

CORNERSTONE PLANNED UNIT DEVELOPMENT

CORNERSTONE LAND USE SUMMARY

ZONING PCZD-R
GROSS DENSITY 4.2 UNITS/AC.
TOTAL LOTS 71
MEAN LOT SIZE 7197 S.F.
MEDIAN LOT SIZE 7037 S.F.
MINIMUM LOT SIZE 5996 S.F.
MAXIMUM LOT SIZE 10,832 S.F.

NOTES

BUILDING SETBACKS

FRONT YARD 18'
SIDE YARD 5'
REAR YARD 15'
REAR YARD ADJACENT TO ELDERADO LANE 18' (LOTS 54 TO 57)
REAR YARD ADJACENT TO CENTENNIAL 8 25' TO BUILDING STRUCTURE
15' TO GRADE LEVEL DECK.
SIDE YARD ADJACENT TO STREET 18'

~~SOLID FENCE DESIGN CRITERIA - SOLID INTERIOR FENCES SHALL BE A MAXIMUM OF 72" HIGH WITH 1 X 6 R.C. VERTICAL BOARDS ON 4"X4" POSTS @ 48" O.C. WITH 1/4" SPACING BETWEEN BOARDS, STAINED-CABOT SEMISOLID DUNE GREY OR EQUAL W/FINISHED SIDE OUT.~~

SOLID FENCE SETBACKS

FRONT YARD 18'
SIDE YARD 0'
REAR YARD 0'
SIDE YARD ADJACENT TO STREET 18'

~~OPEN STYLE FENCE DESIGN CRITERIA - 42" HIGH SPLIT RAIL (UNLESS OTHERWISE NOTED ON THE P.U.D.)~~

SETBACKS - NONE

~~EXTERIOR FENCES ALONG MCCASLIN BOULEVARD AND VIA APPIA TO BE INSTALLED BY DEVELOPER.~~

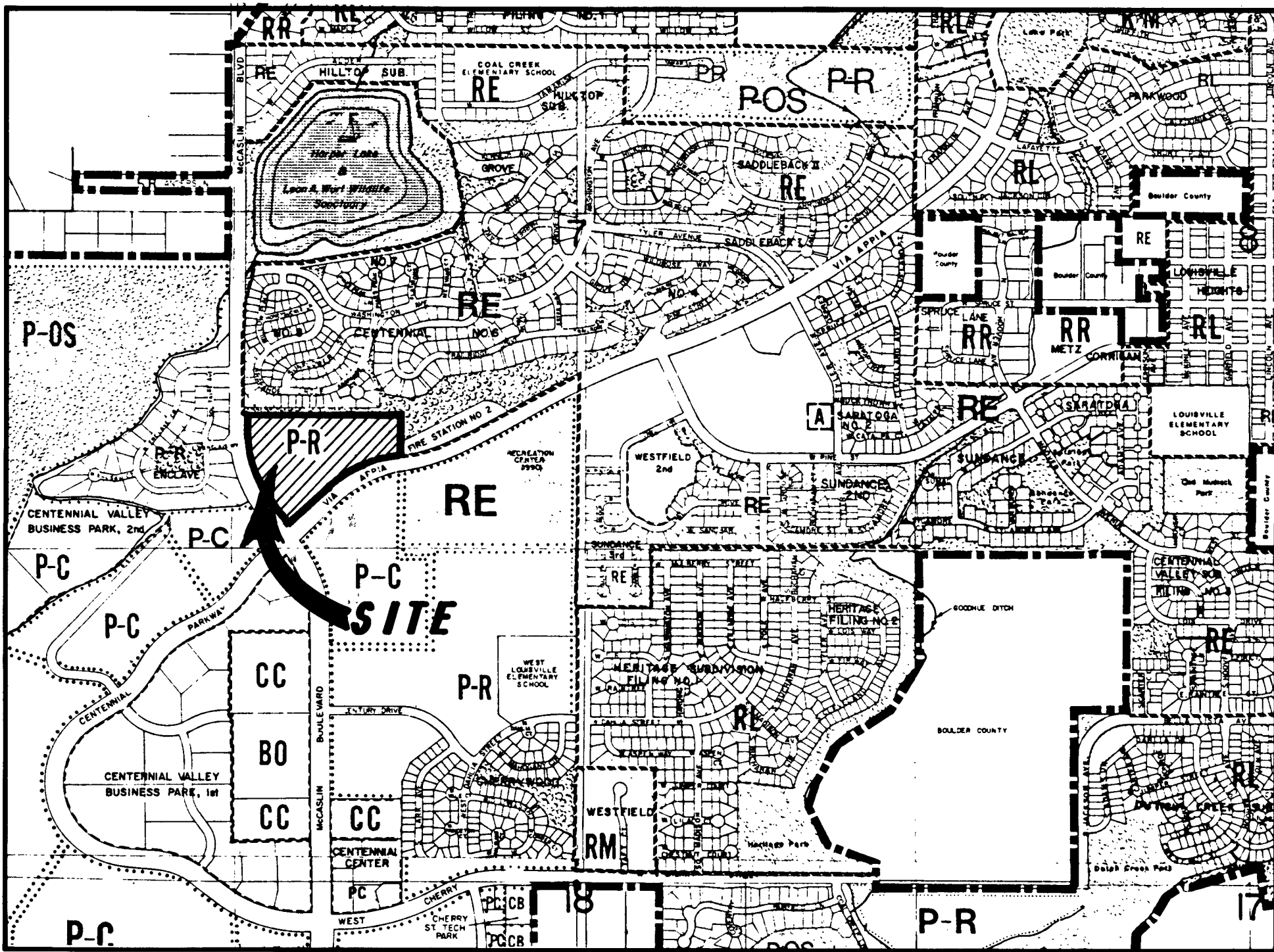
~~WHERE DEVELOPER INSTALLS FENCING AS SHOWN ON THE P.U.D. PLAN, NO ADDITIONAL PARALLEL FENCING WILL BE ALLOWED WITHIN THE BUILDING SETBACK.~~

LANDSCAPING NOTES

1. FINAL LANDSCAPE PLANS WILL BE SUBMITTED FOR APPROVAL BY THE PARKS AND RECREATION DEPARTMENT BEFORE INSTALLATION.
2. CITY OF LOUISVILLE WILL TAKE OVER MAINTENANCE UPON CONSTRUCTION ACCEPTANCE OF LANDSCAPING.
3. THE FINAL DESIGN AND LOCATION OF LANDSCAPING AND RETAINING WALLS SHALL BE APPROVED BY THE CITY.
4. LANDSCAPING AND FENCING SHALL NOT OBSTRUCT SAFE TRAFFIC SIGHT.
5. SHRUBS AND TREES SHALL NOT BE PLANTED OVER UTILITY LINES (CLEARANCE SHALL BE 10' FOR CONIFEROUS TREES AND 5' FOR DECIDUOUS TREES).

~~3/25/92. Fence support post spacing amended to permit 5' spacing. John Franklin DCD.~~

Handwritten signature/initials



VICINITY MAP

CLERK AND RECORDER CERTIFICATE

COUNTY OF BOULDER)
STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 9:02 O'CLOCK A.M., THIS 4th DAY OF September, 1990, AND IS DULY RECORDED IN PLAN FILE P-25-F-13637, FEE \$20.00 PAID, FILM NO. 1042, RECEPTION NO. 1061856.

Charlotte Houston
RECORDER

Connie Rode
DEPUTY

PLANNING COMMISSION CERTIFICATE

APPROVED THIS 10th DAY OF July, 1990, BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 13, SERIES 1990.

Daniel A. DeBalle
CHAIRMAN

Mary Ann Pollack
SECRETARY

CITY COUNCIL CERTIFICATE

APPROVED THIS 7 DAY OF August, 1990, BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 76, SERIES 1990.

Herman Lamon
MAYOR

Dana Cummings
CITY CLERK

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7, TOWNSHIP 1 SOUTH, RANGE 69 WEST;
THENCE ALONG THE WEST LINE OF SAID SECTION 7 NORTH 00°22'53" WEST, A DISTANCE OF 1072.30 FEET;
THENCE DEPARTING SAID WEST LINE OF SECTION 7 NORTH 89°37'07" EAST, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MCCASLIN BOULEVARD, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL D OF CENTENNIAL VALLEY SUBDIVISION, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND THE TRUE POINT OF BEGINNING;
THENCE DEPARTING SAID EAST RIGHT-OF-WAY OF MCCASLIN BOULEVARD AND ALONG A NORTH BOUNDARY LINE OF CENTENNIAL VALLEY SUBDIVISION NORTH 89°06'07" EAST, A DISTANCE OF 1254.75 FEET TO A POINT;
THENCE ALONG AN EASTERLY BOUNDARY LINE OF CENTENNIAL VALLEY SUBDIVISION SOUTH 00°21'47" EAST, A DISTANCE OF 316.99 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VIA APPIA;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF VIA APPIA THE FOLLOWING FOUR (4) COURSES:
1) SOUTH 71°51'28" WEST, A DISTANCE OF 194.64 FEET TO A POINT OF CURVATURE;
2) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°22'30", A RADIUS OF 1060.00 FEET, AN ARC LENGTH OF 487.95 FEET TO A POINT;
3) THENCE SOUTH 45°28'58" WEST, A DISTANCE OF 340.80 FEET TO A POINT OF CURVATURE;
4) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 95°47'06", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 125.38 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID MCCASLIN BOULEVARD;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF MCCASLIN BOULEVARD THE FOLLOWING THREE (3) COURSES:
1) NORTH 38°43'56" WEST, A DISTANCE OF 154.68 FEET TO A POINT OF CURVATURE;
2) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 38°21'03", A RADIUS OF 940.00 FEET, AN ARC LENGTH OF 629.19 FEET;
3) THENCE NORTH 00°22'53" WEST, A DISTANCE OF 139.25 FEET TO THE TRUE POINT OF BEGINNING.
SAID PARCEL CONTAINS 16.59 ACRES (722,548 SQUARE FEET), MORE OR LESS.

CORNERSTONE P.U.D.

SCALE			HURST & ASSOCIATES, INC. CONSULTING ENGINEERS 3055 4th Street, S.E. Boulder, Colorado 80508 (303) 440-9805
DESIGN			
DRAWN	R.J.L.		
CHECKED			
APPROVED		JOB NO. 1009-52 DATE 5/90 SHEET 1 OF 2	

