

SUPERIOR MARKETPLACE

FINAL DEVELOPMENT PLAN: COSTCO SITE/ MARSHALL ROAD RELOCATION

ELCOR DEVELOPMENT, LLC

Block 1, Lot 1; a portion of Block 1, Lot 2; and a portion of the R.O.W. for reconfigured Marshall Rd.
 Located in the SE 1/4 of Section 13 and the N 1/2 of the NE 1/4 of Section 24, T15, R70W of the 6th P.M. Town of Superior, County of Boulder, State of Colorado

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 Freestanding Buildings: 0'

Parking Setbacks:
 From all Public R.O.W.: 20' min.
 From Internal Arteries: 10' min.

Typical Parking Stall: 9' x 18'

Enlarged Parking Stall: 10' x 19'

Typical Handicap Space: 14' x 18' (includes aisle)

Typical Parking Aisle: 24' wide

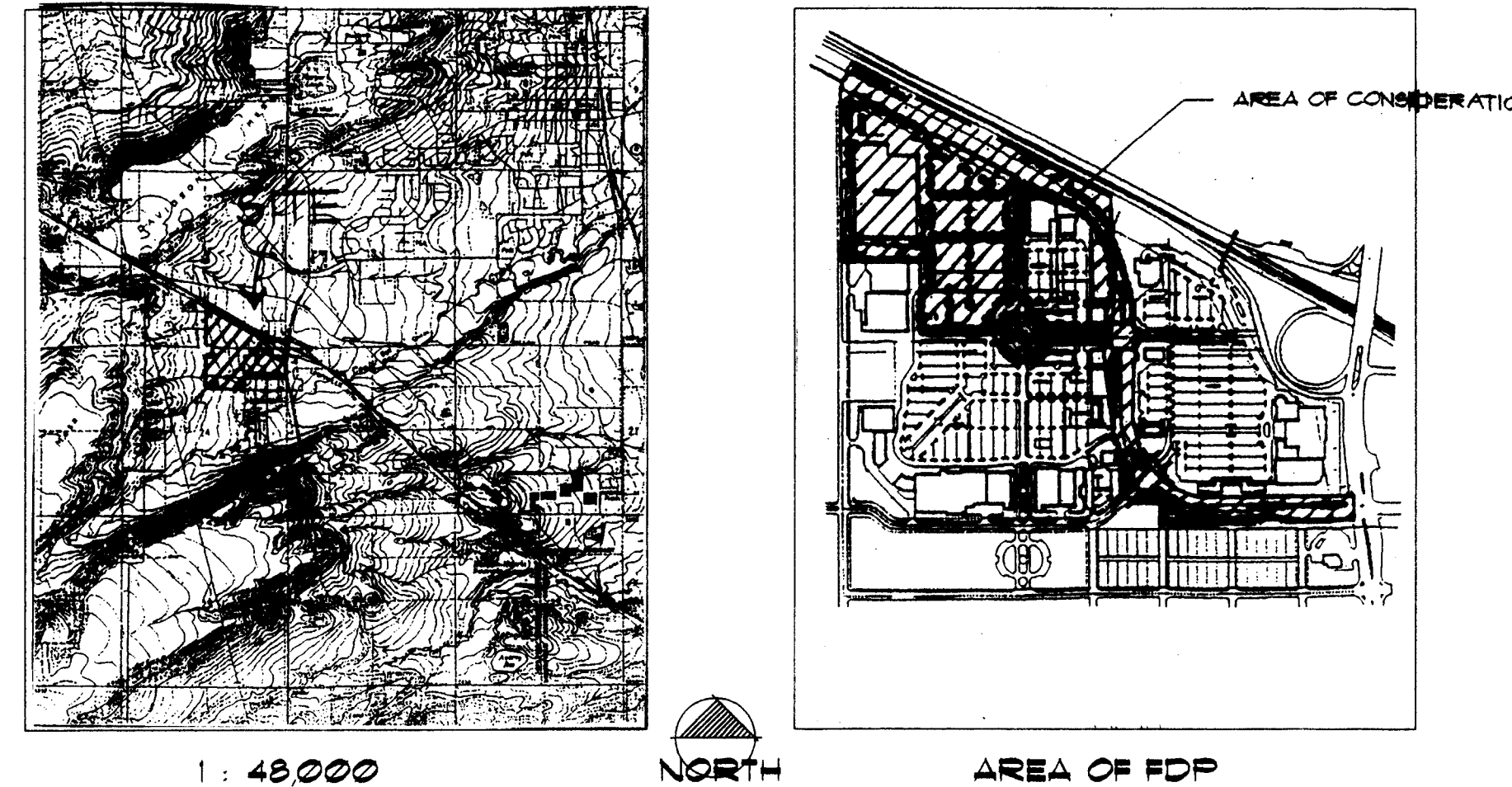
Internal Arteries: 25' min. flowline to flowline

* Rear of in-line buildings facing a R.O.W. shall be setback a minimum of 25' from R.O.W.

DRAWING INDEX

- ARCHITECTURE**
- A0 Cover Sheet
 - A1 Architectural Site Plan
 - A1.1 COSTCO Site Plan
 - A2 Elevations / Sidewalk Plan
 - A3 Elevations / Partial Plan
 - A4 Elevations / Partial Plan
 - A5 Elevations / Partial Plan
 - A6 Site Sections / Roof Plan
 - A7 Gas Canopy Elevations/Plan
 - A8 Details
 - A9 Site Signage Elevations
- ELECTRICAL**
- E1 Light Fixture Plan
 - E2 Lighting Fixture Data
 - E3 Illumination Plan
 - E4 Illumination Plan
 - E5 Illumination Plan
 - E6 Illumination Plan
- LANDSCAPE**
- L0 Landscape Data
 - L1 Landscape Plan
 - L2 Landscape Plan
 - L3 Landscape Plan
 - L4 Landscape Plan
 - L5 Landscape Plan
 - L6 Landscape Plan
 - L7 Landscape Sections
- CIVIL ENGINEERING**
- C0 Cover Sheet
 - C1 Overlot Grading Notes / Details
 - G2 Overlot Grading and Erosion Control Plan
- MARSHALL ROAD CONSTRUCTION PLANS**
- MC0 Title Sheet
 - MC1 Standard Plans List
 - MC2 Summary of Approximate Values
 - MC3 Typical Sections and General Notes
- LOCAL ROAD CONSTRUCTION PLANS**
- LR1 Center Dr. Plan and Profile
 - LR2 5th Ave. Plan and Profile
 - LR3 S.76th Ave. Plan and Profile
 - LR4 Local Roads Intersection Details
- SITE UTILITY PLANS**
- ST1 Storm Sewer Plan
 - ST2 Storm Sewer Plan
 - ST3 Storm Sewer Plan
 - ST4 Storm Sewer Plan
 - ST5 Detailed Detention Ponds
 - U1 Overall Utility Plan
 - U2 Water Main Plan
 - U3 Water Main Plan
 - SS1 Sanitary Sewer Plan and Profile
 - SS2 Sanitary Sewer Plan and Profile
 - SS3 Sanitary Sewer Plan and Profile
 - SS4 Sanitary Sewer Plan and Profile
 - SS5 Sanitary Sewer Plan and Profile
- COSTCO SITE PLANS**
- C1 Horizontal Control Plan
 - C2 Horizontal Control Plan
 - C3 Detailed Grading Plan
 - C4 Detailed Grading Plan
 - C5 Utility Plan
 - C6 Site Details

VICINITY MAPS



LAND USE TABLE

NOTE: ALL CALCULATIONS BASED UPON THE ENTIRE EVENTUAL SITE AREA.
 CURRENT LEGAL DESCRIPTION (92.3 ACRES) DOES NOT INCLUDE LAND TO BE ACQUIRED FROM CDOT.

SURA Site Area:	92.3 Acres	100%	Net Right-of-Way Area:	11.6 Acres	12.6%
Future Development Parcel:	9.1 Acres	9.4%	Right-of-Way		
Gross Development Area:	87.6 Acres	94.8%	Marshall Rd.	5.64 Acres	5.8%
Gross Development Area includes R.O.W. areas as well as Retail Development.			Extended Sycamore St.	2.36 Acres	2.4%
Density:	Commercial: 6,967 s.f./acre (F.A.R. of .16)		Extended Fifth Ave.	0.40 Acres	0.4%
Breakdown:			East Side of 70th St.	2.34 Acres	2.4%
Building Area Subtotal:	612,069 S.F. (14.05 Ac)	16.0%	North Side of Coal Cr.	0.85 Acres	0.9%
Unobstructed Open Space:	22.2 Acres	25.3%			
Other Open Space:	3.89 Acres	4.4%			
Walks in front of buildings Plazas less than 5,000 s.f. Islands less than 400 s.f.					
Paving Area Subtotal:	47.52 Acres	54.3%	Costco Parcel Area:	13.21 Acres	
Roadways, drives, loading areas, and parking lots			Building Area	145,946 s.f.	25.4%
Total:	87.6 Acres	100% of gross	Parcel Open Space	2.19 Acres	16.6%
Parking Data/Requirements:			Parking lot area	7.67 Acres	56.0%
Provided: Total site spaces:	3,935 Spaces		Internal parking lot landscaping includes islands less than 400 s.f.		
Retail Development:	3,635 Spaces	5.94/1000 s.f.		0.55 Acres	7.47% of parking lot area
RTD Park-n-Ride:	300 Spaces		Parking spaces	686 spaces	4.70 spaces/1000 s.f.
Required Ratio:					
Retail:	4.8 spaces/1000 s.f. (min.)				
Freestanding Restaurants:	8 spaces/1000 s.f. (min.)				

LEGAL DESCRIPTION

Seven parcels of land described at book 111, page 131, reception numbers 011451, 011453, 312972, 488988, and 869600, Boulder County records, located in the southeast quarter of section 13 and north half of the northeast quarter of section 24, township 1 south, range 70 west of the sixth principal meridian, County of Boulder, State of Colorado, more particularly described as follows:

Commencing at the northeast corner of said section 24; thence S89°08'49"W along the north line of the northeast quarter of said section 24, 621.2 feet to the true point of beginning, said point being on the west line of that parcel of land recorded in book 878, page 272 of the Boulder County records;

Thence along the west line of said parcel the following two courses:

1. Thence S32°34'11"E, 240.5 feet;
2. Thence S56°47'25"E, 364.71 feet;

Thence S09°01'18"E along the east line of that parcel of land recorded at reception no. 794229 of the Boulder County records, 530.55 feet to the north right-of-way line of Maple Street as platted in blocks 1, 2, 3, 4, 5, 6, 7, and 8, Minks Addition to Superior;

Thence S89°48'20"W along the north right-of-way line of said Maple Street, 1273.45 feet to the west right-of-way line of 4th Avenue as platted in said subdivision;

Thence S00°11'27"E along the west right-of-way line of said 4th avenue, 386.78 feet to the south line of the north half of the northeast quarter of said section 24;

Thence S89°44'20"W along said line, 1262.74 feet to the southwest corner of the north half of the northeast quarter of said section 24;

Thence N00°11'11"W along the west line of the north half of the northeast quarter of section 24, to the southwest corner of a tract of land recorded at reception number 480202, 982.03 feet;

Thence N86°06'48"E along the south line of said parcel of land recorded at reception number 480202, 280.0 feet;

Thence N00°11'11"W along the west line of 2 parcels of land recorded at reception numbers 480202 and 369237, 311.14 feet;

Thence S89°08'45"W along the north line of said parcel of land recorded at reception number 369237, said line also being the north line of the north half of the northeast quarter of said section 24, 280.0 feet to the north quarter corner of said section 24;

Thence N00°00'50"E along the west line of the southeast quarter of said section 13, 1249.99 feet to the south line of US Highway 36 as recorded in book 878, page 283 of the Boulder County records;

Thence along said south line of said highway as recorded in book 878, page 283 and book 878, page 287 of the Boulder County records the following four (4) courses:

1. Thence S83°11'05"E, 1686.42 feet;
2. Thence N28°45'57"E, 10.90 feet;
3. Thence S83°11'05"E, 350.00 feet;
4. Thence S32°40'58"E, 388.49 feet to the true point of beginning.

Said parcel contains 92.322 Acres, more or less.

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

Sam Lyman
Mayor



PLANNING COMMISSION CERTIFICATE

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

Deborah C. Morgan
Chairman - Superior Planning Commission

TOWN CLERK'S CERTIFICATE

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

Phyllis L. Hardin
Town Clerk

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that ^{a memorandum of recording?} this instrument was filed in ^{the} office at ^{of the Boulder County Clerk & Recorder} 11:59 o'clock AM this 28th day of July, AD, 1999, and is recorded in Plat Book No. _____, Page No. _____, Reception No. 1965080.

Phyllis L. Hardin
Recorder, 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 F.D.P. This Final Development 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 whereof I hereunto set my hand this 8 day of MARCH, 1999, by its Administrative Manager, Ed Investments Inc. by Harry A. Long president.

NOTARIAL: The foregoing instrument was acknowledged before me this 8 day of MARCH, A.D. 1999, by Ed Investments Inc. as manager of Administrative Manager an Arizona corporation and Nancy S. Hoop as VP president, my commission expires Aug 6, 1999.

M. Dawn Lovstad
Notary Public

VESTED RIGHTS

This plan constitutes a site specific development plan as defined in 24-68-01, et seq. and C.R.S. and Superior Municipal Code 16-572. The terms and conditions of such approval are contained in Resolution No. 98-R-53 adopted by the Town of Superior on 1/14/98 and available at the Superior Town Hall, 124 E. Coal Creek Drive, Superior, Colorado. These rights terminate on _____.

DEVELOPER

Elcor Development L.L.C.

4040 EAST CAMELBACK ROAD SUITE 250
 PHOENIX, ARIZONA 85018
 602.840.3000
 FAX : 602.840.8101
 NANCY HEMPEY
 TOM ALFORD

The information, drawings, intent, and concepts contained in this package are the property of the Ellman Companies and their use by any other party is strictly prohibited without the expressed written permission of the Ellman Companies.

ARCHITECT/PLANNER

(for Costco)
 Mulvany Partnership

11820 NORTHUP WAY, #E300
 BELLEVUE, WA 98005
 425.692.4940
 FAX : 425.822.4129
 JUSTIN HILL
 KEN PINKOWSKI

CIVIL ENGINEER

Martin/Martin

4251 KIPLING P.O. BOX 4001
 WHEAT RIDGE, COLORADO 80034
 303.431.6100 EXT. 245
 FAX : 303.431.4028
 GARY THOMAS

LANDSCAPE ARCHITECT

Norris/Dullea

710 WEST COLFAX
 WHEAT RIDGE, COLORADO 80204
 303.892.1166
 FAX : 303.892.1186
 DOUG CRAIG
 JOHN BIRKEY

ARCHITECT/PLANNER

(for Master Developer)
 The Mulhern Group, Ltd.

1730 BLAKE ST. #435
 DENVER, CO 80202
 303.297.3334
 FAX : 303.292.2801
 DWAYNE DALE

AUGUST 31st, 1998

REVISED:
 SEPTEMBER 30th, 1998 JANUARY 11th, 1999
 OCTOBER 20TH, 1998 JANUARY 28th, 1999
 NOVEMBER 16th, 1998

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

ELCOR DEVELOPMENT, LLC

AO

THE MULHERN GROUP, LTD.

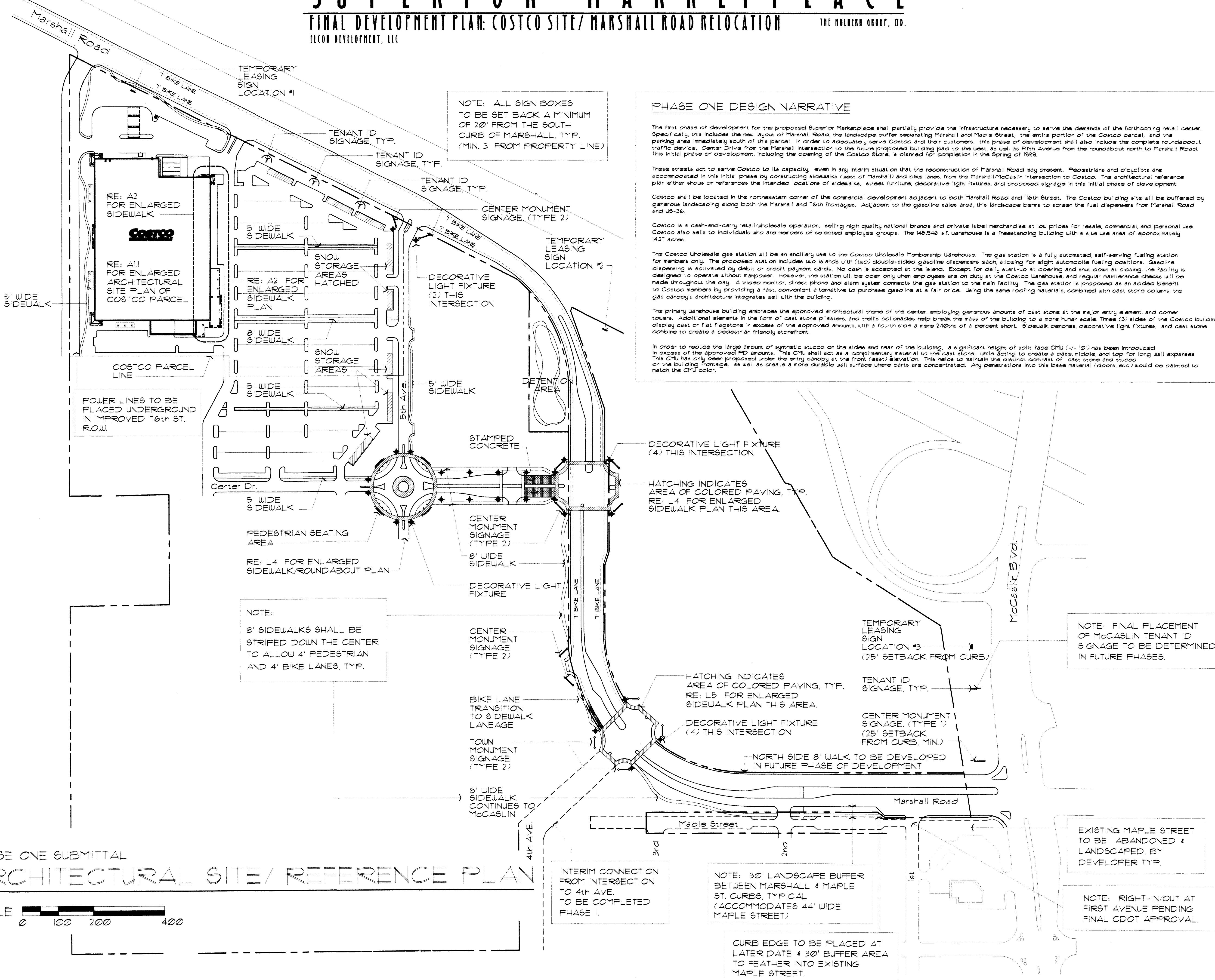
SUPERIOR MARKETPLACE

FINAL DEVELOPMENT PLAN: COSTCO SITE/ MARSHALL ROAD RELOCATION

THE MULHERN GROUP, LTD.

ELCON DEVELOPMENT, LLC

1730 BLAKE STREET SUITE 435
DENVER COLORADO 80202
303-297-3334 FAX 303-292-2601



PHASE ONE DESIGN NARRATIVE

The first phase of development for the proposed Superior Marketplace shall partially provide the infrastructure necessary to serve the demands of the forthcoming retail center. Specifically, this includes the new layout of Marshall Road, the landscape buffer separating Marshall and Maple Street, the entire portion of the Costco parcel, and the parking area immediately south of this parcel. In order to adequately serve Costco and their customers, this phase of development shall also include the complete roundabout traffic device, Center Drive from the Marshall intersection to the future proposed building pad to the west, as well as Fifth Avenue from the roundabout north to Marshall Road. This initial phase of development, including the opening of the Costco Store, is planned for completion in the Spring of 1999.

These streets act to serve Costco to its capacity, even in any interim situation that the reconstruction of Marshall Road may present. Pedestrians and bicyclists are accommodated in this initial phase by constructing sidewalks (west of Marshall) and bike lanes, from the Marshall/McCaslin intersection to Costco. The architectural reference plan either shows or references the intended locations of sidewalks, street furniture, decorative light fixtures, and proposed signage in this initial phase of development.

Costco shall be located in the northeastern corner of the commercial development adjacent to both Marshall Road and 16th Street. The Costco building site will be buffered by generous landscaping along both the Marshall and 16th frontages. Adjacent to the gasoline sales area, this landscape berms to screen the fuel dispensers from Marshall Road and US-36.

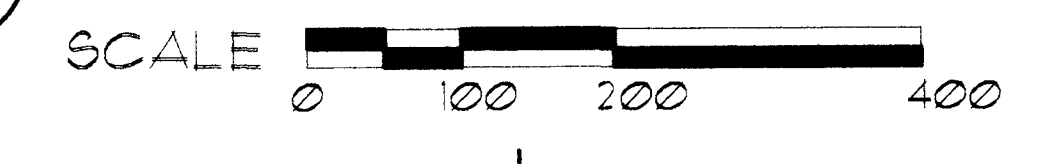
Costco is a cash-and-carry retail/wholesale operation, selling high quality national brands and private label merchandise at low prices for resale, commercial, and personal use. Costco also sells to individuals who are members of selected employee groups. The 145,946 sq. ft. warehouse is a freestanding building with a site use area of approximately 1421 acres.

The Costco wholesale gas station will be an ancillary use to the Costco Wholesale Membership Warehouse. The gas station is a fully automated, self-serving fueling station for members only. The proposed station includes two islands with (two) double-sided gasoline dispensers each, allowing for eight automobile fueling positions. Gasoline dispensing is activated by debit or credit payment cards. No cash is accepted at the island. Except for daily start-up at opening and shut down at closing, the facility is designed to operate without manpower. However, the station will be open only when employees are on duty at the Costco Warehouse, and regular maintenance checks will be made throughout the day. A video monitor, direct phone and alarm system connects the gas station to the main facility. The gas station is proposed as an added benefit to Costco members by providing a fast, convenient alternative to purchase gasoline at a fair price. Using the same roofing materials, combined with cast stone columns, the gas canopy's architecture integrates well with the building.

The primary warehouse building embraces the approved architectural theme of the center, employing generous amounts of cast stone at the major entry element, and corner towers. Additional elements in the form of cast stone pilasters, and trellis colonnades help break the mass of the building to a more human scale. Three (3) sides of the Costco building display cast or flat flagstone in excess of the approved amounts, with a four (4) side a mere 2 1/2% of a percent short. Sidewalk benches, decorative light fixtures, and cast stone combine to create a pedestrian friendly storefront.

In order to reduce the large amount of synthetic stucco on the sides and rear of the building, a significant height of split face CMU (1/2" - 10") has been introduced in excess of the approved PD amounts. This CMU shall act as a complimentary material to the cast stone, while acting to create a base, middle, and top for long wall expanses. This CMU has only been proposed under the entry canopy at the front (east) elevation. This helps to maintain the distinct contrast of cast stone and stucco on the building facade, as well as create a more durable wall surface where cars are concentrated. Any penetrations into this base material (doors, etc.) would be painted to match the CMU color.

PHASE ONE SUBMITTAL ARCHITECTURAL SITE/ REFERENCE PLAN



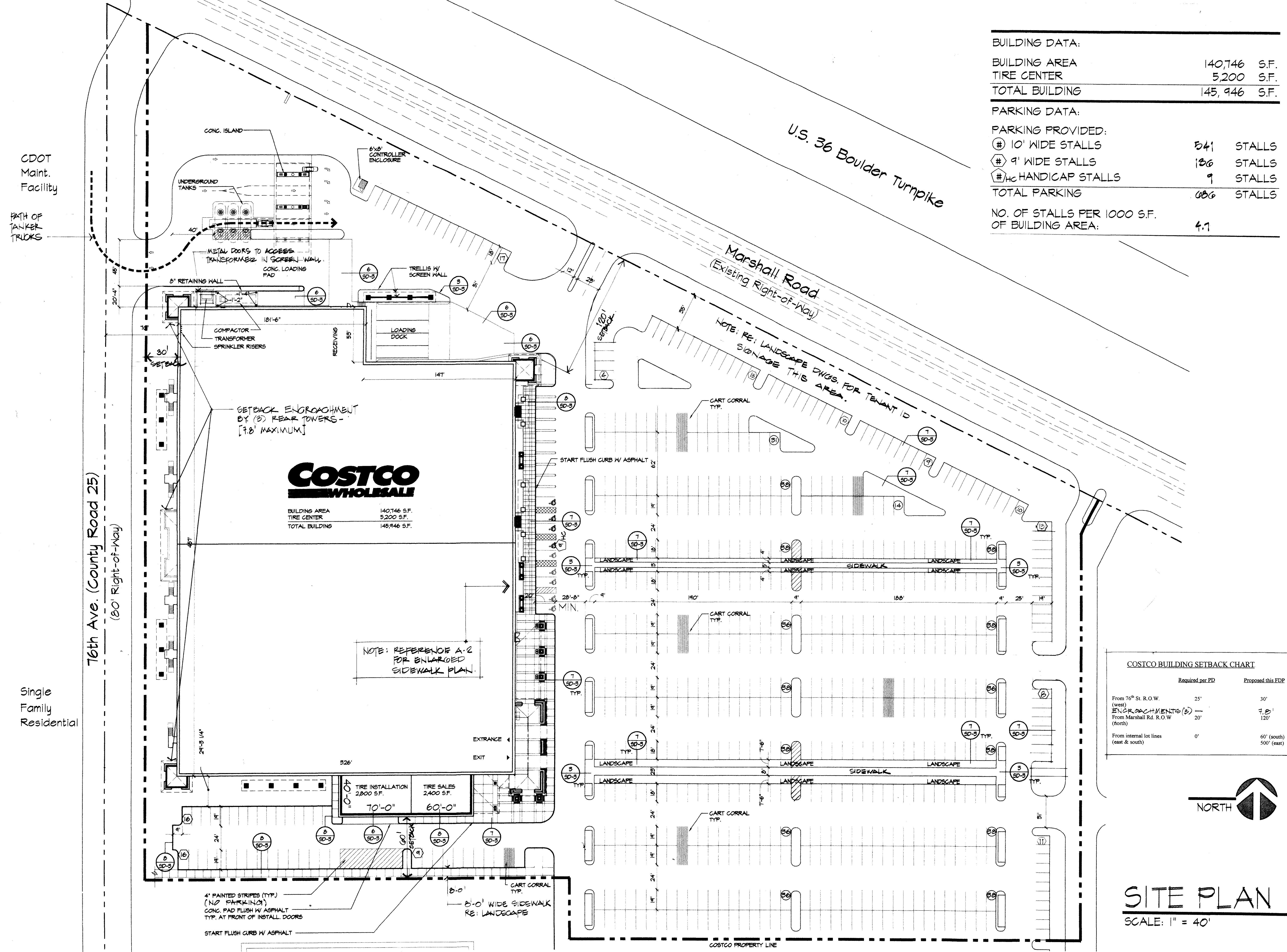
SUPERIOR MARKETPLACE PHASE ONE FDP SUBMITTAL SUPERIOR, COLORADO

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DATE	REVISION
9.30.98	FDP SUBMITTAL
10.20.98	FDP REVISION
11.16.98	FDP REVISION
1.11.99	FDP REVISION
1.28.99	FDP REVISION

SUPERIOR MARKETPLACE
PROJECT NUMBER: 98026
DRAWN BY: DD
CHECKED BY: DD/MGM
DESCRIPTION: SITE PLAN

BUILDING DATA:			
BUILDING AREA	140,746	S.F.	
TIRE CENTER	5,200	S.F.	
TOTAL BUILDING	145,946	S.F.	
PARKING DATA:			
PARKING PROVIDED:			
⊙ 10' WIDE STALLS	541	STALLS	
⊙ 9' WIDE STALLS	136	STALLS	
⊙ HC HANDICAP STALLS	9	STALLS	
TOTAL PARKING	686	STALLS	
NO. OF STALLS PER 1000 S.F. OF BUILDING AREA:		4.1	



COSTCO WHOLESALE

BUILDING AREA 140,746 S.F.
TIRE CENTER 5,200 S.F.
TOTAL BUILDING 145,946 S.F.

COSTCO BUILDING SETBACK CHART

	Required per PD	Proposed this FDP
From 76 th St. R.O.W. (west)	25'	30'
ENCROACHMENTS (E) - From Marshall Rd. R.O.W. (north)	20'	7.8' 120'
From internal lot lines (east & south)	0'	60' (south) 500' (east)

SITE PLAN
SCALE: 1" = 40'

NORTH ↑

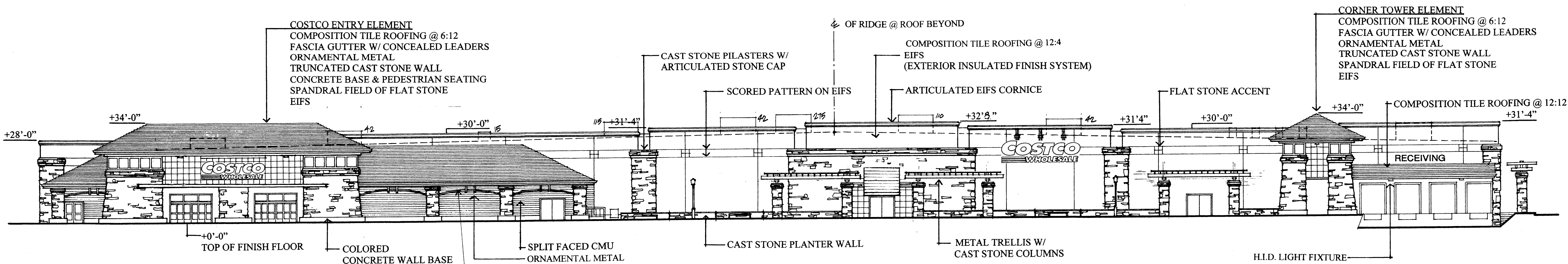
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10/20/98	FDP REVISION
11/16/98	FDP REVISION
11/11/99	FDP REVISION
1.28.99	FDP REVISION

SUPERIOR MARKETPLACE
PROJECT NUMBER: 98026
DRAWN BY: DD
CHECKED BY: DD/MGM
DESCRIPTION: SITE PLAN

SUPERIOR MARKETPLACE
PHASE ONE FDP SUBMITTAL
SUPERIOR, COLORADO

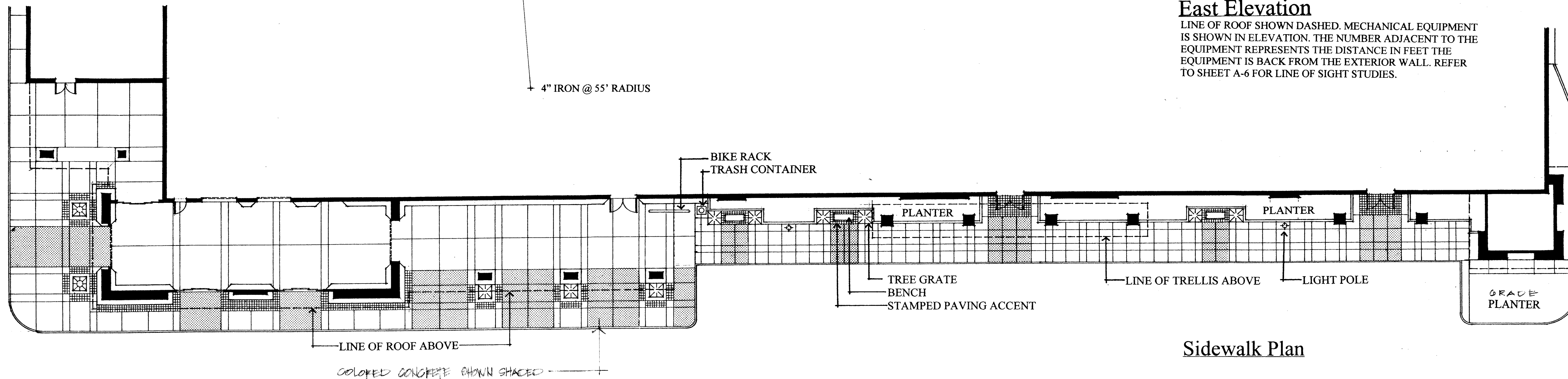
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East Elevation



East Elevation

LINE OF ROOF SHOWN DASHED. MECHANICAL EQUIPMENT IS SHOWN IN ELEVATION. THE NUMBER ADJACENT TO THE EQUIPMENT REPRESENTS THE DISTANCE IN FEET THE EQUIPMENT IS BACK FROM THE EXTERIOR WALL. REFER TO SHEET A-6 FOR LINE OF SIGHT STUDIES.



Sidewalk Plan

Stone Area Calculation

ELEVATION	AREA OF ELEVATION	AREA OF STONE	PERCENT PROVIDED	PERCENT REQUIRED	AREA OF CMU	PERCENT %	AREA OF EIFS	PERCENT %	AREA OF ORN. IRON	PERCENT %
EAST	14,079	4,206	30	30	560	4	7,837	55.7	625	3.24
SOUTH	10,112	1,776	17.6	10	2,475	24.5	4,912	48.6	365	3.6
WEST	13,200	2,457	18.6	15	2,804	21.4	6,545	55.1	475	3.8
NORTH	10,475	1,980	18.9	15	2,732	26	5,339	51	263	2.5

Stone Area Calculation @ Entry

ELEVATION	AREA OF ELEVATION	AREA OF STONE	PERCENT PROVIDED	PERCENT REQUIRED	AREA OF MASONRY	PERCENT %	AREA OF EIFS	PERCENT %	AREA OF ORN. IRON	PERCENT %
EAST	2,202	1,241	56.4	50	0	0	601	27.3	120	5.5
SOUTH	800	438	54.8	50	0	0	157	19.6	61	7.6

REMARKS: AREAS ARE IN SQUARE FEET
ELEVATION AREA IS OF WALL AREA ONLY
AREA OF ELEVATION DOES NOT INCLUDE ROOF AREA
ABOVE PERCENTS ARE LESS THAN 100 (DOORS NOT INCLUDED)
CONCRETE BASE IS SAME COLOR AS EIFS AND INCLUDED IN AREA OF EIFS
CMU = CONCRETE MASONRY UNITS
EIFS = EXTERIOR INSULATED FINISH SYSTEM

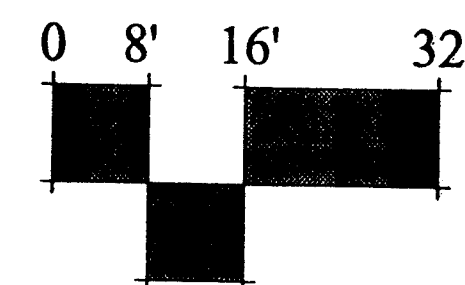
Color Legend

NO.	MATERIAL	COLOR	DESCRIPTION
1	EIFS CORNICE & TRIM	BEIGE	DRYVIT #455A PEARL
2	EIFS WALLS, DOORS & GUTTERS	LIGHT BROWN	DRYVIT #387 PANCAKE
3	EIFS @ RECESSED WALL	MEDIUM BROWN	DRYVIT #339 CARIBOU
4	CONCRETE BASE & PAVING ACCE	BEIGE	TO MATCH DRYVIT #455A
5	CAST STONE	FLAGSTONE RED	TULA ROSA - WEATHERED
6	FLAT STONE	FLAGSTONE RED	EDGE, STONECRAFT INDUSTRIES
7	SPLIT FACED CMU	DARK FLAGSTONE RED	CLAYLITE, #467F
8	ORNAMENTAL IRON	GREEN	SHERWIN-WILLIAMS OLYMPIC RANGE - SW2385
9	COMPOSITION TILE ROOFING	GREEN	AS SELECTED BY ARCHITECT
10	TRELIS & RAILINGS	WHITE	SHERWIN-WILLIAMS PURE WHITE - SW1004
11	STOREFRONT ALUMINUM	MEDIUM BRONZE	PROVIDED BY MANUFACT.
12	STANDING SEAM METAL ROOF	MED. GREY	PROVIDED BY MANUFACT.

Sign Area Calculation

NO.	SIGN	AREA SQ. FT.	LOCATION
1	"COSTCO WHOLESALE"	116.0	EAST ELEV. @ ENTRY
2	"COSTCO WHOLESALE"	179.0	EAST ELEV.
3	"RECEIVING"	24.5	EAST ELEV.
SUB-TOTAL		319.5	
4	"TIRE SALES"	26.7	SOUTH ELEV.
5	"TIRE INSTALLATION"	44.6	SOUTH ELEV.
6	"COSTCO GASOLINE"	11.3	SOUTH ELEV. @ FUEL ISLAND
SUB-TOTAL		82.6	
7	"COSTCO WHOLESALE"	179.0	NORTH ELEV.
8	"COSTCO GASOLINE"	11.3	NORTH ELEV. @ FUEL ISLAND
SUB-TOTAL		190.3	
TOTAL SIGN AREA		592.4	

REMARKS: NO SIGNS ON WEST ELEVATION
AGGREGATE SIGN AREA NOT TO EXCEED 600 SQ. FT.
SIGN AREA PER FRONTAGE NOT TO EXCEED 350 SQ. FT.
SIGNS ARE EXTERNALLY ILLUMINATED
REFERENCE SIGN DETAILS, SHEET A-8



Scale: 1" = 16'-0"

REVISED JANUARY 28, 1999
Architect



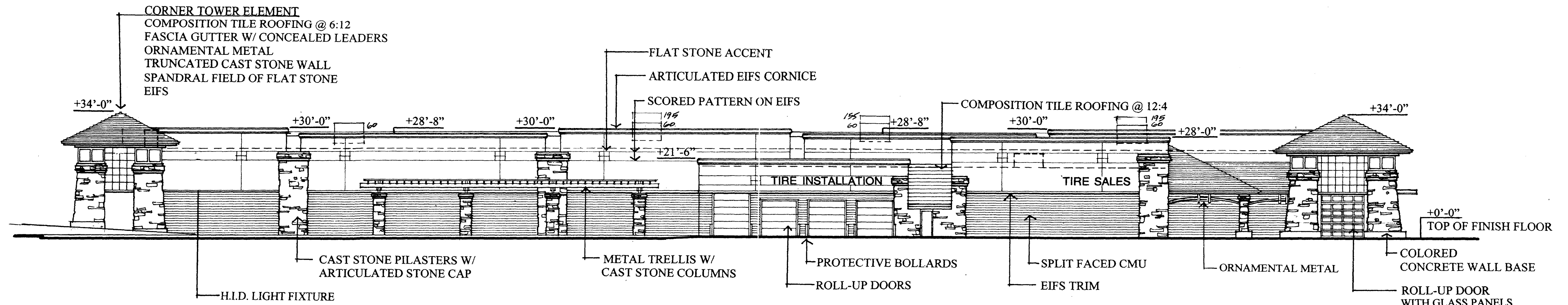
11820 Northrup Way #E300, Bellevue, WA 98005
(425)822-0444 FAX (425)822-4129

Costco Wholesale

SUPERIOR COLORADO

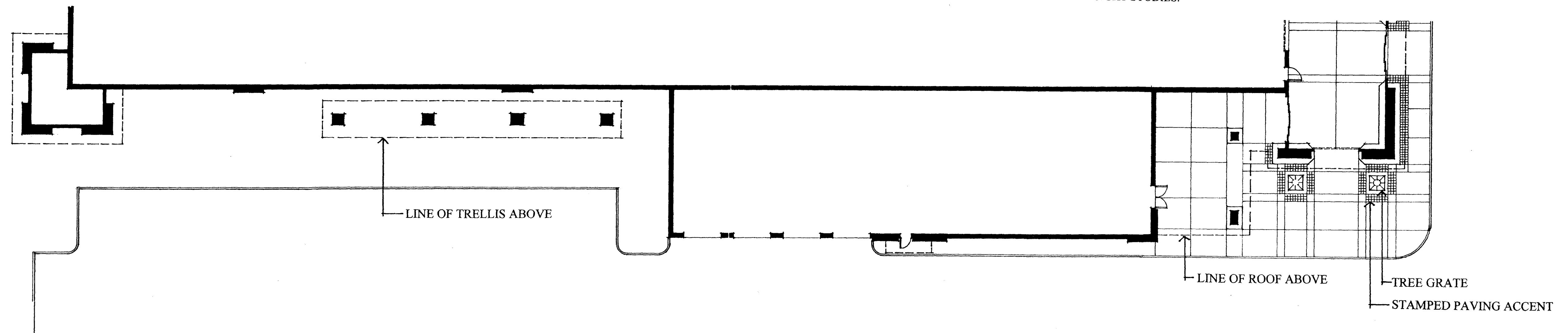
PROJ. NO. - 98-113A
EAST ELEVATION - REV. 01-07-99
SUPERIOR, COLORADO

South Elevation



South Elevation

LINE OF ROOF SHOWN DASHED. MECHANICAL EQUIPMENT IS SHOWN IN ELEVATION. THE NUMBER ADJACENT TO THE EQUIPMENT REPRESENTS THE DISTANCE IN FEET THE EQUIPMENT IS BACK FROM THE EXTERIOR WALL. REFER TO SHEET A-6 FOR LINE OF SIGHT STUDIES.



Sidewalk Plan

Costco Wholesale

SUPERIOR COLORADO

REVISED JANUARY 28, 1999
Architect



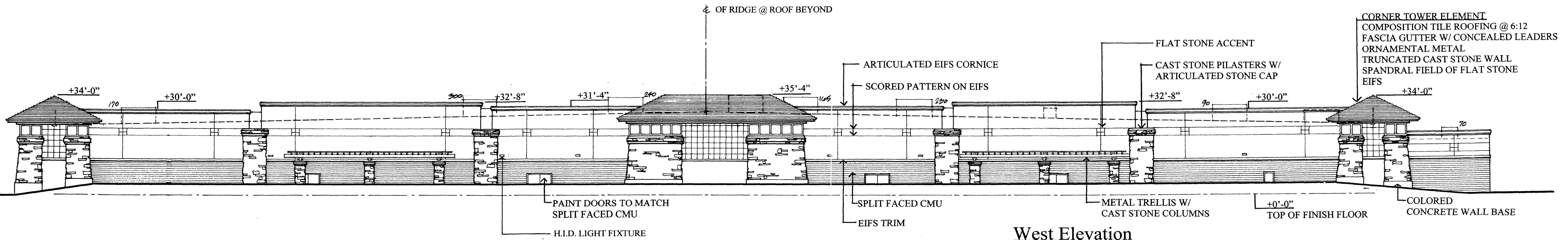
11820 Northrup Way #E300, Bellevue, WA 98005
 (425)822-0444 FAX (425)822-4129

0 8' 16' 32'

Scale: 1" = 16'-0"

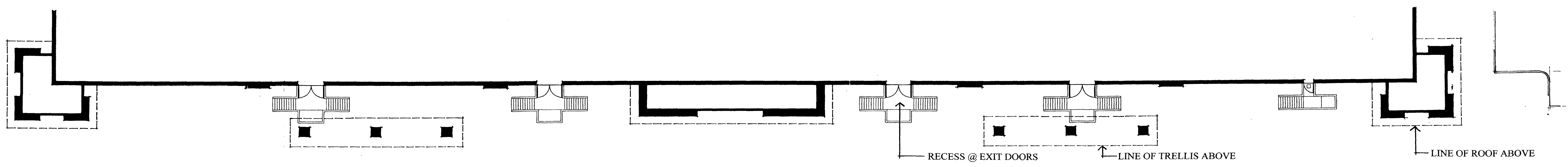
PROJ. NO. - 98-113A
 SOUTH ELEVATION - REV. 01-07-99
 SUPERIOR, COLORADO

West Elevation



West Elevation

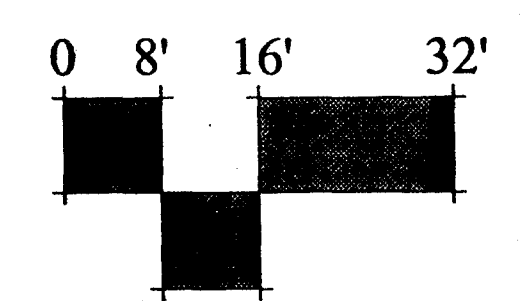
LINE OF ROOF SHOWN DASHED. MECHANICAL EQUIPMENT IS SHOWN IN ELEVATION. THE NUMBER ADJACENT TO THE EQUIPMENT REPRESENTS THE DISTANCE IN FEET THE EQUIPMENT IS BACK FROM THE EXTERIOR WALL. REFER TO SHEET A-6 FOR LINE OF SIGHT STUDIES.



Sidewalk Plan

Costco Wholesale

SUPERIOR COLORADO



Scale: 1" = 16'-0"

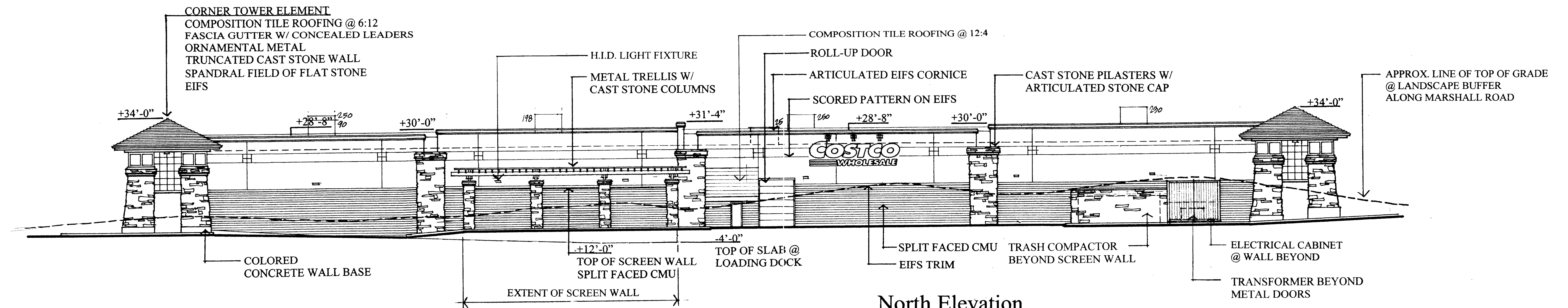
REVISED JANUARY 28, 1999
Architect



11820 Northrup Way #E300, Bellevue, WA 98005
(425)822-0444 FAX (425)822-4129

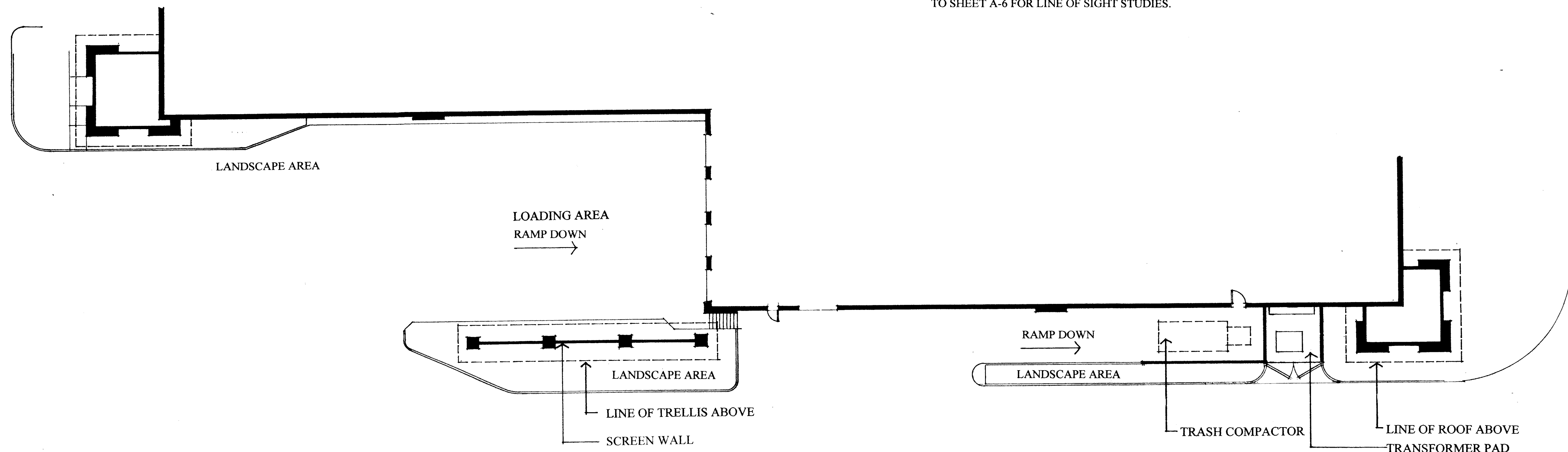
PROJ. NO. - 98-113A
WEST ELEVATION - REV. 01-07-99
SUPERIOR, COLORADO

North Elevation



North Elevation

LINE OF ROOF SHOWN DASHED. MECHANICAL EQUIPMENT IS SHOWN IN ELEVATION. THE NUMBER ADJACENT TO THE EQUIPMENT REPRESENTS THE DISTANCE IN FEET THE EQUIPMENT IS BACK FROM THE EXTERIOR WALL. REFER TO SHEET A-6 FOR LINE OF SIGHT STUDIES.

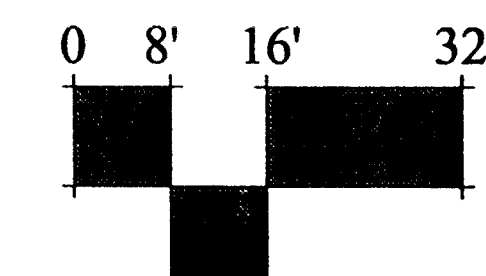


Sidewalk Plan

REVISED JANUARY 28, 1999
Architect

Costco Wholesale

SUPERIOR, COLORADO



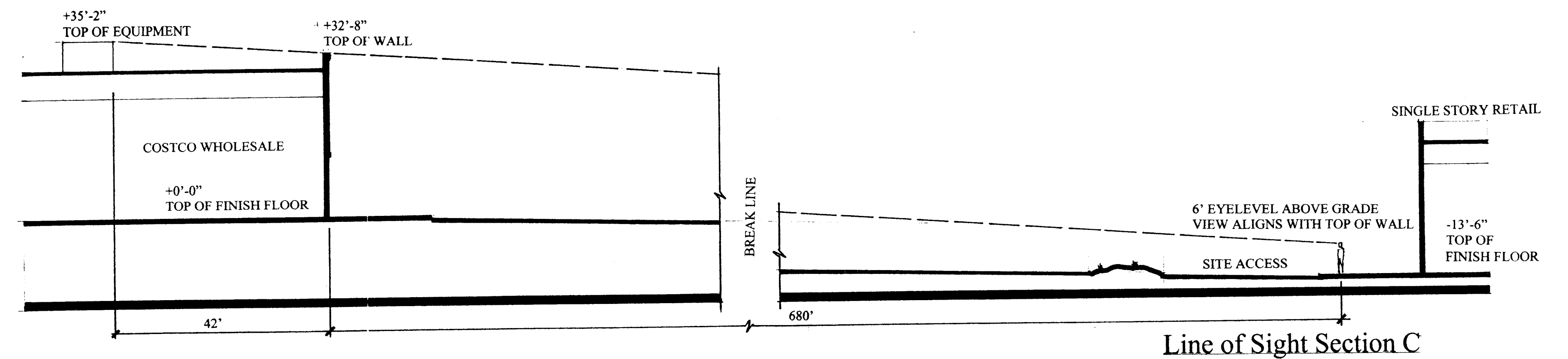
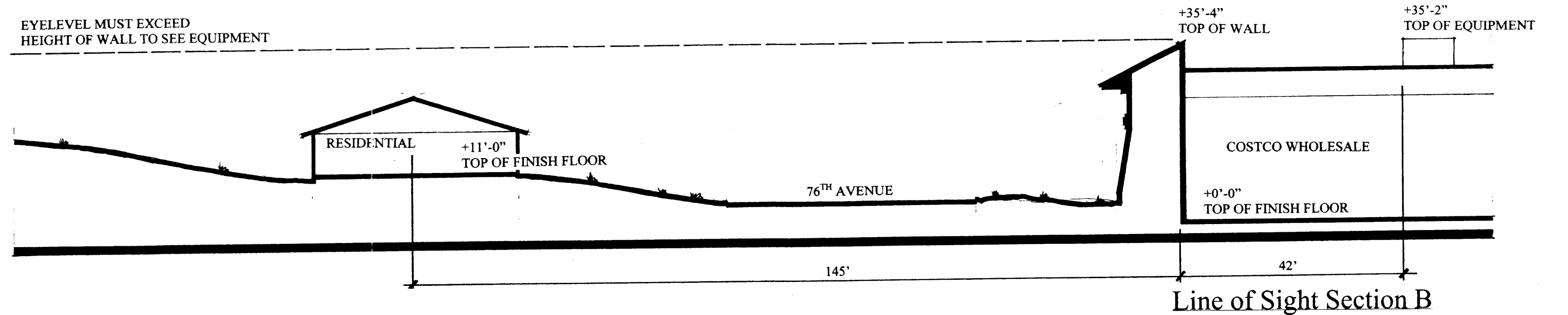
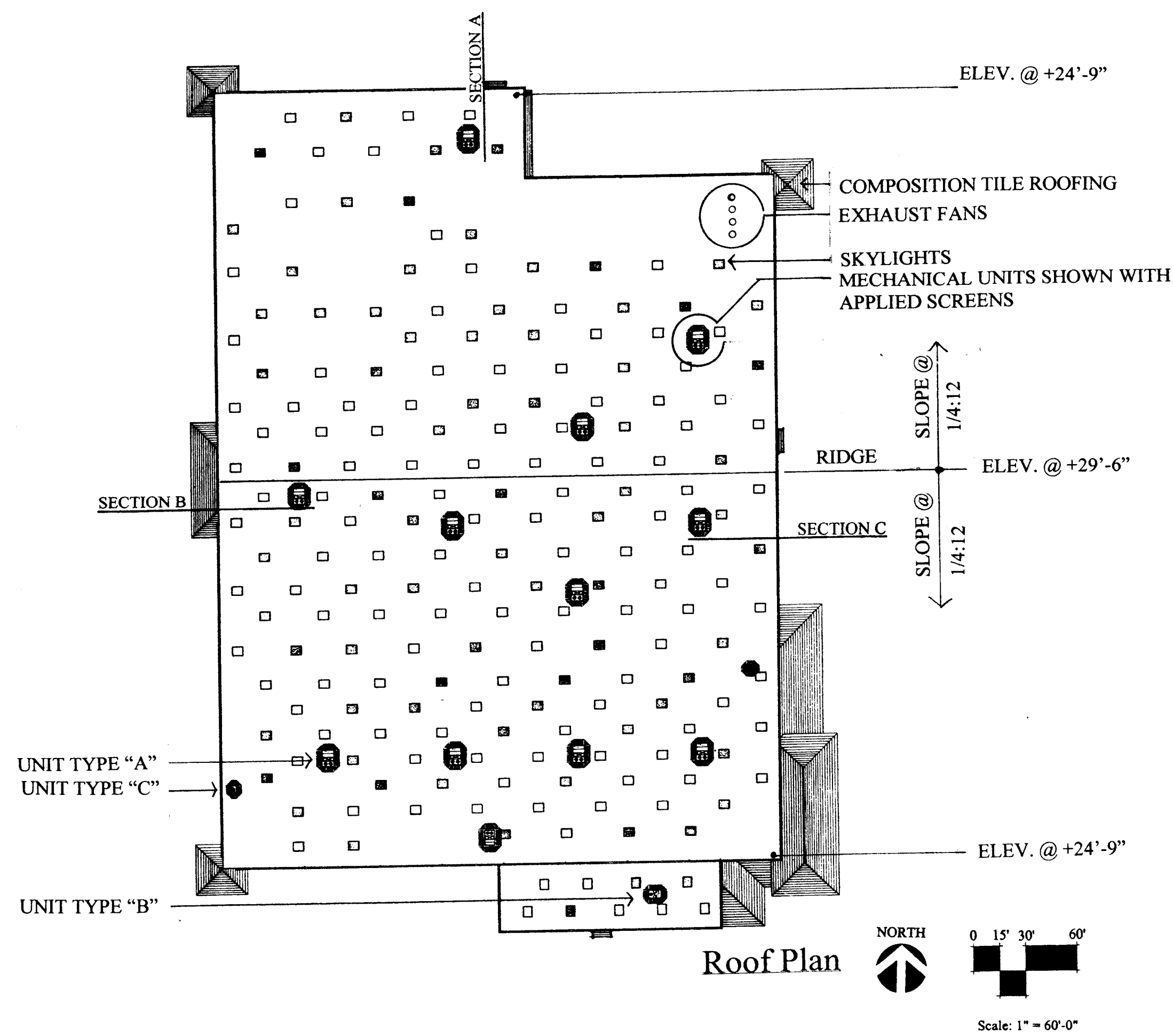
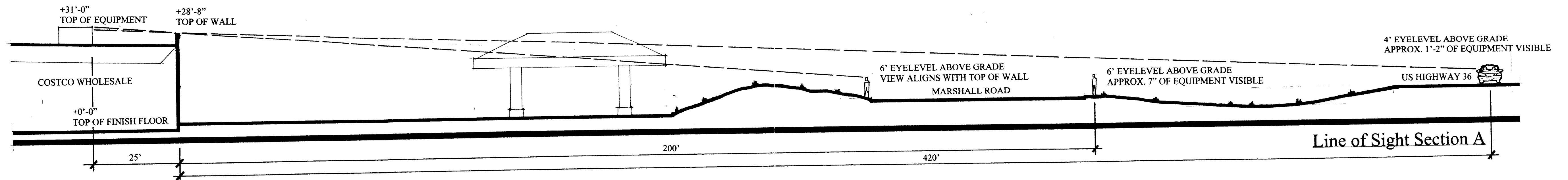
Scale: 1" = 16'-0"

MULVANNY PARTNERSHIP ARCHITECTS P.S.

11820 Northrup Way #E300, Bellevue, WA 98005
(425)822-0444 FAX (425)822-4129

PROJ. NO. - 98-113A
NORTH ELEVATION - REV. 01-07-99
SUPERIOR, COLORADO

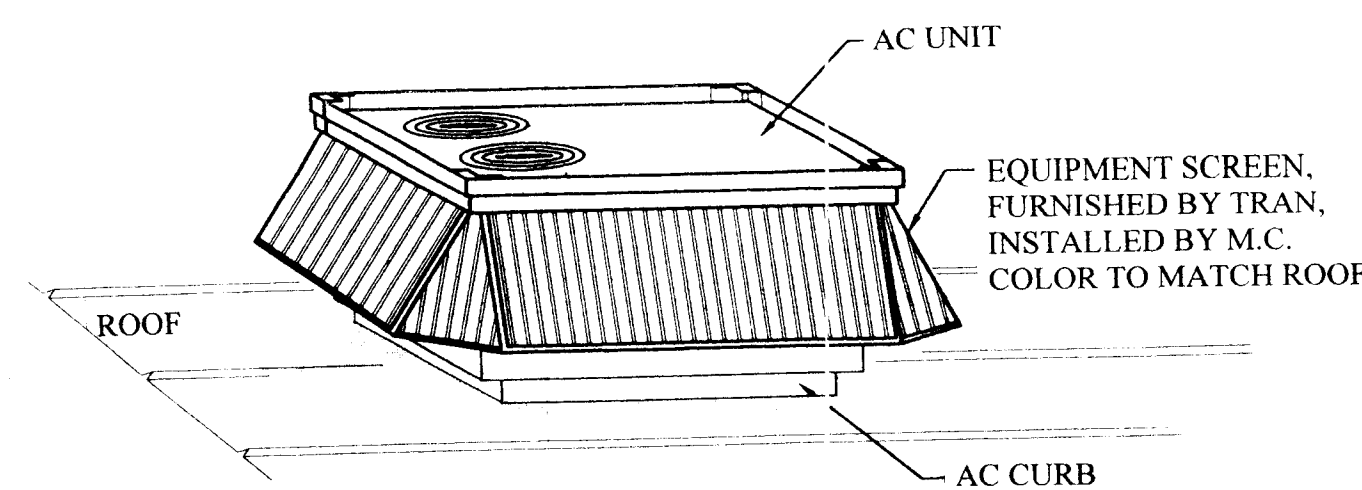
Site Sections & Elevations



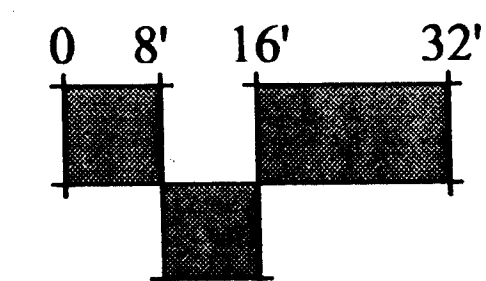
Mechanical Equipment Schedule

UNIT	QUANTITY	WIDTH	LENGTH	HEIGHT	CURB HEIGHT	TOTAL HEIGHT
A	12	7'-4"	10'-0"	4'-6"	1'-2"	5'-8"
B	2	3'-11"	6'-11"	2'-9"	1'-2"	3'-11"
C	1	3'-0"	4'-7"	2'-2"	1'-2"	3'-4"
EXHAUST FANS	4	2'-6"	2'-6"	3'-4"	NA	3'-4"

REMARKS: APPLIED SCREENS TO BE INSTALLED ON UNIT TYPES A, B & C



EQUIPMENT SCREEN
NOT TO SCALE



Scale: 1/16" = 1'-0"

REVISED JANUARY 28, 1999
Architect



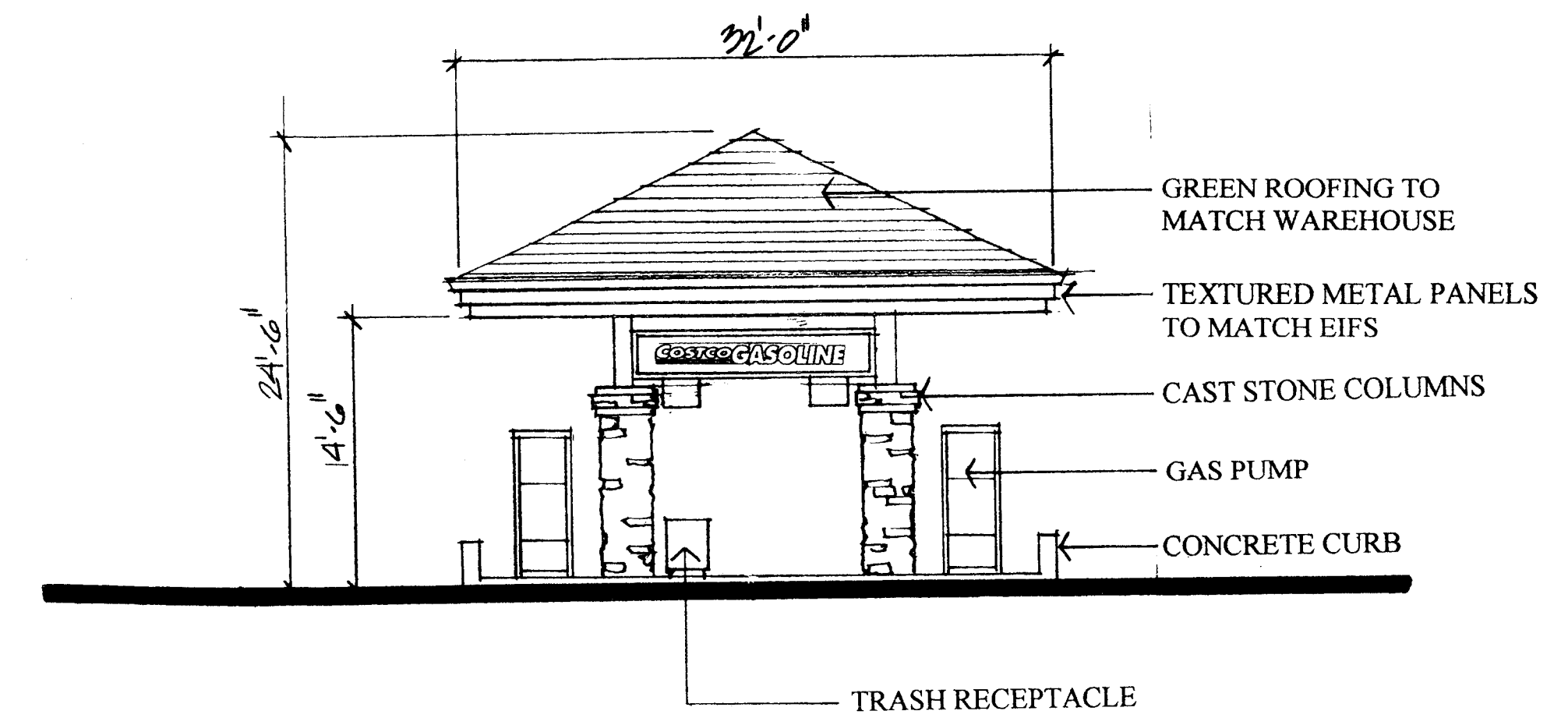
11820 Northrup Way #E300, Bellevue, WA 98005
(425)822-0444 FAX (425)822-4129

Costco Wholesale

SUPERIOR, COLORADO

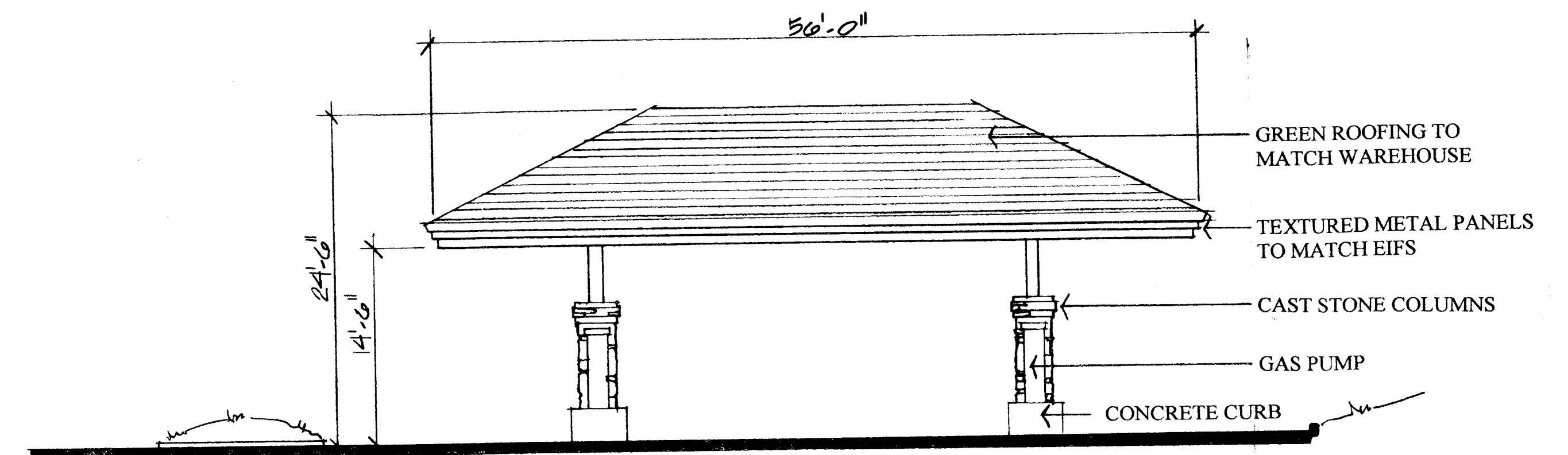
PROJ. NO. - 98-113A
SITE SECTIONS & ELEVATIONS - REV. 01-07-99
SUPERIOR, COLORADO

Gas Station Elevations



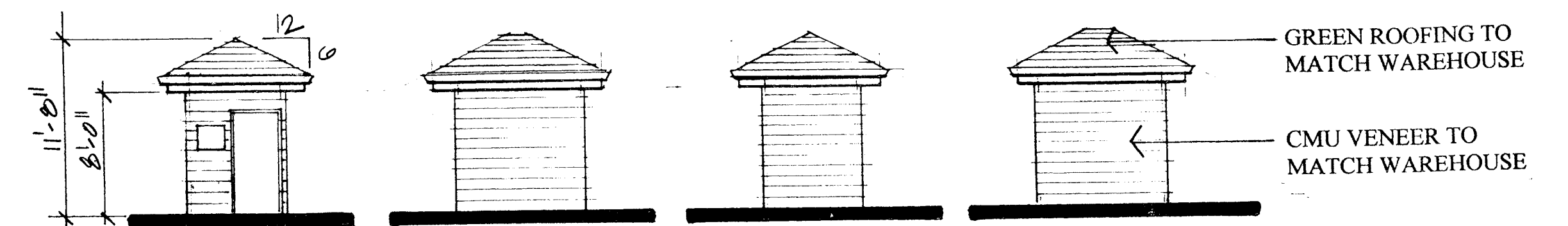
North Elevation

SCALE 1/8" = 1'-0"



East Elevation

SCALE 1/8" = 1'-0"



Controller Enclosure Elevations

SCALE 1/8" = 1'-0"

RE: A1.1 FOR CONTROLLER/HUT LOCATION

REVISED JANUARY 28, 1999

Architect

COLOR LEGEND - COSTCO GASOLINE

NO.	MATERIAL	COLOR
1	TEXTURED METAL PANELS	LIGHT BROWN
2	ROOFING	GREEN
3	CAST STONE	FLAGSTONE RED
4	CONCRETE BASE	NATURAL GRAY
5	SPLIT FACED CMU	DARK FLAGSTONE RED
6	STEEL COLUMNS	GREEN



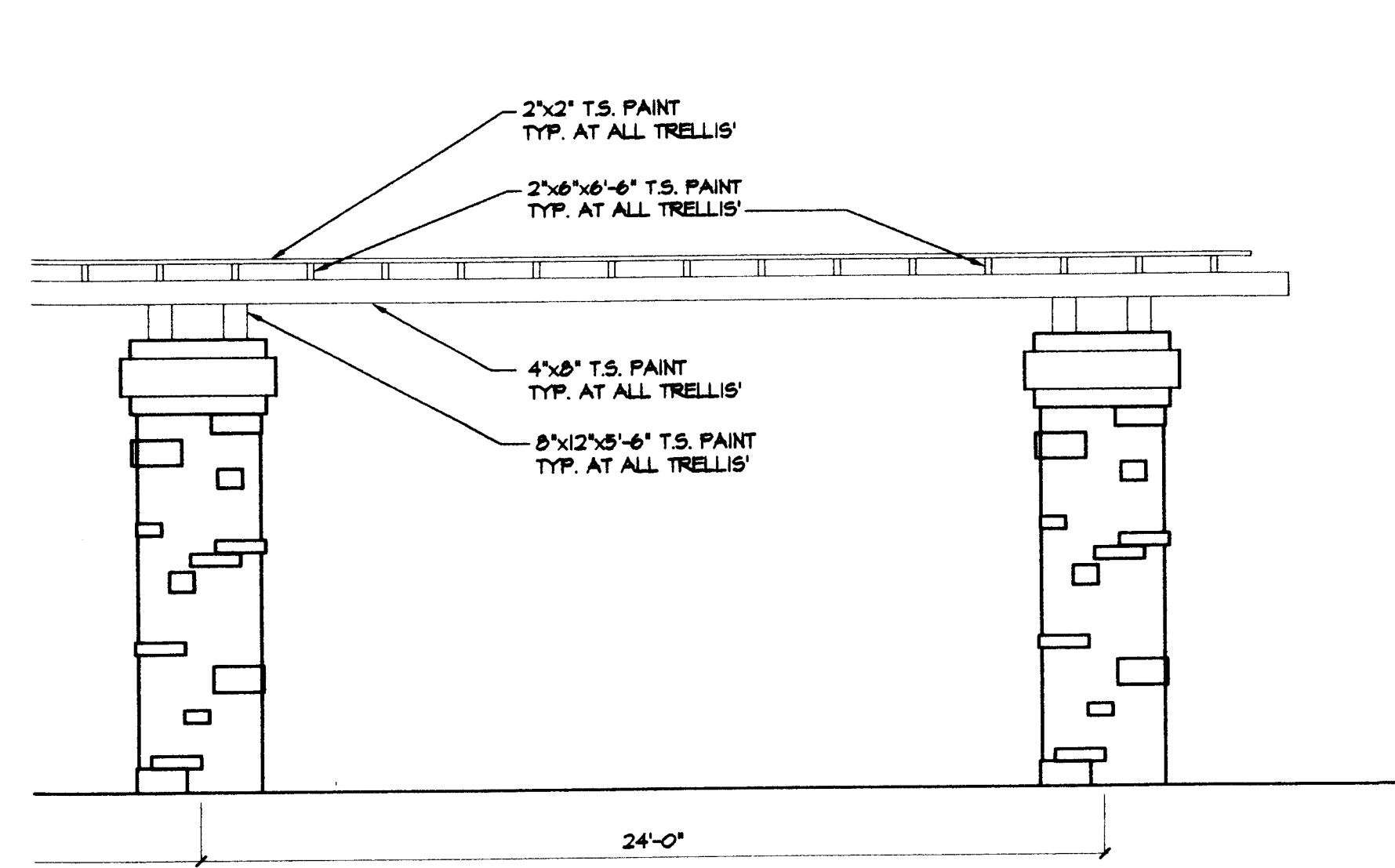
11820 Northrup Way • E300, Bellevue, WA 98005
(425)822-0444 FAX (425)822-4129

Costco Wholesale

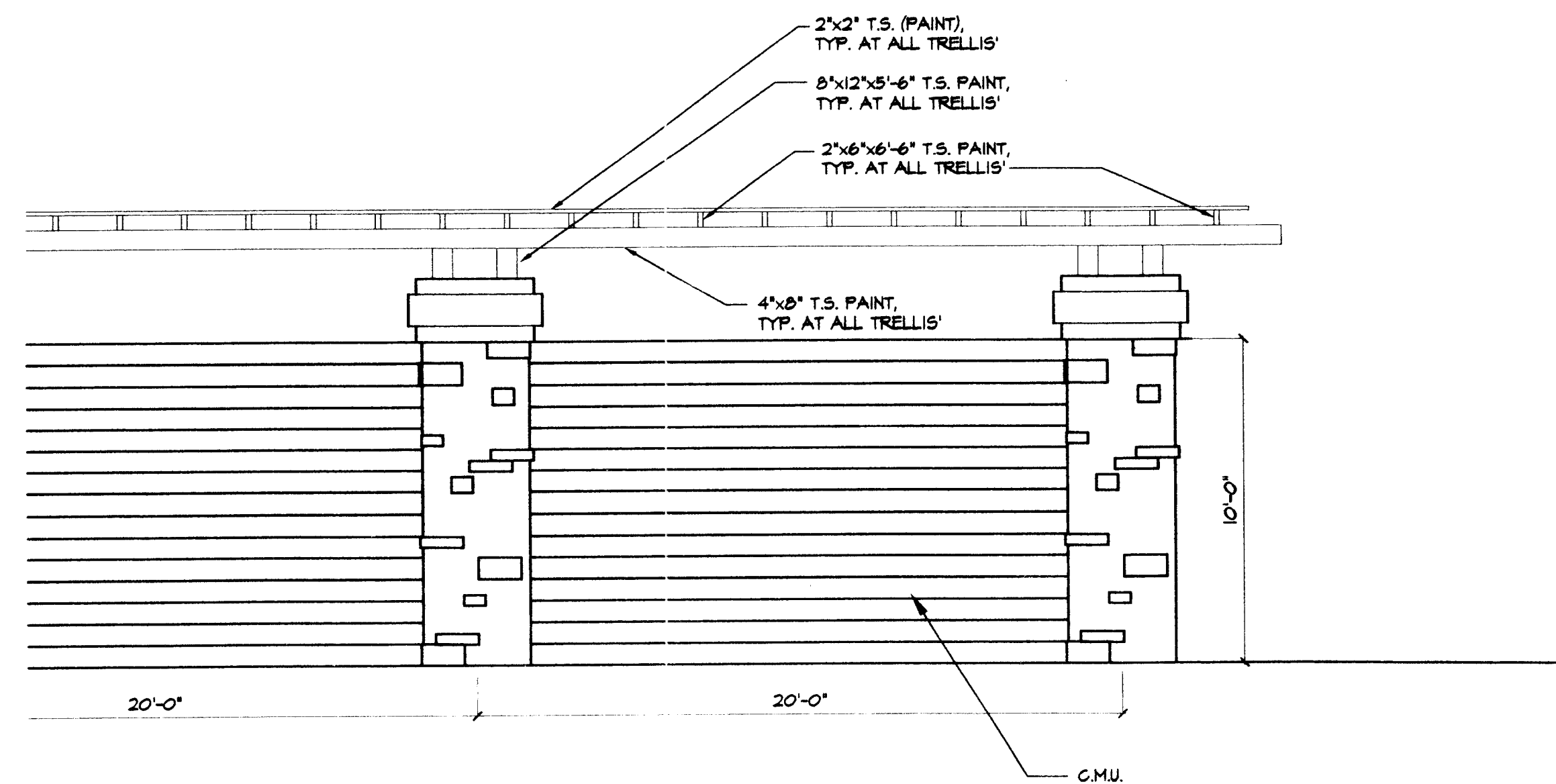
SUPERIOR, COLORADO

PROJ. NO. - 98-113A
GASOLINE SITE PLAN - REV. 01-07-99
SUPERIOR, COLORADO

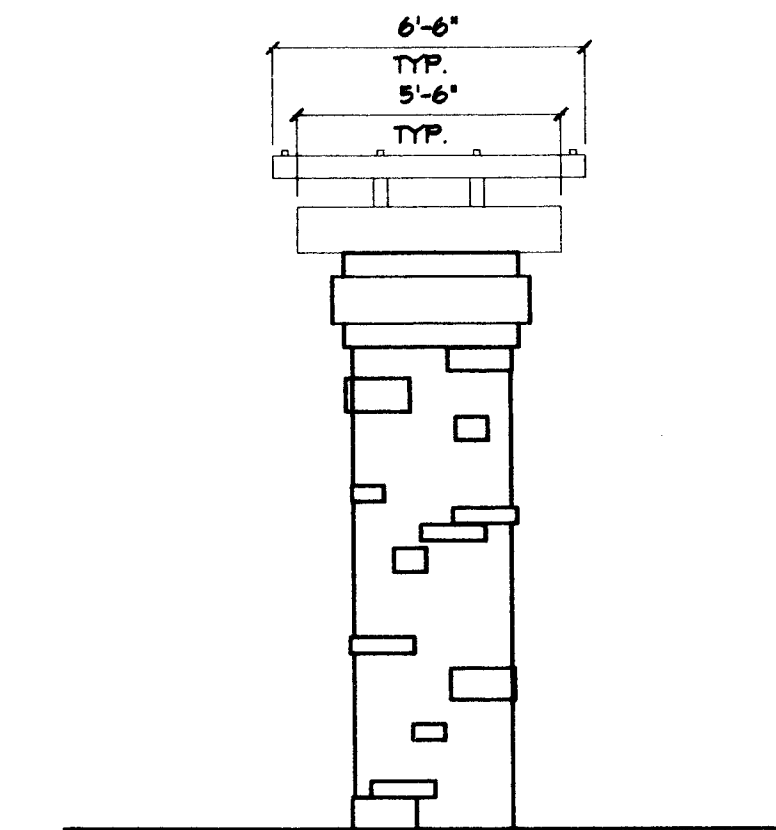
Details



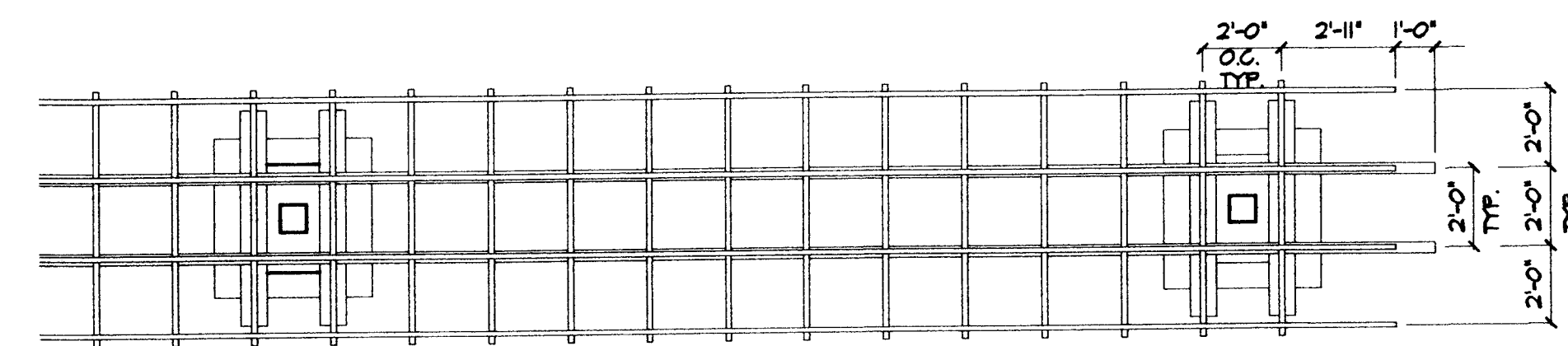
① TRELLIS AT SOUTH ELEVATION



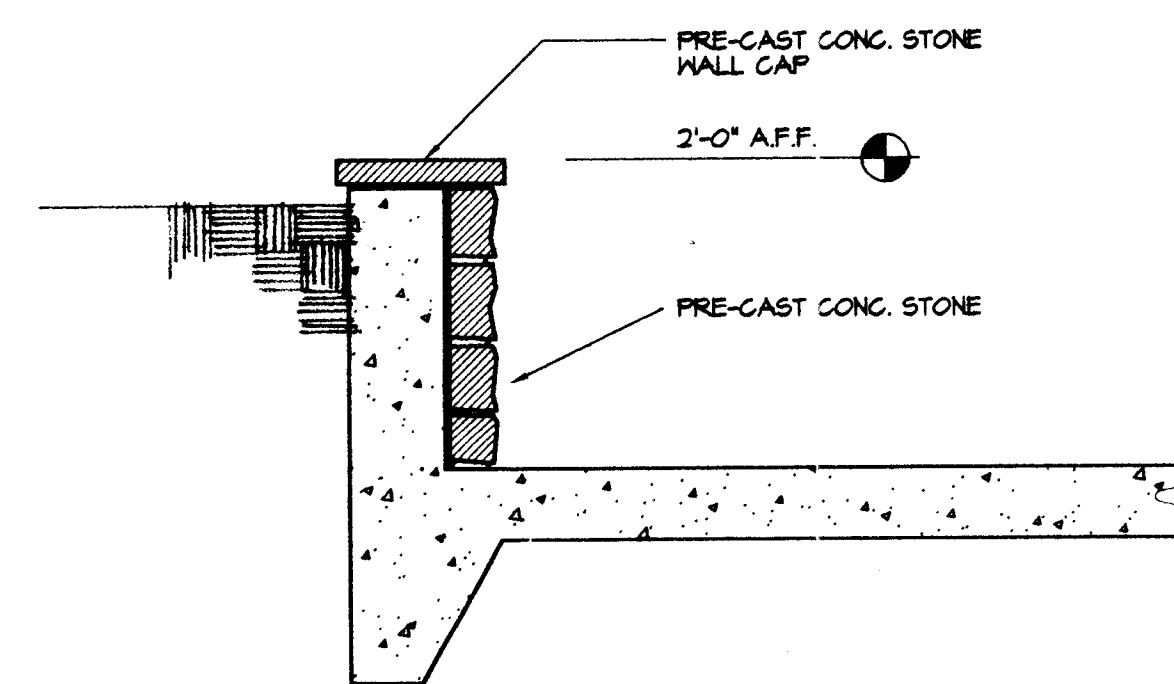
② TRELLIS AT RECEIVING DOCK



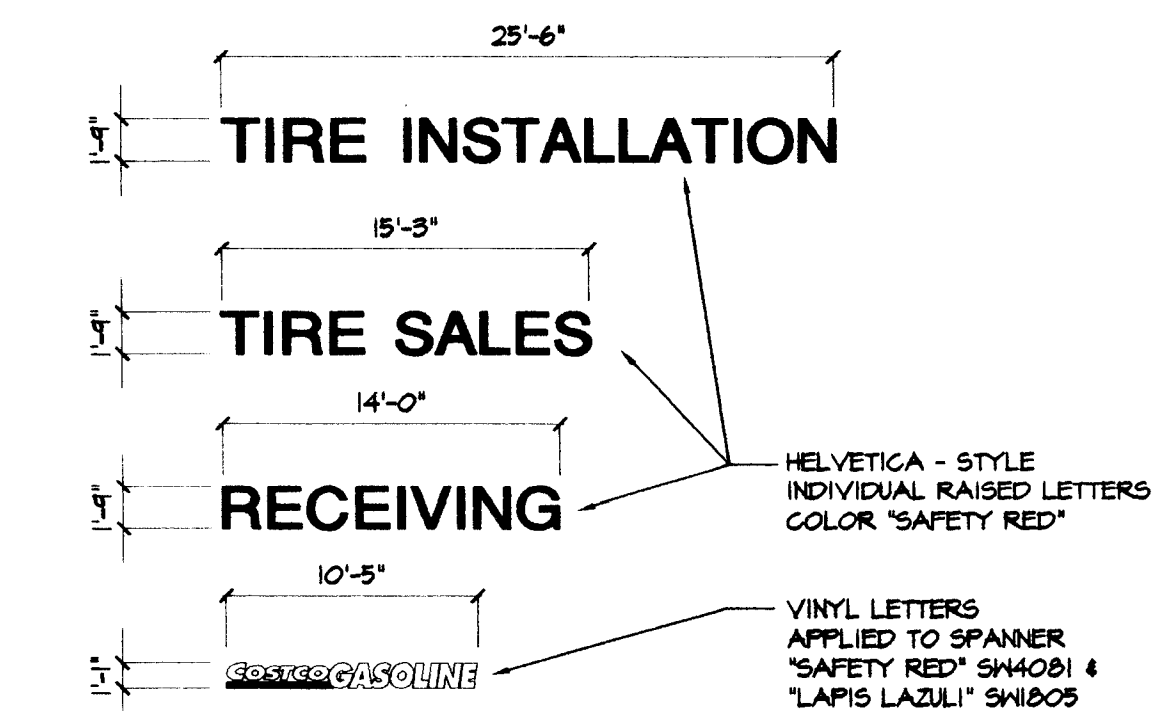
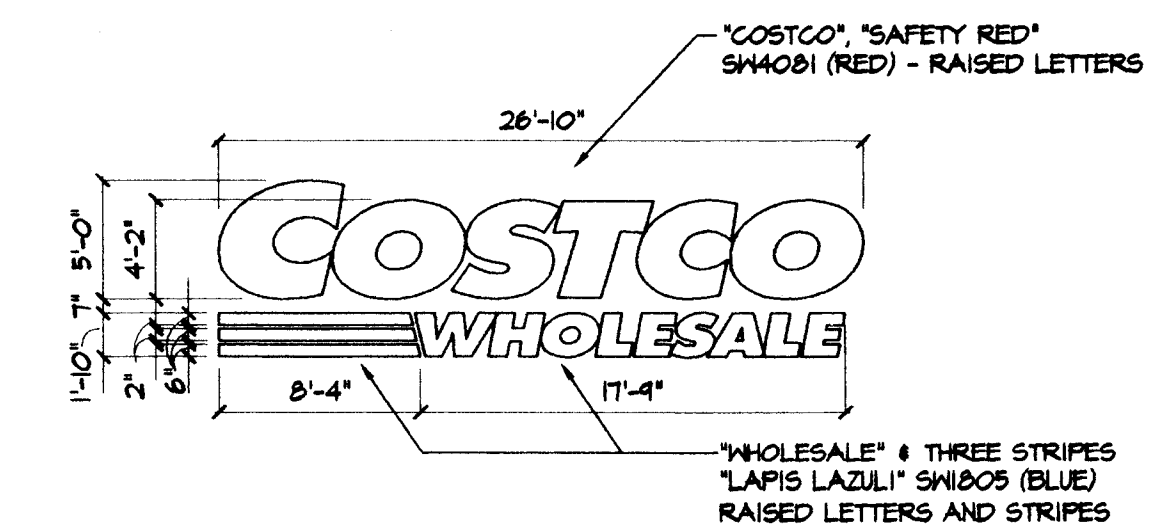
③ TRELLIS SIDE VIEW



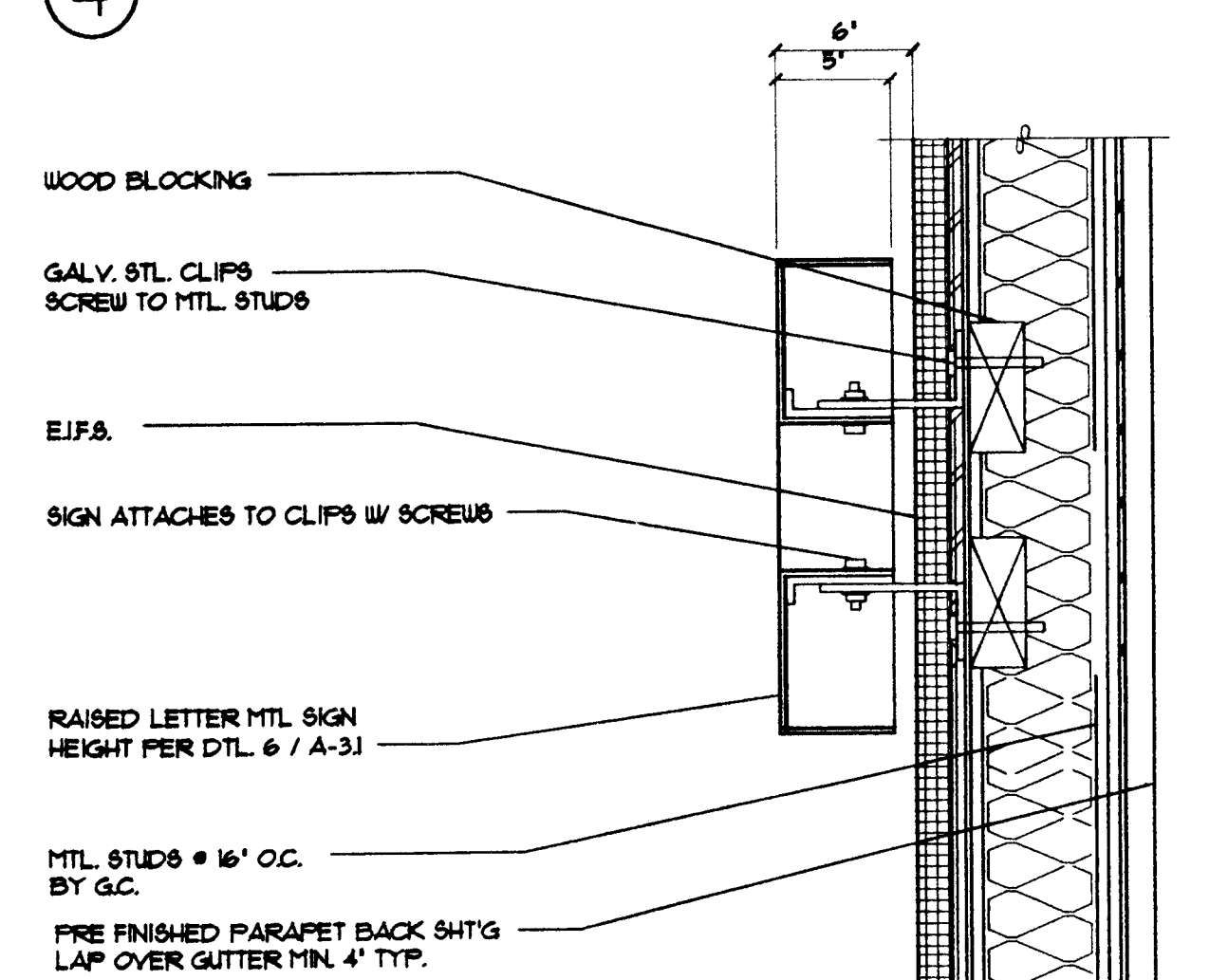
④ TRELLIS PLAN VIEW (TYP.)



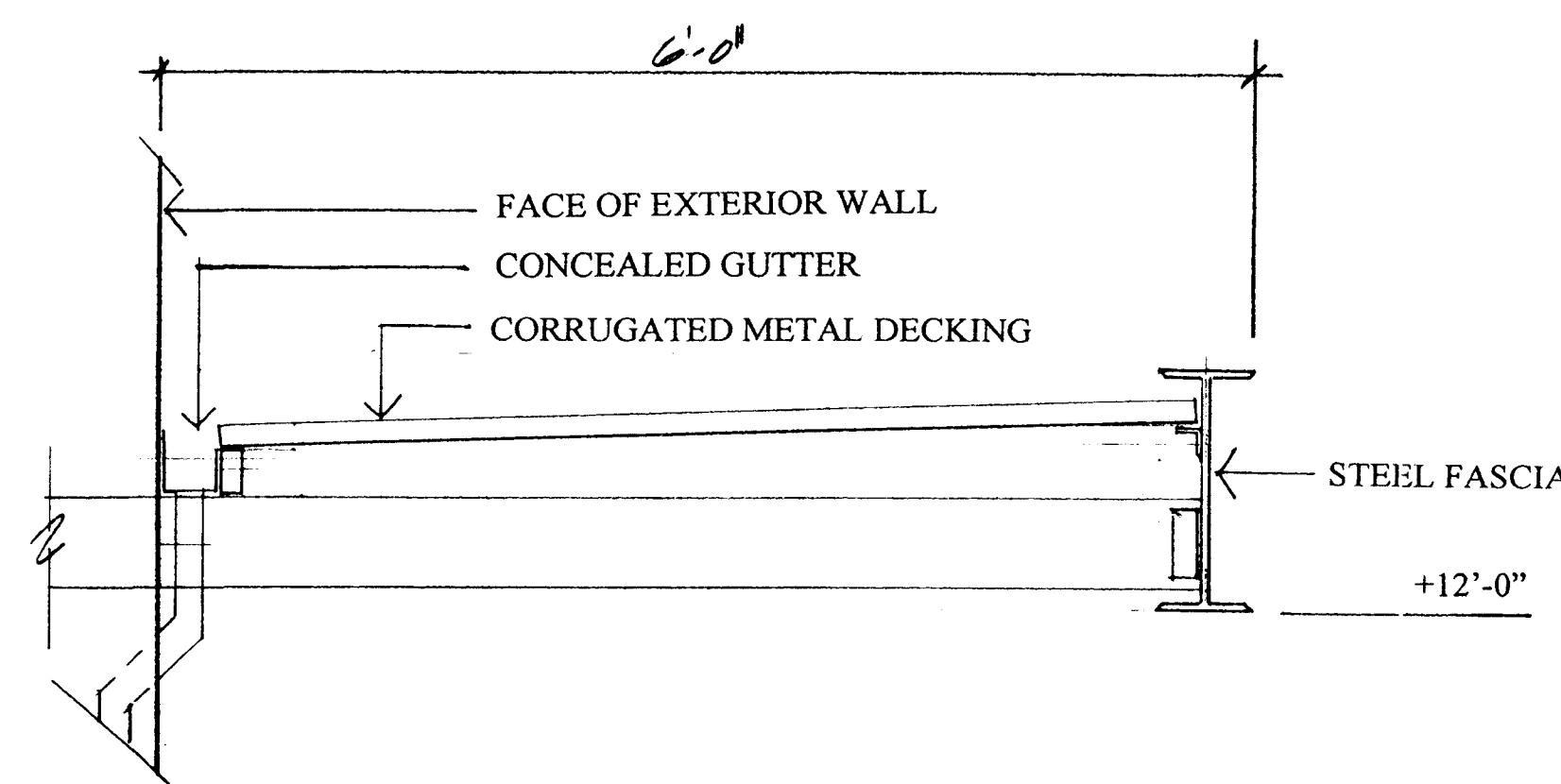
⑤ PLANTER WALL & CAP



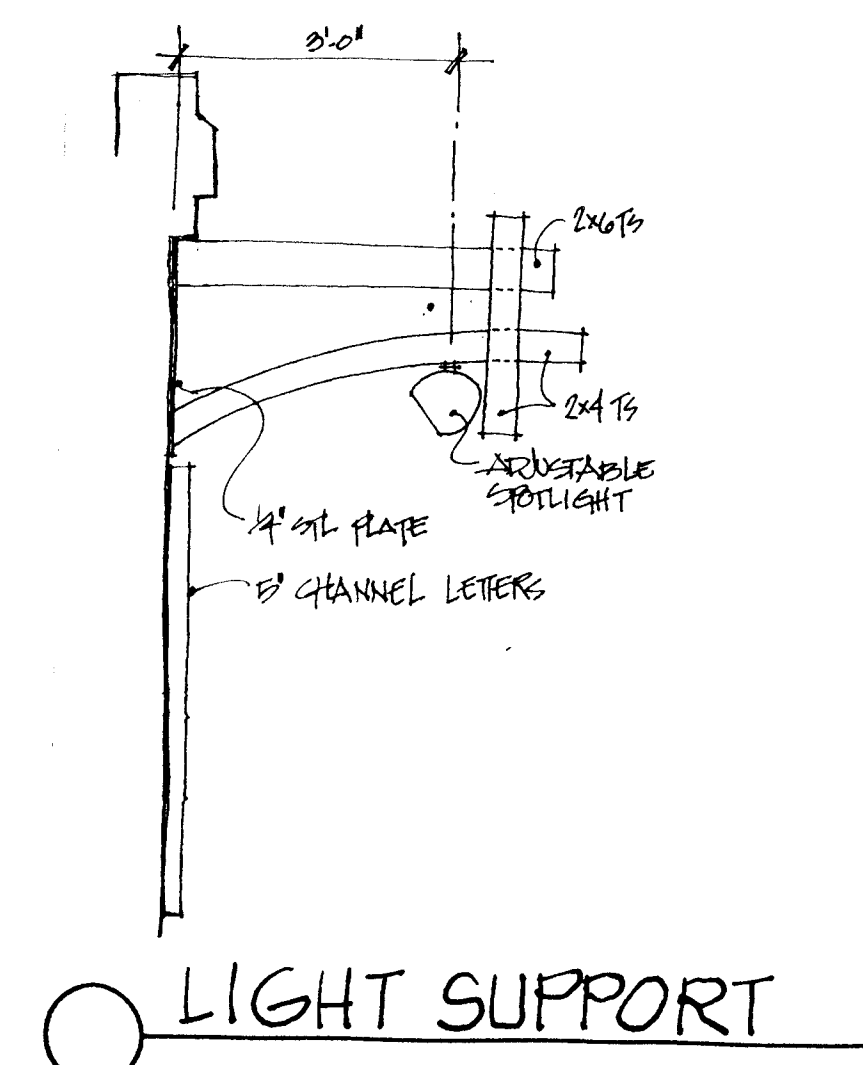
⑥ SIGNAGE



⑦ LETTERING DETAIL



⑧ ROOF @ ENTRY



⑨ LIGHT SUPPORT

Costco Wholesale

SUPERIOR, COLORADO

REVISED JANUARY 28, 1999
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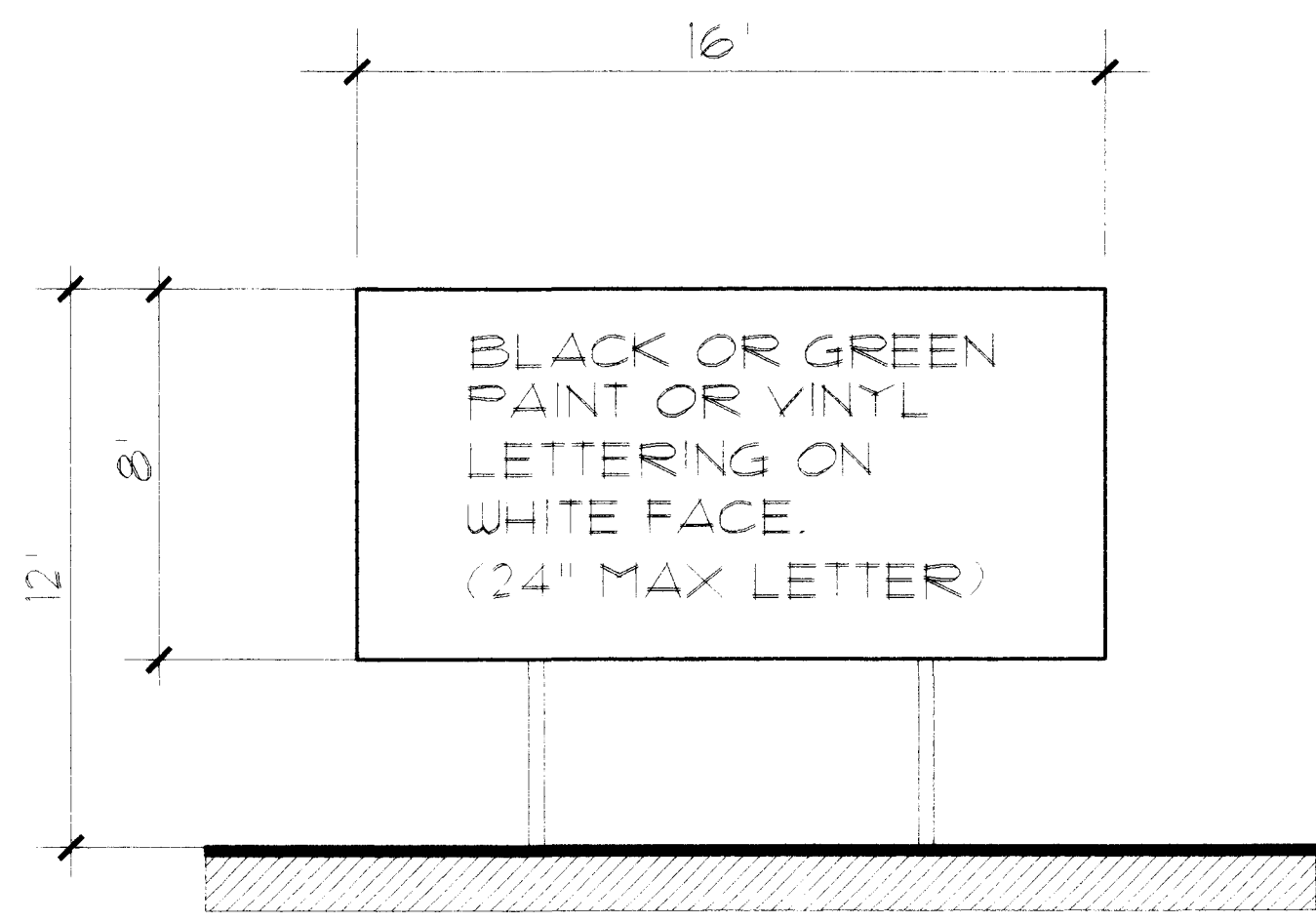
11820 Northrup Way #E300, Bellevue, WA 98005
(425)822-0444 FAX (425)822-4129

PROJ. NO. - 98-113A
DETAILS - REV. 01-07-99
SUPERIOR, COLORADO

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DATE	REVISION
9.30.98	FDP SUBMITTAL
10.20.98	FDP REVISION
11.16.98	FDP REVISION
1.11.99	FDP REVISION
1.28.99	FDP REVISION

SUPERIOR MARKETPLACE
 PROJECT NUMBER: 98026
 DRAWN BY: DD
 CHECKED BY: DD/MGM
 DESCRIPTION: SIGN ELEVATIONS

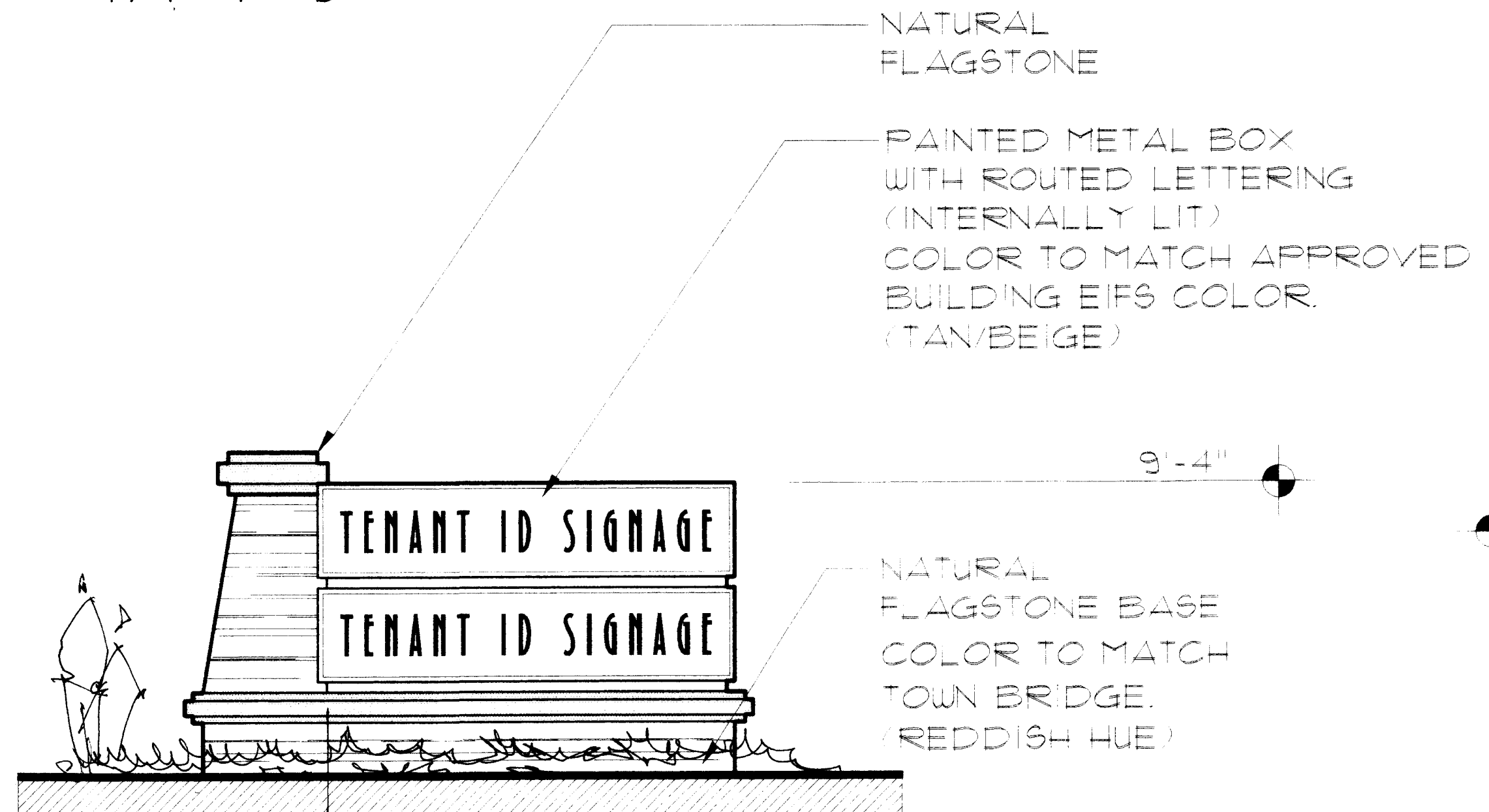


SIGNS MAY REMAIN IN LOCATION SELECTED FOR A PERIOD NOT TO EXCEED 2 YEARS FROM DATE OF INSTALLATION. (OF FIRST ERECTED SIGN.)

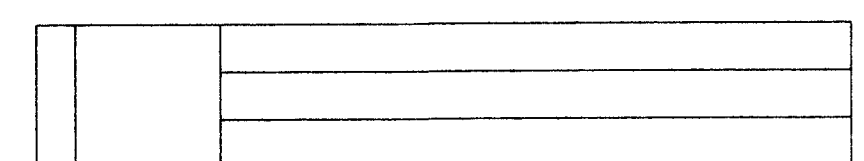
OUTDOOR FLOODS (100 WATT MAX.) TO PROVIDE EXTERNAL ILLUMINATION.

TEMPORARY LEASING SIGNAGE

1/4" = 1' - 0"



4'-0" MINIMUM 17'-0"



PLAN VIEW

TENANT I.D. SIGNAGE

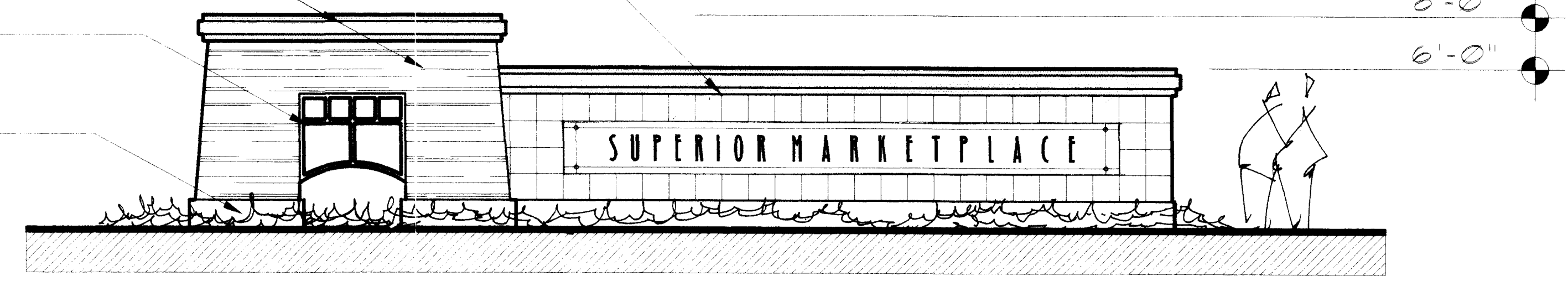
1/4" = 1' - 0"

NATURAL FLAT FLAGSTONE FACE (1' x 1' TILES)
 MOUNTED STEEL SIGN PLATE W/ ROUTED LETTERING.
 COLOR TO MATCH TOWN BRIDGE.

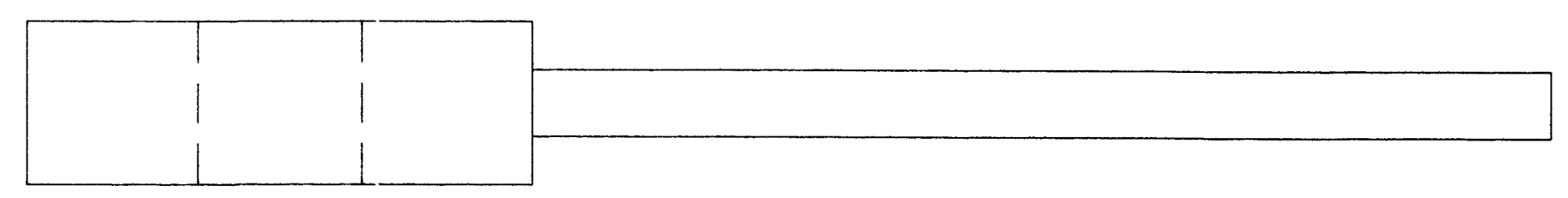
NATURAL FLAGSTONE CAP DETAILS TO MATCH BUILDING ARCHITECTURE

ORNAMENTAL METAL ACCENT

COLORLED CONCRETE BASE (TAN)



ELEVATION



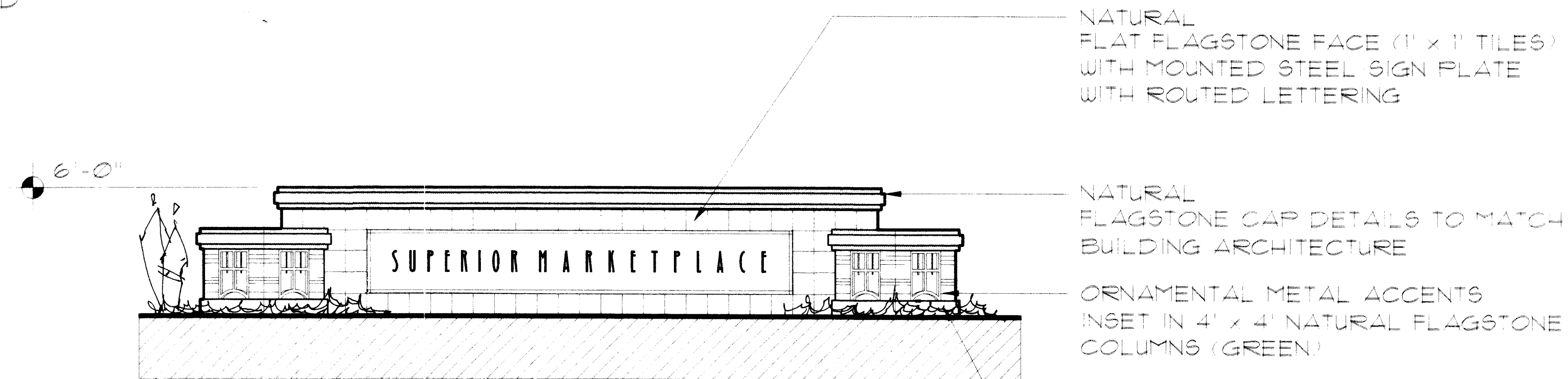
PLAN VIEW

CENTER MONUMENT SIGNAGE

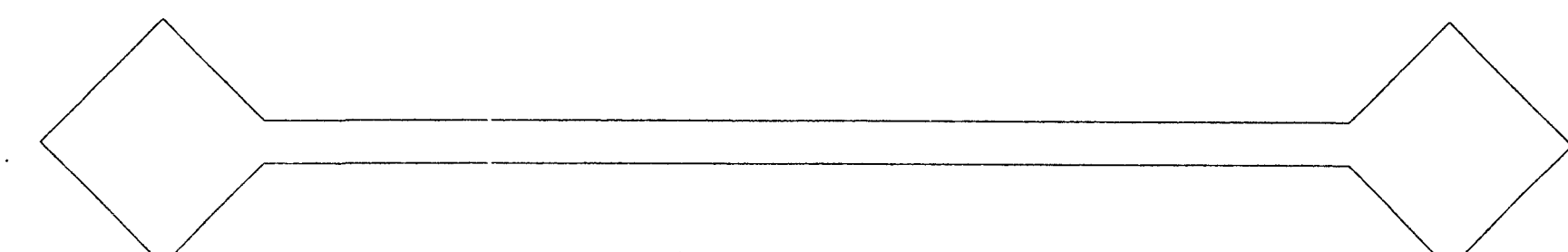
1/4" = 1' - 0"

TYPE 1

ALL NATURAL FLAGSTONE TO MATCH TOWN BRIDGE IN COLOR, TYP.



ELEVATION



PLAN VIEW

CENTER MONUMENT SIGNAGE

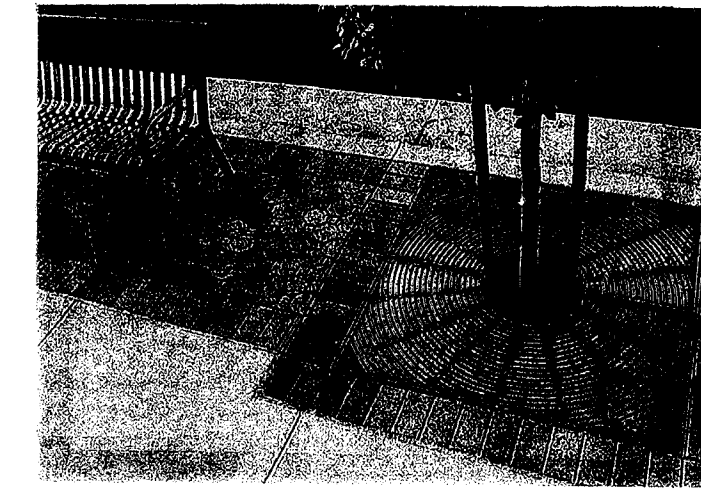
1/4" = 1' - 0"

TYPE 2

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.

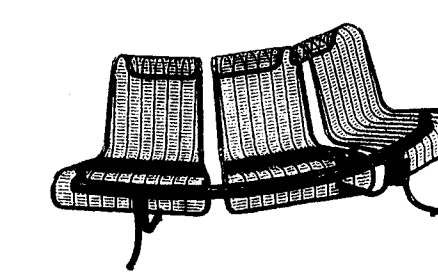
1. **Tree Grate:** Ironsmith Olympian or approved equal
2. **Trash Receptacle:** Victor Stanley The T Series or 32 gallon steel receptacle with standard spun steel tapered lid or approved equal
3. **Radius Bench with Back:** Gametime The Ultram Collection or approved equal
4. **Backless Bench:** Gametime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



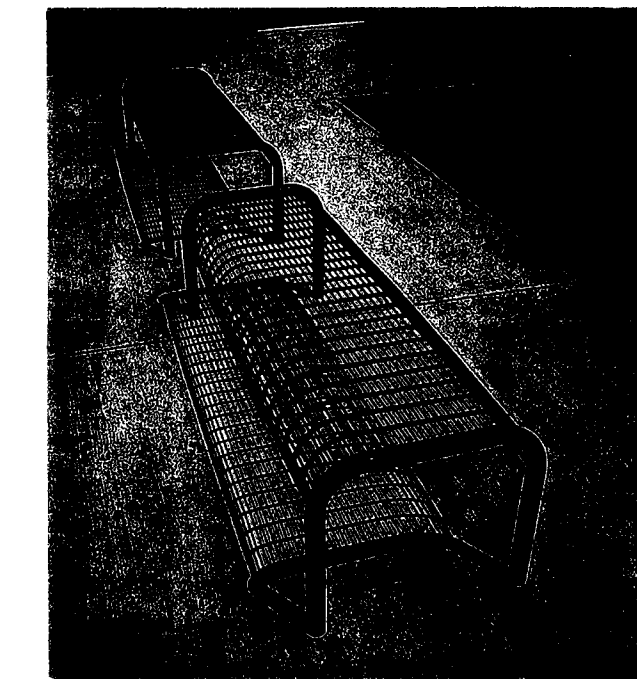
1.



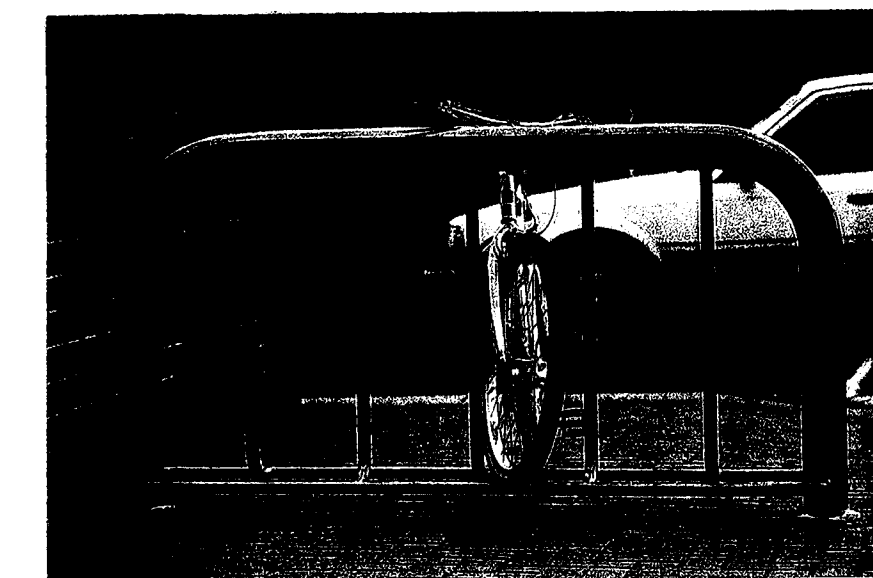
2.



3.



4.



5.

SUPERIOR MARKETPLACE
PHASE ONE FDP SUBMITTAL
SUPERIOR, COLORADO

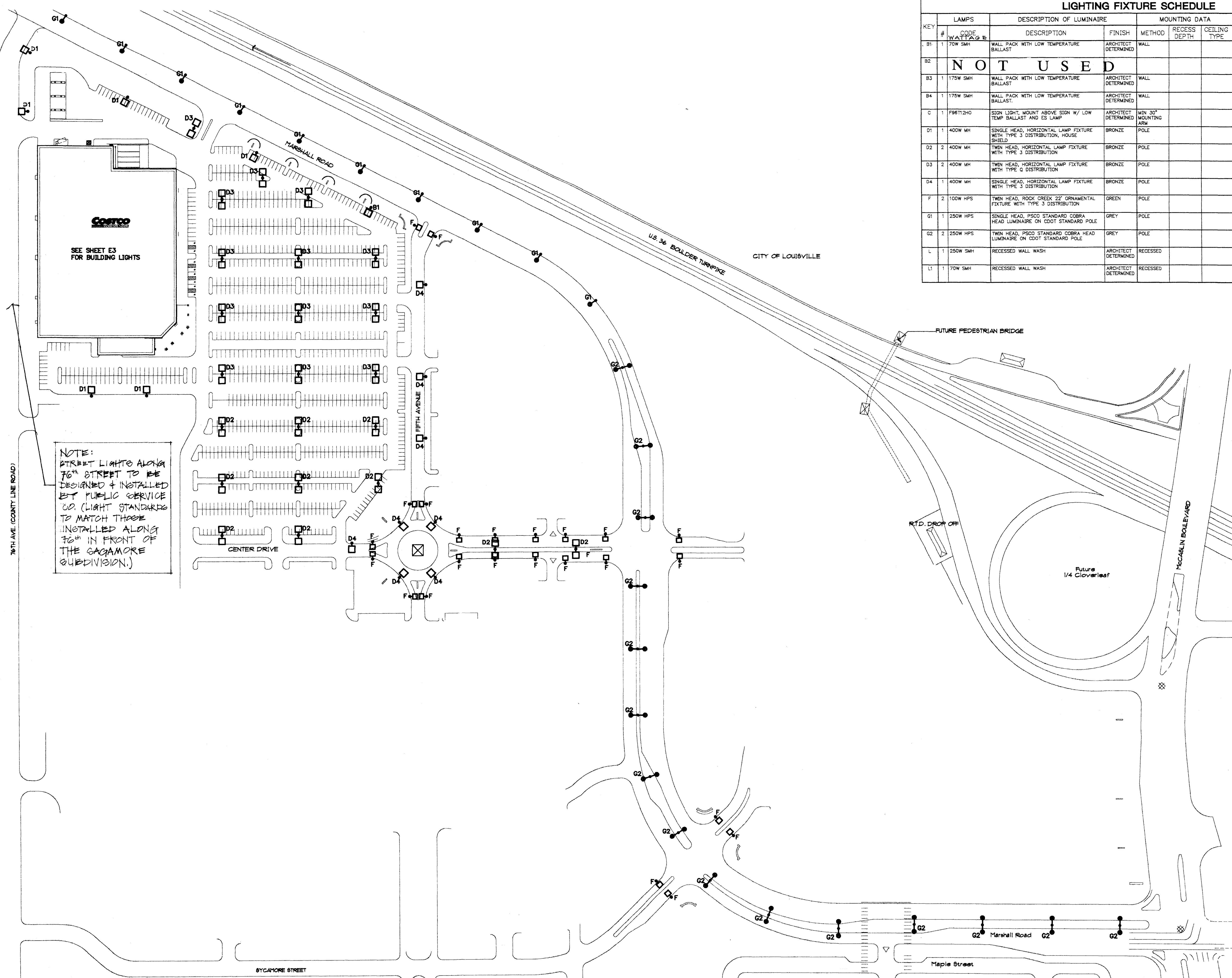
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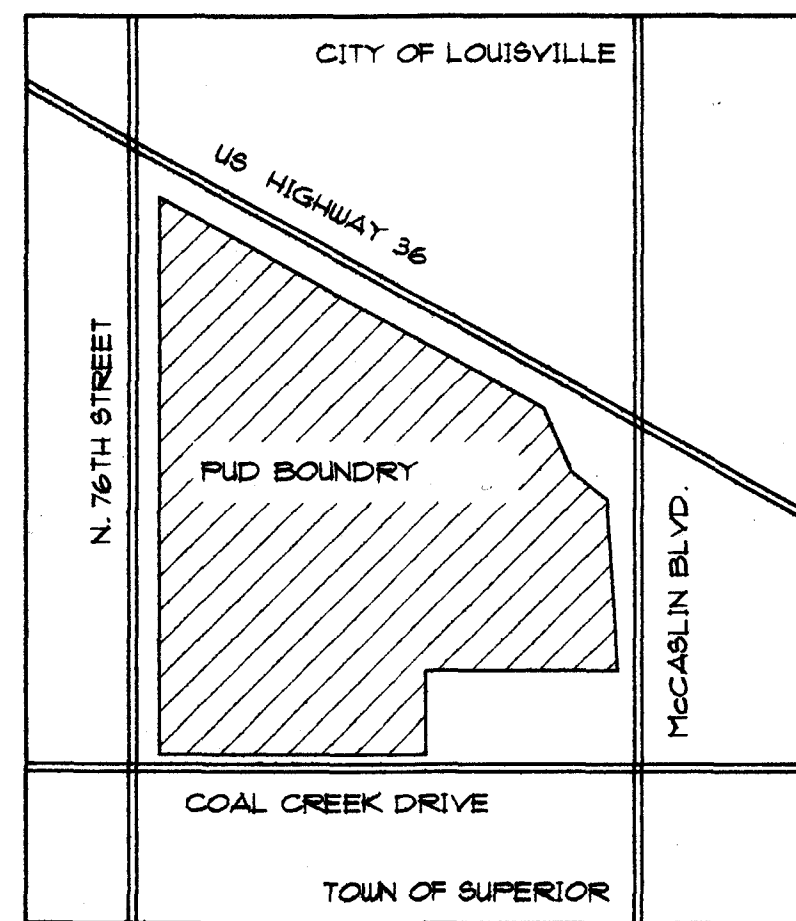
DATE	REVISION
9.30.98	FDP SUBMITTAL
10.20.98	FDP REVISION
1.28.99	FDP REVISION

SUPERIOR MARKETPLACE
 PROJECT NUMBER: 98026
 DRAWN BY: DD
 CHECKED BY: DD/MGM
 DESCRIPTION: SIGN ELEVATIONS

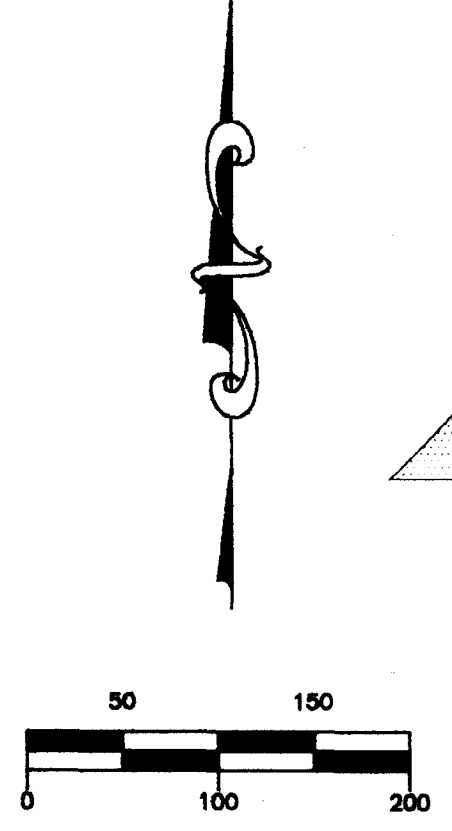
LIGHTING FIXTURE SCHEDULE										
KEY #	LAMPS		DESCRIPTION OF LUMINAIRE		MOUNTING DATA			LUMINAIRE SPECIFICATIONS		
	CODE	WATTAGE	DESCRIPTION	FINISH	METHOD	RECESS DEPTH	CEILING TYPE	MANUFACTURER	CATALOG NUMBER	VOLTS
B1	1	70W SMH	WALL PACK WITH LOW TEMPERATURE BALLAST	ARCHITECT DETERMINED	WALL			MCPHILBEN	101-WT-70MH-277-BRP	277
NOT USED										
B3	1	175W SMH	WALL PACK WITH LOW TEMPERATURE BALLAST	ARCHITECT DETERMINED	WALL			MCPHILBEN	101-WT-175MH-277-BRP	277
B4	1	175W SMH	WALL PACK WITH LOW TEMPERATURE BALLAST	ARCHITECT DETERMINED	WALL			MCPHILBEN	101-WT-175MH-277-BRP	277
C	1	F96T12HO	SIGN LIGHT, MOUNT ABOVE SIGN W/ LOW TEMP BALLAST AND ES LAMP	ARCHITECT DETERMINED	MIN 30" MOUNTING ARM			COLUMBIA OR ROBERT NUART	SLA196HO-OR/SLBB-196HO-277	277
D1	1	400W MH	SINGLE HEAD, HORIZONTAL LAMP FIXTURE WITH TYPE 3 DISTRIBUTION, HOUSE SHIELD	BRONZE	POLE			GARDCO	EI-26-X-3-400MH-277-BRA-HS FLAT LENS	277
D2	2	400W MH	TWIN HEAD, HORIZONTAL LAMP FIXTURE WITH TYPE 3 DISTRIBUTION	BRONZE	POLE			GARDCO	H-19-3-3-400MH-277-BRP FLAT LENS	277
D3	2	400W MH	TWIN HEAD, HORIZONTAL LAMP FIXTURE WITH TYPE 3 DISTRIBUTION	BRONZE	POLE			GARDCO	EI-26-3-3-400MH-277-BRA FLAT LENS	277
D4	1	400W MH	SINGLE HEAD, HORIZONTAL LAMP FIXTURE WITH TYPE 3 DISTRIBUTION	BRONZE	POLE			GARDCO	H-19-1-3-400MH-277-BRP FLAT LENS	277
F	2	100W HPS	TWIN HEAD, ROCK CREEK 22" ORNAMENTAL FIXTURE WITH TYPE 3 DISTRIBUTION	GREEN	POLE			STERNER	40P-35775-00	480
G1	1	250W HPS	SINGLE HEAD, PSCD STANDARD COBRA HEAD LUMINAIRE ON CDOT STANDARD POLE	GREY	POLE			GE	M2R225-SIA2GNC3	0
G2	2	250W HPS	TWIN HEAD, PSCD STANDARD COBRA HEAD LUMINAIRE ON CDOT STANDARD POLE	GREY	POLE			GE	M2R225-SIA2GNC3	0
L	1	250W SMH	RECESSED WALL WASH	ARCHITECT DETERMINED	RECESSED			LITHONIA, METALLUX, OR DAYBRITE	LGH-250W-12WRWFL-277	277
L1	1	70W SMH	RECESSED WALL WASH	ARCHITECT DETERMINED	RECESSED			LITHONIA, METALLUX, OR DAYBRITE	AWH-70W-7-AR-277	277



NOTE:
STREET LIGHTS ALONG 76th STREET TO BE DESIGNED & INSTALLED BY PUBLIC SERVICE CO. (LIGHT STANDARDS TO MATCH THOSE INSTALLED ALONG 76th IN FRONT OF THE GAGAMORE SUBDIVISION.)



VICINITY MAP
NO SCALE



ROOS SZYNSKIE INC.
3045 S. Parker Road
Suite 225
Aurora, CO 80014
(303) 696-2602

REVISED 1.28.99
REVISED 12/4/98

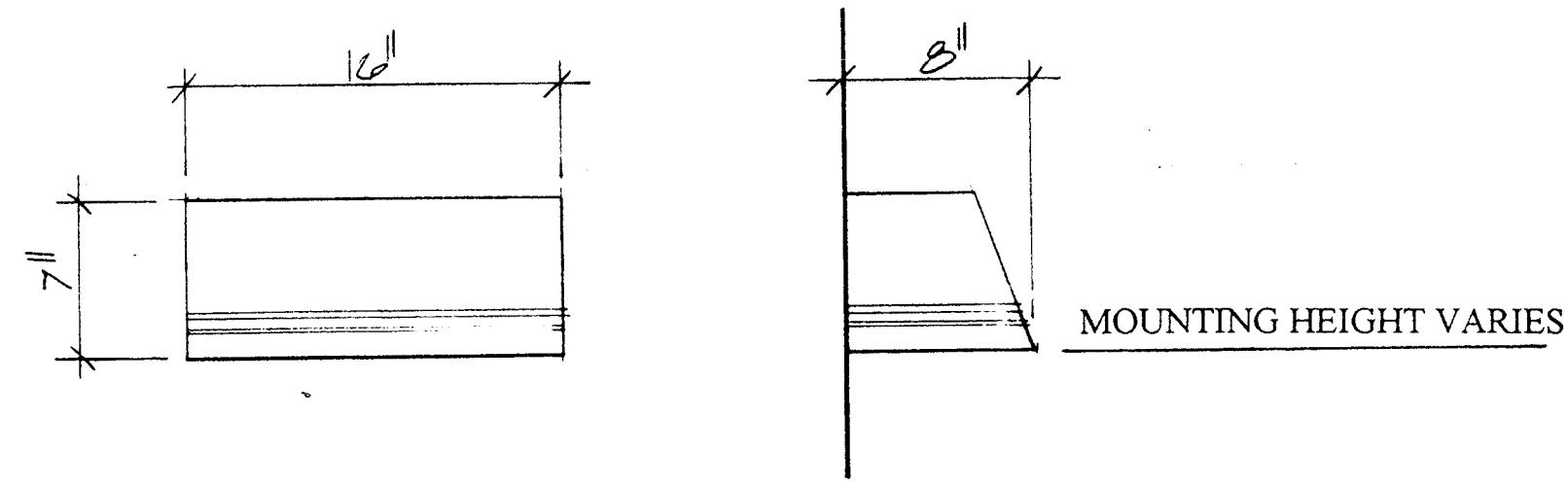
SUPERIOR MARKETPLACE
A portion of the E 1/2 of Section 22, T 5N, R 69W of the 6th Principal Meridian

ELCOR DEVELOPMENT, LLC

SHEET E1

THE NUHNER GROUP, LTD.

ELECTRICAL SITE PLAN

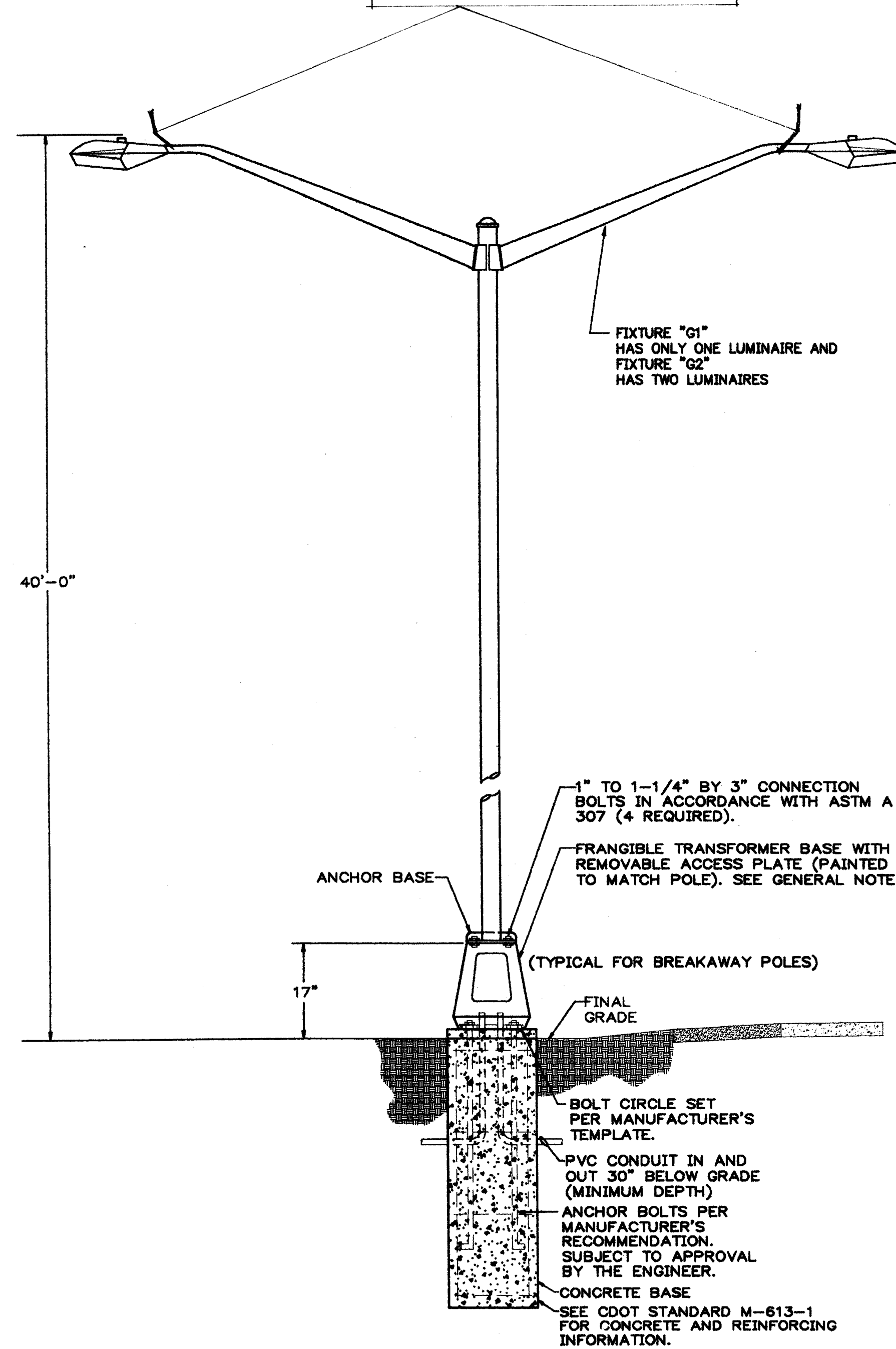


Wall Mounted Light Fixture

McPhilben 101 TRAPAZOIDAL SCONCE
LAMPS VARY, 70-175W MH

FIXTURE 'B1-B4'

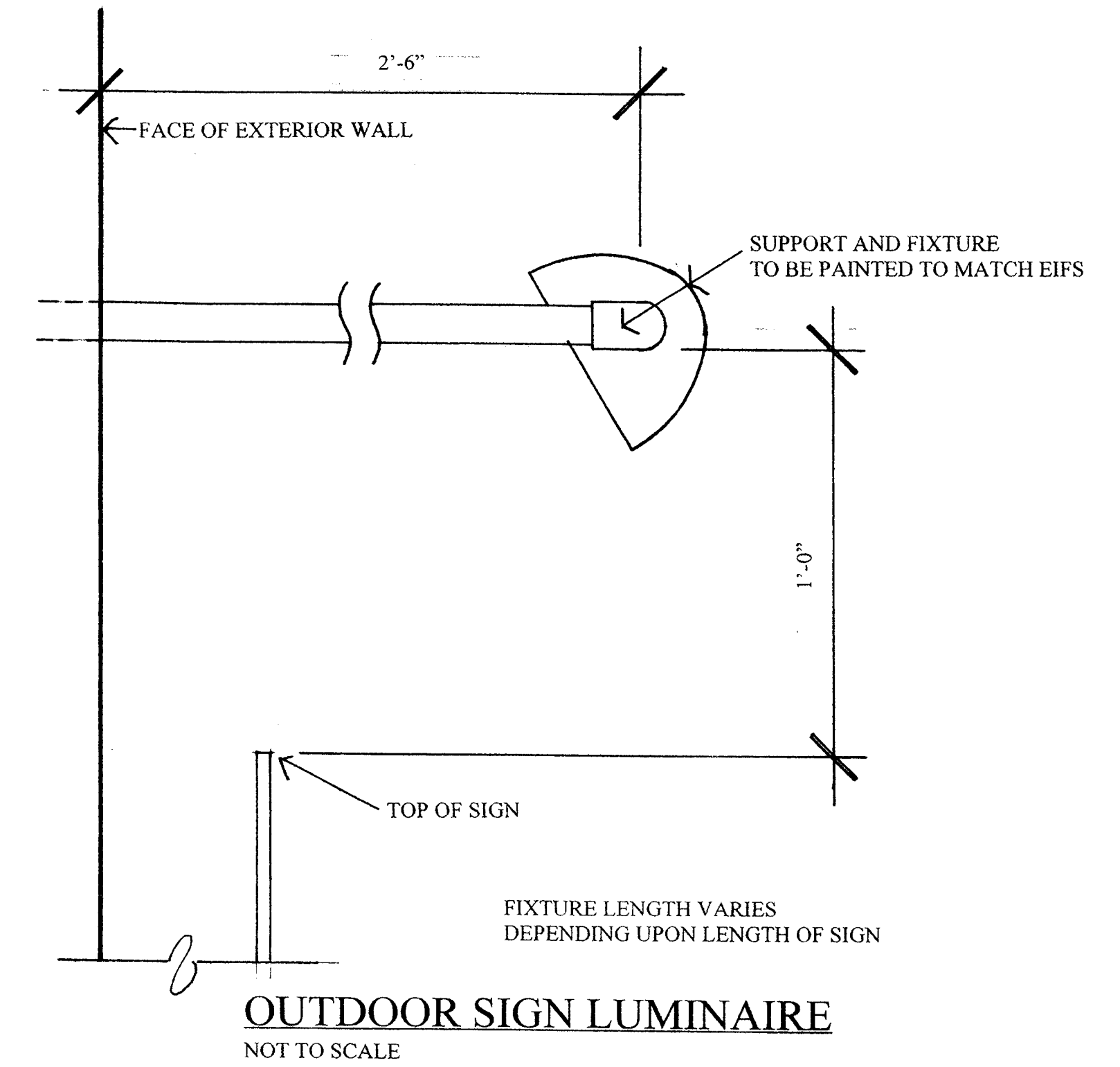
NOTE:
LUMINAIRES NEED TO
BE DOWNCAST.



FIXTURE TYPE "G1" & "G2" MOUNTING DETAIL

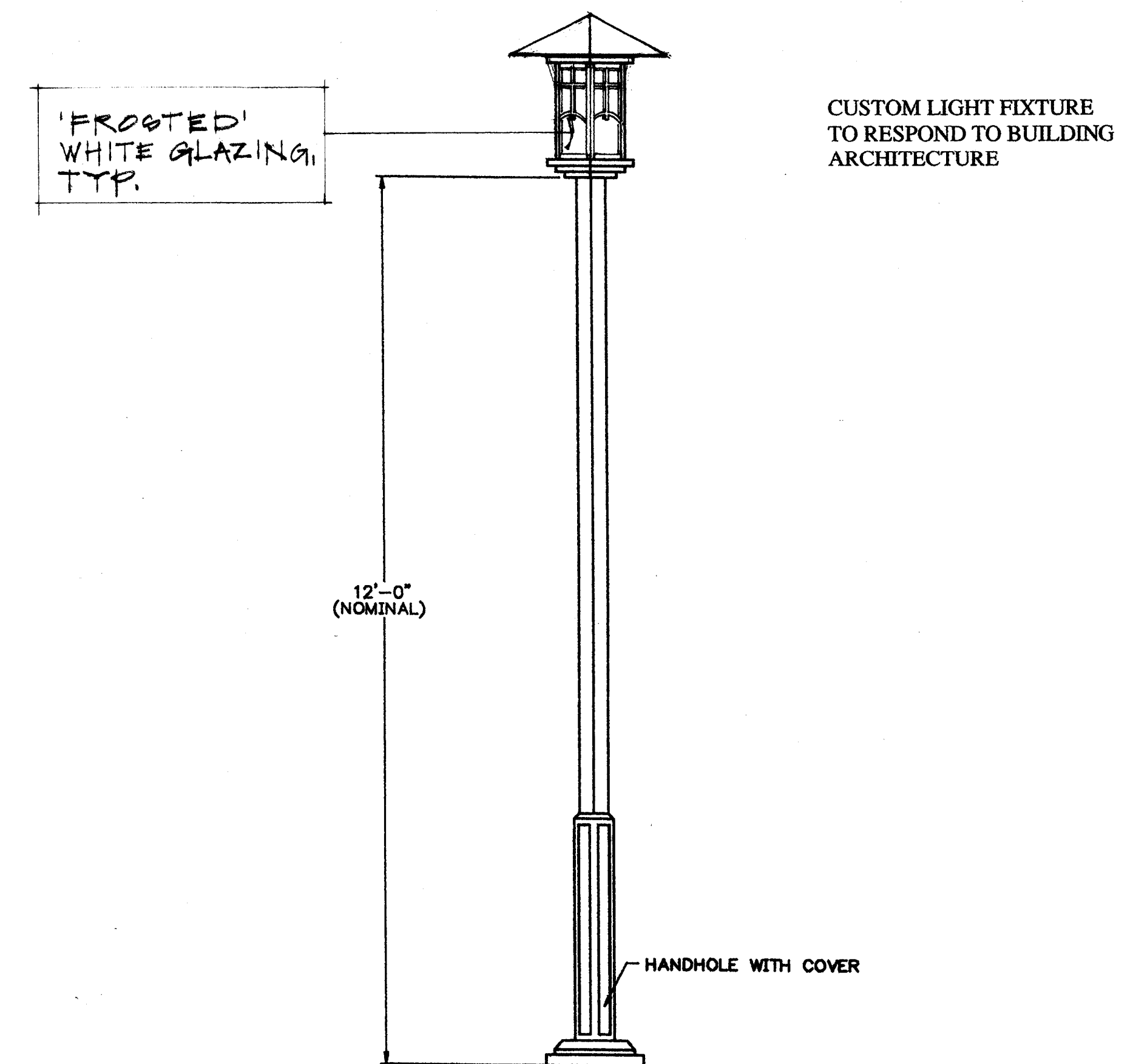
NOTE: FOR INFORMATION ONLY.
POLES AND LUMINAIRES TO BE INSTALLED BY P.S.Co.

MARSHALL ROAD LIGHTING



OUTDOOR SIGN LUMINAIRE
NOT TO SCALE

FIXTURE 'C'



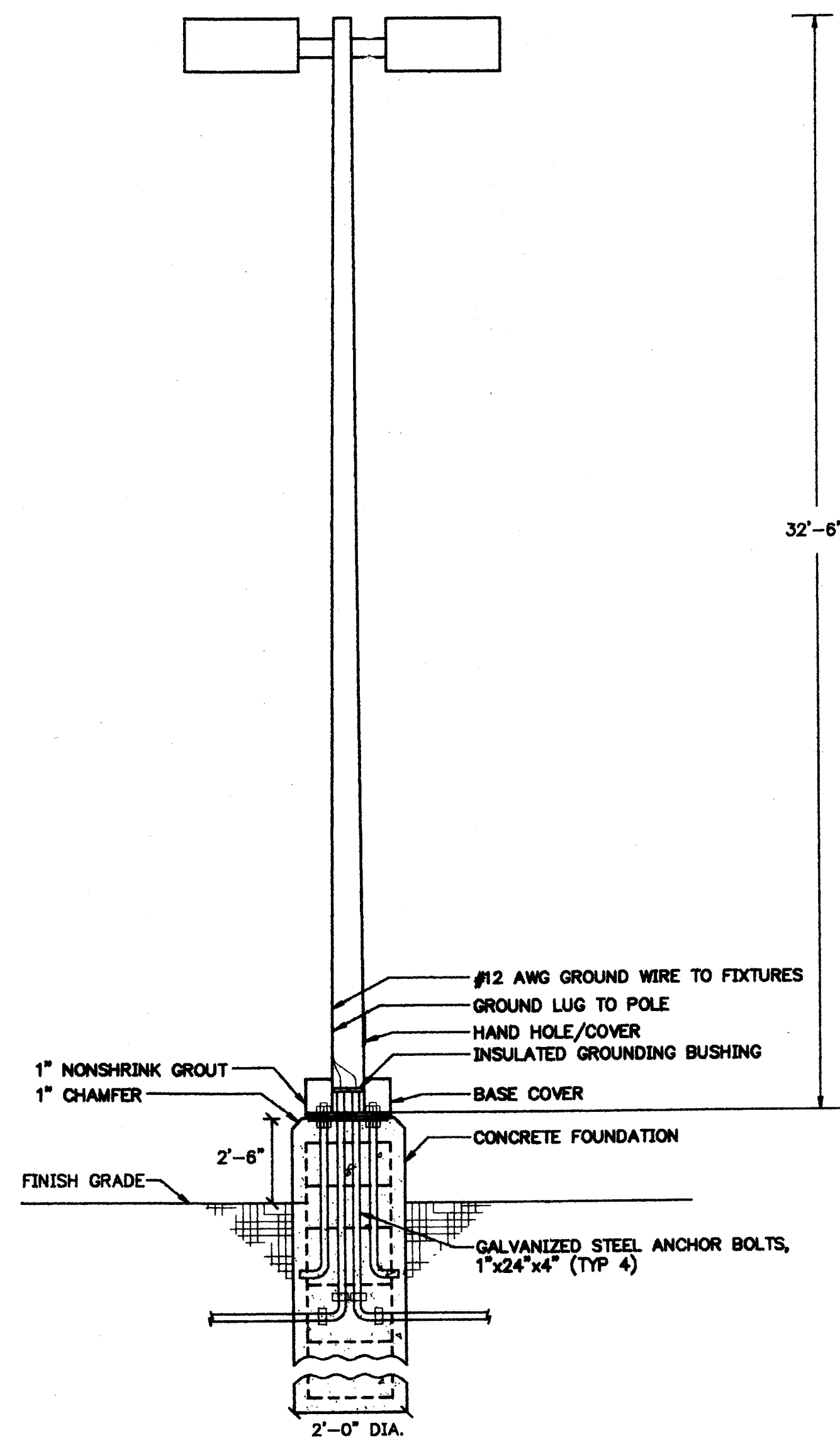
FIXTURE TYPE "F" MOUNTING DETAIL

NOT TO SCALE

SIDEWALK/ACCENT LIGHTING

"L" & "L1" FIXTURES ARE RECESSED
CAN LIGHTS, NOT VISIBLE

**NO PICTURE AVAILABLE
FIXTURE TYPE 'L'**



FIXTURE 'D1-D4'

NOT TO SCALE

PARKING LOT LIGHTING

**ROOS
SZYNSKIE Z**
3045 S. Parker Road
Suite 225
Aurora, CO 80014
(303) 696-2602

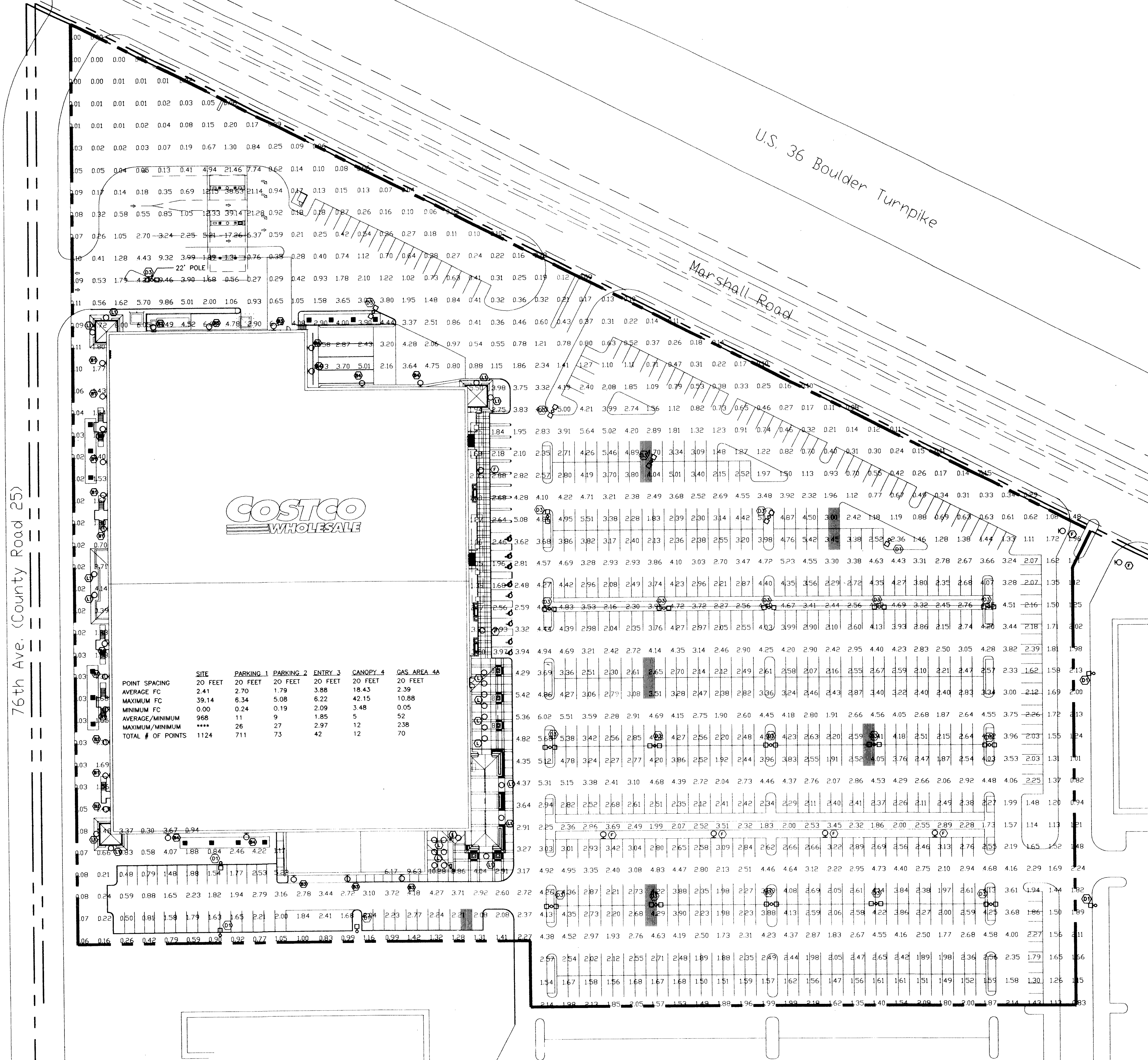
REVISED 1.28.99
REVISED 12/4/98
REVISED 10/20/98

SUPERIOR MARKETPLACE
A portion of the E/2 of Section 22, T.30, R.69W of the 4th Principal Meridian
ELCOR DEVELOPMENT, LLC

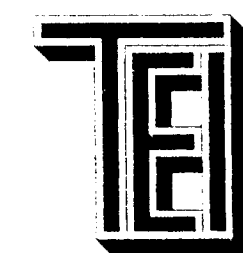
**SHEET
E2**

OPERATIONAL RESTRICTIONS

- 1) Parking lot light fixtures or the overall parking lot light levels must be reduced to 25% of the operational levels during nighttime hours at closing time.
- 2) Fueling station canopy lights are to be turned off at closing time.



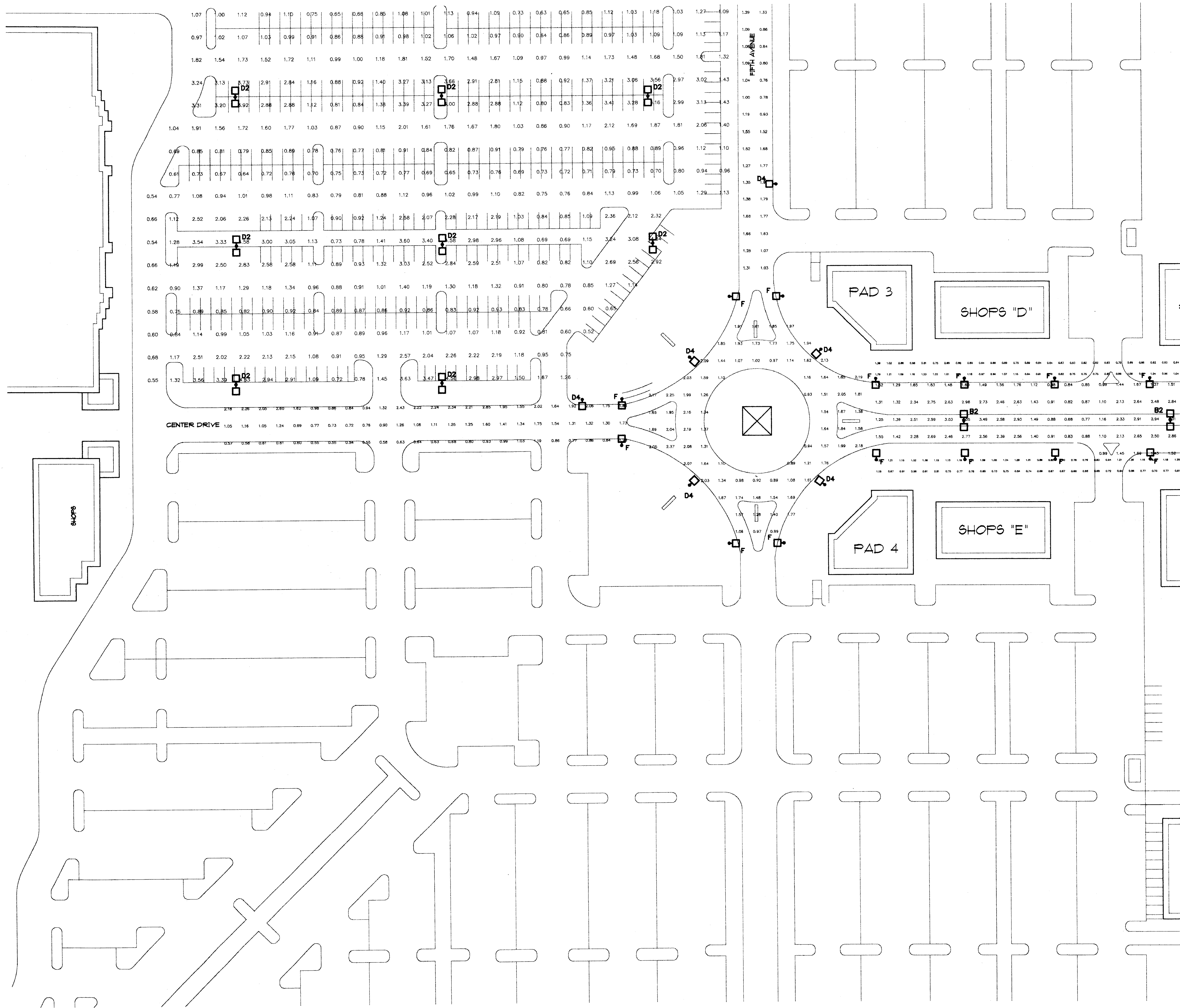
REVISED JANUARY 28, 1999



T.E. Inc.
 14900 INTERURBAN AVENUE SOUTH
 SUITE 203
 TUKWILA, WA 98188
 PHONE: 206-241-2012
 FAX: 206-241-3101

SUPERIOR MARKETPLACE <small>A portion of the 1/2 of Section 22, T3S, R6W of the Old Principal Meridian</small>	
ELCOR DEVELOPMENT, LLC THE HUIKON GROUP, LTD.	<h1>SHEET E3</h1>

PLAN 2 - SUPERIOR MARKETPLACE, ILL. PLAN 2



PLANE : MAJOR 2 PARKING
 POINT SPACING LEFT-TO-RIGHT = 20 ft
 POINT SPACING TOP-TO-BOTTOM = 20 ft
 LOWER LEFTHAND CORNER OF PLANE:
 X = -229.2 Y = 458.3 Z = 0
 UPPER RIGHTHAND CORNER OF PLANE:
 X = 273 Y = 801.9 Z = 0
 LIGHT METER IS NORMAL TO PLANE
AVERAGE fc = 1.47
 MAXIMUM fc = 4.64
MINIMUM fc = .52
AVERAGE/MINIMUM = 2.83
 MAXIMUM/MINIMUM = 8.92
 TOTAL NUMBER OF POINTS = 391

PLANE : CENTER DRIVE (WEST)
 POINT SPACING LEFT-TO-RIGHT = 15 ft
 POINT SPACING TOP-TO-BOTTOM = 15 ft
 LOWER LEFTHAND CORNER OF PLANE:
 X = -162.5 Y = 403.3 Z = 0
 UPPER RIGHTHAND CORNER OF PLANE:
 X = 184 Y = 439.7 Z = 0
 LIGHT METER IS NORMAL TO PLANE
AVERAGE fc = 1.27
 MAXIMUM fc = 2.85
MINIMUM fc = .54
AVERAGE/MINIMUM = 2.35
 MAXIMUM/MINIMUM = 5.28
 TOTAL NUMBER OF POINTS = 72

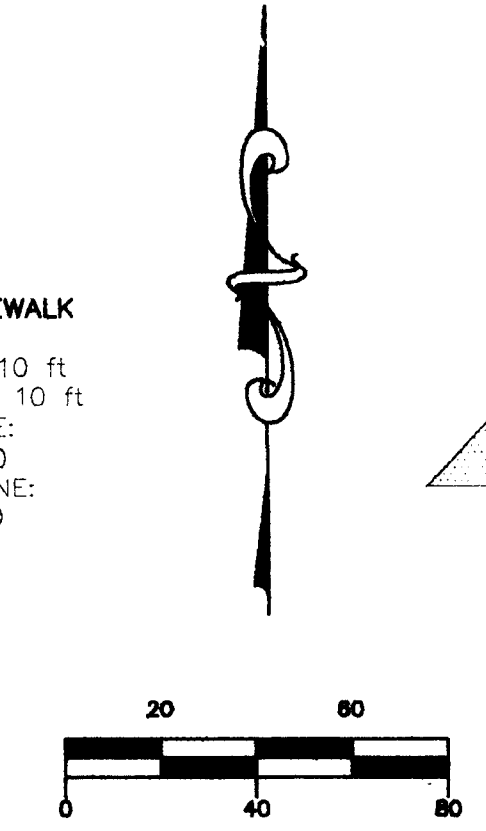
PLANE : ROUNDABOUT
 POINT SPACING LEFT-TO-RIGHT = 15 ft
 POINT SPACING TOP-TO-BOTTOM = 15 ft
 LOWER LEFTHAND CORNER OF PLANE:
 X = 208.2 Y = 322.3 Z = 0
 UPPER RIGHTHAND CORNER OF PLANE:
 X = 393.6 Y = 513.3 Z = 0
 LIGHT METER IS NORMAL TO PLANE
AVERAGE fc = 1.61
 MAXIMUM fc = 2.37
MINIMUM fc = .89
AVERAGE/MINIMUM = 1.81
 MAXIMUM/MINIMUM = 2.66
 TOTAL NUMBER OF POINTS = 80

PLANE : CENTER DRIVE (EAST)
 POINT SPACING LEFT-TO-RIGHT = 15 ft
 POINT SPACING TOP-TO-BOTTOM = 15 ft
 LOWER LEFTHAND CORNER OF PLANE:
 X = 406 Y = 390.1 Z = 0
 UPPER RIGHTHAND CORNER OF PLANE:
 X = 737 Y = 459.4 Z = 0
 LIGHT METER IS NORMAL TO PLANE
AVERAGE fc = 1.87
 MAXIMUM fc = 4.05
MINIMUM fc = .68
AVERAGE/MINIMUM = 2.75
 MAXIMUM/MINIMUM = 5.96
 TOTAL NUMBER OF POINTS = 102

PLANE : CENTER DRIVE NORTH SIDEWALK
 POINT SPACING LEFT-TO-RIGHT = 10 ft
 POINT SPACING TOP-TO-BOTTOM = 10 ft
 LOWER LEFTHAND CORNER OF PLANE:
 X = 405.8 Y = 460 Z = 0
 UPPER RIGHTHAND CORNER OF PLANE:
 X = 734.1 Y = 474.2 Z = 0
 LIGHT METER IS NORMAL TO PLANE
AVERAGE fc = .86
 MAXIMUM fc = 1.79
MINIMUM fc = .61
AVERAGE/MINIMUM = 1.41
 MAXIMUM/MINIMUM = 2.93
 TOTAL NUMBER OF POINTS = 66

PLANE : CENTER DRIVE SOUTH SIDEWALK
 POINT SPACING LEFT-TO-RIGHT = 10 ft
 POINT SPACING TOP-TO-BOTTOM = 10 ft
 LOWER LEFTHAND CORNER OF PLANE:
 X = 406.5 Y = 374.8 Z = 0
 UPPER RIGHTHAND CORNER OF PLANE:
 X = 734.1 Y = 390.9 Z = 0
 LIGHT METER IS NORMAL TO PLANE
AVERAGE fc = 1.02
 MAXIMUM fc = 4.29
MINIMUM fc = .67
AVERAGE/MINIMUM = 1.52
 MAXIMUM/MINIMUM = 6.4
 TOTAL NUMBER OF POINTS = 66

PLANE : 5TH AVENUE
 POINT SPACING LEFT-TO-RIGHT = 15 ft
 POINT SPACING TOP-TO-BOTTOM = 15 ft
 LOWER LEFTHAND CORNER OF PLANE:
 X = 291 Y = 552.8 Z = 0
 UPPER RIGHTHAND CORNER OF PLANE:
 X = 316.8 Y = 1124.2 Z = 0
 LIGHT METER IS NORMAL TO PLANE
AVERAGE fc = 1.19
 MAXIMUM fc = 1.91
MINIMUM fc = .5
AVERAGE/MINIMUM = 2.38
 MAXIMUM/MINIMUM = 3.82
 TOTAL NUMBER OF POINTS = 78



ROOS SZYNSKIE INC.
 3045 S. Parker Road
 Suite 225
 Aurora, CO 80014
 (303) 696-2602

REVISED 1.28.99
REVISED 12/4/98

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

ELCON DEVELOPMENT, LLC

SHEET E4

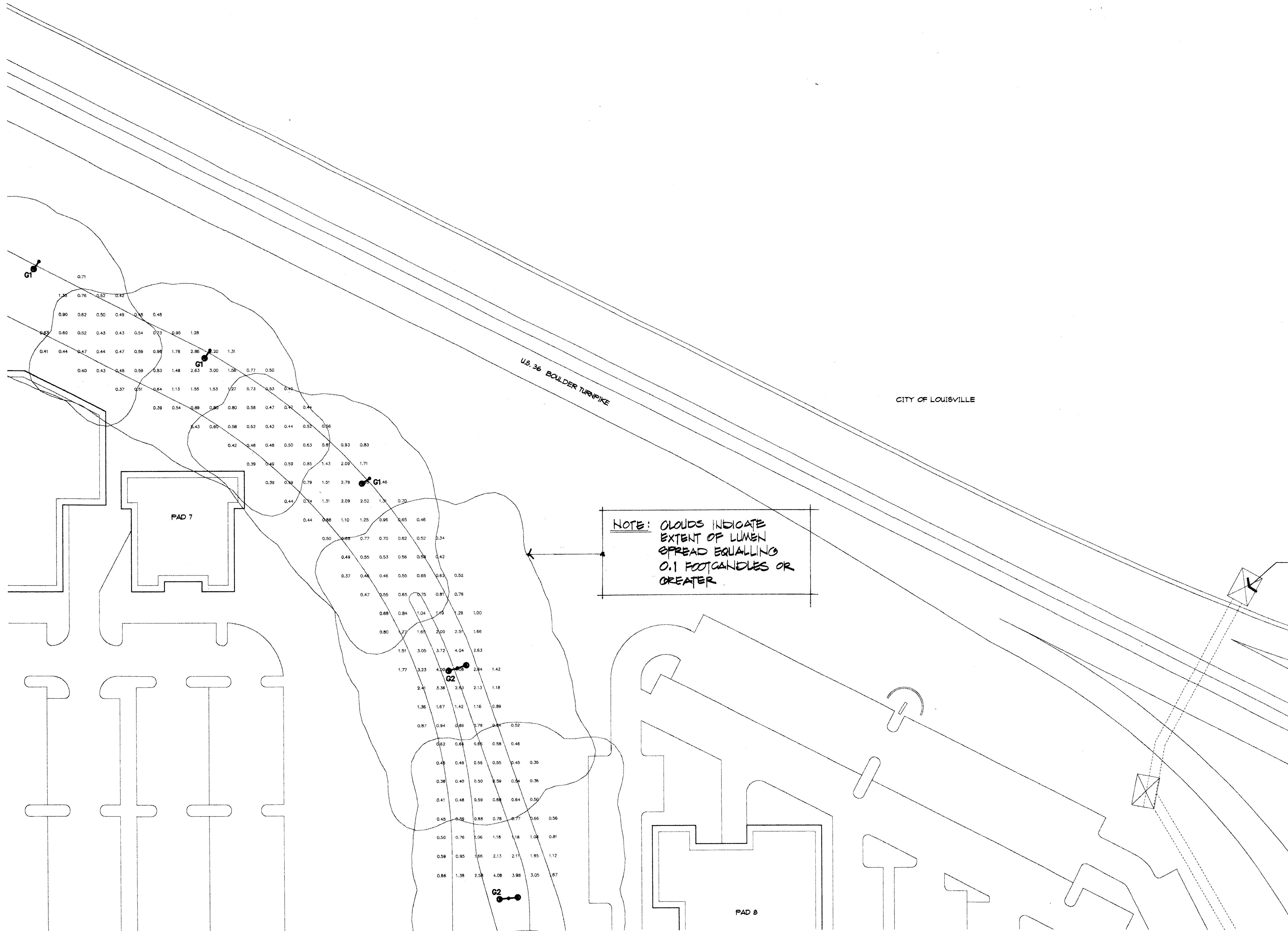
THE HULBERT GROUP, LTD.

MAJOR 2 PARKING & CENTER DR. ILLUMINATION

PLANE : MARSHALL ROAD

POINT SPACING LEFT-TO-RIGHT = 15 ft
 POINT SPACING TOP-TO-BOTTOM = 15 ft
 LOWER LEFTHAND CORNER OF PLANE:
 X = 446.6 Y = 677.7 Z = 0
 UPPER RIGHTHAND CORNER OF PLANE:
 X = 854.5 Y = 1174.9 Z = 0
 LIGHT METER IS NORMAL TO PLANE

AVERAGE fc = 1.04
 MAXIMUM fc = 4.08
 MINIMUM fc = .34
 AVERAGE/MINIMUM = 3.06
 MAXIMUM/MINIMUM = 12
 TOTAL NUMBER OF POINTS = 221



ROOS SZYNSKIE INC.
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 Aurora, CO 80014
 (303) 696-2602

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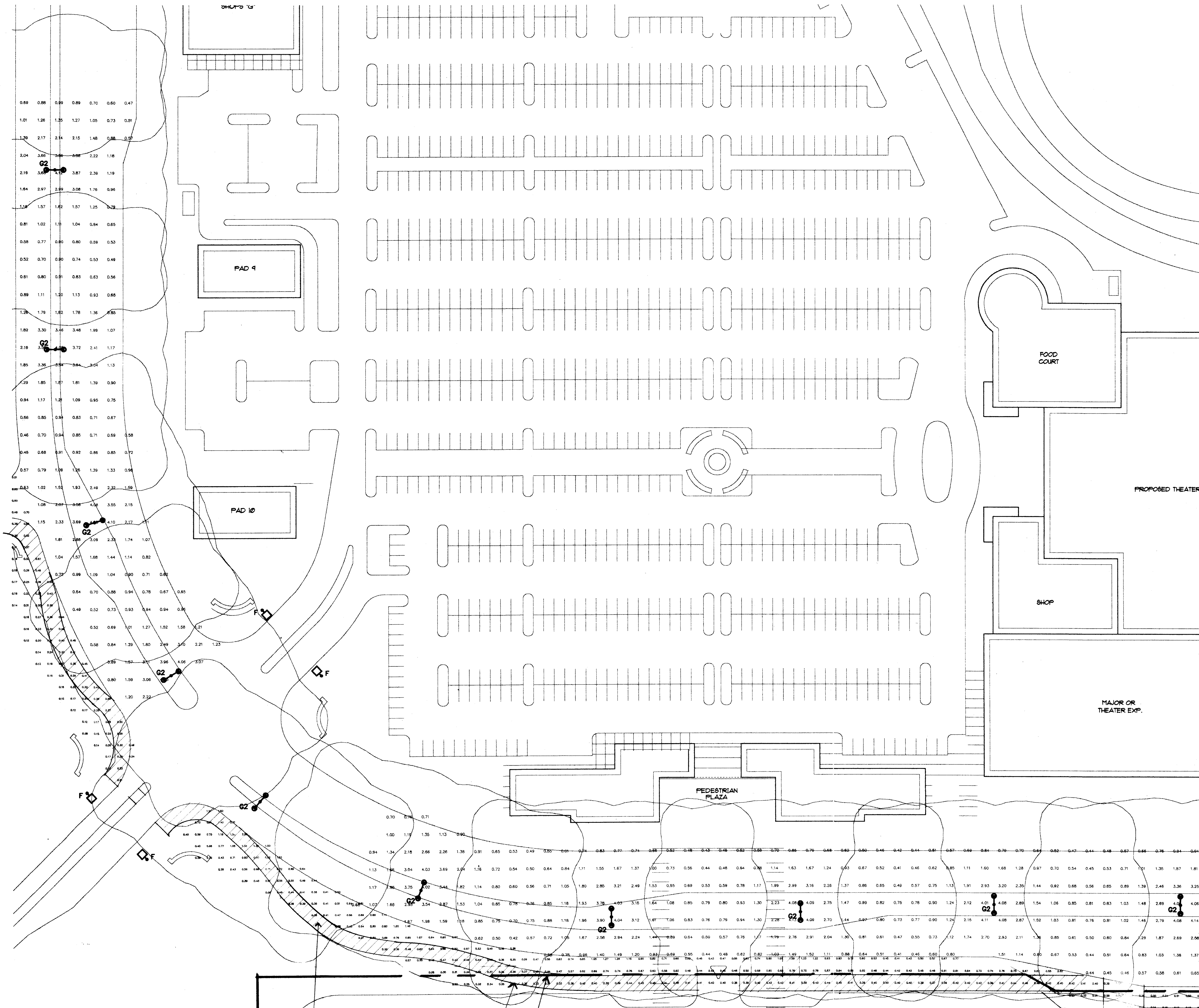
SUPERIOR MARKETPLACE
 A portion of the E 1/2 of Section 22, T 50 N, R 69 W of the 6th Principal Meridian

ELCON DEVELOPMENT, LLC

SHEET E5

THE HULVERN GROUP, LTD.

MARSHALL RD. NORTH CURVE ILLUMINATION

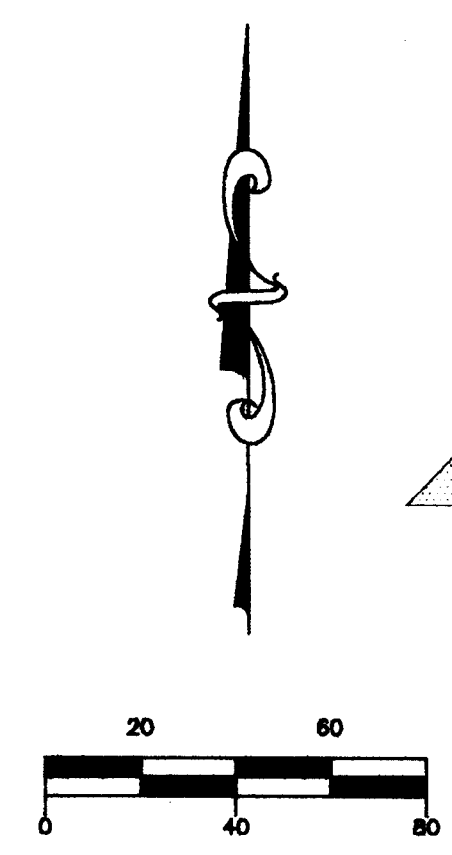


PLANE : MARSHALL ROAD (NORTH-SOUTH)
 POINT SPACING LEFT-TO-RIGHT = 15 ft
 POINT SPACING TOP-TO-BOTTOM = 15 ft
 LOWER LEFTHAND CORNER OF PLANE:
 X = 731.4 Y = -274.1 Z = 0
 UPPER RIGHTHAND CORNER OF PLANE:
 X = 959.6 Y = 252.1 Z = 0
 LIGHT METER IS NORMAL TO PLANE
 AVERAGE fc = 1.52
 MAXIMUM fc = 4.12
 MINIMUM fc = .45
 AVERAGE/MINIMUM = 3.38
 MAXIMUM/MINIMUM = 9.16
 TOTAL NUMBER OF POINTS = 218

PLANE : MARSHALL ROAD (EAST-WEST)
 POINT SPACING LEFT-TO-RIGHT = 15 ft
 POINT SPACING TOP-TO-BOTTOM = 15 ft
 LOWER LEFTHAND CORNER OF PLANE:
 X = 1045.2 Y = -528.7 Z = 0
 UPPER RIGHTHAND CORNER OF PLANE:
 X = 1929.1 Y = -340.9 Z = 0
 LIGHT METER IS NORMAL TO PLANE
 AVERAGE fc = 1.29
 MAXIMUM fc = 4.14
 MINIMUM fc = .41
 AVERAGE/MINIMUM = 3.15
 MAXIMUM/MINIMUM = 10.1
 TOTAL NUMBER OF POINTS = 404

PLANE : MARSHALL ROAD (NORTH-SOUTH)
 POINT SPACING LEFT-TO-RIGHT = 10 ft
 POINT SPACING TOP-TO-BOTTOM = 10 ft
 LOWER LEFTHAND CORNER OF PLANE:
 X = 739.3 Y = -350.3 Z = 0
 UPPER RIGHTHAND CORNER OF PLANE:
 X = 872.2 Y = 365.3 Z = 0
 LIGHT METER IS NORMAL TO PLANE
 AVERAGE fc = .43
 MAXIMUM fc = 1.24
 MINIMUM fc = .09
 AVERAGE/MINIMUM = 4.78
 MAXIMUM/MINIMUM = 13.78
 TOTAL NUMBER OF POINTS = 229

PLANE : MARSHALL ROAD (EAST-WEST)
 POINT SPACING LEFT-TO-RIGHT = 10 ft
 POINT SPACING TOP-TO-BOTTOM = 10 ft
 LOWER LEFTHAND CORNER OF PLANE:
 X = 885.7 Y = -527.3 Z = 0
 UPPER RIGHTHAND CORNER OF PLANE:
 X = 1985.5 Y = -346.6 Z = 0
 LIGHT METER IS NORMAL TO PLANE
 AVERAGE fc = .52
 MAXIMUM fc = 2.21
 MINIMUM fc = .1
 AVERAGE/MINIMUM = 5.2
 MAXIMUM/MINIMUM = 22.1
 TOTAL NUMBER OF POINTS = 320



**ROOS
 SZYNSKIE**
 3045 S. Parker Road
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 (303) 696-2602

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

ELCOR DEVELOPMENT, LLC

**SHEET
 E6**

THE HULBURN GROUP, LTD.

PROPOSED SIDEWALK
 SHOW HATCHED

PROPERTY LINE/
 MAPLE ST. R.O.W.

MARSHALL RD. (NORTH & WEST) ILLUMINATION

FUTURE MAPLE ST.

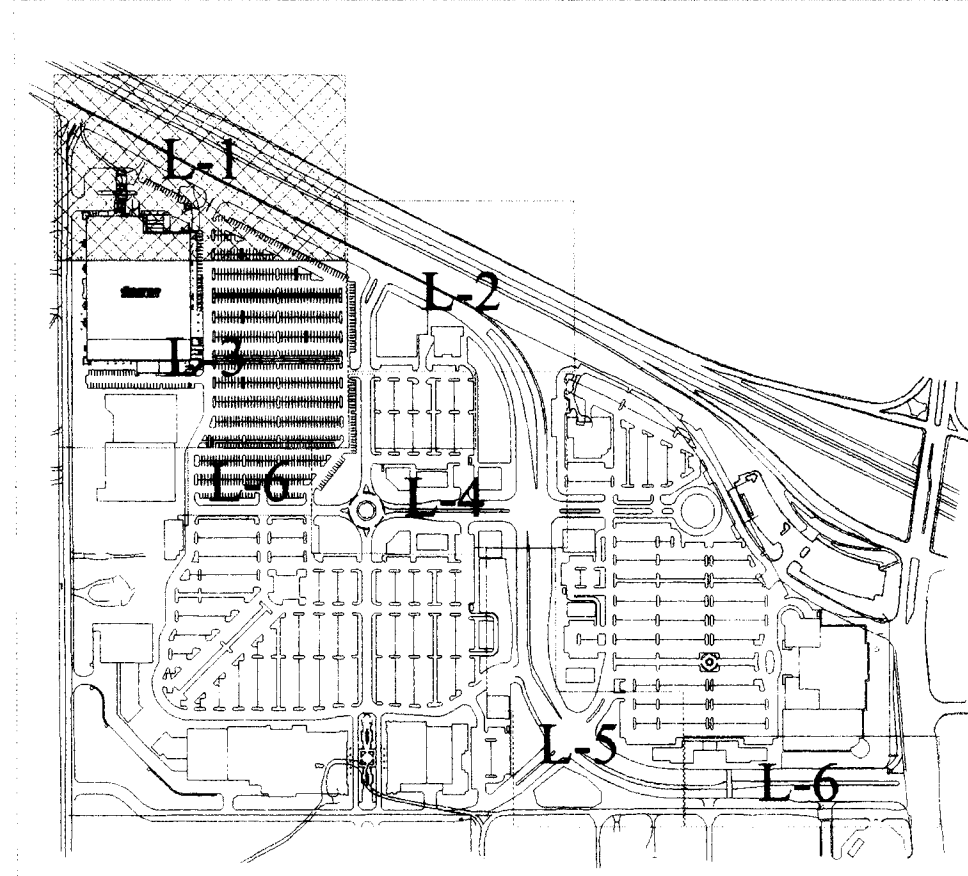
SUPERIOR MARKETPLACE
FINAL DEVELOPMENT PLAN
SUPERIOR, COLORADO

Owner:

Issue Date	F.D.P. 08-28-1998
RE-SUBMITTAL	F.D.P. 09-28-1998
RE-SUBMITTAL	F.D.P. 10-23-1998
RE-SUBMITTAL	F.D.P. 11-11-1998
Revision Date	F.D.P. 12-3-1998
	F.D.P. 1-11-1999
	F.D.P. 2-11-1999

Sheet Title
LANDSCAPE
PLAN

Sheet Number
L-1



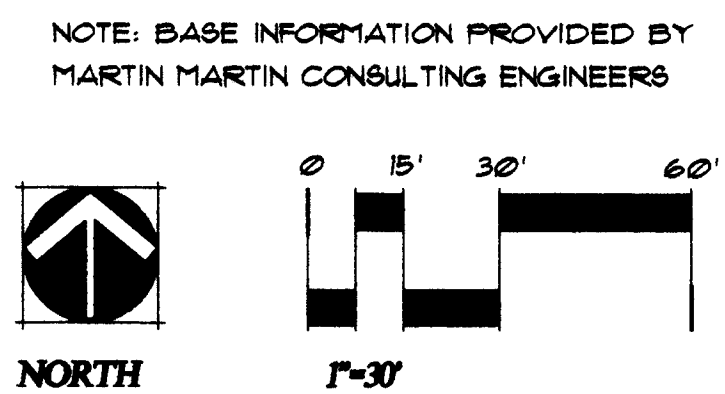
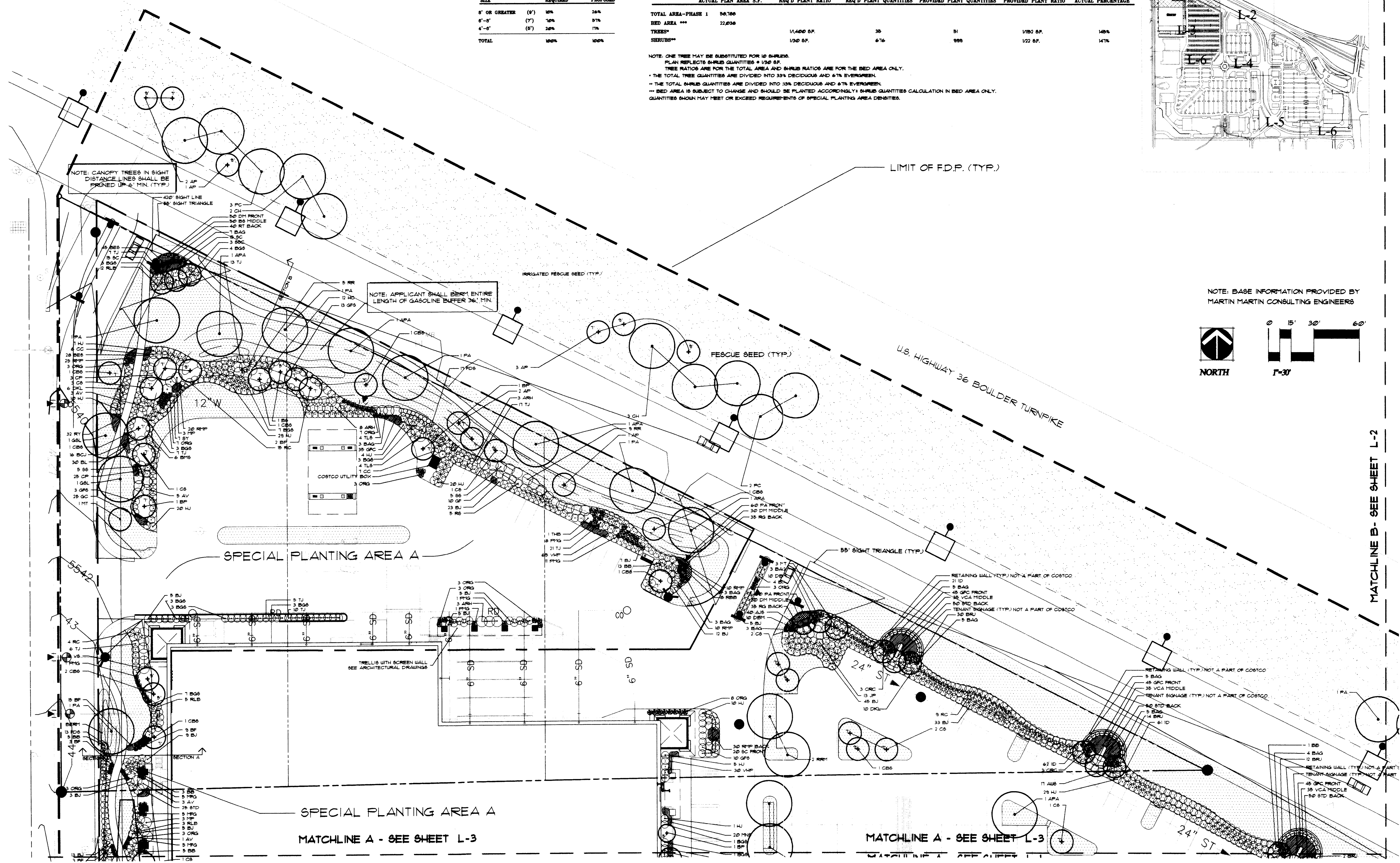
EVERGREEN TREE SIZE RATIO

SIZE	REQUIRED	PROPOSED
8' OR GREATER (9')	10%	26%
6'-8' (7')	70%	81%
4'-6' (5')	20%	11%
TOTAL	100%	100%

SPECIAL PLANTING AREA A- BEHIND COSTCO AND NORTH OF GAS STATION

ACTUAL PLAN AREA S.F.	REQ'D PLANT RATIO	REQ'D PLANT QUANTITIES	PROVIDED PLANT QUANTITIES	PROVIDED PLANT RATIO	ACTUAL PERCENTAGE
TOTAL AREA-PHASE 1		56,700			
BED AREA ***		22,030			
TREES**	1/400 S.F.	30	51	1/192 S.F.	169%
SHRUBS**	1/200 S.F.	676	999	1/22 S.F.	147%

NOTE: ONE TREE MAY BE SUBSTITUTED FOR 10 SHRUBS.
PLAN REFLECTS SHRUB QUANTITIES @ 1/200 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 35% DECIDUOUS AND 65% EVERGREEN.
*** BED AREA IS SUBJECT TO CHANGE AND SHOULD BE PLANTED ACCORDINGLY; SHRUB QUANTITIES CALCULATION IN BED AREA ONLY. QUANTITIES SHOWN MAY MEET OR EXCEED REQUIREMENTS OF SPECIAL PLANTING AREA DENSITIES.



MATCHLINE B - SEE SHEET L-2

SPECIAL PLANTING AREA A
MATCHLINE A - SEE SHEET L-3

MATCHLINE A - SEE SHEET L-3

DRAWN BY: JPB
FILE NAME: LANDSC

SUPERIOR MARKETPLACE
 FINAL DEVELOPMENT PLAN
 SUPERIOR, COLORADO

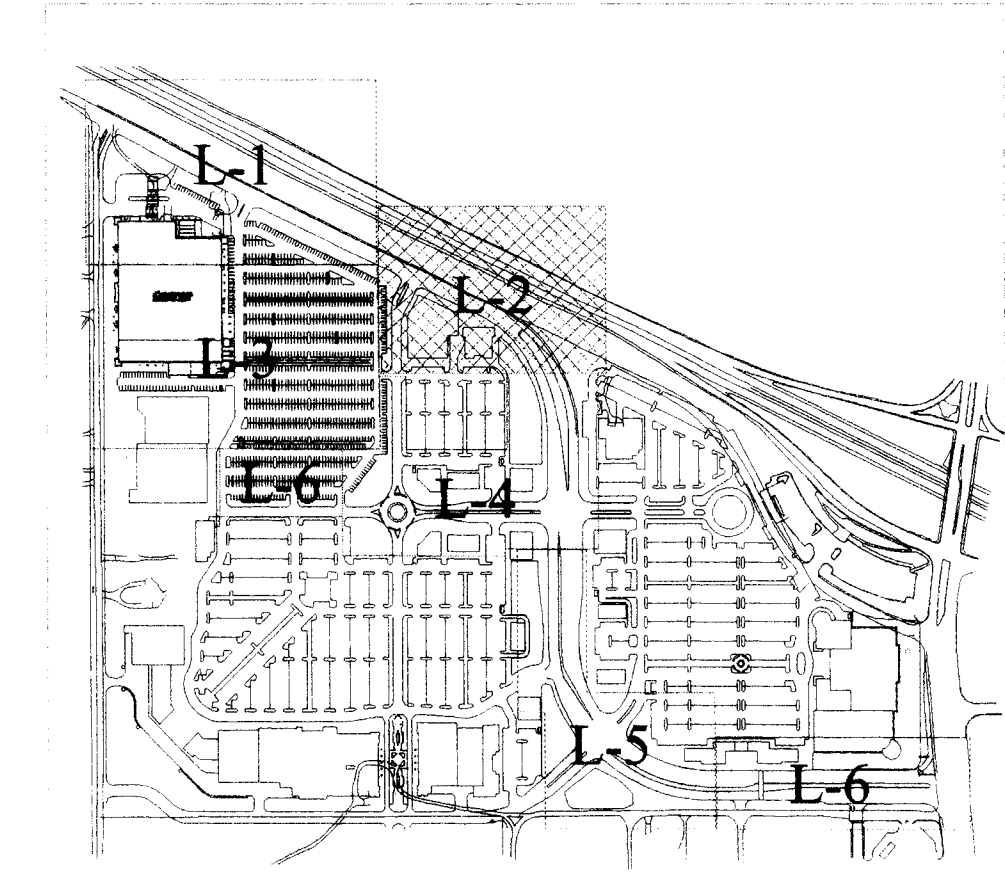
Owner:

Issue Date
F.D.P. 08-28-1998
RE-SUBMITTAL F.D.P. 09-28-1998
RE-SUBMITTAL F.D.P. 10-23-1998
F.D.P. 11-17-1998

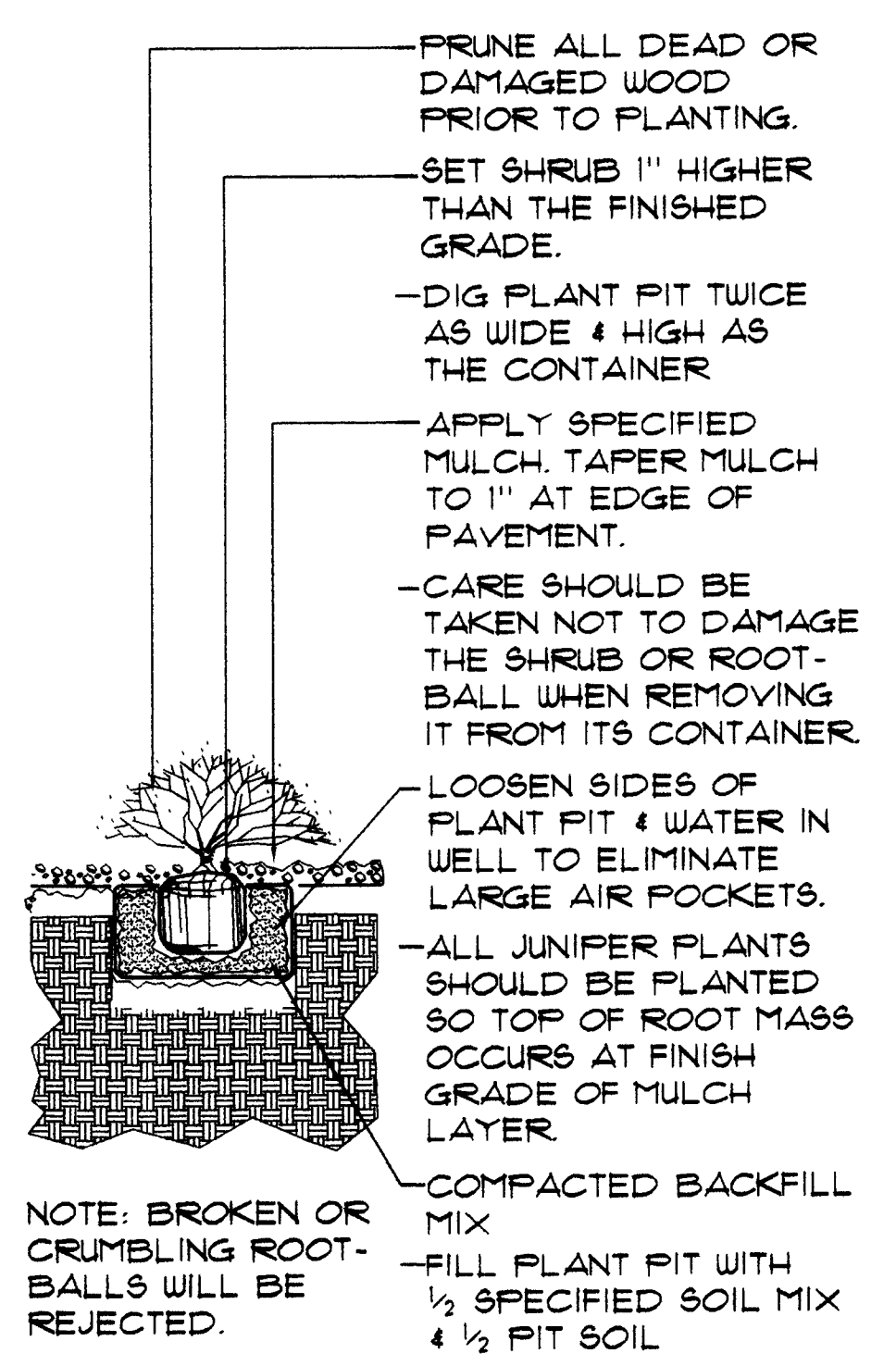
Revision Date
F.D.P. 12-3-1998
F.D.P. 1-11-1999
F.D.P. 2-11-1999

Sheet Title
 LANDSCAPE PLAN

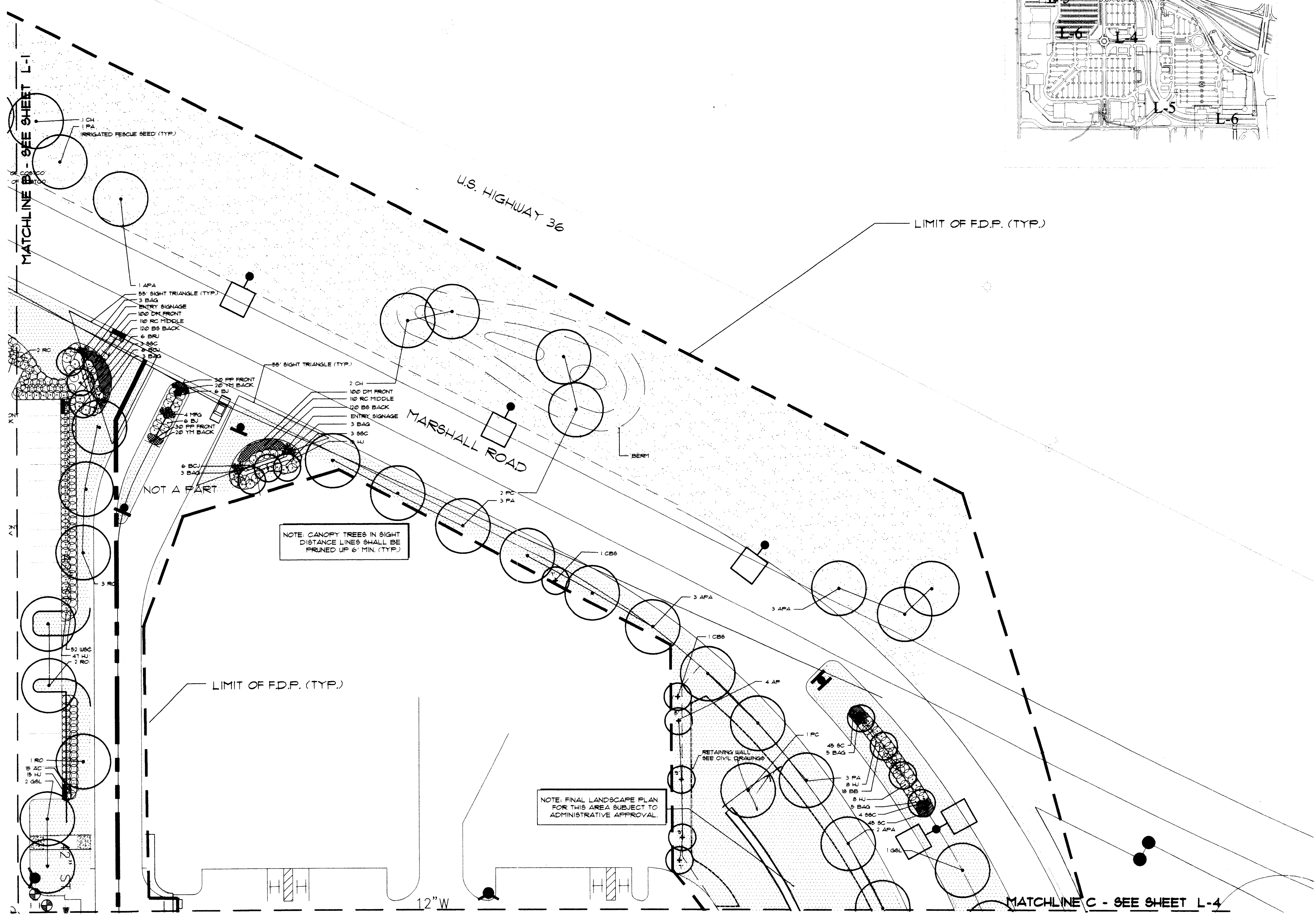
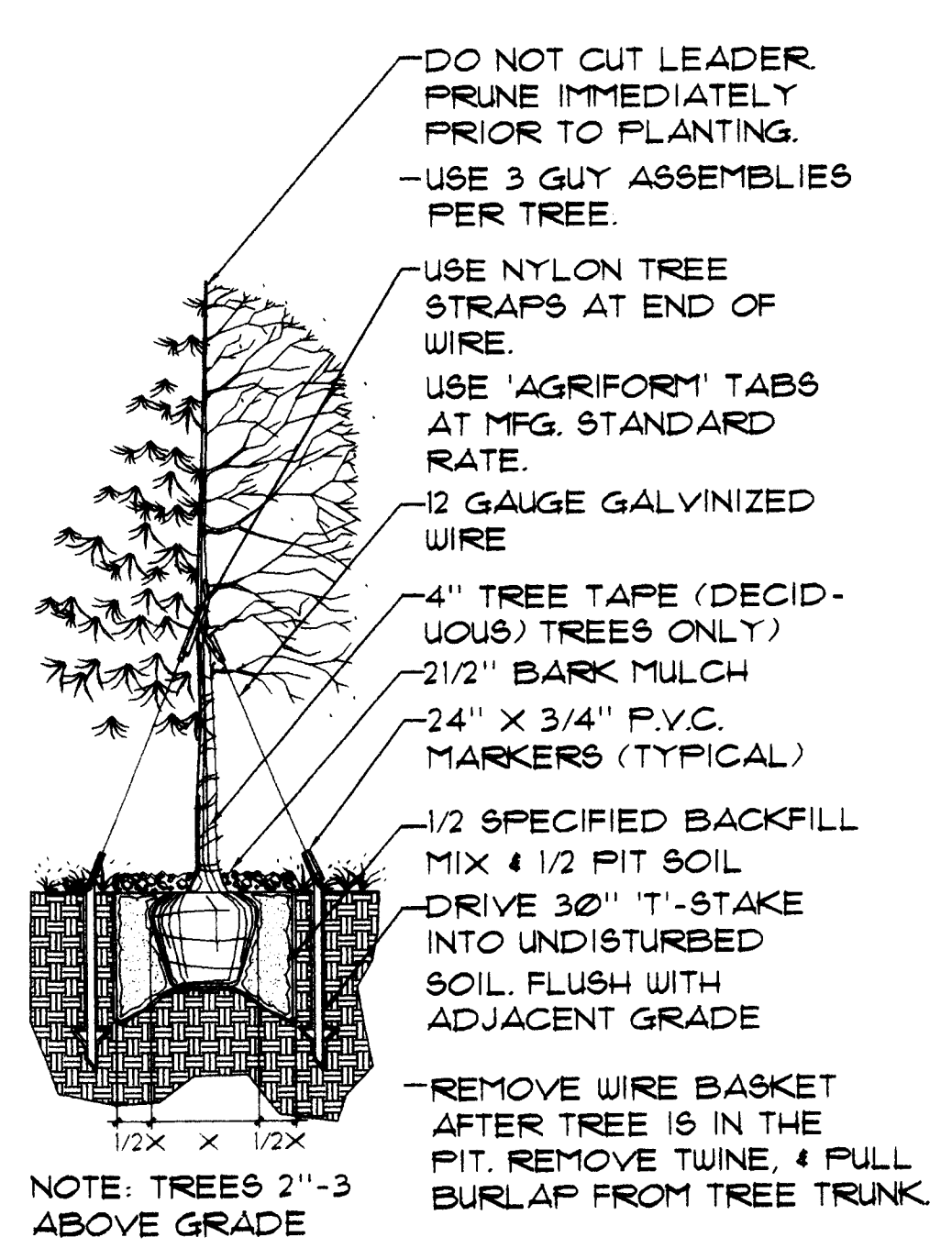
Sheet Number
 L-2



SHRUB PLANTING DETAIL

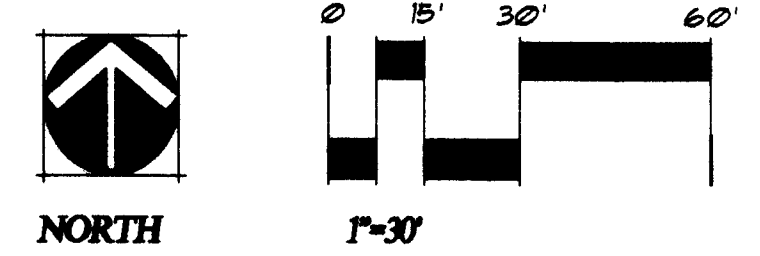


TREE PLANTING DETAIL



MARSHALL ROAD - CENTER DRIVE

NOTE: BASE INFORMATION PROVIDED BY MARTIN MARTIN CONSULTING ENGINEERS



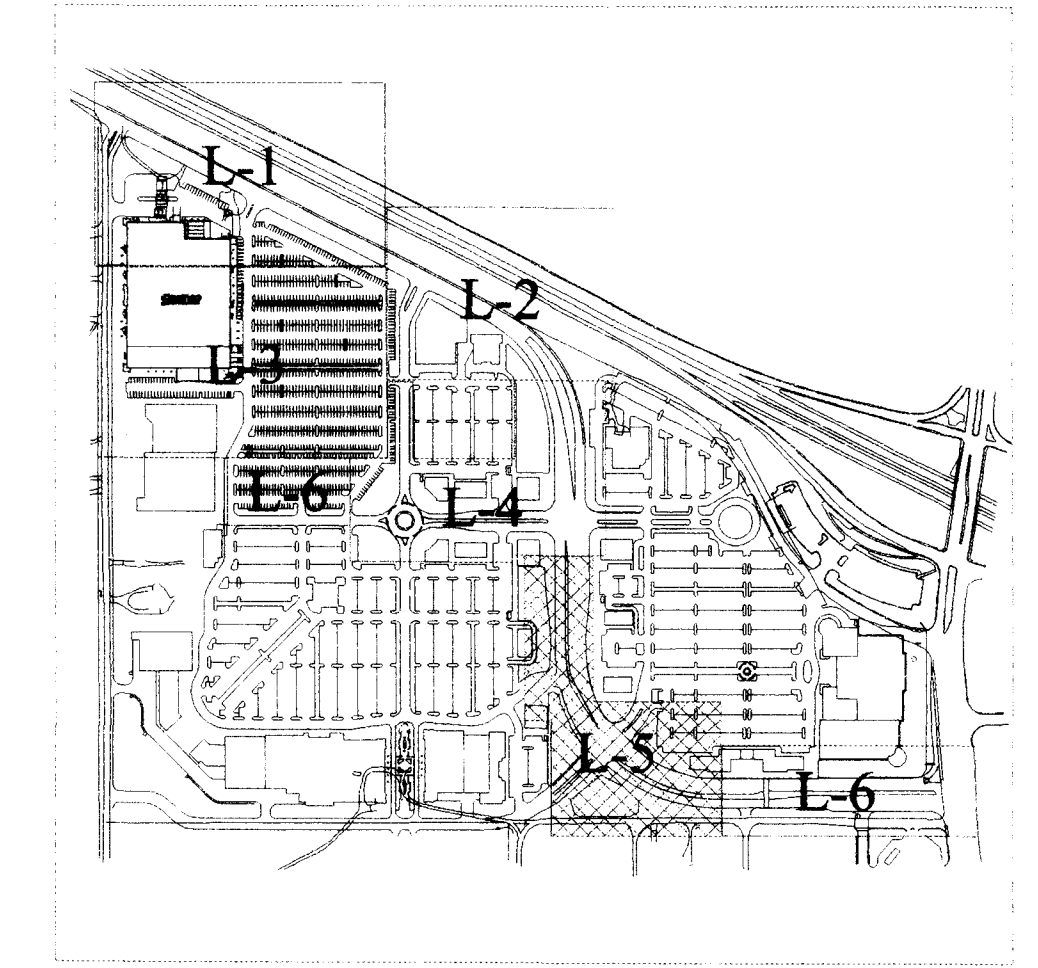
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Owner:

Issue Date	F.D.P. 08-28-1998
RE-SUBMITTAL	F.D.P. 09-28-1998
RE-SUBMITTAL	F.D.P. 10-23-1998
RE-SUBMITTAL	F.D.P. 11-17-1998
Revision Date	F.D.P. 12-3-1998
	F.D.P. 1-11-1999
	F.D.P. 2-11-1999

Sheet Title
 LANDSCAPE PLAN

Sheet Number
 L-5



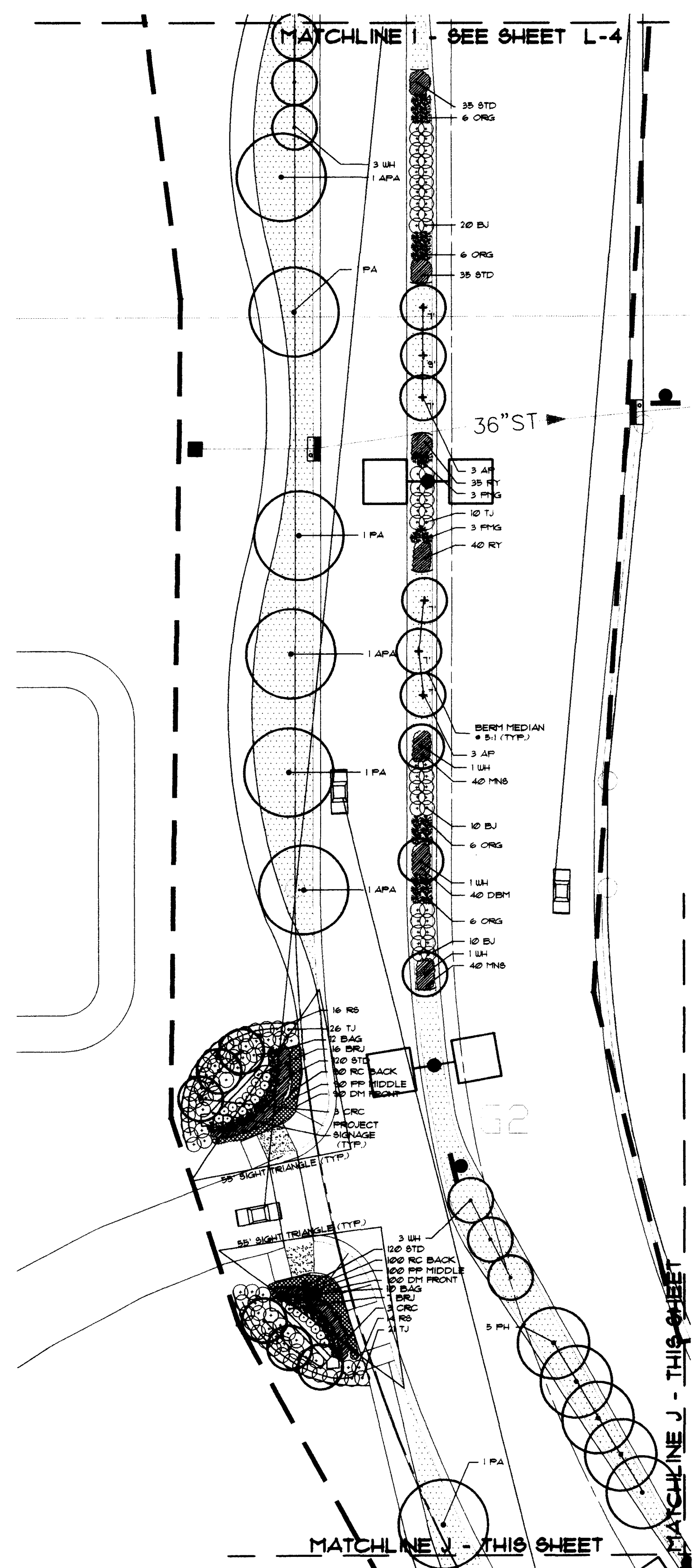
EVERGREEN TREE SIZE RATIO

SIZE	REQUIRED	PROPOSED
8' OR GREATER (9')	10%	26%
6'-8' (7')	10%	57%
4'-6' (5')	20%	17%
TOTAL	100%	100%

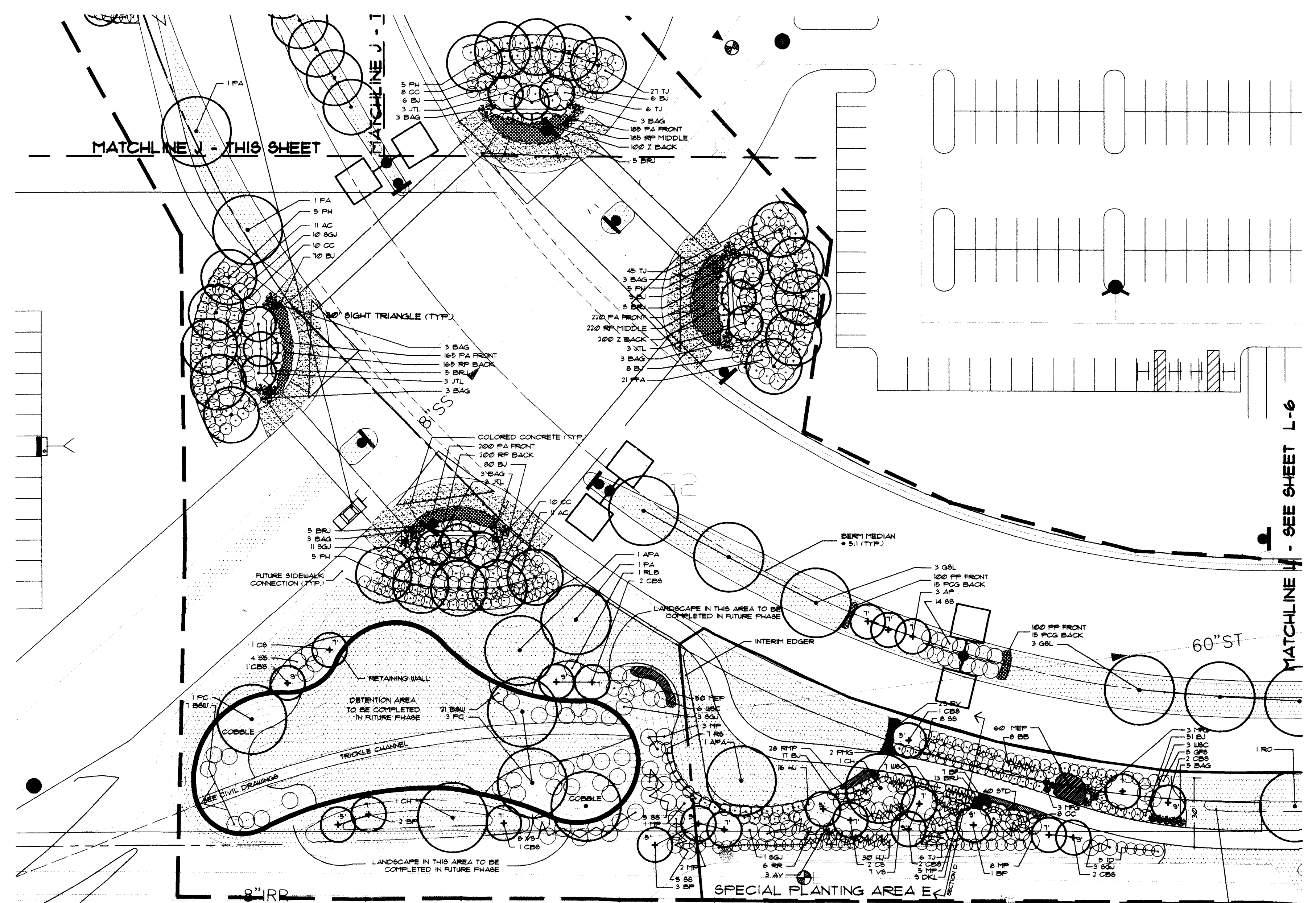
SPECIAL PLANTING AREA E - MARSHALL ROAD SOUTH

ACTUAL PLAN AREA (S.F.)	REQUIRED PLANT RATIO	MIN. REQ'D PLANT QTY'S	PROVIDED PLANT QTY'S	PROVIDED PLANT RATIO	ACTUAL PERCENTAGE
TOTAL AREA - PHASE 1	18,999 S.F.				
BED AREA ***	8,288				
TREES**	1/340 S.F.	14	31	1/513 S.F.	27%
SERUBS**	1/340 S.F.	213	391	1/210 S.F.	86%

NOTE: ONE TREE MAY BE SUBSTITUTED FOR 10 SERUBS.
 PLAN REFLECTS SERUB QUANTITIES @ 1/340 S.F.
 TREE RATIOS ARE FOR THE TOTAL AREA AND 64% RATIO ARE FOR THE BED AREA ONLY.
 ** THE TOTAL TREE QUANTITIES ARE DIVIDED INTO 33% DECIDUOUS AND 67% EVERGREEN.
 *** THE TOTAL SERUB QUANTITIES ARE DIVIDED INTO 33% DECIDUOUS AND 67% EVERGREEN.
 ** BED AREA IS SUBJECT TO CHANGE AND SHOULD BE PLANTED ACCORDINGLY. SERUB QUANTITIES CALCULATION IN BED AREA ONLY. QUANTITIES SHOWN MAY MEET OR EXCEED REQUIREMENTS OF SPECIAL PLANTING AREA DENSITIES.



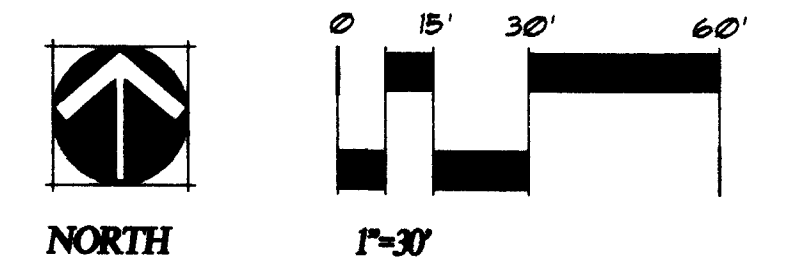
MARSHALL ROAD PLANTING AREA



MARSHALL ROAD - SYCAMORE STREET

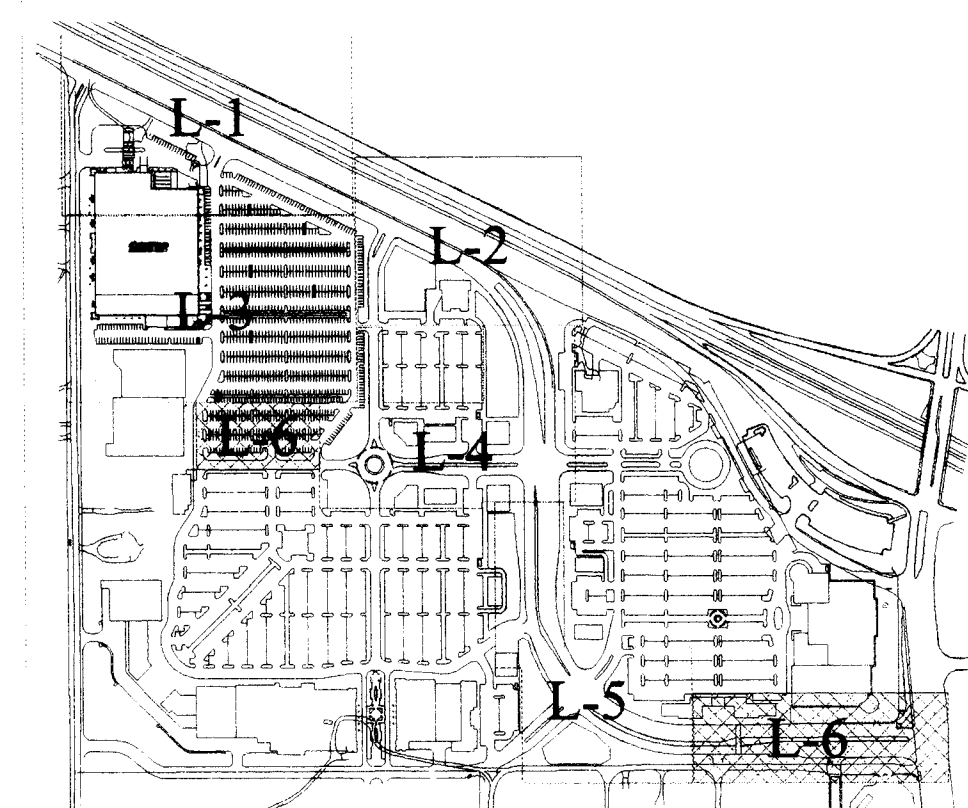
NOTE: 36' LANDSCAPE BUFFER SHALL BE MAINTAINED FROM SOUTH CURB OF MARSHALL ROAD TO NORTHERN FUTURE CURB OF MARSHALL ST. INTERIM LANDSCAPE TO FEATHER TO EXISTING FLOUINE OF MAPLE ST. FINAL LANDSCAPE PLAN FOR THIS AREA SUBJECT TO ADMINISTRATIVE APPROVAL.

NOTE: APPLICANT SHALL BERM ENTIRE LENGTH BETWEEN 2ND ST. AND 4TH ST. 36' MIN. FOLLOWING A.D.A. GUIDELINES



Owner:

Issue Date	SUPERIOR MARKETPLACE
F.D.P.	08-28-1998
RE-SUBMITTAL	
F.D.P.	09-28-1998
RE-SUBMITTAL	
F.D.P.	10-23-1998
F.D.P.	11-17-1998
Revision Date	
F.D.P.	12-3-1998
F.D.P.	1-11-1999
F.D.P.	2-11-1999



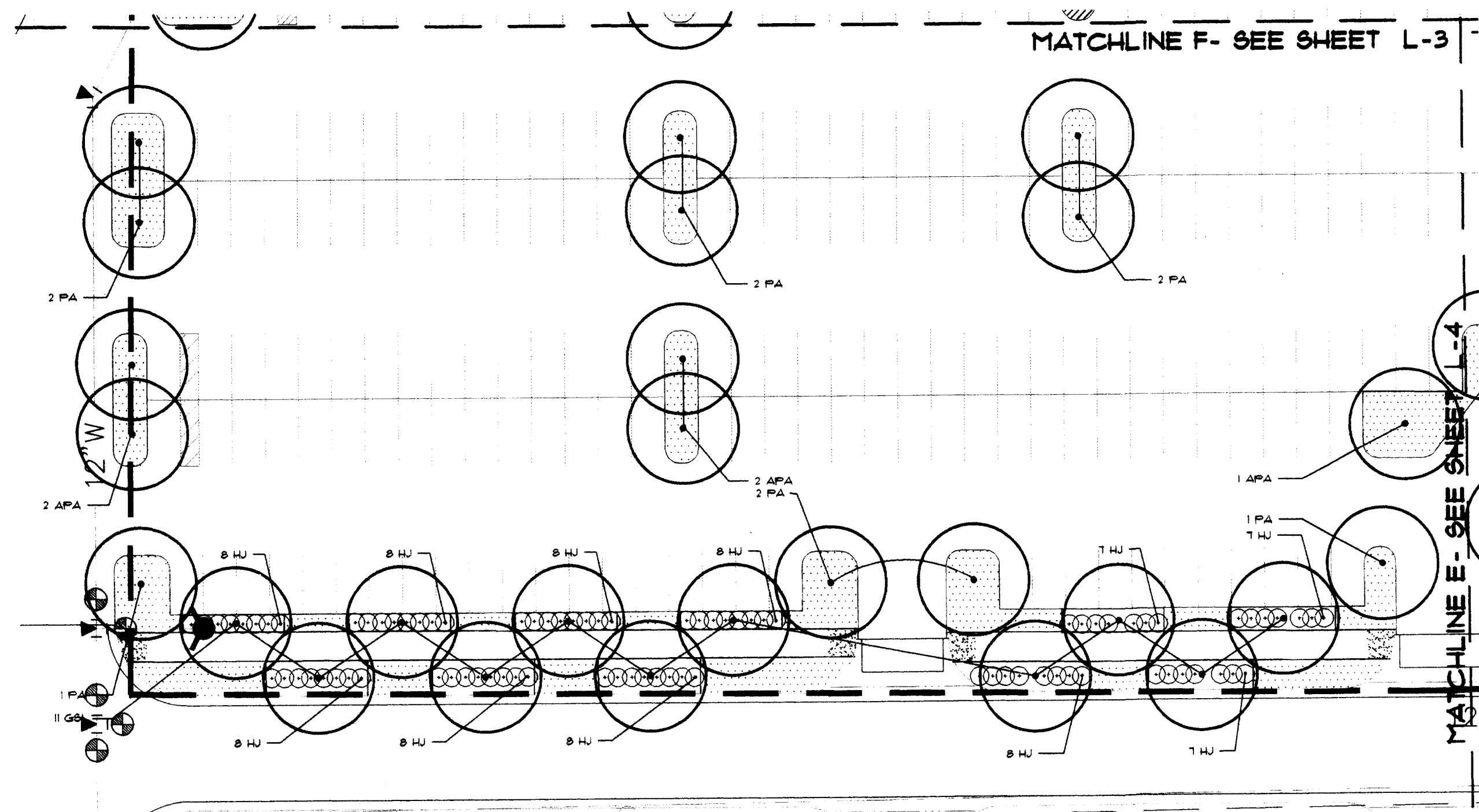
EVERGREEN TREE SIZE RATIO

SIZE	REQUIRED	PROPOSED
8' OR GREATER	(9') 10%	26%
6'-8'	(7') 10%	57%
4'-6'	(5') 20%	17%
TOTAL	100%	100%

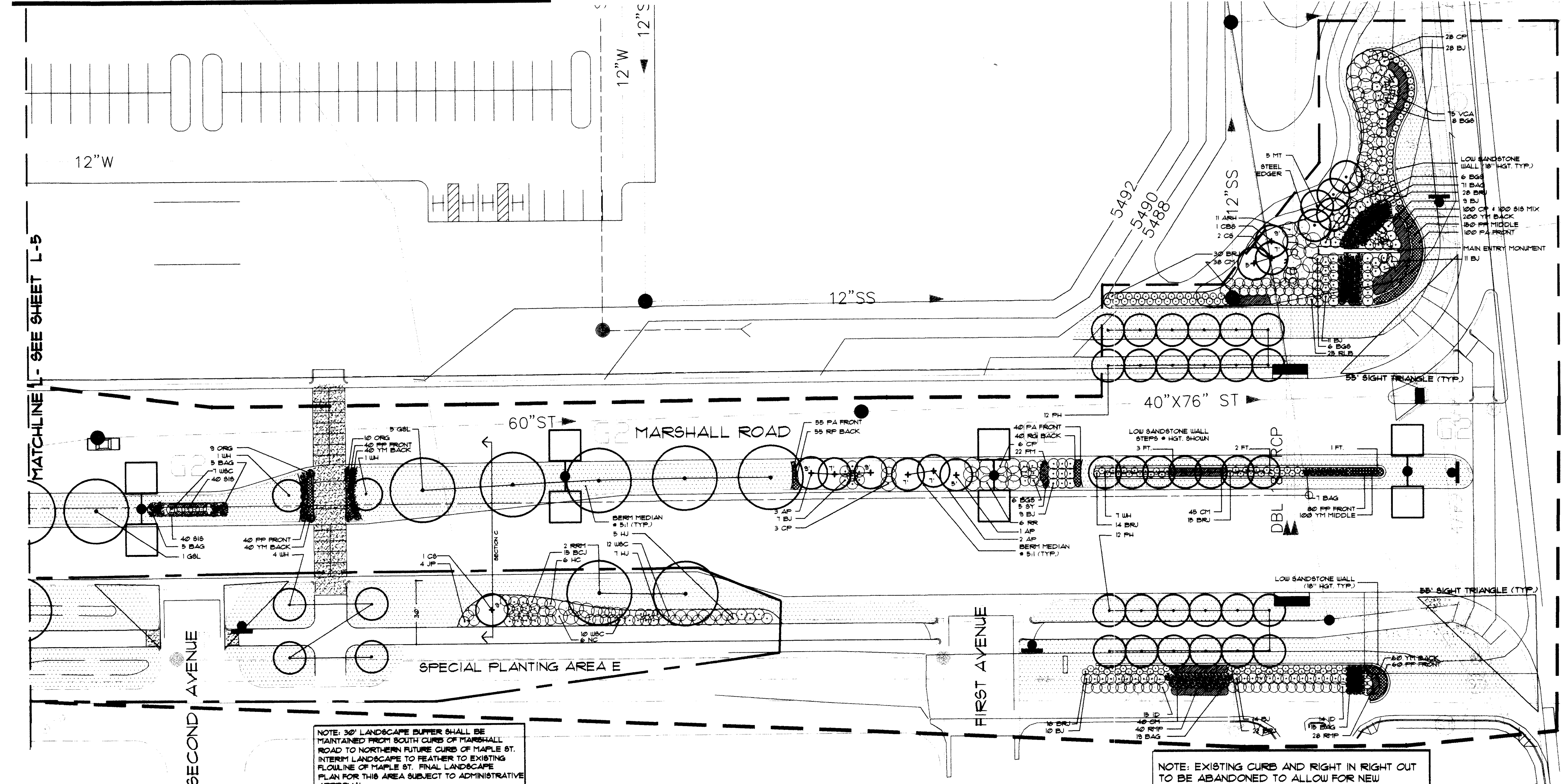
SPECIAL PLANTING AREA E - MARSHALL ROAD SOUTH

	ACTUAL PLAN AREA (S.F.)	REQUIRED PLANT RATIO	MIN. REQ'D PLANT QTY'S	PROVIDED PLANT QTY'S	PROVIDED PLANT RATIO	ACTUAL PERCENTAGE
TOTAL AREA-PHASE 1	18,999 S.F.					
BED AREA ***	6,186	1/400 S.F.	14	28	1/160 S.F.	176%
TREES**		1/20 S.F.	273	316	1/26 S.F.	16%
SHRUBS**						

NOTE: ONE TREE MAY BE SUBSTITUTED FOR 10 SHRUBS.
 PLAN REFLECTS SHRUB QUANTITIES + 1/20 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 TO SHRUB QUANTITIES CALCULATION IN BED AREA ONLY.
 QUANTITIES SHOWN MAY MEET OR EXCEED REQUIREMENTS OF SPECIAL PLANTING AREA DENSITIES.



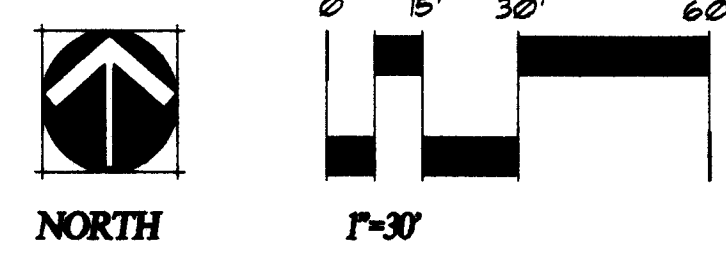
SOUTH PORTION OF COSTCO PARKING LOT



NOTE: 30' LANDSCAPE BUFFER SHALL BE MAINTAINED FROM SOUTH CURB OF MARSHALL ROAD TO NORTHERN FUTURE CURB OF MAPLE ST. INTERIM LANDSCAPE TO FEATHER TO EXISTING FLOWLINE OF MAPLE ST. FINAL LANDSCAPE PLAN FOR THIS AREA SUBJECT TO ADMINISTRATIVE APPROVAL.

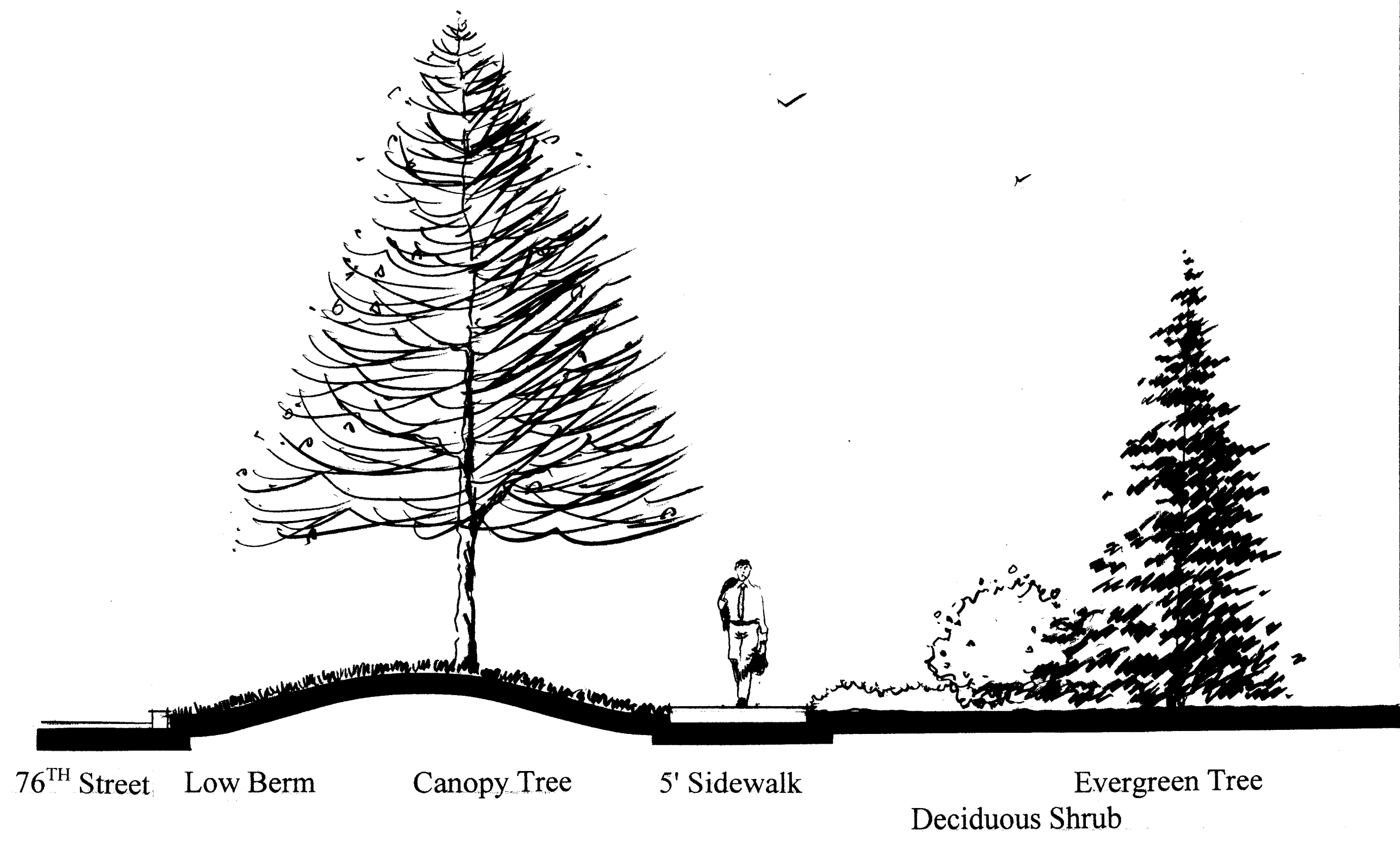
NOTE: EXISTING CURB AND RIGHT IN RIGHT OUT TO BE ABANDONED TO ALLOW FOR NEW ALIGNMENT OF MARSHALL ROAD.

NOTE: BASE INFORMATION PROVIDED BY MARTIN MARTIN CONSULTING ENGINEERS

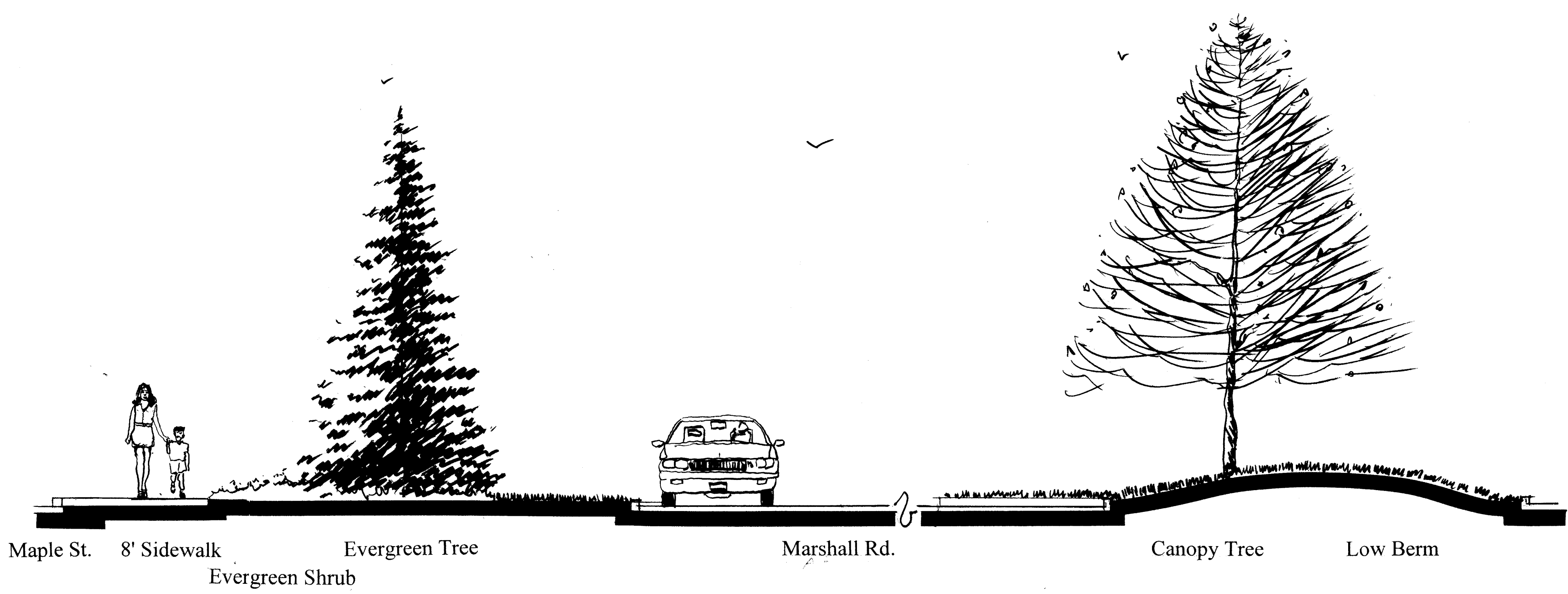


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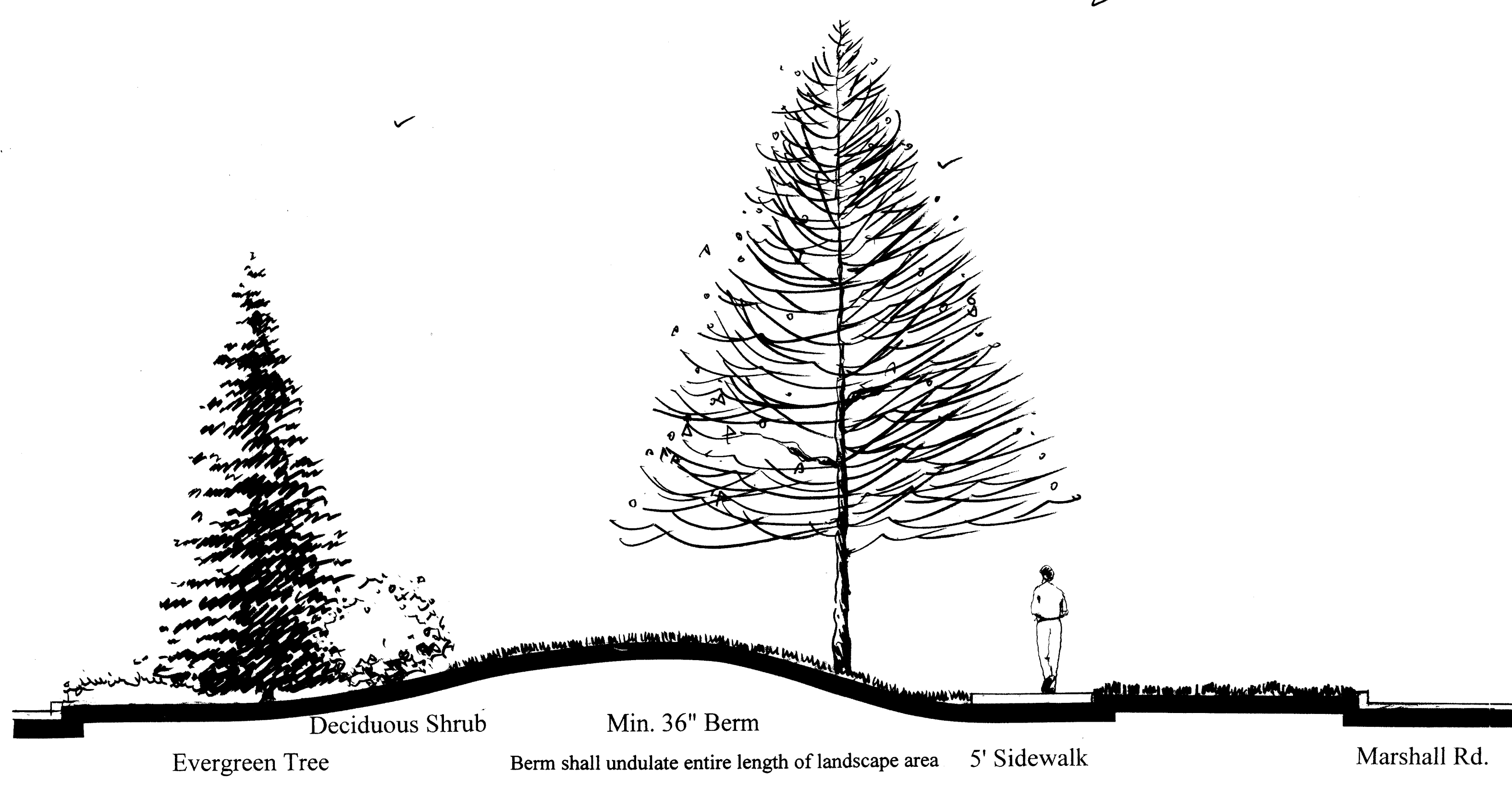
Costco



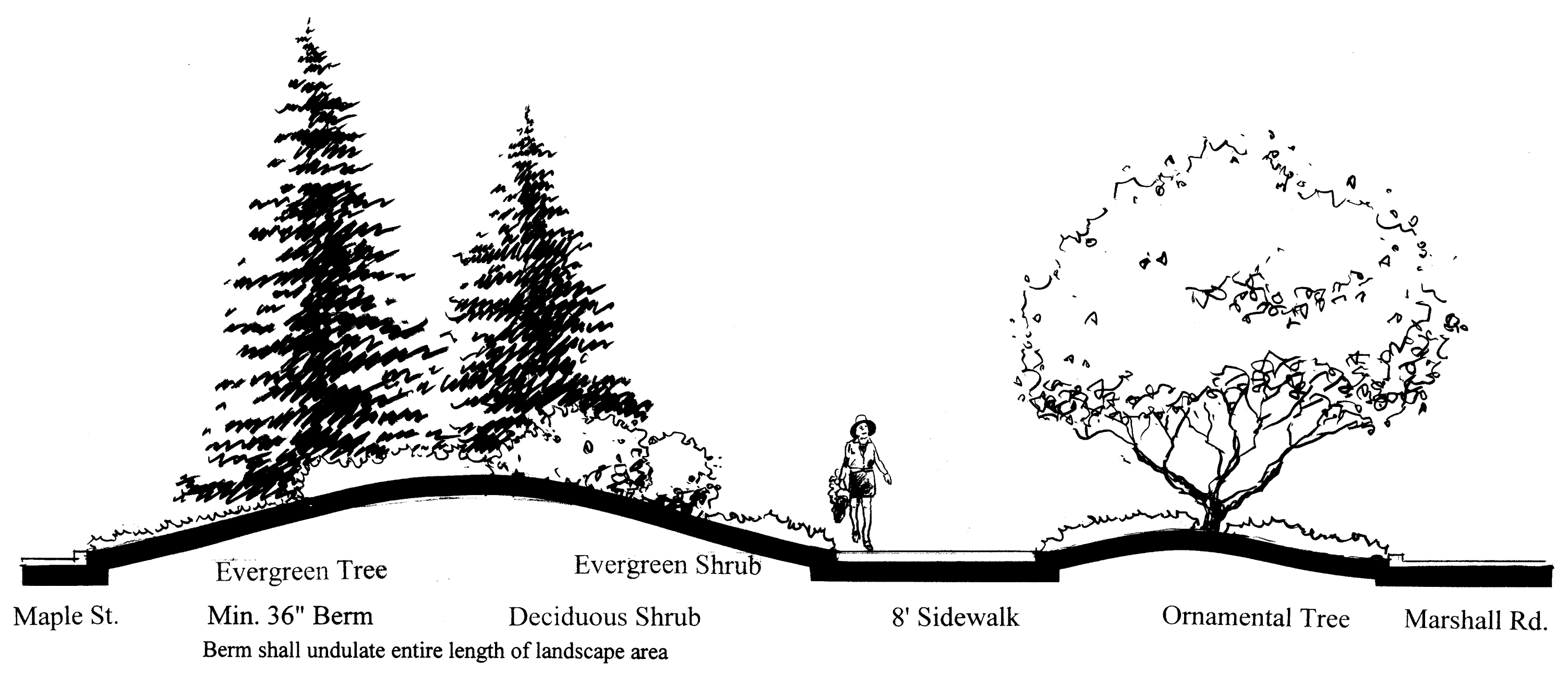
Section A Behind Costco at 76th Looking North



Section C Marshall Rd. East of Sycamore Looking West



Section B Costco Gas Station and Marshall Rd. Looking West



Section D Marshall Rd. at Residence Looking West

Superior Marketplace
Superior, Colorado