

SAGAMORE

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR
COUNTY OF BOULDER, STATE OF COLORADO
PRELIMINARY PLANNED UNIT DEVELOPMENT (P.U.D.) / ZONED DISTRICT PLAN
SHEET 1 OF 8

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 24, THENCE SOUTH 00°17'17" E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24 A DISTANCE OF 1227.97 FEET TO A POINT ON THE NORTH RIGHT 1/4-1/4 CORNER BULLOCK COUNTY ROAD 25, THENCE SOUTH 44°18'02" WEST ALONG SAID BULLOCK COUNTY ROAD 25, THENCE SOUTH 87°25'00" WEST TO A POINT ON THE WESTERLY LINE OF THE COURSE AND SOUTHERN RAILROAD RIGHT-OF-WAY, THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 07°01'28" EAST A DISTANCE OF 2451.0 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 241°10', A RADIUS OF 1535.98 FEET, AND AN ARC LENGTH OF 650.12 FEET;
3. THENCE NORTH 21°09'42" WEST A DISTANCE OF 1047.68 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 24.

THENCE SOUTH 02°20'04" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 24 A DISTANCE OF 1047.67 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 26.87 ACRES, MORE OR LESS.

BOULDER COUNTY CLERK & RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE 14th DAY OF October, 1997. BY Charles Houston COUNTY CLERK & RECORDER.

CERTIFICATE OF OWNERSHIP

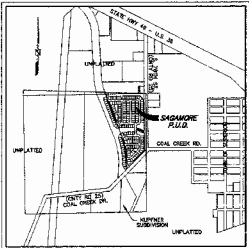
I CERTIFY THAT ESTATES NORTH PARTNERSHIP, A COLORADO GENERAL PARTNERSHIP IS THE OWNER OF THE PROPERTY AND CONSENTS TO THE ABOVE P.U.D.
IN WITNESS WHEREOF I HEREBY SET MY HAND THIS 21st DAY OF August, 1997.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY James R. Carlson AND Estates North Partnership MY COMMISSION EXPIRES 9/30/97

HOLDER OF DEED OF TRUST

I CERTIFY THAT MARGARET HALL TOLSON IS THE HOLDER OF A DEED OF TRUST FOR THE PROPERTY AND CONSENTS TO THE ABOVE P.U.D.
IN WITNESS WHEREOF I HEREBY SET MY HAND THIS 19th DAY OF September, 1997.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Margaret Hall Tolson MY COMMISSION EXPIRES 9/30/97



VICINITY MAP
SCALE 1" = 1000'

EXISTING ZONING

MD-R (MEDIUM DENSITY - RESIDENTIAL)

PROPOSED ZONING

PUD (PLANNED UNIT DEVELOPMENT)

SITE DEVELOPMENT CRITERIA

MINIMUM BUILDING HEIGHT: 28 FT
MINIMUM LOT SIZE: 5,000 SF

MINIMUM BUILDING SETBACKS

FROM INTERIOR WALK (1) (2):
REAR: 5 FT
SIDE: 5 FT
FRONT: 30 FT
FROM PERMITTED ENCROACHMENTS (3) (OTHER THAN ROADS): 5 FT

CONFORMITY TO MINIMUM BUILDING SETBACKS

1. FRONT, REAR AND/OR SIDE SETBACKS ARE REQUIRED TO RIGHT-OF-WAY OR ADJACENT PUBLIC RIGHT-OF-WAY MEASURING TO CENTER LINE. OTHER ELEMENTS OF THE FRONT BUILDING ENCROACHMENT ARE PERMITTED TO PROTRUDE INTO THE FRONT BUILDING SETBACK AREA NOT MORE THAN 4 FEET.

2. AS MEASURED FROM A BALANCED FOUNDATION, IN A MANNER PERPENDICULAR TO EACH DIRECTION OF TRAVEL, BUILDING FOOTINGS AND APPROPRIATELY SIZED ROOF EAVES, CORNERS, STAIRS, BAY WINDOWS SHALL BE PERMITTED TO PROTRUDE NO MORE THAN 1 FOOT INTO THE BUILDING SETBACKS. BUILDING FOOTINGS AND APPROPRIATELY SIZED ROOF EAVES SHALL BE PERMITTED TO PROTRUDE NO MORE THAN 2 FEET INTO THE BUILDING SETBACKS. BUILDING FOOTINGS AND APPROPRIATELY SIZED ROOF EAVES SHALL BE PERMITTED TO PROTRUDE NO MORE THAN 2 FEET INTO THE BUILDING SETBACKS.

3. A LOT WITHIN THE ZONED AREA OF LANDSCAPE TRACTS SHALL BE PERMITTED TO HAVE CONCRETE PERMANENT WOOD DECKS, AND DECK COVERS NOT CLOSER THAN 3 FEET TO THE REAR PROPERTY LINE.

4. ALL OTHER LOTS WITHIN THE SUBDIVISION SHALL BE PERMITTED TO HAVE CONCRETE PERMANENT WOOD DECKS, AND DECK COVERS NOT CLOSER THAN 3 FEET FROM THE REAR PROPERTY LINE.

LAND USE TABLE

RIGHT-OF-WAY	ACRES	% TOTAL
SOUTH FERN AVE	1.10	4.13%
INTERIOR STREETS	0.22	0.80%
TRACTS (LANDSCAPE TRACTS)	0.42	1.55%
SIDEWALKS IN LANDSCAPE TRACT ADJ TO S. 76TH ST	0.14	0.50%
SIDEWALKS IN LANDSCAPE TRACT ADJ TO COAL CREEK DR	3.16	11.59%
TRACTS (OPEN SPACE)	4.50	16.58%
TRACTS (PARKS/RECREATION PARK)	1.79	6.54%
NET AREA (LOTS)	13.48	48.90%
GROSS AREA	26.87	100.00%
ESTIMATED NUMBER OF BUILDABLE LOTS	191	
ESTIMATED GROSS DENSITY	6.36 (G)/AC	
TOTAL NUMBER OF TRACTS	17	
% OPEN SPACE	28.26%	
MINIMUM LOT SIZE	2,997 SF	
AVERAGE LOT SIZE	3,454 SF	
MAXIMUM BUILDING COVERAGE/LOT	6%	

STREET DATA

STREET	WIDTH
INTERNAL STREETS	38.0'-FOOT RIGHT-OF-WAY 30.0'-FOOT WIDE TO FLOWLINE 3'-5'-ATTACHED WALK
OFFSITE STREETS (DEVELOPER RESPONSIBLE FOR HALF OF STREET ADJACENT TO SITE)	
76TH ST (COLLECTOR)	80.0'-FOOT RIGHT-OF-WAY (TOTAL) 64.0'-FOOT FLOWLINE TO FLOWLINE 5'-DETACHED WALK
COAL CREEK DRIVE (MINOR COLL.)	60.0'-FOOT RIGHT-OF-WAY (TOTAL) 44.0'-FOOT FLOWLINE TO FLOWLINE 5'-DETACHED WALK

NOTES

1. THE SITE IS CURRENTLY ZONED MD-R (MEDIUM DENSITY RESIDENTIAL) ACCORDING TO THE OFFICIAL ZONING MAP OF THE TOWN OF SUPERIOR. APPROVAL OF THIS PLAN WILL RESULT IN A REZONING OF THE PROPERTY TO P.U.D. (PLANNED UNIT DEVELOPMENT); SINGLE FAMILY DETACHED.
2. RIGHT-OF-WAY FOR WALKS AND EASES FOR UTILITY MAINTENANCE, SERVICE VEHICLES AND EMERGENCY VEHICLES IS GRANTED TO THE PUBLIC USER AND ACCESS ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY AND THE SAME ARE HEREBY DECLASSIFIED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROAD.
3. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS IS HEREBY RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL PUBLIC UTILITIES AS REQUIRED BY THE TOWN OF SUPERIOR.
4. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, EROSION, UTILITIES, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE REVIEWING AGENCIES AND THE TOWN OF SUPERIOR PRIOR TO ISSUANCE OF BUILDING PERMITS FOR EACH PARCEL.
5. TREES AND PLANTINGS SHOWN IN THE LANDSCAPE PLAN INDICATE THE DESIGN INTENT. MINIMUM PLANTING DENSITIES WILL CONFORM TO THE DESIGN INTENT OF THE TOWN OF SUPERIOR AND BE ACCORDANCE WITH THE SUPERIOR URBAN GENERAL AUTHORITY (SUGRA) REQUIREMENT OR AS DETERMINED BY THE BOARD OF TRUSTEES. EXACT NUMBER, SPECIES AND LOCATION OF PLANTINGS WILL BE DETERMINED AT THE TIME OF FINAL DESIGN. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS CONTROLLING THE PROPERTY ARE HEREBY RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING AS REQUIRED BY THE TOWN OF SUPERIOR UNTIL ACCEPTANCE BY THE SUPERIOR METROPOLITAN DISTRICT.
6. THE EXISTING UTILITIES SHOWN WITH THIS P.U.D. ARE BASED ON CONSTRUCTION PLANS FROM THE SUPERIOR METROPOLITAN DISTRICT NO. 1. PROPOSED WATER AND SEWER DESIGN SHOWN IS CONCEPTUAL ONLY. FINAL WATER AND SEWER DESIGN WILL BE PROVIDED WITH FINAL CONSTRUCTION PLANS.
7. AN ADDITIONAL SET OF LANDSCAPING FOR 76TH STREET AND COAL CREEK DRIVE HAS BEEN PROVIDED. THIS AREA AND TRACTS A-D HAVE BEEN REVIEWED IN REPLY TO TREE SPECIES REQUIREMENT CALCULATION. THE SUPERIOR METROPOLITAN DISTRICT SHALL OWN AND BE RESPONSIBLE FOR THE MAINTENANCE OF THESE TRACTS.
8. THE PROPERTY IS WITHIN THE SUPERIOR URBAN GENERAL AREA (SUGRA) AND SUBJECT TO THE SUPERIOR URBAN GENERAL PLAN.
9. THE SUPERIOR METROPOLITAN DISTRICT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST IS RESPONSIBLE FOR MAINTENANCE AND CURE OF PERMITS, PENALTIES AND FEES LOCATED OUTSIDE THE DEDICATED PUBLIC ROAD RIGHT-OF-WAY WITHIN TRACTS A-D.
10. THE OPEN SPACE AND PARK/RECREATION AS SHOWN ON THIS PLAN AS TRACTS A-D SHALL BE OWNED & MAINTAINED BY THE SUPERIOR METROPOLITAN DISTRICT.
11. END OF BLOCK LANDSCAPING WILL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE SUPERIOR METROPOLITAN DISTRICT AFTER FINAL ACCEPTANCE.

PLANNING COMMISSION APPROVAL

APPROVED THIS 21st DAY OF May, 1997.
Donald C. Mason
CHAIRMAN - SUPERIOR PLANNING COMMISSION

TOWN CLERK'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER)
TOWN OF SUPERIOR)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THE 14th DAY OF October, 1997, AT 1:00 P.M. AND IS DULY RECORDED.

John A. Johnson
TOWN CLERK

TOWN BOARD OF TRUSTEES APPROVAL

THIS IS TO CERTIFY THAT THE PLANNED UNIT DEVELOPMENT PLAN (P.U.D.) WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR ON THE 18th DAY OF September, 1997, AND THE MAYOR, ON BEHALF OF THE TOWN, HEREBY ADOPTS SAID P.U.D. UPON WHICH THIS CERTIFICATE IS EXPRESSED FOR ALL PURPOSES INDICATED.

John A. Johnson MAYOR
John A. Johnson ATTEST

OWNER
ESTATES NORTH PARTNERSHIP
A COLORADO GENERAL PARTNERSHIP
101 E. Superior, Suite 200
Boulder, CO 80502
(303) 440-8887

DEVELOPER/APPLICANT
KAUFMAN & BROAD
101 E. Superior, Suite 200
Boulder, CO 80502
(303) 440-8887

ENGINEER/SURVEYOR
Carroll & Lange
101 E. Superior, Suite 200
Boulder, CO 80502
(303) 440-8887

P-41 F-3 # 47 (10810)

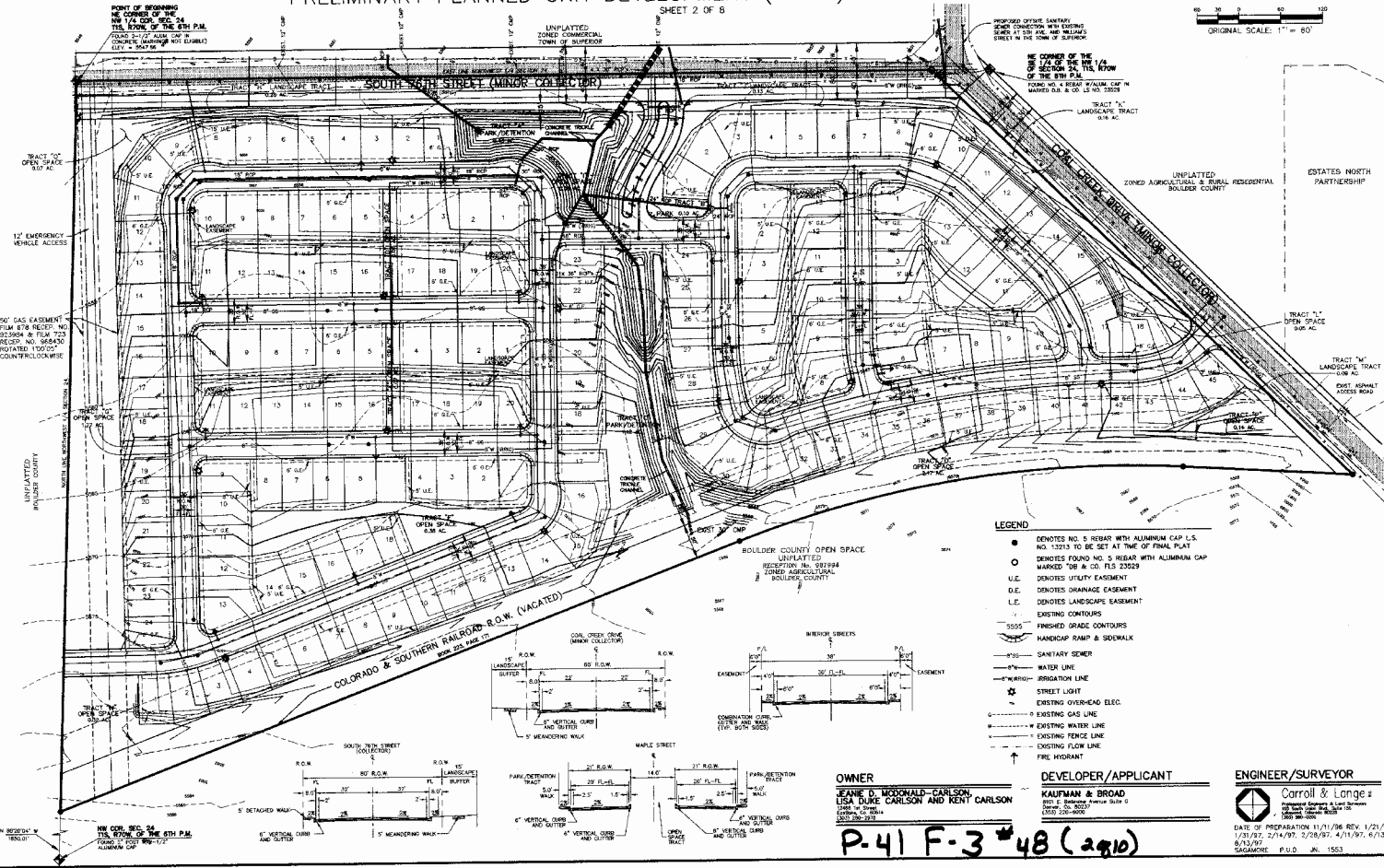
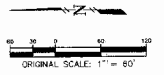
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SAGAMORE - PRELIMINARY P.U.D.
MAY 1997 REVISED: 1/20/97, 2/14/97,
4/21/97, 8/23/97, 6/28/97, 8/23/97

2025 RELEASE UNDER E.O. 14176

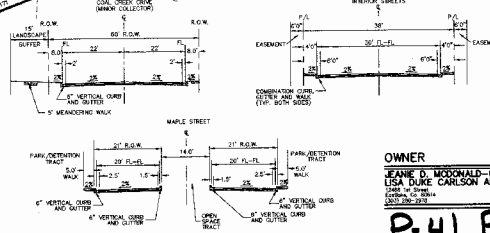
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PRELIMINARY PLANNED UNIT DEVELOPMENT (P.U.D.) ZONED DISTRICT PLAN

SHEET 2 OF 8



- LEGEND**
- DENOTES NO. 5 REBAR WITH ALUMINUM CAP I.S. NO. 13213 TO BE SET AT TIME OF FINAL PLAT
 - DENOTES FOUND NO. 5 REBAR WITH ALUMINUM CAP MARKED 'DE' & CO. P.L.S. 23029
 - U.E. DENOTES UTILITY EASEMENT
 - D.E. DENOTES DRAINAGE EASEMENT
 - L.E. DENOTES LANDSCAPE EASEMENT
 - EXISTING CONTOURS
 - FINISHED GRADE CONTOURS
 - HANDICAP RAMP & SIDEWALK
 - 3" S&W SANITARY SEWER
 - 6" WATER LINE
 - IRRIGATION LINE
 - STREET LIGHT
 - EXISTING OVER-CAD ELEC.
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING FENCE LINE
 - EXISTING FLOW LINE
 - FIRE HYDRANT



OWNER
JEANIE D. MCGOWAN-CARLSON
LISA DIKE CARLSON AND KEAT CARLSON

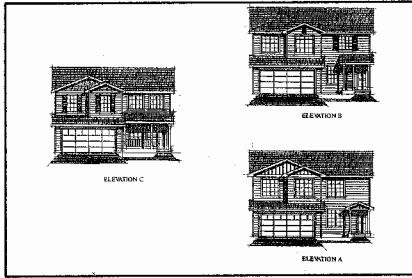
DEVELOPER/APPLICANT
KAUFMAN & BROAD
601 S. BROADWAY, SUITE 4
DENVER, CO 80202
(303) 733-4000

ENGINEER/SURVEYOR
Carroll & Lange z
1100 S. BROADWAY, SUITE 4
DENVER, CO 80202
(303) 733-4000

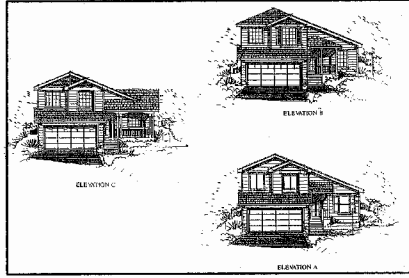
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DATE OF PREPARATION 11/21/96 REV. 1/21/97,
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8/13/97
SAGAMORE P.U.D. 24-1553

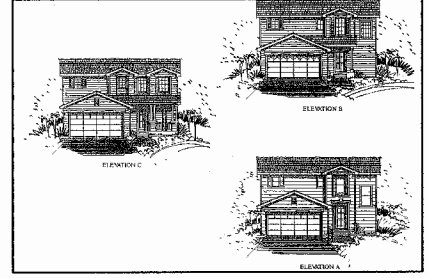
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 COUNTY OF BOULDER, STATE OF COLORADO
 PRELIMINARY PLANNED UNIT DEVELOPMENT (P.U.D.) ZONE DISTRICT PLAN
 SHEET 38 OF 4



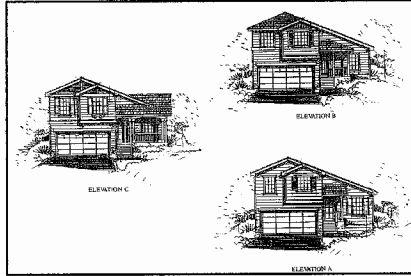
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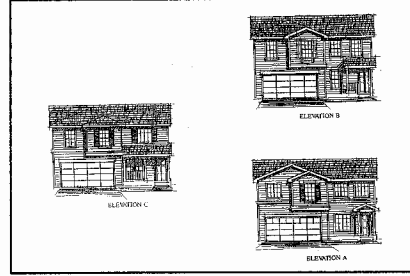
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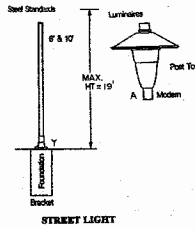
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PLAN 235-1294
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PLAN 235-1790
1790 SQ. FT.



STREET LIGHT

P-41 F-3 # 49 (3210)

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No.	Revisions	Date	By	CHK	Checked By	Date	APRIL 10, 1997	File No.	1553-33

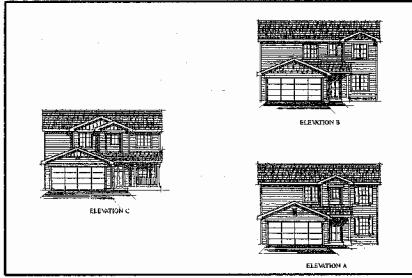
Carroll & Lange
 Licensed Professional Engineer
 1800 14th Street
 Boulder, CO 80502

Project: **SAGAMORE**
 Title: **HOME ELEVATIONS**
 Designed By: Scale: NONE Sheet: 38 of 38
 Drawn By: Job No: 1553
 Date: APRIL 10, 1997 File No: 1553-33

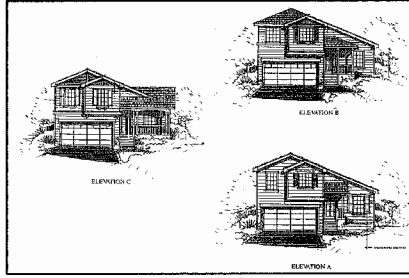
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SAGAMORE

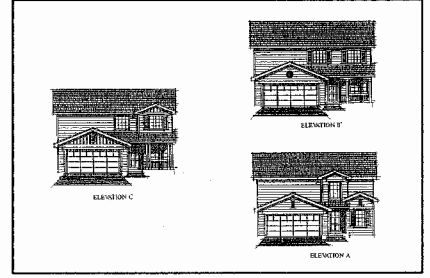
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 2015.01.02.8



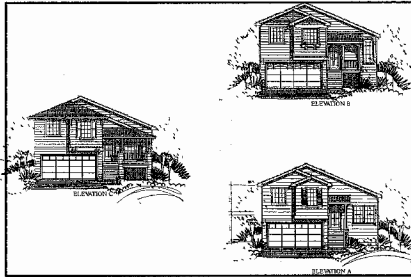
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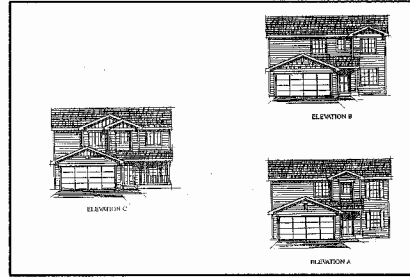
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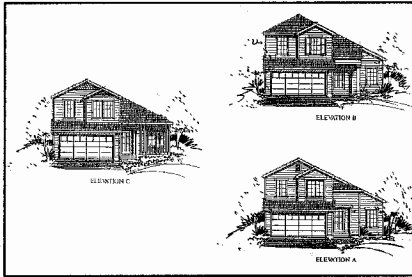
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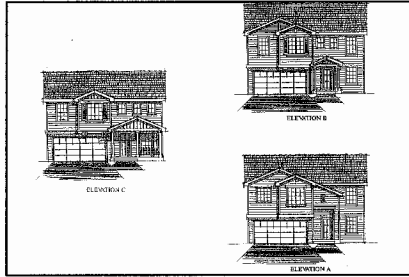
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PLAN 235-1533
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P-41 F-3 # 50 (4910)

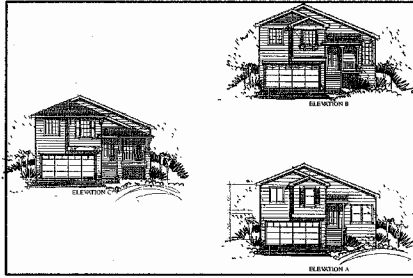
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No.	Revisions	Date	By	CHK	

Carroll & Lange
ARCHITECTS & ENGINEERS
1001 14th Street, Suite 200
Boulder, CO 80502

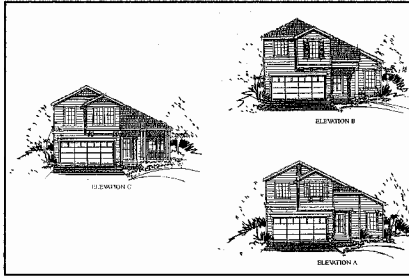
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 Title: **HOME ELEVATIONS**
 Drawn By: _____ Scale: NONE Sheet: 36 of 41
 Checked By: _____ Date: APRIL 18, 1997 Job No: 1553
 File No: 1553-35

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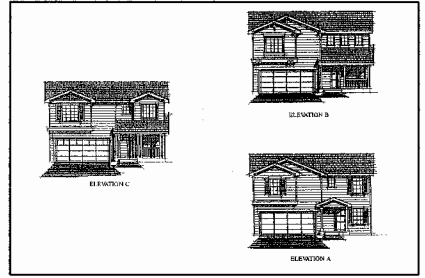
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 2007.15.02.8



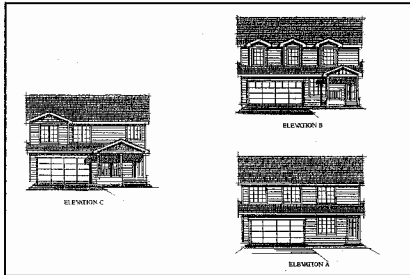
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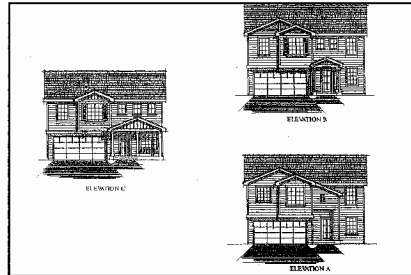
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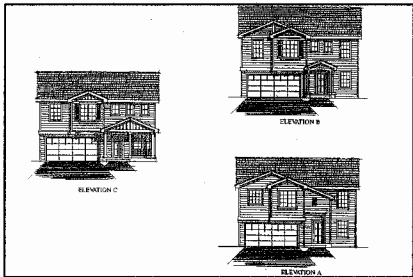
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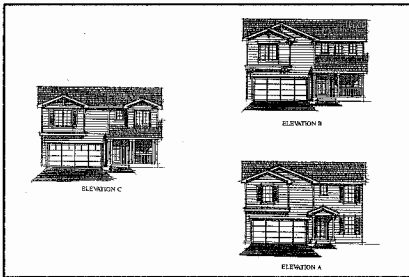
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PLAN 235-1819
1819 SQ. FT.



PLAN 235-1839
1839 SQ. FT.



PLAN 235-1628
1628 SQ. FT.

P-41 F-4 # 1 (5 of 10)

10				Carroll & Lange	
9				Architects & Engineers	
8				1000 14th Street	
7				Boulder, CO 80502	
6					
5				Project: SACAMORE	
4				Title: HOME ELEVATIONS	
3				Designed By: Steve ACHL	
2				Drawn By: [blank]	
1				Date: APRIL 15, 1997	
No		Revisions		Date By	
		Checked By: [blank]		File No. 1551-15	

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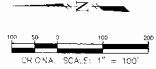
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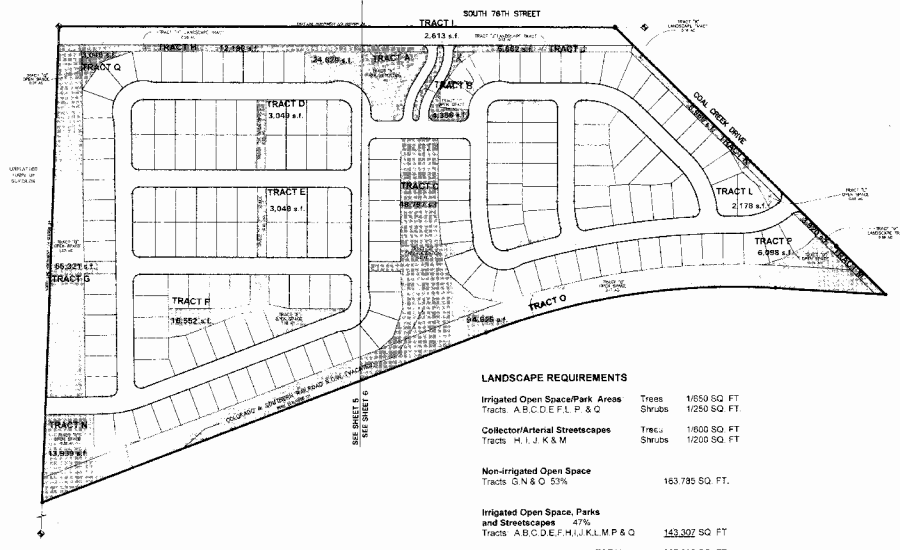
PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) / ZONE DISTRICT PLAN

LANDSCAPE PLAN

SHEET 4 OF 8



Valerian
 Landscape Architecture
 1400 Broadway, Suite 300
 Boulder, Colorado 80502



LANDSCAPE REQUIREMENTS	
Irrigated Open Space/Park Areas Tracts A,B,C,D,E,F,L,P & Q	Trees 1650 SQ. FT. Shrubs 1620 SQ. FT.
Collector/Arterial Streetscapes Tracts H,I,J,K & M	Trees 1600 SQ. FT. Shrubs 1200 SQ. FT.
Non-irrigated Open Space Tracts G,N & O 53%	163,795 SQ. FT.
Irrigated Open Space, Parks and Streetscapes 47%	Tracts A,B,C,D,E,F,H,I,K,L,M,P & Q 143,302 SQ. FT.
TOTAL	307,692 SQ. FT.

	Tract A		Tract B		Tract C		Tract D		Tract E		Tract F		Tract G		Tract H		Tract I		Tract J		Tract K		Tract L		Tract M		Tract N		Tract O		Tract P		Tract S		TOTALS							
	required	proposed	required	proposed	required	proposed	required	proposed	required	proposed	required	proposed	required	proposed	required	proposed	required	proposed	required	proposed	required	proposed	required	proposed	required	proposed	required	proposed	required	proposed	required	proposed	required	proposed	required	proposed						
Total Trees	38	38	7	7	75	57	5	5	5	5	25	25	0	0	25	25	0	0	0	0	12	12	0	0	7	7	0	0	0	0	0	0	0	0	0	16	16					
Equipped Deciduous	36.58%	36.58%	3.91%	3.91%	34.46%	23.30%	4.82%	1.57%	4.82%	1.20%	0.33%	0.33%	0	0	74.37%	4.82%	0.67%	0.67%	0.33%	0.33%	0.67%	0.67%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%				
Total Shrubs	100	100	17	17	193	153	12	12	12	12	63	63	0	0	63	63	0	0	0	0	36	36	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	42	42	
Equipped Deciduous	87.87%	87.87%	12.88%	12.88%	103.67%	67.67%	8.89%	4.17%	9.89%	2.67%	0.67%	0.67%	0	0	81.87%	10.11%	1.01%	1.01%	0.33%	0.33%	0.67%	0.67%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%

P-41 F-4#2 (6910)

REVISED JUNE 17, 1997
 REVISED APRIL 17, 1997

SAGAMORE

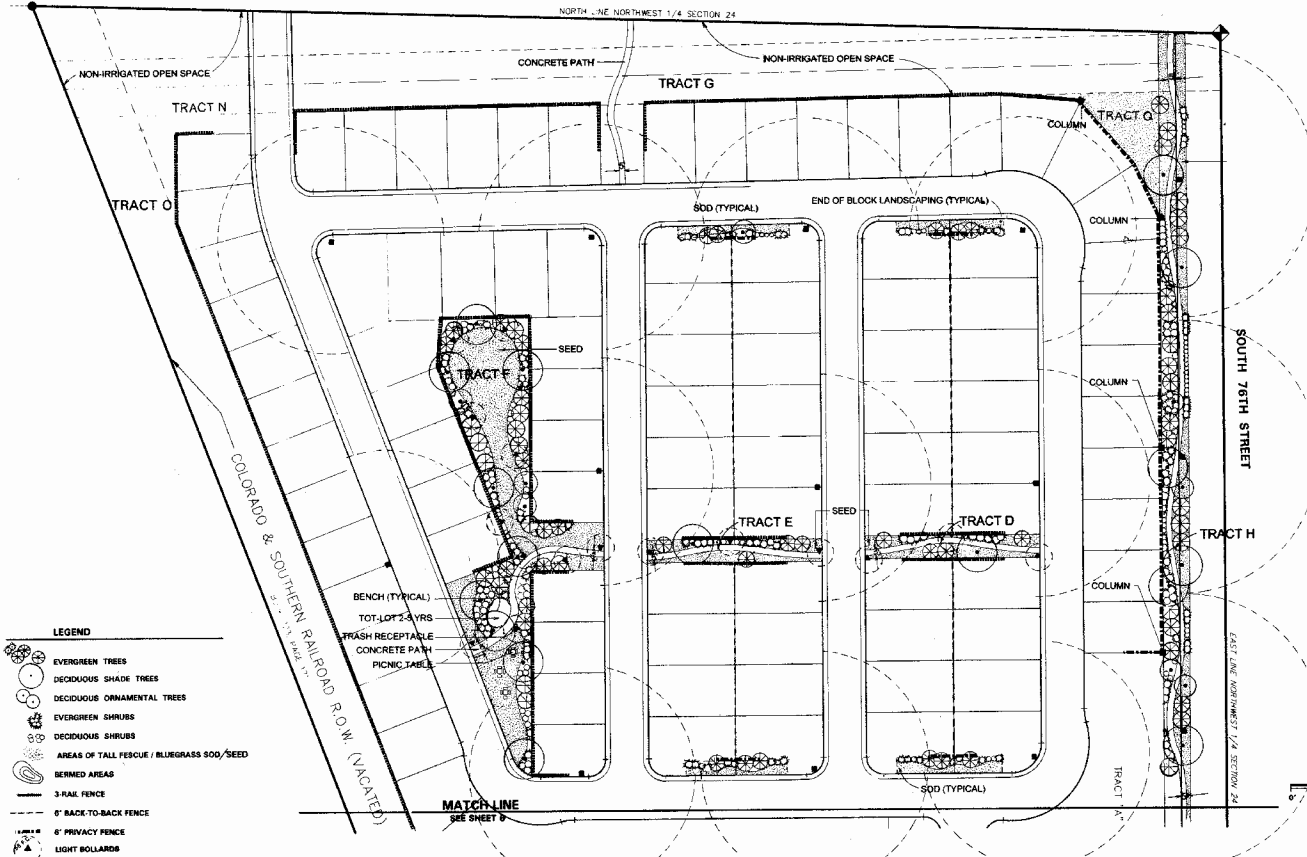
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD)/ZONE DISTRICT PLAN

LANDSCAPE PLAN

SHEET 8 OF 8

NORTH LINE NORTHWEST 1/4 SECTION 24



LEGEND

- EVERGREEN TREES
- DECIDUOUS SHADE TREES
- DECIDUOUS ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- AREAS OF TALL FESCUE / BLUEGRASS SOD/SEED
- BERMED AREAS
- 3-RAIL FENCE
- 6' BACK-TO-BACK FENCE
- 6' PRIVACY FENCE
- LIGHT BOLLARDS

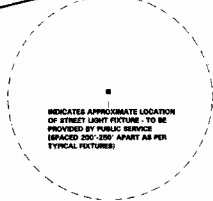
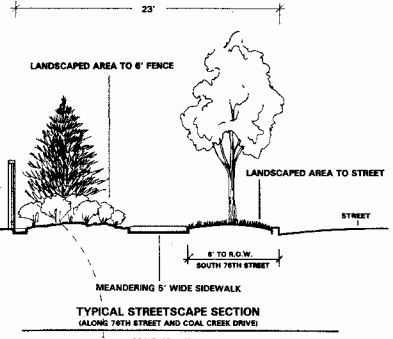
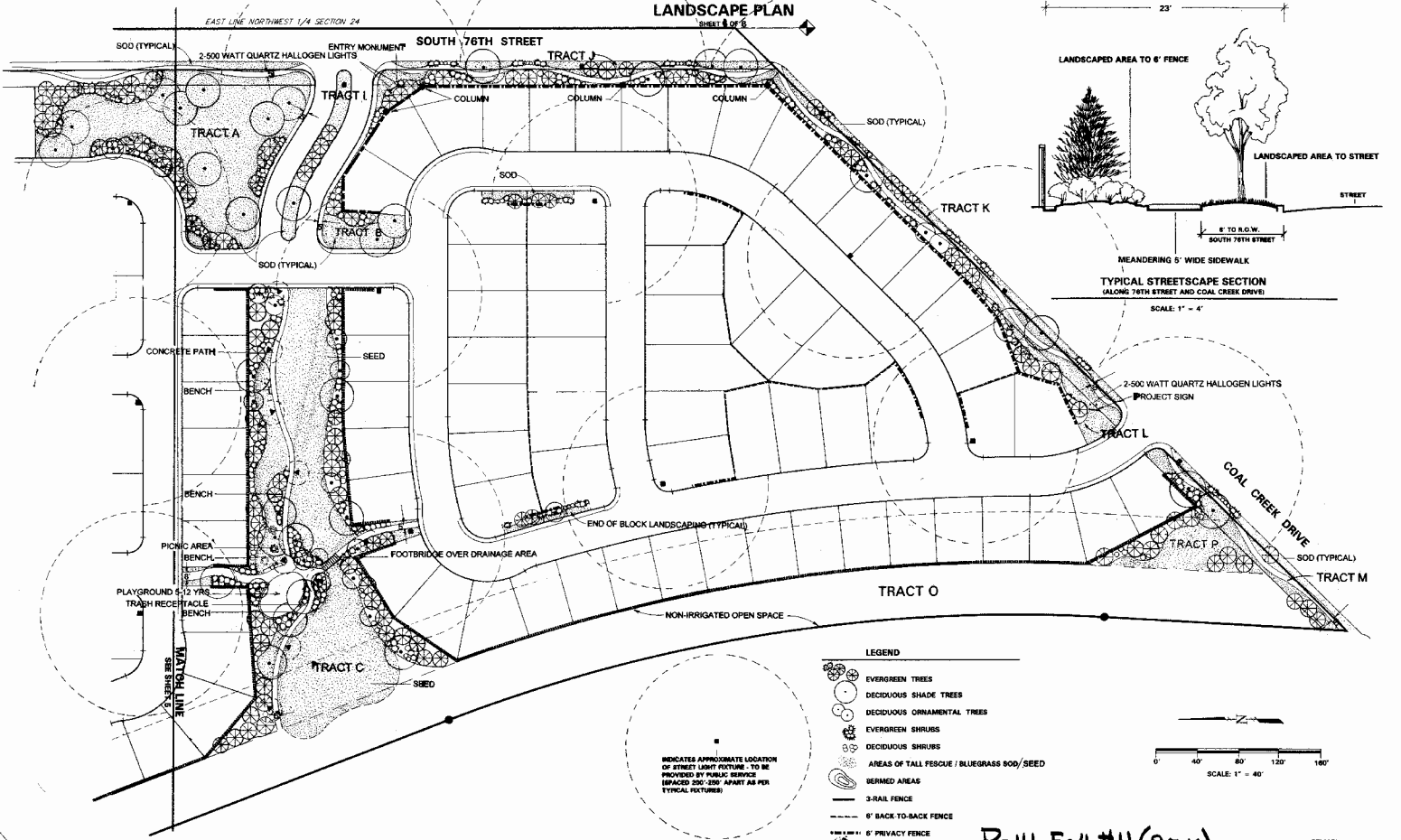
P-41 F-4 * 3 (7910)

REVISED JUNE 17, 1997
REVISED APRIL 6, 1997
REVISED JANUARY 20, 1997

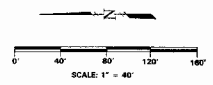
SAGAMORE

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 1° SOUTH, RANGE 70 WEST OF THE PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD)/ZONE DISTRICT PLAN LANDSCAPE PLAN SHEET 8 OF 8



- LEGEND**
- EVERGREEN TREES
 - DECIDUOUS SHADE TREES
 - DECIDUOUS ORNAMENTAL TREES
 - EVERGREEN SHRUBS
 - DECIDUOUS SHRUBS
 - AREAS OF TALL FESCUE / BLUEGRASS SOD/SEED
 - BERMED AREAS
 - 3-RAIL FENCE
 - 6' BACK-TO-BACK FENCE
 - 6' PRIVACY FENCE
 - LIGHT BOLLARDS



P-41 F-4 #4 (8910)

REVISED JUNE 17, 1997
REVISED APRIL 9, 1997
REVISED JANUARY 20, 1997

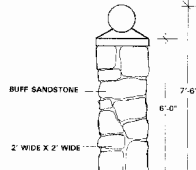
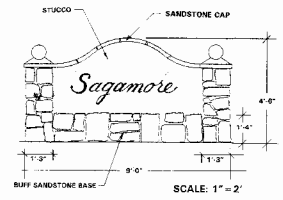
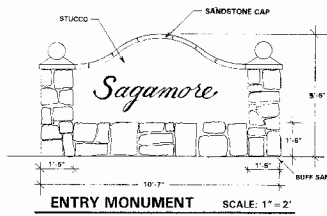
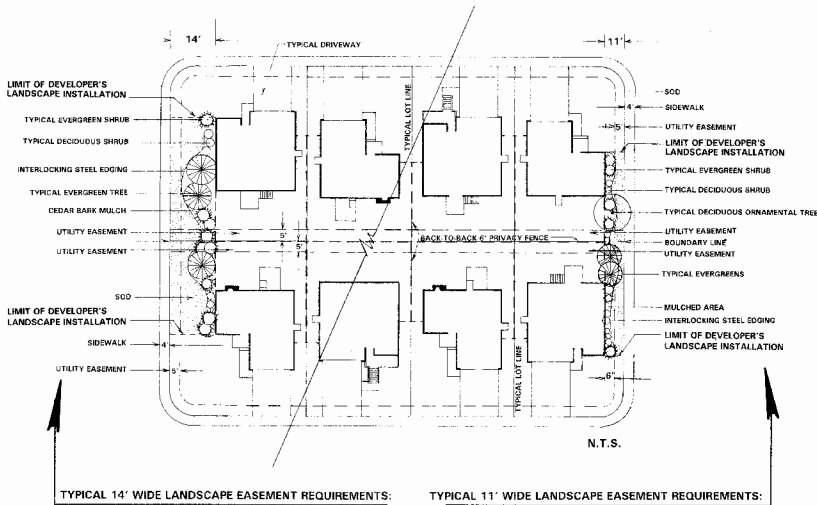
SAGAMORE

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

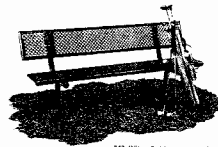
PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD)/ZONE DISTRICT PLAN

LANDSCAPE NOTES AND DETAILS

SHEET 7 OF 8

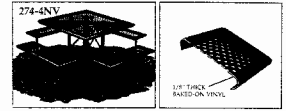


SANDSTONE COLUMN SCALE: 1" = 2"



FROM IRON MOUNTAIN FORGE THROUGH RECREATION PLUS (303) 278-1455 OR EQUAL

BENCH DETAIL



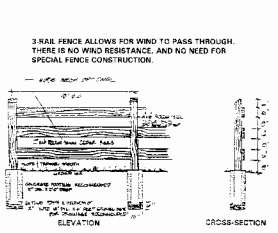
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PICNIC TABLE DETAIL



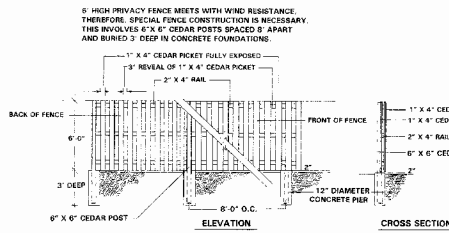
FROM VICTOR STANLEY, INC. THROUGH RECREATION PLUS (303) 278-1455 OR EQUAL

TRASH RECEPTACLE DETAIL



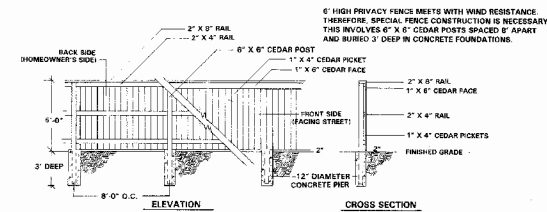
3-RAIL FENCE DETAIL

(FOR LOTS BORDERING PARKS AND/OR OPEN SPACE
N.T.S.



BACK-TO-BACK 6' HIGH CEDAR FENCE DETAIL

BY HOMEOWNER
N.T.S.



FENCE DETAIL ALONG MAJOR STREETS

N.T.S.

P-41 F-4#5 (9 of 10)

REVISED JUNE 17, 1997
REVISED APRIL 9, 1997
REVISED FEBRUARY 13, 1997
REVISED JANUARY 20, 1997

