

CENTENNIAL 8 P.U.D.

CENTENNIAL 8
(MASTER PLAN PARCELS 8 & 9)

November 12, 1987
120 Single Family Homes
Acres: 24.01 Acres
Density: 5.0 D.U./Acre

Zoning: RE
Median Lot Size: 6,060 S.F.
Mean Lot Size: 6,174 S.F.
Minimum Lot Size: 5,018 S.F. * See note
Maximum Lot Size: 10,150 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 5 foot attached sidewalks on 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 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 feet R.O.W.

- Setbacks:
- Front setback to be a minimum of 18 feet from property line or 20' to back of curb.
- Side setbacks to be 5 feet.
- Rear setbacks to be 15 feet minimum.

- Fences:
- Shall be 48 inches high California chain link between all lots and open space and 6' cedar with 6x6 timber at 30 feet on center along Washington Street and McCaslin Blvd.

- Landscaping:
- Final landscape plans for the Washington R.O.W., the entryway and McCaslin R.O.W. shall be approved by the City of Louisville prior to construction.

- Minimum Lot Sizes:
- Minimum lot size along McCaslin and Washington to be 6000 S.F.
- Interior minimum lot size to be 5000 S.F.
- Minimum lot size adjoining Homart to be 5700 S.F.

- 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.

LANDSCAPING

Timing - (1) Washington materials and fence to be installed with street construction. (2) See Harper Lake Park for details on that area. (3) R.O.W. landscaping and fence along McCaslin Blvd. to be installed with first development phase of construction.

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

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

Maintenance

Washington R.O.W. and McCaslin R.O.W. landscape and fence will be maintained by the City of Louisville upon completion and acceptance.

PARCEL 8, CENTENNIAL

Parcel 8 will be developed to accommodate single family lots in an attractive location convenient to the Harper Lake Park. With a minimum lot dimension of 55' x 90', these are excellent lots for first move up or starter homes, and they are wide enough to adapt to the sloping site. The lots are sited on pleasant winding streets and most slope to the south for optimum solar gain. It is the developer's intent to put smaller homes in this premium site to provide an alternative for young buyers who want an upgraded location.

Homes will be 1 1/2 to 2 stories in height with some walkout lower levels. Siding materials will include masonite, masonry and natural wood. Roofs shall be weathered wood color asphalt shingles or better. Steep roof pitches will be encouraged.

COUNTY OF BOULDER)
STATE OF COLORADO)

CLERK AND RECORDER CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 8:07 O'CLOCK, A.M., THIS 13th DAY OF DECEMBER, 1987, AND IS DULY RECORDED IN PLAN FILE # 1558, RECEPTION NO. 457387.

Charlotte Houston
RECORDER

Deputy
RECORDS

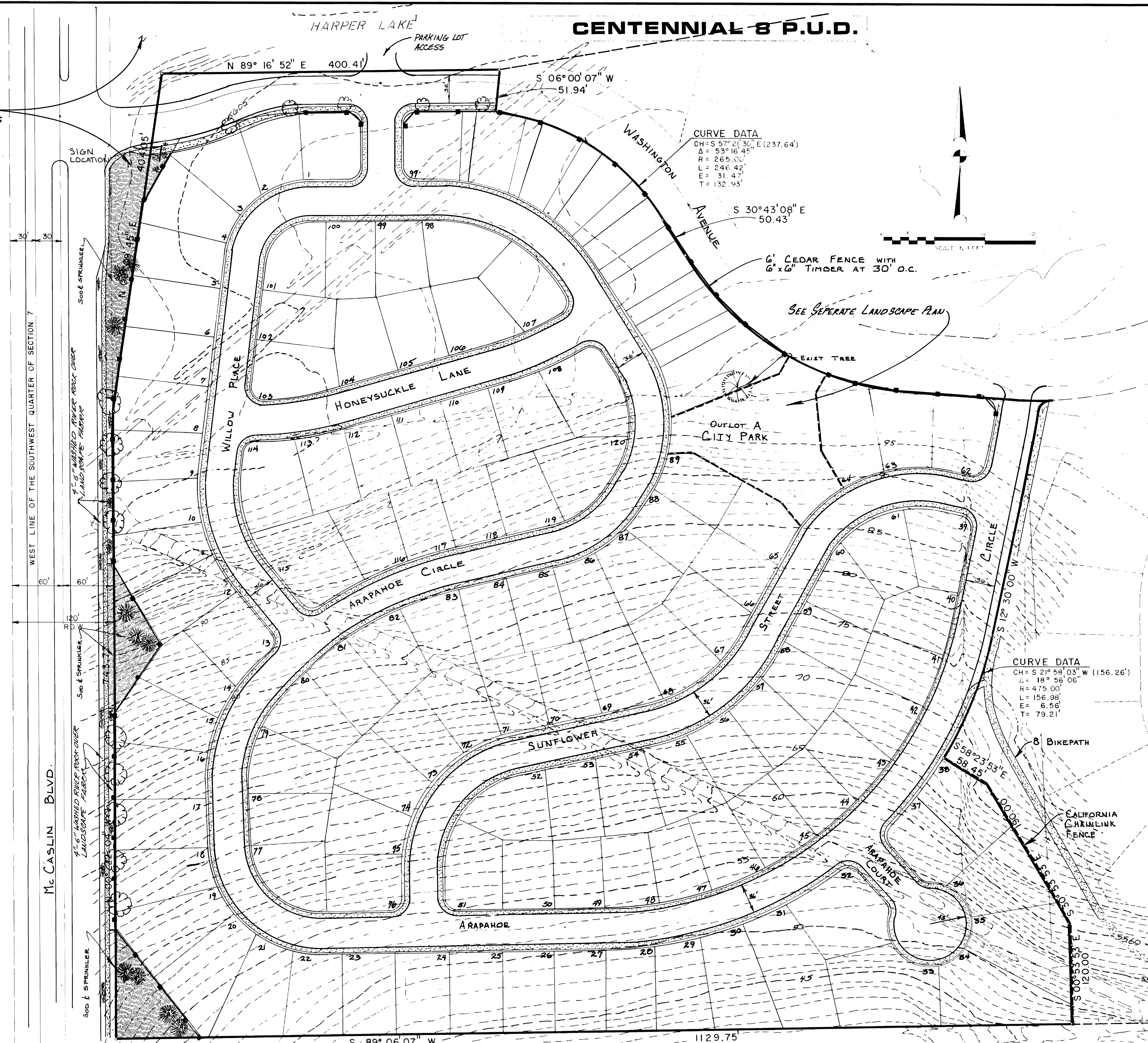
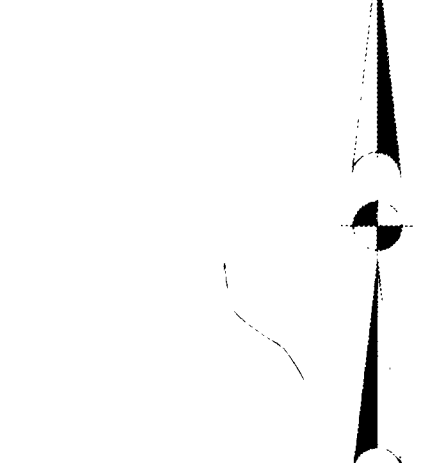
CITY COUNCIL CERTIFICATE
APPROVED THIS 1st DAY OF Dec., 1987, BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 449, SERIES 1987.
Mayor: *Herman Lawson*
City Clerk: *Janet Davis*

PLANNING COMMISSION CERTIFICATE
APPROVED THIS 18th DAY OF November, 1987 BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 55, SERIES 1987.
Chairman: *D.W. Finner*
Secretary: _____

HOMART

SEE HARPER LAKE PARK PARKING PLAN FOR DETAILS OF LANDSCAPING

SEE SEPARATE LANDSCAPE PLAN



#00957387 12/13/88 08:07 AM REAL ESTATE RECORDS
F1558 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

034
DRAWING NUMBER
CENTENNIAL 8
SHEET 1
SHEET 1 OF 3
CITY OF LOUISVILLE

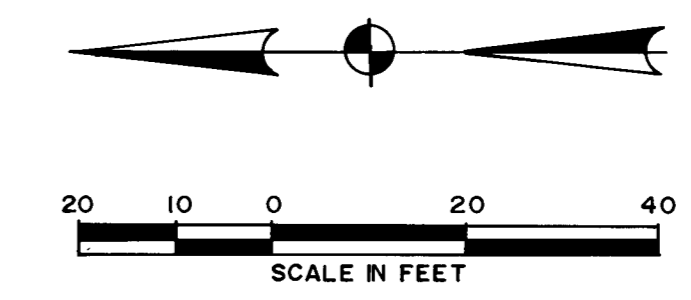
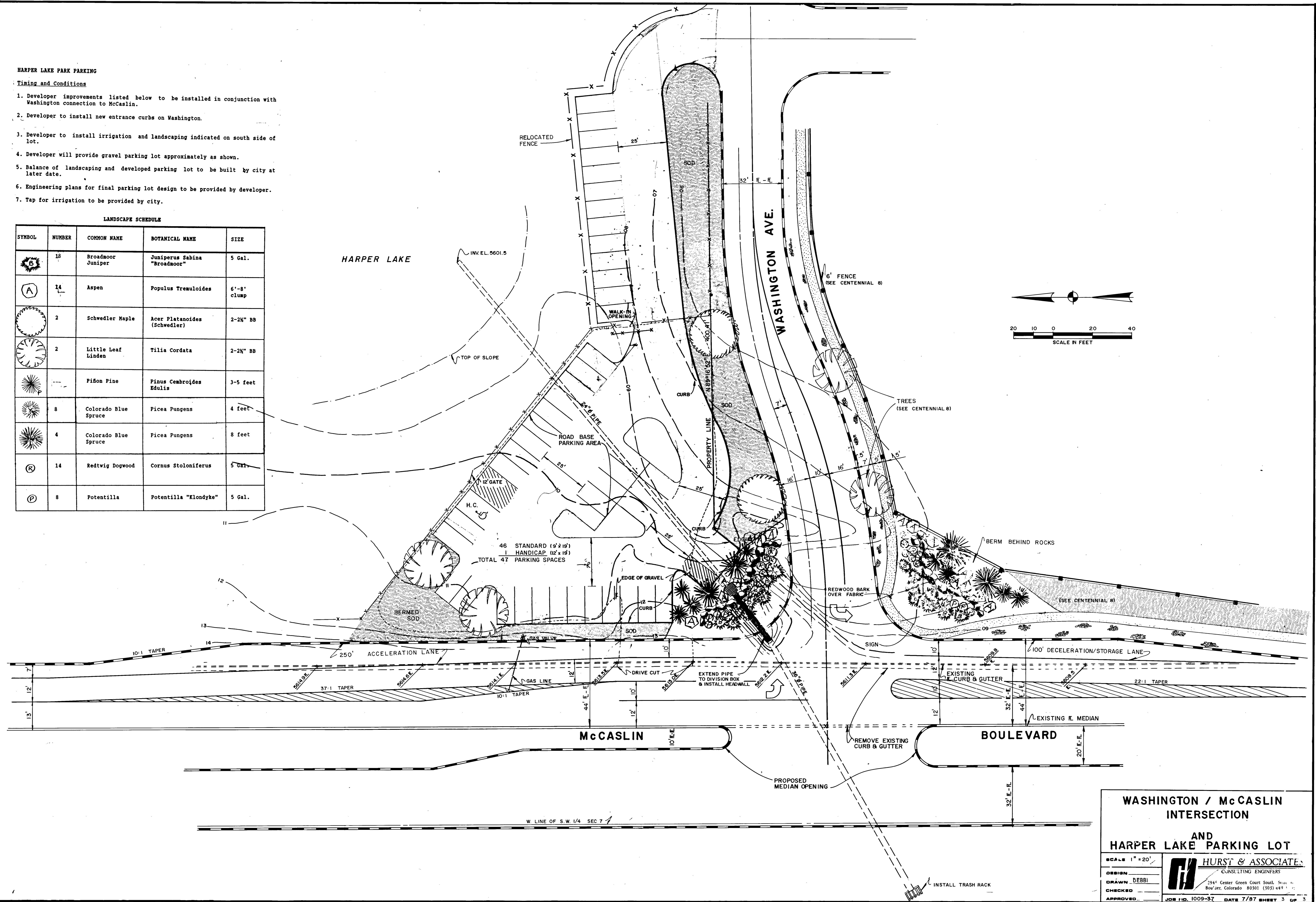
HARPER LAKE PARK PARKING

Timing and Conditions

1. Developer improvements listed below to be installed in conjunction with Washington connection to McCaslin.
2. Developer to install new entrance curbs on Washington.
3. Developer to install irrigation and landscaping indicated on south side of lot.
4. Developer will provide gravel parking lot approximately as shown.
5. Balance of landscaping and developed parking lot to be built by city at later date.
6. Engineering plans for final parking lot design to be provided by developer.
7. Tap for irrigation to be provided by city.

LANDSCAPE SCHEDULE

SYMBOL	NUMBER	COMMON NAME	BOTANICAL NAME	SIZE
(B)	18	Broadmoor Juniper	Juniperus Sabina "Broadmoor"	5 Gal.
(A)	14	Aspen	Populus Tremuloides	6'-8' clump
(S)	2	Schwedler Maple	Acer Platanoides (Schwedler)	2-2 1/2" BB
(L)	2	Little Leaf Linden	Tilia Cordata	2-2 1/2" BB
(P)		Pifon Pine	Pinus Cembroides Edulis	3-5 feet
(S)	8	Colorado Blue Spruce	Picea Pungens	4 feet
(S)	4	Colorado Blue Spruce	Picea Pungens	8 feet
(R)	14	Redtwig Dogwood	Cornus Stoloniferus	5 Gal.
(P)	8	Potentilla	Potentilla "Klondyke"	5 Gal.



WASHINGTON / McCASLIN INTERSECTION AND HARPER LAKE PARKING LOT

Centennial 8 P 3 SHEET 3

SCALE 1" = 20'

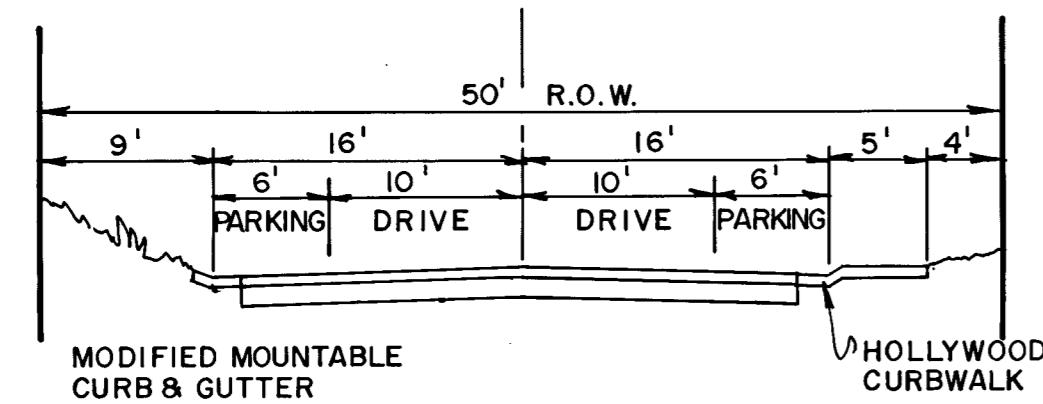
DESIGN DEBBI
DRAWN DEBBI
CHECKED
APPROVED

HURST & ASSOCIATES
CONSULTING ENGINEERS
294 Center Green Court South, Suite 100
Boulder, Colorado 80501 (303) 441-1111

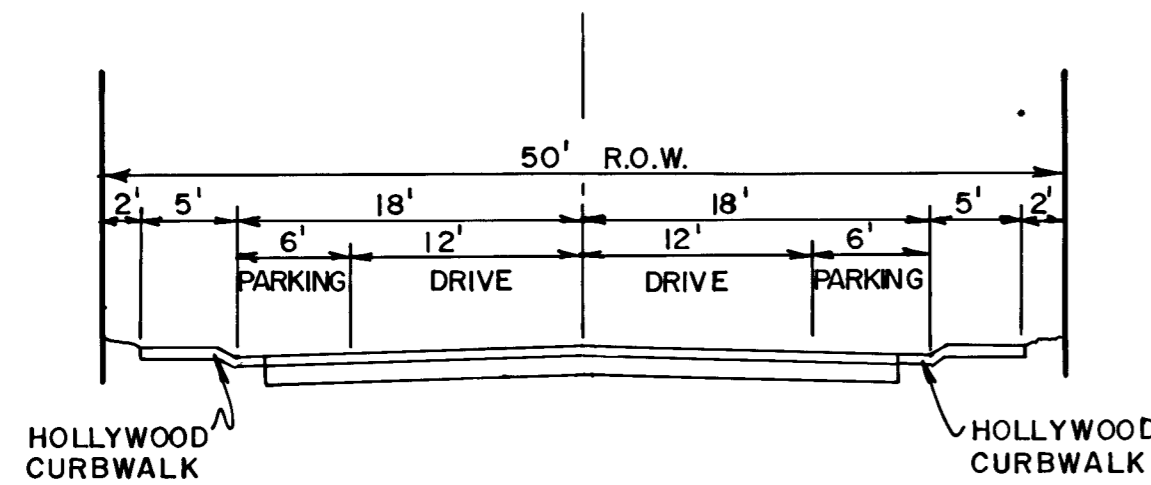
JOB NO. 1009-37 DATE 7/87 SHEET 3 OF 3
CITY OF LOUISVILLE

PLANFIELD CORPORATION • FINANCIAL CORPORATION
 REVISION NUMBER 01/88
 DRAWING NUMBER 034.2
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 PLANFIELD CORPORATION • FINANCIAL CORPORATION
 REVISION NUMBER 01/88
 CENTENNIAL 8 P 3 SHEET 3
 PLANFIELD CORPORATION • FINANCIAL CORPORATION
 REVISION NUMBER 01/88

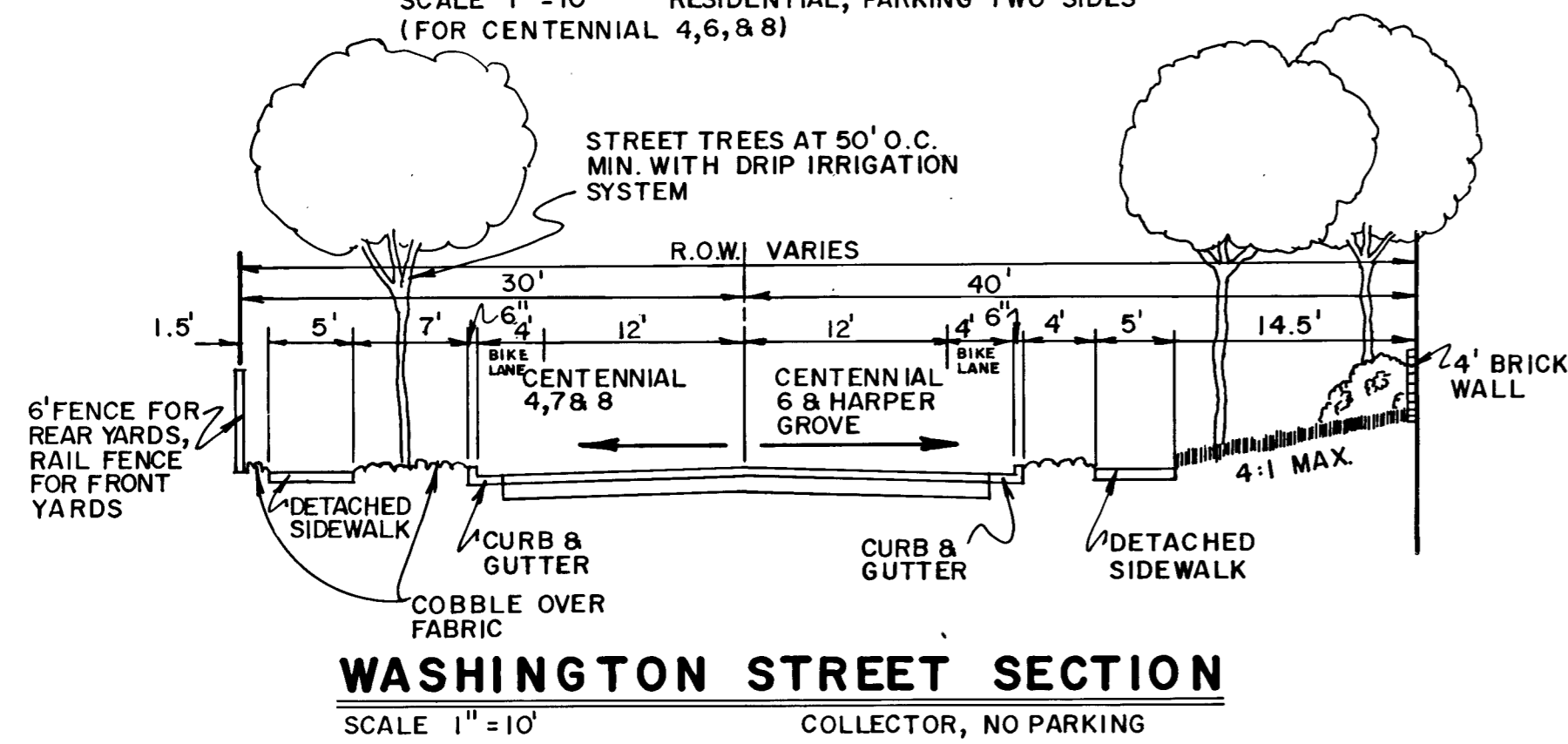
CENTENNIAL P.U.D. TYPICAL STREET SECTIONS



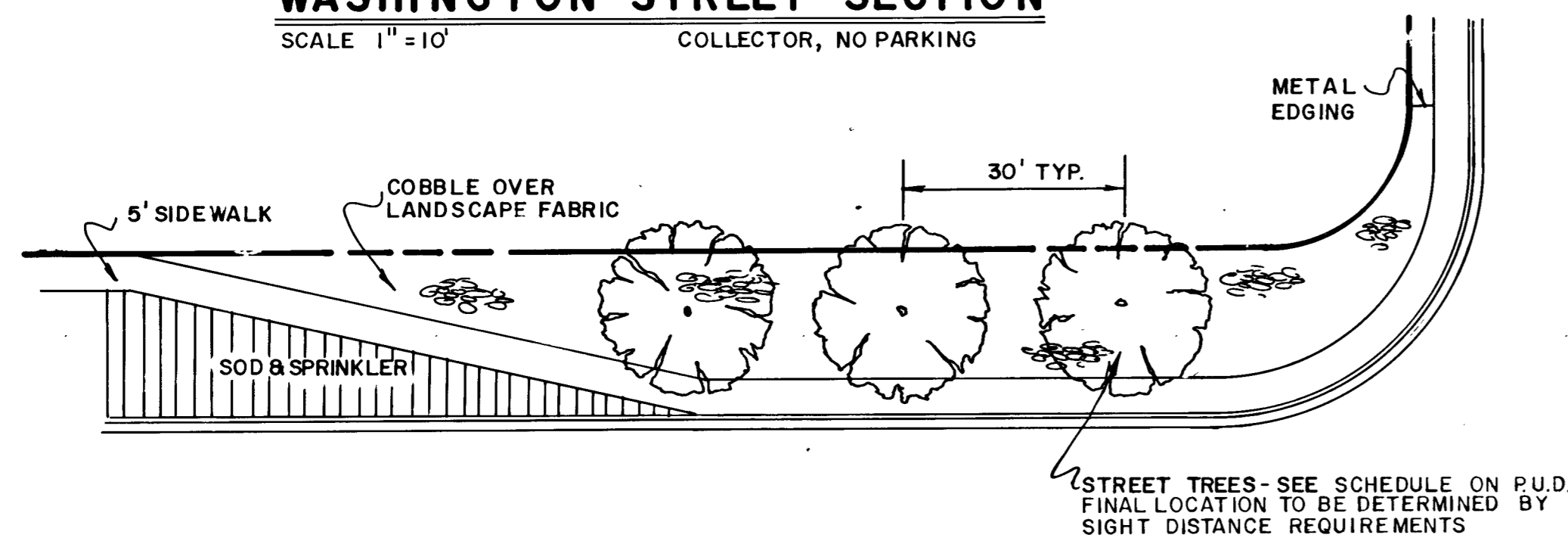
TYPICAL STREET SECTION
SCALE 1" = 10'
RESIDENTIAL, PARKING TWO SIDES
(THIS SECTION FOR CENTENNIAL 7, (GROVE II) ONLY).



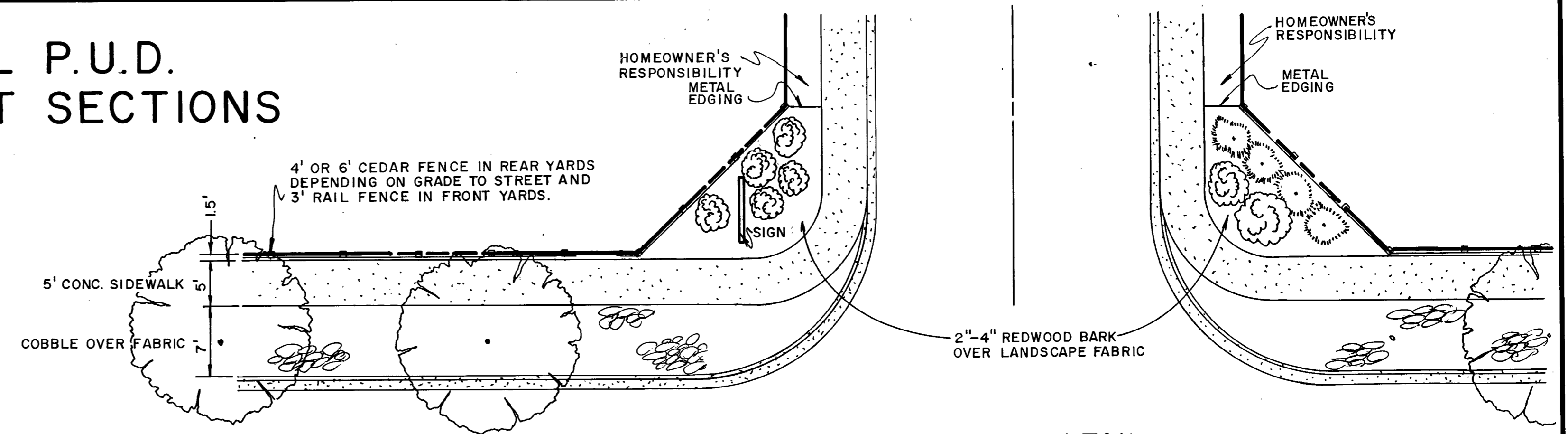
TYPICAL STREET SECTION
SCALE 1" = 10'
RESIDENTIAL, PARKING TWO SIDES
(FOR CENTENNIAL 4, 6, & 8)



WASHINGTON STREET SECTION
SCALE 1" = 10'
COLLECTOR, NO PARKING

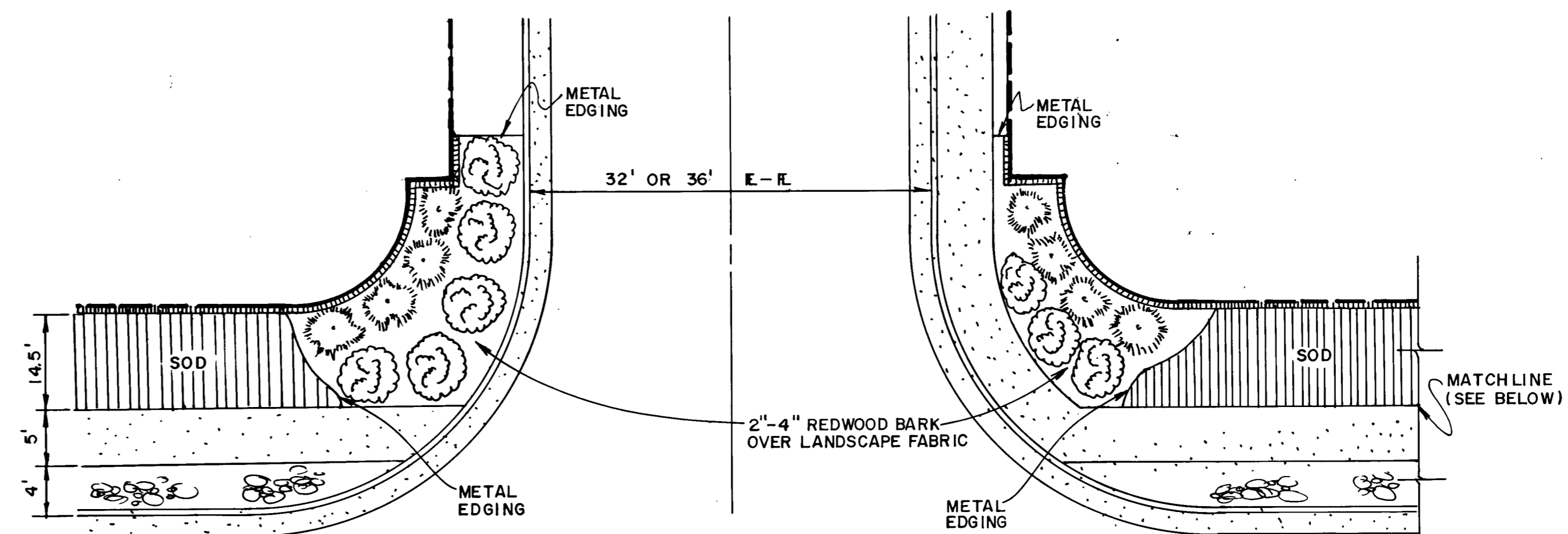


VIA APPIA AT PINE ST. & TYLER AVE.
SCALE 1" = 20'



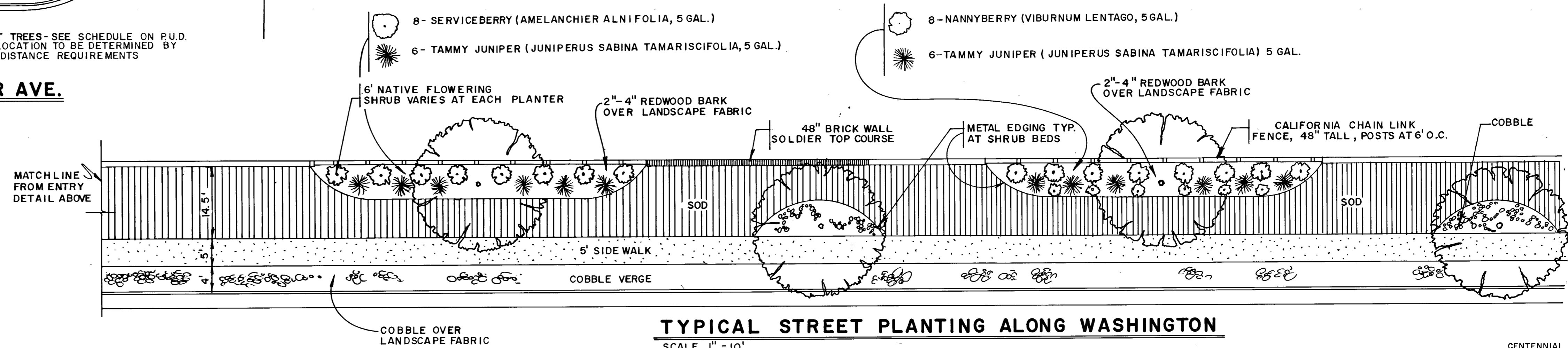
ENTRY DETAIL
SCALE 1" = 10'
CENTENNIAL 4, 7 & 8

- 4 - TAMMY JUNIPER (JUNIPERUS SABINA TAMARISCIFOLIA) 5 GAL.
- 8 - BROADMOOR JUNIPER (JUNIPERUS SABINA BROADMOOR) 5 GAL.



ENTRY DETAIL
SCALE 1" = 10'
(FOR CENTENNIAL 6 ONLY)

- 8 - TAMMY JUNIPER (JUNIPERUS SABINA TAMARISCIFOLIA)
- 8 - BROADMOOR JUNIPER (JUNIPERUS SABINA BROADMOOR)



TYPICAL STREET PLANTING ALONG WASHINGTON
SCALE 1" = 10'
CENTENNIAL 6 & HARPER GROVE

DETAIL SHEET

SCALE 1" = 10'

HURST & ASSOCIATES
CONSULTING ENGINEERS

DESIGN J.W.J.
DRAWN R.J.L.
CHECKED J.W.J.
APPROVED J.W.J.

2945 Center Green Court South, Suite G
Boulder, Colorado 80301 (303) 449-9185

JOB NO. 1009-36 DATE 8/87 SHEET 2 OF 3

CITY OF LOUISVILLE