

RESOLUTION NO. 17-___

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 3, IMPOSING CONDITIONS OF APPROVAL; APPROVING THE FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 3 WITH CONDITIONS; AND SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, the Board of Trustees of the Town of Erie, Colorado, following a public hearing noticed in accordance with the Town Code and held on Tuesday, November 14, 2017, considered the Flatiron Meadows Preliminary Plat, Amendment No. 3 on the application of HT Flatiron LP, 1515 Wynkoop Street, Suite 800, Denver, CO 80202, such Preliminary Plat being a plat of the following real property; to wit:

A Portion of the South Half of Section 23, Township 1 North, Range 68 West of the 6th Principle Meridian, Town of Erie, County of Boulder, State of Colorado; and

WHEREAS, the Planning Commission of the Town of Erie, Colorado, conducted a Public Hearing for the Flatiron Meadows Preliminary Plat, Amendment No. 3 on November 1, 2017, and;

WHEREAS, the Preliminary Plat is detailed on the attached "Exhibit A" Flatiron Meadows Preliminary Plat, Amendment No. 3; and,

WHEREAS, said Flatiron Meadows Preliminary Plat, Amendment No. 3 is incorporated herein and made part hereof by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO, AS FOLLOWS:

Section 1. Findings of Fact.

1. The applicant's application and supporting documents are in substantial compliance with Section 7.7.C of Title 10, Town of Erie Municipal Code.
2. The Preliminary Plat has met Municipal Code Title 10, Section 10.7.7.C.10. Approval Criteria:
 - a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.
 - b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.
 - c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet

the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.

- d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.
 - e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.
 - f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.
 - g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
 - h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
 - i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.
 - j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.
3. The Town of Erie Municipal Code shall be followed in the development of the property.
 4. That a detailed Development Agreement will be required at such time as the property is approved for the final plat.
 5. That the following conditions shall be imposed as a condition of approval:
 - a. Approval by Northern Water and execution of a License Agreement shall be required prior to final plat recordation.
 - b. At site plan, final plat and building permit, the applicant shall follow recommendations made by CTL Thompson in the soils, geotechnical, and

geological subsidence reports and the Colorado Geological Survey (CGS) recommendations.

- c. The Preliminary Plat shall not be effective until approval of a Site Plan that is in substantial compliance with the approved Preliminary Plat.
 - d. Technical corrections to the Flatiron Meadows Preliminary Plat, Amendment No. 3 shall be made to the Town's satisfaction.
6. That the Preliminary Plat as proposed, subject to the conditions set forth herein, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.

Section 2. Conclusions and Order Approving the Flatiron Meadows Preliminary Plat, Amendment No. 3.

1. Based on the above Findings of Fact, the Board of Trustees hereby approves the Flatiron Meadows Preliminary Plat, Amendment No. 3 application with the conditions of approval listed above.

ADOPTED AND APPROVED THIS 12TH DAY OF DECEMBER 2017 BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO.

TOWN OF ERIE, COLORADO,
a Colorado municipal corporation

By: _____
Tina Harris, Mayor

ATTEST:

By: _____
Nancy J. Parker, CMC, Town Clerk

EXHIBIT A

FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 3

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
18.403 ACRES - 122 LOTS - 10 TRACTS
PP-000868-2017

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT D OF THE RECORDED PLAT, FLATIRON MEADOWS – FILING NO. 8, RECORDED UNDER RECEPTION NO. 03529609 IN THE OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY; SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN; TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID TRACT D;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID TRACT D, THE FOLLOWING EIGHT (8) COURSES;

1. NORTH 01°29'25" WEST A DISTANCE OF 56.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 185.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°28'30", AN ARC LENGTH OF 179.12 FEET;
3. NORTH 56°57'56" WEST A DISTANCE OF 63.29 FEET;
4. NORTH 61°13'01" WEST A DISTANCE OF 267.81 FEET;
5. NORTH 68°37'08" WEST A DISTANCE OF 86.64 FEET;
6. NORTH 73°10'26" WEST A DISTANCE OF 189.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 133.44 FEET;
7. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°36'56", AN ARC LENGTH OF 113.22 FEET;
8. NORTH 00°16'33" WEST A DISTANCE OF 790.42 FEET;

THENCE SOUTH 89°49'36" EAST A DISTANCE OF 1,287.71 FEET TO POINT ON THE EASTERLY BOUNDARY OF SAID TRACT D;

THENCE, ALONG SAID EASTERLY BOUNDARY, THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 00°10'24" WEST A DISTANCE OF 527.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 535.00 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°13'57", AN ARC LENGTH OF 525.07 FEET;
3. SOUTH 56°24'21" WEST A DISTANCE OF 97.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 640.00 FEET;
4. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°12'13", AN ARC LENGTH OF 303.87 FEET;
5. SOUTH 29°07'17" WEST A DISTANCE OF 79.71 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 29.008 ACRES, (1,263,567 SQUARE FEET), MORE OR LESS.

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:

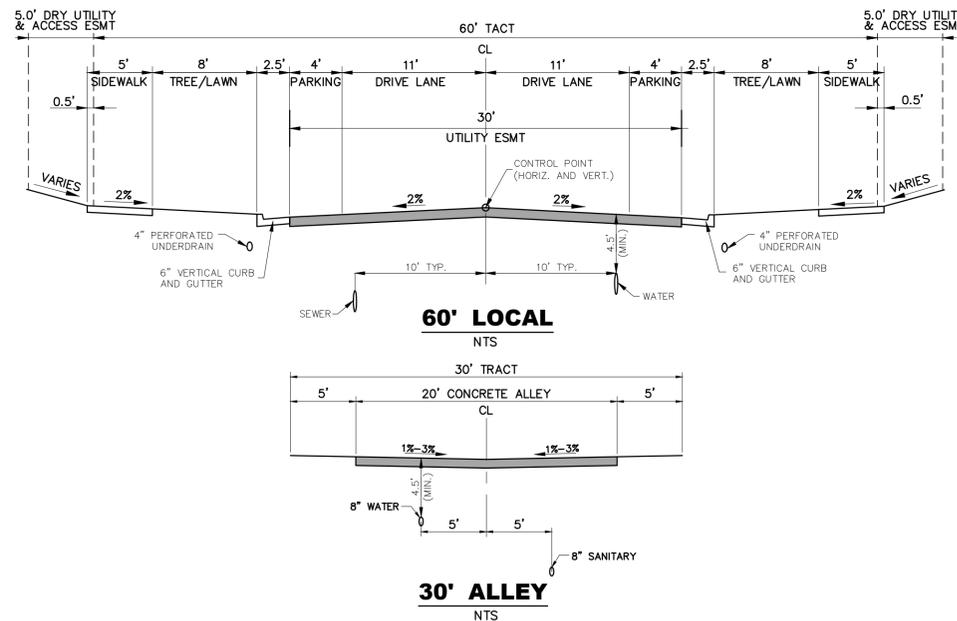
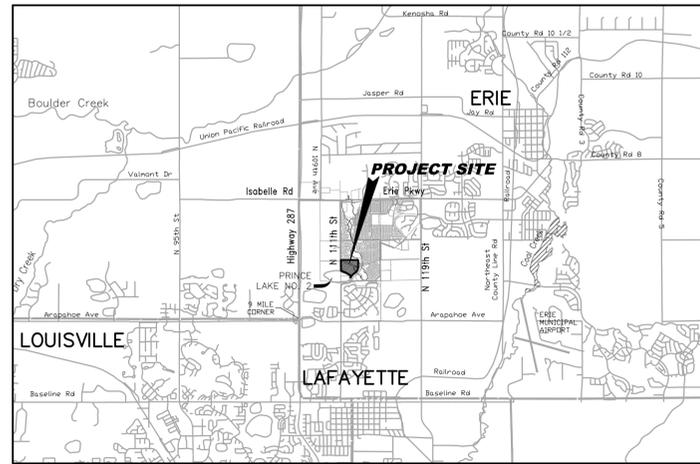
TOP OF 3 1/4" ALUMINUM CAP IN RANGE BOX STAMPED 1999 LS NO. 29414 AT THE INTERSECTION OF ISABELLE ROAD (AKA COUNTY ROAD NO. 52) AND NORTH 111TH STREET (AKA COUNTY ROAD NO. 9) BEING THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY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



LAND USE SUMMARY		
TYPE	AREA (AC.)	% OF TOTAL AREA
RESIDENTIAL LOTS	6.866	37.31
TRACTS	11.401	61.95
PUBLIC ROW	0.136	0.74
TOTALS	18.403	100.00

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: CHAD SCHROEDER

ENGINEER/SURVEYOR:

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

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	OU1	OVERALL UTILITY
7	GR1	GRADING PLAN
8	PP1	PRELIMINARY PLAN EXHIBIT
9	PP2	PRELIMINARY PLAN EXHIBIT
10	PP3	PRELIMINARY PLAN EXHIBIT
11	PP4	PRELIMINARY PLAN EXHIBIT
12	PP5	PRELIMINARY PLAN EXHIBIT

GENERAL NOTES:

1. THE PURPOSE OF THIS PRELIMINARY PLAT AMENDMENT IS TO ESTABLISH A CONCEPTUAL LOT PLAN FOR A MULTI-FAMILY SITE.
2. THE PROJECT AREA IS 18.403 ACRES AND CONSISTS OF 122 LOTS AND 10 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.

TRACT SUMMARY CHART

TRACT	AREA (AC.)	USE	OWNERSHIP	MAINTENANCE
TRACT A	5.299	ROADWAY AND ALLEY	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT B	2.271	OPEN SPACE	TOWN OF ERIE	HOMEOWNERS ASSOCIATION
TRACT C	1.117	LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT D	0.426	LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT E	0.458	LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT F	0.116	LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT G	1.094	POCKET PARK	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT H	0.052	LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT I	0.052	LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT J	0.516	LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION

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DATE	REVISION	DESCRIPTION



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Prepared For	HT FLATIRON LP
Designer	LMA
Drafter	LMA
Checked	BKM

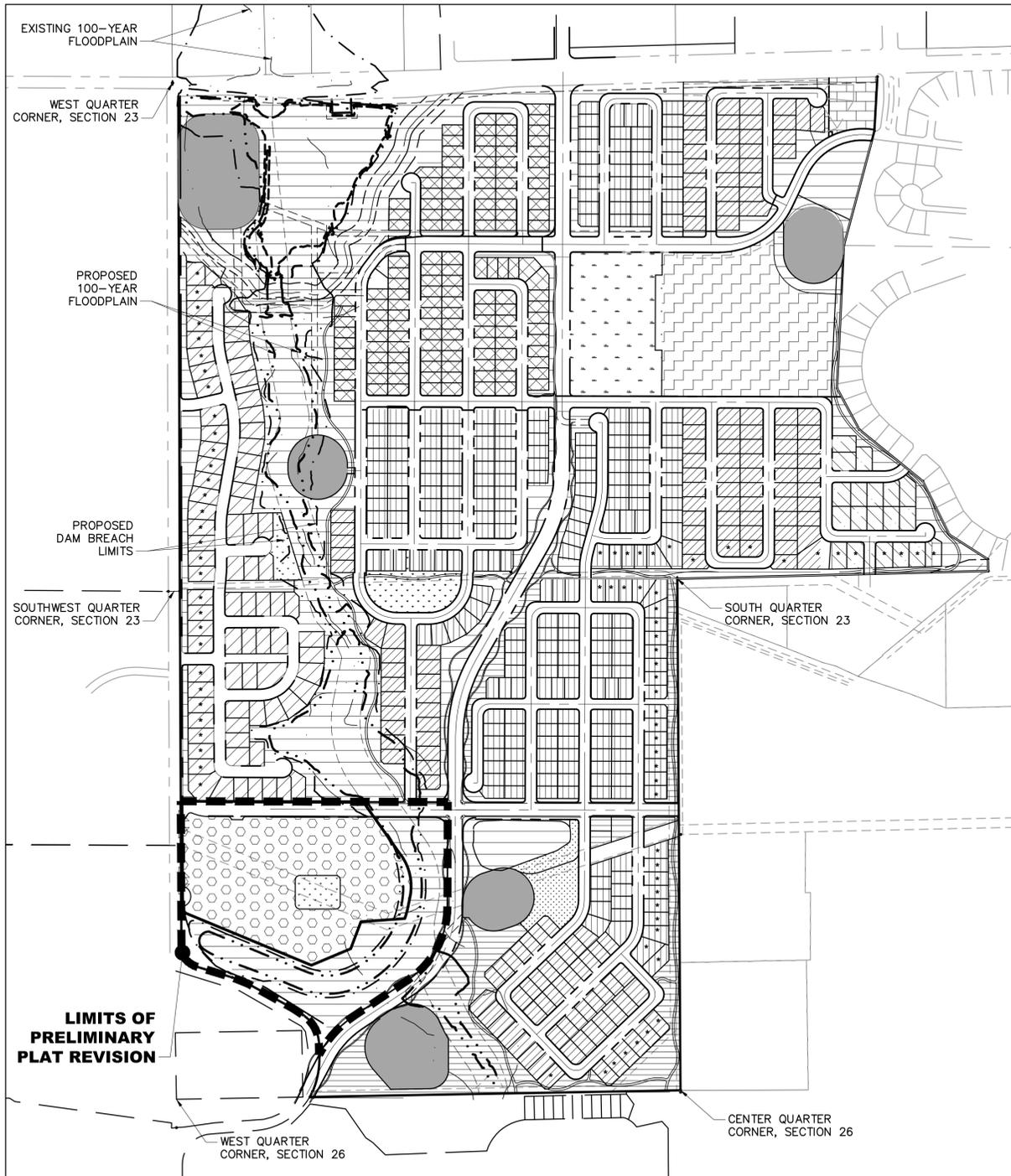
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FLATIRON MEADOWS
PRELIMINARY PLAT
TITLE SHEET

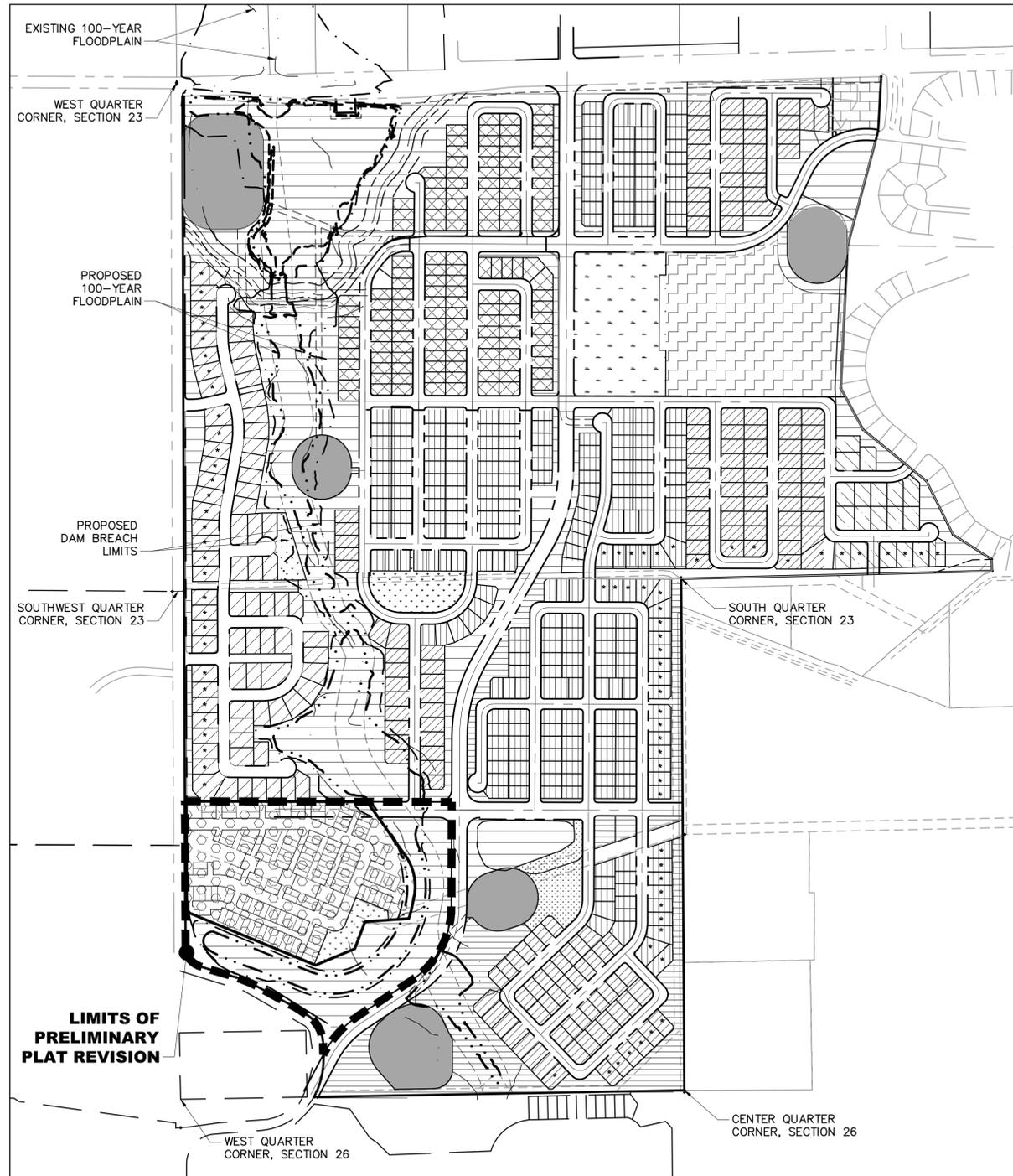
Sheet	1
	of 12
Date	OCTOBER 3, 2017

FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 3

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
 18.403 ACRES - 122 LOTS - 10 TRACTS
 PP-000868-2017



EXISTING LAND USE MAP



PROPOSED LAND USE MAP

LAND USE LEGEND:

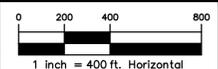
- 65'X110' LOTS
*(70'X120' LOTS)
- 75'X125' LOTS
*(80'X135' LOTS)
- 55'X110' LOTS
- 85'X125' LOTS
*(85'X135' LOTS)
- = TOWN HOME SITE
- = NEIGHBORHOOD PARKS
- = POCKET PARKS
- = OPEN SPACE & BUFFER ZONE
- = SCHOOL SITE
- = OIL AND GAS OUTLOT AREA SITE & BUFFER ZONE
- = FIRE STATION SITE
- FEMA FLOODPLAIN
- PROPOSED FLOODPLAIN
- PROPOSED DAM BREACH

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DATE	REVISION DESCRIPTION



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Designer LMA	Drafter LMA	Checked BKM



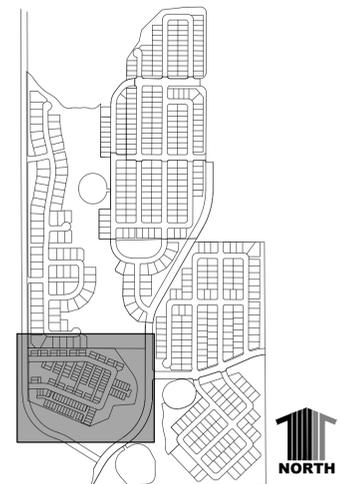
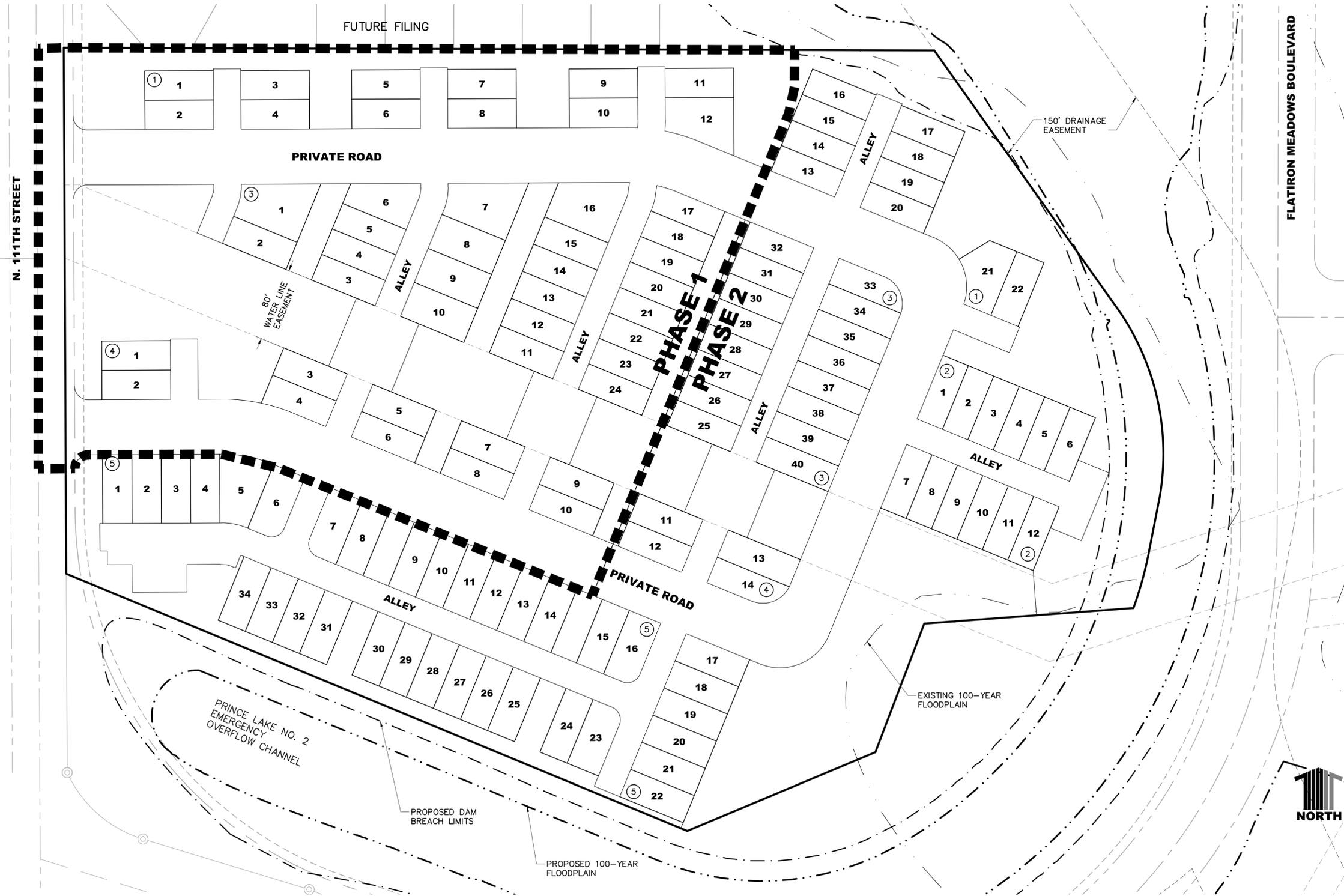
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**FLATIRON MEADOWS
 PRELIMINARY PLAT
 LAND USE**



FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 3

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
 18.403 ACRES - 122 LOTS - 10 TRACTS
 PP-000868-2017



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.
3. UTILITY AND ROADWAY PHASING WILL BE FINALIZED TO ENSURE SERVICE REQUIREMENTS ARE MET WITH THE FINAL PLAT PROCESS.

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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DATE	REVISION DESCRIPTION



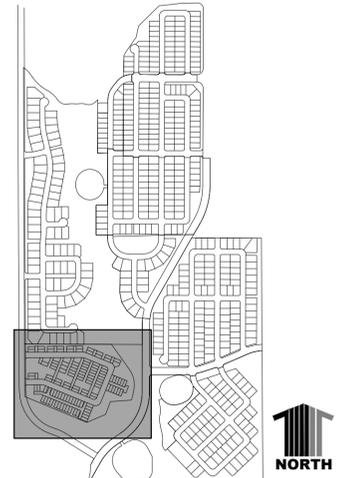
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Prepared For HT FLATIRON LP		Checked BKM	

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FLATIRON MEADOWS
 PRELIMINARY PLAT
 PHASING PLAN

FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 3

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,
 RANGE 69 OF THE 6TH PRINCIPLE MERIDIAN,
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 18.403 ACRES - 122 LOTS - 10 TRACTS
 PP-000868-2017



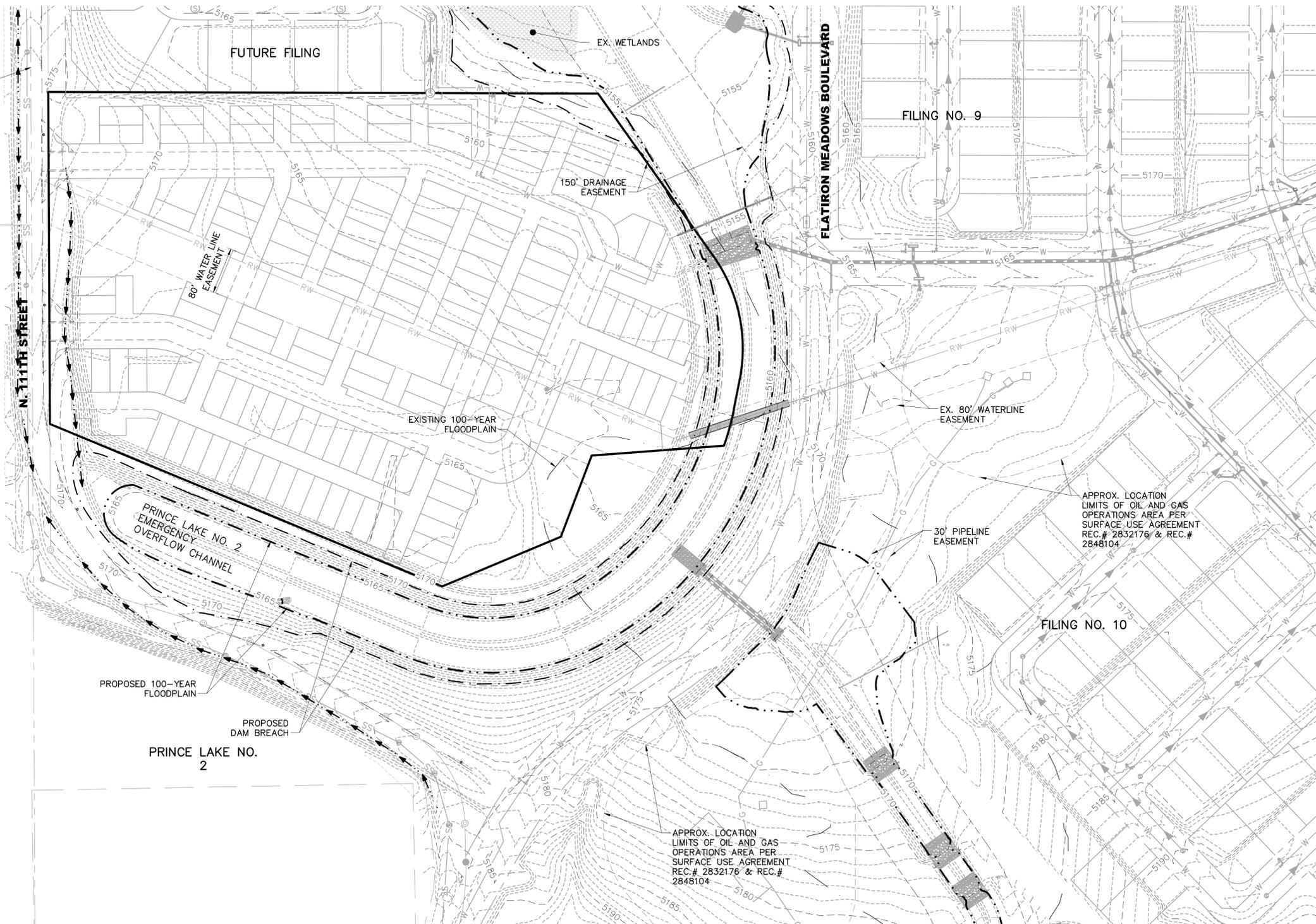
KEYMAP

CONSTRUCTION NOTES:

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

LEGEND

- 5130 --- EXISTING MAJOR CONTOURS
- --- EXISTING MINOR CONTOURS
- G-G- EXISTING GAS LINE
- RW-RW- EXISTING RAW WATER LINE
- X-X- EXISTING FENCE
- * EXISTING WELL



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DATE	REVISION DESCRIPTION



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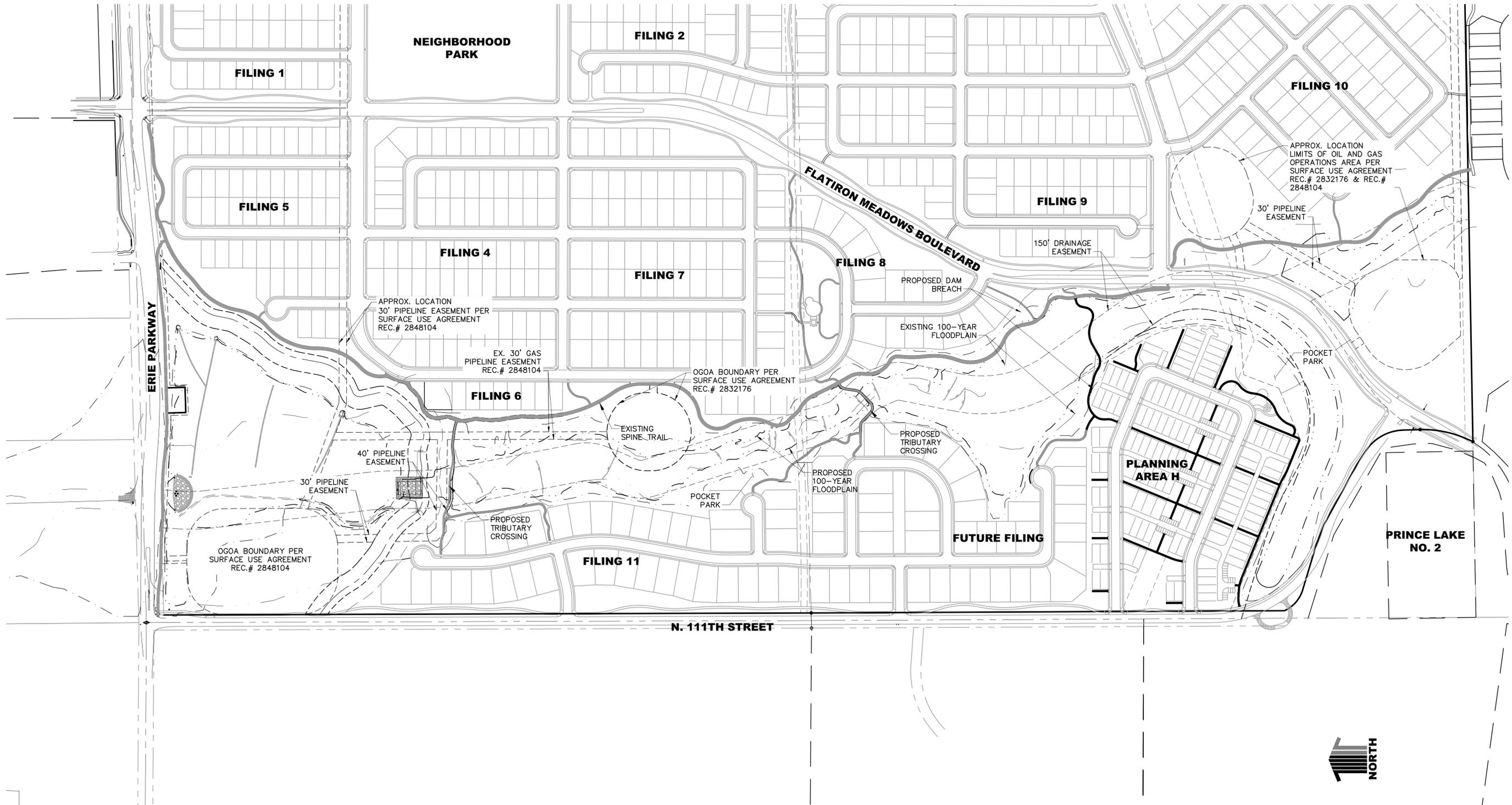
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**FLATIRON MEADOWS
 PRELIMINARY PLAT
 EXISTING CONDITIONS**

Sheet	4
EC1	of 12
Date	OCTOBER 3, 2017

FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 3

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,
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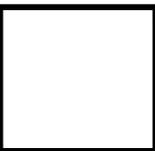


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DATE	REVISION	DESCRIPTION



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Designer LMA	Drafter LMA	Checked BKM



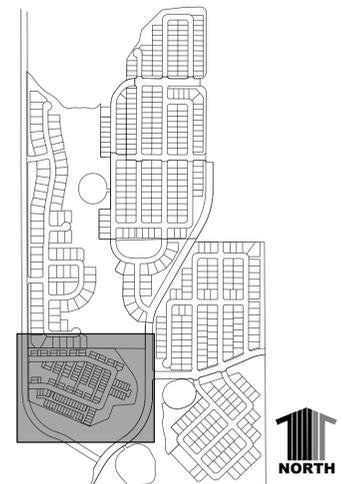
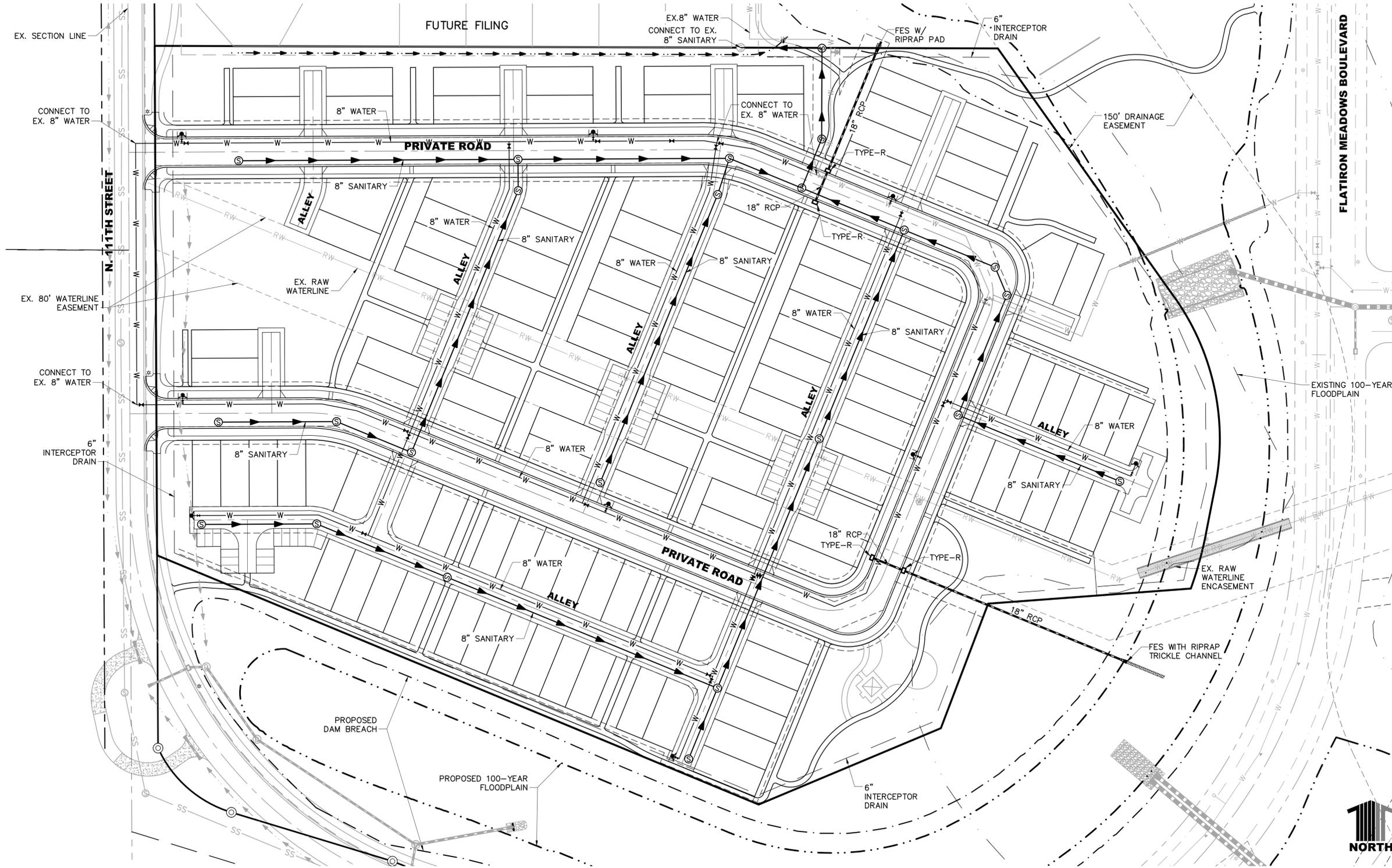
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**FLATIRON MEADOWS
 PRELIMINARY PLAT
 TRAIL PLAN**

Sheet	5
TR1	of 12
Date	OCTOBER 3, 2017

FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 3

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 PP-000868-2017



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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DATE	REVISION DESCRIPTION



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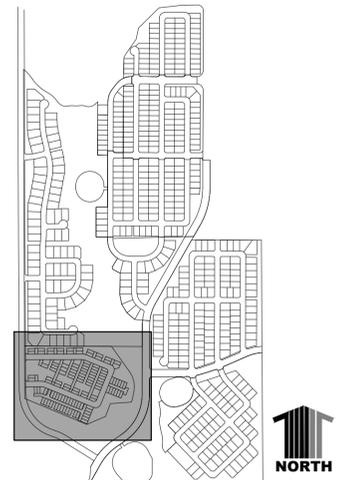
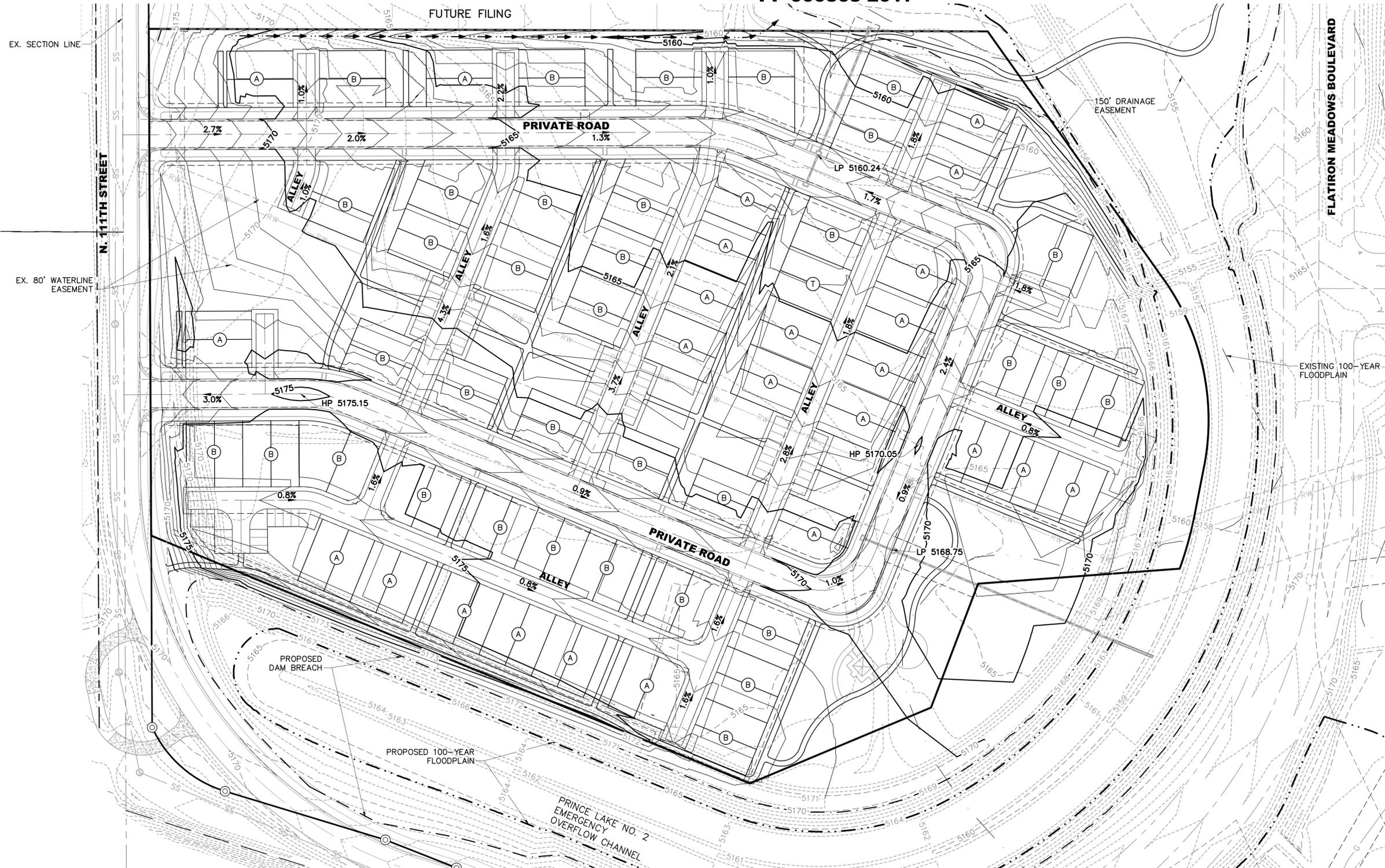
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FLATIRON MEADOWS
 PRELIMINARY PLAT
 OVERALL UTILITY

Sheet	6
OU1	of 12
Date	OCTOBER 3, 2017

FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 3

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
 18.403 ACRES - 122 LOTS - 10 TRACTS
 PP-000868-2017



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
-
- (A) 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

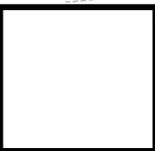
- EXISTING WETLANDS
- SWALE

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 PLOTTED BY: LORRAINE ALFE2 PLOT DATE: 10/2/2017 2:53 PM
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DATE	REVISION DESCRIPTION



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Job Number HINES:PA H		
Prepared For HT FLATIRON LP		
Designer LMA	Drafter LMA	Checked BKM



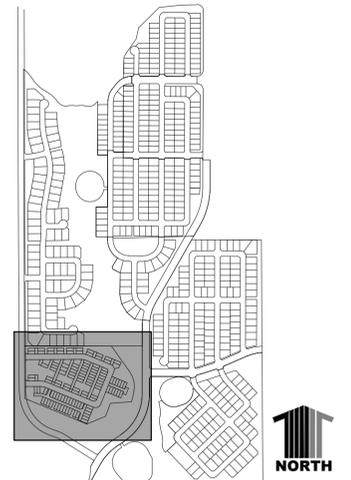
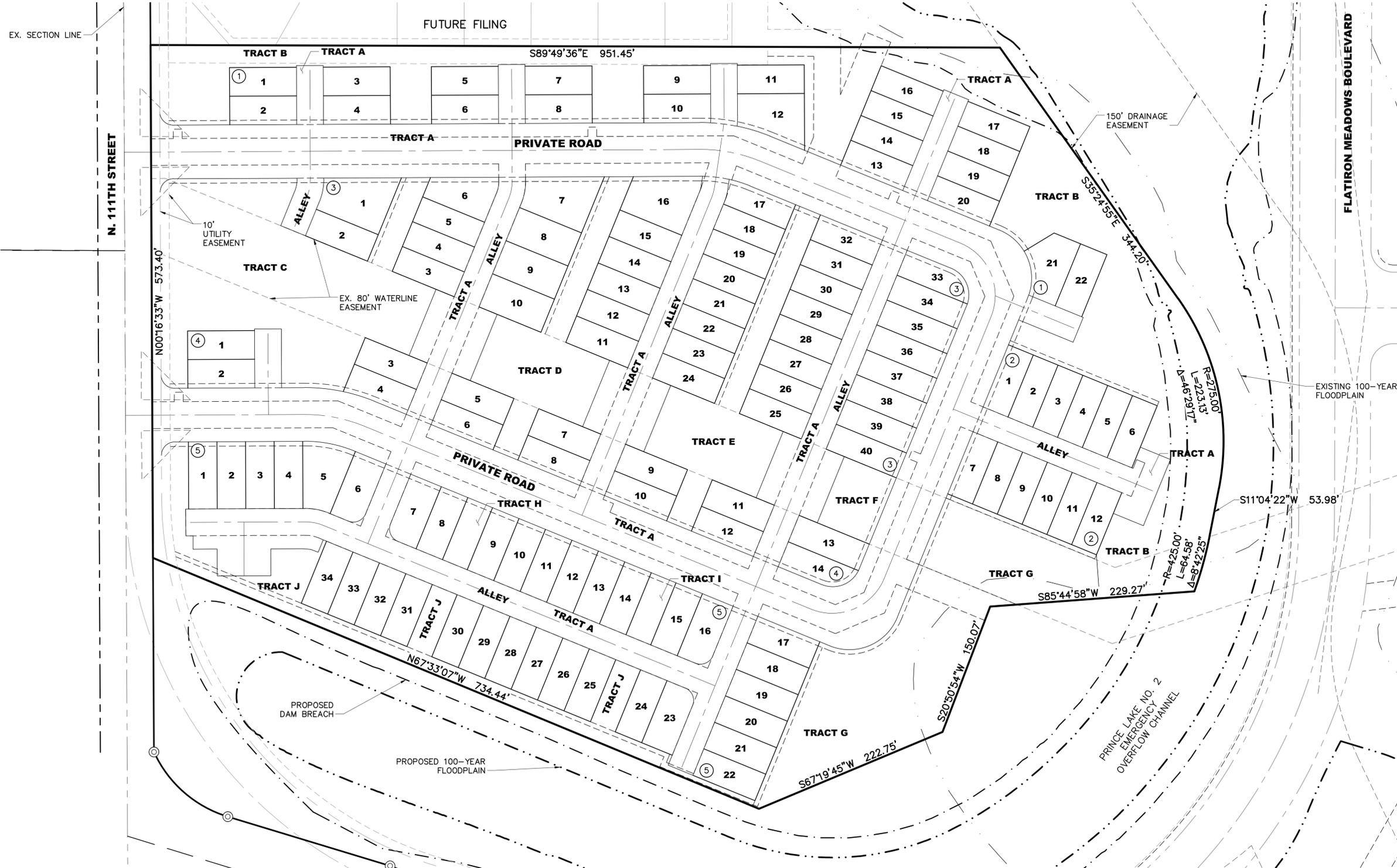
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FLATIRON MEADOWS
 PRELIMINARY PLAT
 GRADING PLAN

Sheet	7
GR1	of 12
Date	OCTOBER 3, 2017

FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 3

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,
 RANGE 69 OF THE 6TH PRINCIPLE MERIDIAN,
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NOTES:

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

LEGEND

- RIGHT OF WAY ————
- SECTION LINE ————
- LOT LINE ————
- EASEMENT LINE - - - - -
- SETBACK LINE - - - - -
- PROPOSED 100 YR FLOODPLAIN — · · · · ·
- EXISTING FEMA FLOODPLAIN ————
- LIMITS OF DAM BREACH - - - - -

PATH: P:\WORTH\FLATIRON\CADD\141 PA H PRELIMINARY PLAN & PLAT\141SP1.DWG
 PLOTTED BY: LORRAINE ALFEZ PLOT DATE: 10/2/2017 4:29 PM
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DATE	REVISION DESCRIPTION



Drawing Name 141SP1.dwg		
Job Number HINES:PA H		
Prepared For HT FLATIRON LP		
Designer LMA	Drafter LMA	Checked BKM



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FLATIRON MEADOWS
 PRELIMINARY PLAT
OVERALL PRELIMINARY PLAN EXHIBIT

Sheet	8
PP1	of 12
Date	OCTOBER 3, 2017

FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 3

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,
 RANGE 69 OF THE 6TH PRINCIPLE MERIDIAN,
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FUTURE FILING



KEYMAP

NOTES:

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

LEGEND

- RIGHT OF WAY _____
- SECTION LINE _____
- LOT LINE _____
- EASEMENT LINE _____
- SETBACK LINE _____
- PROPOSED 100 YR FLOODPLAIN _____
- EXISTING FEMA FLOODPLAIN _____
- LIMITS OF DAM BREACH _____



N. 111TH STREET

SEE SHEET SP3

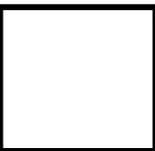


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DATE	REVISION DESCRIPTION



Drawing Name 141SP1.dwg		
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FLATIRON MEADOWS
 PRELIMINARY PLAT
 PRELIMINARY PLAN EXHIBIT

FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 3

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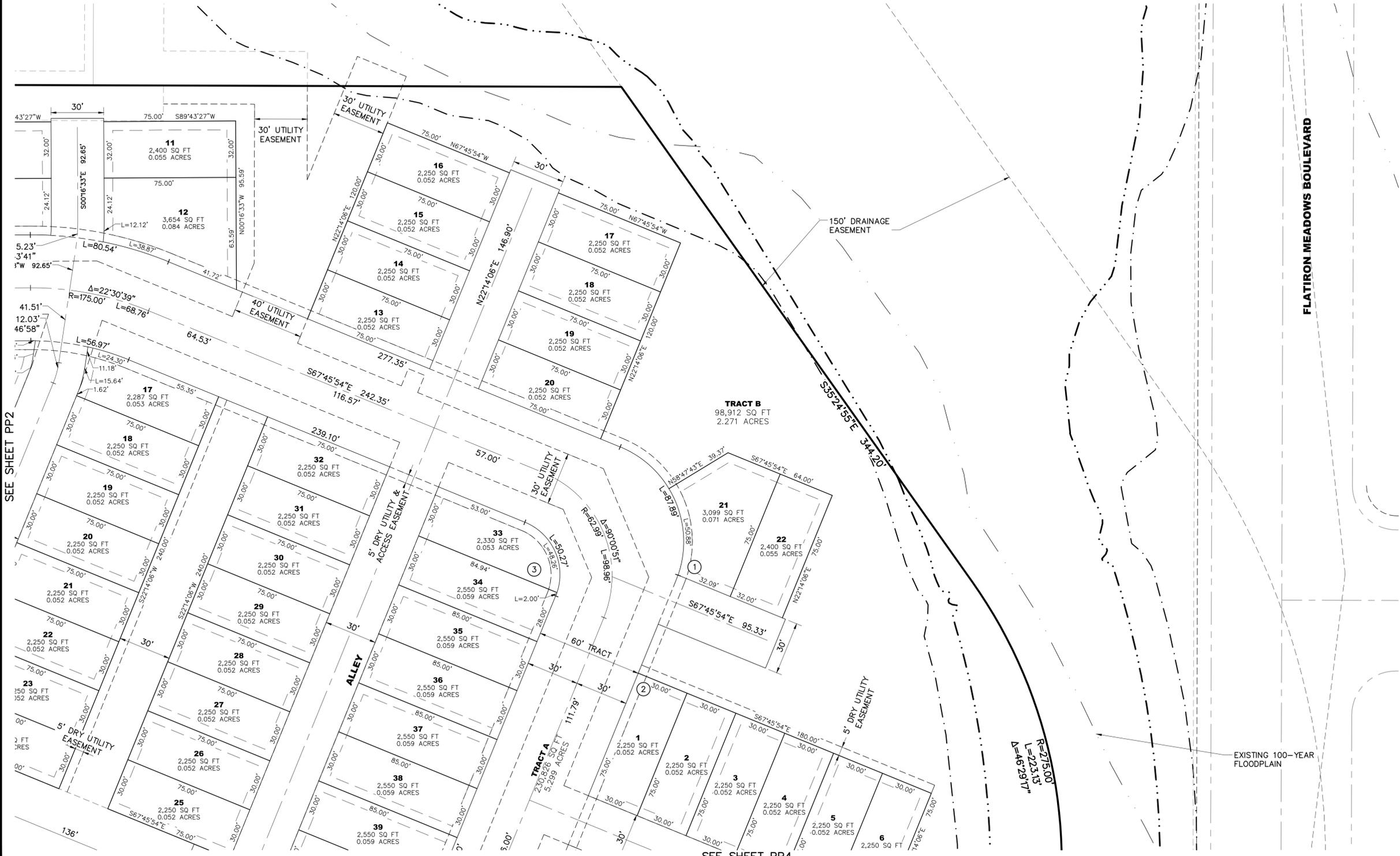
KEYMAP

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- PROPOSED 100 YR FLOODPLAIN — · · · · ·
- EXISTING FEMA FLOODPLAIN ————
- LIMITS OF DAM BREACH - - - - -



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DATE	REVISION DESCRIPTION



Drawing Name 141SP1.dwg		1 5 30 60 1 inch = 30 ft. Horizontal	
Job Number HINES:PA H		Designer LMA	Drafter LMA
Prepared For HT FLATIRON LP		Checked BKM	

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FLATIRON MEADOWS
 PRELIMINARY PLAT
PRELIMINARY PLAN EXHIBIT

Sheet	10
PP3	of 12
Date	OCTOBER 3, 2017



FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 3

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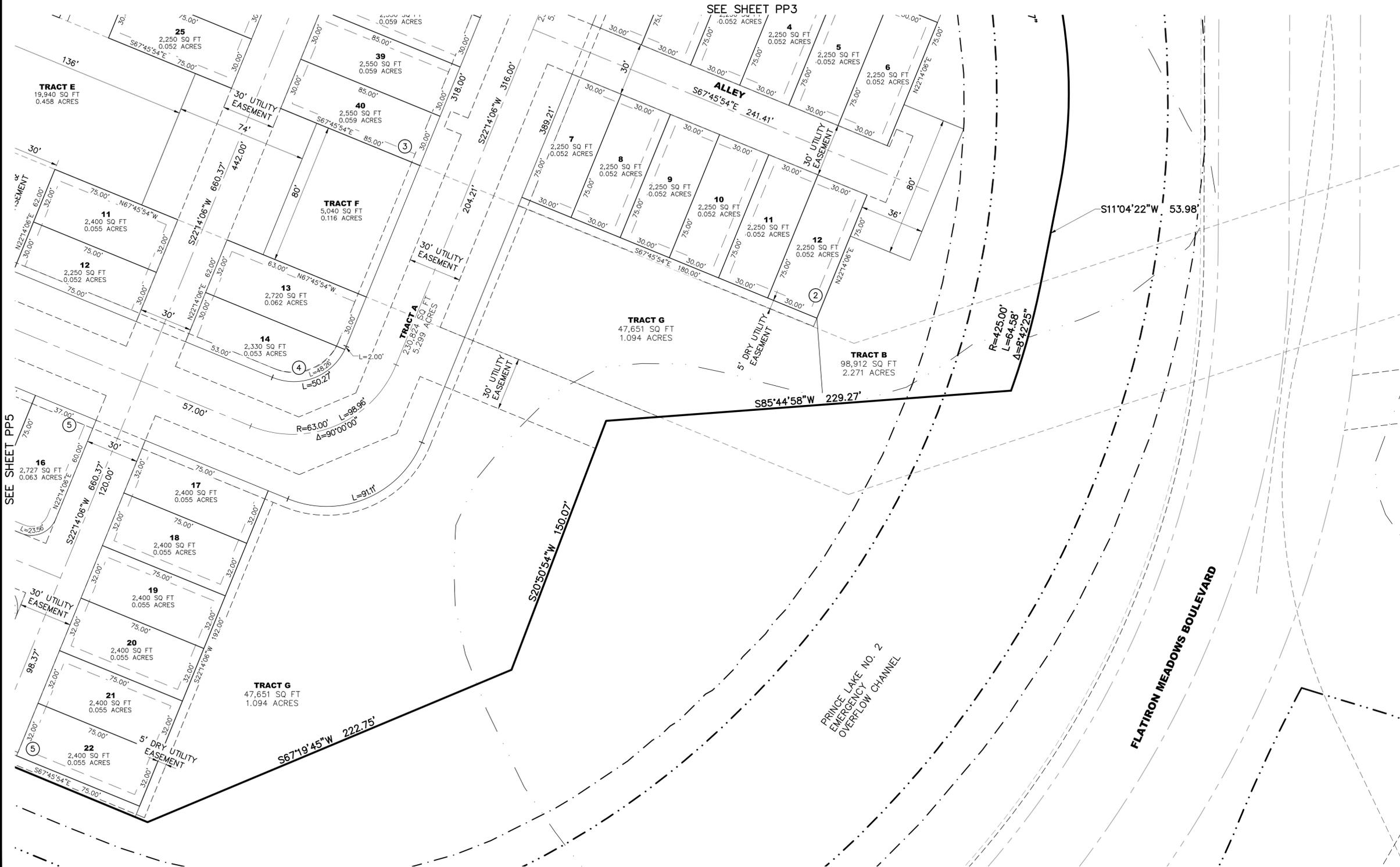
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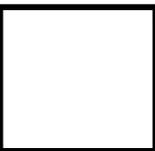


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DATE	REVISION DESCRIPTION



Drawing Name 141SP1.dwg		
Job Number HINES:PA H		
Prepared For HT FLATIRON LP		
Designer LMA	Drafter LMA	Checked BKM



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**FLATIRON MEADOWS
 PRELIMINARY PLAT
 PRELIMINARY PLAN EXHIBIT**

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	12
Date	OCTOBER 3, 2017

FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 3

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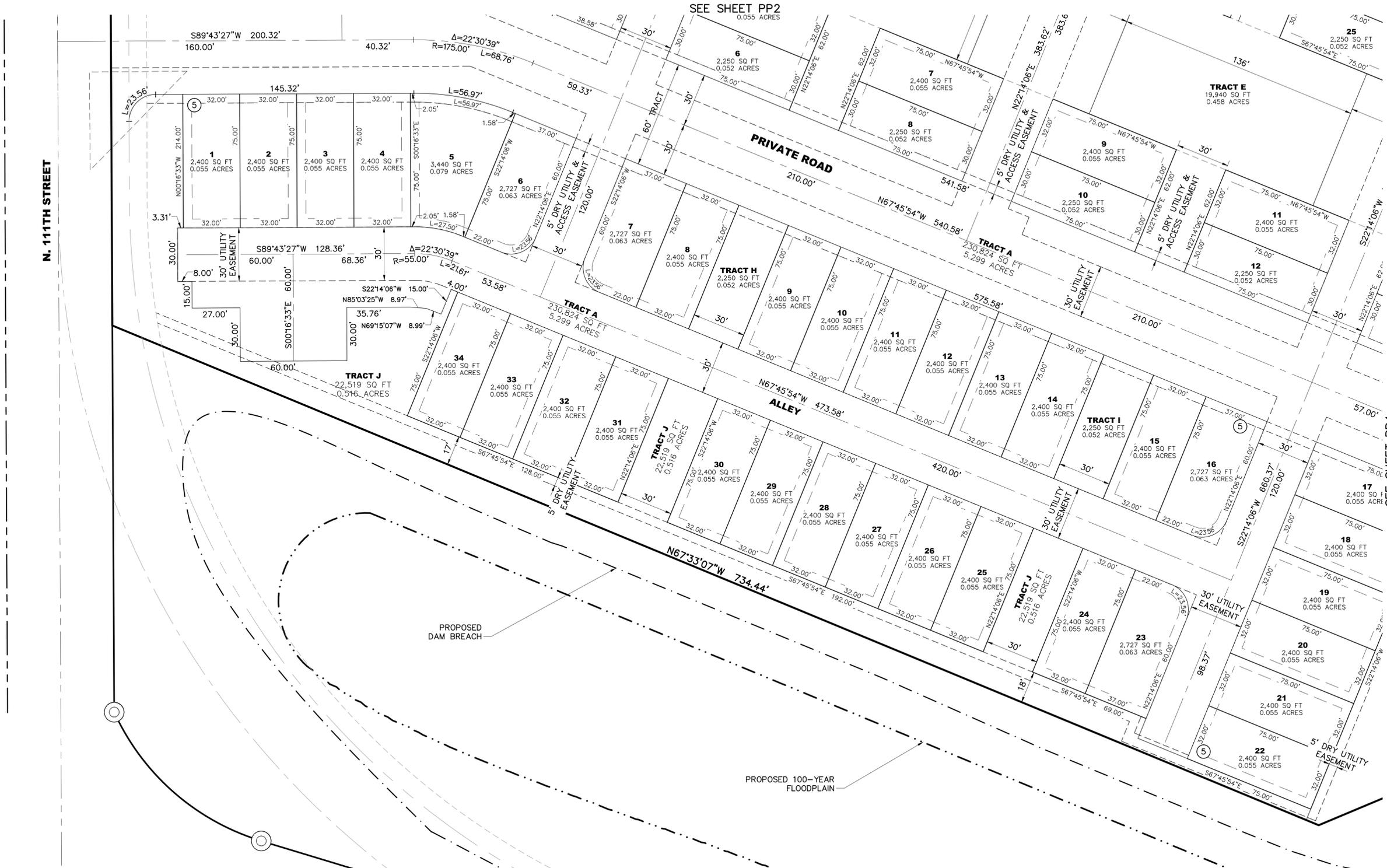
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DATE	REVISION	DESCRIPTION
	1	
	2	
	3	
	4	
	5	
	6	



Drawing Name 141SP1.dwg		
Job Number HINES:PA H		
Prepared For HT FLATIRON LP		
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FLATIRON MEADOWS
 PRELIMINARY PLAT
 PRELIMINARY PLAN EXHIBIT

Sheet	12
PP5	of 12
Date	OCTOBER 3, 2017

