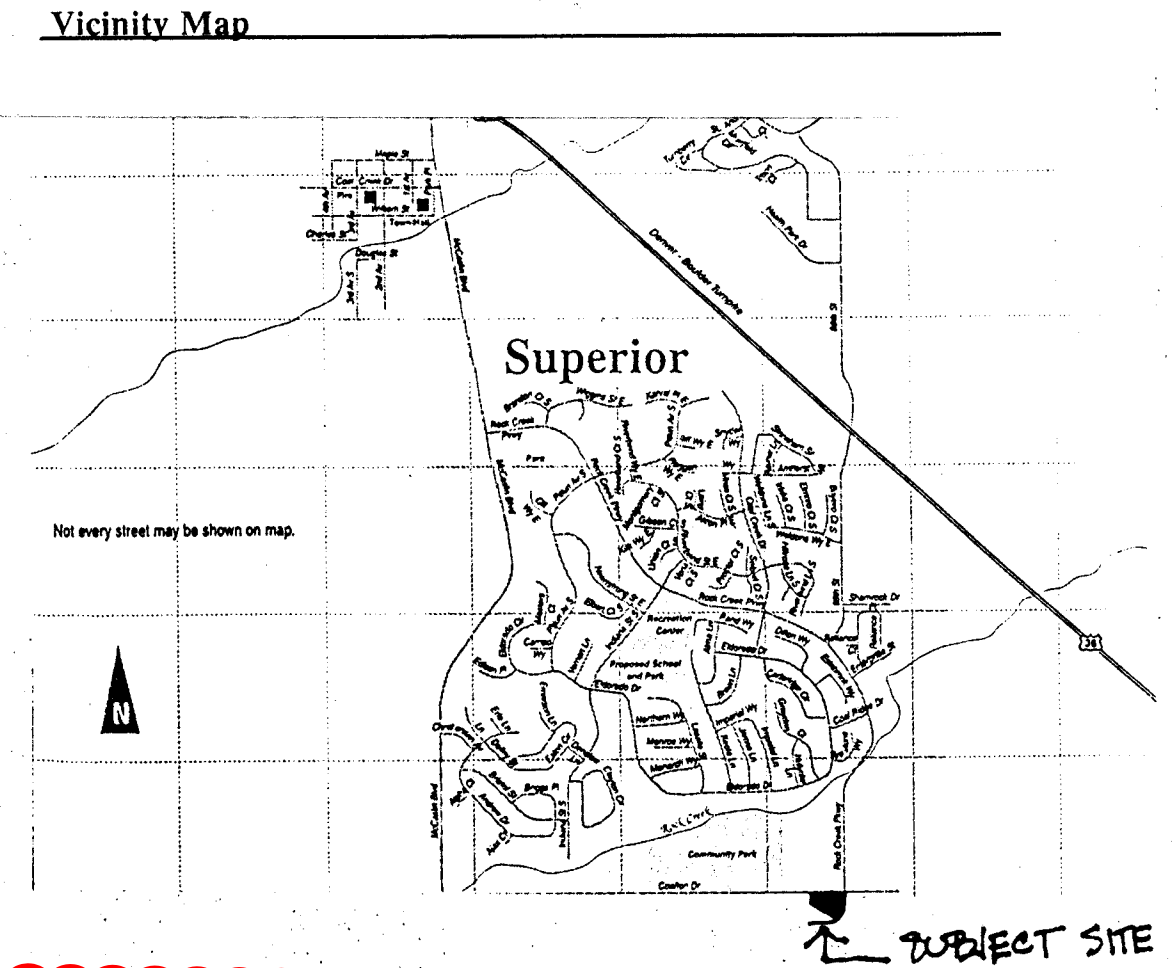
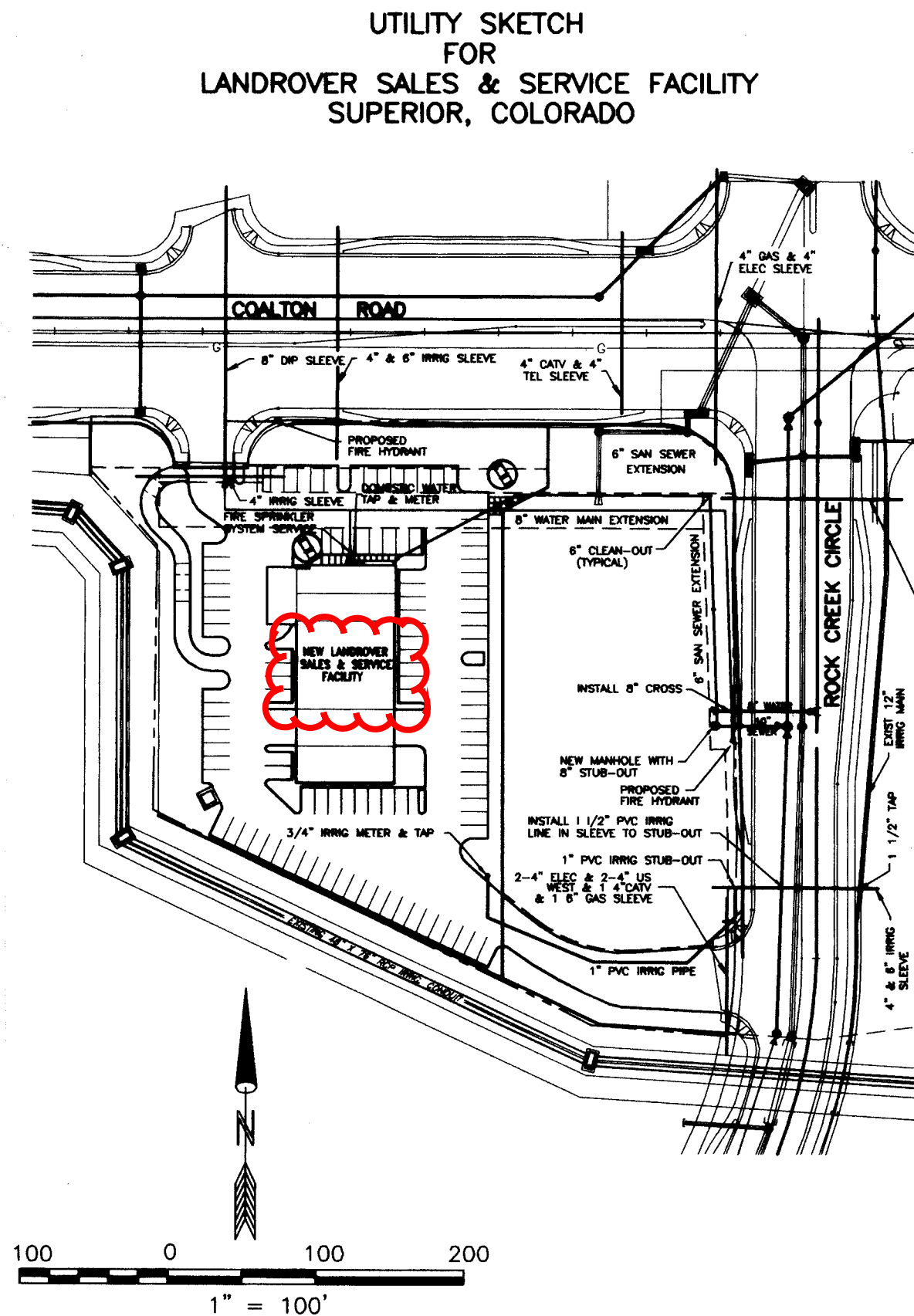
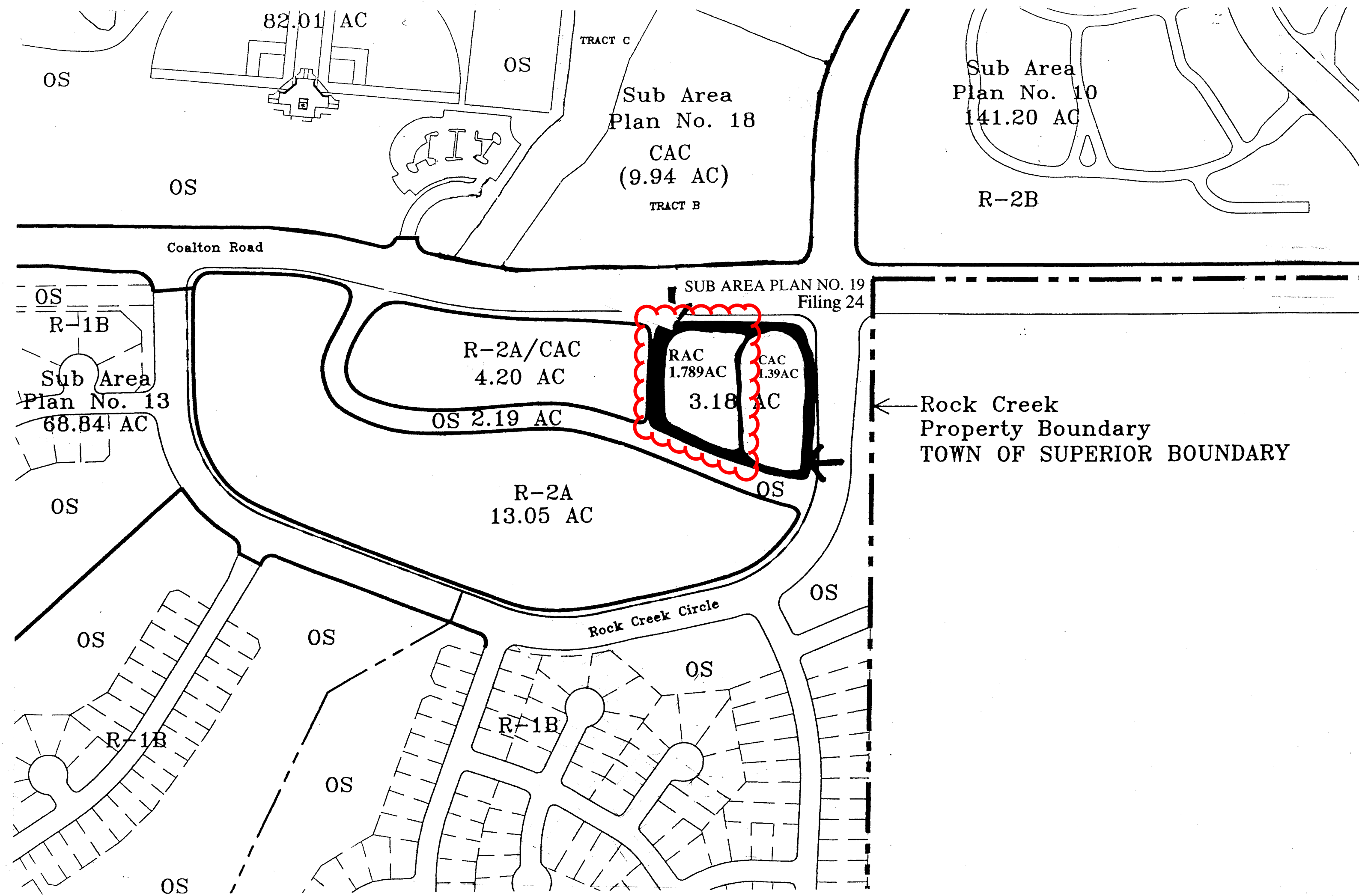


# ROCK CREEK

## Sub Area Plan No. 19

### Filing No. 24, Block 1



#### Sub Area Plan Amendment No. 19 - Purpose/Intent

The area defined by Sub Area Plan No. 19 consists of 3.18 acres and is currently within the Town of Superior corporate limits. The tract currently zoned CAC which is being rezoned in part to 1.789 RAC. The tract will be replatted into two lots; the first to provide for the development of an approximately 10,000 s.f. motorcar sales and service center and a second lot for uses as allowed under CAC zoning. The motorcar sales and service center is concurrently in the planning approval process at the Final Plat Site Plan Stage.

The site is bordered by Coalton Road to the North, Rock Creek Parkway to the East, and open space of the community ditch embankment to the West and South. This request is to define the land use within the area as it conforms to the RAC zoning. The intent of this document is to define for this two lot subdivision the architectural design guidelines for the project area, identify the basic infrastructure, the peripheral landscape treatments, vehicular and pedestrian circulation, and relationships to adjacent land uses. As the Final Plat Site Plan for the 1.789 acre lot (lot one) is being processed concurrently, this Sub-Area Plan is designed to assist in providing compatibility between the architecture situated on the two lots while retaining individuality. Lot two's Final Plat Site Plan shall comply with the design guidelines set forth in this document.

The commercial uses within this Sub-Area Plan will utilize access points previously set forth; namely the primary access point for the 1.789 acre lot (lot one) is Coalton Road and the primary access point for the 1.39 acre lot (lot two) is Rock Creek Circle. There is an easement across lot two for access to Rock Creek Parkway for lot one.

The Final Plat Site Plan for lot one, and supporting documents also indicates for lot two future circulation (pedestrian and vehicular), water and sewer locations for main service lines, proposed utility easements, vehicular easement, drainage concept and retention areas as/it required. The Final Landscape Plan indicates all landscaping for lot one and peripheral landscaping for lot two, and open space and buffer areas. The Amended Final Plat Site Plan indicates the platting arrangement as do each of the other submitted plans.

This Sub-Area Plan Amendment also indicates: allowable density on lot two, acreage of lot two, floor area ratio for lot two, and generalized building footprint.

#### Legal Description

A parcel of land located in the Northeast quarter of Section 31, Township 1 South, Range 69 West of the Sixth Principal Meridian, County of Boulder, State of Colorado, more particularly described as follows:

Commencing at the Northeast corner of said Section 31; thence S89°54'23"W, along the North line of the Northeast quarter of said Section 31, a distance of 187.19 feet; thence S0°05'37"E a distance of 61.42 feet to a point on a curve on the West right-of-way line of Rock Creek Circle as platted on Rock Creek Ranch Filing No. 18; thence, along said West right-of-way line the following five courses and distances:

1. thence, along said curve to the right having a radius of 50.00 feet, a central angle of 90°00'00" (the chord of which bears S44°55'00"E, 70.71 feet), an arc distance of 78.54 feet to a point of tangency;
2. thence S0°05'00"W, along said tangent, a distance of 50.20 feet;
3. thence S01°49'33"E a distance of 180.10 feet;
4. thence S0°05'00"W a distance of 79.61 feet to a point of curve;
5. thence, along a curve to the right having a radius of 310.00 feet and a central angle of 9°27'48", an arc distance of 51.20 feet to the North line of that easement granted to the Farmers Reservoir and Irrigation Company recorded at Reception No. 1587480 of the Boulder County Records;

thence along the Northerly line of said easement the following four courses and distances:

1. thence N86°14'49"W, a distance of 92.39 feet;
2. thence N64°58'53"W, a distance of 329.27 feet;
3. thence N0°05'00"E a distance of 179.31 feet;
4. thence N42°15'40"W a distance of 69.24 feet;

thence N0°05'00"E a distance of 35.55 feet to the South right-of-way line of Coalton Road as platted in Rock Creek Ranch District Streets Filing No. 3; thence along said South right-of-way line the following five courses and distances:

1. thence, S89°55'00"E a distance of 26.64 feet to a point of curve;
2. thence, along said curve to the right having a radius of 30.00 feet and a central angle of 90°00'00" an arc distance of 47.12 feet;
3. thence, S89°55'00"E a distance of 50.00 feet to a point on a curve;
4. thence, along said curve to the right having a radius of 30.00 feet, a central angle of 90°00'00" (the chord of which bears N45°05'00"E, 42.43 feet), an arc distance of 47.12 feet to a point of tangency;
5. thence, S89°55'00"E, along said tangent, a distance of 249.00 feet to the point of beginning containing 3.184 acres more or less.

#### Land Use/Density Under Existing Zoning

Existing Zoning	Density Proposed	Approx. Acres Utilized	Approx. Tot. Dwelling Units Allowed
Total (Sub Area Plan 19, CAC/RAC)	0 du/ac	3.18	0
Total (Sub Area Plan 19, Filing 24)		3.18	0
Total (Sub Area Plan 18, Filing 20A)		994 (9)	0
Total (Sub Area Plan 17, Filing 23)		8414	675
Total (Sub Area Plan 11, Filing 18)		7449	596
Total (Sub Area Plan 12, Filing 16a)		2983	537
Total (Sub Area Plan 13, Filing 19)		6824	551
Total (Sub Area Plan 14, Filing 20)		82,01 (9)	0
Total (PUD Amendment No. 10)		10742	1,339
Total (Sub Area 10, Filing 22)		5016	401
Total (PUD Amendment No. 13)		57,67 (8)	-1,179 (8)
Total (Sub Area 9, Filing 16)		0	1,428
Total (Sub Area 8, Filing 15)		48.96	84
Total (Sub Area 7, Filing 13)		88.16 (6)	259 (6)
Total (PUD Amendment No. 7)		37.5	260
Total (PUD Amendment No. 6)		3634	296
Total (PUD Amendment No. 5)		47,63 (5)	161 (4)
Total (Sub Area 5, Filing 10&11)		42.65	0
Total (PUD Amendment No. 4)		49.73	333
Total (PUD Amendment No. 1)		-2.30	-32
Filing 31 (2)		76.2	382
Total (PUD Amendment No. 4)		27.5 (3)	134
Total (PUD Amendment No. 3)		47.33 (5)	423
Total (PUD Amendment No. 1)		225.6 (1)	1233
Cumulative Total to Date		1,484.12	7,879

- Notes:
- (1) Acres utilized excludes 20.0 acres from original PUD Amendment Area for Recreation Center and Elem. School/Park Site which are currently included/modified as part of the area for PUD Amendment No. 4.
  - (2) 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.
  - (3) 27.2 acres have been deleted from PUD Amendment No. 3 and included in PUD Amendment No. 6. PUD Amendment No. 3 previously contained 54.7 acres.
  - (4) 28 Total Dwelling Units Allowed have been deleted from PUD 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 PUD Amendment No. 6.
  - (5) 0.47 acres have been deleted from PUD Amendment No. 2 and included in PUD Amendment No. 6 under SAP 5 (R-1B).
  - (6) 36.94 acres utilized, and 296 total dwelling units allowed, have been previously counted in PUD Amendment No. 7, and are not included in the totals for SAP 8 Filing 15.
  - (7) PUD Amendment No. 10 reflects no change in acreage and will be counted in the tables as 0 acres.
  - (8) Adjusted total reflects deductions of units and acreage for Sub Area Plan Nos. 11, 13, 14, 15, 16, 17, 18, and 19.
  - (9) 2.46 Acres utilized have been deleted from SAP 14 and included in SAP 18 per PUD Amendment No. 14. 7.48 acres utilized have been deleted from SAP 14 and included in SAP 18.
  - (\*) Denotes notes changed or added since the previous PUD Amendment or Sub Area Plan.

#### Public Improvements

"No public improvements are intended for placement on the site other than sidewalks to be constructed by Superior Metropolitan District No. 3."

#### Cumulative Density/Acreage to Date

Land Use	Amount Proposed	Maximum Permitted	Remaining	Unused Portion
Residential	3,569 units	8,000 units	4,431 units	4,310 units
Commercial	100,800 s.f.	15M s.f.	14,89M s.f.	N/A
Open Space	499.77 ac.			
Elementary School/Park Site	57.14 ac.	407 ac. (3) (minimum)	-172.71	N/A
Recreation Site	11.4 ac.	N/A	N/A	N/A

- Notes:
- (1) Any transfer of Density/Intensity will be in accordance with the procedures outlined in the Rock Creek Ranch Final Development Plan (FDP).
  - (2) Includes cumulative density/acreage for approved P.U.D. Amendments No. 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, and Sub Area Plan No. 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and proposed Sub Area Plan No. 18.
  - (3) Based on 25% of total site area of approximately 1,628 acres.
  - (4) Negative numbers in "Remaining" column denote excess open space, recreation center, and school/park sites provided.
  - (5) The open space on the Land Rover Center lot (lot one) is 24,359 square feet or 31.25% of the 1,789 acre lot.
  - (\*) Denotes notes changed or added since the previous P.U.D. Amendment or Sub Area Plan.

#### EDGE PLANTING QUANTITIES ANALYSIS

TYPE	AREA	ACRES	SQ. FT.	REQ. TREES	REQ. SHRUBS	TREES ON PLAN	SHRUBS ON PLAN
Arterial	Coalton R.O.W.	0.10	4,200	7	28	0	0
Collector	Rock Crk Circle R.O.W.	0.07	2,900	5	10	*0	*3
Open Space	Along Coalton	0.14	6,000	2	15	*12	*68
Open Space	Along Rock Crk Circle	0.12	5,400	2	14	*7	*53
TOTALS		0.43	18,500	16	67	22	124

- General Notes:
1. The Final Plat Site Plan for Lot One includes: 1) a Final Landscape Plan for Lot One, 2) Final Grading Plan for Lot One; and 3) a Landscape Plan for the edges of Lot Two.
  2. Plant materials requirement per Rock Creek FDP are based on: 1 tree & 4 shrubs per 600 square feet for arterials, 1 tree and 2 shrubs per 600 square feet for collectors, and 1 tree and 10 shrubs per 4,000 s.f. of open space.

\* These areas will be planted and maintained as one cohesive whole.

#### Approvals

##### PLANNING COMMISSION CERTIFICATE

Approved this 20th day of January, A.D., 1998.  
Town Planning Commission, Superior, Colorado

*Deborah C. Hengen*  
Chairman

##### TOWN BOARD OF TRUSTEES' CERTIFICATE

Approved this 9th day of Feb., A.D., 1998.  
by the board of Trustees, Superior, Colorado. This Approval is with the understanding that all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutter, street lights, street signs, and sidewalks shall be financed by others and not the Town of Superior.

ATTEST: *Phyllis L. Henslin* Mayor  
Town Clerk

##### TOWN CLERK'S CERTIFICATE

State of Colorado)  
Town of Superior/SS

I hereby certify that this instrument was filed in my office at 2:00 p.m. o'clock, July 20, 1998, A.D., and is duly recorded.

*Phyllis L. Henslin*  
Town Clerk

##### COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado)  
County of Boulder/SS  
Town of Superior/SS

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock, \_\_\_\_\_ A.D., and is duly recorded.

Recorder

Deputy

##### CERTIFICATE OF OWNERSHIP

WE CERTIFY THAT *Centennial Venture IV, LLC* IS THE OWNER OF THE PROPERTY,  
IS ALL OF THE MORTGAGES OF THE PROPERTY AND WE

CONSENT TO THE ABOVE PLAT/PUD IN WITNESS WHEREOF I HEREBY SET MY HAND THIS \_\_\_\_\_ DAY OF July, 1998.

*Centennial Venture IV, LLC* BY *James R. Henslin* MANAGER,  
*ROSWHITE, LLC* REGISTERED PROFESSIONAL LAND SURVEYOR

MY COMMISSION EXPIRES 11-13-99  
*Deborah C. Hengen*  
NOTARY PUBLIC

Sheet 1 of 2

1

Date: 10/31/97  
Drawn: JDF  
Checked: JDF  
Revision: 1/12/98

**LAND ROVER BOULDER**

**"A Superior Location"**

Lot 1,  
Centennial Venture IV Subdivision  
Superior, Colorado

OWNER:  
CENTENNIAL VENTURE IV  
c/o Lofus Development, LLC  
1200 17th St., Suite 890  
Denver, CO 80202

Sub Area Plan No. 19,  
Filing No. 24, Block 1

**COLLABORATIVE**

HISTORIC PRESERVATION • ARCHITECTURE/LANDSCAPE • PUBLIC PARTICIPATION • PLANNING/URBAN DESIGN • BUSINESS DEVELOPMENT

1002 Walnut Suite 201  
Boulder, Colorado 80302  
(303)442-3600 • Fax: 440-3666

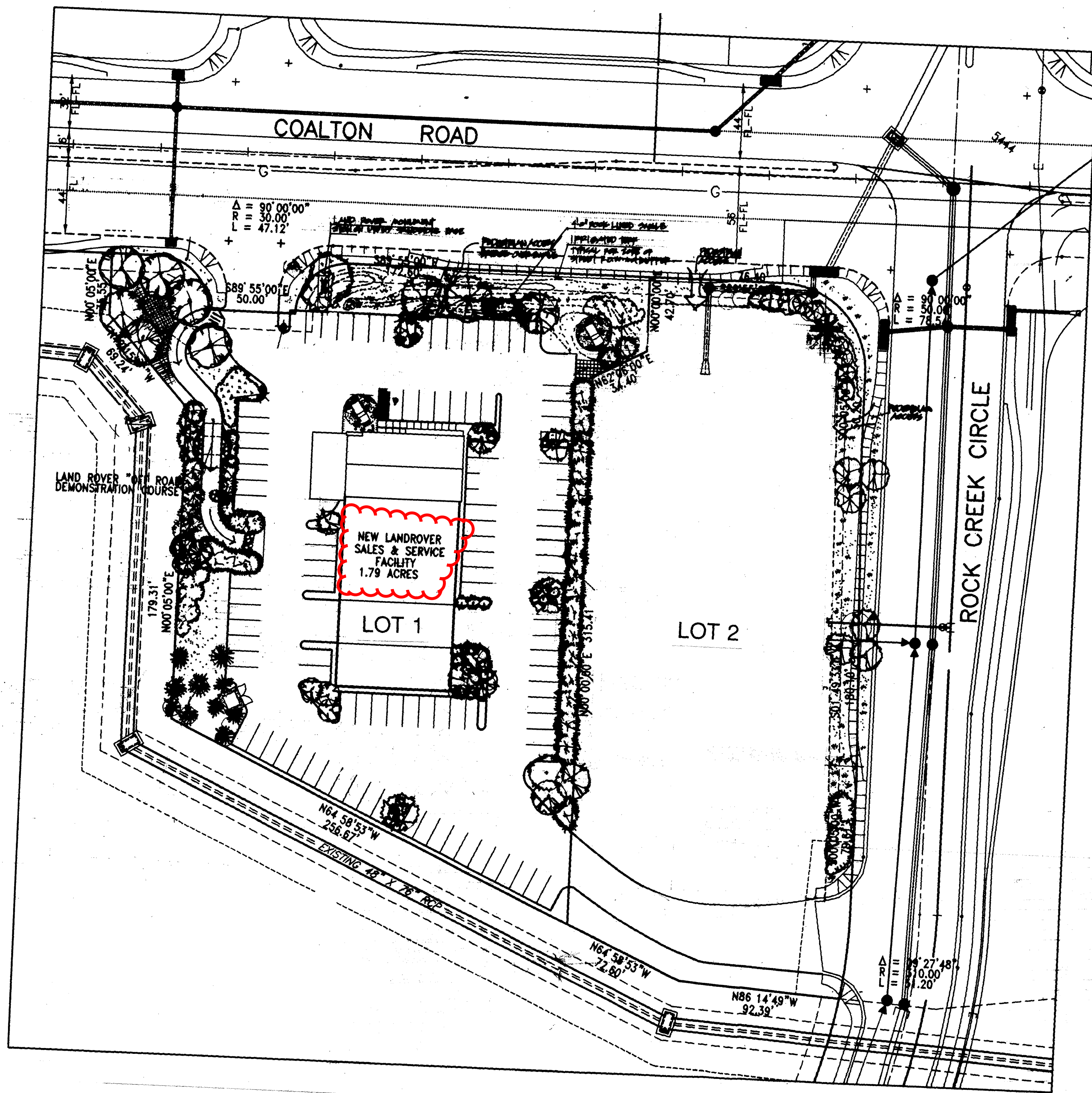
1221 Main Avenue  
Durango, Colorado 81301  
(303)247-1336 • Fax: 259-3972



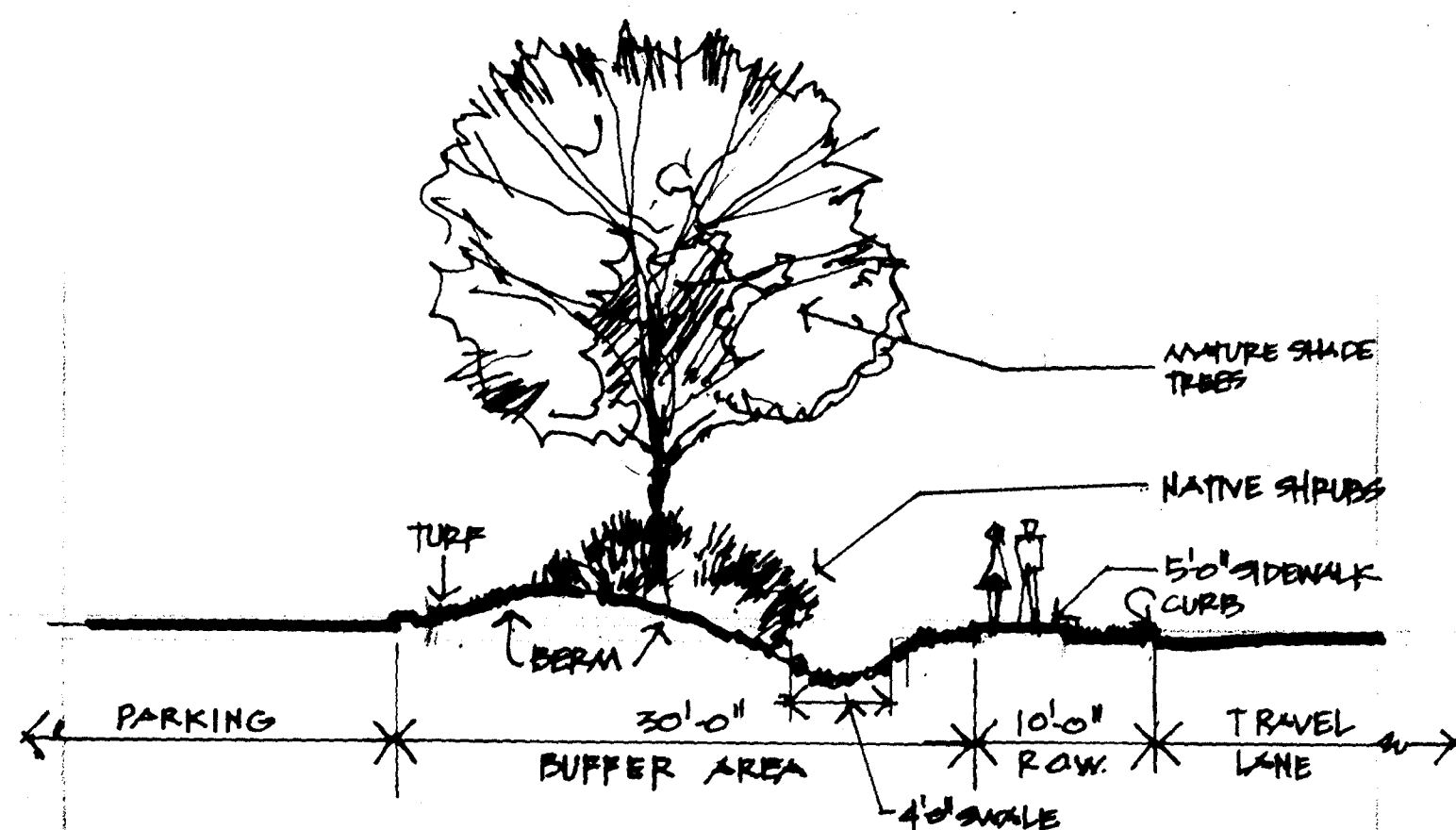
# ROCK CREEK

## Sub Area Plan No. 19

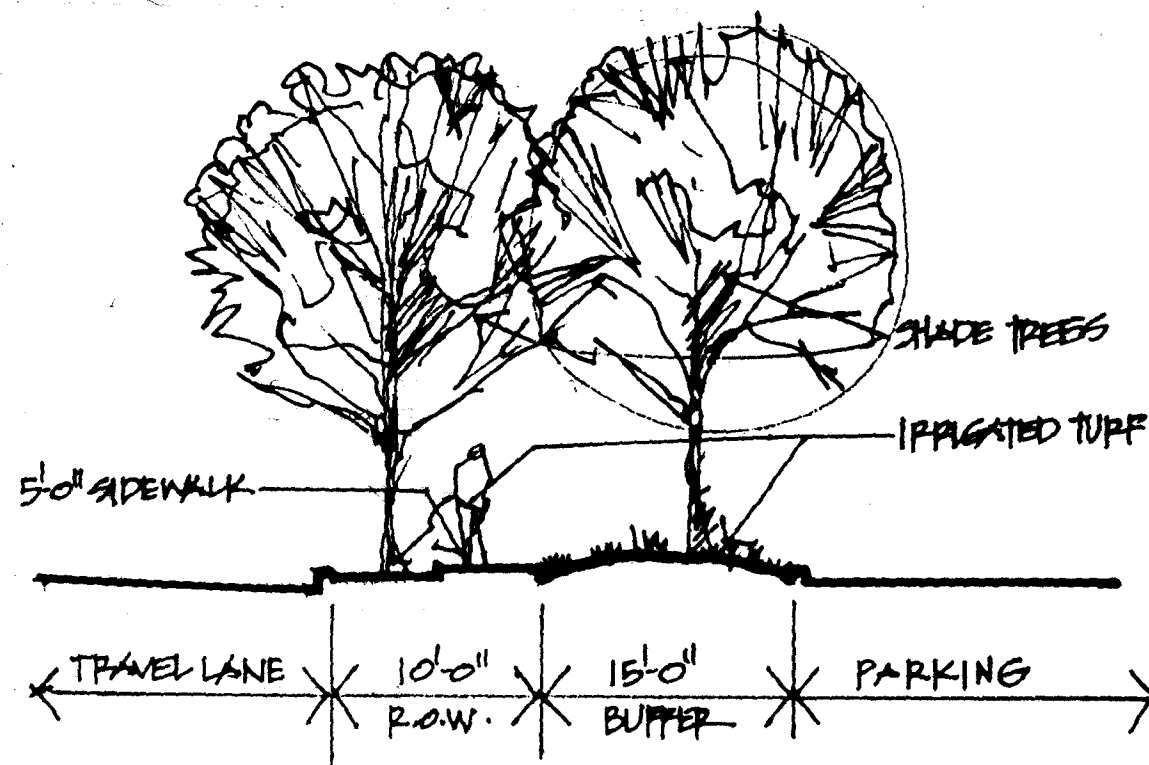
### Filing No. 24, Block 1



SCALE 1" = 40'-0"



TYP. ROW/BUFFER LANDSCAPE ALONG LOT 1 AT COALTON ROAD SCALE 1"=10'-0"



TYP. ROW/BUFFER LANDSCAPE FOR LOT 2 AT ROCK CREEK CIRCLE SCALE 1"=10'-0"

#### I. PROJECT COMPATIBILITY

- A. The original Rock Creek Planned Unit Development directs this area to be commercial. Commercial uses to the North have land use compatibility. To the South and West compatibility is achieved by high embankments causing defined open space separation as well as visual separation achieved by elevational differentiation. The collector street of Rock Creek Circle is to the East.
- B. Adjacent Land Uses: North, across Coalton - commercial shopping center South, up and over an embankment/open - multifamily residential West, embankment/open space, multifamily open space East, across Coalton Road - buffer and R.O.W.
- C. Required Standards for Compatibility:
  1. Adjacent land uses are separated by rights-of-way of arterial and collector streets, open space, and significant topographical differentiation.
  2. The two lots will be used for commercial uses thereby obviating the need for separation.
  3. The intensity of uses is to be similar.
  4. Building height scaling is obviated by similarity in intensity of use.
  5. As all uses are similar in intensity and scale there is no disparity to accommodate.
  6. All uses are similar in intensity and density.
  7. No increased setbacks are warranted due to similarity in intensity, scale, and density. Please note that the building on lot one is setback from Coalton Road some seventy feet, a thirty foot landscape buffer has been provided to Coalton Road, an evergreen hedge buffer has been provided between lot one and two, and the site is buffered to the South and West by the steep embankment.
  8. There are no single family residential abutting uses.

#### II. SPECIFIC DESIGN GUIDELINES

- A. The Final Plat Site Plan for lot two is to be developed in substantial compliance with the following design standards:
  1. Massing shall be created in blocks of no more than 50 feet in length before a setback of at least three feet is created in elevational planes.
  2. At least 30% of roof surface shall be pitched with a slope of at least one foot of rise in four feet of horizontal distance.
  3. Mechanical units shall be screened from view from adjacent rights-of-way and adjacent uses.
  4. Building heights shall be no greater than 45 feet, including appurtenances.
  5. Overall signage shall be coordinated between retail shops as to location on the building.
  6. Wall surfaces, windows and doors are to be accented with architectural elements to break up wall planes.
  7. The palette of building materials available for consideration for use on the buildings of lot two include:
    - a. Integrally colored masonry units, painted masonry units, split face masonry units, and ribbed masonry units. Smooth face exposed (unpainted) concrete masonry units are not allowed. Smooth face CMU's will not predominate on wall surfaces.
    - b. Fired clay masonry units
    - c. Beveled siding
    - d. Cement based and synthetic stucco, integrally pigmented or painted
    - e. Metal store front systems in aluminum, bronze, copper, or steel, in painted, patinated, and/or anodized finish.
    - f. Red Lyons Sandstone laid in a random ashlar pattern shall cover at least 10% of the primary facades.
    - g. Sloped roofs shall be of standing seam metal and of matching colors between buildings.
    - h. The materials of secondary elevations shall be compatible with the primary facades.
    - i. Colors will be selected from those found within the natural landscape and in the Rock Creek Development, i.e. earth tones.
  8. All building service areas shall be screened.
  9. Any proposed restaurant users are encouraged to include outdoor seating areas with views to the west to create a sense of harmony with a pedestrian atmosphere.

#### B. Building And Project Signage

1. Community monumentation signage at the intersection of Coalton Road and Rock Creek Parkway. (Details of this signage shall be provided with the Final Plat Site Plan after coordination with requirements of adjacent existing utility structures.)
2. If there are multiple uses on lot two, a sign for the overall development of lot two will be provided which shall serve as a directory. This directory sign shall be located at the exterior boundary zone of the site.
3. Individual building use signs shall be located in the sign band provided as part of the architecture and shall comply with local guidelines.

#### C. Lot 1 and Lot 2 Building Lighting (see the FPSP for the Lighting Plan for Lot 1)

1. Light spillage at interior lot lines shall be minimized so that no more than 10% of total output can be measured at the property boundary.

2. Landscape lighting is recommended.
3. Parking areas shall be illuminated to a level not to exceed 5 foot candles on average. Luminaires shall be of a downcast cut-off pattern mounted no more than 30 feet above ground.

D. Reciprocal Parking: In the case of multiple business users, parking will be shared by all users in Lot 2.

E. Trash enclosures: These shall match the building materials and be of the same materials.

F. Common Area Maintenance: In the case of multiple business users, common areas will be maintained and the costs shared on a reasonable proportioning basis. Such maintenance may include trash removal, snow removal, landscape maintenance, parking lot cleaning, and such similar uses. Enforcement may be by easement, covenants, restrictions, lease arrangements, or such other means as the specifics appear to be in the best interests of all parties.

#### G. Operational Characteristics for Lot 1: The following shall be made a part of the easements, covenants, and restrictions of lot one which shall be filed and recorded in Boulder County, Colorado and shall become a part of all leases and/or land sale contracts for this lot. During the operation of the Land Rover use:

1. No outdoor public address system will be allowed.
2. No painting of automobiles will be allowed.
3. No outside storage of vehicles will be allowed where such vehicles are missing significant exterior body parts, such that they are inoperable.
4. No welding will be allowed.
5. No sales signs (other than those required by federal and state law) will be allowed in the windows of the automobiles and/or the showroom windows. Also, no banners or flags will be allowed on any vehicle antennas in parking areas.
6. Traffic to Lot 1 will be provided by directions via Coalton Road and not via local streets in residential neighborhoods. Test drives will not occur on local streets in residential neighborhoods.

#### III. PROJECT PHASING

The development of Lot 1 will be as set forth on the Final Plat Site Plan and is expected to begin in early 1998. Phase II will be the development of Lot 2 and is expected to commence as soon as 1998 and generally within the next three years. Lot 2 edge landscaping will be done at the time of Lot 1 landscaping.

**CERTIFICATE OF OWNERSHIP**  
 CARMIN VENTURE IV, LLC  
 WE CERTIFY THAT CARMIN VENTURE IV, LLC IS THE OWNER OF THE PROPERTY,  
 IS ALL OF THE MORTGAGES OF THE PROPERTY AND WE  
 CONSENT TO THE ABOVE PLAT/PUD IN WITNESS WHEREOF I HEREBY SET MY HAND THIS  
 10th DAY OF July 1998  
 CARMIN VENTURE IV, LLC BY CARMIN VENTURE IV, LLC MANAGER  
 CARMIN VENTURE IV, LLC  
 My Commission Expires 11-13-99  
 NOTARY PUBLIC

2	Date: 10/31/97 Drawn: Checked: JDF Revision: 1/12/98	<b>LAND ROVER BOULDER</b> "A Superior Location" Lot 1, Centennial Venture IV Subdivision Superior, Colorado	OWNER: CENTENNIAL VENTURE IV c/o Loftus Development, LLC 1200 17th St., Suite 890 Denver, CO 80202 Sub Area Plan No. 19, Filing No. 24, Block 1
HISTORIC PRESERVATION • ARCHITECTURE • LANDSCAPE • PUBLIC PARTICIPATION • PLANNING • URBAN DESIGN • TOURISM DEVELOPMENT 1002 Walnut, Suite 201 Boulder, Colorado 80302 (303)442-3401 • Fax: 449-2466		1221 Main Avenue Durango, Colorado 81301 (303)247-1336 • Fax: 259-3972	