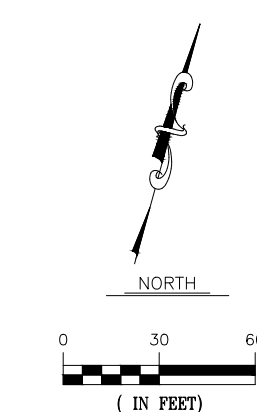


KEY MAP
NORTH

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	⊕



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720-844-2794

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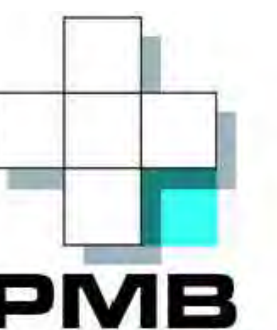
LANDSCAPE ARCHITECT
DIG STUDIO
1521 15TH STREET
DENVER, CO 80202
BILL VITERS, P.L.A., FASLA
720-328-1988

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

TITLE

TRAFFIC SIGNAGE PLAN

SHEET NUMBER

C2.3



CONSULTANTS

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1726 CHAMPA STREET, SUITE 100
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720-580-8516

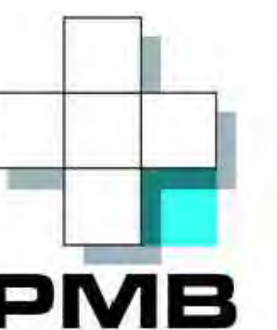
LANDSCAPE ARCHITECT
DIG STUDIO
1521 15TH STREET
DENVER, CO 80202
BILL WITERS, P.L.A., FASLA
720-328-1986

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.
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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	5/05/2022
1	FINAL DEVELOPMENT PLAN	3/15/2022

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

FIRE ACCESS PLAN

SHEET NUMBER

C2.4



LEGEND:

THIS FDP	PROPERTY LINE	SEPARATE FDP
---	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	⊕



Vehicle Tracking Vehicle Details Ref:

Vehicle Name:	Rocky Mtn Fire
Type:	Rigid vehicle
Category:	(Unspecified)
Classification:	(Unspecified)
Source:	
Description:	E-One 105' Aerial Platform
Notes:	From Rocky Mountain Fire 2015 City of Louisville Vehicle
Unit 1 Name:	Rocky Mtn Fire Tractor

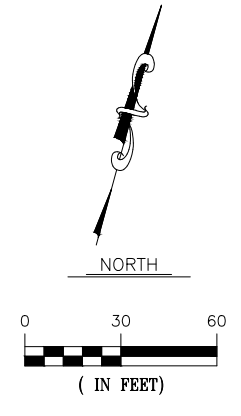


Rocky Mtn Fire	
Overall Length	35.000ft
Overall Width	8.000ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	40.580ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources



DISCOVERY
RESIDENTIAL
LOT
21



J:\Pacific Medical Buildings - 3370337\001\01 Downtown Superior\Drawings\Sheets\FDP\PMB_FIRE.dwg

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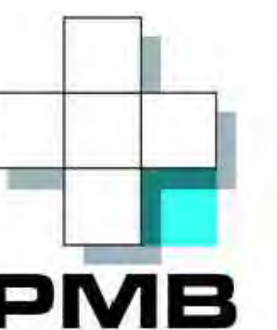
LANDSCAPE ARCHITECT
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DENVER, CO 80202
BILL WITERS, P.L.A., F.A.S.L.A.
720-328-1988

PROJECT

**SUPERIOR TOWN CENTER
FINAL DEVELOPMENT
PLAN 11**

**SUPERIOR COLORADO
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**PACIFIC MEDICAL
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ISSUE CHART

MARK	ISSUE	DATE
5	TOWN COMMENTS	8/05/2022
4	TOWN COMMENTS	6/16/2022
3	TOWN COMMENTS	5/10/2022
2	TOWN COMMENTS	5/25/2022
1	FINAL DEVELOPMENT PLAN	8/15/2022

Job Number 337.001.01
TITLE

OVERALL UTILITY PLAN

SHEET NUMBER

C3.0



THIS FDP	LEGEND:	SEPARATE FDP
---	PROPERTY LINE	---
---	FDP LIMIT LINE (THIS PHASE)	---
---	EASEMENT	---
---	AREA OUTSIDE FDP LIMITS	---
[Symbol]	BUILDING	[Symbol]
[Symbol]	INLET	[Symbol]
[Symbol]	STORM MANHOLE	[Symbol]
[Symbol]	SANITARY MANHOLE	[Symbol]
[Symbol]	VALVES	[Symbol]
[Symbol]	WATER METER	[Symbol]
[Symbol]	HYDRANT	[Symbol]
[Symbol]	LIGHT POLE	[Symbol]
[Symbol]	VIEW DELINEATOR	[Symbol]
[Symbol]	TRUNCATED DOMES	[Symbol]
[Symbol]	TREE	[Symbol]
[Symbol]	TRANSFORMER	[Symbol]
[Symbol]	UNDERDRAIN	[Symbol]
[Symbol]	UNDERDRAIN CLEAN OUT	[Symbol]
[Symbol]	GAS LINE	[Symbol]
[Symbol]	STORM SEWER	[Symbol]
[Symbol]	SANITARY	[Symbol]
[Symbol]	SANITARY SERVICE WITH PLUG	[Symbol]
[Symbol]	REUSE WATER	[Symbol]
[Symbol]	WATER LINE	[Symbol]
[Symbol]	WATER SERVICE WITH WATER METER	[Symbol]
[Symbol]	ELECTRIC LINE	[Symbol]
[Symbol]	3 PHASE ELECTRIC	[Symbol]
[Symbol]	TELE LINE	[Symbol]
[Symbol]	SLEEVES	[Symbol]
[Symbol]	LIGHTING	[Symbol]
[Symbol]	WATER BENDS	[Symbol]
[Symbol]	WATER PLUG	[Symbol]
[Symbol]	WATER TEE	[Symbol]
[Symbol]	WATER SERVICE METER	[Symbol]
[Symbol]	GREASE TRAP / SAND OIL INTERCEPTOR	[Symbol]

ALL DOMESTIC WATER MAIN PIPE IS BLUE PVC C900 DR14 FULLY RESTRAINED
ALL SANITARY SEWER PIPE IS GREEN SDR26
ALL HYDRANT BRANCH AND FIRE SERVICE LINES DIP CLASS 52 CATHODICALLY PROTECTED
ALL STORM SEWER IS CLASS IV RCP UNLESS OTHERWISE NOTED
ALL DOMESTIC WATER SERVICE PIPE 2" Ø OR SMALLER IS TYPE K COPPER
ALL SANITARY UNDERDRAIN IS WHITE PVC SDR26 PERFORATED
ALL SANITARY UNDERDRAIN SERVICE PIPE IS WHITE PVC SDR26 NON-PERFORATED

