTP |
| 08/05/2019 | 4   | ISSUE FOR COUNCIL APPROVAL | MTP |
| 08/27/2019 | 5   | ISSUE FOR FINAL REVIEW     | MTP |

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

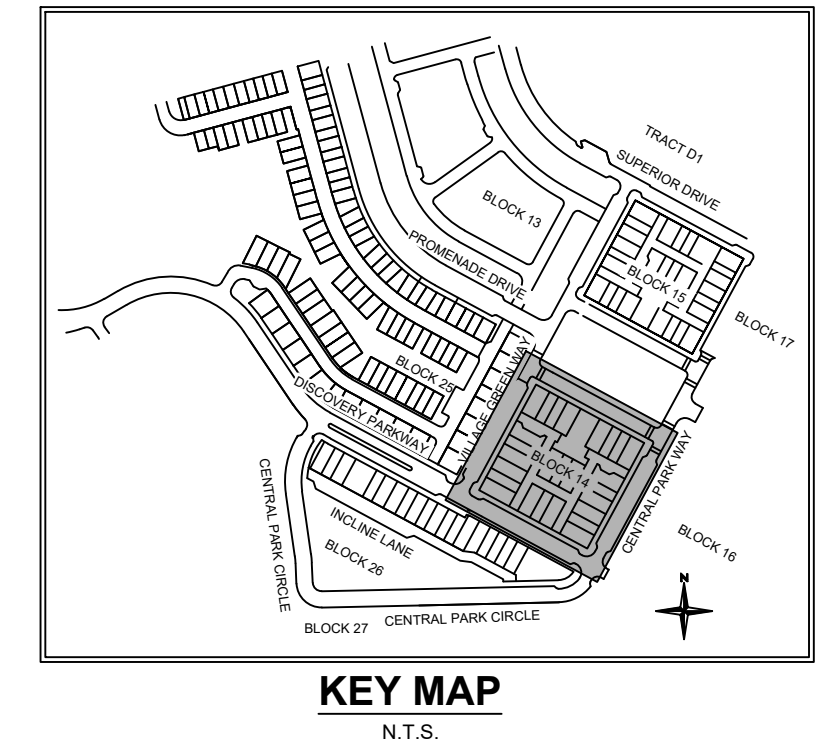
SHEET

**5 YEARS Redland**  
 WHERE GREAT PLACES BEGIN  
 720, 293, 293 Office  
 1500 West Canal Court, Littleton, Colorado 80120  
 REDLAND.COM

1:201717014 - Superior Town Center Blocks 14 and 26 (ADD) Sheet SmallBlock 14(FDP#7) DRAINAGE PLAN BLOCK 14 (Rev. 16, 2019) - 4:12pm.mxd



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



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

- FDP # 6 LEGEND**
- PROJECT BOUNDARY
  - FDP LIMIT LINE
  - LOT LINE
  - LOT NUMBERS
  - EASEMENT
  - ROAD CENTERLINE
  - SIDEWALK
  - PRIVATE STORM SEWER (CONCRETE)
  - PRIVATE STORM SEWER (PVC OR HDPE) WITH AREA DRAIN / CLEANOUT
  - MANHOLE
  - INLET
  - PEDESTRIAN LIGHT
  - ELEC. PEDESTAL / TRANSFORMER
  - AIR CONDITIONER PAD 30"X30"
  - RETAINING WALL
  - ROOF OVERHANG
  - FENCE
  - CONTOUR MAJOR
  - CONTOUR MINOR
  - SPOT ELEVATION
  - SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
  - SIGN
  - ACCESSIBLE PARKING SPOT
  - VISITABLE UNIT
  - BASIN BOUNDARY
  - BASIN ID
  - 5 YEAR RUNOFF
  - 100 YEAR RUNOFF
  - BASIN AREA (ACRES)
  - DESIGN POINT
  - FLOW ARROW

**RUNOFF SUMMARY TABLE**

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

**STRUCTURE SUMMARY TABLE**

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

**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 2854.76 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO.  
 THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

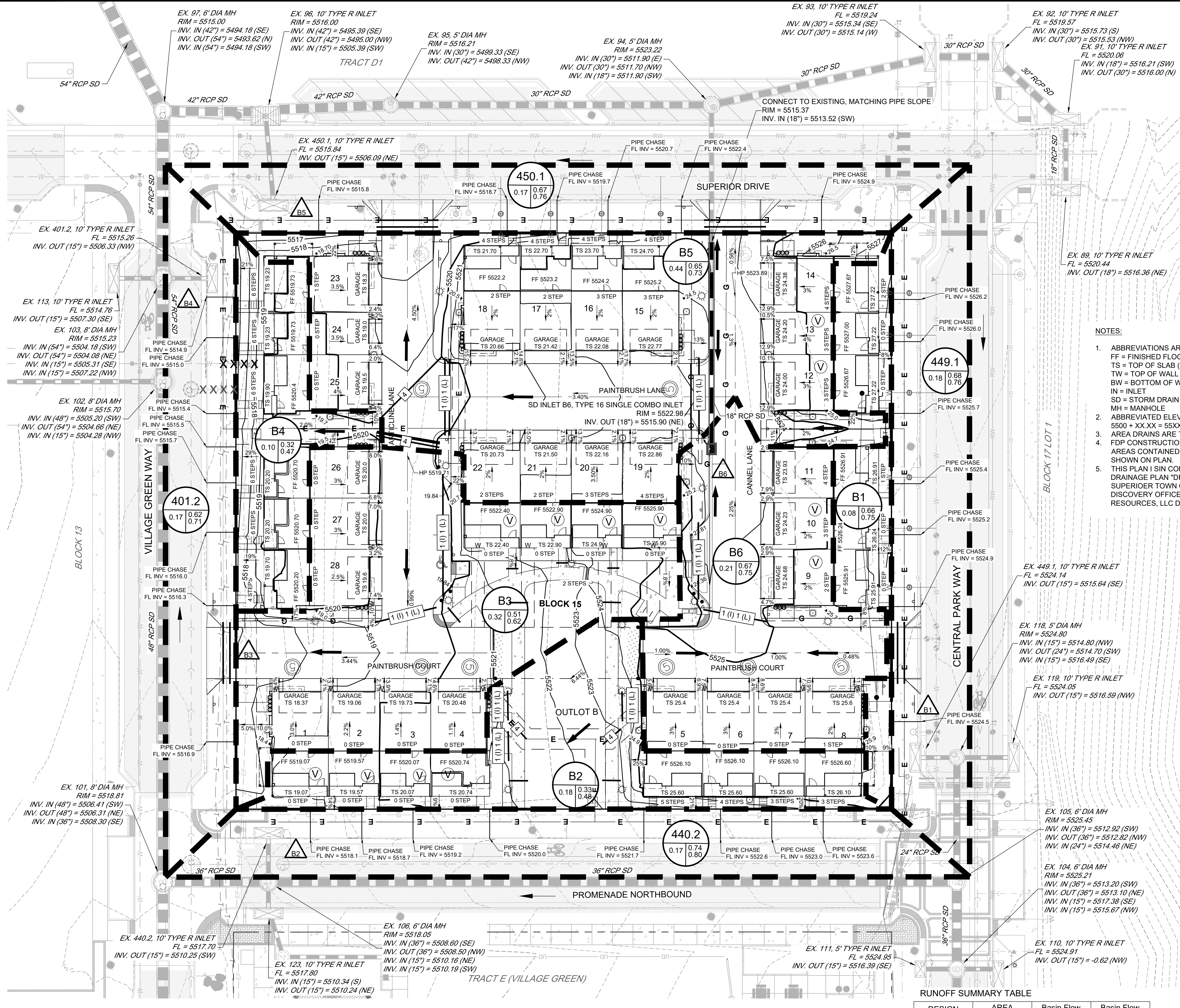
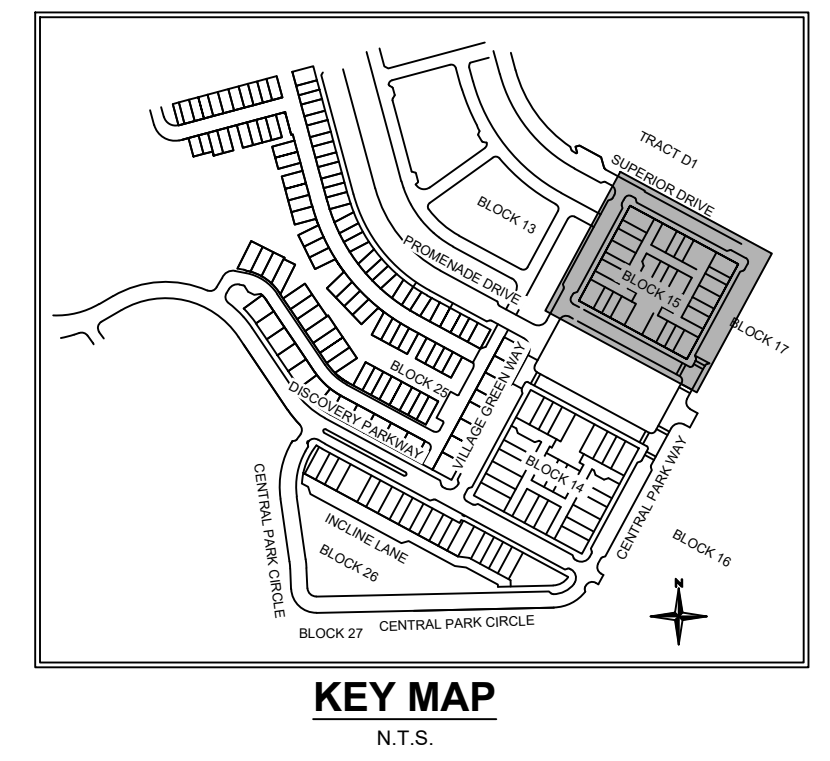
**BENCHMARK**  
 PROJECT CONTROL :  
 CONTROL CONSTRUCTION STAKING EXHIBIT FOR RC SUPERIOR LLC SUPERIOR TOWN CENTER PHASE 1A BY KING SURVEYORS INC DATED JUNE 18, 2015 (PROJECT NO. 2015464, FILE NAME 2015464STK.DWG)

**VESTED RIGHTS:**  
 THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, 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 TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

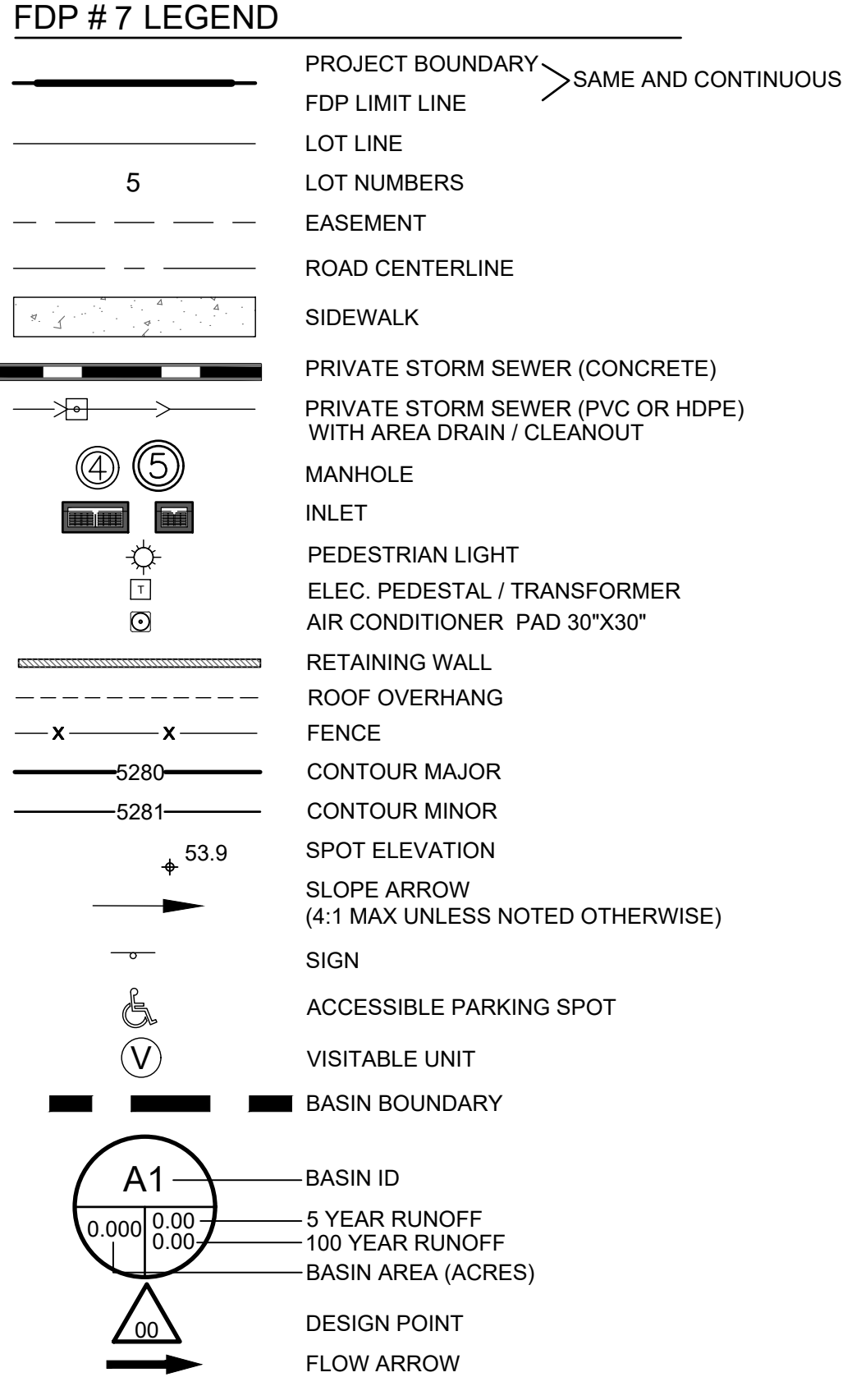
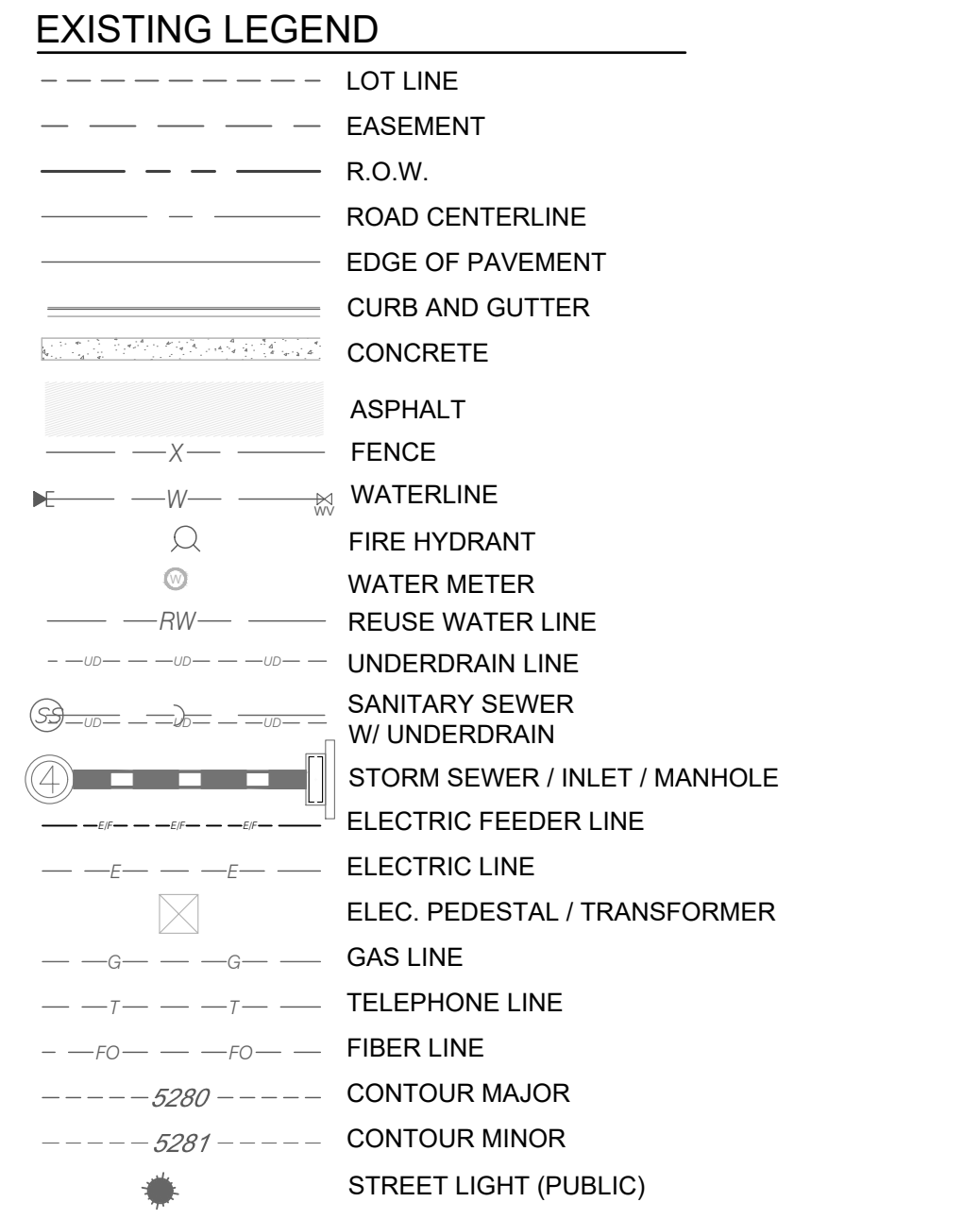
| DATE       | NO. | DESCRIPTION                | BY   | FOR |
|------------|-----|----------------------------|------|-----|
| 03/21/2019 | 1   | 1ST SUBMITTAL              | JMG  | BAR |
| 05/29/2019 | 2   | 2ND SUBMITTAL              | CHKD | APP |
| 07/02/2019 | 3   | 3RD SUBMITTAL              | CHKD | APP |
| 08/02/2019 | 4   | ISSUE FOR COUNCIL APPROVAL | CHKD | APP |
| 08/27/2019 | 5   | ISSUE FOR FINAL REVIEW     | CHKD | APP |

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

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



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



**RUNOFF SUMMARY TABLE**

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

**STRUCTURE SUMMARY TABLE**

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

**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."

**BENCHMARK**

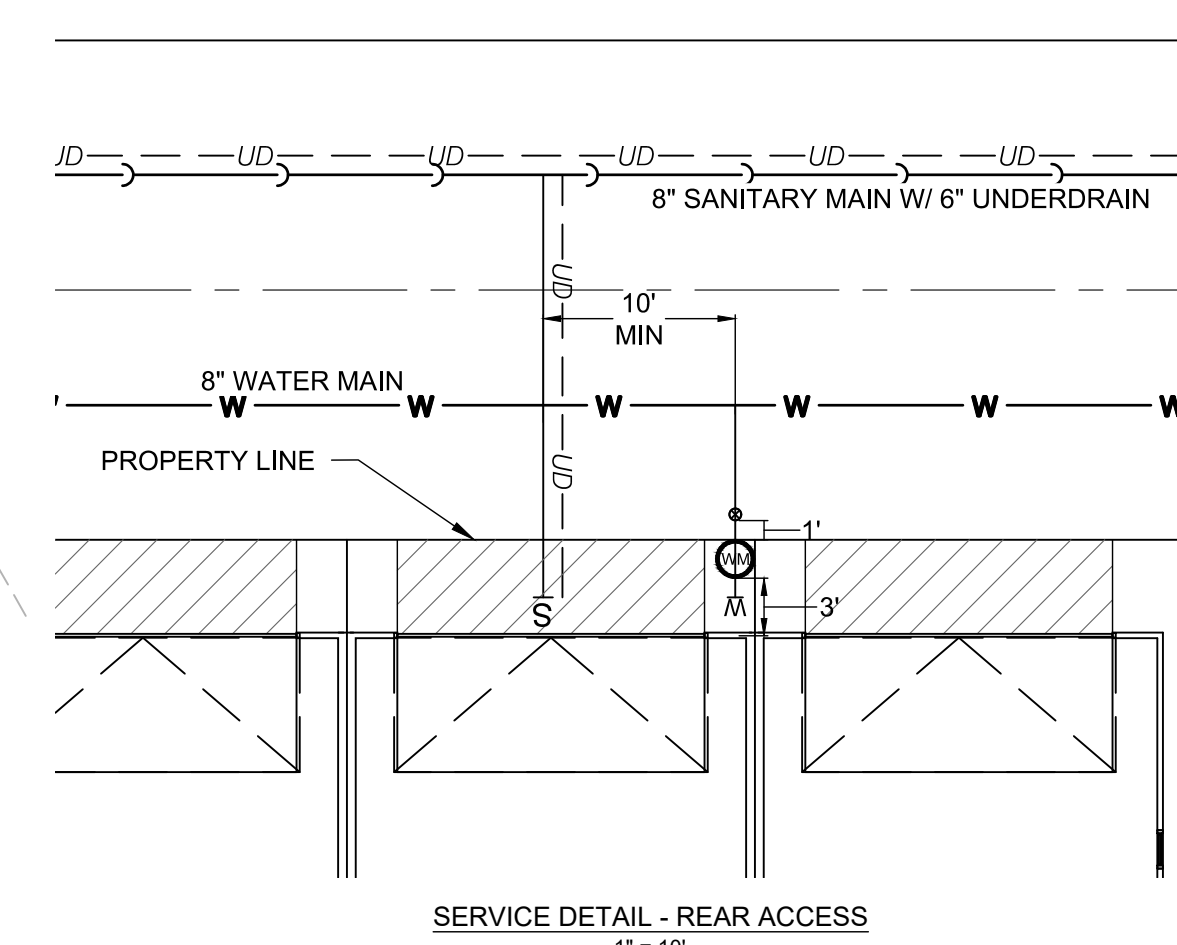
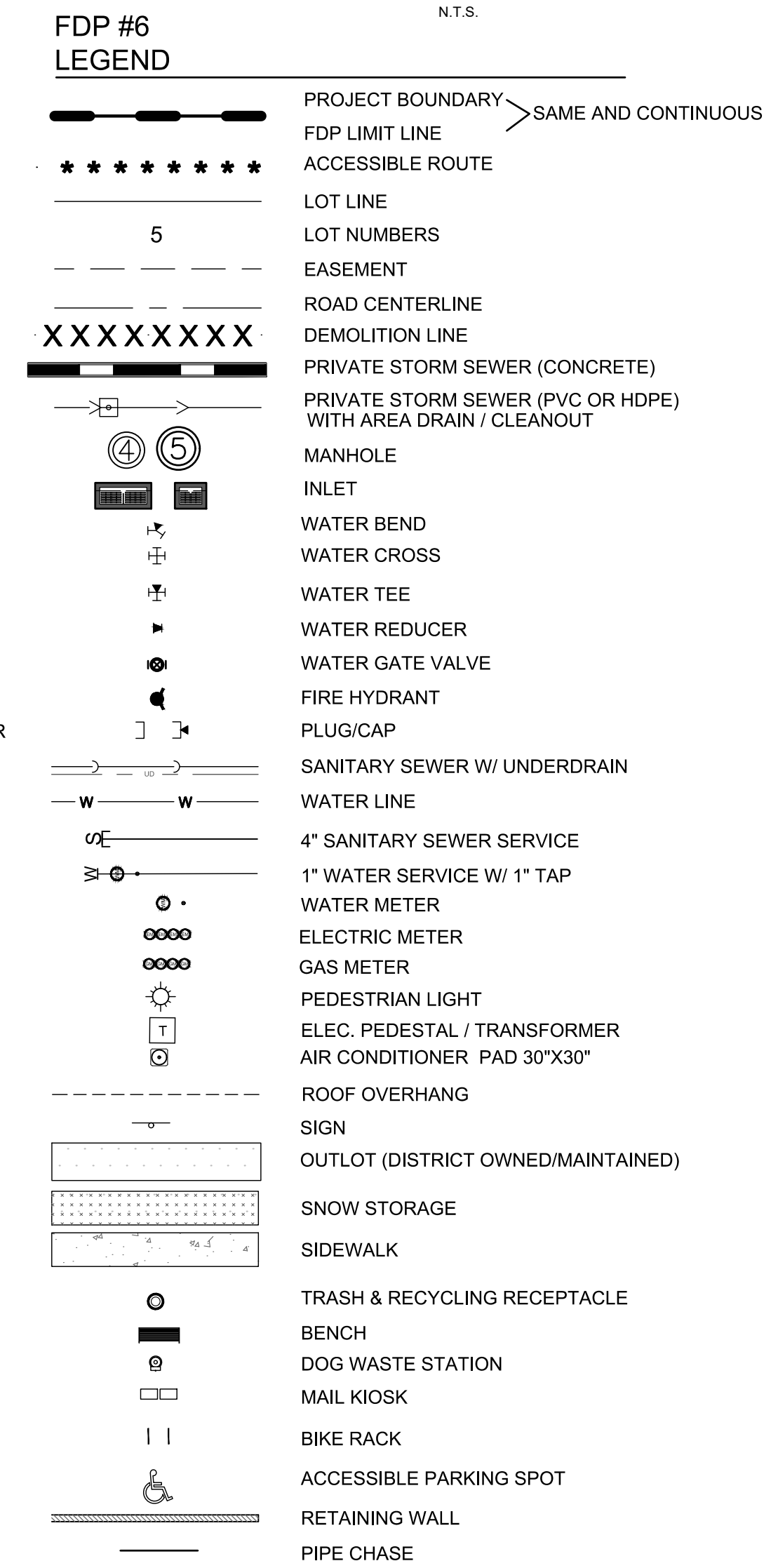
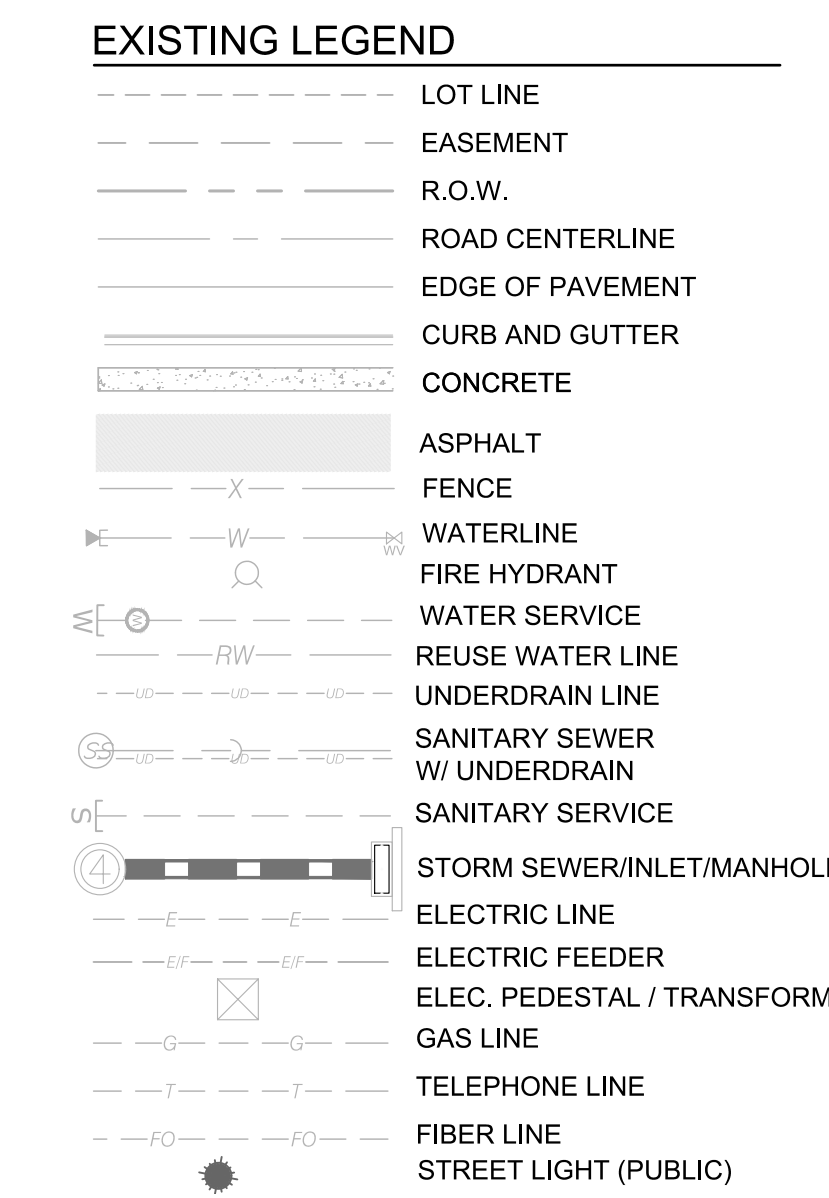
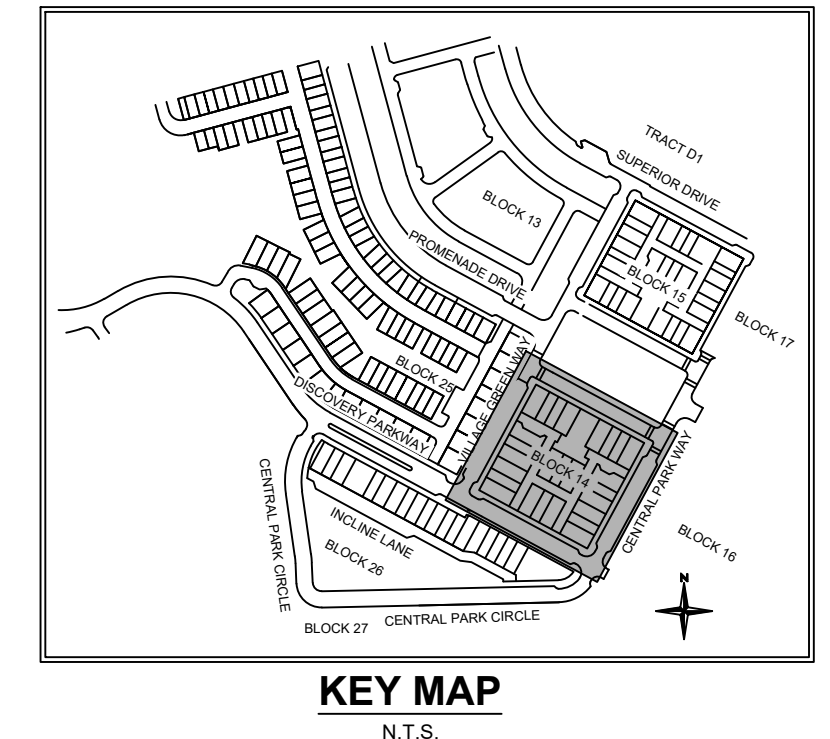
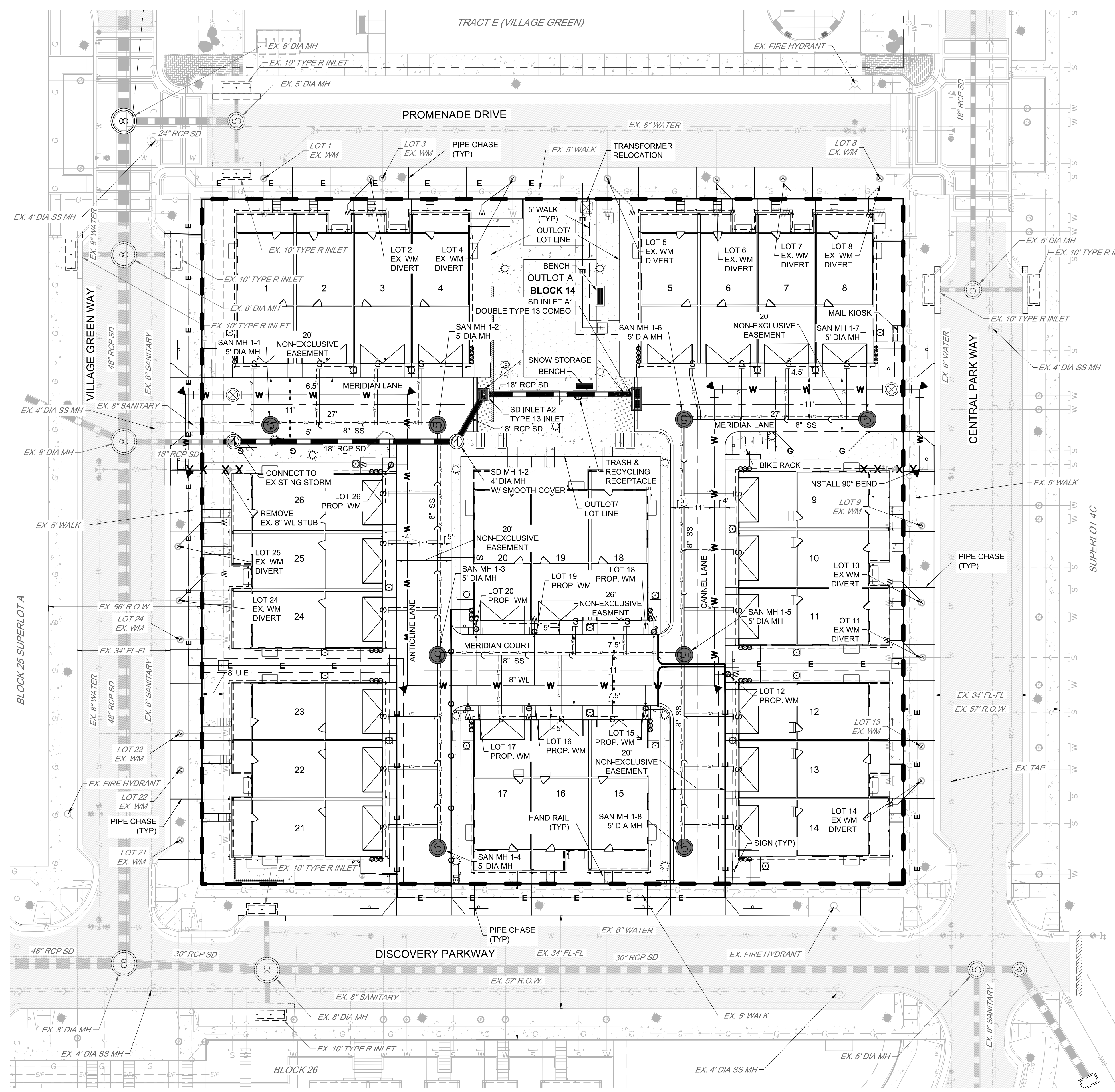
PROJECT CONTROL : CONTROL CONSTRUCTION STAKING EXHIBIT FOR RC SUPERIOR LLC SUPERIOR TOWN CENTER PHASE 1A BY KING SURVEYORS INC DATED JUNE 18, 2015 (PROJECT NO. 2015464, FILE NAME 2015464STK.DWG)

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.

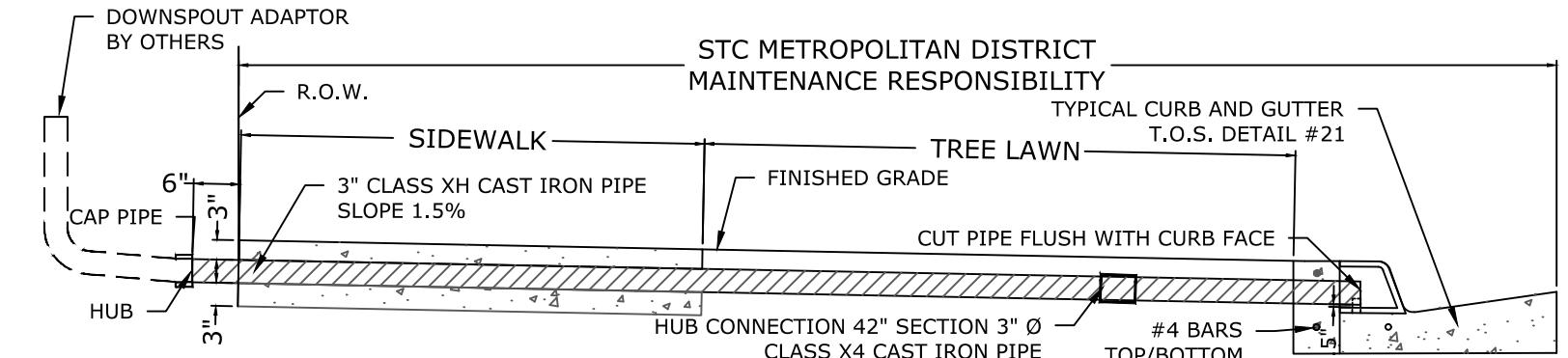
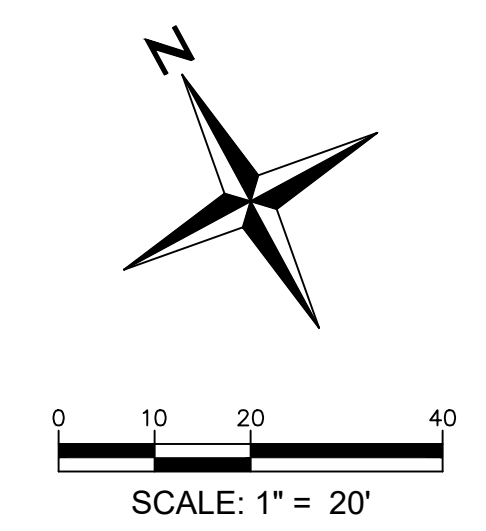
| DRAWN      | JMG | CHECKED | RAR | APPROVED | MTP | PROJECT NO. | 1704-01 | HORIZ. SCALE | 1" = 20' | VERT. SCALE | N/A |
|------------|-----|---------|-----|----------|-----|-------------|---------|--------------|----------|-------------|-----|
| DATE       | NO. | NO.     | NO. | NO.      | NO. | NO.         | NO.     | NO.          | NO.      | NO.         | NO. |
| 11/02/2021 | 1   |         |     |          |     |             |         |              |          |             |     |

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

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



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

**9**  
 OF 37

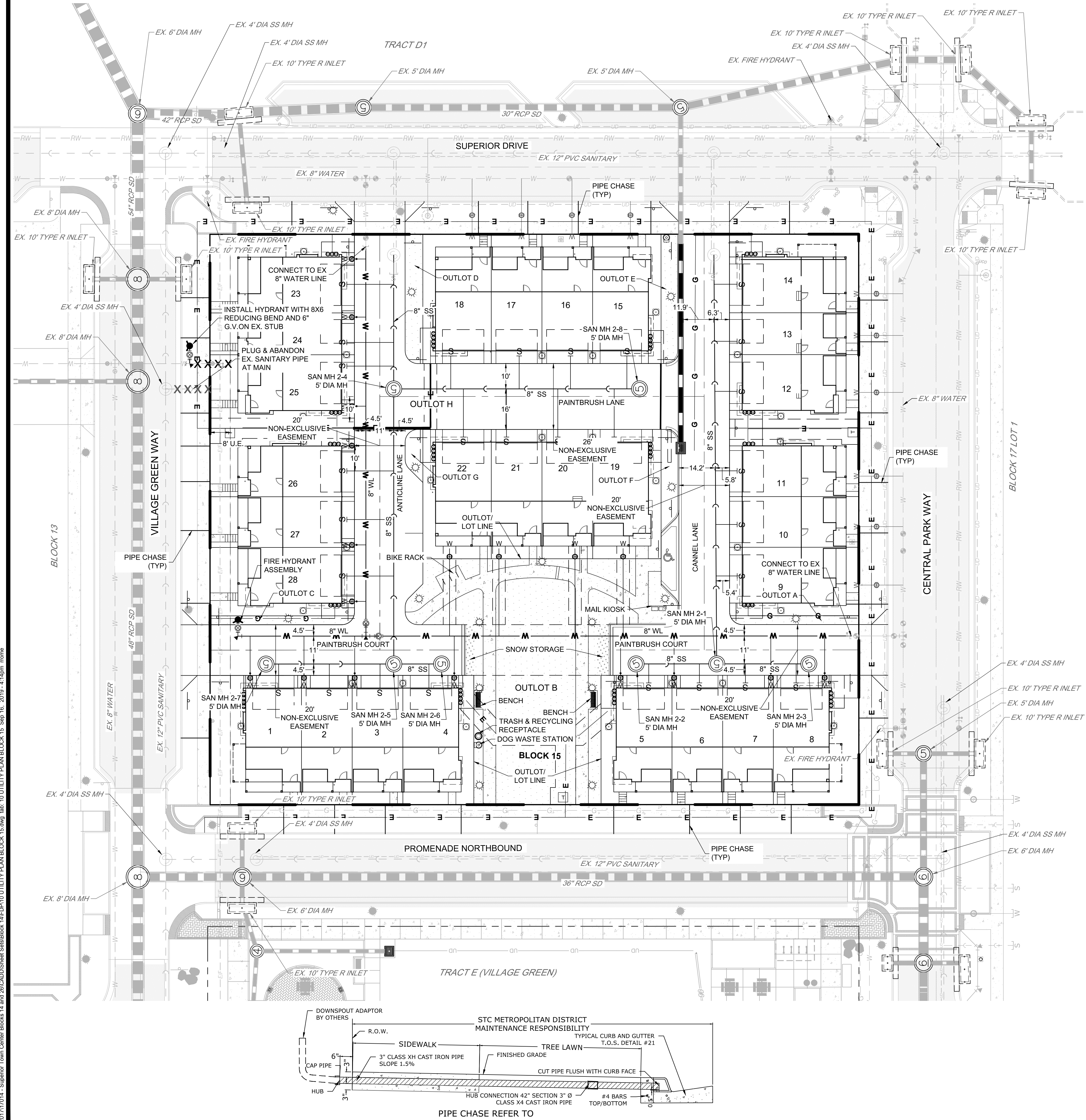
**5 YEARS**  
**Redland**  
**WHERE GREAT PLACES BEGIN**  
 720.293.4283 Office  
 1500 West Canal Court, Littleton, Colorado 80120  
 REDLAND.COM

**VESTED RIGHTS:**  
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| DATE       | NO. | DESCRIPTION                | BY  |
|------------|-----|----------------------------|-----|
| 03/21/2019 | 1   | 1ST SUBMITTAL              | JMG |
| 05/29/2019 | 2   | 2ND SUBMITTAL              | MTP |
| 07/02/2019 | 3   | 3RD SUBMITTAL              | MTP |
| 08/02/2019 | 4   | ISSUE FOR COUNCIL APPROVAL | MTP |
| 08/27/2019 | 5   | ISSUE FOR FINAL REVIEW     | MTP |

| DATE       | NO. | DESCRIPTION                | BY  |
|------------|-----|----------------------------|-----|
| 03/21/2019 | 1   | 1ST SUBMITTAL              | JMG |
| 05/29/2019 | 2   | 2ND SUBMITTAL              | MTP |
| 07/02/2019 | 3   | 3RD SUBMITTAL              | MTP |
| 08/02/2019 | 4   | ISSUE FOR COUNCIL APPROVAL | MTP |
| 08/27/2019 | 5   | ISSUE FOR FINAL REVIEW     | MTP |

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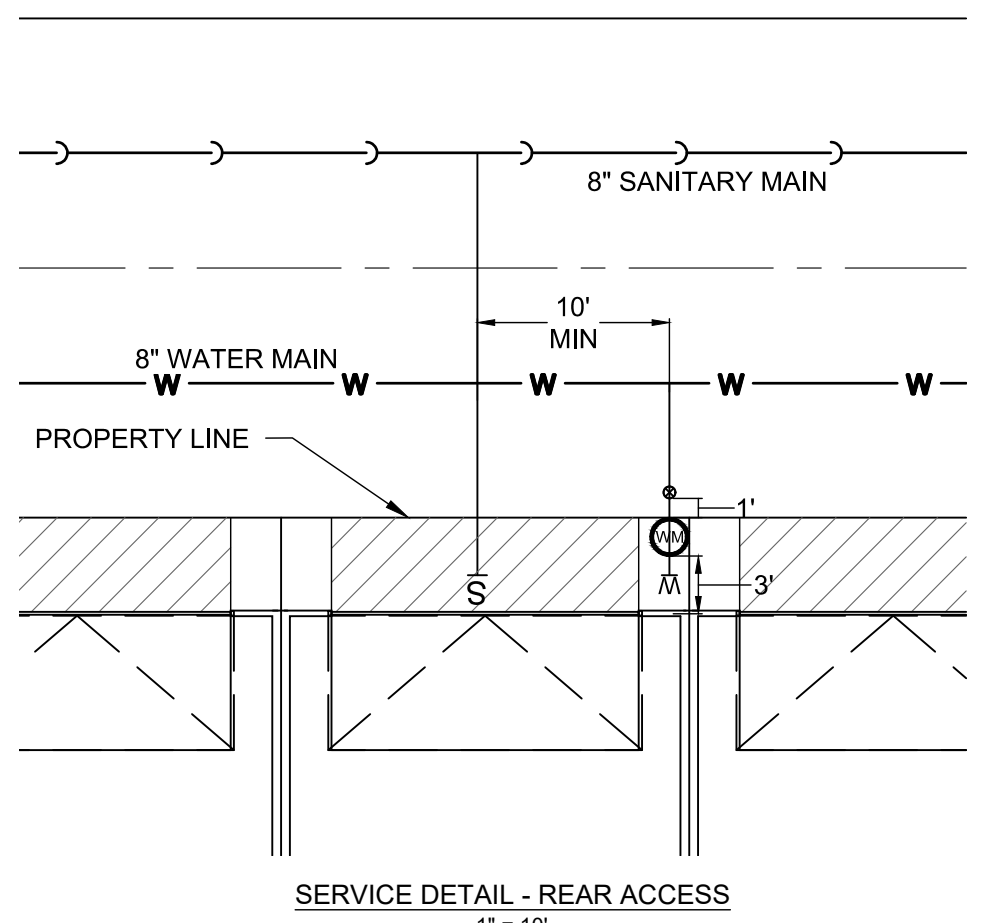


**EXISTING LEGEND**

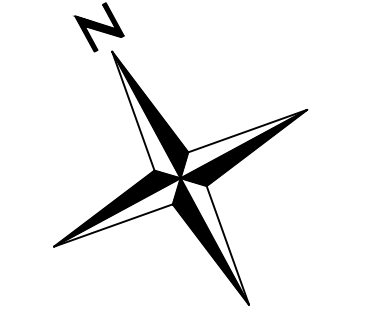
- LOT LINE
- EASEMENT
- R.O.W.
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- ASPHALT
- FENCE
- WATERLINE
- FIRE HYDRANT
- WATER SERVICE
- REUSE WATER LINE
- UNDERDRAIN LINE
- SANITARY SEWER
- W/ UNDERDRAIN
- SANITARY SERVICE
- STORM SEWER/INLET/MANHOLE
- ELECTRIC LINE
- ELECTRIC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

**FDP #7 LEGEND**

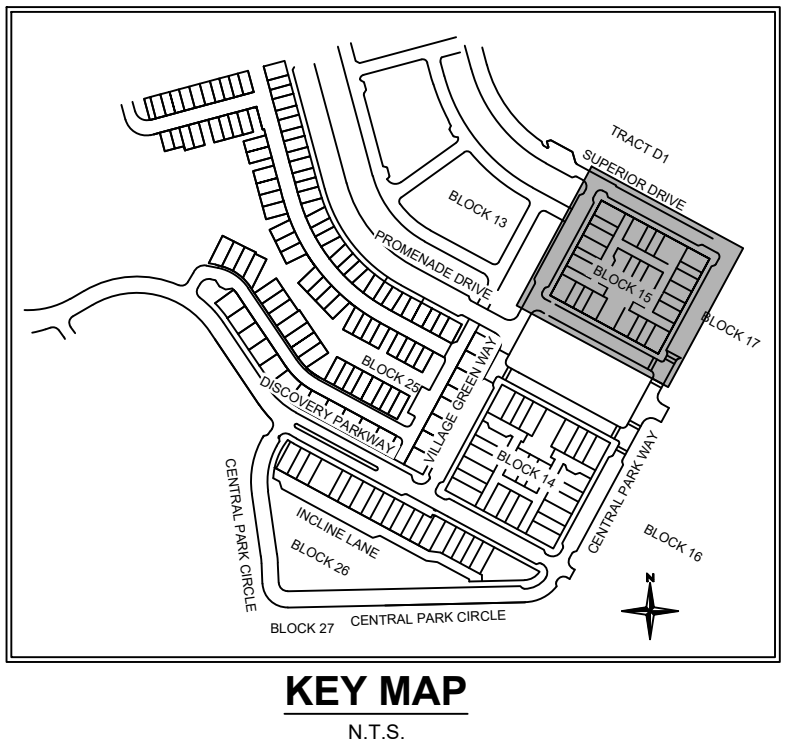
- PROJECT BOUNDARY
- FDP LIMIT LINE
- ACCESSIBLE ROUTE
- LOT LINE
- LOT NUMBERS
- EASEMENT
- ROAD CENTERLINE
- DEMOLITION LINE
- PRIVATE STORM SEWER (CONCRETE)
- PRIVATE STORM SEWER (PVC OR HDPE) WITH AREA DRAIN / CLEANOUT
- MANHOLE
- INLET
- WATER BEND
- WATER CROSS
- WATER TEE
- WATER GATE VALVE
- FIRE HYDRANT
- PLUG/CAP
- SANITARY SEWER
- WATER LINE
- 4" SANITARY SEWER SERVICE
- 1" WATER SERVICE W/ 1" TAP
- WATER METER
- ELECTRIC METER
- GAS METER
- PEDESTRIAN LIGHT
- ELEC. PEDESTAL / TRANSFORMER
- AIR CONDITIONER PAD 30"x30"
- ROOF OVERHANG
- SIGN
- OUTLOT (DISTRICT OWNED/MAINTAINED)
- SNOW STORAGE
- SIDEWALK
- TRASH & RECYCLING RECEPTACLE
- BENCH
- DOG WASTE STATION
- MAIL KIOSK
- BIKE RACK
- ACCESSIBLE PARKING SPOT
- RETAINING WALL
- PIPE CHASE



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



SCALE: 1" = 20'



**VESTED RIGHTS:**  
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, 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 TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

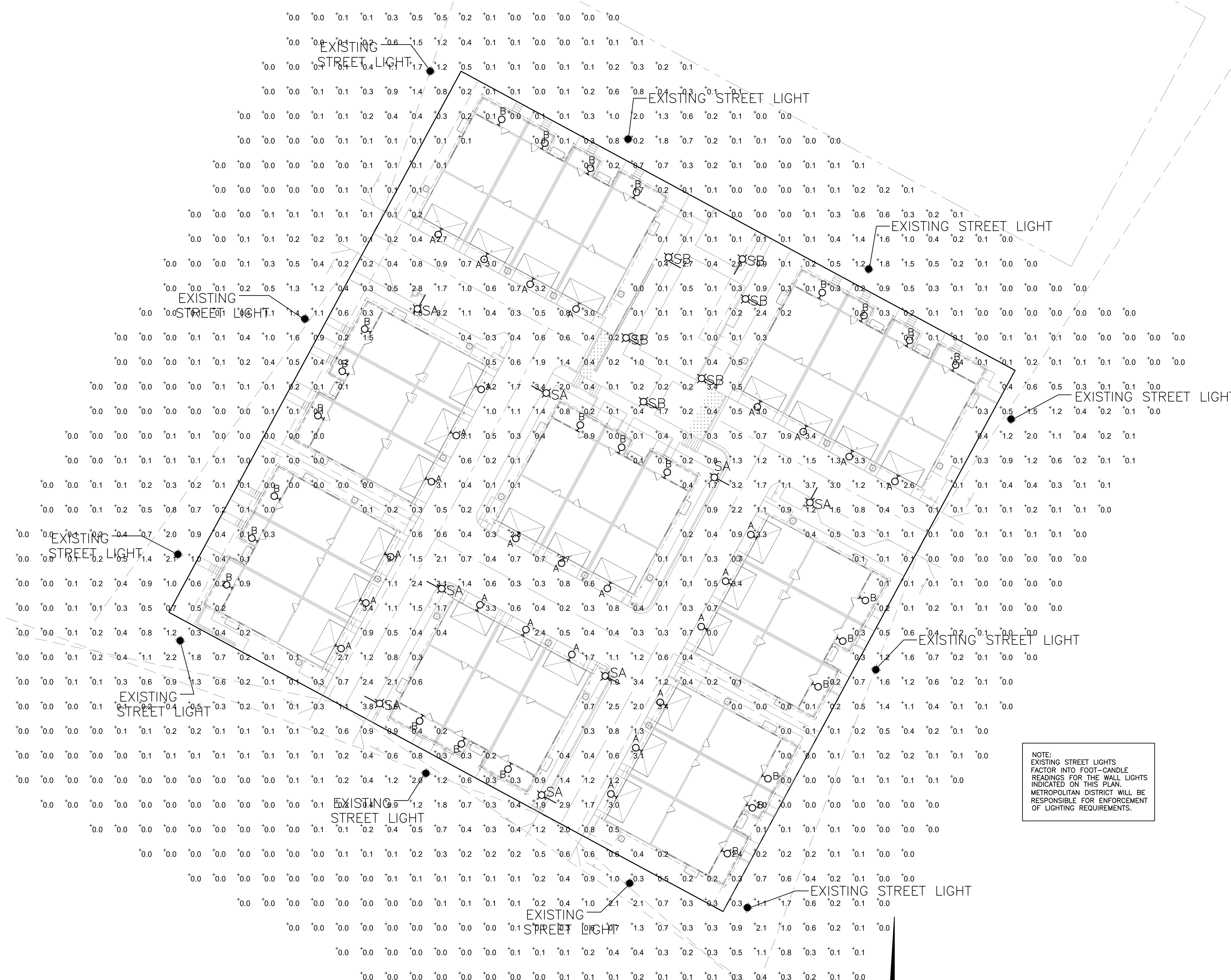
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|------------|-----|----------------------------|------------|-----|----------------------------|
| 03/21/2019 | 1   | 1ST SUBMITTAL              | 03/21/2019 | 2   | 2ND SUBMITTAL              |
| 05/29/2019 | 3   | 3RD SUBMITTAL              | 07/02/2019 | 4   | ISSUE FOR COUNCIL APPROVAL |
| 08/02/2019 | 4   | ISSUE FOR COUNCIL APPROVAL | 08/27/2019 | 5   | ISSUE FOR FINAL REVIEW     |

| DATE       | NO. | DESCRIPTION                | DATE       | NO. | DESCRIPTION                |
|------------|-----|----------------------------|------------|-----|----------------------------|
| 03/21/2019 | 1   | 1ST SUBMITTAL              | 03/21/2019 | 2   | 2ND SUBMITTAL              |
| 05/29/2019 | 3   | 3RD SUBMITTAL              | 07/02/2019 | 4   | ISSUE FOR COUNCIL APPROVAL |
| 08/02/2019 | 4   | ISSUE FOR COUNCIL APPROVAL | 08/27/2019 | 5   | ISSUE FOR FINAL REVIEW     |

**SUPERIOR TOWN CENTER**  
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
**UTILITY PLAN BLOCK 1**  
FINAL DEVELOPMENT PLAN NO. 7

**25 YEARS Redland REAL ESTATE**  
WHERE GREAT PLACES BEGIN  
720.293.4283 Office  
1500 West Canal Court, Littleton, Colorado 80120  
REDLAND.COM

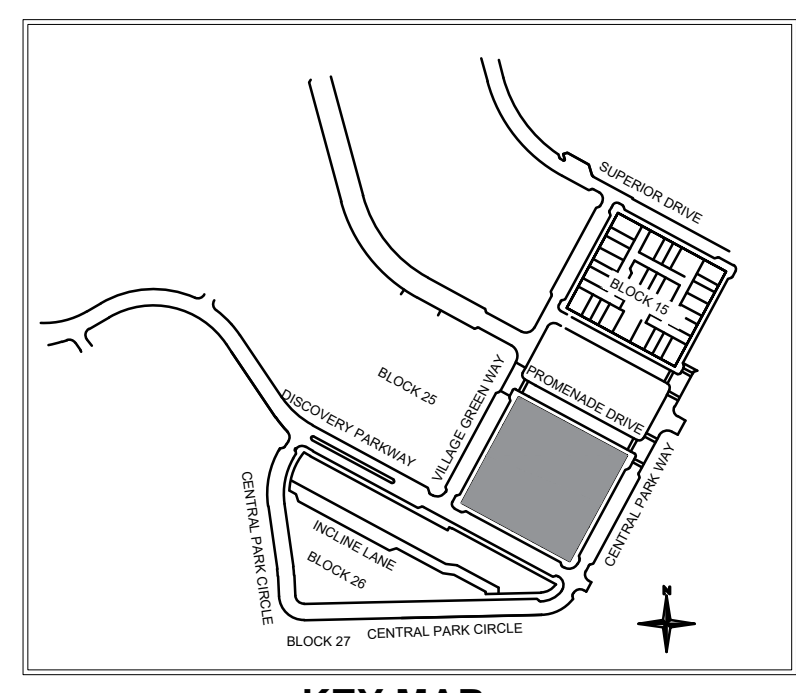
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### SITE PHOTOMETRIC PLAN - BLOCK 14

Scale: 1"=20'  
0 20 40  
FEET

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



KEY MAP  
N.T.S.

**PHOTOMETRIC SUMMARY  
BLOCK 14 DRIVE LANES**

AVERAGE = 0.4 FT. CANDLE  
MINIMUM = 0.1 FT. CANDLE  
MAXIMUM = 3.6 FT. CANDLE  
AT LLF = 1.0

**PHOTOMETRIC SUMMARY  
BLOCK 14 PATHWAYS**

AVERAGE = 0.5 FT. CANDLE  
MINIMUM = 0.1 FT. CANDLE  
MAXIMUM = 3.3 FT. CANDLE  
AT LLF = 1.0

**SITE PHOTOMETRIC SUMMARY  
BLOCK 14 ONLY**

AVERAGE = 0.4 FT. CANDLE  
MINIMUM = 0.0 FT. CANDLE  
MAXIMUM = 3.8 FT. CANDLE

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

**ENGINEERING  
CONSULTANTS**  
A PROFESSIONAL CORPORATION  
ELECTRICAL ENGINEERS

8811 E Hampden Ave., Ste 200, Denver, CO 80231  
(303) 555-5534 (tel) water@egcinc.com

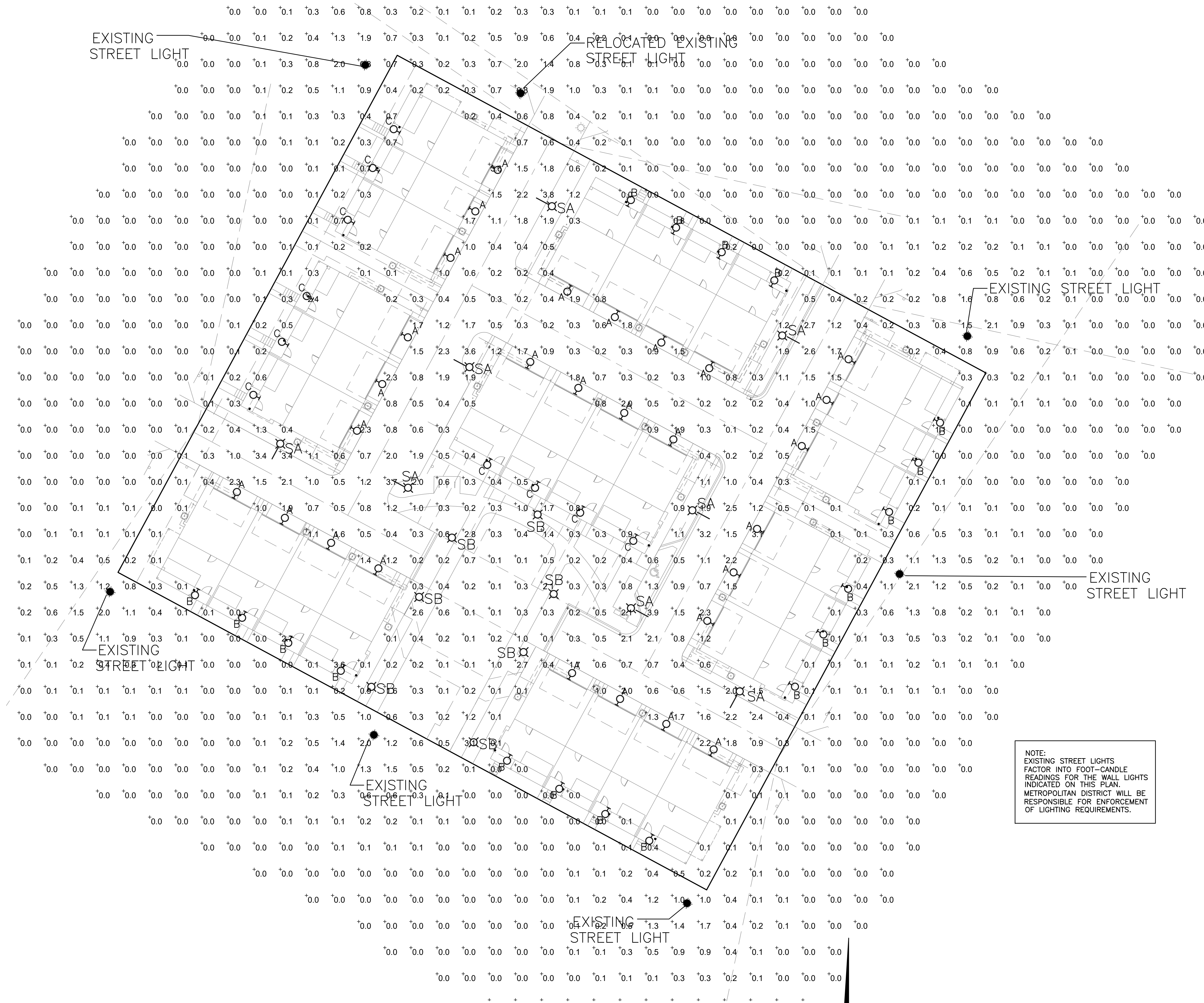
VESTED RIGHTS  
THIS PLAN CONSTITUTES A SITE  
SPECIFIC DEVELOPMENT PLAN AS  
DEFINED IN SECTION 24-68-101, ET  
SEQ. C.R.S. AND CHAPTER 16 OF THE  
SUPERIOR MUNICIPAL CODE.  
AVAILABLE AT THE SUPERIOR TOWN  
HALL, 124 EAST COAL CREEK DRIVE,  
SUPERIOR, COLORADO. THE TERM  
AND OTHER CONDITIONS OF THESE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

|          |              |       |
|----------|--------------|-------|
| SG       | DRAWN        | _____ |
| SG       | CHECKED      | _____ |
| MTP      | APPROVED     | _____ |
| 17014-01 | PROJECT NO.  | _____ |
| _____    | HORIZ. SCALE | _____ |
| _____    | VERT. SCALE  | _____ |

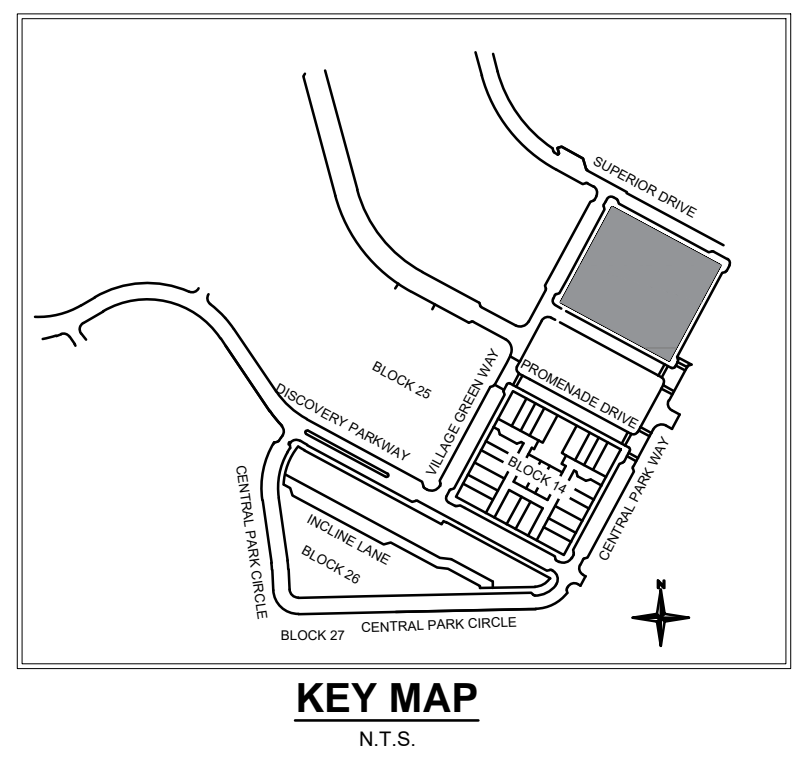
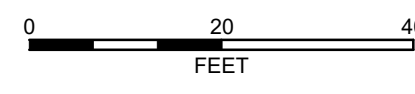
| DATE       | NO. | NOTES                      |
|------------|-----|----------------------------|
| 03.21.2019 | 1   | 1ST SUBMITTAL              |
| 05.20.2019 | 2   | 2ND SUBMITTAL              |
| 07.09.2019 | 3   | 3RD SUBMITTAL              |
| 08.05.2019 | 4   | ISSUE FOR COUNCIL APPROVAL |
| 08.27.2019 | 5   | ISSUE FOR FINAL REVIEW     |

**SUPERIOR TOWN CENTER**  
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
**SITE PLAN BLOCK 14**  
SITE PHOTOMETRIC PLAN

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**SITE PHOTOMETRIC PLAN**  
 Scale: 1"=20'



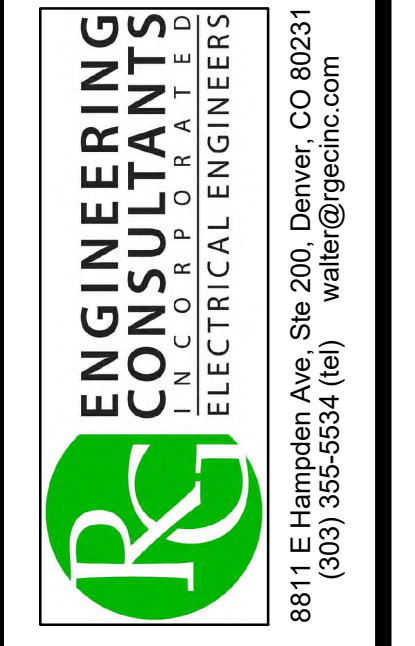
**PHOTOMETRIC SUMMARY**  
**BLOCK 15 DRIVE LANES**  
 AVERAGE = 0.7 FT. CANDLE  
 MINIMUM = 0.1 FT. CANDLE  
 MAXIMUM = 3.8 FT. CANDLE  
 AT LLF = 1.0

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

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

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

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



**VESTED RIGHTS:**  
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|    |       |    |         |    |          |     |             |          |              |             |
|----|-------|----|---------|----|----------|-----|-------------|----------|--------------|-------------|
| SG | DRAWN | SG | CHECKED | SG | APPROVED | MTP | PROJECT NO. | 17014.01 | HORIZ. SCALE | VERT. SCALE |
|    |       |    |         |    |          |     |             |          |              |             |

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

**SUPERIOR TOWN CENTER**  
**FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15**  
**SITE PLAN BLOCK 15**  
 SITE PHOTOMETRIC PLAN

SHEET

## LIGHTING FIXTURE SCHEDULE

| ITEM | NUMB | MANUFACTURER                           | CAT. NO.   | FINISH | LAMPS                                | MOUNTING                     | LLF | DESCRIPTION   |
|------|------|--|--|--------|--------------------------------------|------------------------------|-----|---|
| SA   | 16   | LANDSCAPE FORMS<br>ASHBERRY COLLECTION | HEAD: AP-206L3-100F-30K-UV1-20K-P2-TW1<br>POLE: AP-12-P2-4-CVR | BLACK  | 3000K LED<br>1000 MA<br>2,162 LUMENS | POST TOP<br>12' POLE         | 1.0 | SINGLE HEAD POST TOP LED POLE LIGHT ON ROUND POLE. BLACK FINISH, TYPE III OPTICS. FIXTURE MUST BE FIELD DIMMABLE.<br>BUG RATING: B1; U0; G1 |
| SB   | 13   | LANDSCAPE FORMS<br>ASHBERRY COLLECTION | AP-006L4-035F-30K-UV1-SM                                       | BLACK  | 3000K LED<br>350 MA<br>444 LUMENS    | 36 3/4"<br>OVERALL HEIGHT    | 1.0 | 36 3/4" HIGH, FULL CUT OFF, PATHWAY LED LIGHT, TYPE IV OPTICS<br>BUG RATINGS: B0; U0; G1  |
| A    | 54   | OXYGEN LIGHTING                        | 3-726-22-3   | BLACK  | 3000K LED<br>468 LUMENS              | WALL<br>+9" AFG              | 1.0 | FULL CUT OFF EXTERIOR LED WALL LIGHT INSTALLED CENTERED ABOVE EACH GARAGE DOOR.   |
| B    | 44   | KICHLER                                | 11250BKT30   | BLACK  | 11W, 3000K LED<br>350 LUMENS         | WALL<br>+7" AFG<br>TO BOTTOM | 1.0 | WET LOCATION RATED EXTERIOR CYLINDER WALL DOWN LIGHT AT UNIT ENTRY DOOR.<br>FULL CUTOFF   |
| C    | 10   | KICHLER                                | RIPLEY 10"<br>490610Z  | BRONZE | (1)3000K LED<br>R14FL<br>310 LUMENS  | WALL<br>+7" AFG<br>TO BOTTOM | 1.0 | WET LOCATION RATED EXTERIOR WALL DOWN LIGHT AT UNIT ENTRY DOOR, CUT OFF TYPE  |

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

**7" 3000K LED Wall Light Textured Black**  
11250BKT30 (Black)

**FIXTURE 'B'**



Project Name: \_\_\_\_\_  
Location: \_\_\_\_\_  
Type: \_\_\_\_\_  
Qty: \_\_\_\_\_  
Comments: \_\_\_\_\_

**Certifications/Qualifications**

Class 2 Yes  
Dark Sky Compliant Yes  
Location Rating Wet  
Title 24 Compliant Yes  
Warranty [www.kichler.com/warranty](http://www.kichler.com/warranty)

**Dimensions**

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

**Electrical**

Input Voltage Dual (120/140V)

**Mounting/Installation**

Interior/Exterior Exterior  
Mounting Style Wall Mount

**Photometrics**

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

**Primary Lamping**

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

**Product/Ordering Information**

SKU 11250BKT30  
Finish Black  
Style Contemporary  
UPC 783927453066

**Specifications**

Material ALUMINUM

**Kichler**  
7711 East Pleasant Valley Road Cleveland, Ohio 44131-8070  
Toll free: 866.558.5766 or kichler.com

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

**KICHLER.**

**RIPLEY COLLECTION**  
Ripley™ 10" 1 Light Wall Light Olde Bronze®  
490610Z (Bronze)

**FIXTURE 'C'**



Project Name: \_\_\_\_\_  
Location: \_\_\_\_\_  
Type: \_\_\_\_\_  
Qty: \_\_\_\_\_  
Comments: \_\_\_\_\_

**Certifications/Qualifications**

Dark Sky Compliant Yes  
Location Rating Wet  
Warranty [www.kichler.com/warranty](http://www.kichler.com/warranty)

**Dimensions**

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

**Mounting/Installation**

Interior/Exterior Exterior  
Mounting Style Wall Mount

**Primary Lamping**

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

**Product/Ordering Information**

SKU 490610Z  
Patent US Patent Pending  
Finish Bronze  
Style Lodge / Country  
UPC 783927307084

**Specifications**

Material ALUMINUM

**Kichler**  
7711 East Pleasant Valley Road Cleveland, Ohio 44131-8070  
Toll free: 866.558.5766 or kichler.com

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

**KICHLER.**

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

oxygen

FIXTURE TYPE **FIXTURE 'A'** LOCATION \_\_\_\_\_  
PROJECT \_\_\_\_\_ DATE \_\_\_\_\_



-16 Gray

-22 Oiled Bronze

LIGHT SOURCE 1 x 8.2W LED, 3000K, CRI 90

LUMINAIRE POWER 10.3W at 120V

RATED LIFE 60000 hr RL

OPTIONAL COLOR TEMPERATURES 2700K, 3500K, 4000K

LUMEN OUTPUT Delivered: 468 lm (LM-79)

INPUT VOLTAGE 120V or 277V

DRIVER OUTPUT 350 mA, 12W

DIMMING 0-10v & Phase (ELV) Dimming - 50/60Hz 100% to 10% Dimming

CONSTRUCTION Cast Aluminum and Glass

DIFFUSER - Frosted Glass

FINISHES Gray (-16), Oiled Bronze (-22)

MOUNTING 4" Octagonal J-Box\*, 4" Squared J-Box\*  
\* Deep J-Box  
(Installer must provide a bead of caulk between fixture housing and mounting surface)

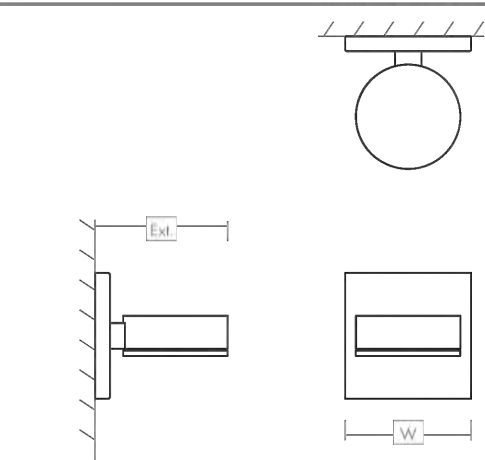
STANDARDS ETL Wet, Conforms to UL STD 1598, Certified CAN/CSA, STD C22.2 No. 250.0.

Order example for standard fixture:  
**3-726-22 (x- Voltage - xxx-Sequence # - xx-Finish)**

**3: 120v, 37: 277v**

Order example for optional color temperatures: **3-726-2722**

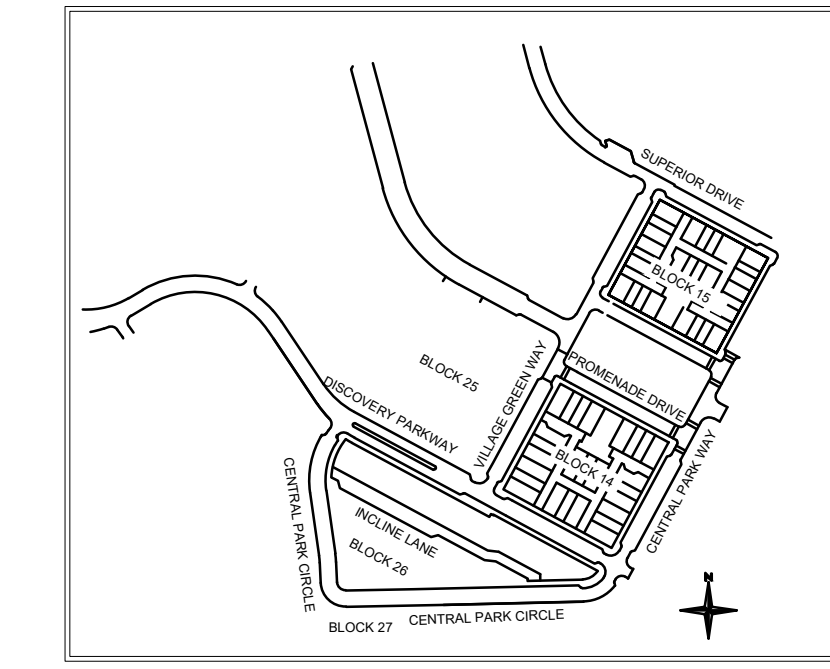
**27: 2700K, 35: 3500K, 40: 4000K**



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




201 Railroad Road, Fort Worth, TX 76106 - Tel. (877) 607-0202 - [www.oxygenlighting.com](http://www.oxygenlighting.com)



**KEY MAP**  
N.T.S.

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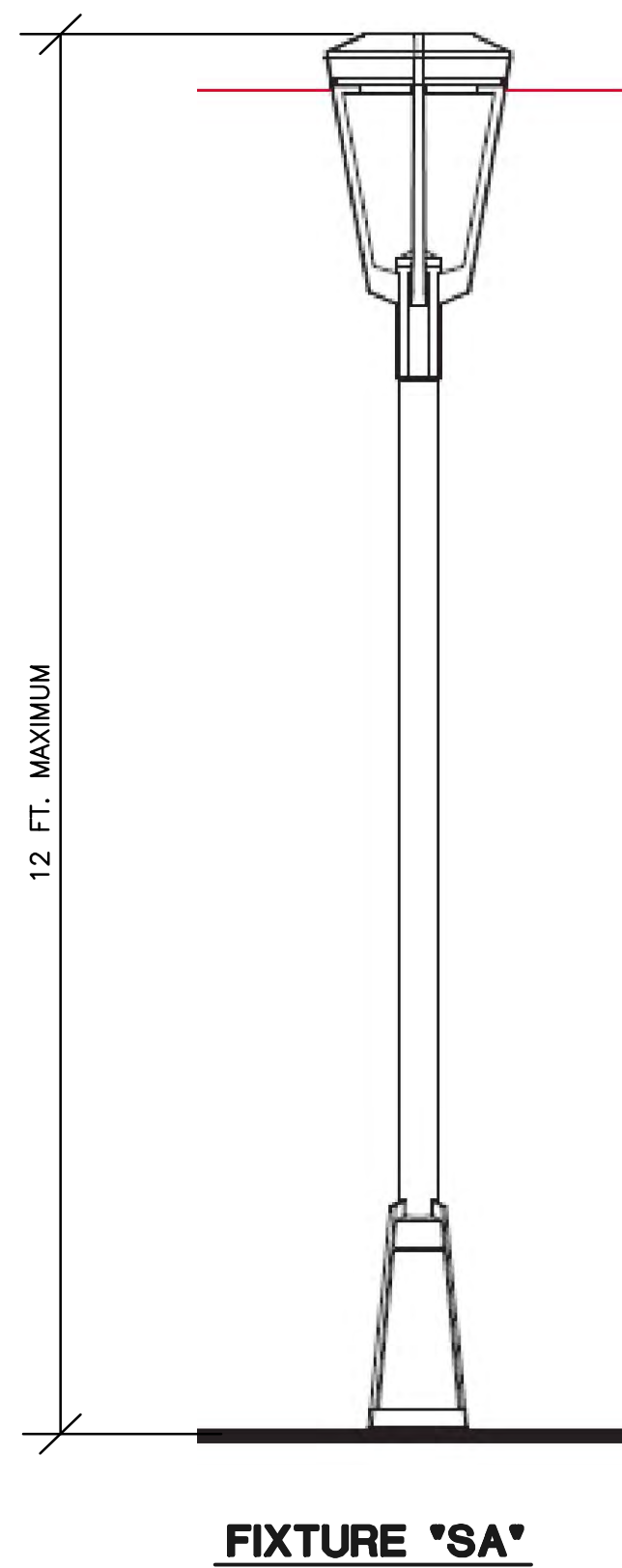
8811 E Hampden Ave, Ste 200, Denver, CO 80231  
(303) 555-5534 (tel) [waller@geinc.com](mailto:waller@geinc.com)

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|----|--------------|----------|
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| SG | CHECKED      | _____    |
| SG | APPROVED     | _____    |
| SG | PROJECT NO.  | 17014.01 |
| SG | HORIZ. SCALE | _____    |
| SG | VERT. SCALE  | _____    |

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**SUPERIOR TOWN CENTER**  
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
**SITE PLAN BLOCK 14 AND 15**  
SITE LIGHT FIXTURES



# ASHBERY AREA LIGHT

Product Data Sheet

landscape forms

## FIXTURE 'SA'



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

### General Description

- Available in single or double pole mounted configurations
- Offered in 3 standard pole heights (12', 14', and 16')
- Optional ANSI 136-41 7-pin twist lock receptacle
- Mounting template and anchor hardware included
- International Dark-Sky approved
- UL Listed, suitable for wet locations

### Electrical

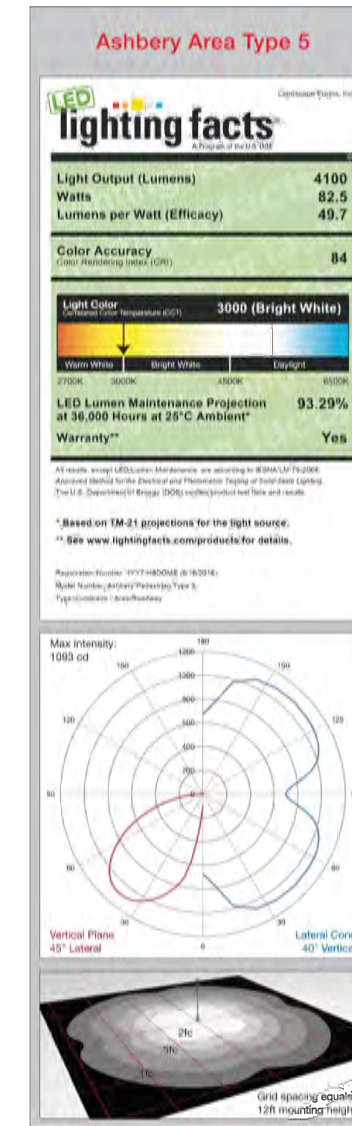
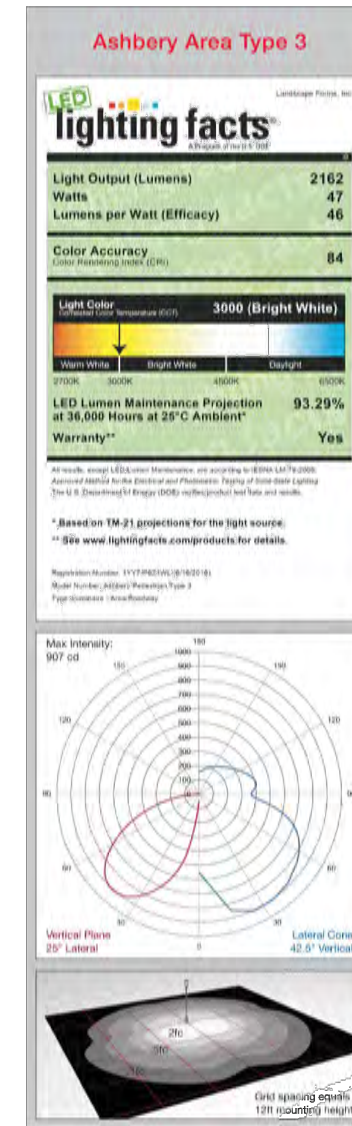
Surge protected 100V/277V 50/60 Hz, Class 2 LED dimmable driver. LED cartridge with weatherproof quick disconnect provides ease of installation and serviceability. Ashbery Position ships pre-wired.

### Area Type 3

Type 3 Distribution  
Lamp: 6 Cree XP-F50 LEDs  
CCT: 3000K, 3500K, 4000K  
Drive Current: 1000mA  
Optic: Carolo Optics  
Lens: Diffused Acrylate®  
Power Supply: 100V-277V  
LED Driver: TRP-PLD-90W  
Dimmable: 0-10V  
BUG Rating: B1 LO G1  
IP Rating: IP66 for LED Cartridge

### Area Type 5

Type 5 Distribution  
Lamp: 12 Cree XP-F50 LEDs  
CCT: 3000K, 3500K, 4000K  
Drive Current: 1000mA  
Optic: Carolo Optics  
Lens: Diffused Acrylate®  
Power Supply: 100V-277V  
LED Driver: TRP-PLD-90W  
Dimmable: 0-10V  
BUG Rating: B2 LO G1  
IP Rating: IP66 for LED Cartridge



page 1 of 4

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# ASHBERY AREA LIGHT

Product Data Sheet

landscape forms

## FIXTURE 'SA'



### To Order Ashbery Area Luminaire

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

| Product    | Lamp  | Drive Current  | Color Temp.                               | Input Voltage    | Center Element | Connection                           | Twist Lock*                             |
|------------|---|----------------|---|------------------|----------------|--------------------------------------|---|
| AP ASHBERY | 206L3 (6 LED Type 3)<br>212L5 (12 LED Type 5) | 100F (1000 mA) | 40K (4000K)<br>35K (3500K)<br>30K (3000K) | LV1 (100-277VAC) | 20K (2000K)    | P2 (Single Tenon)<br>CC1 (Arm Mount) | NTW (No Twist Lock)<br>TW1 (Twist Lock) |

EXAMPLE: AP - 206L3 - 100F - 35K / LV1 - 20K - P2 - TW1 - Powdercoat Color

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

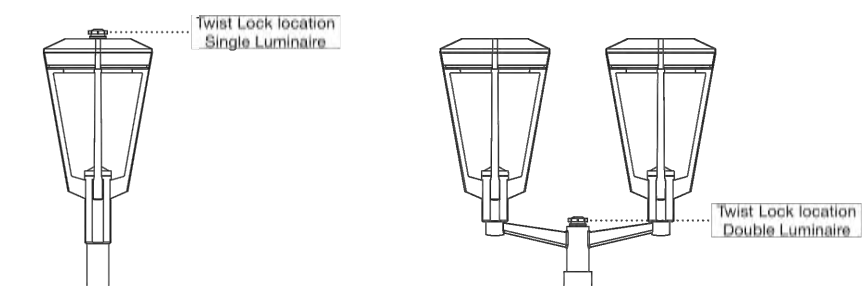
### To Order Ashbery Area Aluminum Pole

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

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

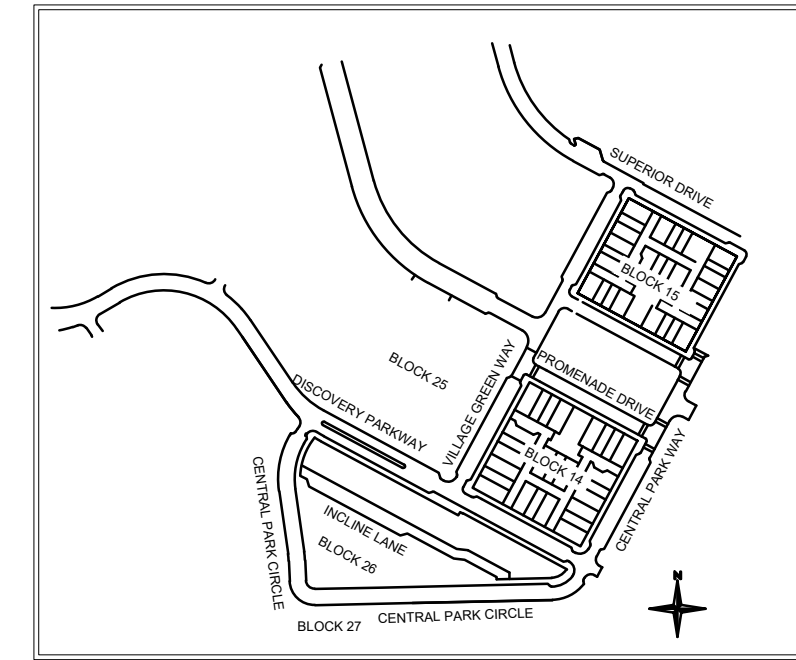
| Double Luminaire | Product                                   | Height          | Connection   | Pole Diameter                         | Base                                    | Twist Lock |
|------------------|---|-----------------|--------------|---------------------------------------|---|------------|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

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



page 3 of 4

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ENGINEERING CONSULTANTS INCORPORATED  
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| SG | DRAWN        | SG       | NOTES |
|----|--------------|----------|-------|
|    | CHECKED      |          |       |
|    | APPROVED     | MTF      |       |
|    | PROJECT NO.  | 17014.01 |       |
|    | HORIZ. SCALE |          |       |
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SUPERIOR TOWN CENTER  
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
SITE PLAN BLOCK 14 AND 15  
SITE LIGHT FIXTURES

SHEET

14  
14 OF 37

# ASHBERY PATH LIGHT

Product Data Sheet

landscape forms

## FIXTURE 'SB'



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

### General Description

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

### Electrical

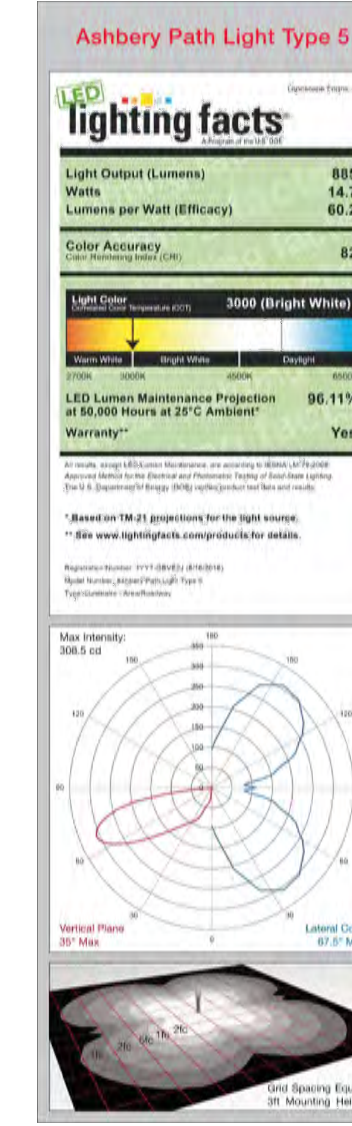
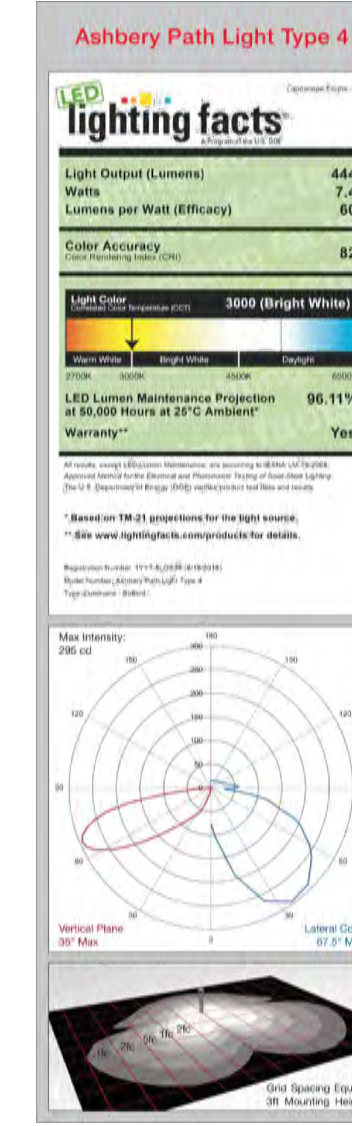
Surge protected 100V/277V 50/60 Hz, Class 2 driver. LED cartridge with weatherproof quick disconnect provides ease of installation and serviceability. Ashbery ships pre-wired.

### Path Light Type 4

Type 4 Distribution  
Lamp: 6 Cree XP-G2 LEDs  
CCT: 3000K, 3500K, 4000K  
Drive Current: 350mA  
Optic: Klaroed Collimators  
Lens: Diffused Acrylate®  
Power Supply: 100V-277V  
LED Driver: TRP-LED-12W  
BUG Rating: B1 LO G1  
IP Rating: IP66 for LED Cartridge  
Weight: 30 lbs

### Path Light Type 5

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



page 1 of 2

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# ASHBERY PATH LIGHT

Product Data Sheet

landscape forms

## FIXTURE 'SB'



### Finish

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

### To Order

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

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

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

### Product Modifications

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

### Warranty

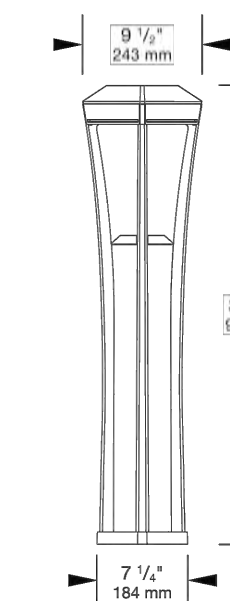
LED lighting products are warranted for six years.

### Other

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

UL us ROHS Lighting facts

Ashbery is designed by Robert A.M. Stern Architects



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page 2 of 2  
rev. 05/2018

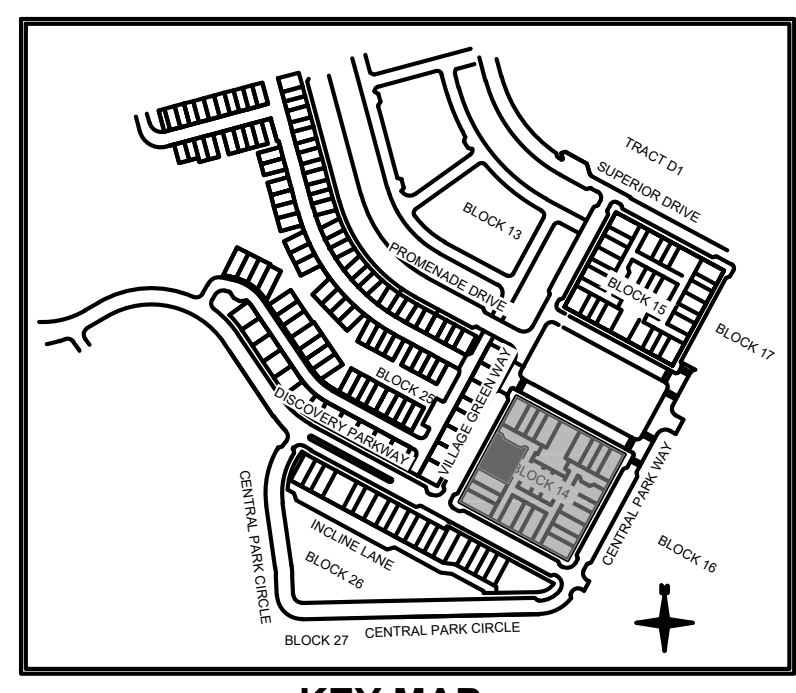
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**1 BLDN LOS 4 PLE RON ELE A ON**  
SCALE: 1/4" = 1'-0"



**2 BLDN LOS 4 PLE BACK ELE A ON**  
SCALE: 1/4" = 1'-0"



**NO E**  
AVERAGE GRADE CALLOUTS ARE BASED ON FINAL DEVELOPMENT PLAN AND MAY VARY SLIGHTLY ON FINAL PRODUCT. BUILDINGS WILL ADHERE TO 32'-0" HEIGHT LIMIT.

**NO E**  
1. THE 2-BEDROOM UNIT FLOOR PLANS (D1 AND D3) HAVE 2 BEDROOMS ONLY ON THE SECOND FLOOR. THE OPTIONAL THIRD BEDROOM WILL BE IN THE BASEMENT.  
2. THE 3-BEDROOM UNIT FLOOR PLANS (D2 AND D4) HAVE 3-BEDROOM PLANS ON THE SECOND FLOOR ONLY. IF A FINISHED BASEMENT IS SELECTED, THE FINISHED BASEMENT WILL NOT INCLUDE A BEDROOM. THERE WILL NOT BE A FOURTH BEDROOM OPTION OFFERED - (SIMILAR TO BLOCK 26, THIS WILL BE CLEARLY CALLED OUT ON THE FLOOR PLANS SUBMITTED TO THE TOWN OF SUPERIOR BUILDING DEPARTMENT.)

ARCHITECT:  
PEL-ONA ARCHITECTS AND URBANISTS  
4676 BROADWAY  
BOULDER, CO 80304  
T: (953) 443-7876  
CONTACT: Rommie Peluso  
EMAIL: Rommie@pel-onar.com



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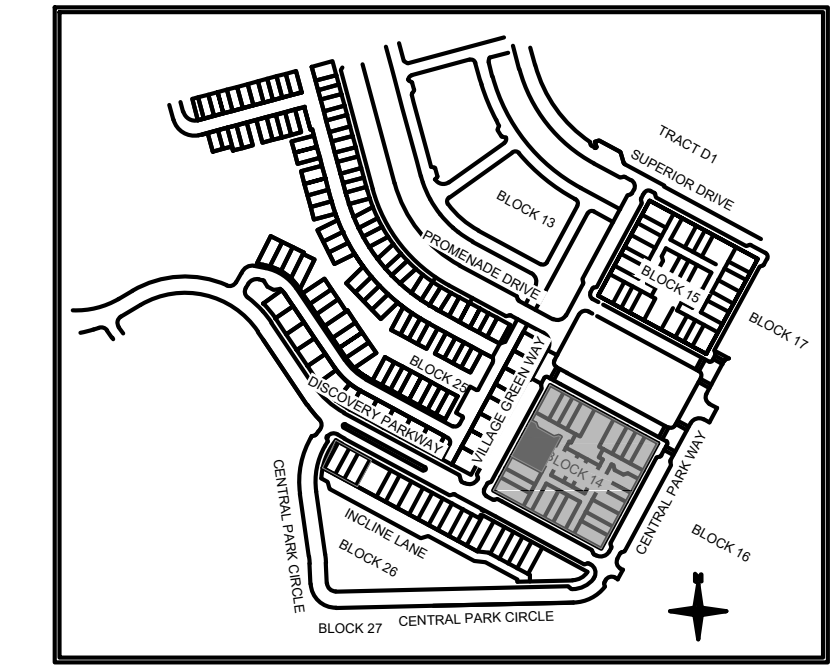
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 AVERAGE GRADE CALLOUTS ARE BASED ON FINAL DEVELOPMENT PLAN AND MAY VARY SLIGHTLY ON FINAL PRODUCT. BUILDINGS WILL ADHERE TO 32'-0" HEIGHT LIMIT.

**NO E**  
 1. THE 2-BEDROOM UNIT FLOOR PLANS (D1 AND D3) HAVE 2 BEDROOMS ONLY ON THE SECOND FLOOR. THE OPTIONAL THIRD BEDROOM WILL BE IN THE BASEMENT.  
 2. THE 3-BEDROOM UNIT FLOOR PLANS (D2 AND D4) HAVE 3-BEDROOM PLANS ON THE SECOND FLOOR ONLY. IF A FINISHED BASEMENT IS SELECTED, THE FINISHED BASEMENT WILL NOT INCLUDE A BEDROOM. THERE WILL NOT BE A FOURTH BEDROOM OPTION OFFERED - (SIMILAR TO BLOCK 26. THIS WILL BE CLEARLY CALLED OUT ON THE FLOOR PLANS SUBMITTED TO THE TOWN OF SUPERIOR BUILDING DEPARTMENT.)



**KEY MAP**  
 N.T.S.

**ARCHITECT:**  
 PEL-ONA ARCHITECTS AND URBANISTS  
 4676 BROADWAY  
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 T: (303) 443-7876 P: 303-443-7876  
 CONTACT: Rommie Pulosio  
 EMAIL: Rommie@Pel-Ona.com

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 ARCHITECTS & URBANISTS

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



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

**NO E**  
 UNITS ON LOTS 1, 4, 5, 8, 9, 14 AND 21 SHALL HAVE ENHANCED SIDE ELEVATION TREATMENTS SIMILAR TO THE ENHANCED BUILDING ELEVATION SHOWN ABOVE.

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

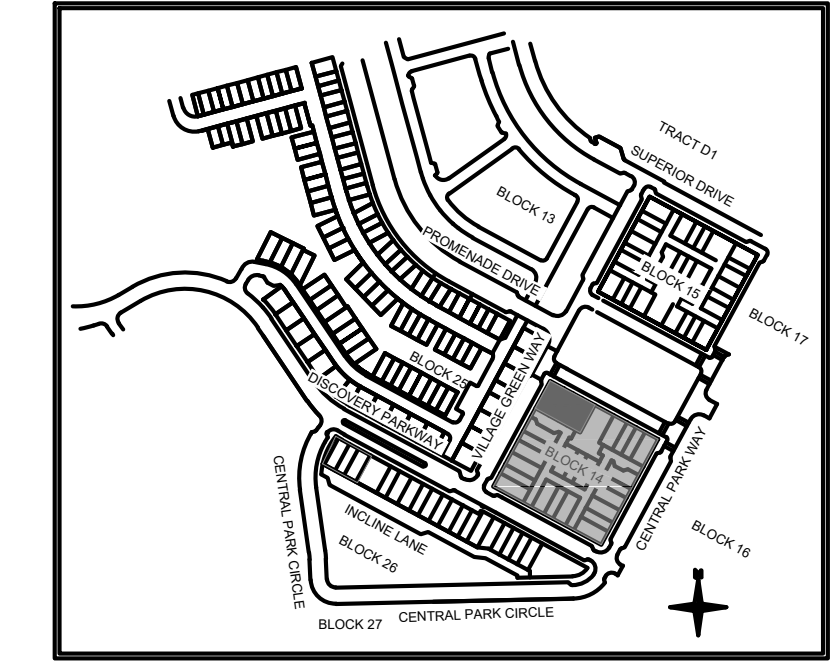
| DATE       | NO | NOTES                      | DRAWN | AI | CHECKED | MWK | APPROVED | RF | PROJECT NO. | HORIZ. SCALE | VERT. SCALE |
|------------|----|----------------------------|-------|----|---------|-----|----------|----|-------------|--------------|-------------|
| 03.21.2019 | 1  | 1ST SUBMITTAL              |       |    |         |     |          |    | 17014.01    |              |             |
| 05.29.2019 | 2  | 2ND SUBMITTAL              |       |    |         |     |          |    |             |              |             |
| 07.09.2019 | 3  | 3RD SUBMITTAL              |       |    |         |     |          |    |             |              |             |
| 08.05.2019 | 4  | ISSUE FOR COUNCIL APPROVAL |       |    |         |     |          |    |             |              |             |
| 08.27.2019 | 5  | ISSUE FOR FINAL REVIEW     |       |    |         |     |          |    |             |              |             |

SUPERIOR TOWN CENTER  
 FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
 BUILDING ELEVATIONS BLOCK 14  
 ENHANCED SIDE ELEVATION DEVELOPMENT PLAN NO



**NO E**  
 AVERAGE GRADE CALLOUTS ARE BASED ON FINAL DEVELOPMENT PLAN AND MAY VARY SLIGHTLY ON FINAL PRODUCT. BUILDINGS WILL ADHERE TO 32'-0" HEIGHT LIMIT.

**NO E**  
 1. THE 2-BEDROOM UNIT FLOOR PLANS (D1 AND D3) HAVE 2 BEDROOMS ONLY ON THE SECOND FLOOR. THE OPTIONAL THIRD BEDROOM WILL BE IN THE BASEMENT.  
 2. THE 3-BEDROOM UNIT FLOOR PLANS (D2 AND D4) HAVE 3-BEDROOM PLANS ON THE SECOND FLOOR ONLY. IF A FINISHED BASEMENT IS SELECTED, THE FINISHED BASEMENT WILL NOT INCLUDE A BEDROOM. THERE WILL NOT BE A FOURTH BEDROOM OPTION OFFERED - (SIMILAR TO BLOCK 26, THIS WILL BE CLEARLY CALLED OUT ON THE FLOOR PLANS SUBMITTED TO THE TOWN OF SUPERIOR BUILDING DEPARTMENT.)



**KEY MAP**  
 N.T.S.

**ARCHITECT:**  
 PEL-ONA ARCHITECTS AND URBANISTS  
 4676 BROADWAY  
 BOULDER, CO 80304  
 T: (303) 443-7876 P: 303-443-7876  
 EMAIL: [romine@pel-ona.com](mailto:romine@pel-ona.com)

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|            |     |                            |              |          |
|------------|-----|----------------------------|--------------|----------|
| DATE       | NO. | NOTES                      | DRAWN        | ML       |
| 03.21.2019 | 1   | 1ST SUBMITTAL              | CHECKED      | MWK      |
| 05.29.2019 | 2   | 2ND SUBMITTAL              | APPROVED     | RF       |
| 07.09.2019 | 3   | 3RD SUBMITTAL              | PROJECT NO.  | 17014.01 |
| 08.05.2019 | 4   | ISSUE FOR COUNCIL APPROVAL | HORIZ. SCALE |          |
| 08.27.2019 | 5   | ISSUE FOR FINAL REVIEW     | VERT. SCALE  |          |



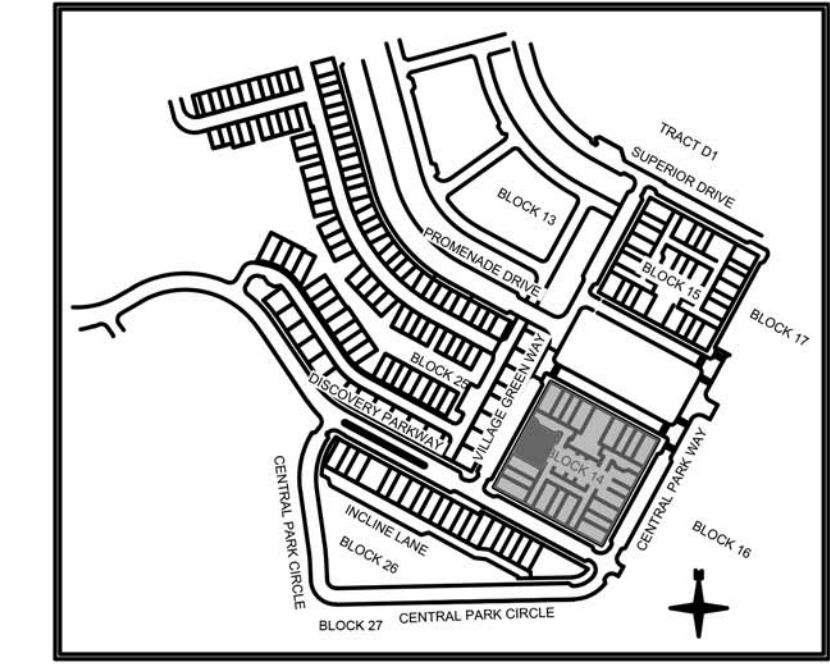
**1 BUILDING 1 LOT 4 4-PLY SIDE ELEVATION ENHANCED**  
 SCALE: 1/4" = 1'-0"

**NO E**  
 UNITS ON LOTS 5, 8, 9, 14, 21 AND 26 SHALL HAVE ENHANCED SIDE ELEVATION TREATMENTS SIMILAR TO THE ENHANCED BUILDING ELEVATIONS SHOWN ABOVE.



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

SUPERIOR TOWN CENTER  
 FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
 BUILDING ELEVATIONS BLOCK 14  
 4-PLY SIDES  
 FINAL DEVELOPMENT PLAN NO.



COLOR SCHEME #2

1 BUILDING 8 - LOTS 24-26 - 3-PLEX FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



2 BUILDING 8 - LOTS 24-26 - 3-PLEX BACK ELEVATION  
SCALE: 1/4" = 1'-0"

ARCHITECT:  
PEL-ONA ARCHITECTS AND URBANISTS  
4676 BROADWAY  
BOULDER, CO 80304  
T: (953) 443-7876  
CONTACT: Rommie Pelasio  
EMAIL: Rommie@Pel-Ona.com

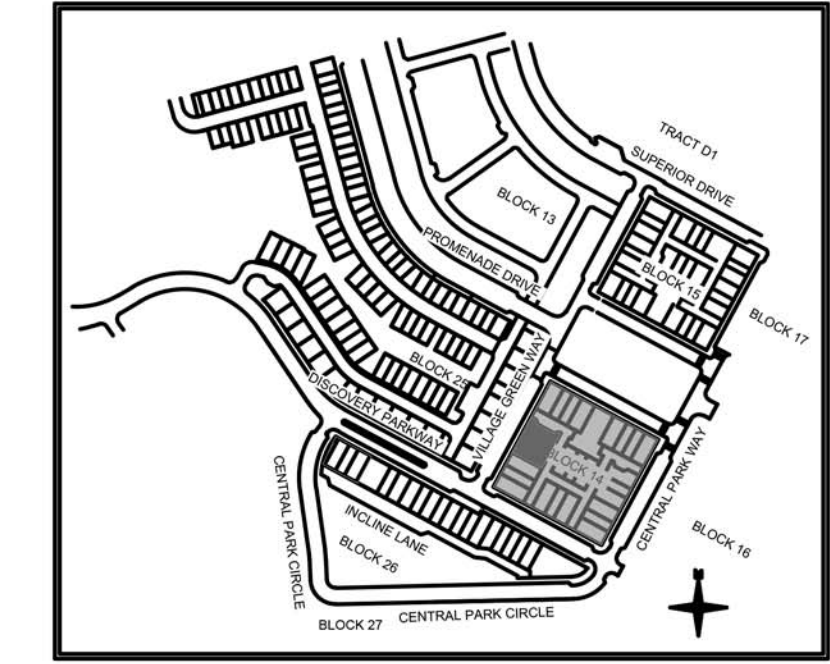


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|              |          |
|--------------|----------|
| DRAWN        | MJ       |
| CHECKED      | MMK      |
| APPROVED     | RF       |
| PROJECT NO.  | 17014.01 |
| HORIZ. SCALE |          |
| VERT. SCALE  |          |

| DATE       | NO. | NOTES                      |
|------------|-----|----------------------------|
| 03.21.2018 | 1   | 1ST SUBMITTAL              |
| 05.29.2018 | 2   | 2ND SUBMITTAL              |
| 07.09.2018 | 3   | 3RD SUBMITTAL              |
| 08.05.2018 | 4   | ISSUE FOR COUNCIL APPROVAL |
| 08.27.2018 | 5   | ISSUE FOR FINAL REVIEW     |
|            |     |                            |
|            |     |                            |
|            |     |                            |
|            |     |                            |
|            |     |                            |

SUPERIOR TOWN CENTER  
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
COLOR ELEVATIONS BLOCK 14  
3-PLEX FRONT & REAR  
FINAL DEVELOPMENT PLAN NO. 6



**KEY MAP**  
N.T.S.

**COLOR SCHEME #2**

ARCHITECT:  
 PEL-ONA  
 ARCHITECTS AND URBANISTS  
 4676 BROADWAY  
 BOULDER, CO 80304  
 T: (937) 443-7876  
 CONTACT: Rommie Peluso  
 EMAIL: Rommie@pel-ona.com

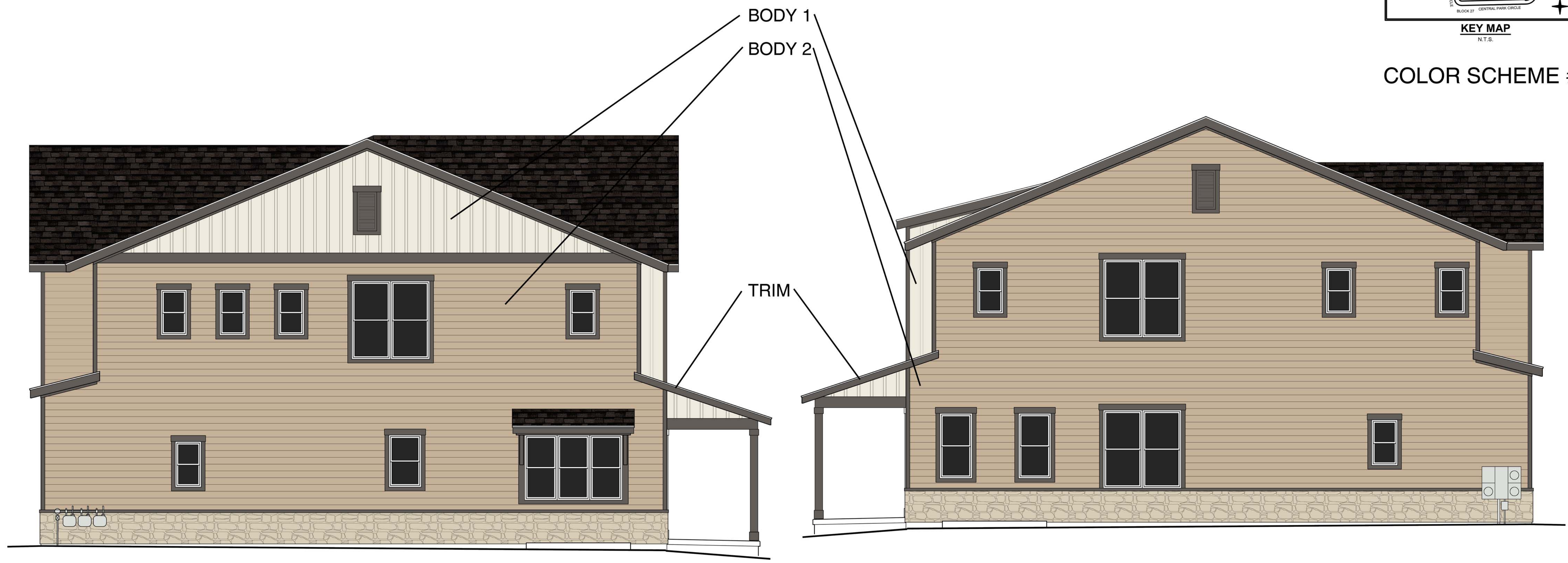
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|     |            |                            |          |
|-----|------------|----------------------------|----------|
| NO. | DATE       | DESCRIPTION                | BY       |
| 1   | 03.21.2019 | 1ST SUBMITTAL              | MJ       |
| 2   | 05.29.2019 | 2ND SUBMITTAL              | MMK      |
| 3   | 07.09.2019 | 3RD SUBMITTAL              | RP       |
| 4   | 08.05.2019 | ISSUE FOR COUNCIL APPROVAL | 17014.01 |
| 5   | 08.27.2019 | ISSUE FOR FINAL REVIEW     |          |
|     |            | HORIZ. SCALE               |          |
|     |            | VERT. SCALE                |          |

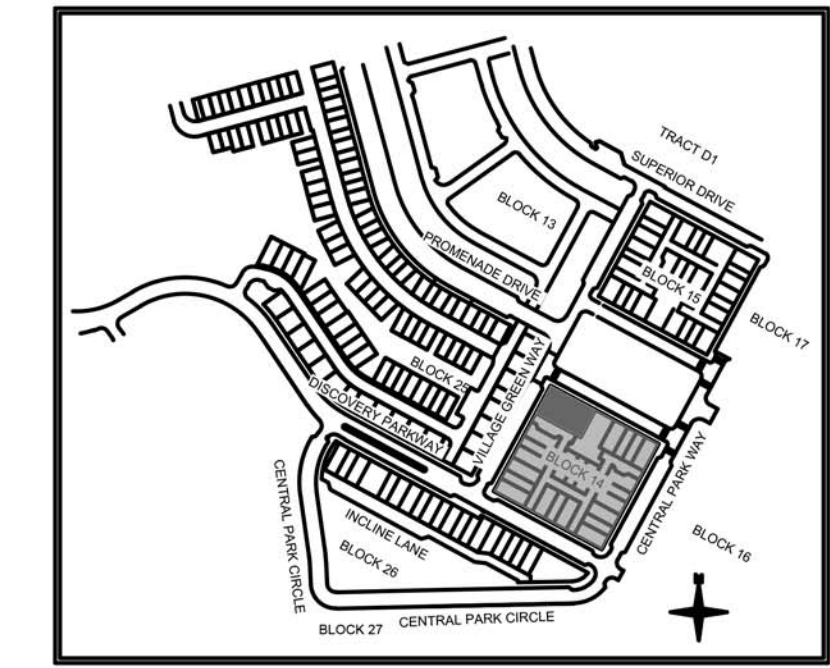
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| NO. | DATE       | DESCRIPTION                | BY       |
| 1   | 03.21.2019 | 1ST SUBMITTAL              | MJ       |
| 2   | 05.29.2019 | 2ND SUBMITTAL              | MMK      |
| 3   | 07.09.2019 | 3RD SUBMITTAL              | RP       |
| 4   | 08.05.2019 | ISSUE FOR COUNCIL APPROVAL | 17014.01 |
| 5   | 08.27.2019 | ISSUE FOR FINAL REVIEW     |          |
|     |            | HORIZ. SCALE               |          |
|     |            | VERT. SCALE                |          |

**SUPERIOR TOWN CENTER  
 FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
 COLOR ELEVATIONS BLOCK 14  
 3-PLEX SIDES  
 FINAL DEVELOPMENT PLAN NO. 6**



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

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



**KEY MAP**  
N.T.S.

**COLOR SCHEME #4**

**1 BUILDING 1 - LOTS 1-4 - 4-PLEX FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 BUILDING 1 - LOTS 1-4 - 4-PLEX BACK ELEVATION**  
SCALE: 1/4" = 1'-0"

ARCHITECT:  
PEL-ONA ARCHITECTS AND URBANISTS  
4676 BROADWAY  
BOULDER, CO 80304  
T: (937) 443-7876  
CONTACT: Renae Pelasio  
EMAIL: Renae@Pel-Ona.com

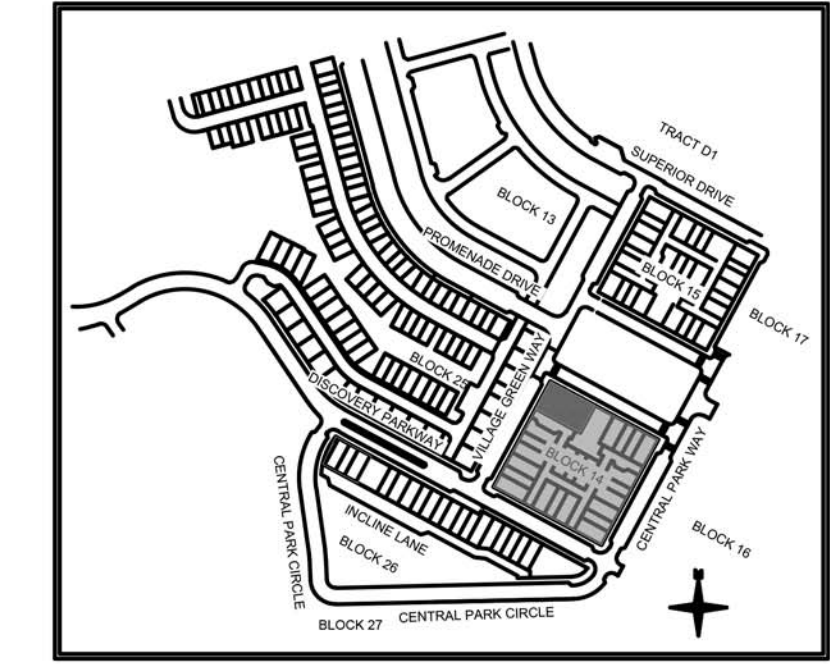


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|              |          |
|--------------|----------|
| DRAWN        | MJ       |
| CHECKED      | MMK      |
| APPROVED     | RF       |
| PROJECT NO.  | 17014.01 |
| HORIZ. SCALE |          |
| VERT. SCALE  |          |

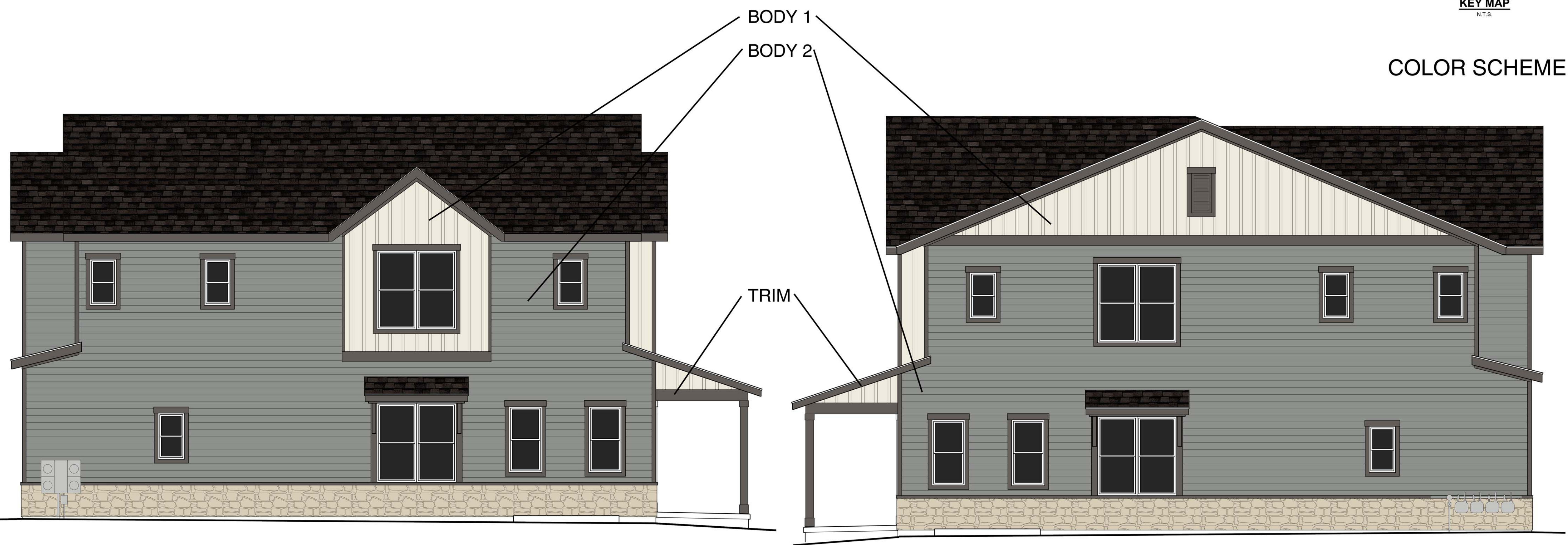
| DATE       | NO. | NOTES                      |
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| 03.21.2018 | 1   | 1ST SUBMITTAL              |
| 05.29.2018 | 2   | 2ND SUBMITTAL              |
| 07.09.2018 | 3   | 3RD SUBMITTAL              |
| 08.05.2018 | 4   | ISSUE FOR COUNCIL APPROVAL |
| 08.27.2018 | 5   | ISSUE FOR FINAL REVIEW     |
|            |     |                            |
|            |     |                            |
|            |     |                            |
|            |     |                            |

SUPERIOR TOWN CENTER  
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
COLOR ELEVATIONS BLOCK 14  
4-PLEX FRONT & REAR  
FINAL DEVELOPMENT PLAN NO. 6



KEY MAP  
N.T.S.

COLOR SCHEME #4



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

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

ARCHITECT:  
PEL-ONA ARCHITECTS AND URBANISTS  
4676 BROADWAY  
BOULDER, CO 80304  
T: (937) 443-7876  
CONTACT: Rommie Peluso  
EMAIL: Rommie@P-O-NA.com

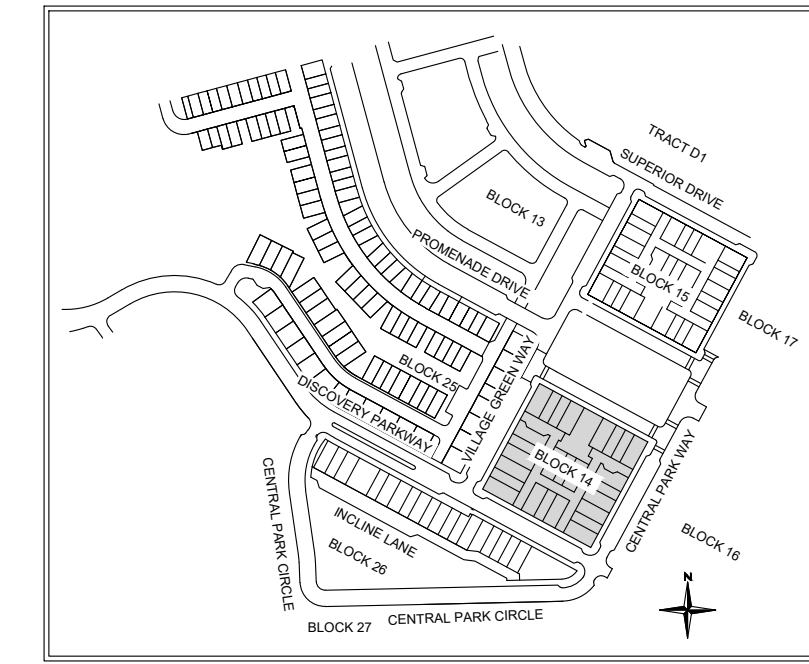


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|     |            |                            |    |
|-----|------------|----------------------------|----|
| NO. | DATE       | DESCRIPTION                | BY |
| 1   | 03.21.2018 | 1ST SUBMITTAL              |    |
| 2   | 05.29.2018 | 2ND SUBMITTAL              |    |
| 3   | 07.09.2018 | 3RD SUBMITTAL              |    |
| 4   | 08.05.2018 | ISSUE FOR COUNCIL APPROVAL |    |
| 5   | 08.27.2018 | ISSUE FOR FINAL REVIEW     |    |

|            |     |                            |    |
|------------|-----|----------------------------|----|
| DATE       | NO. | DESCRIPTION                | BY |
| 03.21.2018 | 1   | 1ST SUBMITTAL              |    |
| 05.29.2018 | 2   | 2ND SUBMITTAL              |    |
| 07.09.2018 | 3   | 3RD SUBMITTAL              |    |
| 08.05.2018 | 4   | ISSUE FOR COUNCIL APPROVAL |    |
| 08.27.2018 | 5   | ISSUE FOR FINAL REVIEW     |    |

SUPERIOR TOWN CENTER  
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
COLOR ELEVATIONS BLOCK 14  
4-PLEX SIDES  
FINAL DEVELOPMENT PLAN NO. 6



**KEY MAP**  
N.T.S.

VESTED RIGHTS  
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|       |         |          |              |
|-------|---------|----------|--------------|
| DRAWN | CHECKED | APPROVED | MTP          |
|       |         |          | 17014.01     |
|       |         |          | PROJECT NO.  |
|       |         |          | HORIZ. SCALE |
|       |         |          | VERT. SCALE  |

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

**SUPERIOR TOWN CENTER  
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
COLOR & MATERIAL PALETTE BLOCK 14  
FINAL DEVELOPMENT PLAN NO. 6**

SHEET

**SCHEME 1**

**ROOF**  
OWENS CORNING  
ONYX BLACK

**BODY 1**  
PPG 15-05  
MACAROON CREAM

**BODY 2**  
PPG 1033-4  
LIGHT DRIZZLE

**TRIM**  
PPG 1008-7  
STONES THROW

**GARAGE**  
PPG 15-05  
MACAROON CREAM

**ACCENT**  
PPG 1106-3  
AUTUMN GLOW

**SCHEME 2**

**ROOF**  
OWENS CORNING  
ONYX BLACK

**BODY 1**  
PPG 15-05  
MACAROON CREAM

**BODY 2**  
PPG 1085-4  
BEST BEIGE

**TRIM**  
PPG 1008-7  
STONES THROW

**GARAGE**  
PPG 15-05  
MACAROON CREAM

**ACCENT**  
PPG 1063-7  
ANCIENT COPPER

**SCHEME 3**

**ROOF**  
OWENS CORNING  
ONYX BLACK

**BODY 1**  
PPG 15-05  
MACAROON CREAM

**BODY 2**  
PPG 14-06  
WINTER FEATHER

**TRIM**  
PPG 1008-7  
STONES THROW

**GARAGE**  
PPG 15-05  
MACAROON CREAM

**ACCENT**  
PPG 10-06  
THUNDERBOLT

**SCHEME 4**

**ROOF**  
OWENS CORNING  
ONYX BLACK

**BODY 1**  
PPG 15-05  
MACAROON CREAM

**BODY 2**  
PPG 1009-5  
PHOENIX FOSSIL

**TRIM**  
PPG 1008-7  
STONES THROW

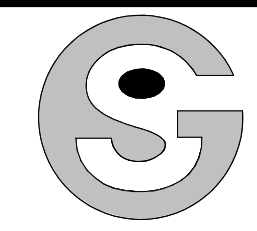
**GARAGE**  
PPG 15-05  
MACAROON CREAM

**ACCENT**  
PPG 13-17  
PURPLE PARLOR

**STONE**  
ENVIRONMENTAL  
STONWORKS  
CHAMPAGNE  
LEDGSTONE



**BLOCK 14 COLOR PREPLAN**

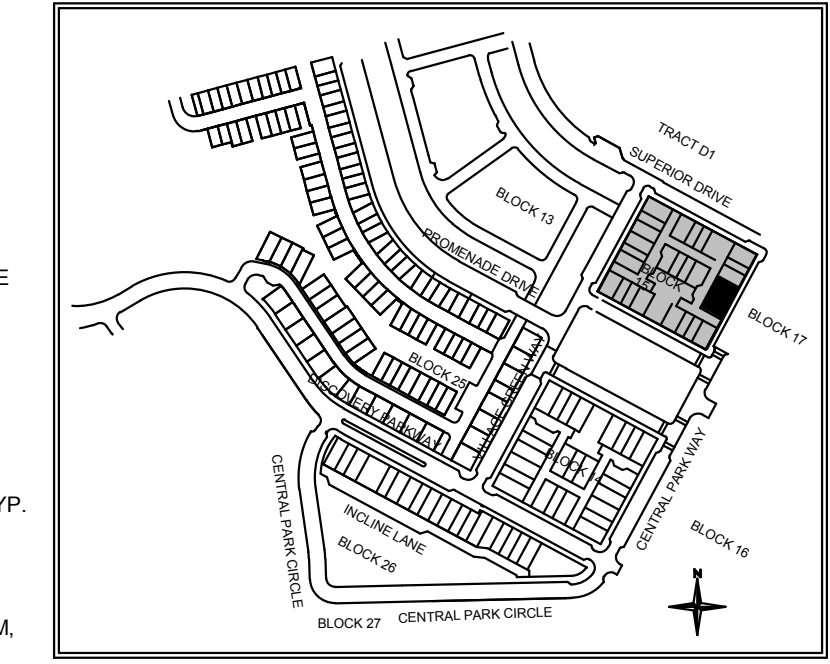


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**KEY MAP**  
N.T.S.

\*NOTE: AVERAGE GRADE CALLOUTS ARE BASED ON FINAL DEVELOPMENT PLAN AND MAY VARY SLIGHTLY ON FINAL PRODUCT. BUILDINGS WILL ADHERE TO 55'-0" HEIGHT LIMIT.

BUILDING STEPPING MAY OCCUR PER LOT SPECIFIC GRADING. IN NO SPECIFIC INSTANCE OF BUILDING STEPPING WILL THE BUILDING EXCEED THE OVERALL HEIGHT LIMIT.

ALL UNITS ARE 2 BEDROOM STANDARD. THE LARGEST 2-BEDROOM UNIT FLOOR PLANS (D7 AND D8) HAVE 2 BEDROOMS ON THE THIRD FLOOR WITH THE OPTIONAL THIRD BEDROOM IN THE LOFT. THERE ARE 14 (D7 AND D8) UNITS IN BLOCK 15.

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2 BUILDING 6 - LOTS 9-11 - 3-PLEX - BACK ELEVATION  
3/16" = 1'-0"



3 3-PLEX - FRONT ELEVATION W/ DECK WRAP (LOTS 14 & 23)  
3/16" = 1'-0"

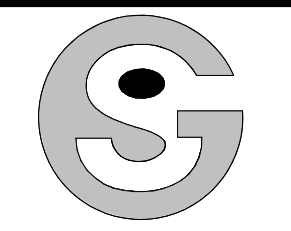


1 BUILDING 6 - LOTS 9-11 - 3-PLEX - FRONT ELEVATION  
3/16" = 1'-0"

|              |          |
|--------------|----------|
| DRAWN        |          |
| CHECKED      |          |
| APPROVED     | MTP      |
| PROJECT NO.  | 17014.01 |
| HORIZ. SCALE |          |
| VERT. SCALE  |          |

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

SUPERIOR TOWN CENTER  
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
BUILDING ELEVATIONS BLOCK 15  
3 PLEX FRONT AND BACK  
FINAL DEVELOPMENT PLAN NO. 7



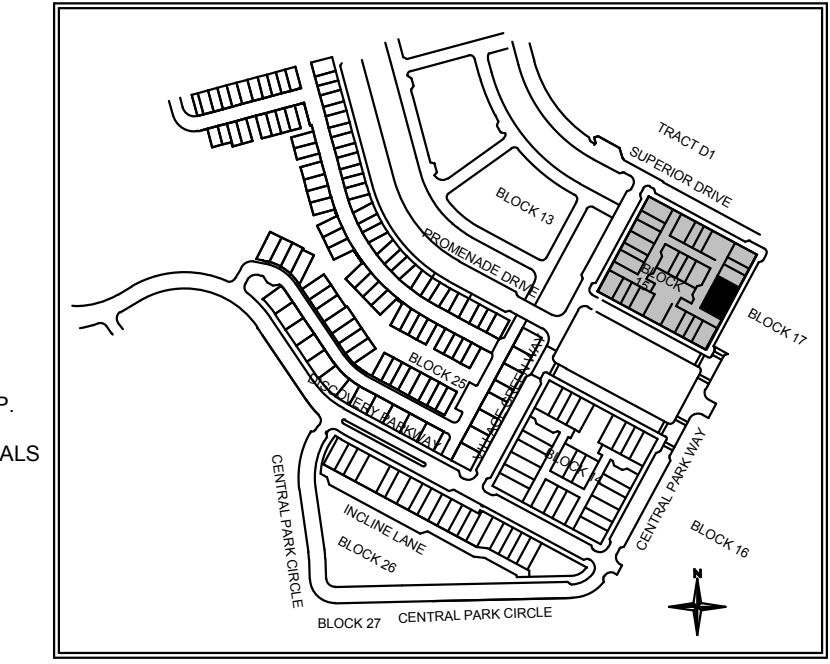
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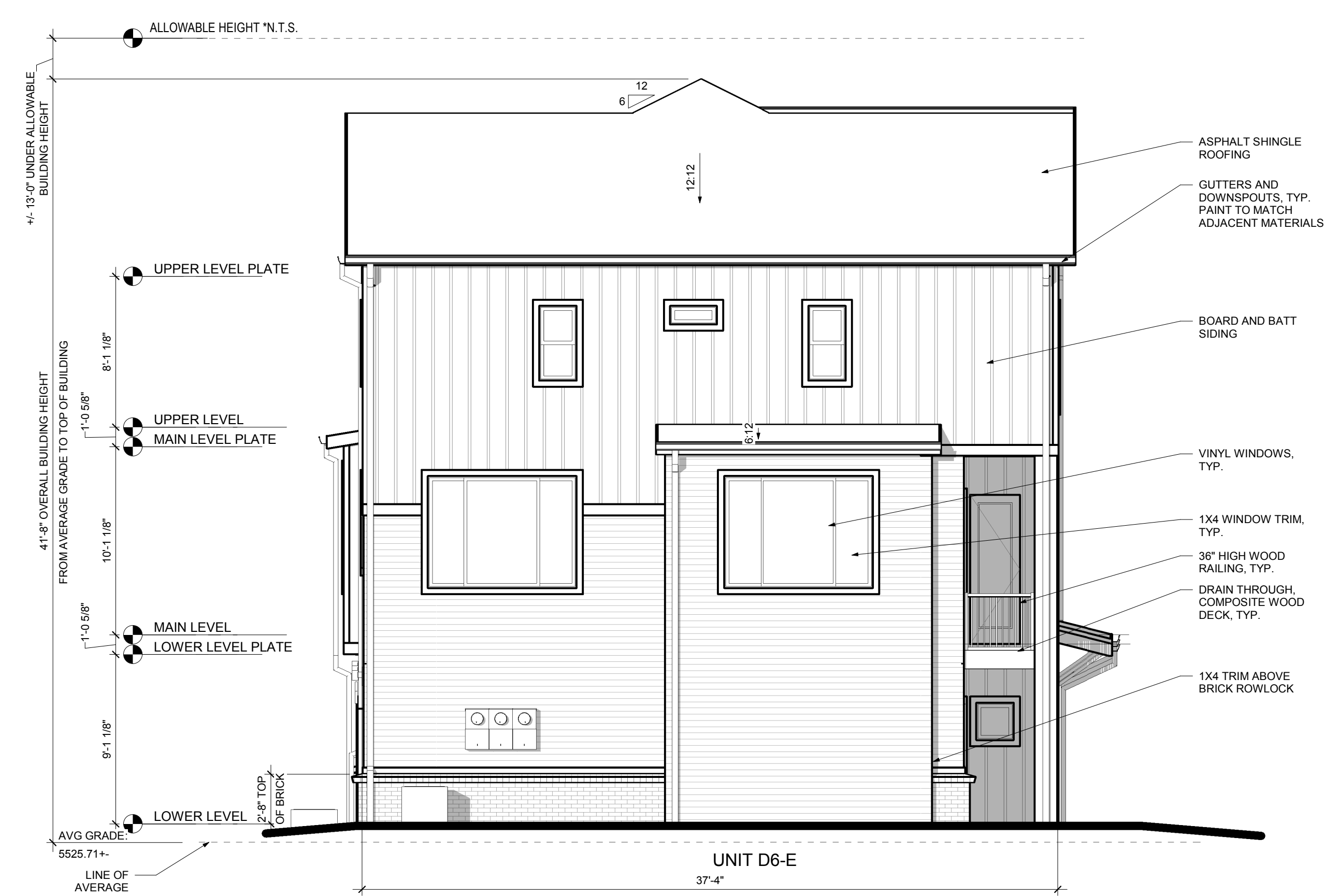


**KEY MAP**  
N.T.S.

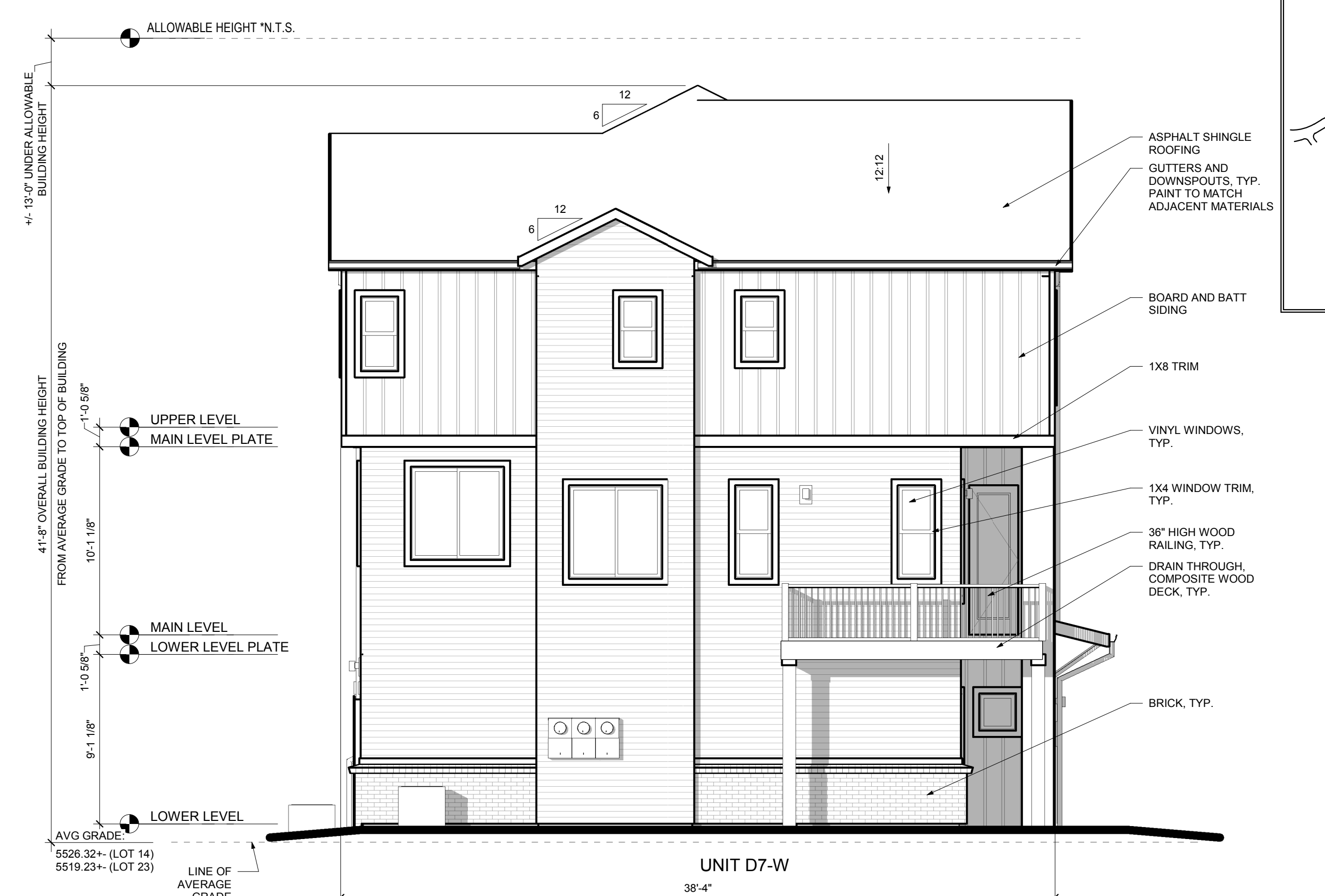
\*NOTE: AVERAGE GRADE CALLOUTS ARE BASED ON FINAL DEVELOPMENT PLAN AND MAY VARY SLIGHTLY ON FINAL PRODUCT. BUILDINGS WILL ADHERE TO 55'-0" HEIGHT LIMIT.

BUILDING STEPPING MAY OCCUR PER LOT SPECIFIC GRADING. IN NO SPECIFIC INSTANCE OF BUILDING STEPPING WILL THE BUILDING EXCEED THE OVERALL HEIGHT LIMIT.

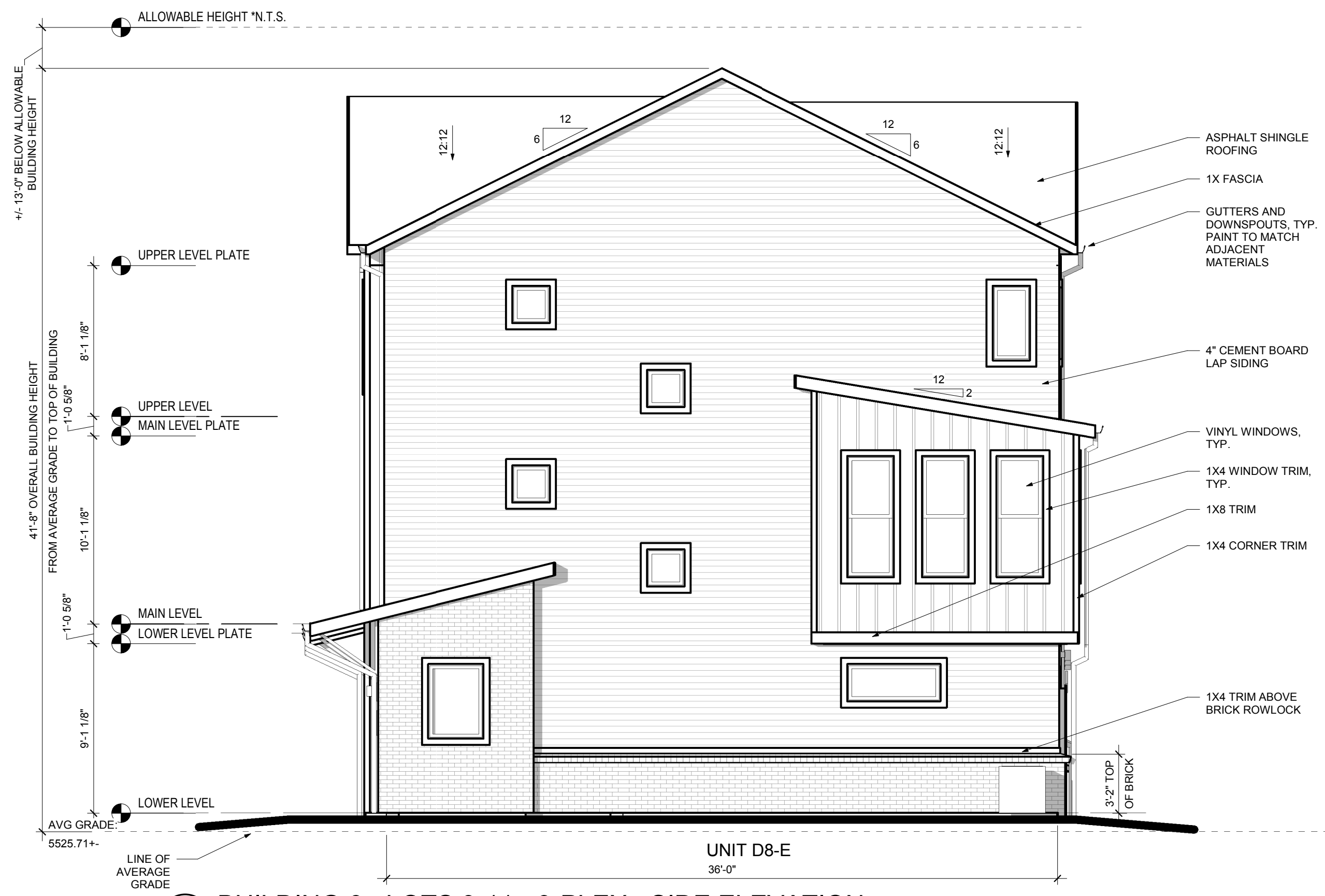
ALL UNITS ARE 2-BEDROOM STANDARD. THE LARGEST 2-BEDROOM UNIT FLOOR PLANS (D7 AND D8) HAVE 2 BEDROOMS ON THE THIRD FLOOR WITH THE OPTIONAL THIRD BEDROOM IN THE LOFT. THERE ARE 14 (D7 AND D8) UNITS IN BLOCK 15.



**1 BUILDING 6 - LOTS 9-11 - 3-PLEX - SIDE ELEVATION**  
3/16" = 1'-0"



**3 3-PLEX - SIDE ELEVATION W/ DECK WRAP (LOTS 14 & 23)**  
3/16" = 1'-0"

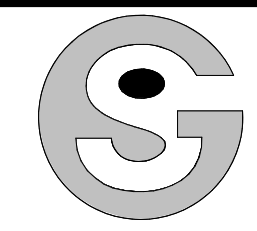


**2 BUILDING 6 - LOTS 9-11 - 3-PLEX - SIDE ELEVATION**  
3/16" = 1'-0"

|              |          |
|--------------|----------|
| DRAWN        | _____    |
| CHECKED      | _____    |
| APPROVED     | _____    |
| PROJECT NO.  | 17014.01 |
| HORIZ. SCALE | _____    |
| VERT. SCALE  | _____    |

| NOTES |            |
|-------|------------|
| NO.   | DATE       |
| 1     | 03.21.2019 |
| 2     | 05.29.2019 |
| 3     | 07.09.2019 |
| 4     | 08.05.2019 |
| 5     | 08.27.2019 |

**SUPERIOR TOWN CENTER**  
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
**BUILDING ELEVATIONS BLOCK 15**  
3 PLEX SIDES  
FINAL DEVELOPMENT PLAN NO. 7

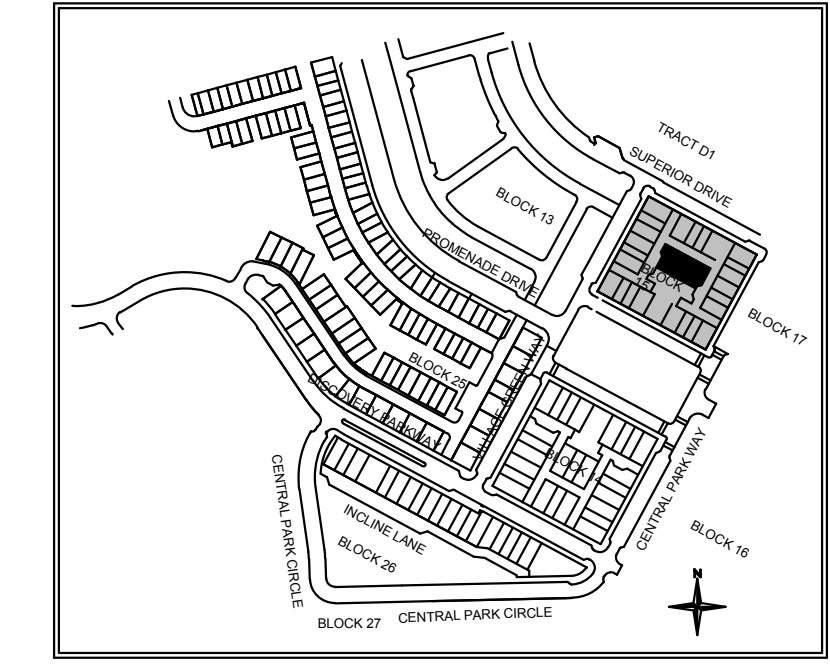


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**KEY MAP**  
N.T.S.

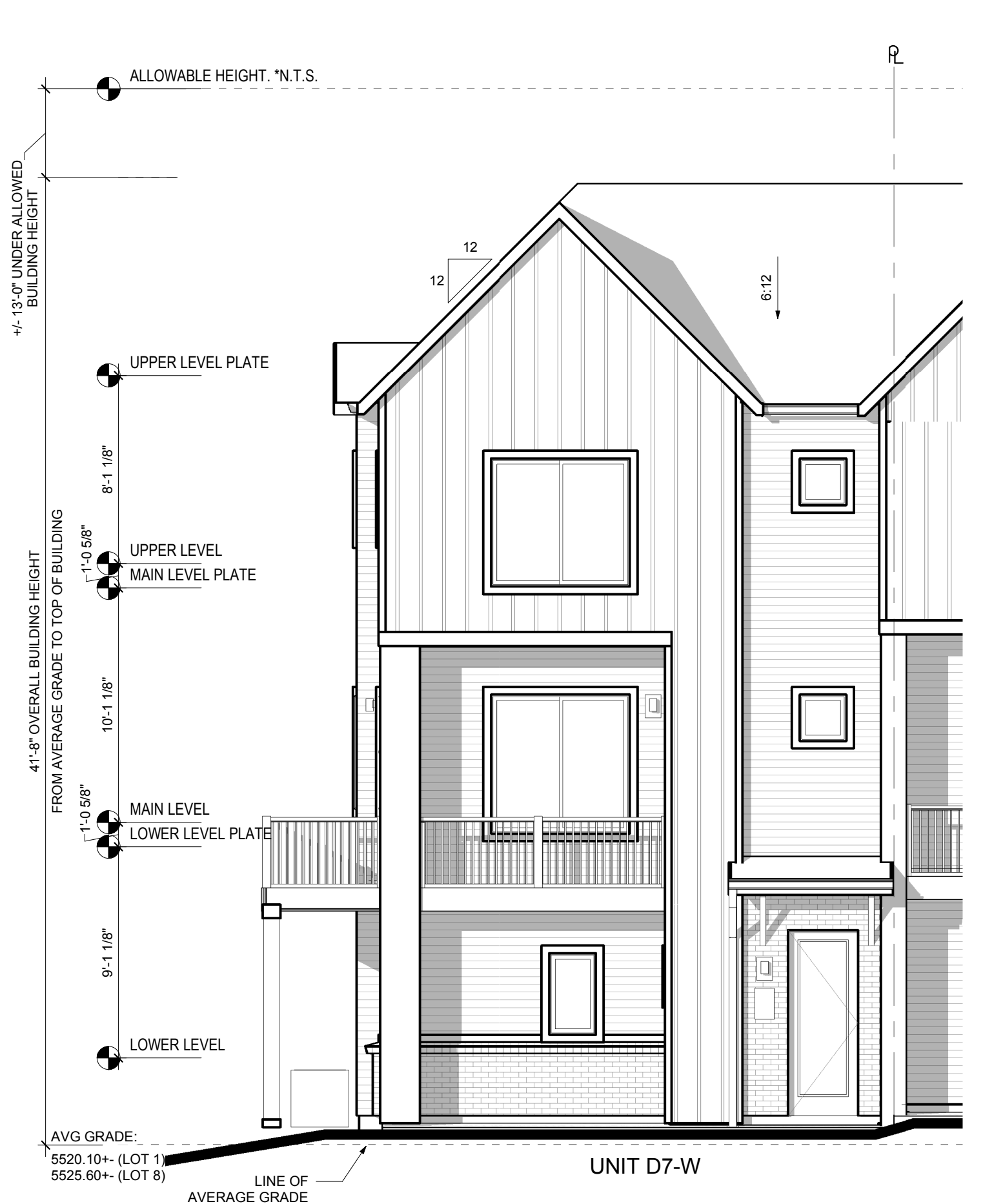
\*NOTE: AVERAGE GRADE CALLOUTS ARE BASED ON FINAL DEVELOPMENT PLAN AND MAY VARY SLIGHTLY ON FINAL PRODUCT. BUILDINGS WILL ADHERE TO 55'-0" HEIGHT LIMIT.  
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**1 BUILDING 4 - LOTS 19-22 - 4-PLEX - BACK ELEVATION**  
3/16" = 1'-0"



**3 4-PLEX - FRONT ELEVATION W/ DECK WRAP (LOTS 1 & 8)**  
3/16" = 1'-0"

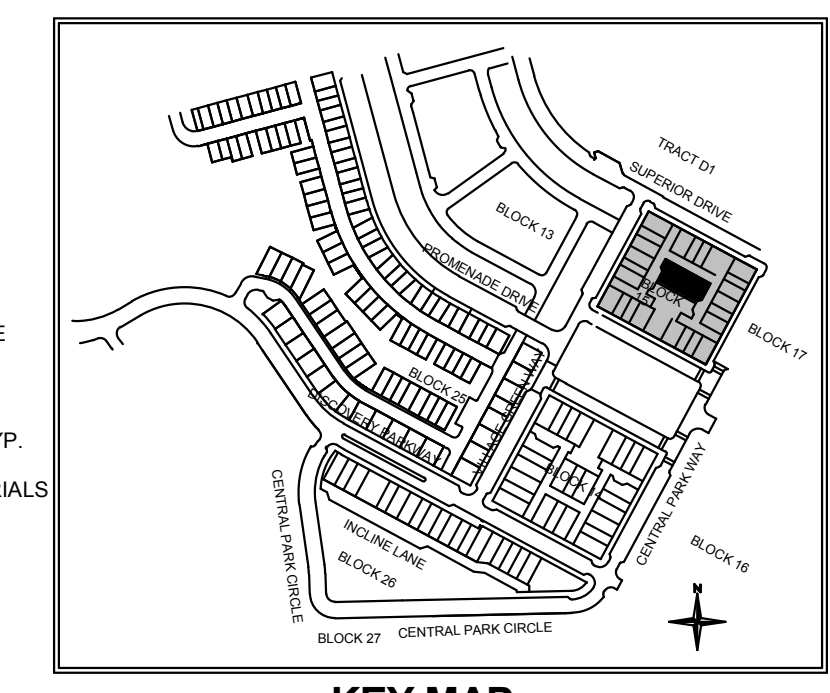


**2 BUILDING 4 - LOTS 19-22 - 4-PLEX - FRONT ELEVATION**  
3/16" = 1'-0"

|              |          |
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| DRAWN        | _____    |
| CHECKED      | _____    |
| APPROVED     | _____    |
| PROJECT NO.  | 17014.01 |
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| VERT. SCALE  | _____    |

| NO. | DATE       | DESCRIPTION                |
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| 3   | 07.09.2019 | 3RD SUBMITTAL              |
| 4   | 08.05.2019 | ISSUE FOR COUNCIL APPROVAL |
| 5   | 08.27.2019 | ISSUE FOR FINAL REVIEW     |

SUPERIOR TOWN CENTER  
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
BUILDING ELEVATIONS BLOCK 15  
4 PLEX FRONT AND BACK  
FINAL DEVELOPMENT PLAN NO. 7

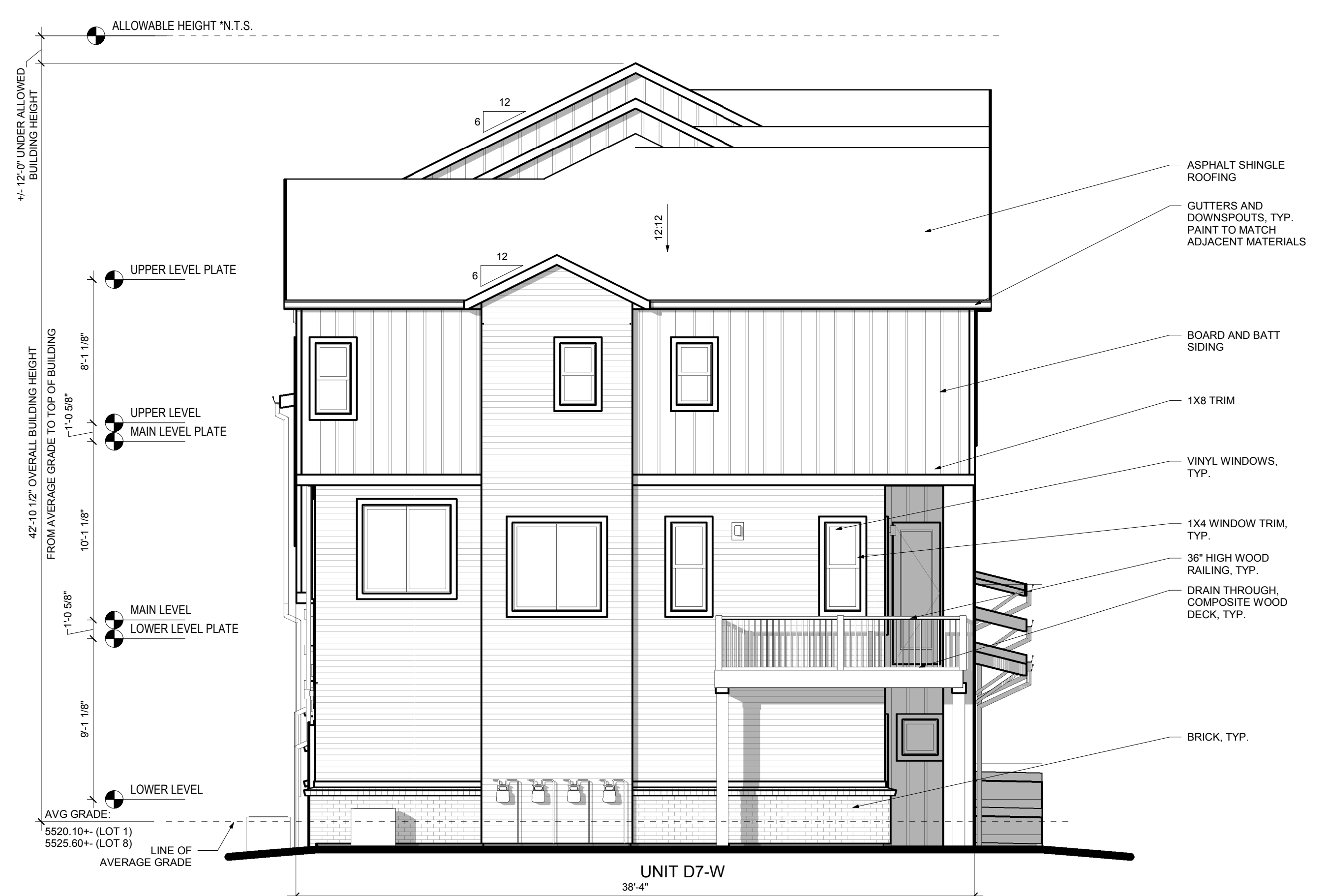


**KEY MAP**  
N.T.S.

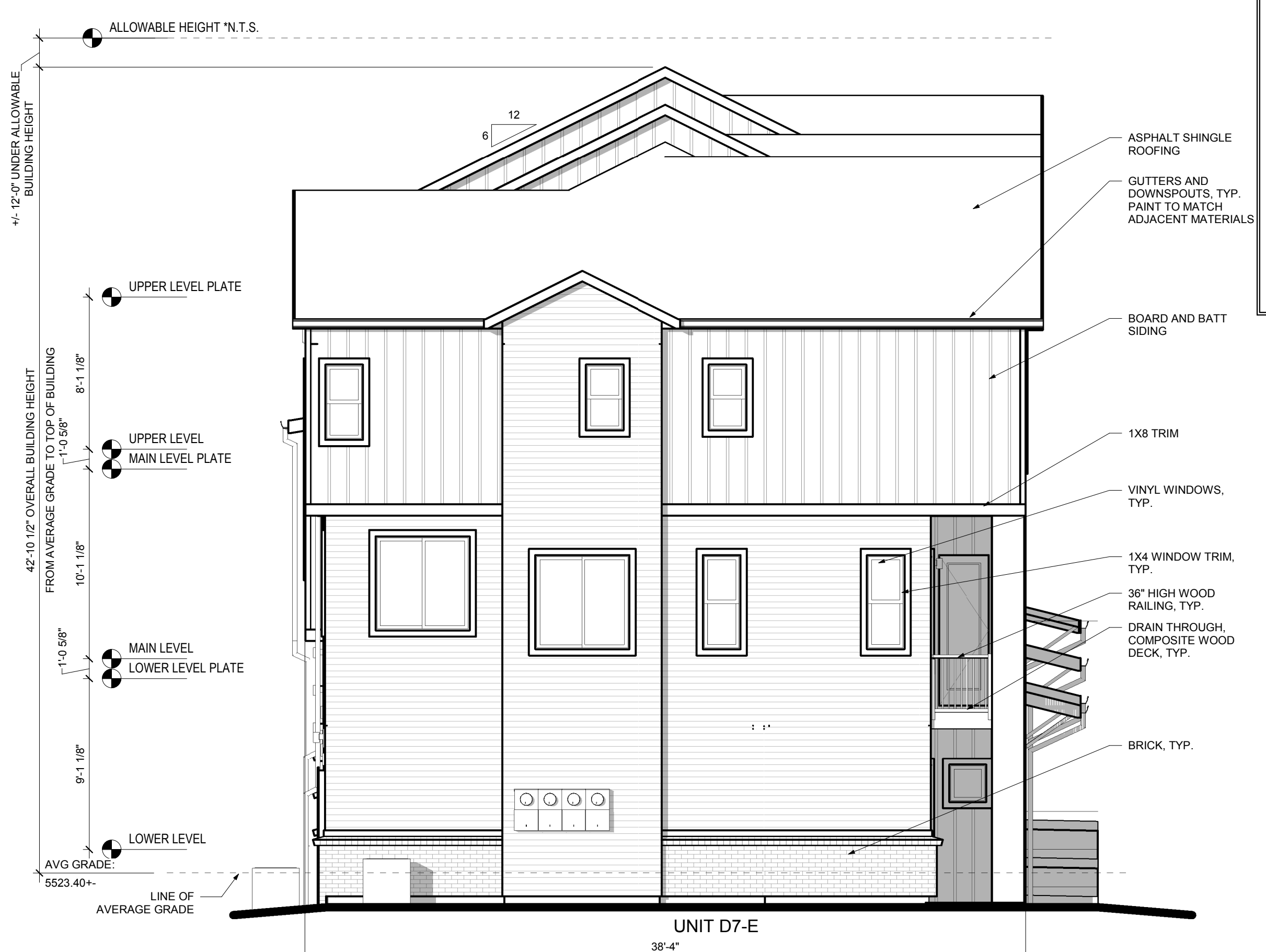
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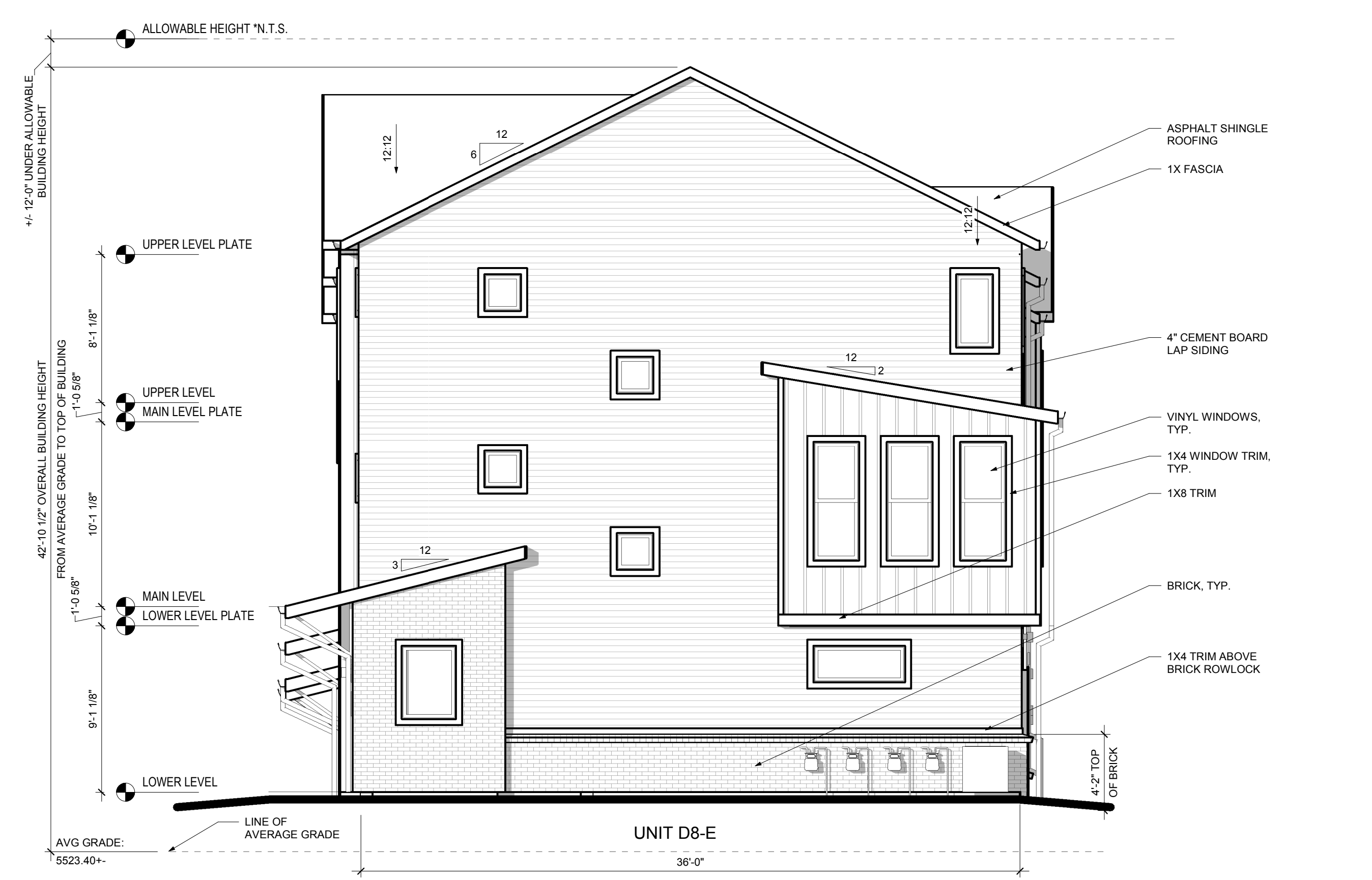
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**1** 4-PLEX - SIDE ELEVATION W/ DECK WRAP (LOTS 1 & 8)  
3/16" = 1'-0"



**2** BUILDING 4 - LOTS 19-22 - 4-PLEX - SIDE ELEVATION  
3/16" = 1'-0"

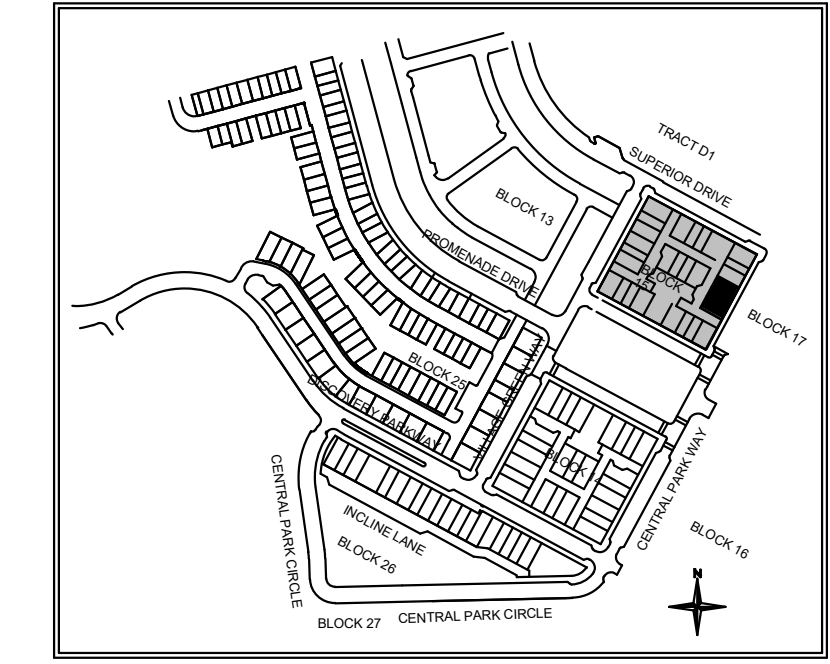


**3** BUILDING 4 - LOTS 19-22 - 4-PLEX - SIDE ELEVATION  
3/16" = 1'-0"

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| DRAWN        | _____    |
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| APPROVED     | _____    |
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| VERT. SCALE  | _____    |

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| 08.27.2019 | 5   | ISSUE FOR FINAL REVIEW     |

**SUPERIOR TOWN CENTER**  
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
**BUILDING ELEVATIONS BLOCK 15**  
4 PLEX SIDES  
FINAL DEVELOPMENT PLAN NO. 7



**KEY MAP**  
N.T.S.  
**COLOR SCHEME #1**

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| PROJECT NO.  | 17014.01 |
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| VERT. SCALE  |          |

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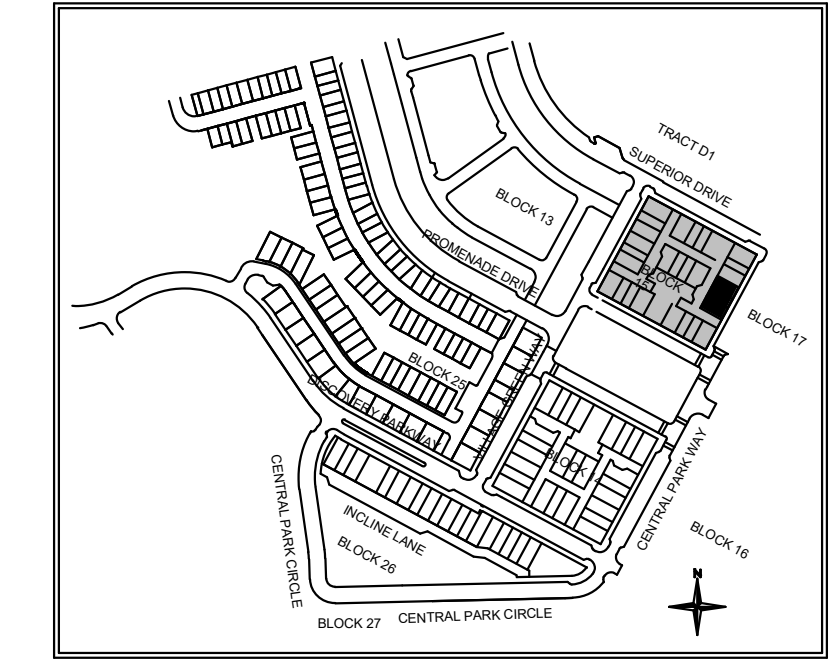
**SUPERIOR TOWN CENTER**  
**FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15**  
**COLOR ELEVATIONS BLOCK 15**  
**3 PLEX FRONT AND BACK**  
FINAL DEVELOPMENT PLAN NO. 7



**1 BUILDING 6 - LOTS 9-11 - 3-PLEX - FRONT ELEVATION**  
3/16" = 1'-0"



**2 BUILDING 6 - LOTS 9-11 - 3-PLEX - BACK ELEVATION**  
3/16" = 1'-0"



**KEY MAP**  
N.T.S.  
**COLOR SCHEME #1**

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**SUPERIOR TOWN CENTER**  
**FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15**  
**COLOR ELEVATIONS BLOCK 15**  
**3 PLEX SIDES**  
FINAL DEVELOPMENT PLAN NO. 7



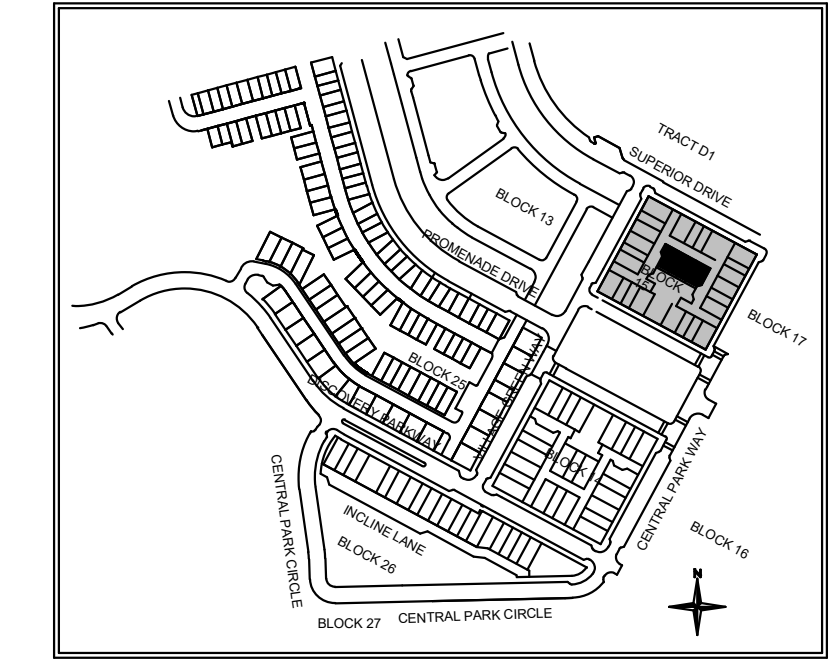
UNIT D6-E

**1** BUILDING 6 - LOTS 9-11 - 3-PLEX - SIDE ELEVATION  
3/16" = 1'-0"

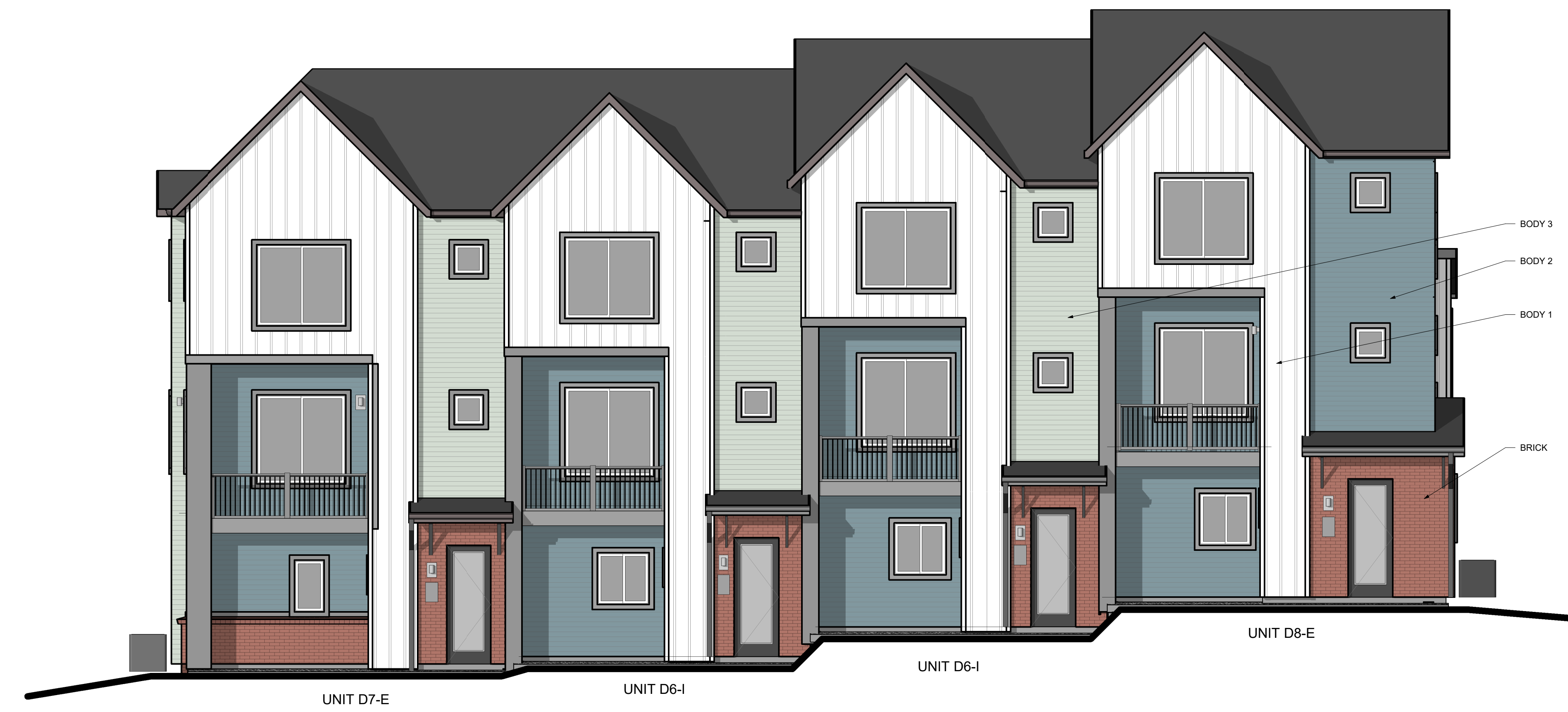


UNIT D8-E

**2** BUILDING 6 - LOTS 9-11 - 3-PLEX - SIDE ELEVATION  
3/16" = 1'-0"



**KEY MAP**  
N.T.S.  
**COLOR SCHEME #3**



**1** BUILDING 4 - LOTS 19-22 - 4-PLEX - FRONT ELEVATION  
3/16" = 1'-0"



**2** BUILDING 4 - LOTS 19-22 - 4-PLEX - BACK ELEVATION  
3/16" = 1'-0"

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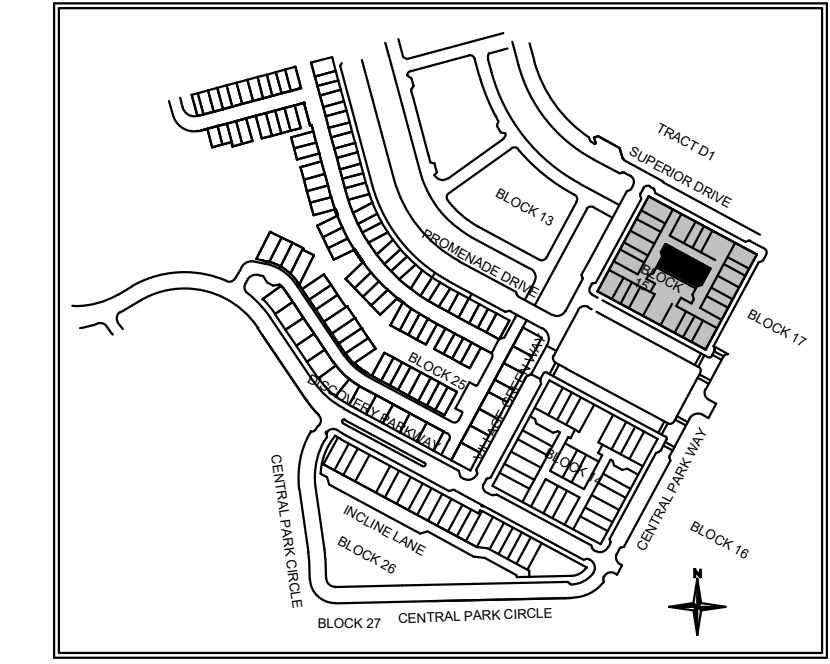
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|              |          |
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| DRAWN        |          |
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| PROJECT NO.  | 17014.01 |
| HORIZ. SCALE |          |
| VERT. SCALE  |          |

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SUPERIOR TOWN CENTER  
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
**COLOR ELEVATIONS BLOCK 15**  
4 PLEX FRONT AND BACK  
FINAL DEVELOPMENT PLAN NO. 7



**KEY MAP**  
N.T.S.  
**COLOR SCHEME #3**

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SUPERIOR TOWN CENTER  
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
**COLOR ELEVATIONS BLOCK 15**  
4 PLEX SIDES  
FINAL DEVELOPMENT PLAN NO. 7



**2** BUILDING 4 - LOTS 19-22 - 4-PLEX - SIDE ELEVATION  
3/16" = 1'-0"

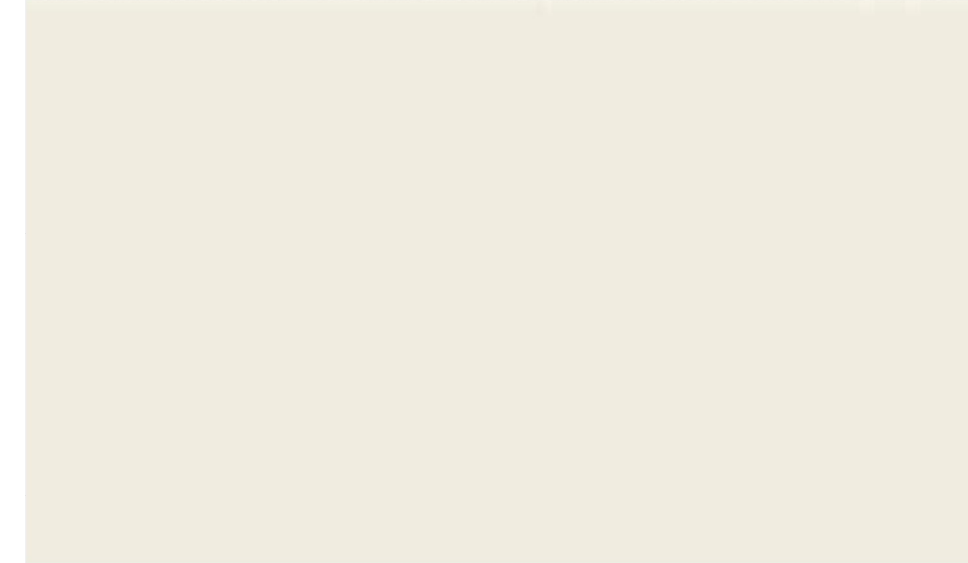


**1** BUILDING 4 - LOTS 19-22 - 4-PLEX - SIDE ELEVATION  
3/16" = 1'-0"

SCHEME 1  
ROOF



BODY 1  
PPG15-05  
MACAROON  
CREAM



BODY 2  
PPG10-06  
THUNDERBOLT



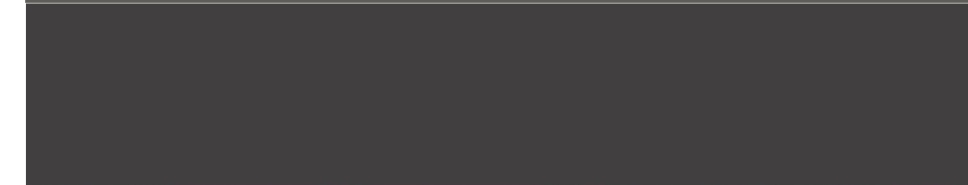
BODY 3  
PPG1007-4  
HOT STONE



TRIM  
PPG 1008-7  
STONE'S  
THROW



ACCENT  
PPG 1001-7  
BLACK MAGIC



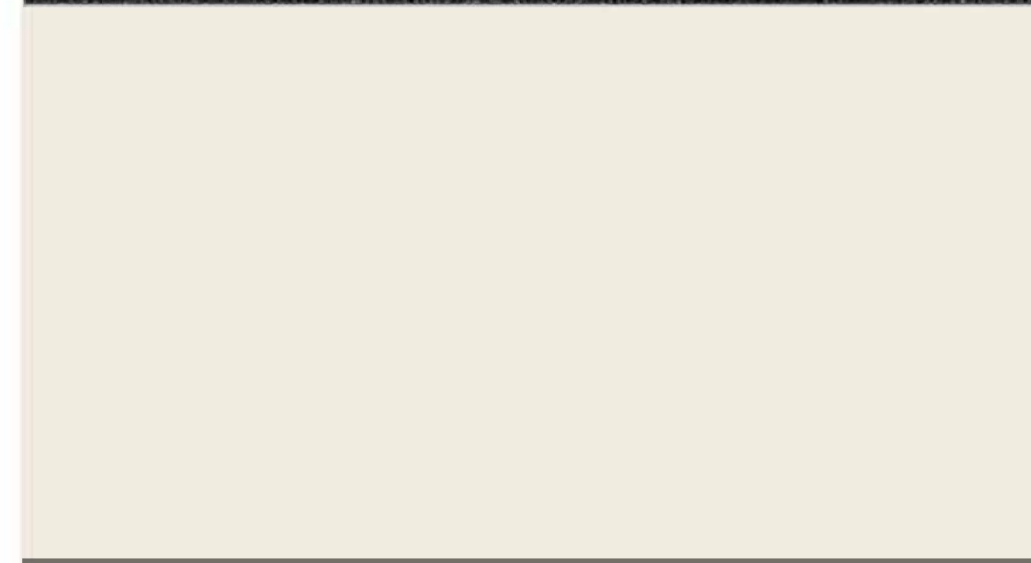
BRICK  
GENERALSHALE  
WATERLODGE



SCHEME 2  
ROOF



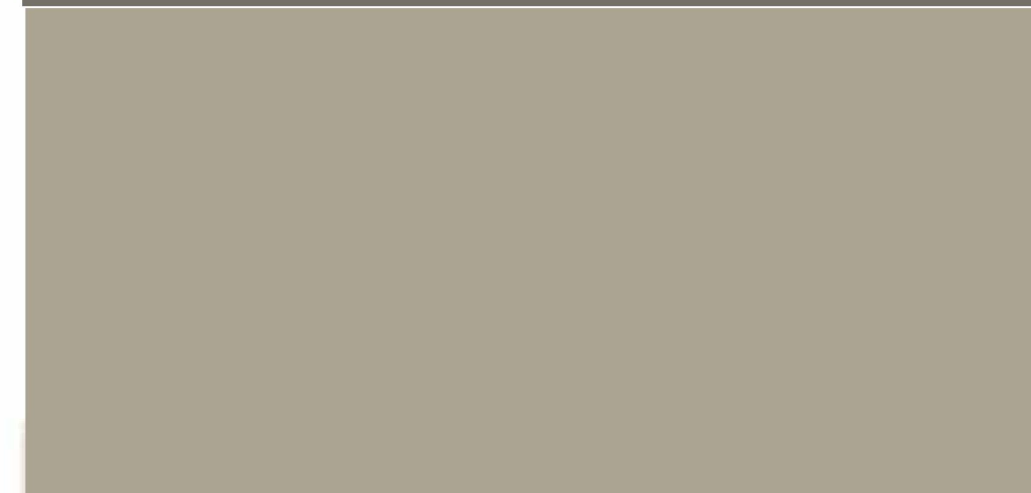
BODY 1  
PPG15-05  
MACAROON  
CREAM



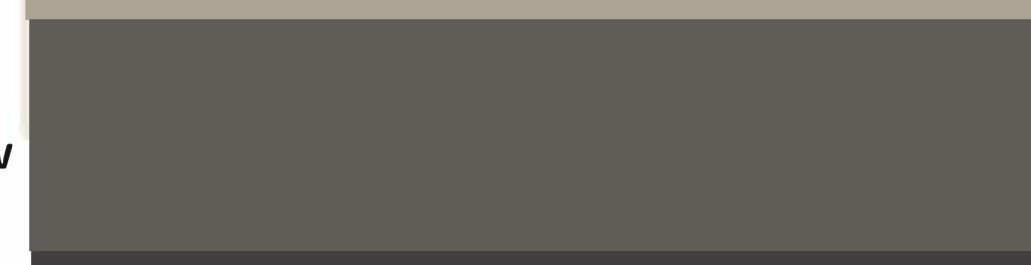
BODY 2  
PPG1008-6  
ARTILLERY



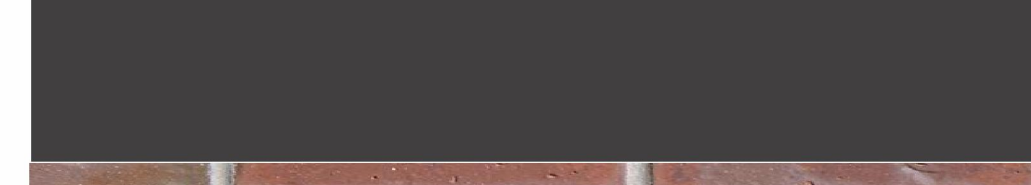
BODY 3  
PPG14-28  
ALDABRA



TRIM  
PPG1008-7  
STONE'S THROW



ACCENT  
PPG1001-7  
BLACK MAGIC



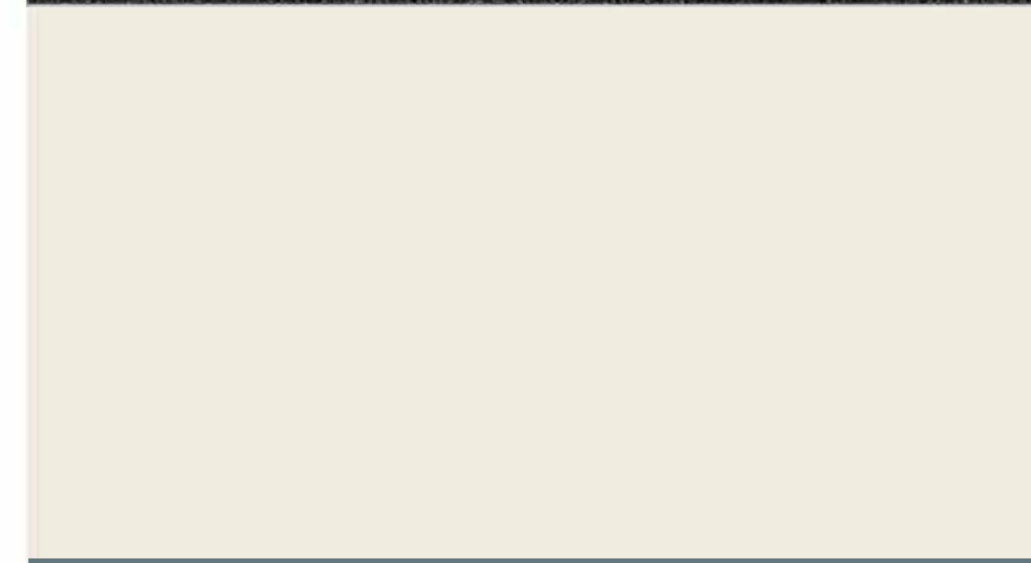
BRICK  
GENERAL SHALE  
WATERLODGE



SCHEME 3  
ROOF



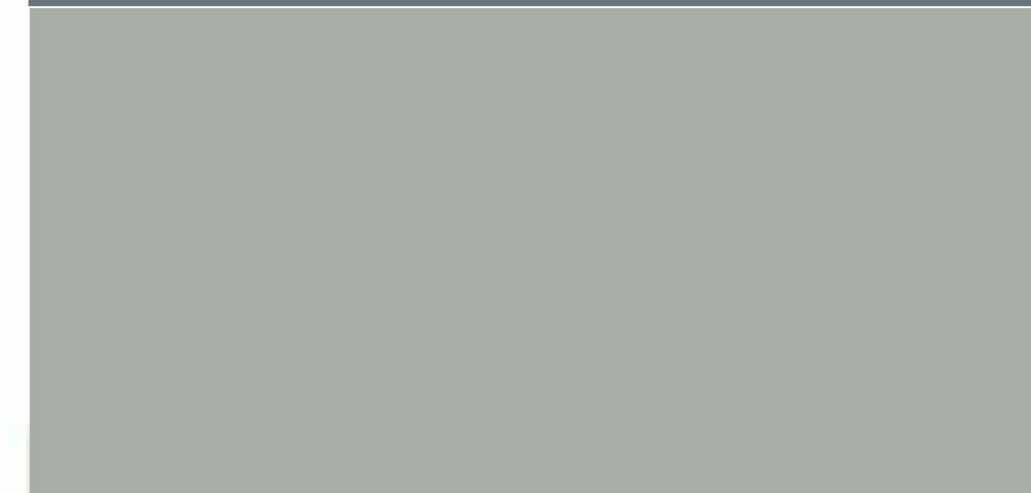
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PPG 15-05  
MACAROON  
CREAM



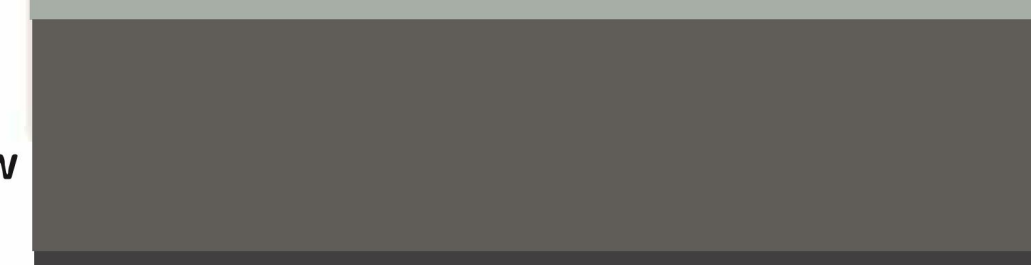
BODY 2  
PPG1037-5  
NIGHT  
RENDEZVOUS



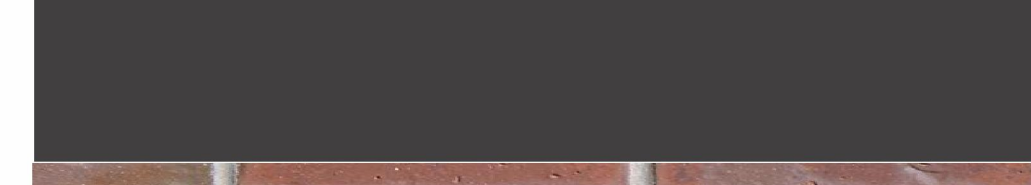
BODY 3  
PPG1033-4  
LIGHT DRIZZLE



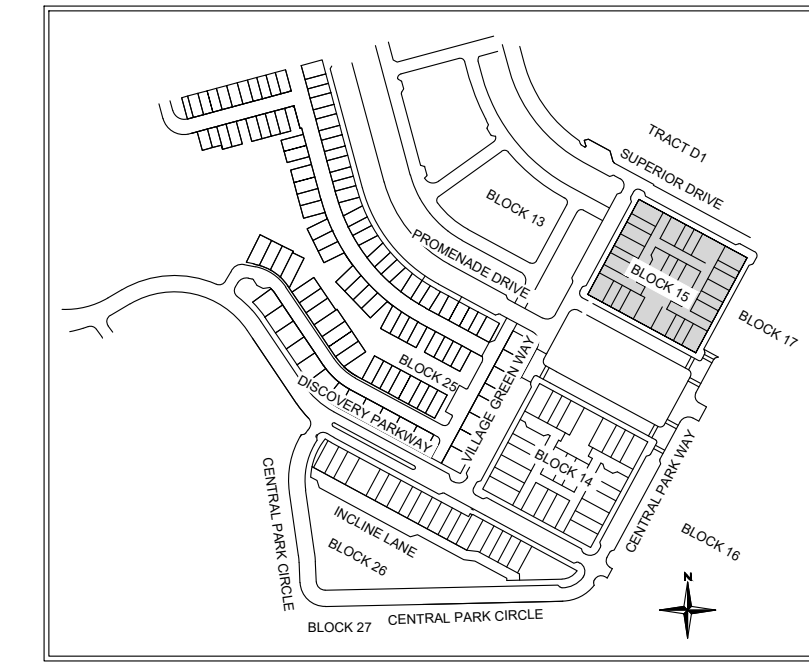
TRIM  
PPG1008-7  
STONE'S THROW



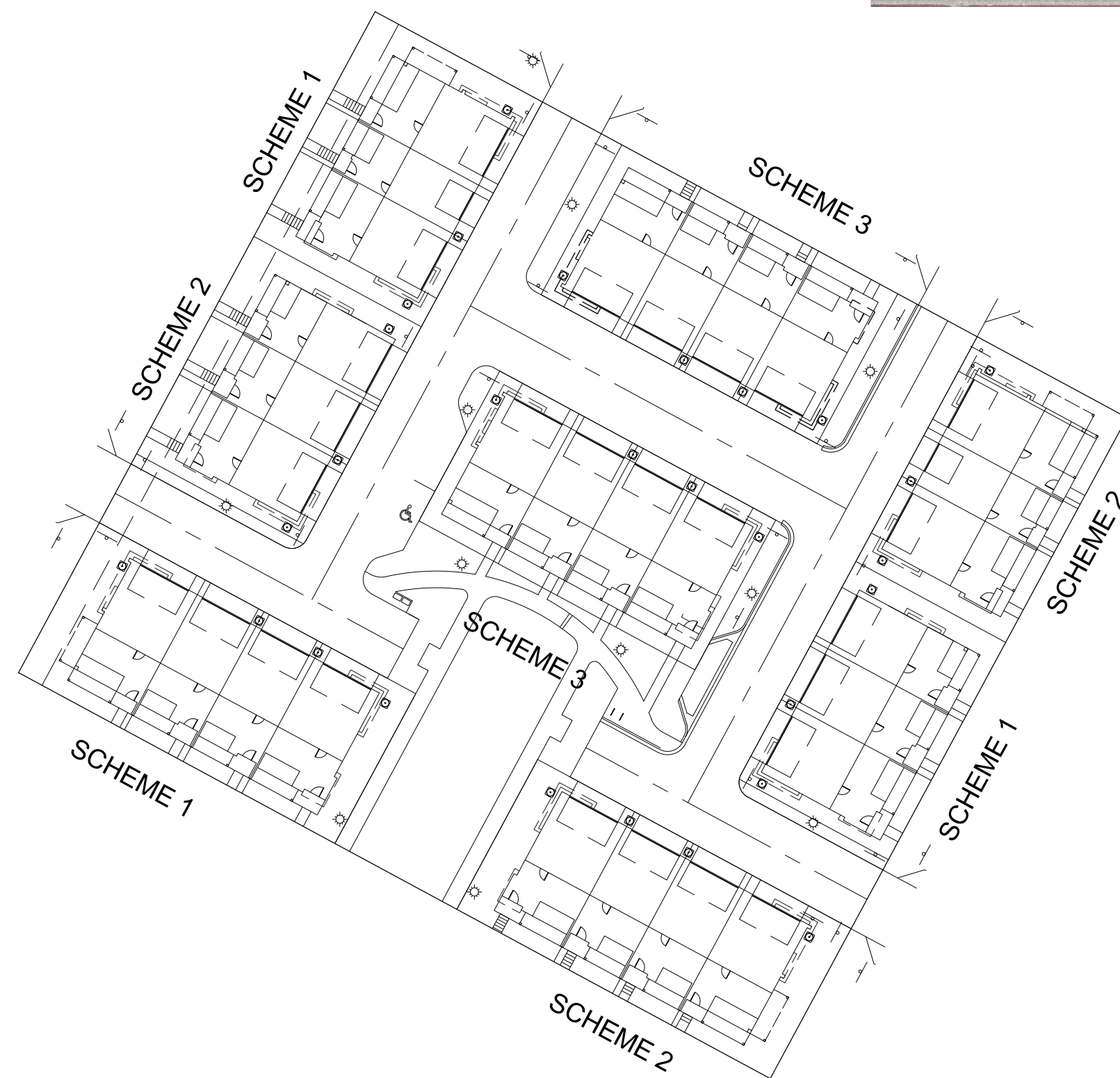
ACCENT  
PPG1001-7  
BLACK MAGIC



BRICK  
GENERAL SHALE  
WATERLODGE



KEY MAP  
N.T.S.



**BLOCK 15 COLOR PREPLAN**



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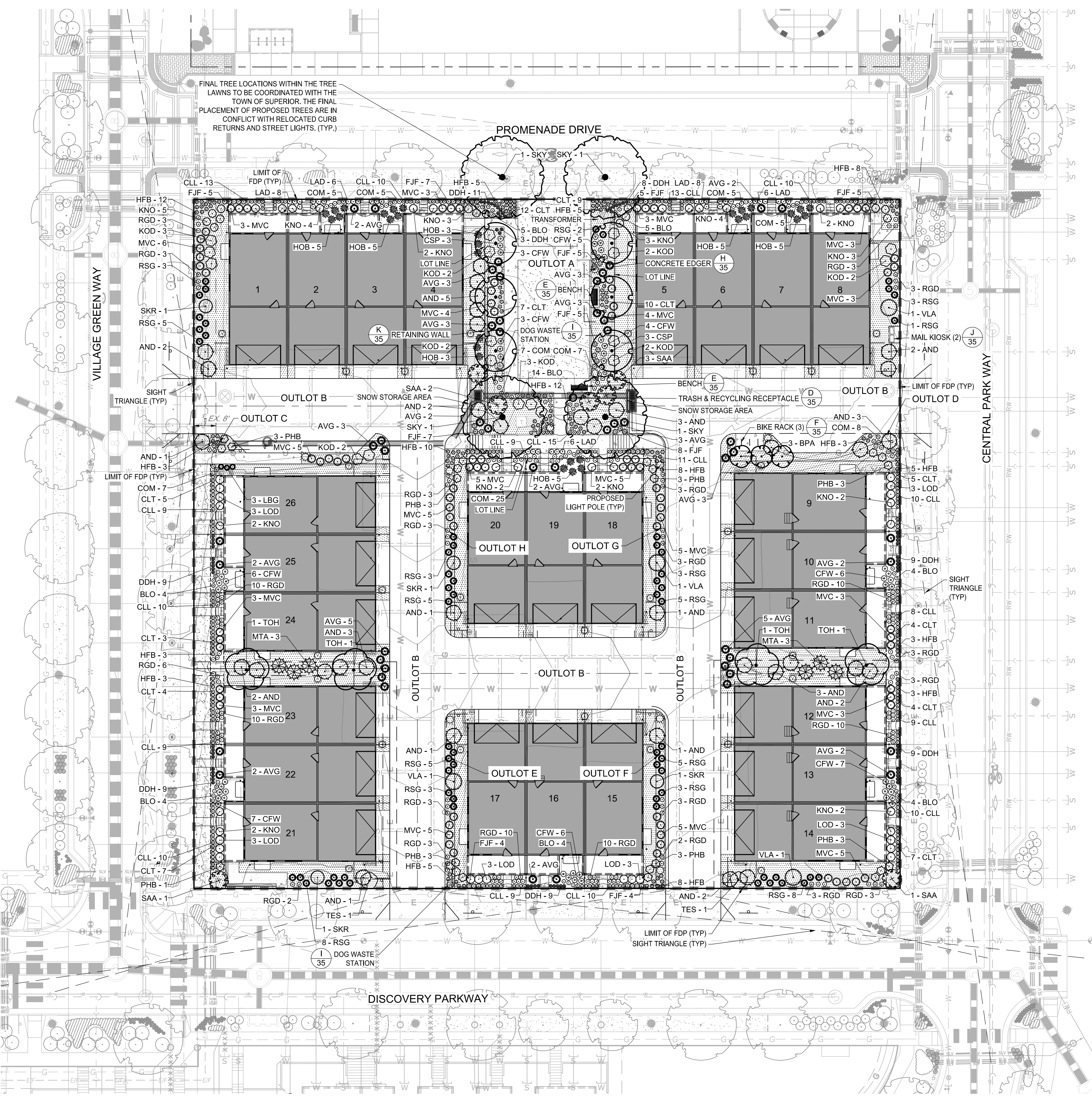
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| DRAWN        |          |
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**SUPERIOR TOWN CENTER  
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
COLOR & MATERIAL PALETTE BLOCK 15  
FINAL DEVELOPMENT PLAN NO. 7**

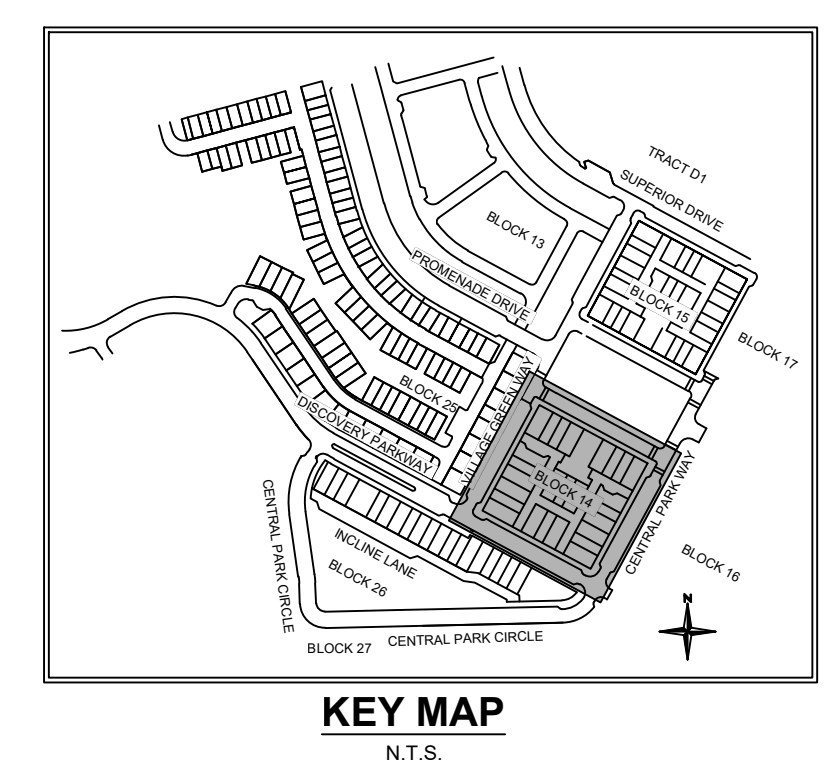
SHEET

L:\2017\7014 - Superior Town Center Blocks 14 and 26\CADD\Sheet\Site\Block 14\FDP\1.0 LANDSCAPE PLAN BLOCK 14.dwg 14 Aug 27, 2019 - 4:28pm broadway



| ITEM                                 | BLOCK 14 |                 |
|--------------------------------------|----------|-----------------|
|                                      | REQUIRED | PROVIDED        |
| TOTAL OPEN SPACE (INCLUDING WALKS)   | N/A      | 18,284 SF       |
| TOTAL PLANTING AREA                  | N/A      | 16,160 SF       |
| TOTAL LIVE COVERAGE OF PLANTING AREA | 75%      | 85% (13,736 SF) |
| DECIDUOUS TREES (1 PER 825 SF)       | 20       | 15*             |
| EVERGREEN TREES                      | N/A      | 0               |
| SHRUB TOTALS (1 PER 100 SF)          | 162      | 235             |
| PERCENTAGE EVERGREEN SHRUBS          | 33%      | 53%             |

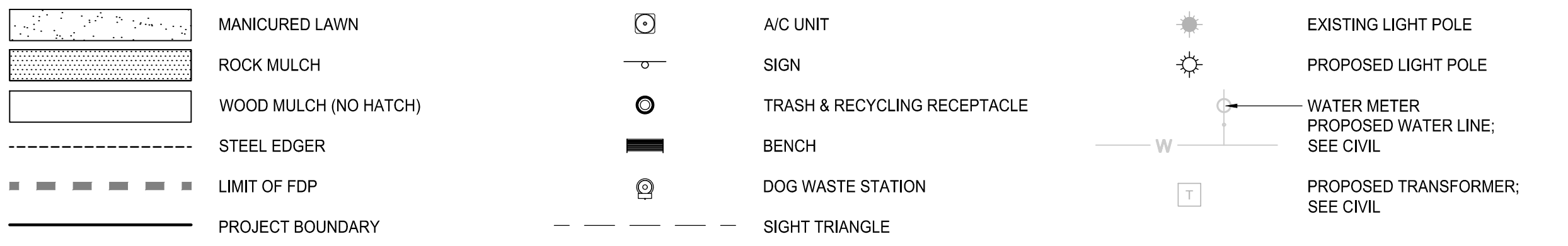
\*Substitution Ratio - (1 tree = (14) shrubs, 5 trees were replaced with 70 shrubs.  
 \*\*Ornamental grasses and perennials not included. See Overall Plant List for total quantities.  
 \*\*\*Provided ornamental grasses and perennials to raise proposed live area coverage over the minimum 75% required.



**PLANT SCHEDULE**

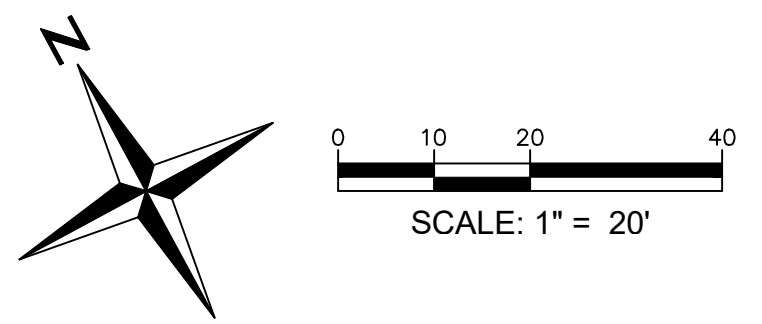
| DECIDUOUS TREES  | CODE | QTY | BOTANICAL NAME                              | COMMON NAME                       | SIZE      | CONTAINER |
|------------------|------|-----|---|-----------------------------------|-----------|-----------|
|                  | SKY  | 4   | Gleditsia triacanthos inermis 'Skycole'     | Skyline Thornless Honey Locust    | 2.5" Cal. | B&B       |
| ORNAMENTAL TREES | CODE | QTY | BOTANICAL NAME                              | COMMON NAME                       | SIZE      | CONTAINER |
|                  | BPA  | 3   | Betula platyphylla 'Jefpark'                | Parkland Pillar Birch             | 2" Cal.   | B&B       |
|                  | CSP  | 6   | Pyrus calleryana 'Chanticleer'              | Chanticleer Pear                  | 2" Cal.   | B&B       |
|                  | TOH  | 4   | Crataegus x mordenensis 'Toba'              | Toba Hawthorn                     | 2" Cal.   | B&B       |
| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL NAME                              | COMMON NAME                       | SIZE      |           |
|                  | KNO  | 38  | Rosa x 'Radrazz'                            | Knock Out Shrub Rose              | #5        |           |
|                  | KOD  | 18  | Diervilla rivularis 'G2X86544'              | Kodiak Orange Honeysuckle         | #5        |           |
|                  | LOD  | 18  | Ligustrum vulgare 'Lodense'                 | Lodense Privet                    | #5        |           |
|                  | PHB  | 22  | Buddleia x 'Purple Haze'                    | Purple Haze Butterfly Bush        | #5        |           |
|                  | SAA  | 7   | Rhus trilobata 'Autumn Amber'               | Autumn Amber Sumac                | #5        |           |
|                  | TES  | 2   | Rhus typhina 'Baittiger'                    | Tiger Eyes Sumac                  | #5        |           |
|                  | VLA  | 4   | Viburnum lantana                            | Wayfaring Viburnum                | #5        |           |
| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL NAME                              | COMMON NAME                       | SIZE      |           |
|                  | AND  | 35  | Juniperus horizontalis plumosa 'Youngstown' | Youngstown Juniper                | #5        |           |
|                  | MTA  | 6   | Pinus mugo 'Tannenbaum'                     | Tannenbaum Mugo Pine              | #15       |           |
|                  | MVC  | 81  | Pinus mugo 'Valley Cushion'                 | Valley Cushion Mugo Pine          | #5        |           |
|                  | SKR  | 4   | Juniperus virginiana 'Skyrocket'            | Skyrocket Juniper                 | #15       |           |
| GRASSES          | CODE | QTY | BOTANICAL NAME                              | COMMON NAME                       | SIZE      |           |
|                  | AVG  | 49  | Helictotrichon sempervirens                 | Blue Avena                        | #5        |           |
|                  | BLO  | 44  | Bouteloua gracilis 'Blonde Ambition'        | Blonde Ambition Blue Grama        | #5        |           |
|                  | HFB  | 96  | Pennisetum alopecuroides 'Little Bunny'     | Hardy Little Bunny Fountain Grass | #5        |           |
|                  | LBG  | 3   | Schizachyrium scoparium                     | Little Bluestem                   | #5        |           |
|                  | RSG  | 62  | Panicum virgatum 'Shenandoah'               | Shenandoah (Red) Switch Grass     | #5        |           |
| PERENNIAL        | CODE | QTY | BOTANICAL NAME                              | COMMON NAME                       | SIZE      |           |
|                  | CFW  | 47  | Echinacea purpurea 'Alba'                   | White Coneflower                  | #1        |           |
|                  | CLL  | 175 | Heuchera x 'Lava Lamp'                      | Lava Lamp Coral Bells             | #1        |           |
|                  | CLT  | 77  | Nepeta 'Pafive'                             | Little Trudy Catmint              | #1        |           |
|                  | COM  | 74  | Coreopsis verticillata 'Moonbeam'           | Moonbeam Coreopsis                | #1        |           |
|                  | DDH  | 67  | Hemerocallis x 'Happy Returns'              | Happy Returns Daylily             | #1        |           |
|                  | FJF  | 55  | Brunnera macrophylla 'Jack Frost'           | Jack Frost False Forget-me-not    | #1        |           |
|                  | HOB  | 31  | Hosta x 'Blue Giant'                        | Blue Giant Hosta                  | #1        |           |
|                  | LAD  | 34  | Alchemilla mollis                           | Lady's Mantle                     | #1        |           |
|                  | RGD  | 115 | Rudbeckia fulgida 'Goldsturm'               | Black Eyed Susan                  | #1        |           |

**MATERIAL LEGEND**



**MATERIAL SCHEDULE**

| ITEM                | DESCRIPTION   | QTY.      |
|---------------------|---|-----------|
| ROCK MULCH          | 1-1/2" ROUND/OVAL NATURAL LOCAL RIVER ROCK  | 10,639 SF |
| SHREDDED WOOD MULCH | NON-DYED SHREDDED CEDAR MULCH   | 3,180 SF  |
| MANICURED LAWN      | ALL SOD SHALL BE TEXAS HYBRID BLUEGRASS 'DURABLE' OR 'THERMAL BLUE' OR APPROVED EQUAL   | 2,341 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 | 220 LF    |



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

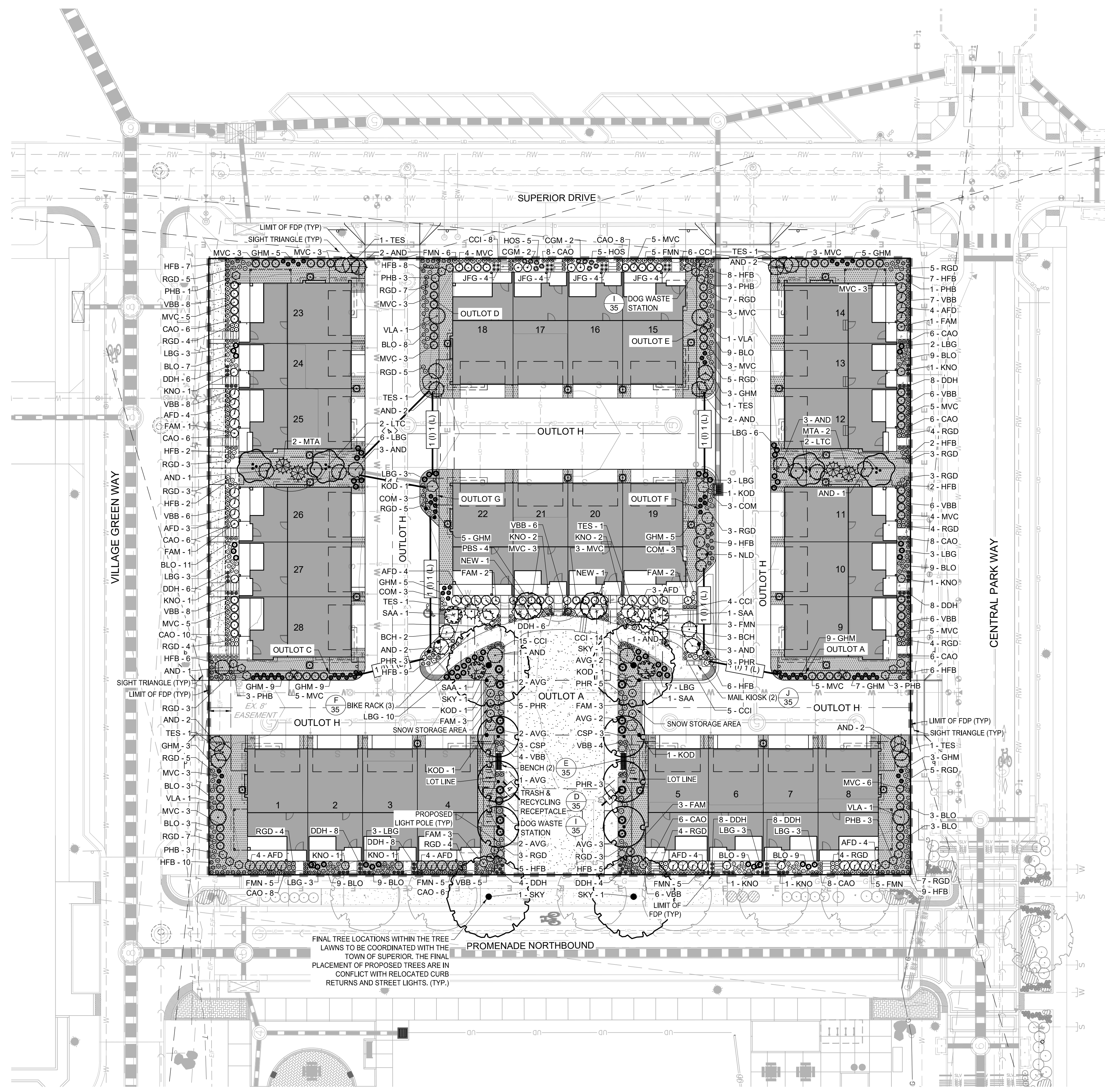
| DATE       | NO. | NOTES                      |
|------------|-----|----------------------------|
| 05/27/2019 | 1   | 1ST SUBMITTAL              |
| 06/26/2019 | 2   | 2ND SUBMITTAL              |
| 07/02/2019 | 3   | 3RD SUBMITTAL              |
| 08/05/2019 | 4   | ISSUE FOR COUNCIL APPROVAL |
| 08/27/2019 | 5   | ISSUE FOR FINAL REVIEW     |

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

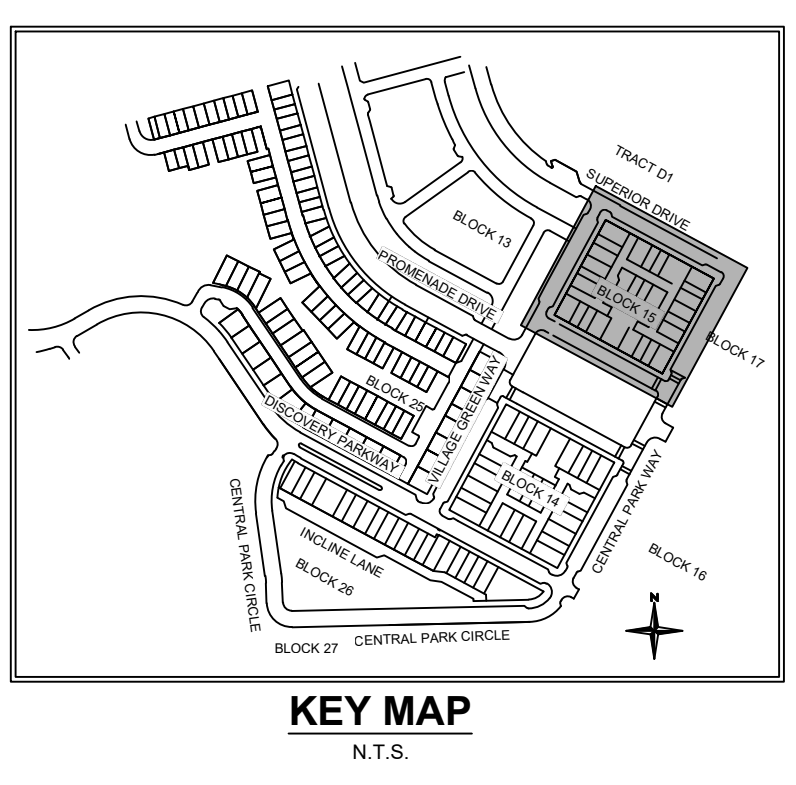
**Redland**  
 WHERE GREAT PLACES BEGIN  
 1700 West Canal Court, Littleton, Colorado 80120  
 REDLAND.COM

L:\2017\17014 - superior town center blocks 14 and 26\CADD\sheet sets\block 15\LD LANDSCAPE PLAN BLOCK 15 Nov 02, 2021 - 11:02am.blend



| ITEM                                 | BLOCK 15 |                 |
|--------------------------------------|----------|-----------------|
|                                      | REQUIRED | PROVIDED        |
| TOTAL OPEN SPACE (INCLUDING WALKS)   | N/A      | 17,844 SF       |
| TOTAL PLANTING AREA                  | N/A      | 15,594 SF       |
| TOTAL LIVE COVERAGE OF PLANTING AREA | 75%      | 85% (13,255 SF) |
| DECIDUOUS TREES (1 PER 825 SF)       | 19       | 14*             |
| EVERGREEN TREES                      | N/A      | 0               |
| SHRUB TOTALS (1 PER 100 SF)          | 156      | 242             |
| PERCENTAGE EVERGREEN SHRUBS          | 33%      | 50%             |

\*Substitution Ratio - (1 tree = (14) shrubs, 5 trees were replaced with 70 shrubs.  
 \*\*Ornamental grasses and perennials not included. See Plant Schedule for total quantities.  
 \*\*\*Provided ornamental grasses and perennials to raise proposed live area coverage over the minimum 75% required.



**PLANT SCHEDULE**

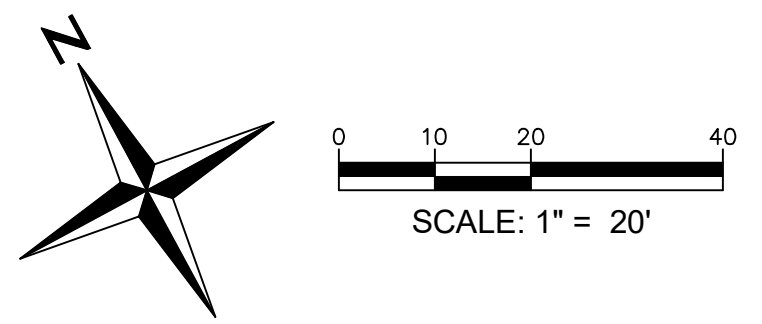
| DECIDUOUS TREES  | CODE | QTY | BOTANICAL NAME                              | COMMON NAME                       | SIZE      | CONTAINER |
|------------------|------|-----|---|-----------------------------------|-----------|-----------|
|                  | SKY  | 4   | Gleditsia triacanthos 'Skycole'             | Skyline Thornless Honey Locust    | 2.5" Cal. | B&B       |
| ORNAMENTAL TREES | CODE | QTY | BOTANICAL NAME                              | COMMON NAME                       | SIZE      | CONTAINER |
|                  | CSP  | 6   | Pyrus calleryana 'Chanticleer'              | Chanticleer Pear                  | 2" Cal.   | B&B       |
|                  | LTC  | 4   | Syringa reticulata                          | Japanese Tree Lilac (Clump)       | 2" Cal.   | B&B       |
|                  | NEW  | 2   | Prunus cerasifera 'Newport'                 | Newport Plum                      | 2" Cal.   | B&B       |
| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL NAME                              | COMMON NAME                       | SIZE      | CONTAINER |
|                  | AFD  | 34  | Cornus stolonifera 'Farrow'                 | Arctic Fire Dogwood               | #5        |           |
|                  | CGM  | 4   | Ribes alpinum 'Green Mound'                 | Green Mound Currant               | #5        |           |
|                  | FAM  | 19  | Rosa x 'Noa97400A'                          | Amber Flower Carpet Rose          | #5        |           |
|                  | KNO  | 12  | Rosa x 'Radrazz'                            | Knock Out Shrub Rose              | #5        |           |
|                  | KOD  | 6   | Diervilla rivularis 'G2X88544'              | Kodiak Orange Honeysuckle         | #5        |           |
|                  | NLD  | 5   | Physocarpus opulifolius 'Donna May'         | Little Devil Ninebark             | #5        |           |
|                  | PBS  | 4   | Prunus besseyi 'Pawnee Buttes'              | Pawnee Buttes Sand Cherry         | #5        |           |
|                  | PHB  | 20  | Buddleia x 'Purple Haze'                    | Purple Haze Butterfly Bush        | #5        |           |
|                  | SAA  | 4   | Rhus trilobata 'Autumn Amber'               | Autumn Amber Sumac                | #5        |           |
|                  | TES  | 8   | Rhus typhina 'Balttiger'                    | Tiger Eyes Sumac                  | #5        |           |
|                  | VLA  | 4   | Viburnum lantana                            | Wayfaring Viburnum                | #5        |           |
| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL NAME                              | COMMON NAME                       | SIZE      | CONTAINER |
|                  | AND  | 28  | Juniperus horizontalis plumosa 'Youngstown' | Youngstown Juniper                | #5        |           |
|                  | BCH  | 5   | Juniperus horizontalis 'Blue Chip'          | Blue Chip Juniper                 | #5        |           |
|                  | MTA  | 4   | Pinus mugo 'Tannenbaum'                     | Tannenbaum Mugo Pine              | #15       |           |
|                  | MVC  | 85  | Pinus mugo 'Valley Cushion'                 | Valley Cushion Mugo Pine          | #5        |           |
| GRASSES          | CODE | QTY | BOTANICAL NAME                              | COMMON NAME                       | SIZE      | CONTAINER |
|                  | AVG  | 14  | Helictotrichon sempervirens                 | Blue Avena                        | #5        |           |
|                  | BLO  | 101 | Bouteloua gracilis 'Blonde Ambition'        | Blonde Ambition Blue Grama        | #5        |           |
|                  | GHM  | 68  | Panicum virgatum 'Heavy Metal'              | Heavy Metal Switch Grass          | #5        |           |
|                  | HFB  | 103 | Pennisetum alopecuroides 'Little Bunny'     | Hardy Little Bunny Fountain Grass | #5        |           |
|                  | JFG  | 16  | Hakonechloa macra 'Aureola'                 | Japanese Forest Grass             | #5        |           |
|                  | LBG  | 58  | Schizachyrium scoparium                     | Little Bluestem                   | #5        |           |
| PERENNIAL        | CODE | QTY | BOTANICAL NAME                              | COMMON NAME                       | SIZE      | CONTAINER |
|                  | CAO  | 98  | Heuchera x 'Obsidian'                       | Obsidian Coral Bells              | #1        |           |
|                  | CCI  | 52  | Heuchera x 'Citronelle'                     | Citronelle Coral Bells            | #1        |           |
|                  | COM  | 12  | Coreopsis verticillata 'Moonbeam'           | Moonbeam Coreopsis                | #1        |           |
|                  | DDH  | 74  | Hemerocallis x 'Happy Returns'              | Happy Returns Daylily             | #1        |           |
|                  | FMN  | 34  | Brunnera macrophylla                        | False Forget-me-not               | #1        |           |
|                  | HOS  | 10  | Hosta x 'Royal Standard'                    | Royal Standard Hosta              | #1        |           |
|                  | PHR  | 19  | Penstemon digitalis 'Husker Red'            | Husker Red Penstemon              | #1        |           |
|                  | RGD  | 123 | Rudbeckia fulgida 'Goldsturm'               | Black Eyed Susan                  | #1        |           |
|                  | VBB  | 80  | Veronica x 'Sunny Border Blue'              | Sunny Border Blue Veronica        | #1        |           |

**MATERIAL LEGEND**

|  |                       |  |                              |  |                                 |
|--|-----------------------|--|------------------------------|--|---------------------------------|
|  | MANICURED LAWN        |  | A/C UNIT                     |  | EXISTING LIGHT POLE             |
|  | ROCK MULCH            |  | SIGN                         |  | PROPOSED LIGHT POLE             |
|  | WOOD MULCH (NO HATCH) |  | TRASH & RECYCLING RECEPTACLE |  | WATER METER                     |
|  | STEEL EDGER           |  | BENCH                        |  | PROPOSED WATER LINE; SEE CIVIL  |
|  | LIMIT OF FDP          |  | DOG WASTE STATION            |  | PROPOSED TRANSFORMER; SEE CIVIL |
|  | PROJECT BOUNDARY      |  | SIGHT TRIANGLE               |  |                                 |

**MATERIAL SCHEDULE**

| ITEM                | DESCRIPTION   | QTY.     |
|---------------------|---|----------|
| ROCK MULCH          | 1-1/2" ROUND/OVAL NATURAL LOCAL RIVER ROCK  | 9,584 SF |
| SHREDDED WOOD MULCH | NON-DYED SHREDDED CEDAR MULCH   | 2,446 SF |
| MANICURED LAWN      | ALL SOD SHALL BE TEXAS HYBRID BLUEGRASS 'DURABLE' OR 'THERMAL BLUE' OR APPROVED EQUAL   | 3,558 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 | 181 LF   |



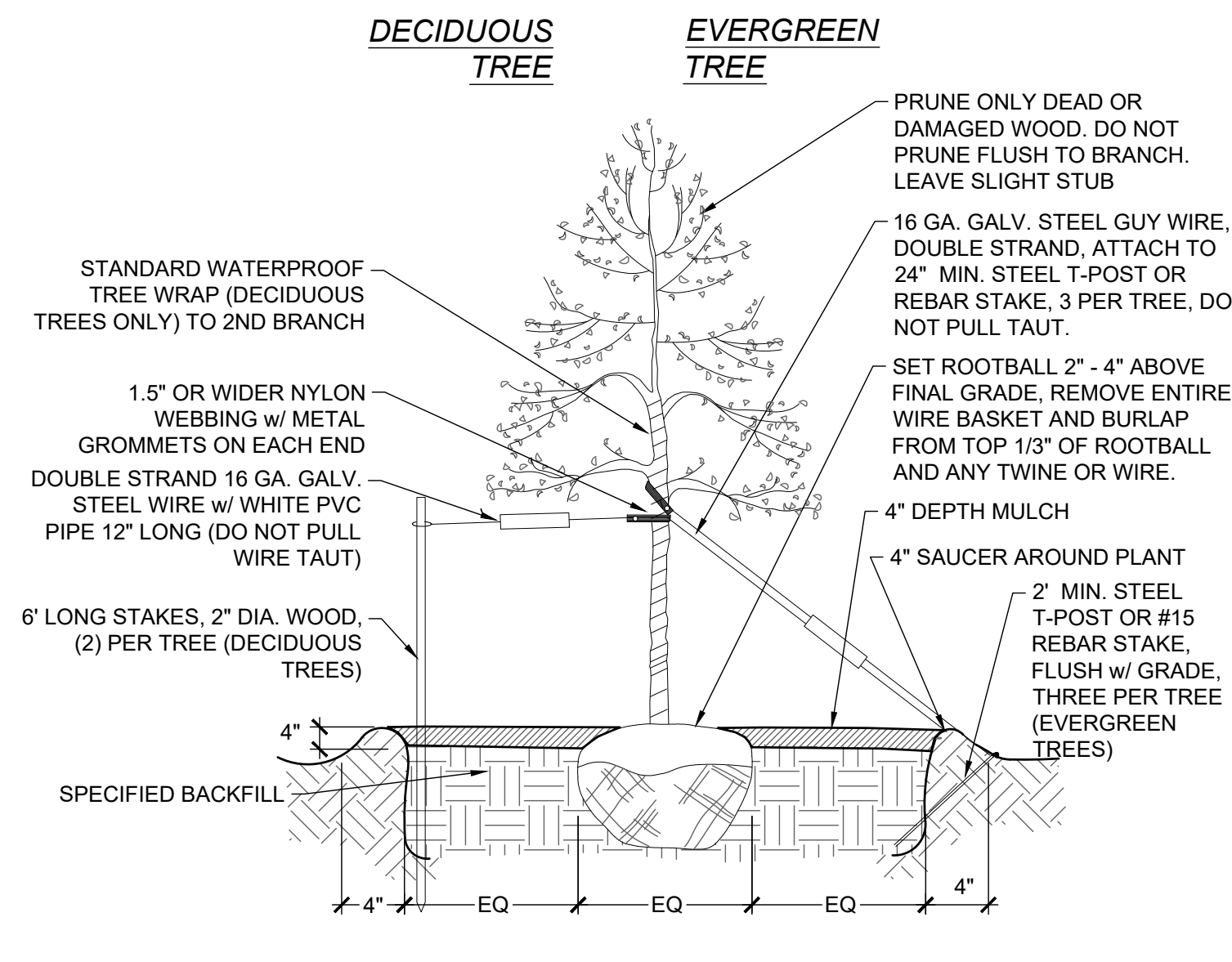
**Redland**  
 WHERE GREAT PLACES BEGIN  
 720.285.6783 Office  
 720.285.6783 Mobile  
 Littleton, Colorado 80120  
 REDLAND.COM

VESTED RIGHTS:  
 THIS PLAN CONSTITUTES 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 VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

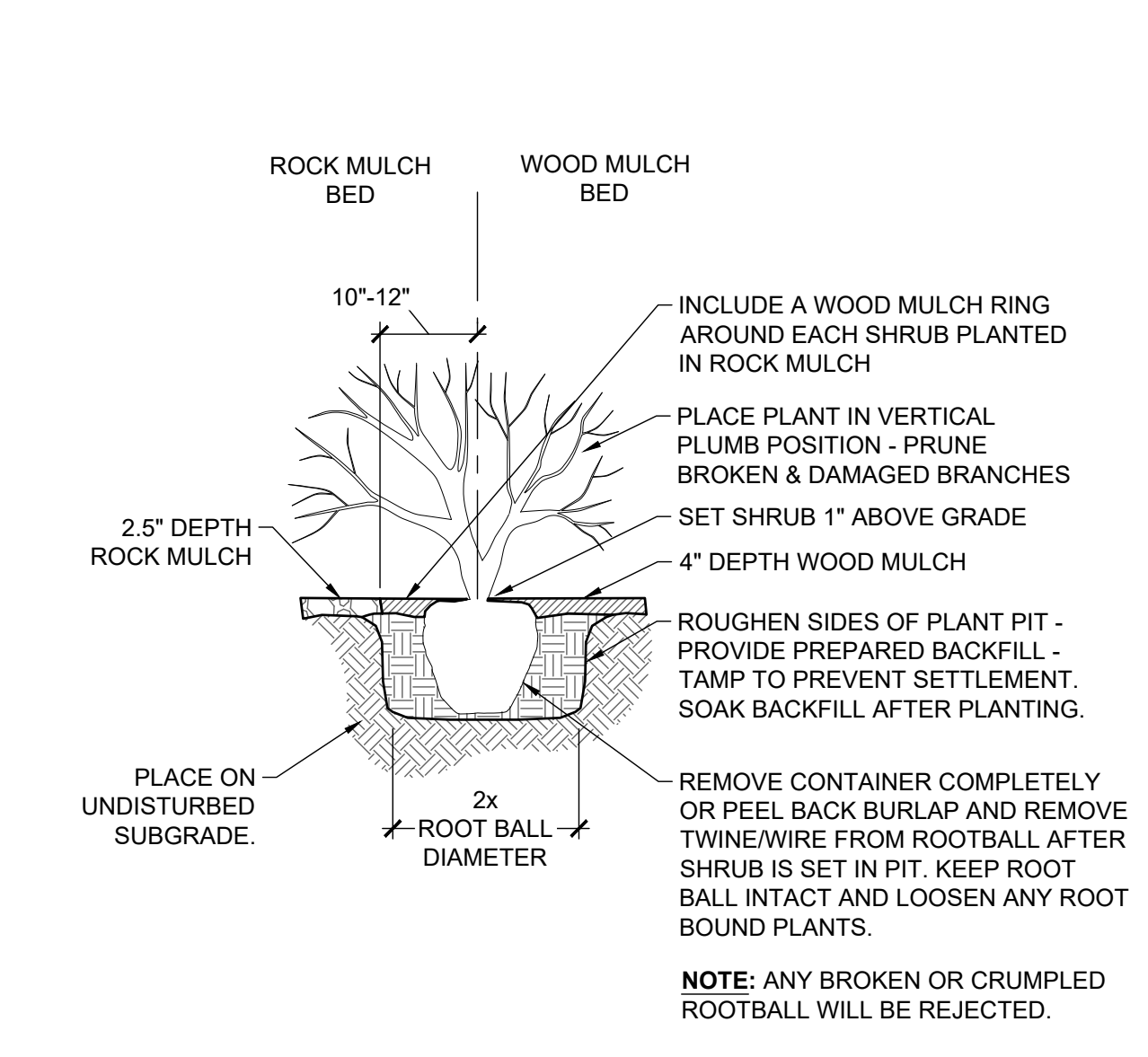
| DRAWN | NEH | CHECKED | BUJ | APPROVED | MTP |
|-------|-----|---------|-----|----------|-----|
|       |     |         |     |          |     |

| DATE       | NO. | REV. | DESCRIPTION         |
|------------|-----|------|---------------------|
| 11.02.2021 | 1   |      | FDP FIRST AMENDMENT |

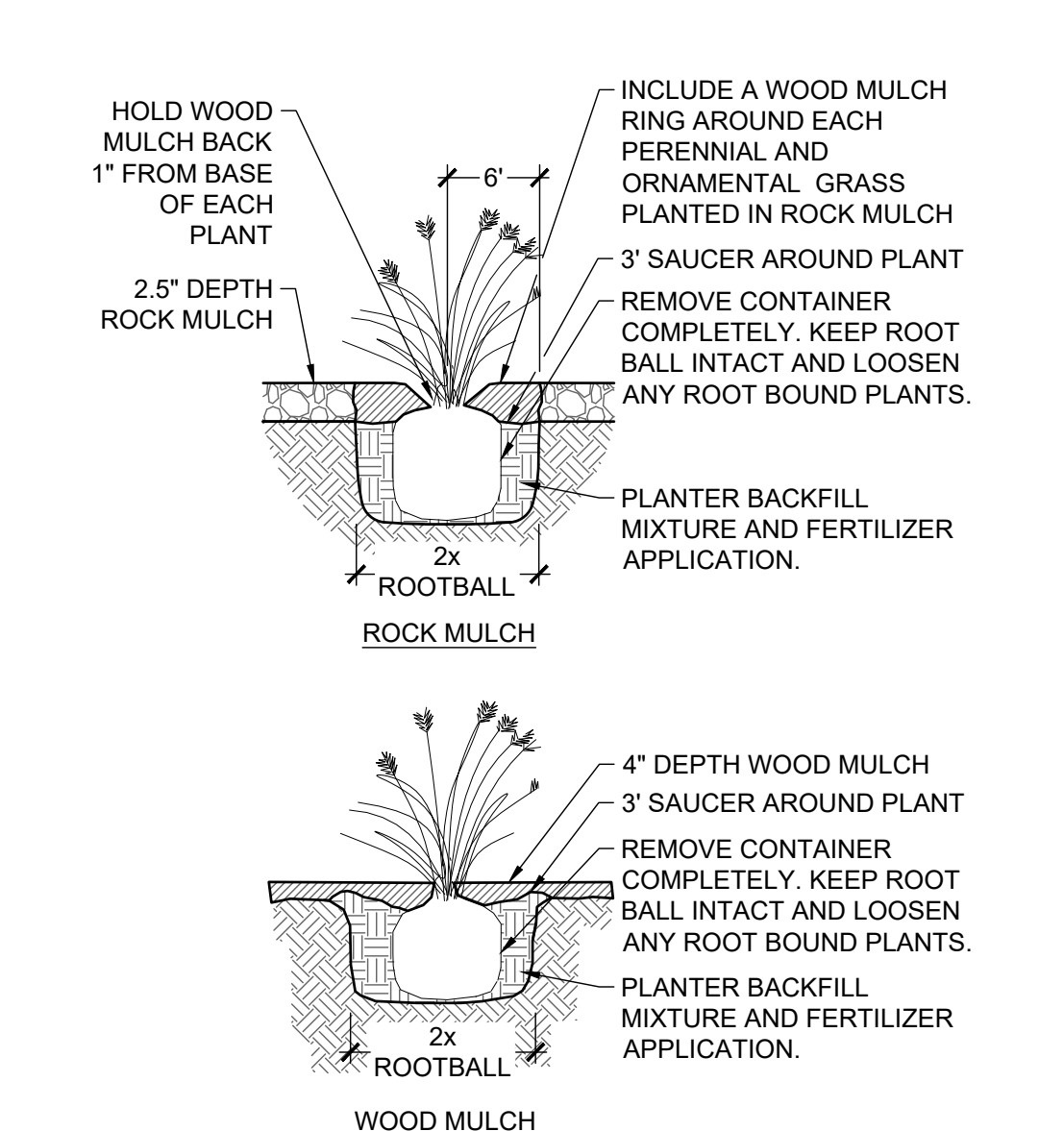
**SUPERIOR TOWN CENTER**  
**FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15**  
**LANDSCAPE PLAN BLOCK 15**  
 FINAL DEVELOPMENT PLAN NO. 7



**A TREE PLANTING**  
SCALE: N.T.S



**B SHRUB PLANTING**  
SCALE: N.T.S



**C PERENNIAL PLANTING**  
SCALE: N.T.S

**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 MUNN 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 FOUR (4) 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 MSCALE 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.
- 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.

VESTED RIGHTS: THIS PLAN CONSTITUTES 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 VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

|     |       |     |         |     |          |     |              |     |             |     |
|-----|-------|-----|---------|-----|----------|-----|--------------|-----|-------------|-----|
| NEH | DRAWN | BUB | CHECKED | MTP | APPROVED | NVA | HORIZ. SCALE | NVA | VERT. SCALE | NVA |
|-----|-------|-----|---------|-----|----------|-----|--------------|-----|-------------|-----|

|     |            |     |                     |     |      |
|-----|------------|-----|---------------------|-----|------|
| NO. | DATE       | NO. | DATE                | NO. | DATE |
| 1   | 11.02.2021 | 1   | FDP FIRST AMENDMENT |     |      |

**SUPERIOR TOWN CENTER  
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
LANDSCAPE NOTES & DETAILS**

SHEET



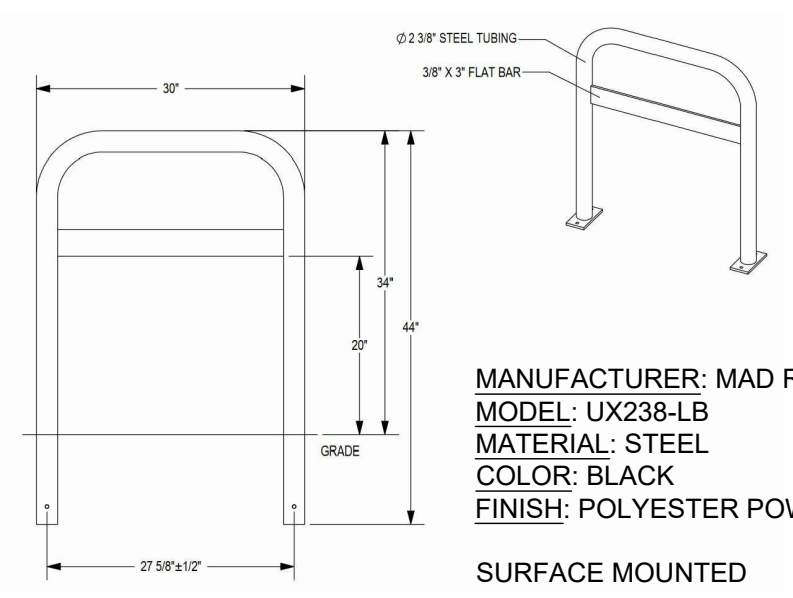
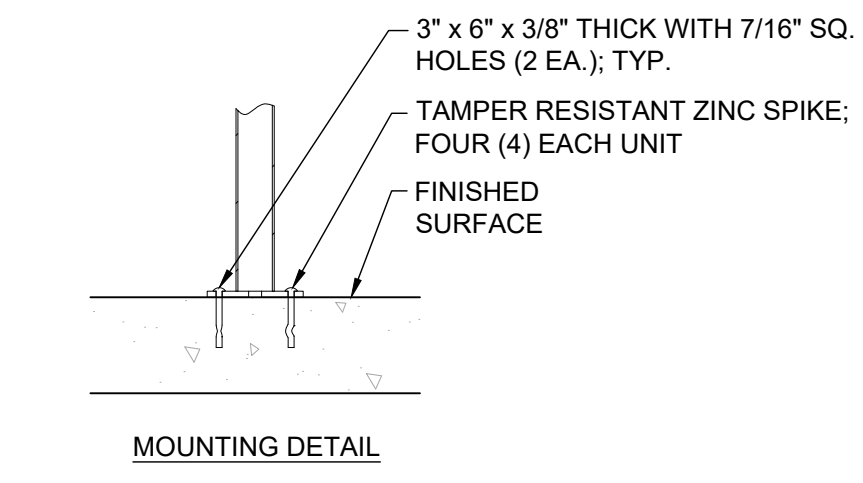
MANUFACTURER: DUMOR  
MODEL: 437-40SH WITH SHIELD, SIDE DEPOSIT  
SIZE: 40 GALLONS  
MATERIAL: STEEL  
COLOR: BLACK  
FINISH: POLYESTER POWDER COAT  
LABEL & OPENINGS: TRASH (5'X10"), RECYCLING (4'0")  
SURFACE MOUNTED

**D TRASH & RECYCLING RECEPTACLE**  
SCALE: N.T.S



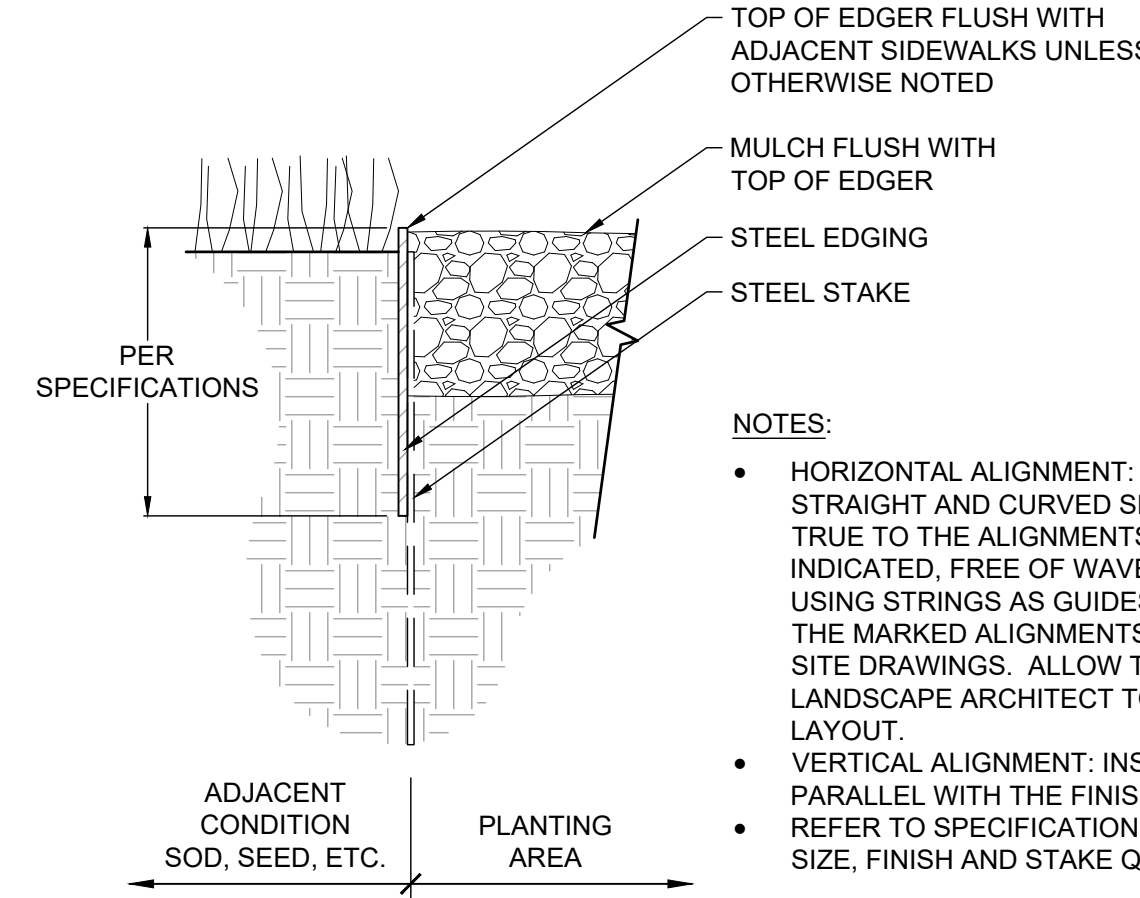
MANUFACTURER: DUMOR  
MODEL: 118 WITH CUSTOM STRAIGHT TOP  
SIZE: 6' LENGTH  
MATERIAL: STEEL  
COLOR: BLACK  
FINISH: POLYESTER POWDER COAT  
SURFACE MOUNTED

**E BENCH**  
SCALE: N.T.S



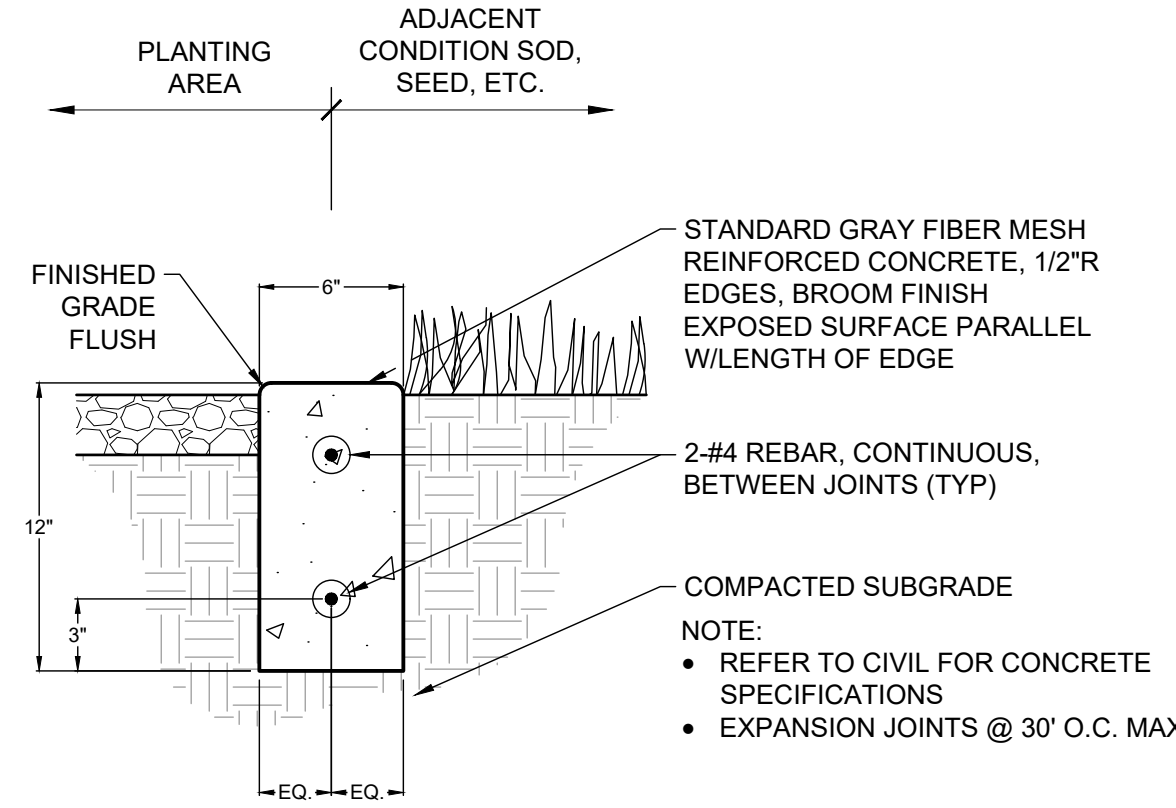
MANUFACTURER: MAD RAX  
MODEL: UX238-LB  
MATERIAL: STEEL  
COLOR: BLACK  
FINISH: POLYESTER POWDER COAT  
SURFACE MOUNTED

**F BIKE RACK**  
SCALE: N.T.S

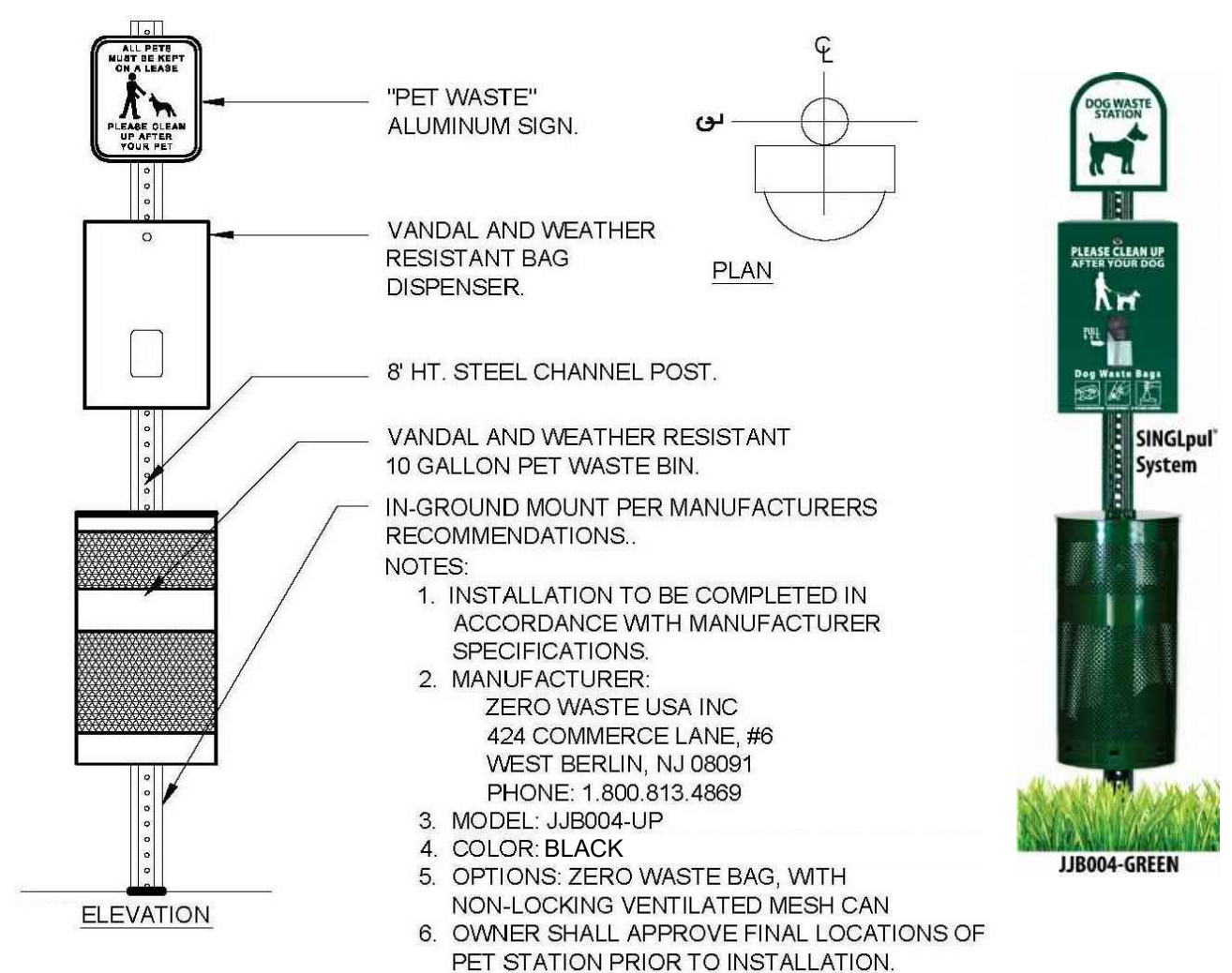


- NOTES:**
- HORIZONTAL ALIGNMENT: INSTALL STRAIGHT AND CURVED SECTIONS TRUE TO THE ALIGNMENTS AS INDICATED. FREE OF WAVES OR BENDS, USING STRINGS AS GUIDES. FOLLOW THE MARKED ALIGNMENTS AS PER THE SITE DRAWINGS. ALLOW THE LANDSCAPE ARCHITECT TO REVIEW THE LAYOUT.
  - VERTICAL ALIGNMENT: INSTALL PARALLEL WITH THE FINISHED GRADE.
  - REFER TO SPECIFICATIONS FOR EDGING SIZE, FINISH AND STAKE QUANTITY.

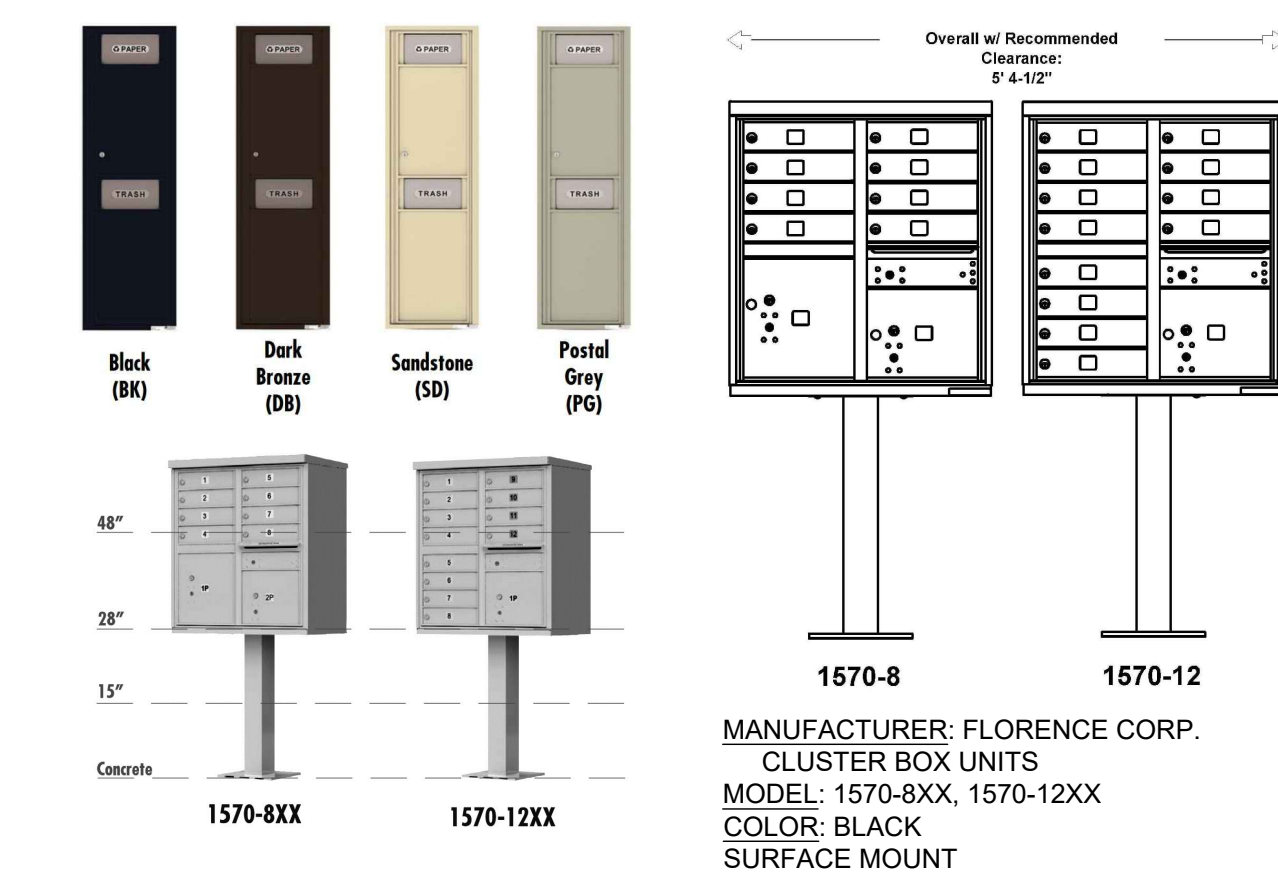
**G LANDSCAPE EDGER**  
SCALE: 3"=1'-0"



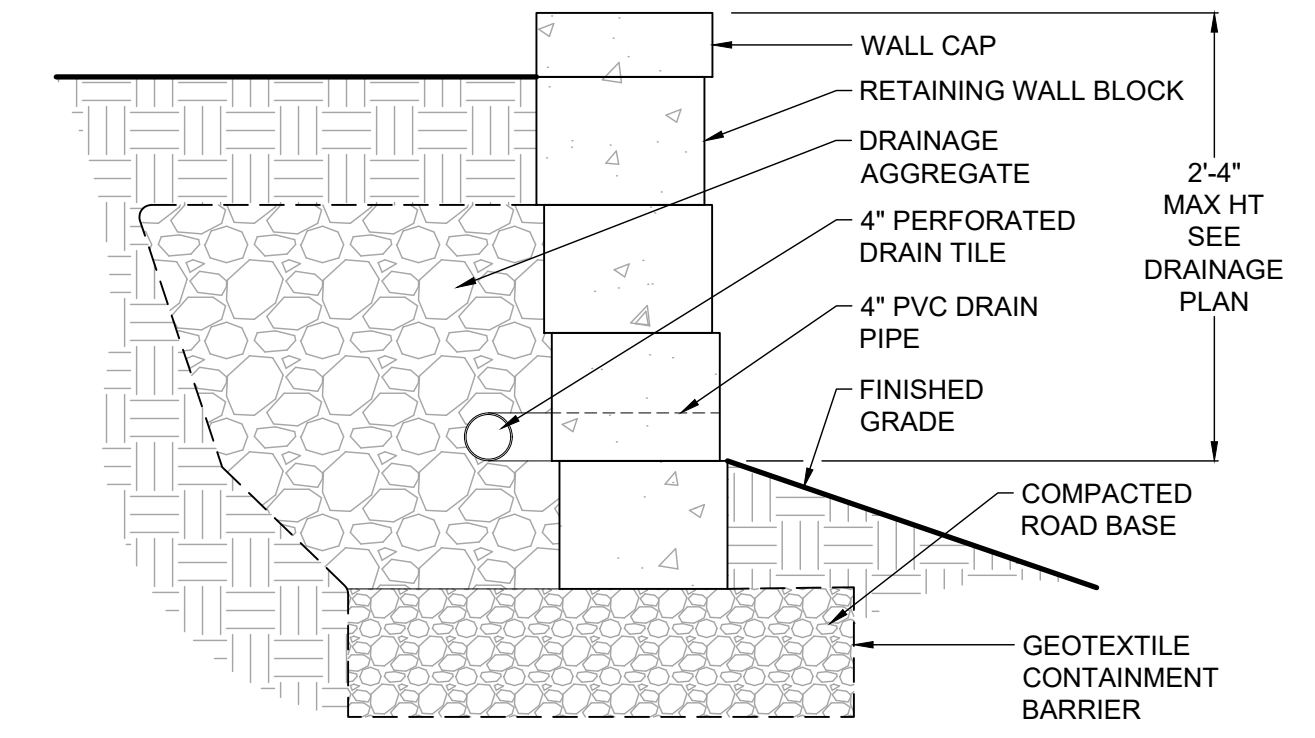
**H CONCRETE EDGER**  
SCALE: 1 1/2"=1'-0"



**I DOG WASTE STATION**  
SCALE: N.T.S



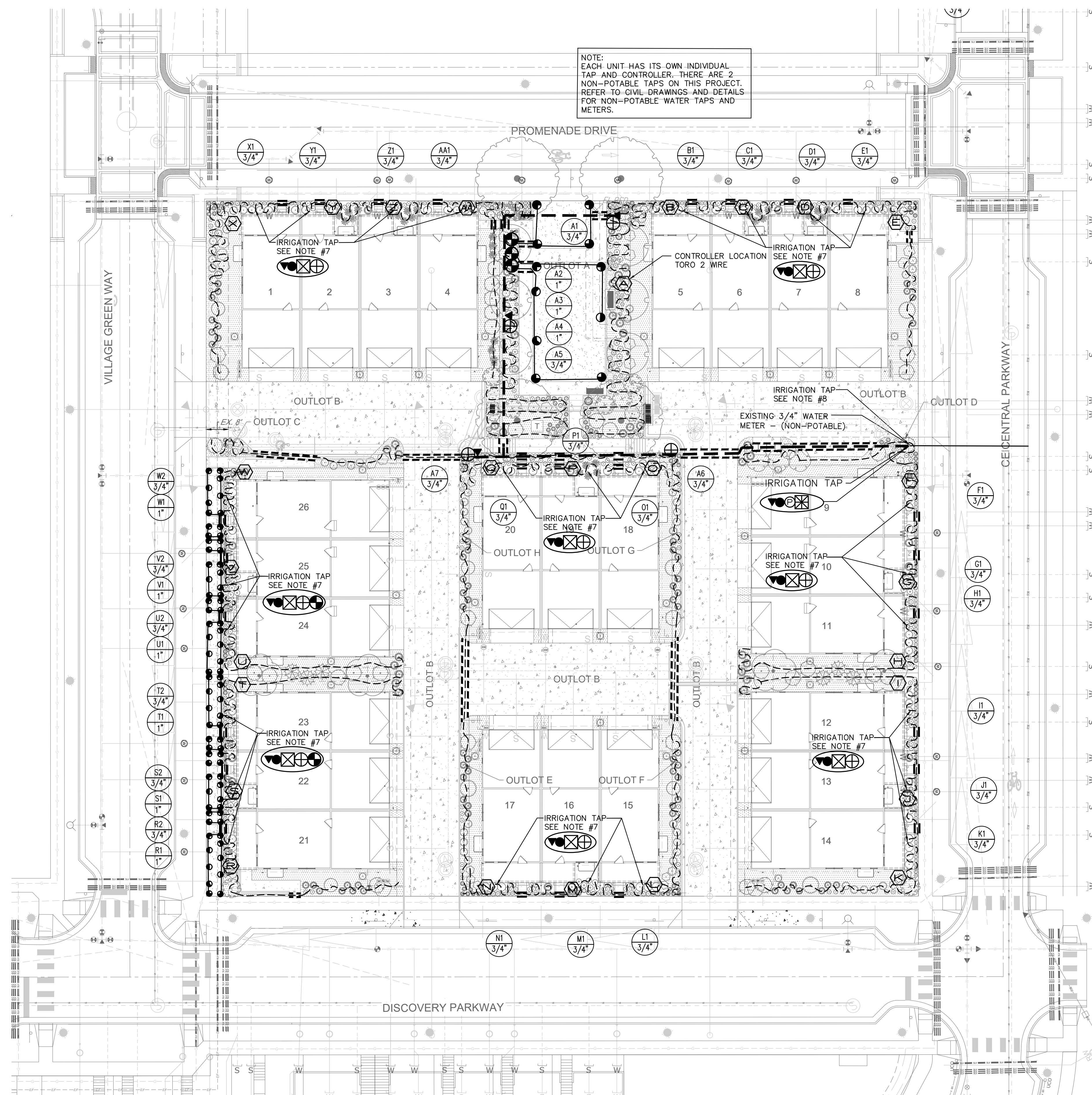
**J MAIL KIOSK**  
SCALE: N.T.S



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

**K RETAINING WALL**  
SCALE: 1"=1'-0"

L:\2017\7014 - superior town center blocks 14 and 20\CADD\sheet sets\block 15\l15.landscape notes & details Nov.02.2021 - 9:52am igmhr



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

**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   |        |
|        | SBAPS1U 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                              |        |
|        | GPM                   | CONTROLLER NUMBER                        |        |
|        |                       | VALVE SIZE                               |        |
|        | PESB SERIES - 3/4"    | RAINBIRD MASTER VALVE                    |        |
|        | 12 GPM/50 PSI BOOST   | PRECISION PUMPING SYSTEMS - BOOSTER PUMP |        |

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 (1/2" - 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, BOOSTER PUMP, 3/4" MASTER VALVE AND EXTEND 1-1/2" MAINLINE AS SHOWN. INSTALL MASTER VALVE IN SEPARATE CARSON #1419-13B VALVE BOX. INSTALL STRONGBOX #SBBC-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:
 

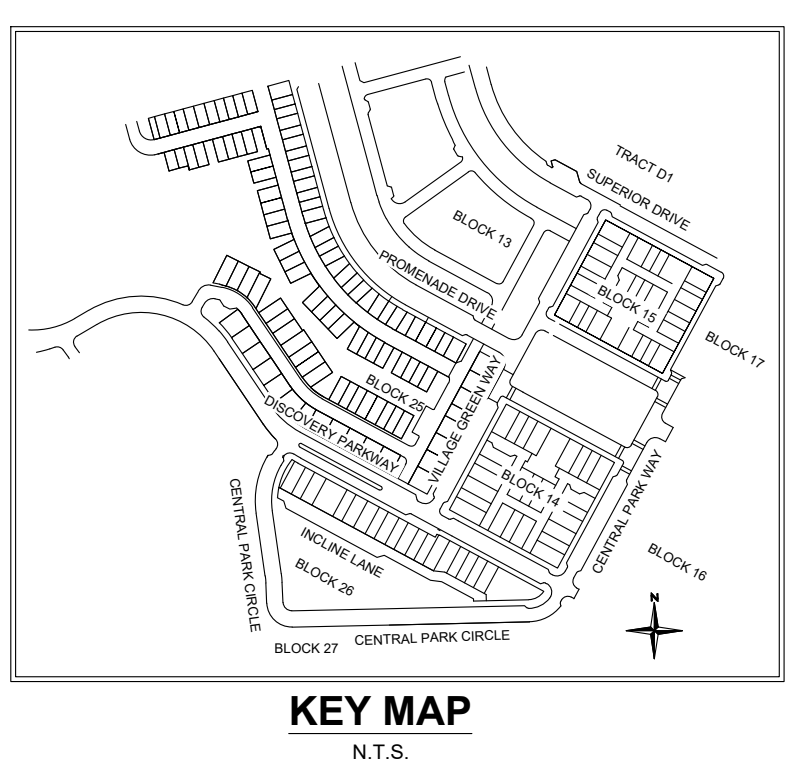
| PIPE SIZE OR WIRE QUANTITY | REQUIRED SLEEVE |
|----------------------------|-----------------|
| 3/4" TO 1" PIPING          | 2" SLEEVE       |
| 1-1/4" TO 2" PIPING        | 4" SLEEVE       |
| CONTROL WIRES              | 2" SLEEVE       |

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 AQUATICA LLC FOR PUMP EQUIPMENT PACKAGE AND QUOTE. 720-233-9698

FOR TOWN ROW SYSTEM ADD TORO TWRF'S 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.

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.)



**Redland**  
WHERE GREAT PLACES BEGIN

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

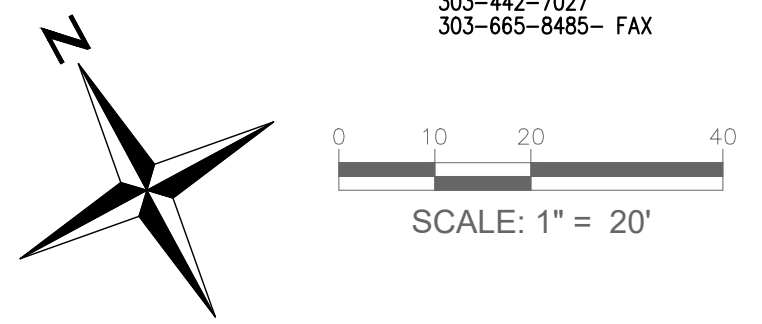
VESTED RIGHTS:  
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-66-101, ET. SEQ. C.R.S. AND CHAPTER 69 OF THE SUPERIOR MUNICIPAL CODE. AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.

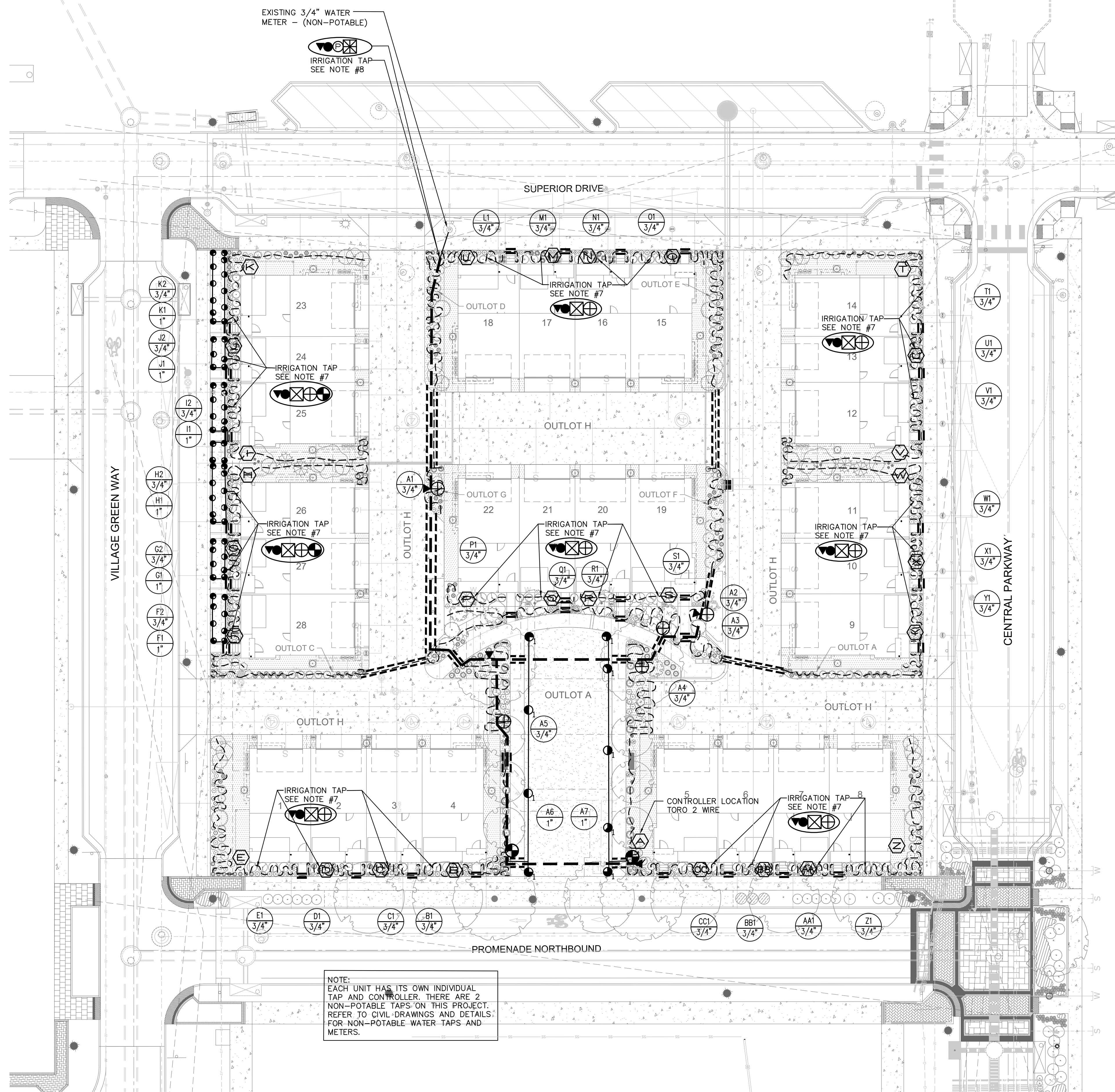
| DATE       | NO. | DESCRIPTION                |
|------------|-----|----------------------------|
| 03.27.2019 | 1   | 1ST SUBMITTAL              |
| 05.29.2019 | 2   | 2ND SUBMITTAL              |
| 07.09.2019 | 3   | 3RD SUBMITTAL              |
| 08.05.2019 | 4   | ISSUE FOR COUNCIL APPROVAL |
| 08.27.2019 | 5   | ISSUE FOR FINAL REVIEW     |

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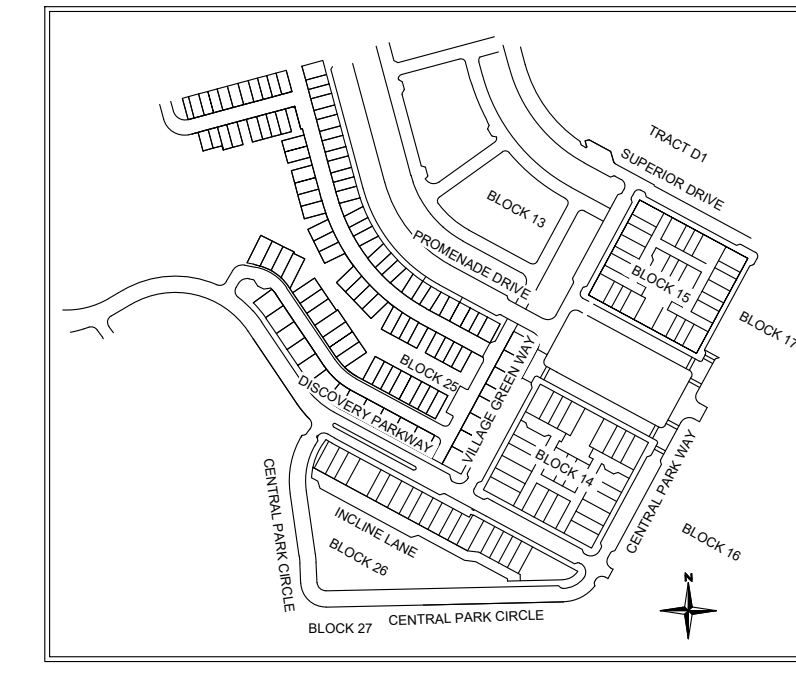
**SUPERIOR TOWN CENTER**  
FDP NO 6 AND 7 BLOCK 14 AND BLOCK 15  
**IRRIGATION PLAN BLOCK 14**  
FINAL DEVELOPMENT PLAN NO 6

**IDC**  
IRRIGATION DESIGN & CONSULTING, INC.  
303-442-7027  
303-665-8485 - FAX

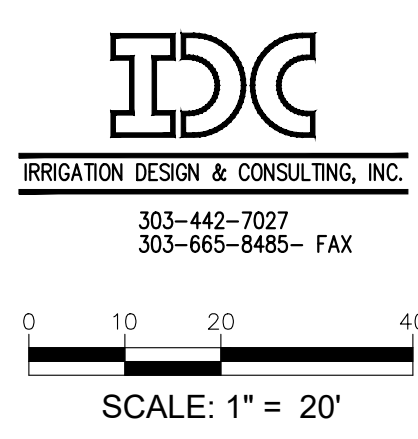
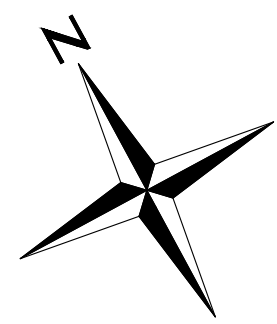




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KEY MAP  
N.T.S.



**Redland**  
WHERE GREAT PLACES BEGIN  
770, 783, 789 Office  
1500 West Canal Court, Littleton, Colorado 80120  
REDLAND.COM

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