

FINAL DEVELOPMENT PLAN 11 SUPERIOR TOWN CENTER

SUPERIOR, COLORADO

BLOCK 8 SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6
BLOCK 5 SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7

LEGAL DESCRIPTION

BLOCK 8, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6
TOGETHER WITH
BLOCK 5 SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7
BASIS OF BEARING: ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, T.1S., R.69W, AS BEARING NORTH 01°14'50" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 / 2011, A DISTANCE OF 1316.98 FEET WITH ALL OTHER BEARING CONTAINED HEREIN RELATIVE THERETO.
BENCHMARK: UDFCD DISK ON SOUTHEAST CORNER OF MCCASLIN BRIDGE OVER COAL CREEK, ELEVATION 5489.55 NAVD88 DATUM.

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.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

By: _____
Name: Marvin Shapiro
Its: President

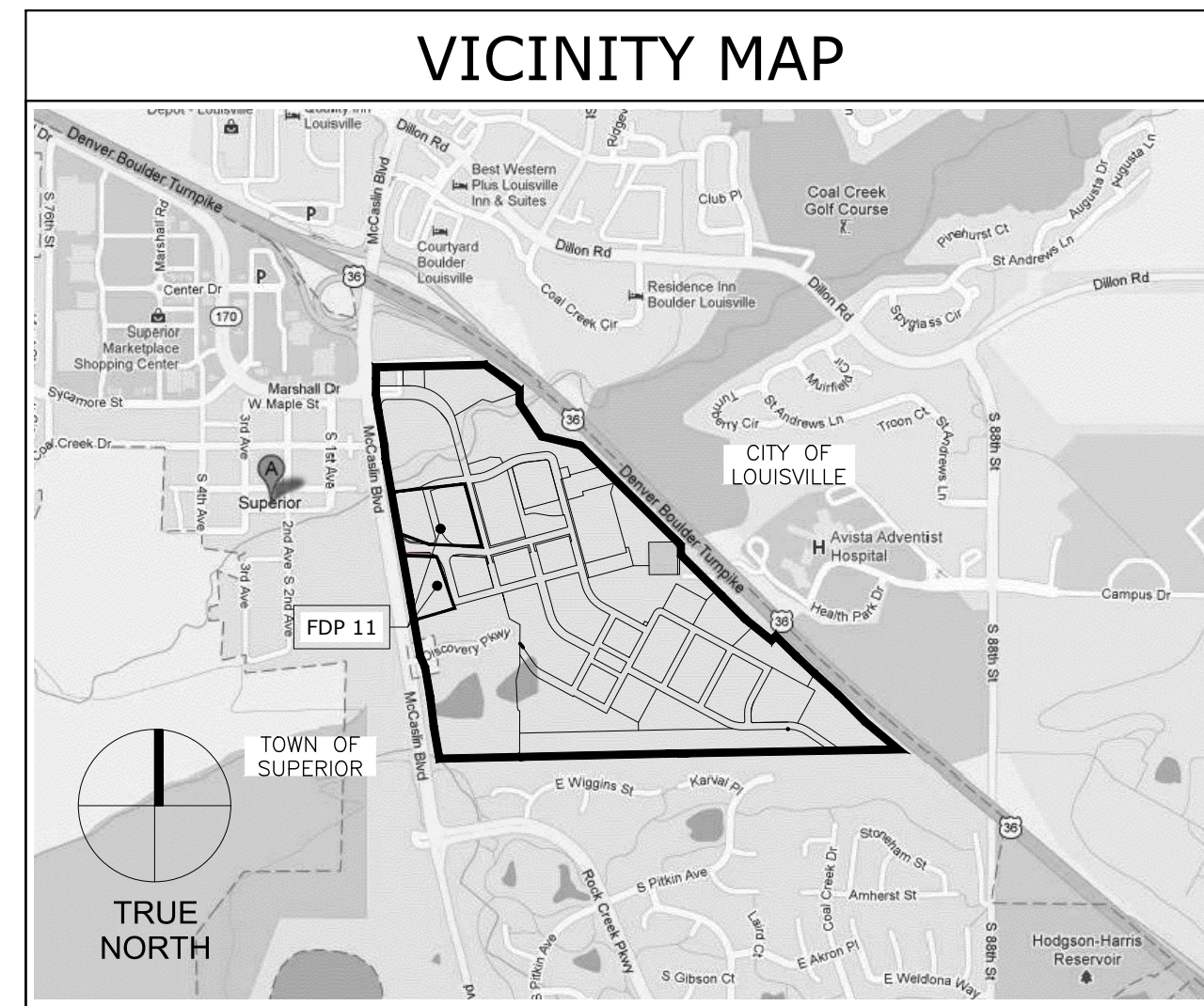
STATE OF FLORIDA)
) ss.
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by Marvin Shapiro as President of Avanti Management Corporation, a Florida Corporation, sole general partner of Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, managing general partner of Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, sole member of Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, sole member of RC Superior, LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

(Notarial Seal) _____
Notary Public

My commission expires: _____



SHEET	SHEET NUMBER	TITLE
1 OF 55	CS1.0	COVER SHEET
2 OF 55	CS1.1	SITE DATA TABLES
3 OF 55	C1.1	CONTEXT PLAN
4 OF 55	C2.0	OVERALL SITE PLAN
5 OF 55	C2.1	PARTIAL SITE PLAN 1
6 OF 55	C2.2	PARTIAL SITE PLAN 2
7 OF 55	C2.3	OVERALL SIGN PLAN
8 OF 55	C2.4	FIRE ACCESS PLAN
9 OF 55	C3.0	OVERALL UTILITY PLAN
10 OF 55	C3.1	PARTIAL UTILITY PLAN - 1
11 OF 55	C3.2	PARTIAL UTILITY PLAN - 2
12 OF 55	C4.0	OVERALL DRAINAGE PLAN
13 OF 55	C4.1	PARTIAL DRAINAGE PLAN 1
14 OF 55	C4.2	PARTIAL DRAINAGE PLAN 2
15 OF 55	A1.0	EXTERIOR ELEVATIONS - BLDG A - NORTH/EAST
16 OF 55	A1.1	EXTERIOR ELEVATIONS - BLDG A - SOUTH/EAST
17 OF 55	A1.2	EXTERIOR ELEVATIONS - BLDG B - NORTH/WEST
18 OF 55	A1.3	EXTERIOR ELEVATIONS - BLDG B - SOUTH/EAST
19 OF 55	A1.4	EXTERIOR ELEVATIONS - BLDG C - NORTH/WEST
20 OF 55	A1.5	EXTERIOR ELEVATIONS - BLDG C - SOUTH/EAST
21 OF 55	A1.6	EXTERIOR ELEVATIONS - BLDG D - NORTH/WEST
22 OF 55	A1.7	EXTERIOR ELEVATIONS - BLDG D - SOUTH/EAST
23 OF 55	A2.0	MATERIAL BOARD
24 OF 55	A3.0	PERSPECTIVE
25 OF 55	A3.1	PERSPECTIVE
26 OF 55	A3.2	PERSPECTIVE
27 OF 55	A4.0	HEIGHT LIMIT COMPLIANCE DIAGRAMS
28 OF 55	A5.0	SHADOW STUDIES
29 OF 55	A6.0	METAL SCREEN WALL
30 OF 55	A7.1	WALL SECTION - OPTION 1
31 OF 55	A8.0	LIGHT TRESPASS STUDY
32 OF 55	A8.1	LIGHT TRESPASS STUDY
33 OF 55	LT1.0	LIGHTING SITE PLAN
34 OF 55	LT1.1	LIGHTING PHOTOMETRIC PLAN SOUTH
35 OF 55	LT1.2	LIGHTING PHOTOMETRIC PLAN NORTH
36 OF 55	LT1.3	LIGHTING LUMINAIRE SCHEDULE
37 OF 55	L0.1	LANDSCAPE NOTES & SHEET KEY
38 OF 55	L1.0	OVERALL SITE PLAN
39 OF 55	L2.1	LAYOUT PLAN SOUTH
40 OF 55	L2.2	LAYOUT PLAN NORTH
41 OF 55	L2.3	LAYOUT MATERIAL PLAN DETAILS + IMAGES
42 OF 55	L2.4	LAYOUT MATERIAL PLAN DETAILS + IMAGES
43 OF 55	L2.5	LAYOUT MATERIAL PLAN DETAILS + IMAGES
44 OF 55	L3.1	OVERALL LANDSCAPE PLANTING PLAN
45 OF 55	L3.2	PLANTING PLAN SOUTH
46 OF 55	L3.3	PLANTING PLAN NORTH
47 OF 55	L3.4	PLANTING CHARACTER
48 OF 55	L3.5	PLANTING DETAILS
49 OF 55	L3.6	PLANTING DETAILS
50 OF 55	IR1.0	IRRIGATION SCHEDULE AND NOTES
51 OF 55	IR1.1	IRRIGATION PLAN
52 OF 55	IR1.2	IRRIGATION PLAN
53 OF 55	IR1.3	IRRIGATION DETAILS
54 OF 55	IR1.4	IRRIGATION DETAILS
55 OF 55	IR1.5	IRRIGATION DETAILS

BOARD OF TRUSTEES CERTIFICATE

Approved by the Board of Trustees of the Town of Superior, State of Colorado.
Witness my hand the corporate seal of the Town of Superior _____
day of _____, 20_____.

Attest: _____
Town Clerk Mayor

PLANNING COMMISSION CERTIFICATE

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

TOWN CLERK CERTIFICATE

I hereby certify that this instrument was approved by the Board of Trustees by
{Resolution/ Ordinance} No. _____, Series 20_____, on this _____ day
of _____, 20_____, and was filed in my office on the _____ day of
_____, 20_____, at _____ o'clock _____ m.

Town Clerk

DEVELOPER

PACIFIC MEDICAL BUILDINGS
BILL JENCKS
3394 CARMEL MOUNTAIN ROAD
SAN DIEGO, CALIFORNIA 92121
619-578-8155
BILL@PMBLLC.COM

ARCHITECT/PLANNER

PERKINS & WILL
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SEATTLE, WA 98101
206-381-6019
BRAD.HINTORNE@PERKINSWILL.COM

LANDSCAPE ARCHITECT

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CIVIL ENGINEER

CIVIL RESOURCES, LLC
JIM BRZOSTOWICZ, P.E.
8308 COLORADO BLVD, SUITE 200
FIRESTONE, CO 80504
303-833-1416 X 203
JIM@CIVILRESOURCES.COM

IRRIGATION DESIGN

HYDROSYSTEMS-KDI, INC.
KEN DIPALLO
PRESIDENT
860 TABOR STREET, SUITE 200
LAKEWOOD, COLORADO 80401
303-980-5327
KEND@HYDROSYSTEMSKDI.COM

LIGHTING DESIGN

ALLIED ENGINEERS, INC
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BLTYHE VOGT, P.E.
720-580-8516

SURVEYOR

KING SURVEYING
PAUL GROVES
650 E. GARDEN DRIVE
WINDSOR, CO 80550
paulg@kingsurveying.com

NOTE

1. APPLICANT SHALL COORDINATE WITH TOWN STAFF FROM TIME TO TIME ON AN AS-NEEDED BASIS TO NEGOTIATE REASONABLE TERMS FOR THE TOWN'S TEMPORARY AND OCCASIONAL USE OF SPECIAL EVENT PARKING WITHIN PROJECT PARKING AREAS, WHICH SHALL INCLUDE PROVISIONS FOR COST SHARING AND INSURANCE REQUIREMENTS. THE TOWN'S USE OF PRIVATE PARKING SHALL NOT BE REQUIRED TO THE EXTENT THAT IT HAS ANY NEGATIVE EFFECT ON PROPERTY VALUE, OPERATIONS, OR MARKETABILITY FOR LEASING OR EVENTUAL SALE OF THE PROPERTY.

Perkins&Will

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CONSULTANTS

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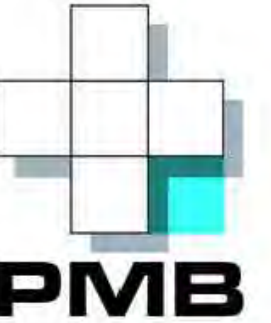
LANDSCAPE ARCHITECT
DIG STUDIO
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720-328-1986

PROJECT

**SUPERIOR TOWN CENTER
FINAL DEVELOPMENT
PLAN 11**

**SUPERIOR COLORADO
LIFE SCIENCES**

SUPERIOR TOWN CENTER,
SUPERIOR, CO 80027



**PACIFIC MEDICAL
BUILDINGS**

3394 CARMEL MOUNTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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. The term and other conditions
of these vested rights are further
described in the development agreement
dated March 11, 2013.

ISSUE CHART

MARK	ISSUE	DATE
5	TOWN COMMENTS	8/05/2022
4	TOWN COMMENTS	6/16/2022
3	TOWN COMMENTS	6/01/2022
2	TOWN COMMENTS	5/25/2022
1	FINAL DEVELOPMENT PLAN	3/15/2022

Job Number _____ ISSUE _____ DATE _____

337.001.01

TITLE

COVER SHEET

SHEET NUMBER

CS1.0

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CONSULTANTS

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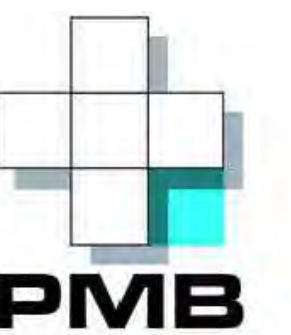
LANDSCAPE ARCHITECT
D&G STUDIO
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BILL WITERS, P.L.A., F.A.S.L.A.
720-328-1988

PROJECT

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[MARK]	ISSUE	DATE

Job Number 337.001.01
TITLE

SITE DATA TABLES

SHEET NUMBER

CS1.1

SITE DATA TABLE - BLOCK 5			
ZONING			
PD (PLANNED DEVELOPMENT) - COMMERCIAL USE			
SITE ACREAGE			
PER ACCOMPANYING PLAT - SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7	6.738	AC	
LAND USE			
BUILDING LOTS (PRIVATE)	6.738	AC	100.0%
		Total	100.0%
COVERAGE			
LANDSCAPING	2.257	AC	33.5%
PAVED SURFACE	1.436	AC	21.3%
BUILDING	3.045	AC	45.2%
		Total	100.0%
SETBACKS			
REQUIRED PER PD / REQUESTED BY PDA #6			
STREET FRONTAGE - MAIN STREET BETWEEN MCCASLIN AND GATEWAY	0' MINIMUM	15' MAXIMUM	
STREET FRONTAGE - MAIN STREET BETWEEN GATEWAY AND PROMENADE	0' MINIMUM	10' MAXIMUM	
STREET FRONTAGE - MARSHALL ROAD	0' MINIMUM	30' MAXIMUM	
STREET FRONTAGE - CREEK VIEW WAY	0' MINIMUM	NO MAXIMUM	
STREET FRONTAGE - MCCASLIN BLVD	10' MINIMUM	35' MAXIMUM	
REAR	0' MINIMUM	NO REQUIREMENT	
SIDE (INTERNAL)	NO REQUIREMENT	NO REQUIREMENT	
PROVIDED (FT.)			
	MINIMUM SETBACKS (FT)	MAXIMUM SETBACK (FT)	
STREET FRONTAGE - MAIN STREET BETWEEN MCCASLIN AND GATEWAY	3.1	7.5	
STREET FRONTAGE - MAIN STREET BETWEEN GATEWAY AND MARSHALL (EXCEPTION REQUEST)	1.2	9.5	
STREET FRONTAGE - MARSHALL ROAD	6.1	30.1	
STREET FRONTAGE - CREEK VIEW WAY	21.9	32.0	
STREET FRONTAGE - MCCASLIN BLVD	65.4	68.4	
REAR	N/A	N/A	
SIDE (INTERNAL)	20.0	N/A	
HEIGHT			
	PROVIDED (FT.)	MAX. ALLOWED (FT.)	
BUILDING B	71.1	75	
BUILDING C	49.5	65	
BUILDING D	73.3	75	

SITE DATA TABLE - BLOCK 8			
ZONING			
PD (PLANNED DEVELOPMENT) - COMMERCIAL USE			
SITE ACREAGE			
PER SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6	3.886	AC	
LAND USE			
BUILDING LOTS (PRIVATE)	3.886	AC	100.0%
		Total	100.0%
COVERAGE			
LANDSCAPING	0.929	AC	23.9%
PAVED SURFACE	2.207	AC	56.8%
BUILDING	0.751	AC	19.3%
		Total	100.0%
SETBACKS			
REQUIRED PER PD			
STREET FRONTAGE - MAIN STREET	0' MINIMUM	35' MAXIMUM	
STREET FRONTAGE - GATEWAY DRIVE	10' MINIMUM	NO REQUIREMENT	
STREET FRONTAGE - MCCASLIN BLVD	0' MINIMUM	35' MAXIMUM	
REAR	0' MINIMUM	NO REQUIREMENT	
SIDE (INTERNAL)	NO REQUIREMENT	NO REQUIREMENT	
PROVIDED (FT.)			
	MINIMUM SETBACKS (FT)	MAXIMUM SETBACK (FT)	
STREET FRONTAGE - MAIN STREET*	10.0	25.2	
STREET FRONTAGE - GATEWAY DRIVE*	10.0	50.8	
STREET FRONTAGE - MCCASLIN BLVD**	7.9	38.9	
REAR	350.1	N/A	
SIDE (INTERNAL)	N/A	N/A	
HEIGHT			
	PROVIDED (FT.)	MAX. ALLOWED (FT.)	
BUILDING A	58.8	65	

* MINIMUM SETBACKS OCCUR AT MAIN STREET/GATEWAY DRIVE ROUNDABOUT
** EXCEPTION REQUEST FOR MAXIMUM SETBACK

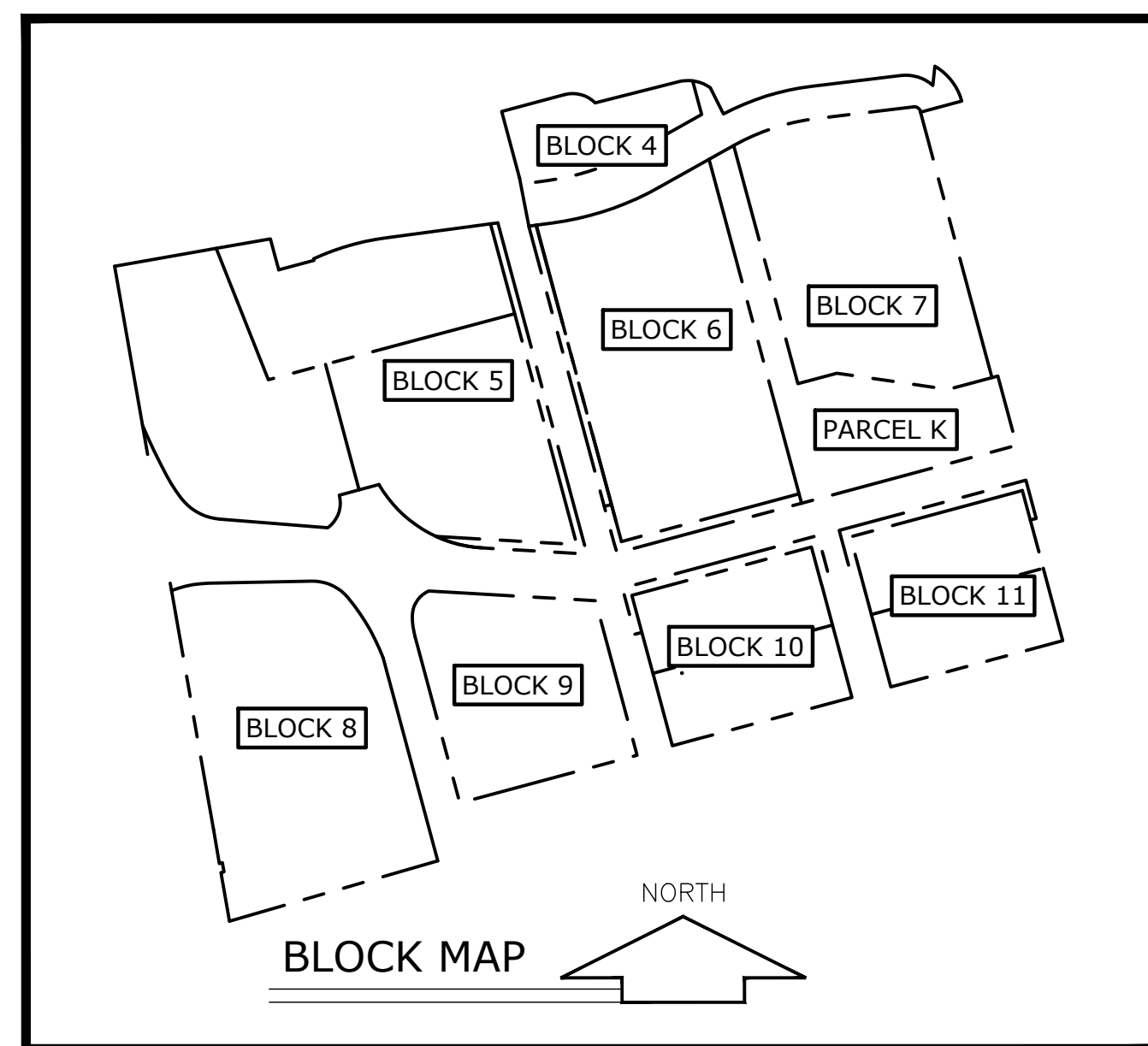
USE SUMMARY BY BUILDING					
USE	BUILDING A	BUILDING B	BUILDING C	BUILDING D	TOTAL
LIFE SCIENCE USE (SF)	84,573	118,037	0	152,320	354,930
RETAIL USE (SF)			7,000		7,000
AMENITY USE (SF)			4,740		4,740
TOTAL BUILDING SQUARE FOOTAGE (NOT INCLUDING GARAGE)					366,670

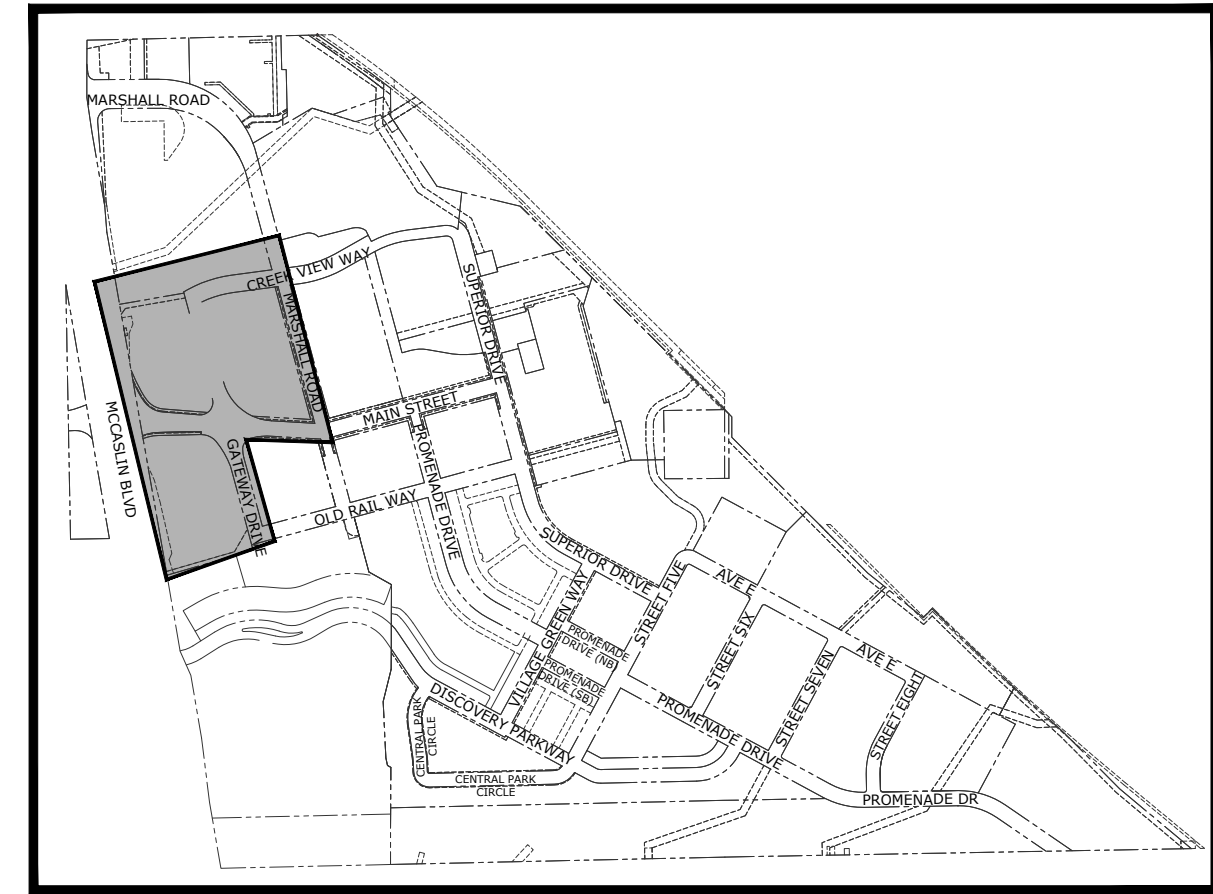
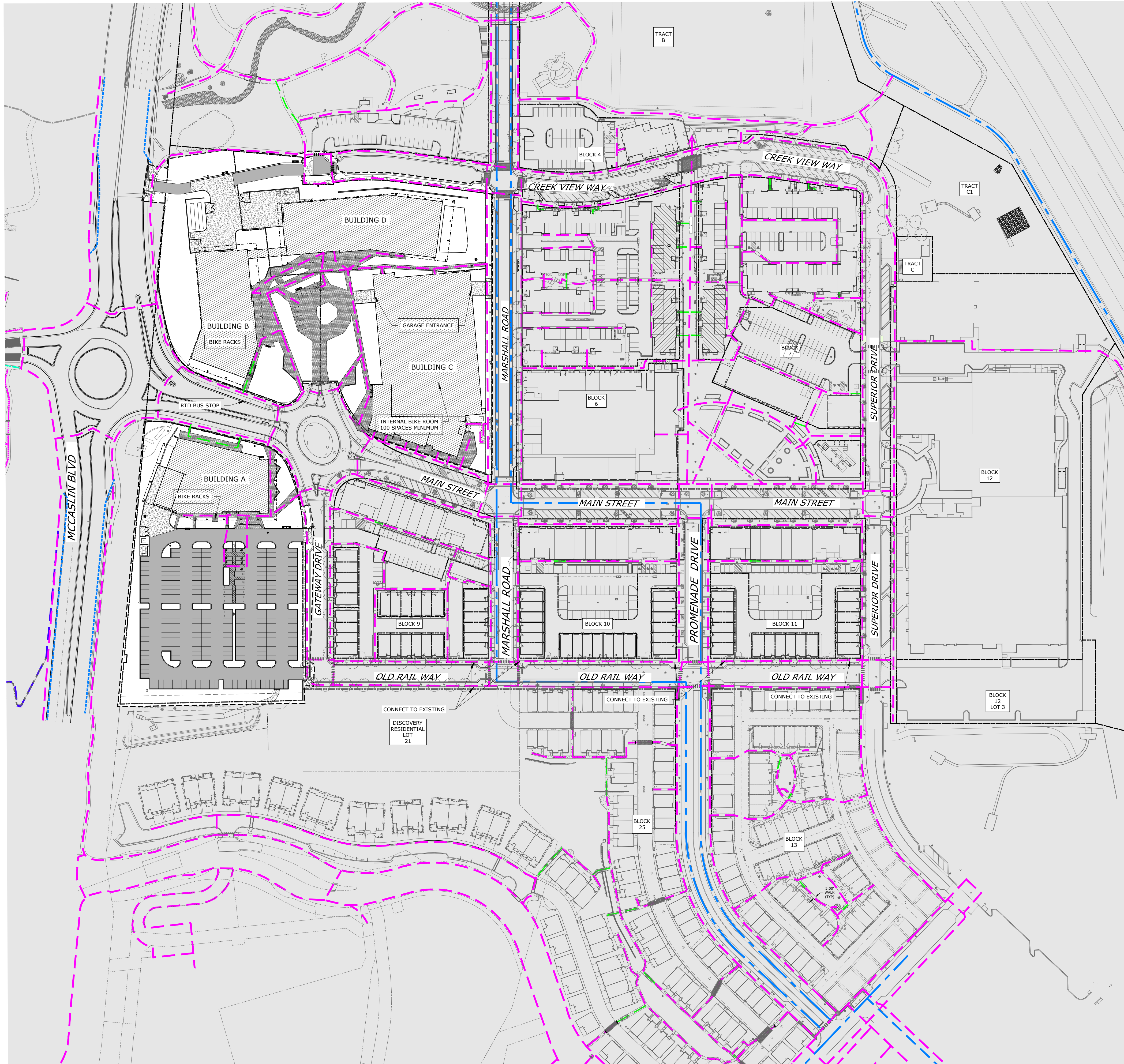
PARKING REQUIRED		
	SPACES REQUIRED BY PD	
	REQUIRED RATIO	REQUIRED PARKING
BLOCK 2 LIFE SCIENCE USE	1 PER 333 SF	812
BLOCK 2 RETAIL USE	1 PER 333 SF	21
BLOCK 2 AMENITY USE	1 PER 333 SF	14
BLOCK 8 LIFE SCIENCE USE	1 PER 333 SF	254
TOTAL	-	1,101

PARKING PROVIDED							
	STANDARD SPACES	ACCESSIBLE SPACES	ACCESSIBLE AS PERCENT OF TOTAL	EV PARKING	ACCESSIBLE EV PARKING	EV AS PERCENT OF TOTAL	TOTAL
BLOCK 2 SURFACE PARKING	9	1	10%	0	0	0%	10
BLOCK 2 GARAGE	628	14	2%	34	2	5%	678
BLOCK 8 SURFACE PARKING	231	7	3%	10	2	5%	250
TOTAL	868	22	2%	44	4	5%	938

BICYCLE PARKING					
REQUIRED*			PROVIDED**		
COVERED	UNCOVERED	TOTAL	COVERED	UNCOVERED	TOTAL
31	63	94	100	22	122

* PER DESIGN GUIDELINES, 10% OF SURFACE PARKING WITH 1/3 OF THAT COVERED
** COVERED SPACES ARE PROVIDED INSIDE BUILDING C PARKING GARAGE

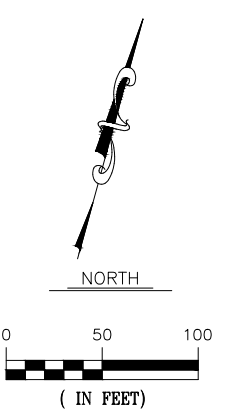




KEY MAP

CONTEXT SITE LEGEND:

- LIMITS OF FDP
- PROPERTY LINE
- ACCESSIBLE PEDESTRIAN ROUTE
- NON-ACCESSIBLE PEDESTRIAN ROUTE
- DESIGNATED BICYCLE ROUTE
- AREA OUTSIDE FDP LIMITS



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- LANDSCAPE ARCHITECT
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720-328-1986

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Job Number 337.001.01
DATE

CONTEXT PLAN

SHEET NUMBER

C1.0



CONSULTANTS

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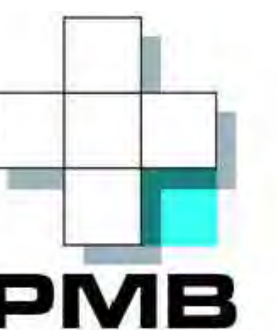
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Job Number: 337.001.01
DATE: []
TITLE: []

OVERALL SITE PLAN

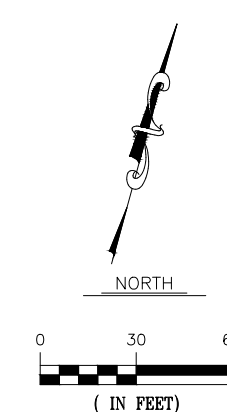
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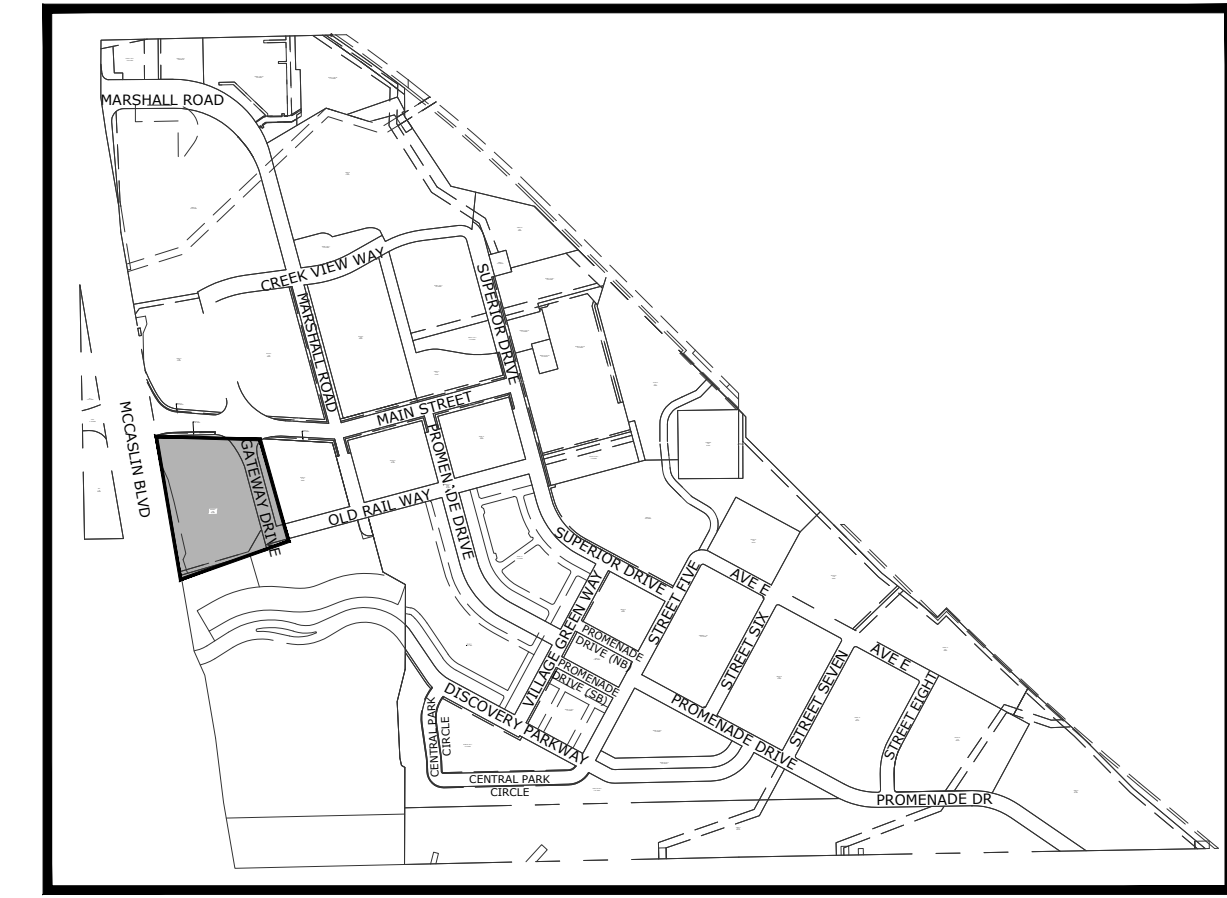
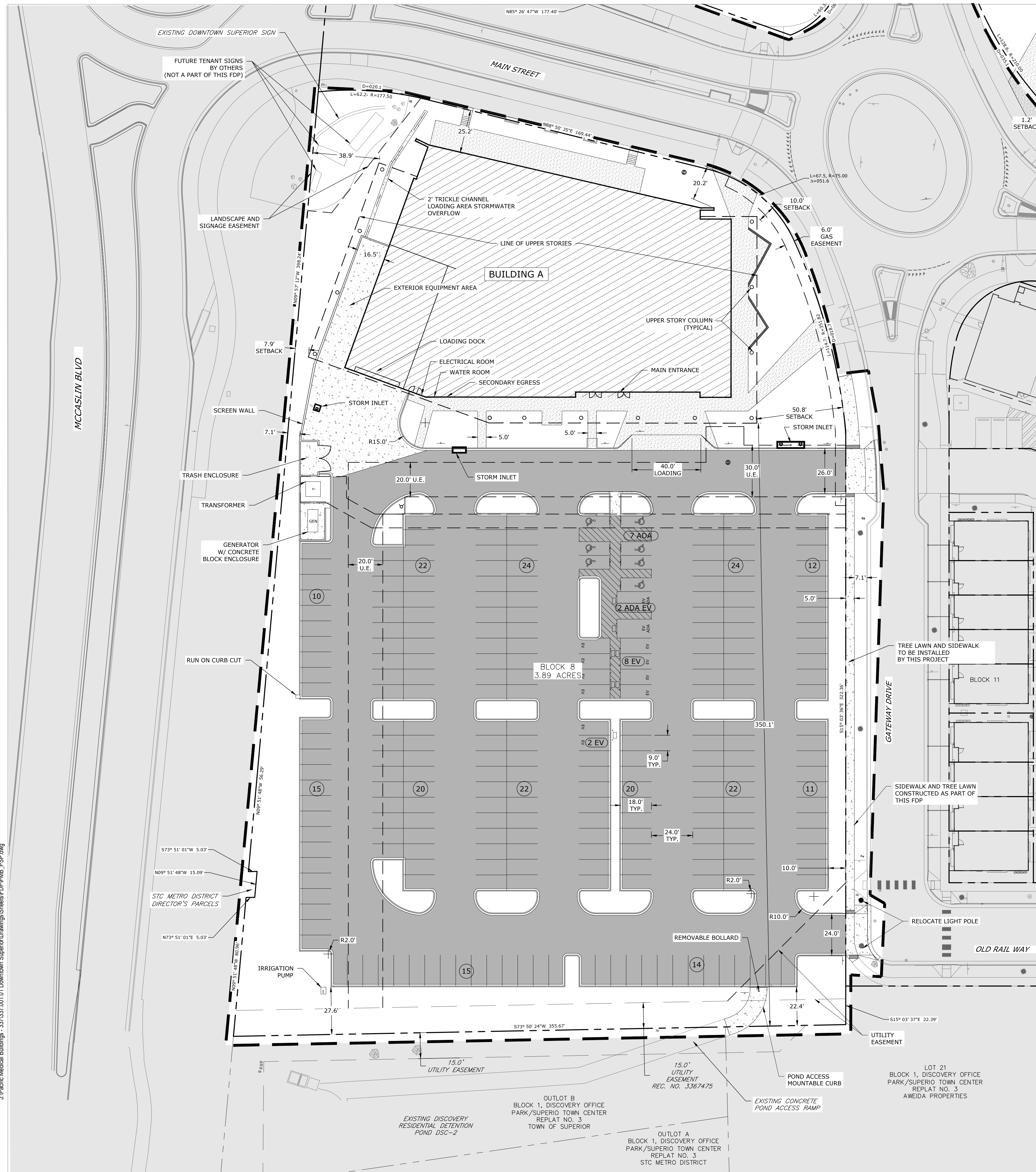
C2.0



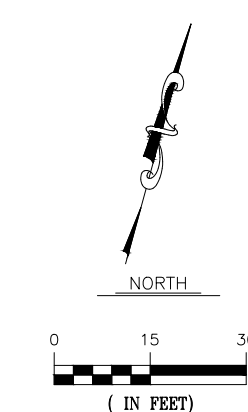
KEY MAP

THIS FDP	LEGEND:	SEPARATE FDP
---	PROPERTY LINE	---
---	FDP LIMIT LINE (THIS PHASE)	---
---	EASEMENT	---
---	PAVEMENT	---
---	CONCRETE	---
---	AREA OUTSIDE FDP LIMITS	---
---	BUILDING	---
---	HARDSCAPE (SEE LANDSCAPE PLANS FOR SURFACE TYPE)	---
---	INLET (SURFACE IMPROVEMENTS)	---
---	STORM MANHOLE (SURFACE IMPROVEMENTS)	---
---	SANITARY MANHOLE (SURFACE IMPROVEMENTS)	---
---	VALVES (SURFACE IMPROVEMENTS)	---
---	WATER METER	---
---	HYDRANT	---
---	SIGN	---
---	LIGHT POLE	---
---	PARKING COUNT	---
---	TRUNCATED DOMES	---
---	TRANSFORMER	---





THIS FDP	LEGEND:	SEPARATE FDP
---	PROPERTY LINE	---
---	FDP LIMIT LINE (THIS PHASE)	---
---	EASEMENT	---
---	PAVEMENT	---
---	CONCRETE	---
---	AREA OUTSIDE FDP LIMITS	---
---	BUILDING	---
---	HARDSCAPE (SEE LANDSCAPE PLANS FOR SURFACE TYPE)	---
⊗	INLET (SURFACE IMPROVEMENTS)	⊗
⊕	STORM MANHOLE (SURFACE IMPROVEMENTS)	⊕
⊖	SANITARY MANHOLE (SURFACE IMPROVEMENTS)	⊖
⊙	VALVES (SURFACE IMPROVEMENTS)	⊙
⊚	WATER METER	⊚
⊛	HYDRANT	⊛
⊜	SIGN	⊜
⊝	LIGHT POLE	⊝
⊞	PARKING COUNT	⊞
⊟	TRUNCATED DOMES	⊟
⊠	TRANSFORMER	⊠



Perkins&Will

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PROJECT

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN 11

SUPERIOR COLORADO LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR, CO 80027



PACIFIC MEDICAL BUILDINGS

3394 CARMEL MOUNTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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. The terms and other conditions
of these vested rights are further
described in the development agreement
dated March 11, 2013.

ISSUE CHART

MARK	ISSUE	DATE
5	TOWN COMMENTS	8/05/2022
4	TOWN COMMENTS	6/16/2022
3	TOWN COMMENTS	6/01/2022
2	TOWN COMMENTS	5/25/2022
1	FINAL DEVELOPMENT PLAN	3/15/2022

Job Number 337.001.01
DATE

PARTIAL SITE PLAN 1

SHEET NUMBER

C.2.1

