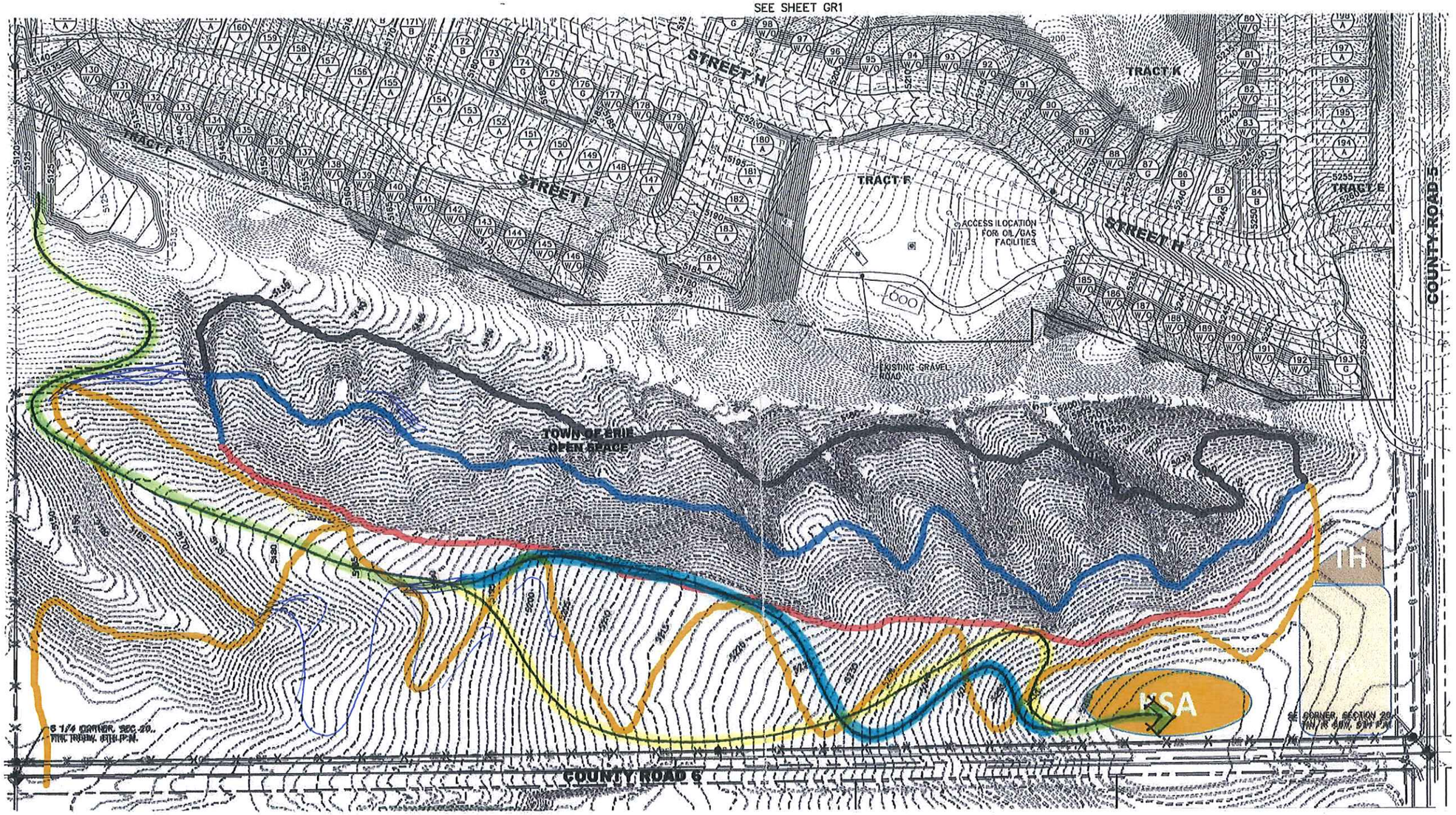
SUNSET
PRELIMINARY PLAT
A REPLAT OF TRACT A
TOWN OF ERIE, COUNTY OF WELD COUNTY, STATE OF COLORADO
103.83 ACRES - 247 LOTS - 11 TRACTS
PP-13-00010

SEE SHEET GR1



LEGEND:

PROPOSED CONTOURS ——— 4925 ———
EXISTING CONTOURS - - - - 4925 - - - -

(12/A) LOT NUMBER / LOT TYPE
A FRONT-DRAIN LOT
B SPLIT-DRAIN LOT
T TRANSITIONAL LOT
W/O WALKOUT LOT
G GARDEN LEVEL LOT

NOTES:

1. SEE LANDSCAPE PLAN FOR WALK DELINEATIONS.
2. RETAINING WALLS WILL BE A MAXIMUM 4' TALL AND WILL BE CONSTRUCTED WITH HOMES. WALL MATERIALS WILL BE APPROVED PER THE COVENANTS. WALLS WILL BE WITHIN PROPERTY LINE EXCEPT AS SHOWN HEREIN.
3. THE DEVELOPER WILL BUILD THE RETAINING WALLS IN THE OPEN SPACE. THE BUILDER WILL BUILD THE RETAINING WALLS IN THE LOTS.
4. SLOPE GRADING DOES NOT EXCEED 4:1 UNLESS NOTED.

DATE	REVISION DESCRIPTION
	5
	4
	3
	2
	1

Drawing Name: 21GR1.dwg
Job Number: FSLAND SUNSET
Prepared For: FS ERIE ESTATES, LLC

0 50 100 200
1 inch = 100 ft. Horizontal

Designer	Drafter	Checked
BKM	BRR	TAJ

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SUNSET
PRELIMINARY PLAT
GRADING PLAN

Sheet GR2 of 11 / 15
Date JANUARY 23, 2014