

CENTENNIAL HEIGHTS WEST

A PORTION OF SECTIONS 7 AND 18, T. 1 S., R. 69 W.,
AND SECTIONS 12 AND 13, T. 1 S., R. 70 W., 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

FINAL P.U.D.

Planned Unit Development

LAND USE SUMMARY

ZONING	PCZD - C/R
GROSS DENSITY	3.5 UNITS/AC.
TOTAL LOTS	36
MEAN LOT SIZE	8992 s.f.
MINIMUM LOT SIZE	6690 s.f.
MAXIMUM LOT SIZE	20,249 s.f.
MEDIAN LOT SIZE	8564 s.f.
TOTAL AREA:	10.53 ac.

NOTES:

BUILDING SETBACKS:

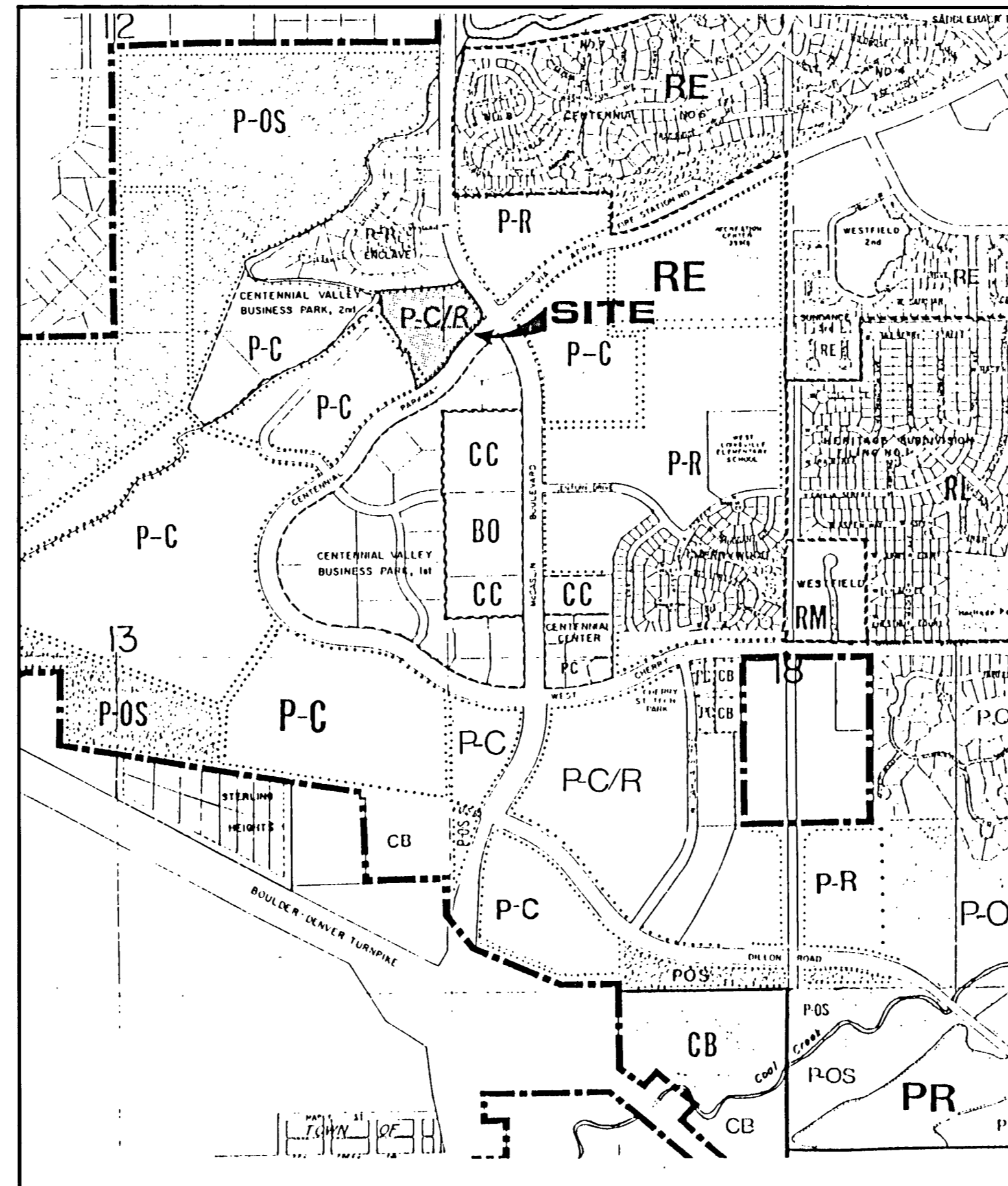
- FRONT YARD - 17.5'
- SIDE YARD - 5' MINIMUM
- SIDE YARD ADJACENT TO STREET - 12.5'
- REAR YARD - 20'

SOLID FENCE SETBACKS (FENCES GREATER THAN 4' IN HEIGHT)

- FRONT YARD 17.5'

FENCING & LANDSCAPING

1. FINAL LANDSCAPE PLANS AND IRRIGATION PLANS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CITY OF LOUISVILLE WILL TAKE OVER MAINTENANCE UPON FINAL ACCEPTANCE OF LANDSCAPING.
3. THE FINAL DESIGN AND LOCATION OF LANDSCAPING SHALL BE APPROVED BY THE CITY.
4. LANDSCAPING AND FENCING SHALL NOT OBSTRUCT SAFE STOPPING SIGHT DISTANCE AND VISION CLEARANCE AREAS.
5. SHRUBS AND TREES SHALL NOT BE PLANTED OVER UTILITY LINES (CLEARANCE SHALL BE 10' FOR CONIFEROUS TREES AND 5' FOR DECIDUOUS TREES).
6. ALL FENCING AND APPURTENANCES SHALL BE INSTALLED WITHIN PRIVATE PROPERTY.
7. WHERE DEVELOPER INSTALLS FENCING AS SHOWN ON THE P.U.D. PLAN, NO ADDITIONAL PARALLEL FENCING WILL BE ALLOWED WITHIN THE BUILDING SETBACK.
8. EMERGENCY ACCESS ROADWAY AND APPURTENANCES TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. BALLARDS SHALL BE INSTALLED AT BOTH ENDS OF EMERGENCY ACCESS, AND TRAFFIC CONTROL SIGNAGE INSTALLED AS REQUIRED BY THE CITY.
9. THE CITY OF LOUISVILLE SHALL NOT BE RESPONSIBLE FOR THE REPAIR OF SPECIAL FEATURES, INCLUDING RETAINING WALLS CONSTRUCTED OVER UTILITY LINES WHICH MAY BE DAMAGED DURING MAINTENANCE OPERATIONS.
10. WHERE POSSIBLE, ALL DRIVEWAYS IN CORNER LOTS SHALL BE LOCATED THE MAXIMUM POSSIBLE DISTANCE FROM THE INTERSECTION.
11. HOMEOWNERS' ASSOCIATION SHALL MAINTAIN LANDSCAPING IN OUTLOTS A AND B, AS WELL AS THAT PORTION OF CENTENNIAL PARKWAY RIGHT-OF-WAY LYING BETWEEN THE BACK OF CURB AND PROPERTY LINE. OUTLOT C SHALL BE MAINTAINED BY THE CITY OF LOUISVILLE.



VICINITY MAP

N.T.S.

CLERK AND RECORDER CERTIFICATE

COUNTY OF BOULDER)
STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT
9:01 O'CLOCK, A.M., THIS 14th DAY OF July
1992, AND IS DULY RECORDED IN PLAN FILE # 20, F-4, 14, 54, FEE
\$30.00 PAID \$30.00 RECEPTION NO. 1953004

Charlotte Houston
RECORDER

Brenda Lyman
DEPUTY

PLANNING COMMISSION CERTIFICATE

APPROVED THIS 14th DAY OF July 1992 BY THE PLANNING
COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO.
20 SERIES 143

P. James Weber
CHAIRMAN

R. Van Nest
SECRETARY

CITY COUNCIL CERTIFICATE

APPROVED THIS 21st DAY OF July 1992 BY THE CITY COUNCIL
OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 20
SERIES 143

Tom Danner
MAYOR

Majidi Kemper
CITY CLERK

LEGAL DESCRIPTION

A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 1 SOUTH RANGE 69 WEST AND SECTIONS 12 AND 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SAID SECTIONS 7 AND 18, TOWNSHIP 1 SOUTH RANGE 69 WEST AND SECTIONS 12 AND 18, TOWNSHIP 1 SOUTH, RANGE 70 WEST, 6TH PRINCIPAL MERIDIAN;

THENCE N 00°22'53" W 354.28 FEET ALONG THE BOUNDARY BETWEEN SAID SECTIONS 7 AND 12 TO THE SOUTHERLY BOUNDARY OF "A REPLAT OF THE ENCLAVE", THE PLAT OF WHICH IS RECORDED IN PLANFILE P-21, F-4, NO. 25, THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING TWO COURSES;

1. N 86°54'00" E 55.45 FEET;
2. N 59°01'40" E 72.18 FEET TO THE WESTERLY RIGHT OF WAY OF McCASLIN BOULEVARD;

THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING THREE COURSES;

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 143.56 FEET, SAID ARC SUBTENDED BY A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 07°45'36", AND A CHORD BEARING S 34°51'08" E 143.45 FEET;
2. S 38°43'56" E 166.96 FEET;
3. ALONG THE ARC OF A CURVE TO THE RIGHT 110.24 FEET TO THE NORTHERLY RIGHT OF WAY OF CENTENNIAL PARKWAY, SAID ARC SUBTENDED BY A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 84°2'54", AND A CHORD BEARING S 03°22'31" W 100.58 FEET

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE COURSES;

1. S 45°28'58" W 132.02 FEET;
2. ALONG THE ARC OF A CURVE TO THE LEFT 192.17 FEET, SAID ARC SUBTENDED BY A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 10°44'32", AND A CHORD BEARING S 40°06'42" W 191.89 FEET;
3. S 34°44'26" W 101.32 FEET;
4. ALONG THE ARC OF A CURVE TO THE RIGHT 330.33 FEET, SAID ARC SUBTENDED BY A RADIUS OF 675.00 FEET, A CENTRAL ANGLE OF 28°02'22", AND A CHORD BEARING S 48°45'37" W 327.05 FEET;
5. S 62°46'48" W 103.52 FEET;

THENCE N 04°51'55" W 431.81 FEET TO A NON-TANGENT POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 157.08 FEET, SAID ARC SUBTENDED BY A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 180°00'00", AND A CHORD BEARING N 32°25'24" W 100.00 FEET;

THENCE N 32°25'24" W 212.50 FEET TO THE EASTERLY RIGHT OF WAY OF CENTURY DRIVE IN CENTENNIAL VALLEY BUSINESS PARK, FILING NO. 2, THE PLAT OF WHICH IS RECORDED IN PLANFILE P-20, F-4, NO. 15;

THENCE ALONG SAID RIGHT OF WAY, AN ARC OF A NON-TANGENT CURVE TO THE LEFT 60.26 FEET TO THE EASTERLY BOUNDARY OF BLOCK ONE IN SAID CENTENNIAL VALLEY BUSINESS PARK, FILING NO. 2, SAID ARC SUBTENDED BY A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 25°34'27", AND A CHORD BEARING N 07°35'35" W 59.76 FEET;

THENCE ALONG SAID EASTERLY BOUNDARY, AN ARC OF A NON-TANGENT CURVE TO THE LEFT 116.79 FEET, SAID ARC SUBTENDED BY A RADIUS OF 62.71 FEET, A CENTRAL ANGLE OF 106°42'20", FEET AND A CHORD BEARING N 27°58'57" W 100.63 FEET;

THENCE N 45°23'13" W 27.62 FEET TO THE SOUTHERLY BOUNDARY OF SAID "A REPLAT OF THE ENCLAVE";

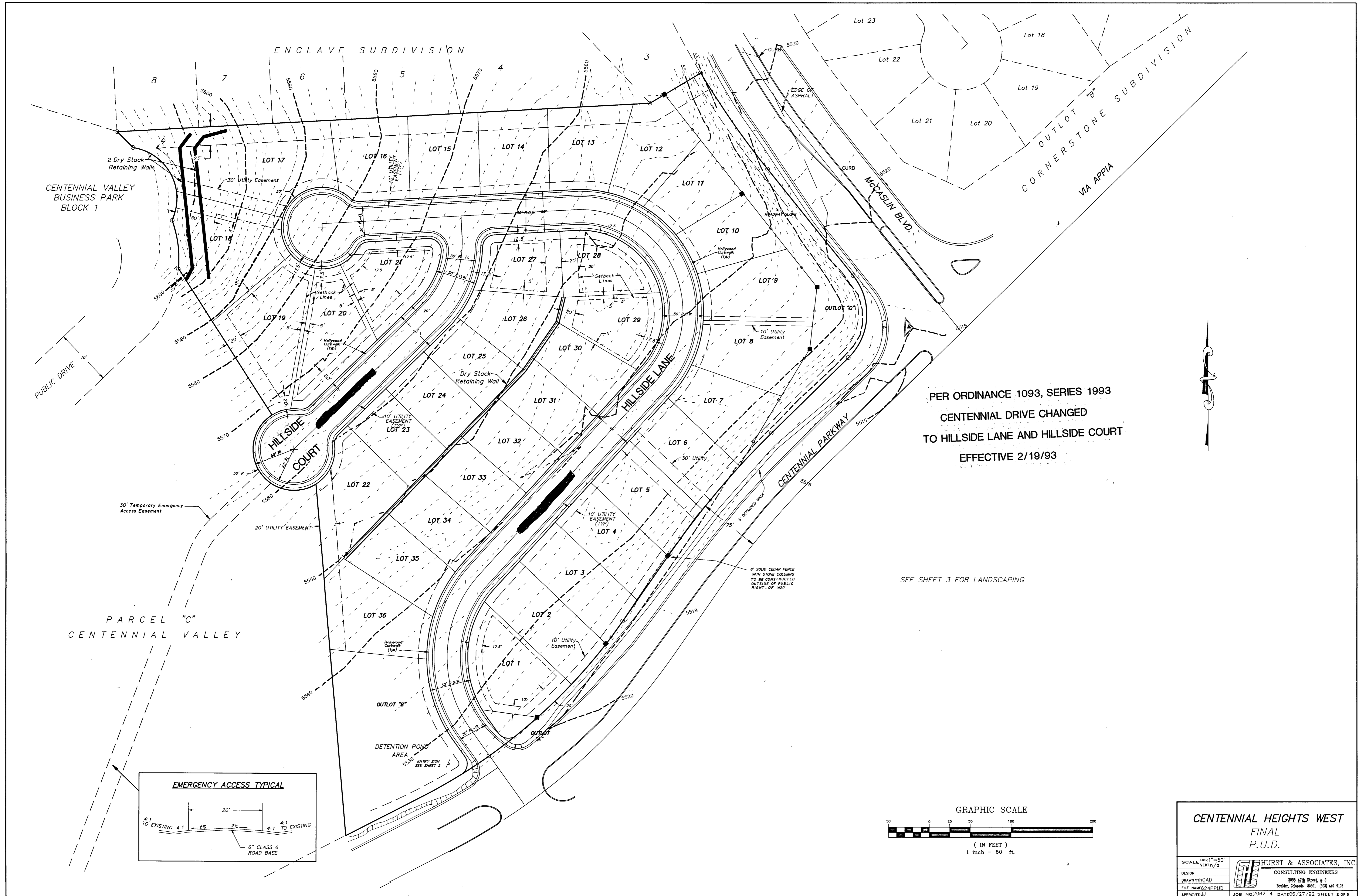
THENCE N 86°54'00" E 595.54 FEET ALONG SAID SOUTHERLY BOUNDARY TO THE POINT OF BEGINNING, CONTAINING 10.53 ACRES, MORE OR LESS.

CENTENNIAL HEIGHTS WEST FINAL P.U.D.

Louisville, Co.

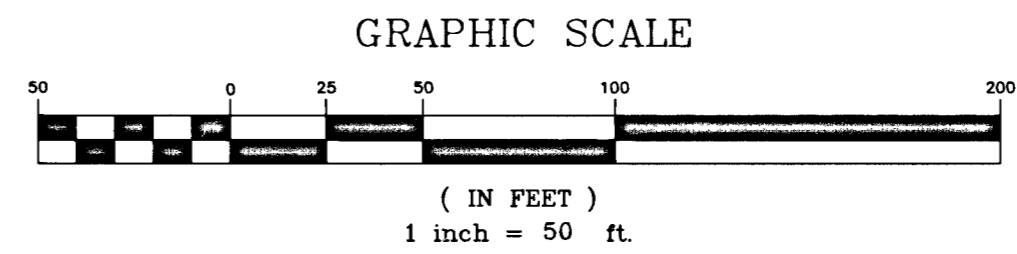
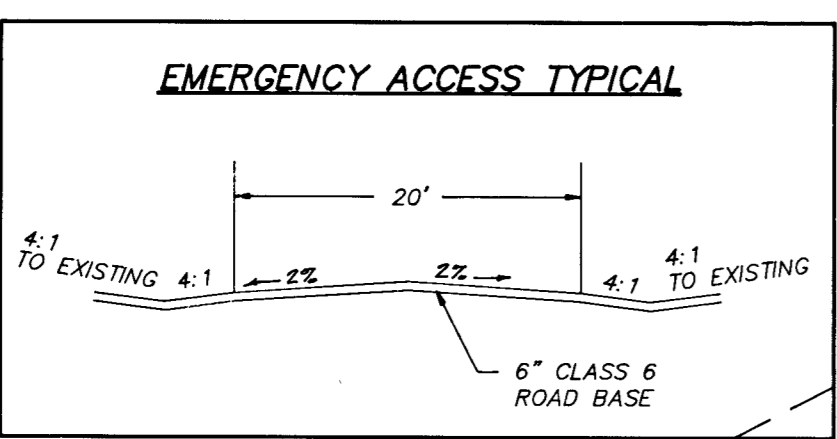
SCALE	H.R. 1/4"	V.E.T. 1/8"		HURST & ASSOCIATES, INC. CONSULTING ENGINEERS 3965 47th Street, A-2 Boulder, Colorado 80501 (303) 449-9105
DESIGN	JJ			
DRAWN	RK/CAD			
FILE NAME	0624CVT			
APPROVED				JOB NO. 2062-4 DATE 06/29/92 SHEET 1 of 3

DRAWING NUMBER
CENT. HGTS. WEST
PUD
SHEET # 1 OF 3
PLAN FILED CORPORATION • ENGINE CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12/31/97
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12/31/97
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12/31/97



PER ORDINANCE 1093, SERIES 1993
CENTENNIAL DRIVE CHANGED
TO HILLSIDE LANE AND HILLSIDE COURT
EFFECTIVE 2/19/93

SEE SHEET 3 FOR LANDSCAPING



CENTENNIAL HEIGHTS WEST
FINAL
P.U.D.

SCALE HORIZ. = 50'	HURST & ASSOCIATES, INC. CONSULTING ENGINEERS 3955 47th Street, 4-2 Boulder, Colorado 80501 (303) 449-9105
DESIGN	
DRAWN/CAD	
FILE NAME: 24PPLUD	
APPROVED: JJ	
JOB NO: 2062-4 DATE: 06/27/92 SHEET 2 OF 3	

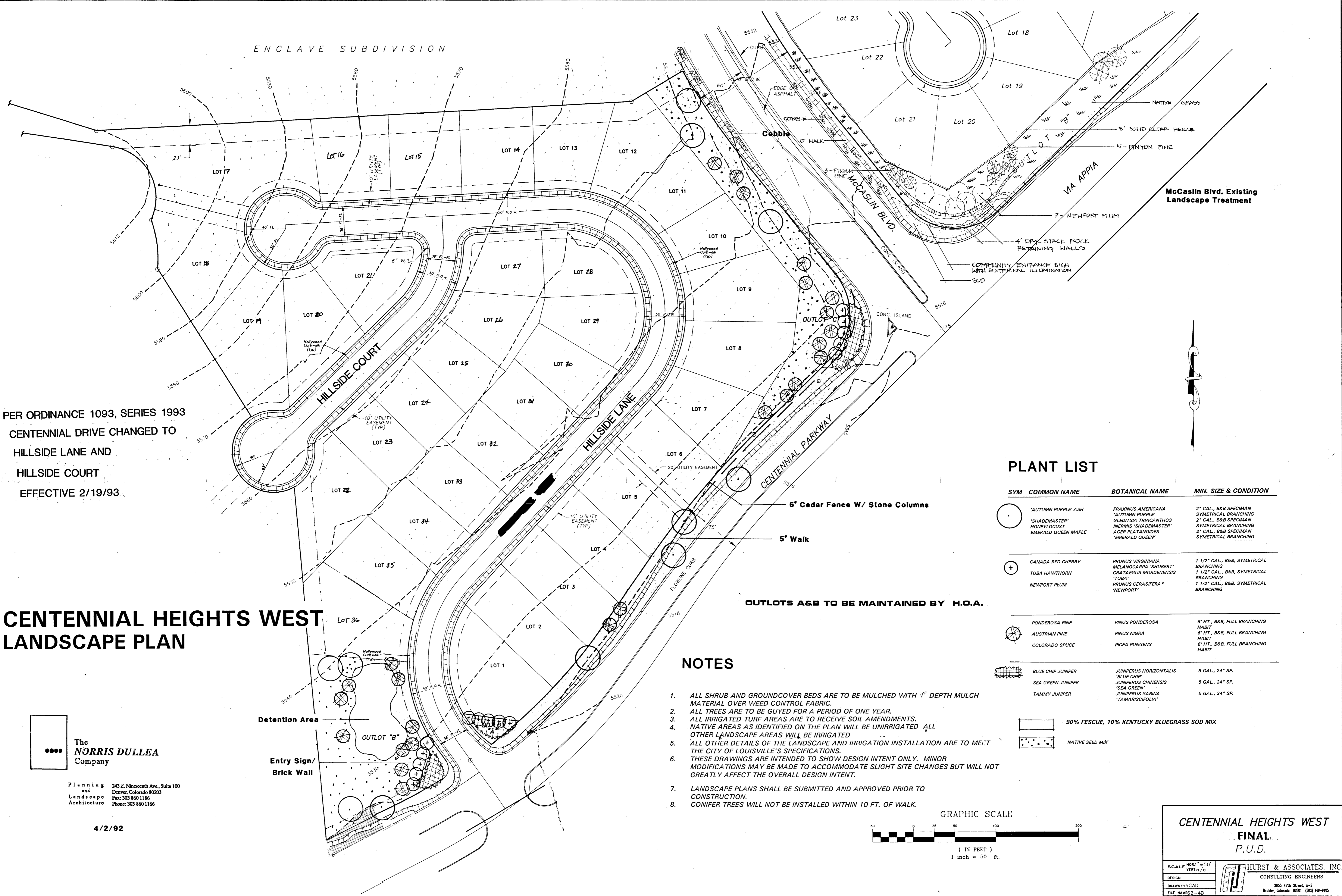
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12/31/95

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12/31/95

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12/31/95

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12/31/95

ENCLAVE SUBDIVISION



PER ORDINANCE 1093, SERIES 1993
CENTENNIAL DRIVE CHANGED TO
HILLSIDE LANE AND
HILLSIDE COURT
EFFECTIVE 2/19/93

**CENTENNIAL HEIGHTS WEST
LANDSCAPE PLAN**

**The
NORRIS DULLEA
Company**

Planning and Landscape Architecture
243 E. Nineteenth Ave., Suite 100
Denver, Colorado 80203
Fax: 303 860 1186
Phone: 303 860 1166

4/2/92

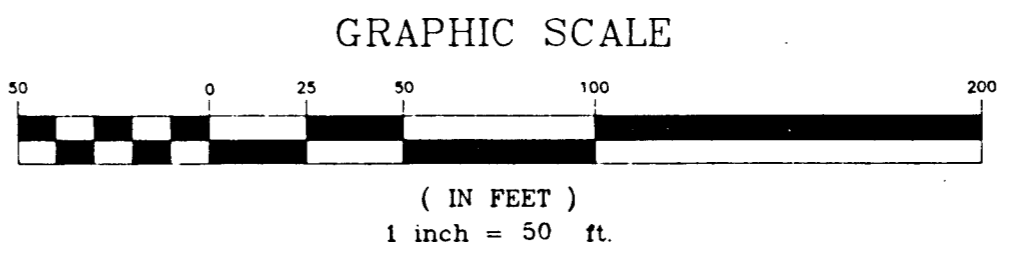
NOTES

- ALL SHRUB AND GROUND COVER BEDS ARE TO BE MULCHED WITH 4" DEPTH MULCH MATERIAL OVER WEED CONTROL FABRIC.
- ALL TREES ARE TO BE GUYED FOR A PERIOD OF ONE YEAR.
- ALL IRRIGATED TURF AREAS ARE TO RECEIVE SOIL AMENDMENTS.
- NATIVE AREAS AS IDENTIFIED ON THE PLAN WILL BE UNIRRIGATED. ALL OTHER LANDSCAPE AREAS WILL BE IRRIGATED.
- ALL OTHER DETAILS OF THE LANDSCAPE AND IRRIGATION INSTALLATION ARE TO MEET THE CITY OF LOUISVILLE'S SPECIFICATIONS.
- THESE DRAWINGS ARE INTENDED TO SHOW DESIGN INTENT ONLY. MINOR MODIFICATIONS MAY BE MADE TO ACCOMMODATE SLIGHT SITE CHANGES BUT WILL NOT GREATLY AFFECT THE OVERALL DESIGN INTENT.
- LANDSCAPE PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION.
- CONIFER TREES WILL NOT BE INSTALLED WITHIN 10 FT. OF WALK.

OUTLOTS A&B TO BE MAINTAINED BY H.O.A.

PLANT LIST

SYM	COMMON NAME	BOTANICAL NAME	MIN. SIZE & CONDITION
○	'AUTUMN PURPLE' ASH 'SHADEMASTER' HONEYLOCUST EMERALD QUEEN MAPLE	FRAXINUS AMERICANA 'AUTUMN PURPLE' GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' ACER PLATANOIDES 'EMERALD QUEEN'	2" CAL., B&B SPECIMAN SYMMETRICAL BRANCHING 2" CAL., B&B SPECIMAN SYMMETRICAL BRANCHING 2" CAL., B&B SPECIMAN SYMMETRICAL BRANCHING
+	CANADA RED CHERRY TOBA HAWTHORN NEWPORT PLUM	PRUNUS VIRGINIANA MELANOCARPA 'SHUBERT' CRATAEGUS MORDENSIENSIS 'TOBA' PRUNUS CERASIFERA 'NEWPORT'	1 1/2" CAL., B&B, SYMMETRICAL BRANCHING 1 1/2" CAL., B&B, SYMMETRICAL BRANCHING 1 1/2" CAL., B&B, SYMMETRICAL BRANCHING
⊗	PONDEROSA PINE AUSTRIAN PINE COLORADO SPUCE	PINUS PONDEROSA PINUS NIGRA PICEA PUNGENS	6' HT., B&B, FULL BRANCHING HABIT 6' HT., B&B, FULL BRANCHING HABIT 6' HT., B&B, FULL BRANCHING HABIT
⊘	BLUE CHIP JUNIPER SEA GREEN JUNIPER TAMMY JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP' JUNIPERUS CHINENSIS 'SEA GREEN' JUNIPERUS SABINA 'TAMARISCOFOLIA'	5 GAL., 24" SP. 5 GAL., 24" SP. 5 GAL., 24" SP.
▭		90% FESCUE, 10% KENTUCKY BLUEGRASS SOD MIX	
⋯		NATIVE SEED MIX	



**CENTENNIAL HEIGHTS WEST
FINAL
P.U.D.**

SCALE: HORIZ. = 50'
VERT. = 10'
DESIGN: JH
DRAWN: mh/cad
FILE: NAME2-4B
APPROVED: JH
HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
3055 47th Street, 4-3
Boulder, Colorado 80501 (303) 440-9105
JOB: HQ2062-4 DATE: 02/25/92 SHEET: 3