



# SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 1, PHASE 5 FOR COAL CREEK IMPROVEMENTS

TRACTS A & B, SUPERIOR TOWN CENTER FILING NO. 1B, REPLAT NO. 3  
SUPERIOR, COLORADO



Know what's below.  
Call before you dig.

**LEGAL DESCRIPTION**

PORTIONS OF TRACTS A AND B, SUPERIOR TOWN CENTER, FILING NO. 1B, REPLAT NO.3, LYING WITHIN AND IMMEDIATELY NORTH AND SOUTH OF COAL CREEK, AND COVERING APPROXIMATELY 4.58 ACRES.

**SIGNATURE BLOCKS**

**BOARD OF TRUSTEES CERTIFICATE:**

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

ATTEST: \_\_\_\_\_ TOWN CLERK      \_\_\_\_\_ MAYOR

**PLANNING COMMISSION CERTIFICATE:**

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

**TOWN CLERK CERTIFICATE**

I CERTIFY THAT THIS INSTRUMENT AS APPROVED BY (RESOLUTION/ORDINANCE) NO. \_\_\_\_\_, SERIES 20\_\_\_\_, WAS FILED IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK AM/PM.

WITNESS MY HAND WITH THE CORPORATE SEAL OF THE TOWN OF SUPERIOR \_\_\_\_\_ ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
TOWN CLERK

**CERTIFICATE OF OWNERSHIP:**

I CERTIFY THAT I, \_\_\_\_\_, AM AN OWNER REPRESENTATIVE OF THE PROPERTY AND CONSENT TO THIS PLAN.

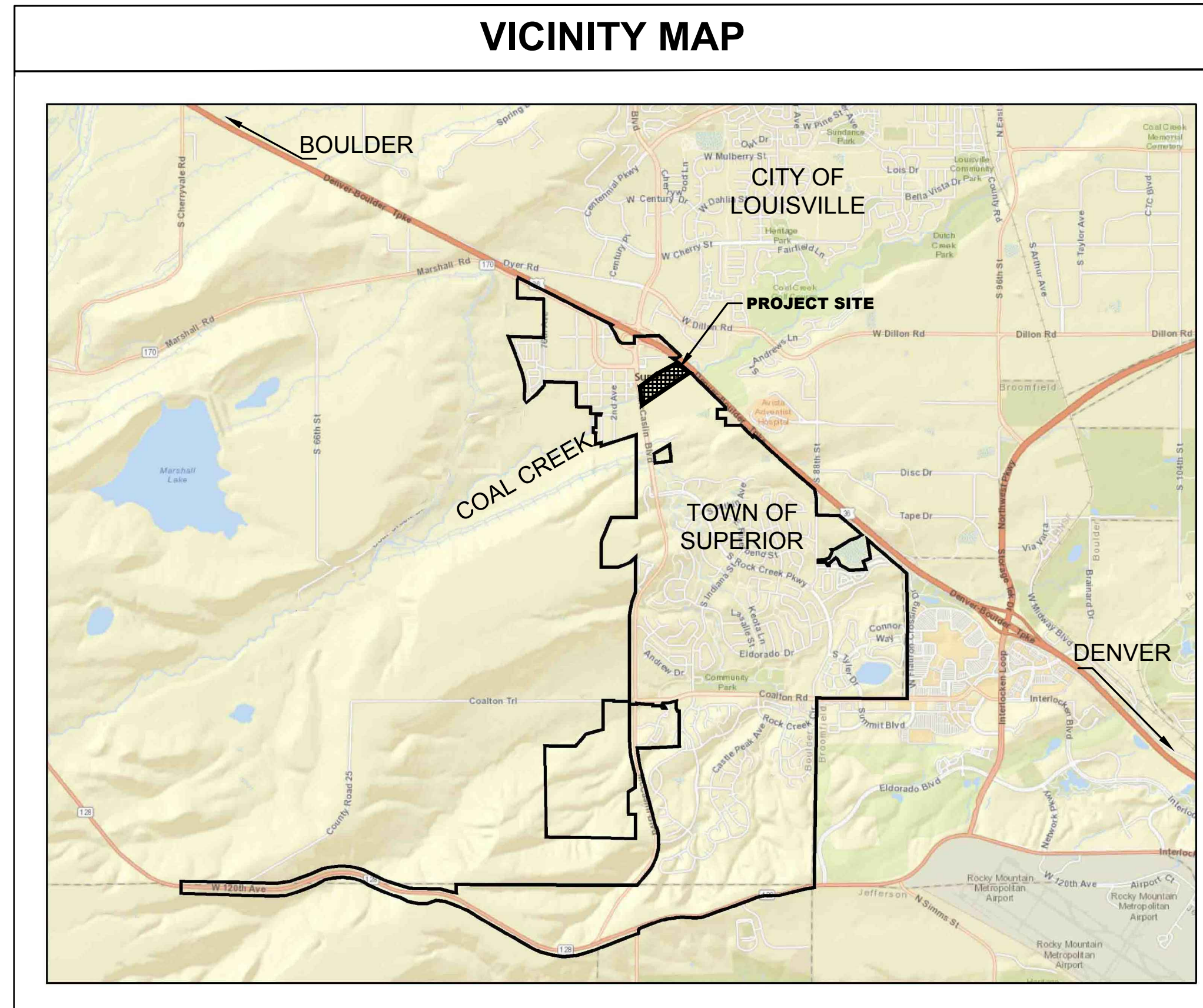
EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
TOWN OF SUPERIOR

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC



SHEET NO.	DRAWING ID.	SHEET TITLE
1	CV-0	COVER
2	LS-0	OVERALL SITE PLAN
3	C-1	COAL CREEK PLAN & PROFILE (WEST)
4	C-2	COAL CREEK PLAN & PROFILE (EAST)
5	LS-1	PLANTING PLAN (WEST)
6	LS-2	PLANTING PLAN (EAST)

**SITE DATA**

TOTAL CREEK AREA: 4.58 AC

**VERTICAL DATUM**

BENCHMARK: A 3" DIAMETER BRASS DISK EMBEDDED IN THE CONCRETE SIDEWALK ALONG THE EASTERLY SIDE OF McCASLIN BOULEVARD NEAR THE BRIDGE CROSSING COAL CREEK. STAMPED "UDFCD NUMBER 1" AND "2004" NAVD 1988 ELEVATION 5489.55 (BASED ON GPS OBSERVATION)

**BASIS OF BEARING AND LINEAL UNIT DEFINITION**

ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19, MONUMENTED AT THE WEST QUARTER CORNER BY A 2" ALUMINUM PIPE WITH A 2.5" ALUMINUM CAP STAMPED "FRANK R. DREXEL AND 2149", TO BEAR 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 BEARINGS HEREIN RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "US SURVEY FOOT."

<b>OWNER:</b>	<b>LANDSCAPE ARCHITECT</b>	<b>CIVIL ENGINEER</b>	<b>SURVEYOR</b>
TOWN OF SUPERIOR 127 E. COAL CREEK DRIVE SUPERIOR, CO 80027 (303) 499-3675	MATRIX DESIGN GROUP IAN ANDERSON, PLA, LEED AP SENIOR ASSOCIATE 1601 BLAKE STREET DENVER, CO 80205 303.572.0200	MATRIX DESIGN GROUP ROBERT KREHBIEL, PE DIRECTOR OF WATER RESOURCES 1601 BLAKE STREET DENVER, CO 80205 303.572.0200	KING SURVEYORS RON EDWARDS, PLS 650 EAST GARDEN DRIVE WINDSOR, CO 80550 970.686.5011

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	2	2016.12.02	FDP SUBMITTAL #2	IA
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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

**SUPERIOR TOWN CENTER FDP 1,  
PHASE 5 FOR COAL CREEK IMPROVEMENTS**

TOWN OF SUPERIOR  
COLORADO

**COVER SHEET**

PREPARED BY:

**Matrix**  
DESIGN GROUP  
AN EMPLOYEE-OWNED COMPANY

FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 16.854.001

DESIGNED BY:	IA	SCALE:	DATE ISSUED:	2016.10.03	DRAWING No.
DRAWN BY:	CV	HORIZ:	N/A		
CHECKED BY:	IA	VERT:	N/A	SHEET	1 OF 6



Know what's below.  
Call before you dig.



**SYMBOL KEY**

	FDP LIMIT LINE		CONCRETE PAVEMENT - TYPE 1		STONE SLAB CHANNEL WALLS		NATIVE SEED MIX		PROPOSED WETLAND
	PROPOSED CONTOUR		BOULDERS		LOW WATER CROSSINGS		RIPARIAN SEED MIX		EXISTING WETLAND
	EXISTING CONTOUR								
	PARCEL BOUNDARY								

**GRAPHIC SCALE**  
(IN FEET)  
1 inch = 50 ft.

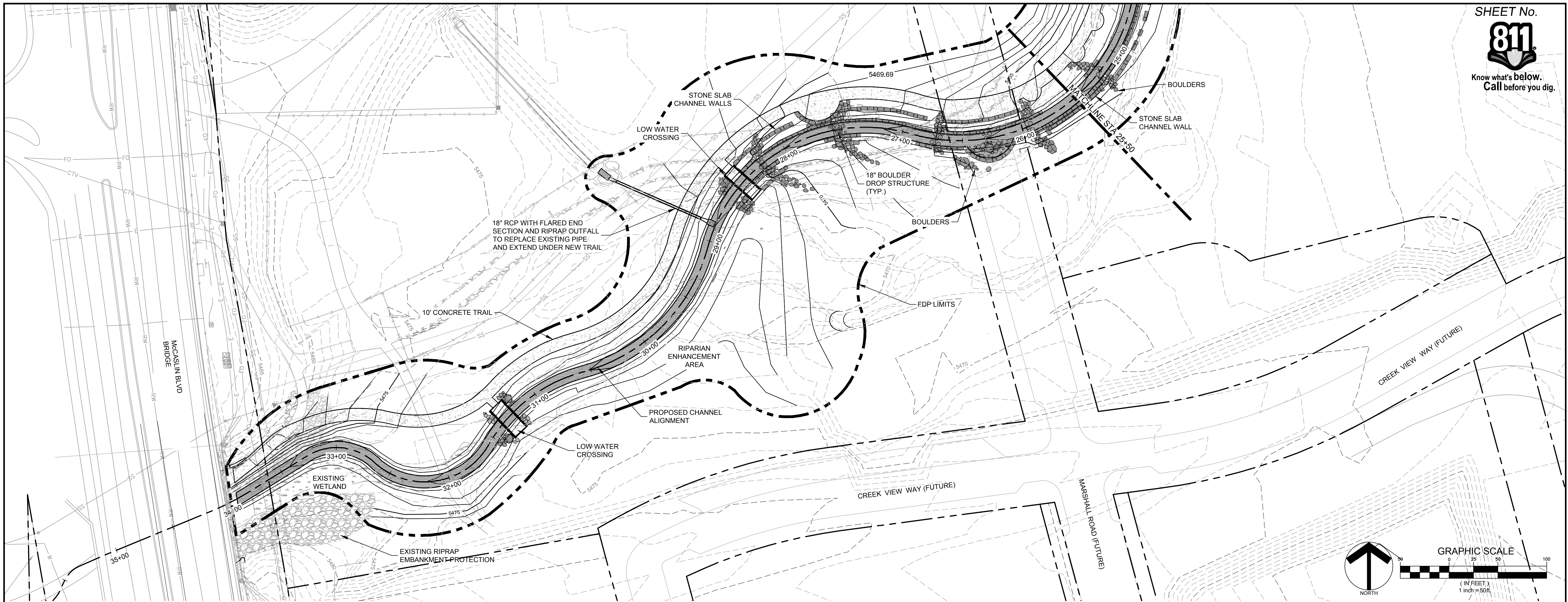
**NORTH**

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	2	2016.12.02	FDP SUBMITTAL #2	IA
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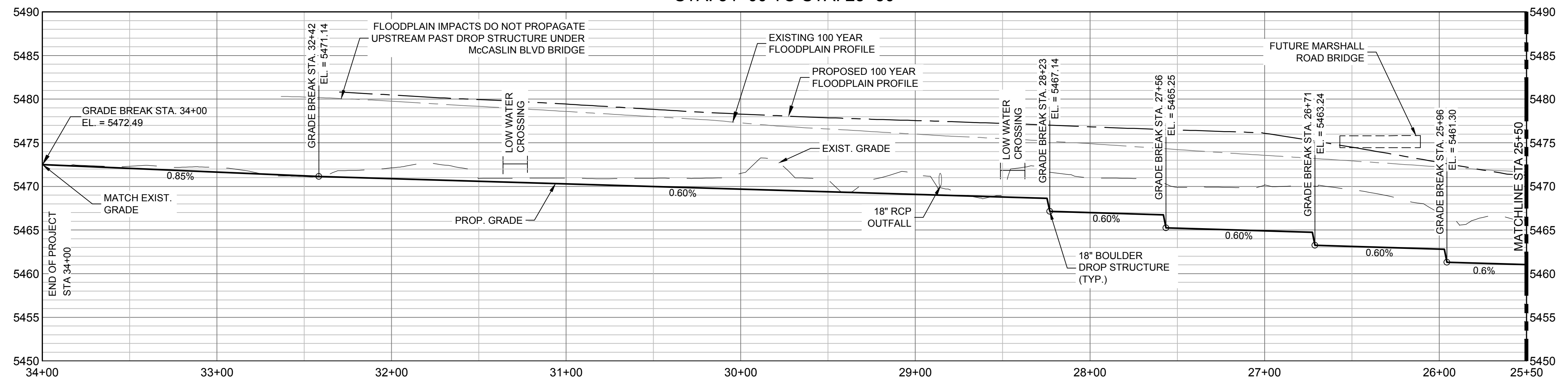
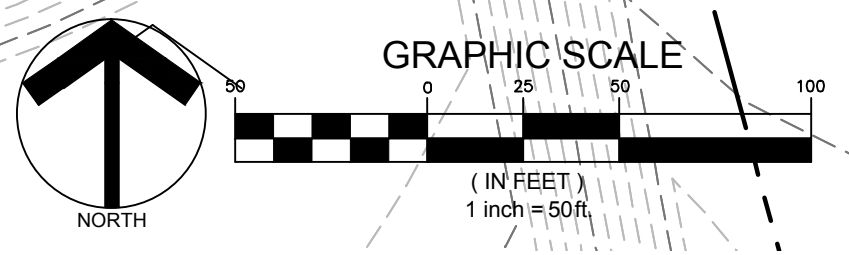


FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 16.854.001

<b>SUPERIOR TOWN CENTER FDP 1, PHASE 5 FOR COAL CREEK IMPROVEMENTS</b>				
TOWN OF SUPERIOR COLORADO				
<b>OVERALL SITE PLAN</b>				
DESIGNED BY:	IA	SCALE:	DATE ISSUED:	2016.10.03
DRAWN BY:	CV	HORIZ:	1"=50'	DRAWING No.
CHECKED BY:	IA	VERT:	N/A	SHEET
				2 OF 6
				LS-0



**SUPERIOR TOWN CENTER PROPOSED  
STA: 34+00 TO STA: 25+50**



REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
1	2016.11.01	FDP SUBMITTAL #1		BMM
2	2016.12.02	FDP SUBMITTAL #2		BMM

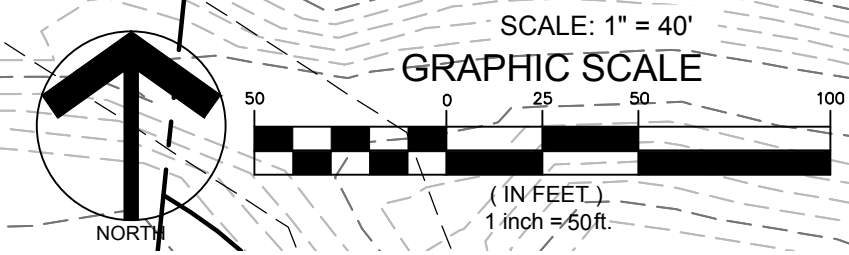
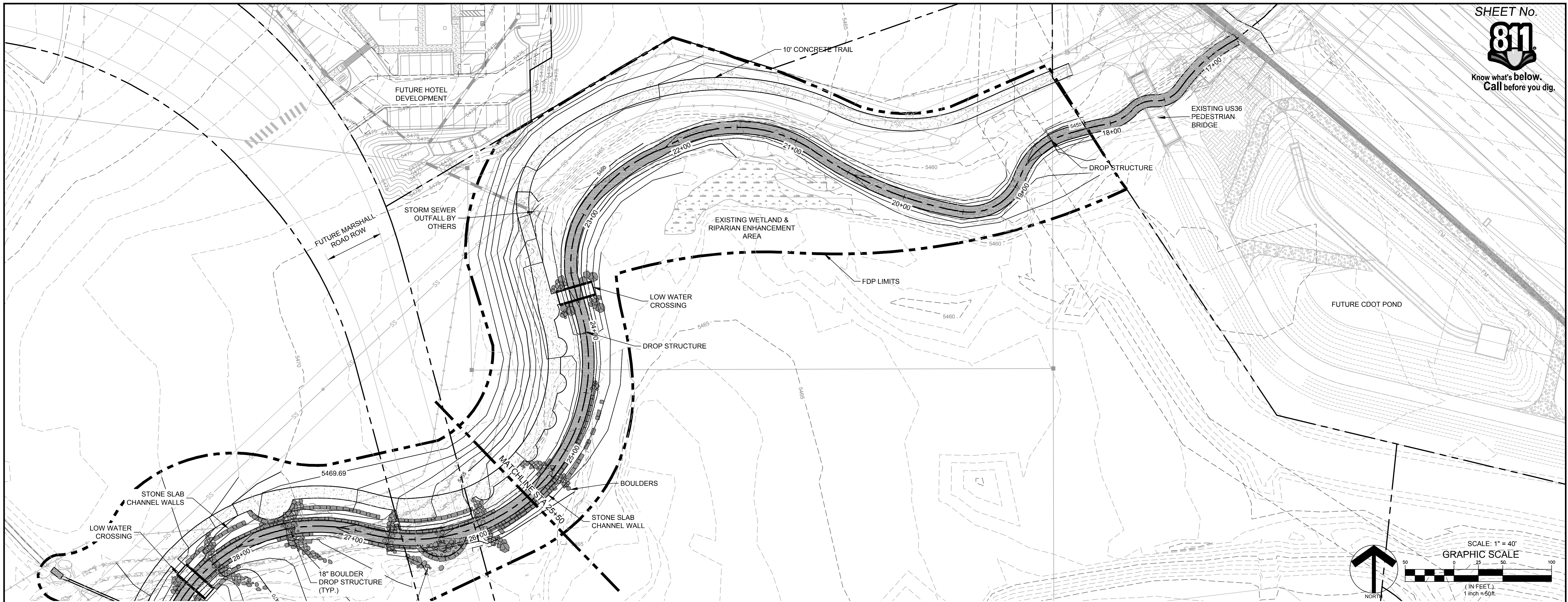
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SYMBOL KEY	
	FDP LIMIT LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PARCEL BOUNDARY
	LOW WATER CROSSINGS
	BOULDERS
	STONE SLAB CHANNEL WALLS
	PROPOSED WETLAND
	TRAIL

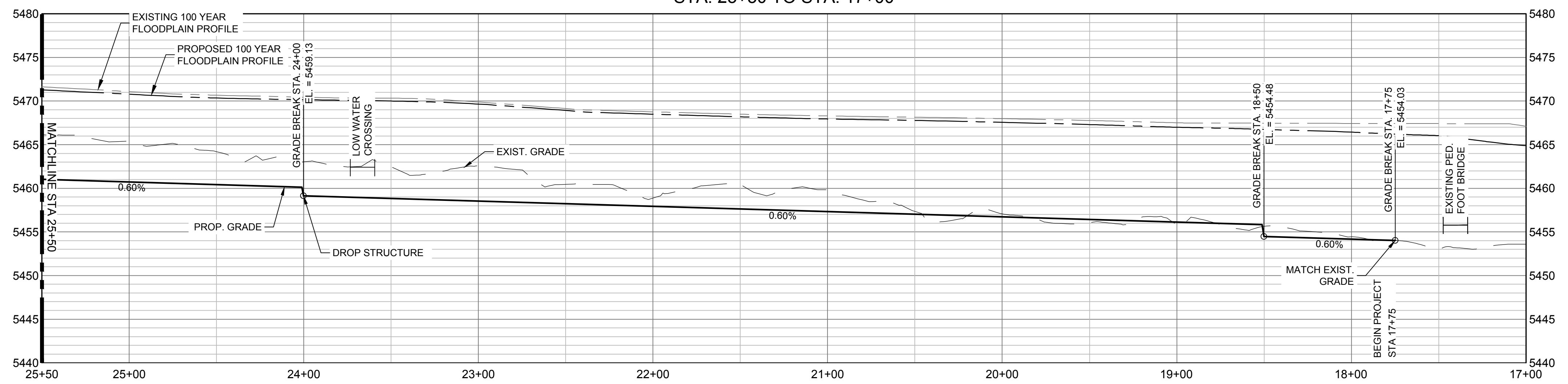
PREPARED BY:

**Matrix**  
DESIGN GROUP  
AN EMPLOYEE-OWNED COMPANY

SUPERIOR TOWN CENTER FDP 1, PHASE 5 FOR COAL CREEK IMPROVEMENTS				
TOWN OF SUPERIOR COLORADO				
CREEK PLAN AND PROFILE (WEST)				
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 16.854.001	DESIGNED BY: SDS DRAWN BY: BMM CHECKED BY: SDS	SCALE HORIZ 1"=40' VERT. 1"=8'	DATE ISSUED: 2016.10.03 3 OF 6	DRAWING No. C-1



SUPERIOR TOWN CENTER PROPOSED  
STA: 25+50 TO STA: 17+00



REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
1	2016.11.01	FDP SUBMITTAL #1		BMM
2	2016.12.02	FDP SUBMITTAL #2		BMM

No.	DATE	DESCRIPTION	BY
		REVISIONS	

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SYMBOL KEY	
	FDP LIMIT LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PARCEL BOUNDARY

SYMBOL KEY	
	LOW WATER CROSSINGS
	BOULDERS
	STONE SLAB CHANNEL WALLS
	PROPOSED WETLAND
	TRAIL

PREPARED BY:

MATRIX DESIGN GROUP  
AN EMPLOYEE-OWNED COMPANY

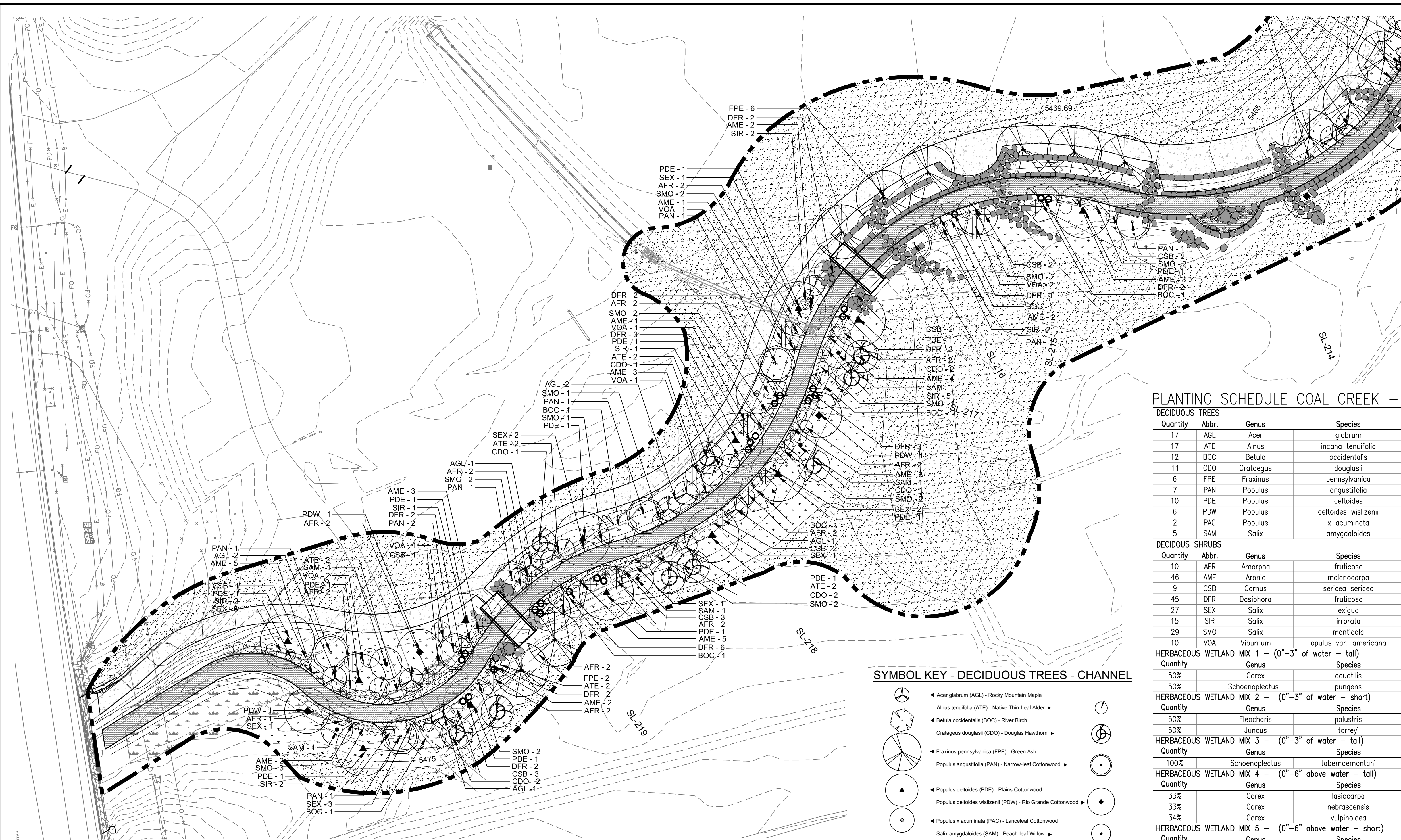
**SUPERIOR TOWN CENTER FDP 1, PHASE 5 FOR COAL CREEK IMPROVEMENTS**

TOWN OF SUPERIOR  
COLORADO

**CREEK PLAN AND PROFILE (EAST)**

DESIGNED BY:	SDS	SCALE:	1"=40'	DATE ISSUED:	2016.10.03	DRAWING No.	
DRAWN BY:	BMM	HORIZ:	1"=40'	SHEET:	4 OF 6		
CHECKED BY:	SDS	VERT:	1"=8'				C-2

FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 16.854.001



PLANTING SCHEDULE COAL CREEK - CHANNEL LANDSCAPE - WEST

DECIDUOUS TREES									
Quantity	Abbr.	Genus	Species	Common Name	Min. Size	Spacing	Notes		
17	AGL	Acer	glabrum	Rocky Mountain Maple	2-3" ht	as shown	FAC		
17	ATE	Alnus	incana tenuifolia	Native Thin-Leaf Alder	2-3" ht	as shown	FACU		
12	BOC	Betula	occidentalis	Water Birch	5 gal.	as shown	FACW		
11	CDO	Crataegus	douglasii	Douglas Hawthorn	6 ft clump	as shown	FAC, Native US, not CO		
6	FPE	Fraxinus	pennsylvanica	Green Ash	2" cal.	as shown	FACW		
7	PAN	Populus	angustifolia	Narrowleaf Cottonwood	2" cal.	as shown	FACW		
10	PDE	Populus	deltoides	Plains Cottonwood	2" cal.	as shown	FAC		
6	PDW	Populus	deltoides wislizenii	Rio Grande Cottonwood	3" cal.	as shown	B&B, FAC		
2	PAC	Populus	x acuminata	Lanceleaf Cottonwood	2" cal.	as shown	FAC		
5	SAM	Salix	amygdaloides	Peach-leaf Willow	5 gal.	as shown	FAC		

DECIDUOUS SHRUBS									
Quantity	Abbr.	Genus	Species	Common Name	Min. Size	Spacing	Notes		
10	AFR	Amorpha	fruticosa	False Indigo Bush	5 gal.	as shown	FACW		
46	AME	Aronia	melanocarpa	Black Chokeberry	5 gal.	3" o.c.	OBL		
9	CSB	Cornus	sericea sericea	Redosier Dogwood	5 gal.	as shown	FACW		
45	DFR	Dasiphora	fruticosa	Golden Hardtack	5 gal.	as shown	FACW		
27	SEX	Salix	exigua	Sandbar Willow	1 gal.	as shown	FACW		
15	SIR	Salix	irrorata	Blue Stem Willow	5 gal.	as shown	FACW		
29	SMO	Salix	monticola	Native Golden Willow	5 gal.	as shown	OBL		
10	VOA	Viburnum	opulus var. americana	Highbush Cranberry	5 gal.	as shown	FAC		

HERBACEOUS WETLAND MIX 1 - (0"-3" of water - tall)									
Quantity	Genus	Species	Common Name	Min. Size	Spacing	Notes			
50%	Carex	aquatilis	Water Sedge	plugs	12" O.C.	7 cu in, OBL			
50%	Schoenoplectus	pungens	Three Square Bulrush	plugs	12" O.C.	7 cu in, OBL			

HERBACEOUS WETLAND MIX 2 - (0"-3" of water - short)									
Quantity	Genus	Species	Common Name	Min. Size	Spacing	Notes			
50%	Eleocharis	palustris	Creeping Spike Rush	plugs	12" O.C.	7 cu in, OBL			
50%	Juncus	torreyi	Torrey's Rush	plugs	12" O.C.	7 cu in, FACW			

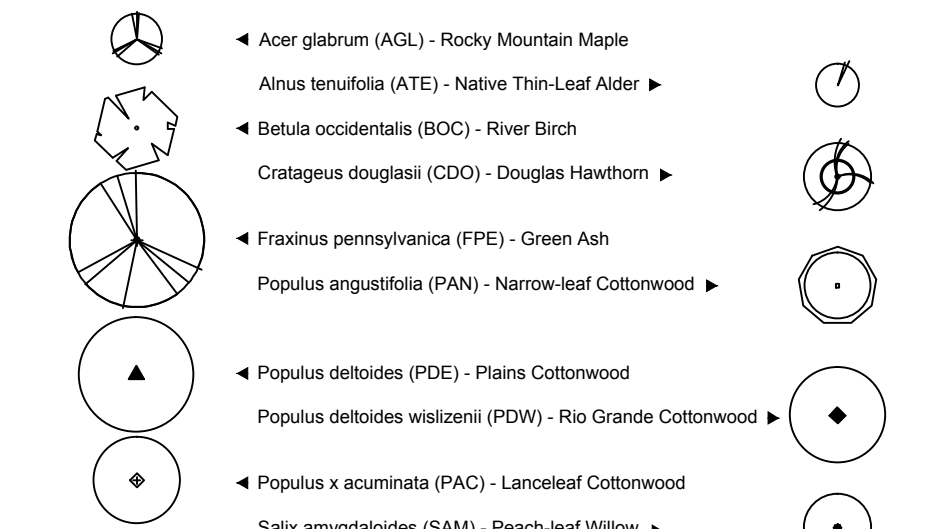
HERBACEOUS WETLAND MIX 3 - (0"-3" of water - tall)									
Quantity	Genus	Species	Common Name	Min. Size	Spacing	Notes			
100%	Schoenoplectus	tabernaemontani	Soft-stem Bulrush	plugs	18" O.C.	7 cu in, OBL			

HERBACEOUS WETLAND MIX 4 - (0"-6" above water - tall)									
Quantity	Genus	Species	Common Name	Min. Size	Spacing	Notes			
33%	Carex	lasiocarpa	Woolly Sedge	plugs	12" O.C.	7 cu in, OBL			
33%	Carex	nebrascensis	Nebraska Sedge	plugs	12" O.C.	7 cu in, OBL			
34%	Carex	vulpinoides	Fox Sedge	plugs	12" O.C.	7 cu in, FACW			

HERBACEOUS WETLAND MIX 5 - (0"-6" above water - short)									
Quantity	Genus	Species	Common Name	Min. Size	Spacing	Notes			
50%	Eleocharis	acicularis	Spike Rush	plugs	12" O.C.	7 cu in, OBL			
25%	Juncus	arcticus	Arctic Rush	plugs	12" O.C.	7 cu in, FACW			
25%	Juncus	confusus	Colorado Rush	plugs	12" O.C.	7 cu in, FACW			

HERBACEOUS WETLAND MIX 6 - (6"-18" above water - mixed)									
Quantity	Genus	Species	Common Name	Min. Size	Spacing	Notes			
25%	Asclepias	speciosa	Showy Milkweed	plugs	12" O.C.	7 cu in, FACW			
25%	Helianthus	maximilliani	Maximilian's Sunflower	plugs	12" O.C.	7 cu in, FACU			
50%	Spartina	pectinata	Prairie Cordgrass	plugs	12" O.C.	7 cu in, FACW			

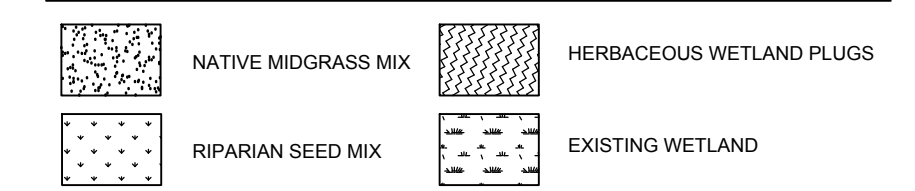
SYMBOL KEY - DECIDUOUS TREES - CHANNEL



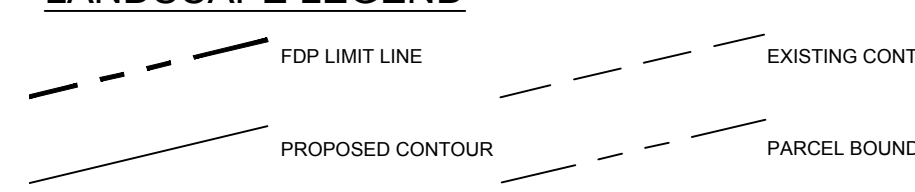
SYMBOL KEY - DECIDUOUS SHRUBS - CHANNEL



SYMBOL KEY - SEED & LANDSCAPE AREAS



LANDSCAPE LEGEND



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2	2016.12.02	FDP SUBMITTAL #2		JK

NO.	DATE	DESCRIPTION	BY

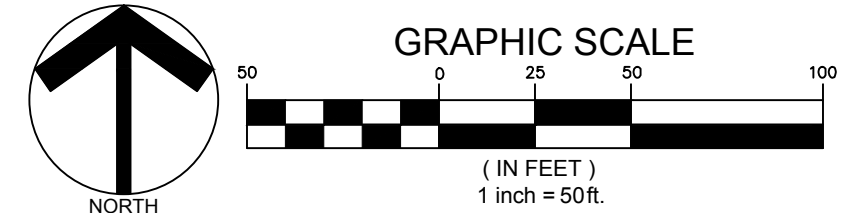
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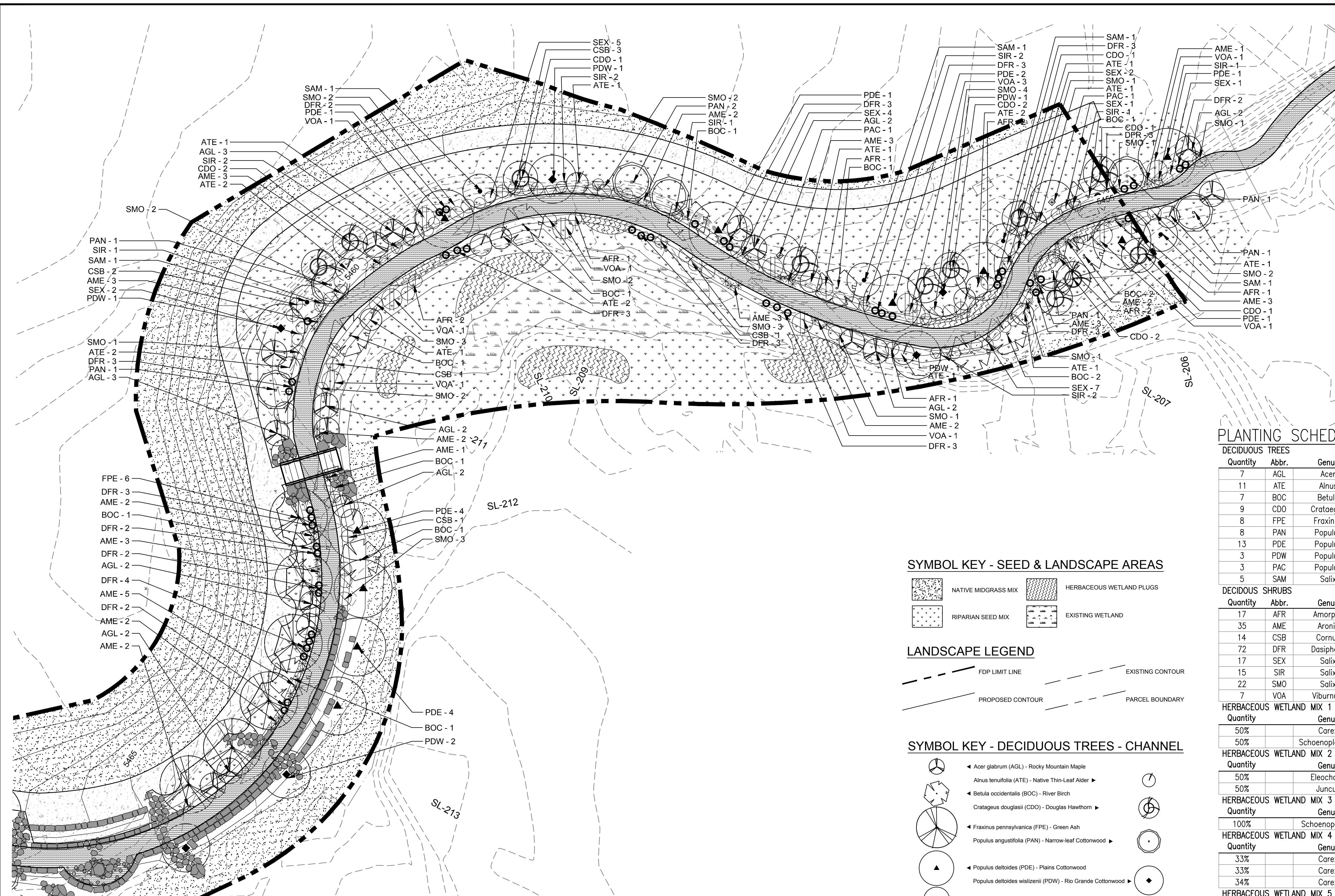
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CHECKED BY: IA	HORIZ: N/A	5 OF 6	

SUPERIOR TOWN CENTER FDP 1,  
 PHASE 5 FOR COAL CREEK IMPROVEMENTS  
 TOWN OF SUPERIOR  
 COLORADO  
 LANDSCAPE PLAN (WEST)

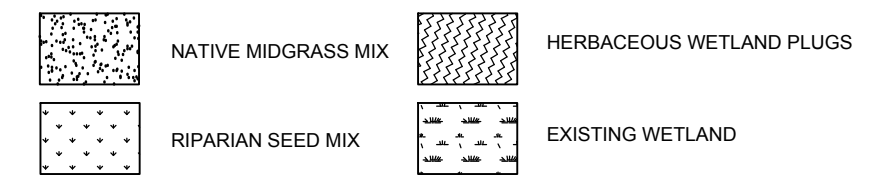




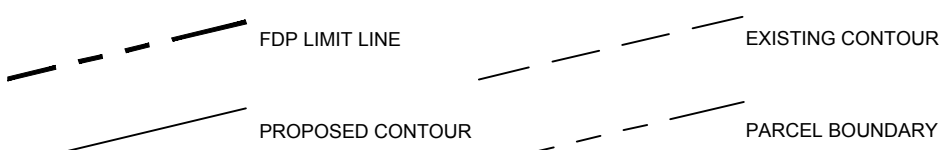
Know what's below.  
Call before you dig.



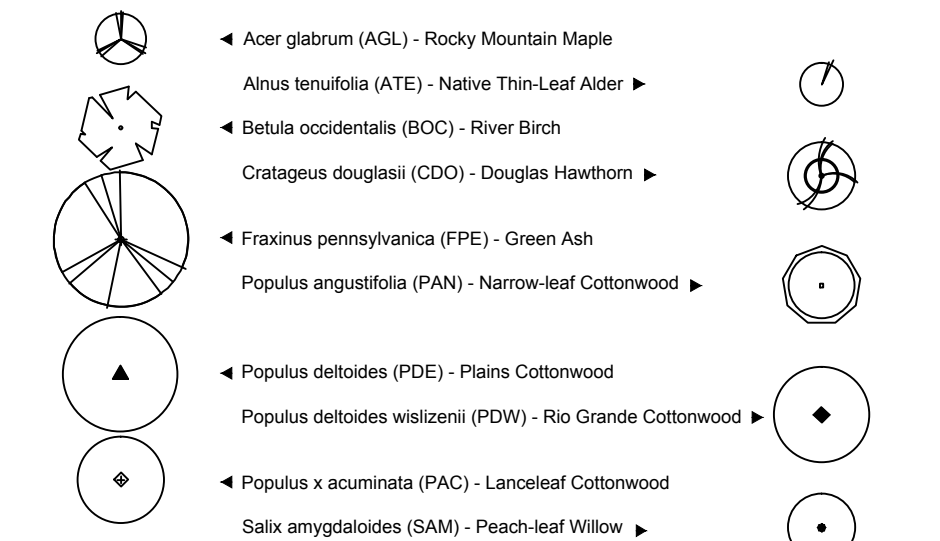
**SYMBOL KEY - SEED & LANDSCAPE AREAS**



**LANDSCAPE LEGEND**



**SYMBOL KEY - DECIDUOUS TREES - CHANNEL**

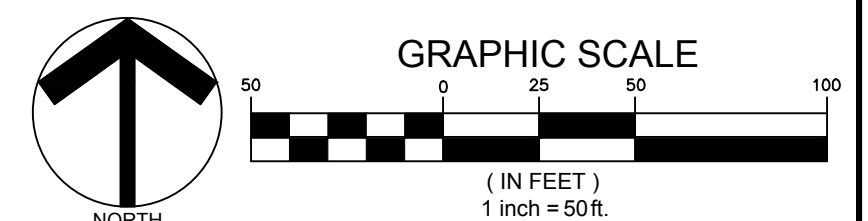


**SYMBOL KEY - DECIDUOUS SHRUBS - CHANNEL**



**PLANTING SCHEDULE COAL CREEK - CHANNEL LANDSCAPE - EAST**

DECIDUOUS TREES							
Quantity	Abbr.	Genus	Species	Common Name	Min. Size	Spacing	Notes
7	AGL	Acer	glabrum	Rocky Mountain Maple	2-3' ht	as shown	FAC
11	ATE	Alnus	incana tenuifolia	Native Thin-Leaf Alder	2-3' ht	as shown	FACU
7	BOC	Betula	occidentalis	Water Birch	5 gal.	as shown	FACW
9	CDO	Crataegus	douglasii	Douglas Hawthorn	6 ft clump	as shown	FAC, Native US, not CO
8	FPE	Fraxinus	pennsylvanica	Green Ash	2" cal.	as shown	FACW
8	PAN	Populus	angustifolia	Narrowleaf Cottonwood	2" cal.	as shown	FACW
13	PDE	Populus	deltoides	Plains Cottonwood	2" cal.	as shown	FAC
3	PDW	Populus	deltoides wislizenii	Rio Grande Cottonwood	3" cal.	as shown	B&B, FAC
3	PAC	Populus	x acuminata	Lanceleaf Cottonwood	2" cal.	as shown	FAC
5	SAM	Salix	amygdaloides	Peach-leaf Willow	5 gal.	as shown	FAC
DECIDUOUS SHRUBS							
Quantity	Abbr.	Genus	Species	Common Name	Min. Size	Spacing	Notes
17	AFR	Amorpha	fruticosa	False Indigo Bush	5 gal.	as shown	FACW
35	AME	Aronia	melanocarpa	Black Chokeberry	5 gal.	3" o.c.	OBL
14	CSB	Cornus	sericea sericea	Redosier Dogwood	5 gal.	as shown	FACW
72	DFR	Dasiphora	fruticosa	Golden Hardhack	5 gal.	as shown	FACW
17	SEX	Salix	exigua	Sandbar Willow	1 gal.	as shown	FACW
15	SIR	Salix	irrorata	Blue Stem Willow	5 gal.	as shown	FACW
22	SMO	Salix	monticola	Native Golden Willow	5 gal.	as shown	OBL
7	VOA	Viburnum	opulus var. americana	Highbush Cranberry	5 gal.	as shown	FAC
HERBACEOUS WETLAND MIX 1 - (0"-3" of water - tall)							
Quantity	Genus	Species	Common Name	Min. Size	Spacing		
50%	Carex	aquatilis	Water Sedge	plugs	12" O.C.	7 cu in,	OBL
50%	Schoenoplectus	pungens	Three Square Bulrush	plugs	12" O.C.	7 cu in,	OBL
HERBACEOUS WETLAND MIX 2 - (0"-3" of water - short)							
Quantity	Genus	Species	Common Name	Min. Size	Spacing		
50%	Eleocharis	palustris	Creeping Spike Rush	plugs	12" O.C.	7 cu in,	OBL
50%	Juncus	torreyi	Torrey's Rush	plugs	12" O.C.	7 cu in,	FACW
HERBACEOUS WETLAND MIX 3 - (0"-3" of water - tall)							
Quantity	Genus	Species	Common Name	Min. Size	Spacing		
100%	Schoenoplectus	tabernaemontani	Soft-stem Bulrush	plugs	18" O.C.	7 cu in,	OBL
HERBACEOUS WETLAND MIX 4 - (0"-6" above water - tall)							
Quantity	Genus	Species	Common Name	Min. Size	Spacing		
33%	Carex	lasiocarpa	Woolly Sedge	plugs	12" O.C.	7 cu in,	OBL
33%	Carex	nebrascensis	Nebraska Sedge	plugs	12" O.C.	7 cu in,	OBL
34%	Carex	vulpinoidea	Fox Sedge	plugs	12" O.C.	7 cu in,	FACW
HERBACEOUS WETLAND MIX 5 - (0"-6" above water - short)							
Quantity	Genus	Species	Common Name	Min. Size	Spacing		
50%	Eleocharis	acicularis	Spike Rush	plugs	12" O.C.	7 cu in,	OBL
25%	Juncus	arcticus	Arctic Rush	plugs	12" O.C.	7 cu in,	FACW
25%	Juncus	confusus	Colorado Rush	plugs	12" O.C.	7 cu in,	FACW
HERBACEOUS WETLAND MIX 6 - (6"-18" above water - mixed)							
Quantity	Genus	Species	Common Name	Min. Size	Spacing		
25%	Asclepias	speciosa	Showy Milkweed	plugs	12" O.C.	7 cu in,	FACW
25%	Helianthus	maximilliani	Maximilian's Sunflower	plugs	12" O.C.	7 cu in,	FACU
50%	Spartina	pectinata	Prairie Cordgrass	plugs	12" O.C.	7 cu in,	FACW



REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION	BY
1	2016.11.01	FDP SUBMITTAL #1		JK
2	2016.12.02	FDP SUBMITTAL #2		JK

COMPUTER FILE MANAGEMENT
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CTB FILE: ---
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PREPARED BY:  
**Matrix**  
DESIGN GROUP  
AN EMPLOYEE-OWNED COMPANY

**SUPERIOR TOWN CENTER FDP 1,  
PHASE 5 FOR COAL CREEK IMPROVEMENTS**

TOWN OF SUPERIOR  
COLORADO

**LANDSCAPE PLAN (EAST)**

FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 16.854.001

DESIGNED BY: IA SCALE: 1"=30'  
DRAWN BY: CV HORIZ: 1"=30'  
CHECKED BY: IA VERT: N/A SHEET: 6 OF 6

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