

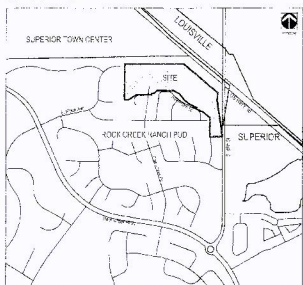
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# P.U.D. AMENDMENT NO. 24

A PORTION OF TRACTS E, H, I, AND K, ROCK CREEK RANCH FILING NO. 12, SOUTHEAST QUARTER OF SECTION 19,  
 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

**NORRIS DESIGN**  
 www.norris-design.com  
 1101 Bannock Street  
 Denver, Colorado 80204  
 P 303.852.1186  
 F 303.852.1186

VICINITY MAP (NOT TO SCALE)



**PURPOSE / INTENT**

The area defined by this P.U.D. amendment is within Rock Creek Ranch Filing No. 12 and is to be rezoned to R-18 as defined within the Rock Creek Ranch Planned Development Final Development Plan. R-18 is characterized as moderate density residential permitting a variety of low to medium intensity residential development. This Amendment further refines this request and will only permit single-family and duplex residential uses at a max density of 2.9 durs.

**PROPOSED ZONING**

R-18 Zoning  
 PUD Amend #24 permits permitted uses to single-family detached and duplex residential uses at a maximum density of 2.9 durs for this 21.66 acre parcel.

**DEVELOPMENT STANDARDS:**

	EXISTING PD STANDARD	PD AMENDMENT #24 REQUIREMENT
MINIMUM OPEN SPACE:	45%	45%
MAXIMUM DENS. TY:	8.0 DU/AC	2.9 DU/AC
MAXIMUM HEIGHT:	35'-0"	35'-0"
MINIMUM LOT SIZE:	N/A	4,796 SF
MINIMUM LOT WIDTH:	NONE	45'-0"
MAXIMUM LOT COVERAGE (STRUCTURE):	NONE	65%

BUILDING SETBACKS	EXISTING PD STANDARD	PD AMENDMENT #24 REQUIREMENT
FRONT (FRONT LOAD GARAGE):	30'-0"	20'-0"
FRONT (SIDE-LOAD GARAGE):	20'-0"	12'-0"
SIDE:	5'-0"	5'-0"
SIDE CORNER:	1'-0"	0'-0"
SIDE TO OPEN SPACE:	20'-0"	3'-0"
REAR:	20'-0"	5'-0"
REAR FROM OPEN SPACE:	20'-0"	15'-0"
FROM US 36:	NONE	N/A

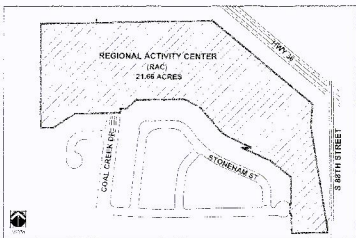
  

PARKING	EXISTING PD STANDARD	PD AMENDMENT #24 REQUIREMENT
PER UNIT:	2.5 BEDROOM - 3 SPACES 3+ BEDROOM - 2.5 SPACES (S)	2 GARAGED PARKING SPACES PER UNIT - 2 DRIVEWAY PARKING SPACES PER UNIT + 1 GUEST PARKING SPACE PER UNIT (S)

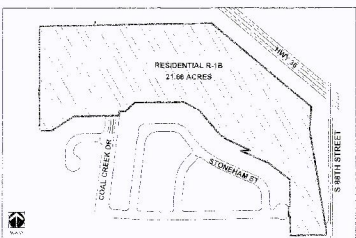
**LEGAL DESCRIPTION**

A portion of Tracts E, H, and K, Rock Creek Ranch Filing No. 12

EXISTING ZONING (NOT TO SCALE)



AREA OF REZONE (NOT TO SCALE)



- WITH THIS PUD AMENDMENT THE MAXIMUM DENSITY PERMITTED ON-SITE IS LIMITED TO 2.9 DWELLING UNITS PER ACRE RATHER THAN THE R-18 ZONING MAXIMUM DENSITY PERMITTED OF 8 DWELLING UNITS PER ACRE
- MINIMUM LOT WIDTH AS MEASURED AT FRONT SETBACK (SIDE-LOAD GARAGE) THE EXISTING PUD IS SILENT ON SETBACK REQUIREMENTS FOR SINGLE-FAMILY ATTACHED (DUPLIX) HOMES, THE EXISTING PUD REQUIREMENTS FOR SINGLE-FAMILY DETACHED HOMES ARE APPLIED AS THE EXISTING MINIMUM REQUIREMENT
- PER ROCK CREEK RANCH PUD MULTI-FAMILY PARKING REQUIREMENTS
- THE TOTAL 4 PARKING SPACES PER UNIT SHALL APPLY REGARDLESS OF THE TOTAL UNIT COUNT. THE 2 DRIVEWAY PARKING SPACES PER UNIT SHALL REMAIN CLEAR OF ANY SHARED DRIVEWAY ACCESS EASEMENT. GUEST PARKING SPACES MAY BE PROVIDED AS ON-STREET PARKING

EXISTING ZONING	DENSITY PERMITTED	ACRES UTILIZED	TOTAL DWELLING UNITS ALLOWED
PUD AMENDMENT #24 (RACR-18)	2.9 DU/AC	21.665 AC	62
PUD AMENDMENT #24 (RACR-7)	14 DU/AC	1.024 AC	143
PUD AMENDMENT #24 (RACR-1)	8 DU/AC	3.867 AC	31
TOTAL P.U.D. AMENDMENT NO. 18		26.556 AC	236
TOTAL P.U.D. AMENDMENT NO. 10 (B)		3	0
TOTAL (SUB AREA 5 FILING 10)		43.96 AC	86
TOTAL (SUB AREA 8 FILING 10)		38.78 (S)	229 (S)
TOTAL (SUB AREA 7 FILING 15)		37.5	282
TOTAL P.U.D. AMENDMENT NO. 7		36.84 AC	296
TOTAL P.U.D. AMENDMENT NO. 6		47.83 (S)	161 (4)
TOTAL P.U.D. AMENDMENT NO. 1		42.65	0
TOTAL (SUB AREA 5 FILING 10 & 1)		49.73	333
TOTAL P.U.D. AMENDMENT NO. 1 FILING 3 (2)		2.3	32
TOTAL P.U.D. AMENDMENT NO. 4		76.2	302
TOTAL P.U.D. AMENDMENT NO. 5		27.5 (S)	134
TOTAL P.U.D. AMENDMENT NO. 2		46.52 (7)	417 (7)
TOTAL P.U.D. AMENDMENT NO. 1		226.15 (7)	1,233
CUMULATIVE TOTAL TO DATE		511.37	5,301

- 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.
  - 29 TOTAL DWELLING UNITS ALLOWED HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 6 IN SUB AREA PLAN NO. 8 DUE TO 0.45 ACRES OF OPEN SPACE AND DISTRICT STREET R.O.W. PREVIOUSLY UNACCOUNTED FOR IN P.U.D. AMENDMENT NO. 6
  - 0.47 ACRES HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 2 AND INCLUDED IN P.U.D. AMENDMENT NO. 6 UNDER SAP 5 (R-18)
  - 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 5 FILING 15.
  - 0.81 ACRES AND 0 DWELLING UNITS HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 2 AND INCLUDED IN P.U.D. AMENDMENT NO. 6
  - 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	ZONING DENSITY	ACRES	DU'S/OFA	PERCENT
MULTIFAMILY RESIDENTIAL	9-24	88.91	1,450 DUS	10%
RESIDENTIAL (2) (S)	R-3	412.39	1,633 DUS	48%
COMMERCIAL (S)	CACRAC	7.2	-	<1%
OPEN SPACE (4) (B)	OS	251.52	N/A	29%
DISTRICT STREETS (ROW)		35.59	N/A	4%
RECREATION SITE	OS	7.1	N/A	1%
ELEMENTARY SCHOOL/PARK SITE	OS	11	N/A	2%
FUTURE DEV AREA (S)	8-10	61.28	N/A	8%
UTILITY EASEMENT/SERVICE ACCESS		3.21	N/A	>1%
<b>TOTALS</b>		<b>666.2</b>	<b>4,941 DUS</b>	<b>100%</b>

PRIVATE COMMON OPEN SPACE (TRACTS A, B, C, D, E, F AND G)	2,159 AC
DEDICATED OPEN SPACE (OUTLOTS B AND C)	4,327 AC
PRIVATE LOT OPEN SPACE	3,649 AC
TOTAL PROJECT AREA (EXCLUDING OUTLOTS A, D AND E)	17,477 AC
TOTAL OPEN SPACE AREA	10,135 AC

	EXISTING PD REQUIREMENT	PD AMENDMENT #24 REQUIREMENT
TOTAL PROJECT AREA (EXCLUDING OUTLOTS A, D AND E)	17,477 AC	17,477 AC
TOTAL OPEN SPACE AREA	10,135 AC	10,135 AC

- 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, 23, AND PROPOSED AMENDMENT #24
  - INCLUDES 60.98 ACRES OF INTERNAL LOCAL STREET R.O.W.
  - FUTURE DEVELOPMENT AREA INCLUDES 0.05 ACRES IN SAP 6 (FUTURE RAC AREA), 0.5 ACRES 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 TOWARDS 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 & 8C
  - ACREAGES BY LAND USE ARE APPROXIMATED. TOTAL ACREAGES ARE ACTUAL. ACCURATE LAND USE ACREAGES WILL BE DEFINED 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).

**CERTIFICATE OF OWNERSHIP - PROPERTY OWNER**

I certify that Rock Creek Ranch LLC am the sole owner of the property and consent to this plan.  
 Executed this 25<sup>th</sup> day of October, 2018  
[Signature]  
 Owner: Rock Creek Ranch LLC Mortgagees or Lien Holders  
 The foregoing certificate of ownership was acknowledged before me this 25<sup>th</sup> day of October, 2018 by Steven A. Erickson  
 My commission expires: 5-17-21 [Signature]  
 Notary Public

**CERTIFICATE OF OWNERSHIP - TOWN OF SUPERIOR**

I certify that Clint Johnson am the sole owner of the property and consent to this plan.  
 Executed this 26<sup>th</sup> day of October, 2018  
[Signature]  
 Owner: Clint Johnson Mortgagees or Lien Holders  
 The foregoing certificate of ownership was acknowledged before me this 26<sup>th</sup> day of October, 2018 by Clint Johnson  
 My commission expires: 2-5-2021 [Signature]  
 Notary Public

**BOARD OF TRUSTEES' CERTIFICATE**

Approved by the Board of Trustees of the Town of Superior, State of Colorado  
 Witness my hand the corporate seal of the Town of Superior this 27<sup>th</sup> day of August, 2018  
 ATTEST:  
[Signature] Clint Johnson  
 Physic L. Hadrin, Town Clerk Mayor

**PLANNING COMMISSION CERTIFICATE**

Recommended approval this 30<sup>th</sup> day of June, 2018 by the Town of Superior Planning Commission on Resolution No. PC-5, Series 2018

**TOWN CLERK CERTIFICATE**

I hereby certify that this instrument was approved by the Board of Trustees by (Resolution/Ordinance) No. 276, Series 2018 on this 27<sup>th</sup> day of August, 2018, and was filed in my office on the 28<sup>th</sup> day of October, 2018 at 11:45 o'clock A.M.  
[Signature]  
 Town Clerk

**COUNTY CLERK & RECORDER CERTIFICATE**

State of Colorado  
 County of Boulder  
 I hereby certify that this PUD Amendment was filed in my office on this 31<sup>st</sup> day of October, 2018 A.D. and was recorded at reception No. 030683743 at 1:49 pm on 13<sup>th</sup>  
 County Clerk and Recorder  
 BY: [Signature] [Signature]  
 Deputy

**SURVEYOR'S CERTIFICATE**

I, [Signature], a duly registered professional land surveyor in the State of Colorado, do hereby certify that this PD Zoning Map truly and correctly represents the above described legal descriptions for each PD overlay area district.  
 I attest the above on this 26<sup>th</sup> day of October, 2018  
[Signature]  
 Colorado Professional Land Surveyor No. 38327

**ROCK CREEK RANCH FILING NO. 12**  
**PUD AMENDMENT NO. 24**  
 TOWN OF SUPERIOR, STATE OF COLORADO

OWNER:  
 SUPERIOR ROCK CREEK LLC

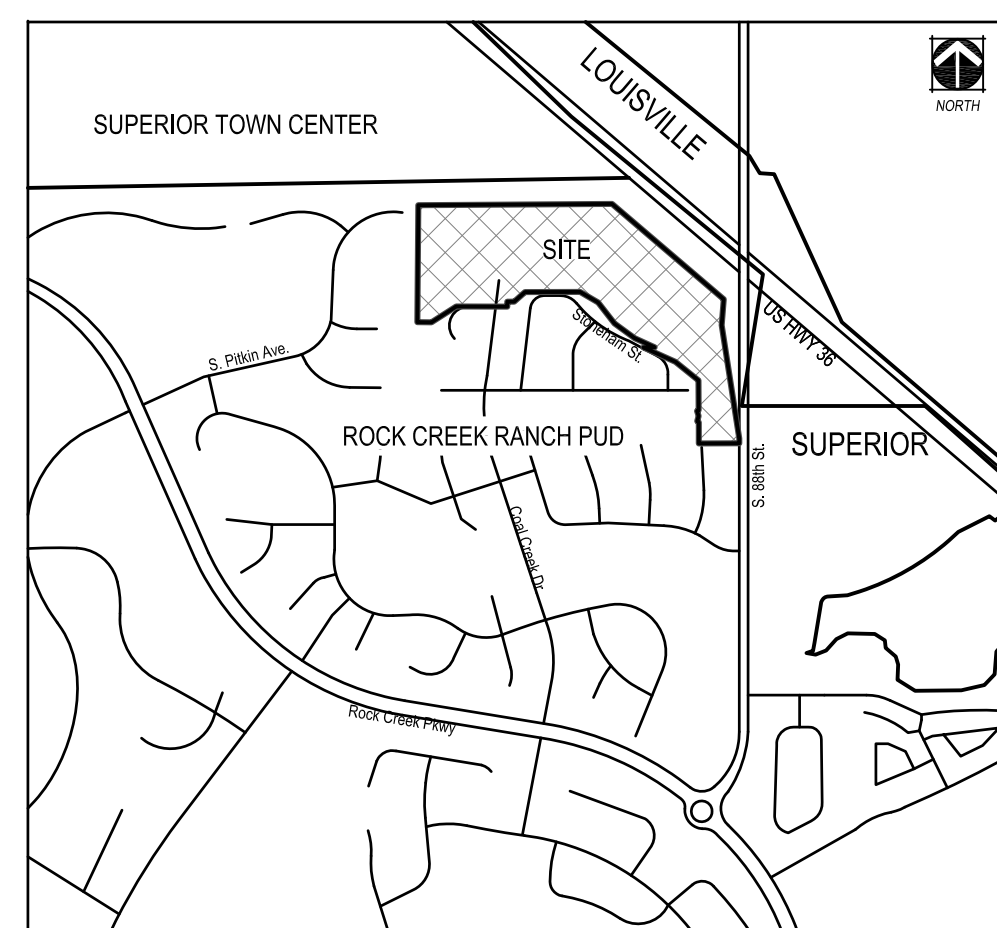
DATE:  
 January 24, 2018  
 April 18, 2018  
 June 13, 2018  
 October 19, 2018

SHEET TITLE:  
**PUD AMENDMENT NO. 24**

# P.U.D. AMENDMENT NO. 24

ROCK CREEK RANCH FILING NO. 12A, SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

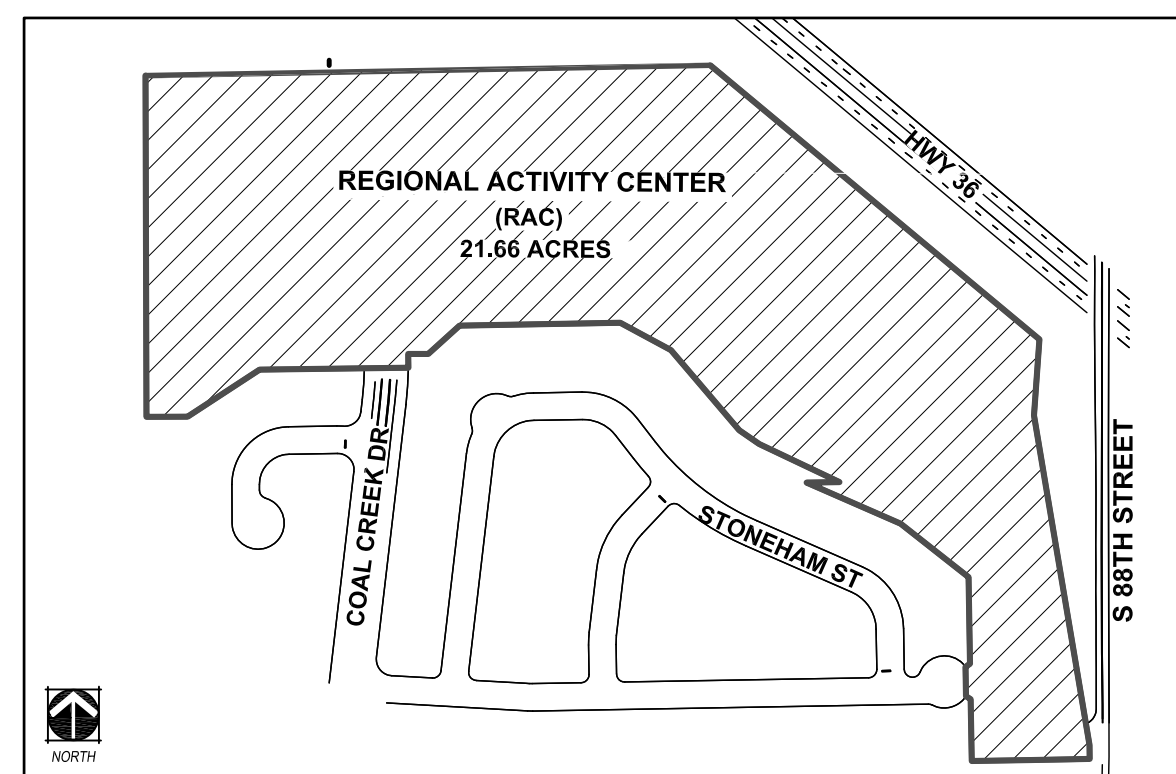
## VICINITY MAP (NOT TO SCALE)



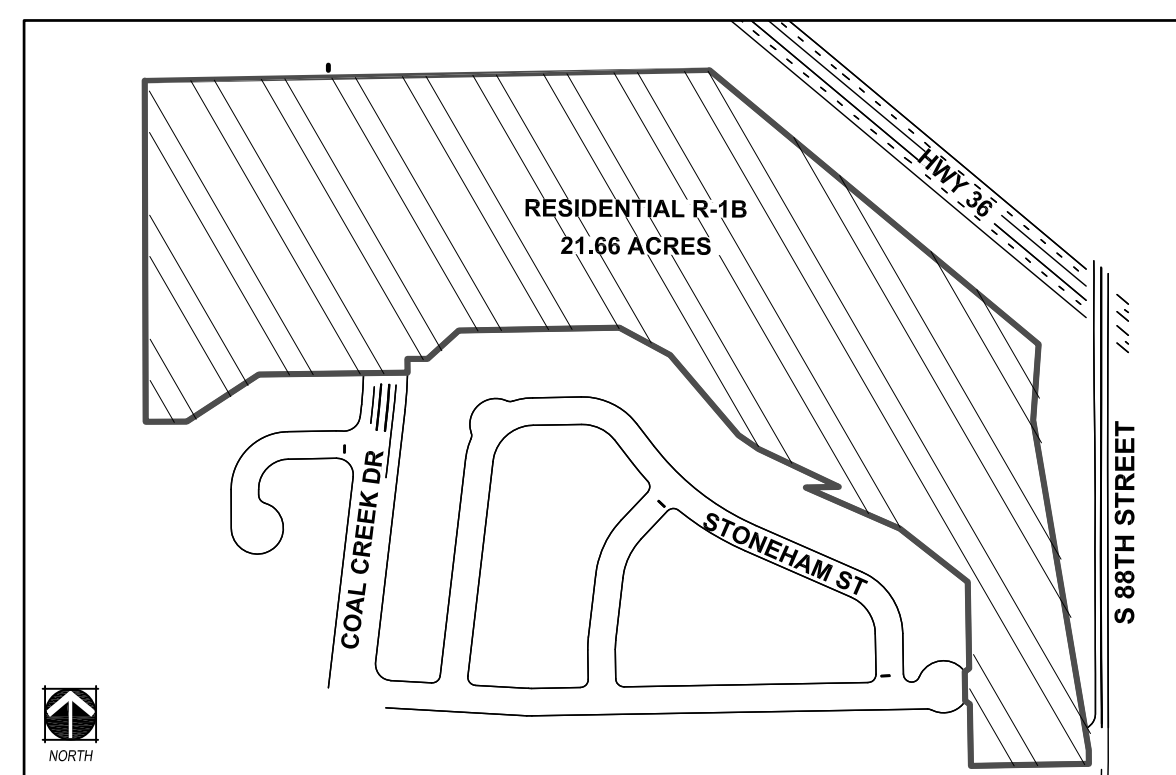
## LEGAL DESCRIPTION

A portion of Tracts E, H, I and K, Rock Creek Ranch Filing No. 12

## EXISTING ZONING (NOT TO SCALE)



## AREA OF REZONE (NOT TO SCALE)



## PURPOSE / INTENT

The area defined by this P.U.D. amendment is within Rock Creek Ranch Filing No. 12 and is to be rezoned to R-1B as defined within the Rock Creek Ranch Planned Development Final Development Plan. R-1B is characterized as moderate density residential permitting a variety of low to medium intensity residential development. This Amendment further refines this request and will only permit single-family and duplex residential uses at a max density of 2.9 du/ac.

## PROPOSED ZONING

R-1B Zoning:  
PUD Amend #24 limits permitted uses to single-family detached and duplex residential uses at a maximum density of 2.9 du/ac for this 21.66 acre parcel.

## DEVELOPMENT STANDARDS:

	EXISTING PD STANDARD	PD AMENDMENT #24 REQUIREMENT
MINIMUM OPEN SPACE:	45%	45%
MAXIMUM DENSITY:	8 DU/AC	2.9 DU/AC <sup>(1)</sup>
MAXIMUM HEIGHT:	35'-0"	35'-0"
MINIMUM LOT SIZE:	N/A	4,750 SF
MINIMUM LOT WIDTH:	NONE	45'-0" <sup>(1)</sup>
MAXIMUM LOT COVERAGE: (STRUCTURE)	NONE	60%

## BUILDING SETBACKS

FRONT (FRONT-LOAD GARAGE):	20'-0" <sup>(2)</sup>	20'-0"
FRONT (SIDE-LOAD GARAGE):	20'-0" <sup>(2)</sup>	12'-0"
SIDE:	5'-0" <sup>(2)</sup>	5'-0"
SIDE CORNER:	10'-0" <sup>(2)</sup>	10'-0"
SIDE TO OPEN SPACE:	20'-0" <sup>(2)</sup>	5'-0"
REAR:	20'-0" <sup>(2)</sup>	15'-0"
REAR FROM OPEN SPACE:	20'-0" <sup>(2)</sup>	15'-0"
FROM US 36:	NONE	N/A

## PARKING

PER UNIT:	2 BEDROOM - 2 SPACES 3+ BEDROOMS - 2.5 SPACES (3)	2 GARAGED PARKING SPACES PER UNIT + 2 DRIVEWAY PARKING SPACES PER UNIT + 1 GUEST PARKING SPACE PER UNIT (4)
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- MINIMUM LOT WIDTH AS MEASURED AT FRONT SETBACK (SIDE-LOAD GARAGE)
- THE EXISTING PUD IS SILENT ON SETBACK REQUIREMENTS FOR SINGLE-FAMILY ATTACHED (DUPLEX) HOMES. THE EXISTING PUD REQUIREMENTS FOR SINGLE-FAMILY DETACHED HOMES ARE APPLIED AS THE EXISTING MINIMUM REQUIREMENT
- PER ROCK CREEK RANCH PUD MULTI-FAMILY PARKING REQUIREMENTS THE TOTAL 4 PARKING SPACES PER UNIT SHALL APPLY REGARDLESS OF THE TOTAL UNIT COUNT. THE 2 DRIVEWAY PARKING SPACES PER UNIT SHALL REMAIN CLEAR OF ANY SHARED DRIVEWAY ACCESS EASEMENT. GUEST PARKING SPACES MAY BE PROVIDED AS ON-STREET PARKING
- WITH THIS PUD AMENDMENT THE MAXIMUM DENSITY PERMITTED ON-SITE IS LIMITED TO 2.9 DWELLING UNITS PER ACRE RATHER THAN THE R-1B ZONING MAXIMUM DENSITY PERMITTED OF 8 DWELLING UNITS PER ACRE.

LAND USE/DENSITY UNDER AMENDED ZONING			
EXISTING ZONING	DENSITY PERMITTED	ACRES UTILIZED	TOTAL DWELLING UNITS ALLOWED
PUD AMENDMENT 24 (RAC/R-1B)	2.9 DU/AC	21.665 - R-1B	62
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)	-	141.2	1,3500
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)	-	37.5	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)	-	-2.3	-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		911.37	5,001

## 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 R.O.W. PREVIOUSLY UNACCOUNTED FOR IN P.U.D. AMENDMENT NO. 6.
- 0.47 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.
- 0.81 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	DU'S/GFA	PERCENT
MULTIFAMILY-RESIDENTIAL	R-2A	86.91	1,450 DU'S	10%
RESIDENTIAL (2) (5)	R-1B	412.39	1,653 DU'S	48%
COMMERCIAL (9)	CACIRAC	7.2	-	<1%
OPEN SPACE (4) (6)	OS	250.52	N/A	29%
DISTRICT STREETS (ROW)	-	35.59	N/A	4%
RECREATION SITE	OS	7.1	N/A	1%
ELEMENTARY SCHOOL/PARK SITE	OS	13	N/A	2%
FUTURE DEV. AREA (3)	R-1B	50.28	N/A	5%
UTILITY EASEMENT/ SERVICE ACCESS	-	3.31	N/A	>1%
<b>TOTALS</b>		<b>866.29</b>	<b>4,941 DU'S</b>	<b>100%</b>

## OPEN SPACE / LANDSCAPE:

PRIVATE COMMON OPEN SPACE (TRACTS A, B, C, D, E, F AND G)	2.159 AC		
DEDICATED OPEN SPACE (OUTLOTS B AND C)	4.327 AC		
PRIVATE LOT OPEN SPACE	3.649 AC		
TOTAL PROJECT AREA (EXCLUDING OUTLOTS A, D AND E)	17.477 AC	EXISTING PD REQUIREMENT	PD AMENDMENT #24 REQUIREMENT
TOTAL OPEN SPACE AREA	10.135 AC	45%	58%

## 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, 23, AND PROPOSED AMENDMENT 24.
- INCLUDES 60.08 ACRES OF INTERNAL/LOCAL STREET R.O.W.
- FUTURE DEVELOPMENT AREA INCLUDES 0.05 ACRES IN SAP 6 (FUTURE RAC AREA), 0.5 ACRES 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 TOWARDS 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 DEFINED 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).

## CERTIFICATE OF OWNERSHIP - PROPERTY OWNER

I certify that I \_\_\_\_\_, am the sole owner of the property and consent to this plan.  
Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owners \_\_\_\_\_ Mortgagees or Lien Holders \_\_\_\_\_

The foregoing certificate of ownership was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

My commission expires: \_\_\_\_\_  
Notary Public

## CERTIFICATE OF OWNERSHIP - TOWN OF SUPERIOR

I certify that I \_\_\_\_\_, am the sole owner of the property and consent to this plan.  
Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owners \_\_\_\_\_ Mortgagees or Lien Holders \_\_\_\_\_

The foregoing certificate of ownership was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

My commission expires: \_\_\_\_\_  
Notary Public

## BOARD OF TRUSTEES' CERTIFICATE

Approved by the Board of Trustees of the Town of Superior, State of Colorado.  
Witness my hand the corporate seal of the Town of Superior this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

## ATTEST:

Phyllis L. Hardin, Town Clerk \_\_\_\_\_ Mayor \_\_\_\_\_

## PLANNING COMMISSION CERTIFICATE

Recommended approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Town of Superior Planning Commission, Resolution No. PC\_\_\_\_ Series 20\_\_\_\_.

## TOWN CLERK CERTIFICATE

I hereby certify that this instrument was approved by the Board of Trustees by (Resolution/Ordinance) No. \_\_\_\_\_ Series 20\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was filed in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_m.

Town Clerk \_\_\_\_\_

## COUNTY CLERK & RECORDER CERTIFICATE

State of Colorado )  
County of Boulder ) ss.

I hereby certify that this PUD Amendment was filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D. and was recorded at reception NO. \_\_\_\_\_.

County Clerk and Recorder \_\_\_\_\_

BY: \_\_\_\_\_  
DEPUTY

## SURVEYOR'S CERTIFICATE

I, \_\_\_\_\_, A duly registered professional land surveyor in the State of Colorado, do hereby certify that this PD Zoning Map truly and correctly represents the above described legal descriptions for each PD overlay zone district.

I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NAME \_\_\_\_\_  
Colorado Professional Land Surveyor NO. \_\_\_\_\_

ROCK CREEK RANCH FILING NO. 12  
PUD AMENDMENT NO. 24  
TOWN OF SUPERIOR, STATE OF COLORADO

OWNER:  
SUPERIOR ROCK CREEK LLC

## DATE:

January 24, 2018  
April 18, 2018  
June 13, 2018  
October 19, 2018

SHEET TITLE:  
PUD AMENDMENT  
NO. 24

SHEET 1 OF 1