

# 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; 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 594.58 feet, a Delta of 03°40'23" and is subtended by a Chord bearing South 54°03'12" 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 Northeastly 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°06'14" 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 North 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 00°51'49" 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 24961 and 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. 18 UNDER RECEPTION NUMBER 03415628 WITH THE COUNTY OF BOULDER, COLORADO RECORDED 12/02/2014.

# DEVELOPER

RC SUPERIOR, LLC  
ATTENTION: BILL JENCKS  
11452 EL CAMINO REAL, SUITE 120  
SAN DIEGO, CALIFORNIA 92130  
VOICE: 658-345-3643

# 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

## PLANNING COMMISSION CERTIFICATE

Recommended approval this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Town of Superior Planning Commission, Resolution No. PC \_\_\_\_\_ Series 20\_\_\_\_.

# 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

**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.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  
STATE OF FLORIDA )  
 ) ss.  
County of ORANGE )

The foregoing certificate of ownership was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

My commission expires: \_\_\_\_\_  
Notary Public

Mortgagees or Lien Holders

STATE OF CALIFORNIA )  
 ) ss.  
County of SAN DIEGO )

The foregoing certificate of ownership was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

My commission expires: \_\_\_\_\_  
Notary Public

STREET NAME 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 SOUTHBOUND
AVENUE C WESTBOUND	PROMENADE NORTHBOUND
AVENUE D	AVENUE E

STREET NAMES THAT CHANGED BETWEEN PDA #2 AND PDA #5 ARE LISTED.

# SHEET INDEX

PLANNING AND USE SHEET NUMBER	SHEET TITLE
CS1.0	COVER SHEET 1
CS1.1	COVER SHEET 2
CS1.2	BUILDING BACK DINGKAM
CS1.3	LAND USE CONCEPT BLOCK DIAGRAM
CS1.4	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 Figure letter 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  
11452I 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.

- NOTES:**
- Neither PDA #3, PDA #4 nor PDA #5 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.
  - PDA#4 revisions were limited to Lot 4, Block 1.
  - PDA#5 revisions are limited to Blocks 5, 6, 7, 9, 10 and 11.
  - In the event of a conflict between the Design Guidelines Supplement and this plan sheet, this plan sheet shall control.
  - PD amendment #6 revisions are limited to Blocks 6, 9 and 10

SUPERIOR TOWN CENTER  
PD AMENDMENT #6

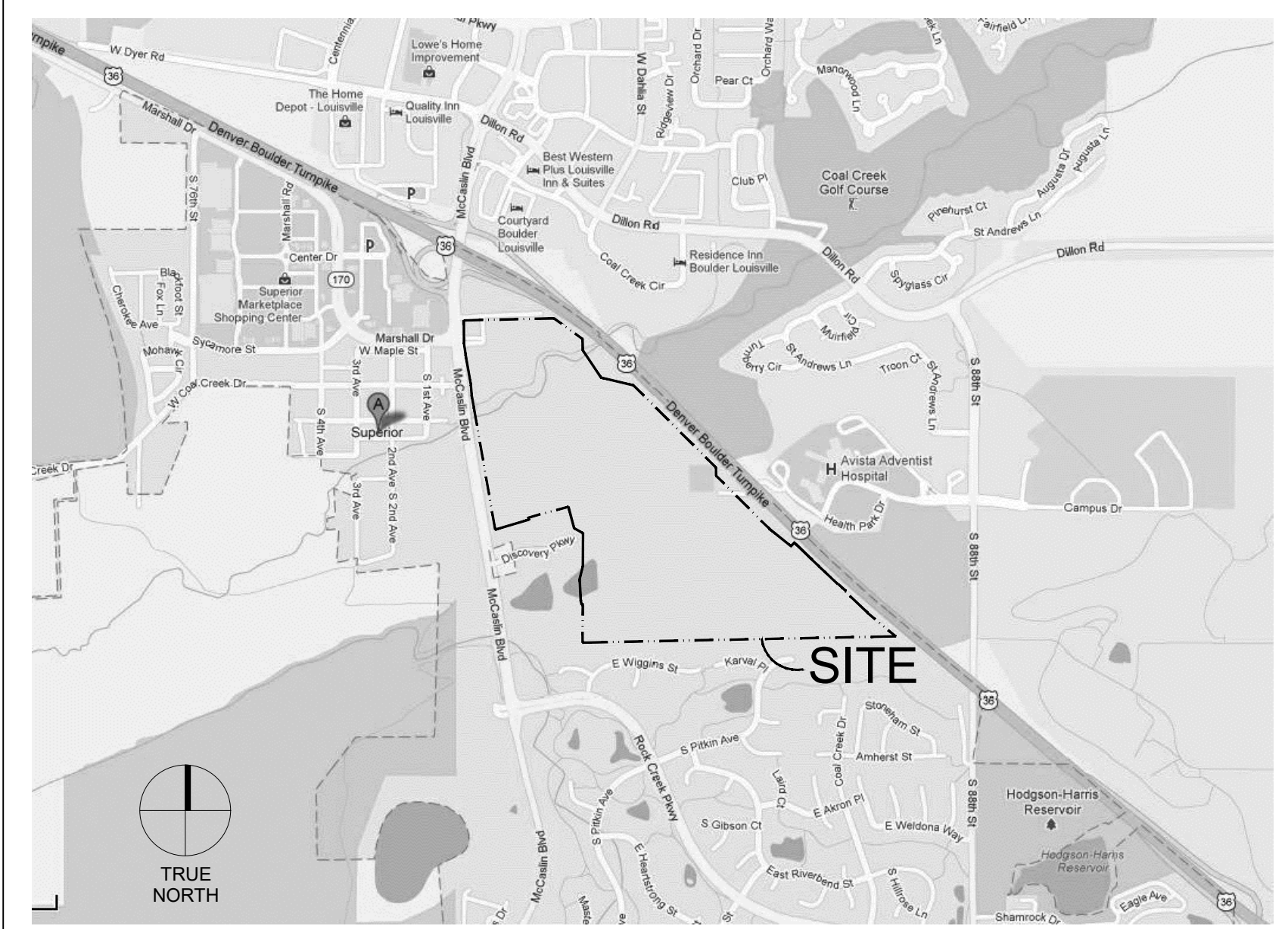
PROJ. NO.  
DRAWN:  
CHECKED:  
APPROVED:  
DATE: 03/28/2023  
SUBMITTALS:

SHEET TITLE:

ISSUED FOR DESIGN  
SUBMITTAL - NOT FOR  
CONSTRUCTION  
**COVER SHEET**  
SCALE:  
SHEET NUMBER

**CS1.0**

# VICINITY MAP





RC SUPERIOR  
114521 Camino Real  
Suite 120  
San Diego, CA 92130

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**NOTES:**  
1. Neither PDA #3, PDA #4 nor PDA #5 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 5, 6, 7, 9, 10 and 11.  
4. In the event of a conflict between the Design Guidelines Supplement and this plan sheet, this plan sheet shall prevail.  
5. PD amendment #6 revisions are limited to Blocks 6, 9 and 10.

**SUPERIOR TOWN CENTER  
PD AMENDMENT #6**

PROJ. NO.  
DRAWN:  
CHECKED:  
APPROVED:  
DATE: 03/28/2023  
SUBMITTALS:

SHEET TITLE:  
**LAND USE  
CONCEPT BLOCK  
DIAGRAM  
(COLOR)**  
SCALE:  
SHEET NUMBER  
**CS1.3 /  
FIGURE A**

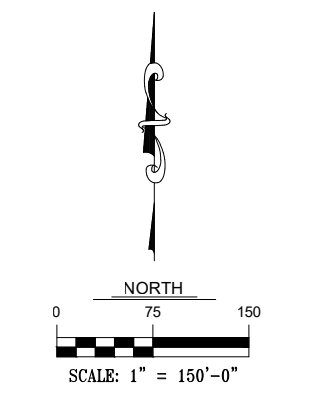
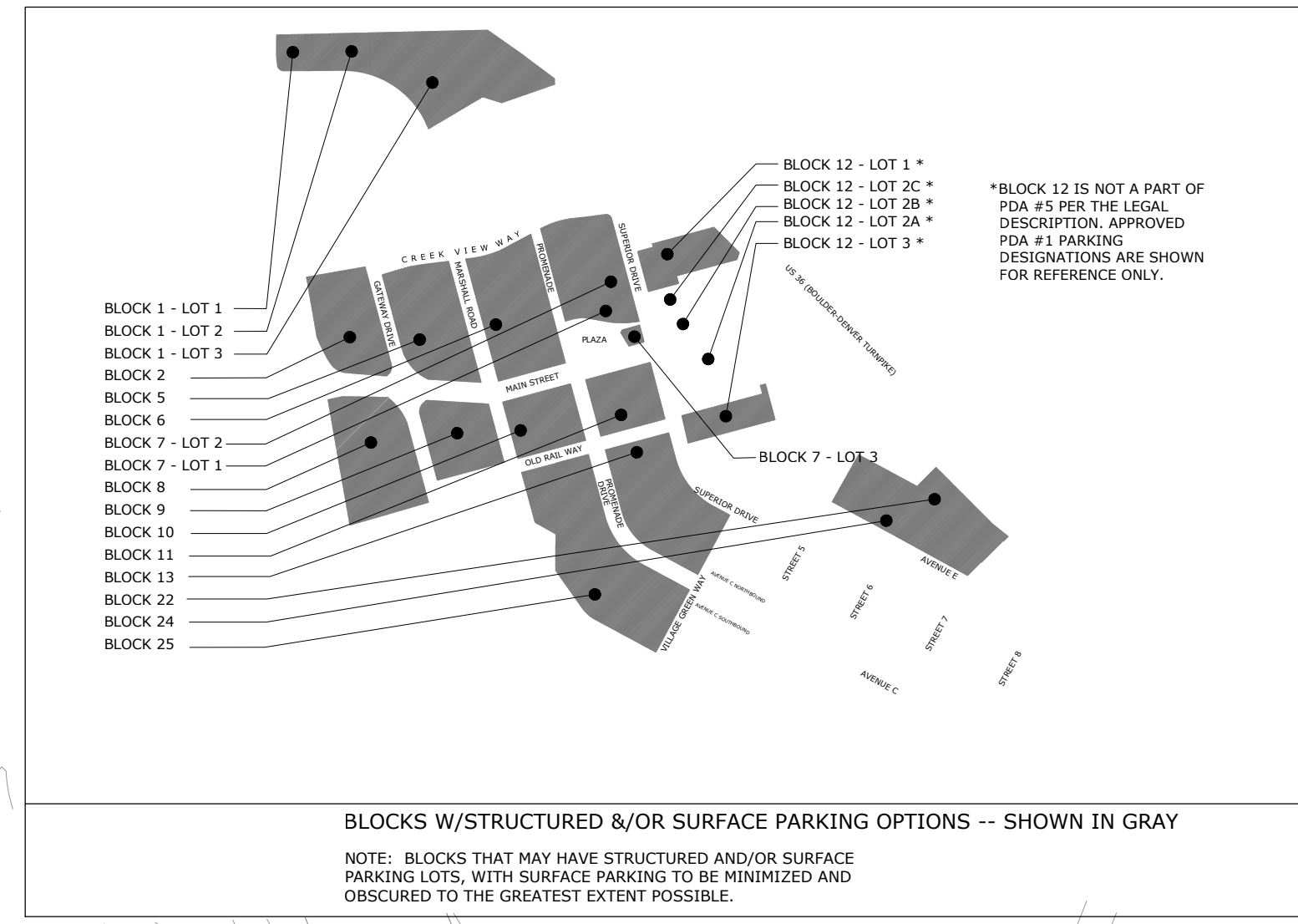
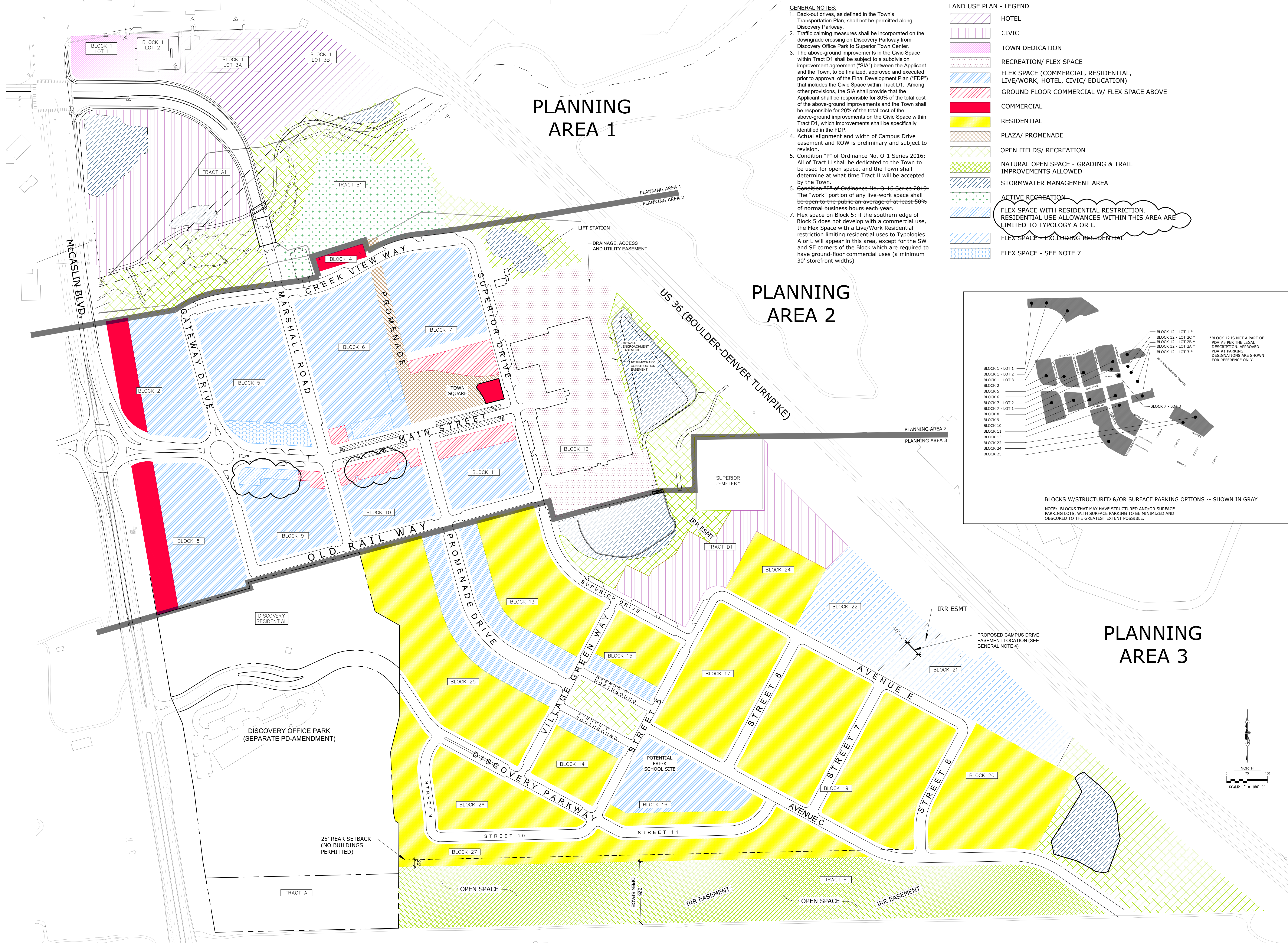
- LAND USE PLAN - LEGEND**
- HOTEL
  - CIVIC
  - TOWN DEDICATION
  - RECREATION/ FLEX SPACE
  - FLEX SPACE (COMMERCIAL, RESIDENTIAL, LIVE/WORK, HOTEL, CIVIC/ EDUCATION)
  - GROUND FLOOR COMMERCIAL W/ FLEX SPACE ABOVE
  - COMMERCIAL
  - RESIDENTIAL
  - PLAZA/ PROMENADE
  - OPEN FIELDS/ RECREATION
  - NATURAL OPEN SPACE - GRADING & TRAIL IMPROVEMENTS ALLOWED
  - STORMWATER MANAGEMENT AREA
  - ACTIVE RECREATION
  - FLEX SPACE WITH RESIDENTIAL RESTRICTION. RESIDENTIAL USE ALLOWANCES WITHIN THIS AREA ARE LIMITED TO TYPOLOGY A OR L.
  - FLEX SPACE - EXCLUDING RESIDENTIAL
  - FLEX SPACE - SEE NOTE 7

- GENERAL NOTES:**
- Back-out drives, as defined in the Town's Transportation Plan, shall not be permitted along Discovery Parkway.
  - Traffic calming measures shall be incorporated on the downgrade crossing on Discovery Parkway from Discovery Office Park to Superior Town Center.
  - 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.
  - Actual alignment and width of Campus Drive easement and ROW is preliminary and subject to revision.
  - 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.
  - Condition "E" of Ordinance No. O-16 Series 2019: The "work" portion of any live-work space shall be open to the public an average of at least 50% of normal business hours each year.
  - Flex space on Block 5: If the southern edge of Block 5 does not develop with a commercial use, the Flex Space with a Live/Work Residential restriction limiting residential uses to Typologies A or L will appear in this area, except for the SW and SE corners of the Block which are required to have ground-floor commercial uses (a minimum 30' storefront widths)

**PLANNING AREA 1**

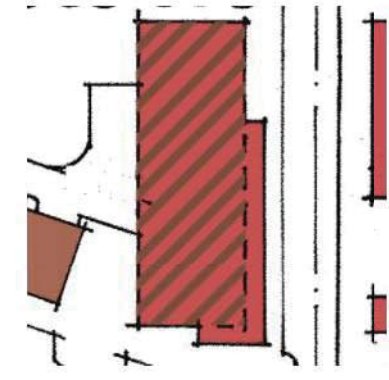
**PLANNING AREA 2**

**PLANNING AREA 3**





## PLANNING AREA 02

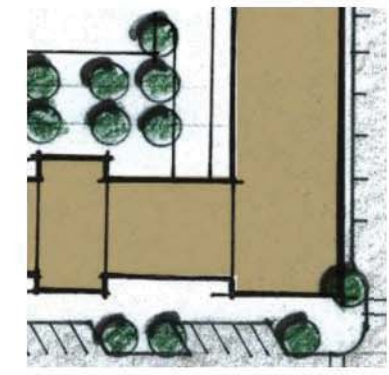


### A. FLEX APARTMENT OVER RETAIL:

**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 a 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.

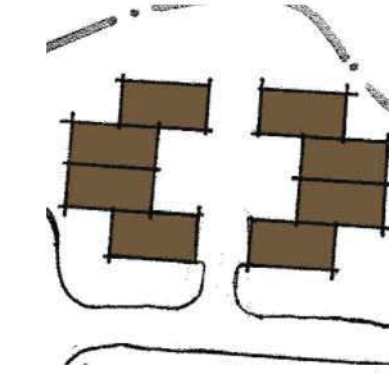


### B. HIGH DENSITY RESIDENTIAL FLATS:

**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.

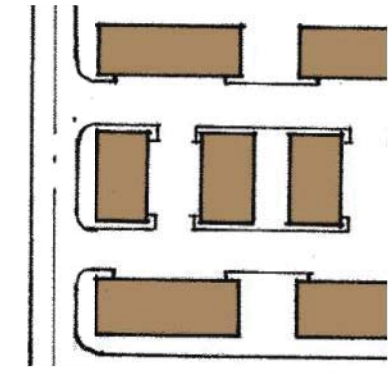


### C. CLUSTER DUPLEX / TOWNHOMES:

**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.

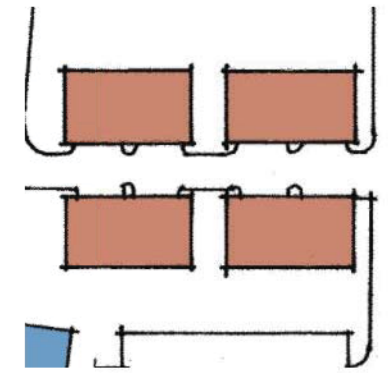


### D. ATTACHED ROWHOME:

**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.

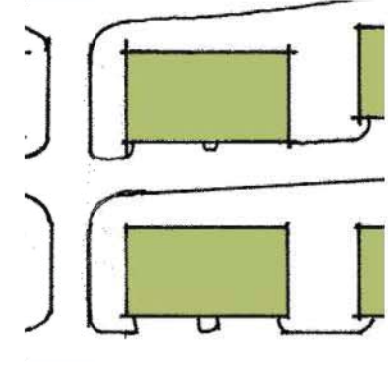


### E. HIGH DENSITY ATTACHED (6-UNIT FLATS):

**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.



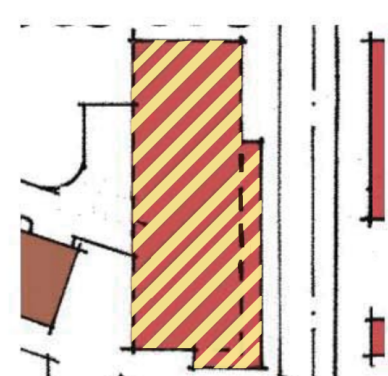
### F. TOWNHOME WITH PENTHOUSE FLOOR (6 Units / Building):

**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.



### L. FLEX APARTMENT OVER RESIDENTIAL LOFT, LIVE-WORK, OR COMMERCIAL

**Unit Sizes:** Range 400 s.f. – 2,100 s.f.

**Parking:** Structured or Surface Parking from Midblock

**Description:** This product type will provide a high density, urban living residential model with a variety of unit types from studios to two bedrooms above ground floor residential lofts, live-work, or commercial. Parking for all residential uses will be either surface or structured parking from midblock.

**Residential units above the ground floor:** Residential above ground floor limited to four floors. Units above the ground floor will have either a recessed, projecting or juliet balcony, be accessed off a shared corridor on the upper floor and a residential lobby on the ground floor by stair or elevator.

**Residential Lofts, Live-Work, or Commercial:** Residential Loft, Live-Work, or Commercial will be accessed from the ground floor via the front door along Main Street and be either a single-story unit or include an internal private mezzanine level at the rear of the unit. Ground floor units that develop residentially may include studios as well as 1 and 2 bedroom lofts. Live/work uses have the same residential allowances as residential lofts, have no restrictions on the ratio of live to work floor area or required operating hours, and may include, but are not limited to, such uses as retail boutiques, entrepreneurial businesses, or small professional offices. Building elevations to be designed as typical commercial storefronts to blend into the downtown street façade.

## PLANNING AREA 03

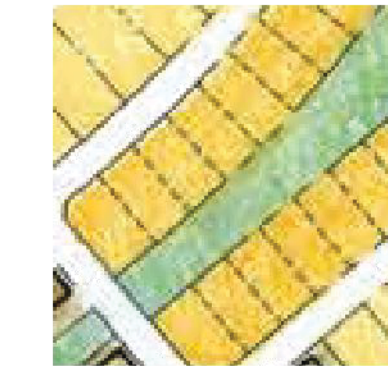


### G. COTTAGES:

**Unit Sizes:** Range: 1,200 s.f. - 3,000 s.f.

**Parking:** Parking is provided at the alley in the form of private garages.

**Description:** Cottages are 1 to 3 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.

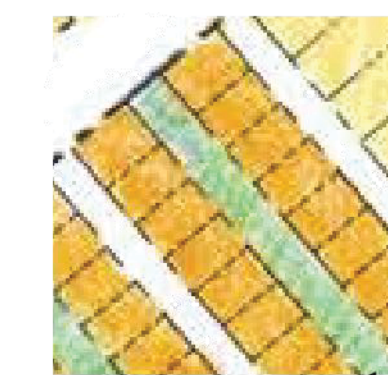


### H. VILLAS:

**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.

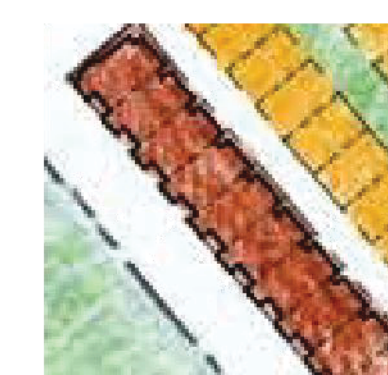


### J. TOWNHOMES:

**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.

RC SUPERIOR  
11452I 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.

#### NOTES:

- Neither PDA #3, PDA #4 nor PDA #5 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.
- PDA#4 revisions were limited to Lot 4, Block 1.
- PDA#5 revisions are limited to Blocks 5, 6, 7, 9, 10 and 11.
- In the event of a conflict between the Design Guidelines Supplement and this plan sheet, this plan sheet shall control.
- PD amendment #6 revisions are limited to Blocks 6, 9 and 10.

SUPERIOR TOWN CENTER  
PD AMENDMENT #6

PROJ. NO.  
DRAWN:  
CHECKED:  
APPROVED:  
DATE: 03/28/2023  
SUBMITTALS:

SHEET TITLE:

RESIDENTIAL  
TYPOLOGIES

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