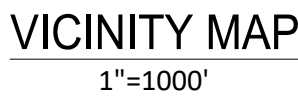


TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO



P.U.D. AMENDMENT NO. 25
UNPLATTED PORTION OF ROCK CREEK RANCH
LOCATED IN THE NW 1/4 OF SECTION 29 AND IN THE NE 1/4 OF SECTION 30
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

CATEGORY	ROCK CREEK R-2A PD STANDARDS	PD AMENDMENT #25 REQUIREMENT ⁽¹⁾ PLANNING AREA 1
MAXIMUM HEIGHT	50 FEET	50 FEET
BUILDING SETBACKS (MINIMUM) ⁽¹⁾		
ROCK CREEK PROPERTY LINE	30'	30'
MINOR ARTERIAL (88TH STREET)	40'	40'
SINGLE FAMILY DETACHED SETBACKS		
SIDE YARD	5'	5'
SIDE YARD (CORNER LOTS)	10'	10'
REAR YARD	20'	5'
FRONT YARD TO HOUSE	20'	15'
FRONT YARD TO PORCH	N/A	10'
FRONT YARD TO GARAGE (IF FRONT LOADED)	N/A	20'
TOWNHOME SETBACKS		
SIDE YARD	N/A	0'
REAR YARD	N/A	5'
FRONT YARD TO HOUSE	N/A	0'
OPEN SPACE	20 FEET PLUS 6" PER 1' OF HEIGHT OVER 20 FEET	N/A
HODGSON-HARRIS RESERVOIR (COMMON PROPERTY LINE)	-	100 FEET
BUILDINGS OVER 50 FEET HIGH	-	N/A

⁽¹⁾ EAVES AND OVERHANGS MAY PROJECT UP TO 30" INCHES INTO SETBACKS. WINDOW WELLS AND BURIED FOUNDATION ELEMENTS MAY PROJECT UP TO 36" INTO SETBACKS.

⁽²⁾ MODIFICATIONS TO R-2A STANDARDS APPLICABLE TO ROCK CREEK PLANNING AREA 7 ONLY.

OVERALL DENSITY		ALLOWABLE USES	
OVERALL ACREAGE	22.68 AC	USE	
SINGLE FAMILY LOTS (MAXIMUM) ⁽¹⁾	110		
TOWNHOME LOTS (MAXIMUM)	116	SINGLE FAMILY DETACHED RESIDENTIAL	X
OVERALL MAXIMUM NUMBER OF LOTS	226	TOWNHOME RESIDENTIAL	X
OVERALL DENSITY	10 DU/AC	STORMWATER MANAGEMENT	X
OPEN SPACE	45% MINIMUM	PRIVATE OPEN SPACE	X

(1) A MINIMUM OF 45% OF UNITS SHALL BE SINGLE FAMILY DETACHED.

SINGLE-FAMILY DETACHED AND TOWNHOME PARKING REQUIREMENTS			
PARKING RATIO	TOWN CODE	EXISTING R2-A PD STANDARDS	PD AMENDMENT #25 REQUIREMENT
TWO BEDROOM UNIT	2.0	2.0	2.0 ⁽¹⁾
THREE BEDROOM UNIT	3.0	2.0	2.0 ⁽¹⁾
FOUR OR MORE BEDROOM UNIT	3.5	2.0	2.0 ⁽¹⁾
GUEST PARKING	0.25	-	0.25 ⁽²⁾

⁽¹⁾ ON-LOT TANDEM SPACES IN FRONT OF A GARAGE DOOR CAN BE COUNTED TOWARDS MINIMUM PARKING FOR THAT UNIT.

⁽²⁾ PARKING SPACES ON PRIVATE STREETS, ALLEYS, OR COMMON AREAS MAY BE COUNTED TOWARDS AGGREGATE GUEST PARKING.

SITE DEVELOPMENT STANDARDS

- THE 100-FOOT DEVELOPMENT BUFFER ALONG THE EDGE OF THE HODGSON-HARRIS RESERVOIR IS TO BE LEFT IN ITS NATURAL STATE AND NO DISTURBANCE OF ANY KIND IS ALLOWED IN THE DEVELOPMENT BUFFER, EXCEPT FOR THE POTENTIAL INSTALLATION OF A KESTRAL NESTING BOX AND PRAIRIE DOG TRANSLOCATION PER NOTE 8.
- PROJECT SHALL INCLUDE A PUBLIC TRAIL AND OVERLOOK WITH CONNECTIVITY TO THE SOUTH 88TH STREET RIGHT-OF-WAY. THE PUBLIC TRAIL AND OVERLOOK SHALL BE LOCATED OUTSIDE OF THE DEVELOPMENT BUFFER ON THE SOUTHERN SIDE OF THE SITE. THE ALIGNMENT SHOWN ON SHEET 3 IS CONCEPTUAL ONLY.
- PROJECT WILL PROVIDE A CENTRALLY LOCATED PARK WITH CHILDREN'S PLAY EQUIPMENT, SEATING, LANDSCAPING, AND PEDESTRIAN CONNECTIONS.
- ACCESSORY STRUCTURES SHALL BE RELATED TO THE RESIDENTIAL USE ON THE LOT. ACCESSORY STRUCTURES MAY INCLUDE DETACHED GARAGES AND ACCESSORY DWELLING UNITS (ADU'S) AS REGULATED BY TOWN CODE OR ORDINANCE. SETBACKS FOR ACCESSORY STRUCTURES SHALL BE THE SAME AS FOR THE PRIMARY STRUCTURE. THE MAXIMUM HEIGHT OF ACCESSORY STRUCTURES SHALL BE 32 FEET OR THE HEIGHT OF THE PRIMARY STRUCTURE, WHICHEVER IS LESS.

OTHER ACCESSORY ELEMENTS INCLUDING BUT NOT LIMITED TO ITEMS SUCH AS SHEDS, PERGOLAS, DECKS, PATIOS, HOT TUBS AND PRIVATE PLAY EQUIPMENT SHALL BE PER TOWN CODE.
- ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT AND IN ACCORDANCE WITH TOWN CODE.
- EXTERIOR LIGHT LEVELS SHALL BE LESS THAN 1.0 FOOTCANDLES AT THE NORTH EDGE OF THE DEVELOPMENT BUFFER.
- PROJECT SHALL MEET THE TOWN'S AFFORDABLE HOUSING REQUIREMENT IN EFFECT AT THE TIME OF PD APPROVAL SUBJECT TO THE PROVISIONS OF THIS PD. AFFORDABLE UNITS SHALL INCLUDE EACH TYPE OF HOUSING PRODUCT.
- ANY PRAIRIE DOG COLONY LOCATED ON THE PROPERTY SHALL BE TRANSLOCATED TO AN OFFSITE LOCATION BY A QUALIFIED CONSULTANT, IF THERE IS AN AVAILABLE RECEIVING SITE IN COLORADO.
- NO STORMWATER RUNOFF FROM IMPERVIOUS SURFACES OUTSIDE OF THE DEVELOPMENT BUFFER SHALL BE PERMITTED TO DRAIN INTO THE HODGSON-HARRIS RESERVOIR.
- A MINIMUM OF 12 BICYCLE PARKING SPACES SHALL BE PROVIDED IN THE NEIGHBORHOOD AMENITY AREA. ALL OTHER BICYCLE PARKING SHALL BE WITHIN PRIVATE LOTS.
- THE TOWN SHALL BE REIMBURSED \$1,337,990.81 FOR PRIOR 88TH STREET IMPROVEMENTS UPON ISSUANCE OF THE FIRST BUILDING PERMIT WITHIN THIS PROJECT.
- ALL DWELLING UNITS SHALL BE INITIALLY SOLD AS FOR-SALE HOUSING. INDIVIDUAL MARKET-RATE OWNERS MAY LEASE THEIR DWELLING UNITS FOLLOWING THE INITIAL PURCHASE FROM THE BUILDER.
- THE DEVELOPER INTENDS TO PURSUE THE FORMATION OF ONE OR MORE METROPOLITAN DISTRICTS TO FINANCE ELIGIBLE PUBLIC IMPROVEMENTS WITHIN THE PROJECT. ANY METROPOLITAN DISTRICT SHALL REMAIN SUBJECT TO A SEPARATE SERVICE PLAN APPLICATION, PUBLIC HEARING, TOWN APPROVAL, CODE AMENDMENT, AND ALL OTHER REQUIREMENTS OF APPLICABLE LAW. IN CONNECTION WITH THIS PD AMENDMENT, THE TOWN BOARD OF TRUSTEES EXPRESSES ITS PRESENT INTENTION TO CONSIDER, IN A FUTURE SERVICE PLAN AND CODE AMENDMENT PROCESS, A MAXIMUM DEBT SERVICE MILL LEVY OF FIFTY (50) MILLS, WITH OPERATIONS AND MAINTENANCE MILL LEVY AUTHORITY TO BE ADDRESSED SEPARATELY IN SUCH SERVICE PLAN CONSISTENT WITH THE TOWN'S STANDARD PRACTICE. THIS PROVISION DOES NOT CONSTITUTE APPROVAL OF ANY METROPOLITAN DISTRICT SERVICE PLAN OR CODE AMENDMENT, AND DOES NOT BIND THE FUTURE EXERCISE OF THE TOWN'S LEGISLATIVE DISCRETION IN THOSE PROCEEDINGS.
- ALL FEES PAYABLE TO THE TOWN OF SUPERIOR / SUPERIOR METROPOLITAN DISTRICT #1 WILL BE WAIVED FOR THE AFFORDABLE UNITS. WAIVED FEES INCLUDE BUT ARE NOT LIMITED TO:
 - BUILDING PERMIT FEES
 - BUILDING PLAN REVIEW FEES
 - USE TAXES
 - WATER & SEWER SYSTEM DEVELOPMENT & EQR FEES
 - IRRIGATION SYSTEM DEVELOPMENT & EQR FEES
 - STORM WATER SYSTEM DEVELOPMENT & EQR FEES
 - WATER & SEWER TAP, INSTALLATION, & METER FEES
 - PUBLIC IMPROVEMENT FEES
 - PLATTING FEES
 - ENGINEERING PERMIT & REVIEW FEES
 - ALL OTHER FEES PAID TO TOWN OF SUPERIOR OR SUPERIOR METROPOLITAN DISTRICT #1 AS PART OF THE PROJECT

WHERE A FEE, CHARGE, OR TAX IS NOT ASSESSED ON A PER UNIT BASIS, THE AMOUNT ATTRIBUTABLE TO THE AFFORDABLE UNITS WILL BE DETERMINED USING A REASONABLE ALLOCATION AND THAT PORTION OF THE FEE WILL BE WAIVED.

FENCE STANDARDS

- FENCING SHALL INCORPORATE DURABLE MATERIALS AND VARIED DESIGN ELEMENTS INTENDED TO SUPPORT NEIGHBORHOOD CHARACTER AND WILDFIRE RESILIENCE.
- IGNITION RESISTANT OR NON-COMBUSTIBLE MATERIALS ARE ENCOURAGED THROUGHOUT THE PROJECT, AND REQUIRED WITHIN 5 FEET OF ANY OCCUPIED STRUCTURE.
- FINAL FENCE MATERIALS AND LOCATIONS SHALL BE REVIEWED WITH FUTURE SITE PLAN AND/OR SUBDIVISION APPLICATIONS CONSISTENT WITH THE INTENT OF THIS PD AMENDMENT AND APPLICABLE TOWN AND FIRE CODE REQUIREMENTS.

ARCHITECTURAL DESIGN STANDARDS

- BUILDINGS SHALL INCORPORATE VARIED MASSING, ROOFLINES, FAÇADE ARTICULATION, AND ARCHITECTURAL DETAILING TO CREATE VISUAL INTEREST.
- EXTERIOR MATERIALS SHALL CONSIST OF A COMPLEMENTARY MIX OF DURABLE RESIDENTIAL MATERIALS AND FINISHES INTENDED TO CREATE NEIGHBORHOOD CHARACTER AND VISUAL VARIETY.
- ROOF DESIGNS ARE INTENDED TO ALLOW VARIATION IN FORM, ORIENTATION, AND HEIGHT THROUGH COMBINATIONS OF GABLED, HIPPED, SHED, FLAT, OR SIMILAR ROOF ELEMENTS.
- EXTERIOR COLOR PALETTES SHALL GENERALLY CONSIST OF MUTED AND COMPLEMENTARY COLORS COMPATIBLE WITH THE SURROUNDING AREA AND NEIGHBORHOOD CHARACTER.
- ARCHITECTURAL ELEVATIONS AND COLOR PALETTES SHALL VARY THROUGHOUT THE DEVELOPMENT TO AVOID REPETITIVE BUILDING PATTERNS.
- DECKS, PORCHES AND FENCES SHALL BE CONSTRUCTED USING IGNITION RESISTANT MATERIALS.
- FINAL ARCHITECTURAL DESIGN AND MATERIAL SELECTIONS SHALL BE REVIEWED WITH FUTURE SITE PLAN AND/OR SUBDIVISION APPLICATIONS CONSISTENT WITH THE INTENT OF THIS PD AMENDMENT.

LANDSCAPE REQUIREMENTS			
LANDSCAPE TREATMENT	TOWN CODE	ROCK CREEK RANCH PUD	PROPOSED DEVELOPMENT STANDARD
OPEN SPACE AREA	-	45% OPEN SPACE - EXCLUDING COMMUNITY/ NEIGHBORHOOD OPEN SPACE - CALCULATIONS PER 9.3(A)(2)	45% OPEN SPACE - COUNTING ALL LANDSCAPE, SIDEWALKS, STORMWATER, WETLANDS, - CALCULATIONS PER 9.3(A)(2)*
COMMON AREA/OPEN SPACE LANDSCAPE	(1) TREE / 825 SF (1) SHRUB / 100 SF	(1) TREE / 4,000 SF (10) SHRUBS / 4,000 SF	(1) TREE / 4,000 SF (10) SHRUBS / 4,000 SF
STREET R.O.W.	(1) TREE / 40 L.F. PLACE WITHIN 25-FT OF R.O.W. NOT TO EXCEED 60-FT O.C.	(1) TREE AND (2) SHRUBS REQUIRED FOR EVERY 600 SF OF BUFFER (COLLECTOR RDS)	(1) TREE + (2) SHRUBS / 600 SF AREA BETWEEN CURB & WALK*
SINGLE FAMILY DETACHED ON LOT FOUNDATION LANDSCAPE	(1) SHRUB / 4 L.F.	(1) DECIDUOUS AND (1) EVERGREEN TREE, (4) EVERGREEN SHRUBS AND (4) DECIDUOUS SHRUBS	(1) DECIDUOUS TREE AND (3) DECIDUOUS SHRUB IN FRONT YARD*
TOWNHOME ON LOT FOUNDATION LANDSCAPE	(1) SHRUB / 4 L.F.	N/A	(3) DECIDUOUS SHRUB ALONG FRONTAGE (MAY BE IN COMMON AREA)*
PARKING LOT ISLANDS	(1) TREE AND (6) SHRUBS PER 180 S.F. OF PARKING ISLAND	MIN. (2) TREES AND SHRUBS WHERE APPROPRIATE	(1) TREE AND (6) SHRUBS PER 180 S.F.* OF PARKING ISLAND
PARKING LOT BUFFERS (PERIMETER PLANTINGS)	-	REF FIGURE 5.2 B (3 OPTIONS) - 10' BERM @ 2'-6" HEIGHT - 10' BERM/RET WALL @ 2'-6" - 15' LANDSCAPE SETBACK	(1) TREE PER 50 LN FT WITH A CONTINUOUS LANDSCAPE SCREEN AT 3'-0" MIN. HEIGHT*
PLANT DIVERSITY REQUIREMENTS	TREES NOT TO EXCEED 10% OF ANY ONE SPECIES SHRUBS NOT TO EXCEED 25% OF ANY ONE SPECIES	-	TREES NOT TO EXCEED 20% OF ANY ONE SPECIES* SHRUBS NOT TO EXCEED 25% OF ANY ONE SPECIES
APPROVED PLANT SPECIES	-	APPROVED PLANT MATERIAL REF TABLE 5.2.1	PLANT LIST TO FOLLOW FIREWISE APPROVED SPECIES AS NOTED BELOW*
MONUMENT SIGNS		(2) SIGNS PER SUBDIVISION MAX HEIGHT: 6-FT MAX AREA: 32 S.F.	(2) SIGNS PER SUBDIVISION MAX HEIGHT: 6-FT MAX AREA: 32 S.F.

FIRE-WISE GENERAL NOTES:

DUE TO THE CLOSE PROXIMITY OF WILDLAND URBAN INTERFACE AND FIRE-PRONE AREAS, PLANT MATERIAL WILL NOT BE REQUIRED TO FOLLOW RCR PUD TABLE 5.2.1 "RECOMMENDED PLANT MATERIALS." LANDSCAPING WILL BE SELECTED USING A REGIONAL, FIRE-WISE PLANT PALETTE TO BE COORDINATED WITH TOWN PLANNERS AND APPROVERS.

*MODIFICATIONS TO R-2A STANDARDS APPLICABLE TO ROCK CREEK PLANNING AREA 7 ONLY.

PROPOSED PLANT SIZES TO FOLLOW PUD STANDARDS		
PLANT TYPE	SIZE	NOTES
DECIDUOUS TREES	2-IN CALIPER	B&B, MEASURED 1-FT ABOVE THE GROUND
ORNAMENTAL / FLOWERING TREES	1 1/2-IN CALIPER	B&B, MEASURED 1-FT ABOVE THE GROUND
EVERGREEN TREES	6-FT HEIGHT	B&B, OR CONTAINER, FULL CANOPY
DECIDUOUS & EVERGREEN SHRUBS	5 GALLON	CONTAINER, FULL CANOPY
ORNAMENTAL GRASSES	3 GALLON	CONTAINER, NOT LISTED IN PUD
PERENNIALS	1 GALLON	CONTAINER

COMMON AREA LANDSCAPE NOTES

- DUE TO CLOSE PROXIMITY TO HODGSON-HARRIS RESERVOIR, A WILDLIFE ACCESSIBLE PERMANENT WATER SURFACE WITHIN WILL NOT BE PROVIDED.
- ALL MULCH SHALL BE STONE OVER WEED CONTROL FABRIC. MULCH BEDS SHALL BE INSTALLED AT 3-INCHES THICK IN SHRUB BEDS, 2-INCHES THICK IN FLOWER BEDS. MULCH BEDS IN COMMON AREAS SHALL HAVE STEEL EDGER.
- COMMON AREA TURF AND LANDSCAPE BEDS SHALL RECEIVE SOIL AMENDMENT PER TOWN STANDARDS.
- NATIVE SEED AREAS SHALL MATCH THE TOWN'S FIRE-WISE STANDARD SEED MIX.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS. FOR NATIVE SEED AREAS, TEMPORARY IRRIGATION SHALL BE PROVIDED THROUGH ESTABLISHMENT. COMMON AREAS SHALL BE IRRIGATED WITH REUSE WATER.
- PRIVATE ON-LOT LANDSCAPING SHALL BE IN ACCORDANCE WITH ROCK CREEK PUD EXCEPT AS MODIFIED IN THIS PUD AMENDMENT.

ESTIMATED UTILITY DEMANDS		
DOMESTIC WATER	55,935	GALLONS PER DAY
SANITARY SEWER	50,342	GALLONS PER DAY
IRRIGATION ⁽¹⁾	TBD ⁽²⁾	GALLONS PER MONTH (PEAK)
		GALLONS PER YEAR

⁽²⁾ ALL COMMON AREAS SHALL BE IRRIGATED WITH REUSE WATER

⁽¹⁾ IRRIGATION DEMAND TO BE DETERMINED BASED ON A SITE-SPECIFIC DEVELOPMENT PLAN



8308 COLORADO BLVD
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THE GARRETT COMPANIES

5075 S SYRACUSE ST
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(317) 886-7923 (p)

ROCK CREEK RANCH
P.U.D. AMENDMENT NO. 25
TOWN OF SUPERIOR

REVISIONS		
NO.	DESCRIPTION	DATE
1	RESUBMITTAL 1	06/22/26
2	RESUBMITTAL 2	07/27/26
3	RESUBMITTAL 3	08/26/26

DESIGNED BY: CMH DATE: 05/22/26
DRAWN BY: CMH
CHECKED BY: JAB
JOB NO.: 402.001.01
DWG NAME: 40200101PUD.DWG

DEVELOPMENT
STANDARDS

SHEET:

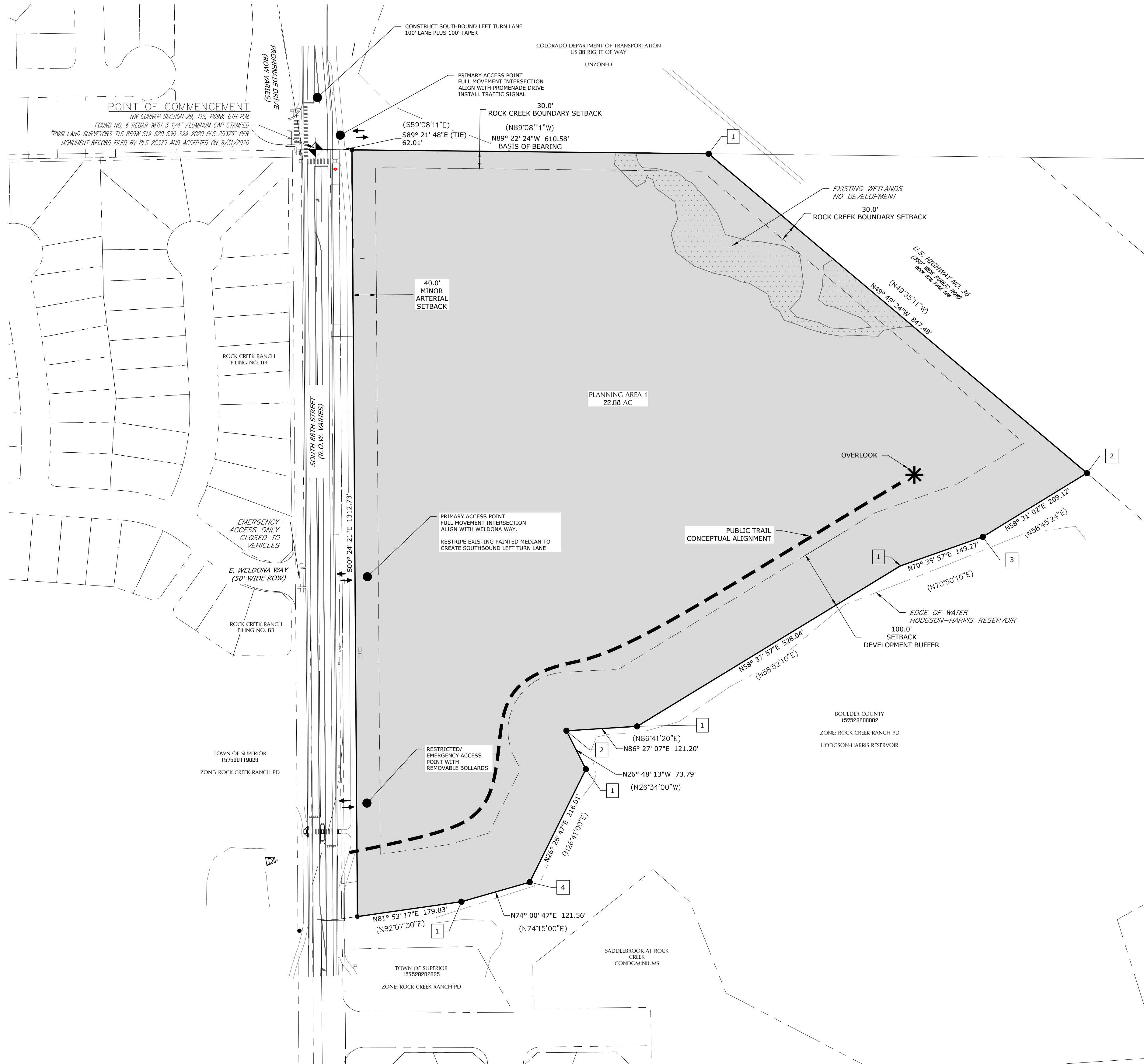
2 OF 3

P.U.D. AMENDMENT NO. 25
UNPLATTED PORTION OF ROCK CREEK RANCH
LOCATED IN THE NW 1/4 OF SECTION 29 AND IN THE NE 1/4 OF SECTION 30
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

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LEGEND

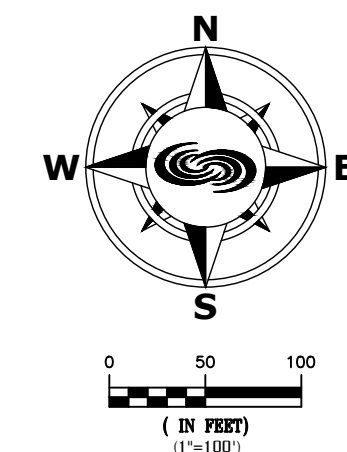
- PUD AMENDMENT BOUNDARY
- SETBACK
- ADJACENT PROPERTY LINE (NOT A PART)
- CONCEPT LOCATION FOR PUBLIC TRAIL
- PD AMENDMENT AREA
- WETLANDS (NO DEVELOPMENT)

BOUNDARY AND ABBREVIATION LEGEND

FOUND SECTION CORNER AS SHOWN AND DESCRIBED HEREON

- SET NO 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38668"
- FOUND NO. 5 REBAR WITH 1 -1/4" YELLOW PLASTIC CAP STAMPING ILLEGIBLE.
- FOUND NO. 5 REBAR WITH 1 -1/2" ALUMINUM CAP STAMPING "PLS 12405"
- FOUND NO. 5 REBAR WITH 1 -1/2" GREEN PLASTIC CAP STAMPING "PLS 38320"
- FOUND NAIL WITH 1 -1/2" YELLOW PLASTIC CAP STAMPING ILLEGIBLE IN TOP OF FENCE POST

(...) INDICATES RECORD INFORMATION PER TITLE COMMITMENT DESCRIPTION REFERENCED HEREIN IF DIFFERENT THAN MEASURED.



DESIGNED BY: CMH DATE: 05/22/26
DRAWN BY: CMH SCALE: 1"=100'
CHECKED BY: JAB
JOB NO.: 402.001.01
DWG NAME: 40200101PUD.DWG

PUD AMENDMENT
MAP

SHEET:

3 OF 3