Town of Superior Board of Trustees
Superior Metropolitan District No. 1 Board of Directors
Superior Urban Renewal Authority Board of Commissioners
Superior McCaslin Interchange Metropolitan District Board of Directors
Regular Meeting (6:00 p.m.)
January 8, 2024

The Board 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/home

The Board Meeting recording will be posted subsequently on the Town's website.

1. Call to Order the Meeting of Town of Superior Board of Trustees, the Superior Metropolitan District No. 1 Board of Directors, the Superior Urban Renewal Authority Board of Commissioners and the Superior/McCaslin Interchange Metropolitan District Board of Directors (6:00 p.m.)

2. Preliminary Matters (6:00 p.m.)

    a. Pledge of Allegiance

    b. Roll Call

    c. Approval of Agenda

    d. Board Reports (6:05 p.m.)

    e. Public comment on Consent Agenda, Presentations, and Non-Agenda Items. Persons making public comment are asked to state your name and the city you live in (limit 5 min./person) (6:20 p.m.)

3. Consent Agenda (6:30 p.m.)
    a. Approval of the Board of Trustees Meeting Minutes
    b. Acceptance of Committee Meeting Notes
    c. Acceptance of Advisory Committee Work Plans – PARC, OSAC & ACES
    d. Consideration of Resolution Establishing Designated Public Place for Posting of Meeting Notices
    e. Consideration of Resolution Approving Appointments to Rocky Flats Stewardship Council
    f. Consideration of Resolution Making the Triennial Determination for the Continuation of the Rocky Flats Stewardship Council
    g. Approval of Cattail Removal Maintenance Project at Pond 7 in Purple Park
    h. Consideration of Resolution Approving Vargas Landscape, Flower and Snow Removal Agreement Renewal
    i. Consideration of Resolution Approving Additional Incentive for Bigsby's Folley - Louisville IGA Amendment

4. Advisory Committee Interviews (6:45 p.m.)

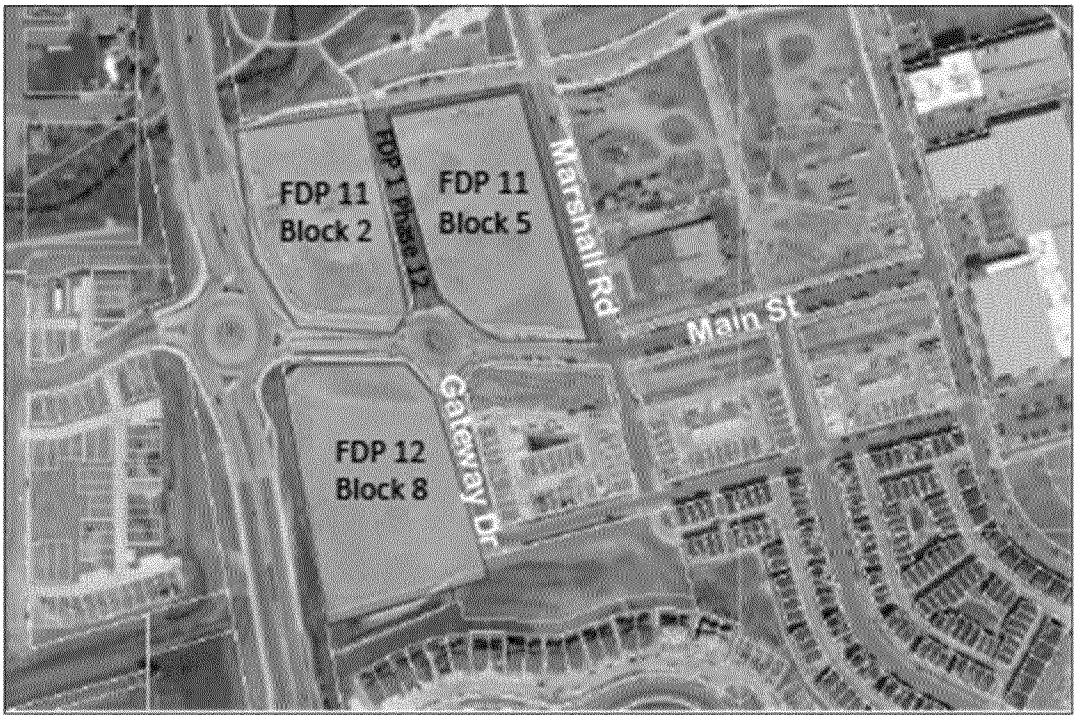
5. Continued Public Hearing to Consider Preliminary and Final Plat (FP), Final Development Plan (FDP) 1 Phase 12 for Gateway Drive, and Final Development Plan (FDP) 11 & 12 and Subdivision Improvement Agreement for Blocks 2, 5 & 8 along Main Street in Downtown Superior (6:55 p.m.)

    a. Preliminary and Final Plat (FP) for what is currently platted as Blocks 2, 5 & 8 (Superior Town Center Filing 1B Replat No. 7) to vacate and create various easements.

    b. Final Development Plan 1 Phase 12 (FDP) construction of Gateway Drive from Main Street to Creek View Way.

    c. Final Development Plan 11 and 12 (FDP) for Blocks 2, 5 & 8 in Downtown Superior.
        - FDP 11 proposes two office buildings on Blocks 2 & 5, comprising approximately 280,000 sq. ft., 6,636 sq. ft. of commercial retail space, and two parking facilities, one above-grade parking structure with 628 parking spaces and one surface lot with 93 spaces.

        - FDP 12 proposes a 302,000 sq. ft., 5-story, 270-unit apartment building on Block 8, including 14,000 sq. ft. of private amenity spaces, a 5,000 sq. ft. retail unit, and a 404-space parking garage to serve residents, guests, and public commercial customers



6. Consideration of Ordinances to Rezone 208 3rd Avenue and 213 S 2nd Avenue in Original Town from Low Density Residential to Open Space and Natural Uses (Kilbride and McNulty Properties) (10:30 p.m.)

7. Adjournment (11:00 p.m.)

Public comment related to a Public Hearing item may be submitted by email as an alternative to speaking in person, and emailed comments must be received at townboard@superiorcolorado.gov by 12:00 noon on the calendar day before the Public Hearing (Sunday if the Public Hearing is on Monday).

Public comment submitted via e-mail regarding general Town Board agenda items that are not the subject of public hearings should be submitted with sufficient time before the meeting to allow Board Members an opportunity to review.

Town Board
Meeting Minutes

December 11, 2023
Town Hall, 124 E. Coal Creek Drive
Superior, CO 80027
6:00 p.m.

DRAFT

Call to Order Meeting of Board of Trustees

Roll Call

Present:	***Mayor Mark Lacis***
	Mayor Pro-tem Neal Shah
	Trustee Jenn Kaaoush
	Trustee Stephanie Miller
	Trustee Bob McCool
	Trustee Jason Serbu
	Trustee Sandie Hammerly
Absent:	***None***
Others Present:	***Town Manager Matt Magley***
	Town Attorney Ruthie Goff
	Town Clerk Lydia Yecke

Approval of Agenda

Motion: Mayor Pro-tem Neal Shah moved to approve Agenda, seconded by Trustee Serbu. **Vote:** CARRIED. 7 - 0

Board Reports

Reports were given by Trustee Miller, Trustee Kaaoush, Mayor Pro-Tem Shah, Trustee Serbu and Mayor Lacis

Public comment on Consent Agenda

The following residents gave public comment:
Elliot Fladen and Elizabeth Thompson (via zoom)

Builders Recognition Proclamations for Marshall Fire Rebuilds

Coyote Ridge Open Space Master Plan Review & Feedback

Consent Agenda

Motion: Mayor Pro-tem Neal Shah moved to approve Consent Agenda, seconded by Trustee Bob McCool. **Vote:** CARRIED. 7 - 0

Consideration of Resolution Approving Rock Creek Parkway Design Contract

The following residents gave public comment on item #4:
Christopher Cole, Edward Lewis, Mike Foster, Stefano Prezioso, Jim Conaghan, Lori Adams, Doug Adams, Michael Taliaferro, Leah Rowan, Ken Lish, Jamie Dixon & Christine Cecheva, Tom McGann, Joel White, Lou Ramos, Laura Hodgson, Jen Lane, Mike Novich, Via Zoom - Angela T, Austin Todd, Esse Snell, Andrew Vaughn, Ryan Hitchler and Colin O'Hara

Resolution Approving a Contract with J&T Consulting Inc. for 2024 Rock Creek Parkway Roadway Improvements

Motion: Mayor Pro-tem Neal Shah moved to approve Resolution Approving a Contract with J&T Consulting Inc. for 2024 Rock Creek Parkway Roadway Improvements, seconded by Trustee Sandie Hammerly. **Vote:** CARRIED. 6 - 1

Resolution Approving a Contract with Fox and Tuttle Transportation Group, LLC for the Rock Creek Parkway Repurposing Project

Motion: Mayor Pro-tem Neal Shah moved to approve Resolution Approving a Contract with Fox and Tuttle Transportation Group, LLC for the Rock Creek Parkway Repurposing Project, (Subject to direction the Board has been given proceeding with option #3 and incorporating pedestrian friendly crossings and safety improvements), seconded by Trustee Sandie Hammerly. **Vote:** CARRIED. 6 - 1

Public Hearing to Consider Preliminary and Final Plat (FP), Final Development Plan (FDP) 1 Phase 12 for Gateway Drive, and Final Development Plan (FDP) 11 & 12 and Subdivision Improvement Agreement for Blocks 2, 5 & 8 along Main Street in Downtown Superior

Motion: Mayor Pro-tem Neal Shah moved to extend meeting until 11:30 p.m., seconded by Trustee Jason Serbu. **Vote:** CARRIED. 6 - 1

Motion: Mayor Pro-tem Neal Shah moved to Continue Public Hearing to Consider Preliminary and Final Plat (FP), Final Development Plan (FDP) 1 Phase 12 for Gateway Drive, and Final Development Plan (FDP) 11 & 12 and Subdivision Improvement Agreement for Blocks 2, 5 & 8 along Main Street in Downtown Superior until January 8th, 2024 meeting, seconded by Trustee Sandie Hammerly. **Vote:** CARRIED. 7 – 0

Mayor Lacis Adjourned meeting at 11:30 p.m.

_____
Mark Lacis, Mayor

_____
Lydia Yecke, Town Clerk

MEETING NOTES
Advisory Committee for Environmental Sustainability (ACES)
December 7, 2023 @ 5:00 PM

This meeting was held at in the Spruce Room at Louisville City Hall, 749 Main Street, Louisville, CO 80027 to accommodate travel to the joint committee meeting with the advisory groups from Louisville and Lafayette immediately following.

1.Call Meeting to Order

5:00 pm

2.Roll Call

Present: James Zarske, Stephan Sain, James A Lester, John Schallau, Mike Foster, Michelle Gazarik, Miles H Hoffman, Nicola J Hewett
Staff: Alexis Bullen
Trustee Liaison: Neal Shah

3.Agenda Approval

Unanimously approved

4.Public Comment (5:10 p.m.)

No public comment

5.New Business and Updates (5:15 p.m.)

5.a. Town Board Liaison

Rock Creek parkway discussion this Monday. Life Science building discussion is coming. Trustee Shah asked ACES for a 2024 sustainability goal or actions the Board should focus on next year and ideas on what they should consider next to meet climate and energy targets.

5.b. Town Staff

Alexis provided brief updates, including the new announcement that the Town improved its climate score from a B to an A- through CDP reporting and other 2023 Sustainability highlights.

5.c. Working Groups

Outreach – will meet 1st Wed of the month 5 pm.
Resources – reach out to HOAs; will meet 4th Wed of the month 5pm.
Operations –will meet Wednesdays at 6 pm before ACES meetings starting next Wed (2nd Wed of the month)

Each working group will follow up with Mikaela and Alexis if their chosen time is not yet on the Town calendar.

6.Discussion Item(s) (5:30 p.m.)

6.a. 2024 ACES workplan

2024 work plan is unanimously approved.

7.Adjourn

Adjourned at 5:43

Town of Superior
Advisory Committee for Environmental Sustainability
2024 Work Plan

The ACES work plan aims achieve progress on the Sustainability Action Plan.

Key Focus Areas

- **Beneficial Electrification Implementation**
- **Garbage/Recycling/Composting RFP**
- **Resilience and Water Conservation**
- **Identify & Implement Key messages**
    - **Residential**
    - **Commercial**
    - **Town Staff**
    - **Town Board**

Ongoing Efforts

- **Outreach messaging and events**

Highlights of 2023 Sustainability Work

Energy:

- Finalized Superior's Beneficial Electrification Plan
- Finished the Solarize Superior solar co-op with 8 installations completed and rebated
- Collaborated on the SUN Boulder County solar co-op with 22 Superior household participants
- Put out an RFP for solar for Town facilities

Water:

- Facilitated cross-departmental team attendance of Growing Water Smart (GWS)
- Created a cross-departmental GWS workplan and held quarterly staff meetings to further water conservation work at the Town
- Awarded two competitive grants, in collaboration with Public Works and PROS:
    - CWCB Turf removal grant. The Town received $25,000 to help fund removal of grass turf along Rock Creek Parkway south of 88th St., on the west side of the road. The scope is to replace existing 4,900 sq. ft of grass turf with xeriscape design, remove irrigation rotors and replace any needed irrigation to drip only
    - GWS Technical Assistance grant of $10,000 to finish Superior's Drought Plan
- Participated in the creation of Northern Water's firewise and waterwise landscape templates for rebuilding residents
- Promoted Resource Central programs to residents, including the new lawn replacement program and the partnership between Resource Central and Community Foundation Boulder County to give Marshall Fire survivors two free garden-in-a-box kits
- Implemented better tracking and analysis of Town water rebates
- Received motions from ACES and OSAC recommending water conservation be a Town policy priority after presentations on Town water conservation

Waste:

- Launched Green Star Schools at both Superior schools, along with distributing the first ever reusable kits for classroom parties
- The Plastic Pollution Reduction Act began, with the Town implementing tracking, supporting businesses with the changes, and messaging to both commercial and residential audiences about 2023 and 2024 phases of the new law.
- Promoted compost contamination messaging, as well as raised awareness for residents about curbside compost options
- Provided leaf bags and reusable bags to the community, as well as giving away new waste reduction swag at events
- With the support of ACES, submitted two TASP applications on ways to increase compost collection in Superior

Air Quality:

- Provided rebates for electric mowers and lawn equipment
- Promoted air quality awareness through an information campaign and highlighted the new Girl Scout air quality flag project at the Community Center

Climate:

- Purchased offsets for municipal natural gas usage
- Participated in shaping planning and implementation proposals for both the DRCOG and Colorado State Energy Office Climate Pollution Reduction Grants (CPRG) in order to impact priorities and funding, both at a staff level and as part of the Front Range Beneficial Electrification Network (FRBEN)
- Provided rebuild support for sustainability aligned rebates and advising. Distributed a widely picked up press release to tell the story of the ~70% of permitted rebuilds who have rebuilt to IECC 2021 or higher.

Transportation:

- Co-hosted the regional Electrify Your Ride event
- Promoted electric vehicle incentives and the statewide e-bike rebate
- Worked with Partners for a Clean Environment to get Bambei Brewing free bike racks
- Presented at and fostered staff attendance of a regional fleet ride and drive for EVs
- Supported and shaped the regional Boulder County Charging and Fueling Infrastructure Grant application to strategically deploy publicly-accessible electric vehicle charging infrastructure as part of our participation the in Boulder County Regional Transportation Electrification cohort

Natural Environment:

- Installed eight pond islands
- Participated in the Boulder County USDA Urban and Community Forestry application for Inflation Reduction Act funding to advance equity through county-wide urban forestry and climate resilience initiatives
- Supported work to begin the creation of a Boulder County Climate Action Urban Landscape Toolkit to increase awareness and adoption of nature-based solutions

Community Outreach and Messaging:

- Combined the Hard to Recycle and Hazardous Waste event with the Mower Take-back event and rebates. At the April event, we collected 8,469 lbs. of hazardous waste, 2,932 lbs. of e-waste, 863 lbs. of hard-to-recycle items, and 23 gas-powered mowers
- Put on Ecotoberfest, which was bigger and better than ever with 2,500 attendees and 4 partner municipalities. Promoted and received over 200 costumes for the costume exchange from Superior residents
- Added new sustainability measures at Chili Fest, including reusable mugs, edible and reusable utensils, and custom waste signage
- Hosted a regional Sustainability Film Festival event on circularity
- Created a new Sustainability Resources sheet for residents
- Distributed a monthly sustainability e-newsletter
- Provided diverse sustainability stories and content for Hello Superior magazine

Data and Sustainability Action Plan Tracking

- Overhauled the data in our Carbon Disclosure Project reporting, resulting in an improved grade from B to A-

- Researched sustainability dashboards and completed a contract with Kausal to begin work on a public-facing dashboard in 2024
- Facilitated internal stakeholder engagement on Sustainability Action Plan (SAP) actions and KPIs
- Created a process for a thorough accounting of all actions in SAP and better mechanisms for tracking
- Improved waste data tracking by requiring the use of Re-TRAC and overhauled the hauler licensing process

General:

- With Board approval of additional staff to support the Sustainability Action Plan, hired a part-time Sustainability Specialist

There were many accomplishments outside of the Sustainability team as well. This list is not comprehensive, but some highlights from other departments included:

- Installed high-efficiency blowers at the Wastewater Treatment Plant and included sustainability factors in system upgrades
- Converted a shrub bed to a pollinator garden at Purple Park
- Increased xeriscaping practices on Town properties
- Planted and replaced failing tree with species with higher likelihood for longer-term lifespan post-Marshall Fire
- Hosted the Superior Arbor Day event
- Worked with HOAs to integrate new state requirements to allow for xeriscaping in HOA-controlled neighborhoods
- Assembled information for soon-to-be submitted application for grant funding for Smart Meters to wirelessly track and identify residential water consumption issues in real-time
- Expanded use of goat and volunteer programs to increase noxious weed control
- Participated in the 2023 Climate Resilient Communities Accelerator pilot
- Participated in regional discussions on bike share opportunities

MEETING NOTES
Cultural Arts and Public Spaces Advisory Committee (CAPS)
MEETING – DECEMBER 18, 2023 @ 6:00 PM
SUPERIOR COMMUNITY CENTER

1. Call Meeting to Order
   Chairman Andrew Vaughan called the meeting to order at 6:01 pm

2. Preliminary Matters
   a. Roll Call
      Andrew Vaughan, Lindsey Jones, Stephanie Coffin, Sherry Smith, Liza McKenzie, Suz Paxson, Chris Nunes
      Staff Present: Jennifer Garner "JG", Arts & Historical Programs Supervisor
      Trustee Liaison Present: Sandie Hammerly

   b. Agenda Approval–Stephanie motioned to approve the agenda and seconded by Suz.
      Unanimously approved.

   c. Public Comment (limit 5 minutes/person)
      There was no public comment.

3. Staff Updates
   a. Budget report:
      - JG reviewed the rest of the 2023 budget and CAPS will close out with a small surplus in each the Annual Operating Budget and Discretionary Budget.

   b. Plein Air exhibit opening reception Thursday, January 18, 2024, 6 - 7:30 pm
      - The goal is to improve attendance: Town social media, asking artists to share the event, and increased communication.

   c. Digital signage policy
      - JG contacted the Director of Planning and reported that there is no Town Code in place regarding digital signage but that overall it is prohibited but that a few other signs around Town may have been proposed and approved as special projects. CAPS will be clarifying items regarding digital signs and potentially recommend future projects.
      - CAPS may consider how to clarify/adjust/improve the Town Code regarding how digital art is displayed in the Town.

   d. CAPS website status
      - The general consensus amongst Town advisory committees is that their specific webpages could be drastically improved for appropriate, non-rogue changes. JG mentioned there could be a large transition to a different website structure in play behind the scenes, and that could open up opportunities for using webpages to further community interaction & education surrounding CAPS engagement events and the Town of Superior Digital Art Catalog. Andrew & JG will reach out to the Comms department regarding an update to the CAPS page.

e. Signal box wrapping
    - JG wants to launch a separate program for this and aims to potentially utilize student art onto Town owned boxes. JG will continue to work with Alex in Public Works & Utilities since he spearheaded a small program.

f. JG will be out of office from Friday Dec 22 through January 3rd.

g. CBCA Awards Banquet in March 2024; CAPS usually has a few members that attend. Tickets can be pre-purchased ($200/person) if anyone from CAPS wants her to purchase.

4. General Updates, Debriefing & Discussion
    a. Updates
    There were no updates to discuss.

    b. Debriefing
        - Winter Festival ornament workshop
            - Smashing Success–all the ornaments went fast!
            Lines and chairs were full, paint was messy, and the glue guns traveled far and wide. Special thanks to Sherry for leading the planning and for the ceramics!
            - Suggestions for improvement next year:
                a. Stationary glue-gun operator, one ornament per child, parents monitor alongside children, reach out to SYLC for craft & kid support, creating more specific activities areas and removing chairs to imply workstation/transitional space.

        - Eric Ryterski's "Magic Canopy"
            - Extremely high engagement: Lindsey got the data & analytics: the max interaction is 57 every hour, and during Winter Fest, it was engaged 57 times every single hour until it broke at 4:30. Eric repaired it for Sunday. Lindsey will connect with Eric to clarify the timeframe of the art installation at the Superior Community Center.

        - Boulder Art Funding Summit
            - Chris attended the Boulder Art Funding Summit and was able to meet several contacts in person. He reported there are a number of arts fundraising opportunities out there that we could potentially capture. The Town is in a favorable starting position with a full-time arts admin (JG), an upcoming full-time staff grant writer, as well as this committee.
            - Chris also met Collin Parson at Arvada Center and indicated they are interested in an arts partnership of some sort. Collaborations might be more lucrative in the short term as more information is gathered for applying for county, state, & federal grants for art acquisition. Chris mentioned that our screens could be travelers/loaners to explore partnerships and to share arts patrons, like a partnership with the "Visit Boulder" tourism campaign.
            - Quickly discussed starting a non-profit art foundation but the 5-year seasoning and the tedious processes involved led it to be tabled in favor of the rest of the agenda.

5. Work Plan Check-In
    a. Committee Project Reports
        - Marshall Fire Memorial Working Group
            - January 1, 2024 work session of representative from each Town AG will be held in a conference room of Trustee McCool's business office. The public location was needed since all Town spaces will be closed for the holiday.
        - Mural subcommittee
            - Liza emailed the Monarch HS art teacher regarding some painting and submission ideas from HS art students. The mural sub-committee will create a rubric to receive submissions and then present recommendations/plans to the Town Board for approval.
            - JG added that the bollards are being painted this Thursday with personal leftover paint, and that the cost will be just for the primer and labor out of the public art maintenance budget.

    b. Phase 2 ARTery planning
        - Lindsey reported that our consultant, Brian Corrigan, will be involved in early 2024 and will help us develop a thematic plan for the ARTery premiere and how to present the art we have just purchased. He will be able to offer meaningful suggestions for activations and how to maximize our community engagement.

        - Continue to attend community events and engage with the community about CAPS and our goals for 2024.

        - Andrew reported that the Eldorado K8 Art teacher continues to work on chalk painting techniques, materials and stencils with students as we begin to plan to mark our official ARTery path.

6. Discussion Items
        - Finalization of 2024 Work Plan
            - Andrew presented the 2024 Budget and committee members worked on suggested changes.
            - Finalization of the 2024 Work Plan is needed and Andrew will work to flesh it out. The committee agreed to a Special Meeting via Zoom on Thursday, Dec 28 at 6pm to formally review and vote to approve.

        - Board approval of art purchase and leases
            - On consent agenda, the Board approved the purchase of one artwork and lease/loan of two others. JG is working with the artists on payment and contract details.
            - The "Wolf/Hawk" requires a finish decision and the Committee will vote on this at the Special Meeting.

7. Adjourn
   Andrew adjourned the meeting at 8:02pm

Next Meetings:

- Thursday, December 28, 6pm on Zoom
- Thursday, January 25th, 2024 at the Superior Community Center

MEETING NOTES
Cultural Arts and Public Spaces Advisory Committee (CAPS)
SPECIAL MEETING – DECEMBER 28, 2023 @ 6:00 PM
ZOOM

1. Call Meeting to Order
   Chairman Andrew Vaughan called the meeting to order at 6:04 pm

2. Preliminary Matters
   a. Roll Call
      Andrew Vaughan, Lindsey Jones, Sherry Smith, Liza McKenzie, Suz Paxson, Chris Nunes
      Staff Present: Jennifer Garner "JG", Arts & Historical Programs Supervisor
   b. Agenda Approval
      Unanimously approved.
   c. Public Comment (limit 5 minutes/person)
      There was no public comment.

3. Discussion Items
   - Finalization of 2024 Work Plan (vote)
     The committee made a minor language tweak to the 2024 Work Plan, in the "ongoing" section about a possible new structure for Superior's art program to provide more opportunities. Suz motioned to approve the Work Plan as presented and Lindsey seconded.
     Unanimously approved.

   - Material selection for Coyote/Hawk artwork (vote)
     There was a brief discussion about the surface finish options for the upcoming lease of the Coyote/Hawk sculpture by Joe Norman. The choices are a high-quality color finish or a natural patina on weathering steel (Corten). The Corten option would reduce the cost by $4,500. Lindsey motioned to approve a painted finish and Chris seconded.
     Unanimously approved.

4. Adjourn
   Andrew adjourned the meeting at 6:29 pm

Next Meeting: Thursday, January 25th, 2024 at the Superior Community Center

MEETING NOTES
Home Rule Charter Commission (HRCC)
December 7, 2023 at 6:00 PM
Superior Town Hall

This meeting will be held in-person and remotely, and members of the public who wish to attend virtually may do so by the visiting the Town's website calendar: https://www.superiorcolorado.gov/about-us/town-calendar. The recording of the meeting will be posted subsequently on the Town's website: https://www.superiorcolorado.gov.

1. Call Meeting to Order – 6:02 pm

2. Roll Call and Introductions
    a. Present: Jeff Chu, Heather Cracraft, Claire Dixon, Clint Folsom, Mike Foster, Chris Hanson, Ryan Hitchler, Dalton Valette, Ryan Welch (via zoom)
    b. Absent: none
    c. Staff: Kathryn Sellars (Town Attorney), Martin Toth (Assistant Town Manager), Lydia Yecke (Town Clerk)

3. Agenda Approval
    a. Approved Unanimously

4. Presentation and Discussion – Attorney Kathryn Sellars – Introduction to Home Rule Charter Commission's Task and Guidelines for Drafting Home Rule Charter
    a. The Commission reviewed and discussed the attached presentation with Ms. Sellars.

5. Election of Officer(s)
    a. Chair: Dalton Valette
    b. Vice Chair: Mike Foster

6. Future Meetings Schedule
    a. Next meeting: Thursday, January 4, 2024, Time: 6-9 pm Location: Town Hall
        i. Be prepared to discuss first three chapters of top 3-4 charters from other communities. ACTION: Each Commissioner was asked to submit top charters to Town Staff (Martin & Lydia) before Dec 21, 2023.
        ii. Would like to include public comment at the top of each agenda moving forward; limited to five minutes per speaker.

7. Discussion of Charter Selection Process
    a. Pick one similar community in size and focus to use as guiding document. Can pull other sections of other charters, if agreed to include.

8. Adjourn – 7:58 pm

SUPERIOR HOME RULE COMMISSION

OVERVIEW OF HOME RULE, DRAFTING CHARTERS, RULES AND PROCESSES

HOFFMANN, PARKER, WILSON AND CARBERRY, P.C.

PRESENTATION AGENDA

- Background and History of Home Rule
- Drafting a Good Charter
- Charter Commission Duties
- Next Steps

BACKGROUND AND HISTORY OF HOME RULE

WHAT DOES IT MEAN TO BE A STATUTORY TOWN?

- The Town has the powers given to it under the Constitution and state law.
- It must find authority there in order to act; that authority must be express or necessarily implied.
- The Town is a "creature of the state" that depends on the state for their authority.

BACKGROUND AND HISTORY OF HOME RULE

WHAT DOES IT MEAN TO BE A STATUTORY TOWN?

- The Town is not lacking in power:
  - The laws available to all municipalities are often broad and provide authority to act in many areas.
  - Generally sufficient for many undertakings of government
  - BUT the Town can often find itself wanted to undertake an action that is either limited by state law or state law results in ambiguity in the Town's authority

BACKGROUND AND HISTORY OF HOME RULE

WHAT IS HOME RULE?

- An amendment to the Colorado Constitution provided the right to citizens adopt home rule and grant various home rule powers with a powerful "catch-all" provision
- Reserves "the full right of self government in local and municipal matters" to citizens
- Reserves structural and functional home rule powers to municipalities

BACKGROUND AND HISTORY OF HOME RULE

WHAT IS HOME RULE?

- It is not an unfettered authority
- Balance between matters of local concern, mixed concern and statewide concern
- Right to self-government in matters of local and municipal concern – in other areas, the powers of a home rule municipality may be limited

BACKGROUND AND HISTORY OF HOME RULE

MATTERS OF LOCAL CONCERN

- In matters of local concern, a home rule city or town can still use state laws, or craft its own approach (so long as consistent with the constitution and charter).
  - Organizational issue (e.g., size/structure of Town government)
  - Exercise a new power (e.g., qualifications for candidates)
  - Address an administrative issue (e.g., procedures for legislation or self-collection)

BACKGROUND AND HISTORY OF HOME RULE

MATTERS OF STATEWIDE CONCERN

- State law still controls and home rules must follow state law
- What is a matter of statewide concern is ultimately determined by the courts
- Home rule is not a vehicle to remedy a local concern about something that is an established matter of statewide concern

BACKGROUND AND HISTORY OF HOME RULE

MATTERS OF MIXED CONCERN

- A home rule municipality can adopt its own charter or ordinance provisions addressing the matter, and those can coexist with state law as long as the local law does not conflict with state law.

- Not an issue about whether it has authority to act, but instead whether what it is doing conflicts with state law.

- Home rule can provide flexibility to fill gaps, be more specific, or add local emphasis.

DRAFTING A CHARTER

- The classifications can shift and/or may be unsettled.
- Home rule is a starting point for venturing into these areas, but not the end point.
- Engage in full discussion of these issues, but don't let classification issues "wag the dog" or consume your work.
- Recognize that once an issue is taken on at the charter level, that can increase the legislative burden while also addressing local concerns.

DRAFTING A CHARTER

The charter is principally an instrument of limitation in Colorado:

- Basic structure and organization of government.
- Basic procedures to be followed by municipal government in the conduct of its business.
- Basic powers of municipal officials and agencies, including any limitations.

DRAFTING A CHARTER

- Not necessary to spell out the details of municipal operations.
- Board of Trustees and Town staff can deal with details from time-to-time.
- State law applies in the absence of a charter or ordinance provision.
- Charters are not easily or readily amended; consequently, great care must go into their drafting and unnecessary details and verbiage should be avoided.

DRAFTING A CHARTER

Mandatory provisions:

- Provisions governing initiative and referendum of measures
- Provisions governing recall of officers

DRAFTING A CHARTER

Other examples of charter provisions

- Provisions continuing, amending or repealing existing ordinances
- Form of government – allocation of legislative and administrative powers
- Qualifications, terms of office, number of elected officials and method of election
- Election procedures
- Administrative organization
- Boards and commissions
- Procedures for passage of ordinances, resolutions and motions
- Budget control and financing
- Municipal borrowing
- Eminent domain

DRAFTING A CHARTER

- Strike the right balance between flexibly and structure
- Only amended or repealed through a vote of the registered electors
- Take a long-range, forward-looking perspective: Don't focus on today's "hot button" issues to the exclusion of the future.

CHARTER COMMISSION DUTIES

- Hold meetings, with at least one public hearing, while writing the charter.
- A majority of the commission constitutes a quorum. Commission meetings are open to the public.
- Be cognizant of open meeting requirements and open records requirements

CHARTER COMMISSION DUTIES

- The commission must submit proposed charter to the Board of Trustees within 180 days after the commission election. Board then sets a second election on the question of whether the proposed charter should be adopted.

- If the charter is rejected, the commission convenes again to prepare and submit a revised proposed charter, and another election is held. If the revised proposed charter is rejected, the commission is dissolved and the process ends.

NEXT STEPS

- At this meeting:
  - Elect Chair and other officers
  - Determine meeting schedule
  - Decide on process to choose a guiding charter

- At next meeting:
  - Choose a Charter
  - Set meeting/chapter schedule
  - Determining agenda structure and roles

MEETING NOTES
Superior Historical Commission (SHC)
December 15, 2023 10:00 AM
SUPERIOR COMMUNITY CENTER

1. **Call Meeting to Order**
   At 10:00 a.m. Chairman, Larry Dorsey called the meeting to order.
2. **Preliminary Matters**
   a. Roll Call
      Present: Chairman, Larry Dorsey; Mary Cartwright; Maureen Hogg; Scott Phillips; Errol "Wally" Waligorski; Karen Waligorski
      Staff Present: Jennifer Garner "JG", Arts & Historical Programs Supervisor
      Trustee Present: Bob McCool
      Guests: David Cartwright; Doug Walker

   b. Approval of Agenda
      Karen motioned to approve the agenda and Scott seconded.
      Unanimously approved.

   c. Public Comment
      There was no public comment.

3. **2024 Work Plan Finalization**
   After minor amendments and additions, including to create a maintenance procedure plan for the fire engine and eliminating the "Placeholder topic", Scott motioned to approve the 2024 Work Plan and Karen seconded. *Unanimously approved.*

4. **General Updates, Debriefing and Discussion**
   a. Updates
      - Correspondence, completed/required
        Mary said thank you notes have been sent to Ross Morgan and Norma Springer for donations. Also, a sympathy card has been sent to Carol Ackerman. It was suggested that a "thank you" note be sent to Jeanne Barrett for helping with the school field trip in November and to Liz Wise Kissell for her donation of period silverware.

      - Donor Update -- Lions Club proposal & Marshall Fire
        JG said the video is now in the editing stage. Larry said he had recently been contacted by Derek Aiello who had made the "Shootout at the Superior Depot" a few years ago and Larry wondered if this production could be incorporated into a presentation on the new equipment.

      - Recent donations
        These include a cast iron tea kettle from Ross Morgan and a wooden clock from Norma Springer. Later today Liz Wise Kissell will be bringing a donation of silverware from the period of the 1930's.

b. Debriefing
    - Eldorado Field Trip
      Larry, JG and Jeanne Barrett helped with the field trip. JG's focus was on all the household equipment displayed in the Museum that needed to be manually operated while Larry had explained about the farm buildings outside the Bungalow. Jeanne had helped the children walk to and from the Town Hall for a civics discussion by Mayor Lacis in the Board Room.

    - Saturday December 2nd Museum open
      There were some visitors and a few donations.

    - December 9th Holiday Program
      This went well; the fire engine was able to be driven into the Community Center for its overnight stay there.

    - December Heritage Roundtable
      This meeting has not taken place yet.

c. Discussion
    - 2024 Annual Program ideas
      Larry restated he would be happy to give his "Shoot-out at the Superior Depot" presentation. Maureen again suggested inviting a geologist who could give an overview of the Colorado coal fields or, as would be timely, a presentation on the history of municipality formation as that Superior was incorporated on April 25, 1904 and that is the 120th anniversary. Since the SHC is looking at perhaps having two programs in 2024, these suggestions will be considered further.

    - Questers donation
      Larry has been in further discussion with the second Questers group regarding a donation to the Museum. Larry will let the Questers know the decision on what could be most useful needs to be delayed until "wants" in the Museum rebuild will be better understood.

    - Fire Engine maintenance
      Mountain Truck and Equipment Co. in Longmont has agreed to do the needed servicing on the Fire Engine. However, since it will be outside when not actually being worked on, the Commission agreed a cover will need to be purchased to protect the Engine from the weather for the duration of the maintenance.

    - Outhouse move from Broomfield
      JG said this is on hold due to staff shortage at this time and will probably take place in mid-January.

    - Mineral rights in the Industrial Mine area
      Scott updated the Commission on his discussion with Boulder County. The County has requested possible dates in January to meet with the SHC regarding this. It seems that Landmarking the site with the County does not depend on the mineral rights holder granting permission.

d. Upcoming Events
    - Next ANFRM meeting

Mary said there was an evening meeting in December in Westminster but neither she nor Larry could attend. The next meeting will probably be in February. She will obtain the address where the SHC should send their membership dues.

- January 6th museum open
  There will be Commission members to cover both morning and afternoon times.

e. Staff Updates

- Budget Report
  JG had previously printed this out for Commission members to see. Various ideas were given on how to spend the remaining amount for 2023. In addition, it was discussed if the picture of Willie the horse during the Marshall Fire could be copied and sold to raise funds for the Museum. JG stated that if we do this the photographer's name could be imbedded in the photo to give her credit.

- Town staff use of Bungalow office
  Since part of the Bungalow office space is needed for a staff position, SHC members who are able will go to the Bungalow after the meeting to sort out a clear space for him to work.

5. **Work Plan Check-In**

- Publications list update
  This is the same as last month but Maureen needs feedback on if Brian Hill's suggestions (sent by e-mail previously) should be accepted in the list.

6. **Other**
   There was nothing additional.

7. **Adjourn**
   At 11:50 a.m. Wally motioned that the meeting be adjourned and Mary seconded.
   Unanimously approved.

Next meeting, January 19th, 2024, 10:00 a.m. at the Superior Community Center

ITEM NO. 3c

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: **Consideration of Approval of 2024 Advisory Committee Work Plans –Parks and Recreation Advisory Committee (PARC), Open Space Advisor Committee (OSAC), and Advisory Committee for Environmental Sustainability (ACES)**

MEETING DATE: **January 8, 2024**

PRESENTED BY: **Matt Magley, Town Manager**

PRESENTED FOR: **Presentation/Action**

BACKGROUND:
Each year the Town Board reviews and approves the proposed annual Work Plans for each of the Town's Advisory Committees and Commissions. This process has been very productive and successful, and provides direction and guidance to the Town's advisory committees.

The Board will find attached the recommended Work Plans for this year as submitted by the Parks and Recreation Advisory Committee (PARC), Open Space Advisor Committee (OSAC), and Advisory Committee for Environmental Sustainability (ACES). Representatives from each of these groups are in attendance to answer questions from the Board.

Each of the advisory committees invested significant time and thought into developing their Work Plans, and have recommended a specific list of projects for the year. They will use these Work Plans as direction from the Board on what to work on over the course of 2024. As always, the Board may wish to make edits as necessary to these Work Plans to ensure the advisory committees have clear direction.

MOTION:
Move to approve advisory committee Work Plans for 2024: Parks and Recreation Advisory Committee (PARC), Open Space Advisor Committee (OSAC), and Advisory Committee for Environmental Sustainability (ACES).

ATTACHMENTS
- 2024 Advisory Committee Work Plans
  - Parks and Recreation Advisory Committee (PARC)
  - Open Space Advisor Committee (OSAC)
  - Advisory Committee for Environmental Sustainability (ACES)

Town of Superior
Advisory Committee for Environmental Sustainability
2024 Work Plan Final Draft

The ACES work plan aims to achieve progress on the Sustainability Action Plan.

Key Focus Areas

- Beneficial Electrification Implementation
- Garbage/Recycling/Composting RFP
- Resilience and Water Conservation
- Identify & Implement Key messages
    - Residential
    - Commercial
    - Town Staff
    - Town Board

Ongoing Efforts

- Outreach messaging and events
- Consider and support Town facility (including but not limited to the Superior Community Center, 'Civic Space' and Downtown Superior) activation and usage, improvements and programing as it relates to the committee's scope of work, mission, projects and programs.

Town of Superior
Open Space Advisory Committee
2024 Work Plan_Final Draft

First Quarter:
1. Hold leadership election, commit to annual work distribution among committee members
2. Reevaluate marketing for community outreach events, programs, and open space amenities
3. Invite Town communications staff to a Q1 meeting
4. Pursue regional collaboration with other open space committees (BoCo, JeffCo, Broomfield & Louisville)
5. Select a target date for National Trails Day event (June 1st or sometime in August)
6. Start planning community involvement program for 2024 (invasive species)
7. Finalize and present the prairie dog playbook to the Town Board
8. Start next phase of the prairie dog playbook

Second Quarter:
1. Select committee members for COSA attendance
2. Focused effort on wildlife encouragement
3. Readdress open space amenities throughout TOS
4. Have presence at Arbor Day event
5. Host National Trails Day event
6. Plan July 4th presence
7. Develop 2025 budget recommendations for town open space projects (goal of having recommendations made at our July meeting)

Third Quarter:
1. Review criteria and Open Space Continuity Parcel Document – rank and review
2. Have presence at July 4th event
3. Open Space fund balance review from 2024

Fourth Quarter:
1. Review/update Open Space Summary Report and Recommendations
2. Update Trail Continuity document
3. Develop 2025 work plan
4. Determine annual public outreach
5. BoCo annual submission of Open Space and Trail Requests

Ongoing:
1. Continue to work with the Town Board and staff to acquire open space
2. Provide open space-related feedback to the Town Comprehensive plan

3. Participation in Master Plan process as requested by Town staff
4. Fire mitigation work as requested by the Board and staff
a. Provide the Town Board with suggestions on how open space should be managed internally within the town to mitigate potential wildfire risk
5. Provide the Town Board with recommendations on those outside government agencies (e.g. Boulder County) who have open space that is either adjacent to or near Superior Open Space that require management or wildfire risk mitigation
6. Continue to provide input on all proposed spending from the Town's Open Space Fund
7. Continue to monitor board agendas and regional concerns and provide input as needed
8. Continue to monitor and provide input on open space considerations related to development plans presented to the town
9. Continue to monitor and provide input on Rocky Flats (Rocky Mountain Greenway trail construction, Jefferson Parkway)
10. Continue to support the Superior raptor and wildlife monitoring programs
11. Maintain the Superior Trails and Open Space Continuity Documents
12. Update on any open space funding projects (trails, purchases, amenities, etc)
13. Coordinate with other committees as issues come up during the year
14. Consider and support Town facility (including but not limited to the Superior Community Center, 'Civic Space' and Downtown Superior) activation and usage, improvements and programing as it relates to the committee's scope of work, mission, projects and programs.

Town of Superior
Parks and Recreation Advisory Committee (PARC)
2024 Work Plan – DRAFT

First Quarter:

Administrative/Budget

- Finalize 2024 Work Plan and send to the Town Board
- Hold leadership election
- Establish PARC discretionary budget usage plan for the year

Parks - Improvements and Planning

- Conduct the amenities and services list prioritization
- Discuss and explore PARC's interest in installing more tetherball to an existing park
- Plan grand opening event for Miners Park to take place in Q2

Community Spaces – Programming and Planning

- Provide proactive suggestions for and ongoing input on town events, SCC programming, and Downtown Superior Civic Space plans in order to promote PARC's mission and foster thriving community engagement
    - Identify time to tour Downtown Superior Civic Space
- Identify ways to support additional programming and community engagement focused on the needs of seniors
- Identify ways to support additional programming and community engagement focused on the needs of teens - collaborate with SYLC
- Develop plan for promotion of Block Party Trailer program to launch in Q2

Collaborations and Miscellaneous

- Ongoing participation with OSAC on Trail Courtesy campaign
- Identify needed sub-committees for 2024 where there are particular interests and needs

Second Quarter:

Administrative/Budget

- Offer final budget recommendations to Town Board for 2025 based on amenities and services prioritization (potentially address in Q3 if needed)
- Continue Master Plan implementation
- PARC and Town Board meeting
- Identify CPRA Conference attendee

Parks - Improvements and Planning

- Identify and schedule any desired committee park walks
- Continued ADA efforts for playgrounds and other recreational spaces
- Promote/support re-opening celebrations for Big and Little Sagamore and Children's Parks

Community Spaces – Programming and Planning

- Provide proactive suggestions for and ongoing input on town events, SCC programming, and Downtown Superior space plans in order to promote PARC's mission and foster thriving community engagement
- Work with town staff to launch and promote Block Party Trailer program

Collaborations and Miscellaneous

- Early Q2: Plan PARC's booth activities for the year (Arbor Day, 4th of July, Chili Fest, Trails Day)
- Ongoing participation with OSAC on Trail Courtesy campaign

Third Quarter:

Administrative/Budget

- Review Master Plan to consider recommendations for areas to address in 2025 and beyond

Parks - Improvements and Planning

- Continue providing input on in-progress and/or future playground and park enhancements, including recommendations/prioritization for shade structures/trees per the 2024 and 2025 budgets
- Update schedule for any desired committee park walks

Community Spaces – Programming and Planning

- Provide proactive suggestions for and ongoing input on town events, SCC programming, and Downtown Superior space plans in order to promote PARC's mission and foster thriving community engagement
- Downtown dog park groundbreaking / grand opening - planning

Collaborations and Miscellaneous

- CPRA Conference attendance - present out

Fourth Quarter:

Administrative/Budget

- Presentation from town staff on the 2025 TOS budget
- Continue Master Plan implementation
- Develop 2025 Work Plan

Parks - Improvements and Planning

- Review list of potential park capital improvements as identified by PROS for 2025
- Update schedule for any desired committee park walks

Community Spaces – Programming and Planning

- Provide proactive suggestions for and ongoing input on town events, SCC programming, and Downtown Superior space plans in order to promote PARC's mission and foster thriving community engagement
- Review of YTD facility usage, recreational programming with PROS staff

Collaborations and Miscellaneous

- Final report from subcommittees

****

<u>Ongoing</u> – as directed by the Board:

- Collaborations with other Committees
- Provide input on additional projects as requested
- Consider and support Town facility (including but not limited to the Superior Community Center, 'Civic Space' and Downtown Superior) activation and usage, improvements and programing as it relates to the committee's scope of work, mission, projects and programs.

ITEM NO. 3d

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES
SUPERIOR URBAN RENEWAL AUTHORITY
SUPERIOR/MCCASLIN INTERCHANGE METROPOLITAN DISTRICT
SUPERIOR METROPOLITAN DISTRICT NO. 1

AGENDA ITEM NAME: **Adoption of Resolutions regarding Public Posting Locations for the Town, the Superior Urban Renewal Authority, Superior/McCaslin Interchange Metropolitan District and Superior Metropolitan District No. 1**

MEETING DATE: **January 8, 2024**

PRESENTED BY: **Lydia Yecke, Town Clerk**

PRESENTED FOR: **Action**

BACKGROUND:
The Colorado Open Records Law requires municipalities designate an official location for posting of meeting notices. Meeting notices for the Town including the Local Licensing Authority, the Board of Adjustment and any Town committees, the Superior Urban Renewal Authority, Superior/McCaslin Interchange Metropolitan District and Superior Metropolitan District No. 1 are required to officially designate such posting places. The attached resolutions meet the state law requirement for each of these entities.

The Colorado Legislature passed House Bill 19-1087 with the intent "…that local governments transition from posting physical notices of public meetings in physical locations to posting notices on a website…to the greatest extent practicable". Posting notices on the Town's website is a more effective means of dissemination and provides more flexibility than the physical location.

The resolutions specify the location for the posting of all meeting notices shall be posted on the Town's website, www.superiorcolorado.gov. In the event online notice is not possible due to emergency circumstances, the alternative posting place is the bulletin board in the glass case attached to the outside wall of the building adjacent to the front entrance of the Superior Town Hall at 124 East Coal Creek Drive, Superior, Colorado.

RECOMMENDED ACTION:
Approval of resolutions establishing a place for the posting of meeting notices for the Town of Superior, the Superior Urban Renewal Authority, Superior /McCaslin Interchange Metropolitan District and Superior Metropolitan District No. 1 as required by the Colorado Open Records Law.

MOTION:
Move to approve Town Resolution #R-1, Series 2024; Superior Urban Renewal Authority Resolution #SURA-1, Series 2024; Superior/McCaslin Interchange Metropolitan District Resolution #SMID-1, Series 2024 and Superior Metropolitan No. 1 Resolution SMD#1-1, Series 2024.

ATTACHMENTS:
- Resolution for the Town
- Resolution for the Superior Urban Renewal Authority
- Resolution for Superior/McCaslin Interchange Metropolitan District
- Resolution for Superior Metropolitan District No. 1

TOWN OF SUPERIOR
RESOLUTION NO. R-1
SERIES 2024

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR ESTABLISHING A DESIGNATED PUBLIC PLACE FOR THE POSTING OF MEETING NOTICES

WHEREAS, pursuant to the Open Meetings Law and specifically C.R.S. § 24-6-402(2)(c), the Superior Board of Trustees must, at the first meeting of each year, designate a public place where notices of meetings will be posted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, as follows:

Section 1. All notices of meetings of the Board of Trustees, the Planning Commission, the Local Licensing Authority, the Board of Adjustment, and any Town committees subject to the Colorado Open Meetings Law shall be posted on the Town's website, www.superiorcolorado.gov. The Town Clerk or designee shall be responsible for posting the required notices no later than 24 hours prior to each meeting. All meeting notices shall include specific agenda information, where possible.

Section 2. Town staff is hereby directed to provide the official website address to the State Department of Local Affairs for inclusion in the Department's inventory.

Section 3. In the event online notice is not possible due to emergency circumstances, the alternative posting place is the bulletin board in the glass case attached to the outside wall of the building adjacent to the front entrance of the Superior Town Hall located at 124 East Coal Creek Drive, Superior, Colorado.

ADOPTED this 8th day of January, 2024.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

SUPERIOR URBAN RENEWAL AUTHORITY
RESOLUTION NO. SURA-1
SERIES 2024

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SUPERIOR URBAN RENEWAL AUTHORITY ESTABLISHING A DESIGNATED PUBLIC PLACE FOR THE POSTING OF MEETING NOTICES

WHEREAS, pursuant to the Open Meetings Law and specifically C.R.S. § 24-6-402(2)(c), the Superior Urban Renewal Authority Board of Commissioners must, at the first meeting of each year, designate a public place where notices of meetings will be posted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, as follows:

Section 1. All notices of meetings of the Board of Commissioners shall be posted on the Town of Superior's website, www.superiorcolorado.gov. The Superior Town Clerk shall be responsible for posting the required notices no later than 24 hours prior to each meeting. All meeting notices shall include specific agenda information, where possible.

Section 2. Authority staff is hereby directed to provide the official website address to the State Department of Local Affairs for inclusion in the Department's inventory.

Section 3. In the event online notice is not possible due to emergency circumstances, the alternative posting place is the bulletin board in the glass case attached to the outside wall of the building adjacent to the front entrance of the Superior Town Hall located at 124 East Coal Creek Drive, Superior, Colorado.

ADOPTED this 8th day of January, 2024.

_____
Mark Lacis, Chair

ATTEST:

_____
Matthew G. Magley, Secretary

SUPERIOR MCCASLIN INTERCHANGE METROPOLITAN DISTRICT
RESOLUTION NO. SMID-1
SERIES 2024

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUPERIOR MCCASLIN INTERCHANGE METROPOLITAN DISTRICT ESTABLISHING A DESIGNATED PUBLIC PLACE FOR THE POSTING OF MEETING NOTICES

WHEREAS, pursuant to the Open Meetings Law and specifically C.R.S. § 24-6-402(2)(c), the Board of Directors of the Superior McCaslin Interchange Metropolitan District must, at the first meeting of each year, designate a public place where notices of meetings will be posted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SUPERIOR MCCASLIN INTERCHANGE METROPOLITAN DISTRICT, as follows:

Section 1. All notices of meetings of the Superior McCaslin Interchange Metropolitan District Board of Directors shall be posted on the Town of Superior's website, www.superiorcolorado.gov. The Superior Town Clerk shall be responsible for posting the required notices no later than 24 hours prior to each meeting. All meeting notices shall include specific agenda information, where possible.

Section 2. District staff is hereby directed to provide the official website address to the State Department of Local Affairs for inclusion in the Department's inventory.

Section 3. In the event online notice is not possible due to emergency circumstances, the alternative posting place is the bulletin board in the glass case attached to the outside wall of the building adjacent to the front entrance of the Superior Town Hall located at 124 East Coal Creek Drive, Superior, Colorado.

ADOPTED this 8th day of January, 2024.

_____
Mark Lacis, President

ATTEST:

_____
Lydia Yecke, Secretary

SUPERIOR METROPOLITAN DISTRICT NO. 1
RESOLUTION NO. SMD#1-1
SERIES 2024

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUPERIOR METROPOLITAN DISTRICT NO. 1 ESTABLISHING A DESIGNATED PUBLIC PLACE FOR THE POSTING OF MEETING NOTICES

WHEREAS, pursuant to the Open Meetings Law and specifically C.R.S. § 24-6-402(2)(c), the Board of Directors of the Superior Metropolitan District No. 1 must, at the first meeting of each year, designate a public place where notices of meetings will be posted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SUPERIOR METROPOLITAN DISTRICT NO. 1, as follows:

Section 1. All notices of meetings of the Superior Metropolitan District No. 1 Board of Directors shall be posted on the Town of Superior's website, www.superiorcolorado.gov. The Superior Town Clerk shall be responsible for posting the required notices no later than 24 hours prior to each meeting. All meeting notices shall include specific agenda information, where possible.

Section 2. District staff is hereby directed to provide the official website address to the State Department of Local Affairs for inclusion in the Department's inventory.

Section 3. In the event online notice is not possible due to emergency circumstances, the alternative posting place is the bulletin board in the glass case attached to the outside wall of the building adjacent to the front entrance of the Superior Town Hall located at 124 East Coal Creek Drive, Superior, Colorado.

ADOPTED this 8th day of January, 2024.

_____
Mark Lacis, President

ATTEST:

_____
Lydia Yecke, Secretary

ITEM NO. 3e

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: **Resolution – Appointing Rocky Flats Stewardship Council Director**

MEETING DATE: **January 10, 2024**

PRESENTED BY: **Matt Magley, Town Manager**
Martin Toth, Assistant Town Manager

PRESENTED FOR: **Action**

BACKGROUND:
Appointments to the Rocky Flats Stewardship Council (RFSC) are made at the beginning of the calendar year. The Intergovernmental Agreement (IGA) establishing the RFSC requires each party to the IGA to "appoint one director who shall be an elected official of the Party, and up to two alternate directors, who may be either an elected official or a staff member of the party."

Trustee Bob McCool has served as the Town's Director and expressed his willingness to continue serving in this capacity.

MOTION:
Move to approve Resolution appointing a Director to the Rocky Flats Stewardship Council.

ATTACHMENT:
- Resolution

TOWN OF SUPERIOR
RESOLUTION NO. R-2
SERIES 2024

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR APPOINTING A DIRECTOR TO THE ROCKY FLATS STEWARDSHIP COUNCIL

WHEREAS, in accordance with the Intergovernmental Agreement establishing the Rocky Flats Stewardship Council and Article II of the Bylaws, the Directors shall be appointed for a term of one year commencing February 1st of each year; and

WHEREAS, the Town is required to appoint one Director who is an elected official of the Town, and up to two Alternate Directors, who may be either an elected official or a staff member of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, that:

Section 1. Trustee Bob McCool is appointed as the Director to the Rocky Flats Stewardship Council for a one-year term commencing February 1, 2024.

ADOPTED this 8th day of January, 2024.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

ITEM NO. 3f

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: **Adoption of a Resolution Approving the Triennial Continuation of the Rocky Flats Stewardship Council**

MEETING DATE: **January 8, 2024**

PRESENTED BY: **Matt Magley, Town Manager**

PRESENTED FOR: **Action**

BACKGROUND:
The Rocky Flats Stewardship Council's mandate is found in federal law. In late 2004, the United States Congress, working with the Department of Energy and the predecessor organization, the Rocky Flats Coalition of Local Governments, approved legislation creating a new organization to focus on the post-closure care and management of Rocky Flats. The Rocky Flats Stewardship Council (RFSC) then formed in February 2006 to provide ongoing local government and community oversight of the post-closure management of Rocky Flats, the former nuclear weapons plant northwest of Denver. The Council includes elected officials from ten municipal governments neighboring Rocky Flats, and community organizations, including: Arvada, Boulder, Boulder County, Broomfield, Golden, Jefferson County, Northglenn, Superior, Thornton, Westminster, the League of Women Voters, the Rocky Flats Cold War Museum, and the Rocky Flats Homesteaders.

In addition to working with DOE, the Environmental Protection Agency and the Colorado Department of Public Health and Environment, the Stewardship Council also works with the United States Fish and Wildlife Service on issues related to the management of the Rocky Flats National Wildlife Refuge.

The Stewardship Council is managed by a Board of Directors. Membership includes elected officials from counties and cities surrounding Rocky Flats, as well as community organizations. The Board of Directors meets quarterly.

The mission of the Rocky Flats Stewardship Council is:

1. To provide continuing local engagement on activities occurring at the Rocky Flats site, regarding long-term stewardship of residual contamination and refuge management;

2. To provide a forum to track issues related to former site employees, including but not limited to long-term health benefits and pension programs;

3. To provide an ongoing mechanism to help maintain public knowledge of Rocky Flats and the ongoing needs and responsibilities regarding contaminant management and refuge management; and

4. To provide an ongoing forum to engage on all other issues pertinent to Rocky Flats, as determined by the Stewardship Council Board of Directors.

The proposed resolution extends the Stewardship Council an additional three years. The terms of the IGA provide for the opportunity to either terminate at the end of three years or, if all parties unanimously determine that the Stewardship should continue for an extended three years, it may do so.

Due to the close proximity of Rocky Flats, the Town of Superior benefits from continuing involvement in the Rocky Flats Stewardship Council with the opportunity to participate in decisions regarding Rocky Flats, particularly:

- Future use
- Long-term stewardship
- Outreach and advocacy

BUDGET IMPLICATIONS:
The Town pays $1,000 in dues annually as part of our participation in the Rocky Flats Stewardship Council.

MOTION:
Move to adopt a Resolution approving the triennial continuation of the Rocky Flats Stewardship Council.

ATTACHMENTS:

- Resolution
- Attorney Memo – Confidential

TOWN OF SUPERIOR
RESOLUTION NO. R-3
SERIES 2024

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR MAKING THE TRIENNIAL DETERMINATION FOR THE CONTINUATION OF THE ROCKY FLATS STEWARDSHIP COUNCIL

WHEREAS, the City and County of Broomfield, the Counties of Boulder and Jefferson, the Cities of Arvada, Boulder, Golden, Northglenn, Thornton and Westminster, and the Town of Superior entered into an intergovernmental agreement dated February 13, 2006, which was amended on February 6, 2012 and February 8, 2018 ("IGA"), and established the Rocky Flats Stewardship Council, a separate legal public entity created by such IGA as permitted by Colorado Constitution Article XIV and C.R.S. § 29-1-204 (the "Stewardship Council");

WHEREAS, the Stewardship Council was established to allow local governments to continue working together on issues related to the long-term protection of Rocky Flats, as described in the IGA;

WHEREAS, pursuant to the IGA, the Stewardship Council shall terminate absent, *inter alia*, the unanimous triennial determination by all Parties that the Stewardship Council should continue for another three years; and

WHEREAS, the Board of Trustees desires to make a determination concerning the continuation of the Stewardship Council.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Board of Trustees hereby determines that it is not desirable for the Stewardship Council to terminate at this time, and that the Stewardship Council should continue for an additional 3 years from the date of February 13, 2024, pursuant to the IGA.

ADOPTED this 8th day of January, 2024.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

ITEM NO. 3g

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: **Recommendation to Approve Cattail Removal at Pond 7**

MEETING DATE: **January 8, 2024**

PRESENTED BY: **Leslie Clark, PROS Director**

PRESENTED FOR: **Direction**

BACKGROUND:
The Town manages 19 ponds located on Town property throughout Superior. In addition to these ponds, the Town manages both detention and re-tension ponds that are part of the Town's Water Quality System. Many of the ponds provide aesthetic value to the local landscape and provide some level of habitat for local wildlife.

The Town contracts for on-going pond water quality maintenance that includes site visitation, inspections, water quality monitoring, bacterial bio-augmentation, aeration and aquatic weed and algae management. This contract does not provide for major pond restoration which is addressed separately if determined to be necessary.

The Town received input from residents concerned about the growth of cattails in Pond 7. Some of this concern centered around preservation of habitat for water fowl. Pond 7 has no formal inlet or outlet and very little movement of water. Aerators were installed in this pond to assist with water circulation. The aerators help the water circulation, but do not significantly reduce the collection of sediment and growth of cattails in the pond.

Staff initiated an ecological study on Pond 7 in 2022 from ERO Resources. This report indicated that 75% of the pond was open water, free of cattails. The memo provided recommendations that included:

- Removing the cattails if they cover more than 50 percent of the pond surface to mimic the drought-flood cycle of native ponds.

- Planting native upland grasses or willow stakes around the pond to increase cover and nesting habitat for migratory birds.
- Encouraging the establishment of native wetland species such as sedges and rushes to increase the amount of food available for waterfowl.

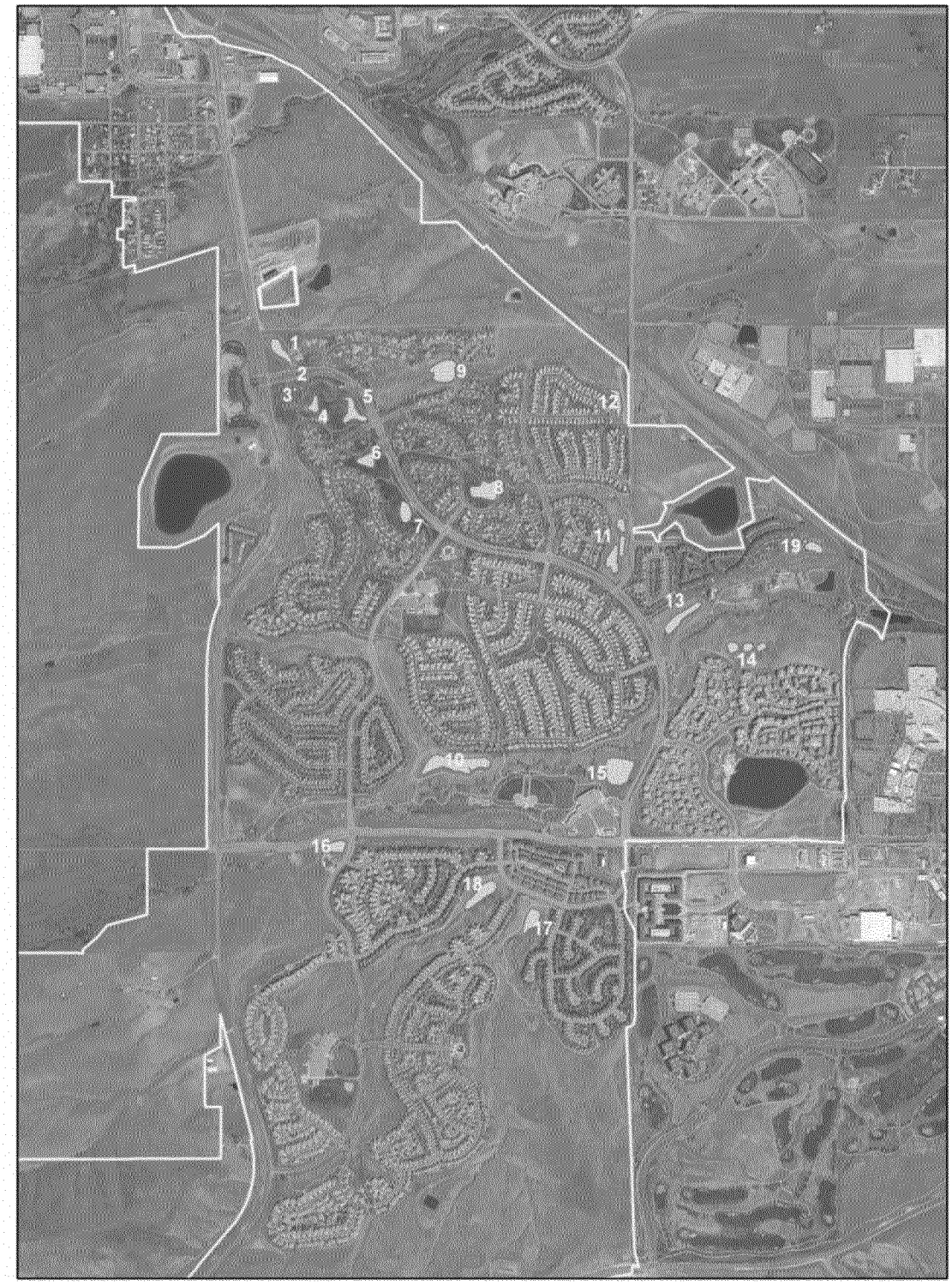
Observations in 2023 by residents and staff noted a significant increase in cattail growth resulting in a renewed interest to remove cattails and revive the pond to previous conditions with 75% or more open water.

Town staff solicited estimates for cattail removal with two firms responding and providing valid cost estimates. The lower cost estimate for cattail remediation on Pond 7 was provided by Western States Reclamation.

BUDGET IMPLICATIONS:
Cattail remediation for Pond 7 was not anticipated and is not included in the Town Budget. Funding for this project is available through the General Fund in the Fund Balance and will be expended in 2024.

RECOMMEDED ACTION:
- Provide direction and authorization to the Town Manager to execute documents necessary to carry out cattail removal on Pond 7 at an estimated cost of $138,118.

ATTACHEMENTS
- Pond Map
- ERO Memo
- Western States Reclamation Estimate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ERO Resources Corp.
Celebrating 40 Years!

January 14, 2022

TO: Matt Rarick, Town of Superior Parks and Open Space

FROM: Julia Snieder and Moneka Worah, ERO Resources Corporation

RE: Rock Creek Parkway Pond Review

On behalf of the Town of Superior Parks and Open Space (Superior), ERO Resources Corporation (ERO) conducted an ecological assessment of a pond southwest of the intersection of Rock Creek Parkway and South Indiana Street (project area; Figure 1). Julia Snieder, a biologist with ERO, visited the project area on December 6, 2021 to evaluate ecological conditions and habitat of the pond (2021 site visit). A photo log is attached, and photo points are shown on Figure 2.

Ecological Assessment

The project area consists of an ornamental pond in a turfgrass park that runs parallel to Rock Creek Parkway (Photo 1). The turfgrass runs directly to the western bank of the pond while the eastern side of the pond has a shrub overstory that transitions rapidly to parkland (Photo 2). The shrub layer is dominated by chokecherry (*Prunus virginiana*) and red osier dogwood (*Cornus sericea*) with gravel covering the ground underneath (Photo 3). The eastern bank of the pond has a narrow 1-foot-wide fringe of wetland vegetation consisting of sandbar willow (*Salix exigua*), cosmopolitan bulrush (*Schoenoplectus maritimus*), narrowleaf cattail (*Typha angustifolia*), and Baltic rush (*Juncus arcticus*). The southern end of the pond is dominated by narrowleaf cattail (Photo 4) that has expanded to an island in the southern portion of the pond. An additional patch of cattails has established in the northwest corner of the pond.

While the southern end of the pond is covered by cattails, more than 75 percent of the pond is open water. Historic aerial imagery shows that the extent of cattails in the pond varies from year to year and never covers more than 50 percent of the pond surface. Due to the small size and shallow depth of the pond, it is unlikely to support ducks during the winter and is more likely used during the spring and fall migration.

Currently, the cattails in and around the pond and the shrubs on the east side of the pond provide foraging and nesting habitat for small passerine birds. During the 2021 site visit, ERO observed red-winged blackbirds (*Agelaius phoeniceus*), dark-eyed juncos (*Junco hyemalis*), house finches (*Carpodacus mexicanus*), and black-capped chickadees (*Poecile gracilis*) in and around the project area. It is likely that the cattails also provide nesting habitat for migratory birds such as common yellowthroats (*Geothlypis trichas*), which were not present due to the seasonal timing of the 2021 site visit.

Denver
1842 Clarkson St.
Denver, CO 80218
303.830.1188

Durango
1015 ½ Main Avenue
Durango, CO 81301
970.422.2136

Hotchkiss
P.O. Box 932
161 South 2nd St.
Hotchkiss, CO 81419
970.872.3020

Idaho
4001 East Main Street
Emmett, ID 83617
208.365.7684

www.eroresources.com

Conclusion

Due to the small size of the pond and the lack of native upland species in the project area, it is unlikely the pond is viable habitat for breeding ducks in the summer. While removing the cattails may be somewhat beneficial for duck habitat, the other limitations of the pond, such as its size and lack of native upland cover, would likely prevent it from being used as a breeding site. However, the existing vegetation and extensive cattail cover provides ample habitat for other migratory birds.

Dabbling ducks require a combination of hard vegetation such as bulrush and cattail for cover and soft vegetation such as sedges, rushes, smartweeds, and arrowheads as food sources (Colorado Parks and Wildlife 2020). The hard vegetation in the project area is too dense for ducks to use and no adequate vegetative food source is available in the narrow wetland fringe. High duck population and high duck diversity is positively correlated to a 1:1 ratio of cover to open water in prairie ponds (Murkin 1982).

Carnivores such as raccoon (*Procyon lotor*), red fox *(Vulpes vulpes*), and striped skunk (*Mephitis mephitis*) are also likely to occur in the project area. These species are typically observed in open grasslands and close to riparian corridors or other water sources.

The pond likely serves as a stopover point during spring and fall bird migration. The pond provides breeding habitat for red-winged blackbirds, warblers, and other migratory passerines. Riparian ecosystems typically support many more species of native birds than surrounding grassland or shrubland communities (Knopf and Samson 1994). If Superior wants to increase the quality of wildlife habitat at the pond, ERO recommends the following measures:

- Removing the cattails if they cover more than 50 percent of the pond surface to mimic the drought-flood cycle of native ponds.
- Planting native upland grasses or willow stakes around the pond to increase cover and nesting habitat for migratory birds.
- Encouraging the establishment of native wetland species such as sedges and rushes to increase the amount of food available for waterfowl.

References

Colorado Parks and Wildlife. 2020. Dabbling Ducks: Assessing Habitat Quality for Priority Species in Colorado Wetlands. https://cpw.state.co.us/Documents/LandWater/WetlandsProgram/PrioritySpecies/Factsheet-and-Habitat-Scorecard_DabblingDucks.pdf. Last accessed December 23, 2021.

Knopf, F.L. and F.B. Samson. 1994. Biological Diversity-Science and Action. *Conservation Biology* 8(3):909-911.

Murkin, H.R, R.M. Kaminski, and R.D. Titman. 1982. Responses by dabbling ducks and aquatic invertebrates to an experimentally manipulated cattail marsh. *Canadian Journal of Zoology*. October.

Attachments: [Figures 1 and 2; Photo Log]



Rock Creek Parkway Pond Review

Section 30, T1S, R69W; 6th PM

UTM NAD 83: Zone 13N; 486557mE, 4421158mN

Longitude 105.157351°W, Latitude 39.940434°N

USGS Louisville, CO Quadrangle

Boulder County, Colorado

0 750 1,500 Feet

N

Figure 1
Vicinity Map

Prepared for: Town of Superior

File: 21_315 Figure 1.mxd (GS)

December 21, 2021

ERO Resources Corp.

Path: P:\21_300\21_315 Rock Creek Parkway Pond Review\Maps\21_315 Figure 1.mxd

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Path: P:\21_300\21_315 Rock Creek Parkway Pond Review\Maps\21_315 Figure 2.mxd



Rock Creek Parkway Pond Review

Photo Point

Project Area Boundary

Image Source: Google Earth©, June 10, 2021

0 35 70 Feet

N

Figure 2
Existing Conditions

Prepared for: Town of Superior
File: 21_315 Figure 2.mxd (GS)
January 6, 2022

ERO Resources Corp.



Photo 1 - Overview of the project area. View is to the north.



Photo 2 - Parkland and turfgrass surrounding the pond. View is to the north.



Photo 3 - Ornamental shrubs on the north side of the pond. View is to the west.



Photo 4 - Cattail wetlands in the southeast corner of the pond. View is to the east.

WESTERN STATES RECLAMATION

3756 Imperial Street • Frederick, CO 80516
(303) 833-1986 • (303) 833-4447 - Fax

To:	Town Of Superior	**Contact:**	
Address:	127 E Coal Creek Dr	**Phone:**	
	Superior, CO 80027	**Fax:**	(303) 494-2521
Project Name:	Superior Cattail Remediation	**Bid Number:**	
Project Location:		**Bid Date:**	

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization And Traffic Control	1.00	LS	$18,900.00	$18,900.00
2	Dewatering	1.00	LS	$15,150.00	$15,150.00
3	Cattail - Excavate And Haul Off	888.00	CY	$86.00	$76,368.00
4	Cleanup And Restoration	1.00	LS	$27,700.00	$27,700.00

Total Bid Price: $138,118.00

Notes:

- Addendums acknowledged: None
- This bid is good for thirty (30) days from the bid date set forth above.
- This bid does not include Davis Bacon wages or certified payroll requirements.
- This bid does not include a performance or payment bond. Add 1.5% for bond. Minimum of $250.00 charge.
- No greater retainage will be withheld on WSR than is being held on the General Contractor.
- This bid does not include any costs associated with specialized employee training that may be required for this project by the owner.
- Any fees associated with project management platforms (e.g. Textura) are not included in this bid. A pass through cost will be provided by WSR for these fees.
- This bid does not include any applicable fees or permits for taps, etc.
- This bid does not include any costs associated with private locates.
- A minimum of two (2) weeks advance notice is required for mobilization.
- This bid assumes that there will be ONE (1) mobilization for seed and mulch application and ONE (1) mobilization for erosion control. Each additional mobilization will be billed at the bid unit price
- This Bid does not include any import of material. This bid doesn not include any guarantee that the pond won't leak or any damage to a pond liner if there is one after excavating the soil and cattail material 2-feet from existing that the pond will not leak water.
- This bid assumes adequate access to and around the site by agricultural equipment and tandem axle trucks. (Tractors, mulchers etc.)
- This bid assumes the soil conditions are such as to allow agricultural equipment to till or rip the soil.
- This bid assumes the project owner will supply seedbed quality material (topsoil) as defined by the U.S. Department of Agriculture and other similar agencies.
- This bid does not include grading of any kind, organic amendment, topsoil or rock picking.
- General contractor to provide sub-grade depth to accommodate landscape materials (mulch, sod, etc.).
- This bid assumes no slope to be steeper than 3:1
- This bid assumes that an adequate water source (150 gpm) will be available for WSR's use within the project limits. This bid does not include the cost of water.
- WSR was not provided with any warranty or guarantee information on this project. Therefore, other than generally accepted workmanship standards, none is expressed or implied.
- WSR will warranty the following landscape items for the listed time periods. Native Seeding (1 year), Plantings (1 year), Sod (60 days), Irrigation (1 year). These time frames shall take precedence over all other contract documents. The start of the warranty period is based upon construction substantial completion.
- This bid is based on the attached scope of work; quantities of work beyond estimated contract amounts will be billed at the bid unit price.
- This is a complete bid and shall not be broken apart without contacting WSR.
- These stipulations, conditions, and clarifications will be considered a part of the contract that is entered into by WSR.

Payment Terms:

Payment net: 30 days. Interest will be charged on delinquent payments at the rate of 1.5% per month.

WESTERN STATES RECLAMATION

3756 Imperial Street • Frederick, CO 80516
(303) 833-1986 • (303) 833-4447 - Fax

To:	Town Of Superior	**Contact:**	
Address:	127 E Coal Creek Dr	**Phone:**	
	Superior, CO 80027	**Fax:**	(303) 494-2521
Project Name:	Superior Cattail Remediation	**Bid Number:**	
Project Location:		**Bid Date:**	

ACCEPTED:	**CONFIRMED:**
The above prices, specifications and conditions are satisfactory and hereby accepted.	**Western States Reclamation, LLC**
Buyer: _____	
Signature: _____	**Authorized Signature:** _____
Date of Acceptance: _____	**Estimator:**

ITEM NO. 3h

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME:	**Agreement with Vargas Property Services, Inc. for Landscape, Flowers and Snow Removal Services**
MEETING DATE:	**January 8, 2024**
PRESENTED BY:	**Leslie Clark, PROS Director** **Matt Rarick, Superintendent of Parks and Open Space** **Elena Vargas, Vargas Property Services**
PRESENTED FOR:	**Action**

BACKGROUND:
The Town contracts annually with firms that provide specialized professional and maintenance services not available through current staffing resources. This format of service delivery has been a foundational element of the Town's organizational structure, and allows the Town to provide an elevated level of service with a minimal number of permanent staff members and equipment inventory.

The Town has engaged contractors to provide maintenance of turf and natural grass areas, trees, annuals, perennials and shrub beds, irrigation systems, snow removal, refuse/compost/recycling collection and other property maintenance services since assuming this responsibility upon the dissolution of Superior Metropolitan Districts 2 & 3. The Town is responsible for over 1,040 acres of park and open space areas and facilities, and approximately 40 miles of hard-surface and soft-surface trails. Over recent years, staff updated the scope of services to incorporate evolving service needs as the Town's facilities and plant material age, and facilities are added or renovated. The item for consideration this evening is renewing the agreement with Vargas Property Services, Inc. for 2024 to provide comprehensive landscape, flower and snow removal services for the Town.

The scope for this year's contract includes a detailed breakdown of maintenance services and frequencies in each of the areas maintained by the Town, unit prices for various labor and materials, detailed pricing for different types of plant material, and maps depicting locations of trails, types of plant material, snow routes, irrigation and other spatial information to help capture the service requirements for this contract. Staff reviewed the scope of service for this year with Vargas and adjusted the scope of services to match the growing needs of the Town. Adjustments in 2024 include additional Town properties, facilities and right-of-way areas in Downtown Superior, Calmanté, and Original Town. The 2024 agreement also includes a schedule for wildfire mitigation mowing. Following the Marshall Fire in 2020, the Town increased mowing, trimming in open space areas, along trails and residential buffer areas. After assessing the quality of services provided by Vargas Property Services this year and negotiating modifications for next year, staff recommends the renewal of this agreement for 2024.

Sustainability goals for this agreement were aggressive with electrification of 25% of equipment fleet in 2022, 50% in 2023 and scheduled to move to 75% in 2024. The use of electric equipment is still evolving in the industry with low reliability of equipment and difficulty sourcing replacement parts and replacement equipment. Vargas experienced significant down time of electric equipment in 2023 and relied on back up gas powered equipment on many occasions. Vargas is committed to using the electric powered "green" equipment they have whenever possible and will retain their gas-powered fleet to ensure they can meet the quality standards set forth in this agreement. Additional growth of their electric powered fleet will be suspended until better technology and supply chain for electric powered equipment evolves.

The annual contract amount for 2023 was $1,262,089 and $113,255 for flower. Time and material costs are provided by the hour for snow removal and other unscheduled work such as irrigation repair. The proposed contract amount for 2024 is $1,552,550 for landscape maintenance and $116,653 for flowers. Time and material costs have been updated. This agreement reflects a 3% increase overall for landscape, flower and snow removal services plus an additional $104,775 for fire mitigation measures and $147,824 for new areas in Downtown Superior.

2024 PAYMENT SCHEDULE LANDSCAPE MAINTENANCE

MONTH	%	CLASS 1	CLASS 2	CLASS 3	CLASS 5	OPEN SPACE	Total
JANUARY	8.3%	$74,807.42	$30,432.68	$2,939.44	$10,896.26	$9,785.88	$128,861.68
FEBRUARY	8.3%	$74,807.42	$30,432.68	$2,939.44	$10,896.26	$9,785.88	$128,861.68
MARCH	8.3%	$74,807.42	$30,432.68	$2,939.44	$10,896.26	$9,785.88	$128,861.68
APRIL	8.3%	$74,807.42	$30,432.68	$2,939.44	$10,896.26	$9,785.88	$128,861.68
MAY	8.3%	$74,807.42	$30,432.68	$2,939.44	$10,896.26	$9,785.88	$128,861.68
JUNE	8.4%	$75,708.71	$30,799.34	$2,974.86	$11,027.54	$9,903.79	$130,414.23
JULY	8.4%	$75,708.71	$30,799.34	$2,974.86	$11,027.54	$9,903.79	$130,414.23
AUGUST	8.4%	$75,708.71	$30,799.34	$2,974.86	$11,027.54	$9,903.79	$130,414.23
SEPTEMBER	8.4%	$75,708.71	$30,799.34	$2,974.86	$11,027.54	$9,903.79	$130,414.23
OCTOBER	8.3%	$74,807.42	$30,432.68	$2,939.44	$10,896.26	$9,785.88	$128,861.68
NOVEMBER	8.3%	$74,807.42	$30,432.68	$2,939.44	$10,896.26	$9,785.88	$128,861.68
DECEMBER	8.3%	$74,807.42	$30,432.68	$2,939.44	$10,896.26	$9,785.88	$128,861.68
TOTAL	100%	$753,162.55	$355,979.42	$12,745.62	$127,456.49	$12,745.56	
TOTAL ACROSS ALL CLASSES:						**$1,552,550.41**	

BUDGET IMPLICATIONS:

The 2024 Budget includes sufficient funding for this service.

MOTION:

Move to adopt a Resolution approving an agreement with Vargas Property Services for landscape, flower and snow removal services.

ATTACHEMENTS

- Resolution
- Agreement
- Vargas Property Services Electric Equipment Usage

AGREEMENT FOR SERVICES

THIS AGREEMENT FOR SERVICES (the "Agreement") is made and entered into this _____ day of _____, 2024 (the "Effective Date"), by and between the Town of Superior, a Colorado municipal corporation with an address of 124 East Coal Creek Drive, Superior, CO 80027 (the "Town"), and Vargas Property Services, Inc., an independent contractor with a principal place of business at 270 Interlocken Boulevard, Broomfield, CO 80021 ("Contractor") (each a "Party" and collectively the "Parties").

WHEREAS, the Town requires services; and

WHEREAS, Contractor has held itself out to the Town as having the requisite expertise and experience to perform the required services.

NOW THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. SCOPE OF SERVICES

A. Contractor shall furnish all labor and materials required for the complete and prompt execution and performance of all duties, obligations, and responsibilities which are described or reasonably implied from the Scope of Services set forth in **Exhibit A**, attached hereto and incorporated herein by this reference.

B. A change in the Scope of Services shall not be effective unless authorized as an amendment to this Agreement. If Contractor proceeds without such written authorization, Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the Town is authorized to modify any term of this Agreement, either directly or implied by a course of action.

II. TERM AND TERMINATION

A. This Agreement shall commence on the Effective Date, and shall continue until Contractor completes the Scope of Services to the satisfaction of the Town, or until terminated as provided herein.

B. Either Party may terminate this Agreement upon 30 days advance written notice. The Town shall pay Contractor for all work previously authorized and completed prior to the date of termination. If, however, Contractor has substantially or materially breached this Agreement, the Town shall have any remedy or right of set-off available at law and equity.

III. COMPENSATION

In consideration for the completion of the Scope of Services by Contractor, the Town shall pay Contractor $1,552,550.41. This amount shall include all fees, costs and expenses incurred by Contractor, and no additional amounts shall be paid by the Town for such fees, costs and expenses.

Contractor shall not be paid until the Scope of Services is completed to the satisfaction of the Town.

IV. RESPONSIBILITY

A. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and licenses in good standing, required by law. The work performed by Contractor shall be in accordance with generally accepted practices and the level of competency presently maintained by other practicing contractors in the same or similar type of work in the applicable community. The work and services to be performed by Contractor hereunder shall be done in compliance with applicable laws, ordinances, rules and regulations.

B. The Town's review, approval or acceptance of, or payment for any services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

C. Contractor shall at all times comply with all applicable law, including without limitation all current and future federal, state and local statutes, regulations, ordinances and rules relating to: the emission, discharge, release or threatened release of a Hazardous Material into the air, surface water, groundwater or land; the manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a Hazardous Material; and the protection of human health, safety or the indoor or outdoor environmental, including without limitation the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601, *et seq*. ("CERCLA"); the Hazardous Materials Transportation Act, 49 U.S.C. § 1801, *et seq*.; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, *et seq*. ("RCRA"); the Toxic Substances Control Act, 15 U.S.C. § 2601, *et seq*.; the Clean Water Act, 33 U.S.C. § 1251, *et seq*.; the Clean Air Act; the Federal Water Pollution Control Act; the Occupational Safety and Health Act; all applicable environmental statutes of the State of Colorado; and all other federal, state or local statutes, laws, ordinances, resolutions, codes, rules, regulations, orders or decrees regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect.

V. OWNERSHIP

Any materials, items, and work specified in the Scope of Services, and any and all related documentation and materials provided or developed by Contractor shall be exclusively owned by the Town. Contractor expressly acknowledges and agrees that all work performed under the Scope of Services constitutes a "work made for hire." To the extent, if at all, that it does not constitute a "work made for hire," Contractor hereby transfers, sells, and assigns to the Town all of its right, title, and interest in such work. The Town may, with respect to all or any portion of such work, use, publish, display, reproduce, distribute, destroy, alter, retouch, modify, adapt, translate, or change such work without providing notice to or receiving consent from Contractor; provided that Contractor shall have no liability for any work that has been modified by the Town.

VI. INDEPENDENT CONTRACTOR

Contractor is an independent contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Contractor to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a Town employee for any purposes.

VII. INSURANCE

A. Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Contractor pursuant to this Agreement. At a minimum, Contractor shall procure and maintain, and shall cause any subcontractor to procure and maintain, the insurance coverages listed below, with forms and insurers acceptable to the Town.

1. Worker's Compensation insurance as required by law.

2. Commercial General Liability insurance with minimum combined single limits of $1,000,000 each occurrence and $2,000,000 general aggregate. The policy shall be applicable to all premises and operations, and shall include coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interests provision, and shall include the Town and the Town's officers, employees, and contractors as additional insureds. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations.

B. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be canceled, terminated or materially changed without at least 30 days prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, its employees, or its contractors shall be excess and not contributory insurance to that provided by Contractor. Contractor shall be solely responsible for any deductible losses under any policy.

C. Contractor shall provide to the Town a certificate of insurance as evidence that the required policies are in full force and effect. The certificate shall identify this Agreement.

VIII. INDEMNIFICATION

Contractor agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent

of Contractor, or which arise out of a worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor.

IX. MISCELLANEOUS

A. *Governing Law and Venue*. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Boulder County, Colorado.

B. *No Waiver*. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any other terms or obligations of this Agreement.

C. *Integration*. This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

D. *Third Parties*. There are no intended third-party beneficiaries to this Agreement.

E. *Notice*. Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class U.S. Mail to the Party at the address set forth on the first page of this Agreement.

F. *Severability*. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

G. *Modification*. This Agreement may only be modified upon written agreement of the Parties.

H. *Assignment*. Neither this Agreement nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

I. *Governmental Immunity*. The Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

J. *Rights and Remedies*. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

K. *Subject to Annual Appropriation*. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

CONTRACTOR

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ___ day of _____, 2024, by _____ as _____ of Vargas Property Services, Inc.

My commission expires:

(S E A L)

_____
Notary Public

EXHIBIT A
SCOPE OF SERVICES

Contractor's Duties

During the term of this Agreement, Contractor shall perform the following duties, as directed by the Town:

Reporting, Monitoring and Notification

Contractor shall maintain all Class areas to the following minimums:

- Scheduled Chemical Applications
  - Written notification to the Town shall occur one week prior to chemical applications, 30-34 times per year and include location, product and performance date.
  - Reporting of completed spray work and record of undiluted chemical usage shall be included in Contractor's weekly report.
- Irrigation System
  - Weekly monitoring and weekly written report shall be provided April 15 – October 15 (26 times), including observations and adjustment recommendations.
  - Written report shall specify irrigation areas checked and problems found throughout the week.
  - Notification and prior approval shall be submitted to Town addressing any extensive irrigation repairs required over $500.
  - Irrigation repairs shall be billed on a Time & Material basis according to Unit Prices. Billing shall identify materials utilized from list, class, clock and zone numbers.
  - Irrigation system programming needs shall be provided by Contractor to the Town so adjustments can be made in the centralized system.
  - The Town shall be responsible to make all adjustments in the system.
- Plant Moisture Monitoring
  - Irrigation and water requirements for all plants including trees shall be monitored weekly from April 15 – October 15 (26 times).
  - Tree winter irrigation and water requirements shall be monitored bi-weekly from October 16 – April 14 (13 times) to determine moisture levels and shall be billed on a Time & Materials basis.
- Storm, Accident, Graffiti and Vandalism
  - Landscaping materials which become damaged or displaced because of rain, windstorms, or vehicular traffic accidents shall be reported and corrected as directed by the Town. Contractor shall immediately inspect the work areas for safety considerations following heavy storms for damaged or displaced landscape materials.
  - Contractor shall notify the Town of all visible graffiti and vandalism on the same day as discovered for further investigation.

- Upon observing any storm damage, accident, graffiti and vandalism or displacement that affects public safety or typical landscape aesthetics or amenities, Contractor shall immediately notify the Town, and document the occurrence in the weekly report.

- Turf Care
  - Mowing turf areas shall be weekly or as required April 15 – October 15, weather permitting (26 times).
  - Clipping removal generated from mowing shall not be removed unless considered unsightly or upon direction from the Town.
  - Edging of hardscape shall be performed every other week from April 15 – October 15 (12 times), weather permitting with a steel blade mechanical device.
  - Edging adjacent to shrub and groundcover areas shall be maintained with string trimmers and/or chemical abatement performed every other week, from April 15 – October 15 (12 times), weather permitting.
  - Fertilization of turf areas shall be performed a minimum of 1 time between April 15 – October 15 and shall apply a minimum of 10 pounds of nitrogen per 1,000 ft^2 over the course of the season. The Town shall approve selected fertilizer prior to application and if the Town is not satisfied with the turf color, additional fertilization shall be provided at no additional cost.
  - Turf weed control shall be performed as needed by various methods. A pre-emergent treatment shall be performed by Contractor in coordination with the Town in April. Post-emergent chemical applications and treatment for grassy weeds shall be employed April 15 - October 15. Contractor shall not use glyphosate.
  - Core Aeration 1 spring and 1 fall shall be performed.
- Native Care
  - Native Mowing consists of a 6'- 8' pass along either side of soft trails & sidewalks, open space side of fence lines and a complete mowing of fence line to sidewalk as shown on the Landscape Trail and Fence Mowing map in attachments. This mowing shall be performed monthly from May – October. Complete mowing of open space areas is not required.
  - Native Edging along sidewalks in native areas with a steel-bladed mechanical device shall occur 4 times per year as needed from April 15 – October 15.
- Plant Care
  - Tree and shrub pruning, 1 dormant pruning in the fall and pruning up to 4 times April – September. All trees shall be safety pruned up to 8' in height as needed. Plant material larger than 15' is not required.
  - Plant weed control shall be performed weekly from April 15 – October 15, weather permitting (26 times) by hand and pre-emergent and post-emergent treatments.
  - Fertilization of trees and shrubs shall occur in the late spring through the use of a broadcast application of slow release fertilizer.

- Tree wrapping shall typically be applied in the fall to shade trees less than 4" caliper that are susceptible to sunscald (approximately 400).
- Insect and disease control for trees up to 15' and shrubs through the use of 2 general applications and spot treatments are included in this agreement. Additional applications required for a specific pest shall be recommended to the Town for approval. Tree rings are not sprayed in Superior as it may cause issues with the chemical uptake and the trees,
- Ornamental Grass cutback each spring no later than March 15th. Cutback may be required earlier due to snow damage.

- Flower Care
  - Flower beds (approximately 4,000 square feet) shall be weeded and deadheaded each week and a slow release fertilizer shall be applied 1 time April 15 – October 15. Contractor shall provide flower insect and disease control spot treatments upon request of the Town and shall be billed at contracted Time and Materials basis.
  - Perennial flowers shall be cut-back 1 time in the fall.
  - Maintenance of wildflower beds bordering turf shall occur 15 times April 15 – October 15. The Town shall provide wildflower seed and Contractor shall overseed beds in the spring at ½ the standard planting rate and beds shall be fertilized 1 time and all wildflowers shall be cut down in the fall. Substantial bare areas in the beds shall be overseeded as needed.
  - Maintenance of wildflower beds bordering native shall be weeded 7 times. All wildflowers shall be cut down in the fall. The Town shall provide wildflower seed and Contractor shall overseed beds in the spring at ½ the standard planting rate. Substantial bare areas in the beds shall be overseeded as needed.
  - Contractor shall remove annual plant material in flower beds in October.
- Irrigation Systems
  - Activation shall occur in March/April on Town approval. A Notification and prior approval shall be submitted to Town addressing any extensive repairs required over $500. Upon activation, the system shall be programmed for spring conditions by the Town.
  - Winterization where the system shall have forced air injected into the lines shall occur in October/November, contingent on weather conditions. Start date for winterization shall be approved by the Town.
- Debris and Litter Removal
  - Landscaped areas shall have trash and debris removal on a weekly basis (52 times) and shall occur prior to mowing. Debris and litter shall be disposed of in off-site dumpster facilities provided by Contractor.
  - Native, open space and wetland areas shall have trash and debris removal performed once per month (12 times).
  - Trashcans and pet pick-up dispensers shall be emptied and relined by the Contractor 2 times per week year round (104 times). Contractor shall supply liners for trashcans and biodegradable liners and the Town shall supply pet pick-up dispenser liners.

- Sidewalks and curbs shall be kept clean with the use of mechanical blowers, after each mowing.
- Trash collection shall be preformed by atv or gator sized vehicle, no trucks.

- Miscellaneous
  - Trail weed control consists of labor and materials required to perform this service on all soft trails 5 times as needed April 15 – October 15. This includes 1 pre-emergent treatment and 4 post-emergent treatments.
  - Dumpster enclosures at North and South Pools shall be cleaned of debris, inspected and slats repaired if required 1 time per month.
  - Contractor shall provide emergency on-call service upon request of the Town and shall be billed at contracted Time and Materials basis. One hour response time is required.

Standard Service for All Classes

Task	Frequency	Note
Reporting, Monitoring and Notifications		
Scheduled Chemical Applications	30-34	Written Reporting
Irrigation System	26	Monitoring and Written Report Weekly, April 15 – October 15
Plant Moisture Monitoring	39	Monitoring plants and trees weekly (26 times) April 15 – October 15, trees only biweekly October 16 – April 14 (13 times)
Storm, Accident, Graffiti and Vandalism Damage	As Needed	Notification
Turf Care		
Mowing	26	Weekly or as required, April 15- October 15
Clipping Removal	As Needed	When unsightly or as directed by Town.
Edging Hardscape	12	Every other week April 15 – October 15
Edging Adjacent to Shrub and Ground Cover	12	String trimming and chemical abatement every other week April 15 – October 15
Fertilization	1	April 15 – October 15 (for dog park contractor must provide staff 2 week notification
Turf Weed Control	See Note	1 pre-emergent, post-emergent applications as needed April 15 – October 15, contractor shall not use glyphosate
Core Aeration	2	1 Spring and 1 Fall
Native Care		
Native Mowing	2	As needed, May – October
Native Edging	4	As needed, April 15 – October 15
Plant Care		
Tree and Shrub Pruning	5	1 dormant pruning in the fall and 4 times April – September as needed

Plant Weed Control	26	Weekly April 15 – October 15
Fertilization of Trees and Shrubs	1	Late spring
Tree Wrapping	1	Fall
Insect and Disease Control	2 + Spot Treatments	2 general applications and spot treat as needed
Ornamental Grass	1	Cutback , before March 15, or earlier due to snow damage
Flower Care		
Flower Beds	See Note	Weed and deadhead weekly, 1 fertilization during April 15 – October 15, cut-back early fall
Perennial Flower Beds	1	1 fall cutback
Maintenance of Wildflower Beds Bordering Turf	See Note and description	15 weedings, 1 seeding, ongoing spot overseeding and 1 fertilization, April 15 – October 15, fall cut-down
Maintenance of Wildflower Beds Bordering Native	See Note and description	7 weedings, 1 seeding, ongoing spot overseeding and 1 fertilization, April 15 – October 15, fall cut-down
Annual Flower	1	1 removal of annual plant material in flower beds in October
Irrigation Systems		
Activation of System	1	March/April, notification and approval for extensive repairs over $500
Winterization	1	October/November
Debris and Litter Removal		
Landscaped Areas	52	Weekly
Native, Open Space, Wetland Areas	12	Monthly
Trashcans and Pet Pick-up Dispensers	104	Empty and reline trashcans and pet pick-up dispensers 2 times per week
Sidewalks and Curbs	After Mowing	
Miscellaneous Services		
Trail Weed Control	5	1 pre-emergent and 4 post-emergent, April 15 – October 15
Dumpster Enclosures	12	Monthly
On-Call Emergency Services	As Needed	

CLASS SPECIFIC VARIANCES

Class Specific Variances are additional services in specific areas that are performed in addition to the "Standard Service For All Classes" listed above.

Class 1

- Cattail cutting on the West Side of Coal Creek Bridge shall be cut down 1 time each year.
- Cattail cutting on the West Side of Rock Creek Parkway between Coal Creek & 88th Street shall be cut down 1 time each year.
- Bus stop trashcans (10) shall be emptied and relined by the Contractor 2 times per year round (104 times), Contractor shall supply liners for trashcans.

Class 2

- Depot Street and alleys mowing 2 times per year as needed April 15 – October 15 (in addition to Standard Services 2 times).
- Trash cans and pet pick-up dispensers at Community Park, North and South Pools, playgrounds, tennis courts, pickleball courts and the Basketball Park shall be emptied and relined 7 days a week from April-September (78 times in addition to the standard services 104 times for a total of 182 times). This service shall be performed 3 days a week October-March on Mondays, Wednesdays, and Fridays (78 times). Additional services may be required for special events or tournaments on an as needed basis.
- Deep Tine Aeration of Community Park Ball Fields and Dog Park shall be 2 times per year.
- Fertilization of Community Park fields shall be 3 times per year using a traditional type fertilizer approved by the Town (in addition to Standard Services 1 time).
- Community Park Playgrounds, pea gravel shall be swept back into playground on a weekly basis year round (52 times).
- Mowing of native grass in the Superior Cemetery 1 time per year, on dates determined by the Town (in addition to Standard Services 2 times).
- Cattail cutting in the detention area northeast of the parking lot at Community Park 1 time each year or as requested by the Town.

Class 3

- Turf care & irrigation is not included.
- Cattail cutting shall be performed 1 time annually at Ponds 1, 2 and 8.

Class 5

- Fertilization of Kupfner Fields shall be fertilized 3 additional times per year using a traditional type fertilizer approved and scheduled by the Town
- Aeration of Kupfner Fields shall be 3 times per year (Core) and scheduled by Town (in addition to Standard Services 2 times).
- Insect and disease control Applications shall be recommended and a proposal shall be submitted for approval by the Town.
- Native mowing for McCaslin/Hwy 36 Interchange, April 15 – October 15, 1 additional (in addition to the Standard Services 2 times).
- Detention pond inlets and outlets shall be cleaned out monthly.

Class Specific Variances

Task	Frequency	Note
Class 1		
Trash Cans	104	10 bus stop trash cans emptied and relined 2 times per week
Cattail Cutting - West Side of Coal Creek Bridge	1	
Cattail Cutting - West Side Coal Creek Pkwy	1	
Class 2		
Depot Street and Alleys Mowing	2	April 15 – October 15 (in addition to Standard Services 2 times May - October)
Trashcans and Pet Pick-Up Dispensers	156	Emptied and relined 7 days per week at Community Park, North and South Pools, Playgrounds and the Basketball Park from April-September and 3 days a week October-March on Mondays, Wednesdays, and Fridays (in addition to 104 times standard services)
Aeration Community Park Fields and Dog Park	3	2 core, 1 deep tine (in addition to the Standard Services 2 times)
Fertilization of Community Park Fields	3	Traditional fertilizer (in addition to the Standard Services 1 time)
Community Park Playgrounds	52	Sweep pea gravel weekly
Cemetery Mowing	1	(in addition to the Standard Services 2 times)
Cattail Cutting	1	Or as requested. Detention area Northeast of the Parking Lot at Community Park
Class 3		
Turf Care and Irrigation	Not Included	
Cattail Cutting	1	Ponds 1, 2, 8
Class 5		
Fertilization of Kupfner Fields	3	Traditional fertilizer (in addition to the Standard Services 1 time).
Aeration of Kupfner Fields	2	2 core, (frequency is in addition to the Standard Services 2 times).
Insect and Disease Control	Not Included	

2024 PAYMENT
SCHEDULE LANDSCAPE
MAINTENANCE

MONTH	%	CLASS 1	CLASS 2	CLASS 3	CLASS 5	OPEN SPACE
JANUARY	8.3%	74,807.42	30,432.68	2,939.26	10,896.26	9,785.88
FEBRUARY	8.3%	74,807.42	30,432.68	2,939.26	10,896.26	9,785.88
MARCH	8.3%	74,807.42	30,432.68	2,939.26	10,896.26	9,785.88
APRIL	8.3%	74,807.42	30,432.68	2,939.26	10,896.26	9,785.88
MAY	8.3%	74,807.42	30,432.68	2,939.26	10,896.26	9,785.88
JUNE	8.4%	75,708.71	30,799.34	2,974.86	11,027.54	9,903.79
JULY	8.4%	75,708.71	30,799.34	2,974.86	11,027.54	9,903.79
AUGUST	8.4%	75,708.71	30,799.34	2,974.86	11,027.54	9,903.79
SEPTEMBER	8.4%	75,708.71	30,799.34	2,974.86	11,027.54	9,903.79
OCTOBER	8.3%	74,807.42	30,432.68	2,939.26	10,896.26	9,785.88
NOVEMBER	8.3%	74,807.42	30,432.68	2,939.26	10,896.26	9,785.88
DECEMBER	8.3%	74,807.42	30,432.68	2,939.26	10,896.26	9,785.88
TOTAL	100%	$901,294.23	$366,658.80	$35,414.99	$131,280.19	$117,902.20
TOTAL ACROSS ALL CLASSES:						**$1,552,550.41**

Native Mowing	1	McCaslin/Hwy 36 Interchange, April 15 – October 15, (in addition to the Standard Services 2 times).
Detention Ponds	12	Cleaning inlets and outlets

SNOW REMOVAL
Time and Material

Contractor shall provide snow removal services for sidewalks and trails in the Town, beginning on January 1, 2022 and end December 31, 2022. Contractor shall not be expected to service or be liable for any services during blizzard conditions or at times deemed to be a State of Emergency by the Governor of Colorado.

Contractor shall communicate with the Town during snow events and respond to site when snow levels reach approximately 1 inch in depth. Snowfall depth shall be determined by an independent service providing local meteorology reports from numerous locations. Reported depths from areas nearest snow site shall be used.

Snow clearing shall be performed as indicated on the *Sidewalk and Trails Snow Map* attached hereto. Contractor shall move snow that accumulates on Primary Sidewalks and Trails (and handicap access to these) and Secondary areas as directed by Town. Snow shall be piled in areas so as not to unreasonably impede normal pedestrian traffic. Upon completion of snow plowing, Contractor shall apply a spot application of natural chloride product on Primary Sidewalks and Trails adjacent to schools and follow-up spot applications as required for icy areas, only when icy conditions exist.

The following hourly and material rates shall apply:

ITEM	MAN-HOUR RATE
Truck with Plow	$135.96
Hand Shoveling	$73.65
Ice Melt applied	$2.04
ATV with Plow	$124.63
Skid steer	$135.96
Front End Loader	$322.91
Walk-behind Snow Blower	$90.64
Labor for Salt/Sand Removal from Curblines & Sidewalks	$73.65
Labor for Ice Melt Removal from Sidewalks & Trails	$73.65

Contractor shall submit invoices for snow clearing services on a per snowfall basis.

Snow clearing on Thanksgiving, Christmas and New Year's Day shall be charged as follows:

- No Overtime or Holiday Rates Apply

ALL CLASSES UNIT PRICES

The following unit prices are the basis for authorized additional work above and beyond the base contract. All unit prices for each of the items listed shall include its pro rata share of profits, taxes and overhead. Prices shall include removal and installed cost unless noted as material only. Brands and products in this list are the required materials to be used for work unless prior authorization is granted from Town staff. Unit prices provided shall reflect materials currently used at the Town.

LABOR RATES

LANDSCAPE MAINTENANCE SUPERVISOR	1	HR	84.98
LANDSCAPE MAINTENANCE FOREMAN	1	HR	68.99
LANDSCAPE MAINTENANCE LABORER	1	HR	56.65
IRRIGATION TECHNICIAN	1	HR	73.65
IRRIGATION LABORER	1	HR	62.31
SPRAY RIG OPERATOR & LABORER	1	HR	209.6
BACKPACK SPRAY WITH RODEO	1	HR	90.64
LANDSCAPE INSTALLATION SUPERVISOR	1	HR	84.97
LANDSCAPE INSTALLATION FOREMAN	1	HR	67.98
LANDSCAPE INSTALLATION LABORER	1	HR	56.65
EXTRA MOWING WITH STANDARD MOWER	1	HR	90.64
USE OF GATOR OR ATV FOR WORK OUTSIDE CONTRACT	1	HR	135.96
MECHANICAL WEED CONTROL	1	HR	56.65
SKIDSTEER WITH OPERATOR	1	HR	135.96
SKIDSTEER W/ OPERATOR + ADDNL LABORER	1	HR	192.61
WRAP TREES (INCLUDES MATERIAL)	1	EA	7.36
WINTER WATER-			
2 TEAM MEMBERS & EQUIPMENT	1	HR	141.11
1 TEAM MEMBER & EQUIPMENT	1	HR	73.65
HEALTH CRISIS MANAGEMENT DISINFECTANT SERVICES, HEALTH DEPARTMENT RECOMMENDED DISINFECTANT, EQUIPMENT AND LABORER. POWER WASHING AND SANITATION FOGGING.	1	HR	73.65/209.60
SCARIFYING EQUIPMENT AND LABOR (grinding and leveling concrete walkways, mitigating trip hazards)	1	HR	$187

LANDSCAPE MATERIAL

ITEM DESCRIPTION	SIZE	QTY	UNIT	UNIT PRICE
ITEM DESCRIPTION	SIZE	QTY	UNIT	New Unit Price
SOIL PREP COMPOST 3CY/MSF		1	SF	$0.97
FINE GRADE		1	SF	$0.44
RED CEDAR WOOD MULCH 3" DEEP		1	SF	$1.70
COBBLE ROCK MULCH	4-8”	1	SF	$6.23
GRAVEL ROCK MULCH 3" DEEP	.75” or 1.5”	1	SF	$2.21
COLORADO ROSE GRANITE	¾”	1	SF	$1.42
COLORADO ROSE GRANITE	1.5”	1	SF	$1.52
WEED BARRIER FABRIC		1	SF	$0.29
DURA STEEL EDGER 1/8"	4”	1	LF	$4.82
STEEL EDGER GALVANIZED W/CAP	4”	1	LF	$5.10
SOD INSTALLATION				
SOD REMOVAL		1	SF	$0.45
DUMP FEE		1	SF	$0.79
FESCUE SOD NO SOIL PREP		1	SF	$1.67
BLUEGRASS SOD NO SOIL PREP		1	SF	$1.50
SEEDING				
NATIVE TURFGRASS SEEDING NO SOIL PREP		1	SF	$0.40
NATIVE BLEND SEEDING NO SOIL PREP		1	SF	$0.74
WILDFLOWER SEEDING NO SOIL PREP		1	SF	$1.19
				$12.18
MULCH REMOVAL 2-3" DEEP		1	SF	$10.49
EQUIPMENT		1	SF	$73.65
DUMP FEE		1	SF	$56.65
EMPTY PEDESTRIAN TRASH RECEPTACLE		1	EA	$12.18
SILT FENCE MATERIAL ONLY		1	LF	$10.49
TREATED TIMBERS MATERIAL ONLY	6”x6”x8’	1	EA	$73.65
STANDARD DUMP FEE		1	CY	$56.65

IRRIGATION PRICING – REPAIR WORK MATERIAL ONLY – EXCLUDES LABOR

PART DESCRIPTION	SIZE	QTY	UNIT	New Unit Price
SLEEVE PRICES				
BORE SLEEVING				
CL 160 PVC PIPE	2"	1	LF	$31.05
CL 160 PVC PIPE	4"	1	LF	$33.56
SLEEVING PRIOR TO PAVEMENT				
CL 160 PVC PIPE	2"	150	LF	$198.66
CL 160 PVC PIPE	4"	150	LF	$712.50
CL 160 PVC PIPE	6"	150	LF	$1,534.00
MOBILIZATION		1	DAY	$214.14
CLEAN-UP		1	DAY	$142.76
FITTINGS				
PART DESCRIPTION	**SIZE**	**QTY**	**UNIT**	
SCH 40 ELBOW GASKET	4"	1	EA	$181.16
SCH 40 45	4"	1	EA	$181.16
SCH 40 TEE	4"	1	EA	$158.14
REDUCE COUPLING	4" x 3"	1	EA	$67.83
SERVICE TEE	4x4x2"	1	EA	$116.64
SERVICE TEE	4x4x1.5"	1	EA	$116.64
QUICK COUPLER VALVE	1"	1	EA	$231.50
10" ROUND BOX		1	EA	$40.54
COMBINED		1	EA	$272.04
BRASS GATE VALVES THREADED	4"	1	EA	$526.98
10" ROUND BOX		1	EA	$40.54
ASSEMBLY		1	EA	$567.52
BRASS GATE VALVES	3"	1	EA	$461.97
10" ROUND BOX		1	EA	$40.54
ASSEMBLY		1	EA	$502.50
BRASS GATE VALVES THREADED	2.5"	1	EA	$341.65
10" ROUND BOX		1	EA	$40.54
ASSEMBLY		1	EA	$382.20

RB PESB CONTROL VALVES	2"	1	EA	$485.12
12" STANDARD BOX		1	EA	$30.25
ASSEMBLY		1	EA	$515.38
RB PESB CONTROL VALVES	1.5"	1	EA	$388.16
12" STANDARD BOX		1	EA	$31.73
ASSEMBLY		1	EA	$419.89
RB PESB CONTROL VALVES	1"	1	EA	$319.93
12" STANDARD BOX		1	EA	$31.73
ASSEMBLY		1	EA	$351.66
RB PEB/PGA SOLENOID		1	EA	$63.62
ROTORS				
HUNTER I-20 SS CV NON-POT ASSEMBLY		1	EA	$83.30
HUNTER I-25 SS CV NON-POT ASSEMBLY		1	EA	$123.60
HUNTER I-40 SS CV NON-POT ASSEMBLY		1	EA	$158.76
HUNTER PGA 12"		1	EA	$64.04
RAINBIRD 8005 SS NON-POT		1	EA	$164.12
POP-UPS				
RB 1812 SAM PRS WITH NOZZLES		1	EA	$50.38
RB 1806 SAM PRS WITH NOZZLES		1	EA	$35.11
RB 1804 SAM PRS WITH NOZZLES		1	EA	$16.56
RB 1800NP PURPLE CAP		1	EA	$5.61
DRIP POLY LINE		100	LF	$78.90
EMITTERS & LINE	1/4"	1	FT	$3.64
DRIP BLOW VALVE 6" ROUND W/COVER		1	EA	$37.48
WIRE INSTALLED WITH MAINLINE	14GA	1	LF	$4.67
WIRE INSTALLED WITH MAINLINE	12GA	1	LF	$4.77
PART DESCRIPTION	**SIZE**	**QTY**	**UNIT**	
ADAPTER-PVC	1-1/2" M x S	1	EA	$3.32
ADAPTER-PVC	2" M x S	1	EA	$4.36

ADAPTER-PVC	2-1/2" Male	1	EA	$12.82
BALL VALVE -SCH 40	2" S X S	1	EA	$50.78
BUSHING	1" X 3/4" M X F	1	EA	$4.61
BUSHING	1-1/2" 1" SP X S	1	EA	$3.09
BUSHING	1-1/4" X 1" SP X S	1	EA	$2.69
BUSHING	1-1/4" X 1-1/2" SP X S	1	EA	$3.09
BUSHING	1-1/2" X 2" SP X S	1	EA	$5.04
BUSHING	1" X 2" SP X S	1	EA	$5.04
BUSHING	2" X 3" SP X S	1	EA	$11.99
COUPLER INSERT	Funny	1	EA	$8.02
COUPLER INSERT	3/4"	1	EA	$3.13
COUPLER - PVC	1" Slip	1	EA	$1.81
COUPLER - PVC	1-1/4" SLIP	1	EA	$2.46
COUPLER - PVC	1-1/2" SLIP	1	EA	$2.65
COUPLER - PVC	2" SLIP	1	EA	$4.04
COUPLER - PVC	2-1/2" SLIP	1	EA	$8.90
COUPLER - PVC	3" SLIP	1	EA	$13.96
DRIP VALVE KIT	3/4"	1	EA	$74.47
ELL 90 SLIP	1/2"	1	EA	$0.92
ELL 90	3/4" S X F	1	EA	$1.26
ELL 45 SLIP	1"	1	EA	$3.48
ELL 90 SLIP	1"	1	EA	$2.85
ELL MARLEX	1/2"	1	EA	$3.27
ELL MARLEX	3/4"	1	EA	$2.96
ELL 90 SLIP	1-1/4"	1	EA	$3.65
ELL 45 SLIP	1-1/2"	1	EA	$4.70
ELL 90 SLIP	2"	1	EA	$5.20
ELL 45 SLIP	2"	1	EA	$6.12
ELL 45 SLIP	2-1/2"	1	EA	$11.48
ELL 90 THREADED	1-1/2"	1	EA	$3.58
EMITTERS	1/2", 1, 2 GAL	1	LF	$0.70
FUNNY PIPE		1	FT	$0.57

FUNNY TEES INS		1	EA	$1.35
MARLEX	1/2"	1	EA	$2.36
MARLEX	1"	1	EA	$8.67
NIPPLE	1/2" X 6"	1	EA	$0.90
NIPPLE	3/4" X 6"	1	EA	$1.14
NIPPLE	1" X 6"	1	EA	$2.26
NIPPLE	1-1/2" X 6"	1	EA	$3.65
NIPPLE	2" X 4"	1	EA	$3.41
NOZZLES - RAINBIRD & HUNTER		1	EA	$1.68
PINCH CLAMPS	1"	1	EA	$1.55
PIPE - POLY DRIP	3/4"	1	EA	$0.80
PIPE - PVC LATERAL - CL 200	1/2"	1	EA	$0.64
PIPE PVC CL 200	3/4"	1	LF	$0.71
PIPE PVC CL 200	1"	1	LF	$0.82
PIPE PVC CL 200	1-1/4"	1	LF	$1.50
PIPE PVC CL 200	1-1/2"	1	LF	$1.98
PIPE PVC CL 200	2"	1	LF	$3.01
PIPE PVC SCH 40	3/4"	1	LF	$1.45
PIPE PVC SCH 40	1"	1	LF	$2.51
PIPE PVC SCH 40	1-1/4"	1	LF	$3.36
PIPE PVC SCH 40	1-1/2"	1	LF	$3.93
PIPE PVC SCH 40	2"	1	LF	$5.18
PIPE PVC SCH 40	3"	1	LF	$11.08
PIPE PVC SCH 40	4"	1	LF	$7.77
PIPE PVC SCH 40	6"	1	LF	$29.21
SLIP FIX	3/4"	1	EA	$14.24
SLIP FIX	1"	1	EA	$12.50
SLIP FIX	1-1/2”	1	EA	$25.28
SLIP FIX	2”	1	EA	$39.96
SLIP FIX	3”	1	EA	$101.19
SOLENOID - RAINBIRD		1	EA	$68.21
SPAGHETTI TUBING PER LF	3/4"	1	LF	$0.80
TEE -PVC	1 X 1 X 1/2" SSF	1	EA	$2.95
TEE -PVC	1 X 1 X 3/4" SSF	1	EA	$4.25
TEE -PVC	1-1/2" X 1-1/2" X 1/2" SSF	1	EA	$9.82

TEE -PVC	2-1/2" X 2-1/2" X 1-1/2" SSF	1	EA	$27.06
TEE -PVC	3" X 3" X 1-1/2" SSF	1	EA	$25.72
VALVE - SCRUBBER	1"	1	EA	$270.41
VALVE - SCRUBBER	1-1/2"	1	EA	$333.40
VALVE - SCRUBBER	2"	1	EA	$412.74
VALVE BOX W/ LID INSTALLED	10" ROUND	1	EA	$60.67
WIRE NUTS		1	EA	$2.61

PLANT MATERIAL -DECIDUOUS TREES

Common Name	SIZE	UNIT	**New Unit Price**
American Hornbeam	2.5"	EA	$821.43
Autumn Blaze Maple	2.5"	EA	$821.43
Bur Oak	2.5"	EA	$821.43
Columnar English Oak	2.5"	EA	$821.43
Deborah Norway Maple	2.5"	EA	$821.43
Emerald Luster Norway Maple	2.5"	EA	$821.43
English Oak	2.5"	EA	$821.43
Greenspire Linden	2.5"	EA	$821.43
Hackberry	2"	EA	$793.10
Homestead Elm	2.5"	EA	$821.43
Horsechestnut	2.5"	EA	$849.75
Imperial Honeylocust	2.5"	EA	$821.43
Kentucky Coffee Tree	2"	EA	$804.43
Lacebark Elm	2"	EA	$821.43
Lanceleaf Cottonwood	2.5"	EA	$804.43
Prairie Cascade Willow	2.5"	EA	$821.43
Northern Red Oak	2.5"	EA	$804.43
Red Sunset Maple	2.5"	EA	$821.43
Redmond Linden	2"	EA	$793.10
Royal Red Norway Maple	2.5"	EA	$849.75
Shademaster Honeylocust	2.5"	EA	$804.43
Shumard Oak	2"	EA	$793.10
Skyline Honeylocust	2.5"	EA	$804.43

Swamp White Oak	2.5"	EA	$821.43
Western Catalpa	2"	EA	$804.43
ORNAMENTAL TREES			
Common Name	SIZE	UNIT	**New Unit Price**
Amur Chokeberry	2"	EA	$793.10
Amur Maple	6' MULTI	EA	$804.43
Autumn Brilliant Serviceberry	6' MULTI	EA	$804.43
Autumn Blaze Pear	2”	EA	$804.43
Brandywine Crabapple	2"	EA	$804.43
Canada Red Cherry	2”	EA	$787.44
Chanticleer Pear	2”	EA	$787.44
Cockspur Hawthorn	2"	EA	$793.10
Golden Rain Tree	2"	EA	$793.10
Holmford Pear (New Bradford Variety)	2”	EA	$793.10
Japanese Tree Lilac	2"	EA	$804.43
Korean Sun Pear	2”	EA	$793.10
Montgomery Cherry	2"	EA	$770.44
Newport Plum	2”	EA	$770.44
Paperback Maple	6’ MULTI	EA	$787.44
Radiant Crabapple	2”	EA	$787.44
Shadblow Serviceberry	6’ MULTI	EA	$770.44
Shubert Chokecherry	2”	EA	$787.44
Snowcloud Crabapple	2”	EA	$770.44
Washington Hawthorn	2”	EA	$793.10
EVERGREEN TREES			
Common Name		SIZE	**New Unit Price**
White Fur		8’	963.05
Norway Spruce		8’	963.05
Colorado Spruce		8’	946.06
Colorado Spruce		10’	1246.3
Colorado Spruce		12’	1812.8

Limber Pine		8’	849.75
Austrian Pine		8’	963.05
Austrian Pine		10’	1416.25
Austrian Pine		12’	1812.8
Ponderosa Pine		8’	821.43
Ponderosa Pine		10’	946.06
Ponderosa Pine		12’	1586.2
Southwestern White Pine		8’	946.06
Eastern White Pine		8’	821.43
Scotch Pine		8’	849.75
BROADLEAF & EVERGREENS			
Common Name	SIZE	UNIT	**New Unit Price**
Blue Boy & Blue Girl Holly (Protect)	5GAL	EA	$90.64
Compact Inkberry Holly (Protect)	5GAL	EA	$90.64
Manzanita- Colorado	5 GAL	EA	$90.64
Manzanita Panchito	5GAL	EA	$90.64
Manhattan Euonymus (Protect)	5GAL	EA	$84.98
Mugo Pine 12”-15”	5GAL	EA	$113.30
Oregon Grape Holly (Protect)	5GAL	EA	$90.64
Spreading Juniper	5GAL	EA	$84.98
Upright Juniper	5GAL	EA	$107.64
Upright Juniper	B&B	EA	$736.45
LARGE SHRUBS			
Common Name	SIZE	UNIT	**New Unit Price**
Alternate-Leaf Butterfly Bush	5GAL	EA	$84.98
American Plum	5GAL	EA	$90.64
Arrowood Viburnum	5GAL	EA	$90.64
Beauty Bush	5GAL	EA	$90.64
Blue Fountain Willow	5GAL	EA	$90.64
Burkwood Viburnum	5GAL	EA	$90.64
Burning Bush	5GAL	EA	$84.98

Butterfly Bush	5GAL	EA	$84.98
Canadian Lilac	5GAL	EA	$84.98
Cistena Plum	5GAL	EA	$84.98
Chokecherry	5GAL	EA	$84.98
Cheyenne Mockorange	5GAL	EA	$96.31
Columnar Buckthorn	5GAL	EA	$84.98
Common Lilac	5GAL	EA	$90.64
Common Privet	5GAL	EA	$84.98
Doublefire Viburnum	5GAL	EA	$90.64
Fine Line Buckthorn	5GAL	EA	$90.64
Forsythia	5GAL	EA	$90.64
French Hybrid Lilac	5GAL	EA	$90.64
Ginella/Amur Maple	5GAL	EA	$84.98
Mockorange	5GAL	EA	$90.64
Nanking Cherry	5GAL	EA	$90.64
Nannyberry Viburnum	5GAL	EA	$90.64
Peking Cotoneaster	5GAL	EA	$84.98
Redtwig Dogwood	5GAL	EA	$96.31
Rocky Mountain Maple	5GAL	EA	$96.31
Rose of Sharon	5GAL	EA	$96.31
Smoke Tree	5GAL	EA	$90.64
Snowball Viburnum	5GAL	EA	$84.98
Thin Leaf Alder	5GAL	EA	$90.64
Variegated Dogwood	5GAL	EA	$90.64
MEDIUM SHRUBS (4'-6' ht.)			
Common Name	SIZE	UNIT	**New Unit Price**
Alpine Current	5GAL	EA	$90.64
Blue Stem Willow	5GAL	EA	$90.64
Dwarf Burning Bush	5GAL	EA	$84.98
Dwarf Korean Lilac	5GAL	EA	$90.64
Fernbush	5GAL	EA	$90.64
Flowering Quince	5GAL	EA	$90.64
Greenleaf Barberry	5GAL	EA	$90.64
Korean Spice Viburnum	5GAL	EA	$90.64

Little Leaf Mockorange	5GAL	EA	$84.98
Miss Kim Lilac	5GAL	EA	$90.64
Pink Flowing Almond	5GAL	EA	$84.98
St. Johns Wort	5GAL	EA	$90.64
Shrub Roses	5GAL	EA	$90.64
Spreading Cotoneaster	5GAL	EA	$84.98
Vanhoutte Spirea	5GAL	EA	$84.98
Yellow Flowering Currant	5GAL	EA	$84.98
LOW SHRUBS (< 4' height)			
Common Name	SIZE	UNIT	**New Unit Price**
Anthony Waterer Spirea	5GAL	EA	$84.98
Arnold's Dwarf Forsythia	5GAL	EA	$84.98
Blue Mist Spirea	5GAL	EA	$84.98
Carol Mackie Daphne	5GAL	EA	$107.64
Dwarf European Cranberry	5GAL	EA	$84.98
Frobel Spirea	5GAL	EA	$84.98
Kelsey Dogwood	5GAL	EA	$84.98
Lime Mound Spirea	5GAL	EA	$90.64
Little Princess Spirea	5GAL	EA	$84.98
Lodense Privet	5GAL	EA	$84.98
Pawnee Buttes Sandcherry	5GAL	EA	$84.98
Snowmound Spirea	5GAL	EA	$84.98
Somerset Daphne	5GAL	EA	$175.62
Tiny Trumpet Honeysuckle	5GAL	EA	$84.98
VINES			
Common Name	SIZE	UNIT	**New Unit Price**
Boston Ivy	1GAL	EA	$30.59
Clematis	1GAL	EA	$30.59
Climbing Rose	1GAL	EA	$41.92
English Ivy	1GAL	EA	$30.59
Grape	1GAL	EA	$41.92
Hall's Honeysuckle	1GAL	EA	$30.59

Silver Lace Vine	1GAL	EA	$30.59
Trumpet Vine	1GAL	EA	$47.59
Virginia Creeper	1GAL	EA	$36.26
GROUND COVERS			
Common Name	SIZE	UNIT	**New Unit Price**
Bishop's Weed	1GAL	EA	$28.33
Coral Beauty Cotoneaster	1GAL	EA	$28.33
English Ivy	1GAL	EA	$28.33
False Strawberry	1GAL	EA	$28.33
Ground Ivy	1GAL	EA	$28.33
Ice Plant	1GAL	EA	$28.33
Himalayan Border Jewel	1GAL	EA	$28.33
Japanese Spurge	1GAL	EA	$28.33
Lily of the Valley	1GAL	EA	$28.33
Oregon Grape	1GAL	EA	$30.59
Periwinkle	1GAL	EA	$28.33
Silver Speedwell	1GAL	EA	$28.33
Sweet Woodruff	1GAL	EA	$28.33
Thyme	1GAL	EA	$28.33
Wintercreeper	1GAL	EA	$28.33
PERENNIALS & BULBS			
Common Name	SIZE	UNIT	**New Unit Price**
Agastache	1GAL	EA	$24.93
Aster	1GAL	EA	$24.93
Bearded Iris	1GAL	EA	$24.93
Blanket Flower	1GAL	EA	$24.93
Blue Salvia	1GAL	EA	$24.93
Bluebell	1GAL	EA	$24.93
Catmint	1GAL	EA	$24.93
Coral Bells	1GAL	EA	$24.93
Cranesbill	1GAL	EA	$24.93
Cushion Spurge	1GAL	EA	$24.93
Daffodil	BULB	EA	$52.02

Daylily	1GAL	EA	$24.93
Dutch Crocus	BULB	EA	$52.02
Dwarf Iris	1GAL	EA	$24.93
False Spirea	1GAL	EA	$84.98
Flowerless Lamb's Ear	1GAL	EA	$24.93
Grape Hyacinth	BULB	EA	$52.02
Heart-Leafed Bergenia	1GAL	EA	$24.93
Hosta	1GAL	EA	$24.93
Husker's Red Penstemon	1GAL	EA	$24.93
John's Wort	2GAL	EA	$30.59
Lady's Mantle	1GAL	EA	$24.93
Lupine	1GAL	EA	$24.93
Moonbeam Coreopsis	1GAL	EA	$24.93
Myrtle Spurge	1GAL	EA	$24.93
Native Bluebells	1GAL	EA	$24.93
Peony	2GAL	EA	$84.98
Prairie Coneflower	1GAL	EA	$24.93
Purple or White Coneflower	1GAL	EA	$24.93
Purple Rock Cress	1GAL	EA	$24.93
Rocky Mountain Columbine	1GAL	EA	$24.93
Oriental Poppy	1GAL	EA	$24.93
Sedum	1GAL	EA	$24.93
Siberian Iris	1GAL	EA	$24.93
ORNAMENTAL GRASSES			
Common Name	SIZE	UNIT	**New Unit Price**
Big Blue Stem	1GAL	EA	$20.39
Dwarf Fountain Grass	1GAL	EA	$20.39
Feather Reed Grass	1GAL	EA	$20.39
Fountain Grass	1GAL	EA	$20.39
Heavy Metal Switch Grass	1GAL	EA	$20.39
Little Blue Stem	1GAL	EA	$20.39
Maiden Grass	1GAL	EA	$20.39
ANNUALS	SIZE	UNIT	**New Unit Price**

Jumbo Pack	FLAT	EA	$79.31
Premium 4” Pot	4”	EA	$41.92
Standard 1804	FLAT	EA	$79.31

IRRIGATION PRICING – REPAIR WORK MATERIAL ONLY – EXCLUDES LABOR

PART DESCRIPTION	SIZE	QTY	UNIT	UNIT PRICE
SLEEVE PRICES				
BORE SLEEVING				
CL 160 PVC PIPE	2"	1	LF	$30.15
CL 160 PVC PIPE	4"	1	LF	$32.58
SLEEVING PRIOR TO PAVEMENT				
CL 160 PVC PIPE	2"	150	LF	$192.78
CL 160 PVC PIPE	4"	150	LF	$691.74
CL 160 PVC PIPE	6"	150	LF	$1,489.32
MOBILIZATION		1	DAY	$207.90
CLEAN-UP		1	DAY	$138.60
FITTINGS				
SCH 40 ELBOW GASKET	4"	1	EA	$175.88
SCH 40 45	4"	1	EA	$175.88
SCH 40 TEE	4"	1	EA	$153.53
REDUCE COUPLING	4" x 3"	1	EA	$65.85
SERVICE TEE	4x4x2"	1	EA	$113.24
SERVICE TEE	4x4x1.5"	1	EA	$113.24
QUICK COUPLER VALVE	1"	1	EA	$224.76
10" ROUND BOX		1	EA	$39.36
ASSEMBLY		1	EA	$264.12
BRASS GATE VALVES THREADED	4"	1	EA	$511.63
10" ROUND BOX		1	EA	$39.36
ASSEMBLY		1	EA	$550.99
BRASS GATE VALVES	3"	1	EA	$448.51
10" ROUND BOX		1	EA	$39.36
ASSEMBLY		1	EA	$487.87
BRASS GATE VALVES THREADED	2.5"	1	EA	$331.70
10" ROUND BOX		1	EA	$39.36
ASSEMBLY		1	EA	$371.06

RB PESB CONTROL VALVES	2"	1	EA	$407.99
12" STANDARD BOX		1	EA	$29.37
ASSEMBLY		1	EA	$500.37
RB PESB CONTROL VALVES	1.5"	1	EA	$376.85
12" STANDARD BOX		1	EA	$30.81
ASSEMBLY		1	EA	$407.66
RB PESB CONTROL VALVES	1"	1	EA	$310.61
12" STANDARD BOX		1	EA	$30.81
ASSEMBLY		1	EA	$341.42
RB PEB/PGA SOLENOID		1	EA	$61.77
ROTORS				
HUNTER I-20 SS CV NON-POT ASSEMBLY		1	EA	$80.87
HUNTER I-25 SS CV NON-POT ASSEMBLY		1	EA	$119.99
HUNTER I-40 SS CV NON-POT ASSEMBLY		1	EA	$154.14
HUNTER PGA 12"		1	EA	$62.17
RAINBIRD 8005 SS NON-POT		1	EA	$159.34
POP-UPS				
RB 1812 SAM PRS WITH NOZZLES		1	EA	$48.91
RB 1806 SAM PRS WITH NOZZLES		1	EA	$34.09
RB 1804 SAM PRS WITH NOZZLES		1	EA	$16.08
RB 1800NP PURPLE CAP		1	EA	$5.45
DRIP POLY LINE		100	LF	$76.60
EMITTERS & LINE	1/4"	1	FT	$3.53
DRIP BLOW VALVE 6" ROUND W/COVER		1	EA	$36.39
WIRE INSTALLED WITH MAINLINE	14GA	1	LF	$4.53
WIRE INSTALLED WITH MAINLINE	12GA	1	LF	$4.63
ADAPTER-PVC	1-1/2" M x S	1	EA	$3.22
ADAPTER-PVC	2" M x S	1	EA	$4.23
ADAPTER-PVC	2-1/2" Male	1	EA	$12.45
BALL VALVE -SCH 40	2" S X S	1	EA	$49.30
BUSHING	1" X 3/4" M X F	1	EA	$4.48
BUSHING	1-1/2" 1" SP X S	1	EA	$3.00

BUSHING	1-1/4" X 1" SP X S	1	EA	$2.61
BUSHING	1-1/4" X 1-1/2" SP X S	1	EA	$3.00
BUSHING	1-1/2" X 2" SP X S	1	EA	$4.89
BUSHING	1" X 2" SP X S	1	EA	$4.89
BUSHING	2" X 3" SP X S	1	EA	$11.64
COUPLER INSERT	Funny	1	EA	$7.79
COUPLER INSERT	3/4"	1	EA	$3.04
COUPLER - PVC	1" Slip	1	EA	$1.76
COUPLER - PVC	1-1/4" SLIP	1	EA	$2.39
COUPLER - PVC	1-1/2" SLIP	1	EA	$2.57
COUPLER - PVC	2" SLIP	1	EA	$3.92
COUPLER - PVC	2-1/2" SLIP	1	EA	$8.64
COUPLER - PVC	3" SLIP	1	EA	$13.55
DRIP VALVE KIT	3/4"	1	EA	$72.30
ELL 90 SLIP	1/2"	1	EA	$0.89
ELL 90	3/4" S X F	1	EA	$1.22
ELL 45 SLIP	1"	1	EA	$3.38
ELL 90 SLIP	1"	1	EA	$2.77
ELL MARLEX	1/2"	1	EA	$3.17
ELL MARLEX	3/4"	1	EA	$2.87
ELL 90 SLIP	1-1/4"	1	EA	$3.54
ELL 45 SLIP	1-1/2"	1	EA	$4.56
ELL 90 SLIP	2"	1	EA	$5.05
ELL 45 SLIP	2"	1	EA	$5.94
ELL 45 SLIP	2-1/2"	1	EA	$11.15
ELL 90 THREADED	1-1/2"	1	EA	$3.48
EMITTERS	1/2", 1, 2 GAL	1	LF	$0.68
FUNNY PIPE		1	FT	$0.55

FUNNY TEES INS		1	EA	$1.31
MARLEX	1/2"	1	EA	$2.29
MARLEX	1"	1	EA	$8.42
NIPPLE	1/2" X 6"	1	EA	$0.87
NIPPLE	3/4" X 6"	1	EA	$1.11
NIPPLE	1" X 6"	1	EA	$2.19
NIPPLE	1-1/2" X 6"	1	EA	$3.54
NIPPLE	2" X 4"	1	EA	$3.31
NOZZLES - RAINBIRD & HUNTER		1	EA	$1.63
PINCH CLAMPS	1"	1	EA	$1.50
PIPE - POLY DRIP	3/4"	1	EA	$0.77
PIPE - PVC LATERAL - CL 200	1/2"	1	EA	$0.62
PIPE PVC CL 200	3/4"	1	LF	$0.69
PIPE PVC CL 200	1"	1	LF	$0.80
PIPE PVC CL 200	1-1/4"	1	LF	$1.45
PIPE PVC CL 200	1-1/2"	1	LF	$1.92
PIPE PVC CL 200	2"	1	LF	$2.92
PIPE PVC SCH 40	3/4"	1	LF	$1.41
PIPE PVC SCH 40	1"	1	LF	$2.44
PIPE PVC SCH 40	1-1/4"	1	LF	$3.26
PIPE PVC SCH 40	1-1/2"	1	LF	$3.82
PIPE PVC SCH 40	2"	1	LF	$5.03
PIPE PVC SCH 40	3"	1	LF	$10.76
PIPE PVC SCH 40	4"	1	LF	$7.56
PIPE PVC SCH 40	6"	1	LF	$28.36
SLIP FIX	3/4"	1	EA	$13.83
SLIP FIX	1"	1	EA	$12.13
SLIP FIX	1-1/2”	1	EA	$24.54
SLIP FIX	2”	1	EA	$38.80
SLIP FIX	3”	1	EA	$98.24
SOLENOID - RAINBIRD		1	EA	$66.22
SPAGHETTI TUBING PER LF	3/4"	1	LF	$0.77
TEE -PVC	1 X 1 X 1/2" SSF	1	EA	$2.86
TEE -PVC	1 X 1 X 3/4" SSF	1	EA	$4.13

TEE -PVC	1-1/2" X 1-1/2" X 1/2" SSF	1	EA	$9.53
TEE -PVC	2-1/2" X 2-1/2" X 1-1/2" SSF	1	EA	$26.27
TEE -PVC	3" X 3" X 1-1/2" SSF	1	EA	$24.97
VALVE - SCRUBBER	1"	1	EA	$262.53
VALVE - SCRUBBER	1-1/2"	1	EA	$323.69
VALVE - SCRUBBER	2"	1	EA	$400.72
VALVE BOX W/ LID INSTALLED	10” ROUND	1	EA	$58.90
WIRE NUTS		1	EA	$2.53

FLOWER BED INSTALLATION AND MAINTENANCE

During the term of this Agreement, Contractor shall perform the following duties, as directed by the Town. Each flower bed shall be prepared, installed and grown by the Contractor according to the following specifications:

- Contractor shall top-dress each annual flower bed with "Osmocote" 14-14-14 fertilizer, or a comparable slow release fertilizer. The comparable fertilizer must be approved by the Town.
- Contractor shall plant each flower bed full with a minimum of 3 colors and 3 assorted annuals and/or perennials from the "Proven Winner", "Simply Beautiful", or "Hardy Boy" plant series, or xeric-rated. Contractor shall provide "tags" to indicate which plant series has been utilized and a final design of each bed for approval by the Town.

Contractor's Deliverables

In performance of the duties described above, Contractor shall deliver the following items to the Town, during the timeframes established by the Town:

- Plants shall include, but not be limited to, the following:
  - Amaranthus
  - Annual Grasses
  - Blue Salvia
  - Canna
  - Celosia
  - Coleus
  - Coneflowers
  - Cosmos
  - Dahlia
  - Delphiniums
  - Geranium
  - Gomphrena
  - Hollyhock
  - Impatiens
  - Lantana
  - Lobularia
  - Lupinus
  - Millet
  - Osteospermum
  - Phlox
  - Potato Vine
  - Rudbekia
  - Sedum
  - Zinnia
- Contractor shall ensure and allow that all annual flower flats or pots to be held and plants established in a nursery greenhouse for a minimum or 3 weeks prior to installation.
- Contractor shall deliver and install annual flowers according to the following parameters:

- Contractor shall loosen annual bed soil prior to planting. It shall be the responsibility of Contractor to repair any damage caused to the irrigation system at Contractor's expense.
- All annuals shall be planted and spaced 8-12" apart by the Contractor depending on plant species requirements.
- Contractor shall keep an 8-12" border along all sides of each bed before planting rows to allow for the growth of the plants.
- Contractor shall plant annuals according to height, with the tallest plants toward the back or middle of the bed and lower plants ascending toward the borders of the bed.
- Contractor shall include clean-up, fertilization and initial watering of all beds at the time of flower installation.
- Contractor shall deliver and install all annuals between May 12 and May 24. The Contractor shall review the exact location for the delivery and installation with Town staff.
- Contractor shall ensure at the time of delivery and installation, all plants are fully developed. Any plants received by the Town, which are not, in the opinion of the Town, healthy or of the highest quality, shall be replaced by Contractor at no charge to the Town.

- Contractor shall be responsible for replacement of dead, dying or poor performing plants, as necessary, for 1 growing season.
- Contractor shall be responsible for the repair and cost of any damage to existing landscape during the removal, transport and installation of annual plants.
- Contractor shall be responsible for the weekly maintenance of all annual beds (also see "STANDARD LANDSCAPE MAINTENANCE SERVICE FOR ALL" under Flower Care). This includes weekly:
  - Deadheading or pinching of flowers
  - Moisture monitoring
  - Weeding
  - Removal of dead plants, trash, and debris.
  - Application of Miracle-Gro 24-8-16 liquid fertilizer, or a comparable liquid fertilizer, every other week or more often if needed. The comparable liquid fertilizer must be approved by the Town.

ANNUAL AND PERRINIAL COLOR PLAN

Bed locations, plant schedule and fees (See attached Flower Bed Locations Map)

ANNUAL & PERENNIAL COLOR PLAN		
Class 1		
NO.	**ITEM DESCRIPTION**	**TOTAL**
1	**Main Entrance Beds**	**$4,104.29**
	McCaslin & Rock Creek Parkway-	
	North Side:	
	Petunia	
	Celosia	
	Dahlia	
	Canna	
	Rudbeckia	

	Amaranthus	
	Annual Grasses	
	Cosmos	
	Gomphrena	
2	**McCaslin & Rock Creek Parkway-**	**$4,104.29**
	South Side:	
	Petunia	
	Celosia	
	Dahlia	
	Canna	
	Rudbeckia	
	Amarathus	
	Annual Grasses	
	Cosmos	
	Gomphrena	
3	**Riverbend at Pitkin:**	**$1,289.92**
	Celosia	
	Lantana	
	Osteospermum	
4	**Indiana & Eldorado- 2 Beds:**	**$996.76**
	Celosia	
	Gomphrena	
	Rudbeckia	
	Petunia	
	Salvia	
5	**Indiana & Denslow- 2 Beds:**	**$1,641.72**
	Celosia	
	Lantana	
	Osteospermum	
6	**Indiana & Christy Way- 2 Beds:**	**$1,641.72**
	Celosia	
	Lantana	
	Osteospermum	
7	**Indiana & Bristol- 2 Beds:**	**$1,114.02**
	Celosia	
	Lantana	
	Osteospermum	

8	**Christenson & McCaslin Monument Sign:**	**$1,055.39**
	Celosia	
	Lantana	
	Osteospermum	
9	**88th & Shamrock Corner Bed:**	**$996.76**
	Celosia	
	Lantana	
	Osteospermum	
10	**Coal Creek & Riverbend East Side:**	**$1,348.55**
	Celosia	
	Impatiens	
	Coleus	
	Osteospermum	
11	**Coal Creek & Riverbend West Side:**	**$1,348.55**
	Celosia	
	Impatiens	
	Coleus	
	Osteospermum	
12	**Coal Creek & Akron- 2 Beds:**	**$1,114.02**
	Celosia	
	Lantana	
	Osteospermum	
13	**Wiggins & RCP - Waterford Entry:**	**$2,052.15**
	Celosia	
	Lantana	
	Millet	
14	**Indiana & Coalton Monument Wall:**	**$4,221.56**
	Blue Salvia	
	Dahlia	
	Petunia	
15	**Indiana & Mt. Sopris - SE Corner:**	**$2,052.15**
	Celosia	
	Lantana	
	Osteospermum	
17	**Rock Creek Circle & East Yarrow**	**$3,459.33**
	West Side:	
	Celosia	

	Lantana	
	Osteospermum	
18	**Rock Creek Circle & Castle Peak- 2 Beds:**	**$469.06**
	Celosia	
	Lantana	
	Osteospermum	
19	**Rock Creek Circle & Torreys Peak:**	**$469.06**
	Celosia	
	Lantana	
	Osteospermum	
20	**3267 West Yarrow Circle- 2 Beds:**	**$1,583.08**
	Celosia	
	Lantana	
	Osteospermum	
21	**Indiana & N. Torreys Peak:**	**$820.86**
	Celosia	
	Lantana	
	Osteospermum	
22	**Flint Ct & Gold Way:**	**$938.12**
	Celosia	
	Lantana	
	Osteospermum	
23	**West End of Fire Station Park:**	**$410.43**
	Celosia	
	Lantana	
	Osteospermum	
24	**Indiana & S. Torreys Peak 2 Beds:**	**$1,465.82**
	Celosia	
	Lantana	
	Osteospermum	
	WEEKLY MAINTENANCE	**7,322.01**
	SOIL PREP (Removal, disposal, replacement & tilling)	**5,124.56**
	TOTAL	**$51,144.19**
Class 2		
NO.	**ITEM DESCRIPTION**	**$4,397.46**
1	**RCP 2nd Median NW Tip:**	

	Celosia	
	Lobularia	
	Osteospermum	
	Amaranthus	
	Annual Grasses	
2	**North Pool Monument Sign:**	**$2,345.31**
	Dahlia	
	Osteospermum	
3	**North Pool Entrance:**	**$4,690.62**
	Celosia	
	Annual Grasses	
	Lantana	
	Lobularia	
	Rudbeckia	
	Verbena	
4	**South Pool Entrance Bed- 6 total:**	**$4,690.62**
	Celosia	
	Annual Grasses	
	Lantana	
	Lobularia	
Rudbeckia		
5	**Park & Recreation Office/Town Hall – 3 Total**	**$2,052.15**
	Annual Grasses	
	Dahlia	
	Lantana	
	Petunia	
7	**Coalton Road from McCaslin to Taylor Dr Median Beds**	**$2,052.15**
	Center pieces	
	Cosmos	
	Petunia	
	Gomphrena	
8	**Indiana South of Coalton at My Sopris Median Beds**	**$1,563.54**
	Center pieces	
	Cosmos	
	Petunia	
	Gomphrena	
	WEEKLY MAINTENANCE	**$4,516.08**

	SOIL PREP (Removal, disposal, replacement & tilling)	**$2835.33**
	TOTAL	**$31,097.68**
Class V		
NO.	**ITEM DESCRIPTION**	
1	**Monument Entrance- Marshall &**	
	McCaslin North Side	
	Upper Level:	**$2,345.31**
	Celosia	
	Lantana	
	Osteospermum	
	Lower Level:	**$2,345.31**
	Celosia	
	Lantana	
	Osteospermum	
2	**Raised Median Bed Marshall & McCaslin West Side:**	**$586.33**
	Celosia	
	Lantana	
	Osteospermum	
3	**South Corner of Marshall & McCaslin:**	**$527.69**
	Celosia	
	Lantana	
	Osteospermum	
4	**Marshall & Center Dr Corner Bed- 4 Total**	**$3,811.13**
	Celosia	
	Lantana	
	Osteospermum	
5	**Marshall & Sycamore Dr Corner Bed-3 Total:**	**$2,345.31**
	Celosia	
	Lantana	
	Osteospermum	
6 Center Drive Roundabout Horse Statue- 8 Beds:		**$6,449.60**
	Celosia	
	Lantana	
	Osteospermum	
7	**Marshall Rd & 5th Ave Beds- 2 Total:**	**$1,758.98**

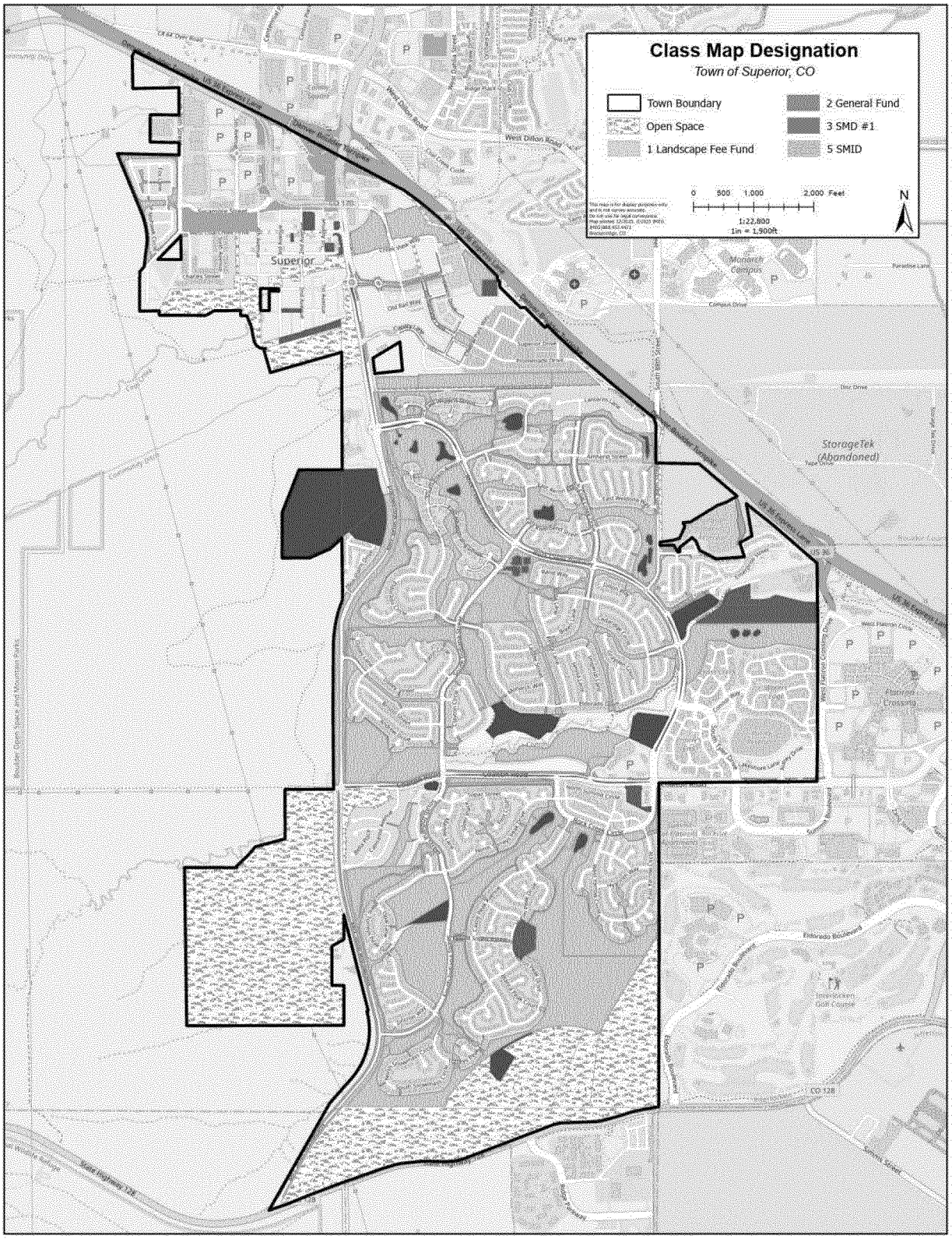
	Celosia	
	Lantana	
	Osteospermum	
	WEEKLY MAINTENANCE	**$9,094.59**
	SOIL PREP (Removal, disposal, replacement & tilling)	**$5,146.665**
	TOTAL	**$34,410.91**

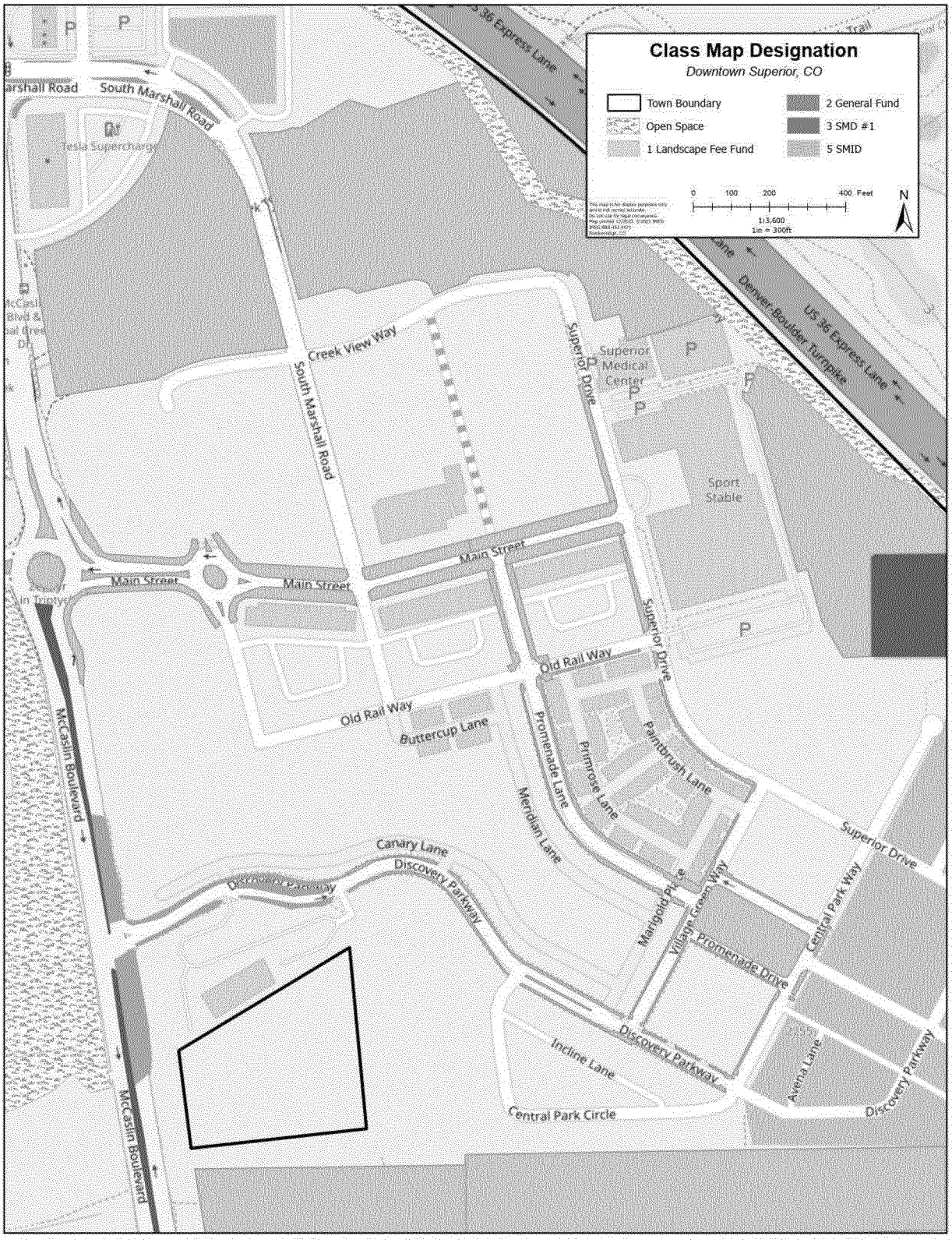
Soil Prep, Annual Bed Installation and Maintenance	**TOTAL**
Class I (Landscape Fee Fund)	**$51,144.19**
Class II (General Fund)	**$31,097.68**
Class V (SMID)	**$34,410.91**
GRAND TOTAL	**$116,652.77**

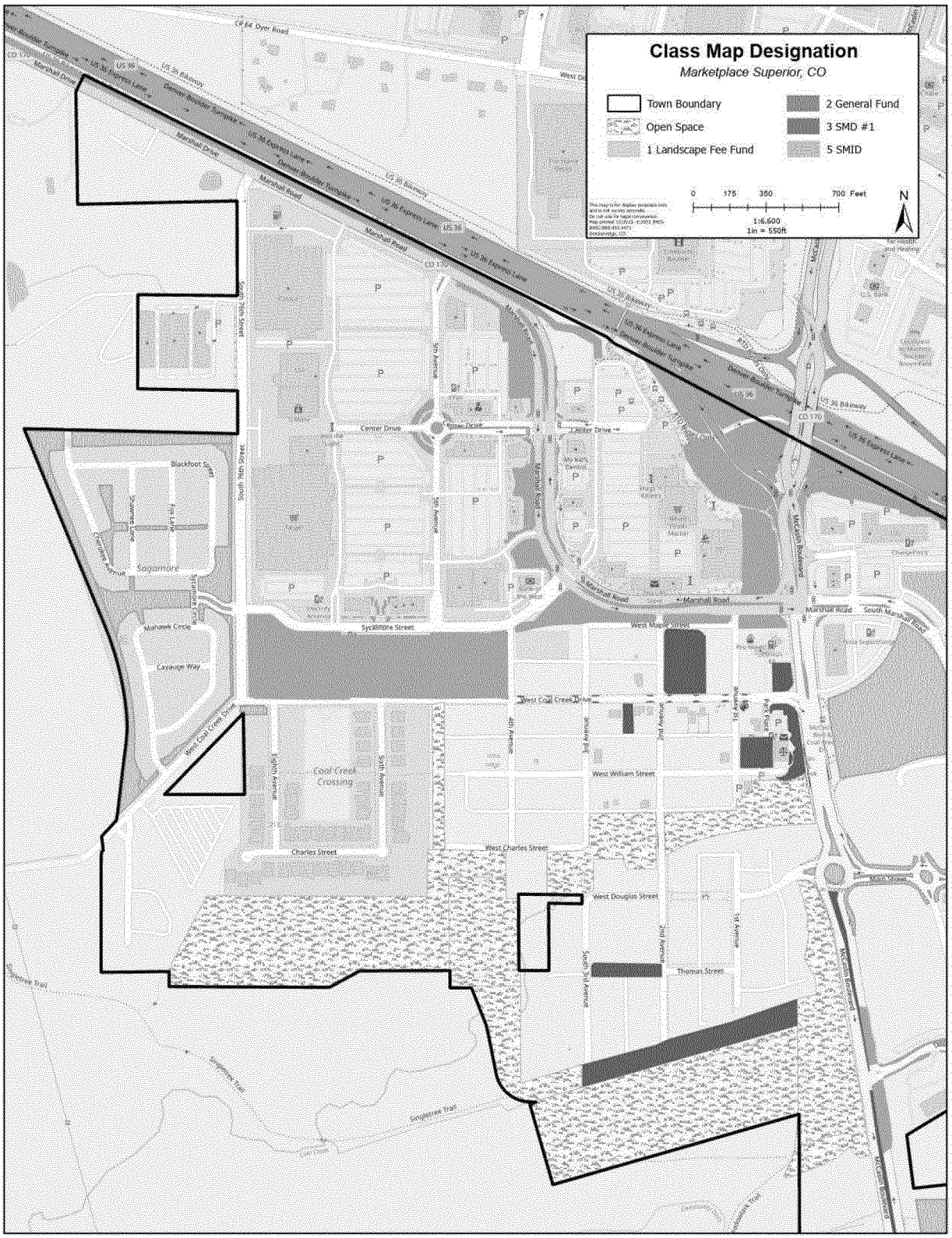
STRATEGY FOR EMISSIONS-FREE LANDSCAPING

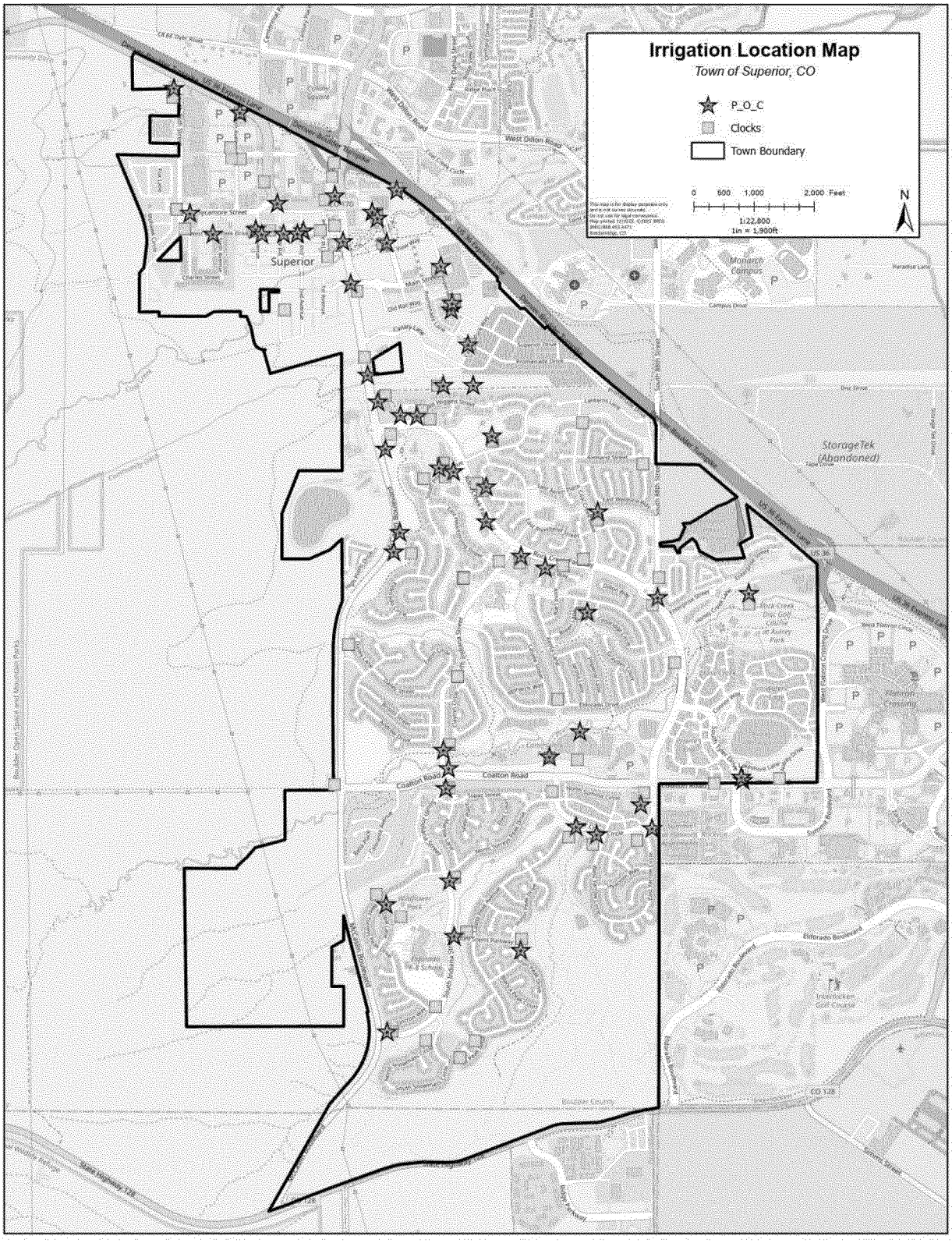
At no additional cost to the Town, 50% (plus an additional 25% each year) of the landscaping equipment and service shall be transitioned to Zero Emission products. Additionally, 100% of all handheld equipment shall be electric.

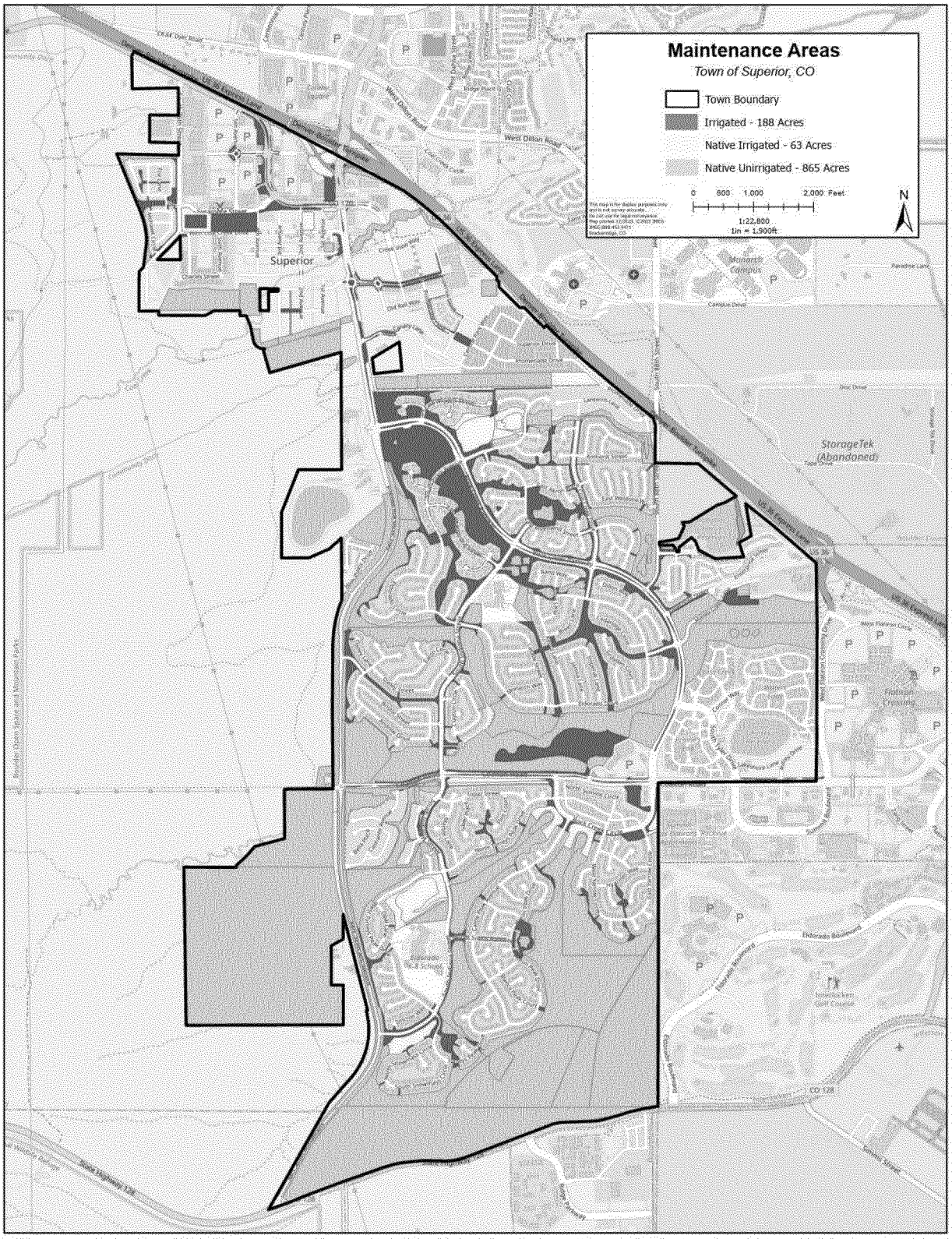
ATTACHMENTS
MAPS

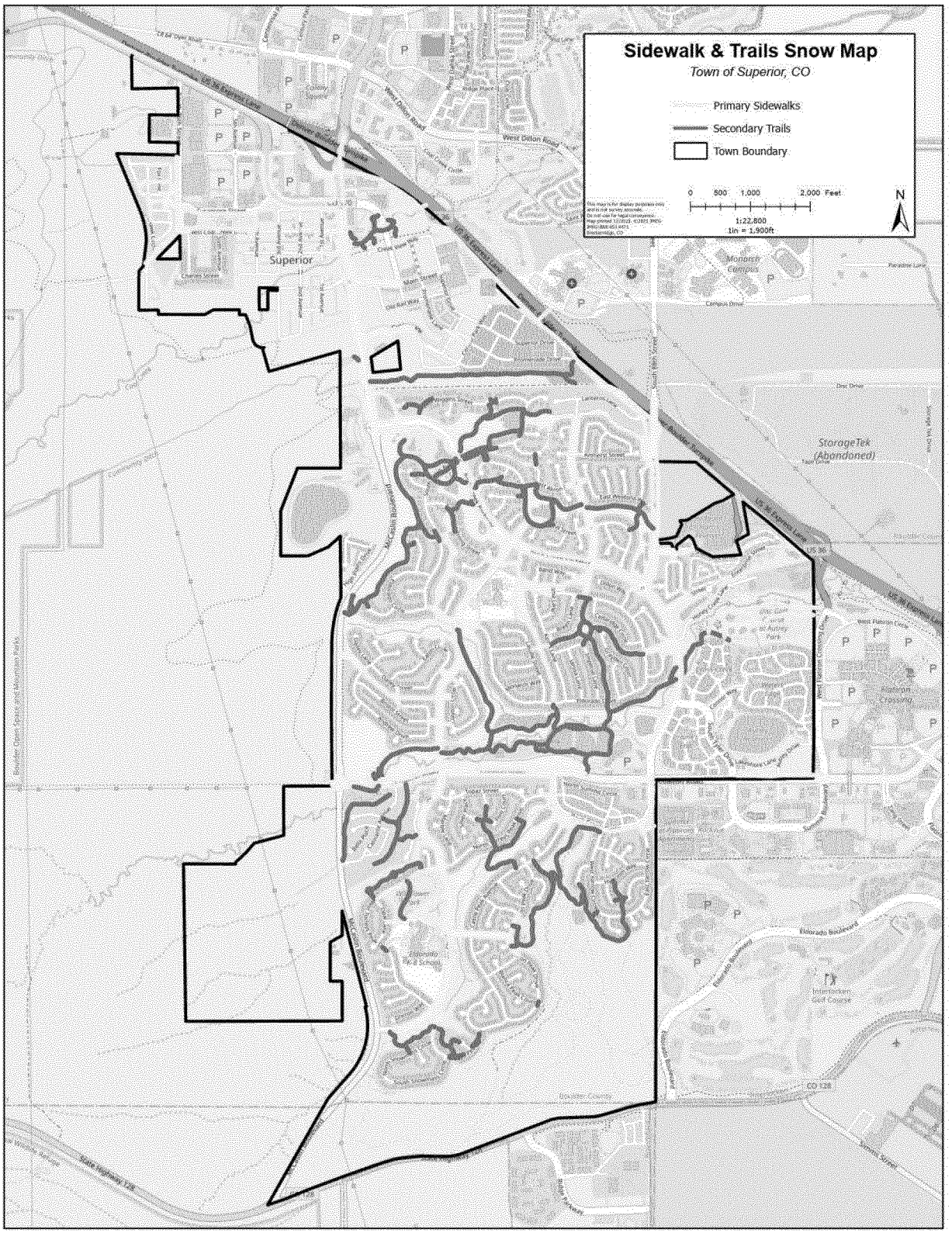


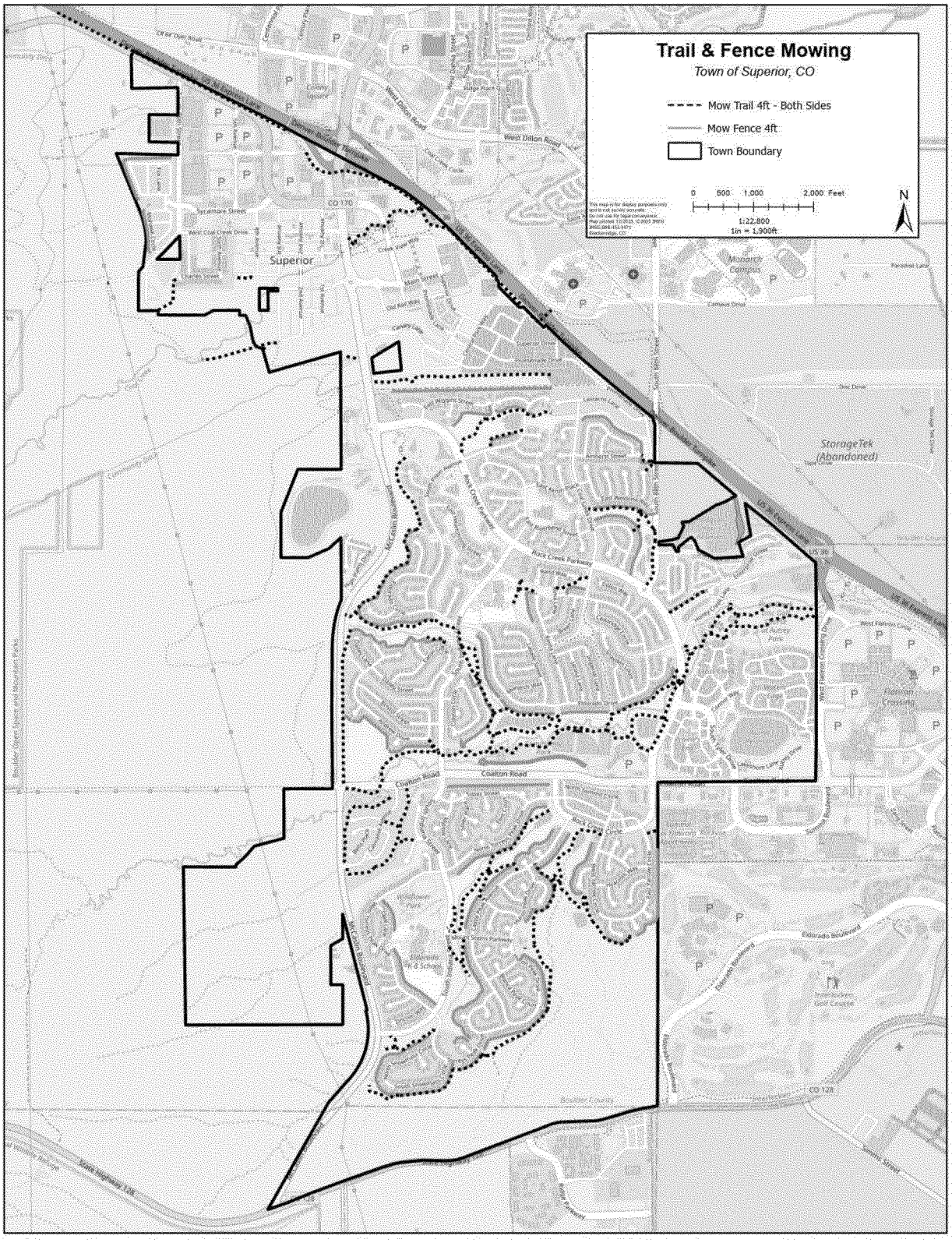

Class Map Designation
Downtown Superior, CO
Town Boundary
Open Space
1 Landscape Fee Fund
2 General Fund
3 SMD #1
5 SMID
0 100 200 400 Feet
1:3,600
1in = 300ft
N
US 36 Express Lane
Denver-Boulder Turnpike
South Marshall Road
Creek View Way
Superior Drive
Superior Medical Center
Sport Stable
Main Street
Old Rail Way
Buttercup Lane
Promenade Lane
Primrose Lane
Paintbrush Lane
Meridian Lane
Canary Lane
Discovery Parkway
Marigold Place
Village Green Way
Central Park Way
Promenade Drive
Incline Lane
Central Park Circle
Avena Lane
McCaslin Boulevard

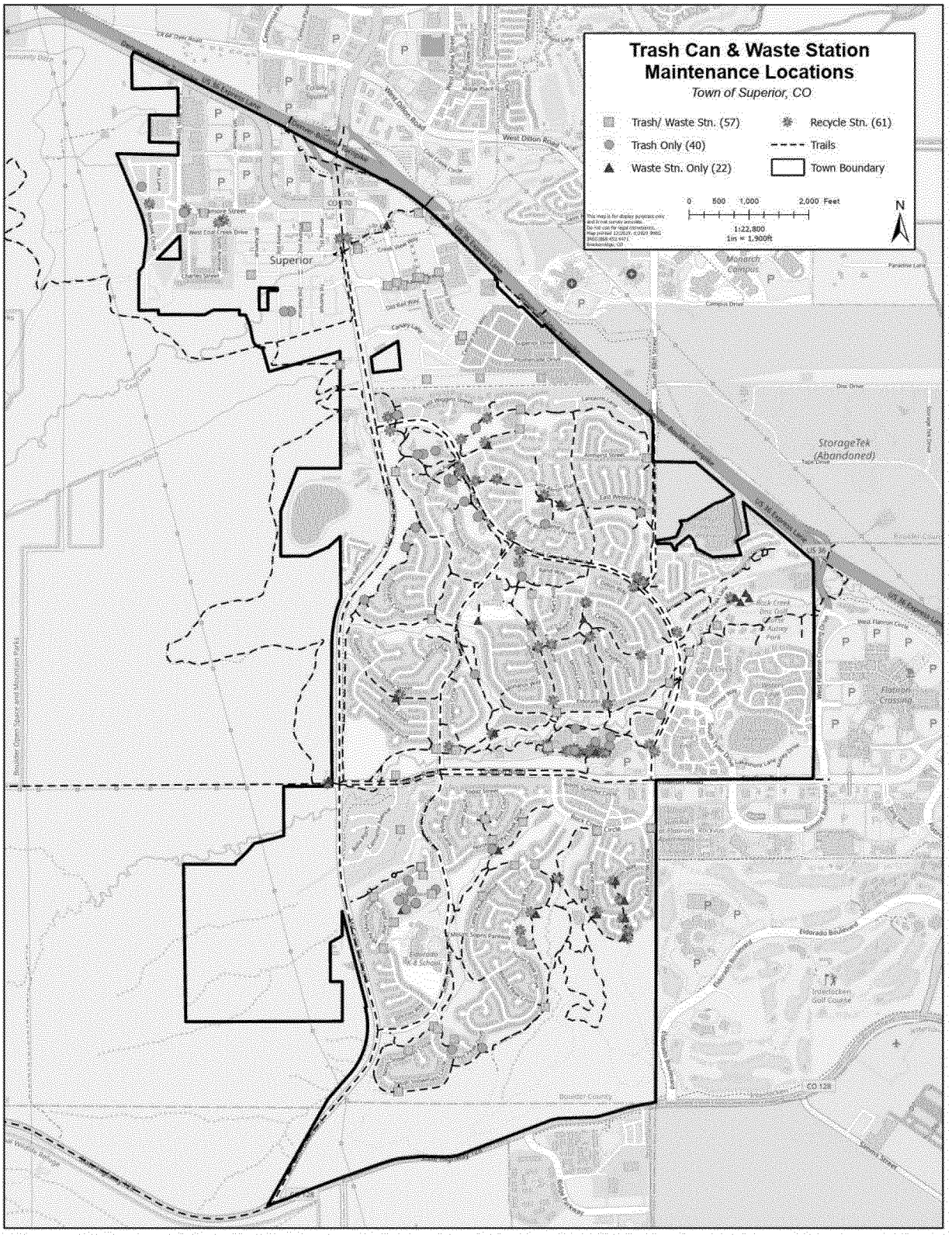

Class Map Designation
Marketplace Superior, CO
Town Boundary
Open Space
1 Landscape Fee Fund
2 General Fund
3 SMD #1
5 SMID
0 175 350 700 Feet
1:6,600
1in = 550ft
N
Marshall Road
Center Drive
Sycamore Street
West Coal Creek Drive
West William Street
West Charles Street
West Douglas Street
Thomas Street
Charles Street
Coal Creek Crossing
Sagamore
Blackfoot Street
Mohawk Circle
Cayauga Way
South 76th Street
5th Avenue
4th Avenue
3rd Avenue
2nd Avenue
1st Avenue
Eighth Avenue
Sixth Avenue
South 3rd Avenue
McCaslin Boulevard
Main Street
US 36 Express Lane
US 36 Bikeway
Denver Boulder Turnpike
Singletree Trail


Irrigation Location Map
Town of Superior, CO
P_O_C
Clocks
Town Boundary
0 500 1,000 2,000 Feet
1:22,800
1in = 1,900ft
N
Superior
Monarch Campus
StorageTek (Abandoned)
Coalton Road
West Dillon Road
Eldorado Boulevard
CO 128


Maintenance Areas
Town of Superior, CO
Town Boundary
Irrigated - 188 Acres
Native Irrigated - 63 Acres
Native Unirrigated - 865 Acres
0 500 1,000 2,000 Feet
1:22,800
1in = 1,900ft
N
Superior
StorageTek (Abandoned)
Monarch Campus
Eldorado Boulevard
Interlocken Golf Course
CO 128
Rock Creek Trail and Mountain Park


Sidewalk & Trails Snow Map
Town of Superior, CO
Primary Sidewalks
Secondary Trails
Town Boundary
0 500 1,000 2,000 Feet
1:22,800
1in = 1,900ft
N
Superior
West Dillon Road
US 36 Express Lane
Monarch Campus
StorageTek (Abandoned)
McCaslin Boulevard
Eldorado Boulevard
Interlocken Golf Course
CO 128
State Highway 128


Trail & Fence Mowing
Town of Superior, CO
Mow Trail 4ft - Both Sides
Mow Fence 4ft
Town Boundary
0 500 1,000 2,000 Feet
1:22,800
1in = 1,900ft
N
Superior
Coalton Road
Rock Creek Parkway
Eldorado Boulevard
Monarch Campus
StorageTek (Abandoned)
Flatiron Crossing
Interlocken Golf Course
Boulder County
State Highway 128
CO 170
CO 128


Trash Can & Waste Station
Maintenance Locations
Town of Superior, CO
Trash/ Waste Stn. (57)
Recycle Stn. (61)
Trash Only (40)
Trails
Waste Stn. Only (22)
Town Boundary
0 500 1,000 2,000 Feet
1:22,800
1in = 1,900ft
N
Superior
Monarch Campus
StorageTek (Abandoned)
Flatiron Crossing
Eldorado Boulevard
Interlocken Golf Course
CO 128

Vargas Property Services Electric Equipment Usage

Electric Equipment Viability for the Town of Superior
The Town of Superior (TOS) would like all landscaping services provided by Vargas Property Servies (VPS) to come from electric equipment within four years according to the contract agreed upon. We will look at the equipment purchased and the failure rate therein. Firsthand VPS review of equipment followed by secondhand research from articles published on the internet (with references).

Pause the Transition
Electric Equipment has had a difficult transition with high failure rate, scarcity of replacements, and the poor execution of work compared to gas equipment. Waiting for the technology to catch up with Commercial Landscaping needs would be ideal.

Still Green
Just because the transition is difficult doesn't mean we won't use the green equipment we currently have. We will mitigate the down time with gas equipment but green will always come first. There are times when the green equipment works just fine for the required job and we'll see the benefits of reduced pollution, otherwise we would use gas equipment to complete the job to TOS and VPS standards.

Conclusion
Commercial Green Landscaping equipment isn't quite there when it comes to power, durability, and battery life. Residential use of green equipment would show the most benefit for the TOS in reducing pollution. VPS will continue to use the equipment we have and will invest in more equipment as technology advances and we see the benefits comparable or exceeding gas equipment.

Superior Electric Conversation.

Vargas Property Services Purchased

Hedgers 3

60” Zero Turn Mowers 2

Backpack Blowers 8

Trimmers 8

Batteries 32

Edger 4

Unit Type	Service Required	Item In	Return Pickup	Return Processed	Days Without Equipment
Edger	Unit will power on but will not run. Put new battery in and it does not help troubleshoot	5/26/2022	7/7/2022	7/7/2022	42
Battery	Battery does not charge past 60%	7/14/2022	10/6/2022	10/19/2022	97
Battery	Battery does not charge past 32%	7/14/2022	10/6/2022	10/19/2022	97
Battery	Battery does not charge past 32%	7/14/2022	10/6/2022	10/19/2022	97
Battery Charger	Half of the charger does not light up or charge	7/14/2022	7/21/2022	7/21/2022	7
Battery Charger	Half of the charger does not light up or charge	7/14/2022	7/21/2022	7/21/2022	7
Battery Charger	Half of the charger does not light up or charge	7/14/2022	7/21/2022	7/21/2022	7
Battery Charger	Half of the charger does not light up or charge	7/14/2022	7/21/2022	7/21/2022	7
Battery Charger	Half of the charger does not light up or charge	7/14/2022	7/21/2022	7/21/2022	7
Battery Charger	Half of the charger does not light up or charge	7/14/2022	7/21/2022	7/21/2022	7

Battery Charger	Half of the charger does not light up or charge	7/14/2022	7/21/2022	7/21/2022	7
Edger	Unit does not run half the time after use the blade motor begins to grind and smoke	7/14/2022	10/5/2022	10/19/2022	97
Edger	Unit does not run half the time after use the blade motor begins to grind and smoke	7/14/2022	10/5/2022	10/19/2022	97
Trimmer	Unit has power/won't run	7/14/2022	12/2/2022	1/25/2023	195
Edger	Cracked drive motor 3 inch long crack exposing the wheel of the drive motor.	10/19/2022	12/2/2022	1/25/2023	98
Zero Turn Mower	Confirmed Drive motor Failure on RH Side of Machine	11/2/2022	2/3/2023	3/10/2023	128

Vargas Property Services was wary but excited to jump into the world of battery powered commercial landscaping equipment. The first concern was the upfront cost of the equipment and second was the performance. Our first year using the equipment showed these concerns to be valid. Performance issues with the equipment and especially the batteries dampened the spirit of what we wanted to accomplish.

The failure rate of electric equipment was higher than gas equipment. This meant gas equipment was switched in to complete the work required of VPS and that the expensive money for electric equipment was not being used to benefit the residents of the Town of Superior.

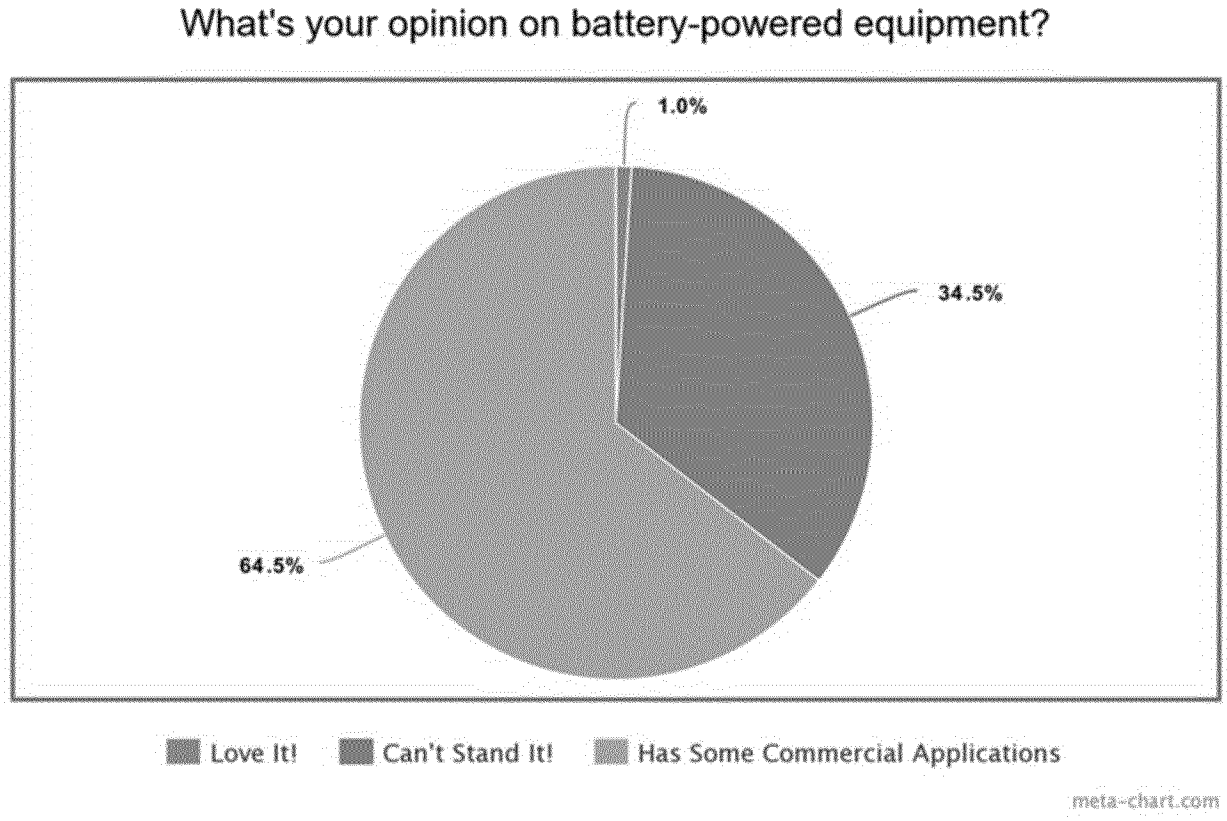
VPS has researched and found what other companies are saying:

"What do lawn care pros say about battery-powered equipment?

"We wanted to know what lawn care pros thought about battery-powered equipment in commercial applications.

So we asked them!

And what we found is many lawn care professionals (64.5%) said that battery-powered lawn care equipment had some practical commercial applications."



“Here’s the deal, battery-powered equipment has come a long way and is more than suitable for most homeowners.

Whether you are talking about a battery-powered leaf blower, chainsaw, or lawn mower. Battery-powered equipment is truly up to par as compared to gas equipment for the average homeowner.

However, there are certain limitations that battery-powered equipment is subject to that limit its value in most commercial applications, as well as for ‘professional homeowners’.”

https://www.yourgreenpal.com/blog/battery-operated-lawn-tools “

““As our culture continues to look for ways to turn away from fossil fuels to cleaner energy, outdoor power equipment is squarely in the crosshairs for many individuals and organizations. Switching from gas to battery-powered lawn care equipment is one thing for homeowners, but presents more challenges for Pros.”

“It’s really the educational process of understanding the run time and power of battery products. We see it frequently when we put high-performance cordless products in the hands of someone for the first time. It’s clear that today’s battery equipment is far beyond what we had even a few years ago.”

“It’s really a matter of carrying the right number of batteries. You need everything you plan to use on the job throughout the day. This works the same as carrying cans of gas today.

On-the-go charging might be an option. However, you have to include the time needed to cool a hot battery. You should also factor in recharge time and the potential of not having a charged battery to complete your work. There are some solar truck options that help with this. However, the best situation currently is to leave the shop with the correct number of batteries to complete your entire day.”

“It’s an easier switch for homeowners who don’t need the same power and run time as commercial crews. The gap is closing and even though the products aren’t as widespread, there really do seem to be options for Pros that want to ditch gas.”

https://www.protoolreviews.com/switching-from-gas-to-battery-powered-lawn-care-equipment/ “

““Once restricted to lawns no larger than the length of an extension cord, mowers on the market today run on lithium ion batteries that can last 45 minutes or more without charging and cost about as much as gas-powered versions. And in 2021, according to market research company FactMR, electric lawn mowers made up 37% of all sales.”

“But professional landscapers, who have to run their machines all day, day after day, have yet to join the trend in large numbers. Electric heavy-duty ride-on mowers make up just 11% of the total market for all heavy-duty ride-on mowers.”

"For homeowners, I feel like it's great," said Austin Acocella, co-owner of Acocella Landscaping in Scarsdale, N.Y. "The battery just doesn't last long, especially for the stuff that I do."

“Acocella and his employees began using hand-held electric devices – leaf blowers, weed whackers and hedge trimmers – last year when one of his clients, the town of Larchmont, required it. He's begun to use them on other properties as well because they are lighter, much quieter, and don't emit pollutants. But with the exception of the hedge trimmer, he says, they need frequent battery changes and are not as powerful.”

"I need something that's going to last long or something that's easy," Austin says. "Like I have a gas can, it's on a truck that I just fuel up and I go. How many batteries do I need to have in order to get through the day?"

https://www.npr.org/2022/07/30/1114406216/professional-landscapers-are-reluctant-to-plug-into-electric-mowers-due-to-cost "

From the research we've done online it's clear that many Landscapers feel the same about battery powered equipment as VPS. Wonderful in some applications and not enough in others. The industry is trending towards battery ran equipment, we know this as a fact. Landscapers want to do the right thing for their customers, environment, and wallets. With the current state of battery powered equipment, it's failing commercial landscapers on all three.

Our customers aren't getting fully serviced when equipment fails. They aren't receiving the emissions free services they desire.

The emissions are being reduced as desired as gas powered equipment is switched in to fulfill service demands. Unrecycled damaged equipment and batteries would fill landfills if not properly recycled.

Financially battery equipment is failing landscapers by not performing as promised. Commitment to battery equipment means purchasing extra batteries and having a gas backup on site in case of equipment failure. The high upfront cost of battery equipment means that if it fails you aren't getting the full life of the equipment and cost savings on the back end. If we are using gas equipment in the place of a failed battery, then we are also wasting our customers' money as they pay a premium for these services.

Battery Equipment is gaining usage as more companies are exploring the option for their customers. Municipalities asking for a change have caused demand for products to rise. This makes it very difficult to not only purchase new Battery Equipment but to get a replacement for failed equipment. This creates a problem of substituting gas powered equipment in for battery and negating any positive impacts.

The investment should be in the homeowner's landscaping equipment. Battery equipment has the run-time to service almost every need a homeowner would require. 62% of mow hours are residential. 2-Cycle engines in residential equipment pollute more than the 4-cycle engines in commercial equipment. To truly see the benefits of battery powered equipment encouraging homeowners to switch would provide the most impact on the environment.

The advancements in battery powered equipment have been astounding. VPS is committed to providing the best services for our customers and the environment. Currently battery equipment falls short as a one-to-one replacement for gas equipment. The struggle of batteries to hold a charge with the higher failure rate puts this transition on hold. VPS will continue to monitor the battery equipment and once advancements and improvements have been made to run-time and consistency, we would explore adding additional battery powered equipment.

ITEM NO. 3i

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: **Second Amendment to the Sales Tax Revenue Sharing Intergovernmental Agreement with the City of Louisville**

MEETING DATE: **January 8, 2024**

PRESENTED BY: **Jill Mendoza, Economic Development Manager**

PRESENTED FOR: **Discussion and Approval**

BACKGROUND:
Jill Mendoza, Economic Development Manager, will be providing the Board with an overview of the second amendment to the Sales Tax Revenue Sharing Intergovernmental Agreement (IGA) with the City of Louisville.

The Town of Superior and the City of Louisville have a sales tax revenue sharing Intergovernmental Agreement (IGA) for the South Property, an area that previously had been in the City of Louisville. A map of this area is attached for reference along with the IGA. The IGA provides that the Town of Superior will share with Louisville 50% of the sales tax revenue collected in the revenue sharing area (based on a 2.7% sales tax rate).

Bigsby's Folly Winery & Restaurant intends to purchase Block 4 in Downtown Superior and construct a 7,500 square foot event-based restaurant concept. Bigsby's Folly is a family-owned business that has operated successfully in Denver's River North Art District since 2017. The proposed expansion to Superior includes a total capital investment of $6.7M. It's anticipated that the business will create 45 new jobs with an average pay of $30-$65+ per hour.

Since Block 4 is within the IGA area, both Superior and Louisville would receive sales tax revenues of 1.35% from the new business. In June 2023, Superior entered into the attached incentive agreement with Bigsby's Folly, which will provide a rebate of 100% of the Town's 1.35% portion of Sales Tax Revenues collected from the Company for the first ten years of operation following the certificate of occupancy, not to exceed $1,000,000.

Superior has requested through the attached letter that the Louisville City Council support new development in the revenue sharing area by providing a rebate of up to 100% of the City's 1.35% sales tax rate.

Per Louisville City Council direction, a 50% rebate of the City's 1.35% sales tax rate has been approved unanimously. This is consistent with the 50% rebate that the City typically offers through its BAP. The recommendation to waive 50% of the City's 1.35% sales tax rate would result in Louisville receiving 0.675% in sales tax revenue from the Bigsby project. When combined with Superior's 100% rebate of its 1.35% sales tax rate, Bigsby's Folly would receive a total of 2.025% of the effective 2.7% sales tax rate back (1.35% rebated from Superior and 0.675% waived from Louisville).

Under the attached amendment, the City of Louisville will temporarily waive 50% of the 1.35% sales tax revenues that it would normally collect. The temporary waiver would be in effect until the City has waived $500,000 in tax revenues; 10 years from the commencement date; or the total sum of rebates received by the Company (from both Superior and Louisville) reaches $1,000,000, whichever occurs first. The amendment requires that all revenues must be used by Superior to provide rebates to the Company as dictated by its attached Incentive Agreement.

BUDGET IMPLICATIONS:
This amendment to the IGA will offset the total incentive paid to Bigsby's Folly by the Town of Superior, as the City of Louisville will be contributing to this incentive as well.

RECOMMENDED ACTION:
Staff recommends approval of the Second Amendment to the Intergovernmental Agreement as it aligns with many of the Town Board's goals – activating Downtown Superior and creating a sense of place, promoting development opportunities and enhancing financial stability.

ATTACHMENTS:
- 1997 Louisville IGA and 2005 First Amendment
- Town of Superior Incentive for Bigsby's Folly
- Letter of Request from Superior
- Second Amendment to Intergovernmental Agreement
- Resolution Approving a Second Amendment to the Intergovernmental Agreement

FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT

This First Amendment to Intergovernmental Agreement ("Amendment") is made and entered into to be effective the 15th day of February, 2005, between the City of Louisville, Colorado ("Louisville") and the Town of Superior, Colorado ("Superior") (collectively the "Parties") as the first amendment to the Intergovernmental Agreement between the Parties effective upon certification of the election results of the November 1997 election (the "Agreement").

WHEREAS, the Parties entered into the Agreement, *inter alia*, to provide for sharing of sales taxes on the South Property, which Property was disconnected from Louisville and annexed to Superior; and

WHEREAS, the Agreement limits the amount of residential development on the South Property; and

WHEREAS, it is in the interest of both Parties that sales taxes on the South Property be maximized for the benefit of both Parties; and

WHEREAS, Superior is working with a developer that is willing to develop the South Property for a mixed-use development that includes multi-family housing, which housing will provide opportunities for persons to live and work in the area, thus maximizing the use of and revenue generation from non-residential portions of the development; and

WHEREAS, Superior has represented that this mixed-use development on the South Property is not to contain more than 2,000 dwelling units, and the Town will require a minimum of 250,000 square feet of retail, sales-tax generating development; and

WHEREAS, Louisville is not taking a position on the appropriateness or density of residential uses within Superior; and

WHEREAS, the Parties desire to amend the land use standards of the Agreement that are applicable to the South Property, to allow for additional residential development on the South Property, to set a minimum square footage of retail, sales-tax generating uses, and to provide for a phasing plan requiring the concurrent development of residential and retail uses on the South Property; and

WHEREAS, such amended land use standards shall be applicable to the South Property and enforceable as provided in the Agreement and C.R.S. §29-20-105; and

WHEREAS, the Parties desire to amend the Agreement to prevent either party from soliciting existing businesses to relocate from one jurisdiction to the other; and

WHEREAS, the Parties recognize that the South Property has not developed since the IGA was created and that this Amendment will make the South Property more attractive to the existing development market for the benefit of both Parties; and

WHEREAS, the Parties are authorized by law, including but not limited to C.R.S. §29-1-201 et seq. and C.R.S. §29-20-105, to enter into the agreements, and perform the functions, set forth herein.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants and agreements contained herein, the Parties agree as follows:

A. Subparagraphs a and b of Paragraph 3 of the Agreement are amended to read in full as follows:

3. Annexation of South Property. If the South Property is annexed to Superior, then the following shall apply:

a. No more than eight acres of the South Property may be developed for residential retirement/senior housing in one or more buildings not exceeding the height limitation applicable to commercial buildings on the South Property. The balance of the South Property may be developed as a "mixed use" area to include residential dwelling units, office, retail and other uses, subject to provisions hereof.

b. There shall be a minimum of 250,000 square feet of retail, sales-tax generating development on the South Property. Superior shall require construction of a minimum of 250,000 square feet of retail, sales-tax generating development on the South Property as part of its approval of the Preliminary PD/Zone District Plan for development on the South Property, and Superior shall not permit or approve any development that does not contain such minimum amount of retail, sales-tax generating square footage (exclusive of the retirement/senior housing permitted under 3.a, above). With its approval of the Preliminary PD/Zone District Plan for development on the South Property, Superior shall fix the total number of permitted residential dwelling units

(exclusive of the retirement/senior housing permitted under 3.a, above) to be developed on the South Property. With such approval, Superior shall also require a phasing plan requiring that certificates of occupancy are issued for at least 125,000 square feet of the retail, sales-tax generating development before certificates of occupancy are issued for more than 30 percent of the total number of permitted residential dwelling units or 500 dwelling units, whichever is more, but not to exceed 700 dwelling units (exclusive of the retirement/senior housing permitted under 3.a, above). Additionally, in no event shall certificates of occupancy be issued for 100 percent of the total number of permitted residential dwelling units (exclusive of the retirement/senior housing permitted under 3.a, above) or 2000 dwelling units, whichever is less, prior to issuance of certificates of occupancy for 250,000 square feet of retail, sales-tax generating development.

B. Paragraph 9 of the Agreement is amended to read in full as follows:

9. No Impairment. Neither Louisville nor Superior shall impair the rights of the other, without the other's consent, to share in the revenues to be collected and shared as described in this Agreement. Further, in recognition of Superior's interest in securing a stable sales tax base, Louisville shall not solicit any retail business located and operating in Superior's jurisdiction by incentives in order to encourage physical relocation of such business to Louisville within five years of the date of issuance of the certificate of occupancy for the 125,000th square feet of retail development on the South Property. In recognition of Louisville's interest in securing a stable sales tax base, Superior shall not solicit any retail business located and operating in Louisville's jurisdiction by incentives in order to encourage physical relocation of such business to Superior within five years of the date of issuance of the certificate of occupancy for the 125,000th square feet of retail development on the South Property. For purposes of this paragraph, "incentive" is limited to sales tax increment financing, sales tax reimbursements or waivers of fees charged to similarly situated development by the jurisdiction; and "physical relocation" means closing an existing sales tax generating retail operation in one jurisdiction in order to open the same retail operation in the other jurisdiction.

C. Paragraph 14 of the Agreement is amended to read in full as follows:

14. Sales Tax Revenue. The amount of sales tax revenues from the South Property to be shared with Louisville pursuant to this Agreement, and the amount of sales tax revenues from the North Property to be shared with Superior pursuant to this Agreement, shall not be affected or reduced by any sales tax increment finance plan, and neither party shall implement any sales tax increment finance plan that would have such effect.

D. Except as specifically amended herein, the Agreement shall remain in full force and effect.

Executed to be effective as of the date first set forth above.

CITY OF LOUISVILLE

ATTEST:

By: _____
Charles L. Sisk, Mayor

CITY OF LOUISVILLE SEAL COLORADO

_____
Nancy Varra, City Clerk

APPROVED AS TO FORM:

By: _____
Light, Harrington & Dawes, P.C.
City Attorney

TOWN OF SUPERIOR

ATTEST:

By: _____
Mark Hamilton, Mayor

_____
Phyllis L. Hardin, Town Clerk

APPROVED AS TO FORM:

By: _____
Dietze and Davis, P.C.
Town Attorney

TOWN OF SUPERIOR

RESOLUTION NO. 97-R-36

A RESOLUTION OF THE TOWN OF SUPERIOR APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN AND THE CITY OF LOUISVILLE REGARDING THE BIELLA-MENKICK PROPERTY

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Intergovernmental Agreement between the Town and the City of Louisville is approved in substantially the same form as that attached hereto and incorporated herein.

ADOPTED this 21st day of July, 1997.

TOWN OF SUPERIOR, COLORADO

Ted T. Asti

Ted T. Asti, Mayor

ATTEST:

Phyllis L. Hardin

Phyllis L. Hardin, Town Clerk-Treasurer

INTERGOVERNMENTAL AGREEMENT

This Agreement is made and entered into, and becomes effective as provided in paragraph 12, between the City of Louisville, Colorado ("Louisville"), and the Town of Superior, Colorado ("Superior"), each a municipal corporation of the State of Colorado.

I. Findings

WHEREAS, The City Council of Louisville and the Board of Trustees of Superior find that:

A. Pursuant to Colorado Constitution Article XIV, Section 18(2)(a) and C.R.S. §29-1-201, et seq., Louisville and Superior may cooperate or contract with each other to provide any function, service or facility lawfully authorized to each, and any such contract may provide for the sharing of costs, the imposition of taxes, and the incurring of debt; and

B. Pursuant to C.R.S. §29-20-101, et seq., Louisville and Superior are authorized and encouraged to cooperate or contract with each other for the purposes of planning or regulating the development of land; and

C. Louisville and Superior may, pursuant to state law and an intergovernmental agreement, provide for revenue sharing; and

D. Louisville finds that it has the authority to make the promises, enter into the agreements, and perform the functions, set forth herein, and Superior finds that it has the authority to make the promises, enter into the agreements, and perform the functions, set forth herein; and

E. This Agreement resolves, in a mutually satisfactory and cooperative manner, issues which have been of concern between Louisville and Superior for several years; and

F. Because of the proximity of Louisville and Superior, the nature and quality of development within the properties affected by this Agreement will affect each party and their revenues; and

G. Resolution of the long-standing issues between Louisville and Superior would be hindered without the revenue-sharing provisions of this Agreement; and

H. Louisville finds that it, and Superior finds that it, has a commitment to planned and orderly growth; to regulating the location of activities and development which may result in increased demands for its services; to reducing and avoiding, where possible, friction between the two parties; to promoting the economic viability of their respective communities; and to raising revenue sufficient to meet the needs of their citizens; and

I. U.S. 36 provides a logical boundary between Louisville and Superior; and

J. It is in the best interest of each municipality to jointly plan improvements to the Superior/Louisville interchange of U.S. 36 at McCaslin Boulevard (the "Interchange") and its capacity to handle traffic generated by existing and anticipated development within each municipality.

II. Rights and Obligations

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, Louisville and Superior agree as follows:

1. Disconnection of South Property by Louisville. Louisville agrees to disconnect from Louisville, pursuant to the provisions of state law, the property described on Exhibit A, consisting of approximately eighty (80) acres located east of McCaslin Boulevard and south of U.S. 36 (the "South Property"). Louisville shall request that the existing owners of the South Property sign an application, in a form acceptable to both parties, to have the South Property disconnected from Louisville, and Louisville shall proceed to implement the disconnection after approval of this Agreement pursuant to Paragraph 12. If any owner of the South Property fails to properly execute the disconnection application prior to August 16, 1997, either party may decide not to place this Agreement before its voters as provided in Paragraph 12. The South Property has been zoned by Louisville for commercial retail use and Louisville would derive substantial revenue and other benefits if the South Property was developed for commercial retail uses within the boundaries of Louisville. However, the City Council of Louisville finds that disconnection of the South Property is appropriate given the revenue sharing and land use provisions of this Agreement.

2. Disconnection of North Property by Superior. Superior agrees to disconnect from Superior, pursuant to the provisions of state law, the property on the north side of U.S. 36 of approximately five acres which is within the boundaries of the Town of Superior and is described in Exhibit B (the "North Property"). Superior shall request that the existing owner(s) of the North Property sign an application, in a form acceptable to both parties,

to have the North Property disconnected from Superior after approval of this Agreement pursuant to Paragraph 12. If the existing owner(s) fail to take such action, Superior's obligation to disconnect will continue and will apply to any subsequent owners. If any owner of the North Property fails to sign the disconnection application prior to August 16, 1997, either party may decide not to place this Agreement before its voters as provided in Paragraph 12.

3. Annexation of South Property. If the South Property is annexed to Superior, then the following shall apply:

a. Superior shall not allow any residential use on the South Property, except that up to eight acres of the South Property may be developed for residential retirement/senior housing in one or more buildings not exceeding the height limitation applicable to commercial buildings on the South Property.

b. Superior shall not permit development of other than retail uses on thirty-four (34) acres of the South Property.

c. Superior shall share with Louisville, fifty (50) percent of the amount of revenues received by Superior from application of a 2.7 percent sales tax rate to retail sales made by businesses located within the South Property. Such amount shall be paid to Louisville quarterly pursuant to a process to be agreed upon by the Louisville City Administrator and the Superior Town Manager. To the extent allowed by Colorado law, Louisville shall have the right to inspect the applicable records of Superior to verify the amount of any payment made or due; and Superior and Louisville shall cooperate and take such actions as may be necessary to allow such inspection.

d. Upon annexation of the South Property, Superior will have jurisdiction over the South Property. This Agreement shall continue to apply to the South Property after annexation by Superior. To the extent this Agreement conflicts with any future Superior ordinance, resolution, motion, or contract, this Agreement controls.

4. Annexation of North Property by Louisville. After disconnection of the North Property from Superior, Louisville may, but is not required to, annex the North Property, except that Louisville may not proceed to annex the North Property until after the parties determine that the North Property is not necessary for U.S. 36 right-of-way or other improvements related thereto. If the North Property is annexed to Louisville, then the following shall apply:

a. Louisville shall not permit any residential use on the North Property.

b. If Louisville zones the North Property for sales tax generating uses, then Louisville shall share with Superior, fifty (50) percent of the amount of revenues received by Louisville from application of a 2.7 percent sales tax rate to retail sales made by businesses located within the North Property. Such amount shall be paid to Superior quarterly pursuant to a process to be agreed upon by the Louisville City Administrator and the Superior Town Manager. To the extent allowed by Colorado law, Superior shall have the right to inspect the applicable records of Louisville to verify the amount of any payment made or due; and Superior and Louisville shall cooperate and take such actions as may be necessary to allow such inspection.

c. Upon annexation of the North Property, Louisville will have jurisdiction over the North Property. This Agreement shall continue to apply to the North Property after annexation by Louisville. To the extent this Agreement conflicts with any future Louisville ordinance, resolution, motion, or contract, this Agreement shall control.

5. Changes in Sales Tax Rates. An increase in the Louisville or Superior sales tax rates shall not affect the payments to be made pursuant to paragraph 3 or 4 in these Rights and Obligations; those payments will continue to be based upon the sales tax rates described in paragraphs 3 and 4. If Louisville reduces (by means other than pledging or earmarking revenues) its generally applicable 2.7 percent sales tax rate or Superior reduces (by means other than pledging or earmarking revenues) its generally applicable 2.7 percent sales tax rate, the payments to be made to the other party pursuant to paragraph 3 or 4, as applicable, shall be calculated based upon revenues received from fifty percent of the reduced rate.

6. Other Obligations of Superior. Superior acknowledges that certain obligations of Superior existing prior to this Agreement may affect the future sales tax revenue to be retained by Superior. However, Superior warrants that no such pre-existing obligations (whether related to Superior Metropolitan Districts No. 1, 2, or 3, or the Superior Urban Renewal Authority, or any other entity or person), nor any future obligations that Superior may enter into, will reduce or affect in any manner the payments due Louisville pursuant to paragraph 3.c. of these Rights and Obligations.

7. Other Obligations of Louisville. Louisville acknowledges that certain bond obligations of Louisville existing prior to this Agreement may affect the future sales tax revenue to be retained by Louisville. This Agreement is a subordinate obligation for the purposes of these pre-existing bond obligation ordinances. However, Louisville warrants that no such pre-existing obligations,

nor any future obligations that Louisville may enter into, will reduce or affect in any manner the payments due Superior pursuant to paragraph 4.b. of these Rights and Obligations.

8. U.S. 36 as Annexation Boundary. Louisville agrees not to annex property located south or west of U.S. 36, and Superior agrees not to annex property located north or east of U.S. 36.

9. No Impairment. Neither Louisville nor Superior shall impair the rights of the other, without the other's consent, to share in the revenues to be collected and shared as described in this Agreement.

10. Cooperation. Louisville and Superior agree to devote their best efforts, to cooperate as necessary, and to exercise good faith in implementing the provisions of this Agreement.

11. No Third-Party Rights. This Agreement is made solely for the benefit of the parties hereto, and is not intended to nor shall it be deemed to confer rights to any persons or entities not named as parties hereto.

12. Election. The parties agree that both Louisville and Superior will place this Agreement on the municipal ballot for November of 1997 requesting voters of the respective municipalities to ratify this Agreement.

Should the voters in either municipality fail to approve this Agreement, then this agreement shall be null and void and the parties are under no obligation under this Agreement to effectuate the disconnections pursuant to Paragraphs 1 and 2. This Agreement shall become effective upon approval by the voters in both municipalities.

13. Transportation Issues. The parties recognize that it is in the best interest of each municipality to jointly plan to reconstruct the interchange. Louisville and Superior shall cooperate to jointly design, construct, and finance a one time reconstruction of the interchange which may be completed in phases. Such cooperation shall include formation of a Committee consisting of at least two members of the Louisville City Council, two members of the Superior Board of Trustees, and one staff member of each municipality, to recommend the design, construction process, and financing of interchange reconstruction. The parties shall determine the "Louisville portion" and the "Superior portion" of the total costs of the interchange reconstruction after consideration of all sources of revenue available including, but not limited to, federal, state, private, and other local sources. The Louisville portion shall be credited five million dollars as a result of previous interchange improvements. To calculate the respective parties' portions of the cost of the interchange reconstruction, the following formula shall be used: the total

cost of the reconstruction less all other non-party sources of revenue less an initial Superior portion of $5 Million dollars with the remainder split equally between the parties (as an example: assume a $20 Million total cost less $6 Million non-party sources and less an initial Superior portion of $5 Million (representing Louisville's previous payments toward the interchange) with the remainder ($9 Million) split equally between the parties at $4.5 Million each. Under this example, Louisville's portion is $4.5 Million and Superior's portion is $9.5 Million.) Other discussion items for the committee shall include, but not be limited to, McCaslin Boulevard, U.S. 36, and 88th Street. This committee shall be convened consistent with this Agreement for the purpose of discussing the issues as they apply to both entities.

14. Commitment of sales tax revenue. As additional consideration for the sharing of sales tax revenue by Superior, Louisville agrees that the portion of the sales tax paid to it pursuant to Paragraph 3(c) shall be used first towards Louisville's portion of the interchange reconstruction.

15. Non-Compliance. If either party fails to comply with the provisions of this Agreement, the other party, after providing written notification to the noncomplying party and upon the failure of the noncomplying party to achieve compliance within ninety (90) days after said notice, may at its option either terminate this Agreement or maintain an action in a court of competent jurisdiction in Boulder County for specific performance, injunctive, or other relief.

16. Term and Termination. This Agreement shall remain in effect until amended or terminated by agreement of the parties. It is the intent of the parties that this Agreement shall remain in effect for the longest period of time permitted by law because any adverse revenue effects to Louisville resulting from disconnection of the South Property, and any adverse revenue effects to Superior resulting from disconnection of the North Property, shall continue indefinitely after the disconnections.

17. Colorado Laws. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado.

18. Governmental Authority. Louisville and Superior shall comply with any and all otherwise applicable and valid state, federal or local laws or regulations in relation to this Agreement.

19. Waiver. A waiver of a breach of any of the provisions of this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of the same or another provisions of this Agreement.

20. Notices. All notices or other communications hereunder shall be sufficient given and shall be deemed given when personally delivered, or after the lapse of ten business days following mailing by certified mail, postage prepaid, addressed as follows:

To Louisville:

City of Louisville
749 Main Street
Louisville, Colorado 80027
Attn: City Administrator

To Superior:

Town of Superior
124 E. Coal Creek Drive
Superior, CO 80027
Attn: Town Manager

21. Effect of Invalidity. If any portion of paragraph 3.c. or 4.b. of these Rights and Obligations is finally held invalid or unenforceable by a court of competent jurisdiction as to either party or as to both parties, the parties agree to take such action(s) as may be necessary to achieve to the greatest degree possible the intent of the affected paragraph(s). If no such action is possible, the adversely affected party may provide notice to the other party that the adversely affected party has determined to cause the entire agreement to be terminated as of the date of such notice. In such event, upon receipt of such notice, neither party shall be required to perform as provided herein and this agreement shall be terminated. Such termination shall apply prospectively only, and each party shall retain any benefits received pursuant to this Agreement prior to termination. If any portion of any other paragraph of this Agreement is finally held invalid or unenforceable by a court of competent jurisdiction as to either party or as to both parties, such invalidity or unenforceability shall not affect the other paragraphs of this Agreement, except that any similar right or obligation of the other party shall be deemed invalid.

22. Amendments. This Agreement may be amended in writing only by the mutual agreement of the governing bodies of the parties hereto.

23. Reliance by the Parties. Louisville and Superior understand that each is relying upon all of the promises made by the other in this Agreement, and each agrees (i) not to assert to any court or other body the invalidity or unenforceability of any portion of this Agreement unless such challenge is based upon a change in the law occurring after the effective date of this Agreement; (ii) to promptly notify the other party of any legal action which might affect this Agreement; (iii) to allow the other party to participate in such legal action as the other party deems appropriate, consistent with court rules; and (iv) to defend the Agreement in such legal action to the maximum extent consistent

with law and court rules.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed.

CITY OF LOUISVILLE, COLORADO

Tom Davidson, Mayor

Approved by the Louisville City Council, July 17, 1997

ATTEST:

Dave Clabots, City Clerk

APPROVED AS TO FORM:

Susan K. Griffiths, Esq.
Griffiths & Tanoue, P.C.
Louisville City Attorney

TOWN OF SUPERIOR, COLORADO

Ted T. Asti, Mayor

Approved by the Superior Board of Trustees, July 21, 1997

ATTEST:

Phyllis L. Hardin, Town Clerk

APPROVED AS TO FORM:

Kathleen E. Haddock, Esq.

EXHIBIT

A

PARCEL A:

A TRACT OF LAND LOCATED IN THE W1/2 OF THE NW 1/4, SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the W1/4 corner of said Section 19; thence North 01°02'38" West, along the West line of the W1/2 of the NW1/4 of said Section 19, a distance of 1317.08 feet to the Southwest corner of the N1/2 of the NW1/4 of said Section 19, said corner also being the Southwest corner of that tract of land conveyed from Mrs. Martha Minks to John B. Williams, et al., by deed recorded January 16, 1895, in Book 163 at Page 500; thence continuing along the boundaries of said tract conveyed in Book 163 at Page 500 the following courses and distances:
thence North 88°56'37" East, 164.55 feet to the Easterly line of that tract of land described on Film 545 as Reception No. 794230 (McCaslin Boulevard), the TRUE POINT OF BEGINNING,
thence continuing North 88°56'37" East, 231.45 feet to the Southeast corner of said tract;
thence North 00°12'54" West, 330.00 feet to the Northeast corner of said tract;
thence South 88°56'37" West, 169.80 feet to the Easterly line of that tract of land conveyed from Andrew Malczyk to the County of Boulder by deed recorded August 19, 1970 on Film 707 as Reception No. 951934;
thence North 00°10'22" East, along the Easterly line of said tract conveyed as Reception No. 951934 and along the Easterly line of that tract of land conveyed from Rosalinda Ruffenach and Chris C. Rosenbaum to Mrs. Valandin Pankaski by deed recorded June 9, 1908 in Book 327 at Page 435, a distance of 330.72 feet to the South line of Ruffenach and Rosenbaum's Addition to Superior as shown by the recorded plat of said subdivsion;
thence North 88°54'00" East along the South line of said subdivision 830.38 feet to the Westerly line of that tract of land conveyed from Andrew Malczyk to the State Highway Department of the State of Colorado by deeds recorded November 21, 1950 in Book 878 at Page 274 and at Page 275;
thence Southeasterly, along the Westerly line of said tract conveyed in Book 878 at Page 274 and Page 275 and along the arc of a curve to the right 303.21 feet, said curve having a radius of 5630.00 feet and a chord that bears South 53°26'43" East, 303.18 feet to the East line of said W1/2 of NW1/4 of Section 19;
thence South 00°03'04" West along the East line of said W1/2 of the NW1/4 of Section 19, a distance of 1696.38 feet to the most Northerly corner of that tract of land described on Film 1249 as Reception No. 545559;

thence South 72°24'06" West, 351.46 feet along the Northwesterly line of said tract of land described on Film 1249 as Reception No. 545559 to the most Easterly corner of that tract of land described on Film 1249 as Reception No. 545209;
thnece South 74°02'20" West, 579.88 feet to the most Southerly corner of said tract of land described on Film 1249 as Reception No. 545209;
thence North 09°36'00" West, along the Westerly line of said tract of land described on Film 1249 as Reception No. 545209 and along the Westerly line of a tract of land described on Film 1249 as Reception No. 206 to the Northwest corner of said tract of land described on Film 1249 as Reception No. 545206;
thence North 09°20'18" West, 1331.84 feet along the Easterly line of that tract of land described on Film 545 as Reception No. 794230 (McCaslin Boulevard) to the TRUE POINT OF BEGINNING.

PARCEL B:

Those parts of the East one-half of the Northwest one-quarter of Section 19, Township 1 South, Range 69 West of the 6th P.M., County of Boulder, State of Colorado, located South and West of the right-of-way for U.S. Highway 36, excepting for Coal Creek Cemetery, being more particularly described as follows:

That part of the East One-Half of the Northwest One-Quarter of Section 19 lying South of U.S. Highway 36, being more particularly described as follows: Commencing at the North One-Quarter Corner of Section 19, T. 1 S., R. 69 W. of the 6th P.M., as monumented by a found, unmarked aluminum cap from which the Northwest Corner of said Section 19, as monumented by a found 2-inch diameter pipe with aluminum cap marked L.S. 2149, bears South 89°07'56" West; Thence South along the center line of said Section 19 South 00°24'29" West a distance of 2647.50 feet to the Center One-Quarter Corner of said Section 19 as monumented by a pin and cap marked L.S. 12046, the POINT OF BEGINNING;

Thence South 89°20'42" West along the center line of said Section 19 a distance of 1297.62 feet;

Thence North 00°00'41" East along the West line of the East One-Half of the Northwest One-Quarter of said Section 19 a distance of 1797.26 feet to a point on the Southerly right-of-way of U.S. Highway 36 said point lying 2.61 feet Southeasterly of a Colorado Department of Highways right-of-way monument;

Thence departing said West line and along the said Southerly right-of-way line on a curve to the right, having a radius of 5630.00 feet, a chord which bears South 48°13'59" East and an arc length of 703.06 feet to a point of tangency;

Thence continuing along said right-of-way South 44°39'20" East a distance of 1105.37 feet to a point on the north-south center line of said Section 19;

Thence departing said right-of-way and along said north-south center line South 00°24'29" West a distance of 72.73 feet to the Northeast corner of the Coal Creek Cemetery;

Thence departing said center line the following courses around said cemetery:

South 89°56'01" West a distance of 247.50 feet;
Thence South 00°24'29" West a distance of 264.00 feet;
Thence North 89°56'01" East a distance of 247.50 feet to a point lying on the said north-south center line;
Thence South 00°24'29" West a distance of 191.40 feet to the POINT OF BEGINNING.

EXHIBIT

B

A tract or parcel of land No. 29X of the Department of Transportation, State of Colorado, Project No. T 170-1(0) containing 5.089 acres, more or less in the SW 1/4 of Section 18 & the NW 1/4 of Section 19, Township 1 South, Range 69 West, of the Sixth Principal Meridian, in Boulder County, Colorado, said tract or parcel of land being more particularly described as follows:

Beginning at the NW corner of Section 19, T. 1 S., R. 69 W., of the 6th PM: Thence N. 88° 39' 10" E., along the North line of Section 19, a distance of 1300.02 feet along the North line of said Section to the True Point of Beginning:

1. Thence N. 88° 39' 10" E., along the north line of Section 19, a distance of 6.00 feet to the northeasterly right of way line of State Highway 36 (November 1990);

2. Thence S. 0° 11' 30" E., along said right of way line, a distance of 583.76 feet to an angle point in the northeasterly right of way line, said point being marked by a rebar with cap LS #9329;

3. Thence N. 45° 58' 01" W., a distance of 1122.11 feet to the northeasterly right of way line of said State Highway 36;

4. Thence S. 67° 46' 35" E., along said right of way line, a distance of 400.32 feet to a point being marked by a rebar with cap LS #9329;

5. Thence N. 88° 39' 30" E., continuing along said right of way line, a distance of 426.97 feet to a point being marked by a rebar with cap LS #9329;

6. Thence S. 1° 23' 20" E., continuing along said right of way line, a distance of 54.94 feet, more or less, to the True Point of Beginning.

The above described parcel contains 5.089 acres/221,694 square feet, more or less.

Subject to all streets and alleys as platted on Map of Ruffenach and Rosenbaum's addition to Superior. As filed in Plat Book #3 on page 28, in Boulder County.

All bearings are based on a line connecting the NW corner of Section 19, T. 1 S., R. 69 W., 6th PM (Alum. Cap LS #2132) and the N. 1/4 corner of Section 19 (Alum. Cap LS # illegible) as Bearing N. 88°39' 10" E.

ENHANCED SALES TAX INCENTIVE PROGRAM AGREEMENT

THIS ENHANCED SALES TAX INCENTIVE PROGRAM AGREEMENT (the "Agreement") is made and entered into this 25 day of July, 2023 (the "Effective Date"), by and between the Town of Superior, a Colorado municipal corporation with an address of 124 East Coal Creek Drive, Superior, CO 80027 (the "Town"), and Wash Park Vintners, LLLP, a Colorado limited liability limited partnership, d/b/a Bigsby's Folly Winery & Restaurant, with a principal place of business at 821 S. High St., Denver, CO 80209 ("Owner") (each a "Party" and collectively the "Parties").

WHEREAS, Owner owns certain real property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, Owner has agreed to undertake certain public improvements on the Property while making the Property more viable as a competitive retail sales center; and

WHEREAS, Owner desires to participate in the Town's Enhanced Sales Tax Incentive Program (the "ESTIP"), pursuant to Chapter 6, Article VIII of the Superior Municipal Code, and to receive a portion of the Enhanced Sales Tax derived from the Property in exchange for the installation of Public Improvements described in **Exhibit B**, attached hereto and incorporated herein by this reference (the "Public Improvements") to the extent allowed by this Agreement and the ESTIP.

NOW, THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

I. DEFINITIONS AND APPLICATION OF CODE

This Agreement is subject to the limitations of the ESTIP, as found in Chapter 6, Article VIII of the Superior Municipal Code, including without limitation the definitions contained therein.

II. TERM

A. The term of this Agreement shall be 10 years from the date of the issuance of the first certificate of occupancy for a retail or commercial business on the Property, or upon receipt of the Maximum Amount, defined below, by Owner in accordance with this Agreement, whichever shall occur first (the "Term").

B. At the end of the Term, any monies segregated by the Town which have not been rebated to Owner may be transferred to another account of the Town or used in a manner determined by the Town in its sole discretion.

III. QUALIFICATION FOR ESTIP

The Town finds that: the Property qualifies for the ESTIP; the Public Improvements are improvements for public or public-related purposes that will stimulate the Town's economy, provide employment opportunities for Town residents and others, expand the goods available for

purchase and consumption by Town residents, and increase sales taxes received by the Town; and the business is reasonably likely to generate Enhanced Sales Taxes of at least $1,000,000 over the Term.

IV. MAXIMUM AMOUNT OF ENHANCED SALES TAX

In no event shall the total amount rebated by the Town to Owner exceed $1,000,000 (the "Maximum Amount"). Notwithstanding the foregoing, if the actual costs of the Public Improvements are less than the Maximum Amount, only the actual costs shall be rebated. The Owner shall establish the actual costs of the Public Improvements by providing invoices and receipts satisfactory to the Town as further discussed in Section V(C) hereof.

V. ENHANCED SALES TAX PROCEEDS

A. For purposes of this Agreement, the Parties agree that the Base Amount shall be $20,000 for the first year of operation divided into monthly increments agreed upon by the Parties, which considers the historic level of sales at the Property in question, or a similar property within the area in the event of a new business, and a reasonable allowance for increased sales due to the improvements and upgrades completed as a result of inclusion within the ESTIP Program.

B. The Town shall segregate 50% of the Enhanced Sales Taxes collected by the Town and derived from the Property for the ESTIP (the "Allocated Revenues"). From the Allocated Revenues, the Town shall pay to the Owner up to the actual cost incurred by the Owner for the construction and installation of the Public Improvements but not to exceed the Maximum Amount. If, in any month, the Enhanced Sales Taxes do not at least equal the Base Amount, there shall be no Allocated Revenue that month and no sharing of funds. The Town shall have no obligation to make any payment to Owner in the absence of a corresponding amount of Allocated Revenue.

C. To obtain reimbursement, Owner shall submit invoices to the Town, accompanied by an affidavit or other supporting documentation from the general contractor stating that the Public Improvements have been substantially completed pursuant to plans and specifications approved by the Town, and that the Owner has paid the full amount specified on the invoice. The Town shall make to the Owner any Enhanced Sales Tax payment within 60 days following receipt of such invoices and receipts.

D. Should the Parties enter into a Development Improvement Agreement and during the warranty period for Public Improvements set forth therein, the Owner does not replace, repair, modify, or correct the Public Improvements which the Town has determined have failed or was not constructed or installed in accordance with the Development Improvement Agreement, the Town shall have the right to withhold from the Allocated Revenues the amount required to make such replacement, repair, modification, or correction.

VI. FEE REDUCTION AND WAIVER.

Pursuant to the ESTIP, Owner may apply for a fee reduction and waiver of Town-imposed application, permit, and development fees. Such fee reductions and waivers shall be at the discretion of the Board of Trustees.

VII. INDEMNIFICATION

Owner agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs, attorneys and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of Owner, any subcontractor of Owner, or any officer, employee, representative, or agent of Owner, or which arise out of a worker's compensation claim of any employee of Owner or of any employee of any subcontractor of Owner.

VIII. MISCELLANEOUS

A. *Governing Law and Venue*. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Boulder County, Colorado.

B. *No Waiver*. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any other terms or obligations of this Agreement.

C. *Integration*. This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

D. *Third Parties*. There are no intended third-party beneficiaries to this Agreement.

E. *Notice*. Any notice under this Agreement shall be in writing and shall be deemed sufficient when directly presented or sent pre-paid, first class U.S. Mail to the Party at the address set forth on the first page of this Agreement.

F. *Severability*. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

G. *Modification*. This Agreement may only be modified upon written agreement of the Parties.

H. *Assignment*. This Agreement is a personal agreement between the Town and the Owner and does not run with the Owner's property interest in the land. The obligations, benefits, and the provisions of this Agreement shall not be assigned in whole or in part without the express authorization of the Town, acting in its sole and exclusive discretion, and no third party shall be entitled to rely upon or enforce any provisions herein.

I. *Governmental Immunity*. The Town and its officers, attorneys and employees are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado

Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

J. *Subject to Annual Appropriation.* Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

TOWN OF SUPERIOR, COLORADO

Mark Lacis, Mayor

ATTEST:

Lydia Yecke, Town Clerk

THE TOWN OF SUPERIOR SEAL COLORADO

OWNER

By: Maria Sydka

STATE OF COLORADO)
) ss.
COUNTY OF Arapahoe)

The foregoing instrument was subscribed, sworn to and acknowledged before me this 25th day of July, 2023, by Maria Yetka as owner of Ideactivin dba Bigsby's Folly.

My commission expires:

(S E A L)

Notary Public

APRIL J DEROUEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054015652
MY COMMISSION EXPIRES 04/28/2025

EXHIBIT A

LEGAL DESCRIPTION

August 9, 2023

Jeff Durbin, City Manager
City of Louisville
749 Main Street
Louisville, CO 80027

Mayor Dennis Maloney and City Councilmembers
City of Louisville
749 Main Street
Louisville, CO 80027

Re: Intergovernmental Agreement (IGA) with Town of Superior and Business Incentive for Bigsby's Folly Winery & Restaurant

Dear City Manager Durbin, Mayor Dennis Maloney and City Councilmembers:

Like municipalities in our region and across the state, both Louisville and Superior rely on sales tax revenue to fund the provision of essential services to our residents and business communities. Superior has over recent years considered adopting an incentive program to help amplify retail sales tax generating business presence here and encourage job creation. Recognizing the value of implementing a program to incentivize business growth here through an incentive program similar to other jurisdictions here, the Town Board s adopted an Ordinance this summer to establish the Town's Enhanced Sales Tax Incentive Program (ESTIP).

The Town's sales tax incentive program Ordinance states our intent is to encourage the establishment and substantial expansion of retail sales tax generating businesses within the Town with an emphasis on Downtown Superior.

The Town Board approved an incentive agreement with Bigsby's Folly Winery & Restaurant in June. The agreement is consistent with our program goals and will provide a rebate of the Town's 1.35% sales tax collected from Bigsby's Folly for ten years, not to exceed $1,000,000. As part of the agreement, the Town is also working with Bigsby's Folly to reduce Town-imposed application, permit, and development fees. The incentive agreement with Bigbsy's Folly meets the ESTI criteria and significantly contributes to meeting Town Board goals – activating Downtown Superior and creating a sense of place, promoting development opportunities and enhancing financial stability.

Estimated five-year sales taxes revenues from the restaurant are summarized below:

	Year 1	Year 2	Year 3	Year 4	Year 5
Sales Tax Estimates	$33,500	$45,000	$55,000	$67,000	$74,000

Bigbsy's Folly Winery & Restaurant is a family-owned business interested in expanding to a new location in Downtown Superior. Bigby's Folly has operated successfully since 2017 in Denver's River North Art District. They reported over $3.5M net sales in 2022 and have more than 700 local Wine Club Members. Bigby's Folly intends to purchase Block 4 in Downtown Superior and construct a 7,500 square foot, event-based restaurant concept that will be a regional draw. The total capital investment of this project is estimated to be $6.7M and the business will create 45 new jobs with an average pay of $30-$65+ per hour. For more information about Bigby's Folly, visit https://www.bigsbysfolly.com/.

The Town's Intergovernmental Agreement (IGA) with Louisville, initially approved in 1997 and amended in 2005, encompasses approximately 80 acres of Downtown Superior. With this IGA we agreed to share the sales tax revenue on the South Property of the DTS project area, which during this era was disconnected from Louisville and annexed to Superior. The agreement stated it was in the interest of both parties to maximize the sales tax on the property. The sales tax rate at the time of the IGA was 2.7%. Revenue generated from the 2.7% from the property is to be shared equally with Louisville pursuant to the agreement.

Recognizing the mutual interest both of our jurisdictions have in the success of the DTS project, and Louisville's strong record of supporting and attracting businesses through the Business Assistance Program to offer rebates and incentives similar to the Town's program, the Town is requesting Louisville build on the partnership established with the IGA to support Bigsby's Folly as they establish their operation in Downtown Superior's South Property area. We would ask that Louisville consider rebating the City's portion of the sales tax generated by Bigsby's Folly for ten years in order to reach the target incentive of a not-to-exceed amount of $1,000,000.

By rebating the City's portion of the sales tax (estimated at approximately $275,000 over the first five years), Louisville would be contributing to the success of the DTS project and help bring to our region a premier, new event and dining venue. The event business is a significant element of the business model for Bigsby's Folly and is projected to bring an influx of new visitors to our corridor, many of which will need overnight stays and will shop and dine in both our communities.

The IGA ties the economic development goals of our communities to the success of the DTS project, and this rebate would serve as an important catalyst to reach our mutual objectives. Thank you for your time and attention to these matters. We request to meet with Louisville staff to discuss timing, agreement format and details.

Respectfully,

Matt Magley, Town Manager

cc: Town of Superior Board of Trustees
Jill Mendoza, Economic Development Manager, Town of Superior
April Kroner, Economic Vitality Manager, City of Louisville

SECOND AMENDMENT TO INTERGOVERNMENTAL AGREEMENT

This **SECOND AMENDMENT TO INTERGOVERNMENTAL AGREEMENT** ("Second Amendment") is made and entered into this _____ day of _____, 202__ ("Effective Date"), by and between the **City of Louisville** ("Louisville" or the "City"), and the **Town of Superior** ("Superior") (each a "Party" and collectively, the "Parties").

WHEREAS, Louisville and Superior are parties to that certain Intergovernmental Agreement, executed July 21, 1997, and effective upon ratification by the voters of Louisville and Superior at the jurisdictions' respective elections in November 1997, as amended by that certain First Amendment to Intergovernmental Agreement, dated February 15, 2005 (collectively, the "IGA"); and

WHEREAS, under the IGA, Superior agreed, *inter alia*, to share with Louisville fifty percent (50%) of the revenues generated from Superior's existing 2.7% sales tax (the "Tax Revenues") imposed upon taxable transactions within the South Property (as such term is defined in the IGA); and

WHEREAS, in the summer of 2023, Superior adopted an Enhanced Sales Tax Incentive Program ("ESTIP"), for the purpose of encouraging the establishment and substantial expansion of retail sales tax generating businesses within Superior, with an emphasis on Downtown Superior; and

WHEREAS, following its adoption of the ESTIP, in June 2023, Superior entered into an incentive agreement ("Incentive Agreement") with Bigsby's Folly Winery & Restaurant (the "Company"), which Incentive Agreement will provide a rebate of Superior's portion of enhanced Tax Revenues collected from the Company until the earlier of *(i)* 10 years after issuance of the certificate of occupancy, or *(ii)* the total sum of rebates under the Incentive Agreement reaches $1,000,000 (the "Rebate Period"); and

WHEREAS, the Company plans to purchase the property known as "Block 4" in Downtown Superior (the "Project Location") and construct a 7,500 square foot, event-based restaurant concept (the "Project"), at an estimated cost of $6,700,000; and

WHEREAS, the Company anticipates the Project will be a regional draw, and create 45 new jobs with an average wage of $30–$65 per hour; and

WHEREAS, Superior has requested that Louisville temporarily waive its right to receive up to 100% of the City's share of enhanced Tax Revenues collected from the Company in connection with the Project during the Rebate Period, so that enhanced Tax Revenues subject to such temporary waiver may be rebated to the Company by Superior pursuant to the terms and conditions of the Incentive Agreement; and

WHEREAS, in response to Superior's request, the City Council finds it appropriate to waive its right to receive only half (50%) of the City's share of enhanced Tax Revenues

collected from the Company in connection with the Project during the Rebate Period, such that the City will continue to receive the remaining half (50%) of the City's share during the Rebate Period; and

WHEREAS, finding that the Project, if successful, may attract other, sales-tax-generating businesses to the South Property, thus increasing the sales tax revenues shared by the Parties under the IGA, the Louisville City Council has agreed to grant Superior's request, subject to the terms and conditions of this Second Amendment.

NOW THEREFORE, in consideration of the foregoing and the mutual promises contained herein and in the Agreement, the Parties agree as follows:

1. Temporary Waiver. Subject to the terms and conditions hereinafter set forth, commencing on the first day of the month following the day the Company begins retail sales to the public from the Project Location ("the Commencement Date"), the City shall temporarily waive its right under the IGA to receive half (50%) of that certain portion of the City's share of Tax Revenues generated from taxable transactions occurring within the Project Location and collected by Superior and falling under the definition of "enhanced sales tax" set forth in the Incentive Agreement, without regard to any amendments following such agreement's effective date (the "Temporary Waiver"), until the occurrence of the *earlier* of the following events: (i) the City has waived $500,000 in Tax Revenues to which the City would otherwise be entitled under the IGA; *(ii)* 10 years has elapsed from the Commencement Date; or *(iii)* the total sum of enhanced Tax Revenues rebated by Superior under the Incentive Agreement reaches $1,000,000. All Tax Revenues subject to the Temporary Waiver must be used by Superior for the sole purpose of providing eligible rebates to the Company under the Incentive Agreement. Superior shall ensure that the Company uses the rebated Tax Revenues subject to the Temporary Waiver solely for the purposes permitted under the Incentive Agreement, the expansion of which permitted purposes shall require the City's prior, express written consent. Following the expiration or termination of the Temporary Waiver, the Parties shall resume their respective rights and obligations under the IGA, such that Superior will pay, and the City will receive, the City's portion of Tax Revenues collected by Superior from taxable transactions occurring within the Project Location as required by the IGA.

2. Inspection of Records. To the greatest extent allowed by law, Louisville and its agents shall have the right to inspect and audit the applicable records of Superior to verify the amount of any payment made to the Company under the Incentive Agreement, whether paid out of Tax Revenues subject to the Temporary Waiver or otherwise, and each Party shall cooperate and take such actions as may be necessary to allow such inspections and audits.

3. Effect of Change in Tax Rate. Any subsequent increase in the general sales tax rate above the rate imposed on the Project Location on the Effective Date shall not

affect the amount of Tax Revenues subject to the Temporary Waiver, which will continue to be based upon the 2.7% sales tax rate applicable to the Project Location on the Effective Date.

4. Entire Agreement. This Second Amendment shall constitute the entire agreement between the City and Superior and supersedes any prior agreements between the Parties and their agents or representatives, all of which are merged into and revoked by this Second Amendment, with respect to its subject matter.

5. Contact Information. Contact information for the Parties is as follows:

   If to Superior:
   Town of Superior
   124 E. Coal Creek Drive
   Superior, CO 80027

   If to Louisville:
   Louisville City Hall
   Attn: Economic Vitality
   749 Main Street
   Louisville, CO 80027

6. Termination. Notwithstanding anything herein to the contrary, this Second Amendment shall terminate and become void and of no force or effect if, by December 31, 2026, the Company has not completed the Project (as evidenced by a successful final inspection and Superior's issuance of certificate of occupancy for the Project) and commenced retail sales to the public at the Project Location.

7. Reimbursement. In the event the Company is required under the Incentive Agreement to reimburse Superior for any reason (*e.g.*, Company's, and/or its successors' or assigns', failure to operate the business for the requisite ten (10) year period), and subject to Section 9 hereof, Superior shall pay to the City one third of the total funds reimbursed to Superior by the Company. Superior shall use all commercially reasonable remedies available to Superior to enforce any reimbursement rights it may have against Company under the Incentive Agreement, at law, and in equity.

8. Annual Appropriation. Nothing in this Second Amendment shall be deemed or construed as creating a multiple fiscal year obligation on the part of the City or Superior within the meaning of Colorado Constitution Article X, Section 20 or any other constitutional or statutory provision, and the Parties' obligations hereunder are expressly conditional upon annual appropriation by the City Council and Superior Board of Trustees, in their sole discretion.

9. Governing Law; Venue. This Second Amendment shall be governed and construed in accordance with the laws of the State of Colorado. Any action arising out of, in connection with, or relating to this Second Amendment shall be filed in the District Court of Boulder County of the State of Colorado and in no other court or jurisdiction.

10. Legal Challenge; Escrow. In the event of any legal challenge to this Second Amendment or the Incentive Agreement, the City shall have the option to suspend the Temporary Waiver during the pendency of such legal challenge. Superior shall provide the City with written notice of any legal challenge to the Incentive Agreement within 5 days of being served with a complaint. The Parties covenant that neither will initiate any legal challenge to the validity or enforceability of this Second Amendment. Upon suspension of the Temporary Waiver pursuant to this Section, any funds subject to the suspended Temporary Waiver shall be escrowed in a separate Superior account.

11. Assignment. Neither Party may assign any of the obligations, benefits or provisions of this Second Amendment in whole or in any part without the express written authorization of the other Party; provided that, this Section shall not be construed to prevent Superior from making rebates to Company in accordance with the Incentive Agreement and subject to the terms and conditions of this Second Amendment. Any purported assignment, transfer, pledge, or encumbrance made without such prior written authorization shall be void.

12. No Joint Venture. Nothing is this Second Amendment is intended or shall be construed to create a joint venture between the City and Superior, and neither Party shall be liable or responsible for any debt or obligation of the other Party, including without limitation any debt or obligation established under the Incentive Agreement.

IN WITNESS WHEREOF the Parties have executed this Second Amendment as of the Effective Date.

TOWN OF SUPERIOR

By: _____
Mark Lacis, Mayor

ATTEST:

CITY OF LOUISVILLE

By: _____
Christopher M. Leh, Mayor

ATTEST:

Lydia Yecke, Town Clerk

Meredyth Muth, City Clerk

TOWN OF SUPERIOR
RESOLUTION NO. R-5
SERIES 2024

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR APPROVING A SECOND AMENDMENT TO THE SALES TAX REVENUE SHARING INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF LOUISVILLE CONCERNING A TEMPORARY WAIVER OF TAX REVENUES

WHEREAS, the City of Louisville ("Louisville") and the Town are parties to a Sales Tax Revenue Sharing Intergovernmental Agreement (the "IGA"), executed July 21, 1997, and effective upon ratification by the voters of Louisville and Superior at the jurisdictions' respective elections in November 1997;

WHEREAS, the IGA was amended in the First Amendment to Sales Tax Revenue Sharing IGA, dated February 15, 2005 (the "First Amendment");

WHEREAS, this Second Amendment to the Sales Tax Revenue Sharing IGA (the "Second Amendment") provides a temporary waiver of tax revenues received by Louisville to provide a business incentive to Bigsby's Folly Winery & Restaurant and, if successful, may attract other, sales-tax-generating businesses to the South Property, as defined in the IGA, thus increasing the sales tax revenues shared by Louisville and the Town under the IGA;

WHEREAS, on January 2, 2024, the Louisville City Council approved the Second Amendment; and

WHEREAS, the Board of Trustees finds that it is in the best interest of the Town to approve the Second Amendment with Louisville.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Second Amendment to the Sales Tax Sharing Intergovernmental Agreement between the Town and the City of Louisville concerning a temporary waiver of tax revenues is hereby approved in substantially the same form attached hereto, subject to final approval by the Town Attorney. Upon such approval, the

Mayor is authorized to execute the Second Amendment to the Sales Tax Sharing Intergovernmental Agreement on behalf of the Town.

ADOPTED this 8th day of January, 2024.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

INTERGOVERNMENTAL AGREEMENT

This Agreement is made and entered into, and becomes effective as provided in paragraph 12, between the City of Louisville, Colorado ("Louisville"), and the Town of Superior, Colorado ("Superior"), each a municipal corporation of the State of Colorado.

I. Findings

WHEREAS, The City Council of Louisville and the Board of Trustees of Superior find that:

A. Pursuant to Colorado Constitution Article XIV, Section 18(2)(a) and C.R.S. §29-1-201, et seq., Louisville and Superior may cooperate or contract with each other to provide any function, service or facility lawfully authorized to each, and any such contract may provide for the sharing of costs, the imposition of taxes, and the incurring of debt; and

B. Pursuant to C.R.S. §29-20-101, et seq., Louisville and Superior are authorized and encouraged to cooperate or contract with each other for the purposes of planning or regulating the development of land; and

C. Louisville and Superior may, pursuant to state law and an intergovernmental agreement, provide for revenue sharing; and

D. Louisville finds that it has the authority to make the promises, enter into the agreements, and perform the functions, set forth herein, and Superior finds that it has the authority to make the promises, enter into the agreements, and perform the functions, set forth herein; and

E. This Agreement resolves, in a mutually satisfactory and cooperative manner, issues which have been of concern between Louisville and Superior for several years; and

F. Because of the proximity of Louisville and Superior, the nature and quality of development within the properties affected by this Agreement will affect each party and their revenues; and

G. Resolution of the long-standing issues between Louisville and Superior would be hindered without the revenue-sharing provisions of this Agreement; and

H. Louisville finds that it, and Superior finds that it, has a commitment to planned and orderly growth; to regulating the location of activities and development which may result in increased demands for its services; to reducing and avoiding, where possible, friction between the two parties; to promoting the economic viability of their respective communities; and to raising revenue sufficient to meet the needs of their citizens; and

I. U.S. 36 provides a logical boundary between Louisville and Superior; and

J. It is in the best interest of each municipality to jointly plan improvements to the Superior/Louisville interchange of U.S. 36 at McCaslin Boulevard (the "Interchange") and its capacity to handle traffic generated by existing and anticipated development within each municipality.

II. Rights and Obligations

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, Louisville and Superior agree as follows:

1. Disconnection of South Property by Louisville. Louisville agrees to disconnect from Louisville, pursuant to the provisions of state law, the property described on Exhibit A, consisting of approximately eighty (80) acres located east of McCaslin Boulevard and south of U.S. 36 (the "South Property"). Louisville shall request that the existing owners of the South Property sign an application, in a form acceptable to both parties, to have the South Property disconnected from Louisville, and Louisville shall proceed to implement the disconnection after approval of this Agreement pursuant to Paragraph 12. If any owner of the South Property fails to properly execute the disconnection application prior to August 16, 1997, either party may decide not to place this Agreement before its voters as provided in Paragraph 12. The South Property has been zoned by Louisville for commercial retail use and Louisville would derive substantial revenue and other benefits if the South Property was developed for commercial retail uses within the boundaries of Louisville. However, the City Council of Louisville finds that disconnection of the South Property is appropriate given the revenue sharing and land use provisions of this Agreement.

2. Disconnection of North Property by Superior. Superior agrees to disconnect from Superior, pursuant to the provisions of state law, the property on the north side of U.S. 36 of approximately five acres which is within the boundaries of the Town of Superior and is described in Exhibit B (the "North Property"). Superior shall request that the existing owner(s) of the North Property sign an application, in a form acceptable to both parties,

to have the North Property disconnected from Superior after approval of this Agreement pursuant to Paragraph 12. If the existing owner(s) fail to take such action, Superior's obligation to disconnect will continue and will apply to any subsequent owners. If any owner of the North Property fails to sign the disconnection application prior to August 16, 1997, either party may decide not to place this Agreement before its voters as provided in Paragraph 12.

3. Annexation of South Property. If the South Property is annexed to Superior, then the following shall apply:

a. Superior shall not allow any residential use on the South Property, except that up to eight acres of the South Property may be developed for residential retirement/senior housing in one or more buildings not exceeding the height limitation applicable to commercial buildings on the South Property.

b. Superior shall not permit development of other than retail uses on thirty-four (34) acres of the South Property.

c. Superior shall share with Louisville, fifty (50) percent of the amount of revenues received by Superior from application of a 2.7 percent sales tax rate to retail sales made by businesses located within the South Property. Such amount shall be paid to Louisville quarterly pursuant to a process to be agreed upon by the Louisville City Administrator and the Superior Town Manager. To the extent allowed by Colorado law, Louisville shall have the right to inspect the applicable records of Superior to verify the amount of any payment made or due; and Superior and Louisville shall cooperate and take such actions as may be necessary to allow such inspection.

d. Upon annexation of the South Property, Superior will have jurisdiction over the South Property. This Agreement shall continue to apply to the South Property after annexation by Superior. To the extent this Agreement conflicts with any future Superior ordinance, resolution, motion, or contract, this Agreement controls.

4. Annexation of North Property by Louisville. After disconnection of the North Property from Superior, Louisville may, but is not required to, annex the North Property, except that Louisville may not proceed to annex the North Property until after the parties determine that the North Property is not necessary for U.S. 36 right-of-way or other improvements related thereto. If the North Property is annexed to Louisville, then the following shall apply:

a. Louisville shall not permit any residential use on the North Property.

b. If Louisville zones the North Property for sales tax generating uses, then Louisville shall share with Superior, fifty (50) percent of the amount of revenues received by Louisville from application of a 2.7 percent sales tax rate to retail sales made by businesses located within the North Property. Such amount shall be paid to Superior quarterly pursuant to a process to be agreed upon by the Louisville City Administrator and the Superior Town Manager. To the extent allowed by Colorado law, Superior shall have the right to inspect the applicable records of Louisville to verify the amount of any payment made or due; and Superior and Louisville shall cooperate and take such actions as may be necessary to allow such inspection.

c. Upon annexation of the North Property, Louisville will have jurisdiction over the North Property. This Agreement shall continue to apply to the North Property after annexation by Louisville. To the extent this Agreement conflicts with any future Louisville ordinance, resolution, motion, or contract, this Agreement shall control.

5. Changes in Sales Tax Rates. An increase in the Louisville or Superior sales tax rates shall not affect the payments to be made pursuant to paragraph 3 or 4 in these Rights and Obligations; those payments will continue to be based upon the sales tax rates described in paragraphs 3 and 4. If Louisville reduces (by means other than pledging or earmarking revenues) its generally applicable 2.7 percent sales tax rate or Superior reduces (by means other than pledging or earmarking revenues) its generally applicable 2.7 percent sales tax rate, the payments to be made to the other party pursuant to paragraph 3 or 4, as applicable, shall be calculated based upon revenues received from fifty percent of the reduced rate.

6. Other Obligations of Superior. Superior acknowledges that certain obligations of Superior existing prior to this Agreement may affect the future sales tax revenue to be retained by Superior. However, Superior warrants that no such pre-existing obligations (whether related to Superior Metropolitan Districts No. 1, 2, or 3, or the Superior Urban Renewal Authority, or any other entity or person), nor any future obligations that Superior may enter into, will reduce or affect in any manner the payments due Louisville pursuant to paragraph 3.c. of these Rights and Obligations.

7. Other Obligations of Louisville. Louisville acknowledges that certain bond obligations of Louisville existing prior to this Agreement may affect the future sales tax revenue to be retained by Louisville. This Agreement is a subordinate obligation for the purposes of these pre-existing bond obligation ordinances. However, Louisville warrants that no such pre-existing obligations,

nor any future obligations that Louisville may enter into, will reduce or affect in any manner the payments due Superior pursuant to paragraph 4.b. of these Rights and Obligations.

8. U.S. 36 as Annexation Boundary. Louisville agrees not to annex property located south or west of U.S. 36, and Superior agrees not to annex property located north or east of U.S. 36.

9. No Impairment. Neither Louisville nor Superior shall impair the rights of the other, without the other's consent, to share in the revenues to be collected and shared as described in this Agreement.

10. Cooperation. Louisville and Superior agree to devote their best efforts, to cooperate as necessary, and to exercise good faith in implementing the provisions of this Agreement.

11. No Third-Party Rights. This Agreement is made solely for the benefit of the parties hereto, and is not intended to nor shall it be deemed to confer rights to any persons or entities not named as parties hereto.

12. Election. The parties agree that both Louisville and Superior will place this Agreement on the municipal ballot for November of 1997 requesting voters of the respective municipalities to ratify this Agreement.

Should the voters in either municipality fail to approve this Agreement, then this agreement shall be null and void and the parties are under no obligation under this Agreement to effectuate the disconnections pursuant to Paragraphs 1 and 2. This Agreement shall become effective upon approval by the voters in both municipalities.

13. Transportation Issues. The parties recognize that it is in the best interest of each municipality to jointly plan to reconstruct the interchange. Louisville and Superior shall cooperate to jointly design, construct, and finance a one time reconstruction of the interchange which may be completed in phases. Such cooperation shall include formation of a Committee consisting of at least two members of the Louisville City Council, two members of the Superior Board of Trustees, and one staff member of each municipality, to recommend the design, construction process, and financing of interchange reconstruction. The parties shall determine the "Louisville portion" and the "Superior portion" of the total costs of the interchange reconstruction after consideration of all sources of revenue available including, but not limited to, federal, state, private, and other local sources. The Louisville portion shall be credited five million dollars as a result of previous interchange improvements. To calculate the respective parties' portions of the cost of the interchange reconstruction, the following formula shall be used: the total

cost of the reconstruction less all other non-party sources of revenue less an initial Superior portion of $5 Million dollars with the remainder split equally between the parties (as an example: assume a $20 Million total cost less $6 Million non-party sources and less an initial Superior portion of $5 Million (representing Louisville's previous payments toward the interchange) with the remainder ($9 Million) split equally between the parties at $4.5 Million each. Under this example, Louisville's portion is $4.5 Million and Superior's portion is $9.5 Million.) Other discussion items for the committee shall include, but not be limited to, McCaslin Boulevard, U.S. 36, and 88th Street. This committee shall be convened consistent with this Agreement for the purpose of discussing the issues as they apply to both entities.

14. Commitment of sales tax revenue. As additional consideration for the sharing of sales tax revenue by Superior, Louisville agrees that the portion of the sales tax paid to it pursuant to Paragraph 3(c) shall be used first towards Louisville's portion of the interchange reconstruction.

15. Non-Compliance. If either party fails to comply with the provisions of this Agreement, the other party, after providing written notification to the noncomplying party and upon the failure of the noncomplying party to achieve compliance within ninety (90) days after said notice, may at its option either terminate this Agreement or maintain an action in a court of competent jurisdiction in Boulder County for specific performance, injunctive, or other relief.

16. Term and Termination. This Agreement shall remain in effect until amended or terminated by agreement of the parties. It is the intent of the parties that this Agreement shall remain in effect for the longest period of time permitted by law because any adverse revenue effects to Louisville resulting from disconnection of the South Property, and any adverse revenue effects to Superior resulting from disconnection of the North Property, shall continue indefinitely after the disconnections.

17. Colorado Laws. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado.

18. Governmental Authority. Louisville and Superior shall comply with any and all otherwise applicable and valid state, federal or local laws or regulations in relation to this Agreement.

19. Waiver. A waiver of a breach of any of the provisions of this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of the same or another provisions of this Agreement.

20. Notices. All notices or other communications hereunder shall be sufficient given and shall be deemed given when personally delivered, or after the lapse of ten business days following mailing by certified mail, postage prepaid, addressed as follows:

To Louisville:

City of Louisville
749 Main Street
Louisville, Colorado 80027
Attn: City Administrator

To Superior:

Town of Superior
124 E. Coal Creek Drive
Superior, CO 80027
Attn: Town Manager

21. Effect of Invalidity. If any portion of paragraph 3.c. or 4.b. of these Rights and Obligations is finally held invalid or unenforceable by a court of competent jurisdiction as to either party or as to both parties, the parties agree to take such action(s) as may be necessary to achieve to the greatest degree possible the intent of the affected paragraph(s). If no such action is possible, the adversely affected party may provide notice to the other party that the adversely affected party has determined to cause the entire agreement to be terminated as of the date of such notice. In such event, upon receipt of such notice, neither party shall be required to perform as provided herein and this agreement shall be terminated. Such termination shall apply prospectively only, and each party shall retain any benefits received pursuant to this Agreement prior to termination. If any portion of any other paragraph of this Agreement is finally held invalid or unenforceable by a court of competent jurisdiction as to either party or as to both parties, such invalidity or unenforceability shall not affect the other paragraphs of this Agreement, except that any similar right or obligation of the other party shall be deemed invalid.

22. Amendments. This Agreement may be amended in writing only by the mutual agreement of the governing bodies of the parties hereto.

23. Reliance by the Parties. Louisville and Superior understand that each is relying upon all of the promises made by the other in this Agreement, and each agrees (i) not to assert to any court or other body the invalidity or unenforceability of any portion of this Agreement unless such challenge is based upon a change in the law occurring after the effective date of this Agreement; (ii) to promptly notify the other party of any legal action which might affect this Agreement; (iii) to allow the other party to participate in such legal action as the other party deems appropriate, consistent with court rules; and (iv) to defend the Agreement in such legal action to the maximum extent consistent

with law and court rules.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed.

CITY OF LOUISVILLE, COLORADO

Tom Davidson, Mayor

Approved by the Louisville City Council, July 17, 1997

ATTEST:

Dave Clabots, City Clerk

APPROVED AS TO FORM:

Susan K. Griffiths, Esq.
Griffiths & Tanoue, P.C.
Louisville City Attorney

TOWN OF SUPERIOR, COLORADO

Ted T. Asti, Mayor

Approved by the Superior Board of Trustees, July 21, 1997

ATTEST:

Phyllis L. Hardin, Town Clerk

APPROVED AS TO FORM:

Kathleen E. Haddock, Esq.

EXHIBIT

A

PARCEL A:

A TRACT OF LAND LOCATED IN THE W1/2 OF THE NW 1/4, SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the W1/4 corner of said Section 19; thence North 01°02'38" West, along the West line of the W1/2 of the NW1/4 of said Section 19, a distance of 1317.08 feet to the Southwest corner of the N1/2 of the NW1/4 of said Section 19, said corner also being the Southwest corner of that tract of land conveyed from Mrs. Martha Minks to John B. Williams, et al., by deed recorded January 16, 1895, in Book 163 at Page 500; thence continuing along the boundaries of said tract conveyed in Book 163 at Page 500 the following courses and distances:
thence North 88°56'37" East, 164.55 feet to the Easterly line of that tract of land described on Film 545 as Reception No. 794230 (McCaslin Boulevard), the TRUE POINT OF BEGINNING,
thence continuing North 88°56'37" East, 231.45 feet to the Southeast corner of said tract;
thence North 00°12'54" West, 330.00 feet to the Northeast corner of said tract;
thence South 88°56'37" West, 169.80 feet to the Easterly line of that tract of land conveyed from Andrew Malczyk to the County of Boulder by deed recorded August 19, 1970 on Film 707 as Reception No. 951934;
thence North 00°10'22" East, along the Easterly line of said tract conveyed as Reception No. 951934 and along the Easterly line of that tract of land conveyed from Rosalinda Ruffenach and Chris C. Rosenbaum to Mrs. Valandin Pankaski by deed recorded June 9, 1908 in Book 327 at Page 435, a distance of 330.72 feet to the South line of Ruffenach and Rosenbaum's Addition to Superior as shown by the recorded plat of said subdivsion;
thence North 88°54'00" East along the South line of said subdivision 830.38 feet to the Westerly line of that tract of land conveyed from Andrew Malczyk to the State Highway Department of the State of Colorado by deeds recorded November 21, 1950 in Book 878 at Page 274 and at Page 275;
thence Southeasterly, along the Westerly line of said tract conveyed in Book 878 at Page 274 and Page 275 and along the arc of a curve to the right 303.21 feet, said curve having a radius of 5630.00 feet and a chord that bears South 53°26'43" East, 303.18 feet to the East line of said W1/2 of NW1/4 of Section 19;
thence South 00°03'04" West along the East line of said W1/2 of the NW1/4 of Section 19, a distance of 1696.38 feet to the most Northerly corner of that tract of land described on Film 1249 as Reception No. 545559;

thence South 72°24'06" West, 351.46 feet along the Northwesterly line of said tract of land described on Film 1249 as Reception No. 545559 to the most Easterly corner of that tract of land described on Film 1249 as Reception No. 545209;
thnece South 74°02'20" West, 579.88 feet to the most Southerly corner of said tract of land described on Film 1249 as Reception No. 545209;
thence North 09°36'00" West, along the Westerly line of said tract of land described on Film 1249 as Reception No. 545209 and along the Westerly line of a tract of land described on Film 1249 as Reception No. 206 to the Northwest corner of said tract of land described on Film 1249 as Reception No. 545206;
thence North 09°20'18" West, 1331.84 feet along the Easterly line of that tract of land described on Film 545 as Reception No. 794230 (McCaslin Boulevard) to the TRUE POINT OF BEGINNING.

PARCEL B:

Those parts of the East one-half of the Northwest one-quarter of Section 19, Township 1 South, Range 69 West of the 6th P.M., County of Boulder, State of Colorado, located South and West of the right-of-way for U.S. Highway 36, excepting for Coal Creek Cemetery, being more particularly described as follows:

That part of the East One-Half of the Northwest One-Quarter of Section 19 lying South of U.S. Highway 36, being more particularly described as follows: Commencing at the North One-Quarter Corner of Section 19, T. 1 S., R. 69 W. of the 6th P.M., as monumented by a found, unmarked aluminum cap from which the Northwest Corner of said Section 19, as monumented by a found 2-inch diameter pipe with aluminum cap marked L.S. 2149, bears South 89°07'56" West; Thence South along the center line of said Section 19 South 00°24'29" West a distance of 2647.50 feet to the Center One-Quarter Corner of said Section 19 as monumented by a pin and cap marked L.S. 12046, the POINT OF BEGINNING;

Thence South 89°20'42" West along the center line of said Section 19 a distance of 1297.62 feet;

Thence North 00°00'41" East along the West line of the East One-Half of the Northwest One-Quarter of said Section 19 a distance of 1797.26 feet to a point on the Southerly right-of-way of U.S. Highway 36 said point lying 2.61 feet Southeasterly of a Colorado Department of Highways right-of-way monument;

Thence departing said West line and along the said Southerly right-of-way line on a curve to the right, having a radius of 5630.00 feet, a chord which bears South 48°13'59" East and an arc length of 703.06 feet to a point of tangency;

Thence continuing along said right-of-way South 44°39'20" East a distance of 1105.37 feet to a point on the north-south center line of said Section 19;

Thence departing said right-of-way and along said north-south center line South 00°24'29" West a distance of 72.73 feet to the Northeast corner of the Coal Creek Cemetery;

Thence departing said center line the following courses around said cemetery:

South 89°56'01" West a distance of 247.50 feet;
Thence South 00°24'29" West a distance of 264.00 feet;
Thence North 89°56'01" East a distance of 247.50 feet to a point lying on the said north-south center line;
Thence South 00°24'29" West a distance of 191.40 feet to the POINT OF BEGINNING.

EXHIBIT

B

A tract or parcel of land No. 29X of the Department of Transportation, State of Colorado, Project No. T 170-1(0) containing 5.089 acres, more or less in the SW 1/4 of Section 18 & the NW 1/4 of Section 19, Township 1 South, Range 69 West, of the Sixth Principal Meridian, in Boulder County, Colorado, said tract or parcel of land being more particularly described as follows:

Beginning at the NW corner of Section 19, T. 1 S., R. 69 W., of the 6th PM: Thence N. 88° 39' 10" E., along the North line of Section 19, a distance of 1300.02 feet along the North line of said Section to the True Point of Beginning:

1. Thence N. 88° 39' 10" E., along the north line of Section 19, a distance of 6.00 feet to the northeasterly right of way line of State Highway 36 (November 1990);

2. Thence S. 0° 11' 30" E., along said right of way line, a distance of 583.76 feet to an angle point in the northeasterly right of way line, said point being marked by a rebar with cap LS #9329;

3. Thence N. 45° 58' 01" W., a distance of 1122.11 feet to the northeasterly right of way line of said State Highway 36;

4. Thence S. 67° 46' 35" E., along said right of way line, a distance of 400.32 feet to a point being marked by a rebar with cap LS #9329;

5. Thence N. 88° 39' 30" E., continuing along said right of way line, a distance of 426.97 feet to a point being marked by a rebar with cap LS #9329;

6. Thence S. 1° 23' 20" E., continuing along said right of way line, a distance of 54.94 feet, more or less, to the True Point of Beginning.

The above described parcel contains 5.089 acres/221,694 square feet, more or less.

Subject to all streets and alleys as platted on Map of Ruffenach and Rosenbaum's addition to Superior. As filed in Plat Book #3 on page 28, in Boulder County.

All bearings are based on a line connecting the NW corner of Section 19, T. 1 S., R. 69 W., 6th PM (Alum. Cap LS #2132) and the N. 1/4 corner of Section 19 (Alum. Cap LS # illegible) as Bearing N. 88°39' 10" E.

FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT

This First Amendment to Intergovernmental Agreement ("Amendment") is made and entered into to be effective the 15th day of February, 2005, between the City of Louisville, Colorado ("Louisville") and the Town of Superior, Colorado ("Superior") (collectively the "Parties") as the first amendment to the Intergovernmental Agreement between the Parties effective upon certification of the election results of the November 1997 election (the "Agreement").

WHEREAS, the Parties entered into the Agreement, *inter alia*, to provide for sharing of sales taxes on the South Property, which Property was disconnected from Louisville and annexed to Superior; and

WHEREAS, the Agreement limits the amount of residential development on the South Property; and

WHEREAS, it is in the interest of both Parties that sales taxes on the South Property be maximized for the benefit of both Parties; and

WHEREAS, Superior is working with a developer that is willing to develop the South Property for a mixed-use development that includes multi-family housing, which housing will provide opportunities for persons to live and work in the area, thus maximizing the use of and revenue generation from non-residential portions of the development; and

WHEREAS, Superior has represented that this mixed-use development on the South Property is not to contain more than 2,000 dwelling units, and the Town will require a minimum of 250,000 square feet of retail, sales-tax generating development; and

WHEREAS, Louisville is not taking a position on the appropriateness or density of residential uses within Superior; and

WHEREAS, the Parties desire to amend the land use standards of the Agreement that are applicable to the South Property, to allow for additional residential development on the South Property, to set a minimum square footage of retail, sales-tax generating uses, and to provide for a phasing plan requiring the concurrent development of residential and retail uses on the South Property; and

WHEREAS, such amended land use standards shall be applicable to the South Property and enforceable as provided in the Agreement and C.R.S. §29-20-105; and

WHEREAS, the Parties desire to amend the Agreement to prevent either party from soliciting existing businesses to relocate from one jurisdiction to the other; and

WHEREAS, the Parties recognize that the South Property has not developed since the IGA was created and that this Amendment will make the South Property more attractive to the existing development market for the benefit of both Parties; and

WHEREAS, the Parties are authorized by law, including but not limited to C.R.S. §29-1-201 et seq. and C.R.S. §29-20-105, to enter into the agreements, and perform the functions, set forth herein.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants and agreements contained herein, the Parties agree as follows:

A. Subparagraphs a and b of Paragraph 3 of the Agreement are amended to read in full as follows:

3. Annexation of South Property. If the South Property is annexed to Superior, then the following shall apply:

a. No more than eight acres of the South Property may be developed for residential retirement/senior housing in one or more buildings not exceeding the height limitation applicable to commercial buildings on the South Property. The balance of the South Property may be developed as a "mixed use" area to include residential dwelling units, office, retail and other uses, subject to provisions hereof.

b. There shall be a minimum of 250,000 square feet of retail, sales-tax generating development on the South Property. Superior shall require construction of a minimum of 250,000 square feet of retail, sales-tax generating development on the South Property as part of its approval of the Preliminary PD/Zone District Plan for development on the South Property, and Superior shall not permit or approve any development that does not contain such minimum amount of retail, sales-tax generating square footage (exclusive of the retirement/senior housing permitted under 3.a, above). With its approval of the Preliminary PD/Zone District Plan for development on the South Property, Superior shall fix the total number of permitted residential dwelling units

(exclusive of the retirement/senior housing permitted under 3.a, above) to be developed on the South Property. With such approval, Superior shall also require a phasing plan requiring that certificates of occupancy are issued for at least 125,000 square feet of the retail, sales-tax generating development before certificates of occupancy are issued for more than 30 percent of the total number of permitted residential dwelling units or 500 dwelling units, whichever is more, but not to exceed 700 dwelling units (exclusive of the retirement/senior housing permitted under 3.a, above). Additionally, in no event shall certificates of occupancy be issued for 100 percent of the total number of permitted residential dwelling units (exclusive of the retirement/senior housing permitted under 3.a, above) or 2000 dwelling units, whichever is less, prior to issuance of certificates of occupancy for 250,000 square feet of retail, sales-tax generating development.

B. Paragraph 9 of the Agreement is amended to read in full as follows:

9. No Impairment. Neither Louisville nor Superior shall impair the rights of the other, without the other's consent, to share in the revenues to be collected and shared as described in this Agreement. Further, in recognition of Superior's interest in securing a stable sales tax base, Louisville shall not solicit any retail business located and operating in Superior's jurisdiction by incentives in order to encourage physical relocation of such business to Louisville within five years of the date of issuance of the certificate of occupancy for the 125,000th square feet of retail development on the South Property. In recognition of Louisville's interest in securing a stable sales tax base, Superior shall not solicit any retail business located and operating in Louisville's jurisdiction by incentives in order to encourage physical relocation of such business to Superior within five years of the date of issuance of the certificate of occupancy for the 125,000th square feet of retail development on the South Property. For purposes of this paragraph, "incentive" is limited to sales tax increment financing, sales tax reimbursements or waivers of fees charged to similarly situated development by the jurisdiction; and "physical relocation" means closing an existing sales tax generating retail operation in one jurisdiction in order to open the same retail operation in the other jurisdiction.

C. Paragraph 14 of the Agreement is amended to read in full as follows:

14. Sales Tax Revenue. The amount of sales tax revenues from the South Property to be shared with Louisville pursuant to this Agreement, and the amount of sales tax revenues from the North Property to be shared with Superior pursuant to this Agreement, shall not be affected or reduced by any sales tax increment finance plan, and neither party shall implement any sales tax increment finance plan that would have such effect.

D. Except as specifically amended herein, the Agreement shall remain in full force and effect.

Executed to be effective as of the date first set forth above.

CITY OF LOUISVILLE

ATTEST:

By:_____
Charles L. Sisk, Mayor

_____
Nancy Varra, City Clerk

APPROVED AS TO FORM:

By:_____
Light, Harrington & Dawes, P.C.
City Attorney

TOWN OF SUPERIOR

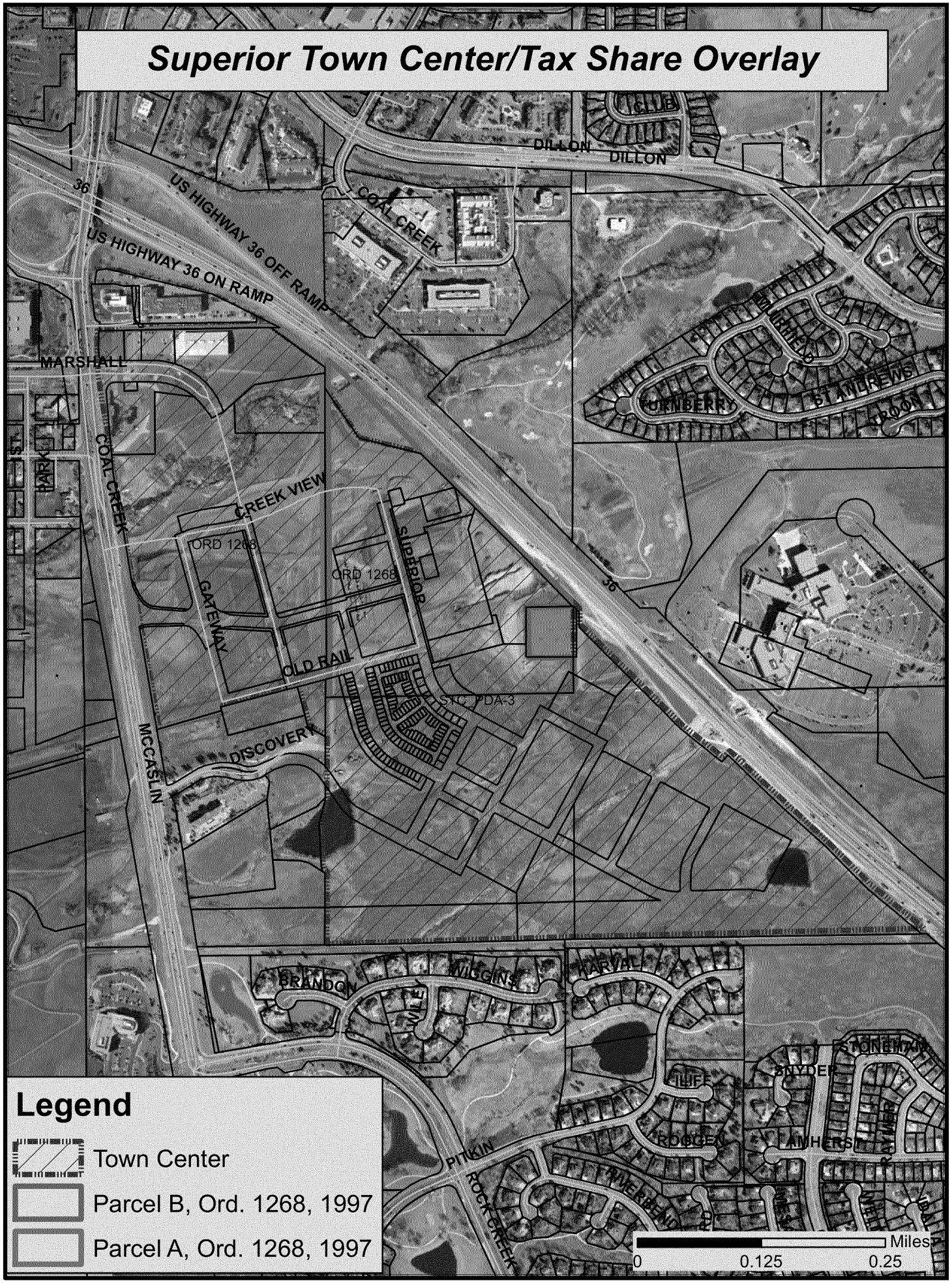
ATTEST:

By:_____
Mark Hamilton, Mayor

_____
Phyllis L. Hardin, Town Clerk

APPROVED AS TO FORM:

By:_____
Dietze and Davis, P.C.
Town Attorney


Superior Town Center/Tax Share Overlay
CLUB
DILLON
DILLON
36
US HIGHWAY 36 OFF RAMP
US HIGHWAY 36 ON RAMP
COAL CREEK
MARSHALL
TURNBERRY
ST ANDREWS
TROON
1ST
PARK
COAL CREEK
CREEK VIEW
ORD 1268
ORD 1268
SUPERIOR
GATEWAY
36
OLD RAIL
STC PDA-3
MCCASLIN
DISCOVERY
BRANDON
WIGGINS
KARVAL
WILEY
STONEHAM
SNYDER
ILIFF
ROGGEN
AMHERST
RAYMER
PITKIN
ROCK CREEK
RIVERBEND
Legend
Town Center
Parcel B, Ord. 1268, 1997
Parcel A, Ord. 1268, 1997
Miles
0
0.125
0.25

ITEM NO. 4

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: **Advisory Group Applicant Interviews: Advisory Committee for Environmental Sustainability (ACES), Planning Commission (PC), Superior Historical Commission (SHC), Open Space Advisory Commission (OSAC)**

MEETING DATE: **January 8, 2024**

PRESENTED BY: **Matt Magley, Town Manager**

PRESENTED FOR: **Interviews**

BACKGROUND:
Staff has scheduled interviews with the Town Board for candidates interested in consideration for appointment to serve on Town Advisory Committees. All Advisory Committee vacancies are advertised through Town media. Copies of possible interview questions and application materials have been included for review.

Listed below are the applicants scheduled to interview with the Town Board:

Advisory Committee for Environmental Sustainability (ACES) – 1 Vacancy
- Lisa Barnes
- Marsha Barancik

Planning Commission (PC) – 1 Vacancy
- Michael Radis

Superior Historical Commission (SHC) – 2 Vacancies
- Celeste Murphy

Open Space Advisory Commission (OSAC) – 2 Vacancies
- Chris Moor

ATTACHMENTS
- Applicant applications
- Sample interview questions

Town of Superior Advisory Groups

Advisory Committee for Environmental Sustainability (ACES)

Board Details

ACES Overview
The Advisory Committee for Environmental Sustainability (ACES) works to support environmental sustainability in the Town of Superior by focusing on water and energy efficiency, waste management, and other activities that support resource conservation, improved air and water quality, and climate change mitigation.

ACES was formerly called the Waste Diversion Advisory Committee and was created by the Board of Trustees at their May 14, 2001 meeting to help meet the goal of minimizing waste generated in Superior through recycling, reuse and pollution prevention. In November of 2005, the committee's name changed to the Recycling and Conservation Advisory Committee, and in December of 2017 the name changed again to the Advisory Committee for Environmental Sustainability with expanded scope beyond waste management.

Overview

Size 9 Seats

Term Length Varies

Term Limit 3 Terms

Additional

Meeting Information

Date: Second Thursday of Each Month Time: 5:30 pm - 7:30 pm Location: Superior Community Center 1500 Coalton Rd Superior, CO 80027 ACES meetings are currently held in person with a concurrent virtual option: https://bit.ly/3mfasES

Contact the Committee Members

ACES Email<a>

Staff Liaison

Alexis Bullen - Sustainability Analyst Contact Information<a>

Establishing Resolution

Change_RCAC_to_ACES.pdf

Committee Work Plan

Additional Resolutions

ACES_2023_Work_Plan__Final.pdf

Additional Documents

Town of Superior Advisory Groups

Advisory Committee for Environmental Sustainability (ACES)

Board Roster

Mike Foster

1st Term Aug 10, 2020 - Jun 30, 2025

Office/Role Chair

Michelle Gazarik

1st Term Feb 22, 2021 - Jun 30, 2025

Nicola J Hewett

1st Term Apr 10, 2023 - Jun 30, 2026

Miles H Hoffman

1st Term Feb 22, 2021 - Jun 30, 2025

James A Lester

Partial Term Dec 13, 2021 - Jun 30, 2024

Stephan Sain

2nd Term Jul 01, 2023 - Jul 01, 2026

John Schallau

1st Term Jun 30, 2021 - Jun 30, 2024

James Zarske

2nd Term Jul 01, 2023 - Jul 01, 2026

Office/Role Vice Chair

Vacancy

Application Form

Profile

General Instructions:
Superior residents interested in serving on an Advisory Group are asked to complete this application. This form is designed to facilitate the application process for positions on the Town of Superior's various Advisory Groups. Appointments are made by the Superior Board of Trustees after reviewing all applications. Interviews may be necessary. Appointments will be made following the review of interviews at public meeting by the Board of Trustees. APPLICANTS MUST BE RESIDENTS OF THE TOWN OF SUPERIOR (except for the Superior Historical Commission).

Lisa — First Name
— Middle Initial
Barnes — Last Name

[redacted] — Email Address

[redacted] — Home Address
[redacted] — Suite or Apt
[redacted] — City
[redacted] — State
[redacted] — Postal Code

[redacted] — Primary Phone

Question applies to multiple boards

Years of Residence in Superior

7

Question applies to multiple boards

Employer

retired

Question applies to multiple boards

Position Title

Sustainability Consultant (prior to retiring)

Which Boards would you like to apply for?

Advisory Committee for Environmental Sustainability (ACES): Submitted

Experience

Question applies to multiple boards

Please list your past or current experience in civic or private organizations and/or governmental service experience. If you have not attached your resume (below), please list your professional experience and/or current occupation and responsibilities that may be relevant to your application.

I have served on a number of committees for professional organizations. I was secretary and chair of both the Substantiality and Stewardship Committee and the Management Committee of the American Industrial Hygiene Association. I was also an active member of the Environmental Committee of the Air and Waste Management Committee. I also served as secretary of my neighborhood HOA Board for two years.

Question applies to multiple boards

Please provide any additional comments or information that you feel qualifies you to serve on the Advisory Group(s) for which you expressed interest. Please include any additional documents you feel may be relevant.

I have worked as a sustainability professional for over 10 years and have extensive experience in the environmental field during my career. Since I am now retired, I am seeking an opportunity to volunteer in a capacity that I can use my knowledge and experience to help the community. I think that the advisory group will be a good fit for me.

Question applies to multiple boards

Upload Resume

Question applies to multiple boards

Upload relevant document

Town Documents

Question applies to multiple boards

Have you read any of the following Town of Superior documents (all of these can be found on the Town's website)? If yes, check the box next to the document(s) you have read. **Please note that familiarity with these documents is not a requirement for serving on an Advisory Group.

Question applies to multiple boards

Superior Comprehensive Plan

◉ Yes ○ No

Question applies to multiple boards

Advisory Group Work Plan

◉ Yes ○ No

Application Form

Profile

General Instructions:
Superior residents interested in serving on an Advisory Group are asked to complete this application. This form is designed to facilitate the application process for positions on the Town of Superior's various Advisory Groups. Appointments are made by the Superior Board of Trustees after reviewing all applications. Interviews may be necessary. Appointments will be made following the review of interviews at public meeting by the Board of Trustees. APPLICANTS MUST BE RESIDENTS OF THE TOWN OF SUPERIOR (except for the Superior Historical Commission).

Marsha — First Name
— Middle Initial
Barancik — Last Name

[redacted] — Email Address

[redacted] — Home Address
[redacted] — Suite or Apt
[redacted] — City
[redacted] — State
[redacted] — Postal Code

[redacted] — Primary Phone

Question applies to multiple boards

Years of Residence in Superior

almost 2 years

Question applies to multiple boards

Employer

Focus on the Frontier llc

Question applies to multiple boards

Position Title

Founder

Which Boards would you like to apply for?

Advisory Committee for Environmental Sustainability (ACES): Submitted

Experience

Question applies to multiple boards

Please list your past or current experience in civic or private organizations and/or governmental service experience. If you have not attached your resume (below), please list your professional experience and/or current occupation and responsibilities that may be relevant to your application.

1) Senior Vice President - Strategic Impact of BOLD 2026: Developed an affordable housing strategy for Jefferson County, focused on attracting and sustaining a high-skilled workforce. Collaborated with all Jefferson County mayors, major employers and housing developers. 2) Rocky Mountain Institute - Program Marketing Manager on system interventions for advancing a renewable energies strategy. 3) Building community awareness of initiatives that affect local quality of life has been fundamental to my roles at United Airlines, USAF, ManpowerGroup and as a journalist.

Question applies to multiple boards

Please provide any additional comments or information that you feel qualifies you to serve on the Advisory Group(s) for which you expressed interest. Please include any additional documents you feel may be relevant.

I have experience building and managing public-private partnerships that own sustainability initiatives, and I have also worked for corporations on corporate social responsibility initiatives, enabling employers to better serve the communities where they operate. Social impact initiatives I have worked on primarily focus on the talent gap in communities. I am also a veteran journalist, with extensive experience covering city hall issues and detailing their community impact.

Question applies to multiple boards

Upload Resume

Question applies to multiple boards

Upload relevant document

Town Documents

Question applies to multiple boards

Have you read any of the following Town of Superior documents (all of these can be found on the Town's website)? If yes, check the box next to the document(s) you have read. **Please note that familiarity with these documents is not a requirement for serving on an Advisory Group.

Question applies to multiple boards

Superior Comprehensive Plan

◉ Yes ○ No

Question applies to multiple boards

Advisory Group Work Plan

◉ Yes ○ No

Town of Superior Advisory Groups

Planning Commission (PC)

Board Roster

Michael Barnes

Partial Term Jan 23, 2023 - Jun 30, 2024

Michael J Gordon

Partial Term Jan 23, 2023 - Jun 30, 2025

David Gross

1st Term Apr 10, 2023 - Jun 30, 2025

David Harper

2nd Term Jun 11, 2018 - Jun 30, 2026

Office/Role Chair

Ryan C Mojo

1st Term Apr 10, 2023 - Jun 30, 2026

Lonny Rose

2nd Term Jun 18, 2020 - Jun 30, 2026

Office/Role Vice Chair

Amanda Vaughan

1st Term Sep 27, 2021 - Jun 30, 2025

Steve Witte

2nd Term Apr 23, 2020 - Jun 30, 2024

Vacancy

Town of Superior Advisory Groups

Planning Commission (PC)

Board Details

Superior's Planning Commission (PC) evaluates land use and development proposals and makes recommendations to the Town Board. PC schedules meetings twice a month to consider development proposals in relation to Town Code provisions, the Comprehensive Plan, and other governing documents like planned developments. These public meetings provide PC with an opportunity to consider public input regarding land use items and other related projects under the purview of the PC. PC consists of nine members whom are appointed by the Town Board and serve staggered 4-year terms. In addition to development review, PC also works on other planning-related efforts, such as subarea studies and policy and code updates, as established via PC's annual Work Plan which is adopted in collaboration with Superior's Town Board.

The Town's policy for acceptance of public comments on land use applications by email can be found here: click here

Please send comments to be considered as part of public hearings related to land use applications by email to the Town Board and Planning Commission.

Overview

Size 9 Seats

Term Length 4 Years

Term Limit N/A

Additional

Meeting Information

7:00 pm, unless otherwise noted on the upcoming meeting and events calendar First and Third Tuesday of each month Superior Town Hall Board Room 124 E. Coal Creek Drive Superior, CO 80027

Contact the Committee Members

Planning Commission Email<a>

Staff Liaison

Renae Stavros Contact Information<a>

Establishing Resolution

Committee Work Plan

Additional Resolutions

Planning_Commission_Work_Plan_2023_1.17.23_-_FINAL.pdf

Additional Documents

Application Form

Profile

General Instructions:
Superior residents interested in serving on an Advisory Group are asked to complete this application. This form is designed to facilitate the application process for positions on the Town of Superior's various Advisory Groups. Appointments are made by the Superior Board of Trustees after reviewing all applications. Interviews may be necessary. Appointments will be made following the review of interviews at public meeting by the Board of Trustees. APPLICANTS MUST BE RESIDENTS OF THE TOWN OF SUPERIOR (except for the Superior Historical Commission).

Michael — First Name
— Middle Initial
Radis — Last Name

[redacted] — Email Address

[redacted] — Home Address
[redacted] — Suite or Apt
[redacted] — City
[redacted] — State
[redacted] — Postal Code

[redacted] — Primary Phone

Question applies to multiple boards

Employer

Retired

Which Boards would you like to apply for?

Planning Commission (PC): Submitted

Experience

Question applies to multiple boards

Please list your past or current experience in civic or private organizations and/or governmental service experience. If you have not attached your resume (below), please list your professional experience and/or current occupation and responsibilities that may be relevant to your application.

I don't have past civic or public organizational experience. I do have over 35 years of past professional experience in the real estate development, management, architecture, planning and construction industry having worked for numerous developers over the years. As the representative of the owner my role was to create the design guidelines and program for a project, solicit, hire and manage architectural and engineering consultants, shepherd those consultants through the entitlement process, create and manage hard and soft cost budgets, choose, contract and manage general contractors and manage project schedules relating to these tasks. My major concentration was in retail development but I also have some experience in mixed-use, office and residential products.

Question applies to multiple boards

Please provide any additional comments or information that you feel qualifies you to serve on the Advisory Group(s) for which you expressed interest. Please include any additional documents you feel may be relevant.

I believe my background, coming from the developer and owner's side of the process, brings a unique perspective and common sense understanding of the issues that come before a town's Planning Commission. Please note that my wife and I are currently renting at Bell Flatirons. We are under contract for a townhome being constructed by Toll Brothers in downtown Superior with an estimated completion of July, 2024.

Question applies to multiple boards

Upload Resume

Question applies to multiple boards

Upload relevant document

Town Documents

Question applies to multiple boards

Have you read any of the following Town of Superior documents (all of these can be found on the Town's website)? If yes, check the box next to the document(s) you have read. **Please note that familiarity with these documents is not a requirement for serving on an Advisory Group.

Question applies to Planning Commission (PC)

Planning Commission Work Plan

◉ Yes ○ No

Question applies to multiple boards

Advisory Group Work Plan

○ Yes ◉ No

Town of Superior Advisory Groups

Historical Commission

Board Details

The Town of Superior partners with the Superior Historical Commission (SHC) to preserve and protect the historical treasures in our community. The group is comprised of volunteers who are current residents or who once lived in Superior or surrounding communities. Since its inception in 1999, the Commission has continued taking steps to preserve and enhance Superior's past.

Significant accomplishments over the years with the cooperation of the Town of Superior include: development of Grasso and Asti Park, historical survey of existing homes in Original Superior, restoration of an Industrial Mine Camp House that was used as the town's Historical Museum, regular hosting of educational programs for the community, installation of an iron fence around the Superior Cemetery and restoration of the Town's historic fire truck.

Overview

Size 9 Seats

Term Length Varies

Term Limit N/A

Additional

Meeting Information

Date: Third Friday of Each Month Time: 10:00 am - 12:00 pm Location: Superior Town Hall 124 E. Coal Creek Drive Superior, CO 8002 Historical Commission meetings are held in person with a concurrent virtual option: bit.ly/3TfPynv

Contact the Committee Members

Historical Commission Email<a>

Staff Liaison

Jennifer Garner - Arts & Historical Programs Supervisor Contact Information

Establishing Resolution

Reestablishing_Historical_Commission.pdf

Committee Work Plan

Additional Resolutions

SHC_2023_Work_Plan.final.pdf

Additional Documents

Town of Superior Advisory Groups

Historical Commission

Board Roster

Mary Cartwright

4th Term Jun 30, 2021 - Jun 30, 2024

Larry Dorsey

5th Term Jun 25, 2012 - Jun 30, 2025

Office/Role Chair

Maureen E. Hogg

1st Term Apr 10, 2023 - Jul 01, 2026

Scott Phillips

1st Term Oct 10, 2022 - Jun 30, 2025

Dalton Valette

1st Term Jan 23, 2023 - Jun 30, 2026

Errol Waligorski

5th Term Jun 25, 2012 - Jun 30, 2025

Karen W Waligorski

5th Term Jun 25, 2012 - Jun 30, 2026

Office/Role Vice Chair

Vacancy

Vacancy

Application Form

Profile

General Instructions:
Superior residents interested in serving on an Advisory Group are asked to complete this application. This form is designed to facilitate the application process for positions on the Town of Superior's various Advisory Groups. Appointments are made by the Superior Board of Trustees after reviewing all applications. Interviews may be necessary. Appointments will be made following the review of interviews at public meeting by the Board of Trustees. APPLICANTS MUST BE RESIDENTS OF THE TOWN OF SUPERIOR (except for the Superior Historical Commission).

Celeste — First Name
Middle Initial
Murphy — Last Name

[redacted] — Email Address

[redacted] — Home Address
[redacted] — Suite or Apt
[redacted] — City
[redacted] — State
[redacted] — Postal Code

[redacted] — Primary Phone

Question applies to multiple boards

Years of Residence in Superior

21

Question applies to multiple boards

Employer

FingerPlay Studio

Question applies to multiple boards

Position Title

Owner

Which Boards would you like to apply for?

Historical Commission: Submitted

Experience

Question applies to multiple boards

Please list your past or current experience in civic or private organizations and/or governmental service experience. If you have not attached your resume (below), please list your professional experience and/or current occupation and responsibilities that may be relevant to your application.

Past experience: Volunteer Boulder Oral History program as transcriber

Question applies to multiple boards

Please provide any additional comments or information that you feel qualifies you to serve on the Advisory Group(s) for which you expressed interest. Please include any additional documents you feel may be relevant.

I grew up in Chester County, Pennsylvania which is an area rich in colonial and indigenous history. I have always had a strong interest in how the events of the past shape our present. When we understand how past peoples lived it inspires and gives us strength to carry on in our own lives. As an avid hiker, I often am inspired by the old photographs of women in skirts hiking up to Arapahoe Glacier for the goal of enjoying a bit of fun sliding down the summer snow. I have also always had an appreciation of handmade textiles. I have owned FingerPlay Studio, yarn shop in Louisville, for eight years. One of my biggest pleasures at the shop is teaching people to knit and crochet. It brings me joy to see these crafts continue.

Question applies to multiple boards

Upload Resume

Question applies to multiple boards

Upload relevant document

Town Documents

Question applies to multiple boards

Have you read any of the following Town of Superior documents (all of these can be found on the Town's website)? If yes, check the box next to the document(s) you have read. **Please note that familiarity with these documents is not a requirement for serving on an Advisory Group.

Question applies to multiple boards

Superior Comprehensive Plan

○ Yes ◉ No

Question applies to multiple boards

Advisory Group Work Plan

○ Yes ◉ No

Town of Superior Advisory Groups

Open Space Advisory Committee (OSAC)

Board Details

Overview
The purpose of the Open Space Advisory Committee is to investigate options for preserving land for open space purposes in the Town of Superior.

Mission
To acquire, conserve, and provide stewardship of natural open space lands and associated resources, to promote and protect wildlife, to ensure public enjoyment and appropriate recreation, and to conduct relevant educational programs.

Goals
• To advise the Town Board regarding acquisition and protection of natural lands and buffers using the Open Space Fund.
• To advocate for the conservation and restoration of natural resources for the benefit of the environment and for the education and enjoyment of current and future generations.
• To promote the conservation and protection of wildlife, including providing input on development projects and conserving healthy wildlife resources, within the Town of Superior.
• To provide public outreach, education and volunteer opportunities by increasing awareness and appreciation of the Town of Superior's open space.
• To provide quality recreational opportunities, including recommendations regarding trails on open space, while minimizing the impact to open space resources.
• To collaborate with surrounding open space organizations on issues of mutual interest including future open space acquisitions, wildlife conservation and protection, and the connectivity of trails and access within the region.

Overview

Size 9 Seats

Term Length Varies

Term Limit 3 Terms

Additional

Meeting Information

Date: Second Wednesday of Each Month Time: 6:00 pm - 8:00 pm Location: Superior Community Center 1500 Coalton Rd Superior, CO 80027 OSAC meetings are held in person with a concurrent virtual option: http://bit.ly/2XufkJg

Contact the Committee Members

OSAC Email<a>

Staff Liaison

Phary Om - Open Space Ranger Contact Information<a>

Establishing Resolution

Reestablishing_OSAC.pdf
Establishing_OSAC.pdf

Committee Work Plan

Additional Resolutions

2023_OSAC_Work_Plan_Final.pdf

Additional Documents

TOSRaptorReport2022.pdf
2022_Wildlife_Monitoring_Summary_Report.pdf

Town of Superior Advisory Groups

Open Space Advisory Committee (OSAC)

Board Roster

John Bahr

1st Term Aug 08, 2022 - Jun 30, 2026

Tracey F Bain

1st Term Jun 30, 2021 - Jun 30, 2024

Amber Greves

1st Term Feb 08, 2021 - Jun 30, 2024

Michael Mcdonnell

1st Term Jun 30, 2021 - Jun 30, 2025

Kara Neuse

1st Term Sep 28, 2020 - Jun 30, 2026

Office/Role Chair

Rita A Trainor

1st Term Aug 08, 2022 - Jun 30, 2026

Office/Role Vice Chair

Cristi M Verbeck

1st Term Jan 23, 2023 - Jun 30, 2026

Jeffrey L Wade

1st Term Jul 10, 2023 - Jun 30, 2026

Vacancy

Application Form

Profile

General Instructions:
Superior residents interested in serving on an Advisory Group are asked to complete this application. This form is designed to facilitate the application process for positions on the Town of Superior's various Advisory Groups. Appointments are made by the Superior Board of Trustees after reviewing all applications. Interviews may be necessary. Appointments will be made following the review of interviews at public meeting by the Board of Trustees. APPLICANTS MUST BE RESIDENTS OF THE TOWN OF SUPERIOR (except for the Superior Historical Commission).

Chris
First Name

Middle Initial

Moor
Last Name

[redacted]
Email Address

[redacted]
Home Address

[redacted]
Suite or Apt

[redacted]
City

[redacted]
State

[redacted]
Postal Code

[redacted]
Primary Phone

Question applies to multiple boards

Years of Residence in Superior

2.5

Question applies to multiple boards

Employer

Trimble, Inc

Question applies to multiple boards

Position Title

VP Strategy and Customer Success

Which Boards would you like to apply for?

Open Space Advisory Committee (OSAC): Submitted

Experience

Question applies to multiple boards

Please list your past or current experience in civic or private organizations and/or governmental service experience. If you have not attached your resume (below), please list your professional experience and/or current occupation and responsibilities that may be relevant to your application.

I have very little experience volunteering like this (I've moved around a lot but may have found my home!!) but want to give back to the community

Question applies to multiple boards

Please provide any additional comments or information that you feel qualifies you to serve on the Advisory Group(s) for which you expressed interest. Please include any additional documents you feel may be relevant.

I can't say I have any specific qualifications for this to be honest. I love the outdoors, even if I don't get out as much as I'd like. I have two kids who ride (and race) mountain bikes and play soccer. My wife loves to run. I love to run and ride (and hike when I can). We have a dog (George) who loves to run in the open spaces. I live in Superior and see a huge opportunity to make this place the best in Colorado!!

Question applies to multiple boards

Upload Resume

Question applies to multiple boards

Upload relevant document

Town Documents

Question applies to multiple boards

Have you read any of the following Town of Superior documents (all of these can be found on the Town's website)? If yes, check the box next to the document(s) you have read. **Please note that familiarity with these documents is not a requirement for serving on an Advisory Group.

Question applies to multiple boards

Superior Comprehensive Plan

○ Yes ◉ No

Question applies to Open Space Advisory Committee (OSAC)

Open Space Summary Report

◉ Yes ○ No

Question applies to multiple boards

Advisory Group Work Plan

◉ Yes ○ No

SAMPLE INTERVIEW QUESTIONS FOR ADVISORY GROUP CANDIDATES – Revised September 2020

1. Why are you interested in serving on (specific Advisory Group)?
2. What role do you think you would play on (specific Advisory Group)?
3. What experience do you have that will be of value to the (specific Advisory Group) and Town?
4. What values or personal characteristics do you think Advisory Group members must possess?
5. Tell us about any previous Advisory Group and or Committee experience you may have?
6. How have you been effective in serving on these Advisory Groups/Committees?
7. Where do you think (specific Advisory Group) should make connections that would help strengthen/build upon their outcomes?
8. What factors in your life might limit your ability to serve?
9. What do you see as specific priorities for your work on (specific Advisory Group)?
10. How do you envision Superior five or ten years from now?

ITEM NO. 5a

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM:	**Consideration of:** **Preliminary and Final Plat Blocks 2,5&8 Superior Town Center (Case # FP-2023-01)** **Final Development Plan 1 Phase 12, Superior Town Center Gateway Drive (Case # FDP-2023-01)** **Final Development Plan 11 & 12, Superior Town Center, Blocks 2,5&8 (Case # FDP-2023-02)**
MEETING DATE:	**January 8, 2024,** ***Continued from November 13, 2023 and December 11, 2023***
PRESENTED BY:	**Matt Magley, Town Manager** **Lisa Ritchie, Planning & Building Director** **Renae Stavros, Planner III**
PRESENTED FOR:	**Action**

Item:	Case Nos. FP-2023-01, FDP-2023-01 and FDP-2023-02
Applicant:	Bill Jencks and Ben Rosenfeld, PMB LLC
Property Owner:	RC Superior, LLC
Existing Zoning/Use:	Superior Town Center (Downtown Superior) Planned Development/Vacant (designed as Flex Space)
Location:	Downtown Superior, Blocks 2, 5 & 8, located along Main Street, east of McCaslin Blvd.
Requests:	**1.** Preliminary and Final Plat for Blocks 2, 5, and 8 (Superior Town Center Filing 1B Replat No. 7) to vacate and create various easements.

2. Final Development Plan 1 Phase 12 of the Superior Town Center Planned Development for the construction of Gateway Drive and other streetscape adjacent to Blocks 2, 5, and 8.

3. Final Development Plan 11 & 12 (FDP) for Blocks 2, 5 & 8 of the Superior Town Center Planned Development to allow two Lab/Office buildings on Blocks 2, 5, & 8 with a surface parking lot on Block 2, and a parking garage on Block 5, and a Mixed-Use building and parking garage on Block 8. The FDP clarifies the site design, building heights, setbacks, and architectural and design elements for the proposed buildings.

The information provided below summarizes the changes to the application following the December 11, 2023 public hearing.

SUMMARY:
Following the public hearing on December 11, 2023, the applicant revised FDP 11 & 12 for Blocks 2, 5 and 8. The changes in the revised FDP reflect the proposal shared via the presentation to the Board of Trustees on December 11, 2023, which reduced the residential unit and parking count, lowered heights on the southern portion of Block 8, revised the parking garage height and design, and other minor changes. The changes will be described in detail below. No other changes have been made to the applications for the Preliminary and Final Plat and FDP 1 Phase 12, allowing construction of Gateway Drive. The remainder of FDP 11 & 12 for Blocks 2 and 5 also remains unchanged.

DESCRIPTION OF REVISIONS:
Revisions to the FDP 12 for Block 8 are entirely contained to the architecture and parking of the building. There are no changes to the site design, footprint, setbacks and location of the building, general circulation, landscaping or proposed uses. The sheets within the FDP that have revisions are noted on the cover sheet, and are limited to the sheets containing the unit and parking counts and those illustrating the elevations and renderings for the building on Block 8.

Residential Units:
The residential unit count has been reduced from 270 to 251. These 19 units were removed from the southern portion of the fifth floor.

Square Footage of Proposed Uses:
The revisions to the overall total interior building square footage are as follows:

Use (SF)	Previous Submittal (11/13 & 12/11)	Revised Submittal (1/8/24)
Residential	288,150	229,212
Amenity Use	14,223	11,049
Commercial	5,860	5,879
Parking Garage	154,980	154,980
Total	**463,213**	**401,120**

Parking Count:
In conjunction with the removal of 19 residential units, the parking count was reduced as follows:

Previous submittal (11/13/23 & 12/11/23):

PARKING PROVIDED - FDP 12							
	STANDARD SPACES	ACCESSIBLE SPACES	ACCESSIBLE AS PERCENT OF TOTAL	EV PARKING	ACCESSIBLE EV PARKING	EV AS PERCENT OF TOTAL	**TOTAL**
BLOCK 8 GARAGE	379	8	2%	19	2	5%	408
BLOCK 8 SURFACE PARKING	3	1	25%	0	0	0%	4
TOTAL	382	9	2%	19	2	5%	**408**

Proposed submittal (1/8/24):

PARKING PROVIDED - FDP 12							
	STANDARD SPACES	ACCESSIBLE SPACES	ACCESSIBLE AS PERCENT OF TOTAL	EV PARKING	ACCESSIBLE EV PARKING	EV AS PERCENT OF TOTAL	**TOTAL**
BLOCK 8 GARAGE	338	8	2.7%	19	2	5.7%	367
BLOCK 8 SURFACE PARKING	3	1	25%	0	0	0%	4
TOTAL	341	9	2%	19	2	6%	**371**

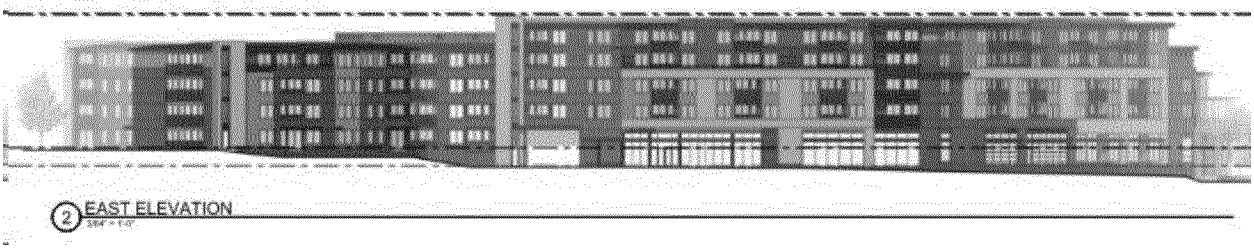
The parking associated with the proposed submittal continues to exceed the recommendation in the parking study. No changes to bicycle parking is proposed, and the application continues to provide 52 bicycle parking spaces.

Building Height and Architecture:
The revisions to the building are reflected on Sheets 24-30 of the FDP. The overall height of the highest part of the building on Block 8 remains the same as the previous submittal at 64.42', just less than the maximum 65' permitted by the PD.

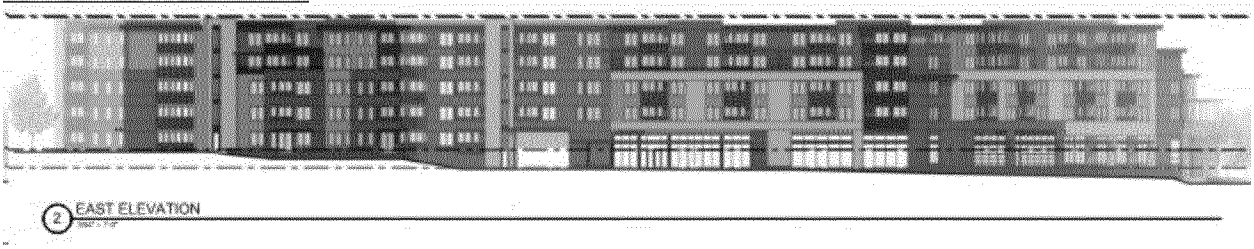
Portions of the southern part of the building and the parking garage have been lowered to four stories. In addition to removal of part of the fifth floor, the revisions also include changes to the roofline and parapet structure around the building to further support compliance with articulation and architectural interest guidelines.

The following excerpts from the FDP sheets reflect the changes to architecture and building height:

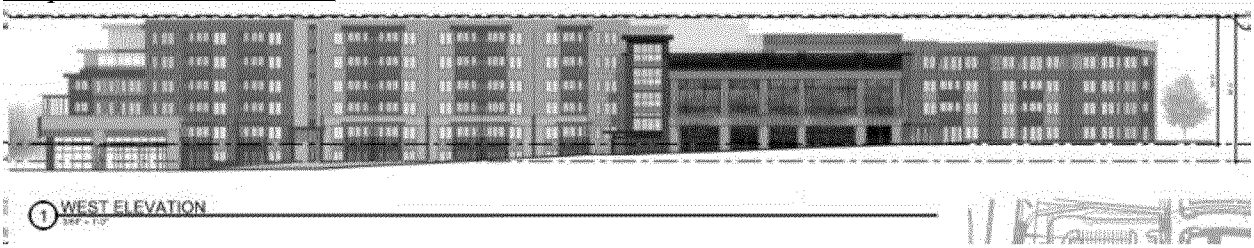
Proposed East Elevation:



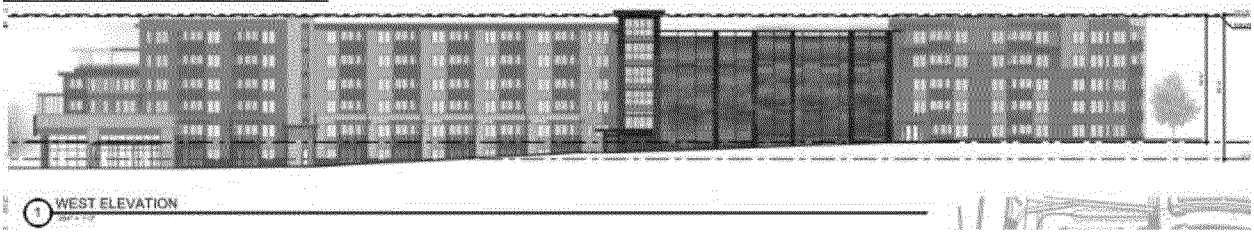
Previous East Elevation



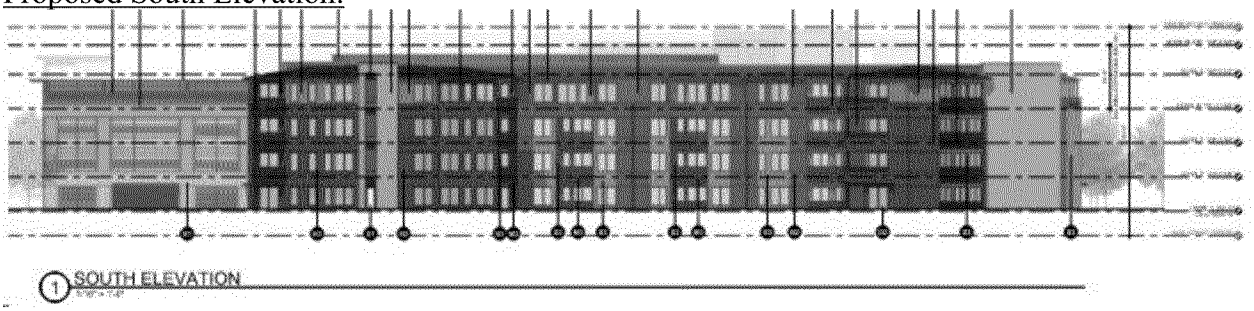
Proposed West Elevation:



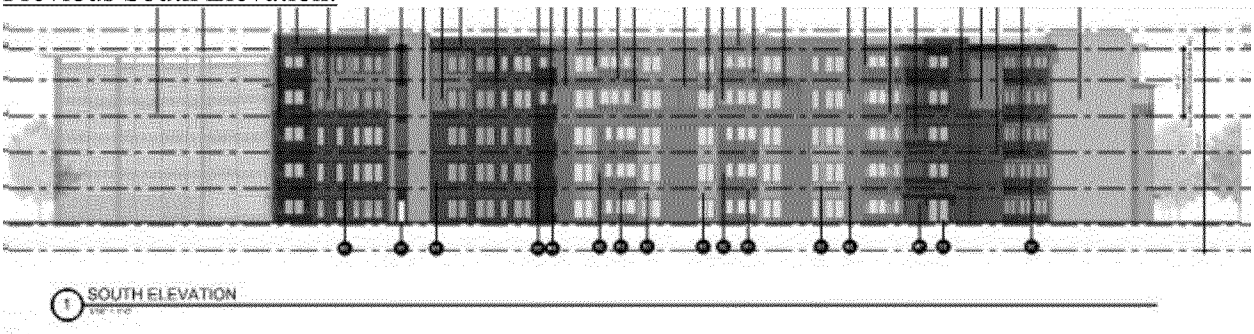
Previous West Elevation:



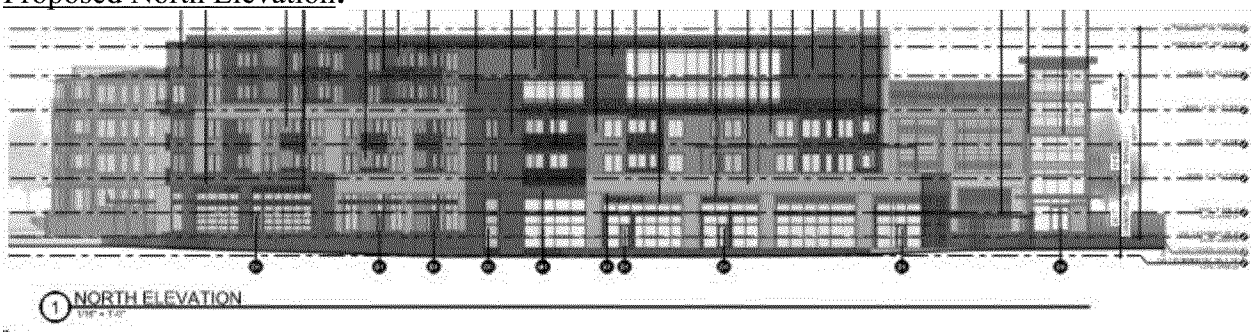
Proposed South Elevation:



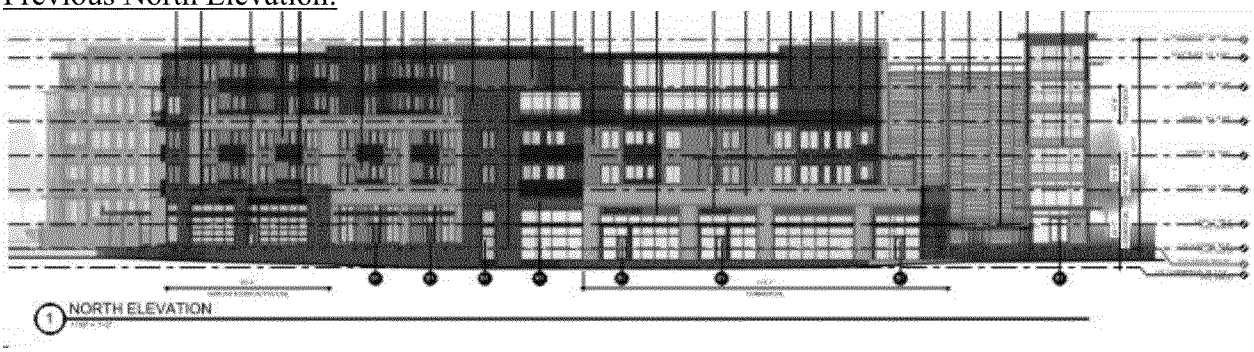
Previous South Elevation:



Proposed North Elevation**:**



Previous North Elevation:



Staff Analysis of FDP 12:
The SMC includes the following criteria for consideration of approval of FDPs:

Sec. 16-10-40 (b) Criteria:

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. *The Planning Commission and Board of Trustese, however, may approve 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 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.*

Staff continues to find the revised FDP to be generally consistent with the Downtown Superior PD and all other Town ordinances and regulations should the exceptions be accepted, and conditions and technical corrections be addressed. The revisions improve compliance with the Design Guidelines by increasing variability in architectural enhancements and interest, and improving sightlines into and throughout Downtown Superior.

Staff's complete analysis and recommendation of the Plat application and the FDP 1 Phase 12 , and the remainder of FDP 11 and 12 application and recommendation remain unchanged from the December 11, 2023 staff reports.

The Planning Commission voted 7-1 to recommend approval of the Preliminary and Final Plat and FDP 1 Phase 12. The Planning Commission voted 7-1 to recommend approval of FDP 11 & 12 with the following conditions:

A. The applicant should evaluate revisions to the building on Block 8 to provide step-backs on the 5th floor to open up view corridors;
B. The applicant should evaluate revisions to the building on Block 8 to reduce the mass of the building facing McCaslin Boulevard, to include without limitation consideration of varying the roof line and building materials;
C. The applicant should make the parking garage on Block 8 more attractive, to include without limitation, consideration of adding building materials on the 1st floor that match the adjacent facades;
D. The applicant should consider making the parking garage on Block 5 available for public use on evenings, weekends, and for special events;
E. The applicant should provide public art where appropriate.

FISCAL IMPACT SUMMARY:

- One-time revenues $3 million (inclusive of utility system development fees, but without Building permit or use taxes)
- Annual revenues $500,000

STAFF RECOMMENDATION:
If the Board of Trustees find the applications meets the applicable criteria, staff has provided three Resolutions approving the applications, as follows:

- **Resolution**: Replat request for Superior Town Center Filing 1B Replat No. 7 to vacate and dedicate various easements on Blocks 2, 5 & 8 with one condition:
  A. Prior to the recordation of final mylars, the Applicant shall make minor technical and redline corrections to plans as identified by Town staff and directed by the Town Board.
- **Resolution**: Final Development Plan (FDP) 1 Phase 12 for the construction of Gateway Drive between Main Street and Creek View Way in Downtown Superior, with the following conditions:
  A. The associated Replat must be approved prior to this FDP proposal.
  B. Prior to the recordation of final mylars, the Applicant shall make minor technical and redline corrections to plans as identified by Town staff and directed by the Town Board.
- **Resolution**: Final Development Plan 11 & 12 (FDP) for Blocks 2, 5 & 8 of the Superior Town Center Planned Development, with the following conditions:
  A. The associated Replat must be approved prior to this FDP proposal.
  B. Prior to the recordation of final mylars, the Applicant shall make minor technical and redline corrections to plans as identified by Town staff and directed by the Town Board.

Should the collective Replat, and FDP 1 Phase 12 associated with this proposal be approved the sequencing of the recordation will need to occur as follows: Replat, FDP 1 Phase 12, then FDP 11 & 12.

ATTACHMENTS:
- Resolution (Replat)
- Resolution (FDP 1 Phase 12) and Subdivision Improvement Agreement
- Resolution (FDP 11 & 12) and Subdivision Improvement Agreement
- Project Narrative - REVISED
- FDP 1, Phase 12
- FDP 11 & 12 – REVISED
- Superior Town Center Filing 1B Replat 7
- Parking Analysis - REVISED
- Traffic Analysis - REVISED
- Economic Impact Analysis
- Applicant Presentation
- PC Resolutions

TOWN OF SUPERIOR
RESOLUTION NO. R-7
SERIES 2024

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR APPROVING A REPLAT TOWN CENTER FILING 1B REPLAT NO. 7 ON BLOCKS 2, 5, AND 8, CASE NO. FP-2023-01

WHEREAS, PMB LLC (the "Applicant") wishes to develop a portion of certain property located within the Town of Superior that is generally described as Blocks 2, 5, and 8 of the Superior Town Center (the "Property");

WHEREAS, Applicant has filed an application seeking to vacate and create various easements within Lot 1, Block 2, Lot 1, Block 5, and Lot 1, Block 8 for Superior Town Center Filing 1B Replat No. 7 (the "Application");

WHEREAS, Applicant has also filed applications for a Final Development Plan 1 Phase 12 and a Final Development Plan 11 & 12 for the Property;

WHEREAS, Section 16-8-60(a) of the Superior Municipal Code (the "Code") provides that a resubdivision of land, or replat is considered a new subdivision;

WHEREAS, Section 16-1-70 of the Code specifies that, as applicable here, the division of a lot or parcel into six (6) or fewer lots is a "minor subdivision";

WHEREAS, Section 16-8-40 of the Code controls minor subdivisions and requires a public hearing and recommendation from the Planning Commission before consideration by the Board of Trustees;

WHEREAS, Section 16-8-10 of the Code contains general subdivision requirements that apply to both major and minor subdivisions;

WHEREAS, on October 30, 2023, and November 7, 2023, the Planning Commission held properly-noticed public hearings on the Application recommending approval;

WHEREAS, on November 13, 2023, and December 11, 2023, the Board of Trustees held properly-noticed public hearings on the Application; and

WHEREAS, the Board of Trustees, upon reviewing the recommendation of the Planning Commission to approve the Application, hearing the statements of staff and the public, and giving due consideration to the matter, finds and determines as provided below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Board of Trustees hereby finds and determines that the Application meets all of the applicable criteria set forth in the Code and is consistent with the Town of Superior Comprehensive Plan.

Section 2. The Board of Trustees hereby approves the Application and all materials included in the Application in the form submitted by Applicant, unless expressly modified by the following conditions:

A. Within 120 days of the date of this Resolution, Applicant shall make minor technical and redline corrections to plans as identified by Town staff; and

B. The Replat for Town Center Filing 1B Replat No. 7 on Blocks 2, 5, and 8 shall be adopted and recorded prior to adoption of the Final Development Plan Phase 12 (FDP-2023-01) and Final Development Plan 11 &12 (FDP-2023-02).

ADOPTED this 8th day of January, 2024.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

Economic Impact Summary = Blocks 2, 5 & 8 along Main Street in Downtown Superior

Overview of mixed-use development

In its simplest form, mixed use property integrates two or more types of real estate, such as retail and residential, or office and industrial in a pedestrian-friendly setting. By combining different property types, developers and landlords are able to better serve both the businesses and residents who occupy the space.

Compared to single-use properties, mixed-use properties tend to be more insulated from economic volatility and naturally create a diversified revenue stream. Office tenants generally secure longer-term leases which represents a longer-term commitment and can provide greater financial stability over time.

How office development can impact downtowns and benefit retailers

Office space is a significant component of a healthy downtown because it generates new employment opportunities and increases daytime population, which supports other downtown businesses such as restaurants, retail, entertainment, and personal and professional service businesses. Downtown office space also supports housing and lodging development, which in turn can help bring vibrancy to the downtown outside of normal working hours.

- Workers spend on average $51 per day when they go to the office, with full-time office workers spending roughly $1,020 every month. The fiscal impact estimate in the Cover Memo conservatively models upwards of 500 full-time workers as part of this project, providing the largest share of expected new ongoing revenue.

Retail and restaurant site-location criteria call for a minimum daytime population that may be more readily met with office workers. As an example, Quick Serve Restaurants (QSR) have clear specifications and site requirements including, but not limited to the following:

- Site size – Greater than 25,000 Square Feet or approximately 0.55 acres
- Night population – 10,000 people with in a 1-mile radius
- Daytime population (employment) – 3,000 people within a 1-mile radius
- Average or Median Household Income – $65,000 within a 1-mile radius
- Annual Average Daily Traffic (AADT's) – 25,000

Other types of businesses, including corporate headquarters, are attracted to vibrant downtowns for reasons associated with talent attraction. These businesses believe that locating downtown will help them compete more effectively for young, skilled professionals that are looking for more walkable, amenity rich locations in which to work and possibly live.

The fiscal impact of a life science campus would result in increased revenues related to building, utility and impact fees, as well as increased property taxes. Ultimately, the life science workforce within this campus could have positive impacts on sales tax through their support of neighboring businesses.

Location of office space and surrounding amenities are primary drivers of office space demand. Companies prefer office space located in areas with:

- close proximity to required business support services
- adequate and inexpensive parking
- convenient restaurants and retail outlets

- access to transportation networks such as transit, highways, major thoroughfares, and airports

Life science industry overview

The Metro Denver region is considered a global epicenter for life science research and is seen as an exceptional place to start, grow, commercialize, or relocate a life science business. Boulder and the northwest corridor is the eighth-largest U.S. life sciences market in terms of square footage of lab space and continues to be poised for growth. The state of Colorado actively seeks to become a top five location for life sciences in the United States and is committed to building a pro-business environment where life sciences innovation thrives.

Colorado has one of the best talent pools in the United States, boasts 34 federal labs and top-tier academic and research institutions, a major international airport, favorable tax climate, a mountain-enhanced quality of life, and supportive organizations committed to growing this ideal environment for life sciences. The region is home to four top-ranked bioscience programs (CU Boulder, CSU, University of Denver, and CU Denver) and 1,747 life science graduates within a 60-mile radius of Denver. Entrepreneurial and established companies continually choose the region for company expansions and relocations.

Colorado raised $1.6 billion in capital across its life science ecosystem in 2022, down from a record $2.4 billion raised in 2021. Record-low lab vacancy rates in prime life-science markets across the country combined with a widespread shortage of talent among biotech companies has prompted growth in up and-coming markets like Metro Denver.

In the second half of 2022, while many office users largely remained in work-from-home or hybrid mode, demand for commercial real estate and lab space from bioscience companies boomed in Metro Denver, especially along the U.S. Highway 36 corridor connecting Denver, Broomfield, and Boulder. All told, biotech-related development accounted for approximately 2.5 to 3 million square feet of construction underway or in the pipeline along the Boulder/Denver corridor as of the end of 2022.

The inventory of commercial lab space is rapidly growing in the Denver-Boulder area to meet increased demand. The region is home to more than 2 million square feet of lab space with an average rent of $60 per square foot NNN. Q3 2023 saw nearly 300,000 sq. ft. of development underway. Notably, around 45% of this space was preleased, and over 80% consisted of conversion space.

Life science industry trends

- Nearly 950 companies employ over 20,220 bioscience workers in the region.
- Employment grew by 2.9% between 2021 and 2022, which is the eleventh-consecutive year of growth.
- Over the past five years, employment increased 20.6%, adding 3,460 employees.
- The industry reached its highest employment base in 2022, employing 1% of the region's total employment base.
- The number of bioscience companies increased 23.1% over the past five years.
- Over 83% of the state's total employment in the life sciences is located in the Metro Denver region.
- Life science activities necessitate in-person office and lab space.

Bioscience Employment & Company Profile, 2022	9-County Region	U.S.A.
Direct employment	20,220	1,077,370
Number of direct companies	950	44,840
One-year direct employment growth, 2021-2022	2.9%	4.1%
Five-year direct employment growth, 2017-2022	20.6%	16.1%
Ave. annual direct employment growth, 2017-2022	3.8%	3.0%
Avg. annual wage	$117,220	$130,960
Direct employment concentration	1%	0.7%
% of companies with <10 employees	74.9%	72.9%

TOWN BOARD MEETING #3

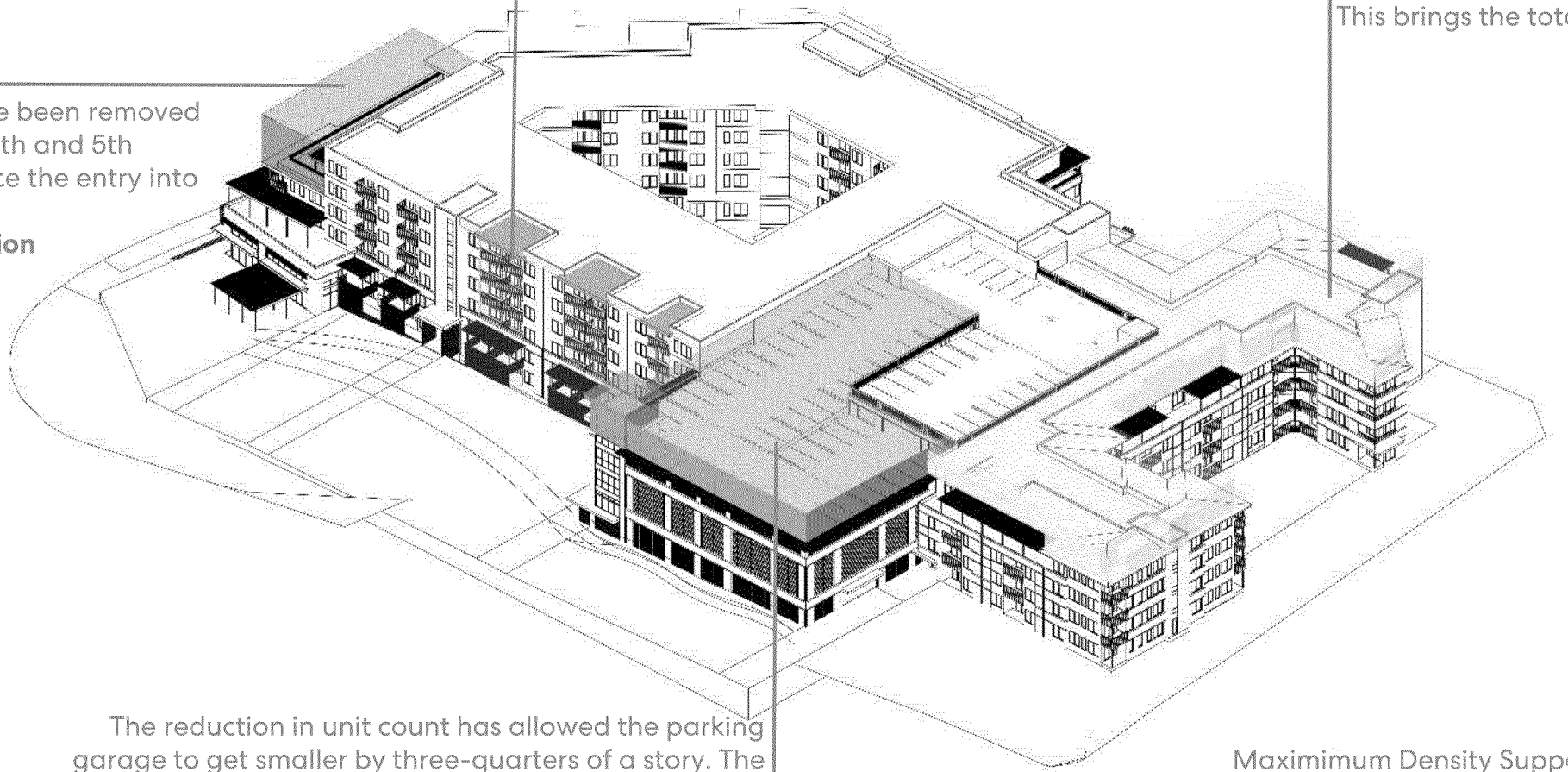
January 8th, 2024



Unit orientation changed to revise building massing and roof forms

Public comments concerning mass and obstructed views to the west addressed by **removing 19 units** from the top floor. This brings the total unit count to 251.

Three units have been removed from each the 4th and 5th floors to enhance the entry into downtown.
= 6 Unit Reduction



The reduction in unit count has allowed the parking garage to get smaller by three-quarters of a story. The new parking total is 367 from 404

Maximimum Density Supported by proposed building layout:	276
Proposed Reduction:	25
Proposed Final Unit Count:	251

Block 8 Revisions Overview



Block 8 McCaslin View



Canary View Lane – Ground Level 513

January 8th, 2024



Canary View Lane – Mid Level 513

January 8th, 2024



Canary View Lane – Ground Level 537

January 8th, 2024



Canary View Lane – Mid Level 537

January 8th, 2024



Block 8 Old Rail
View 1

January 8th, 2024



Block 8 Old Rail
View 2

January 8th, 2024



Block 8
Gateway View 1

January 8th, 2024



Block 8
Gateway View 2

January 8th, 2024



Block 8
NW Plaza

January 8th, 2024


THANK YOU

TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-5
SERIES 2023

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF A REPLAT FOR TOWN CENTER FILING 1B REPLAT NO. 7 ON BLOCKS 2, 5, AND 8, CASE NO. FP-2023-01

WHEREAS, PMB LLC (the "Applicant") wishes to develop a portion of certain property located within the Town of Superior that is generally described as Blocks 2, 5, and 8 of the Superior Town Center (the "Property");

WHEREAS, Applicant has filed an application seeking to vacate and create various easements within Lot 1, Block 2, Lot 1, Block 5, and Lot 1, Block 8 for Superior Town Center Filing 1B Replat No. 7 (the "Application");

WHEREAS, Applicant has also filed applications for a Final Development Plan 1 Phase 12 and a Final Development Plan 11 & 12 for the Property;

WHEREAS, Section 16-8-60(a) of the Superior Municipal Code (the "Code") provides that a resubdivision of land, or replat is considered a new subdivision;

WHEREAS, Section 16-1-70 of the Code specifies that, as applicable here, the division of a lot or parcel into six (6) or fewer lots is a "minor subdivision";

WHEREAS, Section 16-8-40 of the Code controls minor subdivisions and requires a public hearing and recommendation from the Planning Commission before consideration by the Board of Trustees;

WHEREAS, Section 16-8-10 of the Code contains general subdivision requirements that apply to both major and minor subdivisions; and

WHEREAS, on October 30, 2023, and November 7, 2023, the Planning Commission held properly-noticed public hearings 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 the Application meets all applicable requirements of the Code.

Section 2. The Planning Commission hereby recommends that the Board of Trustees approve the Replat and all materials included in the Application in the form submitted by Applicant, unless expressly modified by the following conditions:

A. Before final documents are signed and recorded, Applicant shall make minor technical and redline corrections to plans as identified by Town staff; and

B. The Replat for Town Center Filing 1B Replat No. 7 on Blocks 2, 5, and 8 shall be adopted and recorded prior to adoption of the Final Development Plan Phase 12 (FDP-2023-01) and Final Development Plan 11 &12 (FDP-2023-02).

Section 3. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

7 "yes" votes

1 "no" votes

ADOPTED this 7th day of November, 2023.

David J. Harper

David Harper, Chair

ATTEST:

Lydia Tecke, Town Clerk

THE TOWN OF SUPERIOR SEAL COLORADO

TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-6
SERIES 2023

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN 1 PHASE 12, DOWNTOWN SUPERIOR FOR SUPERIOR TOWN CENTER, GATEWAY DRIVE, CASE NO. FDP-2023-01

WHEREAS, PMB LLC (the "Applicant") wishes to develop certain property located within the Town of Superior that is generally described as Blocks 2, 5, and 8 of the Superior Town Center (the "Property");

WHEREAS, Applicant has filed an application for a final development plan (the "FDP") for the construction of Gateway Drive and other streetscape adjacent to Blocks 2, 5, 8 (the "Application");

WHEREAS, Applicant has also filed applications for a Replat and a Final Development Plan 11 & 12 for the Property;

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

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

WHEREAS, on October 30, 2023, and November 7, 2023, the Planning Commission held properly-noticed public hearings 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 the Application meets all applicable requirements of the Code.

Section 2. The Planning Commission hereby recommends that the Board of Trustees approve the FDP and all materials included in the Application in the form submitted by Applicant, unless expressly modified by the following conditions:

A. Before final documents are signed and recorded, Applicant shall make minor technical and redline corrections to plans as identified by Town staff;

B. The Replat for Town Center Filing 1B Replat No. 7 on Blocks 2, 5, and 8 (FP-2023-01) shall be adopted and recorded prior to adoption of the Final Development Plan (FDP-2023-01).

Section 3. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

7 "yes" votes

1 "no" votes

ADOPTED this 7th day of November, 2023.

David J. Harper

David Harper, Chair

ATTEST:

THE TOWN OF SUPERIOR SEAL COLORADO

Lydia Yecke, Town Clerk

TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-7
SERIES 2023

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN 11 & 12, DOWNTOWN SUPERIOR FOR SUPERIOR TOWN CENTER, BLOCKS 2, 5, AND 8, CASE NO. FDP-2023-02

WHEREAS, PMB LLC (the "Applicant") wishes to develop certain property located within the Town of Superior that is generally described as Blocks 2, 5, and 8 of the Superior Town Center (the "Property");

WHEREAS, Applicant has filed an application for a final development plan (the "FDP") to allow two life science office buildings on Blocks 2, 5, and 8 with a surface parking lot on Block2, a parking garage on Block 5, and a mixed-use building and parking garage on Block 8 (the "Application");

WHEREAS, Applicant has also filed applications for a Replat and a Final Development Plan 1 Phase 12 for the Property;

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

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

WHEREAS, on October 30, 2023, and November 7, 2023, the Planning Commission held properly-noticed public hearings 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 the Application meets all applicable requirements of the Code.

Section 2. The Planning Commission hereby recommends that the Board of Trustees approve the FDP and all materials included in the Application in the form submitted by Applicant, unless expressly modified by the following conditions:

A. Before final documents are signed and recorded, Applicant shall make minor technical and redline corrections to plans as identified by Town staff;

B. The applicant should evaluate revisions to the building on Block 8 to provide step-backs on the 5th floor on the southwest corner to open up view corridors;

C. The applicant should evaluate revisions to the building on Block 8 to reduce the mass of the building facing McCaslin Blvd., to include without limitation consideration of varying the roof line and building materials;

D. The applicant should make the parking garage on Block 8 more attractive, to include without limitation, consideration of adding building materials on the 1st floor that match the adjacent facades;

E. The applicant should consider making the parking garage on Block 5 available for public use on evenings, weekends, and special events;

F. The applicant should provide public art where appropriate;

G. The Replat for Town Center Filing 1B Replat No. 7 on Blocks 2, 5, and 8 (FP-2023-01) shall be adopted and recorded prior to adoption of the Final Development Plan (FDP-2023-01).

Section 3. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

7 "yes" votes

1 "no" votes

ADOPTED this 7th day of November, 2023.

David J. Harper

David Harper, Chair

ATTEST:

Lydia Yecke, Town Clerk

THE TOWN OF SUPERIOR SEAL COLORADO

TOWN OF SUPERIOR
BOARD OF TRUSTEES
RESOLUTION NO. R-8
SERIES 2024

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR APPROVING A FINAL DEVELOPMENT PLAN 1 PHASE 12AND SUBDIVISION IMPROVEMENT AGREEMENT FOR SUPERIOR TOWN CENTER, GATEWAY DRIVE, CASE NO. FDP-2023-01

WHEREAS, PMB LLC (the "Applicant") wishes to develop certain property located within the Town of Superior that is generally described as Blocks 2, 5, and 8 of the Superior Town Center (the "Property");

WHEREAS, Applicant has filed an application for a final development plan (the "FDP") for the construction of Gateway Drive and other streetscape adjacent to Blocks 2, 5, 8 (the "Application");

WHEREAS, Applicant has also filed applications for a Replat and a Final Development Plan 11 & 12 for the Property;

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

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

WHEREAS, on October 30, 2023, and November 7, 2023, the Planning Commission held properly-noticed public hearings on the Application recommending approval;

WHEREAS, on November 13, 2023, and December 11, 2023, the Board of Trustees held properly-noticed public hearings on the Application; and

WHEREAS, the Board of Trustees, upon reviewing the recommendation of the Planning Commission to approve the Application, hearing the statements of staff and the public, and giving due consideration to the matter, finds and determines as provided below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Board of Trustees hereby finds and determines that the Application meets all of the applicable

criteria set forth in the Code and is consistent with the Town of Superior Comprehensive Plan.

Section 2. The Board of Trustees hereby approves the Application and all materials included in the Application in the form submitted by Applicant, unless expressly modified by the following conditions:

A. Within 120 days of the adoption of this Resolution, the Applicant shall make minor technical and redline corrections to plans as identified by Town staff;

B. The Replat for Town Center Filing 1B Replat No. 7 on Blocks 2, 5, and 8 (FP-2023-01) shall be adopted and recorded prior to adoption of the Final Development Plan (FDP-2023-01); and

D. The approval of the Application shall not take effect until the Subdivision Improvement Agreement referenced in Section 3 has been executed by all parties.

Section 3. The Subdivision Improvement Agreement between the Town and RC Superior, LLC is hereby approved in substantially the form attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Subdivision Improvement Agreement on behalf of the Town.

ADOPTED this 8th day of January, 2024.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

SUBDIVISION IMPROVEMENT AGREEMENT

THIS SUBDIVISION IMPROVEMENT AGREEMENT (the "Agreement") is made and entered into as of this ____ day of _____, 2024 (the "Effective Date") by and between the TOWN OF SUPERIOR, COLORADO, a Colorado municipality (the "Town") and RC SUPERIOR, LLC, a Delaware limited liability company ("Developer") (each a "Party" and collectively the "Parties").

WHEREAS, Developer is developing the Superior Town Center Property (the "Property") as a mixed-use project (the "Project");

WHEREAS, the Town approved a Planned Development Plan/Zone District Plan (the "Original PD Plan") in Ordinance No. O-3, Series 2012 adopted October 22, 2012; a first amendment to the Original PD Plan in Ordinance No. O-6, Series 2013, adopted on August 20, 2013; a second amendment to the Original PD Plan in Ordinance No. O-4, Series 2014, adopted on May 27, 2014; a third amendment to the Original PD Plan in Ordinance No. O-1, Series 2016, adopted on April 18, 2016; a fourth amendment to the Original PD Plan in Ordinance No. O-4, Series 2018, adopted on April 9, 2018; and a fifth amendment to the Original PD Plan in Ordinance No. O-16, Series 2019, adopted on December 9, 2019 (collectively the "PD Plan");

WHEREAS, the Parties entered into a Development Agreement dated March 11, 2013 (the "DA") that set forth the terms and conditions under which the Public Improvements necessary to serve the Project will be financed and constructed and set forth certain other rights and obligations of the Parties relating to the Project;

WHEREAS, the DA requires that a subdivision improvement agreement be executed for each Final Development Plan ("FDP") for the Project in which Public Improvements will be constructed, whether or not there is a subdivision of property; and

WHEREAS, the Project is being developed in several phases, and this Agreement addresses the rights and obligations of the Town and Developer with respect to the Public Improvements associated with the FDP for Superior Town Center Blocks 2, 5 and 8.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which is mutually acknowledged, the Parties agree as follows:

1. Purpose. The purpose of this Agreement is to set forth the terms, conditions and fees to be paid by Developer in connection with the Public Improvements for the FDP. All conditions in this Agreement are in addition to any requirements of the Superior Municipal Code (the "Code"), state law and other Town ordinances, and are not intended to supersede any requirements contained therein.

2. Definitions. Capitalized terms not otherwise defined herein shall have the same meaning as provided in the DA.

3. Construction.

a. All Public Improvements associated with the FDP that are to be dedicated to the Town shall be installed and completed at the expense of Developer and dedicated or conveyed to the Town. The Parties acknowledge that the Town is the fee owner of some of the real property underlying such Public Improvements, but the ownership shall not affect any of Developer's obligations under this Agreement. The complete list of Public Improvements associated with the FDP and the estimated costs of these improvements are set forth on **Exhibit A**, attached hereto and incorporated herein by this reference (the "Estimated Costs"). The Public Improvements associated with the FDP shall be constructed in accordance with construction documents drawn according to applicable regulations and construction standards for such improvements and the PD Plan.

b. The Town may make reasonable engineering observations at Developer's expense. Observation, acquiescence in or approval by any engineering inspector of the construction of physical facilities at any particular time shall not constitute the approval by the Town of any portion of such Public Improvements.

c. Developer shall provide all necessary engineering designs, surveys, field surveys and incidental services related to the construction of the Public Improvements at its sole cost and expense, including reproducible "as built" drawings certified accurate by a professional engineer registered in the State of Colorado.

4. Completion and Acceptance. The obligations of Developer in Section 3 hereof shall be completed on or before December 31, 2027. Proper application for acceptance of the Public Improvements shall be made on or before the applicable deadline. The applicable deadline may be extended by mutual agreement of the Parties, or because of an event of Force Majeure. Sections 5.3 and 5.4 of the DA Sheet PI 1.0 of the PD Plan shall govern the acceptance of the Public Improvements by the Town.

5. Warranty. Developer shall warrant and guarantee the Public Improvements as set forth in Section 5.3 of the DA.

6. Performance Guarantee. To secure the construction and installation of the Public Improvements, Developer shall provide one or more letters of credit or alternate security pursuant to Chapter 16, Article XV of the Code based on the Estimated Costs set forth in **Exhibit A** (the "Performance Guarantee"). The Performance Guarantee may be split into two, one for Phase 1 and one for Phase 2, in accordance with the amounts set for in Exhibit A for each Phase.

a. Developer shall not commence construction of any public or private improvement on the Property for any Phase, including without limitation staking, earth work, overlot grading or the erection of any structure, temporary or otherwise, until the Town has received and approved the Performance Guarantee for that Phase.

b. The purpose of the Estimated Costs is solely to determine the amount of the Performance Guarantee. No representations are made as to the accuracy of these estimates, and

Developer agrees to pay the actual costs of all such Public Improvements, regardless of the Estimated Costs.

c. The Estimated Costs may increase in the future. Accordingly, the Town reserves the right to review and adjust the Estimated Costs on an annual basis. Adjustments shall be made according to changes in the Construction Costs Index as published by the Engineering News Record. If the Town adjusts the Estimated Costs, the Town shall give written notice to Developer. Developer shall, within 30 days after receipt of said written notice, provide the Town with a new or amended Performance Guarantee in the amount of the adjusted Estimated Costs. If Developer fails to provide a new or amended Performance Guarantee, the Town may exercise the remedies provided for in this Agreement; provided, however, that prior to increasing the amount of the Performance Guarantee, the Town shall give credit to Developer for all Public Improvements which have actually been completed, so that the amount of the Performance Guarantee relates to the cost of required Public Improvements not yet constructed.

d. If the Public Improvements are not constructed or completed within the period of time specified by this Agreement, the Town may draw on the appropriate Performance Guarantee of credit to complete the Public Improvements. If a Performance Guarantee is to expire within 14 days and Developer has not yet provided a satisfactory replacement, or completed the Public Improvements, the Town may draw on the Performance Guarantee and either hold such funds as security for performance of this Agreement or spend such funds to finish the Public Improvements or correct problems with the Public Improvements as the Town deems appropriate If the Town has drawn on a Performance Guarantee, and a satisfactory replacement guarantee is provided or the Public Improvements have been completed, then the Town will release any funds received as a result of its draw on the Performance Guarantee within a reasonable period of time, or within 10 days of a request by Developer.

e. Upon completion of construction and compliance with all conditions and requirements within the required time and the written approval of the Town, the Performance Guarantee for a particular Phase may be reduced to the amount of 25% of the total actual cost of construction and installation of the Public Improvements for that Phase. The reduced Performance Guarantee shall be held by the Town during the 2-year warranty period.

7. Nuisance Conditions. Developer shall prevent the existence of any nuisances by way of its construction activities, as nuisances are defined by the Code. If the Town determines that a nuisance exists, Developer shall be subject to the provisions of the Code regarding the abatement of nuisances and the cost assessed therefor. If the nuisance is not abated or an abatement plan is not submitted to the satisfaction of the Town, the Town may, upon 30 days' notice under this Agreement, draw upon the Performance Guarantee to pay the cost of abating the nuisance, including any expenses and penalties incurred under the Code. The Town may exercise this right in addition to, or in lieu of, the withholding of permits or certificates of occupancy. The decision to draw on the Performance Guarantee to mitigate a Nuisance Condition as discussed herein shall be within the sole discretion of the Town.

8. Indemnification. Developer hereby agrees to indemnify and hold harmless the Town, its officers, employees, agents or servants from any and all suits, actions and claims of every nature and description caused by, arising from or on account of any act or omission of Developer, or of

any other person or entity for whose act or omission Developer is liable, with respect to construction of the Public Improvements ("Claims"); and Developer shall pay any and all judgments rendered against the Town as the result of any suit, action or claim, together with all reasonable expenses and attorney fees incurred by the Town in defending any such suit, action or claim arising out of or related to Claims.

9. Fees. Developer shall pay the fees associated with the FDP as set forth in Section 9 of the DA.

10. Breach.

a. If Developer breaches this Agreement, the Town may take such action as permitted or authorized by law, this Agreement or the ordinances of the Town, as the Town deems necessary to protect the public health, safety and welfare, including without limitation:

i. The refusal to issue any building permit or certificate of occupancy;

ii. The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party;

iii. A demand that the security given for the completion of the Public Improvements be paid or honored; or

iv. Any other remedy available at law or in equity.

b. Unless necessary to protect the immediate health, safety and welfare of the Town, or to protect the interest of the Town with regard to the Performance Guarantee, the Town shall provide Developer 30 days' written notice of its intent to take any action under this Section, during which Developer may cure the breach and prevent further action by the Town.

c. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

11. Waiver. In executing this Agreement, Developer waives all objections it may have concerning defects, if any, in the formalities whereby it is executed, or concerning the power of the Town to impose conditions on Developer as set forth herein, and concerning the procedure, substance and form of the ordinances or resolutions approving this Agreement. Developer expressly agrees that the Town cannot be legally bound by the representations of any of its officers or agents or their designees, except in accordance with the Superior Municipal Code and the laws of the State of Colorado.

12. Miscellaneous.

a. Modification. This Agreement shall not be modified, except by subsequent written agreement of the Parties.

b. Integration. This Agreement and any attached exhibits constitute the entire Agreement between Developer and the Town with respect to the Public Improvements necessary to serve the Project in the FDP, superseding all prior oral or written communications, except the DA and the PD Plan.

c. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, successors and assigns.

d. Severability. If any provision of this Agreement is determined to be void by any court of competent jurisdiction, such determination shall not affect any other provision hereof, and all of the other provisions shall remain in full force and effect. It is the intention of the Parties that if any provision of this Agreement is capable of two constructions, one of which would render the provision void, and the other which would render the provision valid, then the provision shall have the meaning which renders it valid.

e. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in the District Court in and for the County of Boulder, State of Colorado.

f. Force Majeure. Developer will be entitled to an extension of time for Force Majeure as set forth in Section 14.10 of the DA.

g. Assignment. Assignment of this Agreement shall be governed by Section 8.3 of the DA.

h. Recordation. This Agreement shall be recorded in the real estate records of the Clerk and Recorder for the County of Boulder, State of Colorado, and shall be a covenant running with the Property.

i. Third Parties. There are no intended third-party beneficiaries to this Agreement.

j. Governmental Immunity. Nothing herein shall be construed as a waiver of any protections or immunities the Town or its employees, officials or attorneys may have under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended.

WHEREFORE, the Parties have executed this Agreement as of the Effective Date.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

RC SUPERIOR, LLC, a Delaware limited liability company

By: Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, its sole Member

By: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member

By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner

By: Avanti Management Corporation, a Florida corporation, its sole General Partner

By:_____
Name: Marvin M. Shapiro
Title: President

STATE OF FLORIDA)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this ___ day of _____ , 2024, by _____, as _____ of Avanti Management Corporation, a Florida corporation, the sole General Partner of Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, the Managing General Partner of Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, the sole Member of Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, the sole member of RC Superior, LLC, a Delaware limited liability company, on behalf of the company.

Witness by hand and seal.

My commission expires:_____

_____
Notary Public

EXHIBIT A
Estimated Costs

Project: Superior Town Center FDP 1 - Phase 12
Planset Date: N/A
Prepared By: Cameron Hoglan, EIT

Opinion of Probable Costs - Public Improvements - FDP 1 - Phase 12 - 10/04/23

Earthwork						
Item #	Item	Qty	Unit	Unit Cost	Total	Notes:
1	Scarify and Recondition Below Pavement	2235	SY	$4.50	$10,057.50	
2	Fine Grading	0.95	AC	$10,000.00	$9,500.00	
3	General Cut/Fill	830	CY	$6.25	$5,187.50	2' Cut/Fill Within Under Road + Sidewalk
				Total:	**$24,745.00**	

Asphalt Paving						
Item #	Item	Qty	Unit	Unit Cost	Total	Notes:
1	Gateway Drive Asphalt Paving (6" HMA)	1150	SY	$50.00	$57,500.00	
2	Concrete Treated Subgrate	1150	SY	$18.00	$20,700.00	
				Total:	**$78,200.00**	

Signing and Striping						
Item #	Item	Qty	Unit	Unit Cost	Total	Notes:
1	Traffic Signs	6	EA	$500.00	$3,000.00	
				Total:	**$3,000.00**	

Concrete						
Item #	Item	Qty	Unit	Unit Cost	Total	Notes:
1	6" Depth Sidewalk	735	SY	$90.00	$66,150.00	
2	Drive Ramps (10" Depth w/ Rebar)	105	SY	$150.00	$15,750.00	
3	CL6 ABC	280	CY	$70.00	$19,600.00	
4	6" Vertical Curb and 24" Gutter	730	LF	$35.00	$25,550.00	
5	Curb Ramp	4	EA	$2,500.00	$10,000.00	
6	Curb Chase	2	EA	$4,000.00	$8,000.00	
				Total:	**$145,050.00**	

Water Line						
Item #	Item	Qty	Unit	Unit Cost	Total	Notes:
1	8" Connection to Ex Gate Valve	2	EA	$4,400.00	$8,800.00	
2	8" C900 DR14 PVC Waterline	360	LF	$120.00	$43,200.00	
3	8"x6" Fire Line to Stub (Len: 27')	1	EA	$5,500.00	$5,500.00	
4	8"x6" Fire Hydrant (Avg Lat: 20')	1	EA	$12,000.00	$12,000.00	
5	8" Gate Valve	5	EA	$5,000.00	$25,000.00	
6	8"x8" MJ Tee	1	EA	$1,600.00	$1,600.00	
7	Sampling Station	1	EA	$3,200.00	$3,200.00	
				Total:	**$99,300.00**	

Sanitary Sewer						
Item #	Item	Qty	Unit	Unit Cost	Total	Notes:
1	48" SSMH W/ CIP Base	2	EA	$10,200.00	$20,400.00	
2	8" SDR-26 Sanitary Sewer	70	LF	$80.00	$5,600.00	
3	Perf SDR-26 PVC Underdrain	70	LF	$30.00	$2,100.00	
				Total:	**$28,100.00**	

Storm Sewer						
Item #	Item	Qty	Unit	Unit Cost	Total	Notes:
1	CTE Storm Sewer Manhole - 24" Core	1	EA	$10,000.00	$10,000.00	
2	24" CLIII RCP Storm Sewer	112	LF	$145.00	$16,240.00	
3	18" CLIII RCP Storm Sewer	192	LF	$105.00	$20,160.00	
4	12" SDR-35 PVC	56	LF	$105.00	$5,880.00	
5	4' STMH	3	EA	$5,500.00	$16,500.00	
6	4" Perforated Curb Drain	686	LF	$36.00	$24,696.00	
7	4" Underdrain Cleanout	8	EA	$800.00	$6,400.00	
				Total:	**$99,876.00**	

Dry Utilities						
Item #	Item	Qty	Unit	Unit Cost	Total	Notes:
1	Ashberry Area Light (16' Pole)	6	EA	$20,000.00	$120,000.00	
2	Relocate Existing Light Pole	1	EA	$5,000.00	$5,000.00	
3	2" Electrical Conduit	605	LF	$25.00	$15,125.00	
4	Electrical Pull Boxes	6	EA	$1,500.00	$9,000.00	
5	4" Irrigation/Electrical Sleeve	879	LF	$45.00	$39,555.00	
6	6" Underdrain Sleeve	91	LF	$55.00	$5,005.00	
				Total:	**$193,685.00**	

Landscaping						
Item #	Item	Qty	Unit	Unit Cost	Total	Notes:
1	Large Decidious & Evergreen Trees	38	EA	$900.00	$34,200.00	
2	Shrub Areas	5295	SF	$7.00	$37,065.00	
3	Native Seeding	3175	SF	$0.60	$1,905.00	
4	Short Grass Seed Mix	1630	SF	$0.60	$978.00	
5	Perenial Beds	1395	SF	$2.50	$3,487.50	
				Total:	**$73,170.00**	

FDP 1 - PH 12

Public Construction Costs: $671,956

TOWN OF SUPERIOR
BOARD OF TRUSTEES
RESOLUTION NO. R-9
SERIES 2024

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR APPROVING A FINAL DEVELOPMENT PLAN 11 & 12 AND SUBDIVISION IMPROVEMENT AGREEMENT FOR SUPERIOR TOWN CENTER, BLOCKS 2, 5, AND 8, CASE NO. FDP-2023-02

WHEREAS, PMB LLC (the "Applicant") wishes to develop certain property located within the Town of Superior that is generally described as Blocks 2, 5, and 8 of the Superior Town Center (the "Property");

WHEREAS, Applicant has filed an application for a final development plan (the "FDP") to allow two lab/office buildings on Blocks 2 and 5, with a surface parking lot on Block 2, a parking garage on Block 5, and a mixed-use building and parking garage on Block 8 (the "Application");

WHEREAS, Applicant has also filed applications for a Replat and a Final Development Plan 1 Phase 12 for the Property;

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

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

WHEREAS, on October 30, 2023, and November 7, 2023, the Planning Commission held properly-noticed public hearings on the Application;

WHEREAS, on November 7, 2023, the Planning Commission recommended approval of the Application with modifications and conditions;

WHEREAS, on November 13, 2023, and December 11, 2023, the Board of Trustees held properly-noticed public hearings on the Application;

WHEREAS, the Board of Trustees, upon reviewing the recommendation of the Planning Commission to approve the Application, hearing the statements of staff and the public, and giving due consideration to the matter, finds and determines as provided below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Board of Trustees hereby finds and determines that the Application meets all of the applicable criteria set forth in the Code and is consistent with the Town of Superior Comprehensive Plan.

Section 2. The Board of Trustees hereby approves the Application and all materials included in the Application in the form submitted by Applicant, unless expressly modified by the following conditions:

A. Within 120 days of the adoption of this Resolution, the Applicant shall make minor technical and redline corrections to plans as identified by Town staff;

B. The Replat for Town Center Filing 1B Replat No. 7 on Blocks 2, 5, and 8 (FP-2023-01) shall be adopted and recorded prior to adoption of the Final Development Plan (FDP-2023-01); and

C. The approval of the Application shall not take effect until the Subdivision Improvement Agreement referenced in Section 3 has been executed by all parties.

Section 3. The Subdivision Improvement Agreement between the Town and RC Superior, LLC is hereby approved in substantially the form attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Subdivision Improvement Agreement on behalf of the Town.

ADOPTED this 8th day of January, 2024.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

SUBDIVISION IMPROVEMENT AGREEMENT

THIS SUBDIVISION IMPROVEMENT AGREEMENT (the "Agreement") is made and entered into as of this ____ day of _____, 2024 (the "Effective Date") by and between the TOWN OF SUPERIOR, COLORADO, a Colorado municipality (the "Town") and RC SUPERIOR, LLC, a Delaware limited liability company ("Developer") (each a "Party" and collectively the "Parties").

WHEREAS, Developer is developing the Superior Town Center Property (the "Property") as a mixed-use project (the "Project");

WHEREAS, the Town approved a Planned Development Plan/Zone District Plan (the "Original PD Plan") in Ordinance No. O-3, Series 2012 adopted October 22, 2012; a first amendment to the Original PD Plan in Ordinance No. O-6, Series 2013, adopted on August 20, 2013; a second amendment to the Original PD Plan in Ordinance No. O-4, Series 2014, adopted on May 27, 2014; a third amendment to the Original PD Plan in Ordinance No. O-1, Series 2016, adopted on April 18, 2016; a fourth amendment to the Original PD Plan in Ordinance No. O-4, Series 2018, adopted on April 9, 2018; and a fifth amendment to the Original PD Plan in Ordinance No. O-16, Series 2019, adopted on December 9, 2019 (collectively the "PD Plan");

WHEREAS, the Parties entered into a Development Agreement dated March 11, 2013 (the "DA") that set forth the terms and conditions under which the Public Improvements necessary to serve the Project will be financed and constructed and set forth certain other rights and obligations of the Parties relating to the Project;

WHEREAS, the DA requires that a subdivision improvement agreement be executed for each Final Development Plan ("FDP") for the Project in which Public Improvements will be constructed, whether or not there is a subdivision of property; and

WHEREAS, the Project is being developed in several phases, and this Agreement addresses the rights and obligations of the Town and Developer with respect to the Public Improvements associated with the FDP for Superior Town Center Blocks 2, 5 and 8.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which is mutually acknowledged, the Parties agree as follows:

1. Purpose. The purpose of this Agreement is to set forth the terms, conditions and fees to be paid by Developer in connection with the Public Improvements for the FDP. All conditions in this Agreement are in addition to any requirements of the Superior Municipal Code (the "Code"), state law and other Town ordinances, and are not intended to supersede any requirements contained therein.

2. Definitions. Capitalized terms not otherwise defined herein shall have the same meaning as provided in the DA.

3. Construction.

a. All Public Improvements associated with the FDP that are to be dedicated to the Town shall be installed and completed at the expense of Developer and dedicated or conveyed to the Town. The Parties acknowledge that the Town is the fee owner of some of the real property underlying such Public Improvements, but the ownership shall not affect any of Developer's obligations under this Agreement. The complete list of Public Improvements associated with the FDP and the estimated costs of these improvements are set forth on **Exhibit A**, attached hereto and incorporated herein by this reference (the "Estimated Costs"). The Public Improvements associated with the FDP shall be constructed in accordance with construction documents drawn according to applicable regulations and construction standards for such improvements and the PD Plan.

b. The Town may make reasonable engineering observations at Developer's expense. Observation, acquiescence in or approval by any engineering inspector of the construction of physical facilities at any particular time shall not constitute the approval by the Town of any portion of such Public Improvements.

c. Developer shall provide all necessary engineering designs, surveys, field surveys and incidental services related to the construction of the Public Improvements at its sole cost and expense, including reproducible "as built" drawings certified accurate by a professional engineer registered in the State of Colorado.

4. Completion and Acceptance. The obligations of Developer in Section 3 hereof shall be performed in two phases. Phase 1 (Block 2 and 5) shall be completed on or before December 31, 2027. Phase 2 (Block 8) shall be completed on or before December 31, 2027. Proper application for acceptance of the Public Improvements shall be made on or before the applicable deadline. The applicable deadline may be extended by mutual agreement of the Parties, or because of an event of Force Majeure. Sections 5.3 and 5.4 of the DA Sheet PI 1.0 of the PD Plan shall govern the acceptance of the Public Improvements by the Town.

5. Warranty. Developer shall warrant and guarantee the Public Improvements as set forth in Section 5.3 of the DA.

6. Performance Guarantee. To secure the construction and installation of the Public Improvements, Developer shall provide one or more letters of credit or alternate security pursuant to Chapter 16, Article XV of the Code based on the Estimated Costs set forth in **Exhibit A** (the "Performance Guarantee"). The Performance Guarantee may be split into two, one for Phase 1 and one for Phase 2, in accordance with the amounts set for in Exhibit A for each Phase.

a. Developer shall not commence construction of any public or private improvement on the Property for any Phase, including without limitation staking, earth work, overlot grading or the erection of any structure, temporary or otherwise, until the Town has received and approved the Performance Guarantee for that Phase.

b. The purpose of the Estimated Costs is solely to determine the amount of the Performance Guarantee. No representations are made as to the accuracy of these estimates, and

Developer agrees to pay the actual costs of all such Public Improvements, regardless of the Estimated Costs.

c. The Estimated Costs may increase in the future. Accordingly, the Town reserves the right to review and adjust the Estimated Costs on an annual basis. Adjustments shall be made according to changes in the Construction Costs Index as published by the Engineering News Record. If the Town adjusts the Estimated Costs, the Town shall give written notice to Developer. Developer shall, within 30 days after receipt of said written notice, provide the Town with a new or amended Performance Guarantee in the amount of the adjusted Estimated Costs. If Developer fails to provide a new or amended Performance Guarantee, the Town may exercise the remedies provided for in this Agreement; provided, however, that prior to increasing the amount of the Performance Guarantee, the Town shall give credit to Developer for all Public Improvements which have actually been completed, so that the amount of the Performance Guarantee relates to the cost of required Public Improvements not yet constructed.

d. If the Public Improvements are not constructed or completed within the period of time specified by this Agreement, the Town may draw on the appropriate Performance Guarantee of credit to complete the Public Improvements. If a Performance Guarantee is to expire within 14 days and Developer has not yet provided a satisfactory replacement, or completed the Public Improvements, the Town may draw on the Performance Guarantee and either hold such funds as security for performance of this Agreement or spend such funds to finish the Public Improvements or correct problems with the Public Improvements as the Town deems appropriate If the Town has drawn on a Performance Guarantee, and a satisfactory replacement guarantee is provided or the Public Improvements have been completed, then the Town will release any funds received as a result of its draw on the Performance Guarantee within a reasonable period of time, or within 10 days of a request by Developer.

e. Upon completion of construction and compliance with all conditions and requirements within the required time and the written approval of the Town, the Performance Guarantee for a particular Phase may be reduced to the amount of 25% of the total actual cost of construction and installation of the Public Improvements for that Phase. The reduced Performance Guarantee shall be held by the Town during the 2-year warranty period.

7. Nuisance Conditions. Developer shall prevent the existence of any nuisances by way of its construction activities, as nuisances are defined by the Code. If the Town determines that a nuisance exists, Developer shall be subject to the provisions of the Code regarding the abatement of nuisances and the cost assessed therefor. If the nuisance is not abated or an abatement plan is not submitted to the satisfaction of the Town, the Town may, upon 30 days' notice under this Agreement, draw upon the Performance Guarantee to pay the cost of abating the nuisance, including any expenses and penalties incurred under the Code. The Town may exercise this right in addition to, or in lieu of, the withholding of permits or certificates of occupancy. The decision to draw on the Performance Guarantee to mitigate a Nuisance Condition as discussed herein shall be within the sole discretion of the Town.

8. Indemnification. Developer hereby agrees to indemnify and hold harmless the Town, its officers, employees, agents or servants from any and all suits, actions and claims of every nature and description caused by, arising from or on account of any act or omission of Developer, or of

any other person or entity for whose act or omission Developer is liable, with respect to construction of the Public Improvements ("Claims"); and Developer shall pay any and all judgments rendered against the Town as the result of any suit, action or claim, together with all reasonable expenses and attorney fees incurred by the Town in defending any such suit, action or claim arising out of or related to Claims.

9. Fees. Developer shall pay the fees associated with the FDP as set forth in Section 9 of the DA.

10. Breach.

a. If Developer breaches this Agreement, the Town may take such action as permitted or authorized by law, this Agreement or the ordinances of the Town, as the Town deems necessary to protect the public health, safety and welfare, including without limitation:

i. The refusal to issue any building permit or certificate of occupancy;

ii. The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party;

iii. A demand that the security given for the completion of the Public Improvements be paid or honored; or

iv. Any other remedy available at law or in equity.

b. Unless necessary to protect the immediate health, safety and welfare of the Town, or to protect the interest of the Town with regard to the Performance Guarantee, the Town shall provide Developer 30 days' written notice of its intent to take any action under this Section, during which Developer may cure the breach and prevent further action by the Town.

c. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

11. Waiver. In executing this Agreement, Developer waives all objections it may have concerning defects, if any, in the formalities whereby it is executed, or concerning the power of the Town to impose conditions on Developer as set forth herein, and concerning the procedure, substance and form of the ordinances or resolutions approving this Agreement. Developer expressly agrees that the Town cannot be legally bound by the representations of any of its officers or agents or their designees, except in accordance with the Superior Municipal Code and the laws of the State of Colorado.

12. Miscellaneous.

a. Modification. This Agreement shall not be modified, except by subsequent written agreement of the Parties.

b. Integration. This Agreement and any attached exhibits constitute the entire Agreement between Developer and the Town with respect to the Public Improvements necessary to serve the Project in the FDP, superseding all prior oral or written communications, except the DA and the PD Plan.

c. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, successors and assigns.

d. Severability. If any provision of this Agreement is determined to be void by any court of competent jurisdiction, such determination shall not affect any other provision hereof, and all of the other provisions shall remain in full force and effect. It is the intention of the Parties that if any provision of this Agreement is capable of two constructions, one of which would render the provision void, and the other which would render the provision valid, then the provision shall have the meaning which renders it valid.

e. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in the District Court in and for the County of Boulder, State of Colorado.

f. Force Majeure. Developer will be entitled to an extension of time for Force Majeure as set forth in Section 14.10 of the DA.

g. Assignment. Assignment of this Agreement shall be governed by Section 8.3 of the DA.

h. Recordation. This Agreement shall be recorded in the real estate records of the Clerk and Recorder for the County of Boulder, State of Colorado, and shall be a covenant running with the Property.

i. Third Parties. There are no intended third-party beneficiaries to this Agreement.

j. Governmental Immunity. Nothing herein shall be construed as a waiver of any protections or immunities the Town or its employees, officials or attorneys may have under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended.

WHEREFORE, the Parties have executed this Agreement as of the Effective Date.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

RC SUPERIOR, LLC, a Delaware limited liability company

By: Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, its sole Member

By: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member

By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner

By: Avanti Management Corporation, a Florida corporation, its sole General Partner

By:_____
Name: Marvin M. Shapiro
Title: President

STATE OF FLORIDA)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this ___ day of _____ , 2024, by _____, as _____ of Avanti Management Corporation, a Florida corporation, the sole General Partner of Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, the Managing General Partner of Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, the sole Member of Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, the sole member of RC Superior, LLC, a Delaware limited liability company, on behalf of the company.

Witness by hand and seal.

My commission expires:_____

_____
Notary Public

EXHIBIT A
Estimated Costs

Project: Superior Town Center FDP 11
Planset Date: N/A
Prepared By: Cameron Hoglan, EIT

Opinion of Probable Costs - Public Improvements - Phase 1 (FDP 11) - 10/04/23

Demolition						
Item #	Item	Qty	Unit	Unit Cost	Total	Notes:
1	Remove Asphalt Pavement	360	SY	$6.00	$2,160.00	
2	Remove Concrete Pavement	35	SY	$25.00	$875.00	
3	Remove Concrete Crosspan	95	SY	$30.00	$2,850.00	
4	Remove Concrete Sidewalk	290	SY	$15.00	$4,350.00	
5	Remove Curb Ramp	2	EA	$750.00	$1,500.00	
6	Remove Curb and Gutter	159	LF	$12.00	$1,908.00	
				Total:	**$13,643.00**	

Asphalt Paving						
Item #	Item	Qty	Unit	Unit Cost	Total	Notes:
1	Asphalt Patching	135	SY	$62.50	$8,437.50	
				Total:	**$8,437.50**	

Concrete						
Item #	Item	Qty	Unit	Unit Cost	Total	Notes:
1	6" Depth Sidewalk	115	SY	$115.00	$13,225.00	
2	6" Vertical Curb and 24" Gutter	100	LF	$35.00	$3,500.00	
				Total:	**$16,725.00**	

Water Line						
Item #	Item	Qty	Unit	Unit Cost	Total	Notes:
1	8" Connection to Ex Gate Valve	1	EA	$4,400.00	$4,400.00	
2	8" C900 DR14 PVC Waterline	200	LF	$145.00	$29,000.00	
3	8"x6" Fire Hydrant (Avg Lat: 20')	2	EA	$13,500.00	$27,000.00	
4	8" Gate Valve	2	EA	$5,000.00	$10,000.00	
5	8"x6" Fire Service to ROW Line	1	EA	$6,000.00	$6,000.00	
6	8"x3" Dom Service to ROW Line	1	EA	$4,400.00	$4,400.00	
7	Flowable Fill	60	CY	$170.00	$10,200.00	
8	Traffic Control for Tie Ins	2	DY	$2,000.00	$4,000.00	
				Total:	**$95,000.00**	

	FDP 11
Public Construction Costs:	**$133,806**

Project: Superior Town Center FDP 12
Planset Date: N/A
Prepared By: Cameron Hoglan, EIT

Opinion of Probable Costs - Public Improvements - Phase 2 (FDP 12) - 10/04/23

Demolition						
Item #	Item	Qty	Unit	Unit Cost	Total	Notes:
1	Remove Asphalt Pavement	55	SY	$6.00	$330.00	
2	Remove Curb and Gutter	40	LF	$12.00	$480.00	
				Total:	**$810.00**	

Asphalt Paving						
Item #	Item	Qty	Unit	Unit Cost	Total	Notes:
1	Asphalt Patching	55	SY	$62.50	$3,437.50	
				Total:	**$3,437.50**	

Concrete						
Item #	Item	Qty	Unit	Unit Cost	Total	Notes:
2	6" Vertical Curb and 24" Gutter	40	LF	$35.00	$1,400.00	
				Total:	**$1,400.00**	

Water Line						
Item #	Item	Qty	Unit	Unit Cost	Total	Notes:
1	8"x6" Fire Hydrant (Avg Lat: 20')	1	EA	$12,000.00	$12,000.00	
2	8" Gate Valve	2	EA	$5,000.00	$10,000.00	
3	Sampling Station	1	EA	$3,200.00	$3,200.00	
4	8"x6" Fire Service to ROW Line	1	EA	$6,000.00	$6,000.00	
5	8"x3" Dom Service to ROW Line	1	EA	$4,400.00	$4,400.00	
6	Flowable Fill	15	CY	$170.00	$2,550.00	
7	Traffic Control for Tie Ins	2	DY	$2,000.00	$4,000.00	
				Total:	**$42,150.00**	

	FDP 12
Public Construction Costs:	**$47,798**

December 21, 2023

Town of Superior
Ms. Renae Stavros, AICP
Planner III, Town of Superior
124 E. Coal Creek Drive
Superior, CO 80027

Re: Final Development Plan 1 Phase 12 and Final Development Plans 11 and 12
Superior Town Center, Planning Area 2, Blocks 2, 5 and 8

Staff, Planning Commission, and Board of Trustees:

On behalf of the applicant PMB along with Perkins & Will Architects, Kephart Architects, and the entire project design team, it is our pleasure to submit this application for the following items at Blocks 2, 5, and 8 within Planning Area 2 of Superior Town Center:

- Final Development Plan for the private improvements within Blocks 2, and 5 (**FDP 11**)
- Final Development Plan for the private improvements within Block 8 (**FDP 12**)
- Final Development Plan for the construction of Gateway Drive between Main Street and Creek View Way, and other streetscape adjacent to Blocks 2, 5 and 8 w (**FDP 1 Phase 12**)
- **Preliminary and Final Plat** for what is currently platted as Blocks 2, 5 and 8 (Superior Town Center Filing 1B Replat No. 7) to vacate and create various easements.

The narrative for these applications is provided on the following pages.

Sincerely,

William Jencks
Senior Vice President, PMB LLC
bill@pmbllc.com
(619) 578-8155

INTRODUCTION

In 2006, the Town of Superior established a Comprehensive Plan identifying the land which would become Downtown Superior as "the primary specialty shopping, office, entertainment district of Superior," which was updated in the 2012 Comprehensive Plan Update to envision "a distinctive central gathering place for Superior – a vibrant, pedestrian oriented district that offers a variety of specialty shopping, office, entertainment, residential, and community-oriented uses."

Since construction started in earnest in 2016, Downtown Superior has seen fantastic growth, led by for-sale residential homes from Remington, Wonderland, Thrive, and Toll Brothers, entertainment provided by the Sports Stable and future events in the parks and town square, apartments and specialty shopping within the Morgan Ranch / Carmel mixed-use development, medical services at the Superior Medical Center, and community-oriented uses at the various parks, plaza, and new community center.

This final development at the west end of Main Street is the missing puzzle piece which will ensure the prosperity of Downtown Superior for decades to come. This proposal on Blocks 2, 5 and 8 will fill the undeveloped gap separating the currently built-out Downtown Superior from McCaslin and the rest of Superior. It extends the commercial ground-floor uses all the way out to McCaslin, provides vital daytime activity with substantial class-A office use, and is consistent with the goals and requirements of the Superior Town Center PD.

In addition to the requirements of the PD and Design Guidelines, this Final Development Plan has had the benefit of extensive prior community input. A previous Final Development Plan proposed 366,670 sf of commercial uses on these three blocks. That FDP was approved by the Town Board but subsequently repealed due to public petition over concerns primarily about 1) Commercial office use spanning blocks 2, 5 and 8 creating an office "campus" at the gateway to Downtown Superior, 2) Building heights exceeding 65', and 3) Architectural design providing too modern an aesthetic, in contrast to existing construction along Main Street.

This new Final Development Plan aims to solve all of those prior concerns with a new design that provides a more balanced mix of uses, more consistent architecture and building articulation, new publicly accessible open spaces and commercial uses extending out to McCaslin Blvd, and shorter buildings, all of which being consistent with the overarching goals of the PD and Superior Comprehensive Plan as further outlined below.

PROJECT NARRATIVE FDP 11, FDP 12 and FDP 1 Phase 12

1. Scope of the Project

Overview

FDP 11 includes three buildings (Buildings B, C and D) on Blocks 2 and 5 in Downtown Superior. These development blocks are situated along the north side of Main Street east and west of Gateway Drive.

North of Main Street on Blocks 2 and 5 are three buildings, B, C, and D. Buildings B and D are life science lab/office buildings which are 110,734 GSF and 176,085 GSF, respectively. Building D has been pushed south in order to provide active use and an urban street wall along Main Street, with 6,636 GSF of commercial space spilling out onto Main Street at the northwest corner of Main Street and Marshall Road. Building C is an above grade parking structure accessed from Creek View Way. An additional 7,132 GSF of conference, lounge, and fitness amenity spaces activate the ground level of Building B at the northwest corner of Main Street and Gateway Drive.

FDP 11 - USE SUMMARY BY BUILDING				
USE	BUILDING B	BUILDING C	BUILDING D	**TOTAL**
LIFE SCIENCE USE (SF)	103,602	-	169,449	273,051
RESIDENTIAL (SF)	-	-	-	0
AMENITY USE (SF)	7,132	-	-	7,132
COMMERCIAL USE (SF)	-	-	6,636	6,636
GARAGE	-	193,431	-	193,431
TOTAL BUILDING SQUARE FOOTAGE				**480,250**

FDP 12 includes one building (Building A) on Block 8, south of Main Street, west of Gateway Drive.

South of Main Street on Block 8 is a 229,212 GSF mixed-use residential building (Building A). This building includes 5,879 GSF of commercial space located in the northwest corner of this building, 11,049 GSF of active ground-floor resident amenity uses, and a 3,174 GSF rooftop deck all fronting Main Street at the gateway to Downtown Superior with views to and from the McCaslin roundabout and the Flatirons beyond. On site, there is also a 154,980 GSF parking structure, accessed from Gateway Drive. This garage will serve both the residents, guests, and public commercial customers.

FDP 12 - USE SUMMARY	
USE	BUILDING A
RESIDENTIAL (SF)	229,212
AMENITY USE (SF)	14,233
COMMERCIAL USE (SF)	5,879
GARAGE	154,980
TOTAL BUILDING SQUARE FOOTAGE	**404,304**

FDP 1 Phase 12 includes construction of Gateway Drive from Main Street to Creek View Way. This is the final segment of public roadway to be built in Downtown Superior. This FDP also includes sidewalks and tree lawns in the public right of way on the north and east side of Block 5, and the east side of Block 8.

Key Features

Buildings A and B provide an architectural gateway which will shape the overall arrival experience to the new Downtown Superior. The Main Street Landscape and Streetscape character will also be extended to the project entry point so pedestrians, bicyclist and vehicles will be connected to the highly activated Main Street procession from McCaslin Blvd to the Sports Stable as well interfacing with the new Town Plaza and Promenade, commercial core, and new Park to the north. This office and lab use in Buildings B and D will provide a vital day time mixed use component to Downtown Superior with a contingent of workers to activate Main Street restaurant and commercial during the normal workday hours. Ground floor Main Street commercial and active uses with office above, and a variety of green spaces and pedestrian plazas anchor the north side of the Main St entry experience to Downtown Superior. This mix of uses along with a strong urban design focus on pedestrian scale, walkability, connectivity, and wellness for users will make Downtown Superior a true mixed use live, work, play experience consistent with the vision of the PD and Comprehensive Plan.

The overall arrangement of the buildings within this project not only provides a gateway experience to Downtown Superior but also shapes a new collaborative science hub. Dispersed throughout the site are courtyard spaces, public paseos, and outdoor recreation and function areas. These outdoor amenities create a space for outdoor meetings and public group gatherings that support the vision of Downtown Superior as an active community. There will be numerous outdoor seating and breakout space opportunities for workers and locals to get outside, enjoy their lunch, get some fresh air and soak in Colorado's unique outdoor environment benefits. The buildings are carefully sited to take advantage of mountain views to the west and creek views to the north. Both the orthogonal geometry of the buildings and landscape speak to one another providing a well-integrated building and site design solution.

On Block 8, the northwest corner at the intersection of McCaslin Boulevard and Main Street is the most prominent corner of Building A and acts as the gateway to Superior's Downtown. This corner is anchored by a large commercial space at the ground floor (designed to accommodate a full-service restaurant) spilling out onto a public plaza and al-fresco dining patio to the west, welcoming visitors to Downtown Superior and inviting them to explore the various attractions of Main Street further inside the master plan. Apartments with large terraces extend the activity up the building and provide an urban street wall along Main Street consistent with the existing development along blocks 9, 10, and 11. A large rooftop amenity deck above the third floor entices visitors with glimpses of revelers, wine in hand, enjoying the views of the Flatirons. Working around to the intersection of Main Street and Gateway Drive at the northeast corner of the building, the use transitions to resident amenities including indoor/outdoor fitness, lounge, clubroom, and leasing spaces to activate the pedestrian realm. At the middle of the building along Gateway Drive, the entire building mass recedes to provide an entry court for access to the parking garage and entry into the building lobby, and leasing offices. This relief in the building mass provides a natural transition to walk-up apartment units that meet the ground and directly respond to the Remington townhomes built across Gateway Drive with street level access to the ground level units. A quieter greenspace courtyard faces south, respecting the Discovery residences to the south and providing ample greenspace buffer. Loading and services are tucked into the southwest corner of the building at the intersection with the parking structure. There is a small dog park that provides an additional benefit at the base of the McCaslin embankment. Locating such services like loading, trash, and dog park have been strategically placed below the street level of McCaslin Boulevard to aid in concealing these from view. The function of the building is consistent on the south and west side of the project until interrupted by the screened parking garage, which acts as another natural transition to the more active mixed-use portion of the building to the north. A large public plaza acts as a buffer from the busier vehicular activity of McCaslin Boulevard and provides a pleasant pedestrian connection between the north side of the parking garage and commercial use located at the north end of the building which includes the outdoor al-fresco dining.

Life Science Program (Blocks 2 and 5)
Buildings B and D have been designed to provide a best-in-class offering for commercial life science tenants. Life Science is a broad term including the study of pharmaceuticals, synthesis, biotech, medical devices, bioinformatics, and genomics. Companies occupying Downtown Superior are likely to be in early or growth stage research and development of new life-saving drugs, prosthetics, medical devices, or the ancillary study of biological data analysis or genomics. Large-scale manufacturing will not be conducted at Downtown Superior, as that requires GMP space, which is more akin to a flex industrial building type.

The anticipated tenant program is projected to be approximately 40% office space and 60% laboratory space. The base building has been designed to accommodate laboratory tenants with biosafety level 1 or biosafety level 2 laboratories. The tenant improvements and programs will all be submitted under separate permits at later dates as the buildings are leased up.

Block 8 Program
Building A will accommodate residential and commercial tenants. The proposed building includes a unit mix of 70% one-bedroom/studio and 30% two-bedrooms. The building will provide 14,233 square feet of amenity space which includes a leasing lobby, clubroom/great room, lounge, exercise facilities, rooftop deck, bicycle storage, and dog wash. This project also provides numerous outdoor amenities, such as (2) courtyards, one active and one passive, a dog run area, and a large open plaza located between the parking structure and commercial space fronting McCaslin. The active courtyard at the center of the building houses a pool, pool deck and spa, outdoor kitchen, and seating areas, while the passive courtyard provides BBQ areas, fire pits, outdoor seating, and landscaping to match the use. The large open space adjacent to the commercial contains a partially covered hardscaped plaza area to be used for outdoor seating and dining that leads to the large landscaped open park for the use of all tenants and guests.

2. Overall Architectural Design Inspiration

The cluster of buildings draws inspiration both from the orthogonal, urban street grid in which it sits and surrounding natural beauty it looks out upon. The buildings are sited and oriented with their long facades facing existing street frontages, creating an urban experience focused on activating the streetscape and pedestrian realm. Breaks in the primary massing of each building introduce variety in the façade while responding to the surrounding streetscape. Additional glazing opens up the façade and is oriented towards the West and North where the most significant views are.

The materiality of the project seeks to find a contemporary palette while balancing inspiration from the Town's history and natural tones of the environment that surround it. Honest, rugged materials clad the buildings, honoring the Town's industrial past. However, the skin of the building is composed in a way to not appear random or mishappen, but logical and sophisticated evident of the cutting-edge science housed inside.

To begin the design for Block 8, a historical analysis of site and surrounding area was done to derive inspiration. Found in that analysis was the town's roots in coal mining and agriculture to provide for the mining community. That said, the design is a modern interpretation of the town's mining and agrarian history, manifested in its use of materials and articulation of building massing.

3. Landscape Design

Overall Landscape Design Introduction:

The landscape design will meet or exceed the plant material size requirements of the Town Center Design Guidelines. Inclusive of 2-1/2" caliper canopy trees, 8'H multi-stem/clump flowering trees, 8'-10' tall evergreen trees, 5-gallon shrubs, 1-gallon perennials and grasses, and the use of the Superior Colorado Native seed mix where appropriate. All planting areas will have a permanent irrigation system to help get the plants established and maintain healthy moisture levels

throughout the dry months. The overall site design uses similar materials that can be found throughout the current Downtown Superior and Main Street. This landscape narrative is organized into five-character areas of the project as follows:

Perimeter Buffer Coal Creek Innovation – Life Sciences:

Along McCaslin and the park to the north edges, native plantings will create visual interest and help guide views to the Front Range. The landscape areas to the west of Building B on Block 5 will have low scale trees in this area that will be shorter and wider in form so that views from the upper levels of the buildings are not blocked while still providing attractive screening of the parking lot and service area walls. The surface parking lot's west edge will provide a regular spaced row of evergreen trees to help screen the parking lot. Parking lot islands will contain trees on a regular spacing with evergreen and deciduous ground plantings. Along the east edge of Building C, the parking structure, from the back of curb along Marshall Road a shade tree lined edge will be planted between the back of curb and sidewalk. Between the back of sidewalk and the garage face a row of 10-foot-tall upright evergreen trees will be planted. The ground plane will also incorporate a layer of shrubs and ornamental grasses to provide visual interest at street eye level.

The street tree rhythm and spacing of trees along Creek View Way and Marshall Road will be located in a tree streetscape edge along these streets with a detached sidewalk behind the streetscape edge. These areas will be composed of shade trees, planted with native grasses and shrubs that require less water than traditional turf and will match the density and spacing of the current streetscape edges existing to the east along Main St. The shade trees will continue at the same rhythm and selection of street trees existing at the east end of Main St. and provide shade and solar relief along the street edge and south façade of building B and D.

Building B Main Street Coal Creek Innovation – Life Sciences:

The landscape at the Building B Main Street will be a transitional mix from the Superior Native seed mix along McCaslin Blvd into an enhanced native palette that will relate to the geometry found in the architectural façade, providing a unique transition from a native edge buffer area to a designed planting palette that will enhance the entry experience along Main St. into the Downtown Superior district. Canopy trees will border the exterior building spaces, provide shade, and frame views of the mountains. The outdoor area adjacent to the building will have artificial turf lawn for a small tenant event space, outdoor games, and company events and as an outdoor fitness area for users of the adjacent interior gym amenity space. The lawn is bound by a series of board formed retaining/seat walls designed similar to the existing ones along Main Street. The entry walk will connect to the existing Main Street sidewalk. The walk is a sand finish concrete walk, with a set of stairs that includes an integrated bike ramp, and handrails. At the building entry space, the use of a multi-colored linear pavers bound by a sand finished curb to create a carpet like frame to the entry. Other elements included within this space are bike racks, concrete planter pots, trash receptacles, pedestrian light bollards, and decorative fixtures.

Building B Main Entry + Drop Off Coal Creek Innovation – Life Sciences:

The Landscape design at Building B Main Entry will be a continuation of the planting palette and reflect the geometry of the building from the Main Street side. The building drop-off area will enhance the guest and visitor experience through a plaza-like design. The paving material will use a various mix of multi-colored linear pavers, and flush concrete banding, but with increased road base and load bearing capacity for cars, delivery, and fire truck access. Additionally, the entire drop off plaza is graded for ADA accessibility. The pedestrian area will include an outdoor patio with moveable tables and chairs for lunch and gatherings. The drop off will be framed with a series of 36" height light bollards bounding the edges of the drop off area, above ground planters with small clump flowering trees retrofitted with mounted wood benches and lighting, trash receptacles, and bike racks. The surface paving will include sand finished concrete, integral sand finished concrete, and multi-colored linear pavers bound by a sand finished curb to create a carpet like frame to the building entry. For pedestrian entering the space by foot, the walk to the south side of the drop off area is bound by an alley of trees and low height pedestrian bollards that creates an axial alignment across Gateway Drive and into the Paseo area between Buildings C and D.

Building C + D Paseo Entry Coal Creek Innovation – Life Sciences

The area between Building C (the parking structure,) and Building D is designed as an accessible public entry to Building D. The intent is a nicely shaded paseo walkway, outdoor seating, lighting, planter pots, board form seatwalls, and a gathering space; as well as defining the main pedestrian connection points to the parking structure and the Building D entry. At the end of this paseo, decorative metal panels or artwork will serve as a visual terminus and separation from the loading dock area beyond. The north, east and west edges of Building C will be heavily buffered with evergreen plant material to screen the perimeter of the parking structure.

Building D Main Street Coal Creek Innovation – Life Sciences:

The landscape along the Main Street edge of Building D will continue the same design treatment that has already been developed along Main Street, including canopy trees, enhanced plantings, and low seat wall features. On the south edge of Building D along Main Street, small exterior patio areas with movable tables and chairs and low seat walls will serve as outdoor eating areas for the buildings ground floor commercial uses generating activity along Main Street. The east facade of Building D will reflect the elevation of the building architecture, but with an informal plant palette that reflects more enhanced native plants while still providing a consistent rhythm of canopy street trees. On the west façade of the building a large sod lawn space bound by seat walls and an outdoor patio shade by a canopy structure that extends off the building acts as the main event lawn and gathering space while framing views to the mountains. Other elements included within this space are concrete planter pots, trash receptacles, pedestrian light bollards, and decorative fixtures.

Landscape Design Building A

The landscape design for Building A will offer a variety of treatments that respond to the context of the adjacent site edges around the parcel. Along the North edge a continuation of the pattern and site materials used along Main Street will be continued. Street trees, ground plantings and site furnishings will provide a more urban commercial-oriented street experience in keeping with the existing Main Street character. At the northwest corner of the building a large exterior patio area will provide exterior space for the commercial/restaurant activities to flow out. Decorative plantings along with a trellis shade structure or umbrellas will provide shade from the seasonal south and west sun as well as become a visual activator for people entering Downtown Superior from McCaslin Blvd whether on foot, bike, or car. Along the east edge of the parcel adjacent to Gateway Drive, the landscape will provide a more urban character with the use of front stoops, low patio walls and more formal plantings adjacent to the residential units and overall Building A amenity uses along the street edge. On the south side a buffered landscape edge along the fire lane will transition into the native feel of the open space and drainage corridor. An open courtyard framed by the building orienting to the south will be heavily landscaped and provide passive amenity uses for the building residents. A small, screened dog park will be located at the southwest corner of the parcel. Continuing along the west edge Building A up to the northwest corner a native landscape edge along McCaslin will blend with a water quality landscape treatment area. An internal amenity courtyard contained by Building A will offer building residents access to a pool, spa, BBQ and seating areas.

4. Parking

Permanent parking will be provided in a surface lot on Block 2 and parking structure Building C on Block 5 to meet the combined requirements for Buildings B and D. Together the lot and structure provide 621 stalls. Pursuant to the Shared Parking Guidelines for Town Core found on PD Sheet CS1.1, Walker Consultants prepared a Shared Parking Analysis attached to this proposal which results in a minimum of 503 parking spaces required to satisfy the demands of uses on Blocks 2 and 5. Regardless of this potential reduction, the Applicant feels that 621 stalls (a ratio of approximately 2.2 spaces per 1,000 GSF) provides the minimum marketable parking count. The Block 5 parking structure (Building C) includes 507 spaces dedicated to office/lab uses and 21 spaces dedicated to the commercial uses (total of 528 spaces). Spaces for commercial office visitors will be provided at the first level of the garage, signed as such, and readily accessible by patrons of the commercial space as well as office visitors. The surface lot on Block 2 will provide 93 parking spaces. A minimum of 31 EVSE will be installed as required to meet LEED equivalency requirements.

Block 8 features a parking structure that serves both commercial and flex spaces, classified as a commercial use in accordance with PD sheet CS1.4. This parking structure spans both commercial and flex zoning areas, offering a total of

371 spaces. Following a Shared Parking Analysis, it has been determined that only 370 parking spaces are necessary to meet demand for this block. However, the proposed plan includes 371 spaces, approximately 1.5 parking spaces per unit, ensuring the minimum marketable parking capacity without seeking further reductions. Commercial and visitor parking will be conveniently situated on the entire first floor of the parking structure, offering direct access to outdoor open spaces, plazas, and al-fresco dining areas along the McCaslin Blvd frontage. The exterior of the parking structure will feature a screened cladding, creating visual interest for both vehicular and pedestrian traffic. Moreover, a minimum of 21 Electric Vehicle Supply Equipment (EVSE) units will be installed to meet LEED equivalency requirements.

See the site data tables for additional information and the Downtown Superior Area 2 Shared Parking Analysis (2023 Update) included with the application for additional analysis of the parking approach for the project.

5. Snow Removal

Snow removal within FDP 11 and 12 will be the responsibility of the private property owners. Snow removal on the surface parking lot on Block 2 will require pushing snow into the adjacent landscape areas. Snow removal on the roof of the parking garages will require pushing snow to the corners of the upper deck. These piles may temporarily displace some parking, which should be easily accommodated by the surplus parking provided (compared to the minimum counts identified in the Shared Parking Analysis.)

The areas that will require snow removal on Block 8 are the top tier of the parking structure and the service drive at the south of the site. The parking structure snow removal will be managed by pushing snow to the corners of the upper deck. The parking structure will accommodate such loads. These piles will temporarily displace some parking. The snow removal for the service drive will include pushing snow into the adjacent detention pond.

Snow removal for FDP 1 Phase 12 (Gateway Drive) and other public rights-of-way will be the responsibility of the Town. As is typical for public streets, snow is plowed to the gutter line and accumulated snow may temporarily reduce the availability of on street parking.

6. Bicycle Parking

Building C will have a large bike room located on level 01 beneath the car ramp. This room will provide sheltered, access controlled bike parking for tenants of Buildings B and D. Short term, exterior bike parking will be provided throughout the site and focused near buildings entries. Showers are provided at the ground level in both buildings B and D so bicyclists can conveniently arrive, park their bike in a secure area, shower and change before going upstairs to start work.

On Block 8, bicycle parking is provided in an amount equal to 10% of the required vehicular parking with more than one-third of these provided in a sheltered or covered environment. A total of 40 bicycle parking spaces are required. At least 40 spots will be located within the garage at an access-controlled bike shop/storage room and 12 spots will be provided by racks adjacent to the main entry of Building A, and the commercial spaces.

7. Street Grid and Vehicular Access

FDP 1 Phase 12 proposes to complete the street grid by constructing Gateway Drive between Main Street and Creek View Way. This will be the final portion of the public right-of-way constructed in Downtown Superior. The street will be 35 feet wide, with 6-foot-wide tree lawns and 6-foot-wide sidewalks on each side. This street cross section is consistent with the PD. A neck-down will be provided to facilitate a mid-block pedestrian crosswalk between Blocks 2 and 5.

Vehicular access to Block 2 will be via two curb cuts off the west side of Gateway Drive. The northern curb cut will align with Creek View Way. Vehicular access to the garage on Block 5 will be via a single curb cut off Creek View Way. A service access to Block 5 will be provided off the west side of Marshall Road. Refer to the following section for additional information on this service access.

Vehicular access to the Block 8 garage will be via a curb cut on the west side of Gateway Drive. The Block 8 service drive will be aligned with the center of Old Rail Way, on the west side of Gateway Drive.

8. Emergency and Delivery Vehicle Access:

Frequency of deliveries will vary depending on specific tenant and modality, which may range from daily to monthly delivery schedules. Most deliveries for life science uses are accommodated via a 40' box truck. The project has been designed to provide discreet and highly functional delivery areas to service each building, which are screened from public view and separated from pedestrian building entrances. The geometry of internal vehicular circulation has been designed to accommodate Rocky Mountain Fire apparatus and anticipated delivery vehicles.

Refer to the "Truck Exhibit" Depicting the movement of various design vehicles, and sheet "Fire Access Plan" depicting fire truck movements and the location of Aerial Apparatus access.

Block 2

The internal drive aisles through the parking lot to the loading dock on Building B have been designed to accommodate the normal SU-40 box truck. A simulation has also been provided depicting the movements of a WB-62 tractor-trailer, which may access the site on an infrequent basis. It will also accommodate the design Mountain View Fire truck.

Block 5

A service driveway to Buildings C and D is proposed on the west side of Marshall Road. The service drive is only intended for access to "back of house" functions (such as deliveries and trash removal) at buildings B and D and is not intended to be accessed by the public. The geometry of this service drive is intended to accommodate a trash truck and SU-40 delivery vehicle (3 axle box truck) accessing the loading dock without any backup maneuvers off of Marshall Road. A simulation has also been provided depicting the movements of a WB-62 tractor-trailer, which may access the site on an infrequent basis.

Block 8

Deliveries will vary depending on the specific commercial tenant(s), which may range from daily to monthly delivery schedules. Delivery use for the residential tenants will also vary depending on operation agreements for trash / recycling pick up and resident move ins/outs. A service drive is located on the south side of the Block 8 site and is accessed from the corner of Gateway Drive and Old Rail Way and provides access to the southwest corner of the parking structure. This service drive is intended for commercial deliveries, trash removal, resident move-in/loading and is designed to accommodate the backup maneuver of an SU-40 (3 axle box truck). The easternmost 150'-0" of this service drive is designated as a 26'-0" wide aerial apparatus fire lane with between 15'-0" to 30'-0" clearance between the lane and building to meet the requirements of Mountain View Fire.

Service Areas:

Block 2

The exact equipment contained in the service areas is dependent on the ultimate tenants and mechanical systems design of the building. The equipment is likely to include ground mounted HVAC equipment, emergency generators and cargo boxes. The intent of the service yard design is to allow flexibility.

There will be architectural screen walls around the major service area adjacent to Building B. An 8 ft. tall opaque metal louver screen wall that is consistent with some of the metal detailing on the buildings will be utilized for screening purposes. Additional landscape material will be placed in front of these screen walls to provide additional buffering. Proposed plants are groupings of hawthorn trees to provide a natural landscape feel. Hawthorn trees are also on Colorado State University's "Firewise" plant list.

In addition to the walls, extensive landscaping is proposed along the north and west edges of the parking lot north of Building B to buffer the views of the vehicles from the adjacent streets and the park to the north. The landscape

vegetation will be utilized to soften the screen walls and provide additional visual screening and height not only from McCaslin Blvd but also from internal views in the buildings looking into these service areas.

Block 5

The service area serving Building D is at the "basement" level of the building and will therefore be lower than the adjacent public way. Trash and equipment will be screened with the same material used at Building B. Along most of the edges of Building C plant material will be planted to buffer the structure from adjacent land uses and views.

Block 8

The service area (trash and loading areas) serving Building A is located at the southwest corner of the site, away from the public streets and in an area of low visibility from surrounding areas. It will be naturally screened by grade differential from McCaslin Boulevard, minimizing its visibility. The adjacent property to the south and the north bound lanes of McCaslin boulevard are elevated above this service area by up to 14'. An enclosed trash staging room is located within the southwest corner of the parking structure and is accessible from the end of the service lane. The trash service provider will empty the bins from the enclosed staging area during pick-up and return them to the same concealed location. It's important to note that both the trash storage and staging areas will be discreet and not visible from outside the building.

9. Hours of Operation

For Buildings B, C, and D, the hours of operation generally follow normal business hours 8am – 5pm Monday through Friday, although employees will have access to the buildings 24-7 for scientific research which requires attention outside of normal business hours. The expected number of employees will vary depending on specific tenant and modality, ranging from approximately 300 to 700 square feet per employee.

Given the variety of uses within Building A, the hours of operation will vary. The leasing offices of the residential building will have normal business hours (8am-5pm). The residential amenities considered active use spaces will be open 8am-10pm and exercise will be open 24/7. The commercial space could vary based on the final tenant; however, the anticipated hours of operation are 8am-10pm.

10. Project Accessibility

Pedestrian Access: Pedestrian access to the project is provided via sidewalks along the street grid, as previously planned or constructed. Internal sidewalks and pedestrian paseos are proposed to provide access to the main entrances and emergency egress doors of each building. Accessible pedestrian and bicycle access to the lowest level of Building C (the garage) will be provided on the northeast corner of the building. This location provides direct access to the existing bicycle lanes on Marshall Road. All other levels of the garage are accessible via an elevator located on the west side of the garage, off Gateway Drive.

Pedestrian access to Building A will be by walks and plaza areas that are connected to the public sidewalks along Main Street, McCaslin Blvd, and Gateway Drive. The leasing office is the main public entry for residential use, which can be accessed by a plaza connected to the Gateway Drive sidewalk. There are also numerous private (non-public) entry points located around the residential portion of the project. These entry points are located at stair cores, corridors, and at some private units. These points are access controlled and for resident use only. The commercial use located along Main Street is accessed via the pedestrian plaza located along McCaslin Boulevard. There are also anticipated to be doorways with direct connections to the Main Street sidewalk. The number and location of these doorways will be determined by the lease allocations of the commercial area.

Routes: Virtually all the sidewalks on the project will be ADA accessible. Due to elevation changes, there are locations on the site which require stairways to take up grade along sidewalks and to building entrances. Where stairs are necessary in sidewalks, there is an alternative route without stairs to provide accessible access to features.

Interior – The interior of Building A, for residential and commercial uses, will require all spaces and levels to be on part of an accessible route. Elevators, lifts, and ramps will provide an accessible route between various levels.

Exterior: Most of the sidewalks on Block 8 will be ADA accessible. Where stairs are necessary in sidewalks, an alternative route without stairs will be provided for accessible access to those features. Please refer to the Context Plan for all accessible routes outside the building.

11. Exterior Lighting Approach

All exterior lighting will be scaled to pedestrians, provide wayfinding, and enhance the perception of safety on the site. All exterior luminaires shall be LED with a color temperature of 3000K, full-cutoff, and compatible with the architectural structure (selected by Builder) unless noted otherwise. All exterior lighting will be dimmable, in order to meet maximum illuminance level requirements while maintaining uniformity.

All interior lighting will be controlled by occupancy sensors and/or timeclocks so that they are not illuminated when the building is not typically occupied during the evening.

FDP 1 Phase 12 Exterior Lighting

Gateway Drive:
Ashbury lighting fixtures will be placed along Gateway drive to match the other street lighting in Planning Area 2. This lighting will be controlled with other Town standard street lighting. These light fixtures, noted as Type EA2, are to be owned by the Town of Superior.

Blocks 2 & 5 Exterior Lighting

Parking Lots & Drive Lanes:
The primary lighting strategy is to illuminate the drive lanes and parking lots from pole mounted luminaires not exceeding 20-ft in height. Where located in landscaped medians, pole lights shall be installed on a masonry base not to exceed 2-ft in height.

Pedestrian Pathways:
Decorative pedestrian poles and bollards, unique to Buildings B and D with full cutoff distribution, will be used to illuminate walkways between the street and primary building entries, light bollards will be 3 feet tall and pedestrian pole lights will not exceed 12- ft in height.

Building Entries & Seating Areas:
Bollards of a similar family to the pedestrian poles will be used to illuminate the seating areas adjacent to the primary pedestrian pathways. Seating areas with pergolas (adjacent to the commercial space as well as the level 3 roof terraces) will be illuminated by low voltage surface linear luminaires mounted to the pergola structure. Lighting located at the various building entries will adapt to each entry type. At primary building entries, recessed downlights will be located in the underside of soffit created by a balcony above. At the commercial entries, and where individual egress doors occur at various points along the façade of the building, wall mount or mullion mount luminaires will be located above each door to provide egress illumination.

Building Façade:
In select locations, where large stone "portal" elements are set in front of the glass façade, decorative wall sconces with a tall vertical design, and fully shielded light sources, will be mounted on each column.

Parking Lot Garage Lighting Approach:
The garage interior will be illuminated by wide-distribution luminaires with advanced optics for uniformity and glare control. Surface or pendant mount, edge-lit, low glare parking luminaires will be located to meet interior parking garage illuminance standards. Daylight transition areas will be scheduled for time-of-day need, and utilize a higher wattage as required to limit luminaire quantities. The garage deck will be illuminated utilizing full-cutoff luminaires on 20' poles placed toward the center of the deck where possible for reduced light trespass. Interior and exterior luminaires will include integrated controls for reduced energy use depending on occupancy and daylight contribution. At the southwest corner of the garage, the glass enclosure reveals a triple height space adjacent to the stairs. Lighting will be designed to create a luminous element to signify this primary pedestrian entrance to the garage. Suspended linear direct/indirect luminaires will be mounted to provide required egress illumination at the stairs.

Block 8 Exterior Lighting

Gateway Drive and Main St:
All street lighting around Block 8 exists. No additional lighting is being proposed. One existing Ashbury light pole at the intersection of Old Rail Way and Gateway Drive will be relocated to accommodate a the driveway to the service area.

Parking Lots & Drive Lanes:
The primary lighting strategy is to illuminate the drive and fire lanes and parking area from city standard pole mounted luminaires not exceeding 20-ft in height. Where located in landscaped medians, pole lights shall be installed on a masonry base not to exceed 2-ft in height.

Pedestrian Pathways:
The pedestrian path on the west and south sides of the building will be illuminated using a combination of Downtown standard post mount luminaires and bollards. Luminaires will not exceed 12-ft in height.

Building Entries & Seating Areas:
Bollards of a similar family to the pedestrian poles will be used to illuminate the seating areas. At the primary building entries, awning recessed downlights or wall mount luminaires, will be located above perimeter windows and public egress doors to provide egress illumination.

Parking Lot Garage Lighting Approach:
The garage interior will be illuminated by wide-distribution luminaires with advanced optics for uniformity and glare control. Surface or pendant mount, edge-lit, low glare parking luminaires will be located to meet interior parking garage illuminance standards. Daylight transition areas will be scheduled for time-of-day need, and utilize a higher wattage as required to limit luminaire quantities. The garage deck will be illuminated utilizing full-cutoff luminaires on 20' poles placed toward the center of the deck where possible for reduced light trespass. Interior and exterior luminaires will include integrated controls for reduced energy use depending on occupancy and daylight contribution. Suspended linear direct/indirect luminaires will be mounted to provide required egress illumination at the stairs.

Pool Area:
The pool deck and pool surface will be illuminated to meet the required 3f foot candle minimum as required per the Denver Pool Rules and Regulations Chapter 51 DRMC Dated April 2013. It is assumed the pool has integral lighting. The small accent luminaires mounted vertically along the side of 16' tall x 4" diameter poles will have a 90-degree cap for

shielding of each light source. The luminaires will be adjusted and aimed to illuminate the pool, achieving the illumination levels noted in the calculations.

12. Utility Infrastructure

Most of the public utility infrastructure to serve the perimeter of this project was constructed per previously approved ate FDP's; specifically, FDP1, FDP1 Phase 2 and FDP 1 Phase 9. FDP 1 Phase 12 includes new utilities in the section of Gateway Drive between Main Street and Creek View Way. FDP 11 and 12 includes water and sewer services to the various buildings, private storm, and basic dry utility layout service. Detailed dry utility layout will be performed by the respective dry utility companies.

- Storm Drainage: The internal blocks will be served by private underground storm drainage systems connected to the public system in the perimeter streets. Building roof drains will be directly connected to the storm system. The specific location of building roof drain connections will be determined as part of final building design and civil construction plans. Stormwater detention for development of these blocks will be provided in Pond 312 (east of the Sport Stable), Pond 311 (north of the Medical Office building), and pond DSC-2 (south of Block 8). The roof of the parking garage on Block 8, as well as some landscape and amenity areas in Block 8 will discharge undetained to the existing storm sewer in McCaslin Boulevard. Runoff from these areas will be directed through a water quality device prior to discharging to the storm sewer. The overall Downtown Superior drainage system has sufficient detention capacity to allow for the direct discharges to the McCaslin storm sewer. A new public storm sewer will be constructed in Gateway Drive as part of FDP 1 Phase 12. Additional drainage information is included in the Drainage Memorandum included with this application.
- Domestic Water: Water service for Block 2 will be taken off mains to be constructed in Gateway Drive as part of FDP 1 Phase 12. Water service for Block 5 will be taken off the existing main in Marshall Road. The water service for Block 8 will be taken off the existing main in Gateway Drive.

  Water meters are proposed to be inside the building. The Town will be provided access to each water entry room through a key or Knox box.

  The fixture units to be installed in each building will be determined to accommodate the prospective tenants. This application contains AWWA M22 water calculations for an assumed fixture total. It is most likely that a 3" diameter service will be provided to each building. Final fixture sizing will be determined as part of the Construction Plan phase of the project.
- Sanitary Sewer: Sanitary service for Block 2 will be taken off mains to be constructed in Gateway Drive as part of FDP 1 Phase 12. Sanitary service for Block 5 will be taken off the existing main in Promenade Drive. Sanitary service for Block 8 will be taken off the existing main in Gateway Drive. For buildings B and D, a separate service pipe with a sampling manhole will be provided to the lab waste services. No special considerations for design or installation of the sanitary sewer system will be necessary. A grease trap and sand oil interceptor will be provided for Building C.
- Sanitary service for Block 8 will be connected to an existing stub in Gateway Drive, just south of the roundabout. The floor drains in the lowest level of the parking garage will need to be pumped up to a sand oil interceptor, to be situated in the service area. The interceptor will drain gravity drain back into the building sewer under the residential area, and then to the single point of connection on Gateway Drive. A grease trap will be provided on this line to serve the commercial area.
- Buildings B and D Laboratory Waste: Laboratory waste managed by laboratory personnel familiar with chemical operations will be managed based on standard operating procedures (SOPs) and industry standards for the collection and disposal of hazardous materials:

  a) Sanitary sewer or trash disposal for non-hazardous materials

b) Acid-base pH neutralization, as required, followed by sewer disposal

Plumbing fixtures in laboratories and laboratory support spaces will be provided with a drainage system separate from the sanitary drainage system. The laboratory wastes system will drain by gravity flow to a dedicated drainage line with an in-line test port and a pH probe leaving the building and include provisions of a sampling manhole with access by the Town of Superior Public Works & Utilities District No 1. Space allocations will be made for a neutralization system to be located within the building mechanical room (future).

All fixtures will have traps and will be vented through the roof. Vent terminals will be located away from air intakes, exhausts, doors, openable windows, and parapet walls at distances required by the plumbing code.

- Reuse Water: This FDP will not include any new reuse water mains, but irrigation services will be tapped from the existing reuse mains in Creek View Way (for Blocks 2 and 5) and the existing reuse main on the south side of Block 8.
- Dry Utilities: The plans depict the preliminary locations of transformers, electric meters, and gas meters. Additional routing information for dry utilities will be added to the plan set as it becomes available from Xcel.

13. Laboratory Exhaust Systems – Blocks 2 and 5 only

Laboratory spaces will be served by a central exhaust air system. The system will combine laboratory fume hood, snorkel, canopy hoods, and Class II Type A3 biosafety cabinet exhaust with general exhaust. The system will be sized to accommodate future fume hood growth established by the equipment and redundancy matrix.

Laboratory exhaust system will be variable air volume. While the system is variable air volume, the exhaust fans operate at constant volume to maintain a constant stack discharge velocity. A static pressure sensor in the exhaust fan inlet plenum modulates an outside air bypass damper, introducing the required outside air into the plenum to maintain a constant flow rate through the fans.

- Dispersion Modeling: Wind dispersion analysis can be applied to determine contaminant-event thresholds (contaminant concentration levels), which control when the exhaust volume flow rate can be turned down during normally occupied hours.
- Exhaust volume flow rate must be based on maintaining downwind chemical concentrations below health and odor limits as defined by the 2018 American Conference of Governmental Industrial Hygienists, Threshold Limit Values and Biological Indices, or more stringent, local, state, and federal limits, if applicable.
- Each system will operate 24 hours per day, 365 days per year.

14. Mechanical System and Equipment Noise Control

Calculations will be performed to ensure sound levels emitted from the site will be within Superior's municipal code sound level requirement at the property lines. The most sensitive neighbors are the park to the north and residences to the south and east. At these residences, the systems will be designed to reduce noise emissions from the building to 60 dBA during the day and 55 dBA at night. The likely sources of noise emission from the facility are as follows:

- Air Handling Unit (AHU) Ventilation Openings: Silencers will be required in the outside air intake paths for the air handling units. Placing the silencers inside the units or silencers in the duct paths will be evaluated.
- Exhaust Air Systems: The exhaust fans will likely require discharge attenuators; the design team will establish a noise emission requirement. The exhaust air systems will have fresh air bypasses as part of the scheme to maintain acceptable dispersion of the exhaust air stream and this is another source/path that needs to be addressed for noise control. We recommend that the bypasses be provided with silencers.
- Emergency Generator Systems: The emergency generator for Building B will be located at grade in the mechanical yard and will be provided with an outdoor sound attenuating enclosure, for which allowable noise emission performance requirements are defined and met as the design develops. The engine exhaust will be

provided with no less than a critical grade muffler. The emergency generator for Building D will be located inside the building in an emergency generator room. The noise should not be a concern outside the building; however, it will be considered in design of the room construction as the design develops. Both units will be tested during daytime hours and will only operate at night in the event of a true emergency.

- Residential rooftop mounted condensers: These A/C units will be centered on the main building roof away from the exterior walls reducing sound at the property line. This equipment will also be located behind 4'-0" high parapet walls and placed on a rack system which will further limit the sound leaving the site.
- Parking Structure Exhaust: The parking structure will be mechanically ventilated. The intake will come through the garage screening on the west side, while the exhaust will be in a shaft on the east side of the parking garage (central to the overall building) and taken out the roof.
- Commercial Rooftop Units (RTUs): RTU's for the commercial vary based on the tenants. These units will be located on the roof of the commercial space, screened both from the street and from the residential terrace at this level.

15. Mail

All buildings will have internal mail rooms. Mail will be delivered to the main entrance of Buildings B and D. A loading zone will accommodate mail trucks near the entrance. Building D's mail room will be located at the service entrance off Marshall Road.

Building A will have an internal mail room with individual mailboxes for each residential dwelling unit and will be within the accessible reach range according to ANSI A117.1. The mail room will also contain a large package parcel room for oversized deliveries and will be located near the main building entrance.

16. Trash and Recycling

Buildings B and D will have trash, recycling, and compost enclosures in the service areas. Building D commercial space will have an internal trash room, which will be accessed from Marshall Road via a short sidewalk. This arrangement is similar to that of the mixed-use building on the east side of Marshall Road.

The residential use of Building A will have two internal chutes on each level of the building, one for recycling and the other for refuse. These chutes will terminate into an enclosed trash termination room at the ground level of the parking structure and will retain a collection of trash bins (quantity based on the number of units and weekly pick-up times). When filled, maintenance will transport the full bins from the trash termination room to the enclosed trash staging room located at the southwest corner of the parking garage, adjacent to the service area as described above. The trash service provider will remove and replace the bins from the trash staging room.

The commercial space at the northwest corner of Building A will manage trash daily by taking it to the trash staging room located in the southwest corner of the parking structure.

17. Signage

Site signage will include stop signs, ADA parking signs and street name signs. "No Parking – Fire Lane" signs will be installed in locations determined by the Fire Department. The anticipated location of Fire Lane signs is included on the FDP. Stop and Fire Lane signs will be in accordance with MUTCD standards.

Building mounted signage will be part of a separate sign permit for each user/tenant within the project. This signage is unknown at the time of this application and is not part of the FDP.

18. Temporary Facilities

Temporary facilities within this FDP will include stormwater management Best Management Practices (e.g. silt fence etc.) and contractor staging areas. Details of these items are beyond the scope of an FDP but will be provided in Construction Plans. Additionally, the Developer and the Contractor will work with Town staff to provide detailed sequencing plans to maintain pedestrian and vehicular access to occupied areas of the Town Center.

19. Leasing

The project is being designed on a speculative basis for life science, residential and commercial uses. As such, we cannot identify a specific anticipated tenant at this time. Prospective life science tenants include businesses and research institutions engaged in a variety of scientific specialties related to human health including the research, development, and production of Pharmaceuticals, Synthesis, Biotech, Medical Devices, Bioinformatics, and Genomics

Building A is designed to have an on-site leasing office and management team. The leasing office and team will directly support the residential use of the project. It is assumed at this time that the leasing of the commercial space for this project will be done by an off-site management company.

20. Construction Sequencing

FDP 11 and FDP 12 are intentionally separated so that each FDP can stand on its own, and construction of each FDP may be financed independently. Construction logistics, staging and lay-down for all buildings will be accommodated within the property boundaries of blocks 2, 5 and 8. Construction of Gateway Drive and other right-of-way improvements will take place within existing platted right-of-way prior to or concurrent with construction of the private site improvements. The Applicant acknowledges the requirement to maintain consistent public traffic flow on Main Street and all existing adjacent right-of-way roads, as well as pedestrian access on at least one side of Main Street at all times. The project will be constructed in a manner that Blocks 2 and 5 will be independent from Block 8 construction, although all three blocks may be under construction concurrently.

Building A is designed to provide up to (4) sub phases or construction sequencings during the construction of this project. The sub phases are as noted: Phase A1 will be the parking structure and phase A2, A3, and A4 would be the rest of Building A divided by its fire areas. Each sub phase (A1 to A4) of this project is designed to provide the required safety and required egress per each sub phase. This project is designed to turn over the leasing office, residential amenities, commercial space, and the back of house utilities to be online during phase A2. The sub phasing / occupancy phasing will need to be reviewed and approved by the fire and building department.

21. Sustainability / Energy Use

It is anticipated that the building will be utilized as indicated in the following schedule. Building systems will be designed to operate 24/7 and provided with control systems that allow scheduling of equipment to accommodate operator defined schedules including occupied and unoccupied setback modes, as well as space warmup with pre-ventilation and conditioning.

For Buildings B, C, and D, design solutions for sustainability may include:

- Life Cycle Cost Analysis (LCCA), in selection of design components (e.g. Water cost, salvage cost at end of life, FTE maintenance hours, cost of money, etc.)
- Heating and cooling system synergies including energy recovery and simultaneous heating and cooling
- A building envelope which maximized views, daylight, and connection to nature while providing optimal thermal comfort to occupants.
- Adaptive and flexible lab areas
- Ventilation turndown during unoccupied times

- VAV laboratory fume hoods with low face velocity and/or occupancy controls such that maximized turndown can be achieved when not being utilized.
- Renewable energy including onsite PV and/or other offsite options such as PPAs, REC purchases and carbon offset purchases
- The specification of HVAC, hot water, lighting, and envelope equipment beyond code requirements.
- LEED v4 BD+C for New Construction Silver (or Gold) certified

This design includes many Architectural, Mechanical, Electrical and Piping features that are energy saving measures (ESMs) and water saving measures (WSMs); the goal of these measures is to decrease resource consumption and operational costs of the building beyond codes and standards. These are high performance design strategies applicable to today's office and laboratory designs, some of which align with requirements to meet LEED prerequisites and credits.

Building A will be designed to follow the Town of Superior Municipal code and the adopted 2018 suite of ICC building codes, as well as a minimum LEED silver certification or equivalency.

22. Conformance with PD Amendment

- Building Heights:
  Buildings A, B, C, and D are subject to a maximum height limit of 65'.

  Building height compliance diagrams are shown on sheet A4.0 and A4.1 of the FDP. Building heights are calculated in accordance with the Town of Superior's Municipal code, which defines the height and grading as the following as:

  Height:
  'A STANDARD OF MEASUREMENT DEFINING THE VERICAL ELEVATION OF THE STRUCTURE FROM GRADE TO THE TOP OF HIGHEST POINT OF THE STRUCTURE OR ACCESSORY APPURTENANCE."
  Grading:
  'THE AVERAGE OF THE OF THE GROUND LEVELS AT THE CENTER OF ALL EXTERIOR WALLS OF THE BUILDING. WHERE GRADE SLOPES MORE THAN 15 PERCENT AWAY FROM THE BUILDING, THE GRADE MEASUREMENT POINT HAS BEEN TAKEN 10 FEET OFFSET FROM THE MIDPOINT OF THE BUILDING.

  Buildings Heights from the average grade plane to the top of penthouse screen are as follows:
  - Building A 64.42 feet
  - Building B 59.99 feet
  - Building C 43.66 feet
  - Building D 62.08 feet

  Building A features a tower/icon element that sits below the allowable building height of 65'-0". The tower serves as public access from the parking structure to the outdoor plaza/commercial to the north. When approaching the site, this element acts as wayfinding for the public who use the parking structure. This stair is also required for emergency response as it provides roof access for the building.

- Setbacks:

  Provided Setbacks

  Setbacks depicted on the plans are measured from the closest building element to the property line, in accordance with the definition contained in the Town code. In some cases, the closest building element is the upper level.

Throughout the project, the design incorporates a variety of publicly accessible pedestrian plazas, courtyards, paseos, and other "Areas of Discovery." Pursuant to Note 2 on PD Sheet CS1.2, "Areas of Discovery/public spaces (such as passageways, paseos and courtyards) may be excluded from the build-to/setback requirements, however, the requirement that 50% of facades are required to be built at a zero setback for areas designated as requiring a 0'-10' setback shall still be met." The Design Guidelines further encourage this approach in Section 1.6.A.ii stating: "The importance of pedestrian activity will be emphasized by residential density, the appropriate scale of streets, the tree lined sidewalks, plazas and outdoor dining opportunities."

- Block 2 – Main Street: Building B is set back from the right-of-way on Main Street by a minimum of 1.2 feet. The PD establishes a setback range of 0.0' min – 15'-0" max along Main Street. Taking inspiration from the PD and Design Guidelines, the Project design incorporates a pedestrian lawn area along Main Street, adjacent to the ground floor active uses in Building B, celebrating the opportunity to provide an Area of Discovery at the gateway to Downtown Superior. As mentioned above, while the building setback in this area exceeds 15 feet, this frontage does not require a variance from the PD, as it is consistent with the PD goals to provide pedestrian Areas of Discovery pursuant to PD Sheet CS 1.2 Note 2. **Request for Exception from PD** for larger setback along McCaslin at Block 2: Block 2 - McCaslin Blvd: Building B is set back from the right-of-way of McCaslin Boulevard at a minimum of 1.2 feet and a maximum of 44.8 feet. The PD establishes a maximum setback of 35 feet. Applicant proposes an additional 9.8 feet of setback in excess of the PD maximum along McCaslin. The property line at the corner of McCaslin and Main angles in two different directions along a large radius arc. In order for the interior space to be functional, the building cannot reasonably fall within the 35' maximum setback along the entirety of the widely curving McCaslin street alignment. Applicant proposes that the design is an improvement over strict application of the PD requirements, due to 1) traffic levels on McCaslin justifying larger landscape setbacks, 2) the irregular shape of this particular property line causing undue hardship, and 3) previously stated public and Town Board desire to increase setbacks in this area.

- Block 2 – Gateway Drive: Building B is set back from the right-of-way Gateway Drive by 10.2'. This design complies with the PD (0.0' min – 15' 0" max).

- Block 5 - Marshall Road: Building C is set back from Marshall Road by 14.0'. Building D is set back from Marshall Road by 14.3 feet. This design complies with the PD (0.0' min – 15' 0" max).

- Block 5 - Main Street: Building D is set back from Main Street by a minimum of 0.5'. This design complies with the PD (0.0' min – 15' 0" max). The building has been situated as close as practical to the property line to avoid foundation encroachments and constructability issued related to the existing utility easements and the high voltage electrical line present under the sidewalk. The proposed design affords a small increase of effective sidewalk width. Additional space between the sidewalk and facade allows more room for potential outdoor seating and patio dining for the proposed commercial space located along Main Street and meets the intent of the PD by providing a consistent urban street wall along Main Street. This setback and design approach is consistent with those approved on Blocks 6, 9, 10, and 11. The design also includes a public plaza and other amenities as "areas of discovery" between the building and the Right-of-Way. Per the PD, CS1.2 these areas may be excluded from the build-to/setback requirements.

- Block 5 – Creek View Way. Building C is set back from Creek View Way by a minimum of 3.3 feet and maximum of 25.7 feet. **Request for Exception from PD** – The PD establishes a setback range of 0.0' min – 15'-0" max. Applicant proposes exception from the PD due to the shape of the curving property line. Creek View Way is a curved road and Building C is a structured parking building, which by nature is rectangular. The building has been pushed as far North as practical to provide an accessible bike and pedestrian entrance at the Northeast corner. The additional setback on the west side of the garage creates a landscape buffer between the

building and the street that allows for additional planting. The proposed planting will add another layer of screening to the building, will provide an elegant transition/buffer between the garage and the public park to the north. The design is proposed as an improvement to the PD mandated 15' maximum setback.

- Block 5 – Gateway Drive. Building C is set back from Gateway Drive by 12.6 feet and a maximum of 19.9 feet. **Request for Exception from PD** – The PD establishes a setback range of 0.0' min – 15'-0" max. The stair/elevator tower/icon projects from the main western elevation. The tower/icon serves as public access from the parking structure to the street. When approaching the site, this element acts as wayfinding for the pedestrians approaching the garage. This tower element has been set back 12.6 feet from the property line to allow for some grade change between the doorway and the sidewalk. The remaining portion of the garage is set back 19.9 feet. This creates an additional landscape buffer between the garage and the sidewalk and is proposed as an improvement to the PD mandated 15' maximum setback.

- Building D is set back from Gateway Drive by a minimum of 11.4 feet and maximum of 21.9 feet. **Request for Exception from PD** – The PD establishes a setback range of 0.0' min – 15'-0" max. The extra 6.9' setback is due to the curvilinear nature of the right-of-way vs. the rectangular building.

- Block 8 – Main Street: The minimum setback to Main Street is 6.4 feet, and maximum is 10.6 feet. This design complies with the PD (0.0' min – 15' 0" max).

- Block 8 – Gateway Drive: The minimum setback to Gateway Drive is 3.9 feet. Much of the building falls between a 4- and 10-foot setback, however the building has an irregular eastern elevation, with articulation designed to reduce the scale and mass of the building. A courtyard defines the garage entrance and the leasing office and provides architectural relief for the large building. Due to grade differential, setbacks at the lobby and leasing offices range from 14 to 25 feet, making room for grand stairways connecting from the building to the sidewalk below. The PD encourages this articulation in Design Guidelines Sections 6.1.E and 6.2 as well as Note 2 on PD Sheet CS1.2.

- Block 8 – McCaslin Boulevard: Building A is set back from McCaslin Boulevard property line a minimum of 18.8 feet at the parking structure. This design complies with the PD (0.0' min – 35' 0" max). The design also includes a pedestrian plaza and "areas of discovery" between the building and the Right-of-Way. Per the PD, CS1.2 these areas may be excluded from the build-to/setback requirements. The parking structure is explicitly listed as a Commercial Use in the "Allowed Uses" table on PD Sheet CS1.4.

- Land Use:

  Blocks 2 and 5:

  Allowed – Flex Space (Commercial, Residential, Live/Work, Hotel, Civic/ Education)

  Commercial strip zoned fronting McCaslin

  See note 7 on PD sheet CS1.3 for special restrictions along the south frontage of Block 5.

  Proposed – Professional Business Offices (Life Sciences Research & Development) and ground floor Commercial.

  Block 8:

  Allowed – Flex Space (Commercial, Residential, Live/Work, Hotel, Civic/ Education)
  Commercial strip zone fronting McCaslin
  Proposed – Mixed use Residential and Commercial

Parking structure, commercial space, and pedestrian plazas fill the commercial strip zone fronting McCaslin. The parking structure is a commercial use pursuant to PD Sheet CS1.4 "Allowed Uses" table, and contains the public parking serving patrons to the commercial to the north. Per PD Sheet CS1.3. The "Flex Space" land use designation does not mandate a specific mixture of uses. There is no zoning requirement for ground floor commercial on Block 8.

- Residential Typology:

  Block 8: Type L. Flex Apartment over Live/Work Residential (Refer to PD Amendment No. 5)
  Unit Sizes: Allowed 400 SF – 1,400 SF, Proposed 576 – 1,217 SF.
  PD Description: *"This product type will provide a high density, urban living residential model and active groud floor with a variety of unit types from studios to three bedrooms above live/work residential. Parking for all residential uses will be either surface or structured parking from midblock.*
  Residential units above the ground floor: *Residential above ground floor limited to four floors. Units above the ground floor will have either a recessed, projecting or juliet balcony, be accessed off a shared corridor on the upper floors and a residential lobby on the ground floor by stairs or elevator."*
  Request for Exception to PD Residential Typology: Applicant is proposing ground floor commercial space, rather than live-work, in response to prior town board concerns and comments regarding live-work uses. We expect this is viewed by the town as a betterment to the otherwise-required live-work space.

23. Conformance with Design Guidelines

The following sections reference section numbers from the Superior Town Center Design Guidelines Supplement, as well as italicized excerpts from that text followed by responses specific to this project. Some information may be duplicative with that already stated above, in an effort to organize responses directly to sections from the Design Guidelines.

3.1 DENSITY MAXIMUMS

The below table compares the total allowed density per the PD to the cumulative totals of the entire Downtown Superior project to date, including FDP 11 and FDP 12. As shown, the cumulative density is less than the allowable density.

Summary	PD Approved	Prior FDP's Approved	Remaining Allowed in PD Prior to FDP 11 and 12	FDP 11 and 12*	Remaining Allowed in PD After approval of FDP 11 and 12
Commercial (SF)	466,600 sf	84,603 sf	381,997 sf	12,641 sf	369,501 sf
Office (SF)	373,000 sf	62,006 sf	310,994 sf	273,051 sf	37,943 sf
Private Indoor Recreation (SF)	150,000 sf	150,000 sf	0 sf	0 sf	0 sf
Hospitality (included in Commercial SF)	500 keys	121 keys	379 keys	0 keys	379 keys
Residential (Dwelling Unit - DU)	1,400 du's	1,052 du's	348 du's	251 du's	97 du's

*Life Science and related private amenity space as Office

4.1 DIMENSIONAL STANDARDS

See item 22

4.2 BLOCKS, PARCELS, AND STREET SYSTEM

4.2 B – Blocks: Development on Blocks 2, 5 and 8 will be completed on blocks which have already been established by the street grid, in accordance with the PD.

4.2 C – Parcels: There are no parcels to be developed as part of these FDP's.

4.2D - Building Entrance Orientation:

Blocks 2 and 5: The main entry for Building D is facing Main Street and is emphasized by a vertical glazing element and balconies above. Additional entries on Building D are located at the commercial storefront along Main Street. Each commercial space has storefront glazing and is framed by a faux wood soffit with protruding awnings above the doors.

Building B has a secondary entry off Main Street with the primary entry being on the north side of the building facing the drop off plaza. The Main Street entry is activated by the gym amenity space adjacent to it, the ample green space surrounding it, and the turf lawn designed for flexible uses including special events and outdoor exercise in front of it.

Block 8: The lobby and leasing office is the main public entry for residential use, which can be accessed by a plaza connected to the Gateway Drive sidewalk. This entry is provided with an awning that provides shade and weather protection to the pedestrians accessing the project. There is a similar condition at the commercial use, incorporating a roof / awning system to provide project to the pedestrians.

4.2 E – Streetscape Concepts

Sidewalks and streetscape improvements are either already in place or will be completed by this project adjacent to all blocks. The streetscape design is in accordance with the PD and previously approved FDP applications.

4.2 F – Street system design

FDP 1 Phase 12 includes the construction of Gateway Drive, which is the final segment of street included in the PD. This will complete the street grid. The street cross section proposed for Gateway Drive is consistent with the requirements of the PD.

4.3 PEDESTRIAN AND BYCYCLE ACCESS, CIRCULATION AND CONNECTIONS

Pedestrian and Bicycle Access will be provided from all adjacent public streets and sidewalks as well as a connection to the local/regional trail system in the existing park to the north of Blocks 2 and 5.

4.4 ON-SITE AMENITIES, HARDSCAPE, AND SITE FURNISHINGS

Buildings B and D will provide exterior site furnishings, special paving, seating areas and exterior function spaces for the office and lab users.

Building A-See earlier narrative sections

4.5 PARKING

See earlier narrative sections.

4.6 LANDSCAPE AND STREETSCAPE

B. Streetscape Design:

Except from Design Guidelines: *iii. Spaces that can be used in a variety of ways and which transform from normal shopping/pedestrian activities to host events and festivals. The Pedestrian Promenade will create a tree line linkage between the commercial office, civic, and restaurant uses of the Town Square and the retail uses and associated open space fronting Coal Creek. This will be a pedestrian-only corridor, which allows service vehicle access, that will extend the Town Square's energy to the parks and open space on the north edge of the town core and will be designed to support a wide variety of uses and special events.*

The Pedestrian Promenade will extend the Town Square's pedestrian zone to the north in an environment that will exclude vehicular traffic and will extend the cultural heart of the Town Center. It will be a flexible space designed to accommodate a variety of uses. A bosque of trees will provide shade in the summer and sun in the winter. Amenities such as benches, planters, social gathering spaces, and opportunities for art further enhance user comfort and enliven the space.

Block 2/ Building B and Block 5/Building D response: The site does not interact with the Pedestrian Promenade; however, the south edge of these blocks will tie to the Main Street character and environment matching lighting, planting and site furnishing treatments that currently exist. In addition, the southeast edge of Building D will incorporate ground floor commercial to activate the street edge.

Block 8/Building A response: The north edge of Building A will provide a commercial streetscape edge utilizing the same planting and site furnishing materials and character that

exist on Main Street further to the east. In addition, a large patio space at the northwest corner of Building A will flow out from the adjacent interior commercial space providing visual excitement and interest at this key gateway corner. A trellis and shading elements along with seating, special plantings and site furnishings will provide a pleasant user experience for residents, visitors and workers within Downtown Superior. The east edge of Building A will carry around this site treatment on exterior terraces responding to the leasing and internal amenity features of the building.

4.8 STREET, SITE, AND ARCHITECTURAL LIGHTING

Exterior Lighting Approach

All exterior lighting will be scaled to pedestrians, provide wayfinding, and enhance the perception of safety on the site. All exterior luminaires shall be LED with a color temperature of 3000K, full-cutoff, and compatible with the architectural structure (selected by Builder) unless noted otherwise. All exterior lighting will be dimmable, in order to meet maximum illuminance level requirements while maintaining uniformity.

All interior lighting will be controlled by occupancy sensors and/or timeclocks so that they are not illuminated when the building is not typically occupied during the evening.

Gateway Drive and Main St:
All street lighting around Block 8 is existing. No additional lighting is being proposed.

Parking Lots & Drive Lanes:
The primary lighting strategy is to illuminate the drive and fire lanes and parking area from pole-mounted luminaires not exceeding 20-ft in height. Where located in landscaped medians, pole lights shall be installed on a masonry base not to exceed 2-ft in height.

Pedestrian Pathways:
The pedestrian path on the west and south sides of the building will be illuminated using a combination of post mount luminaires and bollards. Luminaires will not exceed 12-ft in height.

Building Entries & Seating Areas:
Bollards of a similar family to the pedestrian poles will be used to illuminate the seating areas. At the primary building entries, awning recessed downlights or wall mount luminaires, will be located above perimeter windows and public egress doors to provide egress illumination.

Parking Lot Garage Lighting Approach:
The garage interior will be illuminated by wide distribution luminaires with advanced optics for uniformity and glare control. Surface or pendant mount, edge-lit, low glare parking luminaires will be located to meet interior parking garage illuminance standards. Daylight transition areas will be scheduled for time-of-day need, and utilize a higher wattage as required to limit luminaire quantities. The garage deck willl be illuminated utilizing full-cutoff luminaires on 20' poles placed toward the center of the deck where possible for reduced light trespass. Interior and exterior luminaires shall include integrated controls for reduced energy use depending on occupancy and daylight contribution. Suspended linear direct/indirect luminaires will be mounted to provide required egress illumination at the stairs.

Pool Area:

The pool deck and pool surface will be illuminated to meet the required 3f foot candle minimum as required per the Denver Pool Rules and Regulations Chapter 51 DRMC Dated April 2013. It is assumed the pool has integral lighting. The small accent luminaires mounted vertically along the side of 16' tall 4" dia poles will have a 90-degree cap for shielding of each light source. The luminaires will be adjusted and aimed to illuminate the pool, achieving the illumination levels noted in the calculations.

6.0 SPECIAL DESIGN GUIDELINES FOR THE TOWN CENTER CORE

6.1 RELATIONSHIPS AND COMPATIBILITY BETWEEN BUILDINGS

Except from Design Guidelines: *Overview: Fundamental to successful town center planning and the creation of new town center developments is a recognized appreciation, desire, and planning framework to encourage, richness, variety, walkability, safety, regionalism and a distinct "sense of place." To this end, these Design Guidelines look to leverage the unique attributes of this location and this site to create an authentic, sustainable, and uniquely "Superior" Town Center Core area.*

The entire mixed-use project is designed with its neighbors in mind. Upon entry to Downtown Superior, Buildings A and B act as a gateway welcoming people to Downtown. Commercial space wraps from the north side of Building A around to the west (northwest) side of the building, greeting people from both the vehicular and pedestrian realm. The overall building designs have taken the pedestrian scale into consideration and apply a "base, middle, top" approach to the design. When one enters from the busier road of McCaslin at the roundabout onto Main Street, the scale of building A reduces along Main Street with the upper stories stepping back 30'-0" (well in excess of the 10'-0" required) and commercial is provided at the ground level. Turning the corner onto Gateway Drive, the building continues with the "base, middle, top" motif and transitions from the commercial use ground level to an activated amenity space that is designated by storefront glass and canopies. Brick clads the building on the first three floors to address the scale of the townhomes along Gateway Drive and maintains a commercial storefront appearance to help define its use. Where exterior accessed units are introduced to the building massing, the application of brick material is applied to mimic the scale of the townhomes across the street, helping relate to a horizontal scale of those townhomes. Turning the corner to the south elevation, the building maintains the same motif of "base, middle, top" in its application and proportion of materials with the addition of pitched roofs to relate to the single-family development to the south. The materials have more subtle contrast on this portion of the building to further differentiate it from the more activated portions of the building on the north and east. Finally turning to the west side of the building along McCaslin, the elevation is divided by the parking structure to help break the length of the building up into three fundamental areas. A more private living area on the south, a vehicular area at the parking structure garage in the middle, and a more pedestrian activated mixed-use area on the northern portion of the west elevation. Transitioning from the private "living" architectural language, the parking garage provides a grounded base that introduces a slatted screen language above to bring a more delicate texture to the mass and function as a modern interpretation of the mining scaffolding from the town's history of coal mining. On the north side of the garage division, the architectural language picks up more energy to relate to a more "public" use and application of contrasting color palette in the mixed use and park area of the development.

A. Topography

Except from Design Guidelines: *The topography of the site and the resultant grading dictates an approximate 2.1% rise in elevation from the northeast to the southwest corner of the Town Center Core, creating a range of opportunities to help establish a rich, vibrant, and walkable community core. For example, this site cross slope*

enables a highly efficient utilization of tuckunder parking and limits the need for below grade structured parking and significant cut/fill. Additionally, this slope can be translated to the rooflines within the core, providing opportunities for stepped roof articulation and a desired variety of form and mass. Finally, as the site slopes down to the northwest (in the direction of significant views and sun harvesting opportunities), building massing can be leveraged to maximize views to the north / northwest and introduce sun into the core.

Blocks 2 and 5 responses: This project utilizes the grading of the site to allow for a landscape that has a variety of elevated surfaces as well as sunken surfaces. This creates interest along the streetscape as well as functionality for a distinction between spaces of movement and those of pause. Additionally, this project utilizes the views to the north and west with additional glazing on each building in those directions. Building B fully takes advantage of the sloped site and sun harvesting opportunities with extensive glazing on the north and west sides of the building. Building C utilizes the sloped site by having most of the first floor of parking underground and below the adjacent Building D. This allows Building D to maximize views and sun harvesting opportunities.

The design takes advantage of the topography of the site in both the landscape and architectural design. The slope of the site has driven the design of the landscaping and provided opportunities for berming along the ground floor of the buildings which contributes to a varied and interesting landscape. Due to the nature of the building type (mixed laboratory and office), the flat roof allows for ample space for support equipment necessary for the functionality of the buildings.

Blocks 8 response: Building A utilizes the grading of the site to provide a taller floor to floor at the ground level at the north & northeast sides of this project, with a maximum ceiling height of around 16'-0". The commercial and residential amenity uses were thoughtfully located here to benefit from the taller ceiling heights and provides active uses along the prominent corner of Main Street and Gateway Drive. The fitness area is one of the resident amenities located in this area and is designed to sit back and above the street level to allow comfort to those using this amenity by not being directly seen by pedestrians. The fitness area has direct access to an elevated outdoor plaza allowing for active outdoor use.

B. Common Façade Elements

Except from Design Guidelines: *Traditional façade elements will be considered in the Town Center buildings. In many cases, entire block faces will be designed and built simultaneously, providing the opportunity to tie commercial façades together with common elements. Repetition of pattern and detail and use of "traditional" façade elements will be used to create visual alignments and aesthetic continuity that will contribute to the overall character of the Town Center. Within this framework, latitude should be afforded to allow these elements to be interpreted in unique (site and program specific) ways. Elements and strategies to encourage overall compatibility between buildings and allow for individual expression include: a) Grounding Base: Stone or masonry stallboard as the base expression along storefronts b) Ground Floor Porosity along public "edges" and pedestrian level commercial bay windows, c) Crafted Details: (awnings, trellis and/or canopies at entrances and special features), d) Intuitive Front Doors: (articulated and/ or recessed store entrances), e) Horizontal Control Lines: 1. Transom and/or sign band aligned with adjacent buildings, 2. Parapet cap or cornices creating a separation between the first floor commercial level and the upper levels (no more than 50% of retail façade length to be podium condition) 3. Parapet cap or cornice at top floor (depending on site and program), g) Appropriate Fenestration: Window proportions, patterns and details based on use, location, and solar control, h) Middle Floor(s) Variety: A range of projecting and recessed balconies, sunshades, canopies will be provided*

to animate upper floors, j) Articulation of Top Floor: Stepped back massing with allowable rooftop terraces, and k) Varied Skyline: Sloped roofs will be encouraged. (See Section 6.3, A.)

Blocks 2 and 5 responses: The project design draws inspiration from traditional design elements and weaves them into a contemporary project. The traditional elements that are present in the design include: ground floor porosity on every building including pedestrian level commercial windows along Main Street, multiples levels of balconies facing Main Street on both Building B and D, awnings and canopies at every entrance that protect the user from rain and sun, as well as a detailed frame feature of varied materials around storefront entrances, horizontal control lines that are aligned on every building and create a sense of continuity, a mix of vertical and horizontal design elements to animate the façade, parapet cap at the top floor, and appropriate fenestration proportions including enlarged proportions to capture views to the north and west as well as shading devices. Both Building B and D also incorporate a stepped back top floor on the façade facing Main Street. Building D's step back creates a functional terrace that looks out over Main Street and offers views of the mountains to the west.

Block 8 response: In Block 8, the use of repetitive façade elements such as ground floor storefront, building step backs and material transitions all bring harmonious rhythm to the façade.
Brick patterning will be considered as it relates to the floors, fenestration, and regulating the scale of the lower three-story face. Fenestration size will be determined by internal use and will create hierarchy on the exterior. Lastly, Sunshades and pergolas will be utilized on ground and upper-level patios to improve the user experience as well as soften the scale of the building.

C. Architectural Features

Except from Design Guidelines: *The alignment and compatibility of architectural features and established patterns with neighboring buildings will be considered. The alignment of architectural features from one building to another creates visual continuity, establishes a coherent visual context throughout the Town Center "and" allows individual blocks to be implemented over time within an accepted and controlled (aesthetics, proportions, massing) framework. While a diverse variety of building forms and expressions are anticipated, building façades will be designed to reinforce proportional and qualitative patterns and unite the Town Center's visual character and consistency.*

Blocks 2 and 5 responses: Building D's storefront heights align to create visual continuity with a shift in materials and proportion on the corner to add variety to the Main Street façade. Building B replicates the proportions of the storefronts on the Main Street façade to establish a coherent visual context that extends all the way to the entry of Downtown Superior and McCaslin Blvd.

Block 8 response: Building A is designed with three distinct zones, 1) Commercial/Mixed-use 2) Garage/Vehicular Entry 3) Multi-family residential. Each uses the same material palette with variations of color and scale to reinforce the different zones. The commercial-use zone will have storefront with a common head height and canopies within 3-story sections of light brick. Darker gray stucco is introduced at the 4th-5th floors to visually reduce the impact of the building height with contrast to its lighter brick colored base. The vehicular entry zone will be stepped back from the street with dark brick and stucco. Warm natural tones help break up the building height while creating an inviting vehicular entry. The garage has a grounded base and is screened above with a slatted metal screen to create a rhythmic pattern and hide the vehicular activity. The multi-family residential zone will utilize a darker color scheme with the same material palette as the other zones, but with more subtle contrast.

Additionally, the scale of the brick zones will be broken up into smaller sections and pitched roof sections will be implemented in certain areas to speak to a more residential scale.

D. Façade Patterns and Proportions

A consistent rhythm of façade widths, scale and expression will be maintained through the use of materials, patterns, reveals, building setbacks and colors. Commercial facades will be modulated using bay widths of approximately 25' – 30'. Any single building façade should not exceed a maximum of 90 linear feet (equivalent to three traditional retail spaces. For building facades falling within the Town Square frontage, a minimum of 50% of the Ground Floor façade length shall be set along the property line (0-foot setback), to encourage desired dense urban scale and character and provide ample space for ground floor "patio" dining. Dining opportunities will be encouraged inside, outside and rooftop, and recessed into the ground floor building massing.

Blocks 2 and 5 responses: All commercial facades facing Main Street are built generally along the property line to encourage a dense urban scale. There will be designated dining space to the east and west of the storefronts facing Main Street. Each storefront has a consistent width, scale, and expression with its distinct wood or metal frame, exaggerated glazing to allow for additional light and an open feel, and a consistent material palate. There are a variety of materials being used in the façade of each building as well as a variety of sizes in glazing. There is no portion of the façade that does not have either a change in material or change in window size that spans more than 90'.

Block 8 response: The mixed-use commercial and amenity areas of the building are designed with storefront and canopies that align with the apartment units bearing walls above to create a pedestrian friendly and commercial storefront proportion appropriate for the downtown commercial experience. Brick masonry with variation in coursing patterns that correspond with floorplates and fenestration will be implemented to articulate the material and visually reduce the scale of the building.

E. Building Articulation

Except from Design Guidelines: *All buildings will be articulated on all sides fronting on a public road, square or pedestrian way with special consideration and review to materials, entrances, fenestration patterns, craftsmanship and detailing.*

Blocks 2 and 5 responses: All building facades fronting a public road, square or pedestrian way have been designed and articulated specifically to provide visual interest and variety to the public, especially at the ground floor. This has been accomplished with the use of additional glazing, planters and foliage, recessed entryways and canopies, and a curated selection of materials.

Block 8 response: All building facades facing the public realm use brick patterning and transitions in materials to articulate the function of the building behind the façade. These techniques create a more approachable human scale and visual interest in the building.

6.2 BUILDING HEIGHT, MASSING AND SCALE

Except from Design Guidelines: *A. Buildings that appear similar in mass and scale help to maintain a coherent visual image of the desired "main street" character. Within this context, it is also important to promote a variety of building heights and articulations to create dynamic visual interest and variety. Building massing shall be*

recessed above the third floor to establish a predominately lower scale and massing impression. See Figure H Building Mass Diagram.

Blocks 2 and 5 responses: Both Building B and D are three stories and utilize elements to allow for a coherent visual image from every angle. Both buildings utilize the same material palette with similar proportions of material and glazing to establish visual continuity between the two. Buildings B and D both have additional glazing on the top floor to take advantage of the surrounding views and a stepped back top level facing Main Street to visually lower the scale and massing impression of the buildings along Main Street. There is a harmony between the buildings with a balance of differing scales and coherent visual elements.

Block 8 response: Building A is articulated to replicate the fabric of the adjacent proposed and existing architecture. The north side of Building A along Main Street has multiple step backs to widen the "entrance" into the Town Center and simulate the massing of Building B on Block 2, as well as the 3-story mixed use buildings fronting the neighboring blocks 9, 10 and 11. The east side of Building A is stepped back on the upper floors to avoid overpowering the townhomes on Block 9. Building A has been articulated on the east side to emphasize the lower 3-stories to resemble the townhomes across Gateway Drive. The south portion of Building A and the parking structure was reduced from 5 stories to 4 stories,

Except from Design Guidelines: *B. The effect of building height on shading and views will be considered with priority given to public areas and public ways. The Core Area street grid has been laid out at a 16-degree angle to East/West to maximize the solar access to the ground level on the north sides of the buildings. Furthermore, proposed building heights and massing on the South side of the Square should be scaled and positioned to minimize shading of the Square particularly during the Fall, Winter, and Spring seasons. Buildings fronting the Town Square and along Main Street shall be limited to a vertical expression not more than 4 stories, with an allowable stepped back fifth level. All proposed buildings surrounding Town Square will require a solar analysis to evaluate massing and heights of buildings contributing shadow impacts on neighboring parcels.*

Blocks 2 and 5 responses: Buildings B, C, and D on the north side of Main Street are outside of the Town Square zone, and all under the maximum height of 65'.

Blocks 8 response: Block 8 is not within the town square zone. Building A is under the maximum height of 65 feet.

Except from Design Guidelines: *C. Establish a tactile, richly layered, and diverse physical character rather than a monolithic or monumental scale. The Town Center will provide a rich tapestry of façade elements properly detailed that will establish a sense of scale for the pedestrian and create visual patterns that link buildings within a block. Special consideration to materials sizes, proportions and finishes, uniform building components and standard window sizes are recommended at ground floors adjacent to pedestrian areas.*

Blocks 2 and 5 responses: Buildings B and D incorporate a variety of materials on the façade and specifically at the pedestrian level to support the vision for the Town Center. There is a variety of material scales between the brick and stone and a mix of proportions of glazing. At the street level there is extensive glazing within the storefronts to balance out the heavier, grounding presence of stone and brick. The use of elements such as planters, canopies, storefronts, balconies, a varied material palette, and patio seating creates a sense of scale for pedestrians. The scale and color of materials at the pedestrian level contribute to the character and pattern of the Town Center.

Block 8 response: The massing of the building is stepped back along the main pedestrian corridors and materials have been implemented in ways that reinforce the stepping of the building for a more approachable pedestrian scale.

6.3 EXTERIOR EXPRESSION OF FLOORS (BASE / MIDDLE / TOP)

Excerpt from Design Guidelines: *A. Visual interest in the building forms will be maintained by stepping back upper floors from the façade and varying the building massing. Within the Core, fourth (4th) floor facades should be set back a minimum of 10 feet from the façade below. Roof decks will be encouraged within the setback area. Tower elements and other forms, such as dormers, bays and unique feature elements may extend forward to the front façade to add interest.*

Blocks 2 and 5 responses: Although this text does not apply to Buildings B and D (being only three stories each), both Buildings have a stepped back the 3rd floor facades in order to exceed the requirements of the PD and comply with the aesthetic goals of the Design Guidelines. The step back on Building B is 7' and the step back on Building D is 16', which allows for the space to be occupied as a terrace facing Main Street.

Block 8 response: The majority of Building A's upper levels, the fourth and fifth floors, are stepped back from the three floors below. This allows for larger resident balconies and terraces facing both Main Street and Gateway Drive, consistent with the desires of the Design Guidelines. The step backs at the upper levels are a minimum of 10' with the majority being 12' and greater.

Except from Design Guidelines: *B. Special consideration should be given to maintain a standard floor-to-floor height within the Town Center. Generally, the floor-to-floor height from the ground level to 2nd floor (where ground floor commercial uses are proposed) should be approximately 14-18 feet. In some cases, structured parking may be provided (internal to blocks). Structured parking heights will be kept to a minimum (approximately 10 feet floor-to- floor) and may or may not provide direct access to upper floors, depending on proposed use. Floors 2 and 3 floor-to-floor heights at the upper floors (residential or office) should be approximately 10-11 feet with 4th or 5th floor height as allowable within the maximum height as defined in Figure H Building Mass Diagram.*

Blocks 2 and 5 responses: Buildings B and D maintain floor-to-floor heights of 16 feet throughout, which is necessary to support the additional HVAC provisions for the life-science tenancy. Building C (parking structure) has a varying floor-to-floor height to accommodate ADA parking on the ground floor. The first level is 11; - 4" while the floors above are all 10' – 4".

Block 8 response: The north side of Building A is using increased floor heights on the ground floor to follow the site's natural grade to reduce the perception of building height. The commercial space is a single-story double height space at ~24' while the rest of the northern and eastern ground floor activated use has a ground floor-to-floor height of ~18'. The remaining southern residential building, including all upper floors have a traditional 10'-8" floor-to-floor.

Except from Design Guidelines: *C. The distinction between upper and lower floors will be maintained by developing the first floor façade as predominantly transparent. The use of windows and other architectural features will be encouraged to create patterns that reinforce traditional town center rhythms, scales and proportions. Where above grade structured parking is contemplated, the exposed parking level façade should be designed to screen the cars from views at the Plaza level and from adjacent buildings at all levels. The*

upper-level structured parking facade will take advantage of natural ventilation, when possible, provided aesthetic vehicular screening is incorporated.

Blocks 2 and 5 responses: Both Buildings B and D have primarily transparent facades along Main Street and at all main building entries. Building D has commercial storefront facing Main Street with double-height glazing framed by angled wooden soffits. Building B has a similar façade treatment with most of the south side of the building being transparent. Additionally, all four main entries (two entries on each building) have glazing up the full height of the building to provide a moment of relief in the façade composition, accentuate the entry, and connect the interior and exterior.

Textured concrete car barriers wrap the parking structure on Building C and shield the view of cars from pedestrians and building users. Every side of the garage that is public facing (North, East, and West) will incorporate metal screen panels to further shield cars from view of the adjacent building as well improve the overall aesthetic of the building. The entire garage is open and takes advantage of natural ventilation.

Block 8 response: Each story uses appropriate fenestration for apartment living that have larger fenestration for "public" areas and scaled down fenestration for "private" uses (i.e., living areas with larger fenestration and access to patios and bedroom areas with scaled fenestration for more privacy). The ground floor façade at the commercial and amenity use utilizes a storefront system and is predominantly transparent. The exposed façade of the parking structure screens the cars from view by use of screened cladding.

BASE: The 1st floor of the building is brick masonry that has swaths of storefront glazing carved out between structural columns to activate the pedestrian realm with transparency. Additionally, canopies in the storefront zones serve to further define the base language of the building and anchor the building with the function of protection in the pedestrian realm.

MIDDLE: The 2nd and 3rd floors utilize the same brick from the base and instead of storefront glazing between structural bays, cementitious siding is used with operable window fenestration appropriate for the apartment units to define the "MIDDLE" zone of the BASE/MIDDLE/TOP.

TOP: The 4th and 5th floors step back from the lower 3 floors and are a dark gray painted stucco to recede from the pedestrian realm along Main Street and Gateway Drive The roof language of parapets at the stepped back masses along with lower flat projected eyebrow roofs at parts of the massing that are aligned with the floors below help scale the building down and create layers to the elevation to complete the BASE/MIDDLE/TOP language.

6.4 ROOFTOPS AND ROOF FORMS

Except from Design Guidelines: *A. The design and articulation of the roof form and other related elements such as roof material, color, trim and lighting should be an integral part of the architecture of the building and an essential "place making" feature of this project. In many instances, visitors approach this project from higher elevations when traveling west bound along Highway 36 and north bound along McCaslin Boulevard. In these instances, the project's "first impression" will be of the roof form, material, and articulation.*

Blocks 2 and 5 responses: The screen wall and parapet on the roof will both be high-quality materials that are visually appealing.

See section 6.4B for further explanation

Block 8 response: The building on Block 8 can be seen as divided into three sections: 1) Mixed-use zone with first floor commercial and amenity spaces on the north side of Block 8; 2) Garage and garage access zone in the middle; 3) and strictly multi-family unit zone on the south side of Block 8.

The north mixed-use zone uses parapet roof language to screen any roof mechanical equipment as well as projected flat roof overhangs to help reduce the building scale addressing the pedestrian realm.

The garage and garage access zone uses parapet roof language for mechanical screening and is set back from the street on the east side beyond a parking court such that dominance at the pedestrian realm is of less concern.

The south multi-family zone uses the same parapet language for rooftop equipment screening and incorporates the use of pitched roofs over prominent units and rooftop patios to address the single family residential that sits up on the hill to the south. The parking garage and a portion of Building A south of the parking garage was reduced from 5 stories to 4 stories in height to respect the single-family residents to the south.

Except from Design Guidelines: *B. While a variety of roof forms is encouraged (sloped roofs such as shed, hip roofs and gable ends and curved and or barrel-vaulted roofs are encouraged) continuity in materials, colors, patterns and textures should be considered within the core and adjacent blocks. Roof forms appropriate to the Colorado climate are encouraged (sloping forms, articulation of roof structure, deep overhangs, and snow management).*

Blocks 2 and 5 responses: The primary roof form throughout the project is flat with variation in height to create visual interest.

With both the Colorado climate and building function being taken into consideration, this is the best choice for design and practical reasons. Due to the nature of the building type (mixed laboratory and office), the flat roof allows for ample space for support equipment necessary for the functionality of the buildings. In order to celebrate the surrounding landscape, the flat roofs allow for less obstructed views of the front range from both the western and southern residential buildings and is consistent with the surrounding architecture of the neighboring buildings.

Block 8 response: The primary roof is flat with a mixture of projected flat roof overhangs and parapet walls to create visual interest. Along the south and east side of the building the use of sloped shed roofs is introduced to mimic the adjacent residential buildings.

Except from Design Guidelines: *C. Rooftop restaurant and/ or residential terrace decks, if well designed, are encouraged.*

Blocks 2 and 5 responses: No rooftop restaurants are proposed for this design. Building D will have a rooftop terrace on the South side of the building facing Main Street. These blocks do not include residential scope.

The primary function of Buildings B and D are mixed office and laboratory space. There is potential for a public restaurant in the commercial space along the ground floor of Main Street in Building D.

Block 8 response: Multiple residential terrace decks are incorporated throughout Building A, including above the commercial space, outside the fitness area, and both on the north side and at the fourth floor where the building steps backs.

Except from Design Guidelines: *D. Parapet walls and other roof forms will be designed to screen rooftop mechanical equipment from view of adjacent upper floor buildings. Where possible, low profile mechanical units will be used on rooftops.*

Blocks 2 and 5 responses: Parapet walls are used to shield rooftop mechanical equipment from views of adjacent buildings and at the pedestrian level. There will be an additional metal screen surrounding all rooftop equipment to further shield equipment from view. The screen material at the mechanical penthouse, and at the generator and trash enclosures at grade, will be a formed aluminum panel with high fluoropolymer mica coating. The coating color and articulation of the screen walls will be designed to complement the building architecture while screening building equipment in an unobtrusive fashion.

Block 8 response: Parapet walls are used to shield rooftop mechanical equipment from views of adjacent buildings and at the pedestrian level. Rooftop equipment on Building A will be centered on the roof locating the equipment further away from view.

Except from Design Guidelines: *E. Skylights and solar panels will follow the slope of the roof they sit upon, have low profiles, and not be visible from public rights of way. Out of roof plane sloping solar panels will not be allowed.*

No solar panels are proposed for this project.

The roof structure has been engineered to be solar-ready in accordance with Town of Superior document 2021 IECC Amendments Fact Sheet.

Except from Design Guidelines: *F. "Green" planted flat roofs/terraces shall comprise a minimum of 10% of flat roof / terrace areas for residential structures. Green roofs are encouraged in other areas, where feasible.*

Blocks 2 and 5 do not apply, as they are not residential structures, however they are pursuing LEED Silver certification, which exemplifies their many sustainable design features.

Block 8 response: A minimum of 10% of the occupiable common amenity terrace areas shall be designed as green roof planting areas.

6.5 EXTERIOR BUILDING MATERIALS

Except from Design Guidelines: *A. The scale, texture and pattern of exterior building materials will be considered by incorporating building components appropriately scaled to the building use and with the objective of establishing a human scale. Contrasting building materials can also help to achieve a sense of craft and human scale.*

Blocks 2 and 5 responses: A variety of materials are used throughout the project to add interest to the pedestrian experience (see material board). Building elements that will increase pedestrian interest

and establish human scale include recessed ground floor entries, a rooftop terrace, balconies, canopies, potted plants and landscaping, and storefront along Main Street.

Block 8 response:

Brick:

Brick is primarily used on the bottom three floors of the building. Light brick in a running bond pattern is designated for the more activated mixed-use zone of the building with dark brick accents in a stacked bond pattern. Additionally, soldier and row-lock coursing will bring further articulation to the brick pattern and texture as well as address human scale of the building.

Cementitious Siding:

Cementitious siding is used on the 2nd and 3rd floors of the building with a few accent areas that meet the ground in apartment fenestration zones. The cementitious siding will be painted a medium neutral gray to bring emphasis to the adjacent brick material.

Metal Panel:

Metal panels will be used in a warm color to bring accents of vibrance to the otherwise neutral timeless color and material palette. It will be used in the form of accent cladding as well as for balcony railing slats.

Stucco:

Stucco is reserved for the 4th and 5th floors as a softer texture that sits high above the street where there is less human interaction. Additionally, the soft texture of stucco, painted in a dark gray with medium gray accents, visually recedes the top two floor massing from the heavier materials below.

Except from Design Guidelines: *B. High-quality, durable materials will be used that are appropriate for the region and reflect the character of the natural environment surrounding the Town of Superior.*

Blocks 2 and 5 responses: A variety of high-quality materials are used throughout the project that are found on buildings throughout Superior and the Boulder region. Primary materials include synthetic stone panels, brick, wood panel, concrete, and metal louver. Materials have been chosen to reflect the surrounding site and consist of a natural earth tone palate. Durability is taken into consideration for selection of all materials.

Block 8 response: Brick, Cementitious siding, Metal Panel, and Stucco are all industry standard materials that are durable in the Colorado climate. The heaviest and most durable materials are planned to be used on the lower portions of the building and the lighter materials are planned for the higher portions of the building.

Except from Design Guidelines: *C. Natural, high-quality materials such as sandstone (or other stone) and brick will be used. Other acceptable materials may include stained or painted wood/trim, stucco (limited to upper floors), precast concrete, cast stone, architectural metals and metal panel systems and glass. Intense, shiny reflective surfaces are to be avoided.*

Blocks 2 and 5 responses: The predominant materials in the project are brick, synthetic stone, and concrete. Wood panel and metal will also add variety to the material palate and complement the primary materials.

Block 8 response: We are currently using all manufactured materials for the sake of building maintenance and longevity. The metal panel is planned to have a warmer color selection to relate to a natural material.

Except from Design Guidelines: *D. Weathering materials are allowable. Buildings are encouraged to age, provided they are constructed of a natural, durable and climate appropriate palette.*

Blocks 2 and 5 responses: The primary materials are synthetic stone and brick. They will weather over time as they are exposed to outdoor elements but will likely remain consistent throughout the life of the building

Block 8 response: All materials have been selected for longevity and minimal maintenance in mind. They are all commonly used in Colorado's variable climate and have a history of weathering well.

Except from Design Guidelines: *E. Windows should be of low-E glazing (where appropriate), tinted to be complimentary to the building and optimized to orientation. Mirror and opaque glass are prohibited.*

Blocks 2 and 5 responses: Windows will be designed to meet requirements of LEED Silver certification and will complement the façade and building orientation. No mirrored or opaque glass is proposed.

Block 8 response: Windows will be designed to meet the 2018 IECC requirements. No mirrored or opaque glass is proposed.

Except from Design Guidelines: *F. Color and texture should be compatible with the surrounding region and reflect the warmth and feel of natural earth tones and local palette. Colors comprise a minimum of 10% of flat roof / terrace will be limited to a cohesive, complimentary palette of low reflective, rich natural or earth tone colors. See Architectural Color Palette, Appendix C for allowed colors/values.*

Blocks 2 and 5 responses: The materials were chosen based on them being compatible with the surrounding regions. The material palate will bring warmth and natural earth tones to the Town Center. The stone, brick, and wood will ground the buildings and the contrast between light and dark material colors add variety and interest to the façade.

Block 8 response: A timeless neutral color palette has been chosen for Building A. Heavier texture of brick in a light color is selected for the north "mixed-use/amenity zone" of the project at the first three floors to address the pedestrian realm with darker gray stucco on the top two floors to provide contrast and bring emphasis to the buildings base. Darker brick with medium gray accents of cementitious siding and the same dark stucco is selected for the "multi-family zone" with subtle contrast for the more "private" area of the development.

Except from Design Guidelines: *G. Sloped roofs should be covered with approved seamed metal, or commercial grade composition, slate, tile cement roof materials in a warm color range to create a consistent Town Center roofscape and identity. (See Appendix C for details).*

Blocks 2 and 5 responses: Please refer to response for section 6.4-part B for explanation on roof forms.

Block 8 response: Sloped shed roofs have been incorporated into the design on the south "multi-family zone" of Building A. These sloped roofs are incorporated into the parapets and flat projecting roofs to better relate to the single-family housing that sits just south of the development on the hill and are covered with seamed metal or commercial grade composition tile consistent with the design guidelines.

6.6 RELATION OF BUILDING EXTERIORS TO PEDESTRIANS

Except from Design Guidelines: *A. Pedestrian interest will be established at the street/sidewalk level. The first floor level will include architectural elements such as display windows facing the sidewalk, outdoor dining areas, display cases, arcade signs, projecting blade signs, light sconces, awnings, canopies, etc. integrated within the building character and design.*

Blocks 2 and 5 responses: Building elements to increase pedestrian interest at the ground level include: canopies, balconies, inset entries, double-height storefronts with wooden frames, and outdoor patio space. In addition, that that, there will be a variety of high-quality materials at the ground floor including stone, metal, brick, and wood and landscaping that compliments the site and offers additional gathering space including covered pergola space adjacent to the building.

Block 8 response: Building A is designed with the pedestrian experience in mind. The northwest corner acting as part of the gateway to Downtown Superior, the commercial component of the project is placed at this corner with a landscaped plaza component to create activation and pedestrian interest. Working around the building, to the north and east sides of the building, storefront glazing continues to line the pedestrian realm with canopies above and inset entries for protection from the elements that bring more depth to the façade. Additionally, planters function as buffers where the brick on the building meets the ground, bringing a softer transition to the ground and contrast in the natural vs. manmade.

Except from Design Guidelines: *B. The line of building façades and storefronts at the sidewalk edge will be maintained. Buildings or other design features that are built up to the sidewalk will maintain a line of visual continuity and provide visual interest for pedestrians. Where a portion of a building façade is set back from the sidewalk (such as at store or restaurant entries or outdoor dining areas), the sidewalk edge should be visually maintained through the use of columns that support the upper floors or by utilizing other features such as a change in the pavement pattern, planters, or railings. Patio dining and upper floor terrace dining is encouraged along public frontages.*

Blocks 2 and 5 responses: The commercial storefront along Main Street (Block 5) are aligned with sidewalk to maintain visual interest for pedestrians and maintain visual continuity. Each storefront is accentuated by a wood and metal frame to maintain the sidewalk edge. Patio dining is provided on the East and West sides of the storefronts on Building D. Additionally, there is a 3rd floor terrace in Building D that faces Main Street. Visual continuity is executed with a complimentary material palate and horizontal elements that align with the design features of Buildings B and D. All these elements contribute to the lively and pedestrian-friendly elements of Downtown Superior.

Block 8 response: The façade at the sidewalk edge has storefront in designated zones between structural columns to create transparency and activity along the sidewalk. Dark brick masonry planters that contrast the light brick are implemented in zones where brick masonry hits the ground to soften the transition to the ground plane.

Except from Design Guidelines: *C. The highest quality materials should be utilized at the first floor to provide pedestrians with a rich palette of color and texture. In addition, awnings, arcades, canopies, and trellis are encouraged as they create pedestrian interest and provide shade and rain protection to the pedestrian.*

Blocks 2 and 5 responses: The primary materials used at the ground floor are synthetic stone, brick, concrete, glazing, and metal. The ground floor of Buildings B and D include recessed entries. The landscaping offers covered pedestrian space with a pergola adjacent to Building D.

Block 8 response: In the pedestrian activated areas, only brick and storefront are present at the ground. In the south "multi-family zone" where there are ground level units, brick masonry and painted cementitious siding approach the grade. All materials mentioned above are durable and easily maintained.

6.7 BUILDING ENTRANCES

Except from Design Guidelines: *A. Primary building entries must be directly accessible from a street or paseo and shall be either oriented to or easily visible from the street (public way).*

Blocks 2 and 5 responses: Buildings B and D both have entries that are directly accessible from Main Street. The entries are visible from the street and the user is led to the entry off the main sidewalk. There are additional entries facing the surface parking lot and structured parking, respectively.

Block 8 response: The entrance for the residential portion of Building will be directly off Gateway Drive with relief in the building to allow for vehicles to get off the road. Along with the building massing and signage, the entry will be clearly visible from Gateway and the roundabout at Gateway Drive and Main Street. There will be additional pedestrian entries for the commercial space from Main Street. The exact location of these entries will be determined by tenant space divisions.

Except from Design Guidelines: *B. Store and restaurant entries should be clearly delineated and recessed from the building façade.*

Blocks 2 and 5 responses: Commercial space entries are recessed from outer most façade wall of building by average of 3'-0". All are clearly delineated with canopy.

Block 8 response: Commercial Entries will clearly delineated and are recessed from the building façade. The exact location of these entries will be determined by tenant space divisions.

Except from Design Guidelines: *C. Building entries should be emphasized with architectural features such as substantial columns, canopies or awnings that relate to the overall design of the building.*

Blocks 2 and 5 responses: All building entries are emphasized with canopy/balcony above and/or recessed to provide cover.

Block 8 response: All building entries are emphasized with a canopy/awning above.

Except from Design Guidelines*: D. Ground floor corner building entrances are encouraged to animate the street life, provide distinctive architectural feature elements, and break down the building massing.*

Blocks 2 and 5 responses: No building entrances are located at the building corners. The use of canopies and framing signal entry at all commercial entries. All the main entries of Buildings B and D are covered by either a canopy of balcony above and are recessed in the building to add a clear delineation and draw the user in.

Block 8 response: Building A has entries on the corners for both the commercial and primary entrance to the residential building. Though not located directly at the corner the canopy/awnings above wrap or are on either side of the corner to outline the entry.

6.8 UPPER FLOOR RESIDENTIAL AND OFFICE USES

Except from Design Guidelines: *A. Terraces and balconies are encouraged on the upper levels of buildings and shall be designed as an integral part of the building architecture.*

Blocks 2 and 5 responses: Buildings B and D both include balconies that are recessed within a shift of the façade to articulate the entries to each building. In addition to the balconies, there is a 3rd floor terrace on Building D that faces Main Street.

Block 8 response: All upper levels of Building A will have balconies with much of the fourth floor being terraces/ larger resident balconies, including a rooftop amenity above the commercial space on the northwest corner.

Except from Design Guidelines: *B. Terraces and balconies may be recessed into vertical and horizontal shifts and building massing wherever possible to avoid building faces that are dominated by cantilevered balcony projections. Building corners, side yards and rear yards may include projecting balconies. Projecting balconies along Town Square frontages may be allowed for up to 50% of proposed balconies.*

Blocks 2 and 5 responses: The balconies on Buildings B and D are not projecting from the façade as they are designed to fit within a shift in the building to accommodate the entry. There are no balconies proposed along the Town Square frontage.

Block 8 response: Most balconies (~90%) are subtracted from the building form consistent with the Design Guidelines and the projecting balconies occur at the building corners. There are also a mix of Juliette balconies as indicated in Figure G.3 of the town center guidelines.

Except from Design Guidelines: *C. The architecture of the building's upper floors and termination should complete the building form within an overall design concept for the base, middle and top that works in concert with the architectural scaling requirements.*

Blocks 2 and 5 responses: All portions of the buildings have been considered in the design process of each building composition, including the facades of the upper floors and termination detailing at the roof.

Block 8 response: The composition of Building A is clearly defined by the mixture of materials along the ground floor and base, along with the stepped back upper floors and transition of material at those levels.

6.9 TOWN SQUARE, OPEN SPACES AND OUTDOOR DINING

Except from Design Guidelines: *Although the specific designs of the square, pedestrian ways and other common areas will be completed with the development of the individual projects; there are several design issues important to maintain the continuity of the overall Town Center. These open spaces will provide opportunities for public congregation, recreation, interpretive cultural displays, and outdoor commercial activities.*

A. The quality, character and functionality of the public spaces are critical to the success of the Town Center. Provided in a variety of scales and uses, public spaces should create comfortable, safe, accessible, and appropriately located public spaces to provide opportunities for persons of all ages. These spaces will be oriented, whenever possible, to the sun and to both external and internal views. A sense of enclosure will be created while maintaining safety so that open spaces feel like outdoor rooms and are comfortable for a substantial part of the year. Seating should be useable year-round as well.

Building B and D response: Exterior amenity spaces on the south sides of Buildings B and D will offer exterior use areas for seating and special events. The southeast corner of Building D will offer ground floor commercial uses with exterior patio spaces in keeping with the existing Main Street character.

Building A response: A large portion of the north edge of Building A will provide ground floor commercial uses that orient on to Main Street. In addition, a plaza area at the northwest corner of Building A will allow for interior commercial uses to flow out into this patio space. Special plantings, seating elements and shade features will make this a desirable exterior area for the commercial users

Except from Design Guidelines: *B. Outdoor dining areas will be located on or adjacent to open spaces and pedestrian routes such sidewalks and facing the Town Square.*

Blocks 2 and 5 responses: Opportunities for outdoor dining tenants exist at Building D along Main Street. There Is additional opportunity for outdoor seating in the landscaping surrounding Building B. This space will be open seating for both public use and for building tenants.

Block 8 response: Opportunities for outdoor dining tenants exist at Building A along Main Street and larger patio seating area at the northwest corner of Building A.

Except from Design Guidelines: *C. Detailed and articulated railing designs will be incorporated to define outdoor eating and drinking areas. Railings will define the boundary between the public and semipublic areas and create safety barriers for pedestrians and will reflect an open, transparent feeling. Decorative elements incorporated into the railing design are encouraged. Generally, metal is the preferred material for rails and posts. See Section 4.6 for Landscaping for specific locations and allowable sizes.*

Building A, B, and D response: Railings at outdoor dining locations will be specified by tenants.

Except from Design Guidelines: *D. Pedestrian passages (paseos) shall be articulated to contribute to the overall quality of the pedestrian experience. These midblock connections shall be treated with the same sensitivity and refinement as the public walks.*

The public sidewalk along Main Street, Gateway Drive, the fire lane along the south edge of Building A and a new sidewalk separated from McCaslin will provide a pedestrian loop around Building A. Pedestrian paseos within blocks 2 and 5 are designed to have lush plantings, flexible seating and recreation areas, and high-quality design.

6.10 SERVICE, TRASH AND LOADING AREAS

Except from Design Guidelines: *A. Service, delivery, and storage areas can be visually obtrusive if not addressed. The visual impact of service and delivery areas should be minimized, especially views of such areas from public ways and along designated view corridors. Careful design of screening and placement of these facilities must be planned. See Section 4.6, Landscape and Streetscape for additional details.*

Blocks 2 and 5 responses: All service and utility locations are placed away from primary public areas and are successfully concealed from public view with the use of walls, landscaping, and grading. All walls used to screen service areas utilize materials that are complimentary to the façade of each building.

Block 8 response: See items 8 and 16

Except from Design Guidelines: *B. Loading docks and service areas will be located away from any public street and in areas of low visibility such as the rear of buildings. Consider incorporating service and loading areas within the building or structured parking areas.*

Blocks 2 and 5 responses: Buildings B and D have loading docks within each respective building. Building B's loading is concealed from McCaslin through the use of a screen wall and landscaping. Building D's loading area is partially visible from Marshall Road, but due to grading it is significantly lower than the street level which conceals it from public view.

Block 8 response: See items 8 and 16

Except from Design Guidelines: *C. Loading and service areas will be combined between multiple sites when feasible and screen from public view with fencing, walls and/or landscaping as appropriate.*

Blocks 2 and 5 responses: Building B and D have their own loading areas that are concealed from public view.

Block 8 response: See items 8 and 16

Except from Design Guidelines: *D. Service entrances will be clearly identified with signs.*

Blocks 2 and 5 responses: Service entrances will be clearly identified with signs. Signage design TBD.

Block 8 response: The service entries will be clearly identified with signage as required by this code.

Except from Design Guidelines: *E. Trash/Recycle/Compactor Storage Areas*

i. Trash dumpsters and compactors will be located near building service entrances, easily accessible by trucks and away from predominantly public areas.

Blocks 2 and 5 responses: Trash and recycling servicing areas are placed away from main building entrances, near service areas where trucks have service access.

Block 8 response: See items 8 and 16

ii. Concrete pad, minimally 8 feet wide, will be provided for truck access to dumpster locations.

Blocks 2 and 5 responses: Pads are provided in appropriate locations.

Block 8 response: See items 8 and 16

iii. Cluster trash dumpsters in areas to be shared by multiple buildings and users where feasible.

Blocks 2 and 5 responses: No shared trash areas are proposed for this project to allow for maximum tenant flexibility.

Block 8 response: See items 8 and 16

iv. All trash and recycling dumpsters, recycling containers and trash compactors will be enclosed with walls that complement the building facade.

Blocks 2 and 5 responses: Buildings B, C, and D have enclosed trash rooms. The enclosure will complement the façade.

Block 8 response: See items 8 and 16

v. Trash enclosures should be solid on all sides to a minimum height of 1' above any containers to be held within the enclosure. Gates should be solid and built to withstand heavy use. When possible, integrate into the building form.

Blocks 2 and 5 responses: Where exterior enclosures are provided for trash and recycling services, enclosures are a minimum 5'-6" tall providing 1'-0" + of screening above bin height.

Block 8 response: See items 8 and 16

Following is a sheet narrative of the FDP 11 and FDP 12 drawing set:

- *CS1.0 - Cover Sheet*
  This sheet includes the legal description, benchmark, basis of bearing, contact list, signature blocks, vicinity map, and sheet list table.

- *CS 1.0 Site Data Tables*
  This sheet includes the site data tables. The tables are organized by each Block and state the PD land use; Building, landscape, and hardscape coverage; and setbacks. This sheet also includes a summary of the required and provided parking for the project.

- *C1.1 – Context Plan*
  This sheet shows the contextual site plan including neighboring properties, site extents, pedestrian, ADA and multimodal paths, bike access routes, vehicular access points, and dedicated right of way.

- *C2.0-C2.1 – Site Plans*
  These sheets show the partial site plans in larger scale and detail, splitting the site plan out two partial plans at 1" =30' scale. At this larger scale, additional dimensional information and text callouts are added to further detail the proposal.

- *C3.0-C3.1 – Drainage Plans*

  These sheets show overall drainage basins for the blocks, spot elevations, basin design points and contours.

- *C4.0-C4.1– Utility Plans*
  These sheets show the existing and proposed utilities in and around the development blocks.

- *C5.0 – Truck Access Plan*

  This sheet shows the overall circulation of service vehicles through each development block.

- *C5.1 – Fire Access Plan*
  This sheet shows the overall circulation of the Rocky Mountain Fire design vehicle through the site, as well as the location of existing and proposed fire hydrants.

- *C6.0 – Overall Signage Plan*
  This sheet shows the placement of traffic control signs, such as stop signs, no parking signs etc.

- *A1.0- A1.4 – Exterior Building Elevations*
  These sheets show the elevations of Buildings A, B, C, and D, including height and material types.

- *A2.0, A2.1– Material Boards*
  This sheet includes representative images of the materials planned for the building facades.

- *A3.0-3.5 – Perspectives*
  These sheets include renderings from different vantage points around the development.

- *A4.0, A4.1– Height Limit Compliance Diagrams*
  This sheet illustrates proposed building heights and compliance with zoning limits.

- *E.01 - E.03 – Lighting Photometrics*
  These sheets include lighting photometrics for Blocks 2 & 5, Block 8, and street lighting between Blocks 2 & 5. The intent is to show that the calculations meet code.

- *E.04 – Lighting Fixture Schedule*
  This sheet includes the fixture schedule for luminaires being used in Blocks 2 & 5, Block 8, and street lighting between Blocks 2 & 5.

- *E.05 - E.09 – Lighting Cutsheets*
  These sheets include lighting cutsheets for luminaires being used in Blocks 2 & 5, Block 8, and street lighting between Blocks 2 & 5.

- *L0.1 – Landscape General Notes + Project Aerial*
  This sheet includes general construction notes, grading notes, layout notes, planting notes, abbreviations, contact list, signature blocks, project aerial location map, and sheet list table.

- *L0.3 – Overall Landscape Site Plan*
  This sheet shows the overall landscape site plan for blocks 2, 5, and 8 and their surrounding context including neighboring properties, site extents, pedestrian, ADA and multimodal paths.

- *L1.0 – Landscape Materials Schedule*
  This sheet shows an overall landscape site materials schedule which includes paving, walls, metals, etc... and their associated details, manufactures, colors, finishes, and other relevant plan information.

- *L1.1 – Overall Landscape Materials Plan – Block 2 + 5*
  This sheet shows the overall landscape materials plan for blocks 2 and 5, and sheet enlargement plan locations.

- *L1.1.1 – Landscape Materials Plan Enlargement*

These sheets show the landscape enlargement materials plans for blocks 2 and 5 in larger scale and detail, splitting the site plan out into four partial plans at 1" =20' scale. At this larger scale, additional material information and text callouts are added to further detail the proposal.

- *L1.1.2 – Landscape Materials Plan Enlargement*
  These sheets show the landscape enlargement materials plans for blocks 2 and 5 in larger scale and detail, splitting the site plan out into four partial plans at 1" =20' scale. At this larger scale, additional material information and text callouts are added to further detail the proposal.

- *L1.1.3 – Landscape Materials Plan Enlargement*
  These sheets show the landscape enlargement materials plans for blocks 2 and 5 in larger scale and detail, splitting the site plan out into four partial plans at 1" =20' scale. At this larger scale, additional material information and text callouts are added to further detail the proposal.

- *L1.1.4 – Landscape Materials Plan Enlargement*
  These sheets show the landscape enlargement materials plans for blocks 2 and 5 in larger scale and detail, splitting the site plan out into four partial plans at 1" =20' scale. At this larger scale, additional material information and text callouts are added to further detail the proposal.

- *L1.2 – Overall Landscape Materials Plan – Block 8*
  This sheet shows the overall landscape materials plan for block 8, and sheet enlargement plan locations.

- *L1.2.1 – Landscape Materials Plan Enlargement*
  These sheets show the landscape enlargement materials plans for block 8 in larger scale and detail, splitting the site plan out into two partial plans at 1" =20' scale. At this larger scale, additional material information and text callouts are added to further detail the proposal.

- *L1.2.2 – Landscape Materials Plan Enlargement*
  These sheets show the landscape enlargement materials plans for block 8 in larger scale and detail, splitting the site plan out into two partial plans at 1" =20' scale. At this larger scale, additional material information and text callouts are added to further detail the proposal.

- *L2.1 – Overall Landscape Layout Plans – Block 2 + 5*
  This sheet shows the overall landscape layout plan for blocks 2 and 5, and sheet enlargement plan locations.

- *L2.1.1 – Landscape Layout Plan Enlargement*
  These sheets show the landscape enlargement layout plans for blocks 2 and 5 in larger scale and detail, splitting the site plan out into four partial plans at 1" =20' scale. At this larger scale, additional layout, dimensioning information, and text callouts are added to further detail the proposal.

- *L2.1.2 – Landscape Layout Plan Enlargement*
  These sheets show the landscape enlargement layout plans for blocks 2 and 5 in larger scale and detail, splitting the site plan out into four partial plans at 1" =20' scale. At this larger scale, additional layout, dimensioning information, and text callouts are added to further detail the proposal.

- *L2.1.3 – Landscape Layout Plan Enlargement*

These sheets show the landscape enlargement layout plans for blocks 2 and 5 in larger scale and detail, splitting the site plan out into four partial plans at 1" =20' scale. At this larger scale, additional layout, dimensioning information, and text callouts are added to further detail the proposal.

- *L2.1.4 – Landscape Layout Plan Enlargement*
  These sheets show the landscape enlargement layout plans for blocks 2 and 5 in larger scale and detail, splitting the site plan out into four partial plans at 1" =20' scale. At this larger scale, additional layout, dimensioning information, and text callouts are added to further detail the proposal.

- *L2.2 – Overall Landscape Layout Plan – Block 8*
  This sheet shows the overall landscape layout plan for block 8, and sheet enlargement plan locations.

- *L2.2.1 – Landscape Layout Plan Enlargement*
  These sheets show the landscape enlargement layout plans for block 8 in larger scale and detail, splitting the site plan out into four partial plans at 1" =20' scale. At this larger scale, additional layout, dimensioning information, and text callouts are added to further detail the proposal.

- *L2.2.2 – Landscape Layout Plan Enlargement*
  These sheets show the landscape enlargement layout plans for block 8 in larger scale and detail, splitting the site plan out into four partial plans at 1" =20' scale. At this larger scale, additional layout, dimensioning information, and text callouts are added to further detail the proposal.

- *L3.0 – Landscape Site Details*
  These sheets show the landscape site details related to the materials schedule proposed for blocks 2, 5, and 8.

- *L3.1 – Landscape Site Details*
  These sheets show the landscape site details related to the materials schedule proposed for blocks 2, 5, and 8.

- *L3.2 – Landscape Site Details*
  These sheets show the landscape site details related to the materials schedule proposed for blocks 2, 5, and 8.

- *L3.3 – Landscape Site Details*
  These sheets show the landscape site details related to the materials schedule proposed for blocks 2, 5, and 8.

- *L3.4 – Landscape Site Details*
  These sheets show the landscape site details related to the materials schedule proposed for blocks 2, 5, and 8.

- *L4.01 – Landscape Planting Schedule + Notes*
  These sheets show the preliminary proposed landscape planting schedules and notes with quantities, sizes, and species for blocks 2, 5, and 8.

- *L4.02 – Landscape Planting Schedule + Notes*

These sheets show the preliminary proposed landscape planting schedules and notes with quantities, sizes, and species for blocks 2, 5, and 8.

- *L4.1 – Overall Landscape Planting Plan – Blocks 2 +5*
  These sheets show the preliminary proposed landscape planting key, quantities, and locations for all plant materials in blocks 2 and 5.

- *L4.2 – Overall Landscape Planting Plan – Block 8*
  These sheets show the preliminary proposed landscape planting key, quantities, and locations for all plant materials in block 8.

- *L5.0 – Planting Details*
  These sheets show the landscape planting details related to the planting plan proposed for blocks 2, 5, and 8.

- *L5.1 – Planting Details*
  These sheets show the landscape planting details related to the planting plan proposed for blocks 2, 5, and 8.

- *IR0.1-IR1.2*
  These sheets show the irrigation schedule, notes and general irrigation plans for the Blocks.

SUBDIVISION PLAT

This application is accompanied by a Minor Subdivision Plat of Blocks 2, 5, and 8. The purpose of this plat is to vacate or create various easements within the subject blocks. There are no new blocks, lots or parcels created as part of this application.

NARRATIVE RATIONALE / DESCRIPTION OF THE PROPOSAL

Scope of the Project

This **Preliminary and Final Subdivision Plat of Superior Town Center Filing 1B Replat No. 7** is a replat of Lot 1, Block 2, Lot 1, Block 5, and Lot 1 Block 8, as currently platted by Superior Town Center Filing 1B Replat No. 6.

Items include in this Replat include:

a. Vacate a slope easement in Block 2. This slope easement was established for the original construction of McCaslin Boulevard in the 1990's. The site has been filled and there is no roadway embankment present. This is a cleanup item that should have been accomplished during the original STC plat.
b. Create utility easements to accommodate the proposed layout of public utilities to feed the buildings proposed on the accompanying FDP 11 and 12.
c. Create utility easements to accommodate Xcel gas and electric services to feed the buildings proposed on the accompanying FDP 11 and 12.
d. Create a signage easement on the northwest corner of Block 8 to encompass the existing Downtown Superior monument signage.

e. Create a utility and sidewalk easement at the northwest corner of Block 2 to encompass the existing sidewalk connecting McCaslin Boulevard to Park 1, and existing Xcel underground infrastructure between McCaslin Boulevard and Gateway Drive. These improvements were constructed as part of previously approved plans, under the anticipation that an easement would be created via the previously approved, and subsequently withdrawn Plat for these blocks.

Easement Vacation Request

f. Vacate a slope easement in Block 2. This slope easement was established to accommodate the elevated roadway embankment at the south side of the Coal Creek bridge, when McCaslin Boulevard was widened in the 1990's. Block 2 was filled up to the elevation of McCaslin Boulevard in 2015, as part of previous FDP's. Placement of the fill eliminated the need for a slope easement. This is a cleanup item that should have been accomplished during the original STC plat.

Sheet by Sheet Narrative:

Sheet 1 includes:

- Signature blocks for the current landowner (RC Superior), and the Town of Superior (beneficiary to certain easements, ROW dedication, and easement vacation).
- Owners Estoppel Certificates
- Board, of Trustees, Planning Commission, Town Clerk, Surveyor's, and County Clerk certificates
- Basis of Bearing and Lineal Unit Definition
- Vicinity Map
- Easement Vacation Statement
- Title Commitment note
- Ownership, Maintenance and Easements notes

Sheets 2 and 3 include:

- Linework depiction of various land areas and easements.
- Easement vacation (denoted by single hatched areas)
- Legend
- Line and curve tables

FINAL DEVELOPEMENT PLAN 1 - PHASE 12

SUPERIOR TOWN CENTER

SUPERIOR, COLORADO

GATEWAY DRIVE

SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6

LEGAL DESCRIPTION

BLOCKS 2, 5 AND 8, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6

BASIS OF BEARING: ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, T.1S., R.69W, AS BEARING NORTH 01°14'50" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 / 2011, A DISTANCE OF 1316.98 FEET WITH ALL OTHER BEARING CONTAINED HEREIN RELATIVE THERETO.

BENCHMARK: UDFCD DISK ON SOUTHEAST CORNER OF MCCASLIN BRIDGE OVER COAL CREEK, ELEVATION 5489.55 NAVD88 DATUM.

CERTIFICATE OF OWNERSHIP:

RC SUPERIOR, LLC, a Delaware limited liability company
By: Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, its sole Member
By: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member
By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner
By: Avanti Management Corporation, a Florida corporation, its sole General Partner

By: _____
Name: Marvin Shapiro
Its: President

STATE OF FLORIDA)
) ss.
COUNTY OF ORANGE)

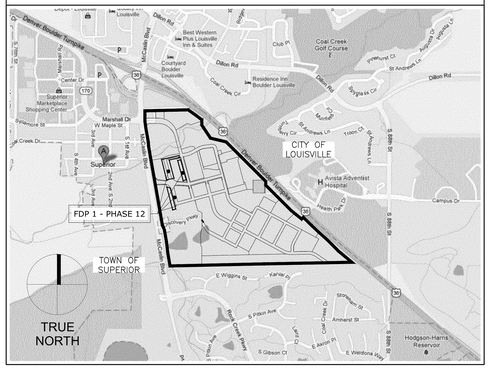
The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by Marvin Shapiro as President of Avanti Management Corporation, a Florida Corporation, sole general partner of Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, managing general partner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

WITNESS my hand and official seal.

(Notarial Seal) _____
Notary Public

My commission expires:_____

VICINITY MAP


FDP 1 - PHASE 12
CITY OF LOUISVILLE
TOWN OF SUPERIOR
TRUE NORTH
Dillon Rd
Coal Creek Dr
Marshall Dr
W Maple St
Superior
Center Dr
Superior Marketplace Shopping Center
McCaslin Blvd
Courtyard Boulder Louisville
Residence Inn Boulder Louisville
Coal Creek Golf Course
Avista Adventist Hospital
Campus Dr
S 88th St
S 96th St
E Willow Trail
E Wigeon Dr
E Vistabona Way
Hodgson-Harris Reservoir
Rock Creek Pkwy
Coal Creek Pkwy
Discovery Pkwy
Superior Rd
Via Appia
Via Mondo
Via Varra
Via Arezzo
Via Sorrento
Via Tivoli
Via Veneto
Via Verona
Via Vicenza
Via Vinci
Via Volterra
Via Zurita
Via Zurita Ct
Via Zurita Pl
Via Zurita Way
Via Zurita Wy
Via Zurita Wy Ct
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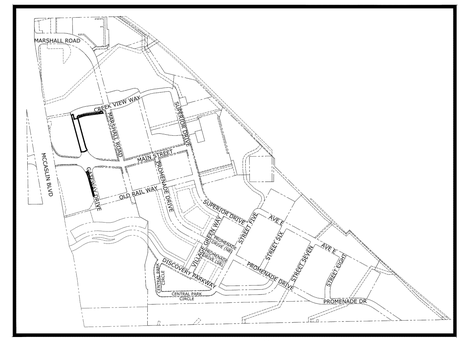

KEY MAP NORTH

CONTEXT SITE LEGEND:

- LIMITS OF FDP
- PROPERTY LINE
- ACCESSIBLE PEDESTRIAN ROUTE
- NON-ACCESSIBLE PEDESTRIAN ROUTE
- DESIGNATED BICYCLE ROUTE
- AREA OUTSIDE FDP LIMITS

NORTH

0 50 100

(IN FEET)

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SUITE 705 PMB 381
SAN DIEGO, CA 92130

DOWNTOWN SUPERIOR
FINAL DEVELOPEMENT PLAN 1 - PHASE 12

REVISIONS

NO.	DESCRIPTION	DATE
1	RESPONSE TO STAFF COMMENTS	9/29/23

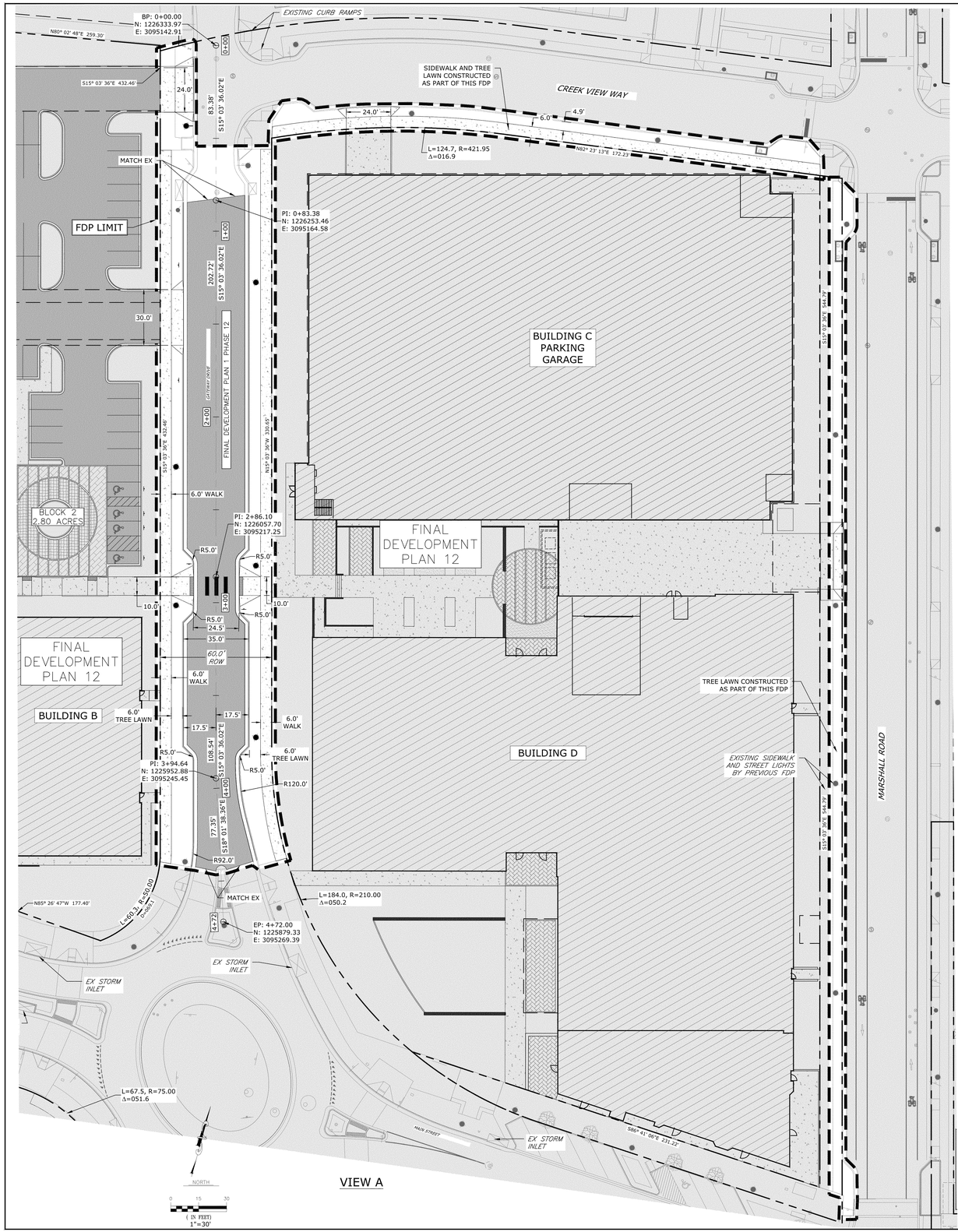
Vested Rights:
This Plan constitutes a Site Specific Development Plan as defined in Section 24-68-101, et, seq., C.R.S., and Chapter 16 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado.The term and other conditions of these vested rights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

DESIGNED BY: CH
DRAWN BY: CH
CHECKED BY: JB
DATE: 7/20/23
SCALE: AS NOTED
JOB NO.: 301.001.01
DWG NAME: PMB_STREETS_02_CONTEXT.dwg

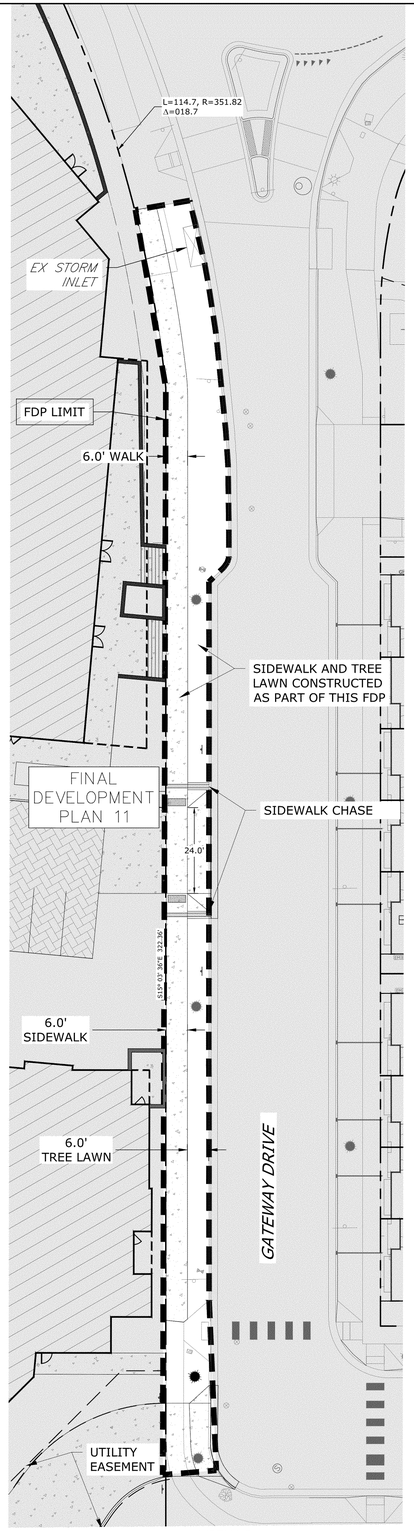
CONTEXT PLAN

SHEET: C1.0

J:\Pacific Medical Buildings - 337\337.001.01 Downtown Superior\Drawings\Sheets\STREETS\PMB_STREETS_02_CONTEXT.dwg



VIEW A



VIEW B



KEY MAP

NORTH

LEGEND:

THIS FDP / SEPARATE FDP

- PROPERTY LINE
- FDP LIMIT LINE (THIS PHASE)
- EASEMENT
- PAVEMENT
- CONCRETE
- AREA OUTSIDE FDP LIMITS
- BUILDING
- HARDSCAPE (SEE LANDSCAPE PLANS FOR SURFACE TYPE)
- INLET (SURFACE IMPROVEMENTS)
- STORM MANHOLE (SURFACE IMPROVEMENTS)
- SANITARY MANHOLE (SURFACE IMPROVEMENTS)
- VALVES (SURFACE IMPROVEMENTS)
- WATER METER
- HYDRANT
- SIGN
- LIGHT POLE
- PARKING COUNT
- TRUNCATED DOMES
- TRANSFORMER

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SUITE 705 PMB 381
SAN DIEGO, CA 92130

DOWNTOWN SUPERIOR
FINAL DEVELOPEMENT PLAN 1 - PHASE 12

REVISIONS

NO.	DESCRIPTION	DATE
1	RESPONSE TO STAFF COMMENTS	9/29/23

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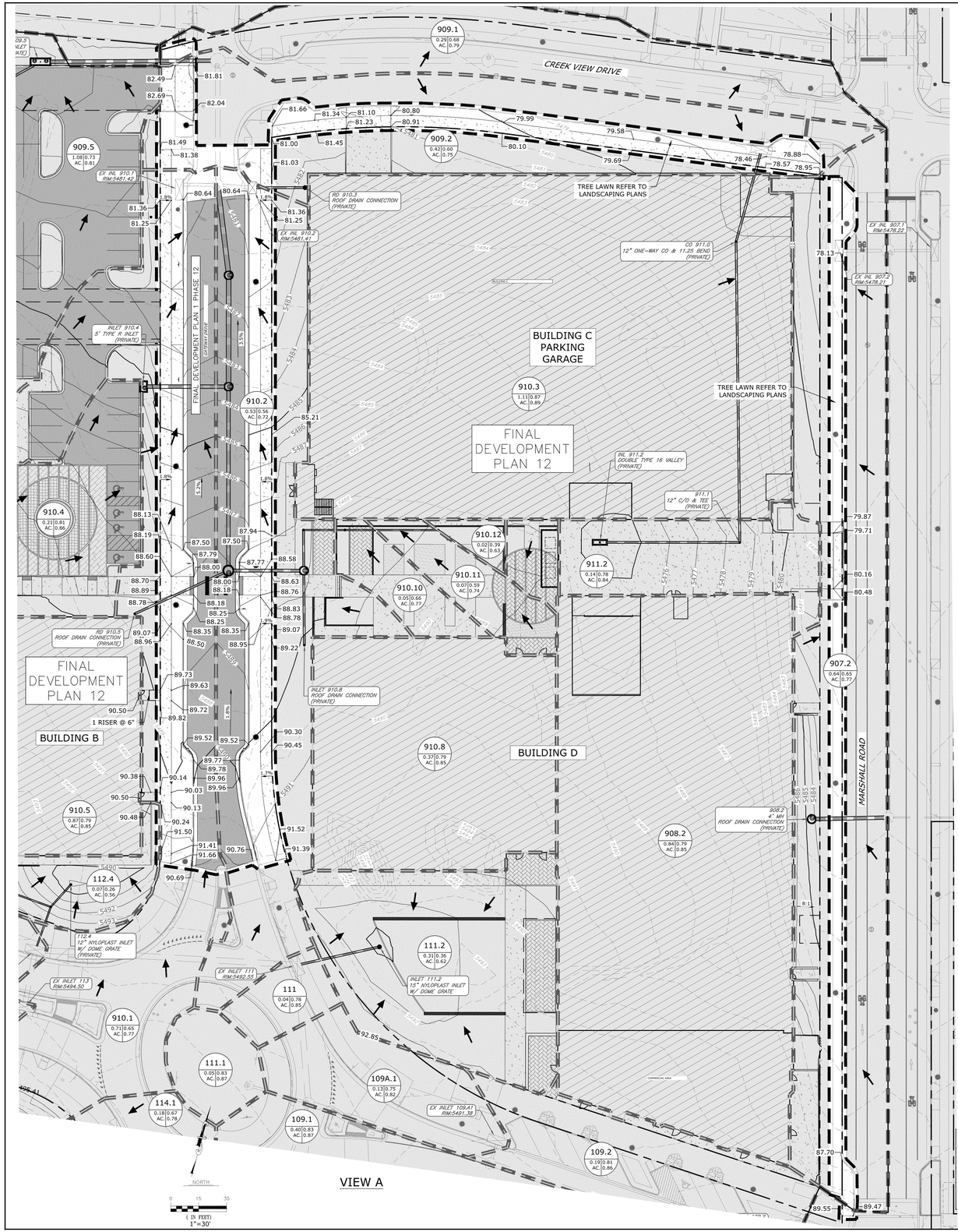
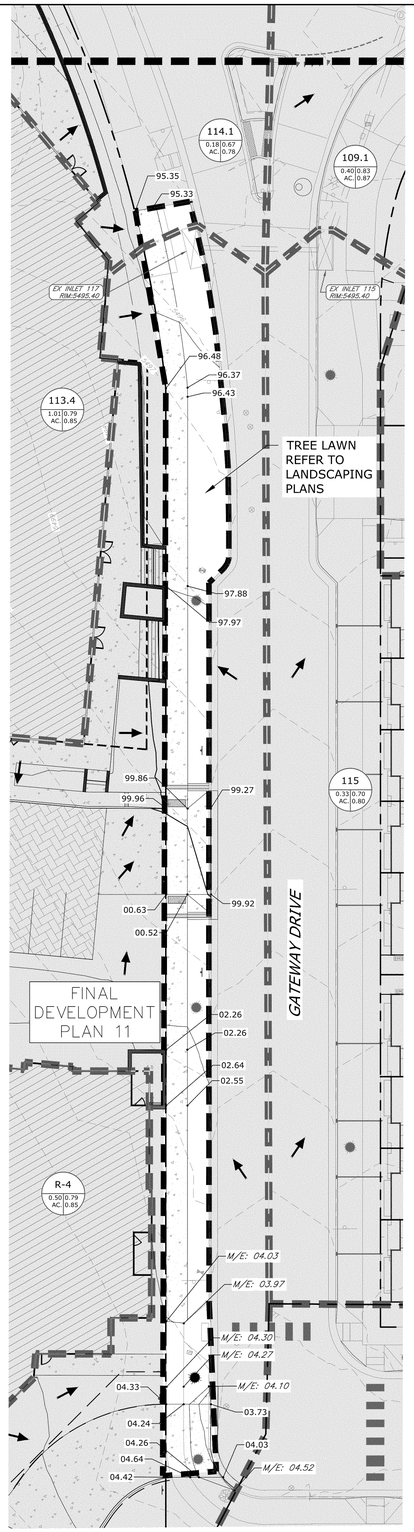
DESIGNED BY: CH
DRAWN BY: CH
CHECKED BY: JB
DATE: 7/20/23
SCALE: AS NOTED
JOB NO.: 301.001.01
DWG NAME: PMB_STREETS_03_OSP.dwg

SITE PLAN

SHEET:
C2.0

J:\Pacific Medical Buildings - 3373337.001\01 Downtown Superior\Drawings\Sheets\STREETS\PMB_STREETS_03_OSP.dwg







LEGEND:

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	FDP LIMIT LINE (THIS PHASE)	
	EASEMENT	
	ASPHALT PAVEMENT	
	CONCRETE	
	AREA OUTSIDE FDP LIMITS	
	HARDSCAPE (SEE LANDSCAPE PLANS)	
	STORM SEWER	
	INLET	
	STORM MANHOLE	
5740	CONTOUR - MAJOR	5740
5736	CONTOUR - MINOR	
	SWALE	
	FLOW ARROW	
	RETAINING WALL	
	DRAINAGE BASIN BOUNDARY	
INLET 305	DESIGN POINT	
A / XX XX / AC XX	BASIN IDENTIFICATION / 10-YR AND 100-YR RUNOFF COEFFICIENTS	A / XX XX / AC XX

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FINAL DEVELOPEMENT PLAN 1 - PHASE 12

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NO.	DESCRIPTION	DATE
1	RESPONSE TO STAFF COMMENTS	9/29/23

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DESIGNED BY: CH	DATE: 7/20/23
DRAWN BY: CH	SCALE:1"=30'
CHECKED BY: JB	
JOB NO.: 301.001.01	
DWG NAME:PMB_STREETS_06_OGP.dwg	

DRAINAGE PLAN

SHEET:
C3.0

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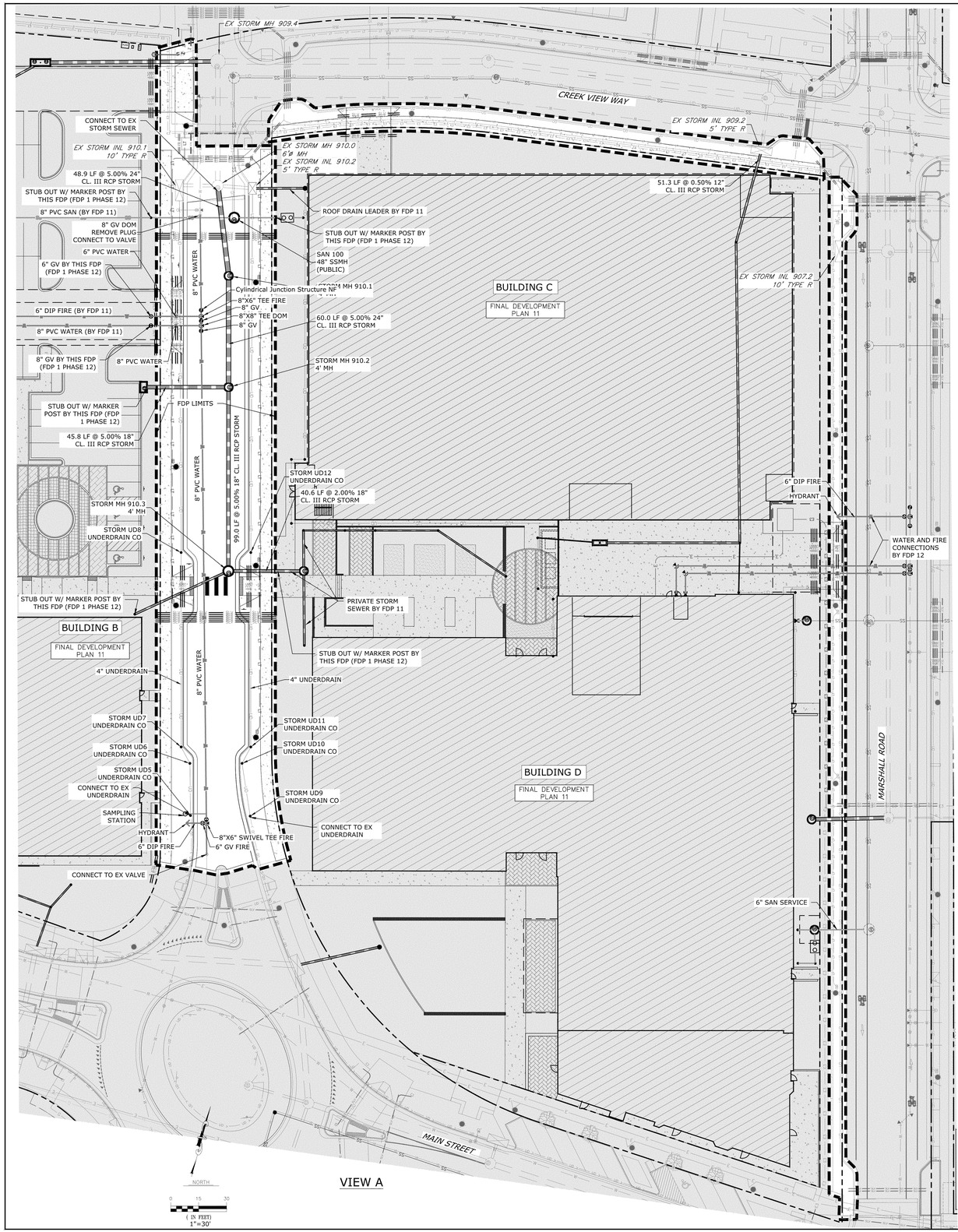

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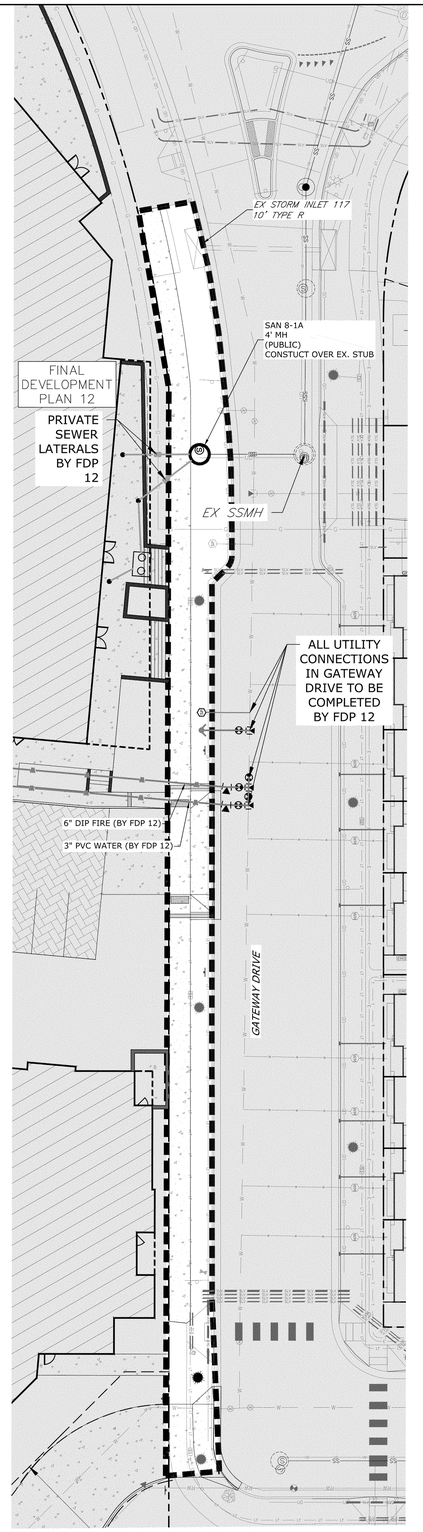

VIEW B



KEY MAP

NORTH

LEGEND:

THIS FDP		SEPARATE FDP
	PROPERTY LINE	
	FDP LIMIT LINE (THIS PHASE)	
	EASEMENT	
	AREA OUTSIDE FDP LIMITS	
	BUILDING	
	INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	VALVES	
	WATER METER	
	HYDRANT	
	LIGHT POLE	
	VIEW DELINEATOR	
	TRUNCATED DOMES	
	TREE	
	TRANSFORMER	
	UNDERDRAIN	
	UNDERDRAIN CLEAN OUT	
	GAS LINE	
	STORM SEWER	
	SANITARY	
	SANITARY SERVICE WITH PLUG	
	REUSE WATER	
	WATER LINE	
	WATER SERVICE WITH WATER METER	
	ELECTRIC LINE	
	3 PHASE ELECTRIC	
	TELE LINE	
	SLEEVES	
	LIGHTING	
	WATER BENDS	
	WATER PLUG	
	WATER TEE	
	WATER SERVICE METER	
	GREASE TRAP / SAND OIL INTERCEPTOR	

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

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DRAWN BY: CH	SCALE: AS NOTED
CHECKED BY: JB	
JOB NO.: 301.001.01	
DWG NAME: PMB_STREETS_07_OUP.dwg	

UTILITY PLAN

SHEET:
C4.0

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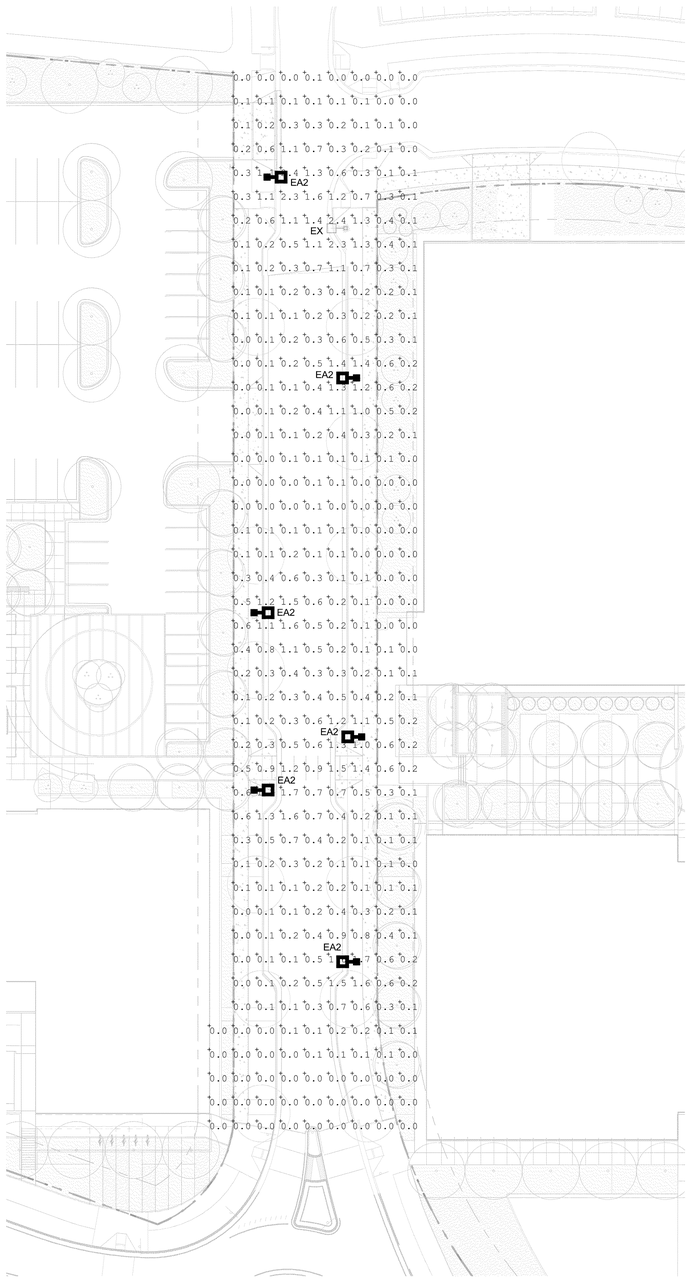


Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.33	2.4	0.0	N.A.	N.A.

COAL CREEK FDP LUMINAIRE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	SOURCE	WATTS	VOLT	DIMMING	HOURS OF OPERATION	MOUNTING	MOUNTING HEIGHT	LLF	CUTOFF	NOTES	FINISH
EA2	LANDSCAPE FORMS	AP-206L3-100F-30K-UV1-P2-TW1-XX/AP-16-P2-4-CVR-NA-XX-AP4HT-AP4C	6 CREE XHP50 LEDs 3000K, 80+ CRI	50	UNV	0-10V	CONTROLLED BY CITY	POLE	16'	0.9	B1-U0-G1 TYPE III VERY SHORT	NO CENTER ELEMENT STREET LIGHTS	MATTE BLACK

GENERAL LUMINAIRE SCHEDULE NOTES:

1. ALL LED FIXTURES SHALL BE CAPABLE OF BEING TURNED FULLY OFF. 0.1% TO 10% LIGHT OUTPUT IN "OFF" STATE IS NOT ACCEPTABLE.
2. LISTED LUMENS ARE NOMINAL. LUMINAIRE SHALL PROVIDE DELIVERED LUMENS OF +/- INDICATED LUMEN PACKAGE, UNLESS NOTED OTHERWISE.

EA2

Ashbery Area Light

landscape

Product Data Sheet



Ashbery is a trio of lights that brings together advanced LED technology and optics with an homage to traditional-style lights that have a special place in the American lexicon. The area light is offered in 12', 14', and 16' heights and is ideal for campuses, parks and plazas, helping to create public spaces that are usable 24 hours a day. Options include single luminaires or a double-mount option for dual luminaires, one on either side of the pole. Patent-pending glare control requires less eye adaptation, enabling lower light levels and lower energy use with excellent visual acuity, while tenon-mounted luminaires can be retrofitted in the field. Cast aluminum parts in a full color palette are finished with Landscape Forms proprietary Pangard II® 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 C136.41 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. Strips prewired.

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

Area Type 5
Type 5 Distribution
Lamp: 12 Cree XHP50 LEDs
CCT: 3000K, 3500K, 4000K
Drive Current: 1000mA
Optic: Cardo Optics
Lens: Diffused Acrylite®
Power Supply: 100V-277V
LED Driver: 96w
Dimmable: 0-10V
BUG Rating: B2 U0 G1
IP Rating: IP66 for LED Cartridge

Ashbery Area Type 3



Ashbery Area Type 5



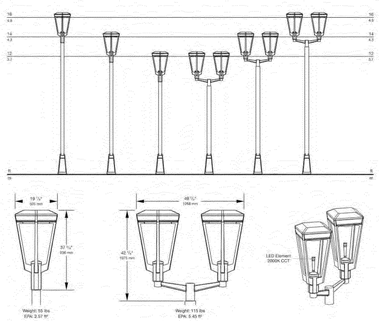
EA2

Ashbery Area Light

landscape

Product Data Sheet





EA2

Ashbery Area Light

landscape

Product Data Sheet



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) 312L5 (12 LED Type 5)	100F (1000 mA)	40K (4000K) 35K (3500K) 30K (3000K)	UV1 (100-277VAC)	20K (2000K)	P2 (Single Tenon) CC1 (Arm Mount)	NTW (No Twist Lock) TW1 (Twist Lock)

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

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

To Order Ashbery Area Aluminum Pole

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

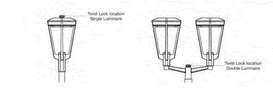
Single Luminaire

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

Double Luminaire

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

EXAMPLE: SP - 14 - 175 - 4 - CVR – Powdercoat Color



1 STREET LIGHTING PHOTOMETRICS

SCALE: 1" = 30'-0"

Perkins&Will

1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

MEP
AFFILIATED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
HOLLY LATTIN, P.E.
720-580-8516

LANDSCAPE ARCHITECT
DIG STUDIO
1521 15TH STREET
DENVER , CO 80202
BILL VITEK, PLA, FASLA
720-328-1986

PROJECT

SUPERIOR TOWN CENTER
FINAL DEVELOPMENT
PLAN 11 & 12

SUPERIOR COLORADO
LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL
BUILDINGS

3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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.

ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO STAFF COMMENTS	09/29/23
1	FINAL DEVELOPMENT PLAN	07/20/23

Job Number 162146.000

TITLE

STREET LIGHTING PHOTOMETRICS

SHEET NUMBER

E.00

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9/29/2023 10:11:18 AM Autodesk Docs://PMB Superior Colorado Life Sciences/MEP Model - Bldg B.rvt

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH PLANS APPROVED BY PROJECT SITE'S MUNICIPAL JURISDICTION, THE TOWN OF SUPERIOR.
2. BASE INFORMATION PROVIDED BY ENGINEER AND SHOWN AS INFORMATION ONLY. REFER TO SURVEY, PLAT, ROADWAY AND UTILITY DRAWINGS, AND OTHER AVAILABLE DOCUMENTS FOR PROPERTY LIMITS, UTILITY DRAWINGS, EXISTING CONDITIONS, AND HORIZONTAL AND VERTICAL CONTROL.
3. THE LIMITS OF WORK LINE IS SHOWN ON PLAN AS REFERENCE ONLY AND OCCURS AT BACK OF CURB, EDGE OF ROAD, FACE OF BUILDING, RIGHT OF WAY, OR SITE PROPERTY LINE UNLESS OTHERWISE DESIGNATED.
4. VERIFY EXISTING SITE CONDITIONS INCLUDING, WALLS, VEGETATION, FENCES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, AND OTHER OBSTRUCTIONS THAT MAY AFFECT THE PROGRESS OF WORK.
5. LOCATE UTILITIES AND MAINTAIN THEIR LOCATION DURING ALL PHASES OF WORK. DO NOT DAMAGE UTILITY LINES/STRUCTURES. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BEFORE STARTING ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACT. RESTORATION OF UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. THOROUGHLY REVIEW THE SITE CONDITIONS, DRAWINGS, AND TECHNICAL SPECIFICATIONS PRIOR TO CONSTRUCTION. COMPLETE THE WORK OF THIS PROJECT IN ACCORDANCE WITH APPROVED DRAWINGS.
7. ANYTHING MENTIONED IN THE TECHNICAL SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE TECHNICAL SPECIFICATIONS SHALL BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH.
8. CONSTRUCTION INSTALLATION, MATERIALS, TESTING AND INSPECTION SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.
9. TAKE NECESSARY STEPS TO PROTECT AND MAINTAIN ALL FINISHED WORK FOR THE DURATION OF THE CONTRACT UNTIL FINAL ACCEPTANCE. ANY DAMAGE BROUGHT TO PLANT MATERIAL DUE TO CONTRACTOR NEGLECT SHALL BE REPAIRED OR REPLACED AT CONTRACTOR EXPENSE.
10. THESE DRAWINGS DO NOT SPECIFY SAFETY MATERIALS, EQUIPMENT, METHODS OR SEQUENCING TO PROTECT PERSONS AND PROPERTY. DIRECT AND IMPLEMENT SAFETY OPERATIONS AND PROCEDURES TO PROTECT THE OWNER, OTHER CONTRACTORS, THE PUBLIC, AND OTHER FOR THE DURATION OF THE CONTRACT.
11. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
12. OBTAIN NECESSARY PERMITS FROM ALL JURISDICTIONS AS REQUIRED TO CONSTRUCT THE WORK OF THIS PROJECT.
13. THE WORK OF THIS CONTRACT WILL NOT BE CONSIDERED COMPLETE UNTIL ALL AREAS HAVE BEEN CLEANED OF ALL DIRT AND DEBRIS AND ALL DAMAGED ITEMS ARE REPAIRED.

GRADING NOTES

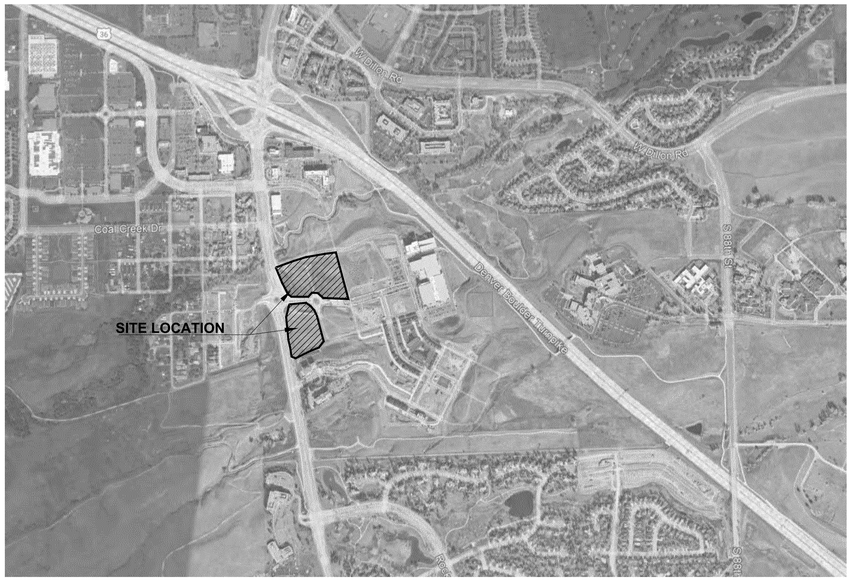
1. EMPLOY A LICENSED SURVEYOR TO ESTABLISH ALL GRADE AND WORK LINES. HAVE OWNERS REPRESENTATIVE FIELD REVIEW AND APPROVE GRADE STAKES PRIOR TO FINAL GRADING.
2. ALL PROPOSED GRADES SHALL MEET AND BLEND WITH EXISTING GRADES AT PROJECT LIMITS AND AT CURBS SIDEWALKS AND ROADWAYS. EXISTING ELEVATIONS INDICATED ON PLANS SHALL BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
3. EROSION CONTROL- SEE CIVIL ENGINEERING DRAWINGS FOR CONTRACTOR RESPONSIBILITIES, MEANS, AND METHODS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR 'ROUNDING OFF' ALL SHARP RIDGES EXISTING ON SITE WHETHER OR NOT SUCH CONDITIONS ARE INDICATED ON PLANS. ROUND TOPS AND TOES OF SLOPE TO PROVIDE SMOOTH TRANSITION TO EXISTING GRADE. BERMS AND LANDFORMS WILL BE SMOOTH AND ROUNDED VERTICAL CURVES WITH NO SHARP TRANSITION IN GRADE, UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION WHEN IT BECOMES EVIDENT THAT UNFORSEEN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR DECISION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
6. ALL LANDSCAPE GRADES ARE BASED UPON ELEVATIONS SHOWN ON THE CIVIL ENGINEER DRAWINGS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL GRADING OPERATIONS.
8. MAINTAIN POSITIVE DRAINAGE, UNLESS SPECIFICALLY DESIGNED FOR PONDING, AT ALL TIMES. MINIMUM 2% SLOPE IN LANDSCAPED AREAS. REFER TO CIVIL ENGINEER'S DRAWINGS FOR DRAINAGE STRUCTURE LOCATIONS AND DETAILS.
9. ALL WALKS SHALL HAVE A MINIMUM 1.25% CROSS SLOPE TO ENSURE POSITIVE DRAINAGE OFF OF TRAVELED SURFACE. MAXIMUM CROSS SLOPE ON WALKWAYS ARE DESIGNED AND DRAWN AT A MAXIMUM 1.8% SLOPE IN ORDER TO ENSURE THE FINISHED CROSS SLOPE IS LESS THAN 2% PER ADA GUIDELINES. NO CROSS SLOPES ON PAVED SURFACES ARE TO BE GREATER THAN 2%.
10. HOLD FINISH GRADES OF SHRUB AND GROUND COVER AREAS 1" BELOW THE TOP OF ADJACENT PAVEMENTS OR CURBS, UNLESS OTHERWISE NOTED.
11. MAXIMUM SLOPES ON WALKS SHALL NOT EXCEED 4.8% IN THE DIRECTION OF TRAVEL, WITHOUT A HANDRAIL.
12. SUBSURFACE DRAINAGE LINES SHALL BE PLACED WITH A MINIMUM OF 12" COVER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING INVERT ELEVATIONS AT ALL DRAINS AND PIPE DEPTHS TO ENSURE POSITIVE DRAINAGE AT THE SLOPE INDICATED TO THE OUTLET SHOWN ON THE PLANS.
13. MAXIMUM SLOPE IN LANDSCAPE PLANTING AREAS IS 3:1. MAX SLOPE IN TURF/SOD AREAS IS 4:1.
14. NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCY BETWEEN EXISTING GRADE AND THOSE SHOWN ON PLANS AFTER CONTRACTOR HAS ACCEPTED EXISTING GRADES AND MOVED ONTO SITE
15. CONTRACTOR TO ENSURE SMOOTH, CONTINUOUS TRANSITIONS BETWEEN SLOPES UNLESS OTHERWISE NOTED.

LAYOUT NOTES

1. VERIFY EXISTING SITE INFORMATION INCLUDING, BUT NOT LIMITED TO STREET GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS TAKEN FROM THE CIVIL ENGINEER'S DRAWINGS.THIS INFORMATION IS USED AS REFERENCE ONLY.
2. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.
3. TAKE ALL DIMENSIONS FROM BACK OF CURB, FACE OF WALL OR BUILDING, AND CENTERLINE OF TREES UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS CALLED OUT AS 'EQUAL' (EQ) ARE EQUIDISTANT MEASUREMENTS.
5. WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS. DO NOT SCALE DRAWINGS, IF THERE IS A QUESTION REGARDING DIMENSIONS, CONTACT DIG STUDIO FOR VERIFICATION.
6. ALL ANGLES TO MATCH THOSE NOTED ON DRAWING AND ALL LINES OF PAVING TO BE PARALLEL UNLESS OTHERWISE NOTED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON DRAWINGS. DETACHED WALKS TO BE CONSTRUCTED PARALLEL TO CURB AND GUTTER UNLESS OTHERWISE NOTED
7. REFERENCE TO NORTH REFERS TO TRUE NORTH. REFERENCE TO SCALE IS FOR FULL SIZED DRAWINGS ONLY. DO NOT SCALE FROM DRAWINGS.
8. CONCRETE SLABS OR FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS, FOUNDATIONS AND FOOTINGS WHERE SHOWN ON THE PLAN.
9. PROVIDE EXPANSION JOINTS IN CONCRETE PAVING, CURBS, AND WALLS, A MAXIMUM DISTANCE OF 30 FEET APART AND AT ALL INTERSECTIONS. PROVIDE EXPANSION JOINTS WHERE NEW CURBS, WALLS, AND ANY NEW CONCRETE ABUTS EXISTING CONCRETE PAVING, BUILDINGS, CURBS, AND WALLS UNLESS OTHERWISE NOTED.
10. PROVIDE CONTROL JOINTS EVENLY SPACED BETWEEN EXPANSION JOINTS AS SHOWN ON DRAWINGS, EXCEPT WHERE SPECIAL SCORE JOINT PATTERN IS SPECIFIED.
11. SLEEVES AND CONDUITS SHALL BE INSTALLED A MINIMUM OF 18 INCHES BELOW FINISHED GRADE AND SHALL EXTEND 12 INCHES BEYOND BACK OF CURBS, WALLS, AND PAVING.
12. ARCS AND CURVES TO BE SMOOTH AND CONTINUOUS. STAKE AND FIELD REVIEW WITH LANDSCAPE ARCHITECT WHEN NECESSARY AND PRIOR TO FORMING.
13. COORDINATE AND FIELD VERIFY ALL SLEEVING LOCATIONS FOR ALL UTILITY, ELECTRICAL, AND IRRIGATION PRIOR TO CONSTRUCTION.

PLANTING NOTES

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 TOWN 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. SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
13. 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.
14. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS.
15. 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.
16. 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.
17. THE LANDSCAPE CONTRACTOR SHALL ALLOW FOR THE ADDITION OF SPECIFIED QUANTITIES OF SOIL AMENDMENTS, CONDITIONERS AND MULCH IN SOIL PREPARATION AND FINISH GRADING.
18. IMPORTED SOIL SHALL BE USED TO SUPPLEMENT THE EXISTING SOIL AS NECESSARY TO MEET THE FINISH GRADE REQUIREMENTS AT PLANTING AREAS.
19. 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.
20. 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.
21. 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.
22. CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH THE LAYOUT, GRADING AND CIVIL ENGINEERING DOCUMENTS TO COORDINATE ACTUAL LOCATION OF TREES AND SHRUBS.
23. 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.
24. TAKE ALL DIMENSIONS FROM BACK OF CURB, CENTER LINE OF TREES, AND CENTERLINE OF LIGHT POLE BASES, UNLESS OTHERWISE NOTED.
25. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, CENTERLINE, OR BACK OF CURB.
26. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS. DO NOT SCALE DRAWINGS, IF THERE IS A QUESTION REGARDING DIMENSION, CONTACT LANDSCAPE ARCHITECT FOR VERIFICATION.
27. 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.
28. STREET TREES SHALL BE PLACED 5'-0" MIN FROM BURIED UTILITIES.
29. PER GEOTECH REPORT, ALL PLANTING TO BE LOCATED A MINIMUM OF 5'-0" OFF OF BUILDING FOUNDATION.
30. TURF AREAS SHALL RECEIVE SOIL AMENDMENT. AMENDMENT SHALL BE A MAXIMUM 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. TURF SOD MIX SHALL MATCH THE TOWN OF SUPERIOR TURF SOD SPECIFICATION.
31. ALL SHRUB, PERENNIAL AND GROUNDCOVER AREAS TO RECEIVE SOIL AMENDMENT. AMEND SOIL PER SOIL TESTING RESULTS AND RECOMMENDATIONS.
32. ALL SHRUB, PERENNIAL AND GROUNDCOVER AREAS TO RECEIVE 3" DEEP PEA GRAVEL MULCH APPLICATION, PER DETAILS/SPECIFICATIONS.



1 PROJECT AERIAL
NTS

SHEET LIST

LANDSCAPE GENERAL SHEETS

LANDSCAPE GENERAL NOTES + PROJECT AERIAL	L0.1

LANDSCAPE MATERIALS + LAYOUT SHEETS

LANDSCAPE MATERIALS SCHEDULE + NOTES	L1.0
LANDSCAPE MATERIALS + LAYOUT PLAN	L1.1

LANDSCAPE PLANTING SHEETS

LANDSCAPE PLANTING SCHEDULE + NOTES	L1.1
LANDSCAPE PLANTING PLAN	L2.1

LANDSCAPE PLANTING DETAILS

PLANTING DETAILS	L3.0
PLANTING DETAILS	L3.1

IRRIGATION GENERAL SHEETS

IRRIGATION NOTES + SCHEDULE	IR1.0

IRRIGATION PLAN SHEETS

IRRIGATION PLAN	IR1.1

ABBREVIATIONS

APPROX	APPROXIMATE	LOW	LIMIT OF WORK
ARCH	ARCHITECT	LP	LOW POINT
BC	BOTTOM OF CURB	MAX	MAXIMUM
BLDG	BUILDING	MIN	MINIMUM
BOC	BACK OF CURB	MISC	MISCELLANEOUS
BOS	BOTTOM OF SLOPES	PA	PLANTING AREA
BS	BOTTOM OF STEPS	PED	PESTRIAN
BW	BOTTOM OF WALL	PG	PROPOSED GRADE
CIP	CAST IN PLACE	PIP	POURED IN PLACE
CJ	CONTROL JOINT	PL	PROPERTY LINE
CL	CENTERLINE	PT	POINT OF TANGENCY
CONC	CONCRETE	PVMT	PAVEMENT
CONT	CONTINUOUS	QTY	QUANTITY
CP	CENTER POINT	R	RADIUS
DI	DRAIN INLET	RIM	RIM ELEVATION
DIA	DIAMETER	RE	REFER TO
DIM	DIMENSION	ROW	RIGHT OF WAY
EA	EACH	SF	SQUARE FEET
EG	EXISTING GRADE	SHT	SHEET
EJ	EXPANSION JOINT	SPECS	SPECIFICATIONS
EL	ELEVATION	STA	STATION
EQ	EQUAL	STD	STANDARD
EWF	ENGINEER WOOD FIBER	TC	TOP OF CURB
EXIST	EXISTING	TG	TOP OF GRATE
FOC	FACE OF CURB	TP	TANGENT POINT
FFE	FINISH FLOOR ELEVATION	TW	TOP OF WALL
FG	FINISH GRADE	TYP	TYPICAL
FL	FLOW LINE	VERT	VERTICAL
FOW	FACE OF WALL	VOL	VOLUME
FS	FINISH SURFACE		
GB	GRADE BREAK		
HP	HIGH POINT		
INV	INVERT OF PIPE		

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1521 15TH STREET
DENVER, CO 80202
720.328.1986
WWW.DIGSTUDIO.COM

DOWNTOWN Superior
3080 VALLEY CENTER DRIVE
SUITE 705 PMB 381
SAN DIEGO, CA 92130

DOWNTOWN SUPERIOR
FINAL DEVELOPEMENT PLAN 1 - PHASE 12

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: TM,WC DATE: 7/20/23
DRAWN BY: TM,WC SCALE:1"=30'
CHECKED BY: BV
JOB NO.: 301.001.01
DWG NAME:L001-GENERAL SHEETS.dwg

LANDSCAPE GENERAL NOTES + PROJECT AERIAL

SHEET:
L0.1

COLORADO 811

PLOT DATE: 9/27/2023 4:40:17 PM
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1/15/2004
L001-GENERAL SHEETS.dwg

REFERENCE NOTES SCHEDULE

	SYMBOL	1 - PAVING & SURFACING DESCRIPTION MOCK-UP	QTY	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	THICKNESS	SUBMITTAL	SHOP DRAWING
	1-01	CONCRETE TYPE ONE (PEDESTRIAN)	14,060 SF	NOT INCLUDED IN THIS SET	PER CONTRACTOR	N/A	LIGHT BROOM FINISH	NATURAL GRAY	4" THICK	X	X

SYMBOL	3 - METALS DESCRIPTION MOCK-UP	QTY	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	SIZE	SUBMITTAL	SHOP DRAWING
3-06	ALUMINIUM EDGING	6,534 LF	NOT INCLUDED IN THIS SET	PERMALOC	CLEANLINE XL	TBD	TBD	3/16" X 6"	X	

	SYMBOL	8 - PLANTING DESCRIPTION MOCK-UP	QTY	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	SIZE	SUBMITTAL	SHOP DRAWING
	8-01	ROCK MULCH	7,441 SF	NOT INCLUDED IN THIS SET	TBD	TBD	N/A	TBD	VARIES	X	

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DOWNTOWN Superior
3080 VALLEY CENTER DRIVE
SUITE 705 PMB 381
SAN DIEGO, CA 92130

DOWNTOWN SUPERIOR
FINAL DEVELOPEMENT PLAN 1 - PHASE 12

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: TM,WC DATE: 7/20/23
DRAWN BY: TM,WC SCALE:1"=30'
CHECKED BY: BV
JOB NO.: 301.001.01
DWG NAME: LM100-MATERIALS PLANS.dwg

LANDSCAPE MATERIALS SCHEDULE + NOTES

SHEET: **L1.0**

PLOT DATE: 9/28/2023 3:51:21 PM
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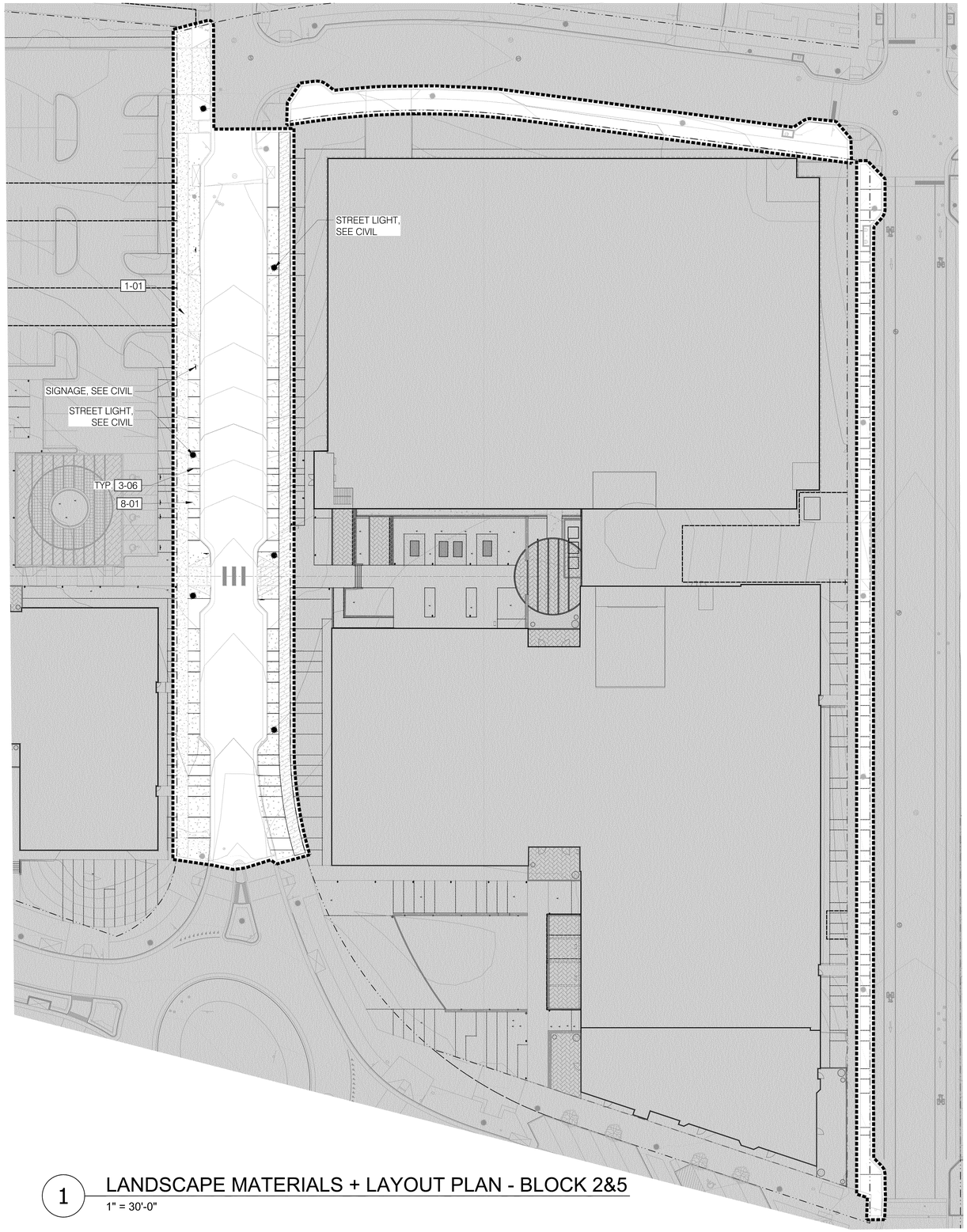
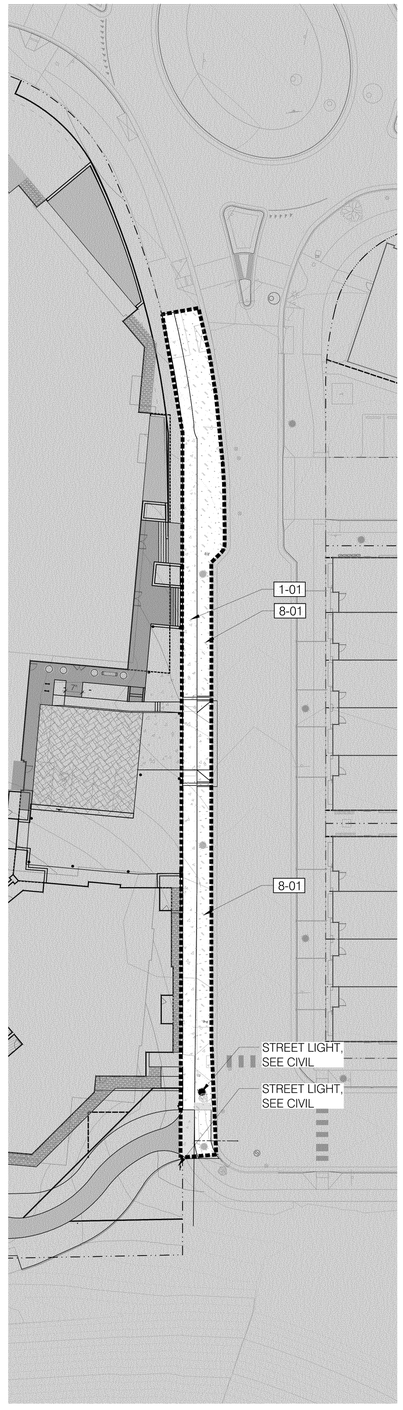


1 LANDSCAPE MATERIALS + LAYOUT PLAN - BLOCK 2&5

1" = 30'-0"



2 LANDSCAPE PLANTING PLAN - BLOCK 8

1" = 30'-0"

REFERENCE NOTES SCHEDULE

1 - PAVING & SURFACING

SYMBOL	DESCRIPTION	DETAIL
1-01	CONCRETE TYPE ONE (PEDESTRIAN)	NOT INCLUDED IN THIS SET

3 - METALS

SYMBOL	DESCRIPTION	DETAIL
3-06	ALUMINIUM EDGING	NOT INCLUDED IN THIS SET

8 - PLANTING

SYMBOL	DESCRIPTION	DETAIL
8-01	ROCK MULCH	NOT INCLUDED IN THIS SET

NORTH

0 15' 30' 60'

SCALE: 1" = 30'-0"

Dig Studio

1521 15TH STREET
DENVER, CO 80202
720.328.1986
WWW.DIGSTUDIO.COM

DOWNTOWN Superior

3080 VALLEY CENTER DRIVE
SUITE 705 PMB 381
SAN DIEGO, CA 92130

DOWNTOWN SUPERIOR
FINAL DEVELOPEMENT PLAN 1 - PHASE 12

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: TM,WC DATE: 7/20/23
DRAWN BY: TM,WC SCALE:1"=30'
CHECKED BY: BV
JOB NO.: 301.001.01
DWG NAME:LM100-MATERIALS PLANS.dwg

LANDSCAPE MATERIALS + LAYOUT PLAN

SHEET: **L1.1**

PLOT DATE: 9/28/2023 3:51:42 PM
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PLANTING + IRRIGATION NOTES

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 TOWN 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. SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
13. 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.
14. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS.
15. 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.
16. 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.
17. THE LANDSCAPE CONTRACTOR SHALL ALLOW FOR THE ADDITION OF SPECIFIED QUANTITIES OF SOIL AMENDMENTS, CONDITIONERS AND MULCH IN SOIL PREPARATION AND FINISH GRADING.
18. IMPORTED SOIL SHALL BE USED TO SUPPLEMENT THE EXISTING SOIL AS NECESSARY TO MEET THE FINISH GRADE REQUIREMENTS AT PLANTING AREAS.
19. 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.
20. 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.
21. 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.
22. CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH THE LAYOUT, GRADING AND CIVIL ENGINEERING DOCUMENTS TO COORDINATE ACTUAL LOCATION OF TREES AND SHRUBS.
23. 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.
24. TAKE ALL DIMENSIONS FROM BACK OF CURB, CENTER LINE OF TREES, AND CENTERLINE OF LIGHT POLE BASES, UNLESS OTHERWISE NOTED.
25. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, CENTERLINE, OR BACK OF CURB.
26. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS. DO NOT SCALE DRAWINGS, IF THERE IS A QUESTION REGARDING DIMENSION, CONTACT LANDSCAPE ARCHITECT FOR VERIFICATION.
27. 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.
28. ALL PLANT MATERIAL AND IRRIGATION LOCATED WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONNECTED TO THE ROW OF WAY SYSTEM AND MAINTAINED BY THE DISTRICT OR TOWN OF SUPERIOR.
29. STREET TREES SHALL BE PLACED 5'-0" MIN FROM BURIED UTILITIES.
30. PER GEOTECH REPORT, ALL PLANTING TO BE LOCATED A MINIMUM OF 5'-0" OFF OF BUILDING FOUNDATION.
31. TURF AREAS SHALL RECEIVE SOIL AMENDMENT. AMENDMENT SHALL BE A MAXIMUM 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. TURF SOD MIX SHALL MATCH THE TOWN OF SUPERIOR TURF SOD SPECIFICATION.
32. ALL SHRUB, PERENNIAL AND GROUNDCOVER AREAS TO RECEIVE SOIL AMENDMENT. AMEND SOIL PER SOIL TESTING RESULTS AND RECOMMENDATIONS.
33. ALL SHRUB, PERENNIAL AND GROUNDCOVER AREAS TO RECEIVE 3" DEEP PEA GRAVEL MULCH APPLICATION, PER DETAILS/SPECIFICATIONS.
34. PLANT AT LEAST 10' BETWEEN THE EDGES OF EVERGREEN TREE CROWNS IN DEFENSIBLE SPACE.
35. PLANT SMALLER EVERGREENS ON A 20-25' SPACING.
36. FOR EVERGREENS PLANTED IN NATIVE SEED, LIMB UP BRANCHES TO A HEIGHT OF 6' ABOVE THE GROUND, BUT REMOVE NO MORE THAN ⅓ OF THE LIVE CROWN OF THE TREE.
37. EXTEND ROCK MULCH A MINIMUM OF 1-3' BEYOND THE ANTICIPATED MATURE CANOPY RADIUS OF EVERGREEN TREES PLANTED IN SHRUB AND PERENNIAL BEDS.

CONCEPT PLANT SCHEDULE ROW - BLOCKS 2&5

	CANOPY (2.5" CAL.)	33	
	AESCULUS GLABRA / OHIO BUCKEYE		2.5" CAL
	CATALPA SPECIOSA / NORTHERN CATALPA		2.5" CAL
	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY		2.5" CAL
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST		2.5" CAL
	QUERCUS BUCKLEYI / BUCKLEY OAK		2.5" CAL
	ULMUS X `ACCOLADE` / ACCOLADE ELM		2.5" CAL
	ENHANCED PERENNIAL MIX	1,040 SF	
	70% PERENNIALS, 20% GRASSES, 10% SHRUBS		
	SIZING: 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES; 5 GAL CONTAINERS FOR SHRUBS		
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	7	5 GAL
	CALAMAGROSTIS ARUNDINACEA / FEATHER REED GRASS	55	1 GAL
	GEUM TRIFLORUM / PRAIRIE SMOKE	359	1 GAL
	SALVIA OFFICINALIS / GARDEN SAGE	63	1 GAL
	SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM	111	1 GAL
	SHRUB, SINGLE SPECIES	638 SF	
	SINGLE SPECIES OF SHRUB, VARIES PER LOCATION		
	SIZING: 5 GAL CONTAINERS		
	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	14	5 GAL
	PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK	25	5 GAL
	PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY	9	5 GAL
	ENHANCED SHRUB MIX	930 SF	
	70% SHRUBS, 20% GRASSES, 10% PERENNIALS		
	SIZING: 5 GAL CONTAINERS FOR SHRUBS; 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES		
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' / CHIEFTAIN MOCK BEARBERRY MANZANITA	13	5 GAL
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	49	1 GAL
	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE	25	5 GAL
	RUDBECKIA HIRTA / BLACK-EYED SUSAN	62	1 GAL
	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	14	5 GAL
	ENHANCED SHRUB MIX - SHADE	317 SF	
	SHADE TOLERANT SPECIES - 70% SHRUBS, 20% GRASSES, 10% PERENNIALS,		
	SIZING: 5 GAL CONTAINERS FOR SHRUBS; 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES		
	AQUILEGIA CAERULEA / ROCKY MOUNTAIN COLUMBINE	33	1 GAL
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	5	5 GAL
	CALAMAGROSTIS ARUNDINACEA / FEATHER REED GRASS	17	1 GAL
	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5	5 GAL
	RIBES AUREUM / GOLDEN CURRANT	4	5 GAL
	ENHANCED PERENNIAL MIX - SHADE	345 SF	
	SHADE TOLERANT SPECIES - 70% PERENNIALS, 20% GRASSES, 10% SHRUBS		
	SIZING: 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES; 5 GAL CONTAINERS FOR SHRUBS		
	AQUILEGIA CAERULEA / ROCKY MOUNTAIN COLUMBINE	126	1 GAL
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	3	5 GAL
	GEUM TRIFLORUM / PRAIRIE SMOKE	181	1 GAL
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	72	1 GAL
	SUPERIOR NATIVE SEED MIX	3,278 SF	
	MIX PER SUPERIOR GUIDELINES		
	ANDROPOGON GERARDII / BIG BLUESTEM	328 SF	SEED
	CALAMOVILFA LONGIFOLIA / PRAIRIE SANDREED	328 SF	SEED
	LEYMUS CINEREUS / BASIN WILDRYE	492 SF	SEED
	LEYMUS TRITICOIDES / BEARDLESS WILDRYE	328 SF	SEED
	PANICUM VIRGATUM / SWITCH GRASS	328 SF	SEED
	PASCOPYRUM SMITHII / WESTERN WHEATGRASS	819 SF	SEED
	SPOROBOLUS AIROIDES / ALKALI SACATON	656 SF	SEED
	SHRUB, SINGLE SPECIES - SHADE	418 SF	
	SINGLE SPECIES OF SHRUB, VARIES PER LOCATION, SHADE TOLERANT		
	SIZING: 5 GAL CONTAINERS		
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' / CHIEFTAIN MOCK BEARBERRY MANZANITA	7	5 GAL
	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	7	5 GAL
	MAHONIA REPENS / CREEPING MAHONIA	109	5 GAL
	RIBES AUREUM / GOLDEN CURRANT	5	5 GAL
	ENHANCED SHORT GRASS MIX - SHADE	667 SF	
	SHADE TOLERANT SPECIES - 70% GRASSES, 20% PERENNIALS, 10% SHRUBS		
	SIZING: 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES; 5 GAL CONTAINERS FOR SHRUBS		
	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	5	5 GAL
	GEUM TRIFLORUM / PRAIRIE SMOKE	200	1 GAL
	KOELERIA MACRANTHA / PRAIRIE JUNEGRASS	243	1 GAL
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	156	1 GAL
	ENHANCED SHORT GRASS MIX	656 SF	
	70% GRASSES, 20% PERENNIALS, 10% SHRUBS		
	SIZING: 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES; 5 GAL CONTAINERS FOR SHRUBS		
	ACHNATHERUM HYMENOIDES / INDIAN RICEGRASS	70	1 GAL
	AGASTACHE CANA 'SONORAN SUNSET' / HYSSOP, SONORAN SUNSET	137	1 GAL
	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS / DWARF BLUE RABBITBRUSH	8	5 GAL
	FESTUCA GLAUCA 'BOULDER BLUE' / BOULDER BLUE FESCUE	157	1 GAL
	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM	40	1 GAL

CONCEPT PLANT SCHEDULE ROW - BLOCK 8

	CANOPY (2.5" CAL.)	6	
	AESCULUS GLABRA / OHIO BUCKEYE		2.5" CAL
	CATALPA SPECIOSA / NORTHERN CATALPA		2.5" CAL
	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY		2.5" CAL
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST		2.5" CAL
	QUERCUS BUCKLEYI / BUCKLEY OAK		2.5" CAL
	ULMUS X `ACCOLADE` / ACCOLADE ELM		2.5" CAL
	ENHANCED SHRUB MIX	2,364 SF	
	70% SHRUBS, 20% GRASSES, 10% PERENNIALS		
	SIZING: 5 GAL CONTAINERS FOR SHRUBS; 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES		
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' / CHIEFTAIN MOCK BEARBERRY MANZANITA	33	5 GAL
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	123	1 GAL
	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE	63	5 GAL
	RUDBECKIA HIRTA / BLACK-EYED SUSAN	158	1 GAL
	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	36	5 GAL

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1521 15TH STREET
DENVER, CO 80202
720.328.1986
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SAN DIEGO, CA 92130

DOWNTOWN SUPERIOR
FINAL DEVELOPEMENT PLAN 1 - PHASE 12

REVISIONS

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LANDSCAPE PLANTING SCHEDULE + NOTES

SHEET:
L2.0

PLOT DATE: 9/27/2023 4:40:34 PM
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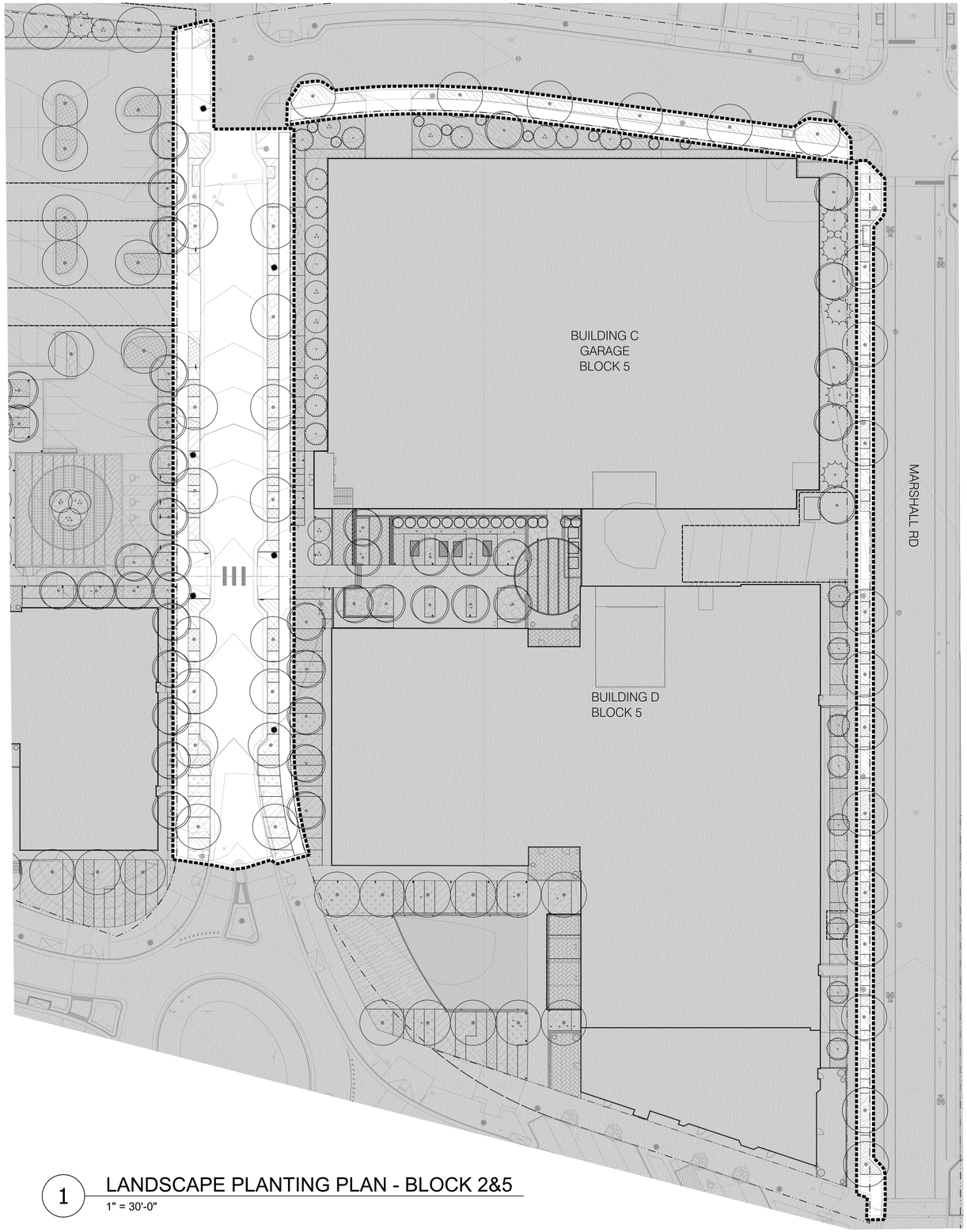
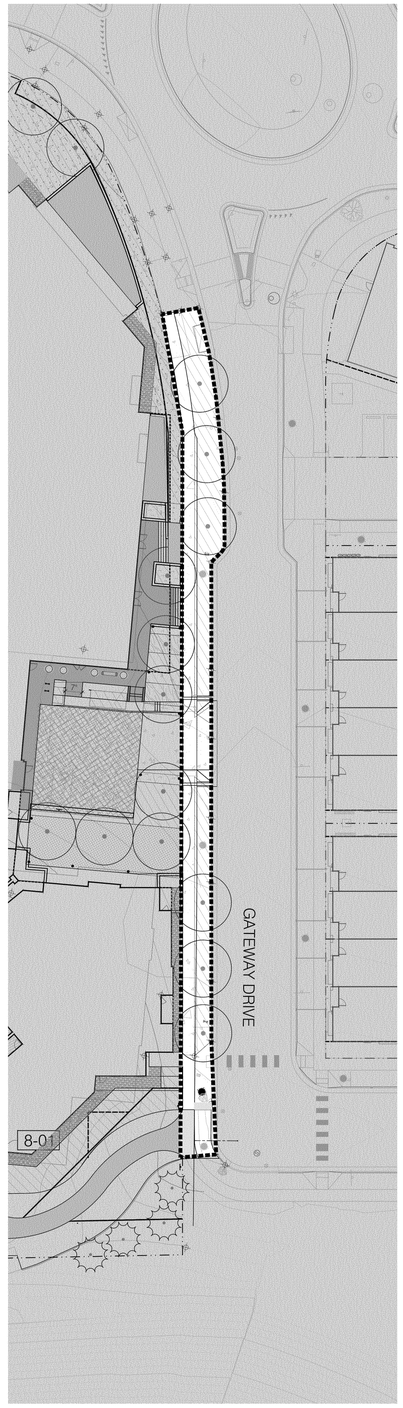


1 LANDSCAPE PLANTING PLAN - BLOCK 2&5

1" = 30'-0"



2 LANDSCAPE PLANTING PLAN - BLOCK 8

1" = 30'-0"

NORTH

0 15' 30' 60'

SCALE: 1" = 30'-0"

CONCEPT PLANT SCHEDULE ROW - BLOCKS 2&5

	CANOPY (2.5" CAL.)	33	
	AESCULUS GLABRA / OHIO BUCKEYE		2.5" CAL
	CATALPA SPECIOSA / NORTHERN CATALPA		2.5" CAL
	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY		2.5" CAL
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST		2.5" CAL
	QUERCUS BUCKLEYI / BUCKLEY OAK		2.5" CAL
	ULMUS X `ACCOLADE` / ACCOLADE ELM		2.5" CAL
	ENHANCED PERENNIAL MIX	1,040 SF	
	70% PERENNIALS, 20% GRASSES, 10% SHRUBS		
	SIZING: 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES; 5 GAL CONTAINERS FOR SHRUBS		
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	7	5 GAL
	CALAMAGROSTIS ARUNDINACEA / FEATHER REED GRASS	55	1 GAL
	GEUM TRIFLORUM / PRAIRIE SMOKE	359	1 GAL
	SALVIA OFFICINALIS / GARDEN SAGE	63	1 GAL
	SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM	111	1 GAL
	SHRUB, SINGLE SPECIES	638 SF	
	SINGLE SPECIES OF SHRUB, VARIES PER LOCATION		
	SIZING: 5 GAL CONTAINERS		
	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	14	5 GAL
	PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK	25	5 GAL
	PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY	9	5 GAL
	ENHANCED SHRUB MIX	930 SF	
	70% SHRUBS, 20% GRASSES, 10% PERENNIALS		
	SIZING: 5 GAL CONTAINERS FOR SHRUBS; 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES		
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' / CHIEFTAIN MOCK BEARBERRY MANZANITA	13	5 GAL
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	49	1 GAL
	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE	25	5 GAL
	RUDBECKIA HIRTA / BLACK-EYED SUSAN	62	1 GAL
	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	14	5 GAL
	ENHANCED SHRUB MIX - SHADE	317 SF	
	SHADE TOLERANT SPECIES - 70% SHRUBS, 20% GRASSES, 10% PERENNIALS,		
	SIZING: 5 GAL CONTAINERS FOR SHRUBS; 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES		
	AQUILEGIA CAERULEA / ROCKY MOUNTAIN COLUMBINE	33	1 GAL
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	5	5 GAL
	CALAMAGROSTIS ARUNDINACEA / FEATHER REED GRASS	17	1 GAL
	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5	5 GAL
	RIBES AUREUM / GOLDEN CURRANT	4	5 GAL
	ENHANCED PERENNIAL MIX - SHADE	345 SF	
	SHADE TOLERANT SPECIES - 70% PERENNIALS, 20% GRASSES, 10% SHRUBS		
	SIZING: 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES; 5 GAL CONTAINERS FOR SHRUBS		
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	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	72	1 GAL
	SUPERIOR NATIVE SEED MIX	3,278 SF	
	MIX PER SUPERIOR GUIDELINES		
	ANDROPOGON GERARDII / BIG BLUESTEM	328 SF	SEED
	CALAMOVILFA LONGIFOLIA / PRAIRIE SANDREED	328 SF	SEED
	LEYMUS CINEREUS / BASIN WILDRYE	492 SF	SEED
	LEYMUS TRITICOIDES / BEARDLESS WILDRYE	328 SF	SEED
	PANICUM VIRGATUM / SWITCH GRASS	328 SF	SEED
	PASCOPYRUM SMITHII / WESTERN WHEATGRASS	819 SF	SEED
	SPOROBOLUS AIROIDES / ALKALI SACATON	656 SF	SEED
	SHRUB, SINGLE SPECIES - SHADE	418 SF	
	SINGLE SPECIES OF SHRUB, VARIES PER LOCATION, SHADE TOLERANT		
	SIZING: 5 GAL CONTAINERS		
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN / CHIEFTAIN MOCK BEARBERRY MANZANITA	7	5 GAL
	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	7	5 GAL
	MAHONIA REPENS / CREEPING MAHONIA	109	5 GAL
	RIBES AUREUM / GOLDEN CURRANT	5	5 GAL
	ENHANCED SHORT GRASS MIX - SHADE	667 SF	
	SHADE TOLERANT SPECIES - 70% GRASSES, 20% PERENNIALS, 10% SHRUBS		
	SIZING: 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES; 5 GAL CONTAINERS FOR SHRUBS		
	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	5	5 GAL
	GEUM TRIFLORUM / PRAIRIE SMOKE	200	1 GAL
	KOELERIA MACRANTHA / PRAIRIE JUNEGRASS	243	1 GAL
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	156	1 GAL
	ENHANCED SHORT GRASS MIX	656 SF	
	70% GRASSES, 20% PERENNIALS, 10% SHRUBS		
	SIZING: 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES; 5 GAL CONTAINERS FOR SHRUBS		
	ACHNATHERUM HYMENOIDES / INDIAN RICEGRASS	70	1 GAL
	AGASTACHE CANA 'SONORAN SUNSET' / HYSSOP, SONORAN SUNSET	137	1 GAL
	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS / DWARF BLUE RABBITBRUSH	8	5 GAL
	FESTUCA GLAUCA 'BOULDER BLUE' / BOULDER BLUE FESCUE	157	1 GAL
	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM	40	1 GAL

CONCEPT PLANT SCHEDULE ROW - BLOCK 8

	CANOPY (2.5" CAL.)	6	
	AESCULUS GLABRA / OHIO BUCKEYE		2.5" CAL
	CATALPA SPECIOSA / NORTHERN CATALPA		2.5" CAL
	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY		2.5" CAL
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST		2.5" CAL
	QUERCUS BUCKLEYI / BUCKLEY OAK		2.5" CAL
	ULMUS X `ACCOLADE` / ACCOLADE ELM		2.5" CAL
	ENHANCED SHRUB MIX	2,364 SF	
	70% SHRUBS, 20% GRASSES, 10% PERENNIALS		
	SIZING: 5 GAL CONTAINERS FOR SHRUBS; 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES		
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' / CHIEFTAIN MOCK BEARBERRY MANZANITA	33	5 GAL
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	123	1 GAL
	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE	63	5 GAL
	RUDBECKIA HIRTA / BLACK-EYED SUSAN	158	1 GAL
	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	36	5 GAL

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DOWNTOWN SUPERIOR
DEVELOPEMENT PLAN 1 - PHASE 12
FINAL DEVELOPMENT PLAN

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: TM,WC DATE: 7/20/23
DRAWN BY: TM,WC SCALE:1"=30'
CHECKED BY: BV
JOB NO.: 301.001.01
DWG NAME:LP100-PLANTING PLANS.dwg

LANDSCAPE PLANTING PLAN

SHEET: **L2.1**

PLOT DATE: 9/27/2023 4:40:45 PM
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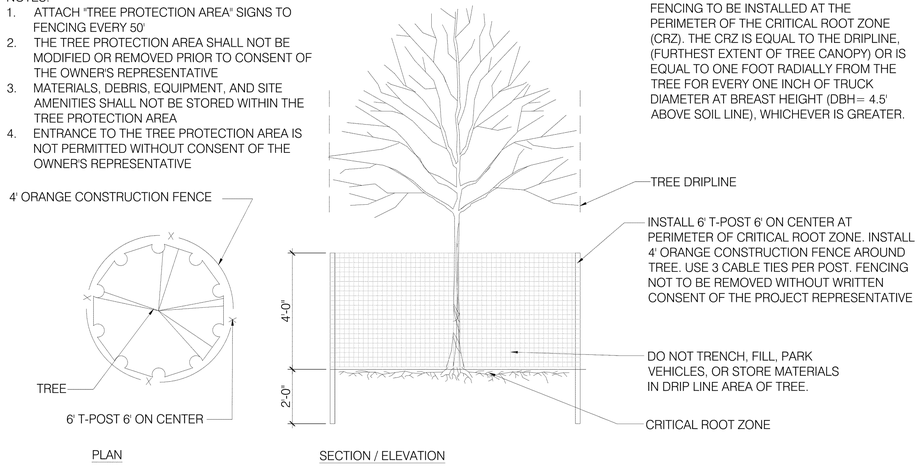
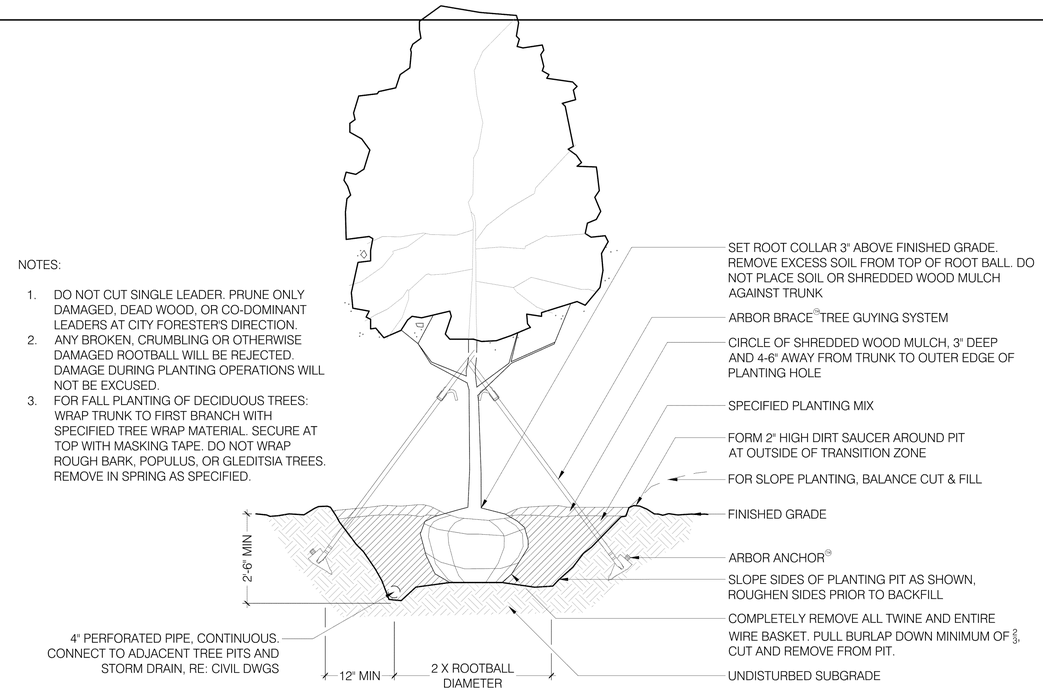
NOTES:
1. ATTACH "TREE PROTECTION AREA" SIGNS TO FENCING EVERY 50'
2. THE TREE PROTECTION AREA SHALL NOT BE MODIFIED OR REMOVED PRIOR TO CONSENT OF THE OWNER'S REPRESENTATIVE
3. MATERIALS, DEBRIS, EQUIPMENT, AND SITE AMENITIES SHALL NOT BE STORED WITHIN THE TREE PROTECTION AREA
4. ENTRANCE TO THE TREE PROTECTION AREA IS NOT PERMITTED WITHOUT CONSENT OF THE OWNER'S REPRESENTATIVE

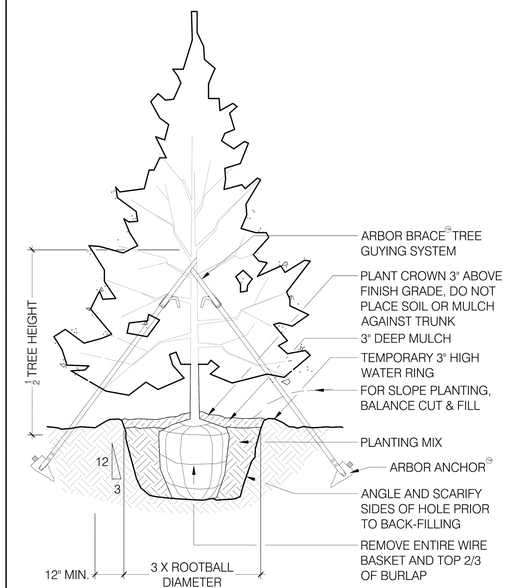


1 TREE PROTECTION
NOT TO SCALE

NOTES:
1. DO NOT CUT SINGLE LEADER. PRUNE ONLY DAMAGED, DEAD WOOD, OR CO-DOMINANT LEADERS AT CITY FORESTER'S DIRECTION.
2. ANY BROKEN, CRUMBLING OR OTHERWISE DAMAGED ROOTBALL WILL BE REJECTED. DAMAGE DURING PLANTING OPERATIONS WILL NOT BE EXCUSED.
3. FOR FALL PLANTING OF DECIDUOUS TREES: WRAP TRUNK TO FIRST BRANCH WITH SPECIFIED TREE WRAP MATERIAL. SECURE AT TOP WITH MASKING TAPE. DO NOT WRAP ROUGH BARK, POPULUS, OR GLEDITSIA TREES. REMOVE IN SPRING AS SPECIFIED.

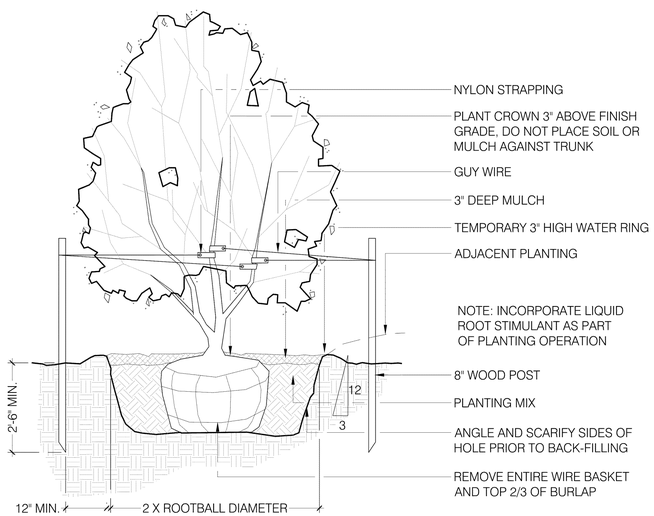


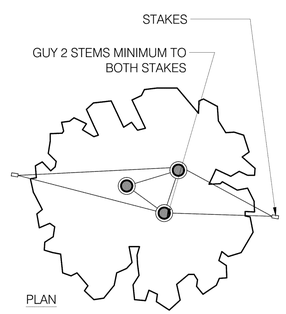
2 DECIDUOUS TREE PLANTING
1/2" = 1'-0"



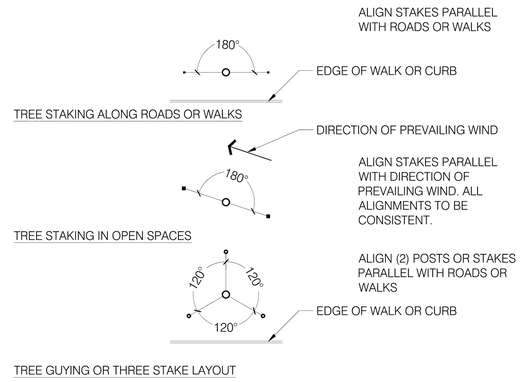
NOTE:
INCORPORATE LIQUID ROOT STIMULANT AS PART OF PLANTING OPERATION

3 CONIFEROUS TREE PLANTING
1/2" = 1'-0"





4 MULTI-STEM TREE PLANTING
1/2" = 1'-0"



5 TREE STAKING AND GUYING
3/16" = 1'-0"

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DOWNTOWN SUPERIOR
FINAL DEVELOPEMENT PLAN 1 - PHASE 12

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DWG NAME:LP-500-PLANTING DETAILS.dwg

PLANTING DETAILS

SHEET:
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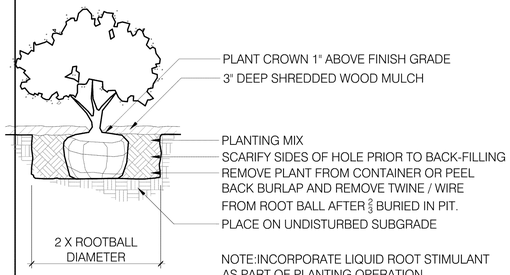
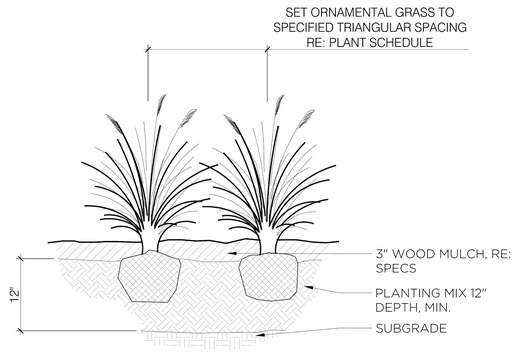


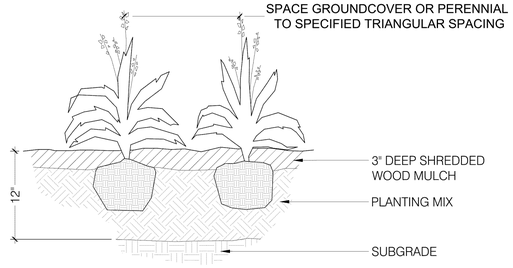
1 SHRUB PLANTING

1/2" = 1'-0"



2 ORNAMENTAL GRASS PLANTING

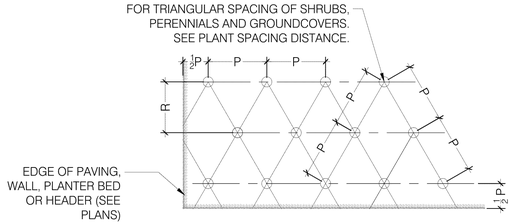
1" = 1'-0"



3 GROUNDCOVER AND PERENNIAL PLANTING

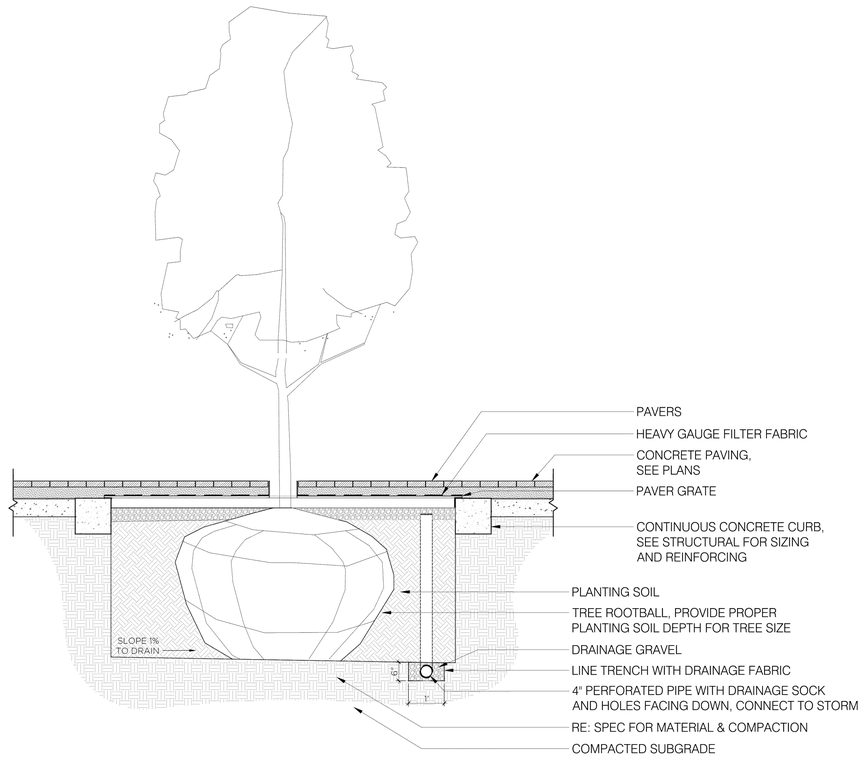
1" = 1'-0"

P TRIANGULAR	R ROW	AREA PER PLANT SQ.FT.
4"	3 7/16"	.096
6"	5 1/4"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 3/8"	.87
18"	1'-3 5/8"	1.95
24"	1'-8 3/4"	3.46
30"	2'-2"	5.42
3'	2'-7"	7.80
4'	3'-5 1/2"	13.84
5'	4'-4"	21.65
6'	5'-2 3/8"	31.20



4 SHRUB AND PERENNIAL SPACING

3/8" = 1'-0"



5 TREE WELL

1/2" = 1'-0"

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PLANTING DETAILS

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IRRIGATION SCHEDULE - METRO

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
◆ ▬ ◇ ■	RAIN BIRD	RD-12-SAM-P30-NP W/ MATCHED PRECIP SERIES NOZZLE	HI-POPUP SPRAY HEAD	
◕	RAIN BIRD	PESB-R W/ SB-DAC-1	ELECTRIC CONTROL VALVE W/ DECODER	
▼	RAIN BIRD	44-NP	QUICK COUPLING VALVE	
N/S	MATCO	201X	MANUAL DRAIN VALVE	
N/S	TORO	SBAPS1U & SHHR	ELECTRIC CONTROLLER & HAND HELD REMOTE	
▶◀		LINE SIZE - 2½" AND SMALLER	GATE VALVE W/ SQUARE NUT	
┈┈┈┈		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE -PURPLE	
────		CLASS 200 BE	PVC LATERAL -PURPLE	
════		CLASS 160	PVC SLEEVING	
∿∿	TORO	BLUE STRIPE (NON-POTABLE)	POLY DRIP TUBING -¾" MIN. WIDTH	
◎	NETAFIM	TLCVRW6-18 RINGS SPACED PER DETAIL	SUBSURFACE DRIPLINE RING - TREE	
⊕	RAIN BIRD	XCZ-100-PRF-R W/ SB-DAC-1	DRIP VALVE ASSEMBLY W/ DECODER	
▸			DRIP LINE BLOW-OUT STUB	
N/S	RAIN BIRD	XERI-BUG	DRIP EMITTERS	
◎B	TORO	SB-BLA	SURGE PROTECTION	
N/S	PAIGE	P7350D	2-WIRE DECODER CABLE	

Reclaimed Water Notes

THE OWNER/DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, AGREE TO PERFORM THE FOLLOWING CONDITIONS RECLAIMED WATER CONDITIONS:

1. THIS SITE WILL USE RECLAIMED WATER FOR IRRIGATION.
2. 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 NO. 84.
3. 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.
4. 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 "RECLAIM" ON THE MAIN CASE.
5. 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 CONSTRUCTION NOTES

1. DRAWINGS AND BASE INFORMATION – ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY DIG STUDIO. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.
2. SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE **60** PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF **65** PSI MINIMUM AND A BOOSTER PUMP WILL BE REQUIRED.
3. NON-POTABLE WATER SOURCE – THIS SITE HAS BEEN DESIGNED TO BE IRRIGATED WITH NON-POTABLE WATER. ALL CAPS ON HEADS, VALVE HANDLES, VALVE BOX LIDS SHALL BE CONSTRUCTED OF PURPLE MATERIALS AND LABELED TO INDICATE NON-POTABLE WATER SUPPLY. ALL MAINLINE AND LATERAL PIPING SHALL BE PURPLE IF REQUIRED BY THE SUPPLYING UTILITY (REMOVE IF NOT DENVER/WESTMINSTER). THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SIGNS NOTIFYING THE PUBLIC OF THE USE OF NON-POTABLE WATER ON THIS SITE. SEE STATE REGULATIONS FOR CONTENT AND SIZE OF NOTIFICATION SIGNS. INSTALLATION CREWS ARE TO BE INFORMED OF THE USE OF NON-POTABLE WATER.
4. IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

BLUEGRASS TURF	2.05" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS	0.74" PER WEEK PEAK SEASON
NATIVE SEED MIXES	0.95" PER WEEK PEAK SEASON (TWO SEASONS)

NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT.

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

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & (QUANTITY)
¾" - 1¼" PIPING	2" PVC (1)
1½" - 2" PIPING	4" PVC (1)
1-50 CONTROL WIRES	3" PVC (1)

10. SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 10" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
11. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
12. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
13. 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURES RECOMMENDATIONS AND STANDARDS.
    - 13.1. CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).
    - 13.2. USE DIFFERENT COLOR 2-WIRE DECODER CABLE FOR EACH CONTROLLER .
    - 13.3. ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
    - 13.4. ONLY USE SENSOR DECODER FOR FLOW SENSOR (SEE SCHEDULE FOR SPECIFIC MODEL) IF INDICATED ON PLANS.
    - 13.5. LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
    - 13.6. USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.
    - 13.7. INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. FROM VALVES, DECODERS, AND COMMUNICATION WIRE.
    - 13.8. GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY 1000' OF WIRE OR EVERY 12TH DECODER AND AT ALL ENDS OF 2-WIRE DECODER CABLE RUN.
    - 13.9. LOOP EXTRA 10' OF 2-WIRE DECODER CABLE INTO A VALVE BOX AT PHASING LINES FOR FUTURE CONNECTION (IF INDICATED ON PLANS).
    - 13.10. EACH DECODER TO BE LABELED WITH ZONE NUMBER
14. SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.

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

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CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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DOWNTOWN Superior
3080 VALLEY CENTER DRIVE
SUITE 705 PMB 381
SAN DIEGO, CA 92130

DOWNTOWN SUPERIOR
FINAL DEVELOPEMENT PLAN 1 - PHASE 12

REVISIONS

NO.	DESCRIPTION	DATE
1	FINAL DEVELOPMENT PLAN	7/20/23
2	RESPONSE TO STAFF COMMENTS	9/29/23

DESIGNED BY: KJD DATE: 7/20/23
DRAWN BY: KJD SCALE:
CHECKED BY: JSB
JOB NO.: 301.001.01
DWG NAME:

IRRIGATION NOTES & SCHEDULE -BLOCKS 2 & 5

SHEET: **IR1.0**

IRRIGATION TYPE		
LANDSCAPE HATCH	DESCRIPTION OF LANDSCAPE	TYPE OF IRRIGATION
	NATIVE	12" POP-UP SPRAYS OR ROTORS
	TURF	6" POP-UP SPRAYS OR ROTORS
	SHRUB BEDS	DRIP
	PERENNIALS	12" POP-UP SPRAYS

IRRIGATION DEVELOPMENT DESIGN NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN AN SIX NIGHT, SIX HOUR PER NIGHT WATERING PERIOD. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 10:00 PM AND 4:00 AM.

2. THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.

3. THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE IS 10 GPM. THE STATIC PRESSURE AVAILABLE AT THE SITE IS 60 PSI MIN. A BOOSTER PUMP WILL BE REQUIRED.

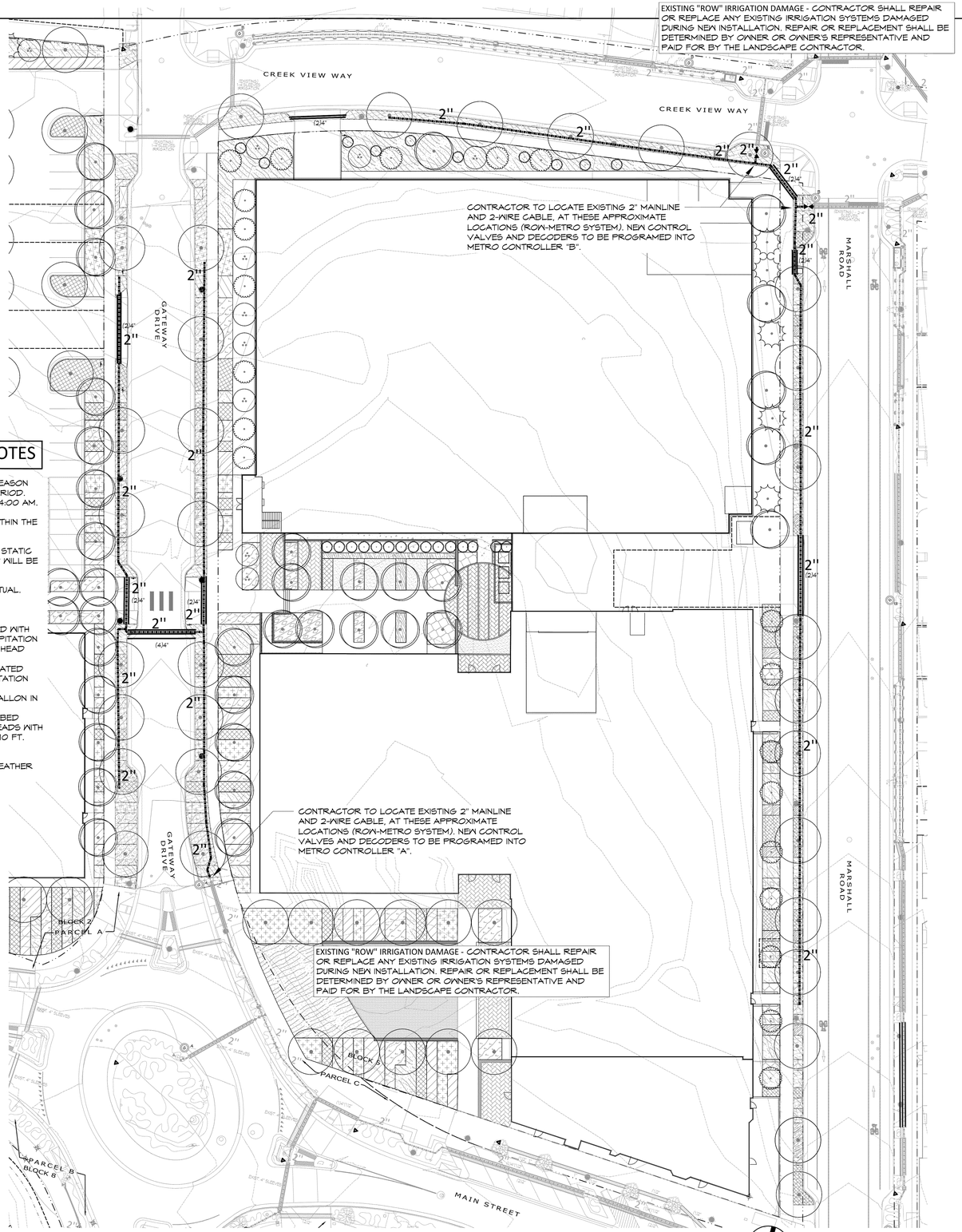
4. THE IRRIGATION INFORMATION SHOWN ON THESE PLANS IS CONCEPTUAL.

5. IRRIGATION DESIGN APPROACH
   - 5.1. TURF AREAS
     - 5.1.1. SMALL AREAS (25 FEET WIDE OR LESS) SHALL BE IRRIGATED WITH FIXED NOZZLE POP-UP SPRAY HEADS WITH MATCHED PRECIPITATION NOZZLES. NOZZLES SHALL BE SIZES TO PROVIDE HEAD TO HEAD COVERAGE.
     - 5.1.2. LARGE TURF AREAS (WIDER THAN 25 FEET) SHALL BE IRRIGATED WITH GEAR DRIVEN ROTOR HEADS WITH A MINIMUM PRECIPITATION RATE OF .45" PER HOUR FOR A FULL CIRCLE HEAD.
   - 5.2. SHRUB BED AREAS - BED AREAS WITH PLANT MATERIAL ONE GALLON IN SIZE OR LARGER SHALL BE DRIP IRRIGATED.
   - 5.3. PERENNIAL AND ANNUAL BED AREAS - PERENNIAL AND ANNUAL BED AREAS SHALL BE SPRAY IRRIGATED WITH 12" POP-UP SPRAY HEADS WITH A MAXIMUM SPACING OF 10' O.C. OR IN AREAS ARE LESS THAN 10 FT. WIDE SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION.

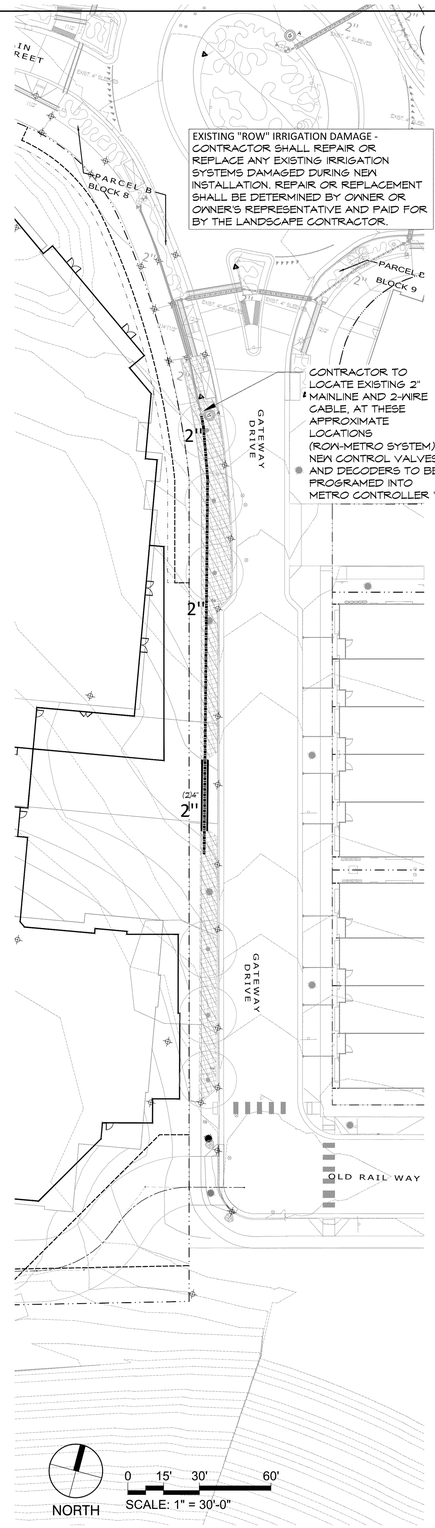
6. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC AND INCLUDE A WEATHER SENSING DEVICE.

811
Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

KDI HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com



1 IRRIGATION PLAN
1" = 30'-0"



2 IRRIGATION PLAN
1" = 30'-0"

Dig Studio
1521 15TH STREET
DENVER, CO 80202
720.328.1986
WWW.DIGSTUDIO.COM

DOWNTOWN Superior
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IRRIGATION PLAN
BLOCKS 2 & 5 ROW

SHEET:
IR1.1

PLOT DATE: 9/26/2023 7:09:06 AM
C:\Users\kjd\Documents\301.001_Downtown Superior_R23_kjd_7ydSTC Block 8 & 2&5IR100s-Blocks 2 & 5 ROW-FDP-rev.dwg

Preliminary Subdivision Plat of

SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7

A Replat of Lot 1 of Block 2 and Lot 1 of Block 5 and Lot 1 of Block 8 of Superior Town Center Filing 1B Replat No. 6,
Situate in the West Half of Section 19, Township 1 South, Range 69 West of the 6th P.M.,
Town of Superior, County of Boulder, State of Colorado

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that the RC SUPERIOR, LLC, a Delaware limited liability company, being the Owner(s), Mortgagee or Lien Holder of certain lands in Boulder County, Colorado, described as follows:

Lot 1 of Block 2 and Lot 1 of Block 5 and Lot 1 of Block 8 of Superior Town Center Filing 1B Replat No. 6 recorded February 14, 2020 as Reception No. 3766227 of the records of Boulder County Recorders, located in the West Half (W1/2) of Section Nineteen (19), Township One South (T.1S.), Range Sixty-nine West (R.69W.), Sixth Principal Meridian (6th P.M.), Town of Superior, County of Boulder, State of Colorado.

Said parcels in total contain 10.092 acres, more or less (±).

Have by these presents laid out, platted and subdivided the same into lots and blocks, as shown on this plat, under the name and style of SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7 and do hereby dedicate to the public the streets, rights-of-way, easements and tracts for purposes shown herein.

Executed this _____ day of _____, 20___.

OWNER:

RC SUPERIOR, LLC, a Delaware limited liability company
By: Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, its sole Member
By: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member
By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner
By: Avanti Management Corporation, a Florida Corporation, its sole General Partner

By: _____
Name: Marvin Shapiro Its: President

NOTARIAL CERTIFICATE

STATE OF FLORIDA)
ss
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this_____ day of _____, 2019, by Marvin Shapiro as President of Avanti Management Corporation, a Florida Corporation, sole general partner of Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, managing general partner of Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, sole member of Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, sole member of RC Superior, LLC, a Delaware limited liability company.

WITNESS my hand and official seal. (SEAL)

My commission expires _____ _____
Notary Public

OWNER'S ESTOPPEL CERTIFICATE

We, RC Superior, LLC, a Delaware limited liability company, the owner of the property include in this subdivision, certifies that this final plat, FDP 3-2, Superior Town Center PD Amendment #3, and the 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.

RC SUPERIOR, LLC, a Delaware limited liability company
By: Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, its sole Member
By: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member
By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner
By: Avanti Management Corporation, a Florida corporation, its sole General Partner

By: _____
Name: Marvin Shapiro Its: President

LENDER'S CONSENT AND SUBORDINATION

The Undersigned, beneficiary under a certain deed of trust encumbering the Property, hereby expressly consents to and joins in the execution and recording of this plat, dedication and easements shown hereon and makes the deed of trust subordinate hereto. The undersigned represents that he or she has full power and authority to execute this lender's consent and subordination on behalf of the undersigned.

Wells Fargo Bank

By: _____

Name: _____

Title: _____

Acknowledgement

State of _____

County of _____

Acknowledged before me this _____ day of _____ by _____ as _____

of _____

Witness my hand and official seal

My commission expires _____ _____ (SEAL)
Notary Public

COUNTY CLERK AND RECORDER CERTIFICATE

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 _____

By: _____
Deputy

STATE OF COLORADO)
ss
COUNTY OF BOULDER)

TOWN BOARD CERTIFICATE

Approved by the Town Board of the Town of Superior, State of Colorado.

Witness my hand the corporate seal of the Town of Superior this _____day of _____, 20___

Attest: _____ _____
Town Clerk Mayor

PLANNING COMMISSION CERTIFICATE

Recommended approval this _____ day of _____, 20___, by the Town of Superior Planning Commission, Resolution No. PC____\- Series 20____.

TOWN CLERK CERTIFICATE

I hereby certify that this instrument as approved by the Board of Trustees by {Resolution/Ordinance} No. _____, Series 20___, on this _____ day of _____, 20___, and was filed in my office on the _____ day of _____, 20___, at ____o'clock __m.

_____
Town Clerk

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of Lot 1 of Block 5 of Superior Town Center Filing 1B Replat No. 6, as bearing South 15°30'36" East, as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 544.79 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

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. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

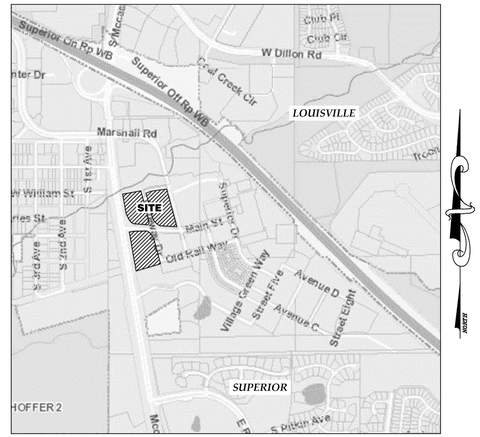
This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number ABZ70744039, dated September 9, 2021 as prepared by Land Title Guarantee Company to delineate the aforesaid information.

SURVEYOR'S CERTIFICATE

I, Paul B. Groves, a Licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this drawing was made under my supervision and the monuments shown thereon actually exist, that this drawing accurately represents said survey, and that said survey is in compliance with the requirements of Title 38, Article 51, C.R.S., as amended, and the Town of Superior Municipal Code.

PRELIMINARY

Paul B. Groves – On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209



VICINITY MAP
SCALE: 1"=1000'

EASEMENT VACATION STATEMENT

Know all men by these presents: that we, the Superior Metropolitan District No. 2, being sole owner(s) of the Slope Easement being a part of that parcel of land described in that Slope Easement Agreement recorded January 21, 1997 as Reception No. 1671885 of the Records of Boulder County Recorder, Town of Superior, County of Boulder, State of Colorado, do hereby vacate the easements labeled "VACATED BY THIS PLAT AS SHOWN HATCHED".

In witness whereof, and being the sole owner(s) of said Slope Easement. We have set our hands and seals this _____ day of _____ , 20 _____.

By:_____ As: _____

LAND USE TABLE

LOT 1A, BLOCK 2	2.799 ACRES	28%
LOT 1A, BLOCK 5	3.407 ACRES	34%
LOT 1A, BLOCK 8	3.886 ACRES	38%
TOTAL	10.092 ACRES	100%

DATE: 7/6/2023
FILE NAME: 20210644B-SUB
SCALE: 1"=40'
DRAWN BY: CSK
CHECKED BY: PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com

REVISIONS: DATE:

SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7
FOR
CIVIL RESOURCES
8308 COLORADO BOULEVARD, SUITE 200
FIRESTONE, CO 80504

PROJECT #: 20210644-B

1

SHEET 1 OF 3

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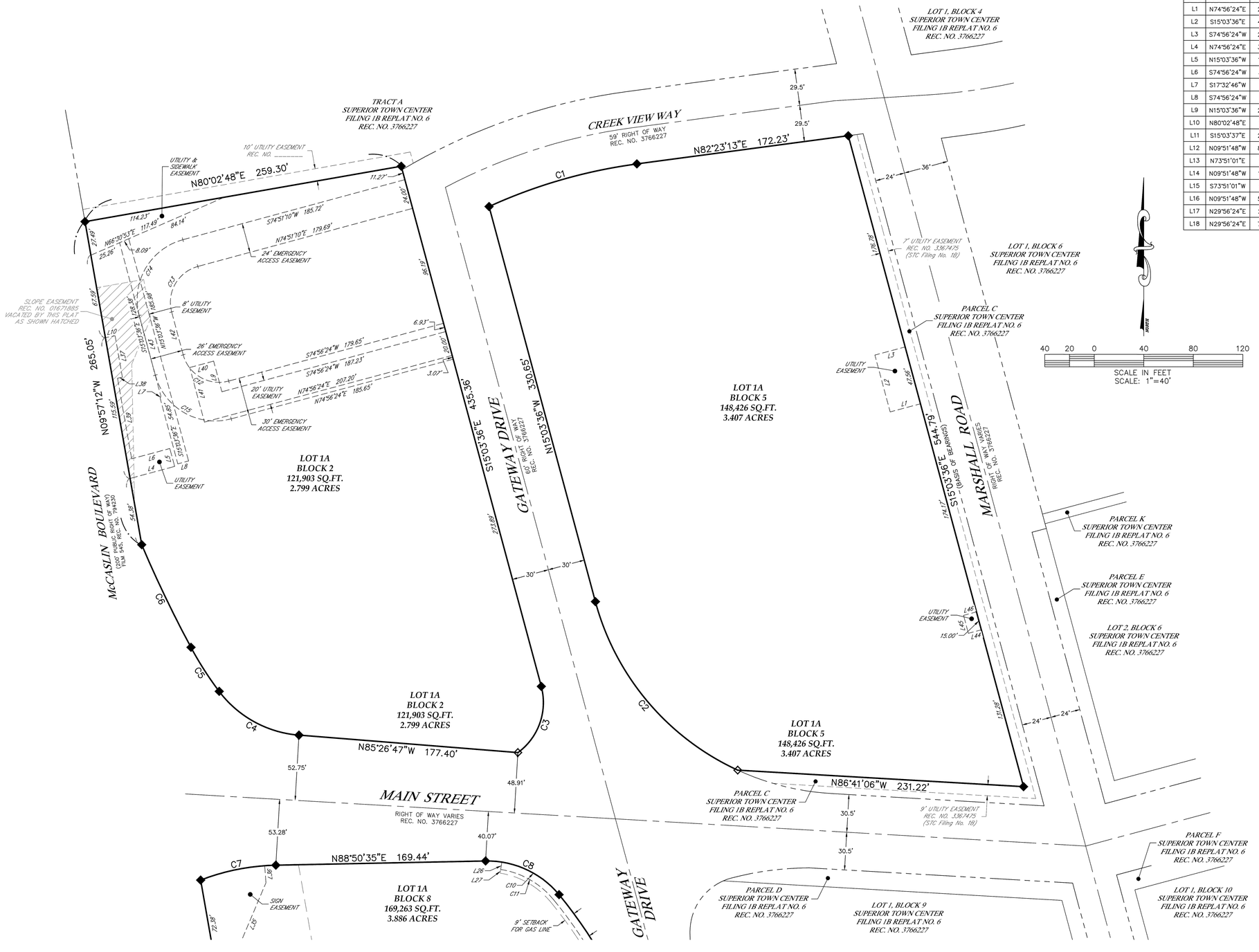

LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°56'24"E	25.33'
L2	S15°03'36"E	47.56'
L3	S74°56'24"W	25.33'
L4	N74°56'24"E	37.27'
L5	N15°03'36"W	15.00'
L6	S74°56'24"W	31.91'
L7	S17°32'46"W	1.86'
L8	S74°56'24"W	9.00'
L9	N15°03'36"W	25.67'
L10	N80°02'48"E	8.00'
L11	S15°03'37"E	22.39'
L12	N09°51'48"W	80.96'
L13	N73°51'01"E	5.03'
L14	N09°51'48"W	15.09'
L15	S73°51'01"W	5.03'
L16	N09°51'48"W	56.29'
L17	N29°56'24"E	21.63'
L18	N29°56'24"E	79.49'

LINE TABLE		
LINE	BEARING	LENGTH
L19	N74°56'24"E	12.41'
L20	S16°09'36"E	27.00'
L21	S73°50'24"W	75.83'
L22	N18°33'00"E	7.48'
L23	S15°03'36"E	43.09'
L24	S74°56'23"W	6.00'
L25	S74°56'23"W	3.00'
L26	S08°54'24"W	6.00'
L27	S08°54'24"W	3.00'
L28	S80°08'12"W	80.94'
L29	S09°51'48"E	8.00'
L30	N80°08'12"E	80.95'
L31	S80°02'48"W	55.76'
L32	S09°57'12"E	12.00'
L33	N80°02'48"E	55.76'
L34	S68°31'04"W	14.26'
L35	S22°53'13"W	69.32'
L36	S04°03'18"E	13.85'

LINE TABLE		
LINE	BEARING	LENGTH
L37	S09°57'12"E	34.00'
L38	S80°02'48"W	4.00'
L39	S09°57'12"E	66.17'
L40	S74°56'24"W	19.97'
L41	S15°03'36"E	45.67'
L42	N15°03'36"W	35.92'
L43	S15°03'36"E	49.91'
L44	S74°56'24"W	10.83'
L45	N15°03'36"W	15.00'
L46	N74°56'24"E	10.83'
L47	S80°02'48"W	17.90'
L48	S33°22'17"W	3.82'
L49	S51°21'25"E	8.86'
L50	S09°55'42"E	12.11'
L51	N80°04'18"E	17.95'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	124.72'	421.95'	16°56'10"	124.27'	N73°55'08"E
C2	184.03'	210.00'	50°12'35"	178.20'	N40°09'50"W
C3	60.28'	50.00'	69°04'40"	56.70'	S19°28'44"W
C4	75.70'	89.50'	48°27'32"	73.46'	N61°13'01"W
C5	42.32'	279.50'	8°40'34"	42.28'	N32°38'57"W
C6	92.00'	979.50'	5°22'53"	91.96'	N25°37'14"W
C7	62.23'	177.50'	20°05'09"	61.91'	N78°48'01"E
C8	67.52'	75.00'	51°35'00"	65.26'	S65°21'55"E
C9	114.72'	351.82'	18°40'57"	114.21'	S30°13'57"E
C10	54.35'	75.00'	41°31'11"	53.17'	N60°20'01"W
C11	50.00'	69.00'	41°31'11"	48.91'	N60°20'01"W
C12	47.12'	30.00'	90°00'00"	42.43'	S60°03'36"E
C13	47.08'	30.00'	89°54'46"	42.39'	S29°53'47"W
C14	78.46'	50.00'	89°54'48"	70.66'	S29°53'46"W
C15	78.54'	50.00'	90°00'02"	70.71'	S60°03'36"E
C16	110.98'	73.00'	87°06'22"	100.60'	N08°04'43"W
C17	49.88'	50.00'	57°09'30"	47.84'	S46°31'24"W
C18	26.34'	27.00'	55°53'45"	25.31'	N45°53'31"E
C19	18.98'	24.00'	45°18'30"	18.49'	S41°12'15"W
C20	30.25'	54.00'	32°05'35"	29.85'	N34°35'48"E
C21	10.33'	182.14'	3°14'57"	10.33'	N48°50'24"E

LEGEND

- EASEMENT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- FOUND #4 REBAR WITH BLUE PLASTIC CAP LS 38209
- FOUND RIVET WITH BRASS TAG, LS 38209
- FOUND #4 REBAR WITH GREEN PLASTIC CAP LS 34995
- SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209

PRELIMINARY

Paul B. Groves – On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

DATE: 7/6/2023
FILE NAME: 20210644B-SUB
SCALE: 1"=40'
DRAWN BY: CSK
CHECKED BY: PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com

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FOR
CIVIL RESOURCES
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PROJECT #: 20210644-B

2

SHEET 2 OF 3

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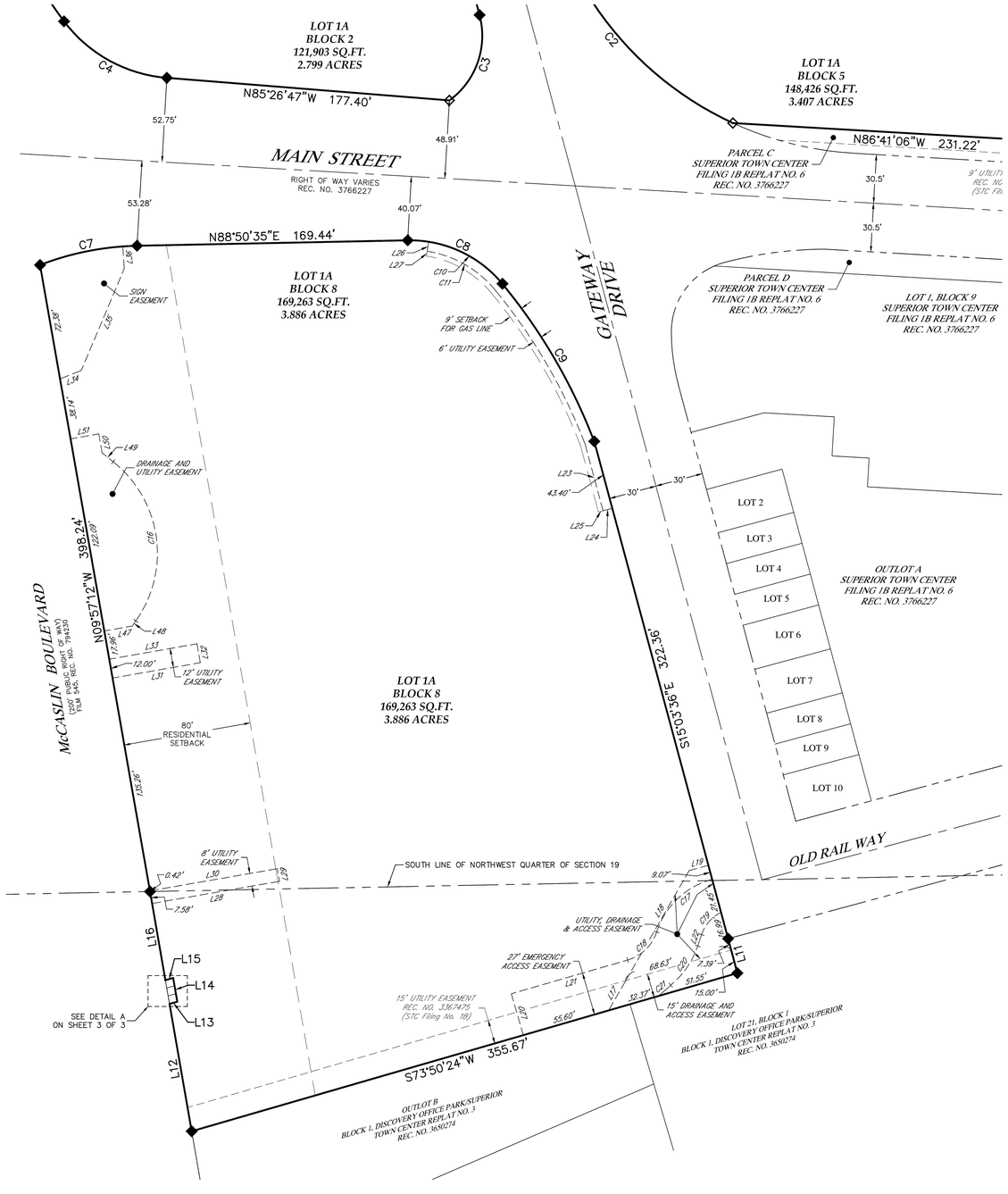

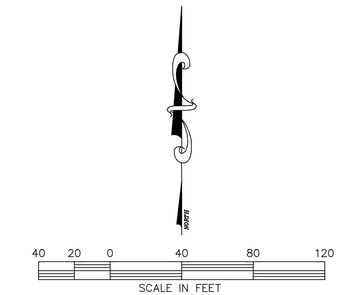

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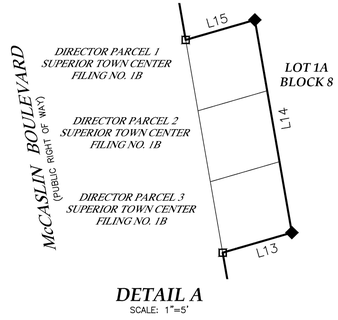

DETAIL A
SCALE: 1"=5'

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C2	184.03'	210.00'	50°12'35"	178.20'	N40°09'50"W
C3	60.28'	50.00'	69°04'40"	56.70'	S19°28'44"W
C4	75.70'	89.50'	48°27'32"	73.46'	N61°13'01"W
C5	42.32'	279.50'	8°40'34"	42.28'	N32°38'57"W
C6	92.00'	979.50'	5°22'53"	91.96'	N25°37'14"W
C7	62.23'	177.50'	20°05'09"	61.91'	N78°48'01"E
C8	67.52'	75.00'	51°35'00"	65.26'	S65°21'55"E
C9	114.72'	351.82'	18°40'57"	114.21'	S30°13'57"E
C10	54.35'	75.00'	41°31'11"	53.17'	N60°20'01"W
C11	50.00'	69.00'	41°31'11"	48.91'	N60°20'01"W
C12	47.12'	30.00'	90°00'00"	42.43'	S60°03'36"E
C13	47.08'	30.00'	89°54'46"	42.39'	S29°53'47"W
C14	78.46'	50.00'	89°54'48"	70.66'	S29°53'46"W
C15	78.54'	50.00'	90°00'02"	70.71'	S60°03'36"E
C16	110.98'	73.00'	87°06'22"	100.60'	N08°04'43"W
C17	49.88'	50.00'	57°09'30"	47.84'	S46°31'24"W
C18	26.34'	27.00'	55°53'45"	25.31'	N45°53'31"E
C19	18.98'	24.00'	45°18'30"	18.49'	S41°12'15"W
C20	30.25'	54.00'	32°05'35"	29.85'	N34°35'48"E
C21	10.33'	182.14'	3°14'57"	10.33'	N48°50'24"E

PRELIMINARY

Paul B. Groves – On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

DATE: 7/6/2023
FILE NAME: 20210644B-SUB
SCALE: 1"=40'
DRAWN BY: CSK
CHECKED BY: PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com

REVISIONS: DATE:

SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7
FOR
CIVIL RESOURCES
8308 COLORADO BOULEVARD, SUITE 200
FIRESTONE, CO 80504

PROJECT #: 20210644-B

3

SHEET 3 OF 3

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WALKER CONSULTANTS

MEMORANDUM

DOWNTOWN SUPERIOR—AREA 2 SHARED PARKING ANALYSIS (2023 UPDATE)

PROJECT #23-008639.00

DATE:	December 19, 2023 (Updated)
TO:	Mr. Bill Jencks, MBA, AIA, LEED AP
ORGANIZATION:	Ranch Capital LLC
ADDRESS:	11452 El Camino Real, Suite 120
CITY/STATE:	San Diego, CA
FROM:	Mallory Baker
PROJECT NAME:	Downtown Superior- Area 2 Shared Parking Analysis 2023 Update
PROJECT NUMBER:	23-008639.00

SUMMARY OF FINDINGS

Walker Consultants (Walker) is pleased to provide the following *Shared Parking Analysis* for planned uses on Blocks 2, 5 and 8, collectively entitled the Coal Creek Innovation Park development, located within Downtown Superior's Area 2. This analysis has been prepared in accordance with the Planned Development (PD) Plan adopted by the Town of Superior. This methodology generally follows industry- standard best practices for shared parking published by the Urban Land Institute (ULI) and Institute of Traffic Engineers (ITE). Specifically, the analysis primarily uses the Final Urban Land Institute (ULI), international Council of Shopping Centers (ICSC) and National Parking Association (NPA) Shared Parking Model Version 1.2.

Analysis has been updated to reflect programming changes for Block 8 at the request of the Superior Town Board.

Key findings from this analysis are provided below:

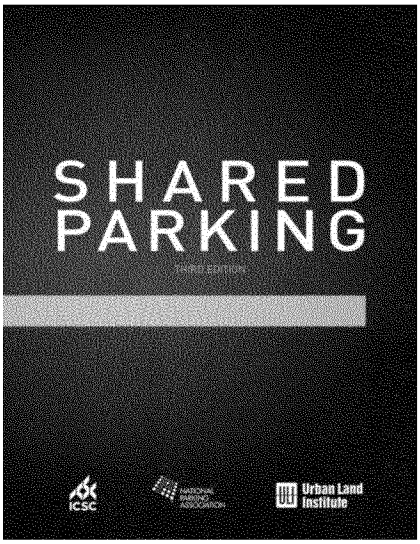
- **Blocks 2, 5 and 8** (collectively, the Coal Creek Innovation Park development) will be self-parked and will not use any other parking resources within Area 2 to accommodate parking demand.
- **For Blocks 2 and 5** (comprising two life science buildings, supportive commercial and amenity space, and a parking structure) a **minimum of 513 parking spaces** will be needed to satisfy parking demand. for the new uses. The developer is **proposing a total of 621 parking spaces, which will result in a projected 108-space surplus.**
- **For Block 8** (comprising a 251-unit multifamily building and supportive ground floor commercial space) a **minimum of 370 parking spaces** will be needed to satisfy parking demand. for the new uses. The developer is **proposing to a total of 371 parking spaces, which will result in a projected 1-space surplus.**

Typical peak weekday and weekend parking supply recommendations are detailed in the tables and charts later in this analysis.

GENERAL APPROACH TO SHARED PARKING

The Town of Superior, CO, Municipal Code Section 16-24-10 states as follows:

> *Shared parking. Applicants are encouraged to explore shared parking and structured parking opportunities. Where shared parking is proposed, a shared parking study, prepared by a professional traffic planner, which justifies the shared parking ratios desired, shall accompany any development proposal.*



In keeping with this approach, the original PD Plan for Superior Town Center allows for site specific shared parking analysis to be submitted for various phases of the project. Specific requirements are generally in keeping with the ULI / ITE approach for shared parking.

The typical shared parking methodology is described in the Urban Land Institute's, *Shared Parking,* and is considered the industry standard for establishing shared parking needs based on time of day and several other adjustments impacting trips. (The upcoming 3rd Edition model has been used for this study). This publication references research published in the Institute of Transportation Engineers manual entitled, *Parking Generation, 5th Edition* and draws from other industry sources including the National Parking Association (NPA), American Planning Association (APA), and other publications.

Shared-use parking is a concept in which land uses in proximity, with different hourly demand patterns, share a "pool" of available spaces without encroachment or overflow. This arrangement is highly effective to reduce overall parking needs in situations where land uses are directly complimentary in terms of hours of peak usage, such as an office building sharing parking with a cinema. However, the "right-sizing" of a parking system can also be accomplished through a more nuanced look at land uses that may be partially complimentary, such as a hotel, where some patrons leave during the day, sharing with a daytime use like office or retail. Shared parking is the norm for a great many mixed-use environments including downtown districts, transportation-oriented development (TOD), and even sub-urban mixed-use shopping centers and malls with multiple tenants.

For a more in-depth discussion of shared parking and the site-specific adjustments applied for Downtown Superior, please reference Walker's prior shared *Parking Analysis* for the Morgan Ranch DTS project (dated 10/16/2019). Updates to driving adjustments for parkers associated with programmed uses for Blocks 2 and 5 based on the lasting impacts of the COVID-19 pandemic on remote work, as well as new data from the 2020 U.S. Census, are discussed herein.

Comparisons to standard requirements per the Planned Development (set forth in Amendment Five, Sheet CS1.1) are provided on **pages 7-9**.

PARKING NEEDS ANALYSIS – AREA 2/COAL CREEK INNOVATION DEVELOPMENT AT FULL BUILDOUT

BLOCKS 2 AND 5—LIFE SCIENCE BUILDINGS

KEY FACTORS IN ANALYSIS

BASE PARKING RATIOS

Lab and Office Space

The prime uses of Blocks 2 and 5, comprising 280,183 square feet of development, are conceptualized as "Life Science" space, with 60% dedicated to functional lab space and 40% dedicated to more traditional office space.

To evaluate parking needs for these uses, Walker used standard base ratios for offices ranging in size from 100 square feet to 500 square feet for the space dedicated to office, derived from the Final Urban Land Institute (ULI), international Council of Shopping Centers (ICSC) and National Parking Association (NPA) Shared Parking Model Version 1.2, tab A.1, Base Data. Walker incorporated a 58% decrease in this ratio for the lab space based on employee density data for labs collected in 2021 by the International Facility Management Association (IFMA) compiled in their Space Planning and Benchmarks Report, which showed an average 150 square feet per employee in traditional office space compared to an average 237 square feet per employee in research laboratory space. Walker also attributed all visitor parking demand to the traditional office space, as no visitors would be permitted in the lab space. The calculation was as follows for typical peak **weekday** parking demand:

1 – 0.58 (percentage decrease in density for lab space vs. traditional office space) = 0.42
0.42 * 3.29/ksf[1] = 1.38/ksf

For typical peak **weekend** parking demand, the calculation was as follows:

1-0.58 (percentage decrease in density for lab space vs. traditional office space) = 0.42
0.42 * 0.33/ksf [2]= 0.14 ksf

Commercial Space

Programming for the life science buildings on Blocks 2 and 5 also includes 6,636 square feet of commercial space. For the purposes of the parking analysis, Walker assumed that 63% of the commercial space would comprise general dry goods space, and the remaining 27% of the commercial space would comprise quick service food and beverage. In both cases, Walker used standard base ratios derived from the Final Urban Land Institute (ULI), international Council of Shopping Centers (ICSC) and National Parking Association (NPA) Shared Parking Model Version 1.2, tab A.1, Base Data.

DRIVING ADJUSTMENTS

Lab and Office Space

Telecommuting has had a substantive effect on parking needs for more traditional office environments, but less so for the kind of life science and lab spaces present in 60% of the proposed buildings. As such, Walker calibrated data from the 2021 Census Bureau American Communities Survey (Table S0801) to contextualize the unique differences in projected commuting behaviors for the life science office space and the traditional office space, detailed below in **Figure 1**. While commuting behaviors in 2021 were largely representative of present and residual impacts from the COVID-19 pandemic, which peaked throughout the year, data from multiple studies, including from Upwork, Ladders, Forbes, and others, consistently projects that roughly 25% of traditional office employees will telecommute as their primary commute method.

[1] Standard base ratio on weekdays for office space from 100 to 500 gsf, per the Final Urban Land Institute (ULI), international Council of Shopping Centers (ICSC) and National Parking Association (NPA) Shared Parking Model Version 1.2, tab A.1, Base Data

[2] Standard base ratio on weekends for office space from 100 to 500 gsf, per the Final Urban Land Institute (ULI), international Council of Shopping Centers (ICSC) and National Parking Association (NPA) Shared Parking Model Version 1.2, tab A.1, Base Data

On weekends, Walker assumed that no telecommuting was occurring, and all employees working in both the office and lab environments were commuting to work physically.

Figure 1: Life Science/Office Commuting Ratios

	Life Science/Lab	Traditional Office Space
% Driving [1]	94%	72%
% Telecommuting	0%	22%
% Arriving via Other Modes	6%	6%

(1) Includes carpool commuters.

Commercial Space

Given industry trends as well as the expanding connectivity of Superior Town Center, the Town's goals for transportation mode shift, and recent investments from Commuting Solutions, the region's Transportation Management Authority (TMA), Walker has assumed a drive ratio of 90% for retail and food/beverage space customers, with 10% arriving via other modes that do not require parking (including rideshare options like Uber and Lyft). A 94% drive ratio was assumed for employees given the free parking environment and the infeasibility of remote work for this worker type, with respect to existing commuting statistics derived from the 2021 Census Bureau American Communities Survey (Table S0801).

NON-CAPTIVE ADJUSTMENTS

"Non-captive adjustments" refer to the percentage of people arriving at the use that are already on-site (e.g., office workers grabbing lunch at the ground-floor restaurant) versus people arriving at the use from locations outside the site. The non-captive adjustments incorporated are derived from the Final Urban Land Institute (ULI), international Council of Shopping Centers (ICSC) and National Parking Association (NPA) Shared Parking Model Version 1.2, tab I3, Captive Ratio Adjustments.

TIME-OF-DAY AND TIME-OF-YEAR FACTORS

Time of day and time of year factors, which refer to the percentage of users expected to be present at a given time of day and a given month of the year, were derived from the Final Urban Land Institute (ULI), international Council of Shopping Centers (ICSC) and National Parking Association (NPA) Shared Parking Model Version 1.2, tab A1, Base Data.

PROJECTED PARKING NEEDS

The developments proposed for Blocks 2 and 5 (the Coal Creek Innovation Park development, collectively) will be self-parked. A minimum supply of **526 stalls** is recommended to accommodate parking needs, based on the factors discussed above. **Figures 2** and **3** depict parking needs by use assuming a self-parked scenario is pursued, meaning that parking demand for Blocks 2 and 5 will be entirely accommodated by parking within the blocks, and parking facilities on the blocks would not be shared with any other use. Note that the final totals have been rounded to the nearest whole number, given that partial parking spaces cannot be provided.

Figure 2: Projected **Weekday** Parking Needs- Block 2 and 5 Only (Self-Parked)

	Project Data									
Land Use	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Adj	Project Ratio	Unit	Peak Hr Adj 2 PM	Peak Mo Adj Dec	Projected Parking Need
Retail										
General Commercial (Dry Goods)	4,191	sf GLA	2.90	90%	99%	2.58	ksf GLA	100%	100%	10.83
Employees	4,191	sf GLA	0.70	94%	99%	0.65	ksf GLA	100%	100%	2.73
Food and Beverage										
Fast Casual/Fast Food/Café	2,445	sf GLA	12.40	90%	90%	10.04	ksf GLA	90%	100%	22.10
Employees	2,445	sf GLA	2.00	94%	99%	1.86	ksf GLA	95%	100%	4.32
Office/Life Science/MOB										
Office										
Visitors	109,220	sf GLA	0.26	90%	100%	0.23	ksf GLA	100%	100%	25.56
Employees	109,220	sf GLA	3.29	72%	95%	2.25	ksf GLA	100%	100%	245.79
Lab										
Employees	163,831	sf GLA	1.38	94%	95%	1.23	ksf GLA	100%	100%	201.90

Totals		
	Customer/Visitor	58
	Employee/Resident	455
	Reserved	-
	Total	513

Figure 3: Projected **Weekend** Parking Needs- Block 2 and 5 Only (Self-Parked)

	Project Data									
Land Use	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Adj	Project Ratio	Unit	Peak Hr Adj 6 PM	Peak Mo Adj Dec	Projected Parking Need
Retail										
General Commercial (Dry Goods)	4,191	sf GLA	3.20	90%	99%	2.85	ksf GLA	65%	85%	7
Employees	4,191	sf GLA	0.80	94%	99%	0.74	ksf GLA	85%	95%	3
Food and Beverage										
Fast Casual/Fast Food/Café	2,445	sf GLA	12.70	90%	90%	10.29	ksf GLA	90%	100%	23
Employees	2,445	sf GLA	2.00	94%	99%	1.86	ksf GLA	95%	100%	4
Office/Life Science/MOB										
Office										
Visitors	109,220	sf GLA	0.03	94%	100%	0.24	ksf GLA	95%	100%	25
Employees	109,220	sf GLA	0.33	94%	95%	0.29	ksf GLA	95%	100%	31
Lab										
Employees	163,831	sf GLA	0.14	94%	95%	0.12	ksf GLA	95%	100%	19

Totals		
	Customer/Visitor	54
	Employee/Resident	57
	Reserved	-
	Total	111

The developer is proposing **621 spaces** to meet the needs of the buildings on Blocks 2 and 5 in a combination of surface lots and garage parking (Building C). The proposed parking represents a 95-space surplus compared to projected parking needs.

BLOCK 8—MULTIFAMILY RESIDENTIAL BUILDING

The development programming for Block 8 comprises:

- 28 studio units
- 153 1-bedroom units
- 70 2-bedroom units
- 5,879 square feet of commercial retail space
    - Assumed 60% restaurant and 40% retail

KEY FACTORS IN ANALYSIS

BASE PARKING RATIOS

Unlike with the shared public resources available to Block 12 and Morgan Ranch DTS, the residences of Block 8 will be entirely self-parked and will not benefit from the captive adjustments and increased multimodal connectivity applicable to the shared sites. Because of this difference, Walker has incorporated the standard base parking ratios for a suburban environment for all user groups, including general retail and restaurant customers and employees, residents and resident visitors, derived from the Final Urban Land Institute (ULI), international Council of Shopping Centers (ICSC) and National Parking Association (NPA) Shared Parking Model Version 1.2, tab A1, Base Data.

DRIVING ADJUSTMENTS

No driving adjustments were taken for residential uses, as these factors are already reflected in the base ratio data. As with Blocks 2 and 5, given industry trends as well as the expanding connectivity of Superior Town Center, the Town's goals for transportation mode shift, and recent investments from Commuting Solutions, the region's Transportation Management Authority (TMA), Walker has assumed a drive ratio of 90% for retail and food/beverage space customers, with 10% arriving via other modes that do not require parking (including rideshare options like Uber and Lyft). A 94% drive ratio was assumed for employees given the free parking environment and the infeasibility of remote work for this worker type, with respect to existing commuting statistics derived from the 2021 Census Bureau American Communities Survey (Table S0801).

NON-CAPTIVE ADJUSTMENTS AND TIME-OF-DAY/TIME-OF-YEAR FACTORS

Walker has assumed efficiencies gained by allowing short-term parkers (e.g., customers and residential guests) to share a parking resource. Resident parking is effectively reserved for residents only. Non-captive adjustments and time-of-day/time-of-year factors were derived from the Final Urban Land Institute (ULI), international Council of Shopping Centers (ICSC) and National Parking Association (NPA) Shared Parking Model Version 1.2, tab I3, Captive Ratio Adjustments, and A1, Base Data, respectively.

Based on this analysis, a minimum supply of **370 stalls** is recommended to accommodate parking needs. **Figures 4** and **5** depict parking needs by use assuming a self-parked scenario is pursued, meaning that parking demand for Block 8 will be entirely accommodated by parking within the blocks, and parking facilities on the blocks would not be shared with any other use. Note that the final totals have been rounded to the nearest whole number, given that partial parking spaces cannot be provided.

Figure 4: Projected **Weekday** Parking Needs- Block 8 Only (Self-Parked)

Land Use	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Adj	Project Ratio	Unit	Peak Hr Adj 9 PM	Peak Mo Adj Dec	Projected Parking Need
General Commercial/Retail	2,379	sf GLA	2.90	90%	93%	2.43	ksf GLA	0%	100%	0.00
Employees	2,379	sf GLA	0.70	94%	99%	0.65	ksf GLA	0%	100%	0.00
Fine/Casual Dining	3,500	sf GLA	13.25	90%	98%	11.69	ksf GLA	100%	100%	40.90
Employees	3,500	sf GLA	2.25	94%	99%	2.09	ksf GLA	100%	100%	7.33
					Residential					
Residential, Apartments (suburban)										
Studio/Efficiency	28	units	0.85	100%	100%	0.85	unit	100%	100%	23.80
1-Bedroom	153	units	0.90	100%	100%	0.90	unit	100%	100%	137.70
2-Bedroom	70	units	1.65	100%	100%	1.65	unit	100%	100%	115.50
Visitors	251	units	0.10	100%	100%	0.10	unit	100%	100%	25.10

Totals	**Customer/Visitor**	**66**
	Employee/Resident	**284**
	Total	**350**

Figure 5: Projected **Weekend** Parking Needs- Block 8 Only (Self-Parked)

	Project Data									
Land Use	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Adj	Project Ratio	Unit	Peak Hr Adj 9 PM	Peak Mo Adj Dec	Projected Parking Need
General Commercial (Dry Goods)	2,379	sf GLA	3.20	90%	93%	2.68	ksf GLA	0%	100%	0.00
Employees	2,379	sf GLA	0.80	94%	99%	0.74	ksf GLA	0%	100%	0.00
Fine/Casual Dining	3,500	sf GLA	15.25	90%	98%	13.45	ksf GLA	100%	100%	47.08
Employees	3,500	sf GLA	2.50	94%	99%	2.33	ksf GLA	100%	100%	8.14
					Residential					
Residential, Apartments (suburban)										
Studio/Efficiency	28	units	0.85	100%	100%	0.85	unit	100%	100%	23.80
1-Bedroom	153	units	0.90	100%	100%	0.90	unit	100%	100%	137.70
2-Bedroom	70	units	1.65	100%	100%	1.65	unit	100%	100%	115.50
Visitors	251	units	0.15	100%	100%	0.15	unit	100%	100%	37.65

Totals	**Customer/Visitor**	**93**
	Employee/Resident	**277**
	Total	**370**

The developer is proposing a total of **371 stalls** to meet parking needs for Block 8, which will meet projected parking demand as modeled.

COMPARISON TO STANDARD PD REQUIREMENTS

BLOCKS 2 AND 5—LIFE SCIENCE BUILDINGS

Figure 6 below shows the calculation of parking requirements for the proposed Block 2 and 5 development pursuant to the Example Parking Demand and Supply Calculation for Area 02 (Core Area) in PD Amendment 5, Sheet CS1.1[3]. As there are no specific calculations for office in the Example Parking Demand and Supply Calculation tables, the standard parking ratio for Superior Town Center (1 space/330 sf) was used.

[3] 637406237003870000 (superiorcolorado.gov)

Figure 6: Blocks 2 and 5 Standard PD Requirements (Amendment 5, Sheet CS1.1)

Land Use	Project Data				
	Quantity	Unit	Base Ratio	Shared Parking Utilization	Projected Parking Need
Retail					
Commercial (Non-Restaurant)	4,191	sf GLA	3.03 /ksf gla	90%	11
Food and Beverage					
Commercial (Restaurant)	2,445	sf GLA	6.67 /ksf gla	70%	11
Office/Life Science/MOB					
Office	273,501	sf GLA	3.03 /ksf gla	100%	829
					852

As shown, a total of 852 spaces would be required per the calculations in the PD. The recommended parking supply, 513 spaces, deviates from this figure by a margin of 40%. It deviates from the proposed parking supply by a margin of 27%. This difference can be attributed to:

- No consideration in standard PD requirements for significant lab space within office buildings and the substantial differences in employee density given safety requirements, spatial needs for research and equipment, and lack of visitors in a secure environment.
- No consideration in standard PD requirements for tendency of office workers to telecommute or use other modes of travel beyond driving and parking.

BLOCK 8—RESIDENTIAL BUILDING

Figure 8 below shows the calculation of parking requirements for the proposed Block 8 development pursuant to the Example Parking Demand and Supply Calculation for Area 02 (Core Area) in PD Amendment 5, Sheet CS1.1[4].

Figure 8: Block 8 Standard PD Requirements (Amendment 5, Sheet CS1.1)

Land Use	Project Data					
	Quantity	Unit	Base Ratio		Shared Parking Utilization	Parking Required
Retail						
Commercial (Restaurant)	3,500	sf GLA	6.67	/ksf gla	0.70	17
Commercial (Non-Restaurant)	2,379	sf GLA	3.03	/ksf gla	0.90	7
Residential						
Residential, Apartments (suburban)						
Studio/Efficiency	28	units	1.25	/unit	1.00	35
1-Bedroom	153	units	1.25	/unit	1.00	192
2-Bedroom	70	units	1.50	/unit	1.00	105
Visitors	251	units	0.10	/unit	1.00	26
						382

As shown, a total of 382 spaces would be required per the calculations in the PD. The recommended parking supply, 371 spaces, deviates from this figure by a margin of 3%. This difference can be attributed to differences in standard base parking ratios by bedroom size for residential environments in a suburban environment set forth in the Final Urban Land Institute (ULI), International Council of Shopping Centers (ICSC) and National Parking Association (NPA) Shared Parking Model Version 1.2, tab A1, Base Data, and lack of consideration in the standard PD requirements for parking demand in studio units compared to 1-bedroom units. However, this

[4] 637406237003870000 (superiorcolorado.gov)

difference is significantly reduced as the ratios for dining space per the ULI model referenced are substantially higher than those set forth by the Town PD.

LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

TRANSPORTATION CONSULTANTS, INC.

December 21, 2023

Mr. Jake Rohe
PMB, LLC
3394 Carmel Mountain Road
San Diego, CA 92121

Re: Coal Creek Innovation Park
Traffic Impact Analysis
Superior, CO
LSC #220390

Dear Mr. Rohe:

In response to your request, LSC Transportation Consultants, Inc. has prepared this updated traffic impact analysis for the proposed Coal Creek Innovation Park to account for changes to the land use plan. As shown on Figure 1, the site is located east of McCaslin Boulevard within the Downtown Superior (DTS) development in Superior, Colorado.

REPORT CONTENTS

The report contains the following: the existing roadway and traffic conditions in the vicinity of the site including the lane geometries, traffic controls, posted speed limits, etc.; the existing weekday peak-hour traffic volumes; the existing daily traffic volumes in the area; the typical weekday site-generated traffic volume projections for the site; the assignment of the projected traffic volumes to the area roadways; the projected long-term background and resulting total traffic volumes on the area roadways; the site's projected traffic impacts; and any recommended roadway improvements to mitigate the site's traffic impacts.

LAND USE AND ACCESS

The site is proposed to include about 12,515 square feet of retail space, about 266,415 square feet of research and development space, and about 251 apartment dwelling units. Access will be available to McCaslin Boulevard via the Downtown Superior (DTS) road network including a connection to the southeast to 88th Street via Promenade Drive. Figure 2 shows the proposed site plan. The area around the site is well connected for various travel modes including vehicular, pedestrians, cyclists, and access to transit.

ROADWAY AND TRAFFIC CONDITIONS

Area Roadways

The major roadways in the site's vicinity are shown on Figure 1 and are described below.

- **88th Street** is a north-south, two-lane arterial roadway east of the site. It connects north across US 36 to Louisville and south to Rock Creek Parkway and has a posted speed limit of 35 mph. The Town of Superior Board previously approved a connection from DTS to 88th Street via Promenade Boulevard in lieu of connecting from DTS south to Coal Creek Drive. It was recently widened to a three-lane section with bike lanes.

- **McCaslin Boulevard** is a north-south, four-lane arterial roadway west of the site and expands to six lanes approaching Marshall Road. It connects north to US 36 and south to SH 128, providing regional connectivity for the area. The intersection with Marshall Road is signalized, the intersection with Main Street is two-lane roundabout-controlled, and the intersection with Discovery Parkway is unsignalized and three-quarter movement. The posted speed limit in the vicinity of Main Street is 35 mph.

- **Marshall Road** is an east-west, two-lane roadway north of the site. The intersection with McCaslin Boulevard is signalized. Marshall Road is connected south across Coal Creek Drive. The posted speed limit east of McCaslin Boulevard is 15 mph.

- **Main Street** is an east-west, two-lane roadway passing through the site. The intersection with McCaslin Boulevard is two-lane roundabout controlled. The posted speed limit east of McCaslin Boulevard is 25 mph.

Existing Traffic Conditions

Figure 3 shows the existing lane geometries, traffic controls, and traffic volumes in the site's vicinity on a typical weekday. The weekday peak-hour traffic volumes and average daily traffic volumes are from the attached traffic counts conducted by Counter Measures in April, 2023.

2040 Background Traffic

Figure 4 shows the estimated 2040 background traffic volumes based on an annual rate of about two percent for McCaslin Boulevard and one percent for 88th Street and Marshall Road. It also assumes buildout of the balance of Downtown Superior and of the Rogers Farm property west of McCaslin Boulevard. DRCOG (Denver Regional Council of Governments) projections show an annual rate of just under one percent for these two roadways but the higher rates were used to maintain a conservative analysis.

EXISTING AND 2040 BACKGROUND LEVELS OF SERVICE

Level of service (LOS) is a quantitative measure of the level of congestion or delay at an intersection. Level of service is indicated on a scale from "A" to "F." LOS A is indicative of little congestion or delay and LOS F is indicative of a high level of congestion or delay. Attached are specific level of service definitions for signalized and unsignalized intersections.

The intersections in the study area were analyzed to determine the existing and 2040 background levels of service using Synchro. Table 1 shows the level of service analysis results. The level of service reports are attached.

1. **McCaslin Boulevard/Marshall Road:** This signalized intersection currently operates at an overall LOS "D" or better during both morning and afternoon peak-hours and is expected to do so through 2040 based on the planned lane geometry and traffic control. The potential improvements over time include providing a dedicated eastbound through lane and providing overlap phasing for the eastbound right-turn and westbound right-turn movements. The southbound left movement is expected to operate at LOS "E" in both peak-hours in 2040 after the suggested improvements are made. This is somewhat typical for side road or turn movements from major streets and is considered acceptable because the turn lane lengths for these movements are expected to be able to accommodate the 95th percentile queue lengths per Table 4.

2. **Marshall Road/Creek View Way:** This unsignalized intersection was analyzed only in the total traffic scenario.

3. **McCaslin Boulevard/Main Street:** This roundabout controlled intersection currently operates at an overall LOS "A" during both morning and afternoon peak-hours. In 2040, the morning peak-hour is expected to operate at LOS "A" and the afternoon peak-hour is expected to operate at LOS "B".

4. **Main Street/Gateway Drive:** This roundabout-controlled intersection is expected to operate at an overall LOS "A" during both morning and afternoon peak-hours through 2040.

5. **Main Street/Marshall Road:** All movements at this all-way stop controlled intersection are expected to operate at LOS "C" or better through 2040.

6. **88th Street/Promenade:** All movements at this stop-sign controlled intersection currently operate at LOS "B" or better during both morning and afternoon peak-hours. All movements are expected to operate at LOS "C" through 2040. A traffic signal warrant is not expected to be met but could be considered if an eastern leg to the intersection is added to serve additional development.

TRIP GENERATION

Table 2 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation for the proposed land uses within the Coal Creek Innovation Park site based on the rates from *Trip Generation*, 11th Edition, 2021 by the Institute of Transportation Engineers (ITE).

The proposed site is projected to generate about 4,057 vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 225 vehicles would enter and about 113 vehicles would exit the Downtown Superior area. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 122 vehicles would enter and about 253 vehicles would exit the Downtown Superior area. These estimates assume reductions for alternative travel modes and internal trips. The assumptions are lower than assumed in the Master TIA to maintain a conservative analysis.

Table 3 shows the updated trip generation potential for the overall DTS site based on the rates from *Trip Generation*, 11th Edition, 2021 by ITE.

ALTERNATIVE TRAVEL MODES

Table 1 assumes lower alternative travel mode and internal trip reductions than assumed in the prior studies to maintain a conservative analysis. Table 1 assumes 5% for alternative travel modes and 10% for internal trips compared to the 10% and 15% reductions assumed previously in the Master TIA.

The percentages included in the Master TIA were developed by Feer & Peers during the early planning for Downtown Superior. This is referenced in the attached Appendix Table A-1.

TRIP DISTRIBUTION

Figure 5 shows the estimated directional distribution for the site. The estimates were based on the location of the site with respect to the regional population, employment, and activity centers; and the proposed land uses. The percentages used are similar to those assumed in the Master TIA with a shift to the west considering the currently proposed site is located on the west edge of the overall Master TIA study area.

TRIP ASSIGNMENT

Figure 6 shows the assignment of the Coal Creek Innovation Park site-generated trips based on the directional distribution percentages (from Figure 5) and the Coal Creek Innovation Park trip generation estimate (from Table 2).

2040 TOTAL TRAFFIC

Figure 7 shows the 2040 total traffic which is the sum of the 2040 background traffic volumes (from Figure 4) and the site-generated traffic volumes (from Figure 6). Figure 7 also shows the recommended 2040 lane geometry and traffic control.

TRAFFIC SIGNAL WARRANT ANALYSIS (INTERSECTION #6)

The intersection of 88th Street/Promenade Drive (#6) is planned to be signalized once warrants are met. The eight-hour vehicular volume warrant (Warrant 1) and the four-hour vehicular warrant (Warrant 2) from the *Manual on Uniform Traffic Control Devices* (MUTCD) were evaluated.

Warrant 1:

The eight-hour vehicular volume (Warrant 1) traffic signal warrant requires one of the following conditions to be met.

A. The combination of north/south through traffic must exceed 500 vph and the side road trips must exceed 150 vph for a total of eight hours in a day. This warrant is not expected to be met.

B. The combination of north-south through traffic must exceed 750 vph and the side road trips must exceed 75 vph for a total of eight hours in a day. This warrant is not expected to be met.

Warrant 2:

Figure 8 shows the 2040 total traffic volumes plotted on a four-hour vehicular volume (Warrant 2) traffic signal warrant chart. A traffic signal warrant is not expected to be met with site development but the warrant should be revisited if an east leg is added to the intersection to serve additional development.

ALL-WAY STOP-SIGN WARRANT (INTERSECTION #5)

The existing intersection of Main Street/Marshall Road (#5) is currently all-way stop-sign controlled. The vehicular volume warrant included in the *Manual on Uniform Traffic Control Devices* (MUTCD) is at least eight hours of 300 vph on the main street and at least 200 vph on the minor street. Main Street is expected to exceed the 300 vph threshold for eight hours but Marshall Road is likely to only be over 100 vph for eight hours. The vehicular volume doesn't quite meet the warrant but all-way stop-sign control is recommended to control vehicle/pedestrian conflicts considering the large number of pedestrians expected in the area. This consideration is accommodated in the MUTCD.

PROJECTED LEVELS OF SERVICE

The intersections in Figure 7 were analyzed to determine the 2040 total levels of service. Table 1 shows the level of service analysis results. The level of service reports are attached.

1. **McCaslin Boulevard/Marshall Road:** This signalized intersection is expected to operate at an overall LOS "D" or better during both morning and afternoon peak-hours by 2040. These results assume the addition of a dedicated eastbound through lane as shown in Figures 4 and 7 and the addition of overlap phasing for the eastbound and westbound right-turn movements. The Town has plans to eventually construct this lane when warranted. The southbound left movement is expected to operate at LOS "E" in both peak-hours in 2040 after the suggested improvements are made. This is somewhat typical for side road or turn movements from major streets and is considered acceptable because the turn lane lengths for these movements are expected to be able to accommodate the 95th percentile queue lengths per Table 4.

2. **Marshall Road/Creek View Way:** All movements at this stop-sign controlled intersection are expected to operate at LOS "B" or better during both morning and afternoon peak-hours through 2040.

3. **McCaslin Boulevard/Main Street:** This roundabout controlled intersection is expected to operate at an overall LOS "B" or better during both morning and afternoon peak-hours through 2040.

4. **Main Street/Gateway Drive:** This roundabout controlled intersection is expected to operate at an overall LOS "A" during both morning and afternoon peak-hours through 2040.

5. **Main Street/Marshall Road:** This all-way stop-sign controlled intersection is expected to operate at an overall LOS "C" or better through 2040.

6. **88th Street/Promenade Drive:** All movements at this stop-sign controlled intersection are expected to operate at LOS "C" or better during both morning and afternoon peak-hours through 2040.

95TH PERCENTILE QUEUE LENGTHS

Table 4 shows the projected 2040 95th percentile queue lengths for the intersections analyzed. The projected queue lengths can generally be accommodated by the existing turn lane lengths.

CONCLUSIONS AND RECOMMENDATIONS

Trip Generation

1. The proposed site is projected to generate about 4,057 vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, about 225 vehicles would enter and about 113 vehicles would exit. During the afternoon peak-hour, about 122 vehicles would enter and about 253 vehicles would exit the Downtown Superior area. These estimates assume lower reductions for alternative travel modes and internal trips than assumed in the Master TIA to maintain a conservative analysis.

Projected Levels of Service

2. All movements at the unsignalized intersections analyzed are expected to operate at acceptable levels of service during both morning and afternoon peak-hours through 2040 with the planned or recommended improvements.

3. All of the signalized intersections analyzed are expected to operate at an overall acceptable level of service with a few turning movements potentially operating at LOS "E".

Conclusions

4. The impact of the Coal Creek Innovation Park site can be accommodated by the existing and proposed roadway network with the following recommended improvements.

Recommendations

5. The intersection of Promenade with 88th Street (Intersection #6) is planned to have traffic signal control when warranted based on prior studies completed in the area. A warrant is not expected to be met with site development but the warrant should be revisited if an east leg is added to the intersection to serve additional development.

6. The Town should provide a dedicated eastbound through lane on Marshall Road approaching McCaslin Boulevard when conditions warrant based on prior studies completed in the area. This is expected to be needed by 2040 but not with development of the site. Overlap phasing for the eastbound and westbound right-turn movements will also likely need to be considered.

* * * * *

We trust our findings will assist you in gaining approval of the proposed Coal Creek Innovation Park site. Please contact me if you have any questions or need further assistance.

Respectfully submitted,

LSC TRANSPORTATION CONSULTANTS, INC.



By: _____
Christopher S. McGranahan, P.E.
Principal/President

CSM/wc

Enclosure: Tables 1 - 4
Figures 1 - 8
Appendix Table 1
Traffic Counts
Level of Service Definitions
Capacity Analysis Reports
Queuing Reports

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Table 1
Intersection Levels of Service Analysis
Coal Creek Innovation Park
Superior, CO
LSC #220390; December, 2023

Intersection No. & Location	Traffic Control	Existing Traffic Level of Service AM	Existing Traffic Level of Service PM	2040 (1) Background Traffic Level of Service AM	2040 (1) Background Traffic Level of Service PM	2040 (1) Total Traffic Level of Service AM	2040 (1) Total Traffic Level of Service PM
1) McCaslin Blvd./Marshall Road	Signalized						
EB Left (2)		E	E	D	D	D	D
EB Through		D	D	D	D	D	D
EB Right		B	F	B	B	B	B
WB Left		D	D	D	D	D	D
WB Through		D	D	D	D	D	D
WB Right (2)		E	E	D	D	D	D
NB Left		D	D	D	D	D	D
NB Through		B	B	B	B	B	C
NB Right		A	A	A	A	A	A
SB Left (2)		E	E	E	E	E	E
SB Through		C	D	C	D	C	D
SB Right		B	B	A	C	B	C
Entire Intersection Delay (sec /veh)		25.9	51.0	26.9	35.6	29.2	36.9
Entire Intersection LOS		C	D	C	D	C	D
2) Marshall Road/Creek View Way	TWSC						
NB Approach		--	--	--	--	A	A
EB Approach		--	--	--	--	A	B
Critical Movement Delay		--	--	--	--	9.9	10.1
3) McCaslin Blvd./Main Street	Roundabout						
EB Approach		A	A	A	C	A	C
WB Approach		A	A	A	A	A	A
NB Approach		A	A	A	B	A	B
SB Approach		A	A	A	B	A	C
Entire Intersection Delay (sec /veh)		4.8	6.2	6.0	12.1	6.9	14.1
Entire Intersection LOS		A	A	A	B	A	B
4) Main Street/Gateway Drive	Roundabout						
EB Approach		--	--	A	A	A	A
WB Approach		--	--	A	A	A	A
NB Approach		--	--	A	A	A	A
SB Approach		--	--	--	--	A	A
Entire Intersection Delay (sec /veh)		--	--	4.5	6.0	5.9	7.3
Entire Intersection LOS		--	--	A	A	A	A
5) Main Street/Marshall Road	AWSC						
NB Approach		--	--	A	A	A	A
EB Approach		--	--	A	C	B	D
WB Approach		--	--	B	B	B	C
SB Approach		--	--	A	B	A	B
Entire Intersection Delay (sec /veh)		--	--	10.0	15.6	11.3	22.3
Entire Intersection LOS		--	--	A	C	B	C
6) 88th Street/Promenade	TWSC						
NB Left		A	A	A	A	A	A
EB Left		B	B	C	C	C	C
EB Right		A	B	A	B	A	B
Critical Movement Delay		12.5	11.7	18.4	16.4	20.1	17.9

(1) Assumes future mitigation by others including adding a dedicated EB RT lane to allow a dedicated EB triple left and dedicated EB through lane. Also assumes overlap phasing for the EB RT and WB RT movements.

(2) The eastbound left, westbound right, and southbound left movements are expected to operate at LOS "E" in one or both peak-hours in 2040 after the suggested improvements are made. This is somewhat typical for side road or turn movements from major streets and is considered acceptable because the turn lane lengths for these movements are expected to be able to accommodate the 95th percentile queue lengths per Table 4.

Table 2
ESTIMATED TRAFFIC GENERATION
Coal Creek Innovation Park
Superior, CO
LSC #220390; December, 2023

		Trip Generation Rates [1]					Vehicle-Trips Generated					Alternative	Internal	Net External Trips				
		Average	AM Peak-Hour		PM Peak-Hour		Average	AM Peak-Hour		PM Peak-Hour		Mode Trip	Trip	Average	AM Peak-Hour		PM Peak-Hour	
Trip Generating Category	Quantity	Weekday	In	Out	In	Out	Weekday	In	Out	In	Out	Reduction [7]	Reduction [7]	Weekday	In	Out	In	Out
Blocks 2 & 5																		
Retail [2]	6.636 KSF [3]	54.45	1.416	0.944	3.295	3.295	361	9	6	22	22	5%	10%	307	8	5	19	19
Research & Development [4]	266.415 KSF [3]	11.08	0.845	0.185	0.157	0.823	2,952	225	49	42	219	5%	10%	2,509	192	42	36	186
					Sub-Total Block 2 =		*3,313*	*234*	*55*	*64*	*241*			*2,816*	*200*	*47*	*55*	*205*
Block 8																		
Apartments [5]	251 DU [6]	4.54	0.085	0.285	0.238	0.152	1,140	21	72	60	38	5%	10%	969	18	61	51	32
Retail [2]	5.879 KSF [3]	54.45	1.416	0.944	3.295	3.295	320	8	6	19	19	5%	10%	272	7	5	16	16
					Sub-Total Block 8 =		*1,460*	*29*	*78*	*79*	*57*			*1,241*	*25*	*66*	*67*	*48*
					Overall Total =		**4,773**	**263**	**133**	**143**	**298**			**4,057**	**225**	**113**	**122**	**253**

Notes:
(1) Source: *Trip Generation*, Institute of Transportation Engineers, 11th Edition, 2021
(2) ITE Land Use No. 822 - Strip Retail Plaza (<40k)
(3) KSF = 1,000 square feet
(4) ITE Land Use No. 760 - Research & Development Center
(5) ITE Land Use No. 221 - Multifamily Housing (Mid-Rise)
(6) DU = Dwelling Unit
(7) Based on the *Superior Town Center Transportation Analysis* by Fehr & Peers, August, 2012 with minor edits based on coordination with Town of Superior. The study assumed 10% alternative travel modes and 15% internal trips - these percentages were reduced to maintain a conservative analysis.

Table 3
ESTIMATED TRAFFIC GENERATION
Downtown Superior (DTS) - Entire Site
Superior, CO
LSC #220390; December, 2023

Trip Generating Category	Quantity	Trip Generation Rates [1] Average Weekday	AM Peak-Hour In	AM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out	Vehicle-Trips Generated Average Weekday	AM Peak-Hour In	AM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out	Alternative Mode Trip Reduction [13]	Internal Trip Reduction [13]	Net External Trips Average Weekday	AM Peak-Hour In	AM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out
Block 1 (DTS)																		
Coffee Shop w/ Drive-Through [2]	2.20 KSF [3]	--	--	--	--	--	1,800	113	109	48	48	15%	15%	1,260	79	77	34	34
High-Turnover Restaurant [2]	1.80 KSF [3]	--	--	--	--	--	228	11	9	11	7	15%	15%	160	7	7	7	5
Specialty Retail [2]	3.50 KSF [3]	--	--	--	--	--	156	0	0	4	6	15%	15%	110	0	0	2	4
Hotel [4]	242 Rooms	7.99	0.258	0.248	0.301	0.289	1,934	62	60	73	70	10%	20%	1,354	44	42	51	49
						Sub-Total Block 1 =	*4,118*	*186*	*178*	*136*	*131*			*2,884*	*130*	*126*	*94*	*92*
Blocks 2, 5, & 8																		
(see Table 1 for Details)						*Coal Creek Innovation Park =*	*4,773*	*263*	*133*	*143*	*298*	5%	10%	*4,057*	*225*	*113*	*122*	*253*
Block 3																		
Intentionally Left Blank																		
Blocks 4, 6, 7, 9, 10, 11 (Morgan Ranch DTS)																		
(see Appendix Table 1 for Details)						*Morgan Ranch DTS Total =*	*8,865*	*287*	*319*	*463*	*338*			*6,501*	*210*	*232*	*338*	*249*
Block 12																		
Medical Office Building [5]	62 KSF [3]	36.00	2.449	0.651	1.179	2.751	2,232	152	40	73	171	15%	15%	1,562	106	27	51	119
Sport Stable [6]	142 KSF [3]	13.3	0.063	0.107	0.732	0.599	1,889	9	15	104	85	10%	10%	1,511	7	12	83	68
						Sub-Total Block 12 =	*4,121*	*160*	*56*	*177*	*255*			*3,073*	*113*	*39*	*134*	*187*
Block 13																		
Single-Family Homes [7]	14 DU [8]	9.43	0.182	0.518	0.592	0.348	132	3	7	8	5	10%	20%	91	3	6	7	2
Townhomes [9]	78 DU [8]	6.74	0.096	0.304	0.321	0.189	526	7	24	25	15	10%	20%	368	4	17	18	10
						Sub-Total Block 13 =	*658*	*10*	*32*	*34*	*20*			*459*	*7*	*23*	*25*	*12*
Block 14																		
Townhomes [9]	26 DU [8]	6.74	0.096	0.304	0.321	0.189	175	2	8	8	5	10%	20%	123	2	6	6	2
Block 15																		
Townhomes [9]	28 DU [8]	6.74	0.096	0.304	0.321	0.189	189	3	9	9	5	10%	20%	131	2	6	6	4
Blocks 16, 17, 18, 19, 20, & 24 (Toll Brothers)																		
Single-Family Homes [7]	101 DU [8]	9.43	0.182	0.518	0.592	0.348	952	18	52	60	35	10%	20%	667	13	37	42	25
Townhomes [9]	189 DU [8]	6.74	0.096	0.304	0.321	0.189	1,274	18	57	61	35	10%	20%	892	13	40	43	23
						Sub-Total Blocks 16, 17, 18, 19, 20, 24 =	*2,225*	*37*	*110*	*121*	*70*			*1,559*	*26*	*77*	*85*	*48*
Blocks 21 - 23																		
Intentionally Left Blank																		
Block 25																		
Single-Family Homes [7]	18 DU [8]	9.43	0.182	0.518	0.592	0.348	170	3	9	11	6	10%	20%	119	2	7	7	4
Townhomes [9]	82 DU [8]	6.74	0.096	0.304	0.321	0.189	553	8	25	26	15	10%	20%	387	6	17	18	11
						Sub-Total Block 25 =	*722*	*11*	*34*	*37*	*22*			*506*	*8*	*24*	*25*	*15*
Block 26																		
Single-Family Homes [7]	54 DU [8]	9.43	0.182	0.518	0.592	0.348	509	10	28	32	19	10%	20%	356	7	20	22	13
Townhomes [9]	19 DU [8]	6.74	0.096	0.304	0.321	0.189	128	2	6	6	4	10%	20%	90	2	4	4	3
						Sub-Total Block 25 =	*637*	*12*	*34*	*38*	*22*			*446*	*9*	*24*	*26*	*16*
						Total =	**26,483**	**971**	**914**	**1,166**	**1,166**			**19,739**	**732**	**670**	**861**	**878**
ADDITIONAL LAND USES IN STUDY AREA																		
Tract A1 (Tesla)																		
EV Service & Sales Center [10]	22 KSF [3]	-	-	-	-	-	250	42	10	10	42	10%	20%	175	30	7	7	30
Discovery Office/Residential Area																		
Discovery Ridge Residential (Duplex) [11]	20 DU [8]	7.20	0.149	0.331	0.325	0.245	189	4	11	12	7	10%	20%	132	3	8	8	5
Discovery Office Park [12]	65 KSF [3]	10.84	1.338	0.182	0.245	1.195	633	65	11	12	63	15%	5%	506	52	9	10	50
						Discovery Total =	*822*	*69*	*22*	*24*	*70*			*638*	*55*	*17*	*18*	*55*
						Total Additional Land Uses =	**1,072**	**111**	**32**	**34**	**112**			**813**	**85**	**24**	**25**	**85**

Notes:
(1) Source: *Trip Generation*, Institute of Transportation Engineers, 11th Edition, 2021
(2) Based on the Superior Retail Analysis by SWTE, January, 2016
(3) KSF = 1,000 square feet
(4) ITE Land Use No. 310 - Hotel
(5) ITE Land Use #720 - Medical-Dental Office Building
(6) ITE Land Use #465 - Ice Skating Rink - daily rate based on ten times the afternoon peak hour rate
(7) ITE Land Use No. 210 - Single-Family Detached Housing
(8) DU = Dwelling Units
(9) ITE Land Use No. 220 - Multifamily Housing (Low-Rise)
(10) Based on the Superior EV Center Analysis by LSC Transportation Consultants, March, 2018
(11) ITE Land Use No. 215 - Single-Family Attached Housing
(12) ITE Land Use #710 - General Office Building
(13) Based on the *Superior Town Center Transportation Analysis* by Fehr & Peers, August, 2012 with minor edits based on coordination with the Town of Superior.

Table 4
95th Percentile Queue Lengths
Coal Creek Innovation Park
Superior, CO
LSC #220390; December, 2023

Intersection No. & Location	Existing Lane Lengths (feet)	Proposed Lane Lengths [1] (feet)	95th Percentile Queue Lengths 2040 Total AM Peak (feet)	95th Percentile Queue Lengths 2040 Total PM Peak (feet)
1) McCaslin Blvd./Marshall Road				
EB Left	2 @ 400	3 @ 400	43	186
EB Through	--	--	71	84
EB Right	320	425	9	425
WB Left	170	170	47	70
WB Through	--	--	59	64
WB Right	170	170	80	146
NB Left [2]	1 @ 185; 1 @ 245	1 @ 185; 1 @ 245	101	211
NB Through	--	--	209	216
NB Right	120	120	32	0
SB Left	1 @ 225; 1 @ 250	1 @ 225; 1 @ 250	161	93
SB Through	--	--	187	513
SB Right	200	200	51	80
2) Marshall Road/Creek View Way				
NB Approach	--	--	<25	<25
EB Approach	--	--	<25	<25
3) McCaslin Blvd./Main Street				
EB Approach	--	--	<25	<25
WB Approach	--	--	25	25
NB Approach	--	--	75	125
SB Approach	--	--	25	225
4) Main Street/Gateway Drive				
EB Approach	--	--	25	75
WB Approach	--	--	25	25
NB Approach	--	--	<25	<25
SB Approach	--	--	<25	25
5) Main Street/Marshall Road				
NB Approach	--	--	<25	<25
EB Approach	--	--	55	250
WB Approach	--	--	75	105
SB Approach	--	--	<25	25
6) 88th Street/Promenade				
EB Left	--	--	30	25
EB Right	50	50	<25	<25
NB Left	100	100	<25	<25

(1) The existing right-turn lane is expected to be repurposed as a through lane by 2040 so the 360 feet dimension refers to the new right-turn lane that will be needed when this occurs. The addition of overlap phasing for the eastbound and westbound right-turn movements will also likely be needed.

(2) These lanes are striped as dual 185-foot long lanes but one of the lanes can queue to about 245 feet prior to blockage of northbound through traffic. Additional queue length can be provided by modifying the existing raised median over time if appropriate.



Figure 1

Vicinity Map

Coal Creek Innovation Park (LSC #220390)

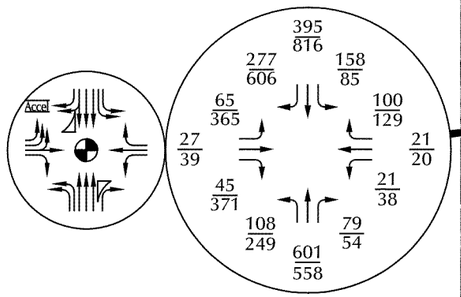


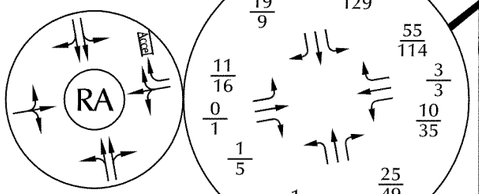
Approximate Scale
Scale: NTS

Figure 2

Site Plan

Coal Creek Innovation Park (LSC #220390)





Placeholder for

Future Scenario

Placeholder for

Future Scenario

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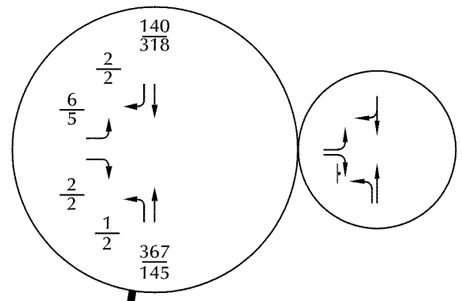
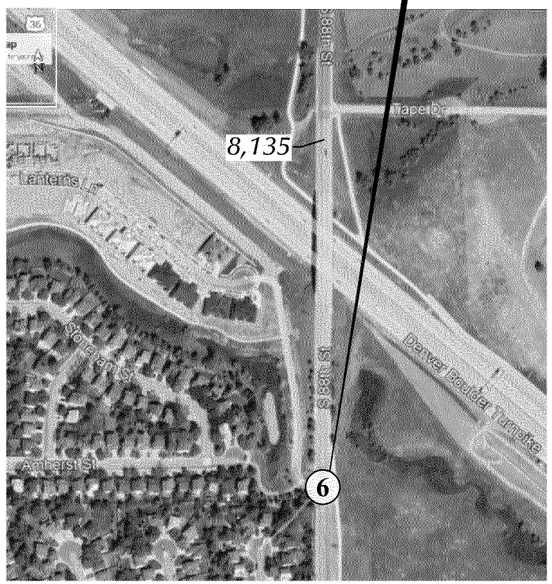
Future Scenario









Approximate Scale
Scale: 1"= 500'

Note: The traffic counts were conducted in May, 2023.

LEGEND:

= Stop Sign

= Traffic Signal

RA = Modern Roundabout

$\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$

1,000 = Average Daily Traffic

LSC TRANSPORTATION CONSULTANTS, INC.

Figure 3

Existing Traffic, Lane Geometry and Traffic Control

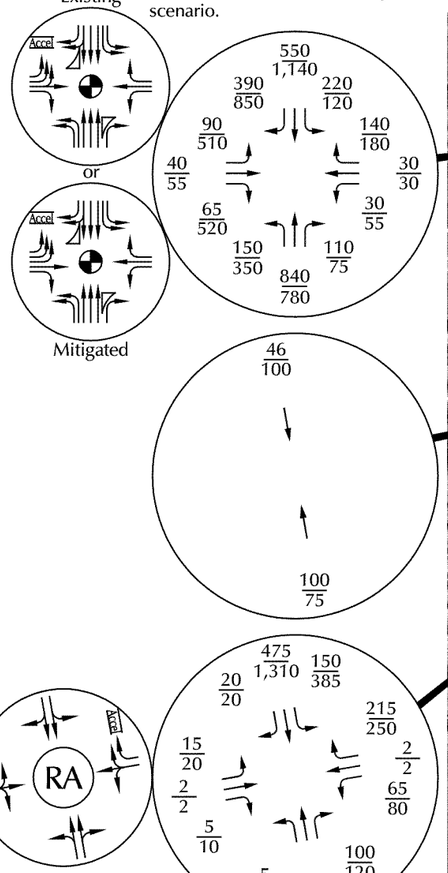
Coal Creek Innovation Park (LSC #220390)

Note: The level of service results in Table 1 are based on the mitigated scenario.

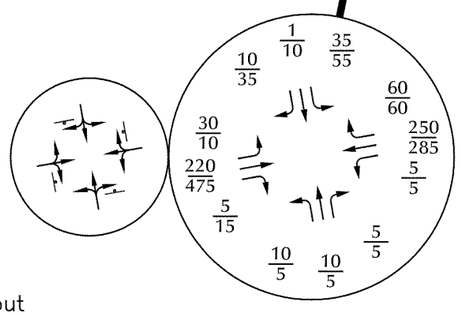
Existing

or

Mitigated



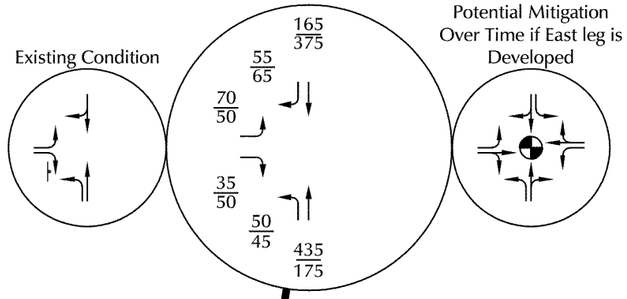


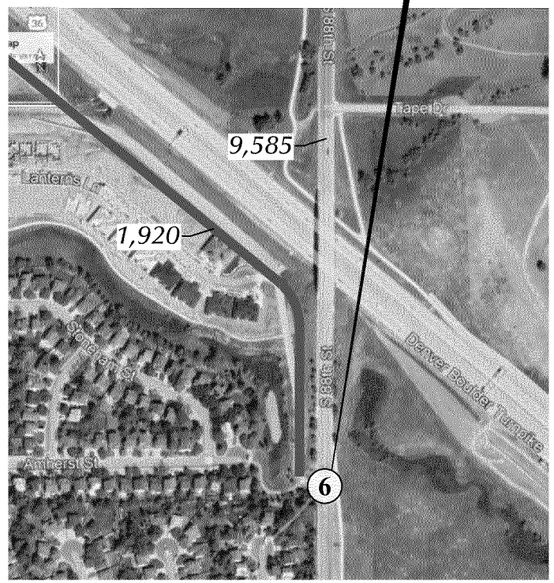


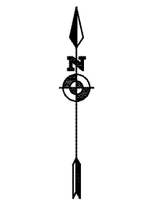
Note: Assumes two percent annual growth for McCaslin Boulevard at Marshall Road and one percent annual growth for 88th Street and Marshall Road. Also assumes buildout of the overall Downtown Superior and the Rogers Farm property west of McCaslin Boulevard. DRCOG projections show an annual rate of under one percent for these two roadways but the higher rates were used to maintain a conservative analysis.

Existing Condition

Potential Mitigation Over Time if East leg is Developed







Approximate Scale
Scale: 1"= 500'

LEGEND:

= Stop Sign

= Traffic Signal

RA = Modern Roundabout

$\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$

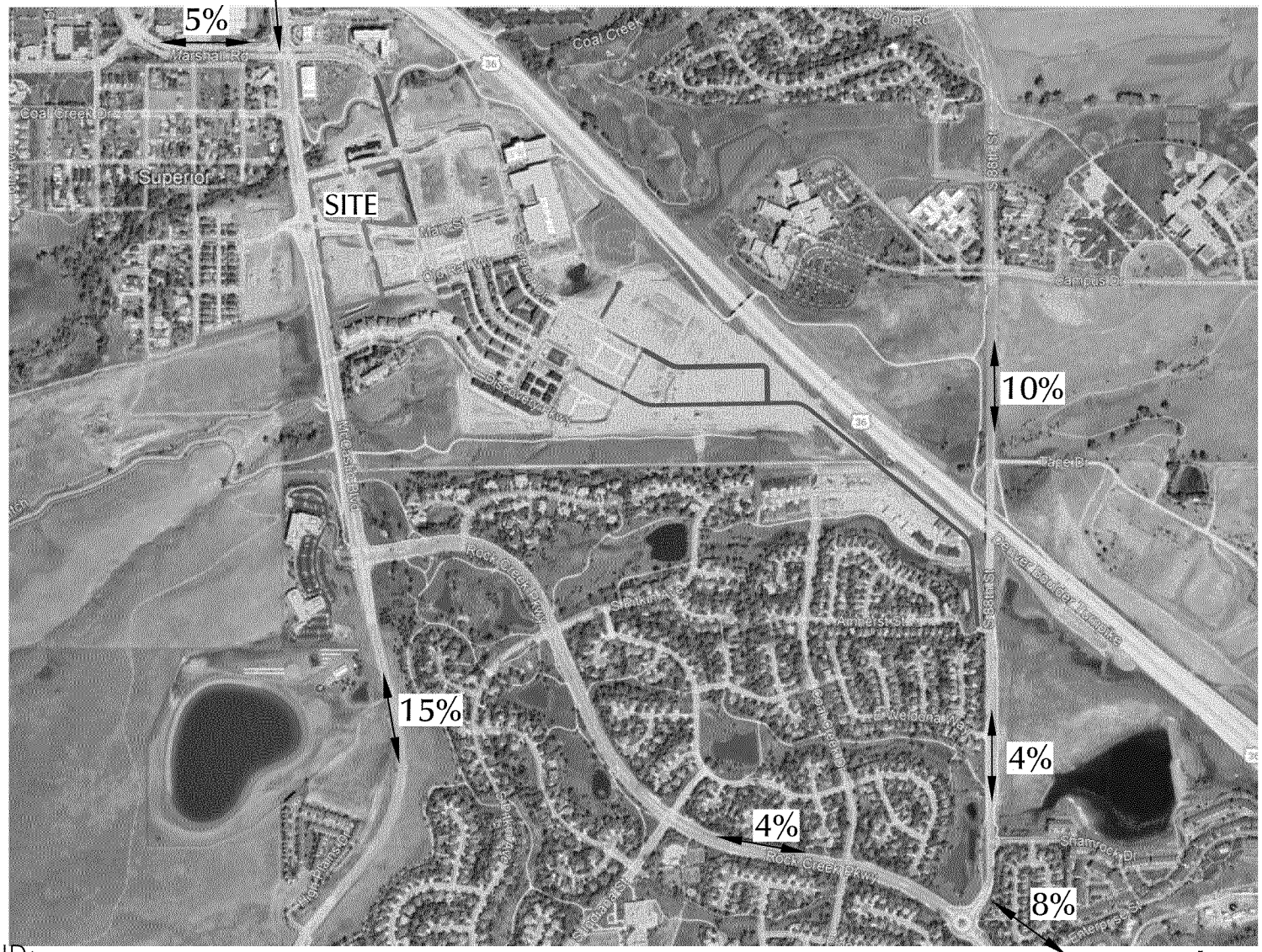
1,000 = Average Daily Traffic

LSC TRANSPORTATION CONSULTANTS, INC.

Figure 4

Year 2040 Background Traffic, Lane Geometry and Traffic Control

Coal Creek Innovation Park (LSC #220390)



Approximate Scale
Scale: 1"= 1,200'

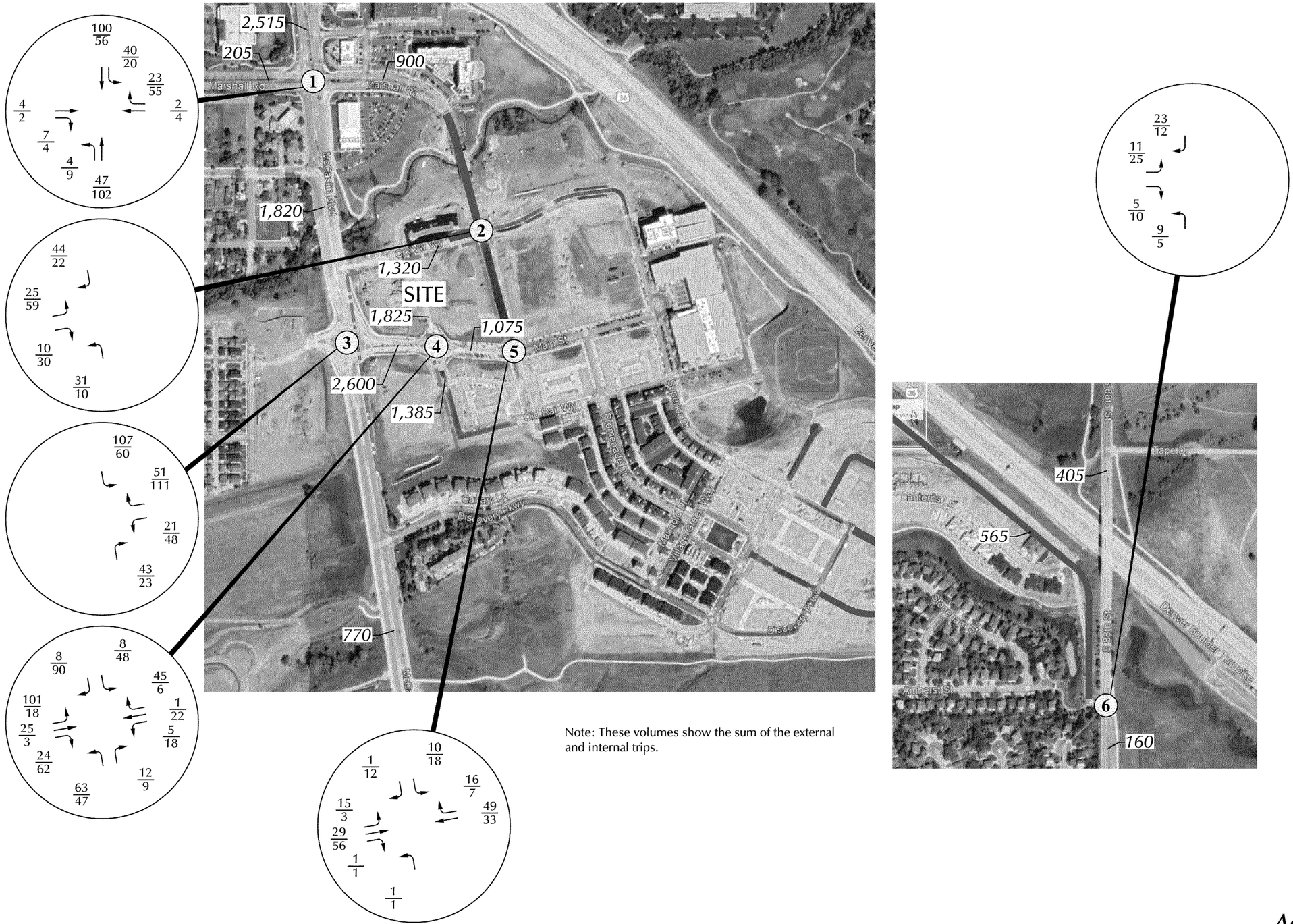
LEGEND:

5% = Percent Directional Distribution

Figure 5

Directional Distribution of Site-Generated Traffic

Coal Creek Innovation Park (LSC #220390)



Note: These volumes show the sum of the external and internal trips.

LEGEND:

$\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$

1,000 = Average Daily Traffic

LSC TRANSPORTATION CONSULTANTS, INC.

Figure 6

Assignment of Site-Generated Traffic

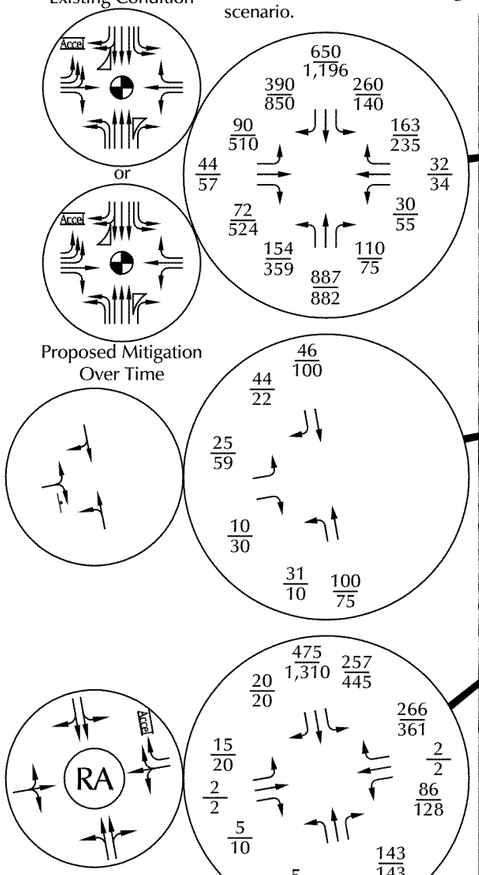
Coal Creek Innovation Park (LSC #220390)

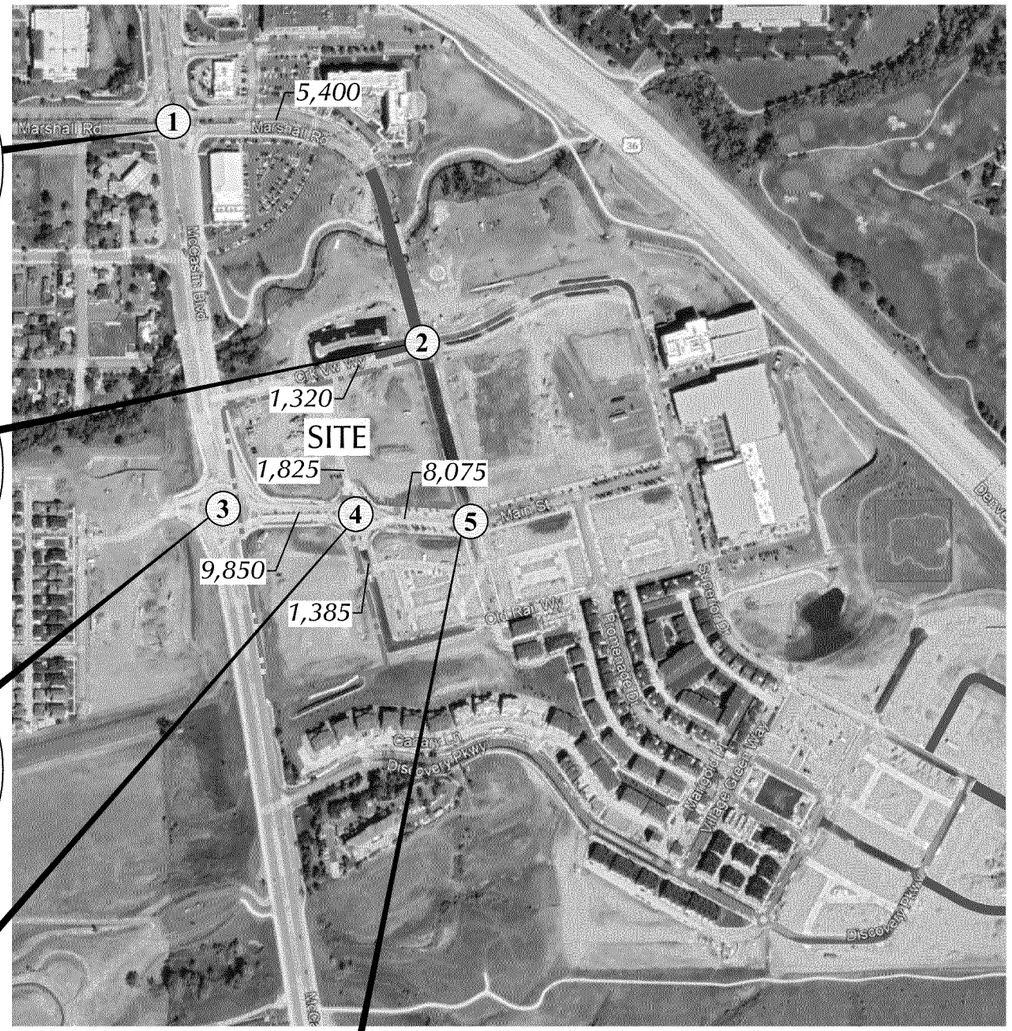
Note: The level of service results in Table 1 are based on the mitigated scenario.

Existing Condition

or

Proposed Mitigation Over Time



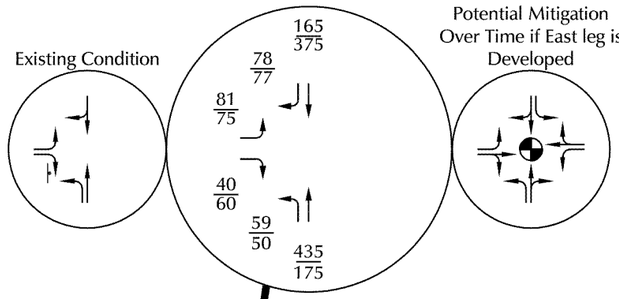


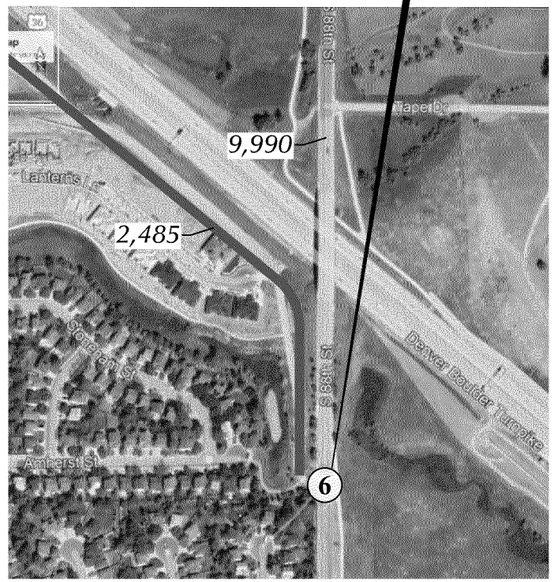
PROJECTED LONG-TERM TRAFFIC VOLUME ON THE EAST LEG OF INTERSECTION #3	DAILY (VEHICLES)	AM PEAK HOUR (VEHICLES)	PM PEAK HOUR (VEHICLES)
2013 BASE CONDITION SCENARIO	9,610	728	906
2013 MAXIMUM DENSITY CONDITION SCENARIO	12,025	946	1,144
2023 COAL CREEK INNOVATION PARK SCENARIO	9,850	756	1,081

SUMMARY: THE CURRENTLY PROPOSED COAL CREEK INNOVATION PARK TRAFFIC STUDY SHOWS THE CURRENT LONG TERM PROJECTIONS ARE EXPECTED TO BE SLIGHTLY HIGHER THAN THE ORIGINAL BASE CONDITION BUT WELL BELOW THE ORIGINAL MAXIMUM DENSITY CONDITION FROM THE MASTER TIA.

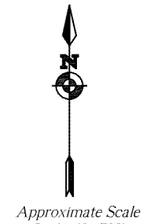
Existing Condition

Potential Mitigation Over Time if East leg is Developed





Note: These traffic volumes are the sum of the traffic volumes in Figures 4 and 6.



Approximate Scale
Scale: 1"= 500'

LEGEND:

= Stop Sign

= Traffic Signal

RA = Modern Roundabout

26/35 = AM Peak Hour Traffic / PM Peak Hour Traffic

1,000 = Average Daily Traffic

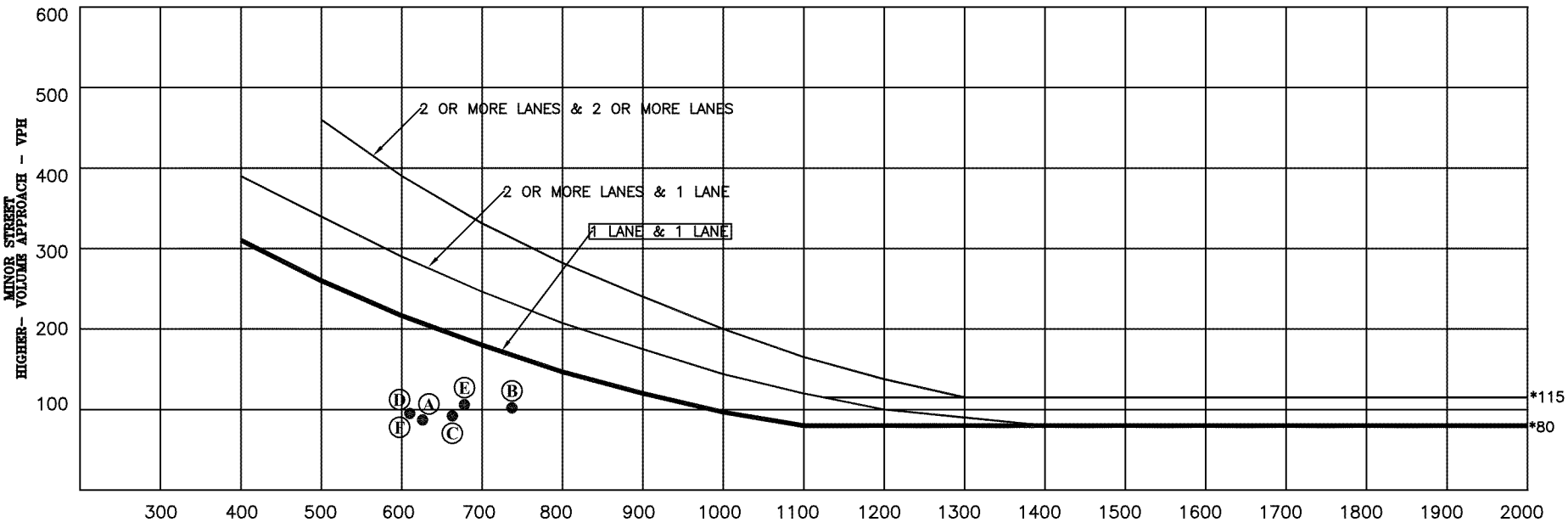
LSC TRANSPORTATION CONSULTANTS, INC.

Figure 7

Year 2040 Total Traffic, Lane Geometry and Traffic Control

Coal Creek Innovation Park (LSC #220390)

Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



* Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

Data Points = (Major Street, Minor Street)

Ⓐ 2040 Total Hour Before (85%) = (626,87)
Ⓑ 2040 Total AM Peak = (737,102)
Ⓒ 2040 Total Hour After (90%) = (663,92)
Ⓓ 2040 Total Hour Before (90%) = (610,95)
Ⓔ 2040 Total PM Peak = (678,106)
Ⓕ 2040 Total Hour After (90%) = (610,95)

Note: Assumes all NB and SB trips in the major street volume and all the EB LT trips and half of the EB RT trips in the minor street volume.

This warrant is not expected to be met. This analysis should be revisited if an eastern leg is proposed to serve future developments.

Figure 8

Warrant 2
Four-Hour Vehicular Volume
S. 88th Street & Promenade Drive

Coal Creek Innovation Park (LSC #220390)

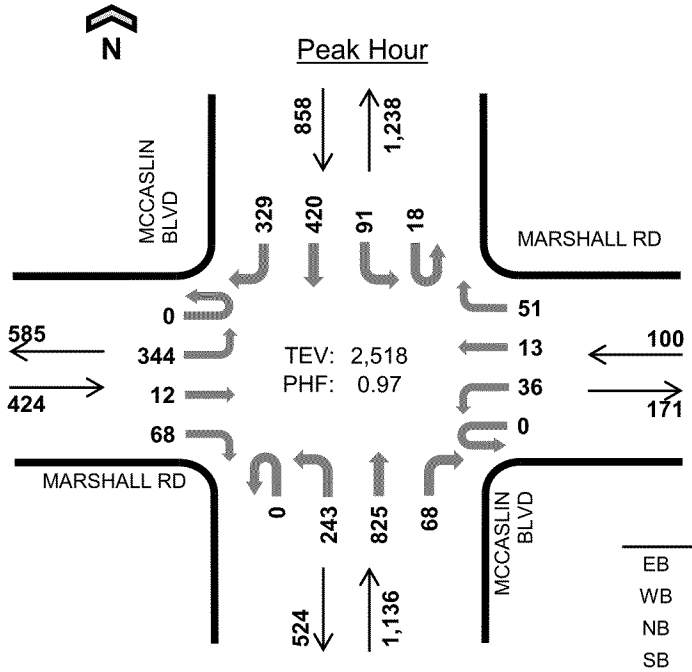
Appendix Table 1
ESTIMATED TRAFFIC GENERATION
Morgan Ranch DTS
Superior, CO
LSC #220390; May, 2022

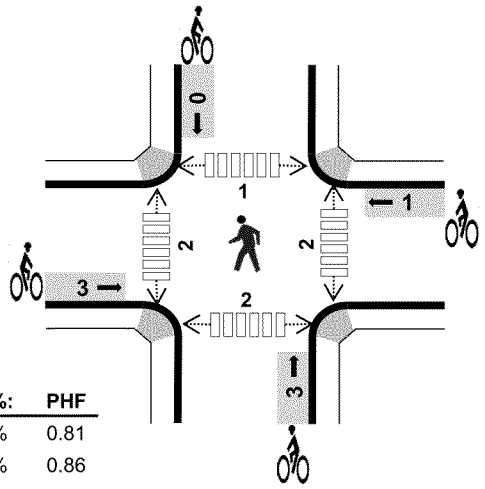
Trip Generating Category	Quantity	Trip Generation Rates [1] Average Weekday	AM Peak-Hour In	AM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out	Vehicle-Trips Generated Average Weekday	AM Peak-Hour In	AM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out	Alternative Mode Trip Reduction [8]	Internal Trip Reduction [8]	Net External Trips Average Weekday	AM Peak-Hour In	AM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out
Block 4																		
Restaurant [2]	5.204 KSF [3]	107.20	5.264	4.307	5.521	3.349	558	27	22	29	17	10%	15%	418	21	17	22	13
Block 6																		
Apartments [4]	184 DU [5]	6.74	0.096	0.304	0.321	0.189	1,240	18	56	59	35	15%	15%	868	11	39	41	24
Restaurant [2]	3.446 KSF [3]	107.20	5.264	4.307	5.521	3.349	369	18	15	19	12	10%	15%	277	14	10	14	9
Retail [6]	5.168 KSF [3]	54.45	1.416	0.944	3.295	3.295	281	7	5	17	17	10%	15%	211	5	4	13	13
Civic Space [7]	7.564 KSF [3]	10.84	1.338	0.182	0.245	1.195	82	10	1	2	9	10%	15%	62	8	1	1	7
					Sub-Total Block 6 =		*1,972*	*53*	*77*	*97*	*73*			*1,418*	*38*	*54*	*69*	*53*
Block 7																		
Apartments [4]	88 DU [5]	6.74	0.096	0.304	0.321	0.189	593	8	27	28	17	15%	15%	415	5	19	20	12
Restaurant [2]	7.934 KSF [3]	107.20	5.264	4.307	5.521	3.349	851	42	34	44	27	10%	15%	638	30	25	33	20
Retail [6]	8.188 KSF [3]	54.45	1.416	0.944	3.295	3.295	446	12	8	27	27	10%	15%	334	9	6	20	20
					Sub-Total Block 7 =		*1,890*	*62*	*69*	*99*	*71*			*1,387*	*44*	*50*	*73*	*52*
Block 9																		
Apartments [4]	36 DU [5]	6.74	0.096	0.304	0.321	0.189	243	3	11	12	7	15%	15%	171	2	8	8	5
Townhomes [4]	27 DU [5]	6.74	0.096	0.304	0.321	0.189	182	3	8	9	5	15%	15%	127	2	6	6	4
Restaurant [2]	5.675 KSF [3]	107.20	5.264	4.307	5.521	3.349	608	30	24	31	19	10%	15%	457	22	18	23	14
Retail [6]	8.513 KSF [3]	54.45	1.416	0.944	3.295	3.295	464	12	8	28	28	10%	15%	348	9	6	21	21
					Sub-Total Block 9 =		*1,497*	*48*	*51*	*80*	*59*			*1,103*	*35*	*38*	*58*	*44*
Block 10																		
Apartments [4]	38 DU [5]	6.74	0.096	0.304	0.321	0.189	256	4	12	12	7	15%	15%	179	3	8	9	5
Townhomes [4]	19 DU [5]	6.74	0.096	0.304	0.321	0.189	128	2	6	6	4	15%	15%	90	1	4	4	3
Restaurant [2]	5.978 KSF [3]	107.20	5.264	4.307	5.521	3.349	641	31	26	33	20	10%	15%	481	24	19	25	15
Retail [6]	8.966 KSF [3]	54.45	1.416	0.944	3.295	3.295	488	13	8	30	30	10%	15%	366	10	6	22	22
					Sub-Total Block 10 =		*1,513*	*50*	*52*	*81*	*61*			*1,116*	*38*	*37*	*60*	*45*
Block 11																		
Apartments [4]	36 DU [5]	6.74	0.096	0.304	0.321	0.189	243	3	11	12	7	15%	15%	171	2	8	8	5
Townhomes [4]	18 DU [5]	6.74	0.096	0.304	0.321	0.189	121	2	5	6	3	15%	15%	85	1	4	4	2
Restaurant [2]	5.668 KSF [3]	107.20	5.264	4.307	5.521	3.349	608	30	24	31	19	10%	15%	456	22	18	23	14
Retail [6]	8.503 KSF [3]	54.45	1.416	0.944	3.295	3.295	463	12	8	28	28	10%	15%	347	9	6	21	21
					Sub-Total Block 11 =		*1,435*	*47*	*48*	*77*	*57*			*1,059*	*34*	*36*	*56*	*42*
					Morgan Ranch DTS Total =		**8,865**	**287**	**319**	**463**	**338**			**6,501**	**210**	**232**	**338**	**249**

Notes:
(1) Source: *Trip Generation*, Institute of Transportation Engineers, 11th Edition, 2021
(2) ITE Land Use No. 932 - High-Turnover (Sit-Down) Restaurant
(3) KSF = 1,000 square feet
(4) ITE Land Use No. 220 - Multifamily Housing (Low-Rise)
(5) DU = Dwelling Units
(6) ITE Land Use No. 822 - Strip Retail Plaza (< 40k)
(7) ITE Land Use No. 710 - General Office Building - The rates for Government Office Building are based on very limited data so the rates used are afternoon peak-hour rates with the directional in/out reversed.
(8) Based on the *Superior Town Center Transportation Analysis* by Fehr & Peers, August, 2012 with minor edits based on coordination with Town of Superior.

MCCASLIN BLVD
MARSHALL RD

Date: Wed, Apr 24, 2019
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 7:30 AM to 8:30 AM





	HV %:	PHF
EB	4.2%	0.81
WB	6.0%	0.86
NB	1.9%	0.91
SB	4.2%	0.93
TOTAL	3.3%	0.97

Two-Hour Count Summaries

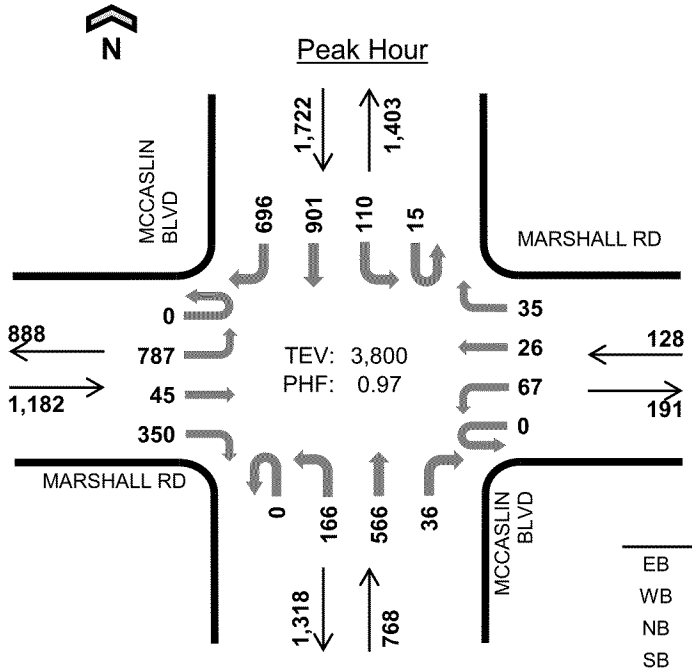
Interval Start	MARSHALL RD Eastbound				MARSHALL RD Westbound				MCCASLIN BLVD Northbound				MCCASLIN BLVD Southbound				15-min Total	Rolling One Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	59	5	12	0	4	1	2	0	38	120	15	6	17	68	30	377	0
7:15 AM	0	64	5	11	0	7	4	9	0	53	147	15	9	23	77	66	490	0
7:30 AM	**0**	**78**	**2**	**8**	**0**	**8**	**4**	**17**	**0**	**90**	**205**	**17**	**2**	**21**	**81**	**83**	**616**	0
7:45 AM	**0**	**84**	**2**	**12**	**0**	**5**	**5**	**9**	**0**	**64**	**222**	**15**	**0**	**28**	**111**	**89**	**646**	2,129
8:00 AM	**0**	**86**	**3**	**18**	**0**	**12**	**3**	**12**	**0**	**54**	**209**	**20**	**5**	**24**	**126**	**75**	**647**	2,399
8:15 AM	**0**	**96**	**5**	**30**	**0**	**11**	**1**	**13**	**0**	**35**	**189**	**16**	**11**	**18**	**102**	**82**	**609**	**2,518**
8:30 AM	0	101	6	13	0	10	2	11	0	37	214	19	5	17	91	89	615	2,517
8:45 AM	0	114	6	19	0	13	3	8	0	36	165	8	5	34	97	76	584	2,455
Count Total	0	682	34	123	0	70	23	81	0	407	1,471	125	43	182	753	590	4,584	0
Peak Hour	**0**	**344**	**12**	**68**	**0**	**36**	**13**	**51**	**0**	**243**	**825**	**68**	**18**	**91**	**420**	**329**	**2,518**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

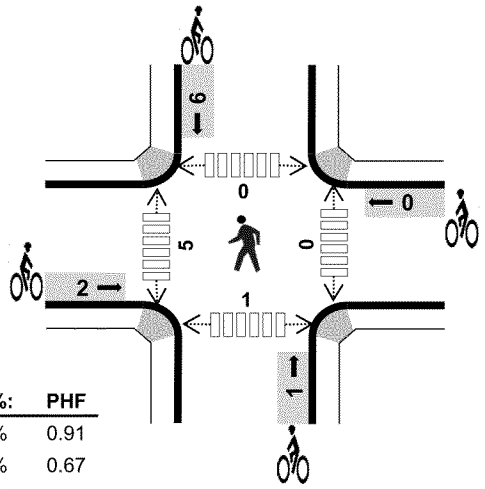
Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	2	0	2	5	*9*	0	0	0	0	*0*	1	0	1	0	*2*
7:15 AM	4	0	1	8	*13*	0	0	1	0	*1*	0	2	0	0	*2*
7:30 AM	**2**	**1**	**8**	**7**	***18***	**1**	**0**	**1**	**0**	***2***	**0**	**0**	**0**	**0**	*0*
7:45 AM	**1**	**1**	**3**	**8**	***13***	**0**	**0**	**1**	**0**	***1***	**1**	**2**	**1**	**0**	*4*
8:00 AM	**3**	**1**	**8**	**10**	***22***	**2**	**0**	**0**	**0**	***2***	**1**	**0**	**0**	**1**	*2*
8:15 AM	**12**	**3**	**3**	**11**	***29***	**0**	**1**	**1**	**0**	***2***	**0**	**0**	**0**	**1**	***1***
8:30 AM	5	1	6	4	*16*	0	0	0	0	*0*	0	0	0	0	*0*
8:45 AM	4	2	9	7	*22*	1	0	1	0	*2*	0	0	0	0	*0*
Count Total	33	9	40	60	*142*	4	1	5	0	*10*	3	4	2	2	*11*
Peak Hour	**18**	**6**	**22**	**36**	***82***	**3**	**1**	**3**	**0**	***7***	**2**	**2**	**1**	**2**	***7***

Mark Skaggs: (425) 250-0777 mark.skaggs@idaxdata.com

MCCASLIN BLVD
MARSHALL RD



Date: Wed, Apr 24, 2019
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:30 PM to 5:30 PM



	HV %:	PHF
EB	0.6%	0.91
WB	0.8%	0.67
NB	1.3%	0.96
SB	0.7%	0.88
TOTAL	0.8%	0.97

Two-Hour Count Summaries

Interval Start	MARSHALL RD Eastbound				MARSHALL RD Westbound				MCCASLIN BLVD Northbound				MCCASLIN BLVD Southbound				15-min Total	Rolling One Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	188	10	61	0	15	4	9	0	40	124	9	3	22	142	180	807	0
4:15 PM	0	160	9	86	0	16	10	14	0	37	109	10	6	25	191	186	859	0
4:30 PM	**0**	**204**	**8**	**78**	**0**	**15**	**5**	**9**	**0**	**38**	**150**	**6**	**2**	**28**	**181**	**173**	**897**	0
4:45 PM	**0**	**187**	**6**	**89**	**0**	**11**	**2**	**13**	**0**	**39**	**147**	**7**	**6**	**33**	**236**	**166**	**942**	3,505
5:00 PM	**0**	**212**	**24**	**89**	**0**	**25**	**12**	**11**	**0**	**47**	**141**	**11**	**3**	**25**	**210**	**170**	**980**	3,678
5:15 PM	**0**	**184**	**7**	**94**	**0**	**16**	**7**	**2**	**0**	**42**	**128**	**12**	**4**	**24**	**274**	**187**	**981**	**3,800**
5:30 PM	0	169	16	106	0	18	5	4	0	38	139	9	5	25	181	151	866	3,769
5:45 PM	0	157	2	91	0	16	5	3	0	33	114	14	3	19	238	189	884	3,711
Count Total	0	1,461	82	694	0	132	50	65	0	314	1,052	78	32	201	1,653	1,402	7,216	0
Peak Hour	**0**	**787**	**45**	**350**	**0**	**67**	**26**	**35**	**0**	**166**	**566**	**36**	**15**	**110**	**901**	**696**	**3,800**	**0**

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	0	3	4	2	*9*	0	1	0	0	*1*	0	1	0	1	*2*
4:15 PM	2	1	4	1	*8*	0	1	0	2	*3*	0	4	0	0	*4*
4:30 PM	**1**	**0**	**2**	**3**	***6***	**0**	**0**	**0**	**3**	***3***	**0**	**4**	**0**	**0**	*4*
4:45 PM	**3**	**1**	**2**	**4**	***10***	**0**	**0**	**0**	**0**	***0***	**0**	**1**	**0**	**0**	*1*
5:00 PM	**0**	**0**	**3**	**2**	***5***	**1**	**0**	**0**	**1**	***2***	**0**	**0**	**0**	**1**	*1*
5:15 PM	**3**	**0**	**3**	**3**	***9***	**1**	**0**	**1**	**2**	***4***	**0**	**0**	**0**	**0**	***0***
5:30 PM	1	0	1	2	*4*	0	0	0	3	*3*	1	0	0	0	*1*
5:45 PM	1	0	1	2	*4*	1	0	0	0	*1*	2	0	2	0	*4*
Count Total	11	5	20	19	*55*	3	2	1	11	*17*	3	10	2	2	*17*
Peak Hour	**7**	**1**	**10**	**12**	***30***	**2**	**0**	**1**	**6**	***9***	**0**	**5**	**0**	**1**	***6***

COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: MCCASLIN BLVD
E/W STREET: DISCOVERY PKWY
CITY: SUPERIOR
COUNTY: BOULDER

File Name : MCCADISC
Site Code : 00000015
Start Date : 8/13/2019
Page No : 1

Groups Printed- VEHICLES

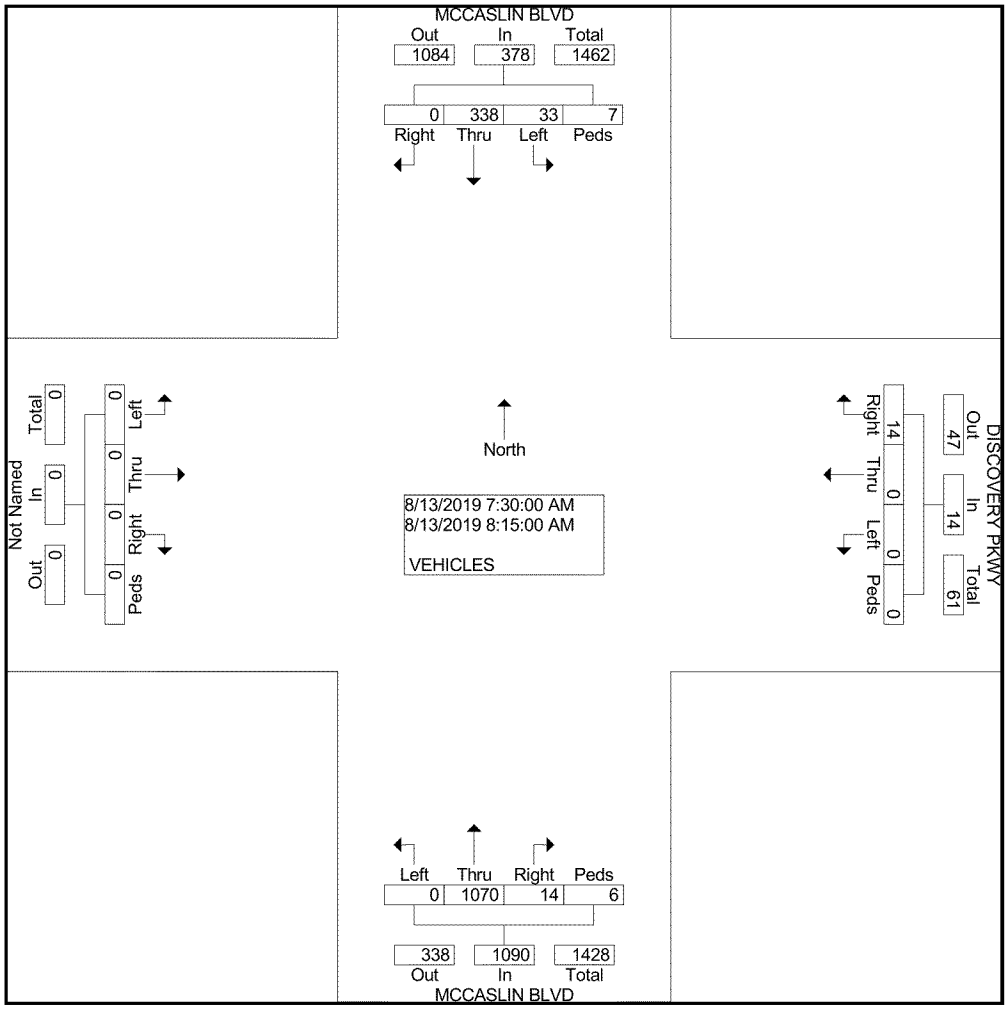
	MCCASLIN BLVD Southbound				DISCOVERY PKWY Westbound				MCCASLIN BLVD Northbound				Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	5	41	0	1	0	0	1	0	0	103	2	3	0	0	0	0	156
06:45 AM	4	43	0	1	0	0	0	0	0	149	2	3	0	0	0	0	202
Total	9	84	0	2	0	0	1	0	0	252	4	6	0	0	0	0	358
07:00 AM	9	62	0	0	0	0	0	0	0	194	1	3	0	0	0	0	269
07:15 AM	17	68	0	0	0	0	3	0	0	220	0	3	0	0	0	0	311
07:30 AM	8	70	0	1	0	0	2	0	0	291	3	1	0	0	0	0	376
07:45 AM	6	92	0	2	0	0	5	0	0	272	5	4	0	0	0	0	386
Total	40	292	0	3	0	0	10	0	0	977	9	11	0	0	0	0	1342
08:00 AM	7	90	0	1	0	0	0	0	0	268	3	0	0	0	0	0	369
08:15 AM	12	86	0	3	0	0	7	0	0	239	3	1	0	0	0	0	351
Total	19	176	0	4	0	0	7	0	0	507	6	1	0	0	0	0	720
04:00 PM	5	243	0	1	0	0	13	0	0	152	1	1	0	0	0	0	416
04:15 PM	2	261	0	0	1	0	7	0	0	153	5	0	0	0	0	0	429
04:30 PM	6	258	0	1	0	0	10	0	0	168	3	1	0	0	0	0	447
04:45 PM	2	331	0	3	0	0	7	0	0	168	3	3	0	0	0	0	517
Total	15	1093	0	5	1	0	37	0	0	641	12	5	0	0	0	0	1809
05:00 PM	2	321	0	0	0	0	14	0	0	157	5	0	0	0	0	0	499
05:15 PM	0	367	0	0	0	0	13	0	0	185	2	4	0	0	0	0	571
05:30 PM	2	336	0	1	0	0	7	0	0	148	1	0	0	0	0	0	495
05:45 PM	2	317	0	2	0	0	0	0	0	136	3	1	0	0	0	0	461
Total	6	1341	0	3	0	0	34	0	0	626	11	5	0	0	0	0	2026
Grand Total	89	2986	0	17	1	0	89	0	0	3003	42	28	0	0	0	0	6255
Apprch %	2.9	96.6	0.0	0.5	1.1	0.0	98.9	0.0	0.0	97.7	1.4	0.9	0.0	0.0	0.0	0.0	
Total %	1.4	47.7	0.0	0.3	0.0	0.0	1.4	0.0	0.0	48.0	0.7	0.4	0.0	0.0	0.0	0.0	

COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: MCCASLIN BLVD
E/W STREET: DISCOVERY PKWY
CITY: SUPERIOR
COUNTY: BOULDER

File Name : MCCADISC
Site Code : 00000015
Start Date : 8/13/2019

	MCCASLIN BLVD Southbound					DISCOVERY PKWY Westbound					MCCASLIN BLVD Northbound					Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 07:30 AM to 08:15 AM - Peak 1 of 1																					
Intersection	07:30 AM																				
Volume	33	338	0	7	378	0	0	14	0	14	0	1070	14	6	1090	0	0	0	0	0	1482
Percent	8.7	89.4	0.0	1.9		0.0	0.0	100.0	0.0		0.0	98.2	1.3	0.6		0.0	0.0	0.0	0.0		
07:45 Volume	6	92	0	2	100	0	0	5	0	5	0	272	5	4	281	0	0	0	0	0	386
Peak Factor																					0.960
High Int.	08:15 AM					08:15 AM					07:30 AM										
Volume	12	86	0	3	101	0	0	7	0	7	0	291	3	1	295						
Peak Factor					0.936					0.500					0.924						

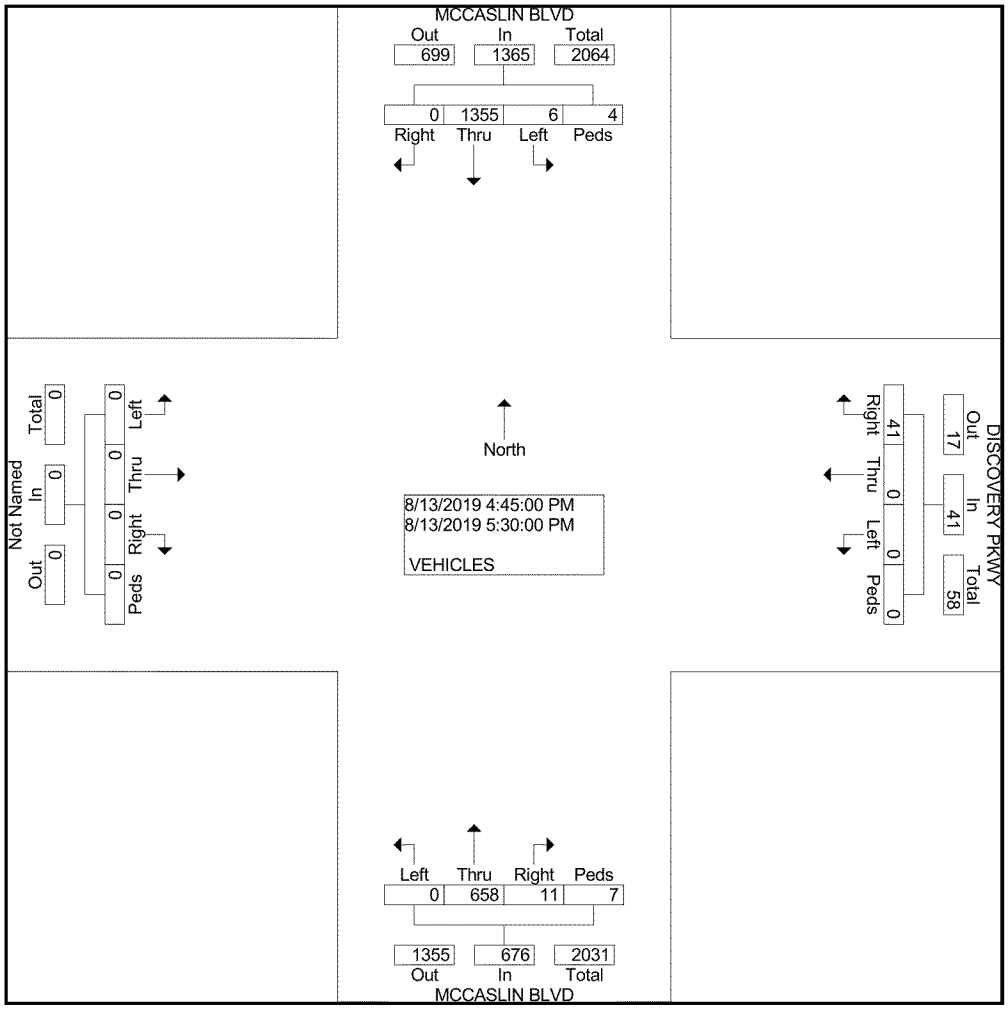


COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: MCCASLIN BLVD
E/W STREET: DISCOVERY PKWY
CITY: SUPERIOR
COUNTY: BOULDER

File Name : MCCADISC
Site Code : 00000015
Start Date : 8/13/2019

	MCCASLIN BLVD Southbound					DISCOVERY PKWY Westbound					MCCASLIN BLVD Northbound					Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:45 PM to 05:30 PM - Peak 1 of 1																					
Intersection	04:45 PM																				
Volume	6	1355	0	4	1365	0	0	41	0	41	0	658	11	7	676	0	0	0	0	0	2082
Percent	0.4	99.3	0.0	0.3		0.0	0.0	100.0	0.0		0.0	97.3	1.6	1.0		0.0	0.0	0.0	0.0		
05:15 Volume	0	367	0	0	367	0	0	13	0	13	0	185	2	4	191	0	0	0	0	0	571
Peak Factor																					0.912
High Int.	05:15 PM					05:00 PM					05:15 PM										
Volume	0	367	0	0	367	0	0	14	0	14	0	185	2	4	191						
Peak Factor					0.930					0.732					0.885						



COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: MCCASLIN BLVD
E/W STREET: MAIN ST
CITY: SUPERIOR
COUNTY: BOULDER

File Name : MACCMAIN8-15-19
Site Code : 00000011
Start Date : 8/13/2019
Page No : 1

Groups Printed- VEHICLES

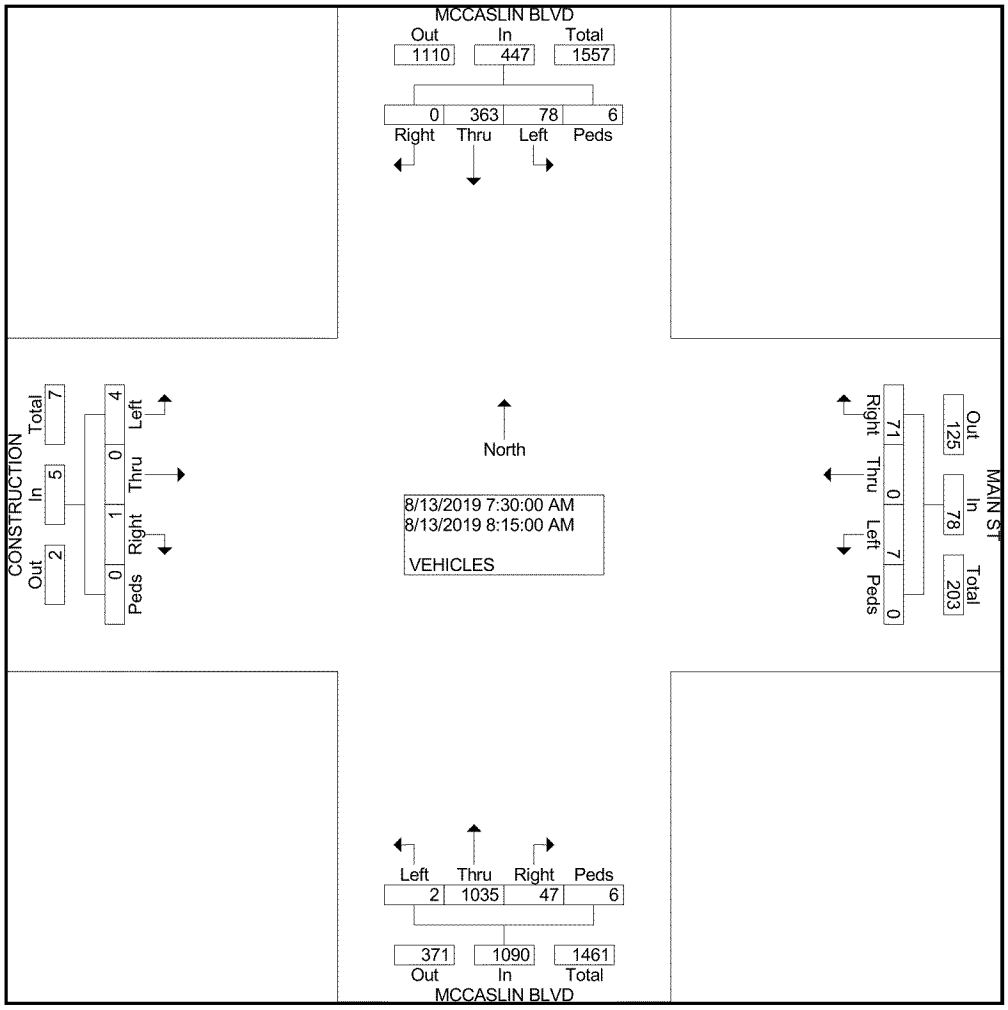
	MCCASLIN BLVD Southbound				MAIN ST Westbound				MCCASLIN BLVD Northbound				CONSTRUCTION Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	7	45	4	2	1	0	6	0	0	102	2	2	0	0	0	0	171
06:45 AM	23	44	7	0	3	0	8	0	1	139	9	1	0	0	0	0	235
Total	30	89	11	2	4	0	14	0	1	241	11	3	0	0	0	0	406
07:00 AM	14	67	3	0	4	0	17	0	9	177	2	3	0	0	0	0	296
07:15 AM	5	84	1	0	1	0	6	0	7	212	4	1	0	0	0	0	321
07:30 AM	15	75	0	0	3	0	19	0	0	281	12	0	0	0	0	0	405
07:45 AM	31	96	0	1	1	0	16	0	1	264	12	4	1	0	1	0	428
Total	65	322	4	1	9	0	58	0	17	934	30	8	1	0	1	0	1450
08:00 AM	24	96	0	3	1	0	19	0	1	254	13	0	2	0	0	0	413
08:15 AM	8	96	0	2	2	0	17	0	0	236	10	2	1	0	0	0	374
Total	32	192	0	5	3	0	36	0	1	490	23	2	3	0	0	0	787
04:00 PM	20	226	0	0	21	0	34	0	1	155	9	1	4	0	1	0	472
04:15 PM	27	257	0	1	6	0	15	0	0	149	11	2	8	0	0	0	476
04:30 PM	37	259	0	2	5	0	25	0	0	164	14	0	0	0	0	0	506
04:45 PM	62	321	0	4	12	0	26	0	0	168	7	2	0	0	0	0	602
Total	146	1063	0	7	44	0	100	0	1	636	41	5	12	0	1	0	2056
05:00 PM	25	316	0	0	7	0	42	0	0	166	5	3	0	0	0	0	564
05:15 PM	49	364	0	1	3	0	26	1	0	186	12	1	0	0	0	0	643
05:30 PM	39	331	0	3	7	0	25	0	0	133	22	2	1	0	0	1	564
05:45 PM	24	314	0	5	4	0	19	0	0	132	4	2	2	0	1	0	507
Total	137	1325	0	9	21	0	112	1	0	617	43	8	3	0	1	1	2278
Grand Total	410	2991	15	24	81	0	320	1	20	2918	148	26	19	0	3	1	6977
Apprch %	11.9	86.9	0.4	0.7	20.1	0.0	79.6	0.2	0.6	93.8	4.8	0.8	82.6	0.0	13.0	4.3	
Total %	5.9	42.9	0.2	0.3	1.2	0.0	4.6	0.0	0.3	41.8	2.1	0.4	0.3	0.0	0.0	0.0	

COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: MCCASLIN BLVD
E/W STREET: MAIN ST
CITY: SUPERIOR
COUNTY: BOULDER

File Name : MACCMAIN8-15-19
Site Code : 00000011
Start Date : 8/13/2019

	MCCASLIN BLVD Southbound					MAIN ST Westbound					MCCASLIN BLVD Northbound					CONSTRUCTION Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 07:30 AM to 08:15 AM - Peak 1 of 1																					
Intersection	07:30 AM																				
Volume	78	363	0	6	447	7	0	71	0	78	2	1035	47	6	1090	4	0	1	0	5	1620
Percent	17.4	81.2	0.0	1.3		9.0	0.0	91.0	0.0		0.2	95.0	4.3	0.6		80.0	0.0	20.0	0.0		
07:45 Volume	31	96	0	1	128	1	0	16	0	17	1	264	12	4	281	1	0	1	0	2	428
Peak Factor																					0.946
High Int.	07:45 AM					07:30 AM					07:30 AM					07:45 AM					
Volume	31	96	0	1	128	3	0	19	0	22	0	281	12	0	293	1	0	1	0	2	
Peak Factor					0.873					0.886					0.930					0.625	

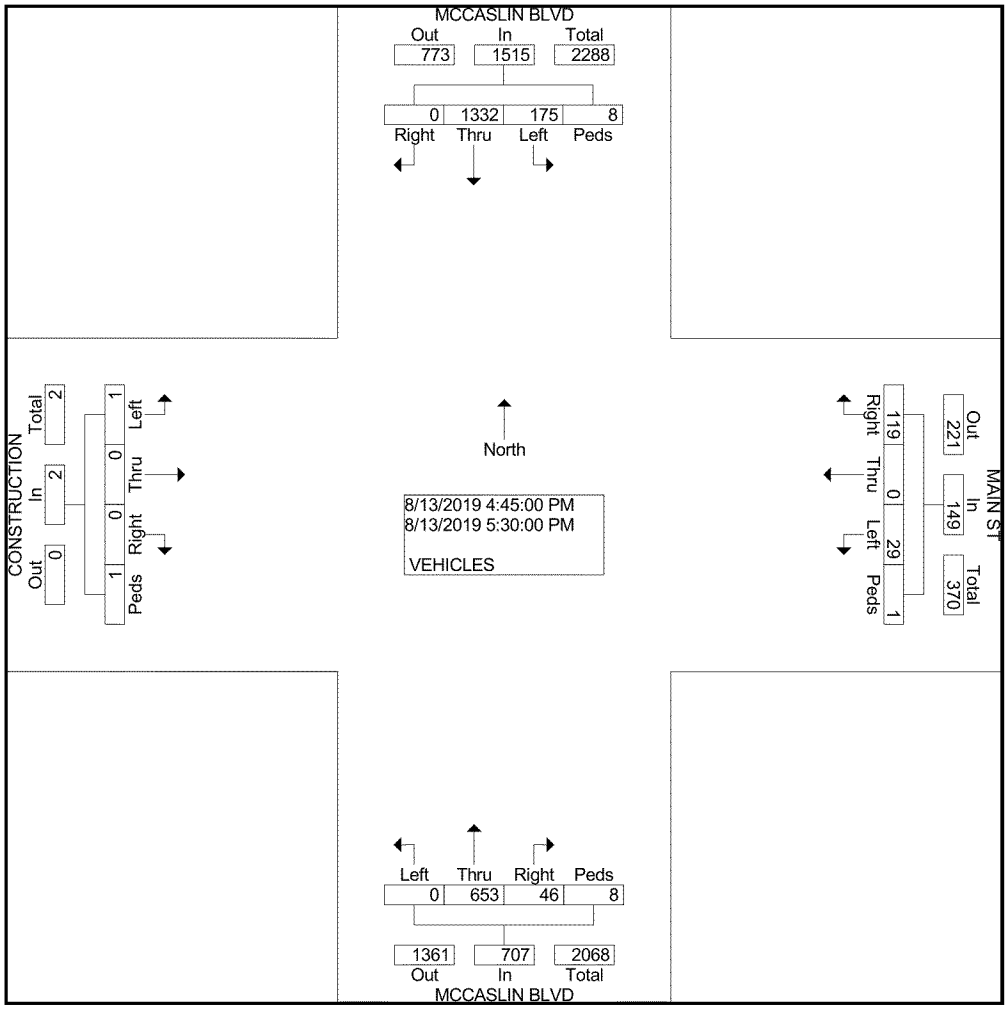


COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: MCCASLIN BLVD
E/W STREET: MAIN ST
CITY: SUPERIOR
COUNTY: BOULDER

File Name : MACCMAIN8-15-19
Site Code : 00000011
Start Date : 8/13/2019

	MCCASLIN BLVD Southbound					MAIN ST Westbound					MCCASLIN BLVD Northbound					CONSTRUCTION Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:45 PM to 05:30 PM - Peak 1 of 1																					
Intersection	04:45 PM																				
Volume	175	1332	0	8	1515	29	0	119	1	149	0	653	46	8	707	1	0	0	1	2	2373
Percent	11.6	87.9	0.0	0.5		19.5	0.0	79.9	0.7		0.0	92.4	6.5	1.1		50.0	0.0	0.0	50.0		
05:15 Volume	49	364	0	1	414	3	0	26	1	30	0	186	12	1	199	0	0	0	0	0	643
Peak Factor																					0.923
High Int.	05:15 PM					05:00 PM					05:15 PM					05:30 PM					
Volume	49	364	0	1	414	7	0	42	0	49	0	186	12	1	199	1	0	0	1	2	
Peak Factor					0.915					0.760					0.888					0.250	



COUNTER MEASURES INC.

1889 YORK STREET
DENVER,COLORADO 80206
303-333-7409

Location: 88TH ST. S/O US-36
City: SUPERIOR
County: BOULDER
Direction: NB-SB

Site Code: 191211
Station ID: 191211

Start	12-Aug-19		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
Time	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	*	*	16	30	*	*	*	*	*	*	*	*	*	*	16	30
01:00	*	*	3	9	*	*	*	*	*	*	*	*	*	*	3	9
02:00	*	*	6	9	*	*	*	*	*	*	*	*	*	*	6	9
03:00	*	*	4	6	*	*	*	*	*	*	*	*	*	*	4	6
04:00	*	*	10	3	*	*	*	*	*	*	*	*	*	*	10	3
05:00	*	*	41	15	*	*	*	*	*	*	*	*	*	*	41	15
06:00	*	*	150	52	*	*	*	*	*	*	*	*	*	*	150	52
07:00	*	*	357	108	*	*	*	*	*	*	*	*	*	*	357	108
08:00	*	*	**390**	163	*	*	*	*	*	*	*	*	*	*	**390**	163
09:00	*	*	275	171	*	*	*	*	*	*	*	*	*	*	275	171
10:00	*	*	252	189	*	*	*	*	*	*	*	*	*	*	252	189
11:00	*	*	194	**209**	*	*	*	*	*	*	*	*	*	*	194	**209**
12:00 PM	*	*	269	277	*	*	*	*	*	*	*	*	*	*	269	277
01:00	*	*	271	261	*	*	*	*	*	*	*	*	*	*	271	261
02:00	*	*	240	290	*	*	*	*	*	*	*	*	*	*	240	290
03:00	*	*	**387**	407	*	*	*	*	*	*	*	*	*	*	**387**	407
04:00	*	*	299	**510**	*	*	*	*	*	*	*	*	*	*	299	**510**
05:00	*	*	273	510	*	*	*	*	*	*	*	*	*	*	273	510
06:00	*	*	287	384	*	*	*	*	*	*	*	*	*	*	287	384
07:00	*	*	165	277	*	*	*	*	*	*	*	*	*	*	165	277
08:00	*	*	110	202	*	*	*	*	*	*	*	*	*	*	110	202
09:00	*	*	78	157	*	*	*	*	*	*	*	*	*	*	78	157
10:00	*	*	33	63	*	*	*	*	*	*	*	*	*	*	33	63
11:00	*	*	27	44	*	*	*	*	*	*	*	*	*	*	27	44
Lane	0	0	4137	4346	0	0	0	0	0	0	0	0	0	0	4137	4346
Day	0		8483		0		0		0		0		0		8483	
AM Peak	-	-	08:00	11:00	-	-	-	-	-	-	-	-	-	-	08:00	11:00
Vol.	-	-	390	209	-	-	-	-	-	-	-	-	-	-	390	209
PM Peak	-	-	15:00	16:00	-	-	-	-	-	-	-	-	-	-	15:00	16:00
Vol.	-	-	387	510	-	-	-	-	-	-	-	-	-	-	387	510

Comb. Total	0	8483	0	0	0	0	0	8483

ADT ADT 8,483 AADT 8,483

COUNTER MEASURES INC.

1889 YORK STREET
DENVER,COLORADO 80206
303-333-7409

Location: MAIN ST E/O MCCASLIN AVE
City: SUPERIOR
County: BOULDER
Direction: EASTBOUND-WESTBOUND

Site Code: 030818
Station ID: 030818

Start	05-Mar-18		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
Time	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	*	*	*	*	*	*	*	*	1	31	*	*	*	*	1	31
01:00	*	*	*	*	*	*	*	*	0	12	*	*	*	*	0	12
02:00	*	*	*	*	*	*	*	*	2	14	*	*	*	*	2	14
03:00	*	*	*	*	*	*	*	*	2	3	*	*	*	*	2	3
04:00	*	*	*	*	*	*	*	*	1	2	*	*	*	*	1	2
05:00	*	*	*	*	*	*	*	*	21	4	*	*	*	*	21	4
06:00	*	*	*	*	*	*	*	*	54	12	*	*	*	*	54	12
07:00	*	*	*	*	*	*	*	*	**114**	31	*	*	*	*	**114**	31
08:00	*	*	*	*	*	*	*	*	95	51	*	*	*	*	95	51
09:00	*	*	*	*	*	*	*	*	70	71	*	*	*	*	70	71
10:00	*	*	*	*	*	*	*	*	81	**98**	*	*	*	*	81	**98**
11:00	*	*	*	*	*	*	*	*	74	79	*	*	*	*	74	79
12:00 PM	*	*	*	*	*	*	*	*	130	91	*	*	*	*	130	91
01:00	*	*	*	*	*	*	*	*	85	106	*	*	*	*	85	106
02:00	*	*	*	*	*	*	*	*	96	100	*	*	*	*	96	100
03:00	*	*	*	*	*	*	*	*	120	101	*	*	*	*	120	101
04:00	*	*	*	*	*	*	*	*	**158**	132	*	*	*	*	**158**	132
05:00	*	*	*	*	*	*	*	*	116	150	*	*	*	*	116	150
06:00	*	*	*	*	*	*	*	*	104	117	*	*	*	*	104	117
07:00	*	*	*	*	*	*	*	*	102	**174**	*	*	*	*	102	**174**
08:00	*	*	*	*	*	*	*	*	50	116	*	*	*	*	50	116
09:00	*	*	*	*	*	*	*	*	27	76	*	*	*	*	27	76
10:00	*	*	*	*	*	*	*	*	12	63	*	*	*	*	12	63
11:00	*	*	*	*	*	*	*	*	8	22	*	*	*	*	8	22
Lane	0	0	0	0	0	0	0	0	1523	1656	0	0	0	0	1523	1656
Day	0		0		0		0		3179		0		0		3179	
AM Peak	-	-	-	-	-	-	-	-	07:00	10:00	-	-	-	-	07:00	10:00
Vol.	-	-	-	-	-	-	-	-	114	98	-	-	-	-	114	98
PM Peak	-	-	-	-	-	-	-	-	16:00	19:00	-	-	-	-	16:00	19:00
Vol.	-	-	-	-	-	-	-	-	158	174	-	-	-	-	158	174

Comb. Total	0	0	0	0	3179	0	0	3179

ADT ADT 3,583 AADT 3,583

LEVEL OF SERVICE DEFINITIONS

From *Highway Capacity Manual*, Transportation Research Board

SIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS)

LOS	Average Vehicle Delay sec/vehicle	Operational Characteristics
A	<10 seconds	Describes operations with low control delay, up to 10 sec/veh. This LOS occurs when progression is extremely favorable and most vehicles arrive during the green phase. Many vehicles do not stop at all. Short cycle lengths may tend to contribute to low delay values.
B	10 to 20 seconds	Describes operations with control delay greater than 10 seconds and up to 20 sec/veh. This level generally occurs with good progression, short cycle lengths, or both. More vehicles stop than with LOS A, causing higher levels of delay.
C	20 to 35 seconds	Describes operations with control delay greater than 20 and up to 35 sec/veh. These higher delays may result from only fair progression, longer cycle length, or both. Individual cycle failures may begin to appear at this level. Cycle failure occurs when a given green phase does not serve queued vehicles, and overflows occur. The number of vehicles stopping is significant at this level, though many still pass through the intersection without stopping.
D	35 to 55 seconds	Describes operations with control delay greater than 35 and up to 55 sec/veh. At LOS D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, and high v/c ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
E	55 to 80 seconds	Describes operations with control delay greater than 55 and up to 80 sec/veh. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are frequent.
F	>80 seconds	Describes operations with control delay in excess of 80 sec/veh. This level, considered unacceptable to most drivers, often occurs with over-saturation, that is, when arrival flow rates exceed the capacity of lane groups. It may also occur at high v/c ratios with many individual cycle failures. Poor progression and long cycle lengths may also contribute significantly to high delay levels.

LEVEL OF SERVICE DEFINITIONS

From *Highway Capacity Manual*, Transportation Research Board

UNSIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS)

Applicable to Two-Way Stop Control, All-Way Stop Control, and Roundabouts

LOS	Average Vehicle Control Delay	Operational Characteristics
A	<10 seconds	Normally, vehicles on the stop-controlled approach only have to wait up to 10 seconds before being able to clear the intersection. Left-turning vehicles on the uncontrolled street do not have to wait to make their turn.
B	10 to 15 seconds	Vehicles on the stop-controlled approach will experience delays before being able to clear the intersection. The delay could be up to 15 seconds. Left-turning vehicles on the uncontrolled street may have to wait to make their turn.
C	15 to 25 seconds	Vehicles on the stop-controlled approach can expect delays in the range of 15 to 25 seconds before clearing the intersection. Motorists may begin to take chances due to the long delays, thereby posing a safety risk to through traffic. Left-turning vehicles on the uncontrolled street will now be required to wait to make their turn causing a queue to be created in the turn lane.
D	25 to 35 seconds	This is the point at which a traffic signal may be warranted for this intersection. The delays for the stop-controlled intersection are not considered to be excessive. The length of the queue may begin to block other public and private access points.
E	35 to 50 seconds	The delays for all critical traffic movements are considered to be unacceptable. The length of the queues for the stop-controlled approaches as well as the left-turn movements are extremely long. There is a high probability that this intersection will meet traffic signal warrants. The ability to install a traffic signal is affected by the location of other existing traffic signals. Consideration may be given to restricting the accesses by eliminating the left-turn movements from and to the stop-controlled approach.
F	>50 seconds	The delay for the critical traffic movements are probably in excess of 100 seconds. The length of the queues are extremely long. Motorists are selecting alternative routes due to the long delays. The only remedy for these long delays is installing a traffic signal or restricting the accesses. The potential for accidents at this intersection are extremely high due to motorist taking more risky chances. If the median permits, motorists begin making two-stage left-turns.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	65	27	45	21	21	100	108	601	79	158	395	277
Future Volume (veh/h)	65	27	45	21	21	100	108	601	79	158	395	277
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	68	32	48	23	23	108	116	646	0	170	401	314
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	192	230	195	280	245	195	957	3173		280	1611	1341
Arrive On Green	0.05	0.12	0.12	0.05	0.13	0.12	0.28	0.62	0.00	0.08	0.43	0.42
Sat Flow, veh/h	3563	1870	1585	1781	1870	1585	3456	5106	1585	3563	3741	3170
Grp Volume(v), veh/h	68	32	48	23	23	108	116	646	0	170	401	314
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1728	1702	1585	1781	1870	1585
Q Serve(g_s), s	2.4	2.0	2.1	1.4	1.4	8.3	3.3	7.1	0.0	6.0	8.9	6.4
Cycle Q Clear(g_c), s	2.4	2.0	2.1	1.4	1.4	8.3	3.3	7.1	0.0	6.0	8.9	6.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	192	230	195	280	245	195	957	3173		280	1611	1341
V/C Ratio(X)	0.36	0.14	0.25	0.08	0.09	0.55	0.12	0.20		0.61	0.25	0.23
Avail Cap(c_a), veh/h	603	489	415	307	317	256	957	3173		438	1611	1341
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	59.3	50.9	18.3	45.5	49.7	53.6	35.2	10.7	0.0	57.9	23.6	14.4
Incr Delay (d2), s/veh	1.1	0.3	0.6	0.1	0.2	2.4	0.1	0.1	0.0	2.1	0.4	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	1.0	1.4	0.6	0.7	3.5	1.4	2.7	0.0	2.8	4.0	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	60.4	51.1	19.0	45.6	49.9	56.1	35.2	10.8	0.0	60.0	24.0	14.8
LnGrp LOS	E	D	B	D	D	E	D	B		E	C	B
Approach Vol, veh/h		148			154			762			885	
Approach Delay, s/veh		45.0			53.6			14.5			27.6	
Approach LOS		D			D			B			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.2	85.8	10.0	20.0	40.0	60.0	10.0	20.0
Change Period (Y+Rc), s	6.0	6.0	5.0	5.0	6.0	6.0	5.0	5.0
Max Green Setting (Gmax), s	14.0	54.0	7.0	33.0	14.0	54.0	20.0	20.0
Max Q Clear Time (g_c+I1), s	8.0	9.1	3.4	4.1	5.3	10.9	4.4	10.3
Green Ext Time (p_c), s	0.2	5.0	0.0	0.3	0.2	4.2	0.1	0.3

Intersection Summary	
HCM 6th Ctrl Delay	25.9
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Intersection Delay, s/veh	4.8
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	13	75	747	414
Demand Flow Rate, veh/h	13	76	762	422
Vehicles Circulating, veh/h	412	745	116	15
Vehicles Exiting, veh/h	25	133	309	744
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	3.7	0.9	5.7	3.9
Approach LOS	A	A	A	A

Lane	Left	Left	Bypass	Left	Right	Left	Right
Designated Moves	LTR	LT	R	LT	TR	LT	TR
Assumed Moves	LTR	LT	R	LT	TR	LT	TR
RT Channelized			Free				
Lane Util	1.000	1.000		0.470	0.530	0.469	0.531
Follow-Up Headway, s	2.535	2.535		2.667	2.535	2.667	2.535
Critical Headway, s	4.328	4.328	62	4.645	4.328	4.645	4.328
Entry Flow, veh/h	13	14	1938	358	404	198	224
Cap Entry Lane, veh/h	1000	754	0.980	1213	1287	1331	1402
Entry HV Adj Factor	1.000	0.996	61	0.980	0.980	0.983	0.980
Flow Entry, veh/h	13	14	1900	351	396	195	220
Cap Entry, veh/h	1000	751	0.032	1189	1260	1309	1374
V/C Ratio	0.013	0.019	0.0	0.295	0.314	0.149	0.160
Control Delay, s/veh	3.7	5.0	A	5.8	5.7	4.0	3.9
LOS	A	A	0	A	A	A	A
95th %tile Queue, veh	0	0		1	1	1	1

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	6	2	1	367	140	2
Future Vol, veh/h	6	2	1	367	140	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	50	95	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	2	1	403	154	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	560	155	156	0	-	0
Stage 1	155	-	-	-	-	-
Stage 2	405	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	489	891	1424	-	-	-
Stage 1	873	-	-	-	-	-
Stage 2	673	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	489	891	1424	-	-	-
Mov Cap-2 Maneuver	489	-	-	-	-	-
Stage 1	872	-	-	-	-	-
Stage 2	673	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.7	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1424	-	489	891	-	-
HCM Lane V/C Ratio	0.001	-	0.013	0.002	-	-
HCM Control Delay (s)	7.5	-	12.5	9.1	-	-
HCM Lane LOS	A	-	B	A	-	-
HCM 95th %tile Q(veh)	0	-	0	0	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	365	39	371	38	20	129	249	558	54	85	816	606
Future Volume (veh/h)	365	39	371	38	20	129	249	558	54	85	816	606
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	356	119	417	43	22	145	280	627	0	96	893	697
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	478	364	308	237	228	181	896	2924		198	1410	1170
Arrive On Green	0.13	0.19	0.19	0.05	0.12	0.11	0.26	0.57	0.00	0.06	0.38	0.37
Sat Flow, veh/h	3563	1870	1585	1781	1870	1585	3456	5106	1585	3563	3741	3170
Grp Volume(v), veh/h	356	119	417	43	22	145	280	627	0	96	893	697
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1728	1702	1585	1781	1870	1585
Q Serve(g_s), s	12.5	7.1	14.7	2.7	1.4	11.6	8.5	7.8	0.0	3.4	25.4	15.4
Cycle Q Clear(g_c), s	12.5	7.1	14.7	2.7	1.4	11.6	8.5	7.8	0.0	3.4	25.4	15.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	478	364	308	237	228	181	896	2924		198	1410	1170
V/C Ratio(X)	0.74	0.33	1.35	0.18	0.10	0.80	0.31	0.21		0.48	0.63	0.60
Avail Cap(c_a), veh/h	740	518	439	305	317	256	896	2924		219	1410	1170
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	54.1	45.0	17.8	46.9	50.7	56.1	38.8	13.5	0.0	59.6	33.1	14.7
Incr Delay (d2), s/veh	2.3	0.5	176.8	0.4	0.2	11.3	0.2	0.2	0.0	1.8	2.2	2.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.8	3.4	20.5	1.2	0.7	5.2	3.6	3.0	0.0	1.6	11.8	5.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	56.5	45.5	194.6	47.3	50.9	67.4	39.0	13.7	0.0	61.4	35.3	16.9
LnGrp LOS	E	D	F	D	D	E	D	B		E	D	B
Approach Vol, veh/h		892			210			907			1686	
Approach Delay, s/veh		119.6			61.6			21.5			29.2	
Approach LOS		F			E			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.2	79.5	10.0	29.3	37.7	53.0	20.4	18.9
Change Period (Y+Rc), s	6.0	6.0	5.0	5.0	6.0	6.0	5.0	5.0
Max Green Setting (Gmax), s	6.0	57.0	10.0	35.0	16.0	47.0	25.0	20.0
Max Q Clear Time (g_c+I1), s	5.4	9.8	4.7	16.7	10.5	27.4	14.5	13.6
Green Ext Time (p_c), s	0.0	4.8	0.0	2.1	0.5	9.3	0.9	0.3

Intersection Summary	
HCM 6th Ctrl Delay	51.0
HCM 6th LOS	D

Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Intersection Delay, s/veh	6.2
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	23	161	691	1157
Demand Flow Rate, veh/h	23	164	705	1180
Vehicles Circulating, veh/h	1208	669	158	42
Vehicles Exiting, veh/h	14	194	1073	668
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	7.6	1.3	5.8	7.1
Approach LOS	A	A	A	A

Lane	Left	Left	Bypass	Left	Right	Left	Right
Designated Moves	LTR	LT	R	LT	TR	LT	TR
Assumed Moves	LTR	LT	R	LT	TR	LT	TR
RT Channelized			Free				
Lane Util	1.000	1.000		0.470	0.530	0.470	0.530
Follow-Up Headway, s	2.535	2.535		2.667	2.535	2.667	2.535
Critical Headway, s	4.328	4.328	123	4.645	4.328	4.645	4.328
Entry Flow, veh/h	23	41	1938	331	374	555	625
Cap Entry Lane, veh/h	509	804	0.980	1167	1242	1299	1370
Entry HV Adj Factor	0.999	0.974	121	0.982	0.980	0.980	0.981
Flow Entry, veh/h	23	40	1900	325	366	544	613
Cap Entry, veh/h	508	783	0.064	1146	1216	1272	1344
V/C Ratio	0.045	0.051	0.0	0.284	0.301	0.427	0.456
Control Delay, s/veh	7.6	5.1	A	5.8	5.7	7.1	7.2
LOS	A	A	0	A	A	A	A
95th %tile Queue, veh	0	0		1	1	2	2

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	2	2	145	318	2
Future Vol, veh/h	5	2	2	145	318	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	50	95	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	2	2	149	328	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	482	329	330	0	-	0
Stage 1	329	-	-	-	-	-
Stage 2	153	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	543	712	1229	-	-	-
Stage 1	729	-	-	-	-	-
Stage 2	875	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	542	712	1229	-	-	-
Mov Cap-2 Maneuver	542	-	-	-	-	-
Stage 1	728	-	-	-	-	-
Stage 2	875	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.2	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1229	-	542	712	-	-
HCM Lane V/C Ratio	0.002	-	0.01	0.003	-	-
HCM Control Delay (s)	7.9	-	11.7	10.1	-	-
HCM Lane LOS	A	-	B	B	-	-
HCM 95th %tile Q(veh)	0	-	0	0	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	90	40	65	30	30	140	150	840	110	220	550	390
Future Volume (veh/h)	90	40	65	30	30	140	150	840	110	220	550	390
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	95	42	68	32	32	147	158	884	0	232	550	431
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	657	374	573	296	245	329	585	2710		329	1726	1439
Arrive On Green	0.13	0.20	0.20	0.05	0.13	0.12	0.17	0.53	0.00	0.09	0.46	0.45
Sat Flow, veh/h	5023	1870	1585	1781	1870	1585	3456	5106	1585	3563	3741	3170
Grp Volume(v), veh/h	95	42	68	32	32	147	158	884	0	232	550	431
Grp Sat Flow(s),veh/h/ln	1674	1870	1585	1781	1870	1585	1728	1702	1585	1781	1870	1585
Q Serve(g_s), s	2.2	2.4	0.4	2.0	2.0	10.5	5.2	12.8	0.0	8.2	12.1	6.9
Cycle Q Clear(g_c), s	2.2	2.4	0.4	2.0	2.0	10.5	5.2	12.8	0.0	8.2	12.1	6.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	657	374	573	296	245	329	585	2710		329	1726	1439
V/C Ratio(X)	0.14	0.11	0.12	0.11	0.13	0.45	0.27	0.33		0.71	0.32	0.30
Avail Cap(c_a), veh/h	657	374	573	364	317	390	585	2710		329	1726	1439
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	50.1	42.6	16.3	45.7	50.0	45.0	47.0	17.3	0.0	57.3	22.1	8.6
Incr Delay (d2), s/veh	0.1	0.1	0.1	0.2	0.2	0.9	0.2	0.3	0.0	6.7	0.5	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	1.1	1.1	0.9	0.9	4.3	2.2	5.0	0.0	4.0	5.4	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	50.2	42.7	16.4	45.8	50.2	45.9	47.3	17.6	0.0	64.0	22.6	9.2
LnGrp LOS	D	D	B	D	D	D	D	B		E	C	A
Approach Vol, veh/h		205			211			1042			1213	
Approach Delay, s/veh		37.4			46.6			22.1			25.7	
Approach LOS		D			D			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.0	74.0	10.0	30.0	26.0	64.0	20.0	20.0
Change Period (Y+Rc), s	6.0	6.0	5.0	5.0	6.0	6.0	5.0	5.0
Max Green Setting (Gmax), s	10.0	63.0	10.0	25.0	15.0	58.0	15.0	20.0
Max Q Clear Time (g_c+I1), s	10.2	14.8	4.0	4.4	7.2	14.1	4.2	12.5
Green Ext Time (p_c), s	0.0	7.3	0.0	0.4	0.3	6.3	0.2	0.3

Intersection Summary	
HCM 6th Ctrl Delay	26.9
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	100	46	0
Future Vol, veh/h	0	0	0	100	46	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	109	50	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	159	50	50	0	-	0
Stage 1	50	-	-	-	-	-
Stage 2	109	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	832	1018	1557	-	-	-
Stage 1	972	-	-	-	-	-
Stage 2	916	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	832	1018	1557	-	-	-
Mov Cap-2 Maneuver	832	-	-	-	-	-
Stage 1	972	-	-	-	-	-
Stage 2	916	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1557	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Intersection	
Intersection Delay, s/veh	6.0
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	23	296	1026	679
Demand Flow Rate, veh/h	23	302	1046	692
Vehicles Circulating, veh/h	740	955	179	76
Vehicles Exiting, veh/h	28	270	584	950
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	5.1	1.7	7.8	5.2
Approach LOS	A	A	A	A

Lane	Left	Left	Bypass	Left	Right	Left	Right
Designated Moves	LTR	LT	R	LT	TR	LT	TR
Assumed Moves	LTR	LT	R	LT	TR	LT	TR
RT Channelized			Free				
Lane Util	1.000	1.000		0.470	0.530	0.470	0.530
Follow-Up Headway, s	2.535	2.535		2.667	2.535	2.667	2.535
Critical Headway, s	4.328	4.328	231	4.645	4.328	4.645	4.328
Entry Flow, veh/h	23	71	1938	492	554	325	367
Cap Entry Lane, veh/h	757	631	0.980	1145	1220	1259	1331
Entry HV Adj Factor	0.998	0.985	226	0.980	0.981	0.982	0.981
Flow Entry, veh/h	23	70	1900	482	544	319	360
Cap Entry, veh/h	756	621	0.119	1122	1197	1236	1305
V/C Ratio	0.030	0.113	0.0	0.430	0.454	0.258	0.276
Control Delay, s/veh	5.1	7.1	A	7.8	7.8	5.2	5.2
LOS	A	A	0	A	A	A	A
95th %tile Queue, veh	0	0		2	2	1	1

Intersection	
Intersection Delay, s/veh	4.5
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	280	293	23	0
Demand Flow Rate, veh/h	285	299	23	0
Vehicles Circulating, veh/h	5	18	277	317
Vehicles Exiting, veh/h	312	282	13	0
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	4.4	4.6	3.6	0.0
Approach LOS	A	A	A	-

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
Entry Flow, veh/h	285	299	23	0
Cap Entry Lane, veh/h	1373	1355	1040	999
Entry HV Adj Factor	0.981	0.981	1.000	1.000
Flow Entry, veh/h	280	293	23	0
Cap Entry, veh/h	1347	1329	1040	999
V/C Ratio	0.208	0.221	0.022	0.000
Control Delay, s/veh	4.4	4.6	3.6	3.6
LOS	A	A	A	A
95th %tile Queue, veh	1	1	0	0

Intersection	
Intersection Delay, s/veh	10
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	30	220	5	5	250	60	10	10	5	35	1	10
Future Vol, veh/h	30	220	5	5	250	60	10	10	5	35	1	10
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	33	239	5	5	272	65	11	11	5	38	1	11
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9.9	10.4	8.6	8.8
HCM LOS	A	B	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	40%	12%	2%	76%
Vol Thru, %	40%	86%	79%	2%
Vol Right, %	20%	2%	19%	22%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	25	255	315	46
LT Vol	10	30	5	35
Through Vol	10	220	250	1
RT Vol	5	5	60	10
Lane Flow Rate	27	277	342	50
Geometry Grp	1	1	1	1
Degree of Util (X)	0.04	0.347	0.412	0.074
Departure Headway (Hd)	5.323	4.505	4.327	5.345
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	670	798	832	668
Service Time	3.379	2.532	2.351	3.397
HCM Lane V/C Ratio	0.04	0.347	0.411	0.075
HCM Control Delay	8.6	9.9	10.4	8.8
HCM Lane LOS	A	A	B	A
HCM 95th-tile Q	0.1	1.6	2	0.2

Intersection	
Int Delay, s/veh	2.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	70	35	50	435	165	55
Future Vol, veh/h	70	35	50	435	165	55
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	50	95	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	76	38	54	473	179	60

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	790	209	239	0	-	0
Stage 1	209	-	-	-	-	-
Stage 2	581	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	359	831	1328	-	-	-
Stage 1	826	-	-	-	-	-
Stage 2	559	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	344	831	1328	-	-	-
Mov Cap-2 Maneuver	344	-	-	-	-	-
Stage 1	792	-	-	-	-	-
Stage 2	559	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.4	0.8	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1328	-	344	831	-	-
HCM Lane V/C Ratio	0.041	-	0.221	0.046	-	-
HCM Control Delay (s)	7.8	-	18.4	9.5	-	-
HCM Lane LOS	A	-	C	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.8	0.1	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	510	55	520	55	30	180	350	780	75	120	1140	850
Future Volume (veh/h)	510	55	520	55	30	180	350	780	75	120	1140	850
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	537	58	547	58	32	189	368	821	0	126	1171	914
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	728	413	736	255	266	304	869	2719		232	1324	1097
Arrive On Green	0.14	0.22	0.22	0.05	0.14	0.13	0.25	0.53	0.00	0.07	0.35	0.35
Sat Flow, veh/h	5023	1870	1585	1781	1870	1585	3456	5106	1585	3563	3741	3170
Grp Volume(v), veh/h	537	58	547	58	32	189	368	821	0	126	1171	914
Grp Sat Flow(s),veh/h/ln	1674	1870	1585	1781	1870	1585	1728	1702	1585	1781	1870	1585
Q Serve(g_s), s	13.3	3.2	5.1	3.6	1.9	14.2	11.6	11.6	0.0	4.5	38.3	22.8
Cycle Q Clear(g_c), s	13.3	3.2	5.1	3.6	1.9	14.2	11.6	11.6	0.0	4.5	38.3	22.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	728	413	736	255	266	304	869	2719		232	1324	1097
V/C Ratio(X)	0.74	0.14	0.74	0.23	0.12	0.62	0.42	0.30		0.54	0.88	0.83
Avail Cap(c_a), veh/h	1043	518	825	316	317	347	869	2719		301	1324	1097
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	53.2	40.7	14.6	44.6	48.7	48.2	40.8	16.9	0.0	58.9	39.5	17.0
Incr Delay (d2), s/veh	1.6	0.2	3.2	0.4	0.2	2.7	0.3	0.3	0.0	2.0	8.9	7.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.7	1.5	9.6	1.6	0.9	5.9	5.0	4.6	0.0	2.1	18.9	9.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	54.9	40.9	17.9	45.0	48.9	50.9	41.1	17.2	0.0	60.9	48.4	24.5
LnGrp LOS	D	D	B	D	D	D	D	B		E	D	C
Approach Vol, veh/h		1142			279			1189			2211	
Approach Delay, s/veh		36.4			49.5			24.6			39.2	
Approach LOS		D			D			C			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.5	74.2	10.6	32.7	36.7	50.0	21.8	21.5
Change Period (Y+Rc), s	6.0	6.0	5.0	5.0	6.0	6.0	5.0	5.0
Max Green Setting (Gmax), s	9.0	54.0	10.0	35.0	19.0	44.0	25.0	20.0
Max Q Clear Time (g_c+I1), s	6.5	13.6	5.6	7.1	13.6	40.3	15.3	16.2
Green Ext Time (p_c), s	0.1	6.6	0.0	2.5	0.6	3.1	1.5	0.3

Intersection Summary	
HCM 6th Ctrl Delay	35.6
HCM 6th LOS	D

Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Intersection Delay, s/veh	12.1
Intersection LOS	B

Approach	EB	WB	NB	SB
Entry Lanes	1	1	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	34	349	1115	1805
Demand Flow Rate, veh/h	34	356	1138	1841
Vehicles Circulating, veh/h	1906	1030	436	93
Vehicles Exiting, veh/h	28	544	1504	1025
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	15.2	2.0	12.7	13.6
Approach LOS	C	A	B	B

Lane	Left	Left	Bypass	Left	Right	Left	Right
Designated Moves	LTR	LT	R	LT	TR	LT	TR
Assumed Moves	LTR	LT	R	LT	TR	LT	TR
RT Channelized			Free				
Lane Util	1.000	1.000		0.470	0.530	0.470	0.530
Follow-Up Headway, s	2.535	2.535		2.667	2.535	2.667	2.535
Critical Headway, s	4.328	4.328	268	4.645	4.328	4.645	4.328
Entry Flow, veh/h	34	88	1938	535	603	865	976
Cap Entry Lane, veh/h	281	592	0.980	904	980	1239	1312
Entry HV Adj Factor	0.999	0.977	263	0.980	0.980	0.981	0.980
Flow Entry, veh/h	34	86	1900	524	591	849	957
Cap Entry, veh/h	281	578	0.138	886	961	1216	1286
V/C Ratio	0.121	0.149	0.0	0.592	0.615	0.698	0.744
Control Delay, s/veh	15.2	8.1	A	12.7	12.6	13.0	14.1
LOS	C	A	0	B	B	B	B
95th %tile Queue, veh	0	1		4	4	6	7

Intersection	
Intersection Delay, s/veh	6.0
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	551	353	29	0
Demand Flow Rate, veh/h	562	360	29	0
Vehicles Circulating, veh/h	11	18	544	378
Vehicles Exiting, veh/h	367	555	29	0
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	6.6	5.0	4.9	0.0
Approach LOS	A	A	A	-

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
Entry Flow, veh/h	562	360	29	0
Cap Entry Lane, veh/h	1364	1355	792	938
Entry HV Adj Factor	0.981	0.981	1.000	1.000
Flow Entry, veh/h	551	353	29	0
Cap Entry, veh/h	1339	1329	792	938
V/C Ratio	0.412	0.266	0.037	0.000
Control Delay, s/veh	6.6	5.0	4.9	3.8
LOS	A	A	A	A
95th %tile Queue, veh	2	1	0	0

Intersection	
Intersection Delay, s/veh	15.6
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	10	475	15	5	285	60	5	5	5	55	10	35
Future Vol, veh/h	10	475	15	5	285	60	5	5	5	55	10	35
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	516	16	5	310	65	5	5	5	60	11	38
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	18.7	12.9	9.4	10.4
HCM LOS	C	B	A	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	33%	2%	1%	55%
Vol Thru, %	33%	95%	81%	10%
Vol Right, %	33%	3%	17%	35%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	15	500	350	100
LT Vol	5	10	5	55
Through Vol	5	475	285	10
RT Vol	5	15	60	35
Lane Flow Rate	16	543	380	109
Geometry Grp	1	1	1	1
Degree of Util (X)	0.028	0.712	0.508	0.182
Departure Headway (Hd)	6.245	4.716	4.81	6.022
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	576	761	742	599
Service Time	4.251	2.8	2.903	4.022
HCM Lane V/C Ratio	0.028	0.714	0.512	0.182
HCM Control Delay	9.4	18.7	12.9	10.4
HCM Lane LOS	A	C	B	B
HCM 95th-tile Q	0.1	6.1	2.9	0.7

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	50	50	45	175	375	65
Future Vol, veh/h	50	50	45	175	375	65
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	50	95	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	54	54	49	190	408	71

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	732	444	479	0	-	0
Stage 1	444	-	-	-	-	-
Stage 2	288	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	388	614	1083	-	-	-
Stage 1	646	-	-	-	-	-
Stage 2	761	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	371	614	1083	-	-	-
Mov Cap-2 Maneuver	371	-	-	-	-	-
Stage 1	617	-	-	-	-	-
Stage 2	761	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.9	1.7	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1083	-	371	614	-	-
HCM Lane V/C Ratio	0.045	-	0.146	0.089	-	-
HCM Control Delay (s)	8.5	-	16.4	11.4	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.5	0.3	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	90	44	72	30	32	163	154	887	110	260	650	390
Future Volume (veh/h)	90	44	72	30	32	163	154	887	110	260	650	390
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	95	46	76	32	34	172	162	934	0	274	890	274
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	657	374	573	294	245	329	585	2710		329	2590	719
Arrive On Green	0.13	0.20	0.20	0.05	0.13	0.12	0.17	0.53	0.00	0.09	0.46	0.45
Sat Flow, veh/h	5023	1870	1585	1781	1870	1585	3456	5106	1585	3563	5611	1585
Grp Volume(v), veh/h	95	46	76	32	34	172	162	934	0	274	890	274
Grp Sat Flow(s),veh/h/ln	1674	1870	1585	1781	1870	1585	1728	1702	1585	1781	1870	1585
Q Serve(g_s), s	2.2	2.6	0.5	2.0	2.1	12.5	5.3	13.7	0.0	9.8	13.2	9.2
Cycle Q Clear(g_c), s	2.2	2.6	0.5	2.0	2.1	12.5	5.3	13.7	0.0	9.8	13.2	9.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	657	374	573	294	245	329	585	2710		329	2590	719
V/C Ratio(X)	0.14	0.12	0.13	0.11	0.14	0.52	0.28	0.34		0.83	0.34	0.38
Avail Cap(c_a), veh/h	657	374	573	362	317	390	585	2710		329	2590	719
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	50.1	42.7	16.4	45.7	50.0	45.8	47.1	17.5	0.0	58.0	22.4	9.0
Incr Delay (d2), s/veh	0.1	0.1	0.1	0.2	0.3	1.3	0.3	0.3	0.0	16.5	0.4	1.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	1.2	1.2	0.9	1.0	5.1	2.3	5.4	0.0	5.2	5.8	3.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	50.2	42.8	16.5	45.8	50.3	47.1	47.3	17.9	0.0	74.6	22.8	10.5
LnGrp LOS	D	D	B	D	D	D	D	B		E	C	B
Approach Vol, veh/h		217			238			1096			1438	
Approach Delay, s/veh		36.8			47.4			22.2			30.3	
Approach LOS		D			D			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.0	74.0	10.0	30.0	26.0	64.0	20.0	20.0
Change Period (Y+Rc), s	6.0	6.0	5.0	5.0	6.0	6.0	5.0	5.0
Max Green Setting (Gmax), s	10.0	63.0	10.0	25.0	15.0	58.0	15.0	20.0
Max Q Clear Time (g_c+I1), s	11.8	15.7	4.0	4.6	7.3	15.2	4.2	14.5
Green Ext Time (p_c), s	0.0	7.9	0.0	0.4	0.3	8.7	0.2	0.3

Intersection Summary	
HCM 6th Ctrl Delay	29.2
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	25	10	31	100	46	44
Future Vol, veh/h	25	10	31	100	46	44
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	27	11	34	109	50	48

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	251	74	98	0	-	0
Stage 1	74	-	-	-	-	-
Stage 2	177	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	738	988	1495	-	-	-
Stage 1	949	-	-	-	-	-
Stage 2	854	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	720	988	1495	-	-	-
Mov Cap-2 Maneuver	720	-	-	-	-	-
Stage 1	926	-	-	-	-	-
Stage 2	854	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.9	1.8	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1495	-	780	-	-
HCM Lane V/C Ratio	0.023	-	0.049	-	-
HCM Control Delay (s)	7.5	0	9.9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-

Intersection	
Intersection Delay, s/veh	6.9
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	23	373	1072	792
Demand Flow Rate, veh/h	23	381	1093	807
Vehicles Circulating, veh/h	879	955	294	100
Vehicles Exiting, veh/h	28	432	608	950
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	5.7	1.9	9.5	5.8
Approach LOS	A	A	A	A

Lane	Left	Left	Bypass	Left	Right	Left	Right
Designated Moves	LTR	LT	R	LT	TR	LT	TR
Assumed Moves	LTR	LT	R	LT	TR	LT	TR
RT Channelized			Free				
Lane Util	1.000	1.000		0.470	0.530	0.470	0.530
Follow-Up Headway, s	2.535	2.535		2.667	2.535	2.667	2.535
Critical Headway, s	4.328	4.328	286	4.645	4.328	4.645	4.328
Entry Flow, veh/h	23	95	1938	514	579	379	428
Cap Entry Lane, veh/h	673	631	0.980	1030	1106	1231	1304
Entry HV Adj Factor	0.998	0.979	280	0.980	0.981	0.982	0.981
Flow Entry, veh/h	23	93	1900	504	568	372	420
Cap Entry, veh/h	672	617	0.147	1009	1085	1209	1279
V/C Ratio	0.034	0.151	0.0	0.499	0.523	0.308	0.328
Control Delay, s/veh	5.7	7.6	A	9.6	9.5	5.8	5.8
LOS	A	A	1	A	A	A	A
95th %tile Queue, veh	0	1		3	3	1	1

Intersection	
Intersection Delay, s/veh	5.9
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	443	349	105	18
Demand Flow Rate, veh/h	452	356	107	18
Vehicles Circulating, veh/h	20	201	426	395
Vehicles Exiting, veh/h	393	332	46	162
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	5.7	6.4	5.3	4.1
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
Entry Flow, veh/h	452	356	107	18
Cap Entry Lane, veh/h	1352	1124	894	922
Entry HV Adj Factor	0.980	0.981	0.981	1.000
Flow Entry, veh/h	443	349	105	18
Cap Entry, veh/h	1325	1103	877	922
V/C Ratio	0.334	0.317	0.120	0.020
Control Delay, s/veh	5.7	6.4	5.3	4.1
LOS	A	A	A	A
95th %tile Queue, veh	1	1	0	0

Intersection	
Intersection Delay, s/veh	11.3
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	45	249	6	5	299	76	11	10	5	45	1	11
Future Vol, veh/h	45	249	6	5	299	76	11	10	5	45	1	11
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	49	271	7	5	325	83	12	11	5	49	1	12
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	11	12	9	9.3
HCM LOS	B	B	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	42%	15%	1%	79%
Vol Thru, %	38%	83%	79%	2%
Vol Right, %	19%	2%	20%	19%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	26	300	380	57
LT Vol	11	45	5	45
Through Vol	10	249	299	1
RT Vol	5	6	76	11
Lane Flow Rate	28	326	413	62
Geometry Grp	1	1	1	1
Degree of Util (X)	0.044	0.42	0.508	0.097
Departure Headway (Hd)	5.632	4.64	4.428	5.637
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	630	773	814	631
Service Time	3.715	2.682	2.467	3.712
HCM Lane V/C Ratio	0.044	0.422	0.507	0.098
HCM Control Delay	9	11	12	9.3
HCM Lane LOS	A	B	B	A
HCM 95th-tile Q	0.1	2.1	2.9	0.3

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	81	40	59	435	165	78
Future Vol, veh/h	81	40	59	435	165	78
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	50	95	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	88	43	64	473	179	85

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	823	222	264	0	-	0
Stage 1	222	-	-	-	-	-
Stage 2	601	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	343	818	1300	-	-	-
Stage 1	815	-	-	-	-	-
Stage 2	547	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	326	818	1300	-	-	-
Mov Cap-2 Maneuver	326	-	-	-	-	-
Stage 1	775	-	-	-	-	-
Stage 2	547	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	16.6	0.9	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1300	-	326	818	-	-
HCM Lane V/C Ratio	0.049	-	0.27	0.053	-	-
HCM Control Delay (s)	7.9	-	20.1	9.6	-	-
HCM Lane LOS	A	-	C	A	-	-
HCM 95th %tile Q(veh)	0.2	-	1.1	0.2	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	510	57	524	55	34	235	359	882	75	140	1196	850
Future Volume (veh/h)	510	57	524	55	34	235	359	882	75	140	1196	850
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	537	60	552	58	36	247	378	928	0	147	1196	937
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	728	466	738	275	317	356	775	2550		253	1324	1097
Arrive On Green	0.14	0.25	0.25	0.05	0.17	0.16	0.22	0.50	0.00	0.07	0.35	0.35
Sat Flow, veh/h	5023	1870	1585	1781	1870	1585	3456	5106	1585	3563	3741	3170
Grp Volume(v), veh/h	537	60	552	58	36	247	378	928	0	147	1196	937
Grp Sat Flow(s),veh/h/ln	1674	1870	1585	1781	1870	1585	1728	1702	1585	1781	1870	1585
Q Serve(g_s), s	13.3	3.2	5.1	3.5	2.1	18.6	12.4	14.5	0.0	5.2	39.5	23.6
Cycle Q Clear(g_c), s	13.3	3.2	5.1	3.5	2.1	18.6	12.4	14.5	0.0	5.2	39.5	23.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	728	466	738	275	317	356	775	2550		253	1324	1097
V/C Ratio(X)	0.74	0.13	0.75	0.21	0.11	0.69	0.49	0.36		0.58	0.90	0.85
Avail Cap(c_a), veh/h	1043	518	782	337	317	356	775	2550		301	1324	1097
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	53.2	37.9	14.7	41.8	45.7	46.3	43.9	19.9	0.0	58.5	39.9	17.2
Incr Delay (d2), s/veh	1.6	0.1	3.8	0.4	0.2	5.7	0.5	0.4	0.0	2.1	10.3	8.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.7	1.5	9.9	1.6	1.0	7.9	5.3	5.7	0.0	2.4	19.7	9.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	54.9	38.0	18.5	42.2	45.9	51.9	44.4	20.3	0.0	60.6	50.2	25.7
LnGrp LOS	D	D	B	D	D	D	D	C		E	D	C
Approach Vol, veh/h		1149			341			1306			2280	
Approach Delay, s/veh		36.5			49.6			27.3			40.8	
Approach LOS		D			D			C			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.2	69.9	10.5	36.4	33.2	50.0	21.8	25.0
Change Period (Y+Rc), s	6.0	6.0	5.0	5.0	6.0	6.0	5.0	5.0
Max Green Setting (Gmax), s	9.0	54.0	10.0	35.0	19.0	44.0	25.0	20.0
Max Q Clear Time (g_c+I1), s	7.2	16.5	5.5	7.1	14.4	41.5	15.3	20.6
Green Ext Time (p_c), s	0.1	7.6	0.0	2.6	0.6	2.2	1.5	0.0

Intersection Summary	
HCM 6th Ctrl Delay	36.9
HCM 6th LOS	D

Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	3.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	59	30	10	75	100	22
Future Vol, veh/h	59	30	10	75	100	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	64	33	11	82	109	24

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	225	121	133	0	-	0
Stage 1	121	-	-	-	-	-
Stage 2	104	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	763	930	1452	-	-	-
Stage 1	904	-	-	-	-	-
Stage 2	920	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	757	930	1452	-	-	-
Mov Cap-2 Maneuver	757	-	-	-	-	-
Stage 1	897	-	-	-	-	-
Stage 2	920	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.1	0.9	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1452	-	808	-	-
HCM Lane V/C Ratio	0.007	-	0.12	-	-
HCM Control Delay (s)	7.5	0	10.1	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-

Intersection	
Intersection Delay, s/veh	14.1
Intersection LOS	B

Approach	EB	WB	NB	SB
Entry Lanes	1	1	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	34	517	1140	1868
Demand Flow Rate, veh/h	34	528	1163	1905
Vehicles Circulating, veh/h	2022	1030	500	145
Vehicles Exiting, veh/h	28	633	1556	1025
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	17.0	2.5	14.8	16.8
Approach LOS	C	A	B	C

Lane	Left	Left	Bypass	Left	Right	Left	Right
Designated Moves	LTR	LT	R	LT	TR	LT	TR
Assumed Moves	LTR	LT	R	LT	TR	LT	TR
RT Channelized			Free				
Lane Util	1.000	1.000		0.470	0.530	0.470	0.530
Follow-Up Headway, s	2.535	2.535		2.667	2.535	2.667	2.535
Critical Headway, s	4.328	4.328	388	4.645	4.328	4.645	4.328
Entry Flow, veh/h	34	140	1938	547	616	895	1010
Cap Entry Lane, veh/h	255	592	0.980	852	928	1181	1255
Entry HV Adj Factor	0.999	0.978	380	0.980	0.981	0.981	0.980
Flow Entry, veh/h	34	137	1900	536	604	878	990
Cap Entry, veh/h	254	579	0.200	835	911	1159	1231
V/C Ratio	0.134	0.237	0.0	0.642	0.664	0.758	0.805
Control Delay, s/veh	17.0	9.3	A	14.9	14.7	15.9	17.7
LOS	C	A	1	B	B	C	C
95th %tile Queue, veh	0	1		5	5	8	9

Intersection	
Intersection Delay, s/veh	7.3
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	642	403	91	150
Demand Flow Rate, veh/h	655	411	92	153
Vehicles Circulating, veh/h	84	91	620	475
Vehicles Exiting, veh/h	544	621	119	27
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	8.5	6.0	6.3	6.2
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
Entry Flow, veh/h	655	411	92	153
Cap Entry Lane, veh/h	1267	1258	733	850
Entry HV Adj Factor	0.981	0.980	0.989	0.980
Flow Entry, veh/h	642	403	91	150
Cap Entry, veh/h	1242	1232	725	833
V/C Ratio	0.517	0.327	0.125	0.180
Control Delay, s/veh	8.5	6.0	6.3	6.2
LOS	A	A	A	A
95th %tile Queue, veh	3	1	0	1

Intersection	
Intersection Delay, s/veh	22.3
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	13	531	16	5	318	67	6	5	5	73	10	47
Future Vol, veh/h	13	531	16	5	318	67	6	5	5	73	10	47
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	577	17	5	346	73	7	5	5	79	11	51
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	29.6	15.9	10	11.5
HCM LOS	D	C	A	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	38%	2%	1%	56%
Vol Thru, %	31%	95%	82%	8%
Vol Right, %	31%	3%	17%	36%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	16	560	390	130
LT Vol	6	13	5	73
Through Vol	5	531	318	10
RT Vol	5	16	67	47
Lane Flow Rate	17	609	424	141
Geometry Grp	1	1	1	1
Degree of Util (X)	0.033	0.849	0.607	0.249
Departure Headway (Hd)	6.731	5.019	5.157	6.334
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	529	724	699	565
Service Time	4.806	3.054	3.198	4.391
HCM Lane V/C Ratio	0.032	0.841	0.607	0.25
HCM Control Delay	10	29.6	15.9	11.5
HCM Lane LOS	A	D	C	B
HCM 95th-tile Q	0.1	9.8	4.1	1

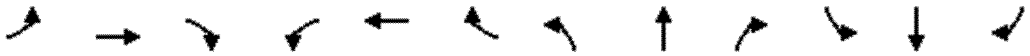
Intersection	
Int Delay, s/veh	3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	75	60	50	175	375	77
Future Vol, veh/h	75	60	50	175	375	77
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	50	95	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	82	65	54	190	408	84

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	748	450	492	0	-	0
Stage 1	450	-	-	-	-	-
Stage 2	298	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	380	609	1071	-	-	-
Stage 1	642	-	-	-	-	-
Stage 2	753	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	361	609	1071	-	-	-
Mov Cap-2 Maneuver	361	-	-	-	-	-
Stage 1	610	-	-	-	-	-
Stage 2	753	-	-	-	-	-

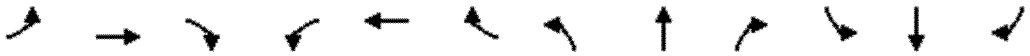
Approach	EB	NB	SB
HCM Control Delay, s	15.1	1.9	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1071	-	361	609	-	-
HCM Lane V/C Ratio	0.051	-	0.226	0.107	-	-
HCM Control Delay (s)	8.5	-	17.9	11.6	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0.2	-	0.9	0.4	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	95	46	76	32	34	172	162	934	116	274	848	247
v/c Ratio	0.15	0.16	0.14	0.15	0.14	0.39	0.36	0.33	0.12	0.63	0.32	0.29
Control Delay	50.7	47.9	1.6	39.2	51.8	12.1	54.1	17.3	3.4	60.9	15.8	3.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	50.7	47.9	1.6	39.2	51.8	12.1	54.1	17.3	3.4	60.9	15.8	3.0
Queue Length 50th (ft)	25	33	0	20	26	21	64	174	0	113	153	0
Queue Length 95th (ft)	43	71	9	47	59	80	101	209	32	161	187	51
Internal Link Dist (ft)		699			804			336			547	
Turn Bay Length (ft)	390		260	120		120	180		150	220		225
Base Capacity (vph)	652	372	534	249	315	443	448	2838	935	433	2643	864
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.15	0.12	0.14	0.13	0.11	0.39	0.36	0.33	0.12	0.63	0.32	0.29

Intersection Summary



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	537	60	552	58	36	247	378	928	79	147	1662	492
v/c Ratio	0.64	0.23	0.95	0.30	0.25	0.65	0.68	0.32	0.08	0.43	0.68	0.53
Control Delay	53.9	50.4	52.8	43.3	60.1	25.1	58.4	16.3	0.2	58.7	25.4	4.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	53.9	50.4	52.8	43.3	60.1	25.1	58.4	16.3	0.2	58.7	25.4	4.1
Queue Length 50th (ft)	152	45	266	38	29	64	156	153	0	61	400	0
Queue Length 95th (ft)	186	84	#425	70	64	146	211	216	0	93	513	80
Internal Link Dist (ft)		699			804			336			547	
Turn Bay Length (ft)	390		260	120		120	180		150	220		225
Base Capacity (vph)	1036	515	580	212	315	385	554	2920	973	346	2441	937
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.52	0.12	0.95	0.27	0.11	0.64	0.68	0.32	0.08	0.42	0.68	0.53

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

ITEM NO. 6

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM:	**Consideration of Rezoning of 208 3rd Avenue and 213 S 2nd Avenue in Original Town from Low Density Residential to Open Space and Natural Uses**
MEETING DATE:	**January 8, 2024**
PRESENTED BY:	**Matt Magley, Town Manager** **Leslie Clark, PROS Director** **Geoffrey Weathers, Planner I**
PRESENTED FOR:	**First Reading**

SUMMARY:
This application proposes to rezone 208 3rd Avenue and 213 S 2nd Avenue in Superior's Original Town from Low Density Residential (R-L) to Open Space and Natural Uses (OS-N). The Superior Municipal Code, Section 16-6-100 stipulates that the OS-N district is "intended to preserve the open space and undeveloped character of those properties within the district." These properties provide flood mitigation support as well as a significant contribution to the conservation of the Coal Creek corridor habitat. The intent for the use of the property under OS-N zoning is for it to remain in a naturalized state in perpetuity, with any potential uses consistent with OS-N zoning, such as trail or pedestrian bridge. No recreational improvements on the properties are contemplated at this time, and any plans to add such facilities would come to the Board for consideration.

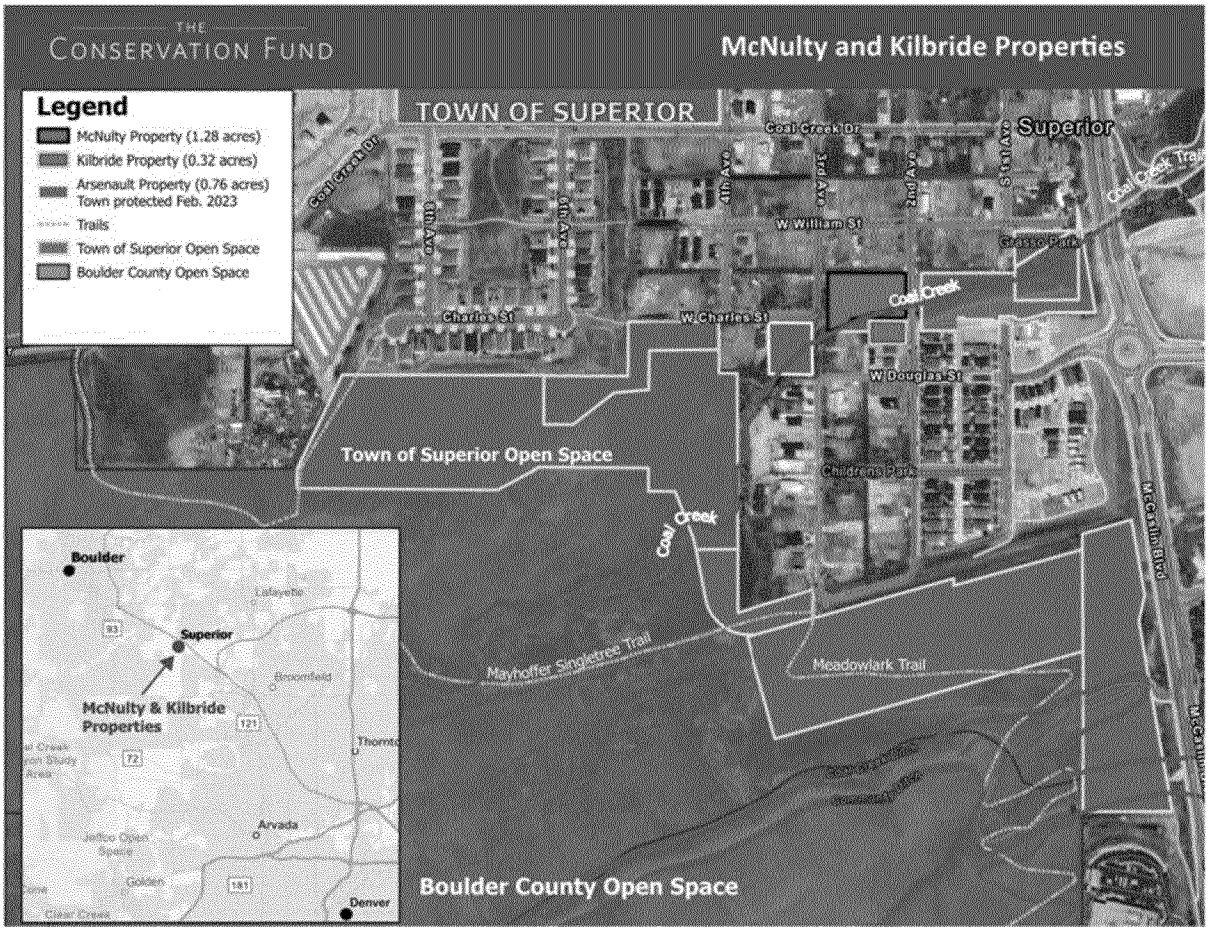
BACKGROUND:
In Fall of 2023, the Town of Superior signed purchase agreements for the McNulty property at 208 3rd Avenue and the Kilbride property at 213 S 2nd Avenue, both located in Original Town. The Town closed on the properties in November and agreed to file an application within 60 days of the closing for the Board's consideration to rezone the property to Open Space and Natural Uses. The property at 208 3rd Avenue is comprised of a single 1.28 acre (55,582 square foot) residential lot. The property at 213 S 2nd Avenue is comprised of two residential lots, having a combined area of approximately 14,000 square feet. Both properties

are currently zoned Low Density Residential (R-L). Formerly, both properties served as private residences, but all structures were destroyed in the Marshall Fire. Debris removal is complete and the properties are currently vacant and undeveloped.

Prior to the purchase approval, the Board considered the Town's comprehensive open space acquisition strategy that is largely based on priorities and information assembled by the Open Space Advisory Committee (OSAC) in the 2022 Open Space Summary Report and Recommendations Update. OSAC and the Town Board have continued to re-affirm and/or identify potential acquisitions since the document was first presented to the Board in 2005, and the report's recommendations continue to guide efforts to prioritize open space acquisitions. The properties at 208 3rd Avenue and 213 S 2nd Avenue were ranked as high priority acquisition properties by the Committee.

The Town entered into an Intergovernmental Agreement (IGA) with Mile High Flood District (MHFD), for partial reimbursement of property located within the 100-year flood-plain with a potential amount of $933,595 for the portion of the McNulty property that resides within this flood-plain area.

VICINITY MAP:



STAFF ANALYSIS:
Section 16-7-30 (b) defines the criteria for rezoning: "The Town shall consider whether the proposed rezoning furthers the goals and policies of the Comprehensive Plan, and any other appropriate approved plans. In particular, the Town shall consider whether the adoption of the proposed amendment or rezoning would necessitate a Comprehensive Plan amendment."

Staff finds that the application meets the Municipal Code criteria insofar as the acquisition and concomitant rezoning of the properties at 208 3rd Avenue and 213 S 2nd Avenue furthers several goals and policies found in the 2012 Comprehensive Plan, including:

- Goal 9.1 Environmental Stewardship: "…Promote and encourage the preservation of existing natural resources including vegetation, drainages, wetlands, ridgelines, steep slopes, wildlife habitat and migration corridors."

- Goal 9.2: Water Quality: Minimize the effects of future development on the function and quality of local and regional waterways and overall water quality.

- Policy 9.2.b: Floodplain Management: Develop floodplain management policies to preserve riparian habitat and wildlife migration corridors within the Town. Flood-prone areas of streams and creeks in the Town shall be designated as "floodplain management areas," with special development standards applied therein.

- Policy 9.2.c: Coordination: Coordinate with Boulder County and appropriate regional, state, and federal agencies in flood control, water quality and stormwater and irrigation run-off programs to realize the greatest benefit from all of these programs.

- Policy 9.2.d: Drainage Corridors: Protect natural features and habitat associated with drainage corridors.

- Policy 10.5.a: Habitat Areas: Protect areas that provide significant habitat and/or important corridors between established habitat areas.

- Policy 10.5.e: Open Space Acquisitions: Acquire natural and developed open space when it is fiscally responsible and financially feasible, ensuring open space planning, acquisition, and maintenance remain an integral part of the Town's general planning, administrative, and budgeting processes.

In addition to supporting the objectives of the Comprehensive Plan, the proposal to rezone the acquired properties at 208 3rd Avenue and 213 S 2nd Avenue advances priorities outlined in the Open Space Advisory Committee's (OSAC's) 2022 Open Space Summary Report and Recommendations Update.

PLANNING COMMISSION RECOMMENDATION:
The Planning Commission voted 5-0 to recommend approval of the rezoning requests for 208 S. 3rd and 213 S. 2nd Avenue during a Public Hearing held on December 6, 2023.

During the meeting on December 6, Planning Commissioners received presentations from Town staff and invited public comments. No public comments were offered at the Hearing.

Several Commissioners inquired about the potential for recreational trail use on the properties and asked what types of maintenance and improvements might take place there while zoned at Open Space and Natural Uses. Leslie Clark, Director of Parks, Recreation, and Open Space for the Town, reiterated that no recreational uses of the property are contemplated at this time and that the addition of any facilities, such as a pedestrian trail or bridge, would need to be consistent with the OS-N designation and would come to the Board for consideration. She explained that the maintenance and improvement projects currently contemplated on these sites would focus on mitigating flood risks as well as the mitigation and restoration of trees and other vegetation.

STAFF RECOMMENDATION:
If the Board of Trustees finds the application meets the criteria for rezoning, staff has included two Ordinances approving the rezoning applications:

- Ordinance O-1, Series 2024: Approval of a request to rezone 208 3rd Avenue in Original Town from Low Density Residential to Open Space and Natural Uses
- Ordinance O-2, Series 2024: Approval of a request to rezone213 S 2nd Avenue in Original Town from Low Density Residential to Open Space and Natural Uses.

ATTACHMENTS:
- Ordinance O-1, Series 2024
- Ordinance O-2, Series 2024
- Narrative
- Conservation Fund Map
- Site Photo Sheet
- MHFD IGA
- PC Resolutions

TOWN OF SUPERIOR
ORDINANCE NO. O-1
SERIES 2024

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR APPROVING AN APPLICATION TO REZONE 208 3RD AVENUE WITHIN ORIGINAL TOWN, CASE NO. RZN-2023-02

WHEREAS, the Town of Superior (the "Applicant") owns certain real property located in the Town, generally referred to as 208 3rd Avenue within Original Town (the "Property");

WHEREAS, the Applicant has filed an application for approval to rezone the Property from R-L Low Density Residential to OS-N, Open Space – Natural Uses Zone District (the "Application");

WHEREAS, the Application also requests approval for the rezone of property located in the Town located at 213 S. 2nd Avenue within Original Town;

WHEREAS, the specific requirements for rezoning are set forth in Sections 16-7-10 through 16-7-40 of the Superior Municipal Code (the "Code");

WHEREAS, Section 16-7-30(a) of the Code requires a public hearing before the Planning Commission and recommendation by the Planning Commission to the Board of Trustees regarding a request to rezone;

WHEREAS, on December 6, 2023, the Planning Commission held a properly-noticed public hearing on the Application and recommended approval of the Application;

WHEREAS, Section 16-7-30(a) of the Code also requires a public hearing by the Board of Trustees prior to approval of a rezoning;

WHEREAS, on December 11, 2023, the Board of Trustees held a properly-noticed public hearing on the Application; and

WHEREAS, the Board of Trustees, upon reviewing the recommendation of the Planning Commission to approve the Application, hearing statements of staff and the public, and giving due consideration to the matter, finds and determines as provided below.

NOW BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Board of Trustees hereby finds and determines that the Application satisfies the criteria for rezoning set forth in Section 16-7-30 of the Code.

Section 2. The Board of Trustees hereby approves the rezoning of 208 3rd Avenue within Original Town, as set forth in the Application in the form submitted by the Applicant.

Section 3. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or part or parts be declared unconstitutional or invalid.

Section 4. Safety. This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this 8th day of January, 2024.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

TOWN OF SUPERIOR
ORDINANCE NO. O-2
SERIES 2024

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR APPROVING AN APPLICATION TO REZONE 213 S 2ND AVENUE WITHIN ORIGINAL TOWN, CASE NO. RZN-2023-02

WHEREAS, the Town of Superior (the "Applicant") owns certain real property located in the Town, generally referred to as 213 S. 2nd Avenue within Original Town (the "Property");

WHEREAS, the Applicant has filed an application for approval to rezone the Property from R-L Low Density Residential to OS-N, Open Space – Natural Uses Zone District (the "Application");

WHEREAS, the Application also requests approval for the rezone of property located in the Town located at 208 3rd Avenue within Original Town;

WHEREAS, the specific requirements for rezoning are set forth in Sections 16-7-10 through 16-7-40 of the Superior Municipal Code (the "Code");

WHEREAS, Section 16-7-30(a) of the Code requires a public hearing before the Planning Commission and recommendation by the Planning Commission to the Board of Trustees regarding a request to rezone;

WHEREAS, on December 6, 2023, the Planning Commission held a properly-noticed public hearing on the Application and recommended approval of the Application;

WHEREAS, Section 16-7-30(a) of the Code also requires a public hearing by the Board of Trustees prior to approval of a rezoning;

WHEREAS, on December 11, 2023, the Board of Trustees held a properly-noticed public hearing on the Application; and

WHEREAS, the Board of Trustees, upon reviewing the recommendation of the Planning Commission to approve the Application, hearing statements of staff and the public, and giving due consideration to the matter, finds and determines as provided below.

NOW BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Board of Trustees hereby finds and determines that the Application satisfies the criteria for rezoning set forth in Section 16-7-30 of the Code.

Section 2. The Board of Trustees hereby approves the rezoning of 213 S. 2nd Avenue within Original Town, as set forth in the Application in the form submitted by the Applicant.

Section 3. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or part or parts be declared unconstitutional or invalid.

Section 4. Safety. This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this 8th day of January, 2024.

_____
Mark Lacis, Mayor

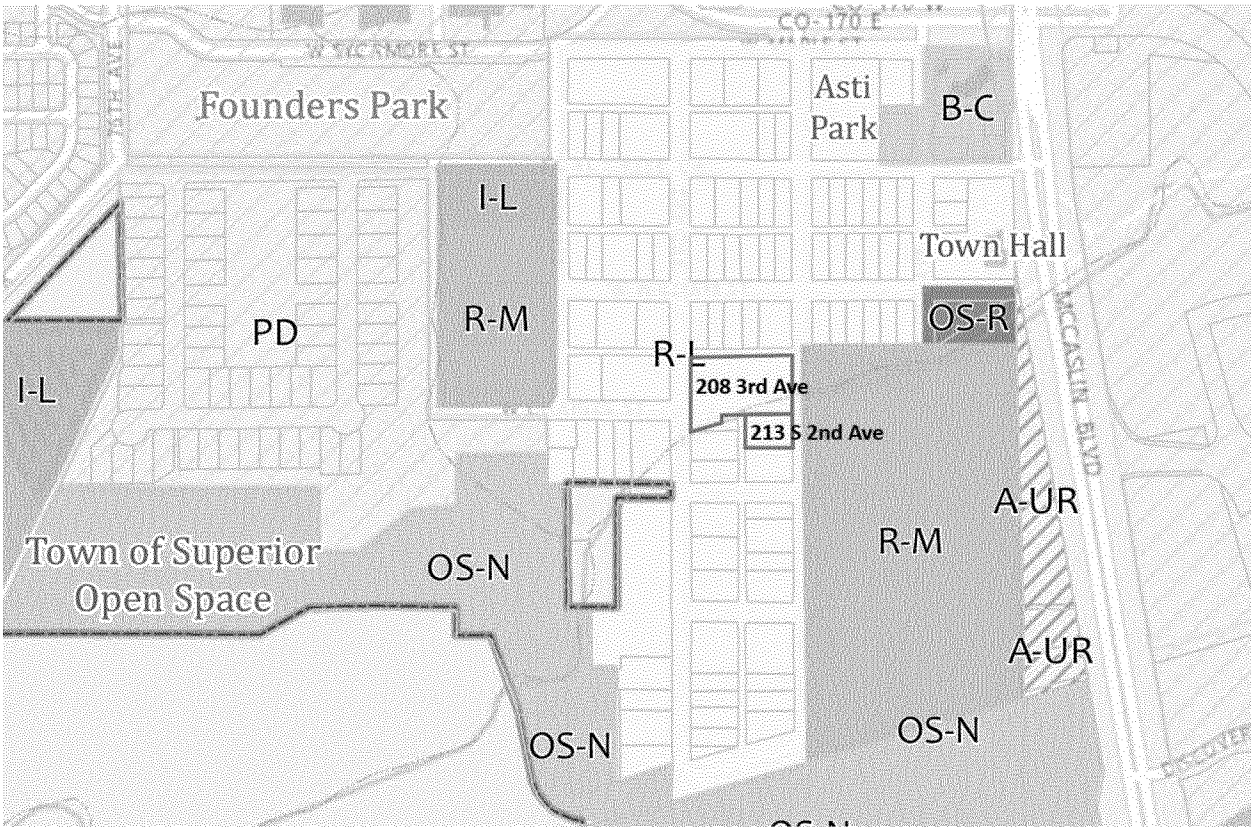
ATTEST:

_____
Lydia Yecke, Town Clerk

November 8, 2023

RE: 208 3rd Avenue and 213 S 2nd Avenue to Rezone from Low Density Residential to Open Space Natural Uses Zoning.

The Town of Superior's Parks, Recreation and Open Space Department is proposing to rezone the former McNulty property at 208 3rd Avenue (All of Block N in Superior South and Tracts 914, 915, and 916 Block T Superior) and the former Kilbride property at 213 S 2nd Avenue (Lots 1-2 Block I Superior South) of Original Town, from Low Density Residential to Open Space Natural Uses.



The Town of Superior signed purchase agreements for the Kilbride property at 213 S 2nd Avenue McNulty property at 208 3rd October 23, 2023 and November 6, 2023, respectively. The Town will complete the sales for both properties in early November using Open Space Funds with

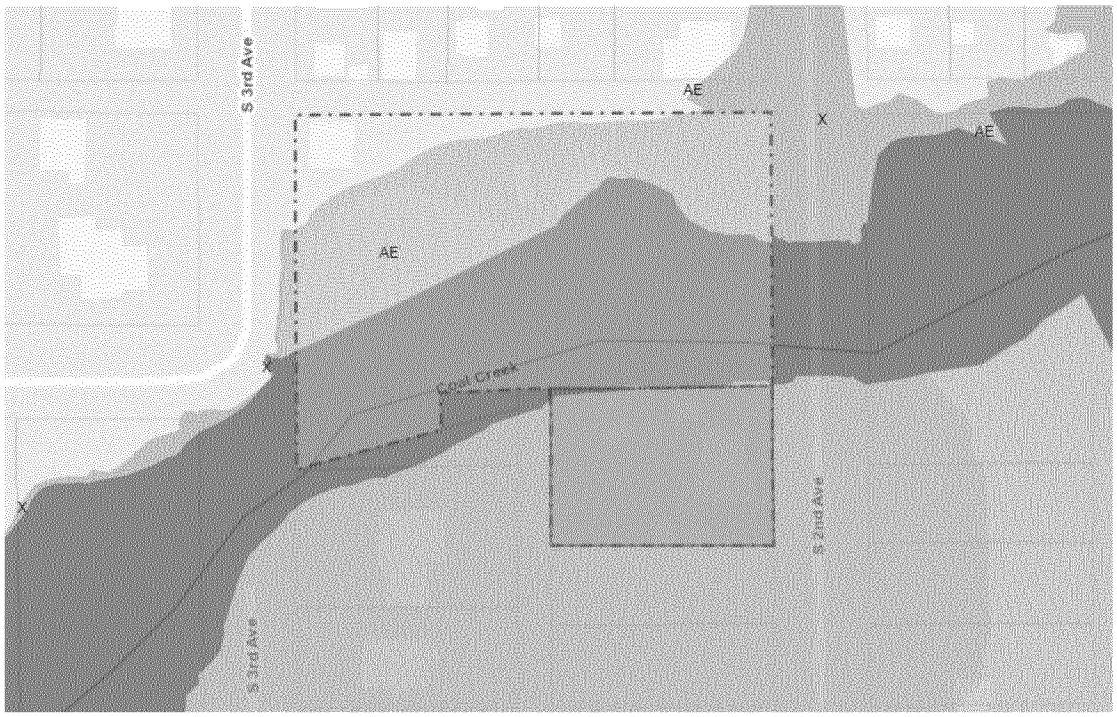
assistance from the Conservation Fund, a national non-profit. Use of Town Open Space Funds for land purchases requires that the properties be rezoned as Open Space. The Town is recommending through this application, to designate this property as Open Space Natural Uses and protect this parcel and to manage the property for flood mitigation.

213 S 2nd Avenue is located northwest of the intersection of S 2nd Avenue and W Douglas Street near the 2nd Avenue Bridge spanning Coal Creek and is comprised of two residential lots located in the Superior submarket. The lots have a combined area of approximately 14,000 square feet and are both currently zoned Low Density Residential (R-L). Prior to the Marshall Fire, 213 S 2nd Avenue served as a private residence, but all structures were destroyed in the fire. Debris removal was completed and the property currently vacant and undeveloped. The homes on the two lots to the south of 213 S 2nd Avenue have both been rebuilt since the fire, though the lots to the west on Douglas Street have not begun rebuilding.

208 3rd Avenue is located south of the alley between S 2nd and S 3rd Avenues on W William Street and is comprised of a single 1.28 acre (55,582 square foot) residential lot located in the Superior submarket. Coal Creek runs through the lot, which limits development of the lots due to the Coal Creek floodway. The lot is zoned Residential Low Density (R-L) and borders the Coal Creek waterway to the east and south. Prior to the Marshall Fire, 208 3rd Avenue served as a private residence, but all structures were destroyed in the fire. Debris removal was completed and the property currently vacant and undeveloped. Most of the single-family residential lots to the north are currently rebuilding after being destroyed in the Marshall Fire.

The Town's comprehensive open space land acquisition strategy is based largely on priorities and information presented by the Open Space Advisory Committee (OSAC) in the 2022 Open Space Summary Report Update. The Committee and the Town Board have continued to re-affirm these priorities over the years and its recommendations guide ongoing efforts to prioritize acquisition. OSAC made a recommendation to the Board to purchase the McNulty property at 208 3rd Avenue and Kilbride property at 213 S 2nd at their October 11, 2023 meeting.

208 3rd Avenue and 213 S 2nd Avenue are largely located within the Coal Creek floodplain with approximately 60% of 208 3rd Ave and 1% of 213 S 2nd Ave in the AE Flood Zone. Zone AE is the 1%-annual chance (100-year) floodplain with BFEs (also called Zone A1- A30). Zone X (shaded or unshaded) is all other areas considered low risk for flood.

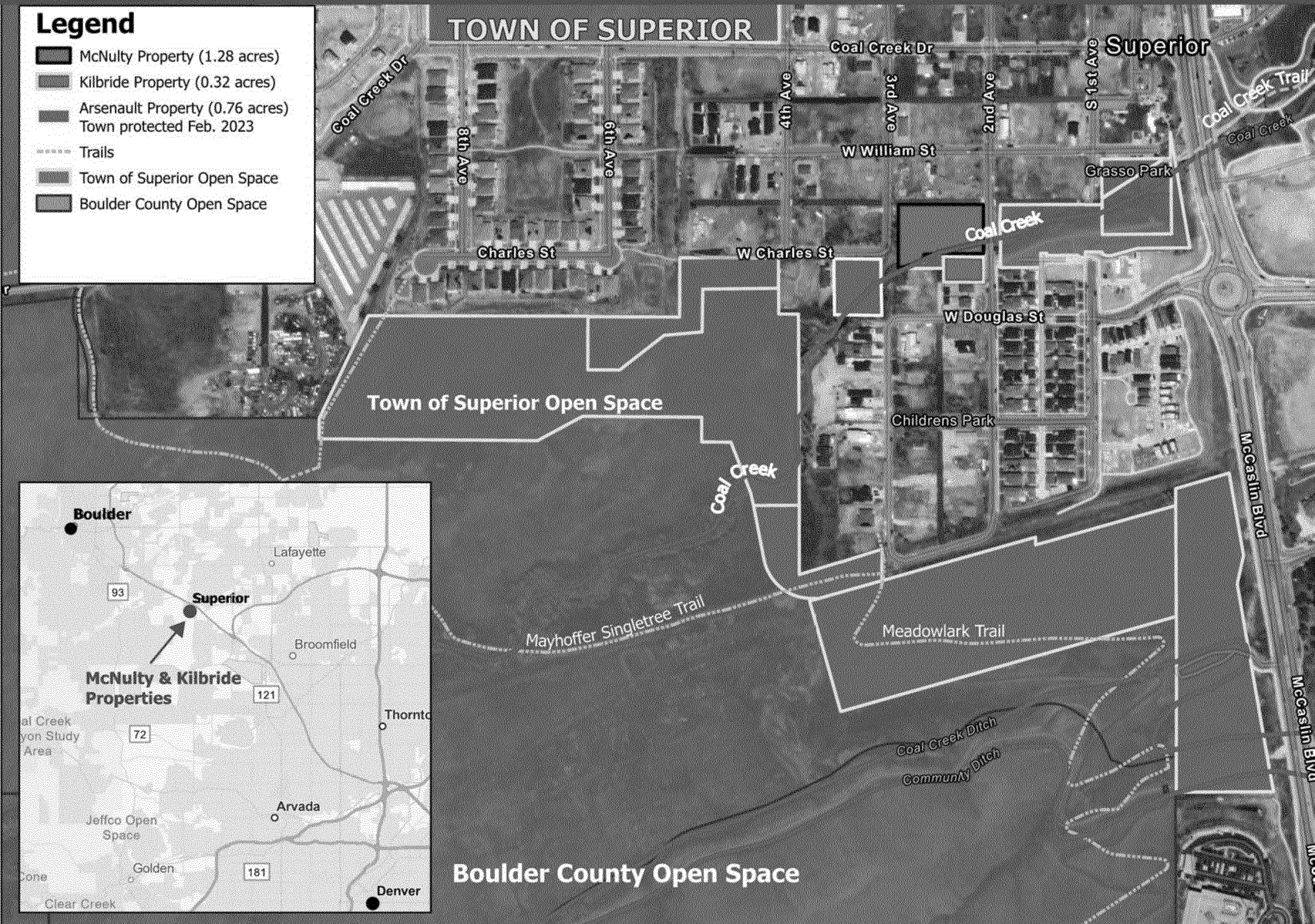


The Town is in communication with Boulder County and Mile High Flood District as potential land partners to assist in funding the land purchase through reimbursement to the Town. Entering into agreements with Boulder County may require the inclusion of a conservation easement on The Property. Partnering with Mile High Flood District will include an IGA for the use of their Property Acquisition Fund Reserve. This Fund may be used to acquire undeveloped floodplains in order to preserve them in their natural state and/or utilized in a manner beneficial to the public and consistent with flood hazard mitigation. Allowable uses include recreation and open space.

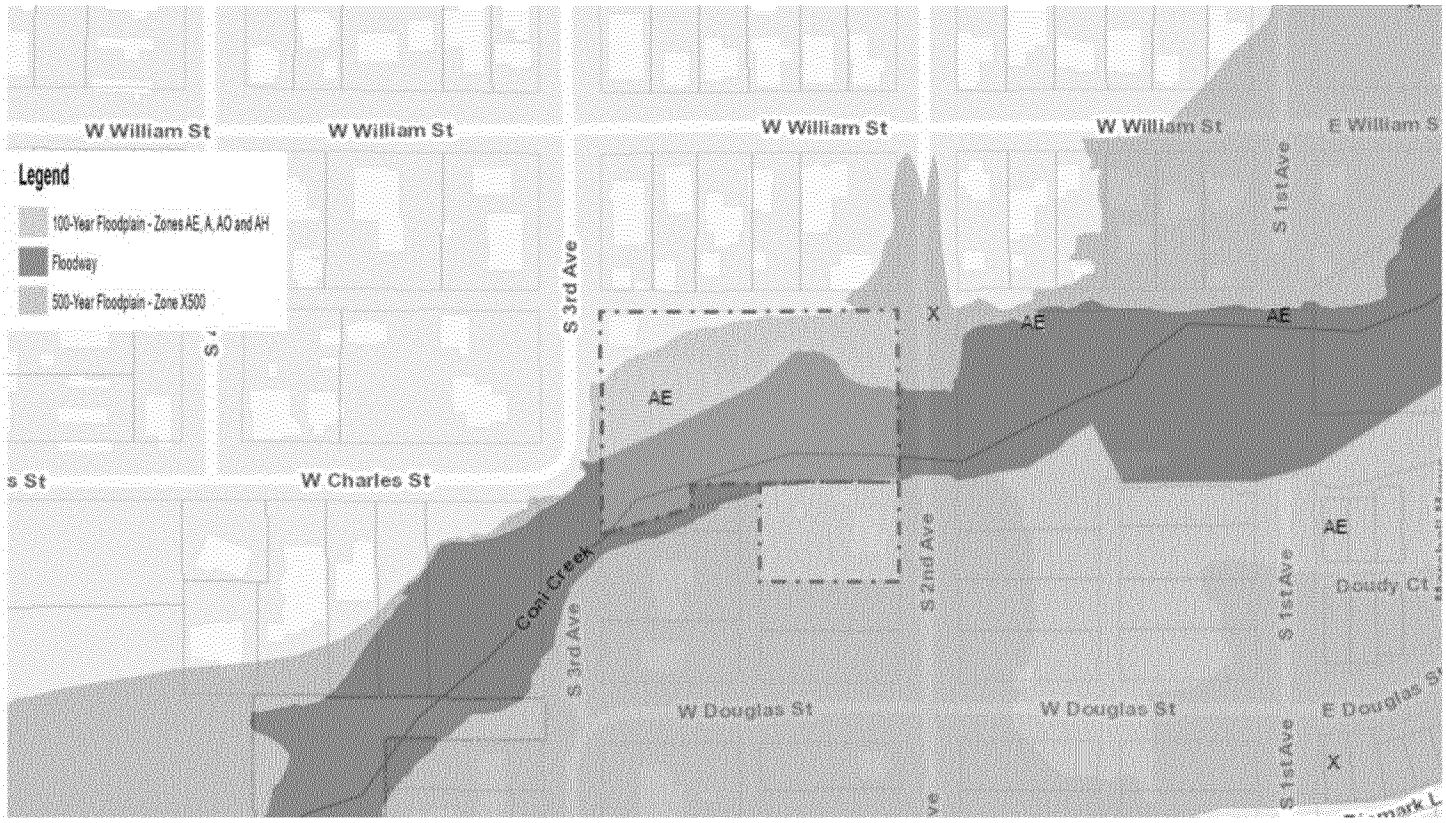
The proximity of 208 3rd Avenue and 213 S 2nd Avenue to existing Town Open Space Natural areas and the percentage of the land that is within the 100-year floodplain support this request to Rezone the Property to Open Space Natural Uses. The Coal Creek corridor also serves as a wildlife habitat for many bird species. The Town and the Open Space Advisory Committee have had a long-standing desire and land management practice to acquire property along Coal Creek for Open Space, flood mitigation and conservation.

THE CONSERVATION FUND

McNulty and Kilbride Properties




W William St
W William St
W William St
S 4th Ave
S 3rd Ave
McNulty
W Charles St
Lots 5 & 6
Kilbride
Coal Creek
S 3rd Ave
S 2nd Ave
W Douglas St
S 2nd Ave


Legend
100-Year Floodplain - Zones AE, A, AO and AH
Floodway
500-Year Floodplain - Zone X500
W William St
W William St
W William St
W William St
E William S
S 1st Ave
S 3rd Ave
X
AE
AE
AE
W Charles St
Coal Creek
S 2nd Ave
AE
Doudy Ct
S 1st Ave
S 3rd Ave
W Douglas St
W Douglas St
E Douglas St
S 1st Ave
X

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AGREEMENT REGARDING ACQUISITION OF 208 3rd AVENUE IN THE TOWN OF SUPERIOR IN BOULDER TOWN

Agreement No. 23-11.19
Project No. 109930

THIS AGREEMENT, by and between URBAN DRAINAGE AND FLOOD CONTROL DISTRICT D/B/A MILE HIGH FLOOD DISTRICT (hereinafter called "DISTRICT") and TOWN OF SUPERIOR (hereinafter called "TOWN") and collectively known as "PARTIES";

WITNESSETH:

WHEREAS, DISTRICT, in a policy statement previously adopted (Resolution No. 14, Series of 1970 and Resolution No. 11, Series of 1973) expressed an intent to assist public bodies which have heretofore enacted floodplain regulation measures; and

WHEREAS, TOWN has enacted floodplain regulations; and

WHEREAS, PARTIES have cooperated in the preparation of a flood hazard area delineation entitled "Coal Creek and Rock Creek Flood Hazard Area Delineation" by RESPEC Consulting and Services dated November 2014 (hereinafter called "PLAN"); and

WHEREAS, portions of 208 3rd Avenue are in the floodplain and therefore eligible for acquisition (hereinafter called "PROJECT"); and (hereinafter called "PROJECT"); and

WHEREAS, the estimated total cost for acquisition of PROJECT is $1,355,000; and

WHEREAS, TOWN has requested DISTRICT funding assistance for PROJECT; and

(WHEREAS, DISTRICT has adopted a Preservation Fund Budget for floodplain preservation for calendar year 2021 subsequent to public hearing (Resolution No. 57, Series of 2020) from which $933,595 has been allocated for the acquisition of PROJECT; and)

WHEREAS, DISTRICT has heretofore adopted a Special Revenue Fund Budget for calendar year 2023 subsequent to public hearing (Resolution No. 90, Series of 2022) which includes funds for PROJECT; and)

WHEREAS, DISTRICT Board of Directors has authorized DISTRICT financial participation for PROJECT (Resolution No. 91, Series of 203); and

WHEREAS, the TOWN Commissioners of TOWN and the Board of Directors of DISTRICT have authorized, by appropriation or resolution, all of PROJECT costs of the respective PARTIES.

NOW, THEREFORE, in consideration of the mutual promises contained herein, PARTIES hereto agree as follows:

1. SCOPE OF THIS AGREEMENT

   This Agreement defines the responsibilities and financial commitments of PARTIES with respect to PROJECT.

2. PUBLIC NECESSITY

PARTIES agree that the work performed pursuant to this Agreement is necessary for the health, safety, comfort, convenience, and welfare of all the people of the State, and is of particular benefit to the inhabitants of DISTRICT and the property therein.

3. PROJECT COSTS AND ALLOCATION OF COSTS

A. PARTIES agree that for the purposes of this Agreement PROJECT costs shall consist of and be limited to the following:

1. Acquisition costs;
2. Contingencies mutually agreeable to PARTIES.

B. It is understood that PROJECT costs as defined above are estimated not to exceed $1,355,000.

Project costs for the various elements of the effort are estimated as follows:

	ITEM	AMOUNT
1.	Acquisition	$1,355,000
	Grand Total	$1,355,000

This breakdown of costs is for estimating purposes only. Costs may vary between the various elements of the effort without amendment to this Agreement provided the total expenditures do not exceed the maximum contribution by all PARTIES plus accrued interest, if applicable.

C. DISTRICT shall contribute $933,593 toward PROJECT costs and TOWN shall contribute the remainder of PROJECT costs. Based on total PROJECT costs, the maximum cost to each party shall be:

	Participation
DISTRICT share	$933,595
TOWN share	$412,405
TOTAL	$1,355,000

4. MANAGEMENT OF FINANCES

As set forth in DISTRICT policy (Resolution No. 11, Series of 1973, Resolution No. 49, Series of 1977, and Resolution No. 37, Series of 2009), the funding of a local body's one-half share may come from its own revenue sources or from funds received from state, federal or other sources of funding without limitation and without prior DISTRICT approval.

Payment of each party's full share (TOWN - $412,405; DISTRICT - $933,595) shall be made to DISTRICT subsequent to execution of this Agreement and within 30 days of request for payment by DISTRICT. The payments by PARTIES shall be held by DISTRICT in a special fund to pay for increments of PROJECT as authorized by PARTIES, and as defined herein. DISTRICT shall provide a periodic accounting of PROJECT funds as well as a periodic notification to TOWN of any unpaid obligations. Any interest earned by the monies contributed by PARTIES shall be accrued to the special fund established by DISTRICT for PROJECT and such interest shall be used only for PROJECT upon approval by the contracting officers (Paragraph 13).

Within one year of completion of PROJECT if there are monies including interest earned remaining which are not committed, obligated, or disbursed, each party shall receive a share of such monies, which shares shall be computed as were the original shares; or, at TOWN request, TOWN share of remaining monies shall be transferred to another special fund held by DISTRICT.

5. RIGHT-OF-WAY

TOWN, with DISTRICT assistance, shall be responsible for acquiring, subject to approval of DISTRICT, such land or interests in land needed to implement PROJECT as defined herein. The cost to be shared by PARTIES for right-of-way acquisition may include relocation costs of existing occupants. Appraisal costs will also be considered a PROJECT cost. Right-of-way acquisition by negotiation and / or the exercise of eminent domain shall be in full compliance with the laws of the State of Colorado. In addition, the right-of-way acquired shall be in the name of the TOWN and the conveyancing document shall be promptly recorded in the records of the Clerk and Recorder of the TOWN. DISTRICT shall serve as the paying agency.

A. Coordination of Right-of-Way Acquisition. Cost sharing by PARTIES will be based on supporting documentation such as formal appraisals, reasonable relocation cost settlements, legal description of the property, and other information deemed appropriate to the acquisition. Furthermore, cost sharing by DISTRICT will be only for the property or portions thereof, approved by PARTIES to be needed for drainage and flood control improvements. TOWN shall purchase the right-of-way only after receiving prior approval of DISTRICT and such purchases shall be made with PROJECT funds.

B. Payment for Right-of-Way Acquisition. Following purchase or receipt of executed memorandum of agreement between TOWN and property owner for the needed right-of-way that commits the property owner to sell property to TOWN at a price certain and on a date certain, TOWN shall so advise DISTRICT and request payment as provided above. DISTRICT will make payment within 30 days of receipt of request accompanied by the information set forth above.

C. Ownership of Property and Limitation of Use. PARTIES acknowledge that TOWN owns the property on which PROJECT is constructed either in fee or non-revocable easement and shall be responsible for same. It is specifically understood that the right-of-way is being used for drainage and flood control purposes. The properties upon which PROJECT is constructed shall not be used for any purpose that shall diminish or preclude its use for drainage and flood control purposes. TOWN may not dispose of or change the use of the properties to diminish or preclude its use for drainage and flood control purposes without approval of DISTRICT, which shall not be unreasonably withheld.

If, in the future, TOWN disposes of any portion of or all of the properties acquired upon which PROJECT is constructed pursuant to this Agreement; changes the use to diminish or preclude its use for drainage and flood control purposes of any portion or all of the properties upon which PROJECT is constructed pursuant to this Agreement; or modifies any

of the improvements located on any portion of the properties upon which PROJECT is constructed to diminish or preclude its use for drainage and flood control purposes pursuant to this Agreement; and TOWN has not obtained the written approval of DISTRICT prior to such action, TOWN shall take any and all action necessary within their legal authority to reverse sâid unauthorized activity and return the properties and improvements thereon, acquired and constructed pursuant to this Agreement, to the ownership and condition they were in immediately prior to the unauthorized activity at no expense to DISTRICT. However, TOWN shall not be responsible for the actions of third parties that would violate the provisions of this Paragraph who may have legal rights in the property as long as TOWN has taken reasonable action to stop those actions. In the event TOWN breaches the terms and provisions of this Paragraph 5.C and does not voluntarily cure as set forth above, DISTRICT shall have the right to pursue a claim against TOWN for specific performance of this portion of the Agreement.

DISTRICT may, subsequent to the recording by TOWN of any document transferring title or another interest to property acquired pursuant to this Agreement to TOWN, record a memorandum of this Agreement (Exhibit B), specifically a verbatim transcript of Paragraph 5.C. Ownership of Property and Limitation of Use except for this sub-paragraph which shall not be contained in the memorandum. The memorandum shall reference by legal description the property being acquired by TOWN and shall be recorded in the records of the Clerk and Recorder of Boulder County immediately following the recording of the document transferring title or another interest to TOWN. TOWN authorizes the recording of that memorandum and acknowledges that the same is meant to encumber the property with its restrictions.

6. FLOODPLAIN REGULATION

TOWN agrees to regulate and control the floodplain of Coal Creek within TOWN in the manner prescribed by the National Flood Insurance Program and prescribed regulations thereto as a minimum.

PARTIES understand and agree, however, that TOWN cannot obligate itself by contract to exercise its police powers. If TOWN fails to regulate the floodplain of Coal Creek within TOWN in the manner prescribed by the National Flood Insurance Program and prescribed regulations thereto as a minimum, DISTRICT may exercise its power to do so and TOWN shall cooperate fully.

7. TERM OF AGREEMENT

The term of this Agreement shall commence upon execution and shall terminate three (3) years after the final payment is made to the construction contractor and the final accounting of funds on deposit at DISTRICT is provided to all PARTIES pursuant to Paragraph 4 herein, except for Paragraph 6. FLOODPLAIN REGULATION and Paragraph 5.C. Ownership of Property and Limitation of Use.

8. LIABILITY

Each party hereto shall be responsible for any suits, demands, costs or actions at law resulting from its own acts or omissions and may insure against such possibilities as appropriate.

9. CONTRACTING OFFICERS

A. The contracting officer for TOWN shall be Town Manager, Matthew G. Magley, 124 East Coal Creek Drive, Superior, Colorado 80027.

B. The contracting officer for DISTRICT shall be the Executive Director, 12575 West Bayaud Avenue Lakewood, CO 80228.

C. The contracting officers for PARTIES each agree to designate and assign a PROJECT representative to act on the behalf of said PARTIES in all matters related to PROJECT undertaken pursuant to this Agreement. Each representative shall coordinate all PROJECT-related issues between PARTIES, shall attend all progress meetings, and shall be responsible for providing all available PROJECT-related file information to the engineer upon request by DISTRICT or TOWN. Said representatives shall have the authority for all approvals, authorizations, notices or concurrences required under this Agreement. However, in regard to any amendments or addenda to this Agreement, said representative shall be responsible to promptly obtain the approval of the proper authority.

10. RESPONSIBILITIES OF PARTIES

DISTRICT shall be responsible for coordinating with TOWN the information developed by the various consultants hired by DISTRICT and for obtaining all concurrences from TOWN needed to complete PROJECT in a timely manner. TOWN agree to review all concept plans, preliminary design plans, and final plans and specifications; and to provide comments within 21 calendar days after the drafts have been provided by DISTRICT to TOWN.

11. AMENDMENTS

This Agreement contains all of the terms agreed upon by and among PARTIES. Any amendments to this Agreement shall be in writing and executed by PARTIES hereto to be valid and binding.

11. SEVERABILITY

If any clause or provision herein contained shall be adjudged to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable clause or provision shall not affect the validity of the Agreement as a whole and all other clauses or provisions shall be given full force and effect.

12. APPLICABLE LAWS

This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado. Jurisdiction for any and all legal actions regarding this Agreement shall be in the State of Colorado and venue for the same shall lie in the TOWN where PROJECT is located.

13. ASSIGNABILITY

No party to this Agreement shall assign or transfer any of its rights or obligations hereunder without the prior written consent of the nonassigning party or parties to this Agreement.

14. BINDING EFFECT

The provisions of this Agreement shall bind and shall inure to the benefit of PARTIES hereto and to their respective successors and permitted assigns.

15. ENFORCEABILITY

PARTIES hereto agree and acknowledge that this Agreement may be enforced in law or in equity, by decree of specific performance or damages, or such other legal or equitable relief as may be available subject to the provisions of the laws of the State of Colorado.

16. TERMINATION OF AGREEMENT

This Agreement may be terminated upon thirty (30) days' written notice by any party to this Agreement, but only if there are no contingent, outstanding contracts. If there are contingent, outstanding contracts, this Agreement may only be terminated upon the cancellation of all contingent, outstanding contracts. All costs associated with the cancellation of the contingent contracts shall be shared between PARTIES in the same ratio(s) as were their contributions.

18. PUBLIC RELATIONS

It shall be at TOWN's sole discretion to initiate and to carry out any public relations program to inform the residents in PROJECT area as to the purpose of the proposed facilities and what impact it may have on them. In any event DISTRICT shall have no responsibility for a public relations program, but shall assist TOWN as needed and appropriate.

19. NO DISCRIMINATION IN EMPLOYMENT

In connection with the performance of work under this Agreement, PARTIES agree not to refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified because of race, color, ancestry, creed, religion, national origin, gender, age, military status, sexual orientation, gender identity, marital status, or physical or mental disability and further agree to insert the foregoing provision in all subcontracts hereunder.

20. APPROPRIATIONS

Notwithstanding any other term, condition, or provision herein, each and every obligation of TOWN and/or DISTRICT stated in this Agreement is subject to the requirement of a prior appropriation of funds therefore by the appropriate governing body of TOWN and/or DISTRICT.

21. NO THIRD PARTY BENEFICIARIES

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to PARTIES, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person on such Agreement. It is the express intention of PARTIES that any person or party other than any one of PARTIES receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

22. GOVERNMENTAL IMMUNITIES

PARTIES hereto intend that nothing herein shall be deemed or construed as a waiver by any party of any rights, limitations, or protections afforded to them under the Colorado Governmental

Immunity Act (§ 24-10-101, *et seq.*, C.R.S.) as now or hereafter amended or otherwise available at law or equity.

23. INTENT OF AGREEMENT

Except as otherwise stated herein, this Agreement is intended to describe the rights and responsibilities of and between PARTIES and is not intended to and shall not be deemed to confer rights upon any person or entities not named as PARTIES, nor to limit in any way the powers and responsibilities of the TOWN, the DISTRICT or any other entity not a party hereto.

24. EXECUTION IN COUNTERPARTS – ELECTRONIC SIGNATURES

This Agreement, and all subsequent documents requiring the signatures of PARTIES to this Agreement, may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. PARTIES approve the use of electronic signatures for execution of this Agreement, and all subsequent documents requiring the signatures of PARTIES to this Agreement. Only the following two forms of electronic signatures shall be permitted to bind PARTIES to this Agreement, and all subsequent documents requiring the signatures of PARTIES to this Agreement.

A. Electronic or facsimile delivery of a fully executed copy of a signature page; or

B. The image of the signature of an authorized signer inserted onto PDF format documents.

Documents requiring notarization may also be notarized by electronic signature, as provided above. All use of electronic signatures shall be governed by the Uniform Electronic Transactions Act, CRS §§ 24-71.3-101 to -121.

WHEREFORE, PARTIES hereto have caused this instrument to be executed by properly authorized signatories as of the date and year written below.

URBAN DRAINAGE AND
FLOOD CONTROL DISTRICT D/B/A
MILE HIGH FLOOD DISTRICT

DocuSigned by:
By: Laura A. Kroeger
A51B5ED3FB99401...

Name Laura A. Kroeger

Title Executive Director

Date 14 December 2023

DS
DB
Checked By

DocuSign Envelope ID: C03AEBB1-91E4-4E68-B565-51936B7B397B

TOWN OF SUPERIOR

By _____

Name: Matthew G. Magley

Title: Town Manager

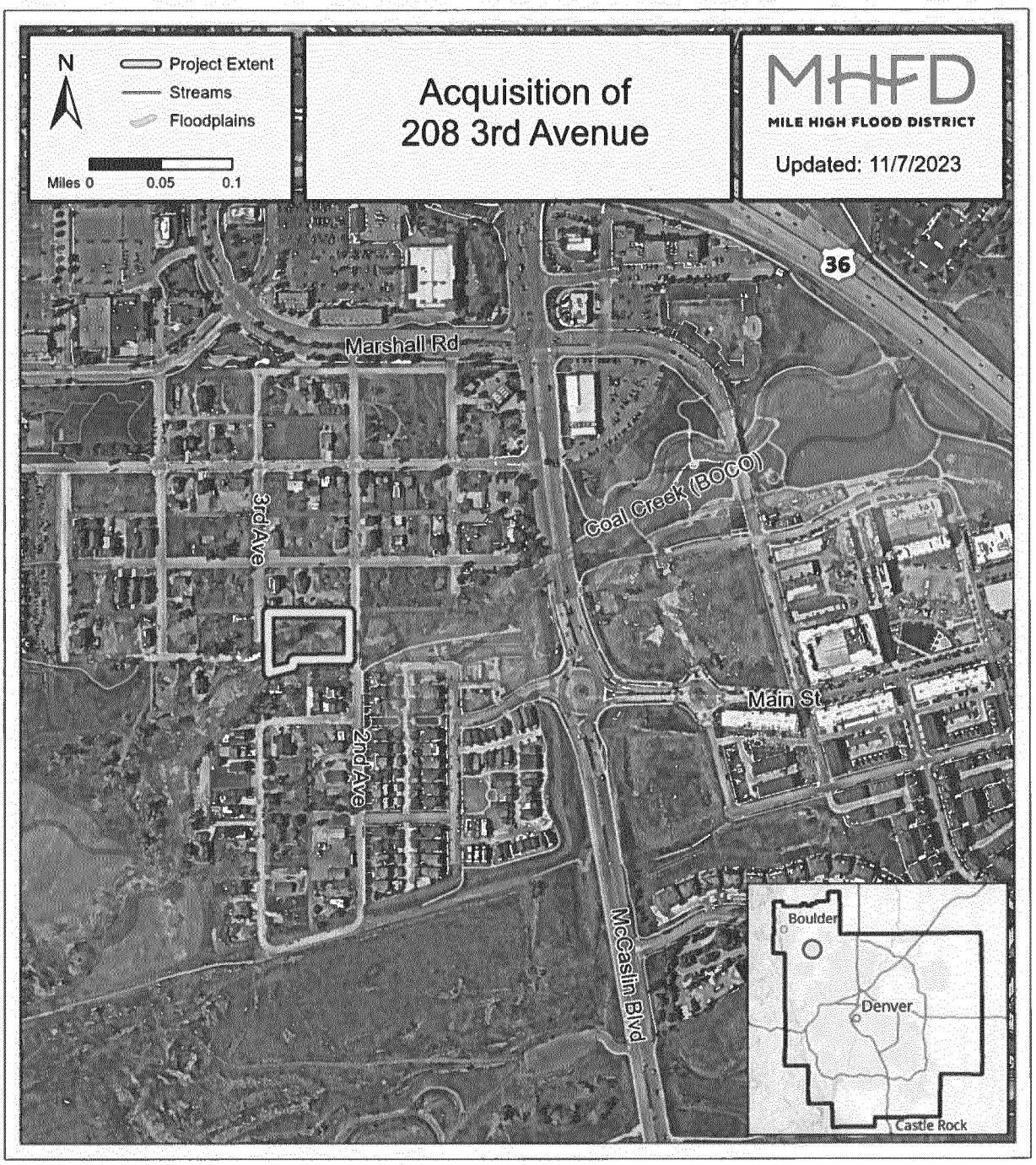
Date 12/14/2023

DocuSign Envelope ID: C03AEBB1-91E4-4E68-B565-51936B7B397B

AGREEMENT REGARDING
ACQUISITION OF 208 3rd AVENUE IN THE TOWN OF SUPERIOR
IN BOULDER TOWN

Agreement No. 23-11.19

Exhibit A



FINAL DEVELOPMENT PLAN 11 AND 12

SUPERIOR TOWN CENTER

SUPERIOR, COLORADO

BLOCKS 2, 5 AND 8 SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7

LEGAL DESCRIPTION

FDP 11: BLOCKS 2 AND 5, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7

FDP 12: BLOCK 8, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7

BASIS OF BEARING: ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, T.1S., R.69W, AS BEARING NORTH 01°14'50" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 / 2011, A DISTANCE OF 1316.98 FEET WITH ALL OTHER BEARING CONTAINED HEREIN RELATIVE THERETO.

BENCHMARK: UDFCD DISK ON SOUTHEAST CORNER OF MCCASLIN BRIDGE OVER COAL CREEK, ELEVATION 5489.55 NAVD88 DATUM.

CERTIFICATE OF OWNERSHIP:

RC SUPERIOR, LLC, a Delaware limited liability company
By: Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, its sole Member
By: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member
By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner
By: Avanti Management Corporation, a Florida corporation, its sole General Partner

By: _____
Name: Marvin Shapiro
Its: President

STATE OF FLORIDA)
) ss.
COUNTY OF ORANGE)

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

WITNESS my hand and official seal.

(Notarial Seal) _____
Notary Public

My commission expires:_____

BOARD OF TRUSTEES CERTIFICATE

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

Attest: _____ _____
Town Clerk Mayor

PLANNING COMMISSION CERTIFICATE

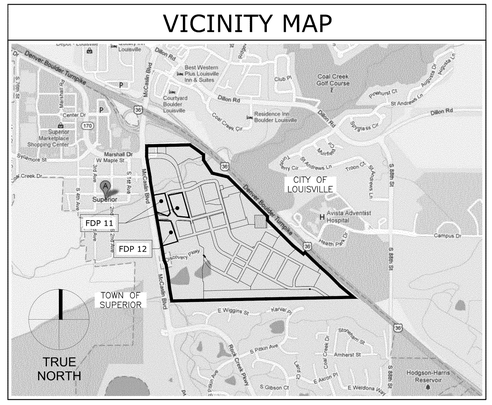
Recommended approval this _____ day of _____, 20_____, by the Town of Superior Planning Commission, Resolution No. PC _____ Series 20 _____.

TOWN CLERK CERTIFICATE

I hereby certify that this instrument was approved by the Board of Trustees by {Resolution/ Ordinance} No. _____, Series 20 ____, on this _____ day of _____, 20_____, and was filed in my office on the _____ day of _____, 20 _____, at _____o'clock _____m.

_____
Town Clerk

VICINITY MAP



SHEET	SHEET NUMBER	TITLE	REVISED
1 OF 75	CS1.0	COVER SHEET	X
2 OF 75	CS1.1	SITE DATA TABLES	X
3 OF 75	C1.0	CONTEXT PLAN	
4 OF 75	C2.0	SITE PLAN - BLOCKS 2 AND 5	
5 OF 75	C2.1	SITE PLAN - BLOCK 8	
6 OF 75	C3.0	DRAINAGE PLAN - BLOCKS 2 AND 5	
7 OF 75	C3.1	DRAINAGE PLAN - BLOCK 8	
8 OF 75	C4.0	UTILITY PLAN - BLOCKS 2 AND 5	
9 OF 75	C4.1	UTILITY PLAN - BLOCK 8	
10 OF 75	C5.0	TRUCK ACCESS PLAN	
11 OF 75	C5.1	FIRE ACCESS PLAN	
12 OF 75	C6.0	OVERALL SIGNING PLAN	
13 OF 75	A1.0	EXTERIOR ELEVATIONS - BLOCK 2	
14 OF 75	A1.1	EXTERIOR ELEVATIONS - BLOCK 2	
15 OF 75	A1.2	EXTERIOR ELEVATIONS - BLOCK 5	
16 OF 75	A1.3	EXTERIOR ELEVATIONS - BLOCK 5	
17 OF 75	A1.4	EXTERIOR ELEVATIONS - BLOCK 5	
18 OF 75	A2.0	MATERIAL BOARD - BLOCKS 2 & 5	
19 OF 75	A3.0	PERSPECTIVE - BLOCK 5	
20 OF 75	A3.1	PERSPECTIVE - BLOCK 5	
21 OF 75	A3.2	PERSPECTIVE - BLOCK 2	
22 OF 75	A4.0	HEIGHT COMPLIANCE DIAGRAMS - BLOCKS 2 & 5	
23 OF 75	A5.0	METAL SCREEN WALL	
24 OF 75	A1.4	EXTERIOR ELEVATIONS - BLOCK 8	X
25 OF 75	A1.3	EXTERIOR ELEVATIONS - BLOCK 8	X
26 OF 75	A2.1	MATERIAL BOARD - BLOCK 8	X
27 OF 75	A3.3	PERSPECTIVE - BLOCK 8	X
28 OF 75	A3.4	PERSPECTIVE - BLOCK 8	X
29 OF 75	A3.5	PERSPECTIVE - BLOCK 8	X
30 OF 75	A4.1	HEIGHT COMPLIANCE DIAGRAMS - BLOCK 8	X
31 OF 75	E.01	LIGHTING PHOTOMETRICS - BLOCKS 2 & 5	
32 OF 75	E.02	LIGHTING PHOTOMETRICS - BLOCK 8	
33 OF 75	E.03	STREET LIGHTING PHOTOMETRICS	
34 OF 75	E.04	LIGHTING FIXTURE SCHEDULE	
35 OF 75	E.05	LIGHTING CUTSHEETS	
36 OF 75	E.06	LIGHTING CUTSHEETS	
37 OF 75	E.07	LIGHTING CUTSHEETS	
38 OF 75	E.08	LIGHTING CUTSHEETS	
39 OF 75	E.09	LIGHTING CUTSHEETS	
40 OF 75	E.10	LIGHTING CUTSHEETS	
41 OF 75	L0.1	LANDSCAPE GENERAL NOTES + PROJECT AERIAL	
42 OF 75	L0.3	OVERALL LANDSCAPE SITE PLAN	
43 OF 75	L1.0	LANDSCAPE MATERIALS SCHEDULE + NOTES	
44 OF 75	L1.1	OVERALL LANDSCAPE MATERIALS PLAN - BLOCKS 2 &5	
45 OF 75	L1.1.1	LANDSCAPE MATERIALS PLAN ENLARGEMENT	
46 OF 75	L1.1.2	LANDSCAPE MATERIALS PLAN ENLARGEMENT	
47 OF 75	L1.1.3	LANDSCAPE MATERIALS PLAN ENLARGEMENT	
48 OF 75	L1.1.4	LANDSCAPE MATERIALS PLAN ENLARGEMENT	
49 OF 75	L1.2	OVERALL LANDSCAPE MATERIALS PLAN - BLOCK 8	
50 OF 75	L1.2.1	LANDSCAPE MATERIALS PLAN ENLARGEMENT	
51 OF 75	L1.2.2	LANDSCAPE MATERIALS PLAN ENLARGEMENT	
52 OF 75	L2.1	OVERALL LANDSCAPE LAYOUT PLAN - BLOCKS 2 & 5	
53 OF 75	L2.1.1	LANDSCAPE LAYOUT PLAN ENLARGEMENT	
54 OF 75	L2.1.2	LANDSCAPE LAYOUT PLAN ENLARGEMENT	
55 OF 75	L2.1.3	LANDSCAPE LAYOUT PLAN ENLARGEMENT	
56 OF 75	L2.1.4	LANDSCAPE LAYOUT PLAN ENLARGEMENT	
57 OF 75	L2.2	OVERALL LANDSCAPE LAYOUT PLAN - BLOCK 8	
58 OF 75	L2.2.1	LANDSCAPE LAYOUT PLAN ENLARGEMENT	
59 OF 75	L2.2.2	LANDSCAPE LAYOUT PLAN ENLARGEMENT	
60 OF 75	L3.0	LANDSCAPE SITE DETAILS	
61 OF 75	L3.1	LANDSCAPE SITE DETAILS	
62 OF 75	L3.2	LANDSCAPE SITE DETAILS	
63 OF 75	L3.3	LANDSCAPE SITE DETAILS	
64 OF 75	L3.4	LANDSCAPE SITE DETAILS	
65 OF 75	L3.5	LANDSCAPE SITE DETAILS	
66 OF 75	L4.01	LANDSCAPE PLANTING SCHEDULE + NOTES - BLOCKS 2 & 5	
67 OF 75	L4.02	LANDSCAPE PLANTING SCHEDULE + NOTES - BLOCK 8	
68 OF 75	L4.1	OVERALL LANDSCAPE PLANTING PLAN - BLOCKS 2 & 5	
69 OF 75	L4.2	OVERALL LANDSCAPE PLANTING PLAN - BLOCK 8	
70 OF 75	L5.0	PLANTING DETAILS	
71 OF 75	L5.1	PLANTING DETAILS	
72 OF 75	IR1.1	IRRIGATION NOTES & SCHEDULE - BLOCKS 2 & 5	
73 OF 75	IR1.1.1	IRRIGATION PLAN - BLOCKS 2 &5	
74 OF 75	IR1.2	IRRIGATION NOTES & SCHEDULE - BLOCK 8	
75 OF 75	IR1.2.1	IRRIGATION PLAN - BLOCK 8	

DEVELOPER

PACIFIC MEDICAL BULDINGS
BILL JENCKS
3394 CARMEL MOUNTAIN ROAD
SAN DIEGO, CALIFORNIA 92121
619-578-8155
BILL@PMBLLC.COM

ARCHITECT BLOCKS 2 AND 5

PERKINS & WILL
BRAD HINTHORNE
1301 FIFTH AVE. #2300
SEATTLE, WA 98101
206-381-6019
BRAD.HINTORNE@PERKINSWILL.COM

ARCHITECT BLOCK 8

KEPHART
RYAN BENDER
2555 WALNUT STREET
DENVER, CO 80205
303-832-4474
RYANB@KEPHART.COM

LANDSCAPE ARCHITECT

DIG STUDIO
WILLISAM VITEK
1521 15TH STREET
DENVER, CO 80202
720-328-1986 X 104
BILL@DIGSTUDIO.COM

LIGHTING DESIGN

ALLIED ENGINEERS, INC
1726 CHAMPA STREET, SUITE 100
DENER, CO 80202
BLYTHE VOGT, P.E.
720-580-8516

CIVIL ENGINEER

CIVIL RESOURCES, LLC
JIM BRZOSTOWICZ, P.E.
8308 COLORADO BLVD, SUITE 200
FIRESTONE, CO 80504
303-833-1416 X 203
JIM@CIVILRESOURCES.COM

SURVEYOR

KING SURVEYING
PAUL GROVES
650 E. GARDEN DRIVE
WINDSOR, CO 80550
paulg@kingsurveying.com

IRRIGATION DESIGN

HYDROSYSTEMS-KDI, INC.
KEN DIPAOLO
PRESIDENT
860 TABOR STREET, SUITE 200
LAKEWOOD, COLORADO 80401
303-980-5327
KEND@HYDROSYSTEMSKDI.COM

TRAFFIC

LSC TRANSPORTATION CONSULTANTS
1889 YORK STREET
DENVER, CO 80206
CHRIS MCGRANAHAN, P.E.
303-333-1105
CSMCGRANAHAN@LSCTRANS.COM

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PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 11

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES AND APARTMENTS

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS
3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

Vested Rights:
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ISSUE CHART

MARK	ISSUE	DATE
3	RESPONSE TO TOWN COMMENTS	12/22/23
2	RESPONSE TO TOWN COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 337.001.01

TITLE

COVER SHEET

SHEET NUMBER

CS1.0

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FINAL DEVELOPMENT PLAN 11 - BLOCKS 2 AND 5

SITE DATA TABLE -LOT 1, BLOCK 2 SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7 - FDP 11				
ZONING				
PD (PLANNED DEVELOPMENT) - COMMERCIAL USE AND FLEX				
SITE ACREAGE				
PER ACCOMPANYING PLAT -SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7	2.799	AC		
COVERAGE				
LANDSCAPING	0.734	AC	26.2%	
PAVED SURFACE	1.200	AC	42.9%	
BUILDING	0.865	AC	30.9%	
Total			100.0%	
SETBACKS				
	REQUIRED BY PD		**MIN**	**MAX**
STREET FRONTAGE - MAIN STREET	0' MIN - 15' MAX		1.2'	25.9' **
STREET FRONTAGE - GATEWAY DRIVE	0' MIN - 15' MAX		10.2'	10.2'
STREET FRONTAGE - MCCASLIN BLVD	0' MIN - 35' MAX		1.2'	44.8' *
REAR	NO REQUIREMENT		195.9'	
HEIGHT	**MAX ALLOWED**		**PROVIDED**	
BUILDING B	65'		59.99'	
* - EXCEPTION REQUEST				
** - INSIDE "AREA OF DISCOVERY" PER PD CS1.2				

SITE DATA TABLE -LOT 1, BLOCK 5 SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7 - FDP 11				
ZONING				
PD (PLANNED DEVELOPMENT) - COMMERCIAL USE AND FLEX				
SITE ACREAGE				
PER ACCOMPANYING PLAT -SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7	3.407	AC		
COVERAGE				
LANDSCAPING	0.593	AC	17.4%	
PAVED SURFACE	0.499	AC	14.6%	
BUILDING	2.315	AC	68.0%	
Total			100.0%	
SETBACKS - BUILDING C				
	REQUIRED BY PD		**MIN**	**MAX**
STREET FRONTAGE - MAIN STREET	0'-15'		N/A	N/A
STREET FRONTAGE - GATEWAY DRIVE	0'-15'		12.6'	19.9' *
STREET FRONTAGE - MARSHALL ROAD	0'-15'		14.8'	14.8'
STREET FRONTAGE - CREEK VIEW WAY	0'-15'		3.3'	25.7' *
SIDE (INTERNAL)	NO REQUIREMENT		41.0'	
SETBACKS - BUILDING D				
	REQUIRED BY PD		**MIN**	**MAX**
STREET FRONTAGE - MAIN STREET	0'-15'		0.5'	5.3'
STREET FRONTAGE - GATEWAY DRIVE	0'-15'		11.4'	21.9' *
STREET FRONTAGE - MARSHALL ROAD	0'-15'		14.3'	15.0'
STREET FRONTAGE - CREEK VIEW WAY	0'-15'		N/A	N/A
SIDE (INTERNAL)	NO REQUIREMENT		41.0'	
HEIGHT	**MAX ALLOWED**		**PROVIDED**	
BUILDING C	65'		43.66'	
BUILDING D	65'		62.08'	
* - EXCEPTION REQUEST				

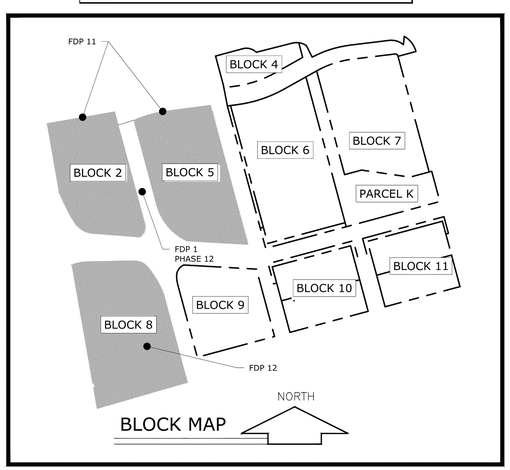
FDP 11 - PARKING REQUIRED		
	SPACES REQUIRED BY PD	
	REQUIRED RATIO	REQUIRED PARKING
LIFE SCIENCE / AMENITY USE	1 PER 330 SF	849
COMMERCIAL USE	1 PER 330 SF	20
TOTAL	**-**	**869**

MINIMUM SPACES RECOMMENDED BY PARKING STUDY FOR PROPOSED USE (WITHOUT SHARED PARKING)	**526**

FDP 11 - USE SUMMARY BY BUILDING				
USE	BUILDING B	BUILDING C	BUILDING D	**TOTAL**
LIFE SCIENCE USE (SF)	103,602	-	169,449	273,051
RESIDENTIAL (SF)	-	-	-	0
AMENITY USE (SF)	7,132	-	-	7,132
COMMERCIAL USE (SF)	-	-	6,636	6,636
GARAGE	-	193,431	-	193,431
TOTAL BUILDING SQUARE FOOTAGE				480,250

PARKING PROVIDED - FDP 11							
	STANDARD SPACES	ACCESSIBLE SPACES	ACCESSIBLE AS PERCENT OF TOTAL	EV PARKING	ACCESSIBLE EV PARKING	EV AS PERCENT OF TOTAL	**TOTAL**
BLOCK 2 SURFACE PARKING	89	4	4%	0	0	0%	93
BLOCK 5 GARAGE	486	11	2%	29	2	6%	528
TOTAL	575	15	2%	29	2	5%	**621**

BICYCLE PARKING - FDP 12					
REQUIRED*			PROVIDED**		
COVERED	UNCOVERED	TOTAL	COVERED	UNCOVERED	TOTAL
14	28	42	40	8	48
* 10% OF VEHICLE PARKING					
** COVERED SPACES ARE PROVIDED INSIDE BUILDING A BICYCLE ROOM					



FINAL DEVELOPMENT PLAN 12 - BLOCK 8

SITE DATA TABLE - BLOCK 8			
ZONING			
PD (PLANNED DEVELOPMENT) - FLEX, EXCEPT COMMERCIAL ONLY WITHIN 80' OF MCCASLIN BLVD			
SITE ACREAGE			
PER SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7	3.886	AC	
LAND USE			
BUILDING LOTS (PRIVATE)	3.886	AC	100.0%
	Total		100.0%
COVERAGE			
LANDSCAPING	0.877	AC	22.6%
PAVED SURFACE	0.680	AC	17.5%
BUILDING	2.329	AC	59.9%
	Total		100.0%
SETBACKS			
	REQUIRED BY PD	**MIN**	**MAX**
STREET FRONTAGE - MAIN STREET	0'-15'	6.4'	10.6'
STREET FRONTAGE - GATEWAY DRIVE	0'-15'	3.9'	16.5' ***
STREET FRONTAGE - MCCASLIN BLVD.	0'-35'	18.8'	61.3' **
REAR	NO REQUIREMENT	30.4'	30.4'
HEIGHT	**MAX ALLOWED**	**PROVIDED**	
BUILDING A	65'	64.42'	
** - INSIDE "AREA OF DISCOVERY" PER PD CS1.2			
*** - THE PD DOES NOT HAVE A MINIMUM PERCENTAGE OF BUILDING FACE WITHIN THE SETBACK ZONE. NO EXCEPTION IS REQUIRED			

FDP 12 - USE SUMMARY BY BUILDING	
USE	BUILDING A
RESIDENTIAL (SF)	229,212
AMENITY USE (SF)	11,049
COMMERCIAL (SF)*	5,879
GARAGE (SF)	154,980
TOTAL BUILDING SQUARE FOOTAGE	**401,120**

*ASSUMES 60% RESTAURANT FOR PARKING DEMAND PURPOSES. ACTUAL USE WITHIN SPACE TO BE DETERMINED BY LEASING AND MAY VARY OVER TIME.

FDP 12 - PARKING REQUIRED			
	SPACES REQUIRED BY PD		
	REQUIRED RATIO	UNITS/SF	REQUIRED PARKING
RESIDENTIAL 1 BR/STUDIO	1.25 / UNIT	181	226
RESIDENTIAL 2 BR	1.5 / UNIT	70	105
RESIDENTIAL VISITOR	.10 / UNIT	251	26
RESTAURANTS	1 PER 150 SF	3,500	23
COMMERCIAL USE	1 PER 330 SF	2,379	7
TOTAL	**-**		**388**

MINIMUM SPACES RECOMMENDED BY PARKING STUDY - FOR SELF PARKED	**370**

PARKING PROVIDED - FDP 12							
	STANDARD SPACES	ACCESSIBLE SPACES	ACCESSIBLE AS PERCENT OF TOTAL	EV PARKING	ACCESSIBLE EV PARKING	EV AS PERCENT OF TOTAL	**TOTAL**
BLOCK 8 GARAGE	338	8	2.7%	19	2	5.7%	367
BLOCK 8 SURFACE PARKING	3	1	25%	0	0	0%	4
TOTAL	341	9	2%	19	2	6%	**371**

BICYCLE PARKING - FDP 12					
REQUIRED*			PROVIDED**		
COVERED	UNCOVERED	TOTAL	COVERED	UNCOVERED	TOTAL
13	27	41	40	12	52
* 10% OF VEHICLE PARKING					
** COVERED SPACES ARE PROVIDED INSIDE BUILDING A BICYCLE					

FDP 12 RESIDENTIAL USE UNIT MATRIX				
UNIT NAME	**UNIT TYPE**	**UNIT AREA**	**QTY**	**UNIT MIX**
STUDIO/1BA				
UNIT S1	STUDIO/1BA	576 SF	28	11%
STUDIO/1BA			**28**	**11%**
1BD/1BA				
UNIT A1	1BD/1BA	677 SF	15	6%
UNIT A2	1BD/1BA	700 SF	70	28%
UNIT A3	1BD/1BA	722 SF	4	2%
UNIT A4	1BD/1BA	788 SF	6	2%
UNIT A5	1BD/1BA	792 SF	42	17%
UNIT A6	1BD/1BA	955 SF	4	2%
UNIT A7	1BD/1BA	883 SF	7	3%
UNIT A8	1BD/1BA	1126 SF	5	2%
1BD/1BA			**153**	**61%**
2BD/2BA				
UNIT B1	2BD/2BA	1067 SF	5	2%
UNIT B2	2BD/2BA	1085 SF	46	18%
UNIT B3	2BD/2BA	1137 SF	10	4%
UNIT B4	2BD/2BA	1150 SF	4	2%
UNIT B5	2BD/2BA	1217 SF	5	2%
2BD/2BA			**70**	**28%**
PROJECT TOTAL			**251**	**100%**

CONSULTANTS

CIVIL ENGINEER
CIVIL RESOURCES, LLC
8368 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

MEP
ALLIED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
BLYTHE VOGT, P.E.
720-580-8516

LANDSCAPE ARCHITECT
DIG STUDIO
1521 15TH STREET
DENVER, CO 80202
BILL VITEK, PLA, FASLA
720-328-1988

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 11 AND 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS

3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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ISSUE CHART

MARK	ISSUE	DATE
3	RESPONSE TO TOWN COMMENTS	12/22/23
2	RESPONSE TO TOWN COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 337.001.01

TITLE

SITE DATA TABLES

SHEET NUMBER

CS1.1

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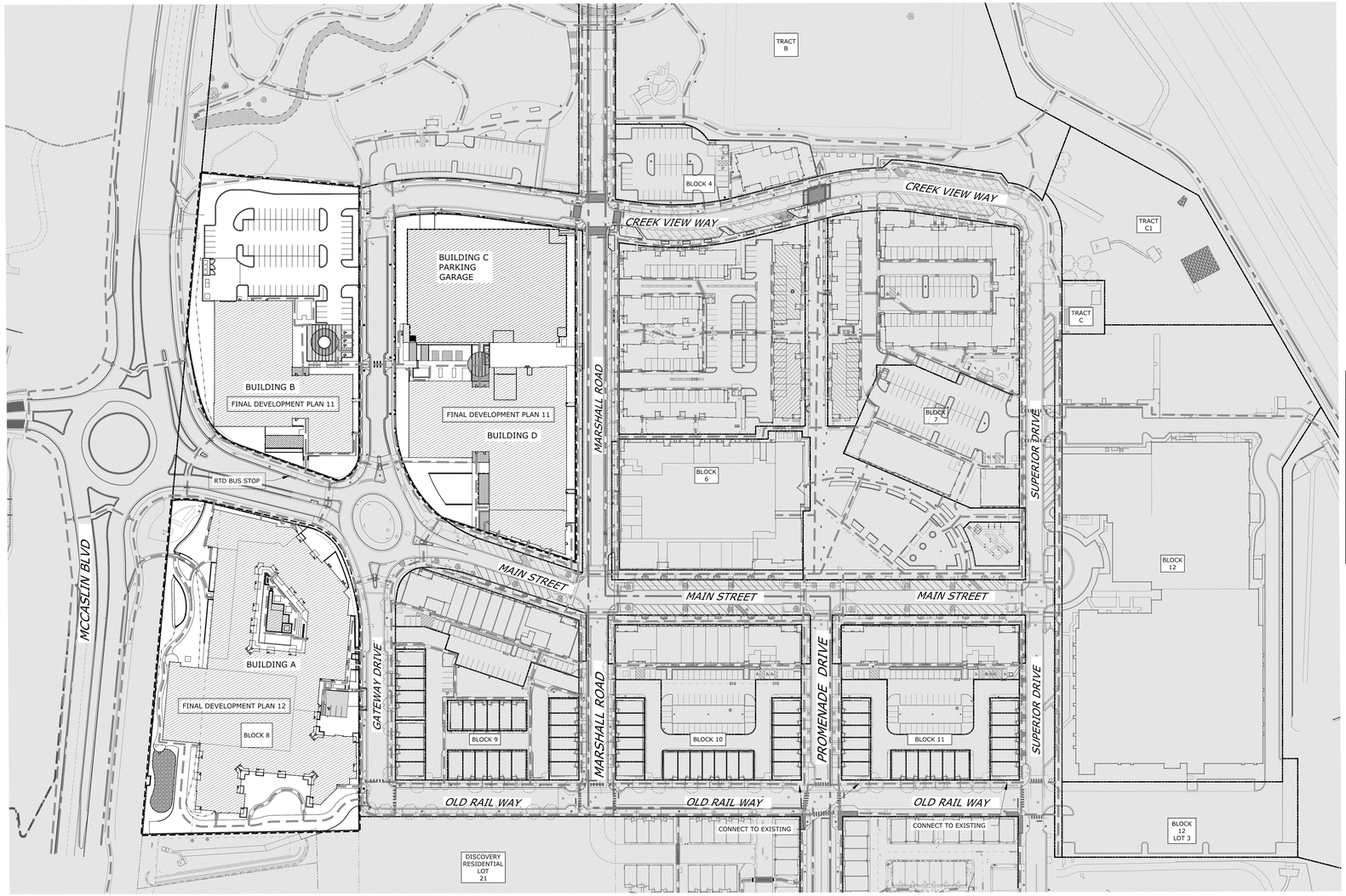

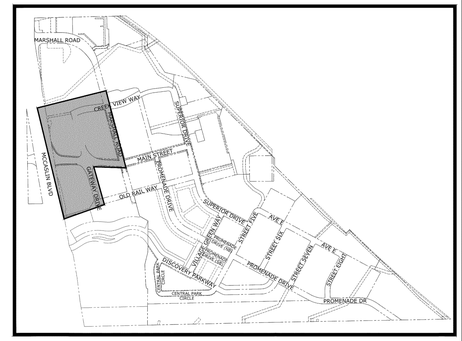

KEY MAP NORTH

CONTEXT SITE LEGEND:

- LIMITS OF FDP
- PROPERTY LINE
- ACCESSIBLE PEDESTRIAN ROUTE
- NON-ACCESSIBLE PEDESTRIAN ROUTE
- DESIGNATED BICYCLE ROUTE
- AREA OUTSIDE FDP LIMITS

NORTH
0 50 100
(IN FEET)
(1 = 100')

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

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CONSULTANTS

CIVIL ENGINEER
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

MEP
ALLIED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
BLYTHE VOGT, P.E.
720-580-8516

LANDSCAPE ARCHITECT
DIG STUDIO
1521 15TH STREET
DENVER, CO 80202
BILL VITEK, PLA, FASLA
720-328-1986

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 11 AND 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

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Job Number 337.001.01

TITLE

CONTEXT PLAN

SHEET NUMBER

C1.0

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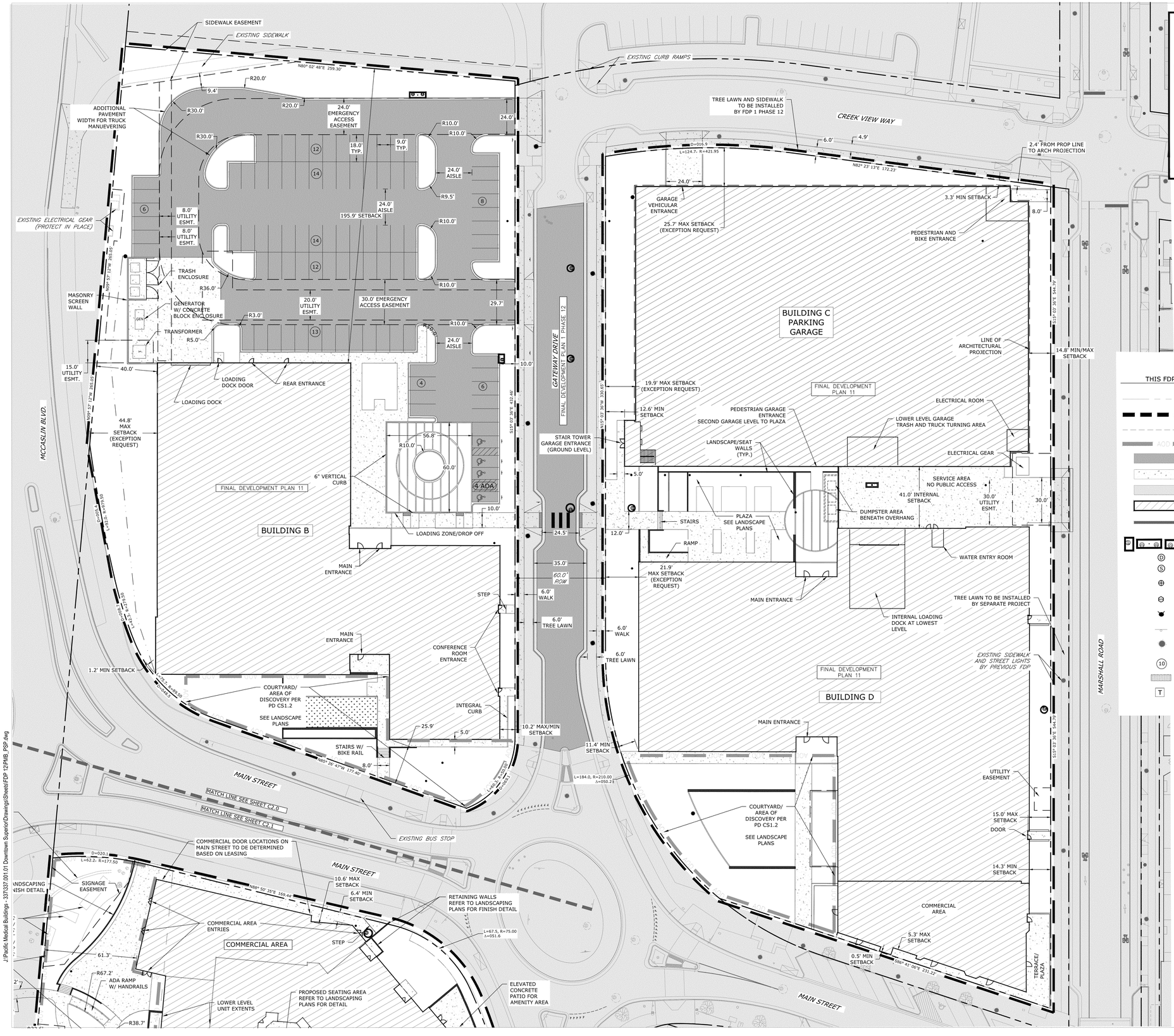



LEGEND: *SEPARATE FDP*

THIS FDP

- PROPERTY LINE
- FDP LIMIT LINE (THIS PHASE)
- EASEMENT
- AOD — AREA OF DISCOVERY (PER PD CS 1.2)
- ASPHALT PAVEMENT
- CONCRETE
- AREA OUTSIDE FDP LIMITS
- BUILDING
- WALL/SEAT WALL SEE LANDSCAPE PLANS FOR TYPE
- INLET (SURFACE IMPROVEMENTS)
- STORM MANHOLE (SURFACE IMPROVEMENTS)
- SANITARY MANHOLE (SURFACE IMPROVEMENTS)
- VALVES (SURFACE IMPROVEMENTS)
- WATER METER
- HYDRANT
- SIGN
- LIGHT POLE
- PARKING COUNT
- TRUNCATED DOMES
- TRANSFORMER

NORTH
0 15 30
(IN FEET)

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

CONSULTANTS

CIVIL ENGINEER
CIVIL RESOURCES, LLC
8308 COLORADO BLVD, SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

MEP
ALLIED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
BLYTHE VOGT, P.E.
720-580-8516

LANDSCAPE ARCHITECT
DIG STUDIO
1521 15TH STREET
DENVER, CO 80202
BILL VITEK, PLA, FASLA
720-328-1986

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ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 337.001.01

TITLE

SITE PLAN - BLOCKS 2 AND 5

SHEET NUMBER

C2.0

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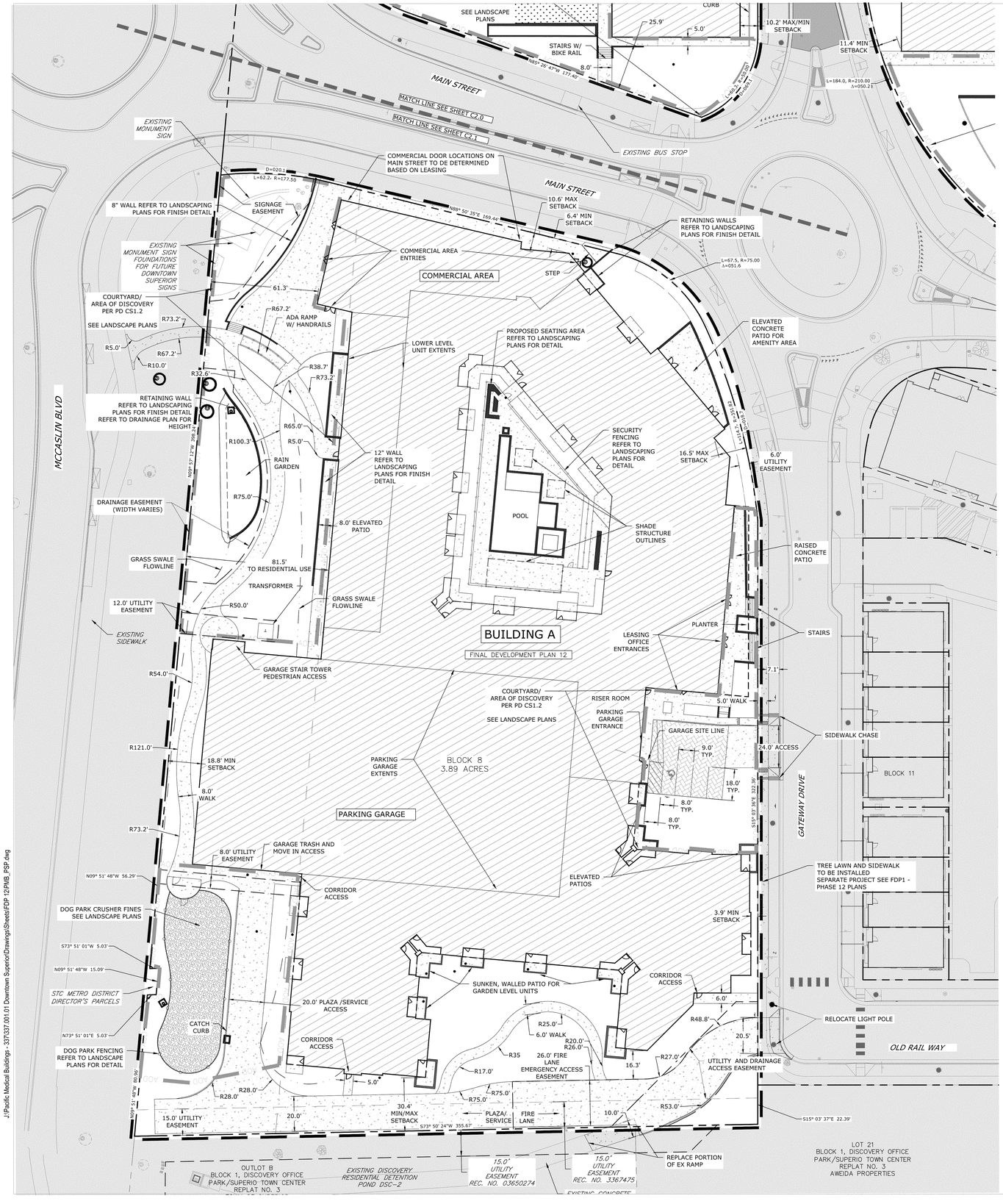



LEGEND:

THIS FDP		SEPARATE FDP
	PROPERTY LINE	
	FDP LIMIT LINE (THIS PHASE)	
	AREA OF DISCOVERY (PER PD CS 1.2)	
	EASEMENT	
	PAVEMENT	
	CONCRETE	
	AREA OUTSIDE FDP LIMITS	
	BUILDING	
	HARDSCAPE (SEE LANDSCAPE PLANS FOR SURFACE TYPE)	
D	INLET (SURFACE IMPROVEMENTS)	D
S	STORM MANHOLE (SURFACE IMPROVEMENTS)	S
	SANITARY MANHOLE (SURFACE IMPROVEMENTS)	
	VALVES (SURFACE IMPROVEMENTS)	
	WATER METER	
	HYDRANT	
	SIGN	
	LIGHT POLE	
10	PARKING COUNT	
	TRUNCATED DOMES	
T	TRANSFORMER	T



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CONSULTANTS

CIVIL ENGINEER
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-044-2704

MEP
ALLIED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
BLYTHE VOGT, P.E.
720-080-8516

LANDSCAPE ARCHITECT
DIG STUDIO
1521 15TH STREET
DENVER, CO 80202
BILL VITEK, PLA, FASLA
720-328-1986

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 11 AND 12

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SUITE #200
SAN DIEGO, CA 92121

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.

ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO TOWN COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 337.001.01

TITLE

SITE PLAN - BLOCK 8

SHEET NUMBER

C2.1

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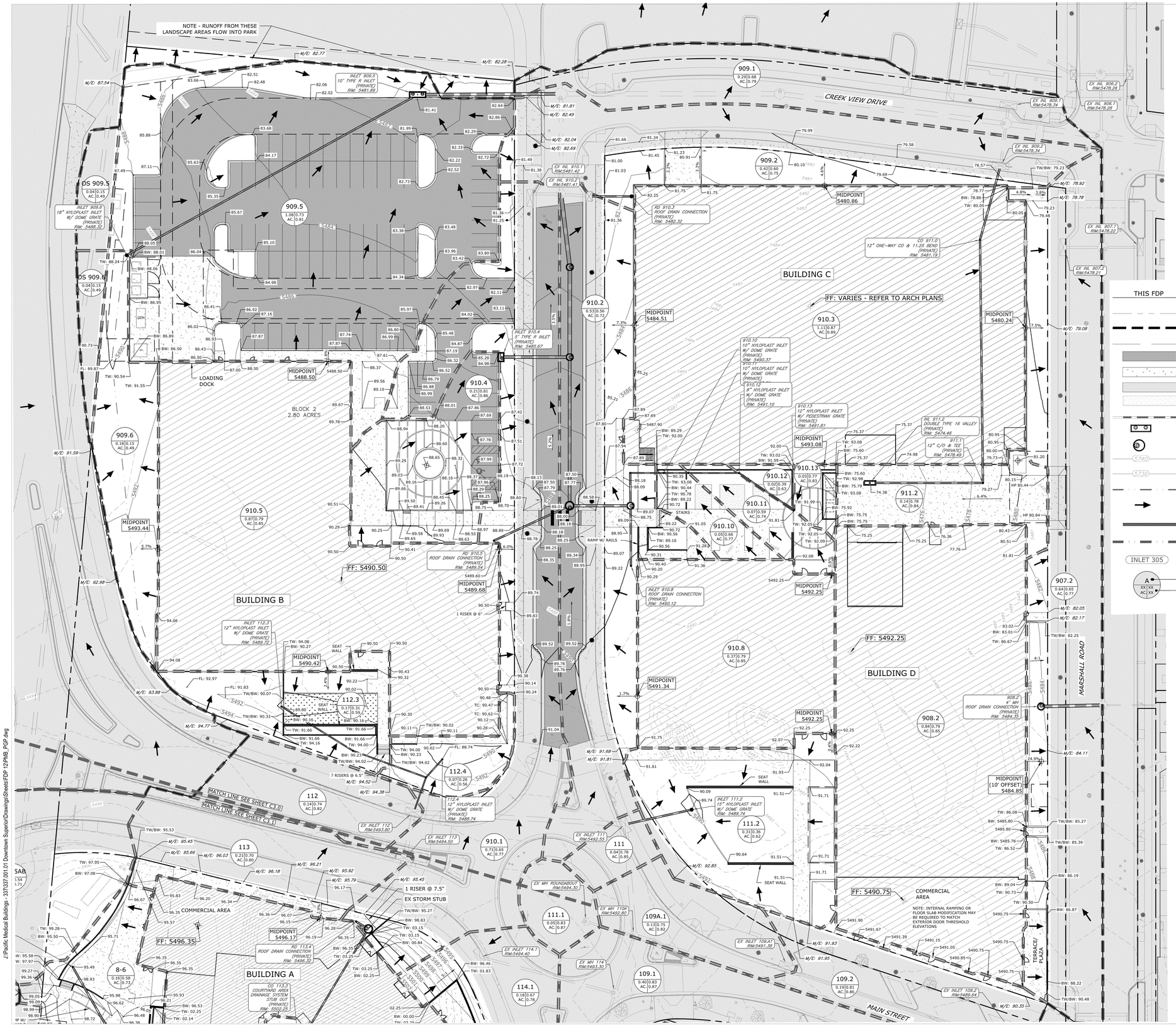
J:\Pacific Medical Buildings - 337\337.001.01 Downtown Superior\Drawings\Sheets\FDP 12\PMB_PSP.dwg


NOTE - RUNOFF FROM THESE LANDSCAPE AREAS FLOW INTO PARK
CREEK VIEW DRIVE
BUILDING C
BUILDING B
BUILDING D
BUILDING A
MARSHALL ROAD
MAIN STREET
TERRACE/ PLAZA
BLOCK 2 2.80 ACRES
LOADING DOCK
COMMERCIAL AREA
COMMERCIAL AREA
FF: VARIES - REFER TO ARCH PLANS
FF: 5490.50
FF: 5492.25
FF: 5490.75
FF: 5496.35
MIDPOINT 5480.86
MIDPOINT 5484.51
MIDPOINT 5480.24
MIDPOINT 5488.50
MIDPOINT 5493.08
MIDPOINT 5493.44
MIDPOINT 5489.68
MIDPOINT 5492.25
MIDPOINT 5491.34
MIDPOINT 5492.25
MIDPOINT (10' OFFSET) 5484.85
MIDPOINT 5490.42
MIDPOINT 5496.17
RAMP W/ RAILS
1 RISER @ 6"
7 RISERS @ 6.5"
1 RISER @ 7.5"
EX STORM STUB
SEAT WALL
MATCH LINE SEE SHEET C3.0
MATCH LINE SEE SHEET C3.1
INLET 909.5 10' TYPE R INLET (PRIVATE) RIM: 5481.89
INLET 909.6 18" NYLOPLAST INLET W/ DOME GRATE (PRIVATE) RIM: 5468.32
INLET 910.4 5' TYPE R INLET (PRIVATE) RIM: 5485.67
INLET 910.7 RIM:5481.42
INLET 910.2 RIM:5481.41
RD 910.3 ROOF DRAIN CONNECTION (PRIVATE) RIM: 5482.32
CO 911.0 12" ONE-WAY CO @ 11.25 BEND (PRIVATE) RIM: 5481.19
INLET 910.10 10" NYLOPLAST INLET W/ DOME GRATE (PRIVATE) RIM: 5490.37
INLET 910.11 10" NYLOPLAST INLET W/ DOME GRATE (PRIVATE) RIM: 5491.10
INLET 910.12 8" NYLOPLAST INLET W/ DOME GRATE (PRIVATE) RIM: 5491.10
INLET 910.13 12" NYLOPLAST INLET W/ PEDESTRIAN GRATE (PRIVATE) RIM: 5491.81
INL 911.2 DOUBLE TYPE 16 VALLEY (PRIVATE) RIM: 5474.46
911.1 12" C/O & TEE (PRIVATE) RIM: 5478.45
INLET 910.8 ROOF DRAIN CONNECTION (PRIVATE) RIM: 5490.12
908.2 4' MH ROOF DRAIN CONNECTION (PRIVATE) RIM: 5484.35
INLET 112.3 12" NYLOPLAST INLET W/ DOME GRATE (PRIVATE) RIM: 5489.72
INLET 112.4 12" NYLOPLAST INLET W/ DOME GRATE (PRIVATE) RIM: 5488.74
INLET 111.2 15" NYLOPLAST INLET W/ DOME GRATE (PRIVATE) RIM: 5489.74
RD 910.5 ROOF DRAIN CONNECTION (PRIVATE) RIM: 5489.54
CO 113.3 COURTYARD AREA DRAINAGE SYSTEM STUB OUT (PRIVATE) RIM: 5502.25
EX INLET 112 RIM:5483.80
EX INLET 113 RIM:5494.50
EX INLET 111 RIM:5492.55
EX MH ROUNDABOUT RIM:5494.50
EX MH 110A RIM:5492.80
EX MH 114 RIM:5493.30
EX INLET 114.1 RIM:5494.40
EX INLET 109A1 RIM:5491.58
EX INLET 109.2 RIM:5489.64
EX INL 910.2 RIM:5478.26
EX INL 909.1 RIM:5478.34
EX INL 906.1 RIM:5478.28
EX INL 909.2 RIM:5478.34
EX INL 907.1 RIM:5478.22
EX INL 907.2 RIM:5478.21
HP 80.44
HP 80.84
NOTE: INTERNAL RAMPING OR FLOOR SLAB MODIFICATION MAY BE REQUIRED TO MATCH EXTERIOR DOOR THRESHOLD ELEVATIONS
OS 909.5 0.04 0.15 AC. 0.49
909.5 1.08 0.73 AC. 0.81
OS 909.6 0.04 0.15 AC. 0.49
909.6 0.18 0.15 AC. 0.49
910.5 0.87 0.79 AC. 0.85
910.2 0.53 0.56 AC. 0.72
910.3 1.11 0.87 AC. 0.89
910.4 0.21 0.81 AC. 0.86
909.1 0.29 0.68 AC. 0.79
909.2 0.42 0.60 AC. 0.75
910.1 0.71 0.65 AC. 0.77
910.12 0.02 0.39 AC. 0.63
910.13 0.03 0.77 AC. 0.83
910.11 0.07 0.59 AC. 0.74
910.10 0.05 0.66 AC. 0.77
911.2 0.14 0.78 AC. 0.84
910.8 0.37 0.79 AC. 0.85
908.2 0.84 0.79 AC. 0.85
907.2 0.64 0.65 AC. 0.77
112 0.14 0.74 AC. 0.82
112.3 0.17 0.31 AC. 0.59
112.4 0.07 0.26 AC. 0.56
111 0.04 0.78 AC. 0.85
111.2 0.31 0.56 AC. 0.62
111.1 0.05 0.83 AC. 0.87
109A.1 0.13 0.75 AC. 0.82
109.1 0.40 0.83 AC. 0.87
109.2 0.19 0.81 AC. 0.86
113 0.21 0.70 AC. 0.80
114.1 0.18 0.67 AC. 0.78
8-6 0.16 0.58 AC. 0.73
TW/BW: 79.23
M/E: 78.92
M/E: 78.78
M/E: 79.08
M/E: 84.11
M/E: 82.05
M/E: 82.17
TW/BW: 82.25
TW/BW: 85.27
TW/BW: 85.39
TW/BW: 88.22
TW/BW: 90.48
M/E: 91.93
M/E: 91.95
M/E: 90.35
M/E: 91.68
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M/E: 94.38
M/E: 94.52
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M/E: 93.89
M/E: 92.98
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M/E: 82.77
M/E: 82.28
M/E: 81.81
M/E: 82.49
M/E: 82.04
M/E: 82.69
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M/E: 96.18
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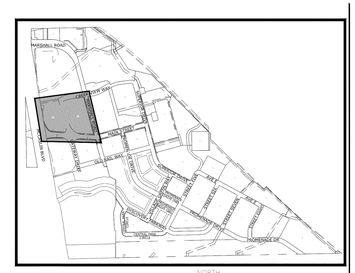

LEGEND:

THIS FDP		SEPARATE FDP
	PROPERTY LINE	
	FDP LIMIT LINE (THIS PHASE)	
	EASEMENT	
	ASPHALT PAVEMENT	
	CONCRETE	
	AREA OUTSIDE FDP LIMITS	
	HARDSCAPE (SEE LANDSCAPE PLANS)	
	STORM SEWER	
	INLET	
	STORM MANHOLE	
5740	CONTOUR - MAJOR	5740
5736	CONTOUR - MINOR	
	SWALE	
	FLOW ARROW	
	RETAINING WALL	
	DRAINAGE BASIN BOUNDARY	
INLET 305	DESIGN POINT	
A XX XX AC XX	BASIN IDENTIFICATION / 10-YR AND 100-YR RUNOFF COEFFICIENTS	A XX XX AC XX

NOTE

REFER TO DRAINAGE CONFORMANCE MEMO FOR RUNOFF SUMMARY TABLE

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 2015465STK.DWG)

NORTH
0 30 60
(IN FEET)
(1" = 30')

Know what's below. Call before you dig.

CONSULTANTS

CIVIL ENGINEER
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-044-2704

MEP
ALLIED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
BLYTHE VOGT, P.E.
720-080-8516

LANDSCAPE ARCHITECT
DIG STUDIO
1521 15TH STREET
DENVER, CO 80202
BILL VITEK, PLA, FASLA
720-328-1986

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 11 AND 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS

3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

Vested Rights:
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MARK	ISSUE	DATE
2	RESPONSE TO TOWN COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 337.001.01

TITLE

DRAINAGE PLAN - BLOCK 8

SHEET NUMBER

C3.1

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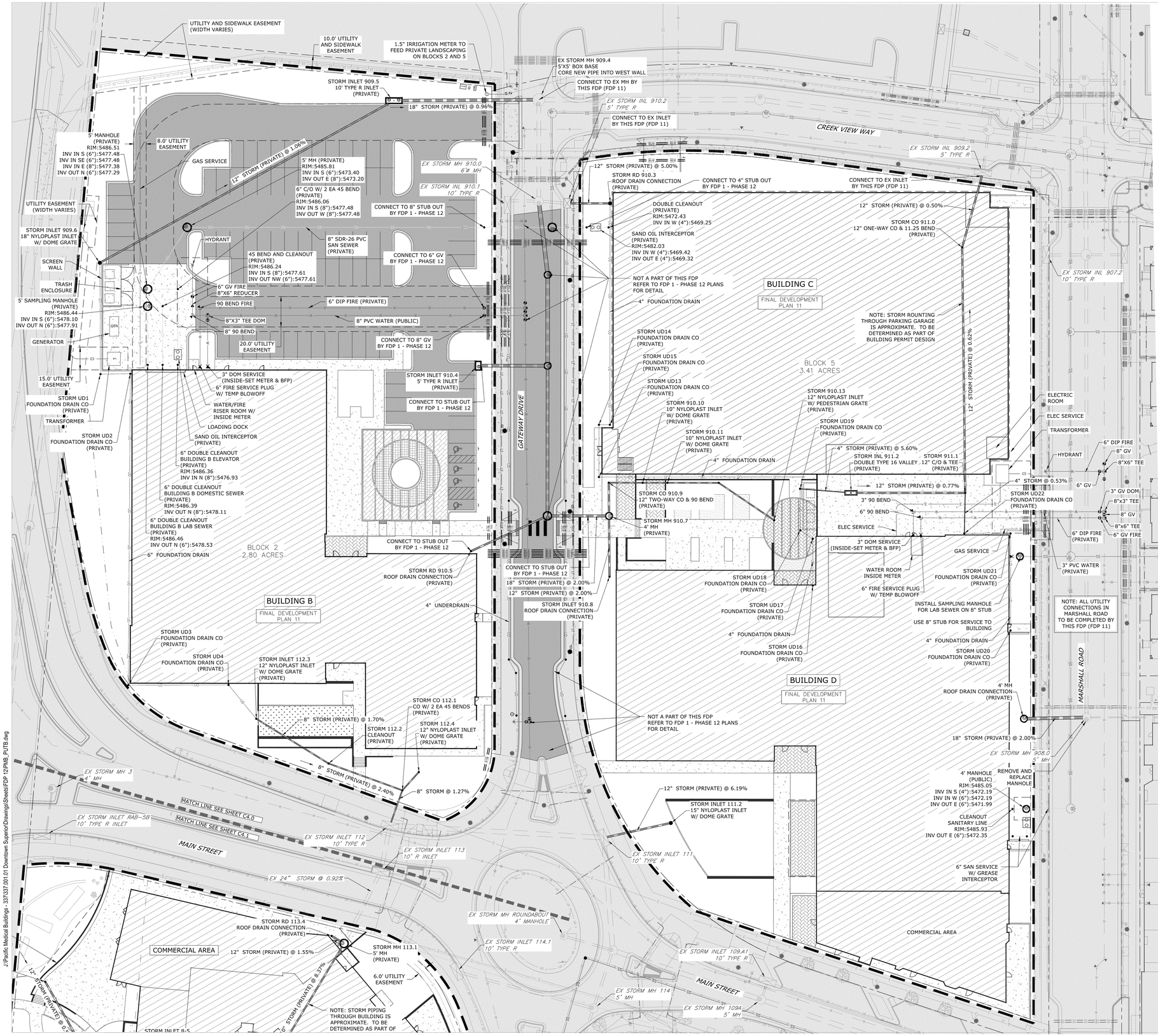



KEY MAP NORTH

LEGEND:

THIS FDP		SEPARATE FDP
	PROPERTY LINE	
	FDP LIMIT LINE (THIS PHASE)	
	EASEMENT	
	AREA OUTSIDE FDP LIMITS	
	BUILDING	
	INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	VALVES	
	WATER METER	
	HYDRANT	
	LIGHT POLE	
	VIEW DELINEATOR	
	TRUNCATED DOMES	
	TREE	
T	TRANSFORMER	T
UCO	UNDERDRAIN CLEAN OUT	
G	GAS LINE	G
	STORM SEWER	
	SANITARY	
SN	SANITARY SERVICE WITH PLUG	SN
FM	SANITARY FORCE MAIN	FM
RW	REUSE WATER	RW
W	WATER LINE	W
W	WATER SERVICE WITH WATER METER	W
E	ELECTRIC LINE	E
E3	3 PHASE ELECTRIC	E3
T	TELE LINE	T
SLV	SLEEVES	SLV
LT	LIGHTING	LT
	WATER BENDS	
	WATER PLUG	
	WATER TEE	
WS	WATER SAMPLING STATION	
	GREASE TRAP / SAND OIL INTERCEPTOR	
BFP	BACK-FLOW PREVENTER	

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

NORTH
0 15 30
(IN FEET)

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8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

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LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

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DENVER, CO 80202
BLYTHE VOGT, P.E.
720-580-8516

LANDSCAPE ARCHITECT
DIG STUDIO
1521 15TH STREET
DENVER, CO 80202
BILL VITEK, PLA, FASLA
720-328-1986

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 11 AND 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
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Job Number		337.001.01

TITLE

UTILITY PLAN - BLOCKS 2 AND 5

SHEET NUMBER

C4.0

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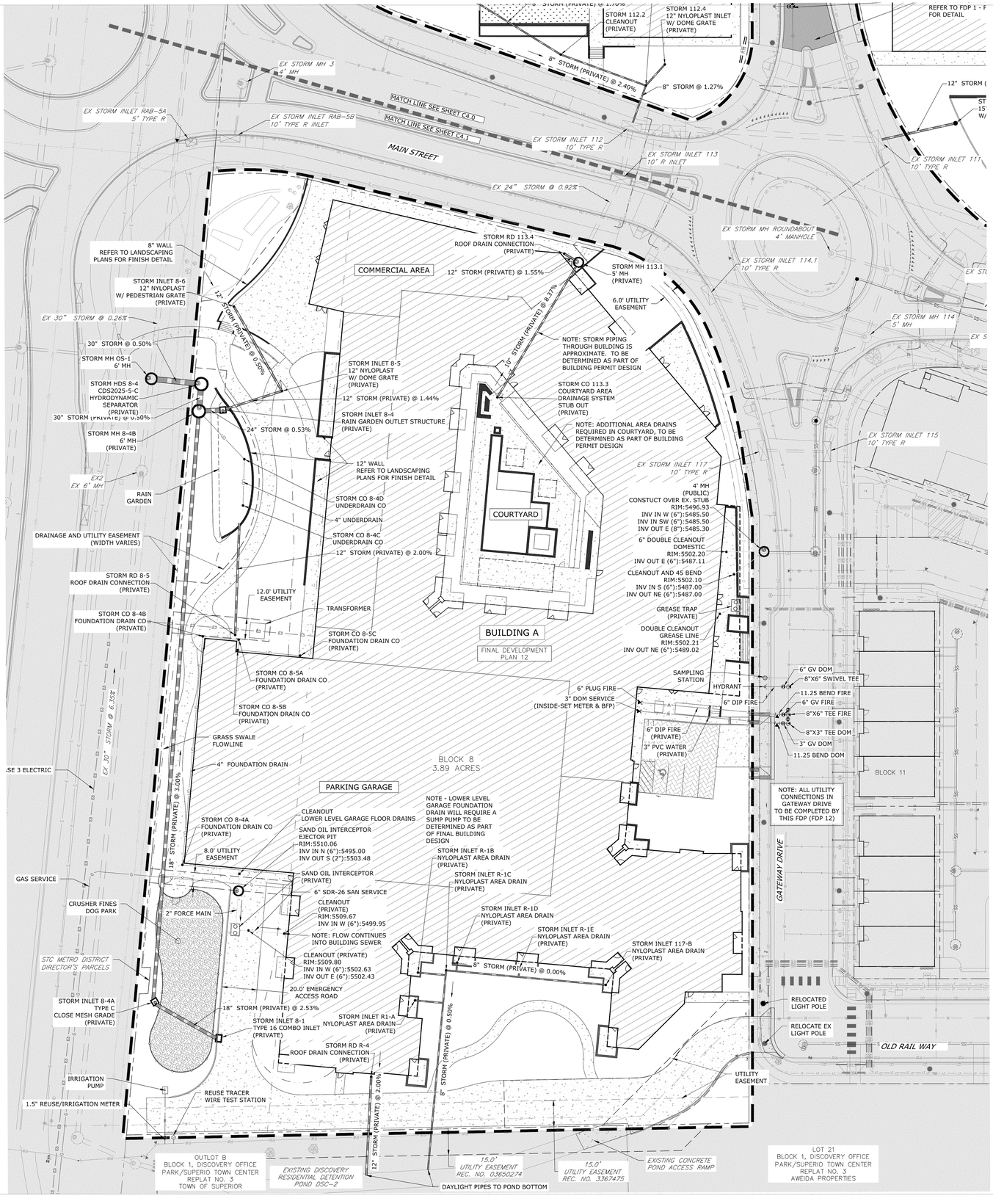
J:\Pacific Medical Buildings - 337\337.001.01 Downtown Superior\Drawings\Sheets\FDP 12\PMB_PUTB.dwg





KEY MAP NORTH

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	PROPERTY LINE	
	FDP LIMIT LINE (THIS PHASE)	
	EASEMENT	
	AREA OUTSIDE FDP LIMITS	
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	INLET	
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	SANITARY MANHOLE	
	VALVES	
	WATER METER	
	HYDRANT	
	LIGHT POLE	
	VIEW DELINEATOR	
	TRUNCATED DOMES	
T	TREE	T
T	TRANSFORMER	T
UD	UNDERDRAIN	
UCO	UNDERDRAIN CLEAN OUT	
G	GAS LINE	G
	STORM SEWER	
S	SANITARY	S
SS	SANITARY SERVICE WITH PLUG	SS
RW	REUSE WATER	RW
W	WATER LINE	W
W	WATER SERVICE WITH WATER METER	W
E	ELECTRIC LINE	E
E3	3 PHASE ELECTRIC	E
T	TELE LINE	T
SLV	SLEEVES	SLV
LT	LIGHTING	LT
	WATER BENDS	
	WATER PLUG	
	WATER TEE	
	WATER SAMPLING STATION	
	GREASE TRAP / SAND OIL INTERCEPTOR	
BFP	BACK-FLOW PREVENTER	

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BILL VITEK, PLA, FASLA
720-328-1986

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 11 AND 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS

3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

Vested Rights:
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ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO TOWN COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 337.001.01

TITLE

UTILITY PLAN - BLOCK 8

SHEET NUMBER

C4.1

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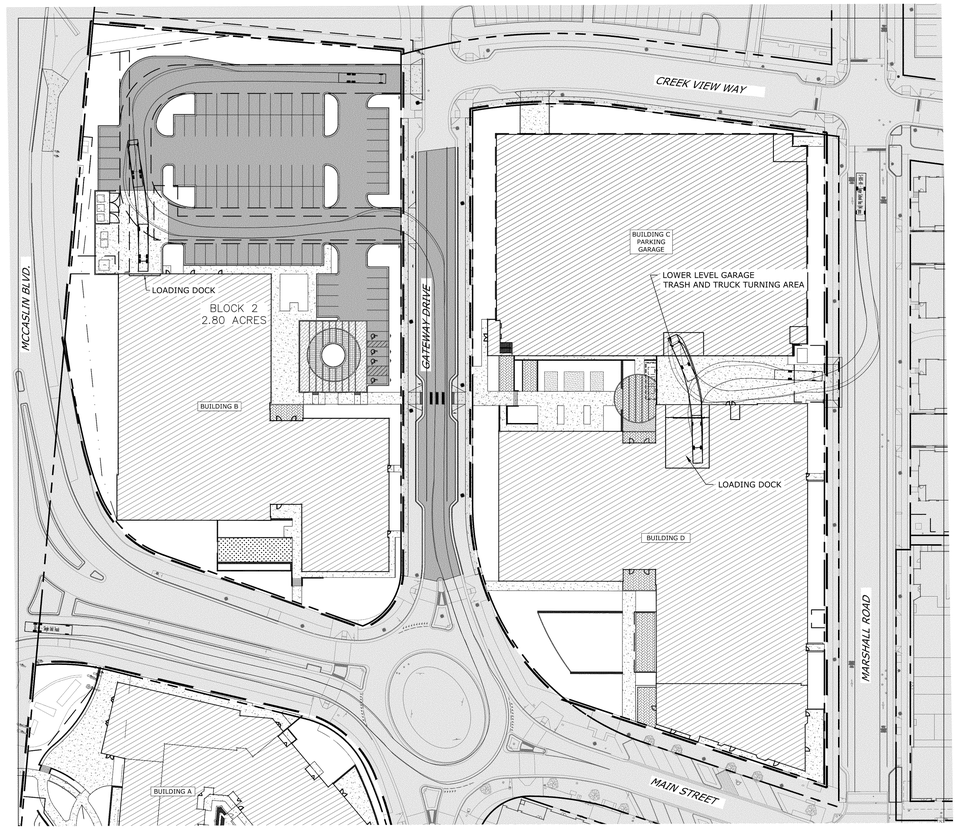
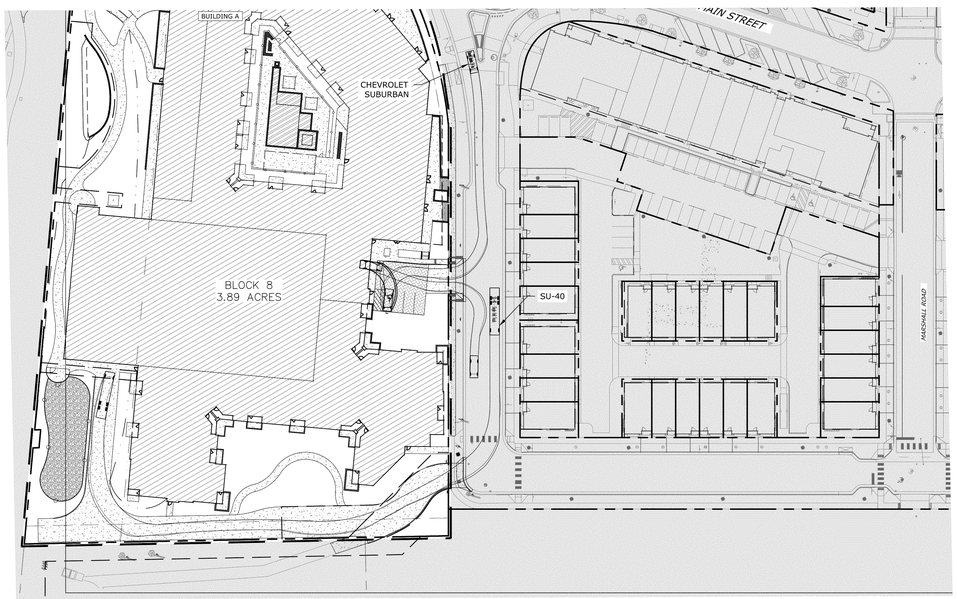
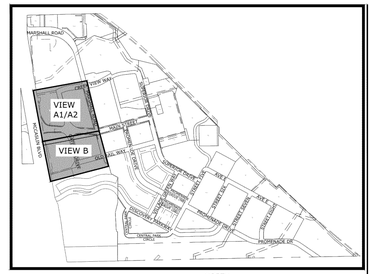


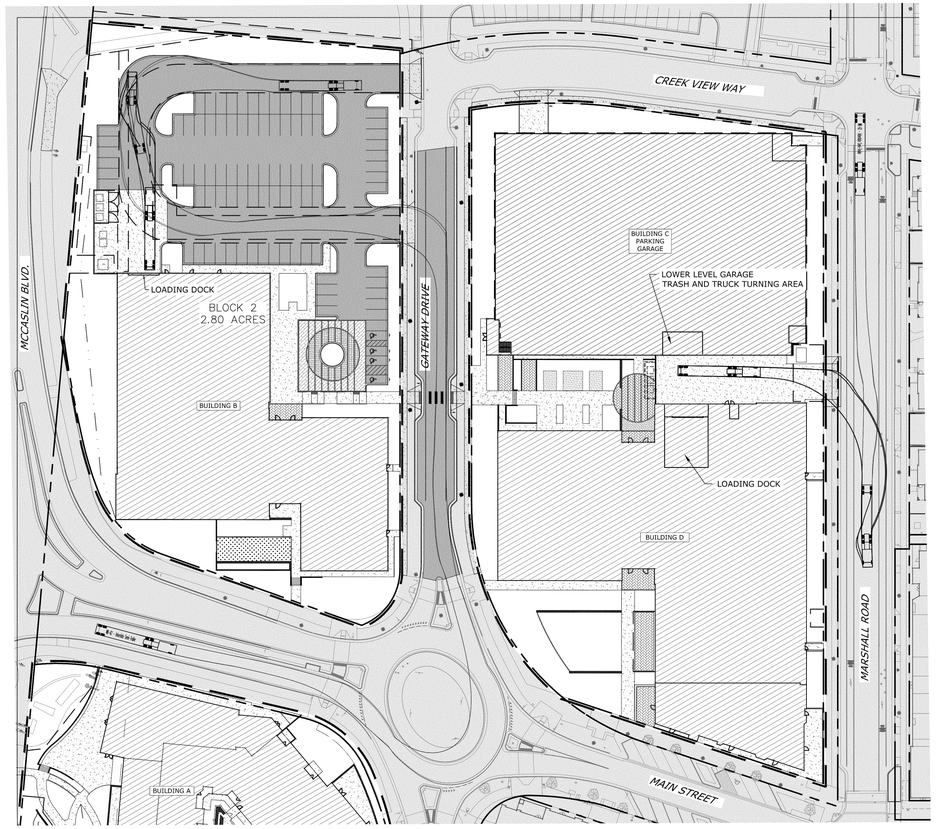
PRIMARY DESIGN VEHICLE – SU40 – VIEW A1



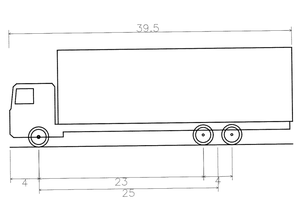
PRIMARY DESIGN VEHICLE – SU40 & CHEVROLET SUBURBAN – VIEW B



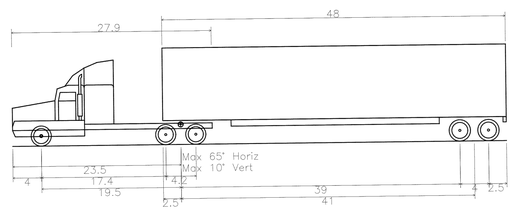
KEY MAP NORTH



ALTERNATE DESIGN VEHICLE – WB-62 – VIEW A2



SU-40 – Single Unit Truck	
Overall Length	39.500ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°



WB-62 – Interstate Semi-Trailer	
Overall Length	69.000ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

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CIVIL RESOURCES, LLC
8308 COLORADO BLVD, SUITE 200
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JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

MEP
ALLIED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
BLYTHE VOGT, P.E.
720-580-8516

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DIG STUDIO
1521 15TH STREET
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BILL VITEK, PLA, FASLA
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PROJECT

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ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO TOWN COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 337.001.01

TITLE

TRUCK ACCESS PLAN

SHEET NUMBER

C5.0

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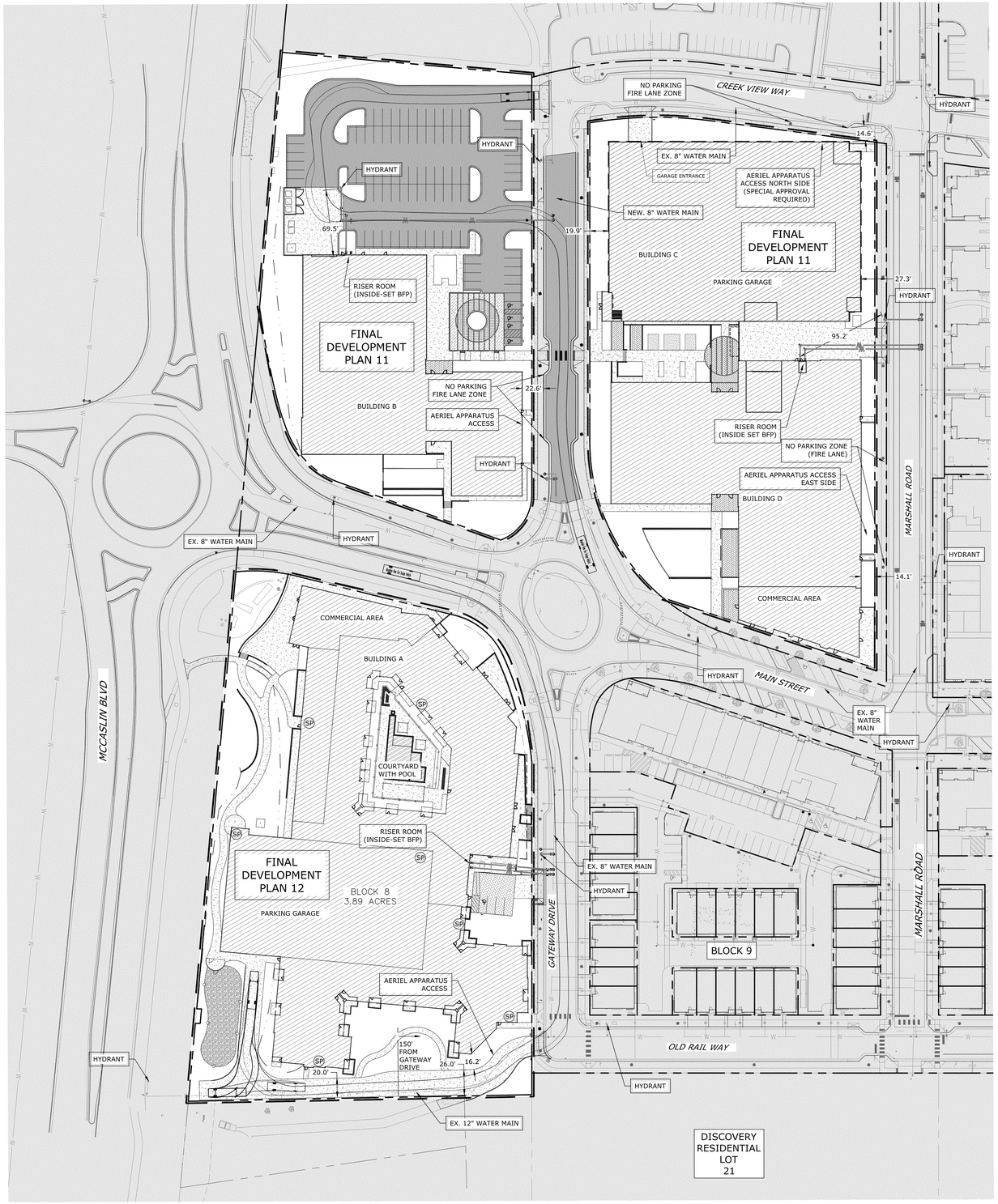
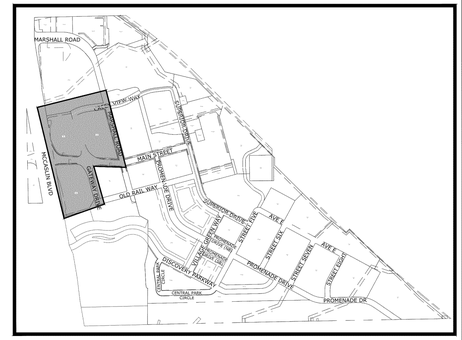




KEY MAP NORTH

LEGEND:

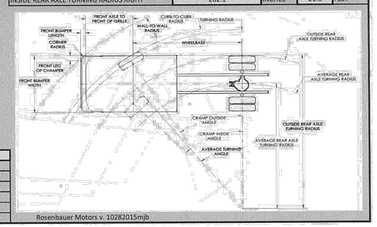
THIS FDP		SEPARATE FDP
	PROPERTY LINE	
	FDP LIMIT LINE (THIS PHASE)	
	EASEMENT	
	PAVEMENT	
	CONCRETE	
	AREA OUTSIDE FDP LIMITS	
	BUILDING	
	HARDSCAPE (SEE LANDSCAPE PLANS FOR SURFACE TYPE)	
D	INLET (SURFACE IMPROVEMENTS)	D
Ⓢ	STORM MANHOLE (SURFACE IMPROVEMENTS)	Ⓢ
	SANITARY MANHOLE (SURFACE IMPROVEMENTS)	
	VALVES (SURFACE IMPROVEMENTS)	
WM	WATER METER	WM
	HYDRANT	
	SIGN	
	LIGHT POLE	
10	PARKING COUNT	
	TRUNCATED DOMES	
T	TRANSFORMER	T
SP	STANDPIPE	
BFP	BACK-FLOW PREVENTER	

TURNING RADIUS CALCULATIONS BASED ON AVERAGE OF INNER AND OUTER FRONT WHEEL CRAMP ANGLES

INPUT DESCRIPTION	INPUT VALUE	UNITS
VIN	Mountainview Viper M12532	
WHEELBASE	260	INCHES
FRONT AXLE	SteerTek 23K LP	
FRONT AXLE KPI	70.87	INCHES
FRONT AXLE TRACK	95.01	INCHES
FRONT TIRE	GY G296 WHA 425/65R22.5	
FRONT TIRE OVERALL WIDTH	16.3	INCHES
FRONT WHEEL	Alcoa 12.25 X 22.5 AJ	
FRONT WHEEL INSET	4.68	INCHES
FRONT AXLE TO FRONT OF GRILL	79.37	INCHES
FRONT BUMPER LENGTH	18	INCHES
FRONT BUMPER WIDTH	102	INCHES
FRONT BUMPER CORNER RADIUS (R) OR CHAMFER (C)?	C	
FRONT BUMPER CORNER CHAMFER		
FRONT LEG	4.8125	INCHES
LEFT TURN CRAMP INSIDE ANGLE	43	DEGREES
LEFT TURN CRAMP OUTSIDE ANGLE	36.41	DEGREES
RIGHT TURN CRAMP INSIDE ANGLE	43	DEGREES
RIGHT TURN CRAMP OUTSIDE ANGLE	36.41	DEGREES

OUTPUT DESCRIPTION	OUTPUT VALUE	UNITS		UNITS
AVERAGE TIRE TURNING ANGLE LEFT	39.7	DEGREES		
AVERAGE TIRE TURNING ANGLE RIGHT	39.7	DEGREES		
AVERAGE REAR AXLE TURNING RADIUS LEFT	313.1	INCHES	26.1	FEET
AVERAGE REAR AXLE TURNING RADIUS RIGHT	313.1	INCHES	26.1	FEET
OUTSIDE REAR AXLE TURNING RADIUS LEFT	364.1	INCHES	30.3	FEET
OUTSIDE REAR AXLE TURNING RADIUS RIGHT	364.1	INCHES	30.3	FEET
INSIDE REAR AXLE TURNING RADIUS LEFT	262.1	INCHES	21.8	FEET
INSIDE REAR AXLE TURNING RADIUS RIGHT	262.1	INCHES	21.8	FEET

OUTPUT DESCRIPTION	OUTPUT VALUE	UNITS		UNITS
TURNING RADIUS LEFT	444.6	INCHES	37.0	FEET
TURNING RADIUS RIGHT	444.6	INCHES	37.0	FEET
CURB-TO-CURB RADIUS LEFT	452.7	INCHES	37.7	FEET
CURB-TO-CURB RADIUS RIGHT	452.7	INCHES	37.7	FEET
WALL-TO-WALL RADIUS LEFT	506.8	INCHES	42.2	FEET
WALL-TO-WALL RADIUS RIGHT	506.8	INCHES	42.2	FEET



Rosenbauer Motors v. 10282015mjb

Turning Radius Summary Mountainview Viper M12532 SteerTek (Inches)

Truck Model	Front Axle	Rating Lbs.	Spring Type	Wheelbase Inches	Front Tire	Wheel Inset Inches	Inside Cramp Angle	Outside Cramp Angle	Average Cramp Angle	Turning Radius Inches	Curb to Curb Radius Inches	Wall to Wall Radius Inches
Commander	SteerTek	23K	Parabolic LP	260	425	4.68	43°	36.4°	39.7°	444.6	452.7	506.8

Turning Radius Summary Mountainview Viper M12532 SteerTek (Feet)

Truck Model	Front Axle	Rating Lbs.	Spring Type	Wheelbase Inches	Front Tire	Wheel Inset Inches	Inside Cramp Angle	Outside Cramp Angle	Average Cramp Angle	Turning Radius Feet	Curb to Curb Radius Feet	Wall to Wall Radius Feet
Commander	SteerTek	23K	Parabolic LP	260	425	4.68	43°	36.4°	39.7°	37.1	37.7	42.2

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

NORTH
0 30 60
(IN FEET)

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CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

MEP
ALLIED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
BLYTHE VOGT, P.E.
720-580-8516

LANDSCAPE ARCHITECT
DIG STUDIO
1521 15TH STREET
DENVER, CO 80202
BILL VITEK, PLA, FASLA
720-328-1986

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 11 AND 12

SUPERIOR COLORADO LIFE SCIENCES

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1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 337.001.01

TITLE

FIRE ACCESS PLAN

SHEET NUMBER

C5.1

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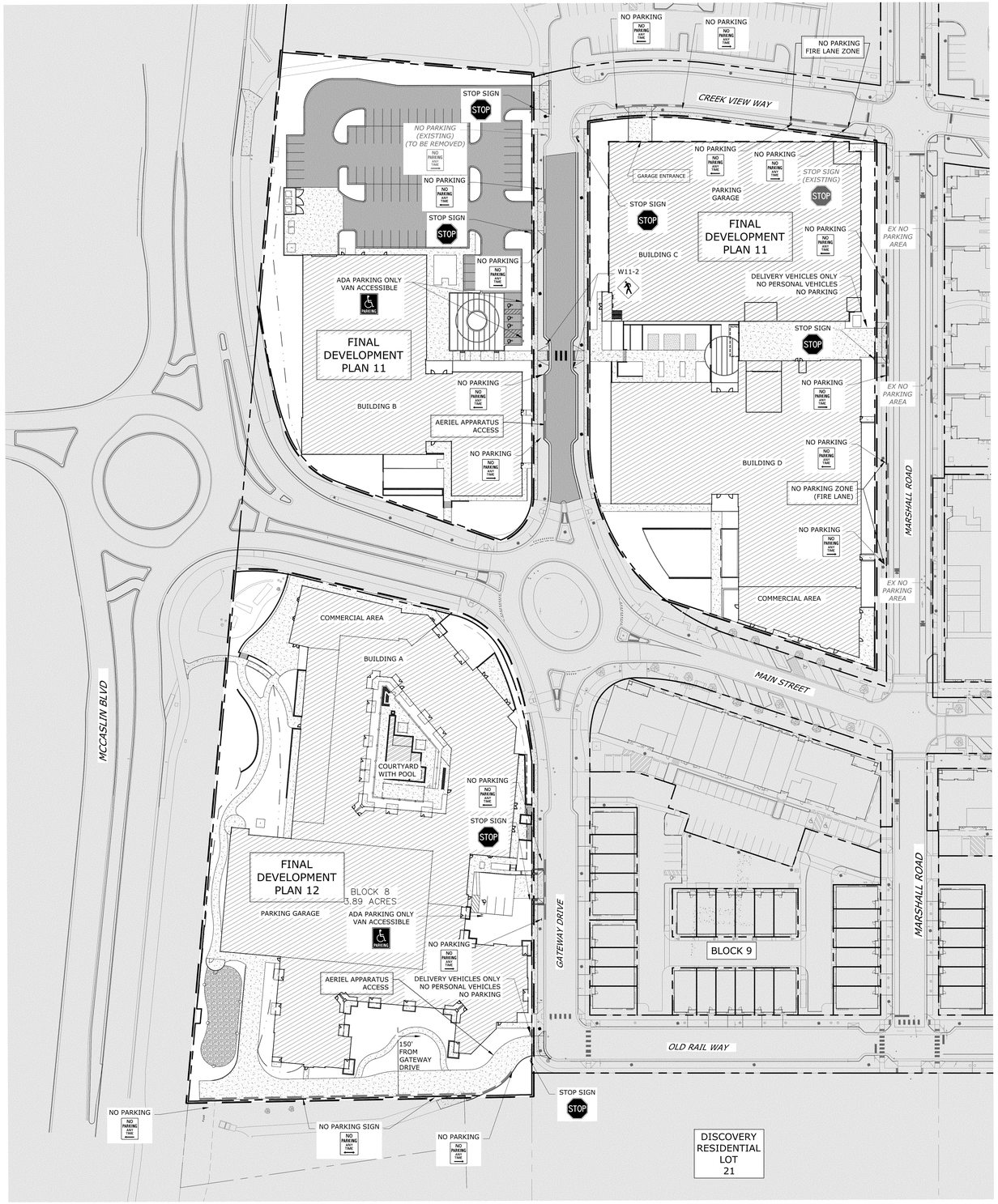

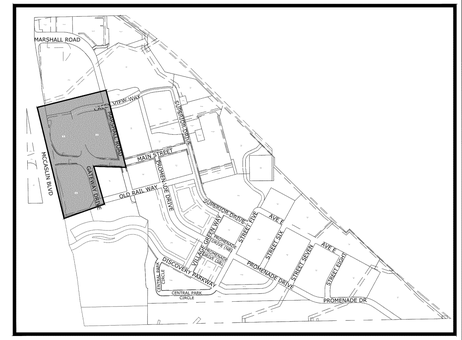

KEY MAP NORTH

LEGEND:

THIS FDP		SEPARATE FDP
	PROPERTY LINE	
	FDP LIMIT LINE (THIS PHASE)	
	NO PARKING AREA	
	EASEMENT	
	PAVEMENT	
	CONCRETE	
	AREA OUTSIDE FDP LIMITS	
	BUILDING	
	HARDSCAPE (SEE LANDSCAPE PLANS FOR SURFACE TYPE)	
	INLET (SURFACE IMPROVEMENTS)	
D	STORM MANHOLE (SURFACE IMPROVEMENTS)	D
S	SANITARY MANHOLE (SURFACE IMPROVEMENTS)	S
	VALVES (SURFACE IMPROVEMENTS)	
	WATER METER	
	HYDRANT	
	SIGN	
	LIGHT POLE	
10	PARKING COUNT	
	TRUNCATED DOMES	
T	TRANSFORMER	T

NORTH
0 30 60
(IN FEET)

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FIRESTONE, CO 80504
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DENVER, CO 80202
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Job Number 337.001.01

TITLE

SIGN PLAN

SHEET NUMBER

C6.0

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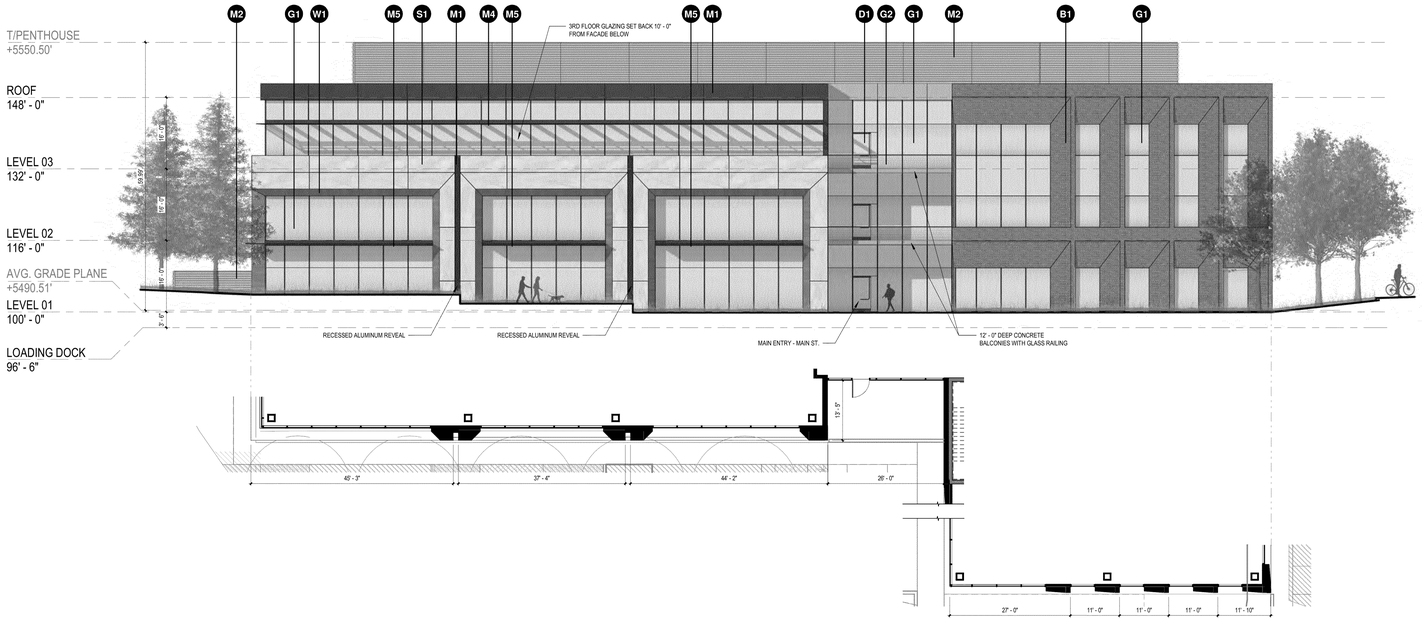
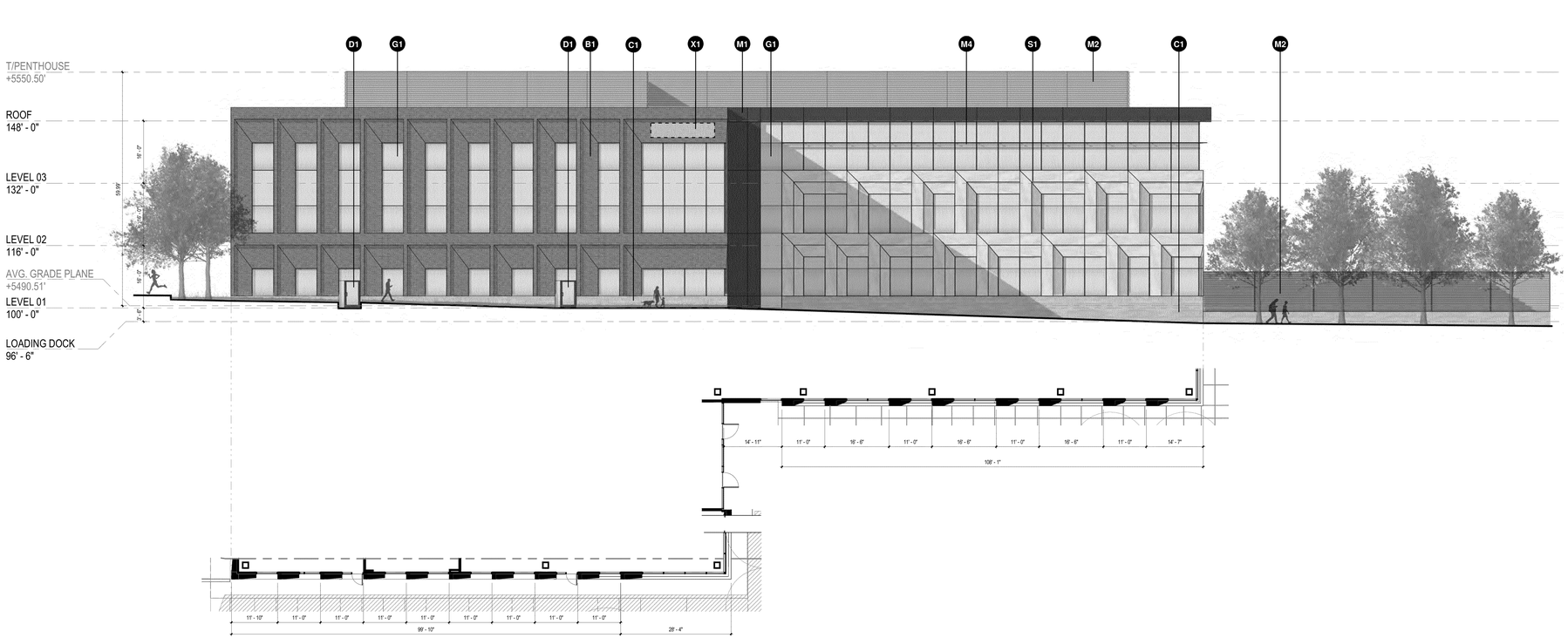


2 BUILDING B - SOUTH ELEVATION (MAIN ST.)

1/16" = 1'-0"



1 BUILDING B - EAST ELEVATION (GATEWAY DR.)

1/16" = 1'-0"

MATERIAL KEYNOTES

CONCRETE
- C1 TEXTURED
- C2 ARCHITECTURAL
- C3 PRECAST SPANDREL PANEL

MASONRY
- B1 BRICK

STONE
- S1 SYNTHETIC STONE PANEL
- S2 SYNTHETIC STONE PANEL

METAL
- M1 METAL PANEL
- M2 METAL SCREEN
- M3 METAL FIN
- M4 METAL SHADE
- M5 METAL CANOPY
- M6 METAL PERGOLA

GLAZING
- G1 CURTAIN WALL
- G2 GLASS RAILING

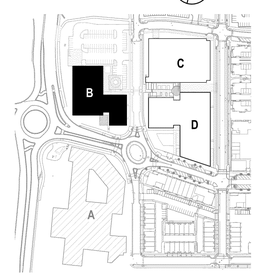
WOOD
- W1 SYNTHETIC WOOD PANEL

DOOR
- D1 CURTAINWALL DOOR
- D2 OVERHEAD COILING DOOR
- D3 HOLLOW METAL DOOR

SIGNAGE
- X1 TENANT SIGNAGE - MAX 100SF

NOTE: ALL DIMENSIONS ARE APPROXIMATIONS

KEY PLAN



Perkins&Will

1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
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DENVER, CO 80202
HOLLY LATTIN, P.E.
720-580-8516

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DIG STUDIO
1521 15TH STREET
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PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

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ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO TOWN COMMENTS	09/29/23
1	FINAL DEVELOPMENT PLAN	07/20/23
Job Number		162146.000

TITLE

EXTERIOR ELEVATIONS-BLOCK 2

SHEET NUMBER

A1.0

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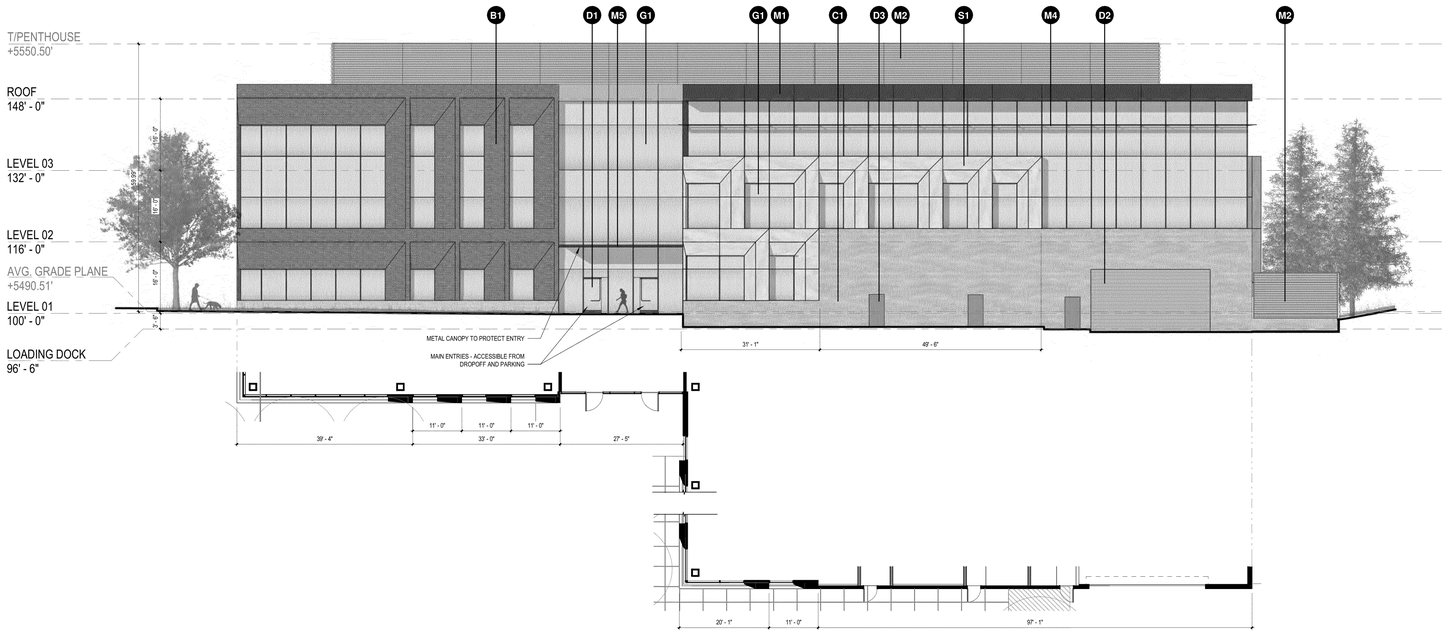
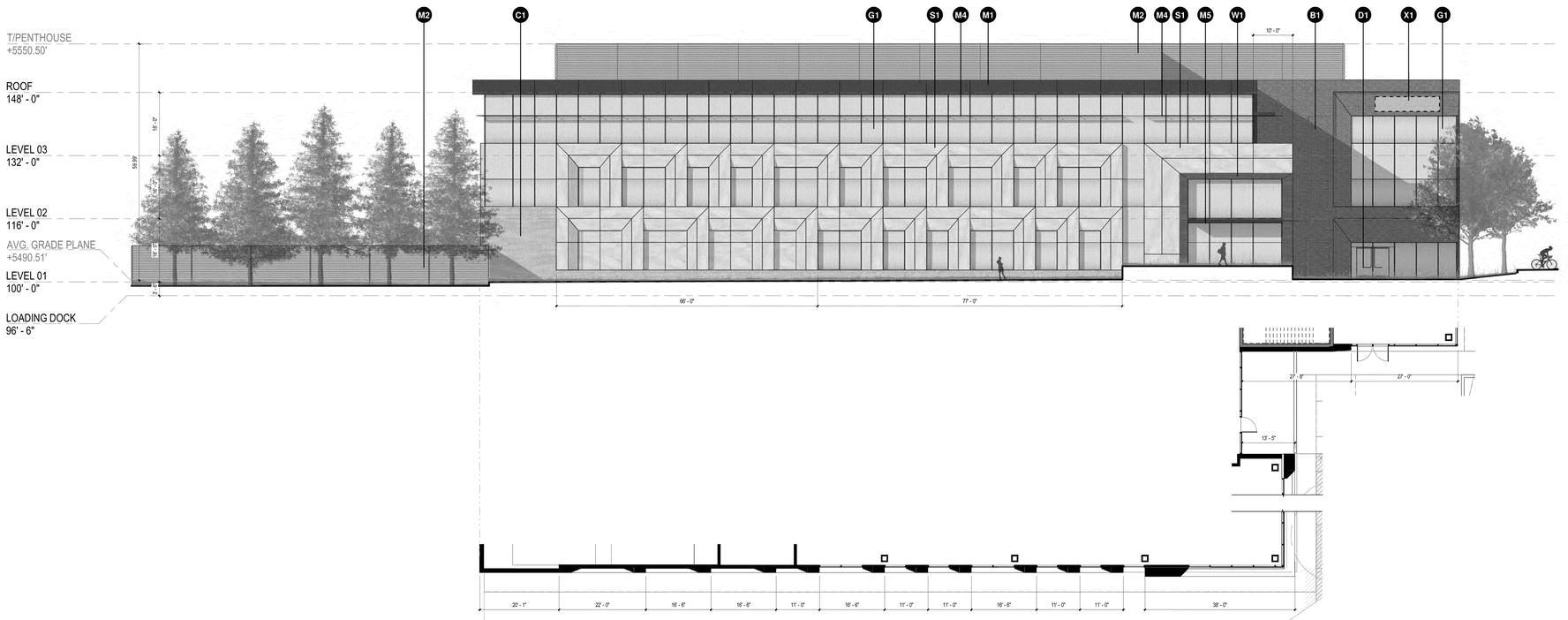


2 BUILDING B - NORTH ELEVATION
1/16" = 1'-0"



1 BUILDING B - WEST ELEVATION (MCCASLIN BLVD.)
1/16" = 1'-0"

MATERIAL KEYNOTES

CONCRETE
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- C2 ARCHITECTURAL
- C3 PRECAST SPANDREL PANEL

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- S1 SYNTHETIC STONE PANEL
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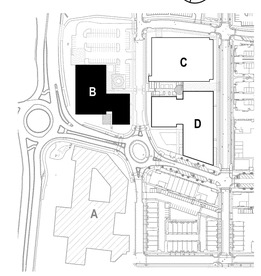
KEY PLAN



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Job Number		162146.000

TITLE

EXTERIOR ELEVATIONS-BLOCK 2

SHEET NUMBER

A1.1

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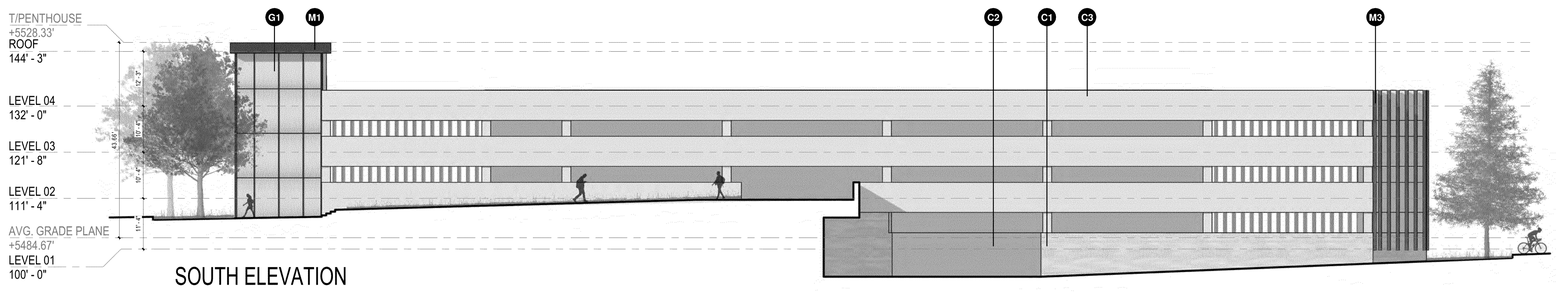
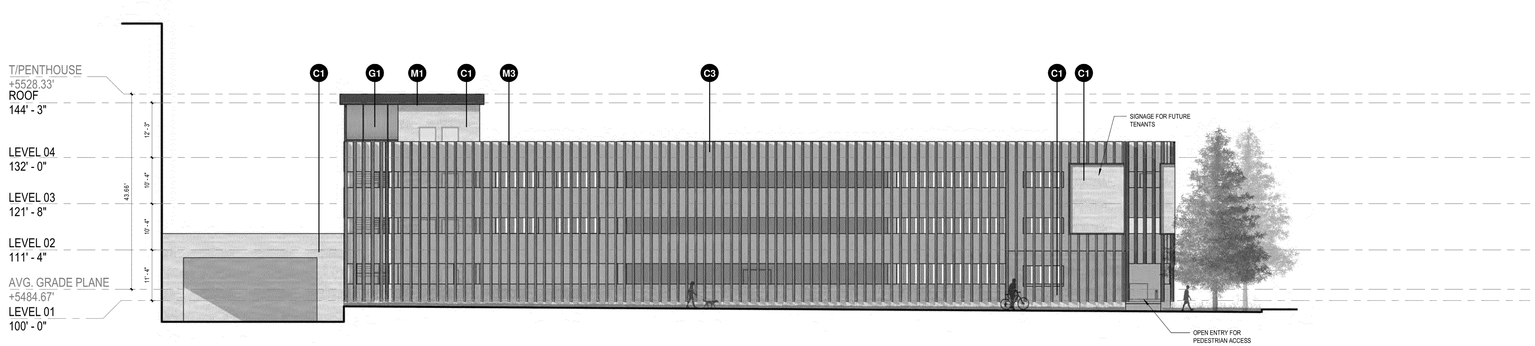
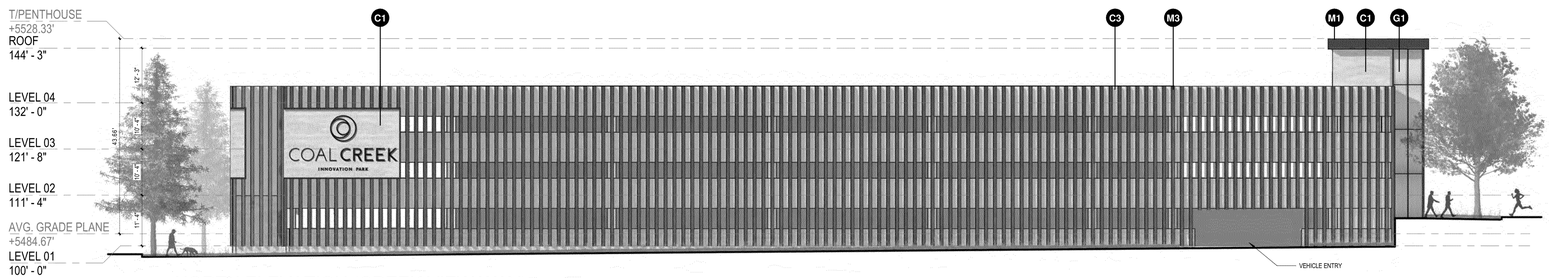


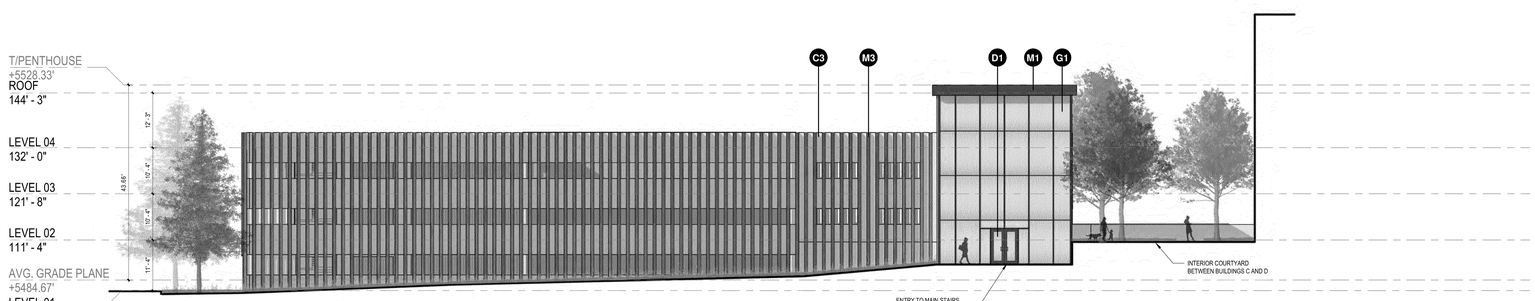
SOUTH ELEVATION



EAST ELEVATION (MARSHALL RD.)



NORTH ELEVATION (CREEK VIEW WAY)



WEST ELEVATION (GATEWAY DR.)

1 BUILDING C - ELEVATIONS
1/16" = 1'-0"

MATERIAL KEYNOTES

CONCRETE
- C1 TEXTURED
- C2 ARCHITECTURAL
- C3 PRECAST SPANDREL PANEL

MASONRY
- B1 BRICK

STONE
- S1 SYNTHETIC STONE PANEL
- S2 SYNTHETIC STONE PANEL

METAL
- M1 METAL PANEL
- M2 METAL SCREEN
- M3 METAL FIN
- M4 METAL SHADE
- M5 METAL CANOPY
- M6 METAL PERGOLA

GLAZING
- G1 CURTAIN WALL
- G2 GLASS RAILING

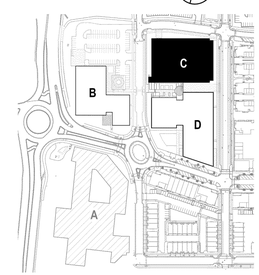
WOOD
- W1 SYNTHETIC WOOD PANEL

DOOR
- D1 CURTAINWALL DOOR
- D2 OVERHEAD COILING DOOR
- D3 HOLLOW METAL DOOR

SIGNAGE
- X1 TENANT SIGNAGE - MAX 100SF

NOTE: ALL DIMENSIONS ARE APPROXIMATIONS

KEY PLAN



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CONSULTANTS

CIVIL
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8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

MEP
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PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS

3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO TOWN COMMENTS	09/29/23
1	FINAL DEVELOPMENT PLAN	07/20/23
Job Number		162146.000

TITLE

EXTERIOR ELEVATIONS-BLOCK 5

SHEET NUMBER

A1.2

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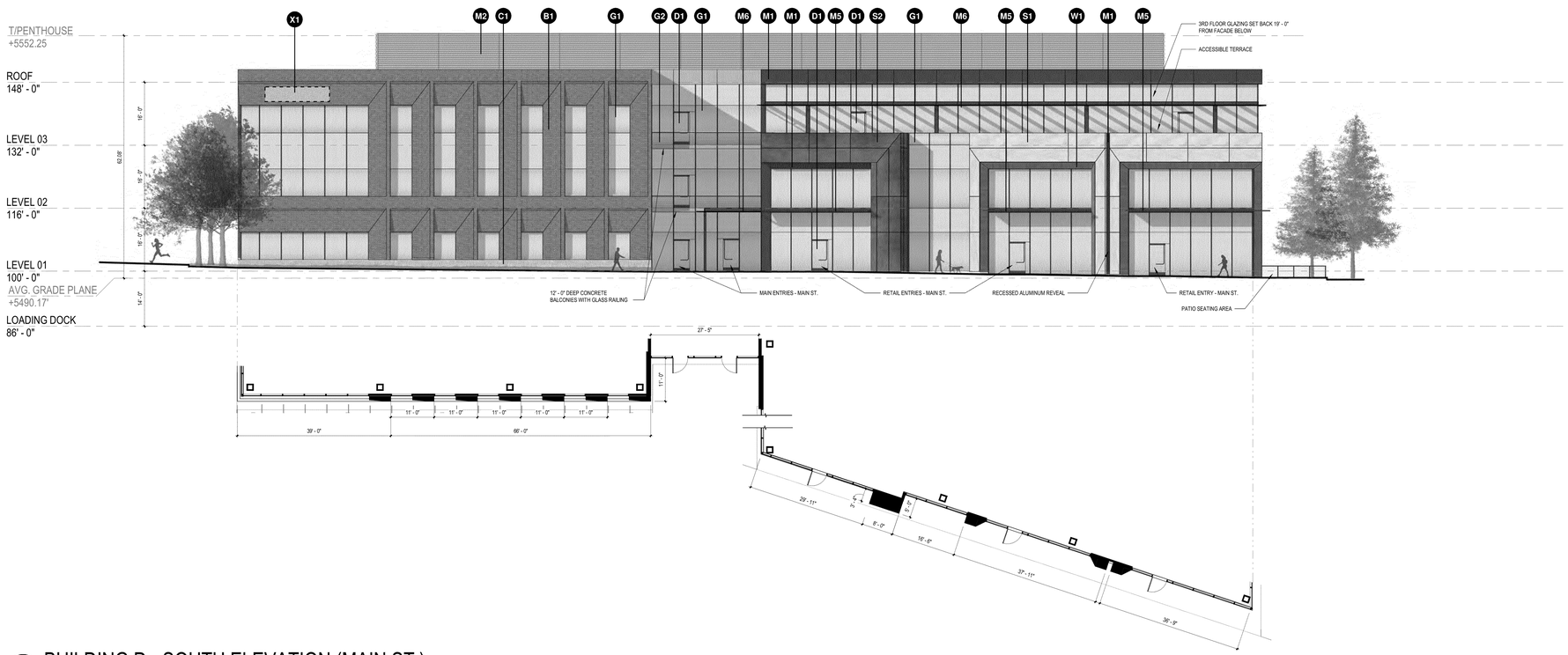
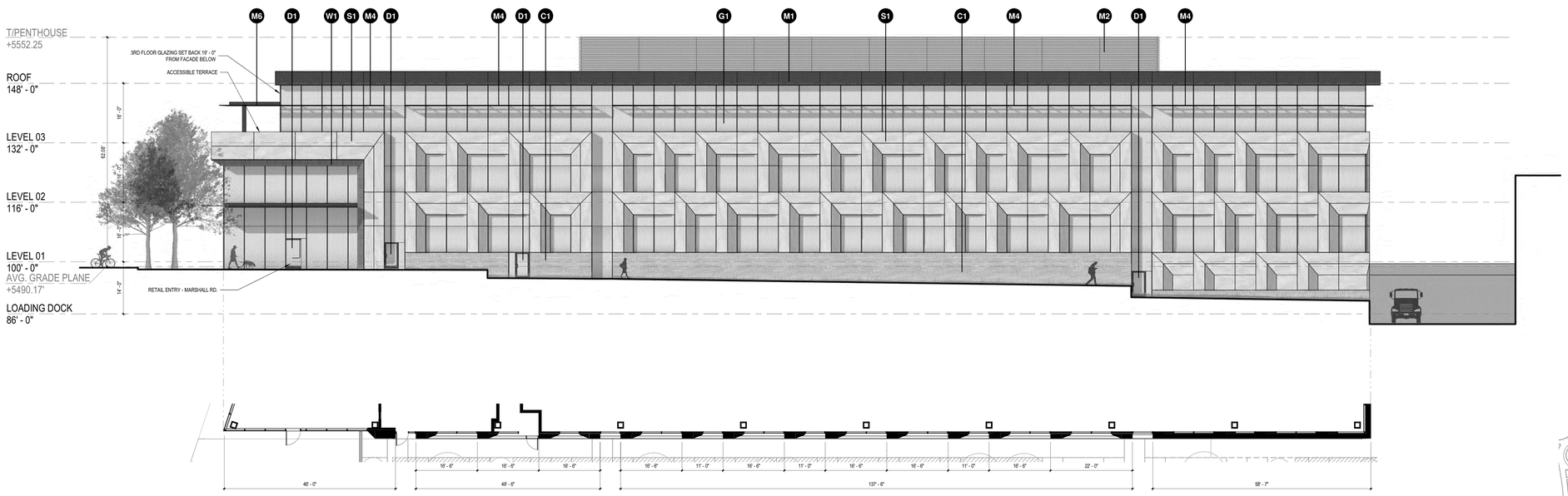


2 BUILDING D - SOUTH ELEVATION (MAIN ST.)

1/16" = 1'-0"



1 BUILDING D - EAST ELEVATION (MARSHALL RD.)

1/16" = 1'-0"

MATERIAL KEYNOTES

CONCRETE
- C1 TEXTURED
- C2 ARCHITECTURAL
- C3 PRECAST SPANDREL PANEL

MASONRY
- B1 BRICK

STONE
- S1 SYNTHETIC STONE PANEL
- S2 SYNTHETIC STONE PANEL

METAL
- M1 METAL PANEL
- M2 METAL SCREEN
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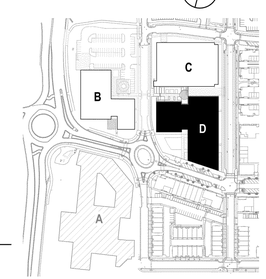
SIGNAGE
- X1 TENANT SIGNAGE - MAX 100SF

NOTE: ALL DIMENSIONS ARE APPROXIMATIONS

KEY PLAN



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2	RESPONSE TO TOWN COMMENTS	09/29/23
1	FINAL DEVELOPMENT PLAN	07/20/23
Job Number		162146.000

TITLE

EXTERIOR ELEVATIONS-BLOCK 5

SHEET NUMBER

A1.3

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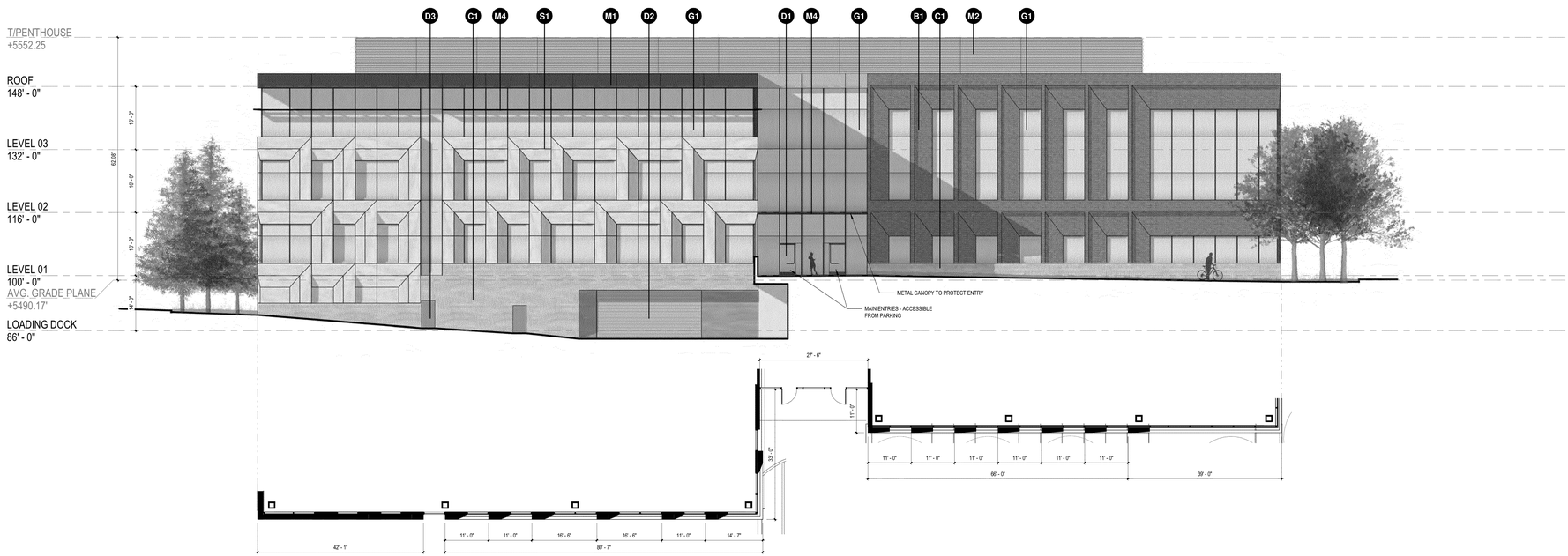
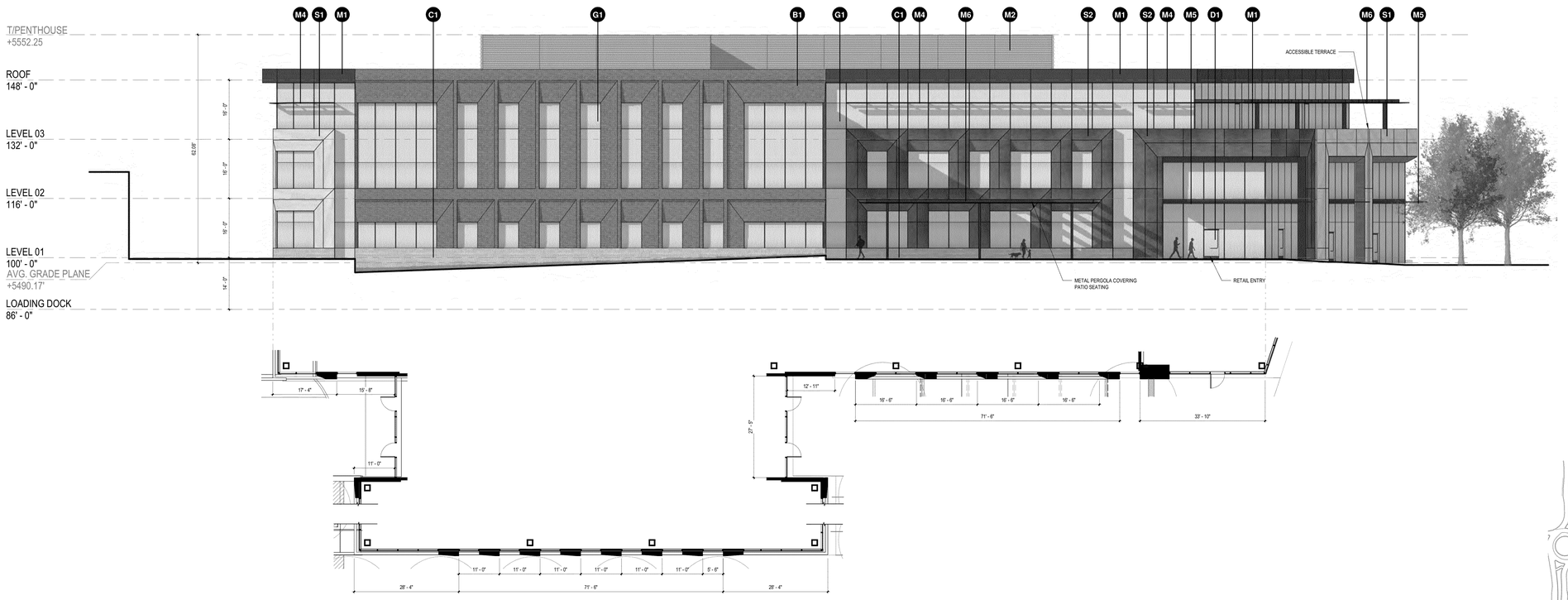


2 BUILDING D - NORTH ELEVATION

1/16" = 1'-0"



1 BUILDING D - WEST ELEVATION (GATEWAY DR.)

1/16" = 1'-0"

MATERIAL KEYNOTES

CONCRETE
- C1 TEXTURED
- C2 ARCHITECTURAL
- C3 PRECAST SPANDREL PANEL

MASONRY
- B1 BRICK

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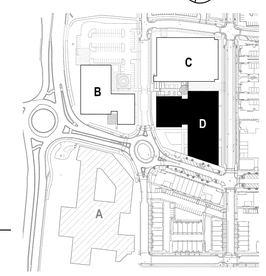

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PROJECT

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MARK	ISSUE	DATE
2	RESPONSE TO TOWN COMMENTS	09/29/23
1	FINAL DEVELOPMENT PLAN	07/20/23
Job Number		162146.000

TITLE

EXTERIOR ELEVATIONS-BLOCK 5

SHEET NUMBER

A1.4

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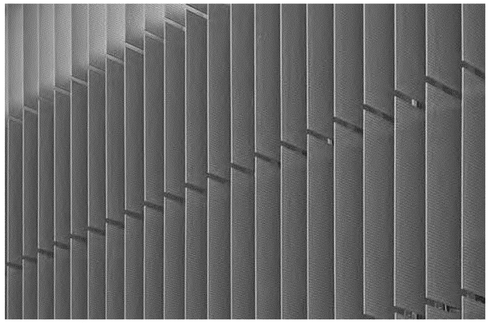
MATERIAL BREAKDOWN PER BUILDING					
BUILDING B		BUILDING C		BUILDING D	
GLAZING -	59%	GLAZING -	10%	GLAZING -	61%
SYNTHETIC STONE -	14%	CONCRETE -	50%	SYNTHETIC STONE -	14%
BRICK -	11%	METAL FIN -	39%	BRICK -	10%
CONCRETE -	4%	METAL PANEL-	1%	CONCRETE -	3%
METAL PANEL -	3%			METAL PANEL -	5%
METAL SCREEN -	9%			METAL SCREEN -	7%



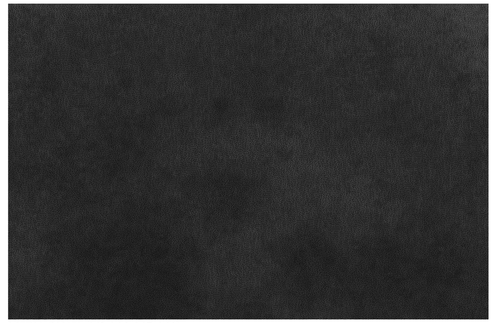
SYNTHETIC STONE PANEL (S1)
RAINSCREEN CLADDING



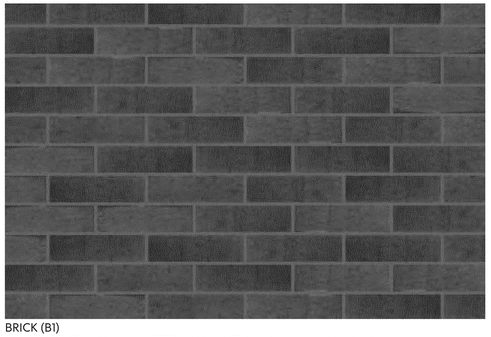
METAL FIN (M3)
EXTRUDED ALUMINUM FINS W/ A 3-COAT FLUOROPOLYMER COATING



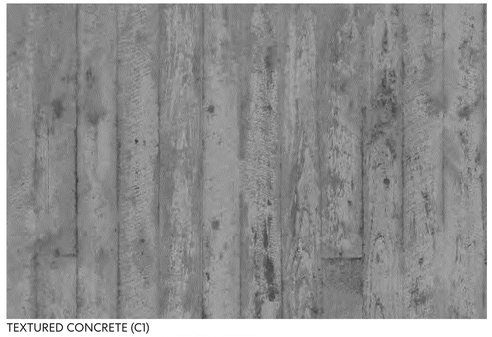
GLAZING (G1, G2)
HIGH PERFORMANCE INSULATED GLAZING, TINTED W/ LOW-E COATING



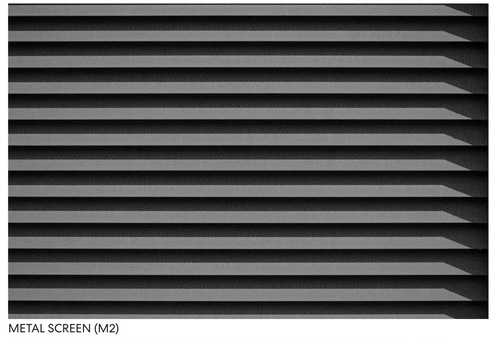
METAL PANEL (M1, M4, M5, M6)
EXTRUDED ALUMINUM METAL PANEL, 2-COAT FLUOROPOLYMER COATING W/ MICA



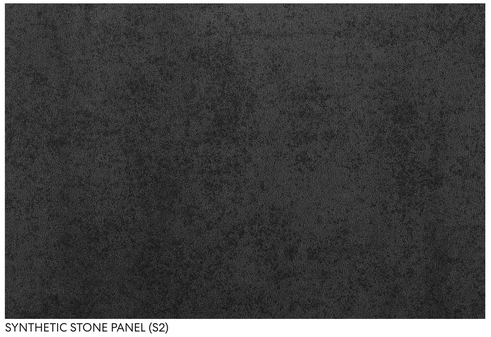
BRICK (B1)
STANDARD OR NORMAN SIZED IRONSPOT BRICK, RUNNING BOND



TEXTURED CONCRETE (C1)
BOARD-FORMED, CAST-IN-PLACE CONCRETE



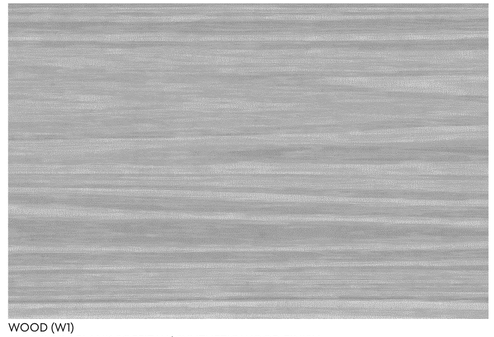
METAL SCREEN (M2)
EXTRUDED ALUMINUM LOUVERS, 2-COAT FLUOROPOLYMER COATING W/ MICA



SYNTHETIC STONE PANEL (S2)
RAINSCREEN CLADDING



ARCHITECTURAL CONCRETE (C2)
ARCHITECTURAL CAST-IN-PLACE CONCRETE



WOOD (W1)
ALUMINUM PLANK SOFFIT W/ SYNTHETIC WOOD FINISH

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CIVIL
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FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
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PROJECT

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1	FINAL DEVELOPMENT PLAN	07/20/23

Job Number 162146.000

TITLE

MATERIAL BOARD - BLOCKS 2 & 5

SHEET NUMBER

A2.0

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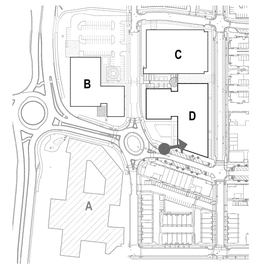
BUILDING D FROM MAIN STREET

KEY PLAN



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Job Number 162146.000

TITLE

PERSPECTIVE - BLOCK 5

SHEET NUMBER

A3.0

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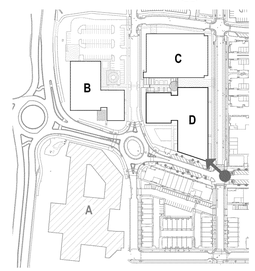
BUILDING D FROM MARSHALL ROAD

KEY PLAN



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TITLE

PERSPECTIVE - BLOCK 5

SHEET NUMBER

A3.1

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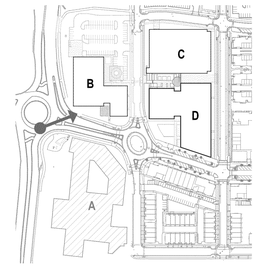
BUILDING B FROM MAIN STREET

KEY PLAN



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FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

MEP
AFFILIATED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
HOLLY LATTIN, P.E.
720-580-8516

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DENVER , CO 80202
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PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS

3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

Vested Rights:
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ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO TOWN COMMENTS	09/29/23
1	FINAL DEVELOPMENT PLAN	07/20/23

Job Number 162146.000

TITLE

PERSPECTIVE - BLOCK 2

SHEET NUMBER

A3.2

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AVERAGE GRADE PLAN AND BUILDING HEIGHT CALCULATIONS

BUILDING B

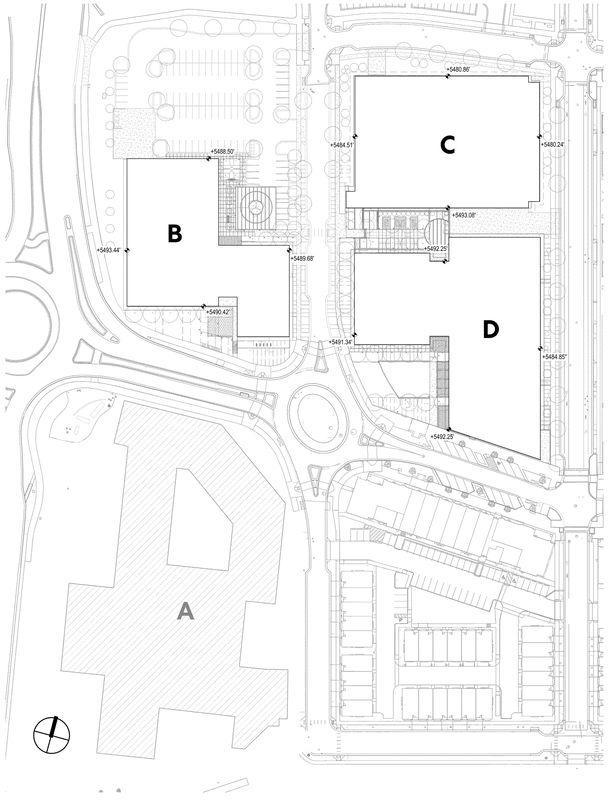
NORTH -	5488.50'	FINSH FLOOR -	5490.5'
EAST -	5489.68'	FF TO PEAK -	60'
SOUTH -	5490.42'	PEAK ELEVATION -	5550.5'
WEST -	5493.44'		
AVG GRADE -	5490.51'	**BLDG HEIGHT -**	**59.99'**

BUILDING C

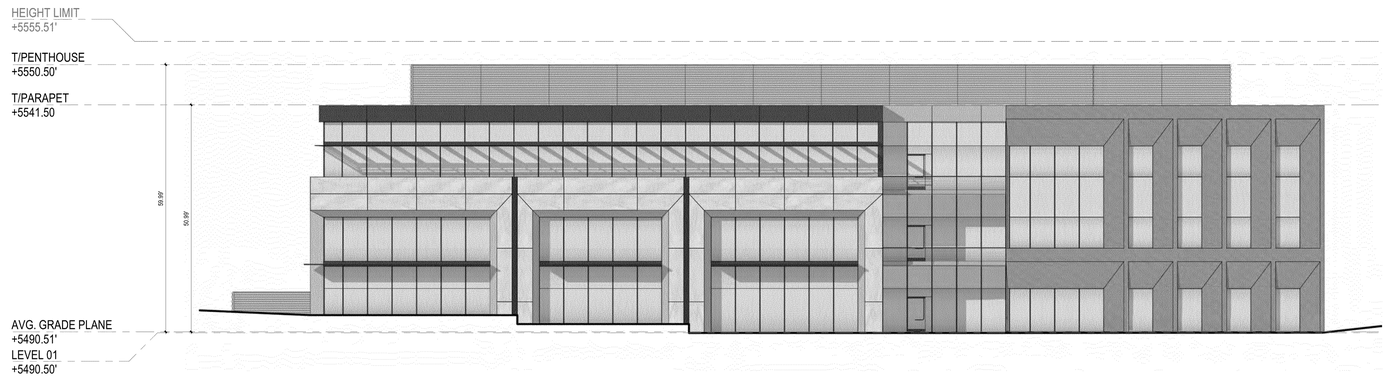
NORTH -	5480.86'	FINSH FLOOR -	5481.75'
EAST -	5480.24'	FF TO PEAK -	46.58'
SOUTH -	5493.08'	PEAK ELEVATION -	5528.33'
WEST -	5484.51'		
AVG GRADE -	5484.67'	**BLDG HEIGHT -**	**43.66'**

BUILDING D

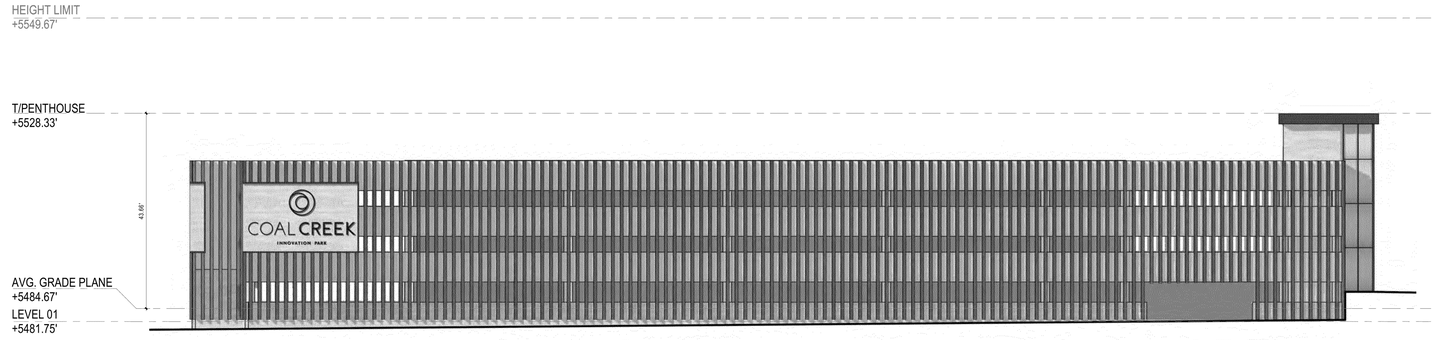
NORTH -	5492.25'	FINSH FLOOR -	5492.25'
EAST -	5484.85'	FF TO PEAK -	60'
SOUTH -	5492.25'	PEAK ELEVATION -	5552.25'
WEST -	5491.34'		
AVG GRADE -	5490.17'	**BLDG HEIGHT -**	**62.08'**



4 SITE PLAN - AVG GRADE CALCULATION
1" = 100'-0"



3 BUILDING B - EXTERIOR ELEVATION (SOUTH)
1/16" = 1'-0"



2 BUILDING C - EXTERIOR ELEVATION (NORTH)
1/16" = 1'-0"



1 BUILDING D - EXTERIOR ELEVATION (WEST)
1/16" = 1'-0"

Perkins&Will

1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
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PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS

3394 CARMEL MOUTAIN RD,
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SAN DIEGO, CA 92121

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MARK	ISSUE	DATE
2	RESPONSE TO TOWN COMMENTS	09/29/23
1	FINAL DEVELOPMENT PLAN	07/20/23

Job Number 162146.000

TITLE

HEIGHT COMPLIANCE DIAGRAMS - BLOCKS 2 & 5

SHEET NUMBER

A4.0

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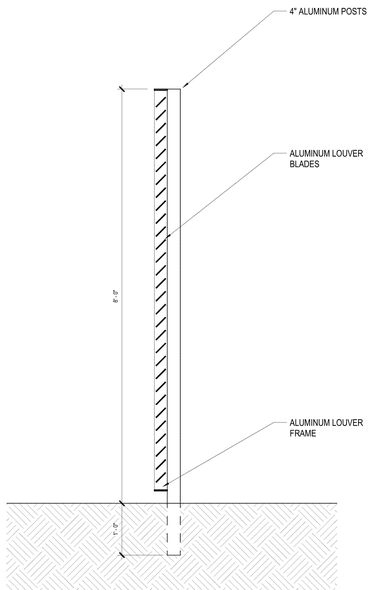
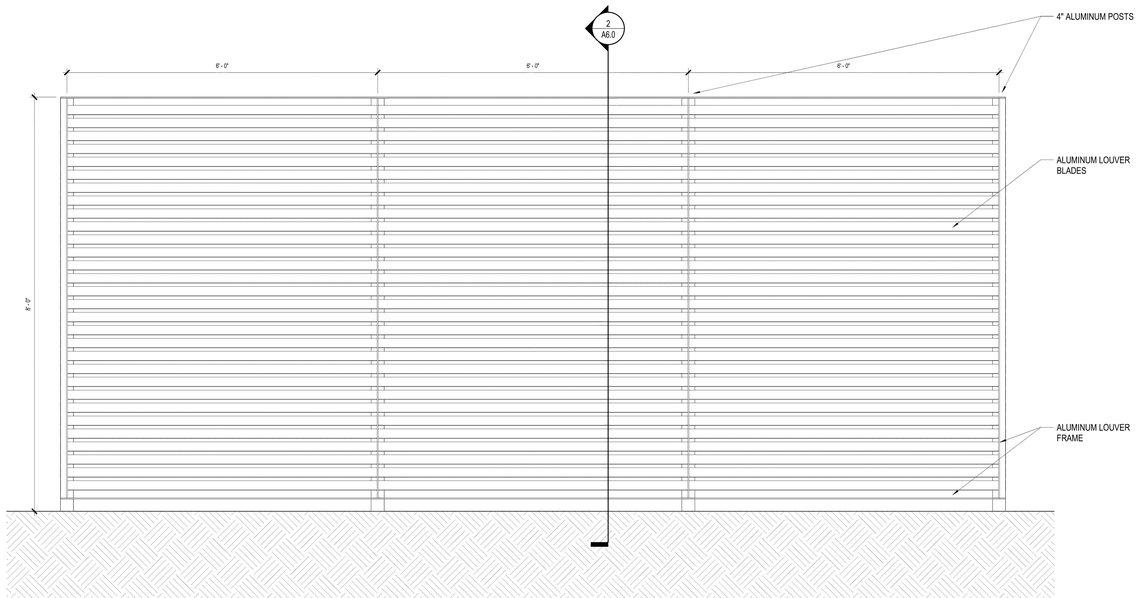


2 SCREEN WALL - SECTION
3/4" = 1'-0"



1 SCREEN WALL - ELEVATION
3/4" = 1'-0"

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2	RESPONSE TO TOWN COMMENTS	09/29/23
1	FINAL DEVELOPMENT PLAN	07/20/23

Job Number 162146.000

TITLE

METAL SCREEN WALL

SHEET NUMBER

A5.0

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3 WEST ELEVATION-PARTIAL
1/16" = 1'-0"



2 WEST ELEVATION-PARTIAL
1/16" = 1'-0"





1 SOUTH ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

CONCRETE
- C1 PRE-CAST SPANDREL PANEL

MASONRY
- B1 BRICK, LIGHT
- B2 BRICK, DARK

METAL
- M1 METAL SIDING, LIGHT
- M2 METAL PANELING, DARK
- M3 METAL RAILING, LIGHT
- M4 METAL RAILING, DARK
- M5 METAL SCREEN
- M6 METAL ROOF
- M7 METAL CANOPY
- M8 METAL PERGOLA

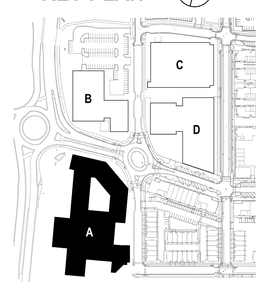
GLAZING
- G1 ALUMINUM STOREFRONT

STUCCO/ SIDING
- S1 STUCCO 1
- S2 STUCCO 2
- S3 FIBER-CEMENT SIDING 1

DOOR
- D1 EXTERIOR DOOR
- D2 ALUMINUM STOREFRONT DOOR

SIGNAGE
- X1 TENANT SIGNAGE

KEY PLAN



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2555 Walnut St.
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CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

LANDSCAPING
DIG STUDIO
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DENVER , CO 80202
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PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

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SUPERIOR , CO 80027

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ISSUE CHART

MARK	ISSUE	DATE
3	RESPONSE TO TOWN COMMENTS	12/22/23
2	RESPONSE TO TOWN COMMENTS	09/29/23
1	FINAL DEVELOPMENT PLAN	07/20/23
Job Number		222135

TITLE

EXTERIOR ELEVATIONS - BLOCK 8

SHEET NUMBER

A1.4

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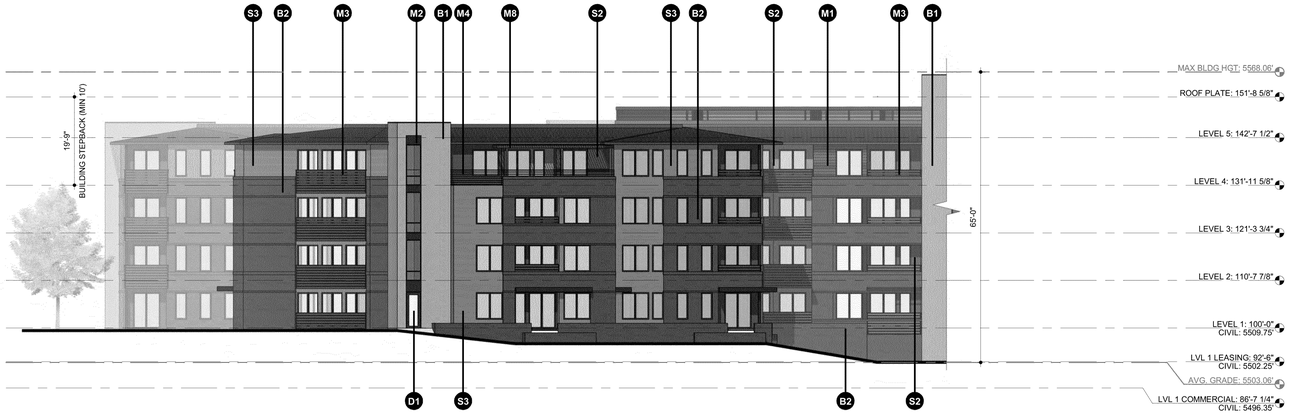
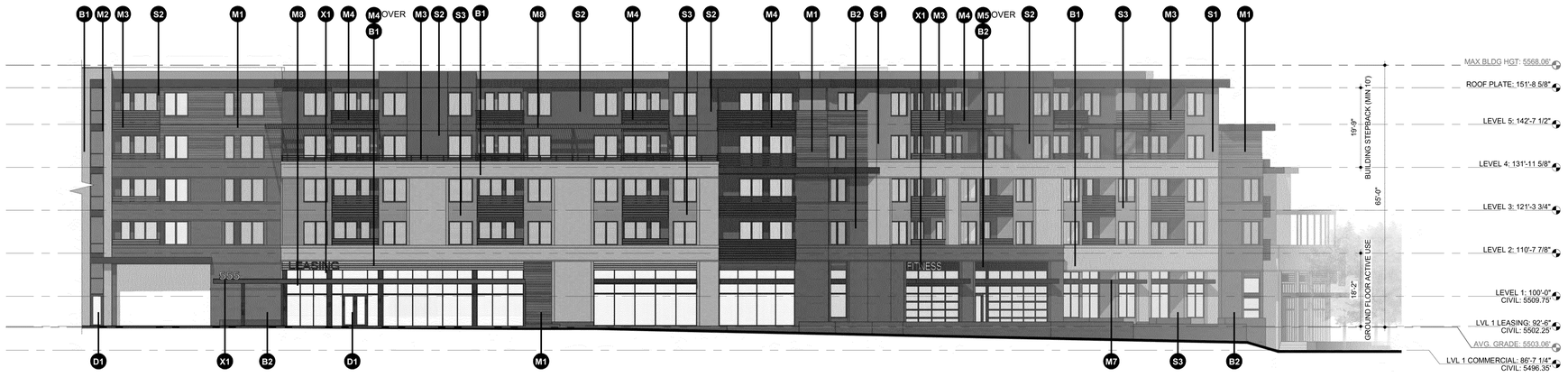


3 EAST ELEVATION-PARTIAL
1/16" = 1'-0"





2 EAST ELEVATION-PARTIAL
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

CONCRETE
- C1 PRE-CAST SPANDREL PANEL

MASONRY
- B1 BRICK, LIGHT
- B2 BRICK, DARK

METAL
- M1 METAL SIDING, LIGHT
- M2 METAL PANELING, DARK
- M3 METAL RAILING, LIGHT
- M4 METAL RAILING, DARK
- M5 METAL SCREEN
- M6 METAL ROOF
- M7 METAL CANOPY
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GLAZING
- G1 ALUMINUM STOREFRONT

STUCCO/ SIDING
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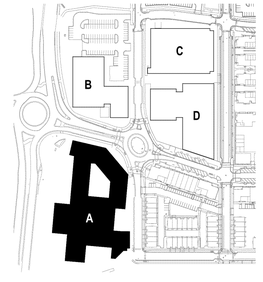
DOOR
- D1 EXTERIOR DOOR
- D2 ALUMINUM STOREFRONT DOOR

SIGNAGE
- X1 TENANT SIGNAGE

KEY PLAN



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FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
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PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

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ISSUE CHART

MARK	ISSUE	DATE
3	RESPONSE TO TOWN COMMENTS	12/22/23
2	RESPONSE TO TOWN COMMENTS	09/26/23
1	FINAL DEVELOPMENT PLAN	07/20/23

Job Number 222135

TITLE

EXTERIOR ELEVATIONS - BLOCK 8

SHEET NUMBER

A1.3

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Fascia/Trim:
Iron Ore - SW 7069

M6 Metal Roofing (Corten Look):

M8 Pergola -
Sherwind Williams
Extrusion-Fluropon-Classic-II-399B440-Copper

M1 Accent Siding and Railings:
Knotwood - Chestnut

M5

C1 Precast Concrete

M3 Light Railing - Sherwind Williams
Extrusion-Fluropon-Classic-II-399B440-Copper

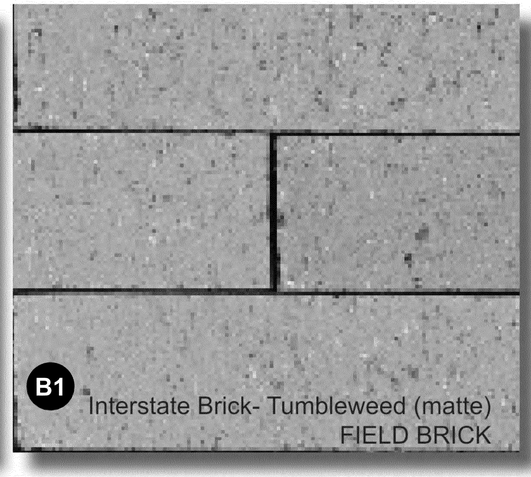
M4 Dark Railing - Iron Ore - SW 7069



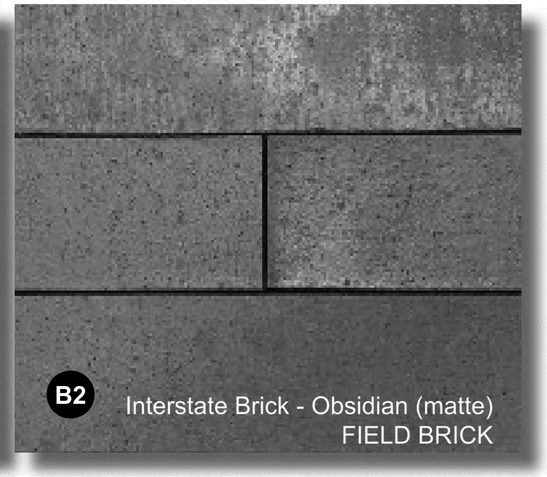
S1 Stucco Color 2:
Passive - SW 7064

S2 Stucco Color 1:
Grizzle Gray - SW 7068

All Stucco to be Fine Sand Finish



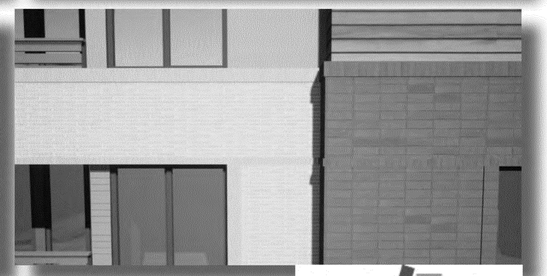
B1 Interstate Brick- Tumbleweed (matte)
FIELD BRICK



B2 Interstate Brick - Obsidian (matte)
FIELD BRICK

S3 Siding Color 1:
Passive - SW 7064





Brick coursing detail examples

KA #222135

McCaslin Apartments

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DENVER , CO 80202
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SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

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2	RESPONSE TO TOWN COMMENTS	09/29/23
1	FINAL DEVELOPMENT PLAN	07/20/23
Job Number		222135

TITLE

MATERIAL BOARD - BLOCK 8

SHEET NUMBER

A2.1

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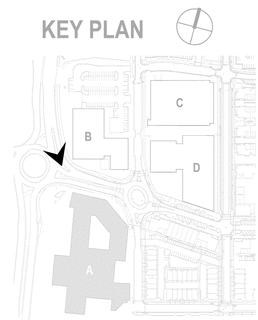
VIEW SOUTHEAST ON McCASLIN

KEY PLAN



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8308 COLORADO BLVD. SUITE 200
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1	FINAL DEVELOPMENT PLAN	07/20/23
Job Number		222135

TITLE

PERSPECTIVE - BLOCK 8

SHEET NUMBER

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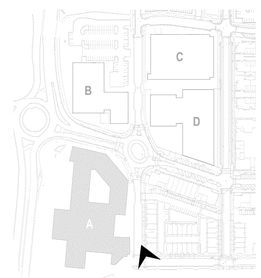
VIEW WEST ON GATEWAY

KEY PLAN



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Job Number 222135

TITLE

PERSPECTIVE - BLOCK 8

SHEET NUMBER

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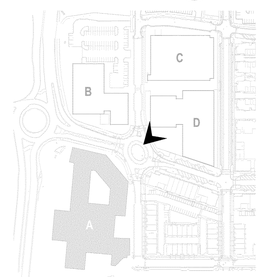
VIEW SOUTHWEST AT ROUNDABOUT

KEY PLAN



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ISSUE CHART

MARK	ISSUE	DATE
3	RESPONSE TO TOWN COMMENTS	12/22/23
2	RESPONSE TO TOWN COMMENTS	09/29/23
1	FINAL DEVELOPMENT PLAN	07/20/23
Job Number		222135

TITLE

PERSPECTIVE - BLOCK 8

SHEET NUMBER

A3.5

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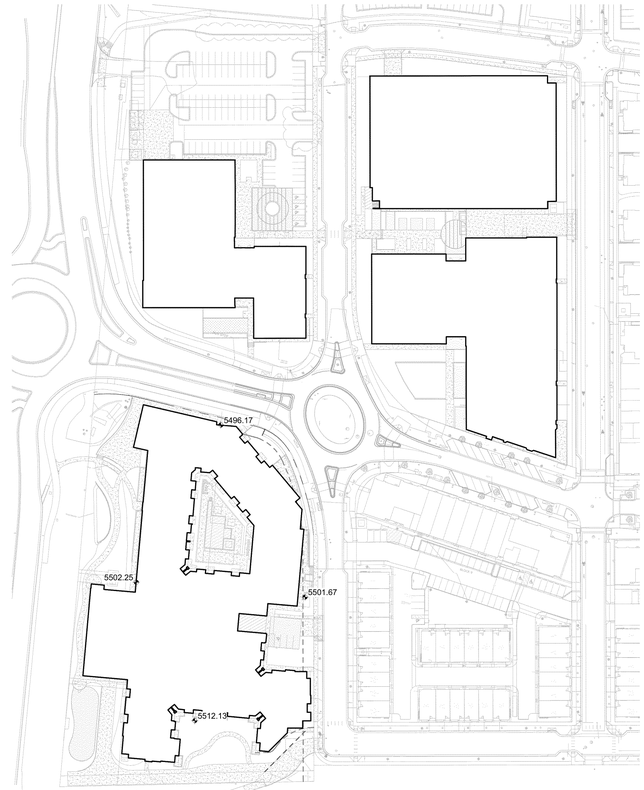
2 EAST ELEVATION
3/64" = 1'-0"



1 WEST ELEVATION
3/64" = 1'-0"

BUILDING A

NORTH -	5496.17	FIRST FLOOR -	5509.75
EAST -	5501.67	FF TO PEAK -	57.73'
SOUTH -	5512.13	PEAK ELEVATION -	5567.48
WEST -	5502.25		
AVG GRADE -	5503.06	**BLDG HEIGHT -**	**64.42**



3 SITE PLAN - AVG GRADE CALCULATION
1" = 100'-0"

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community ■ planning ■ architecture
2555 Walnut St.
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CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

LANDSCAPING
DIG STUDIO
1521 15TH STREET
DENVER , CO 80202
BILL VITEK, PLA, FASLA
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PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS

3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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HEIGHT COMPLIANCE DIAGRAM - BLOCK 8

SHEET NUMBER

A4.1

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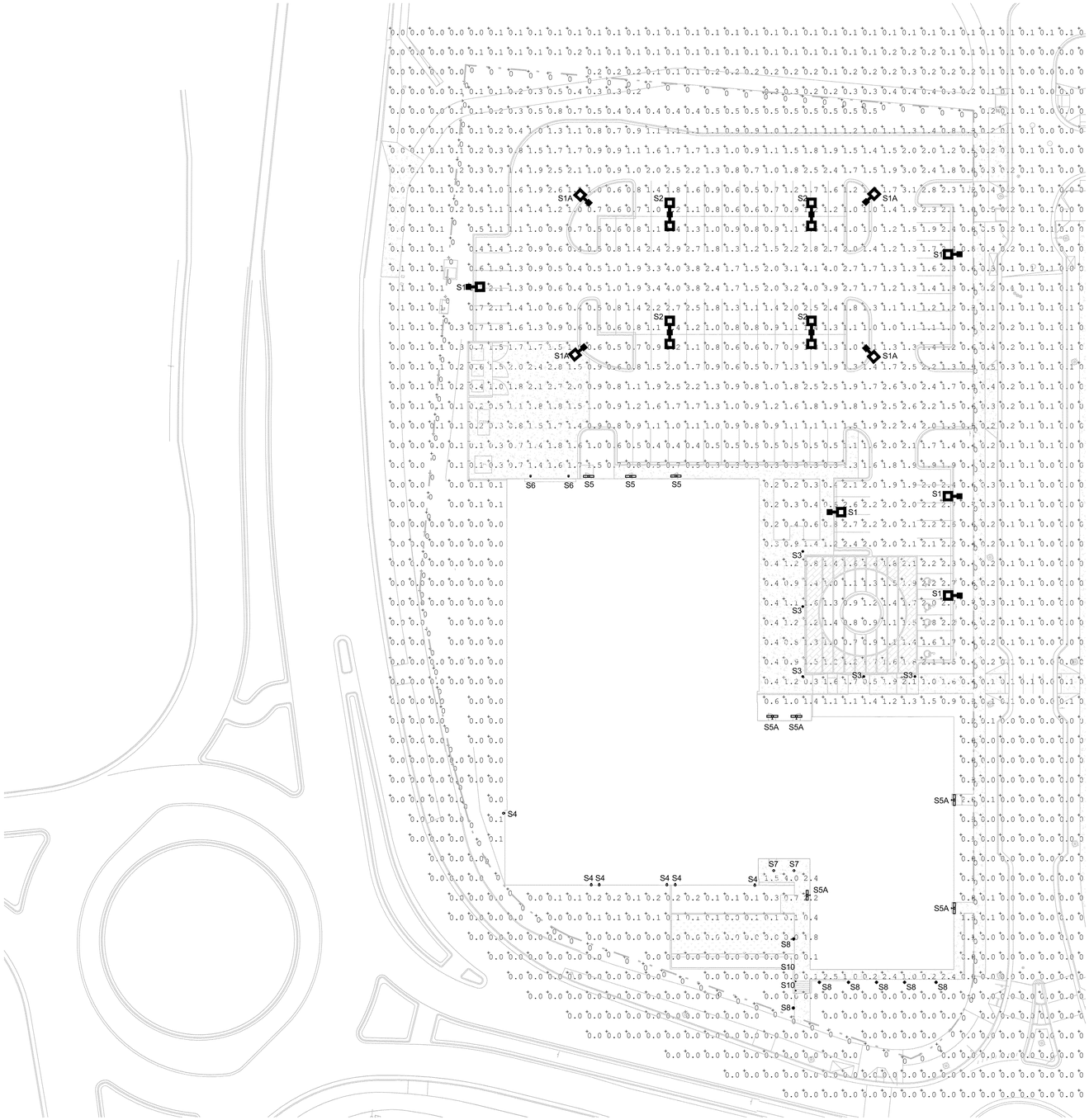

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
Block 2 Property Line @ 5' AFF	Illuminance	Fc	0.00	0	0	N.A.
Block 5 Property Line @ 5' AFF	Illuminance	Fc	0.00	0	0	N.A.
Building C Garage Top	Illuminance	Fc	1.10	3.7	0.2	18.50
Ground	Illuminance	Fc	0.53	4.1	0.0	N.A.
Building B Loading Dock	Illuminance	Fc	1.46	2.8	0.3	9.33
Building B Parking Lot	Illuminance	Fc	1.43	4.1	0.3	13.67
Building C and D Loading Dock	Illuminance	Fc	1.00	2.3	0.1	23.00

1 LIGHTING PHOTOMETRICS - BLOCK 2

SCALE: 1" = 30'-0"

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Seattle, WA 98101
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CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

MEP
AFFILIATED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
HOLLY LATTIN, P.E.
720-580-8516

LANDSCAPE ARCHITECT
DIG STUDIO
1521 15TH STREET
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PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

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2	RESPONSE TO TOWN COMMENTS	09/29/23
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Job Number 162146.000

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LIGHTING PHOTOMETRICS - BLOCK 2

SHEET NUMBER

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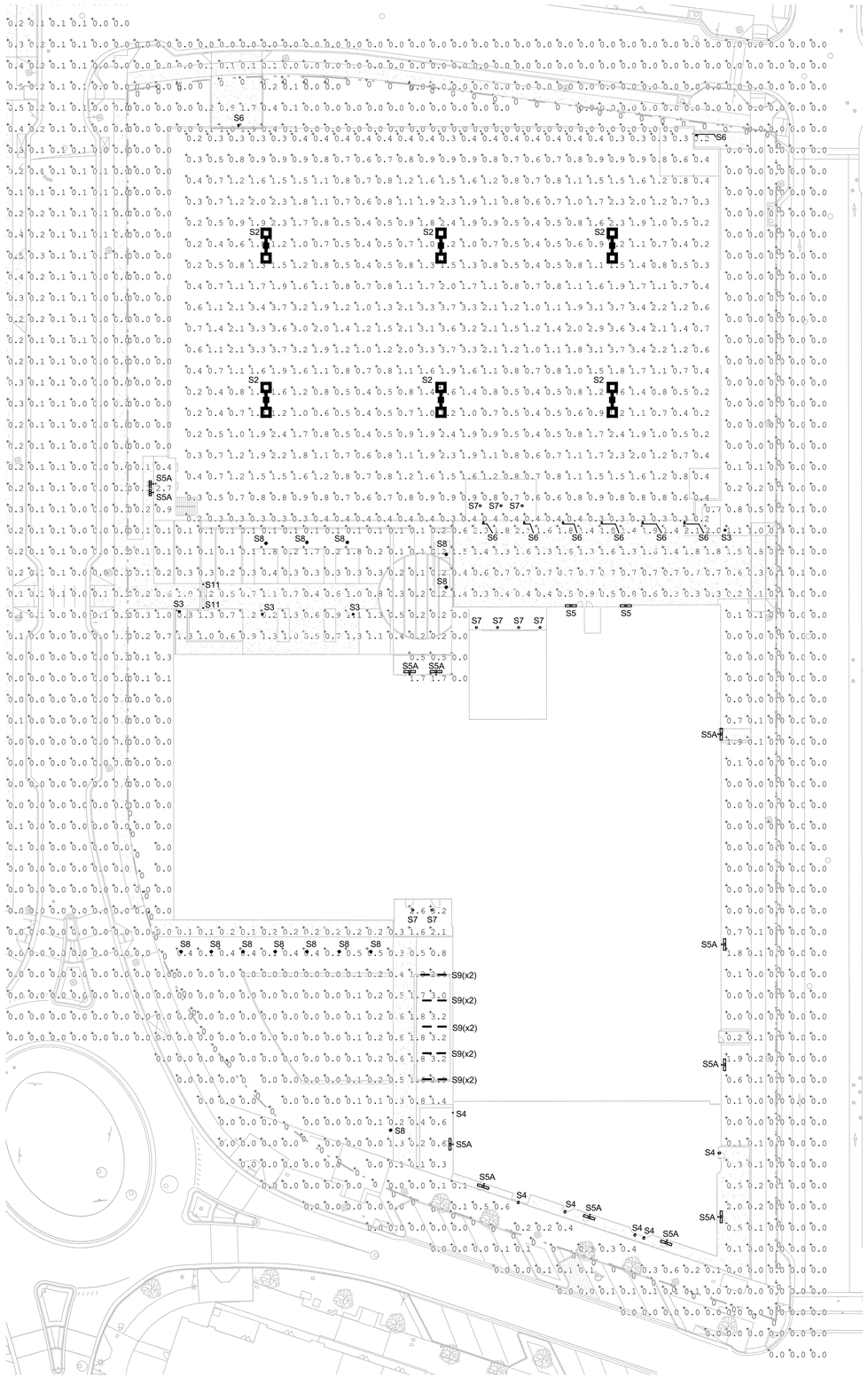

1 **LIGHTING PHOTOMETRICS - BLOCK 5**
SCALE: 1" = 30'-0"

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
Block 2 Property Line @ 5' AFF	Illuminance	Fc	0.07	0	0	N.A.
Block 5 Property Line @ 5' AFF	Illuminance	Fc	0.08	0	0	N.A.
Building C Garage_Top	Illuminance	Fc	1.10	3.7	0.2	18.50
Ground	Illuminance	Fc	0.53	4.1	0.0	N.A.
Building B Loading Dock	Illuminance	Fc	1.46	2.8	0.3	9.33
Building B Parking Lot	Illuminance	Fc	1.49	4.1	0.3	13.67
Building C and D Loading Dock	Illuminance	Fc	1.00	2.3	0.1	23.00

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1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

MEP
AFFILIATED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
HOLLY LATTIN, P.E.
720-580-8516

LANDSCAPE ARCHITECT
DIG STUDIO
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PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

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2	RESPONSE TO TOWN COMMENTS	09/29/23
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LIGHTING PHOTOMETRICS - BLOCK 5

SHEET NUMBER

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1 **LIGHTING PHOTOMETRICS - BLOCK 8 NORTH**
SCALE: 1" = 30'-0"

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Boundary @ 5' AFF	Illuminance	Fc	0.03	2.5	0.0	N.A.	N.A.
Egress Path	Illuminance	Fc	0.73	3.7	0.0	N.A.	N.A.
Fire Lane	Illuminance	Fc	0.91	3.4	0.1	9.10	34.00
Pedestrian Path	Illuminance	Fc	0.93	3.1	0.2	4.65	15.50
Pool Deck	Illuminance	Fc	4.41	7.9	2.1	2.10	3.76
Top Parking Deck	Illuminance	Fc	0.49	1.5	0.1	4.90	15.00

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1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
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CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
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720-544-2704

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1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
HOLLY LATTIN, P.E.
720-580-8516

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1521 15TH STREET
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LIGHTING PHOTOMETRICS - BLOCK 8 NORTH

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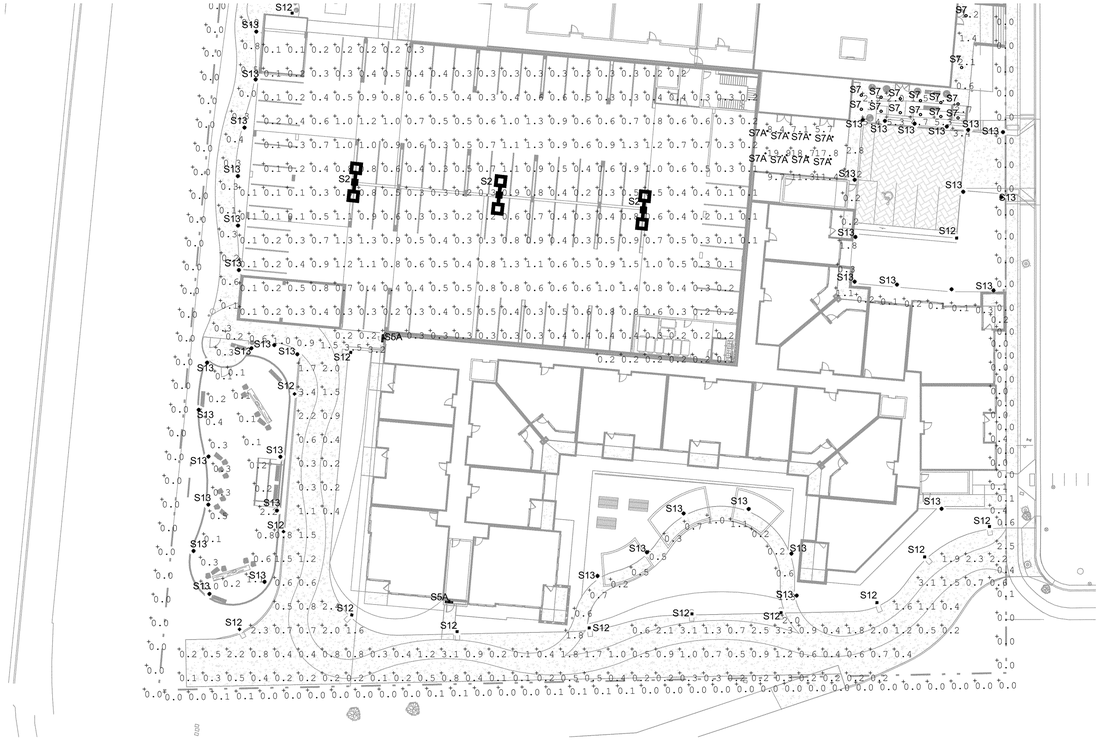

1 **LIGHTING PHOTOMETRICS - BLOCK 8 SOUTH**
SCALE: 1" = 30'-0"

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Boundary @ 5' AFF	Illuminance	Fc	0.03	2.5	0.0	N.A.	N.A.
Egress Path	Illuminance	Fc	0.73	3.7	0.0	N.A.	N.A.
Fire Lane	Illuminance	Fc	0.91	3.4	0.1	9.10	34.00
Pedestrian Path	Illuminance	Fc	0.93	3.1	0.2	4.65	15.50
Pool Deck	Illuminance	Fc	4.41	7.9	2.1	2.10	3.76
Top Parking Deck	Illuminance	Fc	0.49	1.5	0.1	4.90	15.00

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CONSULTANTS

CIVIL
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8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
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LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

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1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
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1	FINAL DEVELOPMENT PLAN	07/20/23

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LIGHTING PHOTOMETRICS - BLOCK 8 SOUTH

SHEET NUMBER

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COAL CREEK FDP LUMINAIRE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	SOURCE	WATTS	VOLT	DIMMING	HOURS OF OPERATION	MOUNTING	MOUNTING HEIGHT	LLF	CUTOFF	NOTES	FINISH
S1	WE-EF	108-2044 / 108-0982 / R65 430-0029	8699.8 LUMEN LED 3000K, 80+ CRI	81 EA	UNV	0-10V	DUSK TO DAWN	POLE	20'	0.9	B2-U0-G2 TYPE IV MEDIUM	SINGLE HEAD LED POLE LIGHT WITH BACK SHIELD, IP66 RATED GROUND MOUNTED IN PARKING LOT AND GARAGE	GREY METALLIC
S1A	WE-EF	108-2040 / 108-0982 / R65 430-0029	8506.1 LUMEN LED 3000K, 80+ CRI	81 EA	UNV	0-10V	DUSK TO DAWN	POLE	20'	0.9	B2-U0-G2 TYPE IV VERY SHORT	SINGLE HEAD LED POLE LIGHT WITH BACK SHIELD, IP66 RATED GROUND MOUNTED IN PARKING LOT AND GARAGE	GREY METALLIC
S2	WE-EF	108-2040 / 108-0980 / R65 430-0029	8506.1 LUMEN LED 3000K, 80 CRI	81 EA	UNV	0-10V	DUSK TO DAWN	POLE	20'	0.9	B2-U0-G2 TYPE IV VERY SHORT	DOUBLE HEAD LED POLE WITH BACK SHIELD, IP66 RATED GROUND MOUNTED IN PARKING LOT AND GARAGE	GREY METALLIC
S3	WE-EF	115-1517	1949.7 LUMEN LED 3000K, 80+ CRI	20 EA	UNV	0-10V	DUSK TO DAWN DIMMED TO 70%	PEDESTRIAN POLE	GROUND	0.9	B1-U3-G1 SYMMETRIC	PEDESTRIAN POLE, 157.48" TALL X 6.69" DIAMETER, IP66 RATED GROUND MOUNTED IN WALKWAYS	GREY METALLIC
S4	ALVA LIGHT	TESSIE-60-GR-3000	1221 LUMEN LED 3000K, 80+ CRI	37 EA	UNV	0-10V	DUSK TO DAWN DIMMED TO 50%	SURFACE WALL	10'	0.9	B1-U4-G2 DIFFUSE	VERTICAL SURFACE WALL MOUNTED LED LUMINAIRE, 60" TALL X 7" WIDE X 4" DIAMETER BUILDING MOUNTED ON FAÇADE	GRAPHITE
S5	ALIGHT	ALD2ST-3-DLS-30-U-HE-R-T-**-D-EC	552 LUMEN/FT LED 3000K, 80+ CRI	4.8W/FT	UNV	0-10V	DUSK TO DAWN DIMMED TO 30%	SURFACE WALL	8'	0.9	B1-U1-G0 VERY SHORT	SURFACE MOUNTED LINEAR, 4.3" TALL X 3.57" WIDE, DIRECT HE TECH DISTRIBUTION, DIRECT WALL MOUNT BUILDING MOUNTED ABOVE EXIT DOORS	TITANIUM
S5A	ALIGHT	ALD2ST-*PER PLAN*-DLS-30-U-HE-M**-T-**-D-EC	552 LUMEN/FT LED 3000K, 80+ CRI	4.8W/FT	UNV	0-10V	DUSK TO DAWN DIMMED TO 20%	SURFACE MULLION	VARIES	0.9	B1-U1-G0 VERY SHORT	SURFACE MOUNTED LINEAR, 4.3" TALL X 3.57" WIDE, DIRECT HE TECH DISTRIBUTION, MULLION MOUNT MULLION MOUNTED ABOVE EXIT DOORS	TITANIUM
S6	WE-EF	131-9575	1009.9 LUMEN LED 3000K, 80+ CRI	14.5 EA	UNV	0-10V	DUSK TO DAWN DIMMED TO 10% AT NE ENTRYWAY IN BUILDING C	WALL PACK	VARIES	0.9	B0-U0-G0 TYPE IV VERY SHORT	WALL PACK, 10.43" WIDE X 2.76" TALL X 8.86" DEEP, IP66 RATED LOADING DOCK, ENTRYWAYS	GREY METALLIC
S7	GOTHAM	EVO4-30-05-AR-*LSS*-MWD-MVOLT-GZ1-EL	500 LUMEN LED 3000K, 80+ CRI	7.2 EA	UNV	0-10V	DUSK TO DAWN	RECESSED	VARIES	0.9	B1-U0-G0 45 DEGREE CUTOFF	4" ROUND DOWNLIGHT, MEDIUM WIDE DISTRIBUTION, WET LISTED ENTRYWAYS	STANDARD
S7A	GOTHAM	EVO4-30-25-AR-*LSS*-MWD-MVOLT-GZ1-EL	2500 LUMEN LED 3000K, 80+ CRI	25.7 EA	UNV	0-10V	DUSK TO DAWN	RECESSED	VARIES	0.9	B1-U0-G0 45 DEGREE CUTOFF	4" ROUND DOWNLIGHT, MEDIUM WIDE DISTRIBUTION, WET LISTED PARKING GARAGE DRIVE ISLE	STANDARD
S8	WE-EF	114-0140	1423.9 LUMEN LED 3000K, 85+ CRI	14.5 EA	UNV	0-10V	DUSK TO DAWN DIMMED TO 20%	BOLLARD	GROUND	0.9	B0-U0-G1 TYPE IV VERY SHORT	PEDESTRIAN BOLLARD, 39.4" TALL X 10.24" WIDE, IP66/IP67 RATED GROUND MOUNTED IN WALKWAYS	GREY METALLIC
S9	LUMENWERX	V2SEALS-D-WET-EPDO-SW-80-350-30-4-UNV-D1-**-**-GSM-AL	350 LUMEN/FT LED 3000K, 80+ CRI	14.1 EA	UNV	0-10V	DUSK TO DAWN DIMMED TO 50%	SURFACE MOUNTED	15'	0.9	B1-U1-G1 VERY SHORT	SURFACE MOUNTED LINEAR, DIRECT, 2" WIDE CANOPY	ALUMINUM
S10	WILA	PUCK-XT-*RD*-30K-ASB-RMTPS-UNV-20-500-DIM	160-185 LUMEN LED 3000K, 80+ CRI	1.5 EA	UNV	0-10V	DUSK TO DAWN DIMMED TO 20%	HANDRAIL	3'	0.9	B0-U1-G0 TYPE II VERY SHORT	HANDRAIL LIGHT, .7" DIAMETER, REMOTE POWER SUPPLY, IP66 RATED COORDINATE HANDRAIL WITH ARCHITECT HANDRAIL	STANDARD
S11	WE-EF	197-0352	354 LUMEN LED 3000K, 80+ CRI	7.7 EA	UNV	0-10V	DUSK TO DAWN DIMMED TO 60%	SURFACE RECESSED	18"	0.9	B0-U2-G1 TYPE II VERY SHORT	STEPLIGHT, IP55 RATED STEPLIGHTS IN WALKWAYS	GREY METALLIC
S12	LANDSCAPE FORMS	AP-206L3-100F-30K-UV1-P2-TW1-XX/ AP-12-P2-4-C R-NA-XX-AP4HT-AP4C	2068 LUMEN LED 3000K, 80+ CRI	50	UNV	0-10V	DUSK TO DAWN DIMMED TO 50%	POLE	12'	0.9	B1-U1-G1 TYPE III VERY SHORT	NO CENTER ELEMENT PEDESTRIAN POLES	MATTE BLACK
S13	LANDSCAPE FORMS	AP-012I5-035F-30K-UV1-SM	849 LUMEN LED 3000K, 80+ CRI	20	UNV	0-10V	DUSK TO DAWN DIMMED TO 50%	BOLLARD	37"	0.9	B1-U0-G1 TYPE VS SHORT	TOP IS 9.5" DIAMETER, BOTTOM IS 7.25" DIAMETER GROUND MOUNTED IN WALKWAYS	MATTE BLACK
S14	BEGA	77 589	549 LUMEN LED 3000K, 80+ CRI	19.2	UNV	0-10V	DUSK TO DAWN DIMMED TO 50%	BOLLARD	31"	0.9	B1-U0-G1 TYPE VS SHORT	IP65 RATED INTERIOR POOL COURT YARD	BLACK
S15	BK	RS4-V3-XX-XX-12'-DE-X125-FL-9-11-E-010-120	1562 LUMEN LED 3000K, 80+ CRI	21.7	UNV	0-10V	DUSK TO DAWN DIMMED TO 50%	MULTIHEADED POLE	12'	0.9	B1-U0-G1 45 CUTOFF	IP66 RATED INTERIOR POOL COURT YARD	SATIN BLACK

GENERAL LUMINAIRE SCHEDULE NOTES:
1. ALL LED FIXTURES SHALL BE CAPABLE OF BEING TURNED FULLY OFF. 0.1% TO 10% LIGHT OUTPUT IN "OFF" STATE IS NOT ACCEPTABLE.
2. LISTED LUMENS ARE NOMINAL. LUMINAIRE SHALL PROVIDE DELIVERED LUMENS OF +/- INDICATED LUMEN PACKAGE, UNLESS NOTED OTHERWISE.

Perkins&Will
1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

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FIRESTONE, CO 80504
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12499 W. COLFAX AVENUE
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DENVER, CO 80202
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Job Number 162146.000

TITLE

LIGHTING FIXTURE SCHEDULE

SHEET NUMBER

E.05

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S1

VFL530 LED

108-2044 (previous product code: 661-5550 for reference only!)

1/4



Description
Pole or wall-mounted LED luminaire with integrated heat sinks. IP66. Class I or Class II. IK08. Marine-grade, die-cast aluminum alloy. 5CE superior corrosion protection including PCS hardware. Silicone CCG® Controlled Compression Gasket. RFC® Reflection Free Contour main lens. CAD-optimized optics for superior illumination and glare control. Integral driver in thermally separated compartment. DLC® One LED Concept. Factory-installed LED circuit board. 0-10V Dimming comes standard with luminaire. Spigot Ø 3"x5" optional available, must be indicated during order placement. Luminaire is factory-sealed and does not need to be opened during installation. Recommended mounting height 10-30 ft, depending on lamp type selected. Specify product with 7 Digit product code – Finish Color. Accessories, such as mounting, optical, and electrical, must be specified separately. Example: XXX-XXXX-9004 (Black) + XXX-XXXX (Accessory 1)

Beam Type	[R65] Type IV Medium
Light Source	LED 24/72W / 1050 mA - 3000 K
CRI	80
Gear Type	electronic gear

Nominal Luminous Flux (lm)

LED Lumens	430 lm
LEDs	24
Total Lumens	10320 lm
Tj	85 °C

Delivered Lumens Flux (lm)

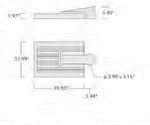
LED Lumens	362.5 lm
Total Lumens	8699.8 lm
Ta	25 °C
Rated Input Power	81 W

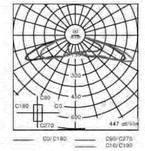
S1

VFL530 LED

108-2044 (previous product code: 661-5550 for reference only!)

2/4





Material Specification

Body:	Marine-grade die-cast aluminium alloy
Weight (lbs):	14.60
Lens:	PMMA RFC Reflection Contour Lens technology
Colours:	RAL9004 Black RAL9007 Grey Metallic RAL9016 White RAL8019 Dark Bronze
ETL	ETL, UL-1598 equivalent, CSA-C22.2#250.0. Suitable for Wet Locations.
Quick Ship	Quickship features a one week ship time for Steplights and two week ship time for the rest of our Core products. All applicable information must be included for orders to be processed and colours must be in one of our 4 standard finishes. A maximum order quantity of 30 pieces applies..
Gasket:	Silicone rubber gasket
Fasteners:	PCS Polymer Coated Stainless Steel hardware
Ingress protection:	IP66
Impact protection:	IK08
Corrosion protection:	5CE:
Surge protection:	In-line bracket 10kV Surge Protector
Mounting:	Maximum spacing for streetlighting applications depends on wattage and light distribution: 5.5 to 9 times the mounting height
Listings:	ETL, UL-1598, CSA-C22.2#250.0..Suitable for Wet Locations.
Windage (EPA):	0.5 ft²

Electrical Specification

Power supply:	Integral [ECG] electronic driver 120V-277V. 0-10V dimmable, to be specified with order.
Power factor:	> 0.9
Driver / Ballast:	Integral EC electronic converter

S1A

VFL530 LED

108-2040 (previous product code: 661-5450 for reference only!)

1/4



Description
Pole or wall-mounted LED luminaire with integrated heat sinks. IP66. Class I or Class II. IK08. Marine-grade, die-cast aluminum alloy. 5CE superior corrosion protection including PCS hardware. Silicone CCG® Controlled Compression Gasket. RFC® Reflection Free Contour main lens. CAD-optimized optics for superior illumination and glare control. Integral driver in thermally separated compartment. DLC® One LED Concept. Factory-installed LED circuit board. 0-10V Dimming comes standard with luminaire. Spigot Ø 3"x5" optional available, must be indicated during order placement. Luminaire is factory-sealed and does not need to be opened during installation. Recommended mounting height 10-30 ft, depending on lamp type selected. Specify product with 7 Digit product code – Finish Color. Accessories, such as mounting, optical, and electrical, must be specified separately. Example: XXX-XXXX-9004 (Black) + XXX-XXXX (Accessory 1)

Beam Type	[A60] Type IV Very Short
Light Source	LED 24/72W / 1050 mA - 3000 K
CRI	80
Gear Type	electronic gear

Nominal Luminous Flux (lm)

LED Lumens	430 lm
LEDs	24
Total Lumens	10320 lm
Tj	85 °C

Delivered Lumens Flux (lm)

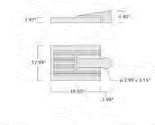
LED Lumens	354.4 lm
Total Lumens	8505.1 lm
Ta	25 °C
Rated Input Power	81 W

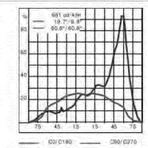
S1A

VFL530 LED

108-2040 (previous product code: 661-5450 for reference only!)

2/4





Material Specification

Body:	Marine-grade die-cast aluminium alloy
Weight (lbs):	14.60
Lens:	PMMA RFC Reflection Contour Lens technology
Colours:	RAL9004 Black RAL9007 Grey Metallic RAL9016 White RAL8019 Dark Bronze
ETL	ETL, UL-1598 equivalent, CSA-C22.2#250.0. Suitable for Wet Locations.
Quick Ship	Quickship features a one week ship time for Steplights and two week ship time for the rest of our Core products. All applicable information must be included for orders to be processed and colours must be in one of our 4 standard finishes. A maximum order quantity of 30 pieces applies..
Gasket:	Silicone rubber gasket
Fasteners:	PCS Polymer Coated Stainless Steel hardware
Ingress protection:	IP66
Impact protection:	IK08
Corrosion protection:	5CE:
Surge protection:	In-line bracket 10kV Surge Protector
Mounting:	Maximum spacing for streetlighting applications depends on wattage and light distribution: 5.5 to 9 times the mounting height
Listings:	ETL, UL-1598, CSA-C22.2#250.0..Suitable for Wet Locations.
Windage (EPA):	0.5 ft²

Electrical Specification

Power supply:	Integral [ECG] electronic driver 120-277V. 0-10V dimmable, to be specified with order.
Power factor:	> 0.9
Driver / Ballast:	Integral EC electronic converter

S2

VFL530 LED

108-2040 (previous product code: 661-5450 for reference only!)

1/4



Description
Pole or wall-mounted LED luminaire with integrated heat sinks. IP66. Class I or Class II. IK08. Marine-grade, die-cast aluminum alloy. 5CE superior corrosion protection including PCS hardware. Silicone CCG® Controlled Compression Gasket. RFC® Reflection Free Contour main lens. CAD-optimized optics for superior illumination and glare control. Integral driver in thermally separated compartment. DLC® One LED Concept. Factory-installed LED circuit board. 0-10V Dimming comes standard with luminaire. Spigot Ø 3"x5" optional available, must be indicated during order placement. Luminaire is factory-sealed and does not need to be opened during installation. Recommended mounting height 10-30 ft, depending on lamp type selected. Specify product with 7 Digit product code— Finish Color. Accessories, such as mounting, optical, and electrical, must be specified separately. Example: XXX-XXXX-9004 (Black) + XXX-XXXX (Accessory 1)

Beam Type	[A60] Type IV Very Short
Light Source	LED 24/72W / 1050 mA - 3000 K
CRI	80
Gear Type	electronic gear

Nominal Luminous Flux (lm)

LED Lumens	430 lm
LEDs	24
Total Lumens	10320 lm
Tj	85 °C

Delivered Lumens Flux (lm)

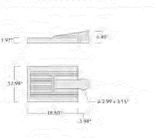
LED Lumens	354.4 lm
Total Lumens	8505.1 lm
Ta	25 °C
Rated Input Power	81 W

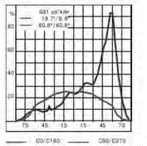
S2

VFL530 LED

108-2040 (previous product code: 661-5450 for reference only!)

2/4





Material Specification

Body:	Marine-grade die-cast aluminium alloy
Weight (lbs):	14.60
Lens:	PMMA RFC Reflection Contour Lens technology
Colours:	RAL9004 Black RAL9007 Grey Metallic RAL9016 White RAL8019 Dark Bronze
ETL	ETL, UL-1598 equivalent, CSA-C22.2#250.0. Suitable for Wet Locations.
Quick Ship	Quickship features a one week ship time for Steplights and two week ship time for the rest of our Core products. All applicable information must be included for orders to be processed and colours must be in one of our 4 standard finishes. A maximum order quantity of 30 pieces applies..
Gasket:	Silicone rubber gasket
Fasteners:	PCS Polymer Coated Stainless Steel hardware
Ingress protection:	IP66
Impact protection:	IK08
Corrosion protection::	5CE:
Surge protection:	In-line bracket 10kV Surge Protector
Mounting:	Maximum spacing for streetlighting applications depends on wattage and light distribution: 5.5 to 9 times the mounting height
Listings:	ETL, UL-1598, CSA-C22.2#250.0..Suitable for Wet Locations.
Windage (EPA):	0.5 ft²

Electrical Specification

Power supply:	Integral [ECG] electronic driver 120V-277V. 0-10V dimmable, to be specified with order.
Power factor:	> 0.9
Driver / Ballast:	Integral EC electronic converter

S3

LTM440 LED-FT

115-1517 (previous product code: 646-4320 for reference only!)

1/3



Description
IP66. Class I. IK10. Marine-grade, die-cast aluminum alloy. 5CE superior corrosion protection including PCS hardware. Silicone CCG® Controlled Compression Gasket. Polycarbonate outer lens. Service door with fused cable connecting box. CAD-optimized indirect optics for superior illumination and glare control. 0-10V Dimming comes standard with luminaire. Specify product with 7 Digit product code – Finish Color. Accessories, such as mounting, optical, and electrical, must be specified separately. Example: XXX-XXXX-9004 (Black) + XXX-XXXX (Accessory 1)

Beam Type	symmetric distribution (C60)
Light Source	LED-FT-17W (3000K)
CRI	80
Gear Type	electronic gear

Nominal Luminous Flux (lm)

LED Lumens	2890 lm
LEDs	1
Total Lumens	2890 lm
Tj	25 °C

Delivered Lumens Flux (lm)

LED Lumens	1949.7 lm
Total Lumens	1949.7 lm
Ta	25 °C
Rated Input Power	20 W

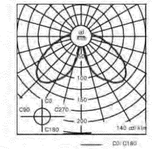
S3

LTM440 LED-FT

115-1517 (previous product code: 646-4320 for reference only!)

2/3





Material Specification

Body:	Luminaire head, base plate and base plate cover constructed in die cast aluminium
Weight (lbs):	55.10
Lens:	Clear polycarbonate lens.
Colours:	RAL9004 Black RAL9007 Grey Metallic RAL9016 White RAL8019 Dark Bronze
ETL	ETL, UL-1598 equivalent, CSA-C22.2#250.0. Suitable for Wet Locations.
Gasket:	Silicone rubber gasket
Fasteners:	PCS Polymer Coated Stainless Steel hardware
Ingress protection:	IP66
Impact protection:	IK10
Corrosion protection::	5CE
Mounting:	Light column suitable for installation in landscaped areas on concrete foundations, or in landscaped areas using optional planted root, 697-9307
Listings:	ETL listed. Suitable for wet locations.

Electrical Specification

Power supply:	Integral [ECG] LED driver in 120-277V
Driver / Ballast:	Integral EC electronic converter

Lifetime
Ta=25°/40° L70B50 > 90000h

BUG Rating:
B1 U3 G1

Perkins&Will

1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

MEP
AFFILIATED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
HOLLY LATTIN, P.E.
720-580-8516

LANDSCAPE ARCHITECT
DIG STUDIO
1521 15TH STREET
DENVER , CO 80202
BILL VITEK, PLA, FASLA
720-328-1986

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS

3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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.

ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO TOWN COMMENTS	09/29/23
1	FINAL DEVELOPMENT PLAN	07/20/23

Job Number 162146.000

TITLE

LIGHTING CUTSHEETS

SHEET NUMBER

E.06

© 2023 Perkins and Will

9/29/2023 10:11:40 AM Autodesk Docs://PMB Superior Colorado Life Sciences/MEP Model - Bldg B.rvt

TESSIE

ARCHITECTURAL SCALE, WET-LISTED EXTERIOR WALL SCONCE

alva

S4





ADA | TITLE 24 | 10YR WARRANTY | UL

APPLICATIONS	Direct/indirect grazing luminaire for exterior/interior use. Banking doors, on columns, on building facades, between windows, and elevator lobbies
SIZES	• 30" H x 7" W x 4" D, 14 lbs • 45" H x 7" W x 4" D, 21 lbs • 60" H x 7" W x 4" D, 31 lbs • 90" H x 7" W x 4" D, 42 lbs
MOUNTING	• J-Box 3.0 or 4.0 at center or end of fixture • Steel mounting system with mounting plates for facade • Vertical Mounting only
SPECIFICATIONS	• High efficiency, fully integrated proprietary LED module • UL Wet Listed • 120-277V input • 150,000+ hours rated life time • 10 Year Limited Warranty (excludes shade) • Title 24 Compliant • ADA Compliant
LAMPING	• 3000K, 3500K, 4000K • Tessie-30 : 23 watts, 729 delivered lumens • Tessie-45 : 29 watts, 957 delivered lumens • Tessie-60 : 37 watts, 1221 delivered lumens • Tessie-90 : 58 watts, 1914 delivered lumens • 0-10V Dimming (100-10%) • CRI: 80 min (85 Typical)
CONSTRUCTION	Fixture shell (shade): Heavy gauge aluminum with industrial powder coat finish and high-impact acrylic

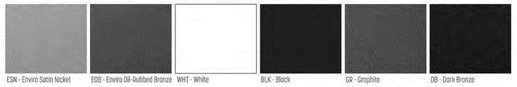
TESSIE

ARCHITECTURAL SCALE, WET-LISTED EXTERIOR WALL SCONCE

alva

S4

METAL POWDER COAT FINISH OPTIONS



ESN - Enviro Satin Nickel | EOB - Enviro Oil-Rubbed Bronze | WHT - White | BLK - Black | GR - Graphite | DB - Dark Bronze

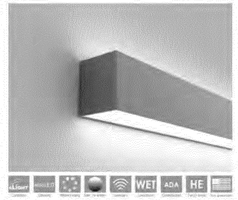


ORDER CODE:

TESSIE			
MODEL	LENGTH	METAL TRIM (ENSURE FIXTURE FINISH OPTIONS)	CCT
	30 30" 45 45" 60 60" 90 90"	ESN Enviro Satin Nickel EOB Enviro Oil-Rubbed Bronze DB Dark Bronze GR Graphite WHT White BLK Black	3000 3000K 3500 3500K 4000 4000K

ALD2ST - ACCOLADE | SPECIFICATION

S5/S5A



ALD2ST

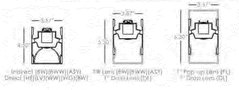
Direct/Indirect - Suspended - Wall

ALD2ST combines clean lines with high performance direct and indirect distribution, for a functional and aesthetically pleasing slim profile.

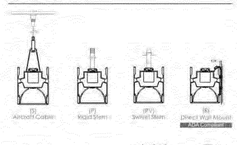
Replacement of ACCOLADE - D2

- Unique patterns with fully lit corners and intersections possible with Design Assist.
- Individual units and continuous runs in exact lengths.
- Adjustable mounting options for ease of installation.
- Custom color options.
- Multiple lens and distributions options.

DIMENSIONS



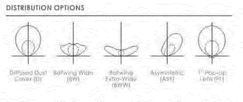
MOUNTING OPTIONS



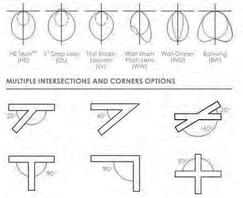
PERFORMANCE

OUTPUT	DIRECT OPTICS	NOMINAL	
		LUMEN OUTPUT	INPUT WATTS	EFFICACY
LH	HE Tech™	1114 lm/ft	9.8 W/ft	114 lm/W
	1" Drop Lens	1009 lm/ft	9.8 W/ft	103 lm/W
LS	HE Tech™	575 lm/ft	4.8 W/ft	120 lm/W
	1" Drop Lens	891 lm/ft	4.8 W/ft	186 lm/W

DISTRIBUTION OPTIONS



MULTIPLE INTERSECTIONS AND CORNERS OPTIONS



a·light

ALD2ST| SPECIFICATION GUIDE

S5/S5A

PROJECT INFORMATION

Project Name:	Date:
Type:	Quantity:

DIRECT PERFORMANCE AT 3500K

OUTPUT	DISTRIBUTION	DIRECT NOMINAL LUMEN OUTPUT	INPUT WATT	EFFICACY
LH HIGH	HE TECH™	1114 lm / ft	9.7 W / ft	114 lm /W
	FLAT BLADE LOUVERS	770 lm / ft	9.7 W / ft	79 lm /W
	1" DROP LENS	1009 lm / ft	9.7 W / ft	103 lm /W
	WALL WASH	960 lm / ft	9.7 W / ft	96 lm /W
	WALL GRAZER	914 lm / ft	9.7 W / ft	93 lm /W
	BATWING	863 lm / ft	9.7 W / ft	87.4 lm /W
LS STANDARD	HE TECH™	575 lm / ft	4.8 W / ft	119 lm /W
	FLAT BLADE LOUVERS	397 lm / ft	4.8 W / ft	81 lm /W
	1" DROP LENS	891 lm / ft	4.8 W / ft	186 lm /W
	WALL WASH	473 lm / ft	4.8 W / ft	98 lm /W
	WALL GRAZER	457 lm / ft	4.8 W / ft	95 lm /W
	BATWING	430 lm / ft	4.8 W / ft	89 lm /W

INDIRECT PERFORMANCE AT 3500K

OUTPUT	DISTRIBUTION	INDIRECT NOMINAL LUMEN OUTPUT	INPUT WATT	EFFICACY
LH HIGH	LAMBERTIAN	1110 lm / ft	10 W / ft	110 lm/W
	BATWING WIDE	1126 lm / ft	10 W / ft	117 lm/W
	BATWING EXTRA-WIDE	1094 lm / ft	10 W / ft	112 lm /W
	ASYMMETRIC	1167 lm / ft	10 W / ft	121 lm /W
	1"POP-UP LENS	1009 lm / ft	10 W / ft	102 lm /W
LS STANDARD	LAMBERTIAN	533 lm /ft	5 W / ft	106 lm/W
	BATWING WIDE	568 lm / ft	5 W / ft	114 lm/W
	BATWING EXTRA-WIDE	547 lm / ft	5 W / ft	112 lm /W
	ASYMMETRIC	584 lm / ft	5 W / ft	120 lm /W
	1"POP-UP LENS	891 lm / ft	5 W / ft	186 lm /W

ALD2ST +

ALD2ST SERIES	LENGTH OR PATTERN TYPE	+ OUTPUT	LED CCT	CRI	VOLTAGE	+ DISTRIBUTION
ALD2ST	Nominal Length* Exact Length** "L" Shape*** "U" Shape*** Rectangle/Square*** Custom Pattern****	ILS Indirect LED Standard ILH Indirect LED High IC Indirect LED Custom* + DLS Direct LED Standard DLH Direct LED High DC Direct LED Custom*	27 2700K 30 3000K 35 3500K 40 4000K DW Dim to warm* TW Tunable white*	80+ CRI CRI 90+ CRI*	U 120V-277V 3 347V	D Indirect Lambertian Dual Cover BW Indirect Batwing Wide* BWW Indirect Batwing Extra-Wide* ASY Indirect Asymmetric PL Indirect 1" Pop-Up Lens** + HE Direct HE Tech™*** LV Direct Flat Blade Louver*** PC Direct Polycarbonate WEP*** DL Direct 1" Drop Lens*** WW Direct Wall Wash WG Direct Wall Grazer BW Direct Batwing Wide

MOUNTING	FINISH	CIRCUITING	DIMMING	EMERGENCY	SENSORS	OPTIONS
S Aircraft cable* P Rigid stem** PV Swivel stem** R Direct wall mount*** H H-Bracket mount*** M Mullion block**** JS Partial span J Full span	T Titanium W White B Black Q Other*	1 One circuit* 2 Multi circuit* M Other**	D Standard 0-10V dimming* D1 Hi Lumo Ecosystems, TE, Hubbell* D2 Prisa dimming** D4 DALI plug-in-play, on-off, NAIR nLight RA3E (dim-to-off)*** NWIR nLight RWired (dim-to-off)	EC Circuited E Battery*	OF Occupancy Sensor - fixture PF Photocell / Daylight Sensor - Fixture OPF Occupancy / daylight Sensor - Fixture	SF Single Fuse, Specify 120V or 277V TRIM Trim TRBL White painted flange FRALTBD Black painted flange Flange ship only BLK for pricing only FCPC Flange custom paint color NBB nLight® Lumen Compensation generator transfer device. Specify 120V or 277V BDCBI High CRI (95+) CP Chicago Plenum. Specify 120V or 277V for 5000mm and above. RBL RELOC® ready luminaire connectors, enable a simple and consistent factory installed option across all RBL luminaire brands. Available only with RRU, RRUB, RRUAE, and RRLC125. Refer to RRL spec sheet on www.acuitybrands.com for RELOC® product specifications. Allows ceiling access required.

a·light

3708 MARTIAGE WAY | SUGARMER, GA 30024 | (760) 727-9448
ALIGHT.COM | PRV-SA4-1117-2022

PLS420 LED

131-9575 (previous product code: 620-7574 for reference only!)

1/4

we-ef

S6

Description

IP66. Class I. IK08. Marine-grade, die-cast aluminium alloy. SCE superior corrosion protection including PCS hardware. Silicone CCG® Controlled Compression Gasket. CAD-optimized optics for superior illumination and glare control. Integral driver. Advanced thermal management protects LEDs while optimizing lumens output. 0-10V Dimming comes standard with luminaire. Luminaire is factory-sealed and does not need to be opened during installation. Luminaire can be mounted for up or down lighting. Specify product with 7 Digit product code – Finish Color. Accessories, such as mounting, optical, and electrical, must be specified separately. Example: XXX-XXXX-9004 (Black) + XXX-XXXX (Accessory 1)

Beam Type	[A60] Type IV Very Short
Light Source	LED-6/12W / 700 mA - 3000 K
CRI	80
Gear Type	electronic gear

Nominal Luminous Flux (lm)

LED Lumens	290 lm
LEDs	6
Total Lumens	1740 lm
Tj	85 °C

Delivered Lumens Flux (lm)

LED Lumens:	168.3 lm
Total Lumens	1009.9 lm
Ta	25 °C
Rated Input Power	14.5 W

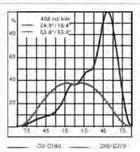
PLS420 LED

131-9575 (previous product code: 620-7574 for reference only!)

2/4

we-ef

S6



Material Specification

Body:	Marine-grade, die-cast aluminium alloy
Weight (lbs):	9.30
Lens:	Safety glass lens
Colours:	RAL9004 Black RAL9007 Grey Metallic RAL9016 White RAL8019 Dark Bronze
Gasket:	Silicone CCG® Controlled Compression Gasket
Fasteners:	PCS hardware
Ingress protection:	IP66
Impact protection:	IK08
Corrosion protection:	SCE
Listings:	ETL listed. Suitable for wet locations.

Electrical Specification

Power supply:	Integral [ECG] electronic driver 120V-277V. 0-10V dimmable, to be specified with order.
Driver / Ballast:	Integral EC electronic converter

Lifetime

Ta=25°/40° | 140k10 > 90000h

BUG Rating:

B0 U0 G0

Optical Accessories

Light shield

Light shield LS180 to greatly reduce or eliminate light pollution. PA injection moulded component, black matt. Suitable for asymmetric light distribution [S60], [S65], [S70], [R65], [P65].

gotham | E V O

Multiple Layers of Light

Luminaire Type:

Catalog Number:

S7

General Illumination Round Downlight 4"

Feature Set

- Bounding Ray™ optical design
- Unitized optics mechanically attach the light engine to the lower reflector for complete optical alignment.
- 45° cutoff to source and source image
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam Ellipse; 85 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered ceiling
- Available with 10% dimming, 1% dimming, or dim to dark
- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- ENERGY STAR® certified product
- LGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 450kg per CIE 117-1995 Discomfort Glare in Interior Lighting, USR FAQ

Distribution



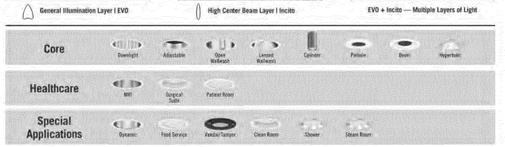
Superior Performance*

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500
Delivered Lumens	271	573	808	1001	1527	1994	2580	3110	3532	4120	4584
Wattage	3.1	7.2	7.9	8.8	13.7	19.5	25.7	31.2	38.4	35.4	40.1
Lumens per Watt	87.4	79.6	102.3	113.8	111.5	102.3	100.4	99.7	94.1	116	114

*Based on 3500K AR LSS MWD BDCBI

Coordinated Apertures I Multiple Layers of Light





EVO4 page 1 of 7

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gotham | E V O

S7

4" General Illumination Round Downlight

Luminaire Type:

Catalog Number:

Design Select options indicated by top color background

EXAMPLE: EV04 35/25 AR WWD LSS 12G EZ1

Series	Color Temperature	Nominal Lumen Values	Reflector & Flange Color	Trim Style	Finish	Distribution	Voltage
EV04	27/ 2700 K 30/ 3000 K 35/ 3500 K 40/ 4000 K 50/ 5000 K	02 250 lumens 05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens 30 3000 lumens 35 3500 lumens 40 4000 lumens 45 4500 lumens	AR Clear PR Powder WTR Wheat GR Gold WH White BLK Black WGRAY Anti-microbial TRALTBD RAL paint for pricing only TCPC Custom paint color	(blank) Satin Reveal FL Flangeless	LSS Semi-specular LB Matte diffuser LS Specular	WD Medium (0.9 - 4mH) MWD Medium wide (1.5 mH) WW Wide (1.2 x' mH)	UNV/ 120 - 277 347**

Driver[1]	Control Interface	Emergency Options	Options
EZ1D 0-10V dimming down to 10% EZ1 0-10V dimming down to 1% EZ1 eldoLED 0-10V EOSHrive. Linstar dimming to 1% mins. EZB eldoLED 0-10V SOLOHrive. Logarithmic dimming to <1%. EDAR eldoLED SOLOHrive DALI. Logarithmic dimming to <1%. EDXB eldoLED POWERHrive DMX with RDM (remote device management). Square Law dimming to <1%. Minimum 1000 lumens. Includes termination resistor. Refer to DMXR Manual. ECOD[2] Lutron Ecosystem digital Hi-Lume 1% soft-on, fade to black. Min 250LLM., Max 8000LM.	NLT nLight® dimming pack controls NLTEB[3,4] nLight® dimming pack controls emergency circuit NLTAIR2[3] nLight® Air enabled nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit. NLTAIREM2[3,5] nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit with battery pack options.	EL[6] Emergency battery pack, 10W, with integral test switch ELR[6] Emergency battery pack, 10W, with remote test switch ELSD[6] Emergency battery pack, 10W, with self-diagnostics, integral test switch ELRSD[6] Emergency battery pack, 10W, with self-diagnostics, remote test switch E10WCP[6] Emergency battery pack, 10W Constant Power, CA Title 20 compliant with integral test switch E10WCPR[6] Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch DGTD Bodine generator transfer device. Specify 120V or 277V.	SF Single Fuse, Specify 120V or 277V TRIM[7] White painted flange. TRBL[7] Black painted flange. FRALTBD[7] Flange ship only BLK for pricing only FCPC Flange custom paint color NBB[8] nLight® Lumen Compensation generator transfer device. Specify 120V or 277V BDCBI High CRI (95+) CP[9] Chicago Plenum. Specify 120V or 277V for 5000mm and above. RRL RELOC® ready luminaire connectors, enable a simple and consistent factory installed option across all RBL luminaire brands. Available only with RRUA, RRUB, RRUAE, and RRLC125. Refer to RRL spec sheet on www.acuitybrands.com for RELOC® product specifications. Allows ceiling access required.

ACCESSORIES — order as separate catalog numbers (shipped separately)

SGA4	Sloped ceiling adapter. Degree of slope must be specified (6D, 10D, 15D, 20D, 25D, 30D). Ex: SGA4 10D. Refer to TECH-190.
CTAEV04	9" Aperture ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 5").
CTA4-3 FK	4"-8" Aperture ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 3"). For use with CWHD/DWH trims; EDRD, CP or nSuite options.
ESD RC	0-10V wallbox dimmer. Refer to RDS-RC.

ORDERING NOTES

1. Not available with finishes.
2. Replace with application RAL number and finish when ready to order. See RAL ARCHITECTURE for available color options. Not available with emergency battery pack options.
3. Not available with emergency battery pack options.
4. Supplied with factory installed step down transformer.
5. Refer to TECH-190 for compatible dimmers.
6. Not available with nLight®.
7. Must specify voltage.
8. ER for use as UL924 Emergency Operation via power servo mod. Will require an emergency hot feed and normal hot feed. LM kit use as UL924 Emergency Operation via power interrupt detection.
9. Not available DALI or DMX drivers. Not available with CP or NBD options. Not recommended for metal ceiling installations.
10. When combined with the EZ1, EZ10, or EZB option, normal luminaires (non-emergency) can be used as a normal power sensing device for nearby nLight AIR devices and luminaires with EM emergency options.
11. 11" of plenum depth or top access required for battery pack maintenance.
12. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with WH (white reflector) or FL (flangeless) option.
13. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with BLK (black reflector) or FL (flangeless) option.
14. Fixture begins at 80% light level. Must be specified with NLT or NLTEB. Only available with EZ10 and EZ1 drivers.
15. Not available with ELR, nRQ, or EXAE, or any nLight® AIR dimming options.

EV04 page 2 of 7

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gotham

Perkins&Will

1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-54-2704

MEP
AFFILIATED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
HOLLY LATTIN, P.E.
720-580-8516

LANDSCAPE ARCHITECT
DIG STUDIO
1521 15TH STREET
DENVER , CO 80202
BILL VITEK, PLA, FASLA
720-328-1986

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS

3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO TOWN COMMENTS	09/29/23
1	FINAL DEVELOPMENT PLAN	07/20/23
Job Number		162146.000

TITLE

LIGHTING CUTSHEETS

SHEET NUMBER

E.07

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SHEET 37 of 75

9/29/2023 10:13:01 AM Autodesk Docs://PMB Superior Colorado Life Sciences/MEP Model - Bldg B.rvt

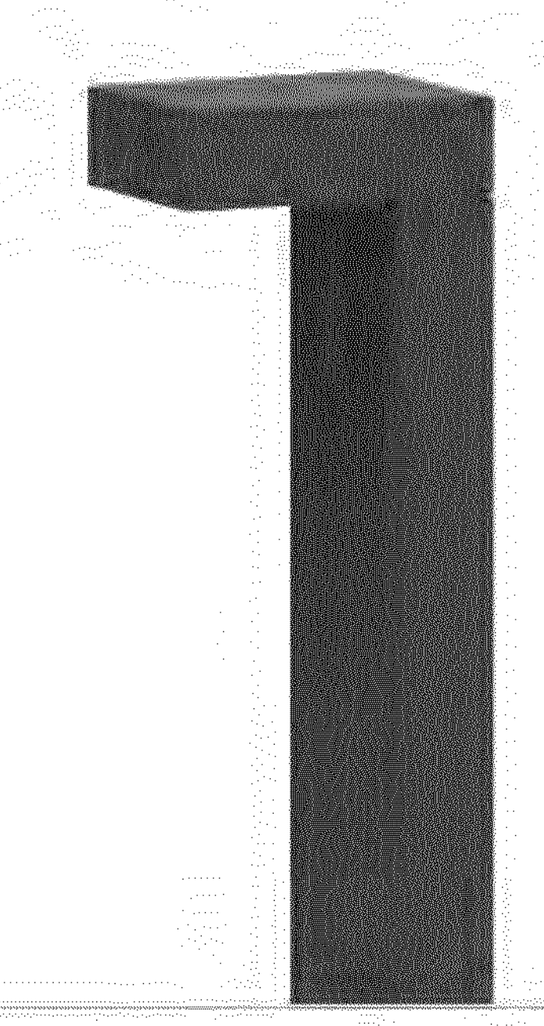
S8

PSY424 LED

114-0140 (previous product code: 637-5420 for reference only!)

1/3

we-ef



Description

IP66. Class I. IK10. Marine-grade, all aluminum construction. Pole section features galvanized steel reinforcement core. 5CE superior corrosion protection including PCS hardware. Silicone CCG® Controlled Compression Gasket. Polycarbonate main lens. CAD-optimized optics for superior illumination and glare control. Integral driver. OLC® One LED Concept. Factory-installed LED circuit board. 0-10V Dimming comes standard with luminaire. Pre-wired post complete with 10kV surge protector in cable connection box. Specify product with 7 Digit product code – Finish Color. Accessories, such as mounting, optical, and electrical, must be specified separately. Example: XXX-XXXX-9004 (Black) + XXX-XXXX (Accessory 1)

Beam Type	[A60] Type IV Very Short
Light Source	LED-6/12W / 700 mA - 3000 K
CRI	80
Gear Type	electronic gear
Nominal Luminous Flux (lm)	
LED Lumens	290 lm
LEDs	6
Total Lumens	1740 lm
Tj	85 °C
Delivered Lumens Flux (lm)	
LED Lumens	237.3 lm
Total Lumens	1423.9 lm
Ta	25 °C
Rated Input Power	14.5 W

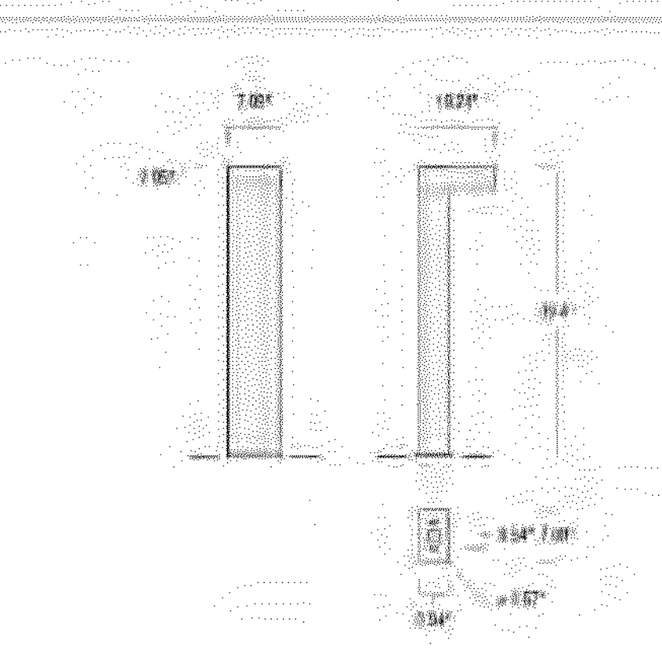
S8

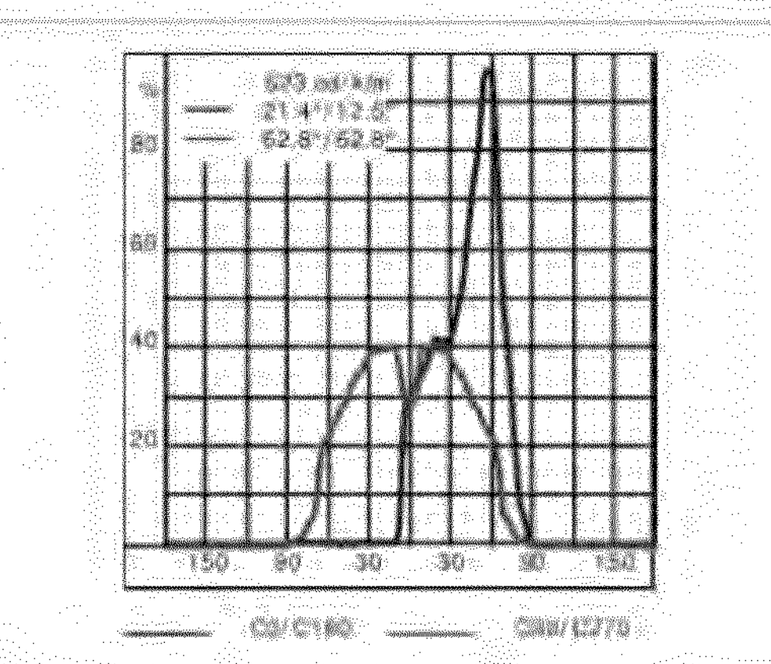
PSY424 LED

114-0140 (previous product code: 637-5420 for reference only!)

2/3

we-ef





Material Specification

Body:	Marine-grade, all-aluminium construction. Pole section features galvanised steel reinforcement core
Weight (lbs):	52.91
Lens:	RFC<b class="reg-mark-pdf">® Reflection Free Contour main lens
Colours:	RAL9004 Black RAL9007 Grey Metallic RAL9016 White RAL8019 Dark Bronze
ETL	ETL, UL-1598 equivalent, CSA-C22.2#250.0. Suitable for Wet Locations.
Quick Ship	Quickship features a one week ship time for Steplights and two week ship time for the rest of our Core products. All applicable information must be included for orders to be processed and colours must be in one of our 4 standard finishes. A maximum order quantity of 30 pieces applies.
Gasket:	Silicone CCG® Controlled Compression Gasket
Fasteners:	PCS Polymer Coated Stainless Steel Hardware
Ingress protection:	IP66/IP67
Impact protection:	IK10
Corrosion protection:	5CE
Listings:	ETL Listed. Suitable for wet locations.

Electrical Specification

Power supply:	Integral [ECG] electronic driver 120V-277V, 0-10V dimmable, to be specified with order.
Power factor:	> 0.9
Driver / Ballast:	Integral EC electronic converter

Lifetime
Ta=25°/40° L90B10 > 90000h

BUG Rating:

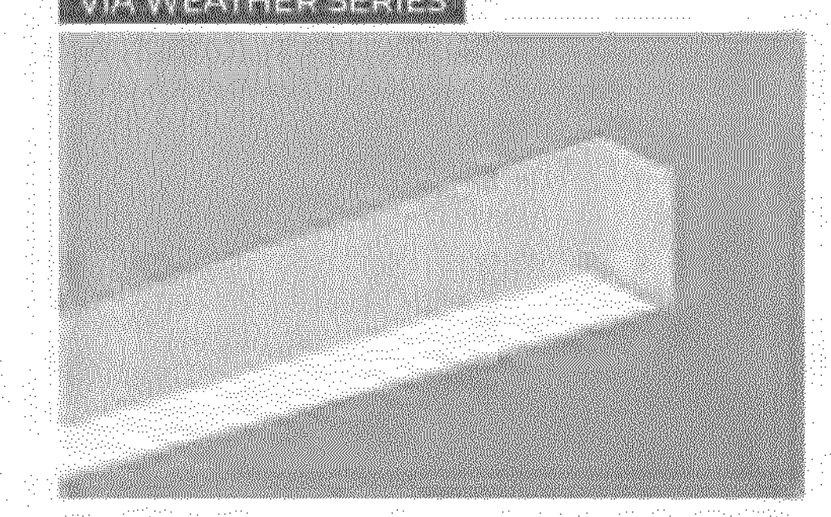
S9

VIA 2 SEAL

LUMENWERX

SURFACE
DIRECT
STATIC WHITE, BIOS ST/DY
VIA WEATHER SERIES

Project:
Type:



DESCRIPTION

Sealed with silicone gaskets, Via Seal fixtures are intended for wet locations and can be pendant, surface, wall, or recessed mounted. They can act alone as discrete luminaires, or be arranged in continuous lines or patterns. Via 2 Seal is suitable for wet locations where temperatures are moderate and in which spaces are regularly wiped down and frequently in contact with debris and/or moisture. These luminaires can be used to create continuous, unbroken lines of light. See separate spec sheets for patterns and other available mountings.

IMPORTANT

IK05

Up to 99 lm/W performance

Order Guide

LUMINAIRE ID	DISTRIBUTION	ENVIRONMENT [1]	OPTIC	LIGHT SOURCE [2]	CRI
V2SEALS	D	WET			
V2SEALS - Via 2" Seal Surface	**D** - Direct	**WET** [2] - Wet Suitable (IP44)	**EPDO** - Environmentally Protected Direct Optic **ASDO** - Asymmetric Soft Direct Optic	**SW** - Static white **BIOSST** - Static biologically-optimized lighting **BIOSDY** - Dynamic biologically-optimized lighting	**80** - 80 CRI **90** [4] - 90 CRI

LUMEN PACKAGE	COLOR TEMP.	LUMINAIRE LENGTH	VOLTAGE	DRIVER [9]
350 - Low output 350 lm/ft **500** - Medium output 500 lm/ft **750** [5] - High output 750 lm/ft	**27** [6] - 2700K **30** - 3000K **35** - 3500K **40** - 4000K **50** [6] - 5000K	**#FT#IN** [7] - Specify nominal length (#) in 1' and/or 1" increments **Standard nominal lengths:** Single units: 2' - 12' Continuous runs: lengths over 12'	**120** - 120V **277** - 277V **UNV** - 120V-277V **347** [8] - 347V	**D1** - 1% 0-10V **DA** [10] - DALI **LTEA2W** [11] - Lutron 1% - 2 wire FP 120V **LDE1** [10] - Lutron Hi-lume 1% Eco **ELD1** - eldoLED 1% ECOdrive 0-10V **ELD0** - eldoLED 0.1% SOLOdrive 0-10V **RLTD10** [12] - Low-temperature 10% 0-10V

ELECTRICAL	ELECTRICAL SECTIONS (optional)	POWER FEED	MOUNTING	FINISH	OPTIONS
			GSM		
1C - 1 circuit **#MC** [13] - Multi circuit **EC** - Emergency powered fixture **NL** - Night light fixture **DL** - Daylight fixture **GTD** [14,15,16] - Generator transfer device fixture	**#EC##** [19] - Emergency-powered section **#NL##** [19] - Night light section **#DL##** [19] - Daylight section **#GTD##** [19,20,21,22] - Generator transfer device section **#EMB** [21,22,23] - Emergency battery **NA** - None	**TF** - Top feed **EF** - End feed	**GSM** - Gasketed surface mount	**W** - Matte white **AL** - Aluminum **WA** - White antimicrobial Silverwerx **CF#** - Custom finish, specify RAL#	**NATA** - Natatorium finish **CRF** - Corrosion resistant finish **NA** - None

WELL WELL

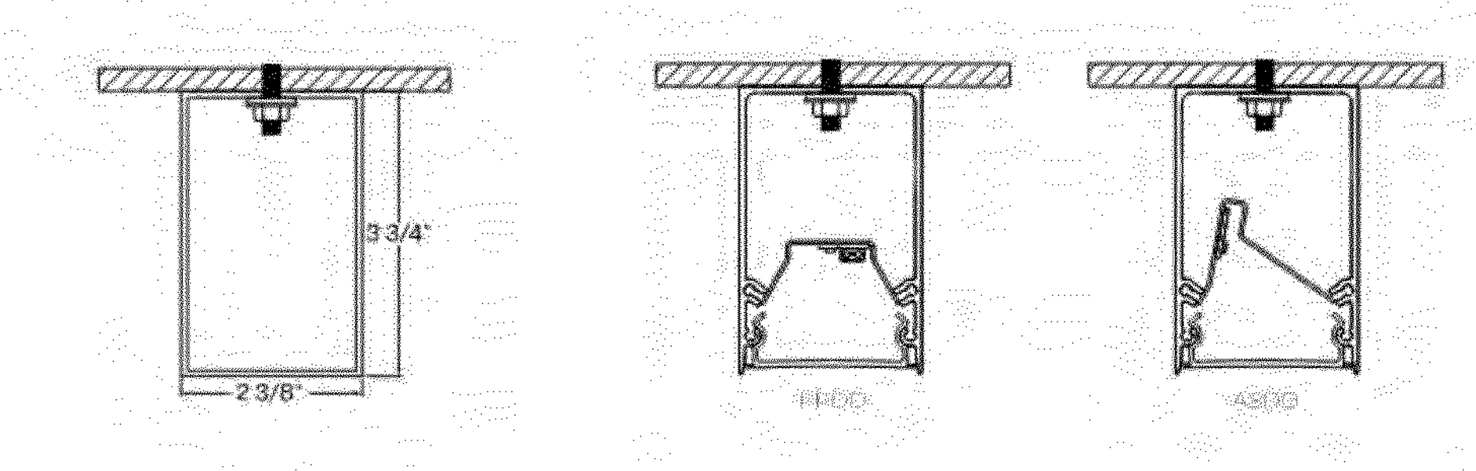
S9

VIA 2 SEAL

LUMENWERX

SURFACE
DIRECT
STATIC WHITE, BIOS ST/DY
VIA WEATHER SERIES

Section Views



Environment Options

The Via Weather Series offers four levels of protective sealing: Level 1, Level 2, Level 3, and Level 4.
Via 2 Seal is available with one environment option: Wet Suitable (WET) at Level 1.
For other levels of protective sealing, please see Via 3 Seal or Via 4 Seal spec sheets for Level 1 and Level 2, Via Wet spec sheets for Level 3, and Via Splash spec sheets for Level 4.

FEATURES	Wet Suitable (IP44) (WET)
Indoor application that requires wipe down	•
Healthcare application	•
Outdoor application with restrictions: under canopy only	•
Continuous line of light over 12 ft	•
Water and dust resistant	•
Water and dust protected	X
Not suitable for extreme weather applications	•
Damp listed	•
Wet listed	X

WELL WELL

S9

VIA 2 SEAL

LUMENWERX

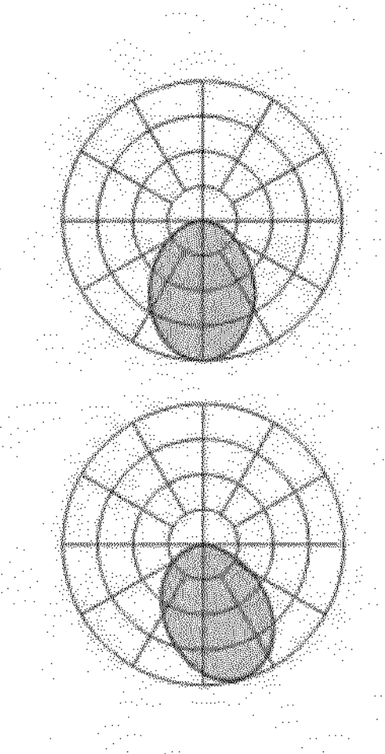
SURFACE
DIRECT
STATIC WHITE, BIOS ST/DY
VIA WEATHER SERIES

Photometrics

MULTIPLIER TABLE
Please follow the multiplier table to ensure correct lumen value. CCT and CRI, will change the lumen output.

Multiplier - CCT/CRI

CCT (K)	WATTS CRI 80	WATTS CRI 90	LPW CRI 80	LPW CRI 90
2700	1.06	1.27	0.94	0.79
3000	1.02	1.23	0.98	0.81
3500	1.00	1.19	1.00	0.84
4000	1.00	1.18	1.00	0.85
5000	0.95	1.12	1.05	0.89



EPDO - Delivered Lumens at 40K at 80 CRI

LUMENS PER FOOT	TOTAL LUMENS PER 4FT	INPUT WATTS	LPW
350	1400	14.1	99
500	2000	20.7	97
750	3000	32.6	92

ASDO - Delivered Lumens at 40K at 80 CRI

LUMENS PER FOOT	TOTAL LUMENS PER 4FT	INPUT WATTS	LPW
350	1400	17.0	82
500	2000	25.2	79
750	3000	40.1	75

WELL WELL

S10

PUCK XT

Recessed LED Handrail Luminaire

WILA

DESCRIPTION

Puck XT is a self-contained recessed luminaire for installation into round or square metal handrail profiles or similar metallic structures.. The lighting module is available in warm or neutral color temperatures with a choice of light distributions to satisfy a variety of installation conditions.



FEATURES

- Self-contained stainless steel IP-66 rated LED module
- Remote driver allows up to 15 PUCK XT modules per circuit
- Shunt bypass allows remaining modules to operate in case of single failure
- Three light distributions to meet varying applications
- 3000K or 4000K color temperatures

Date: ______ Type: ______ Catalog Number: ______

Project Name: ______

ORDERING INFORMATION

LUMINAIRE			
MODEL	APPLICATION	CCT	OPTIC
PUCK-XT LED Handrail Module	RD Round Handrail	30K 3000K	ASB Asymmetric Beam
	SQ Square Handrail	40K 4000K	DSB Double-Sided Beam
			OSB* One-Sided Beam (*for round handrail applications only)

REMOTE POWER SUPPLY WITH ENCLOSURE

RMTPS-UNV-20-500-DIM
Remote Power Supply With Enclosure, Universal 120/277v Input, 20 Watts, 500mA Drive Current, 0-10v Dimming, Powers 1 to 12 PUCK XT LED Modules

RMTPS-UNV-25-500-DIM
Remote Power Supply With Enclosure, Universal 120/277v Input, 25 Watts, 500mA Drive Current, 0-10v Dimming, Powers 4 to 15 PUCK XT LED Modules

ACCESSORIES

MP003 Gel-Filled Connector	**MP098** 17mm Drill Bit
MP011 PUCK XT Installation Tool	**MP099** 17mm Tap
MP016 PUCK XT Drill Guide Jig	

S10

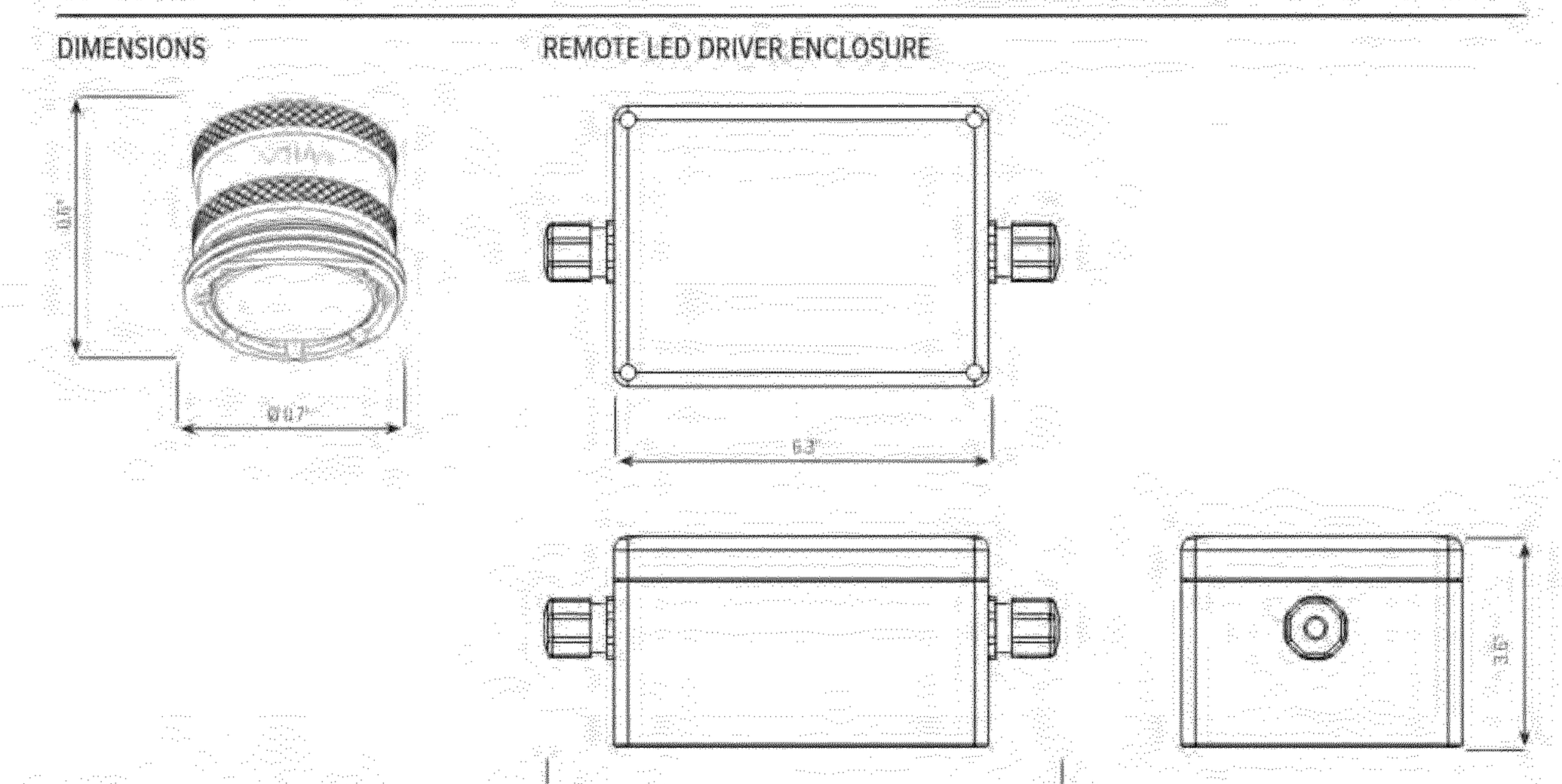
PUCK XT

Recessed LED Handrail Luminaire

WILA

DIMENSIONS

REMOTE LED DRIVER ENCLOSURE



PRODUCT SPECIFICATIONS

DIMENSIONS	Ø 0.7" x 0.6" D. Luminaire installation depth is 0.7"
WEIGHT	18 ounces
HOUSING	316 Stainless Steel
LENS	Polycarbonate
IP RATING	IP66 / NEMA 4X
IK RATING	IK10
THREAD SIZE	M18 x 1 Note: For round railing, Puck XT will work with diameters from 1.5" to 3.9" (38mm to 100mm) with minimum wall thickness of 1/16" (1.5mm). ADA-compliant railing diameters are 1¼" to 2" OD.
INPUT WATTS	1.5W
DRIVE CURRENT	500mA (Contact factory for installation into non-metallic materials)
DRIVER OPERATING TEMP	-20C to 60C
DRIVER - DAMP LOCATION DRIVER - WET LOCATION	Remote Driver: 20 watts for 1-12 LED modules or 25 watts for 4-15 LED modules Remote Driver: 10 watts for 4-6 LED modules. NOTE: Max distance to remote mount a driver is 150ft
CERTIFICATION	Luminaire is CSA Listed For Wet Location. Driver enclosure is CSA Listed for Damp or Wet Location depending on model.
CCT	3000K or 4000K
CRI	> 80
LUMENS	160 - 185 lumens

S10

PUCK XT

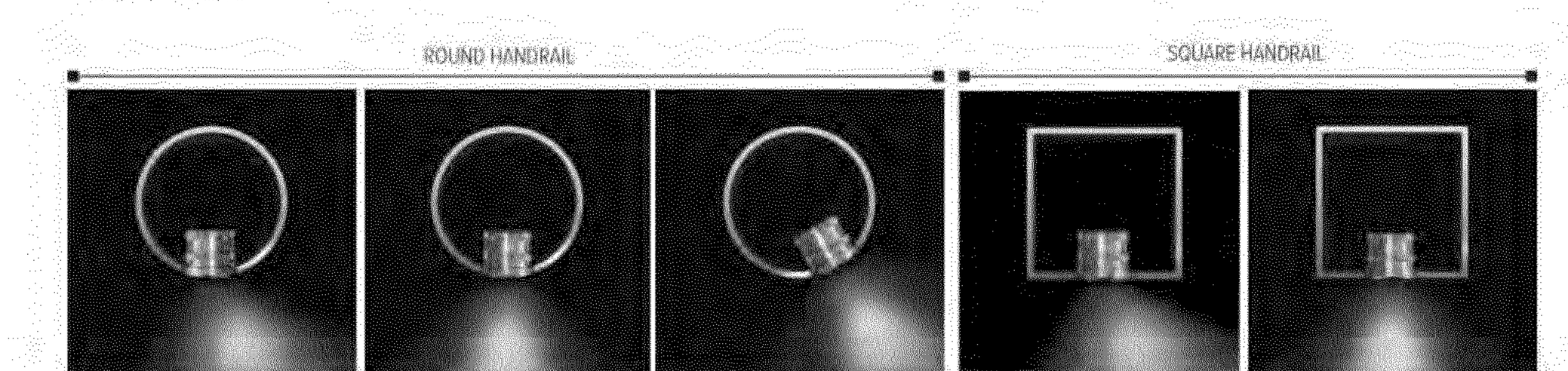
Recessed LED Handrail Luminaire

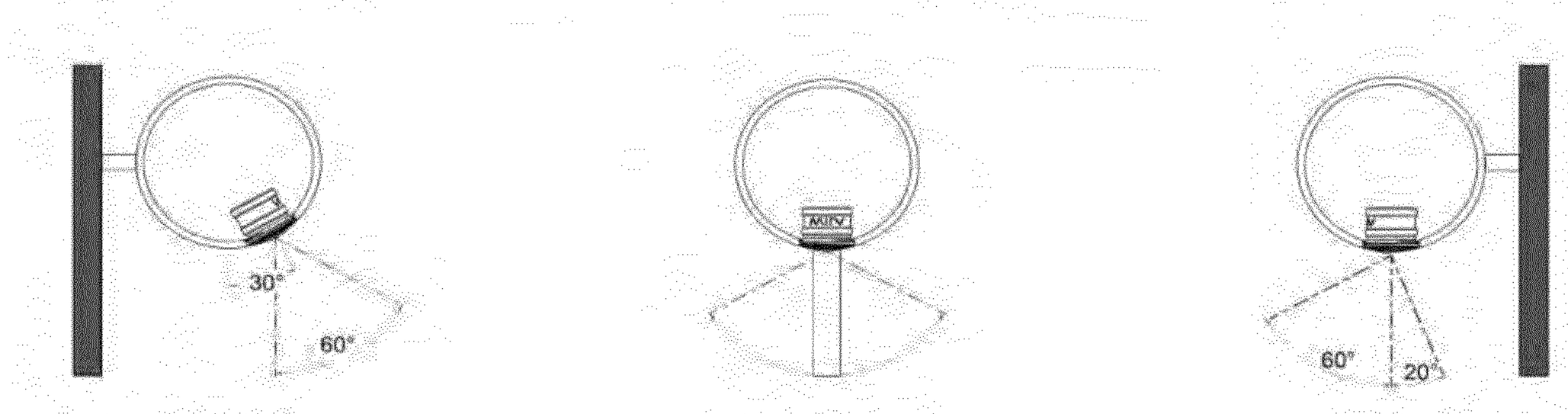
WILA

PHOTOMETRICS

For Round Handrails:
- Asymmetric
- Double-Sided Beam
- One-Sided Beam

For Square Handrails:
- Asymmetric
- Double-Sided Beam



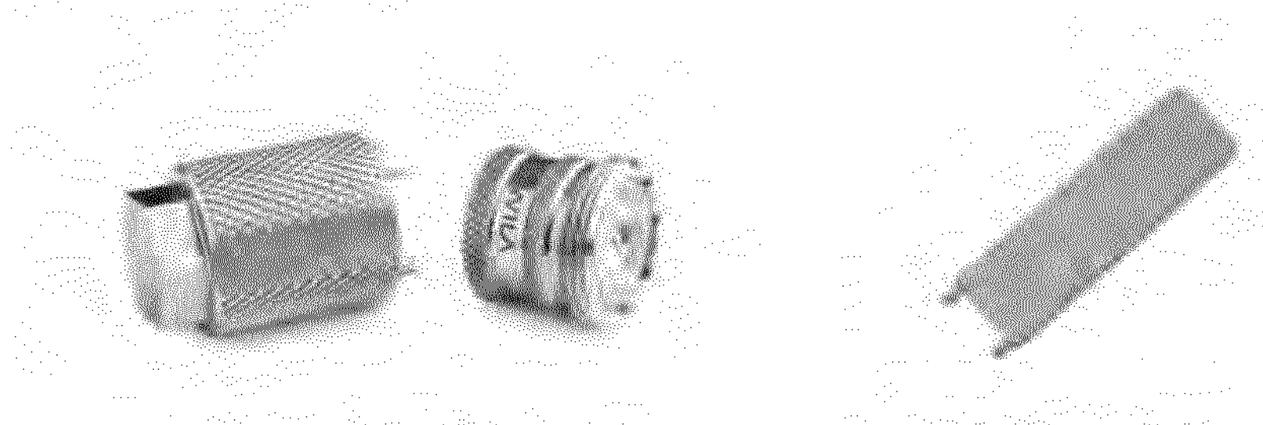


One-Sided Beam
Perimeter or wall mounted railing

Double-Sided Beam
Interior pathway railing

Asymmetric Beam
Perimeter or wall mounted railing

ACCESSORIES



MP-011 comfort installation tool

MP-015 Economy Tool for installation of fewer modules

Perkins&Will
1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
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SUPERIOR COLORADO LIFE SCIENCES

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2	RESPONSE TO TOWN COMMENTS	09/29/23
1	FINAL DEVELOPMENT PLAN	07/20/23

Job Number 162146.000

TITLE

LIGHTING CUTSHEETS

SHEET NUMBER

E.08

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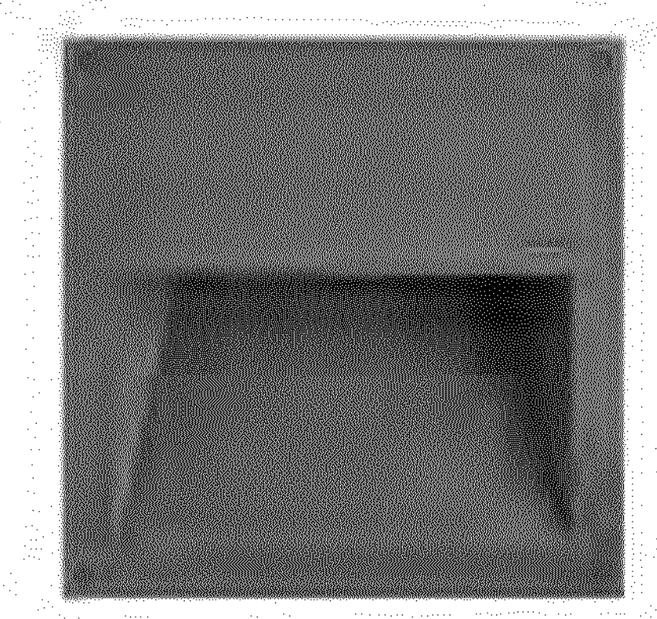
S11

QRI354 LED

197-0352 (previous product code: 616-1321 for reference only!)

1/3

we-ef



Description
Recessed LED wall luminaire. ADA (American Disabilities Act) Compliant. IP55. Class I. IK08. Marine-grade, die-cast aluminum alloy. 5CE superior corrosion protection including PCS hardware. Silicone CCG® Controlled Compression Gasket. Safety glass lens. Two cable entries. 0-10V Dimming comes standard with luminaire. A pre-installation blockout is available and recommended for mounting in concrete walls; to be ordered separately. Specify product with 7 Digit product code – Finish Color. Accessories, such as mounting, optical, and electrical, must be specified separately. Example: XXX-XXXX-9004 (Black) + XXX-XXXX (Accessory 1)

Beam Type	asymmetric, 'forward-throw' [A60]
Light Source	LED-6/6W / 350 mA - 3000 K
CRI	80
Gear Type	electronic gear
Nominal Luminous Flux (lm)	
LED Lumens	155 lm
LEDs	6
Total Lumens	930 lm
Tj	85 °C
Delivered Lumens Flux (lm)	
LED Lumens	59 lm
Total Lumens	354 lm
Ta	25 °C
Rated Input Power	7.7 W

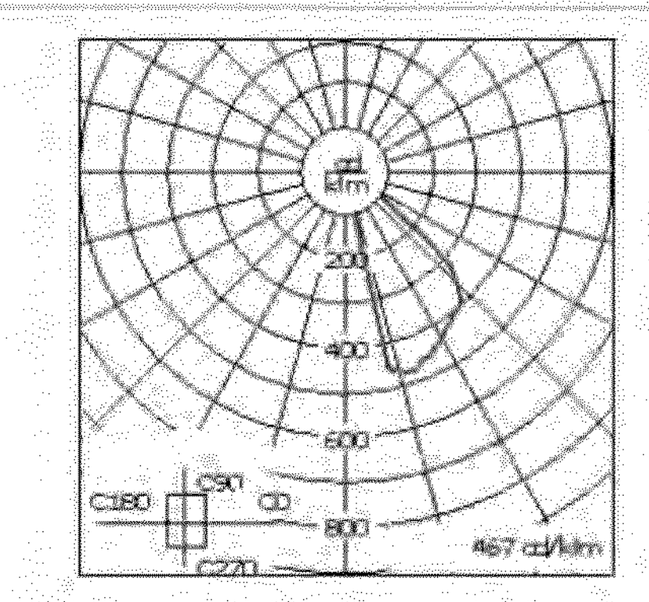
S11

QRI354 LED

197-0352 (previous product code: 616-1321 for reference only!)

2/3

we-ef



Material Specification

Body:	Luminaire body and lens frame constructed in die cast aluminum.
Weight (lbs):	7.10
Lens:	Tempered glass lens.
Colours:	RAL9004 Black RAL9007 Grey Metallic RAL9016 White RAL8019 Dark Bronze
Quick Ship	Quickship features a one week ship time for Steplights and two week ship time for the rest of our Core products. All applicable information must be included for orders to be processed and colours must be in one of our 4 standard finishes. A maximum order quantity of 30 pieces applies.
Gasket:	Silicone rubber gasket
Fasteners:	PCS polymer coated stainless steel
Ingress protection:	IP55
Impact protection:	IK08
Corrosion protection:	5CE
Mounting:	Suitable for installation in cavity wall construction or concrete pour construction using optional installation blockout.
Listings:	ETL listed. Suitable for wet locations.

Electrical Specification

Power supply:	Integral [ECG] electronic driver 120V-277V. 0-10V dimmable, to be specified with order.
Driver / Ballast:	Integral EC electronic converter
Cable:	Suitable for through wiring.

Lifetime
LED >60,000 h Ta 25°(B10/70) Control gear >50,000 h Ta 25°

Mounting Accessories

WE-EF LIGHTING USA LLC
Spec Support Hotline: +1 412 763 0949 | 410 D Keystone Drive | Warrendale PA 15086 U.S.A. | Tel +1 724 742 0030 | info.usa@we-ef.com | www.we-ef.com | 30-05-2023 20:44
Technical modifications and errors excepted

TYPE EA2
PART # AP-206L3-100F-30K-UV1-20K-P2-TW1-XX/
AP-12-P2-4-CVR-NA-XX-AP4HT-AP4C

S12

Ashbery Area Light

landscape

Product Data Sheet



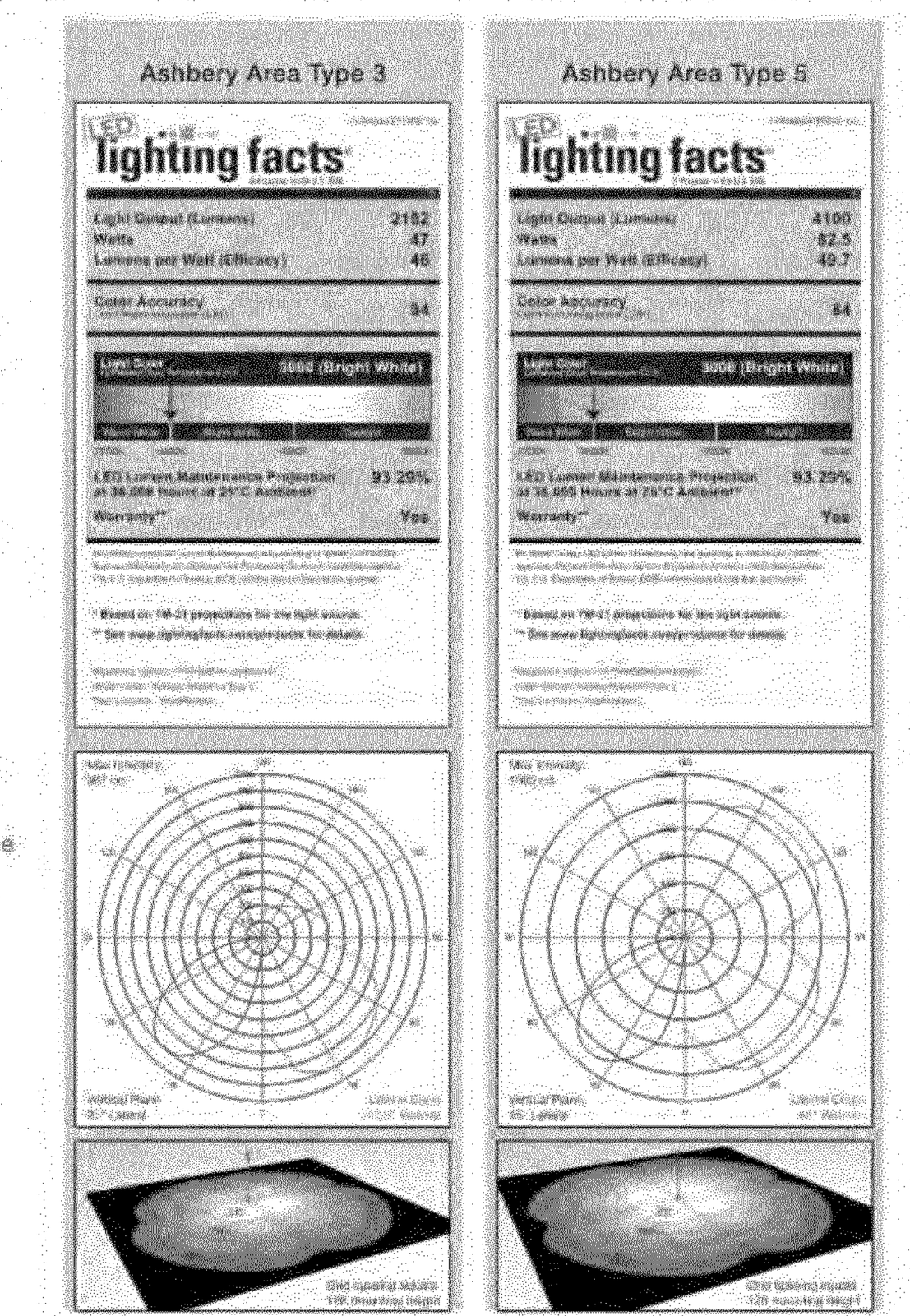
Ashbery is a trio of lights that brings together advanced LED technology and optics with an homage to traditional-style lights that have a special place in the American lexicon. The area light is offered in 12', 14', and 16' heights and is ideal for campuses, parks and plazas, helping to create public spaces that are usable 24 hours a day. Options include single luminaires or a double-mount option for dual luminaires, one on either side of the pole. Patent-pending glare control requires less eye adaptation, enabling lower light levels and lower energy use with excellent visual acuity, while tenon-mounted luminaires can be retrofitted in the field. Cast aluminum parts in a full color palette are finished with Landscape Forms proprietary Pangard II® 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 C136.41 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. Ships prewired.

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

Area Type 5
Type 5 Distribution
Lamp: 12 Cree XHP50 LEDs
CCT: 3000K, 3500K, 4000K
Drive Current: 1000mA
Optic: Carclo Optics
Lens: Diffused Acrylite®
Power Supply: 100V-277V
LED Driver: 96w
Dimmable: 0-10V
BUG Rating: B2 U0 G1
IP Rating: IP66 for LED Cartridge



TYPE EA2
PART # AP-206L3-100F-30K-UV1-20K-P2-TW1-XX
AP-12-P2-4-CVR-NA-XX-AP4HT-AP4C

S12

Ashbery Area Light

landscape

Product Data Sheet



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

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

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

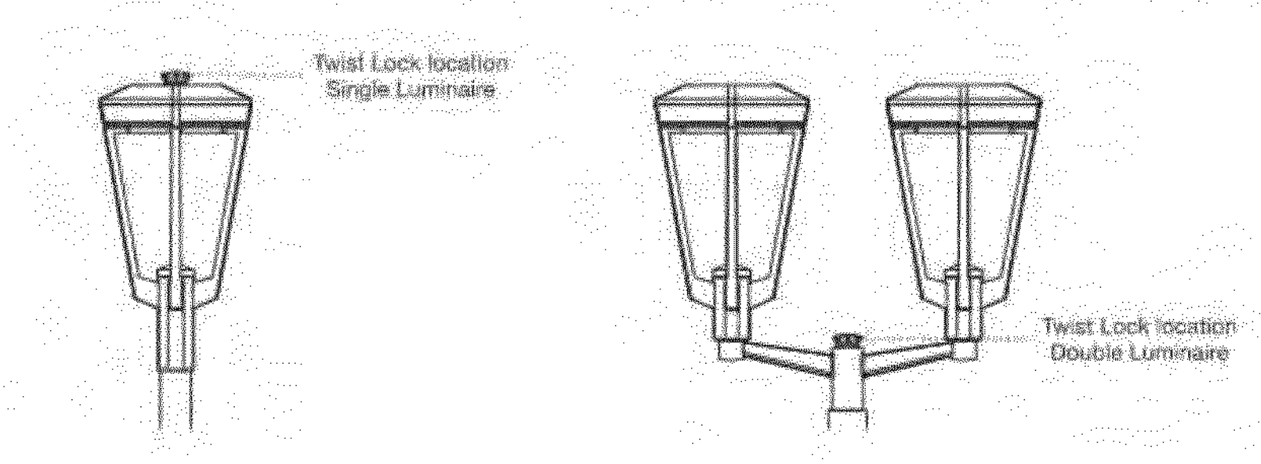
*If luminaire is specified with CC1 (Arm Mount), specify optional Twist Lock Receptacle with pole.

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

	Product	Height	Connection	Pole Diameter	Base	Twist Lock
Single Luminaire	AP ASHBERY	12 (144 in) 14 (168 in) 16 (192 in)	P2 (Single Tenon)	4 (4 inches)	NUT (Nut Covers) CVR (Cover Plate)	To be specified with luminaire.
Double Luminaire	AP ASHBERY	12 (144 in) 14 (168 in) 16 (192 in)	2CC1 (Dual Arm)	5 (5 inches)	NUT (Nut Covers) CVR (Cover Plate)	NTW (No Twist Lock) TW1 (Twist Lock)

SPECIFY POWERCOAT COLOR

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



S13

Ashbery Path Light

landscape

Product Data Sheet



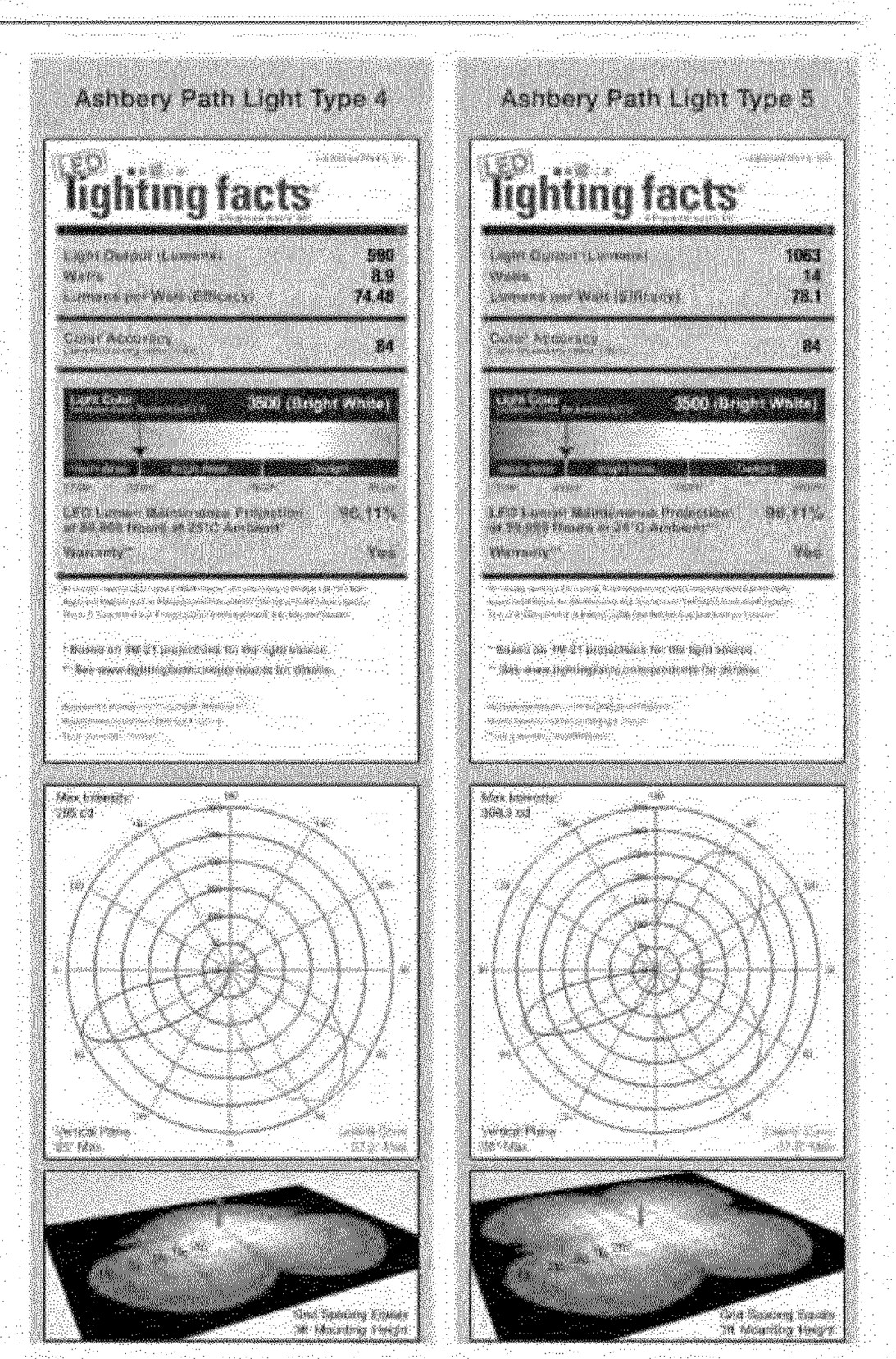
Ashbery is a trio of lights that brings together advanced LED technology and optics with an homage to traditional-style lights that have a special place in the American lexicon. The pathway light is 3' tall, and is ideal for illuminating footpaths for safety and extended use. Cast aluminum parts in a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

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

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

Path Light Type 4
Type 4 Distribution
CCT: 2700K, 3000K, 3500K, 4000K
Drive Current: 350mA
Optic: Khatod Collimators
Lens: Diffused Acrylite®
Power Supply: 100V-277V LED
LED Driver: 12W
BUG Rating: B0 U0 G1
IP Rating: IP66 for LED Cartridge
Weight: 30 lbs

Path Light Type 5
Type 5 Distribution
CCT: 2700K, 3000K, 3500K, 4000K
Drive Current: 350mA
Optic: Khatod Collimators
Lens: Diffused Acrylite®
Power Supply: 100V-277V LED
LED Driver: 20W
BUG Rating: B1 U0 G1
IP Rating: IP66 for LED Cartridge
Weight: 30 lbs



S13

Ashbery Path Light

landscape

Product Data Sheet



Finish
Pangard II®, 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 II® contains no heavy metals and is free of Hazardous Air Pollutants.

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

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
AP ASHBERY	006L4 (6 LED, Type 4) 012L5 (12 LED, Type 5)	035F (350 mA)	40K (4000K) 35K (3500K) 30K (3000K) 27K (2700K)	UV1 (100-277VAC)	SM (Surface Mount)

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

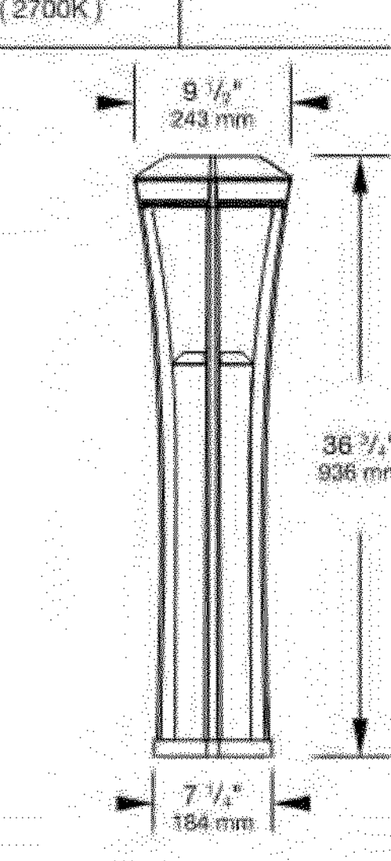
Product Modifications
Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms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

Warranty
LED lighting products are warranted for six years.

Certifications
UL Listed, CE, RoHS Compliant, Dark-Sky Approved

Ashbery is designed by Robert A.M. Stern Architects

Click here for patent information related to this product.



Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level. ©2022 Landscape Forms, Inc. Printed in U.S.A.

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S14

LED bollard - indirect light

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
LED bollard luminaire with indirect light distribution. The light is directed onto the top reflector and then redirected downward onto the illuminated surface. These luminaires are ideal where glare-free illumination is required. Provided with mounting system that allows the luminaires to be adjusted independent of anchor bolt orientation.

Materials
Luminaire housing, tube and base plate constructed of die-cast and extruded marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Crystal glass, clear
Reflector made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Anchorage constructed of galvanized steel

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 14.8 lbs

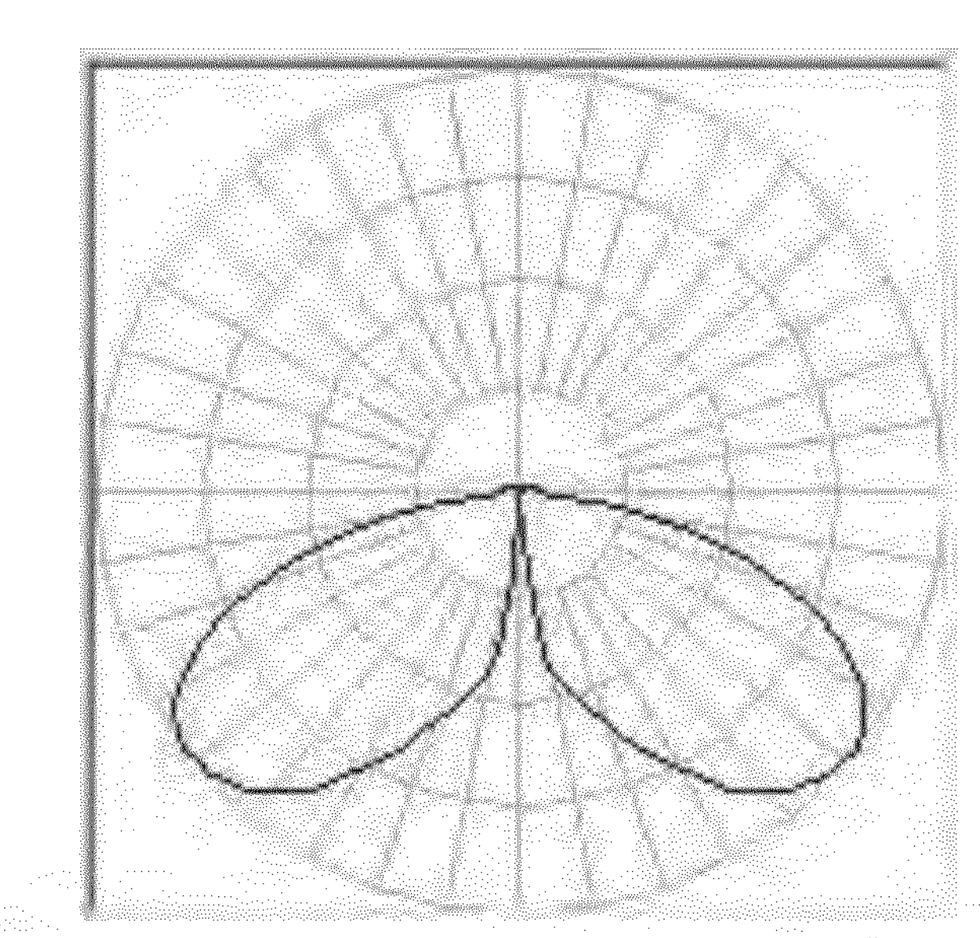
Electrical

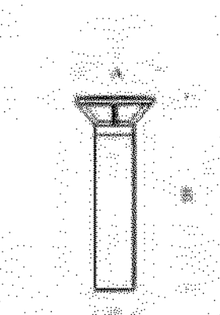
Operating voltage	120-277VAC
Minimum start temperature	-20°C
LED module wattage	19.2 W
System wattage	22.0 W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 90
Luminaire lumens	549 lumens (3000K)
Lifetime at Ta = 15°C	>500,000 h (L70)
Lifetime at Ta = 55°C	106,000 h (L70)

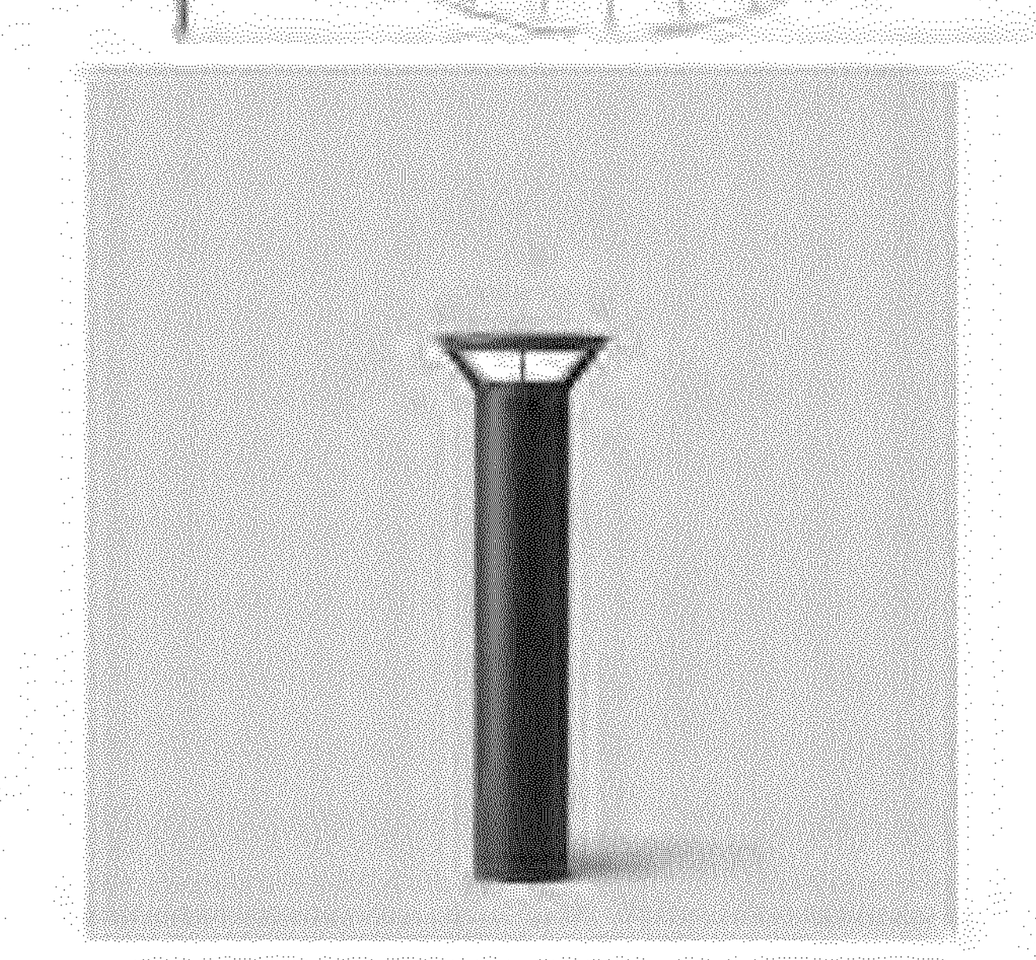
LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:







LED bollard · indirect light	LED	A	B	C	Anchorage
77 589	19.2 W	10 ¼	31 ¾	5 ½	**79 817**

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Perkins&Will

1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

MEP
AFFILIATED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
HOLLY LATTIN, P.E.
720-580-8516

LANDSCAPE ARCHITECT
DIG STUDIO
1521 15TH STREET
DENVER , CO 80202
BILL VITEK, PLA, FASLA
720-328-1986

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS

3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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.

ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO TOWN COMMENTS	09/29/23
1	FINAL DEVELOPMENT PLAN	07/20/23

Job Number 162146.000

TITLE

LIGHTING CUTSHEETS

SHEET NUMBER

E.09

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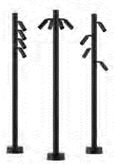
S15

DENALI ROUND POLE (INTEGRAL) — IP66 RATED

DATE | PROJECT | TYPE

CATALOG NUMBER CODE



CATALOG NUMBER LOGIC

Example: RS4 - V1 - 12 - DE - TR - x122 - FL - 12 - I1 - A - INC - 120 - BLP

MATERIAL

(Blank) - Aluminum S - Steel

SERIES

RS4 - Round Straight 4"

NUMBER OF FLOODLIGHTS & ORIENTATION

Vertical

V1 - 1 Fixture V2 - 2 Fixtures V3 - 3 Fixtures V4 - 4 Fixtures

Horizontal

H2090 - 2 Fixtures @ 90° H2180 - 2 Fixtures @ 180° H3120 - 3 Fixtures @ 120°

H3090 - 3 Fixtures @ 90° H4090 - 4 Fixtures @ 90°

Spiral (90° Clockwise Spacing)

R2 - 2 Fixtures R3 - 3 Fixtures R4 - 4 Fixtures

HEIGHT

6 - 6' *

10 - 10' *

12 - 12'

16 - 16'

20 - 20'

FIXTURE SERIES

DE - TR - Denali Integral

LED TYPE

x98 - 19W LED/2700K/80CRI		x101 - 13W LED/2700K/90CRI	✓
x99 - 13W LED/3000K/80CRI		x102 - 13W LED/3000K/90CRI	✓
x103 - 13W LED/3500K/80CRI	✓	x104 - 13W LED/3500K/90CRI	✓
x100 - 13W LED/4000K/80CRI		x121 - 13W LED/4000K/90CRI	✓
x122 - 21W LED/2700K/80CRI	✓	x126 - 21W LED/2700K/90CRI	✓
x123 - 21W LED/3000K/80CRI	✓	x127 - 21W LED/3000K/90CRI	✓
x124 - 21W LED/3500K/80CRI	✓	x128 - 21W LED/3500K/90CRI	✓
x125 - 21W LED/4000K/80CRI	✓	x129 - 21W LED/4000K/90CRI	✓

OPTICS

SP - Spot (17°) FL - Flood (45°) WFL - Wide Flood (55°)

LENS TYPE

9 - Clear (Included)

12 - Soft Focus I3 - Rectilinear

SHIELDING

I1 - Honeycomb Baffle

CAP STYLE

A - 45°

B - 90°

C - Flush

D - 45° Less Weep Hole (Downward Aiming Only)

E - 90° Less Weep Hole (Downward Aiming Only)

*Only available with Horizontal Mounting.

**120V only.

TITLE 24, JA8 COMPLIANT

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07/20/2023 SKU-1448 P1
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S15

DENALI ROUND POLE (INTEGRAL) — IP66 RATED

DATE | PROJECT | TYPE

CATALOG NUMBER CODE



CONTROL

ELV - Dimming Driver (For use with Electronic Low Voltage Dimmer)**

INC - Dimming Driver (For use with Incandescent Dimmer)**

DIG - 0-10V Dimming Driver (Dimming 0.5-100%)

INPUT VOLTAGE

120 - 120 VAC

277 - 277 VAC

FINISH (See page 4 for full-color swatches) (Applies to pole and fixture)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

Also available in RAL Finishes

*Only available with Horizontal Mounting.

**120V only.

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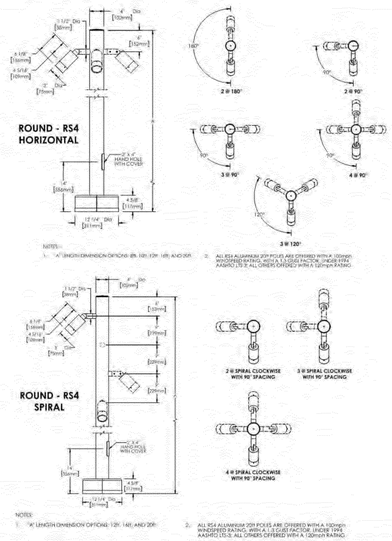
S15

DENALI ROUND POLE (INTEGRAL) — IP66 RATED

DATE | PROJECT | TYPE



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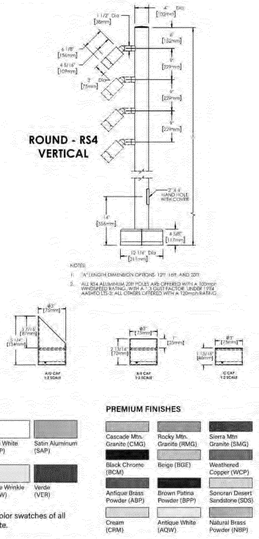

STANDARD FINISHES

Satin Black (BLP) | Satin Bronze (BZP) | Satin White (WHP) | Satin Aluminum (SAP)

Black Wrinkle (BLW) | Bronze Wrinkle (BZW) | White Wrinkle (WHW) | Verde (VER)

PREMIUM FINISHES

Cascade Mtn. Granite (CMG) | Rocky Mtn. Granite (RMG) | Sierra Mtn Granite (SMG) | Aleutian Mtn Granite (AMG) | Textured Forest (TXF)

Black Chrome (BCM) | Beige (BGE) | Weathered Copper (WCP) | Old Copper (OCP) | Hunter Green (HUG)

Antique Brass Powder (ABP) | Brown Patina Powder (BPP) | Sonoran Desert Sandstone (SDS) | Weathered Iron (WIR) | Clear Anodized Powder (CAP)

Cream (CRM) | Antique White (AQW) | Natural Brass Powder (NBP)

Click Here to view larger, full-color swatches of all available finishes on our website.

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Perkins&Will

1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
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SUPERIOR TOWN CENTER,
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Job Number 162146.000

TITLE

LIGHTING CUTSHEETS

SHEET NUMBER

E.10

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GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH PLANS APPROVED BY PROJECT SITE'S MUNICIPAL JURISDICTION, THE TOWN OF SUPERIOR.
2. BASE INFORMATION PROVIDED BY ENGINEER AND SHOWN AS INFORMATION ONLY. REFER TO SURVEY, PLAT, ROADWAY AND UTILITY DRAWINGS, AND OTHER AVAILABLE DOCUMENTS FOR PROPERTY LIMITS, UTILITY DRAWINGS, EXISTING CONDITIONS, AND HORIZONTAL AND VERTICAL CONTROL.
3. THE LIMITS OF WORK LINE IS SHOWN ON PLAN AS REFERENCE ONLY AND OCCURS AT BACK OF CURB, EDGE OF ROAD, FACE OF BUILDING, RIGHT OF WAY, OR SITE PROPERTY LINE UNLESS OTHERWISE DESIGNATED.
4. VERIFY EXISTING SITE CONDITIONS INCLUDING, WALLS, VEGETATION, FENCES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, AND OTHER OBSTRUCTIONS THAT MAY AFFECT THE PROGRESS OF WORK.
5. LOCATE UTILITIES AND MAINTAIN THEIR LOCATION DURING ALL PHASES OF WORK. DO NOT DAMAGE UTILITY LINES/STRUCTURES. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BEFORE STARTING ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACT. RESTORATION OF UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. THOROUGHLY REVIEW THE SITE CONDITIONS, DRAWINGS, AND TECHNICAL SPECIFICATIONS PRIOR TO CONSTRUCTION. COMPLETE THE WORK OF THIS PROJECT IN ACCORDANCE WITH APPROVED DRAWINGS.
7. ANYTHING MENTIONED IN THE TECHNICAL SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE TECHNICAL SPECIFICATIONS SHALL BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH.
8. CONSTRUCTION INSTALLATION, MATERIALS, TESTING AND INSPECTION SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.
9. TAKE NECESSARY STEPS TO PROTECT AND MAINTAIN ALL FINISHED WORK FOR THE DURATION OF THE CONTRACT UNTIL FINAL ACCEPTANCE. ANY DAMAGE BROUGHT TO PLANT MATERIAL DUE TO CONTRACTOR NEGLECT SHALL BE REPAIRED OR REPLACED AT CONTRACTOR EXPENSE.
10. THESE DRAWINGS DO NOT SPECIFY SAFETY MATERIALS, EQUIPMENT, METHODS OR SEQUENCING TO PROTECT PERSONS AND PROPERTY. DIRECT AND IMPLEMENT SAFETY OPERATIONS AND PROCEDURES TO PROTECT THE OWNER, OTHER CONTRACTORS, THE PUBLIC, AND OTHER FOR THE DURATION OF THE CONTRACT.
11. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
12. OBTAIN NECESSARY PERMITS FROM ALL JURISDICTIONS AS REQUIRED TO CONSTRUCT THE WORK OF THIS PROJECT.
13. THE WORK OF THIS CONTRACT WILL NOT BE CONSIDERED COMPLETE UNTIL ALL AREAS HAVE BEEN CLEANED OF ALL DIRT AND DEBRIS AND ALL DAMAGED ITEMS ARE REPAIRED.

GRADING NOTES

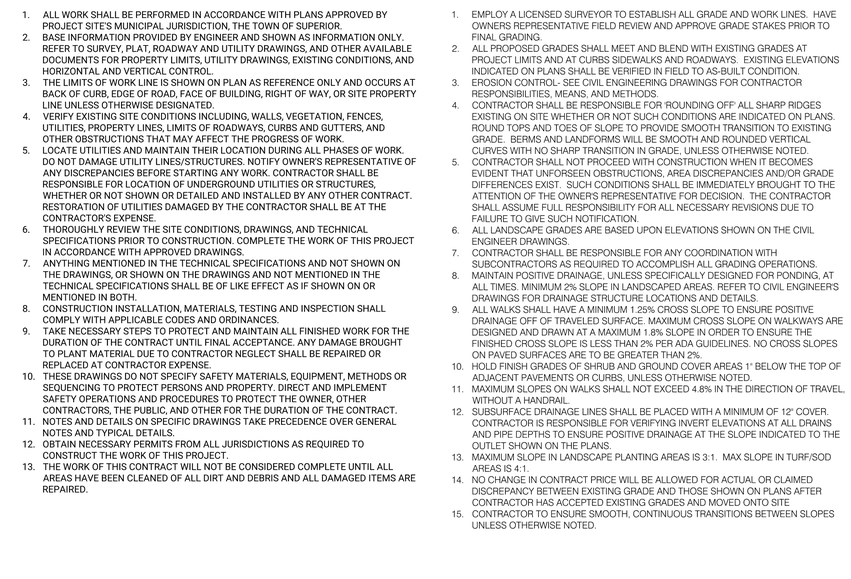
1. EMPLOY A LICENSED SURVEYOR TO ESTABLISH ALL GRADE AND WORK LINES. HAVE OWNERS REPRESENTATIVE FIELD REVIEW AND APPROVE GRADE STAKES PRIOR TO FINAL GRADING.
2. ALL PROPOSED GRADES SHALL MEET AND BLEND WITH EXISTING GRADES AT PROJECT LIMITS AND AT CURBS SIDEWALKS AND ROADWAYS. EXISTING ELEVATIONS INDICATED ON PLANS SHALL BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
3. EROSION CONTROL- SEE CIVIL ENGINEERING DRAWINGS FOR CONTRACTOR RESPONSIBILITIES, MEANS, AND METHODS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR 'ROUNDING OFF' ALL SHARP RIDGES EXISTING ON SITE WHETHER OR NOT SUCH CONDITIONS ARE INDICATED ON PLANS. ROUND TOPS AND TOES OF SLOPE TO PROVIDE SMOOTH TRANSITION TO EXISTING GRADE. BERMS AND LANDFORMS WILL BE SMOOTH AND ROUNDED VERTICAL CURVES WITH NO SHARP TRANSITION IN GRADE, UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION WHEN IT BECOMES EVIDENT THAT UNFORSEEN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR DECISION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
6. ALL LANDSCAPE GRADES ARE BASED UPON ELEVATIONS SHOWN ON THE CIVIL ENGINEER DRAWINGS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL GRADING OPERATIONS.
8. MAINTAIN POSITIVE DRAINAGE. UNLESS SPECIFICALLY DESIGNED FOR PONDING, AT ALL TIMES. MINIMUM 2% SLOPE IN LANDSCAPED AREAS. REFER TO CIVIL ENGINEER'S DRAWINGS FOR DRAINAGE STRUCTURE LOCATIONS AND DETAILS.
9. ALL WALKS SHALL HAVE A MINIMUM 1.25% CROSS SLOPE TO ENSURE POSITIVE DRAINAGE OFF OF TRAVELED SURFACE. MAXIMUM CROSS SLOPE ON WALKWAYS ARE DESIGNED AND DRAWN AT A MAXIMUM 1.8% SLOPE IN ORDER TO ENSURE THE FINISHED CROSS SLOPE IS LESS THAN 2% PER ADA GUIDELINES. NO CROSS SLOPES ON PAVED SURFACES ARE TO BE GREATER THAN 2%.
10. HOLD FINISH GRADES OF SHRUB AND GROUND COVER AREAS 1" BELOW THE TOP OF ADJACENT PAVEMENTS OR CURBS, UNLESS OTHERWISE NOTED.
11. MAXIMUM SLOPES ON WALKS SHALL NOT EXCEED 4.8% IN THE DIRECTION OF TRAVEL, WITHOUT A HANDRAIL.
12. SUBSURFACE DRAINAGE LINES SHALL BE PLACED WITH A MINIMUM OF 12" COVER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING INVERT ELEVATIONS AT ALL DRAINS AND PIPE DEPTHS TO ENSURE POSITIVE DRAINAGE AT THE SLOPE INDICATED TO THE OUTLET SHOWN ON THE PLANS.
13. MAXIMUM SLOPE IN LANDSCAPE PLANTING AREAS IS 3:1. MAX SLOPE IN TURF/SOD AREAS IS 4:1.
14. NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCY BETWEEN EXISTING GRADE AND THOSE SHOWN ON PLANS AFTER CONTRACTOR HAS ACCEPTED EXISTING GRADES AND MOVED ONTO SITE
15. CONTRACTOR TO ENSURE SMOOTH, CONTINUOUS TRANSITIONS BETWEEN SLOPES UNLESS OTHERWISE NOTED.

LAYOUT NOTES

1. VERIFY EXISTING SITE INFORMATION INCLUDING, BUT NOT LIMITED TO STREET GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS TAKEN FROM THE CIVIL ENGINEER'S DRAWINGS.THIS INFORMATION IS USED AS REFERENCE ONLY.
2. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.
3. TAKE ALL DIMENSIONS FROM BACK OF CURB, FACE OF WALL OR BUILDING, AND CENTERLINE OF TREES UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS CALLED OUT AS 'EQUAL' (EQ) ARE EQUIDISTANT MEASUREMENTS.
5. WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS. DO NOT SCALE DRAWINGS, IF THERE IS A QUESTION REGARDING DIMENSIONS, CONTACT DIG STUDIO FOR VERIFICATION.
6. ALL ANGLES TO MATCH THOSE NOTED ON DRAWING AND ALL LINES OF PAVING TO BE PARALLEL UNLESS OTHERWISE NOTED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON DRAWINGS. DETACHED WALKS TO BE CONSTRUCTED PARALLEL TO CURB AND GUTTER UNLESS OTHERWISE NOTED
7. REFERENCE TO NORTH REFERS TO TRUE NORTH. REFERENCE TO SCALE IS FOR FULL SIZED DRAWINGS ONLY. DO NOT SCALE FROM DRAWINGS.
8. CONCRETE SLABS OR FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS, FOUNDATIONS AND FOOTINGS WHERE SHOWN ON THE PLAN.
9. PROVIDE EXPANSION JOINTS IN CONCRETE PAVING, CURBS, AND WALLS, A MAXIMUM DISTANCE OF 30 FEET APART AND AT ALL INTERSECTIONS. PROVIDE EXPANSION JOINTS WHERE NEW CURBS, WALLS, AND ANY NEW CONCRETE ABUTS EXISTING CONCRETE PAVING, BUILDINGS, CURBS, AND WALLS UNLESS OTHERWISE NOTED.
10. PROVIDE CONTROL JOINTS EVENLY SPACED BETWEEN EXPANSION JOINTS AS SHOWN ON DRAWINGS, EXCEPT WHERE SPECIAL SCORE JOINT PATTERN IS SPECIFIED.
11. SLEEVES AND CONDUITS SHALL BE INSTALLED A MINIMUM OF 18 INCHES BELOW FINISHED GRADE AND SHALL EXTEND 12 INCHES BEYOND BACK OF CURBS, WALLS, AND PAVING.
12. ARCS AND CURVES TO BE SMOOTH AND CONTINUOUS. STAKE AND FIELD REVIEW WITH LANDSCAPE ARCHITECT WHEN NECESSARY AND PRIOR TO FORMING.
13. COORDINATE AND FIELD VERIFY ALL SLEEVING LOCATIONS FOR ALL UTILITY, ELECTRICAL, AND IRRIGATION PRIOR TO CONSTRUCTION.

PLANTING NOTES

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 TOWN 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. SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
13. 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.
14. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS.
15. 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.
16. 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.
17. THE LANDSCAPE CONTRACTOR SHALL ALLOW FOR THE ADDITION OF SPECIFIED QUANTITIES OF SOIL AMENDMENTS, CONDITIONERS AND MULCH IN SOIL PREPARATION AND FINISH GRADING.
18. IMPORTED SOIL SHALL BE USED TO SUPPLEMENT THE EXISTING SOIL AS NECESSARY TO MEET THE FINISH GRADE REQUIREMENTS AT PLANTING AREAS.
19. 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.
20. 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.
21. 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.
22. CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH THE LAYOUT, GRADING AND CIVIL ENGINEERING DOCUMENTS TO COORDINATE ACTUAL LOCATION OF TREES AND SHRUBS.
23. 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.
24. TAKE ALL DIMENSIONS FROM BACK OF CURB, CENTER LINE OF TREES, AND CENTERLINE OF LIGHT POLE BASES, UNLESS OTHERWISE NOTED.
25. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, CENTERLINE, OR BACK OF CURB.
26. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS. DO NOT SCALE DRAWINGS, IF THERE IS A QUESTION REGARDING DIMENSION, CONTACT LANDSCAPE ARCHITECT FOR VERIFICATION.
27. 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.
28. STREET TREES SHALL BE PLACED 5'-0" MIN FROM BURIED UTILITIES.
29. PER GEOTECH REPORT, ALL PLANTING TO BE LOCATED A MINIMUM OF 5'-0" OFF OF BUILDING FOUNDATION.
30. TURF AREAS SHALL RECEIVE SOIL AMENDMENT. AMENDMENT SHALL BE A MAXIMUM 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. TURF SOD MIX SHALL MATCH THE TOWN OF SUPERIOR TURF SOD SPECIFICATION.
31. ALL SHRUB, PERENNIAL AND GROUNDCOVER AREAS TO RECEIVE SOIL AMENDMENT. AMEND SOIL PER SOIL TESTING RESULTS AND RECOMMENDATIONS.
32. ALL SHRUB, PERENNIAL AND GROUNDCOVER AREAS TO RECEIVE 3" DEEP PEA GRAVEL MULCH APPLICATION, PER DETAILS/SPECIFICATIONS.



1 PROJECT AERIAL
NTS

SHEET LIST

LANDSCAPE GENERAL SHEETS

LANDSCAPE GENERAL NOTES + PROJECT AERIAL	L0.1
OVERALL LANDSCAPE SITE PLAN	L0.3

LANDSCAPE MATERIALS SHEETS

LANDSCAPE MATERIALS SCHEDULE + NOTES	L1.0
OVERALL LANDSCAPE MATERIALS PLAN - BLOCKS 2&5	L1.1
LANDSCAPE MATERIALS PLAN ENLARGEMENT	L1.1.2
LANDSCAPE MATERIALS PLAN ENLARGEMENT	L1.1.1
LANDSCAPE MATERIALS PLAN ENLARGEMENT	L1.1.3
LANDSCAPE MATERIALS PLAN ENLARGEMENT	L1.1.4
OVERALL LANDSCAPE MATERIALS PLAN - BLOCK 8	L1.2
LANDSCAPE MATERIALS PLAN ENLARGEMENT	L1.2.1
LANDSCAPE MATERIALS PLAN ENLARGEMENT	L1.2.2

LANDSCAPE LAYOUT SHEETS

OVERALL LANDSCAPE LAYOUT PLAN - BLOCKS 2&5	L2.1
LANDSCAPE LAYOUT PLAN ENLARGEMENT	L2.1.2
LANDSCAPE LAYOUT PLAN ENLARGEMENT	L2.1.1
LANDSCAPE LAYOUT PLAN ENLARGEMENT	L2.1.3
LANDSCAPE LAYOUT PLAN ENLARGEMENT	L2.1.4
OVERALL LANDSCAPE LAYOUT PLAN - BLOCK 8	L2.2
LANDSCAPE LAYOUT PLAN ENLARGEMENT	L2.2.1
LANDSCAPE LAYOUT PLAN ENLARGEMENT	L2.2.2

LANDSCAPE SITE DETAILS

LANDSCAPE SITE DETAILS	L3.0
LANDSCAPE SITE DETAILS	L3.1
LANDSCAPE SITE DETAILS	L3.2
LANDSCAPE SITE DETAILS	L3.3
LANDSCAPE SITE DETAILS	L3.4
LANDSCAPE SITE DETAILS	L3.5

LANDSCAPE PLANTING SHEETS

LANDSCAPE PLANTING SCHEDULE + NOTES BLOCKS 2&5	L4.01
LANDSCAPE PLANTING SCHEDULE + NOTES BLOCK 8	L4.02
OVERALL LANDSCAPE PLANTING PLAN BLOCKS 2&5	L4.1
OVERALL LANDSCAPE PLANTING PLAN BLOCK 8	L4.2

LANDSCAPE PLANTING DETAILS

PLANTING DETAILS	L5.0
PLANTING DETAILS	L5.1

IRRIGATION GENERAL SHEETS

IRRIGATION NOTES & SCHEDULE	IR1.0

IRRIGATION PLAN SHEETS

IRRIGATION PLAN - BLOCK 2&5	IR1.1
IRRIGATION PLAN - BLOCK 8	IR1.2

ABBREVIATIONS

APPROX	APPROXIMATE
ARCH	ARCHITECT
BC	BOTTOM OF CURB
BLDG	BUILDING
BOC	BACK OF CURB
BOS	BOTTOM OF SLOPES
BS	BOTTOM OF STEPS
BW	BOTTOM OF WALL
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CONC	CONCRETE
CONT	CONTINUOUS
CP	CENTER POINT
DI	DRAIN INLET
DIA	DIAMETER
DIM	DIMENSION
EA	EACH
EG	EXISTING GRADE
EJ	EXPANSION JOINT
EL	ELEVATION
EQ	EQUAL
EWF	ENGINEER WOOD FIBER
EXIST	EXISTING
FOC	FACE OF CURB
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOW LINE
FOW	FACE OF WALL
FS	FINISH SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT OF PIPE
LOW	LIMIT OF WORK
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
PA	PLANTING AREA
PED	PESTRIAN
PG	PROPOSED GRADE
PIP	POURED IN PLACE
PL	PROPERTY LINE
PT	POINT OF TANGENCY
PVMT	PAVEMENT
QTY	QUANTITY
R	RADIUS
RIM	RIM ELEVATION
RE	REFER TO
ROW	RIGHT OF WAY
SF	SQUARE FEET
SHT	SHEET
SPECS	SPECIFICATIONS
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TG	TOP OF GRATE
TP	TANGENT POINT
TW	TOP OF WALL
TYP	TYPICAL
VERT	VERTICAL
VOL	VOLUME

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Perkins&Will
1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12409 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

MEP
AFFILIATED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
BLYTHE VOGT, P.E.
720-580-8516

LANDSCAPE ARCHITECTURE
DIG STUDIO
1521 15TH STREET
DENVER , CO 80202
BILL VITEK, PLA, FASLA
720-328-1986

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS
3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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.

ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 162146.000

TITLE

LANDSCAPE GENERAL NOTES + PROJECT AERIAL

SHEET NUMBER

L0.1

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1 OVERALL LANDSCAPE SITE PLAN

1" = 60'-0"

NORTH

0 30' 60' 120'

SCALE: 1" = 60'-0"

Perkins&Will

1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

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AFFILIATED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
BLYTHE VOGT, P.E.
720-580-8516

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PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

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TITLE

OVERALL LANDSCAPE SITE PLAN

SHEET NUMBER

L0.3

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1/15/2004

REFERENCE NOTES SCHEDULE

1 - PAVING & SURFACING

SYMBOL	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	THICKNESS	SUBMITTAL	MOCK-UP
1-01	CONCRETE TYPE ONE (PEDESTRIAN)	2/L3.0	PER CONTRACTOR	N/A	LIGHT BROOM FINISH	NATURAL GRAY	4" THICK	X	X
1-02	CONCRETE TYPE TWO (PEDESTRIAN)	2/L3.0	COLORADO HARDSCAPE	N/A	SAND FINISH	NATURAL GRAY	4" THICK	X	X
1-04	CONCRETE TYPE THREE (PEDESTRIAN)	2/L3.0	COLORADO HARDSCAPE	DAVIS COLORS	SAND FINISH	TBD	4" THICK	X	X
1-05	LINEAR CLAY PAVERS (PEDESTRIAN)	1/L3.0	TBD	TBD	SAND FINISH	MULTI	2 3/8" X 9 1/2" X 2/34"	X	X
1-06	LINEAR CLAY PAVERS (VEHICULAR)		TBD	TBD	SAND	MULTI	2 3/8" X 9 1/2" X 2/34"	X	X
1-07	PORPHYRY STONE COBBLE PAVER (VEHICULAR)	/	TBD	TBD	COBBLE	GRAY	4" X 4" 3/4"-1-1/2"	X	X
1-08	CONCRETE BAND (PEDESTRIAN)	5/L3.0	COLORADO HARDSAPE	N/A	SAND FINISH	NATURAL GRAY	6" W	X	X
1-09	CONCRETE BAND (VEHICULAR)	/	COLORADO HARDSCAPES	N/A	SAND	NATURAL GRAY	6"	X	X
1-10	DECOMPOSED GRANITE PAVING	4/L3.0	KAFKA GRANITE	N/A	TBD	TBD	3/8" MINUS	X	X
1-11	2"-4" DECORATIVE ROCK		PIONEER SAND	RIVER ROCK	N/A	TBD	2"-4"	X	X
1-12	CONCRETE STEPS	9/L3.0	COLORADO HARDSCAPES	VARIES	VARIES	VARIES	6" RISERS		
1-13	POOL COPING								
1-14	ARTIFICIAL TURF		TBD	TBD	TBD	TBD	TBD		
1-16	POOL	10/L3.4	TBD	TBD	TBD	TBD	SEE DETAILS		
1-17	SPA	10/L3.4	TBD	TBD	TBD	TBD	SEE DETAILS		
1-18	BAJA SHELF (POOL)	11/L3.4	TBD	TBD	TBD	TBD	SEE DETAILS		
1-19	STABILIZED CRUSHER FINES								
1-20	CRUSHED STONE PAVING	1/L3.5							

2 - WALLS & FENCES

SYMBOL	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	HEIGHT	SUBMITTAL	SHOP DRAWING	MOCK-UP
2-01	BOARDFORM CONCRETE SEAT WALL	3/L3.1	COLORADO HARDSCAPES	TBD	BOARD FORM	TO MATCH ARCHITECTURE	20"	X	X	X
2-02	BOARDFORM CONCRETE RETAINING WALL	3/L3.1	COLORADO HARDSCAPES	TBD	BOARDFORM	TO MATCH ARCHITECTURE	VARIES	X	X	X
2-03	STEEL PICKET POOL FENCE	3/L3.3								
2-04	POOL GATE									
2-05	DOG PARK FENCE AND GATE	6/L3.5								
2-07	RAISED PLANTER WALL									

3 - METALS

SYMBOL	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	SIZE	SUBMITTAL	SHOP DRAWING
3-01	PATIO GUARD RAIL	2/L3.1	PER CONTRACTOR	N/A	TBD	TBD	SEE DETAILS	X	X
3-02	ILLUMINATED HANDRAIL AT STAIRS	1/L3.1	PER CONTRACTOR	N/A	TBD	TBD	SEE DETAILS	X	X
3-03	ILLUMINATED HANDRAIL AT ADA RAMP		PER CONTRACTOR	N/A	TBD	TBD	SEE DETAILS	X	X
3-04	DECORATIVE METAL SCREEN (SURFACE MOUNTED)		PARASOLIEL	TBD	TBD	TBD	8' -0"H	X	X
3-05	DECORATIVE METAL SCREEN (WALL MOUNTED)		PARASOLIEL	TBD	TBD	TBD	VARIES (SEE DETAIL)	X	X
3-06	ALUMINIUM EDGING	7/L3.0	PERMALOC	CLEANLINE XL	TBD	TBD	3/16" X 6"	X	

4 - WOOD, PLASTICS AND COMPOSITES

SYMBOL	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	SPECIES	SUBMITTAL	SHOP DRAWING
4-01	WALL MOUNTED BENCH (TOP FACE MOUNTED)	/	LANDSCAPE FORMS	LINK	TBD	TBD	TBD	X	X
4-02	WALL MOUNTED BENCH (CANTILEVER FACE MOUNTED)		LANDSCAPE FORMS	LINK	TBD	TBD	TBD	X	X

5 - FURNISHINGS

SYMBOL	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	SIZE	SUBMITTAL	SAMPLE
5-01	CHAIRS		LANDSCAPE FORMS	TRAVERSE CHAIR (PERFORATED)	POWDER COATED	TBD	20"W X 24"D X 30"H	X	X
5-02	SQUARE BISTRO TABLE AND CHAIRS	4/L3.2	LANDSCAPE FORMS	STEELHEAD PERFORATED	POWDER COATED	TBD	30" SQ.	X	X
5-03	DINING TABLE AND BENCH	4/L3.2	LANDSCAPE FORMS	BANCAL TABLE AND BENCH	POWDER COATED	TBD	30"D X 88.5"L X 29.5"H	X	X
5-04	BIKE RACK, BLOCK 2 & 5	6/L3.2	SITE PIECES	ML-CORE-8	TBD	TBD	8" X 3" X 36"H		
5-05	LITTER RECEPTACLE, BLOCK 2 & 5	2/L3.2	SITE PIECES	ML-LGLITTER-DL	TBD	TBD	27" X 14" X 42"H (36GAL)		
5-07	SYSTEM BOLLARD TUBE (PEDESTRIAN SHORT)	7/L3.2	BEGA	84 000	POWDER COATED ALUMINUM	TBD	6-1/4" X 14-3/4"H	X	X
5-08	SYSTEM BOLLARD TUBE (PEDESTRIAN TALL)		BEGA	84002	TBD	TBD	6-1/4"W X 32-1/8"H	X	X
5-09	SITE PLANTER A	8/L3.2	QCP	QR-CE3030P	TBD	TBD	30"H X 30"W		
5-11	SITE PLANER B	8/L3.2	QCP	QR-CE4842	TBD	TBD	42"H X 48"W		
5-12	SHADE STRUCTURE - TYPE B	2/L3.4							
5-13	BENCH, BLOCK 2 & 3	1/L3.2							
5-14	PLAY LOG (DOG RUN)	3/L3.5							
5-15	PLAY BOULDER (DOG RUN)	2/L3.5							
5-16	SITE PLANTER C								
5-17	LOUNGE CHAIR - POOL DECK	6/L3.4							
5-18	LINEAR FIRE TABLE W/ OVERSIZED SEATING	/							
5-19	CHAIRS (FIRE TABLE)								
5-20	GRILL								
5-21	FIRE PIT - RECTANGULAR	7/L3.4							
5-22	FIRE PIT B								
5-23	SEATWALL (POOL)								
5-24	ROUND BISTRO TABLE AND CHAIRS								
5-25	SHADE STRUCTURE - TYPE A	1/L3.4							
5-26	SHADE UMBRELLA (POOL)	5/L3.2							
5-27	LONG DINING TABLE AND CHAIRS								
5-28	STONE FOUNTAIN	3/L3.4							
5-29	LOUNGE CHAIR - BAJA SHELF	5/L3.4							
5-30	BENCH, TOWN STANDARD	3/L3.2							

7 - ELECTRICAL

SYMBOL	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	SIZE	SUBMITTAL	SHOP DRAWING	SAMPLE
7-01	SYSTEM BOLLARD HEAD (ILLUMINATED)		BEGA	84 690	POWDER COATED ALUMINUM	TBD	6-1/4" X 5"H	X		X
7-03	POST TOP WITH FLOOD LIGHTING		TBD	TBD	POWDECOATED	TBD	12' -0"H	X		X
7-04	TREE UPLIGHTING		TBD	TBD	TBD	TBD		X		X
7-06	LINEAR STRIP LIGHT (BENCH MOUNTED)		TBD	TBD	TBD	TBD		X	X	
7-07	RECESSED SEAT WALL LIGHT		TBD	TBD	TBS	TBD	TBD	X	X	X
7-08	LIGHTING, RE: ELECTRIC									

8 - PLANTING

SYMBOL	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	SIZE	SUBMITTAL
8-01	ROCK MULCH	8/L3.0	TBD	TBD	N/A	TBD	3/8"	X

Perkins&Will

1301 5th Ave #2300
Seattle, WA 98101
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CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

MEP
AFFILIATED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
BLYTHE VOGT, P.E.
720-580-8516

LANDSCAPE ARCHITECTURE
DIG STUDIO
1521 15TH STREET
DENVER , CO 80202
BILL VITEK, PLA, FASLA
720-328-1986

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS

3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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.

ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 162146.000

TITLE

LANDSCAPE MATERIALS SCHEDULE + NOTES

SHEET NUMBER

L1.0

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MATERIALS + LAYOUT LEGEND

- MATCHLINE
- LIMIT OF WORK (L.O.W.)
- PROPERTY LINE
- 5' HARDSCAPE IN LIVESTOCK BUDGET
- EXPANSION JOINT
- CONTROL JOINT
- EXISTING FIRE HYDRANT
- ALIGN WITH

NOTES:

1. REFER TO CIVIL ROADWAY DRAWINGS FOR ALL CURB, CURB RAMP, SIDEWALK LAYOUT AND GRADING INFORMATION UNLESS NOTED OTHERWISE.
2. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND DETAIL OF LIGHT POLES AND ELEC. STRUCTURES.

1 OVERALL LANDSCAPE MATERIALS PLAN - BLOCKS 2&5
1" = 40'-0"

NORTH

0 20' 40' 80'
SCALE: 1" = 40'-0"

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PROJECT

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ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 162146.000

TITLE

OVERALL LANDSCAPE MATERIALS PLAN - BLOCKS 2&5

SHEET NUMBER

L1.1

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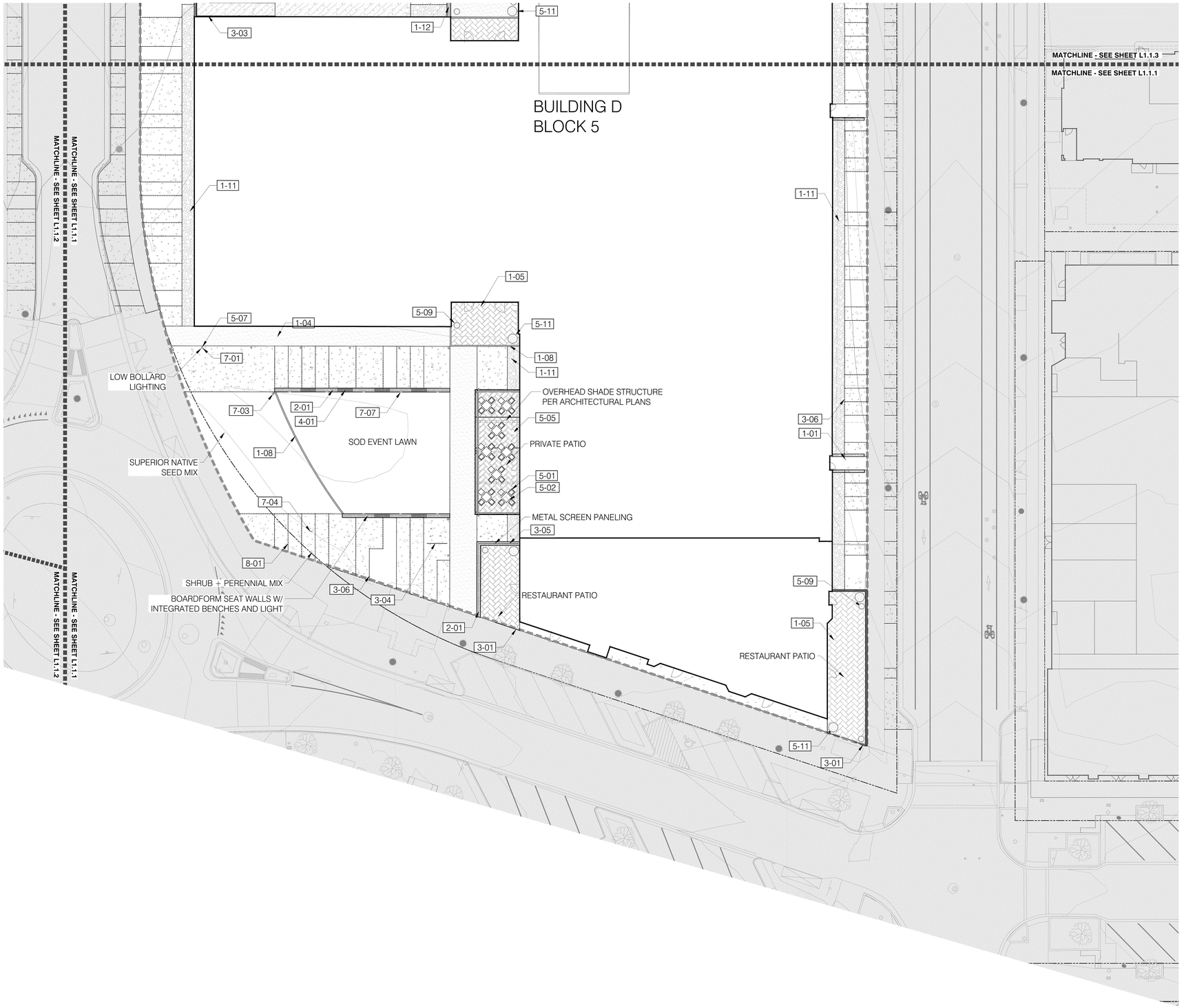

REFERENCE NOTES SCHEDULE L1.1.1

SYMBOL	1 - PAVING & SURFACING DESCRIPTION	QTY	DETAIL
1-01	CONCRETE TYPE ONE (PEDESTRIAN)	741 SF	2/L3.0
1-04	CONCRETE TYPE THREE (PEDESTRIAN)	2,343 SF	2/L3.0
1-05	LINEAR CLAY PAVERS (PEDESTRIAN)	3,006 SF	1/L3.0
1-07	PORPHYRY STONE COBBLE PAVER (VEHICULAR)	SF	/
1-08	CONCRETE BAND (PEDESTRIAN)	204 LF	5/L3.0
1-11	2"-4" DECORATIVE ROCK	1,876 SF	
1-12	CONCRETE STEPS		9/L3.0

SYMBOL	2 - WALLS & FENCES DESCRIPTION	QTY	DETAIL
2-01	BOARDFORM CONCRETE SEAT WALL	179 LF	3/L3.1

SYMBOL	3 - METALS DESCRIPTION	QTY	DETAIL
3-01	PATIO GUARD RAIL	107 LF	2/L3.1
3-03	ILLUMINATED HANDRAIL AT ADA RAMP	53 LF	
3-04	DECORATIVE METAL SCREEN (SURFACE MOUNTED)		
3-05	DECORATIVE METAL SCREEN (WALL MOUNTED)		
3-06	ALUMINIUM EDGING	1,852 LF	7/L3.0

SYMBOL	4 - WOOD, PLASTICS AND COMPOSITES DESCRIPTION	QTY	DETAIL
4-01	WALL MOUNTED BENCH (TOP FACE MOUNTED)		/

SYMBOL	5 - FURNISHINGS DESCRIPTION	QTY	DETAIL
5-01	CHAIRS		
5-02	SQUARE BISTRO TABLE AND CHAIRS		4/L3.2
5-05	LITTER RECEPTACLE, BLOCK 2 & 5	4	2/L3.2
5-07	SYSTEM BOLLARD TUBE (PEDESTRIAN SHORT)	15	7/L3.2
5-09	SITE PLANTER A	5	8/L3.2
5-11	SITE PLANER B	5	8/L3.2

SYMBOL	7 - ELECTRICAL DESCRIPTION	QTY	DETAIL
7-01	SYSTEM BOLLARD HEAD (ILLUMINATED)	10	
7-03	POST TOP WITH FLOOD LIGHTING	2	
7-04	TREE UPLIGHTING	12	
7-07	RECESSED SEAT WALL LIGHT	8	

SYMBOL	8 - PLANTING DESCRIPTION	QTY	DETAIL
8-01	ROCK MULCH	10,091 SF	8/L3.0

MATERIALS + LAYOUT LEGEND

- MATCHLINE
- LIMIT OF WORK (L.O.W.)
- PROPERTY LINE
- 5' HARDSCAPE IN LIVESTOCK BUDGET
- EJ — EXPANSION JOINT
- CONTROL JOINT
- EXISTING FIRE HYDRANT
- ALIGN WITH

NOTES:

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2. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND DETAIL OF LIGHT POLES AND ELEC. STRUCTURES.

1 LANDSCAPE MATERIALS PLAN ENLARGEMENT
1" = 20'-0"

NORTH

0 10' 20' 40'
SCALE: 1" = 20'-0"

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CIVIL
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8308 COLORADO BLVD. SUITE 200
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STRUCTURAL
MARTIN/MARTIN
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MEP
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720-580-8516

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PROJECT

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SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

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ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 162146.000

TITLE

LANDSCAPE MATERIALS PLAN ENLARGEMENT

SHEET NUMBER

L1.1.1

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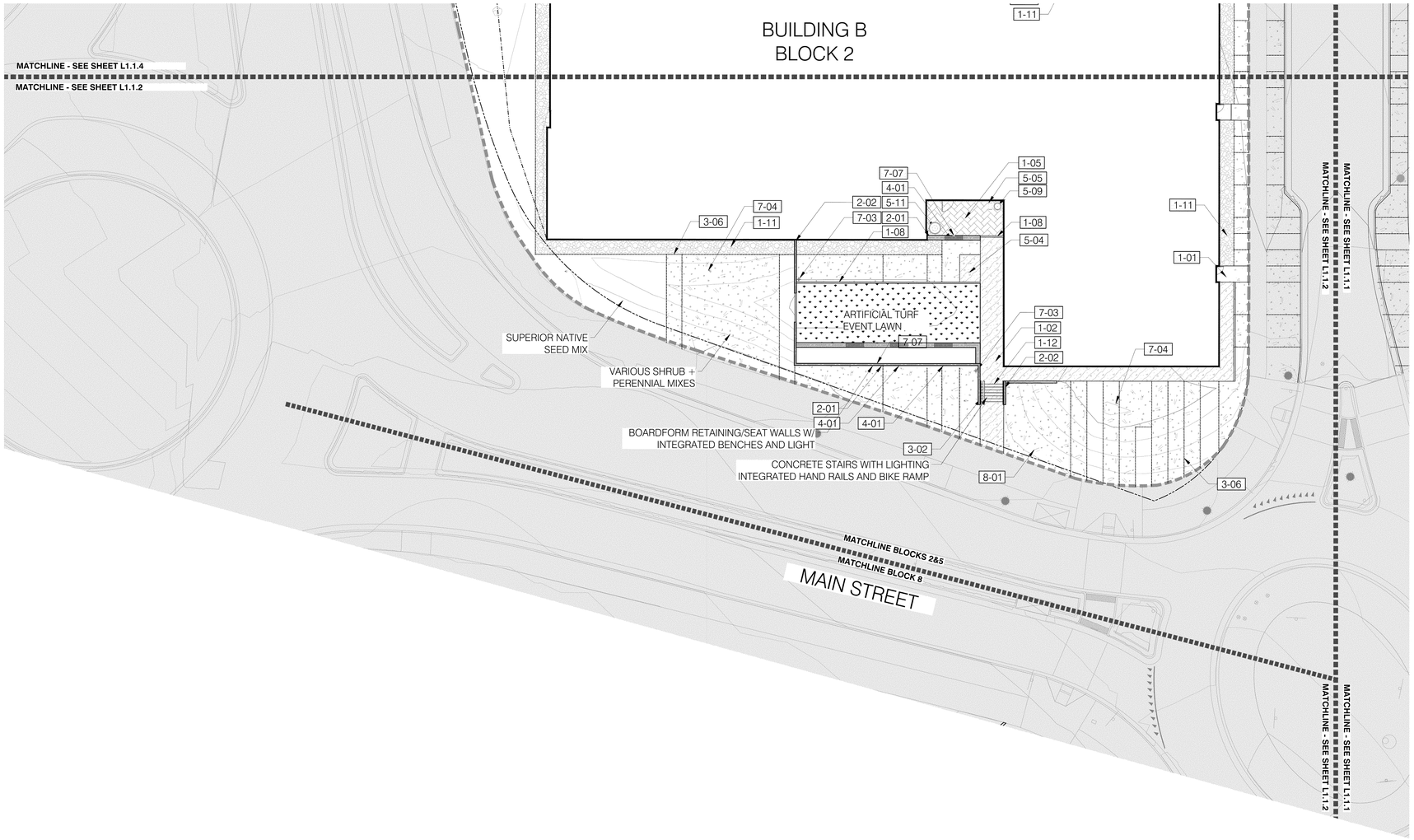

REFERENCE NOTES SCHEDULE L1.1.2

SYMBOL	1 - PAVING & SURFACING DESCRIPTION	QTY	DETAIL
1-01	CONCRETE TYPE ONE (PEDESTRIAN)	122 SF	2/L3.0
1-02	CONCRETE TYPE TWO (PEDESTRIAN)	1,057 SF	2/L3.0
1-05	LINEAR CLAY PAVERS (PEDESTRIAN)	316 SF	1/L3.0
1-07	PORPHYRY STONE COBBLE PAVER (VEHICULAR)	SF	/
1-08	CONCRETE BAND (PEDESTRIAN)	80 LF	5/L3.0
1-11	2"-4" DECORATIVE ROCK	2,106 SF	
1-12	CONCRETE STEPS		9/L3.0

SYMBOL	2 - WALLS & FENCES DESCRIPTION	QTY	DETAIL
2-01	BOARDFORM CONCRETE SEAT WALL	86 LF	3/L3.1
2-02	BOARDFORM CONCRETE RETAINING WALL		3/L3.1

SYMBOL	3 - METALS DESCRIPTION	QTY	DETAIL
3-02	ILLUMINATED HANDRAIL AT STAIRS	16 LF	1/L3.1
3-06	ALUMINIUM EDGING	1,294 LF	7/L3.0

SYMBOL	4 - WOOD, PLASTICS AND COMPOSITES DESCRIPTION	QTY	DETAIL
4-01	WALL MOUNTED BENCH (TOP FACE MOUNTED)		/

SYMBOL	5 - FURNISHINGS DESCRIPTION	QTY	DETAIL
5-04	BIKE RACK, BLOCK 2 & 5	2	6/L3.2
5-05	LITTER RECEPTACLE, BLOCK 2 & 5	1	2/L3.2
5-09	SITE PLANTER A	1	8/L3.2
5-11	SITE PLANER B	1	8/L3.2

SYMBOL	7 - ELECTRICAL DESCRIPTION	QTY	DETAIL
7-03	POST TOP WITH FLOOD LIGHTING	2	
7-04	TREE UPLIGHTING	5	
7-07	RECESSED SEAT WALL LIGHT	5	

SYMBOL	8 - PLANTING DESCRIPTION	QTY	DETAIL
8-01	ROCK MULCH	7,212 SF	8/L3.0

MATERIALS + LAYOUT LEGEND

- MATCHLINE
- LIMIT OF WORK (L.O.W.)
- PROPERTY LINE
- 5' HARDSCAPE IN LIVESTOCK BUDGET
- EJ EXPANSION JOINT
- CONTROL JOINT
- EXISTING FIRE HYDRANT
- ALIGN WITH

NOTES:

1. REFER TO CIVIL ROADWAY DRAWINGS FOR ALL CURB, CURB RAMP, SIDEWALK LAYOUT AND GRADING INFORMATION UNLESS NOTED OTHERWISE.
2. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND DETAIL OF LIGHT POLES AND ELEC. STRUCTURES.

1 LANDSCAPE MATERIALS PLAN ENLARGEMENT
1" = 20'-0"

NORTH

0 10' 20' 40'
SCALE: 1" = 20'-0"

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DIG STUDIO
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BILL VITEK, PLA, FASLA
720-328-1986

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
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PMB

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MARK	ISSUE	DATE
2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 162146.000

TITLE

LANDSCAPE MATERIALS PLAN ENLARGEMENT

SHEET NUMBER

L1.1.2

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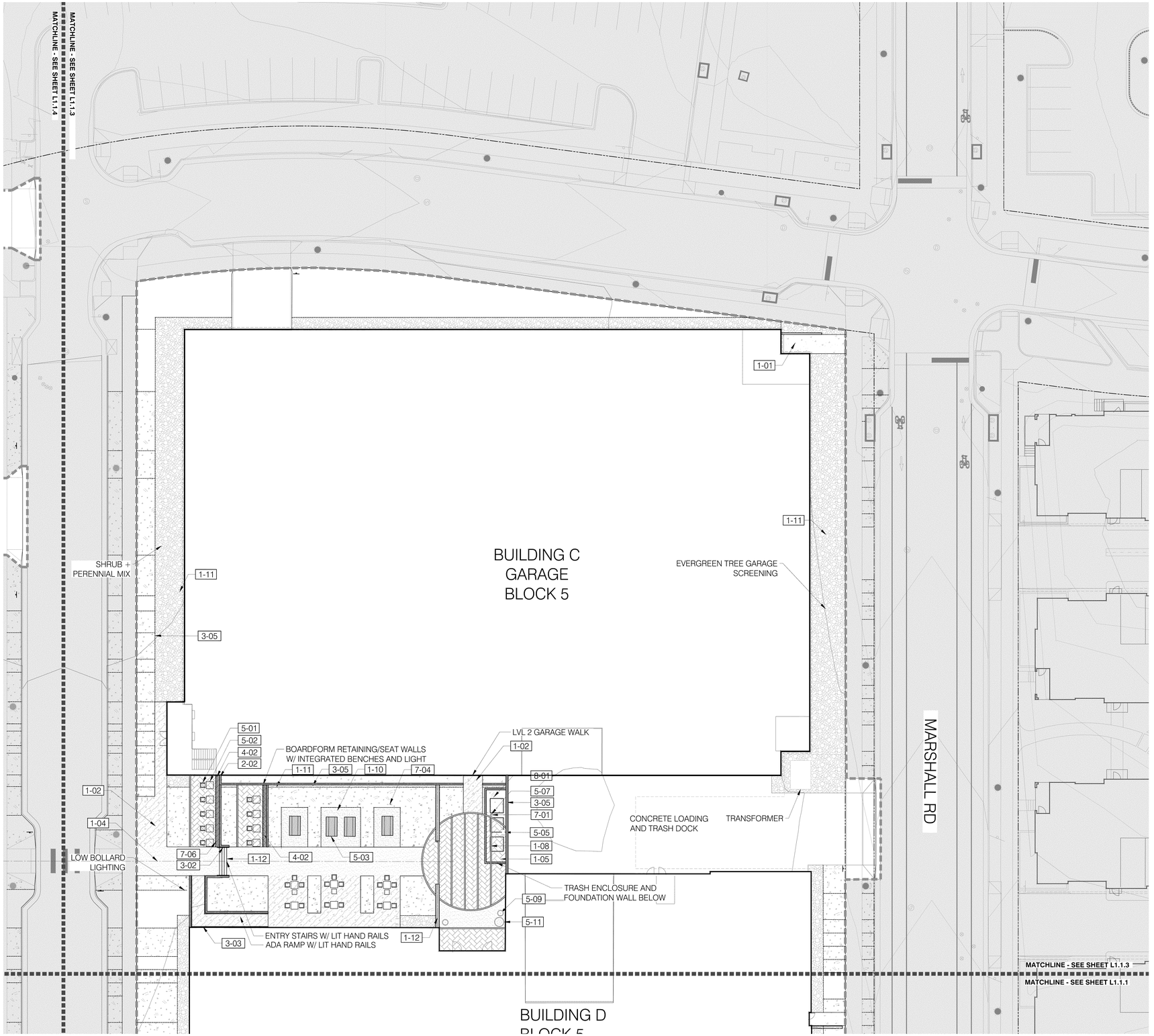

1 LANDSCAPE MATERIALS PLAN ENLARGEMENT
1" = 20'-0"

REFERENCE NOTES SCHEDULE L1.1.3

SYMBOL	1 - PAVING & SURFACING DESCRIPTION	QTY	DETAIL
1-01	CONCRETE TYPE ONE (PEDESTRIAN)	669 SF	2/L3.0
1-02	CONCRETE TYPE TWO (PEDESTRIAN)	1,884 SF	2/L3.0
1-04	CONCRETE TYPE THREE (PEDESTRIAN)	1,667 SF	2/L3.0
1-05	LINEAR CLAY PAVERS (PEDESTRIAN)	1,984 SF	1/L3.0
1-07	PORPHYRY STONE COBBLE PAVER (VEHICULAR)	SF	/
1-08	CONCRETE BAND (PEDESTRIAN)	345 LF	5/L3.0
1-10	DECOMPOSED GRANITE PAVING	635 SF	4/L3.0
1-11	2"-4" DECORATIVE ROCK	7,869 SF	
1-12	CONCRETE STEPS		9/L3.0

SYMBOL	2 - WALLS & FENCES DESCRIPTION	QTY	DETAIL
2-01	BOARDFORM CONCRETE SEAT WALL	67 LF	3/L3.1
2-02	BOARDFORM CONCRETE RETAINING WALL		3/L3.1

SYMBOL	3 - METALS DESCRIPTION	QTY	DETAIL
3-02	ILLUMINATED HANDRAIL AT STAIRS	10 LF	1/L3.1
3-03	ILLUMINATED HANDRAIL AT ADA RAMP	95 LF	
3-05	DECORATIVE METAL SCREEN (WALL MOUNTED)		
3-06	ALUMINIUM EDGING	1,715 LF	7/L3.0

SYMBOL	4 - WOOD, PLASTICS AND COMPOSITES DESCRIPTION	QTY	DETAIL
4-02	WALL MOUNTED BENCH (CANTILEVER FACE MOUNTED)		

SYMBOL	5 - FURNISHINGS DESCRIPTION	QTY	DETAIL
5-01	CHAIRS		
5-02	SQUARE BISTRO TABLE AND CHAIRS		4/L3.2
5-03	DINING TABLE AND BENCH		4/L3.2
5-05	LITTER RECEPTACLE, BLOCK 2 & 5	3	2/L3.2
5-07	SYSTEM BOLLARD TUBE (PEDESTRIAN SHORT)	16	7/L3.2
5-09	SITE PLANTER A	2	8/L3.2
5-11	SITE PLANER B	1	8/L3.2

SYMBOL	7 - ELECTRICAL DESCRIPTION	QTY	DETAIL
7-01	SYSTEM BOLLARD HEAD (ILLUMINATED)	16	
7-04	TREE UPLIGHTING	14	
7-06	LINEAR STRIP LIGHT (BENCH MOUNTED)	56 LF	

SYMBOL	8 - PLANTING DESCRIPTION	QTY	DETAIL
8-01	ROCK MULCH	8,004 SF	8/L3.0

MATERIALS + LAYOUT LEGEND

- MATCHLINE
- LIMIT OF WORK (L.O.W.)
- PROPERTY LINE
- 5' HARDSCAPE IN LIVESTOCK BUDGET
- EXPANSION JOINT
- CONTROL JOINT
- EXISTING FIRE HYDRANT
- ALIGN WITH

NOTES:

1. REFER TO CIVIL ROADWAY DRAWINGS FOR ALL CURB, CURB RAMP, SIDEWALK LAYOUT AND GRADING INFORMATION UNLESS NOTED OTHERWISE.
2. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND DETAIL OF LIGHT POLES AND ELEC. STRUCTURES.

NORTH

0 10' 20' 40'
SCALE: 1" = 20'-0"

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CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
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FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
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STRUCTURAL
MARTIN/MARTIN
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TIMOTHY LACK, P.E.
720-544-2704

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DENVER, CO 80202
BLYTHE VOGT, P.E.
720-580-8516

LANDSCAPE ARCHITECTURE
DIG STUDIO
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DENVER , CO 80202
BILL VITEK, PLA, FASLA
720-328-1986

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS

3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 162146.000

TITLE

LANDSCAPE MATERIALS PLAN ENLARGEMENT

SHEET NUMBER

L1.1.3

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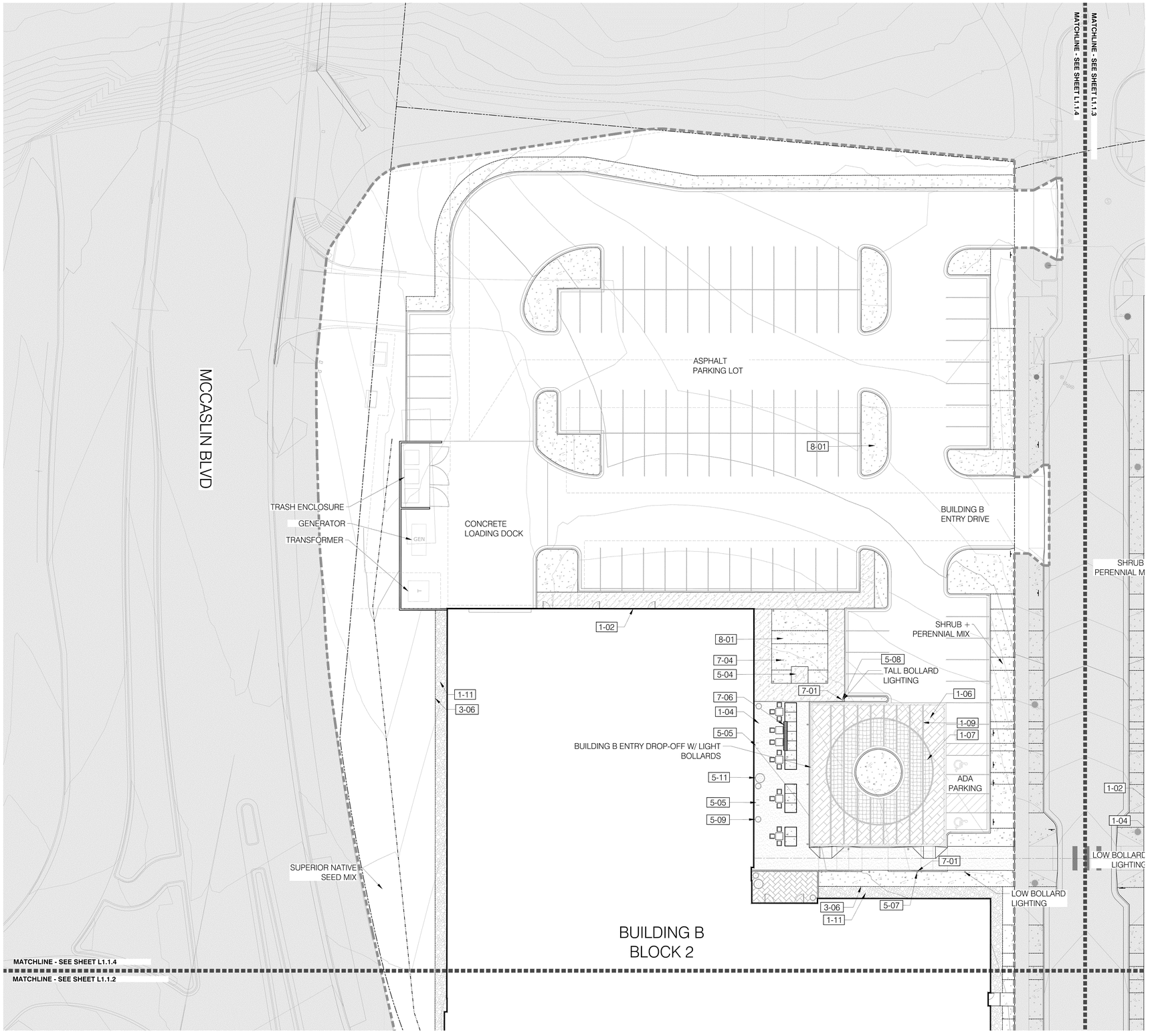

1 LANDSCAPE MATERIALS PLAN ENLARGEMENT
1" = 20'-0"

REFERENCE NOTES SCHEDULE L1.1.4

1 - PAVING & SURFACING

SYMBOL	DESCRIPTION	QTY	DETAIL
1-01	CONCRETE TYPE ONE (PEDESTRIAN)	61 SF	2/L3.0
1-02	CONCRETE TYPE TWO (PEDESTRIAN)	1,863 SF	2/L3.0
1-04	CONCRETE TYPE THREE (PEDESTRIAN)	2,452 SF	2/L3.0
1-05	LINEAR CLAY PAVERS (PEDESTRIAN)	366 SF	1/L3.0
1-06	LINEAR CLAY PAVERS (VEHICULAR)	1,609 SF	
1-07	PORPHYRY STONE COBBLE PAVER (VEHICULAR)	1,035 SF	/
1-08	CONCRETE BAND (PEDESTRIAN)	39 LF	5/L3.0
1-09	CONCRETE BAND (VEHICULAR)	551 LF	/
1-11	2"-4" DECORATIVE ROCK	2,250 SF	

3 - METALS

SYMBOL	DESCRIPTION	QTY	DETAIL
3-06	ALUMINIUM EDGING	1,022 LF	7/L3.0

5 - FURNISHINGS

SYMBOL	DESCRIPTION	QTY	DETAIL
5-04	BIKE RACK, BLOCK 2 & 5	2	6/L3.2
5-05	LITTER RECEPTACLE, BLOCK 2 & 5	2	2/L3.2
5-07	SYSTEM BOLLARD TUBE (PEDESTRIAN SHORT)	10	7/L3.2
5-08	SYSTEM BOLLARD TUBE (PEDESTRIAN TALL)	5	
5-09	SITE PLANTER A	5	8/L3.2
5-11	SITE PLANER B	2	8/L3.2

7 - ELECTRICAL

SYMBOL	DESCRIPTION SAMPLE	QTY	DETAIL
7-01	SYSTEM BOLLARD HEAD (ILLUMINATED)	15	
7-04	TREE UPLIGHTING	14	
7-06	LINEAR STRIP LIGHT (BENCH MOUNTED)	12 LF	

8 - PLANTING

SYMBOL	DESCRIPTION	QTY	DETAIL
8-01	ROCK MULCH	10,620 SF	8/L3.0

MATERIALS + LAYOUT LEGEND

- MATCHLINE
- LIMIT OF WORK (L.O.W.)
- PROPERTY LINE
- 5' HARDSCAPE IN LIVESTOCK BUDGET
- EJ EXPANSION JOINT
- CONTROL JOINT
- EXISTING FIRE HYDRANT
- ALIGN WITH

NOTES:

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SUPERIOR , CO 80027

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Job Number 162146.000

TITLE

LANDSCAPE MATERIALS PLAN ENLARGEMENT

SHEET NUMBER

L1.1.4

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1 OVERALL LANDSCAPE MATERIALS PLAN - BLOCK 8

1" =40'-0"

NORTH

0 20' 40' 80'

SCALE: 1" = 40'-0"

MATERIALS + LAYOUT LEGEND

- MATCHLINE
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TITLE

OVERALL LANDSCAPE MATERIALS PLAN - BLOCK 8

SHEET NUMBER

L1.2

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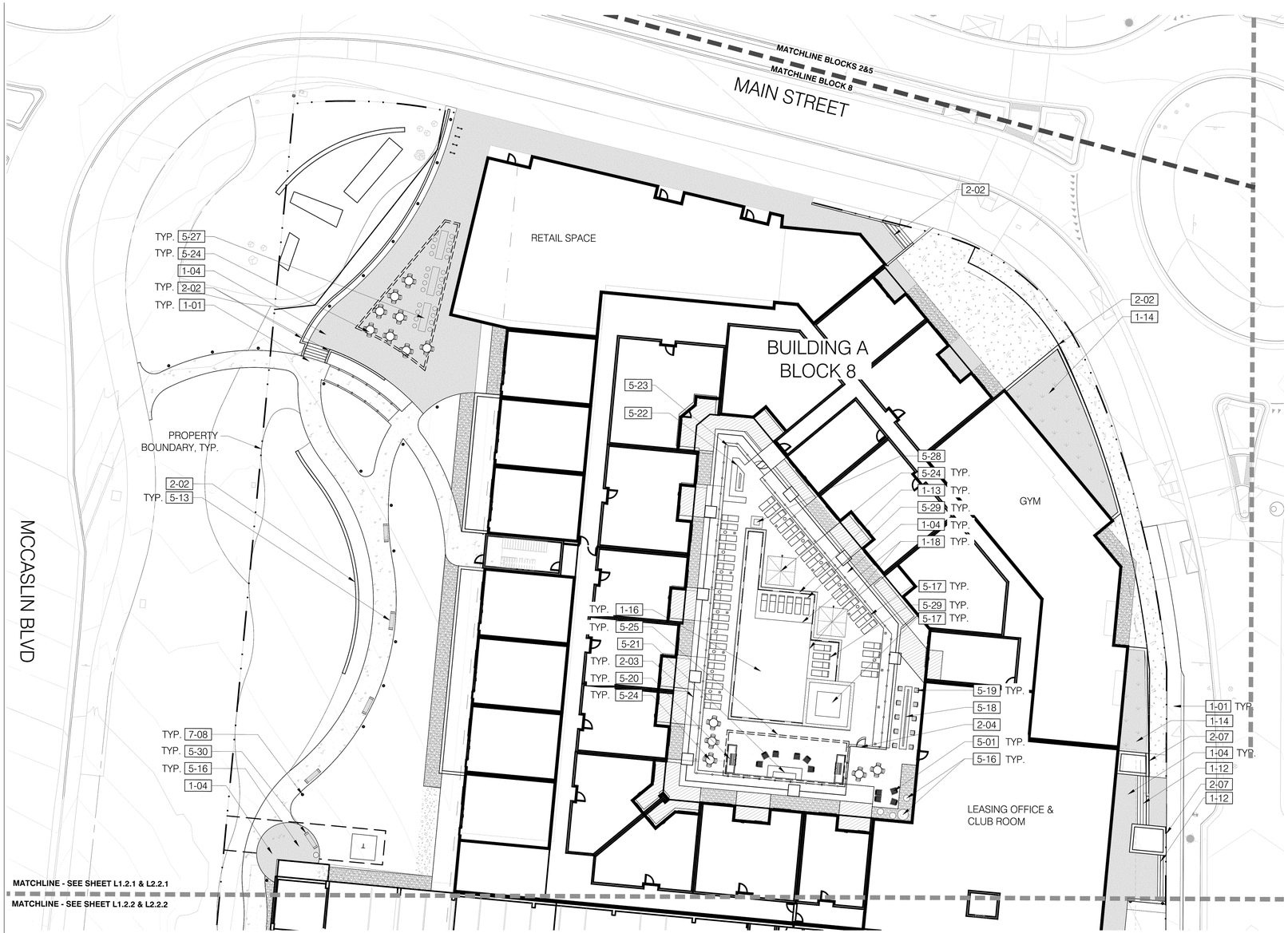

1 LANDSCAPE MATERIALS PLAN ENLARGEMENT

1" =20'-0"

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SCALE: 1" = 20'-0"

MATERIALS + LAYOUT LEGEND

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REFERENCE NOTES SCHEDULE

CODE	1 - PAVING & SURFACING DESCRIPTION	DETAIL
1-01	CONCRETE TYPE ONE (PEDESTRIAN)	2/L3.0
1-04	CONCRETE TYPE THREE (PEDESTRIAN)	2/L3.0
1-12	CONCRETE STEPS	9/L3.0
1-13	POOL COPING	NOT INCLUDED IN FIRST SUBMITTAL
1-14	ARTIFICIAL TURF	NOT INCLUDED IN FIRST SUBMITTAL
1-16	POOL	10/L3.4
1-17	SPA	10/L3.4
1-18	BAJA SHELF (POOL)	11/L3.4
1-19	STABILIZED CRUSHER FINES	NOT INCLUDED IN FIRST SUBMITTAL

CODE	2 - WALLS & FENCES DESCRIPTION	DETAIL
2-02	BOARDFORM CONCRETE RETAINING WALL	3/L3.1
2-03	STEEL PICKET POOL FENCE	5/L3.3
2-04	POOL GATE	NOT INCLUDED IN FIRST SUBMITTAL
2-07	RAISED PLANTER WALL	NOT INCLUDED IN FIRST SUBMITTAL

CODE	3 - METALS DESCRIPTION	DETAIL
3-02	ILLUMINATED HANDRAIL AT STAIRS	1/L3.1
3-06	ALUMINIUM EDGING	7/L3.0

CODE	5 - FURNISHINGS DESCRIPTION	DETAIL
5-01	CHAIRS	NOT INCLUDED IN FIRST SUBMITTAL
5-09	SITE PLANTER A	8/L3.2
5-11	SITE PLANER B	8/L3.2
5-13	BENCH, BLOCK 2 & 3	1/L3.2
5-16	SITE PLANTER C	NOT INCLUDED IN FIRST SUBMITTAL
5-17	LOUNGE CHAIR - POOL DECK	6/L3.4
5-18	LINEAR FIRE TABLE W/ OVERSIZED SEATING	8/L3.4
5-19	CHAIRS (FIRE TABLE)	NOT INCLUDED IN FIRST SUBMITTAL
5-20	GRILL	NOT INCLUDED IN FIRST SUBMITTAL
5-21	FIRE PIT - RECTANGULAR	7/L3.4
5-22	FIRE PIT B	NOT INCLUDED IN FIRST SUBMITTAL
5-23	SEATWALL (POOL)	NOT INCLUDED IN FIRST SUBMITTAL
5-24	ROUND BISTRO TABLE AND CHAIRS	NOT INCLUDED IN FIRST SUBMITTAL
5-25	SHADE STRUCTURE - TYPE A	1/L3.4
5-26	SHADE UMBRELLA (POOL)	5/L3.2
5-27	LONG DINING TABLE AND CHAIRS	NOT INCLUDED IN FIRST SUBMITTAL
5-28	STONE FOUNTAIN	3/L3.4
5-29	LOUNGE CHAIR - BAJA SHELF	5/L3.4
5-30	BENCH, TOWN STANDARD	3/L3.2

CODE	7 - ELECTRICAL DESCRIPTION	DETAIL
7-08	LIGHTING, RE: ELECTRIC	RE: ELECTRIC

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MARK	ISSUE	DATE
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1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 162146.000

TITLE

LANDSCAPE MATERIALS PLAN ENLARGEMENT

SHEET NUMBER

L1.2.1

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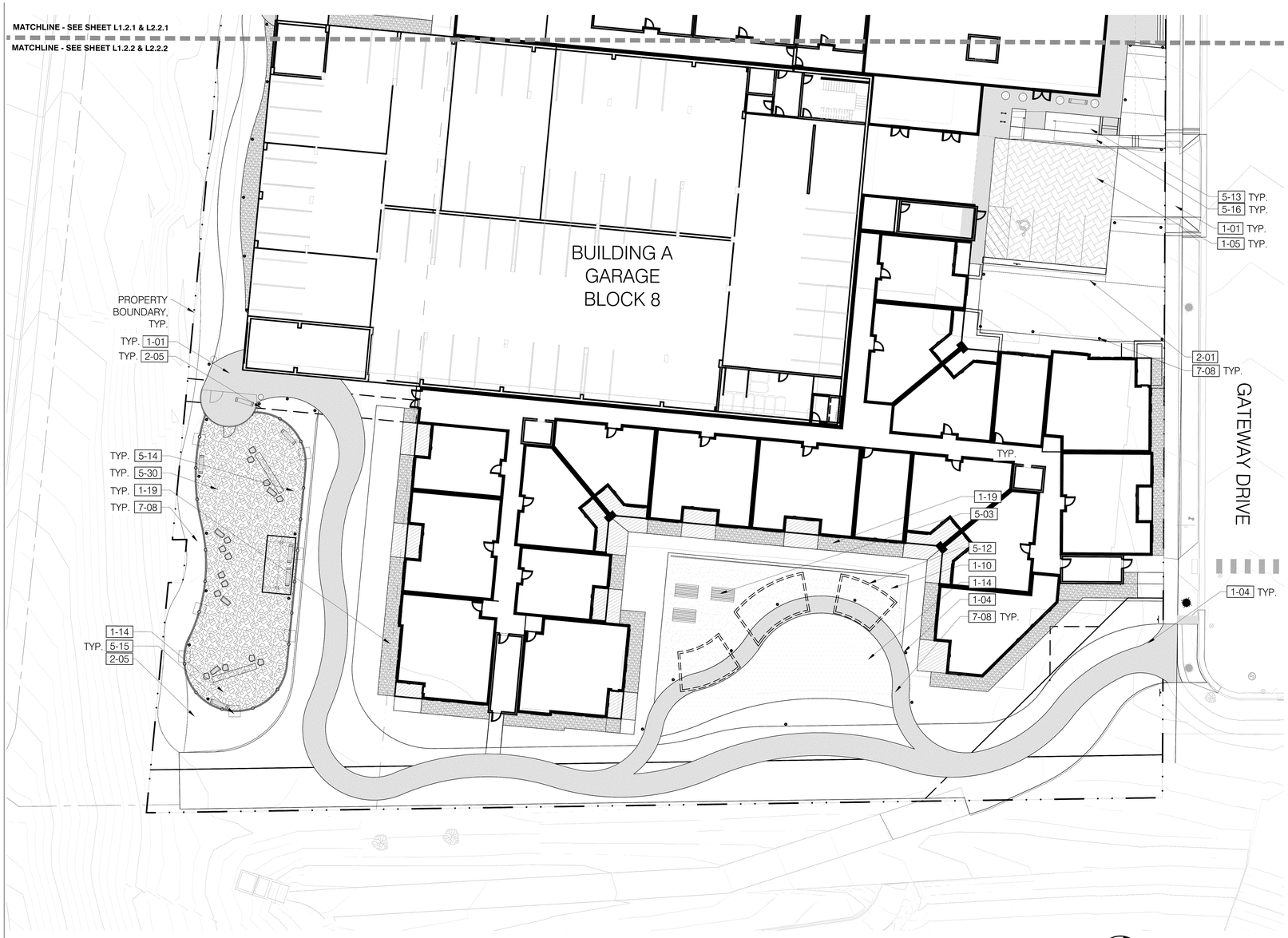

REFERENCE NOTES SCHEDULE

	CODE	1 - PAVING & SURFACING DESCRIPTION	DETAIL
	1-01	CONCRETE TYPE ONE (PEDESTRIAN)	2/L3.0
	1-04	CONCRETE TYPE THREE (PEDESTRIAN)	2/L3.0
	1-05	LINEAR CLAY PAVERS (PEDESTRIAN)	1/L3.0
	1-10	DECOMPOSED GRANITE PAVING	4/L3.0
	1-11	2"-4" DECORATIVE ROCK	NOT INCLUDED IN FIRST SUBMITTAL
	1-14	ARTIFICIAL TURF	NOT INCLUDED IN FIRST SUBMITTAL
	1-19	STABILIZED CRUSHER FINES	NOT INCLUDED IN FIRST SUBMITTAL
	1-20	CRUSHED STONE PAVING	1/L3.5

CODE	2 - WALLS & FENCES DESCRIPTION	DETAIL
2-01	BOARDFORM CONCRETE SEAT WALL	3/L3.1
2-05	DOG PARK FENCE AND GATE	3/L3.3

CODE	3 - METALS DESCRIPTION	DETAIL
3-06	ALUMINIUM EDGING	7/L3.0

CODE	5 - FURNISHINGS DESCRIPTION	DETAIL
5-03	DINING TABLE AND BENCH	4/L3.2
5-11	SITE PLANER B	8/L3.2
5-12	SHADE STRUCTURE - TYPE B	2/L3.4
5-13	BENCH, BLOCK 2 & 3	1/L3.2
5-14	PLAY LOG (DOG RUN)	3/L3.5
5-15	PLAY BOULDER (DOG RUN)	2/L3.5
5-16	SITE PLANTER C	NOT INCLUDED IN FIRST SUBMITTAL
5-30	BENCH, TOWN STANDARD	3/L3.2

CODE	7 - ELECTRICAL DESCRIPTION	DETAIL
7-08	LIGHTING, RE: ELECTRIC	RE: ELECTRIC

CODE	8 - PLANTING DESCRIPTION	DETAIL
8-01	ROCK MULCH	RE: SPECS

1 LANDSCAPE MATERIALS PLAN ENLARGEMENT

1" =20'-0"

NORTH

0 10' 20' 40'

SCALE: 1" = 20'-0"

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SHEET NUMBER

L1.2.2

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MATERIALS + LAYOUT LEGEND

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1 OVERALL LANDSCAPE LAYOUT PLAN - BLOCKS 2&5
1" = 40'-0"

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OVERALL LANDSCAPE LAYOUT PLAN - BLOCKS 2&5

SHEET NUMBER

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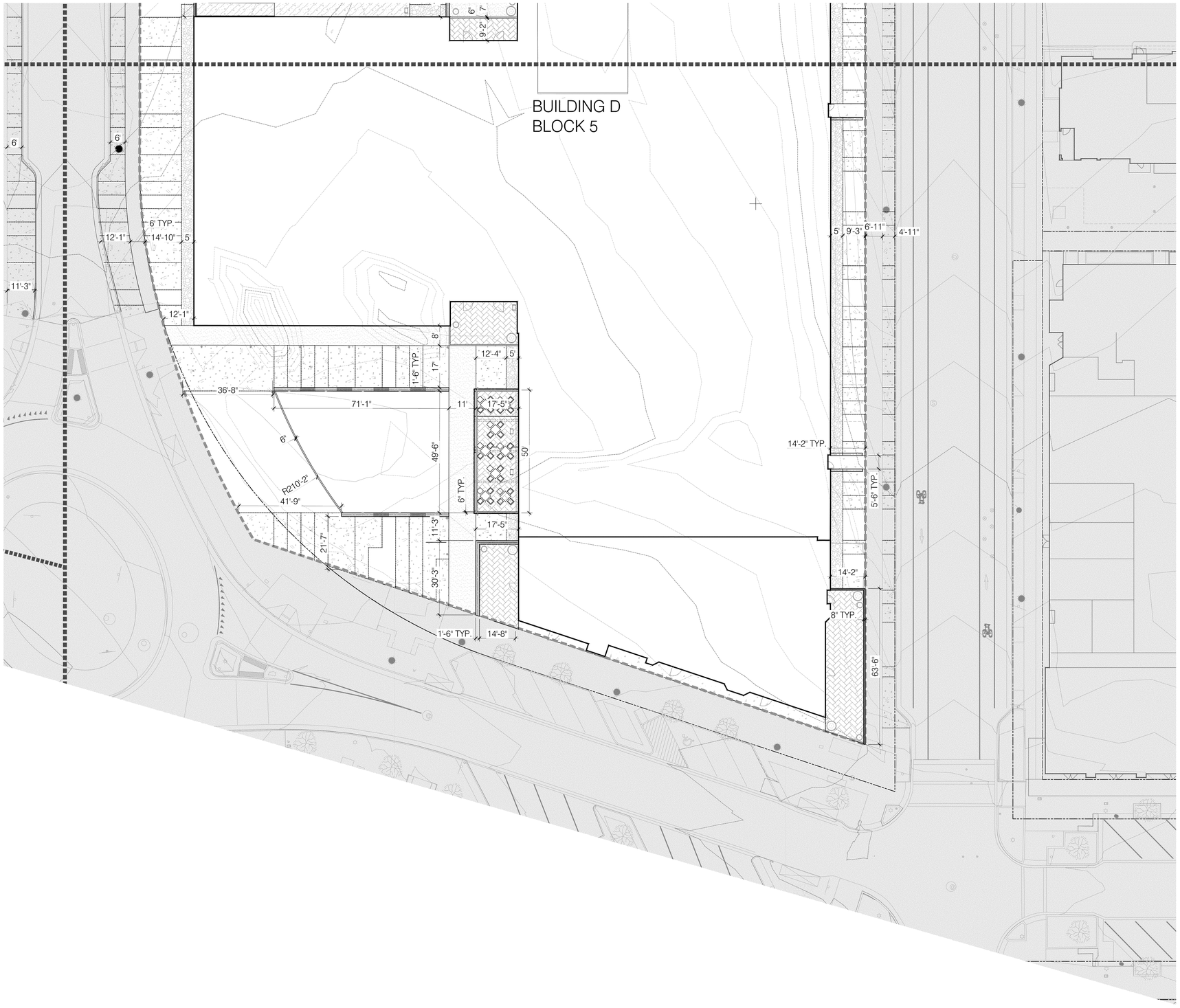

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ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 162146.000

TITLE

LANDSCAPE LAYOUT PLAN ENLARGEMENT

SHEET NUMBER

L2.1.1

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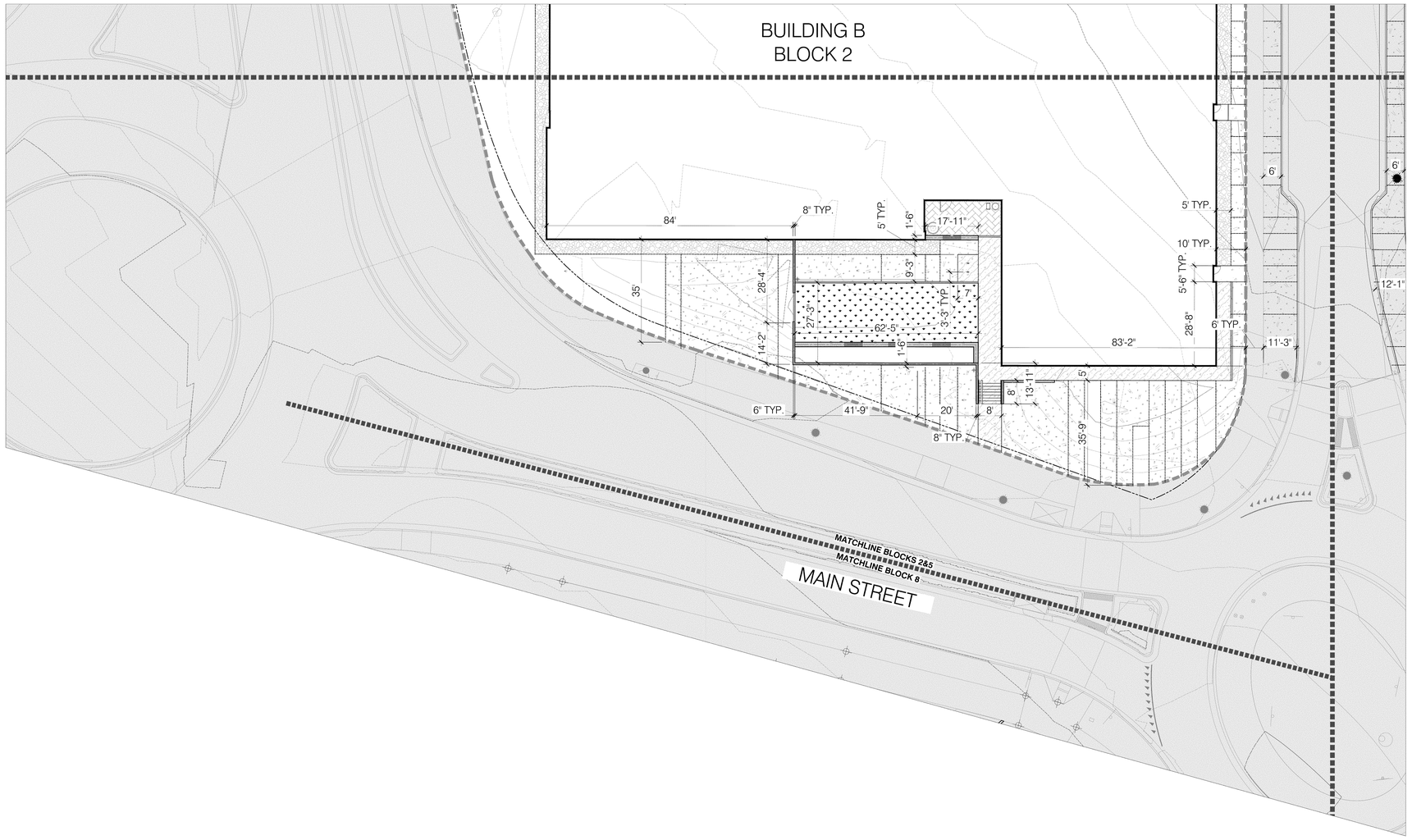

MATERIALS + LAYOUT LEGEND

- MATCHLINE
- LIMIT OF WORK (L.O.W.)
- PROPERTY LINE
- 5' HARDSCAPE IN LIVESTOCK BUDGET
- EJ — EXPANSION JOINT
- CONTROL JOINT
- EXISTING FIRE HYDRANT
- ALIGN WITH

NOTES:

1. REFER TO CIVIL ROADWAY DRAWINGS FOR ALL CURB, CURB RAMP, SIDEWALK LAYOUT AND GRADING INFORMATION UNLESS NOTED OTHERWISE.
2. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND DETAIL OF LIGHT POLES AND ELEC. STRUCTURES.

1 LANDSCAPE LAYOUT PLAN ENLARGEMENT
1" = 20'-0"

NORTH

0 10' 20' 40'
SCALE: 1" = 20'-0"

Perkins&Will
1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
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CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

MEP
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1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
BLYTHE VOGT, P.E.
720-580-6516

LANDSCAPE ARCHITECTURE
DIG STUDIO
1521 15TH STREET
DENVER , CO 80202
BILL VITEK, PLA, FASLA
720-328-1986

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS

3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 162146.000

TITLE

LANDSCAPE LAYOUT PLAN ENLARGEMENT

SHEET NUMBER

L2.1.2

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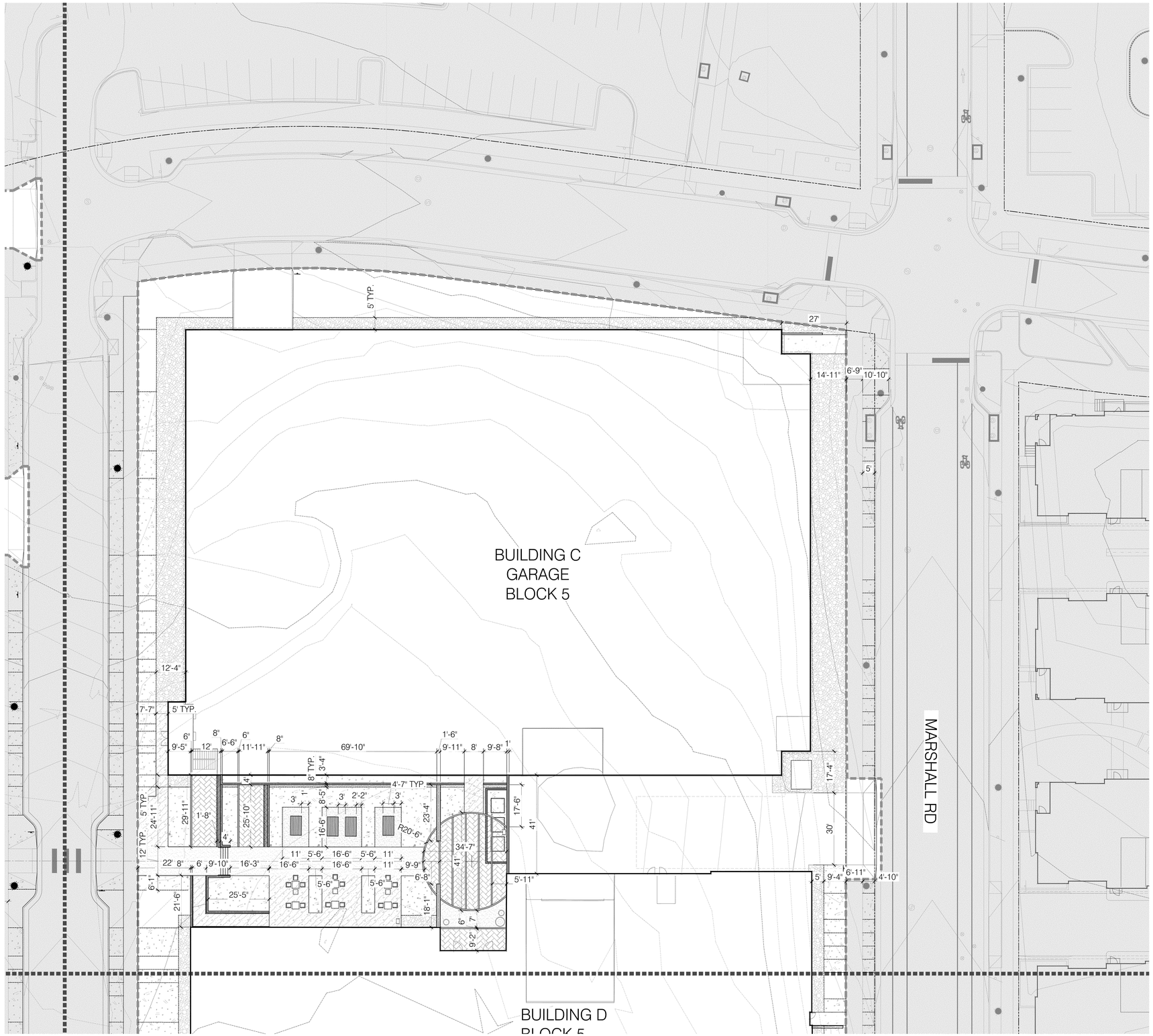

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MATERIALS + LAYOUT LEGEND

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- LIMIT OF WORK (L.O.W.)
- PROPERTY LINE
- 5' HARDSCAPE IN LIVESTOCK BUDGET
- EXPANSION JOINT (EJ)
- CONTROL JOINT
- EXISTING FIRE HYDRANT
- ALIGN WITH

NOTES:

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NORTH

SCALE: 1" = 20'-0"

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720-580-8516

LANDSCAPE ARCHITECTURE
DIG STUDIO
1521 15TH STREET
DENVER , CO 80202
BILL VITEK, PLA, FASLA
720-220-1986

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

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ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23
Job Number		162146.000

TITLE

LANDSCAPE LAYOUT PLAN ENLARGEMENT

SHEET NUMBER

L2.1.3

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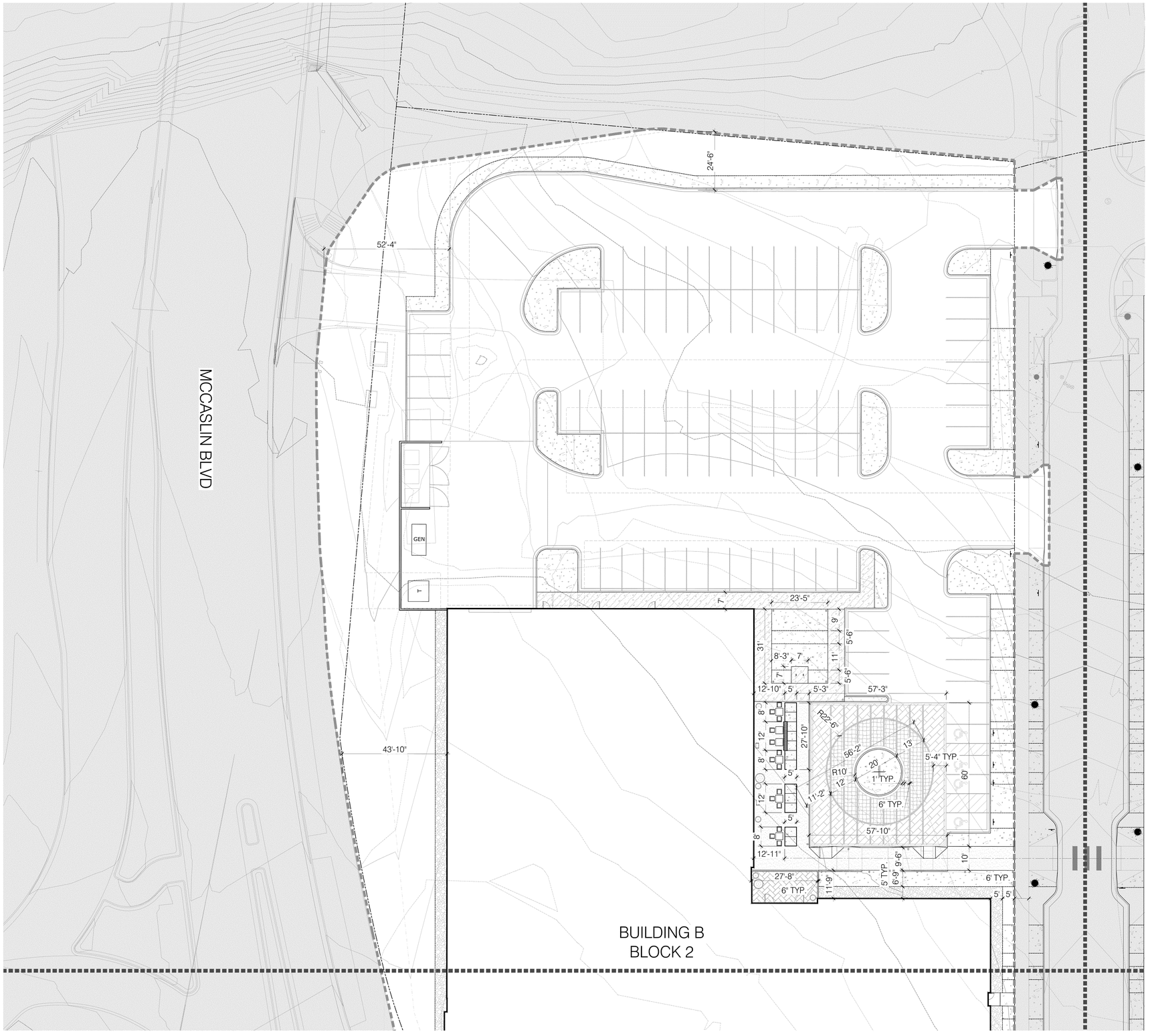

1 LANDSCAPE LAYOUT PLAN ENLARGEMENT
1" = 20'-0"

MATERIALS + LAYOUT LEGEND

- MATCHLINE
- LIMIT OF WORK (L.O.W.)
- PROPERTY LINE
- 5' HARDSCAPE IN LIVESTOCK BUDGET
- EXPANSION JOINT (EJ)
- CONTROL JOINT
- EXISTING FIRE HYDRANT
- ALIGN WITH

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NORTH

0 10' 20' 40'
SCALE: 1" = 20'-0"

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LANDSCAPE ARCHITECTURE
DIG STUDIO
1521 15TH STREET
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PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
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PMB

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ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 162146.000

TITLE

LANDSCAPE LAYOUT PLAN ENLARGEMENT

SHEET NUMBER

L2.1.4

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1 OVERALL LANDSCAPE LAYOUT PLAN - BLOCK 8

1"=40'-0"

NORTH

0 20' 40' 80'

SCALE: 1" = 40'-0"

MATERIALS + LAYOUT LEGEND

- MATCHLINE
- LIMIT OF WORK (L.O.W.)
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PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

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2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 162146.000

TITLE

OVERALL LANDSCAPE LAYOUT PLAN - BLOCK 8

SHEET NUMBER

L2.2

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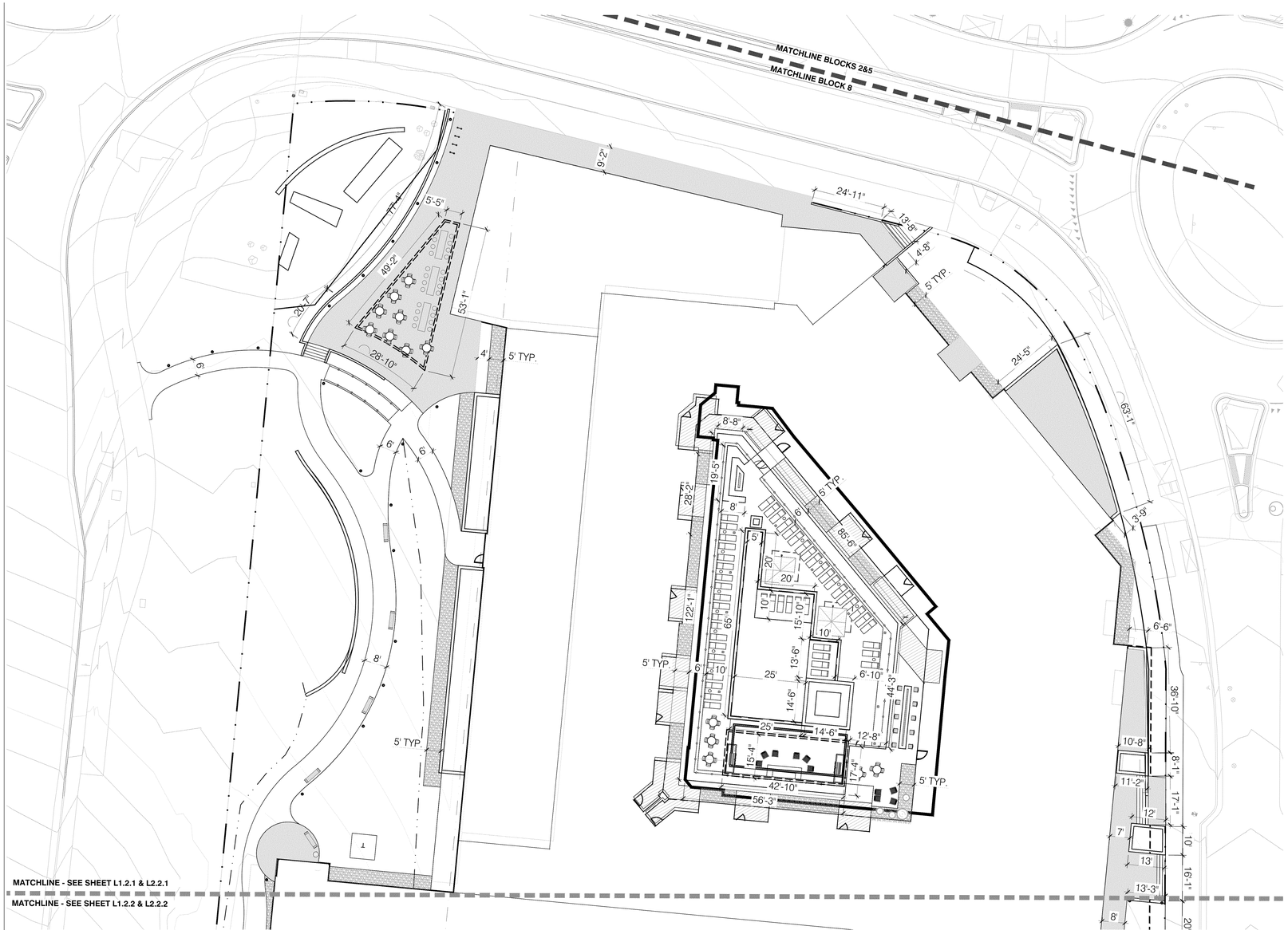

1 LANDSCAPE LAYOUT PLAN ENLARGEMENT
1"=20'-0"

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PROJECT

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Job Number 162146.000

TITLE

LANDSCAPE LAYOUT PLAN ENLARGEMENT

SHEET NUMBER

L2.2.1

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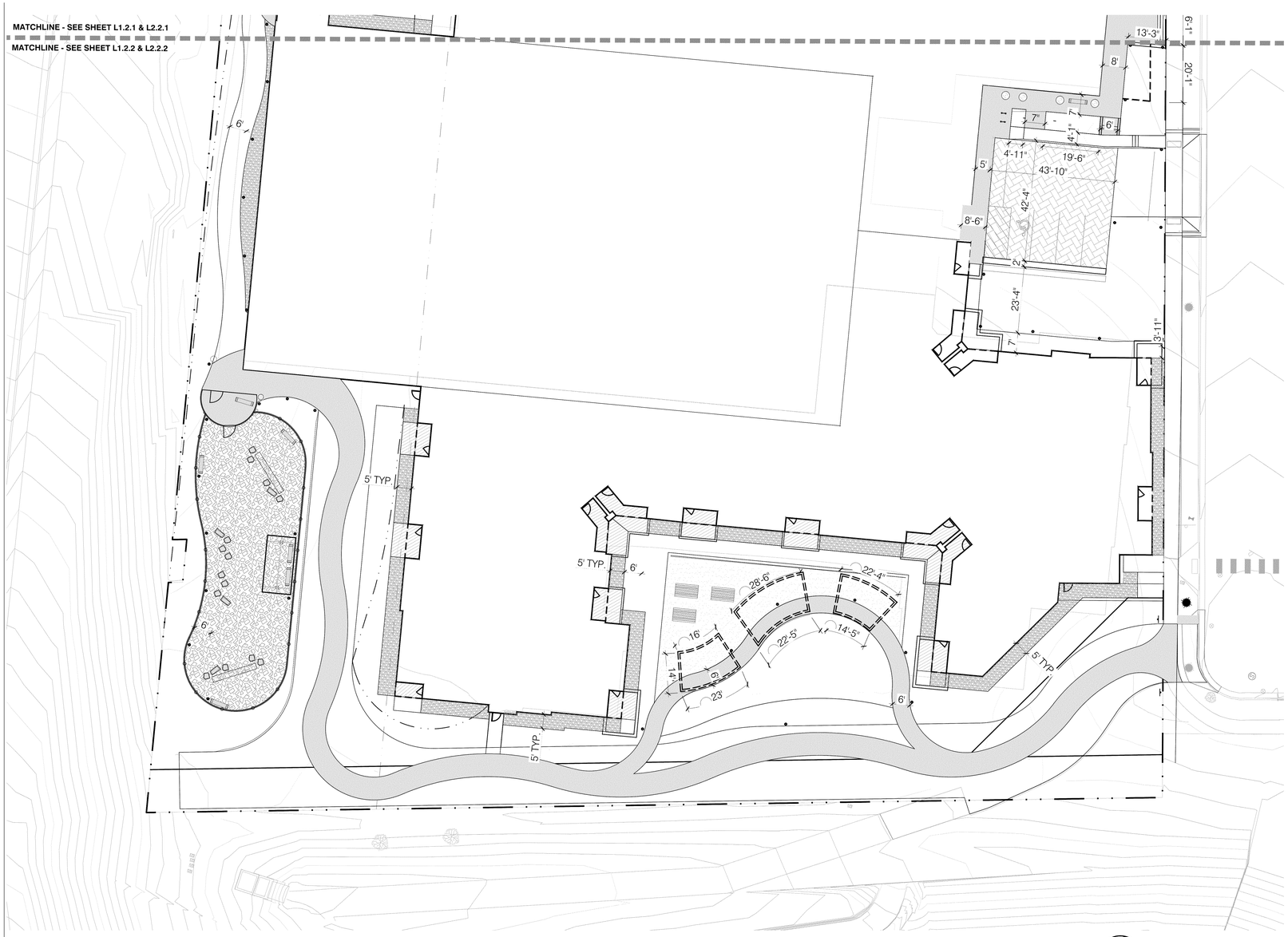

MATERIALS + LAYOUT LEGEND

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1" = 20'-0"

NORTH

0 10' 20' 40'

SCALE: 1" = 20'-0"

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DIG STUDIO
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BILL VITEK, PLA, FASLA
720-328-1986

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

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Job Number 162146.000

TITLE

LANDSCAPE LAYOUT PLAN ENLARGEMENT

SHEET NUMBER

L2.2.2

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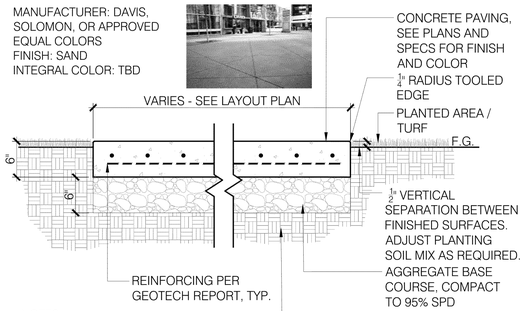
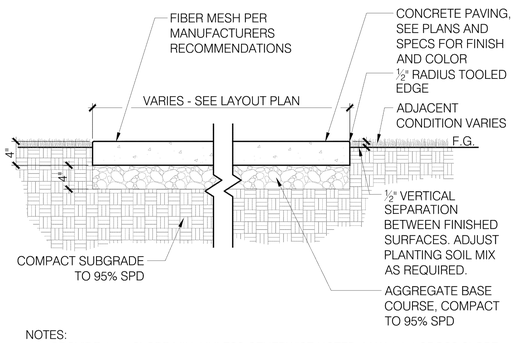


NOTES:
1. PROVIDE 1.5% SLOPE MIN. UNLESS OTHERWISE NOTED. MAX 1.8% CROSS SLOPE.
2. EXPANSION JOINTS AT 30'-0" O.C. MAXIMUM, AT SIDEWALK INTERSECTIONS AND WHERE CONCRETE PAVING ABUTS STRUCTURES, UNLESS OTHERWISE NOTED.
3. CONTROL JOINTS AT 6'-0" O.C. MAXIMUM.
4. SEE PLAN FOR EXPANSION AND CONTROL JOINT LOCATIONS.

1 CONCRETE PAVING (VEHICULAR)
1" = 1'-0"



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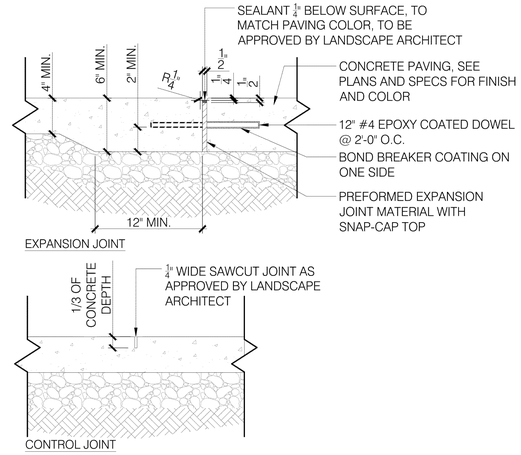
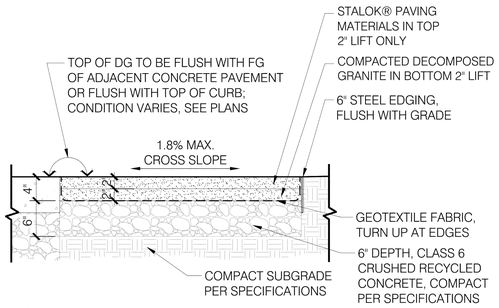
3. CONTROL JOINTS AT 6'-0" O.C. MAXIMUM.
4. SEE PLAN FOR EXPANSION AND CONTROL JOINT LOCATIONS.
5. COLOR A: STANDARD SAND FINISH CONCRETE
   COLOR B: TBD

2 CONCRETE PAVING (PEDESTRIAN)
1" = 1'-0"



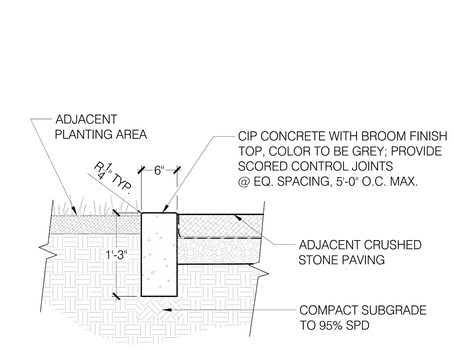
3 EXPANSION AND CONTROL JOINTS
1 1/2" = 1'-0"

P-SCLS-06

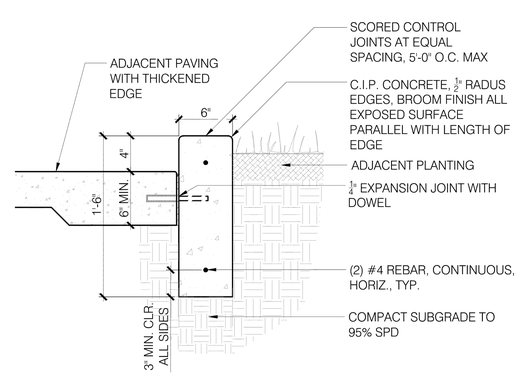


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. STALOK STABILIZED DECOMPOSED GRANITE TO BE INSTALLED WITHIN FIRST 5' OFF OF BUILDINGS (WHERE PAVING DOES NOT EXIST.)

4 DECOMPOSED GRANITE
1" = 1'-0"

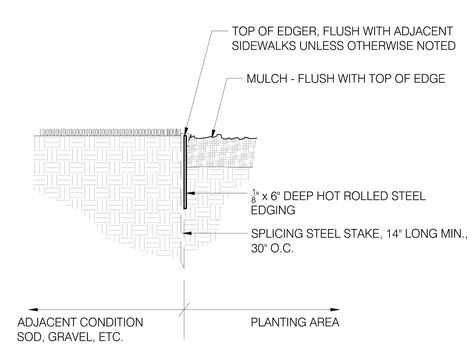


5 CONCRETE BAND
1" = 1'-0"

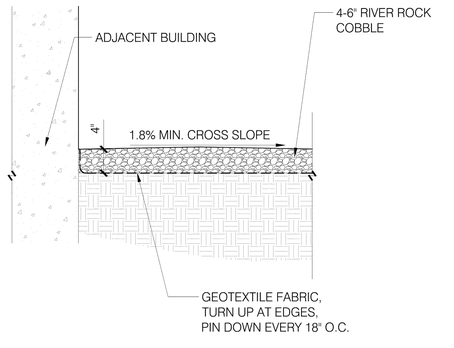


6 CONCRETE PLANTER CURB
1 1/2" = 1'-0"

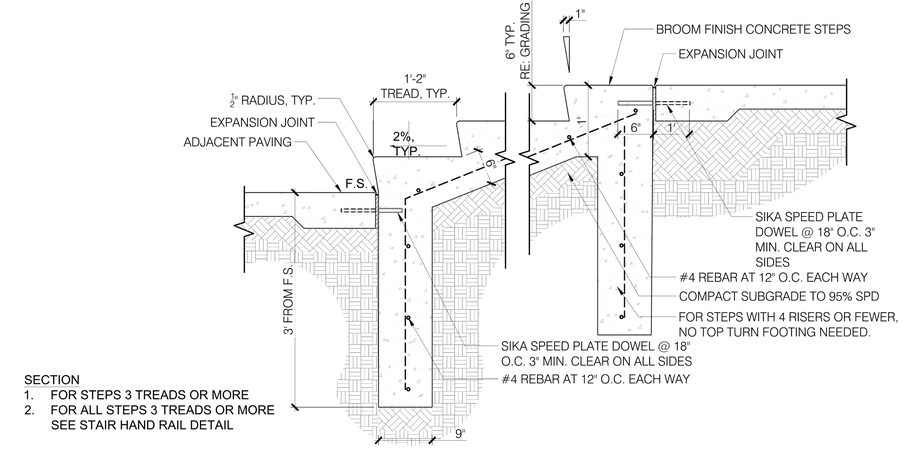
P-SCLS-10



7 STEEL EDGER
1 1/2" = 1'-0"

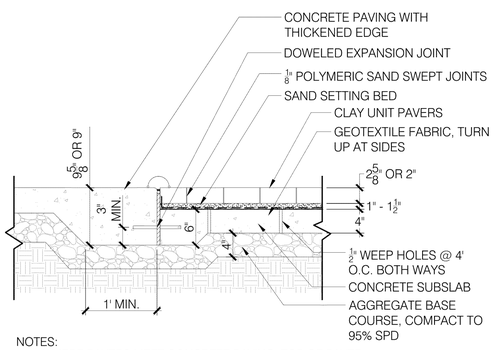


8 PEA GRAVEL MULCH
1" = 1'-0"



SECTION
1. FOR STEPS 3 TREADS OR MORE
2. FOR ALL STEPS 3 TREADS OR MORE SEE STAIR HAND RAIL DETAIL

9 CONCRETE STEPS - 3 TREADS OR MORE
1/2" = 1'-0"



NOTES:
1. WHERE PAVERS MEET CONCRETE PAVING: TOP OF PAVER SURFACE SHALL BE FLUSH WITH TOP OF CONCRETE SURFACE.
2. MATERIAL/COLOR SELECTION:
   ARC WALKWAY: 4" x 2-⅝" x 8" CLAY UNIT PAVERS BY PACIFIC CLAY PRODUCTS, RED FLASHED FIELD WITH DARK IRON SPOT BAND.
   SPLASH PAD: 23 ½" x 23 ½" x 2" GRANITE PAVERS BY HANOVER, SUPERIOR BLACK.

10 PAVERS ON CONCRETE BASE (PEDESTRIAN)
1" = 1'-0"

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JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

MEP
AFFILIATED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
BLYTHE VOGT, P.E.
720-880-8516

LANDSCAPE ARCHITECTURE
DIG STUDIO
1521 15TH STREET
DENVER , CO 80202
BILL VITEK, PLA, FASLA
720-328-1986

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS
3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

Vested Rights:
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ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 162146.000

TITLE

LANDSCAPE SITE DETAILS

SHEET NUMBER

L3.0

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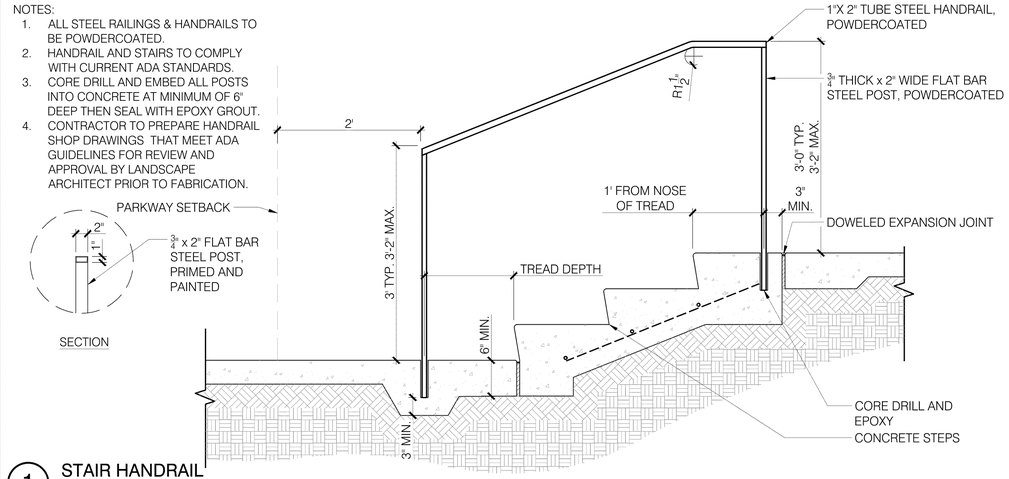
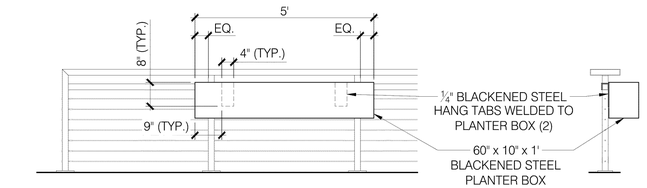
3/14/2023 1:03:44 PM Autodesk Docs://PMB Superior Colorado Life Sciences/ARCH-PMB-Site.rvt

NOTES:
1. ALL STEEL RAILINGS & HANDRAILS TO BE POWDERCOATED.
2. HANDRAIL AND STAIRS TO COMPLY WITH CURRENT ADA STANDARDS.
3. CORE DRILL AND EMBED ALL POSTS INTO CONCRETE AT MINIMUM OF 6" DEEP THEN SEAL WITH EPOXY GROUT.
4. CONTRACTOR TO PREPARE HANDRAIL SHOP DRAWINGS THAT MEET ADA GUIDELINES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.

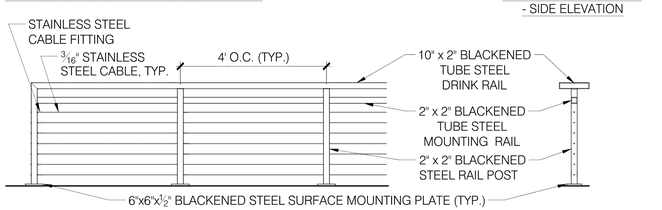


1 STAIR HANDRAIL
1" = 1'-0"



HANGING PLANTER BOX - FRONT ELEVATION

HANGING PLANTER BOX - SIDE ELEVATION

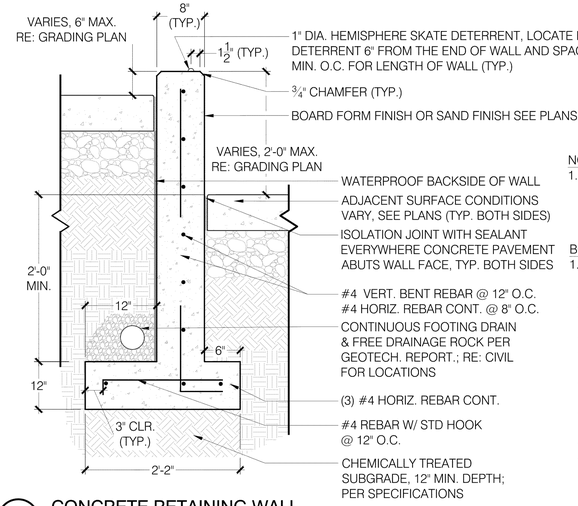


RAILING - FRONT ELEVATION

RAILING - SIDE ELEVATION

NOTES:
1. RAILING SHALL BE TENSILINE CABLE RAILING WITH CUSTOM DRINK RAIL BY TREX COMMERCIAL PRODUCTS, OR APPROVED EQUAL.
2. ALL CABLES, FITTINGS, AND TURNBUCKLES TO BE STAINLESS STEEL.
3. CONTRACTOR TO FIELD MEASURE ALL AREAS TO RECEIVE RAILINGS AND SUBMIT MANUFACTURERS SHOP DRAWINGS TO THE PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
4. CONTRACTOR TO PROVIDE SHOW DRAWINGS FOR PLANTER BOXES TO THE PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
5. ALTERNATE MATERIAL FOR PLANTER BOX FABRICATION MAY BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL IN THE EVENT THAT BLACKENED STEEL IS COST PROHIBITIVE AND/OR TOO HEAVY TO BE STRUCTURALLY SUPPORTED BY THE RAILING PRODUCT.

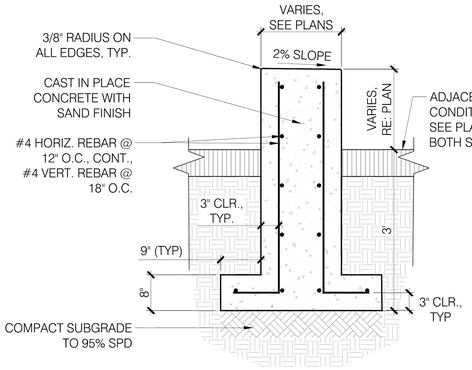
2 RAILING - PLAZA (FF&E ITEM)
1/2" = 1'-0"



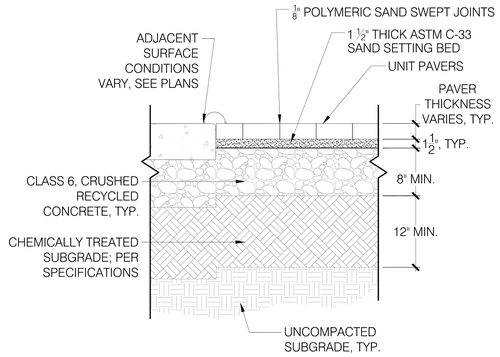
NOTES:
1. RE: SPECS FOR SUPPLEMENTAL PRODUCT AND MATERIAL INFORMATION.

BOARD FORMED FINISH NOTES:
1. ABOVE GRADE FORMING SHALL COMPLY WITH THE FOLLOWING CRITERIA:
1.1. BOARD FORM ALL EXPOSED FACES
1.2. TOP OF WALL SHALL HAVE A MEDIUM BROOM FINISH
1.3. BOARDS TO BE DOUGLAS FIR.
1.4. MITER INSIDE AND OUTSIDE CORNERS OF FORM.
1.5. FORMS TO BE PLUMB AND STRAIGHT AND TRUE.
1.6. RUN A BEAD OF SILICON BETWEEN BOARDS.
1.7. USE FIBERGLASS WALL TIES.
1.8. PROVIDE MOCK-UP REPRESENTATIVE OF FINISHED SEATWALL FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

3 CONCRETE RETAINING WALL
1" = 1'-0"

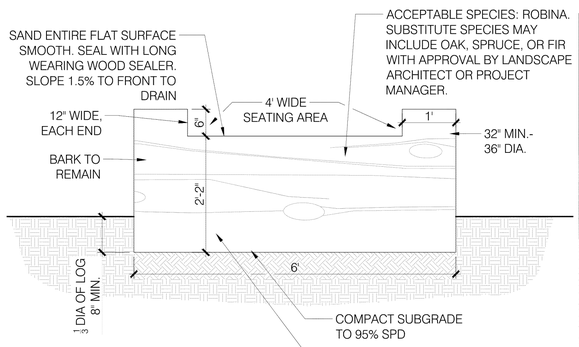


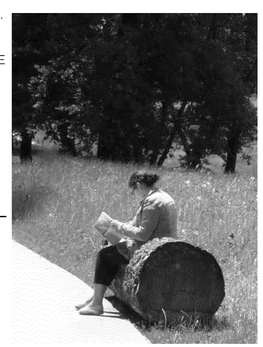
4 CONCRETE SEATWALL
3/4" = 1'-0"



NOTES:
1. WHERE PAVERS MEET CONCRETE PAVING: TOP OF PAVER SURFACE SHALL BE FLUSH WITH TOP OF CONCRETE SURFACE.
2. REFER TO SPECIFICATIONS FOR ALL MATERIALS, SIZES, COLORS, & FINISHES.
3. REFER TO THE MATERIALS PLAN FOR LOCATIONS OF EACH UNIT PAVER TYPE.

5 UNIT PAVERS
1" = 1'-0"





PRECEDENT IMAGE: FOR REFERENCE ONLY

6 LOG BENCH
3/4" = 1'-0"

Perkins&Will
1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD, SUITE 200
FIRESTONE, CO 80504
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PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS

3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 162146.000

TITLE

LANDSCAPE SITE DETAILS

SHEET NUMBER

L3.1

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MANUFACTURER: FORMS + SURFACES
MODEL: FLOAT BENCH
LENGTH: 72.7"
MOUNT: SURFACE
COLOR: ALUMINUM (POWDERCOAT FINISH), HARDWOOD SLATS



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

1 BENCH - BLOCK 2 & 5
NTS

MANUFACTURER: SITE PIECES
SIZE: 36 GAL.
MODEL: MONOLINE EDGE LITTER BIN, DUAL STREAM ML-LGEDGE-DL
COLOR / MATERIAL: TBD/ ALUMINUM (POWDERCOAT)
MOUNTING: SURFACE MOUNT



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

2 LITTER RECEPTACLE - BLOCK 2 & 5
1" = 1'-0"

MANUFACTURER: DUMOR
MODEL: BENCH 118 WITH CUSTOM STRAIGHT TOP
LENGTH: 72"
MOUNT: SURFACE
COLOR: BLACK (POLYESTER POWDERCOAT)



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

3 BENCH - TOWN STANDARD
NTS

MANUFACTURER: FORMS + SURFACES
TABLE: AVIVO TABLE
MODEL#: STAVO-T4040W
SIZE: 40", SQUARE
MATERIAL/ FINISH: CAST ALUMINUM/POWDERCOAT
CHAIRS: AVIVO CHAIR
MODEL#: SCAVO
SIZE: 19" W X 23" D X 32.3" H
MATERIAL/ FINISH: CAST ALUMINUM/POWDERCOAT



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

4 TABLE AND CHAIRS
1" = 1'-0"

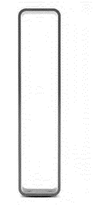
MANUFACTURER: FORMS+SURFACES
MODEL: SOLARIS SUNSHADE
SIZE: 96.9'x 86" CANOPY, 94.4" TALL
MATERIAL: ALUMINUM
POWDERCAT COLOR: TBD



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

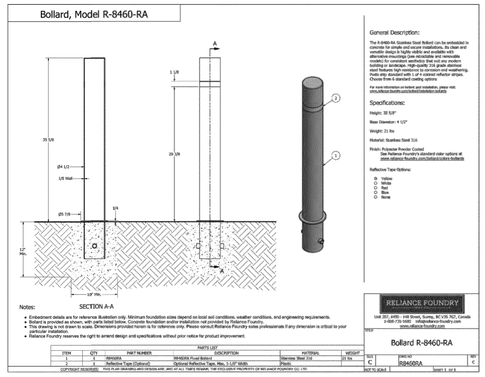
5 UMBRELLA
1" = 1'-0"

MANUFACTURER: SITE PIECES
MODEL: ML-CORE-8 (MONOLINE CORE BIKE RACK W/ SURFACE MOUNT OR IN-GROUND MOUNT)
DIMENSIONS: 36" HT.
COLOR / MATERIAL: ALUMINUM FRAME W/ POWDER COAT FINISH



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

6 BIKE RACK BLOCK 2 & 5
3/4" = 1'-0"



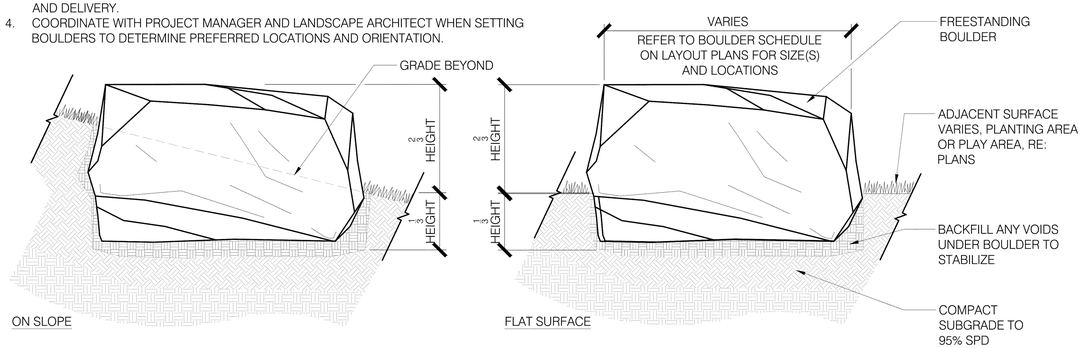
7 BOLLARD
NTS



MANUFACTURER: QCP
MODEL: ROUND PLANTER - BAJA, ROUND PLANTER - CASCADE,
SIZES: 30" DIAMETER X 30" HIGH (QR-CE3030P), 48" DIAMETER X 18" HIGH (QR-CE4818P), 48" DIAMETER X 42' 6" HIGH (QR-CE4842P)
COLOR: TBD

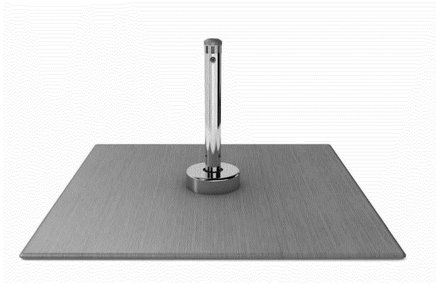
8 PLANTERS
N.T.S.

NOTES:
1. RED SANDSTONE BOULDER (FLAT TOP AND BOTTOM, GUILLOTINE CUT) TO MATCH PHASE 1 BOULDERS, RE: PLANS
2. MINIMUM SIZE: 2' H X 2'-6" W X 2'-6" D
   MAXIMUM SIZE: 3' H X 5' W X 3' D
3. LANDSCAPE ARCHITECT TO APPROVE SELECTED BOULDERS AT QUARRY PRIOR TO ORDERING AND DELIVERY.
4. COORDINATE WITH PROJECT MANAGER AND LANDSCAPE ARCHITECT WHEN SETTING BOULDERS TO DETERMINE PREFERRED LOCATIONS AND ORIENTATION.



9 LANDSCAPE BOULDER
1" = 1'-0"

MANUFACTURER: TUUCI
MODEL: G-PLATE MAX SQUARE ANCHOR
SIZE: 36" x 36" WIDE
COLOR: TBD



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

10 G-PLATE MAX SQUARE ANCHOR
NTS

MANUFACTURER: TUUCI
MODEL: OCEAN MASTER MAX CLASSIC CANTILEVER
SIZE: 10' X 10' WIDE
CANOPY COLOR: TBD
POWDERCOAT COLOR: TBD



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

11 CANOPY STRUCTURE
NTS

Perkins&Will
1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD, SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
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LANDSCAPE ARCHITECTURE
DIG STUDIO
1521 15TH STREET
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BILL VITEK, PLA, FASLA
720-328-1986

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS
3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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MARK	ISSUE	DATE
2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 162146.000

TITLE

LANDSCAPE SITE DETAILS

SHEET NUMBER

L3.2

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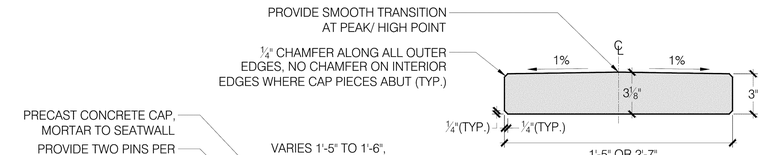
MANUFACTURER: MADRAX
MODEL: UX238-LB (UX RACK WITH LEAN BAR, SURFACE MOUNT)
DIMENSIONS: 34" HT.
COLOR / MATERIAL: BLACK / 2-3/8" O.D. STEEL TUBING
SURFACE MOUNT



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

1 BIKE RACK - TOWN STANDARD

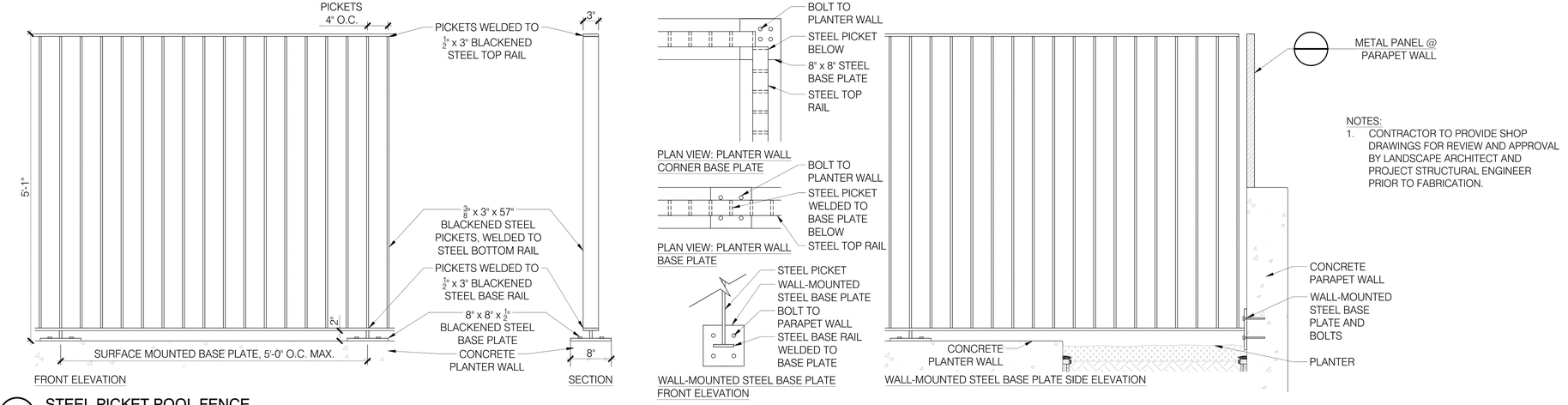
3/4" = 1'-0"



NOTES:
1. SEATWALL COLOR SHALL BE GRAY.
2. PRE-CAST CONCRETE CAPS SHALL BE DAVIS COLOR "GRAPHITE' INTEGRAL COLOR TO MATCH THE EXISTING SEATWALLS ALONG MAIN STREET.
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL PRECAST CONCRETE CAPS TO BE PLACED ON CURVED SEATWALLS.
4. ABOVE GRADE FORMING SHALL COMPLY WITH THE FOLLOWING CRITERIA:
   4.1. BOARDS TO BE DOUGLAS FIR.
   4.2. MITER INSIDE AND OUTSIDE CORNERS OF FORM.
   4.3. FORMS TO BE PLUMB AND STRAIGHT AND TRUE.
   4.4. RUN A BEAD OF SILICON BETWEEN BOARDS.
   4.5. USE FIBERGLASS WALL TIES.
5. CONTRACTOR SHALL PROVIDE MOCK-UP REPRESENTATIVE OF FINISHED SEATWALL FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

2 CONCRETE SEATWALL - BOARD FORMED

3/4" = 1'-0"



NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND PROJECT STRUCTURAL ENGINEER PRIOR TO FABRICATION.

3 STEEL PICKET POOL FENCE

1" = 1'-0"

Perkins&Will
1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

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Job Number 162146.000

TITLE

LANDSCAPE SITE DETAILS

SHEET NUMBER

L3.3

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3/14/2023 1:08:54 PM Autodesk Docs://PMB Superior Colorado Life Sciences/ARCH-PMB-Site.rvt

MANUFACTURER: POLIGON
MODEL#: TBD
SIZE: +/-50' LONG x +/-8'-20' WIDE (VARIES ALONG LENGTH)
MATERIAL/ FINISH: POWDERCOATED STEEL



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

1 SHADE STRUCTURE - TYPE A
1" = 1'-0"

MANUFACTURER: POLIGON
MODEL#: TBD
SIZE: +/- 25-30' LONG x +/- 12' WIDE
MATERIAL/ FINISH: POWDERCOATED STEEL



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

2 SHADE STRUCTURE - TYPE B
1" = 1'-0"

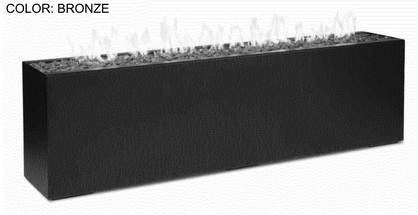
MANUFACTURER: TBD
MODEL#: TBD
SIZE: 3' X 1.5'
MATERIAL/ FINISH: STONE



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

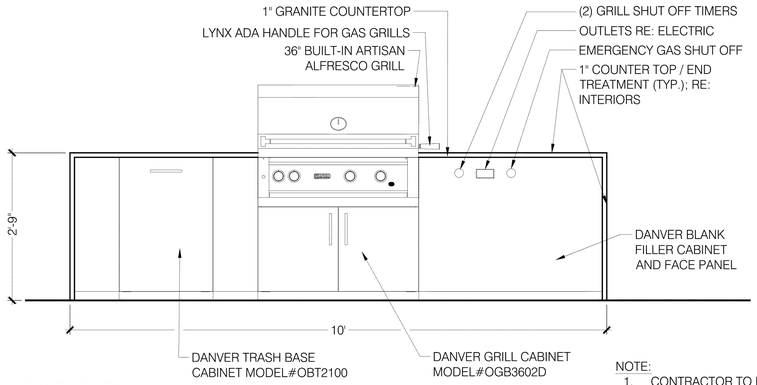
3 STONE FOUNTAIN
1" = 1'-0"

MANUFACTURER: PALOFORM
MODELS: KOMODO 84
SIZE: 84" X 16"
COLOR: BRONZE

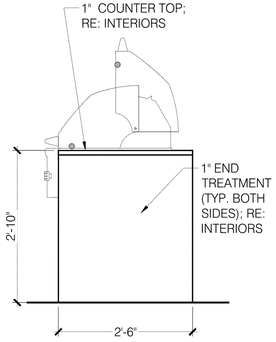


NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATION FOR ON-STRUCTURE APPLICATIONS.
2. COORDINATE TIMER AND EMERGENCY SHUTOFF VALVE LOCATIONS AND INSTALLATION WITH FIRE PIT SUPPLIER. FINAL LOCATIONS MUST BE 15" MIN - 54" MAX. HT. FROM FINISHED SURFACE, TYP.

7 FIRE PIT - RECTANGULAR
NOT TO SCALE



FRONT ELEVATION



SIDE ELEVATION

NOTE:
1. CONTRACTOR TO PROVIDE SHOP DRAWING TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING AND/OR FABRICATION
2. COUNTER TOP/SIDES TO BE SELECTED BY INTERIOR DESIGNER.
3. ALL CABINETS TO BE POWDERCOAT COLOR CHAMPAGNE 304.

4 OUTDOOR KITCHEN - CONFIGURATION B
3/4" = 1'-0"

MANUFACTURER: TBD
MODEL#: TBD
SIZE: 7' LENGTH
MATERIAL/ FINISH: HIGH-GRADE PLASTIC



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

5 LOUNGE CHAIR - BAJA SHELF
1" = 1'-0"

MANUFACTURER: TBD
MODEL#: TBD
SIZE: 7' LENGTH
MATERIAL/ FINISH: ALUMINUM



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

6 LOUNGE CHAIR - POOL DECK
1" = 1'-0"

MANUFACTURER: PALOFORM
MODELS: CUSTOM LINEAR FIRE PIT/TABLE W/ OVERSIZED CHAIR SEATING
SIZE: 20' x 3.5' X 2'
MATERIAL: CONCRETE - COLOR CHARCOAL



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATION FOR ON-STRUCTURE APPLICATIONS.
2. COORDINATE TIMER AND EMERGENCY SHUTOFF VALVE LOCATIONS AND INSTALLATION WITH FIRE PIT SUPPLIER. FINAL LOCATIONS MUST BE 15" MIN - 54" MAX. HT. FROM FINISHED SURFACE, TYP.

8 LINEAR FIRE TABLE WITH OVERSIZED SEATING
NOT TO SCALE

MANUFACTURER: KETTAL
MODEL: ROCKING ARMCHAIR KS9400300



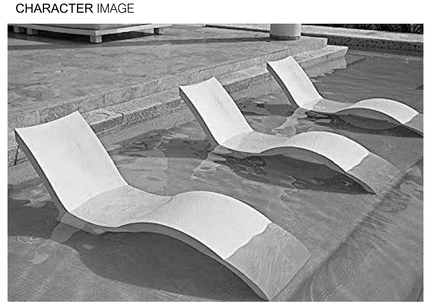
9 ARMCHAIR - BLOCK 8
NTS

CHARACTER IMAGE



10 POOL PRECEDENT - BLOCK 8
NTS

CHARACTER IMAGE



11 BAJA SHELF PRECEDENT - BLOCK 8
NTS

Perkins&Will
1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD, SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

MEP
AFFILIATED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
BLYTHE VOGT, P.E.
720-590-8516

LANDSCAPE ARCHITECTURE
DIG STUDIO
1521 15TH STREET
DENVER, CO 80202
BILL VITEK, PLA, FASLA
720-328-1986

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS

3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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.

ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 162146.000

TITLE

LANDSCAPE SITE DETAILS

SHEET NUMBER

L3.4

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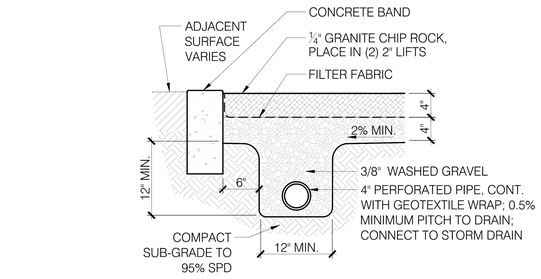
3/14/2023 1:08:44 PM Autodesk Docs://PMB Superior Colorado Life Sciences/ARCH-PMB-Site.rvt



1 CRUSHED STONE PAVING

1" = 1'-0"

NOTES:

1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

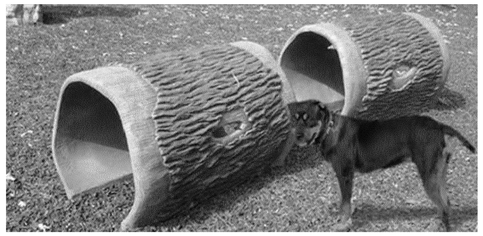
MANUFACTURER: DOG-ON-IT PARKS
WWW.DOG-ON-IT-PARKS.COM
PRODUCT: NATURE DOG LARGE BOULDER
MOUNT: SURFACE



2 DOG PLAY ROCK

NOT TO SCALE

MANUFACTURER: H2O FIDO
WWW.H2OFIDO.COM
PRODUCT: HOLLOW LOG
SIZE: 6'
MOUNT: SURFACE
COLOR: STANDARD

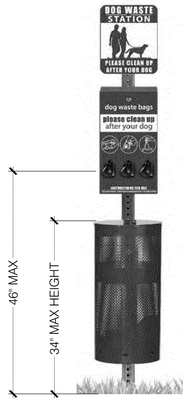


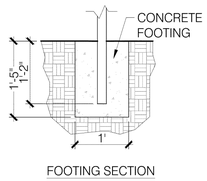
3 DOG LOG TUNNEL

NOT TO SCALE

P-SCLS-318

MANUFACTURER: DOG WASTE DEPOT
MODEL: DOG WASTE STATION WITH ROLL BAG SYSTEM - DEPOT-006-B
COLOR / MATERIAL: BLACK / ALUMINUM/METAL





FOOTING SECTION

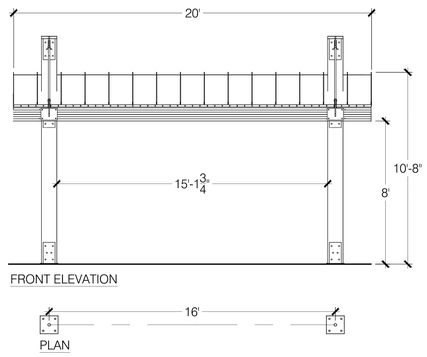
NOTES:

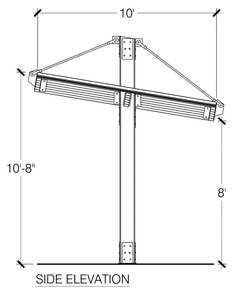
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

4 DOG BAG DISPENSER

3/4" = 1'-0"

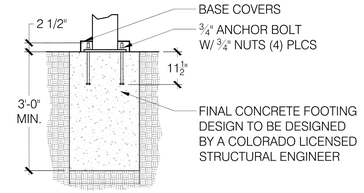
P-SCLS-71





NOTES:

1. SHADE STRUCTURE TO BE 10'x20' IRONWORKS SERIES SHELTER, MODEL # IMT10X20TS-P2, BY ICON, OR APPROVED EQUAL.
2. FINAL COLOR AND FINISH SELECTIONS TO BE DETERMINED IN COORDINATION WITH THE OWNER.
3. CONTRACTOR TO SUBMIT MANUFACTURERS SHOP DRAWINGS TO THE OWNERS REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
4. FINAL FOOTING DESIGNS TO BE DEVELOPED BY A COLORADO LICENSED STRUCTURAL ENGINEER IN COORDINATION WITH THE SHADE STRUCTURE MANUFACTURER.

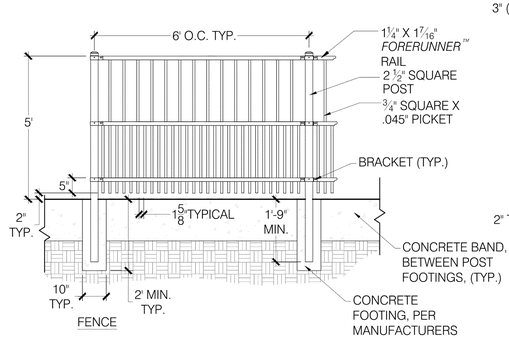


POST ATTACHMENT SECTION
SCALE: NTS

5 DOG PARK SHADE STRUCTURE

1/4" = 1'-0"

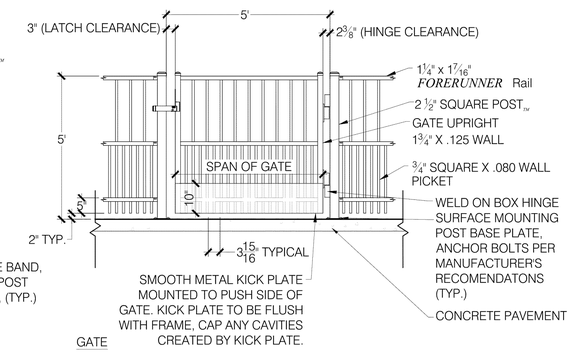
MANUFACTURER: AMERISTAR
PRODUCT: ECHELON PLUS PUPPY PANEL 3 RAIL MAJESTIC, SURFACE MOUNT OPTION @ CONCRETE PAD EMBED OPTION @ ALL OTHER LOCATIONS
COLOR AND FINISH: BLACK POWDER COATED ALUMINUM
CONTACT: http://www.ameristarfence.com/



FENCE

NOTES:

1. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
2. CONTRACTOR TO PROVIDE ALL MOUNTING HARDWARE PER MANUFACTURERS RECOMMENDATIONS.



GATE

6 DOG PARK FENCE AND GATE

1/2" = 1'-0"

Perkins&Will
1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

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Job Number 162146.000

TITLE

LANDSCAPE SITE DETAILS

SHEET NUMBER

L3.5

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3/14/2023 1:58:44 PM Autodesk Docs://PMB Superior Colorado Life Sciences/ARCH-PMB-Site.rvt

CONCEPT PLANT SCHEDULE BLOCK 2

	CANOPY (2.5" CAL.)	32	
	AESCULUS GLABRA / OHIO BUCKEYE		2.5" CAL
	CATALPA SPECIOSA / NORTHERN CATALPA		2.5" CAL
	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY		2.5" CAL
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST		2.5" CAL
	QUERCUS BUCKLEYI / BUCKLEY OAK		2.5" CAL
	ULMUS X `ACCOLADE` / ACCOLADE ELM		2.5" CAL
	MULTI-STEM/FLOWERING (8` CLUMP)	20	
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY		8` CLUMP
	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN		8` CLUMP
	MALUS X 'INDIAN MAGIC' / INDIAN MAGIC CRABAPPLE		8` CLUMP
	MALUS X 'RED JEWEL' / RED JEWEL CRABAPPLE		8` CLUMP
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE		8` HT
	SYRINGA VULGARIS SP. / COMMON LILAC		8` CLUMP
	MEDIUM CANOPY (2.5" CAL.)	26	
	ACER GLABRUM / ROCKY MOUNTAIN MAPLE		8` HT
	ACER GRANDIDENTATUM 'SCHMIDT' / ROCKY MOUNTAIN GLOW® MAPLE		8` HT
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE		8` HT
	QUERCUS GAMBELII / GAMBEL OAK		8` HT
	MEDIUM EVERGREEN (8`-10` HT.)	10	
	PINUS NIGRA / AUSTRIAN PINE		8`-10` HT
	PINUS PONDEROSA / PONDEROSA PINE		8`-10` HT

CONCEPT PLANT SCHEDULE BLOCK 5

	CANOPY (2.5" CAL.)	11	
	AESCULUS GLABRA / OHIO BUCKEYE		2.5" CAL
	CATALPA SPECIOSA / NORTHERN CATALPA		2.5" CAL
	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY		2.5" CAL
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST		2.5" CAL
	QUERCUS BUCKLEYI / BUCKLEY OAK		2.5" CAL
	ULMUS X `ACCOLADE` / ACCOLADE ELM		2.5" CAL
	MULTI-STEM/FLOWERING (8` CLUMP)	9	
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY		8` CLUMP
	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN		8` CLUMP
	MALUS X 'INDIAN MAGIC' / INDIAN MAGIC CRABAPPLE		8` CLUMP
	MALUS X 'RED JEWEL' / RED JEWEL CRABAPPLE		8` CLUMP
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE		8` HT
	SYRINGA VULGARIS SP. / COMMON LILAC		8` CLUMP
	MEDIUM CANOPY (2.5" CAL.)	21	
	ACER GLABRUM / ROCKY MOUNTAIN MAPLE		8` HT
	ACER GRANDIDENTATUM 'SCHMIDT' / ROCKY MOUNTAIN GLOW® MAPLE		8` HT
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE		8` HT
	QUERCUS GAMBELII / GAMBEL OAK		8` HT
	SMALL EVERGREEN (8` HT.)	25	
	PICEA ABIES 'CUPRESSINA' / CUPRESSINA NORWAY SPRUCE		8` HT
	PICEA PUNGENS 'ISELI FASTIGIATE' / FASTIGIATE COLORADO SPRUCE		8` HT
	PINUS HELDREICHII `MINT TRUFFLE` / MINT TRUFFLE BOSNIAN PINE		8` HT
	THUJA OCCIDENTALIS `SMARAGD` / EMERALD GREEN ARBORVITAE		8` HT
	SMALL CANOPY (8` HT.)	20	
	ACER GLABRUM / ROCKY MOUNTAIN MAPLE		8` HT
	ACER GRANDIDENTATUM 'SCHMIDT' / ROCKY MOUNTAIN GLOW® MAPLE		8` HT
	ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE		8-10` HT MSTEM
	ALNUS INCANA TENUIFOLIA / THINLEAF ALDER		8` HT
	CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE HORNBEAM		8` HT
	MEDIUM EVERGREEN (8`-10` HT.)	5	
	PINUS NIGRA / AUSTRIAN PINE		8`-10` HT
	PINUS PONDEROSA / PONDEROSA PINE		8`-10` HT
	ENHANCED PERENNIAL MIX	294 SF	
	70% PERENNIALS, 20% GRASSES, 10% SHRUBS		
	SIZING: 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES; 5 GAL CONTAINERS FOR SHRUBS		
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	2	5 GAL
	CALAMAGROSTIS ARUNDINACEA / FEATHER REED GRASS	16	1 GAL
	GEUM TRIFLORUM / PRAIRIE SMOKE	102	1 GAL
	SALVIA OFFICINALIS / GARDEN SAGE	18	1 GAL
	SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM	32	1 GAL
	SHRUB, SINGLE SPECIES	245 SF	
	SINGLE SPECIES OF SHRUB, VARIES PER LOCATION		
	SIZING: 5 GAL CONTAINERS		
	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	6	5 GAL
	PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK	10	5 GAL
	PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY	4	5 GAL

	ENHANCED SHRUB MIX	618 SF	
	70% SHRUBS, 20% GRASSES, 10% PERENNIALS		
	SIZING: 5 GAL CONTAINERS FOR SHRUBS; 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES		
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' / CHIEFTAIN MOCK BEARBERRY MANZANITA	9	5 GAL
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	33	1 GAL
	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE	17	5 GAL
	RUDBECKIA HIRTA / BLACK-EYED SUSAN	42	1 GAL
	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	10	5 GAL
	ENHANCED PERENNIAL MIX - SHADE	51 SF	
	SHADE TOLERANT SPECIES - 70% PERENNIALS, 20% GRASSES, 10% SHRUBS		
	SIZING: 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES; 5 GAL CONTAINERS FOR SHRUBS		
	AQUILEGIA CAERULEA / ROCKY MOUNTAIN COLUMBINE	19	1 GAL
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1	5 GAL
	GEUM TRIFLORUM / PRAIRIE SMOKE	27	1 GAL
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	11	1 GAL
	SUPERIOR NATIVE SEED MIX	314 SF	
	MIX PER SUPERIOR GUIDELINES		
	ANDROPOGON GERARDII / BIG BLUESTEM	31 SF	SEED
	CALAMOVILFA LONGIFOLIA / PRAIRIE SANDREED	31 SF	SEED
	LEYMUS CINEREUS / BASIN WILDRYE	47 SF	SEED
	LEYMUS TRITICOIDES / BEARDLESS WILDRYE	31 SF	SEED
	PANICUM VIRGATUM / SWITCH GRASS	31 SF	SEED
	PASCOPYRUM SMITHII / WESTERN WHEATGRASS	78 SF	SEED
	SPOROBOLUS AIROIDES / ALKALI SACATON	63 SF	SEED
	SHRUB, SINGLE SPECIES - SHADE	102 SF	
	SINGLE SPECIES OF SHRUB, VARIES PER LOCATION, SHADE TOLERANT		
	SIZING: 5 GAL CONTAINERS		
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' / CHIEFTAIN MOCK BEARBERRY MANZANITA	2	5 GAL
	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	2	5 GAL
	MAHONIA REPENS / CREEPING MAHONIA	27	5 GAL
	RIBES AUREUM / GOLDEN CURRANT	2	5 GAL
	ENHANCED SHORT GRASS MIX - SHADE	44 SF	
	SHADE TOLERANT SPECIES - 70% GRASSES, 20% PERENNIALS, 10% SHRUBS		
	SIZING: 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES; 5 GAL CONTAINERS FOR SHRUBS		
	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	1	5 GAL
	GEUM TRIFLORUM / PRAIRIE SMOKE	14	1 GAL
	KOELERIA MACRANTHA / PRAIRIE JUNEGRASS	17	1 GAL
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	11	1 GAL
	ENHANCED SHORT GRASS MIX	1,263 SF	
	70% GRASSES, 20% PERENNIALS, 10% SHRUBS		
	SIZING: 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES; 5 GAL CONTAINERS FOR SHRUBS		
	ACHNATHERUM HYMENOIDES / INDIAN RICEGRASS	135	1 GAL
	AGASTACHE CANA 'SONORAN SUNSET' / HYSSOP, SONORAN SUNSET	263	1 GAL
	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS / DWARF BLUE RABBITBRUSH	15	5 GAL
	FESTUCA GLAUCA 'BOULDER BLUE' / BOULDER BLUE FESCUE	302	1 GAL
	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM	76	1 GAL

PLANTING + IRRIGATION NOTES

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 TOWN 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. SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
13. 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.
14. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS.
15. 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.
16. 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.
17. THE LANDSCAPE CONTRACTOR SHALL ALLOW FOR THE ADDITION OF SPECIFIED QUANTITIES OF SOIL AMENDMENTS, CONDITIONERS AND MULCH IN SOIL PREPARATION AND FINISH GRADING.
18. IMPORTED SOIL SHALL BE USED TO SUPPLEMENT THE EXISTING SOIL AS NECESSARY TO MEET THE FINISH GRADE REQUIREMENTS AT PLANTING AREAS.
19. 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.
20. 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.
21. 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.
22. CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH THE LAYOUT, GRADING AND CIVIL ENGINEERING DOCUMENTS TO COORDINATE ACTUAL LOCATION OF TREES AND SHRUBS.
23. 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.
24. TAKE ALL DIMENSIONS FROM BACK OF CURB, CENTER LINE OF TREES, AND CENTERLINE OF LIGHT POLE BASES, UNLESS OTHERWISE NOTED.
25. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, CENTERLINE, OR BACK OF CURB.
26. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS. DO NOT SCALE DRAWINGS, IF THERE IS A QUESTION REGARDING DIMENSION, CONTACT LANDSCAPE ARCHITECT FOR VERIFICATION.
27. 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.
28. ALL PLANT MATERIAL AND IRRIGATION LOCATED WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONNECTED TO THE ROW OF WAY SYSTEM AND MAINTAINED BY THE DISTRICT OR TOWN OF SUPERIOR.
29. STREET TREES SHALL BE PLACED 5'-0" MIN FROM BURIED UTILITIES.
30. PER GEOTECH REPORT, ALL PLANTING TO BE LOCATED A MINIMUM OF 5'-0" OFF OF BUILDING FOUNDATION.
31. TURF AREAS SHALL RECEIVE SOIL AMENDMENT. AMENDMENT SHALL BE A MAXIMUM 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. TURF SOD MIX SHALL MATCH THE TOWN OF SUPERIOR TURF SOD SPECIFICATION.
32. ALL SHRUB, PERENNIAL AND GROUNDCOVER AREAS TO RECEIVE SOIL AMENDMENT. AMEND SOIL PER SOIL TESTING RESULTS AND RECOMMENDATIONS.
33. ALL SHRUB, PERENNIAL AND GROUNDCOVER AREAS TO RECEIVE 3" DEEP PEA GRAVEL MULCH APPLICATION, PER DETAILS/SPECIFICATIONS.
34. PLANT AT LEAST 10' BETWEEN THE EDGES OF EVERGREEN TREE CROWNS IN DEFENSIBLE SPACE.
35. PLANT SMALLER EVERGREENS ON A 20-25' SPACING.
36. FOR EVERGREENS PLANTED IN NATIVE SEED, LIMB UP BRANCHES TO A HEIGHT OF 6' ABOVE THE GROUND, BUT REMOVE NO MORE THAN ⅓ OF THE LIVE CROWN OF THE TREE.
37. EXTEND ROCK MULCH A MINIMUM OF 1-3' BEYOND THE ANTICIPATED MATURE CANOPY RADIUS OF EVERGREEN TREES PLANTED IN SHRUB AND PERENNIAL BEDS.

Perkins&Will
1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

MEP
AFFILIATED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
BLYTHE VOGT, P.E.
720-590-8516

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SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

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ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 162146.000

TITLE

LANDSCAPE PLANTING SCHEDULE + NOTES BLOCKS 2&5 BLOCKS 2&5

SHEET NUMBER

L4.01

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3/14/2023 1:08:44 PM Autodesk Docs://PMB Superior Colorado Life Sciences/ARCH-PMB-Site.rvt

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CONCEPT PLANT SCHEDULE BLOCK 8

	CANOPY (2.5" CAL.)	19	
	AESCULUS GLABRA / OHIO BUCKEYE		2.5" CAL
	CATALPA SPECIOSA / NORTHERN CATALPA		2.5" CAL
	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY		2.5" CAL
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST		2.5" CAL
	QUERCUS BUCKLEYI / BUCKLEY OAK		2.5" CAL
	ULMUS X `ACCOLADE` / ACCOLADE ELM		2.5" CAL
	MULTI-STEM/FLOWERING (8` CLUMP)	16	
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY		8` CLUMP
	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN		8` CLUMP
	MALUS X 'INDIAN MAGIC' / INDIAN MAGIC CRABAPPLE		8` CLUMP
	MALUS X 'RED JEWEL' / RED JEWEL CRABAPPLE		8` CLUMP
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE		8` HT
	SYRINGA VULGARIS SP. / COMMON LILAC		8` CLUMP
	MEDIUM CANOPY (2.5" CAL.)	16	
	ACER GLABRUM / ROCKY MOUNTAIN MAPLE		8` HT
	ACER GRANDIDENTATUM 'SCHMIDT' / ROCKY MOUNTAIN GLOW® MAPLE		8` HT
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE		8` HT
	QUERCUS GAMBELII / GAMBEL OAK		8` HT
	SMALL EVERGREEN (8` HT.)	4	
	PICEA ABIES 'CUPRESSINA' / CUPRESSINA NORWAY SPRUCE		8` HT
	PICEA PUNGENS 'ISELI FASTIGIATE' / FASTIGIATE COLORADO SPRUCE		8` HT
	PINUS HELDREICHII `MINT TRUFFLE` / MINT TRUFFLE BOSNIAN PINE		8` HT
	THUJA OCCIDENTALIS `SMARAGD` / EMERALD GREEN ARBORVITAE		8` HT
	SMALL CANOPY (8` HT.)	23	
	ACER GLABRUM / ROCKY MOUNTAIN MAPLE		8` HT
	ACER GRANDIDENTATUM 'SCHMIDT' / ROCKY MOUNTAIN GLOW® MAPLE		8` HT
	ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE		8-10` HT MSTEM
	ALNUS INCANA TENUIFOLIA / THINLEAF ALDER		8` HT
	CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE HORNBEAM		8` HT
	MEDIUM EVERGREEN (8`-10` HT.)	10	
	PINUS NIGRA / AUSTRIAN PINE		8`-10` HT
	PINUS PONDEROSA / PONDEROSA PINE		8`-10` HT
	ENHANCED PERENNIAL MIX	1,029 SF	
	70% PERENNIALS, 20% GRASSES, 10% SHRUBS		
	SIZING: 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES; 5 GAL CONTAINERS FOR SHRUBS		
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	7	5 GAL
	CALAMAGROSTIS ARUNDINACEA / FEATHER REED GRASS	54	1 GAL
	GEUM TRIFLORUM / PRAIRIE SMOKE	355	1 GAL
	SALVIA OFFICINALIS / GARDEN SAGE	62	1 GAL
	SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM	110	1 GAL
	ENHANCED SHRUB MIX	12,011 SF	
	70% SHRUBS, 20% GRASSES, 10% PERENNIALS		
	SIZING: 5 GAL CONTAINERS FOR SHRUBS; 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES		
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' / CHIEFTAIN MOCK BEARBERRY MANZANITA	166	5 GAL
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	625	1 GAL
	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE	319	5 GAL
	RUDBECKIA HIRTA / BLACK-EYED SUSAN	799	1 GAL
	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	180	5 GAL
	SHRUB, SINGLE SPECIES - SHADE	251 SF	
	SINGLE SPECIES OF SHRUB, VARIES PER LOCATION, SHADE TOLERANT		
	SIZING: 5 GAL CONTAINERS		
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' / CHIEFTAIN MOCK BEARBERRY MANZANITA	4	5 GAL
	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5	5 GAL
	MAHONIA REPENS / CREEPING MAHONIA	66	5 GAL
	RIBES AUREUM / GOLDEN CURRANT	3	5 GAL
	ENHANCED SHORT GRASS MIX	7,346 SF	
	70% GRASSES, 20% PERENNIALS, 10% SHRUBS		
	SIZING: 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES; 5 GAL CONTAINERS FOR SHRUBS		
	ACHNATHERUM HYMENOIDES / INDIAN RICEGRASS	781	1 GAL
	AGASTACHE CANA 'SONORAN SUNSET' / HYSSOP, SONORAN SUNSET	1,527	1 GAL
	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS / DWARF BLUE RABBITBRUSH	85	5 GAL
	FESTUCA GLAUCA 'BOULDER BLUE' / BOULDER BLUE FESCUE	1,756	1 GAL
	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM	439	1 GAL
	WATER QUALITY MIX	5,514 SF	
	ELYMUS CANADENSIS / CANADA WILD RYE	1,164 SF	SEED
	ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS	257 SF	SEED
	PANICUM VIRGATUM / SWITCH GRASS	303 SF	SEED
	PASCOPYRUM SMITHII / WESTERN WHEATGRASS	658 SF	SEED
	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM	227 SF	SEED
	SORGHASTRUM NUTANS / INDIAN GRASS	1,483 SF	SEED
	SPARTINA PECTINATA / PRAIRIE CORDGRASS	1,420 SF	SEED
	LOW GROW MIX	22,577 SF	
	AGROPYRON CRISTATUM 'EPHRAIM' / EPHRAIM CRESTED WHEATGRASS	6,773 SF	SEED
	FESTUCA OVINA / SHEEP FESCUE	5,644 SF	SEED
	FESTUCA RUBRA COMMUTATA / CHEWINGS FESCUE	3,386 SF	SEED
	LOLIUM PERENNE / PERENNIAL RYEGRASS	4,515 SF	SEED
	POA COMPRESSA / CANADA BLUEGRASS	2,258 SF	SEED

PLANTING + IRRIGATION NOTES

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 TOWN 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. SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
13. 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.
14. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS.
15. 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.
16. 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.
17. THE LANDSCAPE CONTRACTOR SHALL ALLOW FOR THE ADDITION OF SPECIFIED QUANTITIES OF SOIL AMENDMENTS, CONDITIONERS AND MULCH IN SOIL PREPARATION AND FINISH GRADING.
18. IMPORTED SOIL SHALL BE USED TO SUPPLEMENT THE EXISTING SOIL AS NECESSARY TO MEET THE FINISH GRADE REQUIREMENTS AT PLANTING AREAS.
19. 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.
20. 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.
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Job Number 162146.000

TITLE

LANDSCAPE PLANTING SCHEDULE + NOTES BLOCK 8

SHEET NUMBER

L4.02

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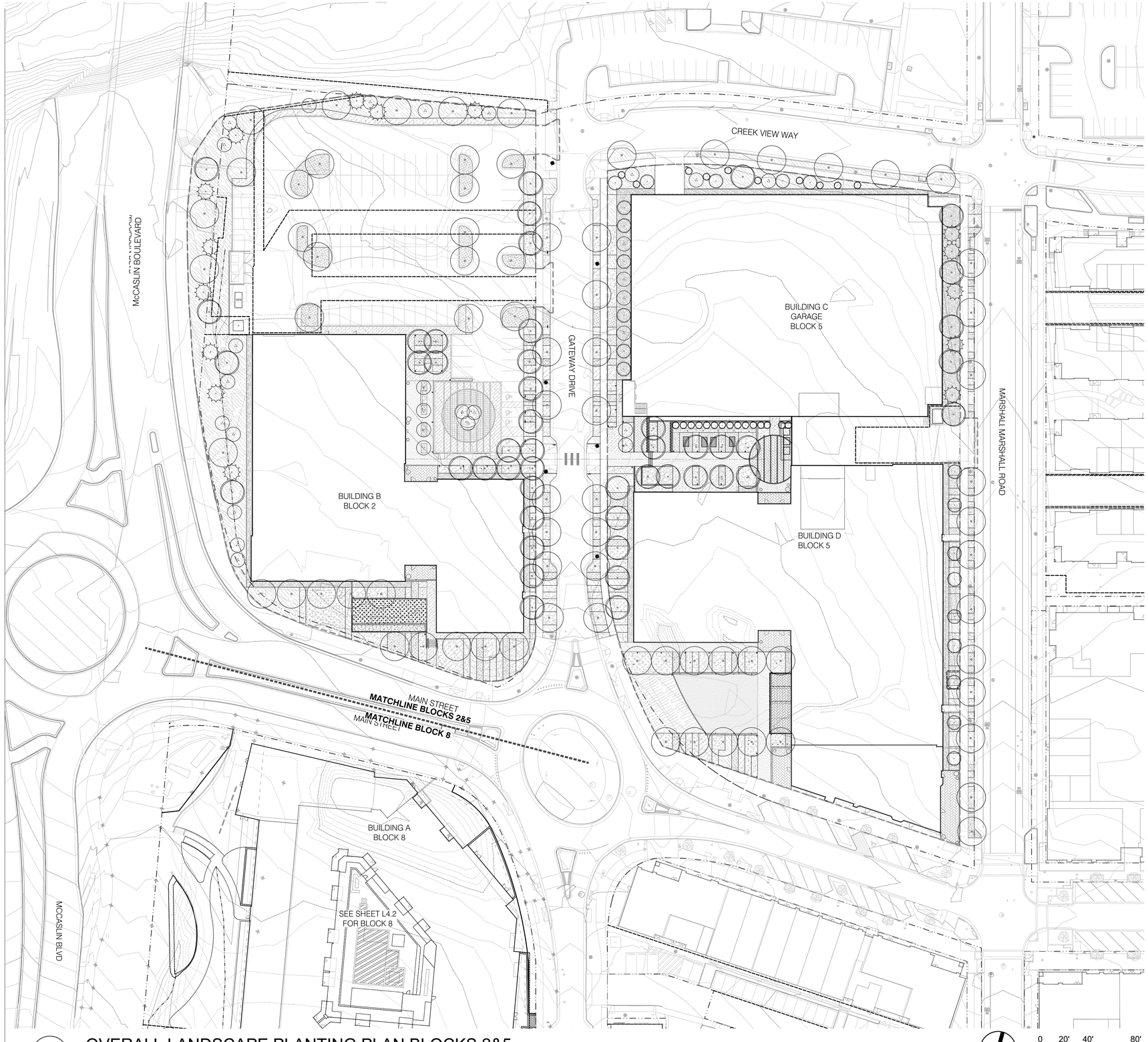

1 OVERALL LANDSCAPE PLANTING PLAN BLOCKS 2&5
1" = 40'-0"

NORTH

0 20' 40' 80'
SCALE: 1" = 40'-0"

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CONCEPT PLANT SCHEDULE BLOCK 2

	CANOPY (2.5" CAL.)	32	
	AESCULUS GLABRA / OHIO BUCKEYE		2.5" CAL
	CATALPA SPECIOSA / NORTHERN CATALPA		2.5" CAL
	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY		2.5" CAL
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST		2.5" CAL
	QUERCUS BUCKLEYI / BUCKLEY OAK		2.5" CAL
	ULMUS X 'ACCOLADE' / ACCOLADE ELM		2.5" CAL
	MULTI-STEM/FLOWERING (8` CLUMP)	20	
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY		8` CLUMP
	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN		8` CLUMP
	MALUS X 'INDIAN MAGIC' / INDIAN MAGIC CRABAPPLE		8` CLUMP
	MALUS X 'RED JEWEL' / RED JEWEL CRABAPPLE		8` CLUMP
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE		8` HT
	SYRINGA VULGARIS SP. / COMMON LILAC		8` CLUMP
	MEDIUM CANOPY (2.5" CAL.)	26	
	ACER GLABRUM / ROCKY MOUNTAIN MAPLE		8` HT
	ACER GRANDIDENTATUM 'SCHMIDT' / ROCKY MOUNTAIN GLOW® MAPLE		8` HT
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE		8` HT
	QUERCUS GAMBELII / GAMBEL OAK		8` HT
	MEDIUM EVERGREEN (8` -10` HT.)	10	
	PINUS NIGRA / AUSTRIAN PINE		8`-10` HT
	PINUS PONDEROSA / PONDEROSA PINE		8`-10` HT

CONCEPT PLANT SCHEDULE BLOCK 5

	CANOPY (2.5" CAL.)	11	
	AESCULUS GLABRA / OHIO BUCKEYE		2.5" CAL
	CATALPA SPECIOSA / NORTHERN CATALPA		2.5" CAL
	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY		2.5" CAL
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST		2.5" CAL
	QUERCUS BUCKLEYI / BUCKLEY OAK		2.5" CAL
	ULMUS X 'ACCOLADE' / ACCOLADE ELM		2.5" CAL
	MULTI-STEM/FLOWERING (8` CLUMP)	9	
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY		8` CLUMP
	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN		8` CLUMP
	MALUS X 'INDIAN MAGIC' / INDIAN MAGIC CRABAPPLE		8` CLUMP
	MALUS X 'RED JEWEL' / RED JEWEL CRABAPPLE		8` CLUMP
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE		8` HT
	SYRINGA VULGARIS SP. / COMMON LILAC		8` CLUMP
	MEDIUM CANOPY (2.5" CAL.)	21	
	ACER GLABRUM / ROCKY MOUNTAIN MAPLE		8` HT
	ACER GRANDIDENTATUM 'SCHMIDT' / ROCKY MOUNTAIN GLOW® MAPLE		8` HT
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE		8` HT
	QUERCUS GAMBELII / GAMBEL OAK		8` HT
	SMALL EVERGREEN (8` HT.)	25	
	PICEA ABIES 'CUPRESSINA' / CUPRESSINA NORWAY SPRUCE		8` HT
	PICEA PUNGENS 'ISELI FASTIGIATE' / FASTIGIATE COLORADO SPRUCE		8` HT
	PINUS HELDREICHII 'MINT TRUFFLE' / MINT TRUFFLE BOSNIAN PINE		8` HT
	THUJA OCCIDENTALIS ' SMARAGD' / EMERALD GREEN ARBORVITAE		8` HT
	SMALL CANOPY (8` HT.)	20	
	ACER GLABRUM / ROCKY MOUNTAIN MAPLE		8` HT
	ACER GRANDIDENTATUM 'SCHMIDT' / ROCKY MOUNTAIN GLOW® MAPLE		8` HT
	ACER TATARICUM ' HOT WINGS' / HOT WINGS TATARIAN MAPLE		8-10` HT MSTEM
	ALNUS INCANA TENUIFOLIA / THINLEAF ALDER		8` HT
	CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE HORNBEAM		8` HT
	MEDIUM EVERGREEN (8` -10` HT.)	5	
	PINUS NIGRA / AUSTRIAN PINE		8`-10` HT
	PINUS PONDEROSA / PONDEROSA PINE		8`-10` HT
	ENHANCED PERENNIAL MIX	294 SF	
	70% PERENNIALS, 30% GRASSES, 10% SHRUBS		
	SIZING: 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES; 5 GAL CONTAINERS FOR SHRUBS		
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	2	5 GAL
	CALAMAGROSTIS ARUNDINACEA / FEATHER REED GRASS	16	1 GAL
	GEUM TRIFLORUM / PRAIRIE SMOKE	102	1 GAL
	SALVIA OFFICINALIS / GARDEN SAGE	18	1 GAL
	SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM	32	1 GAL
	SHRUB, SINGLE SPECIES	245 SF	
	SINGLE SPECIES OF SHRUB, VARIES PER LOCATION		
	SIZING: 5 GAL CONTAINERS		
	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	6	5 GAL
	PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK	10	5 GAL
	PRUNUS BESSEYI 'P01S1' / PAWNEE BUTTES® SAND CHERRY	4	5 GAL
	ENHANCED SHRUB MIX	618 SF	
	70% SHRUBS, 20% GRASSES, 10% PERENNIALS		
	SIZING: 5 GAL CONTAINERS FOR SHRUBS, 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES		
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN / CHIEFTAIN MOCK BEARBERRY MANZANITA	9	5 GAL
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	33	1 GAL
	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE	17	5 GAL
	RUDBECKIA HIRTA / BLACK-EYED SUSAN	42	1 GAL
	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	10	5 GAL
	ENHANCED PERENNIAL MIX - SHADE	51 SF	
	SHADE TOLERANT SPECIES - 70% PERENNIALS, 20% GRASSES, 10% SHRUBS		
	SIZING: 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES; 5 GAL CONTAINERS FOR SHRUBS		
	AQUILEGIA CAERULEA / ROCKY MOUNTAIN COLUMBINE	19	1 GAL
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1	5 GAL
	GEUM TRIFLORUM / PRAIRIE SMOKE	27	1 GAL
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	11	1 GAL
	SUPERIOR NATIVE SEED MIX	314 SF	
	MIX PER SUPERIOR GUIDELINES		
	ANDROPOGON GERARDII / BIG BLUESTEM	31 SF	SEED
	CALAMOVILFA LONGIFOLIA / PRAIRIE SANDREED	31 SF	SEED
	LEYMUS CINEREUS / GIANT WILDRYE	47 SF	SEED
	LEYMUS TRITICOIDES / BEARDLESS WILDRYE	31 SF	SEED
	PANICUM VIRGATUM / SWITCH GRASS	31 SF	SEED
	PASCOPYRUM SMITHII / WESTERN WHEATGRASS	78 SF	SEED
	SPOROBOLUS AIROIDES / ALKALI SACATON	63 SF	SEED
	SHRUB, SINGLE SPECIES - SHADE	102 SF	
	SINGLE SPECIES OF SHRUB, VARIES PER LOCATION, SHADE TOLERANT		
	SIZING: 5 GAL CONTAINERS		
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN / CHIEFTAIN MOCK BEARBERRY MANZANITA	2	5 GAL
	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	2	5 GAL
	MAHONIA REPENS / CREEPING MAHONIA	27	5 GAL
	RIBES AUREUM / GOLDEN CURRANT	2	5 GAL
	ENHANCED SHORT GRASS MIX - SHADE	44 SF	
	SHADE TOLERANT SPECIES - 70% GRASSES, 20% PERENNIALS, 10% SHRUBS		
	SIZING: 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES; 5 GAL CONTAINERS FOR SHRUBS		
	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	1	5 GAL
	GEUM TRIFLORUM / PRAIRIE SMOKE	14	1 GAL
	KOELERIA MACRANTHA / PRAIRIE JUNEGRASS	17	1 GAL
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	11	1 GAL
	ENHANCED SHORT GRASS MIX	1,263 SF	
	70% GRASSES, 20% PERENNIALS, 10% SHRUBS		
	SIZING: 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES; 5 GAL CONTAINERS FOR SHRUBS		
	ACHNATHERUM HYMENOIDES / INDIAN RICEGRASS	135	1 GAL
	AGASTACHE CANA 'SONORAN SUNSET' / HYSSOP, SONORAN SUNSET	263	1 GAL
	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS / DWARF BLUE RABBITBRUSH	15	5 GAL
	FESTUCA GLAUCA 'BOULDER BLUE' / BOULDER BLUE FESCUE	302	1 GAL
	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM	76	1 GAL

Perkins&Will
1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

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AFFILIATED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
BLYTHE VOGT, P.E.
720-580-8516

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DIG STUDIO
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PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS
3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 162146.000

TITLE

OVERALL LANDSCAPE PLANTING PLAN BLOCKS 2&5

SHEET NUMBER

L4.1

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1 OVERALL LANDSCAPE PLANTING PLAN BLOCK 8
1" = 40'-0"

NORTH

0 20' 40' 80'
SCALE: 1" = 40'-0"

CONCEPT PLANT SCHEDULE BLOCK 8

CANOPY (2.5" CAL.)	19		
AESCULUS GLABRA / OHIO BUCKEYE			2.5" CAL
CATALPA SPECIOSA / NORTHERN CATALPA			2.5" CAL
CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY			2.5" CAL
GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST			2.5" CAL
QUERCUS BUCKLEYI / BUCKLEY OAK			2.5" CAL
ULMUS X `ACCOLADE` / ACCOLADE ELM			2.5" CAL
MULTI-STEM/FLOWERING (8` CLUMP)	16		
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY			8` CLUM
CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN			8` CLUM
MALUS X 'INDIAN MAGIC' / INDIAN MAGIC CRABAPPLE			8` CLUM
MALUS X 'RED JEWEL' / RED JEWEL CRABAPPLE			8` CLUM
MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE			8` HT
SYRINGA VULGARIS SP. / COMMON LILAC			8` CLUM
MEDIUM CANOPY (2.5" CAL.)	16		
ACER GLABRUM / ROCKY MOUNTAIN MAPLE			8` HT
ACER GRANDIDENTATUM 'SCHMIDT' / ROCKY MOUNTAIN GLOW® MAPLE			8` HT
MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE			8` HT
QUERCUS GAMBELII / GAMBEL OAK			8` HT
SMALL EVERGREEN (8` HT.)	4		
PICEA ABIES 'CUPRESSINA' / CUPRESSINA NORWAY SPRUCE			8` HT
PICEA PUNGENS 'ISELI FASTIGIATE' / FASTIGIATE COLORADO SPRUCE			8` HT
PINUS HELDREICHII `MINT TRUFFLE` / MINT TRUFFLE BOSNIAN PINE			8` HT
THUJA OCCIDENTALIS `SMARAGD` / EMERALD GREEN ARBORVITAE			8` HT
SMALL CANOPY (8` HT.)	23		
ACER GLABRUM / ROCKY MOUNTAIN MAPLE			8` HT
ACER GRANDIDENTATUM 'SCHMIDT' / ROCKY MOUNTAIN GLOW® MAPLE			8` HT
ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE			8-10` HT
ALNUS INCANA TENUIFOLIA / THINLEAF ALDER			8` HT
CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE HORNBEAM			8` HT
MEDIUM EVERGREEN (8`-10` HT.)	10		
PINUS NIGRA / AUSTRIAN PINE			8`-10` HT
PINUS PONDEROSA / PONDEROSA PINE			8`-10` HT
ENHANCED PERENNIAL MIX	1,029 SF		
70% PERENNIALS, 20% GRASSES, 10% SHRUBS			
SIZING: 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES; 5 GAL CONTAINERS FOR SHRUBS			
ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	7	5 GAL	
CALAMAGROSTIS ARUNDINACEA / FEATHER REED GRASS	54	1 GAL	
GEUM TRIFLORUM / PRAIRIE SMOKE	355	1 GAL	
SALVIA OFFICINALIS / GARDEN SAGE	62	1 GAL	
SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM	110	1 GAL	
ENHANCED SHRUB MIX	12,011 SF		
70% SHRUBS, 20% GRASSES, 10% PERENNIALS			
SIZING: 5 GAL CONTAINERS FOR SHRUBS; 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES			
ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' / CHIEFTAIN MOCK BEARBERRY MANZANITA	166	5 GAL	
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	625	1 GAL	
PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE	319	5 GAL	
RUDBECKIA HIRTA / BLACK-EYED SUSAN	799	1 GAL	
SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	180	5 GAL	
SHRUB, SINGLE SPECIES - SHADE	251 SF		
SINGLE SPECIES OF SHRUB, VARIES PER LOCATION, SHADE TOLERANT			
SIZING: 5 GAL CONTAINERS			
ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' / CHIEFTAIN MOCK BEARBERRY MANZANITA	4	5 GAL	
DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5	5 GAL	
MAHONIA REPENS / CREEPING MAHONIA	66	5 GAL	
RIBES AUREUM / GOLDEN CURRANT	3	5 GAL	
ENHANCED SHORT GRASS MIX	7,346 SF		
70% GRASSES, 20% PERENNIALS, 10% SHRUBS			
SIZING: 1 GAL CONTAINERS FOR PERENNIALS AND GRASSES; 5 GAL CONTAINERS FOR SHRUBS			
ACHNATHERUM HYMENOIDES / INDIAN RICEGRASS	781	1 GAL	
AGASTACHE CANA 'SONORAN SUNSET' / HYSSOP, SONORAN SUNSET	1,527	1 GAL	
CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS / DWARF BLUE RABBITBRUSH	85	5 GAL	
FESTUCA GLAUCA 'BOULDER BLUE' / BOULDER BLUE FESCUE	1,756	1 GAL	
SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM	439	1 GAL	
WATER QUALITY MIX	5,514 SF		
ELYMUS CANADENSIS / CANADA WILD RYE	1,164 SF	SEED	
ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS	257 SF	SEED	
PANICUM VIRGATUM / SWITCH GRASS	303 SF	SEED	
PASCOPYRUM SMITHII / WESTERN WHEATGRASS	658 SF	SEED	
SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM	227 SF	SEED	
SORGHASTRUM NUTANS / INDIAN GRASS	1,483 SF	SEED	
SPARTINA PECTINATA / PRAIRIE CORDGRASS	1,420 SF	SEED	
LOW GROW MIX	22,577 SF		
AGROPYRON CRISTATUM 'EPHRAIM' / EPHRAIM CRESTED WHEATGRASS	6,773 SF	SEED	
FESTUCA OVINA / SHEEP FESCUE	5,644 SF	SEED	
FESTUCA RUBRA COMMUTATA / CHEWINGS FESCUE	3,386 SF	SEED	
LOLIUM PERENNE / PERENNIAL RYEGRASS	4,515 SF	SEED	
POA COMPRESSA / CANADA BLUEGRASS	2,258 SF	SEED	

Perkins&Will
1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
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CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

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AFFILIATED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
BLYTHE VOGT, P.E.
720-580-8516

LANDSCAPE ARCHITECTURE
DIG STUDIO
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PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS

3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 162146.000

TITLE

OVERALL LANDSCAPE PLANTING PLAN BLOCK 8

SHEET NUMBER

L4.2

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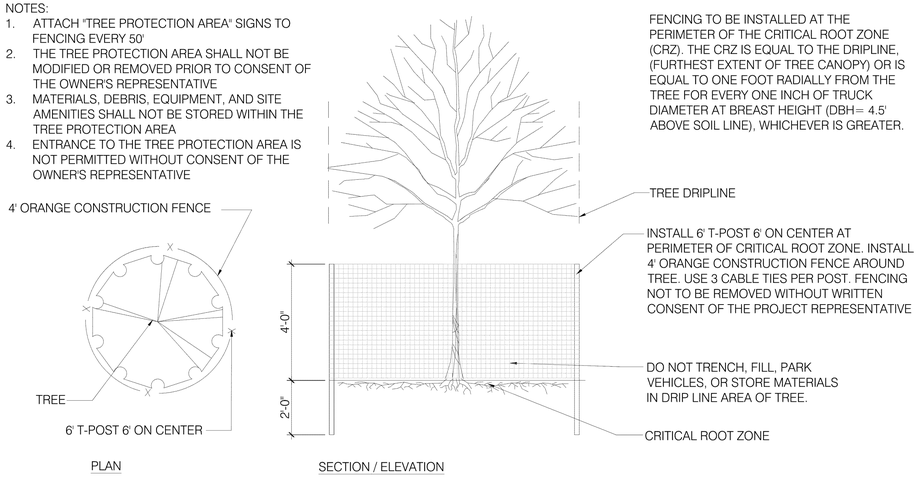
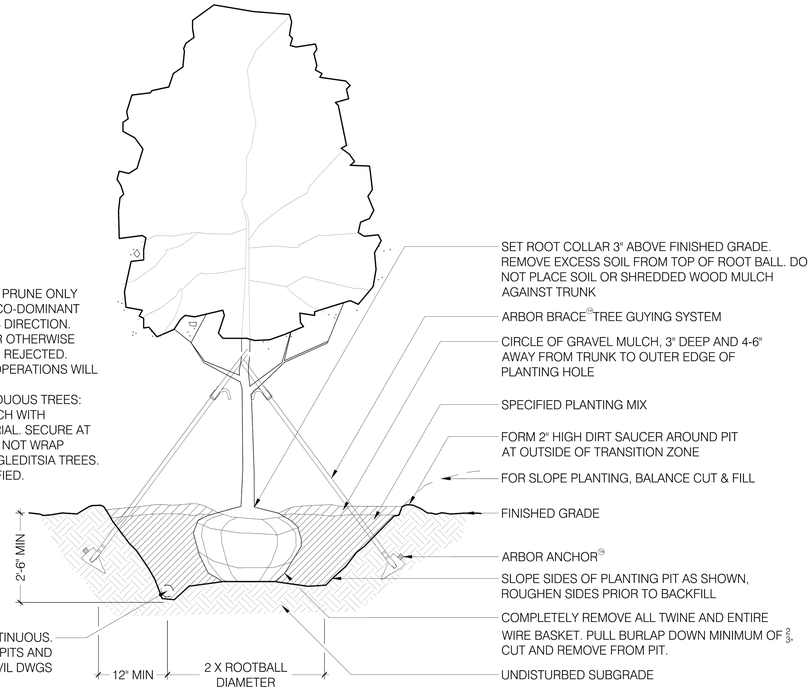
3/14/2023 1:08:44 PM Autodesk Docs://PMB Superior Colorado Life Sciences/ARCH-PMB-Site.rvt

NOTES:
1. ATTACH "TREE PROTECTION AREA" SIGNS TO FENCING EVERY 50'
2. THE TREE PROTECTION AREA SHALL NOT BE MODIFIED OR REMOVED PRIOR TO CONSENT OF THE OWNER'S REPRESENTATIVE
3. MATERIALS, DEBRIS, EQUIPMENT, AND SITE AMENITIES SHALL NOT BE STORED WITHIN THE TREE PROTECTION AREA
4. ENTRANCE TO THE TREE PROTECTION AREA IS NOT PERMITTED WITHOUT CONSENT OF THE OWNER'S REPRESENTATIVE

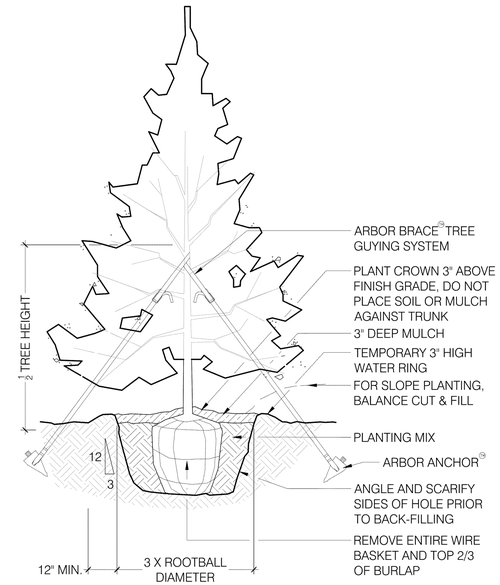


1 TREE PROTECTION
NOT TO SCALE

NOTES:
1. DO NOT CUT SINGLE LEADER. PRUNE ONLY DAMAGED, DEAD WOOD, OR CO-DOMINANT LEADERS AT CITY FORESTER'S DIRECTION.
2. ANY BROKEN, CRUMBLING OR OTHERWISE DAMAGED ROOTBALL WILL BE REJECTED. DAMAGE DURING PLANTING OPERATIONS WILL NOT BE EXCUSED.
3. FOR FALL PLANTING OF DECIDUOUS TREES: WRAP TRUNK TO FIRST BRANCH WITH SPECIFIED TREE WRAP MATERIAL. SECURE AT TOP WITH MASKING TAPE. DO NOT WRAP ROUGH BARK, POPULUS, OR GLEDITSIA TREES. REMOVE IN SPRING AS SPECIFIED.

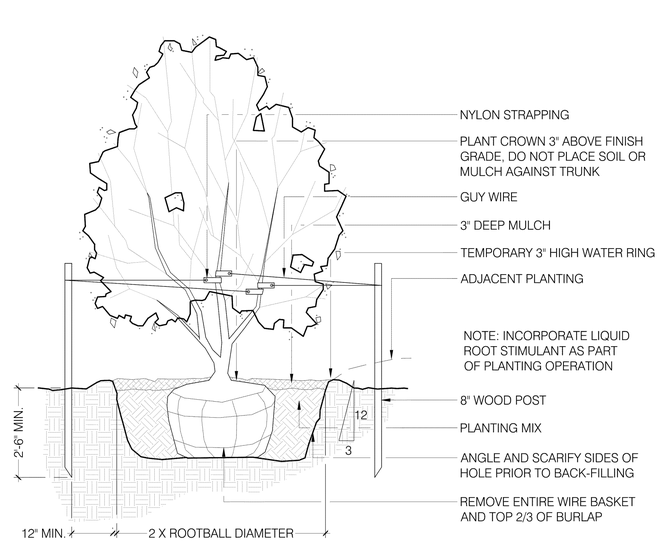


2 DECIDUOUS TREE PLANTING
1/2" = 1'-0"

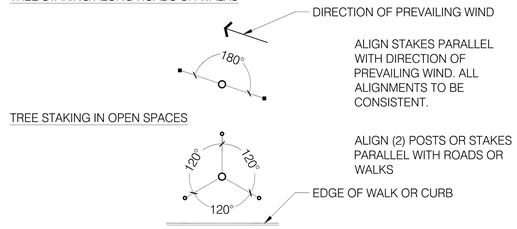


NOTE:
INCORPORATE LIQUID ROOT STIMULANT AS PART OF PLANTING OPERATION

3 CONIFEROUS TREE PLANTING
1/2" = 1'-0"

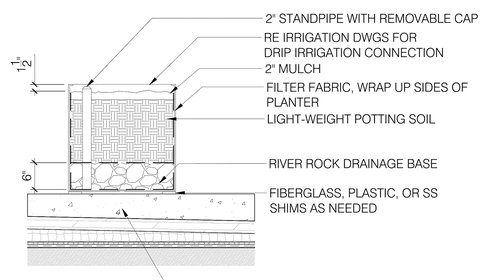


4 MULTI-STEM TREE PLANTING
1/2" = 1'-0"



5 TREE STAKING AND GUYING
3/16" = 1'-0"

NOTES:
1. THIS DETAIL APPLIES TO ALL CONTAINER PLANTERS.
2. RE: SPECS FOR PLANTER PRODUCT INFORMATION AND SIZES.



6 PLANTER POT SOIL PROFILE
3/4" = 1'-0"

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1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
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CONSULTANTS

CIVIL
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8308 COLORADO BLVD, SUITE 200
FIRESTONE, CO 80504
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2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23
Job Number		162146.000

TITLE

PLANTING DETAILS

SHEET NUMBER

L5.0

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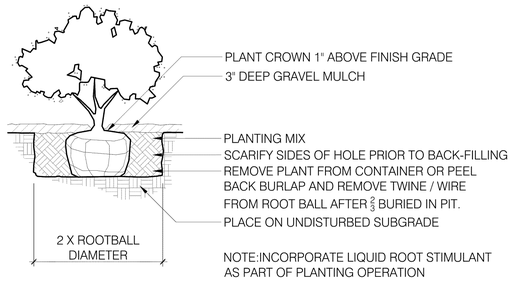
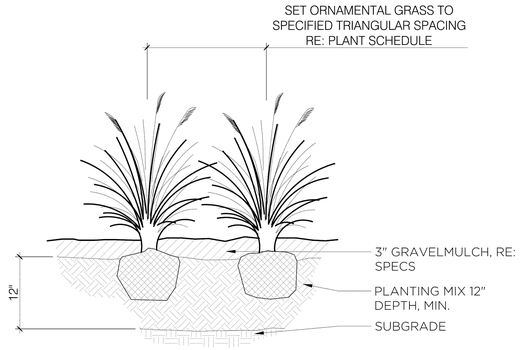


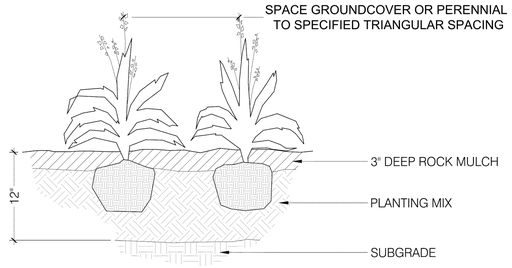
1 SHRUB PLANTING

1/2" = 1'-0"



2 ORNAMENTAL GRASS PLANTING

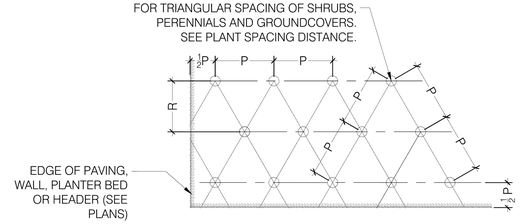
1" = 1'-0"



3 GROUNDCOVER AND PERENNIAL PLANTING

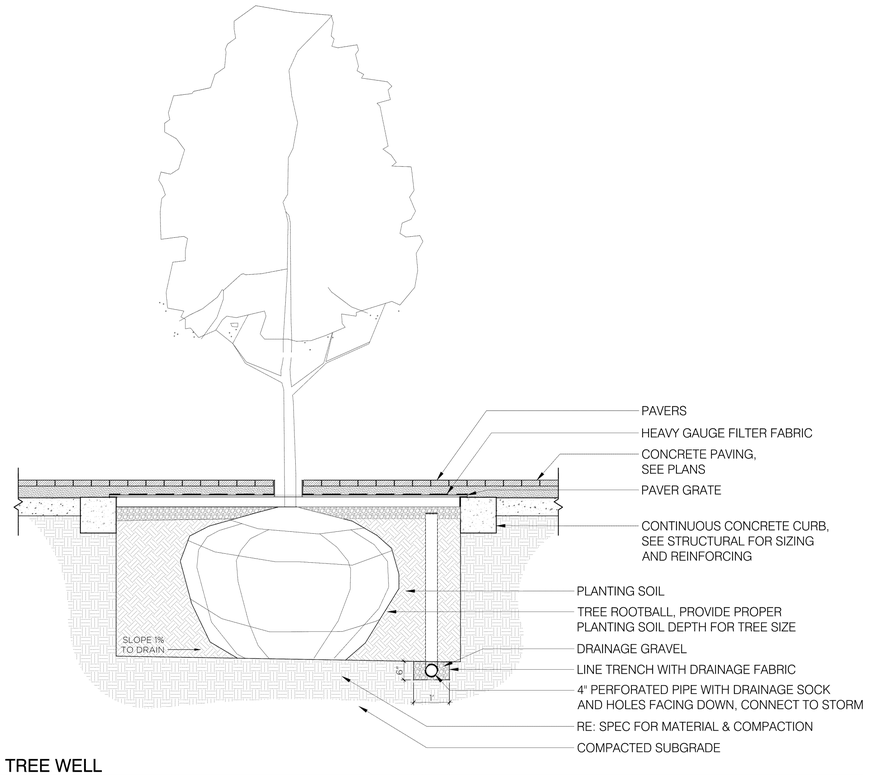
1" = 1'-0"

P TRIANGULAR	R ROW	AREA PER PLANT SQ.FT.
4"	3 7/16"	.096
6"	5 1/4"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 3/8"	.87
18"	1'-3 5/8"	1.95
24"	1'-8 3/4"	3.46
30"	2'-2"	5.42
3'	2'-7"	7.80
4'	3'-5 1/2"	13.84
5'	4'-4"	21.65
6'	5'-2 3/8"	31.20



4 SHRUB AND PERENNIAL SPACING

3/8" = 1'-0"



5 TREE WELL

1/2" = 1'-0"

Perkins&Will

1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD, SUITE 200
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
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SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS

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MARK	ISSUE	DATE
2	RESPONSE TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23
Job Number		162146.000

TITLE

PLANTING DETAILS

SHEET NUMBER

L5.1

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3/14/2023 1:38:44 PM / Autodesk Docs://PMB Superior Colorado Life Sciences/ARCH-PMB-Site.rvt

IRRIGATION SCHEDULE - PRIVATE

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER	PROS-06-CV-PRS30-R W/ MPR NOZ.	POPUP SPRAY HEAD	14
	HUNTER	PROS-12-CV-PRS30-R W/ MPR SST, CORNER NOZ.	12" HI-POPUP SPRAY HEAD	14
#25 #25 #25 #25	HUNTER	I-20-06-55-R W/ # NOZZLE	GEAR DRIVEN ROTOR	15
#25 #25 #30 #55	HUNTER	I-20-12-R W/ # NOZZLE	12" GEAR DRIVEN ROTOR	15
	HUNTER	ICV SERIES W/ ICD-100 DECODER	ELECTRIC CONTROL VALVE	11 & 12
	HUNTER	HQ-44-LRC	QUICK COUPLING VALVE	7
A	HUNTER	ACC-99D-PED (2-WIRE)	ELECTRIC CONTROLLER	1 & 2
R	RAIN BIRD	WR2-RFC	RAIN SHUT-OFF DEVICE	3
SP	HUNTER		SURGE PROTECTION /GROUNDING	13
N/S	HUNTER	ID2BLU (12-12)	2-WIRE DECODER CABLE	N/S
N/S	MATCO	201X	MANUAL DRAIN VALVE	8
		LINE SIZE - 2½" AND SMALLER	GATE VALVE W/ SQUARE NUT	6
FS	CST	FSI-T10-001 (1") / FSI-T15-015 (1.5")	FLOW SENSOR	5
	HUNTER	ICV SERIES	MASTER CONTROL VALVE	4
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	N/S
		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE -PURPLE	9
		DR-11	HDPE MAINLINE	9
		CLASS 200 BE	PVC LATERAL -PURPLE	9
		DR-11	HDPE SLEEVING	10
		CLASS 160	PVC SLEEVING	10
	TORO	BLUE STRIPE -PURPLE	POLY DRIP TUBING -¾" MIN. WIDTH	19
	HUNTER	ICZ-101-40 W/ ICD-100 DECODER	DRIP VALVE ASSEMBLY	17 & 12
			DRIP LINE BLOW-OUT STUB	18
N/S	RAIN BIRD	XERI-BUG	DRIP EMITTERS	19 & 23
P	PRECISION PUMPING SYSTEMS	(POC #3) MODEL ##V1C002X00026-045XXXK2410N5, 26 GPM @ 45 PSI BOOST, 2 HP, 240V -SINGLE PHASE	BOOSTER PUMP ASSEMBLY	24 - 26
			STOP-N-WASTE VALVE	N/S
M			WATER METER	
			CONTROLLER & STATION NO. / CONTROL VALVE SIZE	

POINTS OF CONNECTION & CONTROLLER DATA

TAP NO.	TAP SIZE (INCH)	ASSOCIATED CONTROLLER	CONTROLLER STATION COUNT	PEAK FLOW REQUIREMENT (GPM)	REQUIRED STATIC PRESSURE (PSI)	PRESSURE REDUCING VALVE SETTING (PSI)	BOOSTER PUMP REQUIRED
3	1" NON-POTABLE	C	75	26	60 MIN.	N/A	YES

PUMP DATA

TAP & PUMP NUMBER	FLOW RATE (GPM)	POWER REQUIREMENTS	PRESSURE BOOST (PSI)
3	26	240V, 1 PHASE	50

IRRIGATION CONSTRUCTION NOTES

1. DRAWINGS AND BASE INFORMATION – ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY DIG STUDIO. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.

2. SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE **60** PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OF ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF **65** PSI MINIMUM AND A BOOSTER PUMP WILL BE REQUIRED.

3. NON-POTABLE WATER SOURCE - THIS SITE HAS BEEN DESIGNED TO BE IRRIGATED WITH NON-POTABLE WATER. ALL CAPS ON HEADS, VALVE HANDLES, VALVE BOX LIDS SHALL BE CONSTRUCTED OF PURPLE MATERIALS AND LABELED TO INDICATE NON-POTABLE WATER SUPPLY. ALL MAINLINE AND LATERAL PIPING SHALL BE PURPLE IF REQUIRED BY THE SUPPLYING UTILITY (REMOVE IF NOT DENVER/WESTMINSTER). THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SIGNS NOTIFYING THE PUBLIC OF THE USE OF NON-POTABLE WATER ON THIS SITE. SEE STATE REGULATIONS FOR CONTENT AND SIZE OF NOTIFICATION SIGNS. INSTALLATION CREWS ARE TO BE INFORMED OF THE USE OF NON-POTABLE WATER.

4. IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
   - BLUEGRASS TURF 2.05" PER WEEK PEAK SEASON
   - ORNAMENTAL PLANTINGS 0.74" PER WEEK PEAK SEASON
   - NATIVE SEED MIXES 0.95" PER WEEK PEAK SEASON (TWO SEASONS)

   NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT.

4. EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS INDICATED ON PLANS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GREY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL VALVE BOXES SHOULD BE BRANDED, AS CALLED OUT IN SPECIFIGATIONS AND PER NOTES ON DETAILS.

5. MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO INSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.

6. POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9'. INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7'. INSTALL 5' NOZZLES ON ALL HEADS SPACED AT 5'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN "L" OR "R" DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE. WHERE INDICATED, INSTALL LOW FLOW SQ SERIES SQUARE NOZZLES AT SPACING SHOWN.

7. DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.

8. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.

9. SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE. ALL SLEEVE LOCATIONS WILL NEED TO BE MARKED WITH AN "X" ON THE THE CONCRETE AND PAVEMENT AT BOTH ENDS OF THE SLEEVE.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & (QUANTITY)
¾" - 1¼" PIPING	2" PVC (1)
1½" - 2" PIPING	4" PVC (1)
1-50 CONTROL WIRES	3" PVC (1)

10. SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 10" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.

11. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.

12. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.

13. 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURES RECOMMENDATIONS AND STANDARDS.
   - 13.1. CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).
   - 13.2. USE DIFFERENT COLOR 2-WIRE DECODER CABLE FOR EACH CONTROLLER .
   - 13.3. ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
   - 13.4. ONLY USE SENSOR DECODER FOR FLOW SENSOR (SEE SCHEDULE FOR SPECIFIC MODEL) IF INDICATED ON PLANS.
   - 13.5. LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
   - 13.6. USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.
   - 13.7. INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. FROM VALVES, DECODERS, AND COMMUNICATION WIRE.
   - 13.8. GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY 1000' OF WIRE OR EVERY 12TH DECODER AND AT ALL ENDS OF 2-WIRE DECODER CABLE RUN.
   - 13.9. LOOP EXTRA 10' OF 2-WIRE DECODER CABLE INTO A VALVE BOX AT PHASING LINES FOR FUTURE CONNECTION (IF INDICATED ON PLANS).
   - 13.10. EACH DECODER TO BE LABELED WITH ZONE NUMBER

14. SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.

Reclaimed Water Notes

THE OWNER/DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, AGREE TO PERFORM THE FOLLOWING CONDITIONS RECLAIMED WATER CONDITIONS:

1. THIS SITE WILL USE RECLAIMED WATER FOR IRRIGATION.

2. 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 NO. 84.

3. 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.

4. 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 "RECLAIM" ON THE MAIN CASE.

5. 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.

REFER TO SHEET

IR1.0 IRRIGATION NOTES & SCHEDULE
IR1.1 IRRIGATION PLAN -BLOCKS 2&5
IR1.2 IRRIGATION PLAN -BLOCK 8

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Job Number		162146.000

TITLE

IRRIGATION NOTES & SCHEDULE -BLOCKS 2&5

SHEET NUMBER

IR1.0

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3 POINT OF CONNECTION #1 - 1" (PRIVATE) NON-POTABLE

PEAK FLOW REQUIREMENT: 26 GPM. REQUIRED STATIC PRESSURE: 65 PSI MIN.
(BOOSTER PUMP WILL BE REQUIRED TO PRODUCE 85 PSI MIN. PSI).
INSTALL ONE 1" CORP, STOP, ONE 1" METER AND METER PIT (PER TOWN OF SUPERIOR STANDARDS AND DETAILS). EXTEND 1" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO ONE 1" STOP AND WASTE VALVE. AFTER S&W VALVE INSTALL ONE 1" GATE VALVE, ONE BOOSTER PUMP ASSEMBLY 2 HP, 240V -1 PHASE), ONE QUICK COUPLING VALVE, ONE 1" FLOW SENSOR, ONE 1" MASTER VALVE (AT 24" DEPTH) AND EXTEND PVC MAINLINE AS SHOWN. 240 VOLT, SINGLE PHASE POWER IS AVAILABLE WITHIN 25 LF. OF PUMP LOCATION FROM METER POWER PEDESTAL. EXTEND ONE PE89 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN CONTROLLER "C". EXTEND 4 UFUL14# WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN CONTROLLER "C". SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR.

C CONTROLLER LOCATION "C" (PRIVATE)

PEDESTAL WALL MOUNT ONE HUNTER ACC-99D 2-WIRE CONTROLLER, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 20 LF. OF CONTROLLER LOCATION FROM ELECTRICAL PEDESTAL (RE. ELECTRICAL PLANS). ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND PE89 SHIELDED CABLE FROM THE FLOW SENSOR AND 4 #14 UFUL WIRES (TWO BLUE AND TWO ORANGE) FROM MASTER VALVE TO ASSOCIATED CONTROLLER. CONNECT WIRES TO THE APPROPRIATE SENSOR INPUT PORTS. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION. MOUNT ONE RAIN SENSOR ON POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. CONNECT RAIN GAUGE WIRES TO IRRIGATION CONTROLLER SENSOR PORT THROUGH CONDUIT/INSTALL RAIN SENSOR RECEIVER IN CONTROLLER ENCLOSURE. FINAL RAIN SENSOR LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

IRRIGATION TYPE		
LANDSCAPE HATCH	DESCRIPTION OF LANDSCAPE	TYPE OF IRRIGATION
	NATIVE	12" POP-UP SPRAYS OR ROTORS
	TURF	6" POP-UP SPRAYS OR ROTORS
	SHRUB BEDS	DRIP
	PERENNIALS	12" POP-UP SPRAYS

IRRIGATION DEVELOPMENT DESIGN NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN AN SIX NIGHT, SIX HOUR PER NIGHT WATERING PERIOD. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 10:00 PM AND 4:00 AM.

2. THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.

3. THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE IS 10 GPM. THE STATIC PRESSURE AVAILABLE AT THE SITE IS 60 PSI MIN. A BOOSTER PUMP WILL BE REQUIRED.

4. THE IRRIGATION INFORMATION SHOWN ON THESE PLANS IS CONCEPTUAL.

5. IRRIGATION DESIGN APPROACH
   - 5.1. TURF AREAS
     - 5.1.1. SMALL AREAS (25 FEET WIDE OR LESS) SHALL BE IRRIGATED WITH FIXED NOZZLE POP-UP SPRAY HEADS WITH MATCHED PRECIPITATION NOZZLES. NOZZLES SHALL BE SIZES TO PROVIDE HEAD TO HEAD COVERAGE.
     - 5.1.2. LARGE TURF AREAS (WIDER THAN 25 FEET) SHALL BE IRRIGATED WITH GEAR DRIVEN ROTOR HEADS WITH A MINIMUM PRECIPITATION RATE OF .45" PER HOUR FOR A FULL CIRCLE HEAD.
   - 5.2. SHRUB BED AREAS - BED AREAS WITH PLANT MATERIAL ONE GALLON IN SIZE OR LARGER SHALL BE DRIP IRRIGATED.
   - 5.3. PERENNIAL AND ANNUAL BED AREAS - PERENNIAL AND ANNUAL BED AREAS SHALL BE SPRAY IRRIGATED WITH 12" POP-UP SPRAY HEADS WITH A MAXIMUM SPACING OF 10' O.C. OR IN AREAS ARE LESS THAN 10 FT. WIDE SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION.

6. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC AND INCLUDE A WEATHER SENSING DEVICE.

REFER TO SHEET
IR1.0 IRRIGATION NOTES & SCHEDULE
IR1.1 IRRIGATION PLAN -BLOCKS 2&5
IR1.2 IRRIGATION PLAN -BLOCK 8

1 IRRIGATION PLAN
1" = 30'-0"

NORTH

0 15' 30' 60'
SCALE: 1" = 30'-0"

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BILL VITEK, PLA, FASLA
720-328-1986

PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS

3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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.

ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSES TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 162146.000

TITLE

IRRIGATION PLAN -BLOCKS 2&5

SHEET NUMBER

IR1.1

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IRRIGATION SCHEDULE - PRIVATE

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER	PROS-06-CV-PRS30-R W/ MPR NOZ. (PURPLE CAPS ON NON-POTABLE SYSTEMS ONLY. USE STANDARD CAPS ON POTABLE SYSTEMS)	POPUP SPRAY HEAD	
	HUNTER	PROS-12-CV-PRS30-R W/ MPR SST, CORNER NOZ. (PURPLE CAPS ON NO-POTABLE SYSTEMS ONLY. USE STANDARD CAPS ON POTABLE SYSTEMS)	12" HI-POPUP SPRAY HEAD	
#2 #4 #6 #8	HUNTER	I-20-06-SS-R W/ # NOZZLE (PURPLE COVERSON NON-POTABLE SYSTEMS ONLY. USE STANDARD COVERS ON POTABLE SYSTEMS)	GEAR DRIVEN ROTOR	
#25 #30 #35 #35	HUNTER	I-20-12-R WITH # "MPR" NOZZLES (PURPLE COVERSON NON-POTABLE SYSTEMS ONLY. USE STANDARD COVERS ON POTABLE SYSTEMS)	12" HI-POP GEAR DRIVEN ROTOR	
	HUNTER	ICV SERIES W/ ICD-100 DECODER	ELECTRIC CONTROL VALVE	
	HUNTER	ICV SERIES	ELECTRIC CONTROL VALVE	
	HUNTER	HQ-44-LRC	QUICK COUPLING VALVE	
A	HUNTER	ACC2-75D-PED (2-WIRE)	ELECTRIC CONTROLLER	
R	RAIN BIRD	WRF-CLIK	RAIN/FREEZE SHUT-OFF DEVICE	
B	HUNTER		SURGE PROTECTION /GROUNDING	
N/S	HUNTER	ID2BLU (12-12)	2-WIRE DECODER CABLE	
N/S	MATCO	201X	MANUAL DRAIN VALVE	
		LINE SIZE - 2½" AND SMALLER	GATE VALVE	
	FEBCO	825YA	RED. PRESSURE BACKFLOW PREVENTER	
N/S	STRONG BOX	SBBC-30AL	BACKFLOW PREVENTER ENCLOSURE	
B	HUNTER	A2C - 12 STATION MODEL	ELECTRIC CONTROLLER - POLE MTN.	
W	HUNTER	WR-CLIK	RAIN SENSOR DEVICE	
FS	CST	FSI-T10-001 (1")	FLOW SENSOR	
	HUNTER	ICV SERIES	MASTER CONTROL VALVE	
		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE -PURPLE	
		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE -WHITE (USE STANDARD WHITE ON POTABLE SYSTEMS)	
		DR-11	HDPE MAINLINE	
		CLASS 200 BE	PVC LATERAL -PURPLE	
		CLASS 200 BE	PVC LATERAL -WHITE (USE STANDARD WHITE ON POTABLE SYSTEMS)	
		DR-11	HDPE SLEEVING	
		CLASS 160	PVC SLEEVING	
	TORO	BLUE STRIPE -PURPLE	POLY DRIP TUBING -¾" MIN. WIDTH (PURPLE STRIPPED PIPE ON NO-POTABLE SYSTEMS ONLY. USE STANDARD BLUE STRIP ON POTABLE SYSTEMS)	
	TORO	BLUE STRIPE	POLY DRIP TUBING -¾" MIN. WIDTH (USE STANDARD BLUE STRIP ON POTABLE SYSTEMS)	
	HUNTER	ICZ-101-40 W/ ICD-100 DECODER	DRIP VALVE ASSEMBLY	
	RAIN BIRD	ICZ-101-40	DRIP VALVE ASSEMBLY	
			DRIP LINE BLOW-OUT STUB	
N/S	RAIN BIRD	XERI-BUG	DRIP EMITTERS	
P	PRECISION PUMPING SYSTEMS	(POC #1) MODEL ##V1C002X00026-04SXXXK241ONS, 26 GPM @ 50 PSI BOOST, 2 HP, 240V -SINGLE PHASE	BOOSTER PUMP ASSEMBLY	
			STOP-N-WASTE VALVE	
M			WATER METER	

CONTROLLER & STATION NO.
CONTROL VALVE SIZE

POINTS OF CONNECTION & CONTROLLER DATA

TAP NO.	TAP SIZE (INCH)	ASSOCIATED CONTROLLER	CONTROLLER STATION COUNT	PEAK FLOW REQUIREMENT (GPM)	REQUIRED STATIC PRESSURE (PSI)	PRESSURE REDUCING VALVE SETTING (PSI)	BOOSTER PUMP REQUIRED
1	1" NON-POTABLE	A	75	26	60 MIN.	N/A	YES
2	3/4" POTABLE	B	6	10	60 MIN.	N/A	NO

PUMP DATA

TAP & PUMP NUMBER	FLOW RATE (GPM)	POWER REQUIREMENTS	PRESSURE BOOST (PSI)
1	26	240V, 1 PHASE	50

REFER TO SHEET

IR1.0 IRRIGATION NOTES & SCHEDULE
IR1.1 IRRIGATION PLAN -BLOCKS. 2 & 5
IR1.2 IRRIGATION PLAN -BLOCK 8

IRRIGATION CONSTRUCTION NOTES

1. DRAWINGS AND BASE INFORMATION – ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY DIG STUDIO. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.

2. SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE **60** PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF **65** PSI MINIMUM AND A BOOSTER PUMP WILL BE REQUIRED.

3. NON-POTABLE WATER SOURCE - THIS SITE HAS BEEN DESIGNED TO BE IRRIGATED WITH NON-POTABLE WATER. ALL CAPS ON HEADS, VALVE HANDLES, VALVE BOX LIDS SHALL BE CONSTRUCTED OF PURPLE MATERIALS AND LABELED TO INDICATE NON-POTABLE WATER SUPPLY. ALL MAINLINE AND LATERAL PIPING SHALL BE PURPLE IF REQUIRED BY THE SUPPLYING UTILITY (REMOVE IF NOT DENVER/WESTMINSTER). THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SIGNS NOTIFYING THE PUBLIC OF THE USE OF NON-POTABLE WATER ON THIS SITE. SEE STATE REGULATIONS FOR CONTENT AND SIZE OF NOTIFICATION SIGNS. INSTALLATION CREWS ARE TO BE INFORMED OF THE USE OF NON-POTABLE WATER.

4. IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

BLUEGRASS TURF	2.05" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS	0.74" PER WEEK PEAK SEASON
NATIVE SEED MIXES	0.95" PER WEEK PEAK SEASON (TWO SEASONS)

NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT.

4. EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS INDICATED ON PLANS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GREY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL VALVE BOXES SHOULD BE BRANDED, AS CALLED OUT IN SPECIFICATIONS AND PER NOTES ON DETAILS.

5. MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO INSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.

6. POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9'. INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7'. INSTALL 5' NOZZLES ON ALL HEADS SPACED AT 5'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN "L" OR "R" DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE. WHERE INDICATED, INSTALL LOW FLOW SQ SERIES SQUARE NOZZLES AT SPACING SHOWN.

7. DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.

8. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.

9. SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE. ALL SLEEVE LOCATIONS WILL NEED TO BE MARKED WITH AN "X" ON THE THE CONCRETE AND PAVEMENT AT BOTH ENDS OF THE SLEEVE.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & (QUANTITY)
¾" - 1¼" PIPING	2" PVC (1)
1½" - 2" PIPING	4" PVC (1)
1-50 CONTROL WIRES	3" PVC (1)

10. SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 10" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.

11. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.

12. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.

13. 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURES RECOMMENDATIONS AND STANDARDS.
13.1. CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).
13.2. USE DIFFERENT COLOR 2-WIRE DECODER CABLE FOR EACH CONTROLLER .
13.3. ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
13.4. ONLY USE SENSOR DECODER FOR FLOW SENSOR (SEE SCHEDULE FOR SPECIFIC MODEL) IF INDICATED ON PLANS.
13.5. LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
13.6. USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.
13.7. INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. FROM VALVES, DECODERS, AND COMMUNICATION WIRE.
13.8. GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY 1000' OF WIRE OR EVERY 12TH DECODER AND AT ALL ENDS OF 2-WIRE DECODER CABLE RUN.
13.9. LOOP EXTRA 10' OF 2-WIRE DECODER CABLE INTO A VALVE BOX AT PHASING LINES FOR FUTURE CONNECTION (IF INDICATED ON PLANS).
13.10. EACH DECODER TO BE LABELED WITH ZONE NUMBER

14. SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.

Reclaimed Water Notes

THE OWNER/DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, AGREE TO PERFORM THE FOLLOWING CONDITIONS RECLAIMED WATER CONDITIONS:

1. THIS SITE WILL USE RECLAIMED WATER FOR IRRIGATION.

2. 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 NO. 84.

3. 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.

4. 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 "RECLAIM" ON THE MAIN CASE.

5. 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.

811 Know what's below. Call before you dig.
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KDI HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

Perkins&Will
1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD, SUITE 280
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

MEP
AFFILIATED ENGINEERS, INC.
1726 CHAMPA STREET, SUITE 100
DENVER, CO 80202
BLYTHE VOGT, P.E.
720-580-8516

LANDSCAPING
DIG STUDIO
1521 15TH STREET
DENVER , CO 80202
BILL VITEK, PLA, FASLA
720-328-1986

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IRRIGATION NOTES & SCHEDULE -BLOCK 8

SHEET NUMBER

IR1.0

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IRRIGATION DEVELOPMENT DESIGN NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN AN SIX NIGHT, SIX HOUR PER NIGHT WATERING PERIOD. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 10:00 PM AND 4:00 AM.

2. THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.

3. THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE IS 26 GPM. THE STATIC PRESSURE AVAILABLE AT THE SITE IS 60 PSI MIN. A BOOSTER PUMP WILL BE REQUIRED.

   COURTYARD AREA - WILL BE POTABLE TAP AND THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE IS 10 GPM. THE STATIC PRESSURE AVAILABLE AT THE SITE IS 60 PSI MIN.

4. THE IRRIGATION INFORMATION SHOWN ON THESE PLANS IS CONCEPTUAL.

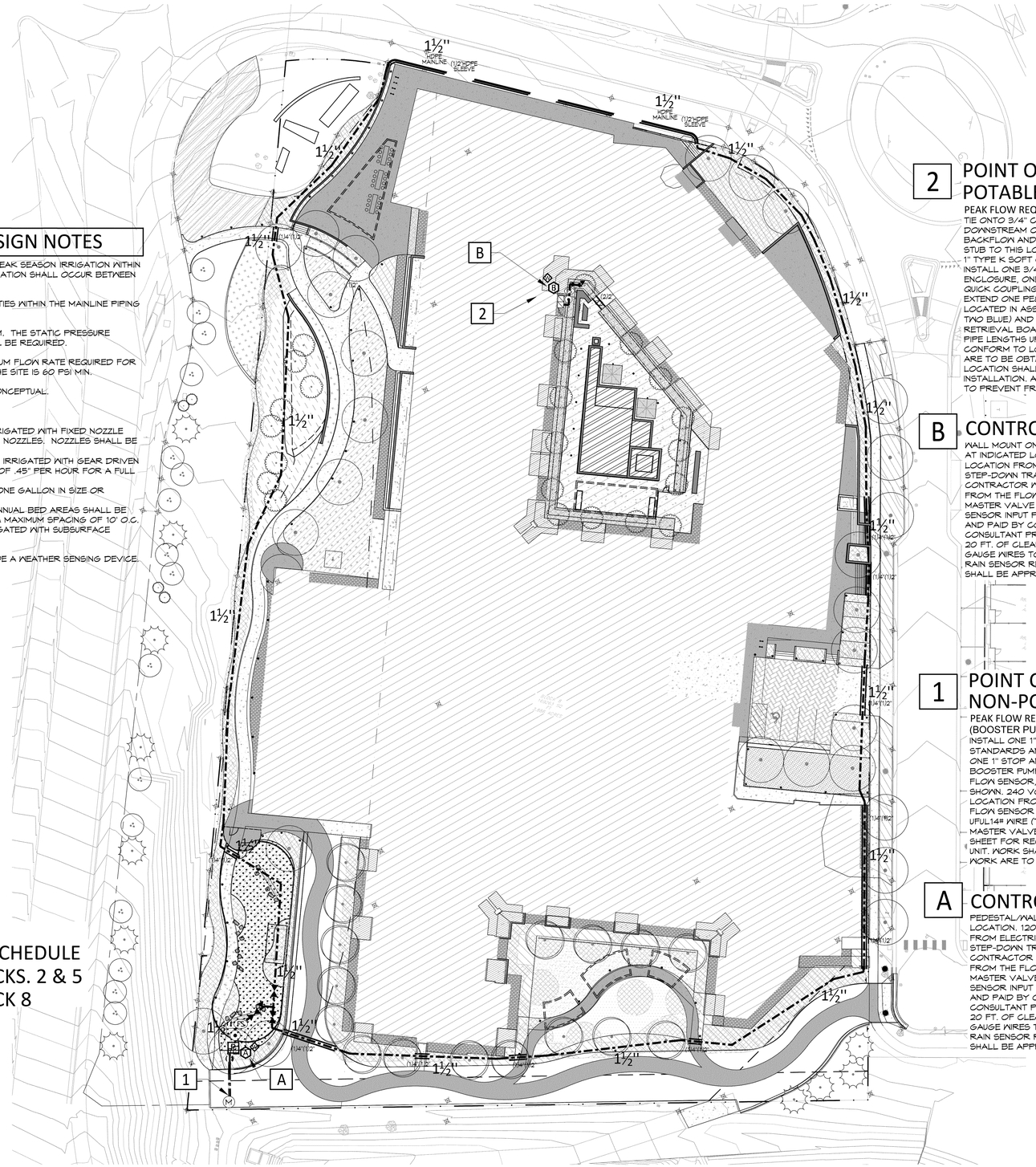
5. IRRIGATION DESIGN APPROACH
   - 5.1. TURF AREAS
     - 5.1.1. SMALL AREAS (25 FEET WIDE OR LESS) SHALL BE IRRIGATED WITH FIXED NOZZLE POP-UP SPRAY HEADS WITH MATCHED PRECIPITATION NOZZLES. NOZZLES SHALL BE SIZED TO PROVIDE HEAD TO HEAD COVERAGE.
     - 5.1.2. LARGE TURF AREAS (WIDER THAN 25 FEET) SHALL BE IRRIGATED WITH GEAR DRIVEN ROTOR HEADS WITH A MINIMUM PRECIPITATION RATE OF .45" PER HOUR FOR A FULL CIRCLE HEAD.
   - 5.2. SHRUB BED AREAS - BED AREAS WITH PLANT MATERIAL ONE GALLON IN SIZE OR LARGER SHALL BE DRIP IRRIGATED.
   - 5.3. PERENNIAL AND ANNUAL BED AREAS - PERENNIAL AND ANNUAL BED AREAS SHALL BE SPRAY IRRIGATED WITH 12" POP-UP SPRAY HEADS WITH A MAXIMUM SPACING OF 10' O.C. OR IN AREAS ARE LESS THAN 10 FT. WIDE SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION.

6. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC AND INCLUDE A WEATHER SENSING DEVICE.

IRRIGATION TYPE		
LANDSCAPE HATCH	DESCRIPTION OF LANDSCAPE	TYPE OF IRRIGATION
	NATIVE	12" POP-UP SPRAYS OR ROTORS
	TURF	6" POP-UP SPRAYS OR ROTORS
	SHRUB BEDS	DRIP
	PERENNIALS	12" POP-UP SPRAYS

REFER TO SHEET

IR1.0 IRRIGATION NOTES & SCHEDULE
IR1.1 IRRIGATION PLAN -BLOCKS. 2 & 5
IR1.2 IRRIGATION PLAN -BLOCK 8



1 IRRIGATION PLAN
1" = 30'-0"

NORTH

0 15' 30' 60'
SCALE: 1" = 30'-0"

2 POINT OF CONNECTION #2 - 3/4" (PRIVATE) POTABLE (OFF BUILDING)

PEAK FLOW REQUIREMENT: 10 GPM. REQUIRED STATIC PRESSURE: 65 PSI MIN.
TIE ONTO 3/4" COPPER STUB-OUT AT THIS APPROXIMATE LOCATION. CONNECTION DOWNSTREAM OF BUILDING METER WITHIN THE MECHANICAL ROOM, BEFORE BUILDING BACKFLOW AND ANY PRESSURE REGULATION, AFTER BUILDING BOOSTER PUMP, AND STUB TO THIS LOCATION IS BY OTHERS RE = PLUMBING. CONNECT TO STUB AND EXTEND 1" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE FLOW SENSOR, ONE GATE VALVE, ONE QUICK COUPLING VALVE, ONE MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. EXTEND ONE PE89 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. EXTEND 4 UFUL14# WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. ALL COPPER PIPING WITHIN UNHEATED AREAS SHALL INCLUDE HEAT TAPE TO PREVENT FREEZING.

B CONTROLLER LOCATION "B" (PRIVATE)

WALL MOUNT ONE HUNTER CONTROLLER (SEE SCHEDULE FOR MODEL NUMBER) -6 STATION, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 20 LF. OF CONTROLLER LOCATION FROM BUILDING (RE: ELECTRICAL PLANS). ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND PE89 SHIELDED CABLE FROM THE FLOW SENSOR AND 4 #14 UFUL WIRES (TWO BLUE AND TWO ORANGE) FROM MASTER VALVE TO ASSOCIATED CONTROLLER. CONNECT WIRES TO THE APPROPRIATE SENSOR INPUT PORTS. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION. MOUNT ONE RAIN SENSOR ON POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. CONNECT RAIN GAUGE WIRES TO IRRIGATION CONTROLLER SENSOR PORT THROUGH CONDUIT/INSTALL RAIN SENSOR RECEIVER IN CONTROLLER ENCLOSURE. FINAL RAIN SENSOR LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

1 POINT OF CONNECTION #1 - 1" (PRIVATE) NON-POTABLE

PEAK FLOW REQUIREMENT: 26 GPM. REQUIRED STATIC PRESSURE: 65 PSI MIN. (BOOSTER PUMP WILL BE REQUIRED TO PRODUCE 85 PSI MIN. PSI).
INSTALL ONE 1" CORP, STOP, ONE 1" METER AND METER PIT (PER TOWN OF SUPERIOR STANDARDS AND DETAILS). EXTEND 1" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO ONE 1" STOP AND WASTE VALVE. AFTER S&W VALVE INSTALL ONE 1" GATE VALVE, ONE BOOSTER PUMP ASSEMBLY 2 HP, 240V -1 PHASE), ONE QUICK COUPLING VALVE, ONE 1" FLOW SENSOR, ONE 1" MASTER VALVE (AT 24" DEPTH) AND EXTEND PVC MAINLINE AS SHOWN. 240 VOLT, SINGLE PHASE POWER IS AVAILABLE WITHIN 25 LF. OF PUMP LOCATION FROM METER POWER PEDESTAL. EXTEND ONE PE89 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN CONTROLLER "A". EXTEND 4 UFUL14# WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN CONTROLLER "A". SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR.

A CONTROLLER LOCATION "A" (PRIVATE)

PEDESTAL/WALL MOUNT ONE HUNTER ACC-99D 2-WIRE CONTROLLER, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 20 LF. OF CONTROLLER LOCATION FROM ELECTRICAL PEDESTAL (RE: ELECTRICAL PLANS). ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND PE89 SHIELDED CABLE FROM THE FLOW SENSOR AND 4 #14 UFUL WIRES (TWO BLUE AND TWO ORANGE) FROM MASTER VALVE TO ASSOCIATED CONTROLLER. CONNECT WIRES TO THE APPROPRIATE SENSOR INPUT PORTS. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION. MOUNT ONE RAIN SENSOR ON POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. CONNECT RAIN GAUGE WIRES TO IRRIGATION CONTROLLER SENSOR PORT THROUGH CONDUIT/INSTALL RAIN SENSOR RECEIVER IN CONTROLLER ENCLOSURE. FINAL RAIN SENSOR LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

811 Know what's below. Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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o: 303.980.5327 www.hydrosystemskdi.com

Perkins&Will
1301 5th Ave #2300
Seattle, WA 98101
t (206) 381-6000
www.perkinswill.com

CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8308 COLORADO BLVD. SUITE 280
FIRESTONE, CO 80504
JIM BRZOSTOWICZ, P.E.
303-833-1416

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-2704

MEP
AFFILIATED ENGINEERS, INC.
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PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 12

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR , CO 80027

PMB

PACIFIC MEDICAL BUILDINGS

3394 CARMEL MOUTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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.

ISSUE CHART

MARK	ISSUE	DATE
2	RESPONSES TO STAFF COMMENTS	9/29/23
1	FINAL DEVELOPMENT PLAN	7/20/23

Job Number 162146.000

TITLE

IRRIGATION PLAN - BLOCK 8

SHEET NUMBER

IR1.2

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