



ITEM NO. **1**

INFORMATION FOR THE SUPERIOR PLANNING COMMISSION

AGENDA ITEM: Final Development Plan Amendment (FDPA) #2 for FDP 9 of Downtown Superior. Proposal relates specifically to Lot 2 of Block 4 (Case No. FDPA-2024-02)

MEETING DATE: April 9, 2024

PRESENTED BY: Renae Stavros, Planner III

PRESENTED FOR: Discussion and Recommendation

Item: FDP 9 Amendment #2, Block 4, Lot 2 – Case No. FDPA-2024-02

Applicant: Grant Yamaki, Coburn Architecture on behalf of Bigsby's Folly Craft Winery & Restaurant

Existing Zoning: Planned Development – Downtown Superior (Superior Town Center)

Location: Lot 2, Block 4 within Downtown Superior (north on Creek View Way, east of Marshall Rd)

Request: FDP Amendment #2 proposes a 6200 square foot winery, restaurant, and event venue, with outdoor patio seating and a rooftop deck.

VICINITY MAP:



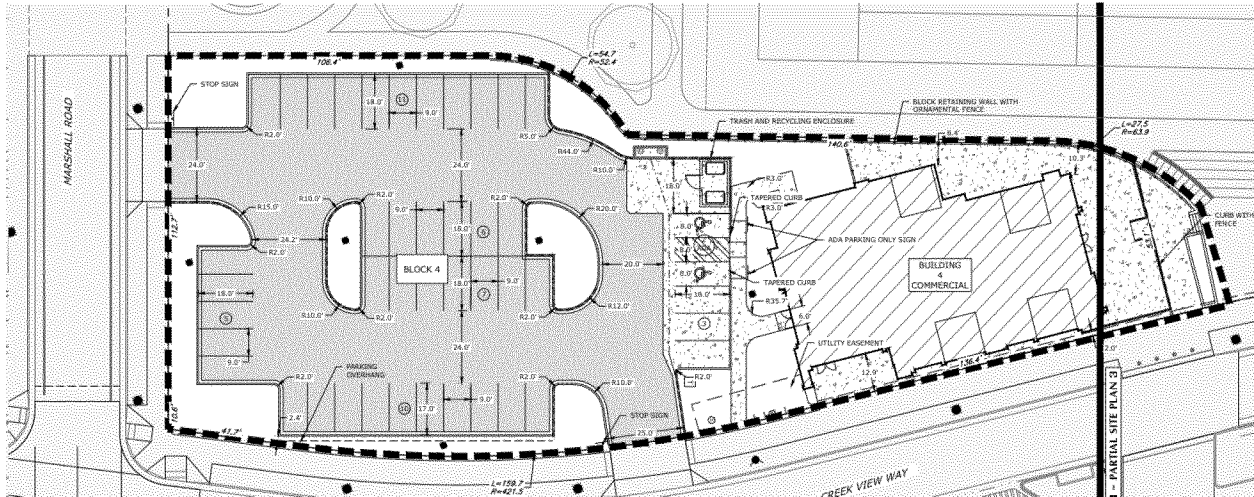
OVERVIEW:

Bigsby's Folly Craft Winery & Restaurant has submitted a proposed Final Development Plan Amendment for Block 4, Lot 2 of the Superior Town Center, located along Creek View Way, east of Marshall Road. The application proposes to increase the currently approved restaurant space on Block 4 from 5,204 square feet to 6,200 square feet. The proposed project includes a 6,200 square foot winery, restaurant, and event venue, with outdoor patio seating and a rooftop deck.

BACKGROUND:

In December 2019, the Town approved the original FDP for Blocks 4, 6, 7, 9, 10, and 11, and Parcel K in Superior Town Center Planned Development. The FDP included 467 residential units 25,409 SF of Restaurant space and 26,595 SF of Non-Restaurant space. Block 4, was established as a 0.77 acre parcel, and zoned for Commercial Use in the PD. The FDP authorized a 5,204 sf restaurant, a parking lot with 44 spaces, and associated site amenities, as shown below.

2019 FDP, Block 4 site plan



2019 FDP, Block 4 rendering



A subsequent Amendment approved administratively by the Town in 2022 authorized minor amendments to the architecture, unit mix, and commercial allowances on other blocks, but made no changes to Block 4. To date, construction of improvements on Blocks 6, 7, 9, 10, and 11 is either underway or complete, with the exception of Lots 2 and 3 on Block 7 which are for sale and may be developed separately. These lots are approved for 7,934 SF of Restaurant, and 8,188 SF of Non-Restaurant Commercial space.

Concurrently with this FDP Amendment, staff is reviewing an administrative Replat to split Block 4 into 2 separate lots. Lot 1 consists of the proposed surface parking lot on the west half, and Lot 2 on the east half of the property for Bigsby's Folly. The Replat also includes the dedication of new utility easements for the benefit of Lot 2. Lot 1 will be retained by the current owners, Carmel

Both properties are located within the area subject to the Parking Management Plan for the Downtown Core, which encompasses the area between Superior Commons Park and Old Rail Way, but does not include the Sports Stable or the Medical Office Building. Carmel, LLC manages the parking on private property in this area, including Lot 1 adjacent to the subject property.

As noted above, Bigsby's Folly Craft Winery & Restaurant is requesting approval of a second amendment to Final Development Plan 9, specifically related to Block 4, Lot 2 in the Superior Town Center Planned Development. Lot 2, Block 4 is roughly 0.25 acres (10,890 SF). The proposal requests an increase in interior square footage from 5,200 SF to 6,200 SF, minimally impacts the lot coverage, overall landscape area, and modifies the building elevations. The proposed development will include 1,940 SF of Landscape area, 5,402 SF of Building coverage, and 3,394 SF of paved surface.

Proposed 2027 Block 1, Lot 2 SDC Plan

TRASH ENCLOSURE

ADA SPACES

PATIO

NEW BUILDING

TRASH

STORAGE AREA

EXISTING BIKE PARKING (4 BIKES)

NEW BIKE PARKING (4 BIKES)

CREEK VIEW WAY

Proposed 2024 Rendering



Bigsby’s Folly, according to the applicant narrative, is a “roaring 20s-inspired craft winery, restaurant, and event venue.” “Bigsby’s will bring its proven and successful combination of an upscale, family-friendly restaurant, award-winning winery, full bar, and popular private event venue to serve as a community gathering place. Our rooftop deck will have unmatched mountain views for everyone to enjoy.” The proposed plan includes 4,973 interior SF on the main floor and 1,204 interior SF on the second floor. They also reflect an additional 975 SF on the roof deck and a 2,059 SF ground floor patio area along the north and west portions of the property.

Based on the square footage of the building, the Superior Town Center Planned Development requires 42 parking spaces for the proposed use, an increase of 7 spaces over the previous FDP. The existing FDP reflects that parking for this parcel is part of the overall parking plan for Blocks 4, 6, 7, 9, 10, and 11. There are 1,067 Total Parking stalls in the approved FDP, with 44 parking stalls under construction on the adjacent Lot 1, Block 4. This development is also required to provide 4 bicycle parking stalls. There are 4 bicycle parking stalls immediately adjacent to the building to the east on the Town-owned tract for the park. The applicant is proposing an additional 4 bicycle parking stalls on Lot 2, as part of their development.

Setbacks for the property are established by the STC PD. Required and proposed setbacks are reflected in the table below, and all are within the range of requirements.

Standard	Required	Proposed
Front Minimum (Creek View Way)	0’	4’-7 ½”
Front Maximum (Creek View Way)	15’	8’-2 ½”
Rear (Superior Commons Park)	0’ – no maximum	5’-2 ¼”
Side (internal, west side)	none	5’-2 ½”
Side (east side)	NA	NA

This is not a significant change from the approved FDP for Block 4 building setbacks outlined in the table below.

SETBACKS			
REQUIRED PER PD			
	STREET FRONTAGE - CREEK VIEW WAY	0' MINIMUM	15' MAXIMUM
	REAR	0' MINIMUM	NO REQUIREMENT
	SIDE (INTERNAL)	NO REQUIREMENT	NO REQUIREMENT
PROVIDED (FT.)			
		MINIMUM SETBACKS	
	FRONT MINIMUM	2.0	FT
	FRONT MAXIMUM	12.9	FT
	REAR	8.4	FT
	SIDE (INTERNAL)	5.1	FT

The PD allows a maximum height of 32' for this block. The application proposes a maximum height of 30'-6", which is less than the previously approved height of 31'-9".

Building Signage in the approved FDP for the building on Block 4 was not specifically called out in the elevation drawings. No notes related to signage are included as part of the approved FDP for this block. The signage for this property is required to follow the Design Guidelines for the Superior Town Center Planned Development. The Design Guidelines for Retail Storefront Identification Wall Sign states that *signs should be complementary to the architecture of the building and consistent with the character of the products/services offered, carrying the tenant logo. Halo-illuminated, individual reverse pan channel letters and/or logos are required for these signs.* These signs can be *one square foot of sign face area per one foot of linear street frontage, with a maximum of two signs on a corner with two public frontages.* There is no discussion of wall signs for buildings with additional frontages.

The proposed signage for this FDP Amendment includes 30 SF of signage on the south elevation, 20 SF on the west elevation, and 20 SF on the north elevation. Although signage is proposed on 3 elevations, each of these elevations have frontage to public space, and the overall square footage is well under the allowable square footage for signage. The Applicant is also requesting additional "Art Wall" space. The proposed FDP requests an optional TBD 275 SF Art wall on the north elevation and a 465 SF Art Wall on the south elevation. The applicant has included that these Art Walls will be "Branding Art per Cultural Arts and Public Spaces Advisory Committee (CAPS)" review.

Utility connections for the proposed development tie into existing facilities in Creek View Way. These utilities were designed for this use when the public facilities were developed for the Downtown and when Creek View Way was built. The sanitary sewer connections come from Creek View Way through a Utility Easement dedicated by the Replat across Lot 1, Block 4. The storm sewer tie in is in the southeast corner of the property. This property was also included in the master drainage for Downtown.

Landscaping is generally concentrated along the exterior of the property. The southeast corner, which is visible from the pedestrian promenade, is a courtyard area with vines of Concord Grapes which act as a visual barrier to the dark brown 6' composite fence that screens the walk-in cooler area. The front of the property between the sidewalk and the building consists of rock mulch and

decorative plantings. Trees and shrubs wrap around the west side of the building providing an attractive break between the parking lot to the west and the building. The property is bound on the north with a charcoal colored aluminum fence allowing the patio patrons views to the west and north into the park.

Building materials consist of vertical siding in dark grey, red, and tan brick, Colorado buff sandstone in tan, dark grey stucco, and black trim. The proposed architecture is similar in theme to the previous FDP, but incorporates additional design detail and functionality desired by this applicant.

STAFF ANALYSIS OF FINAL DEVELOPMENT PLAN

The Superior Municipal Code Section 16-10-40 defines a Final Development Plan as the plan for development of any area zoned PD, which is approved by the Town in accordance with this Chapter. Section 16-10-40 (b) further defines the approval criteria for Final Development Plans as follows:

- (1) Prior to approving an FDP, the Planning Commission and the Board of Trustees shall find that the FDP is consistent with the PD plan and all other Town ordinances and regulations.
- (2) Planning Commission and the Board of Trustees however, may recommend approval of an FDP which has been modified to reflect improvements in design or changes which have occurred in its natural surroundings and environment since the time of the PD plan review and approval.
- (3) An FDP may be submitted in sections covering representative and reasonable portions of the subdivision tract. In such cases, submission shall include a map indicating the sections designated for the entire tract, and each sheet numbered accordingly, including title, legend, matchlines and other appropriate information. When an entire parcel is not subdivided, the applicant shall indicate his or her intended plans for disposition of the remainder of the parcel.
- (4) When an ambiguity exists in the application of a PD plan to an FDP, or when a PD plan does not address a development standard, the applicable development standard of this Chapter shall apply to the FDP.

This application does not meet the qualifications for an Administrative FDP Amendment.

Criterion 1:

The proposed FDP Amendment for Block 4, Lot 2 satisfies the Criteria 1 requirements outlined for this area in the Superior Town Center Planned Development. The proposed FDP Amendment reflects an aluminum fence/guardrail to separate the patio dining area from the adjacent park and public space. Sec 4.4 C. of the Superior Town Center Design Guidelines calls for fences, walls, and hedges to help define private open space and enhance the adjacent streetscape.

The Design Guidelines further call for the Town Center Core to create an authentic, sustainable, and uniquely “Superior” sense of place. To ensure compatibility between buildings, the Design Guidelines Sec. 6-2 B. call for Stone or masonry stall board as the base expression along storefronts, ground floor porosity with pedestrian level display windows, crafted details including

awnings, trellis and canopies at entrances, intuitive front doors, and appropriate fenestration. The proposed building reflects these design standards through a combination of brick, stucco, and metal siding, with a punctuated front entryway, awning, distinct lighting, and well-spaced windows and details. Sec. 6.4 states that roof material, color, trim and lighting should be an integral part of the architecture of the building and essential “place making” feature. The proposed building provides a black metal roof material with a rooftop deck with a combination of decorative overhead festoon lighting and wall sconce lighting, where patrons will have views to the north and west. The dark grey siding and stucco will be contrasted by the red brick siding and other accent pieces across the exterior elevations.

Furthermore, changes proposed by this FDP Amendment are generally consistent with the existing approved FDP. The proposed development also complies with Town Code, and other adopted Plans, including the 2012 Comprehensive Plan. Goal 4-1 which calls for a balanced mix of land uses to enhance Superior's identity as a diversified community. The Plan further established the long-term potential of the Town Center area, indicating this property as a potential site for a similar use, which was further recognized by the Superior Town Center PD.

Staff finds that the criterions 2-4 are not applicable, as the application requirements are satisfied with criterion 1.

STAFF RECOMMENDATION:

If Planning Commission finds the application meets all applicable criteria, staff has provided a Resolution recommending approval of the Final Development Plan #9, (FDP) Amendment #2 for Bigsby’s Folly Craft Winery & Restaurant Block 4, Lot 2 (Case No. FDPA-2024-02), with the following condition:

- 1) The Applicant shall make minor technical corrections as identified by Town Staff.

ATTACHMENTS:

- Resolution
- FDP Amendment #2 Application Materials
 - Narrative
 - FDP Plan Sheets
 - Property Owner Approval Letter
- Superior Town Center Filing 1B Replat No. 7

TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-3
SERIES 2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
SUPERIOR RECOMMENDING APPROVAL OF FINAL DEVELOPMENT PLAN
AMENDMENT #2 FOR FINAL DEVELOPMENT PLAN 9 OF DOWNTOWN
SUPERIOR CASE NO. FDPA-2024-02

WHEREAS, Bigsby's Folly Craft Winery and Restaurant (the "Applicant") wishes to develop certain property within the Town, legally described in **Exhibit A**, attached hereto and incorporated herein by this reference, and generally described as Block 4, Lot 2 within Downtown Superior (the "Property");

WHEREAS, the Applicant has filed an application for a final development plan amendment (the "FDP Amendment") to update the building square footage and signage of the Property (the "Application");

WHEREAS, Section 16-10-50 of the Code requires that all changes in use not considered minor, any rearrangement in lots or changes in the provision of open space be considered by the Planning Commission as a new plan under Section 16-10-40 of the Code;

WHEREAS, Section 16-10-40 of the Code requires a public hearing and recommendation by the Planning Commission on the FDP Amendment;

WHEREAS, the specific approval criteria for the FDP Amendment are set forth in Section 16-10-40(b) of the Code; and

WHEREAS, on April 9, 2024, the Planning Commission held a properly-noticed public hearing on the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Planning Commission hereby finds that FDP Amendment #2 satisfies the applicable approval criteria in the Code, and recommends that the Board of Trustees approve the FDP Amendment and all materials included in the Application in the form submitted by the Applicant, subject to the following conditions:

a. Prior to executing and recording final mylars, the Applicant shall make minor technical and redline corrections to plans as identified by the Town staff.

Section 2. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

_____ "yes" votes

_____ "no" votes

ADOPTED this 9th day of April, 2024.

David Harper, Chair

ATTEST:

Lydia Yecke, Town Clerk

Exhibit A
Legal Description

LOT 2, BLOCK 4 SUPERIOR TOWN CENTER FILING 1B NO. 7, TOWN OF
SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

BIGSBY'S FOLLY CRAFT WINERY& RESTAURANT PROJECT NARRATIVE

EXECUTIVE SUMMARY:

Bigsby's Folly is excited to present our Final Development Plan for consideration by the Town of Superior. This ambitious venture has taken more than three years of unrelenting determination to come to fruition. As an anchor for the Downtown Superior development, we are committed to community integration, sustainable practices, and economic growth, knowing the blueprint we are putting forward aligns with the town's values and aspirations.

ABOUT BIGSBYS:

Bigsby's Folly is a roaring 20's-inspired craft winery, restaurant, and event venue. We were founded in 2017 by Chad & Marla Yetka. "Bigsby" was the name of our first golden retriever and "Folly" is a nod back to the days of prohibition, also known as the "Années Folles" or "Crazy Years".

Artisanal meets accessible at our urban winery where we pair the tradition, authenticity and sophistication of California's most prestigious vineyards with the approachability of our tasting room where neighbors can step back in time and enjoy great food, award-winning wines, a full bar, and uninterrupted conversations.

Our award-winning winemaker, Brian Graham, learned the art of Old World winemaking while working at several small chateaus in Bordeaux and Burgundy. Currently based in the heart of Napa Valley, Brian has over 20 years of experience and ensures Bigsby's is able to source only the highest quality grapes for our wines and keeps us current with the latest trends from one of the most respected wine regions in the world. We strive to deliver a world class experience with every glass.

PROJECT SUMMARY:

Our vision is to establish a vibrant, multifaceted space that not only activates Downtown Superior, but becomes a regional draw for residents from all of the surrounding areas. Bigsby's will bring it's proven and successful combination of a upscale, family-friendly restaurant, award-winning winery, full bar, and popular private event venue to serve as a community gathering place. Our rooftop deck will have unmatched mountain views for everyone to enjoy.

RESTAURANT OPERATIONS:

Bigsby's plans to be open 7 days a week for dinner and if there is enough daytime demand, we will also open for lunch Monday-Friday and brunch on Saturday & Sunday. Our tentative hours:

- Monday-Thursday, 11am-10pm
- Friday, 11am-11pm
- Saturday, 10am-11pm
- Sunday, 10am-8pm

BUILDING DESCRIPTION:

The Bigsby building will be 6177 square feet and is comprised to two main massing elements with a brick and metal roof portion on the west and a stucco and composite siding section to the east. These elements are divided by the entry town which serves to announce the entry and provide variety of heights both inside about out. The main dining room and event space is located to the west with the kitchen and back-of-house to the east. The rooftop deck faces the fantastic views west to our mountain backdrop. Ground level patios are also placed on the west and north to access those views.

The building design is meant to compliment the neighborhood both in its use and its architecture. It will be a welcome gathering place for both the immediate neighbors and the larger Superior community. The building itself will be a marker, setting the north edge of the Town Center and drawing users to the play fields and park to the north.

TOWN CENTER FDP:

The Bigsby project conforms well with the intent of the building previously approved in the Town Center FDP. Commonalities include the use of brick and stucco as primary materials, overall massing and building placement, the use of overhead glass doors to open up to the outside and the use of awnings to announce entries and cover patio areas.

The landscaping anticipated in the approved FDP was fairly limited. The proposed landscape design provides more planting and variety to create a much better street/sidewalk experience as well as forming a planted edge to our patio areas.

SIGNAGE:

Building signage will be comprised of several elements including:

- Wall signs – there are 3 Bigsby signs featuring the dog logo, one on the tower element facing south, one on the west end of the brick gable facing west and one on the north side facing north. Each of the signs will be internally lit with LED.
- Blade Signs – blade signs are proposed at the east and west ends of the building to announce Bigsby's to pedestrians. Internally lit.
- Entry Marquee – "BIGSBY'S" will be on the top of the marquee above the main door
- Mural – the eastern portion of the south wall is designed to include a mural. While mural design is not yet finalized, it is planned to include some Bigsby branding in beautifully composed piece of art. The mural will be lit by gooseneck wall mounted fixtures.

LIGHTING:

Project lighting includes several features:

Main Entry – the awning announcing the main entry is planned to include decorative marquee lighting on the underside of the awning and wall sconces flank the front door to further announce and highlight the entry.

Patio and Roof Deck – these areas will be lit with a combination of decorative overhead festoon lighting and wall sconce lighting.

Mural – as noted above, the mural will be lit with gooseneck fixtures from above.

PARKING:

Employees – Carmel/JLL will issue employee permits to Bigsby's based on staff counts. Bigsby's will manage these permits and require our employees to park in the Metro District Parking Garage so that the majority of the Block 4 lot can be utilized by Downtown Superior visitors. We anticipate having 35-45 total employees on our staff. Approximately 1/2 will be part time. Based on our current operations, we are estimating the following number of employees in the building at any particular time. They will be in/out on staggered shifts during business hours: Sunday-Thursday 6-10 employees, Friday & Saturday, 8-14 employees. Management & kitchen staff will be in/out during off hours for prep, meetings, deliveries, etc.

We are confident in the amount of parking available to meet our needs without causing any stress on the overall Downtown Superior PMP. As you know, a good portion of our business is in private events. While our standard "restaurant" table turns average 2 hours, our events typically start at 3-hours (bridal showers, birthday parties) or 4-5 hours (weddings, rehearsal dinners, corporate functions) and up to 6 hours if we are hosting a wedding ceremony followed by a 5-hour bar package. For this reason, we will need to come up with a plan to issue dated, time exemption permits to a specified number of guests in these parties who plan to drive. In Denver, we have 8 dedicated parking spots and public street parking for approximately 20-25 cars. Parking has never been an issue, even with our 150 guest count events. Most people attending events rely on ride share apps, but that might vary in Superior. Carmel plans to issue QR codes for all of our extended time events by email request.

COMMUNITY ENGAGEMENT & PHILANTHROPY:

We are passionate about supporting local causes that are important to our team members, our customers, and our neighbors. We will do our best to accommodate a broad range of organizations. In order to have the greatest impact we prefer to focus our efforts on animal welfare and art — both causes that are near and dear to our hearts. We currently partner with the Morris Animal Foundation, Denver Zoo, and the River North Art District. Other collaborations include local artists & musicians, schools, and a variety of community non-profits.

To further integrate with the community, our versatile space will accommodate groups from 10 to 150+ people and will be available for community gatherings, celebrations, conventions, off-site meetings, fundraisers and more. We will also host our own themed-events, live music, artist markets, wine dinners, and more.

ECONOMIC IMPACT:

Recognizing the importance of contributing to Superior's economic vitality, Bigsby's plans to create up to 50 new employment opportunities with our current average wage at \$30-\$50/hour. Our commitment to diversity and inclusion will be reflected in our hiring practices.

Even though we are small, family-owned company, our brand name is already well known throughout the greater Denver-area and reaches all the way up to Boulder and beyond. Our event business will draw from an even bigger, geographic area with guests coming into town for weddings and other corporate functions from all over the country with some international guests as well. Event guests tend to stay at the winery for

a longer period of time than regular dining guests and will also activate neighboring businesses and out-of-town guests will be needing local hotel options.

SUSTAINABILITY:

Bigsby's pledges to be an environmentally responsible establishment that extends far beyond our development plan. One of our key business components comes from the way we package and serve our main product, wine. More than half of our varietals are served on tap, eliminating the need for thousand's of bottles over the course of just one year that would otherwise end up in landfill. In addition, our popular Wine Club provides a great value to members who are willing to purchase their wine to-go in one of our reusable growlers.

CONCLUSION:

We hope you will agree that Bigsby's Final Development Plan embodies our vision of a business that goes beyond providing exceptional food & beverage. It's a place where community, sustainability, and culture coverage. We believe that our commitment to Superior aligns seamlessly with the town's values. We are poised to be a catalyst for positive change and a cherished addition to the fabric of this community.

BIGSBY'S FOLLY

2240 CREEK VIEW WAY
SUPERIOR, COLORADO

FINAL DEVELOPMENT PLAN 9 AMENDMENT #2, LOT 2, BLOCK 4,
SUPERIOR TOWN CENTER PLANNED DEVELOPMENT, TOWN OF
SUPERIOR, COLORADO



PROJECT TEAM	
ARCHITECT COBURN ARCHITECTURE 2718 PINE STREET, #100 BOULDER, CO 80301 P: 303.442.3351	INTERIOR DESIGNER XAN CREATIVE 807 E. 22ND AVE DENVER, CO 80211 P: 303.296.4584
CIVIL ENGINEER SANITAS GROUP 901 FRONT STREET, #350 LOUISVILLE, CO 80027 P: 720.346.1656	LANDSCAPE ARCHITECT OUTSIDE LA STEAMBOAT, CO BOULDER, CO 80301 P: 303.517.9256
STRUCTURAL ENGINEER FORTIS STRUCTURAL, LLC 7935 E. PRENTICE AVE, #305 GREENWOOD VILLAGE, CO 80111 P: 970.349.1216	LIGHTING DESIGNER STUDIO LIGHTING COMPANY 63 SUNSET DRIVE BAILEY, CO 80421 P: 303.242.1572
ELECTRICAL ENGINEER FRONT RANGE ELECTRICAL ENGINEERING 3333 SOUTH WADSWORTH BLVD, SUITE D-210 LAKEWOOD, CO 80227 P: 303.985.0548	MECH+PLUM ENGINEER MEC INC. 4640 N PECOS ST, UNIT F DENVER, CO 80211 P: 303.907.4285
TRAFFIC ENGINEER LSC TRANSPORTATION CONSULTANTS 1889 YORK STREET DENVER, CO 80211 P: 303.333.1105	FOOD EQUIPMENT DENVER CUTLERY 1607 WEST 55TH AVE DENVER, CO 80211 P: 303.433.6010

APPLICABLE CODES
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2020 NATIONAL ELECTRICAL CODE (NEC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 PRIVATE SEWAGE DISPOSAL CODE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

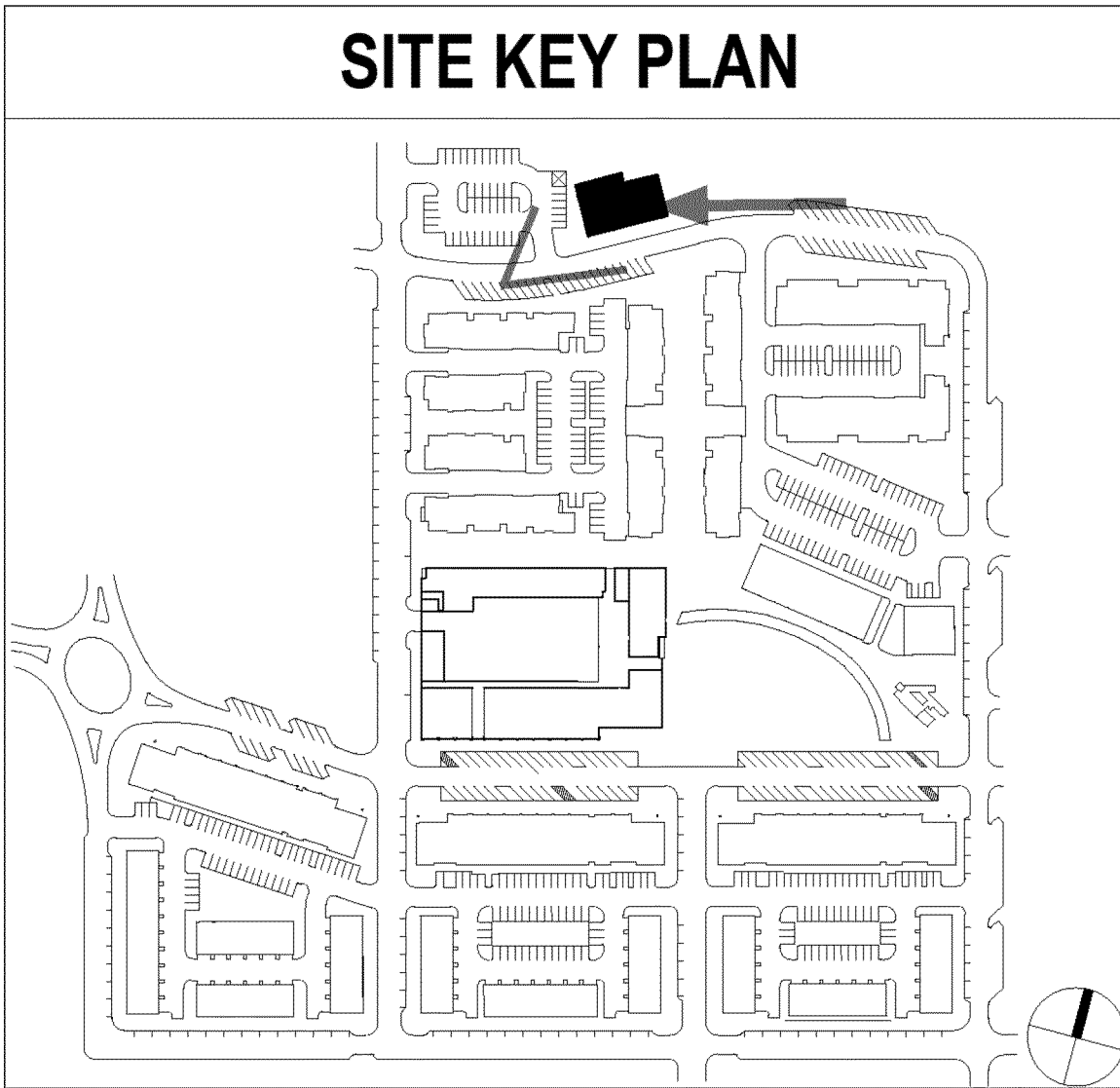
PROJECT INFO			
<u>ZONING</u>			
PD (PLANNED DEVELOPMENT) - COMMERCIAL USE			
<u>SITE ACREAGE</u>			
PER ACCOMPANYING PLAT - SUPERIOR TOWN CENTER FILING 1B REPLAT NO.7		0.25 AC	
<u>LAND USE</u>			
LOT 2, BLOCK 4		0.25 AC	100.0%
		TOTAL	100.0%
<u>COVERAGE</u>			
LANDSCAPE		1,940 SF	18.07%
PAVED SURFACE		3,394 SF	31.61%
BUILDING		5,402 SF	50.32%
TOTAL:		10,736 SF	100%
<u>SETBACKS</u>			
REQUIRED PER PD			
STREET FRONTAGE - CREEK VIEW WAY	0' MINIMUM	15' MAXIMUM	
REAR	0' MINIMUM	NO REQUIREMENT	
SIDE (INTERNAL)	NO REQUIREMENT	NO REQUIREMENT	
PROVIDED (FT.)			
FRONT MINIMUM	4' 7 1/2" MINIMUM	FT	
FRONT MAXIMUM	8' 2 1/2" MAXIMUM	FT	
REAR	5' 2 1/4"	FT	
SIDE (INTERNAL)	5' 2 1/2"	FT	
<u>HEIGHT</u>			
	PROVIDED(FT.)	MAX. REQUIRED(FT.)	
BUILDING 4	31' 0"	32' 0"	
<u>SIGNAGE</u>			
	SIGNAGE(SF.)	ART WALL(SF.)	
NORTH ELEVATION	20 SF	275 SF	
EAST ELEVATION	0 SF	0 SF	
SOUTH ELEVATION	30 SF	465 SF	
WEST ELEVATION	20 SF	0 SF	

PROJECT INFO	
TOTAL FLOOR AREA	
LEVEL 1	4973 SF
LEVEL 2	1204 SF
TOTAL FLOOR AREA	6177 SF
ROOF DECK AREA	
ROOF DECK	975 SF
PATIO AREA	
PATIO	2059 SF
WALK-IN AREA	
WALK-IN	148 SF

PARKING PROVIDED BY ZONE	
PARKING REQUIRED BY PD (1 PER 150 SF)	42
PARKING ON LOT 1 BLOCK 4 (SHARED PARKING)	44

BICYCLE PARKING BY ZONE	
REQ'D - 10% OF VEHICULAR PARKING	4
BICYCLE PARKING PROVIDED	
PRIVATE - INTERIOR	
PUBLIC INCLUDING FRONTAGE ON STREET	4
PUBLIC COVERED	
TOTAL PROVIDED	4

SHEET INDEX	
SHEET #	SHEET NAME
ARCHITECTURAL	
A0.00	COVER SHEET
CIVIL	
C 1.0	GRADING PLAN
C 2.0	PROPOSED CONDITIONS DRAINAGE PLAN
C 3.0	UTILITY CONNECTION PLAN
LANDSCAPE	
L 1.01	LANDSCAPE PLAN
L 1.02	LANDSCAPE NOTES & DETAILS
LANDSCAPE	
IR 1.0	IRRIGATION PLAN
IR 2.00	IRRIGATION DETAILS
ARCHITECTURAL	
A1.33	OVERALL SITE PLAN
A1.34	LOT 2 - BLOCK 4 - ELEVATIONS
A1.35	MATERIAL BOARD - RESTAURANT - LOT 2 - BLOCK 4
PHOTOMETRICS	
LP1	SITE LIGHTING PHOTOMETRIC
LP2	LIGHTING DETAILS



COBURN
ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

xan
xancreative.com
807 E. 22nd Ave
Denver, Colorado
p: 303-296-4584

OUTSIDE LA
Boulder / Steamboat, Colorado
p: 303-517-9256

The Sanitas Group
901 Front Street, Suite 350
Louisville, Colorado
p: 720-346-1656

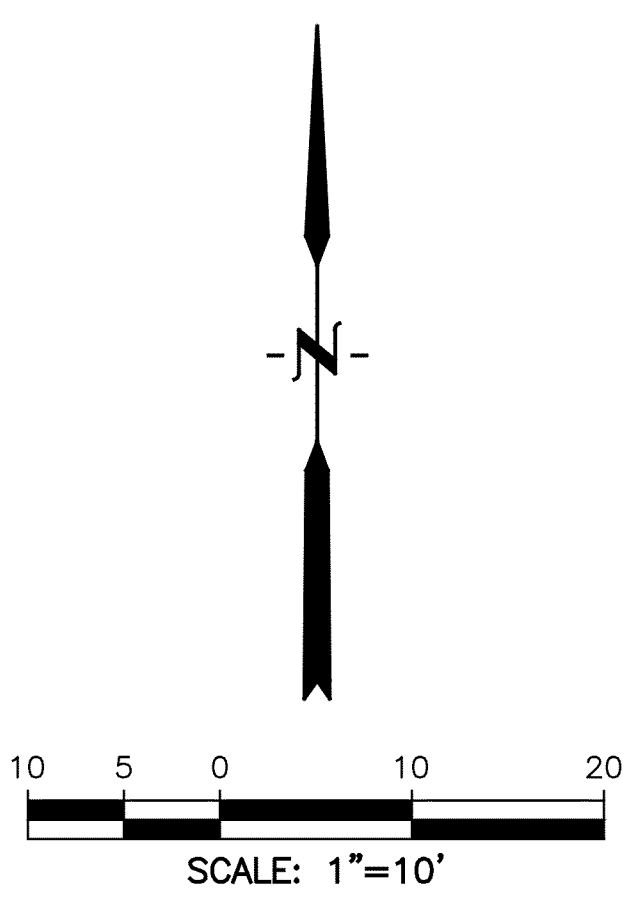
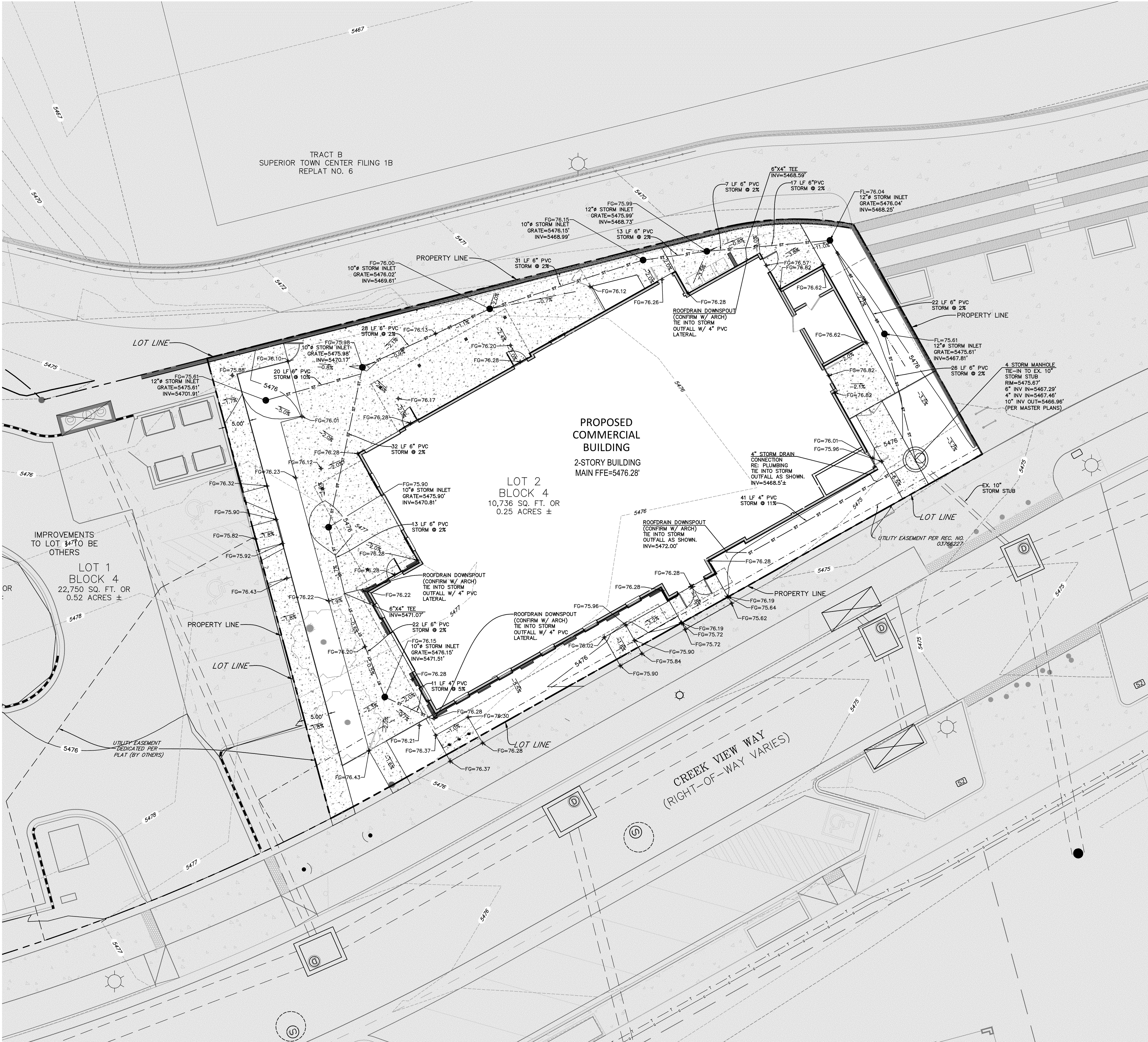
SL
63 Sunset Dr,
Bailey, Colorado
p: 303-242-1572

BIGSBY'S FOLLY
SUPERIOR TOWN CENTER
SUPERIOR, COLORADO
FDP ADMENDMENT - MAJOR
2240 CREEK VIEW WAY

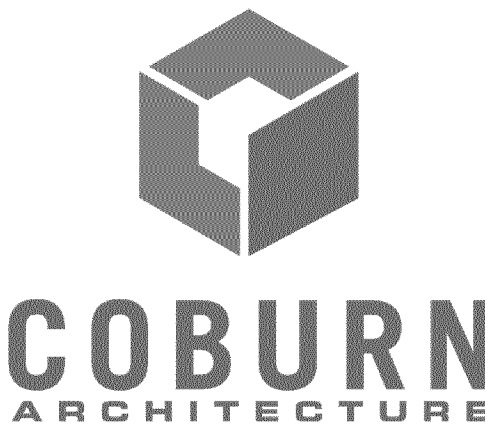
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FDP ADMENDMENT
2024.04.01

SHEET No.
A0.00
COVER SHEET



LEGEND	
PROPERTY BOUNDARY	---
EX. MAJOR CONTOUR	-----
EX. MINOR CONTOUR	-----
EX. SPOT ELEVATION	74.62 ±
PROPOSED MAJOR CONTOUR	-----
PROPOSED MINOR CONTOUR	-----
PROPOSED CONCRETE	[Pattern]



2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351



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OUTSIDE LA

Boulder / Steamboat, Colorado
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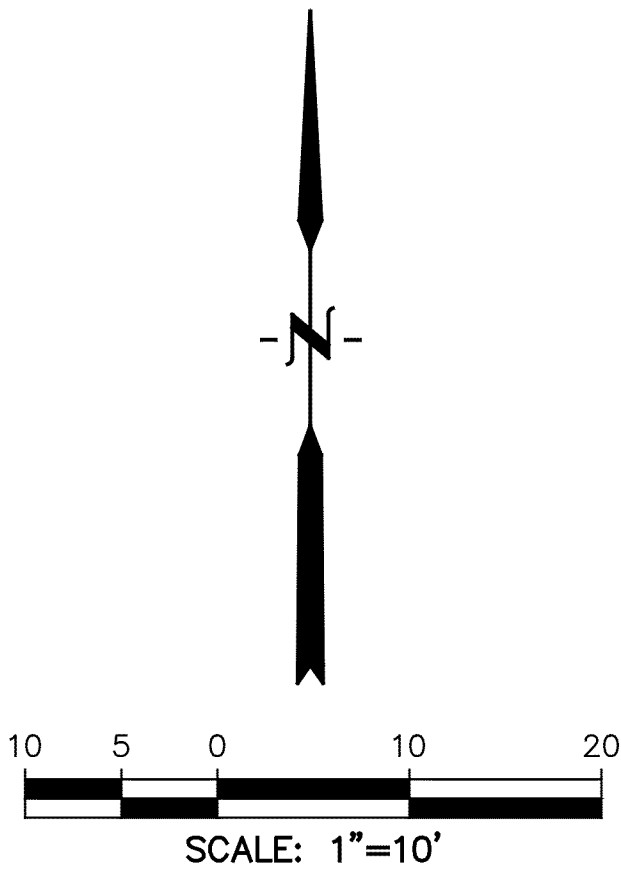
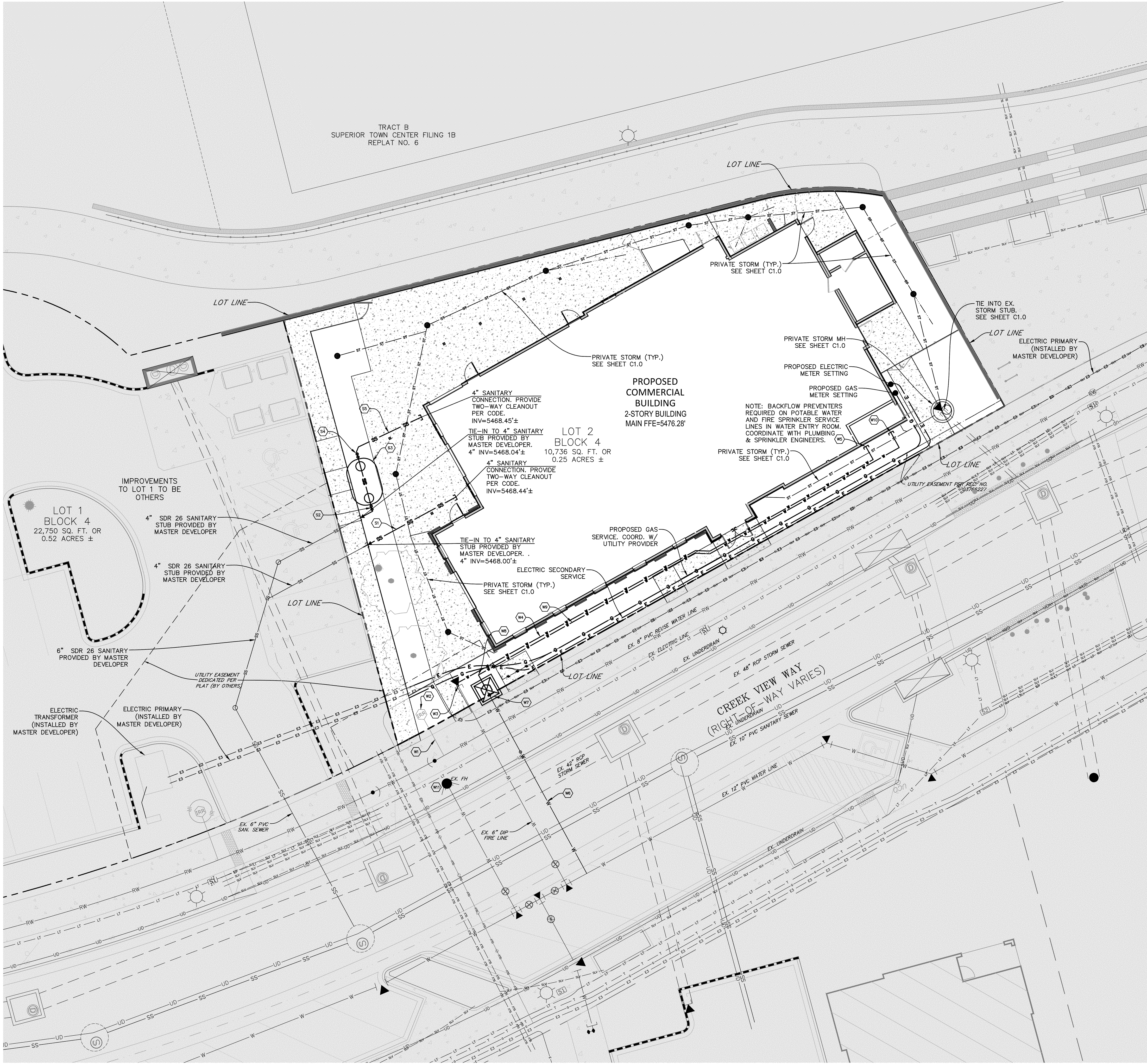
63 Sunset Dr,
Bailey, Colorado
p: 303-242-1572

BIGSBY'S FOLLY

SUPERIOR TOWN CENTER
SUPERIOR, COLORADO
FDP ADMENDMENT - MAJOR
2240 CREEK VIEW WAY

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FDP ADMENDMENT
2024.04.01



UTILITY NOTES

- 1. CONTRACTOR SHALL COORDINATE ELECTRIC AND GAS SERVICE INSTALLATION WITH XCEL ENERGY.
- 2. CONTRACTOR SHALL COORDINATE TELECOMMUNICATIONS AND RELATED LOW VOLTAGE UTILITY SERVICE NEEDS WITH OWNER, ARCHITECT, AND APPROPRIATE PROVIDER AGENCIES.

WATER SERVICE KEYNOTES

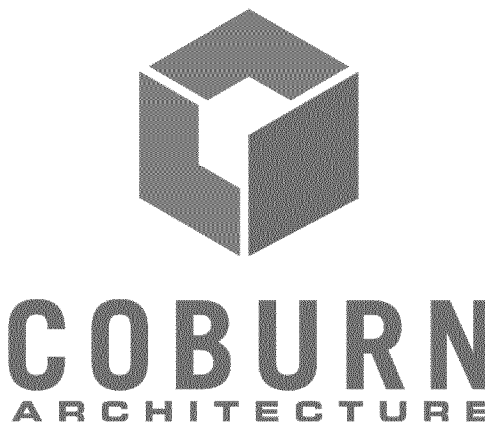
- (W1) 1" IRRIGATION SERVICE (TO BE PROVIDED BY MASTER DEVELOPER).
- (W2) 1" IRRIGATION METER (TO BE PROVIDED BY MASTER DEVELOPER).
- (W3) TIE-IN TO EXISTING 6" DIP FIRE SERVICE STUB.
- (W4) PROPOSED 6" DIP FIRE SPRINKLER SERVICE LINE.
- (W5) 6" FIRE SPRINKLER STUB. COORDINATE CONNECTION TO WATER ENTRY ROOM WITH PLUMBING AND FIRE SPRINKLER DESIGNER.
- (W6) 1.5" WATER SERVICE (TO BE PROVIDED BY MASTER DEVELOPER).
- (W7) 1.5" WATER METER (TO BE PROVIDED BY MASTER DEVELOPER).
- (W8) TIE-IN TO 1.5" WATER STUB.
- (W9) 1.5" WATER SERVICE LINE.
- (W10) 1.5" WATER SERVICE STUB. COORDINATE CONNECTION TO WATER ENTRY ROOM WITH PLUMBING PLANS.
- (W11) EXISTING FIRE HYDRANT.

SANITARY SEWER SERVICE KEYNOTES

- (S1) 22 LF 4"Ø SDR 26 SANITARY SEWER @ 2%
- (S2) TWO-WAY CLEAN-OUT INV=5468.1'
- (S3) PROPOSED 1,500 GALLON GREASE INTERCEPTOR (CONFIRM SPECIFICATION WITH PLUMBING ENGINEER).
- (S4) TWO-WAY CLEAN-OUT INV=5468.2'
- (S5) 17 LF 4"Ø SDR 26 SANITARY SEWER @ 2%

UTILITY MAINTENANCE STATEMENT

- 1. ALL PUBLIC WATER, REUSE WATER, STORM WATER, AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE TOWN OF SUPERIOR PUBLIC WORKS AND UTILITIES DEPARTMENT. ALL PUBLIC WATER, REUSE WATER, STORM WATER, AND SANITARY SEWER MAINS AND APPURTENANCES UNDER PRIVATE DRIVES ARE LOCATED IN UTILITY EASEMENTS AND THE TOWN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PRIVATE DRIVE, CURB AND GUTTER, OR LANDSCAPING DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.
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OUTSIDE LA

Boulder / Steamboat, Colorado
p: 303-517-9256



BIGSBY'S FOLLY

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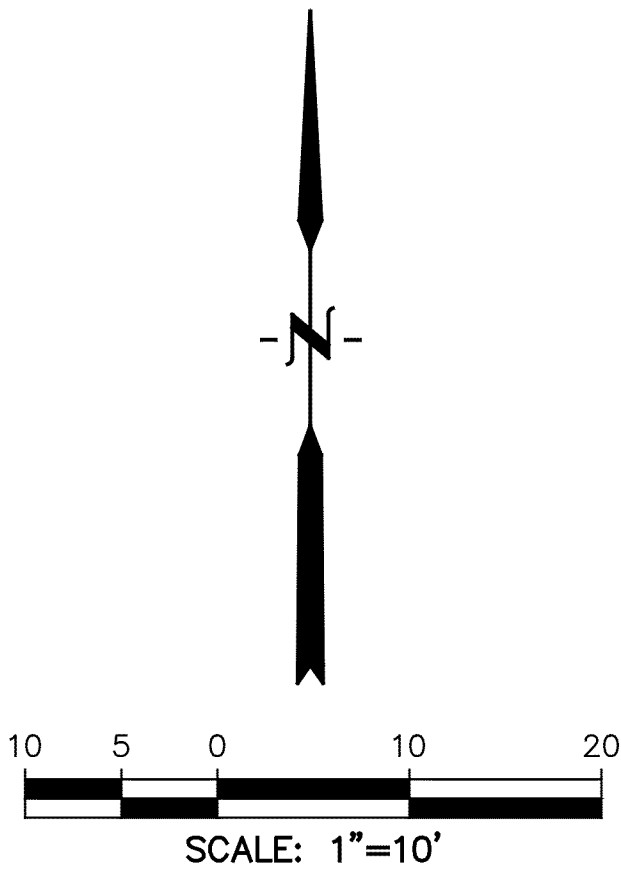
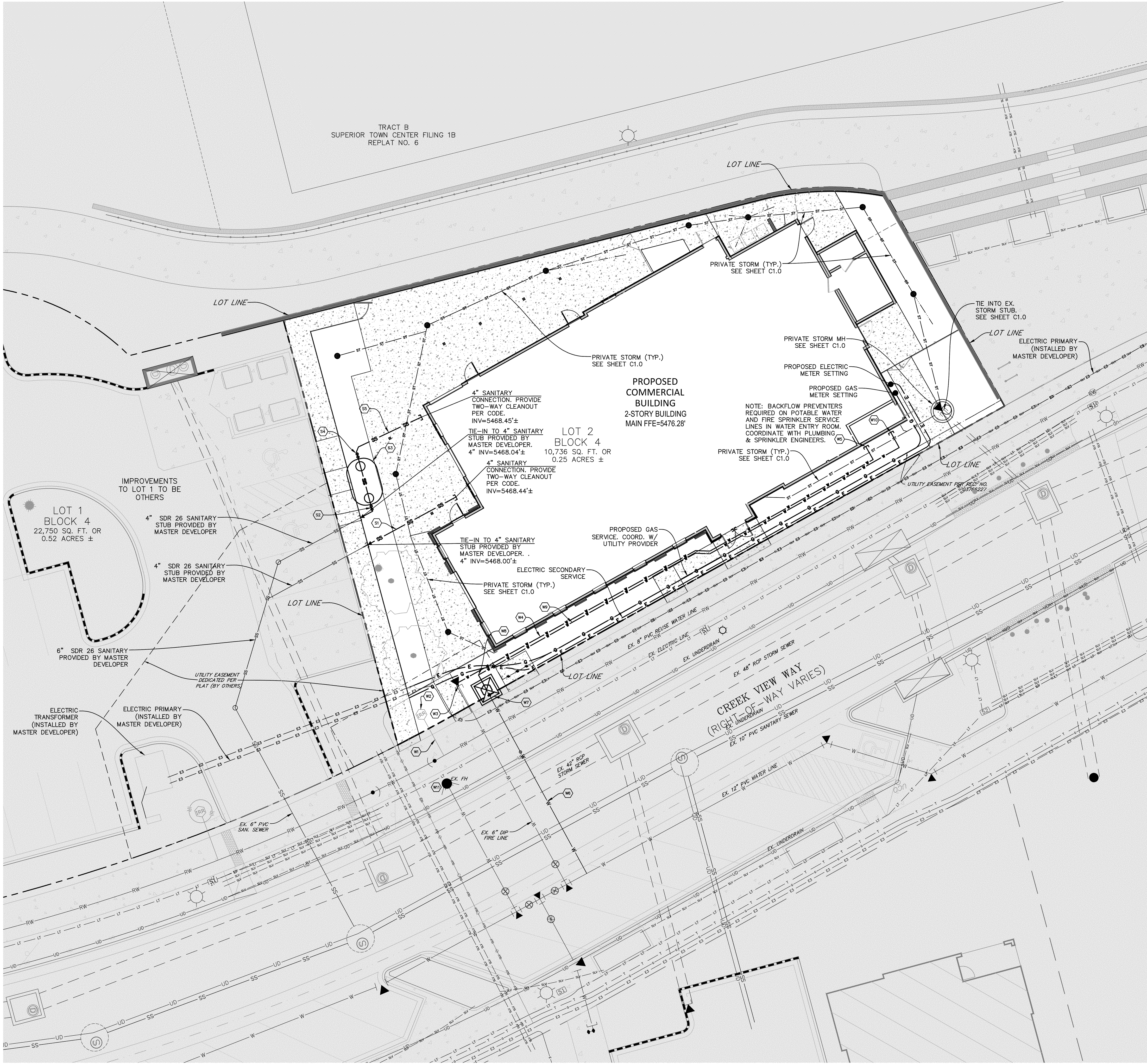


Know what's below.
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SHEET No.

C3.0

UTILITY CONNECTION
PLAN



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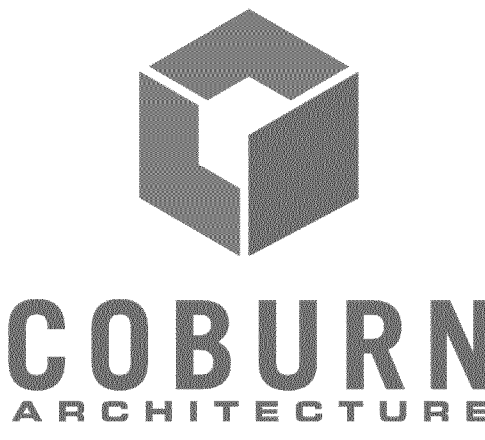
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FDP ADMENDMENT - MAJOR
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FDP ADMENDMENT
2024.04.01

SHEET No.

C3.0

UTILITY CONNECTION
PLAN

LEGEND:

EXISTING TREES TO REMAIN

EXISTING SHRUB PLANTINGS

ALUMINUM PATIO/GUARDRAIL FENC

METAL GRAPE VINE FENCE

TREE PROTECTION FENCING

ORNAMENTAL TREES

PROPOSED SHRUBS

PROPOSED ORNAMENTAL GRASSES

PROPOSED PERENNIALS

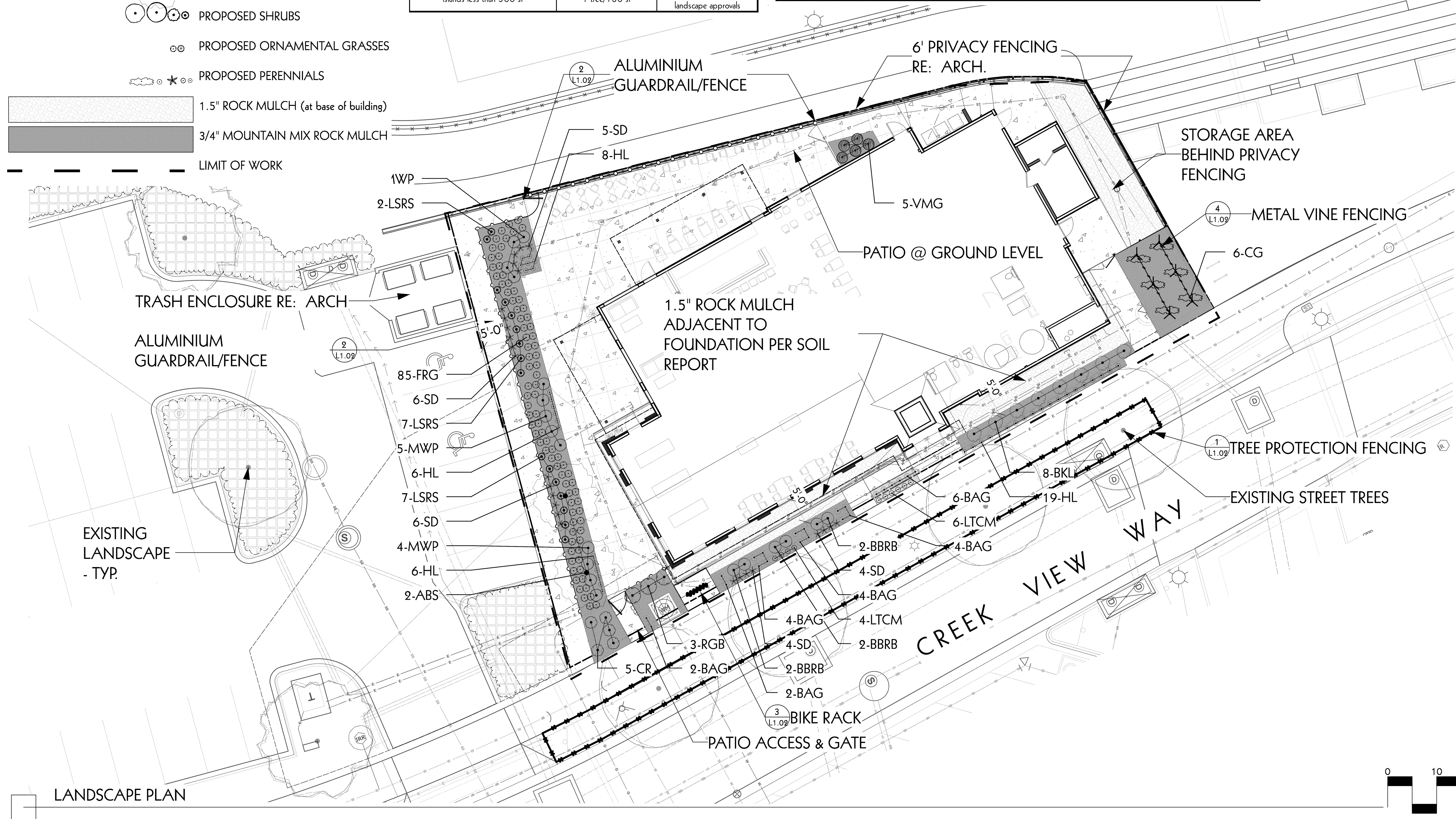
1.5" ROCK MULCH (at base of building)

3/4" MOUNTAIN MIX ROCK MULCH

LIMIT OF WORK

LANDSCAPE REQUIREMENTS: 3/27/24		
LANDSCAPE AREA:	REQUIRED	PROPOSED
Trees:	1 Tree/825 sf 1,612 SF = 2 trees	2 trees
Shrubs:	1 Shrub/100 sf 1,612 SF = 16 shrubs	51 shrubs
FOUNDATION PLANTING:		
Shrubs:	1 shrub/4 LF 115 LF = 29 shrubs	14 shrubs + 20 Orn. Grasses = 34
BUFFER:		
Trees:	1/40 LF 95 LF = 2 trees	2 provided on west side
STREET TREES IN THE ROW		
Trees:	1/40 LF 150 LF = 4 trees	Existing - provided with prior landscape approvals
PARKING LOTS:		
islands less than 360 sf	1 tree/180 sf	Existing - provided with prior landscape approvals

PLANT LIST: 3/27/24						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	O.C. SPACING	% of Single Species
ORNAMENTAL TREES:						
ABS	2	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2' clp.	as shown	100%
TOTAL:	2	* provide multi stem tree (branches limbed up above 8')				
SHRUBS:						
BBRB	6	Chrysothamnus nauseosus var. nauseosus	Baby Blue Rabbitbrush	5 gallon	5' o.c.	3%
BKL	8	Syringa BABY KIM	Baby Kim Dwarf Lilac	5 gallon	3.5' o.c.	4%
CR	5	Rosa 'Tandamar'	Caramba Rose	5 gallon	3' o.c.	3%
LSRS	16	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	5 gallon	3.5' o.c.	8%
MWP	13	Potentilla fruticosa 'McKay's White'	McKay's White Potentilla	5 gallon	3.5' o.c.	7%
RGB	3	Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	5 gallon	3.5' o.c.	2%
TOTAL:	51					
ORNAMENTAL GRASSES:						
BAG	25	Helictotrichon sempervirens	Blue Avena Grass	5 gallon	24" o.c.	13%
FRG	113	Calamagrostis x acutiflora 'Karl Foerster'	Foerster Feather Reed Grass	5 gallon	1.5' o.c.	58%
VMG	5	Miscanthus sinensis 'Variegated'	Variegated Maiden Grass	5 gallon	3' o.c.	3%
TOTAL:	143					
PERENNIALS AND VINES:						
CG	6	Vitis labrusca 'Concord'	Concord Grape	1 gallon	60" o.c.	
HL	39	Lavandula angustifolia 'Hidcote'	Deep Blue Lavender	1 gallon	24" o.c.	
LTCM	10	Nepeta x 'psifike'	Little Tricy Catmint	1 gallon	18" o.c.	
SD	25	Leucanthemum x 'Becky'	Becky Shasta Daisy	1 gallon	18" o.c.	
TOTAL:	80					



LANDSCAPE PLAN

scale: 1"=10'-0"

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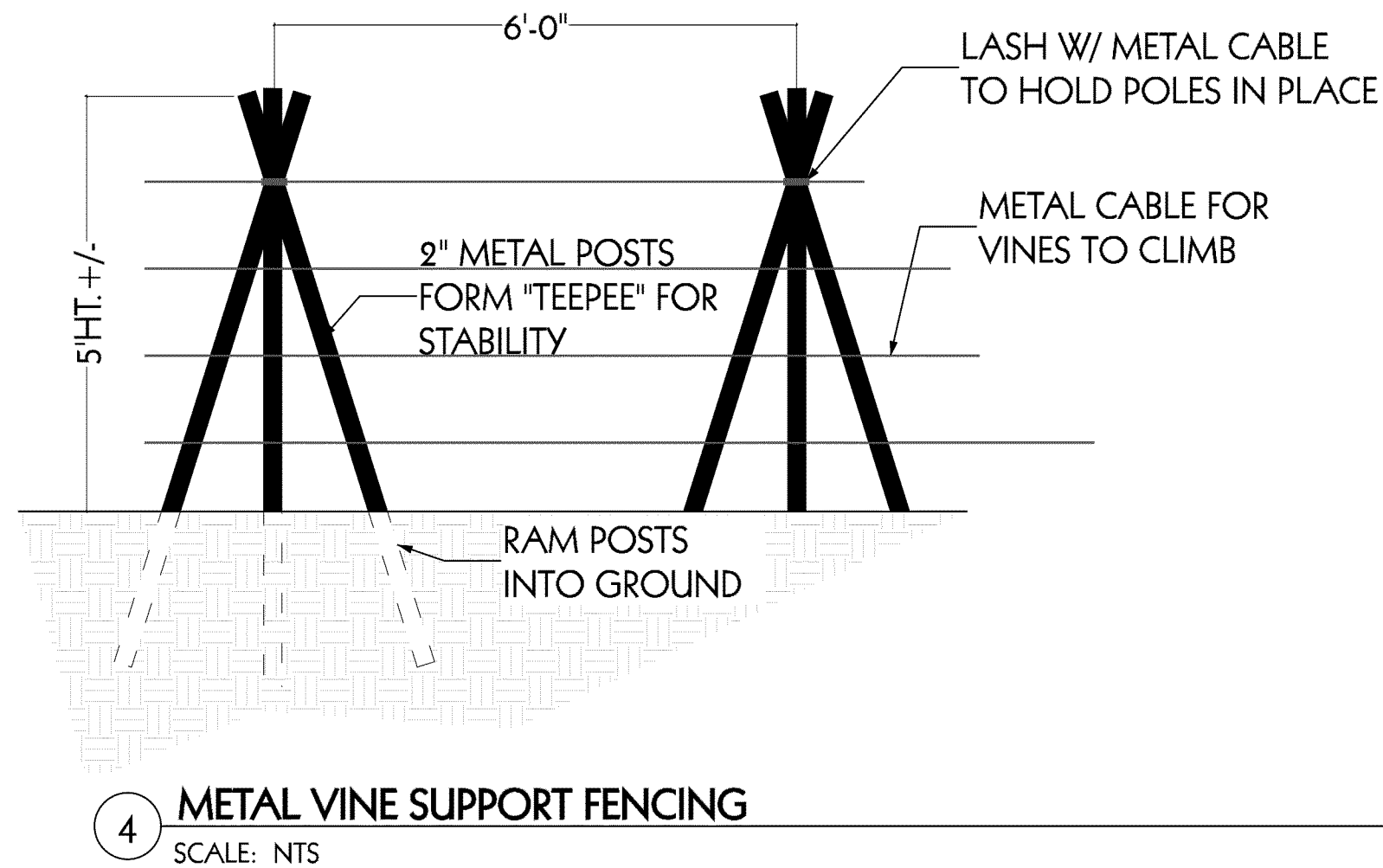
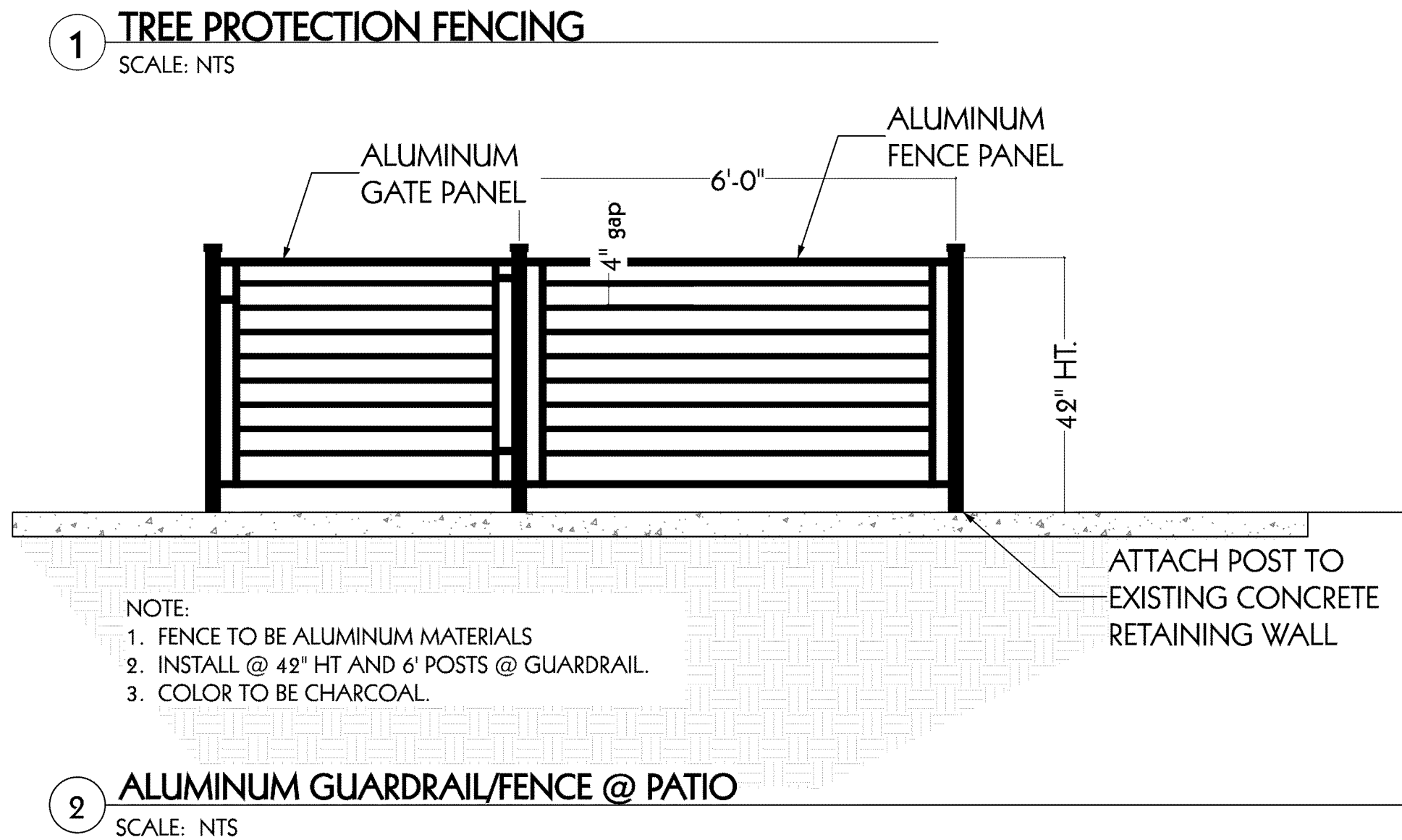
SUPERIOR TOWN CENTER
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FDP ADMMENDMENT - MAJOR

2240 CREEK VIEW WAY

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FDP ADMMENDMENT
2024.04.01

1. All plant materials shall meet or exceed current American Standard for Nursery Stock (ANSI Z60.1-2004) and the Colorado Nursery Act and accompanying RULES and Regulations.
2. All plants will be balled and burlapped or container grown. Bare root or spaded plants will not be accepted.
3. Supply all plant material in quantities sufficient to complete the planting bed as shown on the drawings.
4. All plants will be inspected and approved by the Owner's Representative prior to delivery to the site.
5. Any proposed substitutions of plant species shall be approved by the Landscape Architect and Superior City Forestry prior to delivery to the site.
6. Obtain Landscape Architects approval of finish grading prior to the start of planting.
7. Stake locations of all proposed trees and edges of new planting beds for approval by the Landscape Architect prior to the commencement of planting.
8. Landscape Contractor shall be responsible for becoming aware of all underground utilities, pipes and structures. The Landscape Contractor shall be held responsible for contacting all utility companies for field location of underground utility lines prior to any excavation. Landscape Contractor shall take sole responsibility for any cost of utility repair due to damage caused by his operations.
9. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Landscape Architect. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
10. Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
11. See specifications for planting requirements, soil preparation testing, materials and execution. Arrange for visit of Landscape Architect for review and approval a minimum of 48 hours prior to installation.
12. All shrub, perennial and groundcover areas to receive soil amendment. Amend soil per soil testing results and recommendations.
13. All shrub, perennial and groundcover areas to receive 3/4" deep Mountain Granite Mix from Pioneer or equal. All shrub beds to receive weed fabric (except for areas of perennials).
14. See details and specifications for staking method, plant pit dimensions and backfill requirements.
15. Landscape Contractor shall provide per-unit costs for every size of plant materials, and by type, as called out on planting plans. Unit cost to include the plant material itself and installation, including all labor, amendments, fertilizers, etc., as detailed and specified for each size.
16. Landscape Contractor is responsible to do their own quantity takeoffs for all plant materials and sizes shown on plans.
17. The Landscape Contractor shall be responsible for positive drainage throughout the site with accurately set flow lines. No low spots or ponding of surface water will be accepted in final work.
18. Coordinate installation of large plant material with installation of wall footings, bridge abutments and pavements. Any damage to improvements by others is the responsibility of the Landscape Contractor.
19. The Landscape Contractor shall allow for the addition of specified quantities of soil amendments, conditioners and mulch in soil preparation and finish grading.
20. Imported soil shall be used to supplement the existing soil as necessary to meet the finish grade requirements at planting areas.
21. The Landscape Contractor shall verify soil test at his expense prior to planting and will follow test recommendations and Landscape Architect's approval for soil amendments.
22. The Landscape Contractor shall receive the specified subgrade elevation, of +/- one tenth of a foot below finish grade. The Landscape Contractor shall be responsible to furnish and install amended or imported soil in any planting areas as necessary to achieve the specified finish planting grades unless otherwise noted on plans or specs.
23. The Landscape Architect reserves the right to adjust the location of plant material during installation as appropriate to the project. For trees in the right-of-way by Builder or Contractor, adjustments of 5'-0" or more must have prior authorization of City Forester.
24. Contractor is to familiarize himself with the layout, grading and civil engineering documents to coordinate actual location of trees and shrubs.
25. Maintenance Statement: All landscaping shown on this plan shall be maintained in a neat and adequate manner. Required maintenance activities shall include, but not limited to, mowing of lawns, trimming of hedges, adequate irrigation, replacement of dead, diseased or unsightly landscaping, removal of weeds from planted areas, and appropriate pruning of plant materials.
26. All landscaped areas shall be irrigated with an automatic irrigation system. Lawn areas will be sprayed and shrubs will be drip irrigated. Natural areas, such as those with prairie types of grasses and native shrub species, are designed to irrigate through grow-in and then be shut off except during severe drought. Contractor shall be responsible for taps, backflow prevention and winterization systems, sleeving under paved areas and all sprinkler system components necessary for a fully functional system. Trees shall be on a separate zone from turf.
27. Drip irrigation adjacent to the patio shall have **purple appurtenances and signage required for Reg. 84 Compliance** due to likelihood of windblown spray into eating areas.
28. Trees shall be placed 10'-0" min from wet utilities.



IRRIGATION NOTES

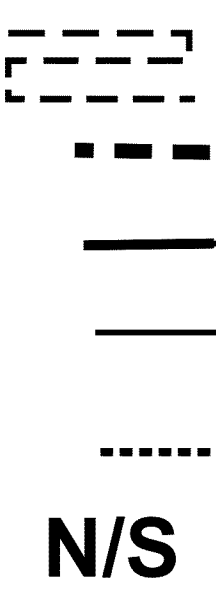
- 1. THE IRRIGATION SYSTEM UTILIZES HUNTER SUBSURFACE DRIP LINE FOR ALLSHRUBS AND TREES.
- 2. IRRIGATION WATER IS SUPPLIED BY A 3/4" REUSE/RECLAIMED WATER SUPPLY
- 3. THE BACKFLOW PREVENTER SHALL BE OF THE REDUCED PRESSURE TYPE.
- 4. MAINLINE SHALL BE DRAINABLE AND THE ENTIRE SYSTEM SHALL BE BLOWNOUT PRIOR TO WINTER TEMPERATURES.
- 5. THE MAXIMUM ZONE SHALL NOT EXCEED 5 GALLONS PER MINUTE(GPM) AND IS THE LARGEST ZONE.
- 6. SYSTEM IS DESIGNED FOR 60PSI. ANY DEVIATION TO REPORTED PRESSURE SHALL BE REPORTED TO THE CONSULTANT PRIOR TO ONSET OF CONSTRUCTION. A WRITTEN REPORT SHALL BE SENT TO CONSULTANT MEASURING STATIC WATER PRESSURE PRIOR TO START OF IRRIGATION CONSTRUCTION.
- 7. SYSTEM SHALL UTILIZE A RAIN SENSOR CAPABLE OF ADJUSTING AND/OR OVERIDING REGULAR PROGRAMMING OF THE CONTROLLER.
- 8. SYSTEM UTILIZES A HUNTER PRO-C 6 STATION CONTROLLER
- 9. THE SUBSURFACE DRIP SYSTEM SHALL CONSIST OF .6 GPH EMITTERS SPACED AT 12" APART WITH A ROW SPACING OF 12' AS WELL.
- 10. ALL VALVE BOXES AND DECODERS NEED TO BE BRANDED AND/OR LABELED WITH ZONE NUMBER.
- 11. REFER TOWN OF SUPERIOR DESIGN AND CONSTRUCTION STREETSCAPING STANDARDS.
- 12. REFER TO THE CIVIL ENGINEER DRAWINGS FOR GRADING AND UTILITY INFORMATION.
- 13. ALL MGF RECOMMENDED MATERIALS AND INSTALL SHALL BE FOLLOWED FOR SUBSURFACE INSTALLATIONS.

APPROPRIATE SIGNAGE SHALL BE INSTALLED TO INFORM, MAINTENANCE PERSONNEL, VISITORS AND CUSTOMERS THAT THE SITE IS IRRIGATED WITH NON-POTABLE RECLAIMED WATER AND PRECAUTIONS SHOULD BE TAKEN

1" ISOLATION VALVE WITH SQUARE NUT OPERATOR
3/4' RECLAIMED WATER METER



1" ISOLATION VALVE W/SQ NUT
3/4' BALL DRAIN VALVE
RAINBIRD PEB-100 MASTER VALVE
HUNTER ICZ-101-40-LF DRIP VALVE WITH JUMBO BOX AND LID
RAINBIRD #44 QUICK COUPLER
HUNTER PRO-C 6 STATION
HUNTER RAIN/FREEZE SENSOR



HUNTER HDL-06-12-CV DRIPLINE
MAINLINE 1" CLASS 200 PVC SUPPLY/EXHAUST HEADERS CLASS 200 PVC 1" BLANK SUBSURFACE LINE
2" CLASS 200 PVC SLEEVES
HUNTER ECO-INDICATOR ONE PER ZONE

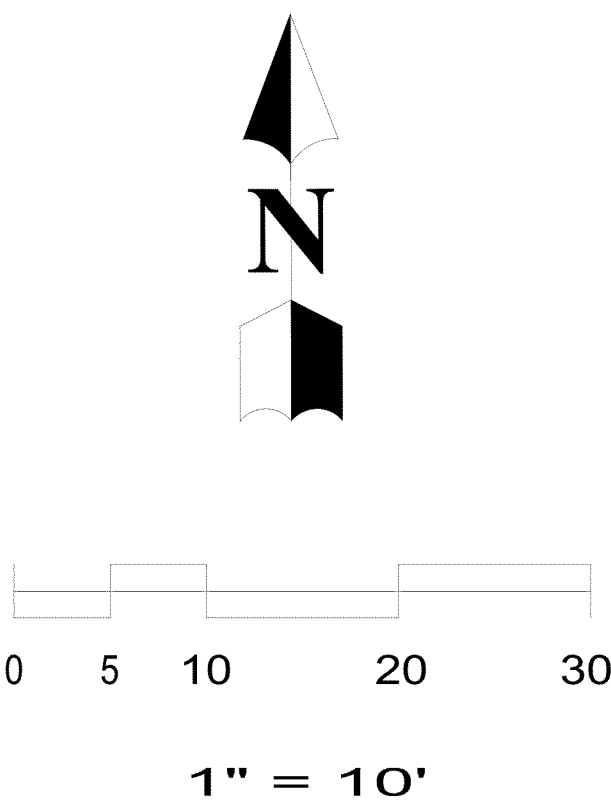
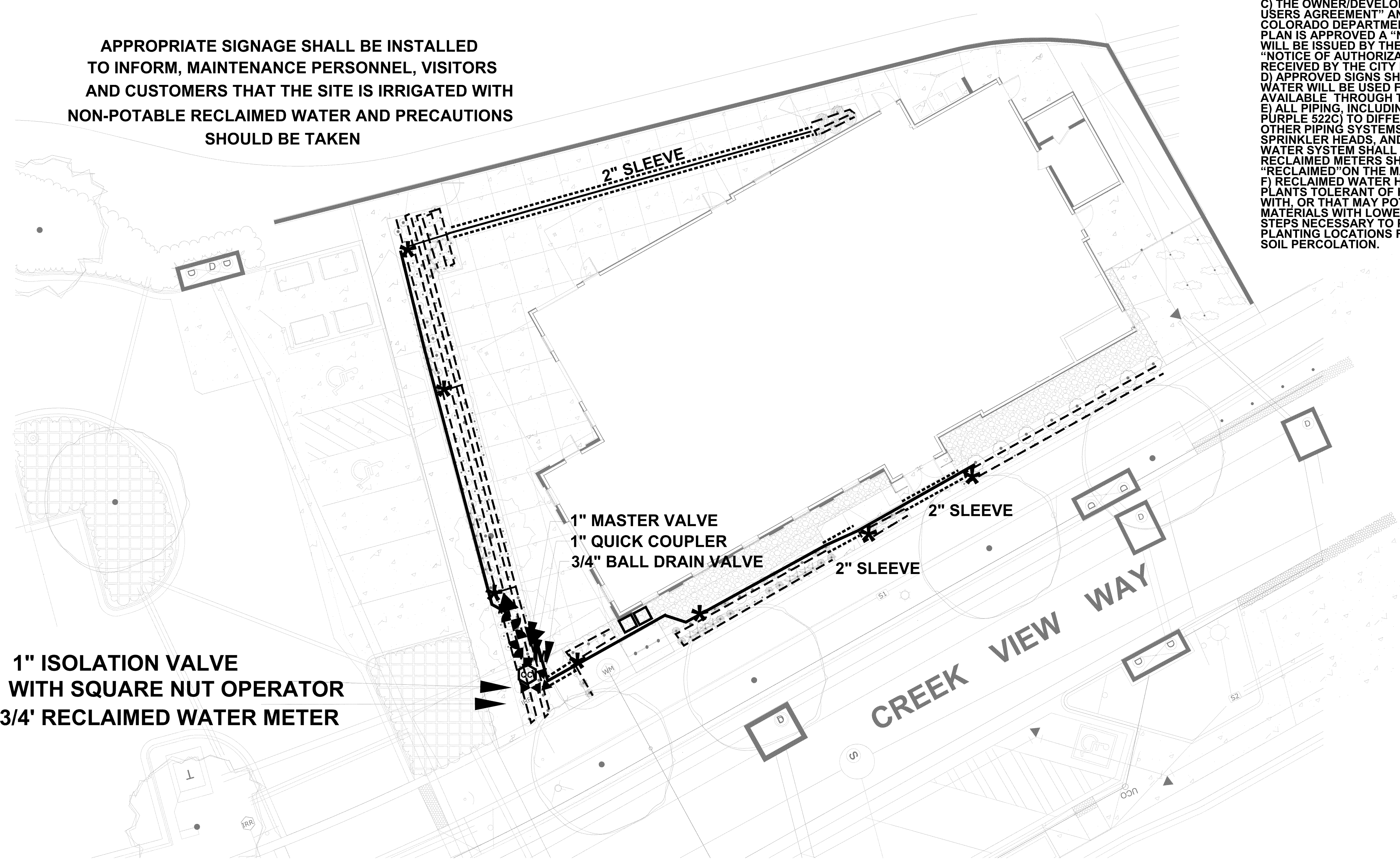
CRITICAL NOTE

THIS SITE SHALL UTILIZE ALL PURPLE IRRIGATION HARDWARE INCLUDING BUT NOT LIMITED TO VALVES ,ALL PIPING, BOXES, QUICK COUPLERS AND SUBSURFACE DRIP PIPING
Pantone Color No. 512, 522C

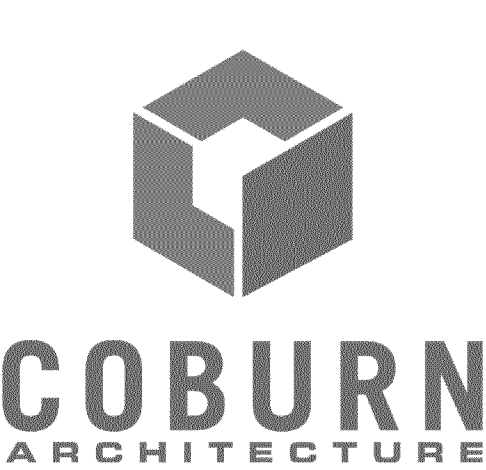
RECLAIMED WATER NOTES

THE OWNER/DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, AGREE TO PERFORM THE FOLLOWING CONDITIONS....

- A) THIS SITE WILL USE RECLAIMED WATER FOR IRRIGATION.
- B) THE OWNER/DEVELOPER IS RESPONSIBLE FOR DESIGNING, BUILDING, OPERATING, AND MAINTAINING THE RECLAIMED FACILITIES AT THIS SITE IN COMPLIANCE WITH: THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S RECLAIMED WATER CONTROL REGULATION #84, THE CITY OF WESTMINSTER'S CITY CODE SECTION 8 CHAPTER 12 RECLAIMED/NON-POTABLE WATER REGULATIONS, AND THE CITY OF WESTMINSTER'S RECLAIMED WATER DESIGN SPECIFICATIONS.
- C) THE OWNER/DEVELOPER MUST SUBMIT TWO SIGNED COPIES OF THE "RECLAIMED WATER USERS AGREEMENT" AND THE "USERS PLAN TO COMPLY" AND SUBMIT IT TO THE COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT FOR APPROVAL. ONCE THE PLAN IS APPROVED A "NOTICE OF AUTHORIZATION FOR THE USE OF RECLAIMED WATER" WILL BE ISSUED BY THE COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT. THE "NOTICE OF AUTHORIZATION" AND RECLAIMED WATER USERS AGREEMENT MUST BE RECEIVED BY THE CITY PRIOR TO CONNECTING TO THE RECLAIMED WATER SYSTEM.
- D) APPROVED SIGNS SHALL BE POSTED ON THE SITE TO NOTIFY THE PUBLIC THAT RECLAIMED WATER WILL BE USED FOR IRRIGATION AND IS NOT SAFE TO DRINK. APPROVED SIGNS ARE AVAILABLE THROUGH THE DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
- E) ALL PIPING, INCLUDING PRIVATE IRRIGATION SYSTEM PIPING SHALL BE PURPLE (PANTONE PURPLE 522C) TO DIFFERENTIATE RECLAIMED WATER PIPING FROM POTABLE WATER OR OTHER PIPING SYSTEMS. ALL IRRIGATION BOXES AND COVERS, CONTROL VALVES, SPRINKLER HEADS, AND OTHER APPURTENANCES ASSOCIATED WITH THE RECLAIMED WATER SYSTEM SHALL BE PURPLE AND LABELED "RECLAIMED" OR "NON - POTABLE" WATER. RECLAIMED METERS SHALL BE PURPLE, HAVE PURPLE REGISTERS, AND BE STAMPED "RECLAIMED"ON THE MAIN CASE.
- F) RECLAIMED WATER HAS A HIGHER LEVEL OF DISSOLVED SOLIDS THAN POTABLE WATER. PLANTS TOLERANT OF HIGH SALINITY SHOULD BE SELECTED FOR USE IN AREAS IRRIGATED WITH, OR THAT MAY POTENTIALLY BE SUPPLIED WITH RECLAIMED WATER. IF PLANT MATERIALS WITH LOWER TOLERANCES ARE USED, THE DEVELOPER SHALL TAKE THOSE STEPS NECESSARY TO PREVENT SALT BUILD - UP IN THE SOIL SURROUNDING THESE PLANTS. PLANTING LOCATIONS FOR SALT SENSITIVE SPECIES SHOULD HAVE GOOD DRAINAGE AND SOIL PERCOLATION.



IRRIGATION PLAN
BY
WATER ENGINEERING, INC
17337 W. 53RD DR.
GOLDEN, COLORADO 80403
303-618-6307 FAX 303-731-4322
CARROLLEMAIL@AOL.COM



2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351



807 E. 22nd Ave
Denver, Colorado
p: 303-296-4584

OUTSIDE LA

Boulder / Steamboat, Colorado
p: 303-517-9256



901 Front Street, Suite 350
Louisville, Colorado
p: 720-346-1656



63 Sunset Dr,
Bailey, Colorado
p: 303-242-1572

BIGSBY'S FOLLY

SUPERIOR TOWN CENTER
SUPERIOR, COLORADO
FDP ADMENDMENT - MAJOR
2240 CREEK VIEW WAY

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FDP ADMENDMENT
2024.04.01

SHEET No.
IR1.0
IRRIGATION PLAN

LEGEND

- 1

HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
- 2

JUMBO VALVE BOX & LID: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
- 3

WATERPROOF CONNECTORS (2)
- 4

18"-24" COILED WIRE TO CONTROLLER
- 5

FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- 6

SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
- 7

PVC SLIP X FPT UNION
- 8

ISOLATION VALVE, SIZE AND TYPE PER PLAN
- 9

BRICK SUPPORTS (4)
- 10

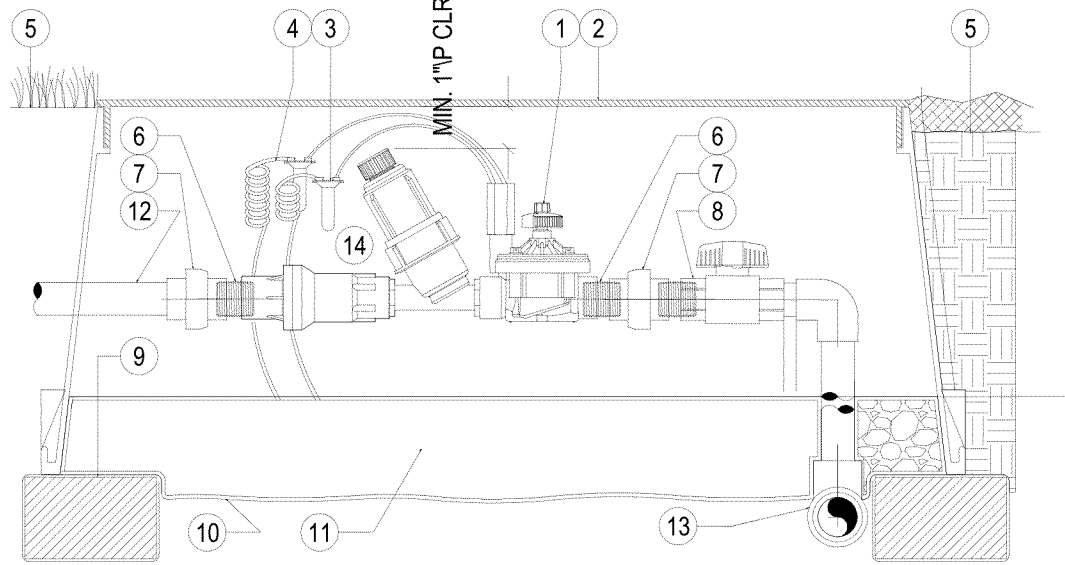
FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- 11

3/4" WASHED GRAVEL - 4" MIN. DEPTH
- 12

IRRIGATION LATERAL
- 13

MAINLINE LATERAL AND FITTINGS
- 14

LABEL ANY DECODERS WITH VALVE #

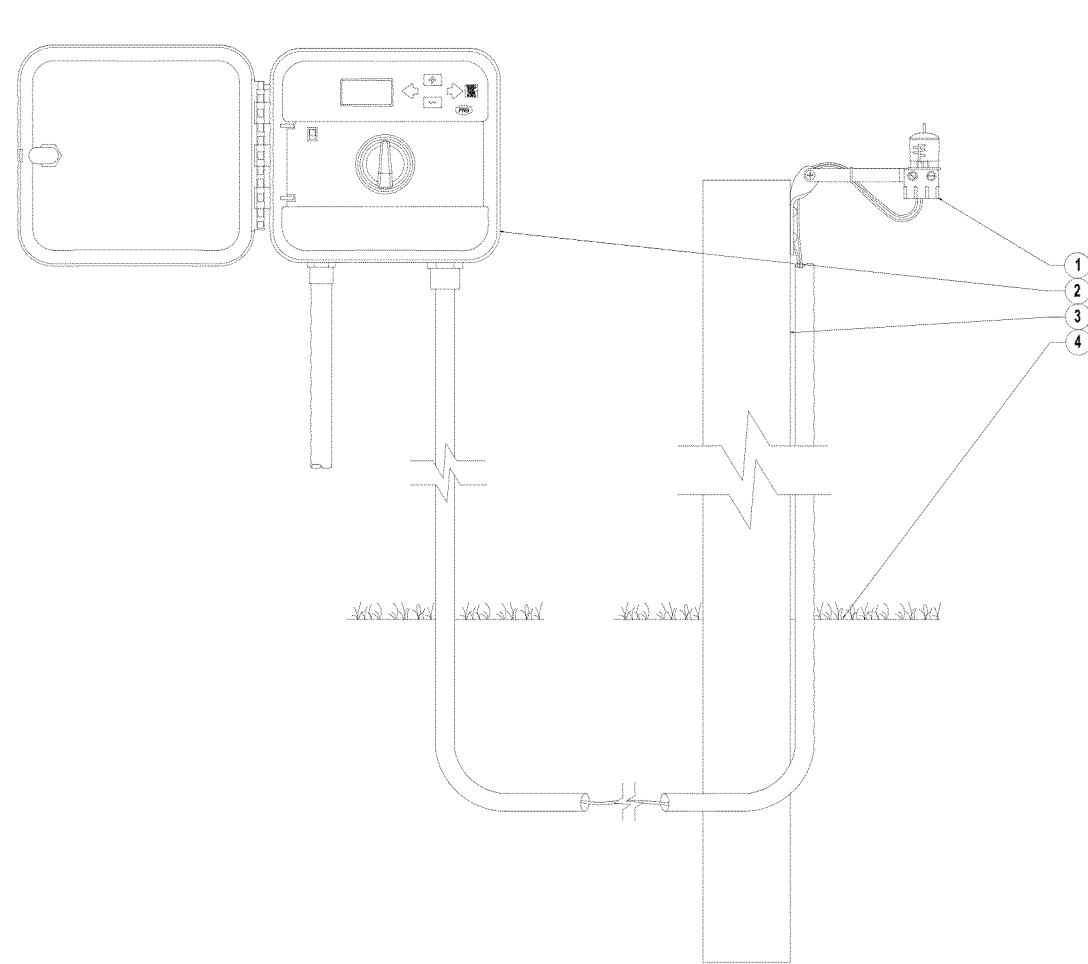


XX

D RIP CONTROL ZONE KIT (ICZ-101) WITH UNIONS AND ISOLATION VALVE

Hunter V.ICZ.08

NO SCALE



XX

MINI-CLICK WITH GENERIC WALL MOUNT CONTROLLER

Hunter S.MC.01

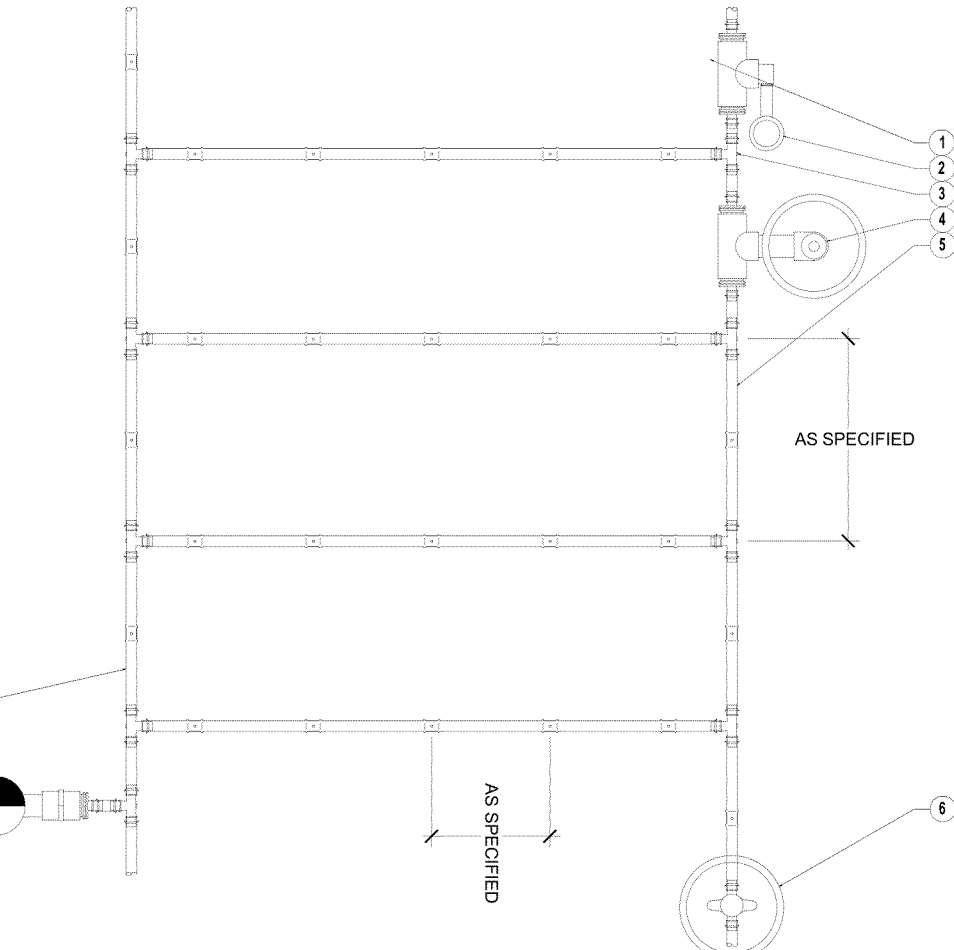
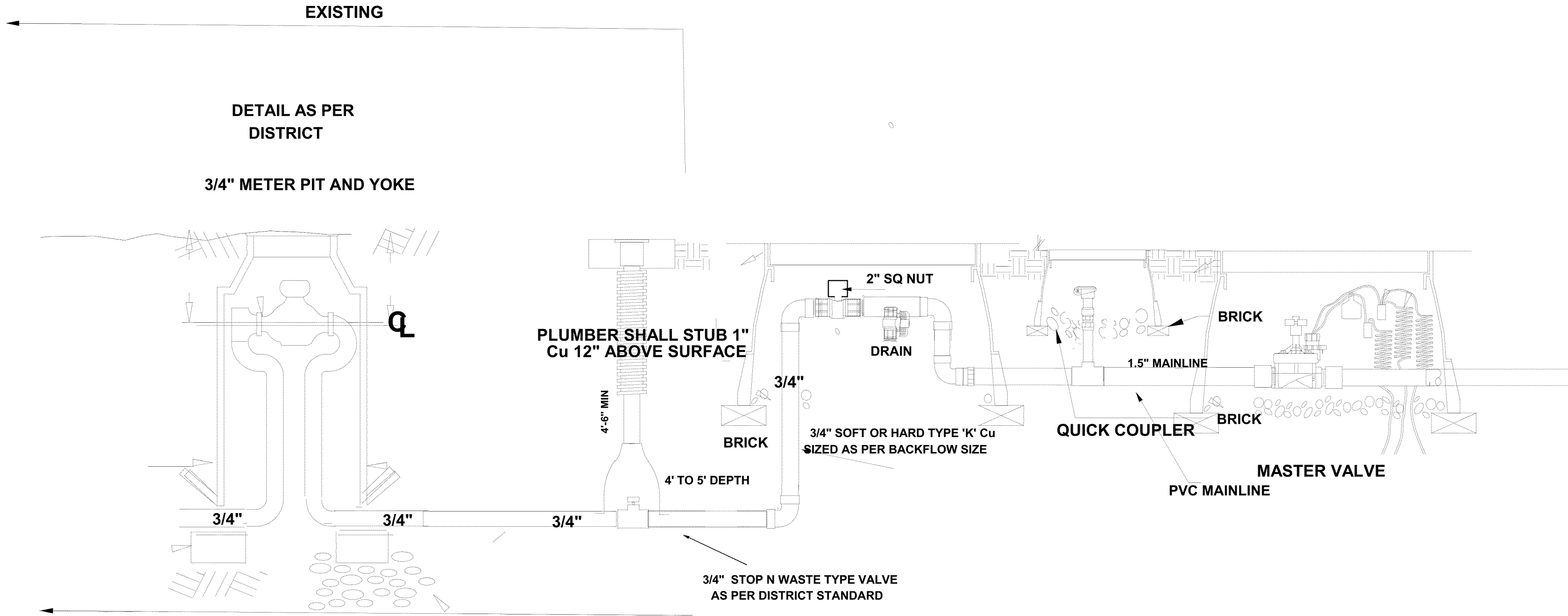
- LEGEND:
- 1

MIN-CLK SENSOR
- 2

WALL MOUNT CONTROLLER
- 3

POST OR SUITABLE MOUNTING SURFACE
- 4

FINISHED GRADE



- LEGEND:
- 1

HUNTER DRIPLINE (HDL) PER PLAN
- 2

ECO-INDICATOR ON SPRING ARM
- 3

PLD OR PLD-LOC FITTINGS TYP.
- 4

AIR RELIEF VALVE IN VALVE BOX
- 5

HDL TUBING EXHAUST HEADER
- 6

FLUSH POINT (PLD-BY) IN SUBTERRANEAN BOX PER PLAN
- 7

HDL TUBING SUPPLY HEADER
- 8

D RIP CONTROL ZONE KIT PER PLAN

NOTES

AIR RELIEF VALVE (PLD-AIRV) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

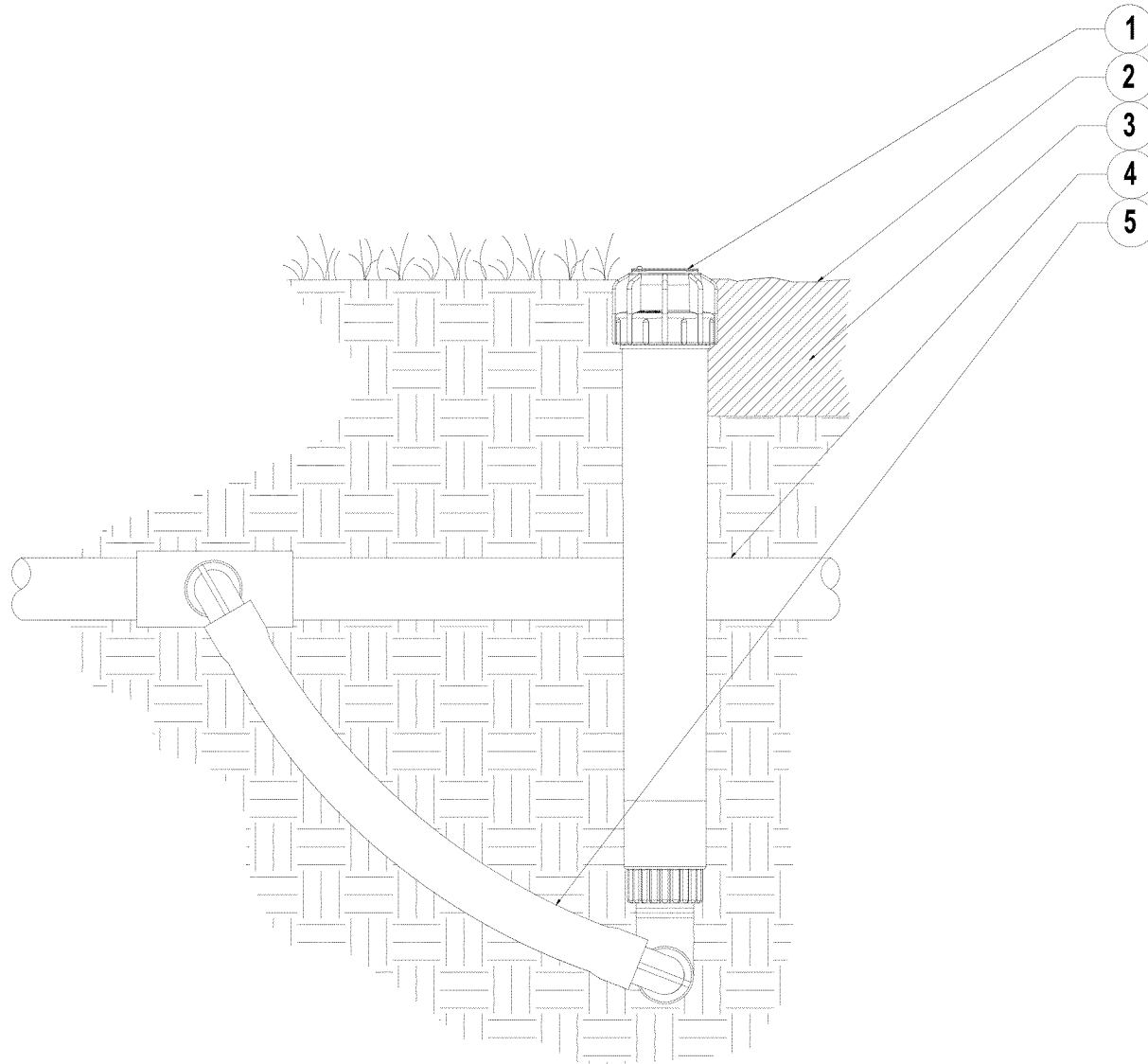
FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

XX

HUNTER DRIPLINE - PLANTING BED

Hunter HM.HDL.01

NOT TO SCALE



- LEGEND:
- 1

ECO INDICATOR
- 2

FINISHED GRADE
- 3

ADJACENT MULCH
- 4

PVC LATERAL PIPE
- 5

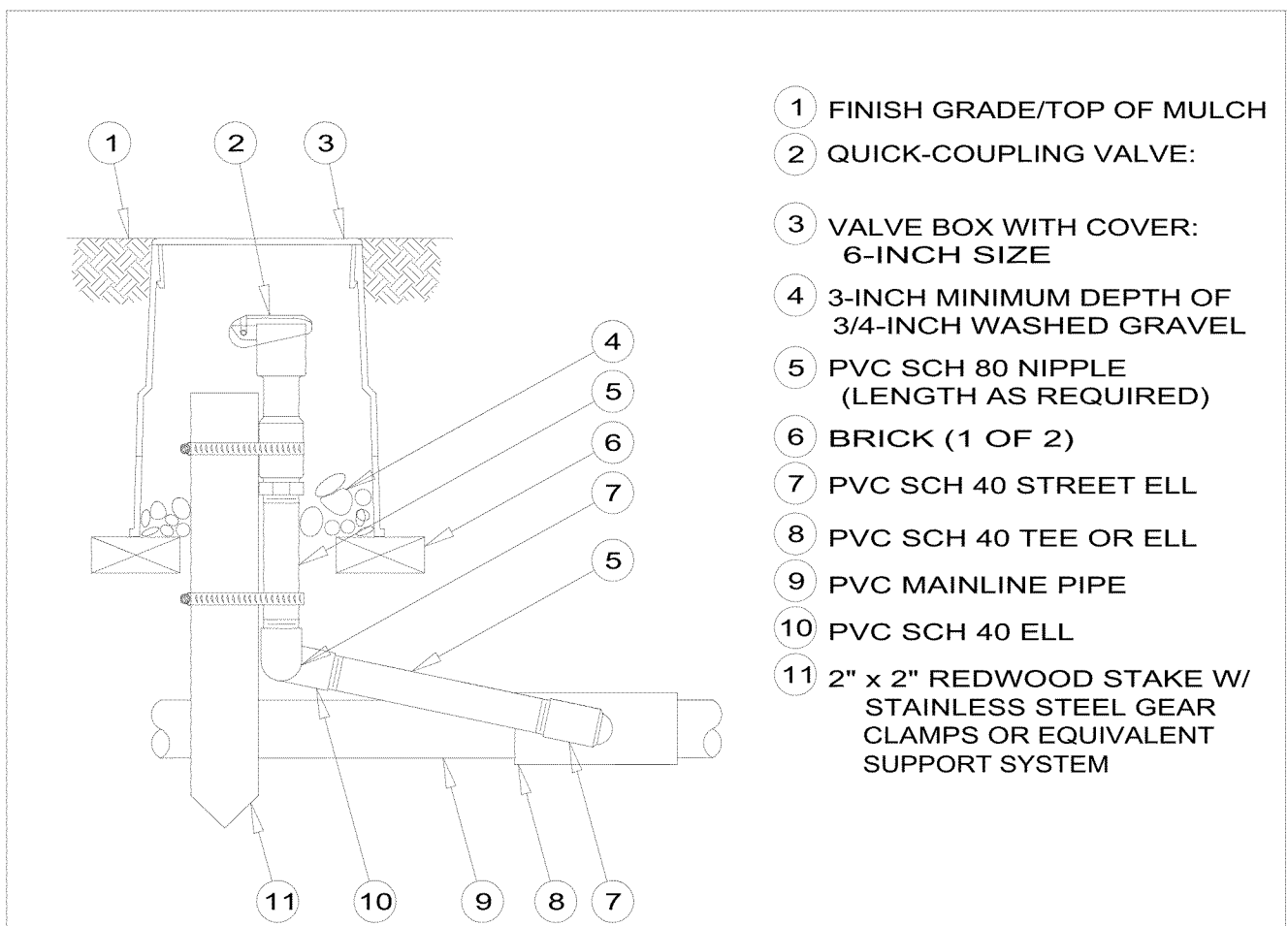
FLEX TUBING

XX

ECO INDICATOR - FLEX TUBING

Hunter HM.EI.02

NOT TO SCALE

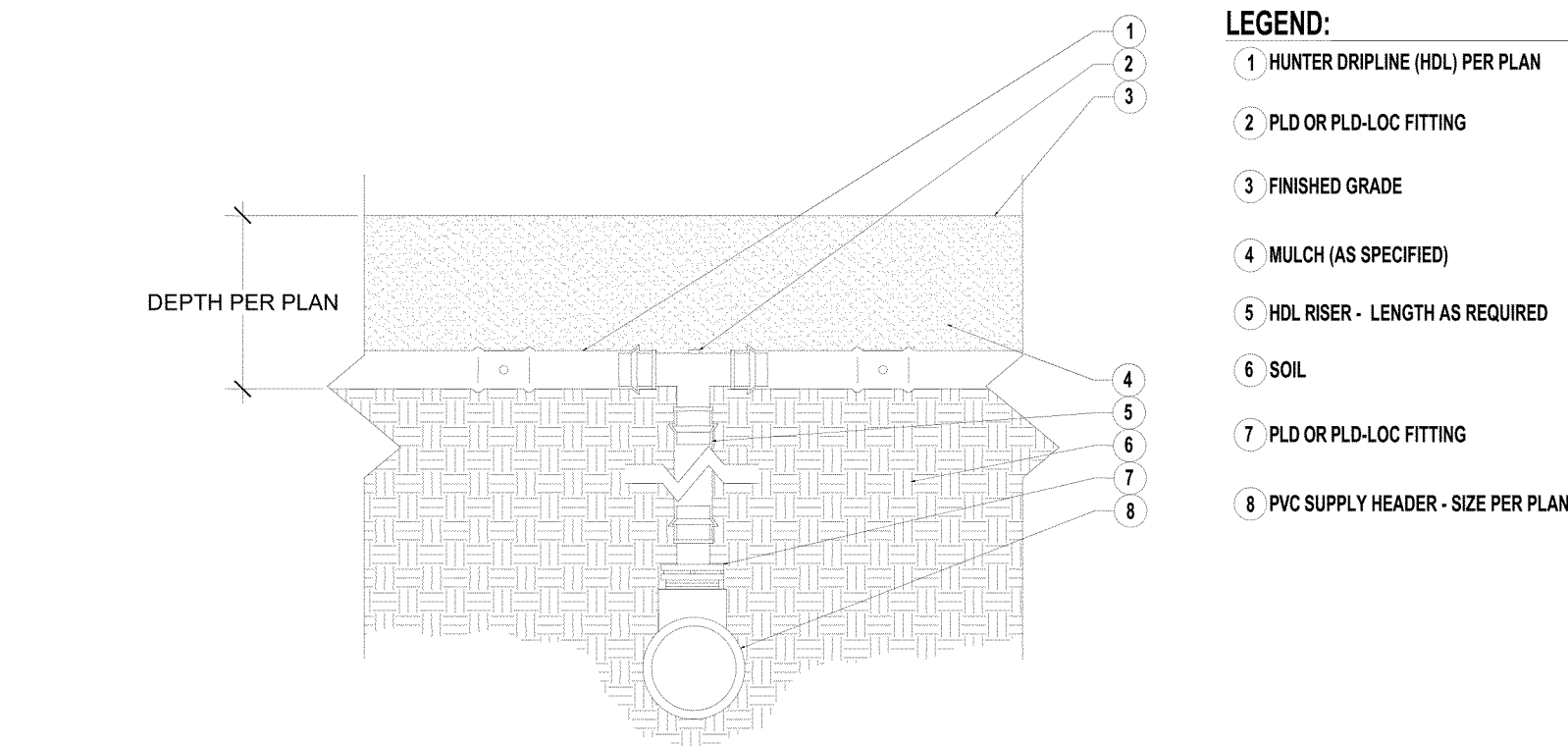


NOTE:

1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

D

QUICK-COUPLING VALVE



- LEGEND:
- 1

HUNTER DRIPLINE (HDL) PER PLAN
- 2

PLD OR PLD-LOC FITTING
- 3

FINISHED GRADE
- 4

MULCH (AS SPECIFIED)
- 5

HDL RISER - LENGTH AS REQUIRED
- 6

SOIL
- 7

PLD OR PLD-LOC FITTING
- 8

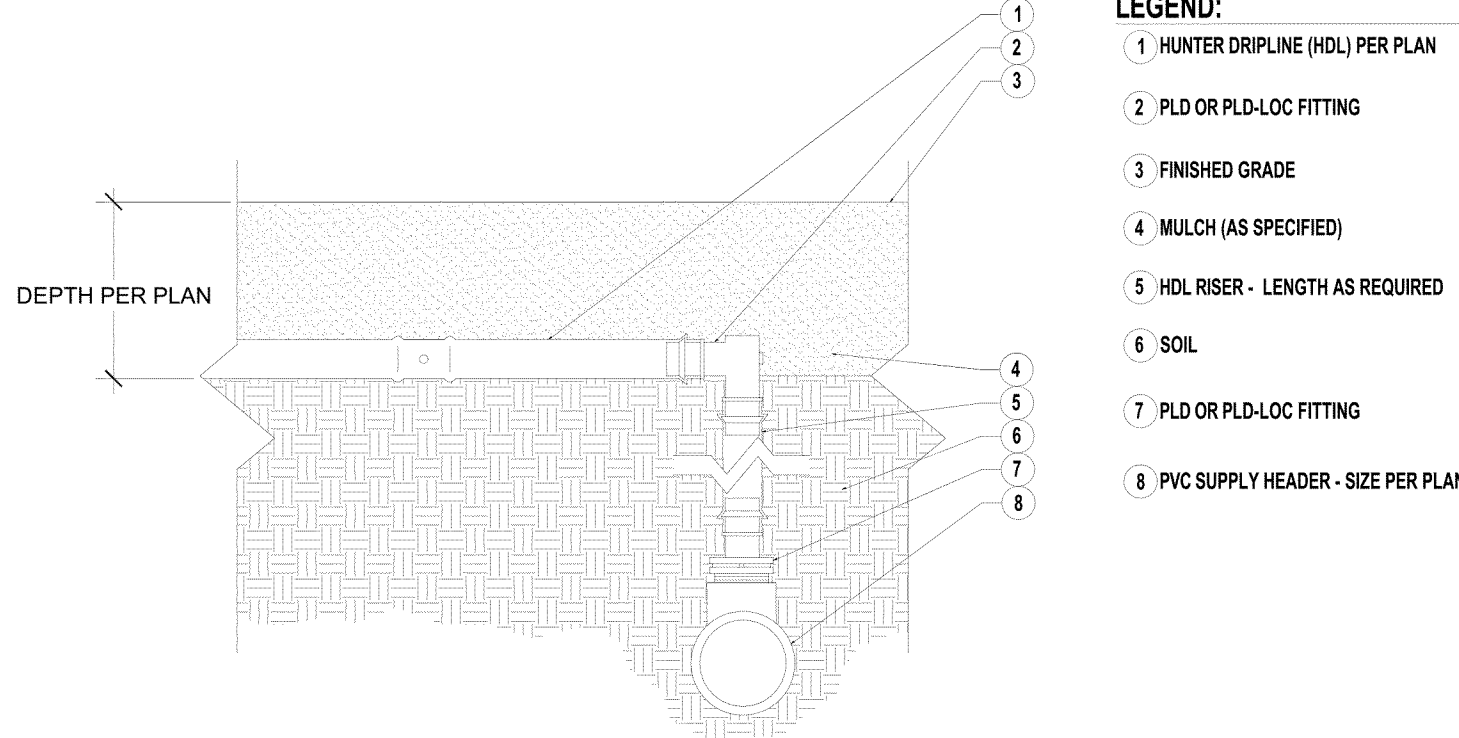
PVC SUPPLY HEADER - SIZE PER PLAN

XX

HUNTER DRIPLINE - CONNECTION WITH DRIPLINE AND TEE

Hunter HM.HDL.06

NOT TO SCALE



- LEGEND:
- 1

HUNTER DRIPLINE (HDL) PER PLAN
- 2

PLD OR PLD-LOC FITTING
- 3

FINISHED GRADE
- 4

MULCH (AS SPECIFIED)
- 5

HDL RISER - LENGTH AS REQUIRED
- 6

SOIL
- 7

PLD OR PLD-LOC FITTING
- 8

PVC SUPPLY HEADER - SIZE PER PLAN

XX

HUNTER DRIPLINE - CONNECTION WITH DRIPLINE AND ELBOW

Hunter HM.HDL.04

NOT TO SCALE

ALL IRRIGATION HARDWARE PIPING AND APPURTENANCES SHALL BE Pantone Color No. 512, 522C

IRRIGATION PLAN
BY
WATER ENGINEERING, INC
17337 W. 53RD DR.
GOLDEN, COLORADO 80403
303-618-6307 FAX 303-731-4322
CARROLLEMAIL@AOL.COM



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FDP ADMENDMENT
2024.04.01

SHEET No.
IR2.00
IRRIGATION DETAILS

COBURN
ARCHITECTURE
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

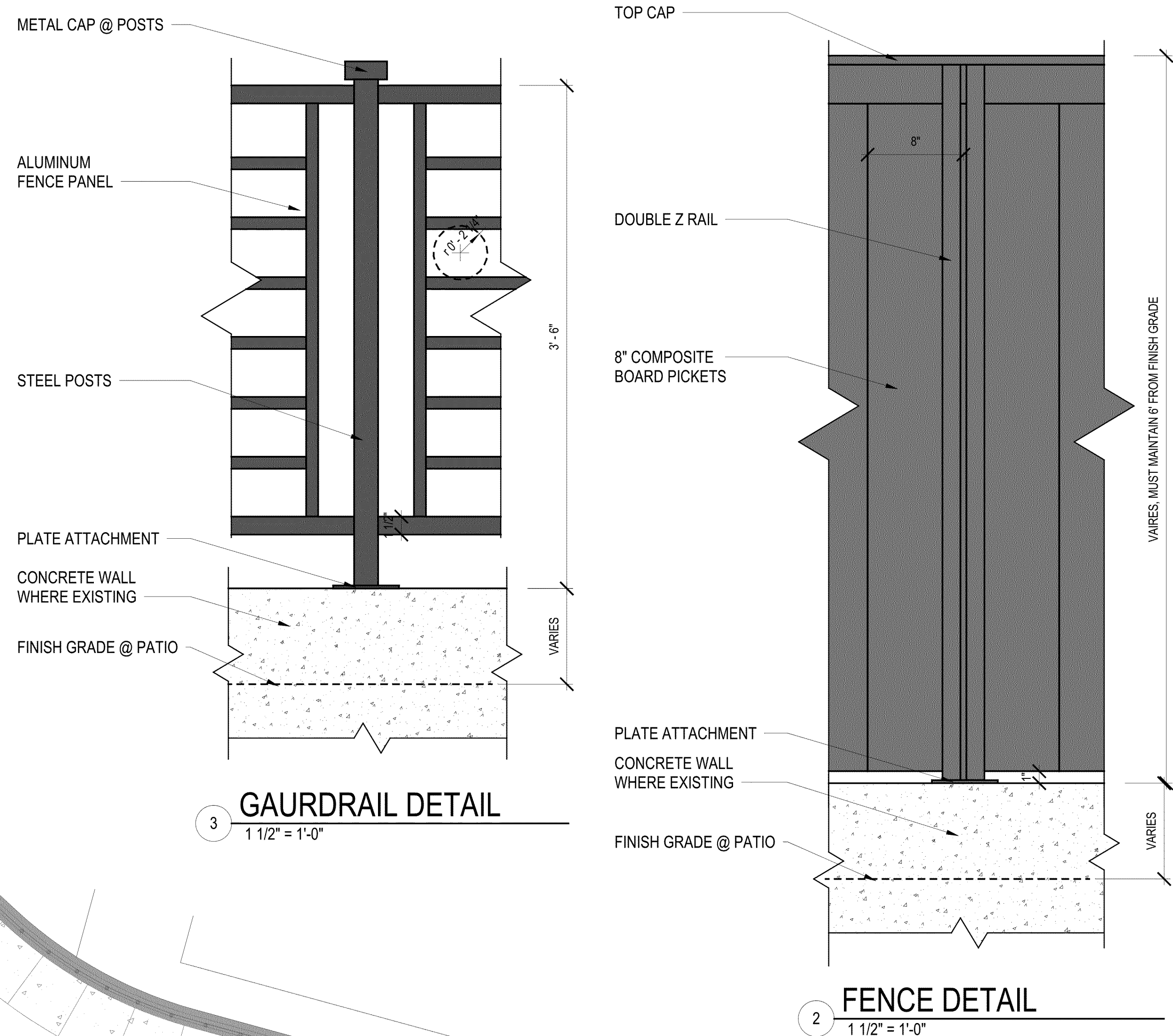
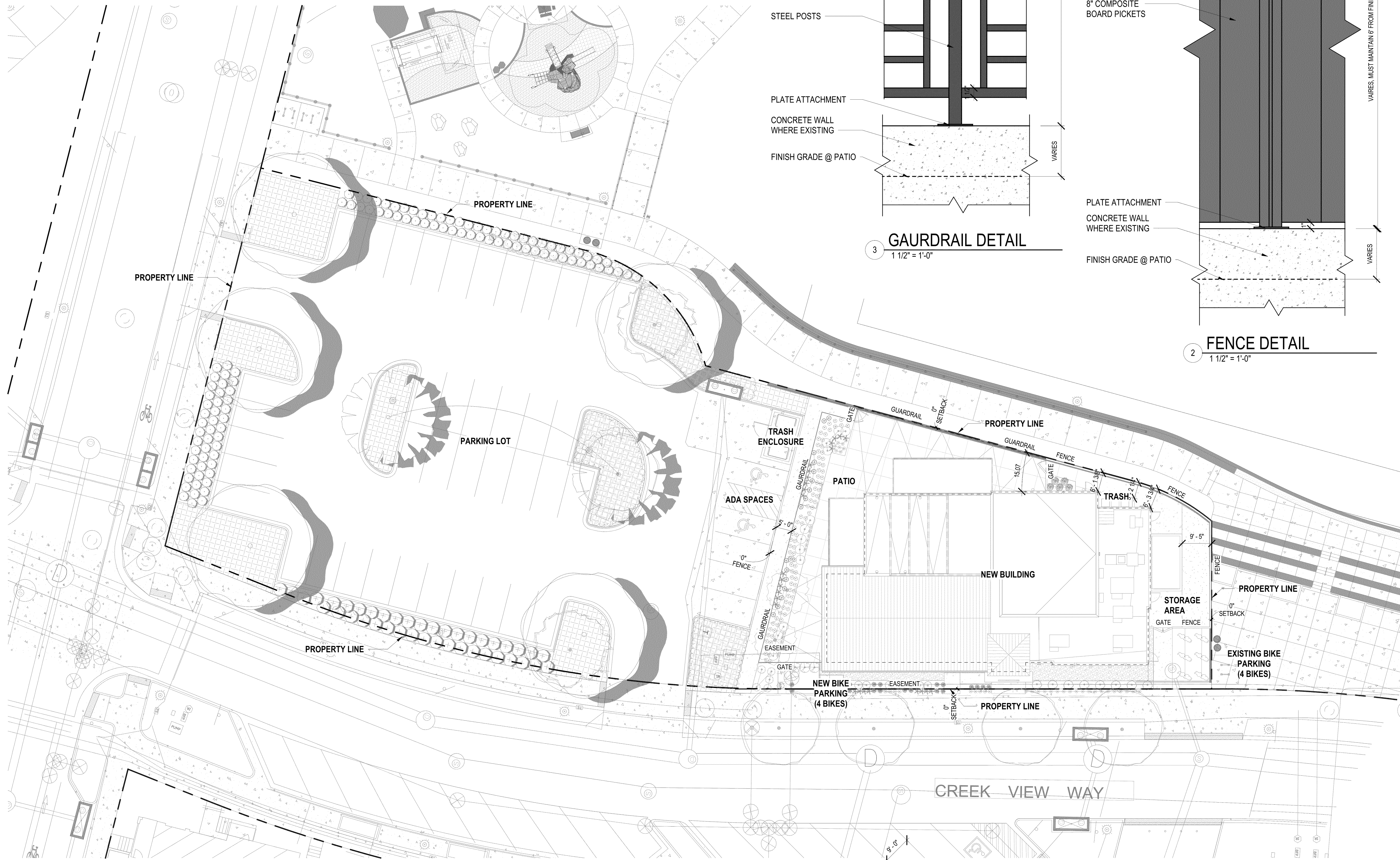
xan
xancreative.com
807 E. 22nd Ave
Denver, Colorado
p: 303-296-4584

OUTSIDE LA
Boulder / Steamboat, Colorado
p: 303-517-9256

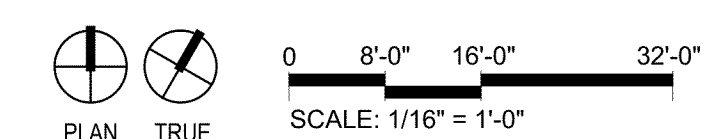
The Sanitas Group
901 Front Street, Suite 350
Louisville, Colorado
p: 720-346-1656

SL
63 Sunset Dr,
Bailey, Colorado
p: 303-242-1572

BIGSBY'S FOLLY
SUPERIOR TOWN CENTER
SUPERIOR, COLORADO
FDP ADMENDMENT - MAJOR
2240 CREEK VIEW WAY



1 OVERALL SITE PLAN - BLOCK 4
1/16" = 1'-0"



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ARCHITECTURE
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BIGSBY'S FOLLY

SUPERIOR TOWN CENTER
SUPERIOR, COLORADO
FDP ADMENDMENT - MAJOR
2240 CREEK VIEW WAY

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FDP ADMENDMENT
2024.04.01

SHEET No.
A1.33
OVERALL SITE PLAN

TOTAL MATERIAL TAKEOFFS			
BRICK	902 SF	13.71%	
STUCCO	2563 SF	38.96%	
METAL SIDING	2425 SF	36.87%	
METAL COMPONENTS	688 SF	10.46%	
NORTH MATERIAL TAKEOFFS			
BRICK	113 SF	5.31%	
STUCCO	931 SF	43.71%	
METAL SIDING	838 SF	39.34%	
METAL COMPONENTS	248 SF	11.64%	

EAST MATERIAL TAKEOFFS			
BRICK	0 SF	0.00%	
STUCCO	634 SF	43.13%	
METAL SIDING	743 SF	50.54%	
METAL COMPONENTS	93 SF	6.33%	

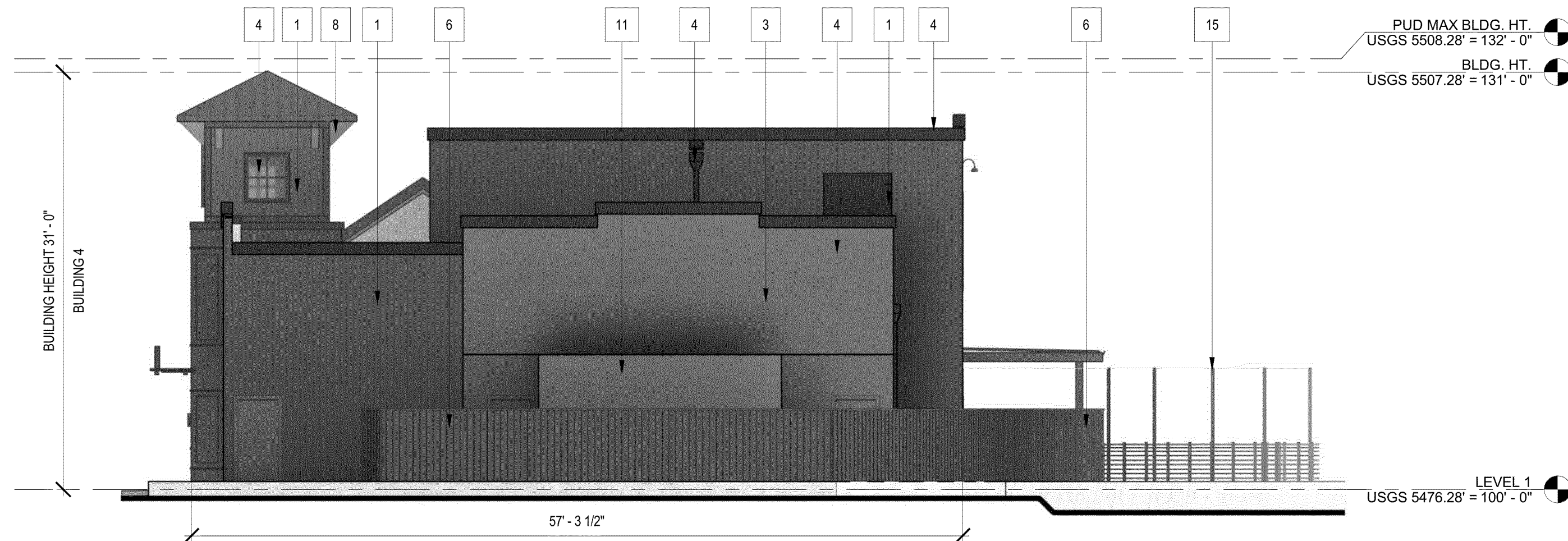
WEST MATERIAL TAKEOFFS			
BRICK	315 SF	25.69%	
STUCCO	275 SF	22.43%	
METAL SIDING	396 SF	32.30%	
METAL COMPONENTS	240 SF	19.58%	

SOUTH MATERIAL TAKEOFFS			
BRICK	474 SF	27.05%	
STUCCO	723 SF	41.27%	
METAL SIDING	448 SF	25.57%	
METAL COMPONENTS	107 SF	6.11%	



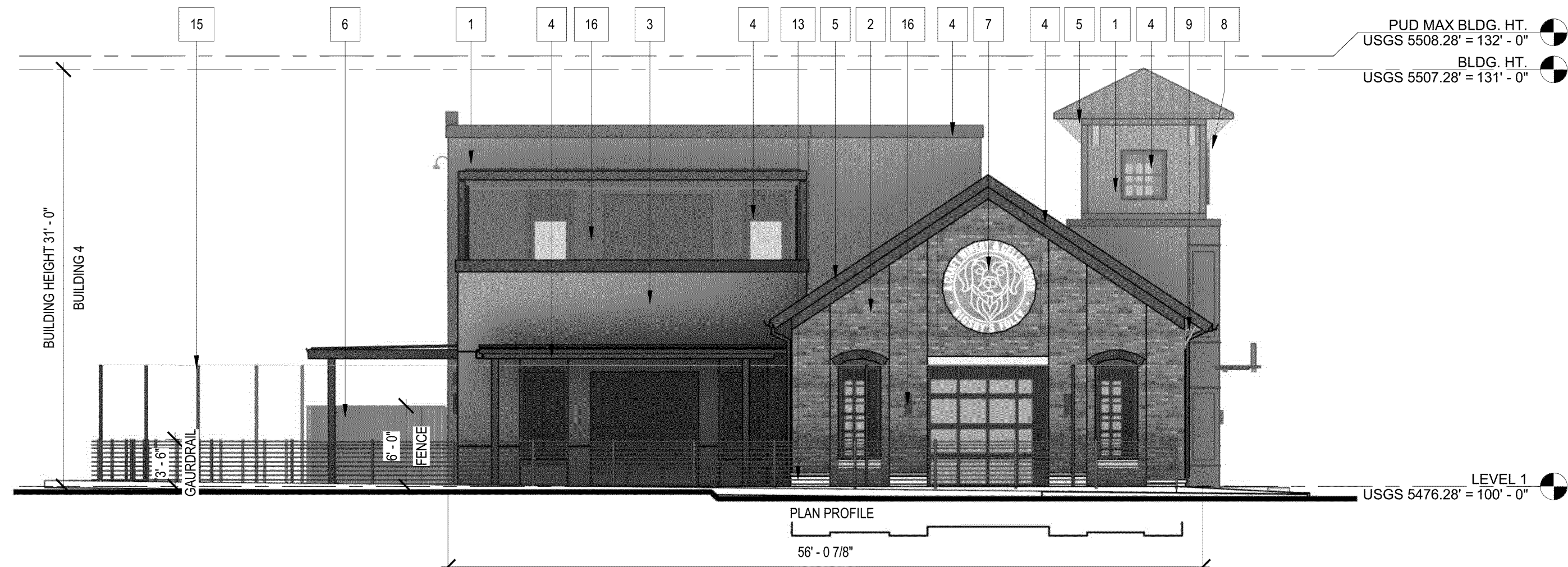
NORTH ELEVATION - FDP

1/8" = 1'-0"



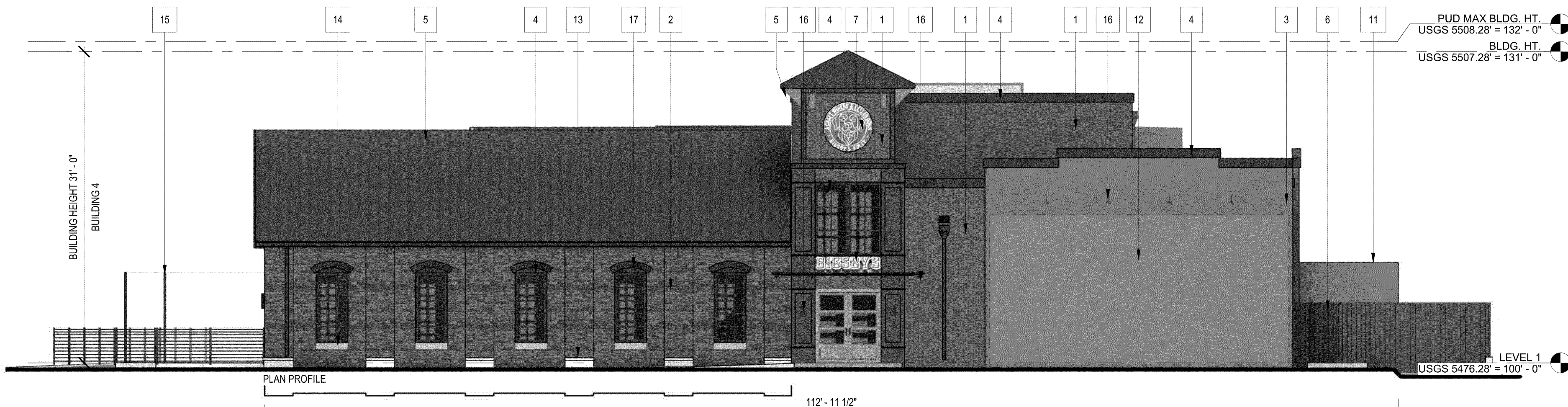
EAST ELEVATION - FDP

1/8" = 1'-0"



WEST ELEVATION - FDP

1/8" = 1'-0"



SOUTH ELEVATION - FDP

1/8" = 1'-0"

ELEVATION LEGEND

- PAINTED NICKEL GAP 1X10 POLY ASH VERTICAL SIDING (DARK GREY)
- MESQUITE BRICK (RED)
- OLD PARCHMENT BRICK (TAN)
- COLORADO BUFF SANDSTONE (TAN)
- STUCCO COLOR (DARK GREY)
- BERRIDGE METAL TRIM (MATTE BLACK)

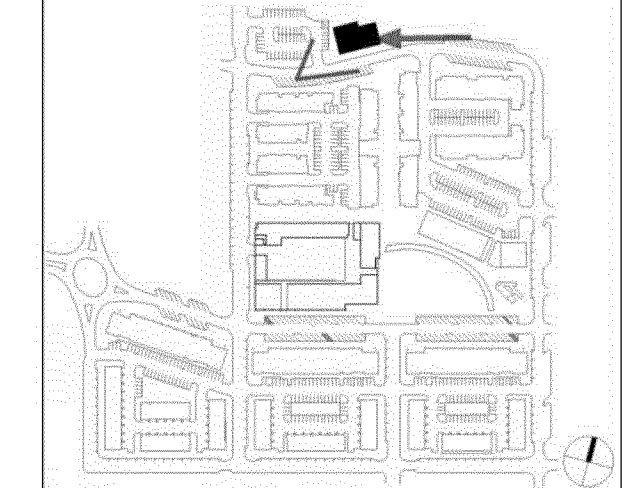
ELEVATION NOTES

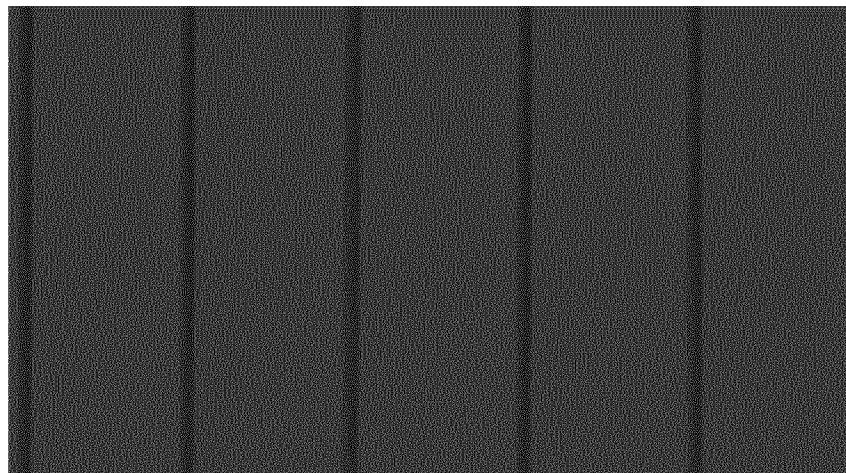
- ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW BY OFFSETS FROM BUILDING WALL PLANES AND PARAPET HEIGHTS.
- REFER TO CIVIL FOR ACTUAL FINISH FLOOR ELEV'S.
- LOCATIONS OF VENTS AND LIGHTS SUBJECT TO CHANGE BASED ON FURTHER DESIGN DEVELOPMENT AND COORDINATION.
- REFER TO FINISH MATERIAL LEGEND AND MATERIAL BOARDS FOR KEYNOTE MATERIAL COLOR.
- FUTURE COMMERCIAL RETAIL SIGNAGE IS PERMISSIBLE THROUGH INDIVIDUAL SIGN PERMITS (WHICH REQUIRE STAFF REVIEW) PROVIDED THAT SIGNS COMPLY WITH SIGNAGE REQUIREMENTS OUTLINED IN THE "DESIGN GUIDELINES"

KEYNOTE LEGEND

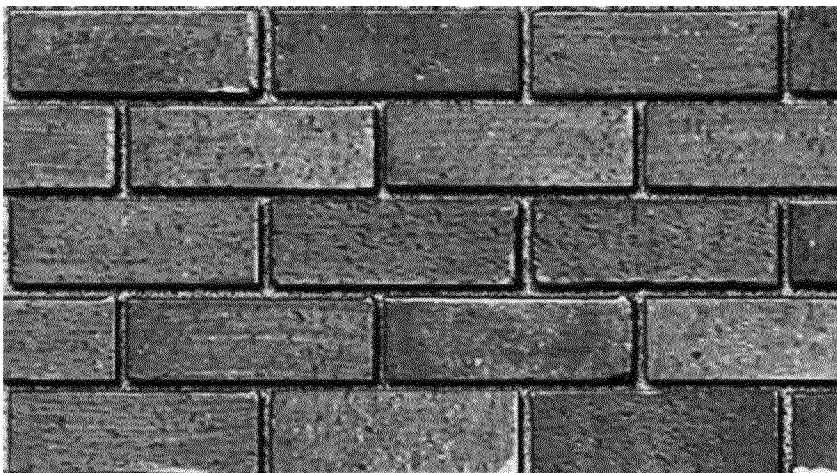
- PAINTED NICKEL GAP 1X10 POLY ASH VERTICAL SIDING (DARK GREY)
- MESQUITE BRICK (RED) (RUNNING BOND)
- STUCCO COLOR (DARK GREY)
- TRIM COLOR (BLACK)
- METAL ROOF COLOR (BLACK)
- COMPOSITE FENCING (BROWN)
- SIGNAGE BY OTHERS
- BRACKET DETAIL 1
- BRACKET DETAIL 2
- LED DOG (8')
- PAINTED WALK-IN COOLER
- BRANDING ART PER CULTURAL ARTS AND PUBLIC SPACES ADVISORY COMMITTEE (CAPS)
- COLORADO BUFF SANDSTONE
- OLD PARCHMENT BRICK (TAN) (SOLDIER COURSE)
- MARKET LIGHTING & POLES
- WALL SCONE TYP.
- MESQUITE BRICK (RED) (SOLDIER BOND)
- OPTIONAL BRANDING ART PER CULTURAL ARTS AND PUBLIC SPACES ADVISORY COMMITTEE (CAPS)

SITE KEY PLAN

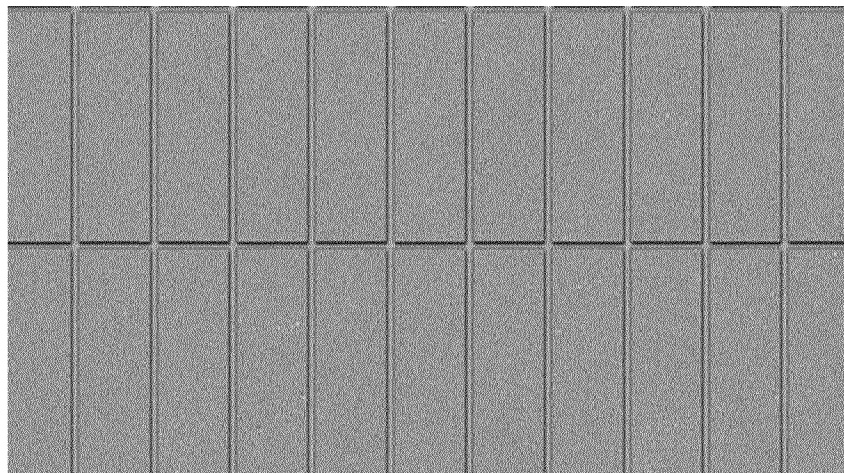




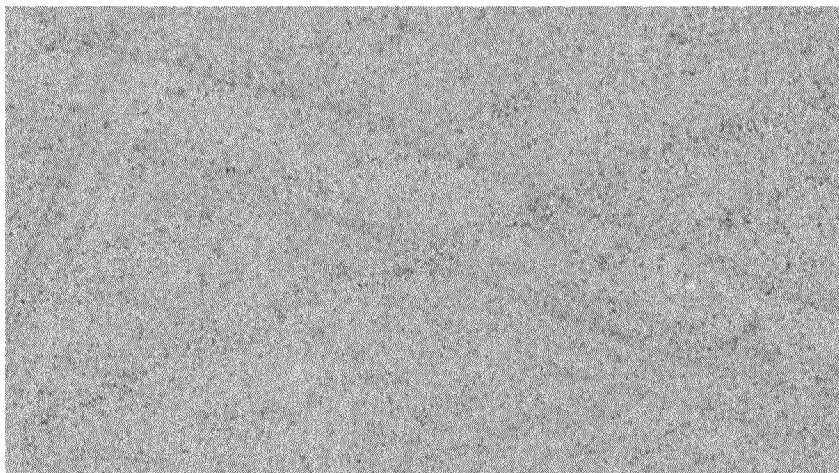
PAINTED NICKEL GAP 1X10
POLY ASH VERTICAL SIDING
(DARK GREY)



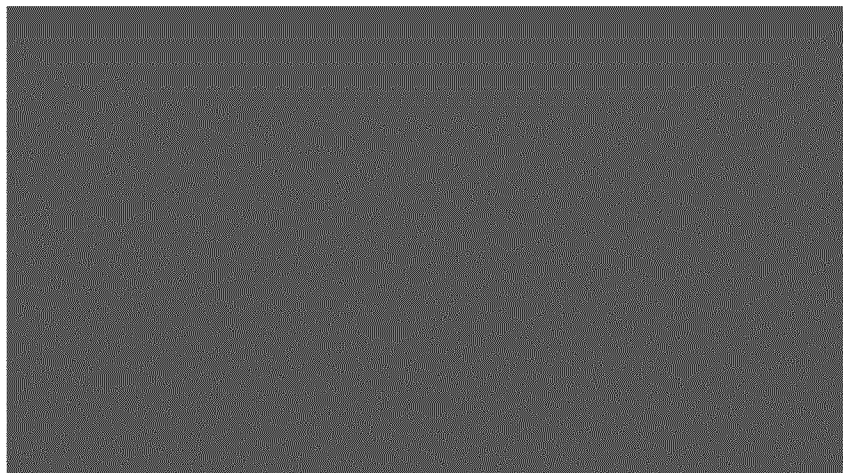
MESQUITE BRICK
(RED)



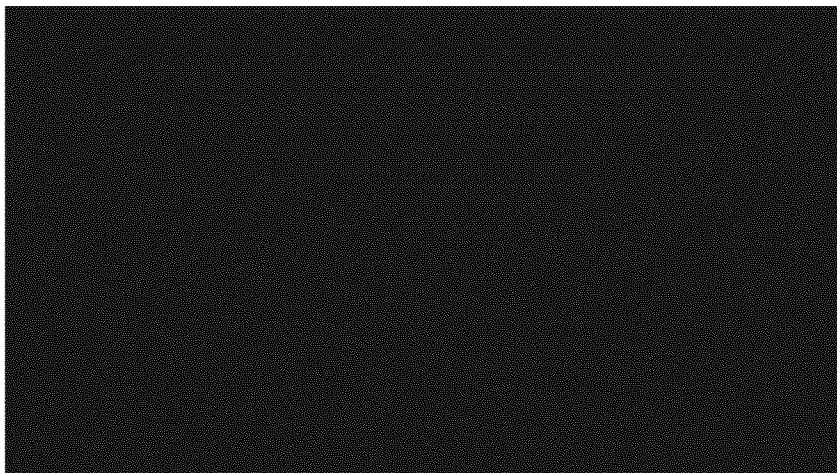
OLD PARCHMENT BRICK
(TAN)



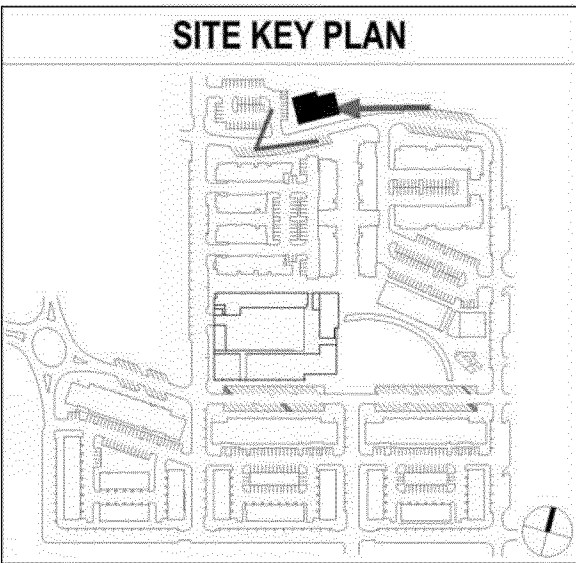
COLORADO BUFF SANDSTONE
(TAN)



STUCCO COLOR
(DARK GREY)



TRIM COLOR
(BLACK)



COBURN
ARCHITECTURE
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xancreative.com
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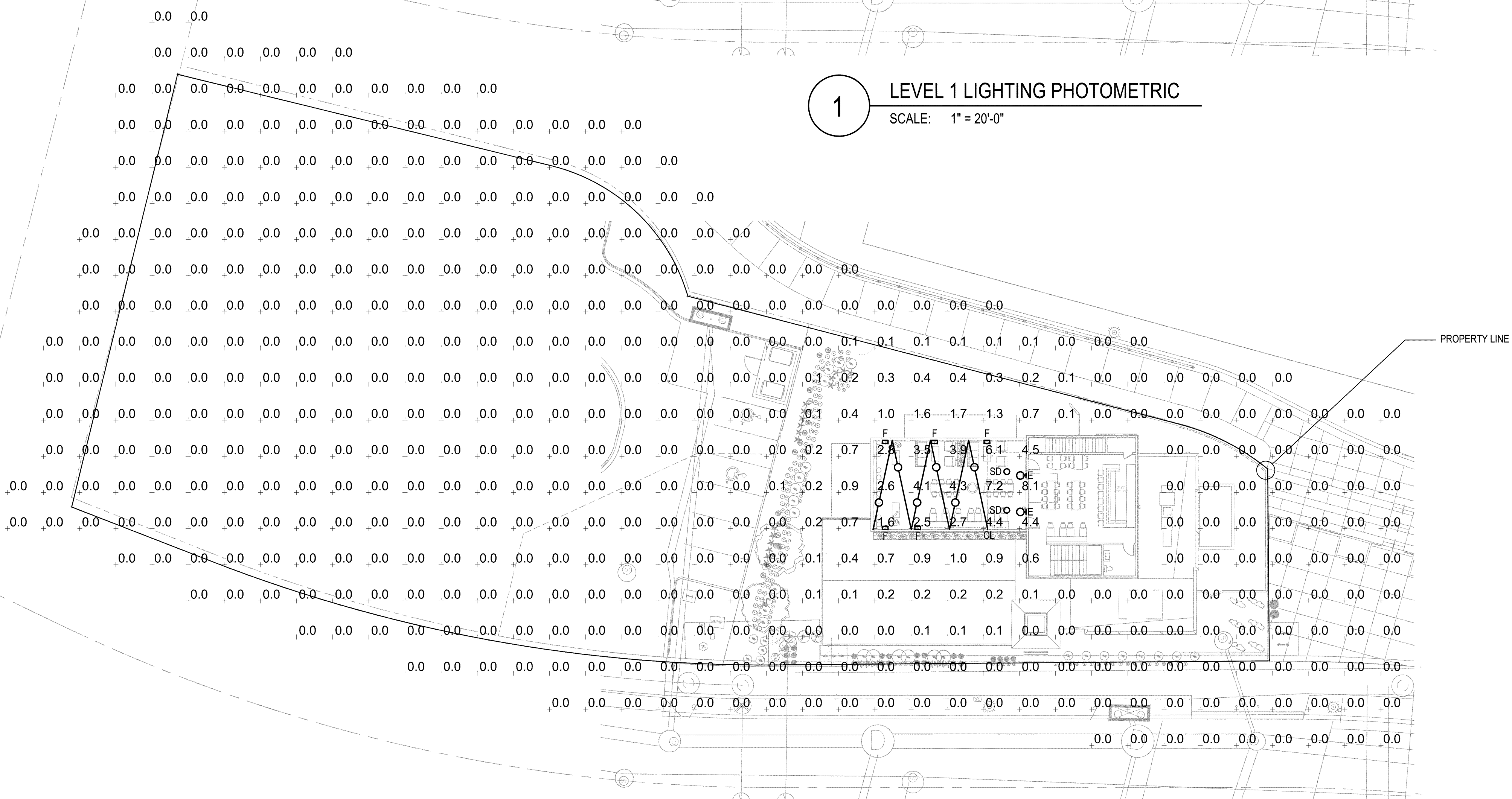
**BIGSBY'S
FOLLY**

SUPERIOR TOWN CENTER
SUPERIOR, COLORADO
FDP ADMENDMENT - MAJOR
2240 CREEK VIEW WAY

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FDP ADMENDMENT
2024.04.01

SHEET No.
A1.35
MATERIAL BOARD -
RESTAURANT - LOT 2 -
BLOCK 4



SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"

LP1
SITE LIGHTING
PHOTOMETRIC



February 16th, 2024

Town of Superior
Planning Staff
124 E. Coal Creek Drive
Superior, CO 80027

Re: Block 4 – FDP Amendment

Staff:

As current landowner of the Block 4 property in Downtown Superior, this letter represents Carmel Partner's approval of Bigsby Folly's FDP Amendment drawings dated 2/14/2024 and FDP Amendment narrative dated 2/15/2024.

Carmel Partners has submitted and made payment for the related minor subdivision / replat application that will be part of the Bigsby Folly FDP Amendment approval. We have instructed Bigsby Folly to include the hearing notice for the minor subdivision / replat application in the relevant site signage and mailer notifications, as required by Town of Superior code.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Panek', written over a light gray dotted rectangular background.

Jeff Panek
SVP Development
Carmel Partners

SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7

A RESUBDIVISION OF LOT 1, BLOCK 4, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

Certificate of Ownership

KNOW ALL MEN BY THESE PRESENTS THAT CP VII SUPERIOR, LLC BEING THE OWNER(S) OF CERTAIN LAND IN BOULDER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 4, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 14, 2020, UNDER RECEPTION NO. 03766227 OF THE RECORDS OF BOULDER COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A LINE BETWEEN A FOUND 2.5" ALUMINUM ROCK CAP STAMPED "T1S N1/16 R70W S24 R69W S19 PLS 29761" IN CONCRETE AT THE NORTH SIXTEENTH CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. AND A FOUND 2.5" ALUMINUM CAP STAMPED "MELVIN SURVEYING PLS 22576" ON #5 REBAR AT THE SOUTH SIXTEENTH CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. TO BEAR SOUTH 00°42'37" EAST, A DISTANCE OF 2,635.65 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SECTION 19; THENCE SOUTH 81°17'07" EAST, A DISTANCE OF 868.42 FEET TO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 4, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 74°56'24" EAST, A DISTANCE OF 106.42 FEET TO A POINT OF CURVATURE;
- 2) THENCE 54.73 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 52.40 FEET, AN INCLUDED ANGLE OF 59°50'26" AND SUBTENDED BY A CHORD BEARING SOUTH 75°08'23" EAST, A DISTANCE OF 52.27 FEET;
- 3) THENCE NORTH 75°47'22" EAST, A DISTANCE OF 140.63 FEET TO A POINT OF CURVATURE;
- 4) THENCE 27.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 63.91 FEET, AN INCLUDED ANGLE OF 24°40'02" AND SUBTENDED BY A CHORD BEARING NORTH 88°07'23" EAST, A DISTANCE OF 27.30 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, SOUTH 29°17'00" EAST, A DISTANCE OF 53.12 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CREEK VIEW WAY;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 60°43'00" WEST, A DISTANCE OF 136.40 FEET TO A POINT OF CURVATURE;
- 2) THENCE 159.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 421.50 FEET, AN INCLUDED ANGLE OF 21°42'16" AND SUBTENDED BY A CHORD BEARING SOUTH 71°34'08" WEST, A DISTANCE OF 158.72 FEET;
- 3) THENCE SOUTH 82°25'16" WEST, A DISTANCE OF 41.67 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MARSHALL ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 15°03'36" WEST, A DISTANCE OF 123.30 FEET TO THE POINT OF BEGINNING;

SAID PARCEL IN TOTAL CONTAINS 33,486 SQ. FT. OR 0.77 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLOTTED AND SUBDIVIDED THE SAME INTO LOTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7.

CP VII SUPERIOR, LLC

EXECUTED THIS _____ DAY OF _____, 20____.

BY: _____

NAME: _____ TITLE: _____

Notarial Certificate

STATE OF _____ }
COUNTY OF _____ }SS.

FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
20____, BY _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC (SEAL)



Vicinity Map
NOT TO SCALE

Notes

1. LAND TITLE GUARANTEE COMPANY FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER ABZ70821628-4, DATED DECEMBER 28, 2023 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
4. BASIS OF BEARINGS: AN ASSUMED BEARING OF S00°42'37"E ALONG A LINE BETWEEN A FOUND 2.5" ALUMINUM ROCK CAP STAMPED "T1S N1/16 R70W S24 R69W S19 PLS 29761" IN CONCRETE AT THE NORTH SIXTEENTH CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. AND A FOUND 2.5" ALUMINUM CAP STAMPED "MELVIN SURVEYING PLS 22576" ON #5 REBAR AT THE SOUTH SIXTEENTH CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
6. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
7. DATE OF FIELDWORK: JANUARY 29, 2024
8. THE INTENT OF THIS PLAT IS TO DIVIDE LOT 1, BLOCK 4, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 6 INTO TWO INDIVIDUAL LOTS AND TO DEDICATE THE UTILITY EASEMENT SHOWN HEREON.

Owner's Estoppel Certificate

WE, CP VII SUPERIOR, LLC, THE OWNER(S) OF THE PROPERTY INCLUDED IN THE SUBDIVISION, CERTIFY THAT THIS FINAL PLAT AND SUBDIVISION IMPROVEMENT AGREEMENT TO BE EXECUTED IN CONNECTION HERewith IF REQUIRED, EMBODY THE ENTIRE AGREEMENT BETWEEN THE OWNER OF SAID PROPERTY AND THE TOWN WITH REGARD TO THE SUBDIVISION OF SAID PROPERTY, AND THAT THE OWNER IS NOT RELYING UPON ANY OTHER REPRESENTATIONS, WARRANTIES, UNDERSTANDINGS OR AGREEMENTS IN CONNECTION WITH ANY MATTER ENCOMPASSED BY THIS PLAT OR THE SUBDIVISION IMPROVEMENT AGREEMENT IF REQUIRED, EXCEPT AS SET FORTH HEREIN OR IN SAID SUBDIVISION IMPROVEMENT AGREEMENT.

EXECUTED THIS _____ DATE OF _____, 20____.

OWNERS: _____

Manager's Certificate

APPROVED BY THE MANAGER OF THE TOWN OF SUPERIOR, STATE OF COLORADO.

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

ATTEST: _____
MANAGER

Town Clerk Certificate

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE TOWN MANAGER ON THIS
_____ DAY OF _____, 202__, AND WAS FILED IN MY OFFICE ON THE
_____ DAY OF _____, 202__, AT _____ O'CLOCK __M.

TOWN CLERK

Recordation Certificate

STATE OF COLORADO)
COUNTY OF BOULDER)SS.

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER
OF BOULDER COUNTY AT _____ M., ON THE _____ DAY OF _____
20____, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO.
_____, FEES \$ _____.

COUNTY CLERK AND RECORDER CLERK AND RECORDER

BY: _____ BY: _____
DEPUTY

Surveyor's Statement

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THE SURVEY REPRESENTED BY THIS DRAWING WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, THAT THIS DRAWING ACCURATELY REPRESENTS SAID SURVEY, AND THAT SAID SURVEY IS IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 151, C.R.S., AS AMENDED AND THE TOWN OF SUPERIOR MUNICIPAL CODE.

JOSHUA BREEDLOVE COLORADO P.L.S. #38174
VICE PRESIDENT, FLATIRONS, INC.

REVISION	DATE
1-REVISION PER TOWN COMMENTS	-03/14/2024 JS
2	
3	
4	
5	
6	
7	
8	
9	
10	

SUPERIOR TOWN CENTER FILING 1B
REPLAT NO. 7

COPYRIGHT 2024 FLATIRONS, INC.



(SEAL)

JOB NUMBER:
24-79,985
DATE:
01-31-2024
DRAWN BY:
J. STEPHENSON
CHECKED BY:
JMB/JK/ML

SHEET 1 OF 2



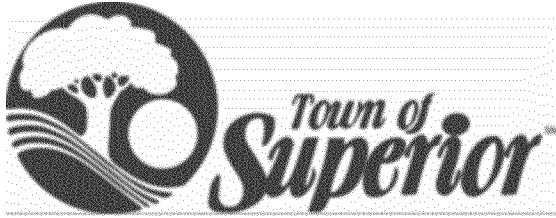
**AGENDA
PLANNING COMMISSION
SPECIAL MEETING
April 9, 2024
6:00 p.m.**

PLEASE NOTE THE NEW TIME FOR THE MEETING

The Planning Commission meeting will be held in-person and remotely, and members of the public wishing to attend may view the Meeting by visiting the Town's website: <https://www.superiorcolorado.gov>

The Planning Commission regular meeting recording will be posted subsequently on the Town's website.

1. Call to Order a regular meeting of the Planning Commission
2. Preliminary Matters
 - a. Roll Call
 - b. Public Comment on Non-Agenda Items (limit 5 min./person)
3. Approval of Minutes of Planning Commission
 - a. March 19, 2024
4. Public Hearing Regarding Final Development Plan Amendment (FDPA) #2 for FDP 9 of Downtown Superior.
 - a. The proposal relates specifically to Lot 2 of Block 4 (Case No. FDPA-2024-02) and proposes a 6200 square foot winery, restaurant, and event venue, with outdoor patio seating and a rooftop deck.
5. Planning and Building Update
6. Adjournment



PLANNING COMMISSION MEETING MINUTES

Regular Meeting

March 19th, 2024

Town Hall, 124 E. Coal Creek Drive

6:00 p.m.

1. CALL TO ORDER A REGULAR MEETING OF THE PLANNING COMMISSION.

Chair David Harper called the meeting to order at 6:00PM

2. PRELIMINARY MATTERS

a. ROLL CALL

Present: Chair David Harper
Commissioner Amanda Vaughan
Commissioner Michael Barnes
Commissioner Ryan Mojo
Commissioner Steve Witte
Commissioner Michael J Gordon
Commissioner David Gross

Absent: Vice Chair Lonny Rose

Others Present: Parks, Recreation and Open Space Director, Leslie Clark
Planning and Building Director, Lisa Ritchie
Planner III, Renae Stavros
Planning and Permit Technician, Alex Haeffling
Interim Town Attorney, Nick Hartman

b. PUBLIC COMMENT ON CONSENT AGENDA AND NON-AGENDA ITEMS

There was no public comment presented.

3. APPROVAL OF MINUTES OF PLANNING COMMISSION

a. February 20th, 2024 Meeting Minutes

MOTION: Commissioner Amanda Vaughan moved to approve February 20th, 2024 Meeting Minutes, Seconded by Commissioner Michael Barnes

VOTE: Motion carried 7 – 0

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Michael Barnes, Commissioner Ryan C. Mojo, Commissioner Michael J Gordon, Commissioner Steve Witte, Commissioner David Gross

NOES: None

4. PUBLIC HEARING TO REVIEW AND COMMENT ON REZONING OF 216 S. 3RD AVE AND TWO ADJACENT TOWN-OWNED TRACTS TO THE NORTH IN ORIGINAL TOWN FROM LOW DENSITY RESIDENTIAL TO OPEN SPACE AND NATURAL USES

No public comment

No discussion

MOTION: Chair David Harper moved to approve rezoning of 216 S. 3rd Ave and two adjacent town-owned tracts to the north in original town from low density residential to open space and natural uses, Seconded by Commissioner Michael Gordon

VOTE: Motion carried 7 – 0

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Michael Barnes, Commissioner Ryan C. Mojo, Commissioner Michael J Gordon, Commissioner Steve Witte, Commissioner David Gross

NOES: None

5. PUBLIC HEARING TO REVIEW AND COMMENT ON THE SECOND AMENDMENT TO THE PLANNED DEVELOPMENT OF DISCOVERY OFFICE PARK FOR LOT 21, BLOCK 1 DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT 3

Presentation by Staff followed by Applicant Presentation

Public Comment

Commissioners heard from 3 residents, one in-person and two via Zoom

Discussion

No objections to proposed maximum building elevation of 5540.5

No objections to proposed setbacks

No objections to reduce first floor height range, from 14'-18' to 12-16'

No objections to green roofs not required

No objections to proposed flat roof, although recommended to reduce reflections coming from roof

No objections to proposed use of Mechanical Ventilation for parking garage, although recommended to reduce noise coming from mechanical ventilation

Some objections to open space not required, recommended to have more common/outdoor space in proposed plans

No objections to reducing minimum square footage for units

Some objections to parking ratio, recommended to have more bike parking and other mobility options available

MOTION: Commissioner Steve Witte moved to approve the Second Amendment to the Planned Development of Discovery Office Park for lot 21, block 1 Discovery Office Park/Superior Town Center Replat 3 with the following recommendations:

- A. Prior to executing and recording final mylars, Applicant shall make minor technical and redline corrections to plans as identified by Town staff;
- B. Applicant shall submit the final PD plan prior to executing and recording final mylars;
- C. Applicant shall reduce reflectivity of the roof to the extent possible;
- D. Applicant shall reduce the noise stemming from the mechanical ventilation of the parking area to the extent possible;
- E. Applicant shall add additional, meaningful outdoor space to the extent possible; and
- F. Additionally, the Planning Commission recommends the Applicant add .5 bike parking spaces per unit to accommodate for the decrease in parking

VOTE: Motion carried 7 – 0

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Michael Barnes, Commissioner Ryan C. Mojo, Commissioner Michael J Gordon, Commissioner Steve Witte, Commissioner David Gross

NOES: None

6. STAFF ANNOUNCEMENTS/MISCELLANEOUS

Bigsby's Folly FDP Amendment

- April 9 for Planning Commission

RTD – Administrative FDP approved

Awarded the DOLA grant for Comprehensive Plan

Staff continues to meet with the State on Land Use bills

Check out ShapeSuperior.com for updates on the Housing Plan to comment on draft Strategies

7. ADJOURNMENT

Chair David Harper adjourned meeting at 8:36PM