

FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,
RANGE 69 OF THE 6TH PRINCIPLE MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
59.525 ACRES - 79 LOTS - 9 TRACTS
PP-14-00015

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, BOTH IN TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 23 BEARS NORTH 88°23'44" EAST, 5247.78 FEET AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON; THENCE SOUTH 02°33'24" EAST, 721.40 FEET TO A POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 111TH STREET AND BEING THE POINT OF BEGINNING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 335.00 FEET;

THENCE SOUTHEASTERLY, 143.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°30'24" TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY, 95.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°10'22" TO A POINT; THENCE SOUTH 50°21'59" EAST, 68.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 200.00 FEET;

THENCE SOUTHEASTERLY, 47.15 FEET, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°30'24" TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 315.00 FEET;

THENCE SOUTHEASTERLY, 168.79 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°42'07" TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 105.00 FEET;

THENCE NORTHEASTERLY, 134.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°20'42" TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 120.00 FEET;

THENCE SOUTHEASTERLY, 60.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°40'57" TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 130.00 FEET;

THENCE NORTHEASTERLY, 56.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°55'48" TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 120.00 FEET;

THENCE SOUTHEASTERLY, 69.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°03'19" TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 105.00 FEET;

THENCE NORTHEASTERLY, 119.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°56'47" TO A POINT; THENCE NORTH 46°51'05" EAST, 37.85 FEET TO A POINT;

THENCE SOUTH 00°10'24" WEST, 583.88 FEET TO A POINT;

THENCE SOUTH 89°49'36" EAST, 110.00 FEET TO A POINT;

THENCE SOUTH 00°10'24" WEST, 568.00 FEET TO A POINT;

THENCE NORTH 89°49'36" WEST, 125.00 FEET TO A POINT;

THENCE SOUTH 00°10'24" WEST, 325.00 FEET TO A POINT;

THENCE SOUTH 89°49'36" EAST, 125.00 FEET TO A POINT;

THENCE SOUTH 00°10'24" WEST, 37.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 230.00 FEET;

THENCE SOUTHEASTERLY, 235.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°34'00" TO A POINT;

THENCE SOUTH 31°36'24" WEST, 110.00 FEET TO A POINT;

THENCE SOUTH 15°46'21" EAST, 27.09 FEET TO A POINT;

THENCE SOUTH 63°09'06" EAST, 88.94 FEET TO A POINT;

THENCE SOUTH 00°10'24" WEST, 150.00 FEET TO A POINT;

THENCE SOUTH 03°31'11" WEST, 80.01 FEET TO A POINT;

THENCE SOUTH 11°55'03" EAST, 111.15 FEET TO A POINT;

THENCE SOUTH 31°00'57" EAST, 111.15 FEET TO A POINT;

THENCE SOUTH 50°06'52" EAST, 111.92 FEET TO A POINT;

THENCE SOUTH 84°38'59" EAST, 84.37 FEET TO THE BEGINNING OF A NONTANGENT CURVE HAVING A RADIUS OF 540.00 FEET;

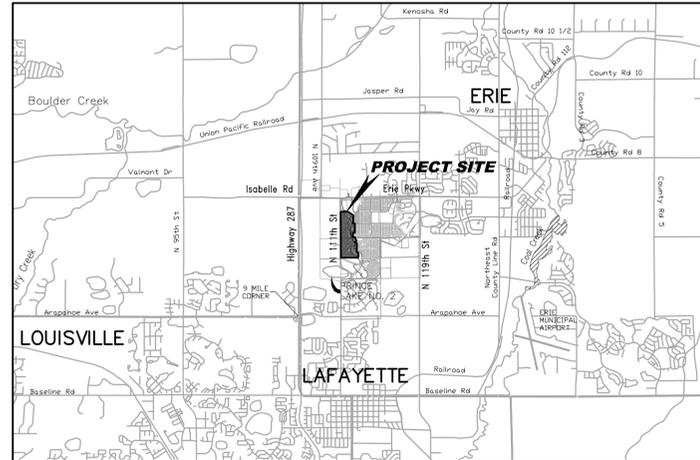
THENCE SOUTHEASTERLY, 48.79 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°10'37" TO A POINT;

THENCE SOUTH 00°10'24" WEST, 238.25 FEET TO A POINT;

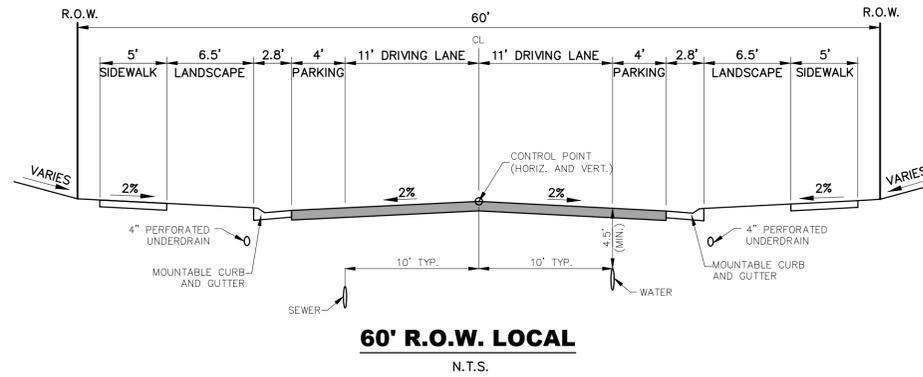
THENCE NORTH 89°49'36" WEST, 1287.71 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF NORTH 111TH STREET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

1. NORTH 00°16'33" WEST, 1093.19 FEET TO A POINT;
2. NORTH 00°10'24" WEST, 1926.07 FEET TO THE POINT OF BEGINNING.

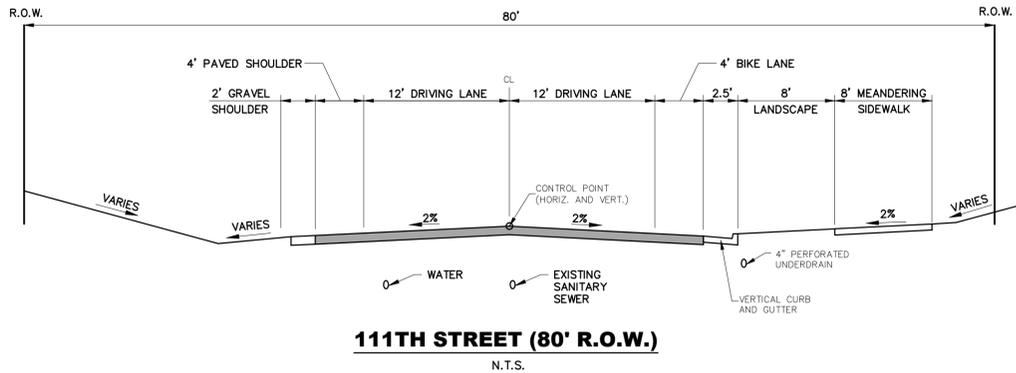
CONTAINING AN AREA OF 2,592,906 SQUARE FEET OR 59.53 ACRES, MORE OR LESS.



VICINITY MAP
1" = 250'



60' R.O.W. LOCAL



111TH STREET (80' R.O.W.)

SHEET INDEX		
SHEET NUMBER	SHEET	DESCRIPTION
1	T1	TITLE SHEET
2	LU1	LAND USE
3	PH1	PHASING PLAN
4	EC1	EXISTING CONDITIONS
5	TR1	TRAIL PLAN
6	OS1	OPEN SPACE PLAN
7	OU1	OVERALL UTILITY PLAN
8	OU2	OVERALL UTILITY PLAN
9	GR1	GRADING PLAN
10	GR2	GRADING PLAN
11	SP1	OVERALL SITE PLAN
12	SP2	SITE PLAN
13	SP3	SITE PLAN

GENERAL NOTES:

1. THE PURPOSE OF THIS PRELIMINARY PLAT AMENDMENT IS TO RECONFIGURE SINGLE FAMILY LOTS.
2. THE PROJECT AREA IS 59.525 ACRES AND CONSISTS OF 79 LOTS AND 8 TRACTS.
3. ALL POCKET PARKS, THAT ARE REQUIRED FOR TOWN DEDICATION STANDARDS, SHALL HAVE A PUBLIC ACCESS EASEMENT.
4. ALL SR PUD OVERLAY LOTS SHALL MEET THE ARCHITECTURAL CHARACTER STANDARDS OF SECTION 6.7.E.
5. AN 8' UTILITY EASEMENT WILL OCCUR ALONG FRONT AND REAR PROPERTY LINES ON INDIVIDUAL LOTS AND AN 8' UTILITY EASEMENT WILL BE DEDICATED ALONG THE PERIMETER OF ALL TRACTS.

FLOODPLAIN INFORMATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE AE (AREAS OF 100-YEAR FLOOD) ACCORDING TO FEMA FIRM MAP NO. 08013C0439J AND 08013C0437J DATED DECEMBER 18, 2012. A CLOMR APPLICATION WAS APPROVED IN MAY 2008 TO REVISE THE 100-YEAR FLOODPLAIN TO REMOVE ALL LOTS FROM THE 100-YEAR FLOODPLAIN. NO LOTS WILL BE FINAL PLATTED IN THE FLOODPLAIN PRIOR TO ISSUANCE OF LOMR.

PROJECT BENCHMARK:

TOP OF 3 1/4" ALUMINUM CAP IN RANGE BOX STAMPED 1999 LS NO. 29414 AT THE INTERSECTION OF ISABELLE ROAD (AKA COUNTY ROAD NO. 52) AND NORTH 111TH STREET (AKA COUNTY ROAD NO. 9) BEING THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

NAVD 88 DATUM = 5104.20

PROJECT BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, AND IS MONUMENTED ON THE WEST WITH A 3 1/4" ALUMINUM CAP IN RANGE BOX STAMPED 1999 LS NO. 29414, ON THE EAST WITH A 3 1/4" ALUMINUM CAP ILLEGIBLE.

BEARING IS ASSUMED TO BEAR: NORTH 88°23'44" EAST

TRACT SUMMARY CHART				
TRACT	AREA (AC.)	USE	OWNERSHIP	MAINTENANCE
TRACT A	26.751	OPEN SPACE/PUBLIC ACCESS ESMT	TOWN OF ERIE	HOMEOWNERS ASSOCIATION
TRACT B	1.188	OPEN SPACE/PUBLIC ACCESS ESMT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT C	0.090	OPEN SPACE/PUBLIC ACCESS ESMT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT D	1.606	OPEN SPACE/PUBLIC ACCESS ESMT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT E	0.808	POCKET PARK	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT F	0.509	OPEN SPACE/PUBLIC ACCESS ESMT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT G	0.353	OPEN SPACE/PUBLIC ACCESS ESMT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT H	0.520	OPEN SPACE/PUBLIC ACCESS ESMT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT I	0.224	FUTURE DEVELOPMENT	OWNER	OWNER

LAND USE SUMMARY		
TYPE	AREA (AC.)	% OF TOTAL AREA
RESIDENTIAL LOTS	20.325	34.15
TRACTS	32.048	53.84
PUBLIC ROW	7.152	12.02
TOTALS	59.525	100.00

OPEN SPACE SUMMARY CHART	
AREA (AC.)	PRELIMINARY PLAT, AMENDMENT NO. 2
REQUIRED	38.37
ACTUAL	44.64

OWNER/DEVELOPER:
HT FLATIRON LP
1515 WYNKOOP STREET, SUITE 800
DENVER, CO 80202
CONTACT: DAVE KLEBBA

TOWN OF ERIE :
645 HOLBROOK ST., P.O. BOX 750
ERIE, COLORADO 80516
(303) 926-2700
CONTACT: MATT WIEDERSPAHN

ENGINEER/SURVEYOR:
CALIBRE ENGINEERING, INC.
9090 SOUTH RIDGELINE BLVD., SUITE 105
HIGHLANDS RANCH, CO 80129
(303) 730-0434
CONTACT: TODD A. JOHNSON

PATH: P:\WORTH FLATIRON\CADD\G161\PHASE 6 PRELIMINARY PLAN & PLAT\61T1.DWG
PLOTTED BY: Loraine Aiff PLOT DATE: 2/15/2017 9:50 AM
XREFS: Vicinity Map Road Centerlines, Flatiron Meadows - Vicinity Map, 61TB.

DATE	REVISION DESCRIPTION



Drawing Name	61T1.dwg
Job Number	HINES:PA C
Prepared For	HT FLATIRON LP
Designer	LMA
Drafter	LMA
Checked	BKM

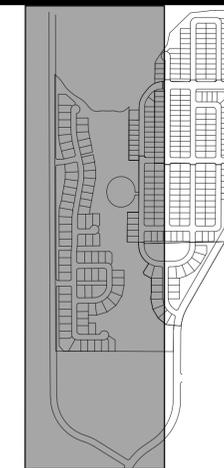
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FLATIRON MEADOWS PRELIMINARY PLAT TITLE SHEET

Sheet	1
	of
	13
Date	FEBRUARY 15, 2017

FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2

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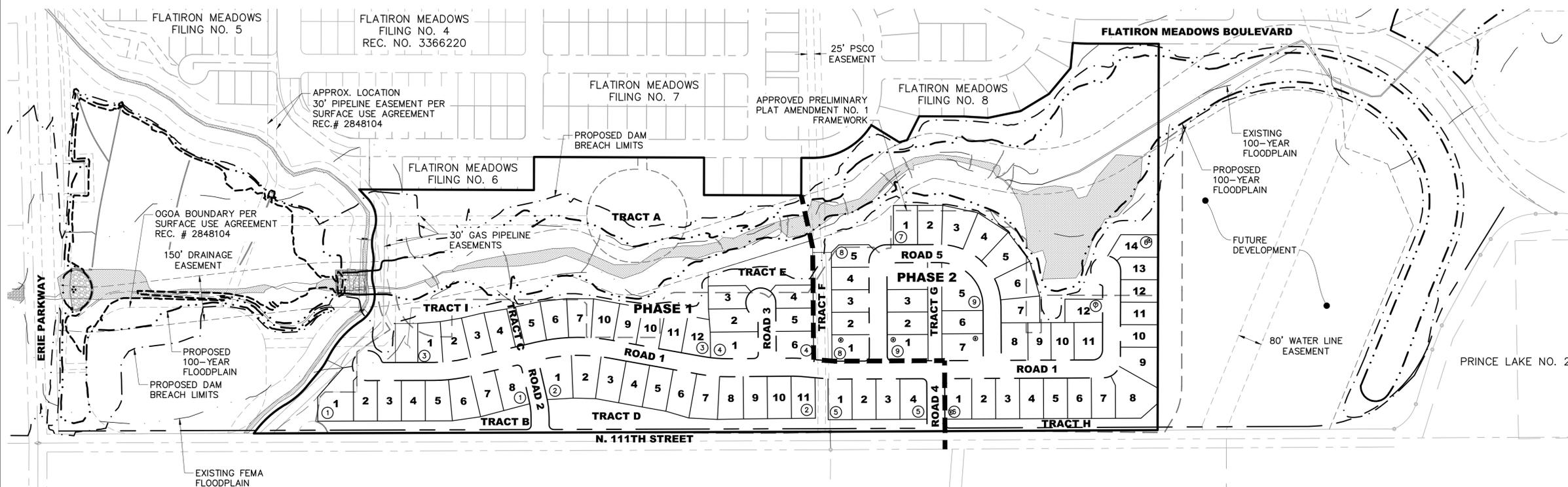


KEYMAP NOTES:

1. THE LOT, STREET, AND UTILITY LAYOUTS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS
2. PHASING LIMITS ARE CONCEPTUAL AND SUBJECT TO CHANGE

LEGEND

- RIGHT OF WAY
- SECTION LINE
- LOT LINE
- PHASE BOUNDARY
- EASEMENT LINE
- PROPOSED 100 YR FLOODPLAIN
- EXISTING FEMA FLOODPLAIN
- LIMITS OF DAM BREACH
- EXISTING WETLANDS



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 PLOTTED BY: LORRAINE ALFF PLOT DATE: 2/15/2017 9:50 AM
 XREFS: 110PJT, W-Water Surface, 61ANNO, W-wetlands boundary, 41BASE, 42BASE, 60KeyMap, 61KMPH, 61TB, 90BASE, 51BASE, 52BASE, 120BASE, 10EMA, 60BASE.

DATE	REVISION DESCRIPTION



Drawing Name 61PH1.dwg		
Job Number HINES:PA C		
Prepared For HT FLATIRON LP		
Designer LMA	Drafter LMA	Checked BKM



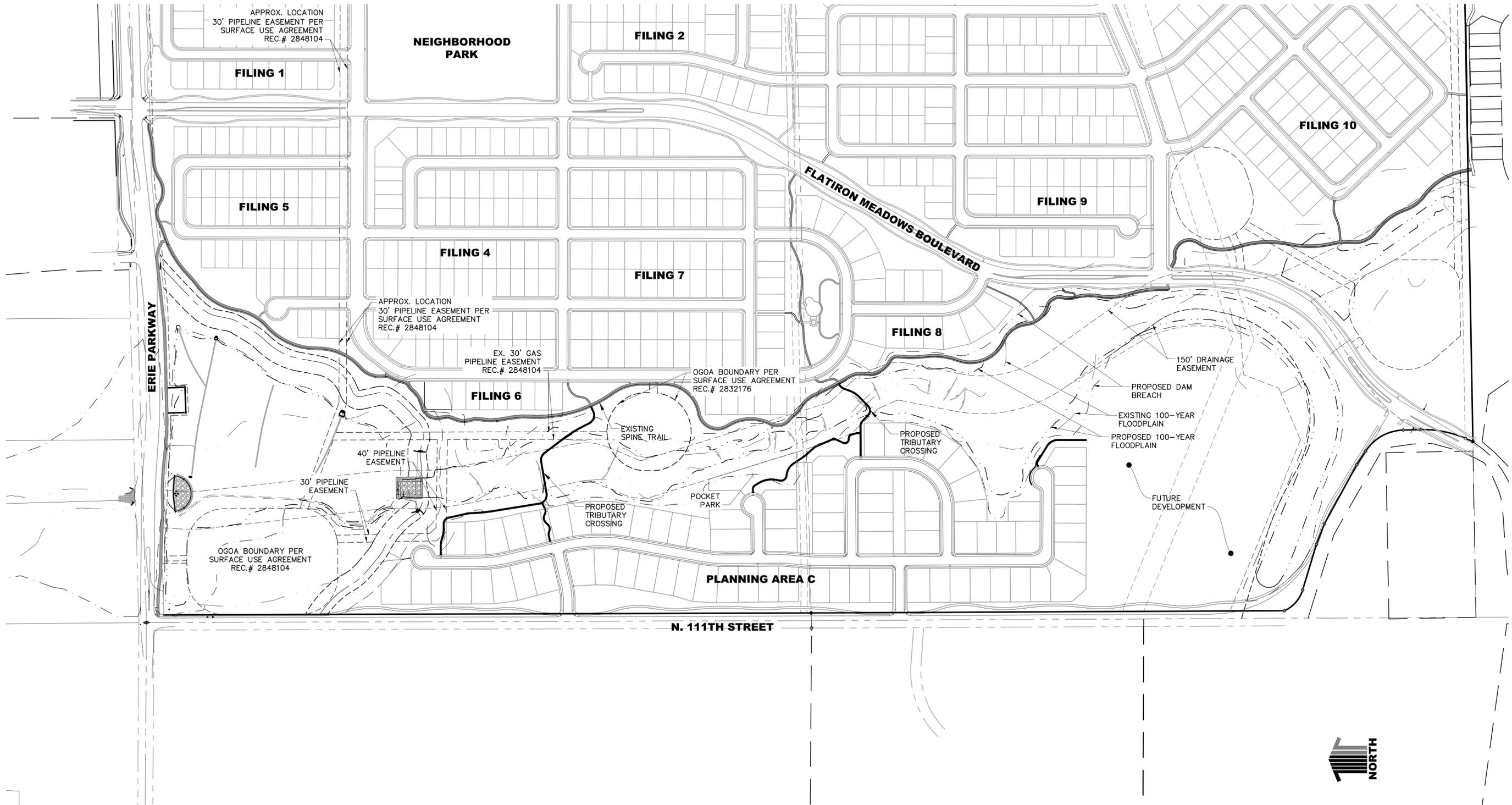
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FLATIRON MEADOWS
 PRELIMINARY PLAT
 PHASING PLAN

Sheet	3
PH1	of 13
Date	FEBRUARY 15, 2017

FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2

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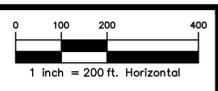


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DATE	REVISION	DESCRIPTION



Drawing Name 61TR1.dwg		
Job Number HINES:PA C		
Prepared For HT FLATIRON LP		
Designer LMA	Drafter LMA	Checked BKM



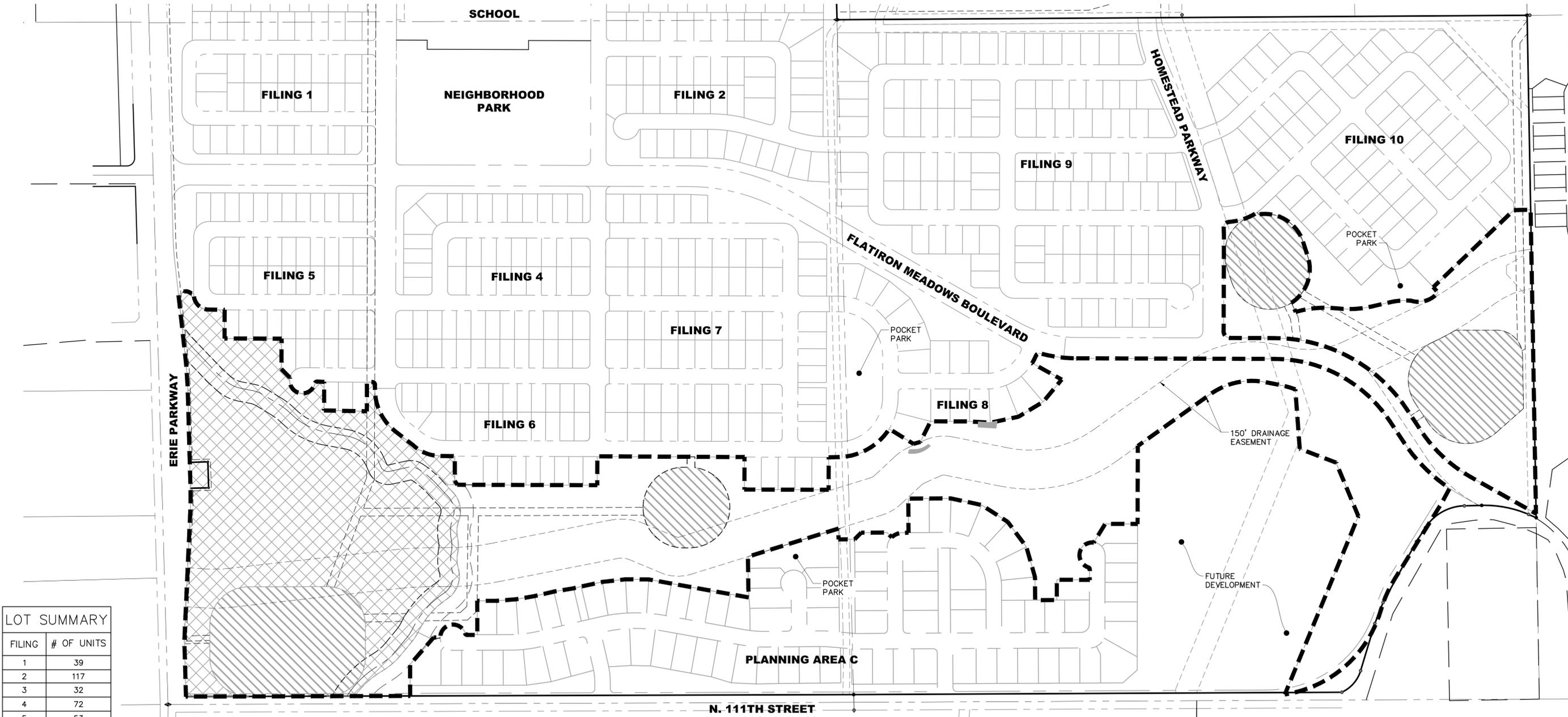
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FLATIRON MEADOWS
 PRELIMINARY PLAT
TRAIL PLAN

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	of
	13
Date	FEBRUARY 15, 2017

FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2

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LOT SUMMARY

FILING	# OF UNITS
1	39
2	117
3	32
4	72
5	53
6	19
7	81
8	17
9	117
10	65
PA-C	79
PA-H	118
TOTAL	809

OPEN SPACE DEDICATION CALCULATION:

$$17.0 \text{ AC} * \left(\frac{\# \text{ OF UNITS}}{1000} \right) * (P/DU) = \text{AREA TO BE DEDICATED}$$

$$17 * 809 * 2.79 / 1000 = 38.37 \text{ ACRES}$$

OPEN SPACE	
	AREA (AC.)
TOTAL	79.17
OIL & GAS SETBACK	13.01
DETENTION	21.46
SLOPES EXCEEDING 5:1	0.06
QUALIFYING OPEN SPACE	44.64

LEGEND:

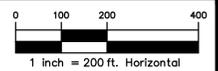
- OIL & GAS SETBACK
- DETENTION > 5' DEPTH
- SLOPES EXCEEDING 5:1
- OPEN SPACE BOUNDARY

PATH: P:\WORTH\FLATIRON\CADD\CIVIL\1\PHASE 6 PRELIMINARY PLAN & PLAT\61OS1.DWG
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DATE	REVISION	DESCRIPTION



Drawing Name 61OS1.dwg		
Job Number HINES:PA C		
Prepared For HT FLATIRON LP		
Designer LMA	Drafter LMA	Checked BKM



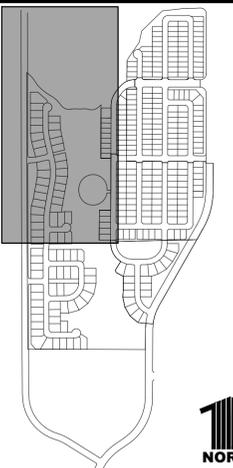
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FLATIRON MEADOWS PRELIMINARY PLAT OPEN SPACE PLAN



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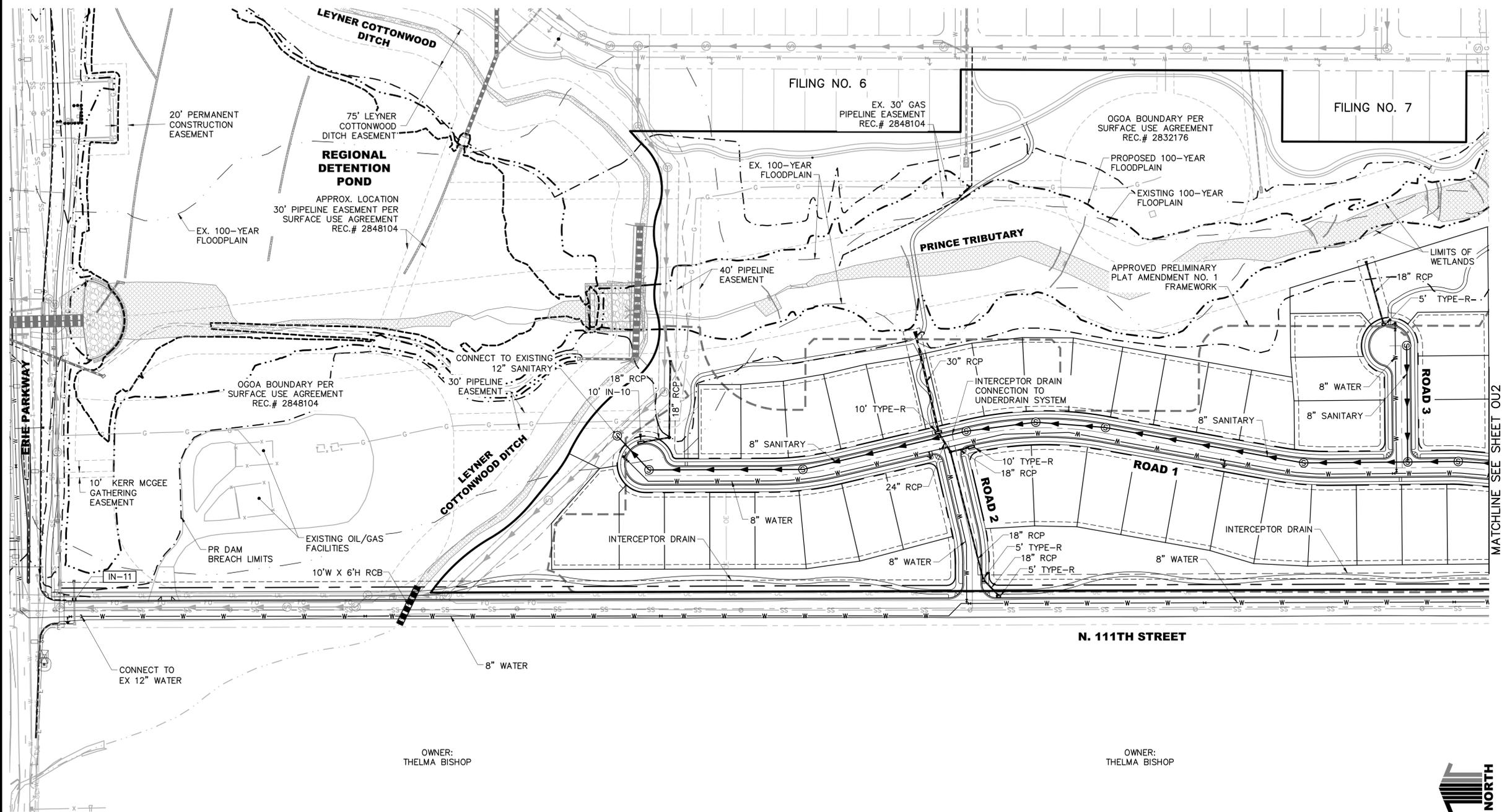


KEYMAP NOTES:

1. THE LOT, STREET, AND UTILITY LAYOUTS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS.

LEGEND

- WATER MAIN ——— W ——— W
- SANITARY SEWER MAIN ——— S ——— S
- STORM DRAINAGE MAIN ——— D ——— D
- STORM DRAINAGE INLET [Symbol]
- FIRE HYDRANT [Symbol]
- WATER VALVE [Symbol]
- EXISTING STORM DRAINAGE [Symbol]
- EXISTING SANITARY SEWER [Symbol]
- EXISTING WATER MAIN [Symbol]
- EXISTING GAS [Symbol]
- EXISTING TELEPHONE [Symbol]
- EXISTING ELECTRIC [Symbol]
- EXISTING FIBER OPTIC [Symbol]
- EXISTING OVERHEAD ELECTRIC [Symbol]
- EXISTING RAW WATER [Symbol]
- EXISTING FLOODPLAIN [Symbol]
- PROPOSED FLOODPLAIN [Symbol]
- PROPOSED DAM BREACH [Symbol]
- INTERCEPTOR DRAIN [Symbol]
- SWALE [Symbol]
- EXISTING WETLANDS [Symbol]



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PATH: P:\WORTH\FLATIRON\CADD\GVL161 PHASE 6 PRELIMINARY PLAN & PLAT\610U1.DWG
 PLOTTED BY: LORRAINE ALFF PLOT DATE: 2/15/2017 8:46 AM
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DATE	REVISION DESCRIPTION



Drawing Name 610U1.dwg	0 50 100 200 1 inch = 100 ft. Horizontal		
Job Number HINES:PA C	Designer LMA	Drafter LMA	Checked BKM
Prepared For HT FLATIRON LP			

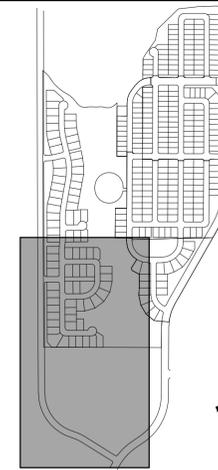
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FLATIRON MEADOWS
 PRELIMINARY PLAT
OVERALL UTILITY PLAN

Sheet OU1	7 of 13
Date FEBRUARY 15, 2017	

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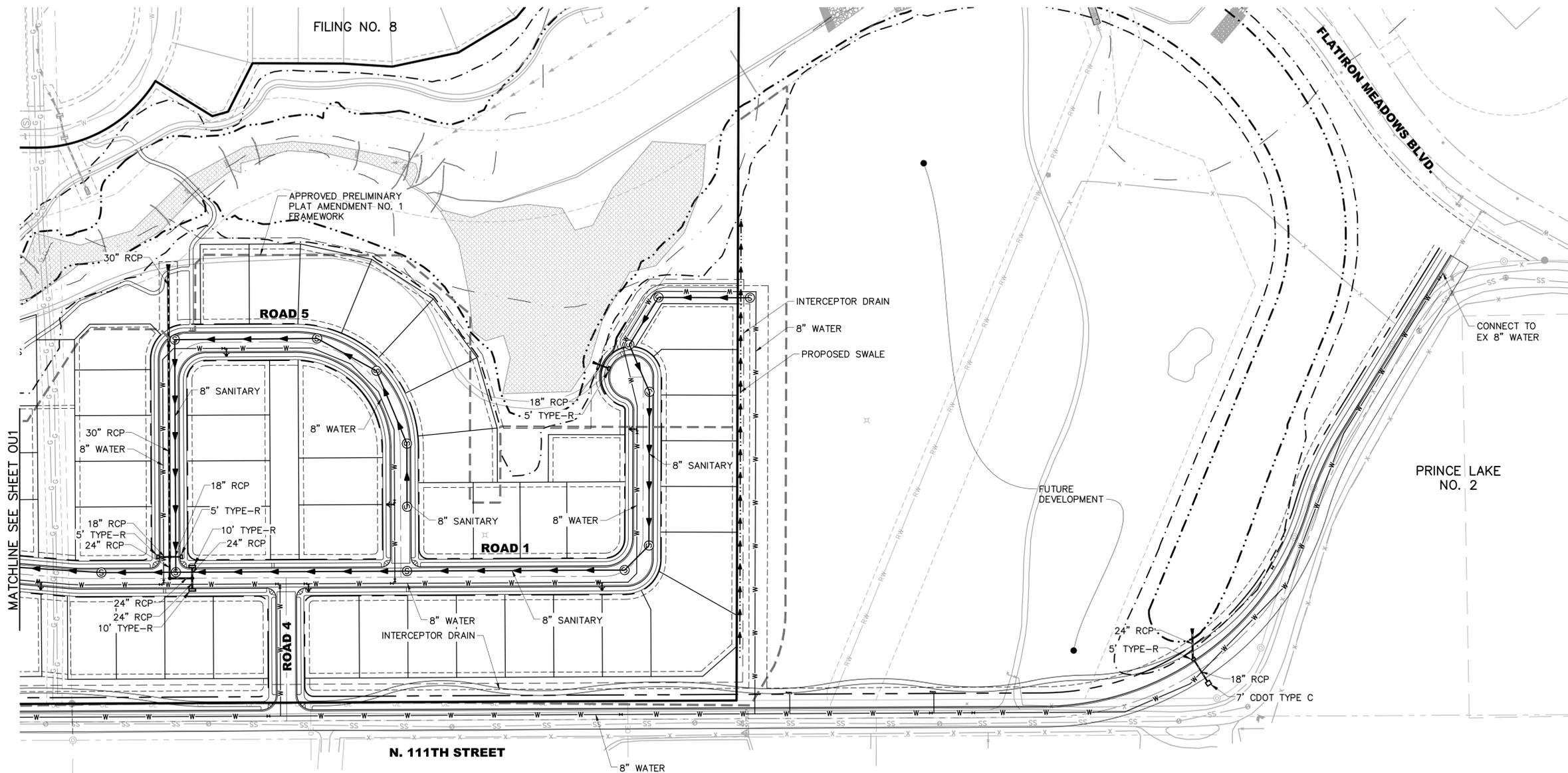


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- EXISTING SANITARY SEWER [Symbol]
- EXISTING WATER MAIN [Symbol]
- EXISTING GAS [Symbol]
- EXISTING TELEPHONE [Symbol]
- EXISTING ELECTRIC [Symbol]
- EXISTING FIBER OPTIC [Symbol]
- EXISTING OVERHEAD ELECTRIC [Symbol]
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PATH: P:\WORTH\FLATIRON\ADD\GVL161 PHASE 6 PRELIMINARY PLAN & PLAT\61OU1.DWG
 PLOTTED BY: LORRAINE ALFE PLOT DATE: 2/15/2017 8:46 AM
 XREFS: 120PLOT_42BASE, 60WELT, W.Water Surface, 62PLOT_51PLOT_90PLOT_120BASE, 110PLOT_10W.Wetlands boundary, 10EUT_36PLOT_52BASE, 51BASE, 10EWA, 60PPN, 36PPN, 10EPPN, 90BASE, 61KMOU, 61TB, 60PLOT_60BASE,

DATE	REVISION DESCRIPTION



Drawing Name 61OU1.dwg		0 50 100 200	
Job Number HINES:PA C		1 inch = 100 ft. Horizontal	
Prepared For HT FLATIRON LP	Designer LMA	Drafter LMA	Checked BKM

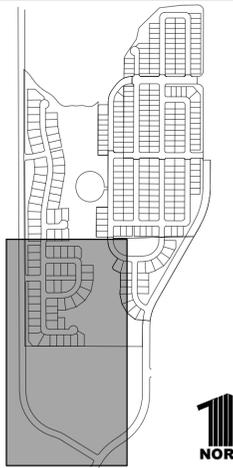
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FLATIRON MEADOWS
 PRELIMINARY PLAT
OVERALL UTILITY PLAN

Sheet	8
OU2	of 13
Date	FEBRUARY 15, 2017

FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,
 RANGE 69 OF THE 6TH PRINCIPLE MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 59.525 ACRES - 79 LOTS - 9 TRACTS
 PP-14-00015



KEYMAP NOTES:

1. THE LOT, STREET, AND UTILITY LAYOUTS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS.
2. SLOPE GRADING DOES NOT EXCEED 4:1 UNLESS NOTED.

LEGEND

- 5130 --- EXISTING MAJOR CONTOURS
- --- EXISTING MINOR CONTOURS
- --- EXISTING FLOODPLAIN
- 5130 --- PROPOSED MAJOR CONTOURS
- --- PROPOSED MINOR CONTOURS
- --- PROPOSED FLOODPLAIN
- --- PROPOSED DAM BREACH
- --- PROPERTY BOUNDARY

- (97/W) LOT NUMBER
W LOT TYPE
- A FRONT-DRAIN LOT
- B SPLIT-DRAIN LOT
- T TRANSITIONAL LOT
- W WALKOUT LOT
- G GARDEN LEVEL LOT
- HP= HIGH POINT
- LP= LOW POINT

- EXISTING WETLANDS
- SWALE

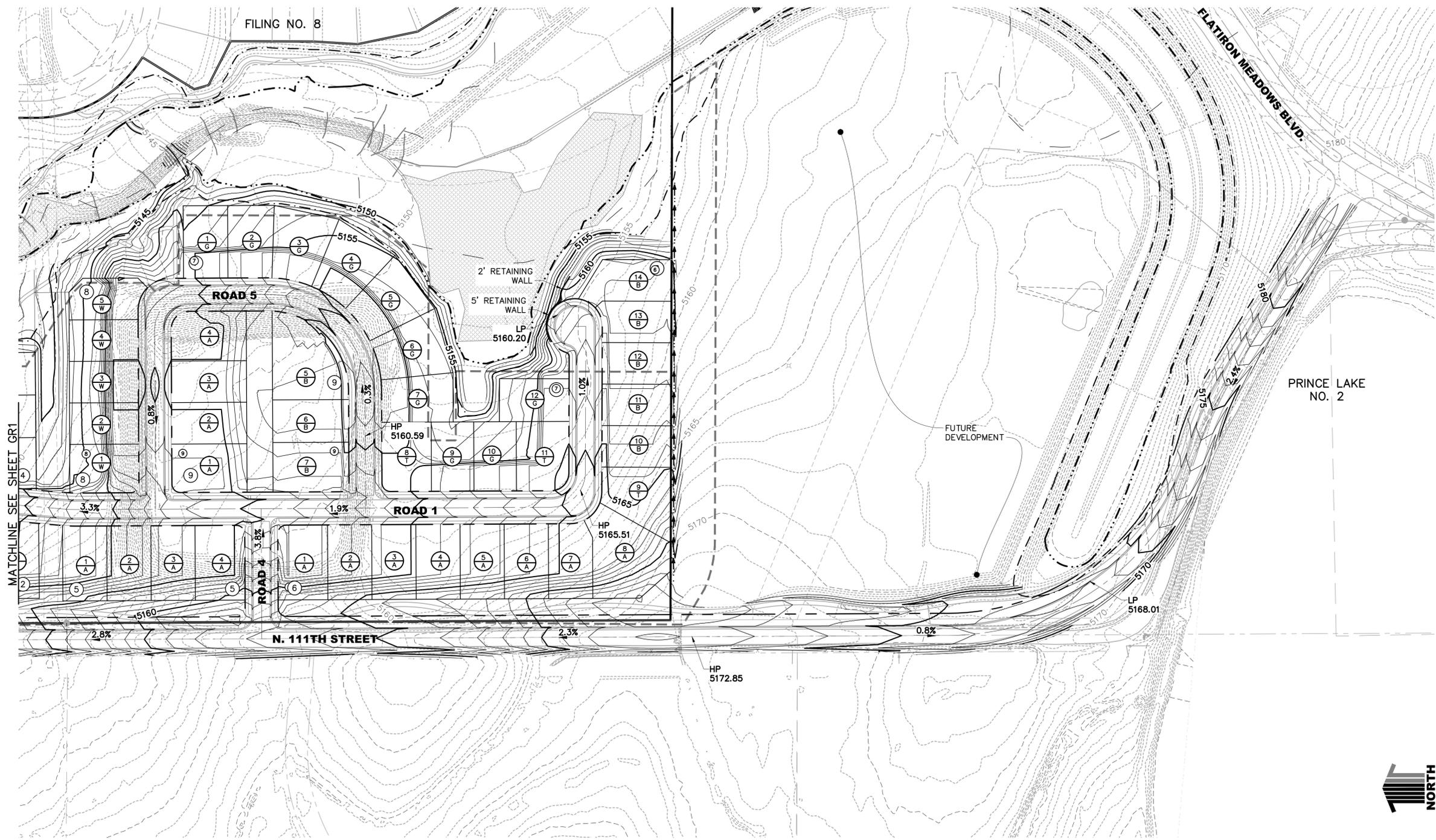


UNCC
 CALL BEFORE
 YOU DIG
811
 OR
1-800-922-1987

Utility Notification
 Center of Colorado
 Administrative Office 303-232-1991
 16361 Table Mountain Parkway
 Golden, Co. 80403

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG,
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 UNDERGROUND MEMBER UTILITIES.

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MATCHLINE SEE SHEET GR1

PATH: P:\WORTH FLATIRON\ADD\161\PHASE 6 PRELIMINARY PLAN & PLAT\61GR1.DWG
 PLOTTED BY: LORRAINE ALFF PLOT DATE: 2/15/2017 9:08 AM
 XREFS: 120ppn, 110PUT, 61ANNO, W-Water Surface, 61KMG, 120BASE, W-wetlands boundary, 52BASE, 51KMG, 10EMA, 60PPN, 36PPN, 10EFP, 90BASE, 60KEYMAP, 61TB, 60BASE.

DATE	REVISION	DESCRIPTION
	6	
	5	
	4	
	3	
	2	
	1	



Drawing Name 61GR1.dwg		
Job Number HINES:PA C		
Prepared For HT FLATIRON LP	Designer LMA	Checked BKM



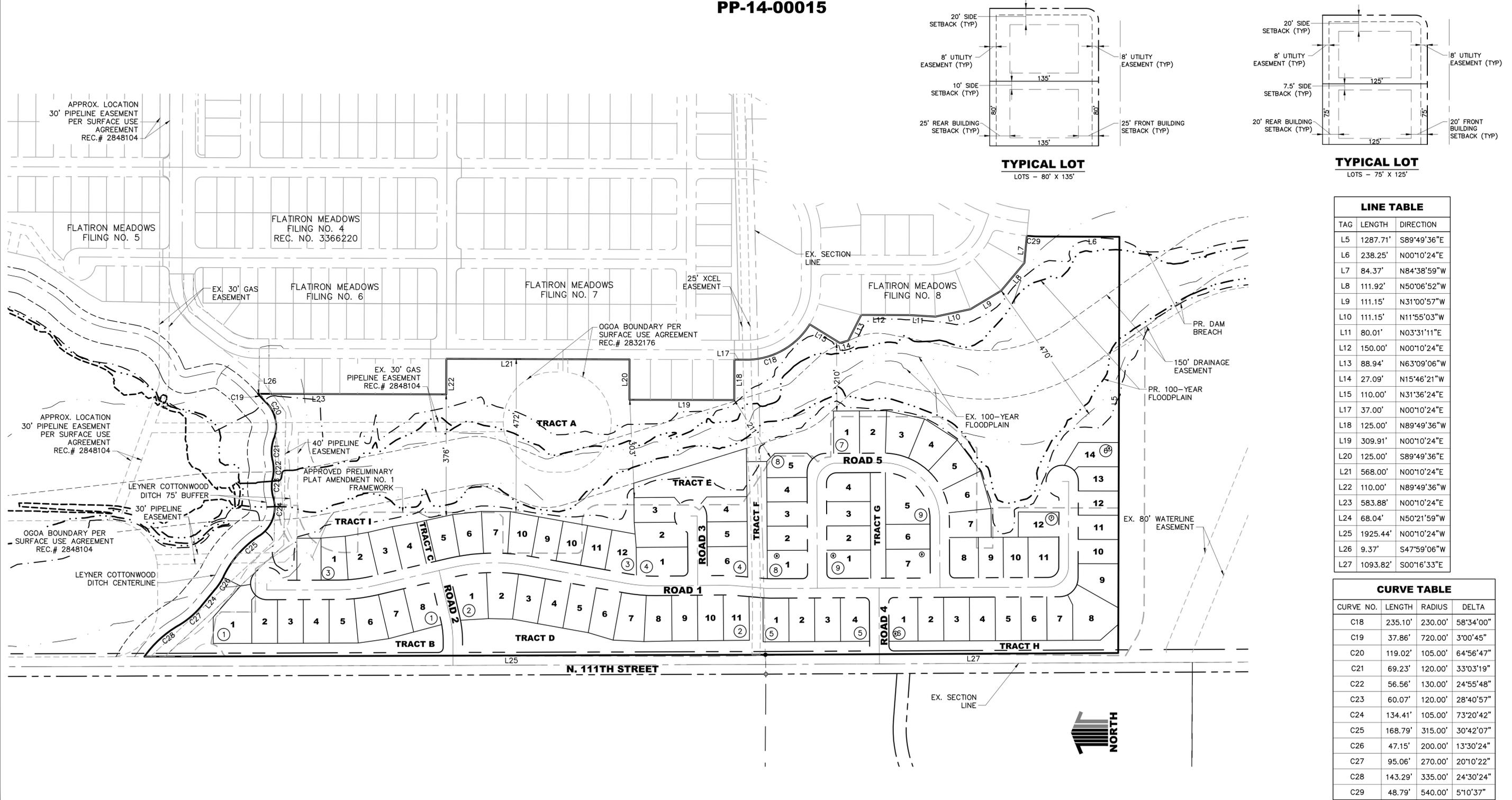
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FLATIRON MEADOWS
 PRELIMINARY PLAT
 GRADING PLAN

Sheet	10
GR2	of 13
Date	FEBRUARY 15, 2017

FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,
 RANGE 69 OF THE 6TH PRINCIPLE MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 59.525 ACRES - 79 LOTS - 9 TRACTS
 PP-14-00015



LINE TABLE

TAG	LENGTH	DIRECTION
L5	1287.71'	S89°49'36"E
L6	238.25'	N00°10'24"E
L7	84.37'	N84°38'59"W
L8	111.92'	N50°06'52"W
L9	111.15'	N31°00'57"W
L10	111.15'	N11°55'03"W
L11	80.01'	N03°31'11"E
L12	150.00'	N00°10'24"E
L13	88.94'	N63°09'06"W
L14	27.09'	N15°46'21"W
L15	110.00'	N31°36'24"E
L17	37.00'	N00°10'24"E
L18	125.00'	N89°49'36"W
L19	309.91'	N00°10'24"E
L20	125.00'	S89°49'36"E
L21	568.00'	N00°10'24"E
L22	110.00'	N89°49'36"W
L23	583.88'	N00°10'24"E
L24	68.04'	N50°21'59"W
L25	1925.44'	N00°10'24"W
L26	9.37'	S47°59'06"W
L27	1093.82'	S00°16'33"E

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA
C18	235.10'	230.00'	58°34'00"
C19	37.86'	720.00'	3°00'45"
C20	119.02'	105.00'	64°56'47"
C21	69.23'	120.00'	33°03'19"
C22	56.56'	130.00'	24°55'48"
C23	60.07'	120.00'	28°40'57"
C24	134.41'	105.00'	73°20'42"
C25	168.79'	315.00'	30°42'07"
C26	47.15'	200.00'	13°30'24"
C27	95.06'	270.00'	20°10'22"
C28	143.29'	335.00'	24°30'24"
C29	48.79'	540.00'	5°10'37"

PATH: P:\WORTH\FLATIRON\CADD\161\PHASE 6 PRELIMINARY PLAN & PLAT\61SP1.DWG
 PLOTTED BY: LORRAINE ALFE PLOT DATE: 2/15/2017 8:47 AM
 XREFS: W:\Water Surface, 61\ANNO, 42\BASE, 41\BASE, 52\BASE, 51\BASE, 90\BASE, 61TB, 10\EMA, 60\BASE

DATE	REVISION	DESCRIPTION



Drawing Name 61SP1.dwg		0 75 150 300	
Job Number HINES:PA C		1 inch = 150 ft. Horizontal	
Prepared For HT FLATIRON LP		Designer LMA	Drafter IJL
		Checked BKM	

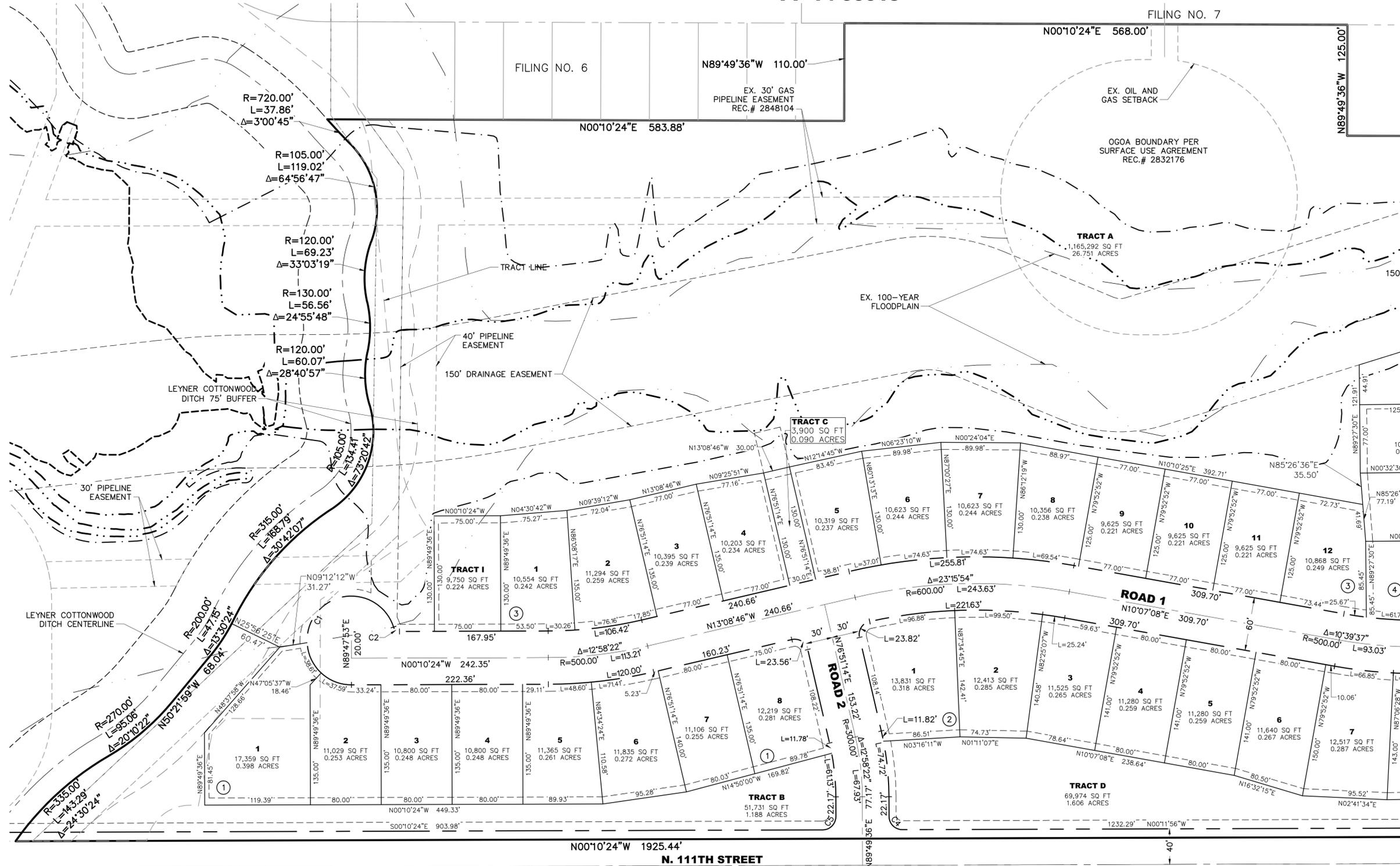
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FLATIRON MEADOWS
 PRELIMINARY PLAT
 OVERALL SITE PLAN

FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,
 RANGE 69 OF THE 6TH PRINCIPLE MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 59.525 ACRES - 79 LOTS - 9 TRACTS
 PP-14-00015

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	220.48'	50.00'	252°38'52"
C2	8.88'	7.00'	72°38'52"
C4	23.56'	15.00'	90°00'00"
C5	23.45'	15.00'	89°33'29"

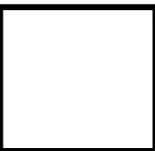


PATH: P:\WORTH\FLATIRON\CADD\161\PHASE 6 PRELIMINARY PLAN & PLAT\61SP1.DWG
 PLOTTED BY: LORRAINE ALFE PLOT DATE: 2/15/2017 8:47 AM
 XREFS: W:\Water Surface_61\ANNO_42\BASE_41\BASE_52\BASE_51\BASE_90\BASE_61TB_10\EMA_60\BASE_

DATE	REVISION DESCRIPTION



Drawing Name 61SP1.dwg		Job Number HINES-PA C	
Prepared For HT FLATIRON LP		Designer LMA	Drafter IJL
		Checked BKM	



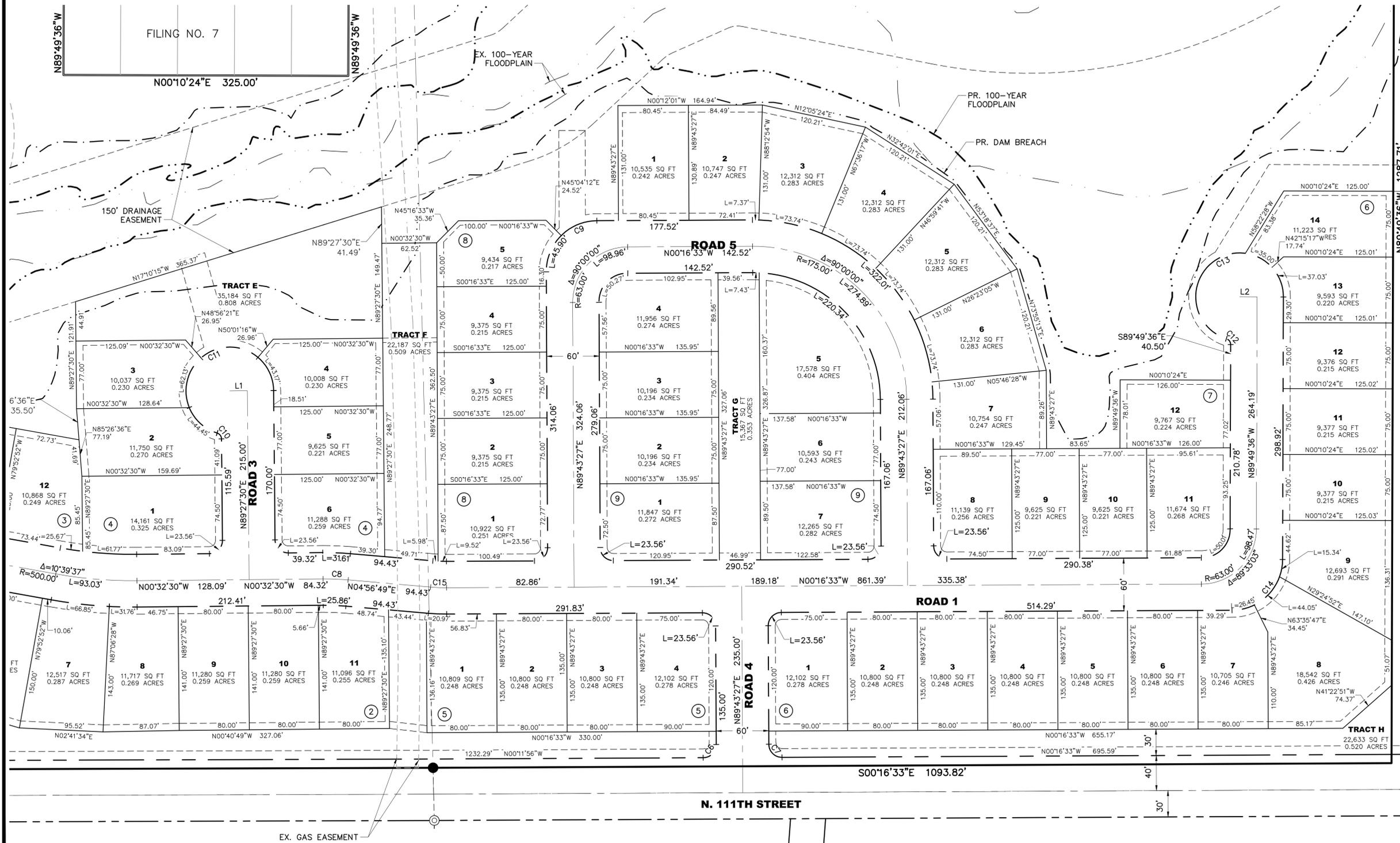
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FLATIRON MEADOWS
 PRELIMINARY PLAT
 SITE PLAN

Sheet	12
	of
	13
Date	FEBRUARY 15, 2017

FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,
 RANGE 69 OF THE 6TH PRINCIPLE MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 59.525 ACRES - 79 LOTS - 9 TRACTS
 PP-14-00015



CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C6	23.56'	15.00'	90°00'00"
C7	23.56'	15.00'	90°00'00"
C8	28.74'	300.00'	5°29'19"
C9	91.11'	58.00'	90°00'00"
C10	8.88'	7.00'	72°38'52"
C11	220.47'	50.00'	252°38'31"
C12	8.88'	7.00'	72°38'52"
C13	220.48'	50.00'	252°38'52"
C14	90.65'	58.00'	89°33'03"
C15	18.23'	200.00'	5°13'22"

LINE TABLE		
TAG	LENGTH	DIRECTION
L1	20.00'	N00°32'30"W
L2	20.00'	N00°10'24"E

PATH: P:\WORTH FLATIRON\ADD\DWG\161 PHASE 6 PRELIMINARY PLAN & PLAT\161SP1.DWG
 PLOTTED BY: LORRAINE ALFF PLOT DATE: 2/15/2017 10:12 AM
 XREFS: W:\Water Surface, 61ANNO, 42BASE, 51BASE, 90BASE, 61TB, 10CMA, 60BASE

DATE	REVISION	DESCRIPTION
	1	
	2	
	3	
	4	
	5	
	6	



Drawing Name 61SP1.dwg		Job Number HINES:PA C	
Prepared For HT FLATIRON LP	Designer LMA	Drafter IJL	Checked BKM

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FLATIRON MEADOWS
 PRELIMINARY PLAT
 SITE PLAN

Sheet	13
of	13
Date	FEBRUARY 15, 2017