

PLANNED DEVELOPMENT AMENDMENT DISCOVERY OFFICE PARK

LAND USE TABLE

GROSS PROJECT AREA:	22.37 ACRES	
BUILDING PROGRAM		
EXIST. BLDG. #1, OFFICE	35,550 SF	
PROPOSED BLDG. #5, OFFICE	51,000 SF	
PROPOSED BLDG. #6, OFFICE	30,000 SF	
PROPOSED BLDG. #7, OFFICE	31,000 SF	
PROPOSED BLDG. #8, OFFICE	20,000 SF	
TOTAL OFFICE*	167,550 SF	

PROPOSED FLEX BLDG. #2
BUILDING #2 IS NOT INCLUDED IN THE TOTAL, BUT WILL BE INCLUDED WITH A LATER PDA OR FDP. TOTAL BUILDING COVERAGE FOR THIS BUILDING MUST COMPLY WITH STIPULATIONS OF TOWN OF SUPERIOR ORDINANCE O-3, SERIES 2014.

PROPOSED RESID. GROUP #3	10 UNITS
PROPOSED RESID. GROUP #4	12 UNITS
TOTAL RESID.:	22 UNITS

BREAKDOWN		
PROPOSED BUILDING COVERAGE:	85,624 SF	1.95 ACRES 8.8%
EXIST. BLDG. #1, OFFICE	13,965 SF	
PROPOSED RESID. GROUP #3	10,400 SF	
PROPOSED RESID. GROUP #4	12,480 SF	
PROPOSED BLDG. #5, OFFICE	17,033 SF	
PROPOSED BLDG. #6, OFFICE	10,086 SF	
PROPOSED BLDG. #7, OFFICE	10,775 SF	
PROPOSED BLDG. #8, OFFICE	10,885 SF	

OPEN SPACE: (includes landscaped areas, walkways, islands, plazas, etc.)	642,945 SF	14.77 ACRES 66%
PAVED AREA (Parking, Drives and Discovery Parkway*)	245,868 SF	5.65 ACRES 25.2%
TOTAL:	974,437 SF	22.37 ACRES 100%

COMMERCIAL PARKING DATA		
EXISTING GROSS FLOOR AREA:	35,550 SF	
PROPOSED GROSS FLOOR AREA:	132,000 SF	
TOTAL GROSS FLOOR AREA:	167,550 SF	

PARKING RATIO:	1 / 330 SF OF GFA
REQUIRED PARKING*:	508

REQUIRED PARKING REDUCTIONS:

UP TO 20% REDUCTION IN PARKING IS ALLOWED IF SUPPORTED BY AN APPROVED SHARED PARKING ANALYSIS/TRAVEL DEMAND MANAGEMENT PROGRAM

COMMERCIAL PARKING PROVIDED:		
EXISTING PARKING (BUILDING FIT)	134	
TOTAL PROPOSED # PARKING SPACES*	278	
TOTAL # OF SPACES**	412	

BIKE PARKING PROVIDED (15% OF TOTAL PARKING SPACES)	62
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RESIDENTIAL PARKING DATA		
1.5 SPACES / 1 BR. UNIT & STUDY		
2 SPACES / 2 BR. UNIT		
3 SPACES / 3 BR. UNIT	22	68
2S SPACE FOR EACH UNIT / VISITOR'S PARKING	22	6
TOTAL RESIDENTIAL PARKING**:		72

ESTIMATED WATER USAGE:		
0.029 MGD	Average Day	
0.073 MGD	Maximum Day	
0.116 MGD	Peak Hour	
2,550 GPM	Max Day + Fire Flow	

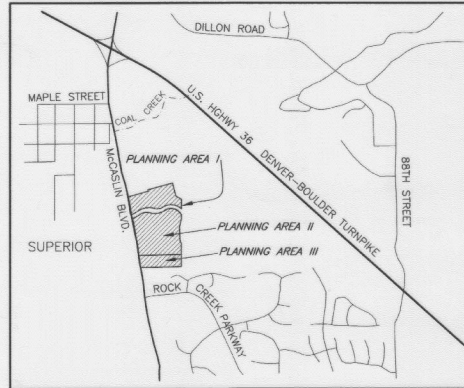
ESTIMATED SEWER USAGE:		
0.041 MGD	Average Day	
0.122 MGD	Peak Hour	

* BUILDING #2 IS NOT INCLUDED IN THE TOTAL CALCULATIONS, BUT WILL BE INCLUDED WITH A LATER PDA OR FDP

GENERAL NOTES

- BACK-OUT DRIVES, AS DEFINED IN THE TOWN'S TRANSPORTATION PLAN, SHALL NOT BE PERMITTED ALONG DISCOVERY PARKWAY.
- TRAFFIC CALMING MEASURES SHALL BE INCORPORATED ON THE DOWNGRADE CROSSING ON DISCOVERY PARKWAY FROM DISCOVERY OFFICE PARK TO SUPERIOR TOWN CENTER.
- ALL LIGHTING FOR STREETS, PEDESTRIAN WALKWAYS AND LANDSCAPING SHALL BE LED LIGHTING.
- SURFACE PARKING LOTS LOCATED IN THE DISCOVERY OFFICE PARK SHALL BE SCREENED FROM MCCASLIN BOULEVARD OR FROM THE REAR PROPERTY LINES OF RESIDENCES IN ROCK CREEK RANCH WITH BERMS AND VEGETATION.
- THERE SHALL BE NO ENCROACHMENTS BY DECKS, PATIOS, ARCHITECTURAL ELEMENTS OR SIMILAR ITEMS INTO THE SETBACKS ON RESIDENTIAL LOTS.

A PARCEL OF LAND BEING A PORTION OF THE DISCOVERY OFFICE PARK, A MINOR SUBDIVISION PLAT RECORDED JANUARY 24, 2002 AS RECEPTION NO. 2248577 OF THE RECORDS OF BOULDER COUNTY, SITUATE IN THE SOUTHWEST QUARTER OF SECTION NINETEEN (19) AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION NINETEEN (19), AND ALSO BEING INCLUSIVE OF PORTIONS OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION NINETEEN (19), ALL IN TOWNSHIP ONE SOUTH (T.1S.), RANGE SIXTY-NINE WEST (R.69W.), SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF BOULDER, STATE OF COLORADO
22.37 ACRES, MORE OR LESS



VICINITY MAP
NOT TO SCALE

PROPERTY OWNERS:
Aweida Properties, Inc.,
a Colorado Corporation
500 Discovery Parkway, Suite 300
Superior, Colorado 80027
(303) 684-9520
Contact: Dan Aweida

RC Superior LLC
12275 S. El Camino Real, Suite 100
San Diego, CA 92130
Attn: Rand Goodson

CIVIL ENGINEER:
Civil Resources, LLC
323 5th Street, P.O. Box 680
Frederick, Colorado 80530
(303) 833-1416/2003
Contact: Jim Brzostowicz

LANDSCAPE ARCHITECT:
MIG, LLC
4696 BROADWAY ST.
Boulder, Colorado 80304
(303) 444-1598
Contact: Angie Hulsebus

ARCHITECT:
Bray Architecture, Inc.
1300 Yellow Pine Ave. Unit C
Boulder, Colorado 80304
(303) 444-1598
Contact: Jim Bray

SURVEYOR:
King Surveying
650 E. Garden Drive
Windsor, Colorado 80550
(970) 686-5011
Contact: Steve Lund, PLS

SCHEDULE OF USES

THE CONCEPTUAL USE FOR THIS PARCEL IS OFFICE PARK WITH RESIDENTIAL USES. THE ZONING IS PLANNED DEVELOPMENT, AND GENERALLY FOLLOWS THE BUSINESS OFFICE ZONE GUIDELINES WAADITION OF RESIDENTIAL USES.

PERMITTED USES:
PROFESSIONAL AND BUSINESS OFFICES, RETAIL BUSINESS, RESTAURANT (NO DRIVE-THROUGH ALLOWED), COMMERCIAL RECREATION FACILITY, DENTAL OR MEDICAL CLINICS, PUBLIC AND GOVERNMENTAL FACILITIES, UTILITIES, PARK AND RECREATION AREAS AND RESIDENTIAL USES

NO OTHER USES WILL BE PERMITTED WITHOUT THE APPROVAL OF THE TOWN OF SUPERIOR. ANY USES AND/OR DEVELOPMENT STANDARDS NOT SPECIFICALLY ADDRESSED HEREIN BY THE DISCOVERY OFFICE PARK PLANNED DEVELOPMENT SHALL BE SUBJECT TO AND DETERMINED BY THE MOST CURRENT PROVISIONS OF THE TOWN OF SUPERIOR LAND USE CODE.

SCHEDULE OF REQUIREMENTS

Maximum Building Height:	40' - Commercial 32' - Residential
Maximum number of stories:	3 (3 proposed)
Maximum Floor Area Ratio:	1.5 (3 proposed)

Building Setbacks:	
From Major Arterial:	50' min.
From Minor Collector:	25' min.
From Inland Property Lines:	10'
From Rear Property lines:	15'

Minimum Separation Between Freestanding Buildings:	
Parking Required:	1 space/330 S.F.
Office parking:	1.5 spaces/1 BR unit 2 spaces/2 BR unit 3 spaces/3 BR unit
Residential parking:	25 space for each unit / visitor's parking

Parking Setbacks:	
From all Arterial R.O.W.:	20' min.
From Other Public ROW:	10' min.
From Other Land Uses:	10' min.
From Private Drives & Walkways:	10' min.

Typical Parking Stall:	
Typical Handicap Space:	13' x 19' (includes aisle)
Typical Van Accessible Space:	16' x 18'
Typical Parking Aisle:	24' wide
Internal Drives:	
24' min. Rowline to flowline	Except at Landscaped median island - 10' min.

Effective min. walkway width:	
5' min.	(access to buildings, around the lake, along public and private drives and in Open Space)
Minimum Landscaped Open Space:	
30%	(62.8% proposed)

SHEET INDEX

- COVER SHEET
- SITE PLAN AND PROJECT NARRATIVE
- GRADING PLAN
- MASTER UTILITY PLAN
- DRAINAGE PLAN
- DISCOVERY PARKWAY PLAN AND PROFILE
- EXISTING VEGETATION INVENTORY
- LANDSCAPE PLAN
- PLANT LIST, NOTES, AND DETAILS
- ARCHITECTURAL CHARACTER
- SITE DETAILS

OWISE: RC SUPERIOR, LLC, a Delaware limited liability company
By: Superior Town Center ASL VI Holdings, LLC, a Delaware limited liability company, its sole member

By: Aweida Strategic Land Investors VII, L.L.P., a Delaware limited liability limited partnership, its sole member

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

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

Executed this 7th day of July, 2015

By: *Marvin Shapiro*

Name: *Marvin Shapiro* Title: *President*

NOTARIAL CERTIFICATE
STATE OF *Florida*
COUNTY OF *Orange*

The foregoing certificate of dedication and ownership was acknowledged before me this 7th day of July, 2015, by *Marvin Shapiro*

My commission expires *May 2, 2018*

Paula (SEAL)
NOTARY PUBLIC



OWISE: AMEIDA PROPERTIES INC.

Executed this 13th day of July, 2015

By: *Neil Aweida*

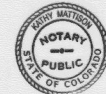
Name: *Neil Aweida* Title: *Vice President*

NOTARIAL CERTIFICATE
STATE OF *Colorado*
COUNTY OF *Boulder*

The foregoing certificate of dedication and ownership was acknowledged before me this 13th day of July, 2015, by *Neil Aweida*

My commission expires *12/2/2016*

Neil Aweida (SEAL)
NOTARY PUBLIC



TOWN BOARD OF TRUSTEES' CERTIFICATE

Approved by the Town Board of the Town of Superior, State of Colorado.

Witness my hand the corporate seal of the Town of Superior this 15th day of July, 2015.

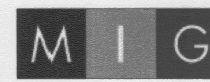
Attest: *Phyllis L. Barkin* Mayor
Clint Tolson Mayor



TOWN CLERK'S CERTIFICATE

I hereby certify that this instrument as approved by Resolution/Ordinance No. 0-3, Series 2015, was filed in my office on the 23rd day of July, 2015, at 10:00 o'clock A.M.

Phyllis L. Barkin
Town Clerk



SUBMITTALS:
02-18-2014
04-07-2014
05-21-2014
10-13-14
01-14-15

Memo of Record
Recording # 0346550
August 12, 2015

PLANNED DEVELOPMENT AMENDMENT DISCOVERY OFFICE PARK

PROJECT NARRATIVE

OVER THE LAST YEAR, THE PROPERTY OWNERS HAVE OBSERVED THE PROPOSED DEVELOPMENT OF THE NEW SUPERIOR TOWN CENTER AND ARE NOW PLEASED TO OFFER THIS PORTION OF DEVELOPMENT TO INTEGRATE THE TWO DEVELOPMENTS TOGETHER FOR THE BENEFIT OF THE ENTIRE TOWN.

THE PRIMARY CHANGE FROM PREVIOUS APPROVALS AT THE SITE STEM FROM A REVISED ROADWAY CONNECTION AT DISCOVERY PARKWAY. THIS RE-ALIGNMENT IS NECESSARY TO WORK WITH THE PROPOSED NETWORK AND GRADING PROPOSED BY THE TOWN CENTER AND IS KEY TO A SUCCESSFUL NETWORK OF ROADWAYS. THE REVISED ALIGNMENT WILL REQUIRE CHANGES TO THE PREVIOUSLY APPROVED BUILDING LOCATIONS AND IT ALTERS THE GRADING IN THE SURROUNDING AREAS.

THE OWNERS HAVE TAKEN THIS OPPORTUNITY TO REVISIT THE PROPOSED USES AND BETTER RESPOND TO THE TOWN CENTER DEVELOPMENT IN WAYS THAT WILL BETTER SERVE THE COMMUNITY.

ANNEXATION:

THE SOUTHERN PORTION OF THE PROPERTY HAS BEEN EXPANDED TO INCLUDE THE WEINSTEIN PROPERTY AS WELL AS SEVERAL LAND SWAPS AT THE NORTHERN AND EASTERN BOUNDARIES WITH THE TOWN CENTER. THIS FORMS A COHESIVE PARCEL THAT ALLOWS FOR AN EXPANSION OF THE OFFICE PARK AND COMPLETES A MISSING TOOTH IN THE TOWN'S INCORPORATION AS ALL SURROUNDING PROPERTY IS CURRENTLY ANNEXED. THE WEINSTEIN PARCEL IS CURRENTLY UNINCORPORATED AND IS REQUESTED TO BE ANNEXED INTO THE TOWN. THE AWEIDA FAMILY IS CURRENTLY UNDER CONTRACT ON THE PROPERTY AND WILL FINALIZE UPON APPROVAL OF THE PD.

NORTH OF DISCOVERY PARKWAY:

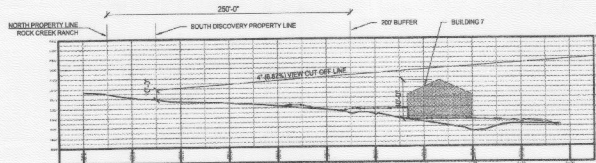
THE DEVELOPMENT AT THE NORTHERN BOUNDARY OF DISCOVERY IS NOW SERVED BY THE MARSHALL ROAD EXTENSION AND STREET THREE, AND FITS INTO THE NEW TOWN CENTER GRID. THE NORTHERN / LOWER FLEX BUILDING #2 WOULD BE LIMITED TO COMMERCIAL AND/OR RESIDENTIAL USES AND WILL BE THE LAST PARCEL TO BE DEVELOPED SO AS TO BETTER RESPOND TO TOWN CENTER DEVELOPMENT. BUILDING #2 WILL CONFORM TO STC DESIGN GUIDELINES FOR BOTH THE BUILDING AND THE PROPERTY DEVELOPMENT. ADDITIONALLY, WE ARE PROVIDING A PEDESTRIAN PATH UP THE HILL THAT CONNECTS TO DISCOVERY BETWEEN NEW DUPLEX RESIDENTIAL BUILDINGS. THESE NEW RESIDENTIAL UNITS WOULD PROVIDE EXCEPTIONAL VIEWS AND BE AN IDEAL USE ON THE STEEP HILLSIDE; MORE SO THAN THE PREVIOUSLY PROPOSED OFFICE BUILDINGS. THE DUPLEXES ALLOW FOR VIEWS BETWEEN THE BUILDINGS AND ARE STEPPED BACK TO THE SOUTH TO REDUCE THEIR SCALE @ THE NORTHERN EXPOSURE.

SOUTH OF DISCOVERY PARKWAY:

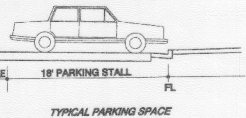
WITH THE LARGER ACREAGE, A LAKE HAS BEEN ADDED AT THE CENTER OF THE OFFICE BUILDINGS. THIS LAKE REPLACES THE PREVIOUS ONE, WHICH WAS REMOVED BY PROPERTY OWNER, AND WOULD BE AN AMENITY TO THE PEDESTRIAN TRAIL SYSTEM AND OPEN SPACE. THIS CAN ALSO OFFER WATER RETENTION FOR THE TOWN AND WOULD SERVE AS DETENTION FOR A PORTION OF THE DEVELOPMENT. THE OFFICE PARK ARCHITECTURE WOULD BE SIMILAR TO THE EXISTING DEVELOPMENT. THIS PROVIDES LARGER SELECTIONS FOR CORPORATE OFFICE SPACE IN THE AREA, WHICH CURRENTLY HAVE LIMITED AVAILABILITY IN THE COUNTY. THE OFFICE PARK OPEN SPACE HAS BEEN PRESERVED TO THE SOUTHERN BUFFER WITH ROCK CREEK, AND PROPOSED BUILDING HEIGHTS WOULD MEET THE VIEW CORRIDOR REQUIREMENTS.

THE PROPOSED DEVELOPMENT SERVES THE COMMUNITY BY LINKING THE ROADWAY / PEDESTRIAN OPEN SPACE NETWORKS THAT ARE OTHERWISE UNDERSERVED AND ARE CUT OFF FROM THE NEW TOWN CENTER DEVELOPMENT WHILE THE PROPOSED USES COMPLEMENT THE TOWN CENTER DEVELOPMENT AND EXPAND THE ALREADY APPROVED OFFICE PARK.

THE ENTIRE DEVELOPMENT WILL BE MAINTAINED UNDER ONE, THE CURRENT, OWNERSHIP. THE PEDESTRIAN WALK WAYS AND ROADWAYS WILL ALLOW PUBLIC ACCESS.

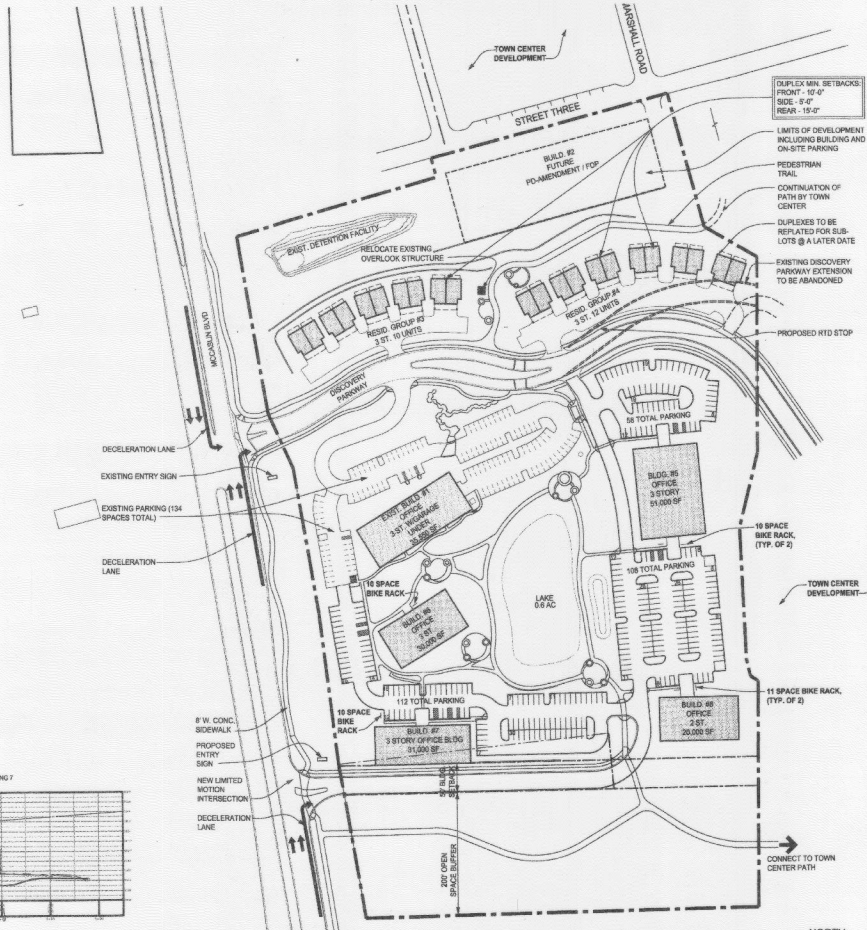


SITE SECTION

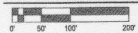


TYPICAL PARKING SPACE

NOTE: ALL LANDSCAPING IMPROVEMENTS AND OPEN SPACE INCLUDING RETAINING WALLS LOCATED WITHIN THE McCASLIN BLVD. R.O.W. ARE TO BE MAINTAINED BY THE DISCOVERY OFFICE PARK OWNERS ASSOCIATION. ANY DAMAGE TO LANDSCAPING AND/OR RETAINING WALLS RESULTING FROM NORMAL UTILITY OR OTHER WORK IN THE R.O.W. WILL BE THE RESPONSIBILITY OF THE DISCOVERY OFFICE PARK OWNERS ASSOCIATION TO REPAIR.



SITE PLAN

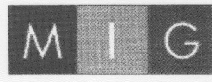


LAND USE TABLE

GROSS PROJECT AREA:	22.37 ACRES		
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SUBMITTALS:
02-18-2014
04-07-2014
08-21-2014
10-15-14
01-14-15



PLANNED DEVELOPMENT AMENDMENT DISCOVERY OFFICE PARK



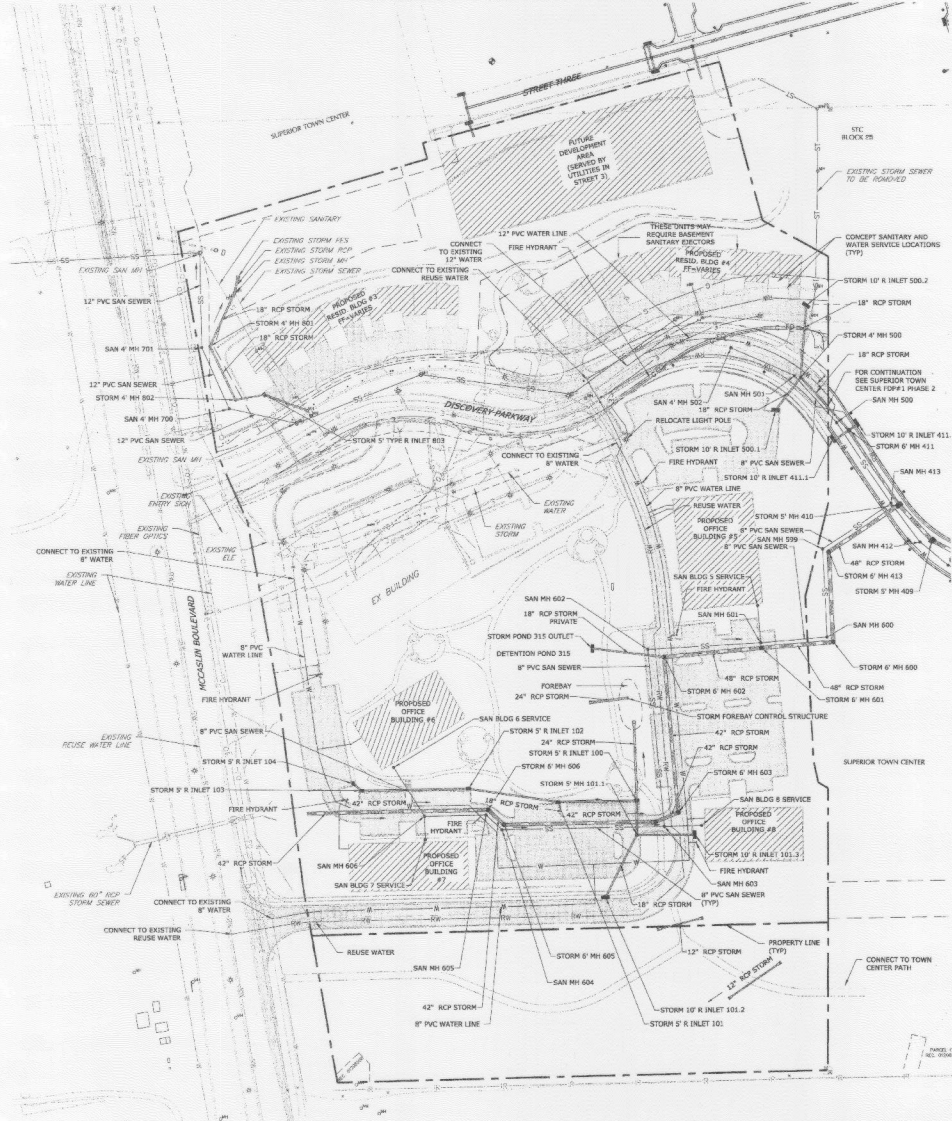
LEGEND:

	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	EXISTING MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	PROPOSED MAJOR CONTOURS

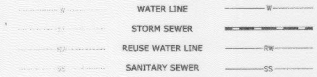
SUBMITTALS:
 03-18-2014 1ST DRAFT
 04-07-2014 TOWN COMMENTS
 10-10-2014 TECHNICAL CORRECTIONS
 12-09-2014 COMMENTS
 01-14-2015 TECHNICAL CORRECTIONS



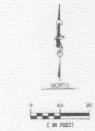
PLANNED DEVELOPMENT AMENDMENT DISCOVERY OFFICE PARK



UTILITY LEGEND



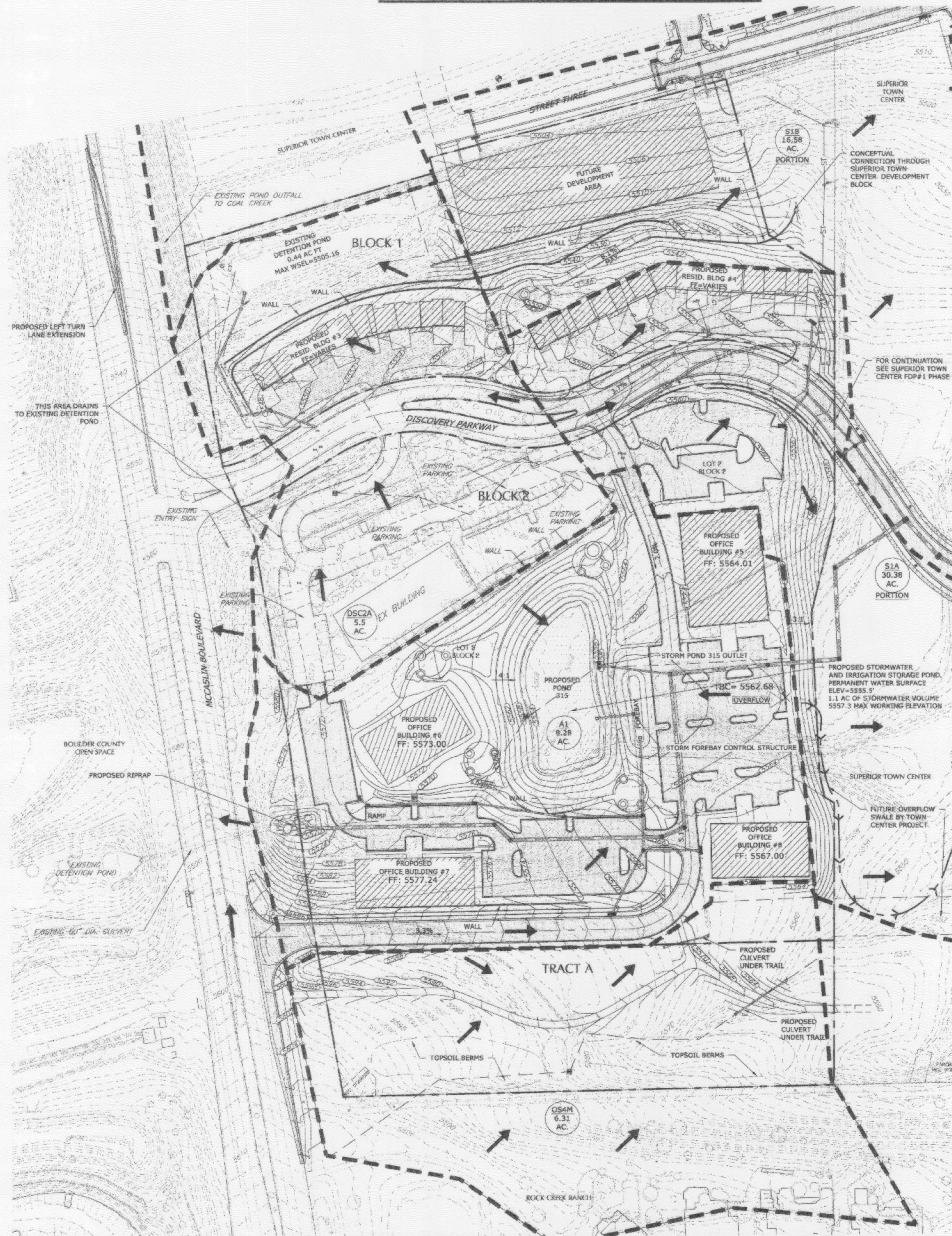
NOTE:
UTILITY SERVICES FOR INDIVIDUAL BUILDING UNITS WILL BE DETERMINED BY FUTURE FOP'S.



SUBMITTALS:
 02-18-2014 1ST DRAFT
 04-07-2014 TOWN COMMENTS
 10-10-2014 TECHNICAL CORRECTIONS
 12-08-2014 COMMENTS
 01-14-2015 TECHNICAL CORRECTIONS

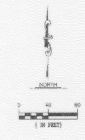


PLANNED DEVELOPMENT AMENDMENT DISCOVERY OFFICE PARK

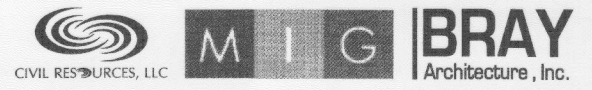


LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED CATCH CURB

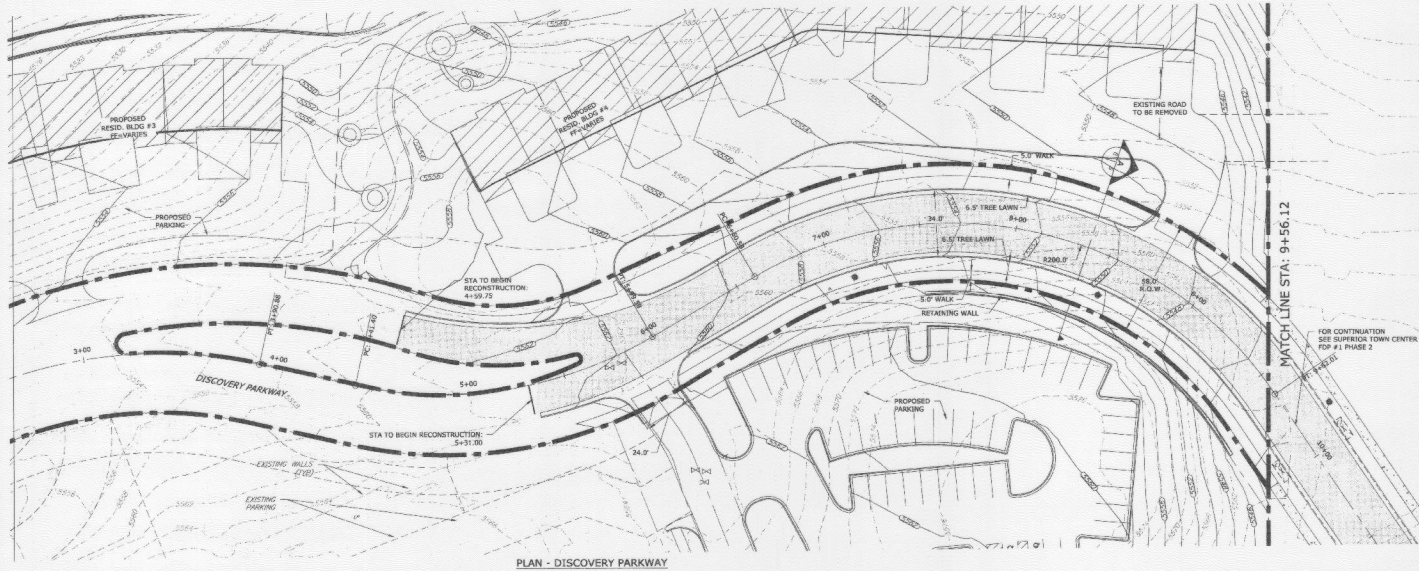


SUBMITTALS:
 03-18-2014 1ST DRAFT
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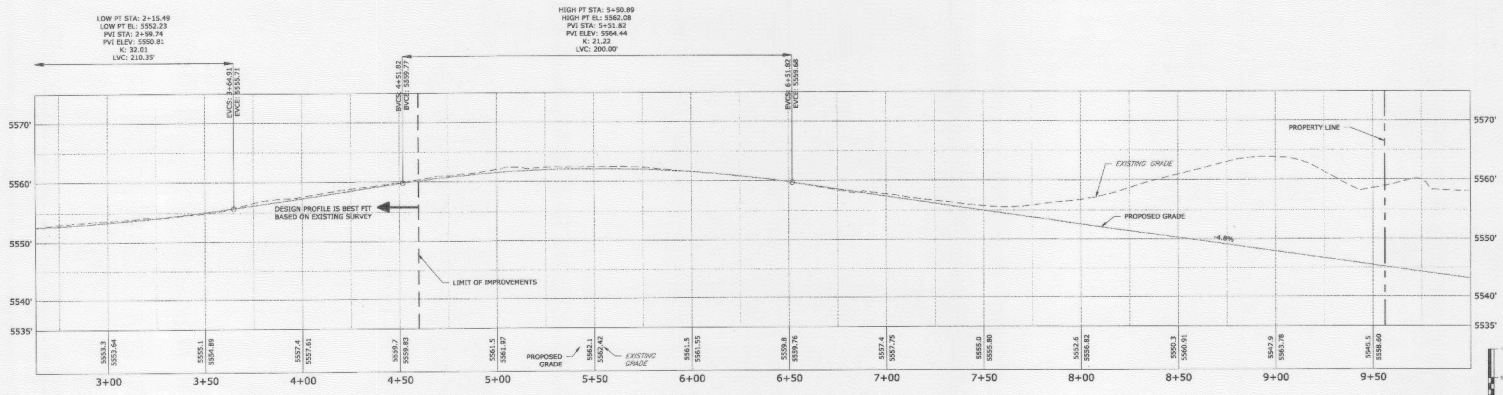


DRAINAGE PLAN - SHEET 5 OF 11

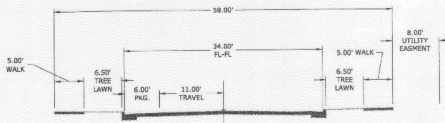
PLANNED DEVELOPMENT AMENDMENT DISCOVERY OFFICE PARK



PLAN - DISCOVERY PARKWAY



ROADWAY DESIGN CLASSIFICATION: LOCAL STREET
DESIGN SPEED: 30 MPH



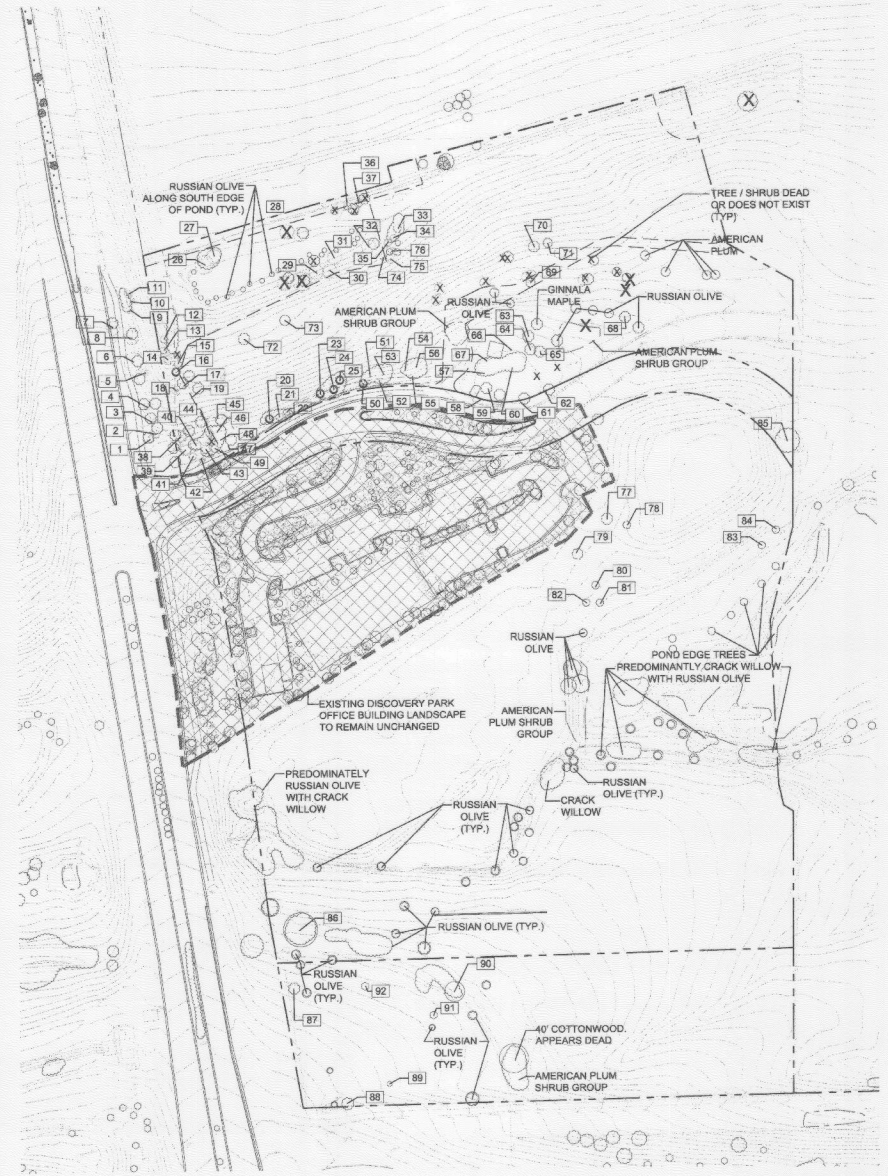
A
DISCOVERY PARKWAY FACING SOUTH
(1" = 8' 0")

SUBMITTALS:
02-18-2014 1ST DRAFT
04-07-2014 TOWN COMMENTS
10-13-2014 TECHNICAL CORRECTIONS
12-09-2014 COMMENTS
01-14-2015 TECHNICAL CORRECTIONS



DISCOVERY PARKWAY PLAN & PROFILE - SHEET 6 OF 11

PLANNED DEVELOPMENT AMENDMENT DISCOVERY OFFICE PARK




Discovery Office Park - Existing Tree Relocation / Protection Plan

Plant List

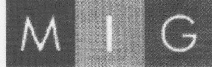
ID	E/D	Latin Name	Common Name	Approx. Height	Approx. Caliper	Condition (1-10) ¹	Notes
1	E	<i>Pinus nigra</i>	Austrian Pine	20'	--	6	
2	E	<i>Pinus nigra</i>	Austrian Pine	18'	--	8	
3	E	<i>Picea pungens</i>	Colorado Blue Spruce	18'	--	8	
4	E	<i>Picea pungens</i>	Colorado Blue Spruce	18'	--	9	
5	E	<i>Picea pungens</i>	Colorado Blue Spruce	18'	--	8	
6	D	<i>Populus acuminata</i>	Lanceleaf Cottonwood	--	10"	5	cut leader
7	D	<i>Fraxinus pennsylvanica</i> 'Patmore'	Patmore Ash	--	4"	8	
8	D	<i>Fraxinus pennsylvanica</i> 'Patmore'	Patmore Ash	--	6"	8	
9	E	<i>Picea pungens</i>	Colorado Blue Spruce	18'	--	8	
10	E	<i>Picea pungens</i>	Colorado Blue Spruce	17'	--	7	
11	E	<i>Picea pungens</i>	Colorado Blue Spruce	14'	--	4	
12	E	<i>Pinus nigra</i>	Austrian Pine	14'	--	4	
13	E	<i>Pinus nigra</i>	Austrian Pine	16'	--	6	
14	E	<i>Pinus nigra</i>	Austrian Pine	16'	--	7	
15	E	<i>Pinus nigra</i>	Austrian Pine	17'	--	4	
16	E	<i>Pinus nigra</i>	Austrian Pine	16'	--	8	Y leader
17	E	<i>Picea pungens</i>	Colorado Blue Spruce	18'	--	5	
18	E	<i>Picea pungens</i>	Colorado Blue Spruce	20'	--	5	
19	E	<i>Picea pungens</i>	Colorado Blue Spruce	17'	--	4	
20	E	<i>Pinus nigra</i>	Austrian Pine	18'	--	6	Y leader
21	E	<i>Pinus nigra</i>	Austrian Pine	15'	--	9	
22	E	<i>Pinus nigra</i>	Austrian Pine	17'	--	8	
23	E	<i>Pinus nigra</i>	Austrian Pine	20'	--	9	
24	E	<i>Pinus nigra</i>	Austrian Pine	21'	--	9	Y leader
25	E	<i>Pinus nigra</i>	Austrian Pine	15'	--	7	
26	D	Variety Unknown (GPC on 2001 PD)	Plains Cottonwood	--	18"	6	
27	D	<i>Populus acuminata</i>	Lanceleaf Cottonwood	--	6"	7	
28	D	<i>Populus acuminata</i>	Lanceleaf Cottonwood	--	12"	8	
29	D	Variety Unknown (GPC on 2001 PD)	Plains Cottonwood	10'	--	7	
30	D	Variety Unknown (GPC on 2001 PD)	Plains Cottonwood	4'	--	3	
31	D	Variety Unknown (GPC on 2001 PD)	Plains Cottonwood	--	10"	8	
32	D	<i>Populus acuminata</i>	Lanceleaf Cottonwood	--	8"	8	
33	E	<i>Pinus nigra</i>	Austrian Pine	14'	--	4	
34	E	<i>Pinus nigra</i>	Austrian Pine	15'	--	5	
35	E	<i>Pinus nigra</i>	Austrian Pine	15'	--	5	
36	E	<i>Pinus nigra</i>	Austrian Pine	na	na	na	Almost dead
37	E	<i>Pinus nigra</i>	Austrian Pine	12'	--	6	
38	E	<i>Pinus nigra</i>	Austrian Pine	22'	--	8	
39	E	<i>Pinus nigra</i>	Austrian Pine	22'	--	7	
40	E	<i>Pinus nigra</i>	Austrian Pine	23'	--	8	
41	E	<i>Pinus nigra</i>	Austrian Pine	23'	--	8	
42	E	<i>Picea pungens</i>	Colorado Blue Spruce	18'	--	7	
43	E	<i>Pinus nigra</i>	Austrian Pine	17'	--	2	
44	E	<i>Pinus nigra</i>	Austrian Pine	20'	--	3	
45	E	<i>Picea pungens</i>	Colorado Blue Spruce	17'	--	8	
46	E	<i>Picea pungens</i>	Colorado Blue Spruce	17'	--	6	
47	E	<i>Picea pungens</i>	Colorado Blue Spruce	18'	--	8	
48	E	<i>Pinus nigra</i>	Austrian Pine	18'	--	4	
49	E	<i>Pinus nigra</i>	Austrian Pine	22'	--	2	Y trunk
50	E	<i>Pinus nigra</i>	Austrian Pine	14'	--	6	
51	E	<i>Pinus nigra</i>	Austrian Pine	15'	--	6	
52	E	<i>Pinus nigra</i>	Austrian Pine	13'	--	4	
53	E	<i>Pinus nigra</i>	Austrian Pine	16'	--	6	
54	E	<i>Pinus nigra</i>	Austrian Pine	15'	--	2	Split leader
55	E	<i>Pinus nigra</i>	Austrian Pine	13'	--	7	
56	E	<i>Pinus nigra</i>	Austrian Pine	18'	--	5	
57	D	<i>Acer negundo</i>	Boxelder	14'	--	1	Suckers / dying
58	D	<i>Acer negundo</i>	Boxelder	15'	--	2	Mass of suckers
59	D	<i>Acer negundo</i>	Boxelder	--	9"	7	Mass of suckers
60	D	<i>Acer negundo</i>	unknown	9'	--	3	Mass of suckers
61	D	<i>Fraxinus pennsylvanica</i> 'Patmore'	Patmore Ash	14'	8"	6	
62	D	<i>Gleditsia triacanthos</i>	Honey Locust	18'	10"	8	
63	E	<i>Pinus nigra</i>	Austrian Pine	12'	--	6	


ID	E/D	Latin Name	Common Name	Approx. Height	Approx. Caliper	Condition (1-10) ¹	Notes
64	E	<i>Pinus nigra</i>	Austrian Pine	13'	--	8	
65	E	<i>Pinus nigra</i>	Austrian Pine	13'	--	1	
66	D	<i>Fraxinus pennsylvanica</i> 'Patmore'	Patmore Ash	--	8"	8	
67	D	<i>Fraxinus pennsylvanica</i> 'Patmore'	Patmore Ash	--	8"	2	Split leader
68	D	Variety Unknown	Fruit Tree	--	16"	3	
69	D	<i>Ulmus pumila</i>	Siberian Elm	na	na	na	Undesirable
70	D	<i>Ulmus pumila</i>	Siberian Elm	na	na	na	Undesirable
71	D	<i>Ulmus pumila</i>	Siberian Elm	na	na	na	Undesirable
72	D	<i>Ulmus pumila</i>	Siberian Elm	na	na	na	Undesirable
73	D	<i>Ulmus pumila</i>	Siberian Elm	na	na	na	Undesirable
74	E	Variety Unknown	Ash	--	6"	5	
75	D	Variety Unknown	Fruit Tree	--	4"	8	
76	E	<i>Picea pungens</i>	Colorado Blue Spruce	15'	--	6	
77	E	<i>Picea pungens</i>	Colorado Blue Spruce	15'	--	5	
78	E	<i>Picea pungens</i>	Colorado Blue Spruce	15'	--	7	
79	E	<i>Pinus nigra</i>	Austrian Pine	12'	--	7	
80	E	<i>Pinus nigra</i>	Austrian Pine	9'	--	5	
81	E	<i>Pinus edulis</i>	Pinon Pine	12'	--	4	
82	E	<i>Pinus edulis</i>	Pinon Pine	12'	--	6	
83	E	<i>Pinus edulis</i>	Pinon Pine	16'	--	5	
84	E	<i>Pinus edulis</i>	Pinon Pine	12'	--	4	
85	D	Variety Unknown	Fruit Tree	--	4"	8	
86	D	Variety Unknown	Fruit Tree	--	6"	8	
87	D	Variety Unknown	Fruit Tree	20'	--	8	Large multi-stemmed
88	D	<i>Ulmus pumila</i>	Siberian Elm	na	na	na	Undesirable
89	D	Variety Unknown	Fruit Tree	10'	--	8	
90	D	<i>Ulmus pumila</i>	Siberian Elm	na	na	na	Undesirable
91	D	Variety Unknown	Fruit Tree	4'	--	6	
92	D	Variety Unknown	Cottonwood	40'	--	6	
93	D	Variety Unknown	Fruit Tree	10'	--	7	
94	D	<i>Ulmus pumila</i>	Siberian Elm	na	na	na	Undesirable

- Notes**
- Small volunteer trees for invasive / undesirable species such as Russian Olive, Crack Willows, and Siberian Elms are not shown in every case based on the assumption that removal is the preferred approach.
 - Larger Siberian Elm listed above would be considered for preservation on a case-by-case basis.
 - Trees identified as "Fruit Tree" appear to be from the original homestead and are likely apple trees.
 - Preservation or relocation of existing trees impacted by new improvements will be identified on a case-by-case basis at FDP.
 - Condition scale is intended to represent relative quality/health of existing trees on a scale of 10, with "10" being excellent, "5" being average, and "1" being poor.



CIVIL RESOURCES, LLC

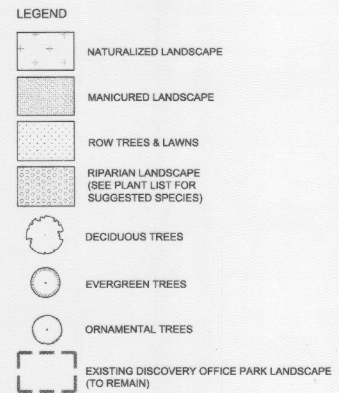
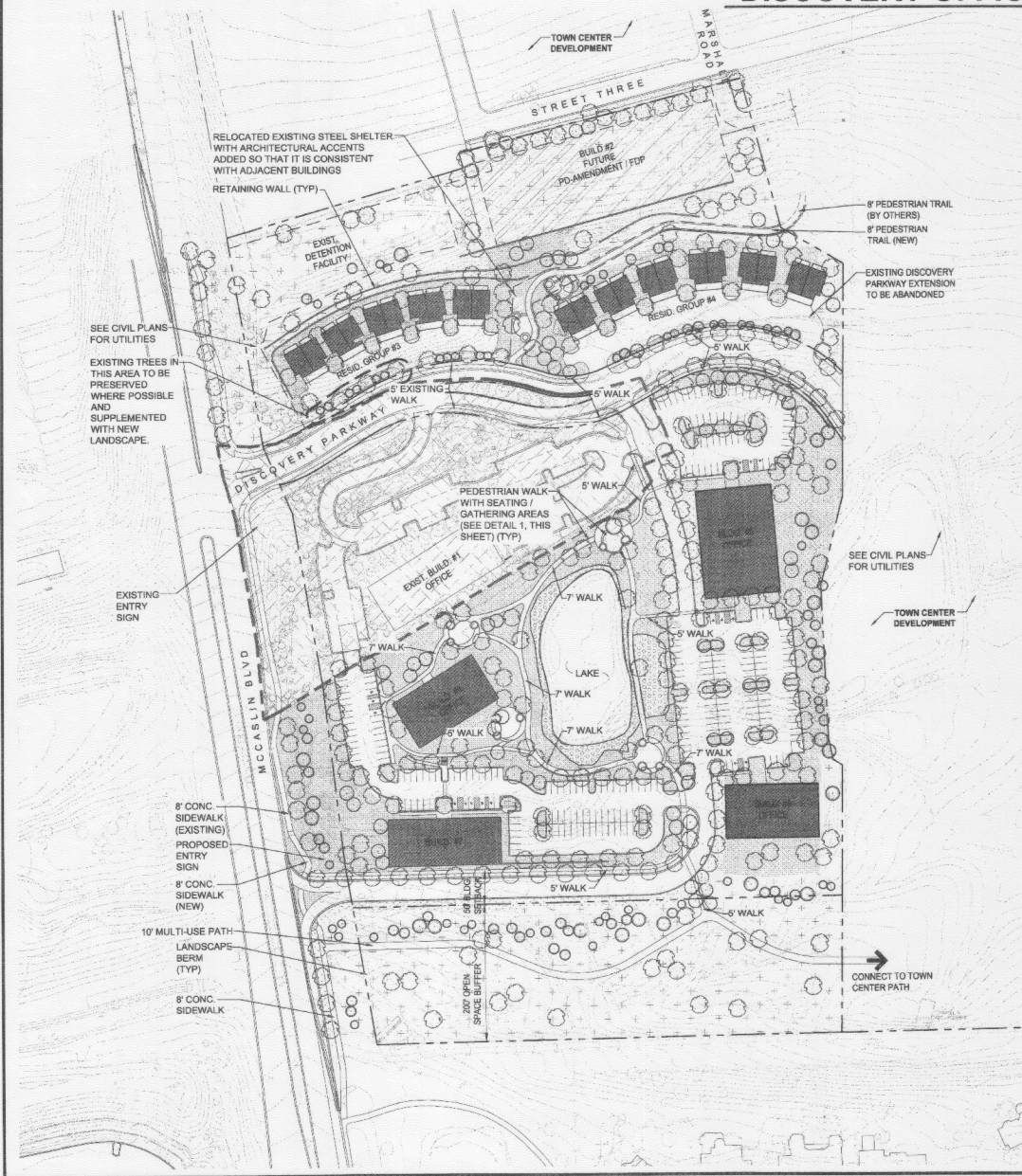




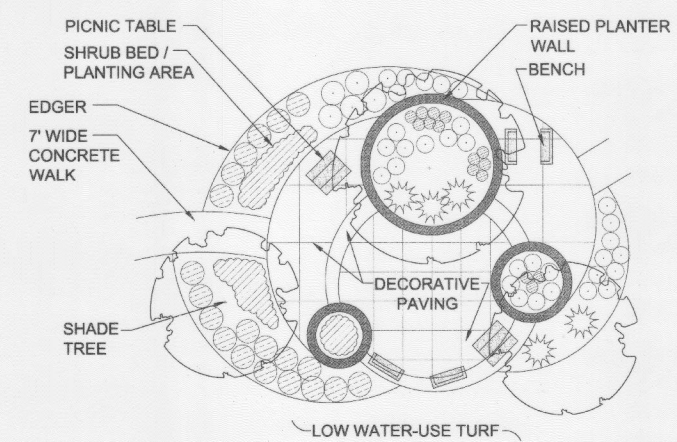
BRAY
Architecture, Inc.

SUBMITTALS:
02-18-2014 1ST DRAFT
04-07-2014 GENERAL REVISIONS
10-10-2014 TECHNICAL REVISIONS
01-14-2015 TECHNICAL REVISIONS

PLANNED DEVELOPMENT AMENDMENT DISCOVERY OFFICE PARK



- ### NOTES
1. TREES PLANTED WITHIN SIGHT TRIANGLES SHALL NOT BRANCH HORIZONTALLY BELOW A 6' HEIGHT. SHRUBS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 2'-0" IN HEIGHT.
 2. ALL SHRUB BEDS ARE TO BE MULCHED. MULCH IS TO BE PLACED OVER USED CONTROL FABRIC.
 3. ALL SHRUB BEDS SHALL BE SEPARATED FROM TURF GRASS AND NATIVE GRASS AREAS BY 3/8" X 4" X 16" STEEL EDGINGS.
 4. LOCATION OF PLANT MATERIAL SHALL BE ADJUSTED TO PROVIDE THE REQUIRED MINIMUM CLEARANCE FROM THE FINAL LOCATION OF ALL BURIED UTILITY LINES.
 5. PLANTING DENSITY WILL BE ON A SCALE THAT IS COMPATIBLE WITH THE LANDSCAPE OF THE EXISTING DISCOVERY OFFICE BUILDING SITE. SEE SHEET 9 FOR ORIGINAL PD PLANT DENSITY CHART.
 6. ALL TREES IN NATIVE GRASS AREAS SHALL HAVE A 3' DIAMETER, 4" DEEP WOOD MULCH RING AROUND THE BASE OF THE TREE.
 7. ALL AREAS WITHIN NOT COVERED BY PAVING, TURF GRASSES, OR SHRUB BEDS WILL BE RESEEDED WITH THE APPROPRIATE NATIVE GRASS MIX (TOWN OF SUPERIOR STANDARD NATIVE SEED MIX, ROCK CREEK IRRIGATED NATIVE SEED MIX, ROCK CREEK NATIVE DRYLAND MIX AND A WETLAND SEED MIX FOR DETENTION BASINS).
 8. THE LANDSCAPING INDICATED ON THE PLANS WILL BE WATERED BY A FULLY AUTOMATED UNDERGROUND SPRINKLER SYSTEM CONSISTING OF A COMBINATION OF ROTORS, POP-UPS, AND LOW WATER USE EMITTERS (E.G. DRIP EMITTERS, BUBBLERS, STREET TREE RINGS, ETC.).
 9. THE WATER SOURCE FOR THE IRRIGATION SYSTEM WILL BE FROM THE ON-SITE POND (RAIN WATER).
 10. IRRIGATION SYSTEM WILL BE CONTROLLED BY PROGRAMMABLE IRRIGATION CLOCK WHICH ALLOWS VARIATIONS IN ZONE SEQUENCING AND TIMING TO MEET THE WATER USE REQUIREMENTS OF EACH AREA OF THE PLANTING PLAN.
 11. RAIN SENSORS WHICH AUTOMATICALLY SHUT DOWN THE IRRIGATION SYSTEM DURING PERIODS OF HIGH MOISTURE WILL BE INSTALLED.
 12. DRIP SURFACE BUBBLER OR LOW VOLUME IRRIGATION DISTRIBUTION SYSTEMS WILL BE USED FOR ALL PLANTING STRIPS LESS THAN 8' WIDE AND ALL PLANTING BEDS INVOLVING TREES, SHRUBS, PERENNIALS AND GROUND COVERS.
 13. THE RIPARIAN LANDSCAPE ZONE WILL BE PLANTED SO THAT 40-60% OF THE POND EDGE IS COVERED BY SHRUBS OR PERENNIALS AT FULL GROWTH.



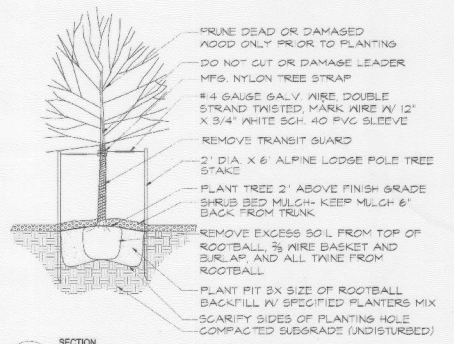
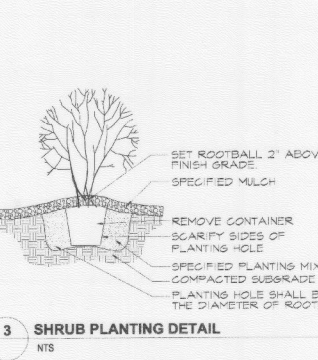
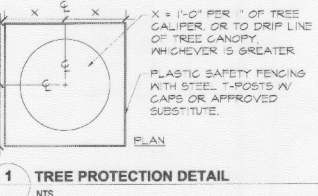
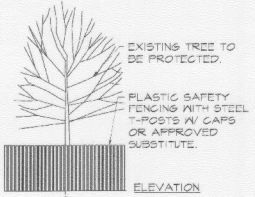
1 TYPICAL SEATING / GATHERING AREA
8

SUBMITTALS:
02-19-2014 1ST DRAFT
04-07-2014 GENERAL REVISIONS
10-10-2014 TECHNICAL REVISIONS
01-14-2015 TECHNICAL REVISIONS

CIVIL RESOURCES, LLC **MIG** **BRAY** Architecture, Inc.

PLANNED DEVELOPMENT AMENDMENT DISCOVERY OFFICE PARK

NOTE: PRESERVATION OR RELOCATION OF EXISTING TREES IMPACTED BY NEW IMPROVEMENTS WILL BE IDENTIFIED ON A CASE-BY-CASE BASIS AT PDP. THIS DETAIL APPLIES TO THOSE TREES THAT WILL BE PROTECTED.



ITEM	LAND USE CODE	REQUIREMENT	UNIT	TOTAL UNITS	QUANTITY REQUIRED	QUANTITY PROVIDED
STREET R.O.W. MCCASLIN BLVD.		1 TREE / 40 LF	LF	753	19 TREES	19 TREES
STREET R.O.W. DISCOVERY HWY		1 TREE / 40 LF	LF	1050	26 TREES	26 TREES
PARKING LOTS		1 TREE / 10 SPACES 3 SHRUBS / 10 SPACES	SPACES	484	48 TREES 145 SHRUBS	48 TREES 145 SHRUBS
OPEN SPACE		20 TREES / ACRE	ACRE	14.78	300 TREES	300 TREES
MITIGATION		NONE	EA	TBD @ PDP	NA	NA
RESID. GROUP #3		*1 TREE/40 LF *SHRUBS (NA)	L.F.	260	7 TREES	7 TREES
RESID. GROUP #4		*1 TREE/40 LF *SHRUBS (NA)	L.F.	312	8 TREES	8 TREES
BLDG 5		1 TREE/850 S.F. 1 SHRUB/30 S.F.	S.F.	51,000	60 TREES 1700 SHRUBS	60 TREES 1700 SHRUBS
BLDG 6		1 TREE/850 S.F. 1 SHRUB/30 S.F.	S.F.	30,000	35 TREES 1000 SHRUBS	35 TREES 1000 SHRUBS
BLDG 7		1 TREE/850 S.F. 1 SHRUB/30 S.F.	S.F.	30,000	36 TREES 1033 SHRUBS	36 TREES 1033 SHRUBS
BLDG 8		1 TREE/850 S.F. 1 SHRUB/30 S.F.	S.F.	30,000	24 TREES 667 SHRUBS	24 TREES 667 SHRUBS
		TOTAL TREES			563	563
		TOTAL SHRUBS			4545	4545

ITEM	LAND USE CODE	REQUIREMENT	UNIT	TOTAL UNITS	QUANTITY REQUIRED	QUANTITY PROVIDED
STREET R.O.W. MCCASLIN BLVD.		1 TREE / 40 LF	LF	660	17	17
STREET R.O.W. DISCOVERY HWY		1 TREE / 40 LF	LF	1,880	47	47
PARKING LOTS		1 TREE / 10 SPACES 3 SHRUBS / 10 SPACES	SPACES	263	27	27
OPEN SPACE		20 TREES / ACRE	ACRE	8.14	163	163
MITIGATION		NONE	EA	65	104	104
BLDG. 1		1 TREE/850 S.F.	S.F.	17,000	20	20
BLDG. 2		1 SHRUB/30 S.F.	S.F.	17,000	567	567
BLDG. 3		1 TREE/850 S.F.	S.F.	16,000	19	19
BLDG. 4		1 TREE/850 S.F.	S.F.	16,000	533	533
BLDG. 5		1 TREE/850 S.F.	S.F.	10,500	13	13
BLDG. 6		1 SHRUB/30 S.F.	S.F.	10,500	350	350
BLDG. 7		1 TREE/850 S.F.	S.F.	10,500	12	12
BLDG. 8		1 SHRUB/30 S.F.	S.F.	10,500	350	350
TOTALS:		TREES			317	421
		SHRUBS			1801	1801

Discovery Office Park PDP Amendment

Key	Latin Name	Common Name	Qty	Spacing	Size
ASU	<i>Acer japonicum</i> 'Kotono Dore'	Autumn Blaze Maple	X	As Shown	2.5' Cal.
CP	<i>Pinus caryinata</i> 'Chandleri'	Chandler Pine	X	As Shown	2.5' Cal.
CPO	<i>Quercus monticola</i>	Chinquapin Oak	X	As Shown	2.5' Cal.
CS	<i>Quercus coccinea</i>	Cocconut Oak	X	As Shown	2.5' Cal.
DNM	<i>Acer glaberrimus</i> 'DeRoi'	Deborah Honey Maple	X	As Shown	2.5' Cal.
EO	<i>Quercus robur</i>	English Oak	X	As Shown	2.5' Cal.
FE	<i>Ulmus x Frontalis</i>	Frontalis Elm	X	As Shown	2.5' Cal.
GSL	<i>Tilia cordata</i> 'Greengold'	Greenspire Linden	X	As Shown	2.5' Cal.
LLC	<i>Papulus x acuminata</i>	Lancelotti Cottonwood	X	As Shown	2.5' Cal.
NCT	<i>Gymnocladia dioica</i>	Kentucky Coffee Tree	X	As Shown	2.5' Cal.
PC	<i>Papulus deltoides</i> 'sag. Millifera'	Plains Cottonwood	X	As Shown	2.5' Cal.
RL	<i>Tilia americana</i> 'Redmond'	Redmond Linden	X	As Shown	2.5' Cal.
SHL	<i>Gleditsia inaequalis</i> 'Shadblow'	Shadblow Honeylocust	X	As Shown	2.5' Cal.
SKHL	<i>Gleditsia inaequalis</i> 'Skyline'	Skyline Honeylocust	X	As Shown	2.5' Cal.
SPO	<i>Quercus bicolor</i>	Shawnee White Oak	X	As Shown	2.5' Cal.
WC	<i>Catalpa speciosa</i>	Western Catalpa	X	As Shown	2.5' Cal.
WH	<i>Celtis occidentalis</i>	Western Hackberry	X	As Shown	2.5' Cal.

Key	Latin Name	Common Name	Qty	Spacing	Size
ABS	<i>Asterichia x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Sevenoak	X	As Shown	8' Clump
BTM	<i>Acer grandidentatum</i>	Bigtooth Rocky Mountain Glax Maple	X	As Shown	8' Clump
BWC	<i>Malus 'Brandywine'</i>	Brandywine Crabapple	X	As Shown	2' Cal.
CBC	<i>Malus 'Coburn'</i>	Coburn Crabapple	X	As Shown	2' Cal.
GM	<i>Acer glaberrimus</i> 'Glen'	Glen Maple	X	As Shown	8' Clump
NP	<i>Prunus americana</i>	Nectar Plum	X	As Shown	8' Clump
REB	<i>Malus 'Red Baron'</i>	Red Baron Crabapple	X	As Shown	2' Cal.
RC	<i>Malus 'Red Cadet'</i>	Red Cadet Crabapple	X	As Shown	2' Cal.
SSC	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	X	As Shown	2' Cal.
SL	<i>Syringa alba</i>	Spring Snow Tree Lilac	X	As Shown	2' Cal.
TCH	<i>Crataegus coccinea</i> var. 'Inermis'	Thornless Cockspur Hawthorn	X	As Shown	2' Cal.
WCH	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	X	As Shown	2' Cal.

Key	Latin Name	Common Name	Qty	Spacing	Size
AP	<i>Pinus nigra</i>	Austrian Pine	X	As Shown	8'
AP-10	<i>Pinus nigra</i>	Austrian Pine	X	As Shown	10'
BP-8	<i>Pinus aristata</i>	Balsam Fir	X	As Shown	8'
CSB-8	<i>Pinus purgosa</i>	Colorado Blue Spruce	X	As Shown	8'
CSB-10	<i>Pinus purgosa</i>	Colorado Blue Spruce	X	As Shown	10'
CSB-12	<i>Pinus purgosa</i>	Colorado Blue Spruce	X	As Shown	12'
PP-10	<i>Pinus ponderosa</i>	Ponderosa Pine	X	As Shown	10'
PP-12	<i>Pinus ponderosa</i>	Ponderosa Pine	X	As Shown	12'
PYP-8	<i>Pinus contorta</i> var. 'edulis'	Piñon Pine	X	As Shown	8'
PYP-10	<i>Pinus contorta</i> var. 'edulis'	Piñon Pine	X	As Shown	10'
PYP-12	<i>Pinus contorta</i> var. 'edulis'	Piñon Pine	X	As Shown	12'
SWP-8	<i>Pinus strobus</i>	Southeastern White Pine	X	As Shown	8'
SWP-10	<i>Pinus strobus</i>	Southeastern White Pine	X	As Shown	10'
SWP-12	<i>Pinus strobus</i>	Southeastern White Pine	X	As Shown	12'

Key	Latin Name	Common Name	Qty	Spacing	Size
AYU	<i>Juniperus horizontalis</i> 'Youngstown'	Juniper, Andorra Youngstown	9	As Shown	5 Gal.
GMJ	<i>Juniperus procumbens</i> 'Tinesa Libano'	Green Mound Juniper	X	As Shown	1 Gal.
SJ	<i>Juniperus sabinus</i> 'Scented'	Scented Juniper	X	As Shown	5 Gal.
WBM	<i>Pinus mugo</i> 'White Bud'	White Bud Mugo	X	As Shown	5 Gal.

Key	Latin Name	Common Name	Qty	Spacing	Size
BAG	<i>Helictotrichon sempervirens</i>	Blue Awana Grass		As Shown	5 Gal.
BFC	<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue Grass		As Shown	5 Gal.
DFG	<i>Pennisetum alopecuroides</i> 'Cascades'	Cascades Fountain Grass		As Shown	5 Gal.
DFG	<i>Pennisetum alopecuroides</i> 'Hammitt'	Dwarf Fountain Grass		As Shown	5 Gal.
FRS	<i>Calamagrostis Aleutica</i>	Madison Grass	36	As Shown	5 Gal.
MG	<i>Miscanthus sinensis</i> 'EcoCliffmax'	Miscan Grass		As Shown	5 Gal.
PMG	<i>Miscanthus sinensis</i> 'Supersaxans'	Purple Maiden Grass		As Shown	5 Gal.
PSG	<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Blue Switchgrass		As Shown	5 Gal.
SG	<i>Panicum virgatum</i> 'Prairie Sky'	Prairie Sky Switchgrass		As Shown	5 Gal.

** Plants that would be suitable for the pond edge Riparian Zone

All Discovery Office Park landscaping, including Flex Building #2 and its associated development area, shall be per Article XII, Section 16-21-10 of the Municipal Code.

*REQUIREMENT PER ARTICLE XXI, SECTION 16-21-10 OF MUNICIPAL CODE (RESIDENTIAL NOT INCLUDED IN ORIGINAL DISCOVERY OFFICE PARK PLANS)

SUBMITTALS:
03-19-2014 1ST DRAFT
04-07-2014 GENERAL REVISIONS
10-10-2014 TECHNICAL REVISIONS
04-14-2015 TECHNICAL REVISIONS

PLANNED DEVELOPMENT AMENDMENT DISCOVERY OFFICE PARK

ARCHITECTURAL THEME

THE ARCHITECTURAL THEME OF THIS PROJECT IS TRANSITION BETWEEN THE ULTIMATE COMMERCIAL / RETAIL NATURE OF THE DEVELOPMENT TO THE NORTH (MENNICK PROPERTY) AND RESIDENTIAL PROPERTY LOCATED IN THE ROCK CREEK SUBDIVISION. THE THEME INCORPORATES PITCHED RESIDENTIAL ROOF LINES ON 2 AND 3-STORY BUILDINGS CLAD IN STONE AND STUCCO. WALLS WILL BE FLAGSTONE AND STUCCO. STRIP WINDOWS ARE ACCEPTABLE BUT SHOULD BE LIMITED TO LENGTHS OF 36" OR LESS. STEEL DETAIL CAN BE USED TO EMPHASIZE DECK HANDRAILS OR OTHER EXPOSED STRUCTURE. ROOFTOP HVAC UNITS WILL BE SCREENED WITH ROOF ELEMENTS. ENTRIES WILL BE DEFINED AND PROTECTED. ALL BUILDINGS WILL BE DESIGNED WITH FOUR-SIDED ARCHITECTURE AS A REQUIREMENT.

1. BUILDING ENVELOPE

- A. EXTERIOR WALLS SHALL BE COMPOSED OF THE FOLLOWING MATERIALS:
 STONE - BUFF (60%) AND RED (40%) SANDSTONE
 ASHLAR DRY STACK
 GROUND LEVEL TO SECOND FLOOR (STUCCO MAY BE USED ABOVE WINDOW HEAD)
 SECOND LEVEL TO ROOF OPTIONAL
 ARCHITECTURAL PRECAST CONCRETE - CAN BE USED AS COLUMN BASES, SILLS, HEADS AND CAPS
 GLASS - CLEAR, GRAY
 STRIP WINDOWS SHOULD NOT EXCEED 36" AND BE SEPARATED BY A MATERIAL BREAK OF AT LEAST ONE FOOT BETWEEN ADJACENT 36 FOOT WINDOW STRIPS.
 PUNCHED WINDOWS ARE ACCEPTABLE
 STUCCO - PEBBLE FINISH SECOND FLOOR TO ROOF EAVE (EARTH-TONE COLORS ONLY)
 STRUCTURAL STEEL - CAN BE EXPOSED
 ORNAMENTAL STEEL/IRON - CAN BE USED
 PAINTED SHEET METAL TRIM - APPROVED (COLOR SHOULD COMPLEMENT ADJOINING MATERIALS)
 ROOF FLASHING 16 OZ. COPPER
 WALL COMPOSITION - COLUMNS OR SOME VERTICAL INTERRUPTION EVERY 49' OR LESS.
- B. ROOFS AND ROOF ELEMENTS - GABLES, HIP AND ARCHES ARE ALL ACCEPTABLE. DORMERS ARE ENCOURAGED. ROOF FORMS CAN VARY.
 PITCH - 3/12 OR HIGHER
 MECHANICAL EQUIPMENT - CAN BE LOCATED AT THE ROOF. THE SCREEN SHOULD BE A ROOF OR ROOF-LIKE SCREEN. SCREENING WILL COMPLETELY SCREEN MECHANICAL EQUIPMENT FROM THE GROUND, WITH SPECIAL ATTENTION TO SCREENING SUCH EQUIPMENT FROM BOTH MCASLIN BLVD. AND FROM RESIDENCES LOCATED TO THE SOUTH.
 MATERIALS - TILE OR THICK BUTT SHINGLES (320 LB.)
 ARCH ROOFS CAN BE STANDING SEAM METAL.
- C. MAIN ENTRIES - THE ENTRY SHOULD BE A FOCAL POINT OF BUILDING DESIGN. THE ENTRY SHOULD BE COVERED.

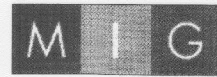


- ENTRY STRUCTURE
- USE OF PILASTERS OR OTHER ARCHITECTURAL FIXTURES TO PROVIDE PEDESTRIAN SCALE
- LANDSCAPE PODIUM

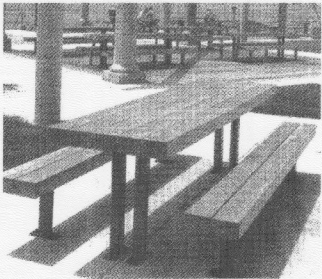
- GABLE ROOF STRUCTURE
- SUB ROOF ELEMENTS TO BREAK UP LARGE ROOF FORMS
- GLASS AND STEEL ACCENTS
- USE OF MASONRY VENEER

NEW ARCHITECTURE TO BE SIMILAR TO EXISTING DISCOVERY OFFICE BUILDING

SUBMITTALS
 02-18-2014
 06-07-2014
 05-21-2014
 10-13-14
 01-14-15

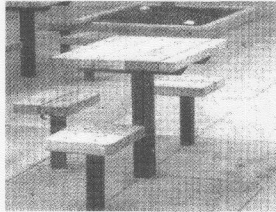


PLANNED DEVELOPMENT AMENDMENT DISCOVERY OFFICE PARK



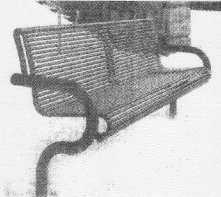
ACCESSIBLE PICNIC TABLE W/ SEATS, THERFORM PARKWAY SERIES, MODEL K2072 AS MFG. BY COLUMBIA CASCADE, 503-228-1191 OR APPROVED EQUAL. INSTALL PER MFG. SPECS.

9 PICNIC TABLE TYPE 2
NOT TO SCALE



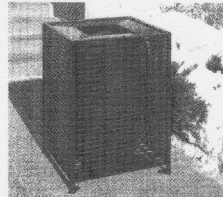
ACCESSIBLE TABLE AND SEATS, THERFORM PARKWAY SERIES, MODEL K2068 AS MFG. BY COLUMBIA CASCADE, 503-228-1191 OR APPROVED EQUAL. INSTALL PER MFG. SPECS.

8 PICNIC TABLE TYPE 1
NOT TO SCALE



BENCH, PAPIO COLLECTION, MODEL #PA121-24-M-F, COLOR-BLACK, AS MFG. BY BRP, 658-450-9311 OR APPROVED EQUAL. INSTALL PER MFG. SPECS.

7 BENCH
NOT TO SCALE

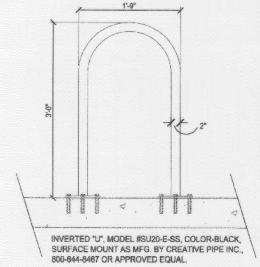


TRASH RECEPTACLE, PAPIO COLLECTION, MODEL #PA466-F1-M-F, COLOR-BLACK, AS MFG. BY BRP, 658-450-9311 OR APPROVED EQUAL. INSTALL PER MFG. SPECS.

6 TRASH RECEPTACLE
NOT TO SCALE



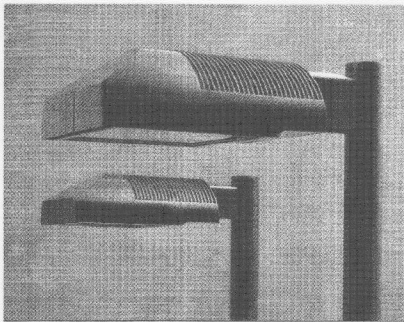
5 TYP. RETAINING WALL
NOT TO SCALE



4 BICYCLE RACK
NOT TO SCALE

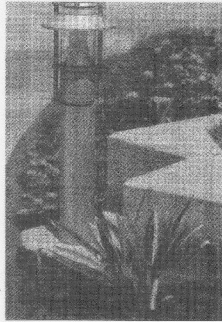


PEDESTRIAN LIGHT (EA)

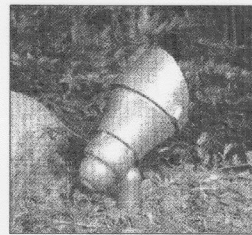


PARKING LIGHT (EP1, EP2, EP3, EP4)

3 TYP. SITE LIGHT FIXTURES
NOT TO SCALE



BOLLARD LIGHT (EB)



LANDSCAPE ACCENT LIGHT (EC, EC)



2 DISCOVERY ENTRY SIGN
1/2" = 1'-0"

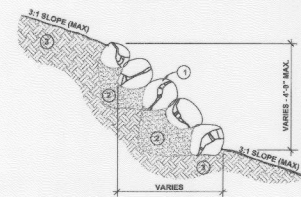
KEY	DESCRIPTION	MFR. & CAT. NO.	LAMP	VOLTS	MOUNTING INFORMATION	NOTE	MAX WATT
EA	PEDESTRIAN DECORATIVE POLE	ARCHITECTURAL AREA LIGHTING SP2-ANG-GLA-28TT/2P-10	(1) 26W TRIPLE TUBE	277	10'-0" POLE		60
EB	GROUND MOUNTED BOLLARD	ARCHITECTURAL AREA LIGHTING SPB-CF26TT	(1) 26W TRIPLE TUBE	277	GROUND MTD		40
EC	GROUND MOUNTED ACCENT LIGHT	KIM LIGHTING 67255-35MH/20-NB-SL72	(1) 35W PAR30 MH	120	GROUND MTD		45
EP1	GROUND MOUNTED TREE UPLIGHT	KIM LIGHTING 67450-100MV120-NB	(1) 100W MERCURY VAPOR	120	GROUND MTD		125
EP2	PARKING STREET AREA LIGHT TYPE II DIST. W/ HOUSE SIDE SHIELD	KIM 1SA-SAR2-100MH277-BLUP-HS	(1) 100W METAL HALIDE	277	24'-0" POLE	1	125
EP3	PARKING STREET AREA LIGHT TYPE III DISTRIBUTION	KIM 1SA-SAR3-100MH277-BLUP	(1) 100W METAL HALIDE	277	24'-0" POLE	1	125
EP4	PARKING LOT AREA LIGHT TYPE III DIST. TWIN AT 180°	KIM 2SB-SAR3-100MH277-BLUP	(2) 100W METAL HALIDE	277	24'-0" POLE	1	250

MOUNTING ABBREVIATIONS
 AFF - ABOVE FINISHED FLOOR
 BFC - BELOW FINISHED CEILING
 RFD - RECESSED FIXTURE DEPTH

PL - PENDANT LENGTH
PH - POLE HEIGHT

NOTES:
 1. UTILIZE ROUND STRAIGHT NON-TAPERED POLE.

GENERAL NOTES:
 A. ALL FIXTURES SHALL BE IESNA CLASSIFIED AS "FULL CUT-OFF" UNLESS LAMP LUMENS IS LESS THAN 1800 LUMENS AS STATED IN THE TOWN OF SUPERIOR EXTERIOR LIGHTING CRITERIA.



1 DRY-STACK STONE RETAINING WALL DETAIL
NOT TO SCALE

1. ALL BOULDERS TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO PLACEMENT. ANY SCARRED BOULDERS SHALL BE REJECTED. ALL BOULDERS TO BE PLACED CAREFULLY WITH A PADDED BUCKET. DIRECT DUMPING IS NOT ALLOWED FOR PLACEMENT.
2. PLACE BOULDERS IN COLLOIDAL CONCRETE AS SHOWN (SEE SPECS).
3. COMPACTED SUBGRADE (PER GEOTECH. REPORT)

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