LEGAL DESCRIPTION

PROPERTY DESCRIPTION

A parcel of land situate in Section Nineteen (19), Township One South (T.1S.), Range Sixty-nine West (R.69W.), Sixth Principal Meridian (6th P.M.), Town of Superior, County of Boulder, State of Colorado, more particularly described as follows:

COMMENCING at the North Sixteenth Corner on the West side of said Section 19, monumented by a 2.5" Brass Rock Cap embedded in a concrete median and stamped "PLS 29761" and assuming the West line of the Southwest Quarter of the Northwest Quarter of said Section 19, monumented at the West Quarter Corner by a 2" Aluminum Pipe with a 2.5" Aluminum Cap stamped "Frank R. Drexel and 2149", to bear South 01°14'50" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 1316.98 feet, with all bearings herein relative thereto;

THENCE North 88°44'36" East a distance of 164.48 feet to the Westerly line of Superior Town Center Filing No. 1 which is coincidental with the Easterly Right of Way lines of McCaslin Boulevard and to the **POINT OF BEGINNING**;
The next Three (3) courses are along the Westerly lines of the Superior Town Center Filing No. 1 recorded February 4, 2013 as Reception No. 3287103 of the Records of Boulder County:
THENCE North 09°49'34" West a distance of 297.96 feet;
THENCE North 08°19'35" West a distance of 139.98 feet;
THENCE North 00°10'10" East a distance of 226.84 feet to the North line of said Superior Town Center Filing No. 1;
THENCE North 88°42'50" East along the North line of said Superior Town Center Filing No. 1 a distance of 914.12 feet to the Southwesterly line of Parcel 6, a parcel conveyed to the Colorado Department of Transportation per Reception No. 3311195 of the Records of Boulder County and to the beginning point of a curve non-tangent to this course;
THENCE along the Southwesterly line of Parcel 6 and southeasterly along the arc of a curve concave to the Southwest a distance of 358.66 feet, said curve has a Radius of 5594.58 feet, a Delta of 03°40'23" and is subtended by a Chord bearing South 54°03'32" East a distance of 358.60 feet to the Westerly line of Parcel 5A, a parcel conveyed to the Colorado Department of Transportation per Reception No. 3278852 of the Records of Boulder County;
The next Four (4) courses are along the Southwesterly lines of Parcel 5 and Parcel 5A, parcels conveyed to the Colorado Department of Transportation per Reception No. 3278852 of the Records of Boulder County:
THENCE South 00°09'03" East a distance of 112.62 feet;
THENCE South 33°36'24" East a distance of 332.24 feet;
THENCE South 76°33'19" East a distance of 339.96 feet;
THENCE South 45°06'17" East a distance of 1143.76 feet to the Northwest corner of Parcel 34REV X, a parcel conveyed to the Town of Superior per Reception No. 3311198 of the Records of Boulder County;
The next Three (3) courses are along the Northeasterly lines of said Parcel 34REV X:
THENCE South 45°06'17" East a distance of 40.00 feet;
THENCE South 00°02'40" East a distance of 81.39 feet;
THENCE South 45°06'17" East a distance of 491.08 feet to the Northwest corner of Parcel 3, a parcel conveyed to the Colorado Department of Transportation per Reception No. 3292608 of the Records of Boulder County, the Northerly line of said Parcel 3 being coincidental with the North line of the Southeast Quarter of said Section 19;
The next Seven (7) courses are along the Southwesterly Right of Way line of Highway 36, acquired as Parcel 3 in Reception No. 3292608 of the Records of Boulder County:
THENCE South 44°55'45" East a distance of 271.52 feet;
THENCE South 51°12'24" East a distance of 282.51 feet;
THENCE South 44°53'46" East a distance of 49.97 feet;
THENCE South 45°06'14" East a distance of 20.98 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Northeast a distance of 694.29 feet, said curve has a Radius of 11531.56 feet, a Delta of 03°26'59" and is subtended by a Chord bearing South 46°49'43" East a distance of 694.18 feet to the end point of said curve;
THENCE South 44°48'05" East a distance of 316.20 feet;
THENCE South 50°07'05" East a distance of 369.75 feet to the South line of the North Half of the Southeast Quarter of said Section 19;
THENCE South 88°57'26" West along said South line a distance of 1850.30 feet to the Center-South Sixteenth Corner of said Section 19;
THENCE South 88°43'30" West along the South line of the Northeast Quarter of the Southwest Quarter of said Section 19 a distance of 1327.02 feet to the West line thereof;
THENCE North 00°13'16" East along the West line of the Northeast Quarter of the Southwest Quarter of said Section 19 a distance of 385.18 feet;
THENCE North 58°04'19" West a distance of 15.51 feet
THENCE North 12°42'39" West a distance of 30.44 feet;
THENCE North 02°40'43" West a distance of 223.26 feet;
THENCE North 13°53'20" East a distance of 132.46 feet to the Southeast corner of the Discovery Office Park, a Minor Subdivision Plat recorded January 24, 2002 as Reception No. 2246377 of the Records of Boulder County;
THENCE North 00°13'16" East along the East line of said Discovery Office Park a distance of 335.51 feet;
THENCE North 60°39'58" West a distance of 103.04 feet;
THENCE North 15°03'36" West a distance of 224.80 feet;
THENCE South 74°56'24" West a distance of 421.03 feet;
THENCE South 15°03'36" East a distance of 22.39 feet the Southerly boundary line of the Superior Town Center Filing No. 1;
THENCE South 73°50'24" West along said Southerly line a distance of 355.67 feet to the most Southwesterly corner of the Superior Town Center Filing No. 1;
The next Two (2) courses are along a Westerly lines of the Superior Town Center Filing No. 1 recorded February 4, 2013 as Reception No. 3287103 of the Records of Boulder County, the Westerly lines of said subdivision being coincidental with the Easterly Right of Way lines of McCaslin Boulevard:
THENCE North 09°51'48" West a distance of 152.34 feet;
THENCE North 09°57'12" West a distance of 1229.42 feet to the South corner point of a parcel of land dedicated for McCaslin Boulevard Right of Way by action of said Superior Town Center Filing No. 1;
THENCE North 04°41'56" West along the Easterly line of said Right of Way parcel a distance of 102.76 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM all that portion of the Superior Cemetery that lies within the East Half of the Northwest Quarter of Section 19, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, more particularly described as follows:

COMMENCING at the Center Quarter Corner of said Section 19, monumented by a 3 1/4" Aluminum Cap on a #6 Rebar and stamped LS 24667 and 1996, and assuming the East line of the Northwest Quarter of said Section 19, monumented at the North Quarter corner of said Section 19, monumented by a 3 1/4" Aluminum Cap on a #6 Rebar stamped PLS 24961and 2012, to bear North 00°02'40" West, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2647.43 feet, with all bearings herein relative thereto;

THENCE North 00°02'40" West along the East line of the Northwest Quarter of said Section 19 a distance of 190.53 feet to the **POINT OF BEGINNING**;
The following Three (3) courses are along the Southerly, Westerly and Northerly lines of the Superior Cemetery as described in an Agreement recorded May 16, 2003 as Reception No. 2442477 of the Records of Boulder County and illustrated in that Land Survey Plat deposited in the Records of Boulder County as LS-03-0011:
THENCE South 89°41'10" West a distance of 238.00 feet;
THENCE North 00°46'59" West a distance of 271.00 feet;
THENCE North 89°13'28" East a distance of 241.51 feet to the East line of the Northwest Quarter of said Section 19;
THENCE South 00°02'40" East along the East line of the Northwest Quarter of said Section 19 a distance of 272.94 feet to the **POINT OF BEGINNING**.

Said parcel of land, less the Superior Cemetery parcel, contains 156.350 acres, more or less ().

ADDITIONALLY EXCEPTING THEREFROM BLOCK 12 OF THAT CERTAIN LOT LINE ADJUSTMENT PLAT OF BLOCK 12, PARCEL H AND SUPERLOT 1 OF SUPERIOR TOWN CENTER FILING NO. 1B UNDER RECEPTION NUMBER 03415628 WITH THE COUNTY OF BOULDER, COLORADO RECORDED 12/02/2014.

DEVELOPER

RC SUPERIOR, LLC
ATTENTION: R. RANDY GOODSON
12275 EL CAMINO REAL SUITE 100
SAN DIEGO, CALIFORNIA 92130
VOICE: 858-345-3643

SIGNATURE BLOCKS

BOARD OF TRUSTEES CERTIFICATE

Approved by the Board of Trustees of the Town of Superior, State of Colorado.
Witness my hand the corporate seal of the Town of Superior_____
on the day of _____, 20_____.

Attest: _____ _____
Town Clerk Mayor

TOWN CLERK CERTIFICATE

I certify that this instrument as approved by (Resolution/Ordinance) No._____, Series 20_____, was filed in my office on the_____day of_____, 20_____, at_____o'clock am/pm.

Witness my hand the corporate seal of the Town of Superior_____on the day of _____, 20_____.

_____
Town Clerk

CERTIFICATE OF OWNERSHIP: RC SUPERIOR, LLC, a Delaware limited liability company
By: Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, its sole Member
By: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member
By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner
By: Avanti Management Corporation, a Florida corporation, its sole General Partner

I certify that I,_____, am the sole owner of the property and

consent to this plan.

In witness whereof I hereunto set my hand this ___ day of _____, 20___.

_____ _____
Owners Mortgagees or Lien Holders

STATE OF COLORADO)

) ss.

County of Boulder)

The foregoing certificate of ownership was acknowledged before me this _____

day of _____, 20__, by _____.

My commission expires:_____ _____

Notary Public

SIGNATURE BLOCKS (CONTINUED)

CERTIFICATE OF OWNERSHIP: TOWN OF SUPERIOR, COLORADO

I certify that I,_____, am an owner representative of the property and

consent to this plan.

In witness whereof I hereunto set my hand this ___ day of _____, 20___.

_____

Town of Superior, Colorado

STATE OF COLORADO)

) ss.

County of Boulder)

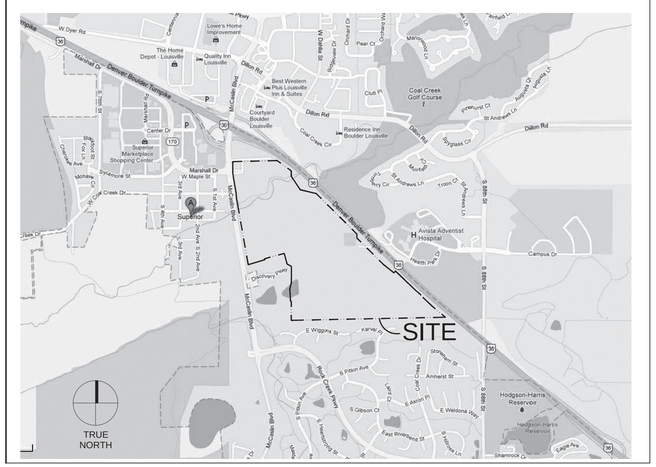
The foregoing certificate of ownership was acknowledged before me this _____

day of _____, 20__, by _____.

My commission expires:_____ _____

Notary Public

VICINITY MAP



NOTES (APPLY TO ALL SHEETS):

1. SUPERIOR TOWN CENTER PDA #1 DESIGN GUIDELINES SUPPLEMENT FIGURES ARE SUPERCEDED BY PDA #3 PLAN SHEETS.
2. DEDICATION OF R.O.W. WILL BE REQUIRED AT TIME OF FINAL PLAT BECAUSE R.O.W. IS BEING ADJUSTED AS PART OF THIS PD AMENDMENT.

STREET NAME KEY	
PDA #2 STREET NAME	PDA #3 STREET NAME
STREET ONE	CREEK VIEW WAY
AVENUE A	GATEWAY DRIVE
AVENUE B	MARSHALL ROAD
AVENUE C	PROMENADE DRIVE
AVENUE D	SUPERIOR DRIVE
STREET THREE	OLD RAIL WAY
DISCOVERY PARKWAY SOUTH	VILLAGE GREEN WAY
DISCOVERY PARKWAY NORTH	STREET 5
AVENUE C EASTBOUND	AVENUE C SOUTHBOUND
AVENUE C WESTBOUND	AVENUE C NORTHBOUND
AVENUE D	AVENUE E

STREET NAMES THAT CHANGED BETWEEN PDA #2 AND PDA #3 ARE LISTED.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
PLANNING/LAND USE	
CS1.0	COVER SHEET 1
CS1.1 (FIGURE I)	COVER SHEET 2
CS1.2 (FIGURE B)	BUILD-TO/SETBACK DIAGRAM
CS1.3 (FIGURE A)	LAND USE CONCEPT BLOCK DIAGRAM
CS1.4 (FIGURE H)	BUILDING MASS DIAGRAM
SP1.0	SITE DEVELOPMENT PLAN W/ PROPOSED GRADING (NORTH PORTION OF SITE)
SP1.1	SITE DEVELOPMENT PLAN W/ PROPOSED GRADING (SOUTH PORTION OF SITE)'
SP2.0a (FIGURE C.1)	ILLUSTRATIVE STREET SECTIONS 1
SP2.0b (FIGURE C.2)	ILLUSTRATIVE STREET SECTIONS 2
SP2.1a (FIGURE C.3)	ILLUSTRATIVE STREET SECTIONS 3
SP2.1b (FIGURE C.4)	ILLUSTRATIVE STREET SECTIONS 4
SP2.2 (FIGURE G.3)	RESIDENTIAL TYPOLOGIES
ARCHITECTURE	
A1.1 (FIGURE G.1)	ARCHITECTURAL PRECEDENTS (CORE AREA)
A1.2 (FIGURE G.2)	ARCHITECTURAL PRECEDENTS (COMMUNITY BUILDINGS, FREE-STANDING OFFICE, SOUTH PARCEL RESIDENTIAL)
A1.3 (FIGURE G.4)	CONCEPTUAL STREETSCAPES/ARCHITECTURAL CHARACTER STUDIES
A1.4 (FIGURE G.5)	CONCEPTUAL STREETSCAPES/ARCHITECTURAL CHARACTER STUDIES
LANDSCAPE	
L1.0 (FIGURE E.1)	PRELIMINARY MASTER LANDSCAPING PLAN/OPEN SPACE & PARKS PLAN (NORTH PORTION OF SITE)
L1.1 (FIGURE E.2)	PRELIMINARY MASTER LANDSCAPING PLAN/OPEN SPACE & PARKS PLAN (SOUTH PORTION OF SITE)
L1.2 (FIGURE D)	ARCHITECTURAL PRECEDENTS (CORE AREA)
PD CIVIL TECHNICAL SHEET SET	
C1.0	EXISTING CONDITIONS PLAN (NORTH PORTION OF SITE)
C1.1	EXISTING CONDITIONS PLAN (SOUTH PORTION OF SITE)
C2.0	PRELIMINARY DRAINAGE PLAN
C3.0	PRELIMINARY UTILITY PLAN (NORTH)
C3.1	PRELIMINARY UTILITY PLAN (SOUTH)
PROJECT IMPLEMENTATION RIGHTS AND OBLIGATIONS	
PI 1.0	PROJECT IMPLEMENTATION RIGHTS AND OBLIGATIONS

NOTE: The Design Guidelines Supplement included color versions of selected sheets, renamed as Figure A, Figure B, etc. These Figures were color versions of the selected black and white sheets (CS1.2, etc) and were produced in color to communicate the information at a small scale. The sheet index above lists the Figure and corresponding Sheet together. The colored areas are now shown with a unique cross-hatch type so that each plan sheet can be understood regardless of it being printed or viewed in color or black and white.

RC SUPERIOR
12275 El Camino Real
Suite 100
San Diego, CA 92130

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. This PD incorporates the Design Guidelines Supplement by reference, and such Design Guidelines Supplement shall be considered part of the PD. The term and other conditions of these vested rights are further described in the development agreement dated March 11, 2013.

NOTES:
1. This PDA #3 does not supersede or replace any sheets or Design Guidelines in PDA #1 and PDA #2 for Block 12. Block 12 shall be subject to the Design Guidelines adopted in PDA #1, as amended by PDA #2, and Block 12 shall be zoned as set forth in PDA #1, as amended by PDA #2.
2. In the event of a conflict between the Design Guidelines Supplement and this plan sheet, this plan sheet shall control.

SUPERIOR TOWN CENTER PD AMENDMENT #3

PROJ. NO.
DRAWN:
CHECKED:
APPROVED:
DATE: JUNE 2016

SUBMITTALS:
01-11-2016 BOARD OF TRUSTEES
10-08-2015 STAFF REVIEW
10-27-2015 STAFF REVIEW
11-09-2015 PLANNING COMMISSION
11-17-2015 CS1.0 FOR STAFF REVIEW
12-03-2015 TECHNICAL CORRECTIONS
12-07-2015 STAFF REVIEW
12-11-2015 SP2.2 FOR STAFF REVIEW
12-22-2015 STAFF REVIEW
01-15-2016 STAFF REVIEW
01-25-2016 PLANNING COMMISSION
03-09-2016 RESIDENTIAL TYPOLOGIES
03-22-2016 STAFF REVIEW
04-08-2016 BOARD OF TRUSTEES
05-11-2016 STAFF REVIEW
06-02-2016 STAFF REVIEW
06-13-2016 MYLARS

SHEET TITLE:

ISSUED FOR DESIGN SUBMITTAL - NOT FOR CONSTRUCTION

COVER SHEET

SCALE:
SHEET NUMBER

CS1.0

SUPERIOR TOWN CENTER

EXAMPLE PARKING DEMAND AND SUPPLY CALCULATION

Total Floor Area / Parking Summary (Planning Area 01 - North Parcels)

Use:	Estimated Square Footage by Use	Rooms/DU's	Parking Ratio	Parking Formula	Gross Parking Demand	Shared Parking Utilization (including Alternate Mode Reduction)	Net Parking Demand
Hotel							
Guest Rooms		300	1 sp/key	1.00000	300	0.90	270
Meeting Space (Public Areas Only)	8,000		1 sp/165 sf	0.00606	48	0.75	36
Restaurant (Front of House Only)	1,200		1 sp/150 sf	0.00667	8	0.80	6
Commercial (Non-restaurant):	10,000		1 sp/330 sf	0.00303	30	0.90	27
Civic Center	20,000		1 sp/330 sf	0.00303	61	0.90	55
PARKING REQUIRED:							395
LESS ON-STREET PARKING PROVIDED							0
PARKING REQUIRED TO BE SHOWN ON FUTURE FINAL DEVELOPMENT PLANS (formula for minimum on a phased basis)							395

SUPERIOR TOWN CENTER

Total Floor Area / Parking Summary (Planning Area 02 - Core Area)

Use:	Estimated Square Footage by Use	Rooms/DU's	Parking Ratio	Parking Formula	Gross Parking Demand	Shared Parking Utilization (including Alternate Mode Reduction)	Net Parking Demand
Hotel							
Guest Rooms		200	1 sp/key	1.00000	200	0.80	160
Meeting Space (Public Areas Only)	2,500		1 sp/165 sf	0.00606	15	0.75	11
Restaurant (Front of House Only)	1,200		1 sp/150 sf	0.00667	8	0.70	6
Commercial (Non-restaurant)	127,400		1 sp/330 sf	0.00303	386	0.80	309
Commercial (Restaurant)	40,000		1 sp/ 150 sf	0.00667	267	0.70	187
Civic: Town Hall/Town Square	40,000		1 sp/330 sf	0.00303	121	0.80	97
Private Indoor Recreation:	150,000		1 sp/400 sf	0.00250	375	0.80	300
Residential		750	Based on estimated unit by bedroom count	1.62500	1,219	0.90	1,097
PARKING REQUIRED:							2,166
LESS ON-STREET PARKING PROVIDED							290
PARKING REQUIRED TO BE SHOWN ON FUTURE FINAL DEVELOPMENT PLANS (formula for minimum on a phased basis)							1,876

SUPERIOR TOWN CENTER

Total Floor Area / Parking Summary (Planning Area 03 - South Parcels)

Use:	Estimated Square Footage by Use	Rooms/DU's	Parking Ratio	Parking Formula	Gross Parking Demand	Shared Parking Utilization (including Alternate Mode Reduction)	Net Parking Demand
Commercial (Non-restaurant)	107,200		1 sp/330 sf	0.00303	325	0.90	292
Commercial (Restaurant)	7,500		1 sp/330 sf	0.00303	23	0.90	20
Civic: Educational	40,000				25	0.90	23
Residential		650	Based on estimated unit by bedroom count	2.38750	1,552	1.00	1,552
PARKING REQUIRED:							1,887
LESS ON-STREET PARKING PROVIDED							380
PARKING REQUIRED TO BE SHOWN ON FUTURE FINAL DEVELOPMENT PLANS (formula for minimum on a phased basis)							1,507

SUPERIOR TOWN CENTER

Total Floor Area / Parking Summary (Total Project)

Use:	Estimated Square Footage by Use	Rooms/DU's	Parking Ratio	Parking Formula	Gross Parking Demand	Shared Parking Utilization (including Alternate Mode Reduction)	Net Parking Demand
Hotel							
Guest Rooms (high range)		500	1 sp/key	1.00000	500	0.86	430
Meeting Space (Public Areas Only)	10,500		1 sp/165 sf	0.00606	64	0.75	48
Restaurant (Front of House Only)	2,400		1/150 sf	0.00667	16	0.75	12
Commercial (Non-restaurant)	244,600		1 sp/330 sf	0.00303	741	0.85	628
Commercial (Restaurant)	47,500		1 sp/ 164 sf	0.00609	289	0.72	207
Civic:							
Civic / Community Center	20,000		1 sp/330 sf	0.00303	61	0.90	55
Town Hall/Town Square Civic Use	40,000		1 sp/330 sf	0.00303	121	0.80	97
Educational	40,000				25	0.90	23
Private Indoor Recreation:	150,000				375	0.80	300
Residential							
Planning Area 02		750	1.3 sp/ unit	1.62500	1,219	0.90	1,097
Planning Area 03		650	1.5 sp/ unit	2.38750	1,552	1.00	1,552
PARKING REQUIRED:							4,448
LESS ON-STREET PARKING PROVIDED							670
PARKING REQUIRED TO BE SHOWN ON FUTURE FINAL DEVELOPMENT PLANS (formula for minimum on a phased basis)							3,778

BASE PARKING SCHEDULE FOR RESIDENTIAL UNITS

Residential Parking Requirement	SPACES PER UNIT PLUS 0.05 SPACES ADDED FOR GUEST PARKING DEMAND				
Estimated Unit/bedroom count	1 br = 1.35 spaces/unit	2 br = 1.6 spaces/unit	3 br = 2.10 spaces/unit	4+ br = 2.60spaces/unit	**Average**
Planning Area 02 - Core Area	40.0%	40.0%	15.0%	5.0%	**1.63**
Estimated Unit/bedroom count	1 br = 1.35 spaces/unit	2 br = 1.6 spaces/unit	3 br = 2.10 spaces/unit	4+ br = 3.10 spaces/unit	**Average**
Planning Area 03 - South Parcels	5.0%	15.0%	40.0%	40.0%	**2.39**

note: this is before Shared Parking/ Alternate Mode Reductions

SUPERIOR TOWN CENTER

OVERALL PROJECT DENSITY MAXIMUMS

The overall development described within the approved Planned Development (PD) Plan, should conform to the following maximums:

Use:	Maximum	Notes:
Commercial / Retail:	444,600 sf	"Flex Space" is allocated for commercial/retail and mixed-use office.
Office:	373,000 sf	"Flex Space" allocated to free standing office
Private Indoor Recreation:	150,000 sf	"Recreation Flex Space" including associated uses
Civic Space:	na	To be determined by the Town
School:	40,000 sf	Building area only
Hospitality:	500 guest rooms	Plus related pre-function, meeting, restaurant and retail space
Residential:	1400 du's	All product types, excluding Assisted and/or Group Living

Note: Commercial/retail includes all retail and sales tax generating space including hospitality space identified above. There are no minimum densities.

SUPERIOR TOWN CENTER

STANDARD PARKING RATIOS

Land Use:	Parking Ratio	Other
Residential: Planning Area 2		
1 BR Unit	1.25 spaces per unit	plus .10 guest spaces
2 BR Unit	1.50 spaces per unit	plus .10 guest spaces
3 BR Unit	2.0 spaces per unit	plus .10 guest spaces
4 BR Unit	2.5 spaces per unit	plus .10 guest spaces
Residential: Planning Area 3		
1 BR Unit	1.25 spaces per unit	plus .10 guest spaces
2 BR Unit	1.50 spaces per unit	plus .10 guest spaces
3 BR Unit	2.0 spaces per unit	plus .10 guest spaces
4 BR Unit	3.0 spaces per unit	plus .10 guest spaces
Office	1 space / 330 SF	Usable Space Only
Civic	1 space / 330 SF	
Private Indoor Recreation	1 space / 400 SF	Usable Recreation Area
Retail	1 space / 330 SF	
Commercial (Restaurants)	1 space / 150 SF	
Hotel		
Rooms	1 space / Key	
Conference Space	1 space / 165 SF	Usable Meeting Space Only
Restaurants	1 space / 150 SF	Front of House Only

SHARED PARKING GUIDELINES FOR TOWN CORE (PLANNING AREA 2)

Shared Parking Definition:
Shared parking may be applied when land uses have off-set parking demand patterns and are able to use the same parking spaces/areas throughout the day. Shared parking is most effective when these land uses have significantly different peak parking characteristics that vary by time of day, day of week, and/or season of the year. In these situations, shared parking strategies will result in fewer total parking spaces needed when compared to the total aggregated number of spaces needed for each land use or business separately. Land uses often used in specific shared parking arrangements include: office, restaurants, flex, colleges, recreation, cinemas, and special event situations. Shared parking is often inherent in mixed-use developments, which include one or more businesses that are complementary, ancillary, or support other activities. General parking lots and/or on-street parking that is available for patrons of nearby businesses/commercial districts is another form of shared parking.

Shared Parking Guidelines:
The minimum number of parking spaces accompanying development in Superior Town Center shall be determined by following guidelines established by the Shared Parking Analysis for Superior Town Center (dated July 2, 2012). The parking ratios and participation rates established by this analysis may be reduced based upon a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report, Institute of Transportation Engineers (ITE) Parking Generation Manual, or other procedures approved by Town staff. If standard rates are not available or limited, the applicant may collect data at similar sites to establish local parking demand rates. If the reduced parking plan assumes use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation. The following source data and assumptions should be used if a subsequent shared parking analysis is provided:

A. Peak Parking Ratio by Land Use – use latest editions of ULI, ITE Parking Generator Manual, or Superior Municipal Code.
B. Alternative Mode Use – as shown in Table 1, or supported by empirical data and approved by Town staff.
C. Internal Capture Rates – as shown in Table 1, or supported by empirical data and approved by Town staff.

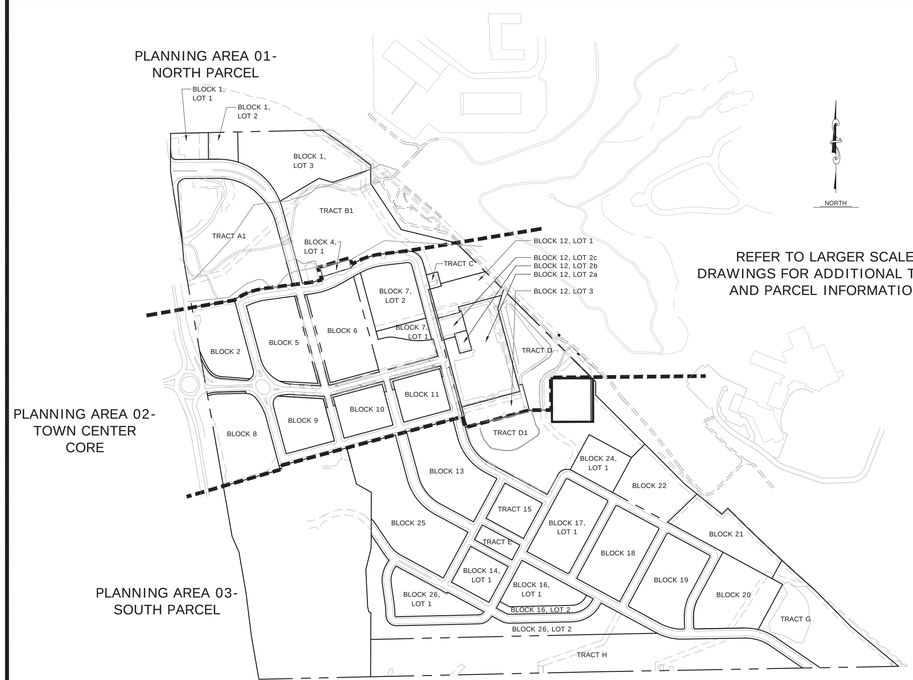
All building sites in Superior Town Center shall evaluate parking requirements using participation percentages set forth in the Shared Parking Analysis. If development occurs through a Master Developer of the entire Superior Town Center site, a Shared Parking Analysis of the entire site is required. If development occurs on a single lot or block, a Shared Parking Analysis shall consider current parking capacity coupled with required capacity for each additional building site.

The following shall be included in a site specific Shared Parking Analysis:

A. Site plan of parking spaces intended for shared parking and their proximity to land uses they will serve.
B. A signage plan that directs drivers to the most convenient parking areas for each particular use or group of uses (if distinctions can be made).
C. A pedestrian circulation plan that shows connections and walkways between parking areas and land uses. These paths should be as direct and short as possible.
D. A safety and security plan that addresses lighting and maintenance of the parking areas.

NOTE:
Parking in the STC Core is intended to be on-street supplemented by structured parking. Surface parking lots may be used in the interim until all lots are built out. This enables the development to attain the building massing goals and create a true Town Center. The Table to the left shall be completed and submitted with each future Final Development Plan to demonstrate that the calculated parking demand is achieved.

BLOCK & TRACT LEGEND



DEFINITIONS ASSOCIATED WITH BLOCK, LOT, TRACT, & PARCEL LEGEND:

BLOCK: Development parcel bounded by Tracts, Parcels, Right-of-Way, or project boundaries
LOT: Portion of a development block.
TRACT: Common areas to be dedicated to the Town upon recording of the Final Plat
PARCEL: Only occur in Planning Area 2 (core area) and include the Town Square, Pedestrian Promenade and portions of the sidewalk areas and/or amenity zones adjoining the Blocks. Parcels will be further subdivided in subsequent FDP's and are necessary to allow commercial activities in otherwise public spaces. The Parcels can be owned by a Metro District, Commercial property association, or private party. The use of Parcels is restricted to supporting the public realm and activities in the Superior Town Center's public spaces

Note:
1. Ordinance No. O-6, Series 2013, Condition MM, stipulates that the requirement for the second access to the Town Center shall be triggered by the construction of 700 residential units or 800 p.m. peak-hour vehicle trips (total for both directions), whichever occurs first.

RC SUPERIOR
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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
10-08-2015 STAFF REVIEW
10-27-2015 STAFF REVIEW
11-09-2015 PLANNING COMMISSION
11-17-2015 CS1.0 FOR STAFF REVIEW
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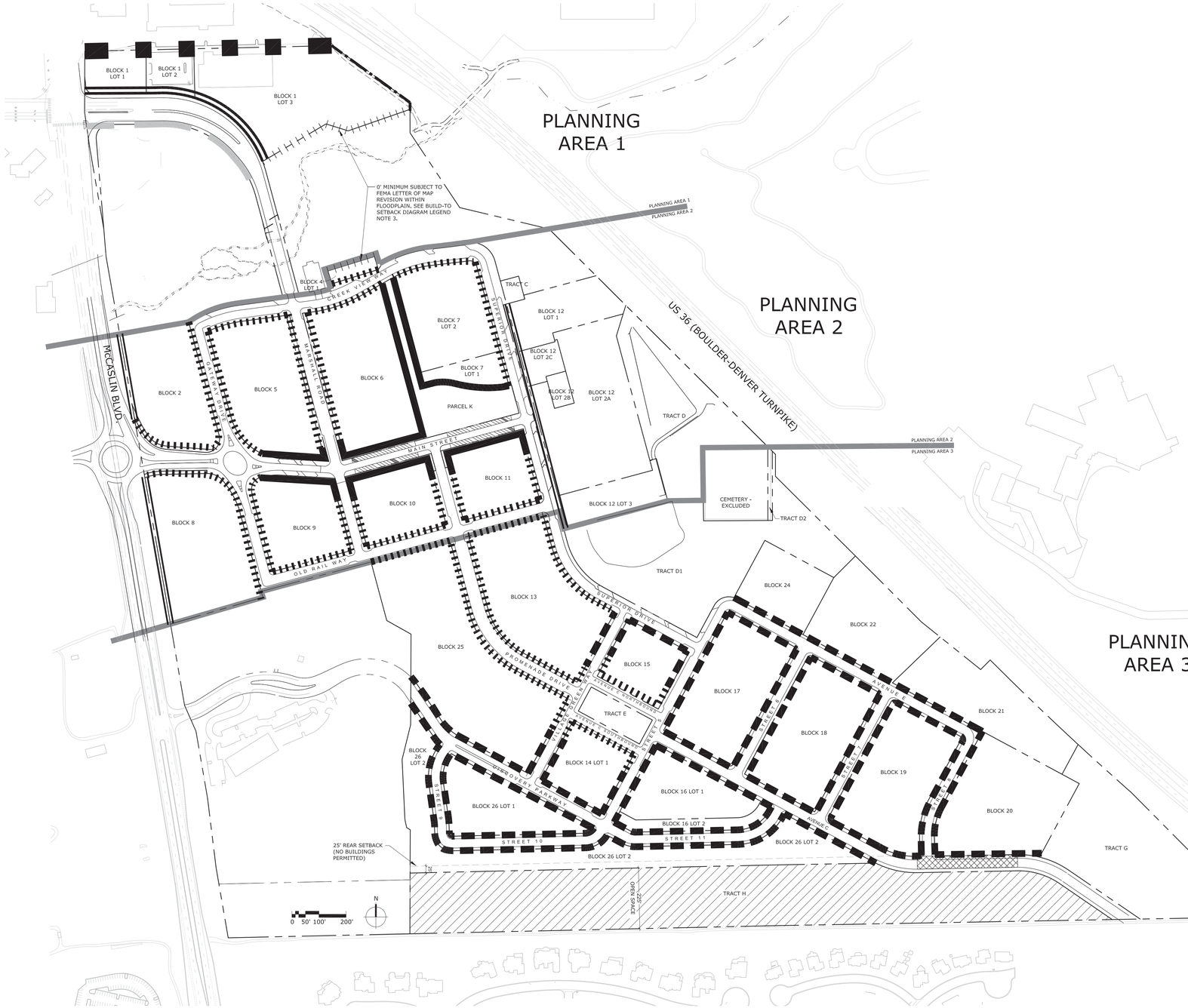
03-22-2016 STAFF REVIEW
04-08-2016 BOARD OF TRUSTEES
05-11-2016 STAFF REVIEW
06-02-2016 STAFF REVIEW
06-13-2016 MYLARS

SHEET TITLE:

COVER
SHEET 2

SCALE:
SHEET NUMBER
CS1.1 /
FIGURE I



ENCROACHMENTS WITHIN RIGHT-OF-WAY

A License Agreement will be required for any private intrusion or uses within the Public Right-of-Way in Superior Town Center, including, but not limited to the below anticipated and/or planned encroachments:

Type	Maximum Encroachments
• Building Foundations	4.0'
• Awnings/Canopies	10.0'
• Signs (projecting/blade)	5.0'
• Outdoor dining and railings that enclose outdoor dining areas	15.0' (2)
• Roof Overhangs/Balconies	10.0'
• Minimum Height for Projecting Signs (measured from bottom of sign)	8.0'

Note:
(1) Encroachments in excess of the maximums listed above may be considered on a case-by-case basis.

(2) In all cases, a minimum 5.0' walkway is to be provided between the street amenities and the structure / seating area for outdoor dining.

BUILD-TO SETBACK DIAGRAM LEGEND

- 0.0' MIN - 15.0' MAX
- 0.0' MIN - 10.0' MAX WITH 50% OF FACADE ON 0.0' BUILD TO LINE
- 2.0' MIN. - 8.0' MAX.
- 10.0' MIN.
- 15.0' MIN.
- 0.0' MIN. - 35.0' MAX
- TRAIL EASEMENT
- 0' MINIMUM SUBJECT TO FEMA LETTER OF MAP REVISION WITHIN FLOODPLAIN (SEE NOTE 3 BELOW)
- 25' REAR SETBACK
- OPEN SPACE - TO BE DEDICATED AS PUBLIC/TOWN LAND. TRAILS AND GRADING ALLOWED BUT ORIGNIAL GRADE TO REMAIN.
- CONDITION "O" OF ORDINANCE NO. 0-1, SERIES 2016: APPLICANT MAY PRESENT ALTERNATE ALIGNMENTS OF AVENUE C IN FUTURE FINAL DEVELOPMENT PLAN APPLICATIONS, AND IF THE REALIGNMENT APPROVED BY THE BOARD RELOCATES THE PORTION OF AVENUE C THAT RUNS PARALLEL TO THE NORTHERN TRACT H BOUNDARY MORE THAN 250' FROM THE SOUTHERN TRACT H BOUNDARY, THEN BLOCKS 21 AND 22 SHALL BE CHANGED TO FLEX SPACE (COMMERCIAL, RESIDENTIAL, LIVE/WORK, CIVIC/EDUCATION). THE FLEX SPACE CHANGE SHALL THEREAFTER BE SHOWN ON ALL APPLICABLE PLAN SHEETS.

*NOTES:
1. SETBACKS ARE MEASURED FROM R.O.W. (BACK OF CURB) OR EDGE OF PARCELS.
2. AREAS OF DISCOVERY/PUBLIC SPACES (SUCH AS PASSAGEWAYS, PASEOS AND COURTYARDS) MAY BE EXCLUDED FROM THE BUILD-TO/SETBACK REQUIREMENTS; HOWEVER, THE REQUIREMENT THAT 50% OF FACADES ARE REQUIRED TO BE BUILT AT A ZERO SETBACK FOR AREAS DESIGNATED AS REQUIRING A 0'-10' SETBACK SHALL STILL BE MET.
3. WHERE APPLICABLE, THE APPLICANT MUST COMPLY WITH THE TOWN OF SUPERIOR'S FLOODPLAIN DEVELOPMENT PROCESS AND OBTAIN BOTH A PERMIT FROM THE TOWN AND A LETTER OF MAP REVISION FROM FEMA PRIOR TO BEING GRANTED APPROVAL FOR ANY CONSTRUCTION WITHIN THE FLOODPLAIN.

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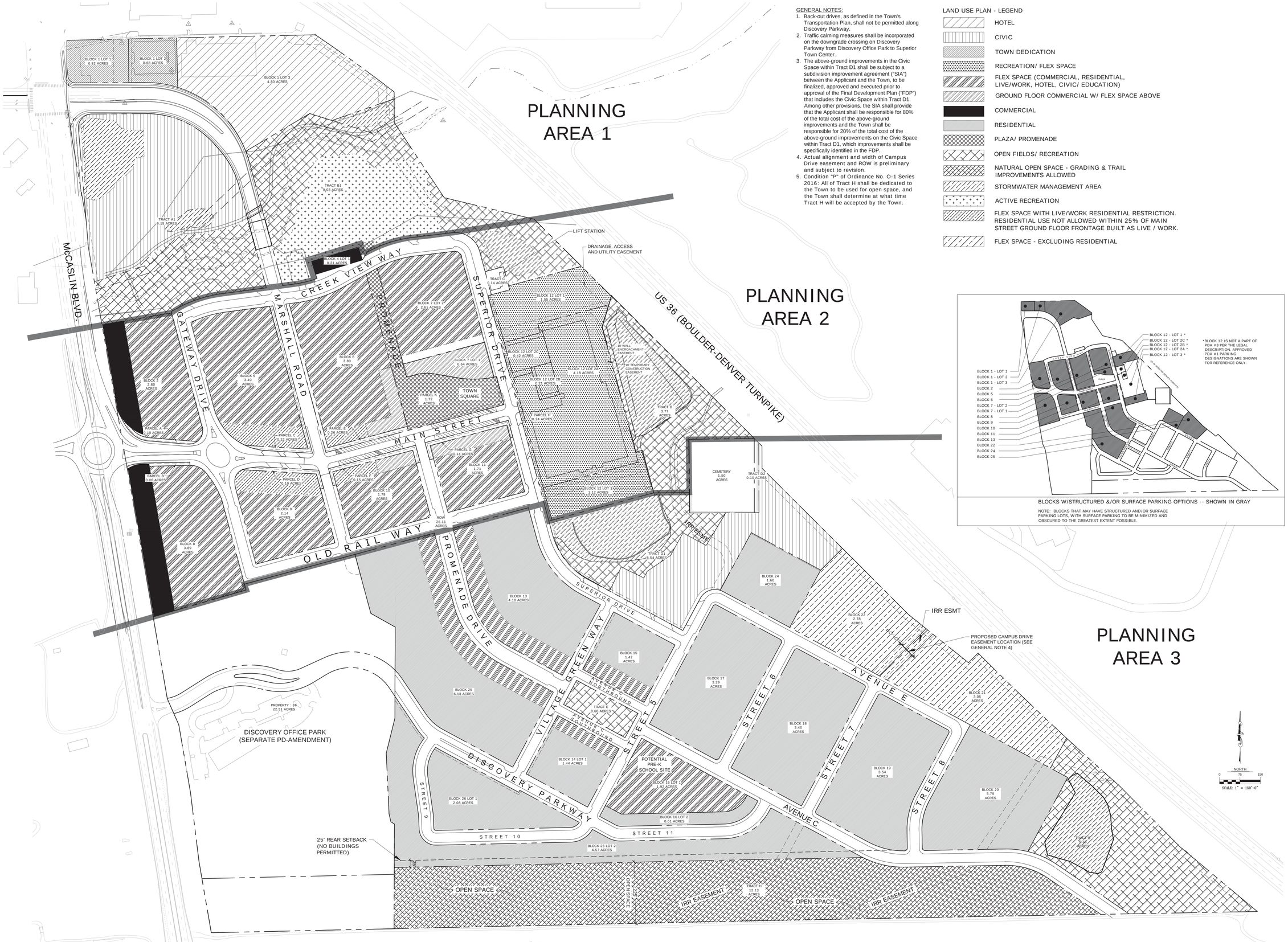
06-13-2016 MYLARS

SHEET TITLE:

BUILD-TO/ SETBACK DIAGRAM

SCALE:
SHEET NUMBER
CS1.2 / FIGURE B



GENERAL NOTES:

1. Back-out drives, as defined in the Town's Transportation Plan, shall not be permitted along Discovery Parkway.
2. Traffic calming measures shall be incorporated on the downgrade crossing on Discovery Parkway from Discovery Office Park to Superior Town Center.
3. The above-ground improvements in the Civic Space within Tract D1 shall be subject to a subdivision improvement agreement ("SIA") between the Applicant and the Town, to be finalized, approved and executed prior to approval of the Final Development Plan ("FDP") that includes the Civic Space within Tract D1. Among other provisions, the SIA shall provide that the Applicant shall be responsible for 80% of the total cost of the above-ground improvements and the Town shall be responsible for 20% of the total cost of the above-ground improvements on the Civic Space within Tract D1, which improvements shall be specifically identified in the FDP.
4. Actual alignment and width of Campus Drive easement and ROW is preliminary and subject to revision.
5. Condition "P" of Ordinance No. O-1 Series 2016: All of Tract H shall be dedicated to the Town to be used for open space, and the Town shall determine at what time Tract H will be accepted by the Town.

LAND USE PLAN - LEGEND

- HOTEL
- CIVIC
- TOWN DEDICATION
- RECREATION/ FLEX SPACE
- FLEX SPACE (COMMERCIAL, RESIDENTIAL, LIVE/WORK, HOTEL, CIVIC/ EDUCATION)
- GROUND FLOOR COMMERCIAL W/ FLEX SPACE ABOVE
- COMMERCIAL
- RESIDENTIAL
- PLAZA/ PROMENADE
- OPEN FIELDS/ RECREATION
- NATURAL OPEN SPACE - GRADING & TRAIL IMPROVEMENTS ALLOWED
- STORMWATER MANAGEMENT AREA
- ACTIVE RECREATION
- FLEX SPACE WITH LIVE/WORK RESIDENTIAL RESTRICTION. RESIDENTIAL USE NOT ALLOWED WITHIN 25% OF MAIN STREET GROUND FLOOR FRONTAGE BUILT AS LIVE / WORK.
- FLEX SPACE - EXCLUDING RESIDENTIAL

BLOCKS W/STRUCTURED &/OR SURFACE PARKING OPTIONS -- SHOWN IN GRAY

NOTE: BLOCKS THAT MAY HAVE STRUCTURED AND/OR SURFACE PARKING LOTS, WITH SURFACE PARKING TO BE MINIMIZED AND OBSCURED TO THE GREATEST EXTENT POSSIBLE.

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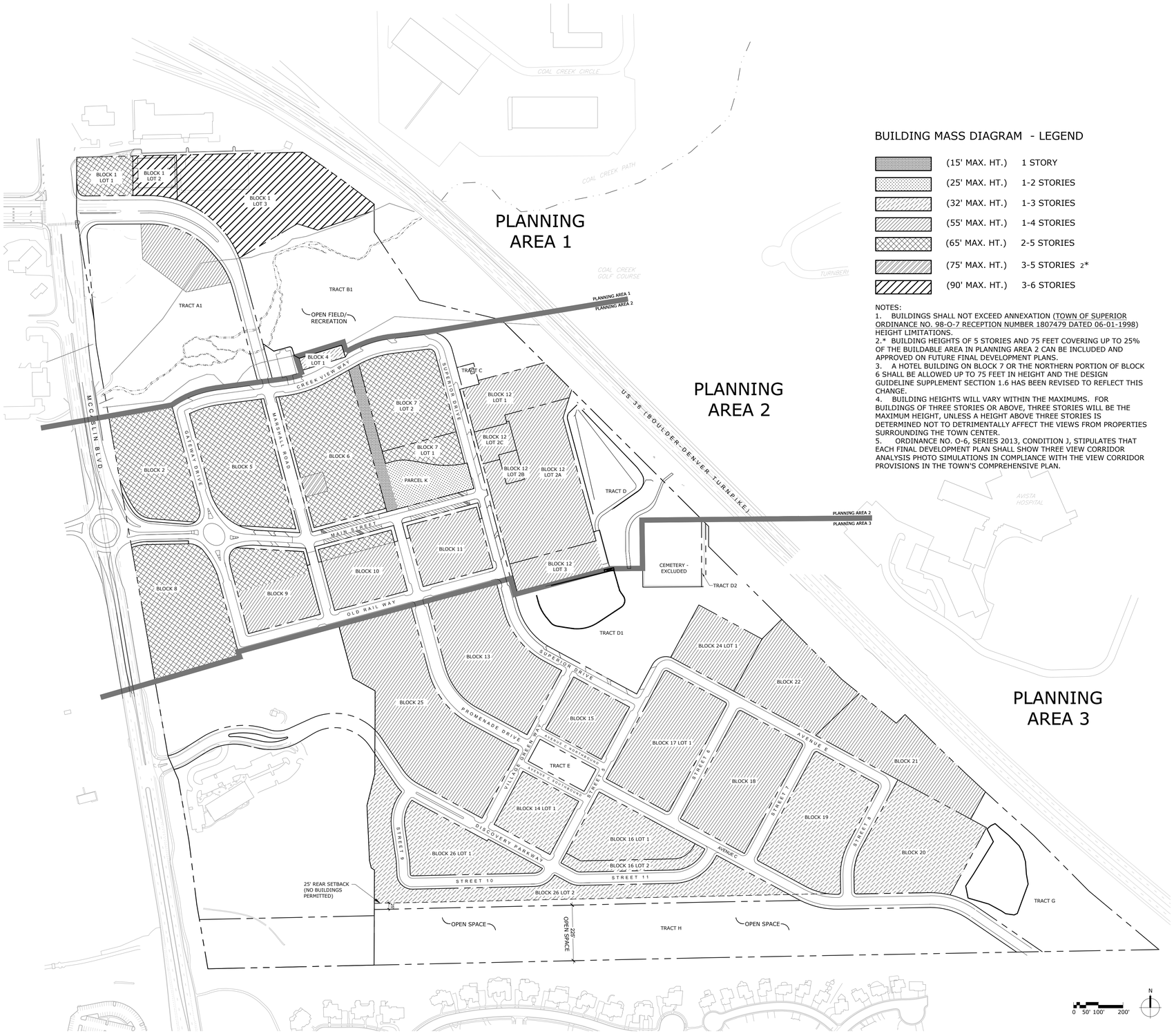
06-13-2016 MYLARS

SHEET TITLE:
LAND USE CONCEPT BLOCK DIAGRAM (COLOR)

SCALE:
SHEET NUMBER
CS1.3 / FIGURE A



BUILDING MASS DIAGRAM - LEGEND

(15' MAX. HT.)	1 STORY
(25' MAX. HT.)	1-2 STORIES
(32' MAX. HT.)	1-3 STORIES
(55' MAX. HT.)	1-4 STORIES
(65' MAX. HT.)	2-5 STORIES
(75' MAX. HT.)	3-5 STORIES 2*
(90' MAX. HT.)	3-6 STORIES

NOTES:
1. BUILDINGS SHALL NOT EXCEED ANNEXATION (TOWN OF SUPERIOR ORDINANCE NO. 98-O-7 RECEPTION NUMBER 1807479 DATED 06-01-1998) HEIGHT LIMITATIONS.
2.* BUILDING HEIGHTS OF 5 STORIES AND 75 FEET COVERING UP TO 25% OF THE BUILDABLE AREA IN PLANNING AREA 2 CAN BE INCLUDED AND APPROVED ON FUTURE FINAL DEVELOPMENT PLANS.
3. A HOTEL BUILDING ON BLOCK 7 OR THE NORTHERN PORTION OF BLOCK 6 SHALL BE ALLOWED UP TO 75 FEET IN HEIGHT AND THE DESIGN GUIDELINE SUPPLEMENT SECTION 1.6 HAS BEEN REVISED TO REFLECT THIS CHANGE.
4. BUILDING HEIGHTS WILL VARY WITHIN THE MAXIMUMS. FOR BUILDINGS OF THREE STORIES OR ABOVE, THREE STORIES WILL BE THE MAXIMUM HEIGHT, UNLESS A HEIGHT ABOVE THREE STORIES IS DETERMINED NOT TO DETRIMENTALLY AFFECT THE VIEWS FROM PROPERTIES SURROUNDING THE TOWN CENTER.
5. ORDINANCE NO. O-6, SERIES 2013, CONDITION J, STIPULATES THAT EACH FINAL DEVELOPMENT PLAN SHALL SHOW THREE VIEW CORRIDOR ANALYSIS PHOTO SIMULATIONS IN COMPLIANCE WITH THE VIEW CORRIDOR PROVISIONS IN THE TOWN'S COMPREHENSIVE PLAN.

ALLOWED USES

Following is a list of Allowed Uses within the Superior Town Center including, but not limited to:

Residential Uses; including, but not limited to:
- Multi-Family dwellings
- Single-Family dwellings

Agricultural Uses; including, but not limited to:
- Nursery stock production and sales *

Retail/Commercial Uses; including, but not limited to:
- Retail Businesses
- Parking lots/structures
- Restaurants
- Commercial recreation/sports facilities
- Professional business offices
- Hotels
- Dental or Medical Clinics
- Transportation facilities/bus shelters
- Banking, savings and loans
- Drive-through restaurants*
- Drive-through Bank*
- Communication Facilities

Light and General Industrial Uses; including, but not limited to:
- Facilities for large scale search, testing, fabrication, processing, manufacture, repair, cleaning or assembly of: 1) sporting goods, 2) electronic components, 3) computers, 4) steel, 5) cosmetics, 6) musical instruments, toys, novelties, 7) artwork, pottery, 8) ceramics, glass, metal, and plastic products, 9) natural products, 14) bulk dry cleaning, 15) products and materials similar to and compatible with the above.*
- Storage, repair, rental or sales with contract installation for durable goods*
- Studios for motion picture or video productions*
- Catalog Sales outlets*
- Call center*

Other Uses:
- Public Park and Recreation areas and facilities
- Civic/Governmental Uses (community center, town hall, etc.)
- Public or Private School*
- Child Care
- Public Utilities
- Veterinary Clinics/Hospitals

Notes:
* Uses allowed only through Town of Superior Special Use Review Process

PROHIBITED USES

Residential Uses:
- Mobile Homes

Agricultural Uses:
- Livestock (allowed use until each parcel is developed)

Retail/Commercial Uses:
- Sexually Oriented businesses
- Automobile, truck, mobile home or recreational vehicle sales or leasing and sale of parts and accessories
- Gas Station/Service Station
- Retail and Medical Marijuana Uses
- Tattoo Parlors

Light and General Industrial Uses:
- Extractions, processing and transportation of natural resource materials. Oil and Gas drilling accessory equipment and storage tanks.
- Lumberyards
- Mini-Storage
- Bottling plants
- Industrial equipment sales and leasing and the sale of parts and accessories
- Automobile, mobile home or recreation vehicle general service, repair, painting, body work and storage
- Automobile washing facilities
- Contractor's supply yards.
- Manufacturing shops for: 1) Cabinetworks and furniture, 2) Glazing, 3) Plumbing, 4) Electrical, 5) Sheet metal, 6) Upholstery, 7) General Repair, 8) Welding
- Commercial laundries
- Motor freight depots
- Cold storage Lockers
- Manufacture of durable goods
- Major utility facilities, including transmission lines and substations
- Outdoor Storage and Maintenance Yards
- Recycling facilities
- Water and Sewer treatment plants (with the exception of lift stations)
- Salvage yards/Junk yards

Other Uses:
- Kennels

PHASING STATEMENT

THE PROPERTY WILL BE CONSTRUCTED IN PHASES. FINAL DEVELOPMENT PLANS WILL BE SUBMITTED BY DEVELOPER TO THE TOWN FOR EACH PHASE. EACH FINAL DEVELOPMENT PLAN WILL ESTABLISH WHEN CONSTRUCTION OF THE PHASE OR PHASES FOR THE PROPERTY SUBJECT TO THAT PLAN WILL BE EXPECTED TO BEGIN AND BE COMPLETED. DEVELOPER MUST INCLUDE IN A FINAL DEVELOPMENT PLAN THE COMPLETION OF SUCH PUBLIC IMPROVEMENTS AS ARE DIRECTLY AND IMMEDIATELY NECESSARY TO SUPPORT THE DEVELOPMENT AND USES CONTEMPLATE BY SUCH FINAL DEVELOPMENT PLAN. THE FOREGOING SHALL NOT LIMIT DEVELOPER FROM INCLUDING SUCH ADDITIONAL PUBLIC IMPROVEMENTS IN A FINAL DEVELOPMENT PLAN AS DEVELOPER, IN ITS SOLE DISCRETION, SHALL DETERMINE.

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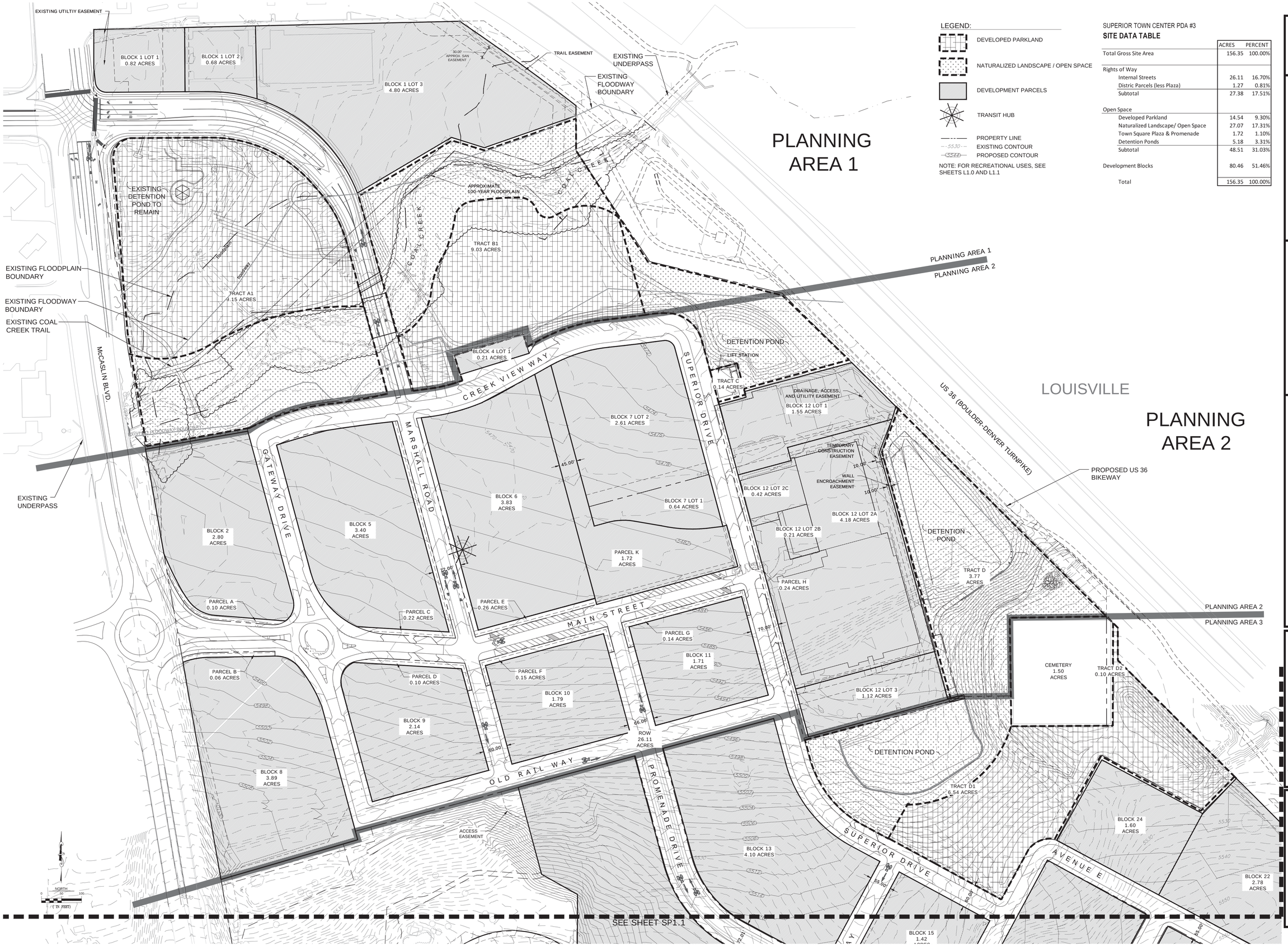
06-13-2016 MYLARS

SHEET TITLE:
BUILDING MASS DIAGRAM

SCALE:
SHEET NUMBER
CS1.4 / FIGURE H



LEGEND:

- DEVELOPED PARKLAND
- NATURALIZED LANDSCAPE / OPEN SPACE
- DEVELOPMENT PARCELS
- TRANSIT HUB
- PROPERTY LINE
- 5530 EXISTING CONTOUR
- 5544 PROPOSED CONTOUR

NOTE: FOR RECREATIONAL USES, SEE SHEETS L1.0 AND L1.1

SUPERIOR TOWN CENTER PDA #3

SITE DATA TABLE

	ACRES	PERCENT
Total Gross Site Area	156.35	100.00%
Rights of Way		
Internal Streets	26.11	16.70%
Distric Parcels (less Plaza)	1.27	0.81%
Subtotal	27.38	17.51%
Open Space		
Developed Parkland	14.54	9.30%
Naturalized Landscape/ Open Space	27.07	17.31%
Town Square Plaza & Promenade	1.72	1.10%
Detention Ponds	5.18	3.31%
Subtotal	48.51	31.03%
Development Blocks	80.46	51.46%
Total	156.35	100.00%

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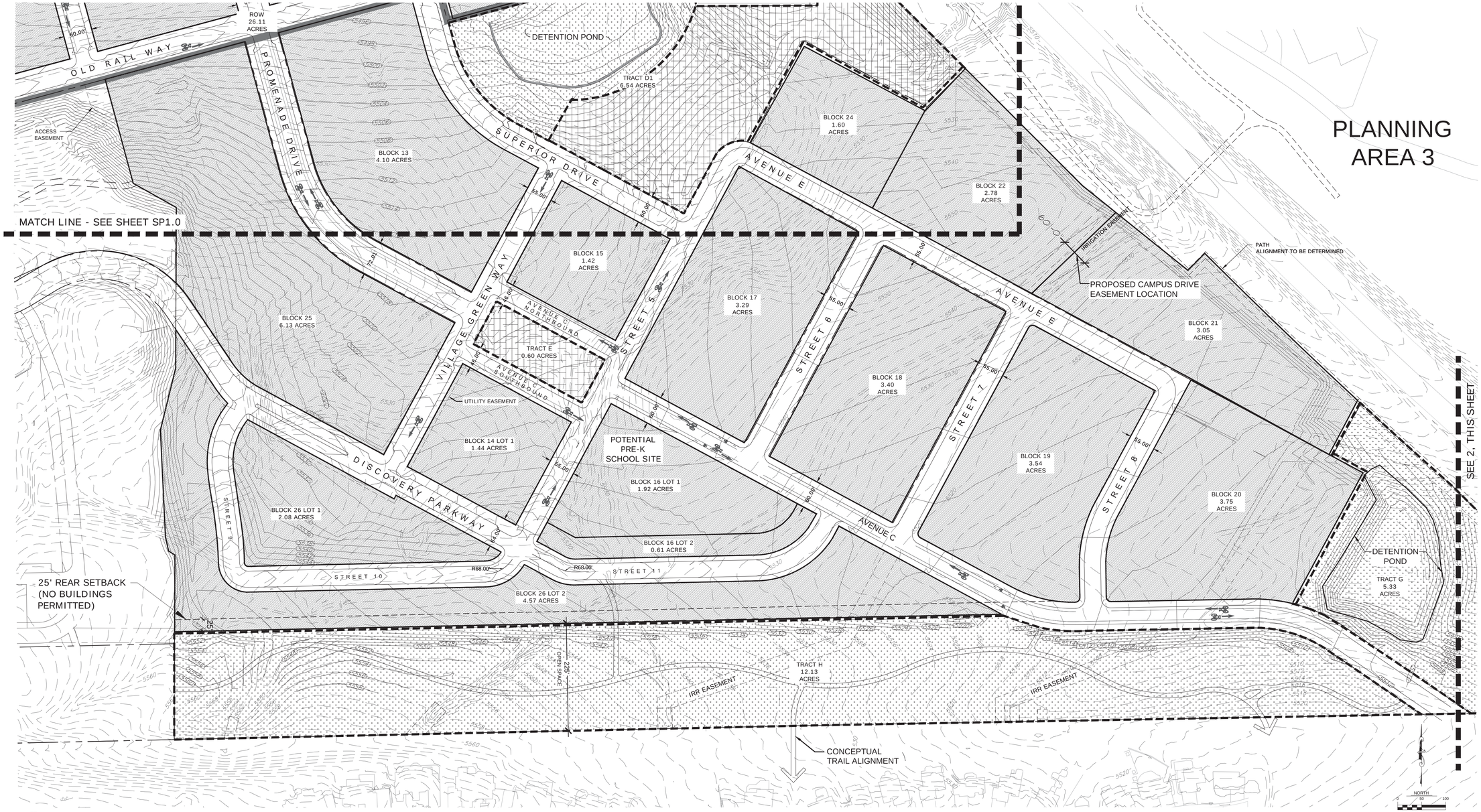
05-11-2016	STAFF REVIEW
06-02-2016	STAFF REVIEW
06-13-2016	MYLARS

SHEET TITLE:
SITE DEVELOPMENT PLAN - WITH PROPOSED GRADING (NORTH)

SCALE: 1" = 100'-0"

SHEET NUMBER
SP1.0



1

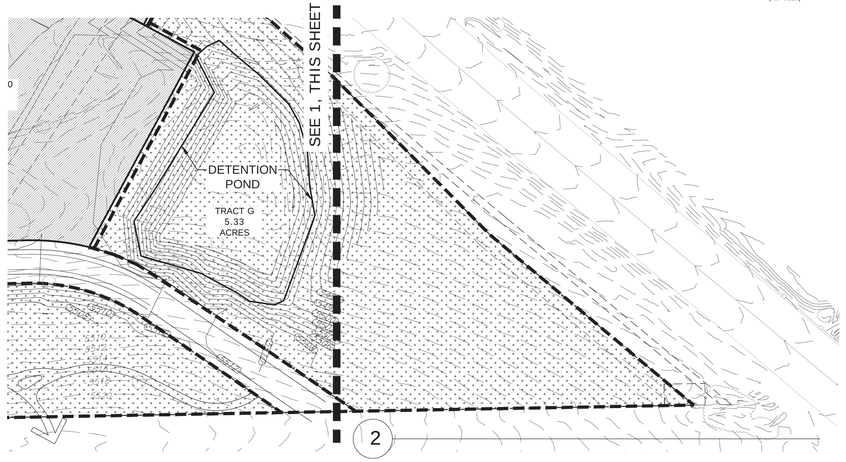
Notes:

1. Ordinance No. O-4, Series 2014, Condition D, stipulates that back-out drives as defined in the Town's transportation plan shall not be permitted along Discovery Parkway.
2. Ordinance No. O-4, Series 2014, Condition E, stipulates that traffic calming measures shall be incorporated on the downgrade crossing on Discovery Parkway from Discovery Office Park to Superior Town Center.
3. Ordinance No. O-4, Series 2014, Condition F, stipulates that trail connection leading from Discovery Parkway to Street 3 (Old Rail Way) in Superior Town Center shall be eight feet (8') in width.
4. Public Streets 10 & 11 will be approved with deviation from Town of Superior Roadway Design Criteria with respect to design speed at stop condition intersection approach to Discovery Parkway and Street 5. The Criteria requires a 25 mph design speed and minimum centerline radius of 165 feet for local streets. A 15 mph design speed and minimum centerline radius of 68 feet is proposed.
5. Existing contours reflect topographic and boundary survey for Town Center Filing No. 1 Area performed by King Surveying in April and May 2012. Aerial Topographic survey for area south of Town Center Filing No. 1 coordinated by King Surveying in April 2013. Proposed Contours reflect grading permit within Block 26 and Tract H. #GR2016-13.

LEGEND:

- DEVELOPED PARKLAND
- NATURALIZED LANDSCAPE / OPEN SPACE
- DEVELOPMENT PARCELS
- PROPERTY LINE
- 5530 EXISTING CONTOUR
- 5544 PROPOSED CONTOUR

NOTE: FOR RECREATIONAL USES, SEE SHEETS L1.0 AND L1.1



2

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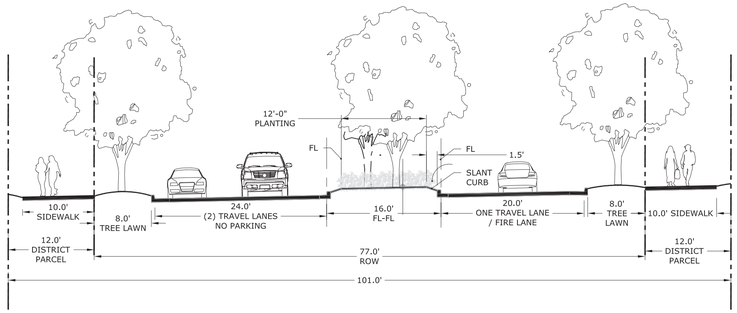
SHEET TITLE:
SITE DEVELOPMENT PLAN - WITH PROPOSED GRADING (SOUTH)

SCALE: 1" = 100'-0"

SHEET NUMBER
SP1.1

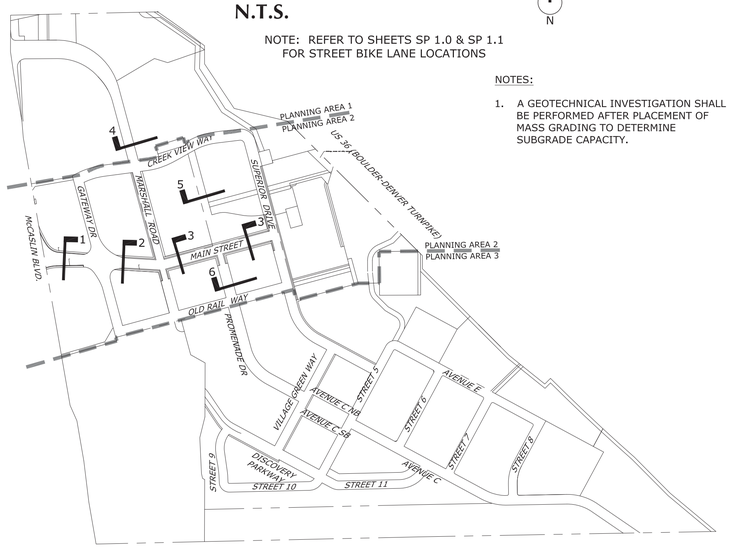


SECTION 1 - 77' ROW
MAIN STREET (MCCASLIN BOULEVARD TO GATEWAY DRIVE - FACING EAST)

STREET/SITE SECTION LEGEND

N.T.S.

NOTE: REFER TO SHEETS SP 1.0 & SP 1.1
FOR STREET BIKE LANE LOCATIONS



NOTES:

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RC SUPERIOR
12275 El Camino Real
Suite 100
San Diego, CA 92130

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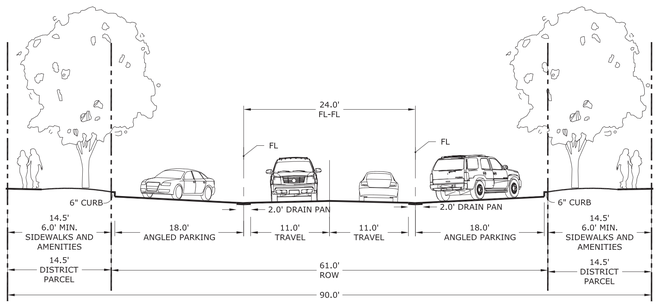
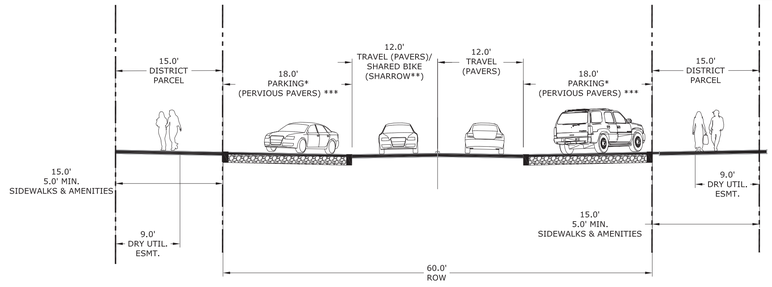
SUPERIOR TOWN CENTER
PD AMENDMENT #3



SECTION 2 - 61' ROW
MAIN STREET (GATEWAY DRIVE TO MARSHALL ROAD)

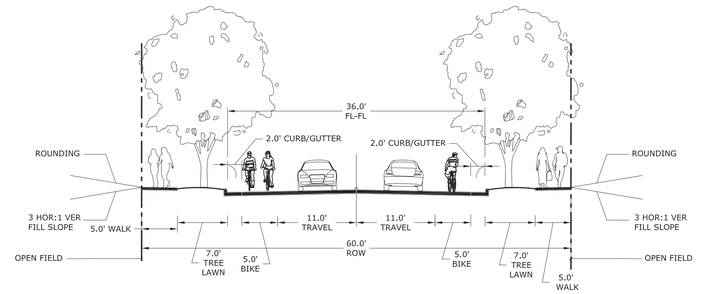


* NOTE: THIS PARKING COULD BE DIAGONAL, PARALLEL, OR PERPENDICULAR PARKING.

** NOTE: SHARED BIKE LANE ONLY BETWEEN MARSHALL ROAD AND PROMENADE DRIVE.

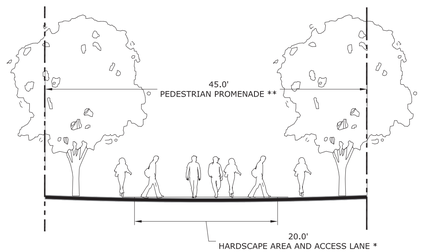
*** NOTE: PERVIOUS PAVERS ONLY BETWEEN PROMENADE DRIVE AND SUPERIOR DRIVE.

SECTION 3 - 60' ROW
MAIN STREET (MARSHALL ROAD TO SUPERIOR DRIVE, FACING EAST)

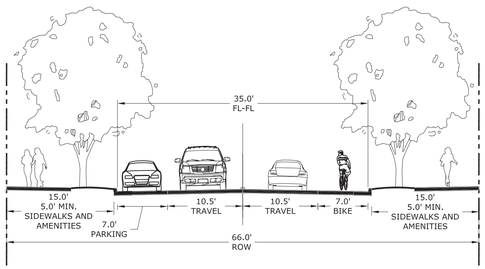


SECTION 4 - 60' ROW
MARSHALL ROAD (NORTH OF CREEK VIEW WAY)

NOTES:
*1. LOCATION OF 20' WIDE ACCESS FIRE & SERVICE LANE VARIES WITHIN R.O.W.
**2. LAYOUT OF SOFTSCAPE AND HARDSCAPE WITHIN PEDESTRIAN PROMENADE VARIES
3. BICYCLIST MUST DISMOUNT WHEN TRAVELING THROUGH THE PROMENADE.



SECTION 5 - 45' DISTRICT PARCEL
PEDESTRIAN PROMENADE (CREEK VIEW WAY TO MAIN STREET)



SECTION 6 - 66' ROW
PROMENADE DRIVE
MAIN STREET TO OLD RAIL WAY (FACING NORTH)

ORDINANCE - NO. O-6, SERIES 13
ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET WIDE, OR GREATER IF INDICATED HEREON.

0 5 10
(IN FEET)

NOTES:

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2. ALL CONCRETE AND ASPHALT PAVEMENT SECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH TOWN OF SUPERIOR ROADWAY DESIGN CRITERIA AND STANDARDS.

PROJ. NO.
DRAWN:
CHECKED:
APPROVED:
DATE: JUNE 2016

SUBMITTALS:
01-11-2016 BOARD OF TRUSTEES
10-08-2015 STAFF REVIEW
10-27-2015 STAFF REVIEW
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04-08-2016 BOARD OF TRUSTEES
05-11-2016 STAFF REVIEW
06-02-2016 STAFF REVIEW
06-13-2016 MYLARS

SHEET TITLE:

ILLUSTRATIVE STREET SECTIONS 1

SCALE:
SHEET NUMBER

SP2.0a/
FIGURE C.1

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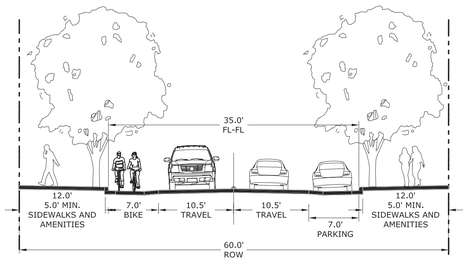
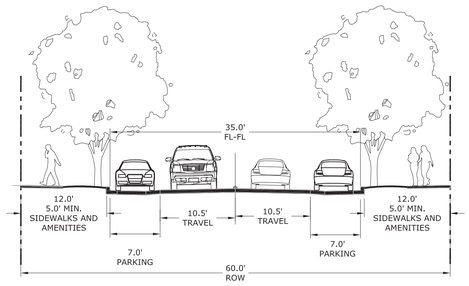


SECTION 7 - 60' ROW
MARSHALL ROAD (MAIN STREET TO OLD RAIL WAY - FACING NORTH)
OLD RAIL WAY (MARSHALL ROAD TO PROMENADE DRIVE- FACING WEST)

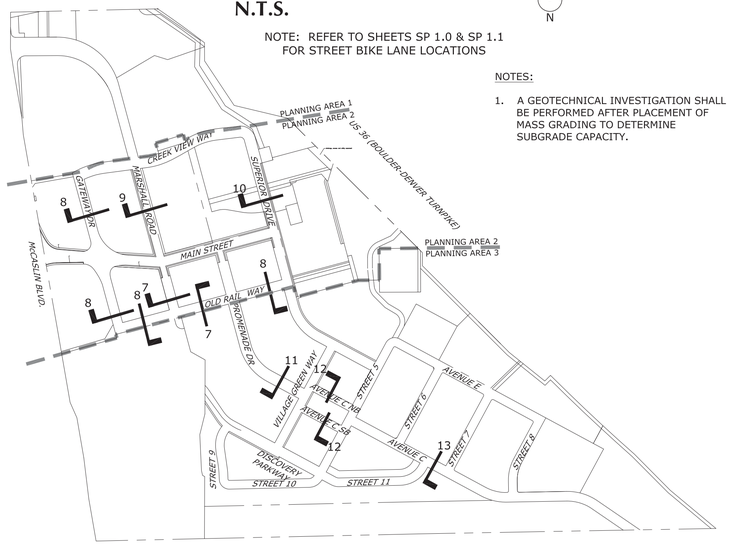


SECTION 8 - 60' ROW
GATEWAY DRIVE (CREEK VIEW WAY TO OLD RAIL WAY)
OLD RAIL WAY (GATEWAY DRIVE TO MARSHALL ROAD)
OLD RAIL WAY (PROMENADE DRIVE TO SUPERIOR DRIVE)

STREET/SITE SECTION LEGEND

N.T.S.

NOTE: REFER TO SHEETS SP 1.0 & SP 1.1
FOR STREET BIKE LANE LOCATIONS



NOTES:

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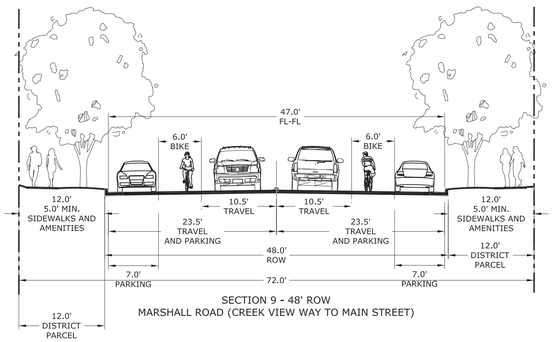
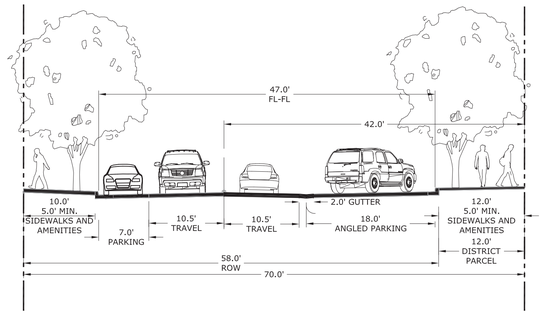
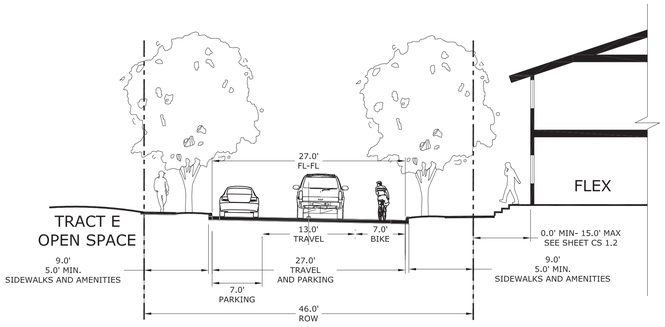
SUPERIOR TOWN CENTER
PD AMENDMENT #3



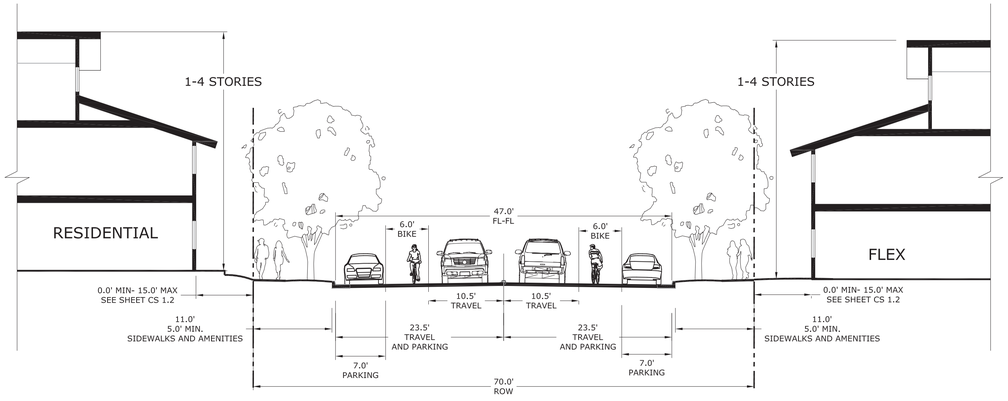
SECTION 9 - 48' ROW
MARSHALL ROAD (CREEK VIEW WAY TO MAIN STREET)



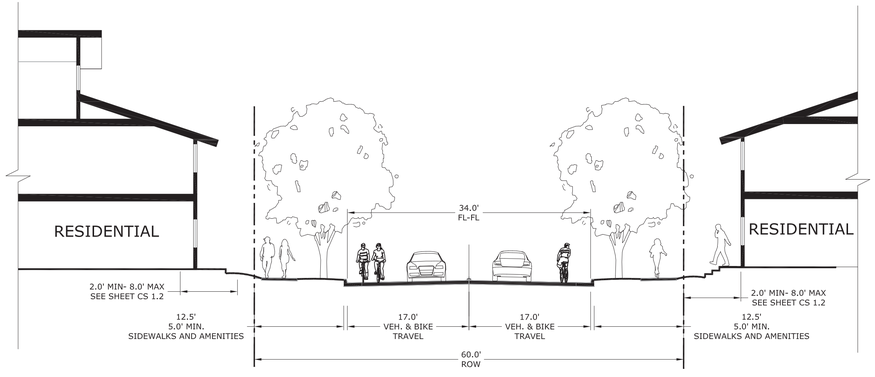
SECTION 10 - 58' ROW
SUPERIOR DRIVE (CREEK VIEW WAY TO OLD RAIL WAY)
(FACING NORTH)



SECTION 12 - 46' ROW
AVENUE C NB & SB



SECTION 11 - 70' ROW
PROMENADE DRIVE (OLD RAIL WAY TO VILLAGE GREEN WAY)



SECTION 13 - 60' ROW
AVENUE C

NOTES:

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0 5 10
(IN FEET)

ORDINANCE - NO. O-6, SERIES 13
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PROJ. NO.
DRAWN:
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APPROVED:
DATE: JUNE 2016

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04-08-2016 BOARD OF TRUSTEES
05-11-2016 STAFF REVIEW
06-02-2016 STAFF REVIEW
06-13-2016 MYLARS

SHEET TITLE:

ILLUSTRATIVE STREET SECTIONS 2/FIGURE C.2

SCALE:
SHEET NUMBER

SP2.0b/
FIGURE C.2

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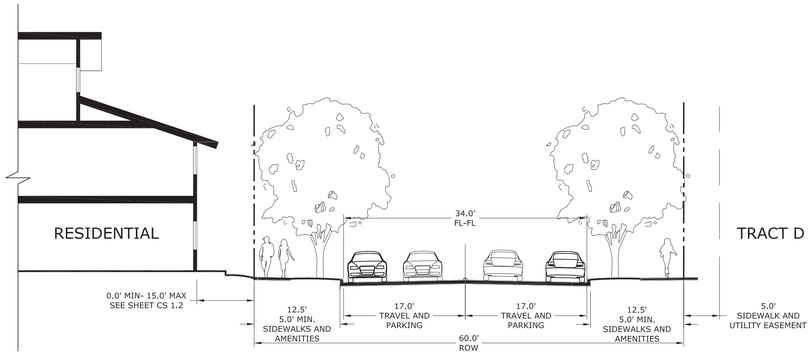
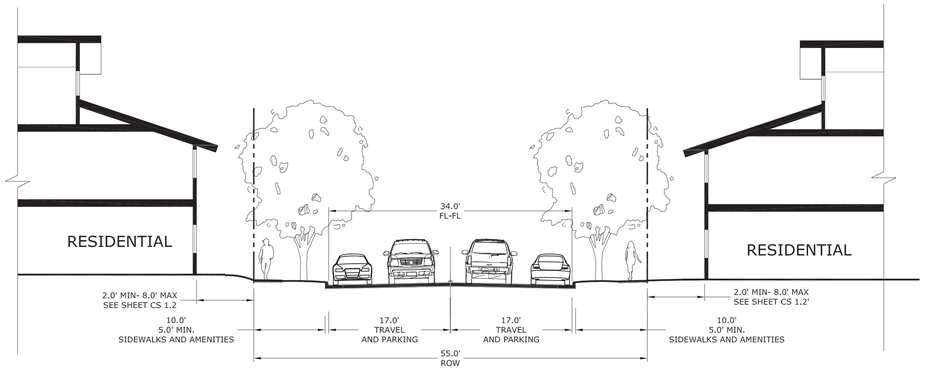
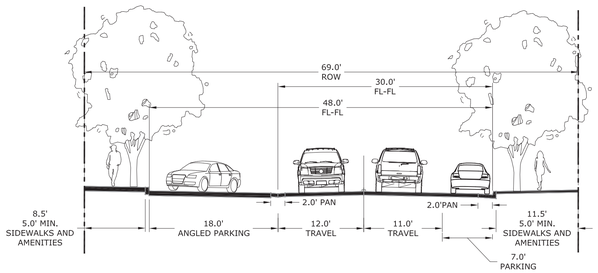


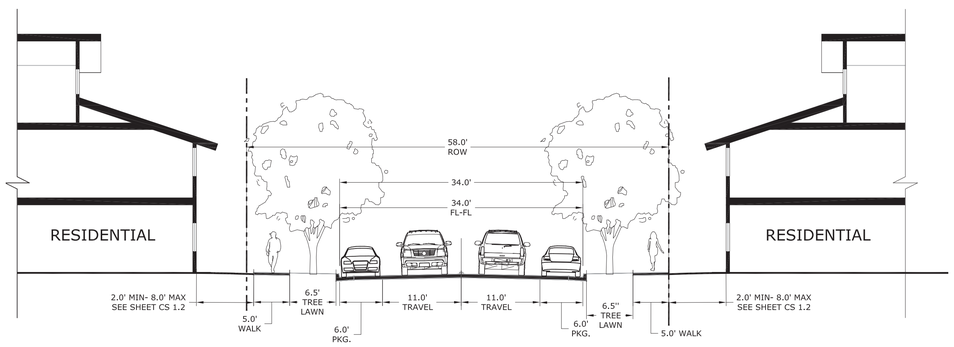
SECTION 14 - 60' ROW
SUPERIOR DRIVE (OLD RAIL WAY TO VILLAGE GREEN WAY, FACING NORTH)



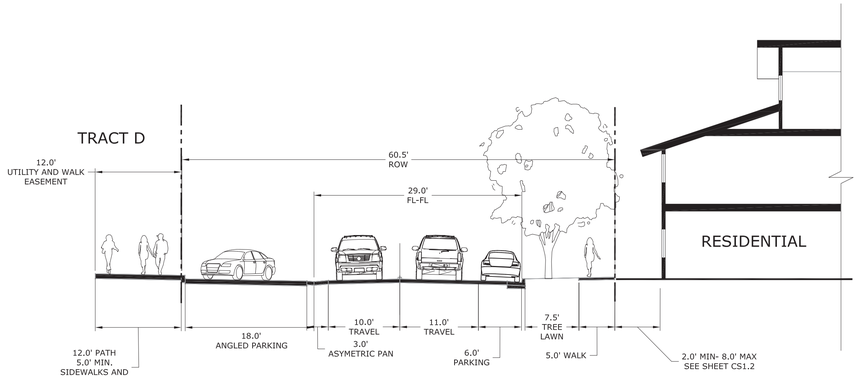
SECTION 15 - 55' ROW
STREET 6, STREET 7, STREET 8 AND AVENUE E



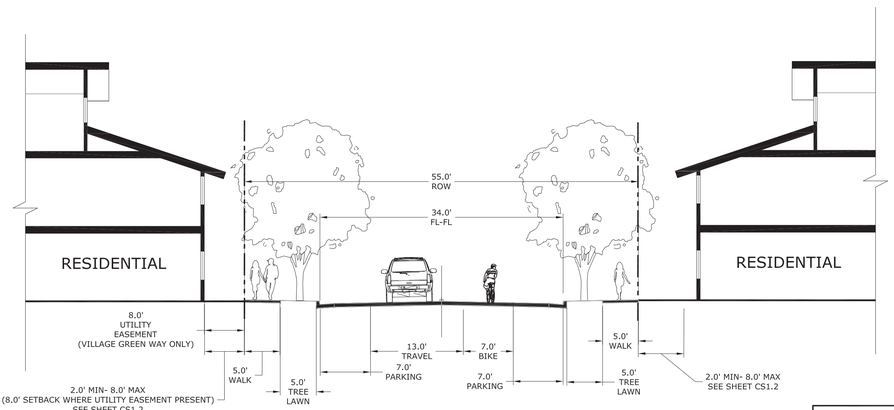
SECTION 16 - 69' ROW
CREEK VIEW WAY (GATEWAY DRIVE TO SUPERIOR DRIVE, FACING EAST)



SECTION 17 - 58' ROW
DISCOVERY PARKWAY (FACING SOUTH)



SECTION 18 - 60.5' ROW
SUPERIOR DRIVE (DIAGONAL PARKING, FACING SOUTH)



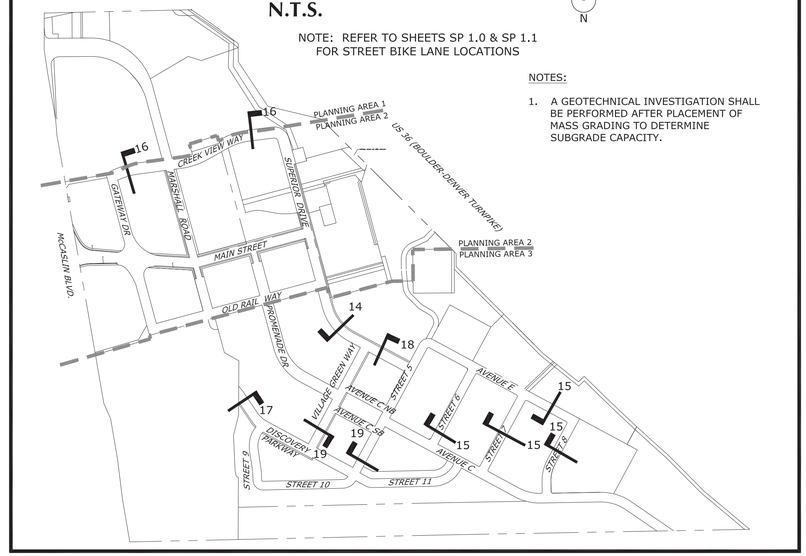
SECTION 19 - 55' ROW
VILLAGE GREEN WAY (FACING SOUTH)
STREET 5 (FACING NORTH)

STREET/SITE SECTION LEGEND

N.T.S.

N

NOTE: REFER TO SHEETS SP 1.0 & SP 1.1
FOR STREET BIKE LANE LOCATIONS



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0 5 10
(IN FEET)

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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
10-08-2015 STAFF REVIEW
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04-08-2016 BOARD OF TRUSTEES
05-11-2016 STAFF REVIEW
06-02-2016 STAFF REVIEW
06-13-2016 MYLARS

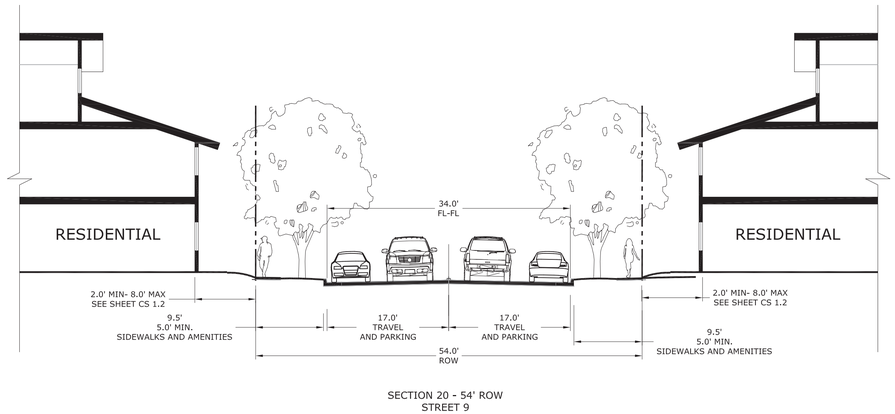
SHEET TITLE:

ILLUSTRATIVE STREET SECTIONS 3

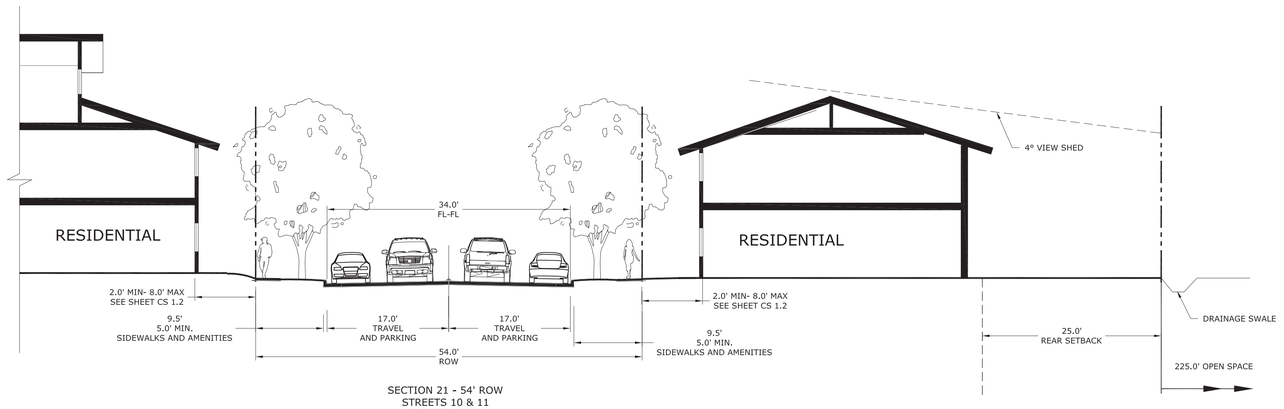
SCALE:
SHEET NUMBER

SP2.1a/
FIGURE C.3

J:\Superior Town Center FSP\Drawings\Sheets\2013 PDA-#3 backup\submit2\Sheets\2200010 SECTIONS.dwg, 6/10/2016 8:44:26 AM



SECTION 20 - 54' ROW
STREET 9



SECTION 21 - 54' ROW
STREETS 10 & 11
FACING EAST

STREET/SITE SECTION LEGEND

N.T.S.

N

NOTE: REFER TO SHEETS SP 1.0 & SP 1.1
FOR STREET BIKE LANE LOCATIONS

NOTES:

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(IN FEET)

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PD AMENDMENT #3

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06-02-2016 STAFF REVIEW
06-13-2016 MYLARS

SHEET TITLE:

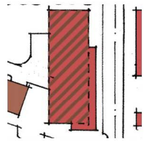
ILLUSTRATIVE STREET SECTIONS 4

SCALE:
SHEET NUMBER

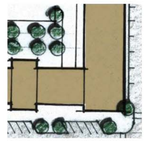
SP2.1b/
FIGURE C.4

J:\Superior Town Center FDP\Drawings\Sheets\2013 PDA.dgn tao/grunoldt\Sheet\2000\10 SECTIONS.dwg 6/10/2016 8:54:52 AM

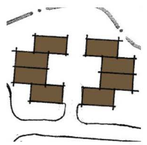
PLANNING AREA 02



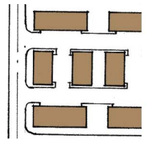
A. FLEX APARTMENT OVER RETAIL:
Unit Sizes: Range: 900 s.f. - 1,100 s.f.
Parking: Shared Structured Parking From Midblock
Description: The Flex Apartment Over Retail product will provide a high density, urban living residential model. Envisioned to provide a variety of flexible configurations, these units will be arranged around a central corridor and be supported with centralized shared structured parking (above or below grade). A variety of unit types ranging from "micro-apartments" to one and two bedroom high efficiencies will provide a diverse mix within the vibrant Village Core. A range of projecting balconies and Juliet balconies will animate the facades and provide diversity of expression. A Juliet balcony allows for a large glazed door opening to be located on an upper floor with an variety of railing types to prevent falls. This type of balcony allows for more sunlight to enter into the homes. Stair entrances will be provided along the edges and a range of private, semi-private and community elevator entries will be located throughout the buildings. Primary massing within this product will be limited to three stories above retail podium with special Board approvals required for fourth floor residential above retail. In some cases a stepped back 3rd or 4th floor will animate the building form and add variety to the silhouette. Building massing will be regulated to limit unarticulated horizontal massing, in favor of stepped façades. Open space will be provided within shared ground floor courtyards, internal to block.



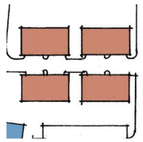
B. HIGH DENSITY RESIDENTIAL FLATS:
Unit Sizes: Range: 1,100 s.f. – 1,600 s.f.
Parking: Shared Structured Parking accessed from midblock.
Description: This residential product will provide for a high density urban configuration. Envisioned as a multi-story condominium configuration, this product will appeal to the urban dweller. These units will gain access to individual units through a common elevator lobby and through a common double loaded corridor. Unit sizes will vary from larger one-bedroom through small three-bedroom units. Primary building massing within this product will be limited to three stories above retail podium with special Board approvals required for fourth floor residential above retail. Building massing will be located along energetic sub-areas within the Village Core and designed to hold the street edge at floors one – three and provide the desired density within the central core. In some cases, 5th level mezzanines (lofts) will animate the skyline and provide a further stepped back massing. Balconies within this product type will be a combination of projected and subtracted forms from the primary massing. Building entrances will be articulated at the ground floor with shared elevator lobby configurations fronting the public way. Parking will be accommodated with on-site structured (above and/ or below grade) configurations. Outdoor space will be shared by residents within centralized plazas and courtyards, internal to blocks.



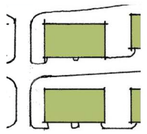
C. CLUSTER DUPLEX / TOWNHOMES:
Unit Sizes: Range: 1,750 s.f. - 2,500 s.f.
Parking: Shared auto court access with self-park tuck under garage.
Description: This product type is envisioned as two - unit duplex Townhomes arranged around a central auto entry court. Leveraging the natural beauty of the adjacent open space and views, these units will provide up to four bedrooms and private exterior courtyards and terraces. Parking within this product type will provide a 2-car side-by-side garage per unit accessed from shared auto-court. Building massing will be limited to three stories with accessible rooftop terraces & small (up to 15% of floor area) fourth floor amenities allowed. Individual unit articulation is envisioned through material differentiation, building siting and individual unit entrances to encourage a more independent SFR impression. Open space will be a combination of shared entry courts and private, individualized exterior spaces.



D. ATTACHED ROWHOME:
Unit Sizes: Range: 1,500 s.f. - 1,800 s.f. plus 250 s.f. ground floor use.
Parking: Self Park, tuck under accessed from shared internal driveway
Description: This product type is envisioned as a semi-detached row-home. The ground floor will hold the street edge and provide a welcoming first impression. Each unit will provide an individual front door and porch as well as approximately 250 s.f. of ground floor home office / bedroom, etc. and a self-park, tuck-under configuration accessed from internal driveways within the block. In some cases the upper floors will detach providing three individual vertical unit articulations. This configuration will allow for windows, porches and balconies to be introduced at the upper floors of each unit. In other cases, the upper floors may remain attached to present a denser, urban edge along higher density sub-areas. Building massing will be limited to three story primary massing with up to 15% of floor area allowable for a fourth floor program expansion. Roof terraces, balconies are allowed. Street fronting upper floor balconies are encouraged and may project within 5' of front property line.



E. HIGH DENSITY ATTACHED (6-UNIT FLATS):
Unit Sizes: Range: 1,250 s.f. – 1,600 s.f.
Parking: Self Park, tuck under accessed from shared internal driveway
Description: This product type is envisioned as a medium-high density, single level living product concentrated close to the Village Core. Individual units are accessed through a central shared ground floor, street fronting elevator lobby providing access to a total of six one + den and two bedroom flats (two per floor). Parking is accessed from a secured ground floor self-park, tuck under configuration with internal driveways within the block. Building massing is limited to four stories (three residential floors above ground floor parking) plus up to 33% of floor area for fifth floor loft. Individual unit balconies and terraces are encouraged within this product. The overall character of the massing will be rendered as a single primary mass with stacking units. Top floor articulation will be presented with a variety of roof forms, balconies and terraces. Outdoor space will be shared by residents within this block configuration through internalized ground floor paseos and courtyards.

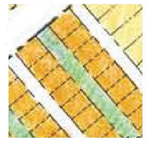


F. TOWNHOME WITH PENTHOUSE FLOOR (6 Units / Building):
Unit Sizes: Townhome: 2,100 s.f. (floors 2-3) (4 units)
Penthouse: 1,950 s.f. (floor 4 + mezzanine / loft) (2 units)
Parking: Self Park, tuck under accessed from shared internal driveway
Description: This product type provides for slightly larger units with four (4) two-story, three bedrooms + den Townhomes and two (2) top floor, three bedroom penthouses + loft to meet the needs of homeowners who prefer luxurious living on a single level. Parking is accommodated with a self-park, tuck-under configuration accessed from internal driveways. Townhome and penthouse access is provided by individual stairs from garage and/ or (private or shared) elevator access. Large private decks are provided (60-90sf) for each Townhome unit. Building massing is envisioned to be rendered as a singular form for the lower levels with the penthouses detaching from the lower floor massing to be individually articulated. Private roof terraces, accessed from top floor loft are encouraged. Open space is shared between buildings through generous mid-block greenbelts, courtyards and pedestrian amenities.

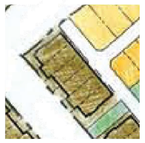
PLANNING AREA 03

G. COTTAGES:
Unit Sizes: Range: 1,200 s.f. - 3000 s.f.
Parking: Parking is provided at the alley in the form of private garages.
Description: Cottages are 1 to3 story, single-family detached buildings. Half-stories refer to lower plate heights with dormers and scissor trusses on the upper stories and are very common in the region. These houses usually have a narrow, deep lots and attached garages with alley access. Cottages should be designed with an open side and a closed side in order to maximize the usability of side yards. Cottages will determine the character of the streetscape in the majority of Planning Area 3. Providing large porches will be very effective in creating inviting, walkable streets. This typology may also include single-story, ranch -style patio homes.

H. VILLAS:
Unit Sizes: Range: 1,500 s.f. - 2,400 s.f.
Parking: Parking is provided at the alley in the form of private garages.
Description: The larger Villas are compact residential buildings that can be located on shallow lots. Typically, the main living space is located on the second floor above the garage. Second and third-story setbacks are encouraged. Front porches and second-story balconies provide interest and variety.



I. URBAN VILLAS:
Unit Sizes: Range: 1,200 s.f. – 1,900 s.f.
Parking: Parking is provided at the alley in the form of private garages.
Description: The smaller Urban Villas are compact residential buildings that can be located on shallow lots. Typically, the main living space is located on the second floor above the garage. Second and third-story setbacks are encouraged. Front porches and second-story balconies provide interest and variety.



J. TOWNHOMES:
Unit Sizes: Range: 1,200 s.f. - 2,500 s.f.
Parking: Parking is provided at the alley in the form of private garages.
Description: Townhomes create strong building presence along the street. In Planning Area 03, townhomes will provide a transition from the more urban building products in the core to the smaller-scale residential cottages. Therefore, the use of porches and articulation of individual units will be important. Access to the units is provided via attached garages along the alleys.

K. LIVE / WORK TOWNHOMES:
Unit Sizes: Range: 1,600 s.f. - 2,000 s.f.
Parking: Parking is provided at the alley in the form of private garages.
Description: Allowed in the Residential, Flex Space and Commercial zones shown on Figure A and encouraged along Main Street and the Village Green. This live/work townhome product type is a compact, attached building with a street front orientation and design that reflects and allows a transition from residential to commercial uses over time. These units provide for commercial space on the ground floor that is designed to be flexible with residential or commercial uses on the floors above. Tuck under or rear loaded garages to accommodate the residential occupant parking demand and separate or multiple entrances for the residential portion of the unit are common elements of the design for these units. For example, two Main Street entries will be allowed -- one for a commercial space and one for residential. These units will be allowed to be further subdivided in the future to separate the commercial and residential space as well as allowing a portion of the space within any individual unit to be sub-leased. Such flexibility will allow the ground floor space to be consolidated into larger spaces as the character and opportunities in the project mature.

NOTES:
• All units sizes provided do not include basement square footage, if applicable.

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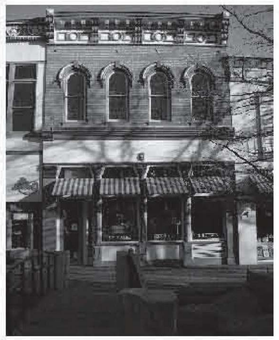
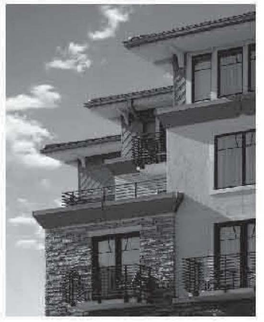
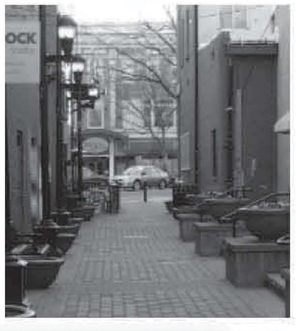
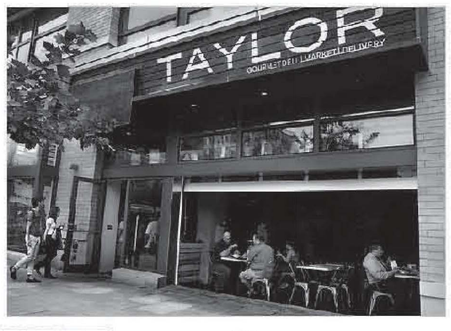
SHEET TITLE:
RESIDENTIAL TYPOLOGIES

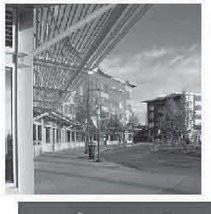
SCALE:
SHEET NUMBER
SP2.2 / FIGURE G.3











Architectural Precedents - Core Area (Planning Area 2)

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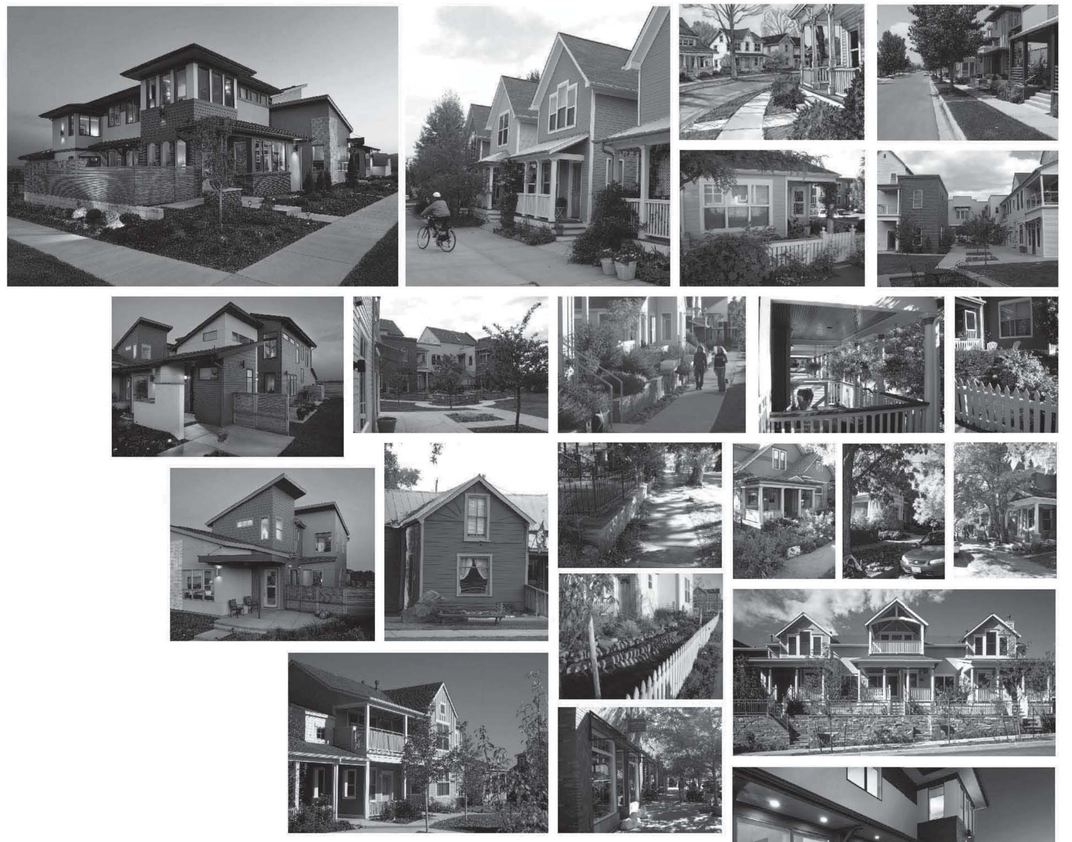
SHEET TITLE:
ARCHITECTURAL PRECEDENTS
(CORE AREA)

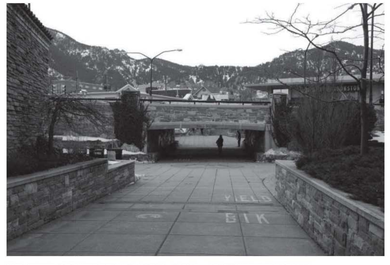
SCALE:
SHEET NUMBER
A1.1 / FIGURE G.1

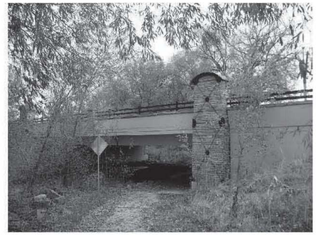
Freestanding Office Precedents

Civic Building Precedents



Residential Precedents





Underpass Precedents

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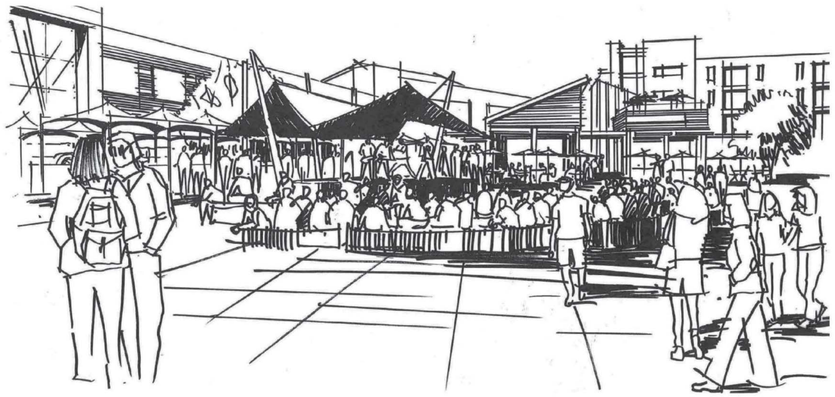
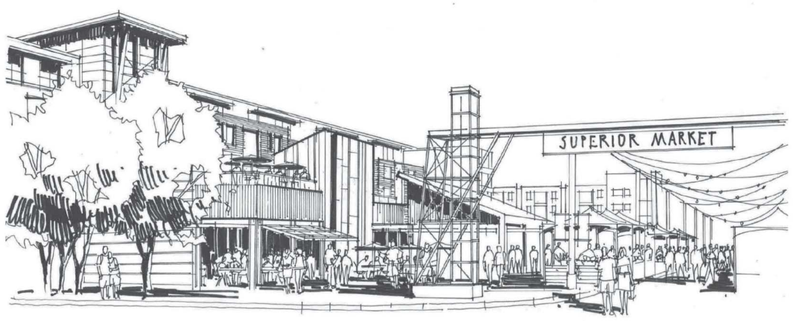
ARCHITECTURAL PRECEDENTS
(CORE AREA)

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

RESIDENTIAL ABOVE GROUND FLOOR "FLEX" RETAIL AT MAIN STREET



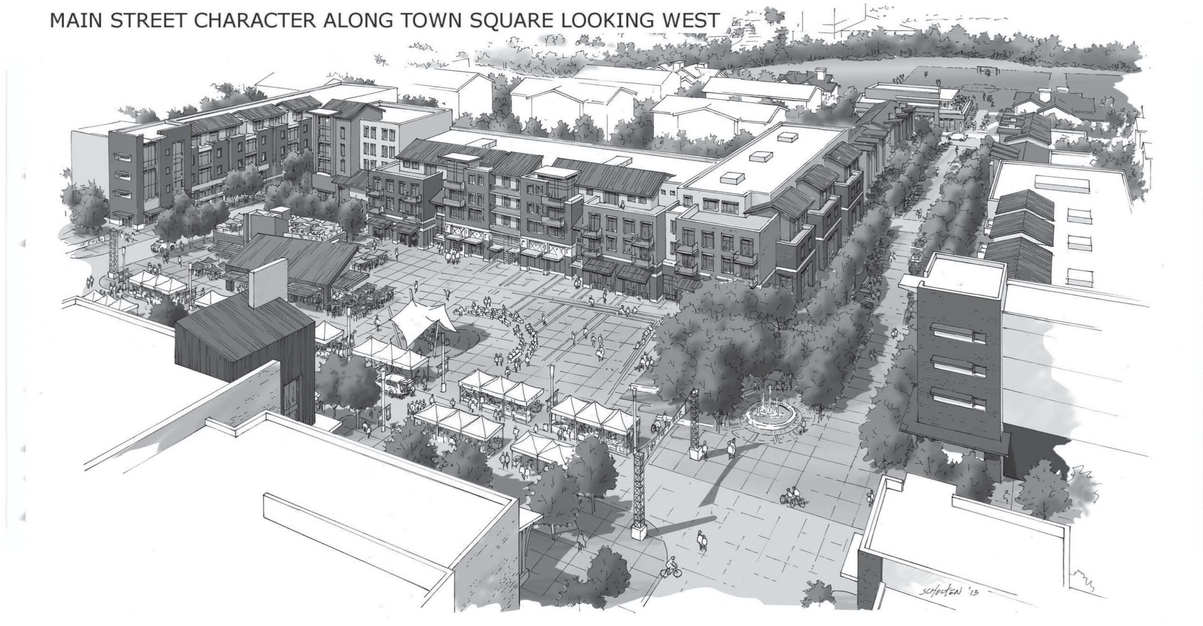
FLEXIBLE EVENT SPACE WITHIN TOWN SQUARE - SUMMER CONCERTS



FLEXIBLE EVENT SPACE ALONG MAIN STREET - FARMERS MARKET

LOOKING WEST INTO TOWN SQUARE FROM MAIN STREET

MAIN STREET CHARACTER ALONG TOWN SQUARE LOOKING WEST



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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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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 DENSITIES

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 embank-ment	5/50 l.f. of top edge of embank-ment	N. A.	N. A.	1/50 l.f. of top edge of embank-ment	5/50 l.f. of top edge of embank-ment	N. A.	N. A.	1/50 l.f. of top edge of embank-ment	5/50 l.f. of top edge of embank-ment
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.

NOTES:

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:

- a Setbacks from **Outside Edge of Public Utility Pipes** for Canopy Trees / Ornamental Trees (Single Stem / High Branch) **Shall be 5' - 0"**
- b Setbacks from **Outside Edge of Public Utility Pipes** for Ornamental Trees (Clumped / Low branched) **Shall be 5' - 0"**
- c 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:

- a Street Trees shall be 100% Deciduous Trees
- b Developed Parkland Trees shall be 70% Deciduous Trees and 30% Coniferous Trees
- c 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):

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

3.1 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%

3.2 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)

3.3 Each street tree shall be irrigated via a drip-ring emitter

3.4 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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SUPERIOR TOWN CENTER PD AMENDMENT #3

PROJ. NO.
DRAWN:
CHECKED:
APPROVED:
DATE: JUNE 2016

SUBMITTALS:
01-11-2016 BOARD OF TRUSTEES
10-08-2015 STAFF REVIEW
10-27-2015 STAFF REVIEW
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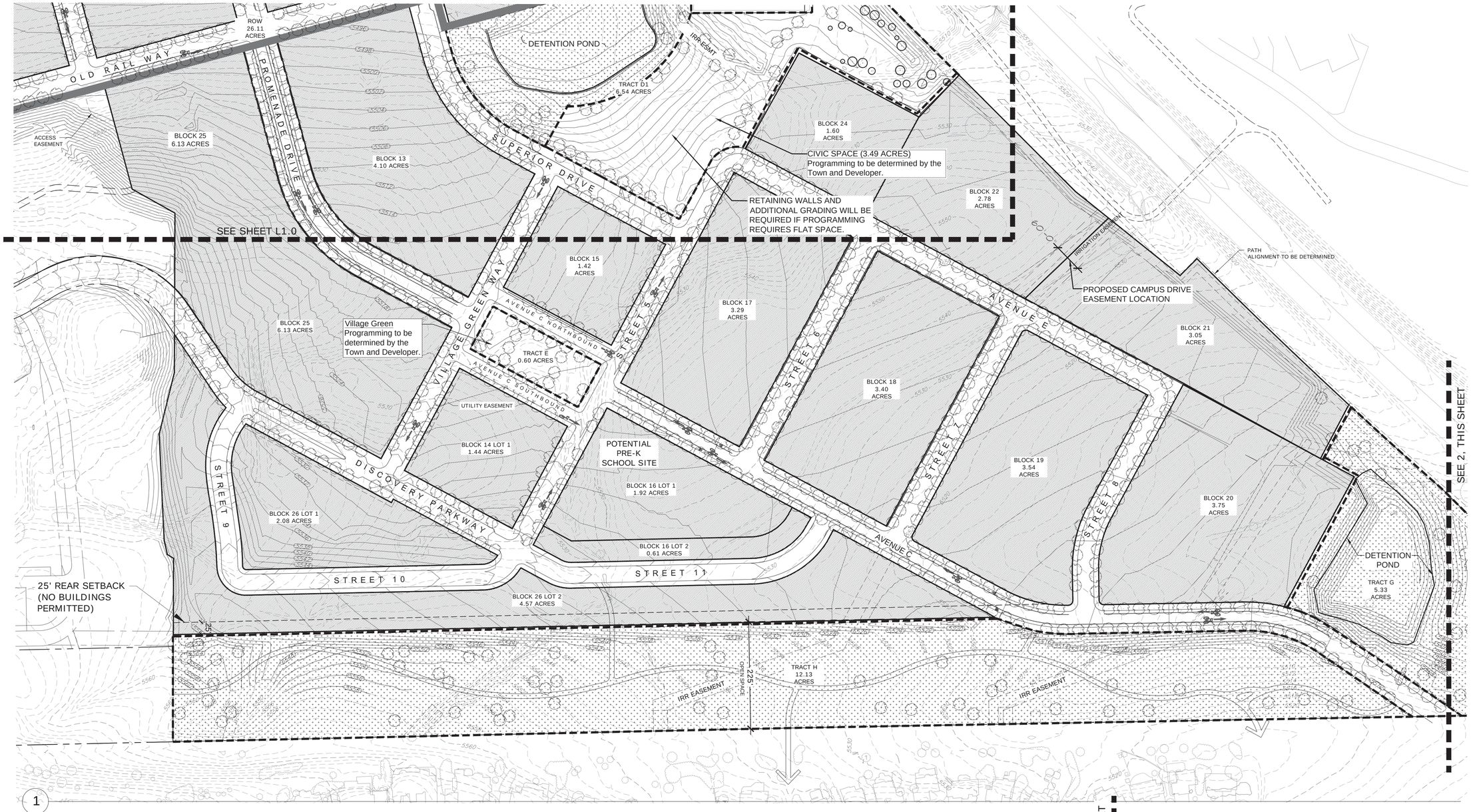
03-22-2016 STAFF REVIEW
04-08-2016 BOARD OF TRUSTEES
05-11-2016 STAFF REVIEW
06-02-2016 STAFF REVIEW
06-13-2016 MYLARS

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



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)
Developed Landscapes				
-- 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
TOTAL ESTIMATED OPEN SPACE IRRIGATION WATER DEMAND				27,698,041

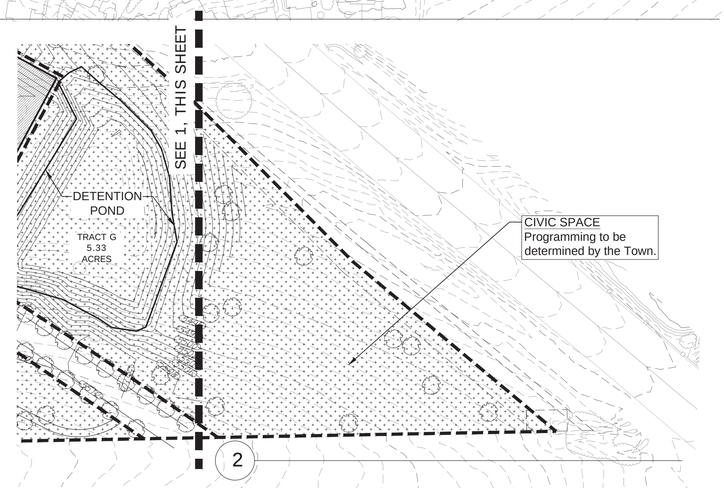
LEGEND:

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

NOTE: PROPOSED RECREATIONAL USES ARE AS SHOWN ON PLAN.

0 50 100
(IN FEET)

NORTH



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05-11-2016 STAFF REVIEW
06-02-2016 STAFF REVIEW
06-13-2016 MYLARS

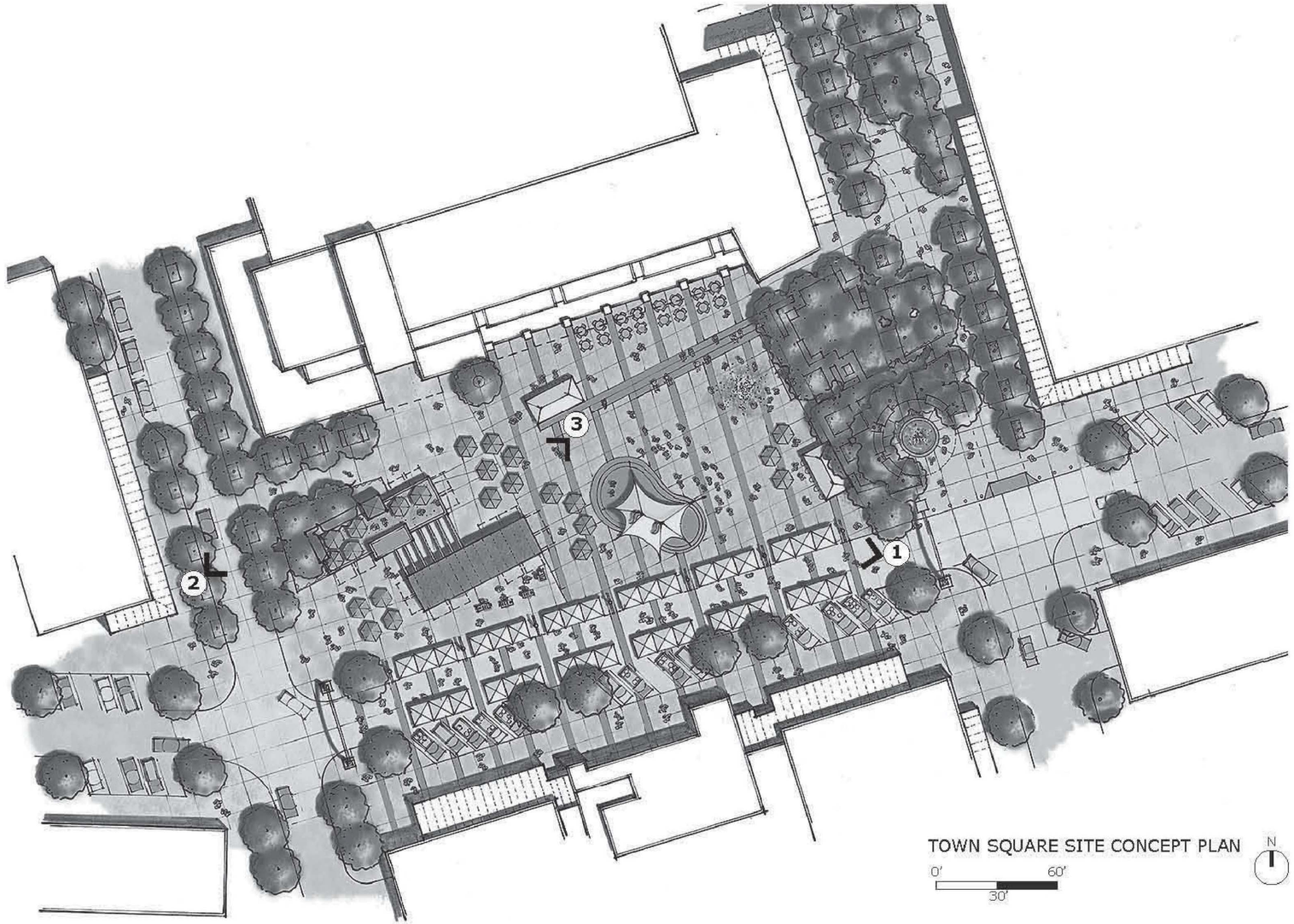
SHEET TITLE:
PRELIMINARY MASTER LANDSCAPING PLAN / OPEN SPACE & PARKS PLAN (SOUTH)
SCALE: 1" = 100'-0"
SHEET NUMBER
L1.1 / FIGURE E.2

1 - VIEW LOOKING WEST INTO TOWN SQUARE

2 - VIEW LOOKING EAST INTO TOWN SQUARE

TOWN SQUARE AERIAL LOOKING NORTHEAST

3 - VIEW LOOKING NORTH TO “PAVILION”



TOWN SQUARE SITE CONCEPT PLAN

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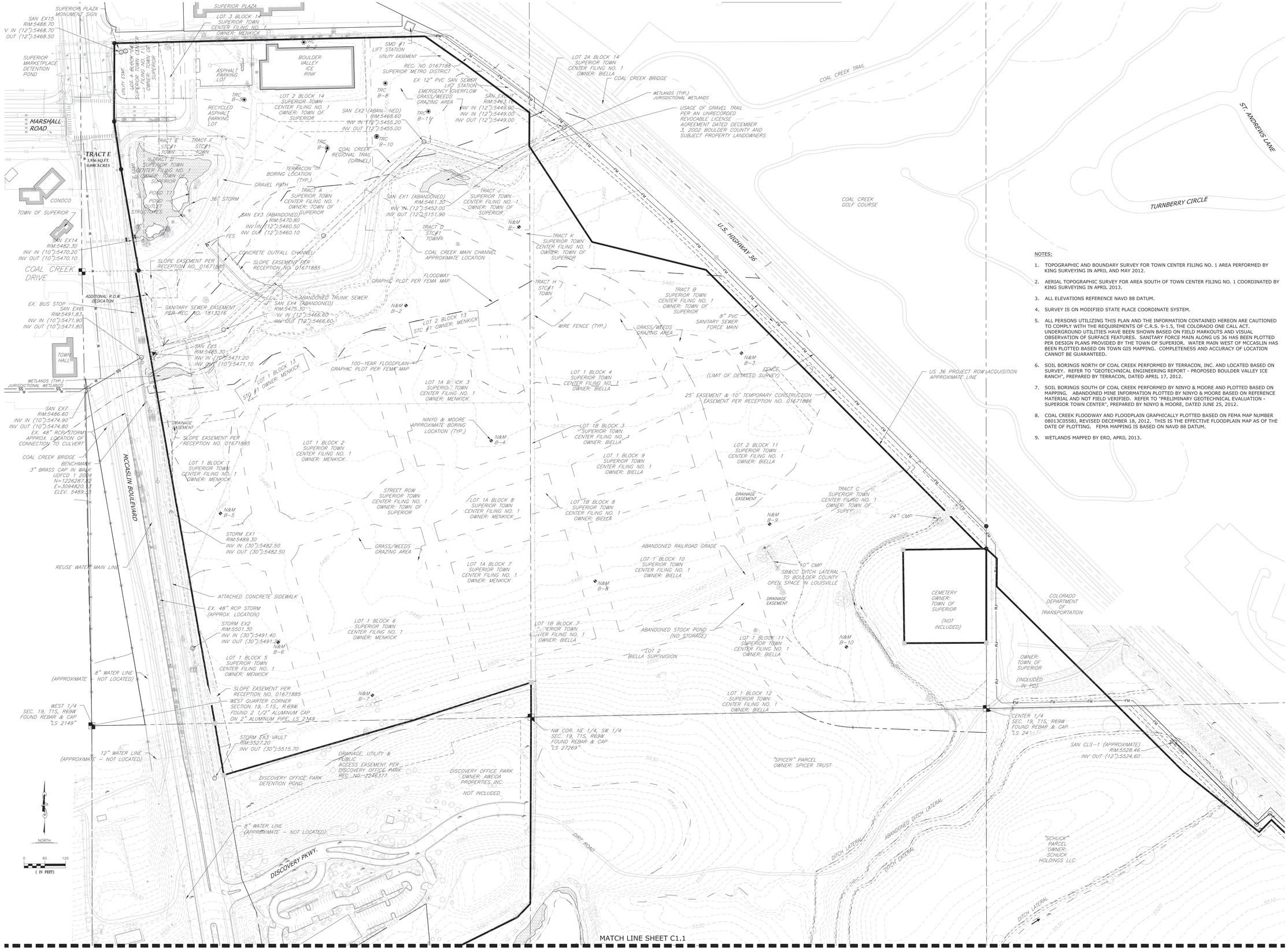
06-02-2016 STAFF REVIEW
06-13-2016 MYLARS

SHEET TITLE:
ARCHITECTURAL PRECEDENTS
(CORE & NORTH AREA)

SCALE:
SHEET NUMBER
L1.2 / FIGURE D



NOTES:

1. TOPOGRAPHIC AND BOUNDARY SURVEY FOR TOWN CENTER FILING NO. 1 AREA PERFORMED BY KING SURVEYING IN APRIL AND MAY 2012.
2. AERIAL TOPOGRAPHIC SURVEY FOR AREA SOUTH OF TOWN CENTER FILING NO. 1 COORDINATED BY KING SURVEYING IN APRIL 2013.
3. ALL ELEVATIONS REFERENCE NAVD 88 DATUM.
4. SURVEY IS ON MODIFIED STATE PLACE COORDINATE SYSTEM.
5. ALL PERSONS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED HEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF C.R.S. 9-1.5, THE COLORADO ONE CALL ACT. UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD MARKOUTS AND VISUAL OBSERVATION OF SURFACE FEATURES. SANITARY FORCE MAIN ALONG US 36 HAS BEEN PLOTTED PER DESIGN PLANS PROVIDED BY THE TOWN OF SUPERIOR. WATER MAIN WEST OF MCCASLIN HAS BEEN PLOTTED BASED ON TOWN GIS MAPPING. COMPLETENESS AND ACCURACY OF LOCATION CANNOT BE GUARANTEED.
6. SOIL BORINGS NORTH OF COAL CREEK PERFORMED BY TERRACON, INC. AND LOCATED BASED ON SURVEY. REFER TO "GEOTECHNICAL ENGINEERING REPORT - PROPOSED BOULDER VALLEY ICE RANCH", PREPARED BY TERRACON, DATED APRIL 17, 2012.
7. SOIL BORINGS SOUTH OF COAL CREEK PERFORMED BY NINYO & MOORE AND PLOTTED BASED ON MAPPING. ABANDONED MINE INFORMATION PLOTTED BY NINYO & MOORE BASED ON REFERENCE MATERIAL AND NOT FIELD VERIFIED. REFER TO "PRELIMINARY GEOTECHNICAL EVALUATION - SUPERIOR TOWN CENTER", PREPARED BY NINYO & MOORE, DATED JUNE 25, 2012.
8. COAL CREEK FLOODWAY AND FLOODPLAIN GRAPHICALLY PLOTTED BASED ON FEMA MAP NUMBER 08013C0558J, REVISED DECEMBER 18, 2012. THIS IS THE EFFECTIVE FLOODPLAIN MAP AS OF THE DATE OF PLOTTING. FEMA MAPPING IS BASED ON NAVD 88 DATUM.
9. WETLANDS MAPPED BY ERO, APRIL 2013.

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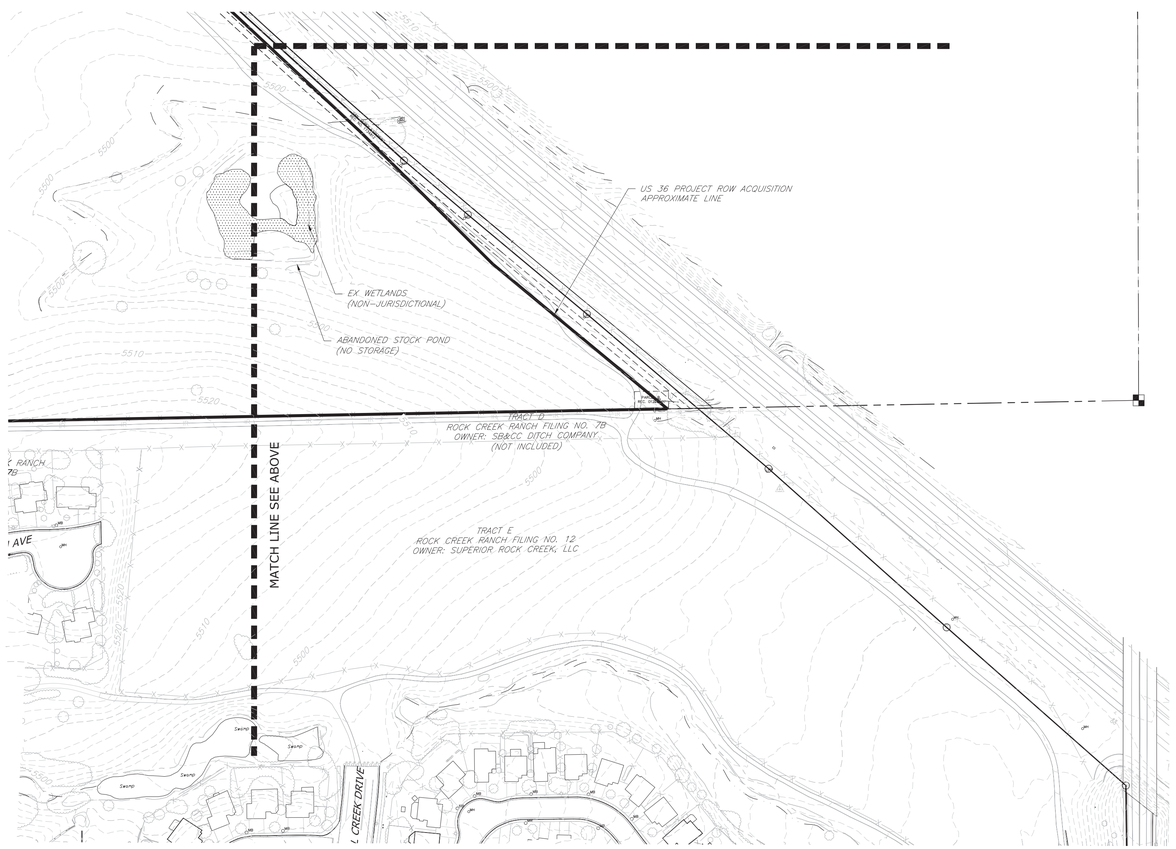
05-11-2016 STAFF REVIEW
06-02-2016 STAFF REVIEW
06-13-2016 MYLARS

SHEET TITLE:
EXISTING CONDITIONS NORTH (2013)

SCALE:
SHEET NUMBER
C1.0

J:\Projects\ Town Center FDP\Drawings\Sheets\2013 PDA #3 Backgrounds\Sheets\20900101sc SCL1.00.dwg, 6/10/2016 8:48:19 AM

MATCH LINE SHEET C1.0



NORTH

0 60 120
(IN FEET)

Know what's **below.**
Call before you dig.

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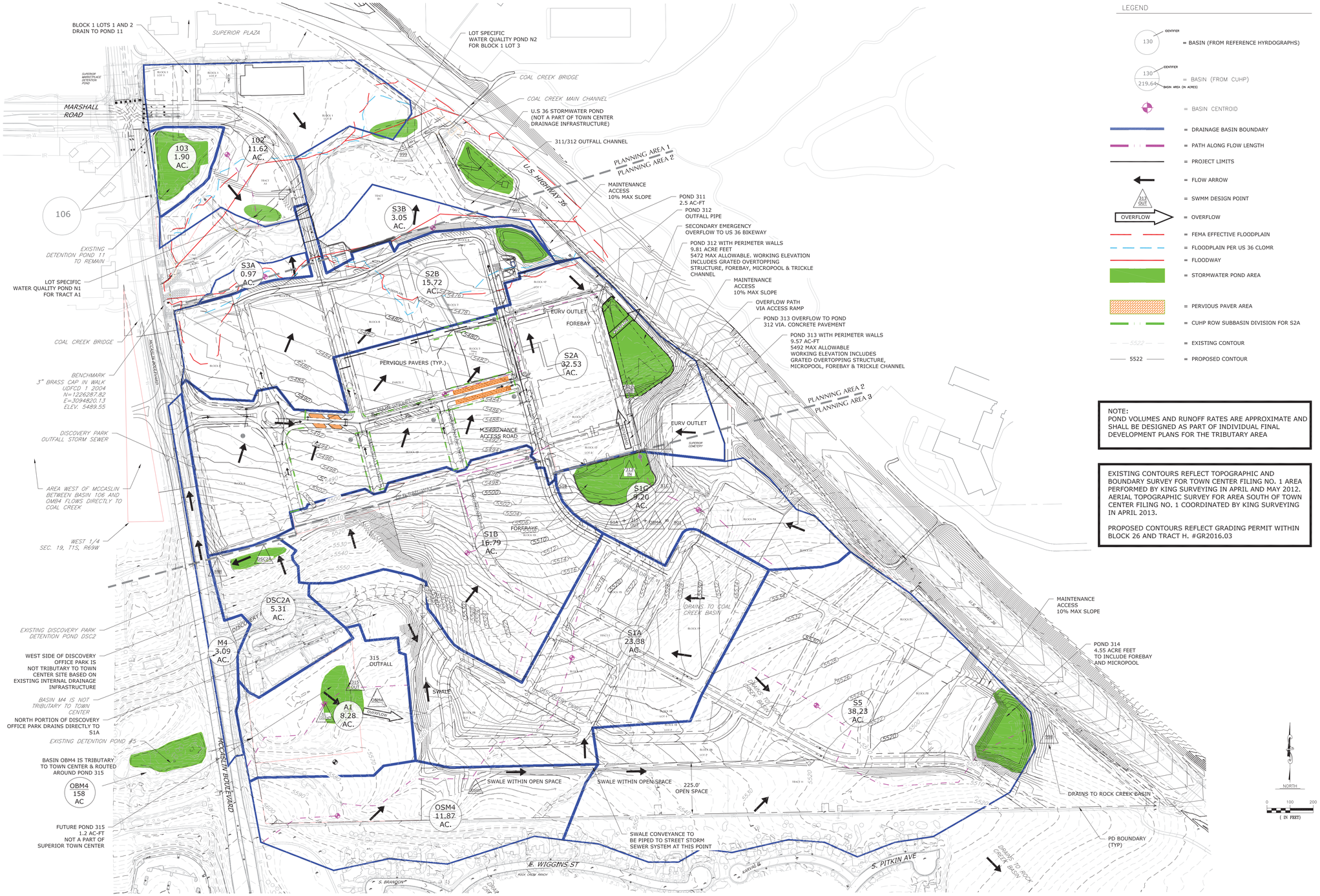
SHEET TITLE:
EXISTING CONDITIONS SOUTH (2013)

SCALE:
SHEET NUMBER
C1.1



LEGEND

- 130 (IDENTIFIER) = BASIN (FROM REFERENCE HYRDOGRAPHS)
- 130 / 219.64 (IDENTIFIER / BASIN AREA (IN ACRES)) = BASIN (FROM CUHP)
- = BASIN CENTROID
- = DRAINAGE BASIN BOUNDARY
- = PATH ALONG FLOW LENGTH
- = PROJECT LIMITS
- = FLOW ARROW
- 312 OUT = SWMM DESIGN POINT
- OVERFLOW = OVERFLOW
- = FEMA EFFECTIVE FLOODPLAIN
- = FLOODPLAIN PER US 36 CLOMR
- = FLOODWAY
- = STORMWATER POND AREA
- = PERVIOUS PAVER AREA
- = CUHP ROW SUBBASIN DIVISION FOR S2A
- 5522 = EXISTING CONTOUR
- 5522 = PROPOSED CONTOUR

NOTE:
POND VOLUMES AND RUNOFF RATES ARE APPROXIMATE AND SHALL BE DESIGNED AS PART OF INDIVIDUAL FINAL DEVELOPMENT PLANS FOR THE TRIBUTARY AREA

EXISTING CONTOURS REFLECT TOPOGRAPHIC AND BOUNDARY SURVEY FOR TOWN CENTER FILING NO. 1 AREA PERFORMED BY KING SURVEYING IN APRIL AND MAY 2012. AERIAL TOPOGRAPHIC SURVEY FOR AREA SOUTH OF TOWN CENTER FILING NO. 1 COORDINATED BY KING SURVEYING IN APRIL 2013.

PROPOSED CONTOURS REFLECT GRADING PERMIT WITHIN BLOCK 26 AND TRACT H. #GR2016.03

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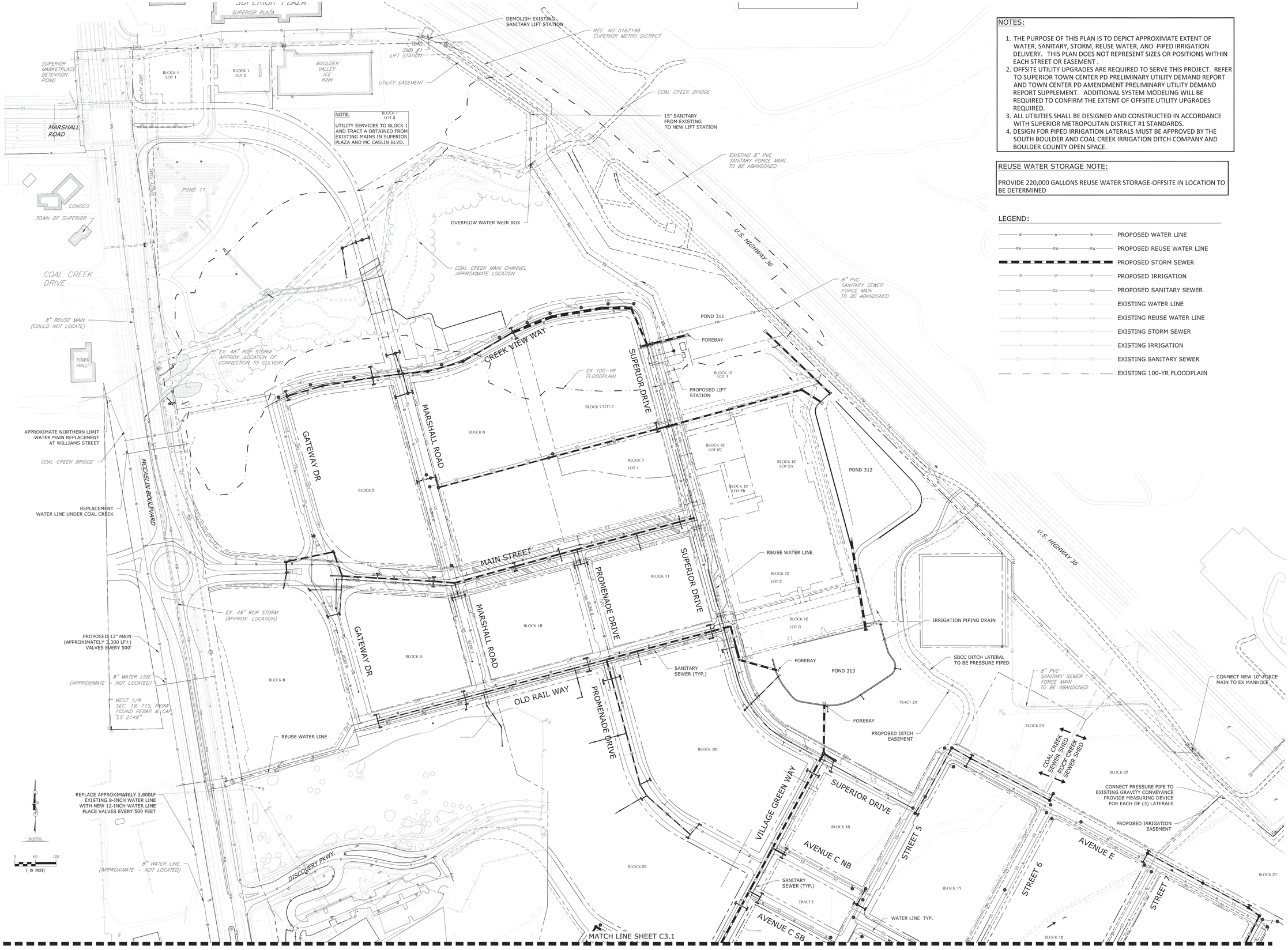
06-02-2016 STAFF REVIEW
06-13-2016 MYLARS

SHEET TITLE:
PRELIMINARY
DRAINAGE PLAN

SCALE:
SHEET NUMBER
C2.0

J:\Superior Town Center FDP\Drawings\Sheets\2015 PDA new backgrounds\SHEET\C2200010 PDA_CDRP3.dwg, 6/10/2016 8:48:29 AM



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT APPROXIMATE EXTENT OF WATER, SANITARY, STORM, REUSE WATER, AND PIPED IRRIGATION DELIVERY. THIS PLAN DOES NOT REPRESENT SIZES OR POSITIONS WITHIN EACH STREET OR EASEMENT .
2. OFFSITE UTILITY UPGRADES ARE REQUIRED TO SERVE THIS PROJECT. REFER TO SUPERIOR TOWN CENTER PD PRELIMINARY UTILITY DEMAND REPORT AND TOWN CENTER PD AMENDMENT PRELIMINARY UTILITY DEMAND REPORT SUPPLEMENT. ADDITIONAL SYSTEM MODELING WILL BE REQUIRED TO CONFIRM THE EXTENT OF OFFSITE UTILITY UPGRADES REQUIRED.
3. ALL UTILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SUPERIOR METROPOLITAN DISTRICT #1 STANDARDS.
4. DESIGN FOR PIPED IRRIGATION LATERALS MUST BE APPROVED BY THE SOUTH BOULDER AND COAL CREEK IRRIGATION DITCH COMPANY AND BOULDER COUNTY OPEN SPACE.

REUSE WATER STORAGE NOTE:

PROVIDE 220,000 GALLONS REUSE WATER STORAGE-OFFSITE IN LOCATION TO BE DETERMINED

LEGEND:

- PROPOSED WATER LINE
- PROPOSED REUSE WATER LINE
- PROPOSED STORM SEWER
- PROPOSED IRRIGATION
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- EXISTING REUSE WATER LINE
- EXISTING STORM SEWER
- EXISTING IRRIGATION
- EXISTING SANITARY SEWER
- EXISTING 100-YR FLOODPLAIN

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10-27-2015	STAFF REVIEW
11-09-2015	PLANNING COMMISSION
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04-08-2016	BOARD OF TRUSTEES
05-11-2016	STAFF REVIEW
06-02-2016	STAFF REVIEW
06-13-2016	MYLARS

SHEET TITLE:

PRELIMINARY UTILITY PLAN NORTH

SCALE:
SHEET NUMBER

C3.0

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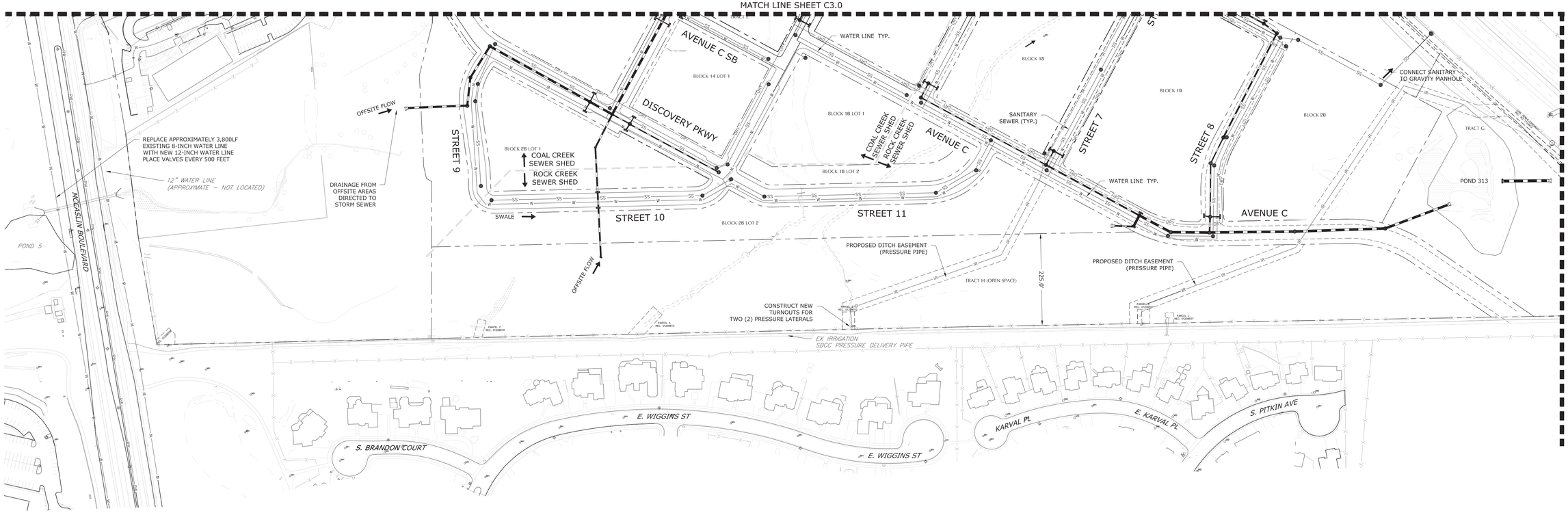

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT APPROXIMATE EXTENT OF WATER, SANITARY, STORM, REUSE WATER, AND PIPED IRRIGATION DELIVERY. THIS PLAN DOES NOT REPRESENT SIZES OR POSITIONS WITHIN EACH STREET OR EASEMENT .
2. OFFSITE UTILITY UPGRADES ARE REQUIRED TO SERVE THIS PROJECT. REFER TO SUPERIOR TOWN CENTER PD PRELIMINARY UTILITY DEMAND REPORT AND TOWN CENTER PD AMENDMENT PRELIMINARY UTILITY DEMAND REPORT SUPPLEMENT. ADDITIONAL SYSTEM MODELING WILL BE REQUIRED TO CONFIRM THE EXTENT OF OFFSITE UTILITY UPGRADES REQUIRED.
3. ALL UTILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SUPERIOR METROPOLITAN DISTRICT #1 STANDARDS.
4. DESIGN FOR PIPED IRRIGATION LATERALS MUST BE APPROVED BY THE SOUTH BOULDER AND COAL CREEK IRRIGATION DITCH COMPANY AND BOULDER COUNTY OPEN SPACE.

REUSE WATER STORAGE NOTE:

PROVIDE 220,000 GALLONS REUSE WATER STORAGE-OFFSITE IN LOCATION TO BE DETERMINED

LEGEND:

- PROPOSED WATER LINE
- PROPOSED REUSE WATER LINE
- PROPOSED STORM SEWER
- PROPOSED IRRIGATION
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- EXISTING REUSE WATER LINE
- EXISTING STORM SEWER
- EXISTING IRRIGATION
- EXISTING SANITARY SEWER
- EXISTING FLOODWAY
- EXISTING 100-YR FLOODPLAIN

NORTH

0 60 120

(IN FEET)

811 Know what's below. Call before you dig.

RC SUPERIOR
12275 El Camino Real
Suite 100
San Diego, CA 92130

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. This PD incorporates the Design Guidelines Supplement by reference, and such Design Guidelines Supplement shall be considered part of the PD. The term and other conditions of these vested rights are further described in the development agreement dated March 11, 2013.

NOTES:

1. This PDA #3 does not supersede or replace any sheets or Design Guidelines in PDA #1 and PDA #2 for Block 12. Block 12 shall be subject to the Design Guidelines adopted in PDA #1, as amended by PDA #2, and Block 12 shall be zoned as set forth in PDA #1, as amended by PDA #2.
2. In the event of a conflict between the Design Guidelines Supplement and this plan sheet, this plan sheet shall control.

SUPERIOR TOWN CENTER PD AMENDMENT #3

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CHECKED:
APPROVED:
DATE: JUNE 2016

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06-13-2016 MYLARS

SHEET TITLE:

PRELIMINARY UTILITY PLAN SOUTH

SCALE:
SHEET NUMBER

C3.1

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Exhibit B
from
Town of Superior
Ordinance No. 0-6
Series 2013

EXHIBIT B

PROJECT IMPLEMENTATION – RIGHTS AND OBLIGATIONS
PD AMENDMENT sheet PI.0

1. No Oversized Facilities. Developer shall not be required to construct any oversized facilities for any property west of McCaslin Boulevard. Oversized facilities means any Public Improvement required by the Town to be larger than that required to serve the Town Center.

2. Town Approval. Any time Developer or any Successor Developer is required to submit to the Town any Public Improvements to the Town for conditional or final acceptance of such Public Improvements, the Town will administratively approve or disapprove such Public Improvements, as a ministerial act, without approval of the Planning Commission or the Town Board being required.

3. Coal Creek Drive Access. The Town established the importance of connecting the Project to the existing neighborhoods to the south and identified the general location of the connection on the southeast corner of the Property (the "Coal Creek Drive Access") for access from the Town Center to Coal Creek Drive. The Town will not impose the requirement that Developer provide access to Coal Creek Drive unless the Town acquires the Coal Creek Drive Access for such access. Developer will advance to the Town the costs incurred by the Town in acquiring the Coal Creek Drive Access. In addition to the costs of land acquisition, Developer will be responsible for the cost of the design and construction of the improvements for such access, and all such costs shall be reimbursable pursuant to a reimbursement agreement with the Town that will be funded from future development of such off-site (intervening) property.

4. Marshall Road Structure. Developer will use commercially reasonable efforts to obtain all approvals and permits for a structure to carry Marshall Road over Coal Creek in the approximate location depicted herein. The Town shall cooperate with Developer in supporting such efforts to obtain the approvals and permits as Developer may from time to time reasonably request provided that Developer shall pay all costs and expenses incurred in such approval and permitting process and the construction of the structure, which construction shall not be required until all approvals and permits are obtained and then only in connection with the approval of a future FDP. If Developer is unable to obtain all approvals and permits, Developer will cooperate with the Town in implementing alternative traffic mitigation measures if necessary to achieve acceptable levels of service on adjacent roads, but the Town will not fail to approve any FDP solely because the Developer is unable to obtain all such approvals and permits.

5. Lift Station. The Town will use commercially reasonable efforts to obtain all approvals and permits for a sanitary sewer lift station (the "Lift Station") in the approximate location of the Tract C Lift Station depicted herein. The Lift Station will be used in providing sewer service to the Project and other portions of the Town. Developer shall cooperate with the Town in supporting such efforts to obtain the approvals and permits as the Town may from time to time reasonably request provided that the Town shall pay all costs and expenses incurred in such approval and permitting process.

6. Special Districts. The Town acknowledges that Developer may form one or more Districts for the purpose of providing facilities or services to the Property, either independently or as Developer's designee or assignee under this Plan. The Districts may facilitate financing, construction, and maintenance of the public infrastructure improvements and other public facilities of the Project for which Developer are or may become obligated under the terms in this Plan, including construction of streets, parks, water lines, sanitary sewer lines, storm drainage facilities, and other utilities and Public Improvements serving the Property. The Town will not unreasonably withhold its approval of the service plan for any new such Districts or for any subsequent proceedings to consolidate the Districts. Further, the Town agrees that such Districts may exercise any and all powers and functions permitted by law in accordance with their service plans, including the provision of facilities and services to the Property.]

7. Vested Rights Created. The PD Plan constitutes a site specific development plan as defined in C.R.S. § 24-68-101, *et seq.*, and Chapter 16 of the Town Code, and shall create vested property rights for five (5) years from the effective date of approval of the PD Plan, which vested property rights may be extended pursuant to Section 8. The vested property rights include the rights identified below:

(a) The right to Develop, plan and engage in land uses within the Property in the order as set forth in the Town Center Plat and the PD Plan and the B-O Zone District for the B-O Property, if applicable, and upon approval by the Town, any Final Development Plan or rezoning, including the uses, density and intensity of use.

(b) The right to have the PD Plan and existing zoning and approved rezoning to remain valid for the term of the vested property rights established by this PD Plan.

(c) The right to apply for and, upon compliance with the terms and conditions of the PD Plan and any Final Development Plan and any terms of the Town Code or other applicable regulations adopted by the Town or Superior Metropolitan District No. 1, as amended, to receive grading permits, building permits, water taps, sewer taps, certificates of occupancy, and other permits necessary for Development, construction and occupancy of improvements within the Project.

8. Extension of Vested Property Rights. In recognition of the benefits the Town will derive from development of the Project, the size of the development contemplated under this Agreement, the substantial investment and time required to complete the development of the Project and related infrastructure and public facilities, the anticipated phased development of the Project over an extended period under current market conditions, and the possible impact of economic cycles and varying market conditions during the course of Development that might further extend the build-out period, the vested property rights contemplated by this Section 8 shall be extended for an additional fifteen (15) years if Developer completes the Public Improvements for Phase One within five (5) years from the effective date of approval of the PD Plan. Such Public Improvements shall be deemed complete when all of the Public Improvements required by the Final Development Plan for Phase One have been conditionally accepted by the Town in accordance with the terms of this PD Plan. If the Town determines that the Public Improvements for the Phase One are not complete within such 5-year period, the Town shall provide at least one hundred twenty (120) days prior written notice to Developer,

during which time Developer may complete such Public Improvements; provided that, if such Public Improvements are completed within such one hundred twenty (120) days, the extension shall be granted.

9. Final Development Plan for Phase One. The Town agrees to present the Final Development Plan ("FDP") for Phase One to the Board of Trustees within ninety (90) days of receipt of a complete FDP application, as determined by the Town under the Town Code. Should the Board of Trustees fail to act on the FDP for Phase One within ninety (90) days of the opening of the public hearing on the FDP for Phase One, upon the 91st day, the five-year period established in Section 8 hereof shall begin to be tolled, and shall continue to be tolled until the approval of the FDP for Phase One, if the FDP for Phase One is approved by the Board of Trustees.

10. Site Specific Development Plans. Each subdivision plat, Final Development Plan and application for rezoning of the Property that Developer or any Successor Developer submits to the Town subsequent to the effective date of approval of the PD Plan will be eligible for vested property rights for the remaining amount of the vested rights term established in this Plan.

11. No Obligation to Develop. Notwithstanding anything to the contrary in this PD Plan, Developer will have no obligation to Develop all or any portion of the Project and will have no liability under this Plan to the Town or to any other party for its failure to develop all or any part of the Town Center unless provided for in a Final Development Plan or any other agreement executed by the Town and Developer and then only to the extent and with respect to the applicable property that is subject to the Final Development Plan or other any other agreement.

12. Site Specific Development Plan. Pursuant to Section 16-12-80(b), on the effective date of approval of the PD Plan, this PD Plan has been approved by the Town Board and is a site specific development plan vesting property rights in Developer. By approving this PD Plan, the Town acknowledges that all of the terms and conditions for the creation of the vested property rights described in Section 7 hereof (including the requirements for all of the documents referred to in Section 16-12-50(a) of the Town Code) have been satisfied, subject to any requirements in the Town Code for publication.

13. School Impact Fees. Developer shall dedicate a parcel of land in Planning Area 3 consisting of 2.0 net acres in the general location of Block 14 (the "School Site") at such time as the Boulder Valley School District ("BVSD") provides evidence to the Town that BVSD has the funding and capability for the construction of an Early Childhood Education Center on the School Site. The dedication shall be to the Town or BVSD, as directed by the Town. If Developer makes such decision, it shall be in lieu of and in complete satisfaction of any obligation of Developer to pay any school impact fees or any other fees for schools that may otherwise be required under the Town Code. If the foregoing conditions are not satisfied by BVSD and the Town does not make the request for dedication within four (4) years of the effective date of approval of the PD Plan, then Developer shall, in lieu of such dedication of the School Site, pay to the Town a fee of Two Million Dollars ($2,000,000) in full satisfaction of any land dedication, school impact fees or any other fees or dedications for schools that may otherwise be required under the Town Code. In such event, Developer shall retain the School Site for development in accordance with the PD Plan and make the payment to the Town of the

Two Million Dollars ($2,000,000) at the time the Final Development Plan that contains the School Site is approved by the Town.

14. Intergovernmental Agreement. Section 3(b) of the First Amendment to Intergovernmental Agreement (the "First Amendment") between the Town and the City of Louisville requires a certain minimum number of square feet of retail, sales tax-generating development occur on portions of the Property before certificates of occupancy are granted for a certain number of residential dwelling units within portion of the Property. To the extent such provisions are enforceable, Developer shall be bound by such provisions of the First Amendment. The sole remedy available to the Town for noncompliance with such provisions will be withholding the issuance of certificates of occupancy for residential dwelling units until the minimum standards are satisfied in accordance with Section 3(b) of the First Amendment.

RC SUPERIOR
12275 El Camino Real
Suite 100
San Deqo, CA 92130

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PROJECT IMPLEMENTATION RIGHTS & OBLIGATIONS

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