

SMITH PROPERTY PLANNED DEVELOPMENT

A TRACT OF LAND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 31, T1S, R69W OF THE 6th P.M., TOWN OF SUPERIOR, STATE OF COLORADO
LEGAL DESCRIPTION
PRELIMINARY PD/ZONE DISTRICT PLAN
SHEET C2 OF 9

LEGAL DESCRIPTION FOR COMMERCIAL AND ROCK CREEK BUFFER AREA

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 69 NORTH, RANGE 69 WEST, COUNTY OF BOULDER, STATE OF COLORADO, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, AND CONSIDERING THE BEGINNING HEREBY DESCRIBED, CONTAINING HEREIN RELATIVE THERE TO, THENCE SOUTH 31.5726° EAST, A DISTANCE OF 87.33 FEET TO A POINT OF INTERSECTION OF SAID LINE WITH THE LINE OF SAID SECTION 31, THENCE NORTH 57.96° EAST, A DISTANCE OF 87.33 FEET TO A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID MCCASLIN BOULEVARD, AS DESCRIBED IN THAT DEED RECORDED ON FILM 507, AT RECEPTION NUMBER 760911 IN THE RECORDS OF BOULDER COUNTY, COLORADO, AND BEING DESCRIBED AS FOLLOWS:

- SOUTH 83.5204° EAST, A DISTANCE OF 322.19 FEET;
- NORTH 87.0292° WEST, A DISTANCE OF 146.65 FEET;
- SOUTH 00.0000° WEST, A DISTANCE OF 46.17 FEET;
- NORTH 89.5199° EAST, A DISTANCE OF 251.28 FEET;
- NORTH 33.0516° EAST, A DISTANCE OF 75.59 FEET;
- NORTH 89.0000° WEST, A DISTANCE OF 81.16 FEET;
- NORTH 33.0516° WEST, A DISTANCE OF 151.05 FEET;
- NORTH 87.2646° EAST, A DISTANCE OF 107.32 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 48.4816° WEST, A DISTANCE OF 88.15 FEET, THENCE SOUTH 56.4753° WEST, A DISTANCE OF 123.19 FEET, THENCE NORTH 84.2334° WEST, A DISTANCE OF 63.12 FEET, THENCE SOUTH 88.5940° WEST, A DISTANCE OF 93.89 FEET, THENCE SOUTH 57.0298° WEST, A DISTANCE OF 32.39 FEET, THENCE SOUTH 81.16° WEST, A DISTANCE OF 63.15 FEET, THENCE SOUTH 56.4753° WEST, A DISTANCE OF 88.15 FEET, THENCE SOUTH 05.0054° WEST, A DISTANCE OF 17.75 FEET, THENCE SOUTH 22.1240° WEST, A DISTANCE OF 80.59 FEET, THENCE SOUTH 84.2334° WEST, A DISTANCE OF 63.12 FEET, THENCE SOUTH 09.3657° WEST, A DISTANCE OF 49.17 FEET, THENCE NORTH 82.88 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MCCASLIN BOULEVARD, THENCE NORTH 00.1670° EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 161.88 FEET TO THE "POINT OF BEGINNING", CONTAINING 3.801 ACRES OR 165.578 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION FOR RESIDENTIAL

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 69 NORTH, RANGE 69 WEST, COUNTY OF BOULDER, STATE OF COLORADO, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, AND CONSIDERING THE BEGINNING HEREBY DESCRIBED, CONTAINING HEREIN RELATIVE THERE TO, THENCE SOUTH 31.5726° EAST, A DISTANCE OF 87.33 FEET TO A POINT OF INTERSECTION OF SAID LINE WITH THE LINE OF SAID SECTION 31, THENCE NORTH 57.96° EAST, A DISTANCE OF 87.33 FEET TO A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID MCCASLIN BOULEVARD, AS DESCRIBED IN THAT DEED RECORDED ON FILM 507, AT RECEPTION NUMBER 760911 IN THE RECORDS OF BOULDER COUNTY, COLORADO, AND BEING DESCRIBED AS FOLLOWS:

- SOUTH 83.5204° EAST, A DISTANCE OF 322.19 FEET;
- NORTH 87.0292° WEST, A DISTANCE OF 146.65 FEET;
- SOUTH 00.0000° WEST, A DISTANCE OF 46.17 FEET;
- NORTH 89.5199° EAST, A DISTANCE OF 251.28 FEET;
- NORTH 33.0516° EAST, A DISTANCE OF 75.59 FEET;
- NORTH 89.0000° WEST, A DISTANCE OF 81.16 FEET;
- NORTH 33.0516° WEST, A DISTANCE OF 151.05 FEET;
- NORTH 87.2646° EAST, A DISTANCE OF 107.32 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 48.4816° WEST, A DISTANCE OF 88.15 FEET, THENCE SOUTH 56.4753° WEST, A DISTANCE OF 123.19 FEET, THENCE NORTH 84.2334° WEST, A DISTANCE OF 63.12 FEET, THENCE SOUTH 88.5940° WEST, A DISTANCE OF 93.89 FEET, THENCE SOUTH 57.0298° WEST, A DISTANCE OF 32.39 FEET, THENCE SOUTH 81.16° WEST, A DISTANCE OF 63.15 FEET, THENCE SOUTH 56.4753° WEST, A DISTANCE OF 88.15 FEET, THENCE SOUTH 05.0054° WEST, A DISTANCE OF 17.75 FEET, THENCE SOUTH 22.1240° WEST, A DISTANCE OF 80.59 FEET, THENCE SOUTH 84.2334° WEST, A DISTANCE OF 63.12 FEET, THENCE SOUTH 09.3657° WEST, A DISTANCE OF 49.17 FEET, THENCE NORTH 82.88 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MCCASLIN BOULEVARD, THENCE NORTH 00.1670° EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 161.88 FEET TO THE "POINT OF BEGINNING", CONTAINING 3.801 ACRES OR 165.578 SQUARE FEET, MORE OR LESS.

THENCE NORTH 00.1670° EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 161.88 FEET TO THE "POINT OF BEGINNING", CONTAINING 3.801 ACRES OR 165.578 SQUARE FEET, MORE OR LESS.

THENCE NORTH 87.0292° WEST, A DISTANCE OF 146.65 FEET;

THENCE NORTH 89.5199° EAST, A DISTANCE OF 251.28 FEET;

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THENCE NORTH 81.16° WEST, A DISTANCE OF 63.15 FEET;

THENCE NORTH 56.4753° WEST, A DISTANCE OF 88.15 FEET;

THENCE NORTH 05.0054° WEST, A DISTANCE OF 17.75 FEET;

THENCE NORTH 22.1240° WEST, A DISTANCE OF 80.59 FEET;

THENCE NORTH 84.2334° WEST, A DISTANCE OF 63.12 FEET;

THENCE NORTH 09.3657° WEST, A DISTANCE OF 49.17 FEET;

THENCE NORTH 82.88 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MCCASLIN BOULEVARD, THENCE NORTH 00.1670° EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 161.88 FEET TO THE "POINT OF BEGINNING", CONTAINING 3.801 ACRES OR 165.578 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION CHECKED BY:
DWAYNE PHILLIPS, PLS-26328
8301 E. PRENTICE AVE #101
GREENWOOD VILLAGE, COLORADO 80111
(303) 741-6386

NO.	DATE	REVISIONS
1	6/26/2015	1
2	8/2/2015	2
3	8/22/2015	3

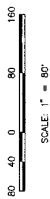
LEGAL DESCRIPTION PD/ZONE DISTRICT PLAN
PRELIMINARY PD/ZONE DISTRICT PLAN SHEET C2 OF 9
(overlays)
P-56 P-2 # 40

SMITH PROPERTY PLANNED DEVELOPMENT

A TRACT OF LAND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 81,
T18, R08W OF THE 8th P.M.,
TOWN OF SUPERIOR, STATE OF COLORADO

PRELIMINARY GRADING PLAN PRELIMINARY PD/ZONE DISTRICT PLAN

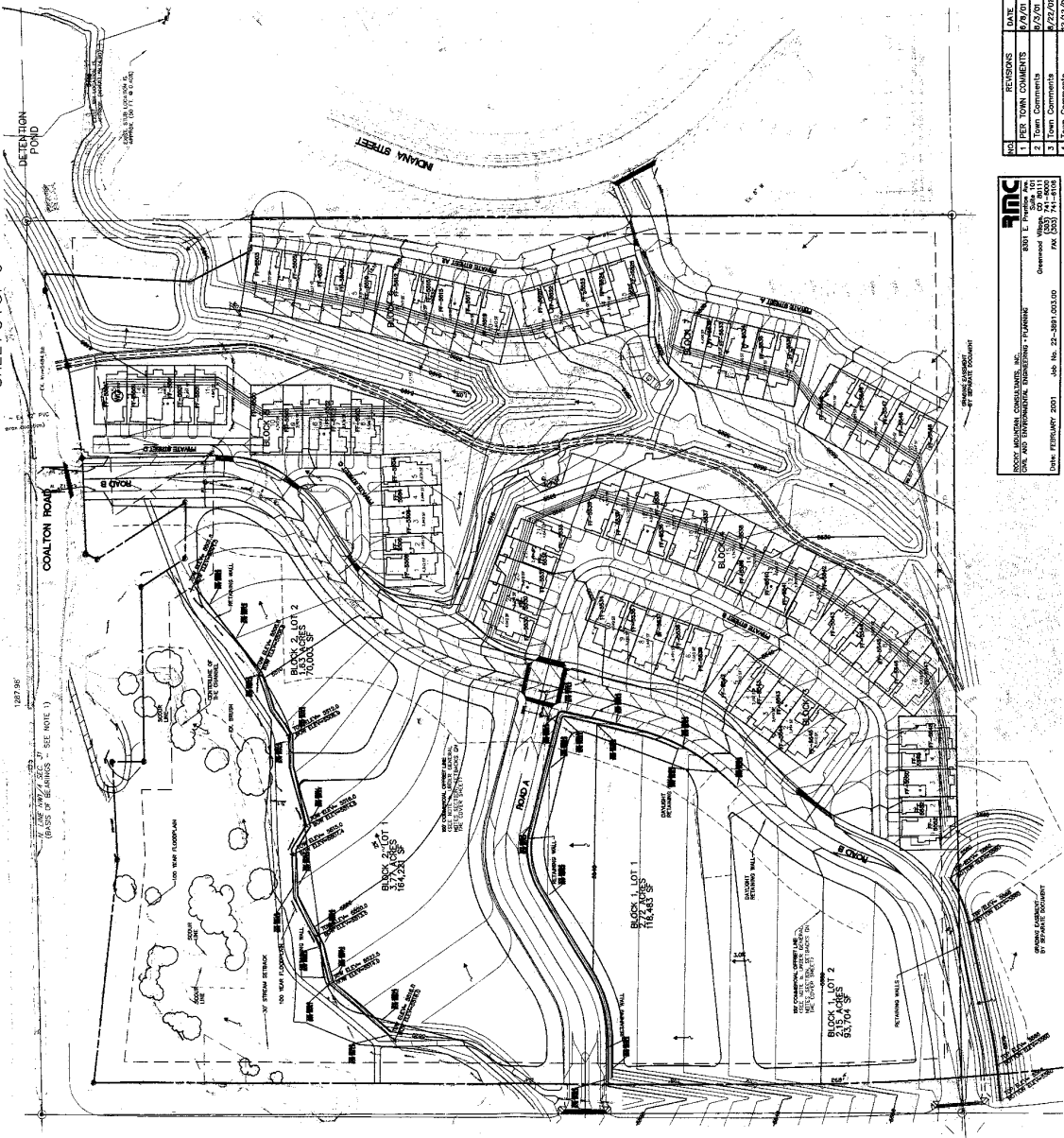
SHEET C4 OF 9



LEGEND

---	TRACT BOUNDARY LINE
---	SECTION LINE
---	PROPERTY LINE
---	RIGHT-OF-WAY
---	EXISTING INDEX CONTOURS
---	PROPOSED INDEX CONTOURS
---	EXISTING INTERMEDIATE CONTOURS
---	PROPOSED INTERMEDIATE CONTOURS
---	LIMITS OF NATURAL LANDSCAPING
---	STORM SEWER PIPE
---	500' BUFFER LINE
---	STORM SEWER INLET
---	GARDEN LEVEL UNIT
---	FLOW ARROW

NOTES:
1. T.O.W. = APPROXIMATE TOP OF WALL ELEVATION
2. B.O.W. = APPROXIMATE BOTTOM OF WALL ELEVATION



NO.	REVISIONS	DATE	BY
1	PREP TOWN COMMENTS	8/2/01	WJ
2	TOWN COMMENTS	8/2/01	WJ
3	TOWN COMMENTS	8/22/01	WJ
4	TOWN COMMENTS	12/12/01	WJ

RMC
RMC ENGINEERING, INC.
3801 E. PINE, SUITE 101
DENVER, CO 80210
TEL: (303) 751-1000
FAX: (303) 751-1001
DATE: FEBRUARY 2001 Job No. 22-3891.000.00

PRELIMINARY GRADING PLAN
PRELIMINARY PD/ZONE DISTRICT PLAN
P-56 F-2-#42- (8/2/01)
SHEET C4 OF 9

MCNAMAN BOULEVARD

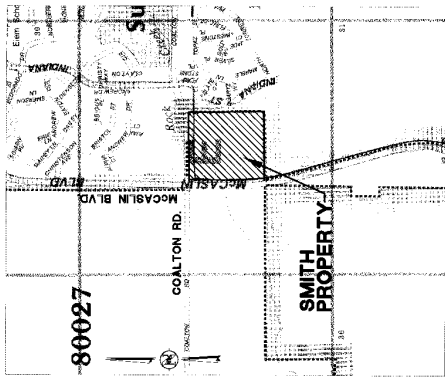
SMITH PROPERTY SUBDIVISION

A TRACT OF LAND IN THE NW 1/4 OF THE NW 1/4 OF SECTION 31, T1S, R69W OF THE 6th P.M., TOWN OF SUPERIOR, STATE OF COLORADO

COVER SHEET

PRELIMINARY SUBDIVISION PLAT

SHEET C1 OF 6



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

OF 6	COVER
OF 6	LEGAL DESCRIPTION
OF 6	DEED
OF 6	RESUBDIVISION PLAN
OF 6	OVERALL UTILITY PLAN
OF 6	EXISTING SITE PLAN

NOTES:
1. UTILITY EASEMENTS WILL BE DEDICATED TO THE TOWN OF SUPERIOR

DEVELOPER
ROCK CREEK HOMES, LLC
8540 E. JEWELL AVENUE, SUITE A
DENVER, CO 80231
CONTACT: MARK LOCKWOOD
PHONE: (803) 871-7151
FAX: (803) 871-0281

ARCHITECT
KEPHART ARCHITECTS
770 SHERMAN STREET
DENVER, CO 80203
CONTACT: DOUGLAS J. VAN LERBERGE
PHONE: (303) 932-4474
FAX: (303) 932-4474

PLANNER
THOMASCH & ASSOCIATES
895 S. COLORADO BLVD., SUITE 480
DENVER, CO 80204
CONTACT: ALISON WALCZAK
PHONE: (803) 777-2332
FAX: (803) 834-3684

LANDSCAPE ARCHITECTS
NUSZER/KOPATZ
117 CHEROKEE STREET
DENVER, CO 80204
CONTACT: ALISON WALCZAK
PHONE: (803) 777-2332
FAX: (803) 834-3684

TOWN CLERK'S CERTIFICATE
STATE OF COLORADO, TOWN OF SUPERIOR) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:00 P.M. ON 06/03/07,
BY _____
TOWN CLERK

CERTIFICATE OF OWNERSHIP

WE CERTIFY THAT ROCK CREEK HOMES, LLC IS THE OWNER OF THE
PROPERTY, AND WE CONSENT TO THE ABOVE PRELIMINARY SUBDIVISION PLAT
IN WITNESS WHEREOF I HEREBY SET MY HAND THIS 3RD DAY OF JANUARY
2007 BY _____ MANAGER.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
3RD DAY OF JANUARY, A.D. 2007, BY _____ AS _____
OF _____ COMPANY AND
_____ AS _____
OF _____

CORRECTION AND RECORDED CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____
THIS _____ DAY OF _____ A.D. 20____, AND IS RECORDED IN PLAT BOOK NO. _____
PAGE NO. _____ RECEPTION NO. _____

NOT FOR RECORDING

DEFINITION

PLANNING COMMISSION APPROVAL

APPROVED THIS 4TH DAY OF SEPTEMBER, A.D. 20 01

TOWN PLANNING COMMISSION

TOWN BOARD OF TRUSTEES' CERTIFICATE

APPROVED THIS 20TH DAY OF November, A.D. 20 01
BY THE BOARD OF TRUSTEES, SUPERIOR, COLORADO. THIS APPROVAL
IS GIVEN SUBJECT TO THE FOLLOWING CONDITIONS INCLUDING NECESSARY
APPROPRIATE FOR ALL UTILITY SERVICES, INCLUDING WATER, SEWER,
GAS, TRAIL, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS, SHALL BE
FINANCED BY OTHERS AND NOT THE TOWN OF SUPERIOR.

NOTARY PUBLIC

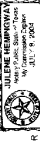
SUPERIOR METROPOLITAN DISTRICT NO. 1, CERTIFICATE

APPROVED THIS _____ DAY OF _____ A.D. 20____ SUPERIOR
METROPOLITAN DISTRICT NO. 1, SUPERIOR, COLORADO. *NA*

SUSAN K. SPENCE, PRESIDENT

SUPERIOR METROPOLITAN DISTRICT NO. 3, CERTIFICATE

APPROVED THIS _____ DAY OF _____ A.D. 20____ SUPERIOR
METROPOLITAN DISTRICT NO. 3, SUPERIOR, COLORADO.



NOTARIAL STATEMENT
I, DUNWAN M. PHILLIPS, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR
IN THE STATE OF COLORADO, HEREBY ATTEST THAT THE GRAPHIC BOUNDARY
DESCRIPTION OF THE OFFICIAIY RECORDED LEGAL DESCRIPTION FURTHERMORE THAT THIS REPRESENTATION
STATE OF COLORADO LAND SUBDIVISION REQUIREMENTS, TOWN OF SUPERIOR AND

NOTARY PUBLIC



STATEMENT FOR CIVIL ENGINEER

THESE PLANS HAVE BEEN PREPARED
UNDER THE DIRECT SUPERVISION OF
JOSEPH EDWARDS HUEY, P.E.

JOSEPH EDWARDS HUEY, P.E., #35783

NO.	REVISIONS	DATE	BY
1	Plan Comments	6/29/07	JMH
2	Plan Comments	8/22/07	RAS
3	Plan Comments	8/22/07	RAS
4	Plan Comments	11/20/07	DEP

TMC
TOWN OF SUPERIOR CONSULTANTS, INC.
6001 E. FULTON AVE., SUITE 200
DENVER, CO 80231
PHONE: (303) 741-8000
FAX: (303) 741-8008
Date: FEBRUARY 2007

COVER SHEET
PRELIMINARY SUBDIVISION PLAN
SHEET C1 OF 6

SMITH PROPERTY SUBDIVISION

A TRACT OF LAND IN THE NW 1/4 OF THE NW 1/4 OF SECTION 81, T18, R09W OF THE 6th P.M., TOWN OF SUPERIOR, STATE OF COLORADO LEGAL DESCRIPTION PRELIMINARY SUBDIVISION PLAT

SHEET C2 OF 6

LEGAL DESCRIPTION
PRELIMINARY SUBDIVISION PLAN
SHEET C2 OF 6

TOTAL SITE AREA LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 31,
T18, R09W OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER,
STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SAID SECTION 31, AND CONSIDERING THE NORTH LINE OF
SAID NORTHWEST QUARTER TO BEAR NORTH 26° 26' 00" WEST, 150.00 FEET, AN
ARC LENGTH OF 150.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", TO A POINT OF
DISTANCE OF 87.33 FEET TO A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT-
OF-WAY LINE OF CARLTON ROAD (RECESSION NUMBER 789031) IN THE RECORDS OF THE
BOULDER COUNTY CLERK AND RECORDER, AND THE SOUTHERLY RIGHT-OF-WAY
RECEPTION NUMBER 01851319, SAID BOULDER COUNTY RECORDS, SAID POINT BEING
THE POINT OF BEGINNING, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE
OF CARLTON ROAD THE FOLLOWING SECTIONS (1) THROUGH (10):

- 1) SOUTH 83°52'04" EAST, A DISTANCE OF 322.19 FEET;
- 2) SOUTH 87°00'00" WEST, A DISTANCE OF 140.65 FEET;
- 3) SOUTH 87°00'00" WEST, A DISTANCE OF 48.17 FEET;
- 4) NORTH 88°51'58" EAST, A DISTANCE OF 251.28 FEET;
- 5) SOUTH 33°05'18" EAST, A DISTANCE OF 75.59 FEET;
- 6) SOUTH 80°00'00" EAST, A DISTANCE OF 81.16 FEET;
- 7) NORTH 33°05'18" WEST, A DISTANCE OF 151.05 FEET;
- 8) NORTH 28°26'28" EAST, A DISTANCE OF 137.28 FEET;
- 9) NORTH 87°26'48" EAST, A DISTANCE OF 137.28 FEET;
- 10) NORTH 80°32'28" EAST, A DISTANCE OF 137.28 FEET;

LINE OF CARLTON ROAD (RECESSION NUMBER 011739) EAST, TO THE SOUTH RIGHT-OF-WAY
RECEPTION NUMBER 01851319, SAID BOULDER COUNTY RECORDS, AND BEING
DESCRIBED ON SAID FILM 2184 AS RECEPTION NO. 01851319.

THENCE ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 171280
THENCE 87°16'00" EAST, 80.74 FEET ALONG THE WESTERLY LINE OF THAT
TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 171280 TO THE
SOUTHWEST CORNER THEREOF.

THENCE 188°38'20"E, 41.00 FEET ALONG THE SOUTH LINE OF THAT
TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 171280 TO THE
EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 31.

THENCE 86°50'14"E, 163.07 FEET ALONG THE EAST LINE OF THE
NW 1/4 OF THE NW 1/4 OF SAID SECTION 31 TO THE SOUTHEAST CORNER
THEREOF.

THENCE 388°16'23"W, 1243.92 FEET ALONG THE SOUTH LINE OF THE
NW 1/4 OF THE NW 1/4 OF SAID SECTION 31 TO THE EAST RIGHT-OF-WAY
LINE OF CARLTON ROAD (RECESSION NUMBER 789031), AND THE EAST RIGHT-OF-WAY LINE OF
SAID MCCASLIN BOULEVARD AND ALONG THE ARC OF A CURVE CONVEX TO
THE EAST TO A POINT TANGENT SAID ARC HAVING A RADIUS OF 3720.00
FEET, AN ARC LENGTH OF 298.22 FEET, AND A CHORD BEARING NORTH 21° 07' 14" WEST,
298.14 FEET.

THENCE NORTH 61° 01' 10" W, 955.43 FEET ALONG THE EAST RIGHT-OF-WAY
LINE OF SAID MCCASLIN BOULEVARD TO THE POINT OF BEGINNING.
SAID PARCEL OF LAND CONTAINS 34,753 ACRES, MORE OR LESS.

LEGAL DESCRIPTION CHECKED BY:
DUWAYNE PHILLIPS, PLS #2228
ROCKY MOUNTAIN CONSULTANTS, INC.
12300 W. GREENWOOD AVENUE, SUITE 100
GREENWOOD VILLAGE, COLORADO 80111
(303) 741-6000

LEGAL DESCRIPTION FOR COMMERCIAL AND ROCK-CRACK BUFFER AREA

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 89 WEST, OF THE SIXTH
PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF
COLORADO, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SAID SECTION 31, AND CONSIDERING THE NORTH LINE OF
SAID NORTHWEST QUARTER TO BEAR NORTH 26° 26' 00" WEST, 150.00 FEET, AN
ARC LENGTH OF 150.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", TO A POINT OF
DISTANCE OF 87.33 FEET TO A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT-
OF-WAY LINE OF CARLTON ROAD (RECESSION NUMBER 789031) IN THE RECORDS OF THE
BOULDER COUNTY CLERK AND RECORDER, AND THE SOUTHERLY RIGHT-OF-WAY
RECEPTION NUMBER 01851319, SAID BOULDER COUNTY RECORDS, SAID POINT BEING
THE POINT OF BEGINNING, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE
OF CARLTON ROAD THE FOLLOWING LINE (1) THROUGH (10):

- 1) SOUTH 83°52'04" EAST, A DISTANCE OF 322.19 FEET;
- 2) NORTH 87°00'00" EAST, A DISTANCE OF 140.65 FEET;
- 3) SOUTH 00°00'00" WEST, A DISTANCE OF 48.17 FEET;
- 4) NORTH 88°51'58" EAST, A DISTANCE OF 251.28 FEET;
- 5) SOUTH 33°05'18" EAST, A DISTANCE OF 75.59 FEET;
- 6) NORTH 33°05'18" WEST, A DISTANCE OF 151.05 FEET;
- 7) NORTH 33°05'18" WEST, A DISTANCE OF 151.05 FEET;
- 8) NORTH 28°26'28" EAST, A DISTANCE OF 137.28 FEET;
- 9) NORTH 87°26'48" EAST, A DISTANCE OF 137.28 FEET;
- 10) NORTH 80°32'28" EAST, A DISTANCE OF 137.28 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 07°06'37" EAST,
150.00 FEET, AN ARC LENGTH OF 150.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", TO
A POINT OF DISTANCE OF 87.33 FEET TO A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT-
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- 2) NORTH 87°00'00" EAST, A DISTANCE OF 140.65 FEET;
- 3) SOUTH 00°00'00" WEST, A DISTANCE OF 48.17 FEET;
- 4) NORTH 88°51'58" EAST, A DISTANCE OF 251.28 FEET;
- 5) SOUTH 33°05'18" EAST, A DISTANCE OF 75.59 FEET;
- 6) NORTH 33°05'18" WEST, A DISTANCE OF 151.05 FEET;
- 7) NORTH 33°05'18" WEST, A DISTANCE OF 151.05 FEET;
- 8) NORTH 28°26'28" EAST, A DISTANCE OF 137.28 FEET;
- 9) NORTH 87°26'48" EAST, A DISTANCE OF 137.28 FEET;
- 10) NORTH 80°32'28" EAST, A DISTANCE OF 137.28 FEET;

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THE POINT OF BEGINNING, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE
OF CARLTON ROAD THE FOLLOWING LINE (1) THROUGH (10):

THENCE 87°16'00" EAST, 80.74 FEET ALONG THE WESTERLY LINE OF THAT
TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 171280 TO THE
SOUTHWEST CORNER THEREOF.

THENCE 188°38'20"E, 41.00 FEET ALONG THE SOUTH LINE OF THAT
TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 171280 TO THE
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THENCE 86°50'14"E, 163.07 FEET ALONG THE EAST LINE OF THE
NW 1/4 OF THE NW 1/4 OF SAID SECTION 31 TO THE SOUTHEAST CORNER
THEREOF.

THENCE 388°16'23"W, 1243.92 FEET ALONG THE SOUTH LINE OF THE
NW 1/4 OF THE NW 1/4 OF SAID SECTION 31 TO THE EAST RIGHT-OF-WAY
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SAID MCCASLIN BOULEVARD AND ALONG THE ARC OF A CURVE CONVEX TO
THE EAST TO A POINT TANGENT SAID ARC HAVING A RADIUS OF 3720.00
FEET, AN ARC LENGTH OF 298.22 FEET, AND A CHORD BEARING NORTH 21° 07' 14" WEST,
298.14 FEET.

THENCE NORTH 61° 01' 10" W, 955.43 FEET ALONG THE EAST RIGHT-OF-WAY
LINE OF SAID MCCASLIN BOULEVARD TO THE POINT OF BEGINNING, CONTAINING 18,256
ACRES OR 768,247.50 SQUARE FEET, MORE OR LESS.

NO.	REVISIONS	DATE	BY
1	Draw Comments	8/7/20	HAL
2	Draw Comments	8/7/20	HAL
3	Draw Comments	9/2/20	HAL
4	Draw Comments	11/11/20	HAL
5	Draw Comments	11/12/20	HAL

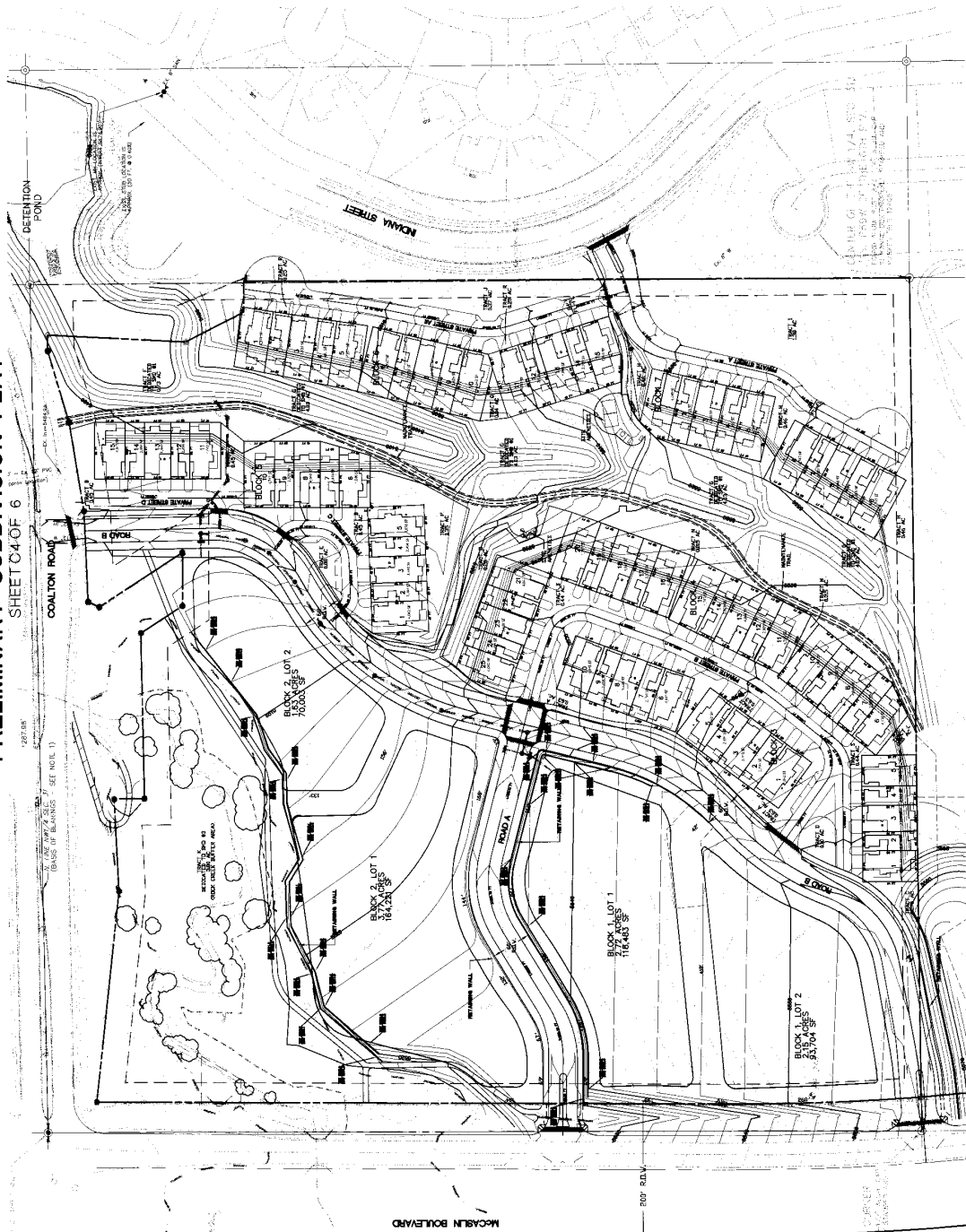
ROCKY MOUNTAIN CONSULTANTS, INC.
ONE AND A HALF INTERNATIONAL EXCELLENCE • HYPERION
15001 E. Primeval Way
Denver, CO 80231
Tel: (303) 741-6000
Fax: (303) 741-6108
Date: 12/08/2021 Job No: 21-2981-000.00

SMITH PROPERTY SUBDIVISION

A TRACT OF LAND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 01,
T1S, R00W OF THE 08th P.M.,
TOWN OF SUPERIOR, STATE OF COLORADO
PRELIMINARY GRADING PLAN
PRELIMINARY SUBDIVISION PLAT
SHEET C4 OF 6



SCALE: 1" = 80'



LEGEND

- TRACT BOUNDARY LINE
- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- LIMITS OF NATURAL LANDSCAPING
- STORM SEWER PIPE
- STORM SEWER INLET
- WALK OUT UNIT
- GARDEN LEVEL UNIT
- FLOW ARROW

JMC
 JERRY J. MCDONALD, INC.
 CIVIL AND ENVIRONMENTAL ENGINEERING - PLANNING
 8001 E. PRINCETON AVE.
 GREENWOOD VILLAGE, CO 80111
 Date: FEBRUARY 2001 Job No. 27-2801-000-00
 FAX: (303) 741-1308

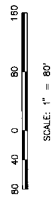
NO.	REVISIONS	DATE	BY
1	Town Comments	6/6/01	JAL
2	Town Comments	6/7/01	JMS
3	Town Comments	6/27/01	JMS
4	Town Comments	7/27/01	JAL

SMITH PROPERTY SUBDIVISION

TRACT OF LAND IN THE NW 1/4 OF THE NW 1/4 OF SECTION 31,
T19S, R09W OF THE 9th P.M.,
TOWN OF SUPERIOR, STATE OF COLORADO

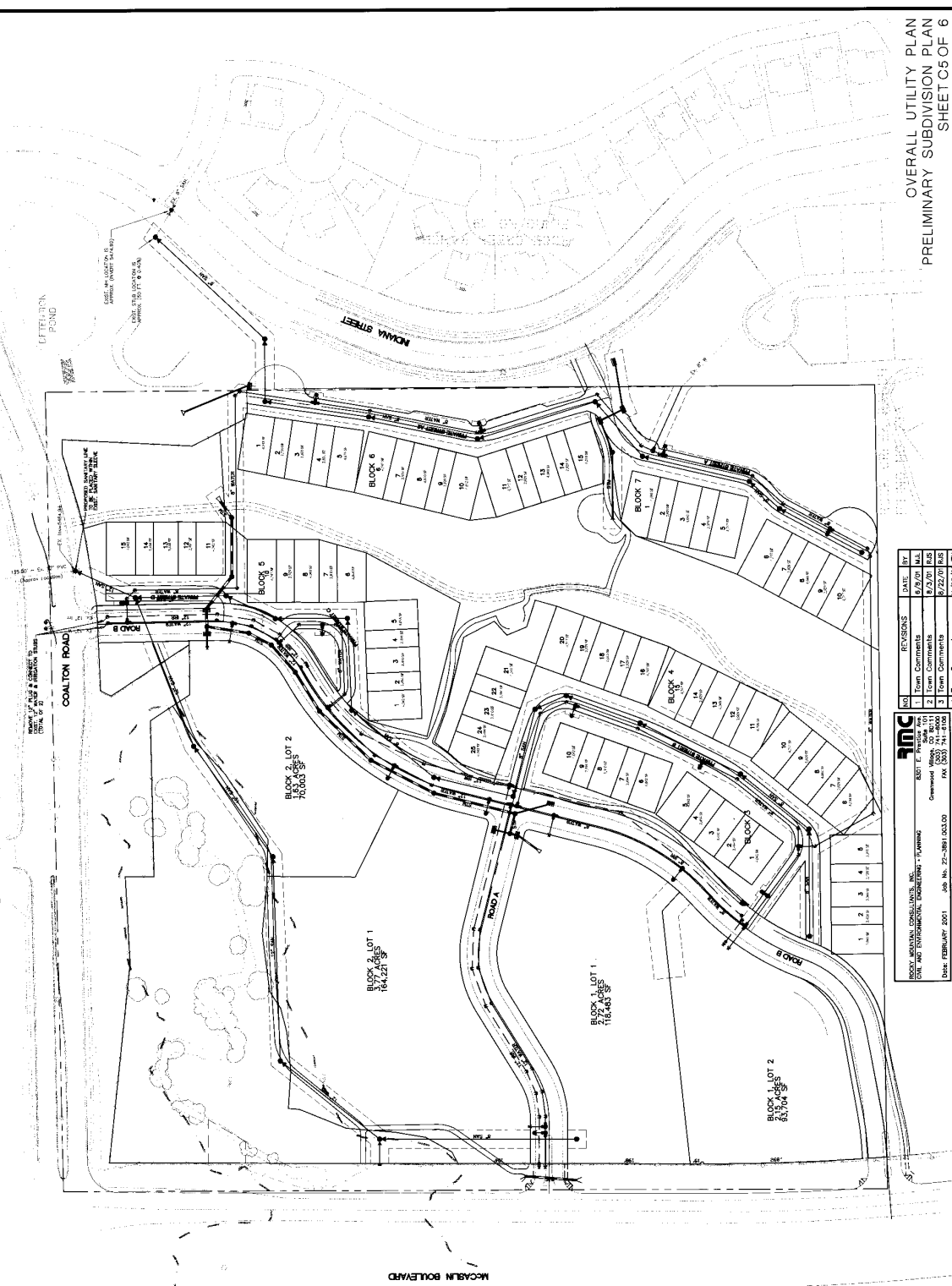
PRELIMINARY SUBDIVISION PLAT

SHEET C5 OF 6



NOTES:
 1) BUILDING UNITS WILL HAVE INDIVIDUAL SERVICE LINES FOR THE WATER AND THE SANITARY.
 2) IF SOILS REPORT INDICATES SHALLOW WEATHERED CLAYSTONE OR SANDSTONE, A DEEPER WATER SERVICE LINE WILL BE REQUIRED IN AREAS WITH HIGH SWELL POTENTIAL.

LEGEND	
	EXISTING SANITARY SEWER
	EXISTING WATERLINE
	EXISTING IRRIGATION LINE
	PROPOSED WATERLINE
	PROPOSED IRRIGATION LINE
	12" SAN.
	6" SAN.
	UTILITY EASEMENT
	EXISTING STREET LIGHTS



NO.	REVISIONS	DATE
1	Form Comments	2/22/09
2	Form Comments	2/22/09
3	Form Comments	2/22/09
4	Form Comments	1/23/09

RMC	
ROCKY MOUNTAIN CONSULTANTS, INC.	DATE: FEBRUARY 2009
CIVIL AND ENVIRONMENTAL ENGINEERING - PLANNING	JOB NO. 27-3861-003.03
1015 E. PINE STREET, SUITE 100	GREENWOOD, CO 80039
PH: (303) 741-8000	FAX: (303) 741-2100

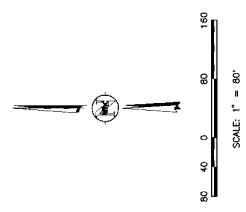
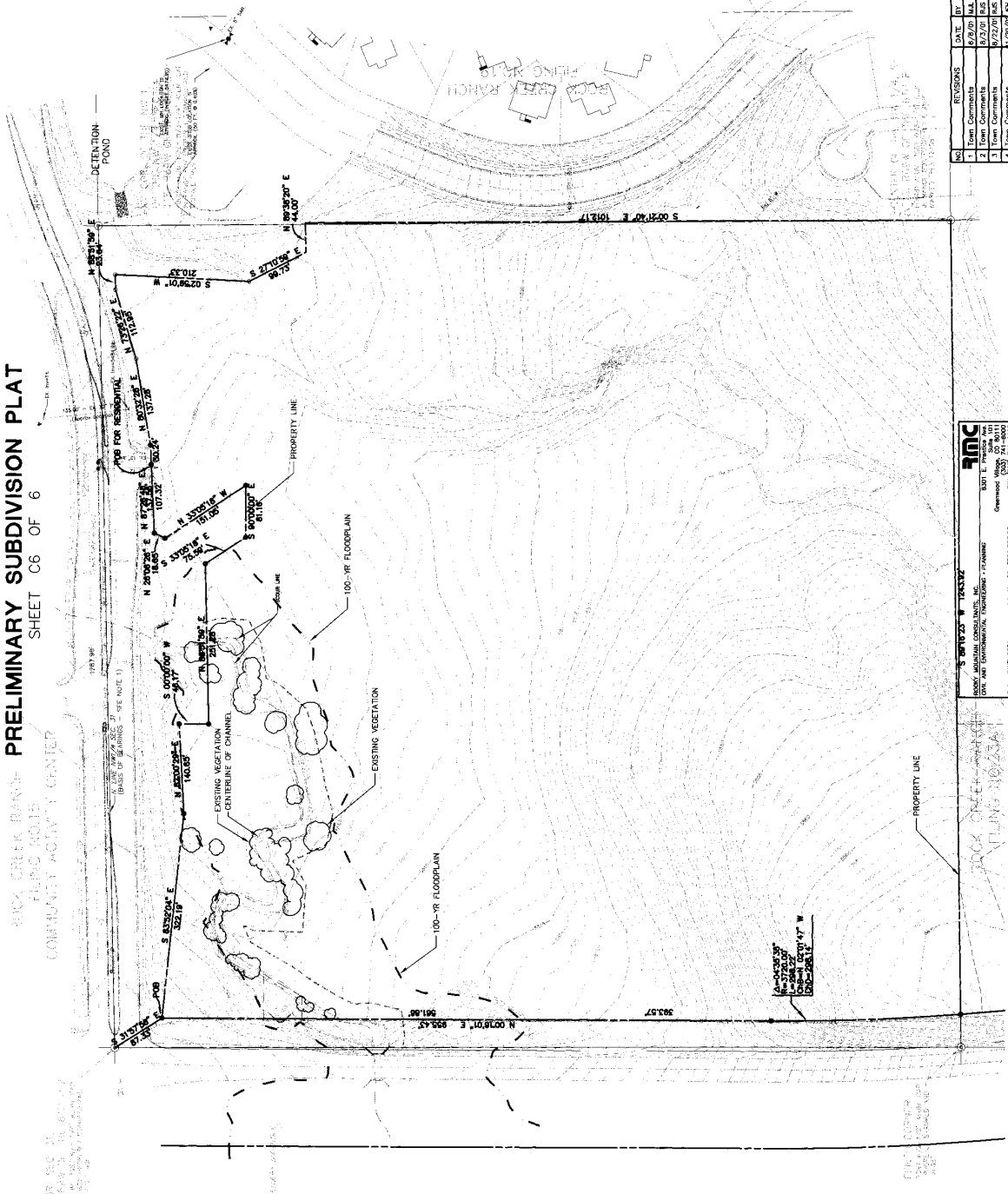
OVERALL UTILITY PLAN
 PRELIMINARY SUBDIVISION PLAN
 SHEET C5 OF 6

SMITH PROPERTY PLANNED DEVELOPMENT

A TRACT OF LAND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 31,
T1S, R69W OF THE 6th P.M.,
TOWN OF SUPERIOR, STATE OF COLORADO
EXISTING CONDITIONS MAP

PRELIMINARY SUBDIVISION PLAT

SHEET C6 OF 6



NO.	REVISIONS	DATE	BY
1	Issue Comments	6/20/07	ML
2	Issue Comments	6/22/07	ML
3	Issue Comments	6/22/07	ML
4	Issue Comments	6/20/07	ML
5	Issue Comments	7/27/07	ML

RMC
 RMC SURVEYING CONSULTANTS, INC.
 1000 N. 10th Street, Suite 100
 Greenwood, MO 64224
 Phone: 636-861-1111
 Fax: 636-861-1100
 Job No. 22-3811-001.00
 Date: JUNE 2007

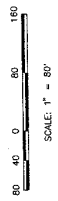
EXISTING CONDITIONS MAP
 PRELIMINARY SUBDIVISION PLAN
 SHEET C6 OF 6

SMITH PROPERTY PLANNED DEVELOPMENT

TRACT OF LAND IN THE NW 1/4 OF THE NW 1/4 OF SECTION 01,
T18, R00W OF THE 0th P.M.,
TOWN OF SUPERIOR, STATE OF COLORADO

PRELIMINARY PD/ZONE DISTRICT PLAN

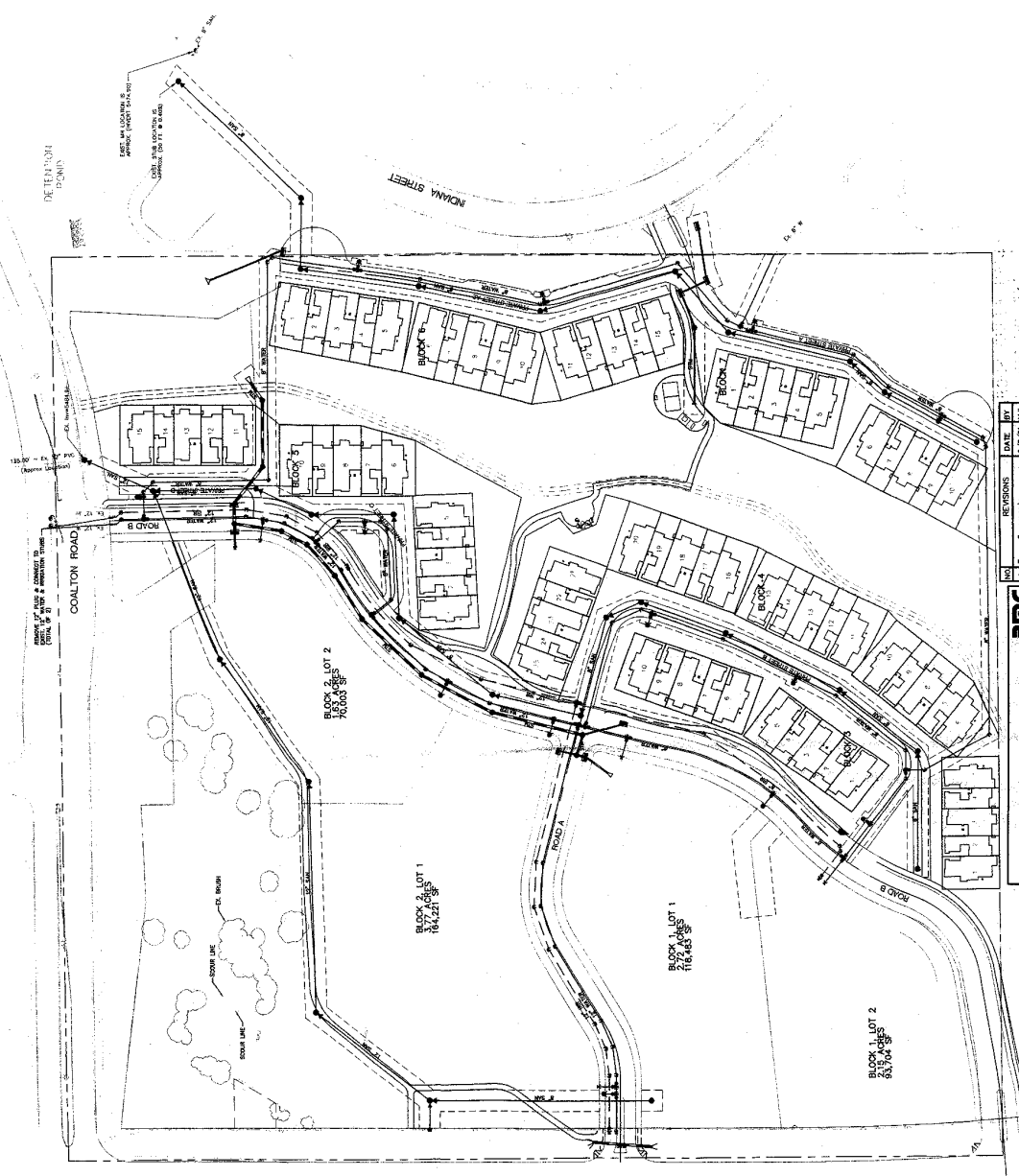
SHEET C5 OF 9



- NOTES:
- 1) ALL CHANGING UNITS WILL HAVE INDIVIDUAL SERVICE LINES FOR THE WATER AND THE SANITARY.
 - 2) IF SOIL REPORT INDICATES SHALLOW WEATHERED QUARTZITE THE USE OF 6000 PVC PIPE FOR THE SANITARY SEWER WILL BE REQUIRED IN AREAS WITH HIGH SWELL POTENTIAL.

LEGEND

- EXISTING SANITARY SEWER
- EXISTING WATERLINE
- EXISTING IRRIGATION LINE
- EXISTING WATERLINE AND FIRE HYDRANT
- PROPOSED WATERLINE
- PROPOSED IRRIGATION LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- UTILITY EASEMENT
- EXISTING STREET LIGHTS



NO.	REVISIONS	DATE	BY
1	Draw Comments	8/6/00	JML
2	Draw Comments	8/27/00	JML
3	Draw Comments	8/27/00	JML
4	Draw Comments	1/12/01	JML
5	Draw Comments	1/12/01	JML

JMC	DATE: FEBRUARY 2001	JOB NO: 22-3891.000.00
PROJECT: SMITH PROPERTY PLANNED DEVELOPMENT	DESIGNER: J. M. COLEMAN	DRAWN: J. M. COLEMAN
SCALE: AS SHOWN	CHECKED: J. M. COLEMAN	DATE: FEBRUARY 2001

OVERALL UTILITY PLAN
PRELIMINARY PD/ZONE DISTRICT PLAN
SHEET C5 OF 9

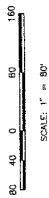
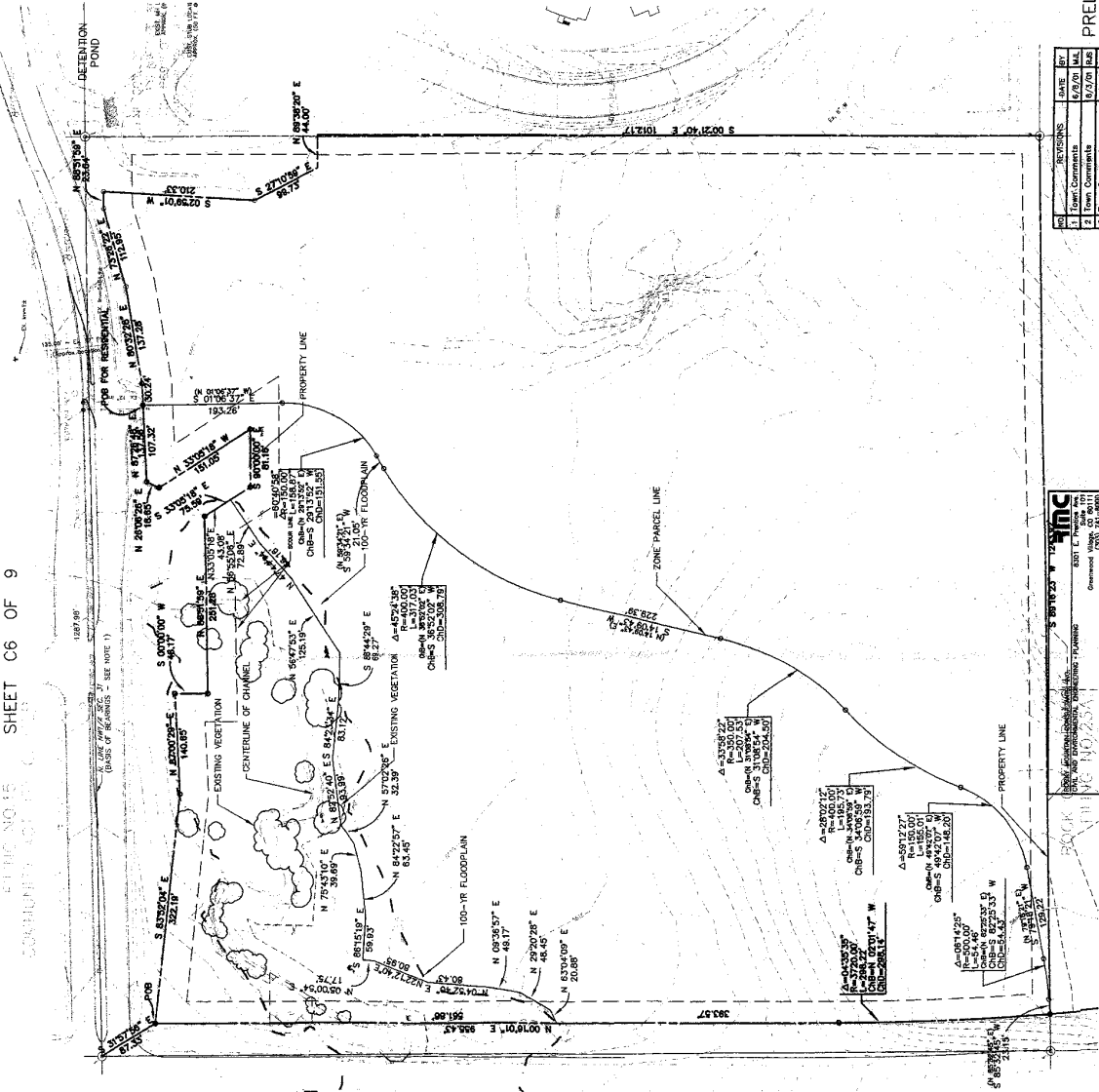
P-56 F-2 #43 (Page 5 of 9)

SMITH PROPERTY PLANNED DEVELOPMENT

A TRACT OF LAND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 31,
T1S, R69W OF THE 6TH P.M.,
TOWN OF SUPERIOR, STATE OF COLORADO
EXISTING CONDITIONS MAP

PRELIMINARY PD/ZONE DISTRICT PLAN

PLANNING NO. 15 SHEET C6 OF 9



BOCK
PLANNING AND ENGINEERING, INC.
3801 E. Poudre River
Denver, CO 80202
Phone: (303) 733-1100
Fax: (303) 733-1100
Date: AUG. 2001

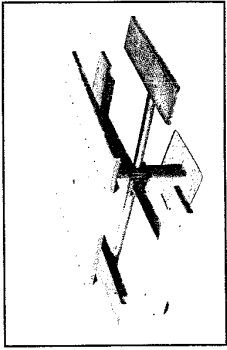
NO.	REVISIONS	DATE	BY
1	Issue Comments	6/29/01	ML
2	Issue Comments	8/22/01	ML
3	Issue Comments	9/22/01	ML
4	Issue Comments	10/29/01	ML

EXISTING CONDITIONS MAP
PRELIMINARY PD/ZONE DISTRICT PLAN
SHEET C6 OF 9
(Scale: 1/8" = 1'-0")

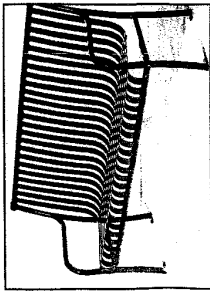
P-56 F-2 #44

SMITH PROPERTY PLANNED DEVELOPMENT

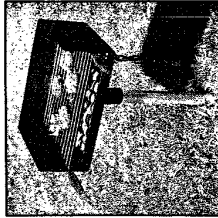
A TRACT OF LAND LOCATED IN THE NW1/4 OF THE NW 1/4 OF SECTION 31,
T1S, R69W OF THE 6th P.M.,
TOWN OF SUPERIOR, STATE OF COLORADO
PRELIMINARY PD/ZONE DISTRICT PLAN
SHEET C9 OF 9



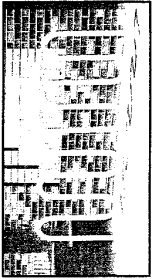
9 PICNIC TABLE
8PT SQUARE TUBE FRAME, KAY PARK RECREATION OR
APPROVED EQUAL



10 METAL BENCH
TIMBERFORM RENAISSANCE OR APPROVED EQUAL



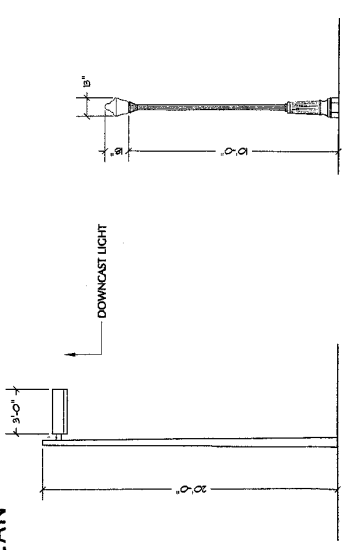
11 OUTDOOR BARBEQUE
8PT 16 GRILL, KAY PARK REC. OR APPROVED EQUAL



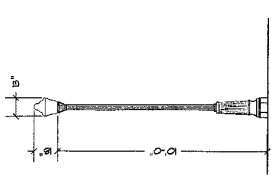
12 BICYCLE RACK
TIMBERFORM ORIGINAL CYCLOOPS 2176-11 OR
APPROVED EQUAL



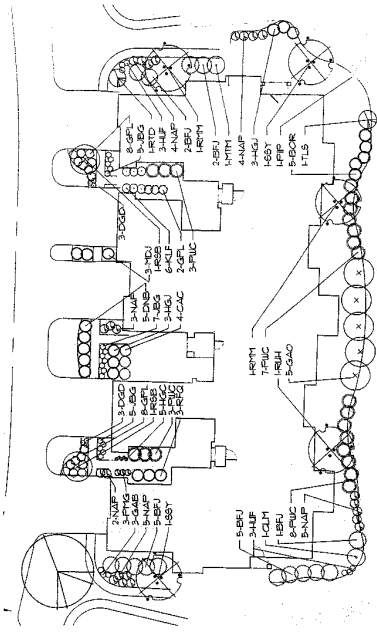
13 TRASH RECEPTACLE
TIMBERFORM 2811-FT OR APPROVED EQUAL



14 PUBLIC SERVICE LIGHT
Scale: 1/4" = 1'-0"



15 PEDESTRIAN LIGHT
Scale: 1/4" = 1'-0"



16 BUILDING TYPICAL LANDSCAPE FOUNDATION PLANTING
Scale: 1" = 20'

NO.	REVISIONS	DATE	BY
1	Issue	6/29/10	ML
2	Design Comments	7/17/10	ML
3	Final Construction		

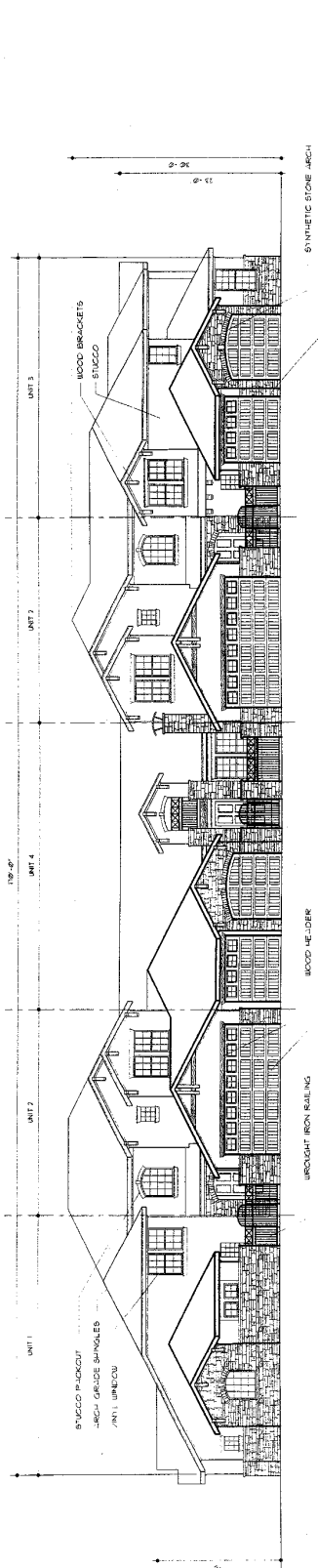
SITE FURNITURE / DETAILS
PD ZONE PLAN
SHEET C9 OF 9

P-56 F-2 #47

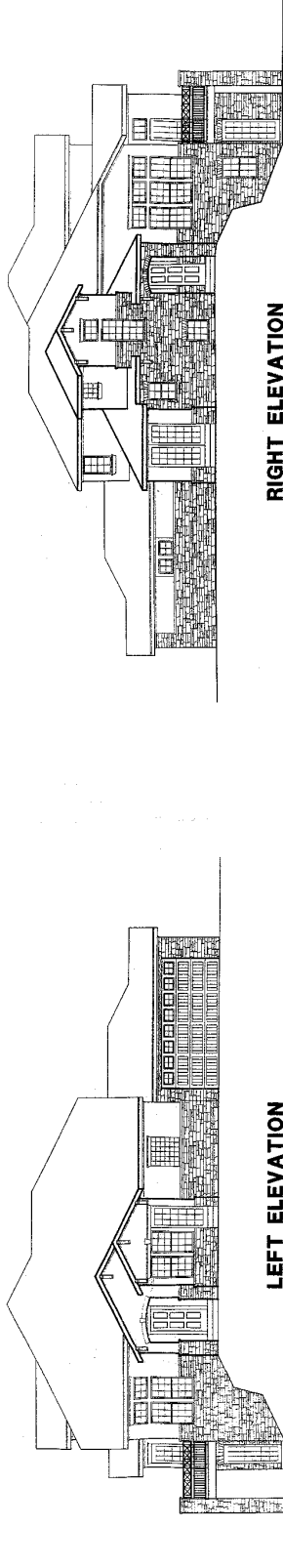
SMITH PROPERTY

A TRACT OF LAND IN THE NW 1/4 OF THE NW 1/4 OF SECTION 31,
T1S, R68W OF THE 6th P.M.,
COUNTY OF BOULDER, STATE OF COLORADO

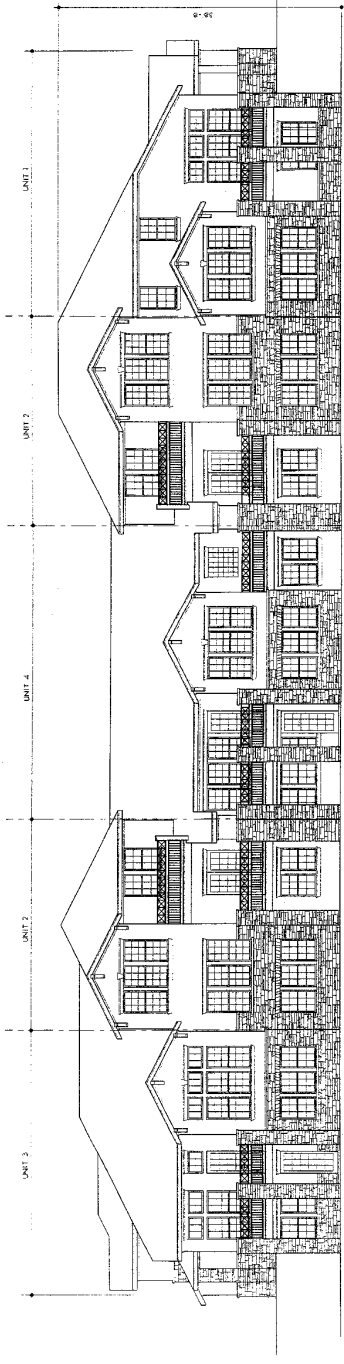
6-FLEX ELEVATIONS
PD ZONE PLAN
SHEET A1 OF 2



FRONT ELEVATION
1/8"=1'-0"



LEFT ELEVATION
1/8"=1'-0"



REAR ELEVATION
1/8"=1'-0"

RIGHT ELEVATION
1/8"=1'-0"

6-FLEX ELEVATIONS
PD ZONE PLAN
SHEET A1 OF 2

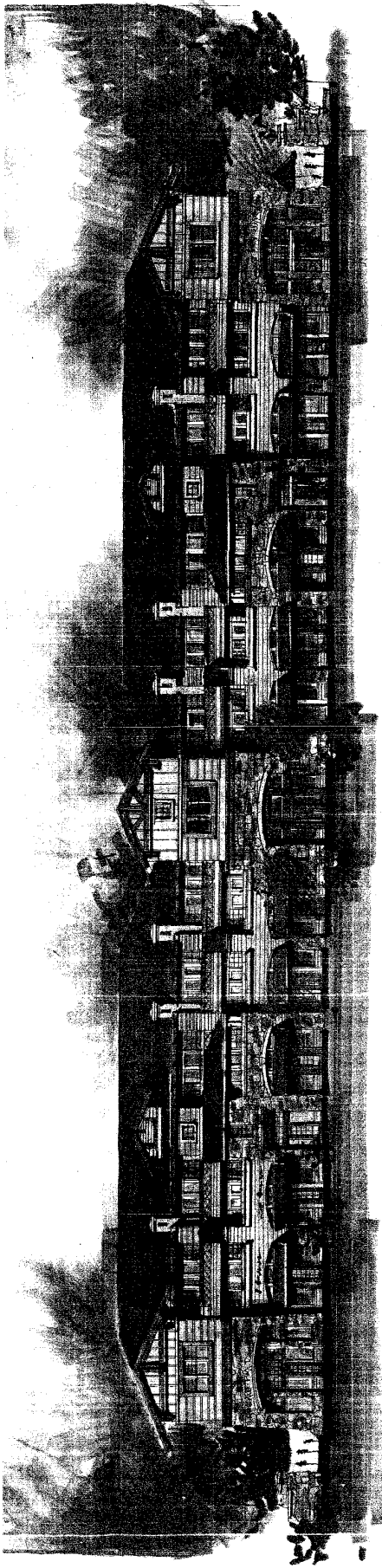
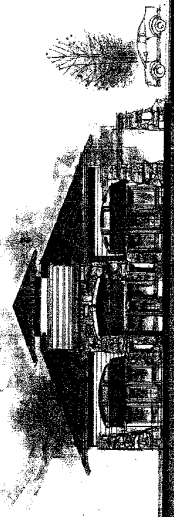
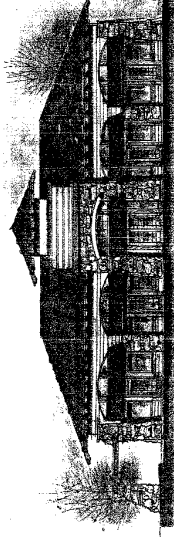
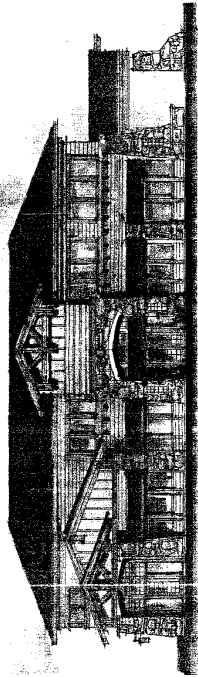
NOTE:
TOPOGRAPHY AND SITE CONDITIONS PERMITTING,
CERTAIN BUILDINGS MAY HAVE SIDEYARD COURTYARDS.

P-56 F-2#48

SMITH PROPERTY

A TRACT OF LAND IN THE NW 1/4 OF THE NW 1/4 OF SECTION 31,
T8S, R68W OF THE 6th P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
5-FLEX ELEVATIONS

PD ZONE PLAN
SHEET A2 OF 2



CONCEPTUAL COMMERCIAL
PD ZONE PLAN
SHEET A2 OF 2

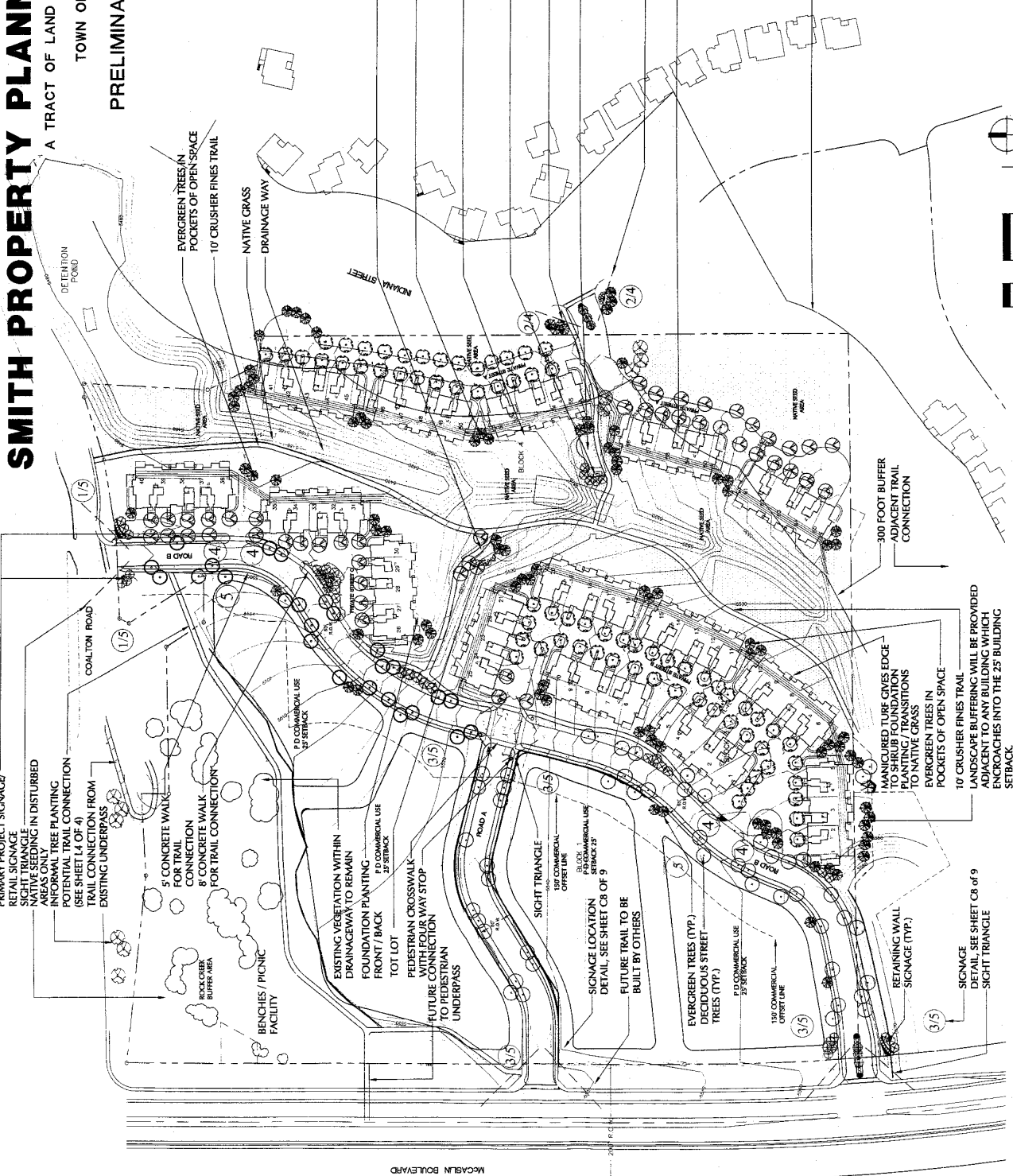
P-56 F-2 #49 (Rev. 11.25.15)

FOR INFORMATION ONLY - NOT FOR CONSTRUCTION

SMITH PROPERTY PLANNED DEVELOPMENT

A TRACT OF LAND IN THE NW 1/4 OF THE NW 1/4 OF SECTION 31,
T1S, R69W OF THE 6th P.M.,
TOWN OF SUPERIOR, STATE OF COLORADO
LANDSCAPE PLAN
PRELIMINARY PD/DISTRICT ZONE PLAN
SHEET L1 OF 4

LANDSCAPE CONCEPT
The landscape concept being developed for the Smith Property community is a high quality, walkable, and visually appealing environment. The landscape design focuses on creating a sense of place and community through the use of native and evergreen trees, shrubs, and groundcover plants. The design also incorporates a variety of plantings and materials to create a diverse and interesting landscape. The overall goal is to create a landscape that is both functional and aesthetically pleasing, and that enhances the quality of life for the community.



PRIMARY PROJECT SIGNAGE
RETAIN SIGNAGE
SIGHT TRIANGLE
NATIVE SEEDING IN DISTURBED
AREAS ONLY
POTENTIAL TREE PLANTING
TRAIL CONNECTION FROM
EXISTING UNDERPASS
(SEE SHEET L4 OF 4)

5' CONCRETE WALK
FOR TRAIL
CONNECTION
8' CONCRETE WALK
FOR TRAIL CONNECTION
FOR TRAIL CONNECTION

EXISTING VEGETATION WITHIN
DRAINAGEWAY TO REMAIN
FOUNDATION PLANTING
FRONT / BACK
TOT LOT
PEDESTRIAN CROSSWALK
WITH FOUR WAY STOP
TO PEDESTRIAN
UNDERPASS

SIGHT TRIANGLE
15' COMMERCIAL
OFFSET LINE

SIGNAGE LOCATION
DETAIL, SEE SHEET CR OF 9
FUTURE TRAIL TO BE
BUILT BY OTHERS

EVERGREEN TREES (TYP.)
DECIDUOUS STREET
TREES (TYP.)
15' COMMERCIAL
OFFSET LINE

RETAINING WALL
SIGNAGE (TYP.)
SIGNAGE
DETAIL, SEE SHEET CR OF 9
SIGHT TRIANGLE

MANICURED TURF GRASSES
EDGE
TO SHRUB FOUNDATION
PLANTING / TRANSITIONS
TO NATIVE GRASS
EVERGREEN TREES IN
POCKETS OF OPEN SPACE
10' CRUSHER FINES TRAIL
LANDSCAPE BUFFERING WILL BE PROVIDED
ADJACENT TO ANY BUILDING WHICH
ENCROACHES INTO THE 25' BUILDING
SETBACK

300 FOOT BUFFER
ADJACENT TRAIL
CONNECTION



EVERGREEN TREES IN
POCKETS OF OPEN SPACE
10' CRUSHER FINES TRAIL
NATIVE GRASS
DRAINAGE WAY

PEDESTRIAN PATH
EVERGREEN TREES IN
POCKETS OF OPEN SPACE
MANICURED TURF GRASSES
EDGE TO SHRUB FOUNDATION
PLANTING / TRANSITIONS
TO NATIVE GRASS
BENCH WITH SHADE STRUCTURE

SECONDARY PROJECT SIGNAGE
SEE SHEET CR OF 9
AMENITY AREA
CROQUET, BADMINTON FIELD, CHESS/
CHECKER BOARD, HOPSCOTCH COURT,
BICYCLE RACK, BARBEQUE, TRASH RECEPTACLE

SIGHT TRIANGLE
BUILDING FOUNDATION PLANTING
FRONT/BACK

300 FOOT BUFFER

NO.	REVISIONS	DATE	BY
1	Team Comments	6/2/20	MA
2	Team Comments	9/10/20	MA
3	Team Comments	9/14/20	MA
4	Team Comments	11/12/20	MA
5	Team Comments	2/17/21	MA
6	Team Comments	2/17/21	MA

LANDSCAPE PLAN
PD ZONE PLAN
SHEET L1 OF 4
R-1-C-1-2-1-1

P-56 F-2 #50

SMITH PROPERTY PLANNED DEVELOPMENT

A TRACT OF LAND IN THE NW 1/4 OF THE NW 1/4 OF SECTION 31,

TOWN OFF SUPERIOR, STATE OF COLORADO

LANDSCAPE TYPICALS / DETAIL SHEET

PRELIMINARY PD/DISTRICT ZONE PLAN

SHEET L2 OF 4

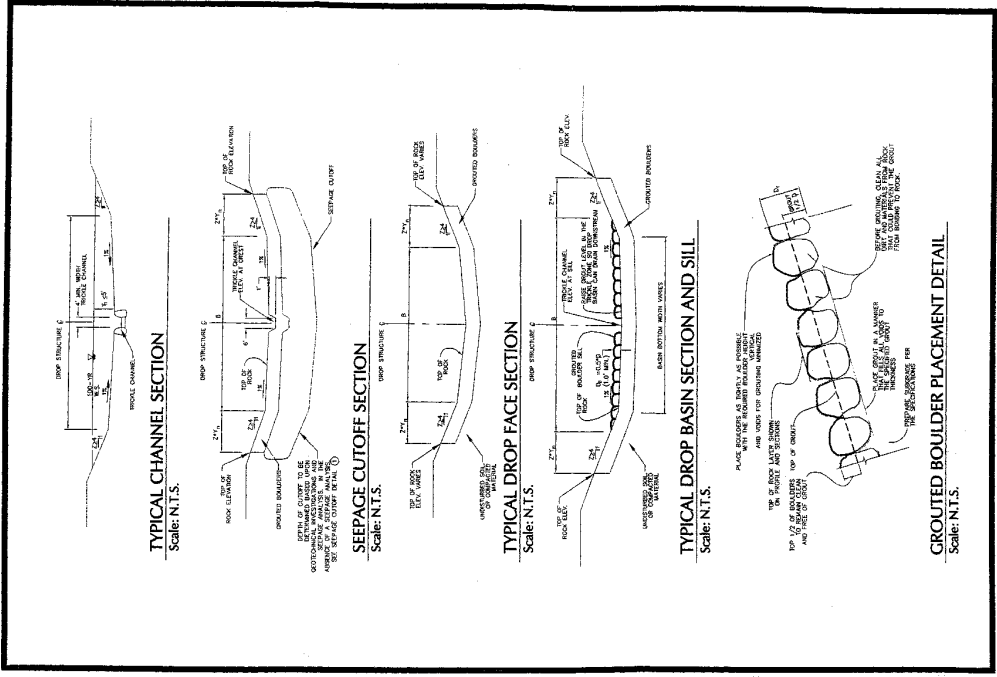
LANDSCAPE TYPICALS / DETAIL SHEET

PLANT SCHEDULE

SM	COMMON NAME	BOTANICAL NAME	SIZE/CONDITION
A1	Asplenium Platyneuron	<i>Asplenium platyneuron</i>	2.17' cal, B&B
A2	Beta Vulgaris	<i>Beta vulgaris</i>	2.17' cal, B&B
BEF	Western Holly	<i>Illex aquifolium</i>	2.17' cal, B&B
MCT	Azalea	<i>Rhododendron</i>	2.17' cal, B&B
LLC	Large-Flowered Dogwood	<i>Cornus florida</i>	2.17' cal, B&B
PEH	Small-Flowered Dogwood	<i>Cornus</i>	2.17' cal, B&B
RCH	River Birch	<i>Betula nigra</i>	2.17' cal, B&B
RYA	Rocky Mountain Yew	<i>Taxus canadensis</i>	2.17' cal, B&B
SSY	Shadbush	<i>Amelanchier canadensis</i>	6 ft, Cal, B&B
WCA	Western Yew	<i>Taxus canadensis</i>	2.17' cal, B&B
E	Evergreen Tree		6 ft, Cal, B&B
PCP	Prunella	<i>Prunella sp.</i>	6 ft, Cal, B&B
SP	Spirea	<i>Spiraea</i>	6 ft, Cal, B&B
W	White Flower		6 ft, Cal, B&B
B	Berberis	<i>Berberis</i>	5 gal cont, 18" gal
SI	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
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TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal
SH	Shrub		5 gal cont, 18" gal
TR	Tree		5 gal cont, 18" gal

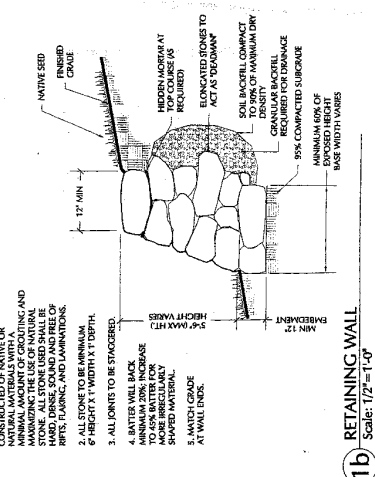
LANDSCAPE DENSITY CHART

Plant Species	Quantity	Plant Spacing
...
...



NO.	REVISIONS	DATE	BY
1	Town Comments	9/3/01	M.L.
2	Town Comments	9/19/01	M.L.
3	Town Comments	9/19/01	M.L.
4	Town Comments	9/19/01	M.L.
5	Town Comments	9/19/01	M.L.
6	Town Comments	9/19/01	M.L.

1a LANDSCAPE DENSITY CHART



1b RETAINING WALL

P-56 F-2 #51

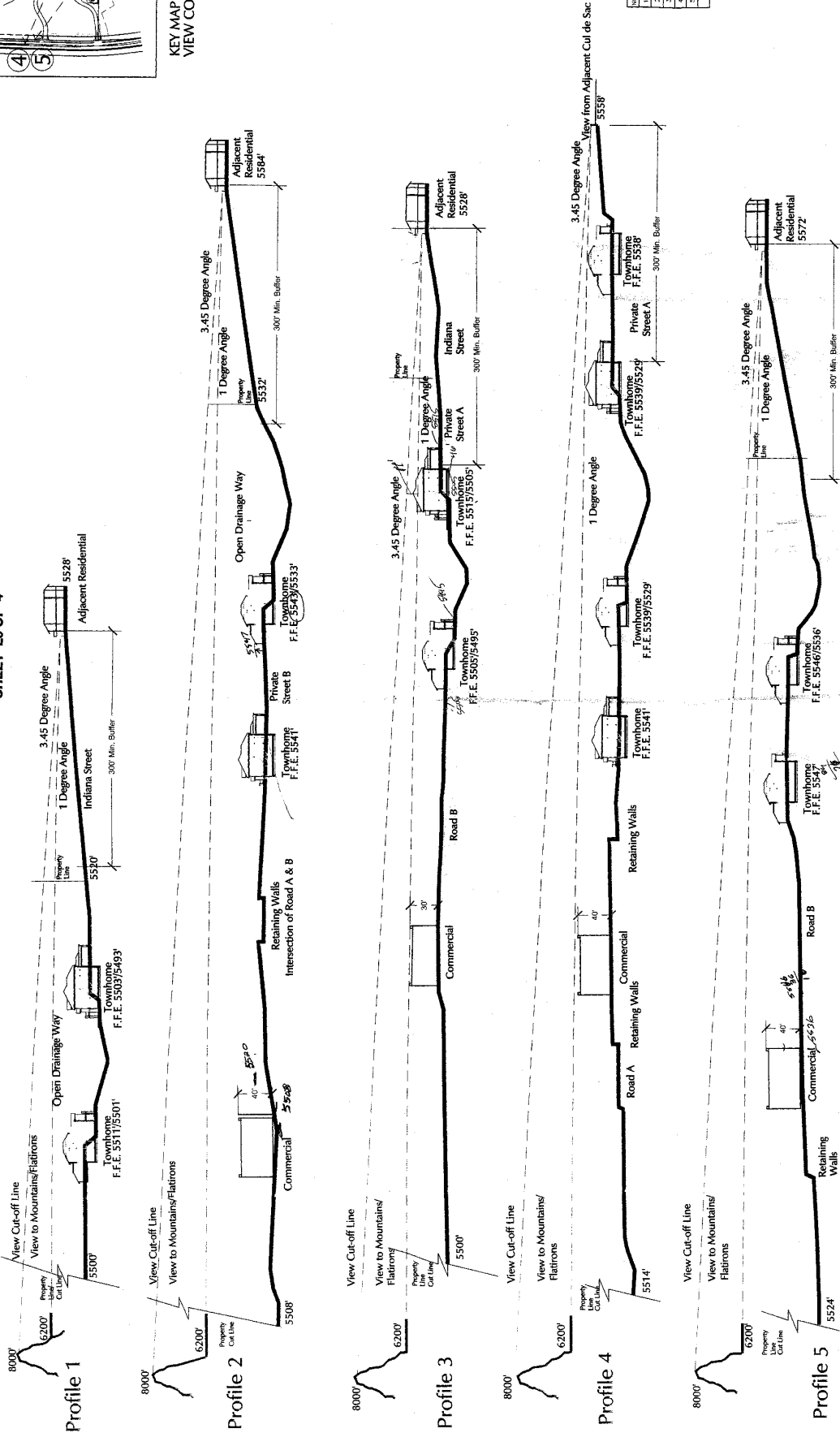
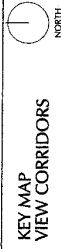
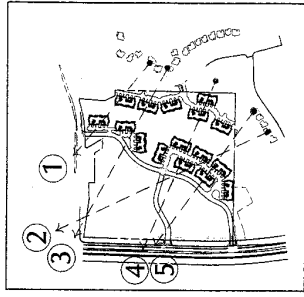


LANDSCAPE
DETAILS
PD ZONE PLAN
SHEET L2 OF 4

SMITH PROPERTY PLANNED DEVELOPMENT

A TRACT OF LAND IN THE NW 1/4 OF THE NW 1/4 OF SECTION 31,
T1S, R69W OF THE 6th P.M.,
TOWN OF SUPERIOR, STATE OF COLORADO

SECTION PROFILES PRELIMINARY PD/DISTRICT ZONE PLAN SHEET L3 OF 4



NO.	REVISIONS	DATE	BY
1	Open Comments	6/8/20	AK
2	Open Comments	9/10/20	AK
3	Open Comments	9/11/20	AK
4	Open Comments	11/9/20	AK
5	Open Comments	12/2/20	AK



* Actual Field Conditions May Vary For Representation Purposes Only.



SECTION PROFILES
PD ZONE PLAN
SHEET L3 OF 4

P-96 F-2 #52

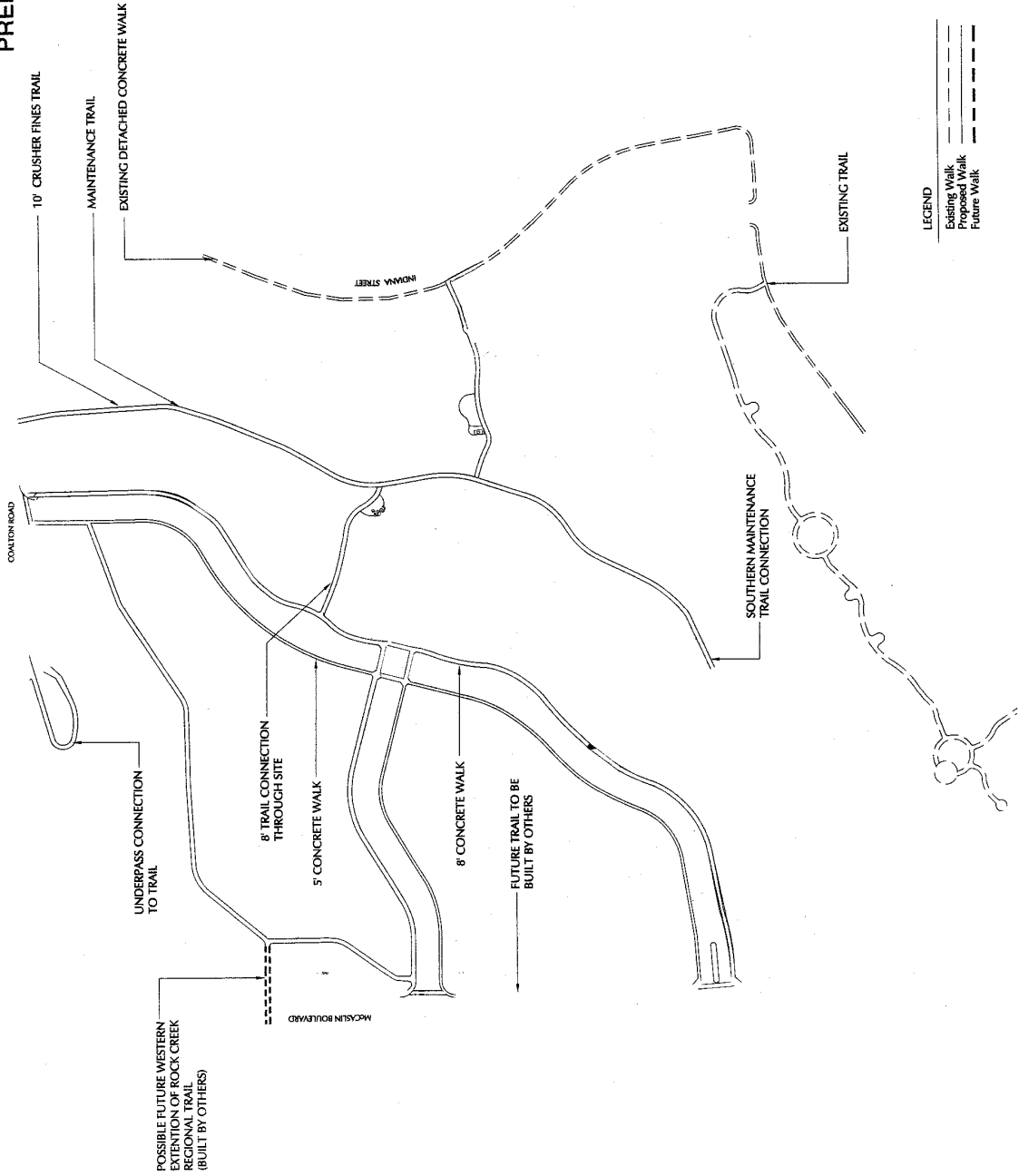
SMITH PROPERTY PLANNED DEVELOPMENT

A TRACT OF LAND IN THE NW 1/4 OF THE NW 1/4 OF SECTION 31,
T1S, R69W OF THE 6th P.M.,
TOWN OF SUPERIOR, STATE OF COLORADO

TRAILS MAP

PRELIMINARY PD/DISTRICT ZONE PLAN

SHEET L4 OF 4



LEGEND
 Existing Walk
 Proposed Walk
 Future Walk

NO	REASONS	DATE	BY
1	Town Comments	8/2/07	ML
2	Town Comments	9/10/07	ML
3	Open Comments	5/14/08	ML
4	Open Comments	1/19/08	ML
5	Town Comments	2/22/08	ML
6	Open Comments	8/17/08	ML

TRAILS MAP
 PD ZONE PLAN
 SHEET L4 OF 4

P-50 F-2 #53
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