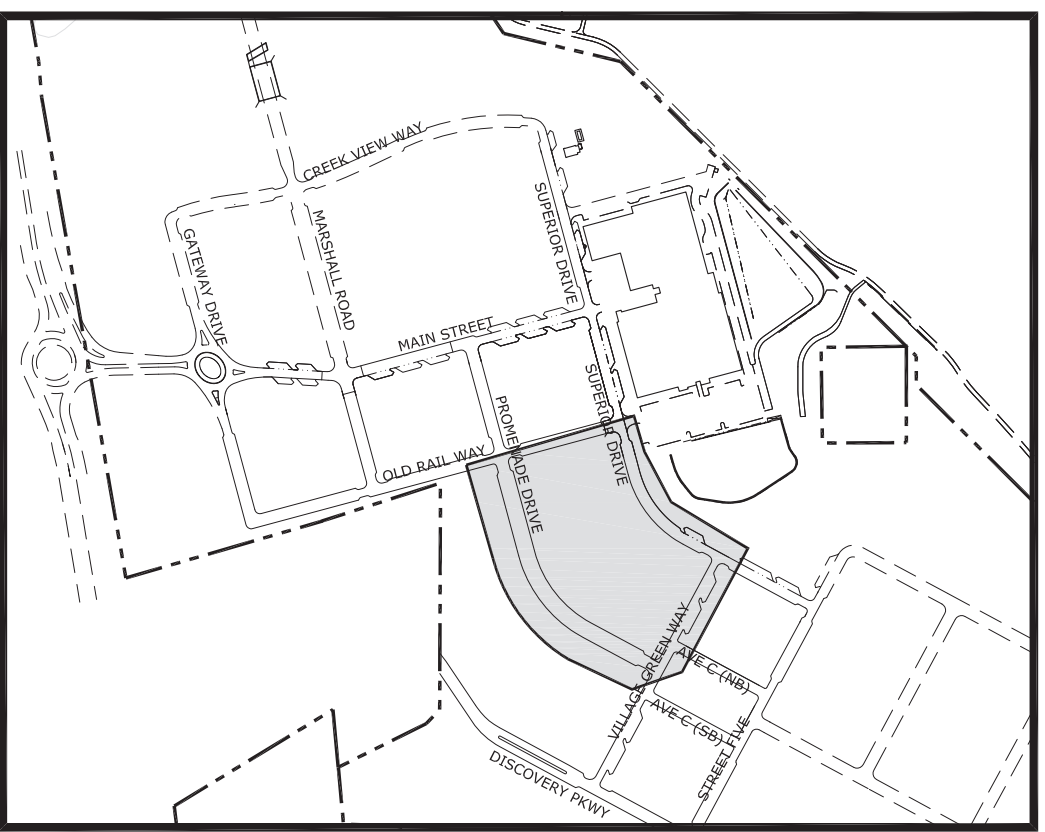


**NOTES:**

- FLOOR SLAB ELEVATIONS TO BE DETERMINED BY BUILDER AT TIME OF BUILDING PERMIT APPLICATION.
- EXISTING CONTOURS SHOWN ARE DESIGN OVERLOT GRADES PER FDP 1 PHASE 2.
- ALL DRAINAGE DESIGN AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH CHAPTER II, ARTICLE III OF THE SUPERIOR MUNICIPAL CODE, STORMWATER DRAINAGE.



**DRAINAGE LEGEND:**

- FDP LIMIT LINES
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- BASIN BOUNDARIES
- BASIN IDENTIFICATION
- BASIN AREA (AC)
- 10-YR AND 100-YR RUNOFF COEFFICIENTS
- FLOW ARROW
- SANITARY MANHOLE
- INLET
- EXISTING STORM SEWER
- PROPOSED STORM MANHOLE - BY SEPARATE FDP
- PROPOSED STORM INLET - BY SEPARATE FDP
- STORM SEWER - BY SEPARATE FDP
- PROPOSED STORM MANHOLE - THIS FDP
- PROPOSED STORM INLET - THIS FDP
- PROPOSED STORM SEWER - THIS FDP
- EXISTING INLET



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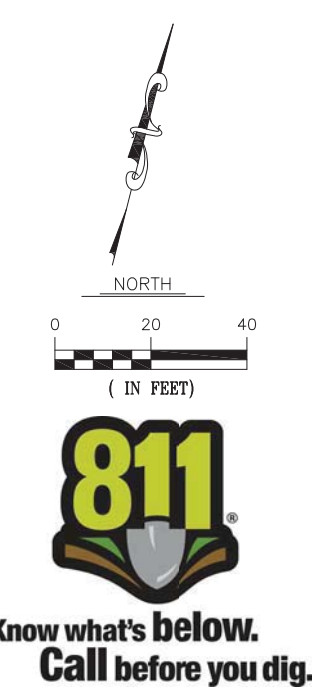
STC METROPOLITAN DISTRICT #2  
141 UNION BLVD., STE 150  
LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER  
FDP 2 (BLOCK 13) & FDP 3 PHASE 1 (PARTIAL BLOCK 25)  
SUPERIOR, COLORADO

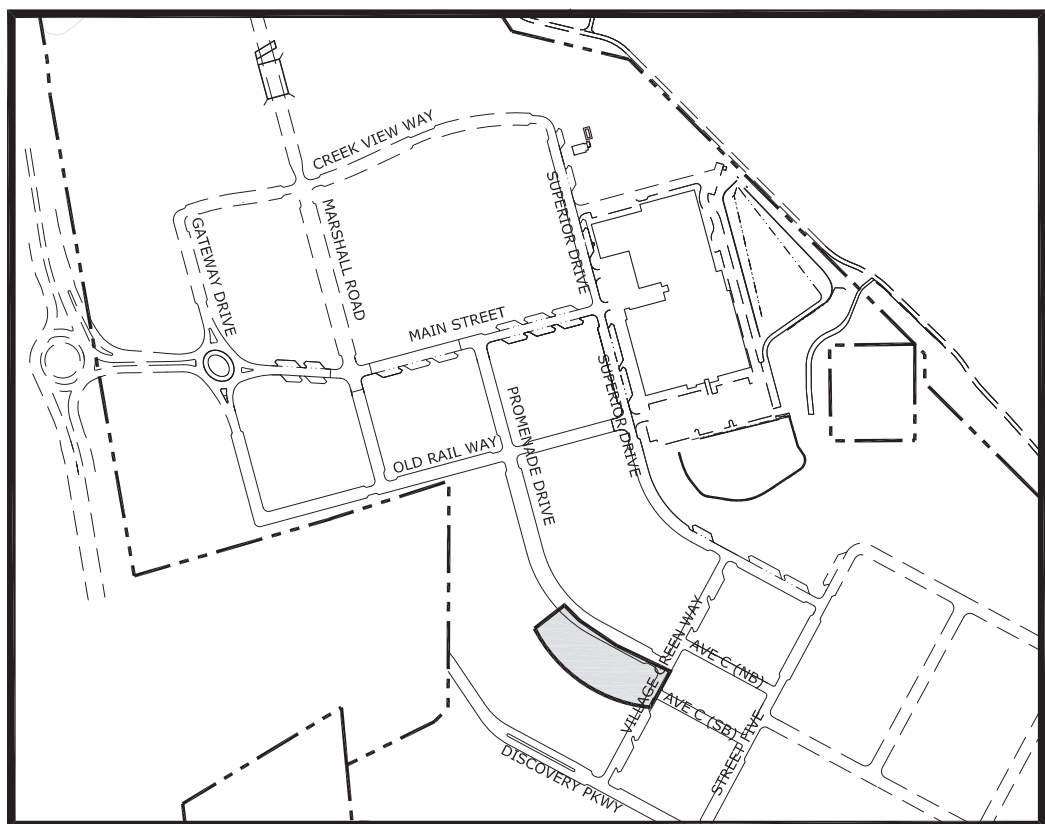
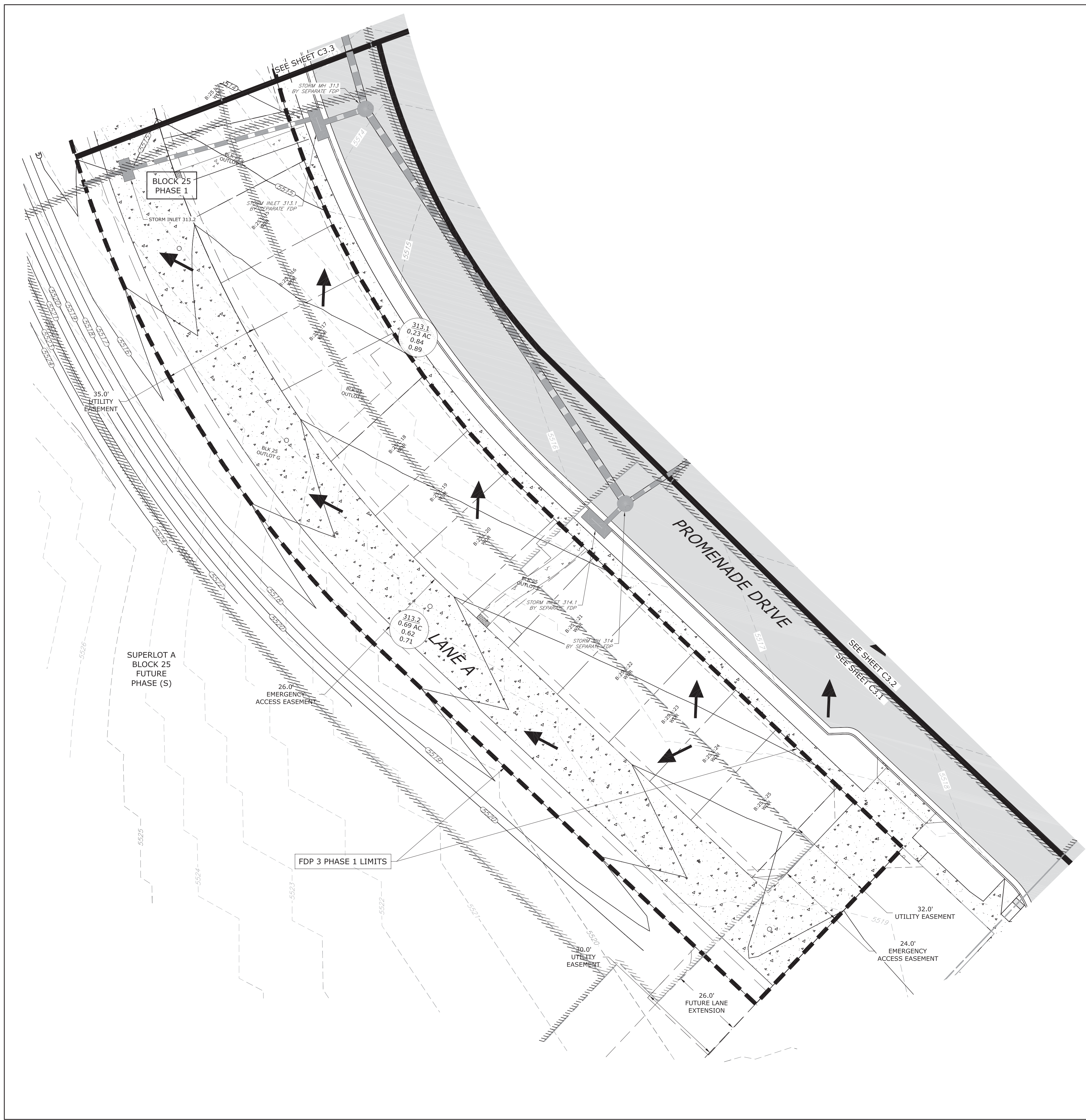
REVISIONS		
NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	05/18/16
2	STAFF COMMENTS	06/01/16
3	STAFF COMMENTS	06/14/16

**VESTED RIGHTS**  
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE, AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO.

DESIGNED BY: JAB DATE: 4/1/2016  
DRAWN BY: CAL SCALE: 1"=40'  
CHECKED BY: JAB  
JOB NO.: 228.001.04  
DWG NAME: BLK13\_OGP.DWG



OVERALL DRAINAGE PLAN  
SHEET: **C3.0**



KEY MAP

**NOTES:**

1. FLOOR SLAB ELEVATIONS TO BE DETERMINED BY BUILDER AT TIME OF BUILDING PERMIT APPLICATION.
2. EXISTING CONTOURS SHOWN ARE DESIGN OVERLOT GRADES PER FDP 1 PHASE 2.
3. ALL DRAINAGE DESIGN AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH CHAPTER II, ARTICLE III OF THE SUPERIOR MUNICIPAL CODE, STORMWATER DRAINAGE.

**DRAINAGE LEGEND:**

- FDP LIMIT LINES
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
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- BASIN IDENTIFICATION
- BASIN AREA (AC)
- 10-YR AND 100-YR RUNOFF COEFFICIENTS
- FLOW ARROW
- SANITARY MANHOLE
- INLET
- EXISTING STORM SEWER
- PROPOSED STORM MANHOLE - BY SEPARATE FDP
- PROPOSED STORM INLET - BY SEPARATE FDP
- STORM SEWER - BY SEPARATE FDP
- PROPOSED STORM MANHOLE - THIS FDP
- PROPOSED STORM INLET - THIS FDP
- PROPOSED STORM SEWER - THIS FDP
- EXISTING INLET



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STC METROPOLITAN DISTRICT #2

141 UNION BLVD., STE 150  
LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER  
 FDP 2 (BLOCK 13) & FDP 3 PHASE 1 (PARTIAL BLOCK 25)  
 SUPERIOR, COLORADO

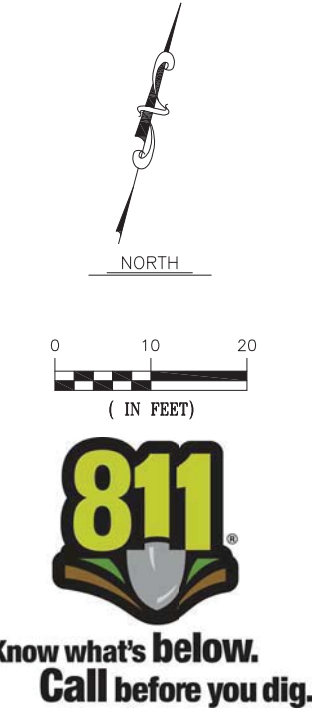
REVISIONS		
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1	STAFF COMMENTS	05/18/16
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DESIGNED BY: JAB DATE: 4/1/2016  
DRAWN BY: CAL SCALE: 1"=20'  
CHECKED BY: JAB  
JOB NO.: 228.001.04  
DWG NAME: BLK25\_OGP.DWG

PARTIAL DRAINAGE PLAN 1

SHEET:  
**C3.1**





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STC METROPOLITAN DISTRICT #2

141 UNION BLVD., STE 150  
LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER  
FDP 2 (BLOCK 13) & FDP 3 PHASE 1 (PARTIAL BLOCK 25)  
SUPERIOR, COLORADO

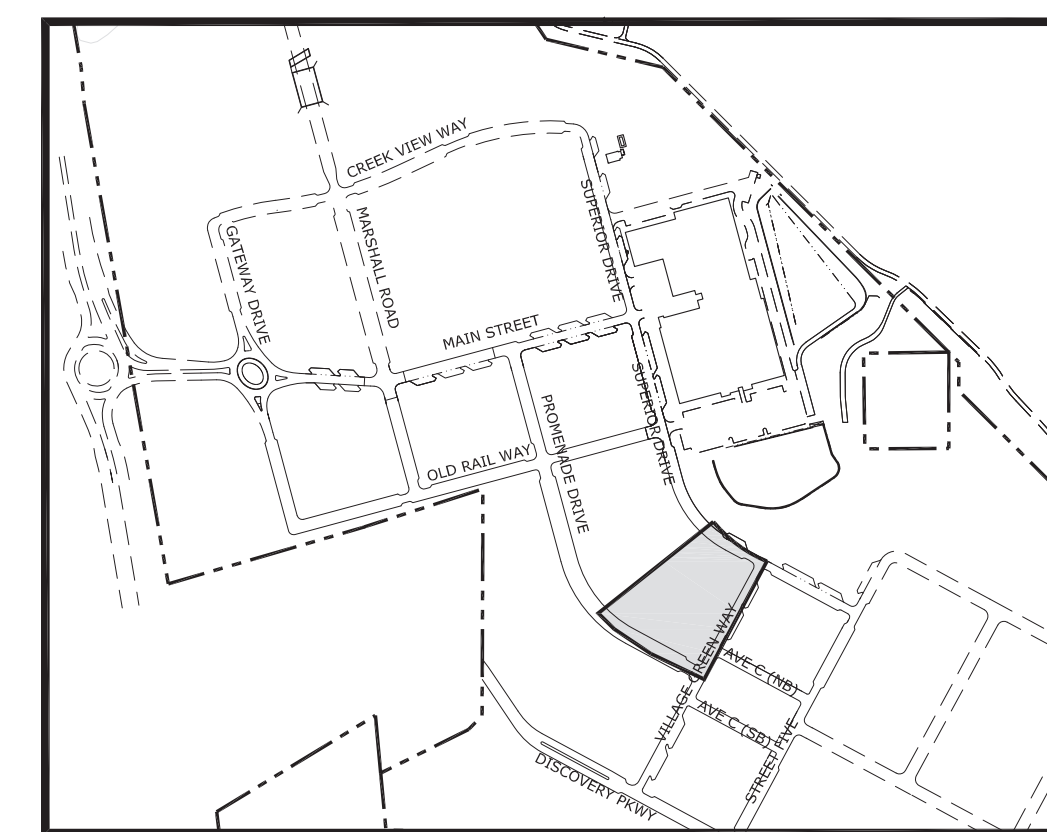
REVISIONS		
NO.	DESCRIPTION	DATE
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2	STAFF COMMENTS	06/01/16
3	STAFF COMMENTS	06/14/16

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DESIGNED BY: JAB DATE: 4/1/2016  
DRAWN BY: CAL SCALE: 1"=20'  
CHECKED BY: JAB  
JOB NO.: 228.001.04  
DWG NAME: BLK13\_PGP\_2.DWG

PARTIAL DRAINAGE PLAN 2

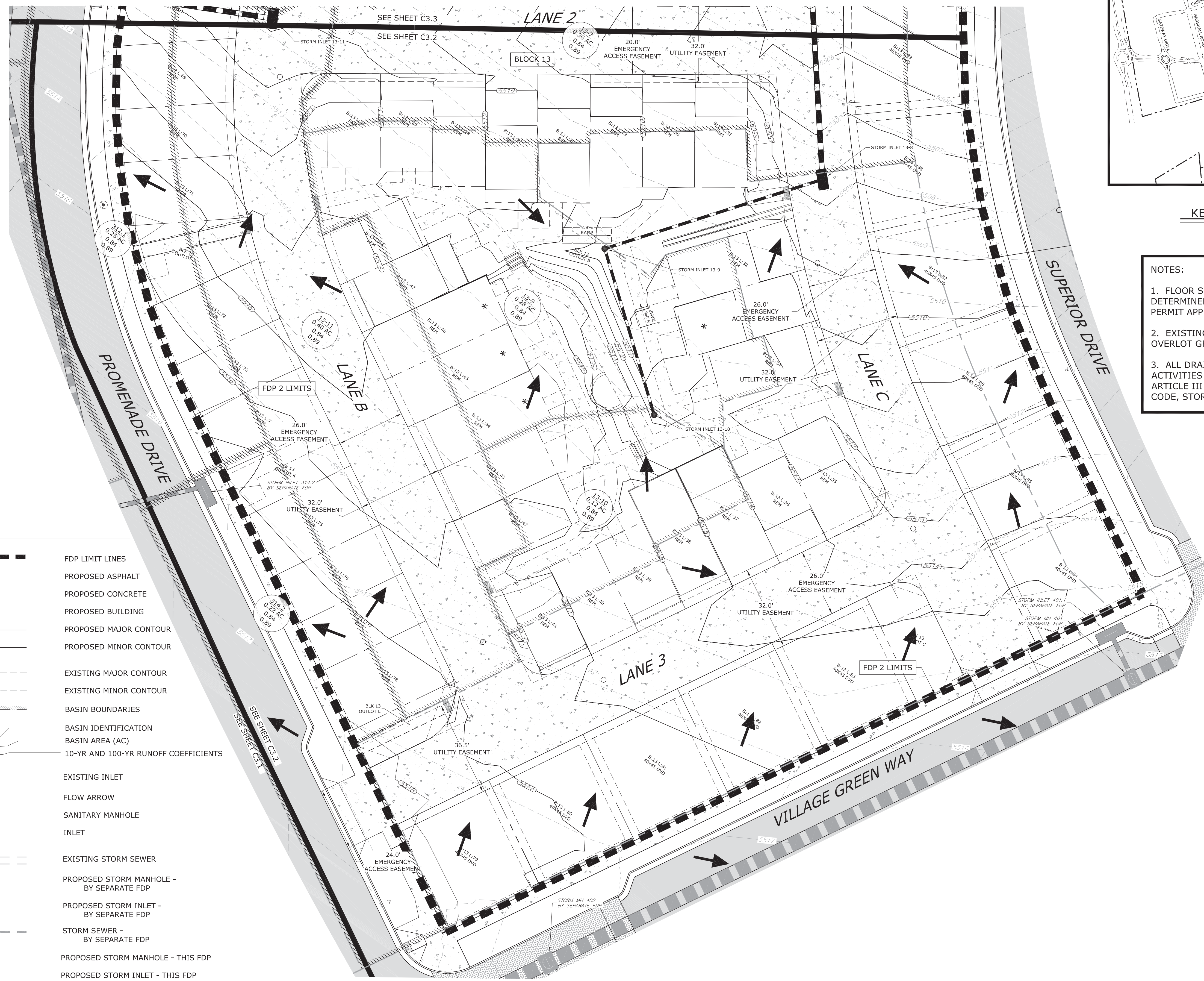
SHEET: C3.2



KEY MAP NORTH

**NOTES:**

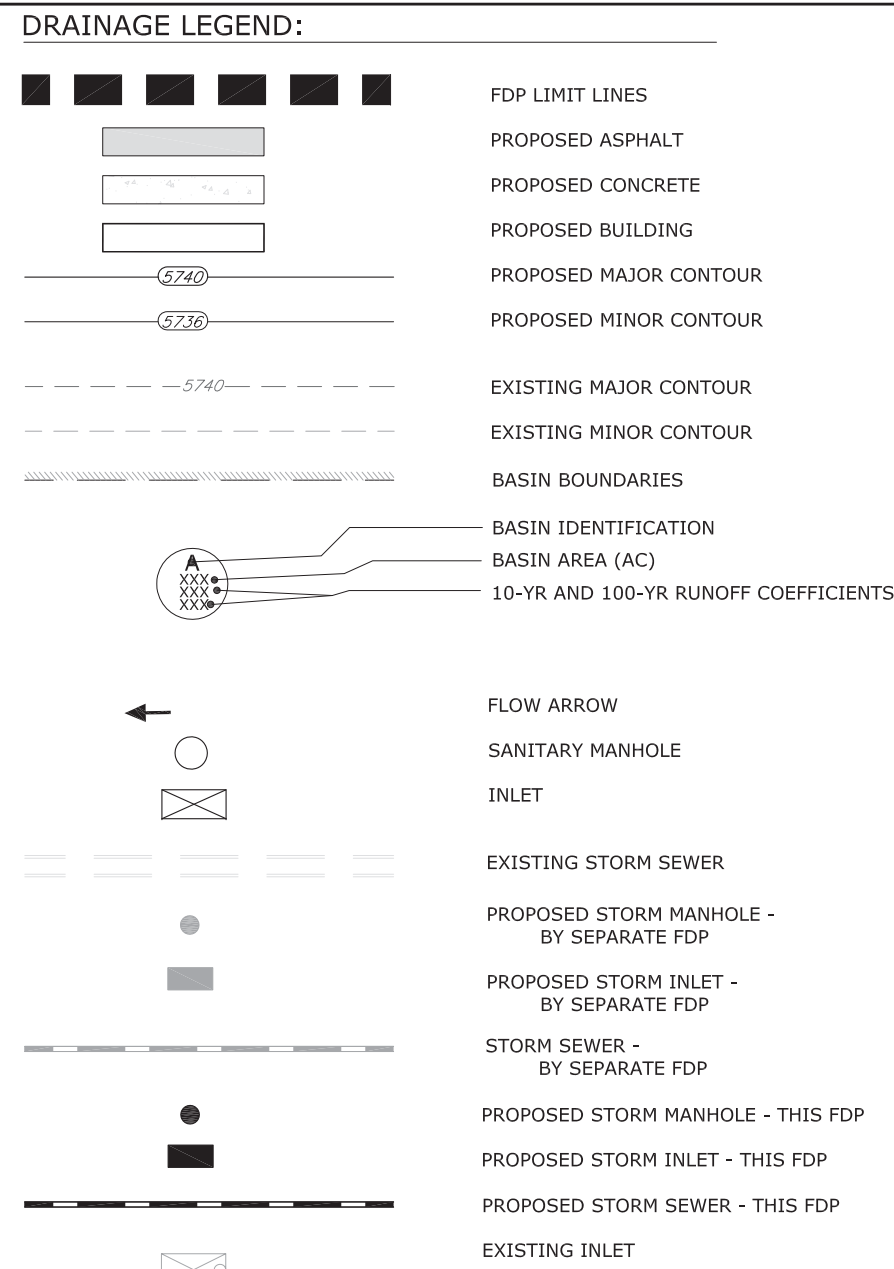
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- ALL DRAINAGE DESIGN AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH CHAPTER II, ARTICLE III OF THE SUPERIOR MUNICIPAL CODE, STORMWATER DRAINAGE.



**DRAINAGE LEGEND:**

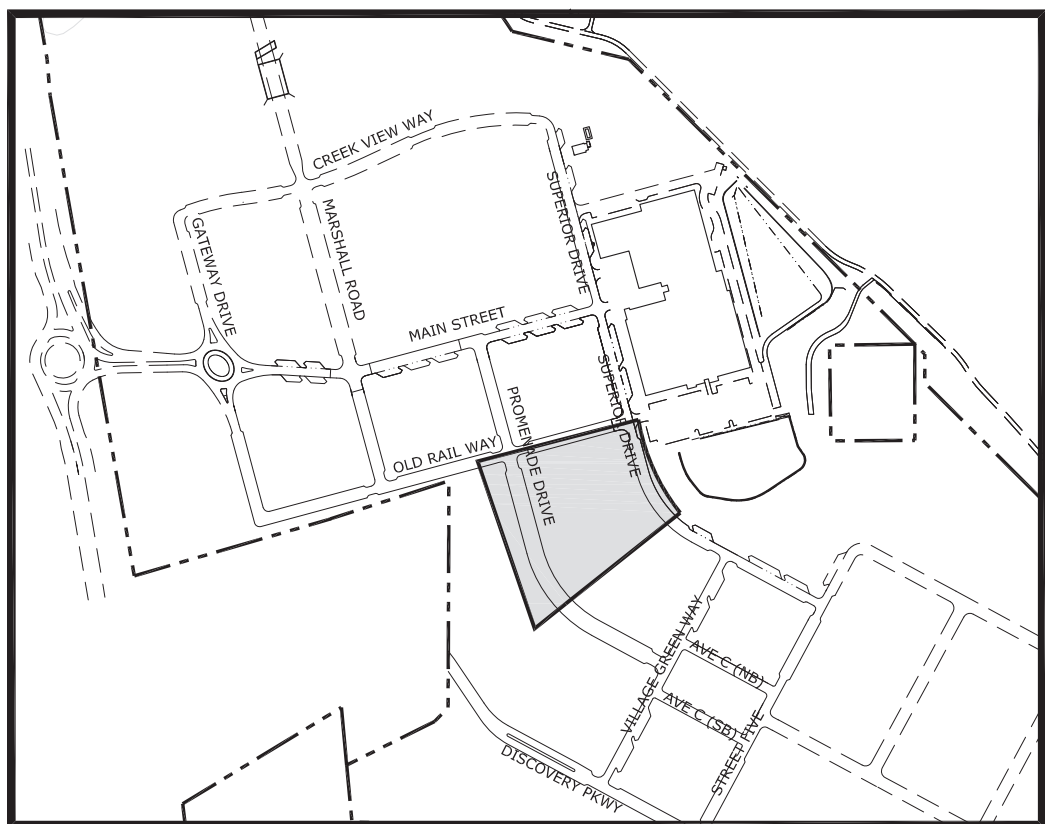
- FDP LIMIT LINES
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
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LAKEWOOD, CO 80228

**SUPERIOR TOWN CENTER**  
FDP 2 (BLOCK 13) & FDP 3 PHASE 1 (PARTIAL BLOCK 25)  
**SUPERIOR, COLORADO**

**REVISIONS**

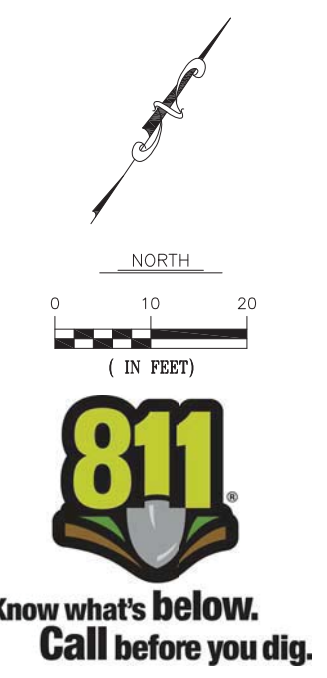
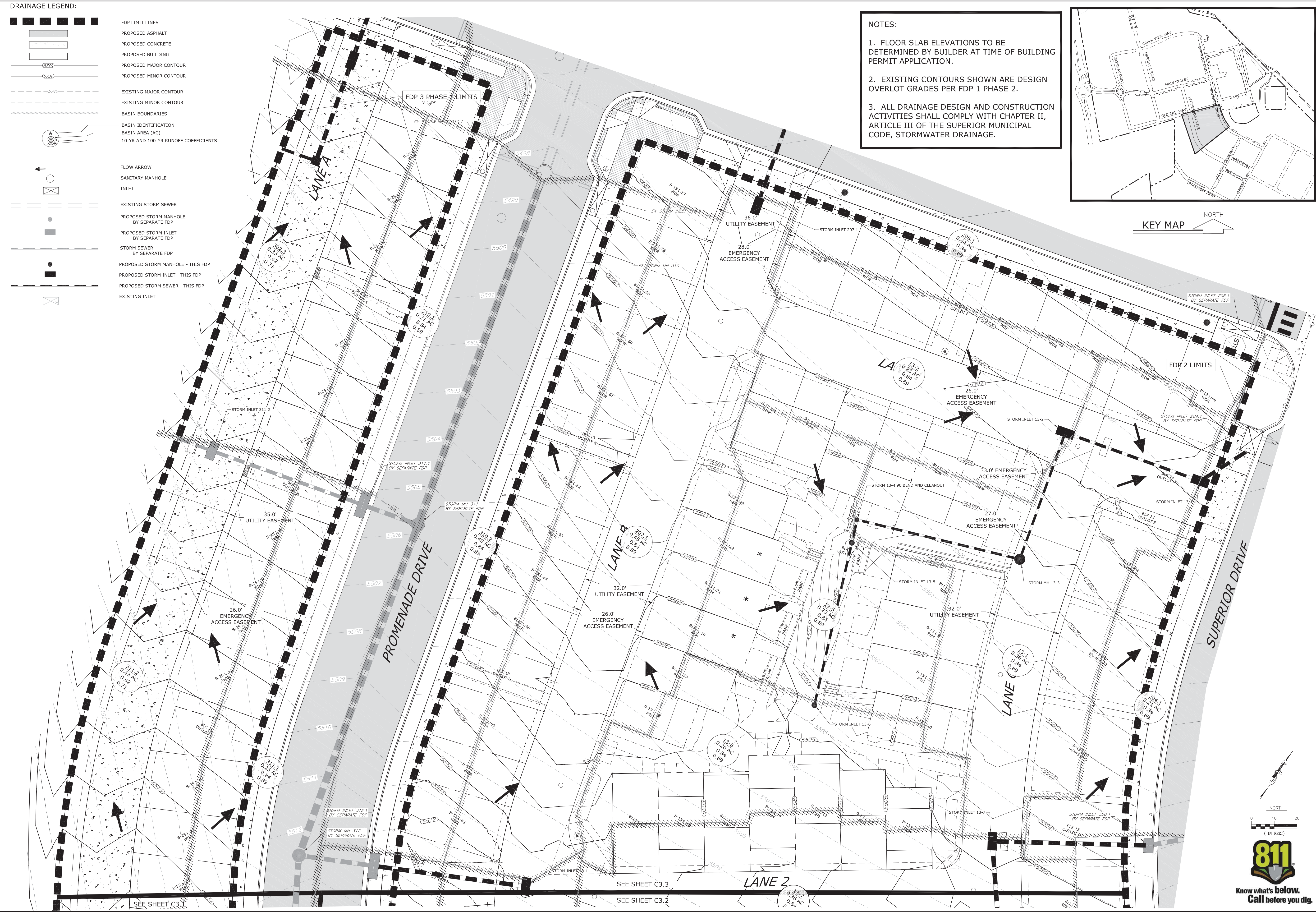
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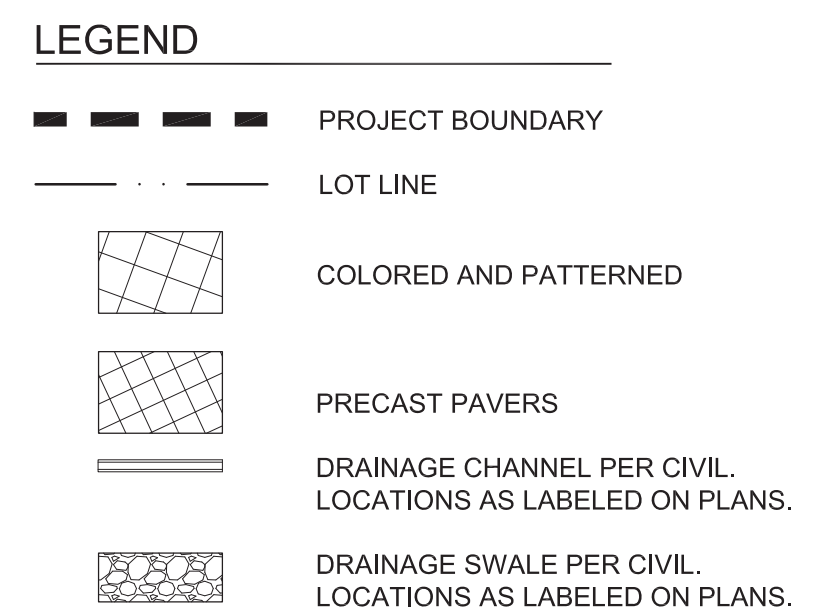
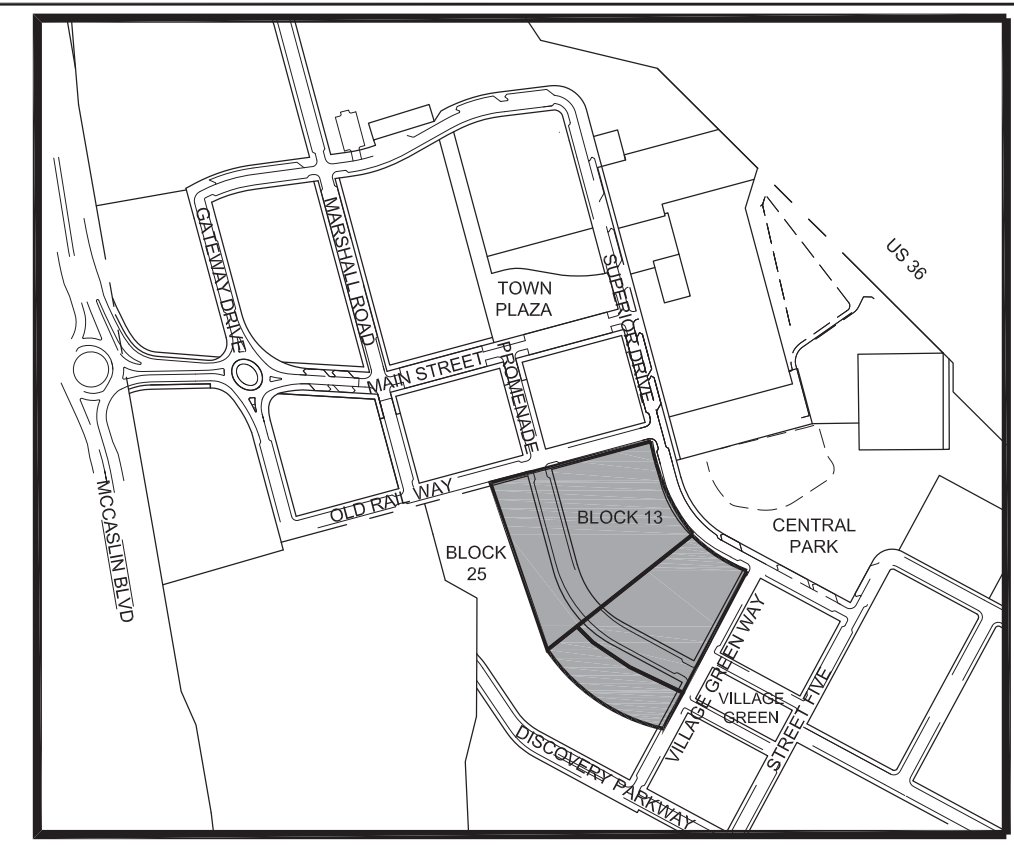
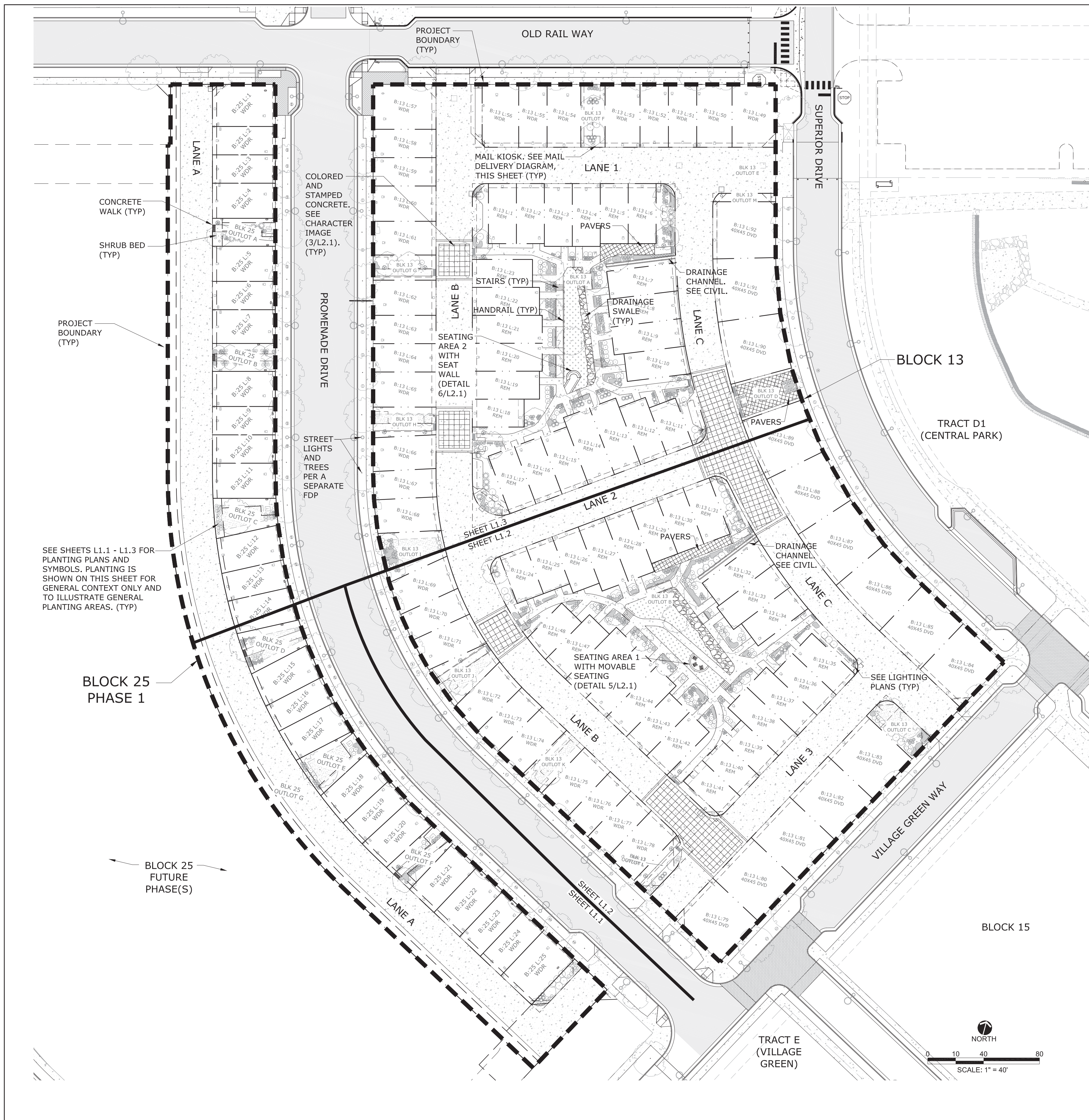
DESIGNED BY: JAB DATE: 4/1/2016  
DRAWN BY: CAL SCALE: 1"=20'  
CHECKED BY: JAB  
JOB NO.: 228.001.04  
DWG NAME: BLK13\_PGP\_1.DWG

**PARTIAL DRAINAGE PLAN 3**

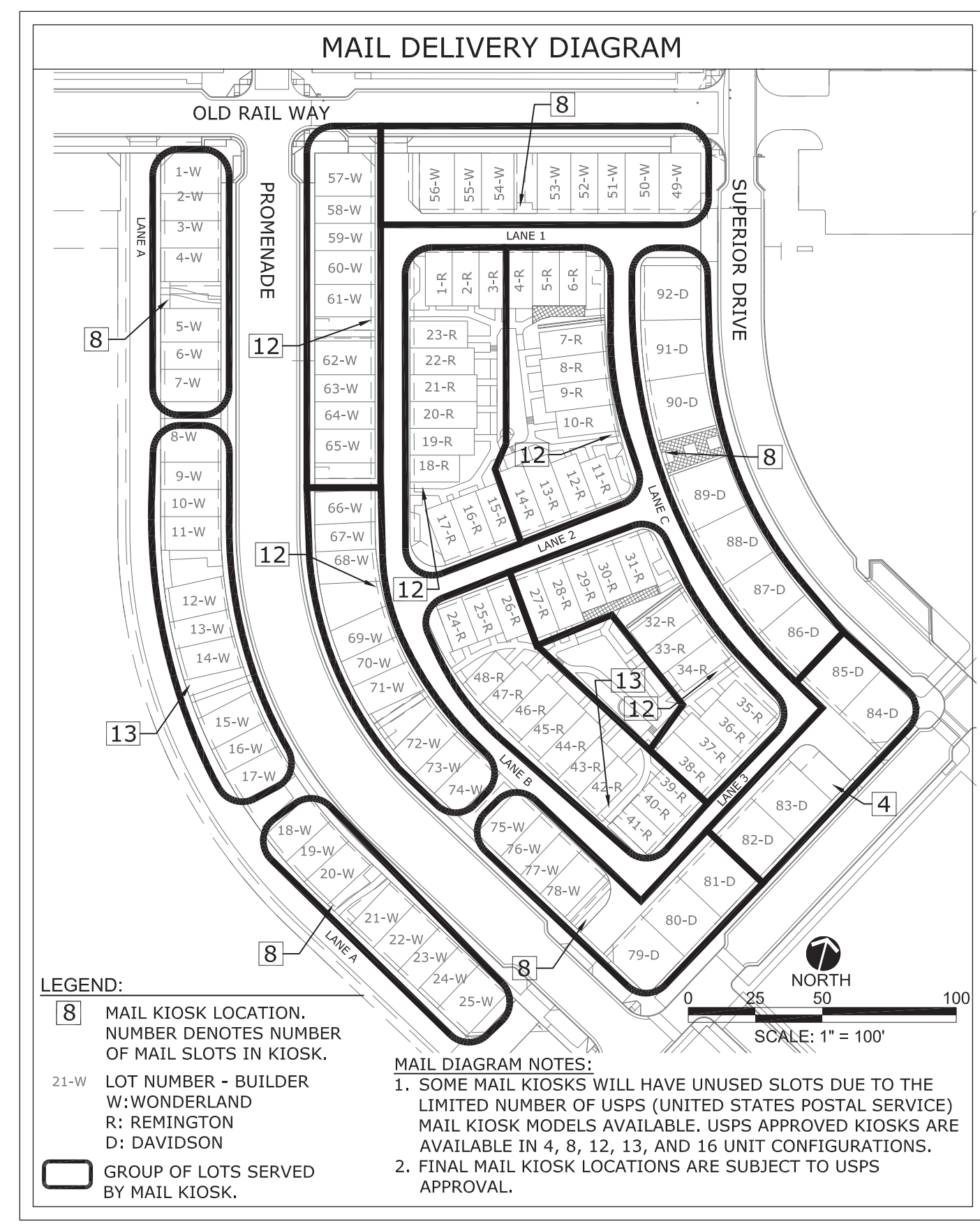
SHEET: **C3.3**



SEE SHEET C3.1  
SEE SHEET C3.2



- NOTES:**
- SEE SHEET L1.1, L1.2, AND L1.3 FOR PLANTING PLAN.
  - SEE SHEET L2.0 FOR PLANT LIST, PLANTING DETAILS, AND NOTES.
  - SEE SHEET L2.1 FOR MATERIALS AND FINISHES.
  - REFER TO NOTES ON PLANS IDENTIFYING SYMBOLS AND FEATURES NOT REPEATED IN THE LEGEND. (TYP) DENOTES "TYPICAL" OR A REPEATED FEATURE OR LINETYPE.
  - SEE OTHER PLAN SHEETS FOR LIGHTING, UTILITIES, ACREAGES, AND INFORMATION NOT RELATED TO LANDSCAPE IMPROVEMENTS.



**STC METROPOLITAN DISTRICT #2**

141 UNION BLVD., STE 150  
LAKEWOOD, CO 80228

**SUPERIOR TOWN CENTER  
FDP 2 (BLOCK 13) & FDP 3 PHASE 1 (PARTIAL BLOCK 25)  
LANDSCAPE PLANS**

**REVISIONS**

NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	5/18/16
2	STAFF COMMENTS	06/01/16
3	STAFF COMMENTS	06/14/16

**VESTED RIGHTS**

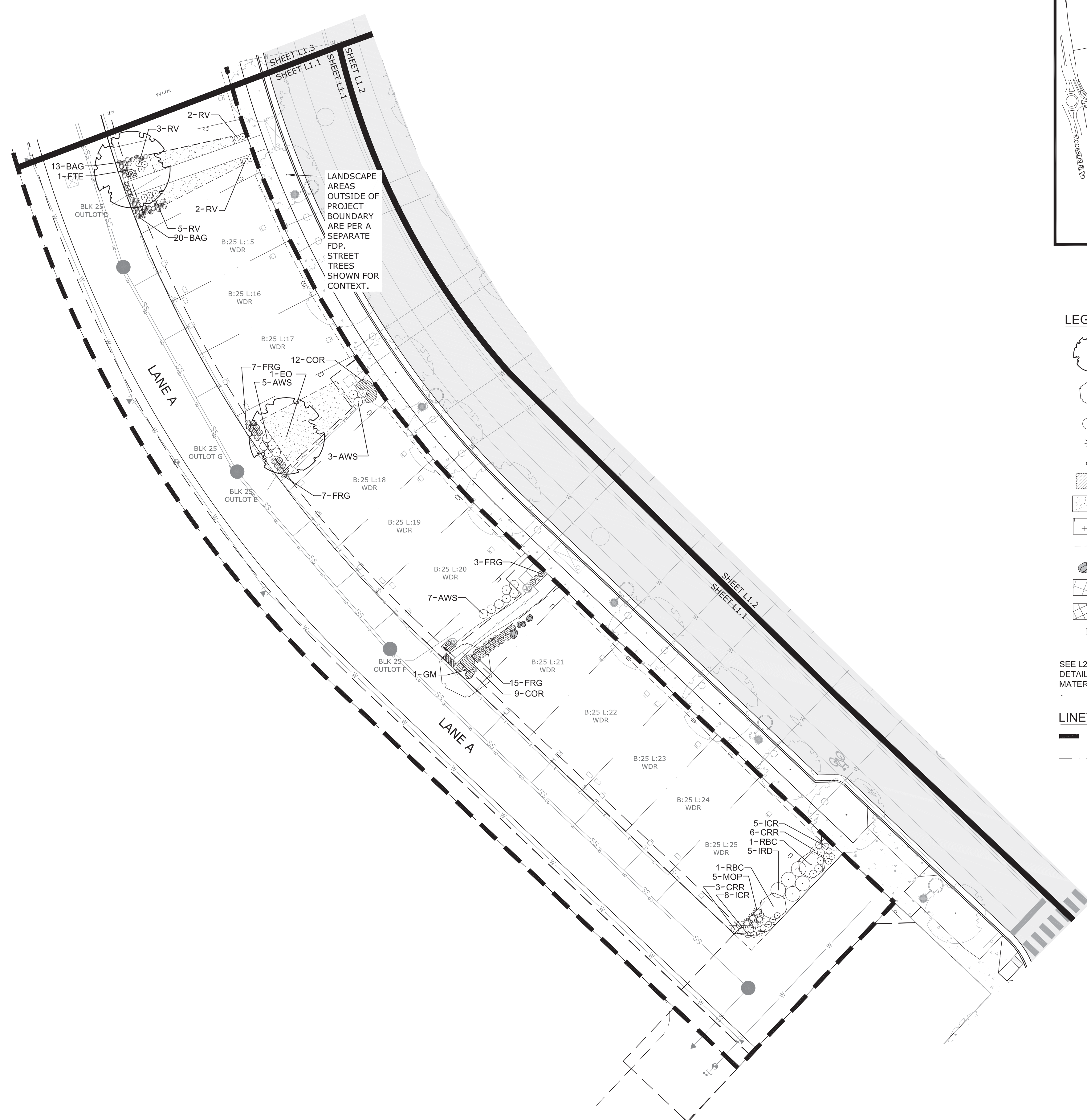
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DESIGNED BY: ARH DATE: 04-01-2016  
 DRAWN BY: ARH SCALE: AS SHOWN  
 CHECKED BY: PMK  
 JOB NO.:  
 DWG NAME:

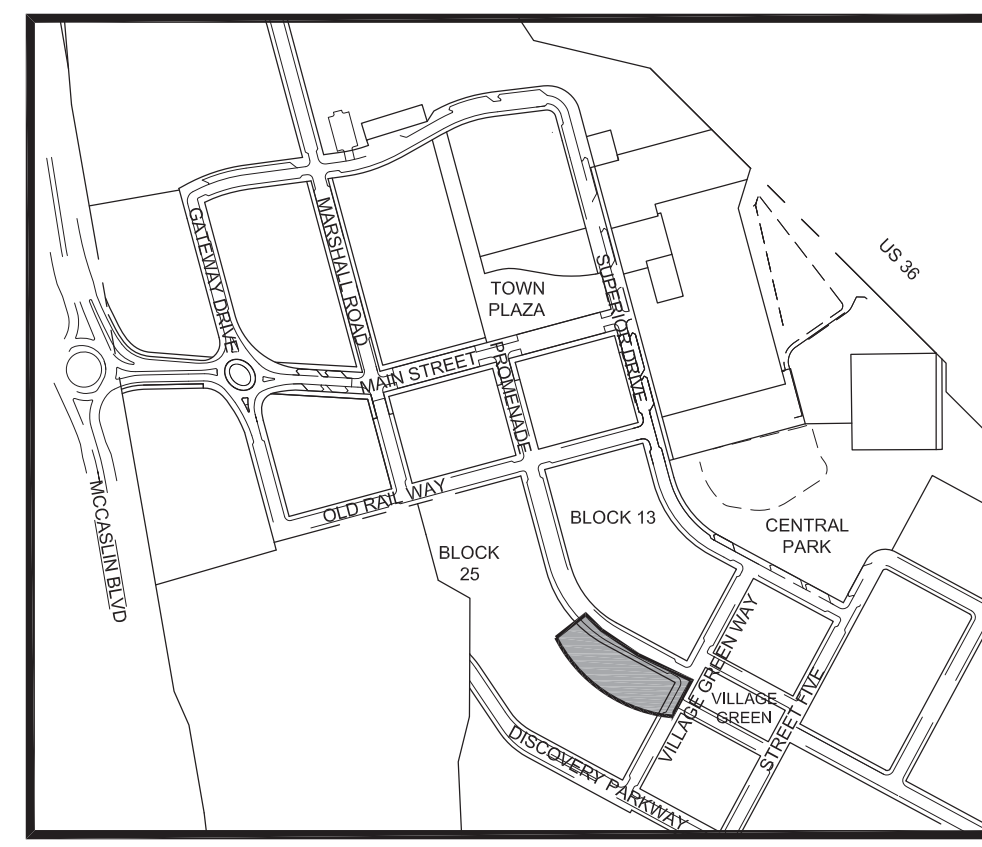
**OVERALL LANDSCAPE PLAN**

SHEET:  
**L1.0**





LANDSCAPE AREAS OUTSIDE OF PROJECT BOUNDARY ARE PER A SEPARATE FDP. STREET TREES SHOWN FOR CONTEXT.



KEY MAP  
NORTH

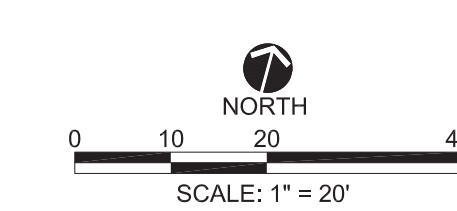
LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIAL
- LOW WATER USE TURF SOD
- NATIVE GRASS SEED MIX
- STEEL EDGER
- LANDSCAPE BOULDER
- COLORED AND PATTERNED CONCRETE SEE SHEET L1.0
- PRECAST PAVERS SEE SHEET L1.0
- MAIL KIOSK (SEE MAIL DELIVERY DIAGRAM, SHEET L1.0)

SEE L2.0 FOR PLANT LIST, PLANTING DETAILS, AND NOTES. SEE L2.1 FOR MATERIALS AND FINISHES.

LINETYPE LEGEND

- PROJECT BOUNDARY
- LOT LINE



STC METROPOLITAN DISTRICT #2  
141 UNION BLVD., STE 150  
LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER  
FDP 2 (BLOCK 13) & FDP 3 PHASE 1 (PARTIAL BLOCK 25)  
LANDSCAPE PLANS

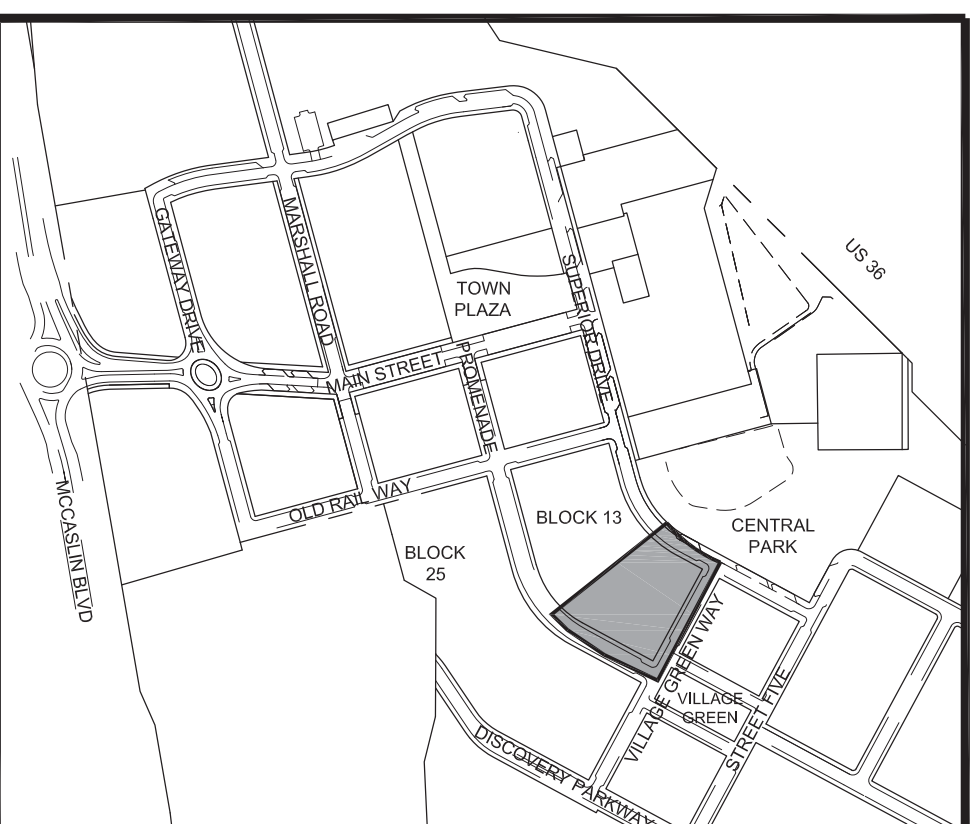
REVISIONS		
NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	5/18/16
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DESIGNED BY: ARH DATE: 04-01-2016  
DRAWN BY: ARH SCALE: AS SHOWN  
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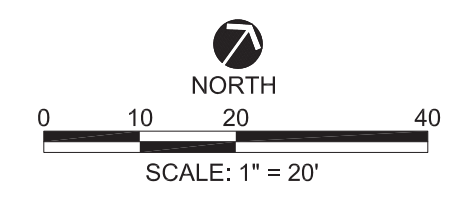
LANDSCAPE PLAN 1

L1.1



- LEGEND**
- DECIDUOUS TREE
  - ORNAMENTAL TREE
  - DECIDUOUS SHRUB
  - EVERGREEN SHRUB
  - ORNAMENTAL GRASS
  - PERENNIAL
  - LOW WATER USE TURF SOD
  - NATIVE GRASS SEED MIX
  - STEEL EDGER
  - LANDSCAPE BOULDER
  - COLORED AND PATTERNED CONCRETE SEE SHEET L1.0
  - PRECAST PAVERS SEE SHEET L1.0
  - MAIL KIOSK (SEE MAIL DELIVERY DIAGRAM, SHEET L1.0)
- SEE L2.0 FOR PLANT LIST, PLANTING DETAILS, AND NOTES. SEE L2.1 FOR MATERIALS AND FINISHES.

- LINETYPE LEGEND**
- PROJECT BOUNDARY
  - LOT LINE
  - REMINGTON BUILDING EDGE (ONLY SHOWN WHEN THE EDGE IS NOT THE LOT LINE)



STC METROPOLITAN DISTRICT #2  
141 UNION BLVD., STE 150  
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SUPERIOR TOWN CENTER  
FDP 2 (BLOCK 13) & FDP 3 PHASE 1 (PARTIAL BLOCK 25)  
LANDSCAPE PLANS

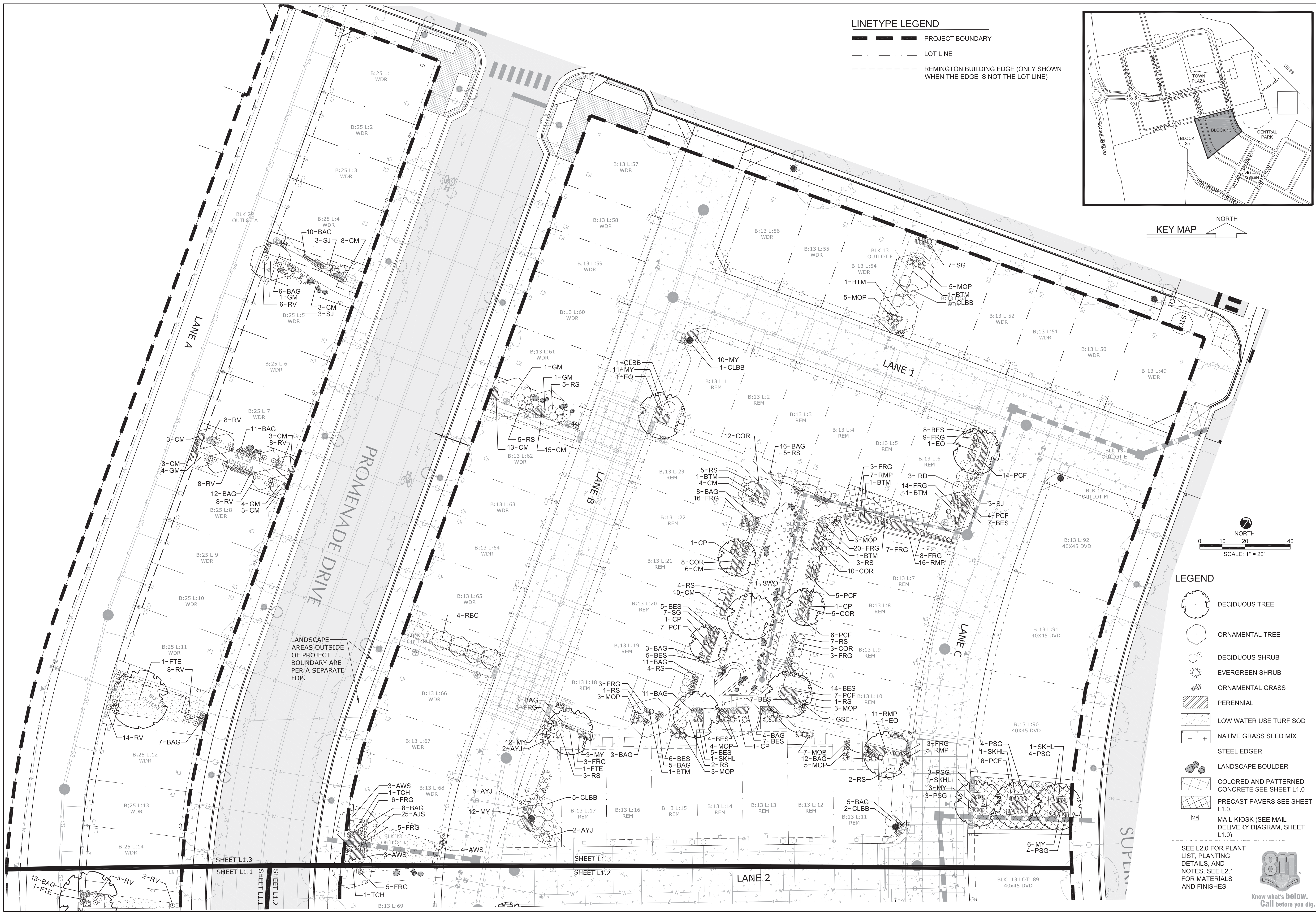
REVISIONS		
NO.	DESCRIPTION	DATE
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DESIGNED BY: ARH DATE: 04-01-2016  
DRAWN BY: ARH SCALE: AS SHOWN  
CHECKED BY: PMK  
JOB NO.:  
DWG NAME:

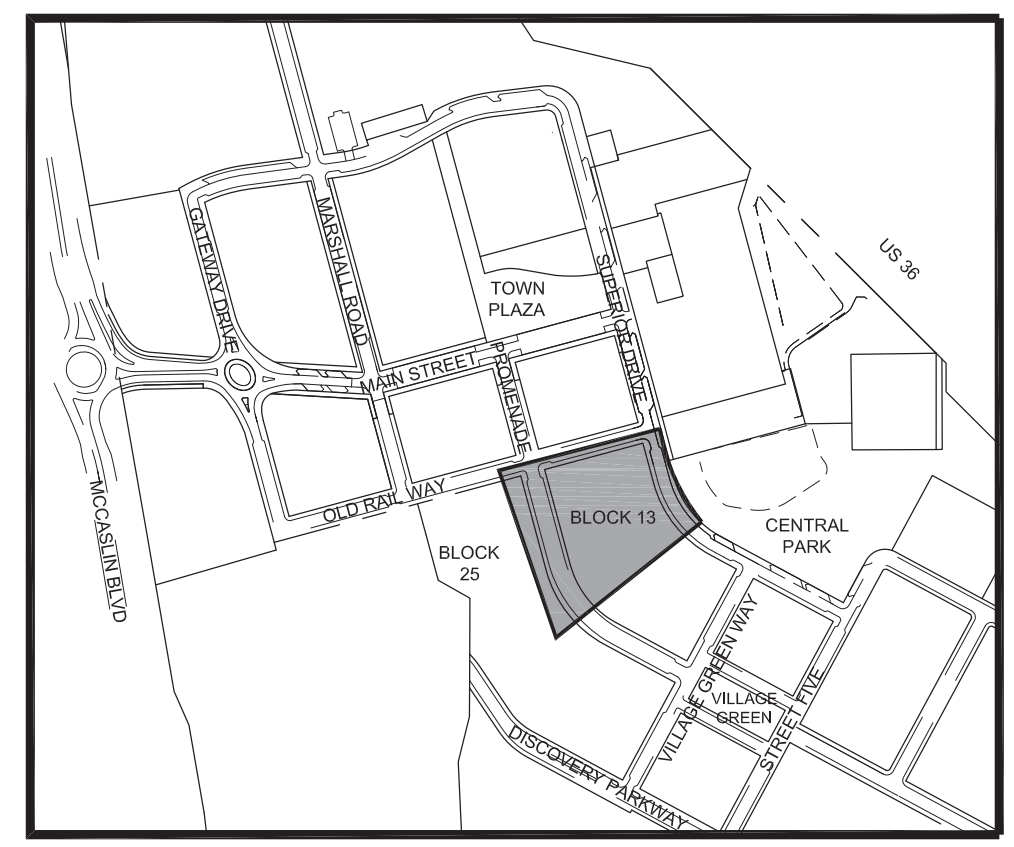
LANDSCAPE PLAN 2

L1.2



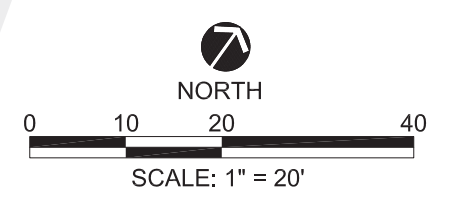
**LINETYPE LEGEND**

- PROJECT BOUNDARY
- LOT LINE
- - - REMINGTON BUILDING EDGE (ONLY SHOWN WHEN THE EDGE IS NOT THE LOT LINE)



STC METROPOLITAN DISTRICT #2  
141 UNION BLVD., STE 150  
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SUPERIOR TOWN CENTER  
FDP 2 (BLOCK 13) & FDP 3 PHASE 1 (PARTIAL BLOCK 25)  
LANDSCAPE PLANS



- LEGEND**
- DECIDUOUS TREE
  - ORNAMENTAL TREE
  - DECIDUOUS SHRUB
  - EVERGREEN SHRUB
  - ORNAMENTAL GRASS
  - PERENNIAL
  - LOW WATER USE TURF SOD
  - NATIVE GRASS SEED MIX
  - STEEL EDGER
  - LANDSCAPE BOULDER
  - COLORED AND PATTERNED CONCRETE SEE SHEET L1.0
  - PRECAST PAVERS SEE SHEET L1.0
  - MAIL KIOSK (SEE MAIL DELIVERY DIAGRAM, SHEET L1.0)

REVISIONS		
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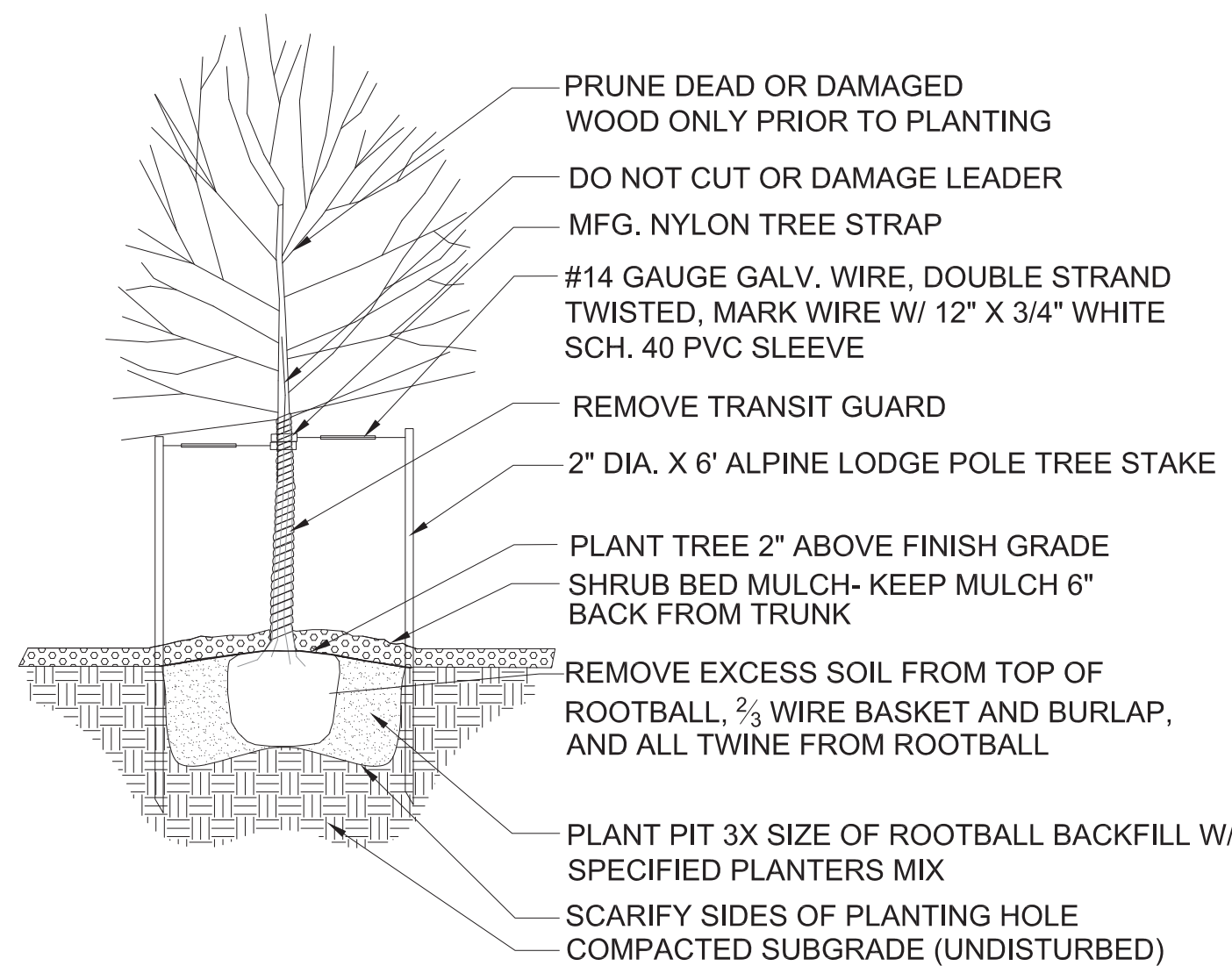
DESIGNED BY: ARH DATE: 04-01-2016  
DRAWN BY: ARH SCALE: AS SHOWN  
CHECKED BY: PMK  
JOB NO.:  
DWG NAME:

LANDSCAPE PLAN 3

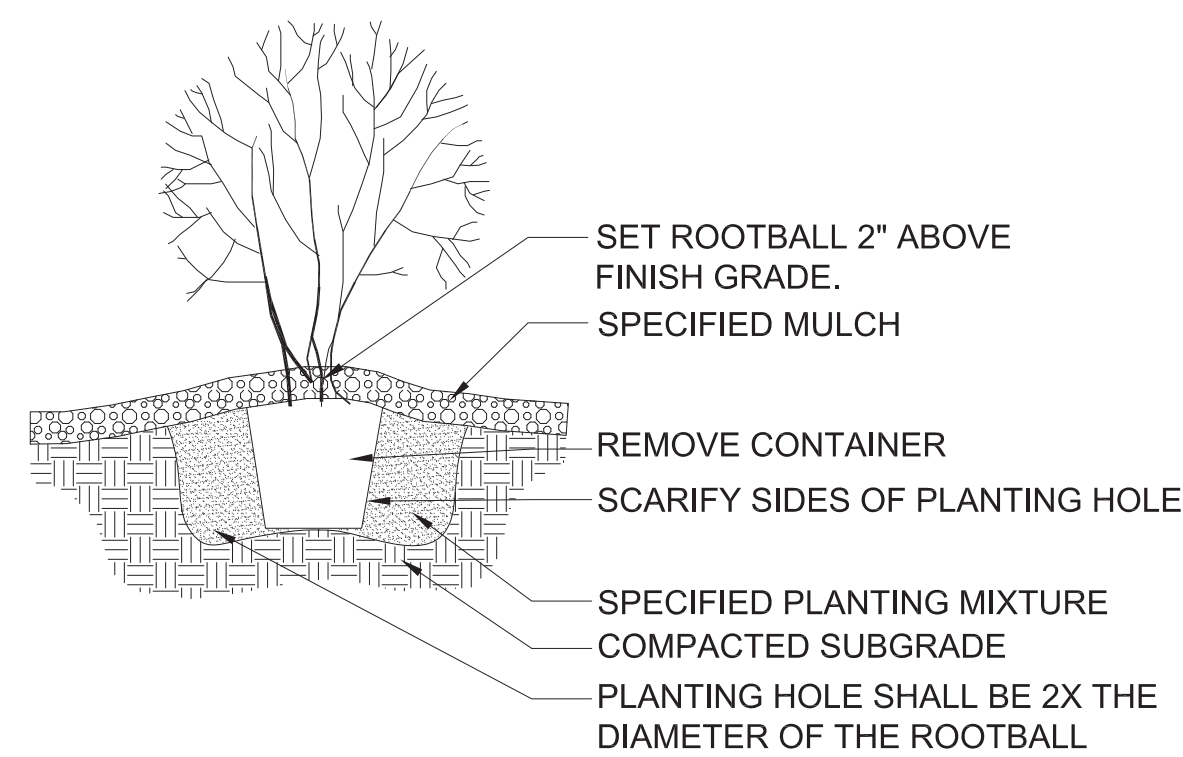
L1.3



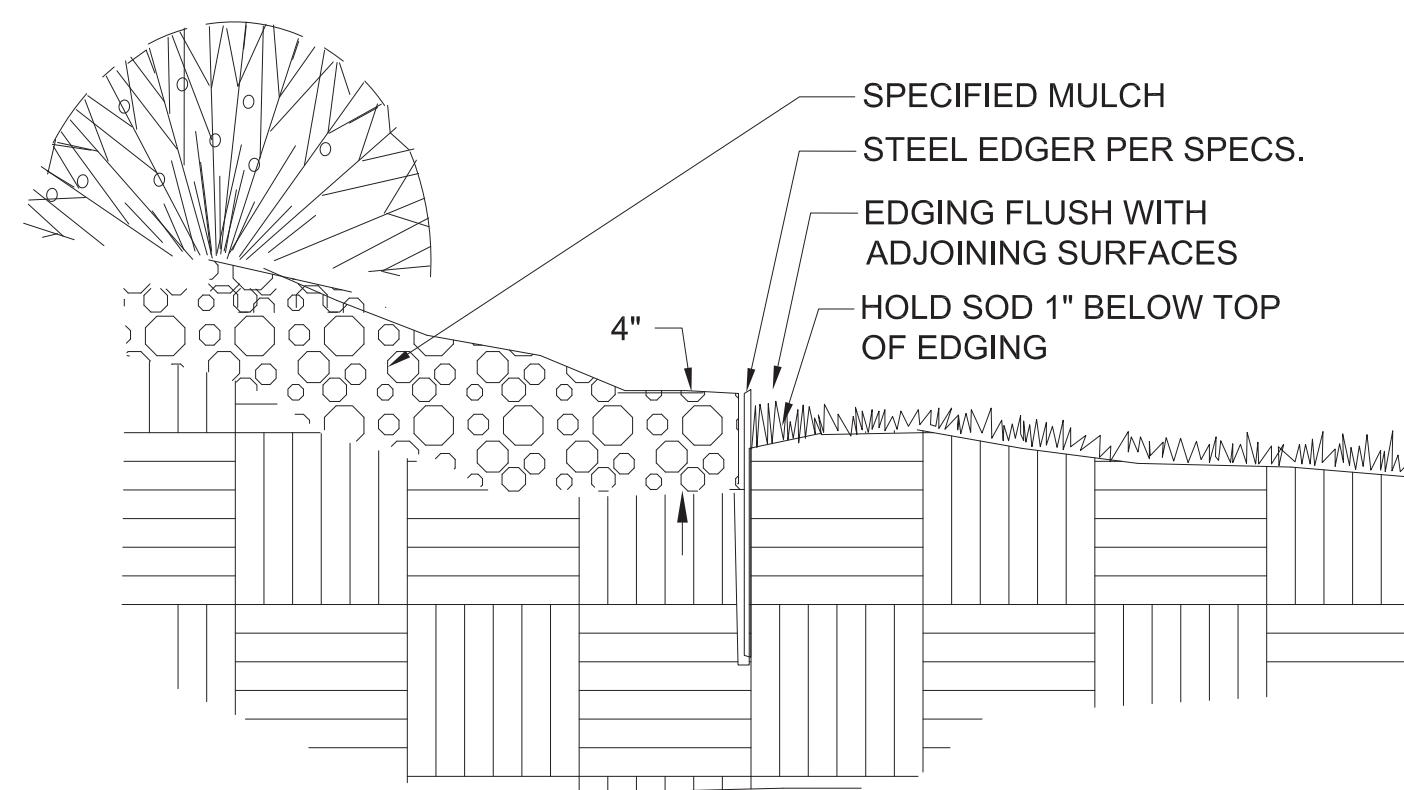




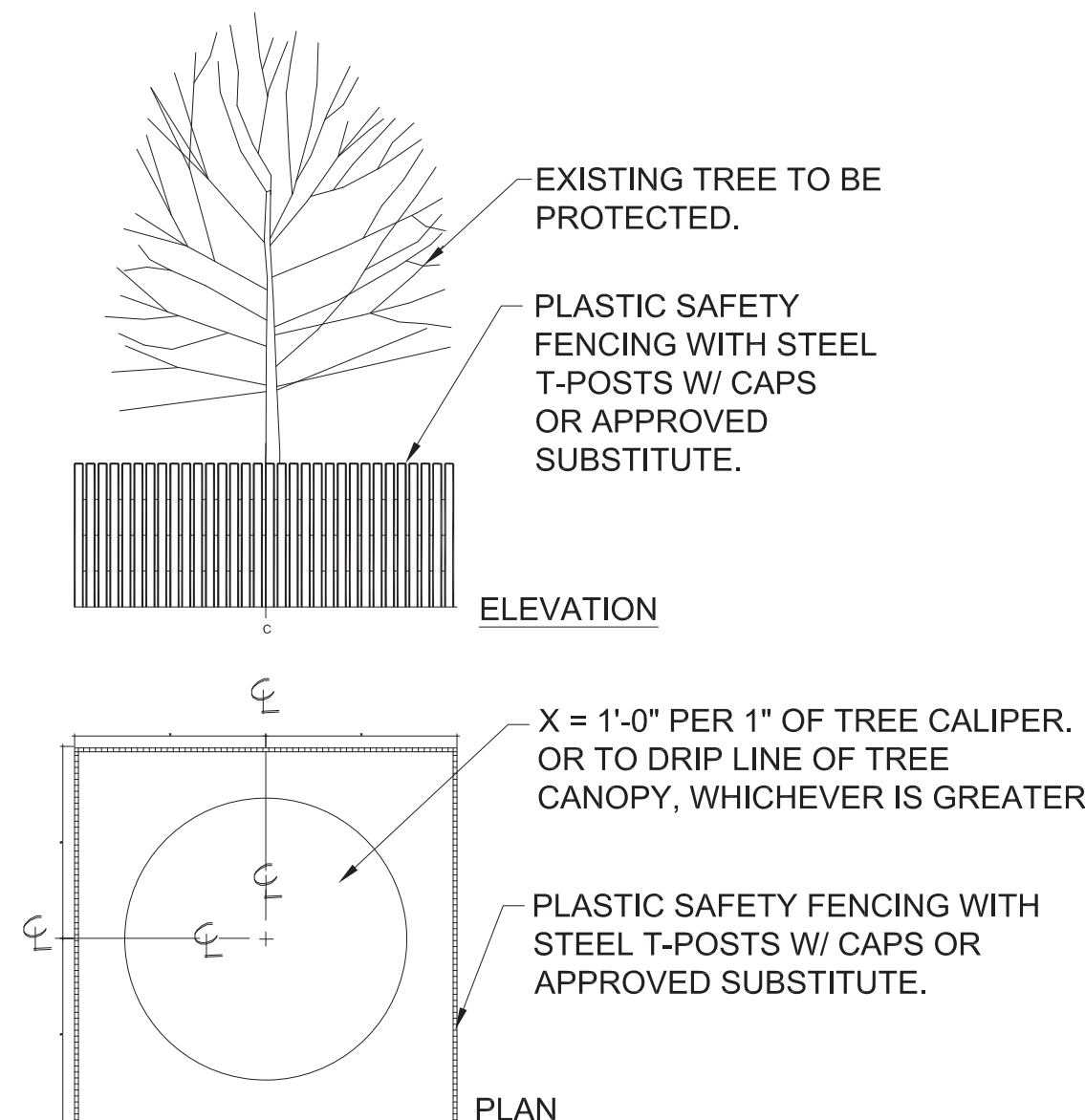
1  
L2.0  
SECTION  
TREE PLANTING DETAIL  
NTS



2  
L2.0  
SECTION  
SHRUB PLANTING DETAIL  
NTS



3  
L2.0  
SECTION  
STEEL EDGER  
NTS



4  
L2.0  
SECTION  
TREE PROTECTION DETAIL  
NTS

- NOTES
- TREES PLANTED WITHIN SIGHT TRIANGLES SHALL NOT BRANCH HORIZONTALLY BELOW A 6' HEIGHT. SHRUBS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 2'-0" IN HEIGHT.
  - ALL SHRUB BEDS ARE TO BE MULCHED TO A 3" MIN. DEPTH WITH 1" TO 1-1/2" DIA. ROCK MULCH IN TANS, BROWNS, WHITES, AND GRAYS. ROCK MULCH IS TO BE PLACED OVER WEED CONTROL FABRIC.
  - ALL SHRUB BEDS SHALL BE SEPARATED FROM TURF AREAS BY 3/16" X 4" X 16' STEEL EDGING.
  - LOCATION OF PLANT MATERIAL SHALL BE ADJUSTED TO PROVIDE THE REQUIRED MINIMUM CLEARANCE FROM THE FINAL LOCATION OF ALL BURIED UTILITY LINES.
  - ALL TREES IN NATIVE GRASS AND TURF AREAS SHALL HAVE A 3' DIAMETER, 4" DEEP WOOD MULCH RING AROUND THE BASE OF THE TREE.
  - NATIVE GRASS SEED MIX TO BE TOWN OF SUPERIOR STANDARD NATIVE SEED MIX; ROCK CREEK IRRIGATED NATIVE SEED MIX.
  - THE LANDSCAPING INDICATED ON THE PLANS WILL BE WATERED BY A FULLY AUTOMATED, UNDERGROUND SPRINKLER SYSTEM CONSISTING OF A COMBINATION OF ROTORS, POP-UPS, AND LOW WATER USE EMITTERS (E.G. DRIP EMITTERS, BUBBLERS, STREET TREE RINGS, ETC.). THE WATER SOURCE FOR THE IRRIGATION SYSTEM WILL BE THE TOWN OF SUPERIOR RE-USE LINE.
  - THE IRRIGATION SYSTEM WILL BE CONTROLLED BY PROGRAMMABLE IRRIGATION CLOCK WHICH ALLOWS VARIATIONS IN ZONE SEQUENCING AND TIMING TO MEET THE WATER USE REQUIREMENTS OF EACH AREA OF THE PLANTING PLAN
  - RAIN SENSORS WHICH AUTOMATICALLY SHUT DOWN THE IRRIGATION SYSTEM DURING PERIODS OF HIGH MOISTURE WILL BE INSTALLED.
  - DRIP, SUBSURFACE, BUBBLER, OR LOW VOLUME IRRIGATION DISTRIBUTION SYSTEMS WILL BE USED FOR ALL PLANTING STRIPS LESS THAN 8' WIDE AND ALL PLANTING BEDS INVOLVING TREES, SHRUBS, PERENNIALS AND GROUND COVERS.

Superior Town Center FDP 2 and 3					
Plant List		Total Trees = 69	Total Shrubs = 295	Total = 384	
<b>Deciduous Trees</b>					
Key	Latin Name	Common Name	Qty	Spacing	Size
CP	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	8	As Shown	2.5' Cal.
EO	<i>Quercus robur</i>	English Oak	5	As Shown	2.5' Cal.
FTE	<i>Ulmus x 'Frontier'</i>	Frontier Elm	5	As Shown	2.5' Cal.
GSL	<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	2	As Shown	2.5' Cal.
SKHL	<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honeylocust	8	As Shown	2.5' Cal.
SWO	<i>Quercus bicolor</i>	Swamp White Oak	2	As Shown	2.5' Cal.
WC	<i>Catalpa speciosa</i>	Western Catalpa	2	As Shown	2.5' Cal.
<b>Ornamental Trees</b>					
BTM	<i>Acer grandidentatum</i>	Bigtooth 'Rocky Mountain Glow' Maple	7	As Shown	8' Clump
GM	<i>Acer ginnala</i> 'Flame'	Ginnala Maple	12	As Shown	8' Clump
RBC	<i>Malus 'Red Barron'</i>	Red Barron Crabapple	13	As Shown	2' Cal.
SSC	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	3	As Shown	2' Cal.
TCH	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	2	As Shown	2' Cal.
<b>Deciduous Shrubs</b>					
Key	Latin Name	Common Name	Qty	Spacing	Size
AWS	<i>Spiraea japonica</i> 'Anthony Waterer'	Anthony Waterer Spirea	75	As Shown	5 Gal.
CLBB	<i>Buddleia davidii</i> 'nanhoensis' 'Petite Indigo'	Compact Lavender Butterfly Bush	14	As Shown	5 Gal.
CRR	<i>Rosa Flower Carpet Red</i>	Flower Carpet Red Rose	14	As Shown	5 Gal.
GMC	<i>Ribes alpinum</i> 'Green Mound'	Greenmound Alpine Currant	25	As Shown	5 Gal.
ICR	<i>Rosa x Ivory Carpet</i>	Ivory Carpet Rose	16	As Shown	5 Gal.
IRD	<i>Cornus stolonifera</i> 'Isanti'	Isanti Redtwig Dogwood	28	As Shown	5 Gal.
RS	<i>Perovskia atriplicifolia</i>	Russian Sage	47	As Shown	5 Gal.
<b>Evergreen Shrubs</b>					
Key	Latin Name	Common Name	Qty	Spacing	Size
AYJ	<i>Juniperus horizontalis</i> 'Youngstown'	Andorra Youngstown Juniper	14	As Shown	5 Gal.
MCP	<i>Pinus mugo</i> 'Mops'	Miniature Mugo Pine	53	As Shown	5 Gal.
SJ	<i>Juniperus sabina</i> 'Scandia'	Scandia Juniper	9	As Shown	5 Gal.
<b>Ornamental Grasses</b>					
Key	Latin Name	Common Name	Qty	Spacing	Size
BAG	<i>Helictotrichon sempervirens</i>	Blue Avena Grass	196	As Shown	5 Gal.
DFG	<i>Pennisetum alopecuroides</i> 'Cassian'	Cassian Dwarf Fountain Grass	22	As Shown	5 Gal.
FRG	<i>Calamagrostis Acutiflora</i> 'Karl Foerster'	Feather Reed Grass	175	As Shown	5 Gal.
PSG	<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Blue Switchgrass	18	As Shown	5 Gal.
SG	<i>Panicum virgatum</i> 'Prairie Sky'	Prairie Sky Switchgrass	75	As Shown	5 Gal.
<b>Perennials</b>					
AJS	<i>Sedum 'Autumn Joy'</i>	Autumn Joy Sedum	72	As Shown	1 Gal.
BES	<i>Rudbeckia fulgida</i> 'Goldsturm'	Black-Eyed Susan	142	As Shown	1 Gal.
BFI	<i>Baptisia australis</i>	Blue False Indigo	78	As Shown	1 Gal.
CM	<i>Nepeta x 'Walker's Low'</i>	Walker's Low Catmint	71	As Shown	1 Gal.
COR	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Coreopsis	69	As Shown	1 Gal.
MY	<i>Achillea 'Moonshine'</i>	Moonshine Yarrow	75	As Shown	1 Gal.
OCG	<i>Zauschneria garretti</i> 'Orange Carpet'	Creeping Hummingbird Trumpet	26	As Shown	1 Gal.
PCF	<i>Echinacea purpurea</i>	Purple Coneflower	73	As Shown	1 Gal.
RMP	<i>Penstemon strictus</i>	Rocky Mountain Penstemon	72	As Shown	1 Gal.
RV	<i>Centranthus ruber</i>	Red Valerian	72	As Shown	1 Gal.

LANDSCAPE DENSITIES (Per #PD-A-2013-1 and PDA #2)				
Landscape Area	Superior Town Center Single-Family Residential Required		Superior Town Center Multi-Family Residential Required	
	Trees	Shrubs	Trees	Shrubs
Open Space Landscape Requirements (Developed Landscape)	1/1150 s.f.	1/100 s.f.	1/1150 s.f.	1/100 s.f.
Open Space Landscape Requirements (Naturalized Landscape)	1/4000 s.f.	1/500 s.f.	1/4000 s.f.	1/500 s.f.
Foundation Planting	--	--	--	(See Note #1)

**Note 1 Foundation Plantings and Landscape Buffers:** Where lots in the Superior Town center are developed to the property line (zero lot line), foundation plantings and landscape buffers between uses will typically not apply.

**Note 2 Superior Town Center (STC) Landscaping:** STC landscaping shall be per Article XXI, Section 16-21-10 of the Municipal Code except where noted in #PD-A-2013-1 and PDA #2.

THIS CHART IS FOR PLANTING INFORMATIONAL PURPOSES ONLY. SEE OTHER SITE PLAN SHEETS FOR SITE INFORMATION AND REQUIREMENTS (INCLUDING ACREAGES).

Item	Block 13		Block 25 Phase 1	
	Required	Provided	Required	Provided
Total Open Space (Including Walks)	--	33,149 SF	--	6,098 SF
Total Planting Area	--	19,463 SF	--	5,660 SF
Total Live Coverage of Planting Area	75% Min. (14,597 SF)	15,800 SF	4,245 SF	5,225 SF
Deciduous Trees (1/1150 SF)	28	54	5	15
Evergreen Trees	NA	NA	NA	NA
Unadjusted Shrub Totals (1/100 SF)	331	*242	61	*53
Tree Surplus Applied to Shrub Requirements (Per Sec. 16-21-10, "Trees and shrubs may be substituted at a ratio of 1 tree to 14 shrubs")	--	26 Tree Surplus = 364 Shrubs	--	10 Tree Surplus = 140 Shrubs
Adjusted Shrub Total (Tree Surplus + Unadjusted Shrub Total)	331 Shrubs	606 Shrubs	61 Shrubs	193 Shrubs
Percentage of Evergreen Shrubs	33.30%	27%	33.30%	21%

\*Ornamental grasses and perennials not included. See plant list for total quantities.



158 FILLMORE STREET  
SUITE 400  
DENVER, CO 80206  
TEL 303/443-8200  
FAX 303/449-6911  
www.migcom.com

STC METROPOLITAN DISTRICT #2

141 UNION BLVD., STE 150  
LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER  
FDP 2 (BLOCK 13) & FDP 3 PHASE 1 (PARTIAL BLOCK 25)  
LANDSCAPE PLANS

REVISIONS		
NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	5/18/16
2	STAFF COMMENTS	06/01/16
3	STAFF COMMENTS	06/14/16

**VESTED RIGHTS**  
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINES IN SECTION 24-68-101, ET SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE, AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO.

DESIGNED BY: ARH DATE: 04-01-2016  
DRAWN BY: ARH SCALE: AS SHOWN  
CHECKED BY: PMK  
JOB NO.:  
DWG NAME:

PLANT LIST AND NOTES

L2.0



REVISIONS		
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DESIGNED BY: ARH DATE: 04-01-2016  
 DRAWN BY: ARH SCALE: AS SHOWN  
 CHECKED BY: PMK  
 JOB NO.:  
 DWG NAME:

LANDSCAPE MATERIALS, FINISHES, AND CHARACTER IMAGERY

L2.1



1  
L2.1 ROCK MULCH



2  
L2.1 DRAINAGE SWALE CHARACTER IMAGE



CONCRETE STAMP: Majestic Ashlar Slate by Concrete Equipment Direct (or approved equal)  
<https://www.concreteequipmentdirect.com/>

COLOR: DAVIS COLORS "ADOBE" (or similar - samples to be provided and approved)  
[www.daviscolors.com/](http://www.daviscolors.com/)



3  
L2.1 COLORED AND STAMPED CONCRETE (STREET)



PADIO™ 14 PAVING SYSTEM (or approved equal)  
 COLOR: GRAPHITE  
<http://anchorblock.com/>

"For a sophisticated look, choose the RINN™ Padio™ 14 paving system - comprising 4 pieces with the same width (14cm) and varying lengths, reminiscent of plank styling.

FEATURES:  
 80mm 4-piece system consists of two large rectangles (5.5" x 23" and 5.5" x 18.5"), medium rectangle (5.5" x 13"), small rectangle (5.5" x 9")  
 Rinn™ paving systems offer rich, long-lasting colors and iconic European styling  
 Ideal for patios, pathways, walkways and driveways  
 Suitable for residential and light commercial use"

4  
L2.1 PRECAST PAVERS - CHARACTER IMAGE  
 SELECTED "PATIO" AREAS (SEE PLANS)



5  
L2.1 MOVABLE FURNITURE CHARACTER IMAGERY - SEATING AREA 1

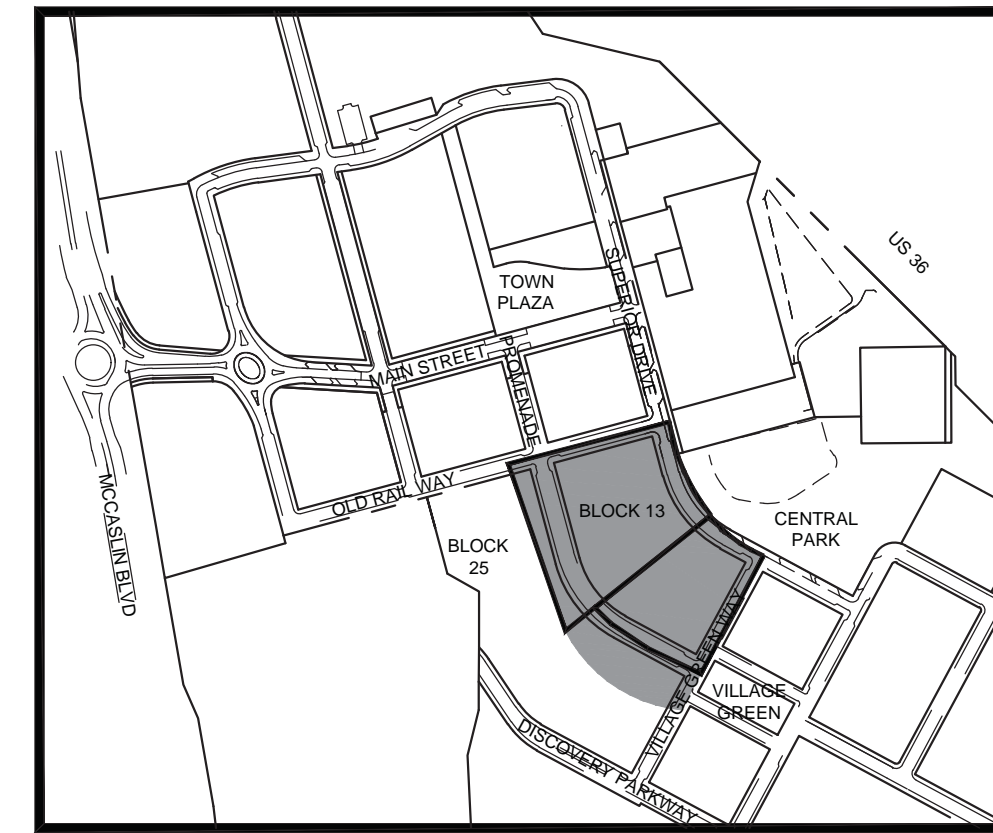
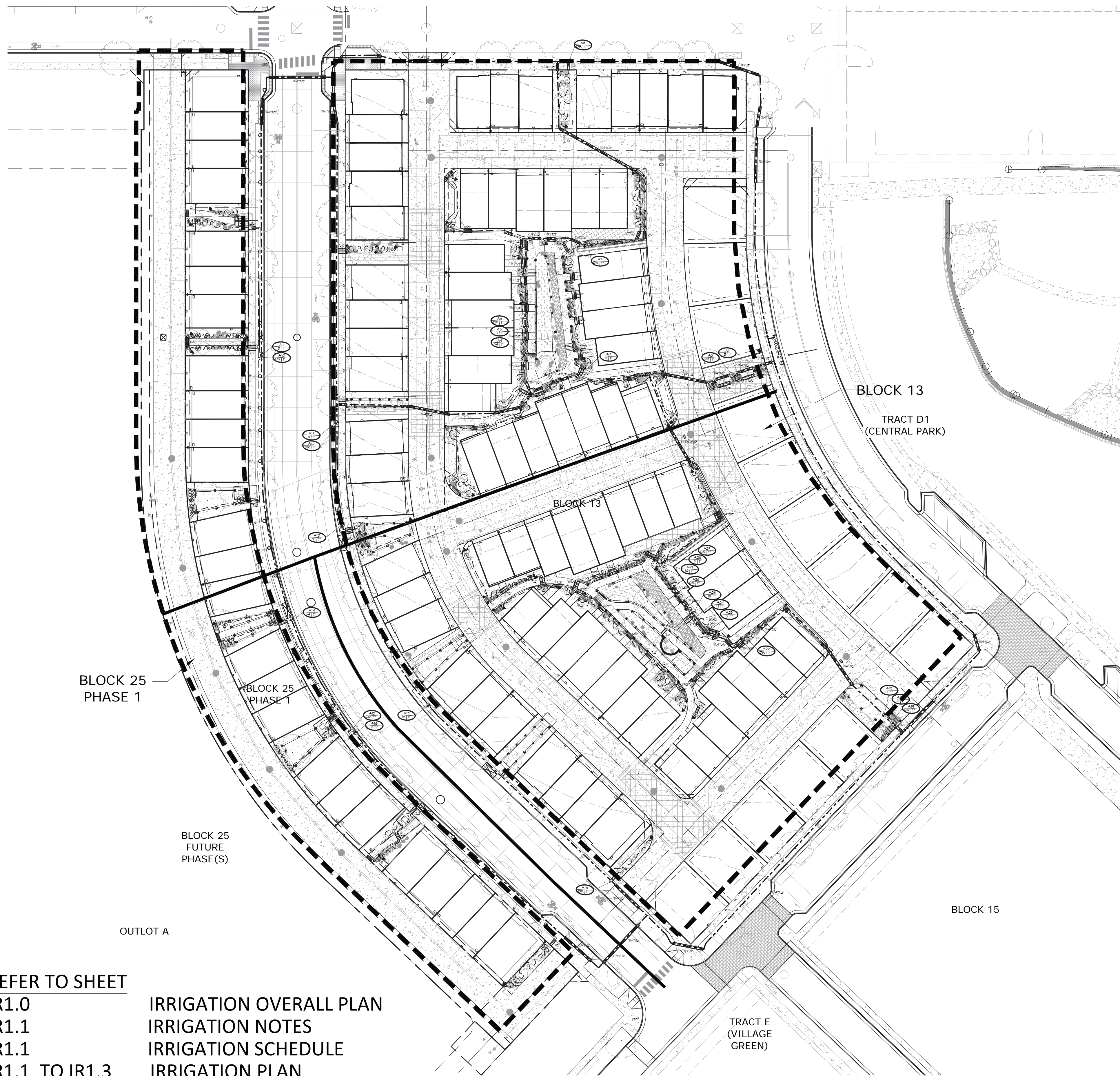


"CAPE COD" BY FROG FURNISHINGS  
 (or approved equal)  
 COLORS TO BE SELECTED FROM REDS, BLUES, GREENS, AND BROWNS.  
 SEATING AREA MAY CONTAIN MULTIPLE COLORS. COLOR SAMPLES TO BE PROVIDED BY MANUFACTURER FOR FINAL SELECTION.  
<http://www.frogfurnishings.com/#!prprd4/2029828125/cape-cod>

Materials: Recycled Plastic (UV stabilized) with Stainless Steel hardware



6  
L2.1 CONCRETE SEATWALL CHARACTER IMAGES - SEATING AREA 2  
 DETAILS TO BE DEVELOPED/APPROVED AT TIME OF CONSTRUCTION DRAWINGS



**LEGEND**

- PROJECT BOUNDARY
- LOT LINE

**NOTES:**

1. SEE SHEET IR1.1, IR1.2, AND IR1.3 FOR IRRIGATION PLANS.
2. SEE SHEET IR1.1 FOR IRRIGATION SCHEDULE AND NOTES.

STC METROPOLITAN DISTRICT #2

141 UNION BLVD., STE 150  
LAKEWOOD, CO 80228

**SUPERIOR TOWN CENTER**  
**FDP 2 (BLOCK 13) & FDP 3 PHASE 1 (PARTIAL BLOCK 25)**  
**IRRIGATION PLANS**

**REVISIONS**

NO.	DESCRIPTION	DATE
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2	STAFF COMMENTS -#2	6/01/16
3	STAFF COMMENTS -#3	6/14/16

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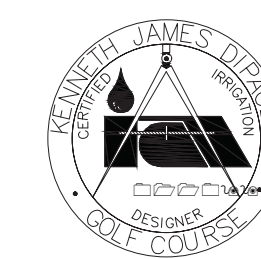
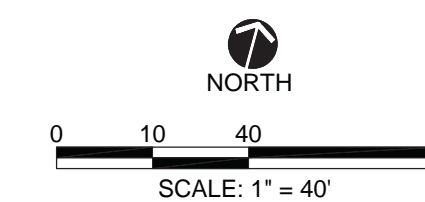
DESIGNED BY: KJD DATE: 04-08-2016  
 DRAWN BY: KJD SCALE: AS SHOWN  
 CHECKED BY: JSB  
 JOB NO.: \_\_\_\_\_  
 DWG NAME: \_\_\_\_\_

**OVERALL IRRIGATION PLAN**

**IR1.0**

REFER TO SHEET  
 IR1.0  
 IR1.1  
 IR1.1  
 IR1.1 TO IR1.3

IRRIGATION OVERALL PLAN  
 IRRIGATION NOTES  
 IRRIGATION SCHEDULE  
 IRRIGATION PLAN



HydroSystems-KDI, Inc. Irrigation Consulting

860 Tabor Street, Suite 200  
 Lakewood, Colorado 80401  
 303-980-5327  
 303-980-5384 (fax)

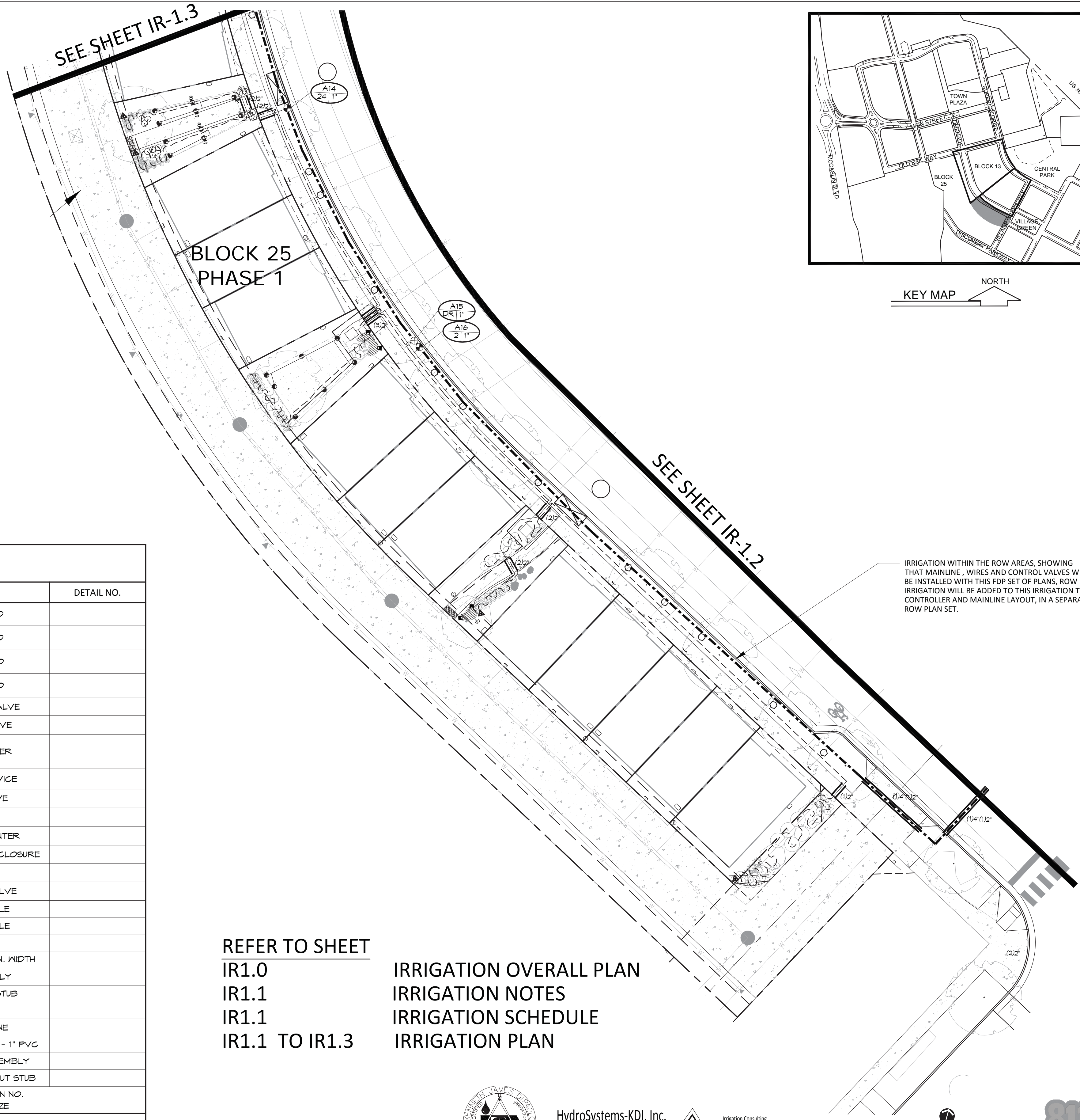


### IRRIGATION DEVELOPMENT DESIGN NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN AN SIX NIGHT, SIX HOUR PER NIGHT WATERING PERIOD
2. THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.
3. THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE IS 20 GPM. THE STATIC PRESSURE AVAILABLE AT THE SITE IS (TBD) PSI.
4. IRRIGATION DESIGN APPROACH
  - 4.1. TURF AREAS
    - 4.1.1. SMALL AREAS (25 FEET WIDE OR LESS) SHALL BE IRRIGATED WITH FIXED NOZZLE POP-UP SPRAY HEADS WITH MATCHED PRECIPITATION NOZZLES. NOZZLES SHALL BE SIZES TO PROVIDE HEAD TO HEAD COVERAGE.
    - 4.1.2. LARGE TURF AREAS (WIDER THAN 25 FEET) SHALL BE IRRIGATED WITH GEAR DRIVEN ROTOR HEADS WITH A MINIMUM PRECIPITATION RATE OF .45" PER HOUR FOR A FULL CIRCLE HEAD.
  - 4.2. SHRUB BED AREAS - BED AREAS WITH PLANT MATERIAL ONE GALLON IN SIZE OR LARGER SHALL BE DRIP IRRIGATED.
  - 4.3. PERENNIAL AND ANNUAL BED AREAS - PERENNIAL AND ANNUAL BED AREAS SHALL BE SPRAY IRRIGATED WITH 12" POP-UP SPRAY HEADS WITH A MAXIMUM SPACING OF 10' O.C. OR IN AREAS ARE LESS THAN 10 FT. WIDE SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION.
  - 4.4. SUBSURFACE IRRIGATION - WHERE REQUIRED BY LOCAL CODES, SUBSURFACE IRRIGATION SHALL BE INSTALLED IN SHRUB BEDS AND/OR NATIVE AREAS LESS THAN 10 FT. WIDE. TURF SHALL ONLY BE LOCATED IN AREAS GREATER THAN 10 FT. WIDE.
5. WEB-BASED CONTROL NOTE - WEATHERMATIC SMARTLINK WEB-BASED CONTROL SYSTEM WITH FLOW MONITORING AND REPORTING MODEL (PER SCHEDULE). INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTACT STEVE MURST AT WEATHERMATIC (303) 653-1581 FOR PRICING. CONTACT JOHN KEESEN AT HYDROSYSTEMS\*KDI (303) 980-5327 FOR CONTROLLER AND FLOW SENSOR START-UP AND INITIALIZATION. WATER MANAGEMENT SUBSCRIPTION IS INCLUDED IN THE COST OF THE CONTROLLER FOR A 1 YEAR PERIOD AND WILL BE MANAGED ON BEHALF OF THE OWNER BY HYDROSYSTEMS\*KDI. COORDINATION BETWEEN HYDROSYSTEMS\*KDI AND THE LANDSCAPE MAINTENANCE COMPANY WILL BE REQUIRED FOR A PERIOD OF ONE YEAR, AT MINIMUM
6. THE IRRIGATION INFORMATION SHOWN ON THESE PLANS IS CONCEPTUAL.

### IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER	PRO5-06-CV-PRS30-R W/ MPR NOZ.	POPUP SPRAY HEAD	
	HUNTER	PRO5-06-CV-PRS30-R W/ MPR SST, CORNER NOZ.	POPUP SPRAY HEAD	
	HUNTER	PRO5-12-CV-PRS30-R WITH MPR NOZZLE	HI-POP SPRAY HEAD	
	HUNTER	PRO5-12-CV-PRS30-R WITH MPR SST, CORNER NOZZLE	HI-POP SPRAY HEAD	
	HUNTER	ICV SERIES W/ DECODER	ELECTRIC CONTROL VALVE	
	HUNTER	HQ-44-LRC	QUICK COUPLING VALVE	
	WEATHERMATIC	SL9600 2-WIRE SERIES, #[QUOTE NUMBER] WITH (SLPED-ENG/SLMMS) & SMARTLINK AIRGARD WITH FLOW	ELECTRIC CONTROLLER	
	WEATHERMATIC	SLMS - WIRELESS	WEATHER STATION DEVICE	
	MATCO	201X	MANUAL DRAIN VALVE	
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE	
	FEBCO	825YA	RP BACKFLOW PREVENTER	
	GUARDSHACK	GS-1	BACKFLOW PREVENTER ENCLOSURE	
	WEATHERMATIC	SLFS1-T10 (1")	FLOW SENSOR	
	HUNTER	ICV SERIES	MASTER CONTROL VALVE	
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE -PURPLE	
		CLASS 200 BE	PVC LATERAL -PURPLE	
		CLASS 160	PVC SLEEVING	
	TORO	BLUE STRIPE -PURPLE	POLY DRIP TUBING -3/4" MIN. WIDTH	
	HUNTER	ICZ-101-40 W/DECODER	DRIP VALVE ASSEMBLY	
			DRIP LINE BLOW-OUT STUB	
	RAIN BIRD	XERI-BUG	DRIP EMITTERS	
	NETAFIM	TLRW6-12 ROWS SPACED 12"-PURPLE	SUBSURFACE DRIPLINE	
		PURPLE CLASS 200 BE	SUBSURFACE HEADER PIPE - 1" PVC	
	NETAFIM	LVCZS90-100TS W/DECODER	SUBSURFACE VALVE ASSEMBLY	
			SUBSURFACE LINE BLOW-OUT STUB	
			CONTROLLER & STATION NO. CONTROL VALVE SIZE	
			NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO WHICH CONTROLLER - SEE CONSTRUCTION NOTES	

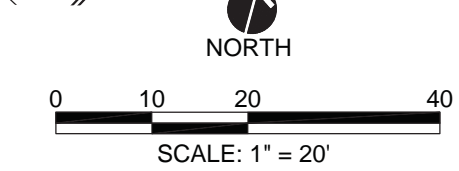


IRRIGATION WITHIN THE ROW AREAS, SHOWING THAT MAINLINE, WIRES AND CONTROL VALVES WILL BE INSTALLED WITH THIS FDP SET OF PLANS, ROW IRRIGATION WILL BE ADDED TO THIS IRRIGATION TAP, CONTROLLER AND MAINLINE LAYOUT, IN A SEPARATE ROW PLAN SET.

REFER TO SHEET  
IR1.0  
IR1.1  
IR1.1  
IR1.1 TO IR1.3

IRRIGATION OVERALL PLAN  
IRRIGATION NOTES  
IRRIGATION SCHEDULE  
IRRIGATION PLAN

HydroSystems-KDI, Inc. Irrigation Consulting  
 860 Tabor Street, Suite 200  
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STC METROPOLITAN DISTRICT #2

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 FDP. 2 (BLOCK 13) & FDP. 3 PHASE 1 (PARTIAL BLOCK 25)  
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IRRIGATION PLAN

IR1.1