

SUPERIOR TOWNE CENTER

PLANNED DEVELOPMENT / ZONE DISTRICT PLAN

THE MULHERN GROUP, LTD.

ELCOR DEVELOPMENT, LLC

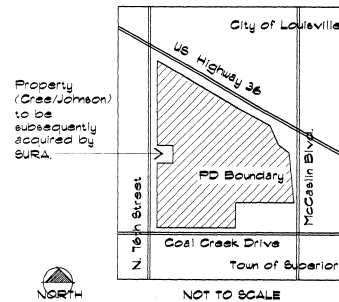
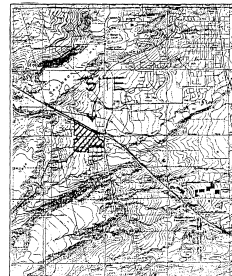
A portion of the E 1/2 of Section 22, T 5N, R 69W of the 6th Principal Meridian

SITE DEVELOPMENT CRITERIA

Maximum Building Height:	
Retail:	35' (flat parapet height)
Theater building:	55' (entry elements, towers, or sloped roofs)
Retail Building Setbacks:	
From Public R.O.W.:	20' min.
From Internal Property Lines:	0'
Min. Separation Between Transferring Buildings:	0'
Parking Setbacks:	
From all Public R.O.W.:	20' min.
From Internal Arteries:	10' min.
Typical Parking Stall:	9' x 18'
Typical Handicap Space:	14' x 18' (includes aisle)
Typical Parking Aisle:	24' wide
Internal Arteries:	25' min. flowline to flowline

* Rear of in-line buildings facing a R.O.W. shall be setback a minimum of 20' from R.O.W.

VICINITY MAPS



LAND USE TABLE

STRA Site Area:	86.7 Acres	100%	Net Right-of-Way Area:	11.8 Acres	13.6%
Future Development Parcel:	8.1 Acres	9.3%	Mechanical/Electrical:		
Open Development Area:	77.8 Acres	89.2%	Mechanical/Electrical	5.84 Acres	6.8%
Open Development Area includes R.O.W. areas as well as Retail Development.			Extended Gymnasium Pl.	2.38 Acres	2.4%
Density:	Commercial: 6,897 s.f./acre (P.A.B. of 16)		Extended P.U.S. gym	0.42 Acres	0.5%
Breakdown:			East Side of 79th St.	2.24 Acres	2.6%
Building Area Subtotal:	619,089 s.f. (14,400 sq)	16.0%	North Side of Coal Cr.	0.38 Acres	0.4%
Unstructured Open Space:	28.2 Acres	25.3%	Estimated Water Lines		
Other Open Space:	0.85 Acres	4.4%	800,000 Gallons daily use		
Walks in front of buildings			Estimated Sewer Lines		
Flame less than 6,000 s.f.			32 cfs daily use		
Islands less than 400 s.f.					
PAVING Area Subtotal:	47.82 Acres	54.9%			
Roadways, drives, loading areas, and parking lots					
Total:	87.8 Acres	100% of gross			
Parking Data/Requirements:					
Provided Total site spaces:	3,900 Spaces				
Retail Development:	3,800 Spaces	5.84/1000 s.f.			
MTD Park-a-Ride:	300 Spaces				
Required Ratios:					
Retail: 4.8 spaces/1000 s.f. (min.)					
Freestanding Restaurants: 8 spaces/1000 s.f. (min.)					

LEGAL DESCRIPTION

A tract of land located in the NE 1/4 of Section 18 and in the NE 1/4 of Section 24, in T 5N, R 69W, County of Boulder, State of Colorado, described as follows:

Commencing at the Northwest Corner of said Section 24, thence S89°04'07"W, 221.20 feet along the North line of the NE 1/4 of said Section 24 to the Northeast Corner of that tract of land conveyed to Superior Partnership, as described in Warranty Deed recorded as Film 528 as Reception No. 899600 of the records of Boulder County, Colorado, and the TRUE POINT OF BEGINNING;

Thence S29°44'32"E, 560.00 feet along the Easterly line of that tract of land as described on said Film 528 as Reception No. 899600;

Thence S89°04'07"E, 264.75 feet along the Easterly line of that tract of land as described on said Film 528 as Reception No. 899600;

Thence S00°11'17"E, 500.00 feet along the Easterly line of that tract of land as described in said Film 888 as Reception No. 899600 to the Southeast Corner thereof, a point on the North line of Maple Street in MINNY'S ADDITION TO THE TOWN OF SUPERIOR as recorded in Plat Book 3 at Page 38 of the records of Boulder County, Colorado;

Thence S89°44'32"E, 1973.00 feet along the North line of said Maple Street, to the West line of Fourth Avenue in said MINNY'S ADDITION TO THE TOWN OF SUPERIOR;

Thence S00°11'40"E, 388.00 feet along the West line of said Fourth Avenue to the South line of the N 1/2 of said Section 24;

Thence S89°44'32"E, 1828.71 feet along the South line of the N 1/2 of the NE 1/4 of said Section 24 to the Southwest Corner thereof;

Thence S00°11'17"W, 881.85 feet along the North-South Centerline of said Section 24 to the Southwest Corner of that tract of land conveyed to Ralph B. Dornal and Veronica Y. Dornal as described in Quit Claim Deed recorded on Film 718 as Reception No. 901864 of the records of Boulder County, Colorado;

Thence N89°29'40"E, 280.00 feet along the South line of that tract of land as described on said Film 718 as Reception No. 901864 to the Southeast Corner thereof;

Thence S00°11'17"W, 511.14 feet along the East line of that tract of land as described on said Film 718 as Reception No. 901864 to the North line of the NE 1/4 of said Section 24;

Thence S89°04'07"E, 290.00 feet along the North line of the NE 1/4 of said Section 24 to the N 1/4 Corner of said Section 24;

Thence S00°04'30"E, 1248.00 feet along the North-South Centerline of said Section 13 to the Southwesterly line of U.S. Highway No. 36 conveyed to the State Highway Department as described in Warranty Deed recorded in Book 278 at Page 293 of the records of Boulder County, Colorado;

Thence S89°11'17"E, 847.75 feet along the Southwesterly line of said U.S. Highway No. 36 to the South line of that tract of land conveyed to John Peropoli as described in Quit Claim Deed recorded in Book 424 at Page 247 of the records of Boulder County, Colorado;

Thence S89°04'07"E, 1.08 feet along the South line of that tract of land as described in said Book 424 at Page 247 of the records of Boulder County, Colorado, as described in Warranty Deed recorded in Book 878 at Page 287 of the records of Boulder County, Colorado;

Thence S89°04'07"E, 837.67 feet along the Southwesterly line of said U.S. Highway No. 36;

Thence S00°04'30"E, 10.00 feet along the Southwesterly line of said U.S. Highway No. 36;

Thence S89°04'07"E, 350.00 feet along the Southwesterly line of said U.S. Highway No. 36;

Thence S29°44'32"E, 387.91 feet along the Southwesterly line of said U.S. Highway No. 36 to the North line of the NE 1/4 of said Section 24;

Thence N89°04'07"E, 0.97 feet along the North line of the NE 1/4 of said Section 24 to the TRUE POINT OF BEGINNING;

For a total of 96.7 Acres more or less.

Legal Description Prepared By:
East S. Albers
Tresler Barret & Company
4840 Pearl East Circle # 114
Boulder, Colorado 80501-2478
(303) 442-4538

TOWN BOARD OF TRUSTEES' CERTIFICATE

Approved this 14th day of December, A.D., 1998, by the Board of Trustees, Superior, Colorado. This approval is with the understanding that all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks, shall be financed by others and not the Town of Superior.

Phyllis L. Hardin
Town Clerk

Susan K. Spence
Mayor



PLANNING COMMISSION CERTIFICATE

Approved this 24th day of November, A.D., 1998.

Debra C. Higgins
Chairman - Superior Planning Commission

TOWN CLERK'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 9:00 o'clock P.M. this 11th day of March, A.D., 1999, and is duly recorded.

Phyllis L. Hardin
Town Clerk

CERTIFICATE OF OWNERSHIP

I certify that Elcor Development, LLC is the owner of portions of property, and has the right to immediate possession of the remainder of the property under eminent domain actions filed by the Superior Urban Renewal Authority, and I consent to the above P.D.

In witness whereof I hereunto set my hand this 8 day of March, 1999, by E. Investments, Inc. manager, its Administrative Member Nancy J. Hagan by its Sec. Vice, president.

The foregoing instrument was acknowledged before me this 9th day of March, A.D., 1999 by Nancy S. Hagan as Secretary of E. Investments, Inc., an Arizona corporation and its Administrative member whose commission expires August 6, 1999.

M. Eason Powell
Notary Public

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 4:24 o'clock P.M. this 21st day of July, A.D., 1999, and is recorded in Plat Book No. _____, Page No. _____.

Reception No. 1943098
P. 48 F. 3 # 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 Fee: \$150.00
Katherine Cravell Deputy
Charlotte Houston Recorder

DEVELOPER
Elcor Development L.L.C.
4040 EAST CAMELBACK ROAD SUITE 250
PHOENIX, ARIZONA 85018
302.840.3000
FAX: 602.840.8101
NANCY HEMPEY
TOM ALFORD

ARCHITECT/PLANNER
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FAX: 303.592.2401
MICHAEL MULHERN
DWAYNE DALE

CIVIL ENGINEER
Martin/Martin
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FAX: 303.431.4028
GARY THOMAS
DAVE LOVATO

LANDSCAPE ARCHITECT
Norris/Dullea
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303.952.1186
FAX: 303.952.1186
DOUG CRAIG
JOHN BIRKEY

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REVISED MARCH 26, 1998
REVISED APRIL 14, 1998
REVISED APRIL 28, 1998
REVISED MAY 14, 1998
REVISED JANUARY 25, 1999
COVER SHEET

P-48 F-3 # 12 (1-15)



SUPERIOR TOWNE CENTER

A.K.A. SUPERIOR MARKETPLACE

PLANNED DEVELOPMENT/ZONE DISTRICT SITE PLAN SUBMITTAL

THE MULHERN GROUP, LTD.

ELCOR DEVELOPMENT, LLC

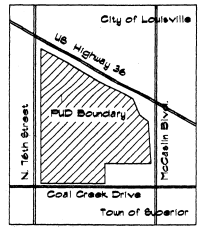
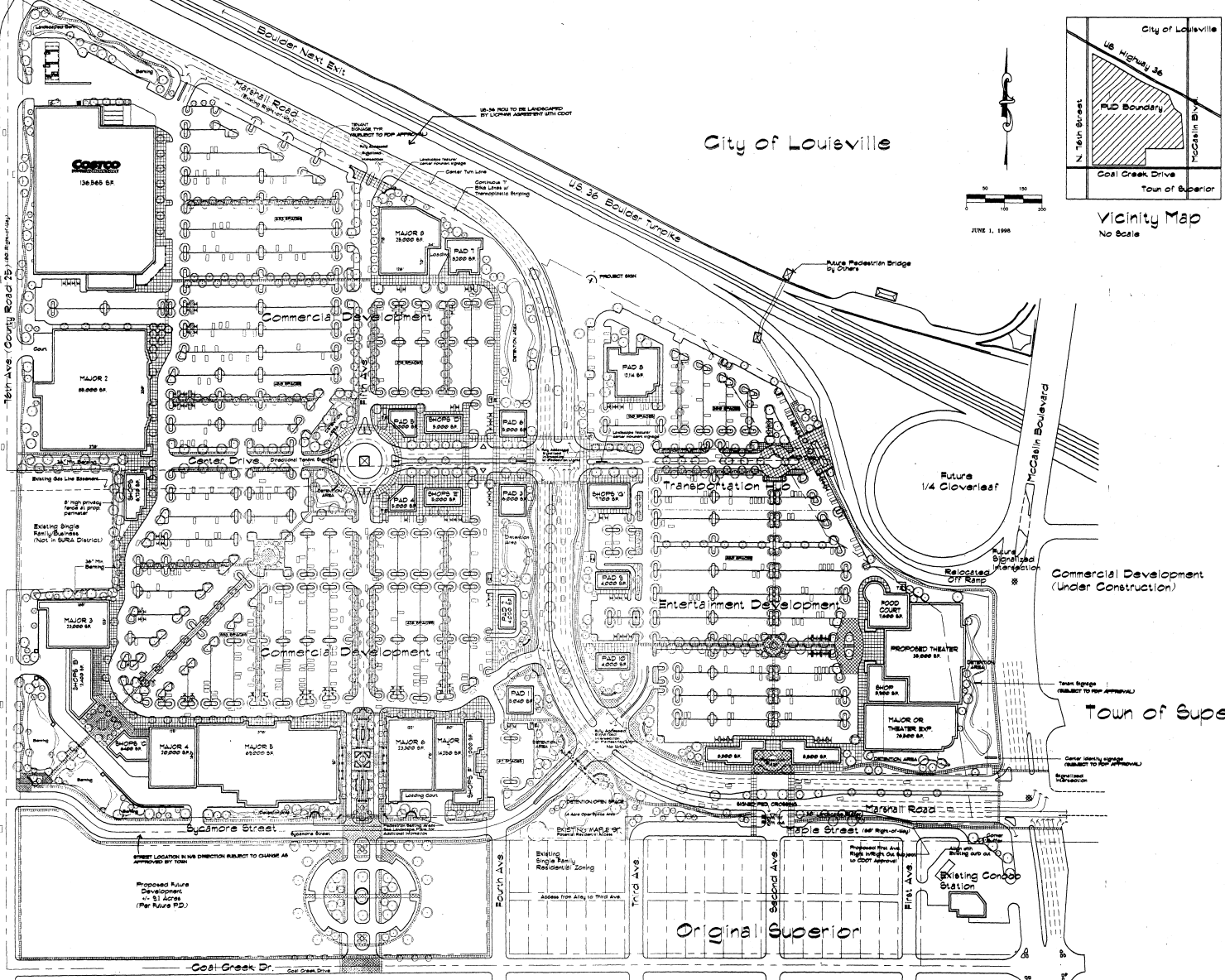


CDOT Maint. Facility

Single Family Residential

Signmore Residential Development

Proposed Signmore Street



Vicinity Map
No Scale

1720 BLAKE STREET SUITE 7
DENVER, COLORADO 80202
303-297-3334 FAX 303-292-2

SUPERIOR TOWNE CENTER
A.K.A. SUPERIOR MARKETPLACE
SUPERIOR, COLORADO

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2.20.98	PD SUBMISSION
3.9.98	PLAN REVISION
3.25.98	PLAN REVISION
4.14.98	PLAN REVISION
4.28.98	PLAN REVISION
5.14.98	PLAN REVISION
6.1.98	PLAN REVISION
1.25.99	PLAN REVISION

SUPERIOR TOWNE CENTER
PROJECT NUMBER: 9704
DRAWN BY: GD/DH
CHECKED BY: DD/MGI
DESCRIPTION: SITE PLAN

REFERENCE NORTH 2

P-48 F-3 #13 (2 OF 15)

SUPERIOR TOWNE CENTER

A.K.A. SUPERIOR MARKETPLACE

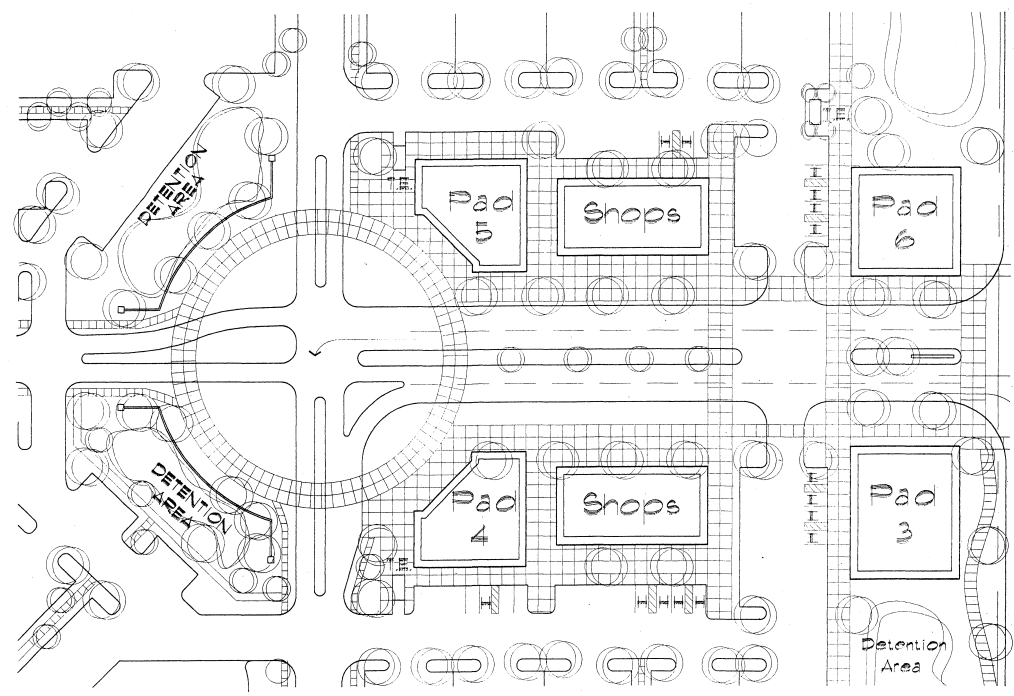
PLANNED DEVELOPMENT/ZONE DISTRICT SITE PLAN SUBMITTAL

THE MULHERN GROUP, LTD.

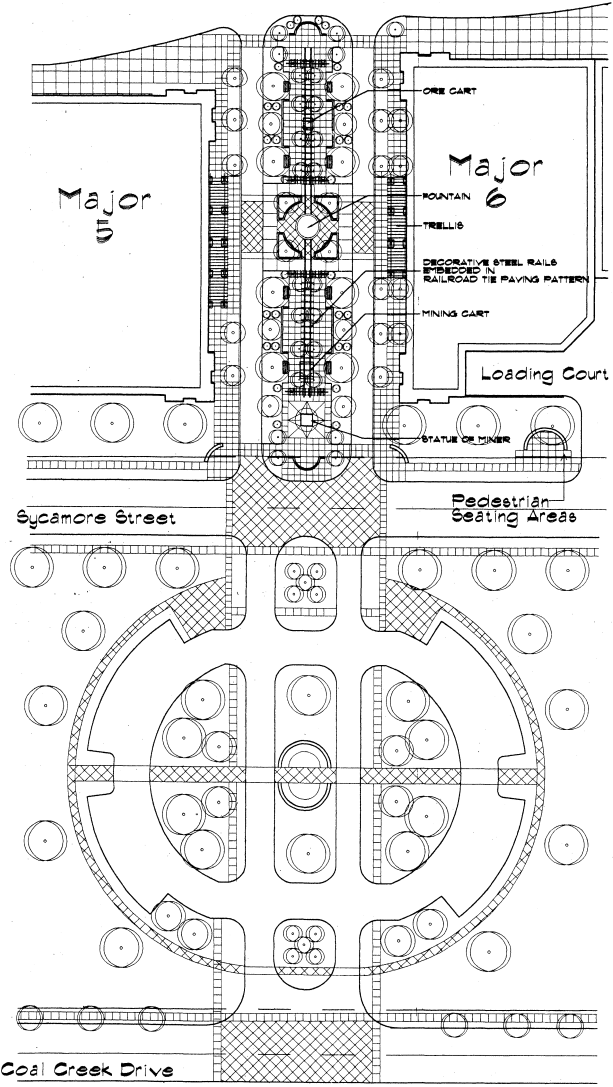
ELCOR DEVELOPMENT, LLC

THE MULHERN GROUP LTD.
ARCHITECTURE • PLANNING • INTERIORS

1730 BLAKE STREET SUITE 420
DENVER COLORADO 80202
303-297-3334 FAX 303-292-9901



ALTERNATE TRAFFIC CONFIGURATION AT MAIN ENTRY DRIVE
SCALE: 1" = 30'



FIFTH AVENUE PROMENADE PLAN
SCALE: 1" = 30'

P-48 F-3 #14 (3 OF 15)

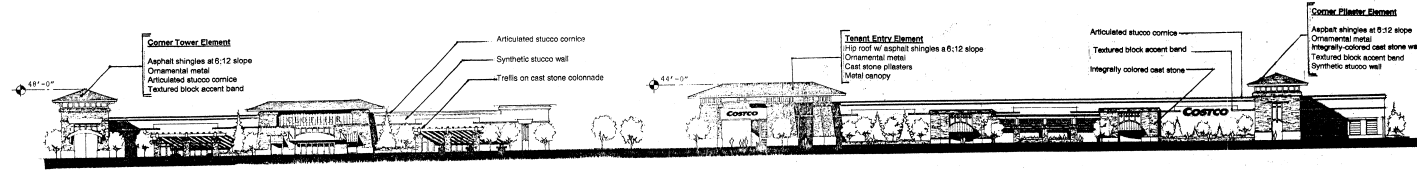
SUPERIOR TOWNE CENTER
A.K.A. SUPERIOR MARKETPLACE
SUPERIOR, COLORADO

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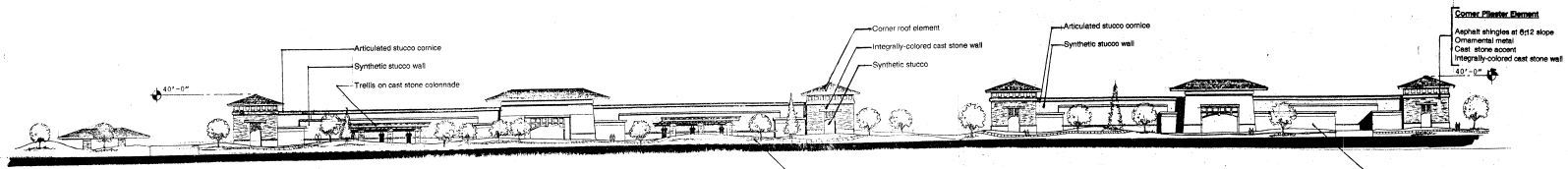
DATE	REVISION
5.14.98	PD SUBMITTAL
6.1.98	REVISION
7.25.98	REVISION

SUPERIOR TOWNE CENTER
PROJECT NUMBER: 97046
DRAWN BY: CS
CHECKED BY: DD
DESCRIPTION: ENLARGED SITE PLANS

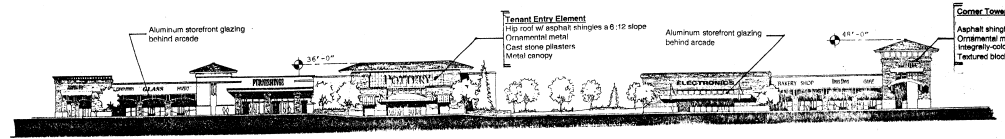
⊕ 3
REFERENCE NORTH



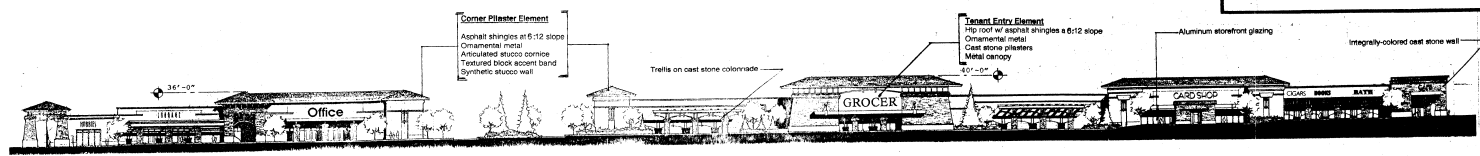
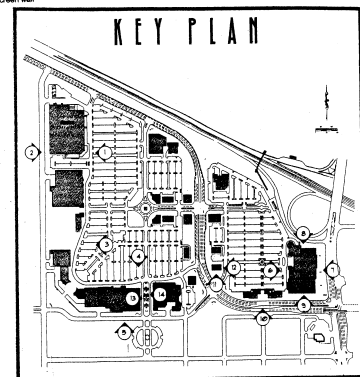
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FRONT OF MAJORS 1 & 2
SCALE: 1/32" = 1'-0"



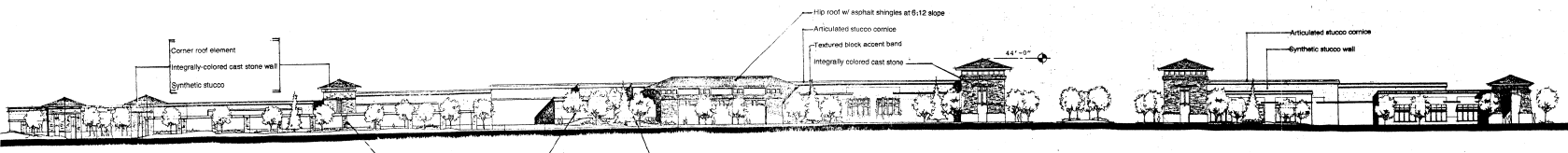
2. WEST ELEVATION
REAR OF MAJORS 1 & 2 FACING 76TH ST.
SCALE: 1/32" = 1'-0"



3. EAST ELEVATION
FRONT OF RETAILERS
SCALE: 1/32" = 1'-0"



4. NORTH ELEVATION
FRONT OF MAJORS
SCALE: 1/32" = 1'-0"



5. SOUTH ELEVATION
REAR OF MAJORS FACING SYCAMORE ST.
SCALE: 1/32" = 1'-0"


1730 BLAKE STREET SUITE 435
DENVER COLORADO 80202
303-397-3334 FAX 303-392-2901

SUPERIOR TOWNE CENTER
A.K.A. SUPERIOR MARITIMAC
SUPERIOR, COLORADO

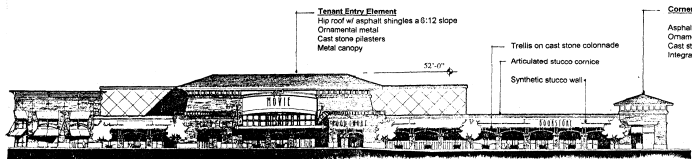
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3.14.98	PLAN REVISION
4.28.98	PLAN REVISION
5.18.98	PLAN REVISION
5.1.98	PLAN REVISION
1.25.99	PLAN REVISION

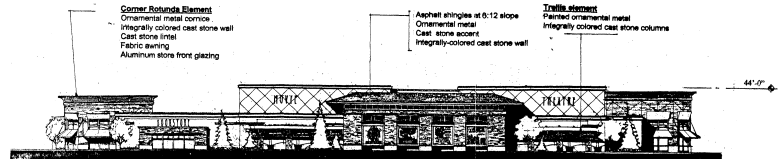
PROJECT NUMBER: 97046
DRAWN BY: DO/GD
CHECKED BY: DO
DESCRIPTION: ELEVATIONS

REFERENCE  4

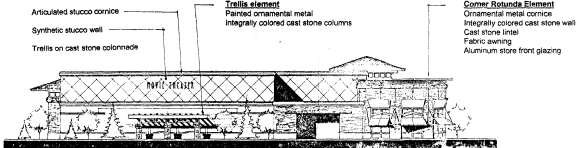
P-48 F-3 #15 (4 OF 15)



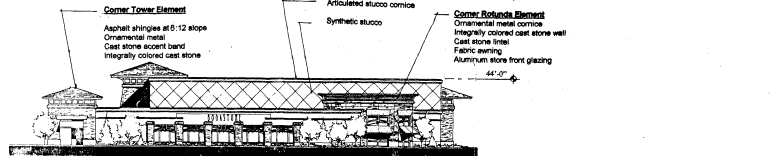
6. WEST ELEVATION
ENTERTAINMENT COMPLEX
SCALE: 1/32" = 1'-0"



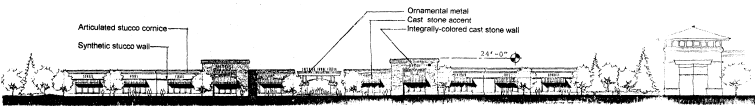
7. EAST ELEVATION
ENTERTAINMENT COMPLEX
SCALE: 1/32" = 1'-0"



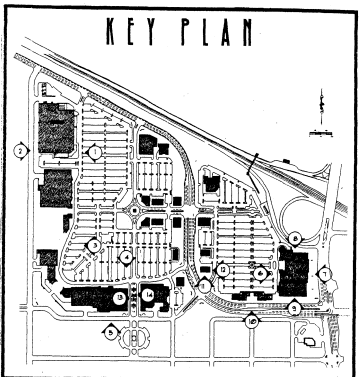
8. NORTH ELEVATION
ENTERTAINMENT COMPLEX
SCALE: 1/32" = 1'-0"



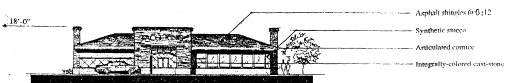
9. SOUTH ELEVATION
ENTERTAINMENT COMPLEX
SCALE: 1/32" = 1'-0"



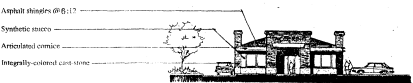
10. SOUTH ELEVATION
MARSHALL ROAD SHOPS
SCALE: 1/32" = 1'-0"



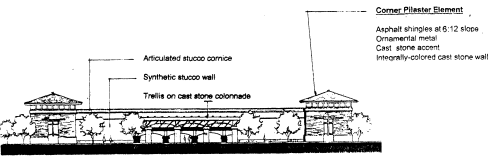
SUPERIOR TOWNE CENTER
A.N.A. SUPERIOR MARITIMACI
SUPERIOR, COLORADO



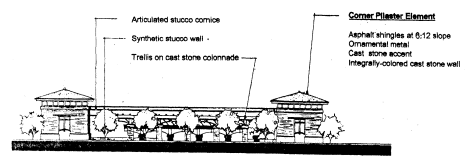
11. SOUTH ELEVATION
TYPICAL PAD BUILDING
SCALE: 1/16" = 1'-0"



12. EAST ELEVATION
TYPICAL PAD BUILDING
SCALE: 1/16" = 1'-0"



13. WEST ELEVATION (Final façade elevations subject to Town approval at FDP stage)
FIFTH AVENUE PROMENADE
SCALE: 1/32" = 1'-0"



14. EAST ELEVATION (Final façade elevations subject to Town approval at FDP stage)
FIFTH AVENUE PROMENADE
SCALE: 1/32" = 1'-0"

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DATE	REVISION
5.14.98	PD SUBMITTAL
6.1.98	REVISION
1.25.99	REVISION

SUPERIOR TOWNE CENTER
PROJECT NUMBER: 97046
DRAWN BY: DD
CHECKED BY: DD
DESCRIPTION: ELEVATIONS

5
REFERENCE NORTH

P-48 F-3 #16 (5 OF 15)

SUPERIOR MARKETPLACE

PLANNED DEVELOPMENT/ZONE DISTRICT SITE PLAN SUBMITTAL ELCON DEVELOPMENT, LLC

THE HULLBURN GROUP, LTD.

A.K.A. SUPERIOR TOWNE CENTER

A portion of the E 1/2 of Section 22, T 5N, R 69W of the 6th Principal Meridian

FDP SUBMITTAL DESIGN GUIDELINES

A. NARRATIVE

The proposed Superior Marketplace seeks to create a major commercial development for the Town of Superior. Elcon, LLC, intends to capitalize on the site's unique footage on U.S. 36 and McCaslin Road, good access, adjacency to Original Superior, strong regional demographics and existing demand. While it is the intent of the center to provide a focal point for the community it is also the intent that this center will provide a synergy which will attract shoppers from up to seven miles away. Thereby bringing in substantial tax revenue for the Town.

The proposed site, while offering great opportunities, also poses substantial challenges. The final design must tie in well with Original Superior, with respect to both planning and architecture, while at the same time creating buffers which protect the single family core. The new circulation system must provide for good access to the proposed Towne Center mixed use development while also providing connectivity to Original Superior and newly proposed developments. At the same time, we must relocate a state highway, meet spacing requirements for signals along McCaslin and provide for an expanded interchange and Park 'n Ride facility.

We have sought to this in the following manner:

B. CIRCULATION ELEMENTS

Circulation elements have become major factors in the determination of the final site plan. Key factors are the following:

1. **Relocation of Marshall Road.** Connecting McCaslin (near Maple) to the existing Marshall Road ROW west of what would be Fourth Avenue.
2. **Location of Marshall Road just north of existing Maple.** Alternatively to No. 1 above, allows existing Maple to act as a frontage road for existing residential lots facing north on Maple.
3. **Provision of Sycamore Street from Third to 26th.** Allows for direct access to Marshall Road and ultimately, McCaslin, for SURA's southern 9 1/2 acres of the mixed use development and the proposed Sycamore development. This access further protects Original Superior by providing quick, efficient travel to McCaslin thereby discouraging use of existing roadways.
4. **Connection of Route 6th Avenue Promenade directly into the proposed commercial development.** Provides direct connection into the heart of the center for existing development to the east and future developments to the south of the SURA District while not encouraging use by those not living in Original Superior.

C. BUFFERS

Three major buffers have been incorporated in the proposed plan:

1. **Maple Street.** Per the original Advisory Committee's recommendation, the proposal has incorporated a 30' landscaped buffer paralleling Maple Street and the relocated Marshall Road. Just north of the two existing residences on Maple, this landscaped buffer increases to 42' at the east and 57' at the western edge. This buffer will be terraced and well landscaped to protect the residential character of Maple Street as it develops. It will be pierced at strategic locations to provide pedestrian and bicycle connections from Original Superior to the commercial development.
2. **9 1/2 acres from Coal Creek to Maple, 4th to 26th.** This area is planned as a transitional zoning buffer between the residential planned south of Coal Creek (per the camp plan) and the larger commercial district. It is proposed as a commercial or government center in accord with current zoning. It will tie to the major commercial development via the 4th Avenue Promenade. To minimize traffic impacts on Coal Creek curb cuts for the development should be predominantly located on Sycamore Street thereby discouraging use of Original Superior street system.
3. **Rear of commercial development.** To minimize adverse impacts by the rear of the commercial development we have sought to create service courts versus the typical "warehouse" service drives. In most cases, backs of buildings parallel the street being separated by a landscaped area with a minimum depth of 25' from the property line combining with an additional setback from the curb of 18' to create a total setback of 40-43'. Acting with the streets, a strong buffer is created for existing and future residential developments. Contrasting this, retailers (pads) along Marshall shall generally be within 20' of the ROW to reinforce the "urban" nature of the plan.

D. PLANNING OF THE COMMERCIAL DEVELOPMENT

The commercial development has been broken into two major components.

West of Marshall Road will be a commercial development of approximately 56 acres. The size of this development is such that it should provide for an interesting mix of tenants, including general merchandise, soft goods, electronics, party goods, groceries, office supplies and restaurants.

The Marketplace provides for a large mix of tenants oriented east and north with various outbuildings articulating entries at Marshall Road.

The Master Plan features two major tree-lined drives which meet at a landscaped roundabout at the center of the development. Deep landscaped setbacks have also been provided along Marshall Road to allow for gracious landscaped detention areas along the major thoroughfare. The southern portion of the major north-south drive has been widened and landscaped to create a major promenade in order to link with future development to the south.

Major buildings step in and out to create visual interest and break up large masses while drives and pedestrian walks mandate a strong street-gridding. This interlocking slows traffic while creating interesting walks similar to the development at 92nd and Sheridan.

Parking is presently provided at a minimum of 4.8 sp/1000 s.f. In most cases we are shooting for ratios of 5 sp/1000 s.f. of retail and 10 sp/1000 s.f. of restaurants to assure adequate parking for all. Landscaped islands are provided every 20 spaces per Superior guidelines and linear landscaped medians are provided at strategic rows to further break up larger parking areas.

E. EASTERN COMMERCIAL DEVELOPMENT/TRANSPORTATION BUS

The eastern area is comprised of approximately 21.77 acres. It has been planned to provide an entertainment complex in concert with restaurants and an expanded RTD Park 'n Ride.

Circulation is simple with a major tree-lined north-south drive at the west end of the parking area accessed at the Sycamore intersection. This drive is designed to provide connections to parking for both the theatre and Park 'n Ride. A second east-west boulevard off the center's major entrance provides direct access to some shops, a drop-off for the Park 'n Ride and the northern theatre lot.

The theatre with adjacent shops is planned for the eastern edge with the Park 'n Ride located at the northeast portion of this area. Restaurants and shop spaces are located at major entries along Marshall Road. Also incorporated are two specialty shop buildings which front on Marshall Road. The buildings have been designed to provide interest along Marshall Road while providing a buffer from the lights and activity of the major parking lot for Original Superior. Central to the design is a 2,000 s.f. pedestrian plaza which is tied to Original Superior via two crosswalks at 2nd Avenue.

Also of interest is the major pedestrian link which runs east-west in front of the theatre. It provides a 25' wide tree-lined promenade from Pads 9 and 10 to the pedestrian plaza in front of the theatre. A second major tree-lined walk bisects the parking lot in the north-south direction tying the southern shops and their pedestrian plaza to the RTD Park 'n Ride. Additional walks will also be provided to the original Superior to the theatre and Park 'n Ride. These will occur at McCaslin, the pedestrian crossing at 2nd, the signalized intersection at Sycamore, and at Fourth and Fifth.

Parking of approximately 850 spaces has been provided for the theatre and 300 +/- spaces for RTD. The parking for both uses has been designed to be contiguous allowing for shared parking for both uses. A portion of RTD parking has been incorporated at the northernmost corner of the site to allow for convenient access to a pedestrian bridge spanning U.S. 36 which RTD may provide at a later date.

F. ARCHITECTURAL THEME

The major buildings and theatre complex will be of an architecturally consistent theme incorporating similar materials. All other buildings shall be controlled per the proposed architectural guidelines and the C&C&R as submitted to the town.

In development of the theme it shall be our effort to create a look which is unique to and compatible with the town of Superior. The marketplace of the Marketplace and the fact that it is the only major commercial development in the town will help to assure that the image of the town is conveyed through the Marketplace. This may be furthered by the introduction of this design vocabulary to other commercial and residential developments proposed within the town in the future.

ARCHITECTURAL GUIDELINES

A. INTENT

The Superior Marketplace is intended to be a comprehensively designed retail, entertainment and commercial development. When completed, it will bring together a wide array of tenants offering an extensive range of goods, entertainment opportunities and a smaller scale commerce or government development to the Town of Superior. This is to be in an architecturally unified, well-landscaped complex which provides for a safe, pleasant, and interesting shopping environment for the citizens and guests who visit this exciting mixed use development.

To that end, plans and conceptual elevations have been developed and are attached to this FDP. Should there be necessary future design deviations of the major buildings or as one seeks to determine the appropriate design of the planned pad buildings, the following guidelines are set forth.

The architectural "theme" for the Superior Marketplace is best described as a "Craftsman Image," with a distinctive combination of materials and forms to create the theme. Throughout Superior, one is struck by the use of Colorado native sandstone on bridges and on public buildings, as well as generous use in the Rock Creek subdivision. This abundance legitimizes this material as "indigenous" to Superior. Because of this, the proposed architecture has been provided with a generous amount of cast stone to augment and perpetuate this material as the image presented by Superior.

The use of integrally-colored cast stone, stucco and ornamental metal combine in Craftsman-style forms: towers with hipped roofs, hipped walls and pilasters to support ornamental metal and colonnades with arched metal to create arcades that support metal canopies. Roofs and canopies provide generous overhangs to emphasize their horizontal nature - a Craftsman aesthetic. Ornamental iron accents this and creates another layer of design unifying the different forms of the composition. Towers combined with hip roofs break up the parapet lines of the retailers, helping to create an intriguing rooftop. The arrangement of towers, colonnades and major tenant entries creates a composition of elements that establish a hierarchy for the center, while reducing the mass of the development to a more human scale. The arrangement of elements seeks to differentiate tenants and will be employed in such a fashion so as to accentuate this. Freestanding towers, pilaster towers, and parapet towers articulate building corners and different tenants. Arcades define entries, retailer storefronts and help to break up long building facades.

Although there is not a set "formula" for which users employ which specific elements, the elevations convey an overall sense of variety in the sequencing and relative spacing of the elements. Parapet lines between users may stagger to convey a difference in floor levels; however, this stagger should be distanced by use of a tower, roof, or pilaster element.

B. THE MAJOR BUILDING ENVELOPE

The Major Building envelope shall be composed of accented stucco with details and color to establish a base, middle and top. It shall be enhanced by cast stone at the entries, tower elements and trellis elements, if included in the composition, and at sidewalk planters. The building design has been varied to incorporate variations of the craftsman theme to provide additional interest and richness in the overall composition. Said design shall be complementary to the overall theme. Attention to sequencing of massing elements to reinforce an overall hierarchy of elements will be maintained. A 360° architecture will be employed by pulling towers and trellises with stucco patterning, ground face block banding, articulated cornices and accent detailing around to the sides and rears of the buildings.

Materials incorporated shall be as follows:

1. Entries:

- a. **Cast Flagstone:** Stone to cover not less than 30% of the overall area of all users combined. The front face of columns faced in stone shall be considered a part of the facade, as would attached stone-faced planters. Stone may be intermittent between users, so long as an average of 30% is maintained on each major massing (i.e., Major 1 and Major 2, south of Major 2 to the southwest pedestrian plaza, from the southwest pedestrian plaza to 5th Avenue and from 5th east), unless approved otherwise by the Town.

- b. **CMU:** Maximum wall area allowed shall not exceed 25%. CMU should only be used to create bases or accent banding with split or ground face units (integrally colored or stucco). Banding shall be utilized to differentiate between a frontage's base, middle and top. Differentiation shall occur on 75% of the buildings, minimum. Bands shall not exceed 16" in height, typical. Bases shall not exceed 4' of building height, maximum.

- c. **Stucco:** Approved colors and textures only. Stucco shall not exceed 75% of area averaged over entire center's frontages.

- d. **Glazing:** All users shall incorporate not less than 25% of linear footage as glazed doors or windows. All window and door frames to be uniform in color and finish throughout center. Color shall be bronze, monochrome or a compatible "pewter" color. Glass is encouraged to increase amount of glazing in building frontages.

Exception: Major 1, being 136,565 s.f., (a discount warehouse operation), and a major grocer of 55,000-75,000 s.f. shall be exempt from the "glazing" portion (1.0) of this provision although efforts by these users to meet these requirements is encouraged.

2. Sides:

- a. **Cast Flagstone:** To cover no less than 15% of overall wall area (including columns and attached planters) unless otherwise approved by Town.
- b. **CMU:** Maximum wall area shall not exceed 25%. Banding to occur at specifically designated portions. Banding shall be utilized to differentiate between a frontage's base, middle or top and shall not exceed 16" in height, typical. Differentiation shall occur on 75% of the buildings, minimum.
- c. **Stucco:** Approved colors and textures only.

3. Rears:

- a. **Cast Flagstone:** To cover no less than 15% of overall wall area exposed to public view (including columns and attached planters) unless otherwise approved by Town. See special notes for Sycamore Street elevations.
- b. **CMU:** Maximum wall area shall not exceed 25%. Banding to occur at specifically designated portions. Banding shall be utilized to differentiate between a frontage's base, middle or top and shall not exceed 16" in height, typical. Differentiation shall occur on 75% of the buildings, minimum.
- c. **Stucco:** Approved colors and textures only.

4. Roofs:

All sloped roofs to conform to a 6:12 slope, typical and be covered with center standard roofing material (as determined by town planning review process). The use of hips, sheds and towers are encouraged to provide a varied roofscape. No more than 70% of any visually unbroken facade (may include multiple tenants) shall be flat (straight) parapet unless interrupted by sloping (shed or hipped 6:12 slope) residential roof elements. When flat parapets do occur, they shall be capped by either an articulated cornice (center standard) or pre-finished metal coping cap of complementing color. Roofing material, to be approved by Town at FDP stage.

5. Screening of rooftop units:

All HVAC units throughout the SURA District shall be screened from view through a building parapet of equal height, or a screen view of stucco to match design, detailing and the materials of the building or other appropriate screening. Determination of the appropriateness of the design as to its location shall be the sole discretion of the Town staff.

6. Wall Composition:

In an effort to alleviate long uninterrupted facades, any wall face shall conform to the following restrictions:
Main Building Frontage (incorporating primary entry doors).

- a. No wall expanse shall extend over 75' linear feet without incorporating at least one architectural feature(s) at least 24" in length total and at least one-third the building height. Architectural features shall include either towers, entry elements, flagstone colonnades with trellis, pilaster towers, vision glass, or display windows. Attached planters at buildings shall not be designated as an architectural feature, however, the use of cast stone at the planter face may apply to a frontage's minimum cast stone requirements as it is in essence a projection of the building base. Attached planter boxes of cast stone shall be provided at a minimum of 25% of building frontage on at least one-half the users, averaged over the entire center.

Note: Glazing is included as an architectural feature to encourage tenants to incorporate glass. Windows, whether looking into the store or presenting display add substantially to a building's interest both during the day or night.

- b. **Building Sides and Rears.** Architectural features as listed above shall occur in no less than 20% of the outer linear wall length while also meeting the 75' rule. Said articulation need not occur within a loading court area. However, wall area above the elevation of screen wall must display cornice details and roof details as in accord with previously noted requirements.

- c. **Diagonal Screen Walls Adjacent to Intersection of 7th and Sycamore.** Since these walls may shield a majority of the shop's rear facades, as the outer wall face, they shall be distinguished by architectural elements that may include:
 - Metal trellis attachments
 - Cast stone pilasters
 - CMU accent band coping cap

Said elements shall encompass not less than 20% of the screen wall area applied to and the amount of cast stone shall meet the Sycamore Street Design Guidelines.

C. BUILDING ENTRIES

The entry to each major user shall be highlighted and protected by a well-designed arcade, vestibule, awning, or canopy. These elements shall be composed of not less than 50% cast flagstone, with the remaining being ornamental metalwork, canopy awning elements, stucco sign band or flagstone tiles. Said tenant entry should employ the integrally-colored cast stone and/or ornamental metal to contrast from the Major Building envelope. The scale or mass of any tenant entry should be proportional to the square footage of said user. Said determination of proportionality shall be at sole discretion of Town staff at FDP stage. No entry element shall exceed beyond 1/3 the building height over parapet line. Signage should work in proportion to the entry element to create a pleasing architectural composition.

D. ORNAMENTAL IRONWORK

Where appropriate, ornamental ironwork, complimentary to that illustrated in the PD shall be introduced into the overall composition. A variety of designs will provide for additional architectural interest, as well as continuity, throughout the center. All styles of ironwork are shown on, or shall be compatible with the styles indicated on the building elevation sheets. No less than half (50%) of the primary building entries shall display ornamental ironwork. Said ironwork to envelope a minimum of 5% of these entries' elements. (Tracking of percentage rules shall be by Architectural Review Committee established by Master Developer).

E. PEDESTRIAN WALKS

The Superior Marketplace has been designed to provide a pedestrian-friendly environment. Therefore, special attention shall be given to all walking surfaces especially those in front of each retail space. Walks at major public areas, i.e., Theatre Plaza, Pedestrian Plaza at 2nd and Marshall, major entry drive shops, the 5th Avenue promenade, the Southwest Shops Plaza and any other special plazas, shall feature additional scoring and a minimum of 20% colored concrete. Also incorporated shall be an area of integrally colored concrete pavers, brick pavers or stamped concrete. Said area shall equate to a minimum of 5% of that area designated as special paving area. Street trees shall be placed adjoining a facade and planters shall be placed between building entries where grade changes occur and unbroken walk areas exceed a width of 20 feet. These trees shall be placed in tree graters or shrub beds. Tree locations may be adjusted, however, the number of trees shown on the PD at the sidewalk, shall not be reduced. Architectural paving shall be introduced at handicapped ramp areas. Pedestrian pole, wall-mounted lights, freestanding sidewalk benches and colonnades with trellises will work to finish the pedestrian nature of the building fronts. Lights and street furnishing are further described below.

1. Restrictions:

- a. Minimum depth from curb to building at pads is 12'. Minimum depth from curb to building at major users and outlying shop buildings is 15', however, average depth at major users shall not be less than 20' including planters.
- b. Minimum number of trees at front faces. All building entry frontages shall include a minimum of one street tree per 40' of frontage on the average. Said trees may be located in tree graters, shrub beds, grass lawns or attached or detached planters.
- c. Attached planter boxes of cast stone shall be provided at a minimum of 25% of building frontage on at least one-half the users, averaged over the entire center.

SUPERIOR MARKETPLACE
A portion of the E 1/2 of Section 22, T 5N, R 69W of the 6th Principal Meridian

ELCON DEVELOPMENT, LLC

SHEET

THE HULLBURN GROUP, LTD.

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6

SUPERIOR MARKET PLACE

A.K.A. SUPERIOR TOWNE CENTER

PLANNED DEVELOPMENT/ZONE DISTRICT SITE PLAN SUBMITTAL

THE HULBECK GROUP, LTD.

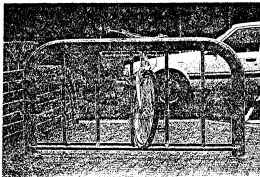
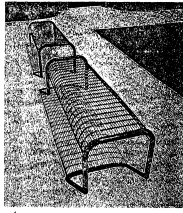
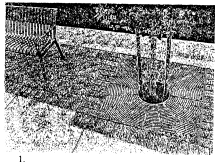
ELCOR DEVELOPMENT, LLC

A portion of the E 1/2 of Section 22, T 5N, R 69W of the 6th Principal Meridian

F. SITE FURNISHINGS

Major site furnishings include benches, waste receptacles, bicycle racks, and tree grates. In general, visual continuity of these elements is desired throughout the project. The color, in addition to design, will create continuity on the site. All components of outdoor site furniture should be low maintenance and durable. Said fixtures shall be located in all major pedestrian plazas and other areas deemed appropriate in the F.D.P. phase.

- Tree Grate:** Innomesh Olympia or approved equal
- Trash Receptacle:** Victor Stanley The T Series or 32 gallon steel receptacle with standard spun steel tapered lid or approved equal
- Radiant Bench with Back:** GameTime The Ultrum Collection or approved equal
- Backless Bench:** GameTime The Ultrum Collection or approved equal
- Bicycle Racks:** Cycloops Super 2175 or approved equal.

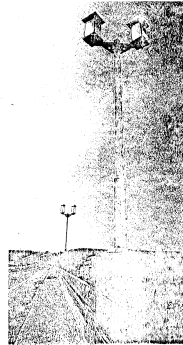


G. PAD BUILDINGS

These buildings, by their nature, are in high visibility locations. Given this, 360 degree architectural treatments shall be embraced and great sensitivity must be given to the screening of service areas and utility entries. The architecture of these buildings shall be compatible to that of the center in mass, material, color and details. All facades of these pad buildings shall be a minimum of 20% integrally-colored cast stone. CMU (groundfaced or splitfaced), may be used as a base or accent band only. Bands shall not exceed 16" in height, typical. Bases shall not exceed 1/4 of building height, maximum. Roofing materials must be compatible with the overall design and color intent of the center. These shall be determined by planning staff. Entry areas shall be highlighted by unique architectural treatments where appropriate. The introduction of display windows for users backing up to Marshall Road and McCaslin Boulevard shall be encouraged, and 20% of linear frontage on these roads shall be vision or display windows to at least 10' above finished floor. Spandrel glazing shall not be utilized in these calculations. (Note: Spandrel glass may only be used to expand a field of vision glass. It shall be limited to 25% of that field, maximum).

Ornamental ironwork shall be worked into arcades, vestibules and/or canopies. Canvas awnings may be incorporated, however, they shall not be backlit. The sidewalk treatment shall be restricted as previously noted in "E. Pedestrian Walks" and landscaping of pad sites shall meet the intent of the original quality of the design with respect to size and spacing of materials including ground cover and mulch. For purposes of these guidelines, the proposed theatre (and attached) buildings shall be designated as "pads."

Pad buildings may incorporate a drive-thru with the exception of those included in the entry restaurant/shop complex in the conceptual plan. (Pads 3,4 and the adjoining shops buildings.)



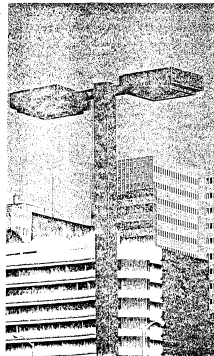
H. LIGHT STANDARDS

All light standards, be they parking, pedestrian pole or wall-mounted fixtures, shall be those shown in these documents.

Lighting Fixtures

Lighting fixtures incorporated within the SURA District shall be as follows:

- Street Lighting:** Street lighting fixtures shall be similar, as shown in illustration "H1" or an approved equal. Said fixtures shall be green to match McCaslin standards and shall not exceed District standards for height. Fixtures shall exhibit cut-off capabilities to minimize off-site spillage.
- Parking Lot Lighting:** Parking lot lights shall be the same as the street lights shown in illustration #1. Said lights shall not exceed a height of 35' including the concrete base. Fixtures shall exhibit cut-off capabilities to minimize off-site illumination spillage.
- Ornamental Lights at Sidewalks and Pedestrian Plazas:** Ornamental lights at sidewalks and pedestrian plazas shall include double-pole mounted, single-pole mounted and wall-mounted fixtures designed to match those ornamental fixtures at the bridge on McCaslin. See illustration #2.
- Security Lighting:** Security lighting may be wall packs and of colors noted in the color section. Said lighting shall be allowed at loading areas only. Said lights shall not project above dock screen wall.



I. 5th AVENUE PROMENADE

Buildings with sides along 5th Avenue are to incorporate additional side entries, where possible, protrusions including window boxes and a minimum of ten percent (10%) glazing on these walls.

J. COLOR SCHEME

As all buildings are to be architecturally compatible, variations in sympathetic colors will afford interest to the overall center and help provide a human scale for the center. The range of colors shall be as follows:

- Integrally-colored GASTONE:** Although a range of hues is anticipated, all units to be in the red/brown/shuff range to be sympathetic to stone utilized. Applied in a "mountain ledge" pattern across composition, colors should not be segregated in order to create a uniformity across the site.
- Stucco:** Smooth to medium textures will be utilized in a range of light tan to medium browns to contrast yet complement the rough texture and deep colors of the cast flagstone.
- CMU (split face or ground face)** Will be stained or integrally colored at new buildings to avoid a "painted" look. This stain shall be complementary to the colors of the stone and stucco.
- Ornamental Ironwork:** These colors shall bring life to the color compositions. They should give a clean, crisp feeling. Colors may be bright white, off white, or hunter/forest green, and deemed appropriate at Town staff's discretion to the architectural composition of the building and pavilions overall.
- Glazing:** Glazing shall be clear only.
- Glazing System:** The Glazing System shall be medium bronze anodized aluminum, or green (center standard) "Kynar" finished or bronze duranodic.
- Architectural Roofing:** Shall be uniform across site, to be determined by planning staff resolution.
- Light Standards:** Lights and light standards in parking areas, major drives and pedestrian walkways shall be green to match those fixtures at McCaslin. Lights and light standards at loading bays may be bronze anodized or of a color to match the adjacent wall surface so that they disappear.
- Pre-cast concrete:** Pre-cast concrete shall be light tan/hue

- Awnings:** Awning color may vary as long as it is appropriate to the building composition. However, awnings may not be orange or black.
- Accent tiles:** Accent tiles of green, black, tan or white may be introduced if successfully integrated into the architectural design of the building and shopping center.
- Corporate Colors:** Corporate colors may be exemplified in signage, awning and logo, however awning may not be orange or black.

K. ELEVATIONS OF COMMERCIAL STRUCTURES FACING SOUTH ONTO SYCAMORE STREET.

In any major retail development there exists a rear of buildings where loading service and storage occur. Sycamore Street will be an important entry corridor for the Sagamore development and the SURA District community parcel. Fifth Street will provide an important access point to the commercial development from Original Superior, thus additional care must be taken in the design of this frontage.

These guidelines shall apply to either the rear of majors without "community shops" planned in front of them, or any "community shops" buildings installed.

- Cast flagstone shall cover no less than 15% of overall wall area in public view (areas within loading courts are exempt).
- The architecture at the corners of buildings adjacent to 5th Street shall make an "entry statement" through the use of pilaster tower elements.
- The intersection of 5th and Sycamore shall be made pedestrian friendly through the use of concrete crosswalks and small plazas at the northern corners.
- Loading areas shall be clustered as loading courts wherever possible. 13'-6" (minimum) screen walls shall be provided at all dock areas directly adjacent to the ROW.
- The rear of these buildings shall incorporate sloped roof elements which comprise a minimum of 20% of the length of the Sycamore facades.
- The architecture detailing of these buildings shall be in keeping with the fronts of the buildings however at a limited scale. Therefore wrapping the building architecture.
- Landscaping: Landscaping shall be taken to the building wherever possible. Said landscaping shall include a variety of meandering berms planted with a combination of deciduous and coniferous trees.

In addition, two quiet pedestrian seating areas shall be incorporated just off the sidewalk area on the north side of Sycamore.

- Glass:** Although glazing is typically not appropriate to the rear of a building its use is encouraged. To that end, if a tenant introduces glass along this frontage in the form of a vision window, or display window said tenant shall be allowed sensitively applied signage at this frontage. Said sign area shall equal one square foot per square foot of glass area. However, said sign shall not exceed 18" in height nor 50 sq. ft. total. All signage shall be individually pan channel letters. However, they may not be illuminated.
- Sycamore Street Location:** The preliminary PD shows a location of Sycamore Street which the Authority, the Town and Redeveloper agree may need to be relocated to accommodate the desires of the Town and the Authority to permit construction of retail shops on the Property on the north side of, and facing, Sycamore Street. If the buildings or other improvements shown on the preliminary PD have been relocated up to ten (10) feet north to accommodate such retail shops, and if requested by the Town and the Authority agree to relocate the street up to an equivalent of ten (10) feet north of the original planned location so as to accommodate the possibility of future construction of commercial buildings facing Sycamore Street. Redeveloper shall design and locate buildings to be constructed by Redeveloper on the Property so as to permit possible future construction by Redeveloper of commercial buildings facing Sycamore Street; provided, however, Redeveloper shall have no obligation to construct such buildings at any time, and provided further, that no event shall Redeveloper be required to locate any building more than ten (10) feet north of the location depicted.

L. LOADING DOCKS.

Loading dock areas must be sensitively handled throughout the project. To that end, the following shall apply:

- Dock areas where exposed to public view, shall be screened with a masonry wall that is a minimum of 13'-6" above the grade of dock and a minimum length of 55' to effectively screen a tractor trailer. Said wall shall meet architectural requirements listed in this document.
- If loading docks are within 150' of residentially zoned property and loading occurs between the hours of 10 p.m. and 6 a.m., said dock areas shall be also enclosed by a roof structure.
- Lights incorporated at dock areas and at the rear of buildings shall be "cut off" fixtures not allowing casting of light onto the ground plane beyond the property line at adjacent ROWs.
- Noise at loading docks shall not exceed the following decibels at property lines adjacent to a residentially zoned property:
Sycamore: 50 dba both day and night*
76th Avenue: 50 dba from 7p.m. to 7a.m.
60 dba from 7a.m. to 7p.m.
These levels are to be enforced as per the Colorado Revised Statutes Volume 11A, 1989 Replacement Volume, Government IIA, Article 12, Noise Abatement.
*55 dba allowed both day and night if no residential located south of Sycamore St.

M. SPECIAL COVENANTS.

- Special covenants shall be introduced into the development's C.C.&R.'s to control the following:
 - At auto uses special covenants requiring provision and maintenance of trash receptacles and steam cleaning of parking areas on a regular basis.
 - Restrictions limiting storage of vehicles to 36 hours.

N. PROJECT TITLE.

Upon completion of the approval process the developer may change the name of project. The original name Superior Towne Center shall be reserved for future town projects.

Currently, the name of the center is Superior Marketplace.

The developer shall endeavor to have RTD identify the Park 'n Ride area as the Superior Park 'n Ride delimiting the reference to Louisville as no portion of the Park 'n Ride is in Louisville.

SUPERIOR MARKETPLACE A portion of the E 1/2 of Section 22, T 5N, R 69W of the 6th Principal Meridian	
ELCOR DEVELOPMENT, LLC	SHEET 7
THE HULBECK GROUP, LTD.	

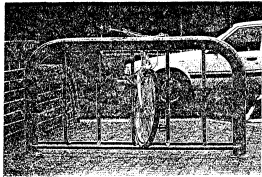
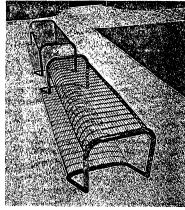
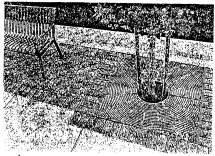
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A portion of the E 1/2 of Section 22, T 5N, R 69W of the 6th Principal Meridian

F. SITE FURNISHINGS

Major site furnishings include benches, waste receptacles, bicycle racks, and tree grates. In general, visual continuity of these elements is desired throughout the project. The color, in addition to design, will create continuity on the site. All components of outdoor site furniture should be low maintenance and durable. Said fixtures shall be located at all major pedestrian plazas and other areas deemed appropriate in the F.D.P. phase.

1. **Tree Grate:** Ironsmith Olympian or approved equal
2. **Trash Receptacle:** Victor Stanley The T Series or 32 gallon steel receptacle with standard spun steel tapered lid or approved equal
3. **Radius Bench with Back:** GameTime The Ultrum Collection or approved equal
4. **Backless Bench:** GameTime The Ultrum Collection or approved equal
5. **Bicycle Racks:** Cycloops Super 2175 or approved equal.

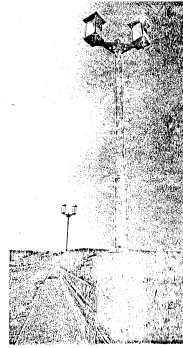


G. PAD BUILDINGS

These buildings, by their nature, are in high visibility locations. Given this, 360 degree architectural treatments shall be embraced and great sensitivity must be given to the screening of service areas and utility entries. The architecture of these buildings shall be compatible to that of the center in mass, material, color and details. All facades of these pad buildings shall be a minimum of 20% integrally-colored cast stone, CMU (groundfaced or splitfaced), may be used as a base or accent band only. Bands shall not exceed 16" in height, typical. Bases shall not exceed 1/4 of building height, maximum. Roofing materials must be compatible with the overall design and color intent of the center. These shall be determined by planning staff. Entry areas shall be highlighted by unique architectural treatments where appropriate. The introduction of display windows for users backing up to Marshall Road and McCaslin Boulevard shall be encouraged, and 20% of linear frontage on these roads shall be vision display windows to at least 10' above finished floor. Spandrel glazing shall not be utilized in these calculations. (Note: Spandrel glass may only be used to expand a field of vision glass. It shall be limited to 25% of that field, maximum).

Ornamental ironwork shall be worked into arcades, vestibules and/or canopies. Canvas awnings may be incorporated, however, they shall not be backlit. The sidewalk treatment shall be restricted as previously noted in "E. Pedestrian Walks" and landscaping of pad sites shall meet the intent of the original quality of the design with respect to size and spacing of materials including ground cover and mulch. For purposes of these guidelines, the proposed theatre (and attached) buildings shall be designated as "pads."

Pad buildings may incorporate a drive-thru with the exception of those included in the entry restaurant/shop complex in the conceptual plan. (Pads 3-6 and the adjoining shops buildings.)



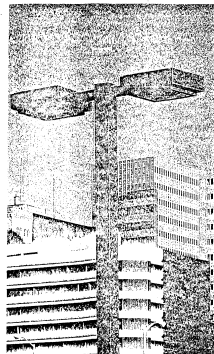
H. LIGHT STANDARDS

All light standards, be they parking, pedestrian pole or wall-mounted fixtures, shall be those shown in these documents.

Lighting Fixtures.

Lighting fixtures incorporated within the SURA District shall be as follows:

1. **Street Lighting:** Street lighting fixtures shall be similar, as shown in illustration #1 or an approved equal. Said fixtures shall be green to match McCaslin standards and shall not exceed District standards for height. Fixtures shall exhibit cut-off capabilities to minimize off-site spillage.
2. **Parking Lot Lighting:** Parking lot lights shall be the same as the street lights shown in illustration #1. Said lights shall not exceed a height of 35' including the concrete base. Fixtures shall exhibit cut-off capabilities to minimize off-site illumination spillage.
3. **Ornamental Lights at Sidewalks and Pedestrian Plazas:** Ornamental lights at sidewalks and pedestrian plazas shall include double-pole mounted, single-pole mounted and wall-mounted fixtures designed to match those ornamental fixtures at the bridge on McCaslin. See illustration #2.
4. **Security Lighting:** Security lighting may be wall packs and of colors noted in the color section. Said lighting shall be allowed at loading areas only. Said lights shall not project above dock screen wall.



I. 5th AVENUE PROMENADE

Buildings with sides along 5th Avenue are to incorporate additional side entries, where possible, protrusions including window boxes and a minimum of ten percent (10%) glazing on these walls.

J. COLOR SCHEME

As all buildings are to be architecturally compatible, variations in sympathetic colors will afford interest to the overall center and help provide a human scale for the center. The range of colors shall be as follows:

1. **Integrally colored cast stone:** Although a range of hues is anticipated, all units to be in the red/brown buff range to be sympathetic to stone utilized. Applied in a "mountain ledge" pattern across composition, colors should not be segregated in order to create a uniformity across the site.
2. **Stucco:** Smooth to medium textures will be utilized in a range of light tan to medium browns to contrast yet complement the rough texture and deep colors of the cast flagstone.
3. **CMU:** Will be stained or integrally colored at new buildings to avoid a "painted" look. This stain shall be complementary to the colors of the stone and stucco.
4. **Ornamental Ironwork:** These colors shall bring life to the color compositions. They should give a clean, crisp feeling. Colors may be bright white, off white, or hunter forest green, and deemed appropriate (at Town staff's discretion) to the architectural composition of the building and pavilions overall.
5. **Glazing:** Glazing shall be clear only.
6. **Glazing System:** The Glazing System shall be medium bronze anodized aluminum, or green (center standard) "Kynar" finished or bronze/duracote.
7. **Architectural Roofing:** Shall be uniform across site, to be determined by planning staff resolution.
8. **Light Standards:** Lights and light standards in parking areas, major drives and pedestrian walkways shall be green to match those fixtures at McCaslin. Lights and light standards at loading bays may be bronze anodized or of a color to match the adjacent wall surface so that they disappear.
9. **Pre-cast concrete:** Pre-cast concrete shall be light tan buff.

10. **Awnings:** Awning color may vary as long as it is appropriate to the building composition. However, awnings may not be orange or black.
11. **Accent tiles:** Accent tiles of green, black, tan or white may be introduced if successfully integrated into the architectural design of the building and shopping center.
12. **Corporate Colors:** Corporate colors may be emphasized in signage, awnings and logo, however awning may not be orange or black.

K. ELEVATIONS OF COMMERCIAL STRUCTURES FACING SOUTH ONTO SYCAMORE STREET.

In any major retail development there exists a rear of buildings where loading service and storage occur. Sycamore Street will be an important entry conduit for the Sagamore development and the SURA District community parcel. Fifth Street will provide an important access point to the commercial development from Original Superior, thus additional care must be taken in the design of this frontage.

These guidelines shall apply to either the rear of majors without "community shops" planned in front of them, or any "community shops" buildings installed.

1. Cast flagstone shall cover no less than 15% of overall wall area in public view (areas within loading courts are exempt).
2. The architecture at the corners of buildings adjacent to 5th Street shall make an "entry statement" through the use of plating tower elements.
3. The intersection of 5th and Sycamore shall be made pedestrian friendly through the use of concrete crosswalks and small plazas at the northern corners.
4. Loading areas shall be clustered as loading courts wherever possible. 13'-6" (minimum) screen walls shall be provided at all dock areas directly adjacent to the ROW.
5. The rear of these buildings shall incorporate sloped roof elements which comprise a minimum of 20% of the length of the Sycamore facade.
6. The architecture detailing of these buildings shall be in keeping with the fronts of the buildings however at a limited scale. Therefore wrapping the building architecture.
7. **Landscaping:** Landscaping shall be taken to the building wherever possible. Said landscaping shall include a variety of meandering berms planted with a combination of deciduous and coniferous trees. In addition, two quiet pedestrian seating areas shall be incorporated just off the sidewalk area on the north side of Sycamore.
8. **Glass:** Although glazing is typically not appropriate to the rear of a building its use is encouraged. To that end, if a tenant introduces glass along this frontage in the form of a vision window, or display window said tenant shall be allowed sensitively applied signage at this frontage. Said sign area shall equal one square foot per square foot of glass area. However, said sign shall not exceed 18" in height nor 50 c.f. total. All signage shall be individually pan channel letters. However, they may not be illuminated.
9. **Sycamore Street Location:** The preliminary PD shows a location of Sycamore Street which the Authority, the Town and Redeveloper agree may need to be relocated to accommodate the desire of the Town and the Authority to permit construction of retail shops on the Property on the north side of, and facing, Sycamore Street. If the buildings or other improvements shown on the preliminary PD have been relocated up to ten (10) feet north to accommodate such retail shops, and if requested by Elicor, the Town and the Authority agree to relocate the street up to an equivalent of ten (10) feet south of the original planned location so as to accommodate the possibility of future construction of commercial buildings facing Sycamore Street. Redeveloper shall design and locate buildings to be constructed by Redeveloper on the Property so as to permit possible future construction by Redeveloper of commercial buildings facing Sycamore Street; provided, however, Redeveloper shall have no obligation to construct such buildings at any time, and provided further, that no event shall Redeveloper be required to locate any building more than ten (10) feet north of the location depicted.

L. LOADING DOCKS.

Loading dock areas must be sensitively handled throughout the project. To that end, the following shall apply:

1. Dock areas where exposed to public view, shall be screened with a masonry wall that is a minimum of 13'-6" above the grade of dock and a minimum length of 55' to effectively screen a tractor trailer. Said wall shall meet architectural requirements listed in this document.
2. If loading docks are within 150' of residentially zoned property and loading occurs between the hours of 10 p.m. and 6 a.m., said dock areas shall be also enclosed by a roof structure.
3. Lights incorporated at dock areas and at the rear of buildings shall be "cut off" fixtures not allowing casting of light onto the ground plane beyond the property line at adjacent ROWs.
4. Noise at loading docks shall not exceed the following decibels at property lines adjacent to a residentially zoned property:
 - Sycamore: 50 dBA both day and night.*
 - 76th Avenue: 50 dBA from 7p.m. to 7a.m. 60 dBA from 7a.m. to 7p.m.
 These levels are to be enforced as per the Colorado Revised Statutes Volume 11A, 1989 Replacement Volume, Government I.A. Article 12, Noise Abatement.
 - *55 dBA allowed both day and night if no residential located south of Sycamore St.

M. SPECIAL COVENANTS.

1. Special covenants shall be introduced into the development's C.C.&R.'s to control the following:
 - a. At auto use special covenants requiring provision and maintenance of trash receptacles and steam cleaning of parking areas on a regular basis.
 - b. Restrictions limiting storage of vehicles to 36 hours.

N. PROJECT TITLE.

Upon completion of the approval process the developer may change the name of project. The original name Superior Towne Center shall be reserved for future town projects.

Currently, the name of the center is Superior Marketplace.

The developer shall endeavor to have RTD identify the Park 'n Ride area as the Superior Park 'n Ride deleting the reference to Louisville as no portion of the Park 'n Ride is in Louisville.

SUPERIOR MARKET PLACE	
A portion of the E 1/2 of Section 22, T 5N, R 69W of the 6th Principal Meridian	
ELCOR DEVELOPMENT, LLC	SHEET
THE HOLLERBACH GROUP, LTD.	7

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SUPERIOR MARKETPLACE

A.K.A. SUPERIOR TOWNE CENTER

PLANNED DEVELOPMENT/ZONE DISTRICT SITE PLAN SUBMITTAL

THE HULBERT GROUP, LTD.

ELCON DEVELOPMENT, LLC

A portion of the E 1/2 of Section 22, T 5N, R 69W of the 6th Principal Meridian

O. BICYCLE CIRCULATION.

Bicycle circulation is an important part of the SURA District. The following restrictions shall apply:

- Bikes lanes at Marshall Road:** Seven-foot wide bike lanes shall be incorporated at Marshall Road from the Sycamore intersection to the 76th Street intersection. In order to assure a more permanent marking of these lanes they shall be striped and identified utilizing thermo plastic material versus paint.
- Combination bike/pedestrian paths at Marshall Road:** Eight-foot wide (off-street) paths shall be located on both sides of Marshall Road from McCaslin to the major entry of the commercial development. Said walks shall be striped and noted with 4" for bicycles and 4" for pedestrians.
- Bicycle racks:** Racks shall be incorporated throughout the development. Said racks shall be introduced in all FDP submittals at locations deemed appropriate by staff.

P. UNOBSTRUCTED OPEN SPACE.

North of a line equating to the southern ROW line of Sycamore Street, within the SURA District, unobstructed open space shall equate to a minimum of 25% of the total site area. This shall include ROWs within the area defined.

Unobstructed open space shall be composed of the following:

- Islands, medians, etc., when located within a parking area when equating to 400 s.f. or more.
- Landscape areas at the site perimeter, within the site, within ROWs and within walkways.
- Walks when within a landscaped area.
- Pedestrian plazas when greater than 5,000 s.f.

Q. LANDSCAPED AREAS WITHIN PARKING LOTS.

Landscaped areas within a rectangle formed by the perimeter of a parking area shall constitute a minimum of 5% of the parking area.

R. OTHER OPEN SPACE.

In determining overall site coverage there shall be a category noted as other open space. Said space shall be that area not classified as building footprint, paved areas (road, drives, loading areas, parking lots), or unobstructed open space. Said space will include walks when not within landscaped areas, plazas less than 5,000 s.f., parking lot islands less than 400 s.f. and other such spaces.

The landscaped berm at the COSTCO fueling station shall be bermed and landscaped in such a manner so that the solid portions of the fueling pumps are screened from view from Marshall Road and US 36.

S. LANDSCAPING SUBSTITUTIONS / COMPONENTS

- Shrub/seed substitution at islands.**
The restriction requiring one tree and three shrubs for each 20 parking spaces shall be amended as follows. In lieu of shrubs a grassed, irrigated berm may be provided at islands and medians.
- Tree/Shrub Substitutions**
In determination of the number of trees and shrubs required, one tree may be substituted for ten shrubs required or vice versa.
- Final landscaping design shall include components to provide a liberal use of wildflowers and bouillards to create a quality landscape effect.**

T. PEDESTRIAN CIRCULATION WITHIN PARKING AREAS.

Pedestrian walkways shall be incorporated at key locations within parking areas. Said walks shall continue across drives as concrete, thereby, providing a change in color and texture to alert drivers of the pedestrian crossing. These will serve as traffic calming devices.

U. ARCHITECTURAL REVIEW COMMITTEE (ARC) BY MASTER DEVELOPER.

The Master Developer shall staff and maintain an ARC for the duration of the physical development of the center. The ARC shall be established for purposes of reviewing all FDP applications and any FDP amendment applications for compliance with these Design Guidelines. The ARC shall review all FDP applications prior to the applicant submitting such applications to the Town. The ARC shall forward a letter of compliance to the Town regarding each application. The Town reserves the right to determine final compliance with these Design Guidelines.

V. VIEWS TO AND FROM THE DEVELOPMENT.

Views west to the foothills. The SURA District development, being predominantly one-story retail, will help to maintain the present views to the Foothills. This will be enhanced by the grading plan which will step down at 76th and then provide a gentle grade of approximately 3% to McCaslin.

One will continue to see the Foothills from many locations within the District, however, these views will diminish as one approaches buildings from east to west.

- Heights:** To further assure views to the Foothills will be preserved, heights of the buildings shall be limited as follows:

	Base prospect	Accessory tower & entry elements
Theater building	45'	54'
Retail buildings	35'	45'
Office/Government buildings	35'	50'
Major towers		50'

- Views north along McCaslin:** There will be some views to the eastern edge of the SURA District development as one proceeds north on McCaslin. In that the theater will be the tallest building on site, views to its roof will be limited. Therefore the only roof readily visible shall be that major south of the theater. The parapet of this roof shall be equal to the height of all HVAC units and these units shall be fast out in a neat linear fashion. The success of this requirement is seen in the view to the existing Mann Theater building where all units are screened with a parapet versus Eagle Hardware where units are screened individually and Home Depot where units project above the parapet heights.
- HVAC units** will also be required to be screened in such a manner so as not to be viewed from U.S. 36 at Davidson Mesa.

W. BUILDING SETBACKS.

- Adjacent to Marshall Road, McCaslin at U.S. 36 ROW 20' from ROW
- Adjacent to 76th Street, Sycamore Street, 4', 5th Aves 25' from ROW
- North, east and south of outparcel along 76th Street 30' from prop. line.
- Internal lot lines 0'

DESIGN AND PLANNING CRITERIA FOR SUPERIOR TOWNE CENTER

A. PERMITTED USES

- Retail Commercial** as defined herein. These retail and service businesses which provide a full range of merchandise and services. Such businesses shall consist of the following:
 - Discount stores, membership merchandising stores, catalogue stores and specialty warehouse stores.
 - Entertainment facilities, including, but not limited to movie theaters, bowling alleys and skating rinks.
 - Recreation facilities, including, but not limited to swimming, golf, tennis, health and court sports facilities.
 - Supermarkets and specialty food stores.
 - Specialty retail and personal service businesses, including, but not limited to, health spas, specialty clothing and clothing accessory shops, sporting good stores, card and gift shops, art and art supply stores, culinary supply stores, toy stores, pet stores, bookstores, hardware stores, electronic equipment stores, furniture, appliance and home furnishing stores, printing shops, banks with drive-up teller, savings and loans and finance companies.
 - Free standing, sit-down restaurants. Such restaurants shall be encouraged to have screened, outdoor dining areas. Restaurants may have drive-thru facilities, if said buildings are not part of the entry restaurant/shop complex. In the conceptual plan this area includes pads 3-6 and the two adjoining shops buildings.
 - Cell phone shops such that they are inconspicuously placed from the public view, or incorporated as an integral design feature.
 - Or any other use deemed appropriate by the Town.
- Administrative and professional offices** as defined herein:
 - General Offices, for example:
 - Administrative and executive offices.
 - Consulting service offices (business and professional).
 - Design professions (architect, planner, etc.)
 - Financial institutions (including drive-through facilities, freestanding ATMs).
 - Medical, dental and veterinary offices.
 - Insurance and investment offices, etc.
 - Public or private meeting hall.
 - Nursery school, day care center.
 - Appurtenant retail uses including restaurants, sandwich shops and cafeterias shall be permitted within principal use buildings, provided that the entrance to any such restaurant, sandwich shop or cafeteria shall be from inside the principal use building, and provided that no more than fifteen (15%) percent of said principal use building shall be devoted to such uses. Parking structures shall be permitted as accessory uses.
 - Government centers.

- Other:**
 - Parking associated with all uses to be provided per ADA standards.
 - Preschool nurseries and child care centers.
 - Parks and recreational open space.
 - Accessory buildings and uses.
 - Other uses not specifically listed herein require a use permit.
 - Public facilities and utilities.
 - Commercial mobile radio service facilities - building-mounted antennas/invisible shelters must be fully screened.
- Ancillary uses:**
 - Ancillary uses for Motor 1 to include fuel pumps and tire center shall be an allowed use.
- Use by Special Review:**
 - Auto specialty stores (i.e. tire, muffler, parts, glass).
 - Lofts or other residential units above commercial shops not to exceed 12 units per gross acre.
- Use by Administrative Permit:**
 - Portable kiosks and push cart vendors.
 - Street entertainers.

Setback

B. EXCLUDED USES

- Those uses and activities which are specifically prohibited are as follows:**
 - Adult bookstores, adult entertainment and other adult-related activities.
 - Outdoor storage, except for garden and nursery supplies and other, similar seasonal merchandise.
 - Rental agencies for heavy equipment.
 - Mini-storage facilities.
 - Warehousing and light industrial uses.
 - Car wash facilities of any kind.
 - Outdoor (non-screened) storage of vehicles (for service) for a period exceeding 36 hours.
 - Auto body repair stores.
 - Multi-family residential other than that described in section A.5.b - Use by special review.
 - Pawn and second hand shop.

SURA DISTRICT MAINTENANCE OUTLINE

A. DEVELOPER RESPONSIBILITIES

The developer of each parcel within the SURA District shall be responsible for all upkeep and maintenance of all improvements on said property with the exception of water lines, sanitary sewer mains, and storm sewer lines which are part of the Superior Metropolitan District System (SMD). In addition, the developer shall be responsible for landscaping, maintaining, and irrigating additional open space to an adjacent curb should there be an adjacent ROW.

1. Detention Facilities:

The developer shall also be responsible for all maintenance and upkeep of all landscaping within detention pond areas (see note B 3 below) and any underground detention facilities should they be required. If required, the developer must provide for and execute a schedule of maintenance acceptable to the Town which may also be enforced by the Town. The Town and the SMD will also be granted access to these facilities via easements. Should parking lot detention be utilized, the depth of such detention shall be as deemed appropriate by Town staff during the FDP stage.

- The developer shall attempt to obtain a license permit from CDOT to sod and irrigate the R.O.W. and open space margin between Marshall Rd. and U.S. Highway 36.

B. SUPERIOR METROPOLITAN DISTRICT RESPONSIBILITIES

1. Public Roadways:

a. Marshall Road. CDOT shall maintain the paving and concrete work at Marshall Road should the roadway remain a State highway. The SMD shall maintain any and all sidewalks, landscaped medians along the road and the landscaped buffer on the south side of Marshall Road. Should the roadway become part of the Town or District it shall be maintained by the District.

b. District roads. The District shall be responsible for the maintenance and upkeep of the following roadways, and associated sidewalks proposed to be improved or constructed as part of Superior Towne Center.

- Sycamore Street (from relocated Marshall Road to 76th).
- 76th Street (the eastern half from Coal Creek to Marshall Road).
- 8th Street (from Coal Creek north to Sycamore Street).
- Coal Creek (the northern half, from 4th Street to 76th Street).

2. Utilities:

a. The District shall maintain all public water and sanitary sewer mains which are planned within the SURA District.

b. The District shall maintain all storm water conveyances with the exception of any parking areas designated for detention or underground detention facilities, which shall be maintained by the Developer.

3. Detention:

a. The District shall be responsible for siltation maintenance, etc., in detention pond areas.

4. Landscaped Areas:

The District shall maintain and irrigate the following landscaped areas.

- Marshall Road medians.
- Open space buffer south of Marshall Road and Sycamore Street (to 4th Avenue).
- Sycamore street medians.

PROPOSED SURA DISTRICT SIGNAGE GUIDELINES

The following standards have been developed to supersede the SURA Sign Guidelines. They shall amend the Superior Sign Code Section as noted, providing some additional sign area. However, in most cases it adopts further restrictions to better control the many types of signage a town will propose (i.e., store within a store, sign composition, national logos, blade, window and awning signs, etc.).

Should a particular issue arise not addressed in this guideline the Superior Sign Code as enforced on May 5, 1998, shall govern.

A. LEASING SIGNS (To be approved only at FDP stage)

- Number:** Three (2 at U.S. 36 frontage, 1 at McCaslin frontage).
- Size allowed:** Must be less than 8'x16' = 128 s.f. maximum sign face.
- Materials:** Paint or vinyl lettering on wood, typical.
- Lighting:** Signs may be externally illuminated with outdoor floods.
- Tenure:** Signs may remain in location selected for a period not to exceed two years from date of installation. After this time period leasing signs shall be allowed pursuant to the Superior Sign Code for temporary signs in force at that time.
- Height:** Top of sign face not to exceed 12' above finish grade.

SUPERIOR MARKETPLACE A portion of the E 1/2 of Section 22, T 5N, R 69W of the 6th Principal Meridian	
ELCON DEVELOPMENT, LLC	SHEET 8
THE HULBERT GROUP, LTD.	

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SUPERIOR MARKETPLACE

A.K.A. SUPERIOR TOWNE CENTER

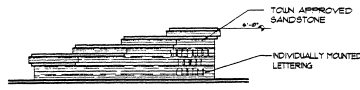
PLANNED DEVELOPMENT/ZONE DISTRICT SITE PLAN SUBMITTAL

THE HULBURN GROUP, LTD.

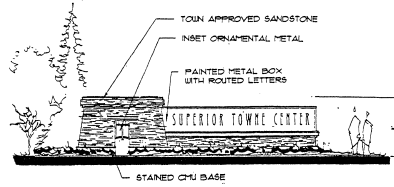
ILCON DEVELOPMENT, LLC

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B. CENTER ID MONUMENT SIGNS



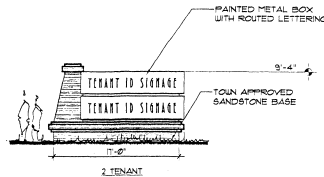
CENTER MONUMENT SIGNAGE (TYPE 2)
1/2" x 11' - 0"



CENTER MONUMENT SIGNAGE (TYPE 1)
1/2" x 11' - 0"

- Number: Up to two at each entry to each access to and within the SURA District.
- Size allowed: 60 s.f. maximum sign face.
- Height: Not to exceed 6'. (Architecture may exceed this by up to 2').
- Lighting: Internal or indirect external illumination. Brightness limit on any fixture related to signage to be 60 watt maximum.
- Maximum letter size: 24"
- Materials: To be Town-approved natural sandstone, with cut metal boxes similar to tenant ID signage. A CMU base of up to 18" may be introduced.
- Nomenclature: Signs shall identify development projects only. No tenant signage shall appear on Center ID signs.

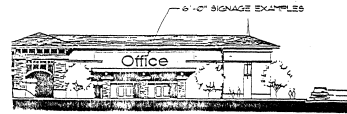
C. TENANT ID MONUMENT SIGNS



TENANT ID SIGNAGE
1/2" x 11' - 0"

- Number: Three at U.S. 36 frontage. One at McCaslin frontage.
- Box Size allowed: (2) 3'-0" x 14' boxes per sign
- Number of tenants allowed: 2 sign for 3 at U.S. 36. 2 sign for 1 at McCaslin.
- Sign Area: 2'-6" x 13'-4" = 34 s.f. per box for each 2 box sign. (May be double-faced).
- Height: Sign shall not exceed height of 9'-4" above adjacent grade at high side of sign. (Architecture may exceed this by 1'-8"). A flat grade of a minimum of 3' beyond the sign must be provided on the low side. It shall be created by use of a natural sandstone retaining wall and shall include a continuous row of foundation plantings. Note: Benching to elevate sign at high side shall not be allowed.
- Miscellaneous: Signage elements to be consistent. Cut metal boxes of like color shall be set on Town-approved sandstone. A CMU base of up to 18" shall be allowed. All tenant "boxes" will have a uniform color background, shall be internally lit and may have the tenant's name/identification/logo in the type, design, style or color desired by a particular tenant.
- Marshall Road Setbacks: Architecture of sign signs may be located at the property line with any signage setback a minimum of three feet. Final distance from Marshall Road shall be dependent on CDOT alignment. In any case, landscaping elements will define and accentuate the separation of the signs from Marshall Road.
- McCaslin Road Setbacks: Said signs shall be setback a minimum of 25' from the roadway curb and gutter.
- Fabric awning signage: Awnings, other than backlit, are allowed. Should signage be displayed on more than one canopy it shall be repetitive. Said signage shall fall under area limitations previously listed. All awnings material shall be fabric, metal, or other approved materials. No plastic awnings shall be allowed. Awnings colors shall be repetitive, and compatible or complementary to a building's color palette.
- Window signs: One window sign per window is permitted on any face of a building. Individual letters shall be allowed and shall be "white," applied to the inside face of the window. The type/style shall be limited to that of the primary fascia sign. All signage shall be mounted at the same elevation above finished floor. No such sign letter or composition shall exceed 8" in height and its width shall not be greater than 80% of the exposed window. The area of any single window sign shall not exceed 5% of window area on which it is mounted. The area of all signs shall combine and shall fall under area limitations previously listed and shall not exceed 20% of overall maximum sign area allowance.

D. WALL SIGNS



- Number: One per frontage on street, drive, parking area or landscape element. Not to exceed a total of three. Signage on walls adjoining adjacent tenants shall be allowed only if user is within one space of ROW.

*Exception: Due to the length of the building and its entry location at the far end of the structure, Major 1 may utilize two signs on the east-facing facade, however, the maximum area of all signs on this facade shall not exceed the maximums listed below.

- Exclusion: Shall not be allowed facing Sycamore Street or 76th Street without tenant entry door or glaring located on said street. Signage on these streets, if allowed, shall not be illuminated.
- Allowable area calculation: 1.5 s.f. per lineal foot of building frontage for first 100 lineal feet, one s.f. per lineal foot thereafter. No signage on a facade shall exceed that area allowed for a particular frontage.

Total sign area per frontage shall not exceed the following:

Area maximum: 200 s.f./frontage for tenant less than 30,000 s.f.
300 s.f./frontage for tenants equal to or greater than 30,001 and less than 100,000 s.f.
350 s.f./frontage for tenants equal to or greater than 100,001 s.f.

In addition, no one tenant shall have an aggregate sign area of more than 600 s.f.

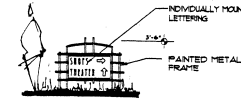
Maximum allowable letter height: 3'-0" for users up to 14,999 s.f.
4'-0" for users 15,000 s.f. to 19,999 s.f.
5'-0" for users 40,000 s.f. to 79,999 s.f.
6'-0" for users 80,000 s.f. or greater

Note: Letter height is often further reduced by allowed sign area. Limitations of letter height typically come into play when a tenant has a very short name.

- Composition: Signage may be of more than one line, however, said signage composition shall not exceed two times the allowed letter height and be appropriate to its architectural location.
- Logos: National logos are acceptable and may be up to 1.5 times the allowed letter height. All logos are considered a part of the allowable sign area and shall not exceed 50% of allowable sign area. Logos shall be subordinate to the overall architectural design scheme of the building or monument sign which they are placed. Said logo may be a box sign. A logo may be a portion of an individual tenant's name, but cannot be the entire name.
- Store within a store: In this case one additional sign only shall be allowed on the major building elevation. Said sign shall be limited to 66% of the allowed letter height and shall not exceed 50 s.f. Said sign area shall fall under the allowed area maximum for the major tenant.
- Blade Signs: In addition to fascia signage each tenant shall be allowed one ornamental blade sign. This sign shall be double-faced and shall not exceed 16 s.f. per side and shall fit within a 4' x 4' square. Said sign area shall fall under total allowed sign area. The sign shall be hung via ornamental framework, shall be located on a column adjacent to the tenants main entry and the top of the sign shall not be mounted more than 14' above adjacent grade.
- Descriptors: Descriptors are allowed and may be located separately from main body of signage. Descriptors shall not exceed 1/2 the allowed letter height. However, no descriptors shall exceed a height of 2'. Said signage shall fall under area limitations previously listed and shall not exceed 35% of overall maximum sign area allowance. All descriptor locations outside of designated sign band area shall be placed in an appropriate architectural location and are therefore subject to Developer approval.

- Sign area calculation: All signage areas shall be defined as that area created by enclosing the signage in question by a multilateral polygon composed only of 90° corners. No side of said polygon may be less than one-fourth the proposed letter height.
- Area summation: The sum of the areas of all signage types (main body, descriptor, canopy, blade, etc.) shall not exceed the allowable area calculation or area maximum for any individual user, or given frontage.

E. DIRECTIONAL SIGNAGE



DIRECTIONAL TENANT SIGNAGE
1/2" x 11' - 0"

The Superior Marketplace is composed of six major parcels with a multitude of uses and users (i.e., theater, RTD park 'n ride, major users and Town Hall). To make one's experience of this exciting project as enjoyable as possible a directional sign program shall be introduced. The program shall incorporate ornamental signs designed in a manner compatible to the architecture of the center and appropriately placed to facilitate one's movement. Major tenant names may be incorporated on the signs, however, letter height shall not exceed 8" and one typestyle shall be utilized throughout.

F. GENERAL

- Signage shall be located in the designated sign band, as indicated on the FDP.
- Signs shall generally be individual pan channel letters. The letters shall not be less than four (4) inches nor more than five-and-one-half (5 1/2) inches in depth. National logos, or descriptors 1" or less in height, may be a box sign with similar trim details to the typical pan channel letter. All such signs shall be internally illuminated.
- Temporary window banners ("Now Open," "Sale," etc.) shall be allowed on a basis of one sign per frontage for a single period of one month in any given calendar year. Sign shall not exceed 50% of window area in which it is mounted, and shall be located entirely within tenant space.
- Other sign media shall be acceptable at Superior Marketplace as long as such sign material is deemed to be of an equal or higher standard.

PUBLICLY DEDICATED LAND DESCRIPTIONS

The following lands (or portions thereof) shall be dedicated as a part of the Superior Pavilions development:

- The area designated as Marshall Road (+/- 100' wide ROW) that crosses the proposed site. This area encompasses +/- 5.4 acres.
- The area designated as Extended Maple Street (to be renamed Sycamore, with a 60' ROW) that crosses the proposed site. This area encompasses +/- 2.2 acres.
- The eastern 50% of the 76th Street ROW. This area encompasses ___ acres.
- The northern 50% of Coal Creek from 4th Avenue to 76th. This area encompasses ___ acres.
- Primary detention areas - exact sizes to be determined in final PD and platting processes. These shall include:
 - Two detention areas west of round-about.
 - Two large detention areas west of Marshall Road.
 - Detention area south and east of theatre buildings.

P-48 F-3 #20
(9 OF 15)

SUPERIOR MARKETPLACE A portion of the E 1/2 of Section 22, T 5N, R 69W of the 6th Principal Meridian	
ILCON DEVELOPMENT, LLC	SHEET 9
THE HULBURN GROUP, LTD.	

Special Planting Area Plant Schedule

Area	Trees	Shrubs
A (Area behind Costco)	17 1,280 S.F.	17 30 S.F.
B (Hamm/Post planting)	17 1,280 S.F.	17 30 S.F.
C (Planting along Syracuse St.)	17 950 S.F.	17 30 S.F.
D (Planting along Marshall Rd.)	17 1,200 S.F.	17 30 S.F.
E (Planting along Marshall Rd. - and McCain Rd.)	17 1,200 S.F.	17 30 S.F.

Note:
 Additional quantities will not exceed overall plant quantity requirements for each area.
 *Species, e.g., tree size, S.F. or W., building and perimeter.
 One tree may be substituted for 10 shrubs.

Plant Material Size Chart

Plant Material	Percentage
Deciduous Trees	70% or greater
Evergreen Trees	20% - 30%
Deciduous Shrubs	60%
Evergreen Shrubs	15%
Ornamental Grasses	15%
Pernaceous	15%
Climacover	15%
Annual Flowers	20% - 25%

- 1. All plant sizes listed above are minimum sizes required at time of installation.
- 2. Not less than 35% of the material shown in a landscape plan shall be covered by ground cover.
- 3. Shrubs listed shall be a combination of deciduous and evergreen shrubs comprising 60% evergreen and 40% deciduous - not including annual and perennial plantings.
- 4. In a 10' traffic zone, shrubs to be installed shall be 20' tall in a 10' linear foot of adjacent property line to a maximum of 30' tall for continuous varieties.
- 5. 1' evergreen tree and shrubs will include continuous and broadleafed evergreen varieties.

Superior Towne Center

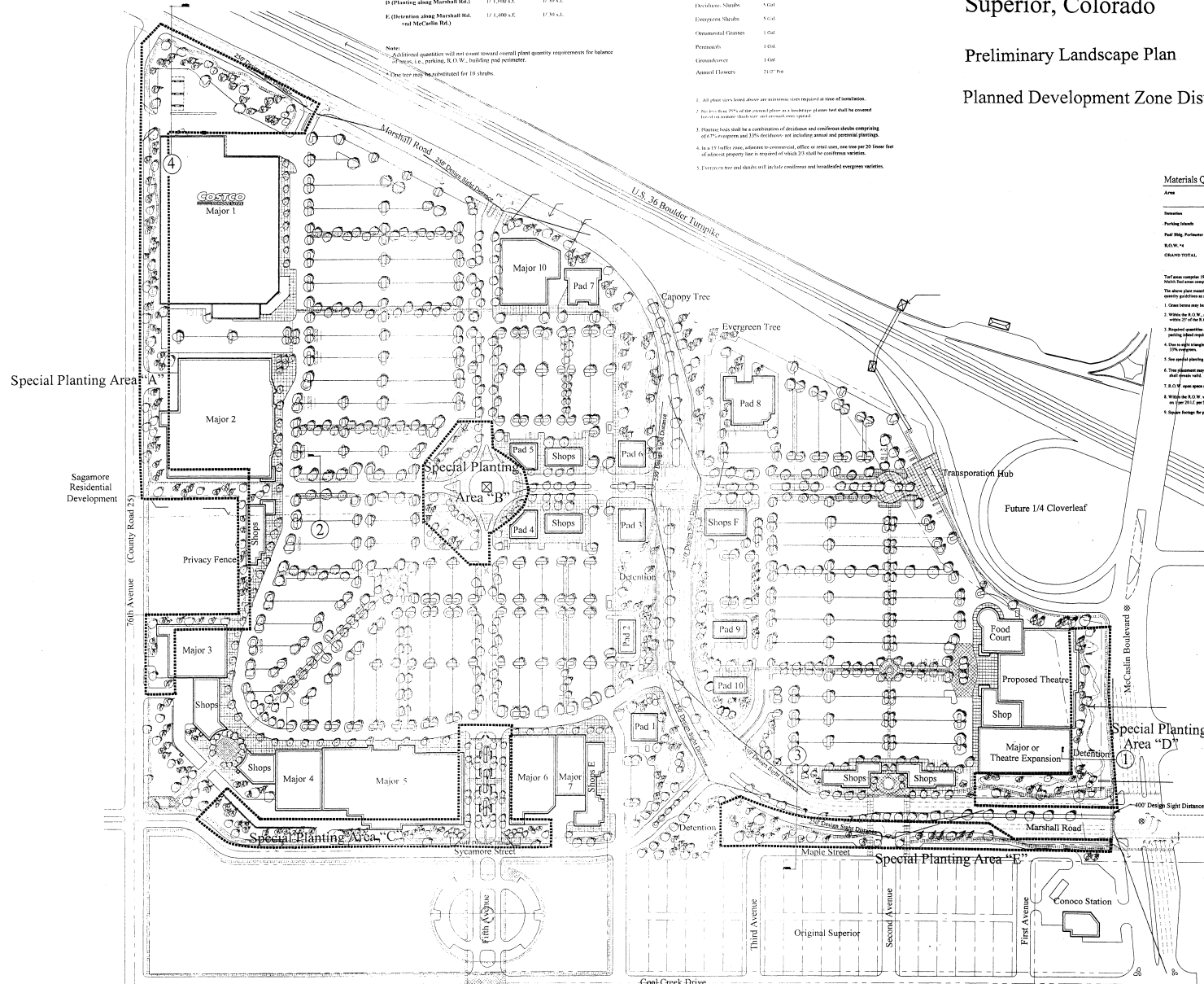
Superior, Colorado

Preliminary Landscape Plan

Planned Development Zone District Plan

May 14, 1998

Scale: 1"=100'-0"



Materials Quantity Chart

Area	Total Tree Quantity	Total Tree Percentage	Deciduous Trees Required	Evergreen Trees Required	Shrubs Required	Total Open Space Average S.F.	Percentage of Project Open Space
Deciduous	15,552 S.F.	57%	24,24	46,71	241,247	1,4 A.C. / 241,586 S.F.	25.3
Evergreen	17,280 S.F.	33%	35,281 S.F.	219	127,112 S.F.	32 A.C. / 180,293 S.F.	44.8
Shrubs	17,280 S.F.	33%	170,195	5,818	670,127	108 A.C. / 1,000,125 S.F.	48.4
S.F. TOTAL	1,080	67%	170,117	6,037	1,000,125	132 A.C. / 1,423,764 S.F.	14.0
GRAND TOTAL	399,633	250,241	11,080	11,884	23.2 A.C.	390	

- Total trees complete (15,552 trees 25%), 25% trees complete (15,552 trees 25%).
- The above plant material quantities are based on a 10' x 10' grid. Trees will be placed within 27' center to center (C/C) and shrubs within 15' center to center (C/C).
1. Trees listed are to be installed for specified blocks throughout the development.
 2. Where the S.F. W. material and proposed quantities are listed as 10' x 10' per S.F. tree, trees will be placed within 27' center to center (C/C) and shrubs within 15' center to center (C/C).
 3. Required quantities are based on open space requirements per S.F. of site. Present quantity is based on parking lot requirements per S.F. of site.
 4. One (1) tree is required and shrub number requirement, less within the S.F. W. shall be 17% minimum and 33% maximum.
 5. See special planting area and details sheet for any special requirements.
 6. The material may be modified to plan in order to display relevant information, etc. Check details and notes sheet.
 7. S.F. W. open space change due to road widening or reduction per CDOT standards.
 8. Where the S.F. W. when landscape buffer requires increased on flow restricted, restricted and proposed quantities are based on 10' x 10' per S.F. tree. Trees to be placed within 27' C/C S.F. W. and shrubs within 15' C/C.
 9. Super Stripper for parking lot includes trees only cost 400 C.T.

PLANT LEGEND

COMMON NAME	BOTANICAL NAME	LOCATION
DECIDUOUS CANOPY TREES		
GREEN SPRING LIMB	TILIA CORDATA	MAJOR 1, MAJOR 10, MAJOR 11, MAJOR 12, MAJOR 13, MAJOR 14, MAJOR 15, MAJOR 16, MAJOR 17, MAJOR 18, MAJOR 19, MAJOR 20, MAJOR 21, MAJOR 22, MAJOR 23, MAJOR 24, MAJOR 25, MAJOR 26, MAJOR 27, MAJOR 28, MAJOR 29, MAJOR 30, MAJOR 31, MAJOR 32, MAJOR 33, MAJOR 34, MAJOR 35, MAJOR 36, MAJOR 37, MAJOR 38, MAJOR 39, MAJOR 40, MAJOR 41, MAJOR 42, MAJOR 43, MAJOR 44, MAJOR 45, MAJOR 46, MAJOR 47, MAJOR 48, MAJOR 49, MAJOR 50, MAJOR 51, MAJOR 52, MAJOR 53, MAJOR 54, MAJOR 55, MAJOR 56, MAJOR 57, MAJOR 58, MAJOR 59, MAJOR 60, MAJOR 61, MAJOR 62, MAJOR 63, MAJOR 64, MAJOR 65, MAJOR 66, MAJOR 67, MAJOR 68, MAJOR 69, MAJOR 70, MAJOR 71, MAJOR 72, MAJOR 73, MAJOR 74, MAJOR 75, MAJOR 76, MAJOR 77, MAJOR 78, MAJOR 79, MAJOR 80, MAJOR 81, MAJOR 82, MAJOR 83, MAJOR 84, MAJOR 85, MAJOR 86, MAJOR 87, MAJOR 88, MAJOR 89, MAJOR 90, MAJOR 91, MAJOR 92, MAJOR 93, MAJOR 94, MAJOR 95, MAJOR 96, MAJOR 97, MAJOR 98, MAJOR 99, MAJOR 100
DECIDUOUS ORNAMENTAL TREES		
AMERICAN BEECH	FAGUS SPIRATA	MAJOR 1, MAJOR 10, MAJOR 11, MAJOR 12, MAJOR 13, MAJOR 14, MAJOR 15, MAJOR 16, MAJOR 17, MAJOR 18, MAJOR 19, MAJOR 20, MAJOR 21, MAJOR 22, MAJOR 23, MAJOR 24, MAJOR 25, MAJOR 26, MAJOR 27, MAJOR 28, MAJOR 29, MAJOR 30, MAJOR 31, MAJOR 32, MAJOR 33, MAJOR 34, MAJOR 35, MAJOR 36, MAJOR 37, MAJOR 38, MAJOR 39, MAJOR 40, MAJOR 41, MAJOR 42, MAJOR 43, MAJOR 44, MAJOR 45, MAJOR 46, MAJOR 47, MAJOR 48, MAJOR 49, MAJOR 50, MAJOR 51, MAJOR 52, MAJOR 53, MAJOR 54, MAJOR 55, MAJOR 56, MAJOR 57, MAJOR 58, MAJOR 59, MAJOR 60, MAJOR 61, MAJOR 62, MAJOR 63, MAJOR 64, MAJOR 65, MAJOR 66, MAJOR 67, MAJOR 68, MAJOR 69, MAJOR 70, MAJOR 71, MAJOR 72, MAJOR 73, MAJOR 74, MAJOR 75, MAJOR 76, MAJOR 77, MAJOR 78, MAJOR 79, MAJOR 80, MAJOR 81, MAJOR 82, MAJOR 83, MAJOR 84, MAJOR 85, MAJOR 86, MAJOR 87, MAJOR 88, MAJOR 89, MAJOR 90, MAJOR 91, MAJOR 92, MAJOR 93, MAJOR 94, MAJOR 95, MAJOR 96, MAJOR 97, MAJOR 98, MAJOR 99, MAJOR 100
EVERGREEN TREES		
AMERICAN JUNIPER	JUNIPERUS HORIZONTALIS	MAJOR 1, MAJOR 10, MAJOR 11, MAJOR 12, MAJOR 13, MAJOR 14, MAJOR 15, MAJOR 16, MAJOR 17, MAJOR 18, MAJOR 19, MAJOR 20, MAJOR 21, MAJOR 22, MAJOR 23, MAJOR 24, MAJOR 25, MAJOR 26, MAJOR 27, MAJOR 28, MAJOR 29, MAJOR 30, MAJOR 31, MAJOR 32, MAJOR 33, MAJOR 34, MAJOR 35, MAJOR 36, MAJOR 37, MAJOR 38, MAJOR 39, MAJOR 40, MAJOR 41, MAJOR 42, MAJOR 43, MAJOR 44, MAJOR 45, MAJOR 46, MAJOR 47, MAJOR 48, MAJOR 49, MAJOR 50, MAJOR 51, MAJOR 52, MAJOR 53, MAJOR 54, MAJOR 55, MAJOR 56, MAJOR 57, MAJOR 58, MAJOR 59, MAJOR 60, MAJOR 61, MAJOR 62, MAJOR 63, MAJOR 64, MAJOR 65, MAJOR 66, MAJOR 67, MAJOR 68, MAJOR 69, MAJOR 70, MAJOR 71, MAJOR 72, MAJOR 73, MAJOR 74, MAJOR 75, MAJOR 76, MAJOR 77, MAJOR 78, MAJOR 79, MAJOR 80, MAJOR 81, MAJOR 82, MAJOR 83, MAJOR 84, MAJOR 85, MAJOR 86, MAJOR 87, MAJOR 88, MAJOR 89, MAJOR 90, MAJOR 91, MAJOR 92, MAJOR 93, MAJOR 94, MAJOR 95, MAJOR 96, MAJOR 97, MAJOR 98, MAJOR 99, MAJOR 100
DECIDUOUS SHRUBS		
AMERICAN DOGWOOD	CORNUS FLORIDA	MAJOR 1, MAJOR 10, MAJOR 11, MAJOR 12, MAJOR 13, MAJOR 14, MAJOR 15, MAJOR 16, MAJOR 17, MAJOR 18, MAJOR 19, MAJOR 20, MAJOR 21, MAJOR 22, MAJOR 23, MAJOR 24, MAJOR 25, MAJOR 26, MAJOR 27, MAJOR 28, MAJOR 29, MAJOR 30, MAJOR 31, MAJOR 32, MAJOR 33, MAJOR 34, MAJOR 35, MAJOR 36, MAJOR 37, MAJOR 38, MAJOR 39, MAJOR 40, MAJOR 41, MAJOR 42, MAJOR 43, MAJOR 44, MAJOR 45, MAJOR 46, MAJOR 47, MAJOR 48, MAJOR 49, MAJOR 50, MAJOR 51, MAJOR 52, MAJOR 53, MAJOR 54, MAJOR 55, MAJOR 56, MAJOR 57, MAJOR 58, MAJOR 59, MAJOR 60, MAJOR 61, MAJOR 62, MAJOR 63, MAJOR 64, MAJOR 65, MAJOR 66, MAJOR 67, MAJOR 68, MAJOR 69, MAJOR 70, MAJOR 71, MAJOR 72, MAJOR 73, MAJOR 74, MAJOR 75, MAJOR 76, MAJOR 77, MAJOR 78, MAJOR 79, MAJOR 80, MAJOR 81, MAJOR 82, MAJOR 83, MAJOR 84, MAJOR 85, MAJOR 86, MAJOR 87, MAJOR 88, MAJOR 89, MAJOR 90, MAJOR 91, MAJOR 92, MAJOR 93, MAJOR 94, MAJOR 95, MAJOR 96, MAJOR 97, MAJOR 98, MAJOR 99, MAJOR 100
EVERGREEN SHRUBS		
AMERICAN JUNIPER	JUNIPERUS HORIZONTALIS	MAJOR 1, MAJOR 10, MAJOR 11, MAJOR 12, MAJOR 13, MAJOR 14, MAJOR 15, MAJOR 16, MAJOR 17, MAJOR 18, MAJOR 19, MAJOR 20, MAJOR 21, MAJOR 22, MAJOR 23, MAJOR 24, MAJOR 25, MAJOR 26, MAJOR 27, MAJOR 28, MAJOR 29, MAJOR 30, MAJOR 31, MAJOR 32, MAJOR 33, MAJOR 34, MAJOR 35, MAJOR 36, MAJOR 37, MAJOR 38, MAJOR 39, MAJOR 40, MAJOR 41, MAJOR 42, MAJOR 43, MAJOR 44, MAJOR 45, MAJOR 46, MAJOR 47, MAJOR 48, MAJOR 49, MAJOR 50, MAJOR 51, MAJOR 52, MAJOR 53, MAJOR 54, MAJOR 55, MAJOR 56, MAJOR 57, MAJOR 58, MAJOR 59, MAJOR 60, MAJOR 61, MAJOR 62, MAJOR 63, MAJOR 64, MAJOR 65, MAJOR 66, MAJOR 67, MAJOR 68, MAJOR 69, MAJOR 70, MAJOR 71, MAJOR 72, MAJOR 73, MAJOR 74, MAJOR 75, MAJOR 76, MAJOR 77, MAJOR 78, MAJOR 79, MAJOR 80, MAJOR 81, MAJOR 82, MAJOR 83, MAJOR 84, MAJOR 85, MAJOR 86, MAJOR 87, MAJOR 88, MAJOR 89, MAJOR 90, MAJOR 91, MAJOR 92, MAJOR 93, MAJOR 94, MAJOR 95, MAJOR 96, MAJOR 97, MAJOR 98, MAJOR 99, MAJOR 100
GROUND COVERS/VINES & PERENNIAL FLOWERS		
TALL GRASS PRAIRIE	ACALYCE PHRASEOLA	MAJOR 1, MAJOR 10, MAJOR 11, MAJOR 12, MAJOR 13, MAJOR 14, MAJOR 15, MAJOR 16, MAJOR 17, MAJOR 18, MAJOR 19, MAJOR 20, MAJOR 21, MAJOR 22, MAJOR 23, MAJOR 24, MAJOR 25, MAJOR 26, MAJOR 27, MAJOR 28, MAJOR 29, MAJOR 30, MAJOR 31, MAJOR 32, MAJOR 33, MAJOR 34, MAJOR 35, MAJOR 36, MAJOR 37, MAJOR 38, MAJOR 39, MAJOR 40, MAJOR 41, MAJOR 42, MAJOR 43, MAJOR 44, MAJOR 45, MAJOR 46, MAJOR 47, MAJOR 48, MAJOR 49, MAJOR 50, MAJOR 51, MAJOR 52, MAJOR 53, MAJOR 54, MAJOR 55, MAJOR 56, MAJOR 57, MAJOR 58, MAJOR 59, MAJOR 60, MAJOR 61, MAJOR 62, MAJOR 63, MAJOR 64, MAJOR 65, MAJOR 66, MAJOR 67, MAJOR 68, MAJOR 69, MAJOR 70, MAJOR 71, MAJOR 72, MAJOR 73, MAJOR 74, MAJOR 75, MAJOR 76, MAJOR 77, MAJOR 78, MAJOR 79, MAJOR 80, MAJOR 81, MAJOR 82, MAJOR 83, MAJOR 84, MAJOR 85, MAJOR 86, MAJOR 87, MAJOR 88, MAJOR 89, MAJOR 90, MAJOR 91, MAJOR 92, MAJOR 93, MAJOR 94, MAJOR 95, MAJOR 96, MAJOR 97, MAJOR 98, MAJOR 99, MAJOR 100

P-48 F-3 #21 (10 OF 15)

SUPERIOR MARKETPLACE
 A PORTION OF THE UZ OF SECTION 22, T.50N, R.69W OF THE 6th PRINCIPAL MERIDIAN

ELCOR DEVELOPMENT, LLC

SHEET

10

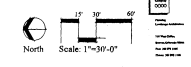
THE HILBER GROUP, LTD.

Superior Towne Center

Superior, Colorado

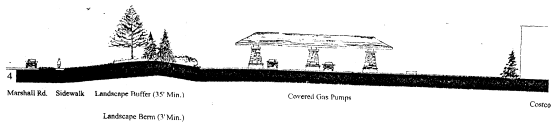
Special Planting Area "A"

May 14, 1998

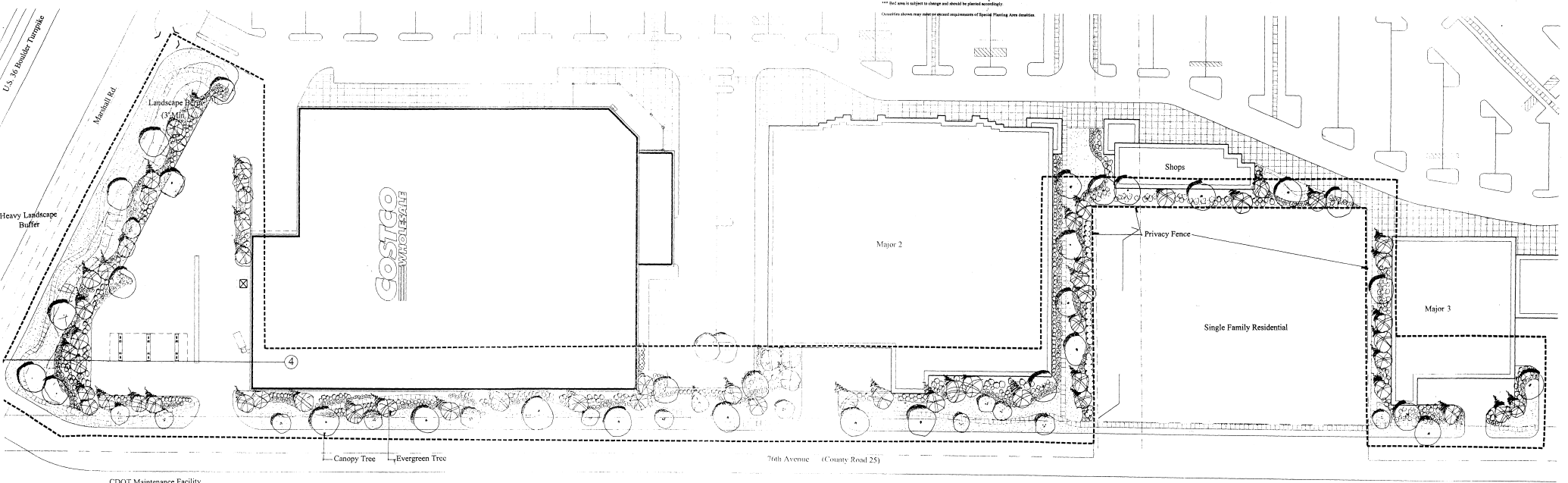


Area A		
	Area	Ratio
Total Area	97,970 s.f.	
Net Area**	28,231 s.f.	
Trees**	11,480 s.f.	
Shrubs**	17,751 s.f.	

Note: Our tree may be substituted for 10 shrubs.
 Plus additional shrub quantities @ 1/10 s.f.
 Tree ratios are for the total area and shrub ratios are for the net area only.
 ** The total tree quantities are divided into 33% deciduous and 67% evergreen.
 *** The total shrub quantities are divided into 33% deciduous and 67% evergreen.
 **** Net area is subject to change and should be planted accordingly.
 ***** Quantity shown may vary based on proposed measurements of Special Planting Area location.



4 Section



Sagamore Residential Development

SUPERIOR MARKETPLACE
 A portion of the E 1/2 of Section 22, T 30, R 69W of the 6th Principal Meridian
 BELCOR DEVELOPMENT, LLC

P-48 F-3 #22 (11 OF 15)

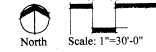
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 11

Superior Towne Center

Superior, Colorado

May 14, 1998

Typical Area Enlargement



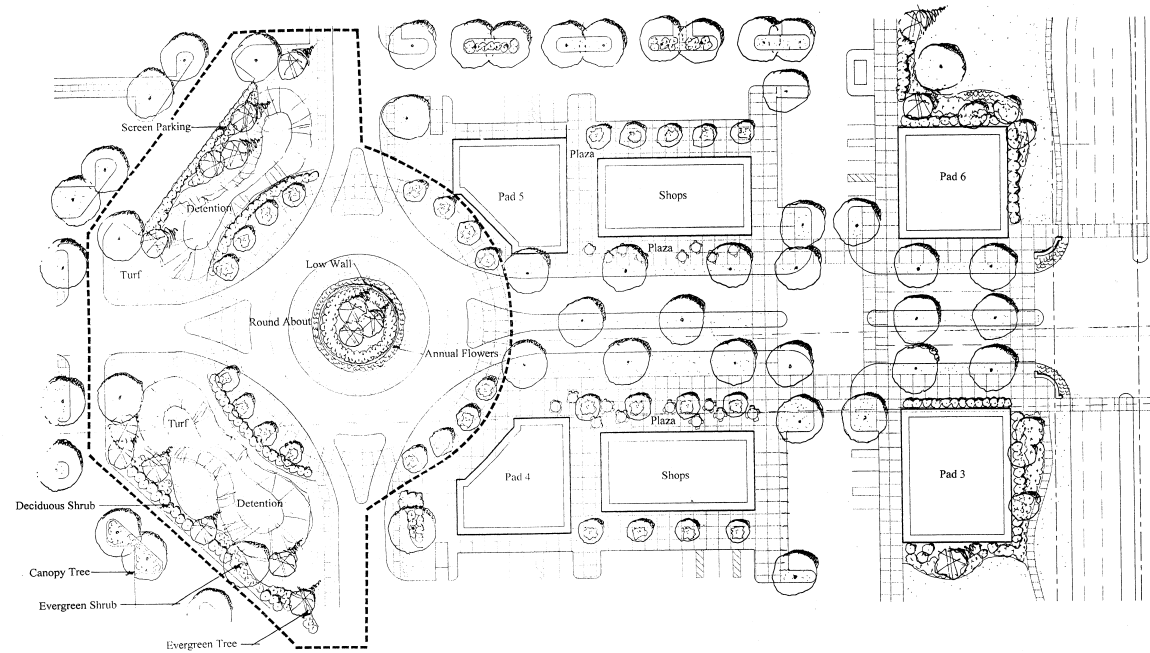
Planned Development Zone District Plan

Special Planting Area "B"

Area B

	Area	Ratio
Total Area	38,447 s.f.	
Bed Area***	8,300 s.f.	
Trees*		1/1,500 s.f.
Shrubs**		1/30 s.f.

Note: One tree may be substituted for 10 shrubs.
 Plant reference shrub quantities @ 150 s.f.
 Tree ratios are for the total area and shrub ratios are for the bed area only.
 * The total tree quantities are divided into 40% deciduous and 54% evergreen.
 ** The total shrub quantities are divided into 33% deciduous and 67% evergreen.
 *** Bed area is subject to change and should be planned accordingly.
 Quantities shown may meet or exceed requirements of Special Planting Area densities.



Round About Plantings

P-48 F-3 #23 (12 OF 15)

SUPERIOR MARKETPLACE
 A portion of the E 1/2 of Section 22, T 50N, R 69W of the 6th Principal Meridian

ELCOR DEVELOPMENT, LLC

SHEET
 12

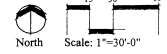
THE MUIBURN GROUP, LTD.

Superior Towne Center

Superior, Colorado

May 14, 1998

Typical Area Enlargement



Planned Development Zone District Plan

Special Planting Area "C"

Area C

	Area	Ratio
Total Area	50,350 s.f.	
Bed Area***	17,190 s.f.	
Trees**		1/950 s.f.
Shrubs**		1/30 s.f.

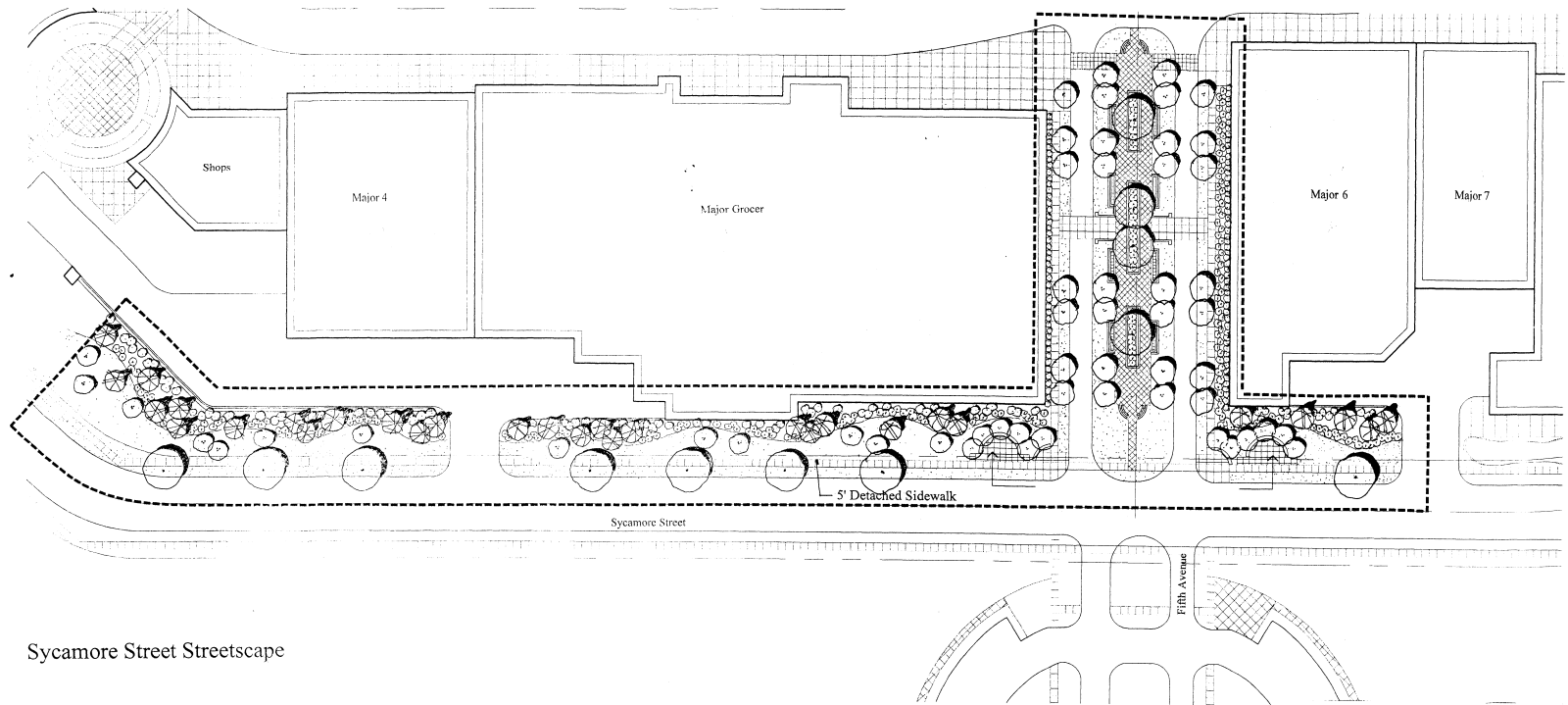
Note: One tree may be substituted for 10 shrubs.
 *Plan reflects shrub quantities @ 1/250 s.f.
 Tree ratios are for the total area and shrub ratios are for the bed area only.

** The total tree quantities are divided into 33% deciduous and 67% evergreen.

*** The total shrub quantities are divided into 33% deciduous and 67% evergreen.

*** Bed area is subject to change and should be planned accordingly.

Quantities shown may meet or exceed requirements of Special Planting Area densities.



Sycamore Street Streetscape

SUPERIOR MARKETPLACE
 A portion of the E 1/2 of Section 22, T 58, R 69W of the 6th Principal Meridian

ELCOR DEVELOPMENT, LLC

SHEET
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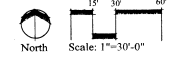
P-48 F-3 #24 (13 OF 15)

Superior Towne Center

Superior, Colorado

May 14, 1998

Typical Area Enlargement



Planned Development Zone District Plan

Area D

	Area	Ratio
Total Area	28,223 s.f.	
Bed Area***	13,748 s.f.	
Trees**	1/1,000 s.f.	
Shrubs**	1/30 s.f.	

Note: One tree may be substituted for 10 shrubs.
 Plus reflects shrub quantities @ 1/70 s.f.
 Tree ratios are for the total area and shrub ratios are for the bed area only.

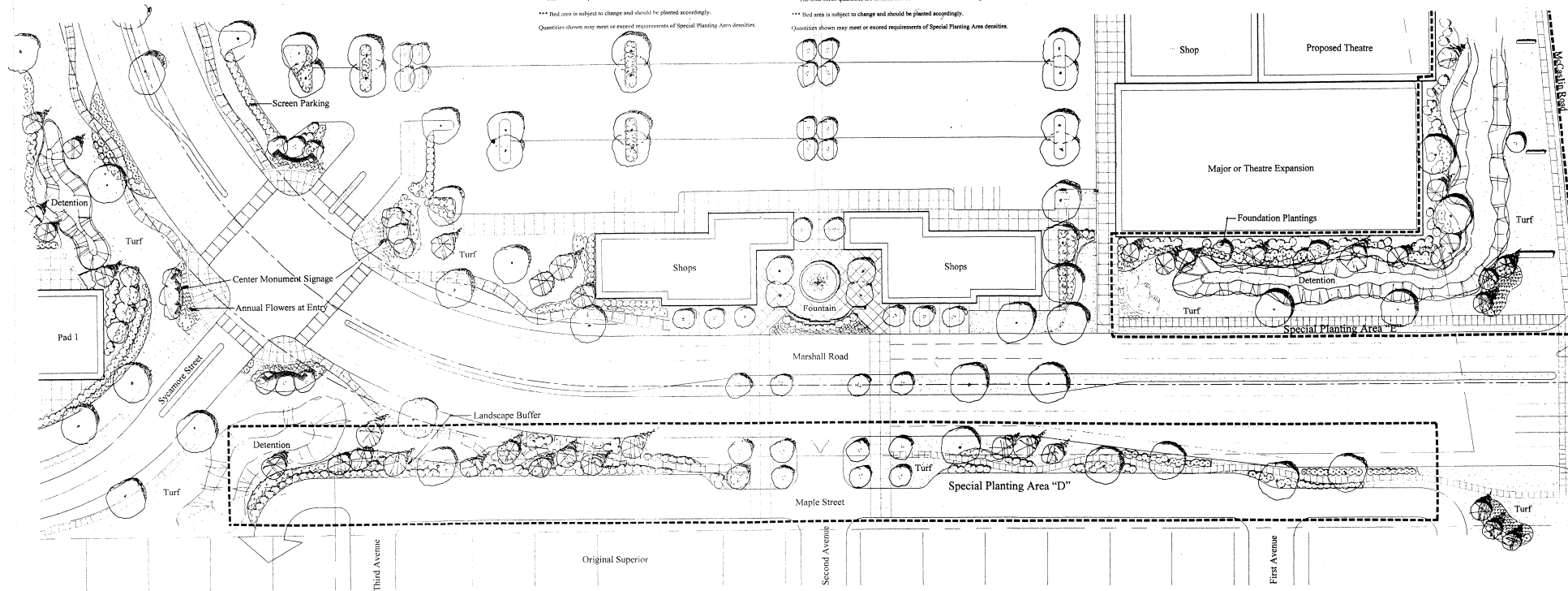
* The total tree quantities are divided into 33% deciduous and 67% evergreen.
 ** The total shrub quantities are divided into 33% deciduous and 67% evergreen.
 *** Bed area is subject to change and should be planted accordingly.
 Quantities shown may meet or exceed requirements of Special Planting Area densities.

Area E

	Area	Ratio
Total Area	27,000 s.f.	
Bed Area***	5,500 s.f.	
Trees**	1/1,000 s.f.	
Shrubs**	1/30 s.f.	

Note: One tree may be substituted for 10 shrubs.
 Plus reflects shrub quantities @ 1/70 s.f.
 Tree ratios are for the total area and shrub ratios are for the bed area only.

* The total tree quantities are divided into 33% deciduous and 67% evergreen.
 ** The total shrub quantities are divided into 33% deciduous and 67% evergreen.
 *** Bed area is subject to change and should be planted accordingly.
 Quantities shown may meet or exceed requirements of Special Planting Area densities.



Marshall Road Streetscape
 Special Planting Area "D" and Partial "E"

P-48 F-3 #25 (14 OF 15)

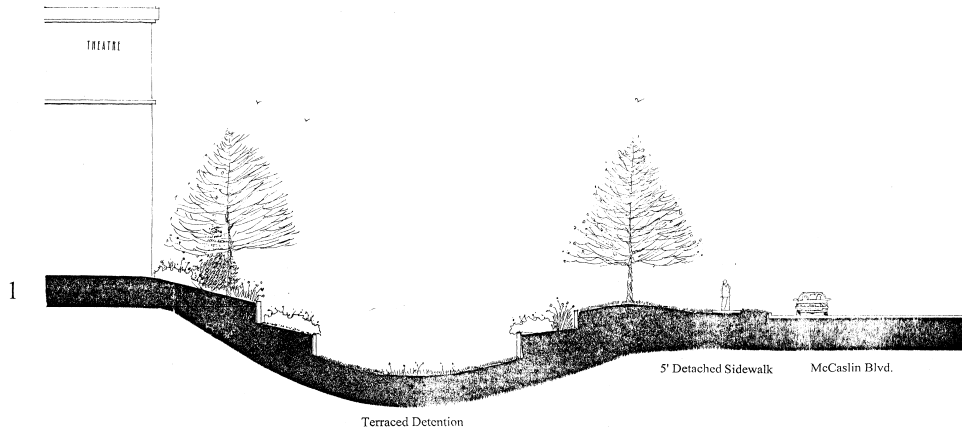
Superior Towne Center

Superior, Colorado

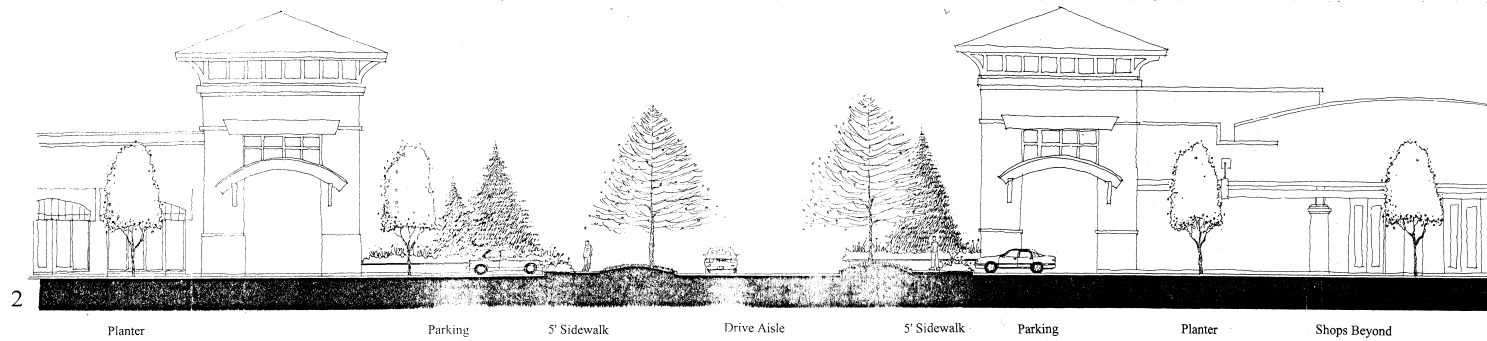
Typical Sections

1/8"=1'-0"

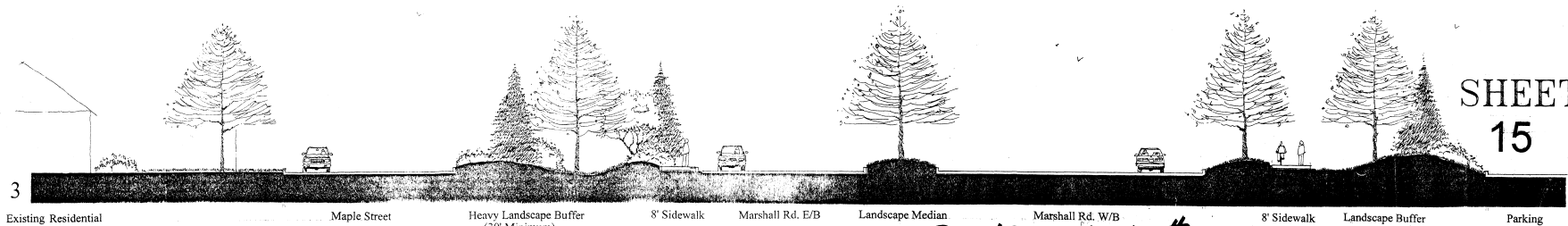
May 14, 1998



• Section Looking North at McCaslin Blvd.



• Section Looking West Thru Main Drive Aisle/ Typical Pedestrian Way



• Section Looking West Thru Marshall Rd./ Maple St. Buffer

SHEET
15

D-48 E-3 # 21 (150515)

DRAWING NUMBER

1
SUPERIOR TOWNE CENTER
PLANNED DEVELOPMENT/
PAGE IS OF 15
(SUPERIOR MARKETPLACE)
DATE: 05/14/98
DRAWN BY: JMM/STW
CHECKED BY: JMM/STW

DRAWING NUMBER

NUMBER