

# THE RIDGE AT SUPERIOR

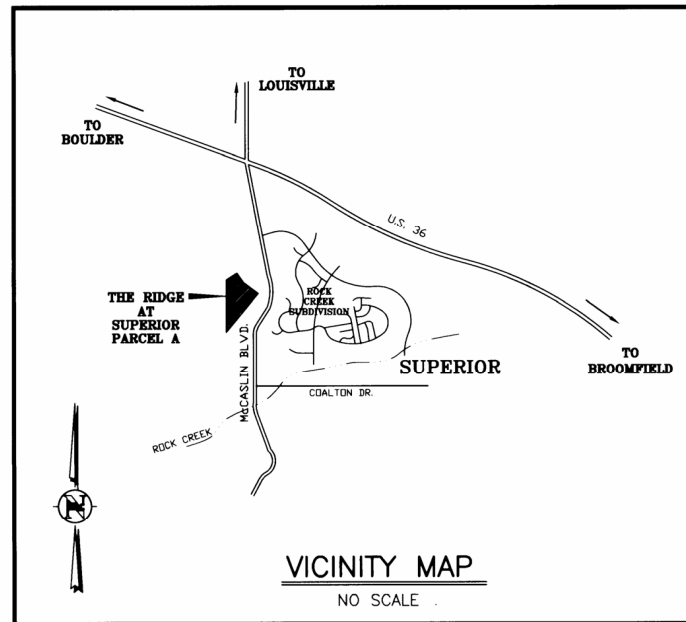
## AMENDMENT A TO THE FINAL DEVELOPMENT PLAN

A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 30  
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 5

**OWNER/DEVELOPER:**

H-B INVESTMENT CORPORATION  
24579 DEEP NECK ROAD  
ROYAL OAK, MD 21601



**LEGAL DESCRIPTION**

A parcel of land located in the Northwest quarter of Section 30, Township 1 South, Range 69 West of the Sixth Principal Meridian, Town of Superior, County of Boulder, State of Colorado, being more particularly described as follows:

Beginning at the Northwest corner of said Section 30; Thence South 00°03'54" East and along the Westerly line of said NW 1/4 a distance of 1140.50 feet to the Point of Beginning; Thence North 49°40'41" East a distance of 150.00 feet; Thence South 40°19'19" East a distance of 140.00 feet; Thence South 73°33'38" East a distance of 461.26 feet to a point on the Westerly right of way line of McCaslin Boulevard; Thence 360.45 feet along the arc of a curve to the right, and along said Westerly line, having a central angle of 16°55'28", a radius of 1220.26 feet, and whose chord bears South 32°02'50" West a distance of 359.14 feet; Thence South 42°24'20" West, continuing along said Westerly line, a distance of 346.94 feet to a point of curve; Thence 398.86 feet along the arc of a curve to the left, continuing along said Westerly line, having a central angle of 16°19'24", a radius of 1400.00 feet and whose chord bears South 33°53'24" West, a distance of 397.51 feet to a point on the Westerly line of said NW 1/4; Thence North 00°03'54" West and along said Westerly line a distance of 1030.78 feet to the Point of Beginning, containing 358,004 square feet (8.219 Acres) more or less.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT WE H-B INVESTMENT CORPORATION BEING SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE LAID OUT AND SITE PLANNED UNDER THE NAME THE RIDGE AT SUPERIOR, AMENDMENT TO REPLAT A.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 199\_\_

*UDO Heckenbach*  
UDO HECKENBACH, PRESIDENT

**NOTARIAL CERTIFICATE:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY UDO HECKENBACH, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 199\_\_.

WITNESS BY MY HAND AND SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_.

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

**OWNER'S CERTIFICATE**

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE TOWN OF SUPERIOR AND RECORDING, SHALL BE BINDING UPON THE APPLICANT'S THEREFOR, THEIR SUCCESSORS AND ASSIGNS. THIS SITE PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL BY THE TOWN OF SUPERIOR.

IN WITNESS WHEREOF, WE HAVE HEREOF, H-B INVESTMENT CORPORATION HAS CAUSED THESE PRESENTS, TO BE EXECUTED THIS 21st DAY OF \_\_\_\_\_, 199\_\_.

*UDO Heckenbach*  
UDO HECKENBACH, PRESIDENT

**NOTARIAL CERTIFICATE:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY UDO HECKENBACH, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 199\_\_.

WITNESS BY MY HAND AND SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_.

*UDO Heckenbach*  
NOTARY PUBLIC

### SHEET INDEX

SHEET 1 OF 5	COVER SHEET
SHEET 2 OF 5	SITE PLAN
SHEET 3 OF 5	THE CEDARS BUILDING ELEVATIONS
SHEET 4 OF 5	THE BIRCH BUILDING ELEVATIONS
SHEET 5 OF 5	LANDSCAPE PLAN

**APPLICANT/PROJECT MANAGER:**

C&A CONSTRUCTION, INC.  
43159 LONDON DRIVE  
PARKER, CO 80134

<b>RMC</b>	
ROCKY MOUNTAIN CONSULTANTS, INC. CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING	8301 E. Prentice Ave. Suite 101 Englewood, CO 80111 (303) 741-6000 FAX (303) 741-6106
Revised: 03/09/98 Date: 09-08-97	Job No. 3006.004.00

**TOWN CLERK'S CERTIFICATE:**

STATE OF COLORADO )  
TOWN OF SUPERIOR)SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 10:00 AM O'CLOCK, October 16, A.D., 1998, AND IS DULY RECORDED.

*Phyllis L. Hardin*  
TOWN CLERK

**PLANNING COMMISSION APPROVAL:**

APPROVED THIS 31st DAY OF March, 1998.

*Deborah C. Morgan*  
CHAIRMAN - TOWN OF SUPERIOR PLANNING COMMISSION

**BOARD OF TRUSTEES CERTIFICATE:**

THIS IS TO CERTIFY THAT THIS SITE PLAN WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR ON THIS 13th DAY OF April, 1998, AND THAT THE MAYOR, ON BEHALF OF THE TOWN HEREBY ACKNOWLEDGES AND ADOPTS SAID SITE PLAN UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

*Sam K. Space* Mayor      *Phyllis L. Hardin* ATTEST

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF BOULDER )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:09 O'CLOCK P.M. THIS 22nd DAY OF October, 1998, AND IS RECORDED IN THE PLANFILE NUMBER 0-76 P-4 24579 DEEP NECK ROAD, FILM NUMBER N/A, RECEPTION NUMBER 181922. Fee: \$51.00

*Lorraine Conell* DEPUTY      *Charlotte Houston* RECORDER

**NOTES**

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES ARE GRANTED TO THE PUBLIC OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY AND THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS.
- THE OWNER OR DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING ANY HOMEOWNER'S ASSOCIATION CONTROLLING THE PROPERTY ARE HEREBY RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL PUBLIC SIGNS AS REQUIRED BY THE TOWN OF SUPERIOR IN PRIVATE RIGHTS-OF-WAY.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE DEPARTMENTS PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- THIS AMENDMENT TO THE RIDGE AT SUPERIOR FINAL DEVELOPMENT PLAN IS TO REALIGN HIGHPLAINS DRIVE FROM THE SOUTHERLY INTERSECTION OF HIGH PLAINS COURT TO MCCASTLIN BOULEVARD AND CHANGE BUILDING LOACTIONS AND TYPES ALONG THIS REALIGNMENT.
- TRASH PICK-UP WILL BE ON A CURB-SIDE BASIS PER INDIVIDUAL DWELLING.
- THIS FINAL DEVELOPMENT PLAN AMENDMENT INCREASES THE NUMBER OF UNITS ORIGINALLY APPROVED (81) TO 83.

**VESTED RIGHTS**

THIS PLAN CONSTITUTES A SITE-SPECIFIC DEVELOPMENT PLAN AS DEFINED IN 24-68-101, et seq., C.R.S. AND ORDINANCE No. 97-0-4 OF THE TOWN OF SUPERIOR. THE TERMS AND CONDITIONS OF SUCH PLAN APPROVAL ARE CONTAINED IN RESOLUTION No. \_\_\_\_\_ ADOPTED BY THE TOWN BOARD OF TRUSTEES ON \_\_\_\_\_ AND AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO, 80027.

THE RIDGE AT SUPERIOR - FINAL DEV. PLAN

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# THE RIDGE AT SUPERIOR

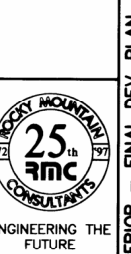
## AMENDMENT A TO THE FINAL DEVELOPMENT PLAN

**RMC**  
 8301 E. Prentice Ave.  
 Suite 601  
 Greenwood, CO 80004  
 (303) 741-8000  
 FAX (303) 741-8106

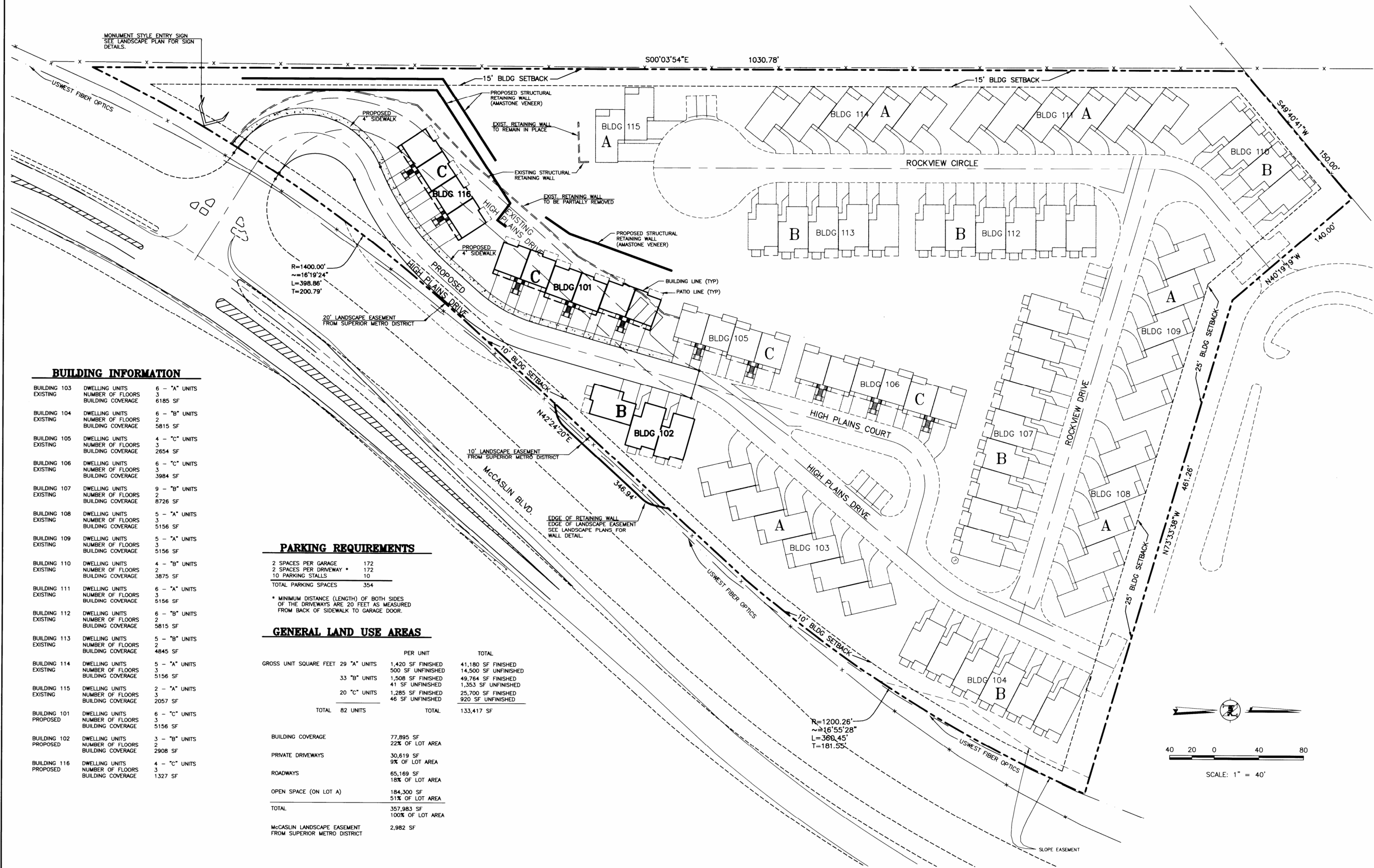
ROCKY MOUNTAIN CONSULTANTS, INC.  
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING

NO.	DATE	BY	REVISIONS
1.	11/24/97	DAS	PER STAFF COMMENTS
2.	02/20/98	DAS	PER STAFF COMMENTS
3.	04/20/98	DAS	PER STAFF COMMENTS

THE RIDGE AT SUPERIOR  
 SUPERIOR, COLORADO  
 SITE PLAN



ENGINEERING THE FUTURE  
 DATE: OCT. 1997  
 DESIGNED BY: DAS  
 DRAWN BY: DAS  
 CHECKED BY: PRF  
 JOB NO. 3066.004.00  
 SHEET 2 OF 5



### BUILDING INFORMATION

BUILDING EXISTING	DWELLING UNITS	NUMBER OF FLOORS	BUILDING COVERAGE
BLDG 103	6 - "A" UNITS	3	6185 SF
BLDG 104	6 - "B" UNITS	2	5815 SF
BLDG 105	4 - "C" UNITS	3	2854 SF
BLDG 106	6 - "C" UNITS	3	3984 SF
BLDG 107	9 - "B" UNITS	2	8726 SF
BLDG 108	5 - "A" UNITS	3	5156 SF
BLDG 109	5 - "A" UNITS	3	5156 SF
BLDG 110	4 - "B" UNITS	3	3875 SF
BLDG 111	6 - "A" UNITS	3	5156 SF
BLDG 112	6 - "B" UNITS	2	5815 SF
BLDG 113	5 - "B" UNITS	2	4845 SF
BLDG 114	5 - "A" UNITS	3	5156 SF
BLDG 115	2 - "A" UNITS	3	2057 SF
BLDG 101 PROPOSED	6 - "C" UNITS	3	5156 SF
BLDG 102 PROPOSED	3 - "B" UNITS	2	2908 SF
BLDG 116 PROPOSED	4 - "C" UNITS	3	1327 SF

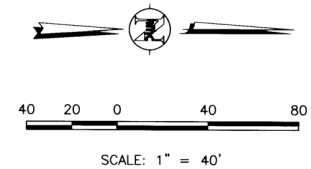
### PARKING REQUIREMENTS

2 SPACES PER GARAGE	172
2 SPACES PER DRIVEWAY *	172
10 PARKING STALLS	10
<b>TOTAL PARKING SPACES</b>	<b>354</b>

\* MINIMUM DISTANCE (LENGTH) OF BOTH SIDES OF THE DRIVEWAYS ARE 20 FEET AS MEASURED FROM BACK OF SIDEWALK TO GARAGE DOOR.

### GENERAL LAND USE AREAS

	PER UNIT	TOTAL
GROSS UNIT SQUARE FEET 29 "A" UNITS	1,420 SF FINISHED 500 SF UNFINISHED	41,180 SF FINISHED 14,500 SF UNFINISHED
33 "B" UNITS	1,508 SF FINISHED 41 SF UNFINISHED	49,764 SF FINISHED 1,353 SF UNFINISHED
20 "C" UNITS	1,285 SF FINISHED 46 SF UNFINISHED	25,700 SF FINISHED 920 SF UNFINISHED
<b>TOTAL 82 UNITS</b>	<b>TOTAL</b>	<b>133,417 SF</b>
BUILDING COVERAGE	77,895 SF 22% OF LOT AREA	
PRIVATE DRIVEWAYS	30,619 SF 9% OF LOT AREA	
ROADWAYS	65,169 SF 18% OF LOT AREA	
OPEN SPACE (ON LOT A)	184,300 SF 51% OF LOT AREA	
<b>TOTAL</b>	<b>357,983 SF</b> 100% OF LOT AREA	
McCASLIN LANDSCAPE EASEMENT FROM SUPERIOR METRO DISTRICT	2,982 SF	

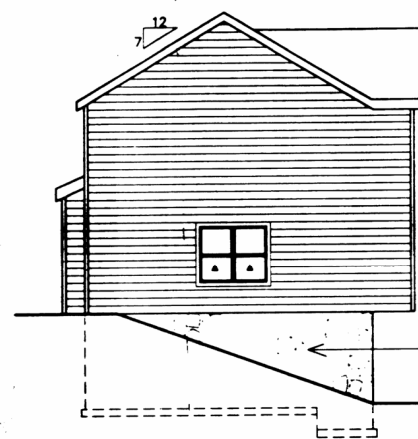


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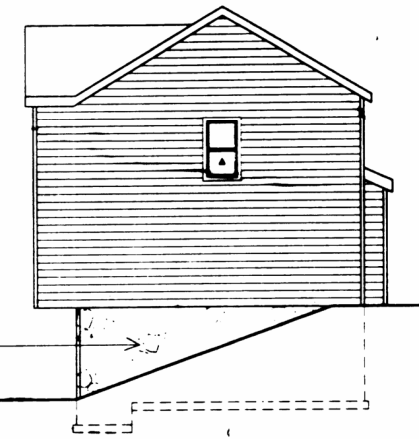
THE RIDGE AT SUPERIOR - FINAL DEV. PLAN



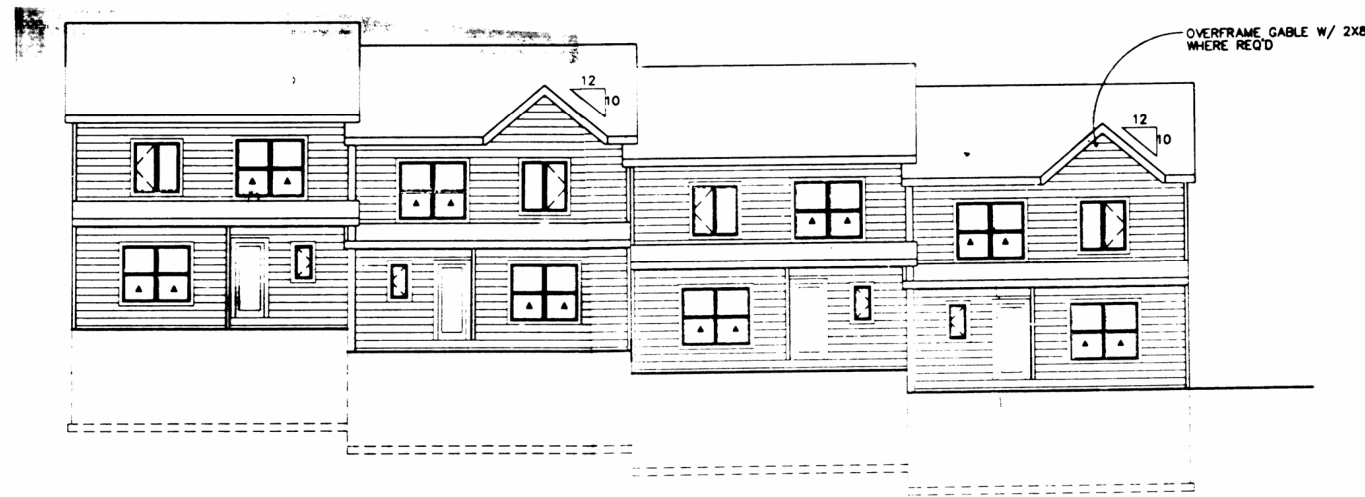
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

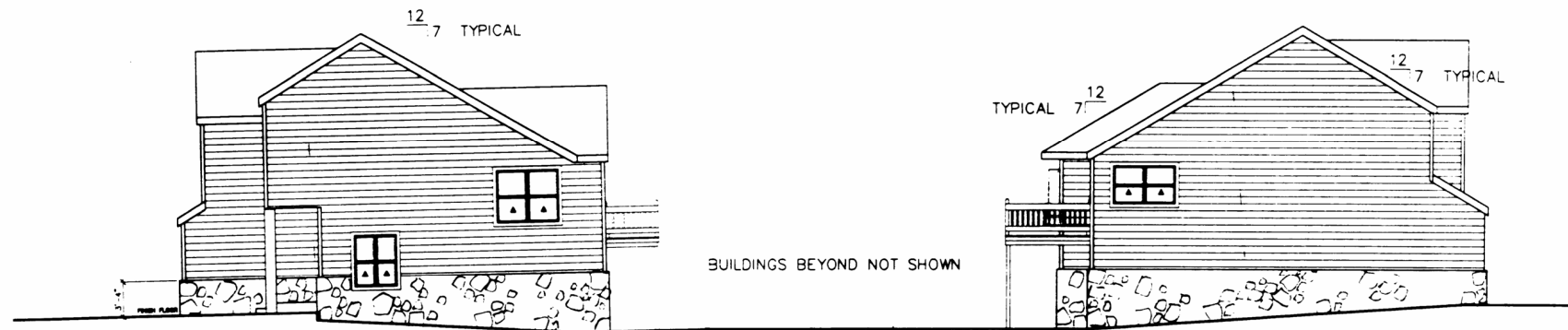
ELEVATIONS "C" UNIT

NO.	DATE	REVISIONS



FRONT ELEVATION

1/8"=1'-0"

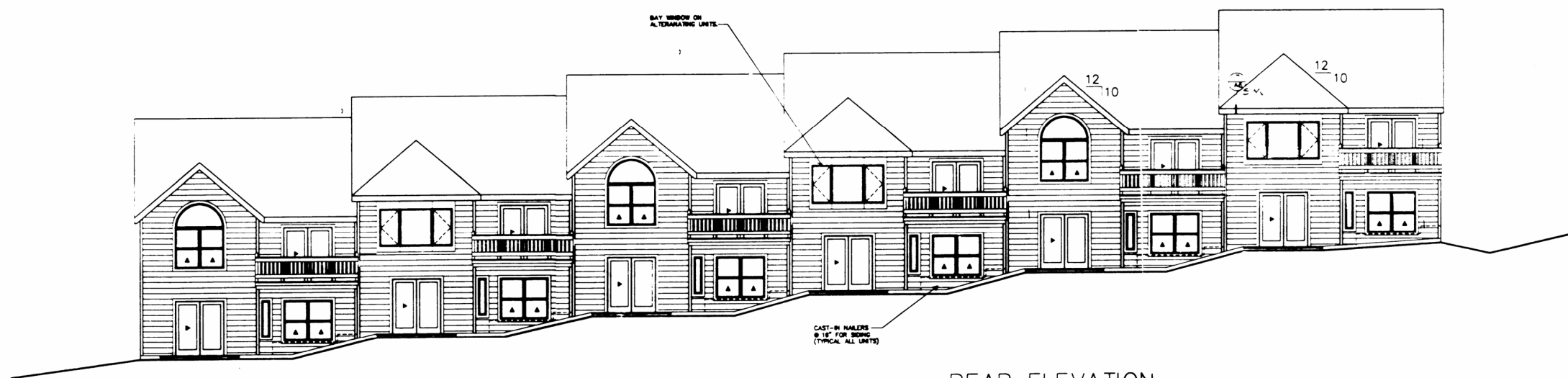


SIDE ELEVATION

1/8"=1'-0"

SIDE ELEVATION

1/8"=1'-0"



REAR ELEVATION

1/8"=1'-0"

SUPERIOR \GCELVB

NO.	REVISIONS	DATE	BY
1	PREP STAFF COMMENTS	11/24/98	DAS

THE RIDGE AT SUPERIOR  
SUPERIOR, COLORADO  
THE BIRCH BUILDING ELEVATIONS



ENGINEERING THE FUTURE

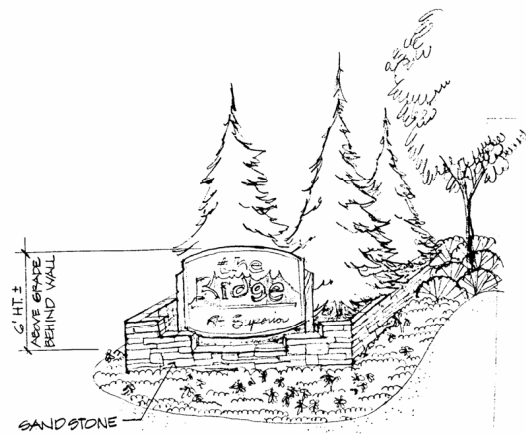
DATE: JAN. 1998  
DESIGNED BY: DAS  
DRAWN BY: DAS  
CHECKED BY: PRF

JOB NO. 3066.004.00  
SHEET 4 OF 5

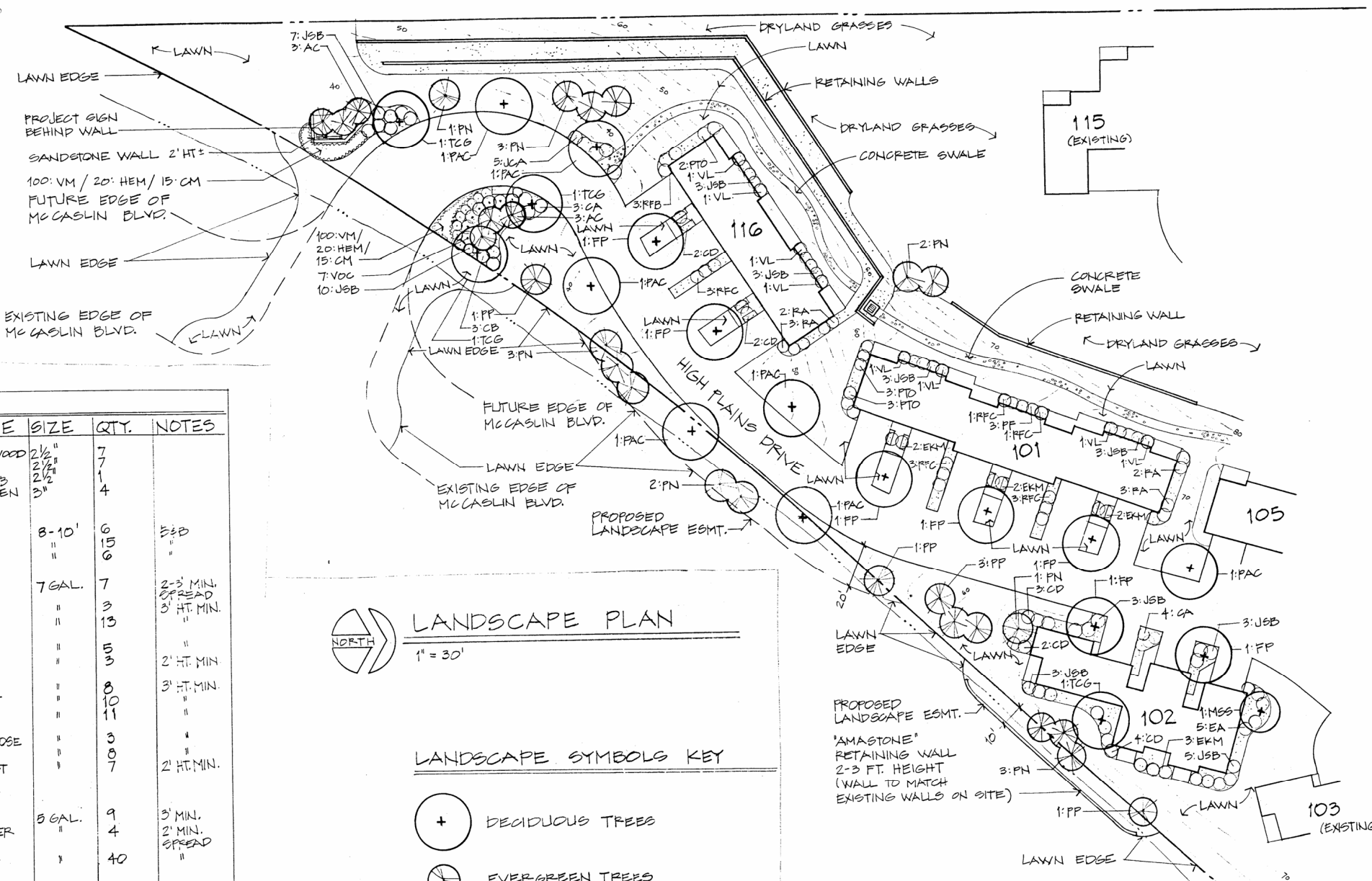
ELEVATIONS "B" UNIT

# THE RIDGE AT SUPERIOR

REVISIONS	BY
FINAL DEVELOPMENT PLAN - LANDSCAPE	MA
3 DEC 1997	
15 JAN 1998	MA
21 JAN 1998	MA
11 MAR 1998	MA
23 MAR 1998	MA
9 APR 1998	MA
27 APR 1998	MA



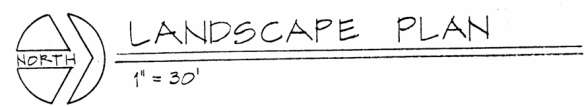
PROJECT SIGN DETAIL  
NO SCALE



KEY	BOTANIC NAME	COMMON NAME	SIZE	QTY.	NOTES
<b>DECIDUOUS TREES</b>					
PAC	POPULUS ALGINATA	LANCELEAF COTTONWOOD	2 1/2"	7	
FP	FRAXINUS PENN. PAT.	BATMORE ASH	2 1/2"	7	
MCS	MALUS SPRING SNOW	SPRING SNOW CRAB	2 1/2"	1	
TCG	TILIA CORDATA 'GREEN SPIRE'	GREEN SPIRE LINDEN	3"	4	
<b>EVERGREEN TREES</b>					
AC	ABIES CONCOLOR	WHITE FIR	8-10'	6	ESB
FN	FINUS NISRA	AUSTRIAN PINE	"	15	"
PP	PICEA FUNGENS	BLUE SPRUCE	"	6	"
<b>DECIDUOUS SHRUBS</b>					
CA	COTONEASTER	CRANBERRY	7 GAL.	7	2-3' MIN. SPREAD
CB	APICULATA	COTONEASTER	"	3	3' HT. MIN.
OD	CORNUS BAILEYI	BAILEY DOGWOOD	"	13	"
EA	COTONEASTER	SPREADING	"	5	"
EA	DIVARICATA	COTONEASTER	"	5	"
PP	ELONYMUS ALATUS	BURNINGBUSH	"	3	2' HT. MIN.
PTD	POTENTILLA FRUTICOSA	JACKMANN	"	8	3' HT. MIN.
RA	JACKMANN	POTENTILLA	"	10	"
RA	PRUNUS TOMENTOSA	NANKING CHERRY	"	11	"
RFC	RIBES AUREUM	GOLDEN CURRANT	"	7	"
RFB	RHAMNUS FRANGULA	COLUMNAR	"	3	"
VL	COLUMNARIS	BUCKTHORN	"	8	"
VOC	ROSA FOTICA BICOLOR	AUSTRIAN COPPER ROSE	"	7	2' HT. MIN.
HEM	VIBURNUM LANTANA	WAYFARINGTREE	"		
	VIBURNUM OPULIS	EUROPEAN COMPACT	"		
	COMPACTUM	CRANBERRY	"		
<b>EVERGREEN SHRUBS</b>					
EKM	ELONYMUS KHAITSCHO	MANHATTAN	5 GAL.	9	3' MIN.
JCA	MANHATTAN	ELONYMUS	"	4	2' MIN. SPREAD
JSB	JUNIPERUS CHINESIS	SEA GREEN JUNIPER	"	40	"
	SEA GREEN	TAMARIX JUNIPER	"		
	JUNIPERUS SABINA	TAMARIX JUNIPER	"		
	TAMARIXIFOLIA		"		
<b>GROUNDCOVERS &amp; PERENNIALS</b>					
VM	VINCA MINOR	CREEPING MYRTLE	1 GAL.	200	
CM	CHRYSANTHEMUM	CUSHION MUM	"	30	PANIC SCOURING
HEM	HEMEROCALLIS	DAYLILY	"	40	

## LANDSCAPE NOTES

REFERENCE "LANDSCAPE NOTES" ON ORIGINAL SITE DEVELOPMENT PLAN (APRIL 1, 1997).  
BUILDING LINES SHOWN REPRESENT BUILDING FOOTPRINT AT GRADE.  
ROCK MULCH, 3" DEPTH OVER WEED CONTROL FABRIC



## LANDSCAPE SYMBOLS KEY

- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUBS
- GROUNDCOVERS & PERENNIALS

## PLANT SUMMARY

	TREES	SHRUBS	%
DECIDUOUS	19	78	56%
EVERGREEN	22	53	44%
TOTALS	41	131	100%
GROUNDCOVERS	270		

**!! FIBER OPTIC CABLE !!**  
\* PRIOR TO DIGGING, CONTRACTORS SHALL LOCATE THE FIBER OPTIC CABLE THAT IS BURIED NEAR THE PROPERTY LINE ALONG MACASLIN BLVD. R.O.W. PLANNED WALL & TREE LOCATIONS IN THIS AREA MAY NEED TO BE ADJUSTED SO THAT CABLE IS NOT DISTURBED. PLANTING HOLES SHALL BE A MINIMUM DISTANCE OF 4 FEET FROM CABLE.

THE RIDGE AT SUPERIOR, PARCEL A, FINAL DEVELOPMENT PLAN AMENDMENT - LANDSCAPE PLAN  
SUPERIOR, COLORADO  
ARNOLD ASSOCIATES  
5414 ALLISON STREET  
ARVADA, CO 80002  
(303) 423-1968

DRAWN	MFA
CHECKED	MFA
DATE	23 SEP 1997
SCALE	AS SHOWN
JOB NO.	
SHEET	5
OF FIVE SHEETS	