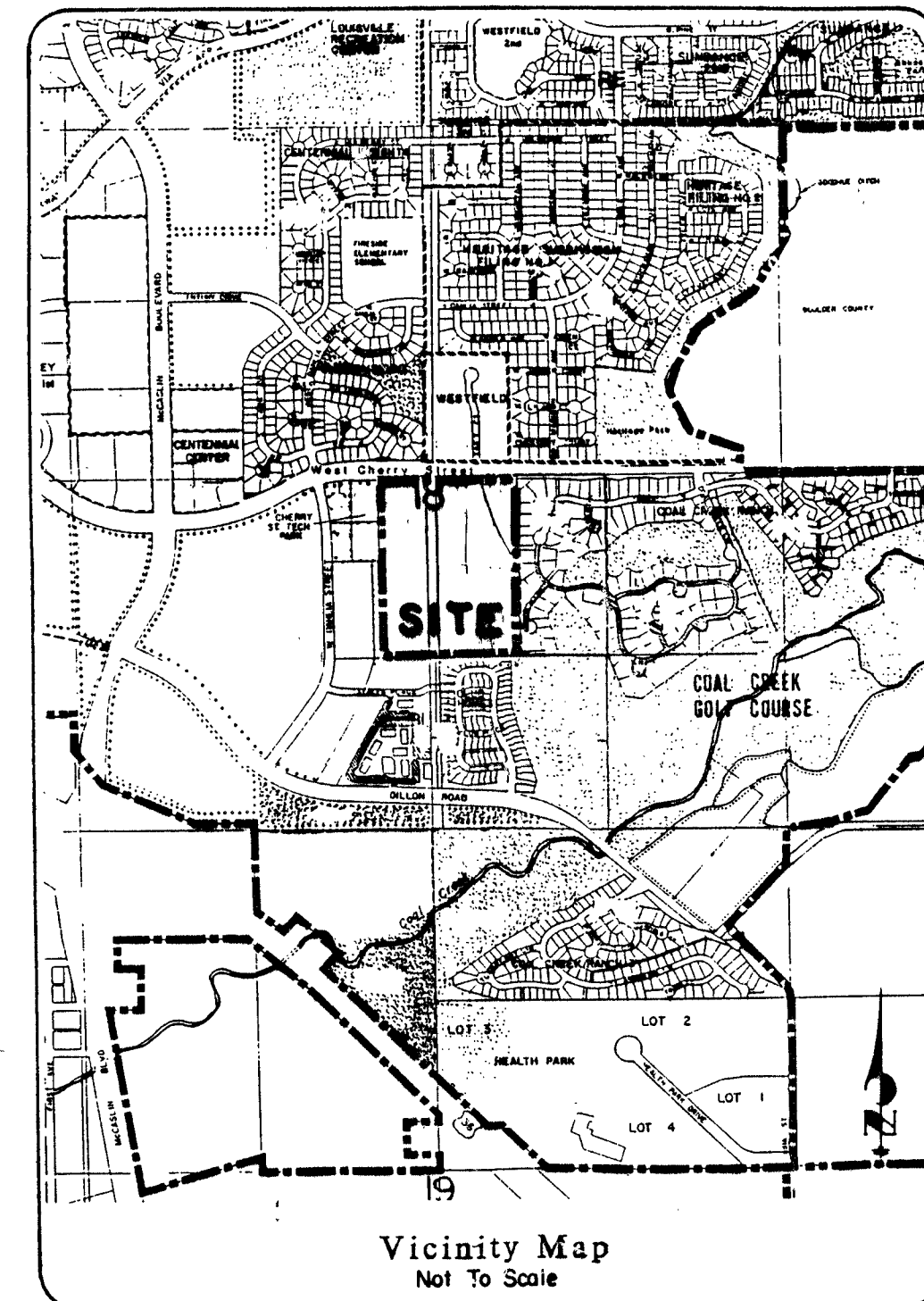


A SUBDIVISION OF A PART OF THE SOUTH ONE-HALF OF SECTION 18,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
FINAL PLANNED UNIT DEVELOPMENT PLAN



1. EXISTING CONTOUR INTERVAL IS ONE (1) FOOT.

2. OWNER: THE MEADOWS AT COAL CREEK CORPORATION
% MR. DELMER ZWEYGARDT
41200 COUNTY ROAD 13
ELIZABETH, COLORADO 80107
(303) 646-3555

3. SITE DATA:

A. TOTAL ACREAGE:	31.04 ACRES	
B. ZONING:	R - E	
C. NUMBER OF LOTS:	102 LOTS	
D. LOT SIZE:	6000 - 7000 S.F.	18%
	7000 - 8000 S.F.	31%
	8000 - 9000 S.F.	27%
	9000 - GREATER	24%
		<u>100%</u>

E. GROSS DENSITY: 3.1 LOTS/ACRE
F. OPEN SPACE: 6.02 ACRES

4. APPROVAL OF THE LANDSCAPING IS SUBJECT TO REVIEW BY THE CITY OF MORE DETAILED DRAWINGS TO BE SUBMITTED BY THE DEVELOPER.

5. LANDSCAPING ON INDIVIDUAL LOTS WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNERS. PRESERVATION OF EXISTING VEGETATION AND USE OF INDIGENOUS PLANT MATERIALS WILL BE ENCOURAGED.

6. ENCOURAGED. SIGNIFICANT NATURAL FEATURES SHALL BE PRESERVED UNLESS REMOVAL IS SPECIFICALLY REQUIRED DUE TO CONSTRUCTION ACTIVITIES.
7. THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS DEVELOPMENT PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE DESIGN CONCEPTS.

8. MINIMUM BUILDING SETBACKS:

A. FROM FRONT LOT LINE:	20 FEET	* MOD
B. FROM CORNER RIGHT-OF-WAY LINES:	20 FEET	
C. FROM SIDE LOT LINES:	5 FEET	
D. FROM REAR LOT LINES:	25 FEET	

9. MAXIMUM BUILDING HEIGHT:

	30 FEET	
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10. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN AREAS OF
STATE INTEREST ON THIS SITE.

11. UTILITIES PER CITY STANDARDS:

11. UTILITIES PER CITY STANDARDS:

A.	WATER	-	CITY OF LOUISVILLE
B.	SANITARY SEWER	-	CITY OF LOUISVILLE
C.	ELECTRIC	-	PUBLIC SERVICE COMPANY OF COLORADO
D.	GAS	-	PUBLIC SERVICE COMPANY OF COLORADO
E.	TELEPHONE	-	U.S. WEST
F.	CABLE TV	-	SCRIPPS HOWARD CABLE

12. ALL SIDE LOT LINES SHALL HAVE A FIVE (5) FOOT DRAINAGE EASEMENT (2.5 FEET EACH SIDE).

13. A FOUR (4) FOOT ATTACHED CONCRETE SIDEWALK TO BE PROVIDED ADJACENT TO ALL INTERIOR PUBLIC STREETS.

14. A FIVE (5) FOOT DETACHED CONCRETE SIDEWALK WILL BE CONSTRUCTED ADJACENT TO CHERRY STREET.

15. AN EIGHT (8) FOOT CONCRETE BIKE TRAIL WILL BE CONSTRUCTED AS SHOWN.

16. ALL CORNER LOTS TO ADHERE TO THE 55 FOOT VISIBILITY TRIANGLE.
17. ALL STREETS HAVE A 50 FOOT RIGHT-OF-WAY WITH 36 FOOT FLOWLINE
TO FLOWLINE UNLESS NOTED OTHERWISE.

18. TYPICAL PLANT LIST:
A. BINYOU BINE

- A. PINYON PINE
- B. AUSTRALIAN PINE
- C. COLORADO SPRUCE
- D. CANADA RED CHERRY
- E. FLOWERING CRABS
- F. SIOUXLAND COTTONWOOD
- G. EUROPEAN MOUNTAIN ASH
- H. GREEN ASH
- I. HONEYLOCUST
- J. LINDEN
- K. SILVER MAPLE

OPEN SPACE USE			
OUTLOT	USE	IMPROVEMENTS	OWNERSHIP/MAINTENANCE
A	Open Space/Landscape Buffer	Trees and Shrubs, Berm 6' Privacy Fence*	Homeowner's Association
B	Open Space/Utilities and Pedestrian Access	4' Walk, Native Grass and California Fence*	Homeowner's Association
C	Open Space/Pedestrian Access and Utilities	4' Walk, Native Grass and California Fence*	Homeowner's Association
D	Open Space/Pedestrian Access	8' Trail and Native Grass and California Fence*	City of Louisville Fence Maintained by Homeowners Association or Individual Lot Owner
E	Open Space/Landscape Buffer	Trees, Shrubs, Grass, Irrigation System and 6' Cherry St. Fence*	City of Louisville Fence Maintained by Homeowners Association or Individual Lot Owner. Signs Maintained by Homeowners Association
F	Open Space/Landscape Buffer	Trees, Shrubs, Grass, Irrigation System and 6' Cherry St. Fence*	City of Louisville Fence Maintained by Homeowners Association or Individual Lot Owner. Signs Maintained by Homeowners Association
G	Open Space/Landscape Buffer	Trees, Shrubs, Grass, Irrigation System and 6' Cherry St. Fence*	City of Louisville Fence Maintained by Homeowners Association or Individual Lot Owner
H	Open Space/Landscape Buffer	Trees, Shrubs, Grass, Irrigation System and 6' Cherry St. Fence*	City of Louisville Fence Maintained by Homeowners Association or Individual Lot Owner
I	Open Space/Landscape Buffer	Trees, Shrubs, Grass, Irrigation System and 6' Cherry Street Fence*	City of Louisville Fence Maintained by Homeowners Association or Individual Lot Owner. Signs Maintained by Homeowners Association
K	Open Space/Landscape Buffer	Trees, Shrubs, Grass, Irrigation System and 6' Cherry St. Fence*	City of Louisville Fence Maintained by Homeowners Association or Individual Lot Owner. Signs Maintained by Homeowners Association
L a) Cherry Street	Open Space/Landscape Buffer	Trees, Shrubs, Grass, Irrigation System and 6' Cherry St. Fence*	City of Louisville Fence Maintained by Homeowners Association or Individual Lot Owner
b) Detention Pond	Open Space/Storm Water Water Detention/ Landscape	Trees, Shrubs, Grass, Irrigation System and California Fence*	City of Louisville Fence Maintained by Homeowners Association or Individual Lot Owner
c) 10' Wide Buffer	Open Space and Buffer	Irrigated Grass and 4' Picket Fence*	City of Louisville Fence Maintained by Homeowners Association or Individual Lot Owner
d) Park Area	Open Space Future Park, Native Grass	Native Grass and California Fence* Adjacent to Lots 11 and 12 Only	City of Louisville Fence Maintained by Homeowners Association or Individual Lot Owner
M	Open Space/Pedestrian Access and Utilities	4' Walk and Native Grass and California Fence*	Homeowner's Association

* Fence Installed by Developer

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF A TRACT OF LAND BEING A PORTION OF THE SOUTH ONE-HALF OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: IS THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, THE CENTER QUARTER CORNER OF SAID SECTION 18 BEING MONUMENTED BY A 3" BRASS SURVEY CAP IN A RANGE BOX AND THE EAST ONE-QUARTER CORNER BEING MONUMENTED BY A 2½" BRASS CAP AND A LINE BETWEEN THEM BEING CONSIDERED TO BEAR N89°00'57"E HAVING A DISTANCE OF 2663.55 FEET.

COMMENCING AT THE CENTER CORNER OF SAID SECTION 18; THENCE S00°05'33"W AND ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18 A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE N89°00'57"E AND ALONG A LINE 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18 A DISTANCE OF 703.84 FEET TO THE NORTHWESTERLY CORNER OF OUTLOT "D" AS PLATTED IN FINAL CULLING RECORDS; THENCE S00°05'33"W AND ALONG THE WESTERLY LINE OF THE BOULDER COUNTY RECORDS; THENCE S00°05'33"W AND ALONG THE WESTERLY LINE OF SAID COAL CREEK RANCH FILING NO. 1 A DISTANCE OF 1284.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18; THENCE S88°51'23"W AND ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18 A DISTANCE OF 703.88 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 18; THENCE S00°05'33"W AND ALONG THE EAST LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 18 A DISTANCE OF 2.47 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 2, BLOCK 2 AS PLATTED IN CENTENNIAL VALLEY PARCEL O, SECOND FILING UNDER RECEPTION NO. 1013456 OF THE BOULDER COUNTY RECORDS; THENCE S89°01'27"W AND ALONG THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 346.96 FEET TO THE SOUTHEASTERLY CORNER OF LOT 2, BLOCK 3 AS PLATTED IN CENTENNIAL VALLEY PARCEL O, FIRST FILING UNDER RECEPTION NO. 1013456 OF THE BOULDER COUNTY RECORDS; THENCE N00°05'33"E AND ALONG THE EASTERLY LINE OF BLOCK 3 AS PLATTED IN SAID CENTENNIAL VALLEY PARCEL O, FIRST FILING A DISTANCE OF 791.54 FEET TO THE SOUTHEASTERLY CORNER OF LOT 2 AS PLATTED IN CHERRY STREET TECHNICAL PARK AS RECORDED UNDER RECEPTION NO. 920368 OF THE BOULDER COUNTY RECORDS; THENCE N00°05'33"E AND ALONG THE EASTERLY LINE OF LOTS 1 AND 2 AS PLATTED IN SAID CHERRY STREET TECHNICAL PARK A DISTANCE OF 497.66 FEET TO THE NORTHEASTERLY CORNER OF LOT 2 AS PLATTED IN SAID CHERRY STREET TECHNICAL PARK AS RECORDED UNDER RECEPTION NO. 920368 OF THE BOULDER COUNTY RECORDS; THENCE N89°01'27"W AND ALONG THE SOUTHERLY OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 18 A DISTANCE OF 346.96 FEET TO THE POINT OF BEGINNING, CONTAINING 31.0381 ACRES.

APPROVED THIS 22ND DAY OF SEPTEMBER, 1992 BY THE PLANNING
COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 1992

18 SERIES 1992
F. Ronald Weber Chairman
R. Vanosian Secretary

APPROVED THIS 1st DAY OF September, 1992 BY THE CITY COUNCIL OF
THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 42 SERIES
1992

Tom Davidson
MAYOR


Marilyn Kemper
CITY CLERK

COUNTY OF BOULDER)
STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:29
O'CLOCK, P.M., THIS 3rd DAY OF February, 1993 AND IS DULY
RECORDED IN PLAN FILE NO. 29 F-1 #546. FEE \$20.00 ~~RECEIVED~~
FILM NO. 1796 RECEPTION NO.

FILED NO. 1196 RECEIVED
1263219
Charlotte Houston
RECORDER DEPUTY *L. Yvonne Sanders*

THE MEADOWS AT COAL CREEK
FINAL PLANNED UNIT DEVELOPMENT
JOB NO. 2991
DATE: 19 AUGUST 1992
SHEET 1 OF 2
REVISED: 10 NOVEMBER 1992

 JR ENGINEERING, LT
8657 S. Spruce Street
Englewood, Colorado 80
303-740-9393
FAX 303-721-9019

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

MEADOWS AT

PLOT SCALE 1=60, DATE 08/19/92, TIME 13:17, FILE \DWGS\2991\F7COVER.DWG

THE MEADOWS AT COAL CREEK

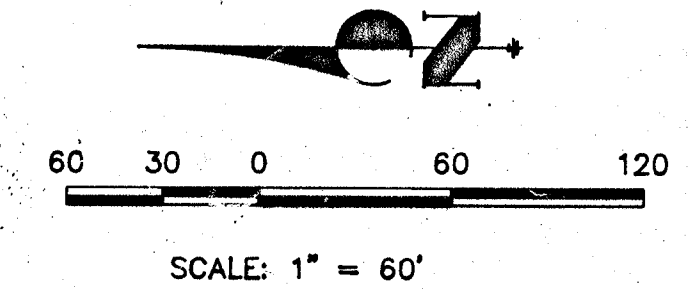
FINAL PLANNED UNIT DEVELOPMENT

DRAWING NUMBER
SHEET 2 OF 2

DRAWING NUMBER

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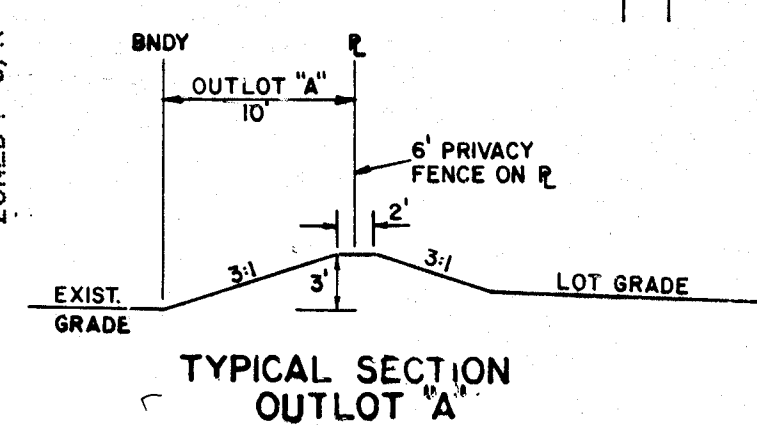


LEGEND

- 6" PRIVACY FENCE
- 4" CALIFORNIA FENCE
- EVERGREEN TREE
- STREET DECIDUOUS TREE
- ORNAMENTAL DECIDUOUS TREE
- PITZER JUNIPER
- SHRUBBERY/PERENNIALS
- PHASE LINE
- PLANNED DRIVEWAY
- 4" PICKET FENCE

* ORDINANCE #1150 EFFECTIVE 7/7/94
CHANGES ORCHARD DRIVE TO WAY NORTH OF PEAR CT.

* FRONT SETBACK RENTS AMENDED BY
RES. # 37, SERIES PAS



THE MEADOWS AT COAL CREEK
FINAL PLANNED UNIT DEVELOPMENT
JOB NO. 2991
DATE: 19 AUGUST 1992
REVISED: 10 NOVEMBER 1992

JR ENGINEERING, LTD.
6857 S. Spruce Street
Englewood, Colorado 80112
303-740-9393
FAX 303-721-9019

Front 20' removed
at property owners request on lots
29 and 30. Cannot be reinstated w/out
the mutual consent of the prop owners
on both lots. *Handwritten signature*

CENTENNIAL VALLEY
PARCEL C, FIRST FILING
RECEPTION NO. 958932
ZONED P-C/R
BLOCK 3

