

CENTENNIAL 6 P.U.D.

PLANNING COMMISSION CERTIFICATE  
 APPROVED THIS 10 DAY OF Nov. 1987 BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 33  
 SERIES  
 CHAIRMAN *Don Jensen* SECRETARY *Mary Ann Pollock*

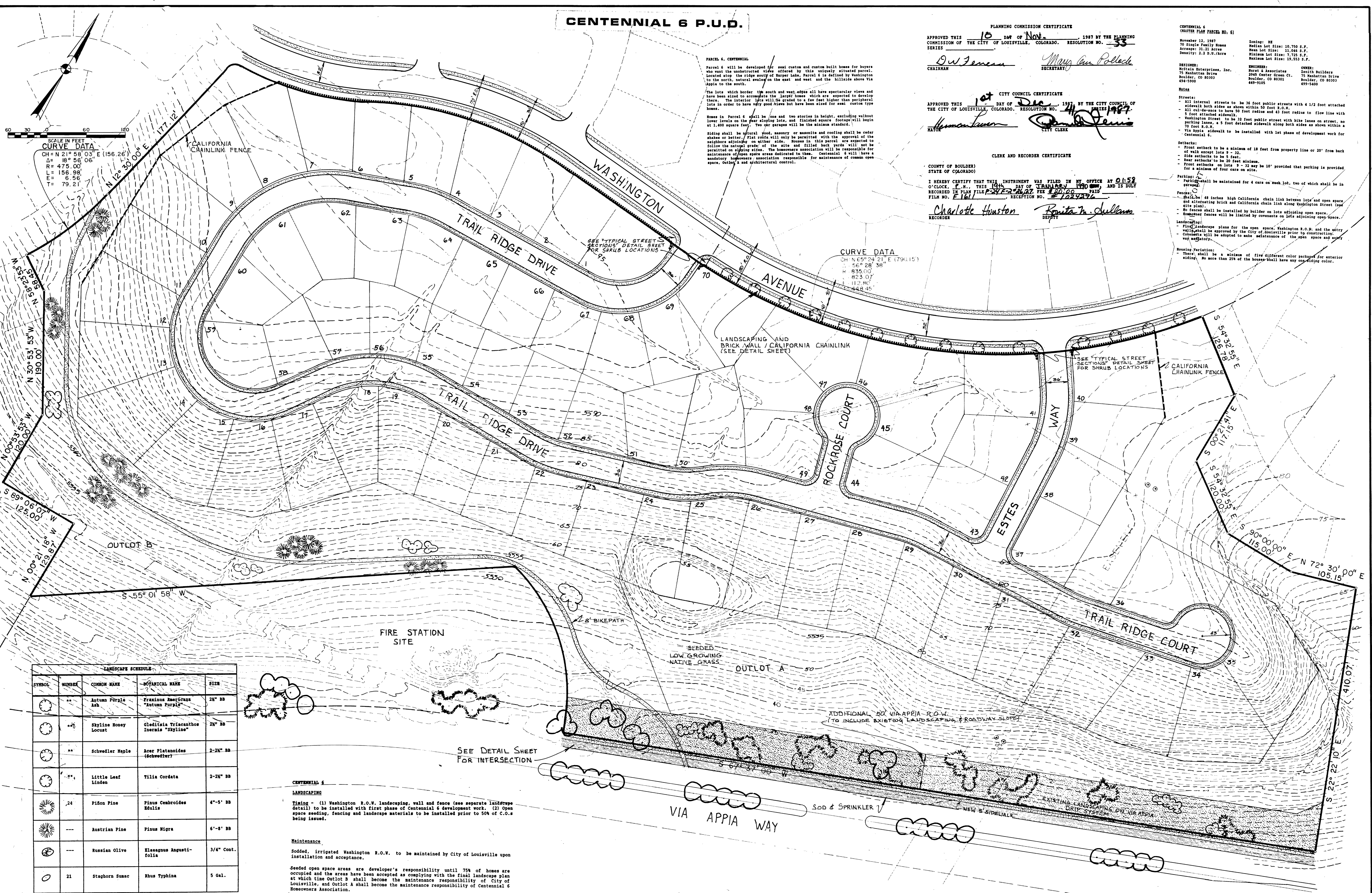
CITY COUNCIL CERTIFICATE  
 APPROVED THIS 10 DAY OF Dec. 1987 BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 44 SERIES 1987  
 MAYOR *Harold Larson* CITY CLERK *Don Jensen*

COUNTY OF BOULDER) STATE OF COLORADO)  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 01:59 O'CLOCK, P.M., THIS 19th DAY OF JANUARY 1988, AND IS DULY RECORDED IN PLAN FILE # 1272-2601, FOR \$60.00 FEE  
 FILE NO. E 16 REC'D 1/22/88  
 RECORDER *Charlotte Houston* DEPUTY *Ronita M. Jullena*

CENTENNIAL 6 (ENTER PLAN PARCEL NO. 6)  
 November 12, 1987  
 70 Single Family Homes  
 Acreage: 31.21 Acres  
 Density: 2.2 D.U./Acre  
 Zoning: R8  
 Minimum Lot Size: 10,750 S.F.  
 Mean Lot Size: 11,046 S.F.  
 Maximum Lot Size: 7,725 S.F.  
 Minimum Lot Size: 15,553 S.F.  
 ENGINEER: *McLain Enterprises, Inc.*  
 75 Manhattan Drive  
 Boulder, CO 80503  
 494-5500  
 OWNER: *Zenith Builders*  
 75 Manhattan Drive  
 Boulder, CO 80503  
 494-5400

Notes:  
 Streets:  
 - All internal streets to be 36 foot public streets with 4 1/2 foot attached sidewalks both sides as shown within 50 foot R.O.W.  
 - All cul-de-sacs to have 50 foot radius and 43 foot radius to flow line with 2 foot attached sidewalk.  
 - Washington Street: to be 32 foot public street with bike lanes on street, no parking lanes; a 9 foot detached sidewalk along both sides as shown within a 70 foot R.O.W.  
 - The 10' wide sidewalk to be installed with 1st phase of development work for Centennial 6.  
 Setbacks:  
 - Front setback to be a minimum of 18 feet from property line or 20' from back of sidewalk except lots 9 - 32.  
 - Side setbacks to be 5 feet.  
 - Rear setbacks to be 20 feet minimum.  
 - Front setbacks on lots 9 - 32 may be 10' provided that parking is provided for a minimum of four cars on site.  
 Parking:  
 - Parking shall be maintained for 4 cars on each lot, two of which shall be in garage.  
 Fences:  
 - Shall be 48 inches high California chain link between lots and open space and alternating brick and California chain link along Washington Street (see site plan).  
 - No fences shall be installed by builder on lots adjoining open space.  
 - Fences shall be limited by covenants on lots adjoining open space.  
 Landscaping:  
 - Final landscape plan for the open space, Washington R.O.W. and the entry walls shall be approved by the City of Louisville prior to construction.  
 - Covenants will be adopted to insure maintenance of the open space and entry walls.  
 Housing Variation:  
 - There shall be a minimum of five different color packages for exterior siding. No more than 25% of the houses shall have any one siding color.

PARCEL 6, CENTENNIAL  
 Parcel 6 will be developed for semi custom and custom built homes for buyers who want the unobstructed views offered by this uniquely situated parcel. Located atop the ridge south of Harper Lake, Parcel 6 is defined by Washington to the north, natural valleys on the east and west and the hillside above Via Appia to the south.  
 The lots which border the south and west edges all have spectacular views and have been sized to accommodate the larger homes which are expected to develop there. The interior lots will be graded to a few feet higher than peripheral lots in order to have very good views but have been sized for semi custom type homes.  
 Homes in Parcel 6 shall be one and two stories in height, excluding without lower levels on the rear sloping lots, and finished square footage will begin at 1,400 square feet. Two car garages will be the minimum standard.  
 Siding shall be natural wood, masonry or monoxide and roofing shall be cedar shakes or better. Flat roofs will only be permitted with the approval of the neighbors adjoining on either side. Houses in this parcel are expected to follow the natural grade of the site and filled back yards will not be permitted on sloping sites. The homeowners association will be responsible for maintenance of open space areas dedicated to them. Centennial 6 will have a mandatory homeowners association responsible for maintenance of common open space, Outlot A and architectural control.



SCALE IN FEET  
 CURVE DATA  
 CH = N 21° 58' 03" E (156.26)  
 Δ = 18° 56' 08"  
 R = 475.00'  
 L = 156.98'  
 E = 6.56'  
 T = 79.21'

CURVE DATA  
 CH = N 65° 24' 21" E (790.15)  
 Δ = 56° 28' 38"  
 R = 835.00'  
 L = 823.07'  
 E = 112.40'  
 T = 444.45'

LANDSCAPE SCHEDULE

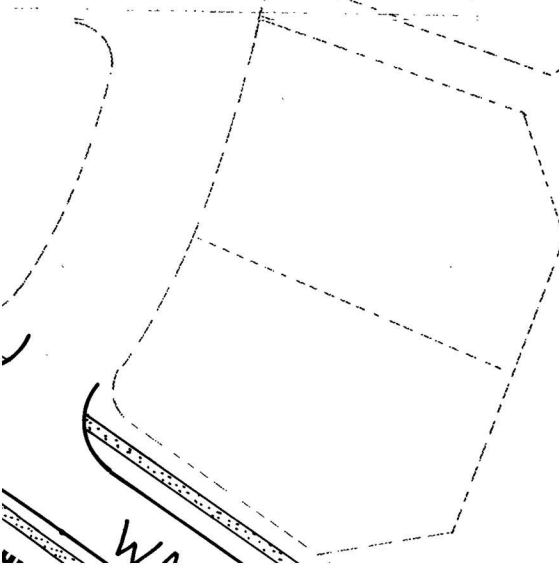
SYMBOL	NUMBER	COMMON NAME	BOTANICAL NAME	SIZE
	**	Autumn Purple Oak	Fraxinus Americana (Autumn Purple)	2" BB
	**	Skyline Honey Locust	Gleditsia Tricanthos Inermis "Skyline"	2" BB
	**	Schwedler Maple	Acer Platanoides (Schwedler)	2-2 1/2" BB
	**	Little Leaf Linden	Tilia Cordata	2-2 1/2" BB
	24	Piñon Pine	Pinus Cembroides Edulis	4"-5" BB
	---	Austrian Pine	Pinus Nigra	6"-8" BB
	---	Russian Olive	Elaeagnus Angustifolia	3/4" Cont.
	21	Staghorn Sumac	Rhus Typhina	5 Gal.

CENTENNIAL 6 LANDSCAPING  
 Timing - (1) Washington R.O.W. landscaping, wall and fence (see separate landscape detail) to be installed with first phase of Centennial 6 development work. (2) Open space seeding, fencing and landscape materials to be installed prior to 50% of C.O.s being issued.  
 Maintenance  
 Sodded, irrigated Washington R.O.W. to be maintained by City of Louisville upon installation and acceptance.  
 Seeded open space areas are developer's responsibility until 75% of homes are occupied and the areas have been accepted as complying with the final landscape plan at which time Outlot B shall become the maintenance responsibility of City of Louisville, and Outlot A shall become the maintenance responsibility of Centennial 6 Homeowners Association.

\*\* Alternating pattern along Washington & Via Appia at intersections.



# CENTENNIAL 6 P.U.D.



## PARCEL 6, CENTENNIAL

Parcel 6 will be developed for semi custom and custom built homes for buyers who want the unobstructed views offered by this uniquely situated parcel. Located atop the ridge south of Harper Lake, Parcel 6 is defined by Washington to the north, natural swales on the east and west and the hillside above Via Appia to the south.

The lots which border the south and west edges all have spectacular views and have been sized to accommodate the larger homes which are expected to develop there. The interior lots will be graded to a few feet higher than peripheral lots in order to have very good views but have been sized for semi custom type homes.

Homes in Parcel 6 shall be one and two stories in height, excluding walkout lower levels on the year sloping lots, and finished square footage will begin at 1,400 square feet. Two car garages will be the minimum standard.

Siding shall be natural wood, masonry or masonite and roofing shall be cedar shakes or better. Flat roofs will only be permitted with the approval of the neighbors adjoining on either side. Houses in this parcel are expected to follow the natural grade of the site and filled back yards will not be permitted on sloping sites. The homeowners association will be responsible for maintenance of open space areas dedicated to them. Centennial 6 will have a mandatory homeowners association responsible for maintenance of common open space, Outlot A and architectural control.

### PLANNING COMMISSION CERTIFICATE

APPROVED THIS 10 DAY OF Nov, 1987 BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 33 SERIES \_\_\_\_\_

D.W. Jensen  
CHAIRMAN

Mary Ann Pollock  
SECRETARY

### CITY COUNCIL CERTIFICATE

APPROVED THIS 1st DAY OF Dec, 1987 BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 44 SERIES 1987.

Harmon Lauer  
MAYOR

Donald Dennis  
CITY CLERK

### CLERK AND RECORDER CERTIFICATE

COUNTY OF BOULDER)  
STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 0:58 O'CLOCK, P.M., THIS 19th DAY OF JANUARY 1990, AND IS DULY RECORDED IN PLAN FILE P-24 E-2-2627, FEE \$20.00 PAID FILM NO. E1611, RECEPTION NO. #1224296.

Charlotte Houston  
RECORDER

Ronita M. Sullivan  
DEPUTY

### CENTENNIAL 6 (MASTER PLAN PARCEL NO: 6)

November 12, 1987  
70 Single Family Homes  
Acreage: 31.21 Acres  
Density: 2.2 D.U./Acre

Zoning: RE  
Median Lot Size: 10,750 S.F.  
Mean Lot Size: 11,046 S.F.  
Minimum Lot Size: 7,725 S.F.  
Maximum Lot Size: 19,553 S.F.

DESIGNER:  
McStain Enterprises, Inc.  
75 Manhattan Drive  
Boulder, CO 80303  
494-5900

ENGINEER:  
Hurst & Associates  
2945 Center Green Ct.  
Boulder, CO 80301  
449-9105

OWNER:  
Zenith Builders  
75 Manhattan Drive  
Boulder, CO 80303  
499-5400

### Notes

#### Streets:

- All internal streets to be 36 foot public streets with 4 1/2 foot attached sidewalk both sides as shown within 50 foot R.O.V.
- All cul-de-sacs to have 50 foot radius and 43 foot radius to flow line with 5 foot attached sidewalk.
- Washington Street to be 32 foot public street with bike lanes on street, no parking lanes, a 5 foot detached sidewalk along both sides as shown within a 70 foot R.O.V.
- Via Appia sidewalk to be installed with 1st phase of development work for Centennial 6.

#### Setbacks:

- Front setback to be a minimum of 18 feet from property line or 20' from back of walk except lots 9 - 32.
- Side setbacks to be 5 feet.
- Rear setbacks to be 20 feet minimum.
- Front setbacks on lots 9 - 32 may be 10' provided that parking is provided for a minimum of four cars on site.

#### Parking:

- Parking shall be maintained for 4 cars on each lot, two of which shall be in garages.

#### Fences:

- Shall be 48 inches high California chain link between lots and open space and alternating brick and California chain link along Washington Street (see site plan).
- No fences shall be installed by builder on lots adjoining open space.
- Homeowner fences will be limited by covenants on lots adjoining open space.

#### Landscaping:

- Final landscape plans for the open space, Washington R.O.V. and the entry walk shall be approved by the City of Louisville prior to construction.
- Covenants will be adopted to make maintenance of the open space and entry way mandatory.

#### Housing Variation:

- There shall be a minimum of five different color packages for exterior siding. No more than 25% of the houses shall have any one siding color.

**CENTENNIAL 6**

**LANDSCAPING**

**Timing -** (1) Washington R.O.W. landscaping, wall and fence (see separate landscape detail) to be installed with first phase of Centennial 6 development work. (2) Open space seeding, fencing and landscape materials to be installed prior to 50% of C.O.s being issued.

**Maintenance**

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Seeded open space areas are developer's responsibility until 75% of homes are occupied and the areas have been accepted as complying with the final landscape plan at which time Outlot B shall become the maintenance responsibility of City of Louisville, and Outlot A shall become the maintenance responsibility of Centennial 6 Homeowners Association.