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SUPERIOR TOWN CENTER  
PD AMENDMENT #3



- PROJ. NO.**  
**DRAWN:**  
**CHECKED:**  
**APPROVED:**  
**DATE:** JUNE 2016  
**SUBMITTALS:**  
01-11-2016 BOARD OF TRUSTEES  
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10-27-2015 STAFF REVIEW  
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06-02-2016 STAFF REVIEW  
06-13-2016 MYLARS

**SHEET TITLE:**  
ARCHITECTURAL  
PRECEDENTS  
(CORE AREA)

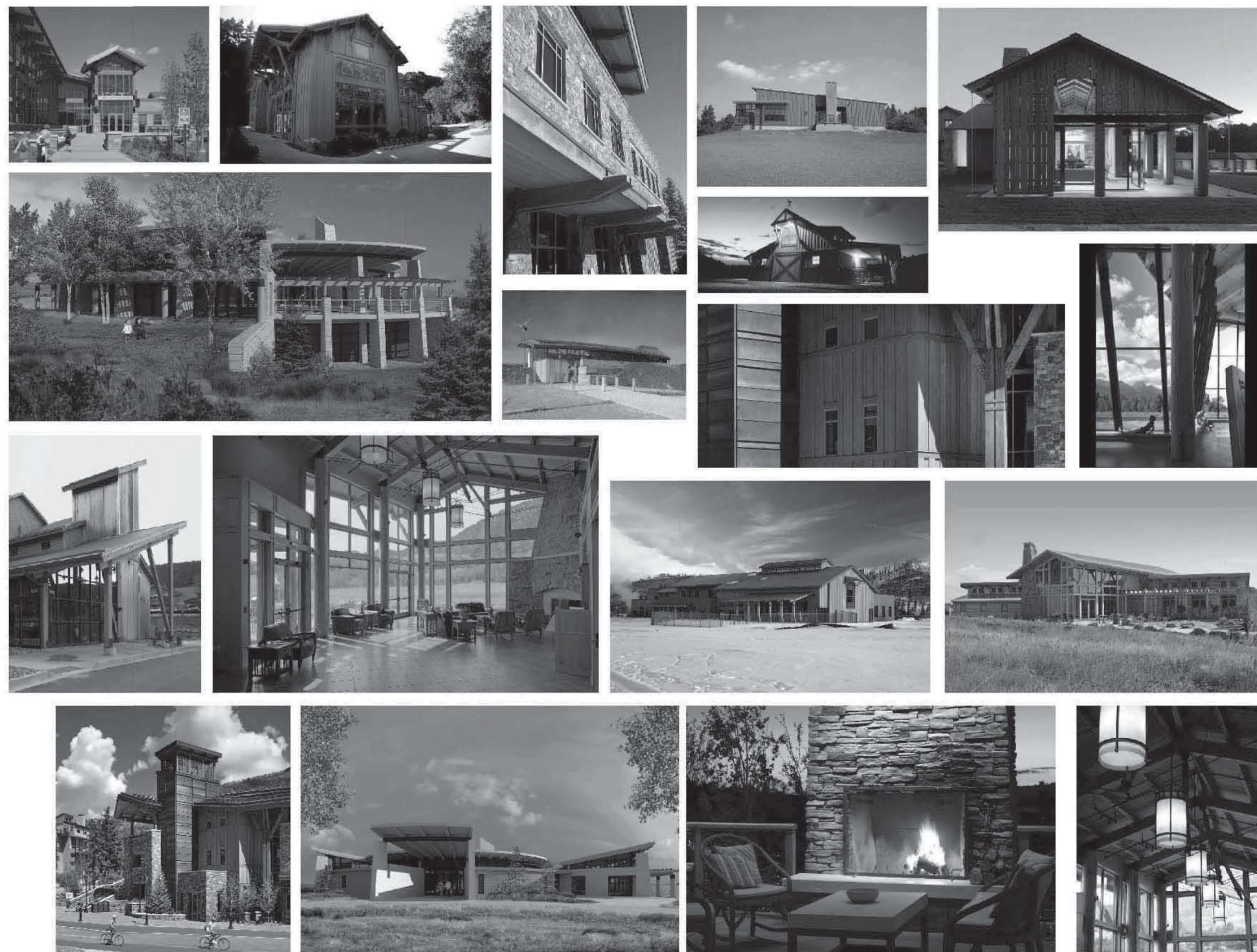
**SCALE:**  
**SHEET NUMBER**  
A1.1 /  
**FIGURE G.1**

Architectural Precedents - Core Area (Planning Area 2)

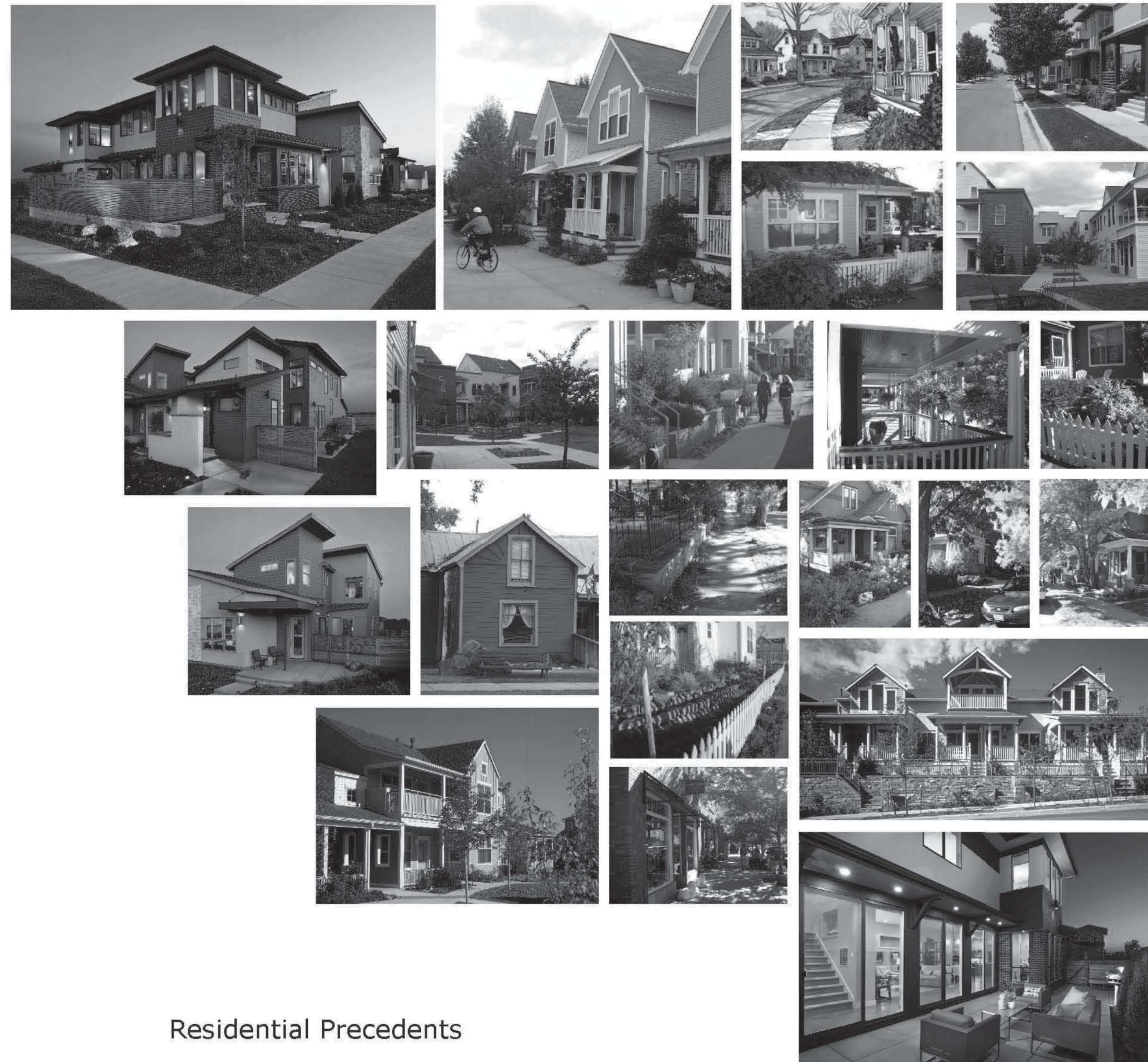




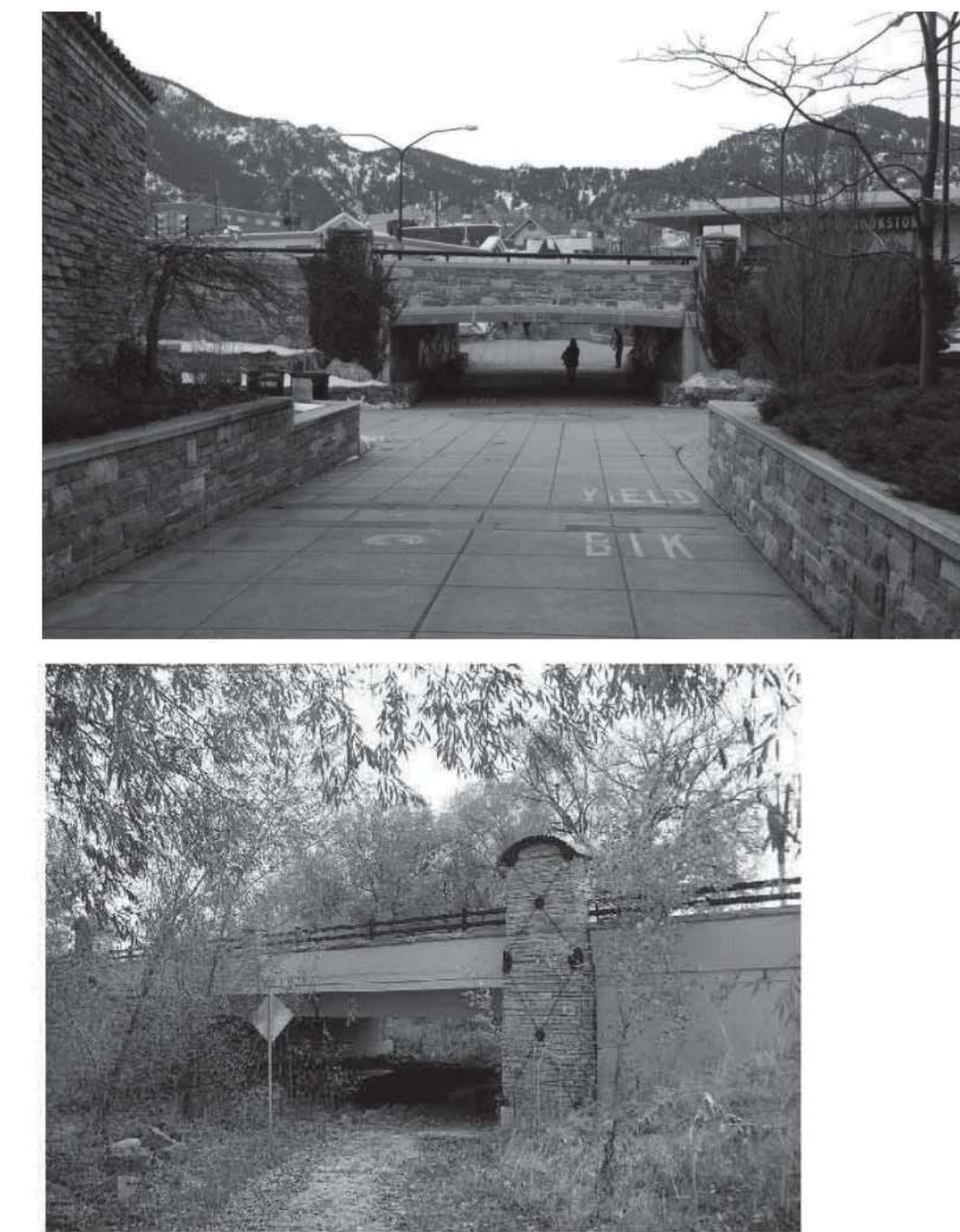
Freestanding Office Precedents



Civic Building Precedents



Residential Precedents



Underpass Precedents

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ARCHITECTURAL  
PRECEDENTS  
(CORE AREA)

SCALE:  
SHEET NUMBER  
A1.2 /  
FIGURE G.2





RESIDENTIAL ABOVE GROUND FLOOR "FLEX" RETAIL AT MAIN STREET

FREE STANDING  
RETAIL/ FLEX SPACE  
PAVILION

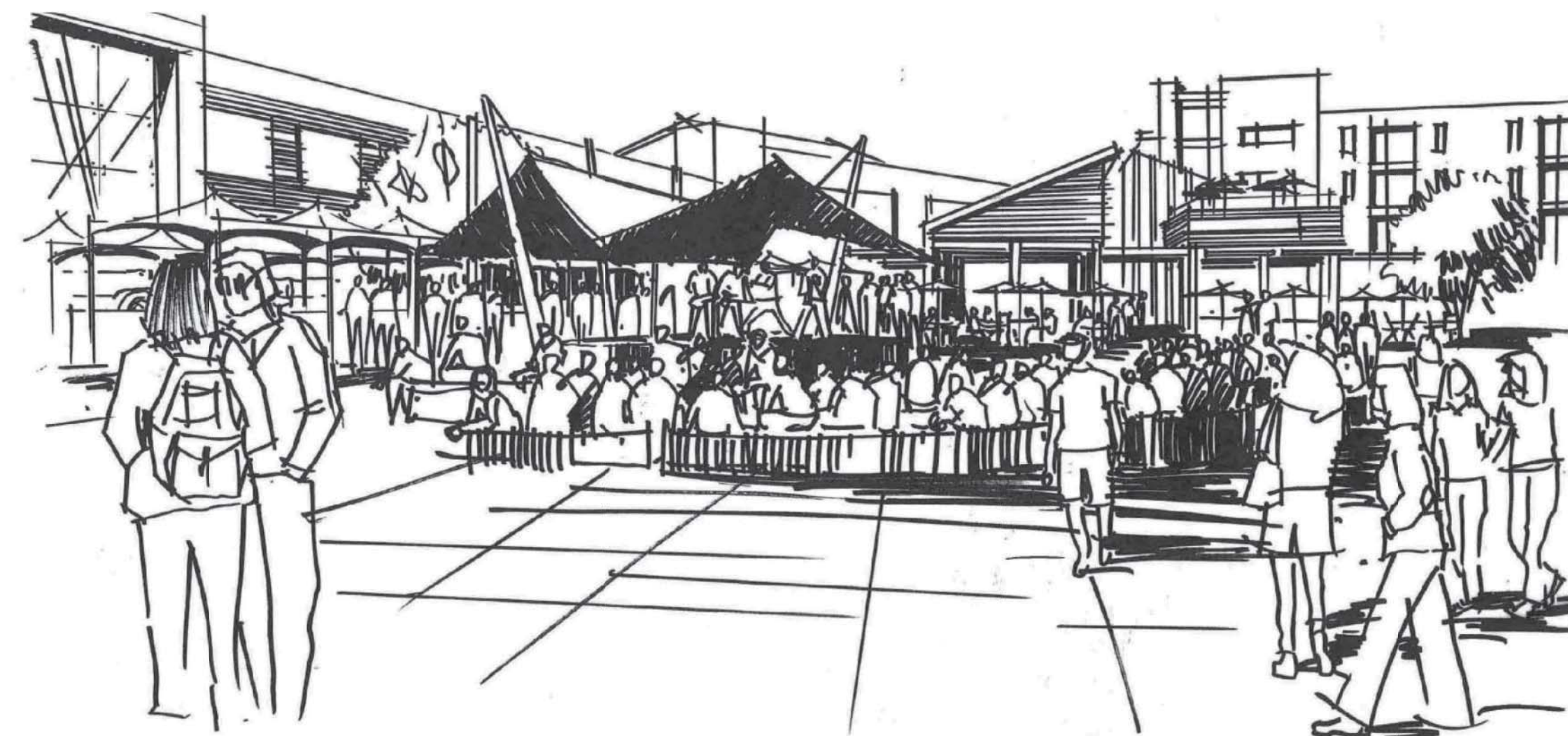


LOOKING WEST INTO TOWN SQUARE FROM MAIN STREET

FLAT UNITS  
OVER FLEX SPACE  
TYPE A

SECOND FLOOR  
FLEX SPACE

GROUND FLOOR  
RETAIL



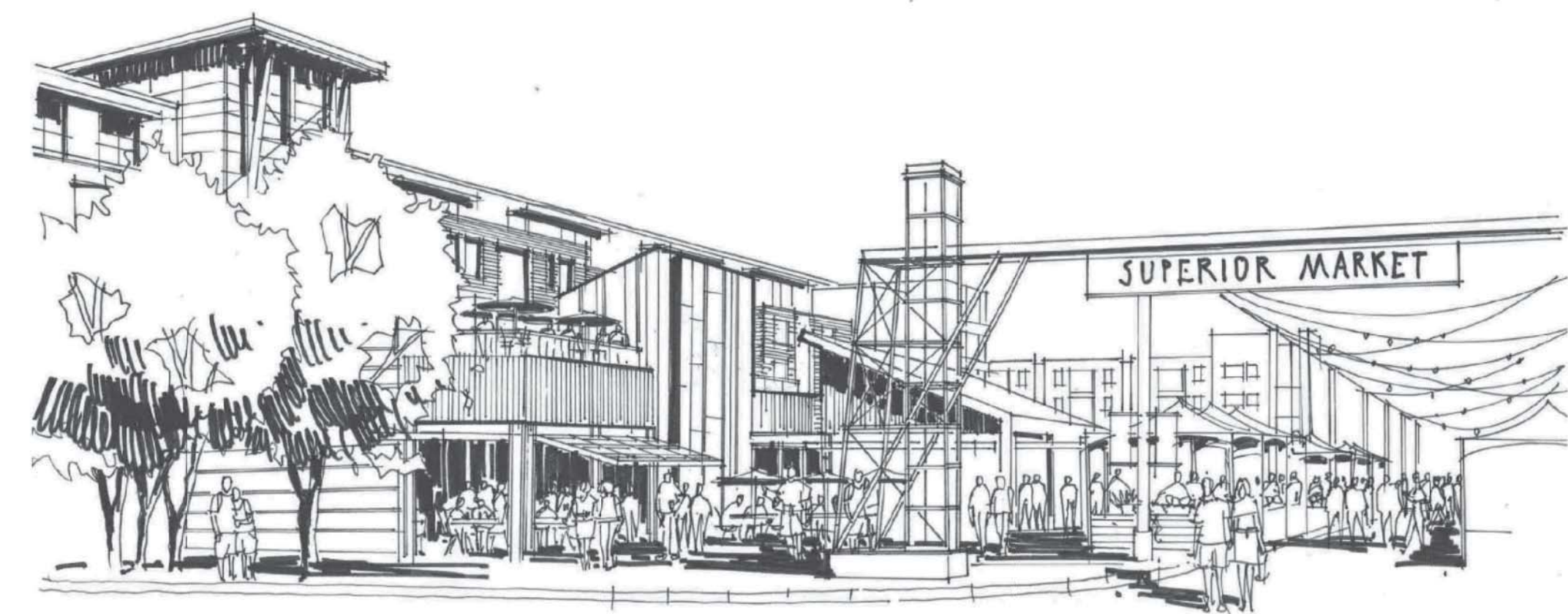
FLEXIBLE EVENT SPACE WITHIN TOWN SQUARE - SUMMER CONCERTS

MIXED USE BUILDING  
COMMERCIAL/FLEX/  
RESIDENTIAL  
TYPE A & B

TYPE A FLATS  
OVER CIVIC / FLEX SPACE



MAIN STREET CHARACTER ALONG TOWN SQUARE LOOKING WEST



FLEXIBLE EVENT SPACE ALONG MAIN STREET - FARMERS MARKET



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ARCHITECTURAL  
PRECEDENTS  
(CORE AREA)

SCALE:  
SHEET NUMBER  
A1.3 /  
FIGURE G.4





CIVIC / COMMUNITY BUILDING CHARACTER STUDY  
PLANNING AREA 1



HOTEL CHARACTER STUDY - LOOKING EAST ALONG MARSHALL ROAD  
PLANNING AREA 1



RESIDENTIAL CHARACTER STUDY - LOOKING EAST ALONG COAL CREEK DRIVE TO STREET 3



LOOKING FROM RECREATIONAL FIELDS TO PEDESTRIAN PROMENADE  
PLANNING AREA 1

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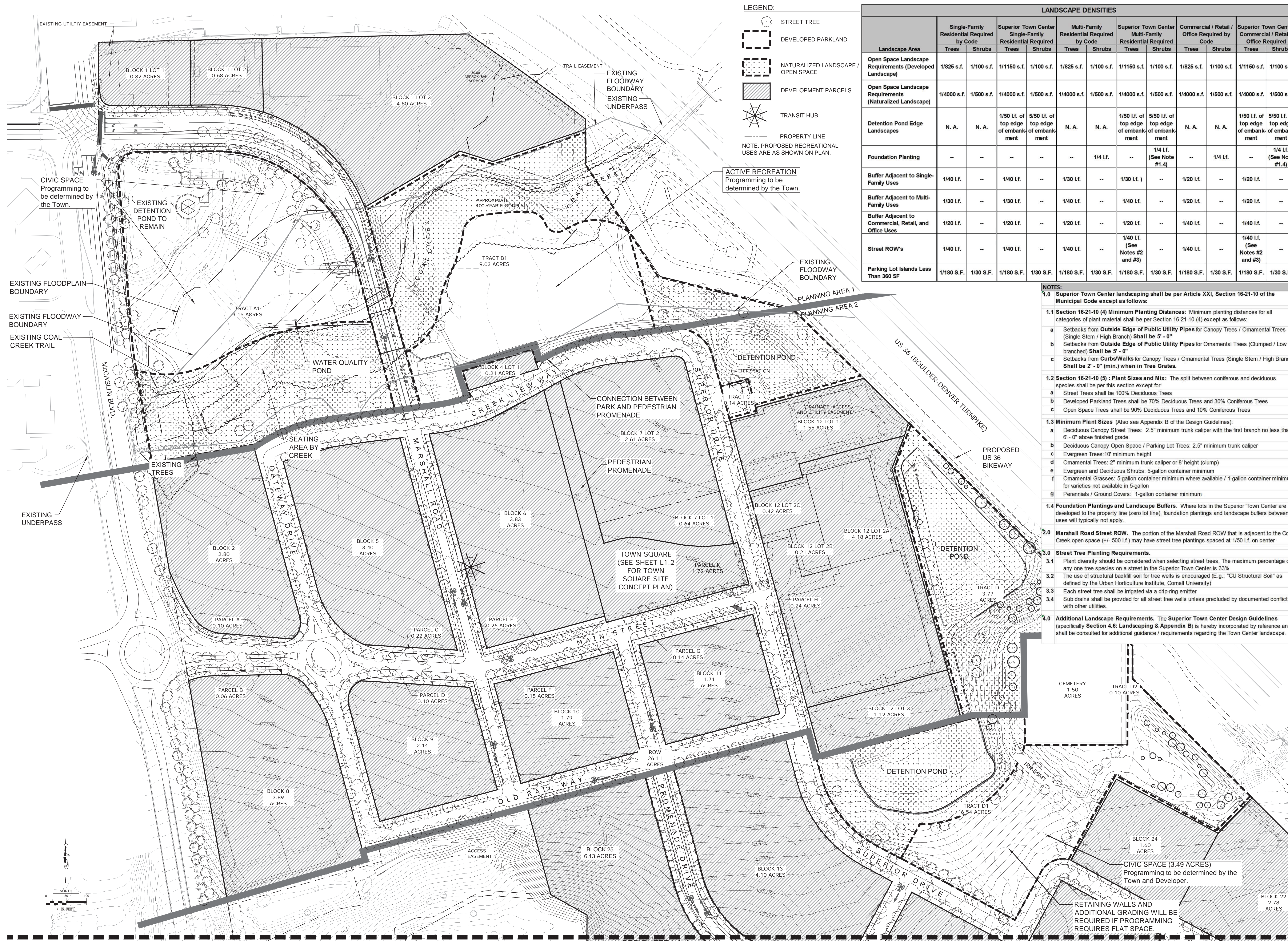
SUPERIOR TOWN CENTER  
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SHEET TITLE:  
ARCHITECTURAL  
PRECEDENTS  
(CORE & NORTH AREA)

SCALE:  
SHEET NUMBER  
A1.4 /  
FIGURE G.5





**LEGEND:**

- STREET TREE
- DEVELOPED PARKLAND
- NATURALIZED LANDSCAPE / OPEN SPACE
- DEVELOPMENT PARCELS
- TRANSIT HUB
- PROPERTY LINE

NOTE: PROPOSED RECREATIONAL USES ARE AS SHOWN ON PLAN.

Landscape Area	Single-Family Residential Required by Code		Superior Town Center Single-Family Residential Required		Multi-Family Residential Required by Code		Superior Town Center Multi-Family Residential Required		Commercial / Retail / Office Required by Code		Superior Town Center Commercial / Retail / Office Required	
	Trees	Shrubs	Trees	Shrubs	Trees	Shrubs	Trees	Shrubs	Trees	Shrubs	Trees	Shrubs
Open Space Landscape Requirements (Developed Landscape)	1/825 s.f.	1/100 s.f.	1/1150 s.f.	1/100 s.f.	1/825 s.f.	1/100 s.f.	1/1150 s.f.	1/100 s.f.	1/825 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.	1/4000 s.f.	1/500 s.f.	1/4000 s.f.	1/500 s.f.	1/4000 s.f.	1/500 s.f.	1/4000 s.f.	1/500 s.f.
Detention Pond Edge Landscapes	N. A.	N. A.	1/50 l.f. of top edge of embankment	5/50 l.f. of top edge of embankment	N. A.	N. A.	1/50 l.f. of top edge of embankment	5/50 l.f. of top edge of embankment	N. A.	N. A.	1/50 l.f. of top edge of embankment	5/50 l.f. of top edge of embankment
Foundation Planting	--	--	--	--	--	1/4 l.f.	--	1/4 l.f. (See Note #1.4)	--	1/4 l.f.	--	1/4 l.f. (See Note #1.4)
Buffer Adjacent to Single-Family Uses	1/40 l.f.	--	1/40 l.f.	--	1/30 l.f.	--	1/30 l.f.	--	1/20 l.f.	--	1/20 l.f.	--
Buffer Adjacent to Multi-Family Uses	1/30 l.f.	--	1/30 l.f.	--	1/40 l.f.	--	1/40 l.f.	--	1/20 l.f.	--	1/20 l.f.	--
Buffer Adjacent to Commercial, Retail, and Office Uses	1/20 l.f.	--	1/20 l.f.	--	1/20 l.f.	--	1/20 l.f.	--	1/40 l.f.	--	1/40 l.f.	--
Street ROW's	1/40 l.f.	--	1/40 l.f.	--	1/40 l.f.	--	1/40 l.f. (See Notes #2 and #3)	--	1/40 l.f.	--	1/40 l.f. (See Notes #2 and #3)	--
Parking Lot Islands Less Than 360 SF	1/180 S.F.	1/30 S.F.	1/180 S.F.	1/30 S.F.	1/180 S.F.	1/30 S.F.	1/180 S.F.	1/30 S.F.	1/180 S.F.	1/30 S.F.	1/180 S.F.	1/30 S.F.

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**SUPERIOR TOWN CENTER PD AMENDMENT #3**

**1.0 Superior Town Center landscaping shall be per Article XXI, Section 16-21-10 of the Municipal Code except as follows:**

**1.1 Section 16-21-10 (4) Minimum Planting Distances:** Minimum planting distances for all categories of plant material shall be per Section 16-21-10 (4) except as follows:

- Setbacks from **Outside Edge of Public Utility Pipes for Canopy Trees / Ornamental Trees (Single Stem / High Branch) Shall be 5' - 0"**
- Setbacks from **Outside Edge of Public Utility Pipes for Ornamental Trees (Clumped / Low branched) Shall be 5' - 0"**
- Setbacks from **Curbs/Walks for Canopy Trees / Ornamental Trees (Single Stem / High Branch) Shall be 2' - 0" (min.) when in Tree Grates.**

**1.2 Section 16-21-10 (5) : Plant Sizes and Mix:** The split between coniferous and deciduous species shall be per this section except for:

- Street Trees shall be 100% Deciduous Trees
- Developed Parkland Trees shall be 70% Deciduous Trees and 30% Coniferous Trees
- Open Space Trees shall be 90% Deciduous Trees and 10% Coniferous Trees

**1.3 Minimum Plant Sizes (Also see Appendix B of the Design Guidelines):**

- Deciduous Canopy Street Trees: 2.5" minimum trunk caliper with the first branch no less than 6' - 0" above finished grade.
- Deciduous Canopy Open Space / Parking Lot Trees: 2.5" minimum trunk caliper
- Evergreen Trees: 10' minimum height
- Ornamental Trees: 2" minimum trunk caliper or 8' height (clump)
- Evergreen and Deciduous Shrubs: 5-gallon container minimum
- Ornamental Grasses: 5-gallon container minimum where available / 1-gallon container minimum for varieties not available in 5-gallon
- Perennials / Ground Covers: 1-gallon container minimum

**1.4 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.

**2.0 Marshall Road Street ROW.** The portion of the Marshall Road ROW that is adjacent to the Coal Creek open space (+/- 500 l.f.) may have street tree plantings spaced at 1/50 l.f. on center

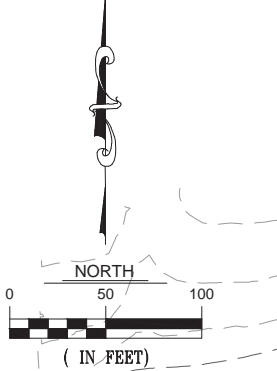
**3.0 Street Tree Planting Requirements.**

- Plant diversity should be considered when selecting street trees. The maximum percentage of any one tree species on a street in the Superior Town Center is 33%
- The use of structural backfill soil for tree wells is encouraged (E.g.: "CU Structural Soil" as defined by the Urban Horticulture Institute, Cornell University)
- Each street tree shall be irrigated via a drip-ring emitter
- Sub drains shall be provided for all street tree wells unless precluded by documented conflicts with other utilities.

**4.0 Additional Landscape Requirements.** The Superior Town Center Design Guidelines (specifically Section 4.6: Landscaping & Appendix B) is hereby incorporated by reference and shall be consulted for additional guidance / requirements regarding the Town Center landscape.

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SHEET TITLE:  
**PRELIMINARY MASTER LANDSCAPING PLAN / OPEN SPACE & PARKS PLAN (NORTH)**  
 SCALE: 1" = 100'-0"  
 SHEET NUMBER  
**L1.0 / FIGURE E.1**



SEE SHEET L1.1



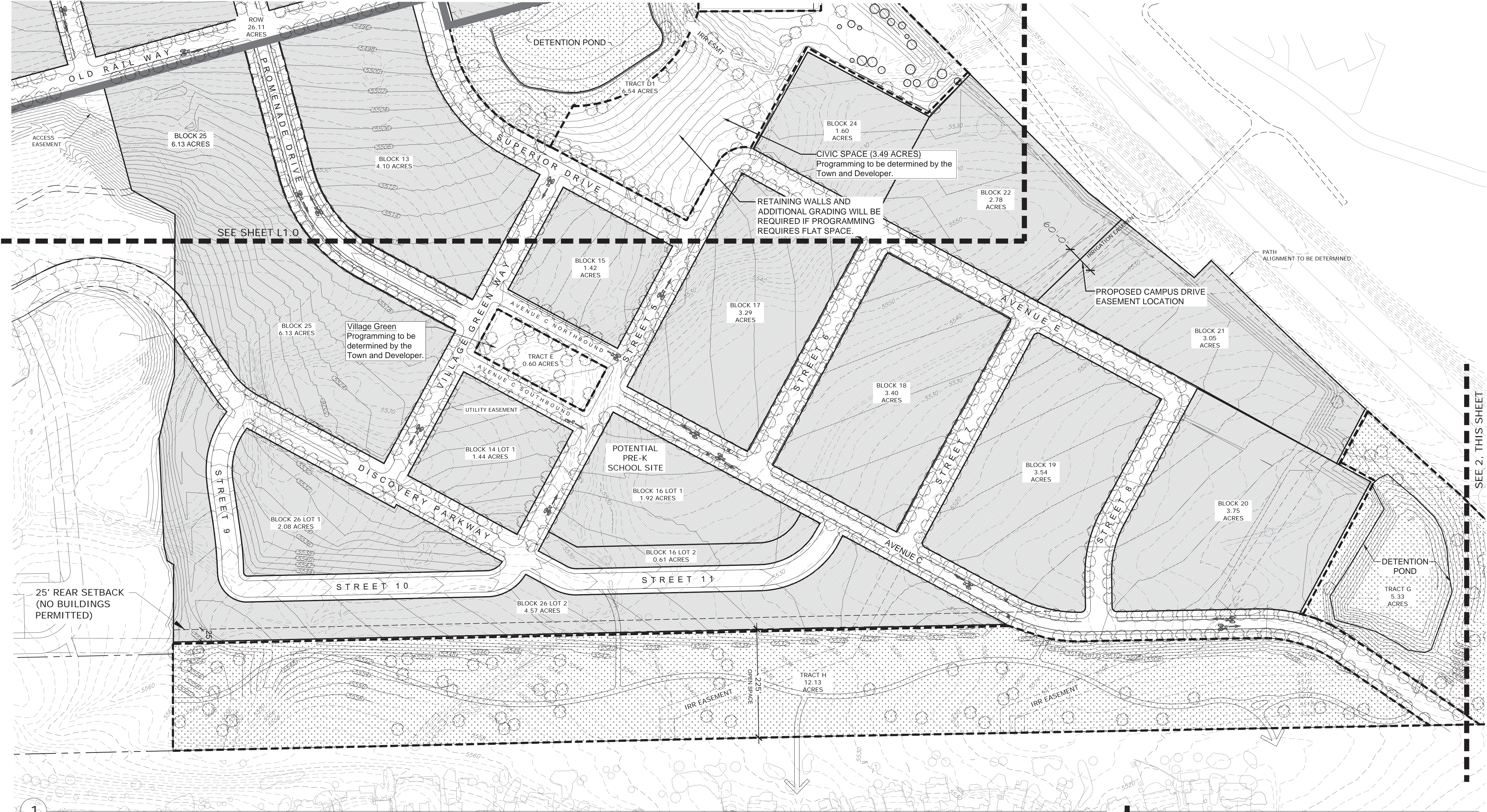
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SHEET TITLE:  
**PRELIMINARY  
MASTER  
LANDSCAPING  
PLAN / OPEN  
SPACE & PARKS  
PLAN (SOUTH)**  
SCALE: 1" = 100'-0"  
SHEET NUMBER  
**L1.1 /  
FIGURE E.2**



ESTIMATED OPEN SPACE IRRIGATION WATER DEMAND				
Landscape Type	Quantity	Unit	Gallons Per Unit / Year by Landscape Type	Irrigation Water Demand Per Year by Type (Gallons)
<b>Developed Landscapes</b>				
-- Developed Parkland	14.54	Acres	780,590	11,349,779
-- Town Square Plaza/Promenade (Assumes 15% in Irrigated Tree wells, Shrub Beds, and Planters)	1	Total Landscape	7,710	7,710
-- Street Trees in Tree Grates (Based on +/- 48 SF Tree Well)	475	EA	900	427,500
-- ROW Tree Lawns and Medians (Includes 850 Street Trees Located in Tree Lawns)	4.55	Acres	814,600	3,708,786
Naturalized Landscapes / Open Space	27.07	Acres	450,841	12,204,266
<b>TOTAL ESTIMATED OPEN SPACE IRRIGATION WATER DEMAND</b>				<b>27,698,041</b>

- LEGEND:**
- STREET TREE
  - DEVELOPED PARKLAND
  - NATURALIZED LANDSCAPE / OPEN SPACE
  - DEVELOPMENT PARCELS
  - PROPERTY LINE
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