

**LEGEND:**  
FOR LEGEND SEE SHEET C3.1

ALL DOMESTIC WATER MAIN PIPE IS BLUE PVC C900 DR14 FULLY RESTRAINED  
 ALL SANITARY SEWER PIPE IS GREEN SDR26  
 ALL HYDRANT BRANCH LINES ARE DIP CLASS 52  
 ALL STORM SEWER IS CLASS IV RCP UNLESS OTHERWISE NOTED  
 ALL DOMESTIC WATER SERVICE PIPE IS TYPE K COPPER  
 ALL SANITARY UNDERDRAIN IS WHITE PVC SDR26 PERFORATED  
 ALL SANITARY UNDERDRAIN SERVICE PIPE IS WHITE PVC SDR26 NON-PERFORATED

**CONSULTANTS**

CIVIL ENGINEER  
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 8308 COLORADO BLVD., SUITE 200  
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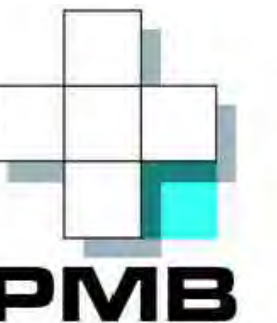
STRUCTURAL  
 MARTIN/MARTIN  
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 TIMOTHY LACK, P.E.  
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LANDSCAPE ARCHITECT  
 DIG STUDIO  
 1521 15TH STREET  
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 BILL VITER, P.L.A., F.A.S.A.  
 720-328-1986

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

**ISSUE CHART**

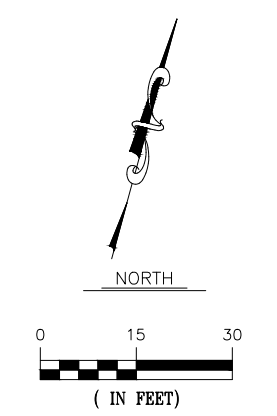
MARK	ISSUE	DATE
5	TOWN COMMENTS	8/05/2022
4	TOWN COMMENTS	6/16/2022
3	TOWN COMMENTS	5/16/2022
2	TOWN COMMENTS	5/25/2022
1	FINAL DEVELOPMENT PLAN	5/16/2022

Job Number: 337.001.01  
 TITLE

**PARTIAL UTILITY**  
**PLAN 2**

**SHEET NUMBER**  
**C3.2**

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**CONSULTANTS**

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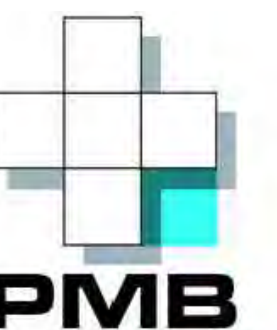
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**PROJECT**

**SUPERIOR TOWN CENTER  
FINAL DEVELOPMENT  
PLAN 11**

**SUPERIOR COLORADO  
LIFE SCIENCES**

SUPERIOR TOWN CENTER,  
SUPERIOR, CO 80027



**PACIFIC MEDICAL  
BUILDINGS**

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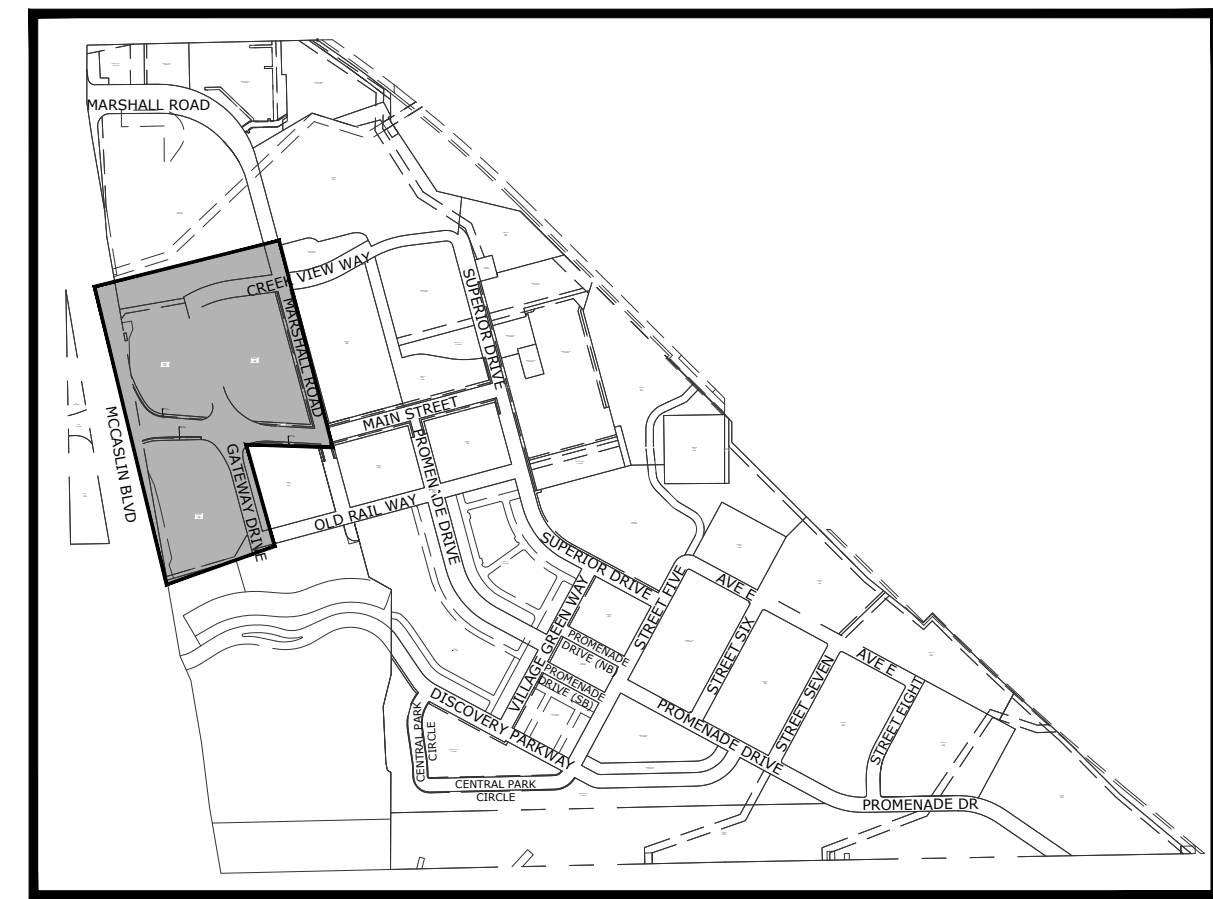
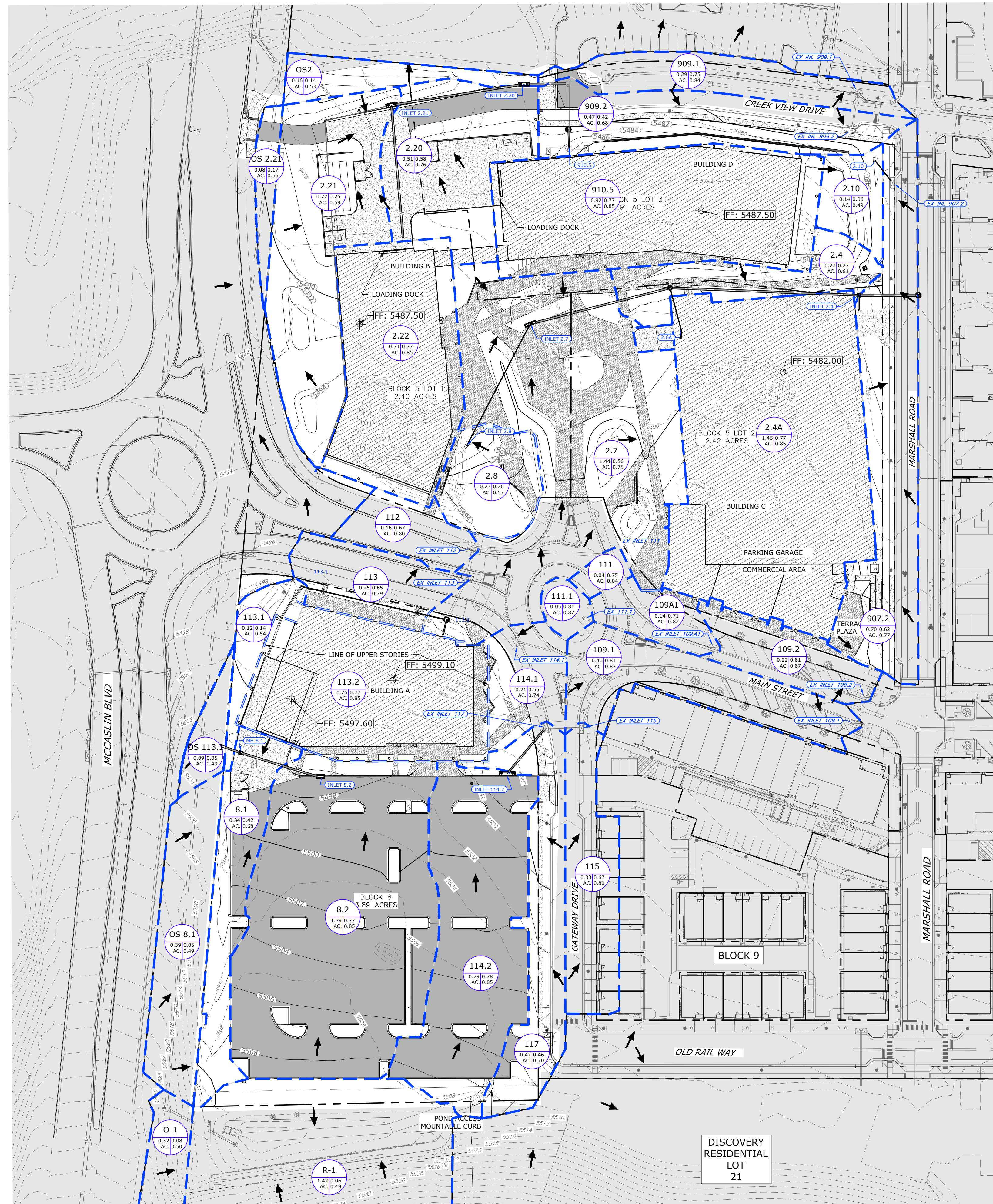
MARK	ISSUE	DATE
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4	TOWN COMMENTS	6/16/2022
3	TOWN COMMENTS	6/01/2022
2	TOWN COMMENTS	5/05/2022
1	FINAL DEVELOPMENT PLAN	3/15/2022

Job Number 337.001.01  
TITLE

**OVERALL DRAINAGE  
PLAN**

**SHEET NUMBER**

**C4.0**



**THIS FDP**      **LEGEND:**      *SEPARATE FDP*

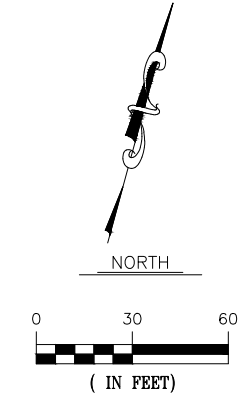
- PROPERTY LINE
- FDP LIMIT LINE (THIS PHASE)
- EASEMENT
- ASPHALT PAVEMENT
- CONCRETE
- AREA OUTSIDE FDP LIMITS
- STORM SEWER
- INLET
- STORM MANHOLE
- CONTOUR - MAJOR
- CONTOUR - MINOR
- SWALE
- FLOW ARROW
- SWALE/GUTTER FLOW DIRECTION
- RETAINING WALL
- APPROXIMATE 100 YEAR FLOW LIMITS IN SWALE
- DRAINAGE BASIN BOUNDARY
- DESIGN POINT
- BASIN IDENTIFICATION
- 5-YR AND 100-YR RUNOFF COEFFICIENTS

**RUNOFF SUMMARY TABLE**

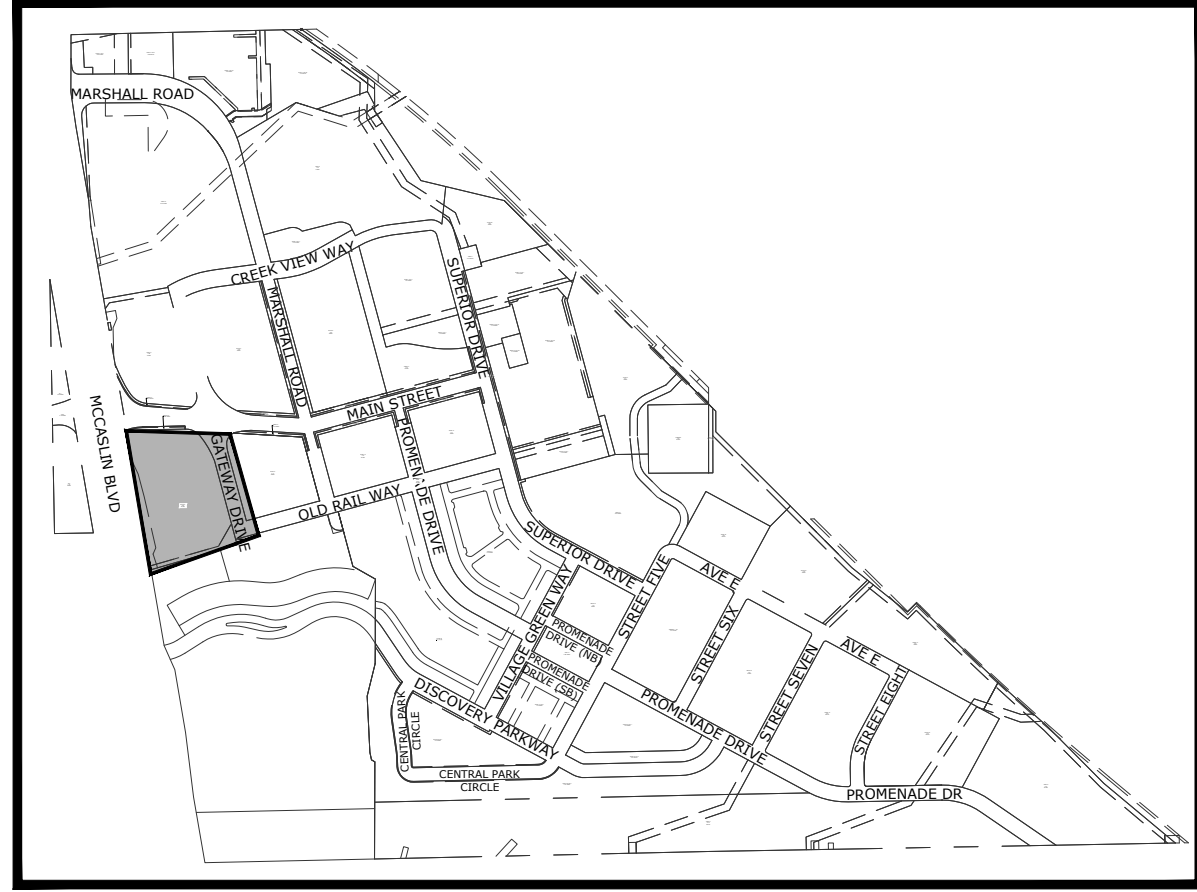
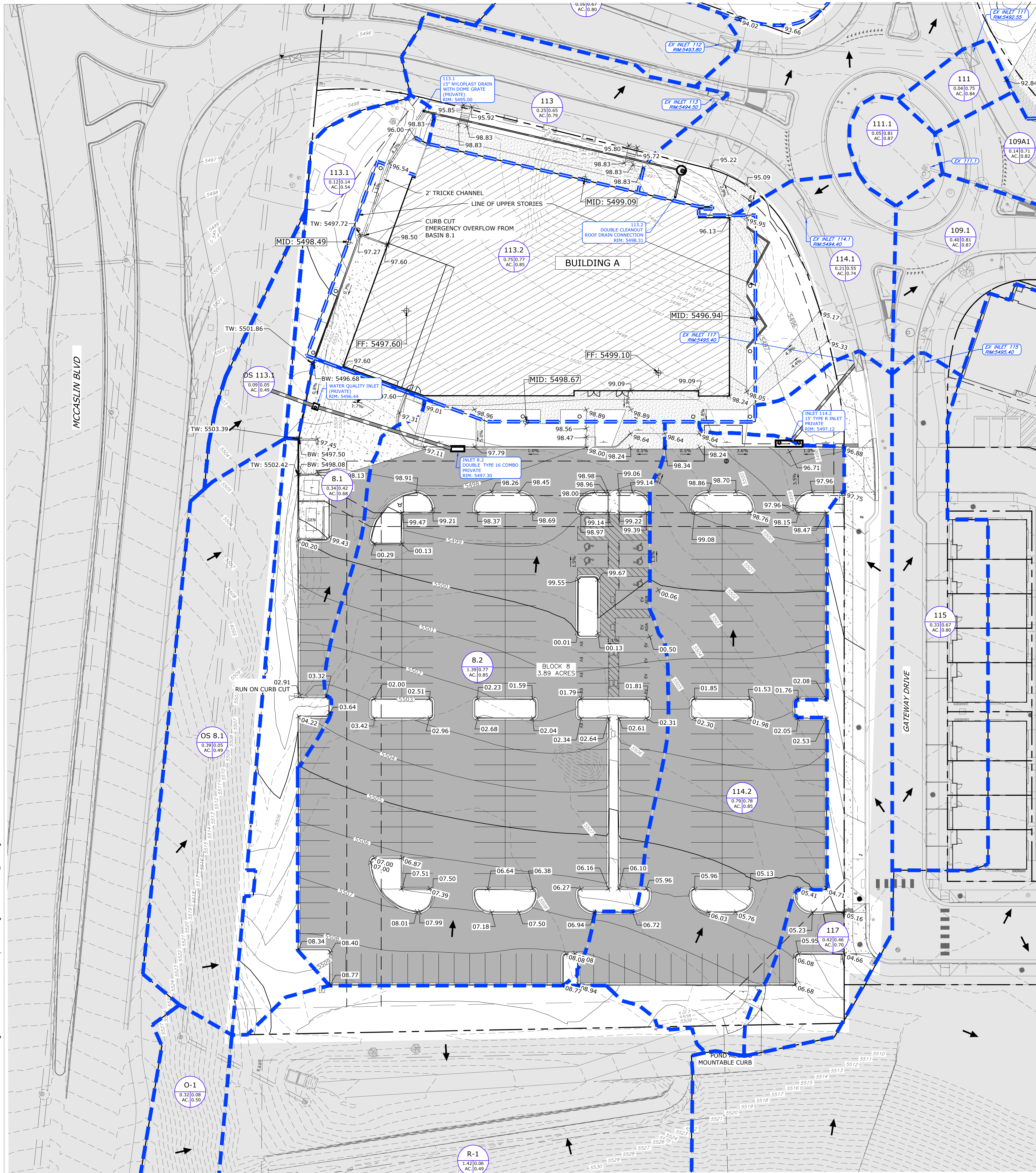
Sub-Basin I.D.	Design Point	Total Area (ac)	Weighted Imperviousness (%)	Runoff Coefficient "C"		Runoff (cfs)	
				5-Year	100-Year	5-Year	100-Year
109A.1	Inlet 109A.1	0.14	83.3	0.71	0.82	0.50	1.08
109.2	Inlet 109.2	0.22	95.4	0.81	0.87	0.89	1.80
111	Inlet 111	0.04	88.2	0.75	0.84	0.16	0.33
111.1	Inlet 111.1	0.05	95.0	0.81	0.87	0.22	0.44
112	Inlet 112	0.16	77.6	0.67	0.80	0.54	1.21
113	Inlet 113	0.25	75.8	0.65	0.79	0.81	1.84
113.1	Inlet 113.1	0.12	8.9	0.11	0.51	0.06	0.53
OS 113.1	Inlet 113.1	0.09	2.0	0.05	0.49	0.02	0.41
113.2	Roof Drain 113.2	0.75	90.0	0.77	0.85	2.84	5.91
114.1	Inlet 114.1	0.21	63.8	0.55	0.74	0.53	1.34
114.2	Inlet 114.2	0.79	91.3	0.78	0.85	2.91	6.02
117	Inlet 117	0.42	52.3	0.46	0.70	0.81	2.35
2.4	Inlet 2.4	0.27	29.4	0.27	0.61	0.29	1.23
2.4A	Roof Drain 2.4A	1.45	90.0	0.77	0.85	5.49	11.42
2.6A	Inlet 2.6A	0.02	100.0	0.85	0.89	0.10	0.19
2.7	Inlet 2.7	1.44	65.1	0.56	0.75	3.51	8.85
2.8	Inlet 2.8	0.23	19.8	0.20	0.57	0.18	1.00
2.10	Inlet 2.10	0.14	2.8	0.06	0.49	0.03	0.55
2.20	Inlet 2.20	0.51	70.0	0.61	0.77	1.25	2.99
2.21	Inlet 2.21	0.72	26.4	0.25	0.59	0.59	2.68
OS 2.21	Inlet 2.21	0.08	16.0	0.17	0.55	0.07	0.40
2.22	Roof Drain 2.22	0.71	90.0	0.77	0.85	2.70	5.62
907.2	Inlet 907.2	0.70	71.5	0.62	0.77	1.91	4.51
909.1	Inlet 909.1	0.29	87.6	0.75	0.84	1.02	2.14
909.2	Inlet 909.2	0.48	48.5	0.42	0.68	0.90	2.72
910.5	Inlet 910.5	0.92	90.0	0.77	0.85	3.49	7.25
OS2	OFFSITE	0.16	12.4	0.14	0.53	0.11	0.78
8.1	Inlet 8.1	0.34	48.2	0.42	0.68	0.72	2.17
OS 8.1	Inlet 8.1	0.48	2.1	0.05	0.49	0.12	2.17
8.2	Inlet 8.2	1.39	89.6	0.77	0.85	5.09	10.60
R-1	POND DSC2N	1.42	3.5	0.06	0.49	0.37	5.76
O-1	POND DSC2N	0.32	5.5	0.08	0.50	0.11	1.28
Total		15.3	61.3	0.53	0.73	38.3	97.6

Table 6-5 (USDCM) along with the weighted imperviousness for each basin was used to find the composite "C" runoff coefficient "C" = CIA

**BENCHMARK**  
PROJECT CONTROL  
CONTROL CONSTRUCTION STAKING EXHIBIT FOR  
RC SUPERIOR LLC SUPERIOR TOWN CENTER  
PHASE 1A BY KING SURVEYORS INC DATED JUNE  
18, 2015 (PROJECT NO. 2015464, FILE NAME  
2015465STK.DWG)



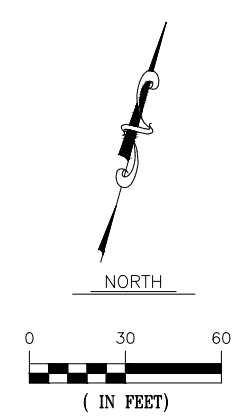
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KEY MAP NORTH

**THIS FDP**      **LEGEND:**      *SEPARATE FDP*

---	PROPERTY LINE	---
---	FDP LIMIT LINE (THIS PHASE)	---
---	EASEMENT	---
---	ASPHALT PAVEMENT	---
---	CONCRETE	---
---	AREA OUTSIDE FDP LIMITS	---
<b>HARDSCAPE (SEE LANDSCAPE PLANS)</b>		
---	STORM SEWER	---
○	INLET	○
○	STORM MANHOLE	○
---	CONTOUR - MAJOR	---
---	CONTOUR - MINOR	---
---	SWALE	---
→	FLOW ARROW	→
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---	APPROXIMATE 100 YEAR FLOW LIMITS IN SWALE	---
---	DRAINAGE BASIN BOUNDARY	---
---	DESIGN POINT	---
○	BASIN IDENTIFICATION	○
○	5-YR AND 100-YR RUNOFF COEFFICIENTS	○



**BENCHMARK**  
 PROJECT CONTROL CONTROL CONSTRUCTION STAKING EXHIBIT FOR RC SUPERIOR LLC SUPERIOR TOWN CENTER PHASE 1A BY KING SURVEYORS INC DATED JUNE 18, 2015 (PROJECT NO. 2015464, FILE NAME 2015465STK.DWG)



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**PROJECT**  
**SUPERIOR TOWN CENTER**  
**FINAL DEVELOPMENT**  
**PLAN 11**

**SUPERIOR COLORADO**  
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 SUPERIOR TOWN CENTER,  
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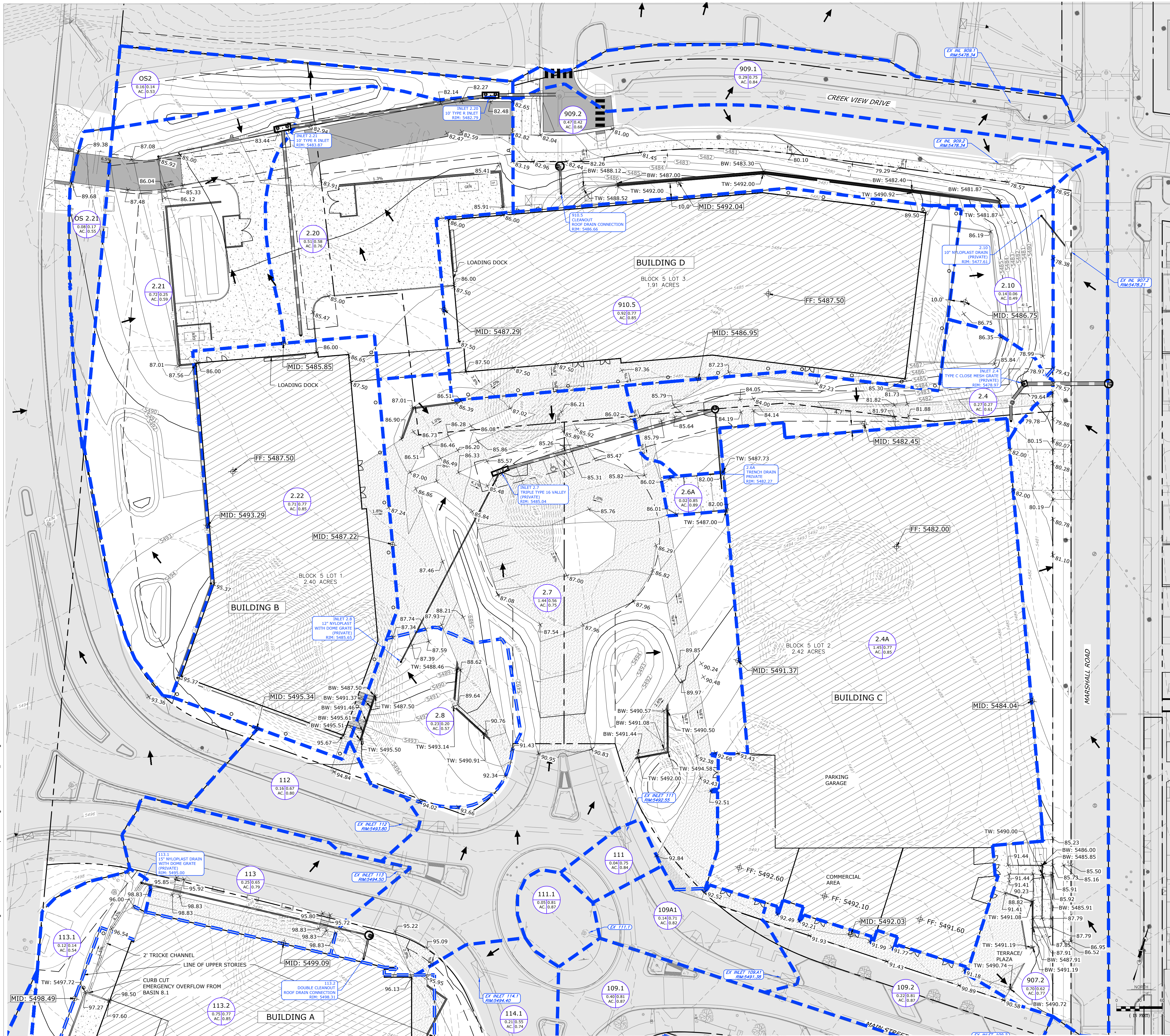
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1	FINAL DEVELOPMENT PLAN	3/15/2022

Job Number      ISSUE      DATE      337.001.01  
**TITLE**

**PARTIAL DRAINAGE**  
**PLAN - 1**

**SHEET NUMBER**  
**C4.1**

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**LEGEND**

SEE SHEET C2.1

**BENCHMARK**  
 PROJECT CONTROL:  
 CONTROL CONSTRUCTION STAKING EXHIBIT FOR  
 RC SUPERIOR LLC SUPERIOR TOWN CENTER  
 PHASE 1A BY KING SURVEYORS INC DATED JUNE  
 18, 2015 (PROJECT NO. 2015464, FILE NAME  
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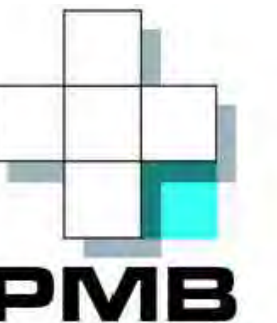
LANDSCAPE ARCHITECT  
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**PROJECT**

**SUPERIOR TOWN CENTER  
 FINAL DEVELOPMENT  
 PLAN 11**

**SUPERIOR COLORADO  
 LIFE SCIENCES**

SUPERIOR TOWN CENTER,  
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Job Number 337.001.01  
 TITLE

**PARTIAL DRAINAGE  
 PLAN -2**

**SHEET NUMBER**

**C4.2**

