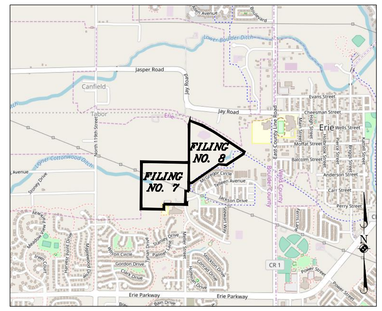
# CANYON CREEK SUBDIVISION FILING NOS. 7 & 8

## PRELIMINARY PLAT

TRACT "O", CREEKSIDE SUBDIVISION AND A PORTION OF THE SOUTH ONE-HALF OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
70.626 ACRES - 194 LOTS / 26 TRACTS
PP-001108-2019




## LOCATION MAP

SCALE: 1" = 2000'

## CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL A
*(QUIT CLAIM DEED RECEPTION NO. 03755747 – RECORDED 12/19/2019)*

A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF BOULDER, STATE OF COLORADO, AND TRACT O OF THE CREEKSIDE SUBDIVISION (RECEPTION NO. 2259493) SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, SAID TO BEAR NORTH 00°06'49" WEST A DISTANCE OF 1,319.06 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13 MONUMENTED BY A 2.5" ALUMINUM CAP, FLUSH WITH GROUND SURFACE, STAMPED "JR ENG, 1/_, S13, ---, S24, 2000, LS 19606" TO THE NORTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13 MONUMENTED BY A 2.5" ALUMINUM CAP 0.4' ABOVE GROUND SURFACE, STAMPED "JR ENG, T1N R69W, S1/16, + S13, 2000, LS 19606".

BEGINNING (P.O.B.) AT SAID SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13;

THENCE NORTH 00°06'49" WEST ALONG SAID WEST LINE, A DISTANCE OF 1319.06 FEET TO SAID NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13;

THENCE SOUTH 89°30'10" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, A DISTANCE OF 1329.43 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, MONUMENTED BY A 2.5" ALUMINUM CAP, 0.1' ABOVE GROUND SURFACE, STAMPED "JR ENG, T1N R69W, C, S1/16, | S13, C, 2000, LS 19606";

THENCE SOUTH 00°09'36" EAST ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, A DISTANCE OF 570.22 FEET TO THE NORTHWEST CORNER OF SAID CREEKSIDE SUBDIVISION;

THENCE CONTINUING ALONG SAID EAST LINE AND ALSO THE WEST LINE OF SAID CREEKSIDE SUBDIVISION SOUTH 00°09'36" EAST, A DISTANCE OF 225.00 FEET;

THENCE NORTH 89°22'55" WEST ALONG THE NORTH LINE OF SAID CREEKSIDE SUBDIVISION, A DISTANCE OF 90.01 FEET TO THE NORTHEAST CORNER OF SAID TRACT O;

THENCE SOUTH 00°09'36" EAST ALONG THE EAST LINE OF SAID TRACT O, A DISTANCE OF 320.00 FEET TO THE SOUTH LINE OF SAID CREEKSIDE SUBDIVISION;

THENCE SOUTH 89°22'55" EAST ALONG SAID SOUTH LINE OF CREEKSIDE SUBDIVISION, A DISTANCE OF 40.00 FEET TO THE WEST LINE OF TRACT G OF CANYON CREEK FILING NO. 2 (RECEPTION NO. 01843225);

THENCE SOUTH 00°09'40" EAST ALONG SAID WEST LINE OF TRACT G, A DISTANCE OF 61.05 FEET;

THENCE ALONG THE NORTH LINE OF PARCEL C TRACT G OF CANYON CREEK FILING NO. 3 (RECEPTION NO. 1826699) AND THE NORTH AND WEST LINES OF A PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 03064195) THE FOLLOWING THREE (3) COURSES:
1) NORTH 89°24'33" WEST, A DISTANCE OF 642.45 FEET TO A POINT OF TANGENT CURVE;
2) WESTERLY 1.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 805.00 FEET AND CENTRAL ANGLE OF 0°05'27", SUBTENDED BY A CHORD WHICH BEARS NORTH 89°21'49" WEST, A DISTANCE OF 1.28 FEET;
3) SOUTH 00°09'29" EAST, A DISTANCE OF 145.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13;

THENCE NORTH 89°24'33" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 636.80 FEET TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING AN AREA OF 1,623,217 SQUARE FEET (37.264 ACRES), MORE OR LESS.

## CERTIFICATE OF DEDICATION AND OWNERSHIP (CONTINUED)

PARCEL B
*(QUIT CLAIM DEED RECEPTION NO. 03841704 – RECORDED 12/14/2020)*

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF BOULDER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13, SAID TO BEAR NORTH 00°06'49" WEST A DISTANCE OF 1,319.06 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13 MONUMENTED BY A 2.5" ALUMINUM CAP, FLUSH WITH GROUND SURFACE, STAMPED "JR ENG, 1/_, S13, ---, S24, 2000, LS 19606" TO THE NORTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13 MONUMENTED BY A 2.5" ALUMINUM CAP 0.4' ABOVE GROUND SURFACE, STAMPED "JR ENG, T1N R69W, S1/16, + S13, 2000, LS 19606".

BEGINNING (P.O.B.) AT THE NORTHWEST CORNER OF CREEKSIDE SUBDIVISION (RECEPTION NO. 2259493), BEING A POINT ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 13;

THENCE NORTH 00°09'36" WEST ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 13, A DISTANCE OF 570.22 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SOUTHEAST ONE-QUARTER OF SECTION 13, MONUMENTED BY A 2.5" ALUMINUM CAP, 0.1' ABOVE GROUND SURFACE, STAMPED "JR ENG, T1N R69W, C, S1/16, | S13, C, 2000, LS 19606";

THENCE NORTH 00°09'52" WEST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 13, A DISTANCE OF 1182.60 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD AS DETERMINED FROM RTD MAP LS-17-0051, TO A POINT OF NON-TANGENT CURVE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY 788.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2764.79 FEET AND A CENTRAL ANGLE OF 16°20'19", SUBTENDED BY A CHORD WHICH BEARS SOUTH 65°08'32" EAST, A DISTANCE OF 785.75 FEET;

THENCE SOUTH 56°58'24" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 990.25 FEET;

THENCE SOUTH 18°41'00" WEST, A DISTANCE OF 64.98 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID CREEKSIDE SUBDIVISION;

THENCE SOUTH 56°53'24" WEST ALONG SAID EASTERLY EXTENSION OF THE NORTH LINE AND THE NORTH LINE OF SAID CREEKSIDE SUBDIVISION, A DISTANCE 560.00 FEET;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH LINE:
1) NORTH 85°38'36" WEST, A DISTANCE OF 214.00 FEET;
2) SOUTH 55°08'24" WEST, A DISTANCE OF 920.00 FEET;
3) SOUTH 85°53'24" WEST, A DISTANCE OF 80.24 FEET TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING AN AREA OF 1,453,261 SQUARE FEET (33.362 ACRES), MORE OR LESS

CANYON CREEK SUBDIVISION FILING NO. 7 & 8 CONTAINS A TOTAL AREA OF 3,076,447 SQUARE FEET (70.626 ACRES), MORE OR LESS

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISIONS OF CANYON CREEK SUBDIVISION FILING NO. 7 AND CANYON CREEK SUBDIVISION FILING NO. 8. ALL PUBLIC WAYS AND OTHER PUBLIC RIGHTS-OF-WAY, LANDS, EASEMENTS AND OTHER DESIGNATED PUBLIC IMPROVEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF ERIE AND THE PUBLIC, COLORADO, FOR PUBLIC USES AND PURPOSES SHOWN HEREON.

## CERTIFICATE OF DEDICATION AND OWNERSHIP (CONTINUED)

OWNER: STRATUS CANYON CREEK, LLC

BY: _____

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021,

BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

_____ (SEAL)
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LIENHOLDER: FIRSTIER BANK

BY: _____

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021,

BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

_____ (SEAL)
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

## SURVEYOR'S CERTIFICATE

I, ERIC DAVID CARSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON SEPTEMBER 10, 2018, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2021.

_____
ERIC DAVID CARSON

COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR #37890

## TITLE VERIFICATION CERTIFICATE

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: _____ DATE: _____

TITLE: _____

ATTEST:

SECRETARY/TREASURER
STATE OF COLORADO )
) SS.
COUNTY OF _____ )

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021

BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

## BOARD OF TRUSTEES APPROVAL CERTIFICATE

THESE PLATS ARE TO BE KNOWN AS CANYON CREEK SUBDIVISION FILING NO. 7 AND CANYON CREEK SUBDIVISION FILING NO. 8 ARE APPROVED AND ACCEPTED BY RESOLUTION NO. _____, PASSED AND ADOPTED AT A MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____ 2021.

_____
MAYOR

ATTEST _____
TOWN CLERK

## CLERK & RECORDER CERTIFICATE

STATE OF COLORADO )
) SS.
COUNTY OF BOULDER )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 2021 A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.

_____
COUNTY CLERK AND RECORDER


CWC CONSULTING GROUP
CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION SERVICES
9260 TEDDY LANE, SUITE #203
LONE TREE, COLORADO 80124
TELEPHONE: 303-395-2700
FAX 303-395-2701


| DATE | REVISION | BY |
|---|---|---|
| 07/21/20 | ADDRESSED TOWN COMMENTS | SLG3 |
| 01/29/21 | ADDRESSED TOWN COMMENTS, MODIFIED UEs | SLG3 |
| 03/31/21 | ADDRESSED TOWN COMMENTS, CLIENT REVISIONS | SLG3 |

DRAFTED: S.L.G.3 | CHECKED: E.D.C.
DATE: 08/27/19 | JOB NO. 120-00237 130-00091
SURVEY PREPARED FOR: STRATUS CANYON CREEK, LLC
SHEET NO. 1 OF 13 SHEETS

T:\JOBS\Stratus\Canyon Creek\Engineering\Exhibits\Pre Plat Update to Comments\120-00237-PP-CIVIL.dwg Date:04/06/21 10:03a BWoodard

# CANYON CREEK SUBDIVISION FILING NOS. 7 & 8

## PRELIMINARY PLAT

*TRACT "O", CREEKSIDE SUBDIVISION AND A PORTION OF THE SOUTH ONE-HALF OF SECTION 13,*
*TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,*
*TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO*
*70.626 ACRES - 194 LOTS / 26 TRACTS*
*PP-001108-2019*

## NOTES

1. DISTANCES ARE MARKED IN U.S. SURVEY FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

3. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

4. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CWC CONSULTING GROUP, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: NCS-922613-CO, WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2019 5:00 PM FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.

5. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE.

6. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

7. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID TO BEAR NORTH 89°24'33" WEST, A DISTANCE OF 2,661.09 FEET, FROM THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 13 BEING MONUMENTED BY A 3.25" ALUMINUM CAP 0.45' DOWN IN A RANGE BOX IN ASPHALT WITH A LID MARKED "RANGE POINT", STAMPED "AZTEC CONSULTANTS INC, T1N R69W, S13, 1/4 -*-, S24, 2004, LS 36580" TO THE SOUTHWEST CORNER OF SAID SECTION 13 BEING MONUMENTED BY A 3.25" ALUMINUM CAP, 0.85' DOWN IN A RANGE BOX IN ASPHALT WITH A LID MARKED "RANGE POINT", STAMPED "L.P.I., T1N R69W, 14 | 13, ---, 23 | 24, 2006, PLS 23521".

8. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

9. DEFINITION: CERTIFY, CERTIFICATION – A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.

10. CWC CONSULTING GROUP, INC. DOES NOT WARRANT THAT THE PARCEL, AS DESCRIBED HEREON, COMPLIES WITH COLORADO SENATE BILL 35. (30-28-101).

11. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

12. THE PROPERTY IS LOCATED WITHIN "OTHER AREAS – ZONE X" (AREAS DETERMINED TO BE OUTSIDE THEN 0.2% ANNUAL CHANCE FLOODPLAIN.) AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP – COMMUNITY PANELS NUMBERED 08013C0437J WITH AN EFFECTIVE DATE OF DECEMBER 18, 2012.

13. THE UNDERSIGNED, AS OWNER OF THE LANDS DESCRIBED HEREIN, ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL DRAINAGE EASEMENTS SHOWN HEREON AND RELATED DRAINAGE FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATIONS, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF ERIE A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO: INSPECT, MAINTAIN OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITY COVERED BY THE ERIE MUNICIPAL CODE, AS AMENDED; AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHEN THE OWNER FAILS TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH INSPECTION, MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER.

14. A BLANKET DRAINAGE EASEMENT IS GRANTED ON TRACTS C, E AND G, CANYON CREEK SUBDIVISION FILING NO. 7. A BLANKET UTILITY EASEMENT IS GRANTED ON TRACT A, CANYON CREEK SUBDIVISION FILING NO. 7. A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED ON TRACTS B, C, E, F, G AND J, CANYON CREEK SUBDIVISION FILING NO. 7. A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED ON TRACTS B, C, D, E, F, G, H, I, J, K, L AND N, CANYON CREEK SUBDIVISION FILING NO. 8. A BLANKET UTILITY EASEMENT IS GRANTED ON TRACTS D, G, H, I, J, K, AND L, CANYON CREEK SUBDIVISION FILING NO. 8. A BLANKET DRAINAGE AND PEDESTRIAN EASEMENT IS GRANTED ON TRACT D, CANYON CREEK SUBDIVISION FILING NO. 8.

TRACT SUMMARY CHART – CANYON CREEK SUBDIVISION FILING NO. 7

| NAME | AREA (AC) | AREA (SF) | USE | OWNER | MAINTENANCE |
|---|---|---|---|---|---|
| TRACT A | 0.049 | 2,151 | UTILITIES | HOA | HOA |
| TRACT B | 0.076 | 3,301 | LANDSCAPING, PUBLIC ACCESS EASEMENT | HOA | HOA |
| TRACT C | 7.542 | 328,543 | DEDICATED OPEN SPACE, DRAINAGE, OIL & GAS BUFFER, PUBLIC ACCESS EASEMENT | HOA | HOA |
| TRACT D | 0.042 | 1,851 | PEDESTRIAN, LANDSCAPING AND DRAINAGE | HOA | HOA |
| TRACT E | 2.064 | 89,929 | PRIVATE OPEN AREAS, DRAINAGE, PUBLIC ACCESS EASEMENT | HOA | HOA |
| TRACT F | 0.324 | 14,107 | LANDSCAPING, PUBLIC ACCESS EASEMENT | HOA | HOA |
| TRACT G | 2.037 | 88,715 | DEDICATED OPEN SPACE, DRAINAGE, PUBLIC ACCESS EASEMENT | HOA | HOA |
| TRACT H | 0.248 | 10,810 | LANDSCAPING, MINE BUFFER | HOA | HOA |
| TRACT I | 0.393 | 17,098 | LANDSCAPING | HOA | HOA |
| TRACT J | 0.351 | 15,271 | POCKET PARK, PUBLIC ACCESS EASEMENT | HOA | HOA |
| TRACT K | 0.303 | 13,190 | PRIVATE CONVEYANCE TO ADJACENT PROPERTY | STRATUS CANYON CREEK, LLC | STRATUS CANYON CREEK, LLC |
| TOTAL: | 13.429 | 584,966 | | | |

LAND SUMMARY CHART–CANYON CREEK SUBDIVISION FILING NO. 7

| TYPE | AREA (AC) | AREA (SF) | % OF TOTAL AREA |
|---|---|---|---|
| LOTS (106) | 17.023 | 741,527 | 43.767% |
| TRACTS (11) | 13.429 | 584,966 | 34.527% |
| ROW | 8.443 | 367,761 | 21.706% |
| TOTAL: | 38.895 | 1,694,254 | 100.000% |

TRACT SUMMARY CHART – CANYON CREEK SUBDIVISION FILING NO. 8

| NAME | AREA (AC) | AREA (SF) | USE | OWNER | MAINTENANCE |
|---|---|---|---|---|---|
| TRACT A | 0.312 | 13,602 | LANDSCAPING, PEDESTRIAN WALK | HOA | HOA |
| TRACT B | 0.342 | 14,910 | LANDSCAPING, PEDESTRIAN WALK, PUBLIC ACCESS EASEMENT | HOA | HOA |
| TRACT C | 0.033 | 1,425 | LANDSCAPING, PEDESTRIAN WALK, PUBLIC ACCESS EASEMENT | HOA | HOA |
| TRACT D | 10.505 | 457,584 | DRAINAGE, UTILITIES, OIL & GAS, PUBLIC ACCESS EASEMENT | HOA | HOA |
| TRACT E | 1.292 | 56,273 | POCKET PARK, PUBLIC ACCESS EASEMENT | HOA | HOA |
| TRACT F | 0.537 | 23,396 | LANDSCAPING, PUBLIC ACCESS EASEMENT | HOA | HOA |
| TRACT G | 0.257 | 11,188 | ACCESS, UTILITIES, ALLEYS, PUBLIC ACCESS EASEMENT | HOA | HOA |
| TRACT H | 0.282 | 12,270 | ACCESS, UTILITIES, ALLEYS, PUBLIC ACCESS EASEMENT | HOA | HOA |
| TRACT I | 0.282 | 12,270 | ACCESS, UTILITIES, ALLEYS, PUBLIC ACCESS EASEMENT | HOA | HOA |
| TRACT J | 0.088 | 3,824 | ACCESS, UTILITIES, ALLEYS, PUBLIC ACCESS EASEMENT | HOA | HOA |
| TRACT K | 0.088 | 3,824 | ACCESS, UTILITIES, ALLEYS, PUBLIC ACCESS EASEMENT | HOA | HOA |
| TRACT L | 0.307 | 13,400 | ACCESS, UTILITIES, ALLEYS, PUBLIC ACCESS EASEMENT | HOA | HOA |
| TRACT M | 0.048 | 2,070 | LANDSCAPING, PEDESTRIAN WALK | HOA | HOA |
| TRACT N | 0.104 | 4,537 | LANDSCAPING, PEDESTRIAN WALK, PUBLIC ACCESS EASEMENT | HOA | HOA |
| TRACT O | 9.168 | 399,341 | TRACT TO BE RETAINED BY OWNER | STRATUS CANYON CREEK, LLC | STRATUS CANYON CREEK, LLC |
| TOTAL: | 23.644 | 1,029,913 | | | |

LAND SUMMARY CHART–CANYON CREEK SUBDIVISION FILING NO. 8

| TYPE | AREA (AC) | AREA (SF) | % OF TOTAL AREA |
|---|---|---|---|
| LOTS (88) | 6.050 | 263,539 | 19.067% |
| TRACTS (15) | 23.644 | 1,029,913 | 74.513% |
| ROW | 2.037 | 88,741 | 6.420% |
| TOTAL: | 31.731 | 1,382,193 | 100.000% |

## NOTES

15. MINE SHAFT LOCATION DEPICTED HEREON AFTER REVIEW OF CLIENT PROVIDED DOCUMENT ENTITLED "MINE SUBSIDENCE INVESTIGATION, CANYON CREEK SUBDIVISION, FILINGS NO.7 AND 8" AS PREPARED BY WESTERN ENVIRONMENT AND ECOLOGY, INC, DATED JUNE 26,2018. FOLLOWING REVIEW OF THIS DOCUMENT THE MINE SHAFT WAS EXCAVATED BY THE CLIENT'S CONTRACTOR ON AUGUST 18, 2020 AND THE MINE SHAFT ENTRANCE WAS THEN FIELD LOCATED, AS SHOWN AND LABELED HEREON.

FROM TOWN OF ERIE'S UNIFIED DEVELOPMENT CODE, OCTOBER, 2017:
10.6.13 ABANDONED MINES:
A. GENERAL PROVISIONS: ALL DEVELOPMENT WITH UNDERMINING AND/OR MINE SHAFTS SHALL PROVIDE THE TOWN WITH GEOLOGICAL AND GEOTECHNICAL HAZARDS REPORTS PREPARED, SIGNED AND STAMPED BY A PROFESSIONAL IN THE FIELD OF UNDERMINING. THE REPORTS SHALL BE REFERRED TO THE COLORADO GEOLOGICAL SURVEY FOR REVIEW AND COMMENT. RECOMMENDATIONS FROM THE REPORTS AND COLORADO GEOLOGICAL SURVEY SHALL BE EVALUATED BY THE TOWN WHEN CONSIDERING APPROPRIATE LAND USES, RESTRICTIONS APPLICABLE TO LAND DEVELOPMENT, AND FOUNDATION DESIGN DUE TO UNDERMINING CONSTRAINTS. UNDERMINING AND/OR MINE SHAFTS SHALL BE NOTED ON SKETCH PLANS, PRELIMINARY PLATS, FINAL PLATS AND SITE PLANS.
B. MINESHAFTS:
1. ALL MINESHAFTS SHALL BE CAPPED AND MONUMENTED IN ACCORDANCE WITH STATE REQUIREMENTS.
2. MINESHAFTS SHALL NOT BE LOCATED ON A RESIDENTIAL LOT.
3. MINESHAFTS MAY BE LOCATED IN A STREET RIGHT-OF-WAY, TRACT, OR IN A NON-RESIDENTIAL LOT WITH AN EASEMENT RESTRICTED FOR PARKING, OPEN SPACE OR LANDSCAPE USE. ANY MODIFICATIONS TO THIS PROVISION PROPOSED BY THE APPLICANT FOR TOWN CONSIDERATION SHALL BE IN COMPLIANCE WITH RECOMMENDATIONS FROM THE GEOLOGICAL AND GEOTECHNICAL HAZARDS REPORTS AND THE COLORADO GEOLOGICAL SURVEY.
4. MINIMUM DIMENSIONS FOR TRACTS/EASEMENTS AND MINIMUM DISTANCES FROM ABANDONED MINESHAFTS TO RESIDENTIAL LOTS AND NON-RESIDENTIAL STRUCTURES SHALL BE DETERMINED BASED ON RECOMMENDATIONS FROM THE GEOLOGICAL AND GEOTECHNICAL HAZARDS REPORTS AND THE COLORADO GEOLOGICAL SURVEY.
C. MINE TAILINGS: IF MINE TAILINGS ARE LOCATED ON A PROPERTY, THE REMOVAL OF MINE TAILINGS SHALL BE ADDRESSED IN A DEVELOPMENT AGREEMENT. THE TOWN SHALL REQUIRE SUBMITTAL OF A PROFESSIONAL CERTIFICATION THAT THE MINE TAILINGS AND HAZARD ASSOCIATED WITH THE TAILING HAS BEEN REMOVED AND COMPLETED.

THE TYNON / CHASE MINE SHAFT WILL BE MITIGATED USING A CONCRETE CAP AND COMPACTION TECHNIQUES AS SPECIFIED BY WESTERN ENVIRONMENT AND ECOLOGY, INC. THE MITIGATION WILL BE PERFORMED IN CONFORMANCE WILL THE CAPPING DETAIL PROVIDED AND AT THE TIME OF FINAL CONSTRUCTION DEVELOPMENT BASED ON THE SPECIFICATION AND DEPTH.

16. ALL LOTS IN SUBSIDENCE ZONE A AND SUBSIDENCE ZONE B MUST INCORPORATE STRAIN ISOLATION TRENCHES PER THE MINE SUBSIDENCE INVESTIGATION REPORT, DATED FEBRUARY 19TH, 2020, REVISED JULY 8TH, 2020, BY WESTERN ENVIRONMENT AND ECOLOGY, INC. MORE SPECIFICALLY:

SUBSIDENCE ZONE A (FOUNDATION LENGTHS SHALL BE RESTRICTED TO 77-FEET):
CANYON CREEK FILING NO. 7:
BLOCK 4, LOTS 4 THROUGH 9, INCLUSIVE;
BLOCK 5, LOT 4;
BLOCK 9, LOTS 6, 7 AND 8;
BLOCK 10, LOTS 1 THROUGH 7, INCLUSIVE, AND LOTS 13, 14 AND 15;
BLOCK 11, LOT 9
ALL OF BLOCK 12;
CANYON CREEK FILING NO. 8:
ALL OF BLOCKS 15 AND 16;

SUBSIDENCE ZONE B (FOUNDATION LENGTHS SHALL BE RESTRICTED TO 67-FEET):
CANYON CREEK FILING NO. 7:
BLOCK 1, LOTS 1 AND 2.

17. PER THE REQUEST RECEIVED FROM STRATUS CANYON CREEK, LLC; CWC CONSULTING GROUP, INC. FIELD OBSERVED AND RECORDED THE POSITION OF THE CHASE MINE SHAFT WHICH WAS UNCOVERED IN THE FIELD BY WESTERN ENVIRONMENT AND ECOLOGY, INC. ON AUGUST 17, 2020. THE PROJECT COORDINATE OF THE CHASE MINE SHAFT IS NORTHING: 259,896.8', EASTING: 122,433.9'. THE PROJECT COORDINATE SYSTEM IS A MODIFIED COLORADO STATE PLANE AT GROUND WITH THE FOLLOWING LOCAL SITE SETTINGS: PROJECT LATITUDE: N40°02'38.32882", PROJECT LONGITUDE: W105°03.54.06792", PROJECT HEIGHT: 5029.391' AND A GROUND SCALE FACTOR OF 1.0002400130275.

THE UNITED STATES/STATE PLANE 1983, NAD83 (2011), COLORADO NORTH 0501 ZONE STATE PLANE COORDINATE IS NORTHING: 1,259,544.4', EASTING: 3,121,561.4'.

THE LOCATION OF THE CHASE MINE SHAFT IS SHOWN HEREON ON SHEET 6 OF 13 PER SAID FIELD OBSERVATIONS.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FAX 303-395-2701


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| 07/21/20 | ADDRESSED TOWN COMMENTS | SLG3 |
| 01/29/21 | ADDRESSED TOWN COMMENTS, MODIFIED UEs | SLG3 |
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SHEET NO. 2 OF 13 SHEETS


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# CANYON CREEK SUBDIVISION FILING NOS. 7 & 8

## PRELIMINARY PLAT

TRACT "O", CREEKSIDE SUBDIVISION AND A PORTION OF THE SOUTH ONE-HALF OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
70.626 ACRES - 194 LOTS / 26 TRACTS
PP-001108-2019

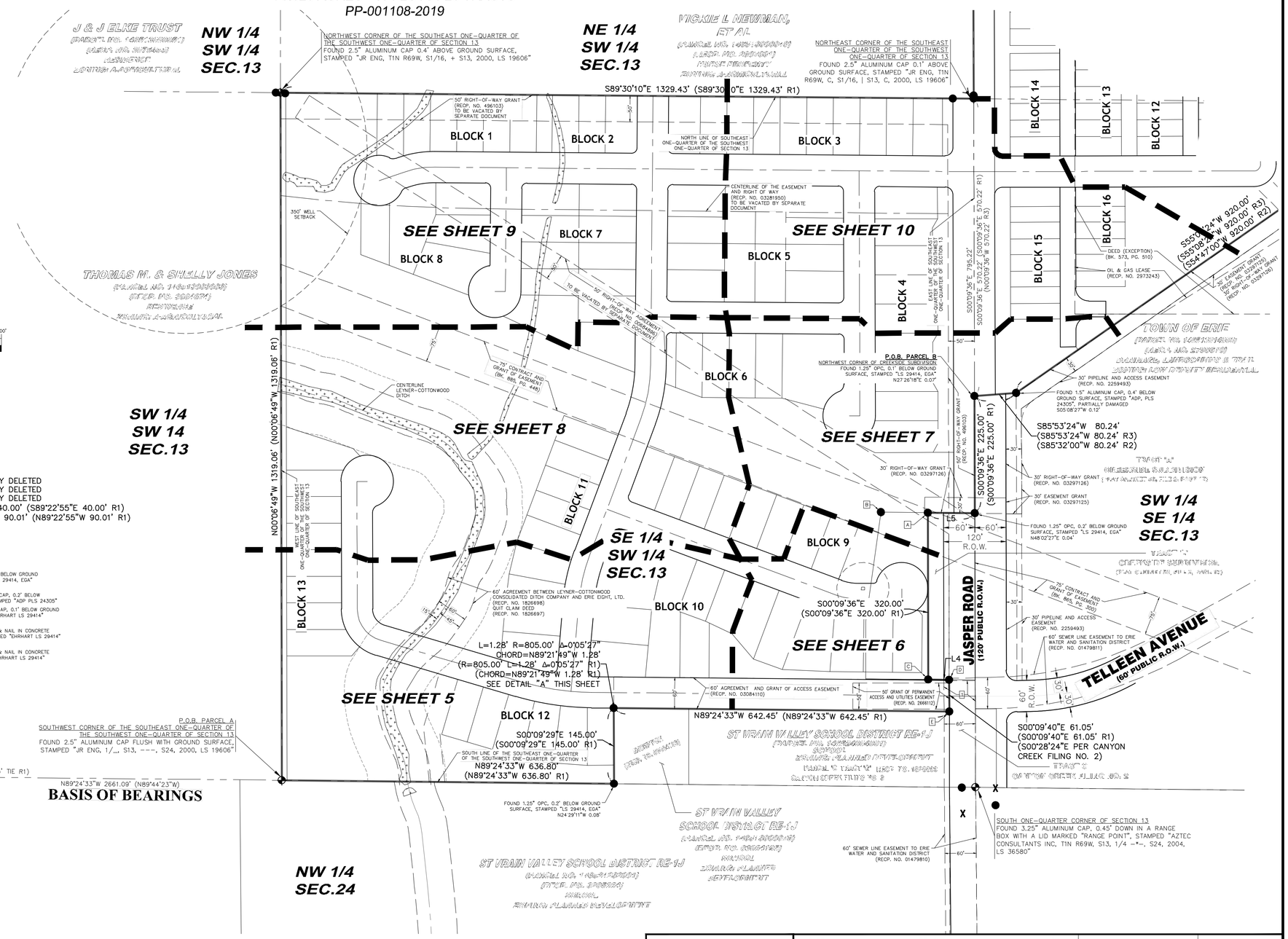
### LEGEND

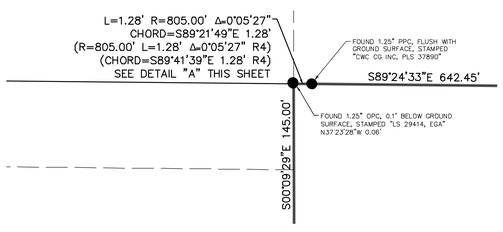
- FOUND MONUMENT AS NOTED; NOTE: BEARING AND DISTANCE, IF LISTED, IS FROM THE BOUNDARY CORNER TO THE FOUND MONUMENT.
- FOUND PLSS MONUMENT AS NOTED
- FOUND CHISELED CROSS
- FOUND CUT "X"
- FOUND RANGE POINT AS NOTED

- BOUNDARY LINE
- SECTION/ALIQUOT LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- TRACT/LOT LINE
- EASEMENT LINE
- WATERCOURSES, RETENTION & DETENTION AREAS, DITCHES AND CANALS

YPC = YELLOW PLASTIC CAP
RPC = RED PLASTIC CAP
PPC = PINK PLASTIC CAP
ESMT. = EASEMENT
R.O.W. = RIGHT OF WAY
BK. , PG. = BOOK , PAGE
RECP. NO. = RECEPTION NUMBER
R1=RECORD PER RECP. NO. 03755747 (PARCEL A DEED)
R2=RECORD PER CREEKSIDE SUBDIVISION
R3=RECORD PER RECP. NO. 03841704 (PARCEL B DEED)

GRAPHIC SCALE
100' 0 50' 100' 200'
( IN FEET )
1 inch = 100' ft.




DETAIL "A"
SCALE: 1" = 5'

LINE DATA:
L1: INTENTIONALLY DELETED
L2: INTENTIONALLY DELETED
L3: INTENTIONALLY DELETED
L4: S89°22'55"E 40.00' (S89°22'55"E 40.00' R1)
L5: N89°22'55"W 90.01' (N89°22'55"W 90.01' R1)

MONUMENTS:
- A FOUND 1.25" OPC, 0.2' BELOW GROUND SURFACE, STAMPED "LS 29414, EGA" S68°27'01"E 0.05'
- B FOUND 1.5" ALUMINUM CAP, 0.2' BELOW GROUND SURFACE, STAMPED "ADP PLS 24305"
- C FOUND 1.25" PLASTIC CAP, 0.1' BELOW GROUND SURFACE, STAMPED "EHRHART LS 29414" N25°14'47"W 0.05'
- D FOUND 1" BRASS TAG & NAIL IN CONCRETE SIDEWALK RAMP, STAMPED "EHRHART LS 29414" N66°25'33"W 0.05'
- E FOUND 1" BRASS TAG & NAIL IN CONCRETE SIDEWALK, STAMPED "EHRHART LS 29414"

P.O.C PARCEL A
SOUTHWEST CORNER OF SECTION 13
FOUND 3.25" ALUMINUM CAP 0.85' DOWN IN A RANGE BOX WITH A LID MARKED "RANGE POINT", STAMPED "L.P.I., T1N R69W, 14 | 13, ---, 23 | 24, 2006, PLS 23521"

SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13 S89°24'33"E 1330.56' TIE (S89°44'23"W 1330.55' TIE R1)

P.O.B. PARCEL A
SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13
FOUND 2.5" ALUMINUM CAP FLUSH WITH GROUND SURFACE, STAMPED "JR ENG, 1/_, S13, ---, S24, 2000, LS 19606"

N89°24'33"W 2661.09' (N89°44'23"W)

**BASIS OF BEARINGS**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# CANYON CREEK SUBDIVISION FILING NOS. 7 & 8

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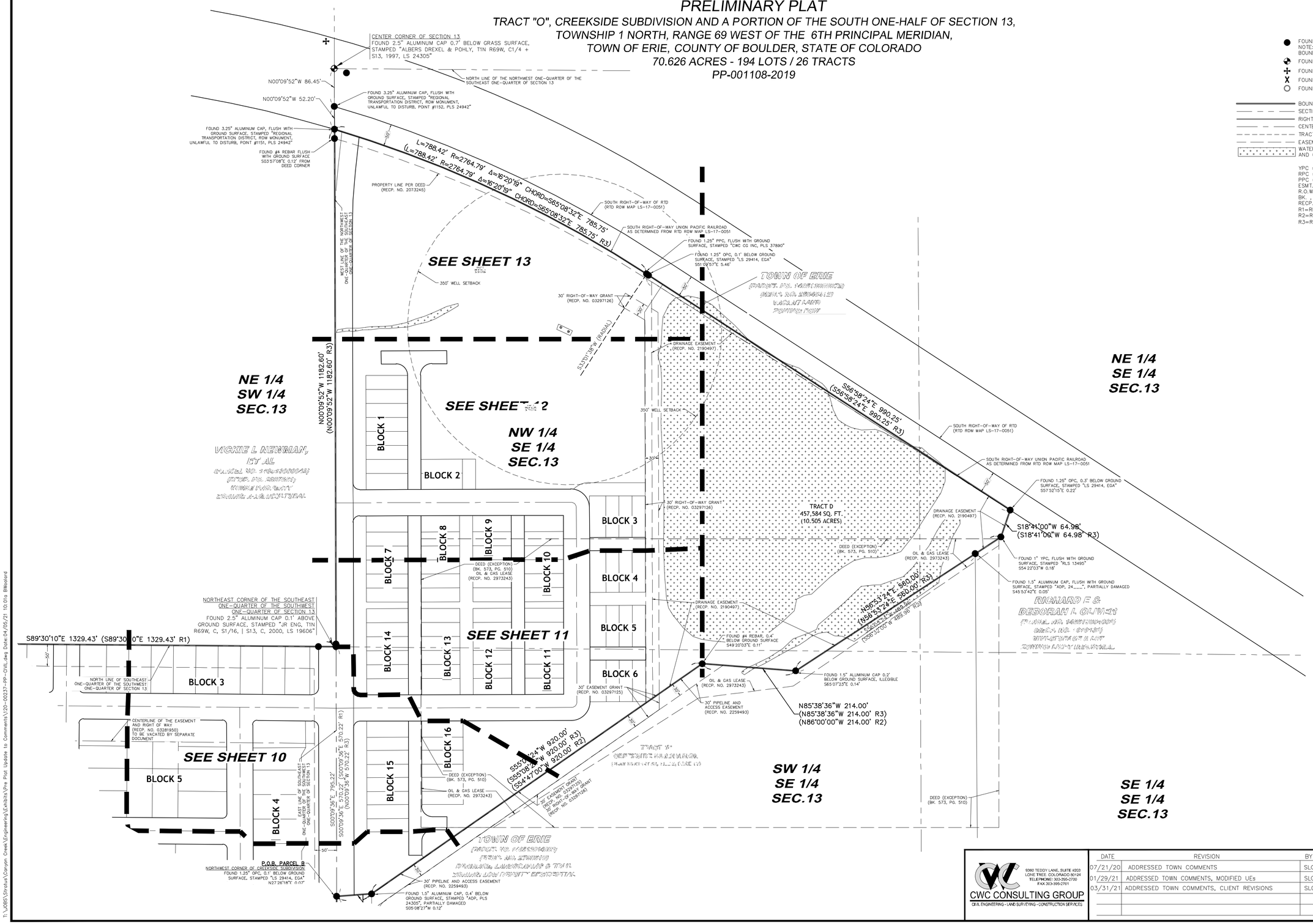


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# CANYON CREEK SUBDIVISION FILING NOS. 7 & 8

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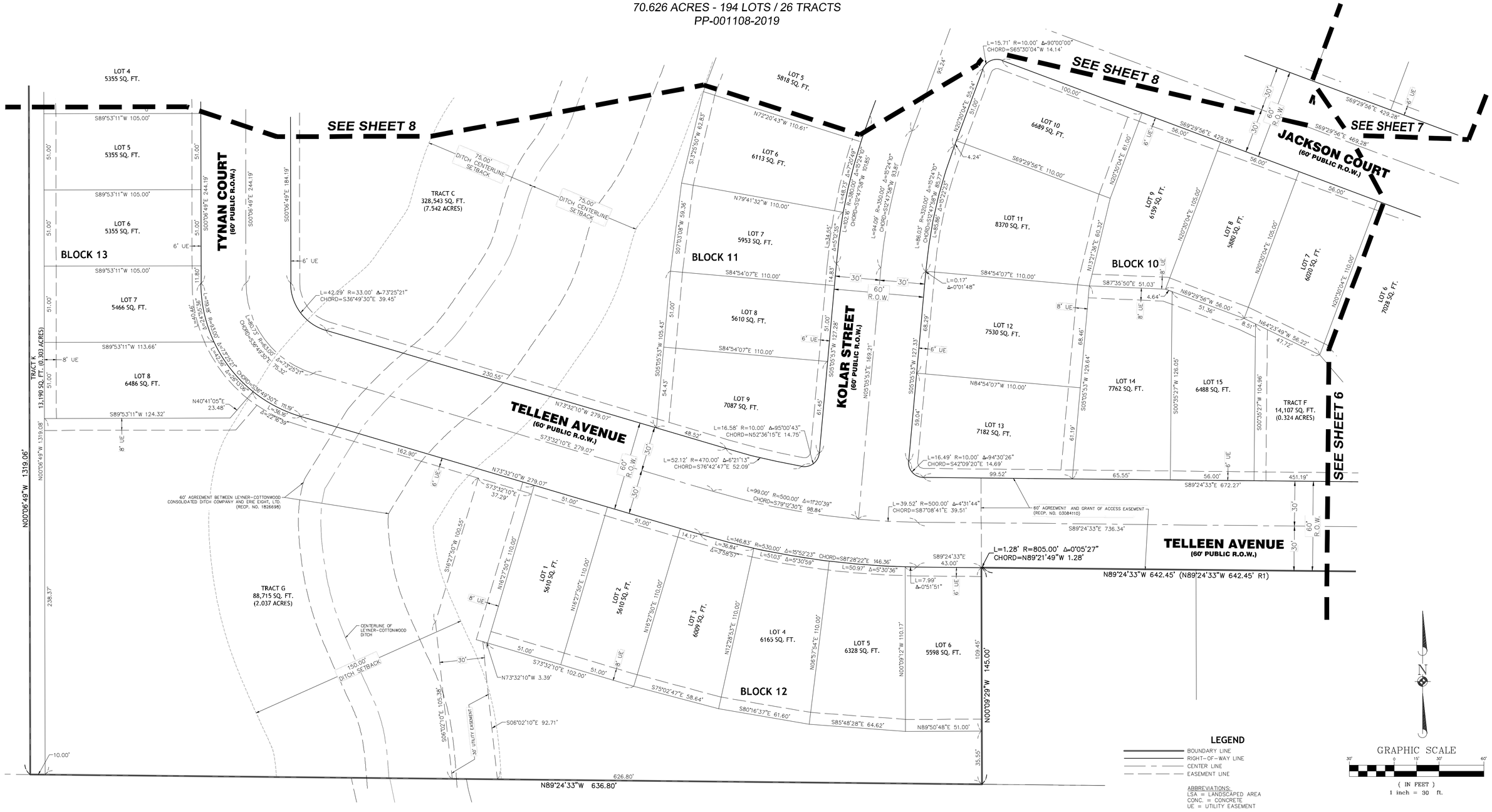


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# CANYON CREEK SUBDIVISION FILING NOS. 7 & 8

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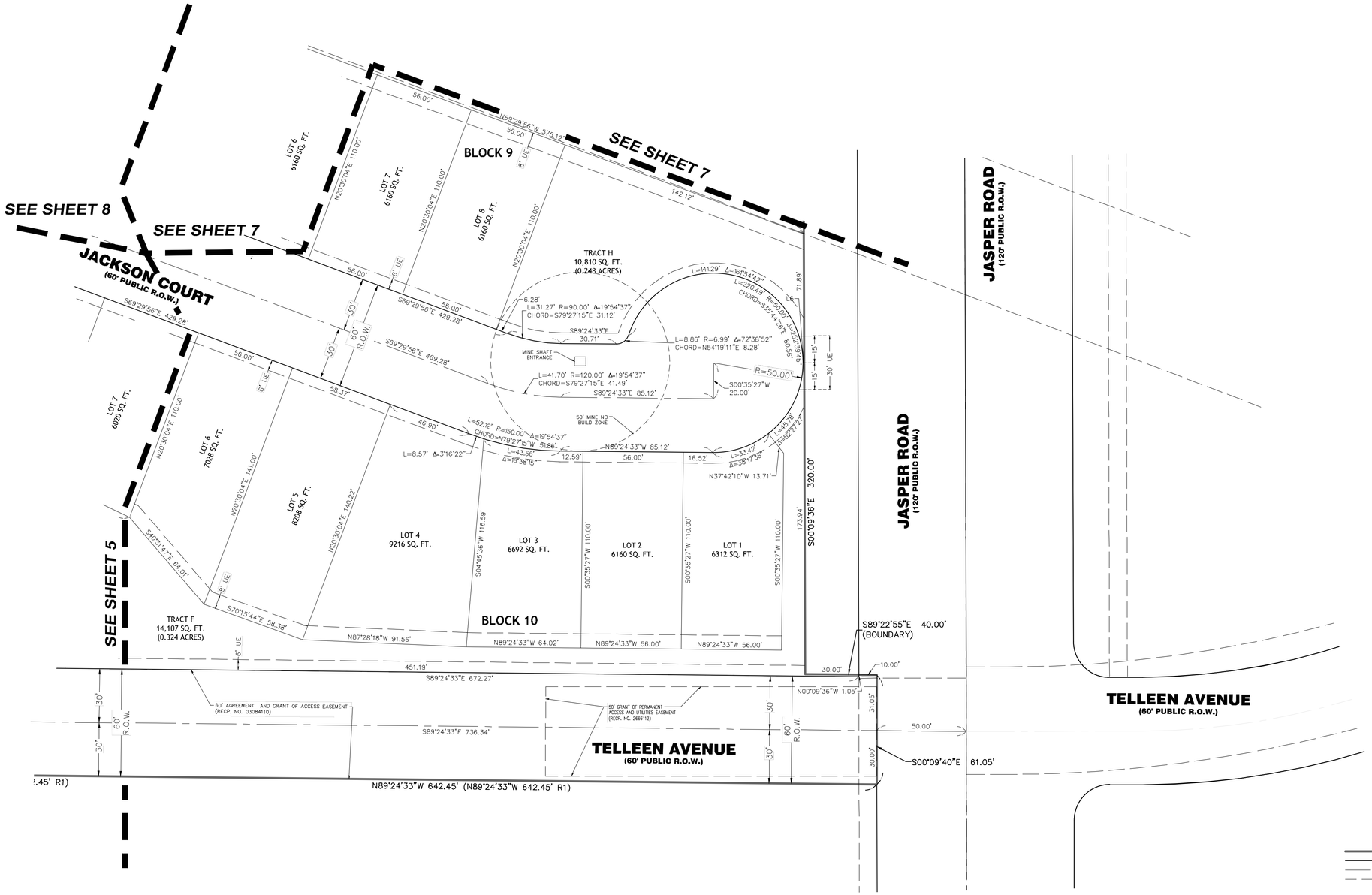


LINE DATA:
L6: N89°50'24"E 0.36'
L7: DELETED

**LEGEND**

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE

ABBREVIATIONS:
LSA = LANDSCAPED AREA
CONC. = CONCRETE
UE = UTILITY EASEMENT
ESMT = EASEMENT

GRAPHIC SCALE
30' 0 15' 30' 60'
( IN FEET )
1 inch = 30 ft.


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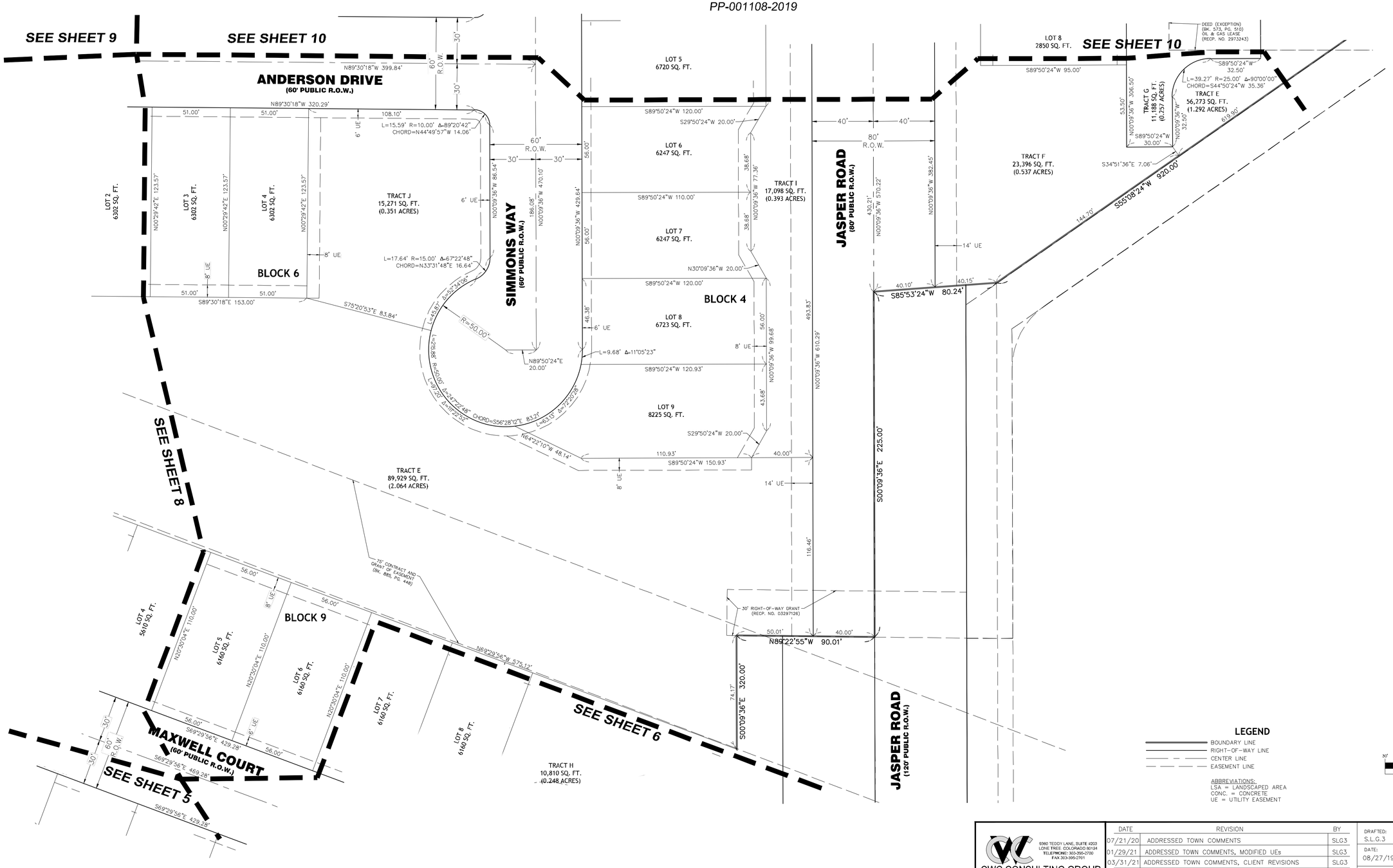


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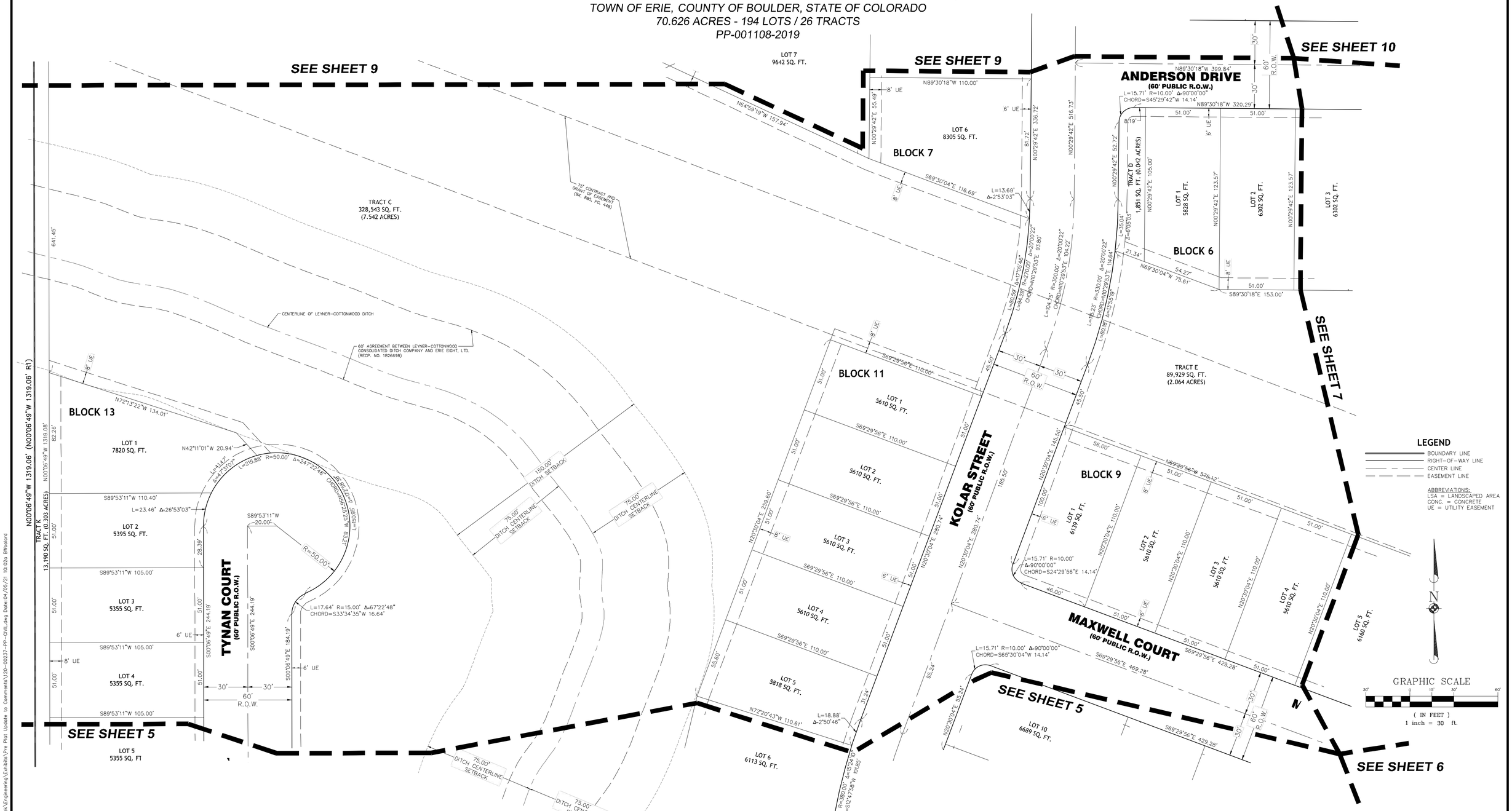


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# CANYON CREEK SUBDIVISION FILING NOS. 7 & 8

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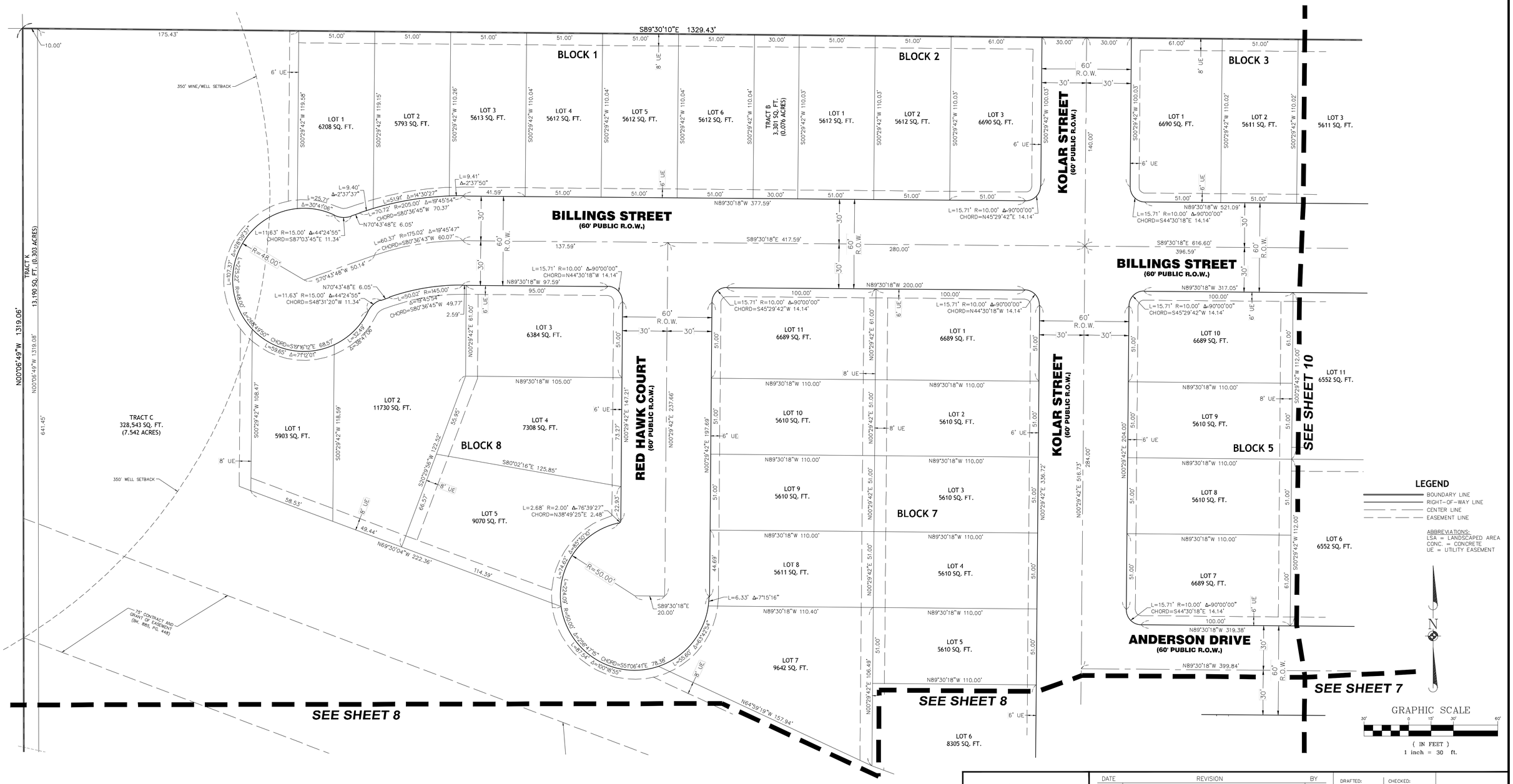



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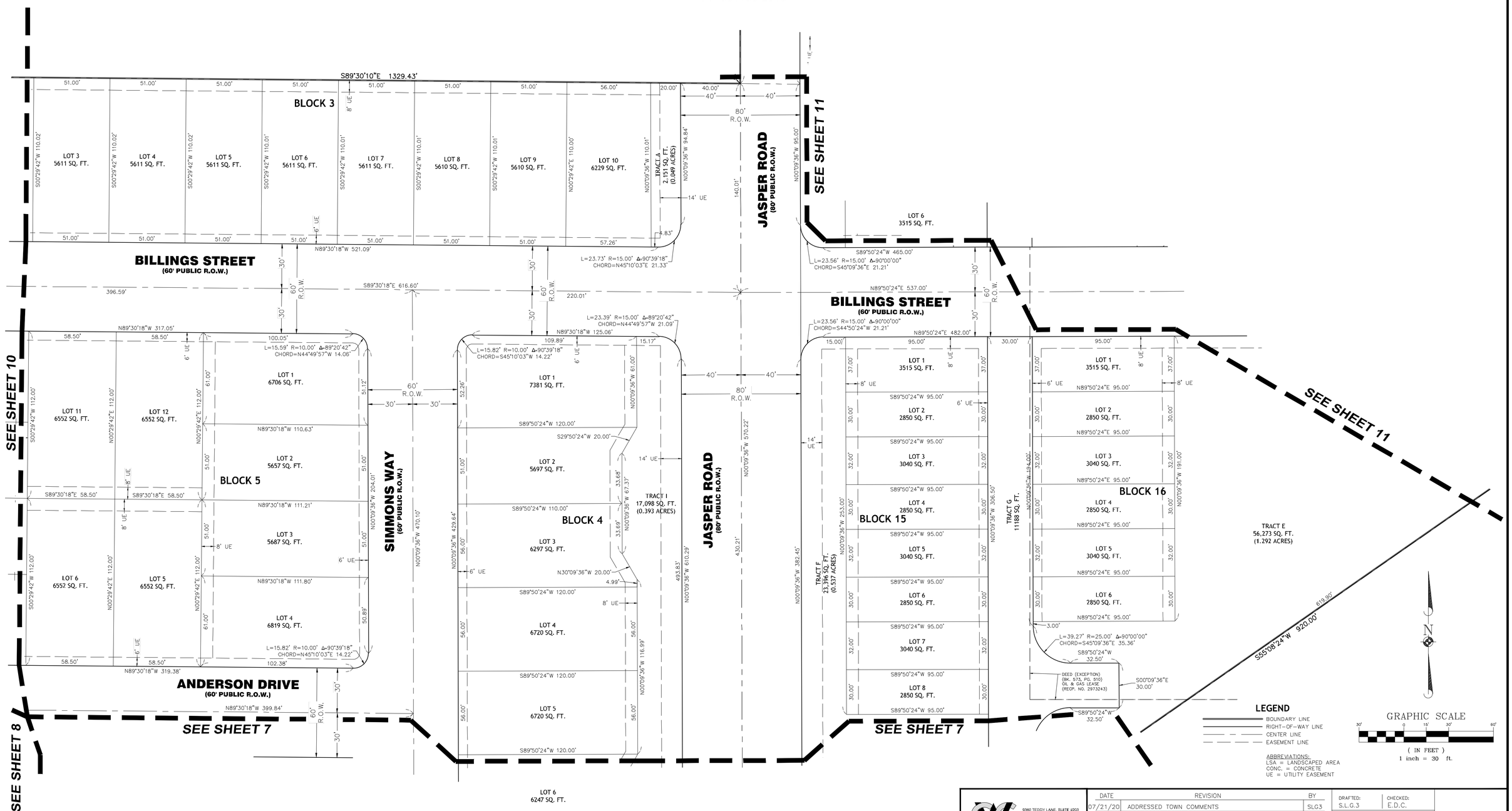


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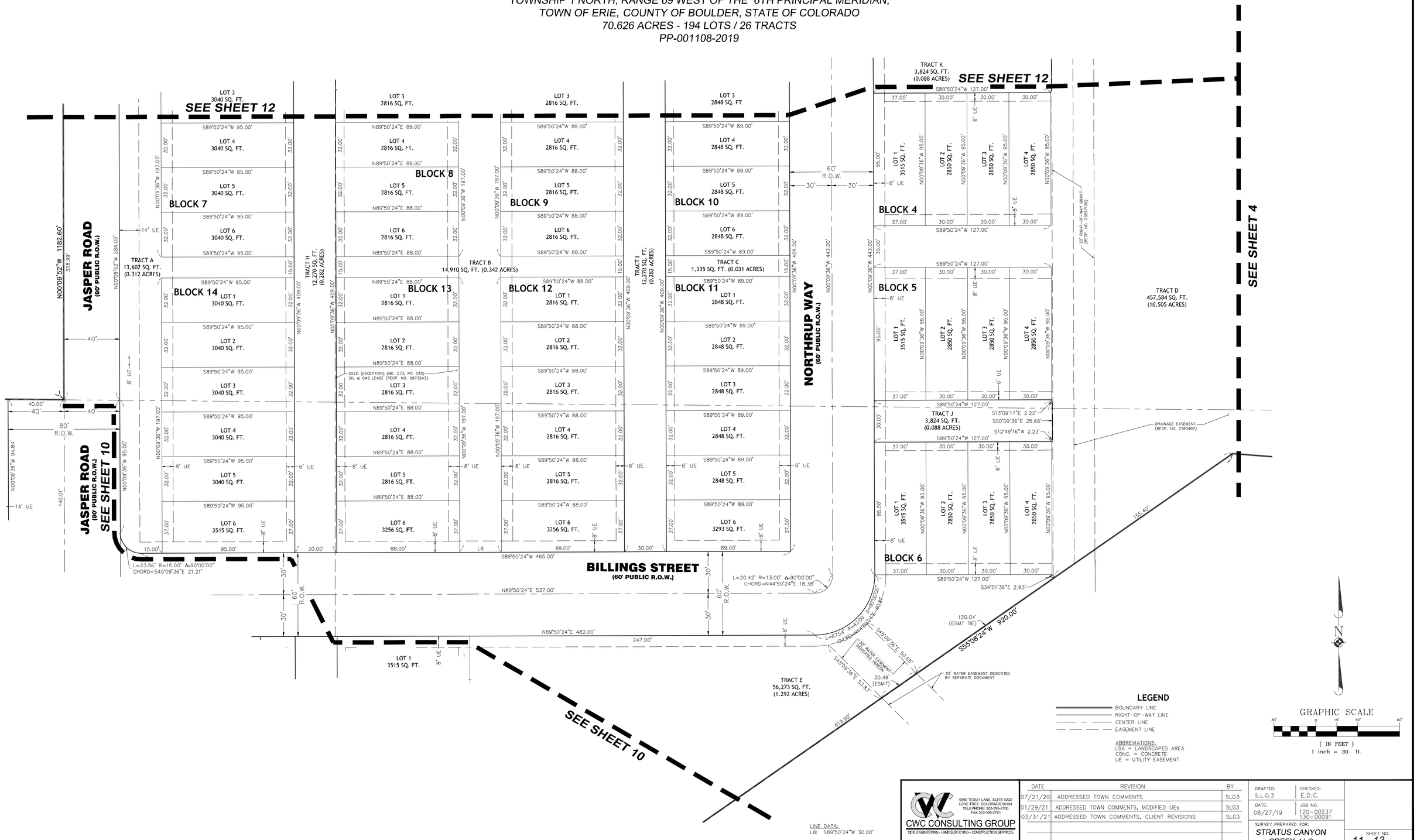


CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE #203
LONE TREE, COLORADO 80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

| DATE | REVISION | BY |
|---|---|---|
| 07/21/20 | ADDRESSED TOWN COMMENTS | SLG3 |
| 01/29/21 | ADDRESSED TOWN COMMENTS, MODIFIED UEs | SLG3 |
| 03/31/21 | ADDRESSED TOWN COMMENTS, CLIENT REVISIONS | SLG3 |

DRAFTED: S.L.G.3 | CHECKED: E.D.C.
DATE: 08/27/19 | JOB NO. 120-00237 130-00091
SURVEY PREPARED FOR: STRATUS CANYON CREEK, LLC
SHEET NO. 11 OF 13 SHEETS

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# CANYON CREEK SUBDIVISION FILING NOS. 7 & 8

## PRELIMINARY PLAT

TRACT "O", CREEKSIDE SUBDIVISION AND A PORTION OF THE SOUTH ONE-HALF OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
70.626 ACRES - 194 LOTS / 26 TRACTS
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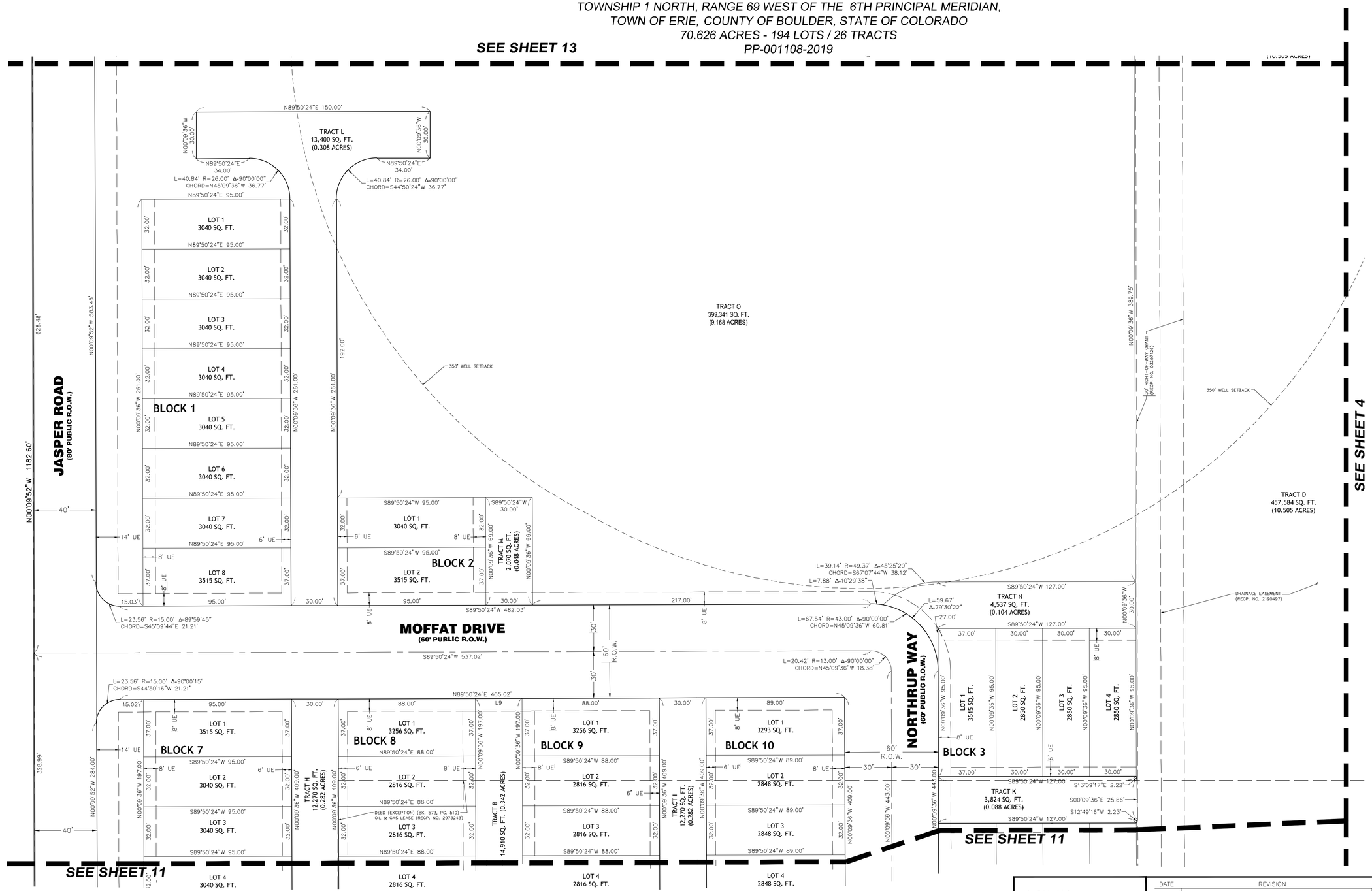


LINE DATA:
L9: N89°50'24"E 30.00'

**LEGEND**

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE

ABBREVIATIONS:
LSA = LANDSCAPED AREA
CONC. = CONCRETE
UE = UTILITY EASEMENT

GRAPHIC SCALE
30' 0 15' 30' 60'
( IN FEET )
1 inch = 30 ft.


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# CANYON CREEK SUBDIVISION FILING NOS. 7 & 8

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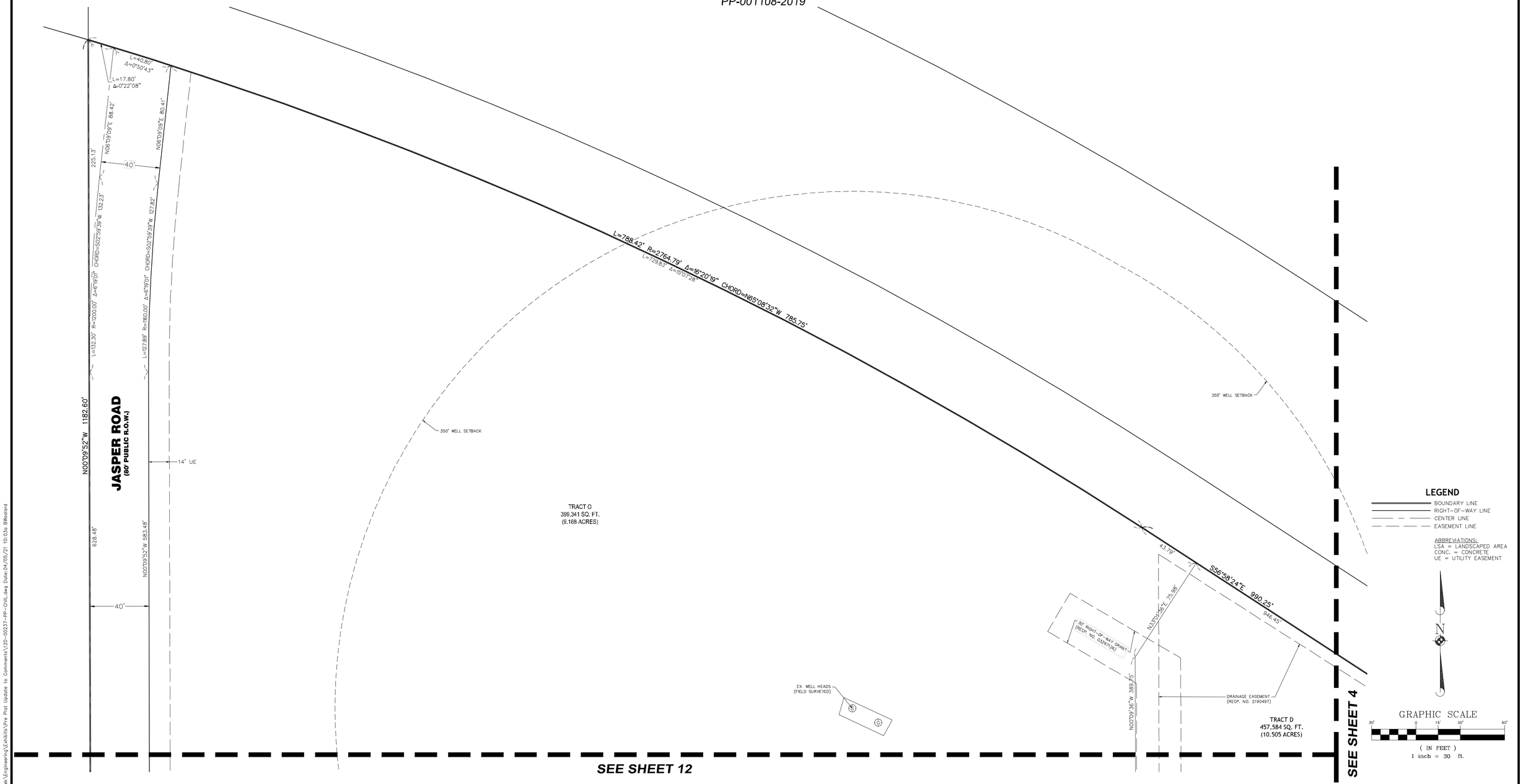



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# CANYON CREEK - SUBDIVISION FILING NOS. 7 & 8

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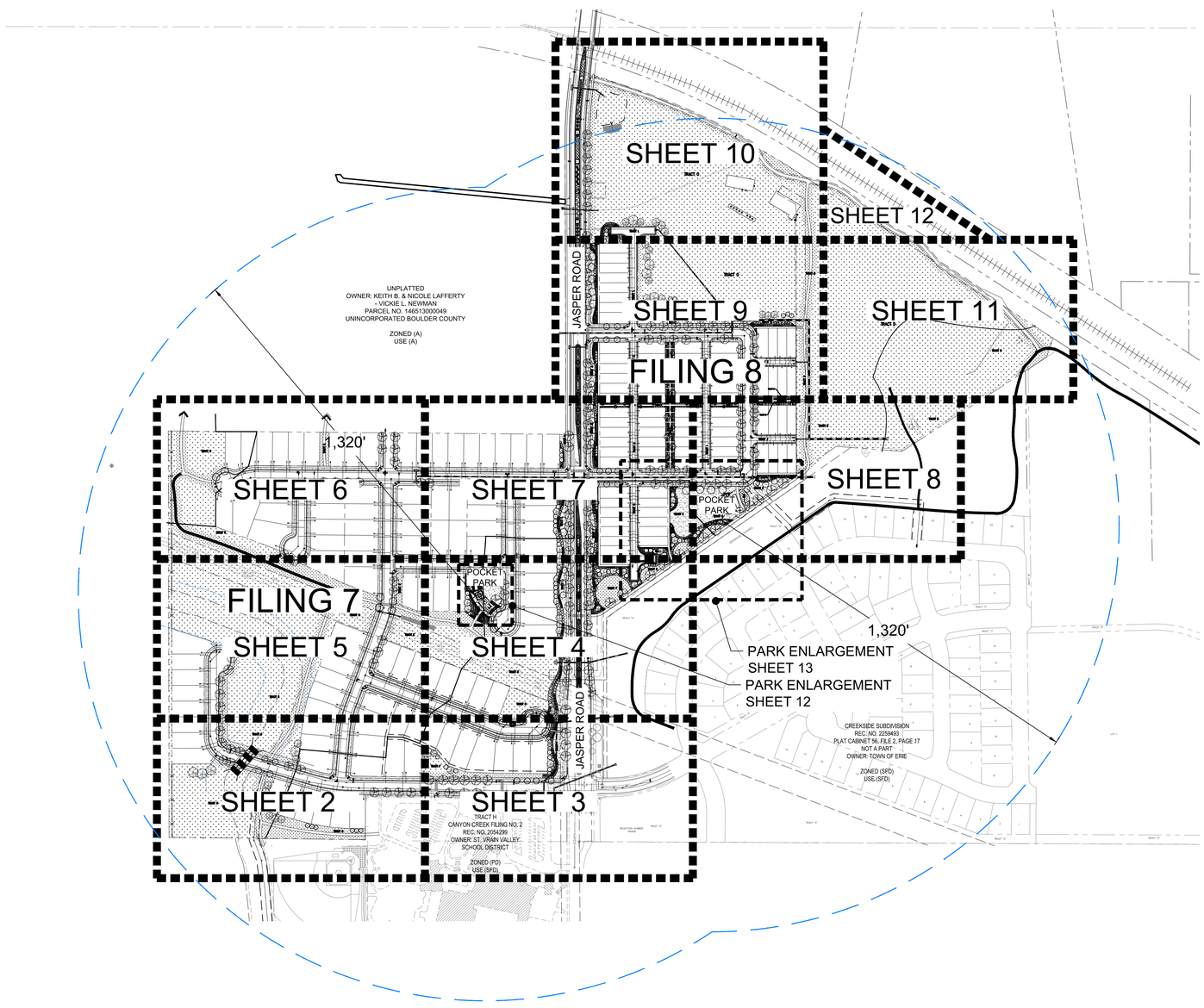
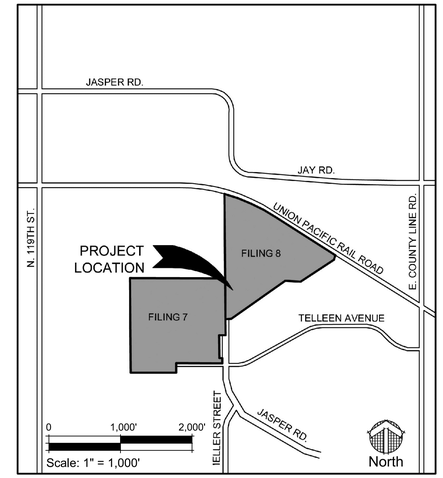



OVERALL LANDSCAPE PLAN

0 200' 400'
Scale: 1" = 200'
North

## VICINITY MAP




## TRACT SUMMARY CHARTS

| FILING NO. 7 TRACT SUMMARY | | | | | |
|---|---|---|---|---|---|
| TRACT | AREA (ACRES) | AREA (SQ. FT.) | USE | OWNERSHIP | MAINTENANCE |
| A | 0.049 | 2,151 | UTILITIES | HOA | HOA |
| B | 0.076 | 3,301 | LANDSCAPING & PUBLIC ACCESS EASEMENT | HOA | HOA |
| C | 7.542 | 328,543 | DEDICATED OPEN, DRAINAGE, OIL & GAS BUFFER, PUBLIC ACCESS EASEMENT | HOA | HOA |
| D | 0.042 | 1,851 | PEDESTRIAN, LANDSCAPING & DRAINAGE | HOA | HOA |
| E | 2.064 | 89,929 | PRIVATE OPEN AREA, DRAINAGE, PUBLIC ACCESS EASEMENT | HOA | HOA |
| F | 0.324 | 14,107 | LANDSCAPING & PUBLIC ACCESS EASEMENT | HOA | HOA |
| G | 2.037 | 88,715 | DEDICATED OPEN SPACE, DRAINAGE & PUBLIC ACCESS EASEMENT | HOA | HOA |
| H | 0.248 | 10,810 | LANDSCAPING & MINE BUFFER | HOA | HOA |
| I | 0.393 | 17,098 | LANDSCAPING | HOA | HOA |
| J | 0.351 | 15,271 | POCKET PARK & PUBLIC ACCESS EASEMENT | HOA | HOA |
| K | 0.303 | 13,190 | PRIVATE CONVEYANCE TO ADJACENT PROPERTY | STRATUS CANYON CREEK, LLC | STRATUS CANYON CREEK, LLC |
| TOTAL | 13.429 | 584,966 | | | |

| FILING NO. 8 TRACT SUMMARY | | | | | |
|---|---|---|---|---|---|
| TRACT | AREA (ACRES) | AREA (SQ. FT.) | USE | OWNERSHIP | MAINTENANCE |
| A | 0.312 | 13,602 | LANDSCAPING & WALK | HOA | HOA |
| B | 0.342 | 14,910 | LANDSCAPING, WALK & PUBLIC ACCESS EASEMENT | HOA | HOA |
| C | 0.033 | 1,425 | LANDSCAPING, WALK & PUBLIC ACCESS EASEMENT | HOA | HOA |
| D | 10.505 | 457,584 | DRAINAGE, UTILITIES, OIL & GAS, PUBLIC ACCESS EASEMENT | HOA | HOA |
| E | 1.292 | 56,273 | POCKET PARK & PUBLIC ACCESS EASEMENT | HOA | HOA |
| F | 0.537 | 23,396 | LANDSCAPING & PUBLIC ACCESS EASEMENT | HOA | HOA |
| G | 0.257 | 11,188 | ACCESS, UTILTIES & ALLEY ACCESS EASEMENT | HOA | HOA |
| H | 0.282 | 12,270 | ACCESS, UTILTIES & ALLEY ACCESS EASEMENT | HOA | HOA |
| I | 0.282 | 12,270 | ACCESS, UTILTIES & ALLEY ACCESS EASEMENT | HOA | HOA |
| J | 0.088 | 3,824 | ACCESS, UTILTIES & ALLEY ACCESS EASEMENT | HOA | HOA |
| K | 0.088 | 3,824 | ACCESS, UTILTIES & ALLEY ACCESS EASEMENT | HOA | HOA |
| L | 0.307 | 13,400 | ACCESS, UTILTIES & ALLEY ACCESS EASEMENT | HOA | HOA |
| M | 0.048 | 2,070 | LANDSCAPING & WALK | HOA | HOA |
| N | 0.104 | 4,537 | LANDSCAPING, WALK & PUBLIC ACCESS EASEMENT | HOA | HOA |
| O | 9.168 | 399,341 | TRACT TO BE RETAINED BY OWNER | STRATUS CANYON CREEK, LLC | STRATUS CANYON CREEK, LLC |
| TOTAL | 23.644 | 1,029,913 | | | |

## SHEET INDEX


1 OVERALL LANDSCAPE PLAN
2-11 LANDSCAPE PLAN
12-13 PARK PLAN ENLARGEMENTS
14 FENCING PLAN
15 PLANTING DETAILS & NOTES
16-17 SITE DETAILS
18-19 TREE MITIGATION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LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

ENGINEER:
CONSULTING GROUP
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APPLICANT:
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1842 Montane Drive East
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Richard Dean
720.214.5000


CANYON CREEK SUBDIVISION
FILING NOS. 7 & 8
PRELIMINARY LANDSCAPE PLAN
ERIE, COLORADO

DRAWN: AY
CHECKED: KH
ISSUE DATE: 4-5-2021

SHEET:
COVER

# CANYON CREEK - SUBDIVISION FILING NOS. 7 & 8

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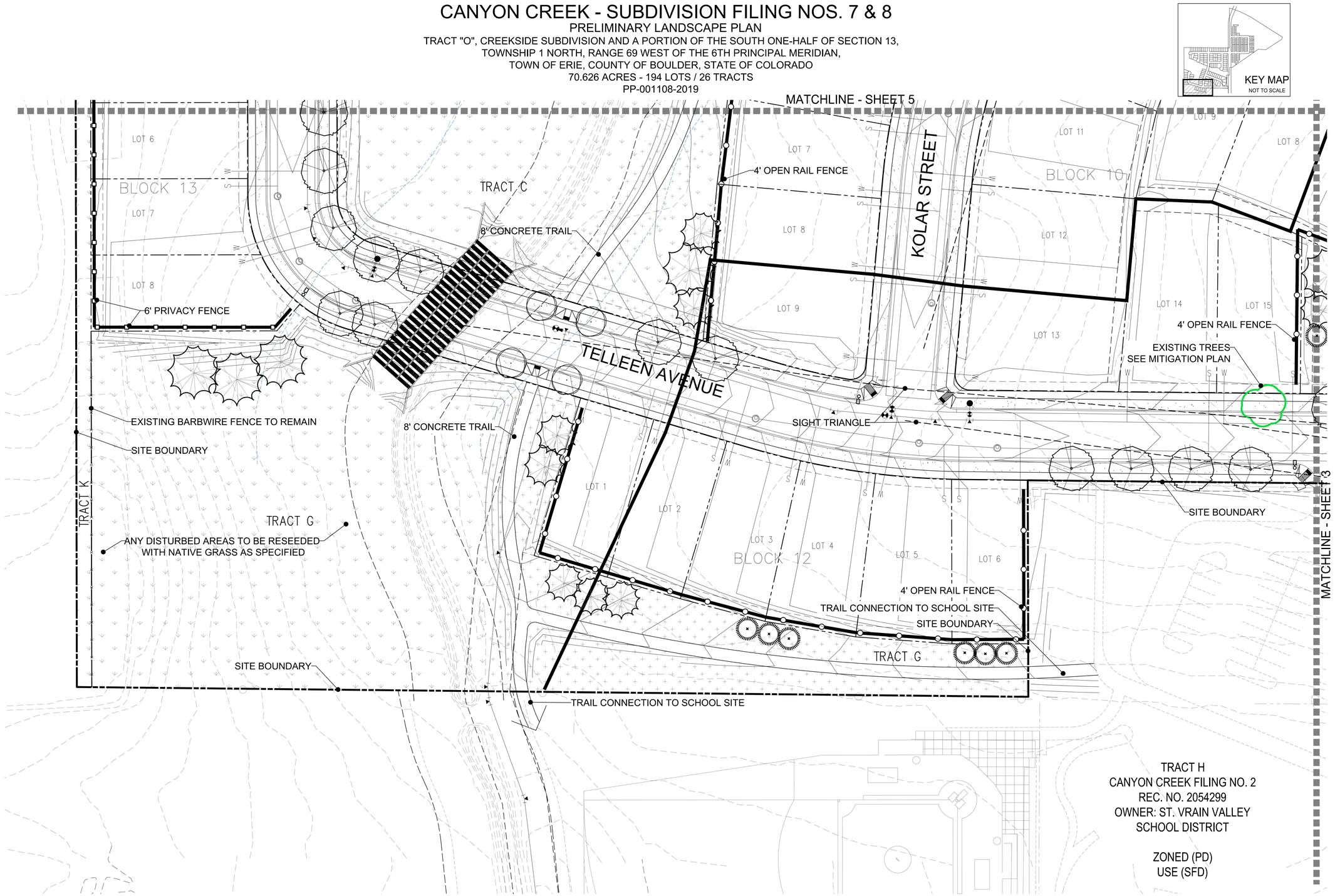


LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
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- NATIVE TALLGRASS
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- 4' HEIGHT FARM FENCE
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- EXISTING GAS/OIL WELL
- FIRE HYDRANT
- STREET LIGHT

North

0 30' 60'
Scale: 1" = 30'

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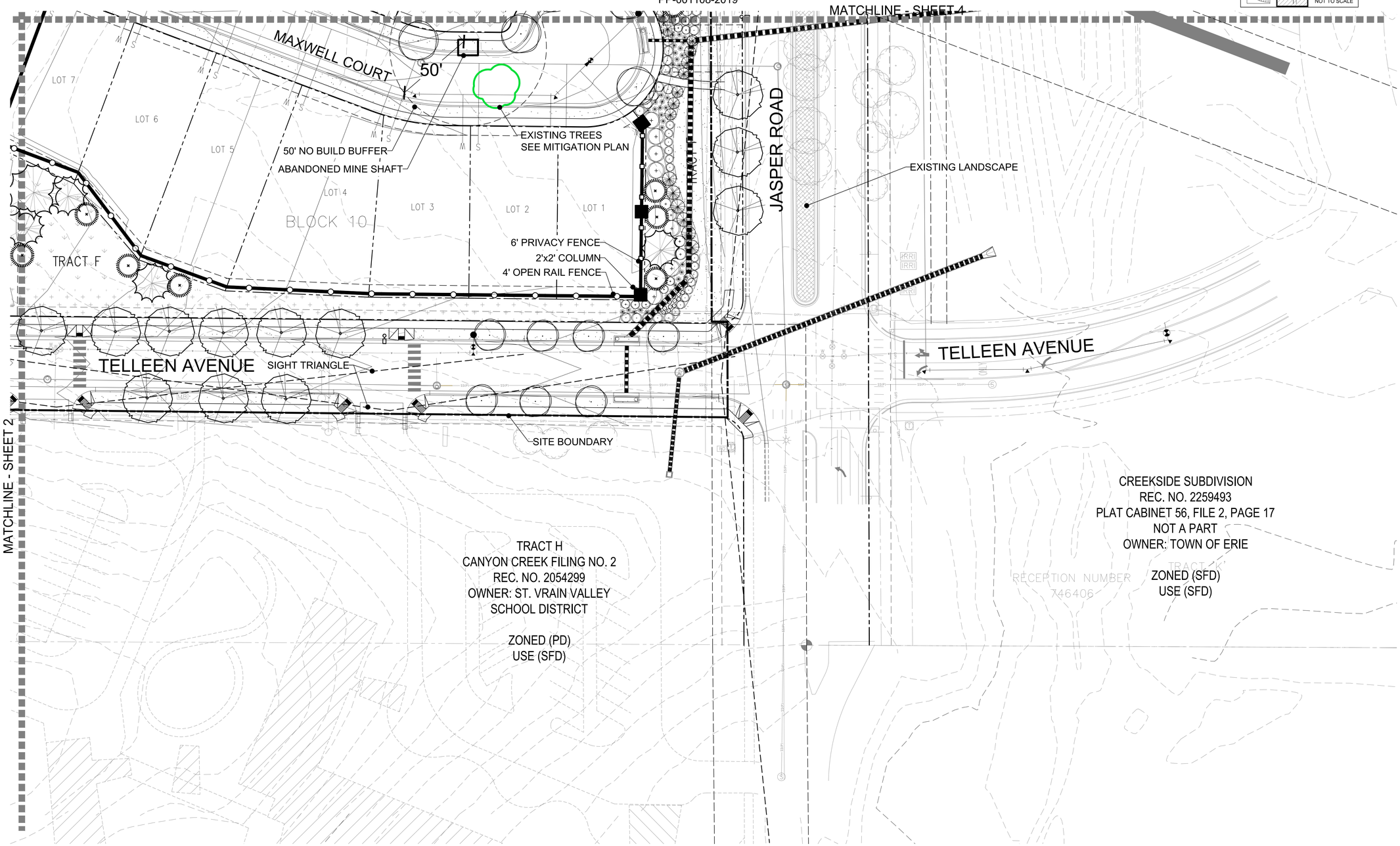


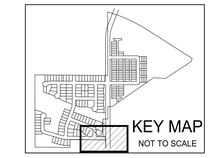


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North

0 30' 60'
Scale: 1" = 30'

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ERIE, COLORADO

DRAWN: AY
CHECKED: KH
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LANDSCAPE PLAN

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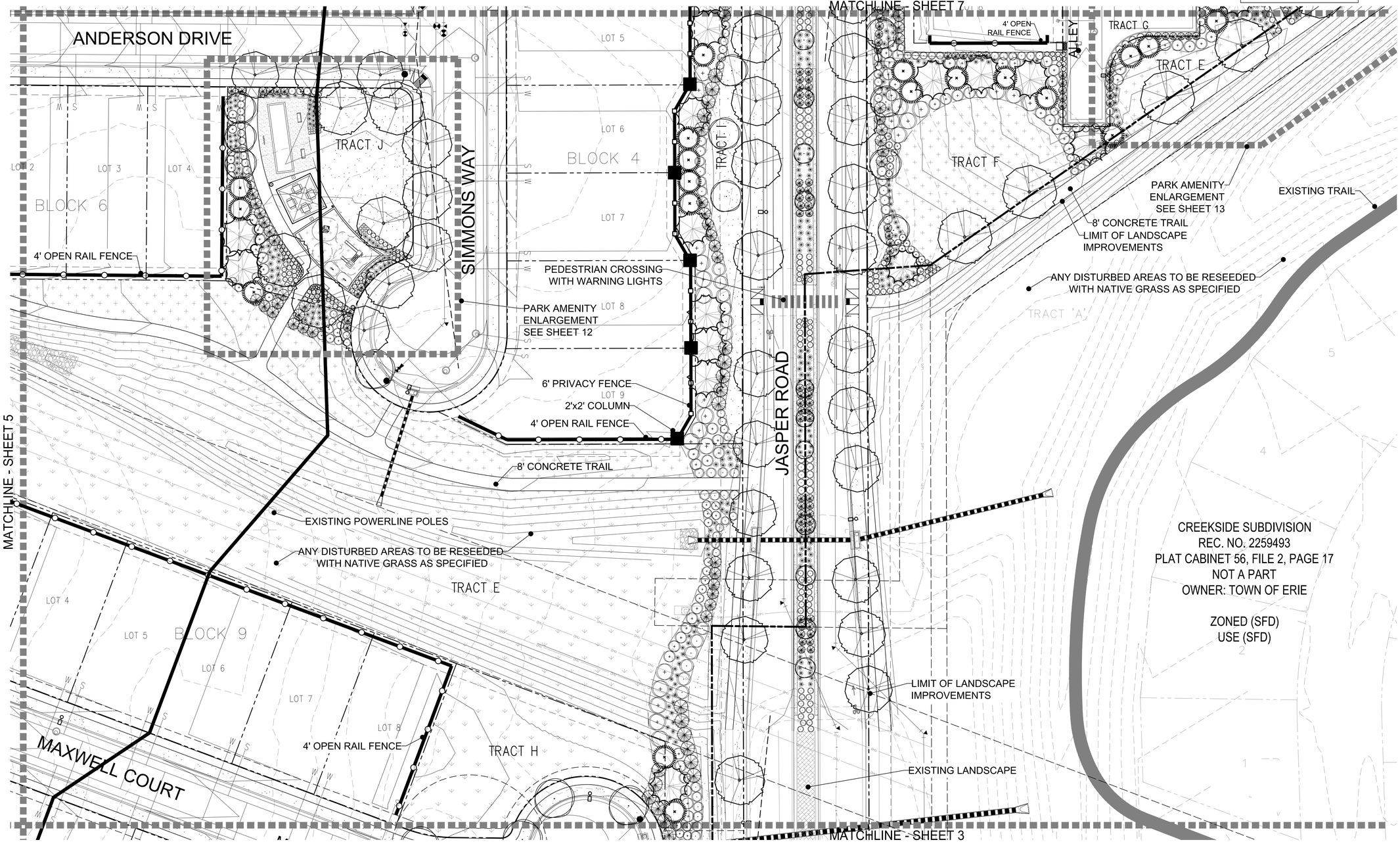


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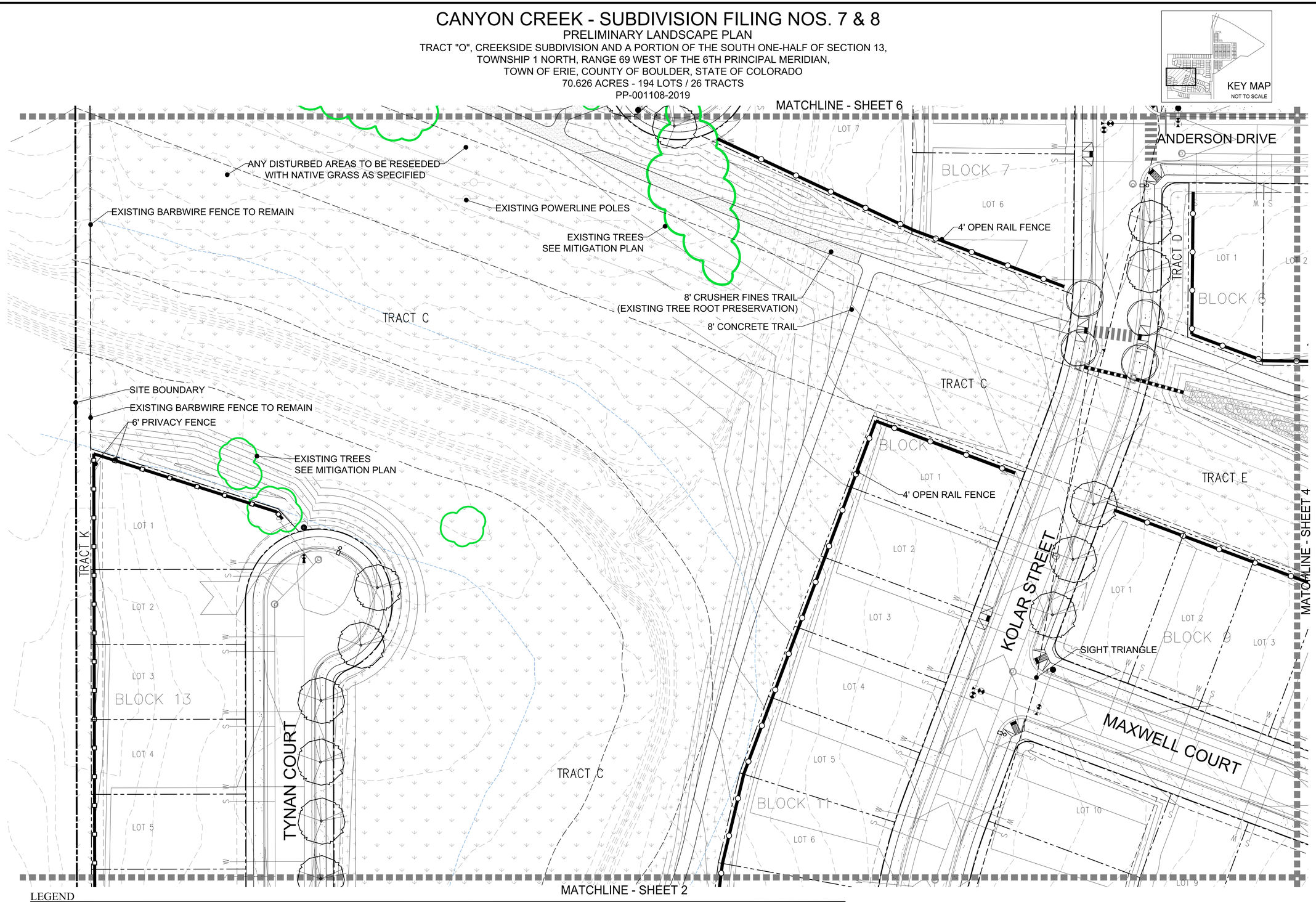


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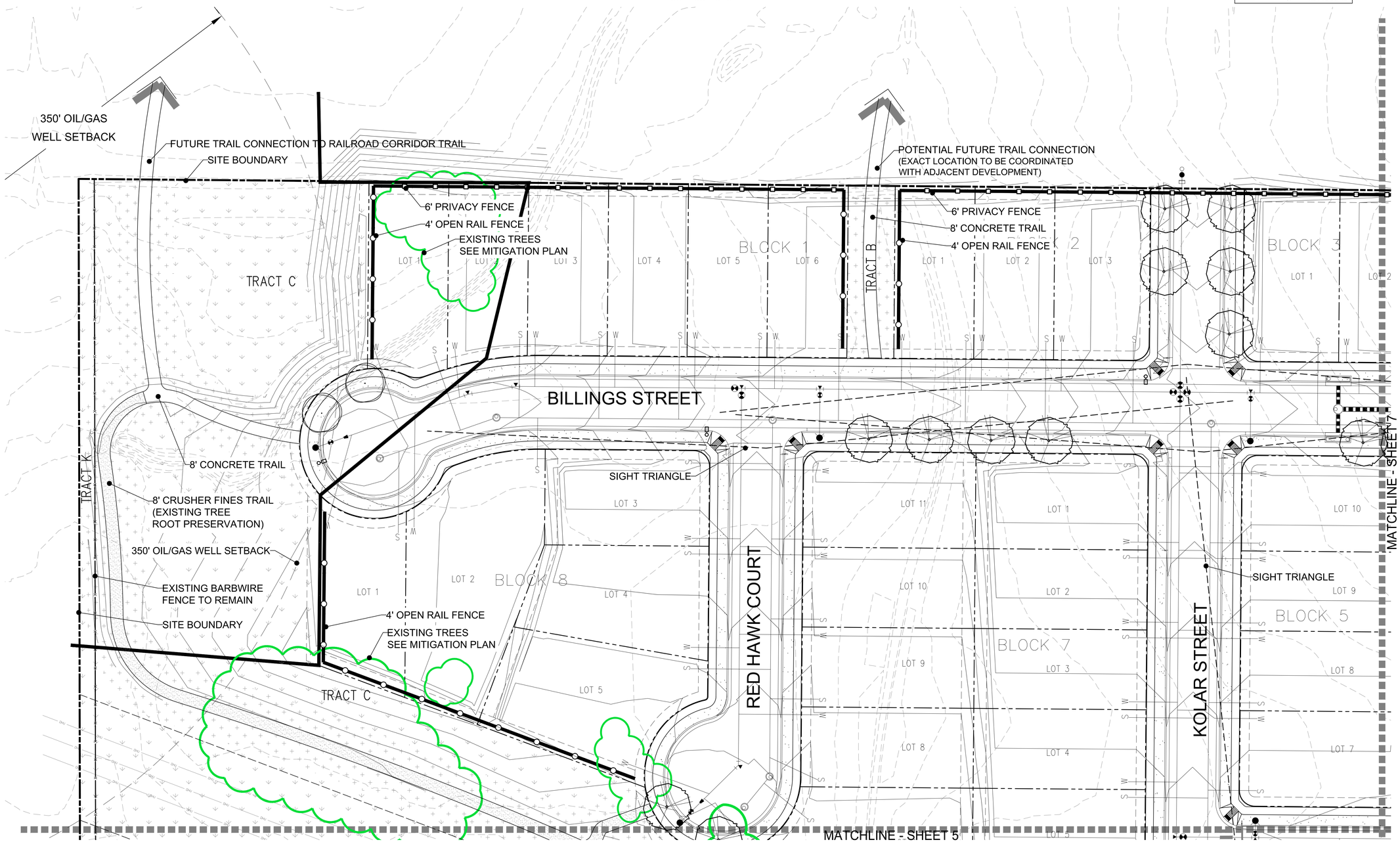


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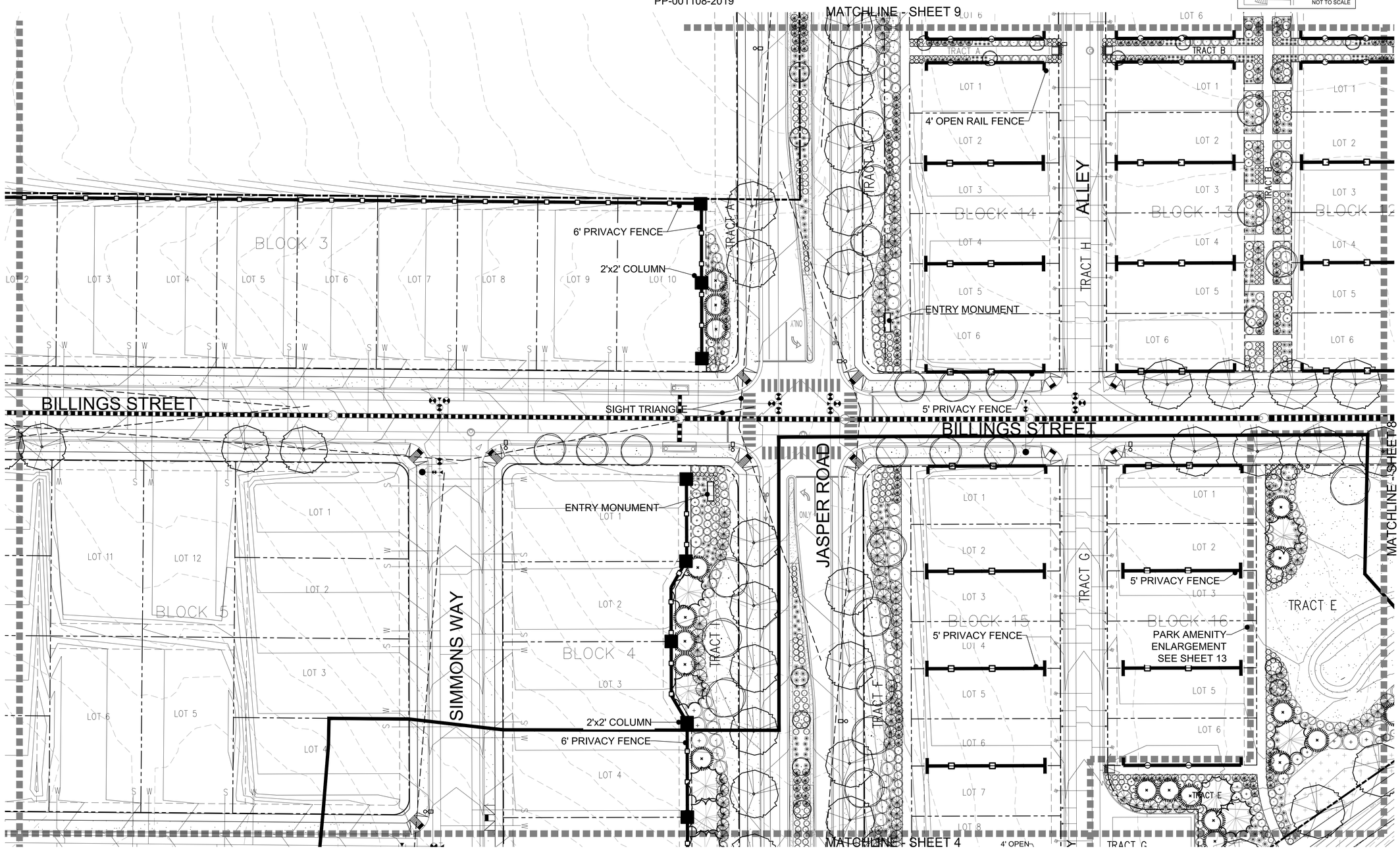
SHEET:
LANDSCAPE PLAN
6 of 19

# CANYON CREEK - SUBDIVISION FILING NOS. 7 & 8

## PRELIMINARY LANDSCAPE PLAN

TRACT "O", CREEKSIDE SUBDIVISION AND A PORTION OF THE SOUTH ONE-HALF OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
70.626 ACRES - 194 LOTS / 26 TRACTS
PP-001108-2019




LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- PLAYGROUND MULCH
- SOD
- NATIVE SHORTGRASS
- NATIVE TALLGRASS
- CRUSHER FINES
- 2'x2' FENCE COLUMN
- 6' HEIGHT PRIVACY FENCE
- 4' HEIGHT OPEN 3-RAIL FENCE
- 4' HEIGHT FARM FENCE
- EXISTING TREES SEE MITIGATION PLAN
- EXISTING GAS/OIL WELL
- FIRE HYDRANT
- STREET LIGHT

North

0 30' 60'
Scale: 1" = 30'

| NO | REVISION RECORD | DATE |
|---|---|---|
| 1 | 1ST SUBMITTAL | 3-24-2020 |
| 2 | 2ND SUBMITTAL | 7-21-2020 |
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LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

ENGINEER:
CONSULTING GROUP
Civil Engineering • Land Surveying • Construction Services
9360 Teddy Lane, Suite 203
Lone Tree, CO 80124
303.395.2700

APPLICANT:
Stratus Canyon Creek, LLC.
1842 Montane Drive East
Golden, CO 80401
Richard Dean
720.214.5000


CANYON CREEK SUBDIVISION
FILING NOS. 7 & 8
PRELIMINARY LANDSCAPE PLAN
ERIE, COLORADO

DRAWN: AY
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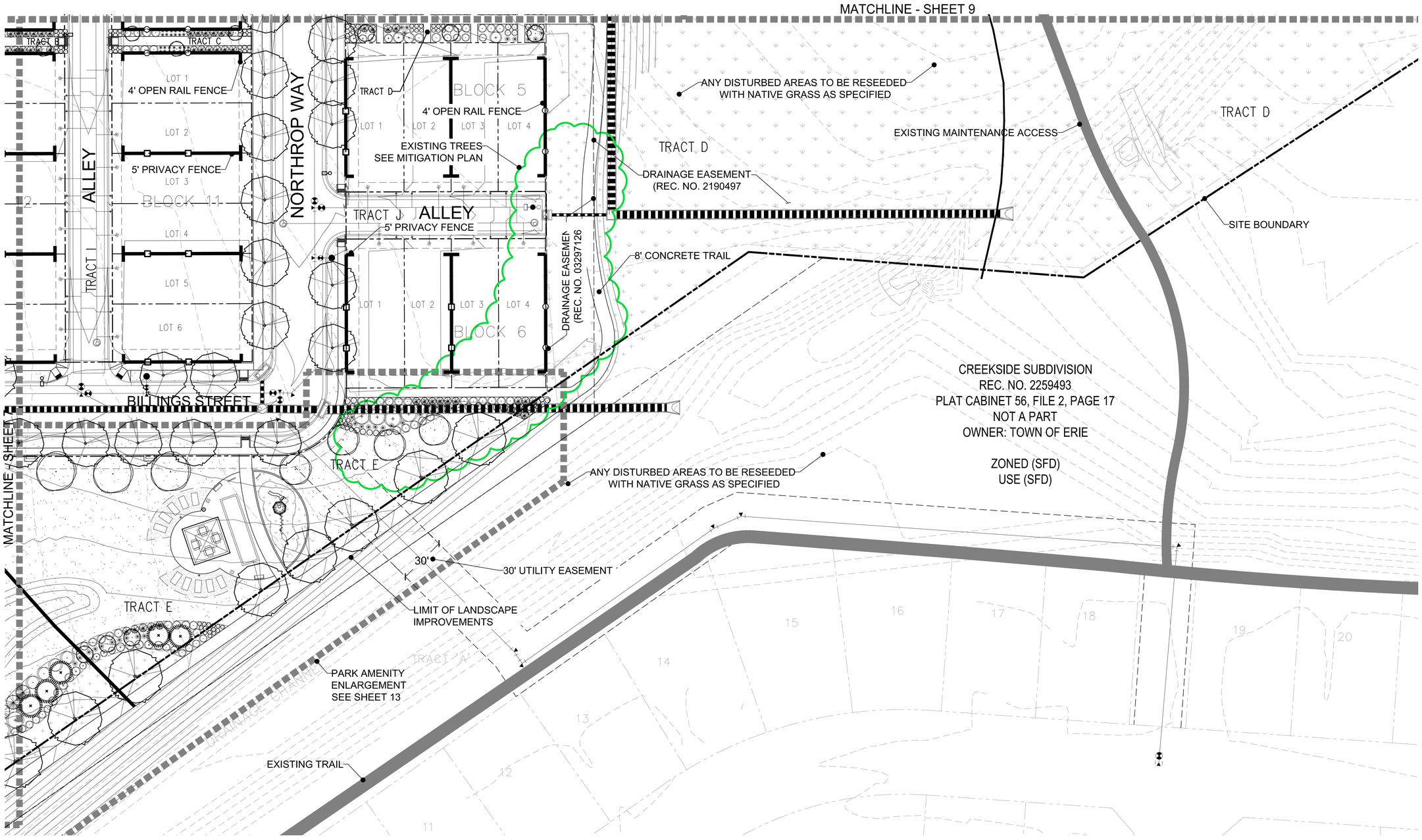


LEGEND

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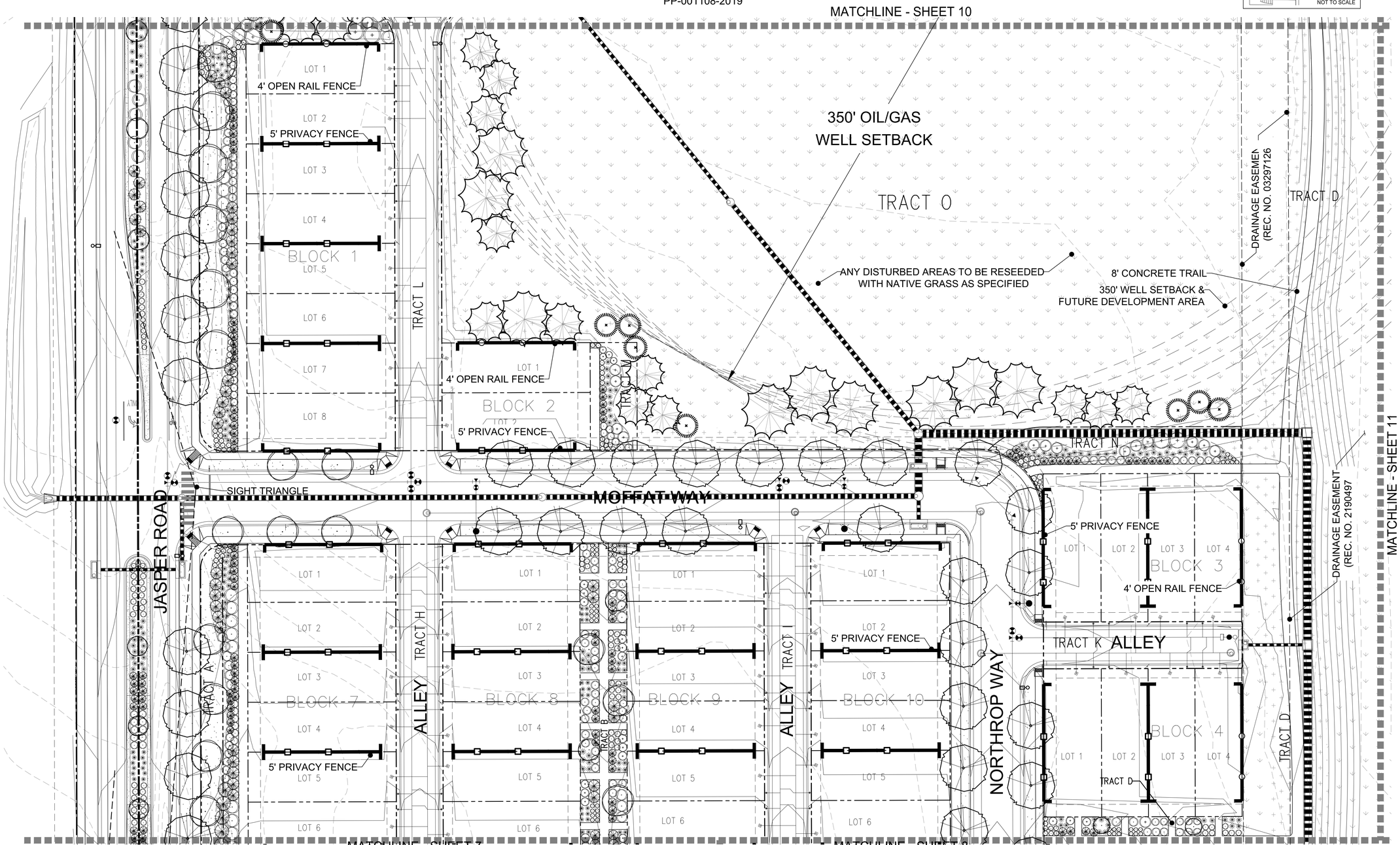


KEY MAP
NOT TO SCALE

LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
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9 of 19

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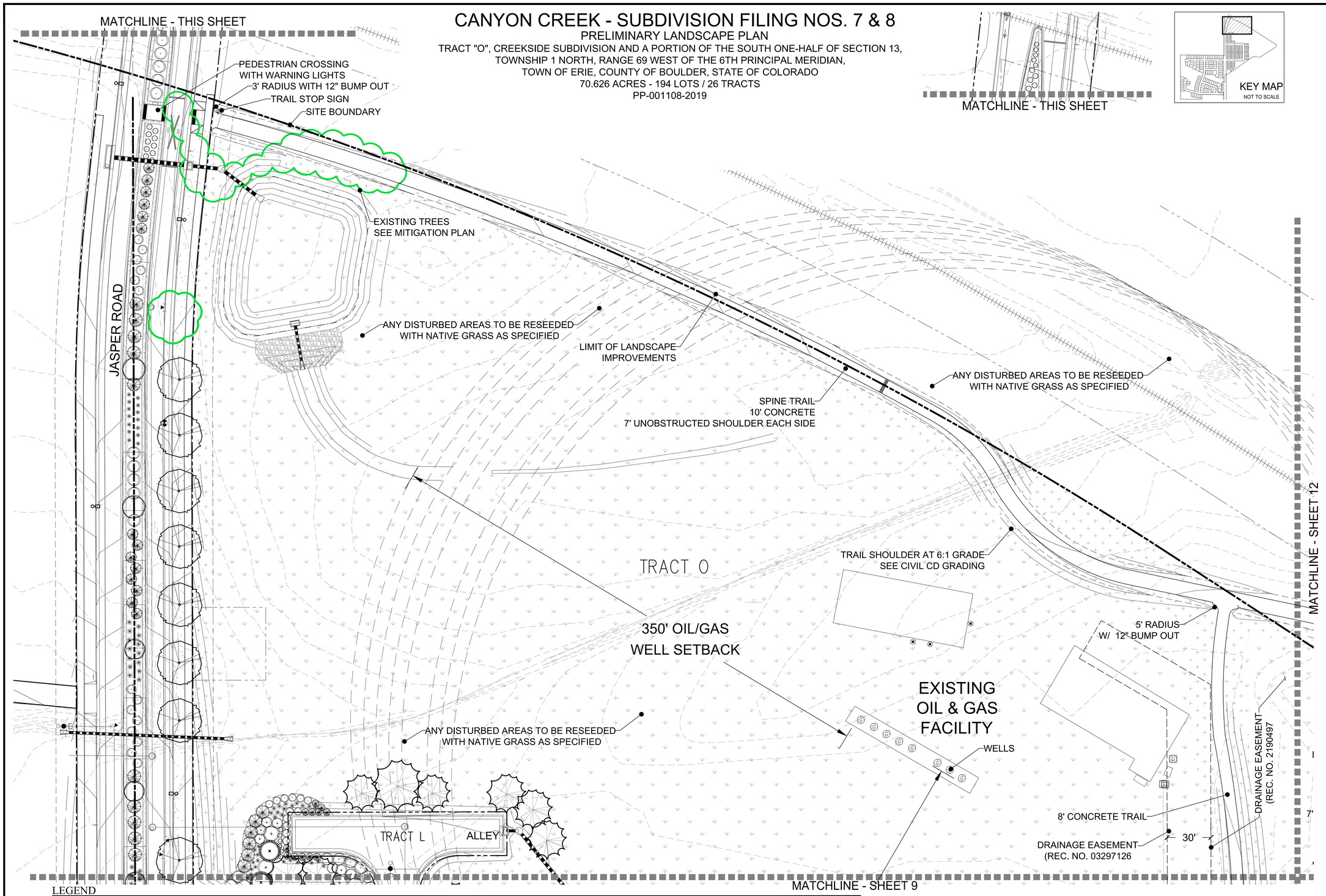


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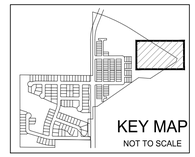


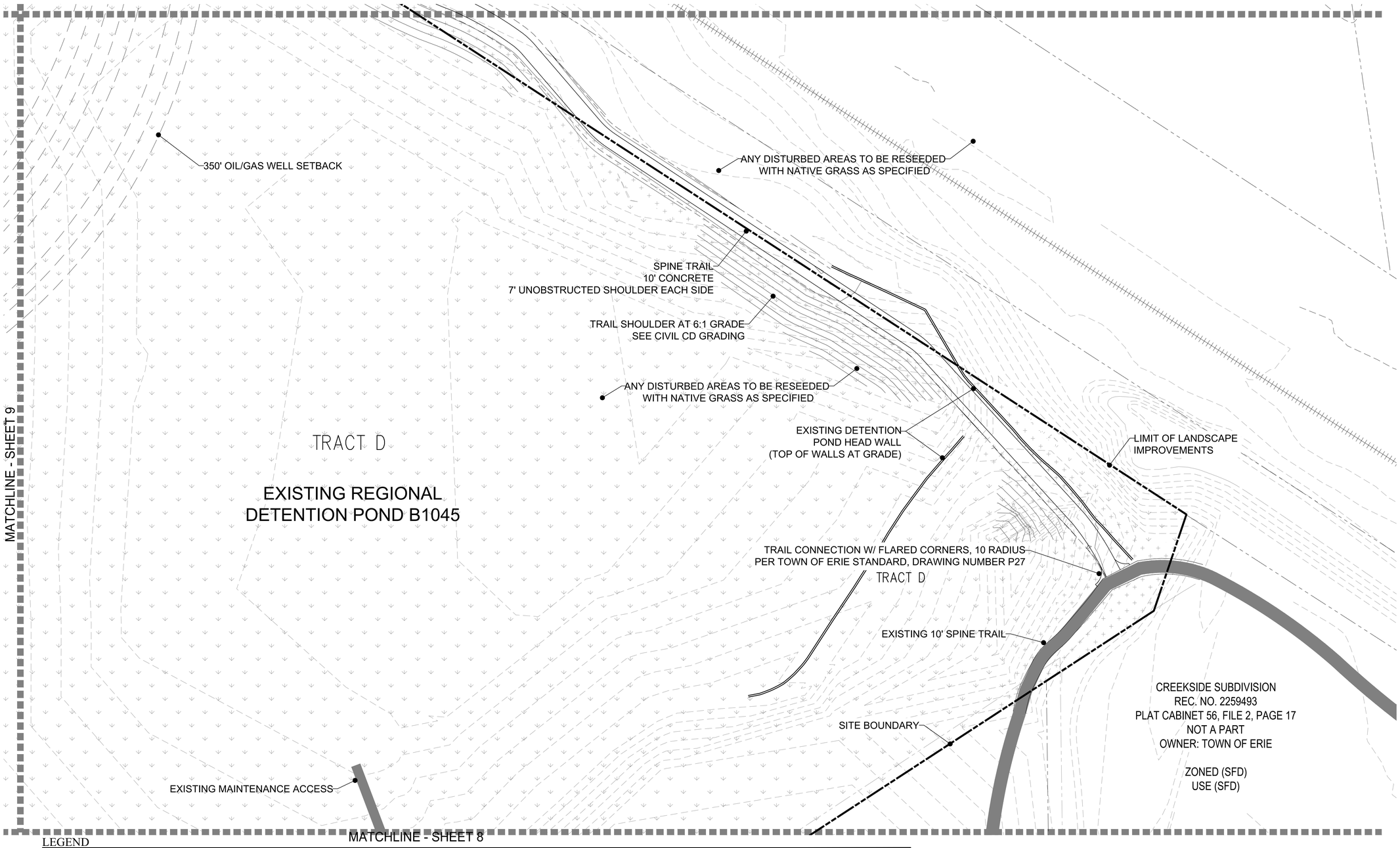


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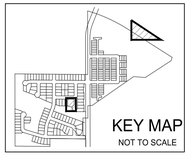
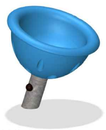


DOUBLE TOWER PLAY STRUCTURE
KOMPAN KPL201502-0901
PLASTIC SLIDE & METAL POSTS
AGES 3-8

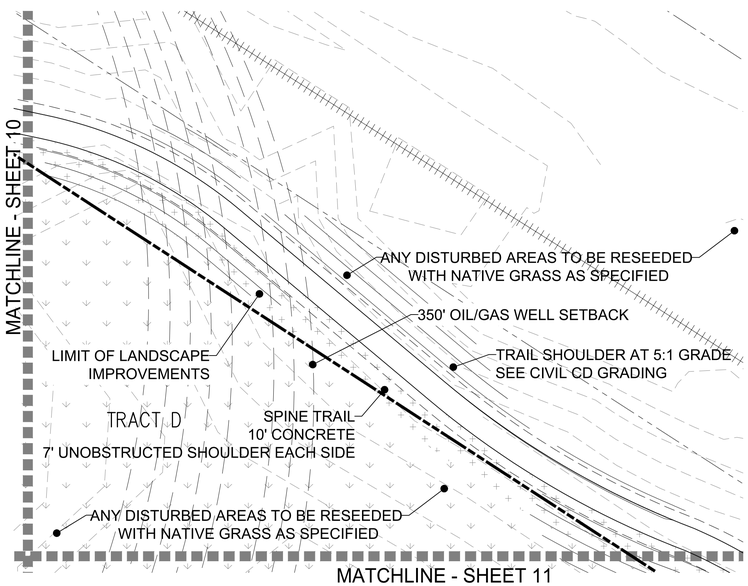
DAISY SPRINGER
KOMPAN KPL110-0411
AGES 2-6



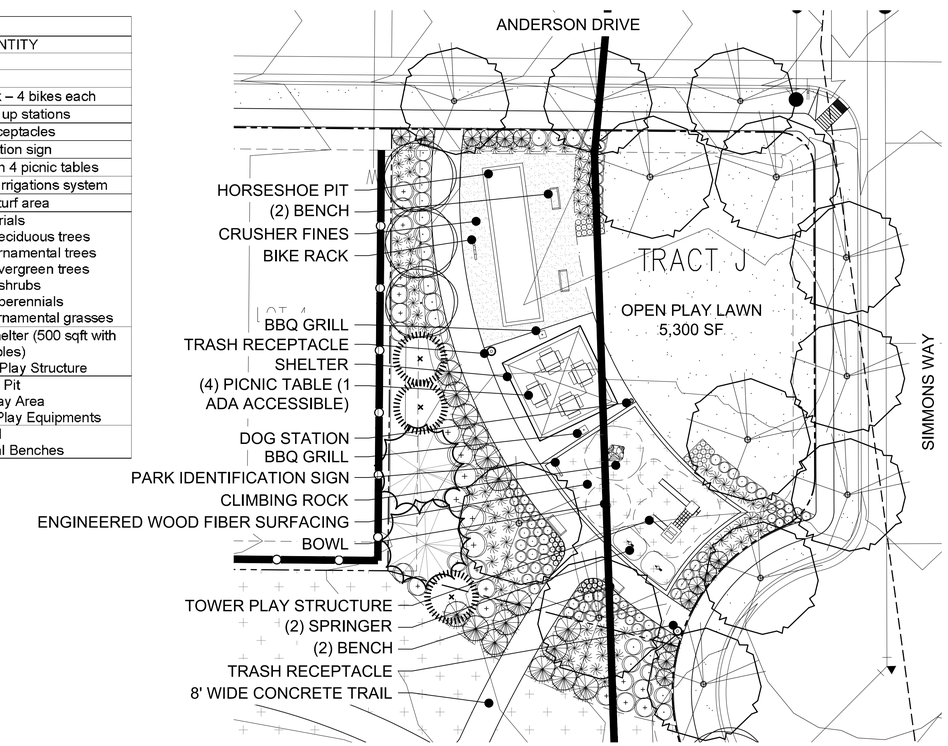
SPINNER BOWL
KOMPAN ELE4000024-3717LG
AGES 2-6

SINGLE SPRINGER
KOMPAN KPL119-0401
AGES 2-6

| POCKET PARK COMPONENTS | |
|---|---|
| ITEM | SIZE/QUANTITY |
| **List A – All Required** | **Provided** |
| • Benches (2) | 2 Benches |
| • Bike rack (4 bikes) | 1 Bike rack – 4 bikes each |
| • Dog pick up station | 1 Dog pick up stations |
| • Trash receptacle (2) | 2 Trash receptacles |
| • Identification sign | 1 Identification sign |
| • Shelter with 2 picnic tables | Shelter with 4 picnic tables |
| • Irrigation | Automatic irrigations system |
| • Open turf area 3,000 – 15,000 sqft | 5,300 sqft turf area |
| • Plant materials<br>-5 deciduous trees<br>-3 ornamental trees<br>-2 evergreen trees<br>-20 shrubs<br>-24 perennials<br>-3 ornamental grasses | Plant materials<br>-5 deciduous trees<br>-3 ornamental trees<br>-2 evergreen trees<br>-20 shrubs<br>-24 perennials<br>-3 ornamental grasses |
| **List B – 2 required** | Upsized shelter (500 sqft with 4 picnic tables)<br>Multi-level Play Structure |
| **List C – 3 required** | Horseshoe Pit<br>Boulder Play Area<br>3 Toddler Play Equipments |
| **List D – 2 required** | 2 BBQ Grill<br>2 Additional Benches |




North
0 30' 60'
Scale: 1" = 30'




PARK ENLARGEMENT PLAN - TRACT J - FILING 7

North
0 20' 40'
Scale: 1" = 20'

LEGEND

DECIDUOUS TREES
EVERGREEN TREES
ORNAMENTAL TREES
EVERGREEN SHRUBS
DECIDUOUS SHRUBS
ORNAMENTAL GRASSES
PLAYGROUND MULCH
SOD
NATIVE SHORTGRASS
NATIVE TALLGRASS
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ERIE, COLORADO

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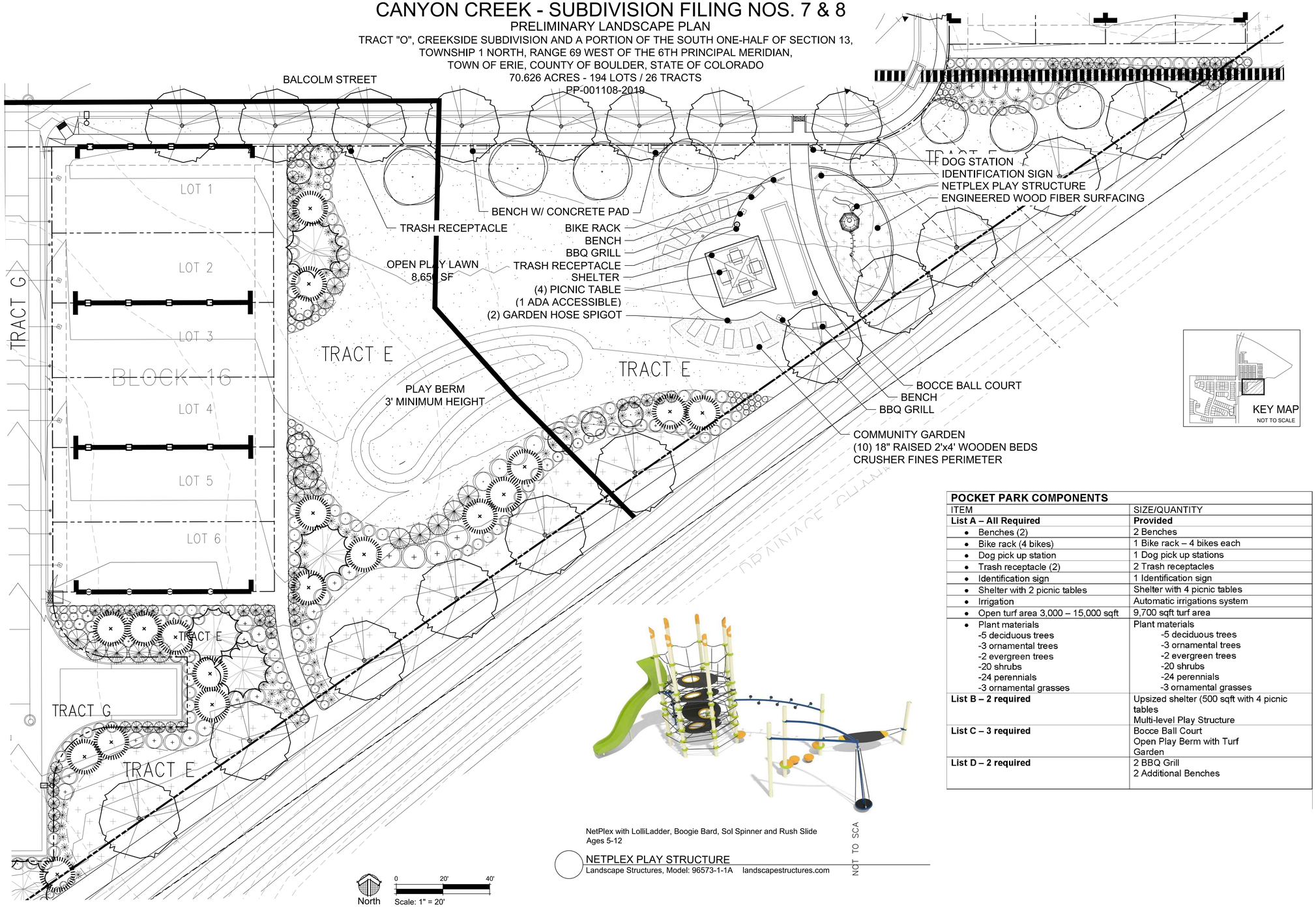


PARK ENLARGEMENT PLAN - TRACT E FILING 8



NetPlex with LolliLadder, Boogie Bard, Sol Spinner and Rush Slide
Ages 5-12

NETPLEX PLAY STRUCTURE
Landscape Structures, Model: 96573-1-1A landscapestructures.com

NOT TO SCA

| POCKET PARK COMPONENTS | |
|---|---|
| ITEM | SIZE/QUANTITY |
| **List A – All Required** | **Provided** |
| • Benches (2) | 2 Benches |
| • Bike rack (4 bikes) | 1 Bike rack – 4 bikes each |
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| • Trash receptacle (2) | 2 Trash receptacles |
| • Identification sign | 1 Identification sign |
| • Shelter with 2 picnic tables | Shelter with 4 picnic tables |
| • Irrigation | Automatic irrigations system |
| • Open turf area 3,000 – 15,000 sqft | 9,700 sqft turf area |
| • Plant materials<br>-5 deciduous trees<br>-3 ornamental trees<br>-2 evergreen trees<br>-20 shrubs<br>-24 perennials<br>-3 ornamental grasses | Plant materials<br>-5 deciduous trees<br>-3 ornamental trees<br>-2 evergreen trees<br>-20 shrubs<br>-24 perennials<br>-3 ornamental grasses |
| **List B – 2 required** | Upsized shelter (500 sqft with 4 picnic tables<br>Multi-level Play Structure |
| **List C – 3 required** | Bocce Ball Court<br>Open Play Berm with Turf<br>Garden |
| **List D – 2 required** | 2 BBQ Grill<br>2 Additional Benches |

LEGEND

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EVERGREEN TREES
ORNAMENTAL TREES
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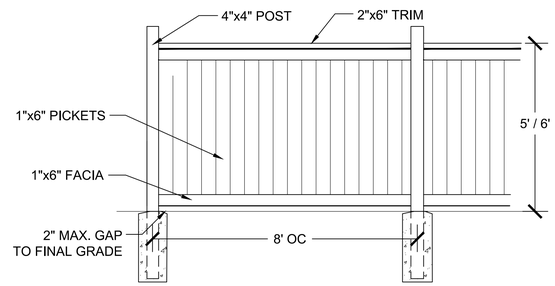
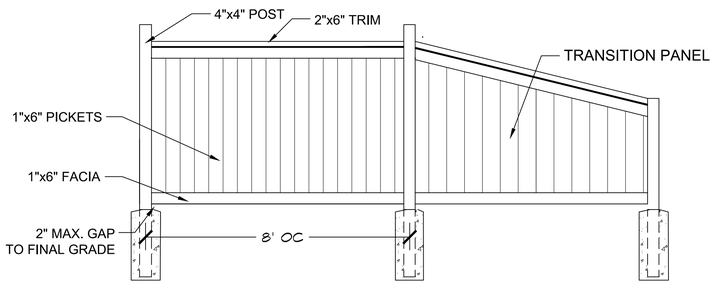
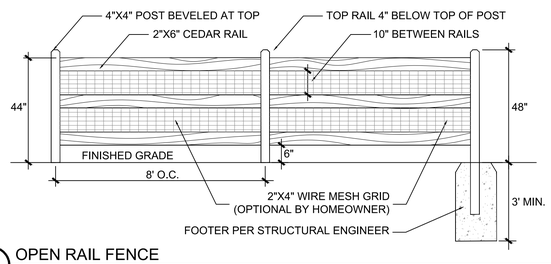


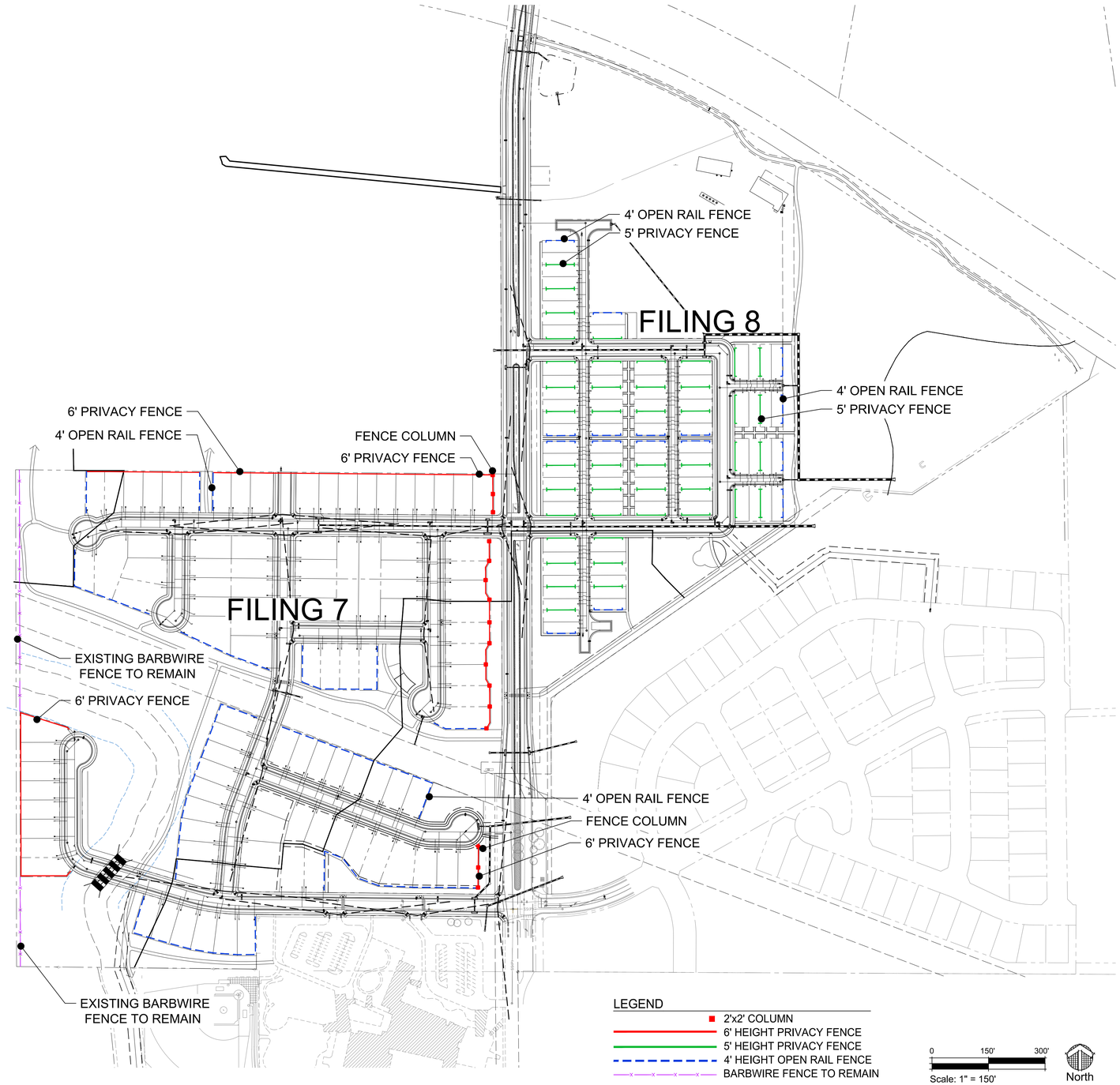

PRIVACY FENCE
CEDAR WITH SHERWIN WILLIAMS STAIN, SW 3540 MOUNTAIN ASH — Not to Scale




TRANSITION FROM PRIVACY FENCE TO OPEN RAIL
CEDAR WITH SHERWIN WILLIAMS STAIN, SW 3540 MOUNTAIN ASH — Not to Scale




OPEN RAIL FENCE
CEDAR WITH SHERWIN WILLIAMS STAIN, SW 3540 MOUNTAIN ASH — Not to Scale




LEGEND
- 2'x2' COLUMN
- 6' HEIGHT PRIVACY FENCE
- 5' HEIGHT PRIVACY FENCE
- 4' HEIGHT OPEN RAIL FENCE
- BARBWIRE FENCE TO REMAIN

0 150' 300'
Scale: 1" = 150'
North

| NO | REVISION RECORD | DATE |
|---|---|---|
| 1 | 1ST SUBMITTAL | 3-24-2020 |
| 2 | 2ND SUBMITTAL | 7-21-2020 |
| 3 | 3RD SUBMITTAL | 9-30-2020 |
| 4 | 4TH SUBMITTAL | 11-17-2020 |
| 5 | 5TH SUBMITTAL | 1-29-2021 |
| 6 | 6TH SUBMITTAL | 4-5-2021 |


LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

ENGINEER:
CONSULTING GROUP
Civil Engineering • Land Surveying • Construction Services
9360 Teddy Lane, Suite 203
Lone Tree, CO 80124
303.395.2700

APPLICANT:
Stratus Canyon Creek, LLC.
1842 Montane Drive East
Golden, CO 80401
Richard Dean
720.214.5000


CANYON CREEK SUBDIVISION
FILING NOS. 7 & 8
PRELIMINARY LANDSCAPE PLAN
ERIE, COLORADO

DRAWN: AY
CHECKED: KH
ISSUE DATE: 4-5-2021

SHEET:
FENCING PLAN

# CANYON CREEK - SUBDIVISION FILING NOS. 7 & 8

## PRELIMINARY LANDSCAPE PLAN

TRACT "O", CREEKSIDE SUBDIVISION AND A PORTION OF THE SOUTH ONE-HALF OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
70.626 ACRES - 194 LOTS / 26 TRACTS

## PLANT LIST

### DECIDUOUS SHADE TREES

| QUANTITY | SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE | * MITIGATION CREDIT |
|---|---|---|---|---|---|
| 20 | CH | COMMON HACKBERRY | CELTIS OCCIDENTALIS | 4" CAL. | 50.0 |
| 13 | GL | GREENSPIRE LINDEN | TILIA CORDATA GREENSPIRE | 4" CAL. | 32.5 |
| 20 | IH | IMPERIAL HONEYLOCUST | GLEDITSIA TRIACANTHOS VAR. INERMIS IMPERIAL | 4" CAL. | 50.0 |
| 18 | KC | KENTUCKY COFFEETREE | GYMNOCLADUS DIOICUS | 4" CAL. | 45.0 |
| 20 | NRO | NORTHERN RED OAK | QUERCUS RUBRA | 4" CAL. | 50.0 |
| 16 | NSM | NORWEGIAN SUNSET MAPLE | ACER PLATANOIDES 'NORWEGIAN SUNSET' | 4" CAL. | 40.0 |
| 19 | RL | REDMOND LINDEN | TILIA AMERICANA 'REDMOND' | 4" CAL. | 47.5 |
| 17 | SH | SHADEMASTER HONEYLOCUST | GLEDITSIA TRIACANTHOS VAR INERMIS SHADEMASTER | 4" CAL. | 42.5 |
| 17 | SKH | SKYLINE HONEYLOCUST | GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' | 4" CAL. | 42.5 |
| 18 | SWO | SWAMP WHITE OAK | QUERCUS BICOLOR | 4" CAL. | 45.0 |
| | | | | TOTAL | 445.0 |

* Caliper Inches Above Minimum

### DECIDUOUS ORNAMENTAL TREES

| QUANTITY | SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE | * MITIGATION CREDIT |
|---|---|---|---|---|---|
| 23 | CAP | CAPITAL PEAR | PYRUS CALLERYANA 'CAPTIAL' | 1.5" CAL. | 0 |
| 37 | CCH | COLUMNAR SARGENT CHERRY | PRUNUS SARGENTII 'COLUMNARIS' | 2.5" CAL. | 37.0 |
| 34 | FAM | FLAME AMUR MAPLE | ACER GINNALA 'FLAME' | 2.5" CAL. | 34.0 |
| 20 | RFC | RADIANT CRABAPPLE | MALUS 'RADIANT' | 1.5" CAL. | 0 |
| 19 | WHT | WASHINGTON HAWTHORN | CRATAEGUS PHAENPYRUM | 2.5" CAL. | 19.0 |
| | | | | TOTAL | 90.0 |

* Caliper Inches Above Minimum

### EVERGREEN TREES

| QUANTITY | SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE | * MITIGATION CREDIT |
|---|---|---|---|---|---|
| 21 | AP | AUSTRIAN PINE | PINUS NIGRA | 3" CAL. / 8' HT. | 31.5 |
| 63 | PNP | PINON PINE | PINUS EDULIS | 6' HT. | 0 |
| 15 | PP | PONDEROSA PINE | PINUS PONDEROSA | 3" CAL. / 8' HT. | 22.5 |
| 31 | SP | SCOTCH PINE | PINUS SYLVESTRIS | 3" CAL. / 8' HT. | 46.5 |
| | | | | TOTAL | 100.5 |

Total Mitigation Caliper Inches = 635.5 inches

* Caliper Inches Above Minimum

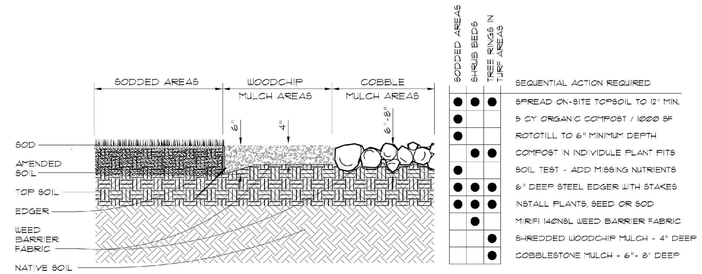
Notes:
1. Evergreen mitigation tree sizes are listed in caliper inches for mitigation purposes and shall be a minimum of 8 feet in height.
2. Minimal tree size requirements: 1½ " Caliper Deciduous and 6' Height Evergreen per (MC 10.6.4 F.4)

### SHRUBS

| QUANTITY | SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE |
|---|---|---|---|---|
| 124 | AAS | AUTUMN AMBER SUMAC | RHUS TRILOBATA 'AUTUMN AMBER' | 5 GALLON |
| 152 | ACJ | ALPINE CARPET JUNIPER | JUNIPERUS COMMUNIS 'ALPINE CARPET' | 5 GALLON |
| 152 | AWS | ANTHONY WATERER SPIREA | ANTHONY WATERER SPIREA | 5 GALLON |
| 151 | BHJ | BROADMOOR JUNIPER | JUNIPERUS SABINA 'BROADMOOR' | 5 GALLON |
| 60 | BMS | BLUE MINT SPIREA | CARYOPTERIS X CLANDONENSIS 'BLUE MIST' | 5 GALLON |
| 44 | BZM | BLIZZARD MOCKORANGE | PHILADELPHUS LEWISII 'BLIZZARD' | 5 GALLON |
| 212 | CAJ | COMPACT ANDORRA JUNIPER | JUNIPERUS 'ANDORRA COMPACTA' | 5 GALLON |
| 97 | CBC | CORAL BEAUTY COTONEASTER | COTONEASTER DAMMERI 'CORAL BEAUTY' | 5 GALLON |
| 100 | CCE | CRANBERRY COTONEASTER | COTONEASTER APICULATUS | 5 GALLON |
| 80 | CCJ | CALGARY CARPET JUNIPER | JUNIPERUS SABINA 'CALGARY CARPET' | 5 GALLON |
| 91 | CHA | COMPACT AMERICAN CRANBERRYBUSH | VIBURNUM TRILABUM 'COMPACTUM' | 5 GALLON |
| 97 | CSC | CREEPING WESTERN SAND CHERRY | PRUNUS BESSEYI PAWNEE BUTTES | 5 GALLON |
| 71 | DAM | DWARF AMUR MAPLE | ACER GINNALA 'COMPACTA' | 5 GALLON |
| 94 | DBC | DWARF BLACK CHOKEBERRY | ARONIA MELANOCARPA 'IROQUOIS BEAUTY' | 5 GALLON |
| 55 | DNB | DWARF NINEBARK | PHYSOCARPUS OPULIFOLIUS 'NANUS' | 5 GALLON |
| 41 | GDP | GOLD DROP POTENTILLA | POTENTILLA FRUTICOSA 'GOLD DROP' | 5 GALLON |
| 106 | GLS | DWARF FRAGRANT SUMAC | RHUS AROMATICA 'GRO-LOW' | 5 GALLON |
| 91 | GMC | ALPINE CURRANT | RIBES ALPINUM 'GREEN MOUND' | 5 GALLON |
| 66 | MMV | MINI MAN DWARF MANCHURIAN VIBURNUM | VIBURNUM BUREJACTICUM 'MINI MAN' | 5 GALLON |
| 161 | NWR | NEARLY WILD ROSE | ROSA X 'NEARLY WILD' | 5 GALLON |
| 51 | PCL | BRIGHT PINK CANADIAN LILAC | SYRINGA X PRESTONIAE 'MISS CANADA' | 5 GALLON |
| 80 | SNM | MOUNTAIN SNOWBERRY | SYMPHORICARPOS OREOPHILUS | 5 GALLON |
| 49 | SSB | SASKATOON SERVICEBERRY | AMERLANCHIER ALNIFOLIA | 5 GALLON |
| 147 | TBB | TURKESTAN BURNING BUSH | EUONYMUS NANA TURKESTANICUS | 5 GALLON |

### PERENNIALS & ORNAMENTAL GRASSES

| QUANTITY | SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE |
|---|---|---|---|---|
| 30 | BCM | BLUE CATMINT | NEPETA FAASSENII 'SELECT BLUE' | 1 GALLON |
| 25 | HRD | HAPPY RETURNS DAYLILY | HEMEROCALLIS 'HAPPY RETURNS' | 1 GALLON |
| 108 | KFG | FEATHER REED GRASS | CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' | 1 GALLON |
| 306 | MHG | MAIDEN HAIR GRASS | MISCANTHUS SINENSIS 'GRACILLIMUS' | 1 GALLON |
| 261 | PMG | PURPLE MAIDEN GRASS | MISCANTHUS SINENSIS PURPURASCENS | 1 GALLON |
| 301 | VMG | VARIEGATED MAIDEN GRASS | MISCANTHUS SINENSIS 'VARIEGATUS' | 1 GALLON |




## EDGER, MULCHES & SOIL PREPARATION

NOT TO SCALE

ALL SHRUB BEDS SHALL BE MULCHED WITH ROCK COBBLE MULCH 1" - 2" IN SIZE, PLACED OVER A SUITABLE WEED BARRIER FABRIC.

## NOTES

1. All landscape areas to be watered by an automatic, underground irrigation system with shrub beds zoned separately from turf areas. A rain shut=off sensor is required with irrigation system. Temporary irrigation shall be provided to all native short and tall grass areas for establishment in order to assist in complying with the re-vegetation standards. Temporary irrigation for establishment of native vegetation may be installed above ground and removed immediately after establishment is complete, or in any case, no longer than one year.
2. All edging shall be 3/16 inch wide by 6 inches deep, green painted steel. Such edging is required for separating sod areas with shrub plantings and perennial plantings.
3. Soil in landscape areas containing plant material shall be amended with a minimum of 4 cubic yards per 1,000 sq. ft. of compost. Soil amendment shall be disced or tilled into the soil to a depth of 8 inches.
4. All park facilities including trails, shall meet the requirements of the Americans with Disabilities Act and ASHTO guidelines.
5. In conventionally landscaped areas (not open space) all shrub and tree plantings shall be kept out of the bottom of drainage swales.
6. Plant materials shall be furnished in quantities shown on the landscape plans. In case of discrepancies between the plan(s) and the plant schedule, the plan shall dictate.
7. All landscaped tracts to be maintained by HOA, including the ROW landscape.
8. Overlap all seeding at least 5-feet into adjacent native seeding, or previously seeded or remnant native areas.
9. If open space areas are covered by annual weeds prior to seeding, moldboard plow areas and disk prior to seeding. If uncertain as to the value of existing vegetation, check with Town of Erie Representative for vegetation evaluation. Proposed open space areas with annual, biennial or perennial weeds must be treated according to the Town of Erie Standards and Specifications.
10. Native grass areas to be seeded with Prairie Shortgrass Mix within 15 feet of trails and streets. Prairie Tallgrass Mix to be seeded beyond 15 feet.
11. Native seeded areas will receive the specified Class 1 organic material at the rate of three (3) cubic yards per one thousand (1,000) square feet. Native areas shall be amended with Forte Biosol after seeding, but prior to hydromulching at a minimum rate of eight hundred (800) pounds per acre. Organic materials shall be applied according to Town of Erie Standards #1023.04. All disturbed areas shall be seeded.
12. All seeding shall take place between October 15th and April 15th.
13. Street tree locations are approximate and shall be placed based on driveways, sidewalks and utility service lines.
14. All shrub beds to be mulched with rock mulch consisting of 50% 2"-3", 25% 1-½" and 25% ¾" diameter rock to a depth of 3" and shall be placed over a weed barrier filter fabric. A bark mulch ring 2' in diameter shall be placed around all 5 gallon shrubs and a 1' diameter mulch ring around 1 gallon perennials.
15. If transformers, ground mounted hvac equipment, utility pedestals, etc. are not shown on the site improvement plan, additional landscaping/screening may be required based upon field conditions discovered via the site inspection by staff, made prior to the issuance of the certificate of occupancy, or final inspection as applicable.
16. Landscape inspections shall be the responsibility of the landscape architect.
17. All HOA/district maintained landscaping to be inspected by a Colorado landscape architect in good standing and paid for by the developer.
18. All Town of Erie landscape acceptance procedures for HOA/district maintained tracts shall be followed.
19. Upon completion of the project, developer / landscape architect to Provide Town of Erie a full set of as-built drawings of all landscape and irrigation, on a cd set including latest version of PDF and Autocad. In addition, a signed landscape/irrigation compliance statement shall be provided to the town.
20. All street tree species and their locations shall be approved by Community Services Director or designee for trees planted adjacent to residential homes, whether they be installed by the developer/contractor or individual homeowner. Ash trees shall not be planted under any circumstances.

## MAINTENANCE CHART

Landscaping shall be planted and maintained in a neat, clean and healthy condition by the owner. This shall include proper pruning, mowing and aeration of lawns, replacement of mulch, weeding, removal of litter and the regular watering of all plantings. Irrigation shall be maintained to maximize water consumption. Should any plant material die, the owner, successor, or assigns shall be responsible for the replacement of plant(s) within one planting season. Replacement of plant materials shall occur at the following rate:

| TYPE | PLANT REPLACEMENT WITHIN 1 YEAR | 2+ YEARS |
|---|---|---|
| TREE - DECIDUOUS | INCREASE CALIPER BY 1" | INCREASE CALIPER BY 1.5" |
| TREE - CONIFEROUS | INCREASE HEIGHT BY 1.5' | INCREASE HEIGHT BY 2' |
| SHRUB | REPLACE WITH PLANTS OF AT LEAST ½ MATURE SIZE | REPLACE WITH PLANTS OF AT LEAST ½ MATURE SIZE |

## STREET TREE REQUIREMENTS

Requirement Reference 10-6-4 E. 1.a - One deciduous street tree for every 40 linear feet of street. Required lengths reflect sight distance triangles, easements and utilities. Each owner of single family detached homes shall be responsible for installing trees within ROW fronting lots.

| STREET | LENGTH | TREES REQUIRED | TREES PROVIDED |
|---|---|---|---|
| Jasper Road | 2,168 ft | 54 | 58 |
| Tynan Court | 253 ft | 6 | 6 |
| Telleen Avenue | 1,261 ft | 31 | 31 |
| Kolar Street | 462 ft | 12 | 14 |
| Anderson Drive | 101 ft | 3 | 3 |
| Simmons Way | 203 ft | 5 | 6 |
| Red Hawk Court | 75 ft | 2 | 2 |
| Billings Street | 1,152 ft | 29 | 31 |
| Northrop Way | 773 ft | 19 | 20 |
| Moffat Way | 676 ft | 17 | 18 |

## TALLGRASS - NATIVE PRAIRIE MIX

| COMMON NAME | SCIENTIFIC NAME | VARIETY | OZ/ACRE | PLS LBS/ACRE |
|---|---|---|---|---|
| Buffalo grass | *Buchloe dactyliodes* | Native,Bison or Texoka | | 3 |
| Sideoats grama | *Boutelua curtipendula* | Butte, Niner or El Reno | | 5 |
| Prairie sandreed | *Calamovilfa longifolia* | Goshen orBowman | | 1 |
| Blue grama | *Chondrosum gracile* | Lovington, Alma,Native or Hachita | | 3 |
| Western wheatgrass | *Pascopyrum smithii* | Arriba, or Rosana | | 5 |
| Little bluestem | *Schizachryium scoparium* | Pastura, Cimarron, Aldous Camper | | 4 |
| Alkali sacaton | *Sporobolus airoides* | Common | | 1 |
| Sand dropseed | *Sporobols cryptandris* | Common | | 1 |
| Switchgrass | *Panicum virgatum* | Blackwell | | 5 |
| **SEEDING RATE POUNDS PLS/ACRE** | | | | 28 |

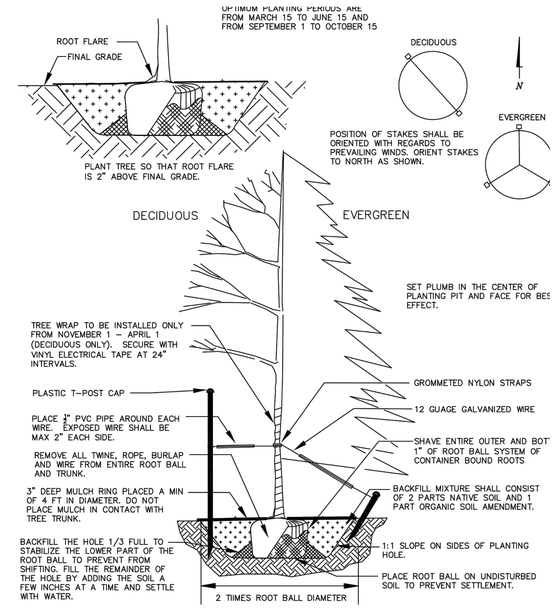
## SHORTGRASS - NATIVE PRAIRIE MIX

| COMMON NAME | SCIENTIFIC NAME | VARIETY | OZ/ACRE | PLS LBS/ACRE |
|---|---|---|---|---|
| Buffalograss | *Buchloe dactyliodes* | Native, Bison or Texoka | | 14 |
| Blue grama | *Chondrosum gracile* | Lovington Alma,Native, or Hachita | | 12 |
| Sand dropseed | *Sporobolus cryptandrus* | Common | | 4 |
| **SEEDING RATE POUNDS PLS/ACRE** | | | | **30** |

## FILING 8 PAIRED HOME REQUIREMENTS

| REQUIREMENT REFERENCE | REQUIREMENT | QUANTITY | LANDSCAPE AREA REQUIRED | LANDSCAPE AREA PROVIDED | TREES REQUIRED | TREES PROVIDED | SHRUBS REQUIRED | SHRUBS PROVIDED |
|---|---|---|---|---|---|---|---|---|
| 10-6-4 E. 6.a | Install trees on-site, a minimum of one tree per 1,000 square feet of landscaped area | * 119,196 sqft | | | 119 | 123 | | |
| 10-6-4 E. 6.b | Install a minimum of one shrub per 150 square feet of landscaped area | * 119,196 sqft | | | | | 795 | 1,527 |
| 10-6-4 E. 6.g | Provide a minimum of 15% of the *entire* site with landscaping of live plant materials | 1,382,193 sqft | 207,328 sqft | 958,063 sqft | | | | |

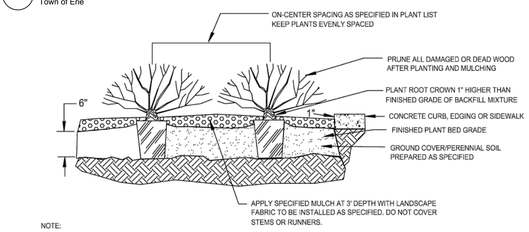
* Does note include existing detention and well site areas.




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.

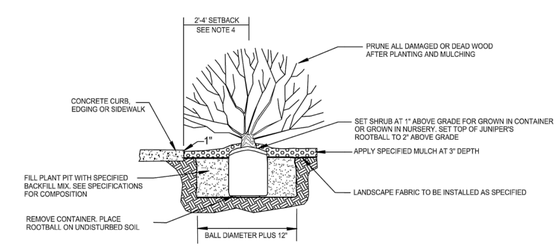
## TREE PLANTING STANDARD DETAIL

Town of Erie




NOTE:
1. HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING OR CURB. HOLD BACK PLANTS 12-18" FROM EDGES.
2. REMOVE ALL CONTAINERS & POTS PRIOR TO PLANTING.

GROUNDCOVER / PERENNIAL




SHRUB

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 ACCOMODATE MATURE SPREAD OF SPECIES TO PREVENT OVERHANG.
5. REMOVE ALL CONTAINERS & POTS PRIOR TO PLANTING.

## SHRUB & PERENNIAL PLANTING STANDARD DETAIL

Town of Erie

| NO | REVISION RECORD | DATE |
|---|---|---|
| 1 | 1ST SUBMITTAL | 3-24-2020 |
| 2 | 2ND SUBMITTAL | 7-21-2020 |
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APPLICANT:
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CANYON CREEK SUBDIVISION
FILING NOS. 7 & 8
PRELIMINARY LANDSCAPE PLAN
ERIE, COLORADO

DRAWN: AY
CHECKED: KH
ISSUE DATE: 4-5-2021

SHEET:
PLANTING NOTES & DETAILS

# CANYON CREEK - SUBDIVISION FILING NOS. 7 & 8

## PRELIMINARY LANDSCAPE PLAN

TRACT "O", CREEKSIDE SUBDIVISION AND A PORTION OF THE SOUTH ONE-HALF OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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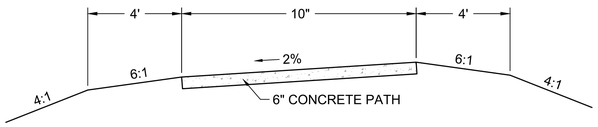
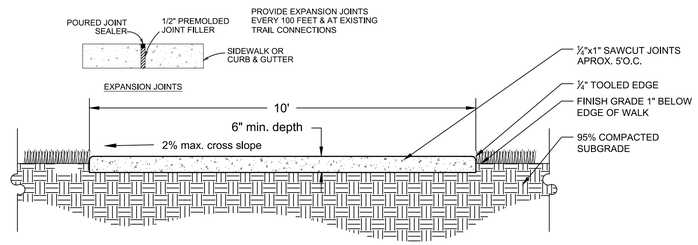
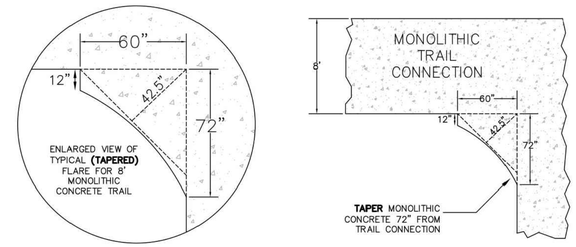
PP-001108-2019




SPINE TRAIL
Not to Scale

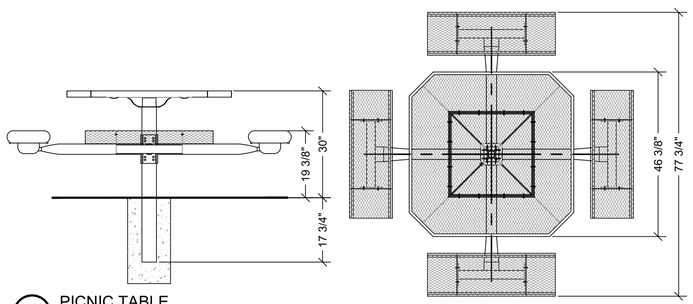



10' CONCRETE TRAIL (NOT SPINE TRAIL)
Not to Scale

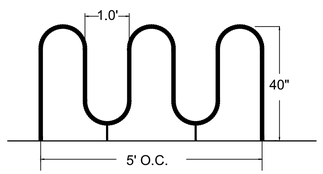



NOTES:
1. TRAIL CONNECTIONS THAT DO NOT MEET AT A 90 DEGREE ANGLE WILL BE FITTED IN THE FIELD AND APPROVED BY THE PARKS MANAGER OR DESIGNEE.
2. TRAIL CONNECTION LESS THAN 8 FEET SHALL BE REQUIRED TO HAVE 3 FEET FLARE PLACED AT EACH TRAIL INTERSECTION.
3. TRAIL CONNECTIONS 8 FEET OR MORE SHALL BE REQUIRED TO HAVE A 5 FOOT FLARE PLACED AT EACH TRAIL INTERSECTION.
4. RADII AT SPINE TRAIL CONNECTIONS MAY EXCEED DETAIL P27.

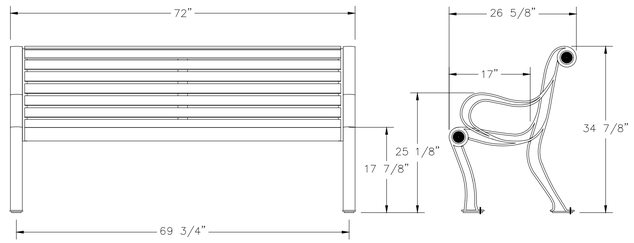
TRAIL CONNECTIONS WITH FLARED CORNERS
TOWN OF ERIE DRAWING NO. P27
Not to Scale



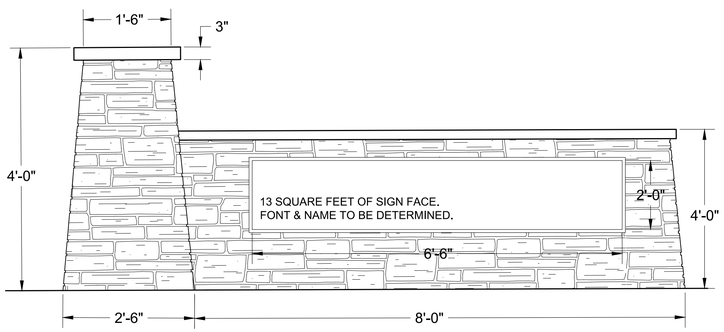

PICNIC TABLE
MANUFACTURER: WABASH VALLEY
MODEL: SG235D/SG230D INGROUND
COLOR: BLACK
Not to Scale



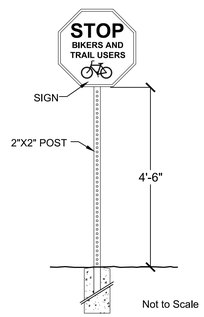

BICYCLE RACK
MANUFACTURER: WABASH VALLEY
MODEL: BRK538I
COLOR: BLACK
Not to Scale




BENCH
MANUFACTURER: WABASH VALLEY
MODEL: BU1119C
COLOR: BLACK
Not to Scale

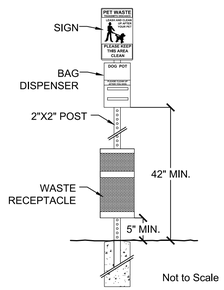



ENTRY MONUMENT
Not to Scale




Not to Scale

TRAIL STOP SIGN




Not to Scale

DOG WASTE STATION
COLOR: BLACK

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CANYON CREEK SUBDIVISION
FILING NOS. 7 & 8
PRELIMINARY LANDSCAPE PLAN
ERIE, COLORADO

DRAWN: AY
CHECKED: KH
ISSUE DATE: 4-5-2021

SHEET:
SITE DETAILS

# CANYON CREEK - SUBDIVISION FILING NOS. 7 & 8

## PRELIMINARY LANDSCAPE PLAN

TRACT "O", CREEKSIDE SUBDIVISION AND A PORTION OF THE SOUTH ONE-HALF OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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70.626 ACRES - 194 LOTS / 26 TRACTS
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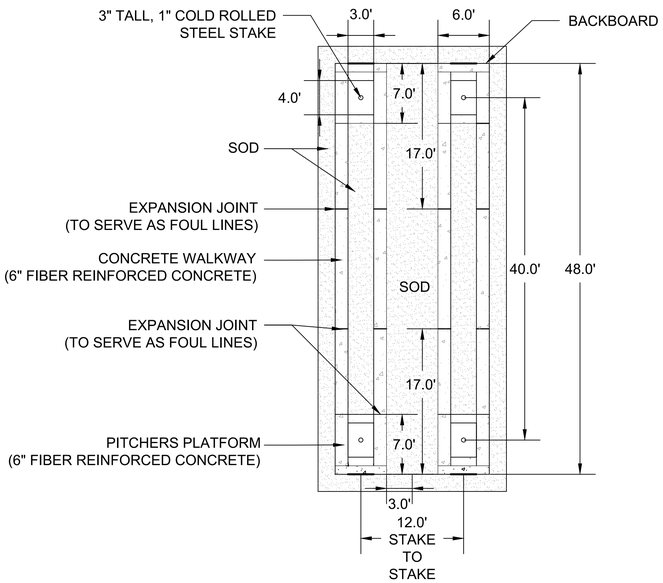
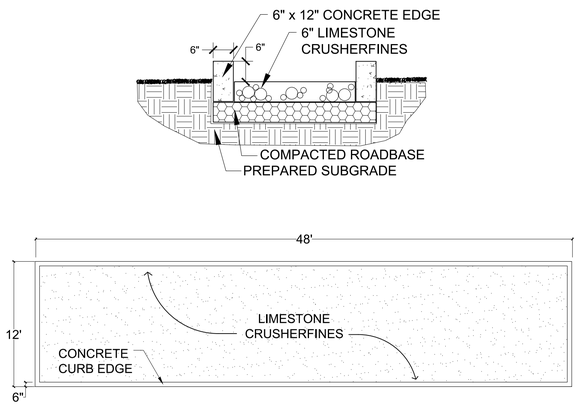


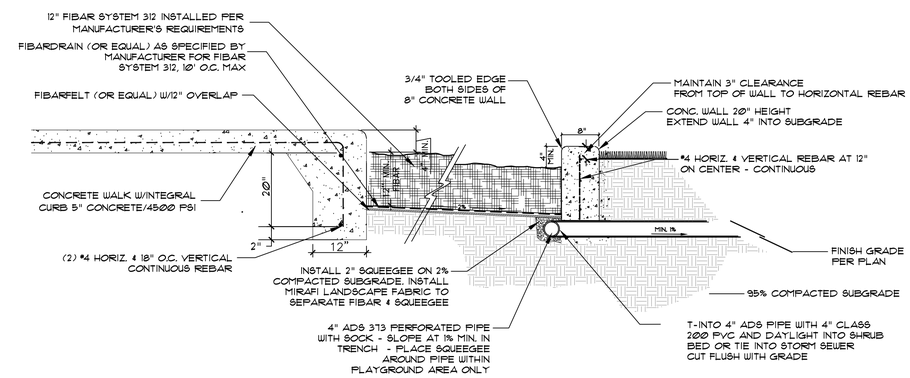

HORSE SHOE PIT

Not to Scale



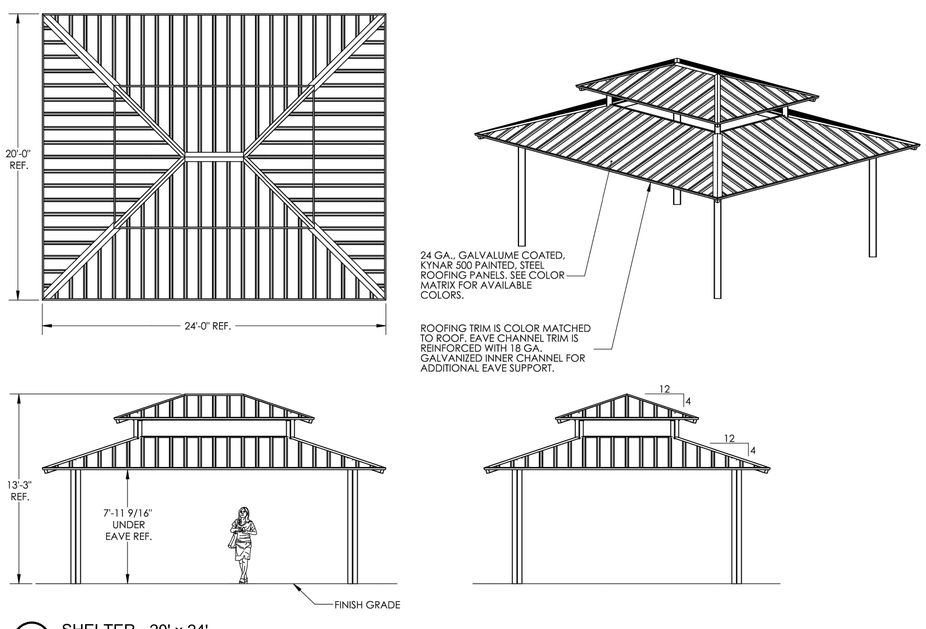

BOCCE BALL COURT

Not to Scale




PLAYGROUND CURB

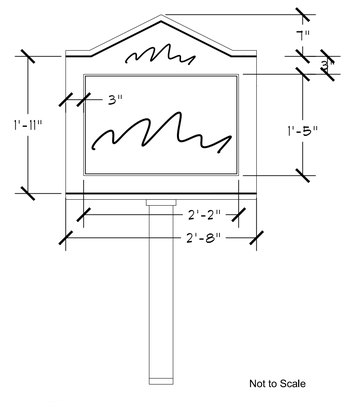
Not to Scale




SHELTER - 20' x 24'

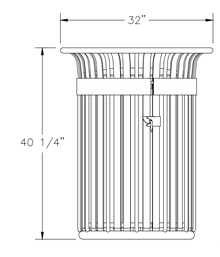
Poligon, Model: Marquee 20x24 poligon.com Colors: Roof - Brown, Posts - Beige

Not to Scale




Not to Scale

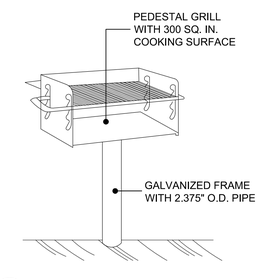
PARK IDENTIFICATION SIGN




Not to Scale

TRASH RECEPTACLE

MANUFACTURER: WABASH VALLEY
MODEL: TJ3F43I
COLOR: BLACK




BBQ GRILL

MANUFACTURER: DUMOR
MODEL: 21-00
COLOR: BLACK

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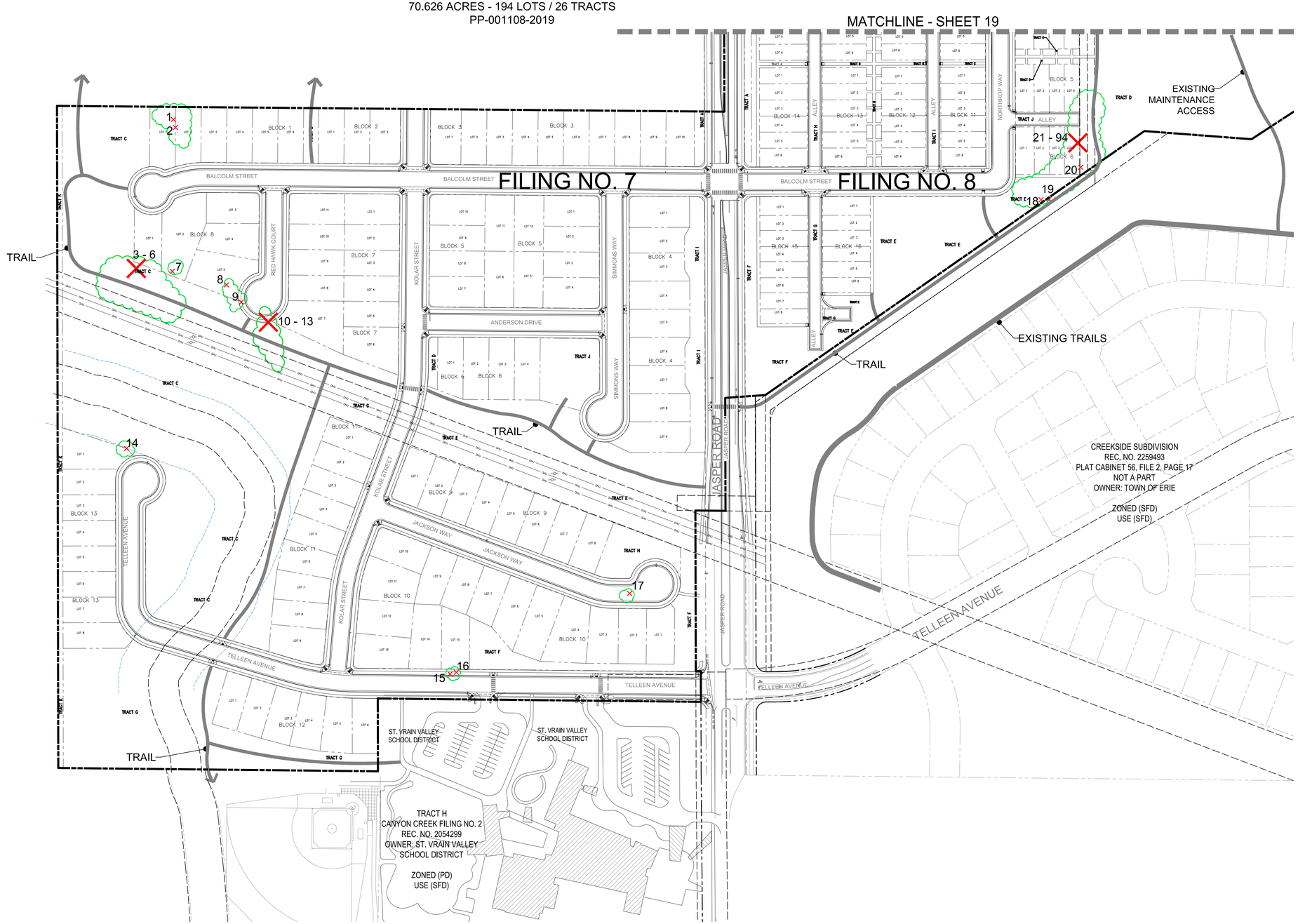


## LEGEND

- PROPERTY BOUNDARY
- EASEMENT
- EXISTING CONTOUR
- TRAIL
- EXISTING TREE TO BE REMOVED

North

0 100' 200'
Scale: 1" = 100'

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TREE MITIGATION PLAN

# CANYON CREEK SUBDIVISION - FILING NOS. 7 & 8

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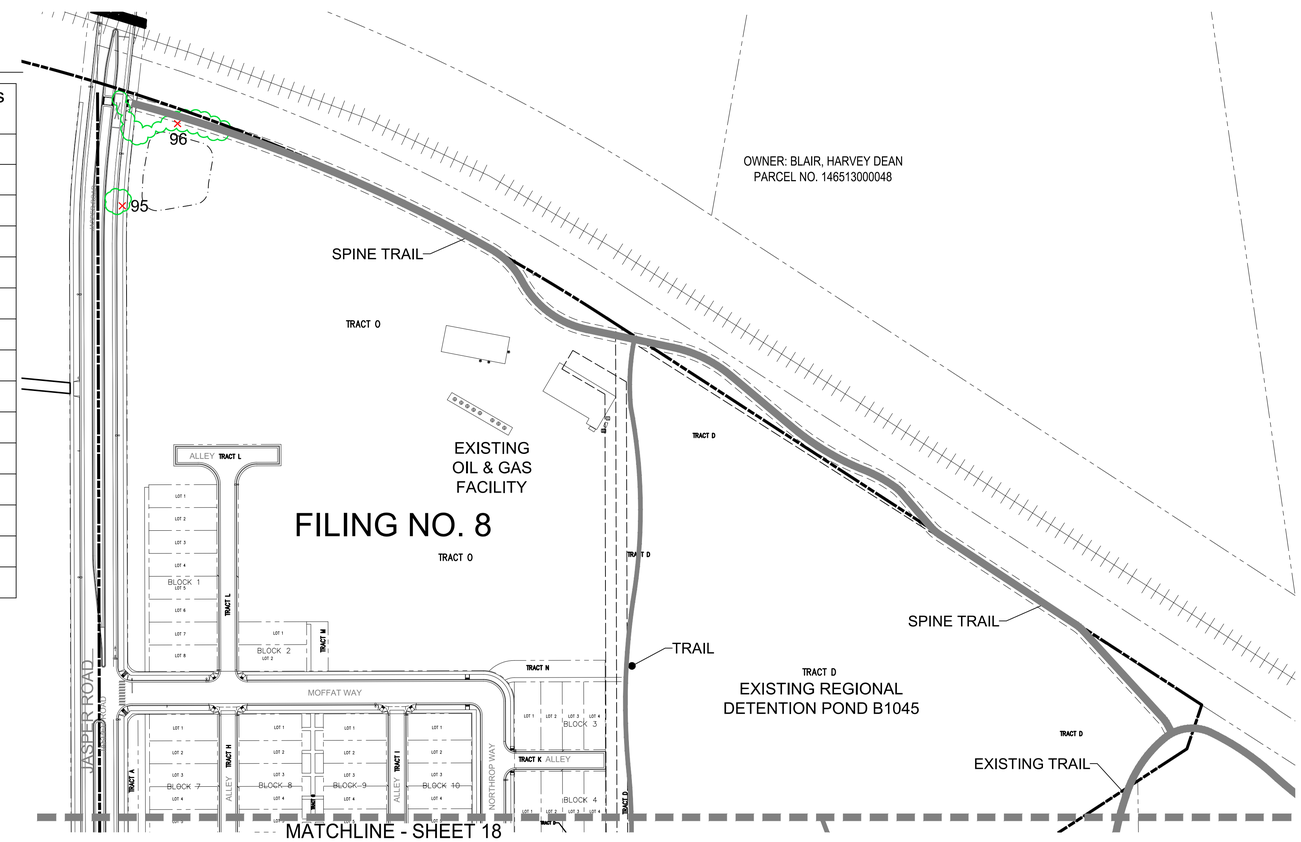
## LIST OF TREES TO BE REMOVED

| ID Number | Species | Diameter at Breast Height | Caliper Inches to Mitigate |
|---|---|---|---|
| 1 | PEACHLEAF WILLOW (SALIX AMYGDALOIDES) | 11" | 11" |
| 2 | PEACHLEAF WILLOW (SALIX AMYGDALOIDES) | 14" | 14" |
| 3 - 13 | PLAINS COTTONWOOD (POPULUS DELTOIDES) | 4" | 56" |
| 14 | PLAINS COTTONWOOD (POPULUS DELTOIDES) | 7" | 7" |
| 15 | PLAINS COTTONWOOD (POPULUS DELTOIDES) | 5" | 5" |
| 16 | PLAINS COTTONWOOD (POPULUS DELTOIDES) | 6" | 6" |
| 17 | PLAINS COTTONWOOD (POPULUS DELTOIDES) | 6" | 6" |
| 18 | PEACHLEAF WILLOW (SALIX AMYGDALOIDES) | 4" | 4" |
| 19 | PEACHLEAF WILLOW (SALIX AMYGDALOIDES) | 4" | 4" |
| 20 | PEACHLEAF WILLOW (SALIX AMYGDALOIDES) | 5" | 5" |
| 21 - 94 | PLAINS COTTONWOOD (POPULUS DELTOIDES) | 4" | 296" |
| 95 | PLAINS COTTONWOOD (POPULUS DELTOIDES) | 4" | 4" |
| 96 | PLAINS COTTONWOOD (POPULUS DELTOIDES) | 4" | 4" |
| | TOTAL CALIPER INCHES TO MITIGATE | | 422" |
| | TOTAL CALIPER INCHES REQUIRED TO MITIGATE TREES REMOVED (x1.5) | | 633" |

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PROPERTY BOUNDARY
EASEMENT
EXISTING CONTOUR
TRAIL
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