

REVISIONS		
NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	05/19/16
2	STAFF COMMENTS	06/01/16





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.

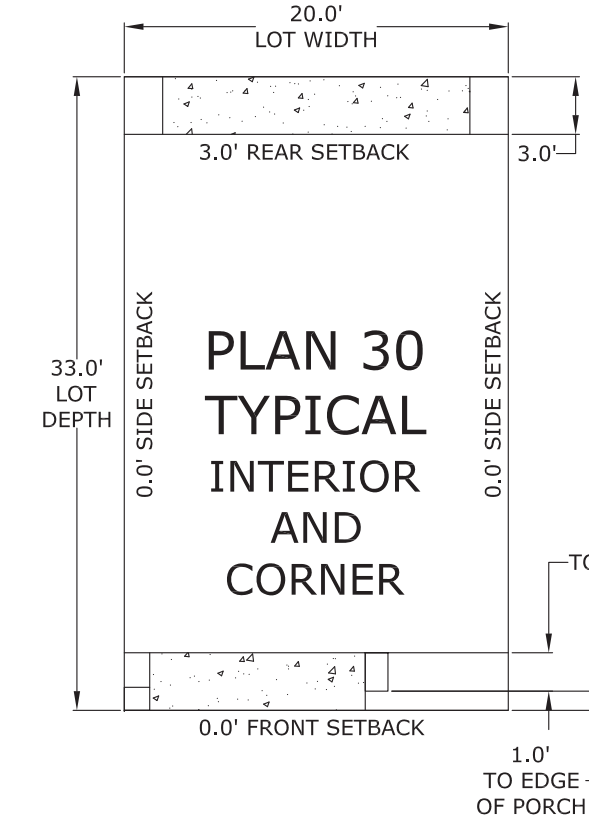
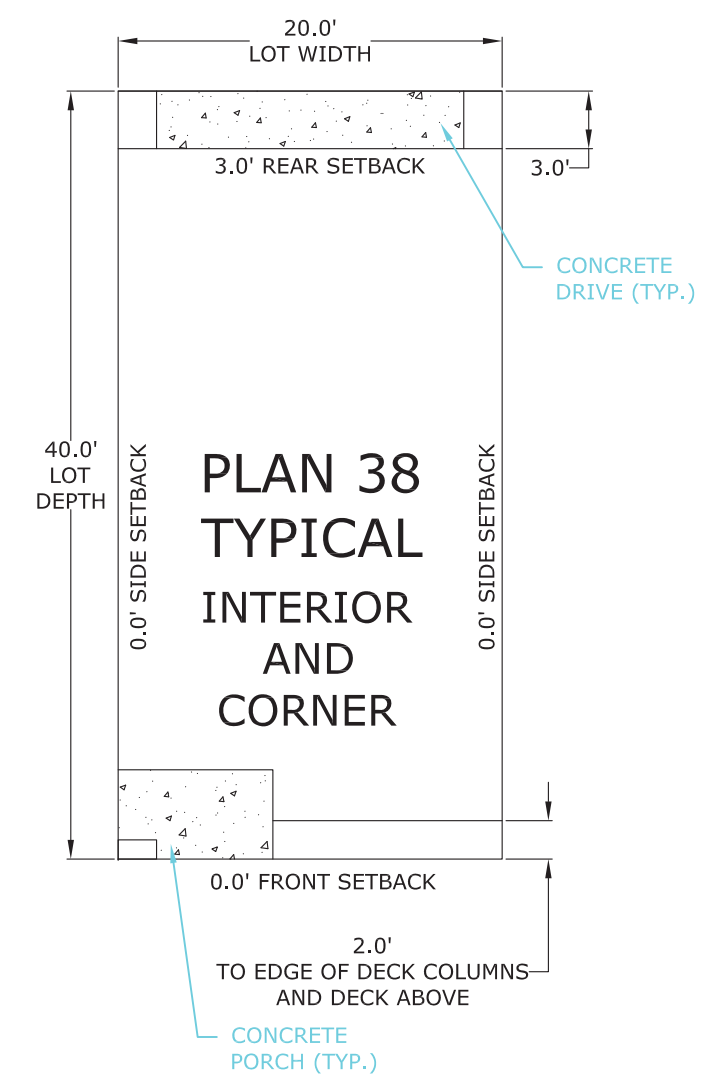
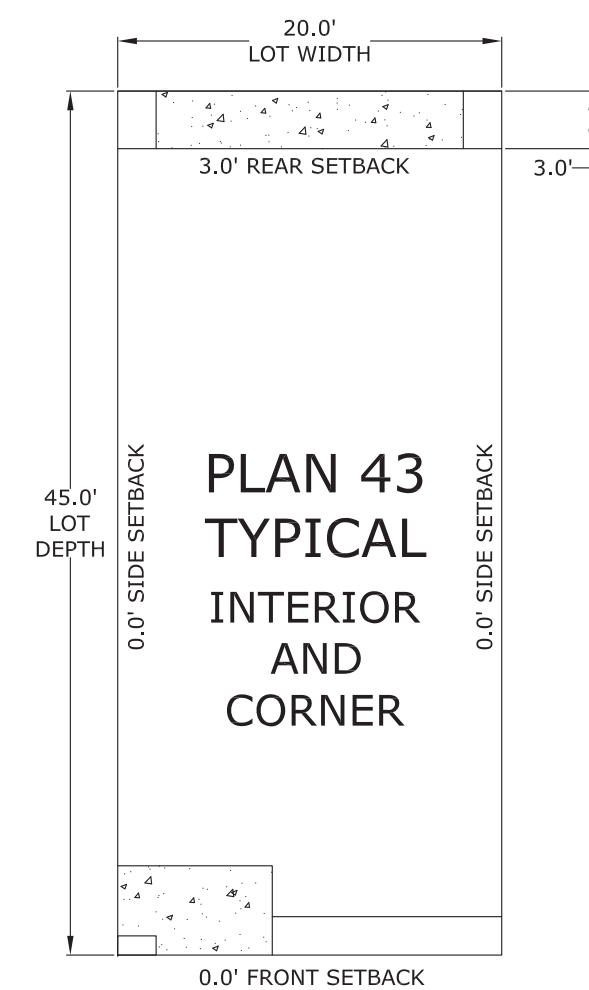
DESIGNED BY: JAB DATE: 4/11/2016
DRAWN BY: CAL SCALE: 1"=40'
CHECKED BY: JAB
JOB NO.: 228.001.04
DWG NAME: BLK13_BSP.DWG

INDIVIDUAL UNIT INFO						
PLAN	PLAN SF	FOOTPRINT	MIN LOT SIZE	MIN LOT SF	MAX LOT COVERAGE	
30	1276 SF	600 SF	20' X 36'	720 SF	83%	
38	1634 SF	736 SF	20' X 43'	860 SF	86%	
43	1774 SF	836 SF	20' X 50'	1000 SF	84%	

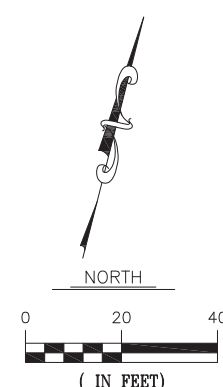
BUILDING & COMPOSITE LOT INFORMATION						MINIMUM SETBACKS				
BUILDING	BUILDING TYPE	BUILDING LAYOUT BY UNIT	MAX HEIGHT	BLDG SF	LOTS SF	LOT COVERAGE	FRONT	LANE SIDE	INTERIOR SIDE	REAR
A	6-PLEX	38-38-38-38-38-38	40'-2"	4412 SF	5239 SF	84%	0'	0'	0'	3'
B	4-PLEX	43-43-43-38	40'-2"	3244 SF	3843 SF	84%	0'	0'	0'	3'
C	7-PLEX	30-38-43-43-38-38-38	40'-2"	5218 SF	6160 SF	85%	0'	0'	0'	3'
D	6-PLEX	30-43-43-43-43-38	40'-2"	4674 SF	5496 SF	85%	0'	0'	0'	3'
E	8-PLEX	30-30-38-43-43-38-38-38	40'-2"	5891 SF	6923 SF	85%	0'	0'	0'	3'
F	3-PLEX	43-43-38	40'-2"	2408 SF	2851 SF	84%	0'	0'	0'	3'
G	7-PLEX	38-38-43-43-30-30-30	40'-2"	4942 SF	5878 SF	84%	0'	0'	0'	3'
H	7-PLEX	38-38-43-43-43-38-30	40'-2"	5318 SF	6469 SF	82%	0'	0'	0'	3'

SITE LEGEND:

-  FDP LIMIT LINES
-  REMINGTON COMMUNITIES LOT
-  PRIVATE LANE
-  ACCESSIBLE UNIT



TYPICAL SETBACKS





FRONT ELEVATION
3/16"=1'-0"

ELEVATIONS WILL BE ADJUSTED/MODIFIED SLIGHTLY
IN ORDER TO FIT VARIOUS BUILDING COMPOSITES



REAR ELEVATION
3/16"=1'-0"

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DESIGNED BY: CH DATE: 04/01/2016
DRAWN BY: CH SCALE: 3/16"=1'-0"
CHECKED BY: SK
JOB NO.:
DWG NAME:

BUILDING ELEVATIONS
6 UNIT BUILDING

AR2.1



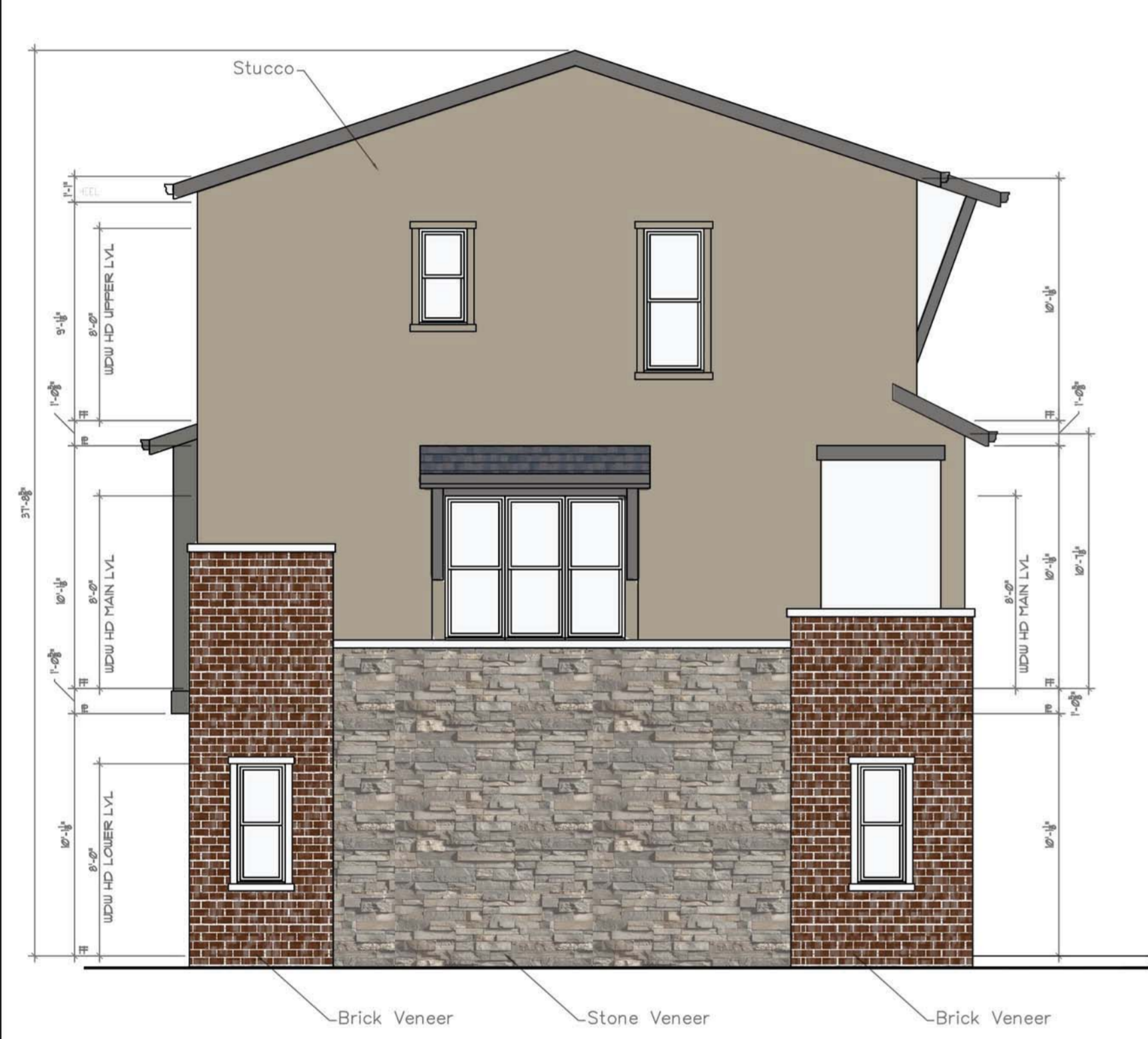
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CHECKED BY: SK
JOB NO.:
DWG NAME:

**BUILDING ELEVATIONS
6 UNIT BUILDING**

SHEET: **AR2.2**



Plan 30 Elev. 'A' Typ.



Plan 38 Elev. 'B' Typ.



Plan 43 Elev. 'C' Typ.

MAXIMUM BUILDING HEIGHT 55'-0"

SIDE ELEVATIONS
3/16"=1'-0"

DAVIDSON COMMUNITIES BLOCK 13

TOTAL UNITS: 14

NOTE: TYPICAL PLOTTING SHOWN - ACTUAL PLOTTING SUBJECT TO CHANGE. IN FINAL PLOTTING, THE SAME FLOORPLAN & ELEVATION TO NOT BE LOCATED ON ADJACENT LOTS TO ENSURE DIVERSE STREET SCENE.

PLAN	FLOOR AREA (SF)	OVERALL HEIGHT (VARIES PER ELEVATION STYLE)	MAX PERMISSIBLE HEIGHT	LOT COVERAGE*	MINIMUM SETBACKS**		
					FRONT ***	SIDES	REAR
1	2227	37'-11" to 38'-3"	55'-0"	54.6%	5'	3'	3'
1 (4-STORY OPTION)	2595 #	44'-11" to 45'-7"	55'-0"	54.6%	5'	3'	3'
2	2391	37'-6" to 37'-11"	55'-0"	56.3%	5'	3'	3'
2 (4-STORY OPTION)	2812 #	45'-6"	55'-0"	56.3%	5'	3'	3'
3	2676 #	37'-8" to 38'-8"	55'-0"	62.6%	5'	3'	3'
3 (4-STORY OPTION)	3265 #	45'-9" to 46'-2"	55'-0"	62.6%	5'	3'	3'



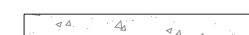
* LOT COVERAGE INCLUDES GROUND FLOOR LIVING SPACE + GARAGE SPACE

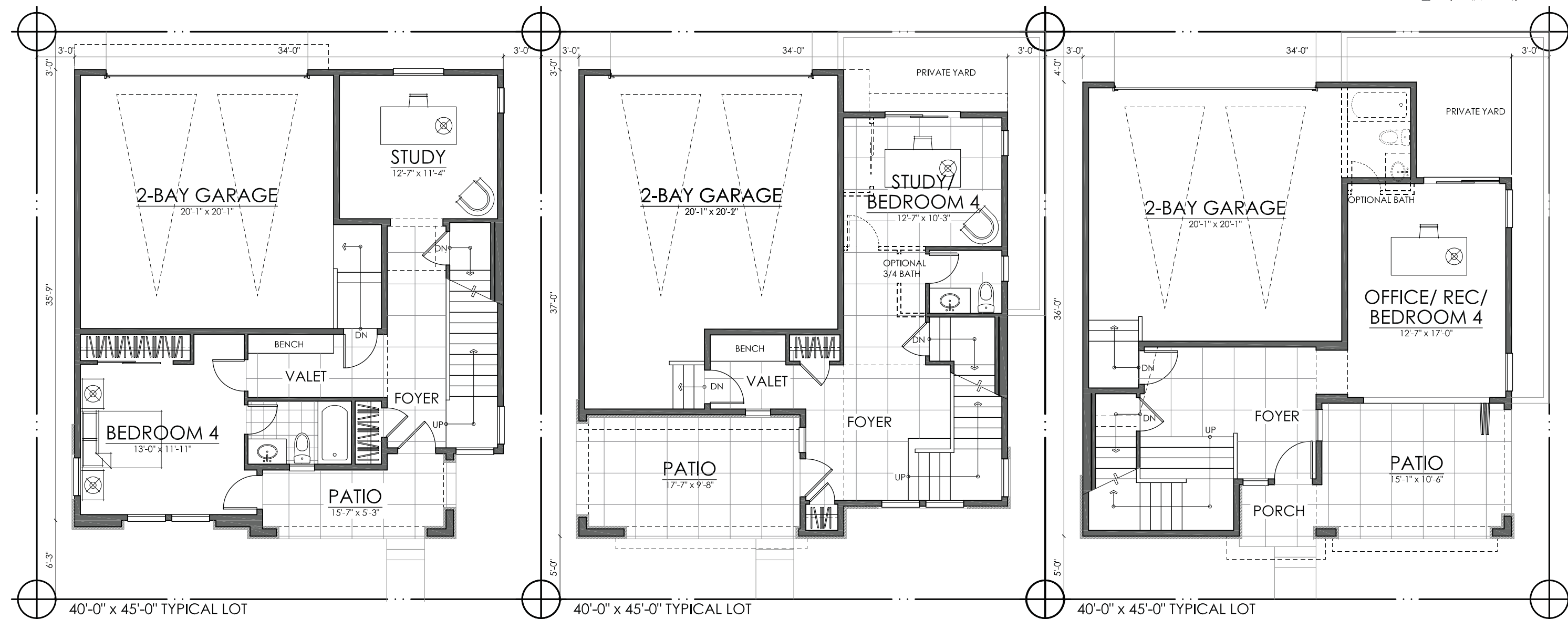
** SETBACKS SHOWN ARE AT GROUND LEVEL. ARCHITECTURAL FEATURES SUCH AS CANTILEVERS, ROOF OVERHANGS, BALCONIES, ETC. MAY PROJECT INTO THESE SETBACKS AS ALLOWED BY BUILDING AND FIRE CODES AND APPROVED BY CHIEF BUILDING OFFICIAL.

*** PER THE PD, THE MINIMUM REQUIRED SETBACK ALONG SUPERIOR DRIVE IS 0'. THE MINIMUM REQUIRED SETBACK ALONG VILLAGE GREEN WAY IS 2'. THE PD DOES NOT PRESENT MINIMUM SIDE OR REAR SETBACKS.

UNIT TYPOLOGY IS SUPERIOR TOWN CENTER PD RESIDENTIAL TYPOLOGY H: "VILLAS." NOTED UNITS EXCEED 2,400 SF AND AN EXCEPTION ALLOWING LARGER UNIT SIZES IS REQUESTED.

SITE LEGEND:

-  FDP LIMIT LINES
-  DAVIDSON COMMUNITIES LOT
-  PRIVATE LANE



TYPICAL PLOTTING EXHIBIT

1/8" = 1'-0"



NOTE: FOOTPRINTS SHOWN ARE TYPICAL - FINAL BUILDING FOOTPRINTS WILL VARY.



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 colorado // 731 southpark dr. suite B
 littleton, co 80120 / 303 683.7231
 california // 2943 pullman st. suite A
 santa ana, ca 92705 / 949 553.8919



DAVIDSON COMMUNITIES
 1302 CAMINO DEL MAR
 DEL MAR, CALIFORNIA, 92014

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

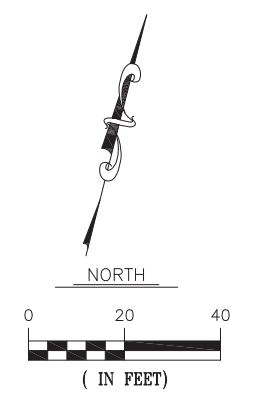
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DESIGNED BY: _____ DATE: 04/01/16
 DRAWN BY: _____ SCALE: _____
 CHECKED BY: _____
 JOB NO.: DVD1504
 DWG NAME: _____

DAVIDSON COMMUNITES
 SITE PLAN AND PLOTTING

SHEET: **ADO.1**





FRONT ELEVATION A
3/16" = 1'-0"



FRONT ELEVATION B
3/16" = 1'-0"



FRONT ELEVATION C
3/16" = 1'-0"

NOTE: ELEVATION VARIATIONS AS ILLUSTRATED IN EXHIBIT B FOR DAVIDSON COMMUNITIES ARE ALLOWED



FRONT ELEVATION A (4-STORY OPT)
3/16" = 1'-0"



FRONT ELEVATION B (4-STORY OPT)
3/16" = 1'-0"



FRONT ELEVATION C (4-STORY OPT)
3/16" = 1'-0"

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DAVIDSON COMMUNITIES
1302 CAMINO DEL MAR
DEL MAR, CALIFORNIA, 92014

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

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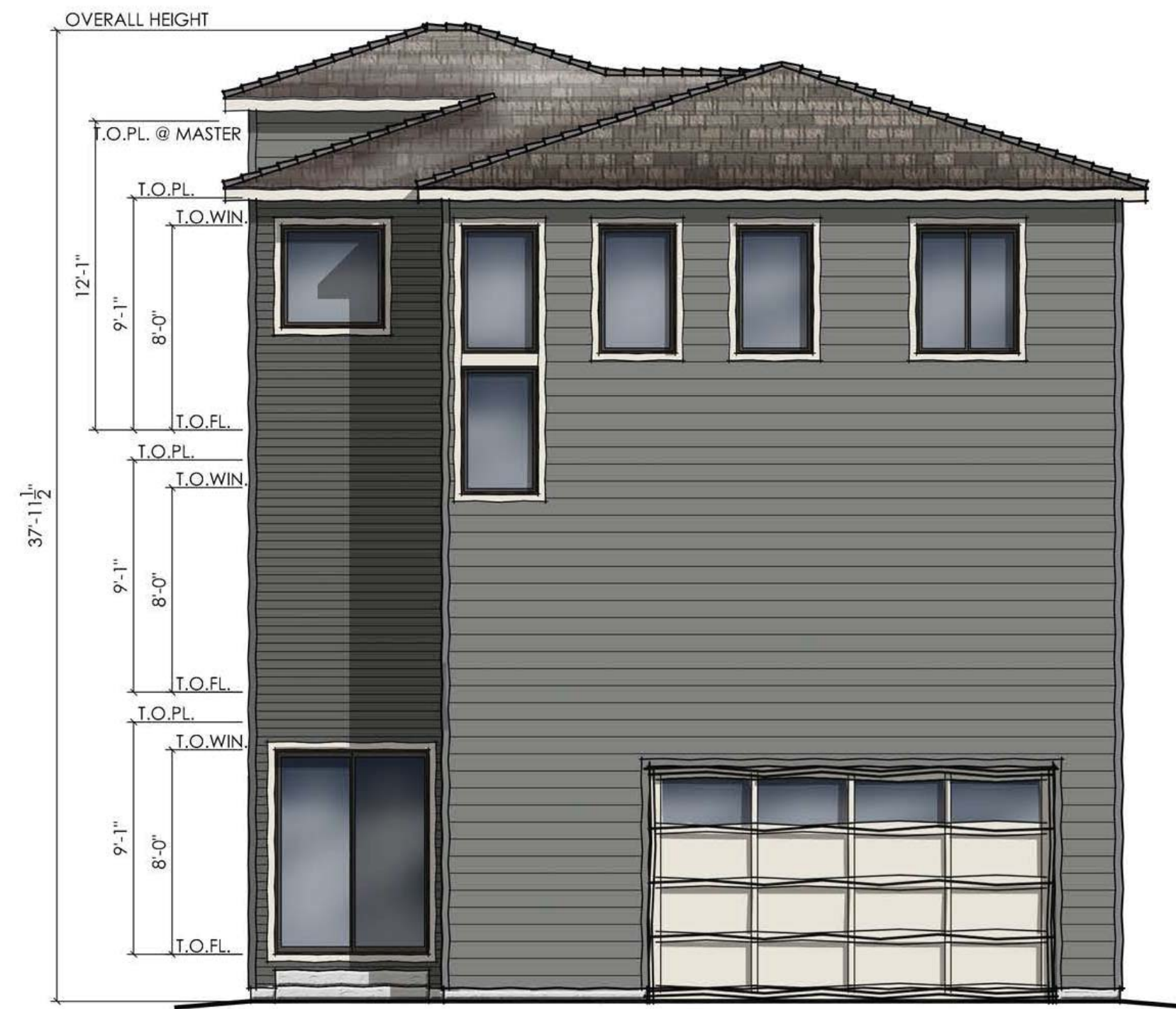
PLAN ONE FRONT ELEVATIONS

SHEET: **AD1.1**





RIGHT ELEVATION A
3/16" = 1'-0"



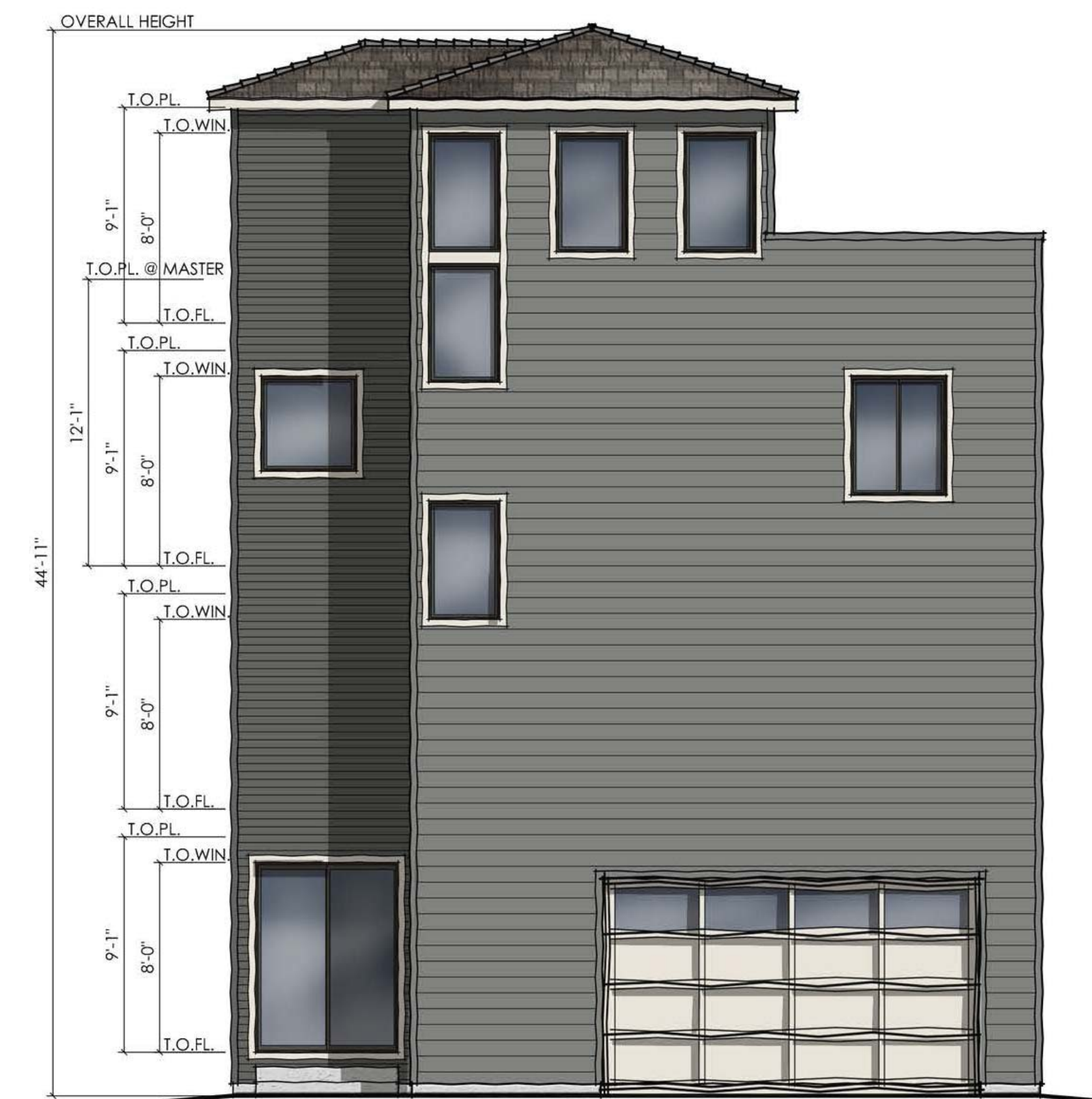
REAR ELEVATION A
3/16" = 1'-0"



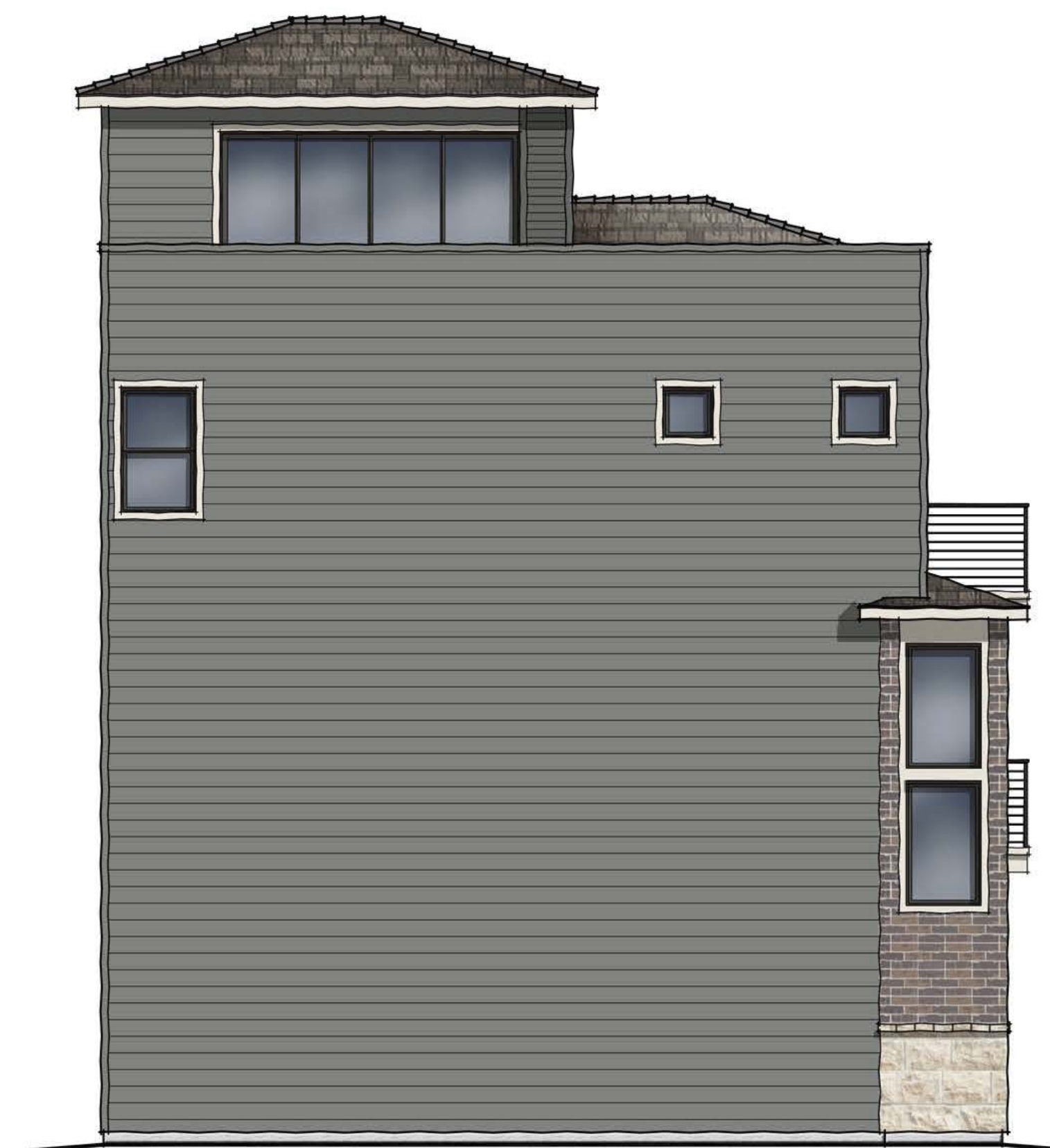
LEFT ELEVATION A
3/16" = 1'-0"



RIGHT ELEVATION A (4-STORY OPTION)
3/16" = 1'-0"



REAR ELEVATION A (4-STORY OPTION)
3/16" = 1'-0"



LEFT ELEVATION A (4-STORY OPTION)
3/16" = 1'-0"

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DAVIDSON COMMUNITIES
 1302 CAMINO DEL MAR
 DEL MAR, CALIFORNIA, 92014

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

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 DWG NAME: _____

**PLAN ONE
 ELEVATION A
 WRAPS**

SHEET: **AD1.2**



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PLAN TWO FRONT ELEVATIONS

SHEET: **AD2.1**



FRONT ELEVATION A
 3/16" = 1'-0"



FRONT ELEVATION B
 3/16" = 1'-0"



FRONT ELEVATION C
 3/16" = 1'-0"

NOTE: ELEVATION VARIATIONS AS ILLUSTRATED IN EXHIBIT B FOR DAVIDSON COMMUNITIES ARE ALLOWED



FRONT ELEVATION A (4-STORY OPT)
 3/16" = 1'-0"



FRONT ELEVATION B (4-STORY OPT)
 3/16" = 1'-0"



FRONT ELEVATION C (4-STORY OPT)
 3/16" = 1'-0"

SUPERIOR TOWN CENTER
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 CHECKED BY: _____
 JOB NO.: DVD1504
 DWG NAME: _____

PLAN THREE FRONT ELEVATIONS

SHEET: **AD3.1**



FRONT ELEVATION A
 3/16" = 1'-0"

FRONT ELEVATION B
 3/16" = 1'-0"

FRONT ELEVATION C
 3/16" = 1'-0"

NOTE: ELEVATION VARIATIONS AS ILLUSTRATED IN EXHIBIT B FOR DAVIDSON COMMUNITIES ARE ALLOWED

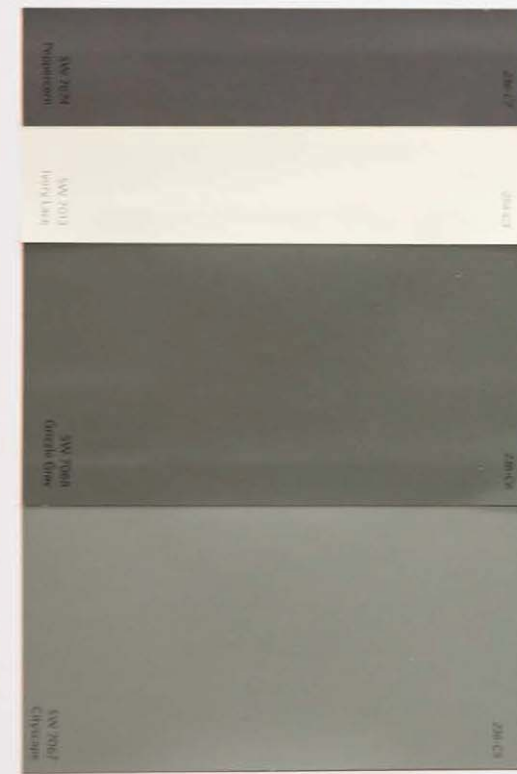


FRONT ELEVATION A (4-STORY OPT)
 3/16" = 1'-0"

FRONT ELEVATION B (4-STORY OPT)
 3/16" = 1'-0"

FRONT ELEVATION C (4-STORY OPT)
 3/16" = 1'-0"

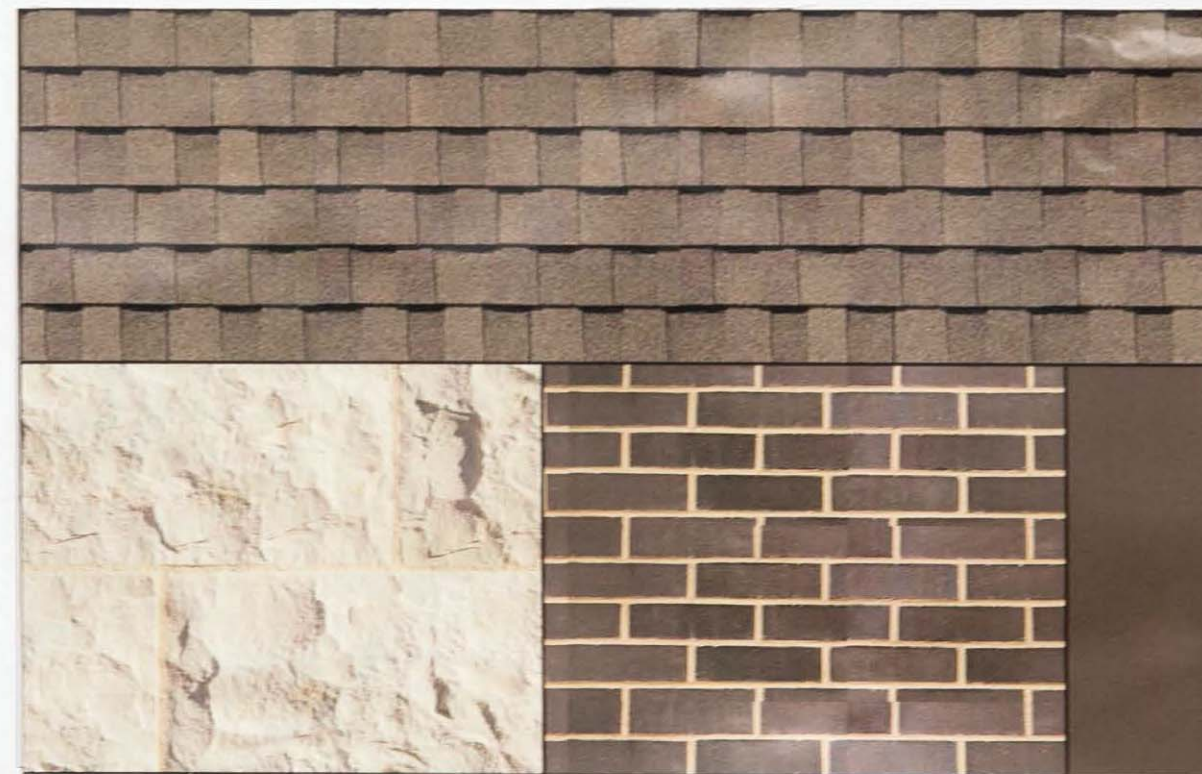
**MAIN COLORS
(SHERWIN WILLIAMS)**



FRONT DOOR
SW 7674
PEPPERCORN
FASCIA/GARAGE DOOR/TRIM
SW 7013
IVORY LACE
4\"/>

8\"/>

MATERIALS



1. ROOF
TAMKO
WEATHERED WOOD
2. STONE VENEER
EL DORADO
SIERRA CUT
3. BRICK VENEER
SUMMIT BRICK
ONYX SMOOTH
4. WINDOWS
PREMIUM VINYL
ESPRESSO

COLOR AND MATERIAL SCHEME 1

(FOR REFERENCE ONLY, PLEASE REFER TO ACTUAL MATERIAL BOARDS FOR MOST ACCURATE COLOR)

**MAIN COLORS
(SHERWIN WILLIAMS)**



FRONT DOOR
SW 7675
SEALSKIN
FASCIA/GARAGE DOOR/TRIM
SW 7041
VAN DYKE BROWN
4\"/>

8\"/>

MATERIALS



1. ROOF
TAMKO
WEATHERED WOOD
2. STONE VENEER
EL DORADO
SIERRA CUT
3. BRICK VENEER
SUMMIT BRICK
ANDIRON
4. WINDOWS
PREMIUM VINYL
ESPRESSO

COLOR AND MATERIAL SCHEME 2

(FOR REFERENCE ONLY, PLEASE REFER TO ACTUAL MATERIAL BOARDS FOR MOST ACCURATE COLOR)

**MAIN COLORS
(SHERWIN WILLIAMS)**



FRONT DOOR
SW 7520
PLANTATION SHUTTERS
FASCIA/GARAGE DOOR/TRIM
SW 7510
CHATEAU BROWN
4\"/>

8\"/>

MATERIALS



1. ROOF
TAMKO
WEATHERED WOOD
2. STONE VENEER
EL DORADO
SIERRA CUT
3. BRICK VENEER
SUMMIT BRICK
LANDMARK
4. WINDOWS
PREMIUM VINYL
ESPRESSO

COLOR AND MATERIAL SCHEME 3

(FOR REFERENCE ONLY, PLEASE REFER TO ACTUAL MATERIAL BOARDS FOR MOST ACCURATE COLOR)

ROOF TILE: TAMKO
PAINT: SHERWIN WILLIAMS
WINDOW FRAMES: MILGARD
STONE VENEER: EL DORADO
GROUT: ORCO
BRICK VENEER: SUMMIT

PLAN/ ELEVATION	COLOR SCHEMES								
	1	2	3	4	5	6	7	8	9
COMP ROOF	WEATHERED WOOD	WEATHERED WOOD	WEATHERED WOOD	WEATHERED WOOD	WEATHERED WOOD	WEATHERED WOOD	WEATHERED WOOD	WEATHERED WOOD	WEATHERED WOOD
8\"/>	SW7067 CITYSCAPE	SW7018 DOVETAIL	SW7075 WEB GRAY	SW7024 FUNCTIONAL GRAY	SW7566 WESTHIGHLAND WHITE	SW7508 TAVERN TAUPE	SW7026 GRIFFIN	SW7046 ANONYMOUS	SW7551 GREEK VILLA
4\"/>	SW7068 GRIZZLE GRAY	SW6005 FOLKSTONE	SW7076 CYBERSPACE	SW7019 GAUNTLET GRAY	SW7566 WESTHIGHLAND WHITE	SW9183 DARK CLOVE	SW7060 ATTITUDE GRAY	SW7047 PORPOISE	SW7530 BARCELONA BEIGE
TRIM	SW7013 IVORY LACE	SW7041 VAN DYKE BROWN	SW7510 CHATEAU BROWN	SW6076 TURKISH COFFEE	SW7566 WESTHIGHLAND WHITE	SW7048 URBANE BRONZE	SW7048 URBANE BRONZE	SW6083 SABLE	SW7048 URBANE BRONZE
FASCIA	SW7013 IVORY LACE	SW7041 VAN DYKE BROWN	SW7510 CHATEAU BROWN	SW6076 TURKISH COFFEE	SW7566 WESTHIGHLAND WHITE	SW7048 URBANE BRONZE	SW7048 URBANE BRONZE	SW6083 SABLE	SW7048 URBANE BRONZE
GARAGE DOOR	SW7013 IVORY LACE	SW7041 VAN DYKE BROWN	SW7510 CHATEAU BROWN	SW6076 TURKISH COFFEE	SW7566 WESTHIGHLAND WHITE	SW7048 URBANE BRONZE	SW7048 URBANE BRONZE	SW6083 SABLE	SW7048 URBANE BRONZE
ENTRY DOOR	SW7674 PEPPERCORN	SW7675 SEALSKIN	SW7520 PLANTATION BROWN	SW6990 CAVIAR	SW6223 STILL WATER	SW7622 HOMBURG GRAY	SW7618 DEEP SEA DIVE	SW9100 UMBER RUST	SW7726 LEMON VERBENA
BRICK VENEER	LAKEWOOD PLANT ONYX SMOOTH	SUMMIT PLANT ANDIRON	LAKEWOOD PLANT LANDMARK	SUMMIT PLANT ANDIRON	LAKEWOOD PLANT LANDMARK	LAKEWOOD PLANT IRON MOUNTAIN	LAKEWOOD PLANT IRON MOUNTAIN	LAKEWOOD PLANT PLUM GRAIN	SUMMIT PLANT ANDIRON
BRICK GROUT	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD
STONE VENEER	SIERRACUT24 MONUMENT	SIERRACUT24 MONUMENT	SIERRACUT24 MONUMENT	SIERRACUT24 MONUMENT	SIERRACUT24 MONUMENT	SIERRACUT24 MONUMENT	SIERRACUT24 MONUMENT	SIERRACUT24 MONUMENT	SIERRACUT24 MONUMENT
STONE GROUT	LIGHT KHAKI	LIGHT KHAKI	LIGHT KHAKI	LIGHT KHAKI	LIGHT KHAKI	LIGHT KHAKI	LIGHT KHAKI	LIGHT KHAKI	LIGHT KHAKI
T & G									
WINDOW FRAME	ESPRESSO	ESPRESSO	ESPRESSO	ESPRESSO	ESPRESSO	ESPRESSO	ESPRESSO	ESPRESSO	ESPRESSO



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littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
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DAVIDSON COMMUNITIES

1302 CAMINO DEL MAR
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COLORADO.

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**COLOR AND
MATERIAL
SCHEMES**

SHEET:
AD4.1



Know what's below.
Call before you dig.

MAIN COLORS (SHERWIN WILLIAMS)

FRONT DOOR
SW 6990
CAVIAR

FASCIA/GARAGE DOOR/TRIM
SW 6076
TURKISH COFFEE

4" SIDING
SW 7019
GAUNTLET GRAY

8" SIDING
SW 7024
FUNCTIONAL GRAY

MATERIALS

1. ROOF
TAMKO
WEATHERED WOOD
2. STONE VENEER
EL DORADO
SIERRA CUT
3. BRICK VENEER
SUMMIT BRICK
ANDIRON
4. WINDOWS
PREMIUM VINYL
ESPRESSO

COLOR AND MATERIAL SCHEME 4

(FOR REFERENCE ONLY, PLEASE REFER TO ACTUAL MATERIAL BOARDS FOR MOST ACCURATE COLOR)

MAIN COLORS (SHERWIN WILLIAMS)

FRONT DOOR
SW 7618
DEEP SEA DIVE

FASCIA/GARAGE DOOR/TRIM
SW 7048
URBANE BRONZE

4" SIDING
SW 7060
ATTITUDE GRAY

8" SIDING
SW 7026
GRIFFIN

MATERIALS

1. ROOF
TAMKO
WEATHERED WOOD
2. STONE VENEER
EL DORADO
SIERRA CUT
3. BRICK VENEER
SUMMIT BRICK
IRON MOUNTAIN
4. WINDOWS
PREMIUM VINYL
ESPRESSO

COLOR AND MATERIAL SCHEME 7

(FOR REFERENCE ONLY, PLEASE REFER TO ACTUAL MATERIAL BOARDS FOR MOST ACCURATE COLOR)

MAIN COLORS (SHERWIN WILLIAMS)

FRONT DOOR
SW 6223
STILL WATER

FASCIA/GARAGE DOOR/TRIM
SW 7566
WESTHIGHLAND WHITE

4" SIDING
SW 7566
WESTHIGHLAND WHITE

8" SIDING
SW 7566
WESTHIGHLAND WHITE

MATERIALS

1. ROOF
TAMKO
WEATHERED WOOD
2. STONE VENEER
EL DORADO
SIERRA CUT
3. BRICK VENEER
SUMMIT BRICK
LANDMARK
4. WINDOWS
PREMIUM VINYL
ESPRESSO

COLOR AND MATERIAL SCHEME 5

(FOR REFERENCE ONLY, PLEASE REFER TO ACTUAL MATERIAL BOARDS FOR MOST ACCURATE COLOR)

MAIN COLORS (SHERWIN WILLIAMS)

FRONT DOOR
SW 9100
UMBER RUST

FASCIA/GARAGE DOOR/TRIM
SW 6083
SABLE

4" SIDING
SW 7047
PORPOISE

8" SIDING
SW 7046
ANONYMOUS

MATERIALS

1. ROOF
TAMKO
WEATHERED WOOD
2. STONE VENEER
EL DORADO
SIERRA CUT
3. BRICK VENEER
SUMMIT BRICK
PLUM GRAIN
4. WINDOWS
PREMIUM VINYL
ESPRESSO

COLOR AND MATERIAL SCHEME 8

(FOR REFERENCE ONLY, PLEASE REFER TO ACTUAL MATERIAL BOARDS FOR MOST ACCURATE COLOR)

MAIN COLORS (SHERWIN WILLIAMS)

FRONT DOOR
SW 7622
HOMBURG GRAY

FASCIA/GARAGE DOOR/TRIM
SW 7048
URBANE BRONZE

4" SIDING
SW 9183
DARK CLOVE

8" SIDING
SW 7508
TAVERN TAUPE

MATERIALS

1. ROOF
TAMKO
WEATHERED WOOD
2. STONE VENEER
EL DORADO
SIERRA CUT
3. BRICK VENEER
SUMMIT BRICK
IRON MOUNTAIN
4. WINDOWS
PREMIUM VINYL
ESPRESSO

COLOR AND MATERIAL SCHEME 6

(FOR REFERENCE ONLY, PLEASE REFER TO ACTUAL MATERIAL BOARDS FOR MOST ACCURATE COLOR)

MAIN COLORS (SHERWIN WILLIAMS)

FRONT DOOR
SW 7726
LEMON VERBENA

FASCIA/GARAGE DOOR/TRIM
SW 7027
WELL-BRED BROWN

4" SIDING
SW 7530
BARCELONA BEIGE

8" SIDING
SW 7551
GREEK VILLA

MATERIALS

1. ROOF
TAMKO
WEATHERED WOOD
2. STONE VENEER
EL DORADO
SIERRA CUT
3. BRICK VENEER
SUMMIT BRICK
ANDIRON
4. WINDOWS
PREMIUM VINYL
ESPRESSO

COLOR AND MATERIAL SCHEME 9

(FOR REFERENCE ONLY, PLEASE REFER TO ACTUAL MATERIAL BOARDS FOR MOST ACCURATE COLOR)

REVISIONS		
NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	5/18/16
2	STAFF COMMENTS	6/01/16

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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: _____	DATE: 04/01/16
DRAWN BY: _____	SCALE: _____
CHECKED BY: _____	
JOB NO.: DVD1504	
DWG NAME: _____	

COLOR AND MATERIAL SCHEMES

SHEET: **AD4.2**

