



Planning Commission  
Regular Meeting Agenda  
Tuesday, April 21, 2026  
6:00 PM  
Town Hall Council Chambers  
124 E. Coal Creek Drive

This meeting will be held in person and online. Members of the public may participate in the meeting in person, [via Zoom](#), or view it on YouTube (closed captioning is available). The recording of the meeting will be made available on [YouTube](#) and at [SuperiorColorado.gov](#) after the meeting.

1. Call to Order
2. Preliminary Matters
  - a. Roll Call
  - b. 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)
3. Approval of Minutes of Planning Commission
  - a. 03/17/2026 Minutes
4. Project Updates
  - a. A Resolution of the Planning Commission of the Town of Superior  
Recommending Approval of a Final Development Plan for Lots 3, 4, and 5 of  
Block 7, Superior Town Center
5. Adjournment



## Planning Commission

### Meeting Minutes

March 17, 2026

Town Hall Council Chambers

124 E. Coal Creek Drive

6:00 PM

#### Call to Order

Chair David Harper called to order the meeting of the Planning Commission.

#### Preliminary Matters

a. Roll Call

**Present:**

Chair David Harper

Vice Chair Ryan Mojo

Commissioner Steve Witte

Commissioner Michael Barnes

Commissioner Anne Shanahan

Commissioner Amanda Vaughan

Commissioner Michael Gordon

**Absent:**

Commissioner David Gross

**Others Present:**

Planning and Building Director Renae Stavros

Parks, Recreation and Open Space Director Leslie Clark

Planner I Alex Haefling

Town Attorney Bria May

b. 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)

Ryan Welch, resident of Superior, comments on the S 3rd Avenue property annexation and zoning

#### Approval of Minutes of Planning Commission

- a. 03/03/2026 Minutes

**Motion:** Michael Barnes moved to Approve, seconded by Ryan Mojo.

**Vote:** PASSED. 6 - 0 - 1, Absent - 1

### **Updates**

- a. Resolution recommending approval regarding annexing to the Town the Town-owned real property known as Colson and zoning such property as Open Space - Natural (OS-N)

Planner I Alex Haefling presents on the annexation and rezoning of the property known as 299 S 3rd Avenue, Planning Commission discusses and comments

**Motion:** Michael Barnes moved to recommend approval regarding annexing to the Town the Town-owned real property know as Colson and zoning such property as Open Space - Natural (OS-N), seconded by Ryan Mojo.

**Vote:** PASSED. 7 - 0, Absent - 1

### **Adjournment**

Chair David Harper adjourned the meeting of the Planning Commission.



**Item Number:4.a.**

**Information for Meeting of the Superior Planning Commission**

**Agenda Item Name:** A Resolution of the Planning Commission of the Town of Superior Recommending Approval of a Final Development Plan for Lots 3, 4, and 5 of Block 7, Superior Town Center

**Meeting Date:** April 21, 2026

**Presented By:** Alex Haefling

**Presented For:** Action

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**Background:**

The Superior Town Center Planned Development was originally approved in 2012. Superior Town Center Planned Development Amendment #5 was approved in 2020 and defined the Land Use of Lots 4, and 5, Block 7 as Ground Floor Commercial with Flex Space Above and Lot 3, Block 7 as Commercial.

Design Guidelines were adopted alongside the PD to establish the criteria against which future Final Development Plans (FDPs) would be evaluated for compliance. The guidelines establish a high-quality community appearance, assure consistency, direct character and form, encourage sustainable development, and enhance the overall value of Downtown Superior.

The Superior Town Center Final Development Plan 9 and Final Development Plan 10 was originally approved in 2020 and stated that Block 7 is intended to have 7,934 square feet of Commercial - Restaurant space and 8,188 square feet of Commercial - Non-Restaurant space. The FDP reflects three separate buildings, two on Lot 2, Building 7-01 Building 7-02, and one on Lot 3 (Building 7-03). Since initial FDP approval, two amendments have been approved, though neither of them made changes to Block 7.

A Replat of Lot 2, Block 7 was approved and recorded on April 8, 2026, to realign the lots in advance of the proposed food hall and pizza parlor FDP Amendment and to facilitate the sale of the new Lots 4 and 5 (formerly a portion of Lot 2), and Lot 3, Block 7 to new ownership.

**Project Summary**

The applicant proposes to amend the Final Development Plan 9 to allow for the development of a 9,800 square foot Food Hall on Block 7, Lot 5, and establish a 2,400 square foot Pizza Parlor on Block 7, Lot 3. Block 7, Lot 4 is proposed to initially serve as a shared outdoor common area for

both the Food Hall and Pizza Parlor as they mature and will eventually serve as a future development site.

This proposal requires an FDP amendment to reflect the revised commercial-restaurant and commercial non-restaurant square footage. In the approved FDP Amendment #1, the square footage of Commercial-Restaurant was intended to be 7,934 square feet, and the square footage of Commercial-non-Restaurant was intended to be 8,188 square feet. However, FDP Amendment #3 proposes a change in the breakdown of total Commercial space to allow for at least 11,526 square feet of Commercial-Restaurant space between the Food Hall (Lot 5, Block 7) and Pizza Parlor (Lot 3, Block 7).

The proposed Amendment #3 also includes updates to the setbacks and height of each building, among other material and façade changes.

**Staff Analysis of Final Development Plan Review**  
**Superior Municipal Code: Sec. 16-10-40. - Final development plan.**

- (a) A final development plan (FDP) may only be approved after approval of a PD plan.
- (b) Criteria.
  - (1) Prior to approving an FDP, the Planning Commission and the Town Council shall find that the FDP is consistent with the PD plan and all other Town ordinances and regulations.
  - (2) The Planning Commission and the Town Council, 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 an ambiguity exists in the application of a PD plan to an FDP, or when a PD plan does not address a development standard, the applicable development standard of this Chapter shall apply to the FDP.

**Staff Analysis of Final Development Plan**

Staff finds the proposed FDP Amendment to be complete and generally consistent with the PD zoning requirements for Downtown Superior, as well as all other Town ordinances and regulations. As outlined in Criterion #2, the Town Council may approve an FDP that has been modified to reflect improvements in design. Should PC and the Town Council find any of the proposed amendments to be improvements over existing PD and FDP allowances, the amendments outlined in the Project Summary can be approved. Criterion #3 simply affords development applications to be submitted in segments, which this application has done, and staff has not found Criterion #4 to be applicable, as the allowances outlined in the PD for Downtown Superior either address or are being requested to be modified to address the proposed uses and development.

**COVER SHEET**

- 1. Proposed Zone Districts consistent with PD Land Use Plan

Proposed Zone Districts are called out Ground Commercial with Flex Space Above for Lot 4, Block 7, and Lot 5, Block 7 and Commercial for Lot 3, Block 7. The PD Land Use Plan calls for Lot 3, Block 7 to be Commercial and the area now referred to as Lot 4, Block 7, and Lot 5, Block 7 to be Ground Commercial with Flex Space Above.

2. Proposed Building Coverage is consistent with total FDP anticipated building coverage Block 7 Food Hall and Pizzeria FDP Amendment proposes to have a total building square footage of 11,526 square feet not including future site development on Lot 4, Block 7. The approved FDP Amendment #1 calls out a total commercial building square footage as 16,122 square feet, thus allowing future site development up to 4,596 square feet of building coverage on Lot 4, Block 7 and staying consistent with the approved FDP plans.
3. Proposed Setbacks consistent with PD Build-To-Setback Diagram and FDP site data table for Block 7 including Parcel K  
The proposed FDP Amendment #3 calls out the pedestrian frontage to Parcel K setback as 0' with 50% on build-to line to 10 feet maximum. The PD Build-To-Setback Diagram calls out the south sides of Lot 4, Block 7, and Lot 5, Block 7 abutting Parcel K setback as 0' with 50% on build-to line to 10 feet maximum. Furthermore, the approved FDP Amendment #1 calls out the pedestrian frontage to Parcel K setback as 0' with 50% on build-to line to 10 feet maximum. The proposed FDP Amendment #3 also calls out the Street Frontage on Superior Drive setback as 0 feet to 15 feet maximum. The approved FDP Amendment #1 also states the Street Frontage on Superior Drive setback as 0 feet to 15 feet maximum. All FDP Amendment #3 proposed setbacks are in alignment with the approved Parcel K setbacks.
4. Proposed Building Heights consistent with PD and FDP Amendment #1  
The proposed height of Building One on Lot 5, Block 7 is 29 feet 2 inches with a maximum of 65 feet whereas the FDP Amendment #1 calls out Building 7-01 as 24 feet 10 inches with a maximum of 65 feet. The proposed height of Building Two on Lot 3, Block 7 is 23 feet with a maximum of 25 feet whereas the FDP Amendment #1 calls out Building 7-03 as 21 feet 6 inches with a maximum height of 25 feet. The PD calls out the area for Lot 4, Block 7, and Lot 5, Block 7 with a maximum height of 65 feet and Lot 3, Block 7 with a maximum height of 25 feet. All proposed building heights are within the allowed heights and are not substantially different from the approved FDP Amendment #1 building heights.
5. Proposed Signage language consistent with FDP Signage Language  
The language proposed in the FDP Amendment #3 (Sheet A-300), "future commercial retail signage is permissible through individual sign permits (which require staff review) provided that signs comply with signage requirements outlined in the "design guidelines," matches that of the approved FDP Amendment #1 (Sheet A1.28), "future commercial retail signage is permissible through individual sign permits (which require staff review) provided that signs comply with signage requirements outlined in the "design guidelines."
6. Proposed Parking consistent with PD Standard Parking Requirements  
Per STC PD Amendment #5 Standard Parking Requirements, one parking space per 150 square feet of Commercial – Restaurant space is required. The proposed FDP Amendment #3 calls for 11,526 square feet of Commercial – Restaurant space which would require 77 parking spaces to meet the PD Standard Parking Requirement. The FDP Amendment #3 proposes that the parking will be met with 64 shared parking spaces on Lot 2, Block 7 and supplemental parking to be provided by two adjacent parking garages and on-street parking. The applicant requests an on-site parking exemption. The PD Amendment #5 makes note that "parking in the STC Core (Planning Area 2) is intended to be on-street supplemented by

structured parking. Surface parking lots may be used in the interim until all lots are built out.” The approved FDP Amendment #1 calls out 64 shared parking spaces and 46 Public/Street parking spaces on Block 7. Staff finds the proposed parking conditions to meet the parking requirements and the request to use street and garage parking to supplement needed on-site parking is in compliance with the PD and parking guidelines for shared, street, and garage parking in the Downtown.

7. Proposed Bicycle Parking consistent with FDP Amendment #1 Bicycle Parking Requirements  
The approved FDP Amendment #1 calls out the bicycle parking requirement to be 10% of vehicular parking. In the case of the proposed FDP Amendment #3, 11 on-site bicycle parking spaces are provided which is 10% of the 77 vehicular parking spaces required.

#### PROPOSED CONDITIONS DRAINAGE PLAN

8. Drainage Plan consistent with FDP Drainage Plan  
Proposed Drainage flows for FDP Amendment #3 generally match approved FDP Amendment #1 drainage plan.

#### UTILITY CONNECTION PLAN

9. Staff requires technical corrections made to Utility Connection Plan.  
Applicant to make minor technical corrections to location of grease traps and other minor corrections.

#### GRADING PLAN

10. Proposed Grading Plan consistent with approved FDP Amendment #1  
Proposed Grading Plan (C4.0 and C4.1) slopes are consistent with slopes approved on page C3.4 – Partial Drainage Plan 4 of the STC FDP Amendment #1

#### FIRE PLAN

11. Staff requires technical corrections made to Fire Plan.  
Applicant to make minor technical corrections.

#### LANDSCAPE PLAN

12. Proposed Landscape Plan is an improvement from the approved FDP Amendment #1 Landscape Plan based on current and updated town standards.  
The approved FDP Amendment #1 uses wood mulch in various locations which is not a currently recommended mulch to use widespread in Town due to its wasteful and potentially hazardous characteristics. The FDP Amendment #3 proposes to use Rock Mulch instead of Wood Mulch which has been expressly preferred by the Town and staff.

#### IRRIGATION PLAN

13. Proposed Irrigation Plan consistent with approved FDP Amendment #1 Irrigation Plan  
Proposed Irrigation Plan (I100) is generally considered consistent with approved FDP Amendment #1 Irrigation Plan 4 (IR1.4)

#### ARCHITECTURAL SITE PLAN

14. Proposed Site Plan buildings differ from the approved FDP Amendment #1  
The approved FDP Amendment #1 Partial Site Plan (C2.4) shows three buildings whereas the

proposed Architectural Site Plan (A-090) shows two buildings (Lot 3, Block 7, and Lot 5, Block 7) and a patio/flex space (Lot 4, Block 7). However, the patio/flex space (Lot 4, Block 7) is intended to act as a future development site as the other two sites mature. Thus, potentially add another building to reach the intended three buildings from the approved FDP.

#### SITE LIGHTING PHOTOMETRIC

15. Staff requires technical corrections made to Site Lighting Photometric  
Applicant to make minor technical corrections.

#### **Recommendation:**

Should the Planning Commission wish to approve the Resolution for Final Development Plan 9 Amendment #3 – Block 7 Food Hall and Pizzeria – Case No. FDPA-2026-01 to the Town Council, the following conditions are recommended.

1. The applicant shall make minor technical corrections as identified by Town Staff.

#### **Budget Implications:**

N/A

#### **Motion:**

Move to approve Resolution PC-02 a Resolution of the Planning Commission of the Town of Superior Recommending Approval of a Final Development Plan for Lots 3, 4, and 5 of Block 7, Superior Town Center

#### **Attachments:**

1. Executive Summary Superior Downtown - Block 7
2. STC\_FDP Amendment 3\_04-16-2026
3. STC Replat Filing 1B Replat 9
4. JBR Superior\_Applicant Presentation
5. Block 7 Food Hall FDP-R041726-2

SUPERIOR DOWNTOWN - BLOCK 7 DEVELOPMENT  
JBR Superior Holdings, LLC  
“The Hub”

EXECUTIVE SUMMARY:

JBR Superior Holdings LLC is excited to present our Final Development Plan for consideration by the Town of Superior. As an anchor for the Downtown Superior development, we are committed to community engagement, economic growth and providing an extraordinary dining and entertainment experience. By partnering with industry leaders, we plan to deliver a diverse dining experience with high quality ingredients and unparalleled customer service.

ABOUT JBR SUPERIOR HOLDINGS:

At JBR Superior Holdings, our core team comprises four individuals each bringing unique expertise and perspectives to the table. Rylan Reed and Dr. Joseph Hsin, owners and operators of Impact Sports and Cornerstone Orthopedics, are deeply rooted in the Superior Community. With their instrumental roles in drafting the vision of the Downtown Superior, they possess a unique understanding of the necessity for a Downtown Superior entertainment and F&B zone. Matt Bodenchuk an accomplished entrepreneur, known for introducing innovative ideas to the market and capitalizing on emerging trends with remarkable success. Mark Shaker and Stanley Concepts bring experience, innovation and a track record of community building to the project. This compact yet dynamic team structure enables us to make agile decisions while ensuring that each member holds a significant equity share.

PROJECT SUMMARY:

Teaming up with industry leaders, JBR will develop a 9,800 sq/ft Foodhall on Block 7 Lot 5 and establish a 2,400 sq/ft Pizzeria on Block 7 Lot 3 with Stanley Concepts LLC. Block 7 lot 4 will serve as a shared outdoor common area initially while these concepts mature and will serve as a future development site.

The Foodhall (Block 7 Lot 5) - an innovative dining concept led by industry pioneer Mark Shaker and Stanley Concepts, LLC. Our Foodhall features 4 food bays showcasing diverse cuisines with a rooftop allowing guests to enjoy views of the front range. Mark Shaker’s curated selection of vendors ensures high quality, authentic dining options with rotating selections to keep guests engaged. Additionally, our self-serving food ordering and pickup system, paired with our self-serve beer tap wall offers guests more autonomy and speedy turnaround times. The foodhall is more than just a dining destination; it’s a vibrant gathering place where families and food enthusiasts come together to enjoy high-quality cuisine in a welcoming atmosphere. Drawing inspiration from successful foodhall and watch party models, our Foodhall will offer a distinctive and wide-ranging experience, drawing patrons from across the Front Range.

Stanley Concepts LLC, the owner of renowned establishments such as the Golden Mill, Stanley Marketplace, and Malcolm Yards stands at the forefront of the state's vibrant foodhall movement. With an unwavering passion for food culture and a keen eye for unique spaces, Mark has consistently demonstrated his ability to transform ordinary locations into thriving culinary hubs. His commitment to excellence and innovation has earned him the reputation of being Colorado's foremost foodhall space operator.

The Pizzeria (Block 7 Lot 3) - Embracing the spirit of Colorado's beloved pizza scene, our Pizzeria in Superior, promises a vibrant atmosphere, exceptional cuisine, and innovative cocktails. Our concept channels laid-back charm and adventurous spirit, offering a lively space with our outdoor patio situated steps away from the neighboring spray park. Our Pizzeria distinguishes itself with focusing on quality creative pizzas, an exceptional array of appetizers crafted with sourced ingredients and complemented by a curated selection of craft cocktails inspired by Colorado's flavors. In contrast to the neighboring self-service food hall, our Pizzeria offers a full-service bar, personalized dining experience, allowing us to leverage diverse culinary options. This concept is anticipated to serve as an essential and complementary component to the Downtown Superior Entertainment and F&B zone.

Flex Space/Area of Discovery (Block 7 Lot 4) - The shared common area, designed as a versatile flex space, serves as a temporary gathering spot between the two vibrant restaurants while plans for future development unfold. This inviting outdoor patio features a seamless expanse of green turf, creating a soft and hospitable surface ideal for various yard games, encouraging playful interactions among diners.

#### RESTAURANT OPERATIONS:

Both concepts plan to be open 7 days a week for dinner. Lunch Monday-Friday and brunch on Saturday & Sunday.

Our tentative hours:

- Monday-Thursday, 11am-10:30pm
- Friday, 11am-11pm
- Saturday, 10am-11pm
- Sunday, 10am-9pm

#### BUILDING DESCRIPTION:

Foodhall building will feature 4 food concepts flanked by a self-pouring tap wall featuring multiple styles of craft beer and premium cocktails. With the food and beverage strategically located in the center, there are two large dining spaces on either side of the food bays. The west space will feature long German style tables that invite conversation with your neighbor or sharing a plate with friends. The east space will feature a family friendly experience with booths, large rounds and high tops. A sprawling roof top will overlook the plaza providing a

premium viewing for any event or concert in the park. Featuring a tap wall on the roof, your refreshments are only steps away on a warm summer afternoon at the foodhall.

The Pizzeria building will be a stand alone concept that will play a complementary role as a high end extension of the neighboring foodhall. Providing a focused menu, the pizzeria will feature a simple design fostering an open and friendly atmosphere. Highlighting the featured pizza oven and full service bar, there will be limited indoor seating with only 2,400 square feet to work with. The neighboring water park, amphitheater and kid zone will flow nicely onto our outdoor patio space that will play a critical role in seating our guests. Glass sliding doors will face to the west covered patio opening up the space to feel larger than it is.

The Flex/Patio space will have a small retaining wall, strategically placed on the east and north perimeter, define the area and create a sense of enclosure while also providing visual interest. Constructed from natural rock materials, these walls blend harmoniously with the surroundings, offering a rustic touch to the modern design. To ensure comfort on sunny days, shaded areas are thoughtfully integrated, featuring stylish umbrellas and overhead sails. The layout promotes a communal spirit, inviting guests to mingle, participate in games, and savor the culinary delights from the neighboring restaurants.

While this flex space serves as a vibrant temporary use for the community, it is important to note that the lot is earmarked for long-term development, with plans for a permanent structure aligned with the original approved Final Development Plan (FDP). This future structure will ensure that the area continues to thrive, providing a lasting home for dining, entertainment, and social interaction as it evolves. For now, this patio stands as a cheerful hub where great food and fun come together.

#### LIGHTS:

Effective lighting is essential in creating an inviting, functional, and aesthetically appealing environment in all of Downtown Superior. In addition to highlighting the architectural features, lighting will provide clear visibility for safety, emphasize food offerings, and contribute to the overall ambiance. This lighting plan outlines the lighting support needed to ensure a seamless customer experience.

Main Entrance Lighting- Use of large, backlit signs to illuminate the entrance sign and area. Subtle uplighting or soft LED lighting along the entrance path will enhance curb appeal.

Secondary Entrances and Pathways - LED accent lighting will border entryways to ensure safe navigation and create visual interest along secondary entrances.

Perimeter Lighting - High-efficiency LED floodlights to enhance safety and visibility for customers arriving at night.

#### SIGNAGE:

Both restaurants are new original concepts that have not yet decided the logo design or final branding name of the foodhall or pizzeria. JBR Superior Holdings will engage with the Cultural Arts & Public Spaces Committee (CAPS) to ensure our final design logos and branding represent the integrity of the Downtown Superior aesthetic.

Foodhall - Exterior signage serves as the first impression for the foodhall. This will attract visitors while providing essential branding for the space.

Primary Entrance Sign - Above the main entrance of the Foodhall is a large south facing, illuminated sign with the name of the brand in bold, clear font. This will be the primary visual identifier for the building. The logo will be incorporated to reflect the foodhall's brand identity. Approximately 6-8 feet in length, with a height proportional to the building facade.

Secondary Entrances Signage - Above the secondary northern facing entry point and smaller illuminated sign with clearly branded logo approximately 3-4 feet in length.

Pizzeria - Exterior signage will include a mural on the east wall next to the entrance. JBR Superior Holdings will engage with the Cultural Arts & Public Spaces Committee (CAPS) to ensure our final design logos and branding represent the integrity of the Downtown Superior aesthetic.

Primary Entrance Sign - Above the main entrance of the Pizzeria is a large, illuminated sign with the logo of the brand in bold, clear font. The logo will reflect the name of the brand and be approximately 3-4 feet in length, with a height proportional to the building facade.

Secondary Entrances Signage - Above secondary entry point facing west above the patio deck a smaller illuminated sign with clear information approximately 3-4 feet in length.

All signage shall be submitted under a separate sign permit. All murals and building artwork will be coordinated with CAPS committee.

#### PARKING:

Employees – Parking with issued permits based on staff counts. JBR will manage these permits and require our employees to park in the Metro District Parking Garage. We anticipate having 40-50 staff and approximately 75% will be part time in/out on staggered shifts. Patrons will park in the parking garage or lot directly to the north of the Food Hall. We feel there is sufficient parking within the current Superior Downtown PMP to satisfy the needs of these concepts.

#### COMMUNITY ENGAGEMENT & PHILANTHROPY:

Active community programming including seasonal events creates a true mixed-use master planned center. Downtown Superior will provide the active downtown experience that Coloradans crave, including exciting dining options, sporting events, outdoor recreation and live entertainment. With a thriving sports tourism hub in place and completion of infrastructure like condos, retail spaces, recreational facilities and community centers, the last missing piece is a lively food & beverage entertainment zone. With nearly 2 million annual visitors to the nearby

Sport Stable, our restaurants are strategically positioned to capitalize on the existing foot traffic and new development. The Town of Superior's significant investment in a premier outdoor downtown attraction, featuring an amphitheater, expansive turf space, climbing wall, and splash park. Situated directly adjacent to both restaurant concepts, this development is poised to attract families, concert enthusiasts, watch party goers and individuals seeking leisure in the outdoors.

#### ECONOMIC IMPACT:

The combined revenue of \$69 million generated annually by Stanley Market Place, Malcom Yards, and Golden Mill underscores the critical role that foodhalls play in modern urban economies. Beyond the direct economic benefits—such as revenue generation, job creation, and consumer spending—these foodhalls serve as catalysts for local business growth, tourism, and community engagement. The economic ripple effect extends far beyond their walls, contributing to the vibrancy and sustainability of their respective local economies. As these foodhalls continue to thrive, they provide a model for how public and private investments in urban spaces can generate long-lasting economic benefits for communities.

**Spending and Economic Multiplier Effect** - With its variety of food offerings and diverse customer base, Foodhall's encourage a multiplier effect, where spending within the foodhall stimulates additional economic activity within the community. Local restaurants, stores, and transportation services see increased demand due to the foodhall's success.

**Tourism and Foot Traffic** - The foodhall attracts both locals and tourists, with an estimated 500,000+ annual visitors. This influx of visitors has led to increased sales for nearby retail businesses and service providers, boosting the area's overall economic activity

**Support for Local Farmers and Producers** - Like its counterparts, we emphasize local sourcing, further strengthening regional food networks. By providing a steady demand for locally grown and produced goods, it boosts agricultural revenues and supports sustainable practices.

#### SUSTAINABILITY:

JBR Superior Holdings and our partners are committed to environmental sustainability and recognize the crucial role that the food industry plays in preserving the planet for future generations. Our goal is to minimize our environmental impact while providing a high-quality dining experience. We believe that small, intentional actions can collectively make a significant difference, and we strive to operate in a way that supports both the environment and our community. Below are the key initiatives we have implemented to ensure our restaurants operates sustainably:

**Waste Reduction and Composting** - We are committed to minimizing food waste by carefully planning our inventory and implementing a waste-reduction strategy. Any food scraps or organic waste generated in our kitchen are composted or donated to local farms for reuse. We work

closely with suppliers to reduce packaging waste and ensure that any packaging we do use is recyclable or biodegradable. We also encourage our guests to take home leftovers to reduce waste.

**Energy Efficiency** - To reduce energy consumption, we utilize energy-efficient appliances, LED lighting, and smart temperature control systems in our kitchen and dining areas. We continuously monitor our energy usage and look for innovative ways to further reduce our energy consumption, helping lower our greenhouse gas emissions.

**Eco-Friendly Packaging** - In our commitment to reducing single-use plastics, we have switched to eco-friendly packaging options, such as compostable or recyclable containers, straws, and utensils. For takeout orders, we offer reusable or environmentally friendly packaging options, further reducing our impact on the environment.

#### CONCLUSION:

This Final Development Plan is the last piece to Downtown Superior that we believe will bring the residential community, retail visitors and urban sports commuters together. Creating a vibrant and inclusive dining experience that serves families, couples, business travelers and groups large or small.

# THE HUB

FINAL DEVELOPMENT PLAN 9 AMENDMENT #3, LOT 3,  
BLOCK 7, LOT 4, BLOCK 7 AND LOT 5, BLOCK 7,  
SUPERIOR TOWN CENTER PLANNED DEVELOPMENT,  
TOWN OF SUPERIOR, COLORADO 80027

## LEGAL DESCRIPTION

BLOCKS 4, 6, 7, 9, 10 AND 11, TOGETHER WITH PARCEL K, 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: UDFOC 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.P., a Delaware limited liability limited partnership, its sole Member

By: Avanti Properties Group II, L.L.P., a Delaware limited liability limited partnership, its Managing General Partner

By: Avanti Management Corporation, a Florida corporation, its sole General Partner

By: \_\_\_\_\_  
Name: Marvin Shapiro  
Its: President

STATE OF FLORIDA )

) ss.

COUNTY OF ORANGE )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Marvin Shapiro as President of Avanti Management Corporation, a Florida Corporation, sole general partner of Avanti Properties Group II, L.L.P., a Delaware limited liability limited partnership, managing general partner of Avanti Strategic Land Investors VII, L.L.P., a Delaware limited liability limited partnership, sole member of Superior Town Center 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: \_\_\_\_\_

### CERTIFICATE OF OWNERSHIP:

WADSWORTH CAPITAL VII, LLC

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF COLORADO )

) ss.

COUNTY OF JEFFERSON )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_ as \_\_\_\_\_ of Wadsworth Capital VII, LLC.

WITNESS my hand and official seal.

(Notarial Seal) \_\_\_\_\_ Notary Public

My commission expires: \_\_\_\_\_

### CERTIFICATE OF OWNERSHIP:

CP VII SUPERIOR, LLC, a Delaware limited liability company

By: CP Investment VII REIT 4, a Maryland real estate investment trust, its Managing Member

By: \_\_\_\_\_  
Name: Dan Garibaldi  
Its: Executive Vice President

STATE OF CALIFORNIA )

) ss.

COUNTY OF SAN FRANCISCO )

On \_\_\_\_\_ before me, \_\_\_\_\_ personally appeared

Dan Garibaldi, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Notarial Seal) \_\_\_\_\_ Notary Public

My commission expires: \_\_\_\_\_



## PROJECT INFORMATION

**ZONE DISTRICT**  
PD (PLANNED DEVELOPMENT) - COMMERCIAL (LOT 3) AND GROUND COMMERCIAL WITH FLEX SPACE ABOVE (LOT 4 & 5)

**SITE ACREAGE**  
PER ACCOMPANYING PLAT - SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7 0.56 AC

LAND USE	ACREAGE	PERCENTAGE
LOT 5, BLOCK 7	0.31 AC	100.0%
TOTAL	0.31 AC	100.0%
LOT 4, BLOCK 7	0.12 AC	100.0%
TOTAL	0.12 AC	100.0%
LOT 3, BLOCK 7	0.13 AC	100.0%
TOTAL	0.13 AC	100.0%

COVERAGE	SQ. FT.	PERCENTAGE
LANDSCAPE	1,176 SF	8.74%
PAVED SURFACE	3,396 SF	25.25%
BUILDING	8,880 SF	66.01%
TOTAL	13,452 SF	100.00%

LOT 4, BLOCK 7	SQ. FT.	PERCENTAGE
LANDSCAPE	4,997 SF	100.00%
PAVED SURFACE	0 SF	0.00%
BUILDING	0 SF	0.00%
TOTAL	4,997 SF	100.00%

LOT 3, BLOCK 7	SQ. FT.	PERCENTAGE
LANDSCAPE	1,181 SF	20.30%
PAVED SURFACE	1,989 SF	34.20%
BUILDING	2,646 SF	45.50%
TOTAL	5,816 SF	100.00%

## APPLICABLE CODES

2024 INTERNATIONAL BUILDING CODE (IBC)

2024 INTERNATIONAL MECHANICAL CODE (IMC)

2024 INTERNATIONAL PLUMBING CODE (IPC)

2023 NATIONAL ELECTRICAL CODE (NEC)

2024 INTERNATIONAL FIRE CODE (IFC)

2024 INTERNATIONAL FUEL GAS CODE (IFGC)

2024 METRO COHORT MODEL CODE

2024 PRIVATE SEWAGE DISPOSAL CODE

2024 INTERNATIONAL PROPERTY MAINTENANCE CODE

## PROJECT INFORMATION

**SETBACKS**  
REQUIRED PER PD

BUILDING ONE	0' MINIMUM - 50% ON BUILD-TO LINE	10' MAXIMUM
FRONTAGE - PEDESTRIAN PROMENADE		
REAR	0' MINIMUM	-
SIDE (INTERNAL)	0' MINIMUM	-

PROVIDED (FT.)	0'	5'
PEDESTRIAN FRONTAGE		
REAR	13'-0"	18'-0"
SIDE (INTERNAL)	4'-10 7/8"	24'-10"

HEIGHT	PROVIDED (FT.)	MAX. REQUIRED (FT.)
BUILDING ONE	30' - 65'	65'

**REQUIRED PER PD**

BUILDING TWO	0' MINIMUM - 50% ON BUILD-TO LINE	10' MAXIMUM
STREET FRONTAGE - MAIN STREET		
STREET FRONTAGE - SUPERIOR DRIVE	0' MINIMUM	15' MAXIMUM
REAR	0' MINIMUM	-
SIDE (INTERNAL)	0' MINIMUM	-

PROVIDED (FT.)	7'-0"	10'-0"
STREET FRONTAGE - MAIN STREET		
STREET FRONTAGE - SUPERIOR DRIVE	8'-0"	15'-0"
REAR	9'-2 1/8"	9'-2 1/8"
SIDE (INTERNAL)	13'-9 3/4"	30'-7 1/4"

HEIGHT	PROVIDED (FT.)	MAX. REQUIRED (FT.)
BUILDING TWO	20' - 25'	25'

SIGNAGE	SIGNAGE (SF.)	ART WALL (SF.)
BUILDING ONE		
NORTH ELEVATION	100-200 SF	500-800 SF
EAST ELEVATION	0 SF	100-200 SF
SOUTH ELEVATION	100-200 SF	0 SF
WEST ELEVATION	0 SF	100-200 SF

BUILDING TWO	SIGNAGE (SF.)	ART WALL (SF.)
NORTH ELEVATION	0 SF	0 SF
EAST ELEVATION	25-100 SF	200-500 SF
SOUTH ELEVATION	0 SF	0 SF
WEST ELEVATION	0 SF	0 SF

## PROJECT TEAM

### ARCHITECT

TRACK ARCHITECTURE  
2265 LAWRENCE  
DENVER, COLORADO 80205  
PH: 303.249.1154

### CIVIL ENGINEER

CRAFT CIVIL DESIGN  
388 SANTA FE DRIVE  
DENVER, COLORADO 80223  
PH: 719.640.8746

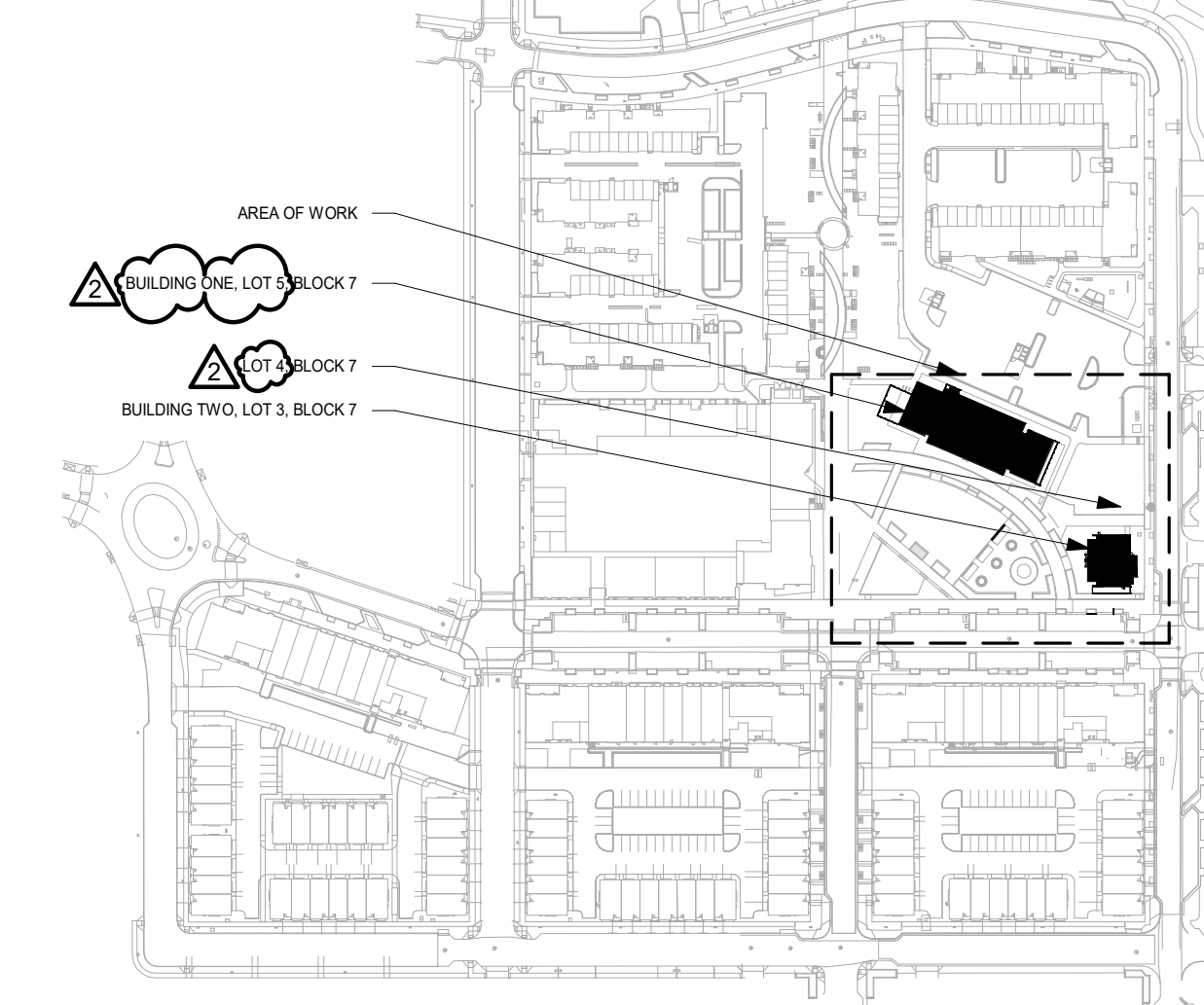
### LANDSCAPE ARCHITECT

OXBOW DESIGN COLLECTIVE  
209 NORTH KALAMATH STREET, UNIT 6  
DENVER, COLORADO 80223  
PH: 720.465.6168

### ELECTRICAL ENGINEER

D. KELLER ELECTRICAL DESIGN  
7498 WEST LAYTON PLACE  
LITTLETON, COLORADO 80123  
PH: 303.918.9475

## SITE KEY PLAN



## PROJECT INFORMATION

**TOTAL FLOOR AREA - BUILDING ONE**

LEVEL 1	8,237 SF
LEVEL 2	1,237 SF
TOTAL	9,474 SF
ROOF DECK AREA	
ROOF DECK	2,597 SF
PATIO AREA	
PATIO	1,096 SF

**TOTAL FLOOR AREA - BUILDING TWO**

LEVEL 1	2,395 SF
TOTAL	2,395 SF
PATIO AREA	
PATIO	843 SF

### PARKING PROVIDED BY ZONE

PARKING REQUIRED BY PD (1 PER 150 SF)	77
PARKING ON LOT 2 BLOCK 7 (SHARED PARKING)	71
PROJECT WILL REQUEST AN ON SITE PARKING EXEMPTION, SUPPLEMENTAL PARKING TO BE PROVIDED BY TWO PARKING GARAGES AND ON STREET PARKING	

### BICYCLE PARKING BY ZONE

REQUIRED - 10% OF VEHICULAR PARKING	BLOCK 7 11
-------------------------------------	---------------

### BICYCLE PARKING PROVIDED

PRIVATE - INTERIOR	0
PUBLIC INCLUDING FRONTAGE ON STREET	12
PUBLIC COVERED	0
TOTAL PROVIDED	12

## SHEET INDEX

SHEET #	SHEET NAME
A0.00	COVER SHEET

### CIVIL

C2.0	PROPOSED CONDITIONS DRAINAGE PLAN
C3.0	UTILITY CONNECTION PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C5.0	FIRE PLAN

### LANDSCAPE

L100	LANDSCAPE PLAN
L400	PLANTING DETAILS

### IRRIGATION

I100	IRRIGATION PLAN
I101	IRRIGATION DETAILS
I102	IRRIGATION DETAILS
I103	IRRIGATION DETAILS

### ARCHITECTURAL

A-090	ARCHITECTURAL SITE PLAN
A-100	FLOOR PLANS - BUILDING ONE
A-101	FLOOR PLANS - BUILDING TWO
A-300	EXTERIOR ELEVATIONS - BUILDING ONE
A-301	EXTERIOR ELEVATIONS - BUILDING TWO
A-400	MATERIAL BOARD - BUILDING ONE
A-401	MATERIAL BOARD - BUILDING TWO

### PHOTOMETRICS

LP1	SITE LIGHTING PHOTOMETRIC
LP2	LIGHTING DETAILS

Project Number: 2025.035

Issue: FDP

Date: 11/05/2025

Drawn By: ZH

Checked By: PLM

Revisions: No. Date:















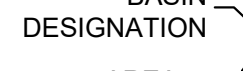

COMMENT RESPONSE #1 03/22/2026

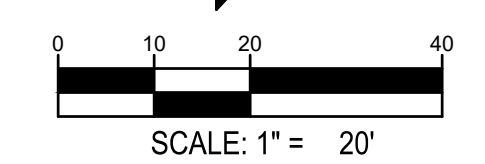
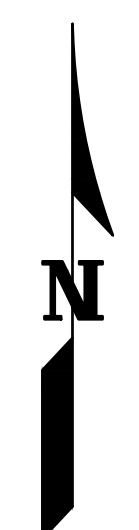
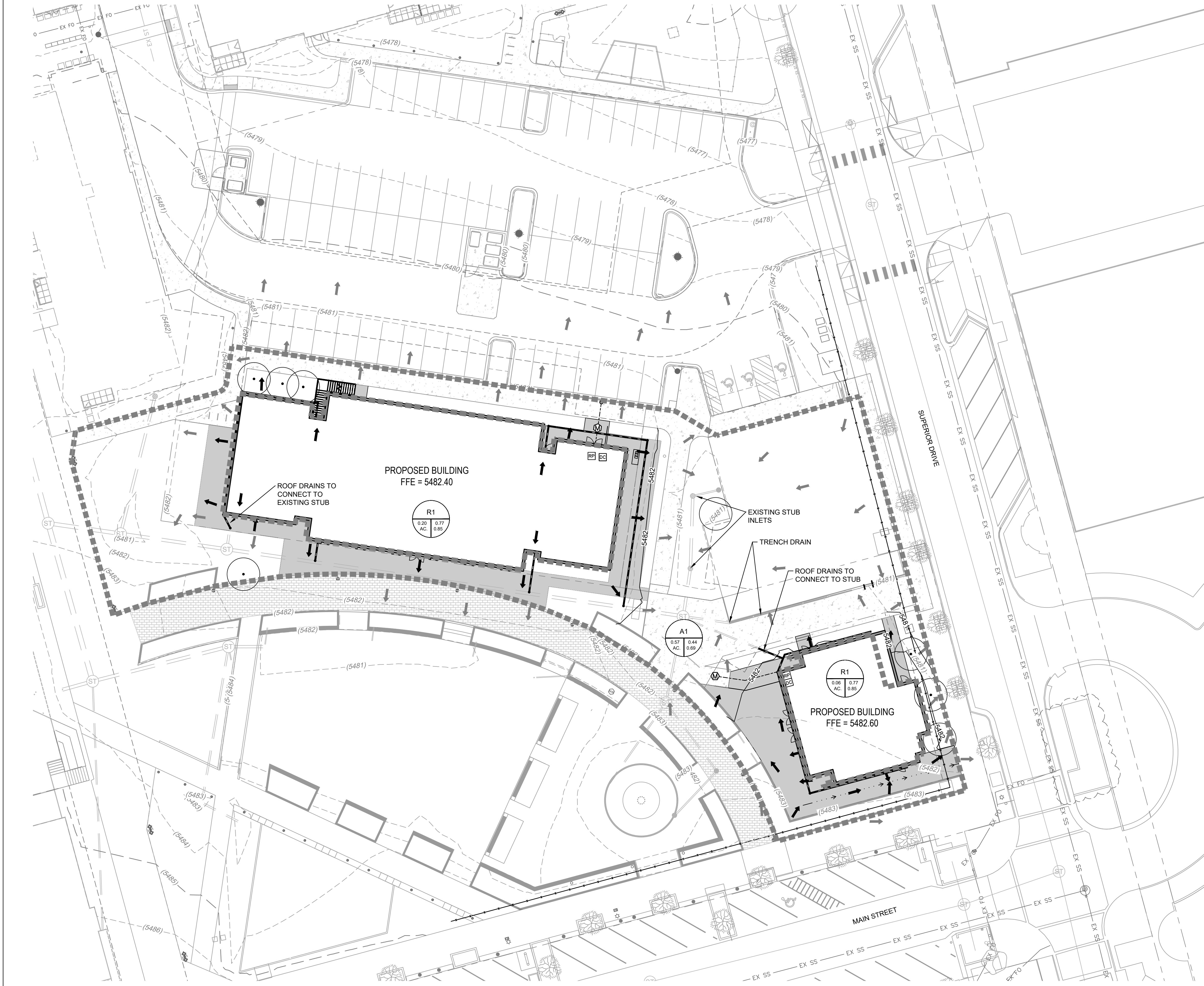
COMMENT RESPONSE #2 04/16/2026

Sheet Title: COVER SHEET

A0.00

**LEGEND:**

-  PROPERTY LINE
-  5900 PROPOSED 5' CONTOUR
-  5901 PROPOSED 1' CONTOUR
-  (5900) EXISTING 5' CONTOUR
-  (5901) EXISTING 1' CONTOUR
-  EXISTING STORM LINE
-  EXISTING STORM INLET
-  PROPOSED STORM LINE
-  PROPOSED STORM INLET
-  BASIN BOUNDARY
-  DESIGN POINT
-  FLOW DIRECTION
-  EMERGENCY FLOW PATH
-  BASIN DESIGNATION
-  AREA 5 YR "C" VALUE
-  100 YR "C" VALUE



CRAFT CIVIL DESIGN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractor's responsibility to field verify the location of all utilities prior to the commencement of any construction.

**THE HUB**  
SUPERIOR TOWN CENTER  
SUPERIOR, COLORADO 80027

Project Number:	25020
Issue:	PERMIT SET
Date:	04/16/2026
Drawn By:	RH
Checked By:	DA
Revisions:	
No.	Date:
FDP 1ST SUBMITTAL	10/15/2025
FDP 2ND SUBMITTAL	03/22/2026
FDP 2ND SUBMITTAL	04/16/2026

Sheet Title: PROPOSED CONDITIONS  
DRAINAGE PLAN

**C2.0**

PROPOSED	EXISTING	UTILITY LEGEND
—	—	ODP AND PROPERTY BOUNDARY
—	—	RIGHT OF WAY
—	—	LOT LINE
—	—	EASEMENT
—	—	CONTOURS
SS	EX SS	SANITARY SEWER
—	—	SANITARY SERVICE
SS	SS	SANITARY MANHOLE
ST	EX ST	STORM SEWER
ST	ST	STORM MANHOLE
W	EX W	STORM INLET
—	—	WATER MAIN
—	—	WATER SERVICE
—	—	FIRE LINE
—	—	FIRE HYDRANT
G	EX G	GAS LINE
GAS	G	GAS METER
OE	EX OE	OVERHEAD ELECTRIC
UE	EX UE	UNDERGROUND ELECTRIC
ELEC	E	ELECTRIC METER
TR	TR	TRANSFORMER
—	—	ELECTRIC VAULT/BOX
FO	EX FO	FIBER OPTIC
OT	EX OT	OVERHEAD TELECOM
UT	EX UT	UNDERGROUND TELECOM
—	—	ELECTRIC PEDESTAL/RISER
—	—	UTILITY POLE
—	—	LIGHT POLE
—	—	SWALE
—	—	DRY SLEEVE

- NOTES:**
- ALL SANITARY SEWER LINES TO BE SDR 26.
  - ALL STORM AND SANITARY ARE PRIVATE UNLESS OTHERWISE NOTED.

**FIRE FLOW DATA (BUILDING 1):**

TOTAL FIRE FLOW REQUIRED FOR BUILDING 1 IS 1,250 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANTS INDIVIDUALLY. EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2021 IFC WITH AMENDMENTS  
OCCUPANCY GROUP: R  
CONSTRUCTION TYPE: TYPE II-B  
FIRE FLOW CALCULATION AREA: 14,000 S.F.

THIS BUILDING WILL BE SPRINKLERED

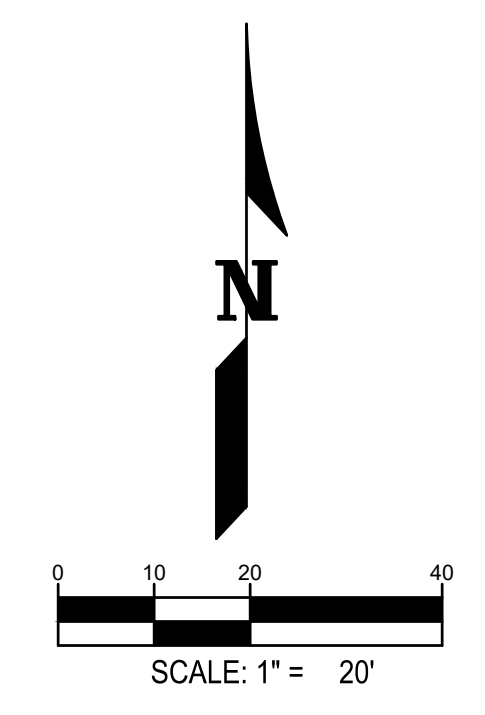
**FIRE FLOW DATA (BUILDING 2):**

TOTAL FIRE FLOW REQUIRED FOR BUILDING 2 IS 500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

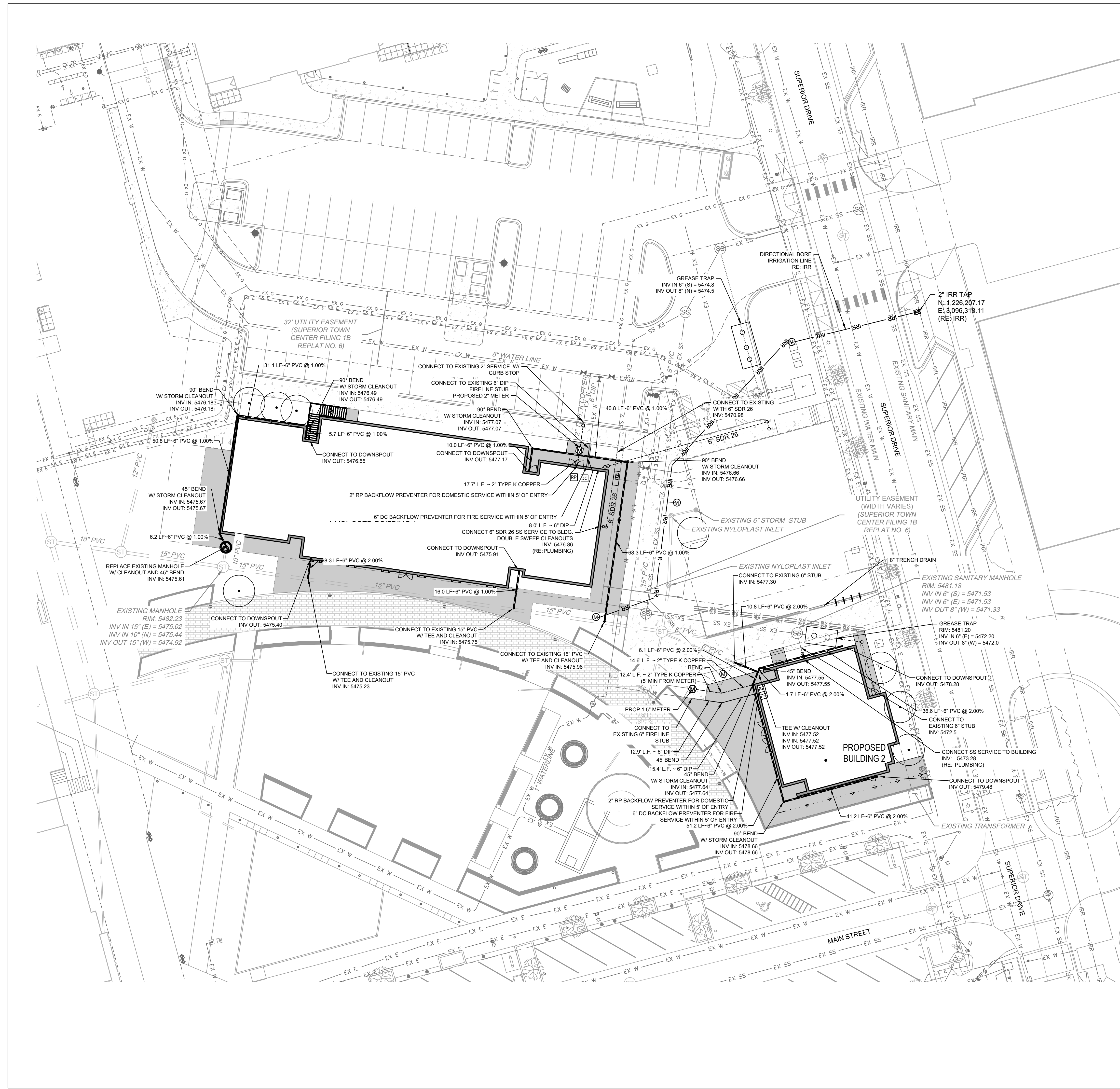
THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANTS INDIVIDUALLY. EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2021 IFC WITH AMENDMENTS  
OCCUPANCY GROUP: R  
CONSTRUCTION TYPE: TYPE II-B  
FIRE FLOW CALCULATION AREA: 2,500 S.F.

THIS BUILDING WILL BE SPRINKLERED



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**THE HUB**  
SUPERIOR TOWN CENTER  
SUPERIOR, COLORADO 80027









Project Number:	25020
Issue:	PERMIT SET
Date:	04/16/2026
Drawn By:	RH
Checked By:	DA
Revisions:	
No.	Date:
FDP 1ST SUBMITTAL	10/15/2025
FDP 2ND SUBMITTAL	03/22/2026
FDP 2ND SUBMITTAL	04/16/2026

Sheet Title: UTILITY CONNECTION PLAN  
**C3.0**





**UTILITY LEGEND:**

-  ZONE LOT LINE
-  PROPOSED WATERLINE
-  EXISTING WATERLINE
-  PROPOSED FIRE HYDRANT
-  EXISTING FIRE HYDRANT
-  PROPOSED TREE
-  EXISTING TREE
-  HOSE PULL LINE

**FIRE FLOW DATA (BUILDING 1):**

TOTAL FIRE FLOW REQUIRED FOR BUILDING 1 IS 1,250 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANTS INDIVIDUALLY. EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2021 IFC WITH AMENDMENTS  
OCCUPANCY GROUP: R  
CONSTRUCTION TYPE: TYPE II-B  
FIRE FLOW CALCULATION AREA: 14,000 S.F.

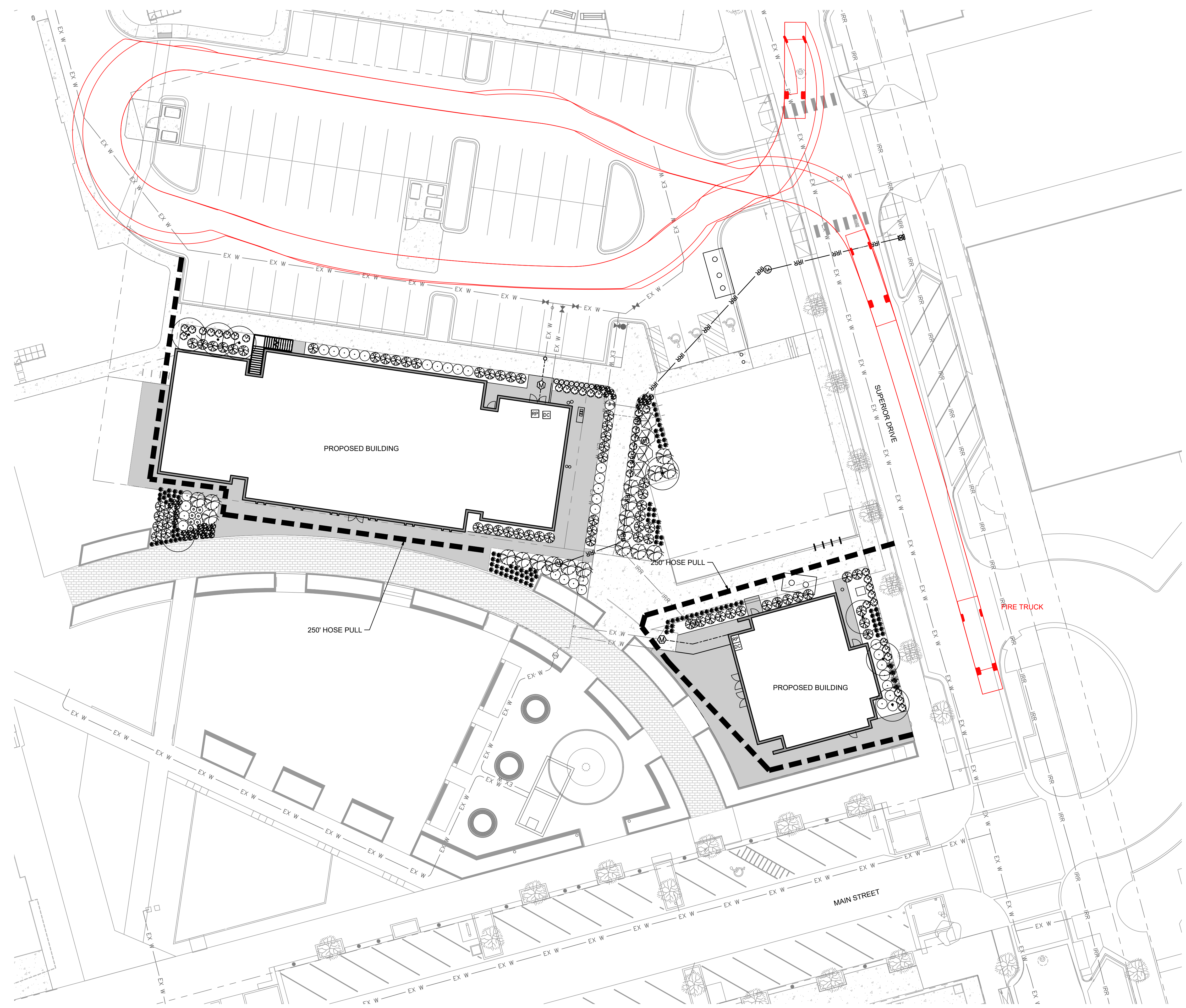
THIS BUILDING WILL BE SPRINKLERED

**FIRE FLOW DATA (BUILDING 2):**

TOTAL FIRE FLOW REQUIRED FOR BUILDING 2 IS 500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANTS INDIVIDUALLY. EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2021 IFC WITH AMENDMENTS  
OCCUPANCY GROUP: R



**THE HUB**  
SUPERIOR TOWN CENTER  
SUPERIOR, COLORADO 80027

Project Number:	25020
Issue:	PERMIT SET
Date:	04/16/2026
Drawn By:	RH
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FDP 1ST SUBMITTAL	10/15/2025
FDP 2ND SUBMITTAL	03/22/2026
FDP 2ND SUBMITTAL	04/16/2026

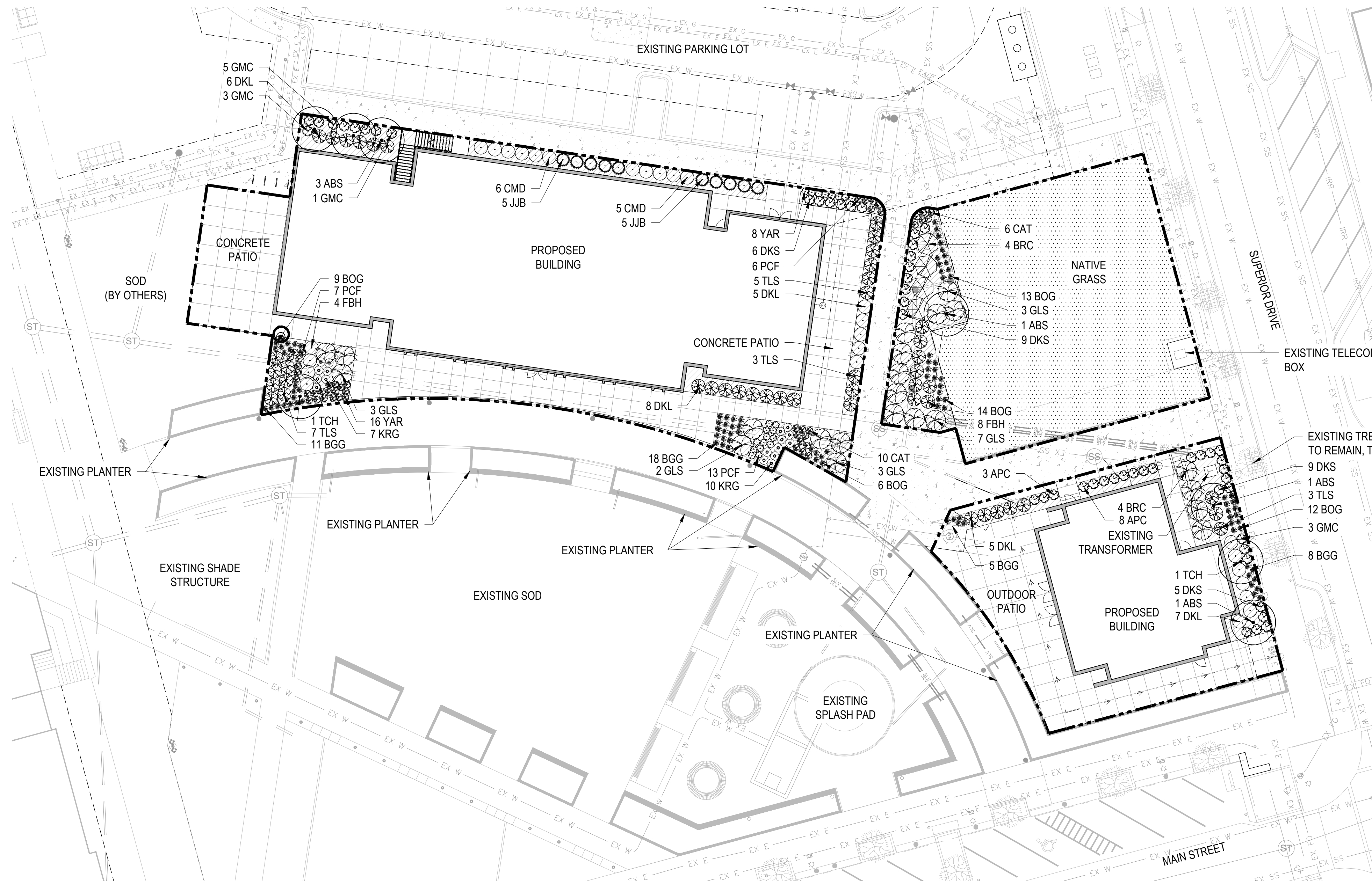
Sheet Title: FIRE PLAN

**C5.0**

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# THE HUB

FINAL DEVELOPMENT PLAN 9 AMENDMENT #3, LOT 3,  
BLOCK 7, LOT 4, BLOCK 7 AND LOT 5, BLOCK 7,  
SUPERIOR TOWN CENTER PLANNED DEVELOPMENT,  
TOWN OF SUPERIOR, COLORADO 80027



## PLANTING NOTES:

- ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL SHAPED HEADS, ALL EVERGREEN TREES SHALL BE UNSHEARED AND FULL TO THE STANDARD. PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN GUIDE FOR NURSERY STOCK, ANSI Z60.1.
- SEE PLANTING DETAILS FOR PLANT PIT DIMENSIONS, BACKFILL REQUIREMENTS, AND INSTALLATION NOTES. ALL TREES TO BE STAKED OR GUYED PER DETAILS ON SHEET L4.2
- ALL PLANTS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE DELIVERY TO THE SITE. ALL TREE LOCATIONS AND EDGES OF NEW PLANTING BEDS ARE TO BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PER-UNIT COSTS FOR EVERY SIZE OF PLANT MATERIALS, AND BY TYPE AS CALLED OUT ON PLANS. UNIT COSTS TO INCLUDE THE PLANT MATERIAL ITSELF AND INSTALLATION, INCLUDING ALL LABOR, AMENDMENTS, FERTILIZERS, ETC. AS DETAILED AND SPECIFIED FOR EACH SIZE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS.
- COORDINATE INSTALLATION OF LARGE PLANT MATERIAL WITH FOOTINGS AND PAVEMENTS. ANY DAMAGE TO IMPROVEMENTS BY OTHERS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL ALLOW FOR THE ADDITION OF SPECIFIED QUANTITIES OF SOIL AMENDMENTS, CONDITIONERS AND MULCH IN SOIL PREPARATION AND FINISH GRADING.
- IMPORTED SOIL SHALL BE USED TO SUPPLEMENT EXISTING SOIL AS NECESSARY TO MEET THE FINISHED GRADING REQUIREMENTS OF PLANTING AREAS.
- THE LANDSCAPE CONTRACTOR SHALL PERFORM A STANDARD AGRICULTURAL SUITABILITY ANALYSIS OF EXISTING SOIL PROPOSED FOR PLANTING AT HIS EXPENSE AND INCORPORATE RECOMMENDATIONS PER FRASER WATER AMENDMENT REQUIREMENTS PRIOR TO PLANTING.
- INSTALL A MINIMUM OF 4 CUBIC YARDS OF SOIL AMENDMENT PER 1000 SQUARE FEET OF PERMEABLE AREA TO BE PLANTED WITH SOD, SHRUBS, GRASSES, OR PERENNIALS. AMENDMENT SUPPLIER SHALL BE A1 ORGANICS OF EATON, COLORADO.
- ALL TREES, SHRUBS, PERENNIALS, SOD AND SEEDED AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 12-MONTH PERIOD AFTER INITIAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL 12-MONTHS UNTIL FINAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR.
- TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, CENTERLINE, OR BACK OF CURB.
- STREET TREES SHALL BE PLACED 5'-0" MIN. FROM BURIED UTILITIES.
- TREE WRAPPING MATERIAL SHALL BE FOUR INCHES WIDE, BITUMINOUS IMPREGNATED TAPE, CORRUGATED OR CREPE PAPER, BROWN IN COLOR, SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREES SHALL BE WRAPPED BETWEEN OCTOBER 15 AND NOVEMBER 1 OF THE YEAR THEY ARE PLANTED. NO TREE WRAPPING SHALL BE PERMITTED UNTIL A LICENSED LANDSCAPE CONTRACTOR OR CERTIFIED ARBORIST HAS INSPECTED THE TREE. IT IS THE DUTY OF THE CONTRACTOR TO WRAP DECIDUOUS TREES DURING THE ONE-YEAR WARRANTY PERIOD.
- COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM THE DATE OF SUBSTANTIAL COMPLETION. PLANT DURING ONE OF THE FOLLOWING PERIODS:  
SPRING PLANTING: APRIL 1 TO JUNE 15  
FALL PLANTING: SEPTEMBER 1 TO OCTOBER 15

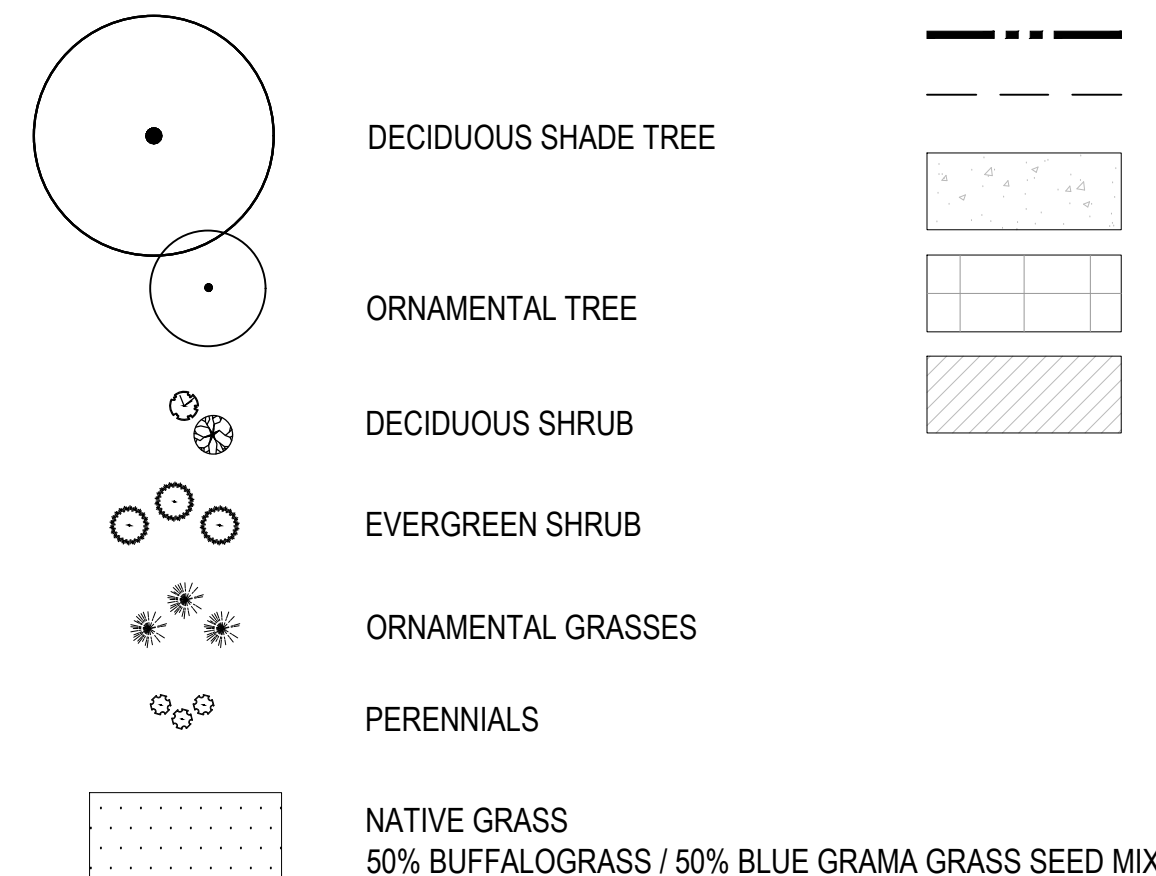
## PLANTING SCHEDULE:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT	WIDTH	WATER
<b>ORNAMENTAL TREES</b>								
ABS	6	<i>Amelanchier x grandiflora</i>	Autumn Brilliance Serviceberry	2" cal.	as shown	15'-20'	15'	L
TCH	2	<i>Crataegus crus-galli 'Inermis'</i>	Thornless Cockspur Hawthorn	2" cal.	as shown	15'	12'	L
<b>EVERGREEN SHRUBS</b>								
JJB	10	<i>Buxus microphylla 'Julia Jane'</i>	Julia Jane Boxwood	#5	4' o.c.	3'-5'	3'-5'	M
<b>DECIDUOUS SHRUBS</b>								
DKS	29	<i>Caryopteris x clandonensis 'Dark Knight'</i>	Dark Knight Spirea	#5	3' o.c.	3'-4'	3'-4'	L
DKL	31	<i>Syringa meyeri</i>	Dwarf Korean Lilac	#5	4' o.c.	4'-6'	4'-6'	L
CMD	11	<i>D. x burkwoodii 'Carol Mackie'</i>	Carol Mackie Daphnie	#5	4' o.c.	3'	4'	M
GLS	18	<i>Rhus aromatica 'Grow Low'</i>	Gro-Low Sumac	#5	8' o.c.	3'	8'	L
GMC	12	<i>Ribes alpinum</i>	Green Mound Currant	#5	3' o.c.	3'-4'	2'-3'	L
TLS	18	<i>Rhus trilobata</i>	Three-Leaf Sumac	#5	4' o.c.	3'-4'	3'-4'	L
BRC	8	<i>Aronia arbutifolia 'Brilliantissima'</i>	Brilliant Red Chokeberry	#5	6' o.c.	6'-8'	4'-6'	M
FBH	12	<i>Chamaebatiara millefolium</i>	Fernbush	#5	4' o.c.	4'	4'	L
APC	11	<i>Ribes alpinum</i>	Alpine Currant	#5	3' o.c.	3'-6'	3'-6'	L
<b>ORNAMENTAL GRASSES</b>								
BGG	42	<i>Bouteloua gracilis 'Blonde Ambition'</i>	Blonde Ambition Blue Grama Grass	#1	24" o.c.	2'-3'	2'-3'	L
KRG	17	<i>Calamagrostis brachytricha</i>	Korean Feather Reed Grass	#1	2-3' o.c.	3'-4'	2'-3'	M
BOG	54	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#1	2' o.c.	3'	2.5'	L
<b>PERENNIALS</b>								
CAT	16	<i>Nepeta faassenii 'Walker's Low'</i>	Walker's Low Catmint	#1	18" o.c.	24-36"	24-30"	L
PCF	26	<i>Echinacea purpurea</i>	Purple Coneflower	#1	24" o.c.	24-36"	18-24"	M
YAR	24	<i>Achillea millefolium</i>	Common Yarrow	#1	24" o.c.	18-24"	2-3'	L

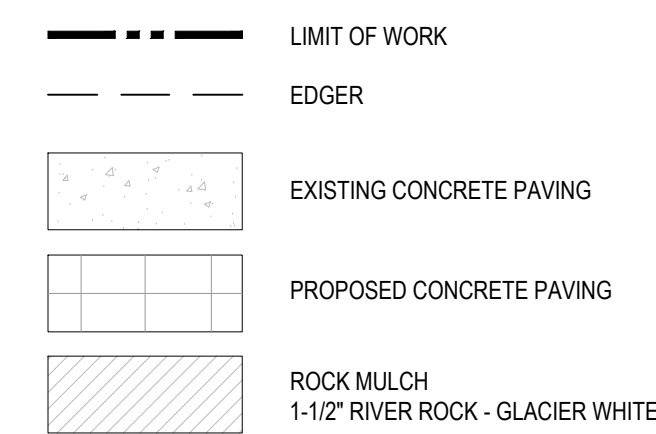
## 1 LANDSCAPE PLAN

SCALE: 1" = 20'

### PLANT LEGEND:



### MATERIAL LEGEND:

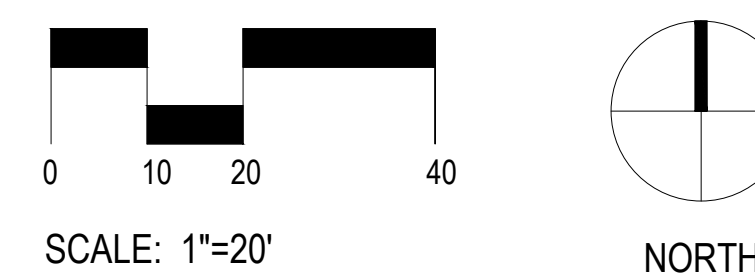


### LANDSCAPE REQUIREMENTS:

LANDSCAPE AREA:	REQUIRED	PROPOSED
TREES	1 TREE/825 SF 9,427 SF = 12 TREES	9 TREES (*66 EXTRA SHRUBS = 4 TREES)
SHRUBS	1 SHRUB/100 SF 9,427 SF = 95 SHRUBS	161 SHRUBS*
FOUNDATION PLANTING:		
SHRUBS	1 SHRUB/4 LF 504 SF = 126 SHRUBS	130 SHRUBS + 53 ORN. GRASSES = 183

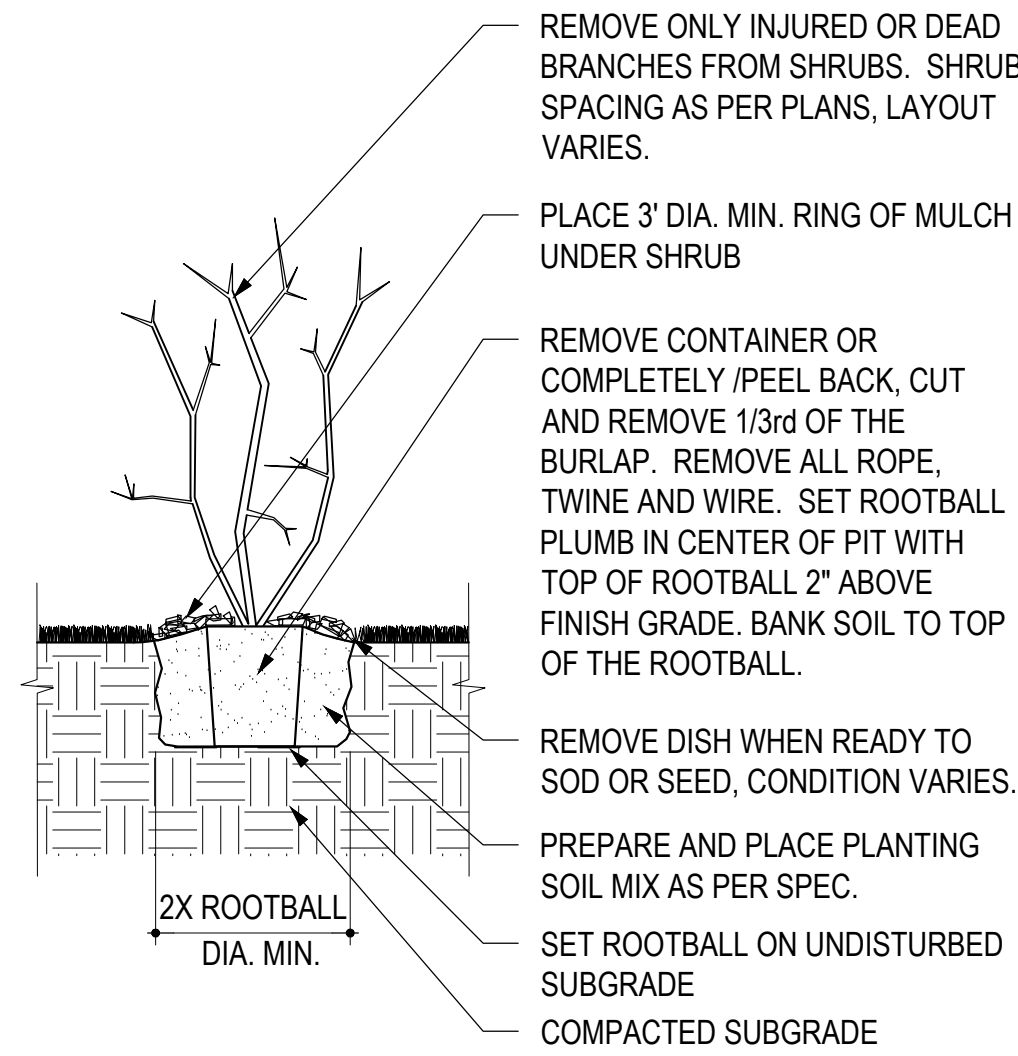
### NOTE:

ALL PLANTING BEDS TO HAVE WEED BARRIER FABRIC INSTALLED UNDER THE MULCH



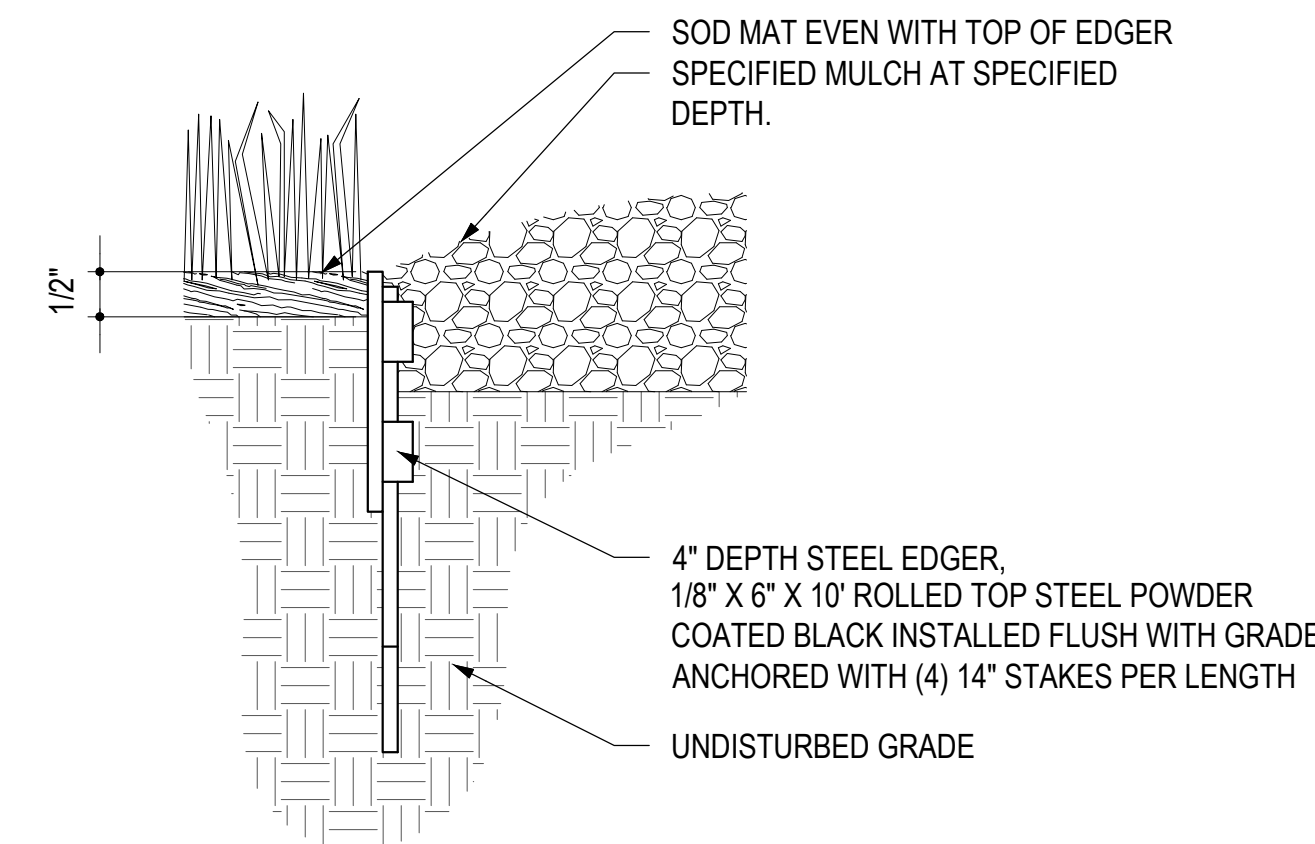
# THE HUB

FINAL DEVELOPMENT PLAN 9 AMENDMENT #3, LOT 3,  
BLOCK 7, LOT 4, BLOCK 7 AND LOT 5, BLOCK 7,  
SUPERIOR TOWN CENTER PLANNED DEVELOPMENT,  
TOWN OF SUPERIOR, COLORADO 80027



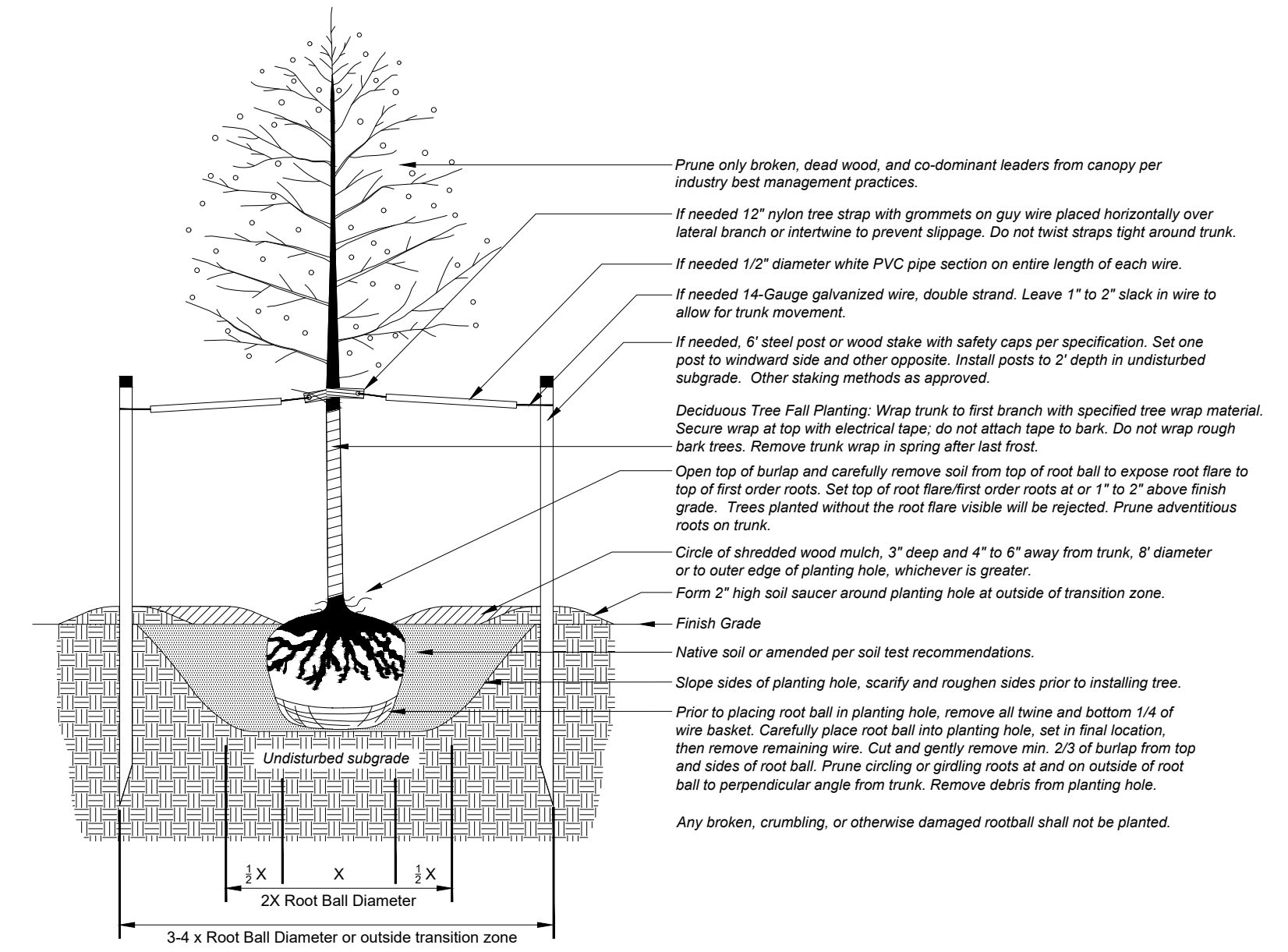
## 4 SHRUB PLANTING DETAIL

SCALE: 1/2" = 1'-0"



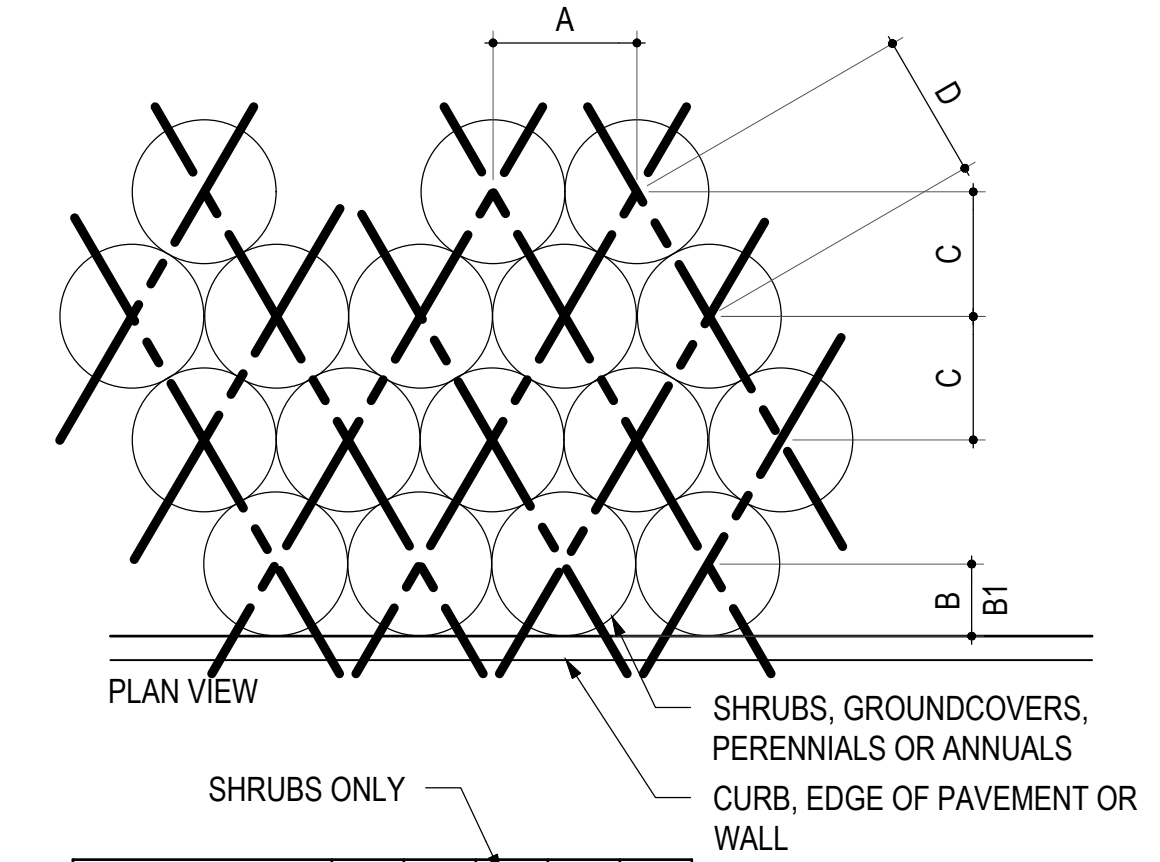
## 5 STEEL EDGER DETAIL

SCALE: 3/4" = 1'-0"



## 1 TREE PLANTING DETAIL

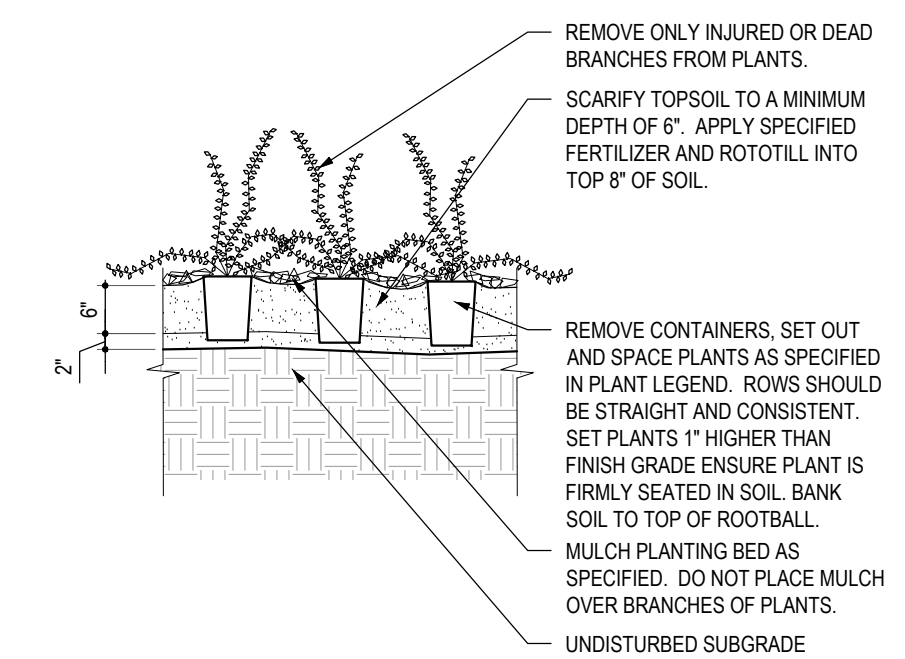
SCALE: NTS



PLANT SPACING	A	B	B1	C	D
6"	6"	6"	6"	5"	6"
8"	8"	6"	8"	7"	8"
12"	12"	6"	12"	10"	12"
18"	18"	8"	18"	15"	18"
24"	24"	18"	24"	20"	24"
30"	30"	18"	30"	26"	30"
36"	36"	24"	36"	31"	36"
48"	48"	24"	48"	41"	48"

## 2 PLANT SPACING DETAIL

SCALE: 3/4" = 1'-0"



## 3 GROUNDCOVER DETAIL

SCALE: 3/4" = 1'-0"

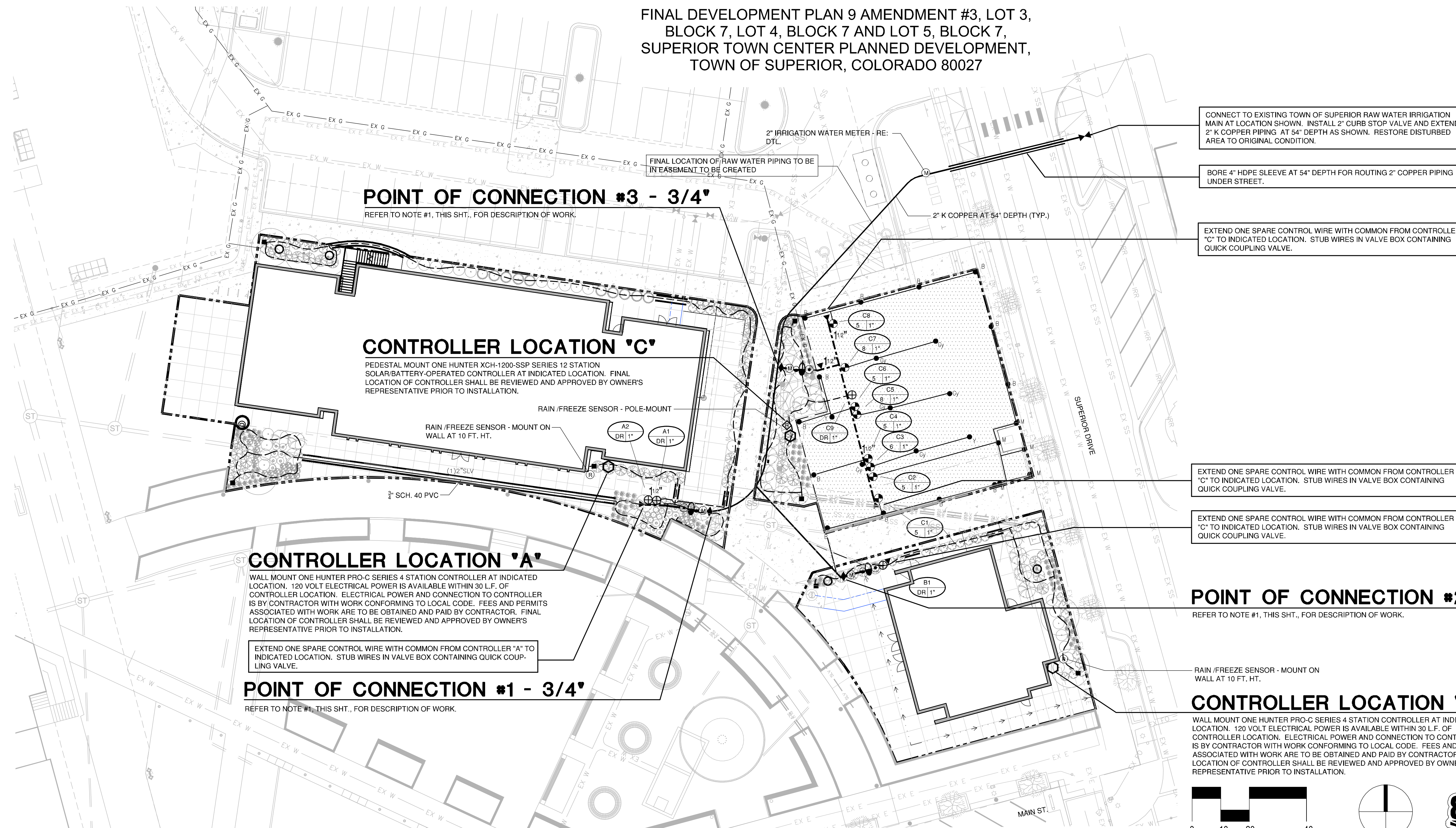
Project Number: 2025.035  
Issue: FDP  
Date: 11/05/2025  
Drawn By: JY  
Checked By: JY  
Revisions:  
No. Date:

Sheet Title: PLANTING DETAILS

L400

# THE HUB

FINAL DEVELOPMENT PLAN 9 AMENDMENT #3, LOT 3,  
BLOCK 7, LOT 4, BLOCK 7 AND LOT 5, BLOCK 7,  
SUPERIOR TOWN CENTER PLANNED DEVELOPMENT,  
TOWN OF SUPERIOR, COLORADO 80027



## POINT OF CONNECTION #3 - 3/4"

REFER TO NOTE #1, THIS SHT., FOR DESCRIPTION OF WORK.

## CONTROLLER LOCATION 'C'

PEDESTAL MOUNT ONE HUNTER XCH-1200-SSP SERIES 12 STATION SOLAR/BATTERY-OPERATED CONTROLLER AT INDICATED LOCATION. FINAL LOCATION OF CONTROLLER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

RAIN /FREEZE SENSOR - POLE-MOUNT

RAIN /FREEZE SENSOR - MOUNT ON WALL AT 10 FT. HT.

SCH. 40 PVC

## CONTROLLER LOCATION 'A'

WALL MOUNT ONE HUNTER PRO-C SERIES 4 STATION CONTROLLER AT INDICATED LOCATION. 120 VOLT ELECTRICAL POWER IS AVAILABLE WITHIN 30 L.F. OF CONTROLLER LOCATION. ELECTRICAL POWER AND CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF CONTROLLER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

EXTEND ONE SPARE CONTROL WIRE WITH COMMON FROM CONTROLLER 'A' TO INDICATED LOCATION. STUB WIRES IN VALVE BOX CONTAINING QUICK COUPLING VALVE.

## POINT OF CONNECTION #1 - 3/4"

REFER TO NOTE #1, THIS SHT., FOR DESCRIPTION OF WORK.

CONNECT TO EXISTING TOWN OF SUPERIOR RAW WATER IRRIGATION MAIN AT LOCATION SHOWN. INSTALL 2" CURB STOP VALVE AND EXTEND 2" K COPPER PIPING AT 54" DEPTH AS SHOWN. RESTORE DISTURBED AREA TO ORIGINAL CONDITION.

BORE 4" HDPE SLEEVE AT 54" DEPTH FOR ROUTING 2" COPPER PIPING UNDER STREET.

EXTEND ONE SPARE CONTROL WIRE WITH COMMON FROM CONTROLLER 'C' TO INDICATED LOCATION. STUB WIRES IN VALVE BOX CONTAINING QUICK COUPLING VALVE.

EXTEND ONE SPARE CONTROL WIRE WITH COMMON FROM CONTROLLER 'C' TO INDICATED LOCATION. STUB WIRES IN VALVE BOX CONTAINING QUICK COUPLING VALVE.

EXTEND ONE SPARE CONTROL WIRE WITH COMMON FROM CONTROLLER 'C' TO INDICATED LOCATION. STUB WIRES IN VALVE BOX CONTAINING QUICK COUPLING VALVE.

## POINT OF CONNECTION #2 - 3/4"

REFER TO NOTE #1, THIS SHT., FOR DESCRIPTION OF WORK.

RAIN /FREEZE SENSOR - MOUNT ON WALL AT 10 FT. HT.

## CONTROLLER LOCATION 'B'

WALL MOUNT ONE HUNTER PRO-C SERIES 4 STATION CONTROLLER AT INDICATED LOCATION. 120 VOLT ELECTRICAL POWER IS AVAILABLE WITHIN 30 L.F. OF CONTROLLER LOCATION. ELECTRICAL POWER AND CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF CONTROLLER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

RAIN /FREEZE SENSOR - MOUNT ON WALL AT 10 FT. HT.

RAIN /FREEZE SENSOR - MOUNT ON WALL AT 10 FT. HT.

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RAIN /FREEZE SENSOR - MOUNT ON WALL AT 10 FT. HT.

IRRIGATION PLAN SCALE: 1" = 20'

### Irrigation Construction Notes

- ALL BASE INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY OXBOW DESIGN COLLABORATIVE
- REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
- CONTRACTOR SHALL FIELD VERIFY PRESSURE AT BACKFLOW PREVENTER LOCATION FOR EACH TAP PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCES FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS. EACH SYSTEM HAS BEEN DESIGNED FOR A STATIC PRESSURE OF XXX PSI (PER TOWN OF SUPERIOR).
- CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF CONCRETE FLATWORK AND PAVING. ALL SLEEVING IS BY CONTRACTOR UNLESS OTHERWISE NOTED. UNLESS NOTED OTHERWISE ON IRRIGATION PLANS INSTALL SLEEVING BASED ON SLEEVE SIZING GUIDE BELOW:  

TAP LOCATION/NUMBER	REQUIRED PRESSURE
1	33 PSI
2	33 PSI
3	44 PSI

PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVE
3/4" - 1" PIPING	1-2" PVC SLEEVE
1-1/2" - 2" PIPING	1-4" PVC SLEEVE
1-25 CONTROL WIRES	1-2" PVC SLEEVE

NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH SEPARATE SLEEVE. IRRIGATION WIRE BUNDLE SHALL BE ROUTED IN SEPARATE SLEEVE/CONDUIT WITHOUT IRRIGATION PIPING
- WHERE NOT NOTED ON IRRIGATION PLANS CONTRACTOR TO INSTALL PLASTIC 15 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED GREATER THAN 12 FEET. INSTALL 12 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED 10-12 FEET. INSTALL 10 SERIES NOZZLES ON ALL POP-UP SPRAY HEADS SPACED 8-10 FEET. INSTALL 8 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED 8 FEET AND LESS.
- REFER TO PLANTING PLAN FOR EXACT TREE LOCATIONS AND QUANTITIES, TREES SHOWN ON IRRIGATION PLANS ARE APPROXIMATE.
- CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION EQUIPMENT, TURF, PLANT MATERIAL OR SITE FEATURES DAMAGED DURING NEW INSTALLATION. REPLACEMENT OR REPAIR OF DAMAGED EQUIPMENT OR MATERIAL SHALL BE DETERMINED BY THE OWNER AND THE CONSULTANT.
- VALVE BOXES SHALL BE LOCATED 36" MINIMUM FROM CENTERLINE OF ALL SWALES, 24" MINIMUM FROM EDGES OF ALL WALKS, CURBS, DRIVES AND OTHER HARD SURFACE AREAS.
- REFER TO IRRIGATION TECHNICAL SPECIFICATIONS FOR PLANTING AND IRRIGATION LAY-OUT REQUIREMENTS, COORDINATION AND PRIORITIES.
- LATERAL PIPING DIAMETERS SHALL INCLUDE 1" AND 1 1/2", 3/4" AND 1 1/4" DIAMETER LATERAL PIPE IS NOT ACCEPTABLE.
- CONTRACTOR IS RESPONSIBLE TO WINTERIZE THE IRRIGATION SYSTEM IN THE FALL OF THE YEAR IN WHICH THE IRRIGATION & LANDSCAPE WAS ACCEPTED. CONTRACTOR SHALL ALSO PERFORM SYSTEM START-UP IN APRIL OF THE FOLLOWING SPRING.
- ALL IRRIGATION WIRE SHALL BE #14 AWG UFIL WIRE WITH SINGLE, SOLID COPPER CONDUCTOR AND POLYETHYLENE INSULATION (MULTI-CONDUCTOR WIRE IS NOT ACCEPTABLE). WIRE COLORS SHALL BE: CONTROL WIRES - RED, COMMON WIRE - WHITE, SPARE WIRES - BLACK, MASTER VALVE - BLUE. WATERTIGHT WIRE SPLICES SHALL BE MADE WITH 3M CO. DBR/Y-6 SPLICE KITS.
- ALL VALVE BOXES SHALL BE MANUFACTURED BY CARSON INDUSTRIES. MODELS SHALL BE AS FOLLOWS:  
#910-10: QUICK COUPLING VALVES, DRIP LINE BLOW-OUT STUBS, GATE VALVES, DRAIN VALVES.  
#1419-12: ELECTRIC CONTROL VALVES.  
#1220-12: DRIP VALVES ASSEMBLIES, MASTER VALVE BOXES AND LIDS SHALL BE PURPLE.  
CONTRACTOR SHALL WARRANTY ALL WORK (MATERIALS, EQUIPMENT AND WORKMANSHIP) FOR A ONE YEAR PERIOD FOLLOWING FINAL ACCEPTANCE OF LANDSCAPE AND IRRIGATION BY OWNER.
- IRRIGATION POINT OF CONNECTION (TYP. THREE LOCATIONS) CONNECT TO RAW WATER SERVICE LINE AT INDICATED LOCATION. INSTALL 3/4" CURB STOP VALVE AND EXTEND 3/4" K SOFT COPPER AT 54" DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" WATER METER PER TOWN OF SUPERIOR STANDARDS, ONE 3/4" STOP & WASTE VALVE, ONE 1" GATE VALVE, ONE 1" MASTER VALVE, ONE QUICK COUPLING VALVE AND EXTEND CLASS 200 PVC MAINLINE AS SHOWN. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF BACKFLOW PREVENTER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.

### Irrigation Equipment and Materials Schedule

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.	COMMENTS
●	HUNTER	PROS-06-PRS30-CV-F-R W/ A-HE NOZZ.	POP-UP HEAD w/ ROTARY NOZZ	1	PURPLE CAP
● <sub>By</sub>	HUNTER	PROS-06-PRS40-CV-F-R W/ MP3000-360 NOZZ.	POP-UP HEAD w/ ROTARY NOZZ	1	PURPLE CAP
●	HUNTER	PROS-06-PRS40-CV-F-R W/ MP3000-210 NOZZ.	POP-UP HEAD w/ ROTARY NOZZ	1	PURPLE CAP
● <sub>B</sub>	HUNTER	PROS-06-PRS40-CV-F-R W/ MP3000-90 NOZZ.	POP-UP HEAD w/ ROTARY NOZZ	1	PURPLE CAP
● <sub>W</sub>	HUNTER	PROS-06-PRS40-CV-F-R W/ MP1000-90 NOZZ.	POP-UP HEAD w/ ROTARY NOZZ	1	PURPLE CAP
⊙	RAIN BIRD	PES-B SERIES	ELECTRIC CONTROL VALVE	2	
⊙	HUNTER	PRO-C SERIES	ELECTRIC CONTROLLER	8	
⊙	HUNTER	XCH-1200-SSP W/ XCHSPOLE	SOLAR/BATTERY CONTROLLER	9	POLE MOUNTED
(M)		2" DIA.	MAIN WATER METER	16	
(M)		3/4" DIA.	IRR. SUB-METER	17	ONE PER LOT
(R)	RAIN BIRD	XCZ-100-PRB-COM	DRIP VALVE ASSEMBLY	14	
(R)	HUNTER	WRF-CLIK	WIRED RAIN/FREEZE SENSOR	11	CONTROLLER A & B
(R)	HUNTER	RFC	WIRED RAIN/FREEZE SENSOR	10	CONTROLLER C
(R)	RAIN BIRD	PES-B SERIES	MASTER VALVE	5	
⊙		3/4" DIA. (PER TOWN STDS.)	CURB STOP	-	54" DEPTH
---		CLASS 200 SOLVENT WELD	PVC SLEEVING		
---		CLASS 200 SOLVENT WELD	PVC MAINLINE	7	PURPLE PIPE
---		CLASS 200 SOLVENT WELD - 1" DIA.	PVC LATERAL	7	PURPLE PIPE
---		UNLESS NOTED OTHERWISE			
---	CENTENNIAL PLASTICS	3/4"	POLY DRIP TUBING	12	
---	A.Y. McDONALD	76001 SERIES - 3/4" DIA.	STOP & DRAIN VALVE	6	54" DEPTH
---	MATCO-NORCA	514T SERIES - LINE SIZE	GATE VALVE	4	
---		LINE SIZE	DRIP LINE BLOW-OUT STUB	15	
---	RAIN BIRD	44 NP	QUICK COUPLING VALVE	3	

ALL IRRIGATION VALVE BOXES/LIDS TO BE PURPLE COLOR

CONTROLLER & STATION NO.  
CONTROL VALVE SIZE

Project Number: 2025.035  
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Checked By: DZ

Revisions:  
No. Date:

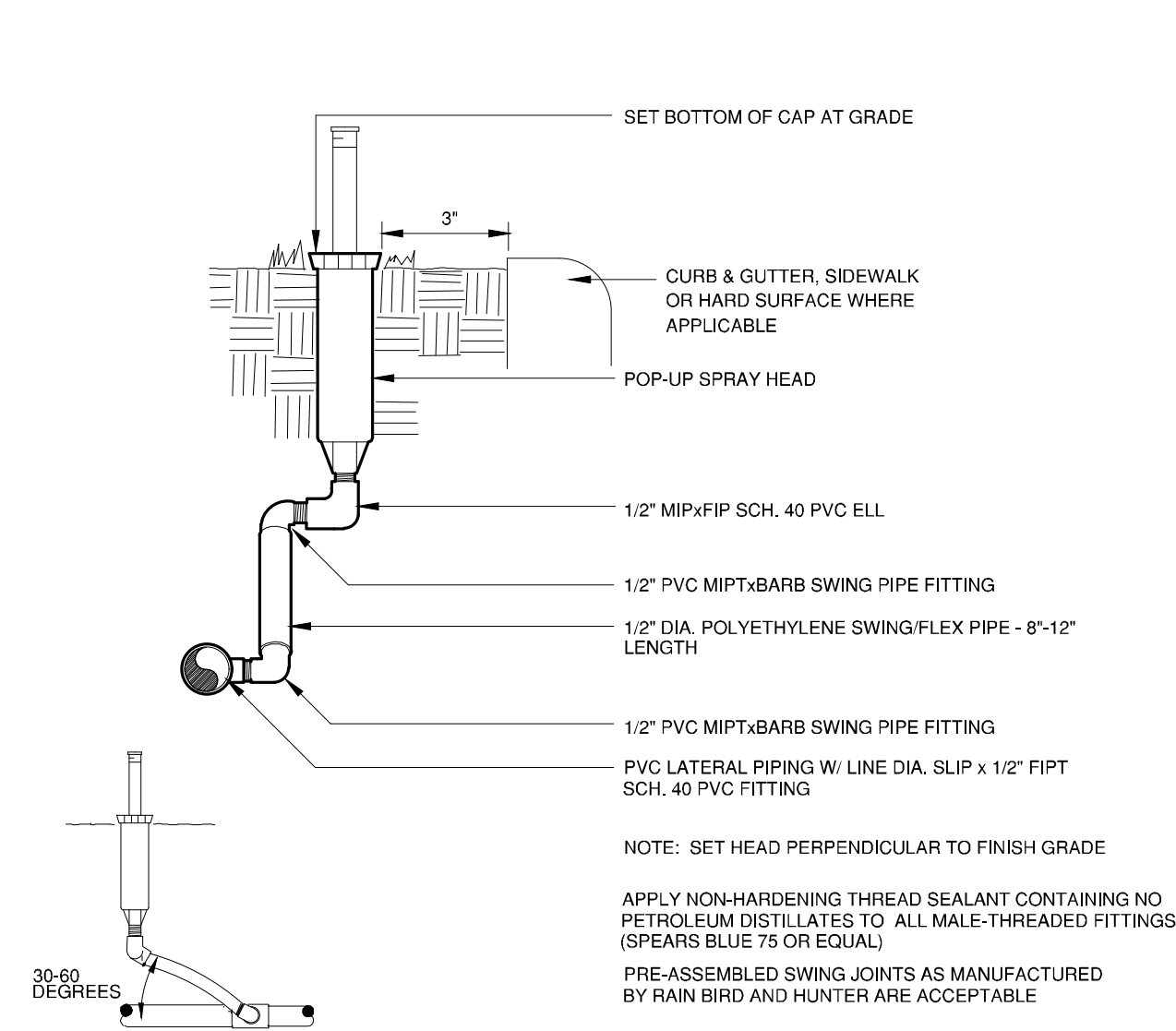
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IRRIGATION PLAN

1100

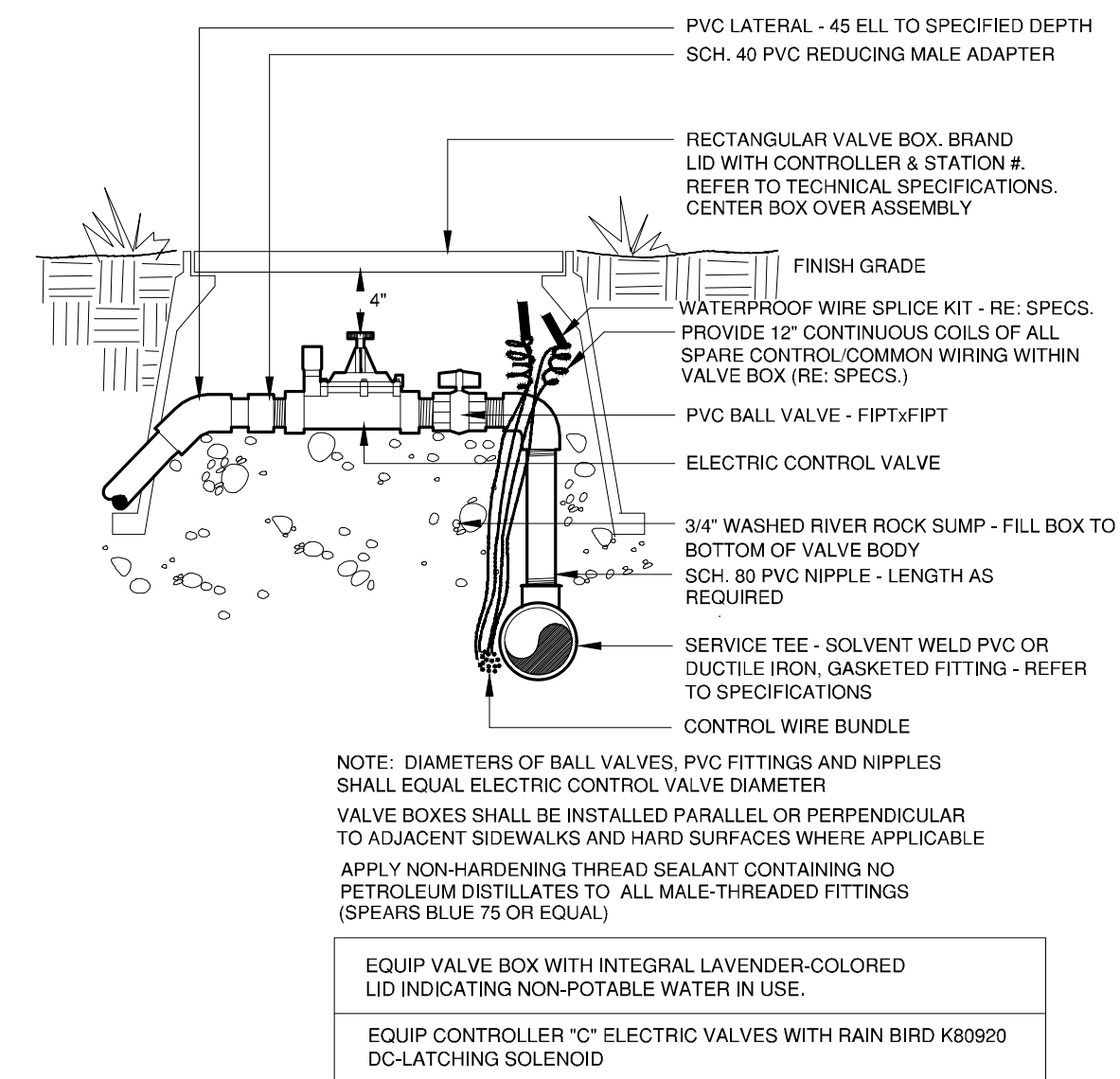
# THE HUB

FINAL DEVELOPMENT PLAN 9 AMENDMENT #3, LOT 3,  
BLOCK 7, LOT 4, BLOCK 7 AND LOT 5, BLOCK 7,  
SUPERIOR TOWN CENTER PLANNED DEVELOPMENT,  
TOWN OF SUPERIOR, COLORADO 80027



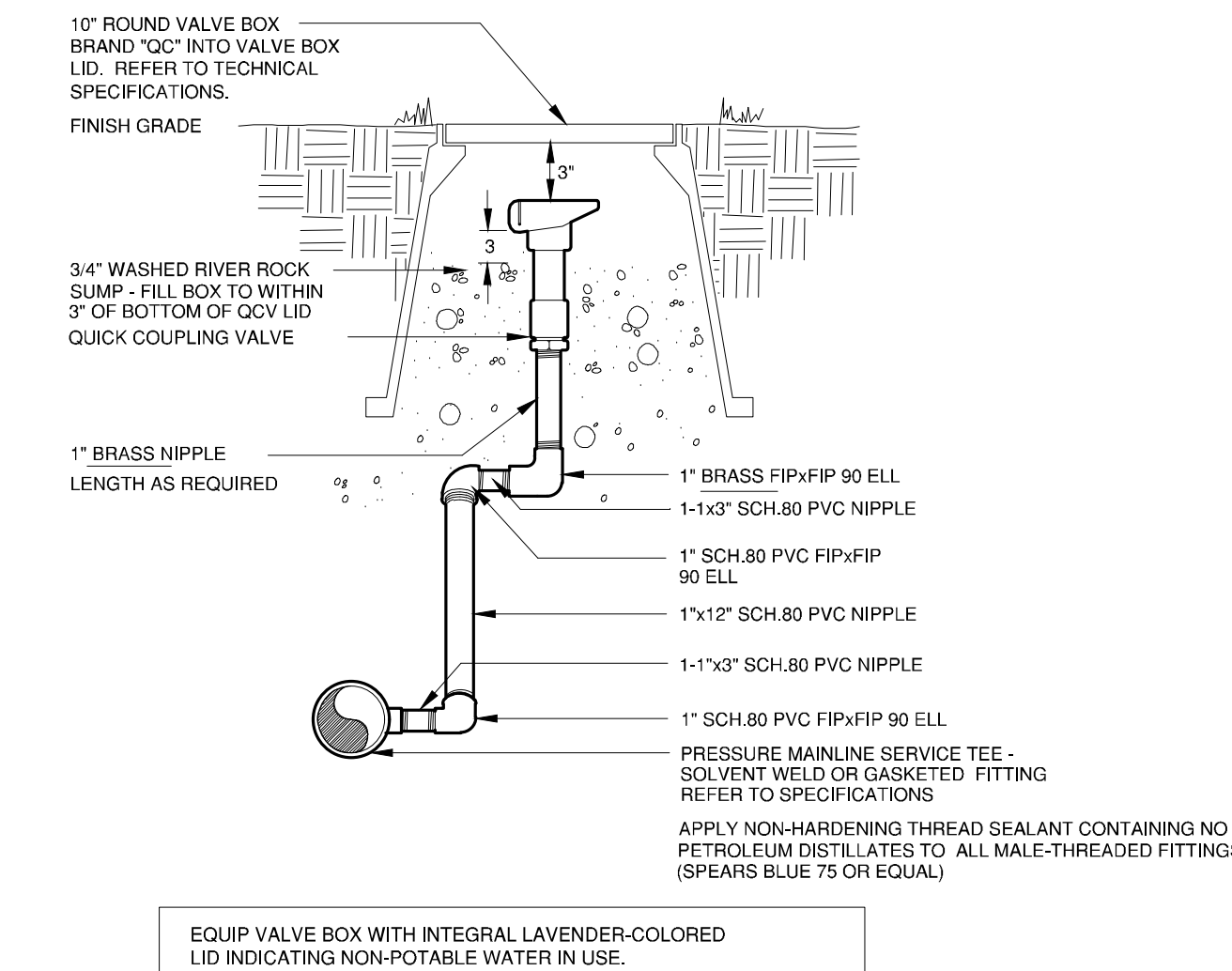
POP-UP SPRAY HEAD

1



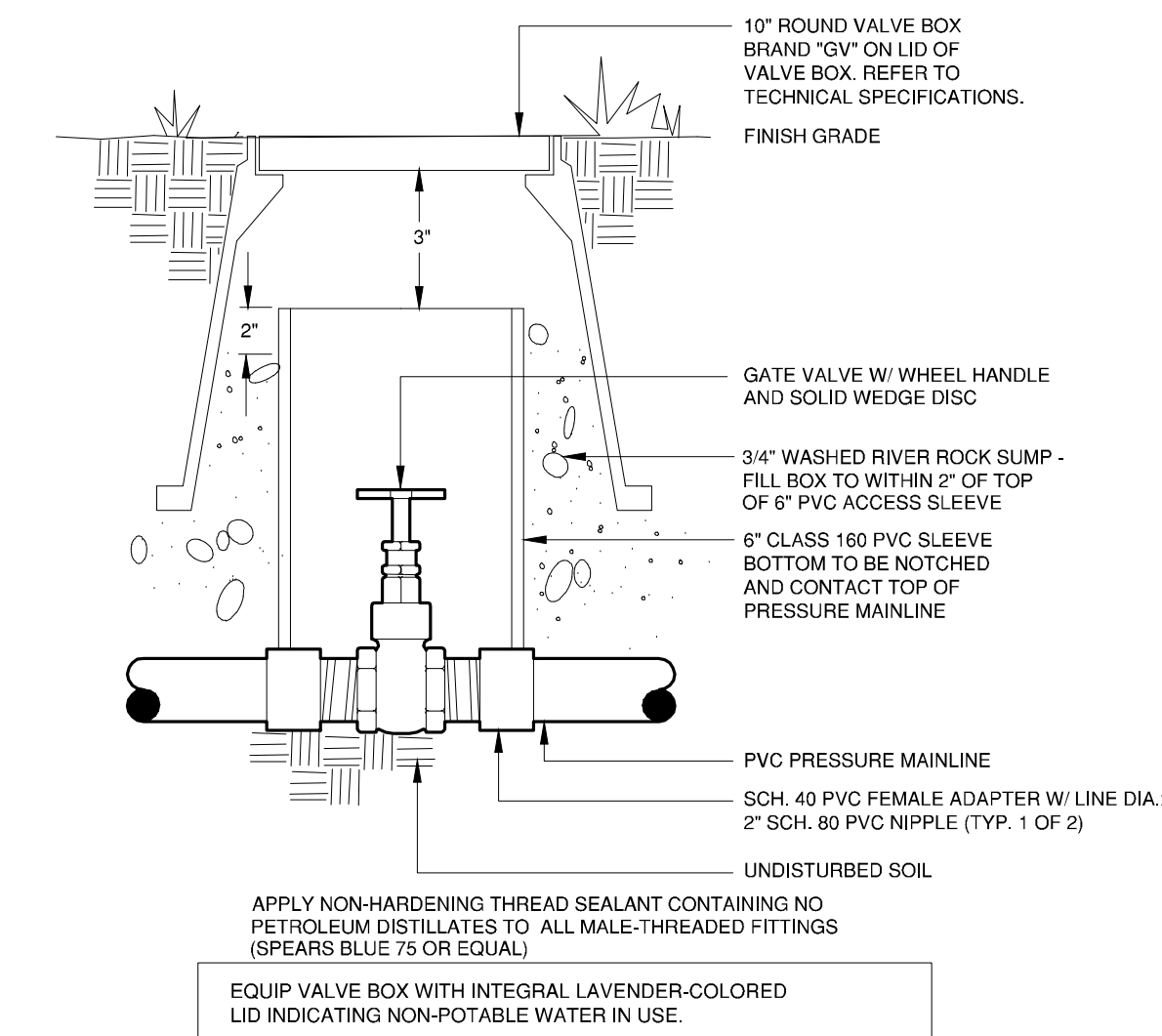
ELECTRIC CONTROL VALVE

2



QUICK COUPLING VALVE

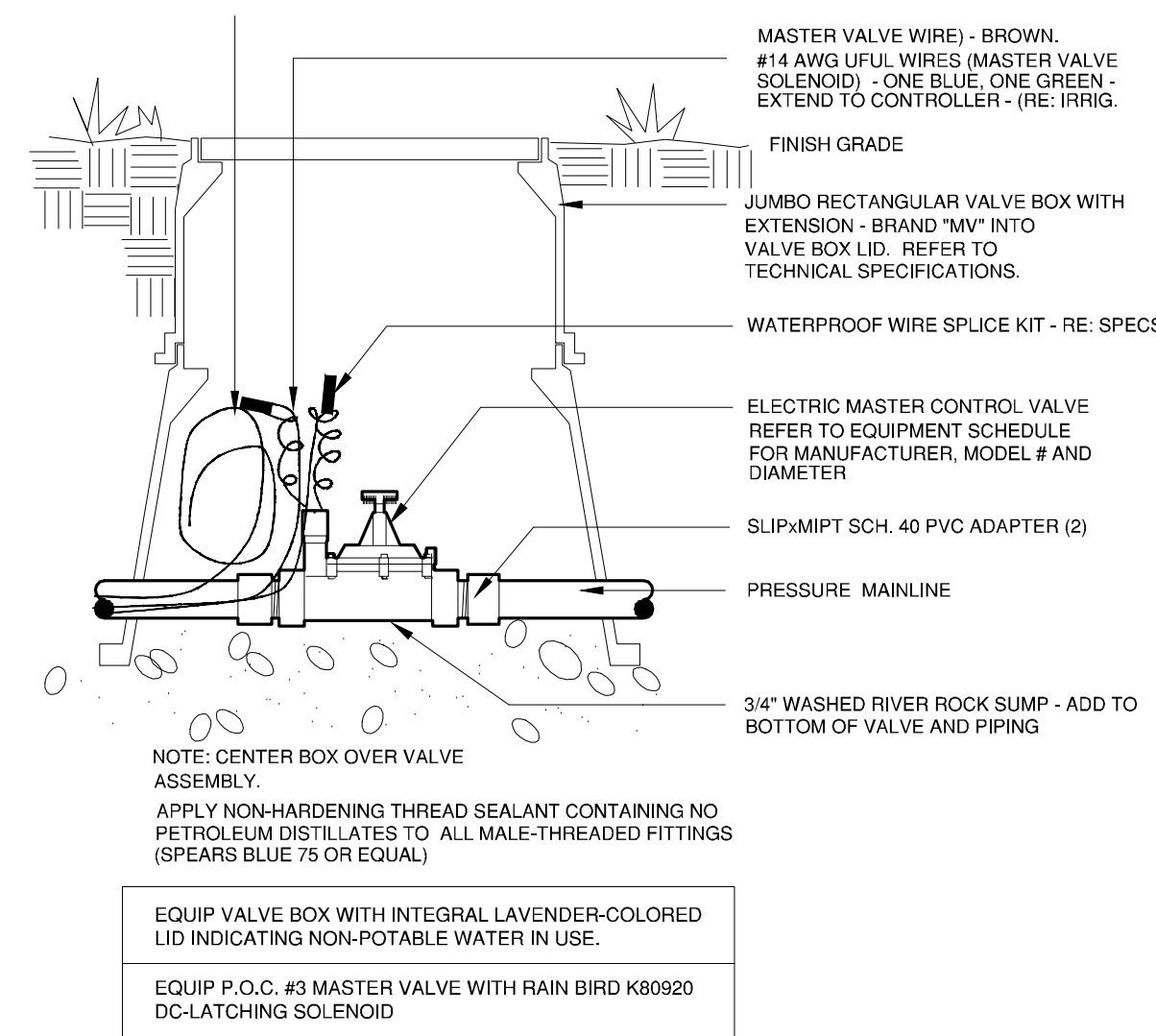
3



GATE VALVE

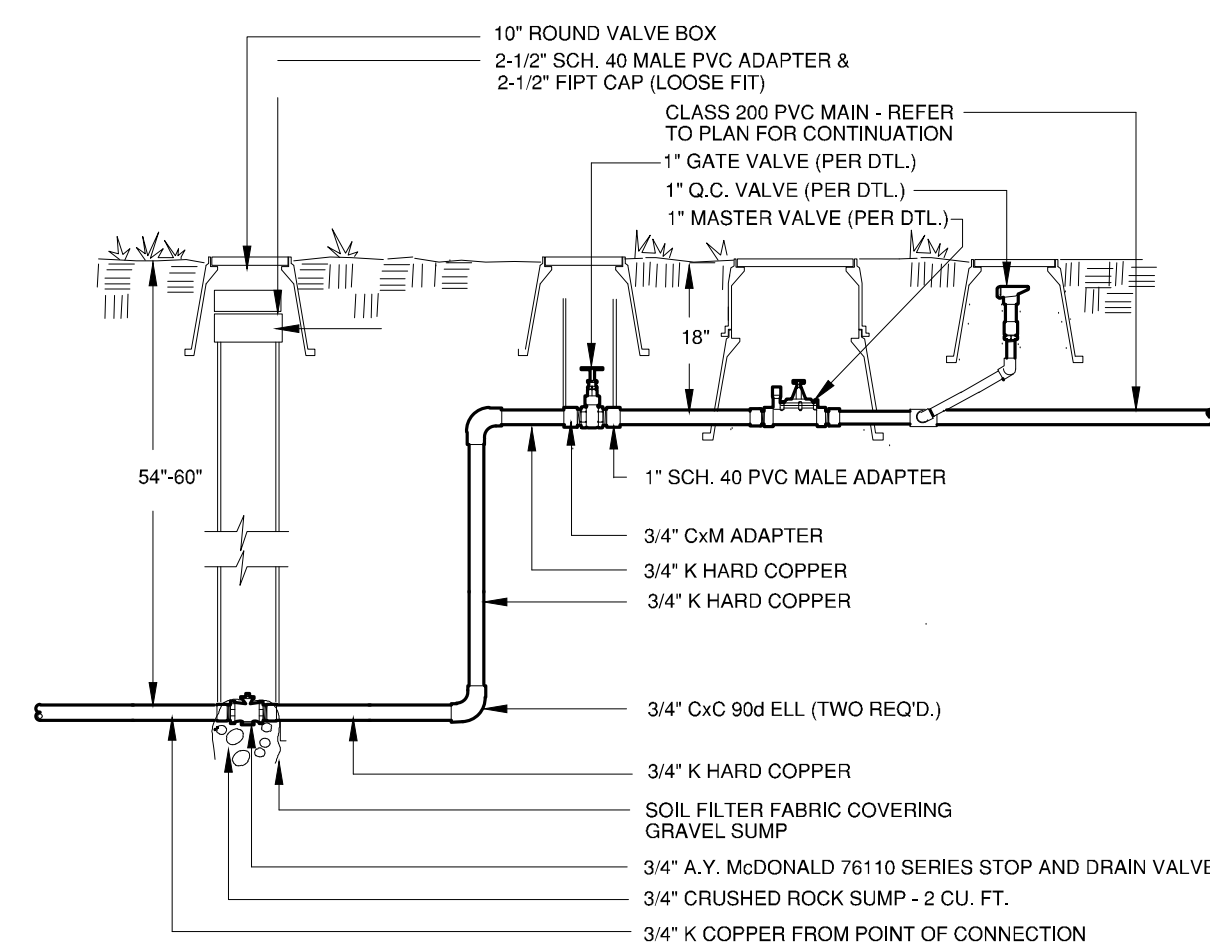
4

36" COIL #14 AWG UFUL WIRING (SPARE)



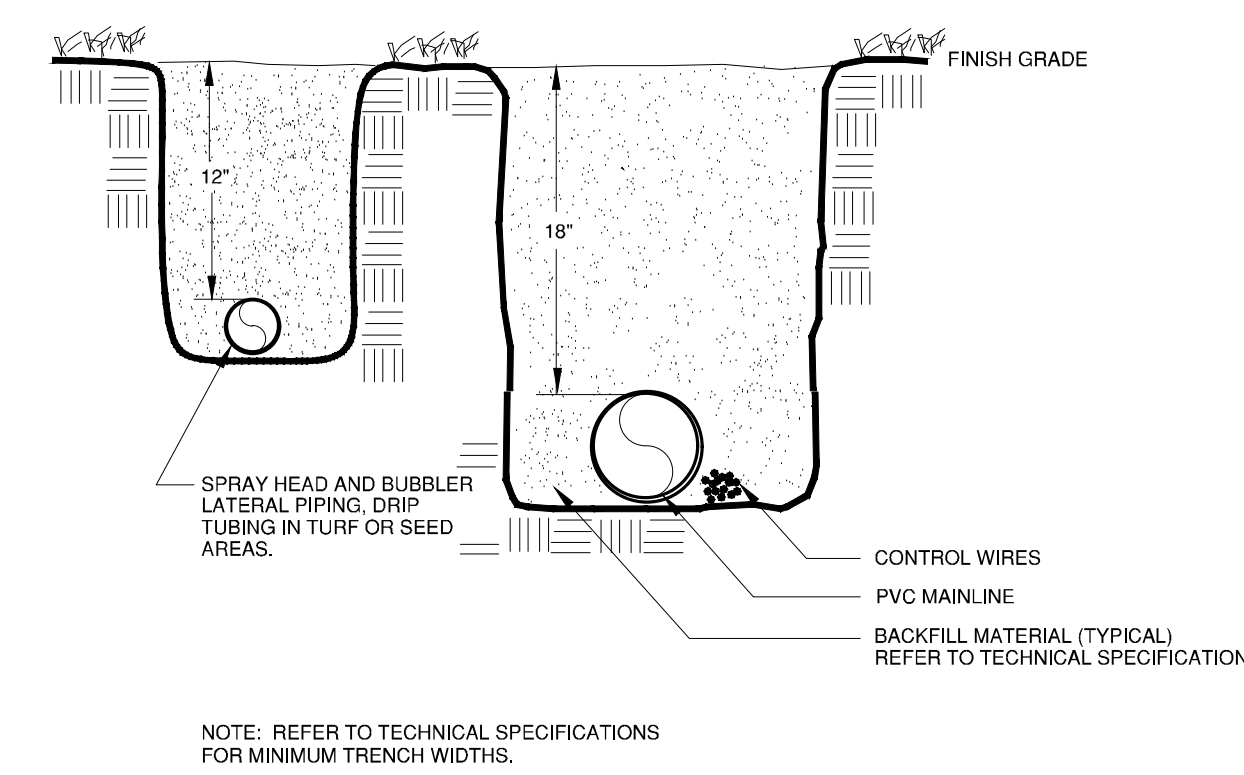
MASTER VALVE

5



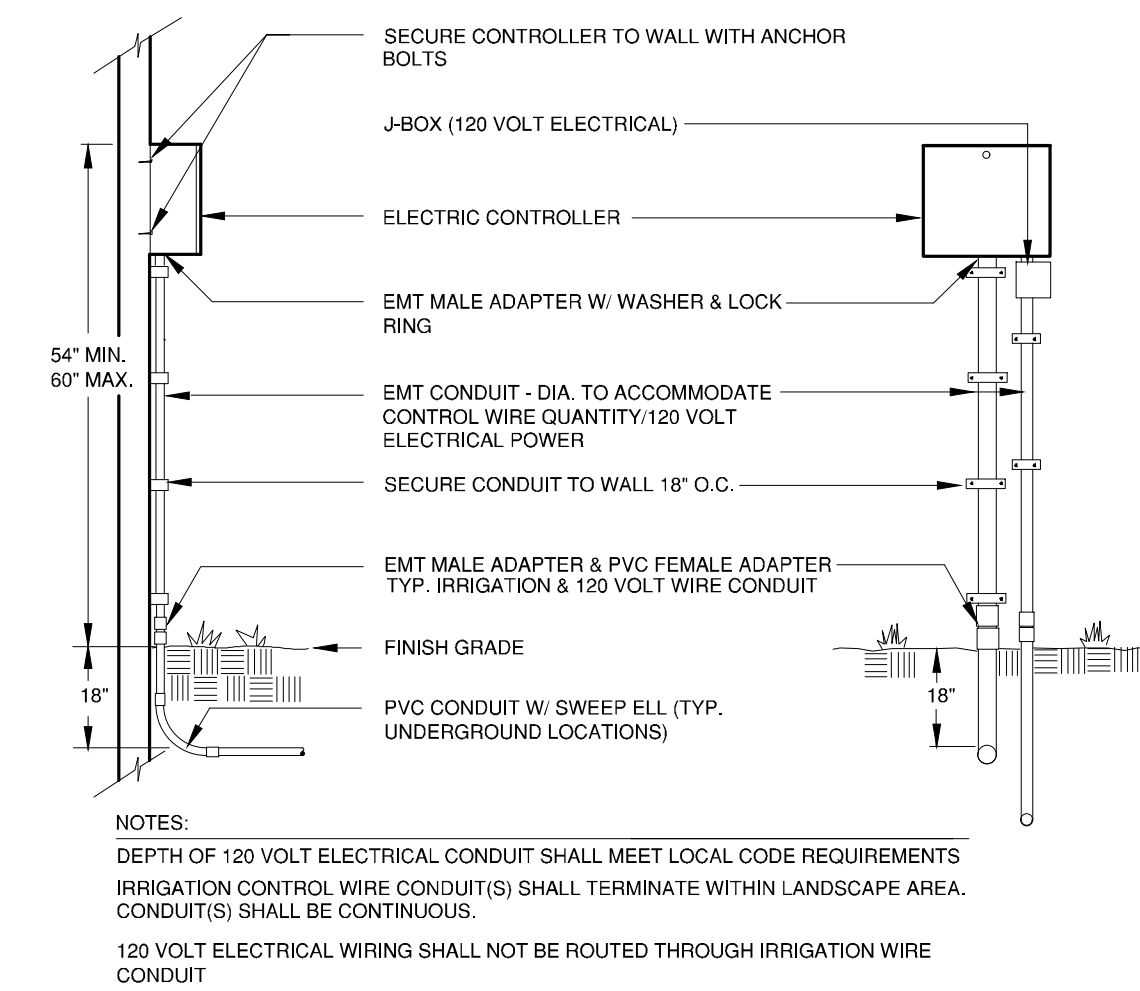
POINT OF CONNECTION

6



TRENCHES

7



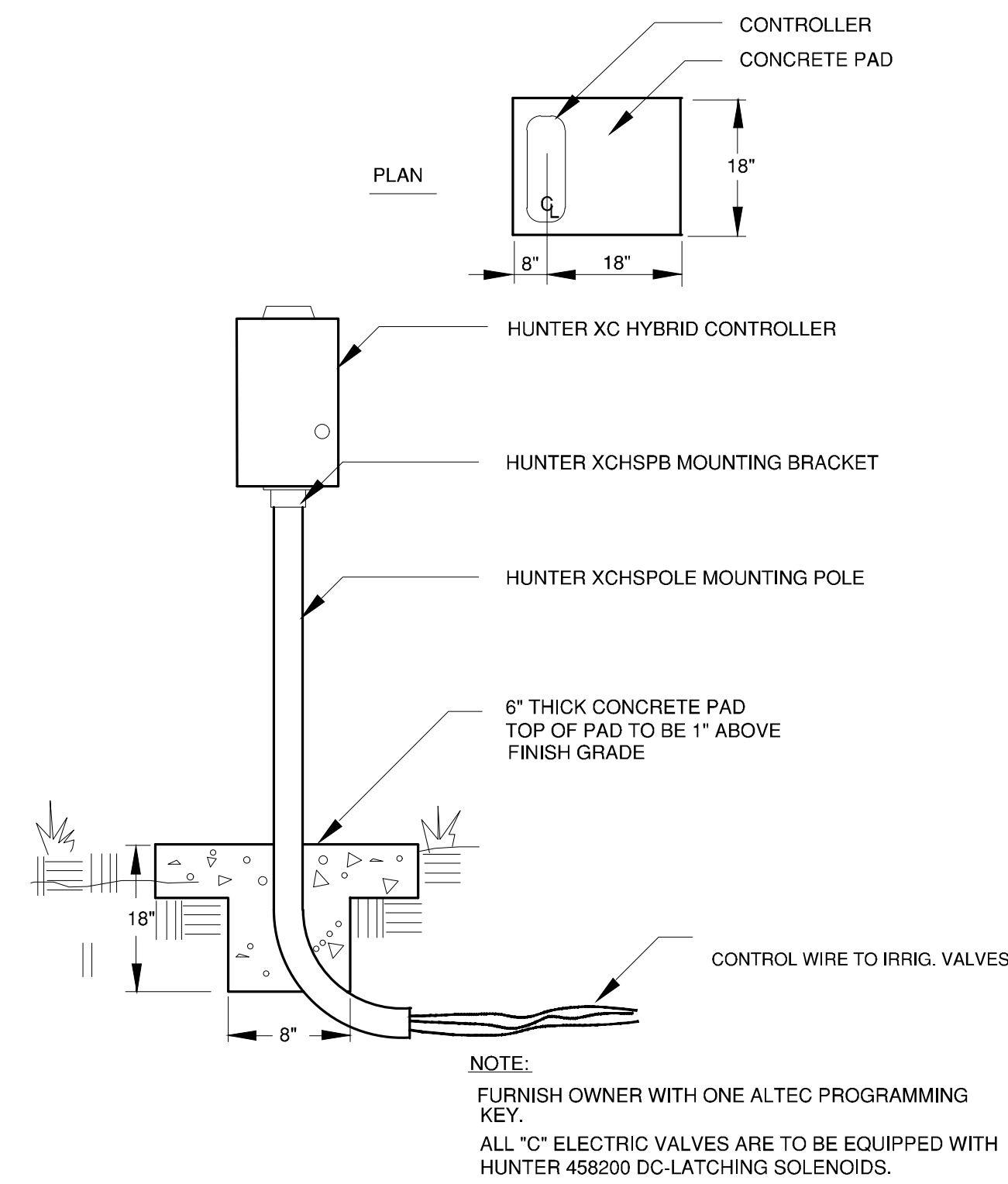
ELECTRIC CONTROLLER CONTROLLERS "A" and "B"

8

Project Number:	2025.035
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Drawn By:	DZ
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No.	Date:

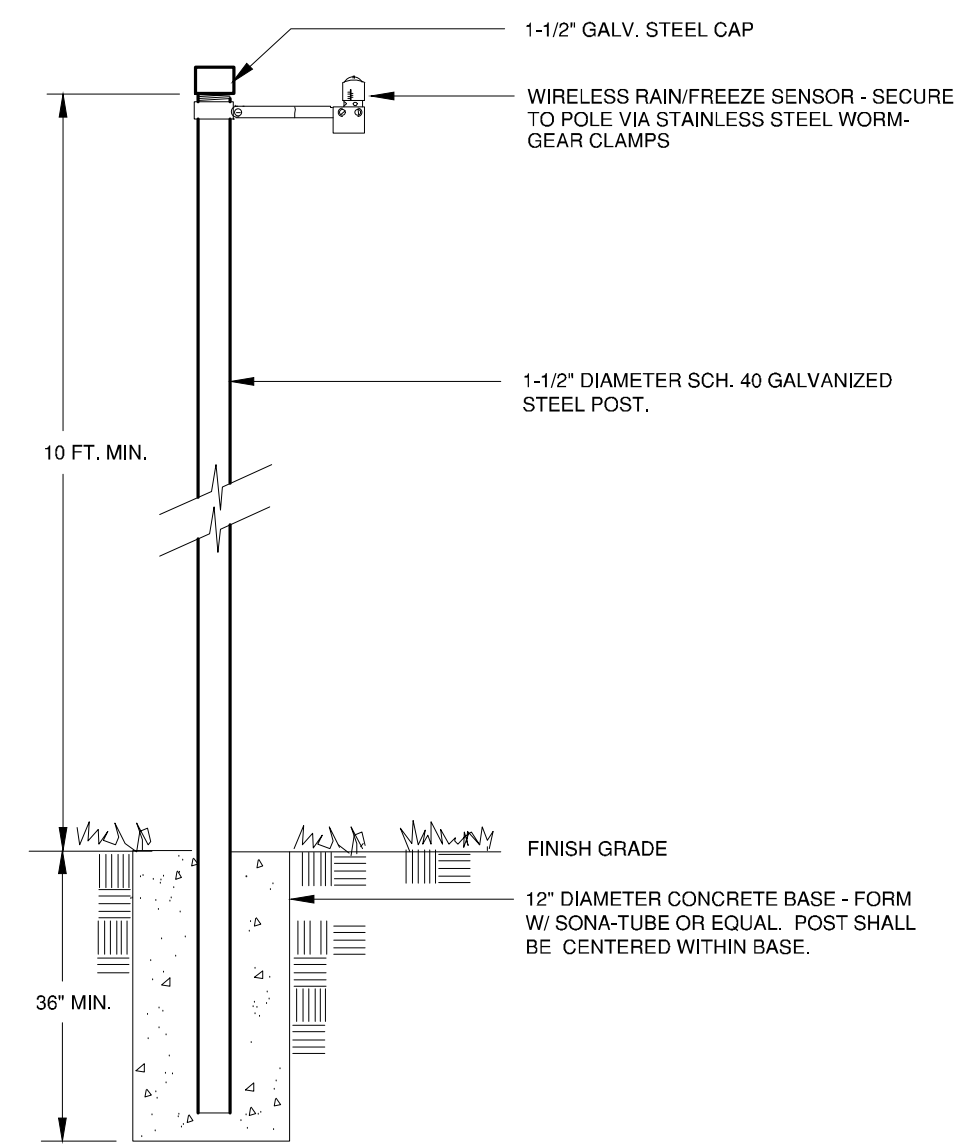
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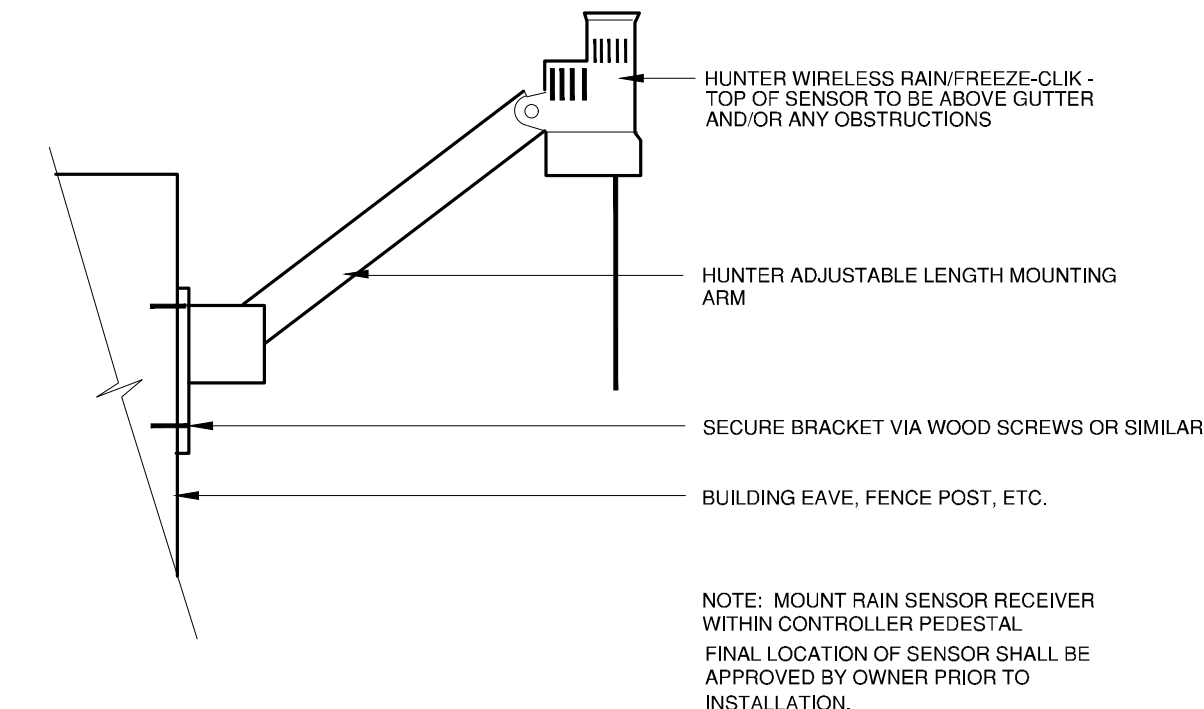
**SOLAR/BATTERY CONTROLLER**  
CONTROLLER "C"

9



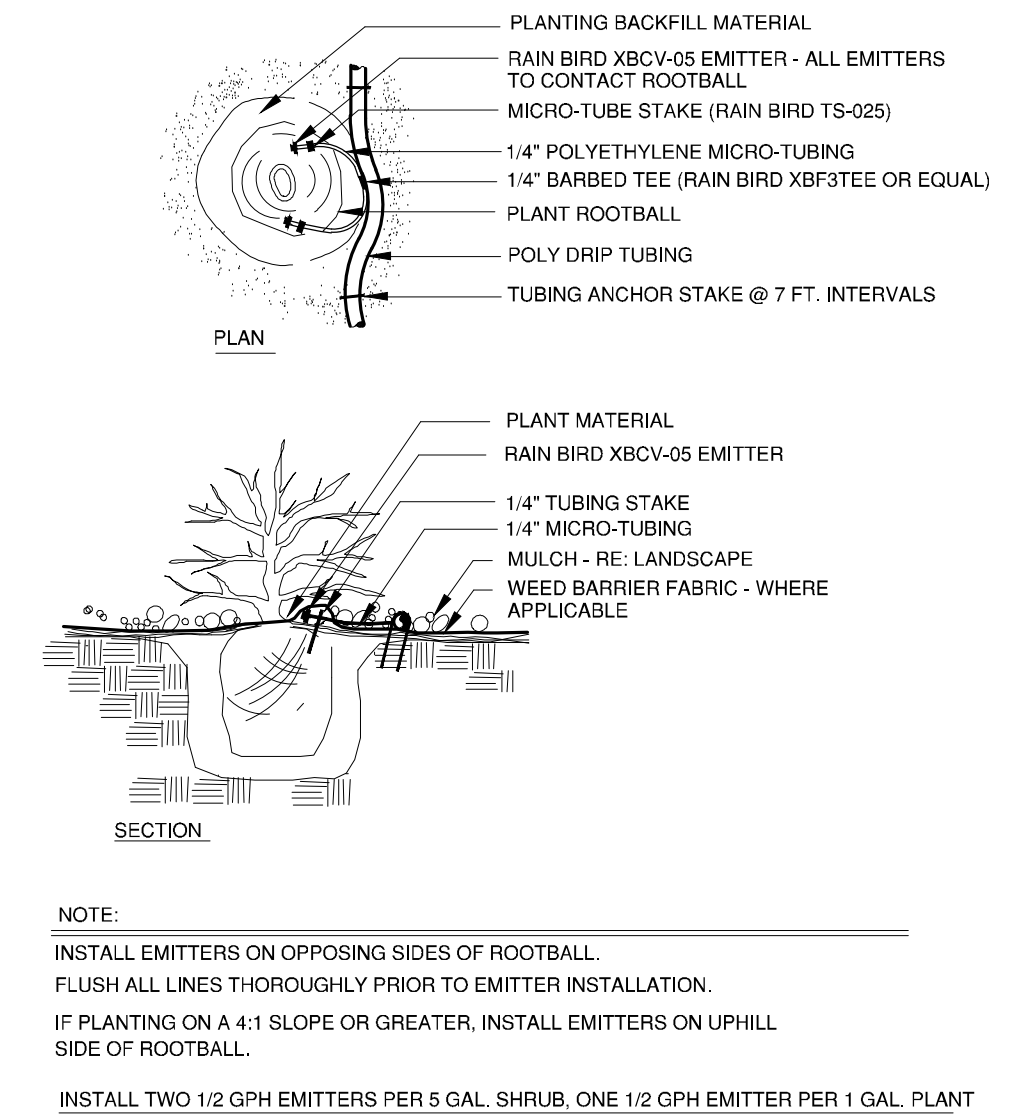
**RAIN/FREEZE SENSOR**  
CONTROLLER "C"

10



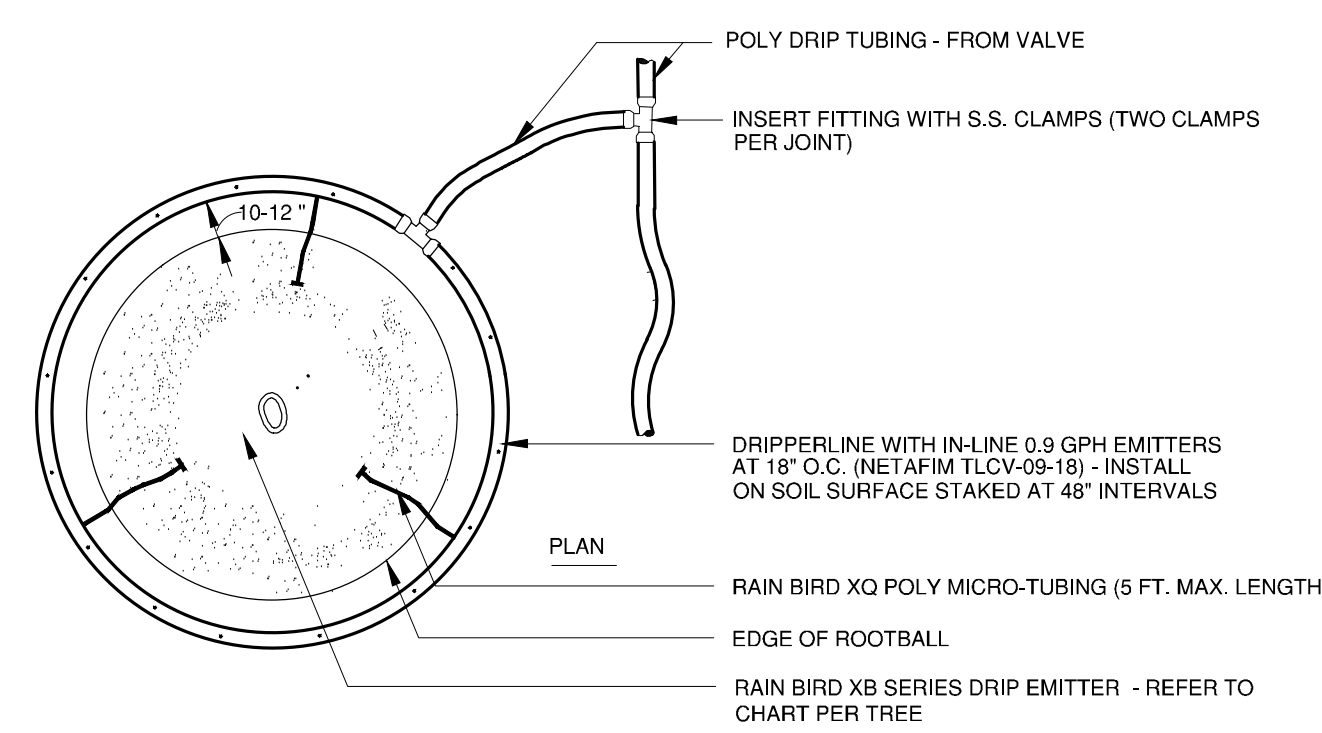
**RAIN/FREEZE SENSOR**  
CONTROLLERS "A" and "B"

11

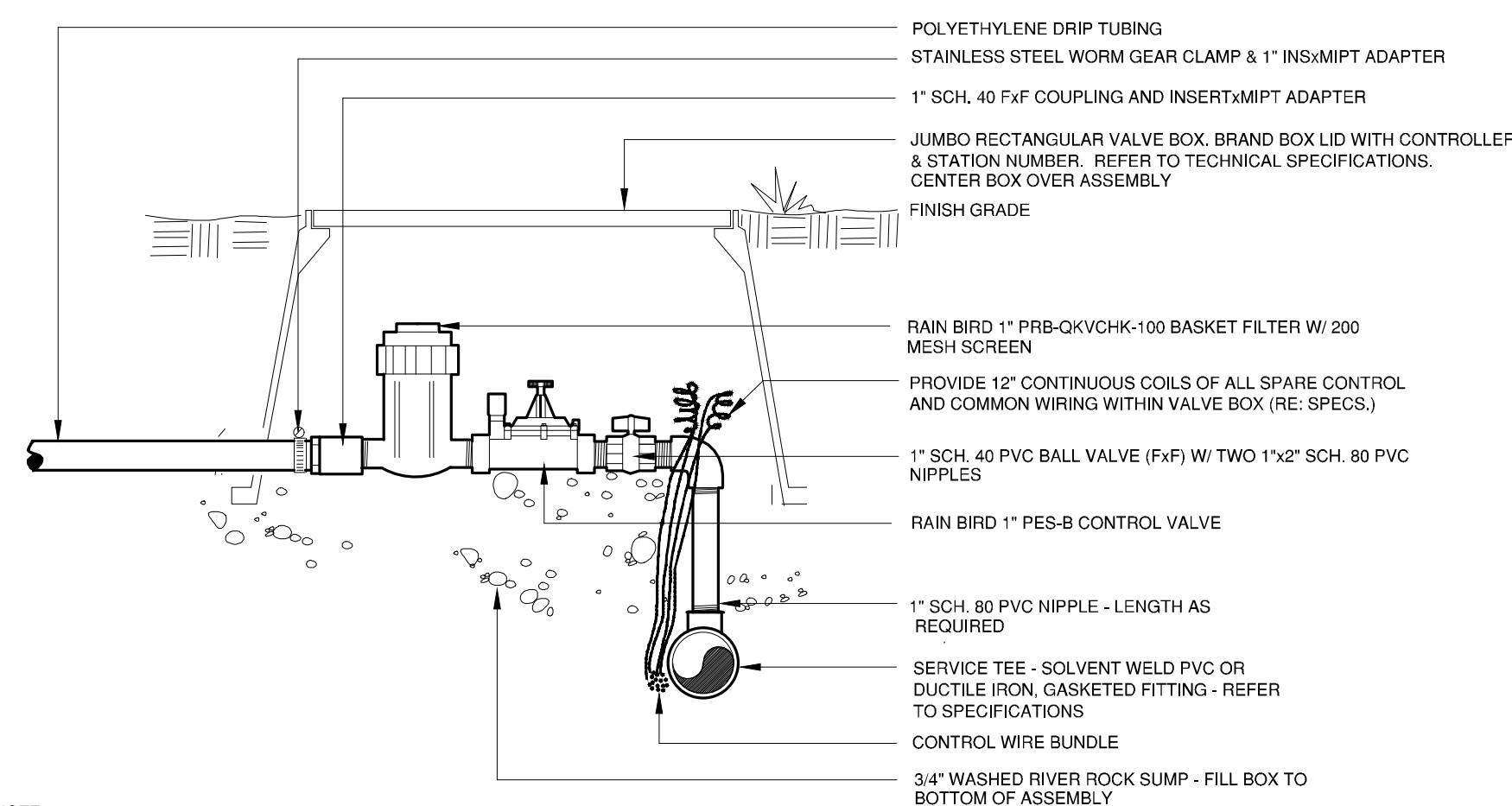


**DRIP EMITTER - SHRUB BEDS**

12



PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS
1 1/2" CALIPER TREE	1.0 GPH	THREE EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH
2 1/2" CALIPER TREE	1.0 GPH	SIX EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH

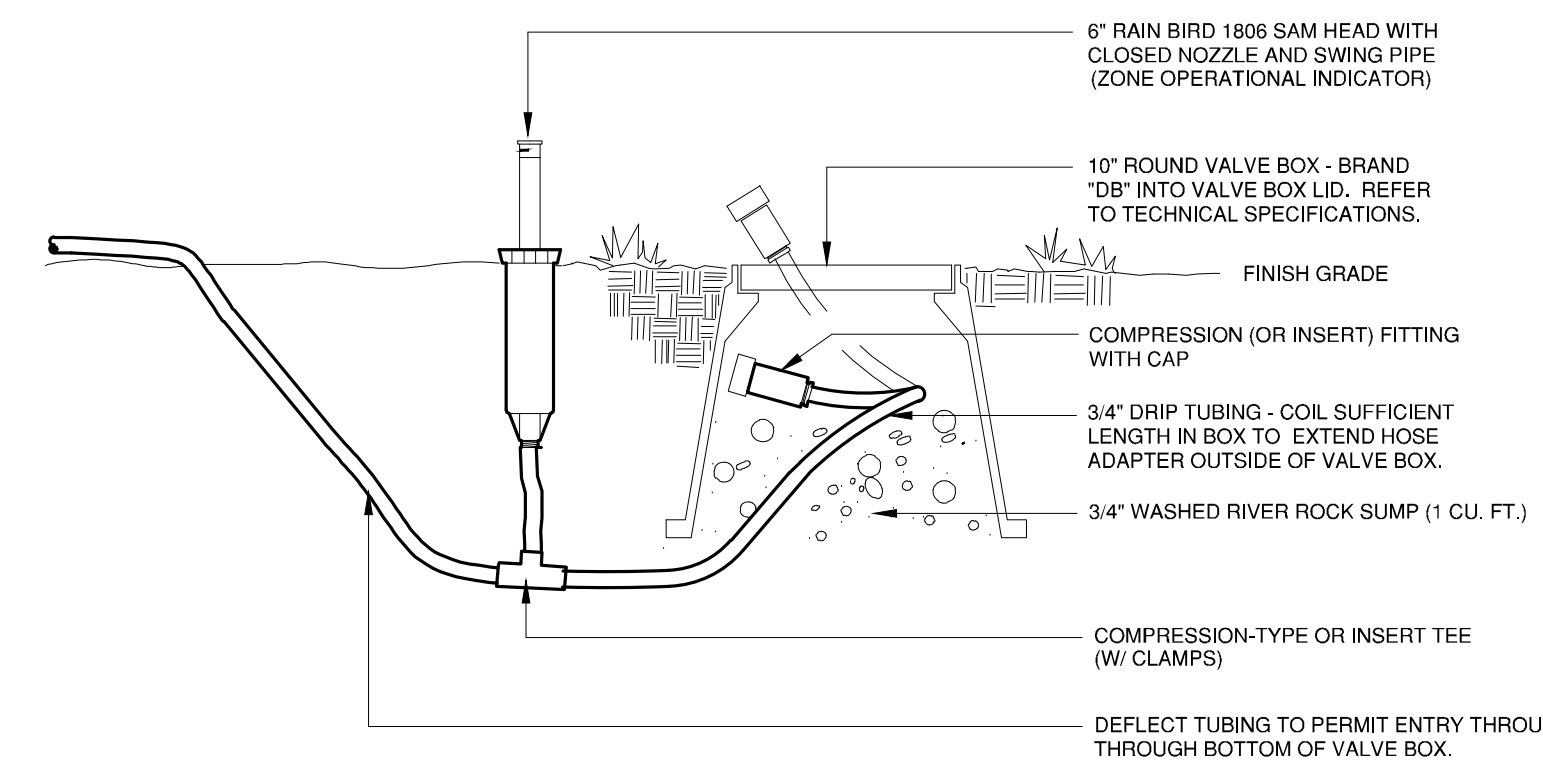


NOTE:  
INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. CONTAIN ENTIRE ASSEMBLY WITHIN BOX.  
NO VALVE BOX EXTENSIONS WILL BE ACCEPTED.  
PROVIDE 2" MIN. CLEARANCE BETWEEN TOP OF FILTER AND BOTTOM OF BOX LID.  
TOP OF VALVE BOX TO BE FLUSH WITH FINISH GRADE.  
VALVE BOX SHALL NOT REST ON DRIP TUBING/PIPING.  
APPLY NON-HARDENING THREAD SEALANT CONTAINING NO PETROLEUM DISTILLATES TO ALL MALE-THREADED FITTINGS (SPEARS BLUE 79 OR EQUAL).

EQUIP VALVE BOX WITH INTEGRAL LAVENDER-COLORED LID INDICATING NON-POTABLE WATER IN USE.  
EQUIP CONTROLLER "C" DRIP VALVE WITH RAIN BIRD K80920 DC-LATCHING SOLENOID

**DRIP VALVE ASSEMBLY**

14



EQUIP VALVE BOX WITH INTEGRAL LAVENDER-COLORED LID INDICATING NON-POTABLE WATER IN USE.

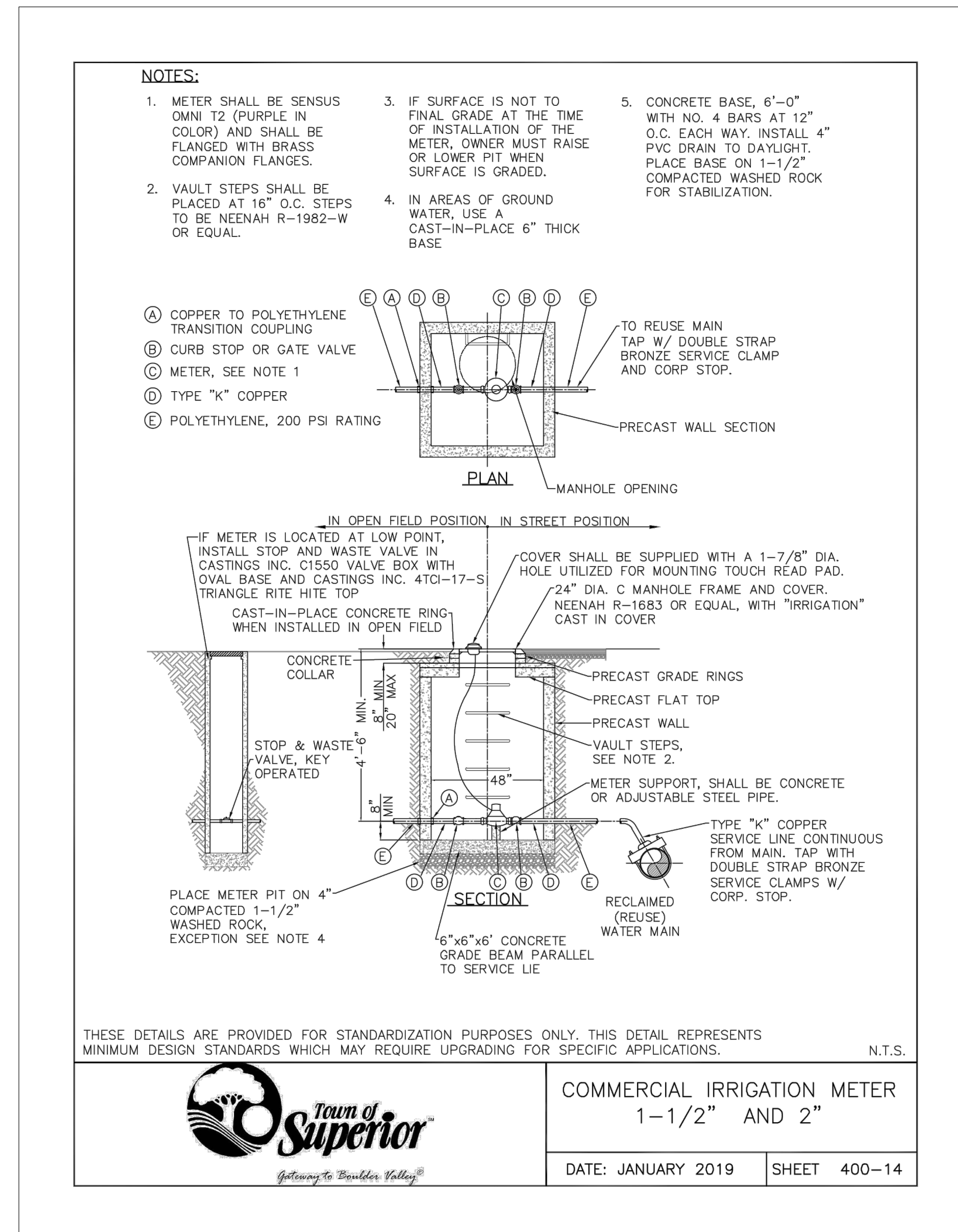
**DRIP LINE FLUSH-OUT AND OPERATIONAL INDICATOR**

15

Project Number: 2025.035  
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Checked By: DZ  
Revisions: No. Date:

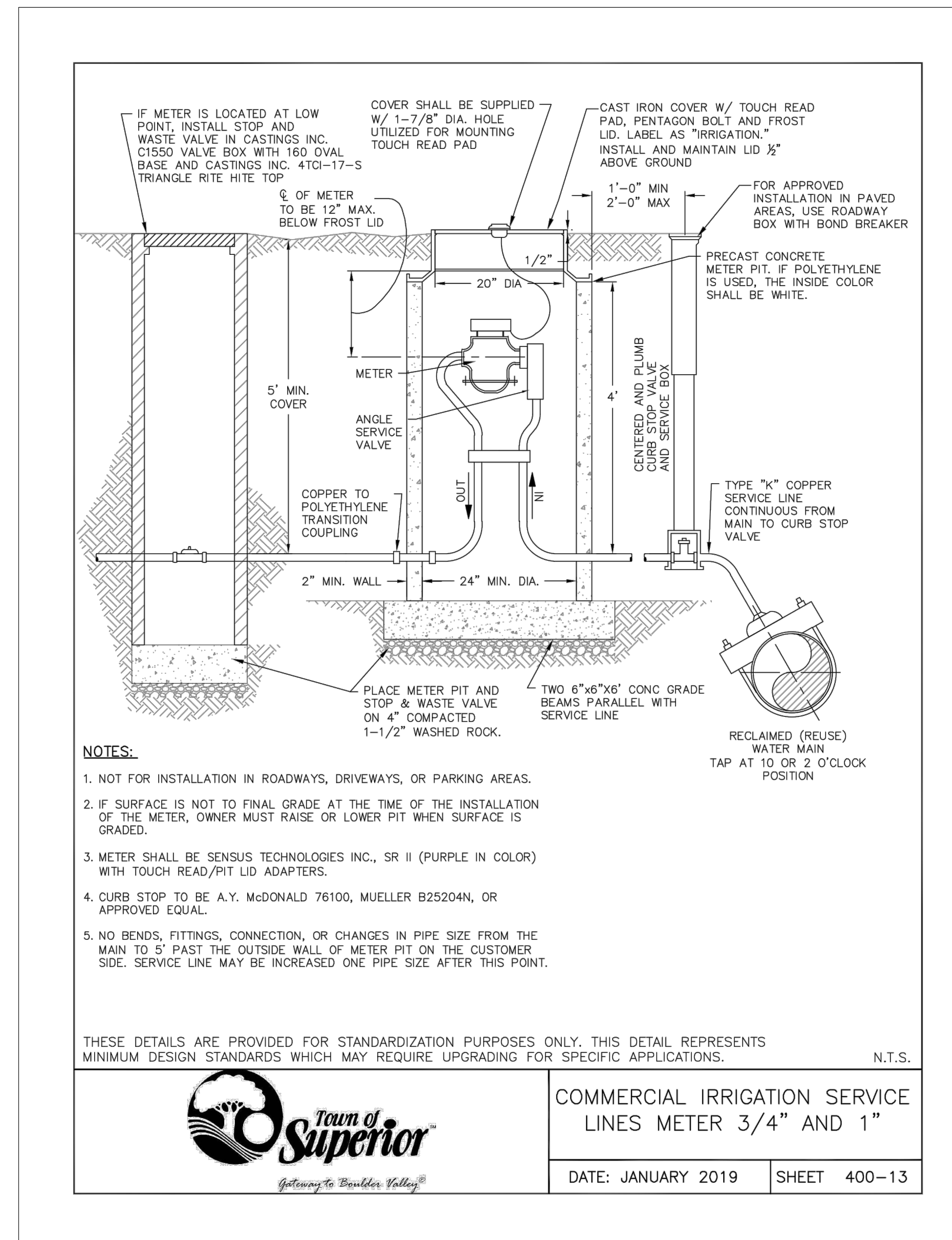
# THE HUB

FINAL DEVELOPMENT PLAN 9 AMENDMENT #3, LOT 3,  
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MAIN IRRIGATION METER - 2"

16



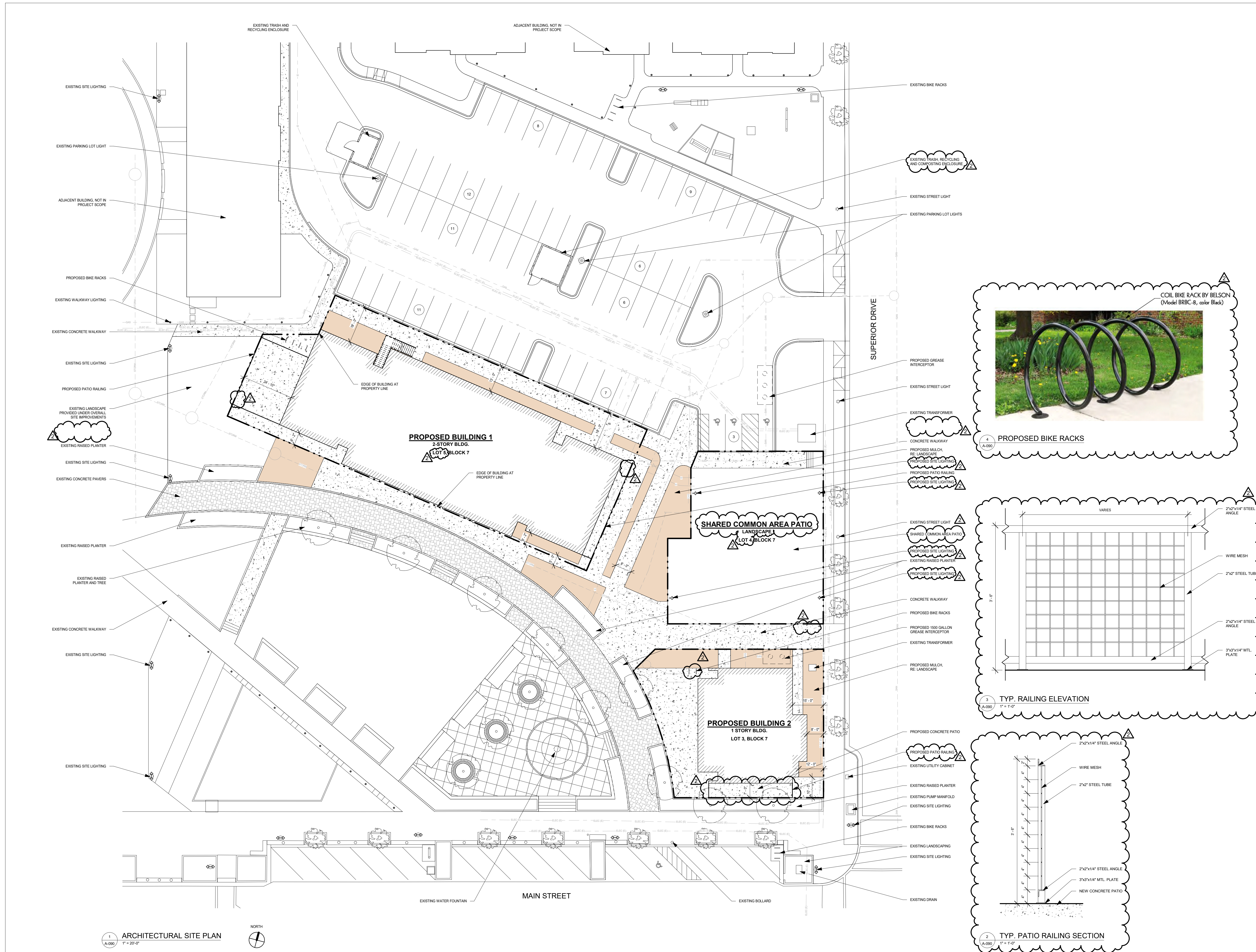
IRRIGATION SUB-METER - 3/4"

17

Project Number: 2025.035  
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Checked By: DZ  
Revisions: No. Date:

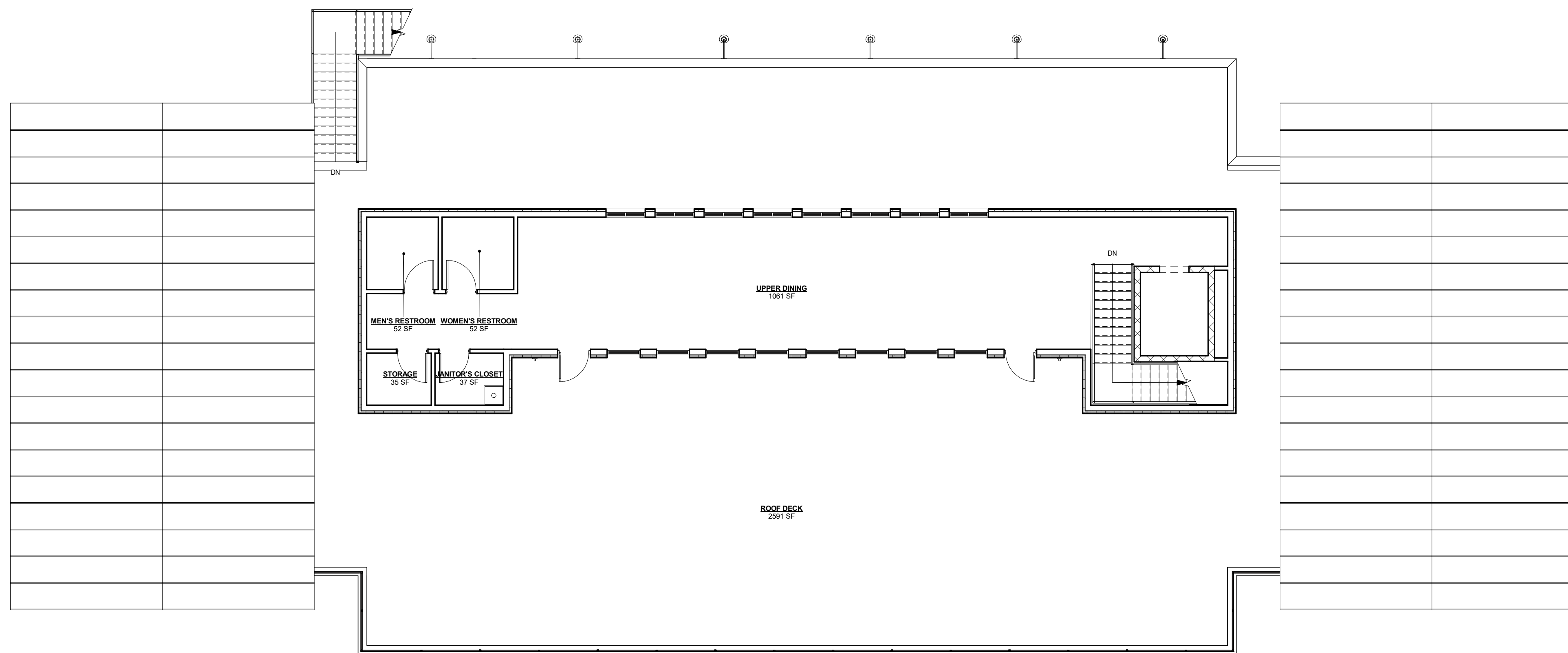
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IRRIGATION  
DETAILS

**1103**

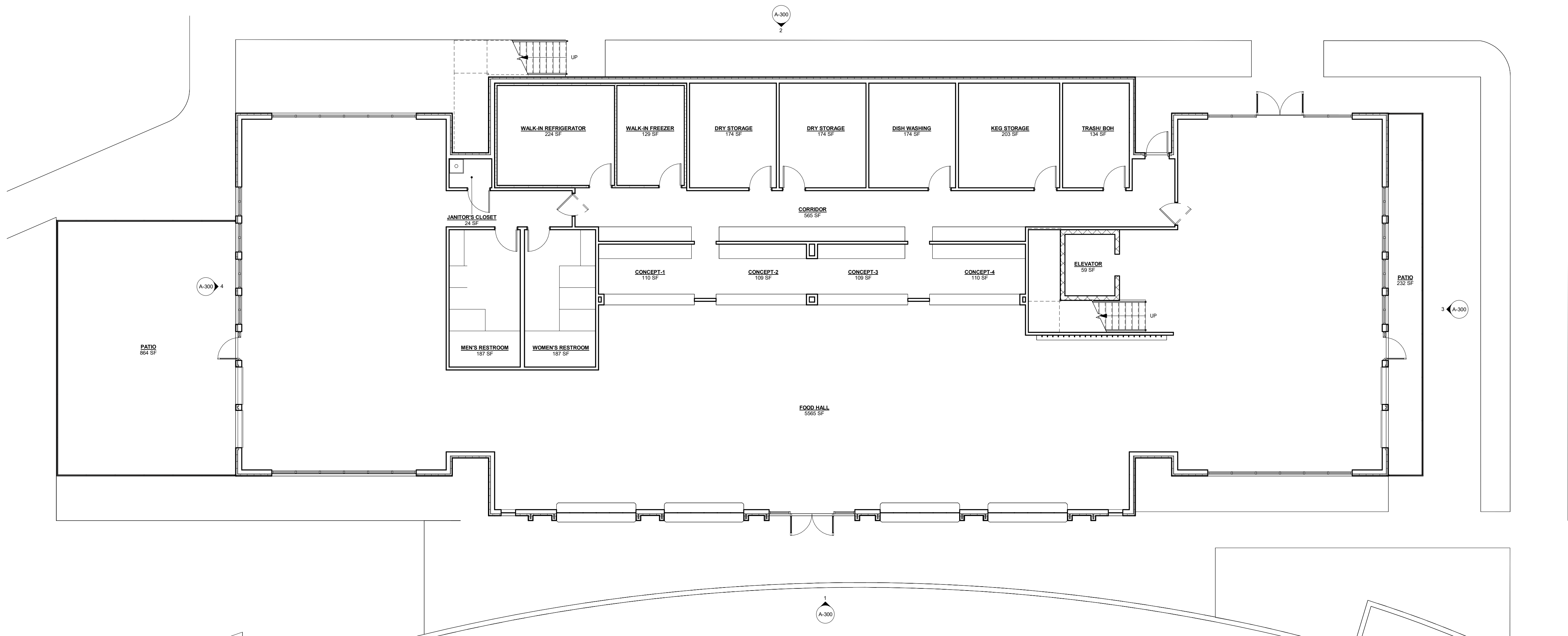


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Checked By:	PLM
Revisions:	No.
Date:	

- ▲ COMMENT RESPONSE #1 03/22/2026
- ▲ COMMENT RESPONSE #2 04/16/2026



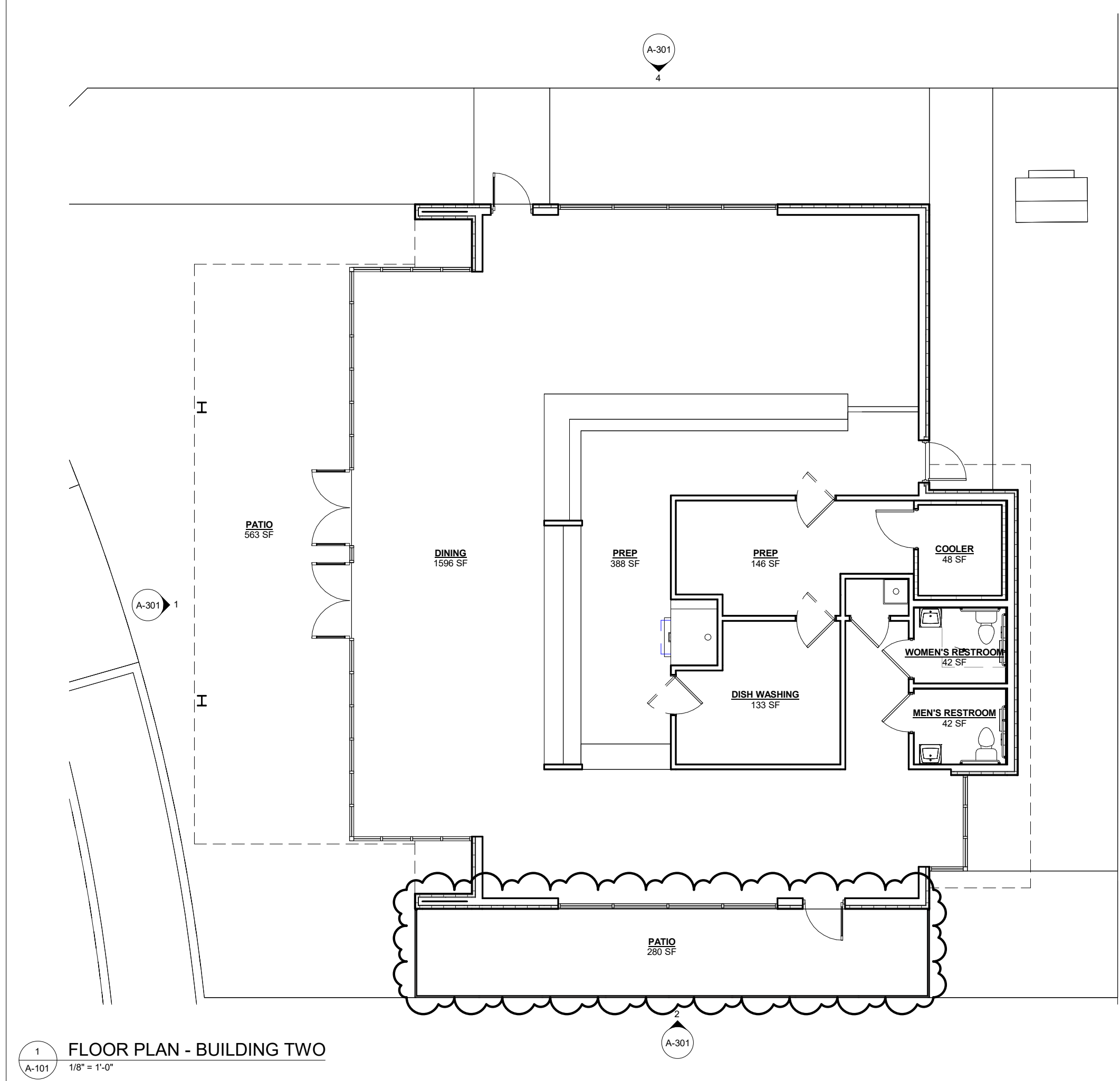
2 UPPER LEVEL FLOOR PLAN - BUILDING ONE  
1/8" = 1'-0"



1 MAIN LEVEL FLOOR PLAN - BUILDING ONE  
1/8" = 1'-0"

Project Number:	2025.035
Issue:	FDP
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Drawn By:	ZH
Checked By:	PLM
Revisions:	
No.	Date:
1	COMMENT RESPONSE #1 03/22/2026

**THE HUB**  
SUPERIOR TOWN CENTER  
SUPERIOR, COLORADO 80027



1 FLOOR PLAN - BUILDING TWO  
1/8" = 1'-0"  
A-101

Project Number:	2025.035
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Drawn By:	ZH
Checked By:	PLM
Revisions:	
No.	Date:
1	COMMENT RESPONSE #1 03/22/2026
2	COMMENT RESPONSE #2 04/16/2026

Sheet Title:  
FLOOR PLANS -  
BUILDING TWO  
**A-101**

**LEGEND**

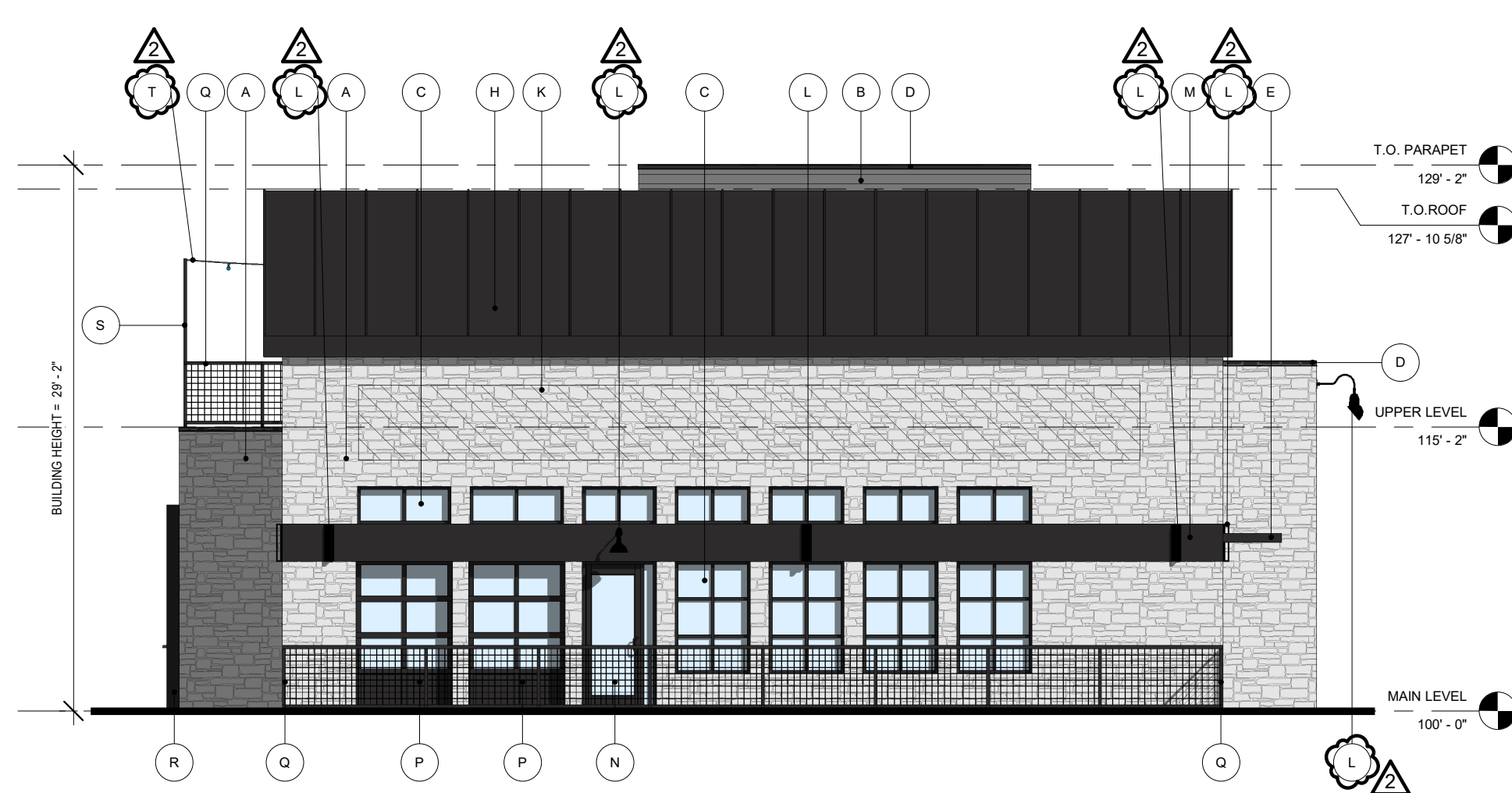
	CLEAR GLAZING
	STONE VENEER WHITE
	HORIZONTAL PANEL SIDING DARK GREY
	NEW STEEL STRUCTURE & TRIM; MATTE BLACK

**ELEVATION GENERAL NOTES**

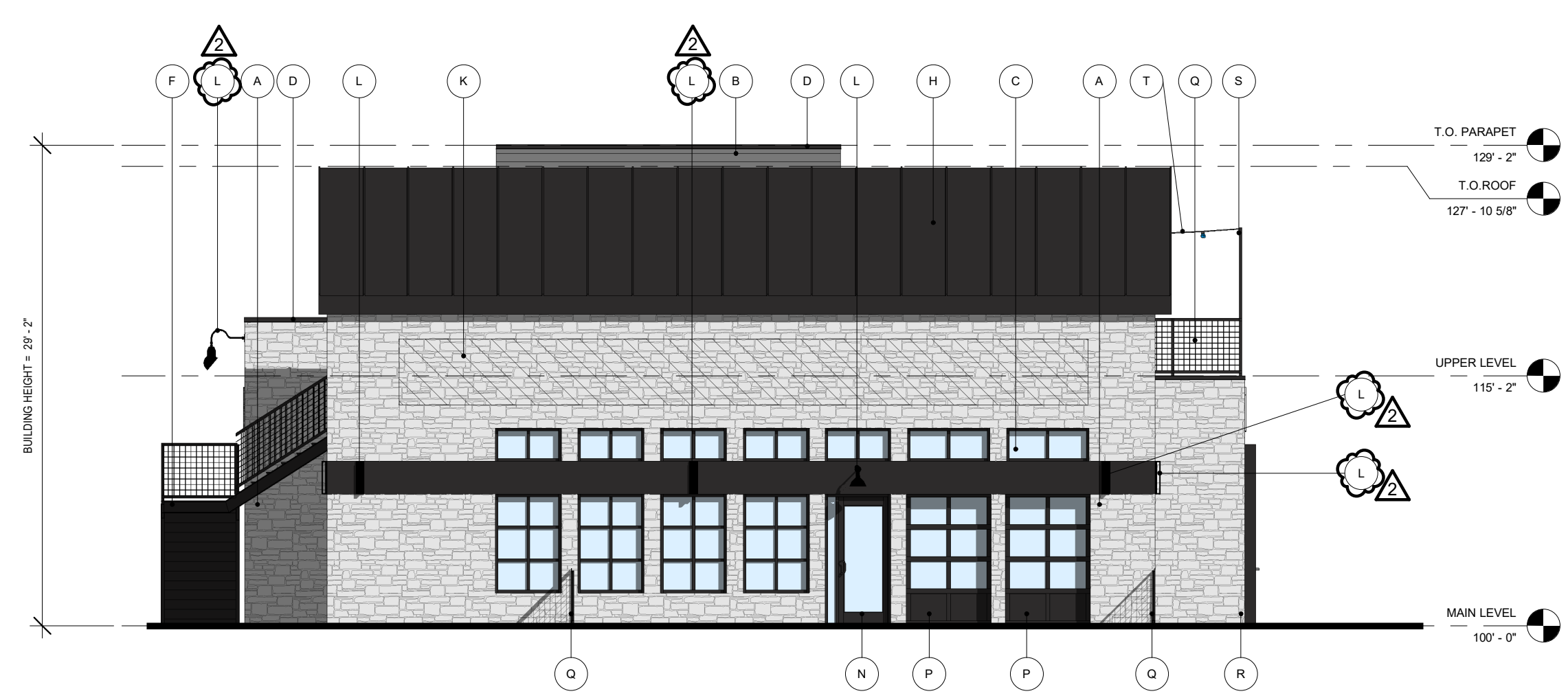
- ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW BY OFFSETS FROM BUILDING WALL PLANES AND PARAPET HEIGHTS.
- REFER TO CIVIL FOR ACTUAL FINISH FLOOR ELEVATIONS.
- LOCATIONS OF VENTS AND LIGHTS SUBJECT TO CHANGE BASED ON FURTHER DESIGN DEVELOPMENT AND COORDINATION.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

**SHEET KEYNOTES**

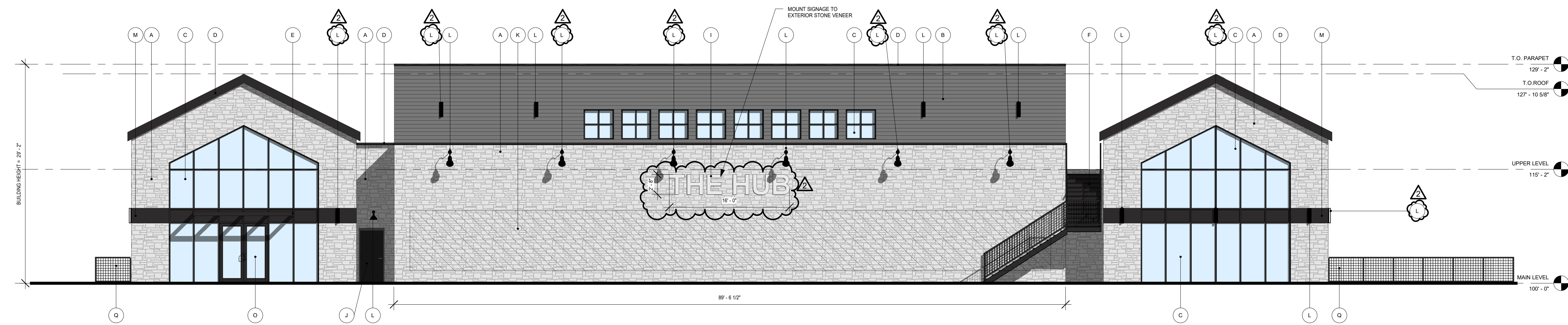
- A. EXTERIOR STONE VENEER, WHITE
- B. HORIZONTAL PANEL SIDING, DARK GREY
- C. CLEAR STOREFRONT GLAZING, SPECIFICATION TO BE DETERMINED
- D. METAL TRIM, BLACK
- E. EXTERIOR STEEL AWNING, FINISH TO MATCH METAL TRIM
- F. EXTERIOR STEEL STAIR, FINISH TO MATCH METAL TRIM
- G. OPERABLE UPSHIVING WINDOWS
- H. STANDING SEAM METAL ROOF, FINISH TO MATCH HORIZONTAL PANEL SIDING
- I. BUILDING SIGNAGE, TBD. SIGNAGE TO BE UNDER A SEPARATE PERMIT
- J. EXTERIOR HOLLOW METAL DOOR, FINISH TO MATCH METAL TRIM
- K. PROPOSED MURAL LOCATION, COORDINATE WITH CAPS COMMITTEE ON ART WALLS
- L. PROPOSED BUILDING LIGHT, RE: LP1 AND LP2 FOR DETAILS
- M. METAL PANEL SIDING, BLACK
- N. SINGLE PANEL STOREFRONT DOOR
- O. DOUBLE PANEL STOREFRONT DOOR
- P. FULL VIEW OVERHEAD DOOR
- Q. PROPOSED METAL GUARDRAIL, FINISH TO MATCH METAL TRIM
- R. PILASTER, METAL PANEL FINISH TO MATCH METAL TRIM
- S. PROPOSED TUBE STEEL COLUMN, FINISH TO MATCH METAL TRIM
- T. PROPOSED PATIO STRING LIGHTS, FINISH TBD
- U. FAUX C-CHANNEL METAL PANEL, FINISH TO MATCH METAL TRIM



3 EAST ELEVATION - BUILDING ONE  
1/8" = 1'-0"



4 WEST ELEVATION - BUILDING ONE  
1/8" = 1'-0"



2 NORTH ELEVATION - BUILDING ONE  
1/8" = 1'-0"



1 SOUTH ELEVATION - BUILDING ONE  
1/8" = 1'-0"

**SOUTH MATERIAL TAKEOFFS**

MATERIAL	AREA	PERCENTAGE
GLAZING	1,345.32 SF	31.89%
STONE VENEER	1,266.48 SF	30.02%
HORIZONTAL SIDING	920.35 SF	21.82%
METAL PANEL	686.60 SF	16.27%

**NORTH MATERIAL TAKEOFFS**

MATERIAL	AREA	PERCENTAGE
GLAZING	871.06 SF	20.48%
STONE VENEER	2,429.25 SF	57.11%
HORIZONTAL SIDING	789.32 SF	18.56%
METAL PANEL	164.02 SF	3.85%

**EAST MATERIAL TAKEOFFS**

MATERIAL	AREA	PERCENTAGE
GLAZING	270.67 SF	21.72%
STONE VENEER	775.86 SF	62.26%
HORIZONTAL SIDING	24.61 SF	1.97%
METAL PANEL	175.08 SF	14.05%

**WEST MATERIAL TAKEOFFS**

MATERIAL	AREA	PERCENTAGE
GLAZING	270.67 SF	21.72%
STONE VENEER	775.86 SF	62.26%
HORIZONTAL SIDING	24.61 SF	1.97%
METAL PANEL	175.08 SF	14.05%

**TOTAL MATERIAL TAKEOFFS**

MATERIAL	AREA	PERCENTAGE
GLAZING	2,757.72 SF	25.15%
STONE VENEER	5,247.45 SF	47.86%
HORIZONTAL SIDING	1,758.89 SF	16.04%
METAL PANEL	1,200.78 SF	10.95%

Project Number: 2025.035  
Issue: FDP  
Date: 11/05/2025  
Drawn By: ZH  
Checked By: PLM  
Revisions:  
No. \_\_\_\_\_ Date: \_\_\_\_\_  
COMMENT RESPONSE #1 03/22/2026  
COMMENT RESPONSE #2 04/16/2026

**MATERIALS LEGEND**

	CLEAR GLAZING
	STONE VENEER WHITE
	HORIZONTAL PANEL SIDING DARK GREY
	NEW STEEL STRUCTURE & TRIM MATTE BLACK
	METAL ACCENT WALL PANEL RED

**ELEVATION GENERAL NOTES**

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

**SHEET KEYNOTES**

- A. EXTERIOR STONE VENEER, WHITE
- B. HORIZONTAL PANEL SIDING, DARK GREY
- C. CLEAR STOREFRONT GLAZING, SPECIFICATION TO BE DETERMINED
- D. METAL TRIM, BLACK
- E. EXTERIOR STEEL AWNING, FINISH TO MATCH METAL TRIM
- F. EXTERIOR STEEL STAIR, FINISH TO MATCH METAL TRIM
- G. METAL ACCENT WALL PANEL, RED
- H. STANDING SEAM METAL ROOF, FINISH TO MATCH HORIZONTAL PANEL SIDING
- I. BUILDING SIGNAGE, TBD. SIGNAGE TO BE UNDER A SEPARATE PERMIT
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- N. SINGLE PANEL STOREFRONT DOOR
- O. DOUBLE PANEL STOREFRONT DOOR
- P. PROPOSED STEEL COLUMN, FINISH TO MATCH METAL TRIM
- Q. PROPOSED METAL GUARDRAIL, FINISH TO MATCH METAL TRIM

**SOUTH MATERIAL TAKEOFFS**

MATERIAL	AREA	PERCENTAGE
GLAZING	385.45 SF	33.40%
STONE VENEER	647.98 SF	56.15%
HORIZONTAL SIDING	56.00 SF	4.85%
METAL PANEL	64.60 SF	5.60%

**NORTH MATERIAL TAKEOFFS**

MATERIAL	AREA	PERCENTAGE
GLAZING	349.22 SF	30.26%
STONE VENEER	660.49 SF	57.23%
HORIZONTAL SIDING	98.00 SF	8.49%
METAL PANEL	46.32 SF	4.02%

**EAST MATERIAL TAKEOFFS**

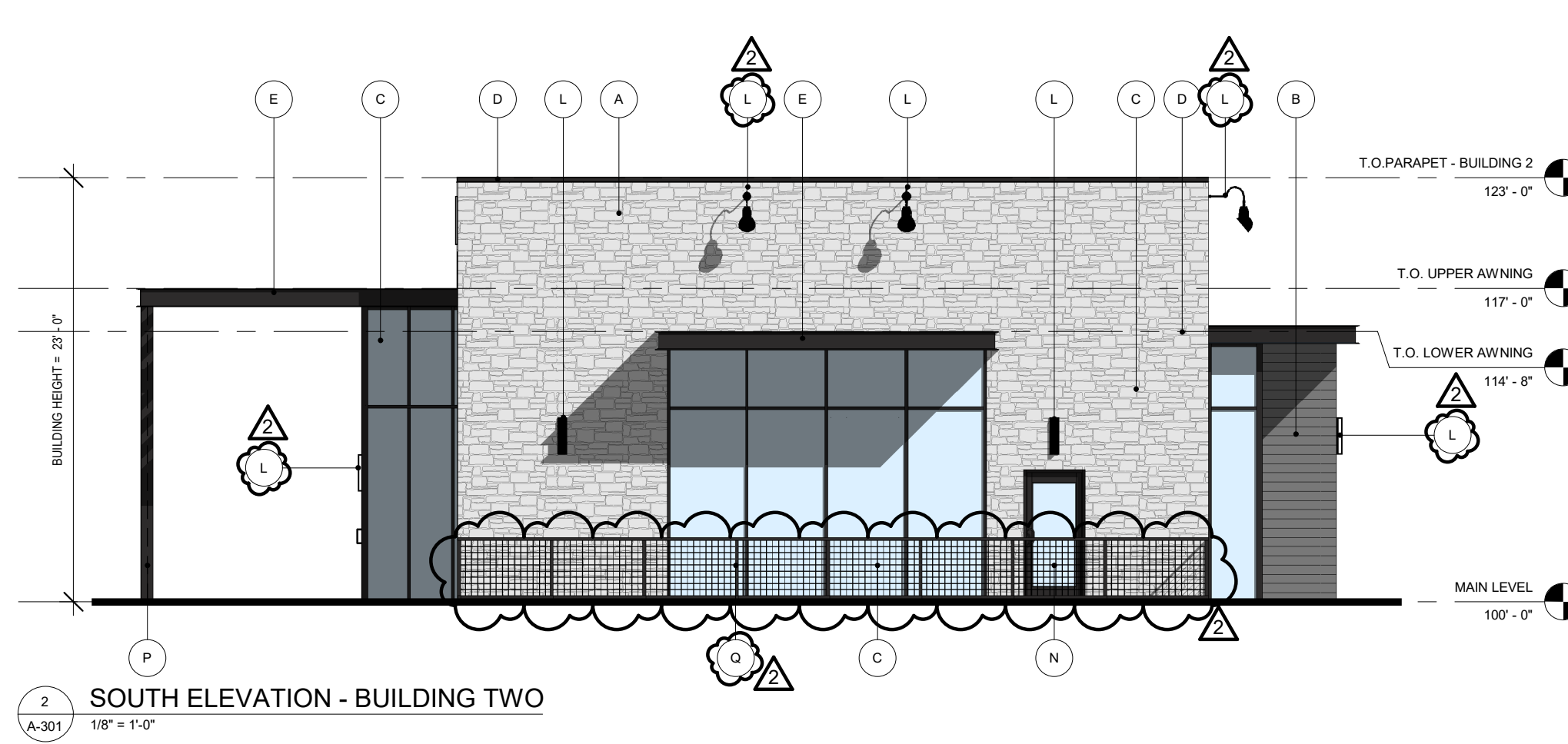
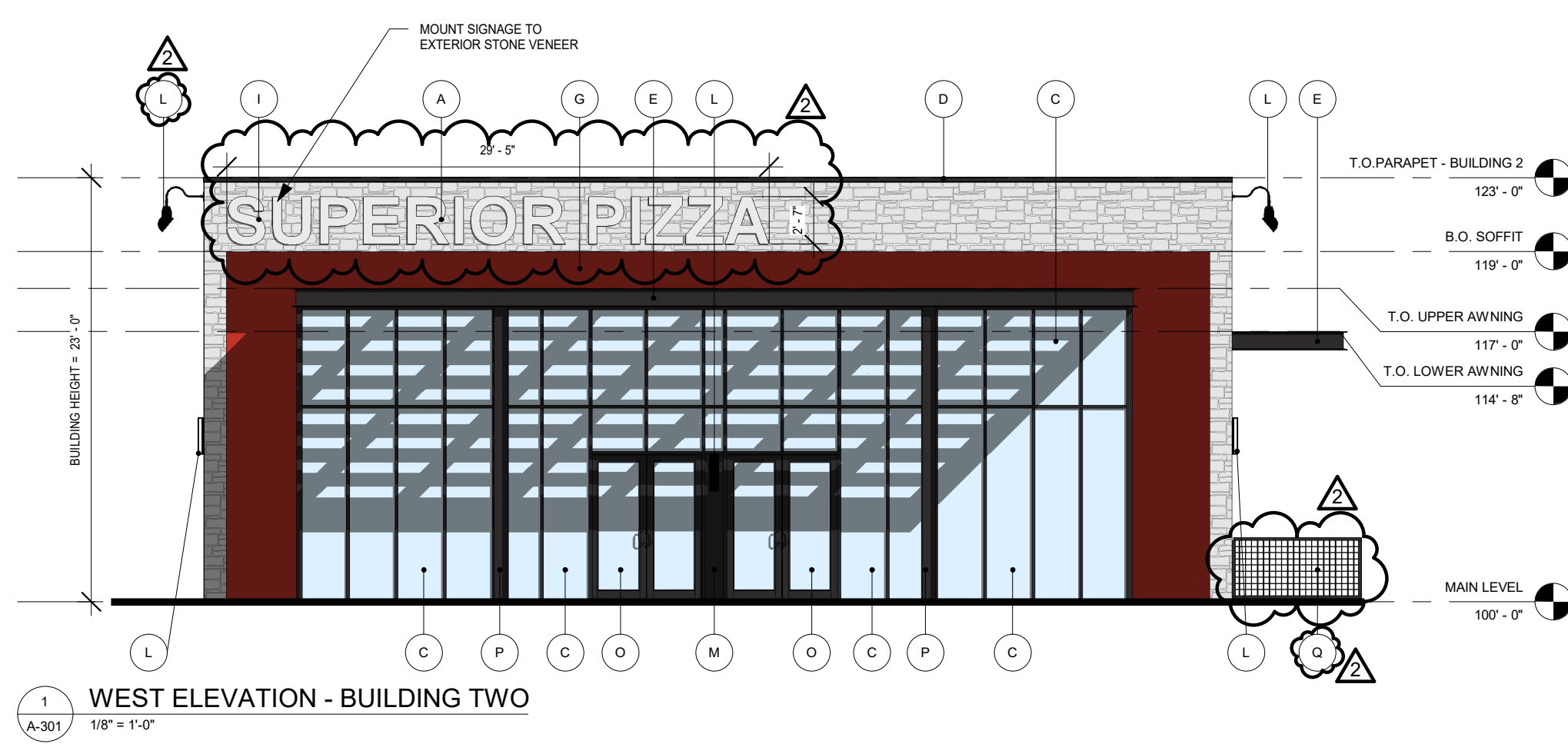
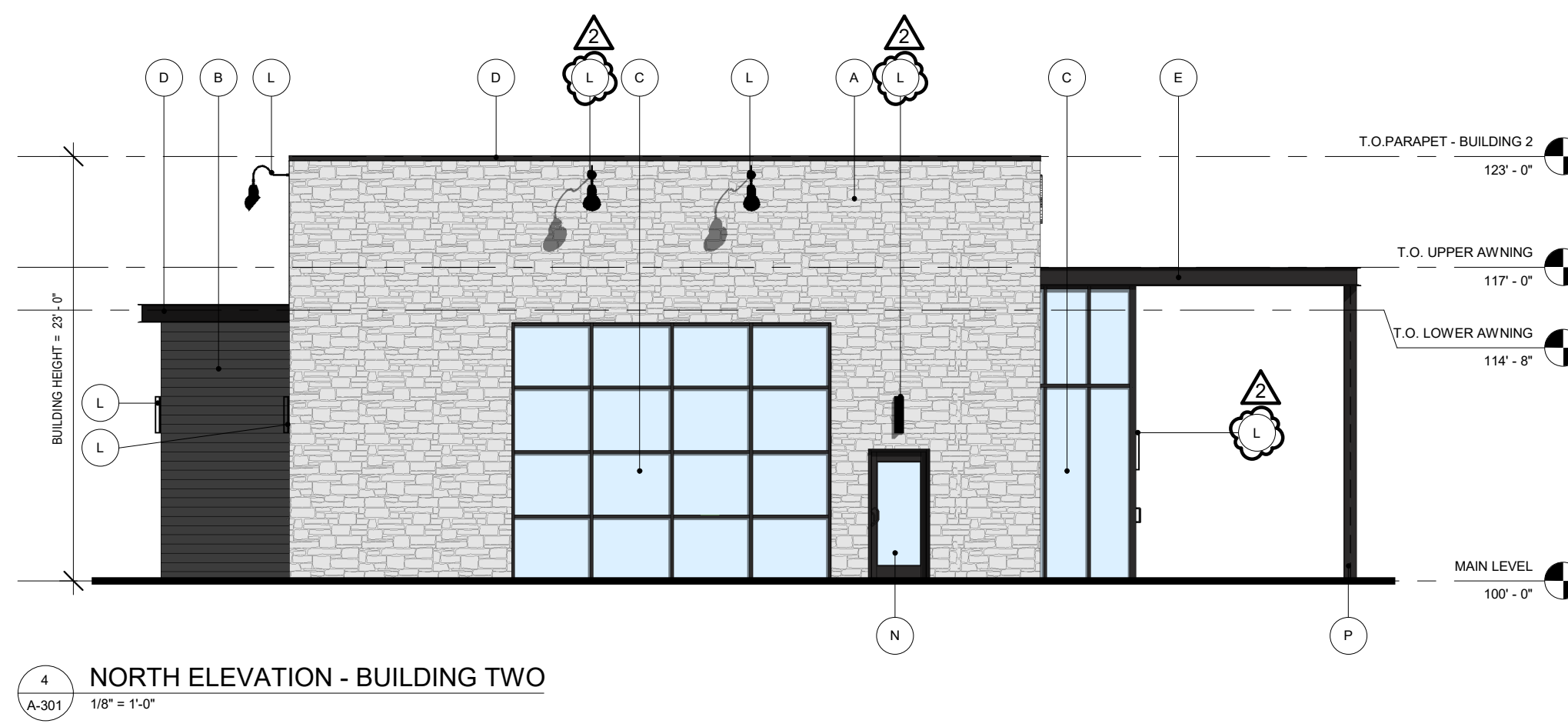
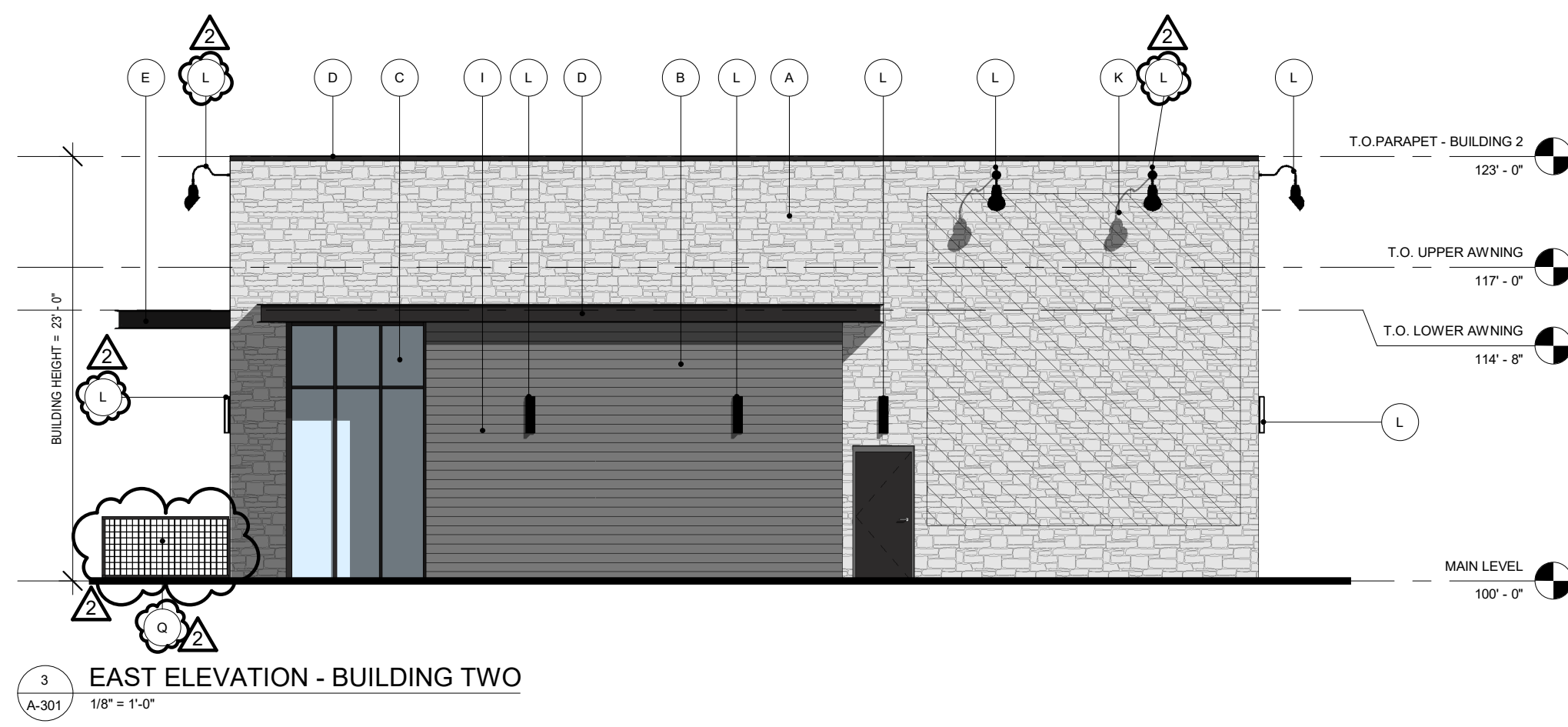
MATERIAL	AREA	PERCENTAGE
GLAZING	106.17 SF	8.23%
STONE VENEER	790.33 SF	61.23%
HORIZONTAL SIDING	315.88 SF	24.47%
METAL PANEL	78.39 SF	6.07%

**WEST MATERIAL TAKEOFFS**

MATERIAL	AREA	PERCENTAGE
GLAZING	691.41 SF	53.50%
STONE VENEER	257.46 SF	19.95%
RED ACCENT PANEL	242.16 SF	18.76%
METAL PANEL	99.74 SF	7.73%

**TOTAL MATERIAL TAKEOFFS**

MATERIAL	AREA	PERCENTAGE
GLAZING	1,532.25 SF	31.34%
STONE VENEER	2,356.25 SF	48.19%
HORIZONTAL SIDING	469.88 SF	9.61%
METAL PANEL	289.05 SF	5.91%
RED PANEL	242.16 SF	4.95%



Project Number: 2025.035  
Issue: FDP  
Date: 11/05/2025  
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Revisions:  
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COMMENT RESPONSE #1 03/22/2026  
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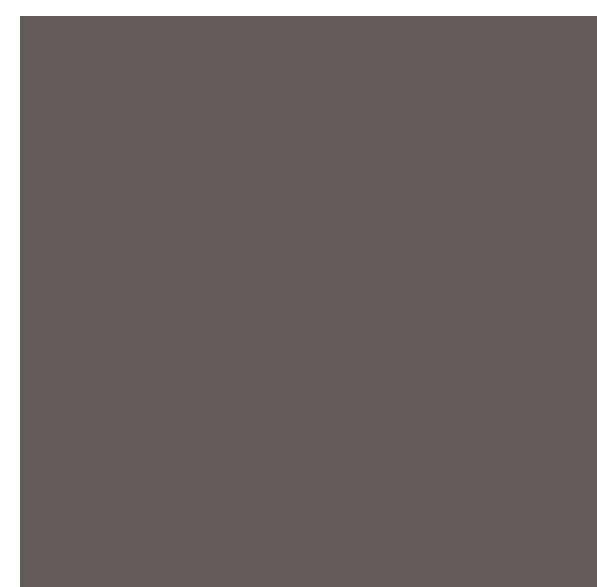
Sheet Title: BUILDING ELEVATIONS  
**A-301**  
© 2025 Track Architecture  
Page 31 of 58



HORIZONTAL PANEL SIDING - DARK GREY



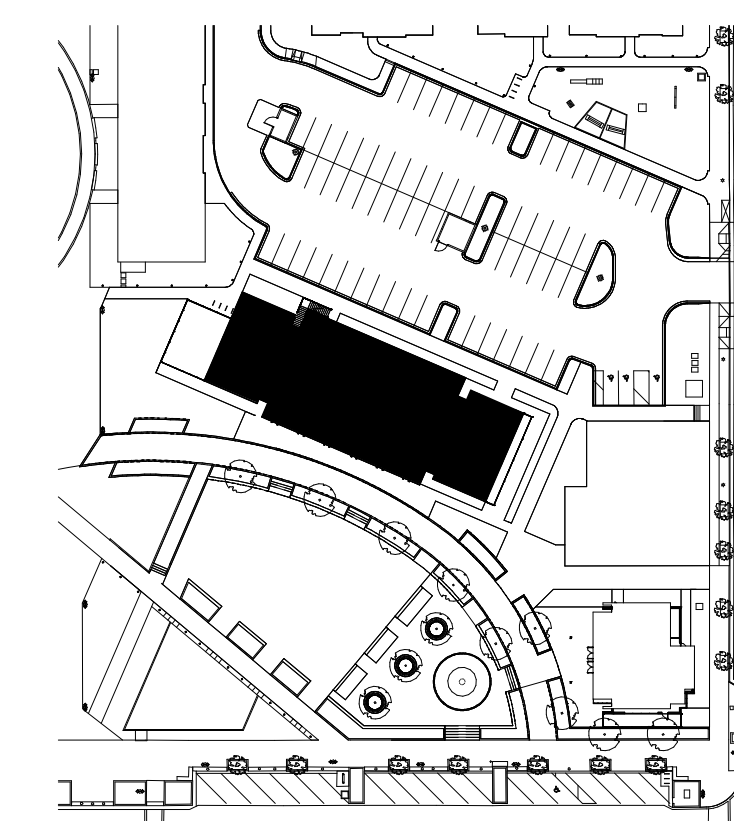
STONE VENEER - WHITE



STANDING SEAM METAL ROOF - DARK GREY



STANDING SEAM METAL PANEL TRIM - BLACK



1 BUILDING ONE - RENDERING  
A-401

2 BUILDING ONE - VICINITY MAP  
A-401

Project Number:	2025.035
Issue:	FDP
Date:	11/05/2025
Drawn By:	ZH
Checked By:	PLM
Revisions:	
No.	Date:

Sheet Title:  
MATERIAL BOARD -  
BUILDING ONE

**A-400**



HORIZONTAL PANEL SIDING - DARK GREY



STONE VENEER - WHITE



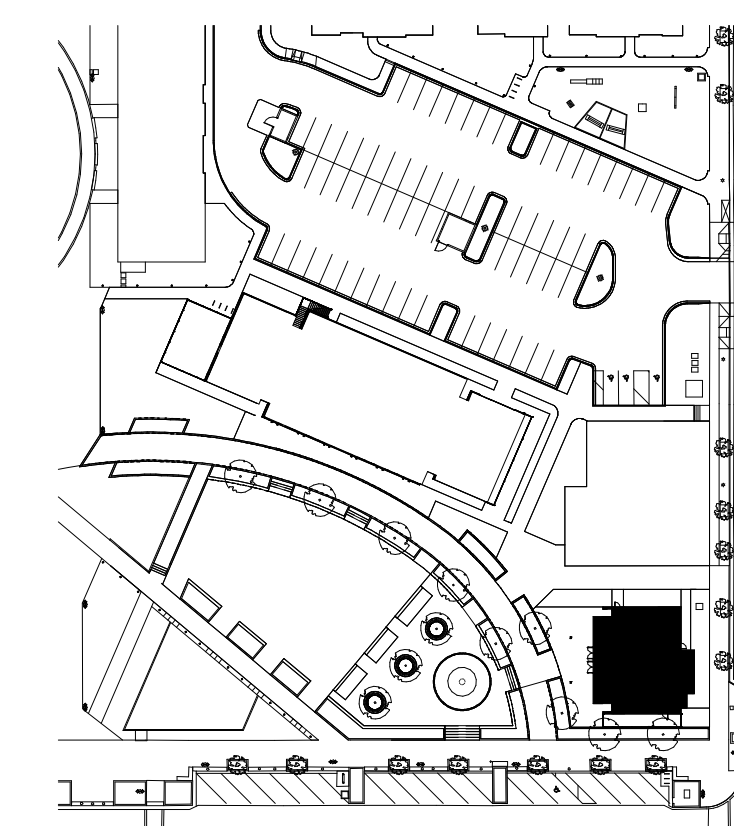
METAL ACCENT WALL PANEL - RED



STANDING SEAM METAL PANEL TRIM - BLACK



1 BUILDING TWO - RENDERING  
A-401



2 BUILDING TWO - VICINITY MAP  
A-401

Project Number:	2025.035
Issue:	FDP
Date:	11/05/2025
Drawn By:	ZH
Checked By:	PLM
Revisions:	
No.	Date:

Sheet Title:  
MATERIAL BOARD -  
BUILDING TWO

**A-401**





# SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 9

A RESUBDIVISION OF LOT 2, BLOCK 7, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6,  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH,  
 RANGE 69 WEST OF THE 6TH P.M.,  
 TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

### Certificate of Ownership

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

LOT 2, BLOCK 7, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 14, 2020, UNDER RECEPTION NO. 03768227, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A LINE BETWEEN A FOUND 2.5" ALUMINUM ROCK CAP STAMPED "T15 N1716 R70W S24 R69W S19 PLS 29761" IN CONCRETE AT THE NORTH SIXTEENTH CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. AND A FOUND 2.5" ALUMINUM CAP STAMPED "MELVIN SURVEYING PLS 22576" ON #5 REBAR AT THE SOUTH SIXTEENTH CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. TO BEAR SOUTH 00°42'37" EAST, A DISTANCE OF 2,635.65 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SECTION 19; THENCE SOUTH 73°41'56" EAST, A DISTANCE OF 1,432.92 FEET TO THE NORTHWESTERLY CORNER OF LOT 2, BLOCK 7, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6; AND THE POINT OF BEGINNING;

THENCE NORTH 74°56'24" EAST, A DISTANCE OF 61.53 FEET;  
 THENCE SOUTH 81°41'02" EAST, A DISTANCE OF 74.45 FEET;  
 THENCE NORTH 08°11'43" EAST, A DISTANCE OF 18.64 FEET;  
 THENCE SOUTH 81°47'07" EAST, A DISTANCE OF 90.03 FEET;  
 THENCE NORTH 74°56'26" EAST, A DISTANCE OF 14.22 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SUPERIOR DRIVE;  
 THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 15°03'34" EAST, A DISTANCE OF 156.82 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LOT LINE OF PARCEL K, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6;  
 THENCE ALONG SAID LOT LINE SOUTH 74°06'24" WEST, A DISTANCE OF 80.27 FEET;  
 THENCE NORTH 81°44'28" WEST, A DISTANCE OF 226.87 FEET;  
 THENCE NORTH 08°19'07" EAST, A DISTANCE OF 137.23 FEET;  
 THENCE NORTH 15°03'30" WEST, A DISTANCE OF 19.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL IN TOTAL CONTAINS 49,601 SQ. FT. OR 1.14 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS Laid Out, Plotted and Subdivided the Same into Lots, as Shown on this Plat, under the Name and Style of SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 9.

CP VU SUPERIOR, LLC

EXECUTED THIS 7<sup>th</sup> DAY OF April, 2026

BY: CP INVESTMENT VI REIT 4,  
 ITS MANAGING MEMBER

BY: Phillip Owens

NAME: Phillip Owens TITLE: CEO

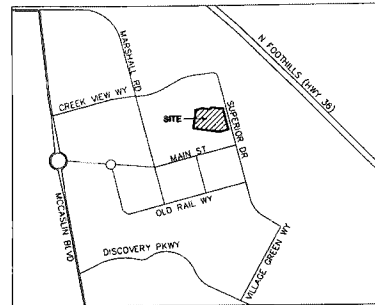
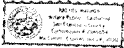
### Notarial Certificate

STATE OF CA  
 COUNTY OF San Francisco

FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY OF April, 2026 BY Phillip Owens

MY COMMISSION EXPIRES Jan 24, 2030

Rachel Wagner (SEAL)  
 NOTARY PUBLIC



Vicinity Map  
 SCALE: 1" = 1,000'

### Notes

- LAND TITLE GUARANTEE COMPANY FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER A827080226, DATED JANUARY 29, 2025 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 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.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: AN ASSUMED BEARING OF S00°42'37"E ALONG A LINE BETWEEN A FOUND 2.5" ALUMINUM ROCK CAP STAMPED "T15 N1716 R70W S24 R69W S19 PLS 29761" IN CONCRETE AT THE NORTH SIXTEENTH CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. AND A FOUND 2.5" ALUMINUM CAP STAMPED "MELVIN SURVEYING PLS 22576" ON #5 REBAR AT THE SOUTH SIXTEENTH CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-4-108 WHOEVER WILLFULLY DESTROYS, DEFACTS, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACTS, CHANGES, OR REMOVES ANY MONUMENT OR BOUNDARY MARK OF ANY GOVERNMENT SURVEY SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH 18 U.S.C. § 1858.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FEET.
- DATE OF FIELDWORK: JUNE 23, 2025
- THE INTENT OF THIS PLAT IS TO SUBDIVIDE LOT 2, BLOCK 7, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 6 INTO THREE INDIVIDUAL LOTS AS SHOWN HEREON.



### Owner's Estoppel Certificate

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

EXECUTED THIS 7<sup>th</sup> DATE OF April, 2026

OWNERS: CP VU Superior, LLC

### Lender's Consent & Subordination

A 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, NATIONAL ASSOCIATION

BY: CP VU Superior, LLC

NAME: Brian Stafford TITLE: Executive Director

ACKNOWLEDGEMENT

STATE OF CA

COUNTY OF San Francisco

ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DATE OF April, 2026

BY: Brian Stafford AS Executive Director

CP WELLS FARGO BANK, NATIONAL ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES Jan 24, 2030

Rachel Wagner (SEAL)  
 NOTARY PUBLIC



### Manager's Certificate

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

WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS 6<sup>th</sup> DATE OF April, 2026

ATTEST: Michelle G. Kelly  
 MANAGER

### Town Clerk Certificate

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE TOWN MANAGER ON THIS

6 DAY OF April, 2026 AND WAS FILED IN MY OFFICE ON THE

6 DAY OF April, 2026 AT 1:42 O'CLOCK P.M.

TOWN CLERK: Carolyn

### Recordation Certificate

STATE OF COLORADO

COUNTY OF BOULDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER

OF BOULDER COUNTY AT \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ MAP \_\_\_\_\_ RECEPTION NO. \_\_\_\_\_

FEES \$ \_\_\_\_\_

COUNTY CLERK AND RECORDER CLERK AND RECORDER

DEPUTY BY: \_\_\_\_\_

### Surveyor's Statement

I, DAVID A. WILSON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRON, INC. THAT THE SURVEY REPRESENTED BY THIS DRAWING WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, THAT THIS DRAWING ACCURATELY REPRESENTS SAID SURVEY, AND THAT SAID SURVEY IS IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, C.R.S. AS AMENDED AND THE TOWN OF SUPERIOR MUNICIPAL CODE.

DAVID A. WILSON COLORADO P.L.S. #38280  
 FLATIRON, INC.

David Wilson

Digitally signed by David Wilson  
 DN: cn=David Wilson, o=Flatiron Inc., ou=Flatiron, email=David.Wilson@flatiron.com, c=US  
 Date: 2026.03.16 14:32:25 -0600

DATE	
REVISION	
LOT RECORD	

SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 9
--

**Flatirons, Inc.**  
 Land Surveying Services  
 www.flatironsinc.com  
 7000 S. BROADWAY,  
 SUITE 200  
 LONGMONT, CO 80501  
 (303) 776-1131  
 (303) 442-1001



JOB NUMBER	25-82104
DATE	07-18-2025
DRAWN BY	L. THEERNACK
CHECKED BY	J.S. 7/1/27





**MARKETPLACE**





# ABOUT JBR

---

At JBR Superior Holdings, our core team of three brings complementary expertise and local insight. Rylan Reed and Dr. Joseph Hsin—owners of Impact Sports and Cornerstone Orthopedics have played key roles in shaping the

vision for Downtown Superior and understand the community’s need for an entertainment and F&B hub. Matt Bodenchuk is a seasoned entrepreneur known for launching innovative ideas and capitalizing on emerging trends. This lean, equity-driven team structure allows for agile decision-making and meaningful ownership.



**Stanley Concepts** - creators of The Golden Mill, Stanley Marketplace, and Malcolm Yards—has redefined food spaces across Colorado. Mark Shaker’s visionary leadership and commitment to transforming unique properties into thriving culinary experiences has made him the state’s leading food hall operator.



## The Golden Mill

A historic feed store turned award-winning food hall, The Golden Mill reopened in 2021 with rooftop and creekside patios, live music, and community-driven events. It embodies Colorado’s laid-back spirit and continues to receive rave reviews.

## Stanley Marketplace

Housed in a former aviation facility, Stanley Marketplace features 50+ locally owned businesses, offering food, retail, and entertainment. It’s a thriving hub that showcases Colorado’s best in a revitalized, community-centric space.



## The Market at Malcolm Yards



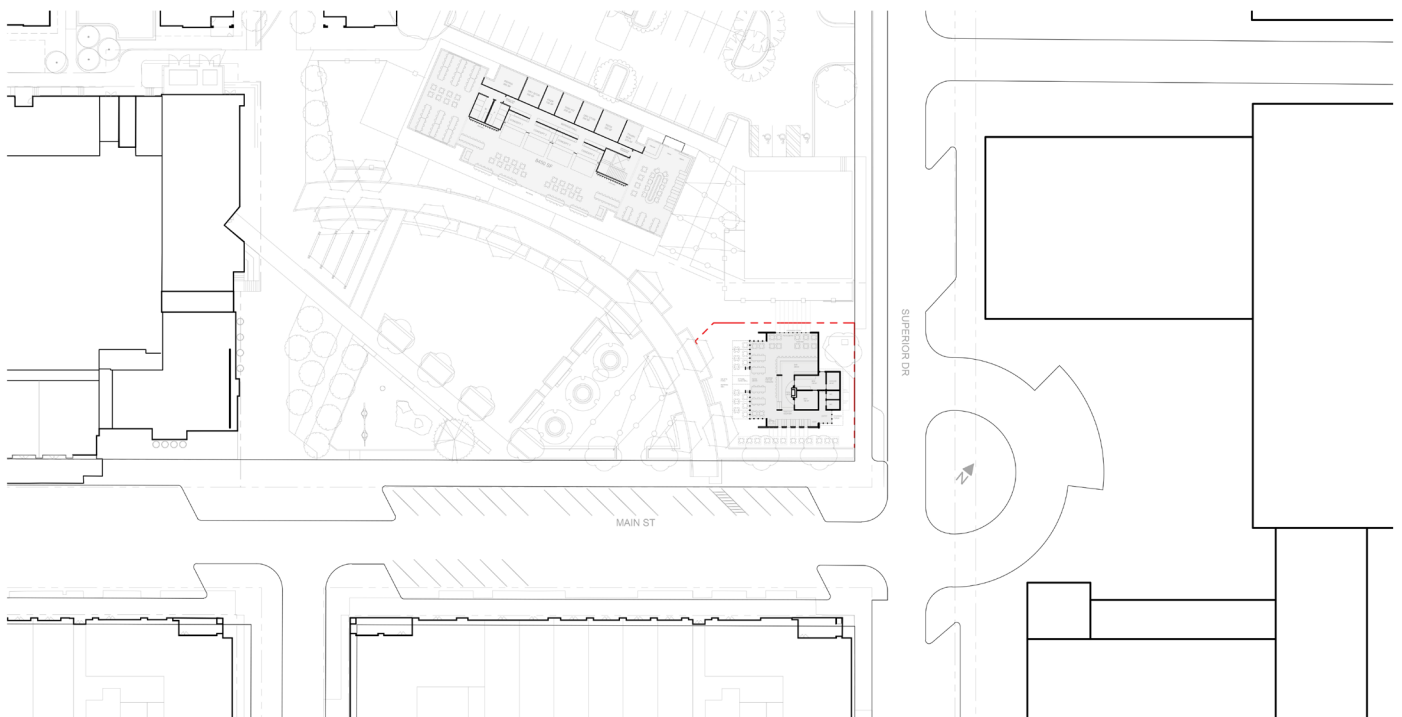
Located in Minneapolis’ historic Harris Machinery building, Malcolm Yards features nine food concepts, a self-pour tap wall, and a 17-batch cocktail bar. It supports emerging chefs and fosters community in the Prospect Park neighborhood.

# BLOCK 7 DEVELOPMENT: SITE

LCM ARCHITECTS

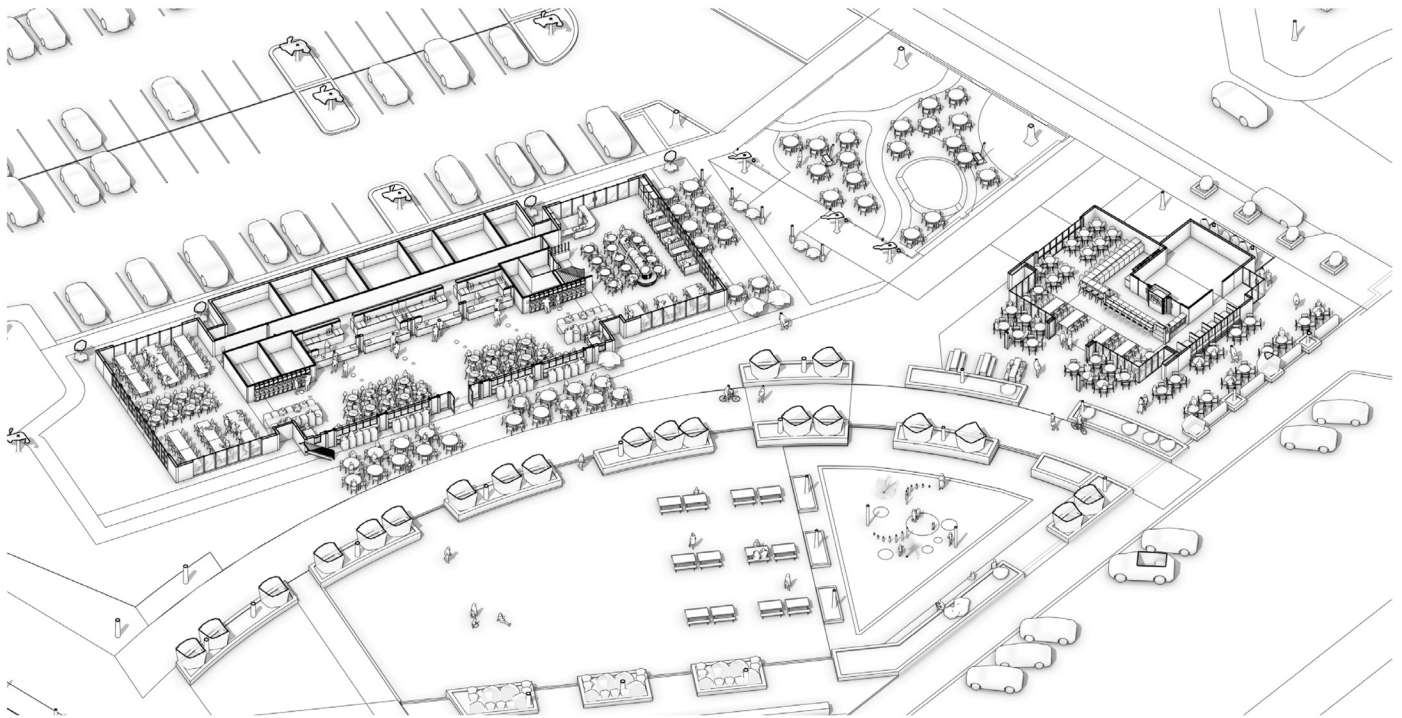


## SITE PLAN



# BLOCK 7 DEVELOPMENT: AXON PLAN

LCM ARCHITECTS



## AERIAL RENDERING



# SUPERIOR MARKETPLACE

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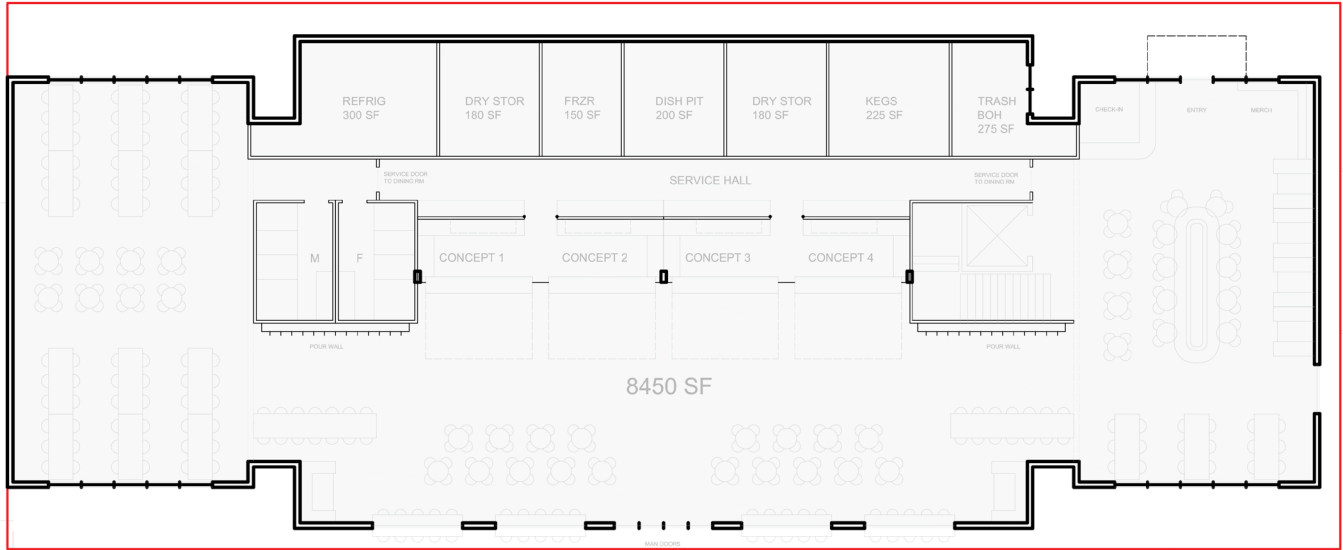


## The Marketplace

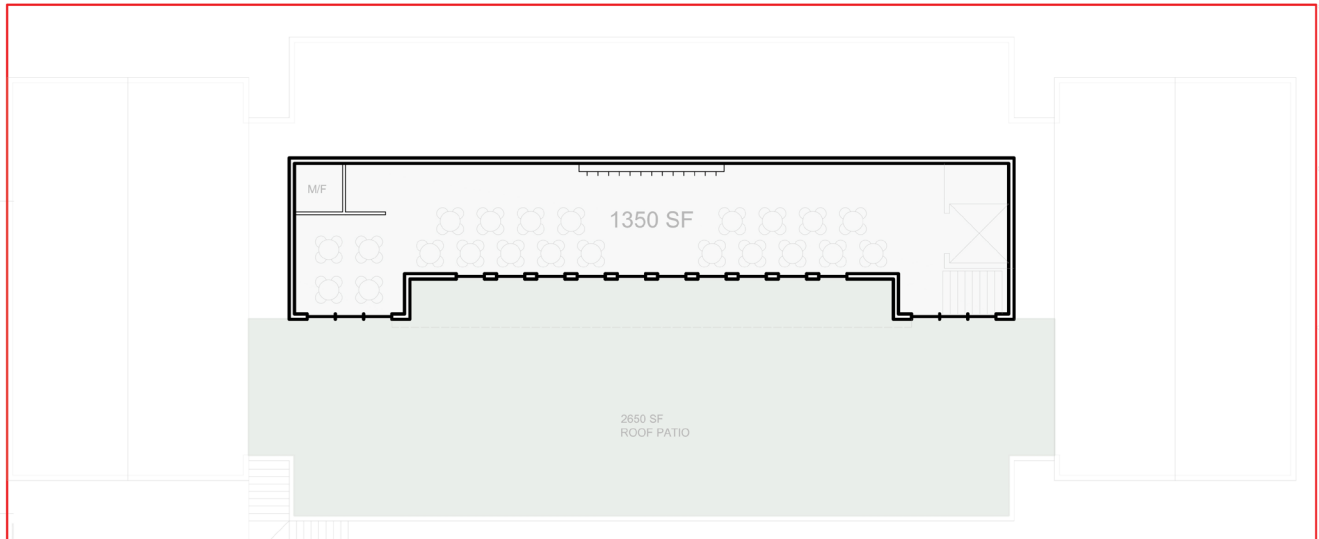
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is a dynamic dining destination led by Mark Shaker and Stanley Concepts, LLC—pioneers of Colorado’s food hall movement. Featuring four rotating food bays, a rooftop with mountain views, and a self-serve beer tap wall, The Food Hall combines convenience with culinary excellence. Guests enjoy high-quality, globally inspired cuisine through a streamlined ordering and pickup system. Inspired by proven food hall and watch party models, it’s a vibrant, family-friendly hub drawing crowds from across the Front Range.

# MARKETPLACE GROUND PLAN

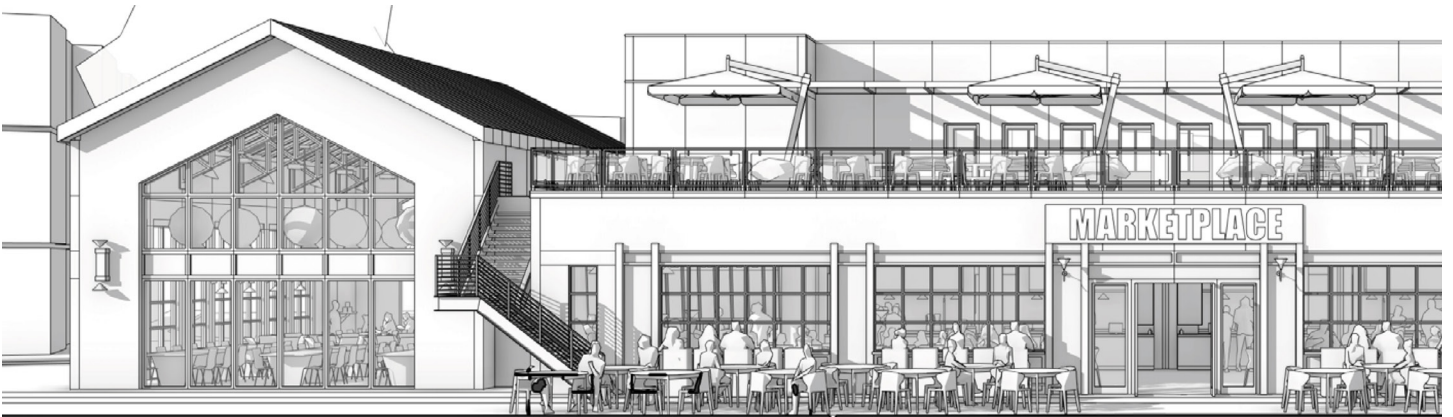
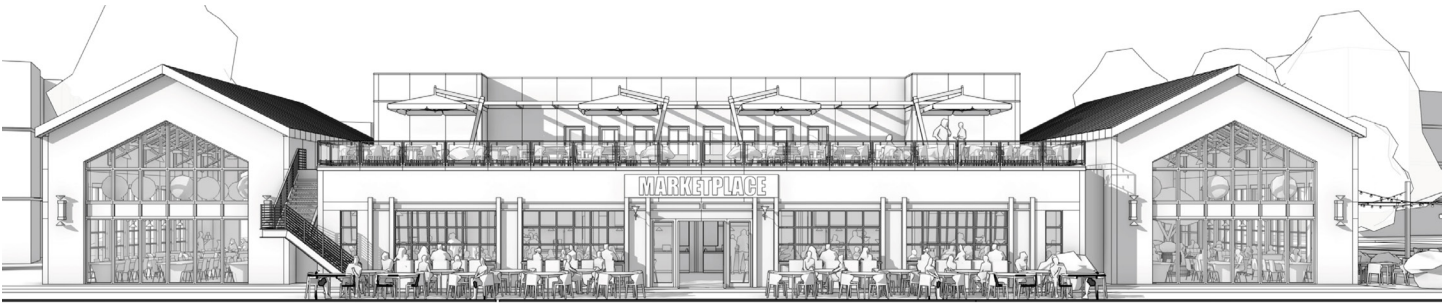


# MARKETPLACE ROOFTOP



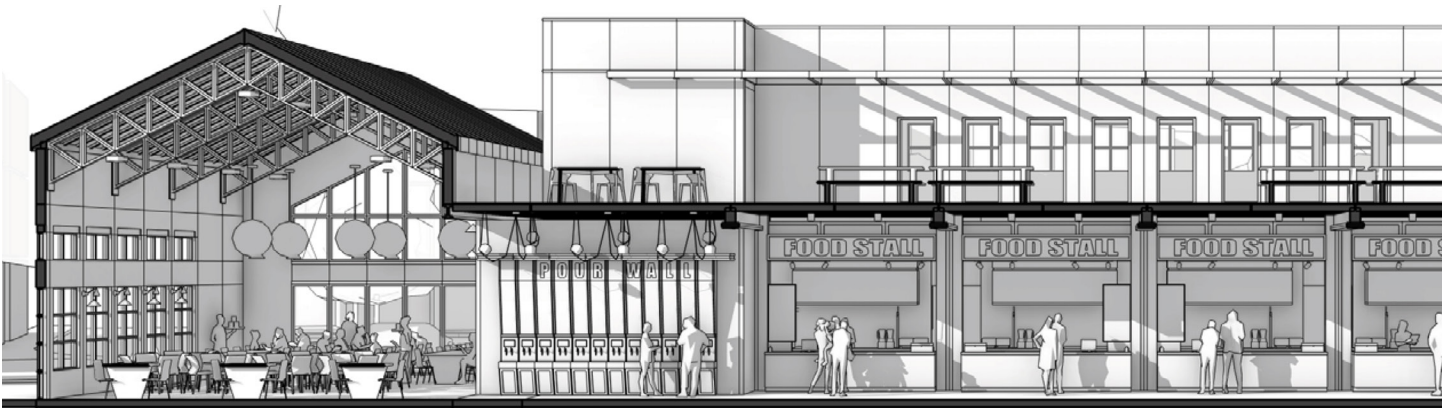
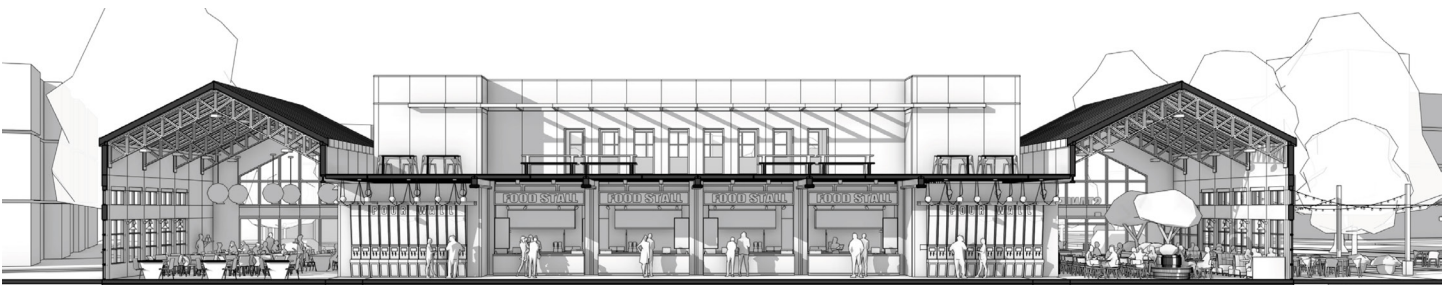
# MARKETPLACE E-W SECTION

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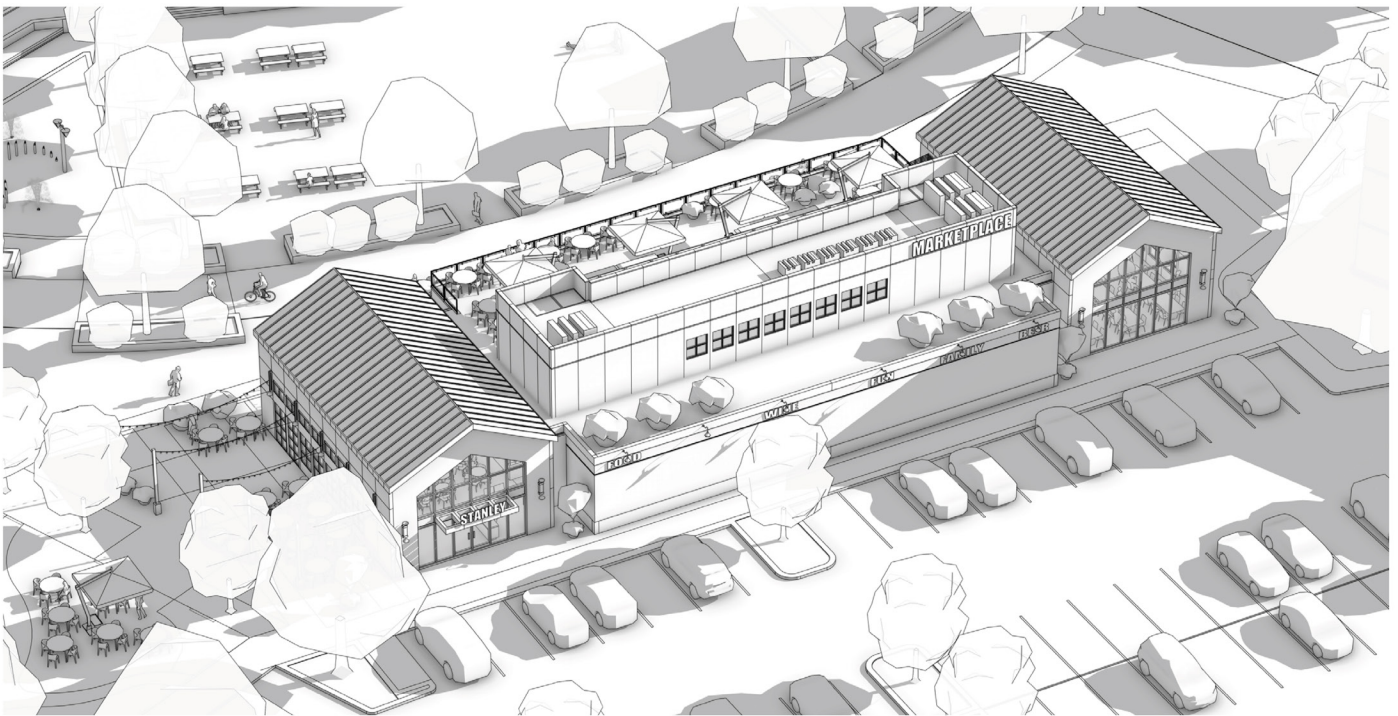
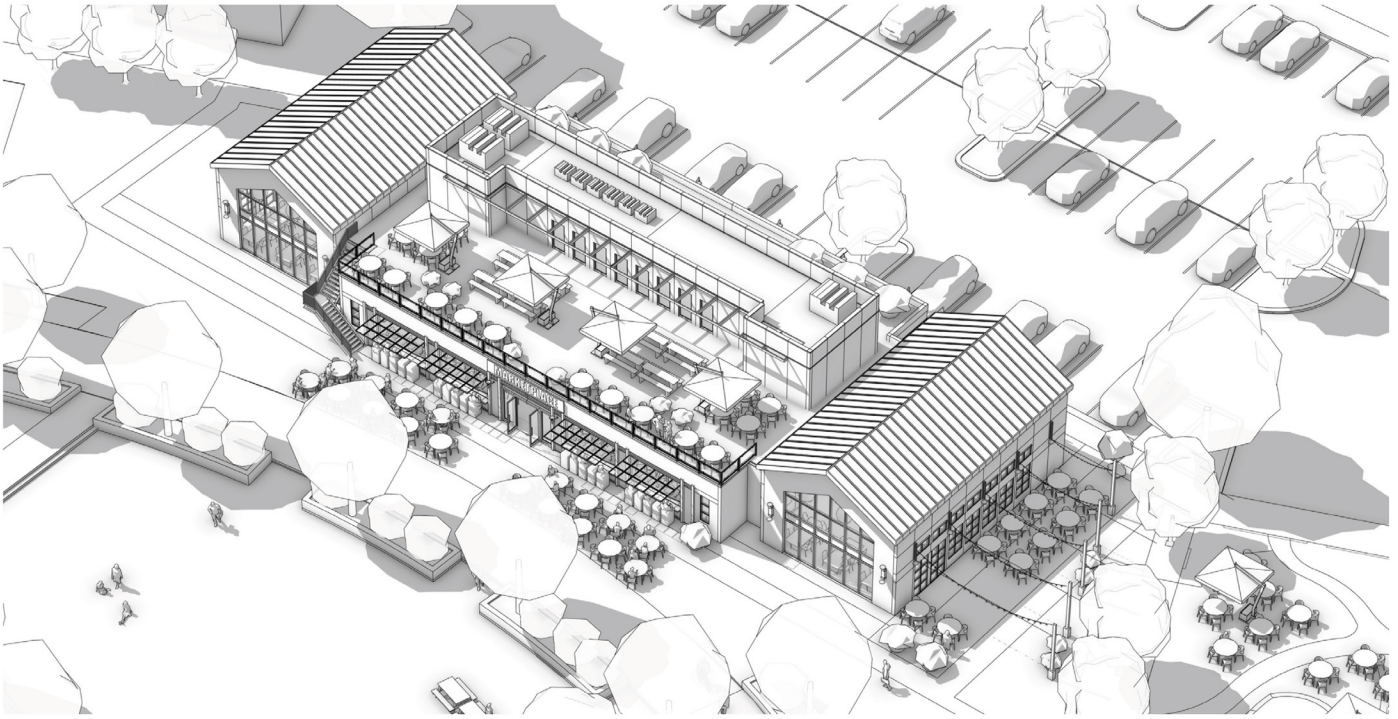
# MARKETPLACE E-W SECTION

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# MARKETPLACE AXON DIAGRAM

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# MARKETPLACE PARK ENTRY AND FOOD

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## POUR WALL

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# MARKETPLACE BEER HALL



# COMMUNITY GREEN



# SUPERIOR PIZZA PARLOR

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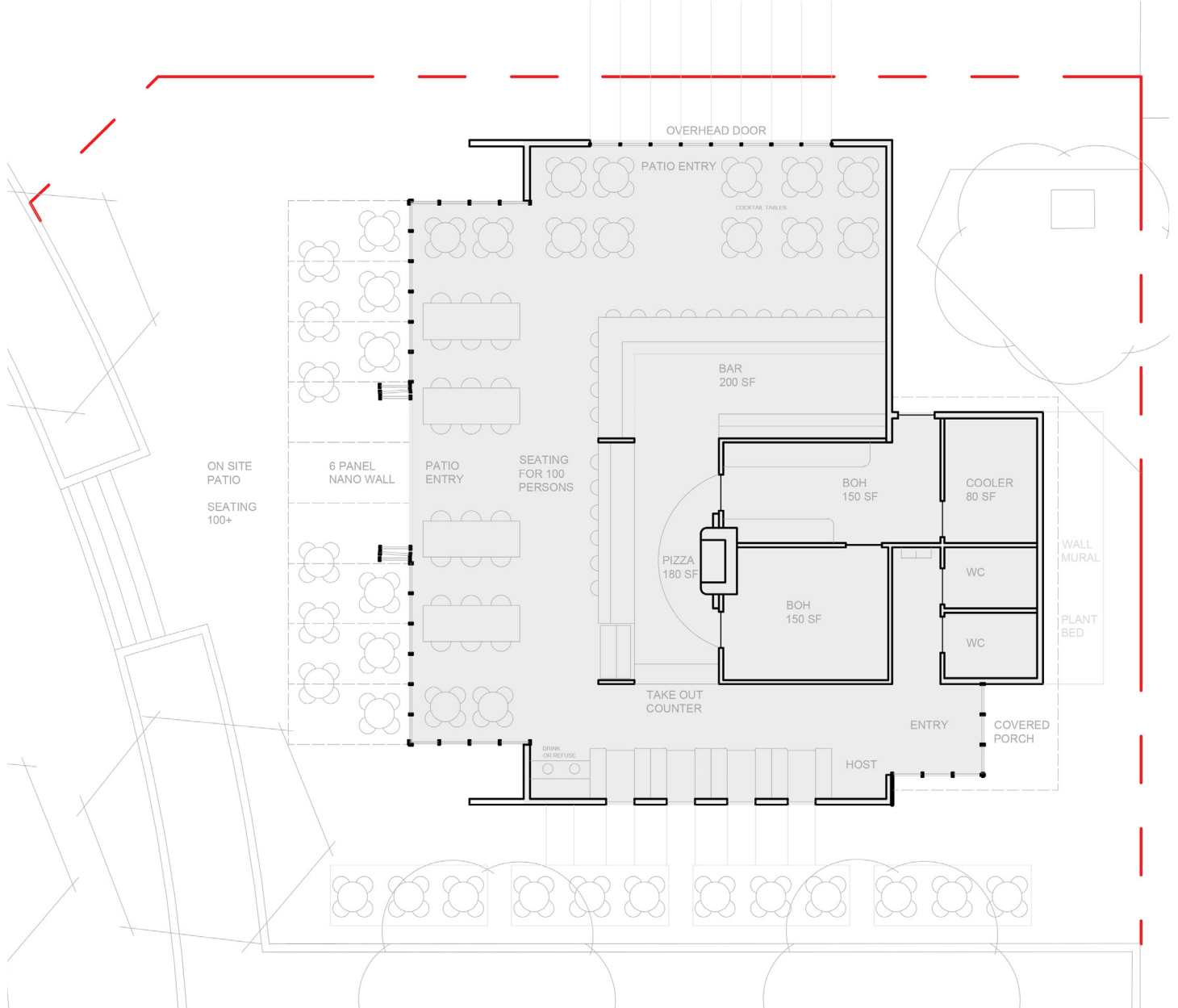


## The Pizza Parlor

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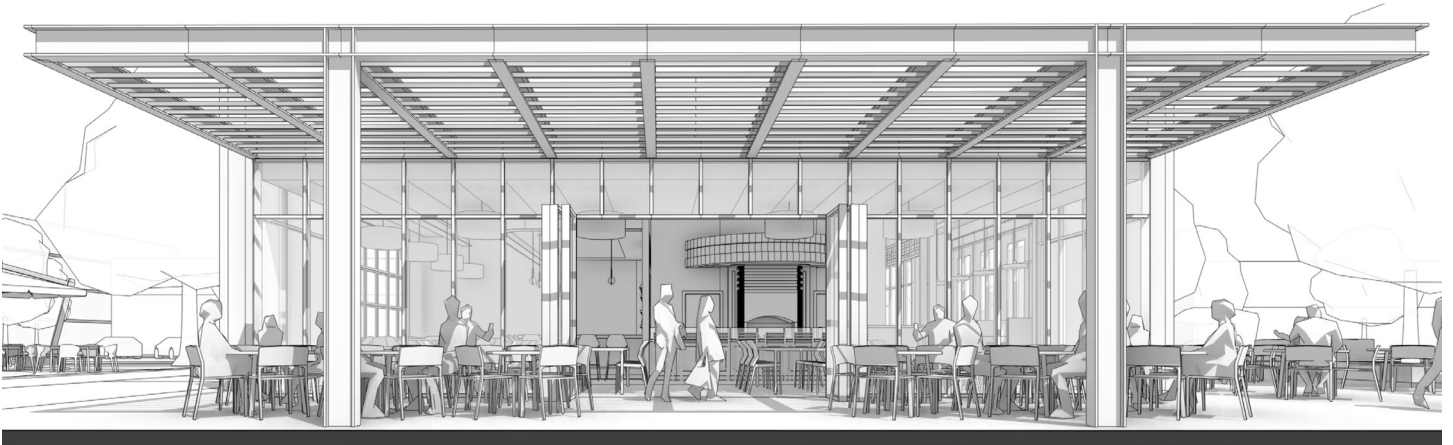
A full-service wood-fired pizza bar in Superior, CO, inspired by Colorado's vibrant pizza scene. Featuring locally sourced ingredients, craft cocktails, and rustic-chic décor, it offers a lively, personalized dining experience. Unlike the adjacent self-serve food hall, The Pizzeria adds a complementary, sit-down option to the Downtown Superior entertainment and F&B zone.

# PIZZA PARLOR GROUND PLAN



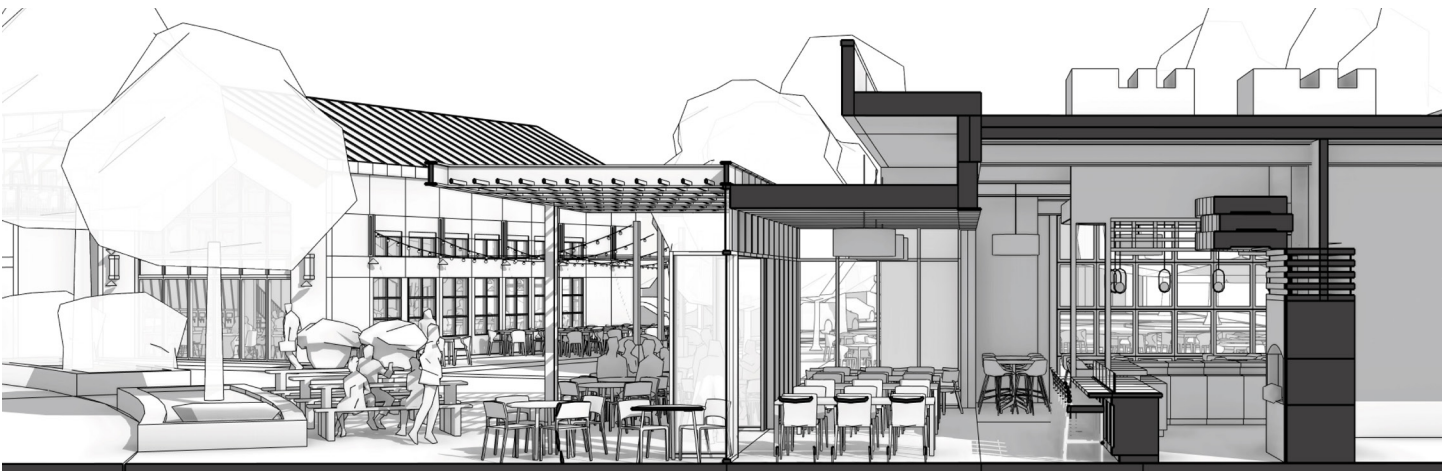
# PIZZA PARLOR WEST ELEVATION

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# PIZZA PARLOR SECTION

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# PIZZA PARLOR STREET CORNER ENTRY

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# SOUTHWEST PATIO

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# PIZZA PARLOR INTERIOR RENDERING

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# PIZZA PARLOR ENGAGING THE SPLASH PAD

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# SUPERIOR DOWNTOWN BLOCK 7

## AREA FUNCTIONS - FOODHALL

Concept	Dish Pit	Kegs	Frzr	Refrig	Dry Store	Trash	Elevator/Stairs	Concepts (4)	Bathroom (2)	
Foodhall (4)	200	250	40	75	100	225	225	230	160	
	1	1	4	4	4	1	1	4	2	
<b>Total</b>	200	250	160	300	400	225	225	920	640	
							1350 Level 2 SF			
							8450 Level 1 SF			
							<b>9800 Total SF</b>	<b>6480</b>	<b>3320</b>	<b>Total SF</b>
								Floor Seating	Back of House	

## AREA FUNCTIONS - PIZZA PARLOR

Concept	Dish Pit	Kegs	Bar	Refrig	Dry Store	Pizza Oven	Elevator/Stairs	Concepts	Bathroom (2)	
Pizzareia (1)	75	75	200	80	150	180	0	0	60	
	1	1	1	1	1	1	0	0	2	
<b>Total</b>	75	75	200	80	150	180	0	0	120	
							2400 Level 1 SF			
							<b>2400 Total SF</b>	<b>1520</b>	<b>880</b>	<b>Total SF</b>
								Floor Seating	Back of House	

**Town of Superior  
Planning Commission  
Resolution Number PC-03  
Series 2026**

**A Resolution of the Planning Commission of the Town of Superior Recommending Approval of a Final Development Plan for Lots 3, 4, and 5 of Block 7, Superior Town Center, Case No. FDP-2026-01**

**Whereas**, JBR Superior Holdings LLC (the "Applicant"), wishes to develop certain property within the Town, legally described in **Exhibit A**, attached hereto and incorporated herein by this reference, and generally described as Lots 3, 4, and 5 of Block 7, Superior Town Center (the "Property");

**Whereas**, the Applicant has filed an application for approval of a final development plan (the "FDP") to construct a food hall and pizzeria with a shared common outdoor area (the "Application");

**Whereas**, Section 16-10-40 of the Superior Municipal Code (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 April 21, 2026, the Planning Commission held a properly-noticed public hearing on the Application.

**Now, therefore, be it resolved by the Planning Commission of the Town of Superior, Colorado, as follows:**

**Section 1.** The Planning Commission hereby finds that the FDP satisfies the applicable approval criteria in the Code, and recommends that the Town Council approve the Application, subject to the following condition: Prior to executing and recording final mylars, the Applicant shall make minor technical and redline corrections to plans as identified by the Town staff.

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

\_\_\_\_\_ "yes" votes

\_\_\_\_\_ "no" votes

Adopted this 21<sup>st</sup> day of April, 2026.

\_\_\_\_\_  
David Harper, Chair

**Attest:**

\_\_\_\_\_  
Shannon Dujardin, Town Clerk

**Exhibit A**  
**Legal Description**

Block 7, Lots 3,4,and 5, Superior Town Center Filing 1B Replat  
No.9