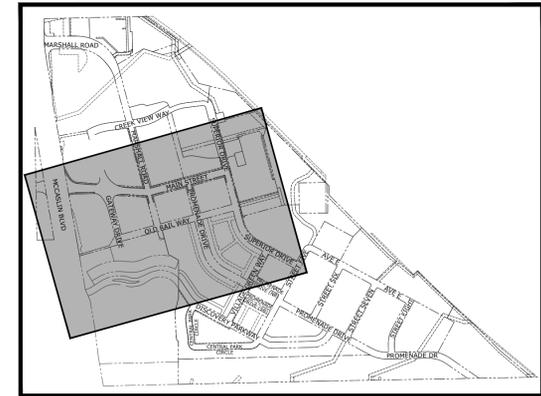
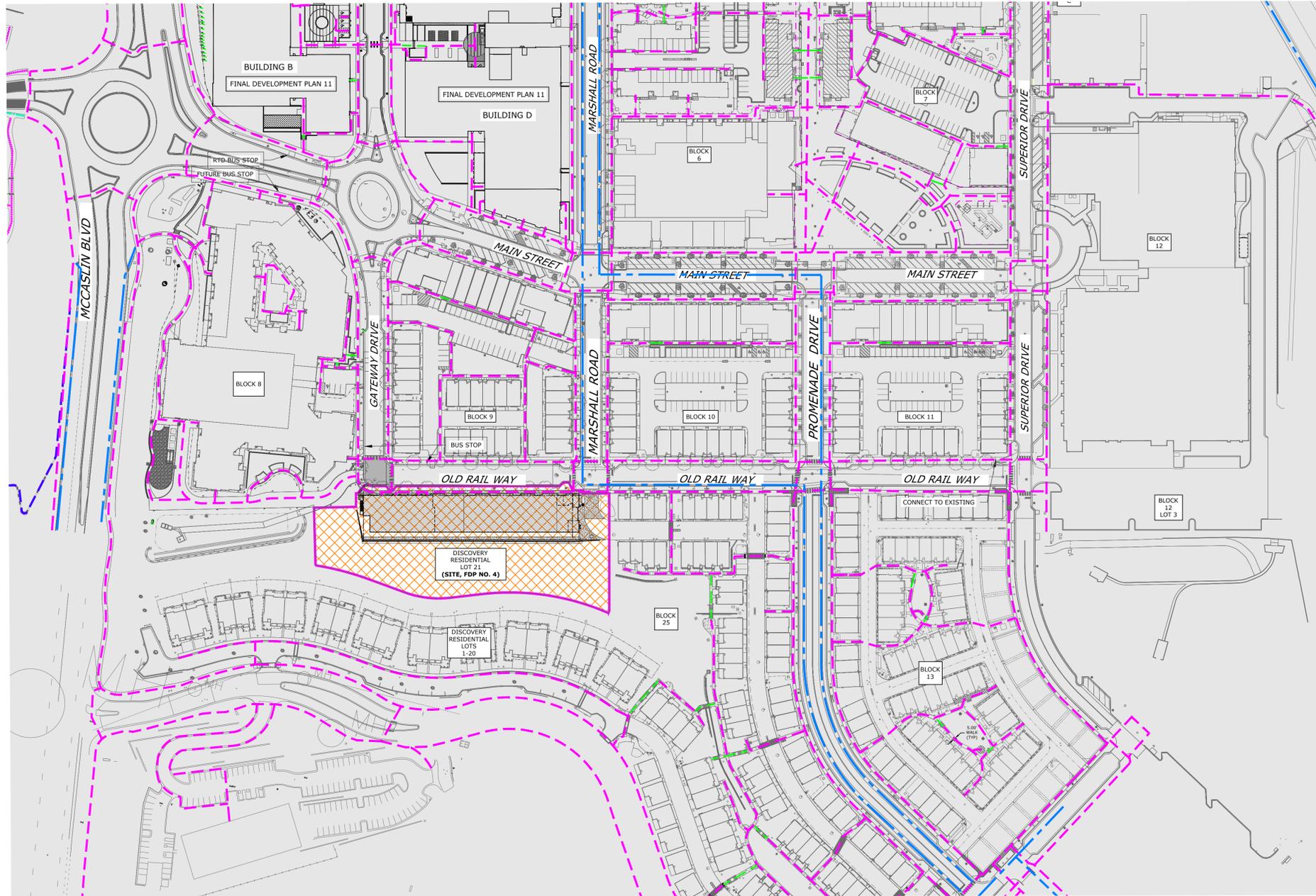




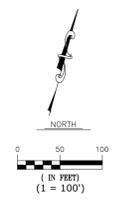
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KEY MAP
 NORTH

CONTEXT SITE LEGEND:

- LIMITS OF FDP NO. 4
- PROPERTY LINE
- ACCESSIBLE PEDESTRIAN ROUTE
- NON-ACCESSIBLE PEDESTRIAN ROUTE
- DESIGNATED BICYCLE ROUTE
- AREA OUTSIDE FDP LIMITS



LOT 21 BLOCK 1 DISCOVERY OFFICE PARK
 FINAL DEVELOPMENT PLAN NO. 4
 SUPERIOR, COLORADO

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	07/31/25

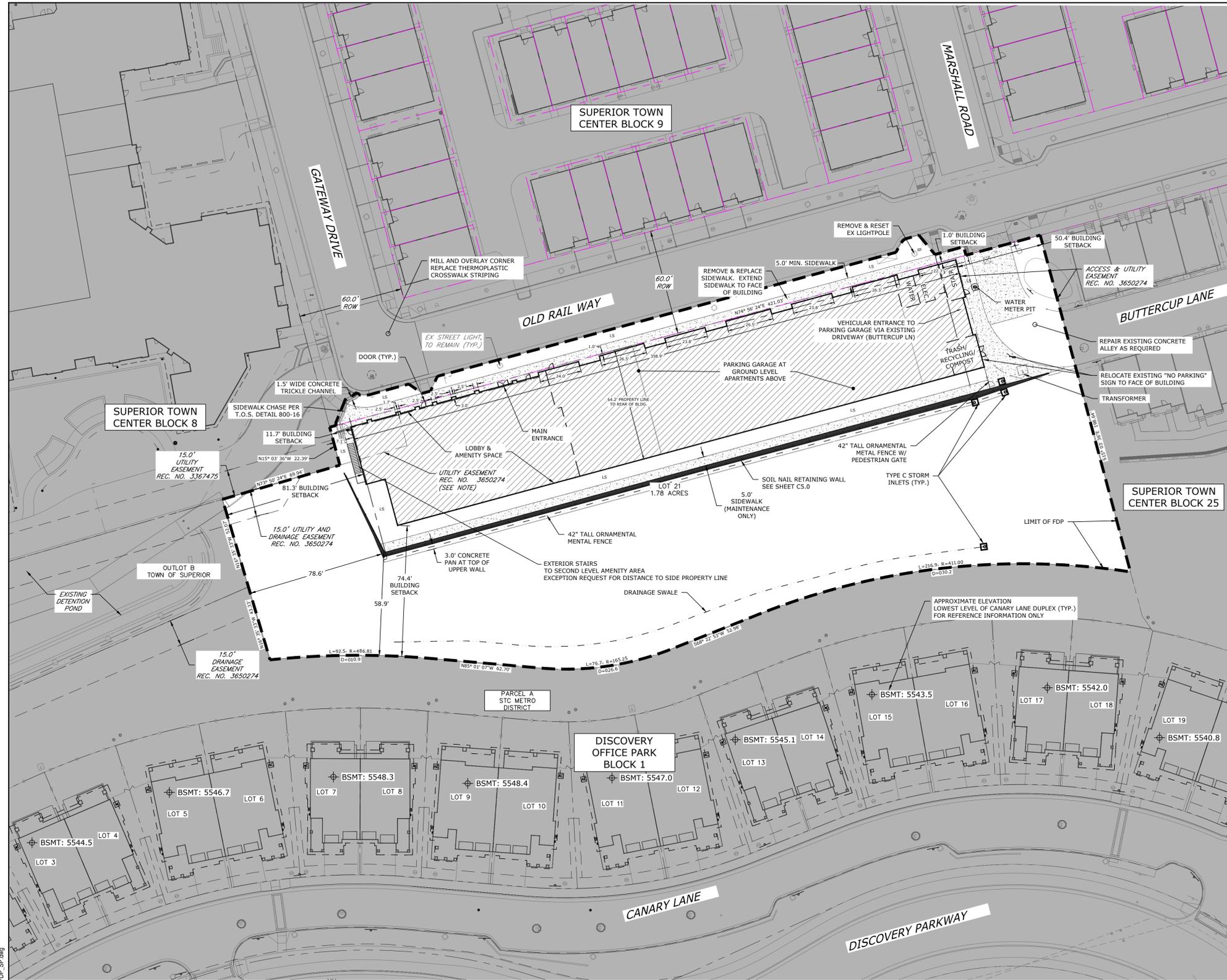
Vested Rights:
 This Plan constitutes a Site Specific Development Plan as defined in Section 24-68-101, et, seq., C.R.S., and Chapter 16 of the Superior Municipal Code. The terms and conditions of such plan approval are contained in Resolution No. _____ adopted by the Town Council on _____ and available at the _____ available at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado.

DESIGNED BY: JAB DATE: 5/22/2025
 DRAWN BY: CLH SCALE: NONE
 CHECKED BY: JAB
 JOB NO.: 365.001
 DWG NAME: DOPLOT21CONTEXT.dwg

CONTEXT
 PLAN

SHEET:
 C1.0



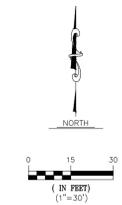


KEY MAP
NORTH

LEGEND

THIS FDP	PROPERTY LINE	SEPARATE FDP
	PROPERTY LINE	
	LIMITS OF FDP NO. 4	
	AREA OUTSIDE OF FDP NO. 4	
	EASEMENT	
	SETBACK	
	CHAINLINK FENCE	
	RETAINING WALL	
	CHANNEL CENTER LINE	
	CONCRETE	
	BUILDING	
	SIGN	
	HYDRANT	
	SANITARY MANHOLE	
	INLET	
	CLEAN OUT	
	FLARED END SECTION	
	STORM MANHOLE	
	LIGHT POLE	
	TRANSFORMER	
	LANDSCAPE AREA	

NOTE:
NO UTILITIES PRESENT IN EXISTING UTILITY EASEMENT. EASEMENT TO BE VACATED BY SEPARATE DOCUMENT TO ALLOW BUILDING ENVELOPE TO EXTEND INTO THIS AREA, AS SHOWN.



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**LOT 21 BLOCK 1 DISCOVERY OFFICE PARK
FINAL DEVELOPMENT PLAN NO. 4
SUPERIOR, COLORADO**

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	07/31/25

Vested Rights:
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DESIGNED BY: JAB DATE: 5/22/2025
DRAWN BY: RJJ SCALE: 1" = 30'
CHECKED BY: JAB
JOB NO.: 365.001
DWG NAME: DOPLOT21FDP_SP.dwg

SITE PLAN

SHEET:
C2.0



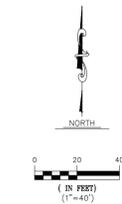


LEGEND

THIS FDP	SEPARATE FDP
	PROPERTY LINE
	LIMITS OF FDP NO. 4
	AREA OUTSIDE OF FDP NO. 4
	EASEMENT
	SETBACK
	CHAINLINK FENCE
	RETAINING WALL
	CHANNEL CENTER LINE
	CONCRETE
	BUILDING
	STORM SEWER
	INLET
	STORM MANHOLE
	CONTOUR (MAJOR, 5')
	CONTOUR (MINOR, 1')
	FLOW ARROW
	DRAINAGE BASIN BOUNDARY
	DRAINAGE BASIN FLOW PATH
	DESIGN POINT
	BASIN IDENTIFICATION
	10-YR AND 100-YR RUNOFF COEFFICIENTS

NOTE:
NO UTILITIES PRESENT IN EXISTING UTILITY EASEMENT. EASEMENT TO BE VACATED BY SEPARATE DOCUMENT TO ALLOW BUILDING ENVELOPE TO EXTEND INTO THIS AREA, AS SHOWN.

Sub-Basin I.D.	Total Area (ac)	Final T _c (min)	Weighted Imper. (%)	Runoff Coefficient "C"		Runoff (cfs)	
				10-Year	100-Year	10-Year	100-Year
21.01	0.50	5.0	90.0	0.79	0.85	2.36	3.95
21.02	0.53	5.3	6.6	0.18	0.51	0.57	2.45
21.03	0.23	9.9	34.6	0.39	0.63	0.42	1.05
INLET 302.1	0.37	5.3	74.3	0.67	0.79	1.46	2.66
INLET 303.1	0.26	9.1	38.0	0.41	0.64	0.52	1.27
INLET 304.1	0.24	5.0	78.6	0.71	0.80	1.00	1.78
INLET 309	0.89	8.3	24.9	0.32	0.59	1.42	4.13
R-O1A	0.88	12.0	22.8	0.30	0.58	1.16	3.49
To Pond 313	3.90	-	39.8	0.43	0.65	8.91	20.79
117	0.56	8.5	49.8	0.50	0.69	1.41	3.04
117.01	0.02	5.0	41.4	0.44	0.65	0.04	0.10
117.02	0.02	5.5	16.2	0.25	0.55	0.02	0.08
To Pond 312	0.60	-	48.6	0.49	0.68	1.48	3.23
Total Study Area	4.49	-	40.9	0.43	0.65	10.38	24.02



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**LOT 21 BLOCK 1 DISCOVERY OFFICE PARK
FINAL DEVELOPMENT PLAN NO. 4
SUPERIOR, COLORADO**

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	07/31/25

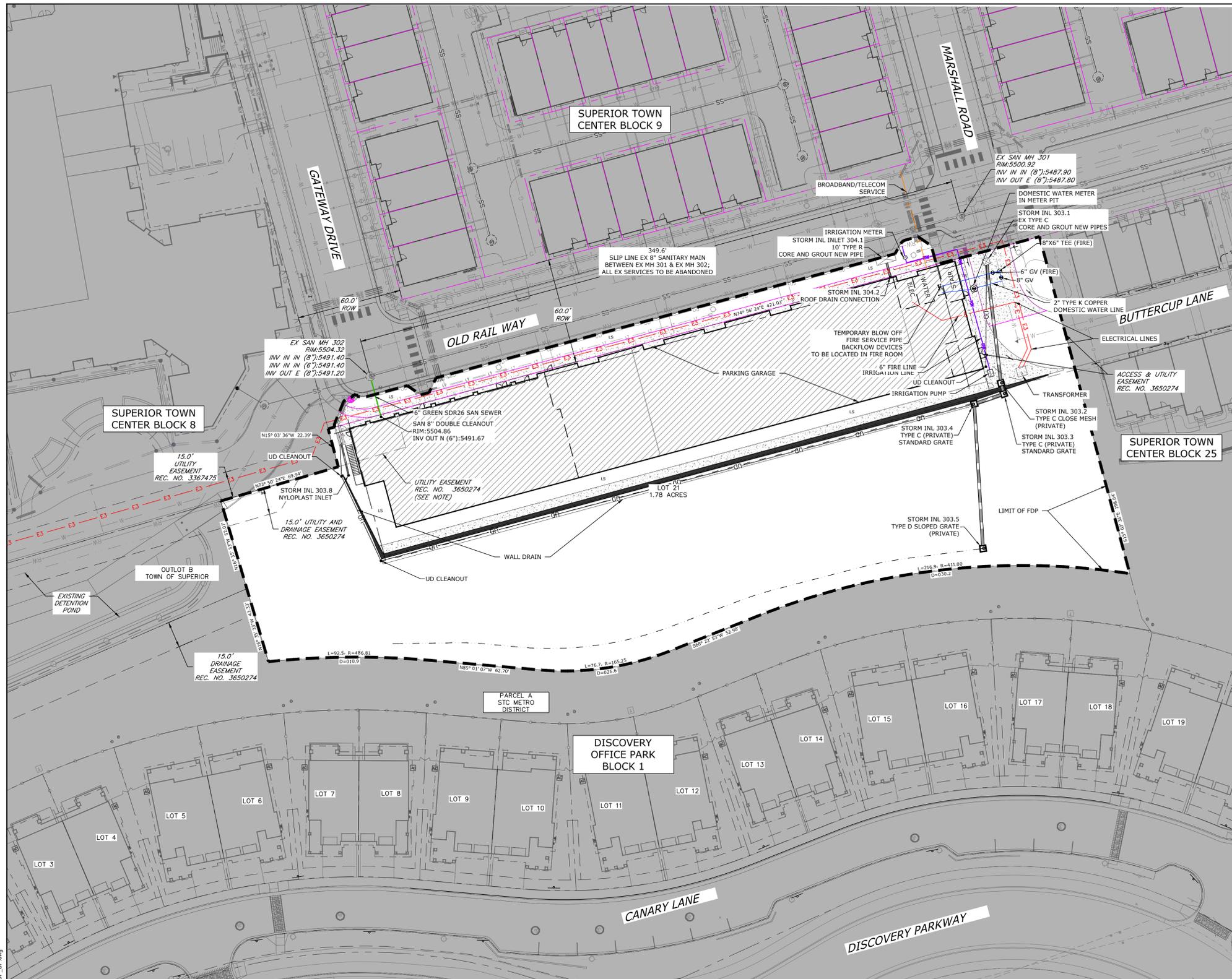
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DESIGNED BY: JAB DATE: 5/22/2025
DRAWN BY: CLH SCALE: 1" = 40'
CHECKED BY: JAB
JOB NO.: 365.001
DWG NAME: D:\P\21FDP_GP.dwg

DRAINAGE PLAN

SHEET:
C3.0





KEY MAP

LEGEND

THIS FDP	SEPARATE FDP
	PROPERTY LINE
	LIMITS OF FDP NO. 4
	AREA OUTSIDE OF FDP NO. 4
	EASEMENT
	SETBACK
	CHAINLINK FENCE
	RETAINING WALL
	CHANNEL CENTER LINE
	CONCRETE
	BUILDING
	INLET
	STORM MANHOLE
	SANITARY MANHOLE
	VALVES
	WATER METER
	HYDRANT
	LIGHT POLE
	TRUNCATED DOMES
	TREE
	TRANSFORMER
	UNDERDRAIN
	GAS LINE
	STORM SEWER
	SANITARY
	REUSE WATER
	WATER LINE
	ELECTRIC LINE
	TELE LINE
	UTILITY SLEEVES
	LIGHTING
	WATER BENDS
	WATER TEE
	LANDSCAPE AREA

NOTE:
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EASEMENT TO BE VACATED BY SEPARATE DOCUMENT TO ALLOW
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LOT 21 BLOCK 1 DISCOVERY OFFICE PARK
FINAL DEVELOPMENT PLAN NO. 4
SUPERIOR, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	7/31/25

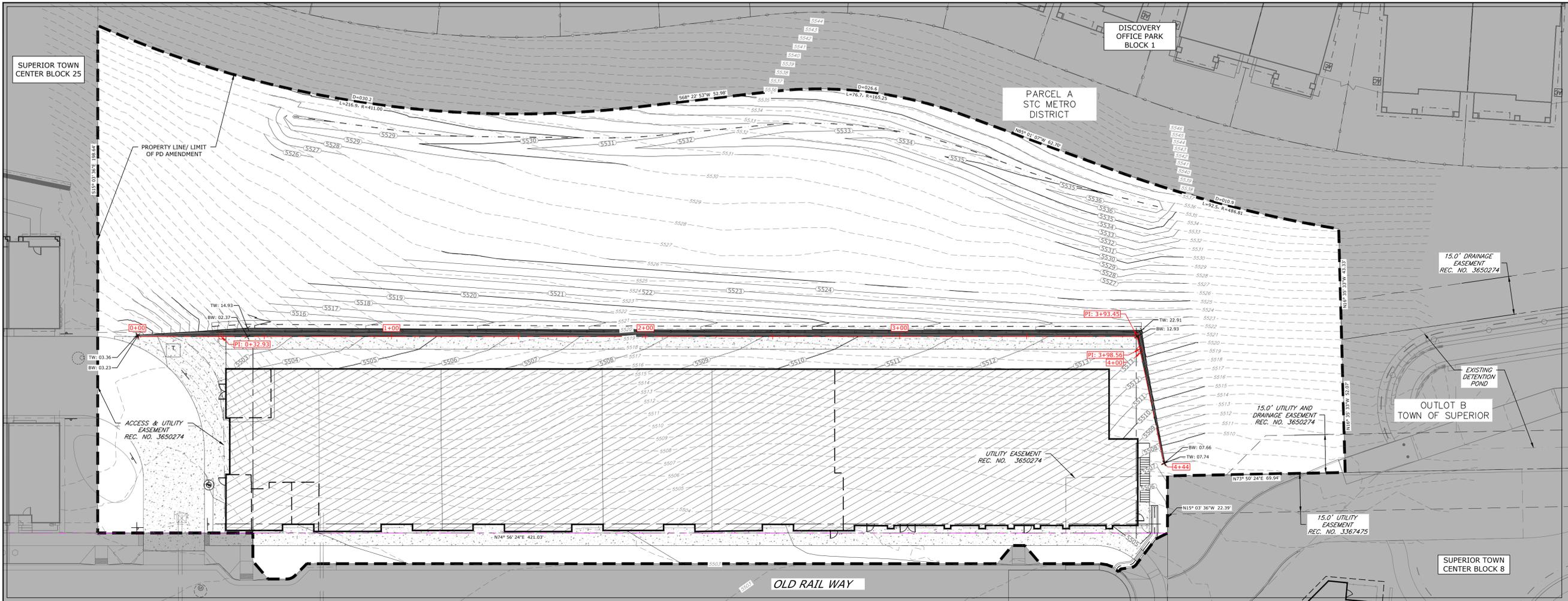
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DESIGNED BY: JAB DATE: 5/22/2025
DRAWN BY: CLH SCALE: 1" = 30'
CHECKED BY: JAB
JOB NO.: 365.001
DWG NAME: DOPLOT21FDP_UP.dwg

UTILITY PLAN

SHEET:
C4.0





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**LOT 21 BLOCK 1 DISCOVERY OFFICE PARK
 FINAL DEVELOPMENT PLAN NO. 4
 SUPERIOR, COLORADO**

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	07/31/25

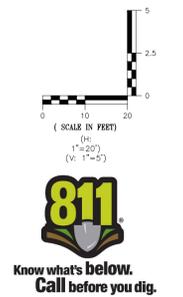
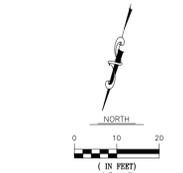
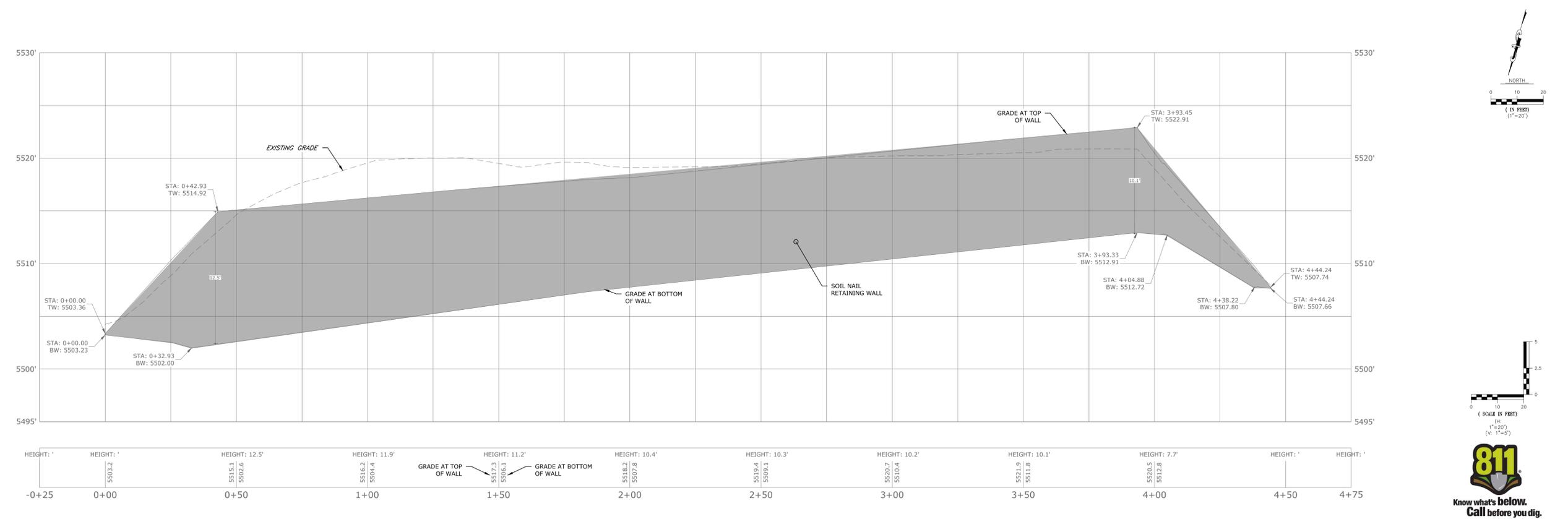
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DESIGNED BY: JAB DATE: 5/22/2025
 DRAWN BY: CLH SCALE: 1"= 20'
 CHECKED BY: JAB
 JOB NO.: 365.001
 DWG NAME: DDPLOT21FDP_Wall P&P.dwg

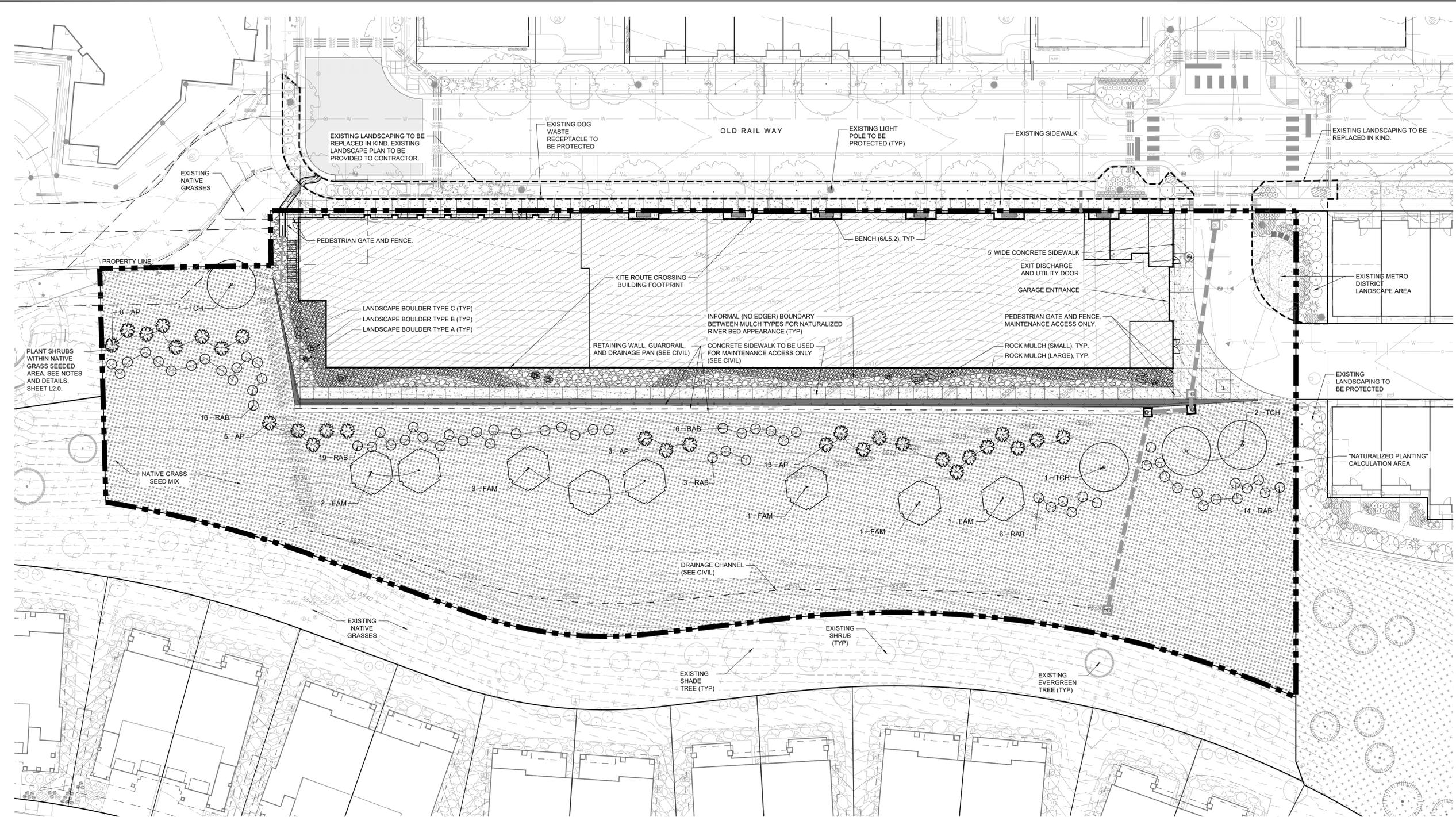
RETAINING WALL PLAN & PROFILE

SHEET: **C5.0**

J:\Pennrose - 365365.001 Superior\Drawings\Sheets\FDP\DPLOT21FDP_Wall P&P.dwg



LOT 21 BLOCK 1 DISCOVERY OFFICE PARK
FINAL DEVELOPMENT PLAN NO. 4
SUPERIOR, COLORADO



LEGEND

- ORNAMENTAL TREE (DECIDUOUS)
- DECIDUOUS SHRUB
- PERENNIAL
- NATIVE GRASS SEED MIX
- ROCK MULCH (LARGE)
- ROCK MULCH (SMALL)
- LANDSCAPE BOULDER

ALL LANDSCAPE AREAS WILL BE IRRIGATED. SEE SHEET L2.0 FOR LANDSCAPE NOTES, DETAILS, AND MATERIALS.

INFRASTRUCTURE LEGEND*

- LIGHT POLE
- DRY UTILITY CORRIDOR
- ELECTRIC LINE
- UNDERDRAIN
- SLEEVING
- WATER LINE
- SANITARY SEWER / MANHOLE
- STORM SEWER
- STORM SEWER
- STORM INLET
- SIGN
- UNDERDRAIN CLEANOUT

LEGEND IS FOR REFERENCE ONLY. SEE CIVIL SHEETS.

Kite Route Crossing Plant List

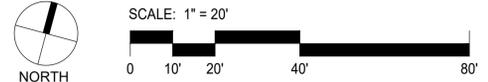
Ornamental Trees							Total= 12
Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.	
8	FAM	<i>Acer ginnala 'Flame'</i>	Flame Amur Maple	As Shown	8' Ht. Clump	15-20'	
					(or 2" Cal. Single Stem)		
4	TCH	<i>Crataegus crus-galli var. inermis</i>	Thornless Cockspur Hawthorn	As Shown	8' Ht. Clump	15-25'	
					(or 2" Cal. Single Stem)		
Deciduous Shrubs							Total= 93
Qty	Key	Latin Name	Common Name	Spacing	Size	Mature Ht.	
29	AP	<i>Fallugia paradoxa</i>	Apache Plume	As Shown	5 Gal.	3-6'	
64	RAB	<i>Chrysothamnus viscidiflorus</i>	Yellow Rabbitbrush	As Shown	5 Gal.	2-3'	

LANDSCAPE REQUIREMENTS TABLE

Item	Area Provided (SF)	Trees		Shrubs		Live Coverage	
		Required	Provided	Required	Provided	Required	Provided
Total Planting Area	46,469						
Naturalized Planting Area	46,349	(1/4000 SF)	12	12	(1/500 SF)	93	75% Min. 92%

SEE SHEET L200 FOR LANDSCAPE NOTES, MATERIALS, AND DETAILS.

- NATIVE GRASS SEED MIX:**
- WESTERN WHEATGRASS (28% OF TOTAL; 6.2 LBS/AC)
 - BIG BLUESTEM (28% OF TOTAL; 28% 6.2 LBS/AC)
 - SIDE-OATS GRAMA (10% OF TOTAL; 2.2 LBS/AC)
 - BLUE GRAMA (6% OF TOTAL; 1.2 LBS/AC)
 - SWITCHGRASS (10% OF TOTAL; 2.2 LBS/AC)
 - INDIANGRASS (10% OF TOTAL; 2.2 LBS/AC)
 - LITTLE BLUESTEM (8% OF TOTAL; 1.8 LBS/AC)
- SEEDING RATE: 22 LBS / AC (SEE PLAN FOR LOCATIONS)



REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	07/31/25

DESIGNED BY: _____ DATE: 5/22/2025
 DRAWN BY: _____ SCALE: NONE
 CHECKED BY: _____
 JOB NO.: _____
 DWG NAME: _____

LANDSCAPE PLAN

SHEET: **L100**

