

Preliminary Plat
BOULDER CREEK COMMONS SUBDIVISION
 located within the Southeast Quarter of Section 4 and the Southwest Quarter of Section 3,
 Township 1 South, Range 70 West of the 6th P.M.,
 City of Boulder, County of Boulder, State of Colorado

Sheet 1 of 6

TOTAL AREA = 965,880 SQUARE FEET OR 22.17 ACRES

Property Description

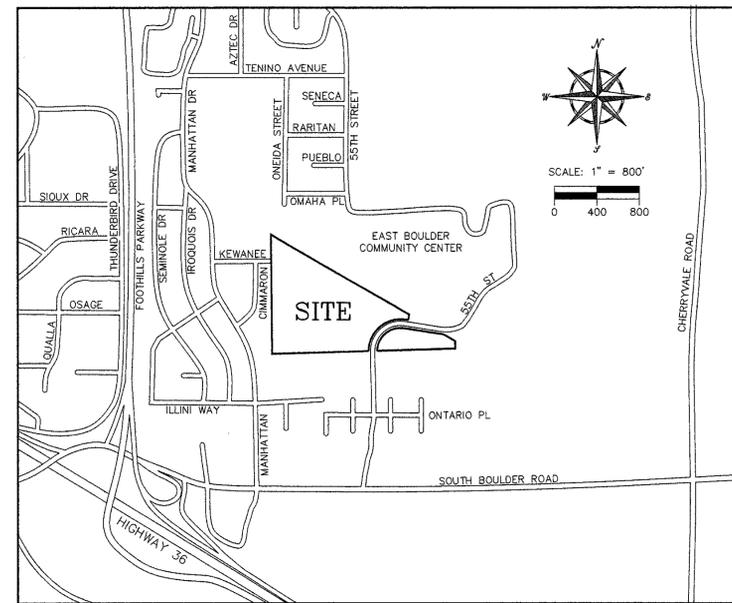
PARCEL I:
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.;
 THENCE NORTH 0°35' WEST, 1592.00 FEET TO THE TRUE POINT OF BEGINNING, CORNER NO. 1;
 THENCE NORTH 88°22' EAST, 1296.93 FEET TO CORNER NO. 2;
 THENCE NORTH 60°11' WEST, 1503.50 FEET TO CORNER NO. 3;
 THENCE SOUTH 0°35' EAST, 784.80 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL II:
 BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.; THENCE NORTH 0°35' WEST 1259.00 FEET TO THE TRUE POINT OF BEGINNING, CORNER NO. 1; THENCE NORTH 88°22' EAST 1728.15 FEET TO CORNER NO. 2; THENCE NORTH 0°29' EAST 71.48 FEET TO CORNER NO. 3; THENCE NORTH 60°11' WEST 501.20 FEET TO CORNER NO. 4; THENCE SOUTH 88°22' WEST 1296.93 FEET TO CORNER NO. 5; THENCE SOUTH 0°35' EAST 333.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION REFERENCED IN RULE AND ORDER RECORDED NOVEMBER 10, 1993 AT RECEPTION NO. 1360066, AND DESCRIBED IN AGREEMENT RECORDED NOVEMBER 15, 1993 AT RECEPTION NO. 1361390, COUNTY OF BOULDER, STATE OF COLORADO.

AND EXCEPTING FROM PARCELS I AND II PART OF A RIGHT-OF-WAY CONVEYED TO THE CITY OF BOULDER PER QUIT CLAIM DEED RECORDED ON FILM 1580 AS RECEPTION NUMBER 00983929.



Vicinity Map

Notes:

- FIRST AMERICAN HERITAGE TITLE COMPANY COMMITMENT NUMBER 254-H0172321-043-ADL, DATED JUNE 6, 2007 AT 8:00 A.M. AND COMMITMENT NUMBER 254-H0173096-043-ADL, DATED JUNE 14, 2007 AT 8:00 A.M., WERE RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

THERE IS A BLANKET UTILITY EASEMENT FOR UNION RURAL ELECTRIC ASSOCIATION, INC. FACILITIES PER FILM 1184 REC. NO. 468375 ACROSS PARCEL I. THIS EASEMENT SHALL BE VACATED PRIOR TO RECORDING THE FINAL PLAT.

CITY OF BOULDER RIGHT-OF-WAY LOCATED NORTH OF 55TH STREET SHALL BE VACATED BY ORDINANCE AND THE RECEPTION NUMBER WILL BE SHOWN ON THE PRELIMINARY PLAT.
- 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.

UNDERGROUND GAS AND ELECTRIC LINES HAVE BEEN SHOWN HEREON BASED UPON VISIBLE SURFACE EVIDENCE, MAPS PROVIDED BY THE CITY OF BOULDER AND UTILITY MARKINGS PLACED BY DIVERSIFIED UNDERGROUND, INC.

UNDERGROUND TELEPHONE AND COMMUNICATION LINES HAVE BEEN SHOWN HEREON PER MARKINGS PROVIDED BY DIVERSIFIED UNDERGROUND, INC.

OTHER UNDERGROUND UTILITIES MAY EXIST, FOR WHICH THERE ARE NO PUBLIC RECORDS READILY AVAILABLE. ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE AGENCY PRIOR TO ANY CONSTRUCTION OR DIGGING ON OR ADJACENT TO THE SUBJECT PROPERTY.
- BASIS OF BEARINGS: ASSUMED A BEARING OF NORTH 00°35'00" EAST ALONG THE WEST LINE OF THE SUBJECT PROPERTY BETWEEN THE SURVEY MARKERS DESCRIBED HEREON.
- THE SUBJECT PROPERTY CONTAINS 965,880 SQUARE FEET (22.17 ACRES). THE AREA WEST OF 55TH STREET IS 847,017 SQUARE FEET (19.44 ACRES). THE AREA EAST OF 55TH STREET IS 118,863 SQUARE FEET (2.73 ACRES).
- FLOOD ZONE DELINEATIONS AND CROSS-SECTIONS AD/AE/AF ARE AS PRESENTED ON THE CITY OF BOULDER FLOOD HAZARD MAPPING WEBSITE ON 14 DECEMBER 2012.

BASE FLOOD ELEVATIONS SPECIFIC TO DRY CREEK DITCH NO. 2 ARE AS PRESENTED ON THE CITY OF BOULDER FLOOD MAPPING WEBSITE ON 23 FEBRUARY 2011 AND IS NO LONGER AVAILABLE ON THE CITY'S WEBSITE. THE CITY WEBSITE AS OF 14 DECEMBER 2012 PROVIDES ONLY THE BASE FLOOD ELEVATION INFORMATION FOR THE MAIN CHANNEL OF SOUTH BOULDER CREEK.

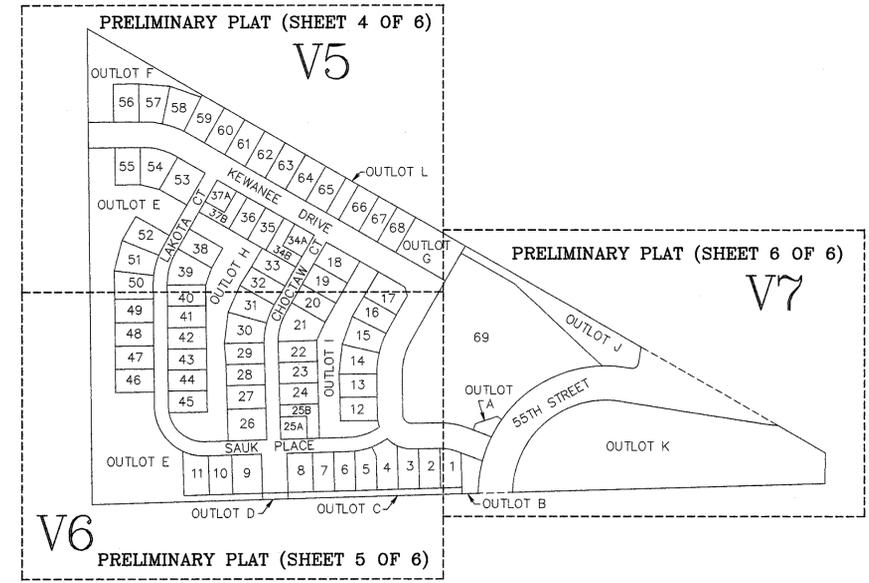
FLOOD FLOWS ASSOCIATED WITH DRY CREEK NO. 2 WERE PROVIDED BY THE CITY OF BOULDER IN A MEMO DATED 21 MARCH 2011.

THE SUBJECT PROPERTY IS LOCATED WITHIN THE RECENTLY ADOPTED FEMA FLOOD INSURANCE RATE MAP NO. 0801300576J, DATED DECEMBER 18, 2012. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- BASE TOPOGRAPHIC MAPPING OF THIS SITE WAS PERFORMED BY PAUL WERTZ, MAPPING CONSULTANT.
- BENCHMARK: FOUND CUT BOX AT SOUTHEAST CORNER OF CATCH BASIN SLAB ON THE WEST SIDE OF 55TH STREET NEAR THE SOUTHEAST CORNER OF THE PROPERTY AT 5692 55TH STREET, CITY OF BOULDER BENCHMARK ID V3-2-1, ELEVATION = 5331.87 CITY OF BOULDER NAVD 88 DATUM.
- ONE DECIDUOUS TREE OF TWO (2) INCH CALIPER REQUIRED PER LOT.

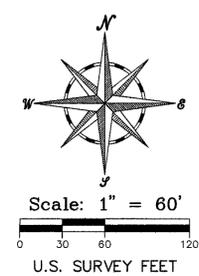
Lot and Outlot Usages

LOTS 1-68 (EXCEPT LOTS 25, 34 AND 37)	SINGLE FAMILY RESIDENCES
LOTS 25, 34 AND 37	DUPLEX UNITS
LOT 69	SENIOR CONGREGATE CARE
OUTLOT A	OPEN SPACE, ENTRY SIGNAGE AND LANDSCAPE
OUTLOT B	OPEN SPACE
OUTLOT C	OPEN SPACE, IRRIGATION LATERAL
OUTLOT D	OPEN SPACE, IRRIGATION LATERAL AND FUTURE ROW EXTENSION
OUTLOT E	OPEN SPACE, WETLAND MITIGATION, IRRIGATION DITCH AND LATERAL, DRAINAGE, AND PEDESTRIAN ACCESS
OUTLOT F	OPEN SPACE, WETLAND PRESERVATION, IRRIGATION DITCH AND LATERAL, DRAINAGE, AND PEDESTRIAN ACCESS
OUTLOT G	OPEN SPACE, POCKET PARK AND PEDESTRIAN ACCESS
OUTLOT H	OPEN SPACE AND DRAINAGE AND PEDESTRIAN ACCESS
OUTLOT I	OPEN SPACE AND DRAINAGE AND PEDESTRIAN ACCESS
OUTLOT J	OPEN SPACE AND WETLAND PRESERVATION
OUTLOT K	OPEN SPACE AND WETLAND PRESERVATION AND MITIGATION, AND CONSERVATION EASEMENT
OUTLOT L	OPEN SPACE AND DRAINAGE AND PEDESTRIAN ACCESS

ALL OUTLOTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA). THE IRRIGATION DITCHES AND LATERALS WITHIN OUTLOTS WILL BE MAINTAINED BY THE RESPECTIVE DITCH AND LATERAL OWNERS.

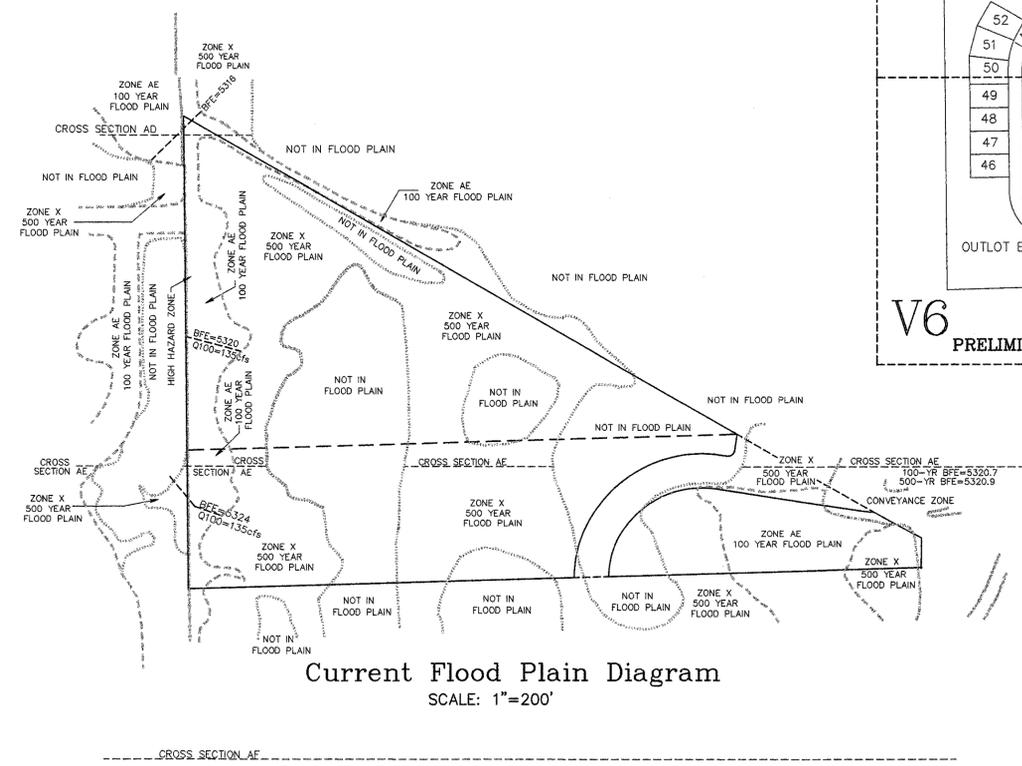


Key Sheet
SCALE: 1"=200'



100-Year Flood Flow Information

SECTION	1D PEAK FLOW (cfs)	2D PEAK FLOW (cfs)	COMBINED PEAK FLOW (cfs)
DCD1	106.10	12.86	117.91
DCD2	92.03	44.11	135.35
DCD3	56.06	74.96	130.54
DCD4	84.19	48.30	131.68
DCD5	87.04	43.81	130.12
DCD6	175.12	3.86	177.50
HP1	0.00	8.55	8.55
HP2	0.00	9.27	9.27
HP3	0.00	8.22	8.22
HP4	0.00	0.00	0.00
HP5	0.00	0.00	0.00
KEW1	0.00	48.15	48.15



Current Flood Plain Diagram
SCALE: 1"=200'

Approved by the City of Boulder;

DIRECTOR OF PLANNING DATE

16500A-9.DWG FEBRUARY 28, 2013