

P.U.D. AMENDMENT NO. 23

LOT 1, BLOCK 1 ROCK CREEK RANCH FILING NO. 17C

PURPOSE / INTENT

THE AREA DEFINED BY THIS P.U.D. AMENDMENT CONSISTS OF LOT 1, BLOCK 1 OF ROCK CREEK RANCH FILING 17C. IT WILL BE ZONED AS R-2A, WHICH IS CHARACTERIZED AS MEDIUM DENSITY RESIDENTIAL.

LEGAL DESCRIPTION

LOTS 1, BLOCK 1 OF ROCK CREEK RANCH FILING NO. 17C, COUNTY OF BOULDER, STATE OF COLORADO

PROPOSED ZONING

R-2A ZONING; ALLOWED USES INCLUDE: TOWNHOMES, STACKED FLATS, MULTI-FAMILY TOWNHOMES AND CONDOMINIUMS, SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, CLUSTER AND ZERO-LOT-LINE UNITS. MAXIMUM DENSITY IS 14 DU'S/ACRE.

EXISTING BUILDING SETBACKS

PROPERTY BOUNDARY: 30' + 6" PER 1' OF HEIGHT OVER 30'
 COALTON ROAD (MAJOR ARTERIAL): 35' + 6" PER 1' OF HEIGHT OVER 35'
 TYLER DRIVE (MINOR COLLECTOR): 35' + 6" PER 1' OF HEIGHT OVER 35'
 PRIVATE ENTRY PARKWAY: 15'
 MINIMUM DISTANCE BETWEEN BUILDINGS: 20'
 INTERIOR LOT LINE SETBACK: 10'

EXISTING DEVELOPMENT STANDARDS

MAXIMUM BUILDING GROUND COVERAGE: 40%
 MAXIMUM BUILDING HEIGHT: 70 FEET
 MINIMUM OPEN SPACE: 20%

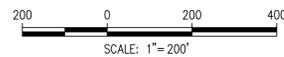
PROPOSED BUILDING SETBACKS

PROPERTY ADJACENT TO AUTREY RESERVOIR: 10'
 COALTON ROAD (MAJOR ARTERIAL): 40'
 TYLER DRIVE (MINOR COLLECTOR): 35'
 TRACT A (PRIVATE ENTRY PARKWAY): 15'
 MINIMUM DISTANCE BETWEEN BUILDINGS: 20'
 INTERIOR LOT LINE SETBACK: 0'

PROPOSED DEVELOPMENT STANDARDS

MAXIMUM DENSITY: 14 DU'S/ACRE
 MAXIMUM BUILDING HEIGHT: 50 FEET
 MINIMUM OPEN SPACE: 40%

*45% IS STANDARD. APPLICANT IS REQUESTING REDUCTION TO 40%.



LAND USE / DENSITY UNDER AMENDED ZONING

EXISTING ZONING	DENSITY PERMITTED	ACRES UTILIZED	TOT. DWELLING UNITS ALLOWED
PUD AMENDMENT 23 (RAC/R-2A)	14 DU/AC	13,597 - TOTAL 7,196 - R-2A 6,401 - RAC	100- R-2A
PUD AMENDMENT 22 (RAC)	0 DU/AC	13,597	0
TOTAL (P.U.D. AMENDMENT NO. 11)		141.20	1,350
TOTAL (P.U.D. AMENDMENT NO. 10) (9)		0	0
TOTAL (SUB AREA 9 FILING 16)		48.96	86
TOTAL (SUB AREA 8 FILING 15)		88.16 (6)	259 (6)
TOTAL (SUB AREA 7 FILING 13)		37.50	260
TOTAL (P.U.D. AMENDMENT NO. 7)		36.94	296
TOTAL (P.U.D. AMENDMENT NO. 6)		47.63 (5)	161 (4)
TOTAL (P.U.D. AMENDMENT NO. 5)		42.65	0
TOTAL (SUB AREA 5 FILING 10 & 11)		49.73	333
TOTAL (P.U.D. AMENDMENT NO. 1 FILING 3) (2)		2.30	-32
TOTAL (P.U.D. AMENDMENT NO. 4)		76.2	382
TOTAL (P.U.D. AMENDMENT NO. 3)		27.5 (3)	134
TOTAL (P.U.D. AMENDMENT NO. 2)		46.52 (5) (7)	417 (7)
TOTAL (P.U.D. AMENDMENT NO. 1)		225.6 (1)	1,233
CUMULATIVE TOTAL TO DATE		866.29	4,850

NOTES:

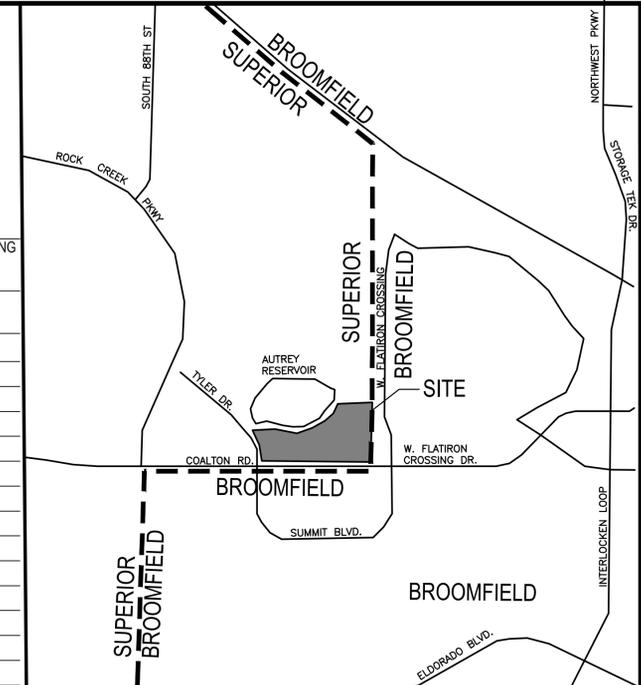
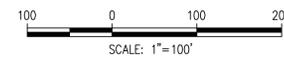
- ACRES UTILIZED EXCLUDES 20.0 ACRES FROM ORIGINAL P.U.D. AMENDMENT AREA FOR RECREATION CENTER AND ELEM. SCHOOL/PARK SITE WHICH ARE CURRENTLY INCLUDED/MODIFIED AS PART OF THE AREA FOR P.U.D. AMENDMENT NO. 4.
- FINAL PLAT SITE PLAN NO. 3 INCLUDES 57.47 ACRES FOR FILING 3. FINAL PLAT SITE PLAN NO. 10 INCLUDES 55.17 ACRES FOR FILING 3. THE TOTAL REPRESENTS THE DIFFERENCE.
- 27.2 ACRES HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 3 AND INCLUDED IN P.U.D. AMENDMENT NO. 6. P.U.D. AMENDMENT NO. 3 PREVIOUSLY CONTAINED 54.7 ACRES.
- 28 TOTAL DWELLING UNITS ALLOWED HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 6 IN SUB AREA PLAN NO. 6 DUE TO 3.45 ACRES OF OPEN SPACE AND DISTRICT STREET ROW PREVIOUSLY UNACCOUNTED FOR IN P.U.D. AMENDMENT NO. 6.
- 47 ACRES HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 2 AND INCLUDED IN P.U.D. AMENDMENT NO. 6 UNDER SAP 5 (R-1B).
- 36.94 ACRES UTILIZED AND 296 TOTAL DWELLING UNITS ALLOWED, HAVE BEEN PREVIOUSLY COUNTED IN P.U.D. AMENDMENT NO. 7, AND ARE NOT INCLUDED IN THE TOTALS FOR SAP 8 FILING 15.
- .81 ACRES AND 6 DWELLING UNITS HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 2 AND INCLUDED IN P.U.D. AMENDMENT NO. 9.
- P.U.D. AMENDMENT NO. 8 HAS BEEN DELETED FROM ROCK CREEK AND IS NOT INCLUDED IN ANY TABULATIONS.
- P.U.D. AMENDMENT NO. 10 REFLECTS NO CHANGE IN ACREAGE AND WILL BE COUNTED IN THE TABLES AS 0 ACRES.

LAND USE SUMMARY TO DATE

LAND USE	ZONING DENSITY	ACRES	D.U.'S / GFA	PERCENT
MULTI-FAMILY RESIDENTIAL	R-2A	86.91	1,450 D.U.'S	10%
RESIDENTIAL (2) (5)	R-1B	390.73	1,519 D.U.'S	45%
COMMERCIAL (9)	CAC/RAC	28.86	-	3%
OPEN SPACE (4) (6)	OS	250.52	N/A	29%
DISTRICT STREETS (ROW)	-	35.59	N/A	4%
RECREATION SITE	OS	7.10	N/A	1%
ELEMENTARY SCHOOL / PARK SITE	OS	13.00	N/A	2%
FUTURE DEVELOPMENT AREA (3)	R-1B	50.28	N/A	5%
UTILITY EASEMENT / SERVICE ACCESS	-	3.30	N/A	1%
TOTALS		866.29	2,969 D.U.'S	100%

NOTES:

- INCLUDES LAND USE, DENSITY AND ACREAGE FOR APPROVED P.U.D. AMENDMENTS NO. 1, 2, 3, 4, 5, 6, 7, 9, 10, SUB AREA NO. 5, 6, 7, 8, 9, 11, 22 AND PROPOSED AMENDMENT 23.
- INCLUDES 56.97 ACRES OF INTERNAL/LOCAL STREET R.O.W.
- FUTURE DEVELOPMENT AREA INCLUDES 0.05 ACRES IN SAP 6 (FUTURE RAC AREA), 0.5 AC IN FILING 16, 43.38 ACRES (RAC) IN PROPOSED P.U.D. AMENDMENT NO. 9.
- 42.65 ACRES OF OPEN SPACE IN P.U.D. AMENDMENT NO. 5, BECAUSE OF THE RESTRICTIONS ON PUBLIC ACCESS, DO NOT COUNT TOWARD SATISFYING THE OVERALL 25% OPEN SPACE REQUIREMENT OF THE ROCK CREEK FINAL DEVELOPMENT PLAN.
- 3.76 ACRES HAVE BEEN DELETED FROM TOTAL RESIDENTIAL ACRES DUE TO RECONFIGURATION OF FILING 3 IN P.U.D. AMENDMENT NO. 1.
- 1.46 ACRES HAVE BEEN ADDED TO TOTAL OPEN SPACE ACRES DUE TO RECONFIGURATION OF FILING 3 IN P.U.D. AMENDMENT NO. 1.
- 0.1 ACRE HAS BEEN DELETED FROM THE TOTAL RESIDENTIAL ACRES IN P.U.D. AMENDMENT NO. 4 DUE TO CORRECTIONS MADE DURING THE FPSP FOR 8B & 9B.
- ACREAGES BY LAND USE ARE APPROXIMATED. TOTAL ACREAGES ARE ACTUAL. ACCURATE LAND USE ACREAGES WILL BE DEFINE IN SUB AREA PLANS AND FINAL PLAT SITE PLANS.
- COMMERCIAL INCLUDES 21.0 ACRES IN P.U.D. AMENDMENT NO. 11 AND 15.06 ACRES IN FPSP 15 (CAC).



APPROVALS

SURVEYOR'S CERTIFICATE

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS DRAWING WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST. THAT THIS DRAWING ACCURATELY REPRESENTS SAID SURVEY, AND THAT SAID SURVEY IS IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, C.R.S., AS AMENDED, AND THE TOWN OF SUPERIOR MUNICIPAL CODE.

DATE OF SURVEY _____ REGISTERED LAND SURVEYOR _____ SEAL _____

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT I, _____, AM THE SOLE OWNER OF THE PROPERTY AND CONSENT TO THIS PLAN.

IN WITNESS WHEREOF I HERETO SET MY HAND THIS ____ DAY OF _____, 20__.

OWNERS _____ MORTGAGEES OR LIEN HOLDERS _____

STATE OF _____)
)SS.
 COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20__, BY _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

(SEAL)

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS ____ DAY OF _____, 20__, BY THE TOWN OF SUPERIOR PLANNING COMMISSION, RESOLUTION NO. PC ____ SERIES 20__.

BOARD OF TRUSTEES CERTIFICATE

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO. WITNESS MY HAND WITH THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS ____ DAY OF _____, 20__.

ATTEST:

PHYLIS L. HARDIN, TOWN CLERK _____ MAYOR _____

TOWN CLERK CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS ADOPTED BY THE BOARD OF TRUSTEES BY [RESOLUTION/ORDINANCE] NO. _____ SERIES 20__ ON _____, 20__ AND WAS FILED IN MY OFFICE ON THE ____ DAY OF _____, 20__, AT ____ O'CLOCK ____ M.

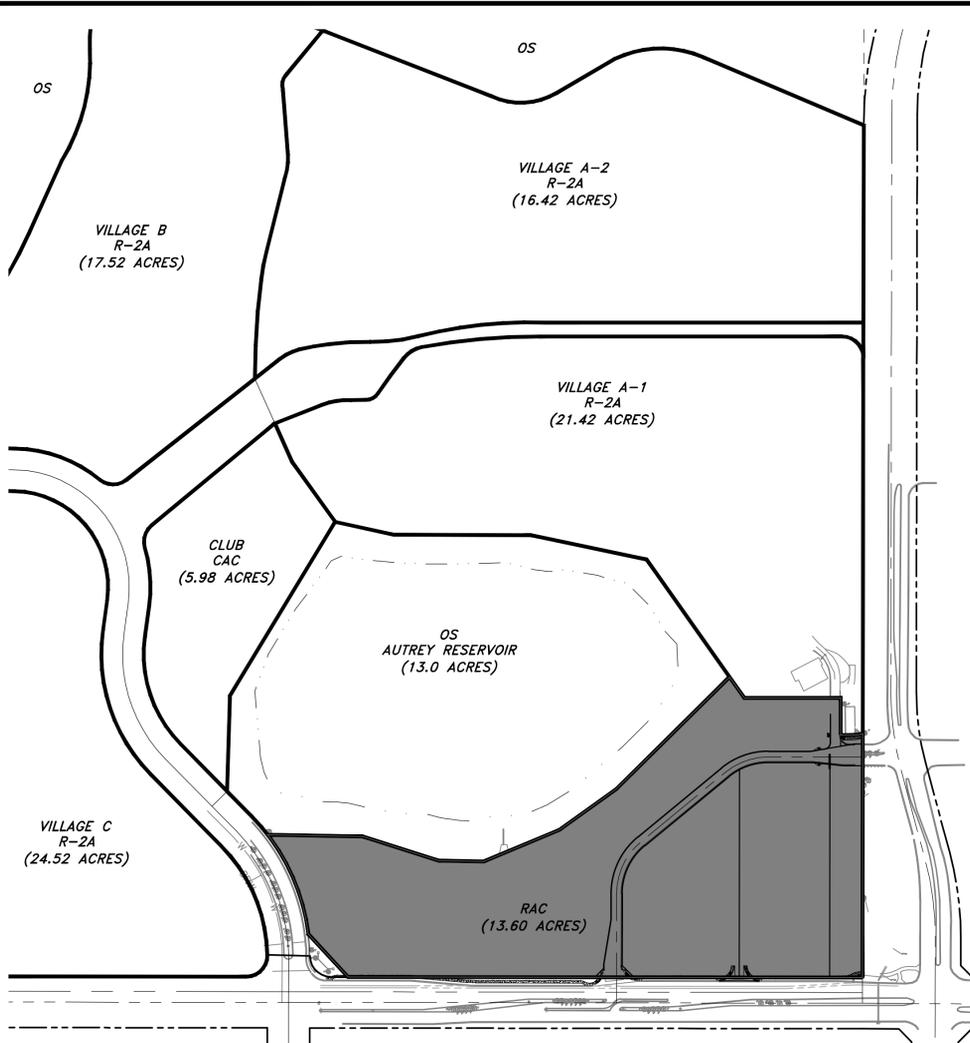
TOWN CLERK _____

COUNTY CLERK AND RECORDER CERTIFICATE

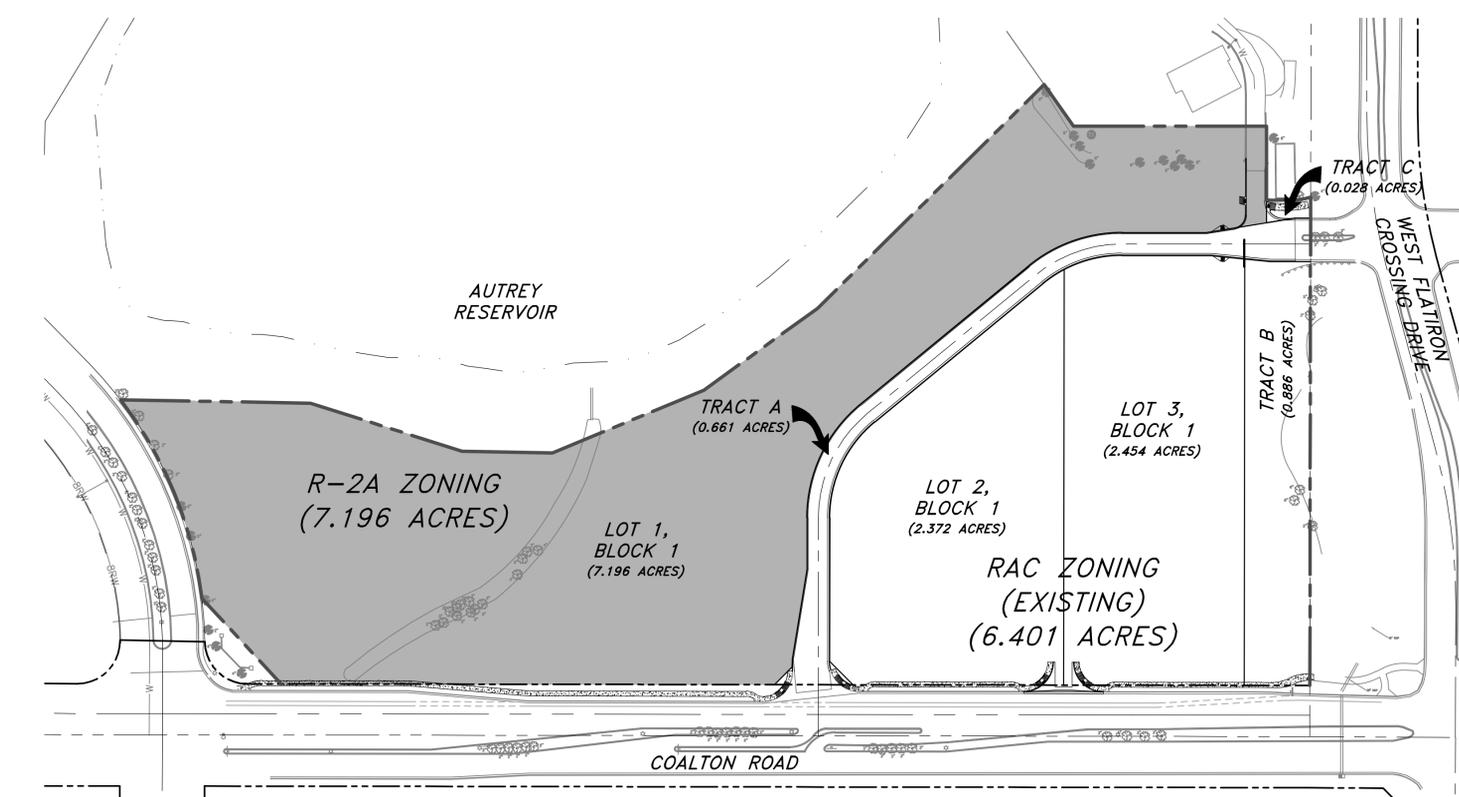
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF BOULDER COUNTY AT ____ M ON THE ____ DAY OF _____, 20__, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____

COUNTY CLERK AND RECORDER _____

BY: _____ DEPUTY



EXISTING ZONING



AREA OF RE-ZONE

No.	Date	Description
09071716		1ST SUBMITTAL

ROCK CREEK DEVELOPMENT INC.
 Contact: KRISTOPHER BARNES
 7374 S. ALTON WAY
 SUITE 203
 CENTENNIAL, CO 80112
 TEL: (303) 572-4371

ROCK CREEK RANCH
 PUD AMENDMENT NO. 23

210 FRONT STREET
 CASTLE ROCK, CO, 80104
 TELEPHONE: 303-385-2700
 FAX: 303-385-2701



Project Number:
 Designed By: BEC
 Drawn By: CDS
 Reviewed By: BEC
 Sheet Number: