

SUPERIOR MARKETPLACE

PHASE III FINAL DEVELOPMENT PLAN: NORTHEAST QUADRANT & ACCESS DRIVES

ELCOR DEVELOPMENT, LLC

A portion of Block 1, Lot 2 of Superior Marketplace Filing #1

Located in the SE 1/4 of Section 13 and the NE 1/2 of the NE 1/4 of Section 24, T1S, 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)
 50' (entry elements, towers, or sloped roofs)
 Theater building: 55'

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'

Typical Handicap Space: 14' x 18' (includes 5' 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 Not Used
- A2.0 Partial Phase III Site Plan
- A2.1 Enlarged Sidewalk Plan
- A2.2 Partial Phase III Site Plan
- A3 Elevations
- A3.1 Elevations
- A4 Site Furnishings

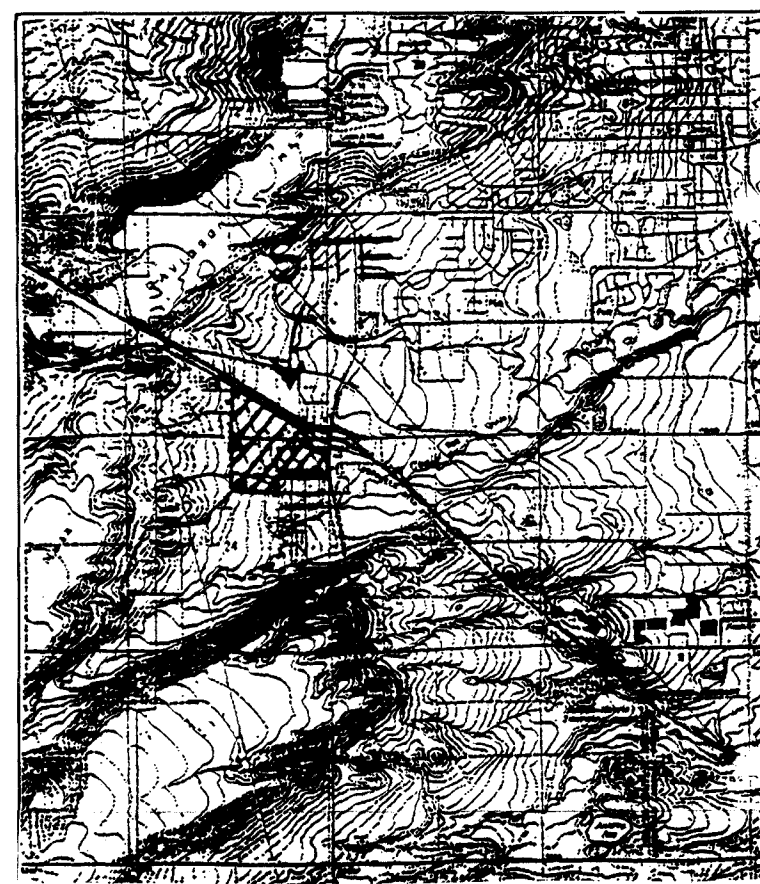
ELECTRICAL

- E1 Phase III Lighting Plan/ Photometric
- E2 Enlarged Lighting Plan/ Photometric

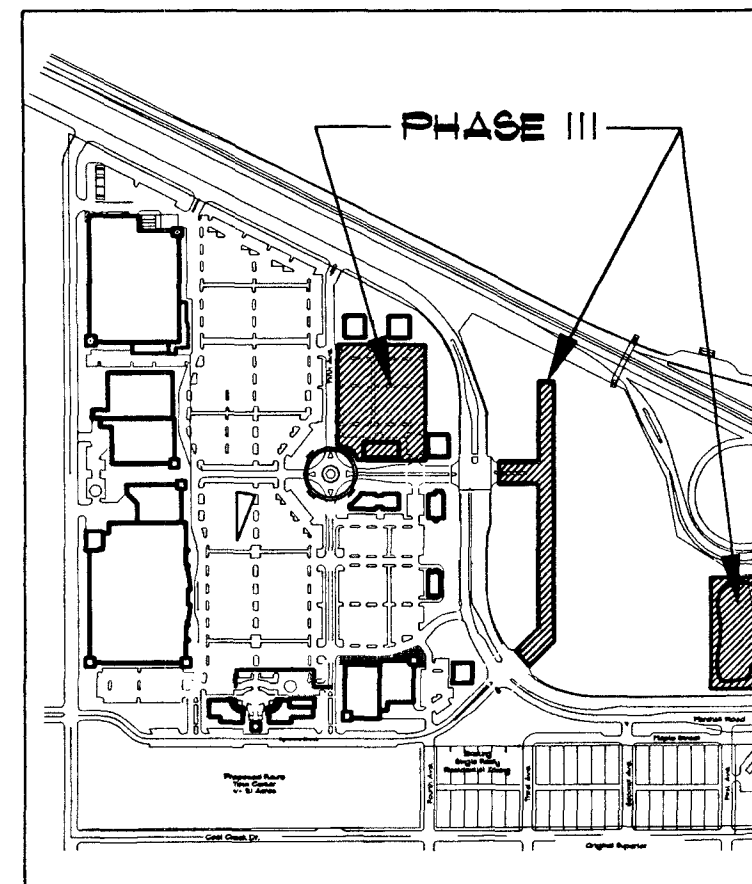
LANDSCAPE

- L0 Landscape Data
- L1 Landscape Plan
- L2 Landscape Plan
- L3 Landscape Plan
- L4 Landscape Plan

VICINITY MAPS



1 : 48,000



AREA OF FDP

LAND USE TABLE

NOTE: ALL CALCULATIONS BASED UPON THE ENTIRE EVENTUAL SITE AREA.
 CURRENT LEGAL DESCRIPTION (97.8 ACRES) DOES NOT INCLUDE LAND TO BE ACQUIRED FROM CDOT.

SURA Site Area :	97.8 Acres	100%	Net Right-of-Way Area :	11.6 Acres	12.0%
Future Development Parcel :	9.1 Acres	9.3%	Right-of-Way		
Gross Development Area :	88.7 Acres	90.7%	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 : 7,662 s.f./acre (F.A.R. Of .10)		Extended Fifth Ave.	0.40 Acres	0.4%
Breakdown:			East Side of 76th St.	2.34 Acres	2.4%
Building Area Subtotal:	679,665 S.F. (15.6 Ac)	17.6%	North Side of Coal Cr.	0.85 Acres	0.9%
Unobstructed Open Space:	22.8 Acres	25.7%			
Other Open Space:	3.4 Acres	3.8%			
Walks in front of buildings Plazas less than 5,000 s.f. Islands less than 400 s.f.			Estimated Water Usage		
			208,000 Gallons daily use		
Paving Area Subtotal:	46.9 Acres	62.0%	Estimated Sewer Usage		
Roadways, drives, loading areas, and parking lots			.32 cfs daily use		
Total:	88.7 Acres	100% of gross	Phase III Area :	+/- 191,370 s.f. (4.39 Acres)	
Parking Data/Requirements :			Building Area	10,000 s.f.	
Provided: Total site spaces:	4,171 Spaces		Density:	N/A	
Retail Development:	3,871 Spaces	5.69/1000 s.f.	Open Space:	Unchanged - RE: PD Sheet #10	
RTD Park-n-Ride:	300 Spaces		Parking Data/Requirements :		
Required Ratio:			Provided: Total spaces this phase:	301	
Retail : 4.5 spaces/1000 s.f. (min.)			Additional spaces for future development provided for traffic flow this phase.		
Freestanding Restaurants : 6 spaces/1000 s.f. (min.)			Required Ratio:	4.5/1000 min.	

LEGAL DESCRIPTION

(Entire PD Area)

Seven parcels of land described at book 111, page 131, reception numbers 011451, 011453, 312972, 488983, 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°08'48"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, Mink's Addition to Superior;

Thence S89°43'20"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 N89°08'48"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 060237, 311.14 feet;

Thence S89°08'48"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 N09°00'59"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 S63°11'05"E, 1686.42 feet;
2. Thence N28°48'55"E, 10.00 feet;
3. Thence S63°11'05"E, 350.00 feet;
4. Thence S32°40'56"E, 368.49 feet to the true point of beginning.

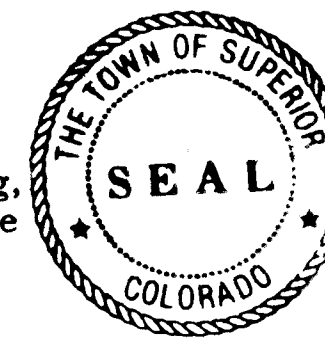
Said parcel contains 94.322 Acres, more or less.

TOWN BOARD OF TRUSTEES' CERTIFICATE

Approved this 11th day of December, A.D., 2000, 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

[Signature]
 Mayor



PLANNING COMMISSION CERTIFICATE

Approved this 21st day of November, A.D., 2000.

[Signature]
 Chairman - Superior Planning Commission

TOWN CLERK'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 3:30 p.m. o'clock P.M. this 15th day of May, AD, 2001, and is duly recorded.

Phyllis L Hardin
 Town Clerk

GENERAL NOTES

1. All cross access agreements are addressed in the center's CC&R's (covenants, constraints, & restrictions) typical.

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 5th day of May, 2001, by William E. Walsby, manager Vice President, president.

NOTARIAL:
 The foregoing instrument was acknowledged before me this 15th day of May, A.D. 2001 by William E. Walsby as manager of Elcor Development, LLC, a LLC corporation and William E. Walsby as president of Elcor Development, LLC, my commission expires 9-24-2004.

[Signature]
 Notary Public

SUPERIOR METRO DISTRICT #1 CERTIFICATE

Approved this 11th day of December, AD, 2000, Superior Metropolitan District No. 1, Superior, Colorado.

Attest:
Susan K. Spence
 Susan K. Spence, President

Attest:
Phyllis L Hardin
 Phyllis L Hardin, Secretary
Lisa Johnson
 Lisa Johnson

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. R-26, Series adopted by the Town of Superior on 2/11/00 and available at the Superior Town Hall, 124 E. Coal Creek Drive, Superior, Colorado. These rights terminate on December 11, 2003.

DEVELOPER

Elcor Development, L.L.C.

4040 EAST CAMELBACK ROAD SUITE 250
 PHOENIX, ARIZONA 85018
 602.840.3000
 FAX : 602.840.8101
 SAM TOPOREK

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

CIVIL ENGINEER

Hydro-Triad/V3, Colorado

200 UNION BLVD., SUITE 200 LAKEWOOD, COLORADO 80228
 PH : 303.989.8598 FAX : 303.989.9932
 MARK CEVAAL

LANDSCAPE ARCHITECT

Norris/Dullea

710 WEST COLFAX WHEAT RIDGE, COLORADO 80204
 PH : 303.892.1168 FAX : 303.989.9932
 DOUG CRAIG JOHN BIRKEY

ARCHITECT/PLANNER

(for Master Developer)

The Mulhern Group, Ltd.

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

REVISOR:
 October 1st, 2000
 October 24th, 2000
 November 11th, 2000
 December 1st, 2000
 April 10, 2001

SUPERIOR MARKETPLACE

ELCOR DEVELOPMENT, LLC

THE MULHERN GROUP, LTD.

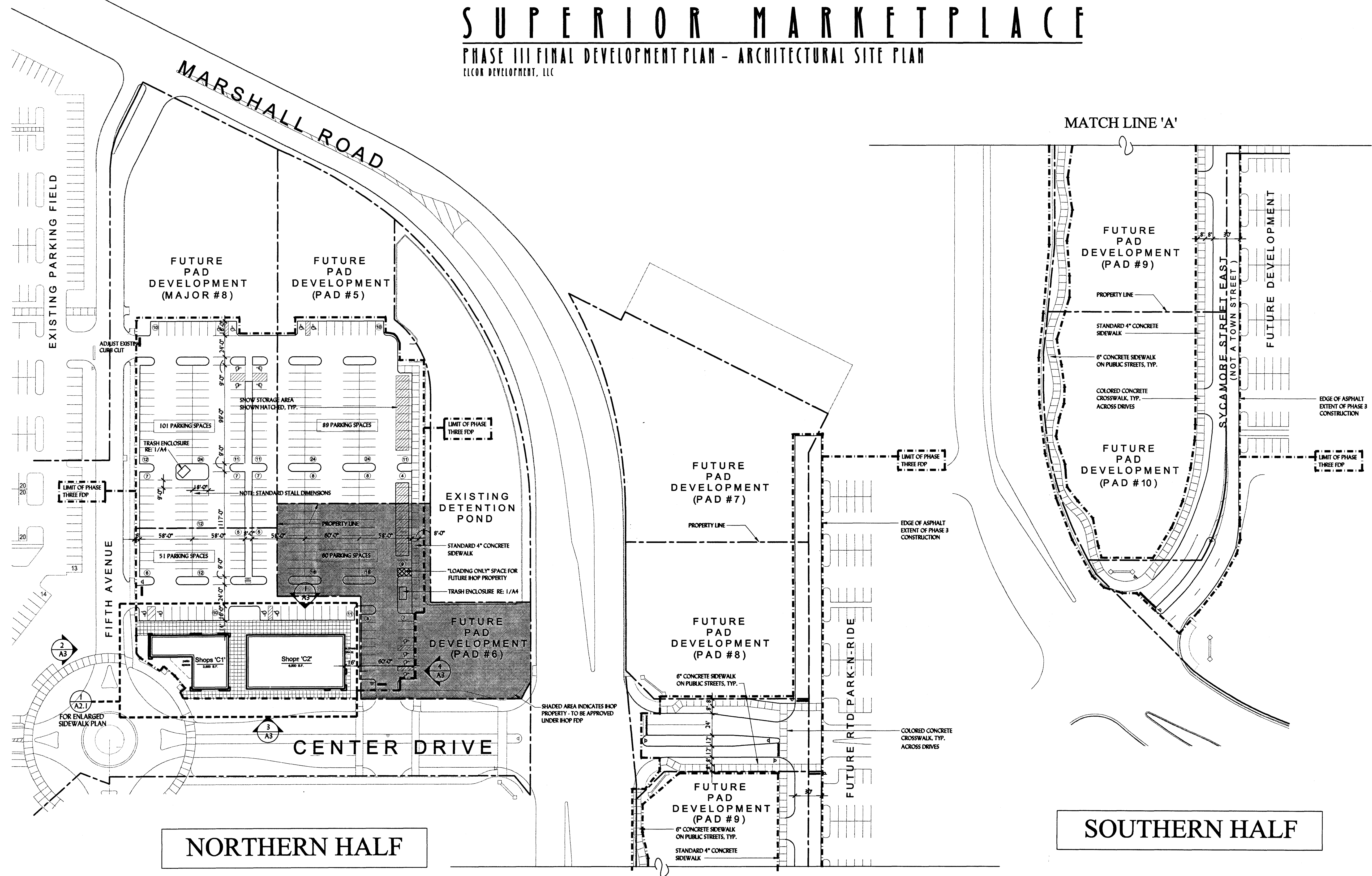
AO

Page 1 of 14

Memo of Record recorded on
 9/23/01 at Boulder County Clerk
 + Recorder's office
 Recording # 2188914

SUPERIOR MARKETPLACE

PHASE III FINAL DEVELOPMENT PLAN - ARCHITECTURAL SITE PLAN
ELCON DEVELOPMENT, LLC



NORTHERN HALF

SOUTHERN HALF

WEST PARKING FIELD

PARKING LOT AREA:

TOTAL AREA	104,833 S.F.
INTERNAL LANDSCAPE AREA:	9,550 S.F. (9.1%)
PARKING PROVIDED	301 SPACES
NO. OF STALLS PER 1000 S.F. OF BUILDING AREA (49 FOR SHOP 'C')	4.9 SPACES

WEST PARKING FIELD

PARKING BREAKDOWN:	SPACES PROVIDED/ALLOCATED	DEVELOPED SQ. FOOTAGE	REQUIRED SPACES	EXCESS/UNDER SPACE
SHOPS 'C'	51 SPACES	10,000	48	+1
FUTURE MAJOR 8	101 SPACES	N/A	N/A	N/A
FUTURE PAD 5	89 SPACES	N/A	N/A	N/A
FUTURE PAD 6 (IHOP)	60 SPACES	N/A	N/A	N/A
(INCLUDES 1 SPACE - "LOADING ONLY")	301 TOTAL SPACES			

NOTE: 250 SPACES OF THE 301 CONSTRUCTED SHALL SERVE FUTURE ADJACENT DEVELOPMENT.

PARTIAL PHASE THREE
SITE PLAN
1" = 50'

1730 BLAKE STREET SUITE 435
DENVER COLORADO 80202
303-297-3334 FAX 303-292-2801

SUPERIOR MARKETPLACE
PHASE THREE FDP SUBMITTAL
SUPERIOR, COLORADO

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DATE	REVISION
6.21.00	FDP SUBMITTAL III
9.1.00	RE-SUBMITTAL
11.11.00	RE-SUBMITTAL
2.20.01	RE-SUBMITTAL
4.10.01	RE-SUBMITTAL

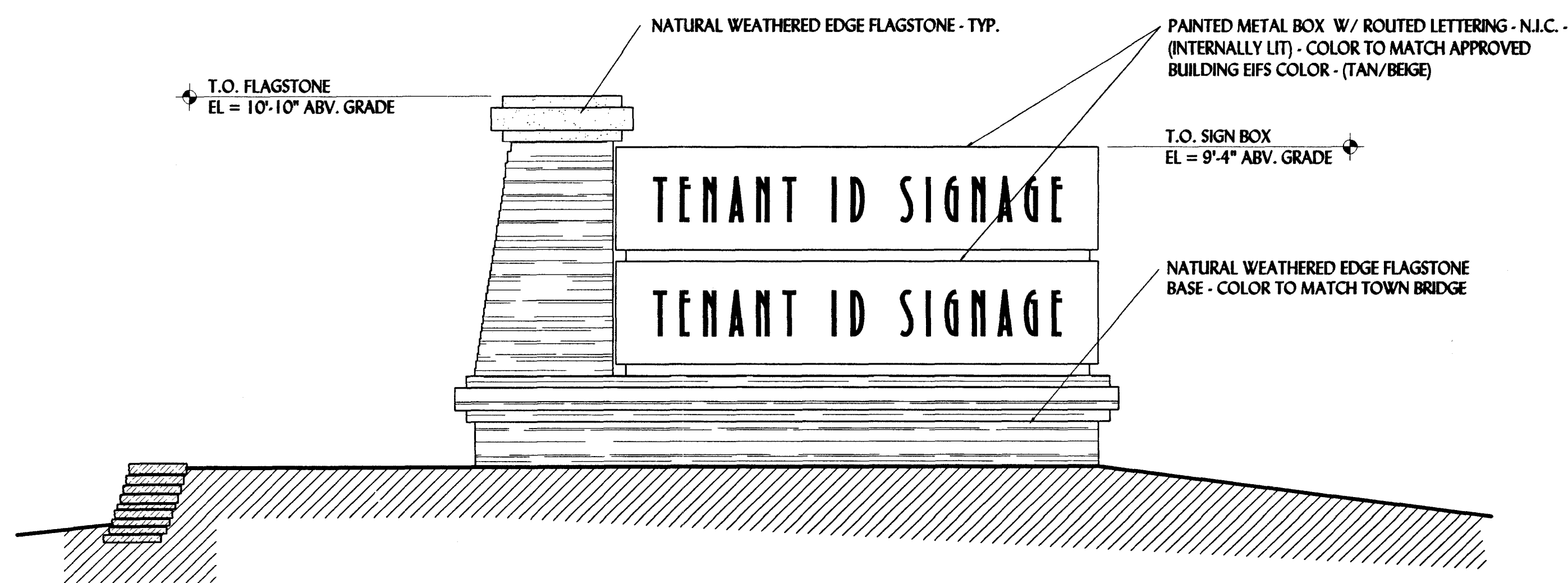
SUPERIOR MARKETPLACE
PROJECT NUMBER: 00029
DRAWN BY: DD
CHECKED BY:
DESCRIPTION: SITE PLAN

SUPERIOR MARKETPLACE

PHASE III FINAL DEVELOPMENT PLAN - ARCHITECTURAL SITE PLAN
ELCON DEVELOPMENT, LLC

THE MULHERN GROUP LTD.
ARCHITECTURE • PLANNING • INTERIORS

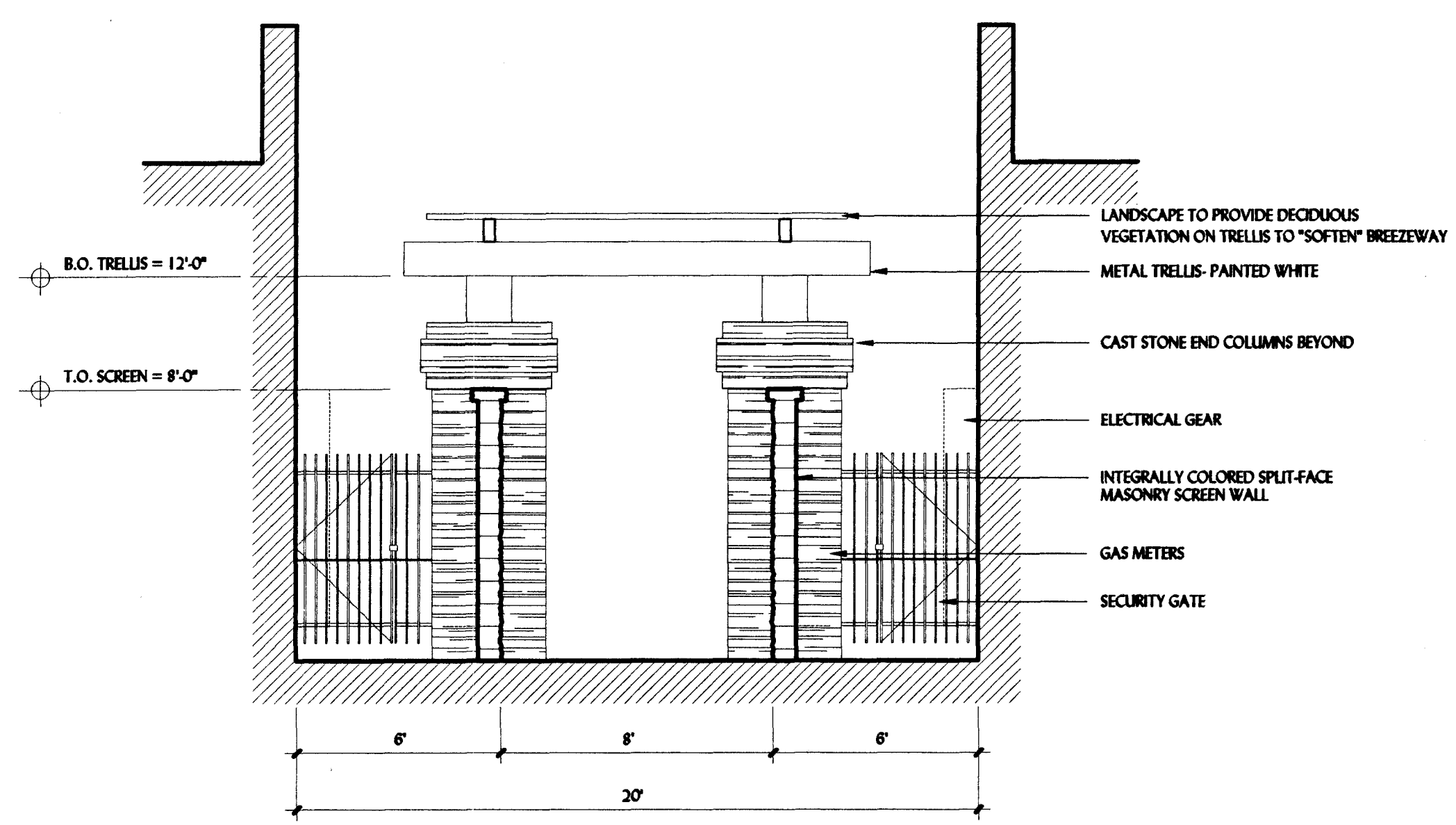
1730 BLAKE STREET SUITE 435
DENVER COLORADO 80202
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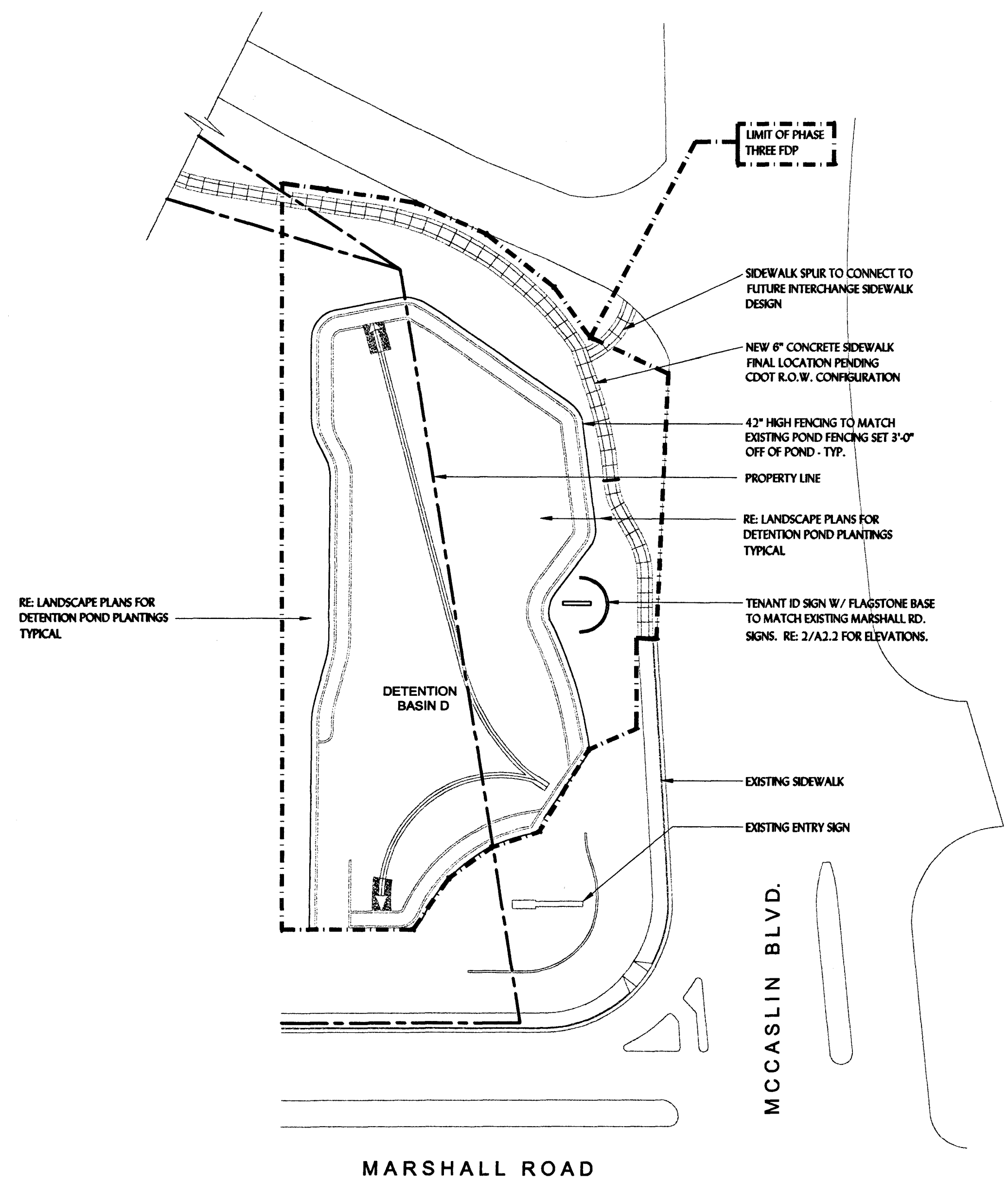
2 TENANT SIGN ELEVATION
N.T.S.

NOTE:
ALL NATURAL FLAGSTONE TO MATCH TOWN BRIDGE IN COLOR, TYP. ALL MORTAR JOINTS IN NATURAL FLAGSTONE (FLAT OR ASHLAR PATTERN) TO BE COLORED. *CLALITE - #965

NOTE:
THIS PROPOSED SIGN EXACTLY MATCHES THE EXISTING TENANT ID SIGNS CONSTRUCTED ALONG MARSHALL ROAD, NEAR COSTCO.



3 SECTION THRU BREEZEWAY TRELLIS
N.T.S.



PARTIAL PHASE THREE
SITE PLAN
1" = 50'

SUPERIOR MARKETPLACE
PHASE THREE FDP SUBMITTAL
SUPERIOR, COLORADO

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DATE	REVISION
6.21.00	FDP SUBMITTAL III
9.1.00	RE-SUBMITTAL
10.24.00	RE-SUBMITTAL
12.1.00	RE-SUBMITTAL
2.20.01	RE-SUBMITTAL
4.10.01	RE-SUBMITTAL

SUPERIOR MARKETPLACE
PROJECT NUMBER: 00029
DRAWN BY: DD
CHECKED BY:
DESCRIPTION: SITE PLAN

REFERENCE NORTH
A2.2
Page 49 of 14

SUPERIOR MARKETPLACE

PHASE III FINAL DEVELOPMENT PLAN - ELEVATIONS

ELCON DEVELOPMENT, LLC

BUILDING MATERIAL CALCULATIONS

ELEVATION	AREA (SF.)	CAST STONE (% OF SF.)	GLAZING AREA (% OF SF.)	GLAZING LENGTH (% OF L.F.)	EIFS AREA (% OF SF.)
NORTH C1	1,824	20.8%	426 (23.4%)	42' (49.6%)	34.0%
WEST C1	1,160	20.0%	100 (8.6%)	20' (32.2%)	62.7%
SOUTH C1	1,824	20.3%	342 (18.8%)	38' (44.2%)	34.0%
EAST C1	1,241	24.4%	80 (6.6%)	14' (21.9%)	68.3%
NORTH C2	2,289	20.1%	552 (24.1%)	60' (56.0%)	36.1%
WEST C2	1,142	16.5%	112 (10.0%)	16' (26.6%)	73.9%
SOUTH C2	2,335	20.4%	448 (19.2%)	52' (47.3%)	46.4%
EAST C2	1,228	28.0%	232 (18.9%)	28' (45.1%)	48.1%
SUMMARY TOTAL	13,048	20.1%	2282 (17.5%)	256' (40.3%)	5812 SF. (44%)

ELEVATION KEY NOTES

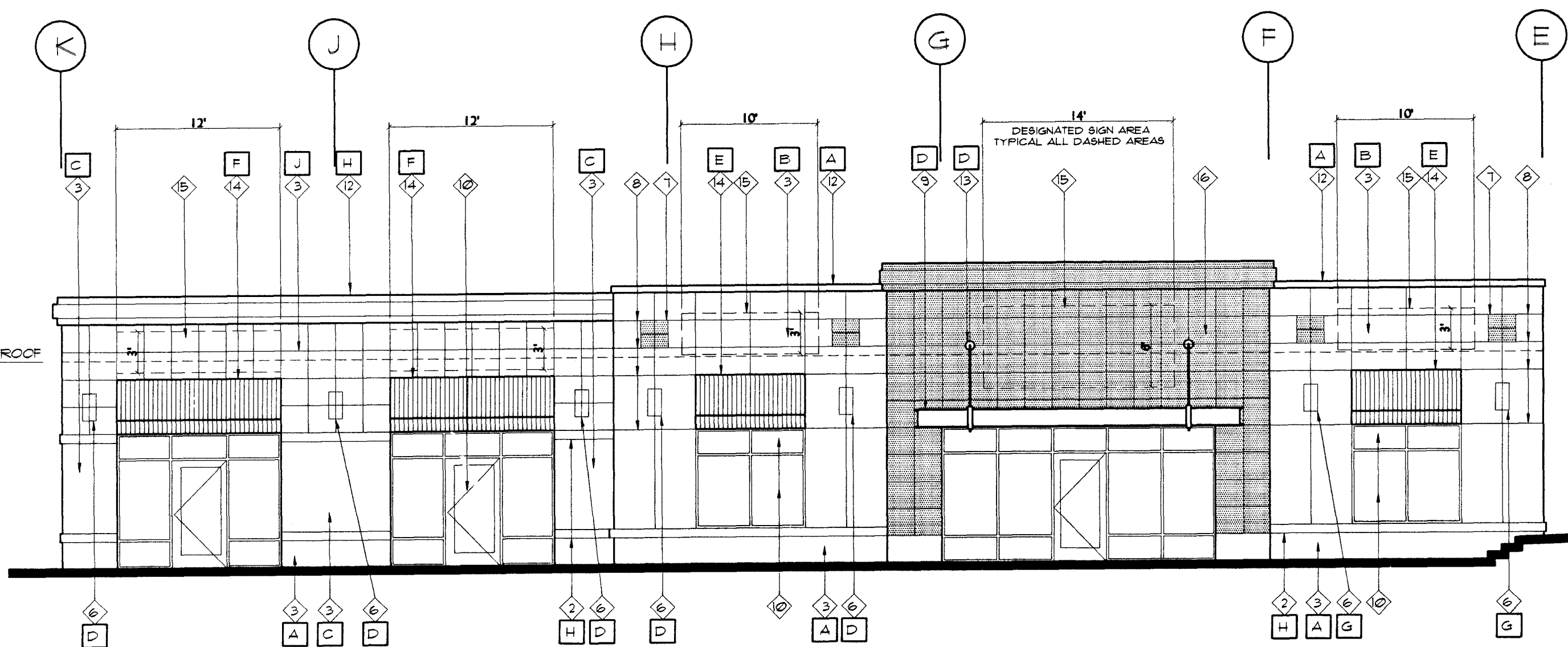
- ① CONCRETE BASE COLOR - TAN
- ② EIFS ACCENT COLOR - WHITE
- ③ EIFS WALL COVERING COLOR - SEE KEY
- ④ CAST STONE WALL ASHLAR PATTERN, COLOR - "SUPERIOR BLEND"
- ⑤ CAST STONE ACCENT COLOR - "SUPERIOR BLEND"
- ⑥ LIGHT FIXTURE 'C' COLOR - GREEN
- ⑦ FLAGSTONE ACCENT (4) 12" TILES
- ⑧ 3/4" REVEAL
- ⑨ METAL CANOPY COLOR - GREEN
- ⑩ STOREFRONT GLAZING CLEAR ANODIZED
- ⑪ SPLIT FACE GCMU COLOR - ROSE
- ⑫ EIFS CORNICE WITH METAL COPING COLOR - SEE KEY
- ⑬ ORNAMENTAL METAL COLOR - SEE KEY
- ⑭ FABRIC AWNING COLOR - SEE KEY
- ⑮ DESIGNATED SIGN AREA
- ⑯ FLAT FLAGSTONE

GENERAL NOTES

- SIGN AREAS INDICATED REPRESENT AREAS FOR PLACEMENT ONLY. SIGNAGE APPROVALS TO BE SOUGHT BY INDIVIDUAL TENANTS, AS TENANTS ARE UNKNOWN AT THE TIME OF THIS SUBMITTAL.
- NO ROOFTOP UNITS SHALL EXTEND ABOVE PARAPET - TYPICAL
- FLAT FLAGSTONE DESIGNATED BY [Symbol]
- CAST STONE DESIGNATED BY [Symbol]

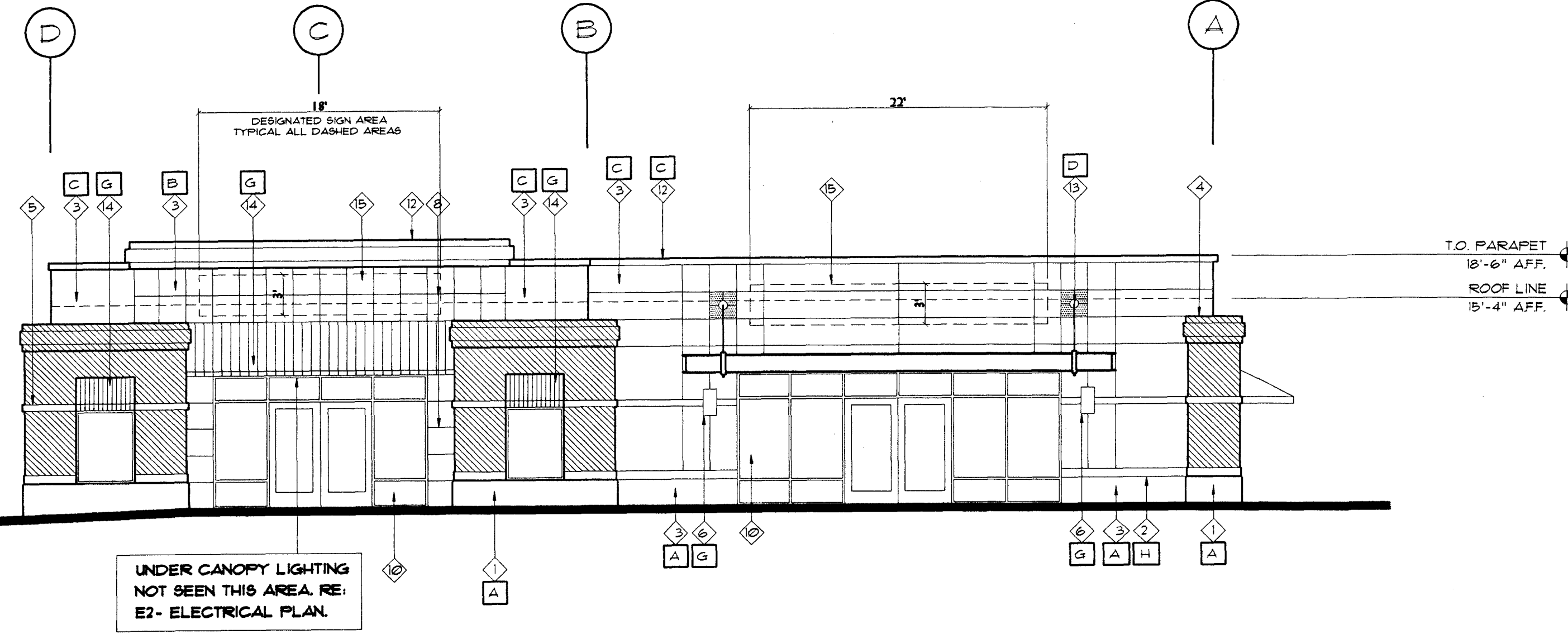
COLOR KEY

- *S INDICATE DRYVIT COLORS SW = SHERWIN-WILLIAMS PAINT COLOR
- A DARK TAN - *339 'CARIBOU'
 - B MEDIUM TAN - *381 'PANCAKE'
 - C LIGHT TAN - *455A 'PEARL'
 - D GREEN - (SW OLYMPIC RANGE)
 - E BLUE
 - F RED
 - G BLACK
 - H WHITE - *102 'BRITTE WHITE'
 - J ROSE - *329 'CARRANT'



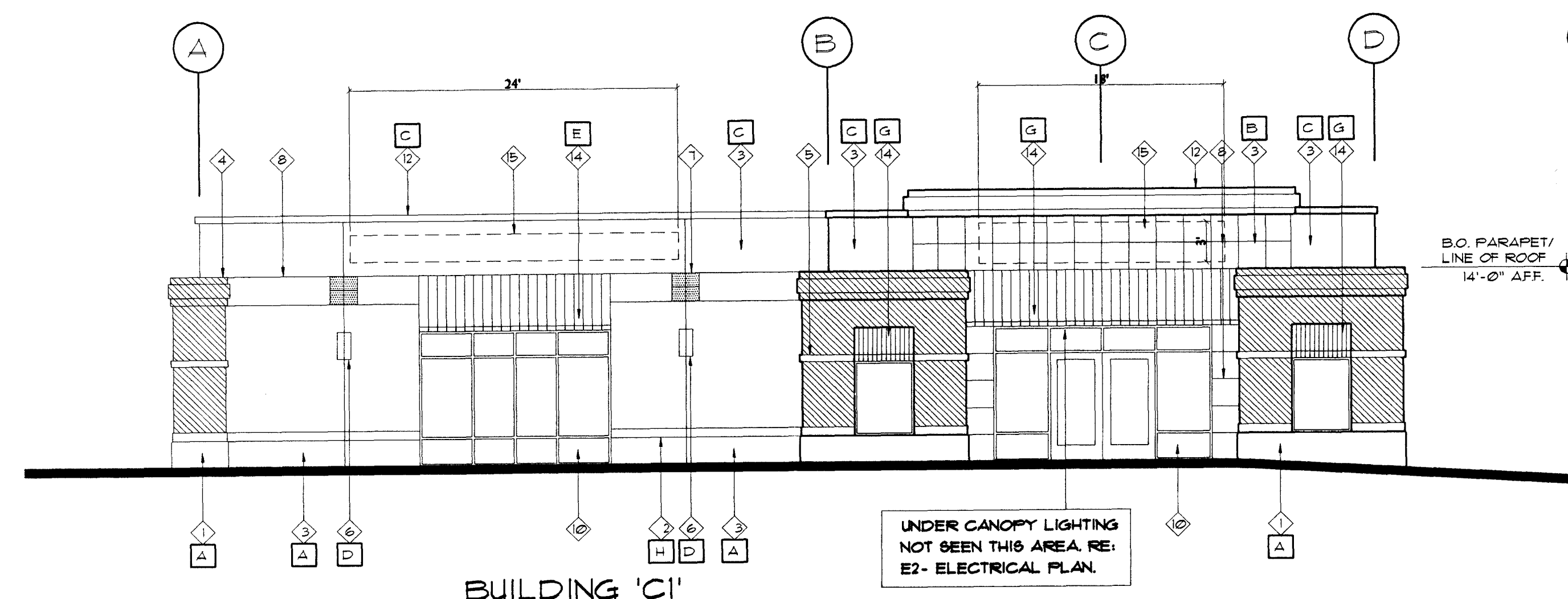
BUILDING 'C2'

2 NORTH ELEVATION (FACING PARKING FIELD)
SCALE - 1/8" = 1'-0"



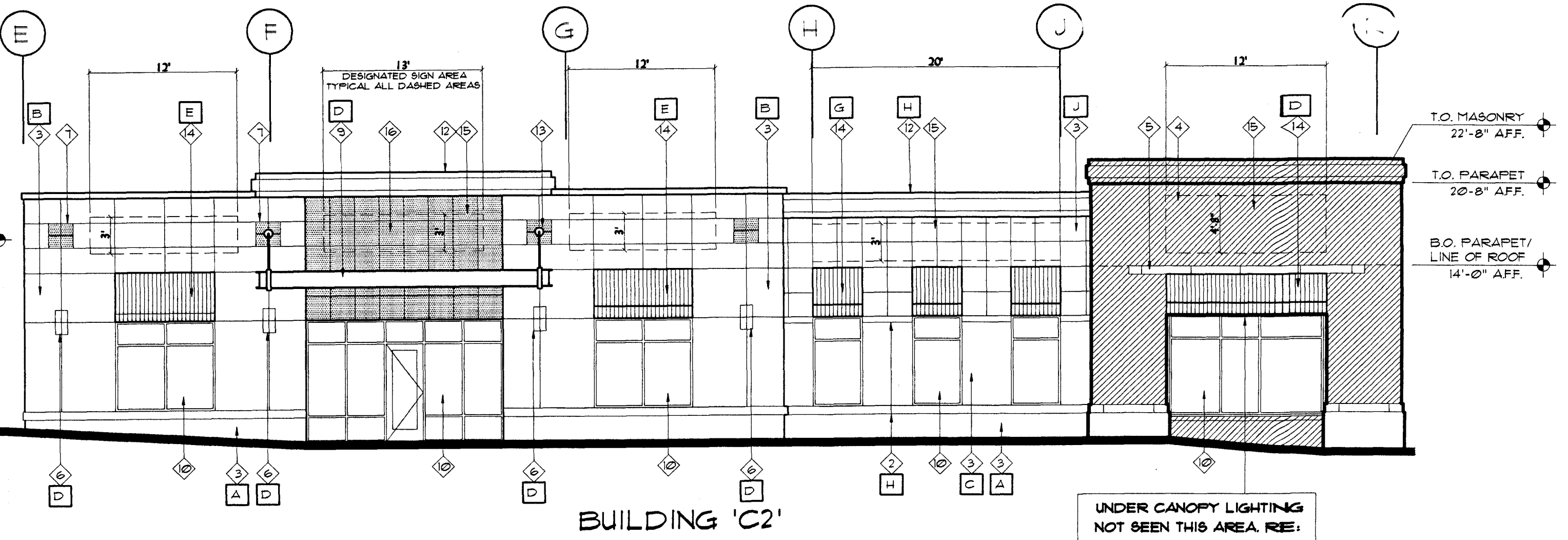
BUILDING 'C1'

1 NORTH ELEVATION (FACING PARKING FIELD)
SCALE - 1/8" = 1'-0"



BUILDING 'C1'

4 SOUTH ELEVATION (FACING CENTER DRIVE)
SCALE - 1/8" = 1'-0"



BUILDING 'C2'

3 SOUTH ELEVATION (FACING CENTER DRIVE)
SCALE - 1/8" = 1'-0"

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DATE	REVISION
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10.1.00	RESUBMITTAL
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2.20.01	RESUBMITTAL
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SUPERIOR MARKETPLACE
PROJECT NUMBER: 00029
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DESCRIPTION: SITE PLAN

BUILDING MATERIAL CALCULATIONS

ELEVATION	AREA (SF.)	CAST STONE (% OF SF.)	GLAZING AREA (% OF SF.)	GLAZING LENGTH (% OF LF.)	EIFS AREA (% OF SF.)
NORTH C1	1824	20.8%	426 (23.4%)	42' (49.6%)	34.0%
WEST C1	1160	20.0%	100 (8.6%)	20' (32.2%)	62.7%
SOUTH C1	1824	20.3%	342 (18.8%)	38' (44.2%)	34.0%
EAST C1	1247	24.4%	80 (6.6%)	14' (21.9%)	68.3%
NORTH C2	2289	20.1%	552 (24.1%)	60' (56.0%)	36.1%
WEST C2	1142	16.5%	112 (10.0%)	16' (26.6%)	73.9%
SOUTH C2	2335	20.4%	448 (19.2%)	52' (47.3%)	46.4%
EAST C2	1228	28.0%	232 (18.9%)	28' (45.1%)	48.1%
SUMMARY TOTAL	13048	20.7%	2282 (17.5%)	256' (40.3%)	5812 SF. (44%)

SUPERIOR MARKETPLACE

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ELCON DEVELOPMENT, LLC

ELEVATION KEY NOTES

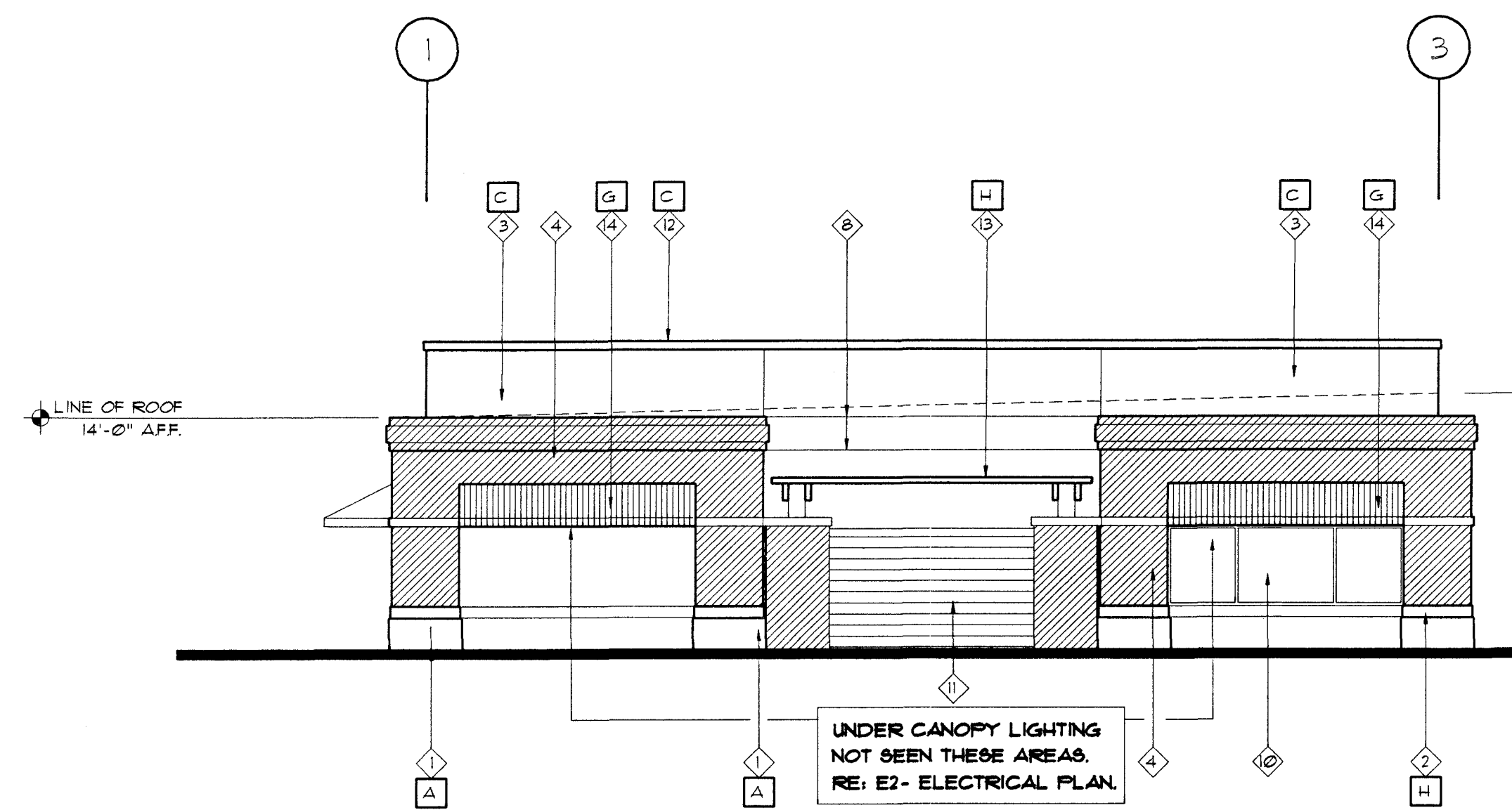
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- 12 EIFS CORNICE WITH METAL COPING COLOR - SEE KEY
- 13 ORNAMENTAL METAL COLOR - SEE KEY
- 14 FABRIC AWNING COLOR - SEE KEY
- 15 DESIGNATED SIGN AREA
- 16 FLAT FLAGSTONE

GENERAL NOTES

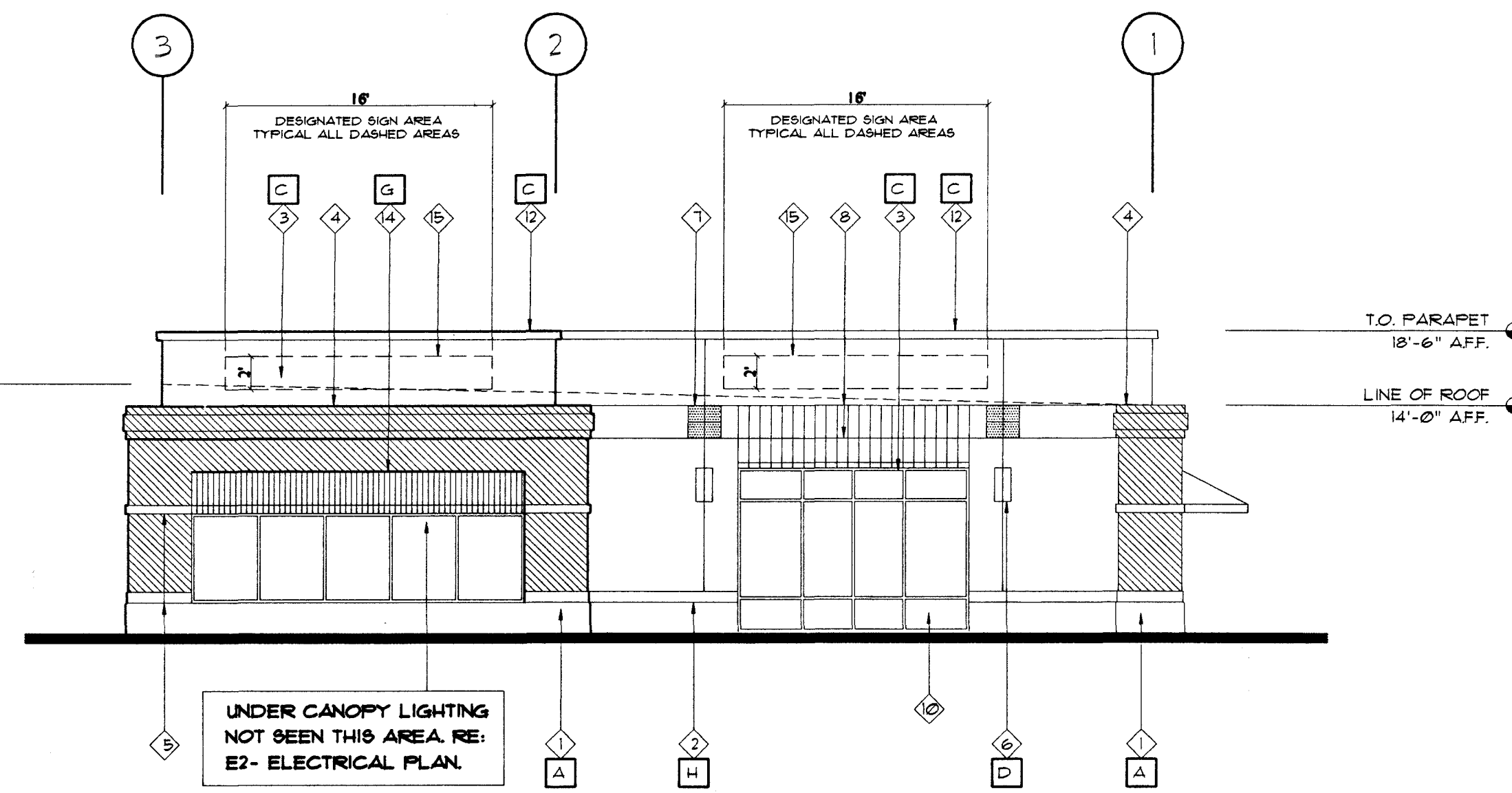
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- FLAT FLAGSTONE DESIGNATED BY [Symbol]
- CAST STONE DESIGNATED BY [Symbol]

COLOR KEY

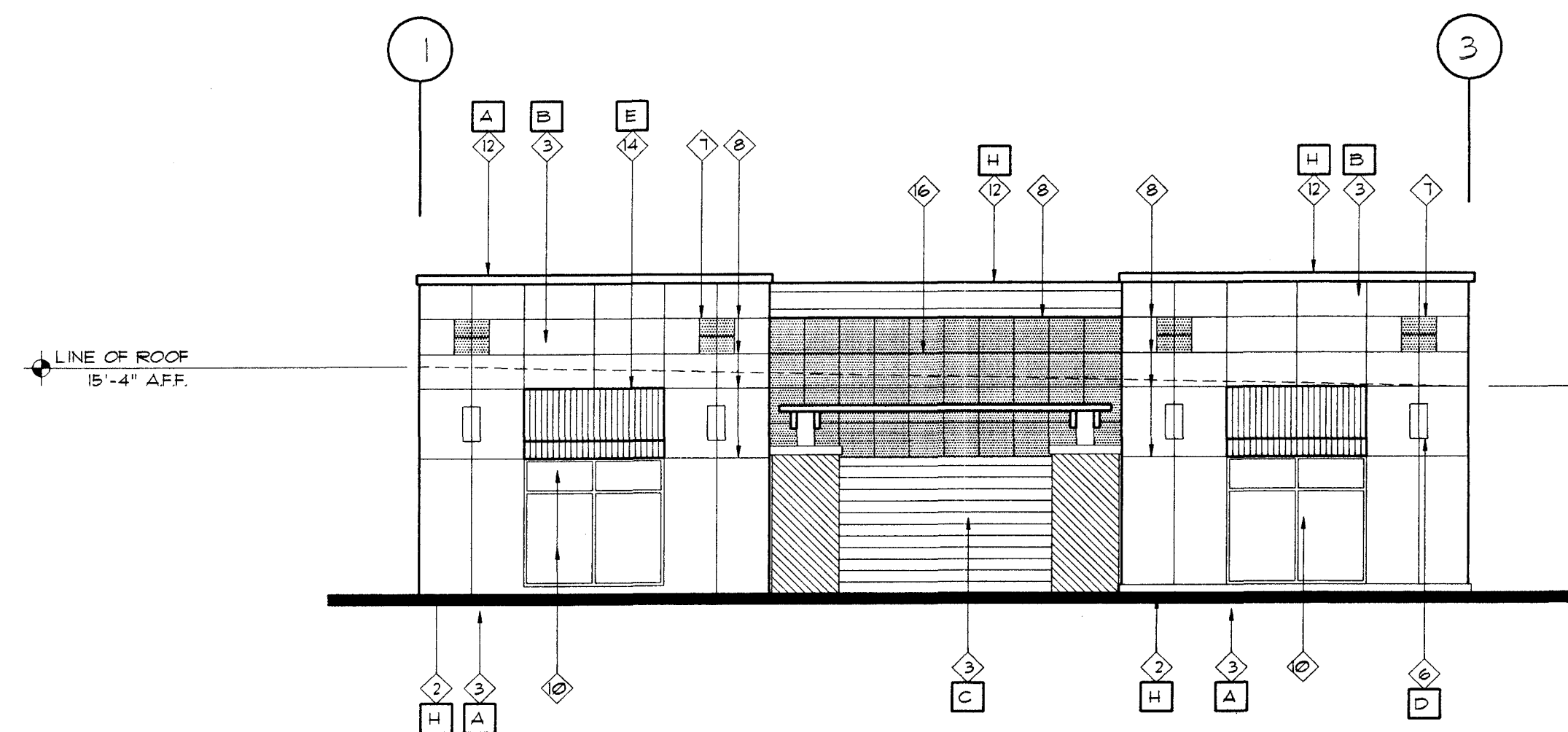
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- B MEDIUM TAN - #381 'FANCAKE'
- C LIGHT TAN - #55A 'PEARL'
- D GREEN - (SW 'OLYMPIC RANGE')
- E BLUE
- F RED
- G BLACK
- H WHITE - #02 'BRIT WHITE'
- J ROSE - #329 'CARRANT'



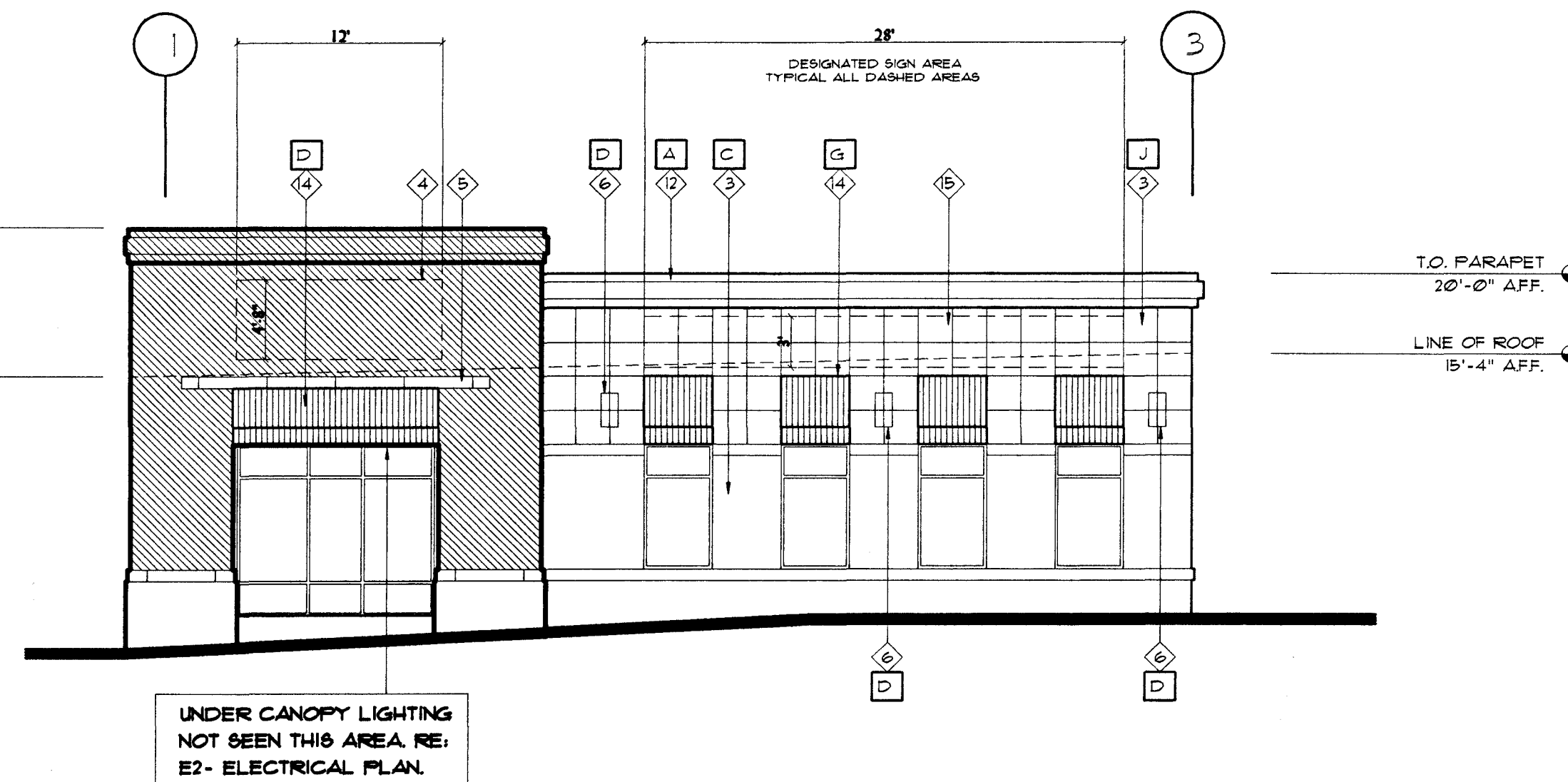
5 EAST ELEVATION - C1
SCALE - 1/8" = 1'-0"
(BREEZEWAY)



6 WEST ELEVATION - C1
SCALE - 1/8" = 1'-0"



7 WEST ELEVATION - C2
SCALE - 1/8" = 1'-0"
(BREEZEWAY)

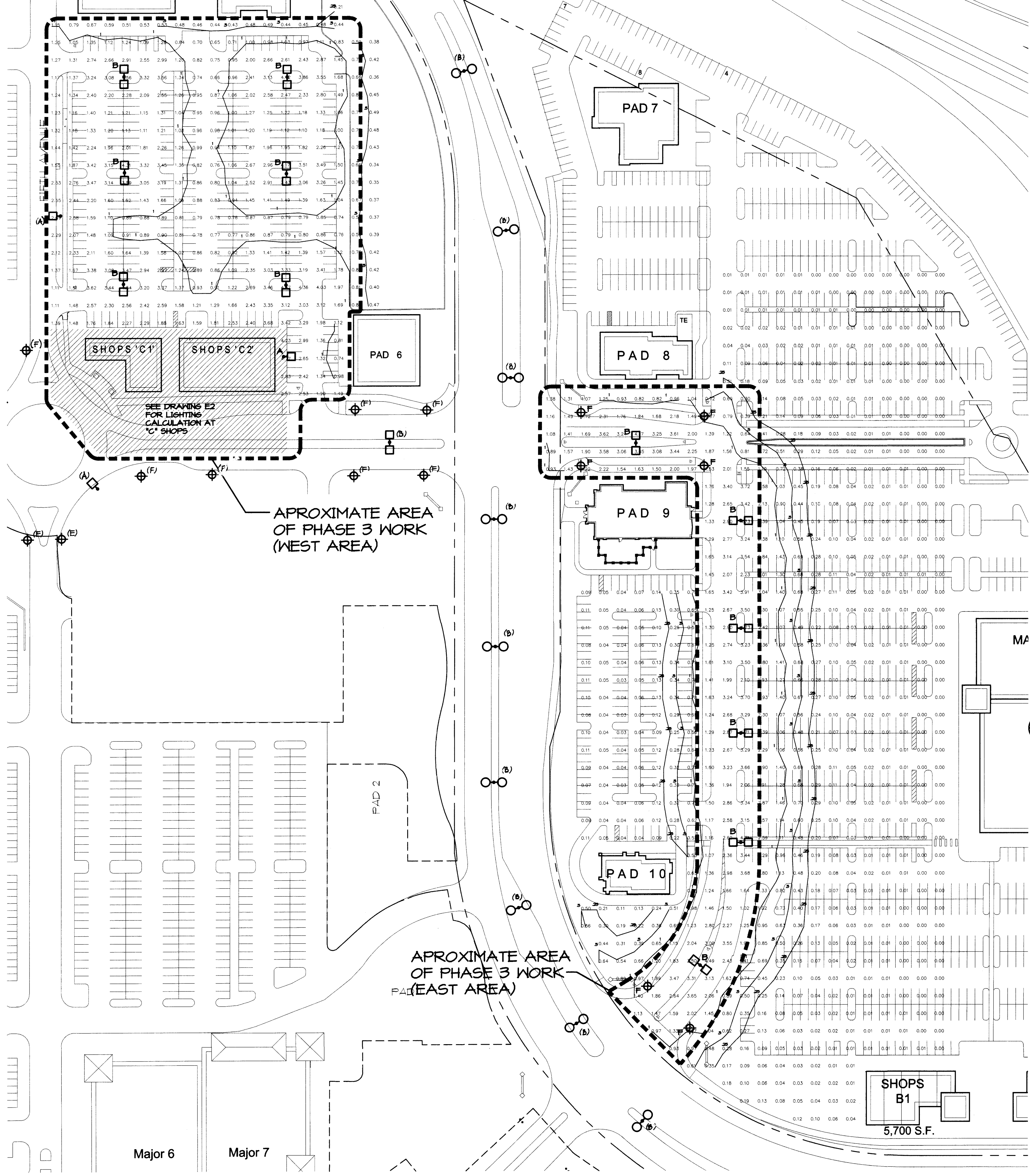


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SCALE - 1/8" = 1'-0"

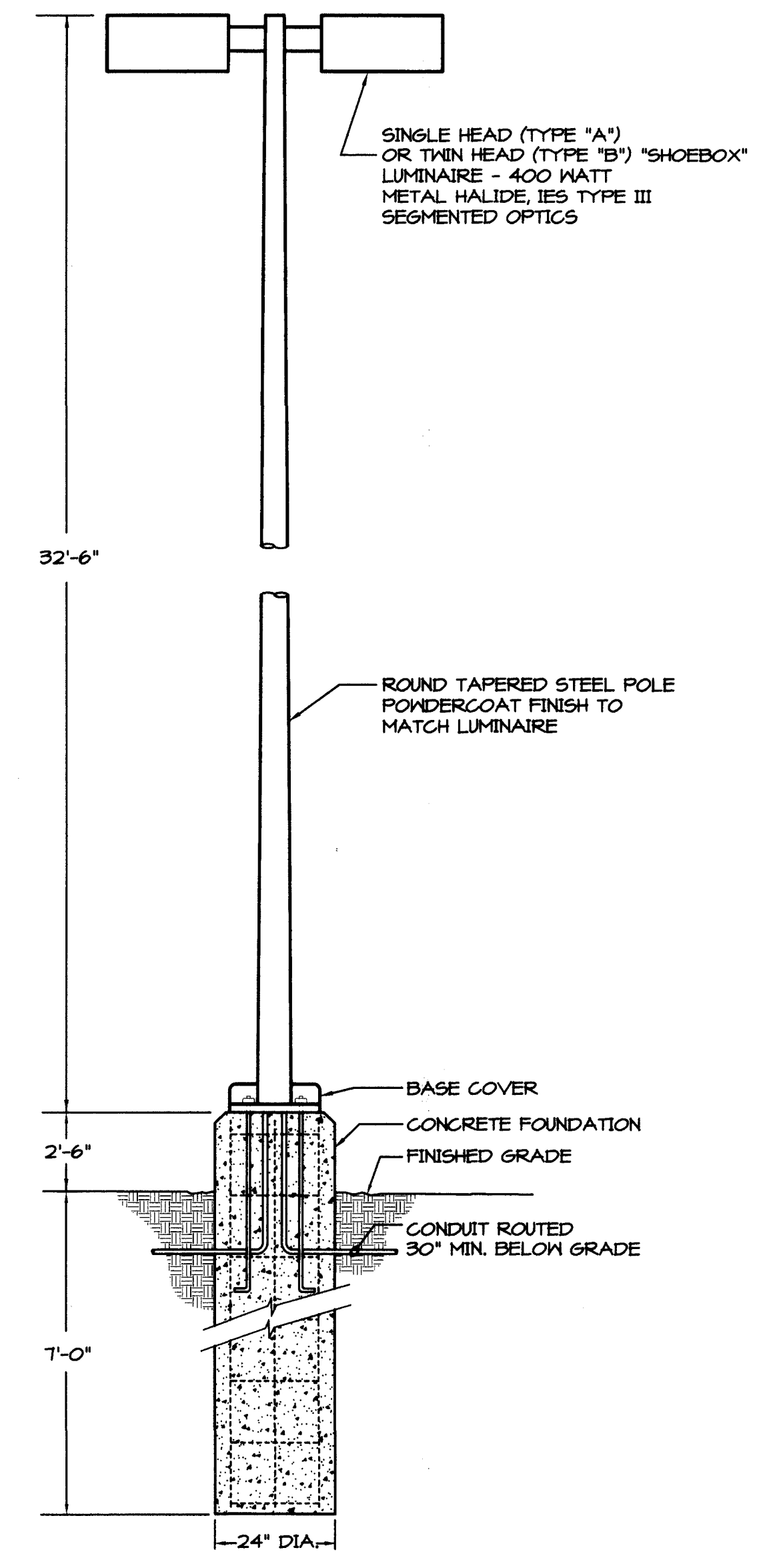
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DATE	REVISION
6.21.00	FDP SUBMITTAL 3
10.1.00	RESUBMITTAL
10.24.00	RESUBMITTAL
11.11.00	RESUBMITTAL
12.1.00	RESUBMITTAL
2.20.01	RESUBMITTAL
4.10.01	RESUBMITTAL

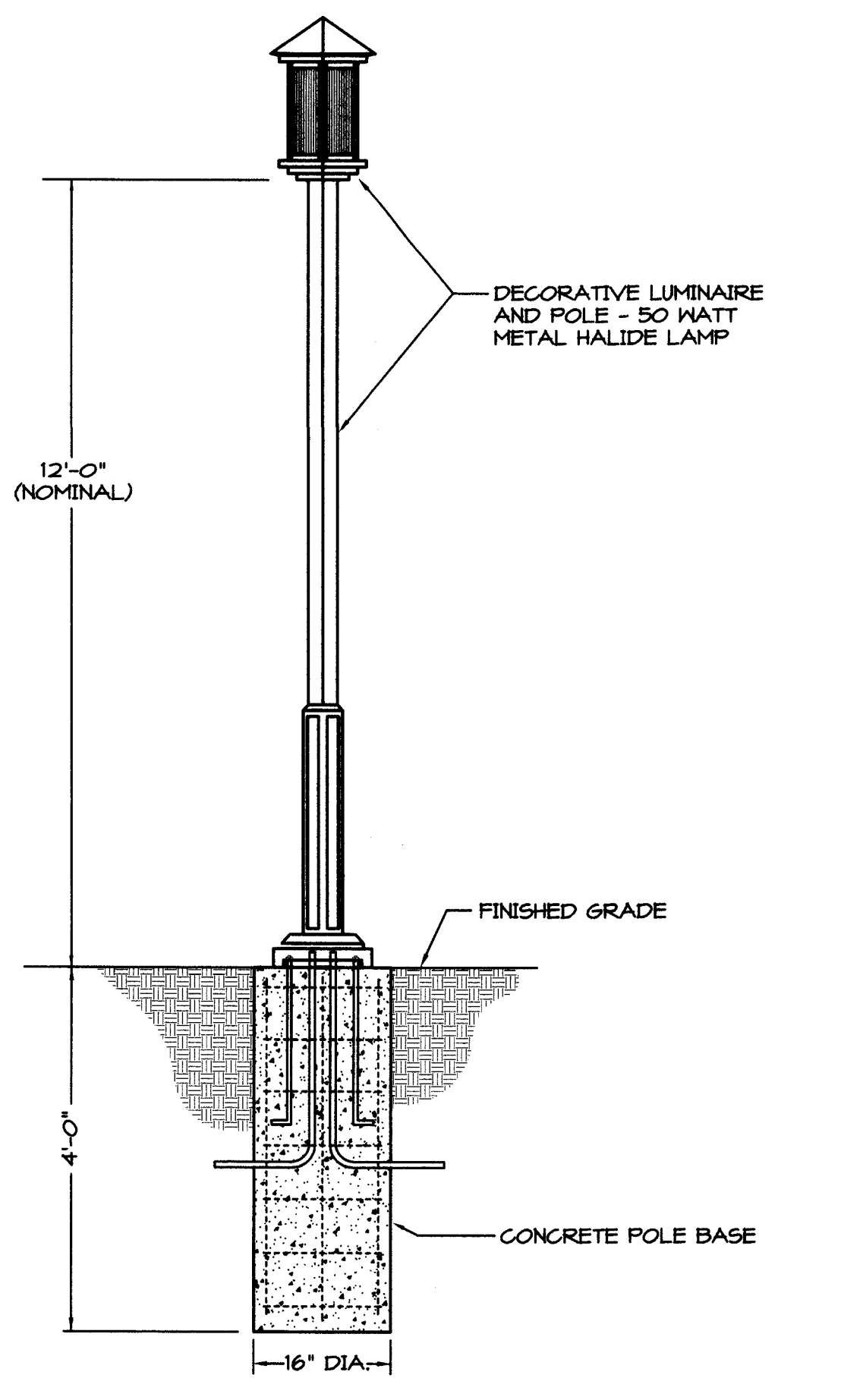
SUPERIOR MARKETPLACE
PROJECT NUMBER: 00029
DRAWN BY: DD
CHECKED BY:
DESCRIPTION: SITE PLAN



1 SITE LIGHTING PHOTOMETRIC PLAN - PHASE 3
 SCALE: 1" = 60'-0"



2 FIXTURE TYPES "A" AND "B" DETAIL
 NOT TO SCALE



3 FIXTURE TYPE "F" DETAIL
 NOT TO SCALE



4 FIXTURE TYPE "C" DETAIL
 NOT TO SCALE

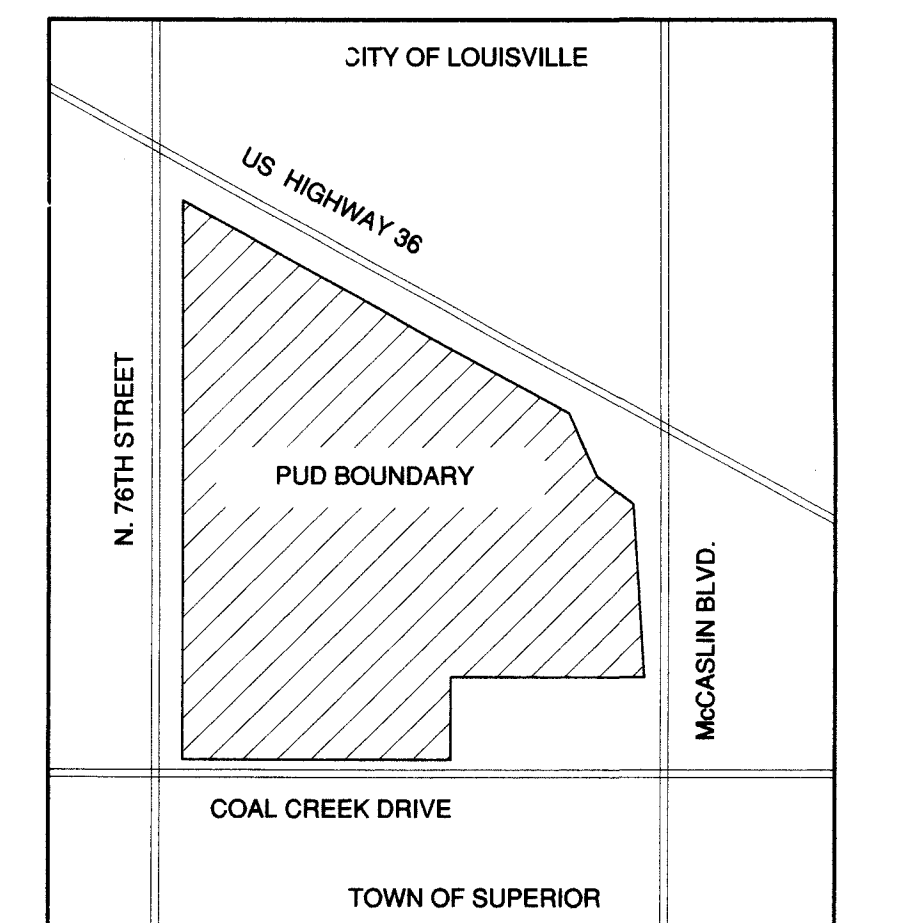
() = EXISTING FIXTURE

LIGHTING CALCULATION SUMMARY (EAST AREA)

AVERAGE fc	= .62
MAXIMUM fc	= 4.73
MINIMUM fc	= 0
AVERAGE/MINIMUM	= 0
MAXIMUM/MINIMUM	= 0

LIGHTING CALCULATION SUMMARY (WEST AREA)

AVERAGE fc	= 1.65
MAXIMUM fc	= 4.77
MINIMUM fc	= .11
AVERAGE/MINIMUM	= 15
MAXIMUM/MINIMUM	= 43.36



VICINITY MAP

Electrical Engineering & Lighting Design



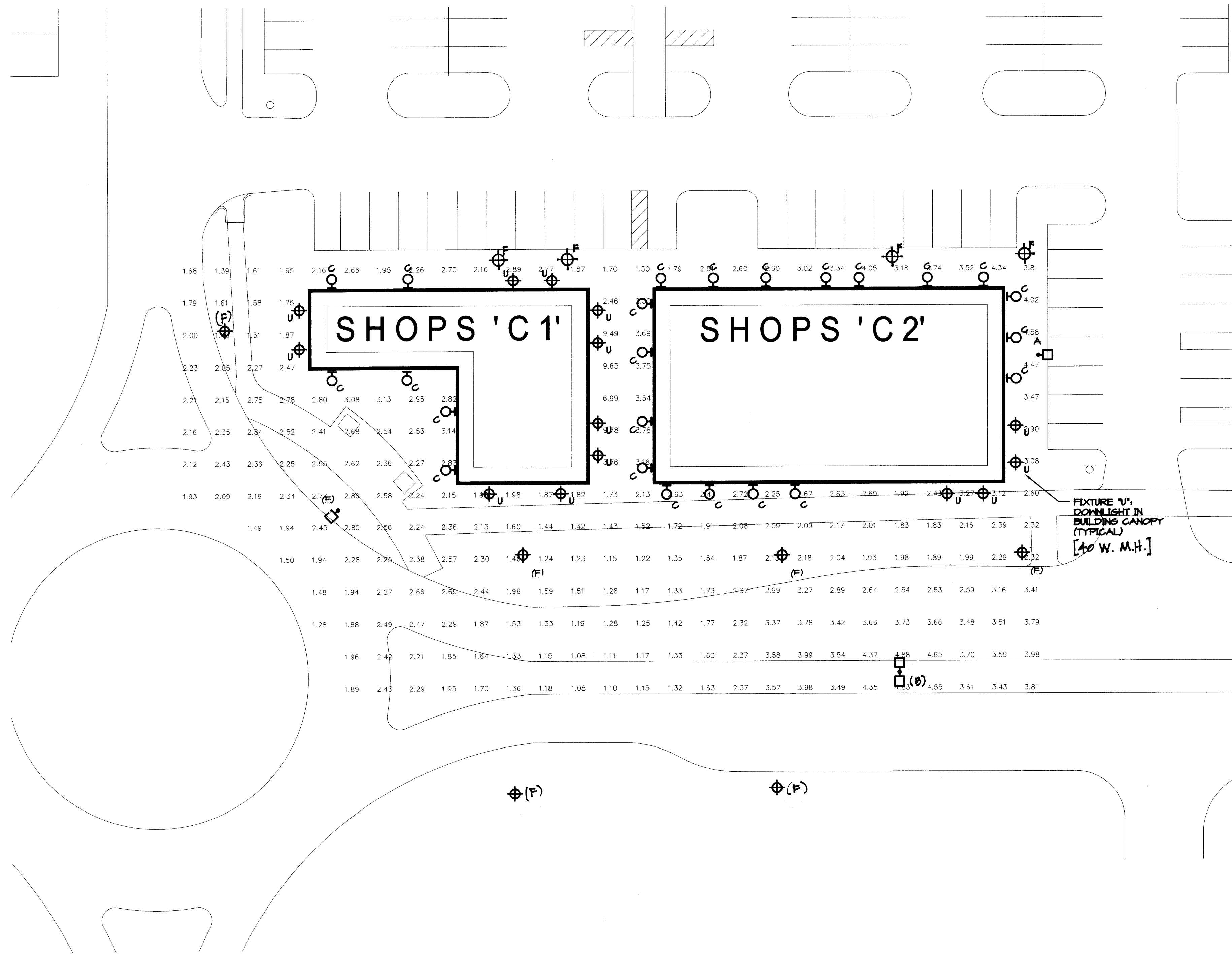
4.10.01 RE-SUBMITTAL
 2/20/01 RE-SUBMITTAL

SUPERIOR MARKETPLACE

ELCOR DEVELOPMENT, LLC

THE MULHERN GROUP, LTD.

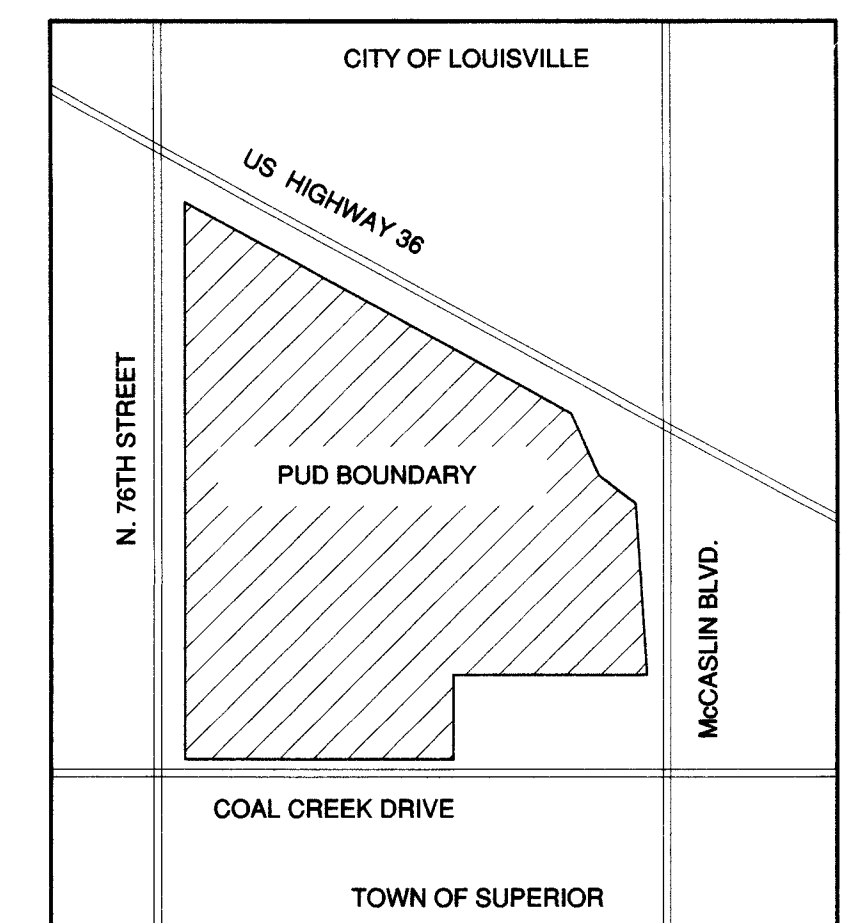
E1



LIGHTING CALCULATION SUMMARY ("C" SHOPS)	
AVERAGE fc	= 2.46
MAXIMUM fc	= 11.8
MINIMUM fc	= 1.58
AVERAGE/MINIMUM	= 4.39
MAXIMUM/MINIMUM	= 21.07

() = EXISTING FIXTURE

SITE LIGHTING PHOTOMETRIC PLAN - "C" SHOPS
 E2 SCALE: 1" = 20'-0"



VICINITY MAP

Electrical Engineering & Lighting Design



ROOS SZYNSKIE & ASSOCIATES
 3045 S. Parker Road
 Suite 225
 Aurora, CO 80014
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 FAX: (303) 696-0812

4.10.01 RE-SUBMITTAL
 2/20/01 RE-SUBMITTAL

SUPERIOR MARKETPLACE	
ELCOR DEVELOPMENT, LLC	E2
THE MULHERN GROUP, LTD.	

12-1-00

SUPERIOR MARKETPLACE

PHASE III FINAL DEVELOPMENT PLAN SUPERIOR, COLORADO



Planning
Landscape Architecture

710 West Colfax
Denver, Colorado 80204
Fax: 303 892 1186
Phone: 303 892 1166

PREPARED BY:



Planning
Landscape Architecture

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Denver, Colorado 80204
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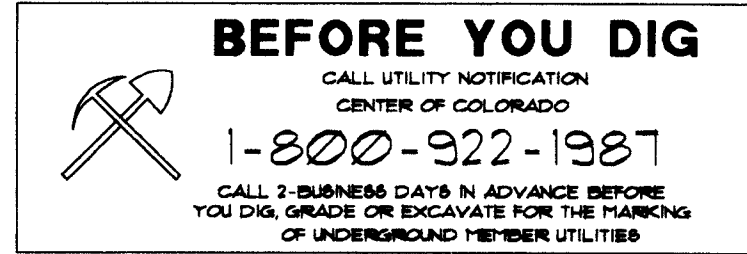
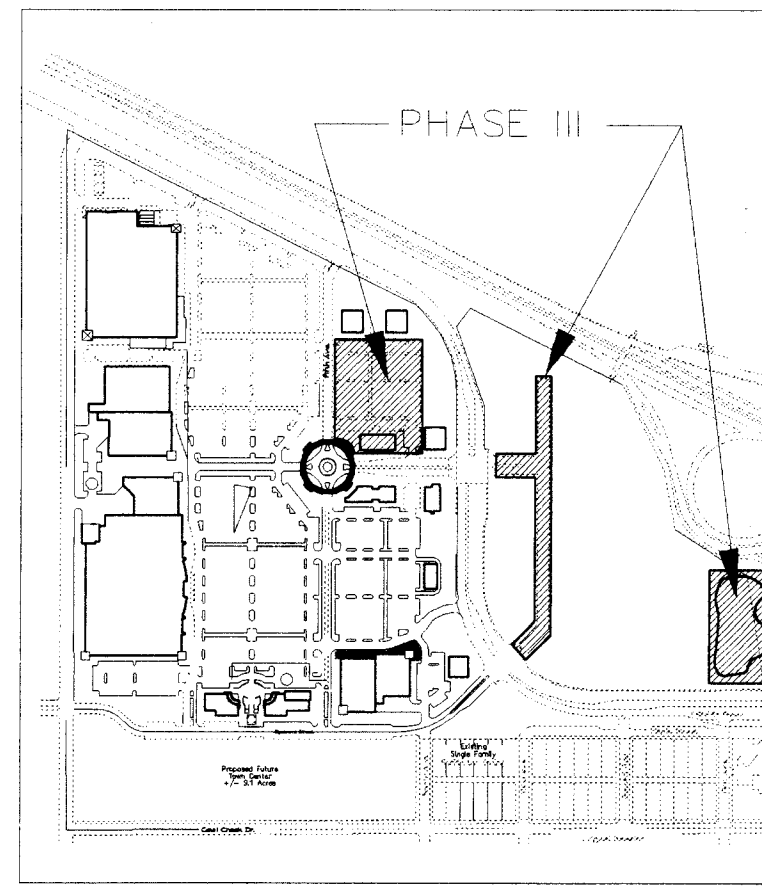
PREPARED FOR:



ARCHITECTURE • PLANNING • INTERIORS

1730 BLAKE STREET SUITE 435
DENVER COLORADO 80202
303-297-3334 FAX 303-292-2951

PHASE 3 LIMITS



DATE OF PREPARATION:

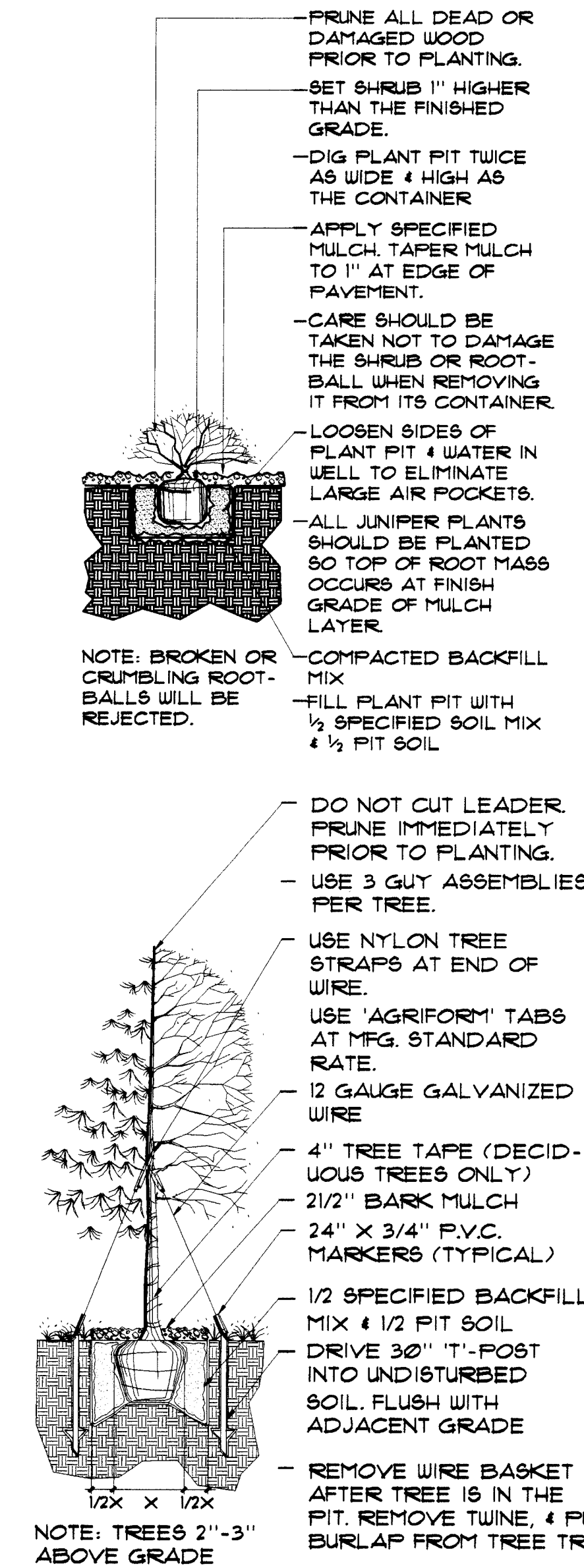
6/12/00
10/4/00
10/25/00
11/13/00
11/30/00
2/1/01
4/11/01

PLANTING LEGEND

TOTAL - PHASE 3

SYM.	QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
DECIDUOUS TREES					
11	FC	FLAINS COTTONWOOD	POPULUS DELTOIDES	2 1/2' - 3' CAL., AS NOTED B4B, SPECIMEN	
11	FO	PIN OAK	QUERCUS PALUSTRIS	2 1/2' - 3' CAL., AS NOTED B4B, SPECIMEN	
9	GSL	GREEN SPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2 1/2' - 3' CAL., AS NOTED B4B, SPECIMEN	
18	APA	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2 1/2' - 3' CAL., AS NOTED B4B, SPECIMEN	
1	PA	PATMORE ASH	FRAXINUS PENN. 'PATMORE'	2 1/2' - 3' CAL., AS NOTED B4B, SPECIMEN	
12	RR-1	ROYAL RED MAPLE	ACER PLATANOIDES 'ROYAL RED'	2 1/2' - 3' CAL., AS NOTED B4B, SPECIMEN	
2	RO	RED OAK	QUERCUS RUBRA	2 1/2' - 3' CAL., AS NOTED B4B, SPECIMEN	
EVERGREEN TREES					
24	AP	AUSTRIAN PINE	PINUS NIGRA	5'-9' HT., B4B SPECIMEN	
30	CB6	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	5'-9' HT., B4B SPECIMEN	
3	CS	COLORADO SPRUCE	PICEA PUNGENS	5'-9' HT., B4B SPECIMEN	
57				HGT. AS NOTED ON PLAN	
ORNAMENTAL TREES					
1	CRK	CANADA RED CHERRY	PRUNUS VIRGINIANA 'MELANOCARPA'	2' CAL., B4B, SPECIMEN	
9	WH	WASHINGTON HAWTHORN	CRATAEGUS ERITHROPODA	10' HGT. CLUMP FORM B4B	
3	JTL	JAPANESE TREE LILAC	SYRINGA RETICULATA	2' CAL., B4B, SPECIMEN	
EVERGREEN SHRUBS					
6	TJ	TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	5 GAL. 30" SP. MIN.	
64	BCJ	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL. 30" SP. MIN.	
407	BRJ	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	5 GAL. 30" SP. MIN.	
43	HJ	HUGHES JUNIPER	JUNIPERUS SABINA 'HUGHES'	5 GAL. 30" SP. MIN.	
30	SGJ	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL. 30" SP. MIN.	
24	BJ	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL. 30" SP. MIN.	
10	MS	MONTGOMERY SPRUCE	PICEA PUNGENS 'GLAUCA' 'RH. MONTGOMERY'	10 GAL. 3' HGT. MIN.	
1	BGS	BLUE GLOBE SPRUCE	PICEA PUNGENS 'GLAUCA' 'GLOBOSA'	10 GAL. LOW GRAFT	
11	WHP	WHITEBUD MUGO PINE	PINUS MUGO 'WHITE BUD'	6 GAL. 2' HGT. MIN.	
DECIDUOUS SHRUBS					
102	CP	CISTENA FLUM	PRUNUS CISTENA	5 GAL., 36" HT., 4 CANE MIN.	
10	BFB	BUTTERFLY BUSH	BUDLEIA DAVIDII 'BLACK KNIGHT'	5 GAL., 24" HT., 3 CANE MIN.	
64	EB	DWARF BURNING BUSH	EURYNTHUS ALATA 'COMPACTUM'	5 GAL., 24" HT., 3 CANE MIN.	
114	RLB	REDLEAF BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA'	5 GAL., 30" HT., 4 CANE MIN.	
31	ARH	ARNOLD'S RED HONEYSUCKLE	LONICERA TATARICA 'ARNOLD RED'	5 GAL., 30" HT., 3 CANE MIN.	
56	CTW	COYOTE WILLOW	SALIX EXIGUA	5 GAL., 30" HT., 3 CANE MIN.	
28	RB	RABBITBUSH	CHRYSOETHAMNUS NAUSEOSUS	5 GAL., 30" HT., 3 CANE MIN.	
69	RUS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL., 30" HT., 3 CANE MIN.	
21	BM6	BLUE MIST SPIREA	CARYOPTERIS CLANDONENSIS	5 GAL., 30" HT., 3 CANE MIN.	
PERENNIALS & GROUND COVERS					
11	ASD	ALASKA SHASTA DAISY	LEUCANTHEMUM SUPERBUM 'ALASKA'	1 GAL.	
91	916	SNOW IN SUMMER	CERASTIUM TOMENTOSUM	1 GAL.	
51	RMP	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	1 GAL.	
93	PM	POPPY MALLOW	CALLIRHOE INVOLUCRATA	1 GAL.	
102	CM	CATHMINT	NEPETA SABENII	1 GAL.	
40	BES	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDBURM'	1 GAL.	
17	AJS	AUTUMN JOY SEDUM	SEDUM SPURIMUM 'AUTUMN JOY'	1 GAL.	
65	MY	MOONSHINE YARROW	ACHILLEA 'MOONSHINE'	1 GAL.	
12	VC	VIRGINIA CREEPER	PARTHENOCISSUS QUINQUEFOLIA	1 GAL.	
20	BI	BOSTON IVY	PARTHENOCISSUS TRICUSPIDATA	1 GAL.	
ORNAMENTAL GRASSES					
62	FRG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'	5 GAL.	
45	BAG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.	
109	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	1 GAL.	
14	BF	BLUE FESCUE	FESTUCA OVINA 'GLAUCA'	1 GAL.	
ANNUALS					
185	PA	PURPLE ALLYSUM	ALLYSUM SP.	4" POT • 6" O.C.	
185	RF	RED FETUNIA	FETUNIA SP.	4" POT • 6" O.C.	
102	Z	ZINNIA	ZINNIA	4" POT • 6" O.C.	
470					
100% BLUEGRASS SOD FRESH CUT SOD					
NAVAJA RUBY MOSS ROCK BOULDERS (3) - 3' X 4' X 3' MIN. SIZE (4) - 5' X 6' X 5' MIN. SIZE					

PLANTING DETAILS



LANDSCAPE NOTES

- ALL TREES ARE TO BE SECURELY GUYED FOR ONE YEAR PER DETAILS. TIGHTEN GUY WIRES AS NECESSARY.
- ALL SHRUB BEDS IN PARKING LOTS AND HIGH WIND AREAS ARE TO BE MULCHED WITH MIN. 3" DEPTH CRUSHED GRANITE STONE TO MATCH EXISTING ON SITE MULCH OVER GEO-TEXTILE WEED CONTROL FABRIC. ALL OTHER BEDS ARE TO BE MULCHED WITH 2 1/2" DEPTH, SHREDDED CEDAR MULCH OVER GEO-TEXTILE WEED CONTROL FABRIC. ALL ANNUAL, PERENNIAL AND ORNAMENTAL GRASSES ARE TO BE MULCHED WITH 2 1/2" DEPTH, SHREDDED CEDAR MULCH WITHOUT WEED CONTROL FABRIC REGARDLESS OF THEIR LOCATION. SEPARATE FROM ROCK MULCH WITH STEEL EDGER.
- ALL PLANTING BEDS ARE TO BE CONTAINED BY RYERSON 4"X14 GAUGE GALVANIZED STEEL EDGER. EDGER IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, WALKS, OR CONC. FANS. EDGER SHALL BE KINK FREE AND SMOOTH FLOWING IN CURVED AREAS.
- ALL TREE FITS IN SODDED AREAS ARE TO RECEIVE A 2 1/2" DIA., 2 1/2" DEPTH SHREDDED CEDAR MULCH RING. NO EDGER OR WEED CONTROL FABRIC IS REQUIRED.
- ALL IRRIGATION DEVELOPMENT IS TO BE UNDERGROUND, AUTOMATIC, AND PROVIDE 100% COVERAGE TO ALL AREAS.
- IRRIGATION TO BE PROVIDED FROM SUPERIOR METROPOLITAN DISTRICT WATER REUSE LINE.
- ALL TREES TO BE PLACED A MINIMUM OF 10 FEET FROM THE OUTSIDE EDGE OF ALL UTILITY PIPES (WATER, SEWER, IRRIGATION, AND STORM SEWER).
- ALL PLANTER WALLS, TREE GRATES, SIDEWALKS, SCORING AND CROSSWALKS REFER TO ARCHITECTURAL AND CIVIL PLANS AND SPECIFICATIONS.
- PLAN REFLECTS TREE QUANTITIES @ 1/400 SF. AND SHRUB QUANTITIES @ 1/30 SF. THE TOTAL TREE QUANTITIES ARE REQUIRED TO BE 33% DECIDUOUS AND 67% EVERGREEN. THE TOTAL SHRUB QUANTITIES ARE REQUIRED TO BE 33% DECIDUOUS AND 67% EVERGREEN. CONIFEROUS TREES SHALL CONFORM TO THE FOLLOWING HEIGHT REQUIREMENTS.

GREATER THAN 8'	10%
6' TO 8'	10%
4' TO 6'	20%

SUPERIOR MARKETPLACE
PHASE III - FINAL DEVELOPMENT PLAN
TOWN OF SUPERIOR, COLORADO

Owner:
ELLMAN
COMPANIES

Issue Date
6/22/00
10/4/00
10/25/00
11/13/00
11/30/00
2/1/01
4/11/01

Revision Date

Sheet Title
LANDSCAPE
PLAN

Sheet Number

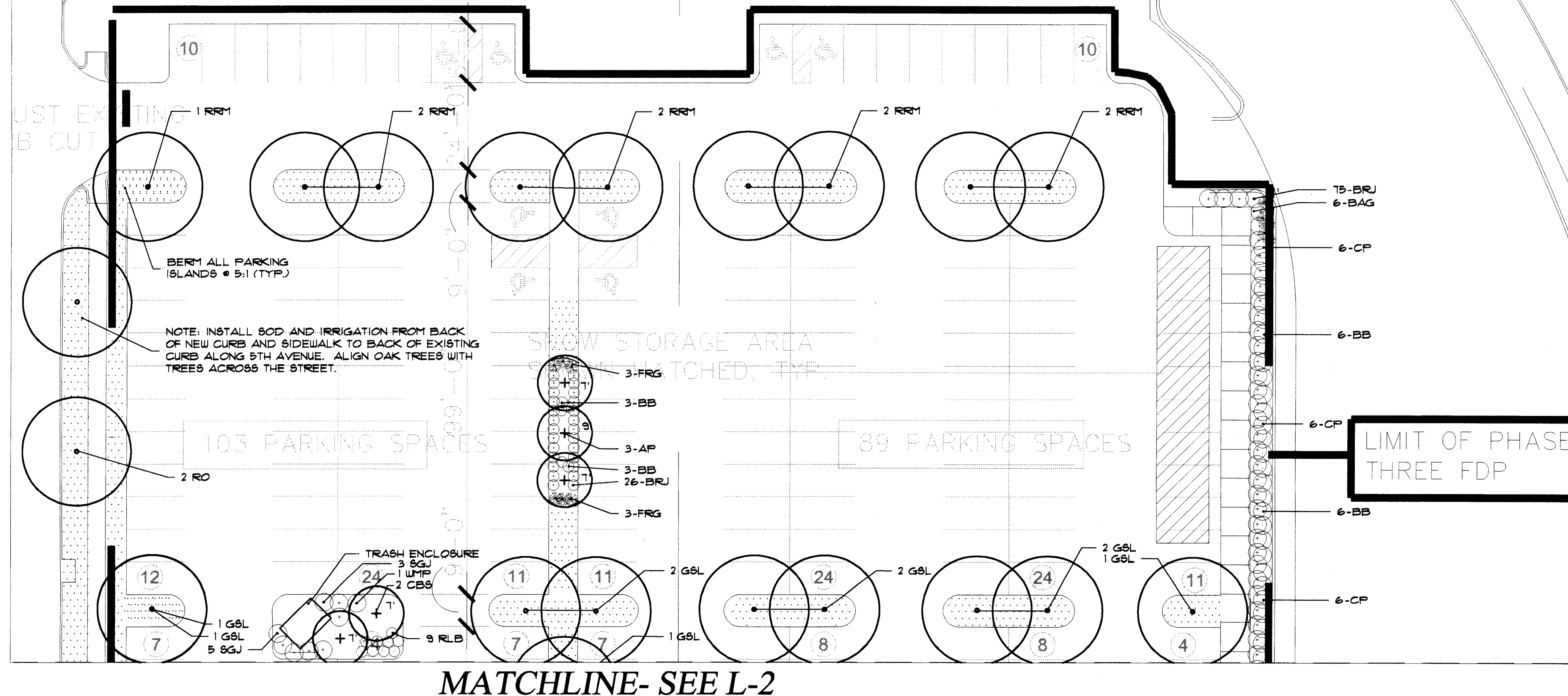
L-0

X-REFS: X-BASE-3

DRAWN BY: JMB
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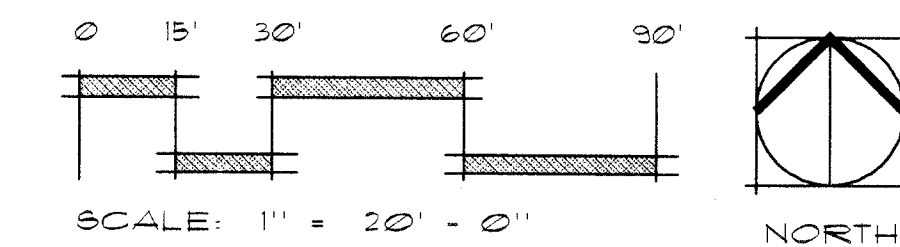
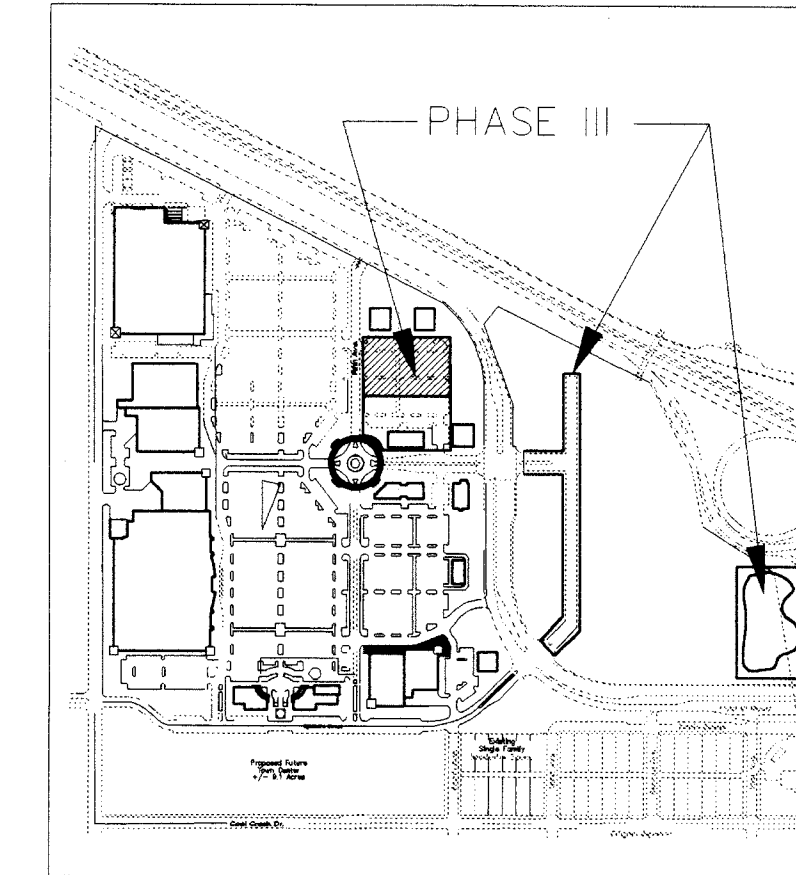
FUTURE PAD DEVELOPMENT

FUTURE PAD DEVELOPMENT



PLANTING LEGEND - PARKING LOT

SYM.	QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
DECIDUOUS TREES					
	9	G6L	GREEN SPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2 1/2' - 3' CAL., AS NOTED B4B, SPECIMEN
	9	APA	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2 1/2' - 3' CAL., AS NOTED B4B, SPECIMEN
	9	RRM	ROYAL RED MAPLE	ACER PLATANOIDES 'ROYAL RED'	2 1/2' - 3' CAL., AS NOTED B4B, SPECIMEN
	2	RO	RED OAK	QUERCUS RUBRA	2 1/2' - 3' CAL., AS NOTED B4B, SPECIMEN
	29				
EVERGREEN TREES					
	6	AP	AUSTRIAN PINE	PINUS NIGRA	5'-9' HT., B4B SPECIMEN
	4	CB6	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	5'-9' HT., B4B SPECIMEN HGT. AS NOTED ON PLAN
	10				
EVERGREEN SHRUBS					
	8	SGJ	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL. 30" SP. MIN.
	1	BRJ	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	5 GAL. 30" SP. MIN.
	1	WMP	WHITEBUD MUGO PINE	FINUS MUGO 'WHITE BUD'	6 GAL. 2' HGT. MIN.
	16				
DECIDUOUS SHRUBS					
	30	CP	CISTENA PLUM	PRUNUS CISTENA	5 GAL., 36" HT., 4 CANE MIN.
	46	BB	DWARF BURNING BUSH	EUONYMUS ALATA COMPACTUM	5 GAL., 24" HT., 3 CANE MIN.
	58	RLB	REDLEAF BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA'	5 GAL., 30" HT., 4 CANE MIN.
	134				
ORNAMENTAL GRASSES					
	12	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'	5 GAL.
	12	BAG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.
	12	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	1 GAL.
	36				
			100% BLUEGRASS SOD		
			FRESH CUT SOD		



NOTE: BASE INFORMATION PROVIDED BY
V3 COLORADO CONSULTING ENGINEERS

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FILE NAME: 3-FDP-3

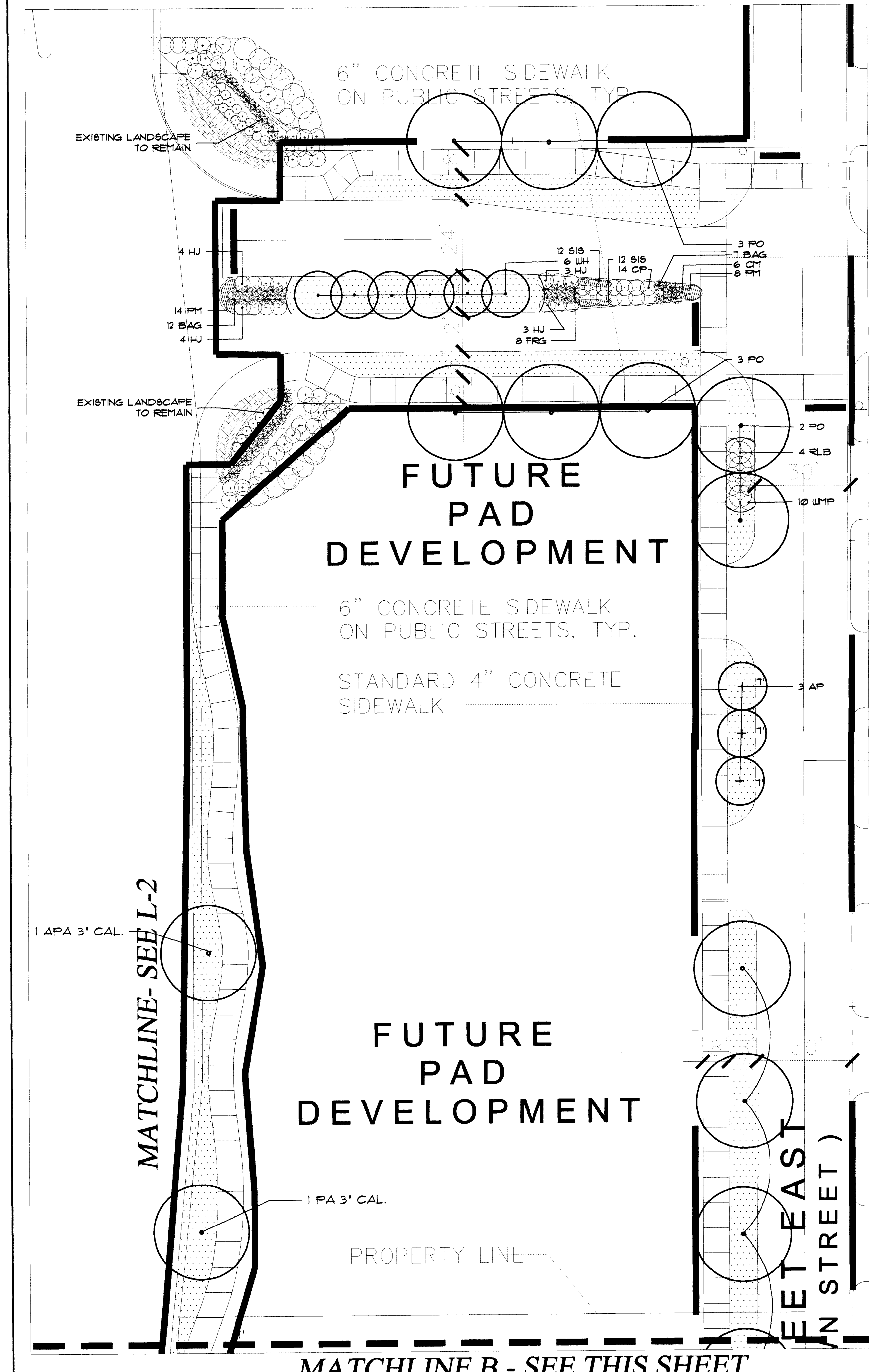
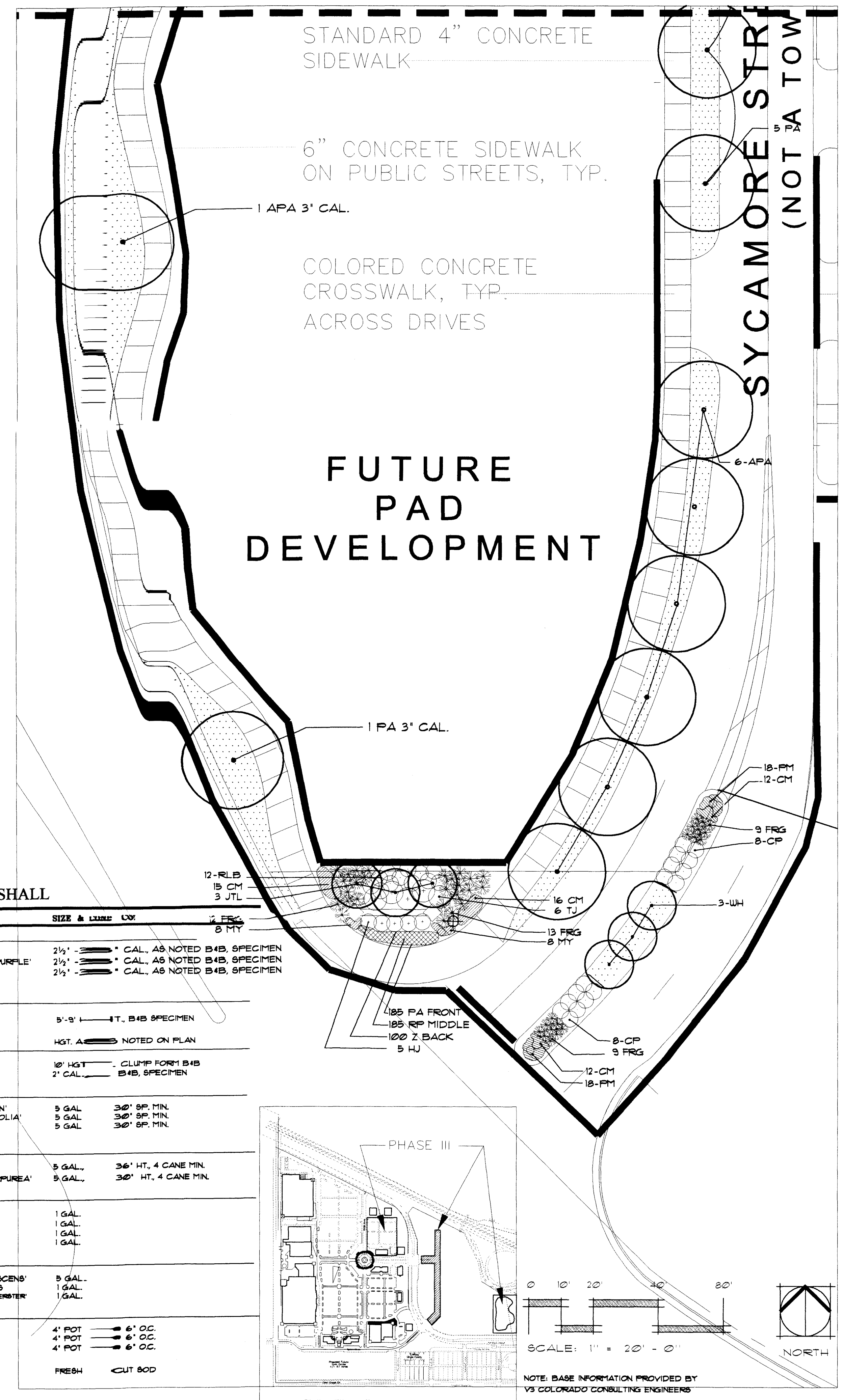
Issue Date
6/21/00
10/4/00
10/25/00
11/3/00
2/1/01
4/11/01

Revision Date

Sheet Title
LANDSCAPE
PLAN

Sheet Number
L-3

MATCHLINE B - SEE THIS SHEET



PLANTING LEGEND - SYCAMORE / CENTER / MARSHALL

SYM.	QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & LINES	1/2" FRG.
DECIDUOUS TREES						
6	FO	PIN OAK	QUERCUS PALUSTRIS	2 1/2' - 3" CAL., AS NOTED	B4B, SPECIMEN	
8	APA	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2 1/2' - 3" CAL., AS NOTED	B4B, SPECIMEN	
7	PA	FATMORSE ASH	FRAXINUS PENN. 'FATMORSE'	2 1/2' - 3" CAL., AS NOTED	B4B, SPECIMEN	
21						
EVERGREEN TREES						
6	AP	AUSTRIAN PINE	PINUS NIGRA	5'-9' - 1" T., B4B SPECIMEN		
6				HGT. AS NOTED ON PLAN		
ORNAMENTAL TREES						
9	WH	WASHINGTON HAWTHORN	CRATAEGUS ERITHROPODA	10' HGT. - CLUMP FORM B4B		
3	JTL	JAPANESE TREE LILAC	SYRINGA RETICULATA	2' CAL. - B4B, SPECIMEN		
12						
EVERGREEN SHRUBS						
19	SGJ	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL. 30" SP. MIN.		
6	TJ	TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	5 GAL. 30" SP. MIN.		
10	WMP	WHITEBUD MUGO PINE	FINUS MUGO 'WHITEBUD'	5 GAL. 30" SP. MIN.		
35						
DECIDUOUS SHRUBS						
30	CP	CISTENA PLUM	PRUNUS CISTENA	5 GAL., 36" HT., 4 CANE MIN.		
12	RLB	REDLEAF BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA'	5 GAL., 30" HT., 4 CANE MIN.		
42						
PERENNIALS & GROUND COVERS						
24	SIS	SNOW IN SUMMER	CERASTIUM TROPICOBUM	1 GAL.		
16	MT	MOONSHINE YARROW	ACHILLEA 'MOONSHINE'	1 GAL.		
55	PM	POPPY MALLOW	CALLISPERMONE INVOLUCRATA	1 GAL.		
51	CM	CATMINT	NEPETA FAASBENII	1 GAL.		
140						
ORNAMENTAL GRASSES						
12	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'	5 GAL.		
12	BAG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.		
12	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTICOLA KARL FOERSTER	1 GAL.		
35						
ANNUALS						
105	PA	PURPLE ALLYSUM	ALLYSUM SP.	4" POT 6" OC.		
105	RP	RED PETUNIA	PETUNIA SP.	4" POT 6" OC.		
100	Z	ZINNIA	ZINNIA	4" POT 6" OC.		
470						
						100% BLUEGRASS SOD

