

Legal Description

A Site plan of a parcel of land in the Town of Superior, Colorado, located in the Northwest quarter of Section 30, Township 1 South, Range 69 West of the Sixth Principal Meridian and more particularly described as follows:

Beginning at the Northwest corner of said Section 30; Thence S 00d03'54" E and along the Westerly line of said NW 1/4 a distance of 1140.50 feet to the point of beginning; thence N49d40'41" E a distance of 150.00 feet to a point; thence S40d19'19" E a distance of 140.00 feet to a point; thence S73d33'38" E a distance of 461.26 feet to a point of the Westerly right of way line of McCaslin Blvd.; thence 360.45 feet along the arc of a curve to the right, and along said Westerly line, having a central angle of 16d55'28", a radius of 1220.26 feet, and whose chord bears S32d02'50"W a distance of 359.14 feet to a point; thence S42d24'20"W, continuing along said Westerly line, a distance of 346.94 feet to a point; thence 398.86 feet along the arc of a curve to the left, continuing along said Westerly line, having a central angle of 16d19'24", a radius of 1400.00 feet and whose chord bears S33d53'24"W, a distance of 397.51 feet to a point on the Westerly line of said NW 1/4; thence N00d03'54"W 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.

In witness whereof, we have hereunto set our hands and seals this 24 day of Nov., 1995.

Handwritten signatures of owners and their names: Owner.

Notarial Certificate:

STATE OF COLORADO) COUNTY OF BOULDER) Jefferson

The foregoing instrument was acknowledged before me by Dale Hackenbach, this 24 day of Nov., 1995. Witness my hand and seal.

My commission expires 10/9/99

Notary Public signature: Susan Molting



Owner's Certificate

This Site Plan and any amendments hereto, upon approval by the Town of Superior and recording, shall be binding upon the applicants therefore, their successors and assigns. This 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 of the Town of Superior.

In witness hereof, H-B Investment Corporation has caused these presents to be executed this 24 day of Nov., AD, 1995.

By: H-B Investment Corporation Corporate Seal

Notarial:

State of Colorado)ss County of Boulder) Jefferson The foregoing instrument was acknowledged before me this 24 day of November, AD, 1995, by H-B Investment Corporation

Witness my hand and official seal

Notary Public signature: Susan Molting



My commission expires 10/9/99

Planning Commission/Board of Trustees Approval

Planning Commission Approval:

Approved this 24 day of May, 1995

Chairman - Superior Planning Commission signature: H. H. Erishi



Mayor's Certificate:

This is to certify that this Site Plan was approved by the Board of Trustees of the Town of Superior on the 23 day of May, AD, 1995, 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 thereon.

Mayor signature: Ted T. Ast; ATTEST: Phyllis L. Hardin Seal

Clerk and Recorder's Certificate

STATE OF COLORADO) COUNTY OF BOULDER)

I hereby certify that this instrument was filed in my office at 11:30 o'clock A.M. this the 23rd day of February, AD, 1996, and is recorded in the No. P-36 F-1 # 48, 49, 50, 51, 52, 53, 54 & 55. Reception No. 1595814. Fee: \$81.00

Deputy Recorder signature: Sally M. Kelly; Recorder signature: Charlotte Houston

THE RIDGE AT SUPERIOR SITE DEVELOPMENT PLAN

OWNER/DEVELOPER:

H-B Investment Corporation 24579 Deep Neck Road Royal Oak, MD 21601

ARCHITECT:

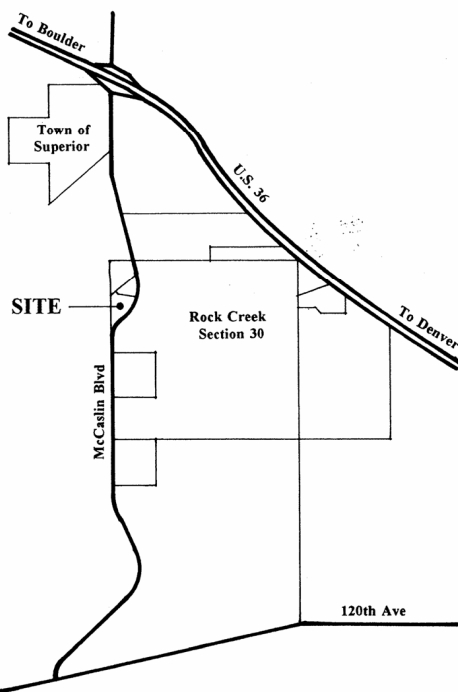
Robert Chisholm Architects 1108 Washington Ave. Golden, CO 80401 303-277-9390

LANDSCAPE ARCHITECT:

Arnold Associates, INC 5414 Allison St. Arvada, CO 80002 303-423-1968

CIVIL ENGINEERS/SURVEYORS:

Drexel Barrell, INC 4840 Pearl East Circle Suite 114 Boulder, CO 80301 303-442-4338



LOCATION MAP

Special Notes

Sheet 2 Site Plan

Right-of-way for ingress and egress for service and emergency vehicles is 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.

Sheets 3, 4 and 5 Landscape Plans

See sheets 3, 4, and 5 for existing soil types and preparation

See sheets 3, 4, and 5 for type of irrigation system

The owner, his successors and assigns, are hereby responsible for the installation of all landscaping materials shown or indicated on the approved site plan or landscape plan on file with the Superior Planning Department.

Landscaping shall be planted and maintained in a neat, clean and healthy condition by the owner or his successors and assigns. This shall include proper pruning, mowing of lawns, weeding, removal of litter, and the regular watering of all plantings. Should any plant materials die, the owner or his assigns or heirs shall be responsible for the plant replacement within one planting season and in conformance with the landscape material requirements set forth by this plan, or alternative materials acceptable to the Town of Superior.

All landscaping improvements are to be installed prior to issuance of Certificate of Occupancy

SHEET INDEX

- 1 COVER
2 SITE PLAN
3 LANDSCAPE PLAN
4 LANDSCAPE PLAN
5 LANDSCAPE PLAN
6 EXTERIOR ELEVATIONS
7 EXTERIOR ELEVATIONS
8 EXTERIOR ELEVATIONS

Recorders note: This Plat contains information which has been pasted on and may not be permanent. The Recorders Office takes no responsibility in this matter.

Deputy signature: Sally M. Kelly

THE RIDGE AT SUPERIOR SITE DEVELOPMENT PLAN

Owner/Developer: H-B INVESTMENT CORPORATION 24579 DEEP NECK ROAD, ROYAL OAK, MD 21601
Architect: Robert Chisholm Architects 277-9390 1108 Washington Ave. Golden, CO 80401
Landscape Architect: Arnold Associates INC 423-1968 5414 Allison St. Arvada, CO 80002
Civil Engineering/Surveyors: Drexel Barrell INC 442-4338 4840 Pearl E. Circle Ste 114 Boulder, CO 80301

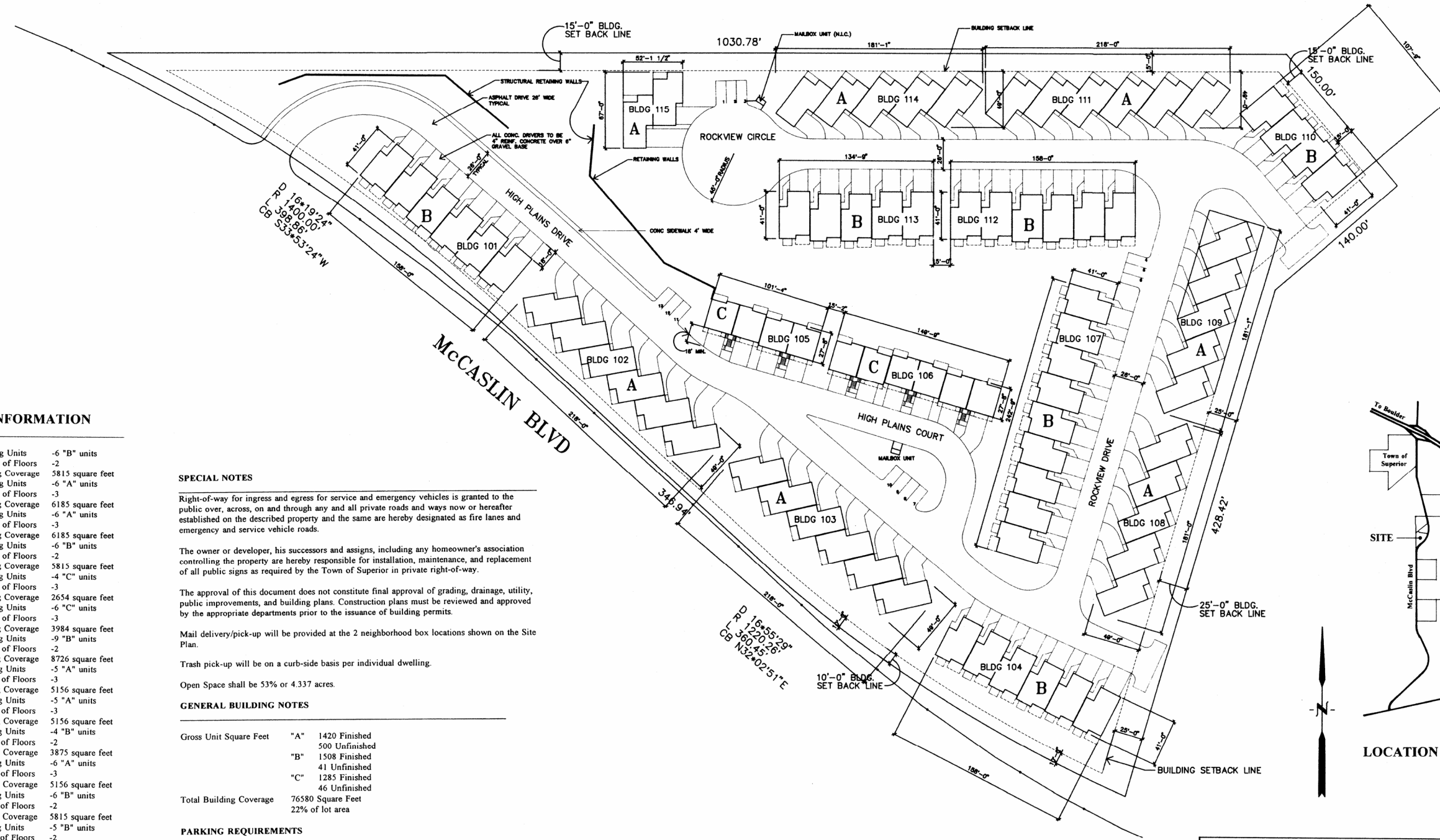
1

Apr 1, 1994

Revision November 17, 1995
REVISION APRIL 28, 1994
REVISION JUNE 1, 1994
REVISION JANUARY 18, 1995

THE RIDGE AT SUPERIOR

SITE DEVELOPMENT PLAN



BUILDING INFORMATION

Building 101	Dwelling Units	-6 "B" units
	Number of Floors	-2
	Building Coverage	5815 square feet
Building 102	Dwelling Units	-6 "A" units
	Number of Floors	-3
	Building Coverage	6185 square feet
Building 103	Dwelling Units	-6 "A" units
	Number of Floors	-3
	Building Coverage	6185 square feet
Building 104	Dwelling Units	-6 "B" units
	Number of Floors	-2
	Building Coverage	5815 square feet
Building 105	Dwelling Units	-4 "C" units
	Number of Floors	-3
	Building Coverage	2654 square feet
Building 106	Dwelling Units	-6 "C" units
	Number of Floors	-3
	Building Coverage	3984 square feet
Building 107	Dwelling Units	-9 "B" units
	Number of Floors	-2
	Building Coverage	8726 square feet
Building 108	Dwelling Units	-5 "A" units
	Number of Floors	-3
	Building Coverage	5156 square feet
Building 109	Dwelling Units	-5 "A" units
	Number of Floors	-3
	Building Coverage	5156 square feet
Building 110	Dwelling Units	-4 "B" units
	Number of Floors	-2
	Building Coverage	3875 square feet
Building 111	Dwelling Units	-6 "A" units
	Number of Floors	-3
	Building Coverage	5156 square feet
Building 112	Dwelling Units	-6 "B" units
	Number of Floors	-2
	Building Coverage	5815 square feet
Building 113	Dwelling Units	-5 "B" units
	Number of Floors	-2
	Building Coverage	4845 square feet
Building 114	Dwelling Units	-5 "A" units
	Number of Floors	-3
	Building Coverage	5156 square feet
Building 115	Dwelling Units	-2 "A" units
	Number of Floors	-3
	Building Coverage	2057 square feet

SPECIAL NOTES

Right-of-way for ingress and egress for service and emergency vehicles is 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 right-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.

Mail delivery/pick-up will be provided at the 2 neighborhood box locations shown on the Site Plan.

Trash pick-up will be on a curb-side basis per individual dwelling.

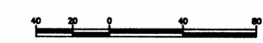
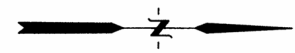
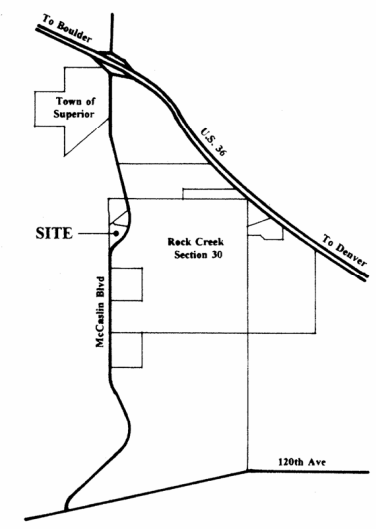
Open Space shall be 53% or 4.337 acres.

GENERAL BUILDING NOTES

Gross Unit Square Feet	"A"	1420 Finished
	"B"	500 Unfinished
	"B"	1508 Finished
	"C"	41 Unfinished
	"C"	1285 Finished
	"C"	46 Unfinished
Total Building Coverage		76580 Square Feet
		22% of lot area

PARKING REQUIREMENTS

2 Spaces per Garage	=162
2 Spaces per Driveway	=162
13 Parking Stalls	= 13
Total Parking Spaces	=337



SITE PLAN

P-36 F-1 #49

THE RIDGE AT SUPERIOR

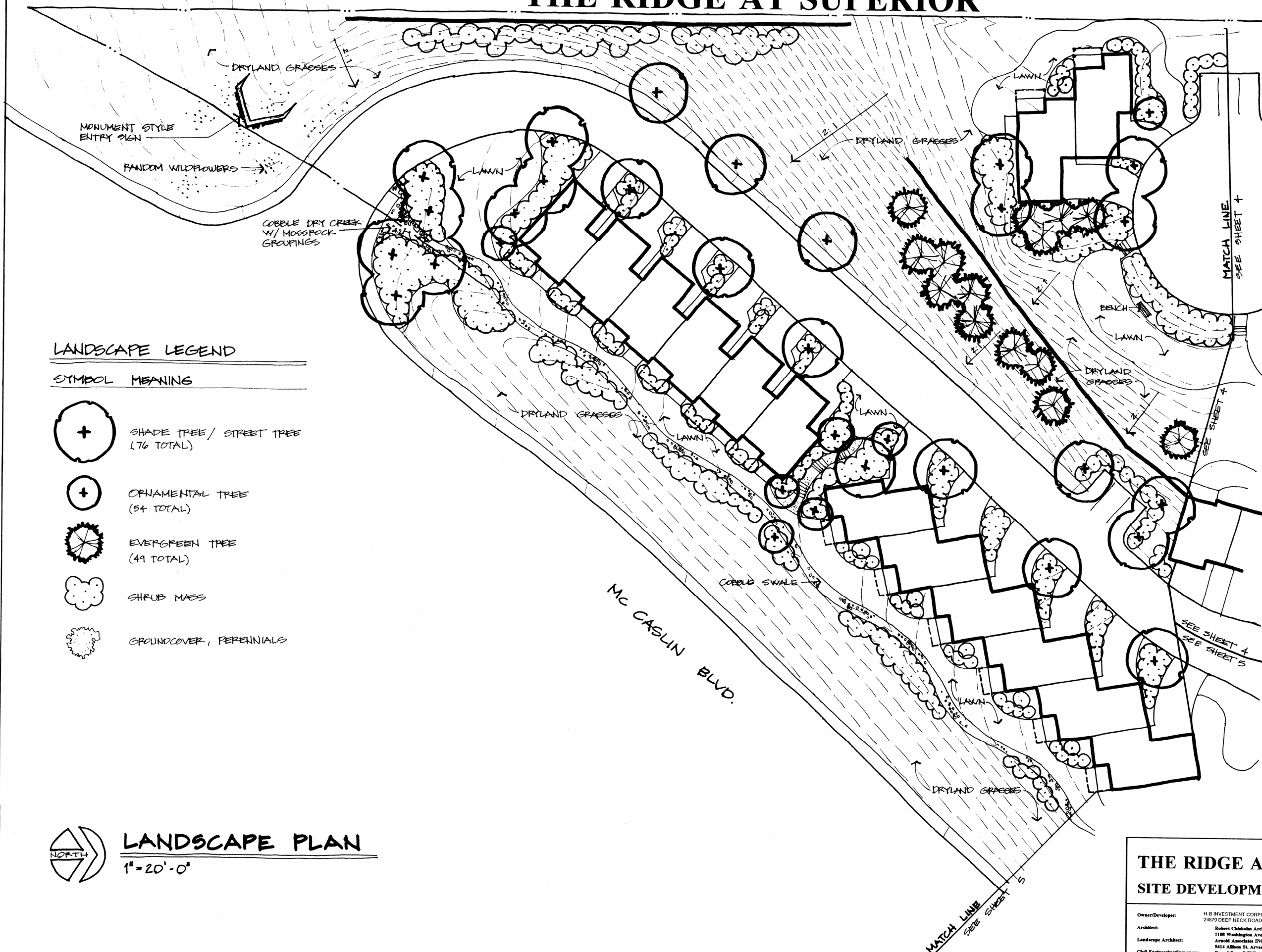
SITE DEVELOPMENT PLAN

Owner/Developer: H-B INVESTMENT CORPORATION
 24579 DEEP MECK ROAD, ROYAL OAK, MD 21601
 Architect: Robert Chisholm Architects 277-9390
 1108 Washington Ave. Golden, CO 80401
 Landscape Architect: Arnold Associates INC. 423-1968
 5414 Allison St. Arvada, CO 80002
 Civil Engineering/Surveyors: Dresel Barwell INC. 442-4338
 4840 Pearl E. Circle Ste 114 Boulder, CO 80301

2
 April 1, 1994

Revision November 17, 1993
 REVISION APRIL 28, 1994
 REVISION JUNE 1, 1994
 REVISION JANUARY 18, 1995

THE RIDGE AT SUPERIOR



LANDSCAPE NOTES

THE OWNER, HIS SUCCESSORS AND ASSIGNEES, ARE HEREBY RESPONSIBLE FOR THE INSTALLATION OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE WITH THE SUPERIOR PLANNING DEPARTMENT.

LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION BY THE OWNER OR HIS SUCCESSORS AND ASSIGNEES. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF LAWNS, WEEDING, REMOVAL OF LITTER, AND THE REGULAR WATERING OF ALL PLANTINGS. SHOULD ANY PLANT MATERIALS DIE, THE OWNER OR HIS ASSIGNS OR HEIRS SHALL BE RESPONSIBLE FOR THE PLANT REPLACEMENT WITHIN ONE PLANTING SEASON AND IN CONFORMANCE WITH THE LANDSCAPE MATERIAL REQUIREMENTS SET FORTH BY THIS PLAN, OR ALTERNATIVE MATERIALS ACCEPTABLE TO THE TOWN OF SUPERIOR.

ALL LANDSCAPING IMPROVEMENTS ARE TO BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

FULLY AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED. DRIP IRRIGATION SHALL BE USED WHEN POSSIBLE.

ALL LAWN AREAS SHALL BE SOIL PREP'D. WITH WELL POTTED COW MANURE OR OTHER SUITABLE ORGANIC AMENDMENT AT THE MINIMUM RATE OF 2 CU. YDS. PER 1000 SQ. FT. AREA. TO A MINIMUM DEPTH OF 4 INCHES.

ALL SHRUB BEDS TO BE MULCH 3" DEEP WITH ROCK OR WOOD FIBER MULCH OVER WEED CONTROL FABRIC.






EROSION CONTROL NETTING SHALL BE USED ON ALL DRYLAND GRASS SLOPES OF 2:1 GRADE.

LAWN AREAS SHALL BE DROUGHT TOLERANT TURF SPECIES BLEND (I.E. FESCUES AND PERENNIAL RYES)

REQUEST FOR PERMIT TO LANDSCAPE INTO R.O.W. SHALL BE FILED.

LANDSCAPE LEGEND

SYMBOL MEANINGS

-  SHADE TREE / STREET TREE (76 TOTAL)
-  ORNAMENTAL TREE (54 TOTAL)
-  EVERGREEN TREE (49 TOTAL)
-  SHRUB MASS
-  GROUNDCOVER, PERENNIALS



LANDSCAPE PLAN

1" = 20'-0"

THE RIDGE AT SUPERIOR SITE DEVELOPMENT PLAN

Owner/Developer: H.B. INVESTMENT CORPORATION
24579 DEEP NECK ROAD, ROYAL OAK, MD 21001

Architect: Robert Chisholm Architects 277-9390
1108 Washington Ave. Golden, CO 80401

Landscape Architect: Arnold Associates INC. 423-1968
5414 Allison St. Arvada, CO 80002

Civil Engineering/Surveyor: Drexel Barrill INC. 442-4338
4840 Pearl E. Circle Ste 114 Boulder, CO 80501

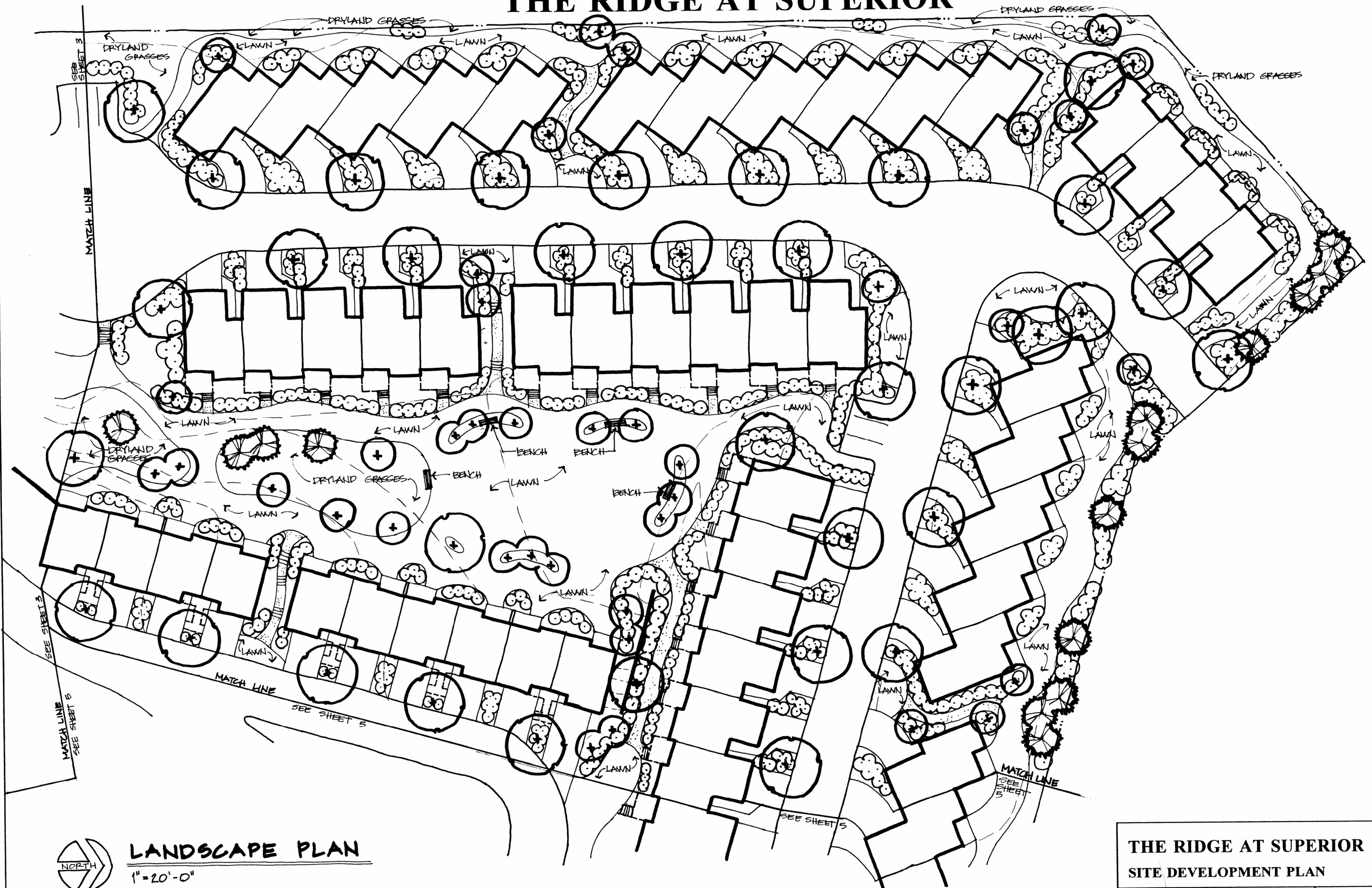
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April 1, 1994

Revision November 17, 1995

P-36 F-1 #50 (2-FE)

THE RIDGE AT SUPERIOR



LANDSCAPE PLAN
1" = 20'-0"

THE RIDGE AT SUPERIOR SITE DEVELOPMENT PLAN

Owner/Developer: H.B. INVESTMENT CORPORATION
24578 DEEP NECK ROAD, ROYAL OAK, MD 21601
Architect: Robert Chisholm Architects 277-9290
1108 Washington Ave. Golden, CO 80401
Landscape Architect: Arnold Associates INC 423-1968
5414 Allison St. Arvada, CO 80002
Civil Engineering/Surveyors: Drexel Barrett INC 443-4338
4840 Pearl E. Circle Ste 114 Boulder, CO 80501

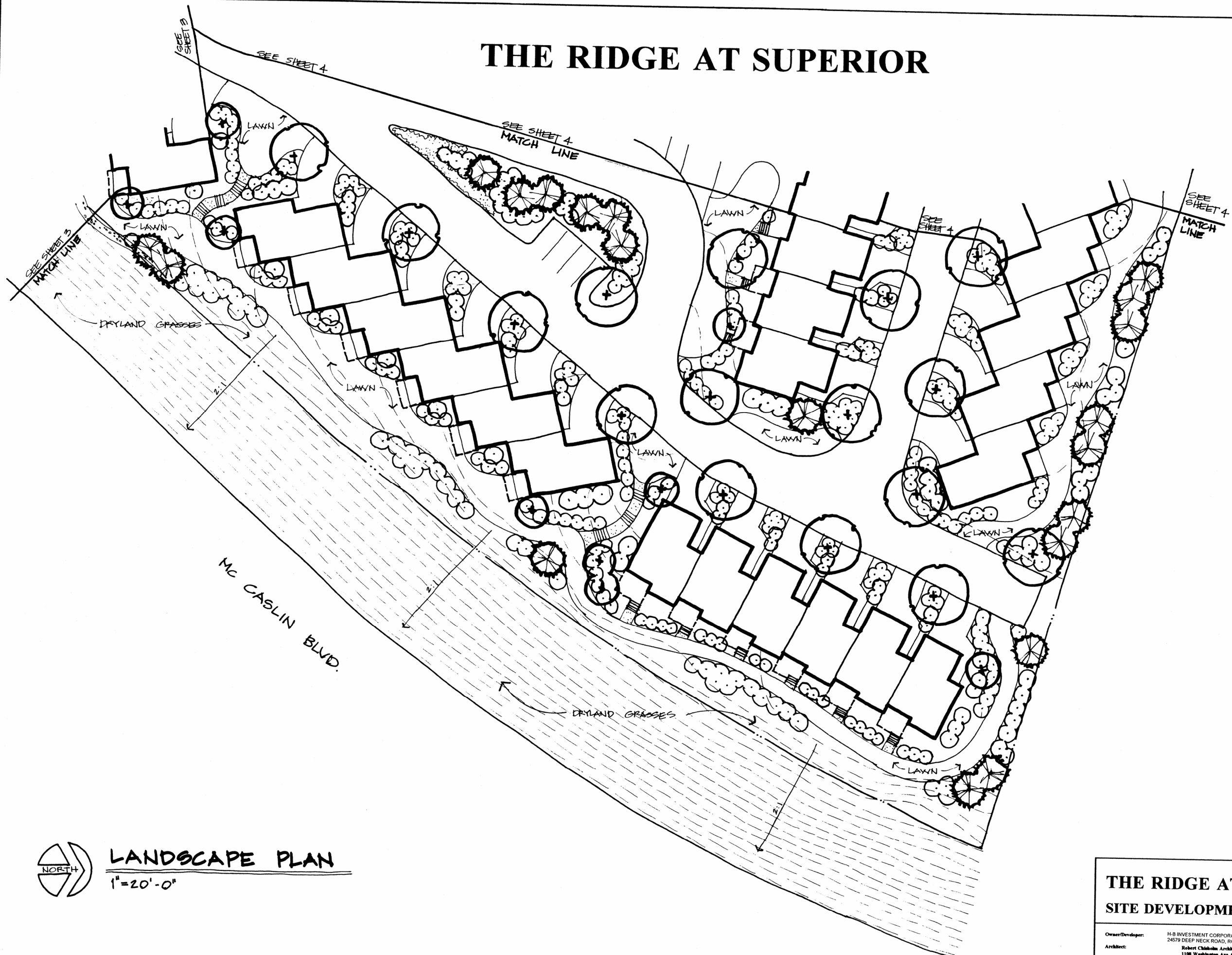
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April 1, 1994

Revision November 17, 1995

P-36 F-1 #511408

THE RIDGE AT SUPERIOR



LANDSCAPE PLAN

1" = 20'-0"

THE RIDGE AT SUPERIOR SITE DEVELOPMENT PLAN

Owner/Developer: H-B INVESTMENT CORPORATION
24579 DEEP NECK ROAD, ROYAL OAK, MD 21601
Architect: Robert Chisholm Architects 277-9396
1108 Washington Ave. Golden, CO 80401
Landscape Architect: Arnold Associates INC. 423-1969
5414 Alamos St. Arvada, CO 80002
Civil Engineering/Surveyors: Drexel Burrill INC. 442-4338
4540 Pearl E. Circle Ste 114 Boulder, CO 80501

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April 1, 1994

Revision November 17, 1995

P-36 F-1 # 52 (5 of 8)

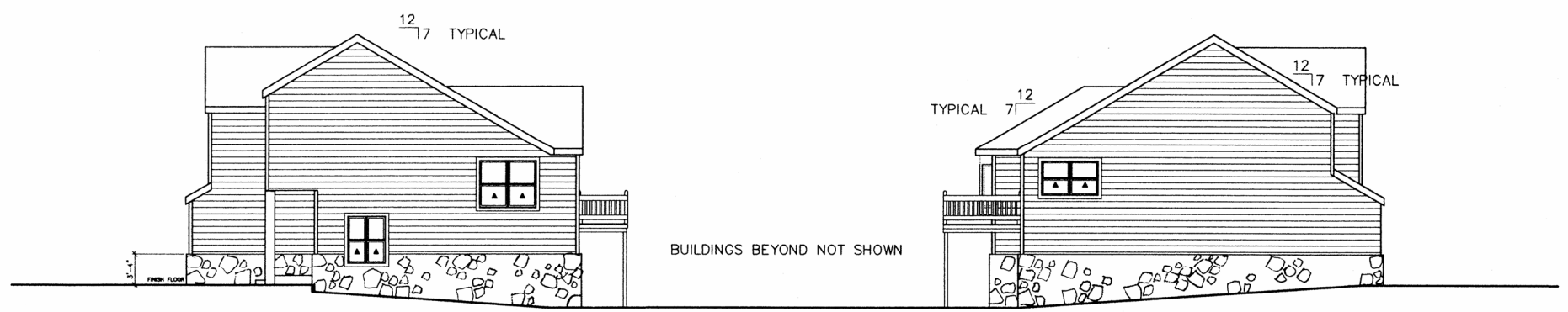


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 WASHINGTON AVE.
 GOLDEN, CO 80401
 (303) 277-9390
 FAX 277-0967



FRONT ELEVATION BUILDING 101

1/8"=1'-0"

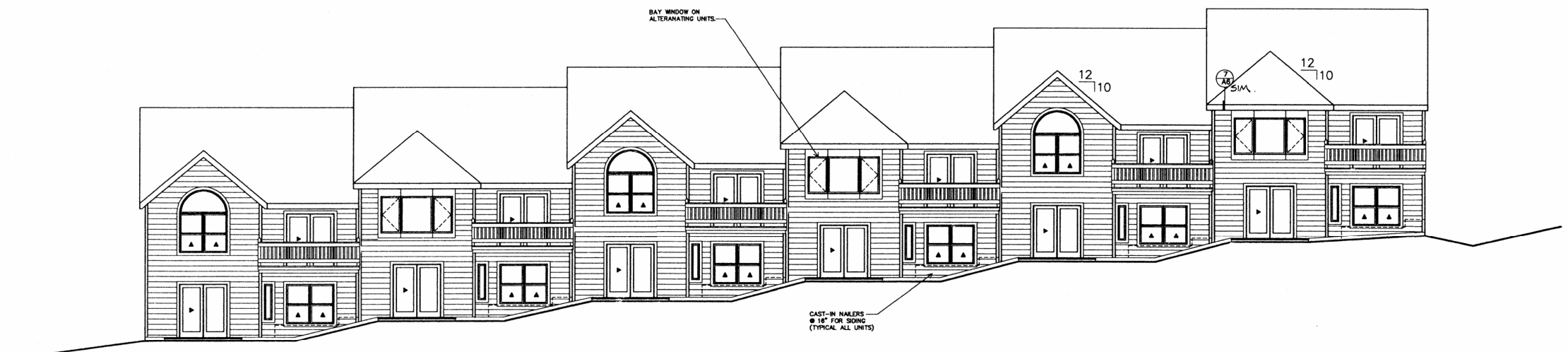


SIDE ELEVATION BUILDING 101

1/8"=1'-0"

SIDE ELEVATION BUILDING 101

1/8"=1'-0"



REAR ELEVATION BUILDING 101

1/8"=1'-0"

BUILDING 101
 ELEVATIONS "B" UNIT

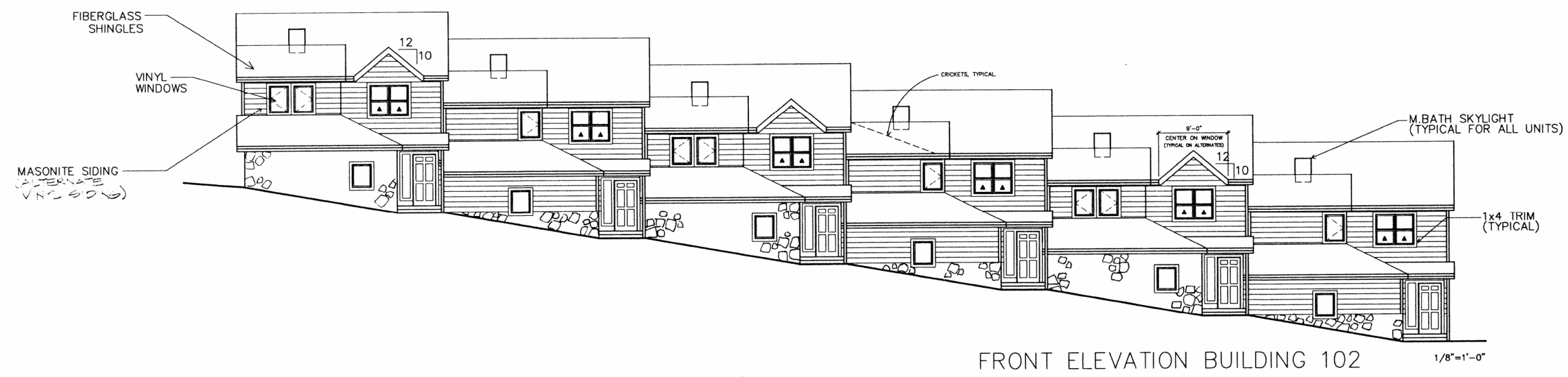
THE RIDGE AT SUPERIOR
 McCASLIN BOULEVARD
 SUPERIOR, COLORADO

OVERALL
 BUILDING
 ELEVATIONS

BUILDING 101
 10-17-94
 1/8"=1'-0"

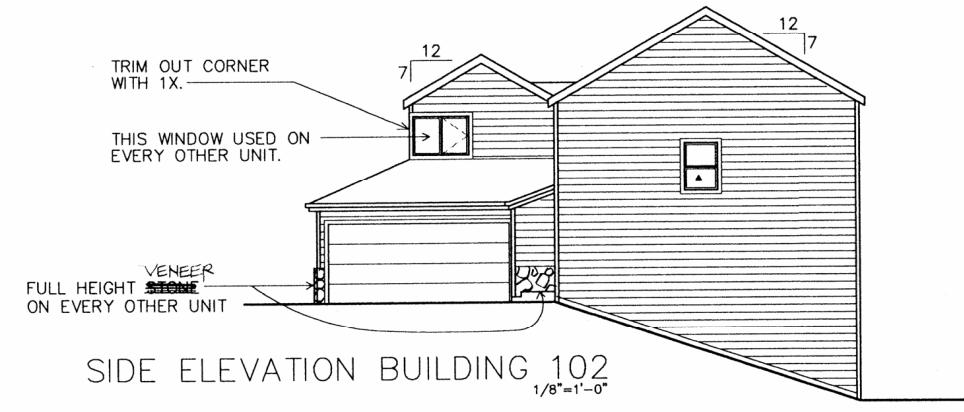


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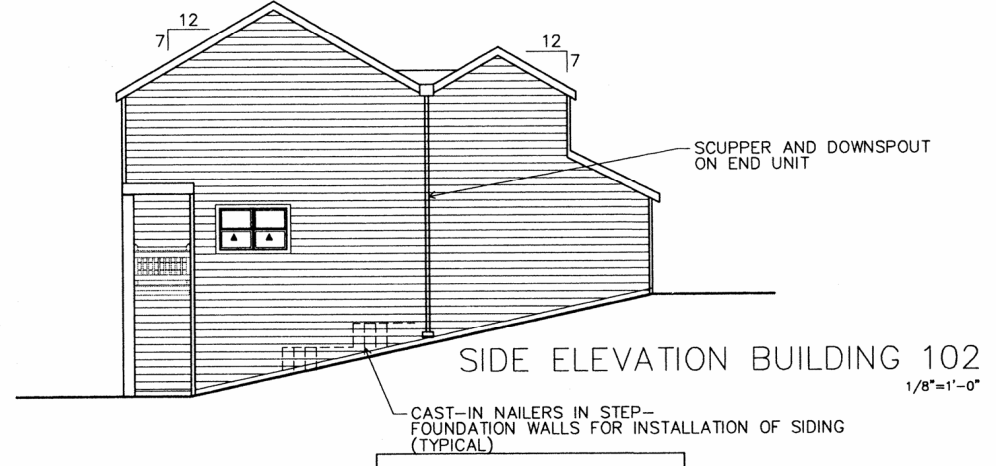
FRONT ELEVATION BUILDING 102

1/8"=1'-0"



SIDE ELEVATION BUILDING 102

1/8"=1'-0"



SIDE ELEVATION BUILDING 102

1/8"=1'-0"



REAR ELEVATION BUILDING 102

1/8"=1'-0"

ELEVATIONS "A" UNIT

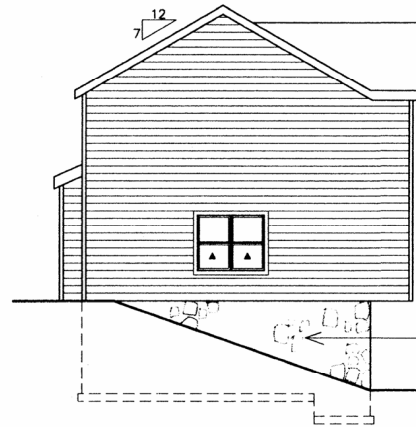
THE RIDGE AT SUPERIOR
 McCASLIN BOULEVARD
 SUPERIOR, COLORADO

ELEVATIONS "A"

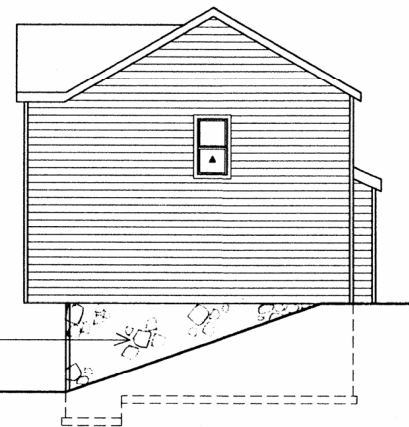
BUILDING 102
 10/17/94
 1/4"=1'-0"



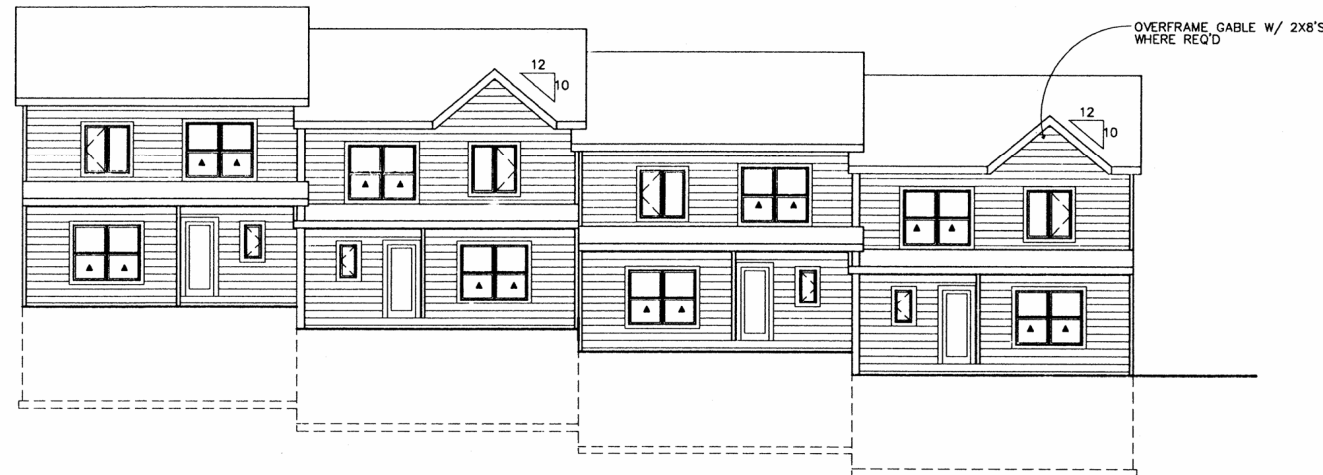
FRONT ELEVATION BUILDING 105



SIDE ELEVATION BUILDING 105



SIDE ELEVATION BUILDING 105



REAR ELEVATION BUILDING 105



ROBERT CHISHOLM ARCHITECTS

1 • 1 • 0 • 8
WASHINGTON AVE.
GOLDEN, CO 80401
(303) 277-9390
FAX 277-0967

THE RIDGE AT SUPERIOR
McCASLIN BOULEVARD
SUPERIOR, COLORADO



ELEVATIONS
"C"

BUILDING 105
10/17/94
1/8"=1'-0"