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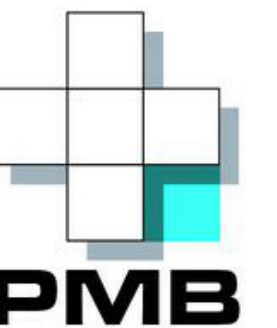
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PROJECT
SUPERIOR TOWN CENTER
FINAL DEVELOPMENT
PLAN 11

SUPERIOR COLORADO
LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR, CO 80027



PACIFIC MEDICAL
BUILDINGS

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 162146.000

TITLE

HEIGHT LIMIT
COMPLIANCE
DIAGRAMS

SHEET NUMBER

A4.0

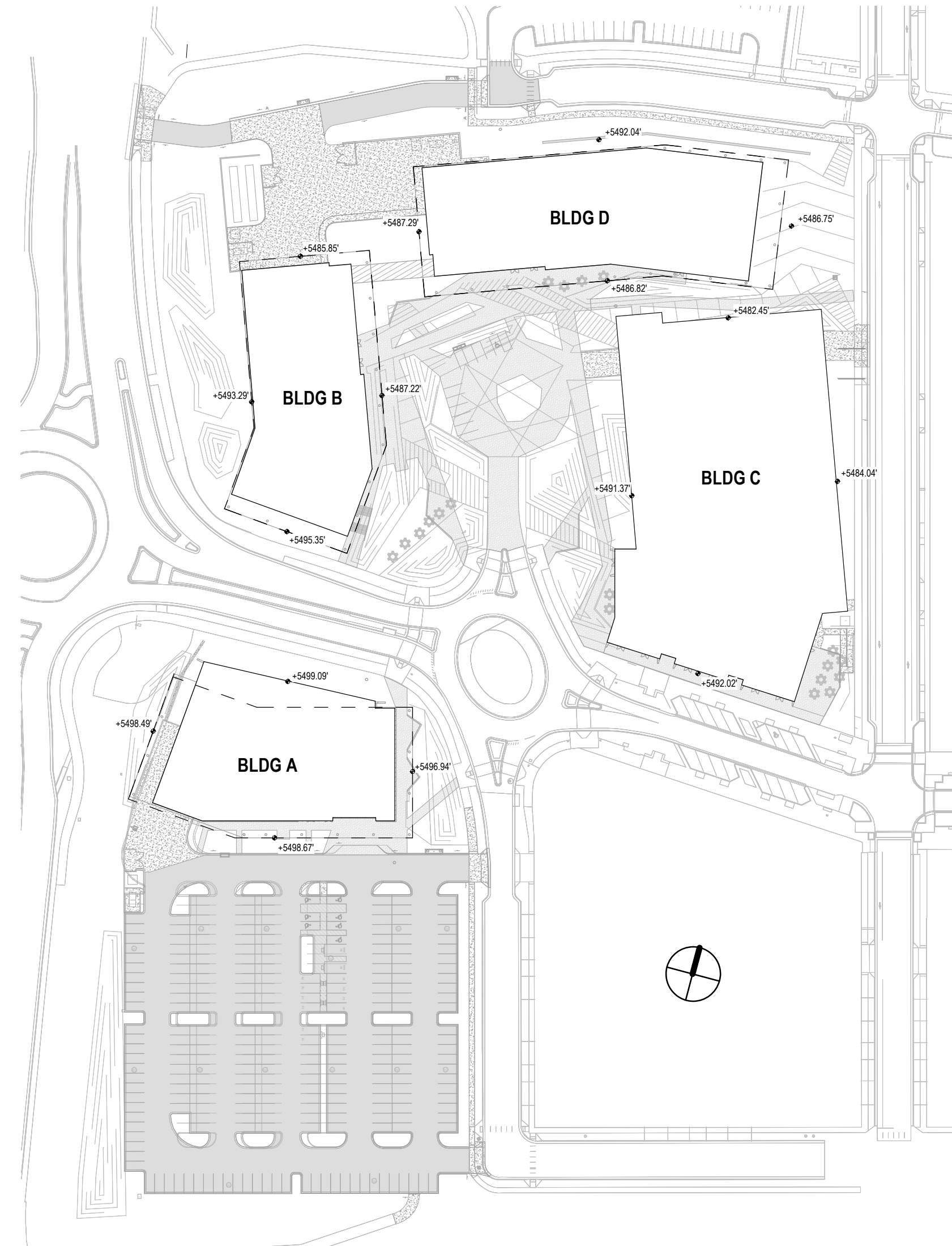
AVERAGE GRADE PLAN AND BUILDING HEIGHT CALCULATIONS

BUILDING A			BUILDING B		
NORTH - 5499.09'	FINISH FLOOR - 5499.1'		NORTH - 5485.85'	FINISH FLOOR - 5487.5'	
EAST - 5496.94'	FF TO PEAK - 58'		EAST - 5487.22'	FF TO PEAK - 74'	
SOUTH - 5498.67'	PEAK ELEVATION - 5557.1'		SOUTH - 5495.35'	PEAK ELEVATION - 5561.5'	
WEST - 5498.49'			WEST - 5493.22'		
AVG GRADE - 5498.30'	BLDG HEIGHT - 58.80'		AVG GRADE - 5490.43'	BLDG HEIGHT - 71.07'	

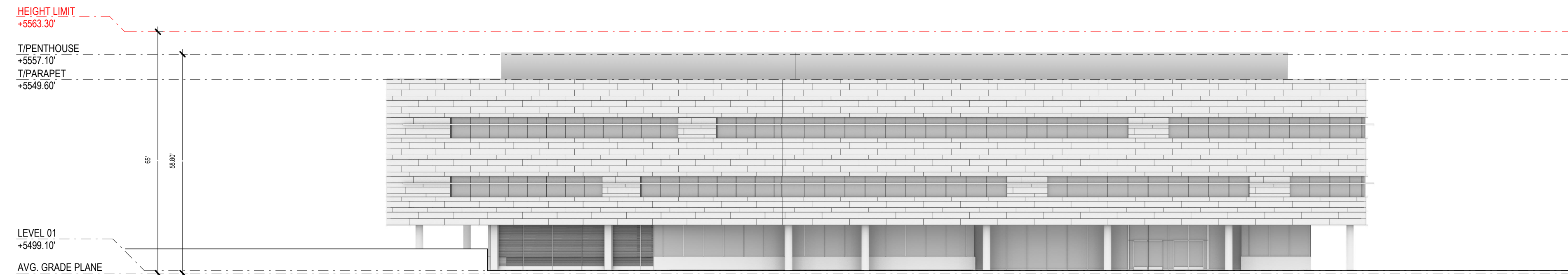
BUILDING C			BUILDING D		
NORTH - 5482.45'	FINISH FLOOR - 5482'		NORTH - 5492.04'	FINISH FLOOR - 5487.5'	
EAST - 5484.04'	FF TO PEAK - 55'		EAST - 5486.75'	FF TO PEAK - 74'	
SOUTH - 5492.02'	PEAK ELEVATION - 5537'		SOUTH - 5486.82'	PEAK ELEVATION - 5561.5'	
WEST - 5491.31'			WEST - 5487.22'		
AVG GRADE - 5487.47'	BLDG HEIGHT - 49.53'		AVG GRADE - 5488.23'	BLDG HEIGHT - 73.27'	

*BONUS HEIGHT LIMIT ILLUSTRATED ON BUILDING ELEVATIONS PURSUANT WITH NOTE #2 ON FIGURE H OF THE BUILDING MASS DIAGRAM PUBLISHED IN SUPERIOR TOWN CENTER P.D. AMENDMENT #3, WHICH STATES THE FOLLOWING:

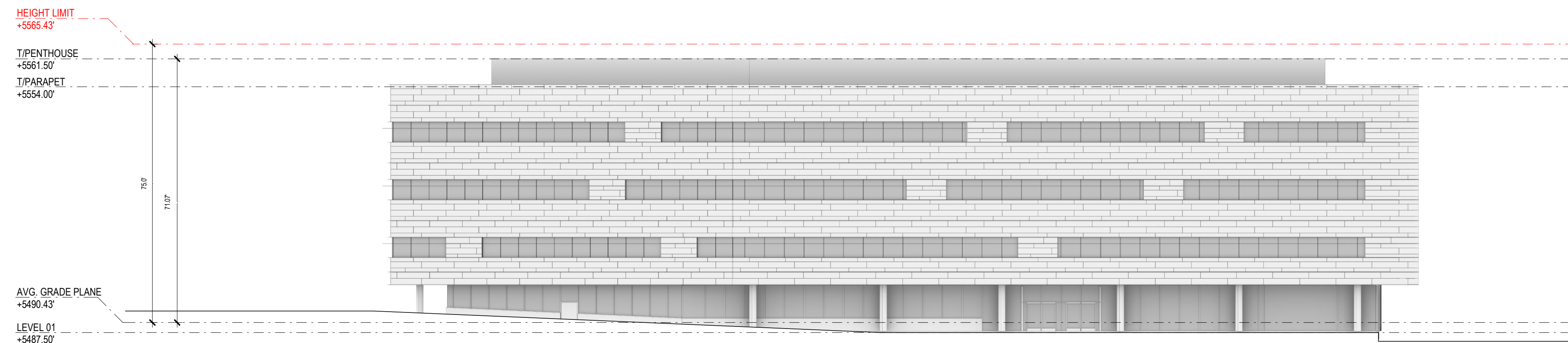
BUILDING HEIGHTS OF 5 STORIES AND 75 FEET COVERING UP TO 25% OF THE BUILDABLE AREA IN PLANNING AREA 2 CAN BE INCLUDED AND APPROVED ON FUTURE FINAL DEVELOPMENT PLANS.



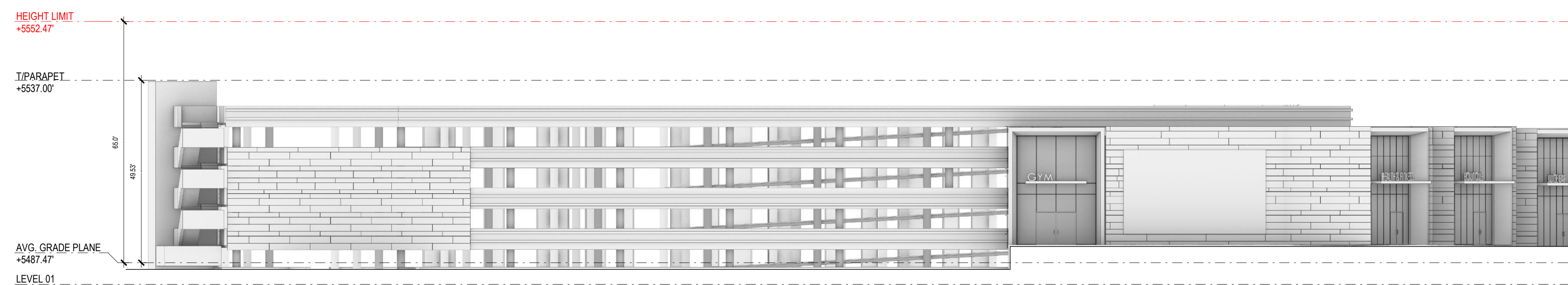
1 SITE PLAN - AVG GRADE CALCULATION
1" = 100'-0"



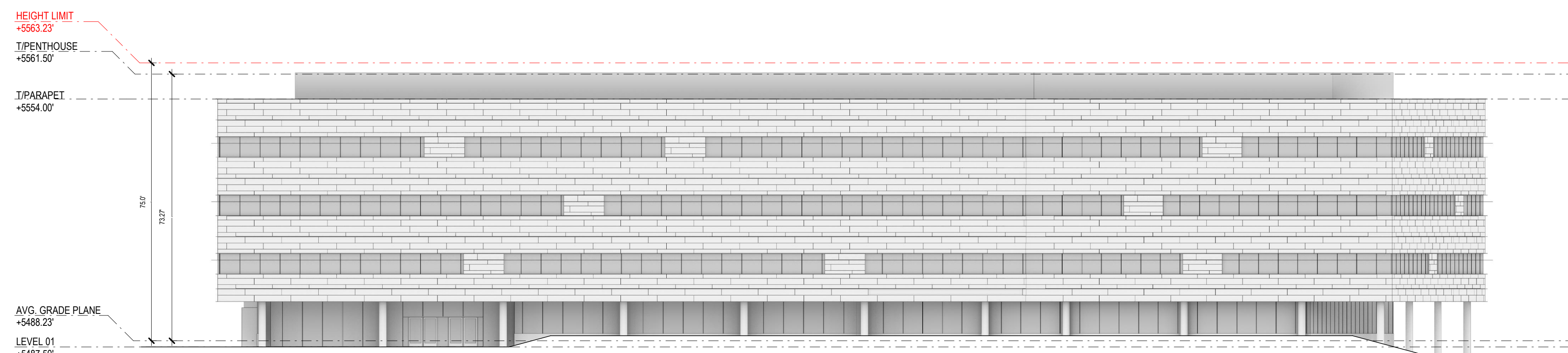
2 BUILDING A - EXTERIOR ELEVATION (SOUTH)
3/64" = 1'-0"



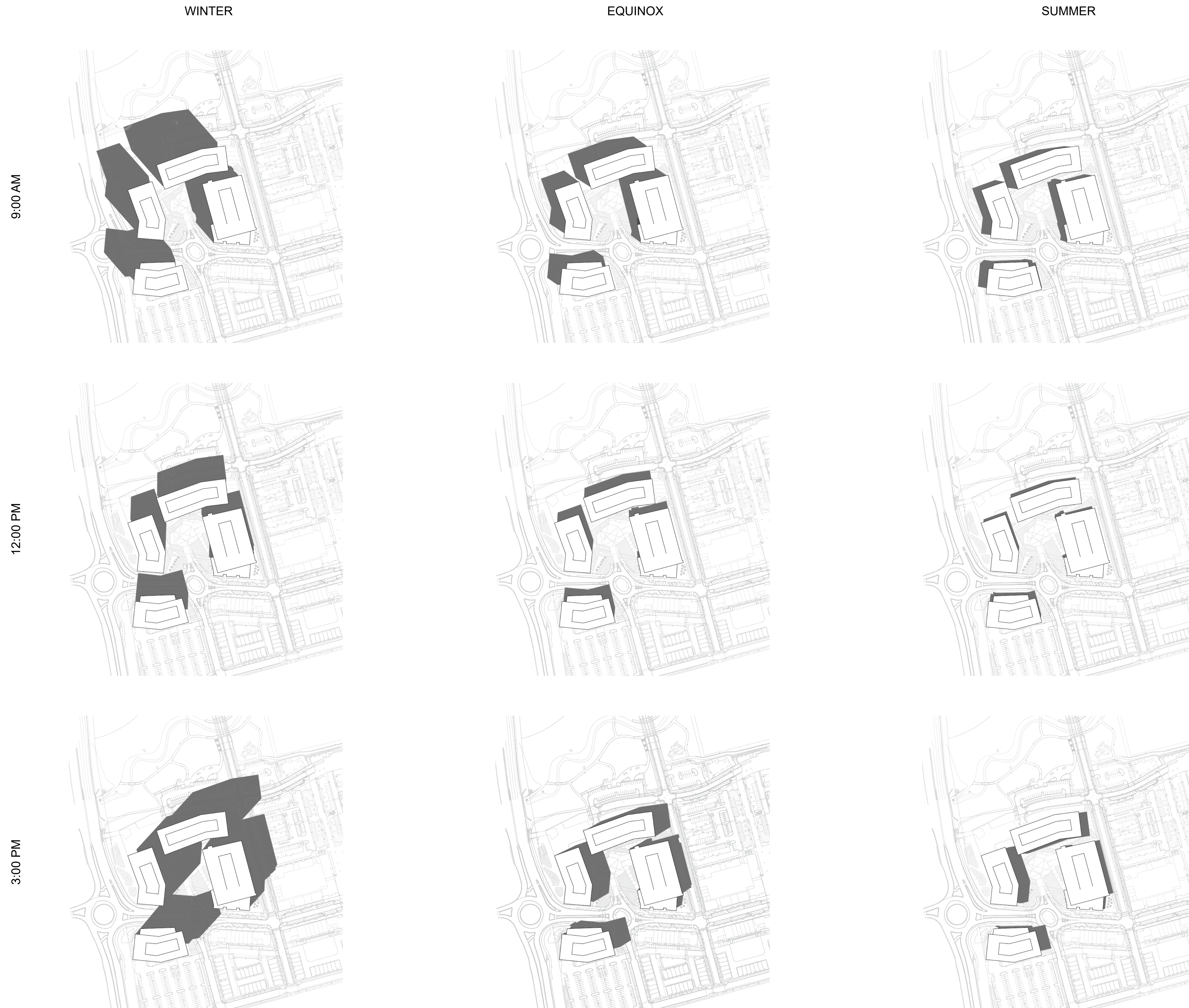
3 BUILDING B - EXTERIOR ELEVATION (EAST)
3/64" = 1'-0"



4 BUILDING C - EXTERIOR ELEVATION (WEST)
3/64" = 1'-0"



5 BUILDING D - EXTERIOR ELEVATION (SOUTH)
3/64" = 1'-0"



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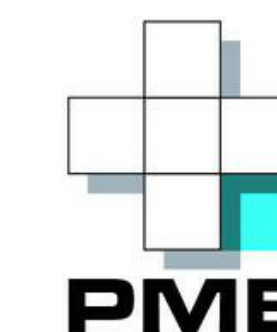
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SHADOW STUDIES

SHEET NUMBER

A5.0