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

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 Ouarter 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°06'14" 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

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.

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

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

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;

System, North Zone, North American Datum 1983/92, a distance of 2647.43 feet, with all bearings herein relative thereto;

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 ().

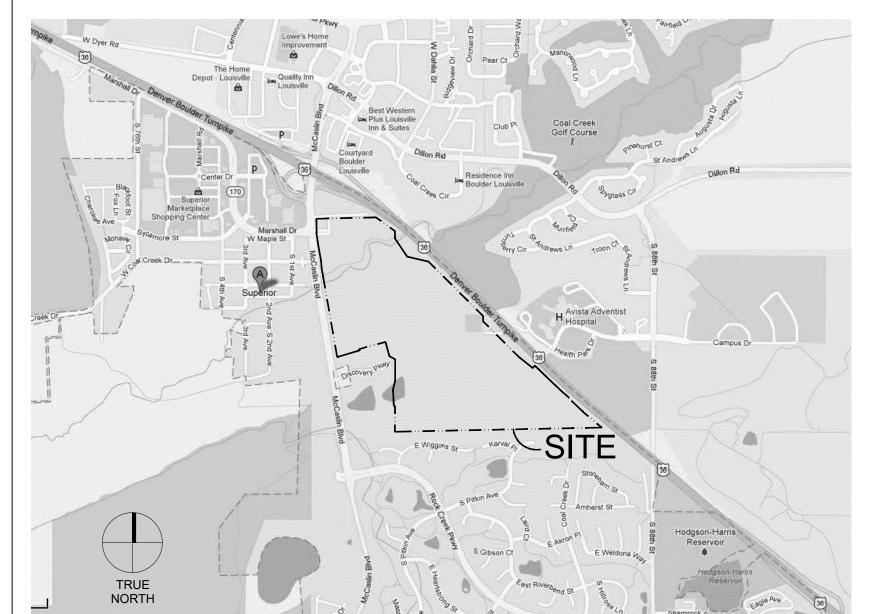
ADDITIONALLY EXCEPTING THEREFROM BLOCK 12 OF THAT CERTAIN LOT LINE ADJUSTMENT PLAT OF BLOCK 12, PARCEL H AND SUPERLOT 1 OF SUPERIOR TOWN CENTER FILING NO. 1B UNDER RECEPTION NUMBER 03415628 WITH THE COUNTY OF BOULDER, COLORADO RECORDED 12/02/2014.

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 TOWN CLERK CERTIFICATE I certify that this instrument as approved by (Resolution/Ordinance) No. , was filed in my office on the day of o'clock am/pm. Witness my hand the corporate seal of the Town of Superior Town Clerk **PLANNING COMMISSION CERTIFICATE** Recommended approval this __ day of _____, 20____, by the

Town of Superior Planning Commission, Resolution No. PC _____ Series 20 _____

DEVELOPER VICINITY MAP

RC SUPERIOR, LLC ATTENTION: BILL JENCKS 11452 EL CAMINO REAL, SUITE 120 SAN DIEGO, CALIFORNIA 92130 VOICE: 858-345-3643



SIGNATURE BLOCKS (CONTINUED) **CERTIFICATE OF OWNERSHIP:** TOWN OF SUPERIOR, COLORADO

		, am an owner re	the property and
consent to this pla	an.		
In witness whereo	of I hereunto set my hand	this day of	, 20
Town of Superior,	Colorado		
STATE OF COLORA	ADO)		
) ss.	
County of Boulder)		
The foregoing cer	tificate of ownership was	acknowledged before	me this
day of	, 20, by		·
My commission ex	xpires:		·
			Notary Public
By: Avanti Strategi Member By: Avanti Propert General Partner	c Land Investors VII, L.L.L	P., a Delaware limited	ed liability company, its sole Mem I liability limited partnership, its sol limited partnership, its Managing General Partner
I certify that I,		, am the sole owr	ner of the property and
consent to this pla	n		
·	f I hereunto set my hand	this day of	, 20
In witness whereo			
In witness whereo Owners	f I hereunto set my hand		
In witness whereo Owners	f I hereunto set my hand		
In witness whereo Owners STATE OF FLORIDA	f I hereunto set my hand		
Owners STATE OF FLORIDA County of ORANGE	f I hereunto set my hand) ss.	
In witness whereo Owners STATE OF FLORIDA County of ORANGI The foregoing cert	f I hereunto set my hand) ss. acknowledged before	me this
In witness whereo Owners STATE OF FLORIDA County of ORANGI The foregoing cert day of	f I hereunto set my hand (1) (2) (3) (4) (5) (6) (7) (7) (8) (9) (9) (1) (1) (1) (1) (2) (1) (2) (3) (4)) ss. acknowledged before	me this
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STREET NAI	ME KEY
PDA #2 STREET NAME	PDA #5 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	CENTRAL PARK WAY
AVENUE C EASTBOUND	PROMENADE SOUTHBOU
AVENUE C WESTBOUND	PROMENADE NORTHBOU
AVENUE D	AVENUE E
STREET NAMES THAT CHANGED B PDA #2 AND PDA #5 ARE LISTED.	

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SHEET INDEX

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 11452l Camino Real Suite 120 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.

. Neither PDA #3, PDA #4, PDA#5 nor PDA #6 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. PDA#4 revisions were limited

to Lot 4, Block 1. 3. PDA#5 revisions are limited to Blocks 6, 7, 9, 10 and 11. 4. PDA#6 revisions are limited

to Blocks 5 and 8. 5. In the event of a conflict between the Design Guidelines Supplement and this plan sheet, this plan sheet shall control.

> Δ Ш Z 1 PE Δ S

DRAWN: CHECKED: APPROVED: DATE: 08/05/2022

SHEET TITLE:

ISSUED FOR DESIGN SUBMITTAL - NOT FOR CONSTRUCTION COVER

SHEET

SCALE: SHEET NUMBER

CS1.0

Jse:	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

JPERIOR TOWN CENTER

SUPERIOR TOWN CENTER

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		7 50	Based on estimated unit by bedroom count	1.62500	1,219	0.90	1,097
PARKING REQUIRED:							2,166
LESS ON-STREET PARKING PROVIDED	ğ						290
PARKING REQUIRED TO BE SHOWN O			Landon Con Landon Con Control		201		1,876

Jse:	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 TO BE SHOWN ON FUTURE FINAL DEVELOPMENT PLANS (formula for minimum on a phased basis)

PARKING REQUIRED TO BE SHOWN ON FUTURE FINAL DEVELOPMENT PLANS (formula for minimum on a phased basis)

Guest Rooms (high range) Meeting Space (Public Areas Only)				Parking Formula	Parking Demand	Utilization (Including Alternate Mode Reduction)	Parking Demand
Meeting Space (Public Areas Only)							
Meeting Space (Public Areas Only)		500	1 sp/key	1,00000	500	0.86	430
	10,500		1 sp/165sf	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:							
Gvic / 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		7 50	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

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

SUPERIOR TOWN CENTER

OVERALL PRIOECT DENSITY MAXIMUMS

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

Use:	Maximum	Notes:
Commercial/Retail:	389,600 sf	"Flex Space" is allocated for commercial/retail and mixed-use office.
Office/Life Science:	428,000 sf	"Flex Space" allocated to free standing office
Private Indoor Rectreation:	150,000 sf	"Recreation Flex Space" including associated uses
Civic Space:	na	To be determined by Town
School:	40,000 sf	Building area only
Hospitality:	500 guest rooms	Plus related pre-function, meeting, restauran 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 Parking Ratio Other Residential: Planning Area 2 1 BR Unit 1.25 spaces per unit lus .10 guest spaces 2 BR Unit 1.50 spaces per unit us .10 guest spaces 3 BR Unit 2.0 spaces per unit lus .10 guest spaces 4 BR Unit 2.5 spaces per unit lus .10 guest spaces 1 BR Unit 1.25 spaces per unit us .10 guest spaces 2 BR Unit 1.50 spaces per unit lus .10 guest spaces 3 BR Unit 2.0 spaces per unit us .10 guest spaces 4 BR Unit 3.0 spaces per unit lus .10 guest spaces 1 space / 330 SF Jsable Space Only 1 space / 330 SF sable Recreation Area Private Indoor Recreation 1 space / 400 SF 1 space / 330 SF 1 space / 150 SF ommercial (Restaurants) Rooms 1 space / Key Conference Space 1 space / 165 SF sable Meeting Space Only Restaurants 1 space / 150 SF Front of House Only

SHARED PARKING GUIDELINES FOR TOWN CORE (PLANNING AREA 2)

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 mixeduse 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:

- Peak Parking Ratio by Land Use use latest editions of ULI, ITE Parking Generator Manual, or Superior Municipal Code.
- Alternative Mode Use as shown in Table 1, or supported by empirical data and approved by Town staff.
- 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:

- Site plan of parking spaces intended for shared parking and their proximity
- 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).
- A pedestrian circulation plan that shows connections and walkways between parking areas and land uses. These paths should be as direct and short as
- A safety and security plan that addresses lighting and maintenance of the parking areas.

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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.

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.

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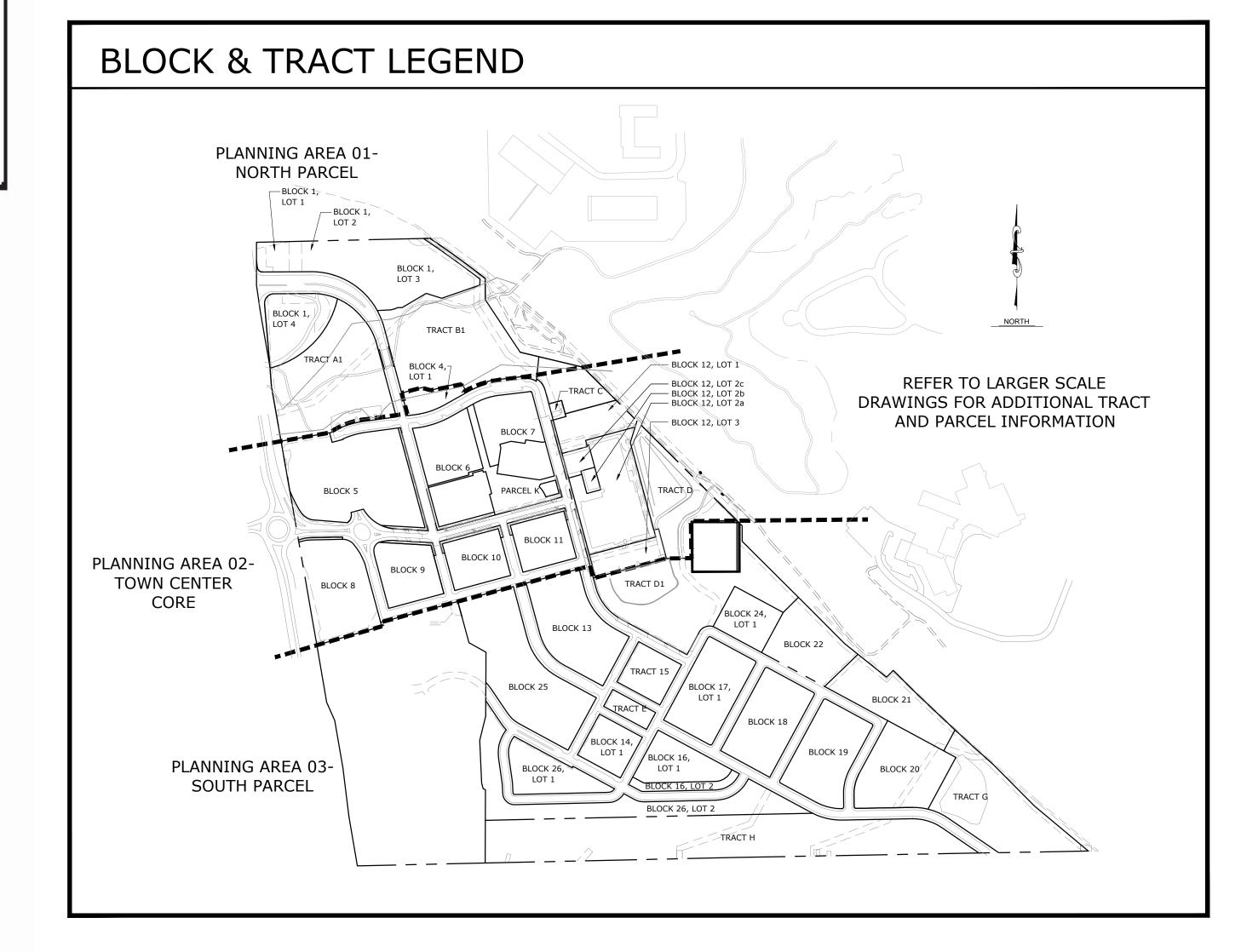
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SHEET TITLE:

COVER SHEET 2

SCALE: SHEET NUMBER

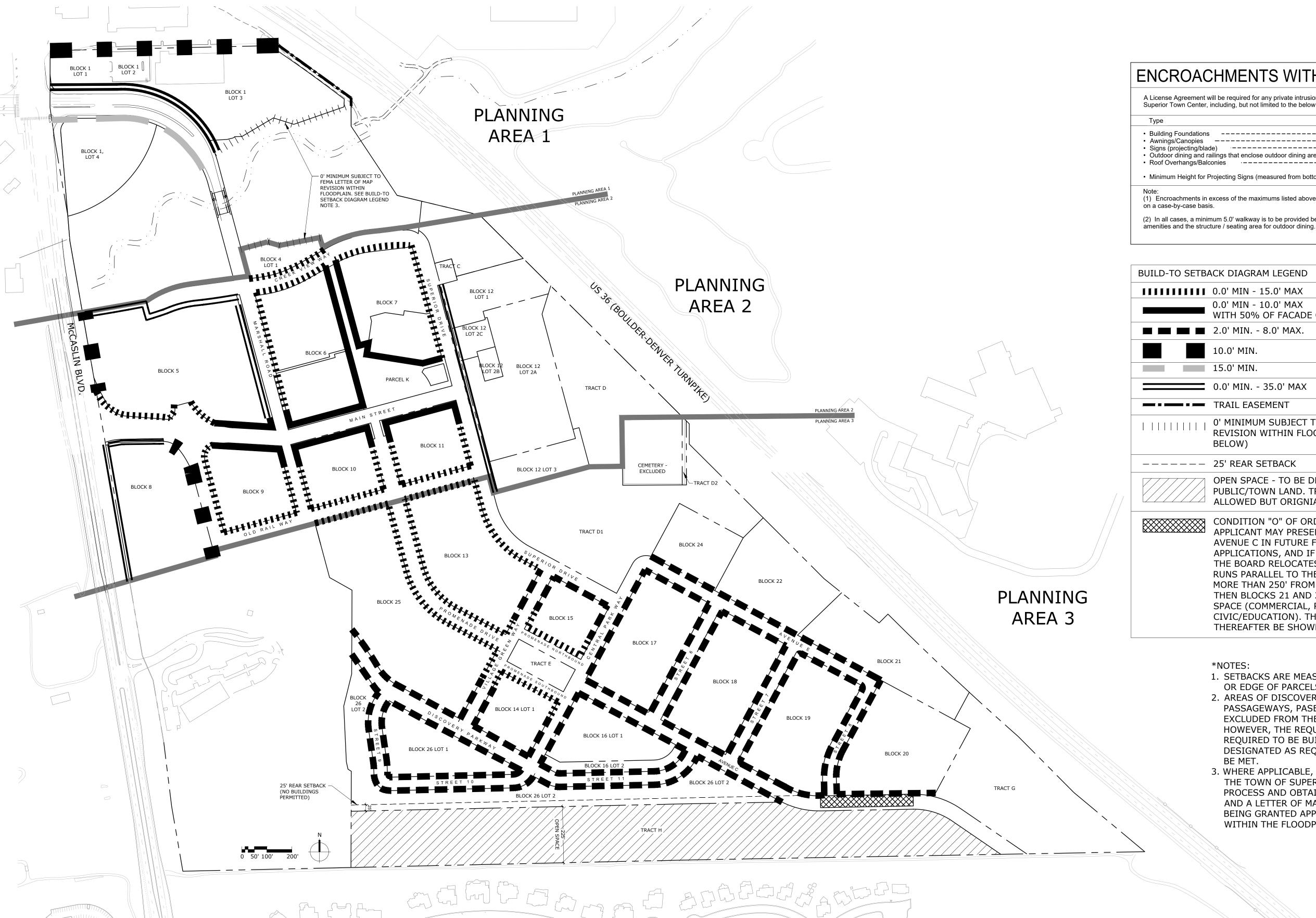


DEFINITIONS ASSOCIATED WITH BLOCK, LOT, TRACT, & PARCEL LEGEND:

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



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: Maximum Encroachments • Building Foundations ----- 4.0' Awnings/Canopies ----- 10.0' • Signs (projecting/blade) ----- 5.0' Minimum Height for Projecting Signs (measured from bottom of sign) (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

BUILD-TO SETBACK DIAGRAM LEGEND **IIIIIIIIII** 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, 2 1.

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

1. SETBACKS ARE MEASURED FROM R.O.W. (BACK OF CURB) OR EDGE OF PARCELS.

THEREAFTER BE SHOWN ON ALL APPLICABLE PLAN SHEETS.

SPACE (COMMERCIAL, RESIDENTIAL, LIVE/WORK,

CIVIC/EDUCATION). THE FLEX SPACE CHANGE SHALL

- 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
- 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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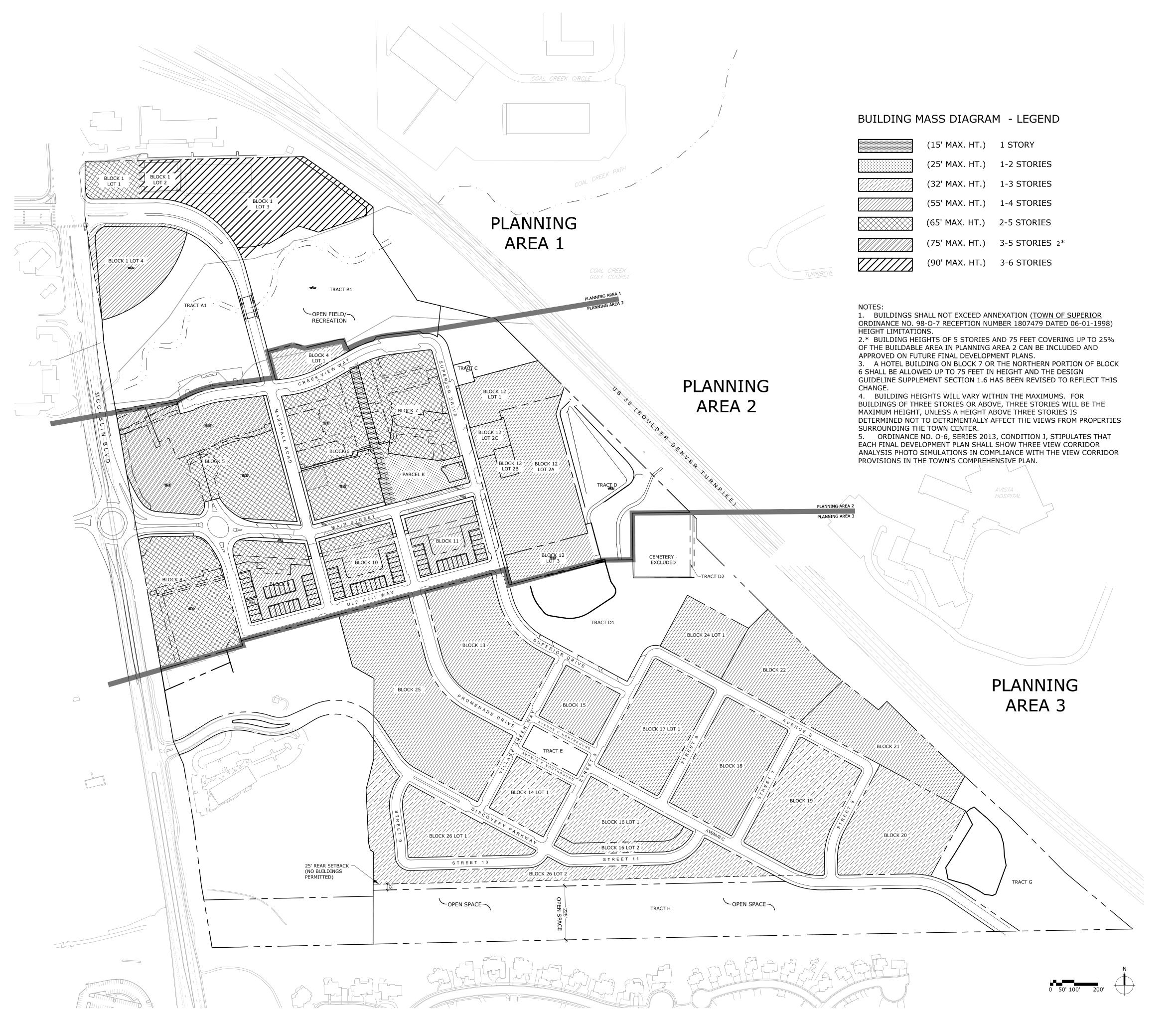
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BUILD-TO/ SETBACK DIAGRAM

SCALE: SHEET NUMBER CS1.2 / FIGURE B



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 • Life Science office and laboratory (limited to Biosafety Levels 1 and 2)

• Blocks 5 and 8 only: Private Cafeteria not open to the public, less than 2,500 SF • Blocks 5 and 8 only: Private Cafeteria not open to the public, 2,500 SF or larger *

Hotels Dental or Medical Clinics Transportation facilities/bus shelters

 Banking, savings and loans Drive-through restaurants* Drive-through Bank*

 Communication Facilities • Electric Vehicle Sales & Service Centers**

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

* Uses allowed only through Town of Superior Special Use Review Process ** Use allowed in Planning Area 1 only.

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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SHEET TITLE:

BUILDING MASS DIAGRAM

SCALE: SHEET NUMBER CS1.4 / FIGURE H