

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.

SHEET INDEX

SHEET NUMBER	SHEET	DESCRIPTION
1	T1	TITLE SHEET
2	LU1	LAND USE
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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

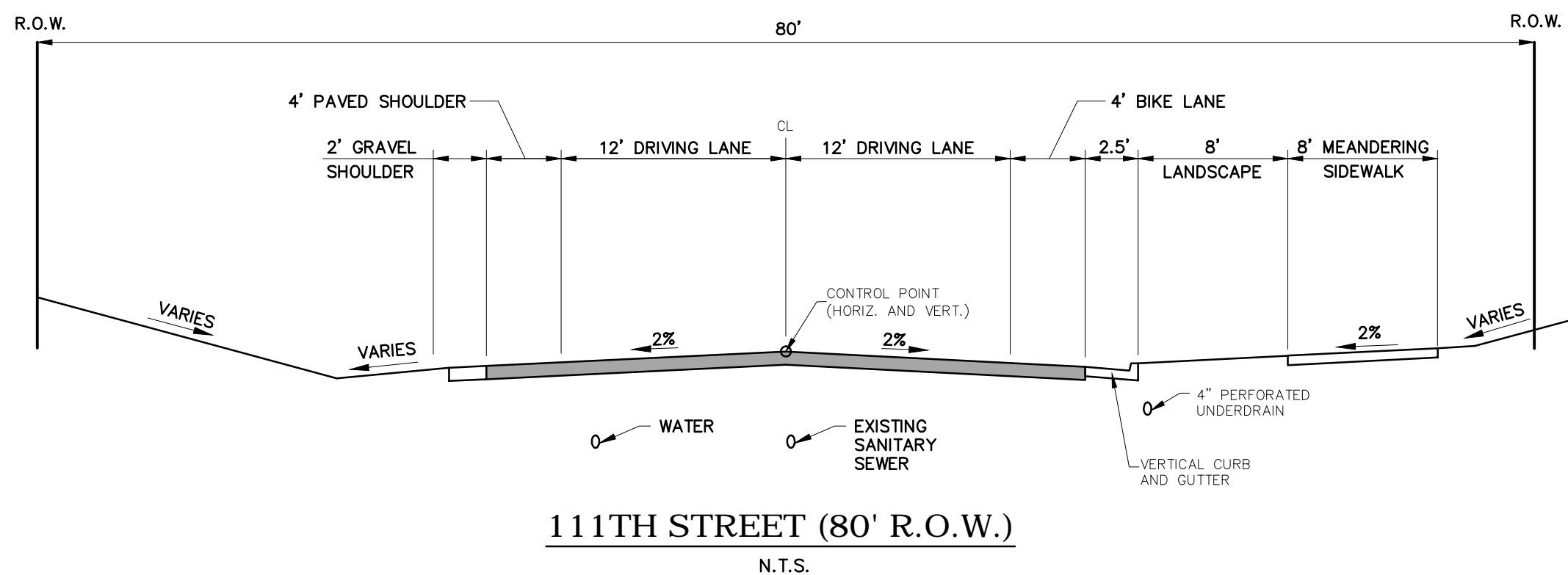
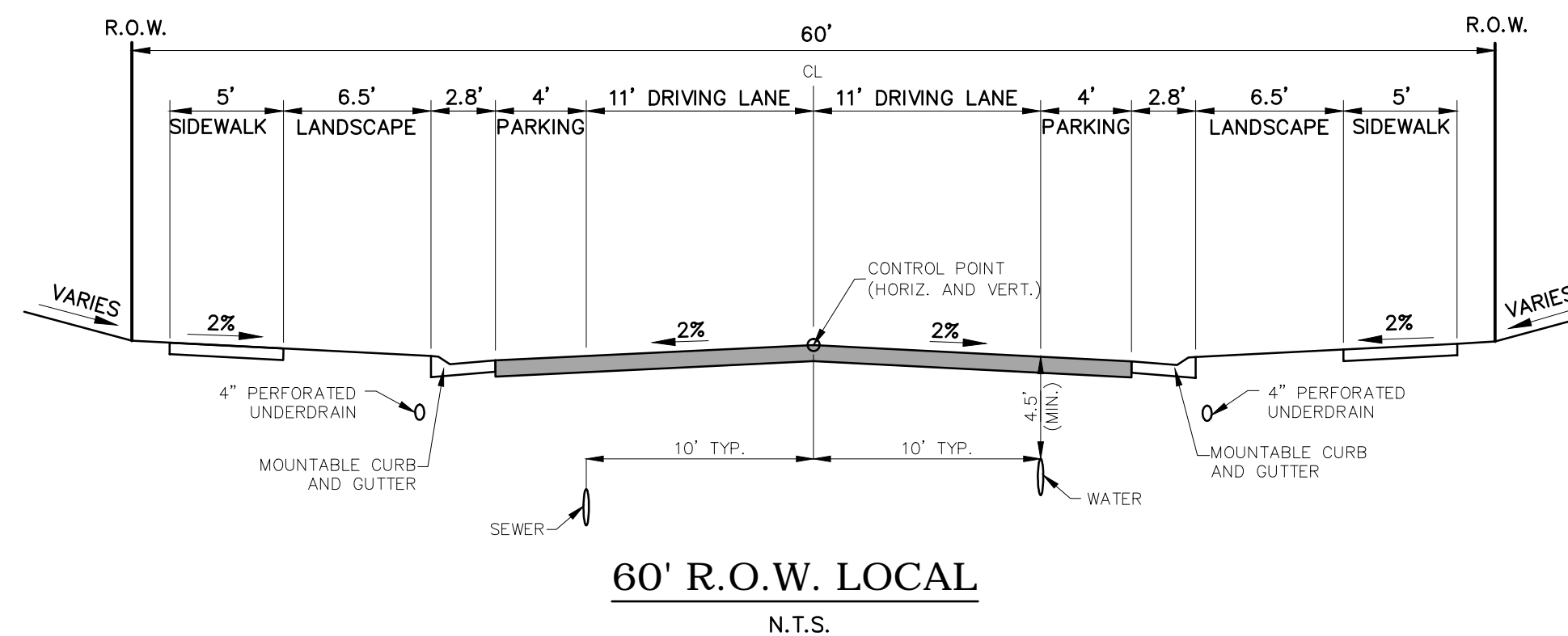
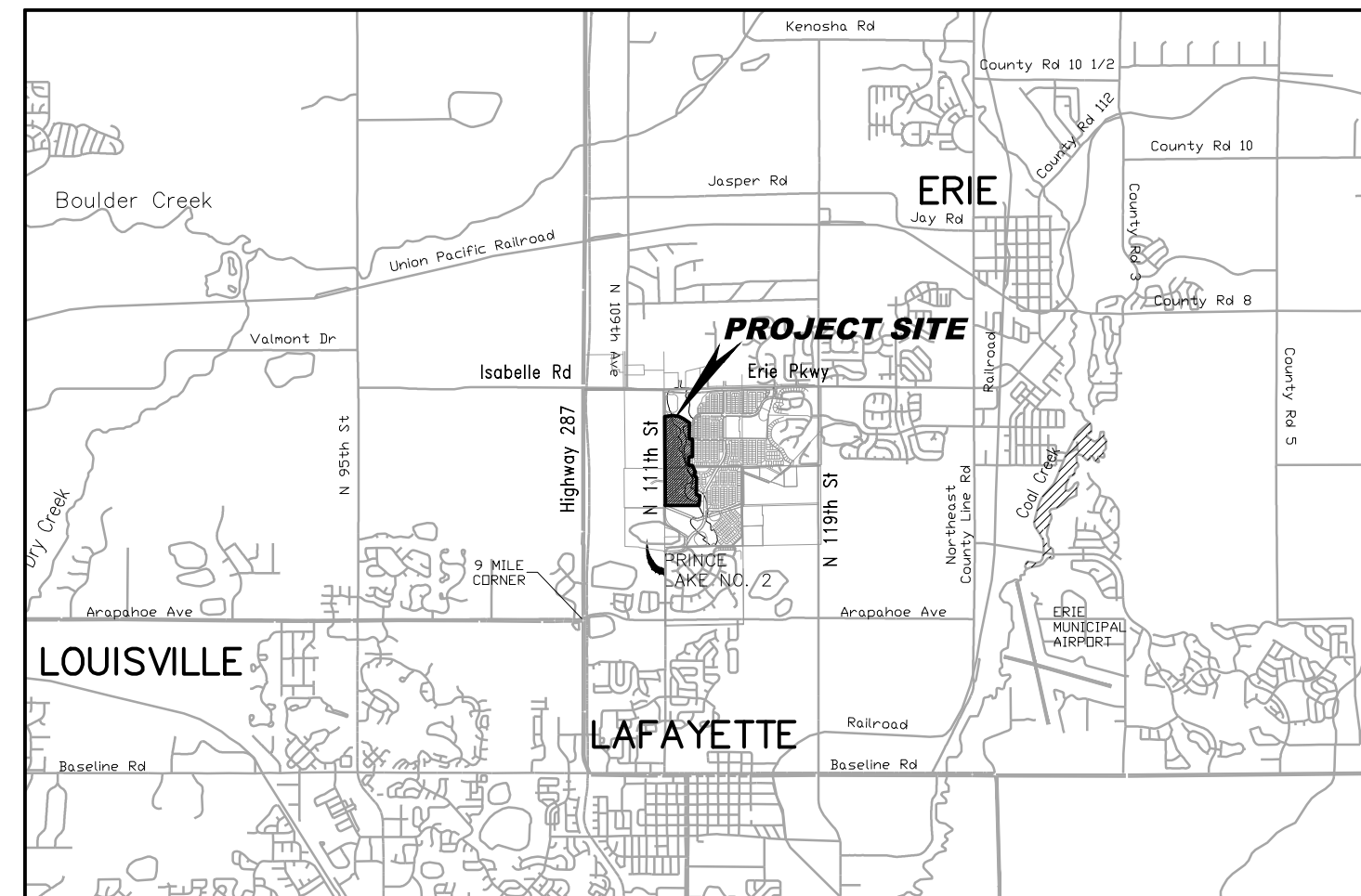
PROJECT BASIS OF BEARINGS:

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

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

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

PATH: P:\WORTH FLATIRON\CADD\161 PHASE 6 PRELIMINARY PLAN & PLAT\61T1.DWG
PLOTTED BY: Lorraine 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	Designer LMA	Drafter LMA	Checked BKM
Job Number HINES-PA C	Prepared For HT FLATIRON LP		

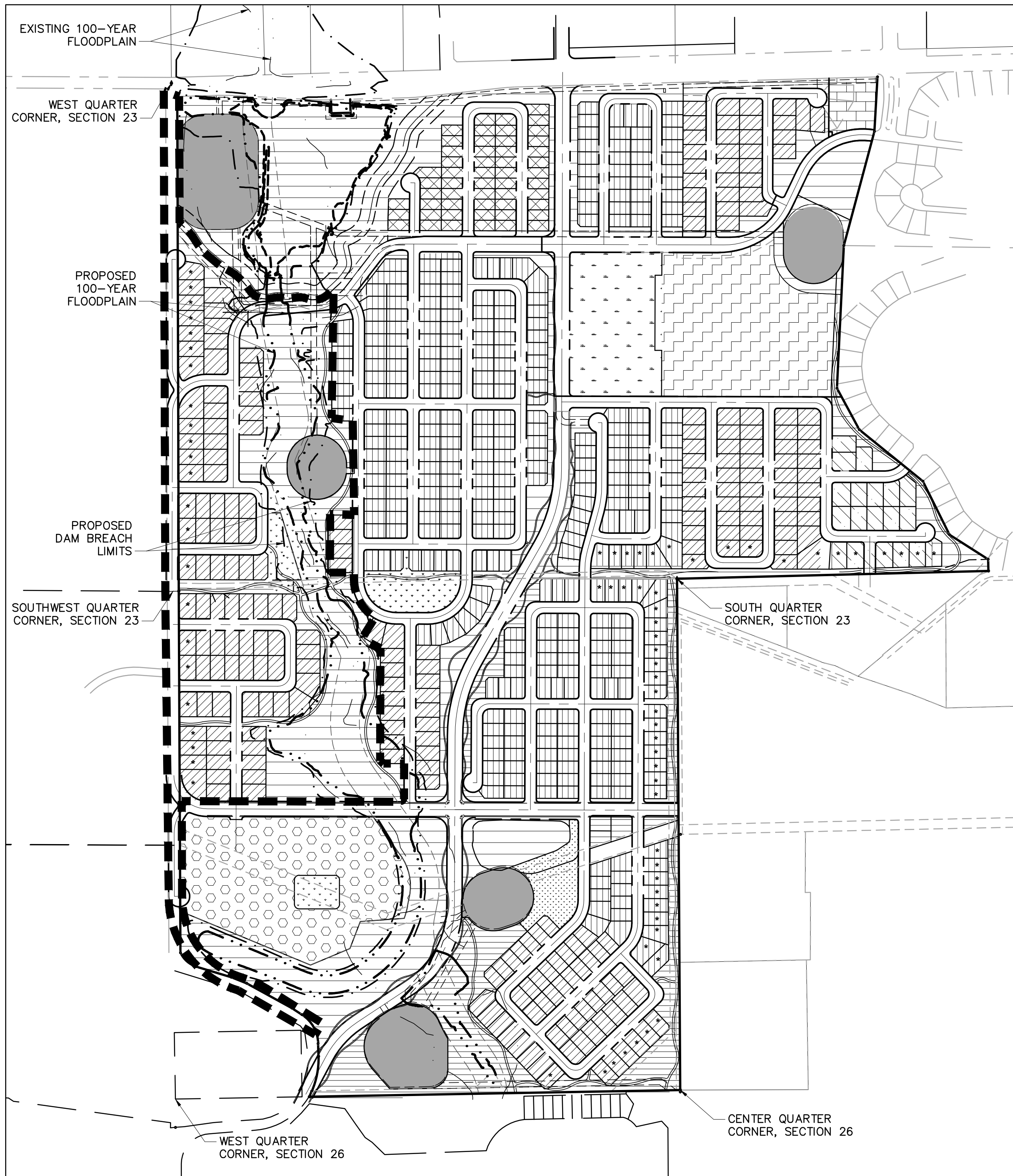
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FLATIRON MEADOWS
PRELIMINARY PLAT
TITLE SHEET

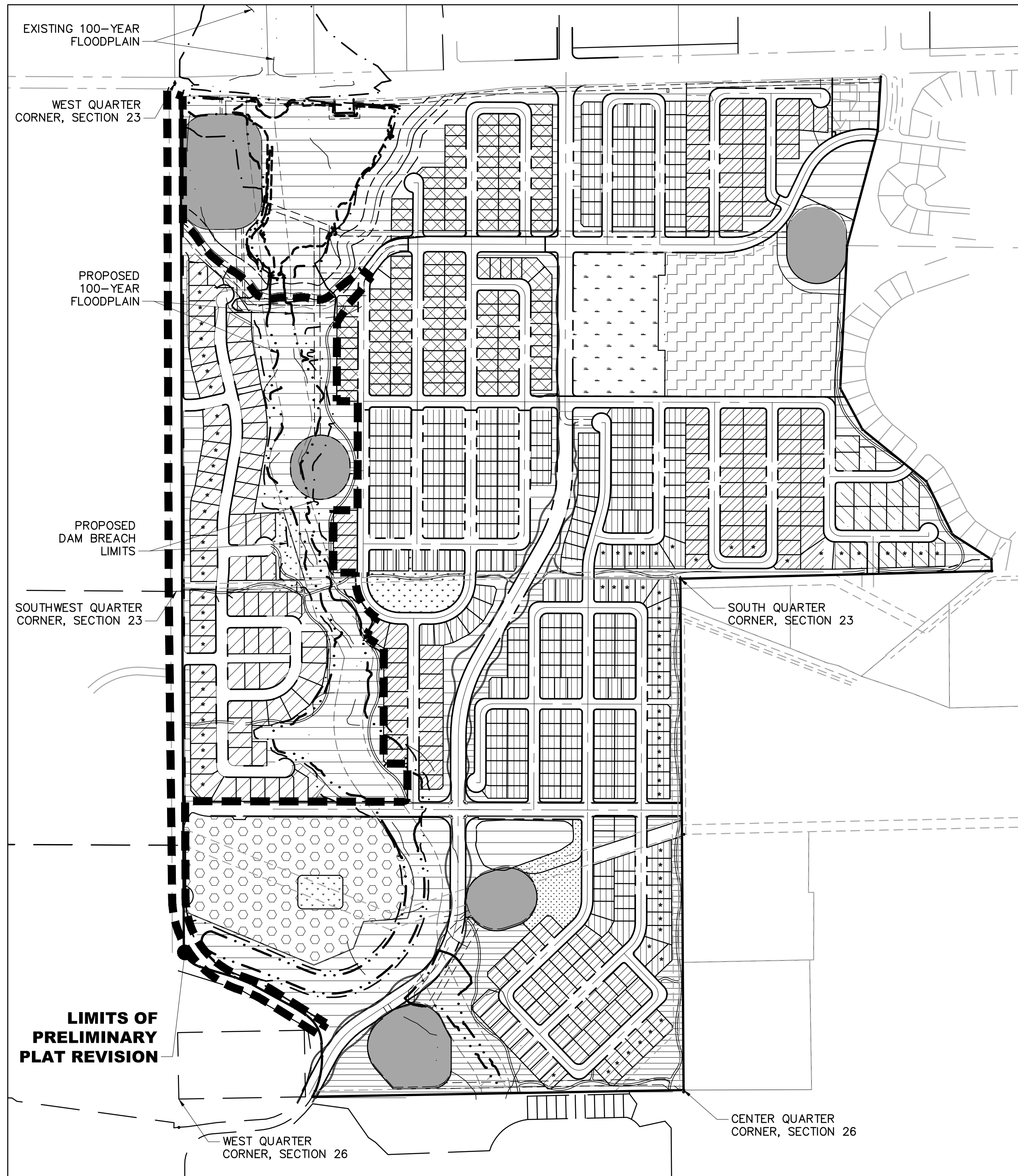
Sheet T1	1 of 13
Date FEBRUARY 15, 2017	

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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



Drawing Name 61LU1.dwg				
Job Number HINES:PA C				
Prepared For HT FLATIRON LP	Designer LMA	Drafter LMA	Checked BKM	

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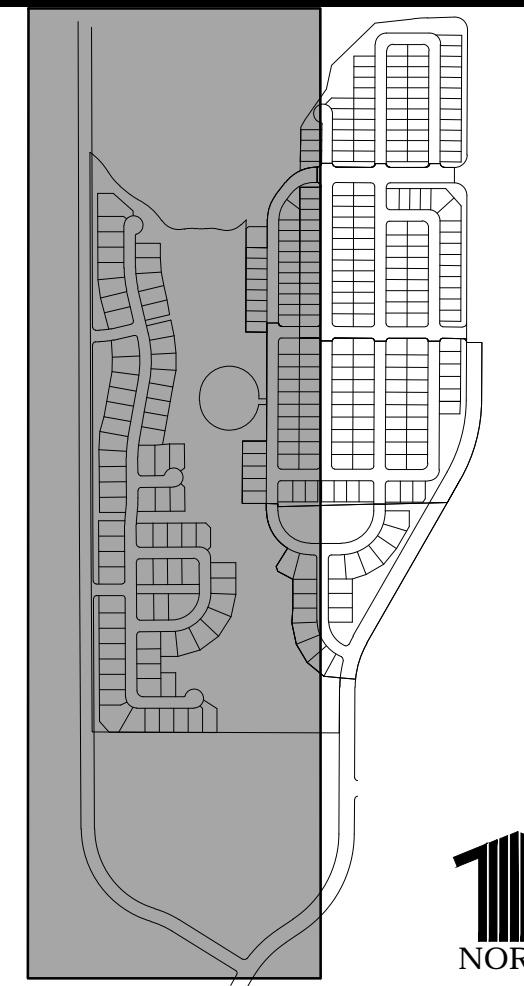
FLATIRON MEADOWS
 PRELIMINARY PLAT
 LAND USE

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LU1
 of
 13
 Date
 FEBRUARY 15, 2017



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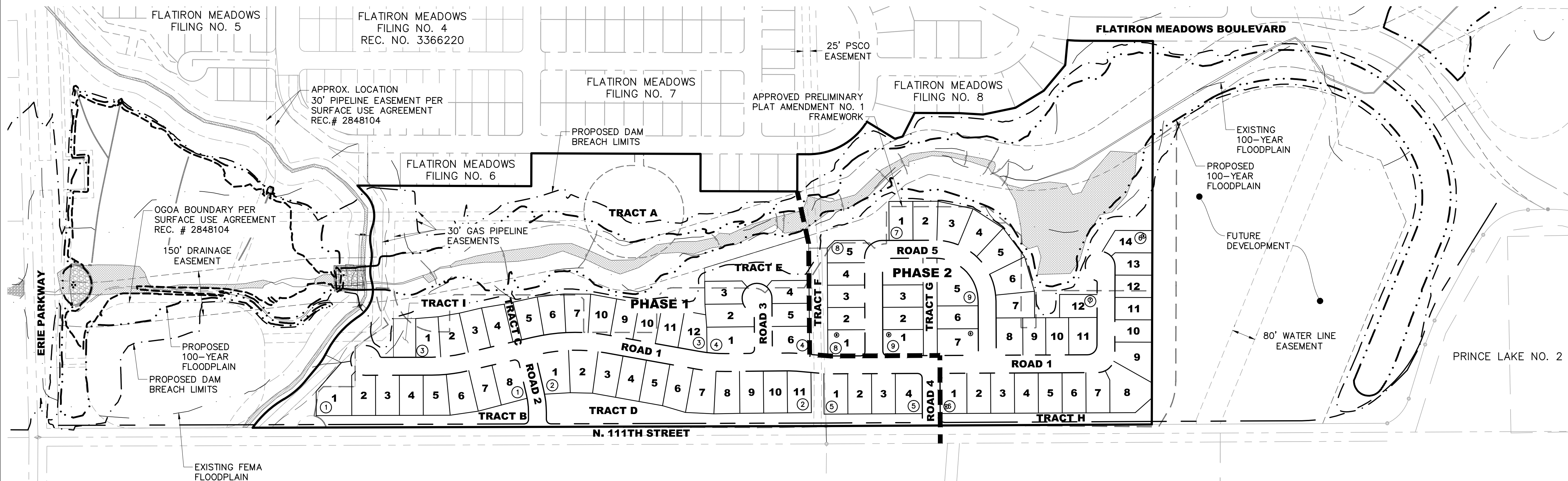


KEYMAP NOTES:

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

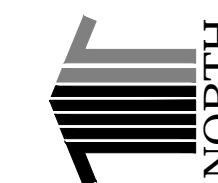


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DATE	REVISION DESCRIPTION



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



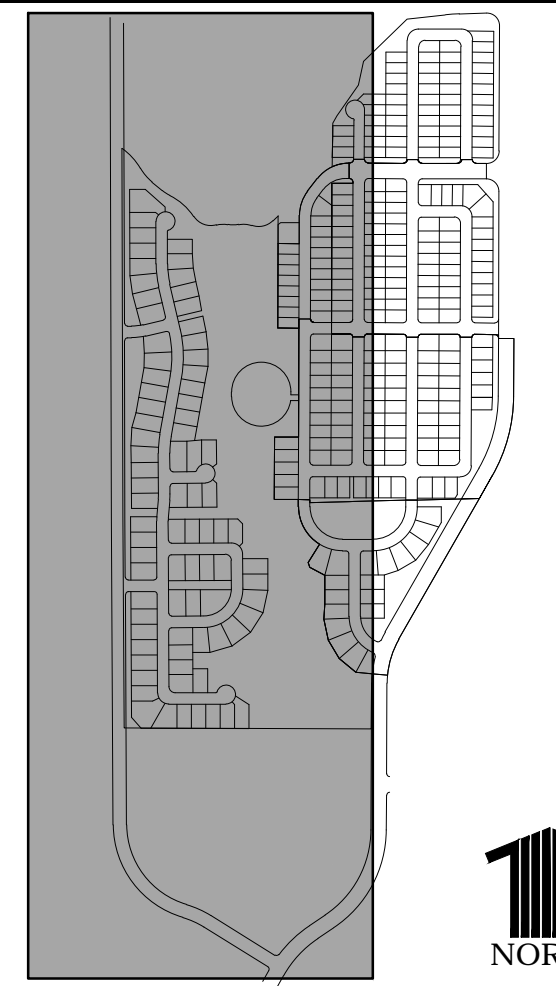
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FLATIRON MEADOWS
 PRELIMINARY PLAT
 PHASING PLAN

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Date	FEBRUARY 15, 2017

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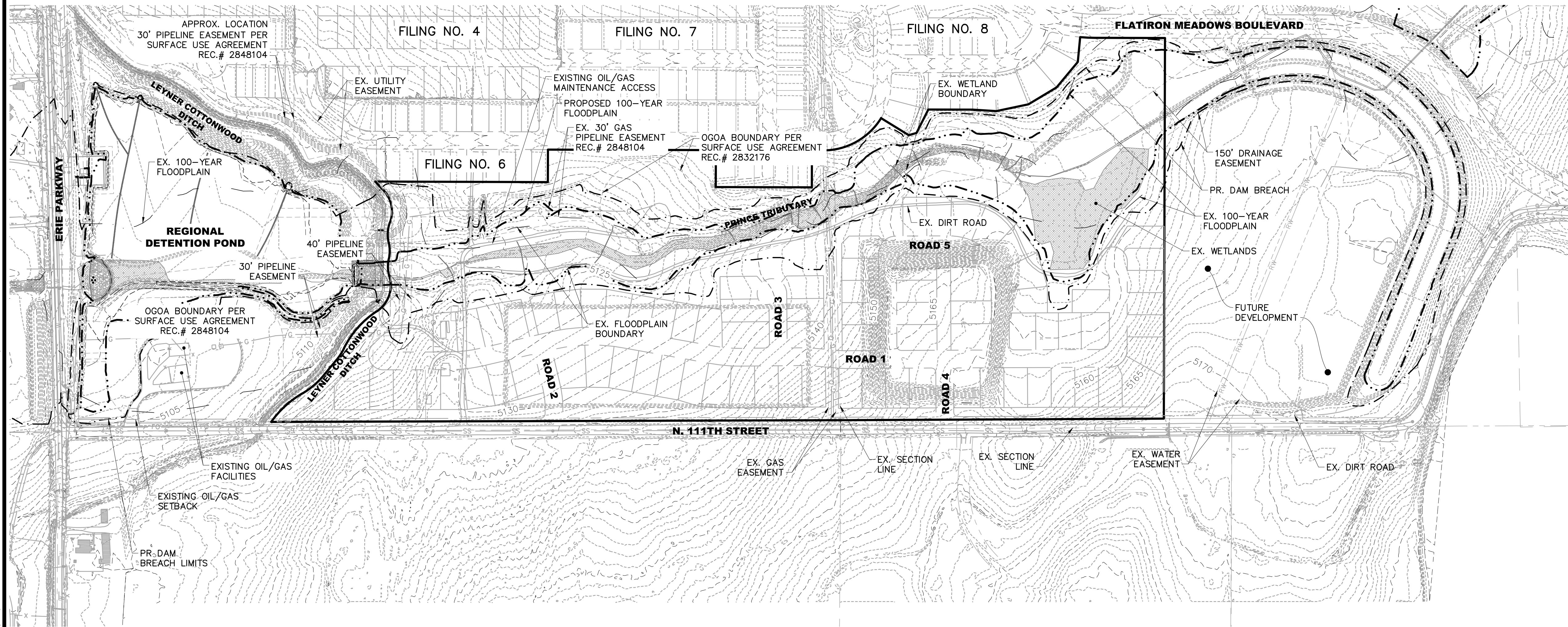
KEYMAP

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 - G - EXISTING GAS LINE
- RW - RW - RW - EXISTING RAW WATER LINE
- X - X - X - EXISTING FENCE
- EXISTING WELL

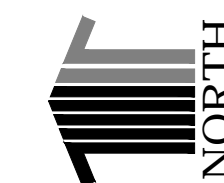


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DATE	REVISION DESCRIPTION



Drawing Name 61EC1.dwg			
Job Number HINES:PA C	Designer LMA	Drafter LMA	Checked BKM
Prepared For HT FLATIRON LP			

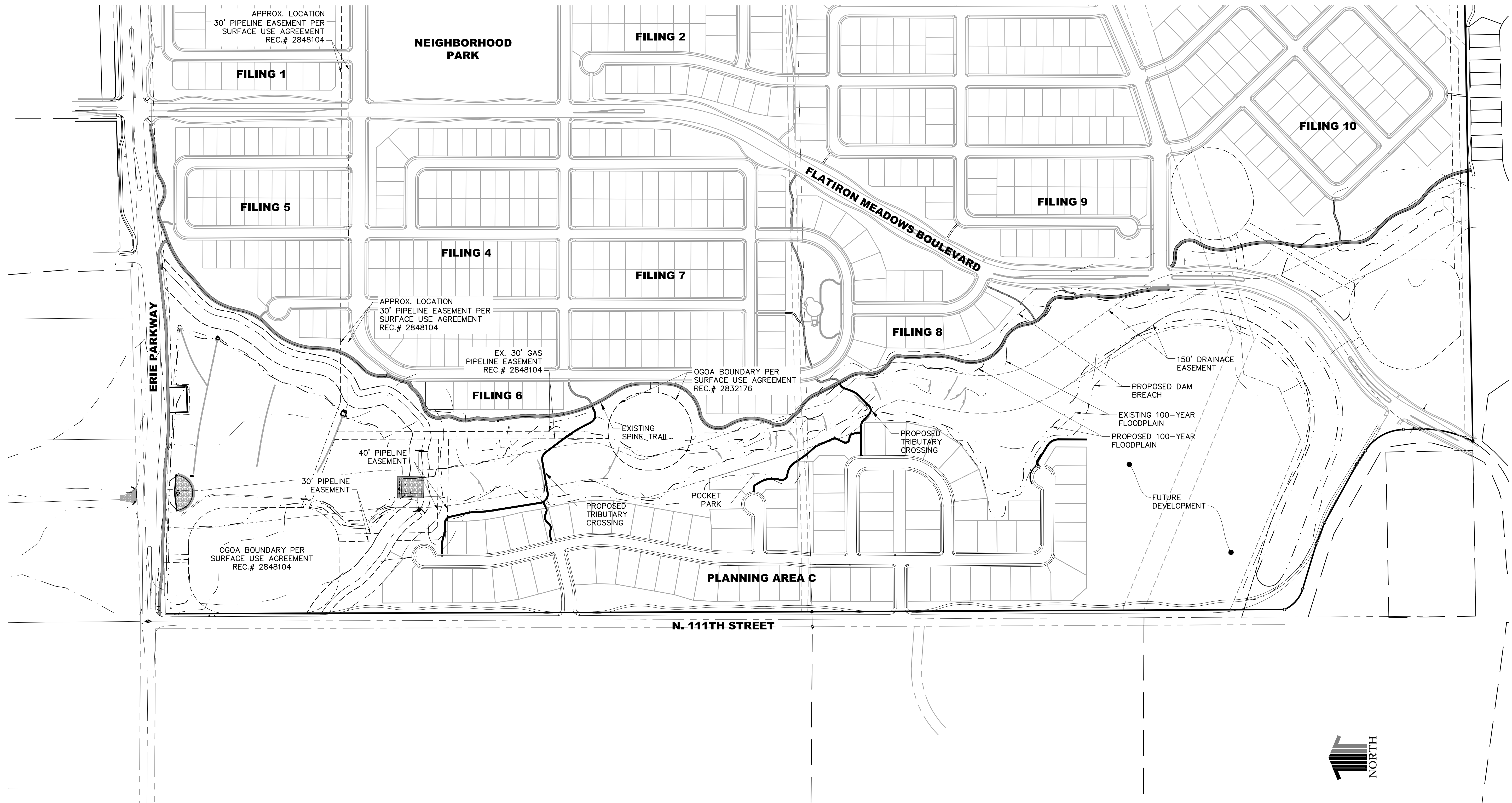
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FLATIRON MEADOWS
 PRELIMINARY PLAT
 EXISTING CONDITIONS

Sheet	4
EC1	of 13
Date	FEBRUARY 15, 2017

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 PLOTTED BY: LORRAINE ALFE PLOT DATE: 2/15/2017 8:45 AM
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DATE	REVISION DESCRIPTION



Drawing Name 61TR1.dwg		
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Prepared For HT FLATIRON LP		
Designer LMA	Drafter LMA	Checked BKM



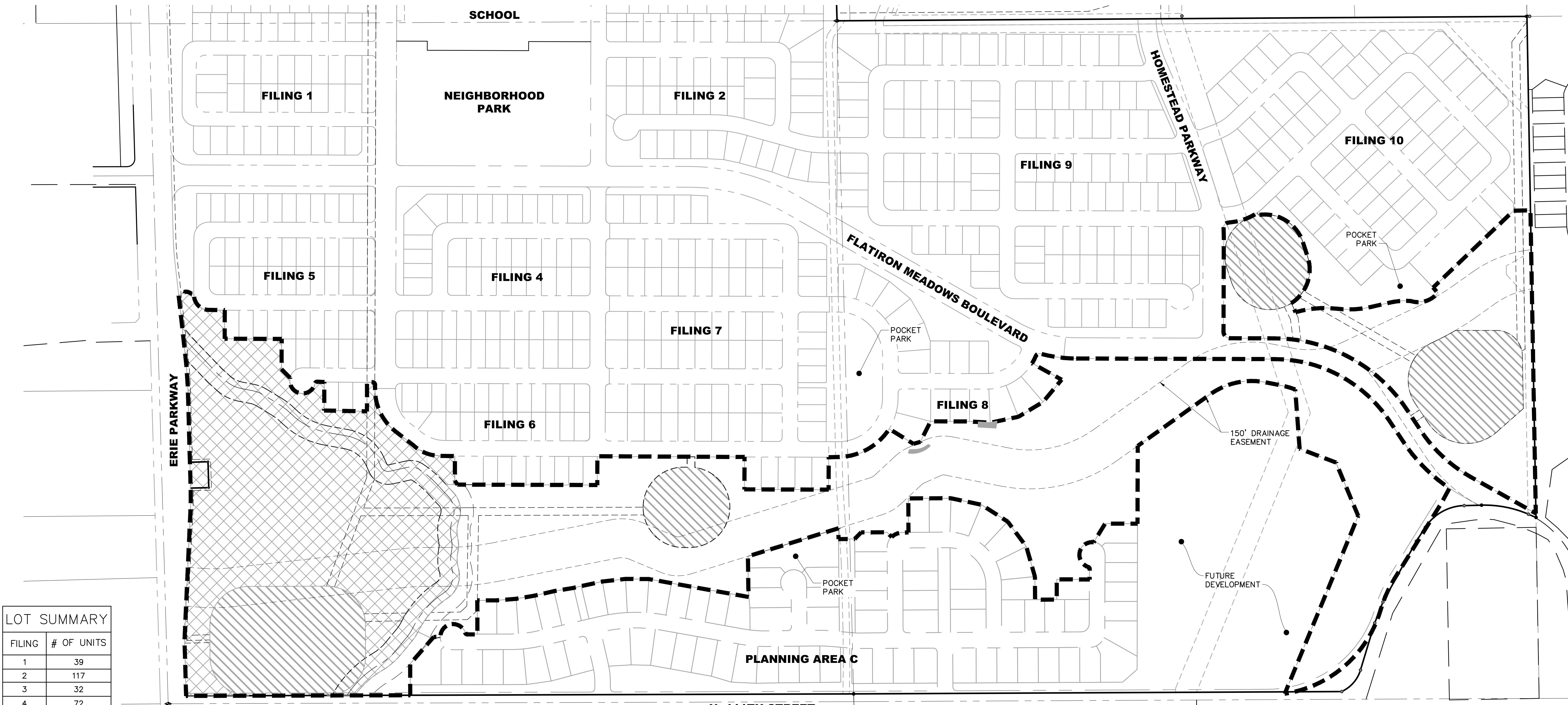
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FLATIRON MEADOWS
 PRELIMINARY PLAT
 TRAIL PLAN

Sheet	5
TR1	of 13
Date	FEBRUARY 15, 2017

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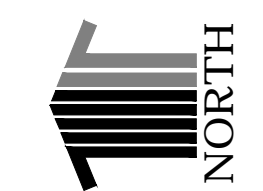


LOT SUMMARY	
FILING	# OF UNITS
1	39
2	117
3	32
4	72
5	53
6	19
7	81
8	17
9	117
10	65
PA-C	79
PA-H	118
TOTAL	809

OPEN SPACE DEDICATION CALCULATION:
 $17.0 \text{ AC} * \frac{\# \text{ OF UNITS}}{1000} * \frac{(P/DU)}{1000} = \text{AREA TO BE DEDICATED}$
 $17 * 809 * 2.79 / 1000 = 38.37 \text{ ACRES}$

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

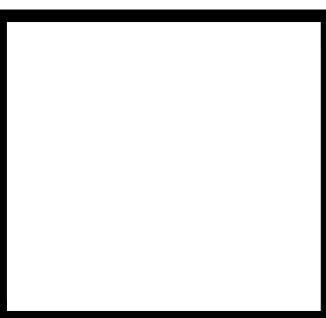


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DATE	REVISION DESCRIPTION



Drawing Name	61OS1.dwg	
Job Number	HINES:PA C	
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Designer	Drafter	Checked
LMA	LMA	BKM

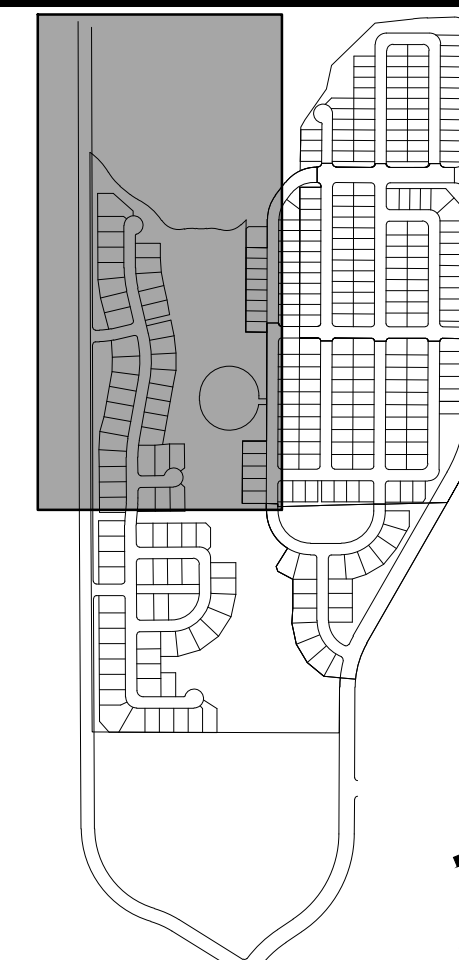


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FLATIRON MEADOWS
 PRELIMINARY PLAT
 OPEN SPACE PLAN

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

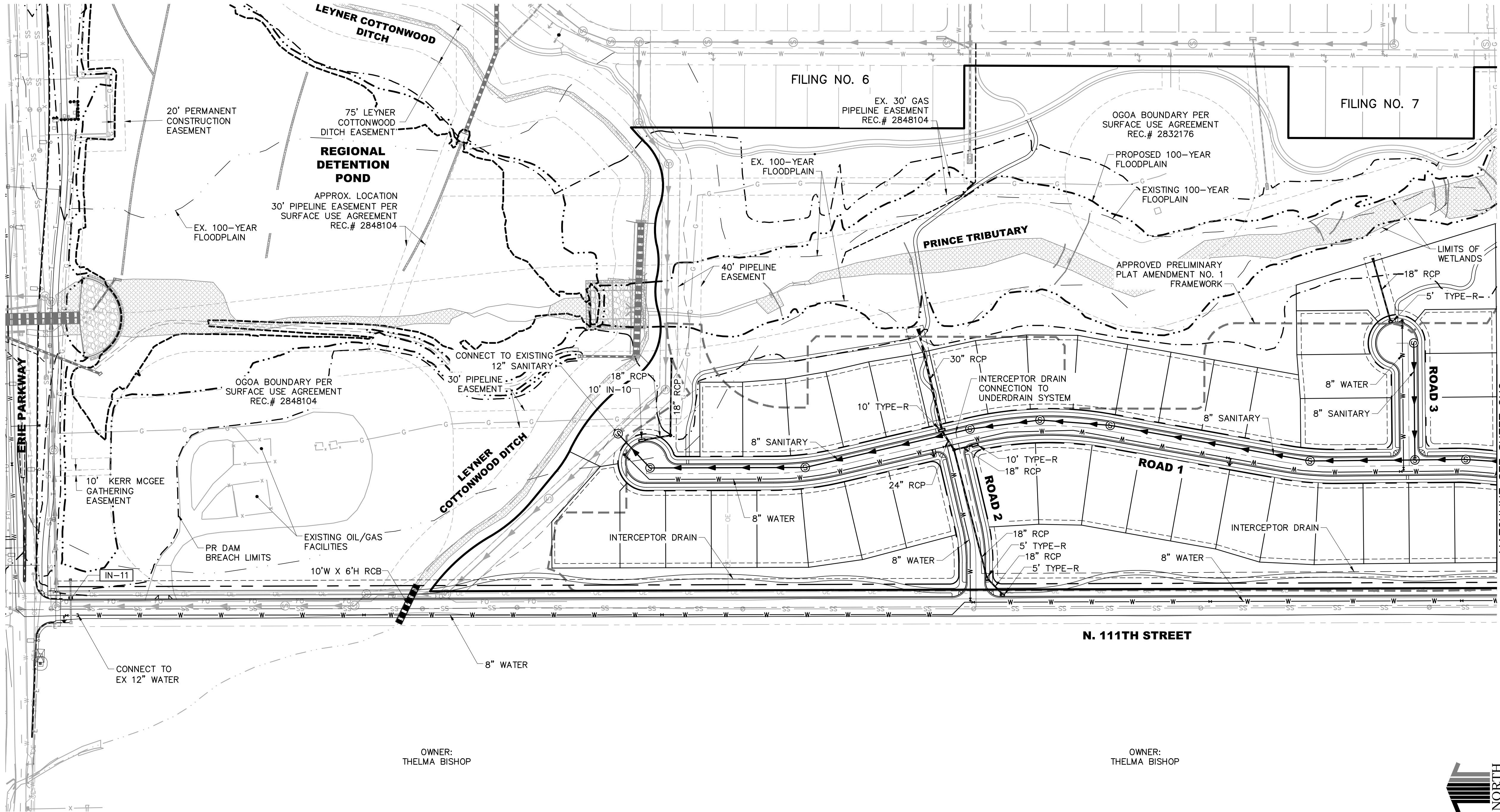


KEYMAP NOTES:

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	□	
FIRE HYDRANT	▲	
WATER VALVE	⋈	
EXISTING STORM DRAINAGE	---	
EXISTING SANITARY SEWER	SS	
EXISTING WATER MAIN	W	W
EXISTING GAS	G	G
EXISTING TELEPHONE	T	T
EXISTING ELECTRIC	E	E
EXISTING FIBER OPTIC	FO	FO
EXISTING OVERHEAD ELECTRIC	OE	
EXISTING RAW WATER	RW	RW
EXISTING FLOODPLAIN	---	
PROPOSED FLOODPLAIN	---	
PROPOSED DAM BREACH	---	
INTERCEPTOR DRAIN	---	
SWALE	---	
EXISTING WETLANDS	▨	



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,
GRADE OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

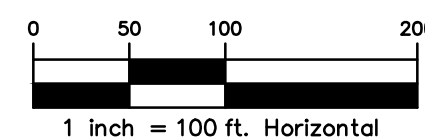
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PATH: P:\WORTH\FLATIRON\CADD\161 PHASE 6 PRELIMINARY PLAN & PLAT\610U1.DWG
 PLOTTED BY: LORRAINE ALFF PLOT DATE: 2/15/2017 8:46 AM
 XREFS: 120P/UT, 42BASE, 60WEL/UT, W.Water Surface, 62P/UT, 51P/UT, 90P/UT, 120BASE, 110P/UT, W.Wetlands boundary, 10E/UT, 36P/UT, 52BASE, 51BASE, 10E/MA, 60P/PPN, 36P/PPN, 10E/PPN, 90BASE, 61K/MA, 61K/MA, 61T/UT, 60BASE,

DATE	REVISION DESCRIPTION

Hines

Drawing Name	610U1.dwg		
Job Number	HINES:PA C		
Prepared For	HT FLATIRON LP		
Designer	LMA	Drafter	LMA
Checked	BKM		



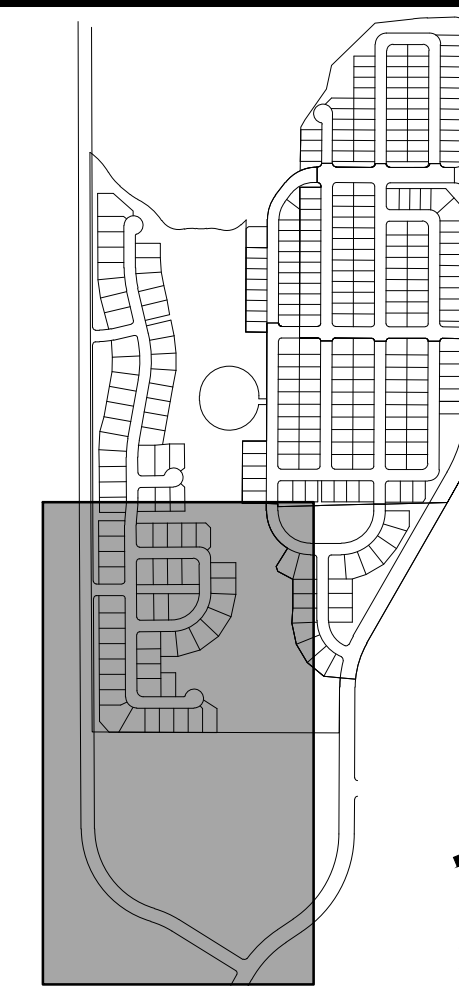
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FLATIRON MEADOWS
 PRELIMINARY PLAT
 OVERALL UTILITY PLAN

Sheet	7
OU1	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,
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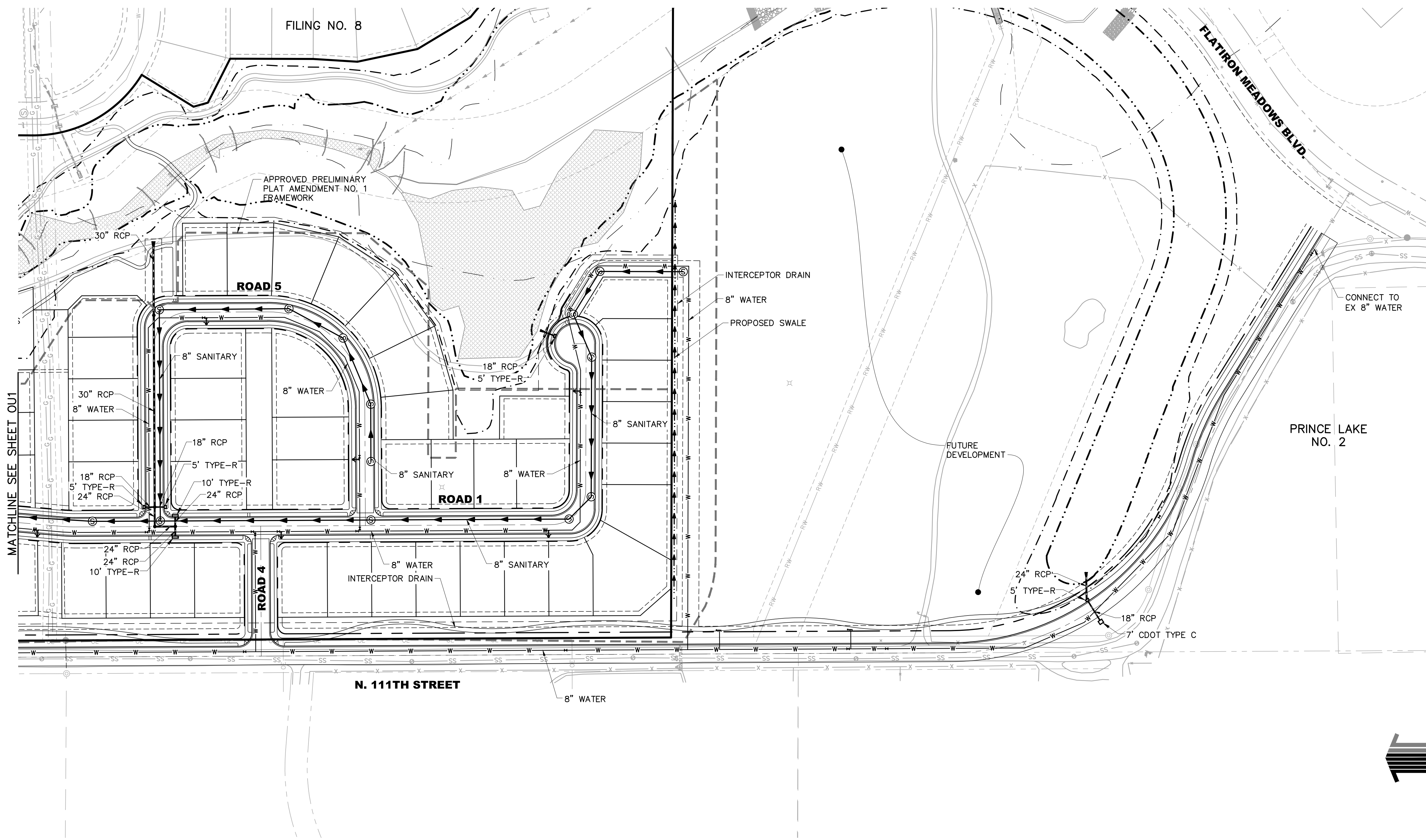


KEYMAP NOTES:

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\ADD\161\PHASE 6 PRELIMINARY PLAN & PLAT\61OU1.DWG
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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

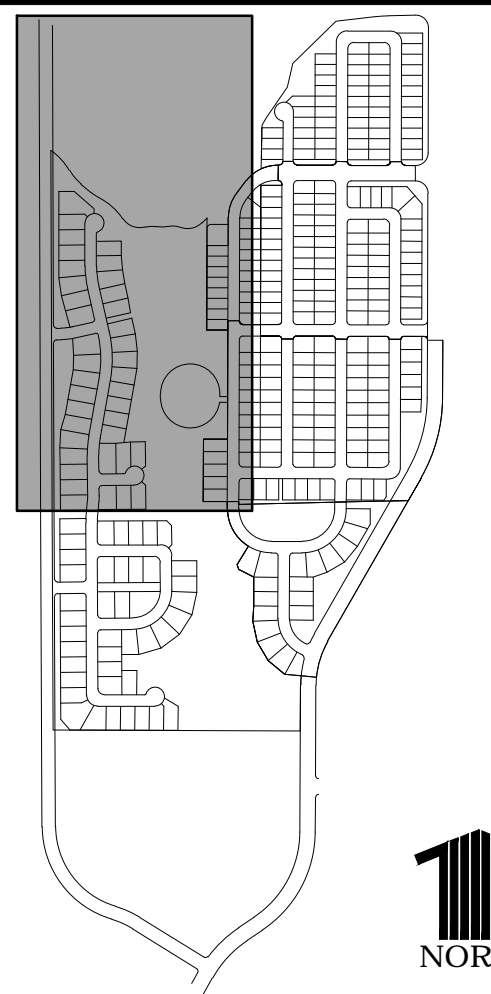
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FLATIRON MEADOWS
 PRELIMINARY PLAT
OVERALL UTILITY PLAN

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,
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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. 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
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

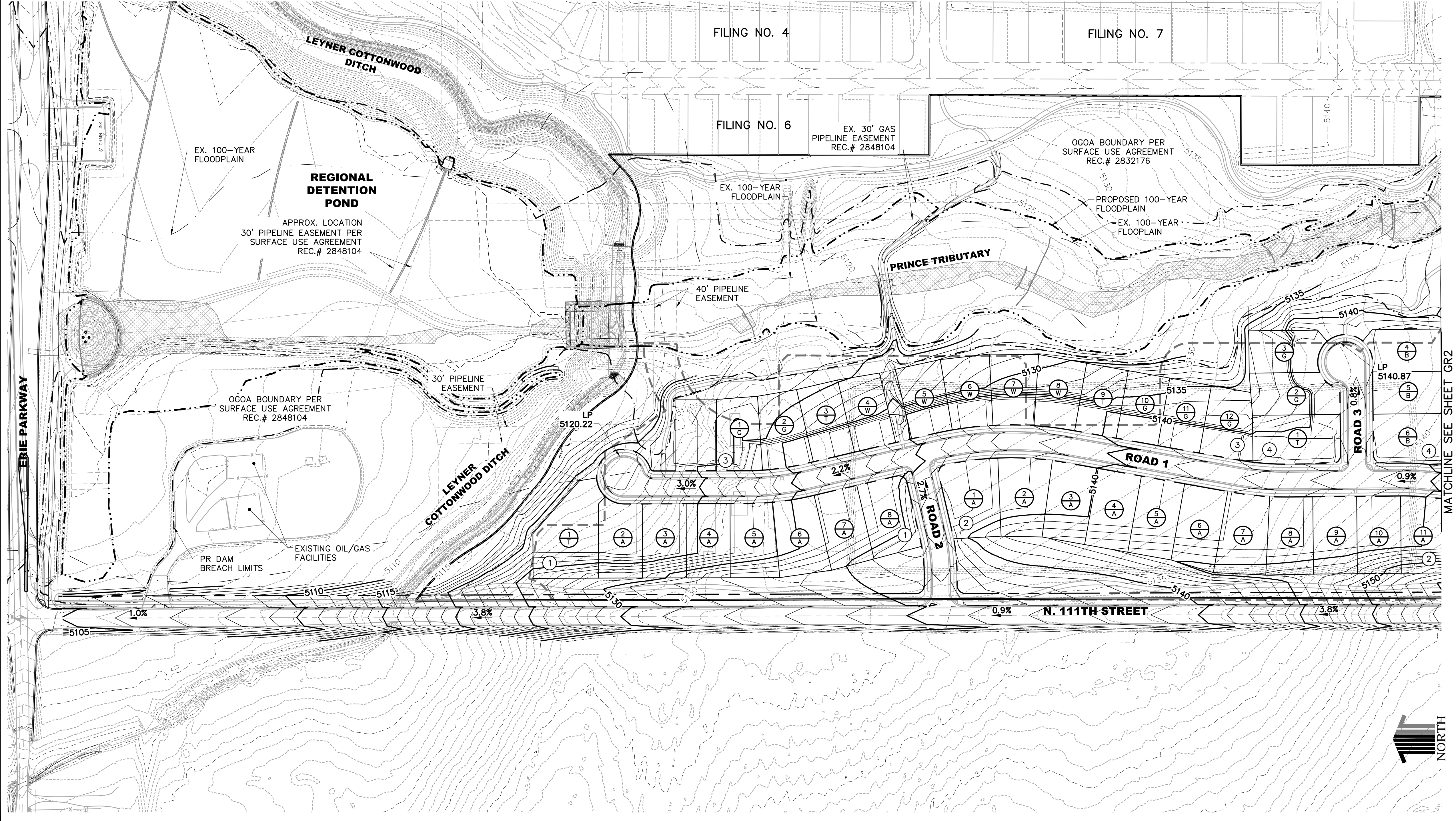
- EXISTING WETLANDS [Hatched Pattern]
- SWALE [Dashed Line]

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 OR
1-800-922-1987

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DATE	REVISION DESCRIPTION



Drawing Name 61GR1.dwg	Job Number HINES:PA C	Prepared For HT FLATIRON LP	Designer LMA	Drafter LMA	Checked BKM
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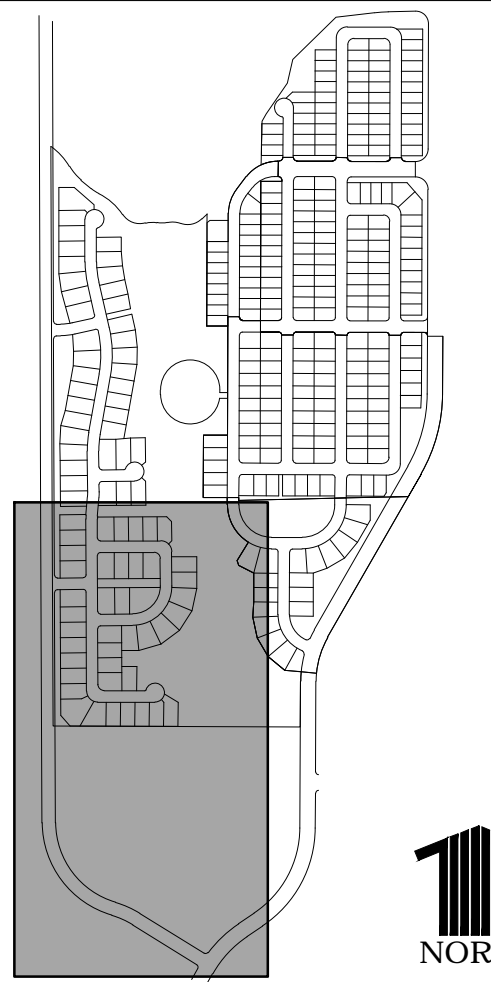
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FLATIRON MEADOWS
 PRELIMINARY PLAT
 GRADING PLAN

Sheet
GR1
 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,
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 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.
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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

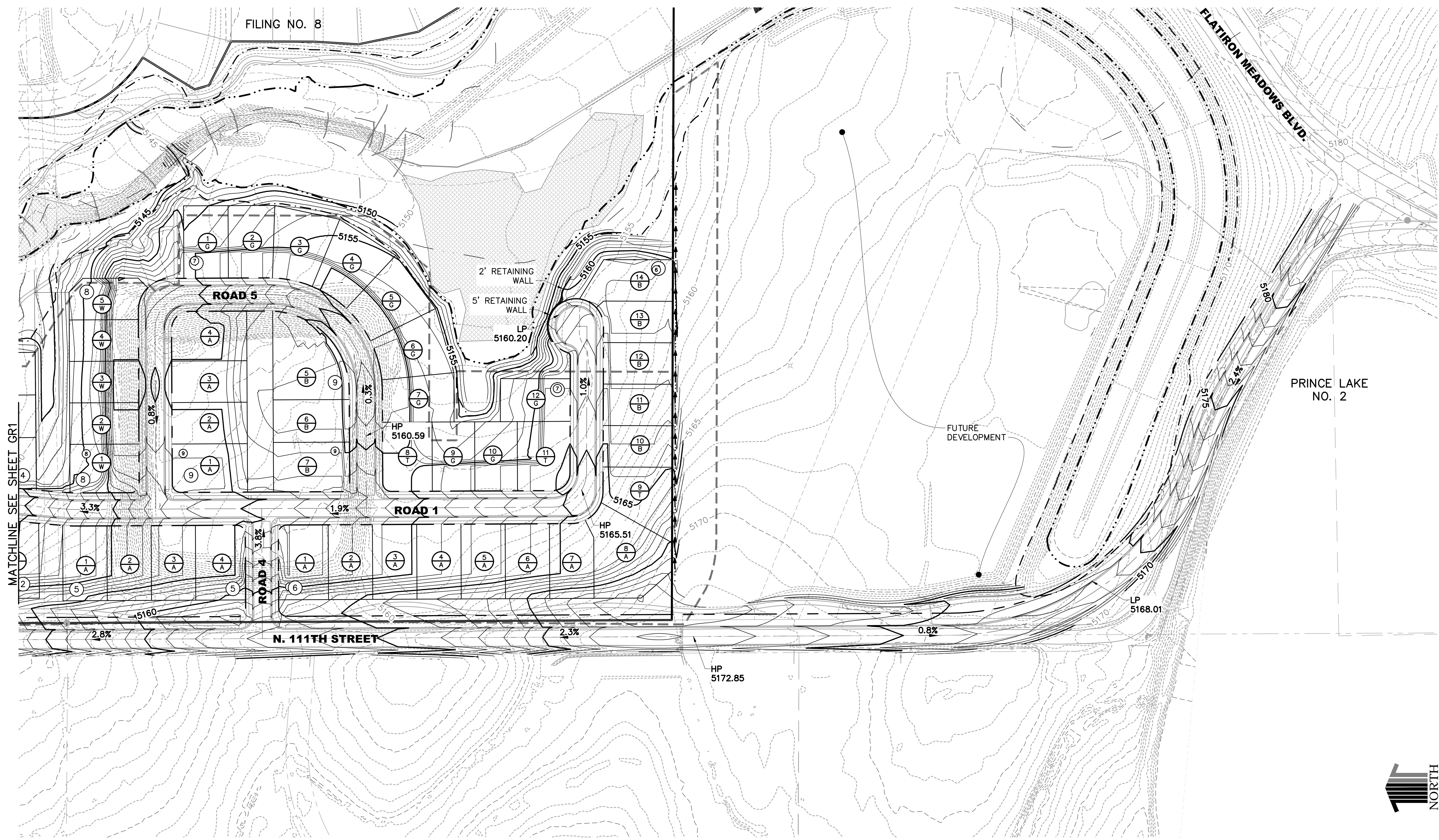
- EXISTING WETLANDS
- SWALE



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DATE	REVISION	DESCRIPTION
	6	
	5	
	4	
	3	
	2	
	1	



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

0	50	100	200
1 inch = 100 ft. Horizontal			
Designer	Drafter	Checked	
LMA	LMA	BKM	

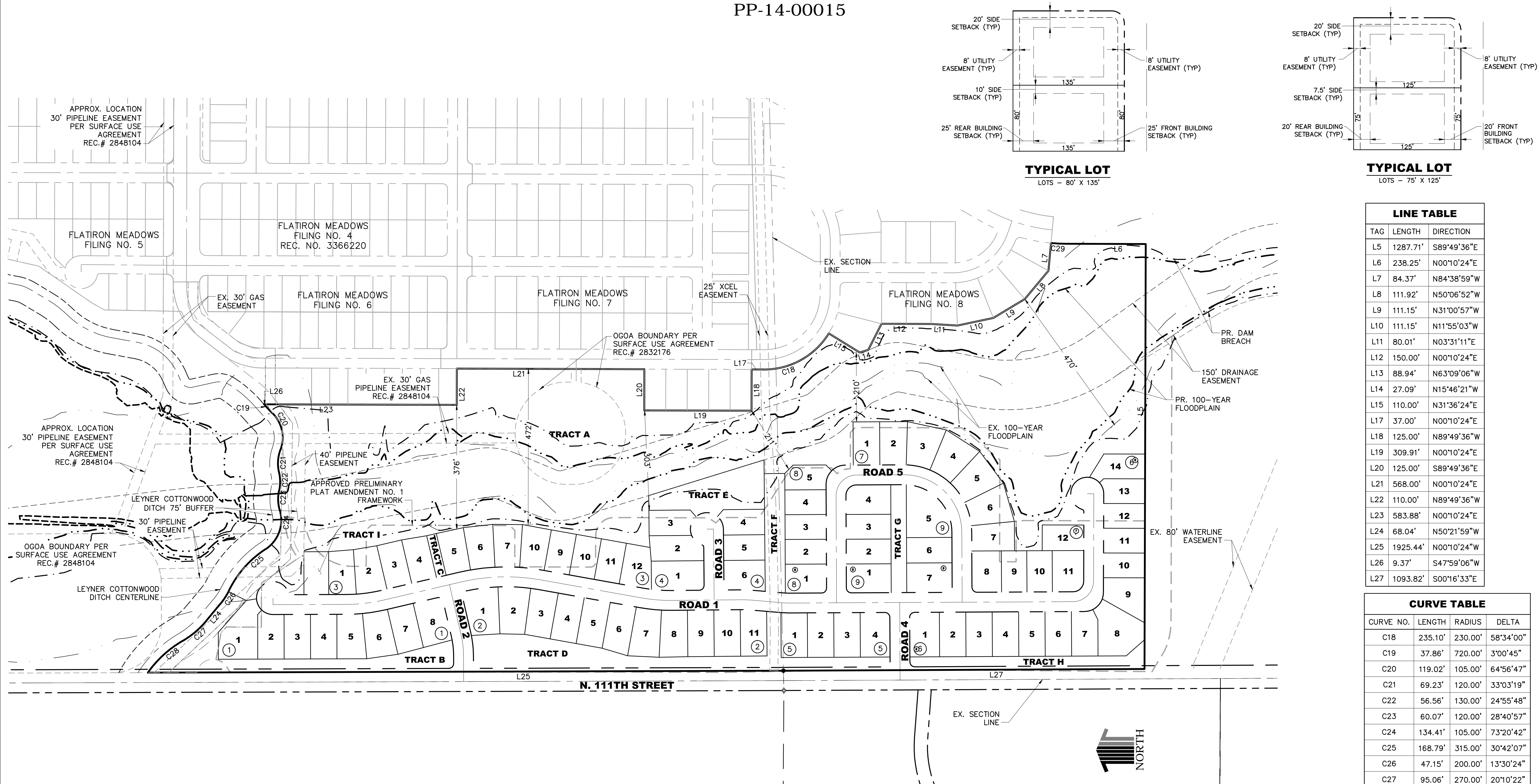
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FLATIRON MEADOWS
 PRELIMINARY PLAT
 GRADING PLAN

Sheet
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,
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 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
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DATE	REVISION DESCRIPTION



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Job Number HINES-PA C		1 inch = 150 ft. Horizontal	
Prepared For HT FLATIRON LP	Designer LMA	Drafter IJL	Checked BKM

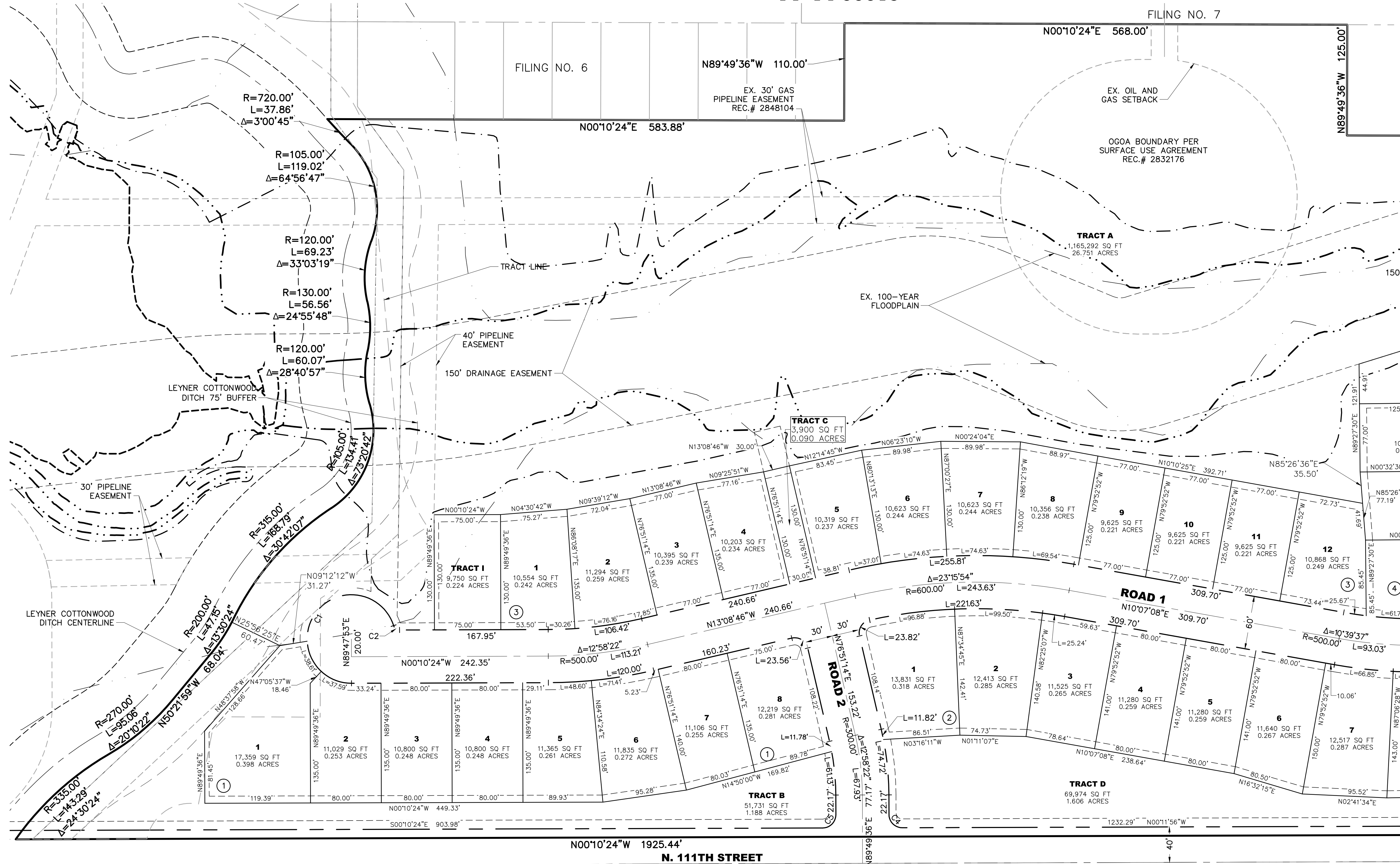
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FLATIRON MEADOWS
 PRELIMINARY PLAT
 OVERALL SITE PLAN

Sheet	11 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,
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 59.525 ACRES - 79 LOTS - 9 TRACTS
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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"

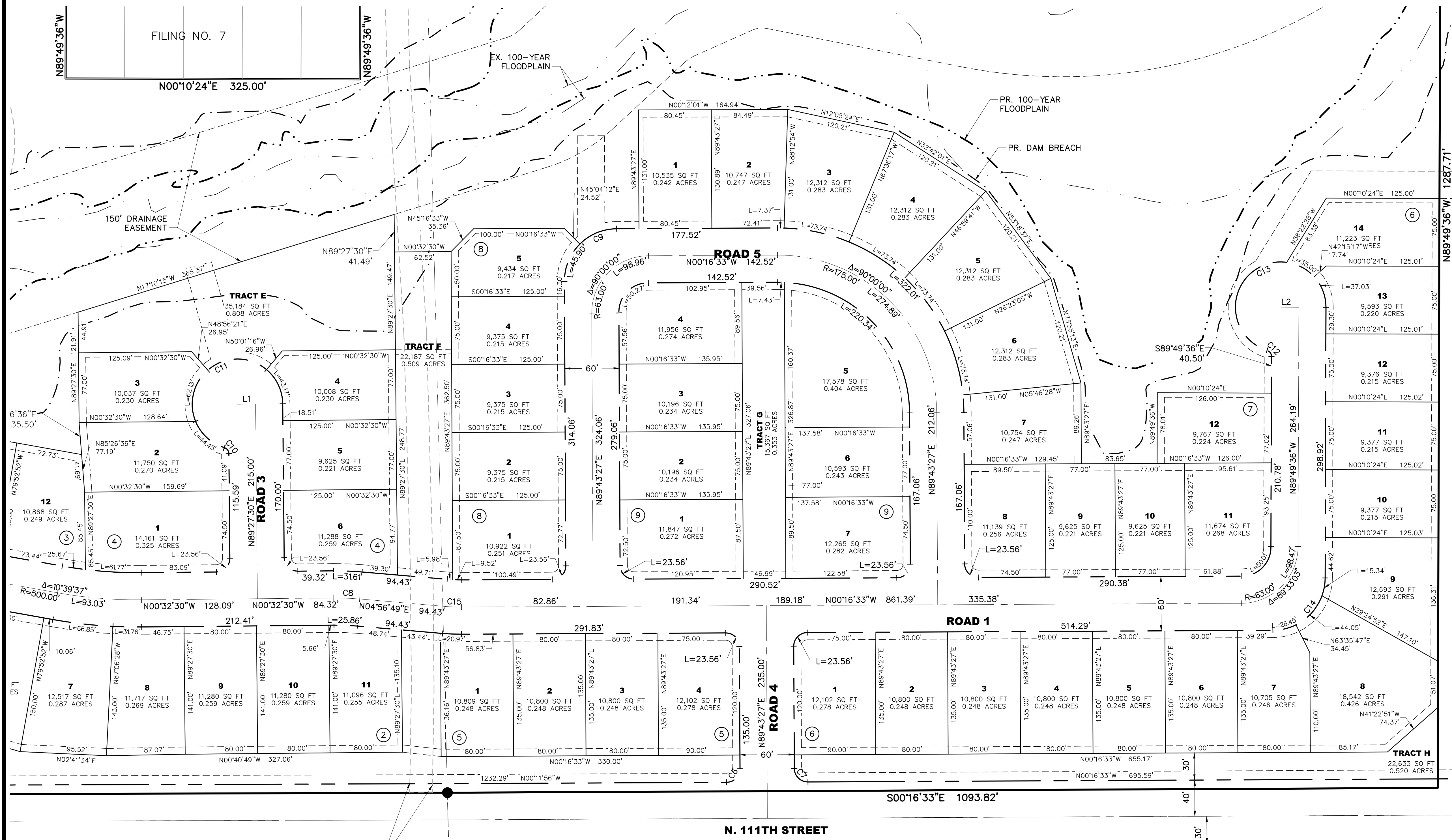
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	Drawing Name 61SP1.dwg			FLATIRON MEADOWS PRELIMINARY PLAT SITE PLAN	Sheet 12 of 13
	Job Number HINES-PA C				Prepared For HT FLATIRON LP

FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2

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

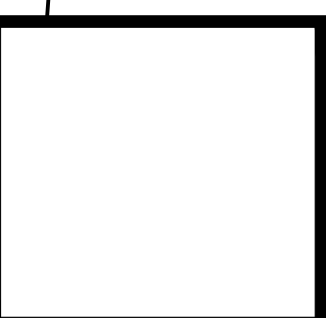
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L2	20.00'	N00°10'24"E

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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

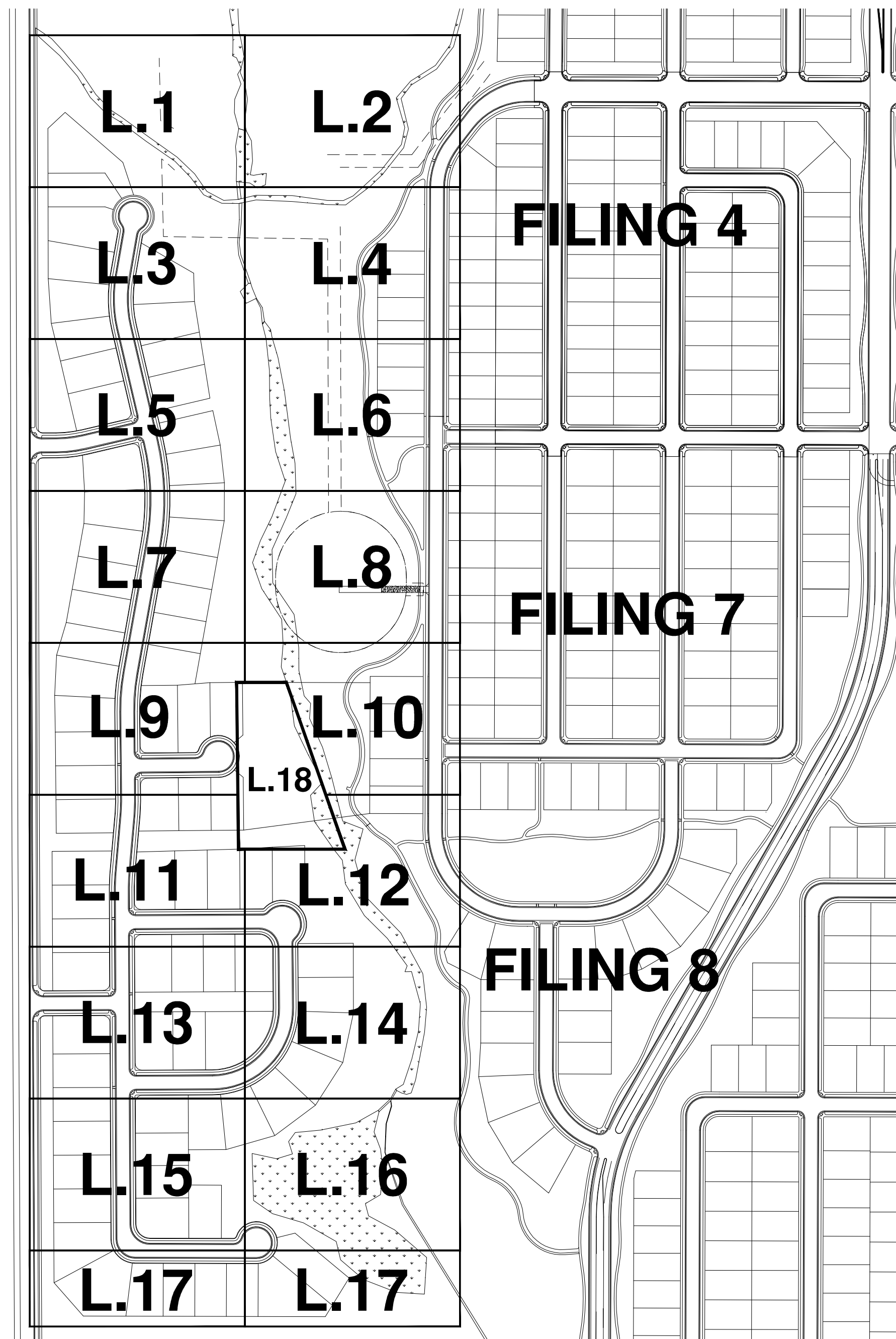
Sheet	13
of	13
Date	FEBRUARY 15, 2017



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 - 8 TRACTS
 PP-14-00015

KEY MAP



SHEET INDEX

SHEET NUMBER	SHEET NAME	DESCRIPTION
1	COVER	COVER SHEET
2	L.1	LANDSCAPE PLAN
3	L.2	LANDSCAPE PLAN
4	L.3	LANDSCAPE PLAN
5	L.4	LANDSCAPE PLAN
6	L.5	LANDSCAPE PLAN
7	L.6	LANDSCAPE PLAN
8	L.7	LANDSCAPE PLAN
9	L.8	LANDSCAPE PLAN
10	L.9	LANDSCAPE PLAN
11	L.10	LANDSCAPE PLAN
12	L.11	LANDSCAPE PLAN
13	L.12	LANDSCAPE PLAN
14	L.13	LANDSCAPE PLAN
15	L.14	LANDSCAPE PLAN
16	L.15	LANDSCAPE PLAN
17	L.16	LANDSCAPE PLAN
18	L.17	LANDSCAPE PLAN
19	L.18	PARK AMENITIES PLAN
20	L.19	OVERALL LANDSCAPE PLAN
21	D.1	NOTES AND DETAILS
22	D.2	NOTES AND DETAILS

DATE	REVISION DESCRIPTION

rp
 root partnership
 planning • landscape architecture

root partnership contact
 Mike Leuteneker
 303-547-5077
 mleuteneker@rootpartnership.com

2050 S. Oneida St. Ste. 246
 Denver, Co 80224

Designer	Drafter	Checked
MJL	NLS	MJL

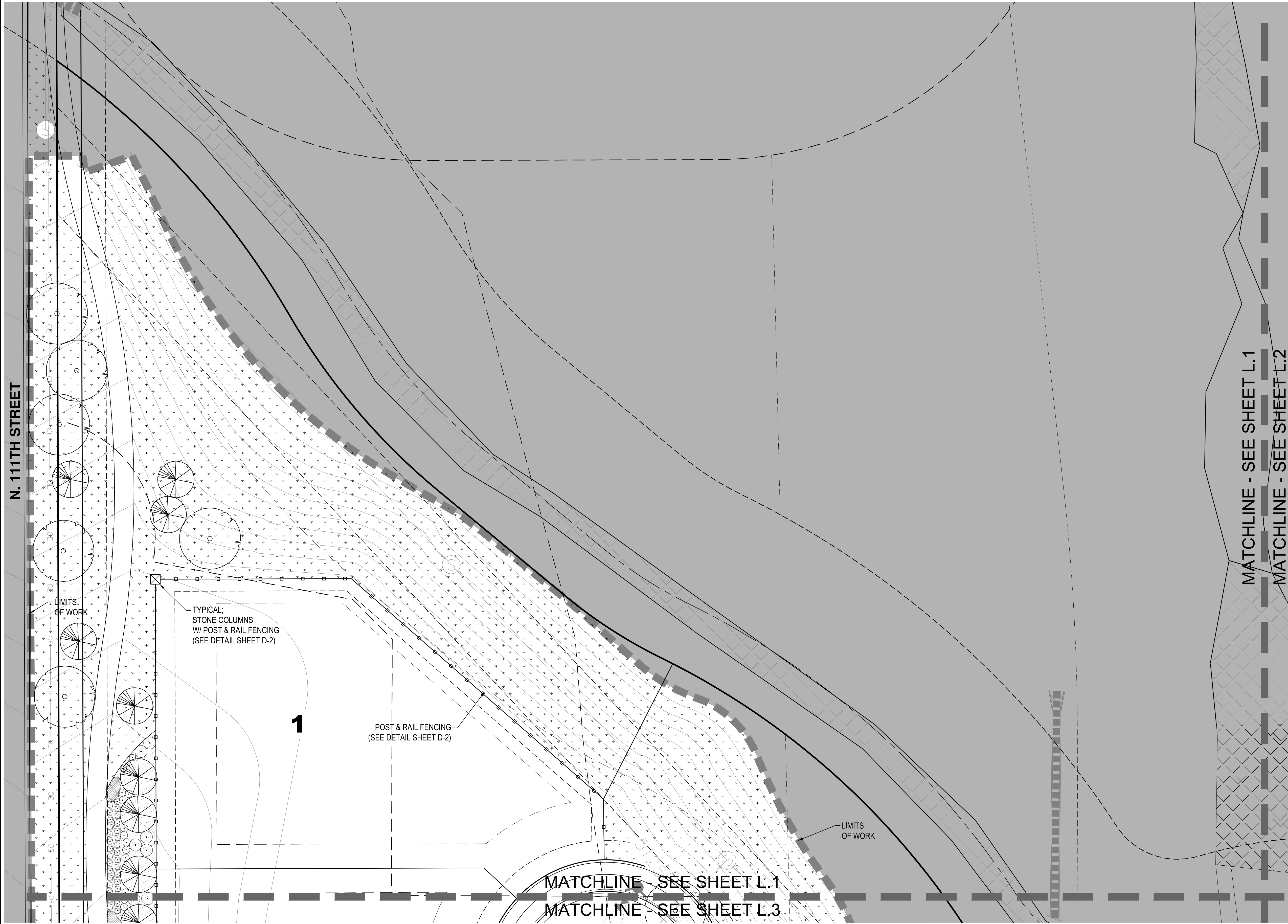
Hines

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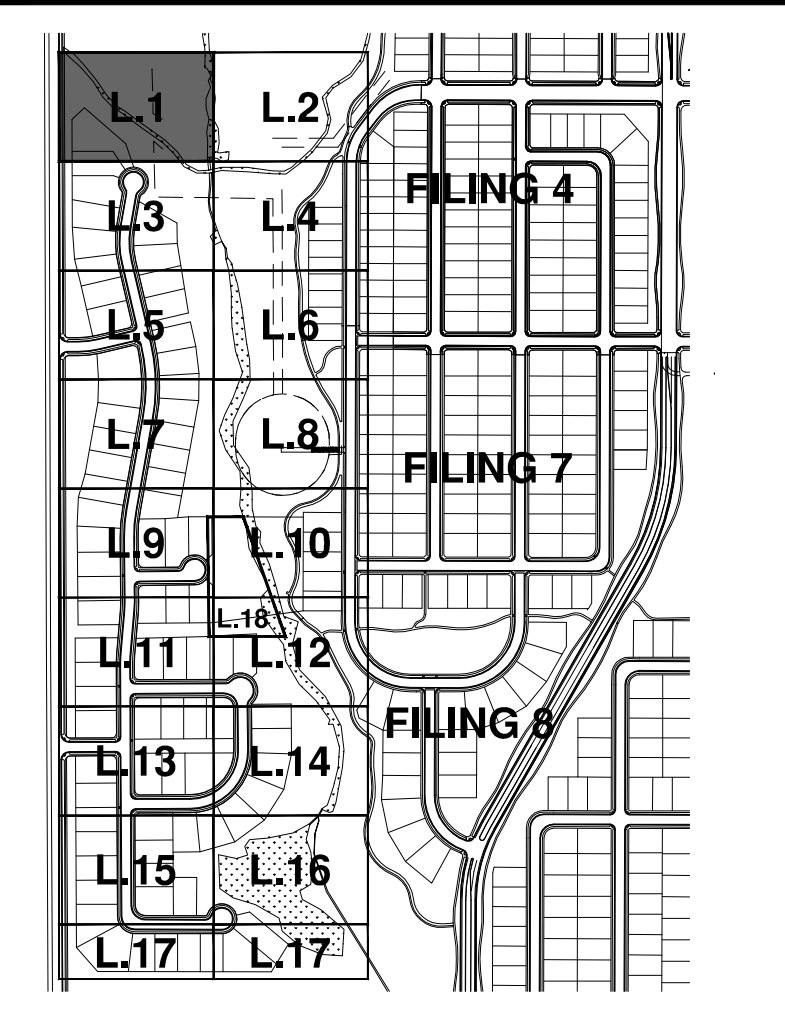
**FLATIRON MEADOWS
 PRELIMINARY PLAT**

Sheet
Cover
 1 of 22

Date
 01/27/2017

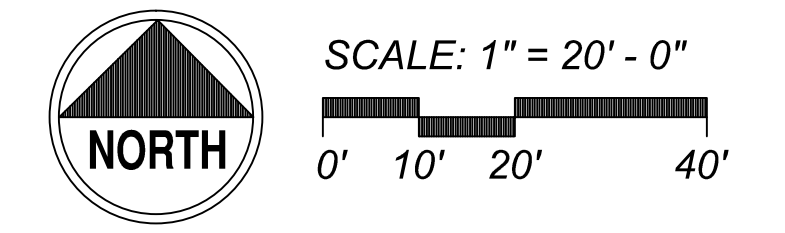


VICINITY MAP



LEGEND

- EVERGREEN TREE
- CANOPY TREE
- DECIDUOUS ORNAMENTAL TREE
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- STREET SIGNAGE
- STREET LIGHT
- FIRE HYDRANT
- STORM INLET
- MONUMENT SIGNAGE



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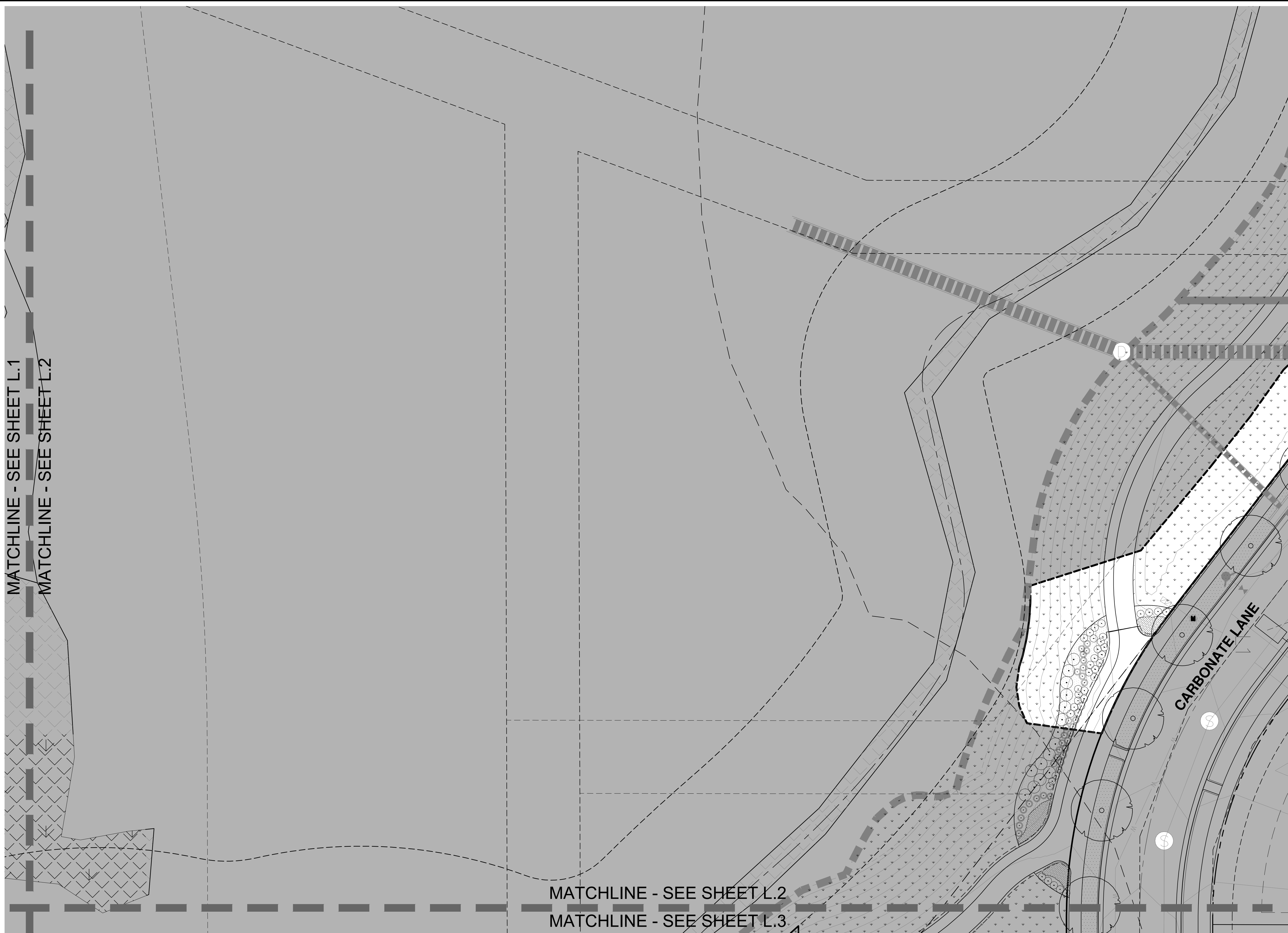
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MJL	NLS	MJL

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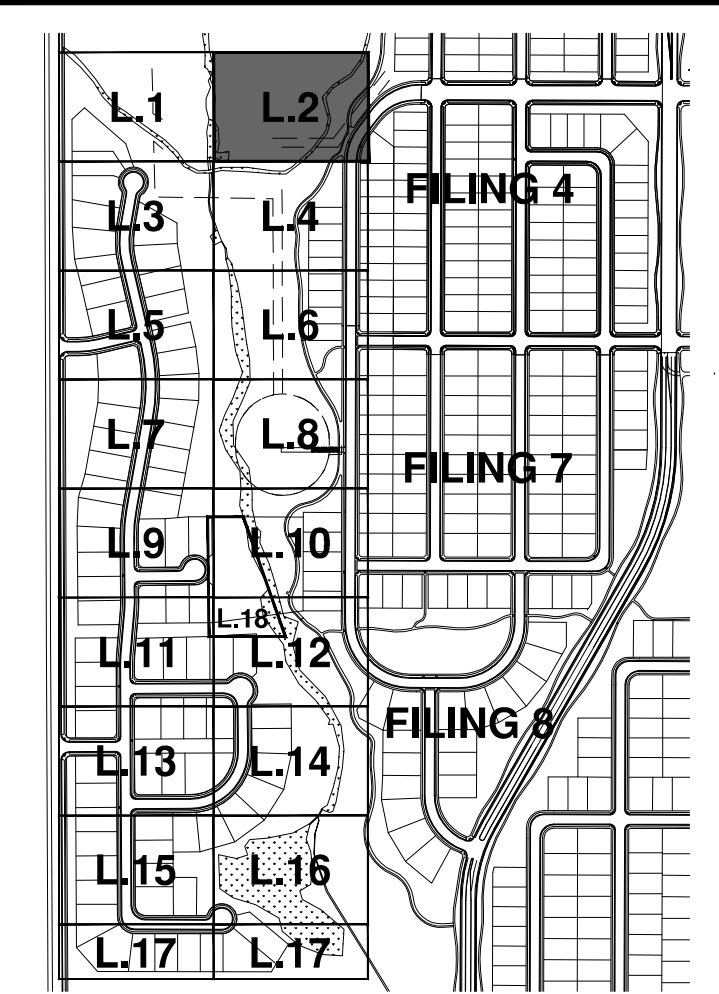
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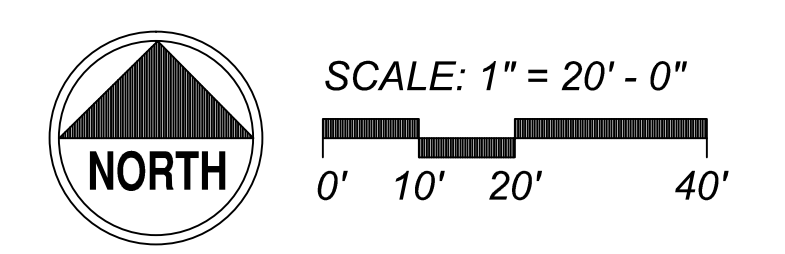


VICINITY MAP



LEGEND

- EVERGREEN TREE
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MATCHLINE - SEE SHEET L.1
MATCHLINE - SEE SHEET L.2

MATCHLINE - SEE SHEET L.2
MATCHLINE - SEE SHEET L.3

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Designer	Drafter	Checked
MJL	NLS	MJL

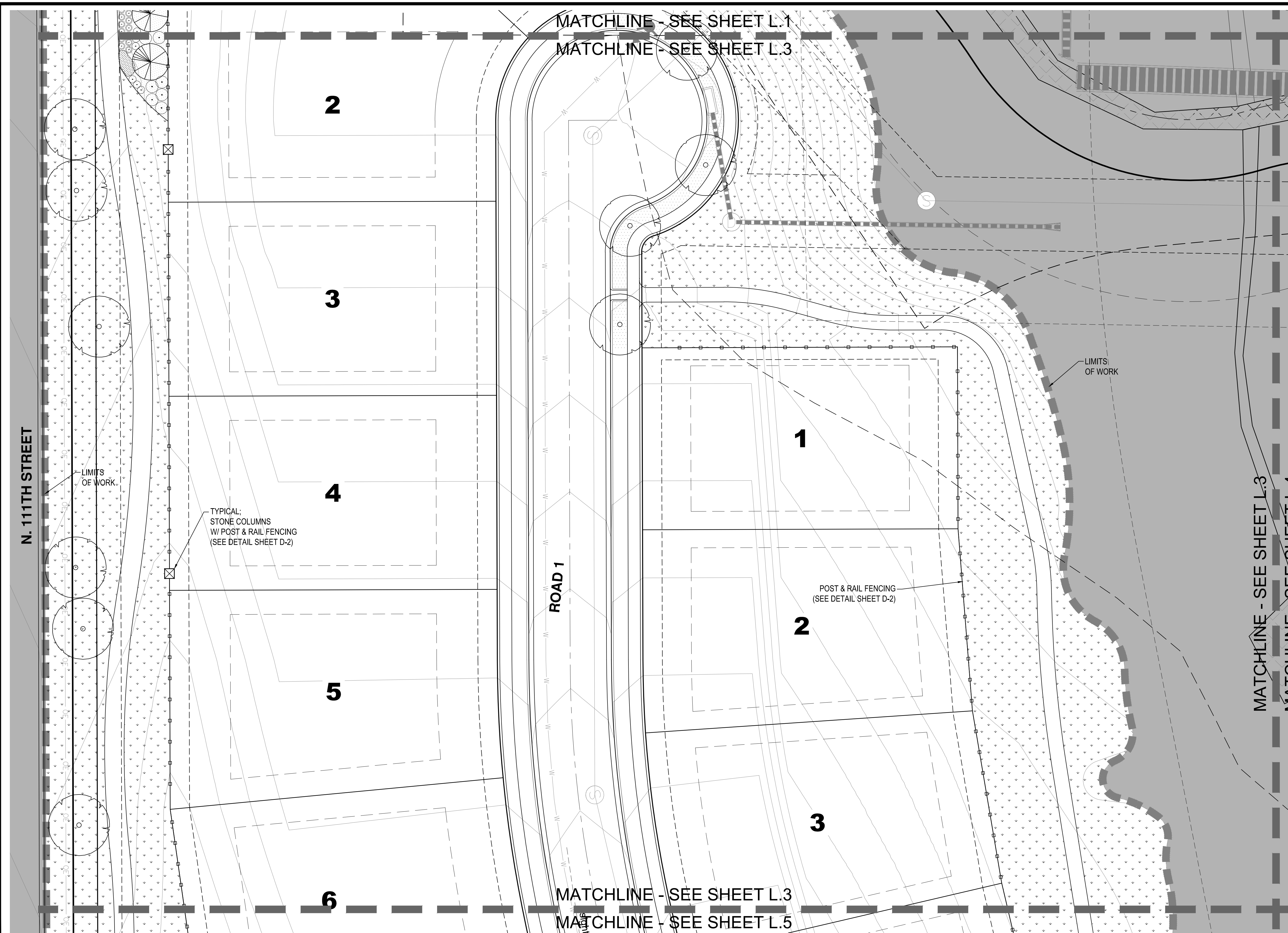
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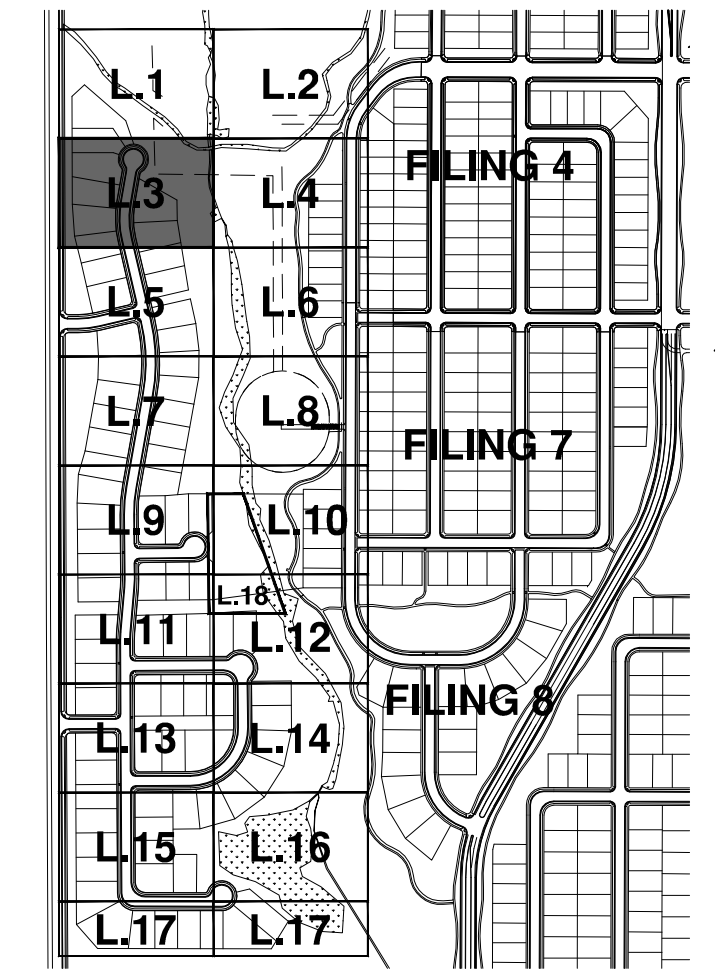
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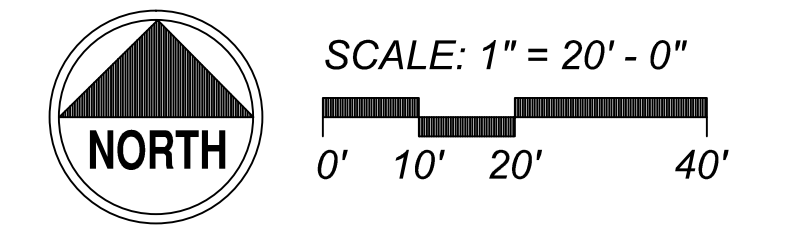


VICINITY MAP



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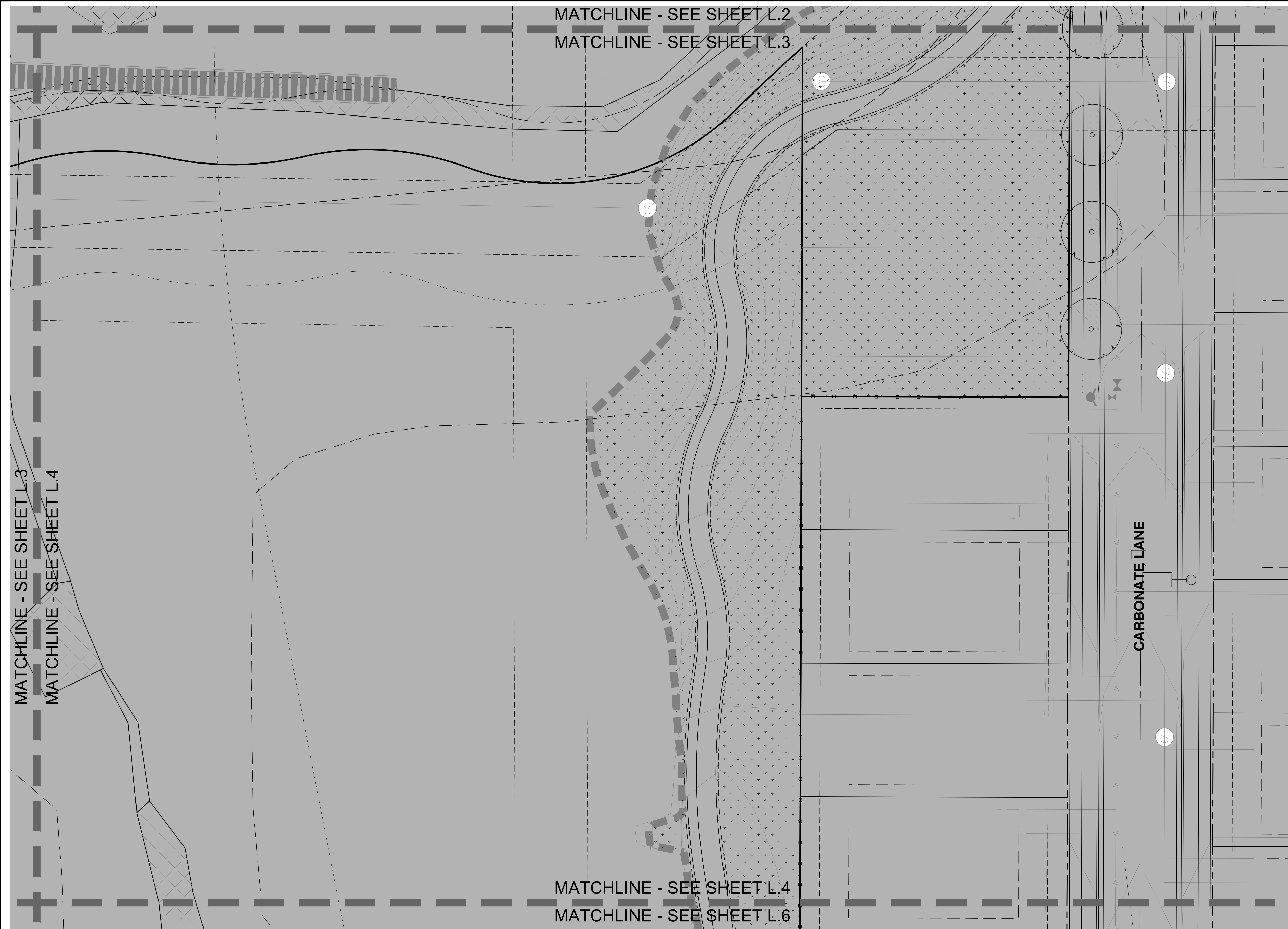
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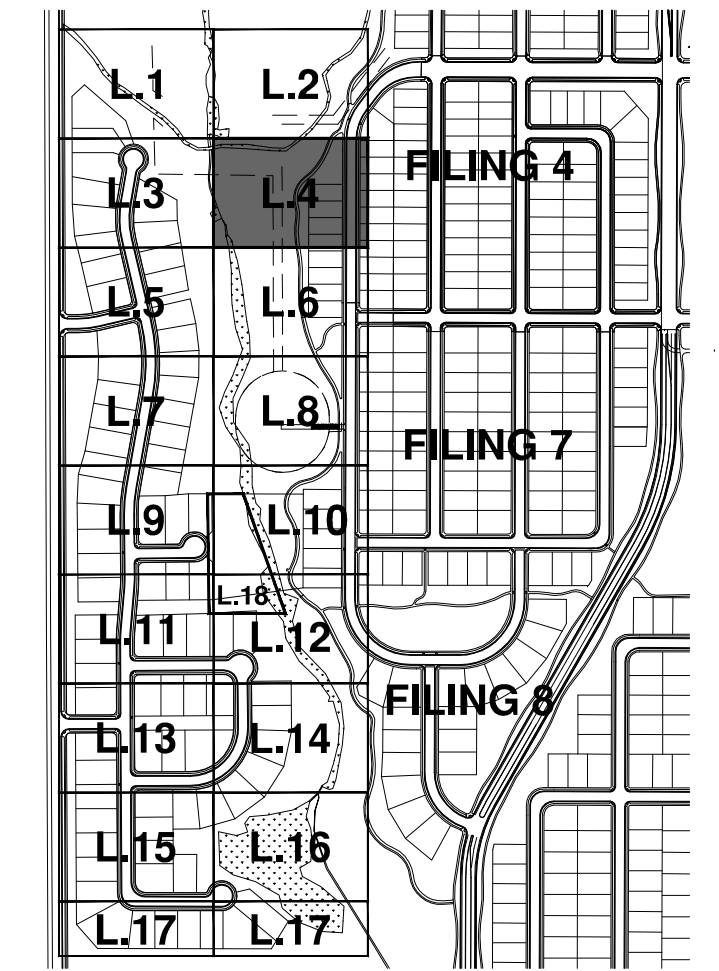
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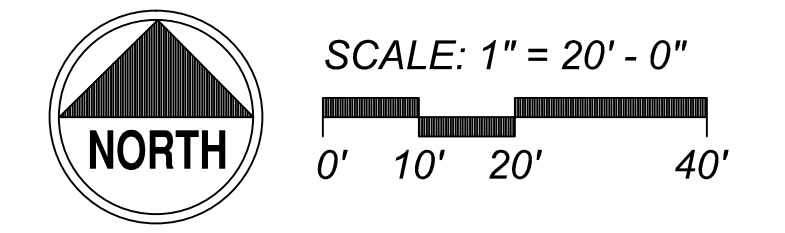


VICINITY MAP



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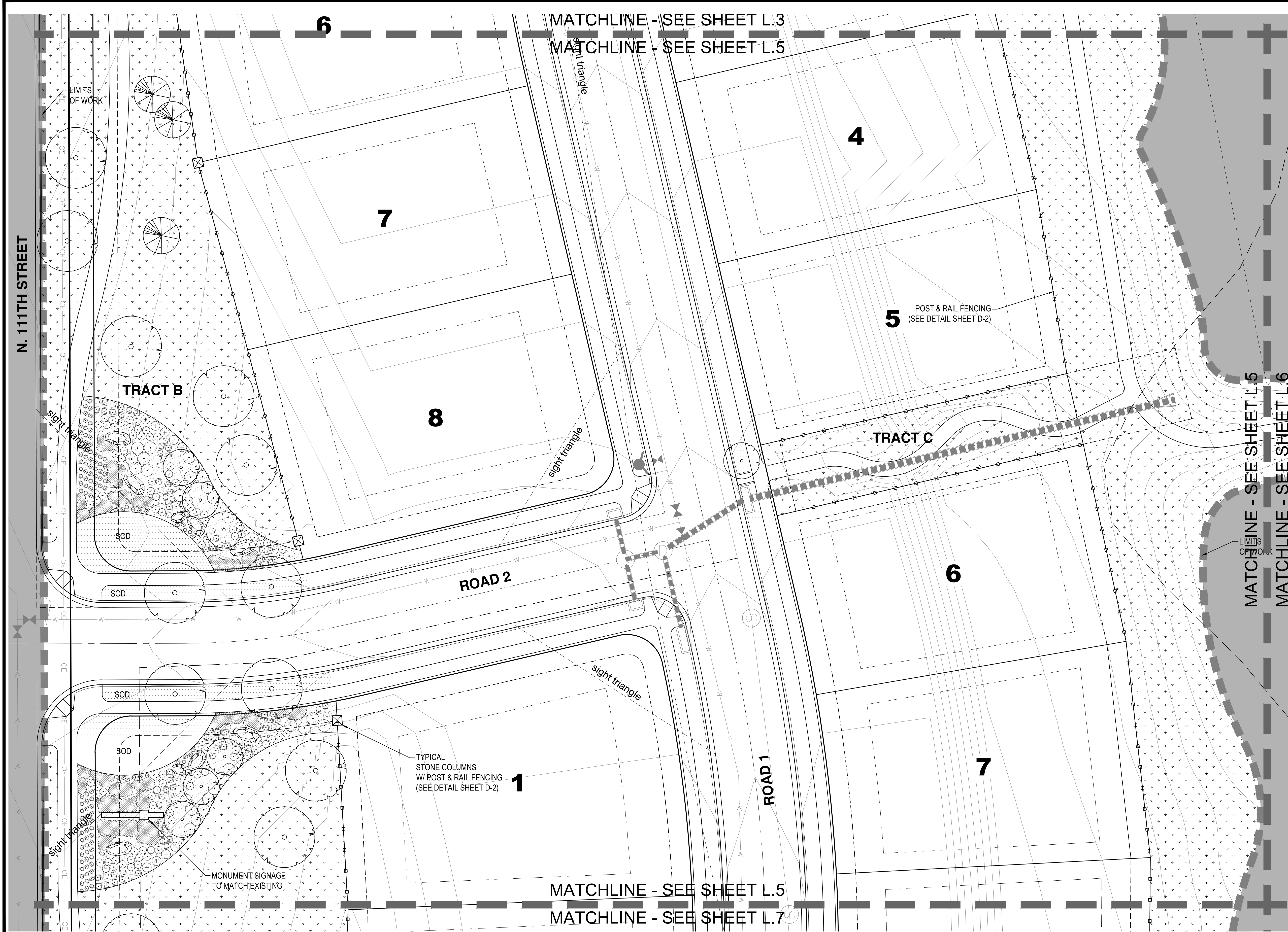
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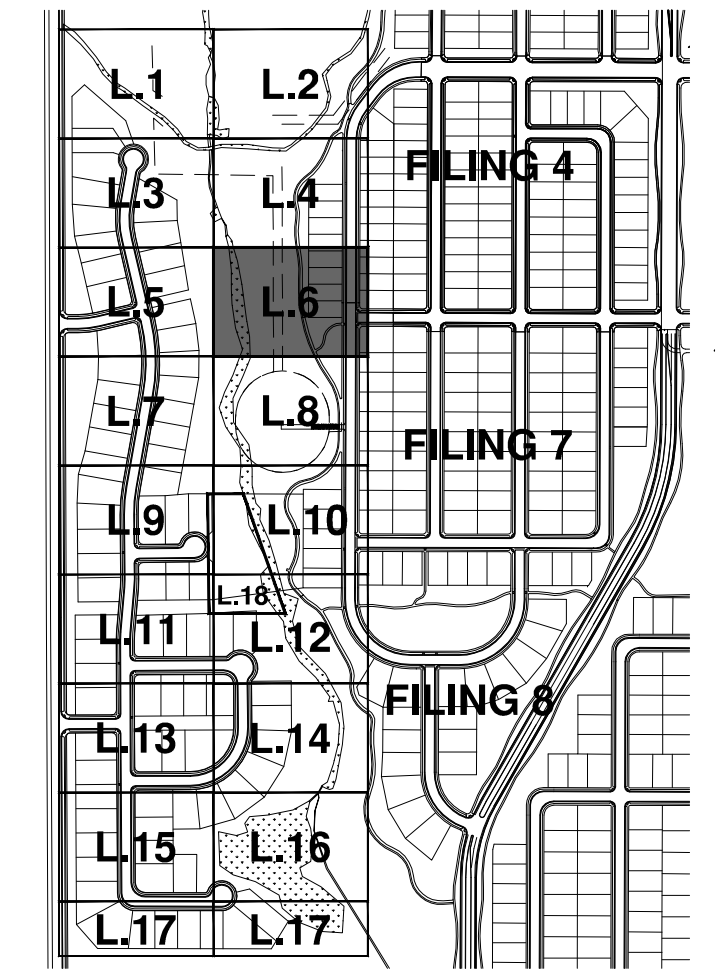
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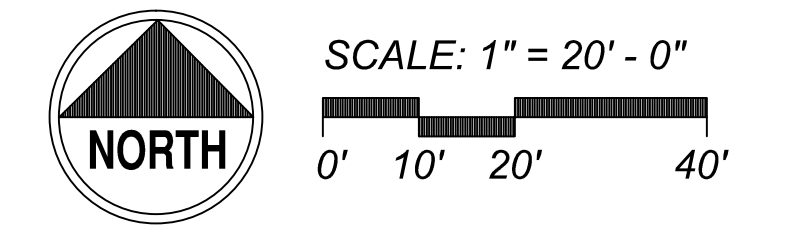


VICINITY MAP



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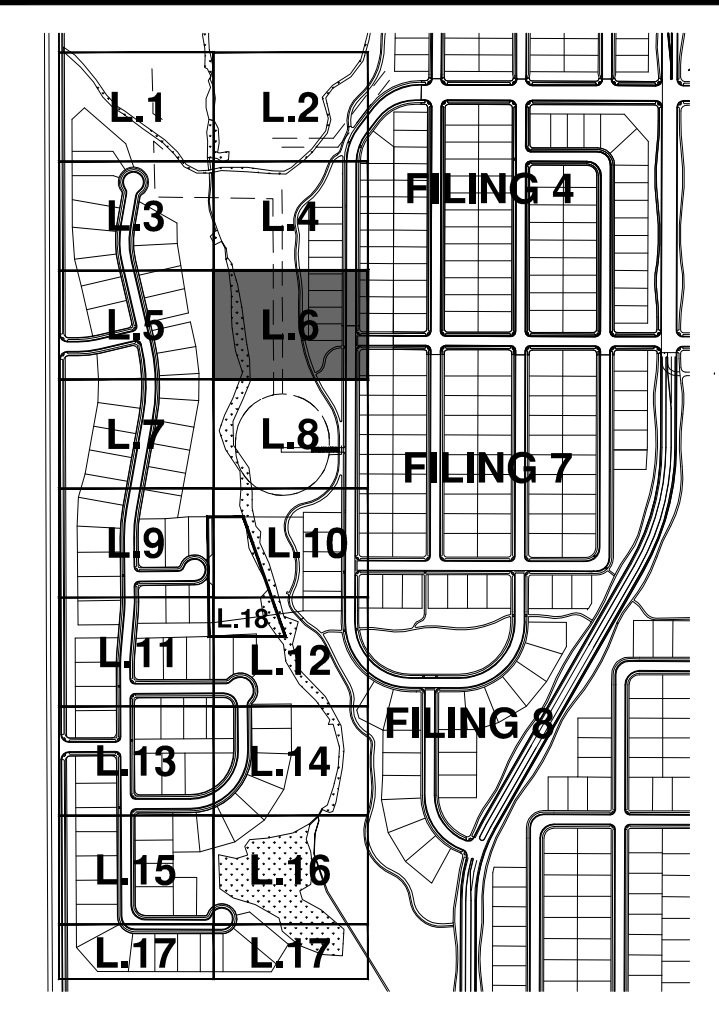
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 MATCHLINE - SEE SHEET L.6

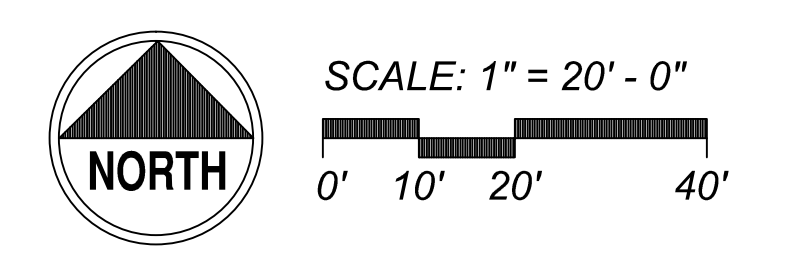
MATCHLINE - SEE SHEET L.6
 MATCHLINE - SEE SHEET L.8

VICINITY MAP



LEGEND

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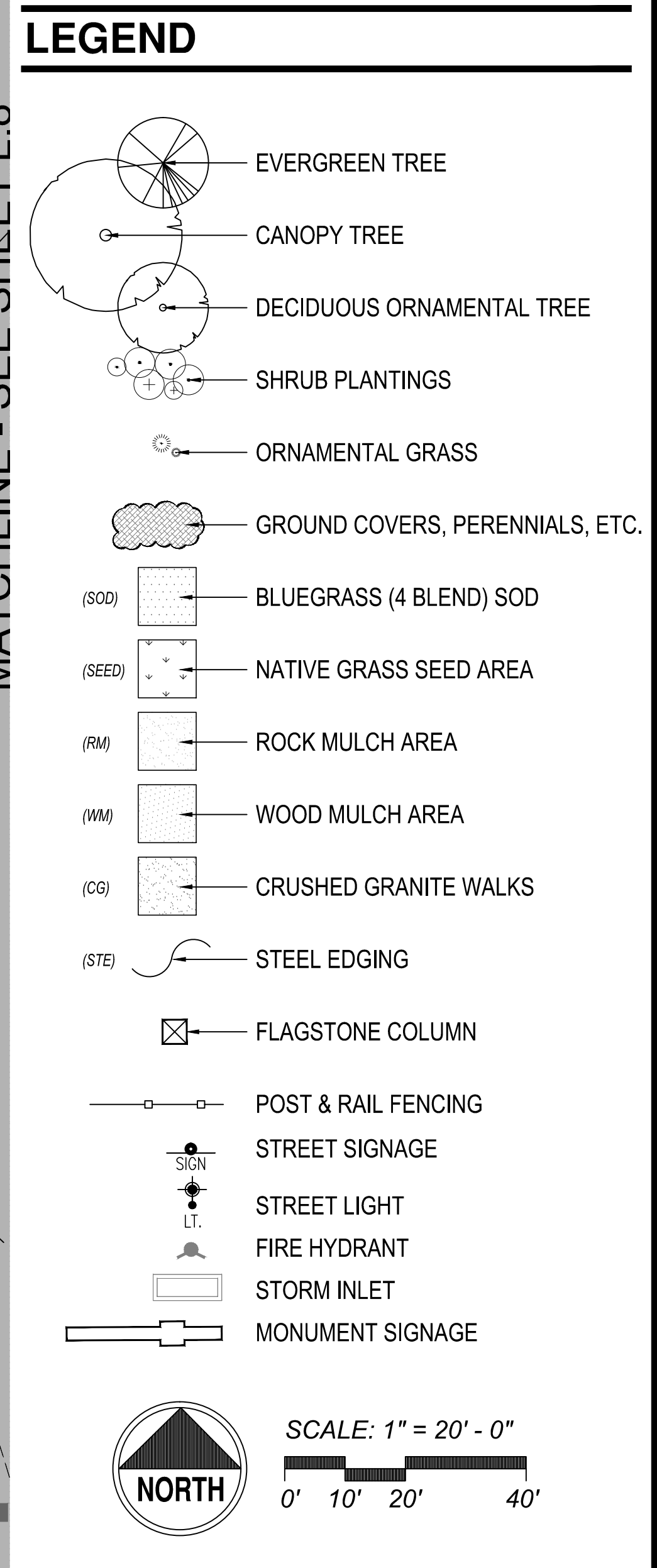
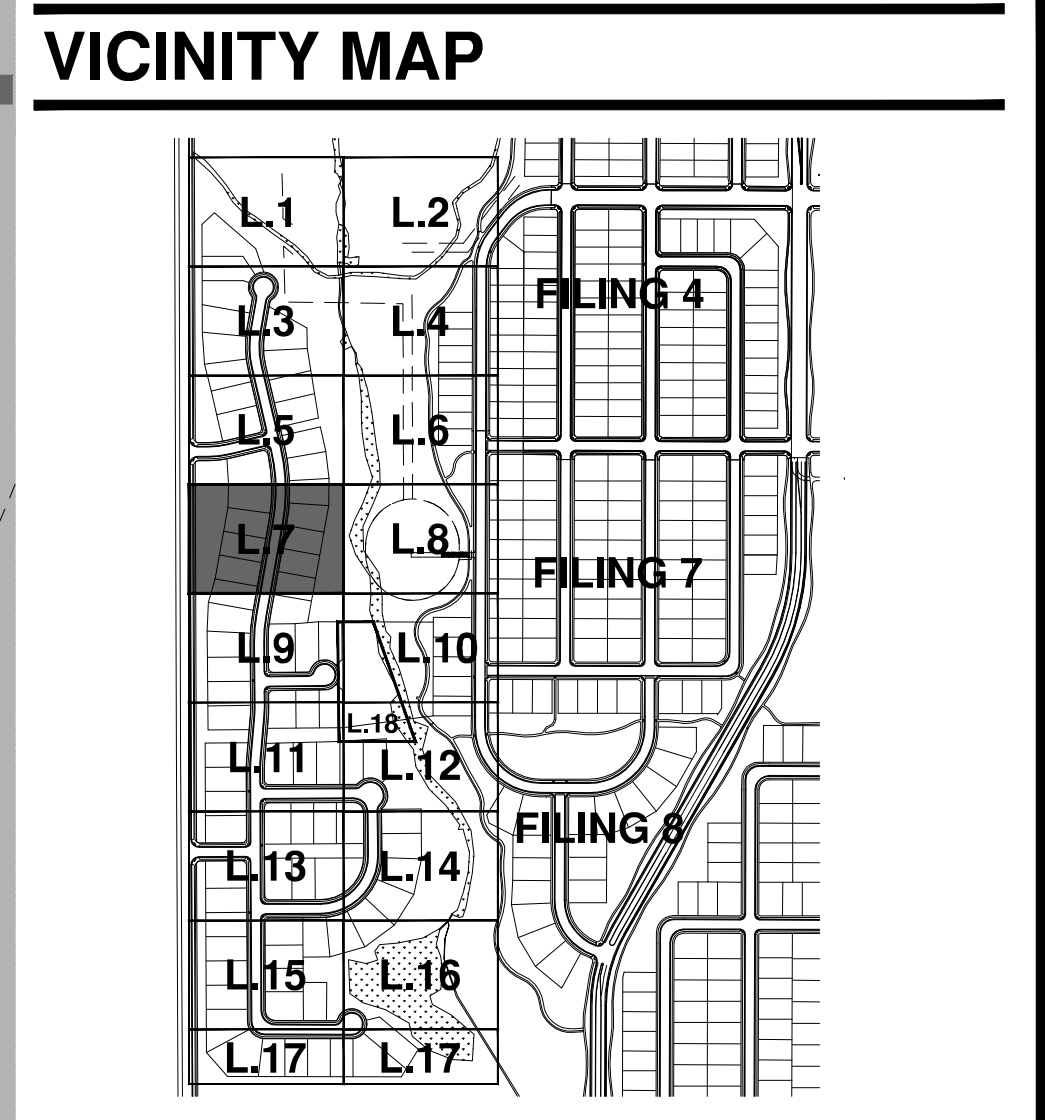
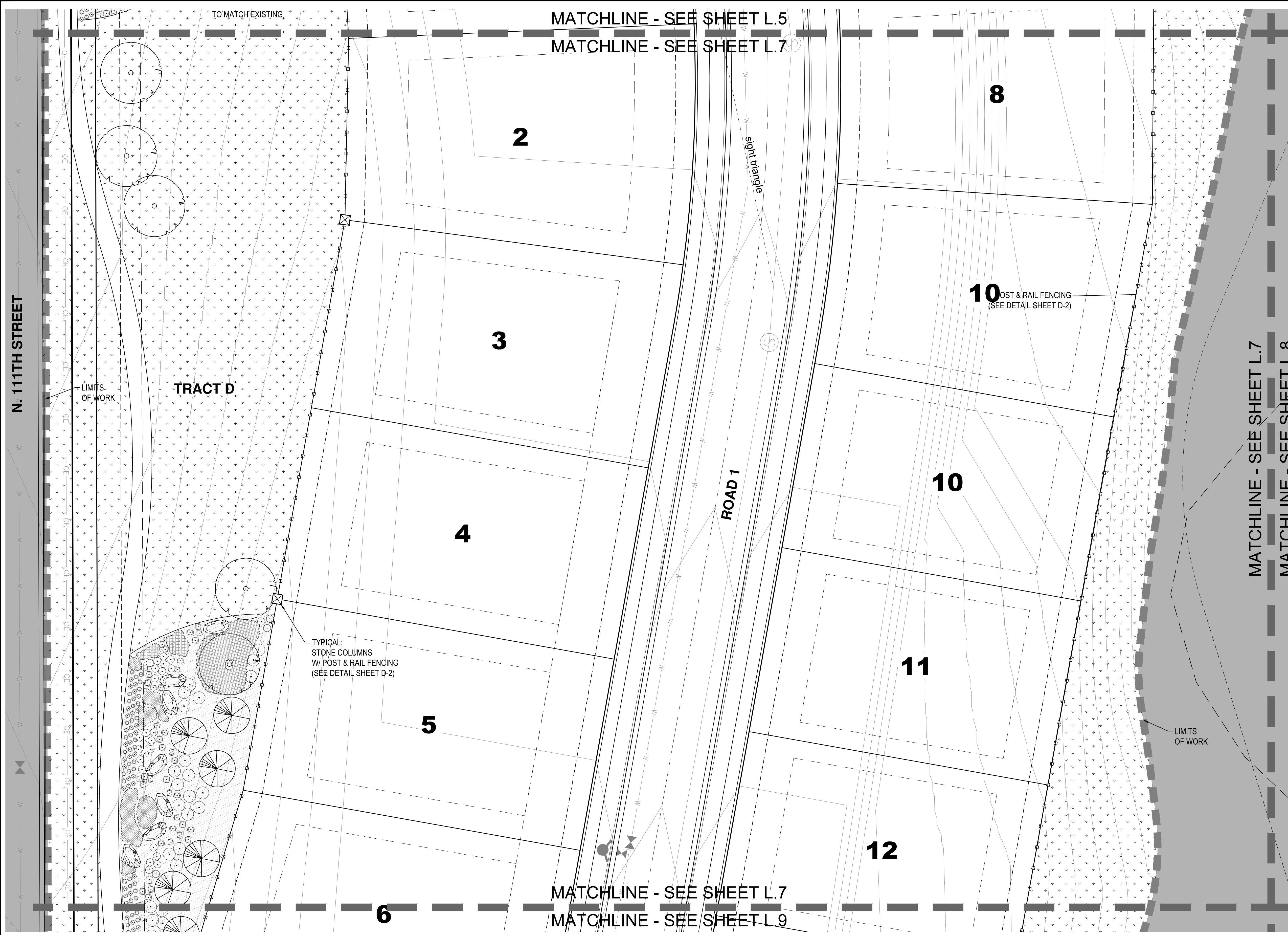
Designer	Drafter	Checked
MJL	NLS	MJL

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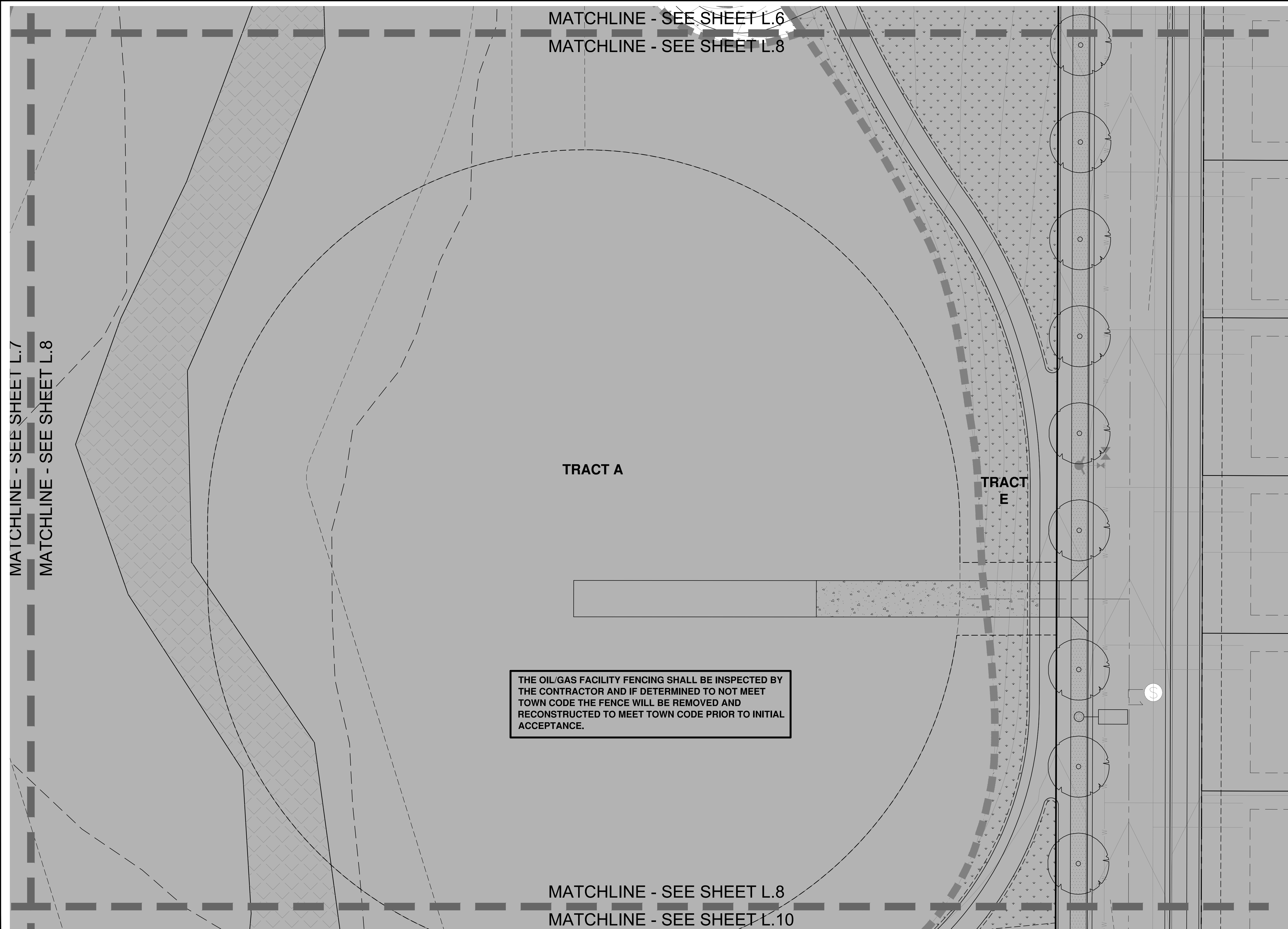
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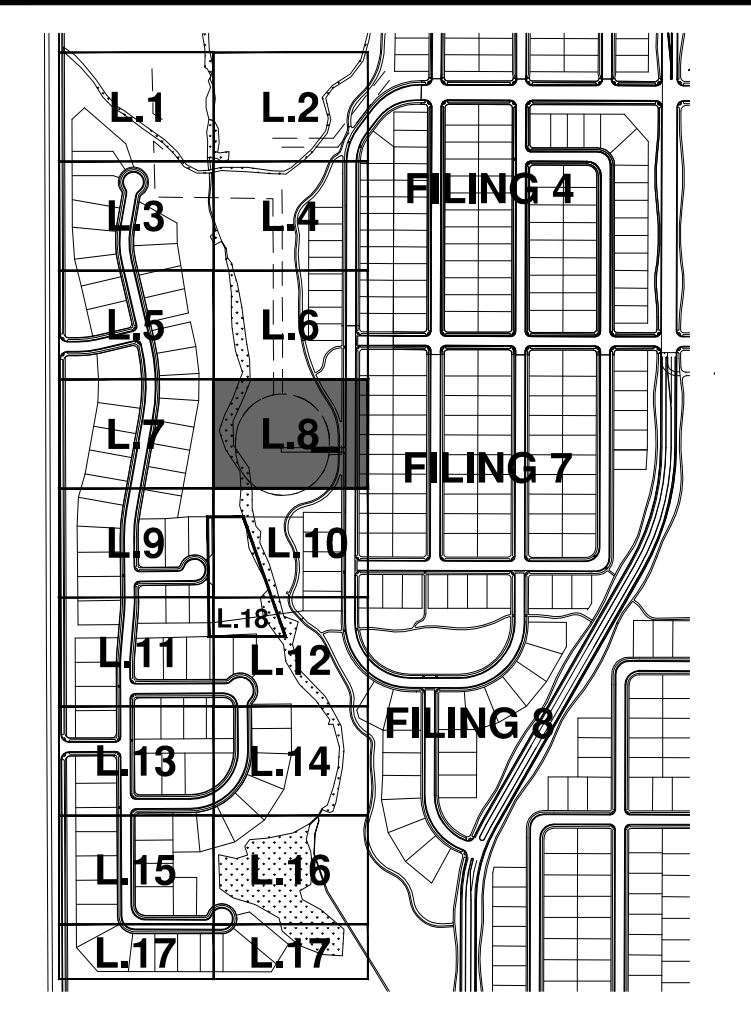
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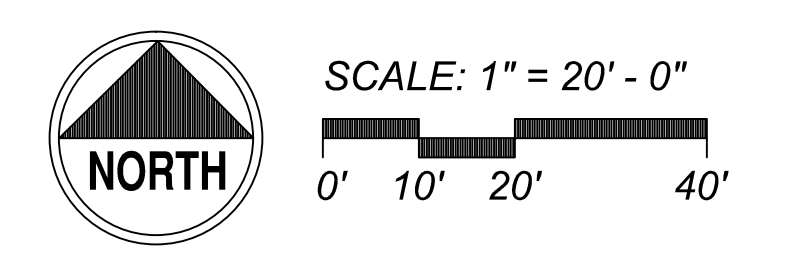


VICINITY MAP



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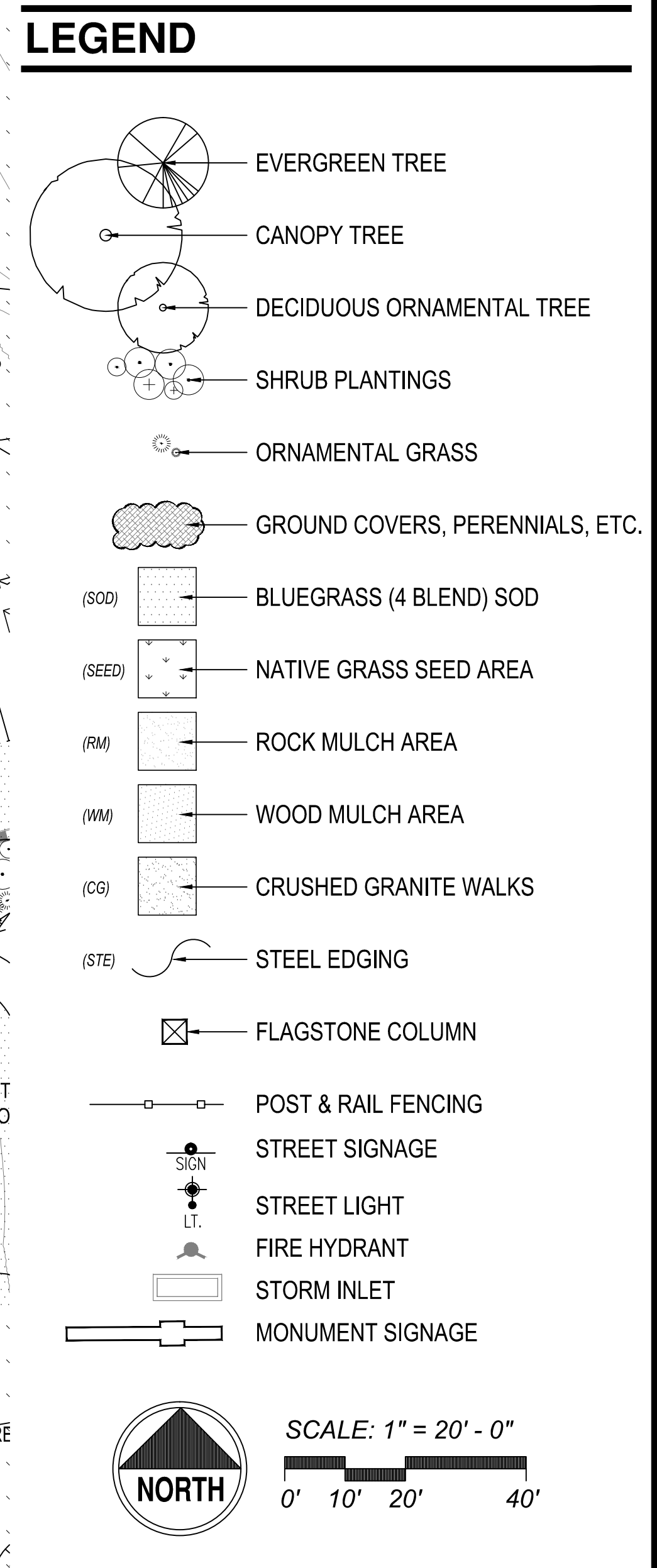
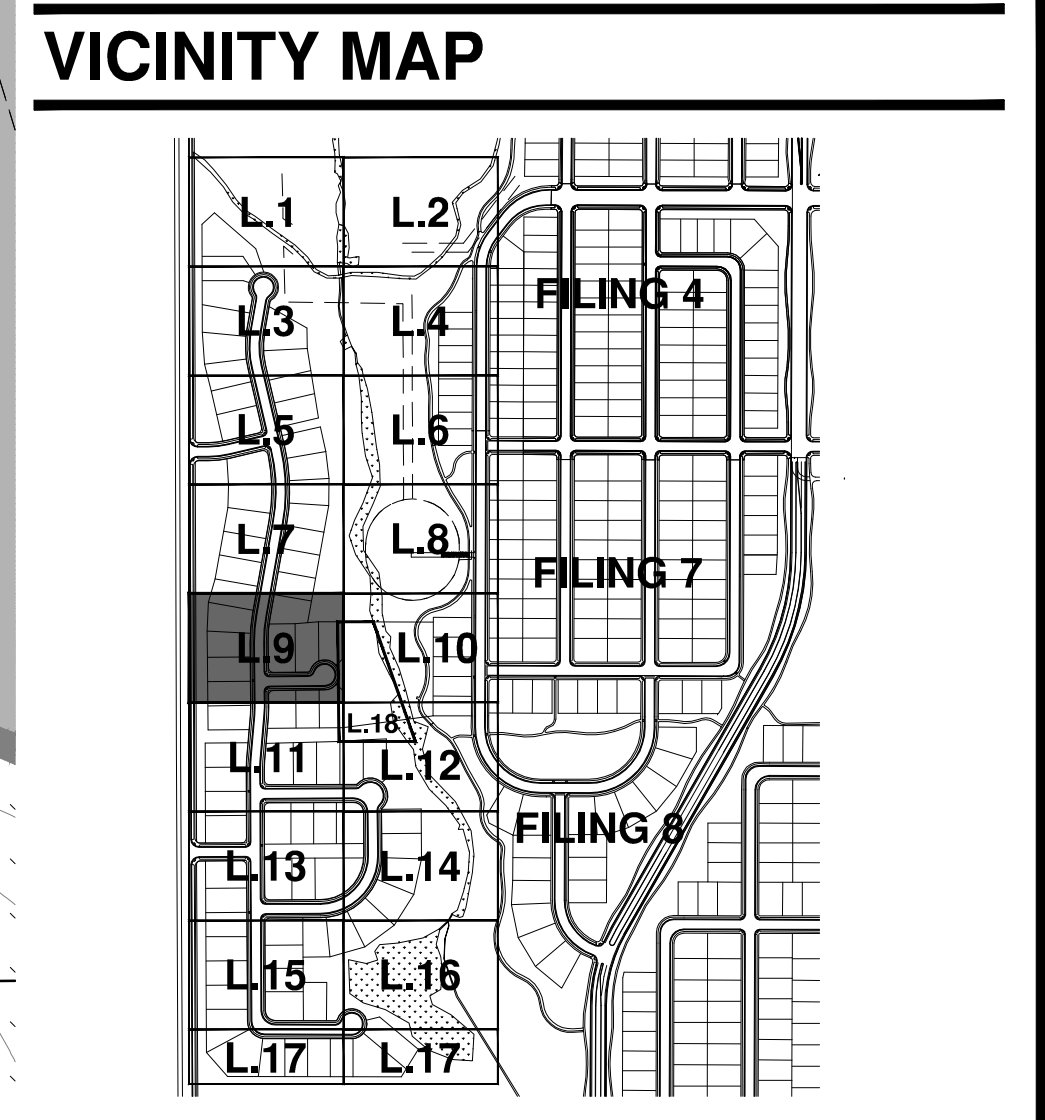
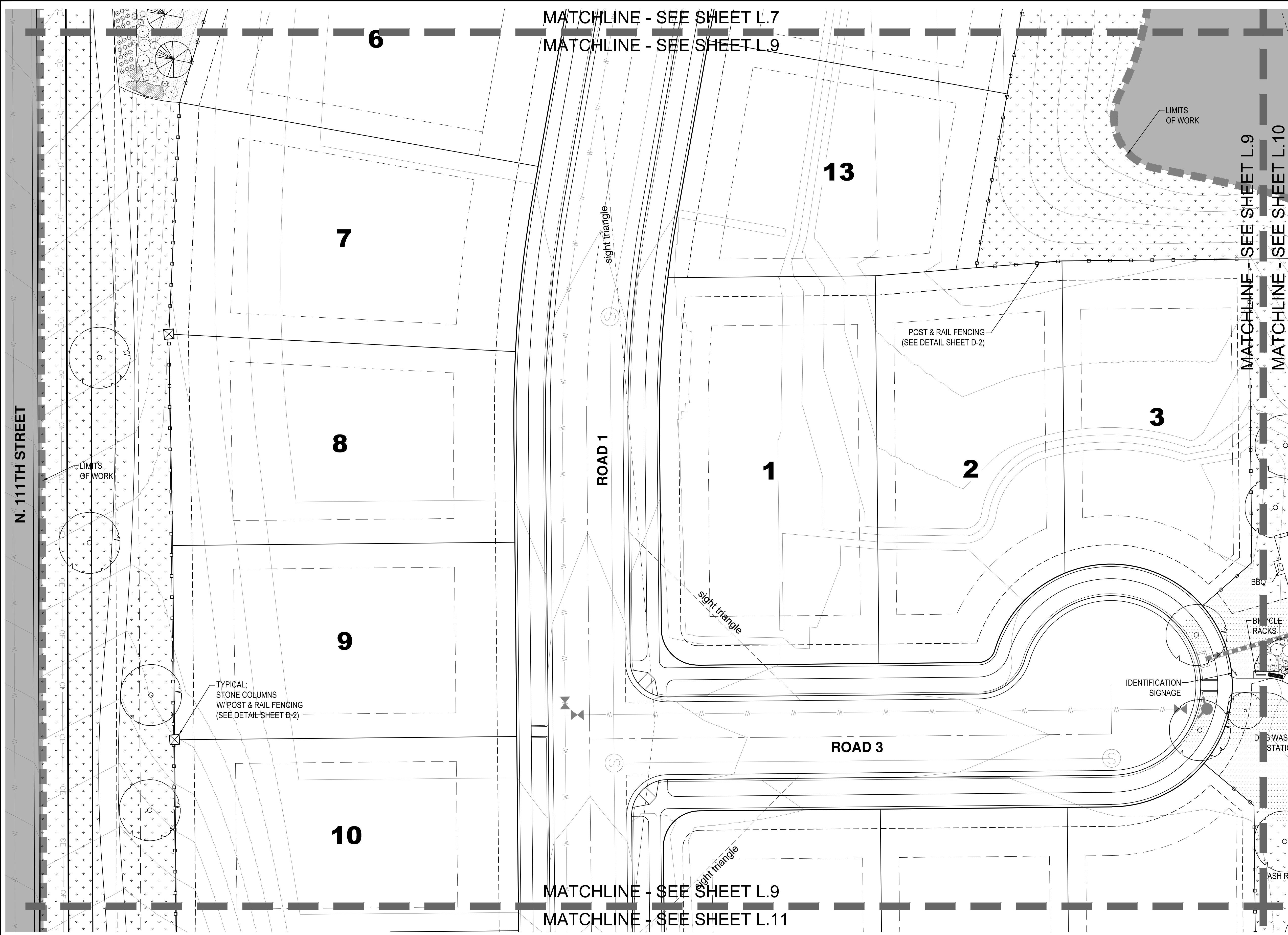
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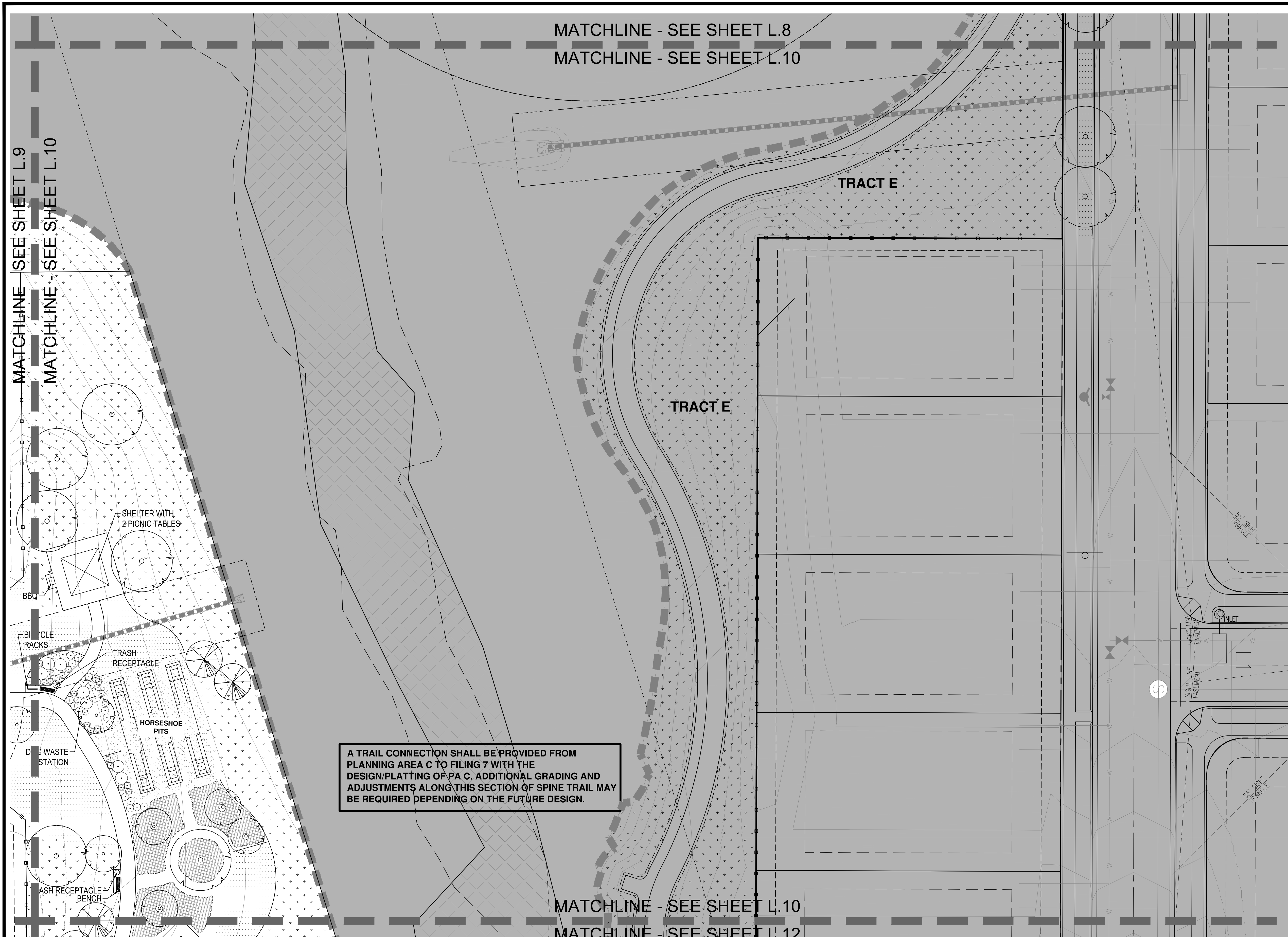
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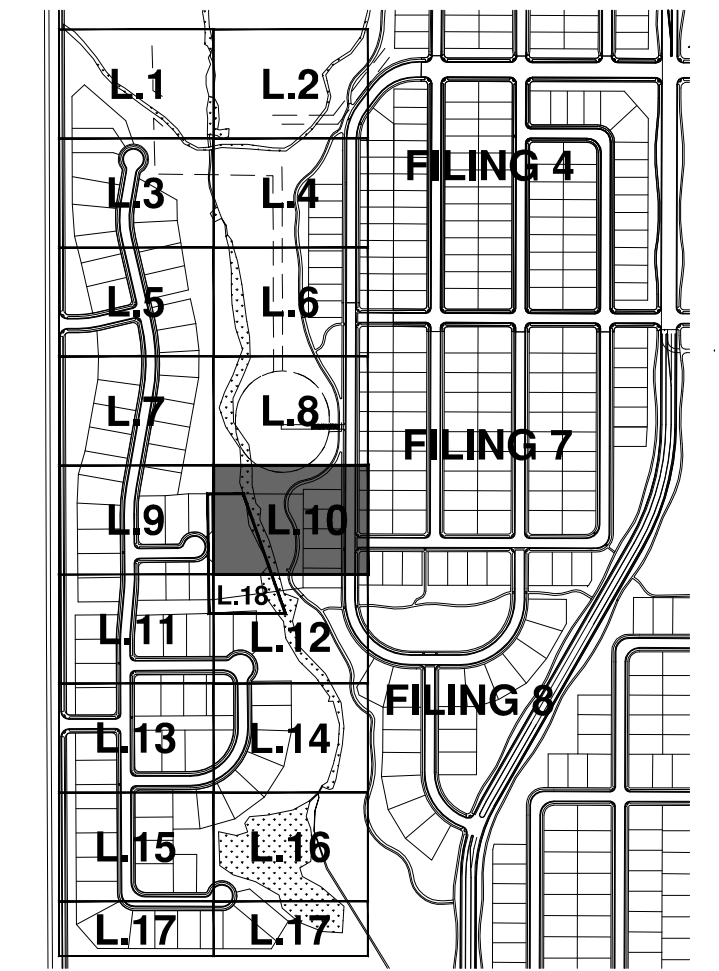
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 MATCHLINE - SEE SHEET L.10

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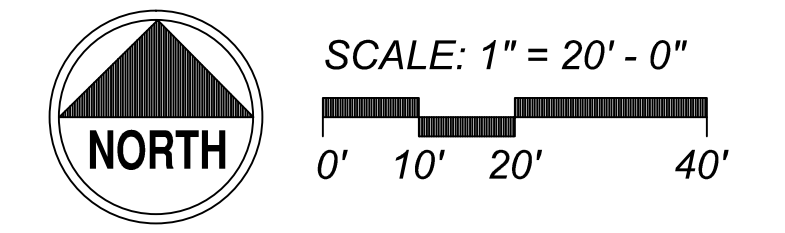
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VICINITY MAP



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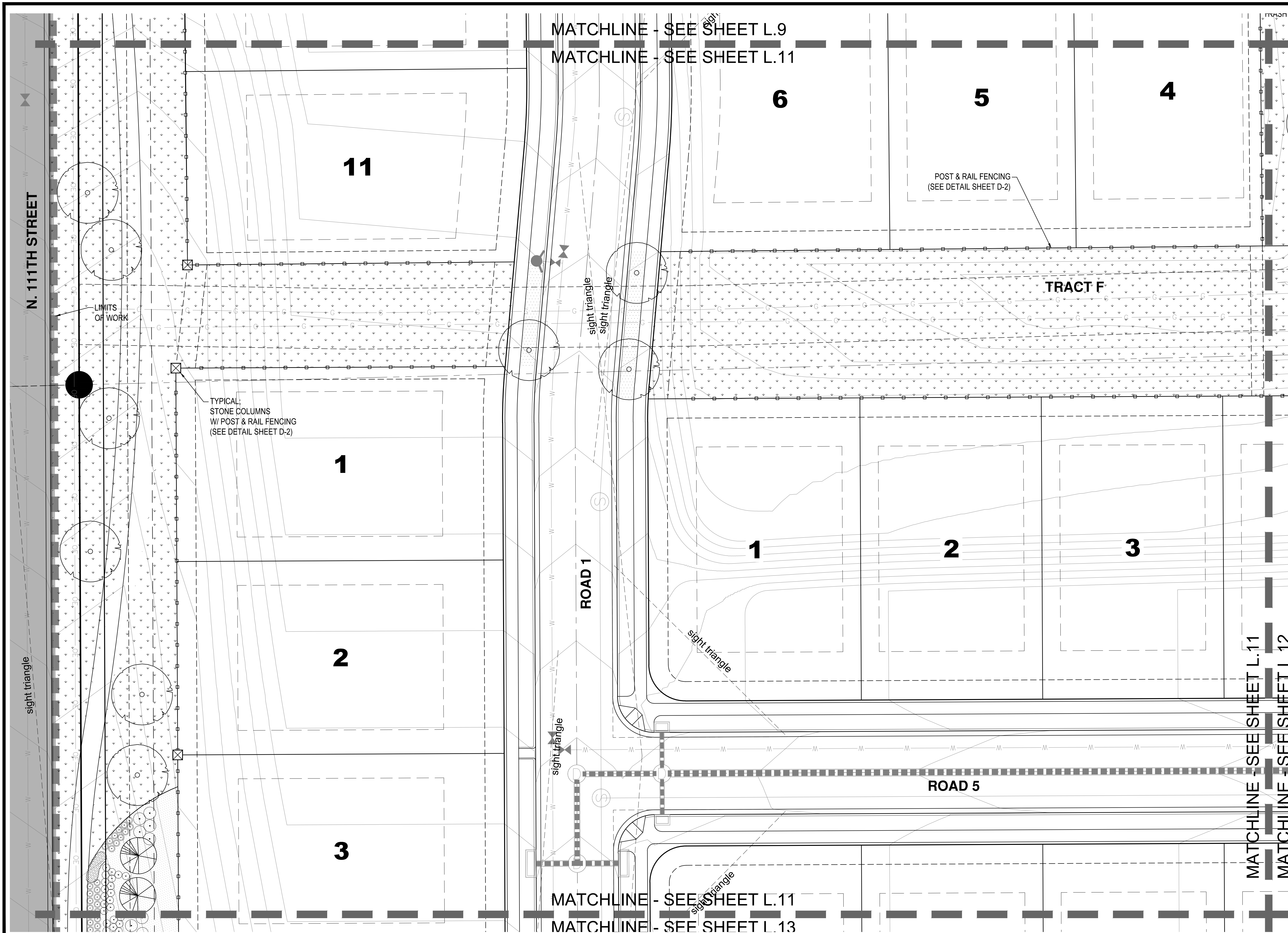
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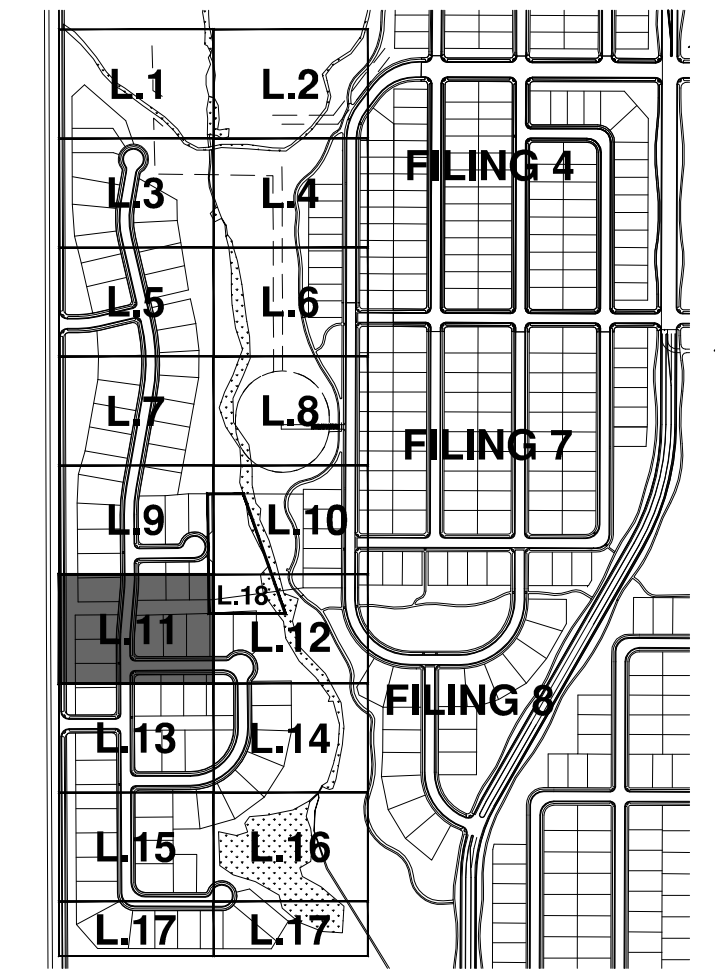
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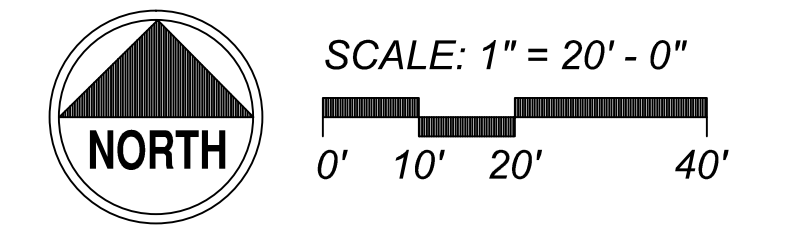


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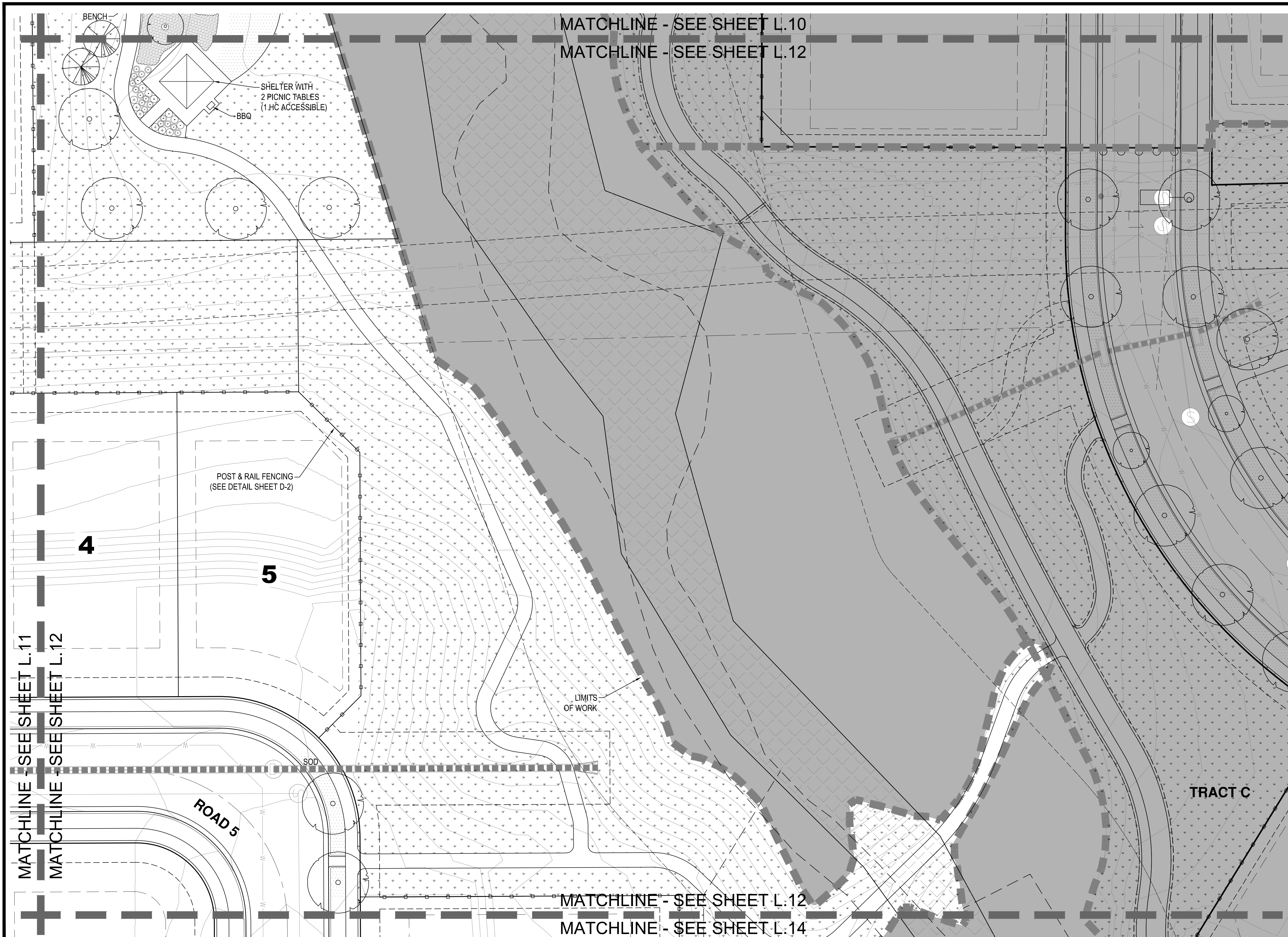
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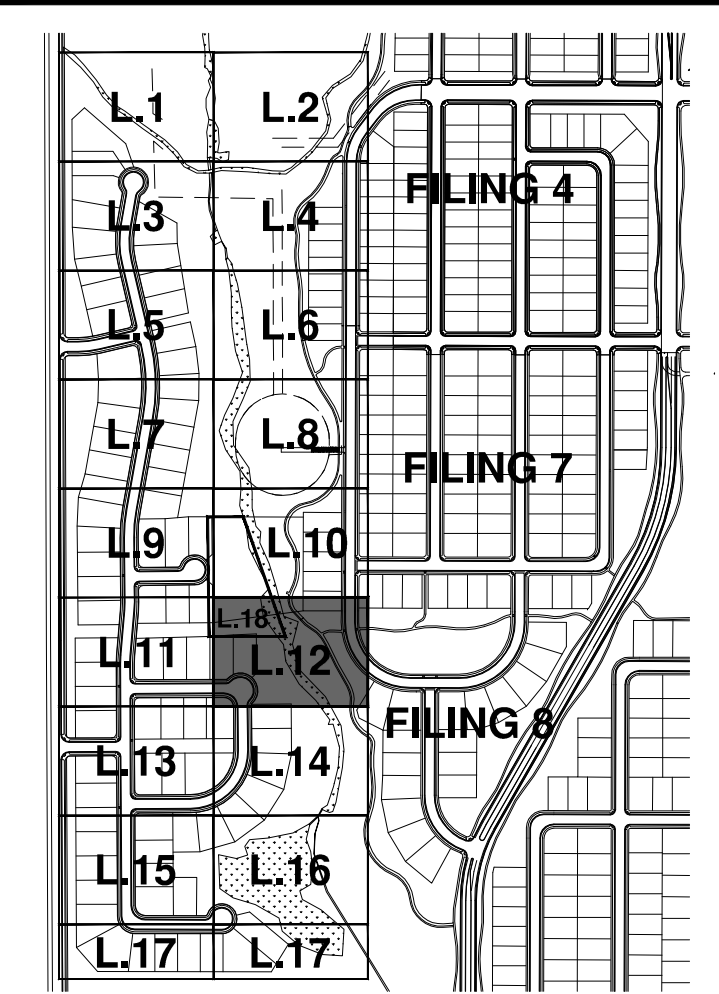
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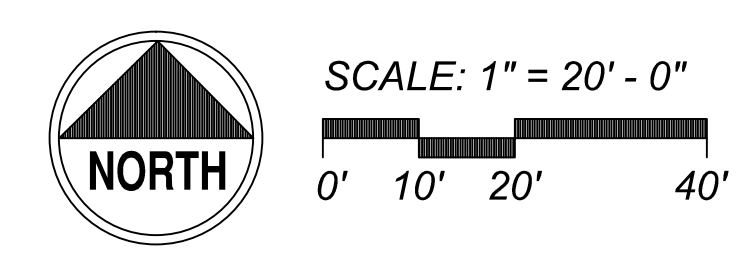


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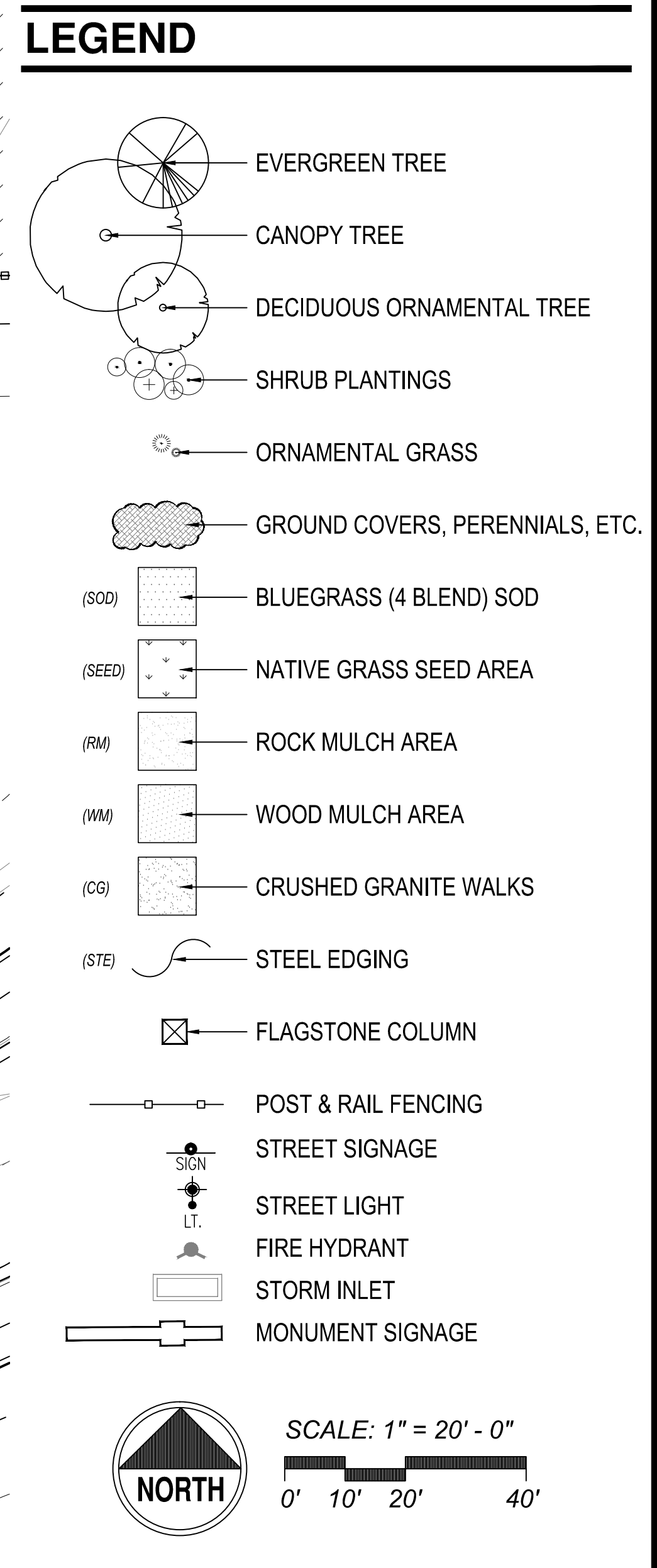
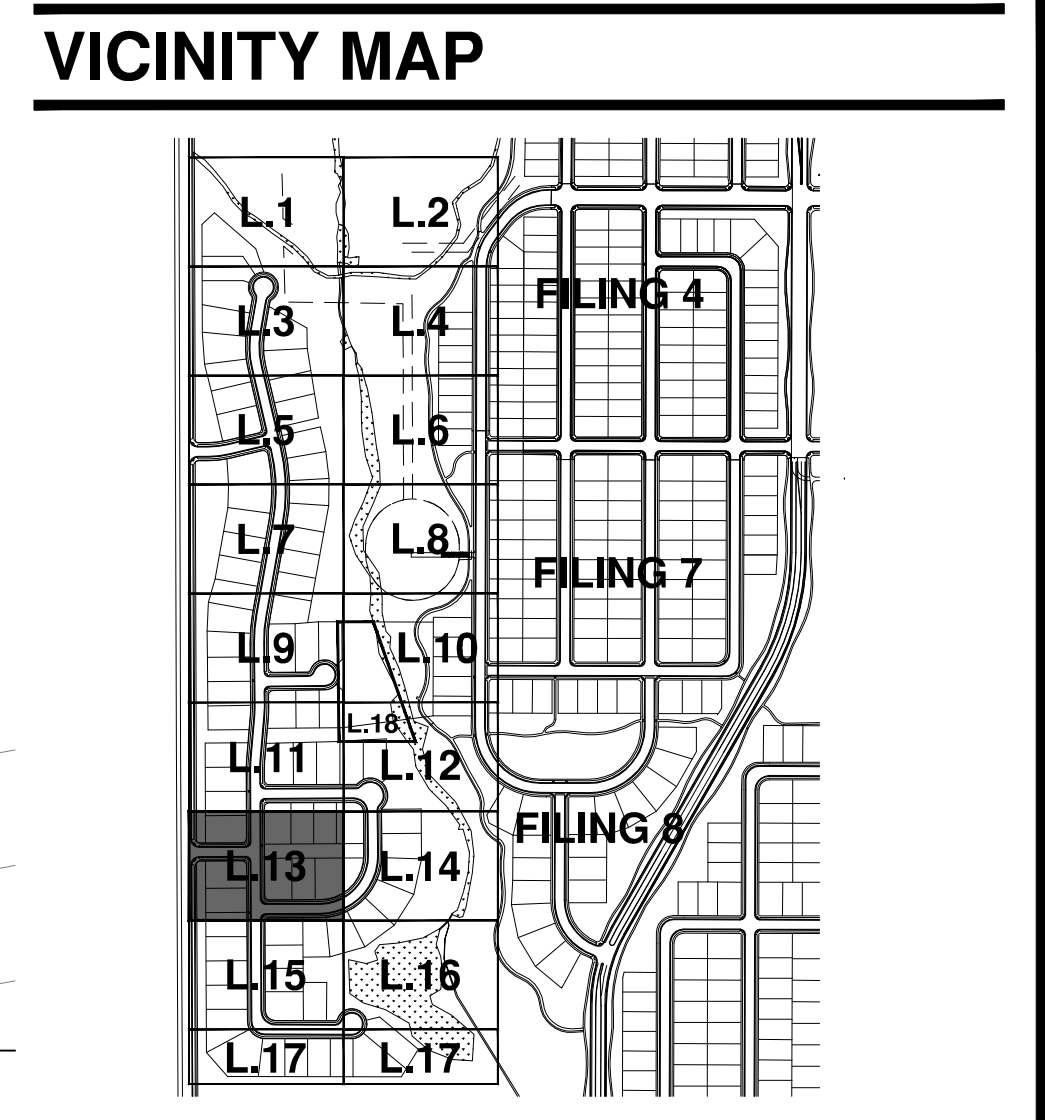
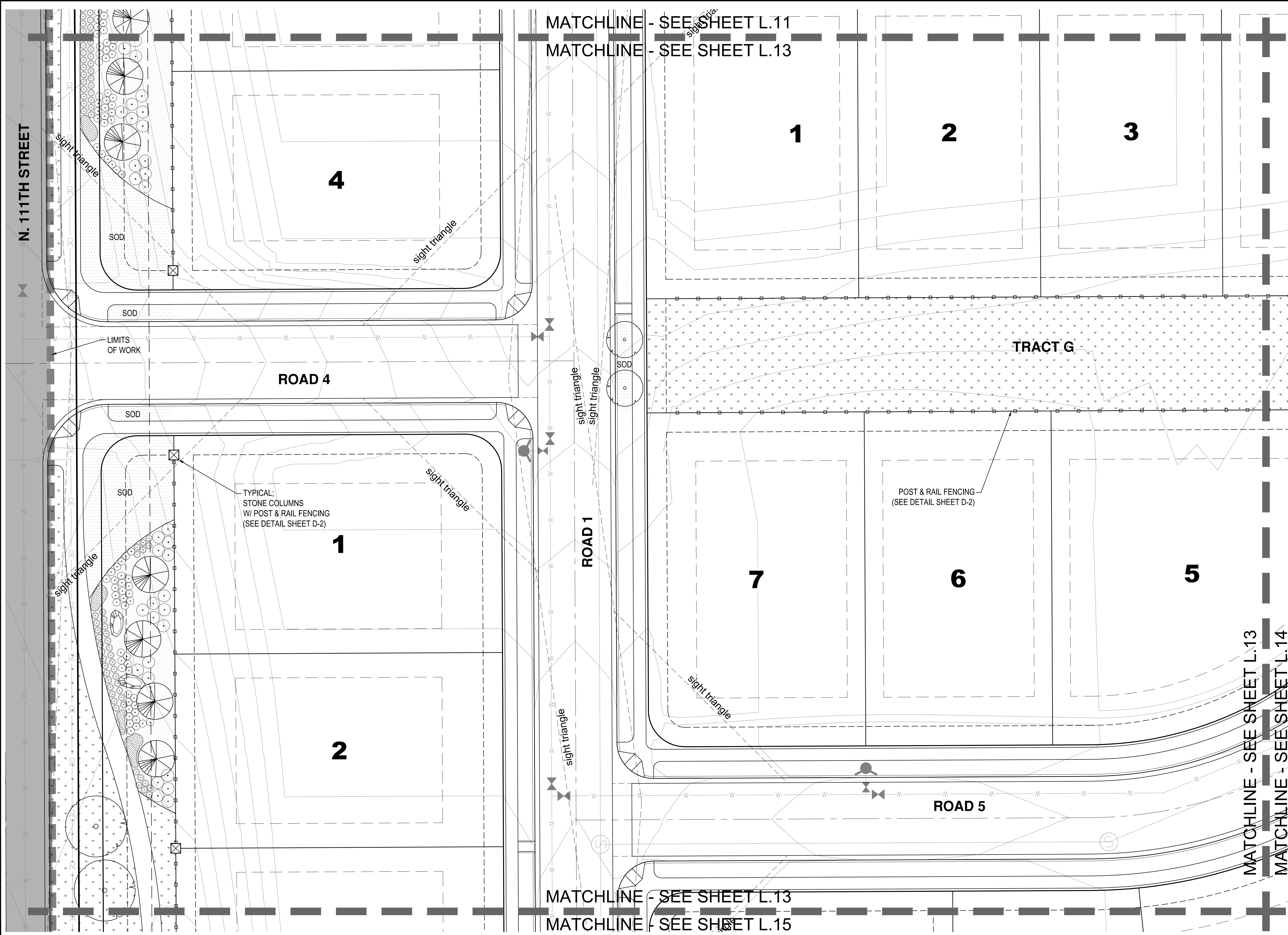
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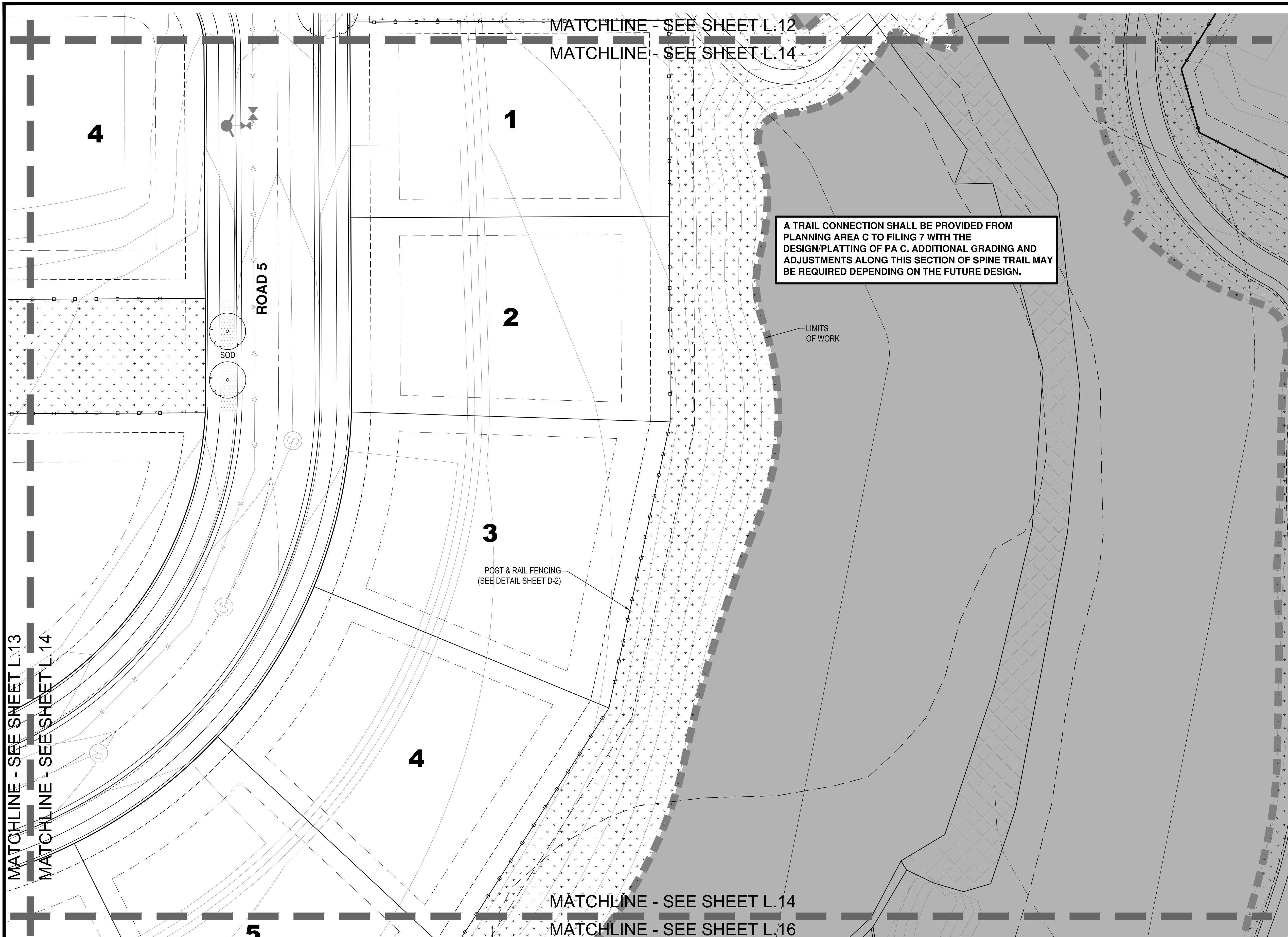
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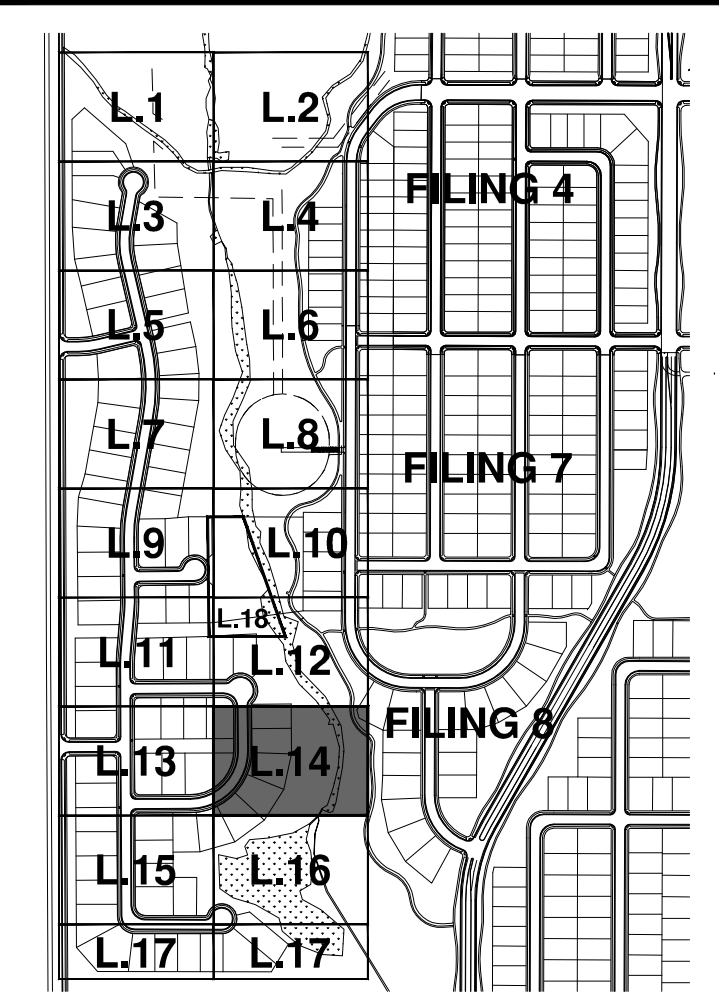
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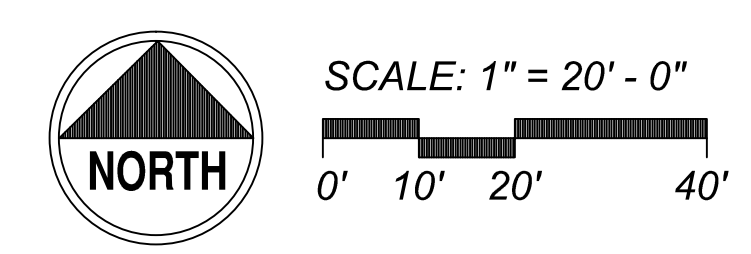


VICINITY MAP



LEGEND

- EVERGREEN TREE
- CANOPY TREE
- DECIDUOUS ORNAMENTAL TREE
- SHRUB PLANTINGS
- ORNAMENTAL GRASS
- GROUND COVERS, PERENNIALS, ETC.
- (SOD) BLUEGRASS (4 BLEND) SOD
- (SEED) NATIVE GRASS SEED AREA
- (RM) ROCK MULCH AREA
- (WM) WOOD MULCH AREA
- (CG) CRUSHED GRANITE WALKS
- (STE) STEEL EDGING
- FLAGSTONE COLUMN
- POST & RAIL FENCING
- STREET SIGNAGE
- STREET LIGHT
- FIRE HYDRANT
- STORM INLET
- MONUMENT SIGNAGE



DATE	REVISION	DESCRIPTION



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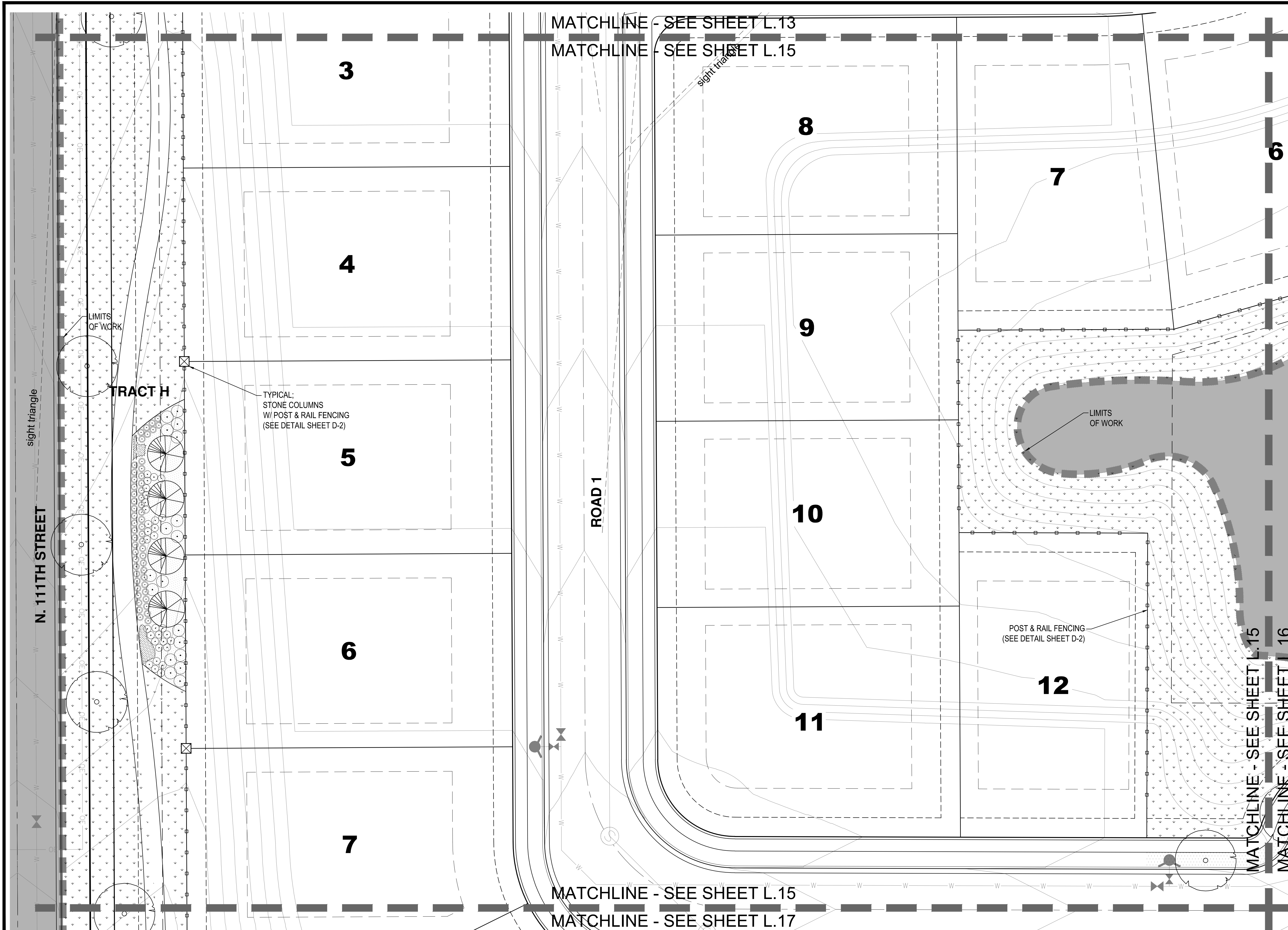
Designer	Drafter	Checked
MJL	NLS	MJL

Hines

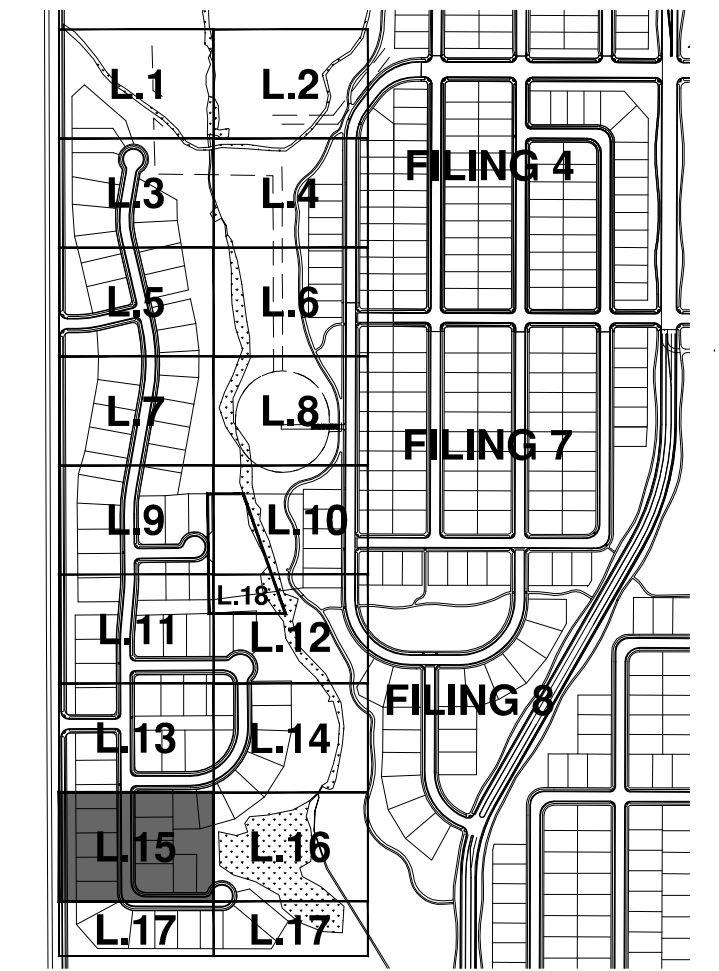
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FLATIRON MEADOWS
PRELIMINARY PLAT

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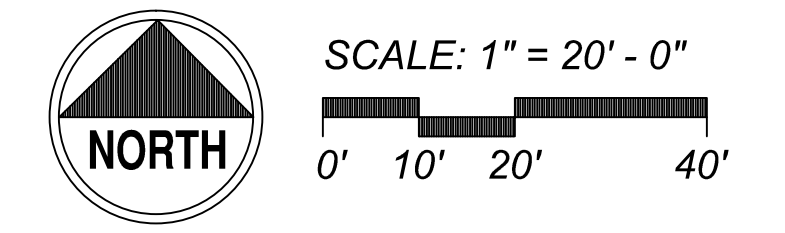


VICINITY MAP



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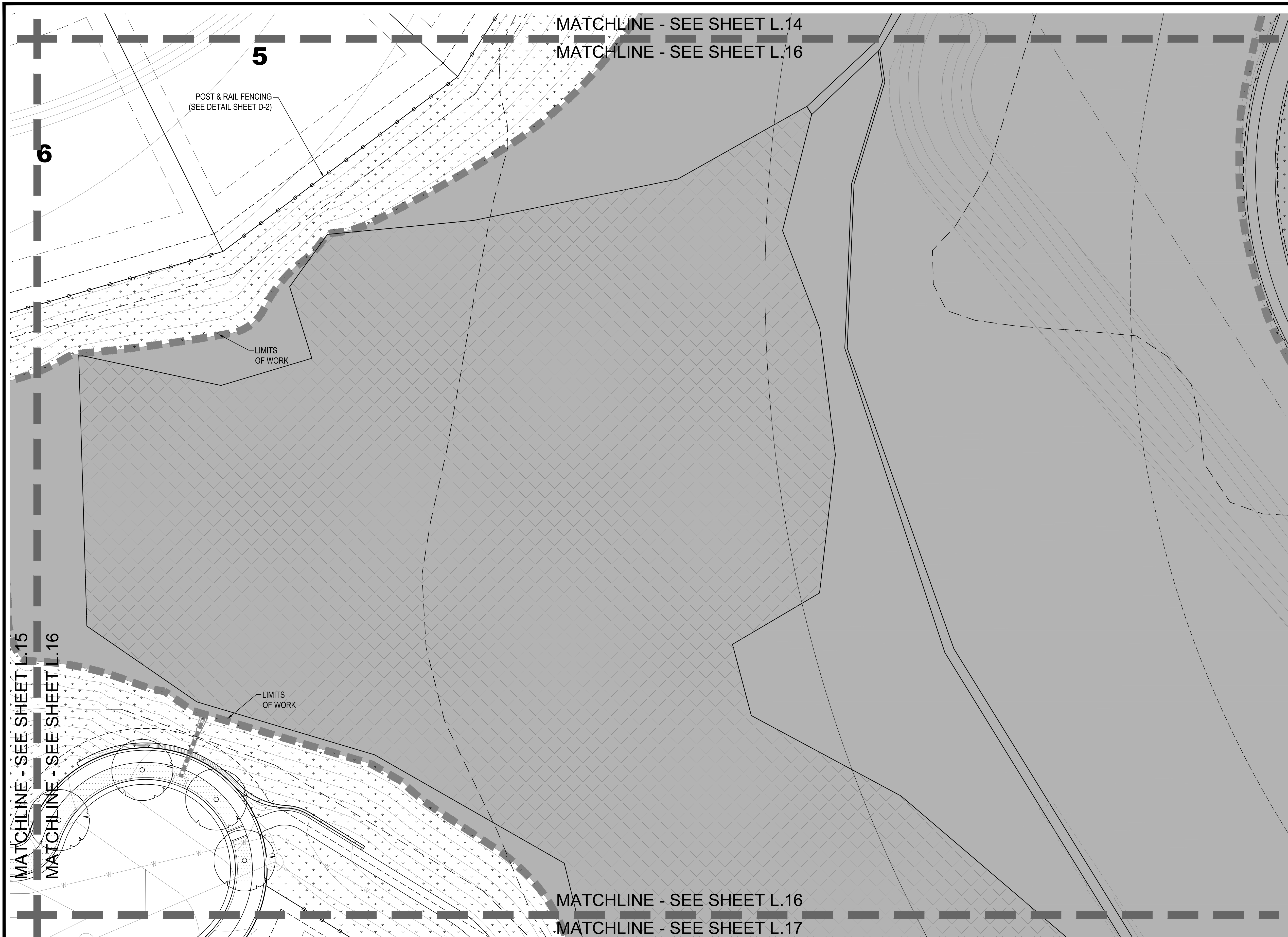
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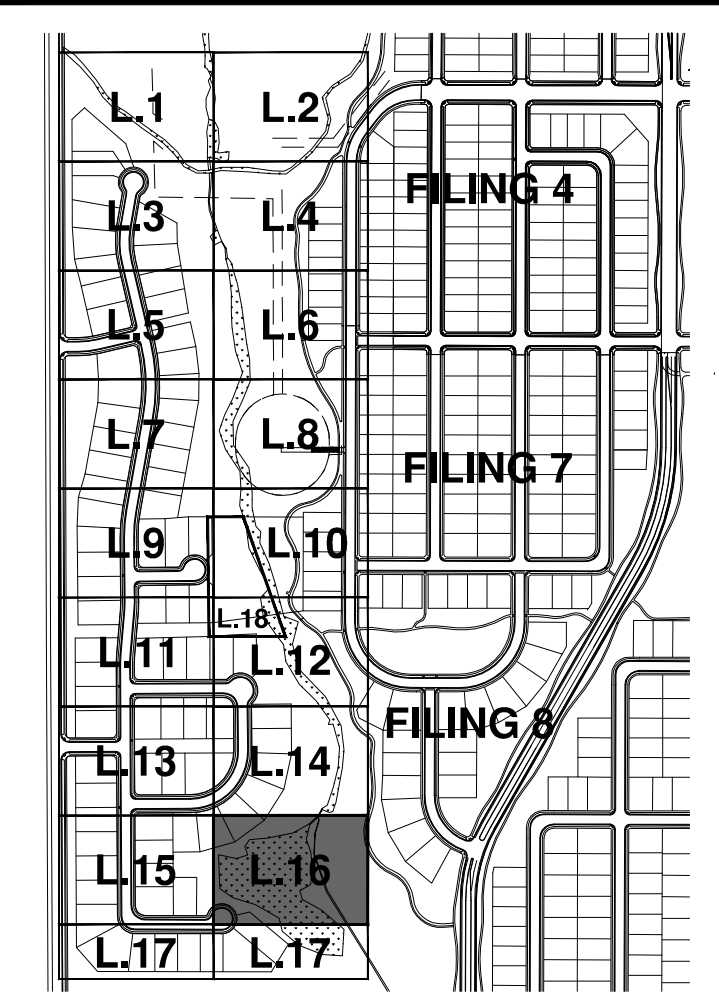
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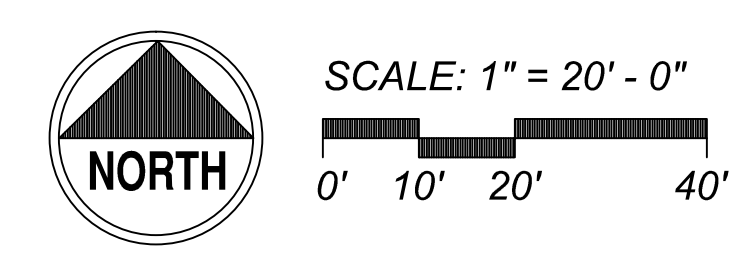


VICINITY MAP



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MATCHLINE - SEE SHEET L.15
MATCHLINE - SEE SHEET L.16

MATCHLINE - SEE SHEET L.14
MATCHLINE - SEE SHEET L.16

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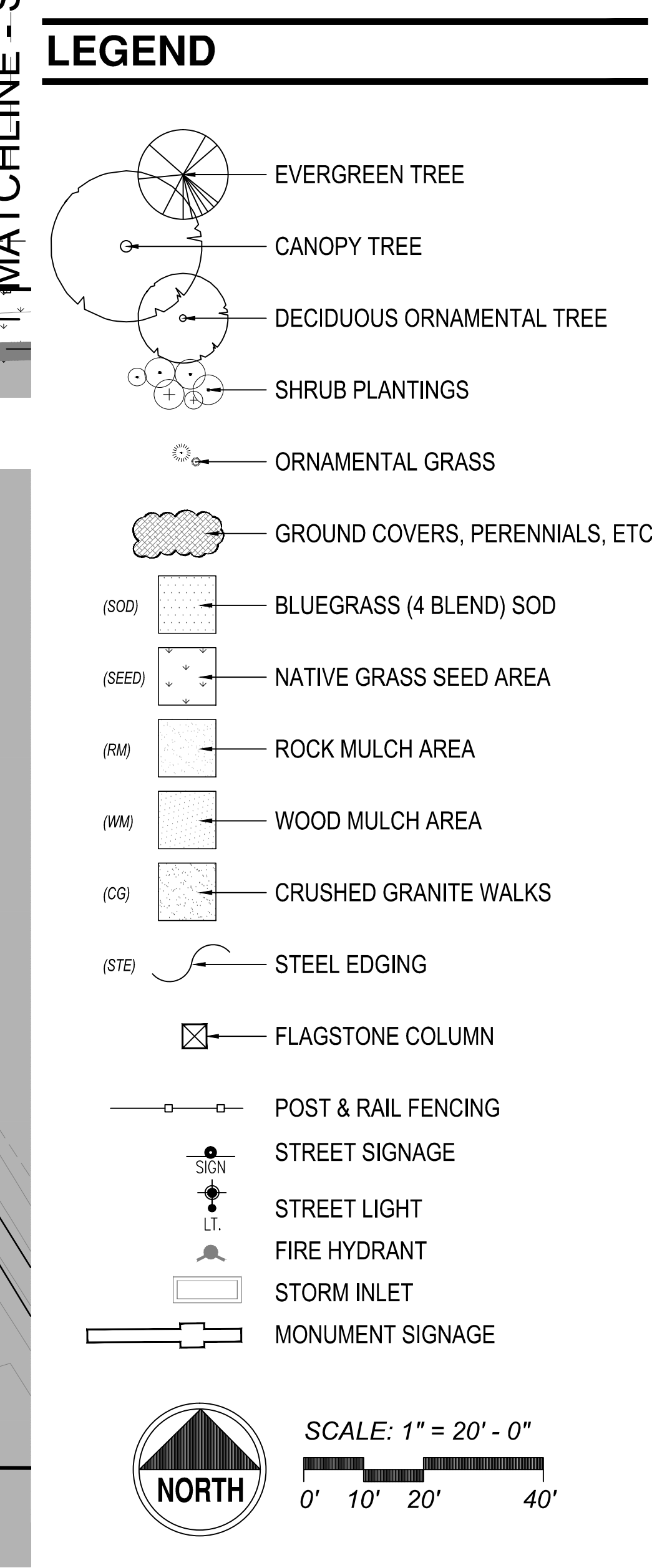
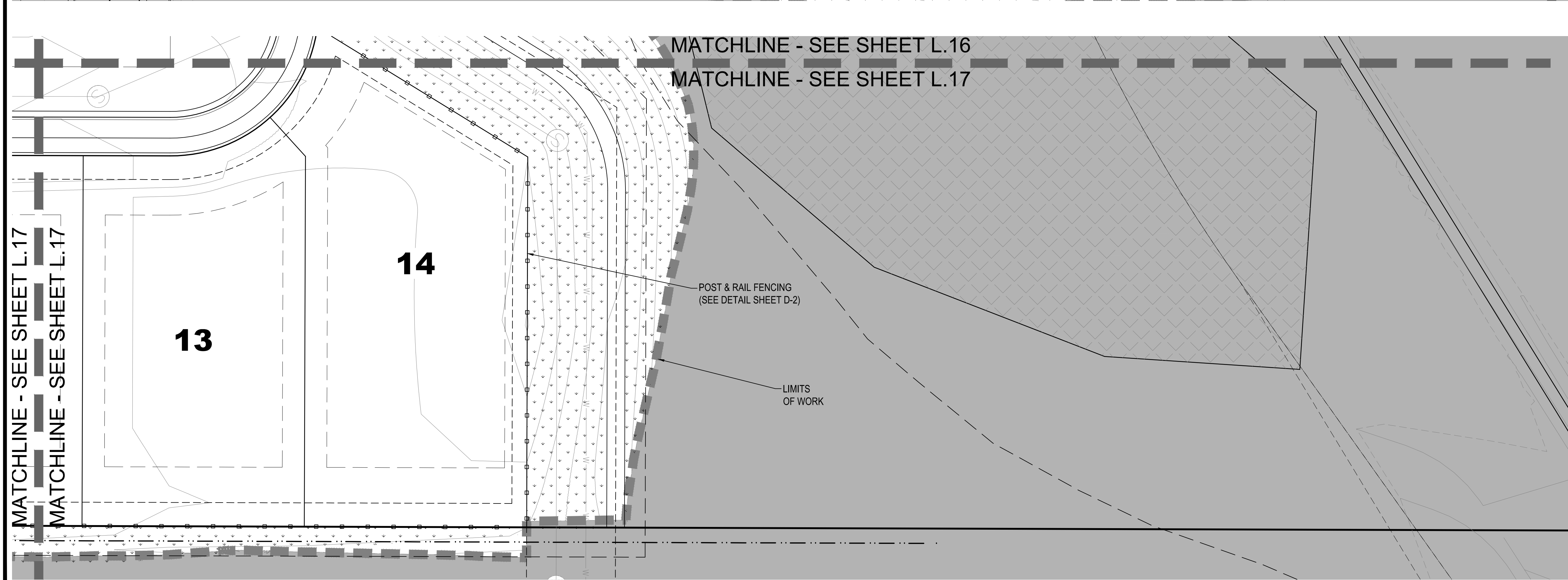
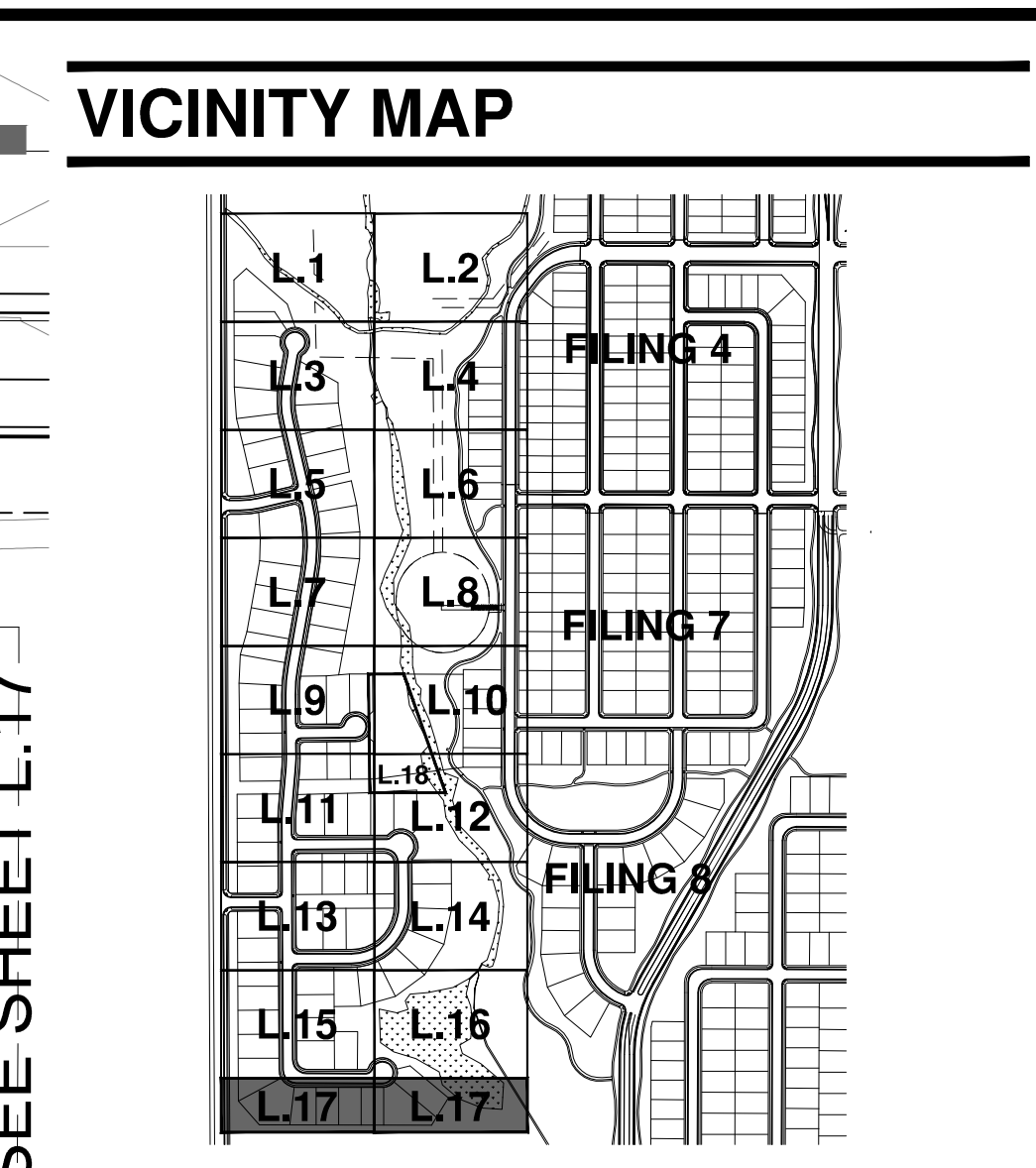
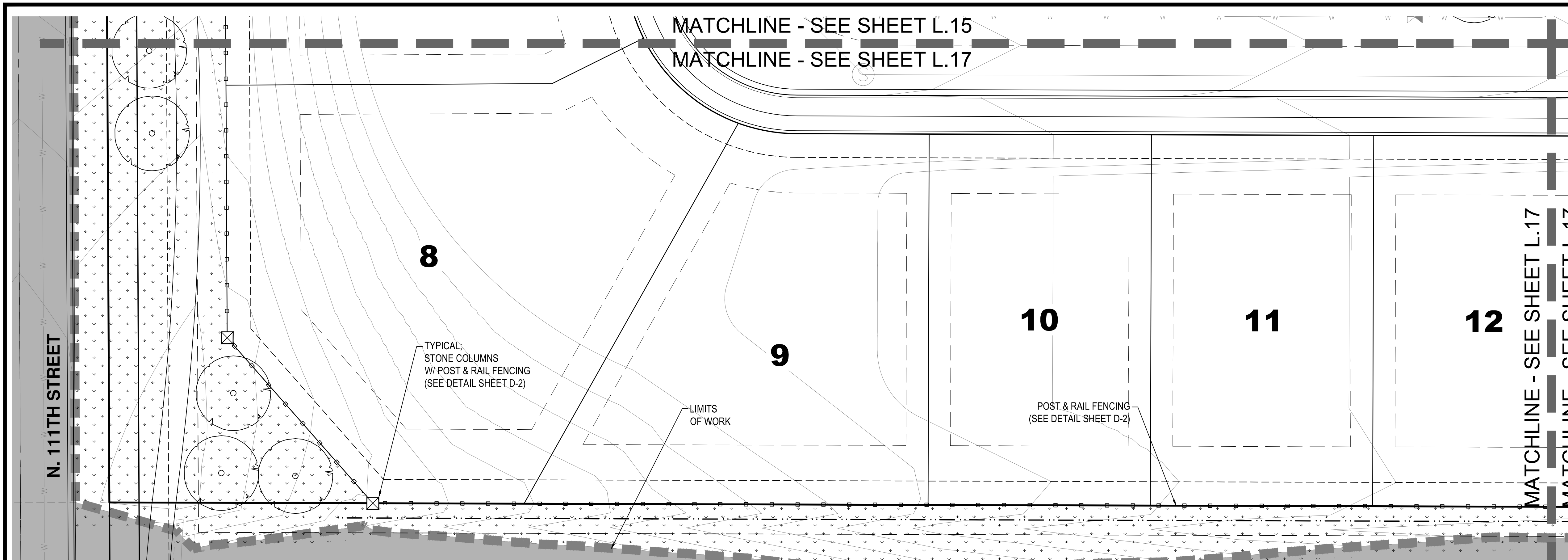
Designer	Drafter	Checked
MJL	NLS	MJL

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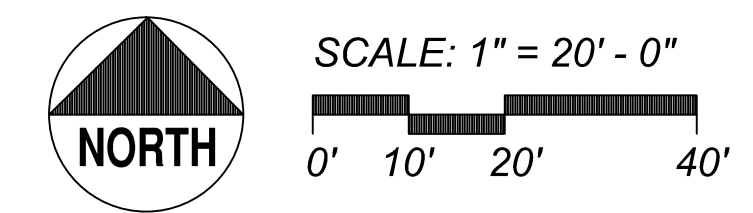
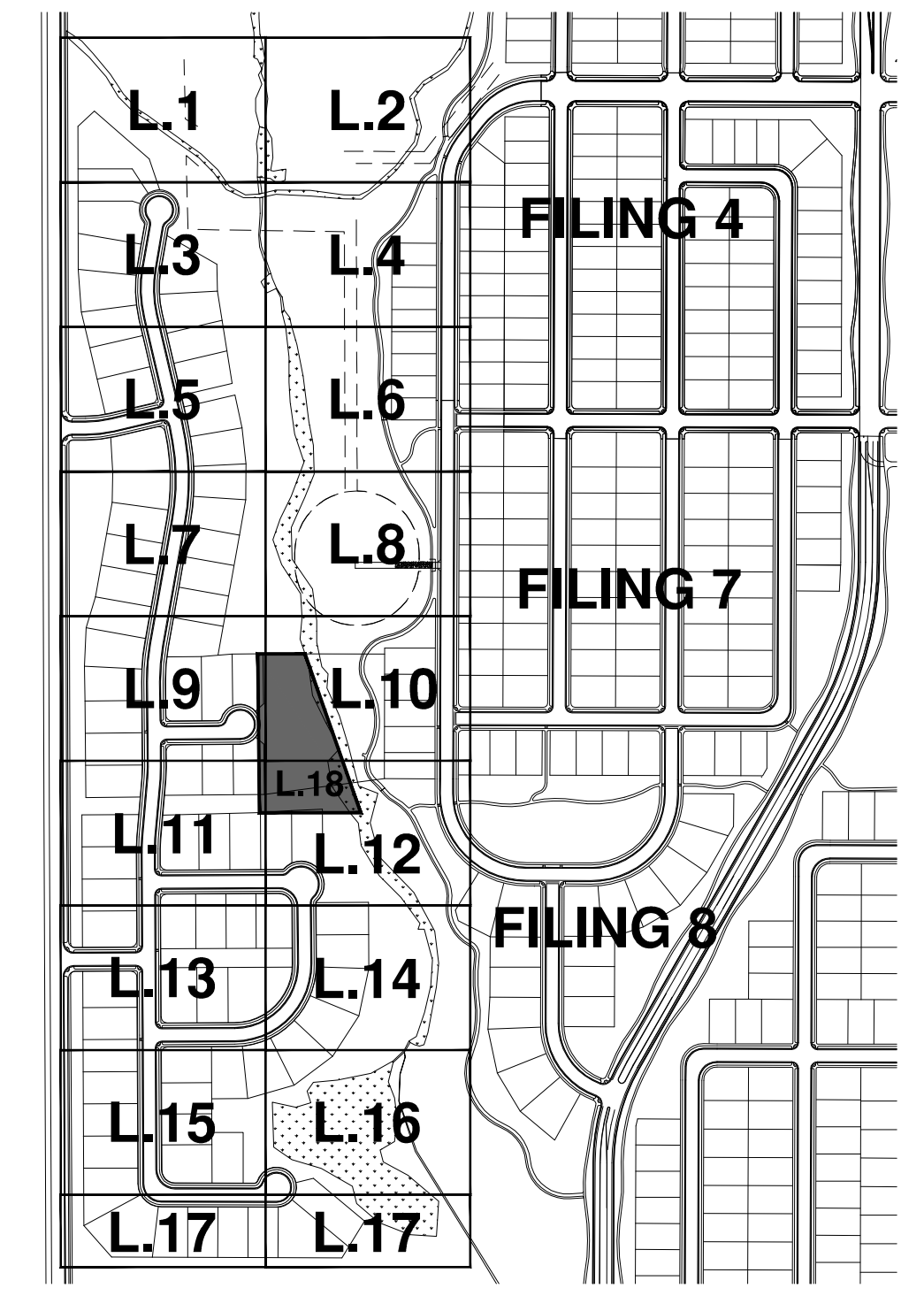
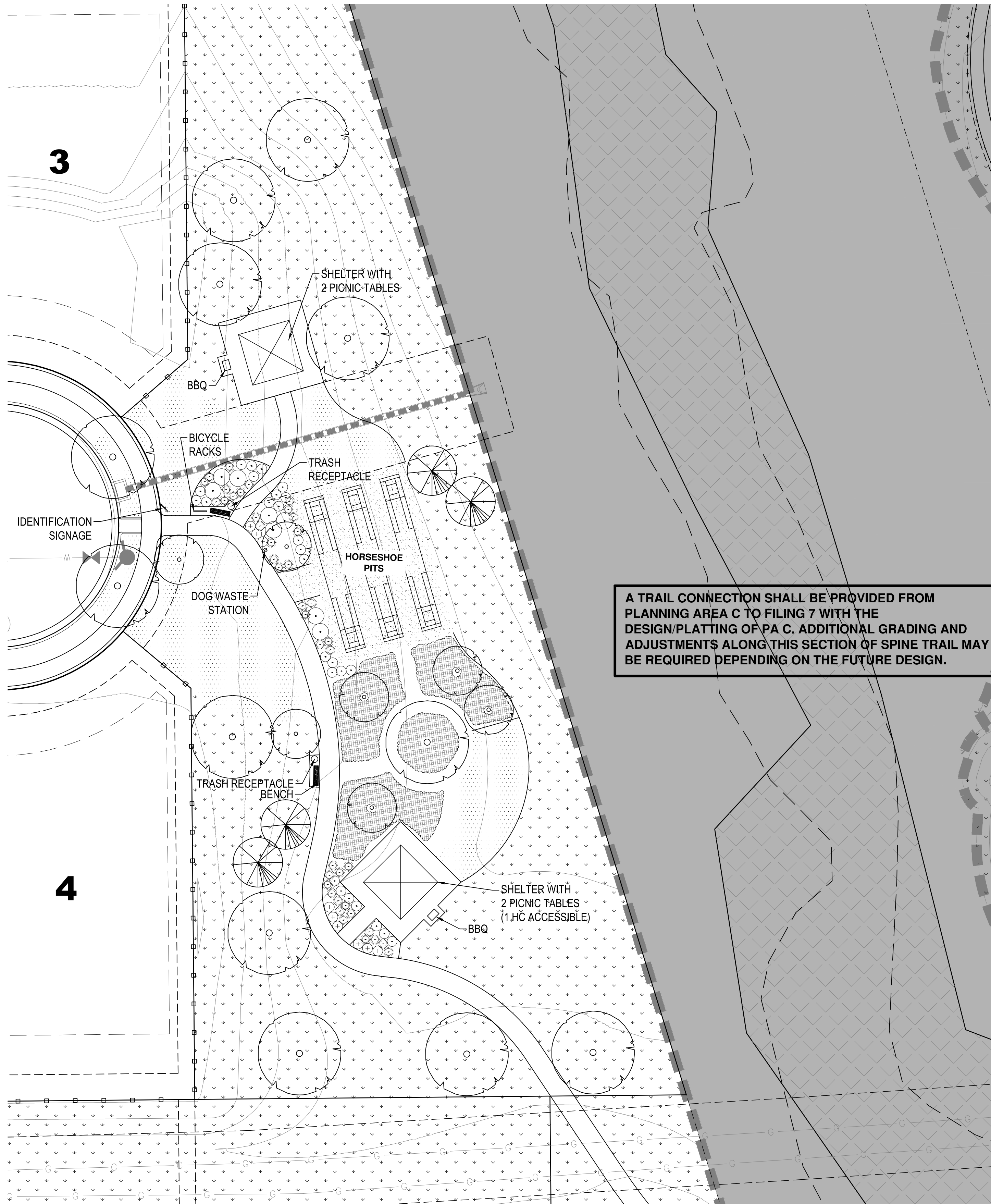
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 PRELIMINARY PLAT

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POCKET PARK AMENITIES PLAN

VICINITY MAP

POCKET PARK DESIGN STANDARDS



A TRAIL CONNECTION SHALL BE PROVIDED FROM PLANNING AREA C TO FILING 7 WITH THE DESIGN/PLATTING OF PA C. ADDITIONAL GRADING AND ADJUSTMENTS ALONG THIS SECTION OF SPINE TRAIL MAY BE REQUIRED DEPENDING ON THE FUTURE DESIGN.

Pocket Park Design Elements	PAC
List A Infrastructure – (All Required)	
1. Benches (two minimum).	X
2. Bicycle Racks (min. to serve four bikes).	X
3. Dog pick up station.	X
4. Identification sign (clearly specifying contact number for maintenance or other concerns).	X
5. Individual shelter with two picnic tables.	X
6. Irrigation.	X
7. Open turf area (min. size 3,000 sf, max size 15,000 sf).	X
8. Sidewalks (ADA accessible).	X
9. Trash receptacles (minimum of two).	X
10. Plant Materials:	
a. Five (5) deciduous trees.	X
b. Three (3) ornamental trees.	X
c. Two (2) evergreen trees.	X
d. Twenty (20) shrubs.	X
e. Twenty four (24) perennials.	X
f. Three (3) ornamental grasses.	X
List B Pre selected components – (Select 2)	
1. Display garden.	X
2. Group picnic shelter (min. size 500 sf and four tables in place of individual shelter in List A).	
3. Loop walk (min. length 2,000 lf).	
4. Natural area (min. size 10,000 sf).	X
5. Multi level play structure.	
List C Components of Choice – (Select 3)	
If not selected in list A or B	
1. Loop walk (min. length 2,000 lf – if not used as a pre-selected component).	
2. Natural area – min. size 10,000 sf (if not used as pre-selected component).	
3. Multi-level play structure (if not used as pre-selected component).	
4. Individual shelters with two tables (in addition to shelter in List A or group shelter in List B).	X
Additional components:	
5. Basketball (one full court).	
6. Bocce ball.	
7. Boulder play area or climbing structure.	
8. Community garden.	X
9. Fitness course.	
10. Handball.	
11. Horseshoe pits.	X
12. Open turf sculpted as a play berm, mound or hill with a minimum three-foot height.	
13. Other play features that include swings, spring toys, sand play, dramatic play, tetherball, etc. (include at least three).	
14. Outdoor classroom to seat 20.	
15. Public art.	
16. Shuffleboard.	
17. Tennis.	
18. Volleyball.	
19. Water spray ground.	
20. Water feature (A passive, water-based amenity such as fountains, ponds, or waterfalls).	
21. Or equivalent component as approved by Town of Erie.	
List D Comfort and Convenience Features – (Select 2)	
All may be counted only once, except as noted	
1. BBQ grills (min. one per every two tables).	X
2. Benches (min. two per acre, in addition to benches in List A).	
3. Drinking fountain (may include dog bowl attachment).	
4. Electricity and lighting to shelter for night use (counted one per item).	
5. Landscaping (results in double the 'List A' landscaping requirements).	X
6. Picnic tables (in addition to those in List A, B, or C).	
7. Shade structures for components from List B or C (other than List B shelters) counted one per item.	

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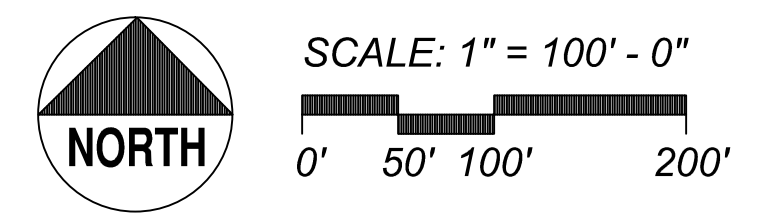
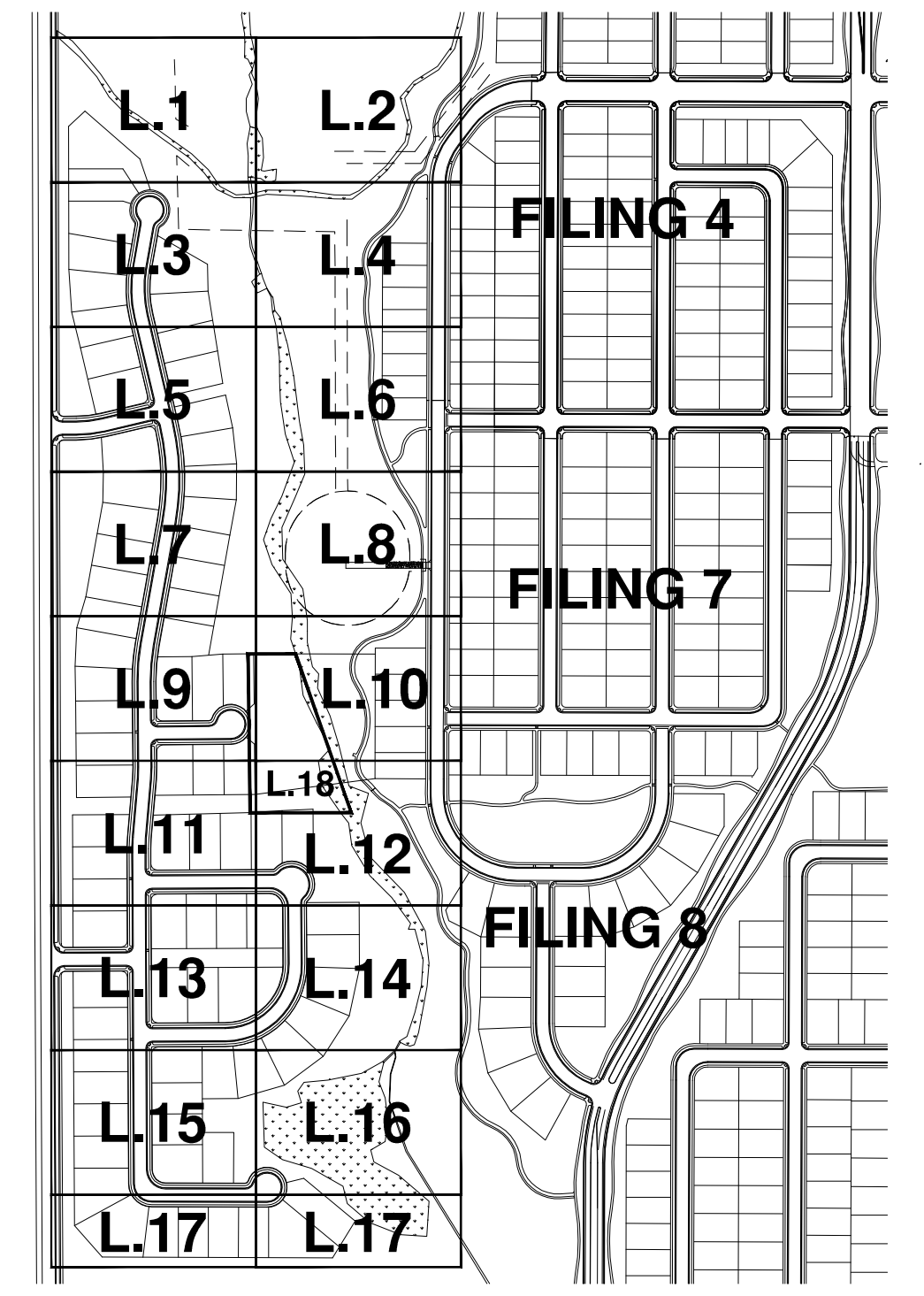
OVERALL LANDSCAPE PLAN



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VICINITY MAP



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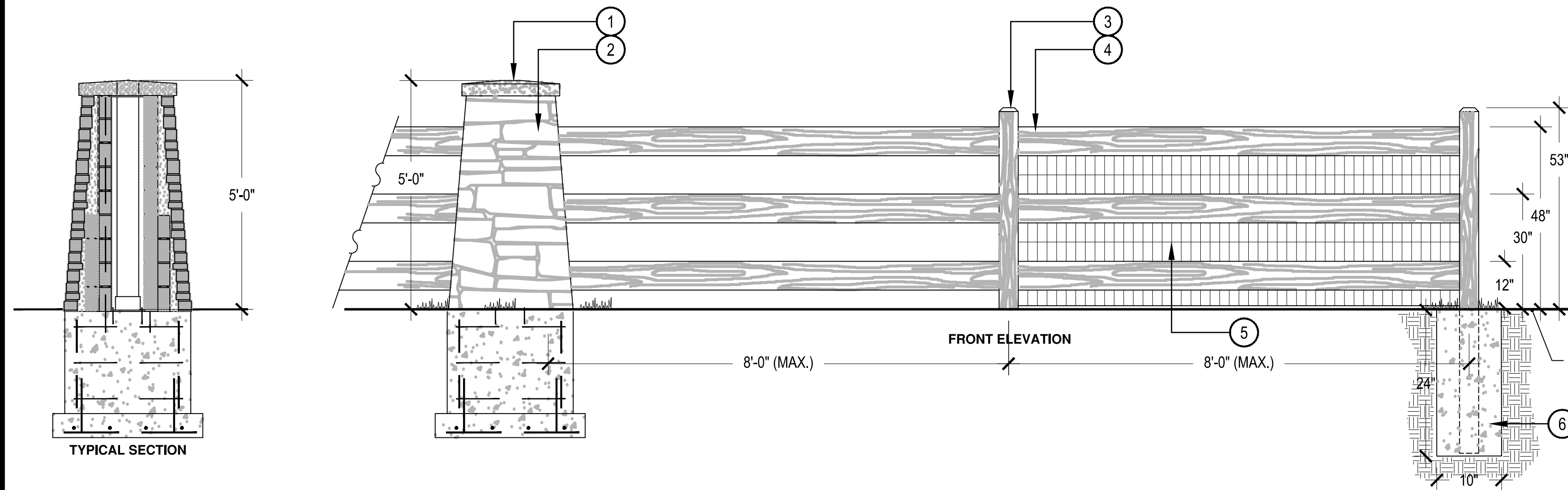
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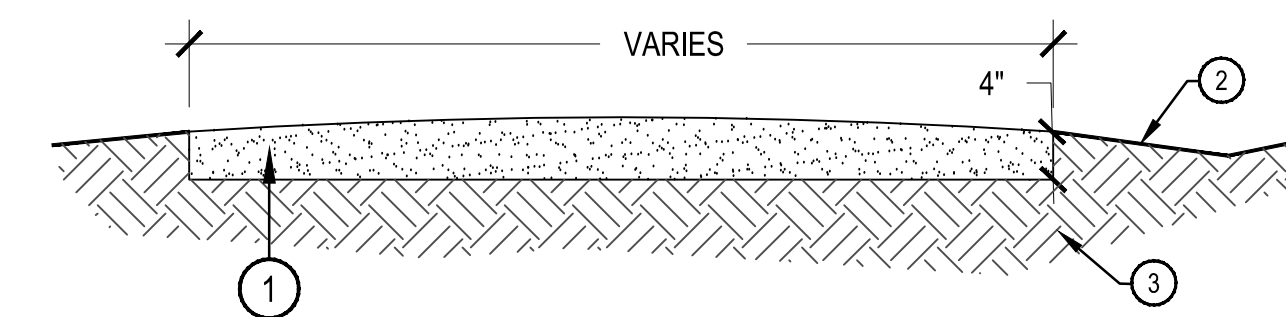
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- ① FLAGSTONE CAP (24"X24"X3" TYPICAL)
- ② BUFF FLAGSTONE COLUMN (24"X24" TAPER TO 32"X32" TYPICAL)
- ③ POST (4"X6" TYPICAL)
- ④ RAIL (2"X6" TYPICAL)
- ⑤ 2"X4" WIRE MESH GRID FENCING (ADJACENT TO PRIVATE LOTS ONLY)
- ⑥ CONCRETE FOOTING (10"X24" TYPICAL)

NOTES:

1. COLUMNS SHALL BE SPACE +/-130' O.C., (OR AS SHOWN ON THE PLAN DRAWINGS)
2. ALL WOOD SHALL BE ROUGH SAWN CEDAR AND STAINED PER DEVELOPER TYPE & COLOR SELECTION.



COMPACTION NOTES:

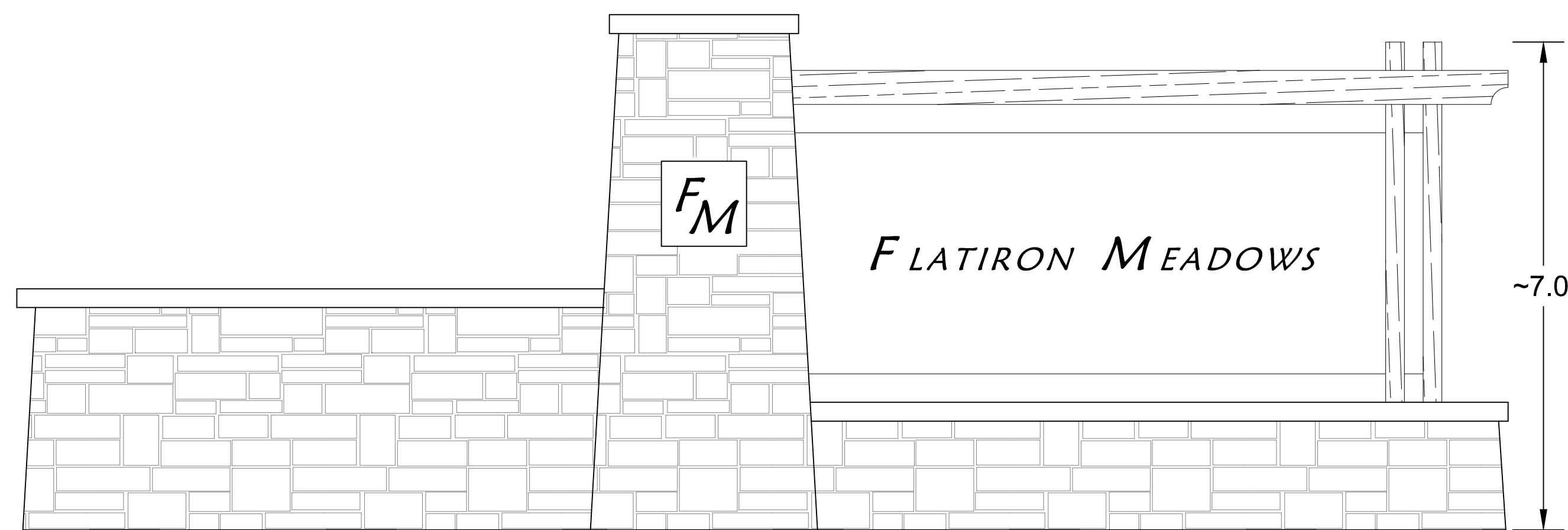
1. COMPACT WET FOR BEST RESULTS.
2. USE A SMALL PLATE TAMPER TO COMPACT WALKWAYS.
3. CROWN WALKS IN FLAT AREAS (AS SHOWN).
4. CROSS-SLOPE WALK AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.

① 3 RAIL POST & RAIL FENCE

② CRUSHED GRANITE WALKWAYS

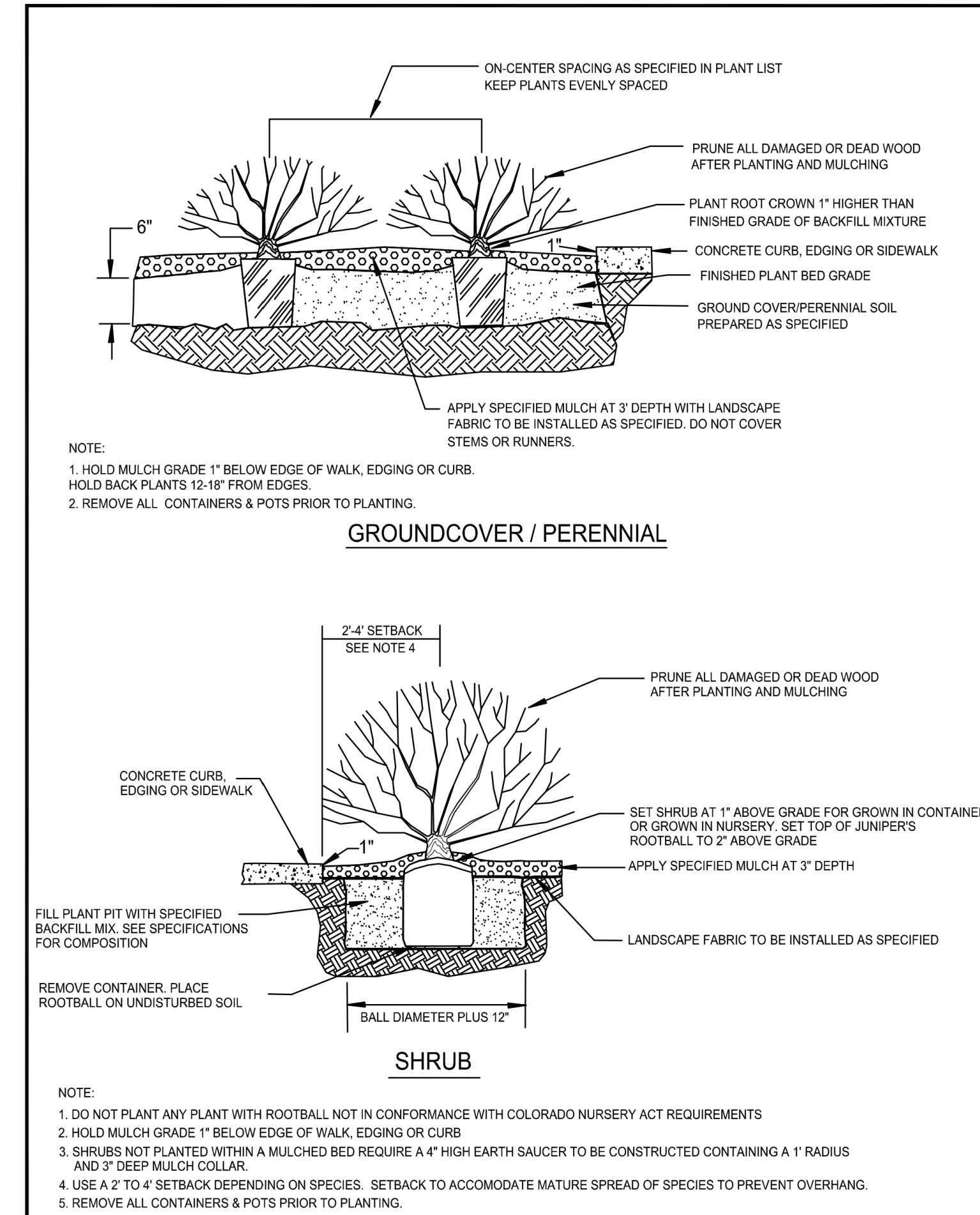
SCALE: 1/2" = 1'-0"

SCALE: 3/4" = 1'-0"



③ CONCEPTUAL MONUMENT DESIGN

SCALE: NTS

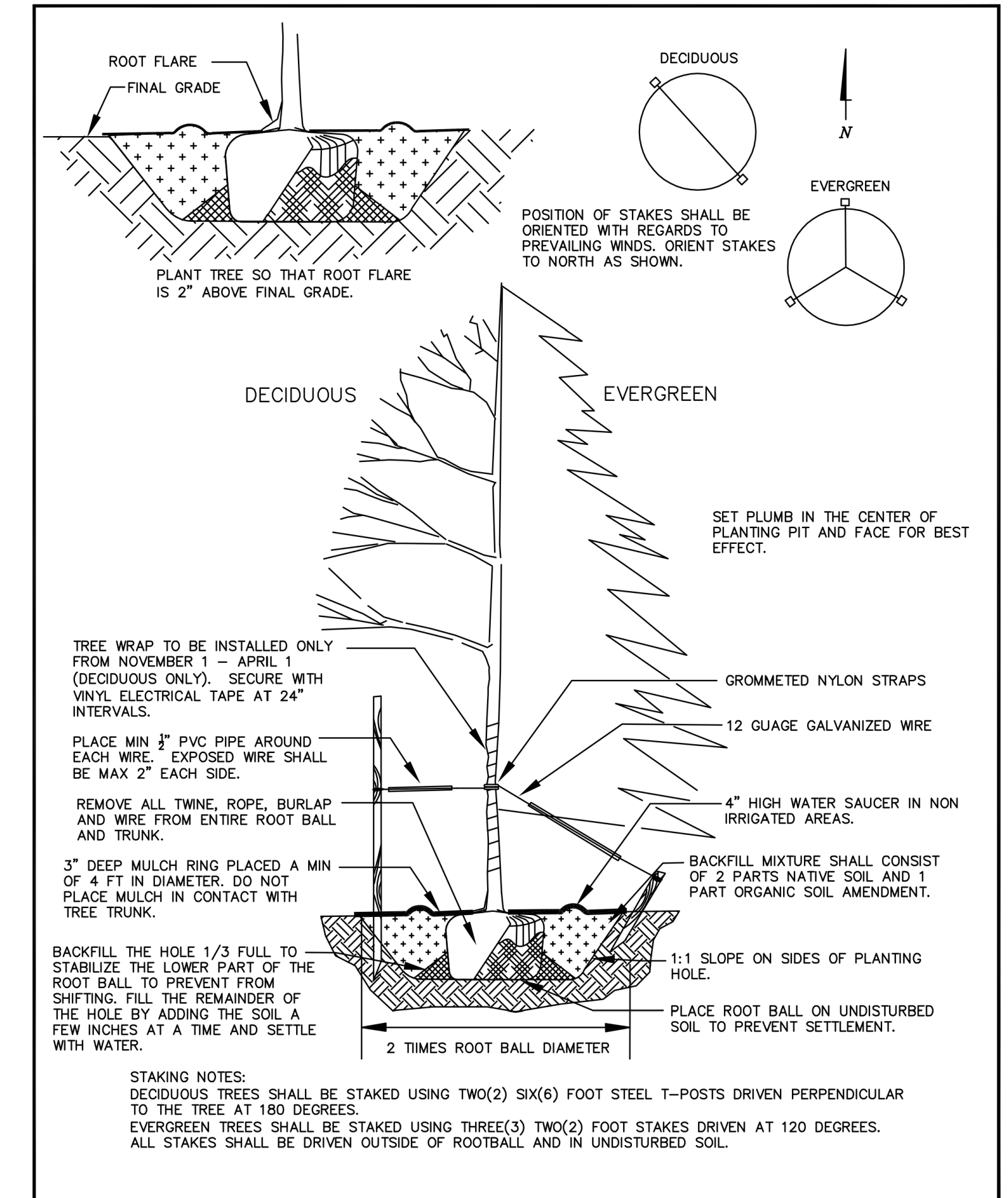


NOTE:

1. HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING OR CURB. HOLD BACK PLANTS 18" FROM EDGES.
2. REMOVE ALL CONTAINERS & POTS PRIOR TO PLANTING.

NOTE:

1. DO NOT PLANT ANY PLANT WITH ROOTBALL NOT IN CONFORMANCE WITH COLORADO NURSERY ACT REQUIREMENTS
2. HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING OR CURB
3. SHRUBS NOT PLANTED WITHIN A MULCHED BED REQUIRE A 4" HIGH EARTH SAUCER TO BE CONSTRUCTED CONTAINING A 1' RADIUS AND 3" DEEP MULCH COLLAR.
4. USE A 2' TO 4' SETBACK DEPENDING ON SPECIES. SETBACK TO ACCOMMODATE MATURE SPREAD OF SPECIES TO PREVENT OVERHANG.
5. REMOVE ALL CONTAINERS & POTS PRIOR TO PLANTING.



NOTE:

- TREE WRAP TO BE INSTALLED ONLY FROM NOVEMBER 1 - APRIL 1 (DECIDUOUS ONLY). SECURE WITH VINYL ELECTRICAL TAPE AT 24" INTERVALS.
- PLACE MIN 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX 2" EACH SIDE.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK.
- 3" DEEP MULCH RING PLACED A MIN OF 4 FT IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.
- BACKFILL THE HOLE 1/3 FULL TO STABILIZE THE LOWER PART OF THE ROOT BALL TO PREVENT FROM SHIFTING. FILL THE REMAINDER OF THE HOLE BY ADDING THE SOIL A FEW INCHES AT A TIME AND SETTLE WITH WATER.
- BACKFILL MIXTURE SHALL CONSIST OF 2 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL AMENDMENT.
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

STAKING NOTES:

- DECIDUOUS TREES SHALL BE STAKED USING TWO(2) SIX(6) FOOT STEEL T-POSTS DRIVEN PERPENDICULAR TO THE TREE AT 180 DEGREES.
- EVERGREEN TREES SHALL BE STAKED USING THREE(3) TWO(2) FOOT STAKES DRIVEN AT 120 DEGREES.
- ALL STAKES SHALL BE DRIVEN OUTSIDE OF ROOTBALL AND IN UNDISTURBED SOIL.

The Town of **ERIE** COLORADO

DRAWING TITLE: SHRUB & GROUND COVER / PERENNIAL PLANTING DETAIL

DRAWING NUMBER: P20B

DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2006

The Town of **ERIE** COLORADO

DRAWING TITLE: TREE PLANTING DETAIL

DRAWING NUMBER: P20A

DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2006

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Sheet **D.2** of **22**

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