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 25761" 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" Alumin m 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 ().

DEVELOPER

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

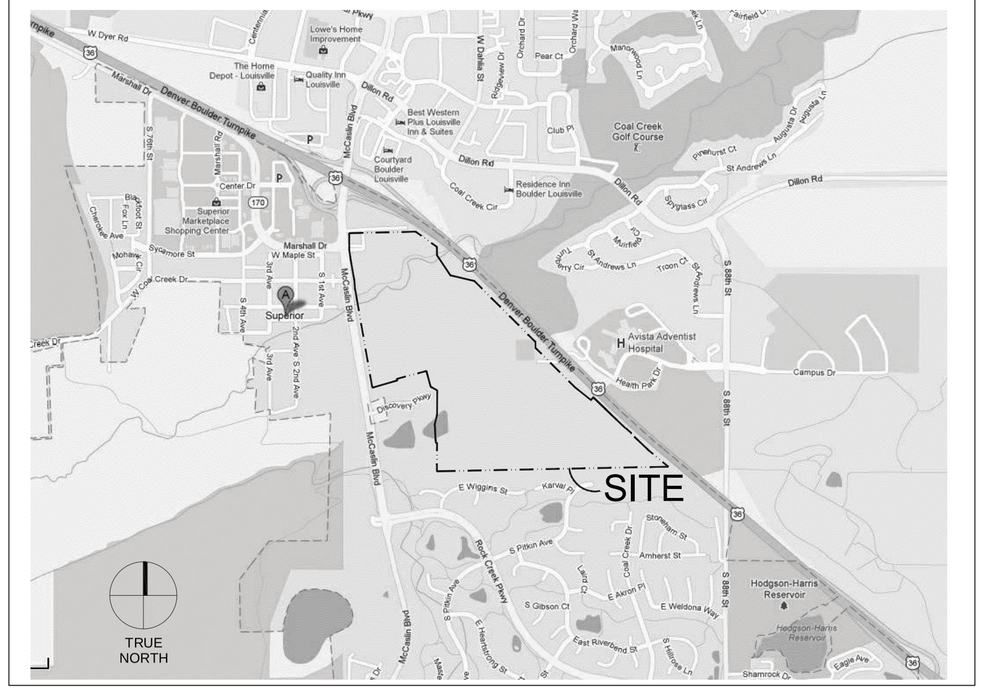
SHEET INDEX

PLANNING/LAND USE
CS1.0 COVER SHEET 1
FIGURE A LAND USE CONCEPT BLOCK DIAGRAM (SUPERCEDES FIGURE D INCLUDED IN THE 29 OCTOBER 2013 DESIGN GUIDELINES)
C1.0 STREET SECTIONS

LANDSCAPE
L1.0 PRELIMINARY MASTER LANDSCAPING PLAN/OPEN SPACE & PARKS PLAN (CENTRAL PORTION OF SITE)

TRAILS
FIGURE F BICYCLE/PEDESTRIAN/TRANSIT CIRCULATION DIAGRAM (SUPERCEDES FIGURE D INCLUDED IN THE 29 OCTOBER 2013 DESIGN GUIDELINES)

VICINITY MAP



DENOTES REVISIONS TO PD AMENDMENT #1.

NOTE: SUPERIOR TOWN CENTER PD AMENDMENT 1 DESIGN GUIDELINES EXHIBITS ARE SUPERCEDED BY PD AMENDMENT 2.

SUPERIOR TOWN CENTER PD #2
SITE DATA TABLE

	ACRES	PERCENT
Total Gross Site Area	156.35	100.00%
Rights of Way		
Internal Streets	23.51	15.04%
Distric Parcels (less Plaza)	1.02	0.65%
Subtotal	24.53	15.69%
Open Space		
Developed Parkland	14.54	9.30%
Naturalized Landscape/ Open Space	26.75	17.11%
Town Square Plaza & Promenade	2.08	1.33%
Detention Ponds	5.18	3.31%
Subtotal	48.55	31.05%
Development Blocks	83.28	53.26%
Total	156.35	100.00%

TABLE SUPERSEDES SITE DATA TABLE ON SHEET SP1.0, SUPERIOR TOWN CENTER PDA #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	26.75	Acres	450,841	12,059,997
TOTAL ESTIMATED OPEN SPACE IRRIGATION WATER DEMAND				**27,553,772**

TABLE SUPERSEDES OPEN SPACE IRRIGATION WATER DEMAND TABLE ON SHEET L1.1, SUPERIOR TOWN CENTER PDA #1

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_____
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_____, 2013, at_____o'clock am/pm.

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

_____
Town Clerk

CERTIFICATE OF OWNERSHIP

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_____ .

_____
Randy Goodson, RC SUPERIOR, LLC

NOTARIAL CERTIFICATE

STATE OF _____)
ss
COUNTY OF_____)

The foregoing certificate of dedication and ownership was acknowledged before me

this_____day of _____, 20___, by_____

My commission expires _____ _____ (SEAL)
Notary Public

CERTIFICATE OF OWNERSHIP

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

NOTARIAL CERTIFICATE

STATE OF _____)
ss
COUNTY OF_____)

The foregoing certificate of dedication and ownership was acknowledged before me

this_____day of _____, 20___, by_____

My commission expires _____ _____ (SEAL)
Notary Public

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

SUPERIOR TOWN CENTER
PD AMENDMENT #2

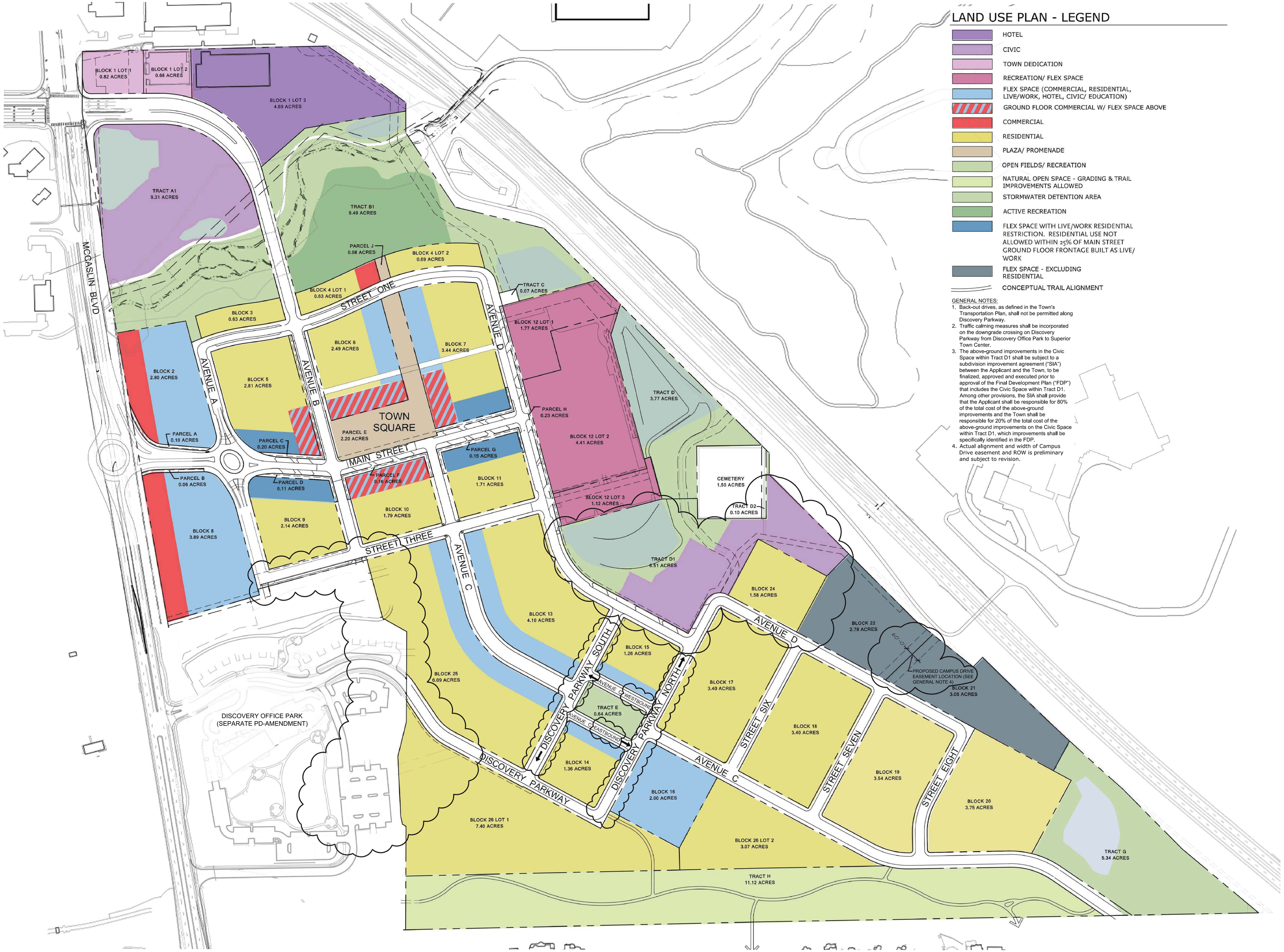
PROJ. NO. -
DRAWN:
CHECKED:
APPROVED:
DATE: MARCH 2014
SUBMITTALS:
03-05-2014 1ST DRAFT
04-07-2014 General Revisions
05-22-2014 Campus Drive Easement
10-10-2014 Technical Corrections
01-15-2015 Technical Corrections

SHEET TITLE:

ISSUED FOR PRELIMINARY DESIGN SUBMITTAL - NOT FOR CONSTRUCTION
COVER SHEET

SCALE:
SHEET NUMBER

CS1.0



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 DETENTION 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
- CONCEPTUAL TRAIL ALIGNMENT

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.

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05-22-2014 Campus Drive Easement
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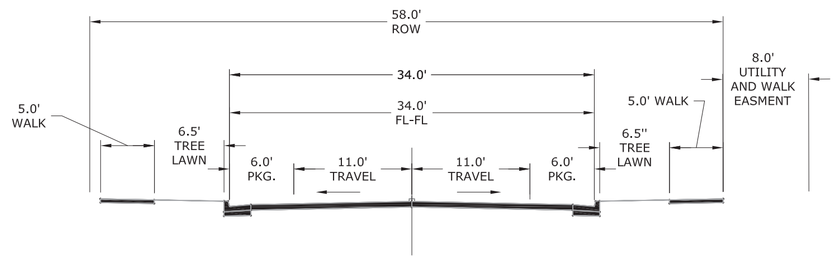
01-15-2015 Technical Corrections

NORTH
0 75 150
SCALE: 1" = 150'-0"

SHEET TITLE:
LAND USE CONCEPT BLOCK DIAGRAM

SCALE:
SHEET NUMBER

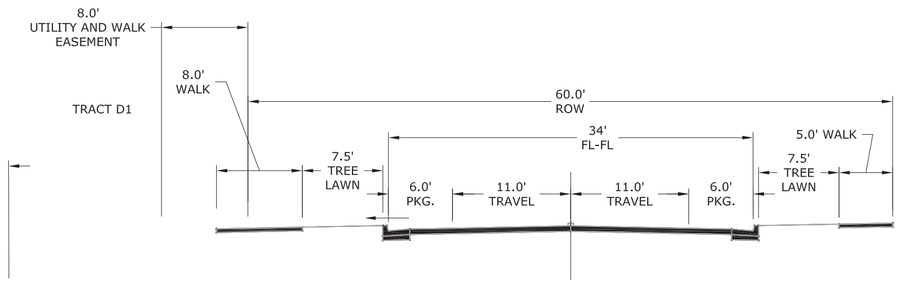
FIGURE A



THIS SECTION REPLACES SECTION 15 ALONG DISCOVERY PARKWAY SOUTH ON THE 2013 SUPERIOR TOWN CENTER PD AMENDMENT.

A 6.1 6.1 DISCOVERY PARKWAY FACING SOUTH

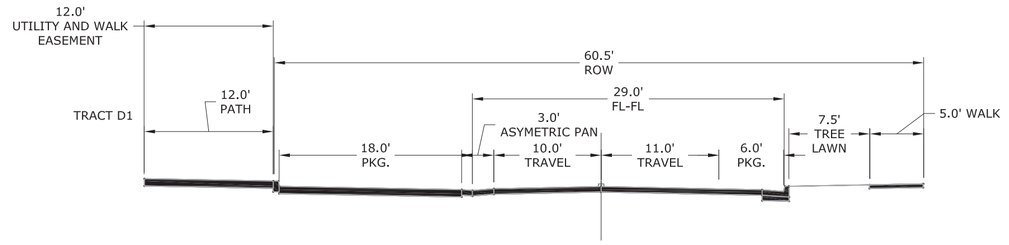
(IN FEET)



SECTION D REPLACES SECTION 14 ALONG AVENUE D, BETWEEN STREET THREE AND STREET FOUR OF THE 2013 SUPERIOR TOWN CENTER PD AMENDMENT.

D 6.1 6.1 AVENUE D BETWEEN STREET THREE AND FOUR FACING SOUTH

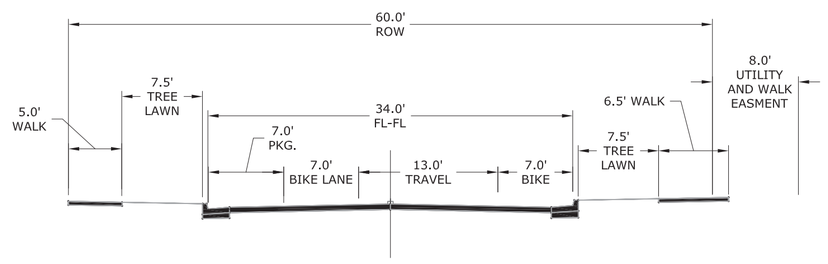
(IN FEET)



SECTION E REPLACES SECTION 14 ALONG AVENUE D, BETWEEN STREET FOUR AND STREET FIVE OF THE 2013 SUPERIOR TOWN CENTER PD AMENDMENT.

E 6.1 6.1 AVENUE D DIAGONAL PARKING FACING SOUTH

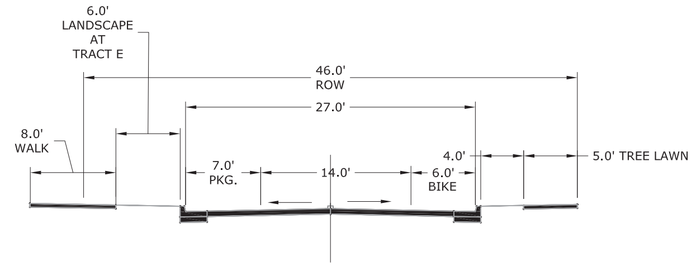
(IN FEET)



THIS SECTION REPLACES SECTION 14 ALONG DISCOVERY PARKWAY NORTH ON THE 2013 SUPERIOR TOWN CENTER PD AMENDMENT.

B 6.1 6.1 STREET FOUR SOUTH FACING NORTH (ONE WAY)

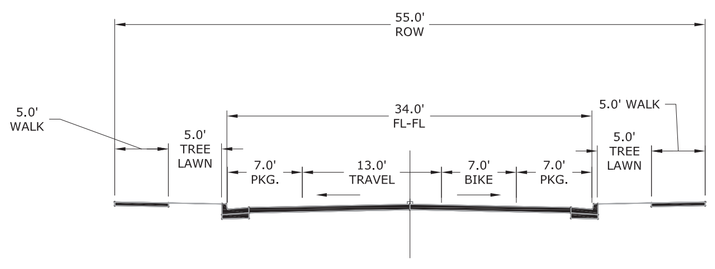
(IN FEET)



THIS SECTION REPLACES SECTION 12 ON THE 2013 SUPERIOR TOWN CENTER PD AMENDMENT.

F 6.1 6.1 AVENUE C ALONG TRACT E (ONE WAY)

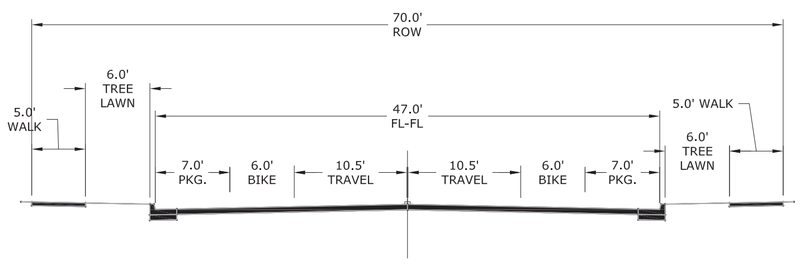
(IN FEET)



THIS SECTION REPLACES SECTION 15 ALONG DISCOVERY PARKWAY NORTH ON THE 2013 SUPERIOR TOWN CENTER PD AMENDMENT.

C 6.1 6.1 STREET FIVE NORTH (ONE WAY)

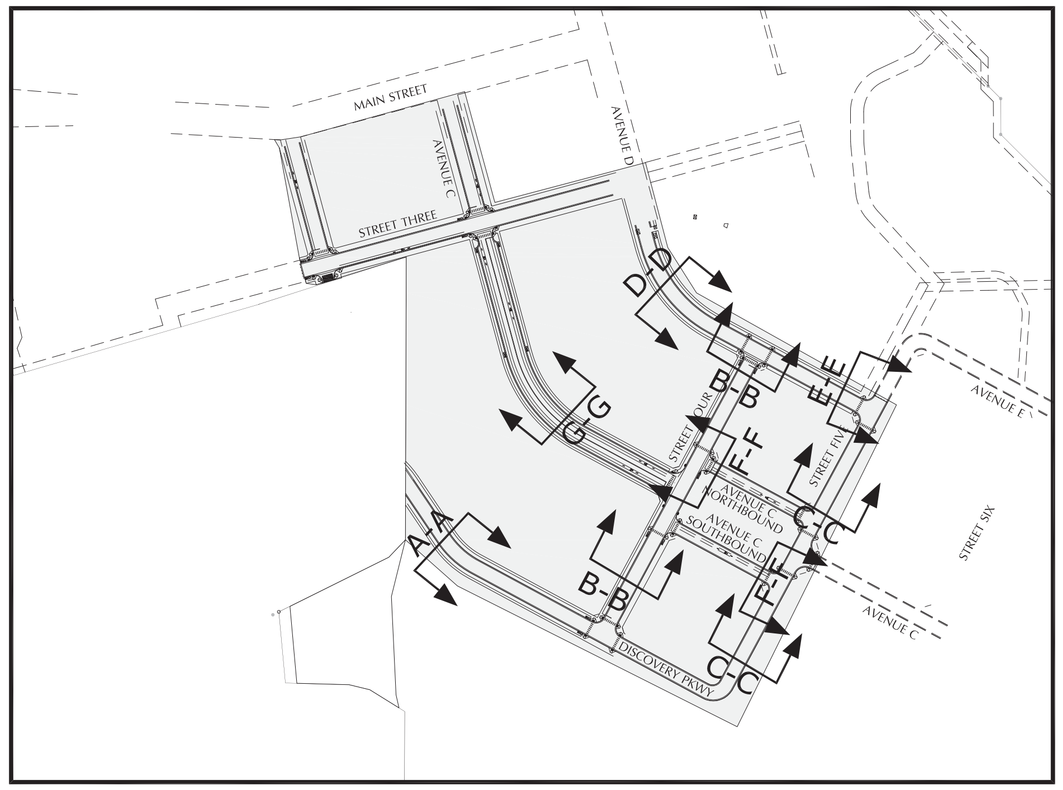
(IN FEET)



THIS SECTION REPLACES SECTION 11 ON THE 2013 SUPERIOR TOWN CENTER PD AMENDMENT.

G 6.1 6.1 AVENUE C

(IN FEET)



NORTH

KEY MAP

NOTES:

1. A GEOTECHNICAL INVESTIGATION SHALL BE PERFORMED AFTER PLACEMENT OF MASS GRADING TO DETERMINE SUBGRADE CAPACITY.

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

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

SUPERIOR TOWN CENTER
PD AMENDMENT #2

PROJ. NO. -
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DATE: MARCH 2014
SUBMITTALS:
03-05-2014 1ST DRAFT
04-07-2014 General Revisions
10-10-2014 Technical Corrections
01-14-2015 TECH. CORRECTIONS

SHEET TITLE:

STREET SECTIONS

SCALE:
SHEET NUMBER

C1.0

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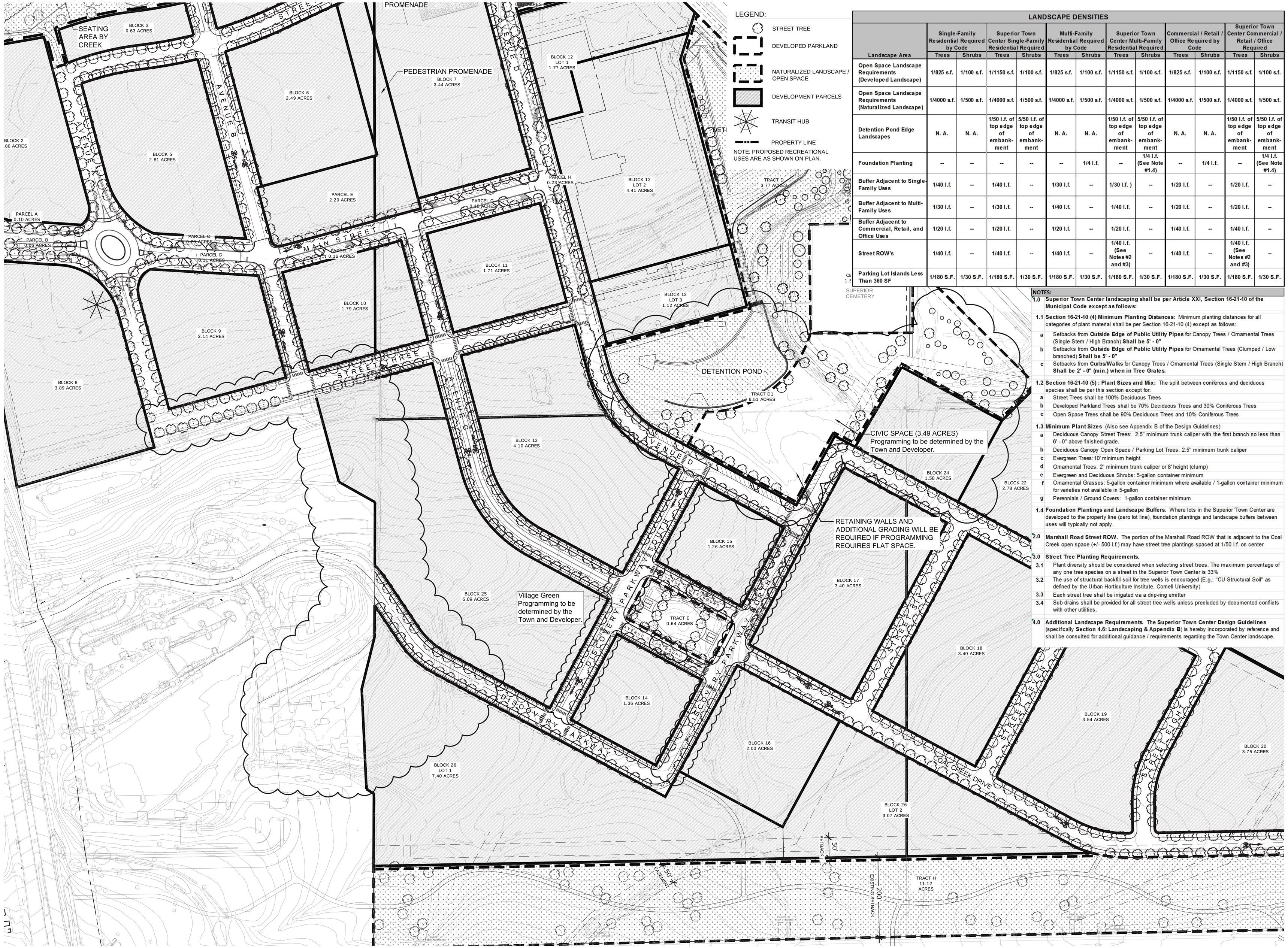


LEGEND:

- 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.

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

SUPERIOR TOWN CENTER
PD AMENDMENT #2

PROJ. NO. -
DRAWN:
CHECKED:
APPROVED:
DATE: MARCH 2014

SUBMITTALS:
03-05-2014 1ST DRAFT
04-07-2014 General Revisions
05-22-2014 Campus Drive Easement
10-10-2014 Technical Corrections
01-15-2015 Technical Corrections

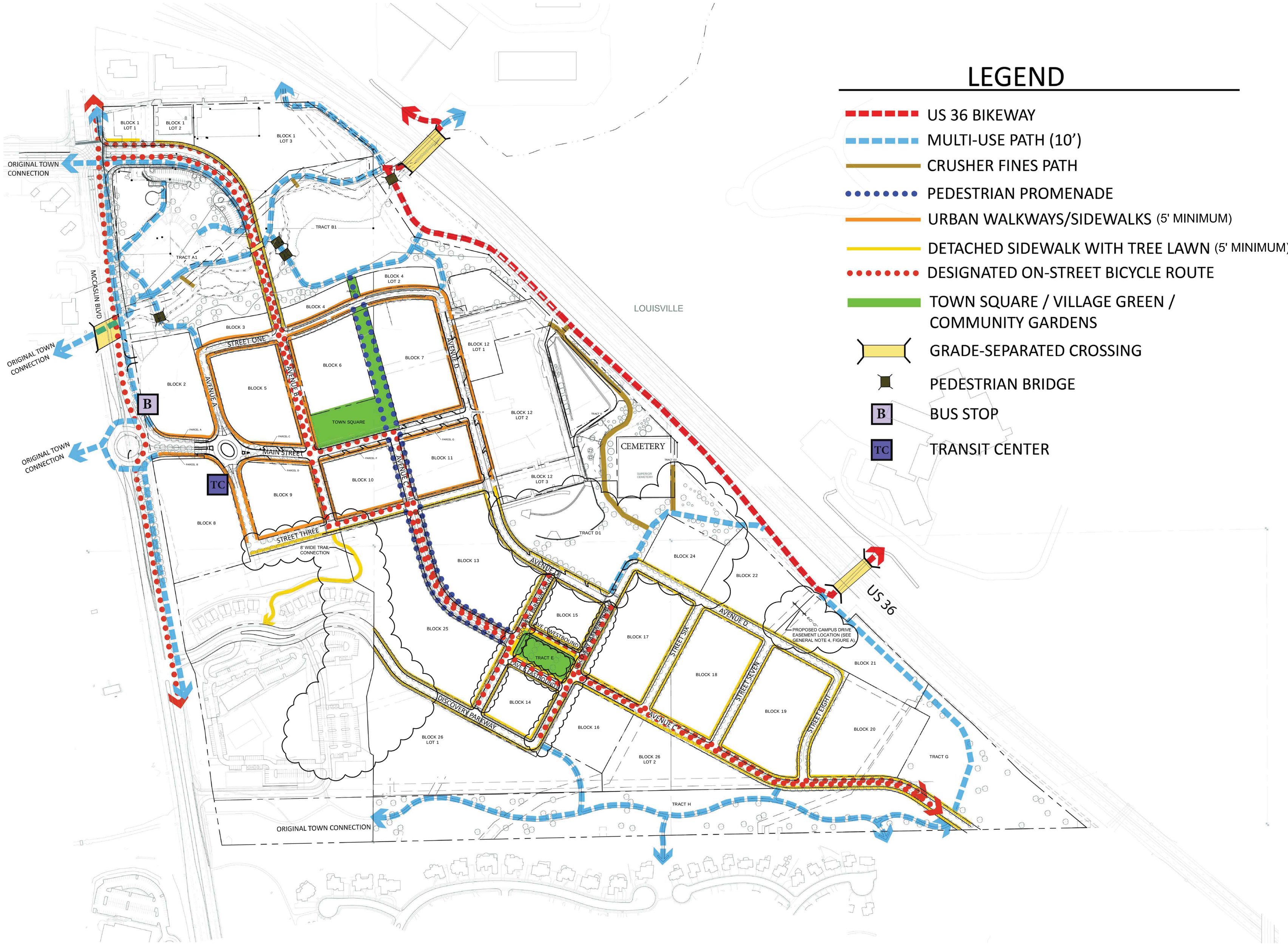
NORTH
0 50 100
(IN FEET)

SHEET TITLE:
PRELIMINARY MASTER LANDSCAPING PLAN / OPEN SPACE & PARKS PLAN (CENTRAL)

SCALE: 1" = 100'-0"

SHEET NUMBER

L1.0



LEGEND

- US 36 BIKEWAY
- MULTI-USE PATH (10')
- CRUSHER FINES PATH
- PEDESTRIAN PROMENADE
- URBAN WALKWAYS/SIDEWALKS (5' MINIMUM)
- DETACHED SIDEWALK WITH TREE LAWN (5' MINIMUM)
- DESIGNATED ON-STREET BICYCLE ROUTE
- TOWN SQUARE / VILLAGE GREEN / COMMUNITY GARDENS
- GRADE-SEPARATED CROSSING
- PEDESTRIAN BRIDGE
- B BUS STOP
- TC TRANSIT CENTER

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NORTH

SHEET TITLE:
BICYCLE/ PEDESTRIAN/ TRANSIT CIRCULATION DIAGRAM

SCALE: 1" = 100'-0"
SHEET NUMBER
FIGURE F