

May 24, 2016

Steven Williams
Associate Planner
Town of Superior

Re: Lots 1 and 2, Superior Town Center; Final Development Plan for Superior Retail
Mylar Review Submittal

Dear Mr. Williams:

The below narrative provides a list of recent changes and comments/responses to technical corrections as required by the Town of Superior for conditions of approval of the FDP.

1. The previous monument sign locations have been altered from (2) two sided signs at the frontage corners, to (1) two sided sign centrally located along McCaslin Blvd. The single sign location provides better visibility to the buildings, and is out of the way of existing underground utilities. The new location will not interfere with the functionality of the proposed storm drainage system.
2. Required notes as identified in the staff report and technical corrections to the plans have been addressed.
3. At the Town Council meeting on 4/18/16, the Town has requested that the proposed grasses along the West patio be replaced with shrubs to create more screening of this area.

Outdoor Design Group Response: We have consulted Steven Williams at the Town of Superior based on these comments. He emailed on 4/22/16 with some suggestions and also included Patrick Hammer (Parks Director) in the conversation. The bed is limited with only being 3' wide, but we have now provided a thorough screening of deciduous and evergreen shrubs to the patio area.

4. After the landscape screening change, the monument sign location was discussed between the Town and Matt at CenterPointe Development Company. It was finalized that there would no longer be 2 monument signs, and only 1 along McCaslin.

Outdoor Design Group Response: This change has been made. Landscaping along McCaslin was revised to accommodate the new sign location, while still keeping the suggested flagstone borders from the previous submittal.

Sincerely,

Ryan Blades