

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 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 09°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 East 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 North 44°53'46" East a distance of 49.97 feet;
 THENCE South 45°06'17" East a distance of 20.88 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 59°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 to 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 156.35 acres, more or less 0.

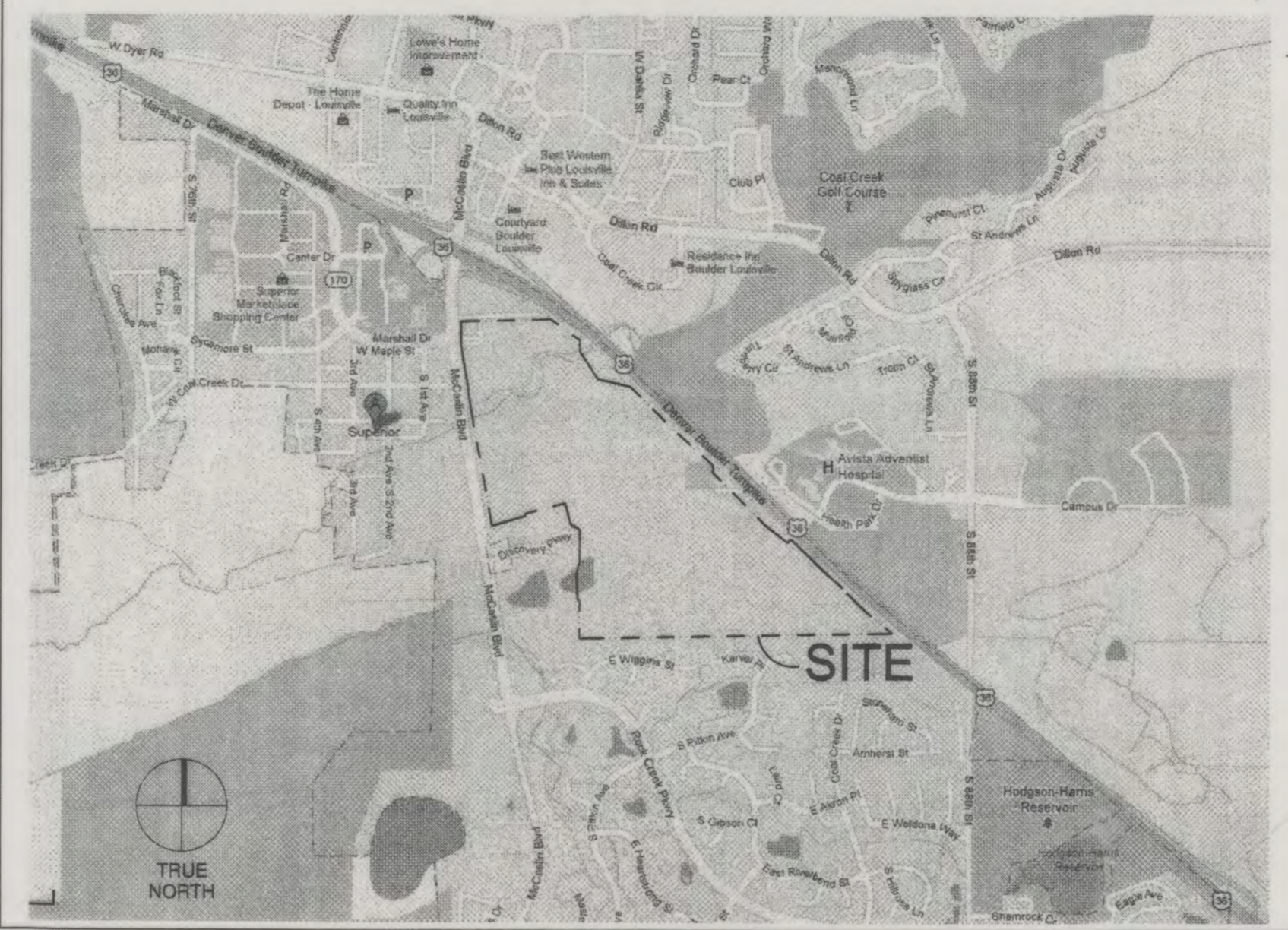
DEVELOPER

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%
District 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 SUPERCEDES 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	11,348,779
- 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	12,059,987
TOTAL ESTIMATED OPEN SPACE IRRIGATION WATER DEMAND				27,553,772

TABLE SUPERCEDES OPEN SPACE IRRIGATION WATER DEMAND TABLE ON SHEET LI.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 on May 27, 2015
 Witness my hand the corporate seal of the Town of Superior 11th day of May, 2015

Attest: Phyllis L. Hardin Town Clerk
Clint Folsom Mayor

TOWN CLERK CERTIFICATE

I certify that this instrument as approved by (Resolution/Ordinance) No. 0-4 Series 2015 was filed in my office on the 30th day of April, 2015, at 10:00 o'clock a.m.
 Witness my hand the corporate seal of the Town of Superior 11th day of May, 2015

Phyllis L. Hardin
 Town Clerk

OWNER: 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.P., a Delaware limited liability limited partnership, its sole Member

By: Avanti Properties Group II, L.L.P., a Delaware limited liability limited partnership, its Managing General Partner

By: Avanti Management Corporation, a Florida corporation, its sole General Partner

Executed this 24 day of March, 2015

By: Andrew J. DuBil
 Name: Andrew J. DuBil Title: Vice President

NOTARIAL CERTIFICATE

STATE OF FLORIDA)
 COUNTY OF ORANGE)

The foregoing certificate of dedication and ownership was acknowledged before me this 24th day of MARCH, 2015, by ANDREW DUBILL

My commission expires 08/08/2016 Nancy Matten (SEAL)
 Notary Public



CERTIFICATE OF OWNERSHIP

I certify that I, Clint Folsom, am an owner representative of the property and consent to this plan.

In witness whereof I hereunto set my hand this 11th day of May, 2015

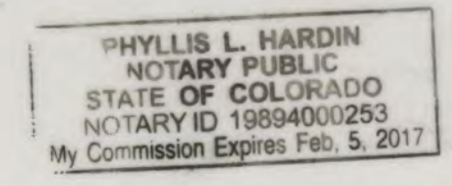
Clint Folsom
 Town of Superior, Colorado

NOTARIAL CERTIFICATE

STATE OF Colorado)
 COUNTY OF Boulder)

The foregoing certificate of dedication and ownership was acknowledged before me this 11th day of May, 2015, by Clint Folsom

My commission expires 2-5-17 Phyllis L. Hardin (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
 Page 1 of 6

Memo of Record
 # 03446671
 5/20/15

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 Benchmark Cap embedded in a concrete median and stamped "R13 29/61" and assuming the West line of the Southwest Quarter of the Northwest Quarter of said Section 19, monumented by the West Quarter Corner by a 2" Aluminum Pipe with a 2.5" Aluminum Cap stamped "Frank R. Deuel" and 2149", to bear South 01°14'50" East, being a good bearing Colorado State Plane Coordinate System, Merit Zone, North American Datum 1983/92, a distance of 1316.59 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 line of McCaslin Boulevard and to the **POINT OF BEGINNING**;

THENCE by the lines of said Superior Town Center Filing No. 1 recorded February 4, 2013 as Reception No. 3387103 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 139.99 feet;

THENCE North 88°42'30" East along the North line of said Superior Town Center Filing No. 1 a distance of 914.12 feet to the Southwestly line of Parcel 6 a parcel conveyed to the Colorado Department of Transportation per Reception No. 3311195 of the Records of Boulder County and the beginning point of a curve more tangent to this course;

THENCE by the lines of Parcel 6 and embayment along the arc of a curve opposite to the Southwestly distance of 388.64 feet, said curve has a Radius of 5394.48 feet a Delta of 03°40'27" and is subtended by a Chord bearing South 54°03'52" East a distance of 335.60 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 Southwestly lines of Parcel 5 and Parcel 5A, parcels conveyed to the Colorado Department of Transportation per Reception No. 3282204 of the Records of Boulder County:

THENCE South 33°46'24" East a distance of 333.24 feet;

THENCE South 35°06'17" East a distance of 339.96 feet;

THENCE South 45°06'17" East a distance of 114.376 feet to the Northwest corner of Parcel 34REY X, a parcel conveyed to the Town of Superior per Reception No. 3292068 of the Records of Boulder County;

The next Three (3) courses are along the Northeastly lines of said Parcel 34REY X:

THENCE South 05°02'49" East a distance of 81.39 feet;

THENCE South 05°06'17" East a distance of 40.00 feet;

THENCE South 88°43'30" West along the South line of the Northeast Quarter of the Southwest Quarter of said Section 19;

The next Seven (7) courses are along the Southwestly Right of Way line of Highway 36, acquired as Parcel 3 in Reception No. 3329268 of the Records of Boulder County:

THENCE South 88°43'30" West a distance of 221.52 feet;

THENCE South 44°53'46" East a distance of 283.51 feet;

THENCE South 45°06'17" East a distance of 49.97 feet;

THENCE South 45°06'17" East a distance of 20.98 feet to a Point of Curvature;

THENCE by the lines of Parcel 3 and embayment along the arc of a curve opposite to the Southwestly distance of 388.64 feet, said curve has a Radius of 5394.48 feet a Delta of 03°40'27" 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 05°06'17" East a distance of 316.20 feet;

THENCE South 44°48'05" 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°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 said Section 19 a distance of 385.18 feet;

THENCE North 12°42'30" West a distance of 30.41 feet;

THENCE North 02°40'43" West a distance of 223.26 feet;

THENCE North 13°53'29" East a distance of 132.46 feet to the Southeast corner of the Discovery Office Park, a Minor Subdivision that recorded January 24, 2012 as Reception No. 2246177 of the Records of Boulder County;

THENCE North 15°03'36" West a distance of 103.64 feet;

THENCE North 06°29'28" West a distance of 224.80 feet;

THENCE South 74°56'24" West a distance of 421.03 feet;

THENCE South 13°59'24" West along said Southwesterly line a distance of 335.67 feet to the most Southwestly corner of the Superior Town Center Filing No. 1;

The next Two (2) courses are along a Westerly line of the Superior Town Center Filing No. 1 recorded February 4, 2013 as Reception No. 3387103 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°57'12" West a distance of 1239.42 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 3.14" Alumina 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 3.14" Alumina Cap on a #6 Rebar stamped PLS 2981 and 2012, to bear North 03°02'49" West being a good bearing of the Colorado State Plane Coordinate System, Merit Zone, North American Datum 1983/92, a distance of 297.96 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 in the Records of Boulder County No. 2445477 of the Records of Boulder County and illustrated in that Land Survey Plan deposited in the Records of Boulder County as L.S. 01840111:

THENCE North 09°49'41" West a distance of 218.00 feet;

THENCE South 89°41'10" West a distance of 217.00 feet;

THENCE South 00°02'40" East along 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**;

DEVELOPER

RC SUPERIOR, LLC
ATTENTION: R. RANDY GOODSON
12275 EL CAMINO REAL, SUITE 100
SAN DIEGO, CALIFORNIA 92130
VOICE: 619.585.9349

SHEET INDEX

PLANNING AND USE
COVER SHEET 1
FIGURE A LAND USE CONCEPT BLOCK DIAGRAM (SUPERCEDES GUIDELINES)
FIGURE D INCLUDED IN THE 29 OCTOBER 2013 DESIGN
C.1.0 STREET SECTIONS

LANDSCAPE
L.1.0 PRELIMINARY MASTER LANDSCAPING PLAN (OPEN SPACE & PARKS PLAN (CENTRAL PORTION OF SITE))

TRAILS
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

RIGHTS OF WAY	ACRES	PERCENT
Total Gross Site Area	156.35	100.00%
Internal Streets	23.51	15.04%
District Parcels (less Plaza)	1.02	0.65%
Subtotal	24.53	15.69%
Open Space	14.54	9.30%
Developed Parkland	26.75	17.11%
Naturalized Landscape / Open Space	2.08	1.33%
Town Square Plaza & Promenade	5.18	3.31%
Detention Ponds	48.55	31.05%
Subtotal	83.28	53.28%
Development Blocks	156.35	100.00%
Total	156.35	100.00%

TABLE SUPERCEDES 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	14.54	Acres	780,590	11,348,779
- Developed Parkland	1	EA	7,710	7,710
- Town Square Plaza/Promenade (Assumes 15% in Irrigated Tree Wells, Street Beds, and Planters)	475	EA	900	427,500
- Street Trees in Tree Gates (Based on +/-48 SF Tree Well)	4.55	Acres	814,600	3,708,786
- ROW Tree Lawns and Medians (includes 950 Street Trees Located in Tree Lawns)	28.75	Acres	450,841	12,058,997
Naturalized Landscapes / Open Space				
TOTAL ESTIMATED OPEN SPACE IRRIGATION WATER DEMAND				27,553,772

TABLE SUPERCEDES 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____.

Ast: _____ Mayor
Town Clerk

TOWN CLERK CERTIFICATE
I certify that this instrument as approved by (Resolution/Ordinance) No. _____ Series _____ was filed in my office on _____, 2013, at _____ o'clock a.m/p.m. the _____ day of _____, 20____.

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
Notary Public

NOTARIAL CERTIFICATE
STATE OF _____ SS
COUNTY OF _____)
The foregoing certificate of dedication and ownership was acknowledged before me this _____ day of _____, 20____ by _____ (SEAL)
My commission expires _____ 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
Notary Public

NOTARIAL CERTIFICATE
STATE OF _____)
COUNTY OF _____)
The foregoing certificate of dedication and ownership was acknowledged before me this _____ day of _____, 20____ by _____ (SEAL)
My commission expires _____ Notary Public

SUPERIOR TOWN CENTER PD AMENDMENT #2

PROJECT NO: _____
DRAWN: _____
CHECKED: _____
APPROVED: _____
DATE: MARCH 2014
SUBMITTALS:
03-05-2014 1ST DRAFT
04-07-2014 General Revisions
05-22-2014 Campus Drive Eastmen
07-15-2015 Technical Corrections

SHEET TITLE: _____
ISSUED FOR PRELIMINARY DESIGN SUBMITTAL - NOT FOR CONSTRUCTION
COVER SHEET

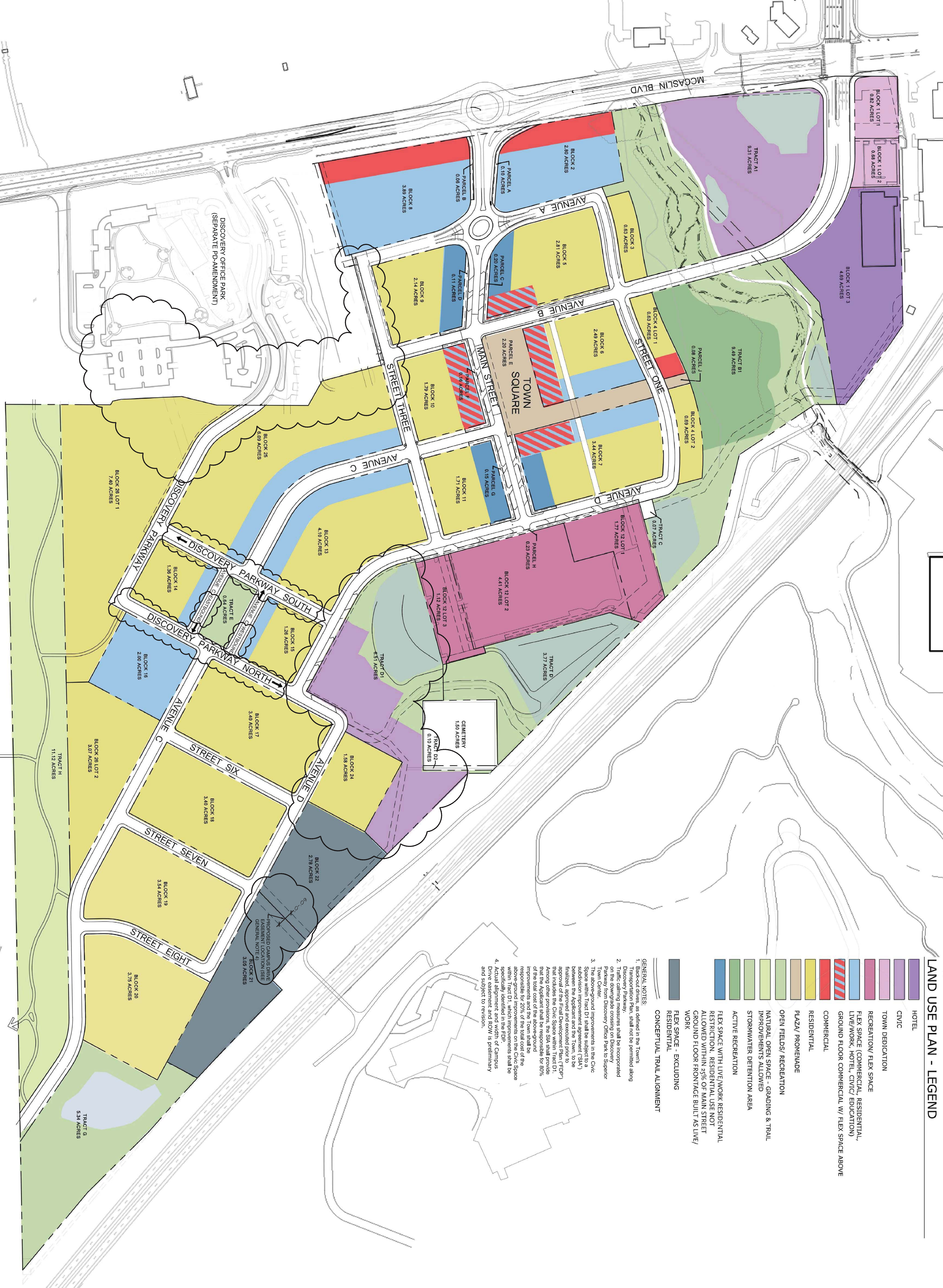
SCALE: _____
SHEET NUMBER
CS1.0

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

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 35% OF MAIN STREET GROUND FLOOR FRONTAGE BUILT AS LIVE/WORK
- FLEX SPACE - EXCLUDING RESIDENTIAL
- CONCEPTUAL TRAIL ALIGNMENT

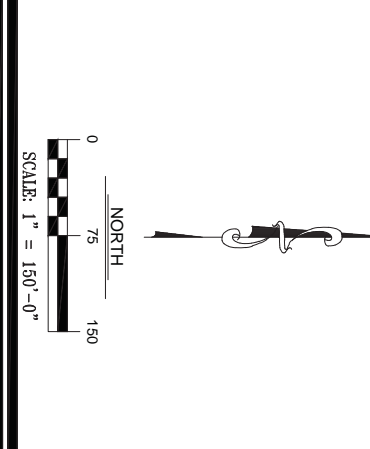
- GENERAL NOTES:**
1. Back-out drives, as defined in the Town's Transportation Plan, shall not be permitted along Discovery Parkway.
 2. Traffic calming measures shall be incorporated into the design/civil construction of Discovery Parkway at Discovery Office Park to Superior Town Center.
 3. The above-ground 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 approved by the town council, and subject to approval of the Final Development Plan (FDP) that includes the Civic Spaces 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 Spaces within Tract D1, which improvements shall be specifically identified in the FDP.
 4. Actual alignment and width of Campus Esplanade and COV is preliminary and subject to revision.



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 Eastment
 07-15-2015 Technical Corrections



SHEET TITLE:
**LAND USE
 CONCEPT BLOCK
 DIAGRAM**

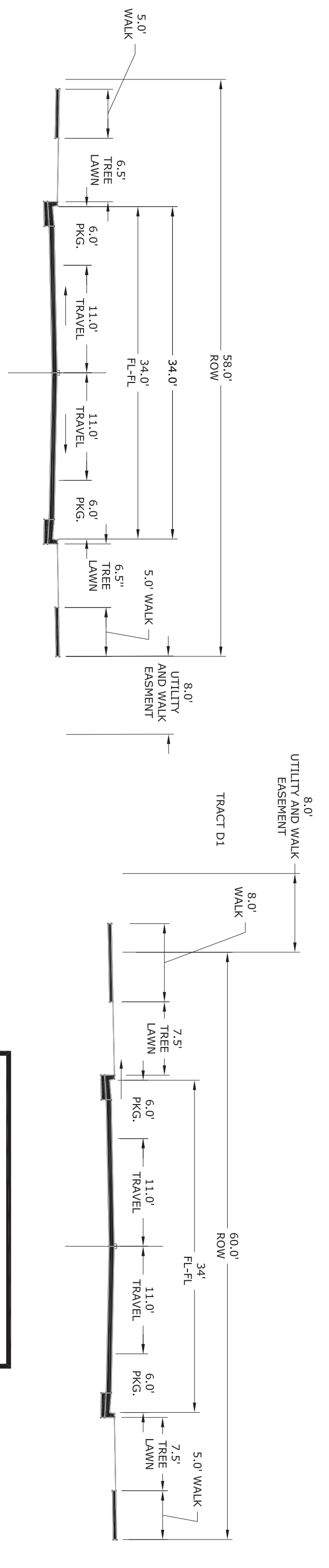
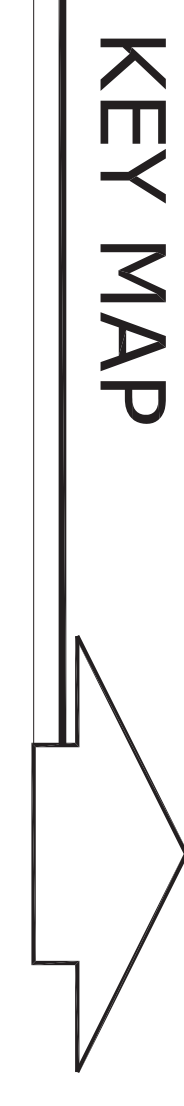
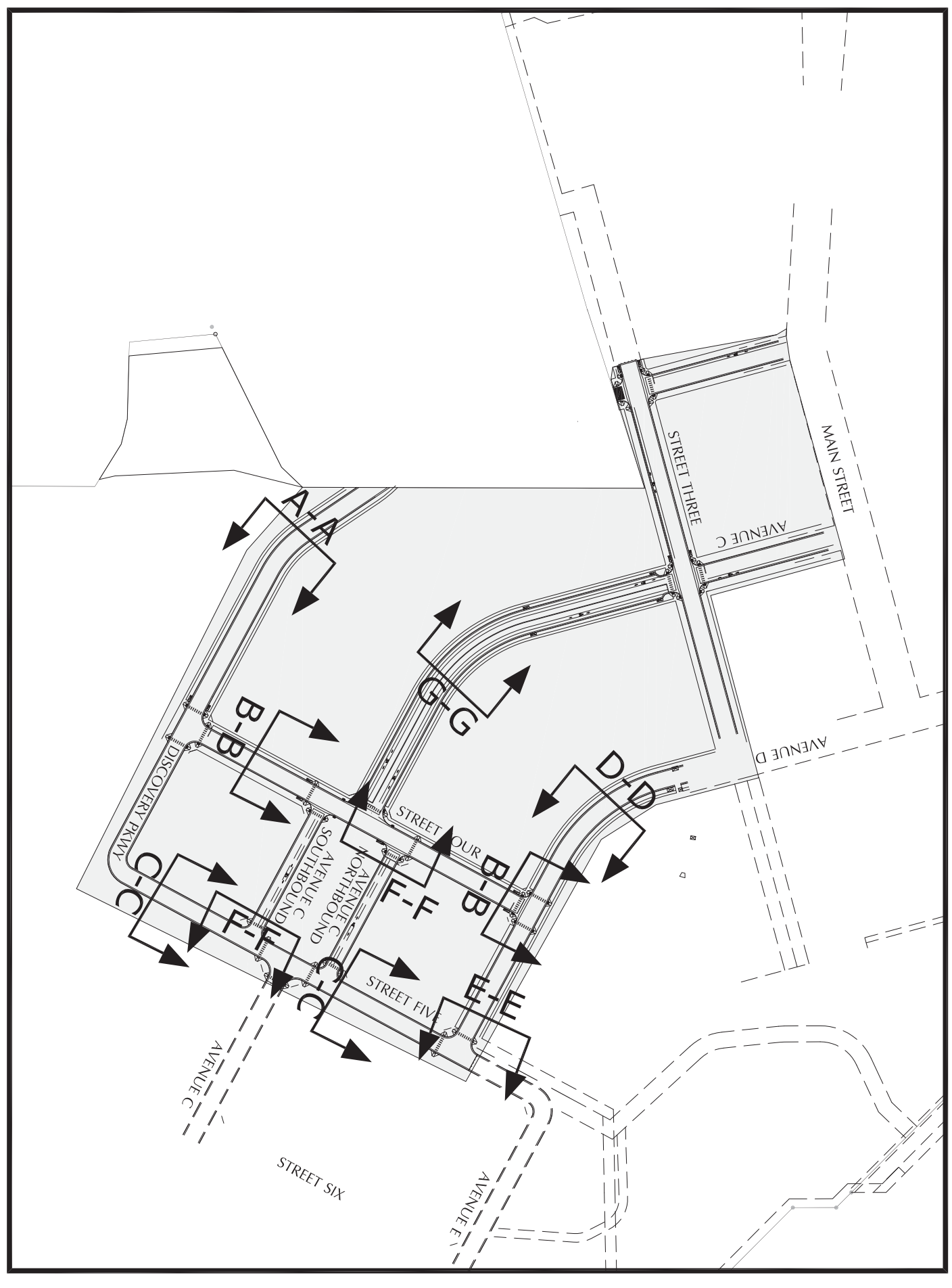
SCALE:
 SHEET NUMBER
FIGURE A

SUPERIOR TOWN CENTER PD AMENDMENT #2

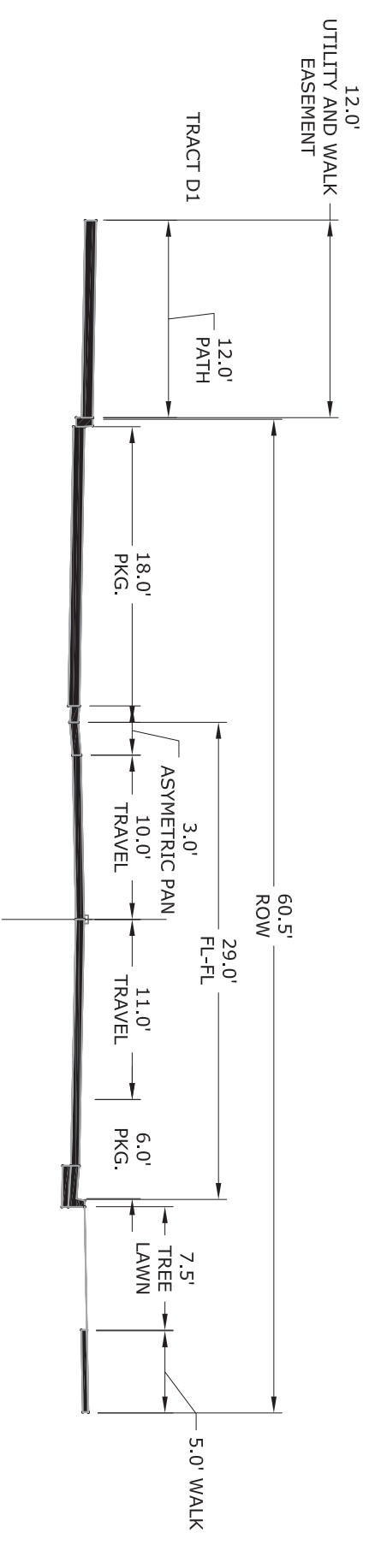
PROJECT NO. -
 DRAWN:
 CHECKED:
 APPROVED:
 DATE: MARCH 2014
 TITLE: TRAFFIC
 03-05-2014 1ST DRAFT
 04-07-2014 General Revisions
 10-10-2014 Technical Corrections
 01-14-2015 TECH. CORRECTIONS

SHEET TITLE:
STREET SECTIONS

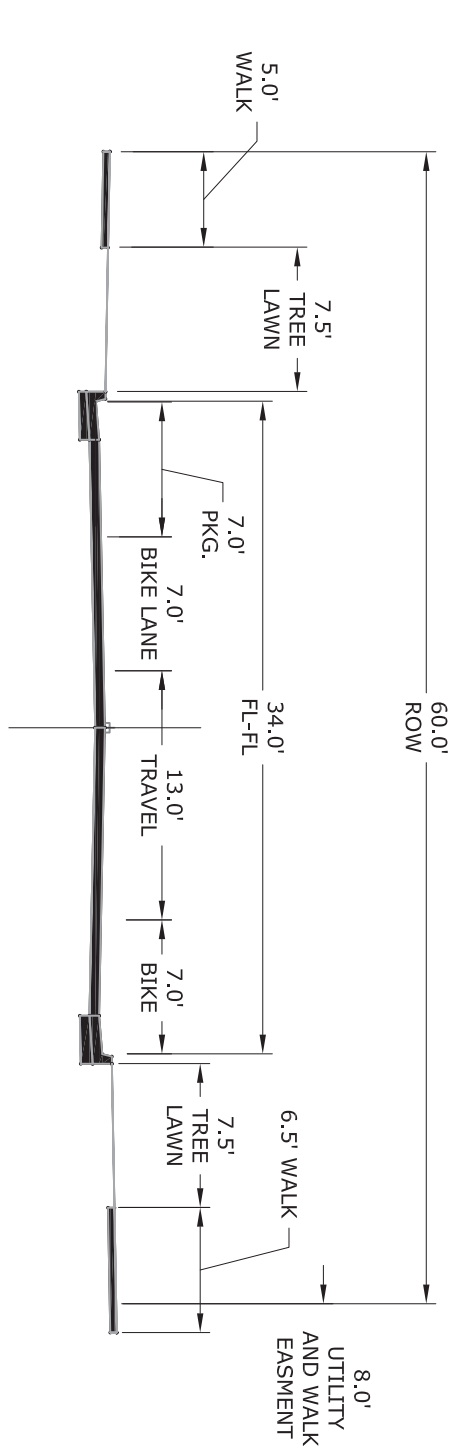
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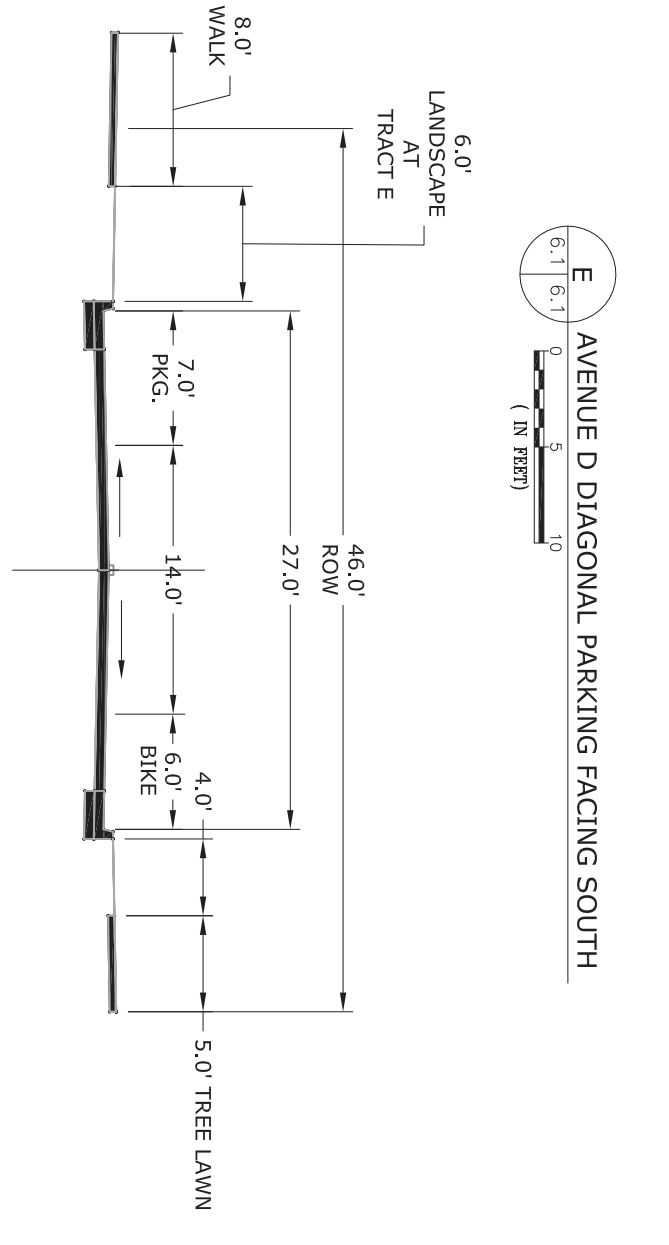
A DISCOVERY PARKWAY FACING SOUTH



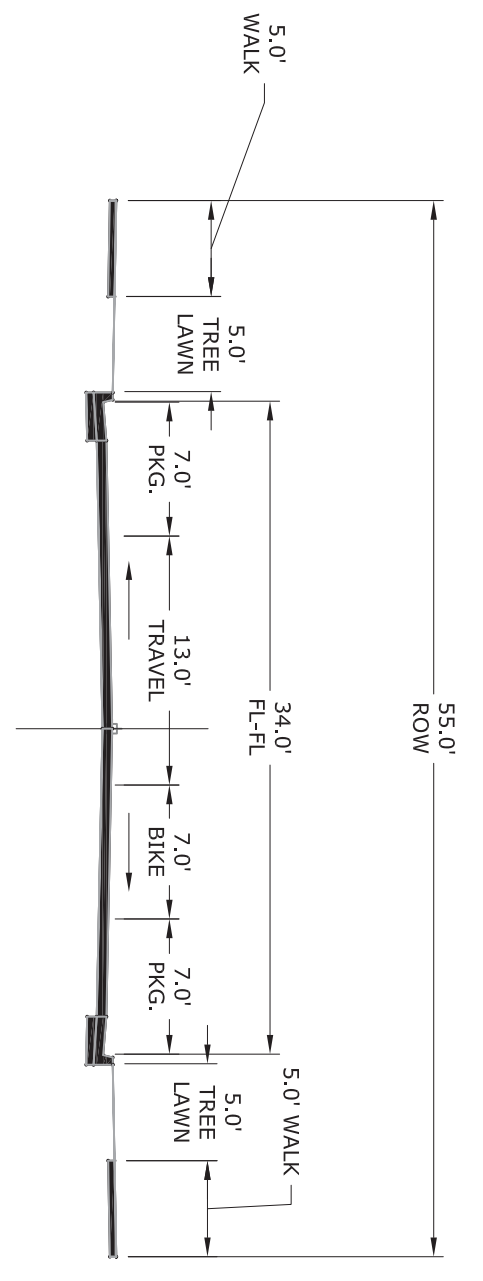
D AVENUE D BETWEEN STREET THREE AND FOUR FACING SOUTH



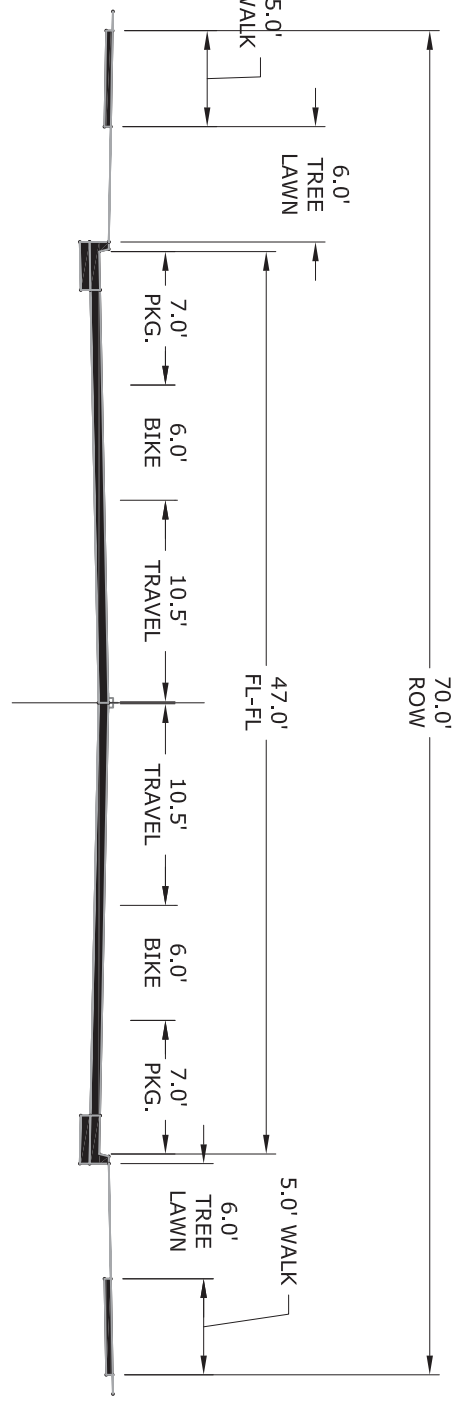
B STREET FOUR SOUTH FACING NORTH (ONE WAY)



E AVENUE C ALONG TRACT E (ONE WAY)



C STREET FIVE NORTH (ONE WAY)



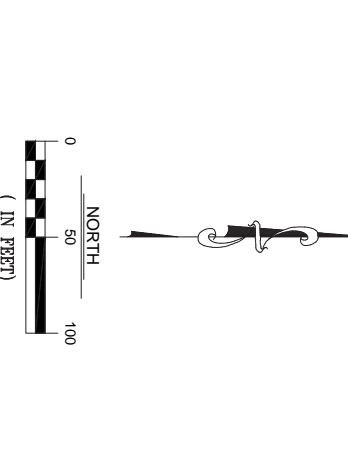
F AVENUE D DIAGONAL PARKING FACING SOUTH

G AVENUE C

- NOTES:
1. A GEOTECHNICAL INVESTIGATION SHALL BE PERFORMED AFTER PLACEMENT OF MASS GRANADING 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.

SUPERIOR TOWN CENTER PD AMENDMENT #2

PROJECT NO: _____
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 03-05-2014 1ST DRAFT
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 05-22-2014 Campus Drive Easement
 07-15-2015 Technical Corrections
 07-15-2015 Technical Corrections



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

Landscape Area	LANDSCAPE DENSITIES			
	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
Open Space Landscape Requirements (Developed Landscape)	1/825 s.f./ Trees	1/1150 s.f./ Trees	1/925 s.f./ Trees	1/1150 s.f./ Trees
Open Space Landscape Requirements (Naturalized Landscape)	1/4000 s.f.	1/500 s.f.	1/4000 s.f.	1/500 s.f.
Detention Pond Edge Landscapes	N.A.	N.A.	N.A.	N.A.
Foundation Planting	-	-	1/41 f.f.	1/41 f.f. (See Note #1.4)
Buffer Adjacent to Single-Family Uses	1/40 f.f.	1/40 f.f.	1/30 f.f.	1/20 f.f.
Buffer Adjacent to Multi-Family Uses	1/30 f.f.	1/30 f.f.	1/40 f.f.	1/20 f.f.
Buffer Adjacent to Commercial, Retail, and Office Uses	1/20 f.f.	1/20 f.f.	1/20 f.f.	1/40 f.f.
Steel Rows	1/40 f.f.	1/40 f.f.	1/40 f.f.	1/40 f.f.
Parking Lot Islands Less Than 300 SF	1/180 s.f.	1/30 s.f.	1/180 s.f.	1/30 s.f.
Superior Cemetery	1/180 s.f.	1/30 s.f.	1/180 s.f.	1/30 s.f.

LEGEND:

- STREET TREE
- DEVELOPED PARKLAND
- NATURALIZED LANDSCAPE/ OPEN SPACE
- DEVELOPMENT PARCELS
- TRANSIT HUB
- PROPERTY LINE
- NOTE: PROPOSED RECREATIONAL USES ARE SHOWN ON PLAN.



1.0 NOTES:
 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 Branches) Shall be 5'-0"
- c. Setbacks from Curb/Walks for Canopy Trees / Ornamental Trees (Single Stem / High Branch) Shall be 2'-0" (min.) When in Tree Gates.

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. Emergent Trees: 10" minimum height
- d. Ornamental Trees: 7" minimum trunk caliper or 8' height (clump)
- e. Evergreen and Deciduous Shrubs: 3-gallon container minimum
- f. Emergent Grasses: 3-gallon container minimum where available / 1-gallon container minimum for varieties not available in 3-gallon
- g. Perennials / Round 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 (the 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 (4'-500' LT) may have street tree plantings spaced at 150' LT on center.

3.0 Street Tree Planting Requirements:

- 3.1 Plant density 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-irrigation system.
- 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.

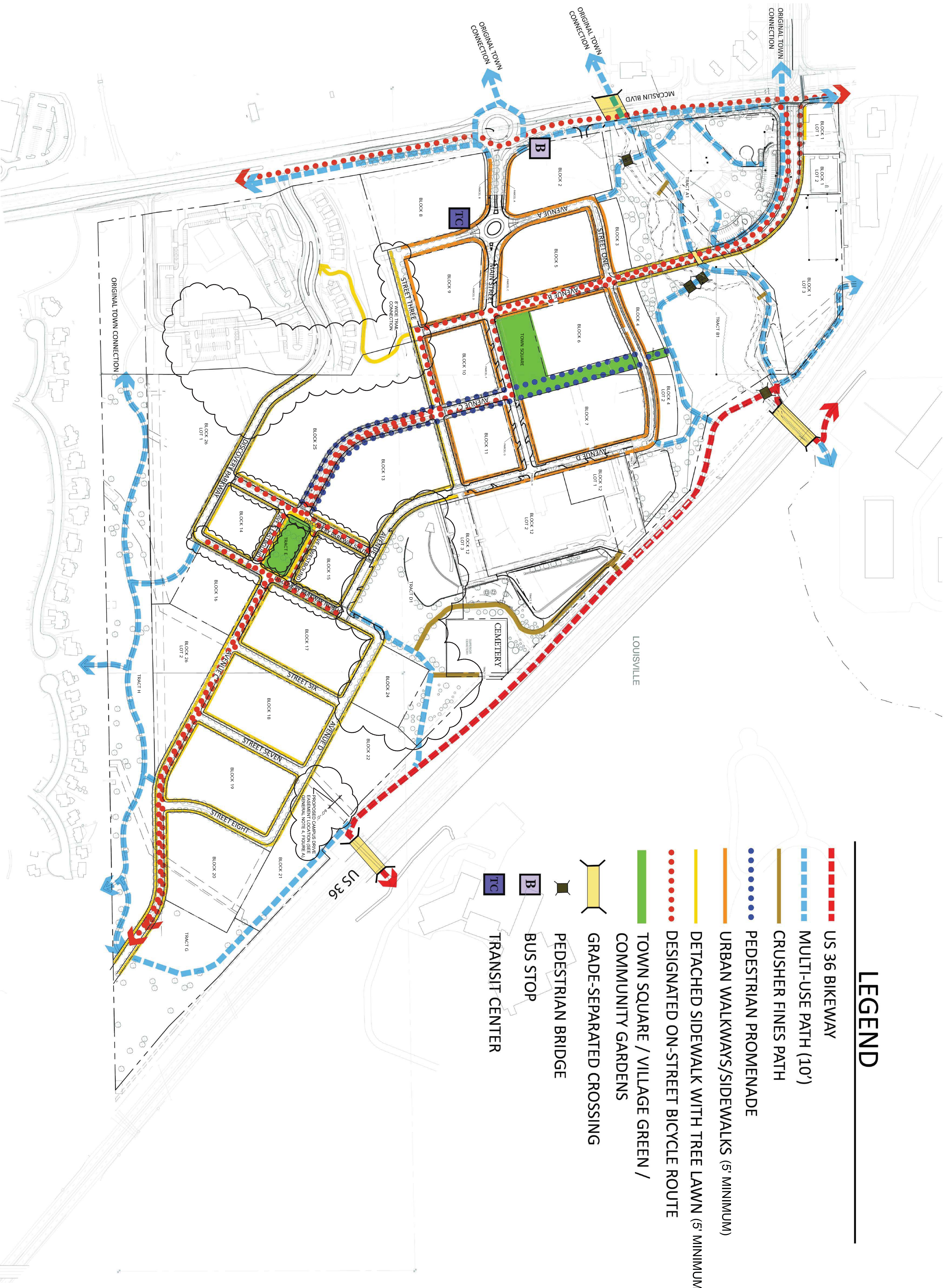
RETAINING WALLS AND ADDITIONAL GRADING WILL BE REQUIRED IF PROGRAMMING REQUIRES FLAT SPACE.

CIVIC SPACE (3.49 ACRES)
 Programming to be determined by the Town and Developer.

Village Green
 Programming to be determined by the Town and Developer.

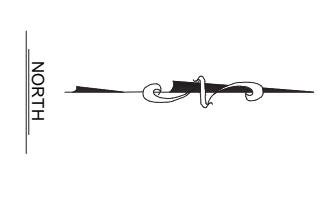
LEGEND

-  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
-  BUS STOP
-  TRANSIT CENTER



SUPERIOR TOWN CENTER PD AMENDMENT #2

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SHEET TITLE:
 BICYCLE/
 PEDESTRIAN/
 TRANSIT
 CIRCULATION
 DIAGRAM

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