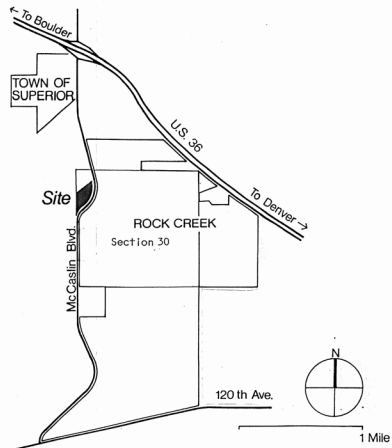


The Ridge at Superior

Preliminary PUD Plan Town of Superior, Colorado



LEGAL DESCRIPTION

A parcel of land located in the Northwest quarter of Section 30, Township 1 South, Range 69 West of the Sixth Principal Meridian, Town of Superior, County of Boulder, State of Colorado, more particularly described as follows:

Commencing at the Northwest corner of said Section 30; thence S00°03'54"W along the West line of the Northwest quarter of said Section 30, 1140.50 feet to the Point of Beginning; thence N49°40'41"E, 945.02 feet along the southerly line of a parcel of land described in deed recorded March 30, 1989 under Reception No. 00934693 to a point on the east westerly line of McCaslin Boulevard as recorded in Reception No. 920899 and Reception No. 781638 of the Boulder County records; thence along said westerly line the following three (3) courses:

1. thence along said curve to the right having a radius of 1220.26 feet, a central angle of 52°58'45", (the chord of which bears S14°01'12"W, 1086.56 feet), 1128.32 feet;
2. thence S42°24'20"W, 346.94 feet to a point on a curve;
3. thence along said curve to the left having a radius of 1400.00 feet, a central angle of 16°19'24", (the chord of which bears S33°53'24"W, 397.51 feet), 396.86 feet to the West line of the Northwest quarter of said Section 30;

thence N00°03'54"W along said line, 1030.78 feet to the Point of Beginning containing 14.1190 acres more or less.

DEVELOPER / OWNER

Glenn J. Sailer
2290 Interlocken Drive
Evergreen, Colorado 80439

INTENT

The intent of this Preliminary Planned Unit Development (PUD) Plan is to establish a use by right for a mixed use commercial and residential area, subject to the development standards specified herein. Buildings, streets and parking areas will be designed in an integral manner to fit topographic conditions and to have a positive visual exposure and minimum impact to adjacent property.

DEVELOPMENT POLICIES

VISUAL IMPACTS

Buildings will be designed to fit hillside in the residential areas and in the office portion of the commercial area. Parking lots will be located to minimize the visibility of parked cars from McCaslin Boulevard.

GRADING

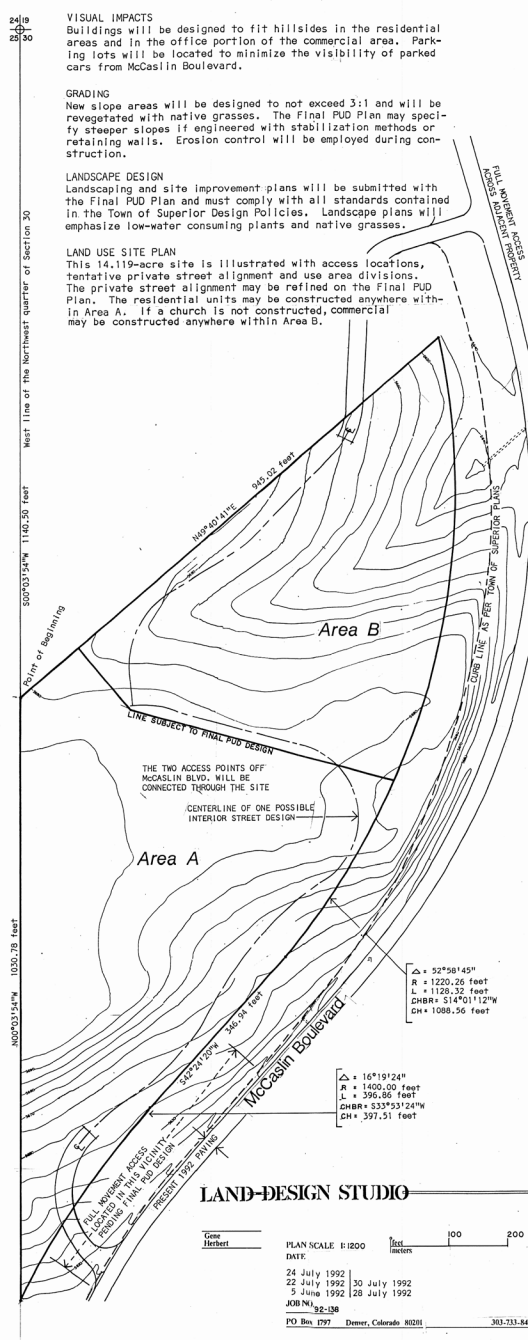
New slope areas will be designed to not exceed 3:1 and will be revegetated with native grasses. The Final PUD Plan may specify steeper slopes if engineered with stabilization methods or retaining walls. Erosion control will be employed during construction.

LANDSCAPE DESIGN

Landscaping and site improvement plans will be submitted with the Final PUD Plan and must comply with all standards contained in the Town of Superior Design Policies. Landscape plans will emphasize low-water consuming plants and native grasses.

LAND USE SITE PLAN

This 14.119-acre site is illustrated with access locations, tentative private street alignment and use area divisions. The private street alignment may be refined on the Final PUD Plan. The residential units may be constructed anywhere within Area A. If a church is not constructed, commercial may be constructed anywhere within Area B.



LAND-DESIGN STUDIO

PLAN SCALE 1" = 200'
DATE: 24 July 1992
22 July 1992 30 July 1992
5 June 1992 28 July 1992
JOB NO. 82-138
PO Box 1797 Denver, Colorado 80202 303-733-8434

PERMITTED USES

RESIDENTIAL

Attached single family and multifamily dwellings, including but not limited to townhouses, condominiums and apartments, excluding single family detached dwellings.

CHURCH

COMMERCIAL

Convenience retail, including but not limited to grocery, drug, video, florists, auto accessories, office supply, bakery and butcher.

Specialty retail, including but not limited to clothing, shoes, home furnishings, books, hobby/special interest, jewelry, art galleries, antiques and sporting goods.

Restaurants, including fast food and delicatessen types, but excluding drive-up windows.

Personal services, including but not limited to beauty-barber, laundry and dry cleaner, shoe repair, photography, child-care and athletic club.

Offices for business and professional uses, not primarily related to goods or merchandise, with operations conducted entirely within fully enclosed buildings. Veterinary offices with holding areas for animals are excluded. Financial institutions, but excluding drive-up windows.

TEMPORARY USES

During construction of the project, including mobile construction office, equipment and materials storage.

LAND USE SUMMARY

| | AREA A | AREA B | TOTALS |
|--|-------------------|----------------------------------|-------------------|
| GROSS SITE AREA | 8.219 Acres | 5.900 Acres | 14.119 Acres |
| PERMITTED USES | Residential | Commercial/Church | |
| MAX. RESIDENTIAL | 75 Dwelling Units | - | 75 Dwelling Units |
| MAX. CHURCH | - | 20,000 Sq.Ft. GFA ⁽³⁾ | 20,000 Sq.Ft. GFA |
| MAX. COMMERCIAL | - | 50,000 Sq.Ft. GFA ⁽³⁾ | 50,000 Sq.Ft. GFA |
| AVERAGE DENSITY | 9.125 D.U./Acre | - | - |
| PROJECT AREA | 15,000 D.U./Acre | - | - |
| MIN. OPEN SPACE ⁽¹⁾ | 30% Residential | 20% Commercial/Church | 3,646 Acres |
| MAX. DEVELOPMENT ⁽²⁾ COVERAGE | 70% Residential | 80% Commercial/Church | 10.473 Acres |

- (1) MIN. OPEN SPACE: Includes recreation facilities, patios, sidewalks, planting areas in parking lots, drainage areas, hillside and landscaped open areas. Percentage number is total upon completion of that use area, and individual construction phases may contain varying amounts.
- (2) MAX. DEVELOPMENT COVERAGE: Includes area covered by buildings, parking and street paving.
- (3) GFA (Gross Floor Area): Exclusive of garages or parking structures and basement parking areas.

DEVELOPMENT STANDARDS

MAX. BUILDING HEIGHT (Exclusive of church steeple) _____ 35 Ft.
As measured from average elevation of finished grade of building to highest point of structure, including all typical appurtenances and mechanical equipment. The intent is to fit multi-story buildings into the hillside and to accommodate structured parking on the lower side of buildings.

MIN. SETBACK OF STRUCTURES

From north property line: _____ 25 Ft.
From south property line: _____ 25 Ft.
From east property line (McCaslin Blvd. right-of-way⁽¹⁾): _____ 10 Ft.
From west property line: _____ 15 Ft.
Between structures: _____ 15 Ft.

(1) In no case shall structures be closer than 50 ft. from the future curb line of McCaslin Blvd. as illustrated on this drawing and as approved and/or modified by the Town of Superior and no less than 10 ft. from property line, whichever is greater.

MIN. SETBACK OF SURFACE PARKING AREAS

From north, south, east or west property line: _____ 10 Ft.

MIN. CAR PARKING

To be based on the following ratios per land use.
Commercial: 4.5 spaces per 1,000 sq.ft. gross leasable area
Restaurant: 10.0 spaces per 1,000 sq.ft. gross floor area
Office: 3.3 spaces per 1,000 sq.ft. gross floor area
Residential: 2.0 spaces per dwelling unit
Church: 1.0 space per 4 seats

Note: Shared parking among various land uses may be permitted, based upon a professional analysis using industry standards at the time of Final PUD Plan.

Note: Gross leasable area means total floor area of commercial buildings, which is designed for tenant occupancy and exclusive use including basements, mezzanines and upper floors, if any, expressed in square feet and measured from the center line of joint partitions and from outside wall faces, and does not include common circulation areas and mechanical rooms, etc., which may be exclusive of tenant space.

IMPROVEMENTS

IMPROVEMENTS AGREEMENT

Any on or off-site specific improvements will be paid for by the developer, subject to a negotiated improvements agreement which must be approved as part of any Final PUD Plan and/or Plat approval. This Preliminary PUD Plan approval is with the understanding that all expenses involving necessary improvements for utility services, paving, grading, landscaping, curbs, gutters, street lights, street signs and sidewalks shall be financed by others and not the Town of Superior.

WATER AND SEWER

Proof of inclusion into and service by Superior Metropolitan District No. 1 must be submitted with the application for Final PUD Plan.

DRAINAGE

Storm water drainage detention will be provided as needed by the building and parking lot design configurations, and will be engineered as part of the Final PUD Plan and/or Plat, complying with all requirements of the Urban Drainage and Flood Control District.

McCASLIN BOULEVARD

Prior to Final PUD Plan, the developer must submit proof of compliance with Resolution Number 868, McCaslin Boulevard Reimbursement Agreement between Town of Superior and Superior Metropolitan District Number Two.

PRIVATE STREETS

Access to this site will be as per plan on this sheet. All proposed streets beyond the McCaslin Blvd. curb line are part of a private system connecting building areas throughout the site, on 26-foot wide access/utility easements, owned and maintained by a property owners association to be established by the developer. Segments illustrated will be extended on the Final PUD Plan and may be portions of parking lots in the planned development. For any such private streets traversing public rights-of-way, a revocable permit from the Town of Superior allowing access across such rights-of-way will be required. Maximum grade on private streets will be 8%.

PHASING

The church and residential units are anticipated to be the initial construction, prior to 1995. Market demand conditions will determine actual construction.

APPROVALS

PLANNING COMMISSION CERTIFICATE

Approved this 7th day of July, A.D., 1992
Town Planning Commission, Superior, Colorado.

Robert A. Ewing
Chairman

TOWN CLERK'S CERTIFICATE

State of Colorado
Town of Superior
Town of Superior¹ SS

I hereby certify that this instrument was filed in my office at 1:00 o'clock, this 31st day of July, A.D., 1992, and is duly recorded.

Phyllis S. Hardin
Town Clerk

TOWN BOARD OF TRUSTEES' CERTIFICATE

Approved this 27th day of July, A.D., 1992
Board of Trustees, Superior, Colorado.

Phyllis S. Hardin *Ted T. Astle*
Town Clerk Mayor

RECORDING

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado
County of Boulder
Town of Superior¹ SS

I hereby certify that this instrument was filed in my office at 8:02 o'clock, this 12th day of August, A.D., 1992, and is duly recorded in Boulder County, Colorado.

Reception # 1210714
File # 1752
Plan # P-27 F-4 #13
Recorder Charlotte Houston
Fees \$10.00

Charlene E. Cate
Deputy