

PATH: P:\FSLAND SUNSET\CADD\CIVIL\21-PRELIMINARY PLAT\21T.dwg
PLOT BY: Rod Signon
XREFS: 21TB, 21 VICINITY MAP, 20BASE.

SUNSET
PRELIMINARY PLAT
AN AMENDMENT OF TRACT A, SUNSET MINOR SUBDIVISION
TOWN OF ERIE, COUNTY OF WELD COUNTY, STATE OF COLORADO
103.83 ACRES - 238 LOTS - 23 TRACTS
PP-000838-2016

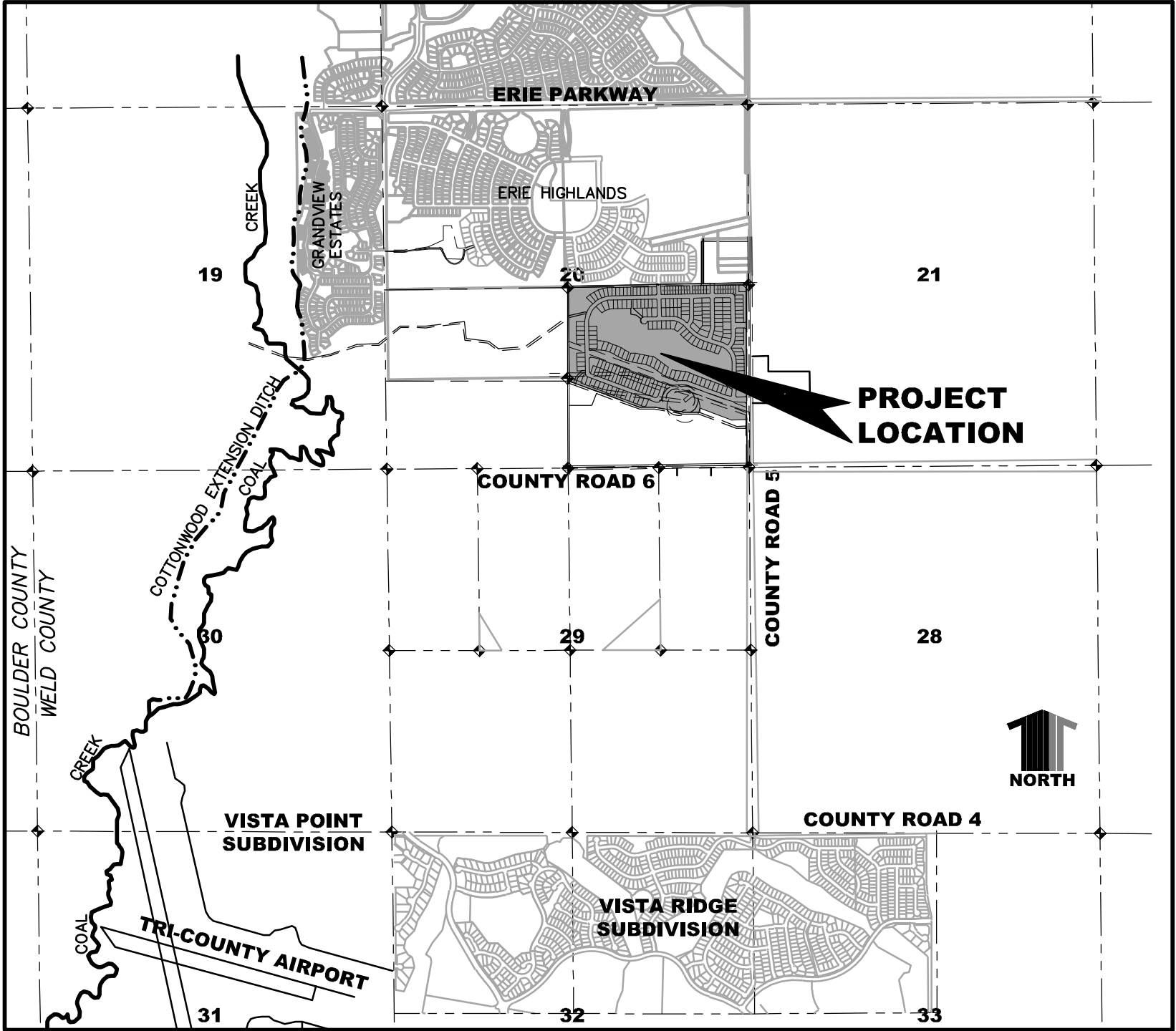
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
A REPLAT OF TRACT A AS DEFINED BY THE SUNSET-MINOR SUBDIVISION PLAT RECEPTION NUMBER 3916652.
CONTAINING 4,522,901 SQUARE FEET OR 103.832 ACRES MORE OR LESS.

LAND SUMMARY CHART			
LAND USES	DWELLING UNITS	AREA/ACRES	% OF TOTAL AREA
HOUSING DIVERSITY:			
DUPLEX	24	2.74	2.64%
5,000 -9,999- SF LOTS	204	35.20	33.90%
10,000-39,999-SF LOTS	10	2.50	2.41%
SUB TOTAL	238	40.44	38.95%
PARK LAND:			
POCKET PARKS (H, R, U)	0.34	4.53	4.36%
NEIGHBORHOOD PARKS	2.03	FEE *	
COMMUNITY PARKS	3.39	BUILDING PERMIT FEE	
COMMON/LANDSCAPE AREA	0.00	4.74	4.57%
SUB TOTAL	5.76	9.27	8.93%
OPEN SPACE:			
CREDITED (TRACTS C AND G)	11.53	26.81	25.82%
OIL/GAS (TRACT T)		4.91	4.73%
DRAINAGE (TRACT F)		2.55	2.45%
PUBLIC ACCESS TRACTS		2.14	2.06%
SUB TOTAL	11.53	36.41	35.07%
STREETS:			
LOCAL ROW		17.71	17.06%
SUB TOTAL			17.06%
TOTAL	238 DU's	103.83	100.00%

*NEIGHBORHOOD PARK LAND AND DEVELOPMENT
CONSTRUCTION COST FEE.

TRACT SUMMARY CHART				
TRACT	AREA (AC.)	USE	OWNERSHIP	MAINTENANCE
TRACT A	1.146	PUBLIC ACCESS ESMT/LANDSCAPE BUFFER/DRAINAGE	METRO DISTRICT	METRO DISTRICT
TRACT B	0.602	PUBLIC ACCESS ESMT/LANDSCAPE BUFFER/DRAINAGE	METRO DISTRICT	METRO DISTRICT
TRACT C	6.238	PUBLIC ACCESS ESMT/SPINE TRAIL/OPEN SPACE/DRAINAGE	METRO DISTRICT	METRO DISTRICT
TRACT D	0.090	PUBLIC ACCESS ESMT/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT E	0.303	PUBLIC ACCESS ESMT/LANDSCAPE BUFFER/TRAIL	METRO DISTRICT	METRO DISTRICT
TRACT F	2.547	DRAINAGE	METRO DISTRICT	METRO DISTRICT
TRACT G	20.574	PUBLIC LAND DEDICATION	METRO DISTRICT	METRO DISTRICT
TRACT H	0.281	POCKET PARK	METRO DISTRICT	METRO DISTRICT
TRACT J	0.167	PUBLIC ACCESS ESMT/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT K	0.053	LANDSCAPE BUFFER	METRO DISTRICT	METRO DISTRICT
TRACT L	1.290	PUBLIC ACCESS ESMT/LANDSCAPE BUFFER	METRO DISTRICT	METRO DISTRICT
TRACT M	0.085	PUBLIC ACCESS ESMT/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT N	0.176	PUBLIC ACCESS ESMT/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT O	0.653	PUBLIC ACCESS ESMT	METRO DISTRICT	METRO DISTRICT
TRACT P	0.741	PUBLIC ACCESS ESMT	METRO DISTRICT	METRO DISTRICT
TRACT Q	0.058	PUBLIC ACCESS ESMT	METRO DISTRICT	METRO DISTRICT
TRACT R	0.439	POCKET PARK	METRO DISTRICT	METRO DISTRICT
TRACT S	0.165	PUBLIC ACCESS ESMT/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT T	4.912	OIL/GAS OPERATIONS	METRO DISTRICT	METRO DISTRICT
TRACT U	3.811	POCKET PARK	METRO DISTRICT	METRO DISTRICT
TRACT V	1.120	LANDSCAPE BUFFER/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT W	0.973	PUBLIC ACCESS ESMT/LANDSCAPE BUFFER/UTILITIES	METRO DISTRICT	METRO DISTRICT
TRACT X	0.230	LANDSCAPE BUFFER/UTILITIES	METRO DISTRICT	METRO DISTRICT
TOTAL	46.654			



VICINITY MAP

SCALE: 1"=2000'

BENCHMARK:

BENCHMARK JR 53 5026: USGS BRASS DISK IN TOP OF A SQUARE CONCRETE MONUMENT LOCATED 42 FEET NORTH FROM THE CENTERLINE OF WELD COUNTY ROAD 8, 33 FEET EAST-NORTHEAST FROM THE EAST RAIL, 11 FEET NORTH FROM A FENCE CORNER AND 2.5 FEET SOUTH FROM A WITNESS POST. NAVD 1988 DATUM. ELEVATION=5028.04.

BASIS OF BEARINGS:

BASIS OF BEARINGS IS THE SOUTH INE OF THE SOUTHEAST QUARTER OF SECTION 20, BEING S89°22'52"W, AND MONUMENTED AS SHOWN.

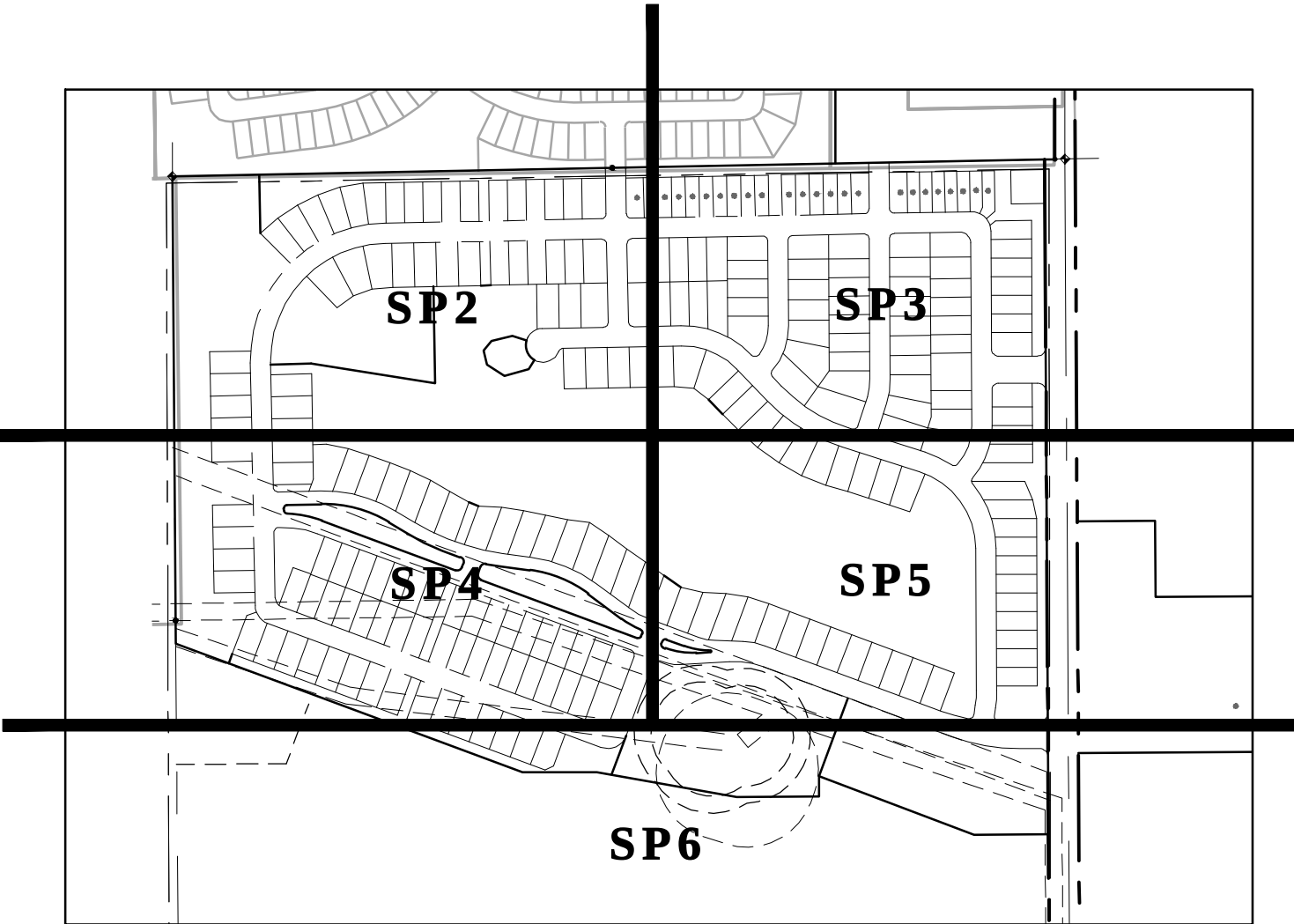
NOTES:

- ALL TRACTS WITH THE EXCEPTION OF TRACT T, SHALL HAVE PUBLIC ACCESS EASEMENTS.
- AN AVIGATION EASEMENTS COVERS THE ENTIRE PROPERTY PER EASEMENT RECORDED ON 11/26/07, RECEPTION NO. 3519430.
- HOUSING DIVERSITY
HOUSING TYPES
1. SINGLE FAMILY
2. NEXT GENERATION HOMES
3. DUPLEX LOTS
HOUSING VARIATION/LOT SIZES
1. 5,000 SF TO 9,999 SF
2. 10,000 SF TO 39,999 SF
3. DUPLEX LOTS 4,440 SF TO 6,292 SF

SHEET INDEX

T1	1	TITLE SHEET
SP1	2	SITE PLAN/PHASING
SP2-SP7	3-8	SITE PLAN
TY1	9	TYPICAL SECTIONS
EC1	10	EXISTING CONDITIONS
GR1-GR3	11-13	GRADING PLANS
OU1	14	OFF-SITE UTILITY PLAN
OU2-OU3	15-16	OVERALL UTILITY PLAN

16 TOTAL SHEETS



KEYMAP

KEY CONTACTS:

OWNER/APPLICANT:
FS ERIE ESTATES, LLC.
9754 SUNSET HILL DRIVE
LONE TREE CO 80124
PHONE: (303) 591-1321

CIVIL ENGINEERING:
CALIBRE ENGINEERING INC.
9090 S. RIDGELINE BLVD., SUITE 105
HIGHLANDS RANCE, CO 80129
PHONE: (303) 730-0434
FAX: (303) 730-1139

PLANNER/LANDSCAPING ARCHITECT
THE HENRY DESIGN GROUP
1501 WAZEE STREET, SUITE 1-C
DENVER, CO. 80202
PHONE: (303) 446-2368
FAX: (303) 446-0958

6	
5	
4	
3	
2	
1	
DATE	REVISION DESCRIPTION

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

0 25 50 100 1 inch = 50 ft. Horizontal	
Designer BKM	Drafter BRR
Checked TAJ	

Calibre Engineering, Inc.
9090 South Ridgeline Boulevard, Suite 105
Highlands Ranch, CO 80129 (303) 730-0434
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Construction Management Civil Engineering Surveying

SUNSET
PRELIMINARY PLAT
TITLE SHEET

Sheet
T1
Date
JULY 31, 2019

1 of 16
16

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TOWN OF ERIE, COUNTY OF WELD COUNTY, STATE OF COLORADO
103.83 ACRES - 238 LOTS - 23 TRACTS
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SECONDARY WATER CONNECTION (PHASE II)
TOWN OF ERIE PARCEL NO. 146720231027
SECONDARY WATER CONNECTION (PHASE I)
DANIEL R. BLAKE (COMMERCIAL)
OFFSITE WATER CONNECTION (PHASE 1)
PUMP STATION (PHASE 1)

TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
TRACT H
TRACT I
TRACT J
TRACT K
TRACT L
TRACT M
TRACT N
TRACT O
TRACT P
TRACT Q
TRACT R
TRACT S
TRACT T
TRACT U
TRACT V
TRACT W
TRACT X

PHASE 1
PHASE 2
PHASE 3

STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G

TRACT F DETENTION POND (PHASE 1)

GREENMILL SPORTSMANS CLUB (AGRICULTURAL)
SANITARY SEWER OUTFALL TO COAL CREEK INTERCEPTOR (PHASE 1)

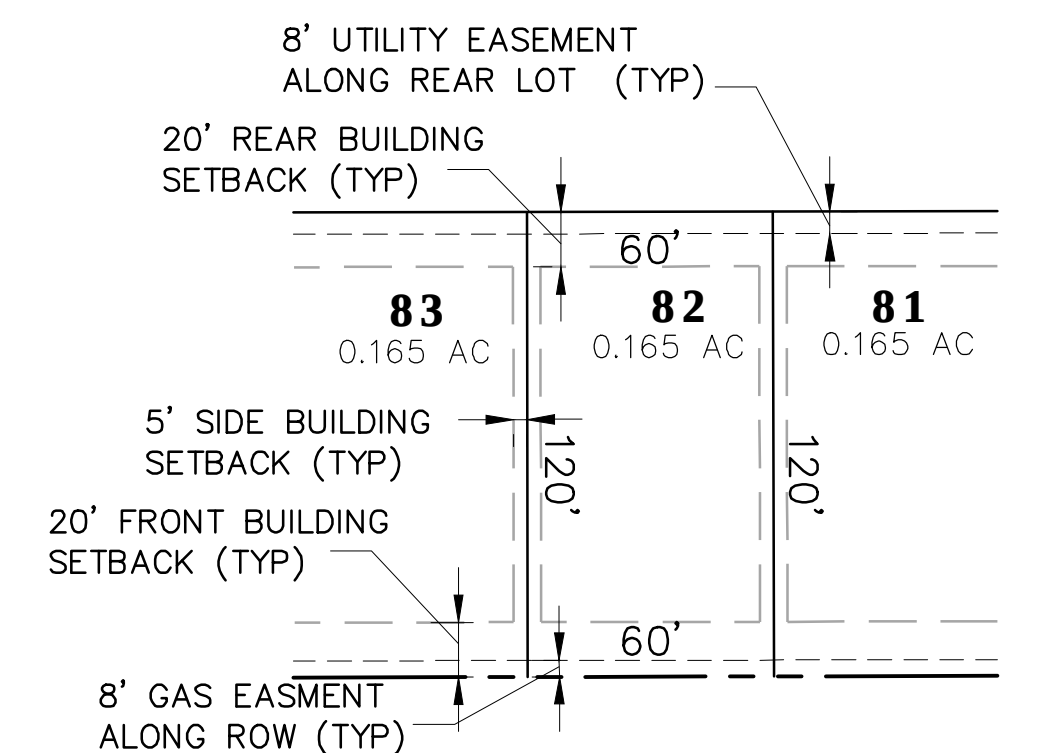
30' PROPOSED OIL AND GAS EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT. EXISTING GAS LINES TO BE RELOCATED TO PROPOSED EASEMENT
50' ENCANVA OIL AND GAS EASEMENT TO BE VACATED PRIOR TO RECORDATION OF FINAL PLAT. EXISTING GAS LINES TO BE RELOCATED TO PROPOSED EASEMENT
30' PROPOSED OIL AND GAS EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT. EXISTING GAS LINES TO BE RELOCATED TO PROPOSED EASEMENT

OCOA BOUNDARY PER SURFACE USE AGREEMENT REC. # 3736568

EX. WAPA STRUCTURE TO BE RELOCATED 30' WEST

DENVER RL NORTH INC (RP-3)
TOWN OF ERIE OPEN SPACE
JAMES R. NORTON (RP-3)
ERIE LAND COMPANY (RP-3)
ERIE LAND COMPANY

COUNTY ROAD 5 (PHASE 1)

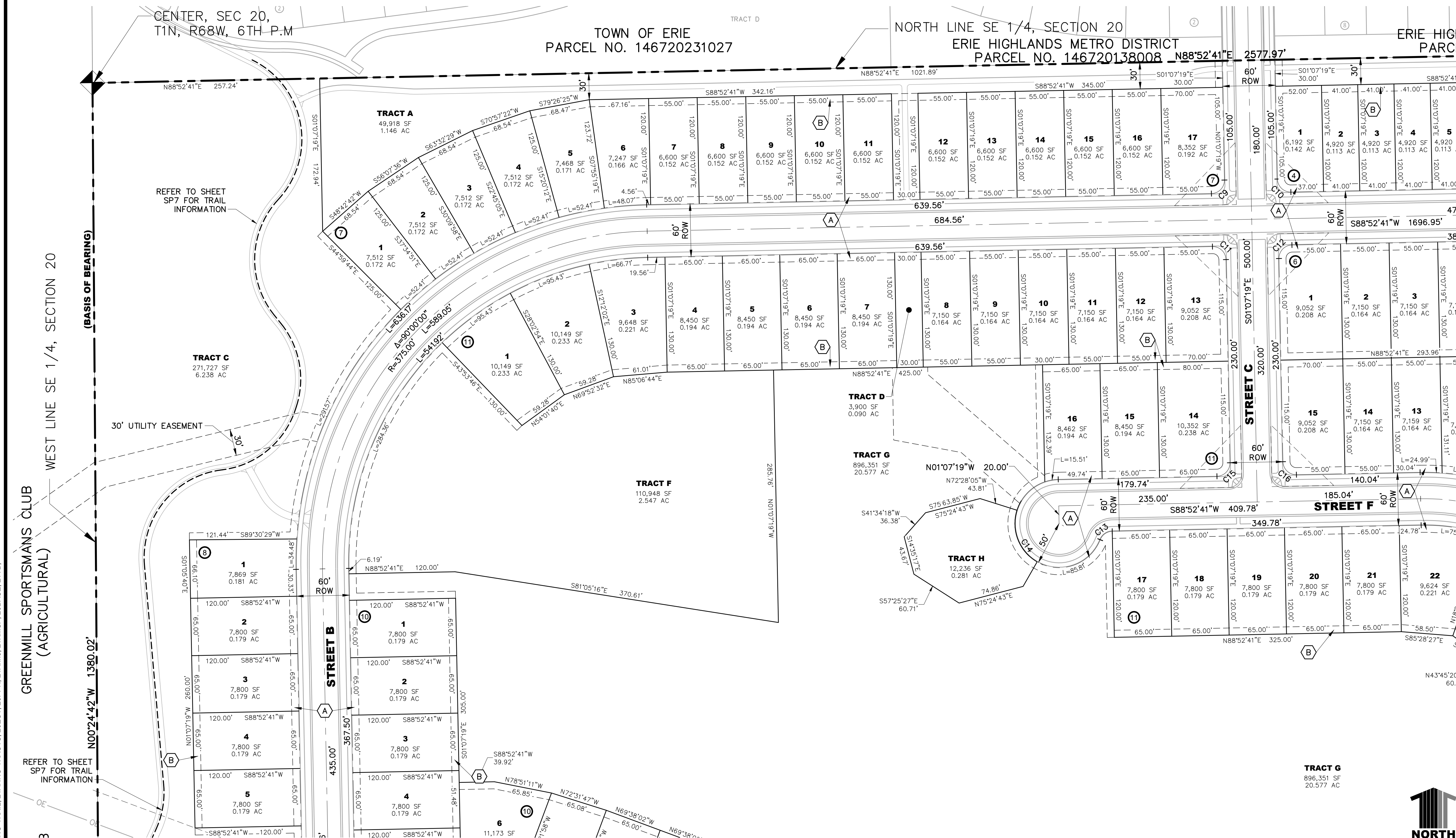


1. THE UNITED STATES ELECTRIC TRANSMISSION LINE EASEMENTS ARE RESTRICTED AREAS AND ALL CONSTRUCTION ACTIVITIES WITHIN SAID EASEMENTS SHOULD BE COORDINATED WITH WESTERN AREA POWER ADMINISTRATION, P.O. BOX 3700, LOVELAND, COLORADO 80539-3003 (970-461-7200).
2. NO TREES AND NO VEGETATION THAT EXCEEDS 10 FEET IN HEIGHT AT MATURITY IS ALLOWED WITHIN THE EASEMENT.
3. NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED WITHIN THE TRANSMISSION LINE EASEMENT AREAS.
4. A MINIMUM OVERHEAD CLEARANCE OF 16 FEET FROM THE TRANSMISSION LINE CONDUCTORS MUST BE MAINTAINED AT ALL TIMES.
5. INDUCED VOLTAGES AND CURRENTS MAY OCCUR ON THE FACILITY CONSTRUCTED OR PLACED UNDER OR NEAR HIGH VOLTAGE TRANSMISSION LINES. THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONNEL AND EQUIPMENT IN THEIR DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE OF THE FACILITY.
6. ANY CHANGES IN EXISTING TOPOGRAPHY MUST BE COORDINATED AND APPROVED BY WESTERN. EXCAVATION IS NOT PERMITTED WITHIN 20 FEET OF ANY TRANSMISSION LINE STRUCTURE.
7. OWNER SHALL NOT ERECT OR INSTALL FENCES ON OR ACROSS THE EASEMENT AREA WITHOUT COORDINATION AND APPROVAL BY WESTERN.

Sheet
SP1
Date
JULY 31, 2019

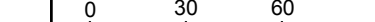
B 8' UTILITY EASEMENT ADJACENT TO ALL
REAR PROPERTY LINES

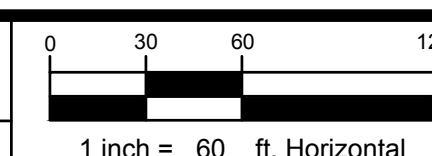
CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
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C2	39.27'	25.00'	90°00'00"
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C10	23.56'	15.00'	90°00'00"
C11	23.56'	15.00'	90°00'00"
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C13	17.64'	15.00'	67°22'48"
C14	215.88'	50.00'	247°22'48"
C15	23.56'	15.00'	90°00'00"
C16	23.56'	15.00'	90°00'00"
C17	26.49'	15.00'	101°11'32"
C18	21.84'	15.00'	83°24'50"
C19	23.56'	15.00'	90°00'00"
C20	23.56'	15.00'	90°00'00"
C21	21.79'	15.00'	83°13'23"
C22	21.17'	15.00'	80°52'32"
C23	23.56'	15.00'	90°00'00"
C24	23.56'	15.00'	90°00'00"
C25	69.35'	58.00'	68°30'44"
C26	38.26'	32.00'	68°30'44"
C27	50.27'	32.00'	90°00'00"
C28	91.11'	58.00'	90°00'00"
C29	23.56'	15.00'	90°00'00"
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C31	47.20'	145.00'	18°38'58"
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C33	26.11'	15.00'	99°44'55"
C34	206.63'	572.50'	20°40'47"
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C37	56.96'	175.00'	18°38'58"
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C39	23.35'	15.00'	89°11'31"
C40	23.77'	15.00'	90°48'29"



SEE SHEET SP4

	6	
	5	
	4	
	3	
	2	
DATE	1	REVISION DESCRIPTION

Drawing Name 21SP1.dwg			
Job Number FSLAND SUNSET		1 inch = 60 ft. Horizontal	
Prepared For FS ERIE ESTATES, LLC		Designer BKM	Drafter BRR
		Checked TAJ	



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SUNSET

PRELIMINARY PLAT

SITE PLAN

Sheet	3
SP2	of
	16
Date	
JULY 31, 2019	

B 8' UTILITY EASEMENT ADJACENT TO ALL
REAR PROPERTY LINES



	6	
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DATE	1	REVISION DESCRIPTION

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Job Number FSLAND SUNSET		1 inch = 60 ft. Horizontal	
Prepared For FS ERIE ESTATES, LLC		Designer BKM	Drafter BRR
		Checked TAJ	

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SUNSET

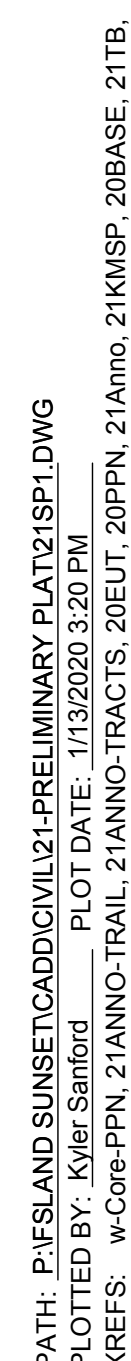
PRELIMINARY PLAT

SITE PLAN

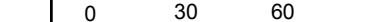
Sheet
SP3
Date
JULY 31, 2019

 8' UTILITY EASEMENT ADJACENT TO ALL
REAR PROPERTY LINES

	Sheet	5
	SP4	10
	Date	JULY 31, 2019



	6	
	5	
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	3	
	2	
DATE	1	REVISION DESCRIPTION

Drawing Name 21SP1.dwg			
Job Number FSLAND SUNSET			
Prepared For FS ERIE ESTATES, LLC	Designer BMK	Drafter BRR	Checked TAJ

Calibre

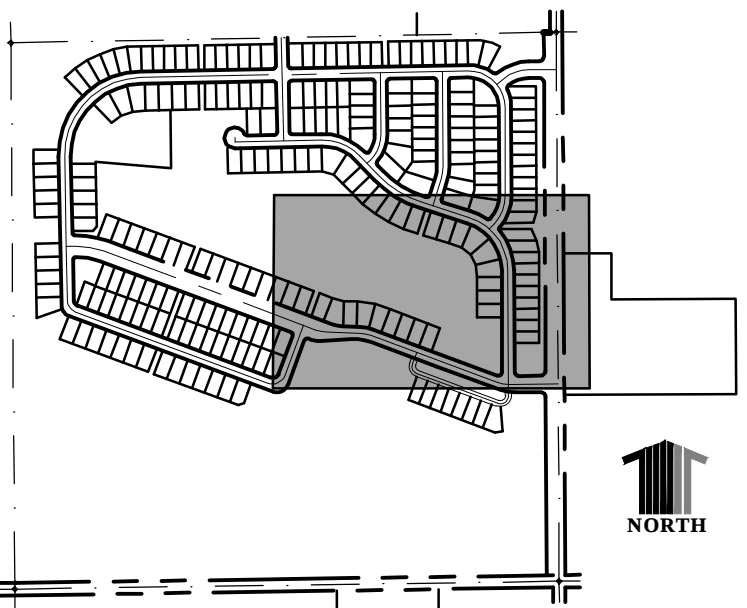
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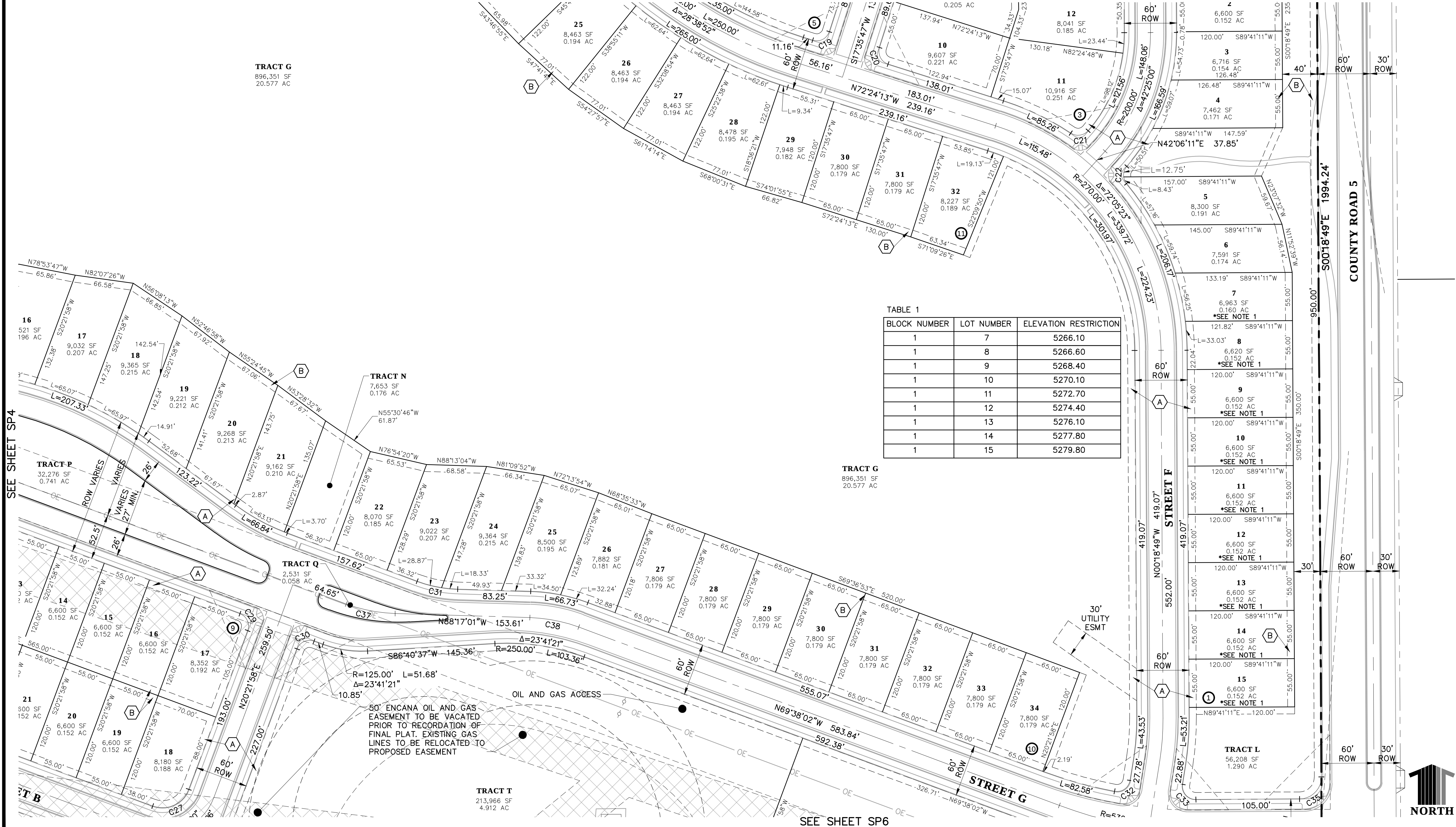
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KEYMAP

- LEGEND:
- A 8' UTILITY EASEMENT ADJACENT TO ALL RIGHT-OF-WAY
 - B 8' UTILITY EASEMENT ADJACENT TO ALL REAR PROPERTY LINES
- NOTES
- LOTS WITH * HAVE HOUSE HEIGHT RESTRICTIONS AS DEFINED IN TABLE 1.

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
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C10	23.56'	15.00'	90°00'00"
C11	23.56'	15.00'	90°00'00"
C12	23.56'	15.00'	90°00'00"
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C14	215.88'	50.00'	247°22'48"
C15	23.56'	15.00'	90°00'00"
C16	23.56'	15.00'	90°00'00"
C17	26.49'	15.00'	101°11'32"
C18	21.84'	15.00'	83°24'50"
C19	23.56'	15.00'	90°00'00"
C20	23.56'	15.00'	90°00'00"
C21	21.79'	15.00'	83°13'23"
C22	21.17'	15.00'	80°52'32"
C23	23.56'	15.00'	90°00'00"
C24	23.56'	15.00'	90°00'00"
C25	69.35'	58.00'	68°30'44"
C26	38.26'	32.00'	68°30'44"
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PATH: P:\FSLAND SUNSET\CADD\CIVIL\21-PPRE\PRELIMINARY PLAT\21SP1.DWG
PLOT DATE: 1/30/2020 3:15 PM
PLOT BY: Brian Moss
XREFS: W-Core-PPN, 21-ANNO-TRACTS, 20EUT, 20PPN, 21ANNO, 21KMSPP, 20BASE, 21TET.

DATE	REVISION	DESCRIPTION
	1	

6	5	4	3	2	1
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Drawing Name	21SP1.dwg
Job Number	FSLAND SUNSET
Prepared For	FS ERIE ESTATES, LLC
Designer	BMK
Drafter	BRR
Checked	TAJ

0	30	60	120
1 inch = 60 ft. Horizontal			

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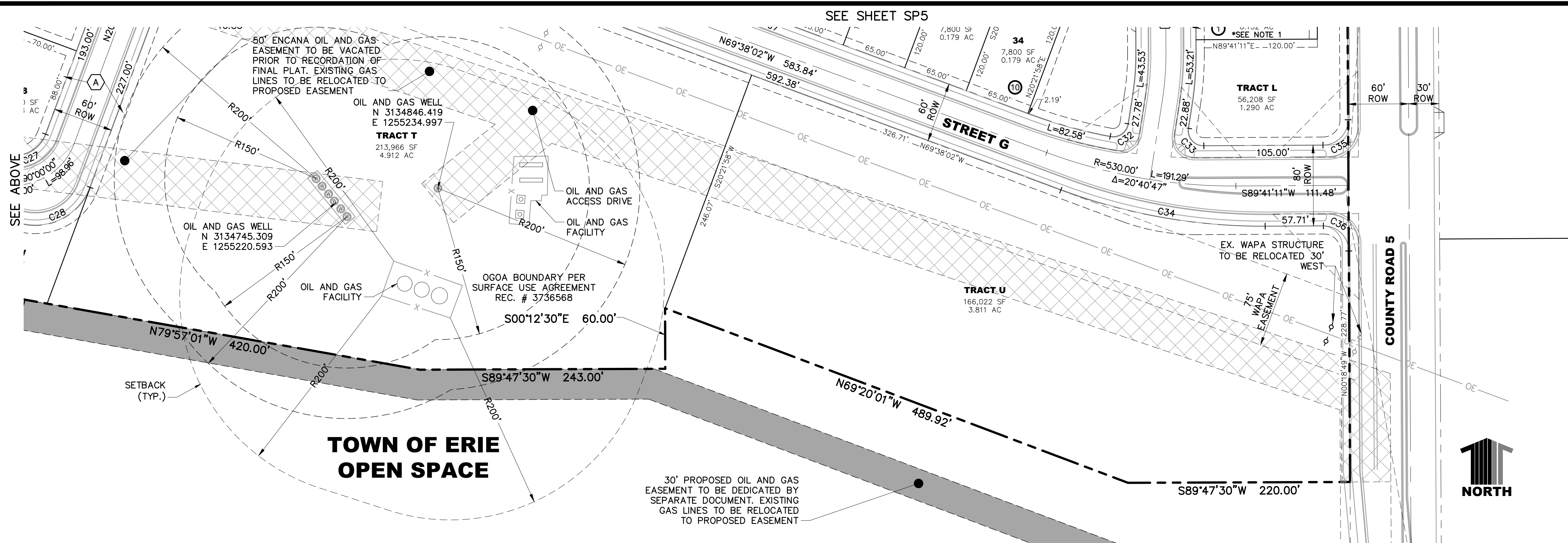
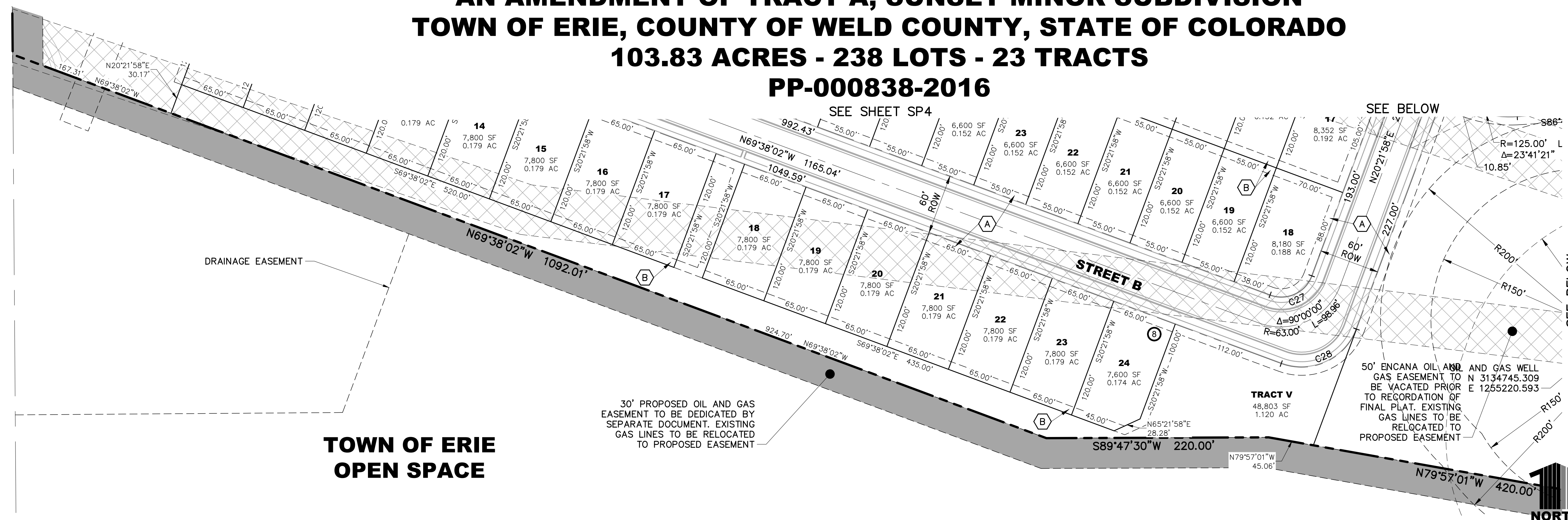
SUNSET
PRELIMINARY PLAT
SITE PLAN

Sheet	6
of	16
Date	JULY 31, 2019

LEGEND:

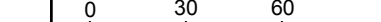
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C38	56.96'	175.00'	18°38'58"
C39	23.35'	15.00'	89°11'31"
C40	23.77'	15.00'	90°48'29"



PATH: P:\ISLAND SUNSET\CADD\CIVIL\21-PRELIMINARY PLAT\21SP1.DWG
 PLOTTED BY: Kyle Sanford PLOT DATE: 1/13/2020 3:21 PM
 REFERENCES: w-Core-PPN, 21ANNO-TRAIL, 21ANNO-TRACTS, 20EUT, 20PPN, 21Anno, 21KMSP, 20BASE, 21TB,

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DATE	1	REVISION DESCRIPTION

Drawing Name 21SP1.dwg			
Job Number FSLAND SUNSET			
Prepared For FS ERIE ESTATES, LLC		Designer BMK	Drafter BRR
		Checked TAJ	

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SUNSET

PRELIMINARY PLAT

SITE PLAN

Sheet
SP6
Date
JULY 31, 2019

SUNSET
PRELIMINARY PLAT
AN AMENDMENT OF TRACT A, SUNSET MINOR SUBDIVISION
TOWN OF ERIE, COUNTY OF WELD COUNTY, STATE OF COLORADO
103.83 ACRES - 238 LOTS - 23 TRACTS
PP-000838-2016

TRAIL GEOMETRY:

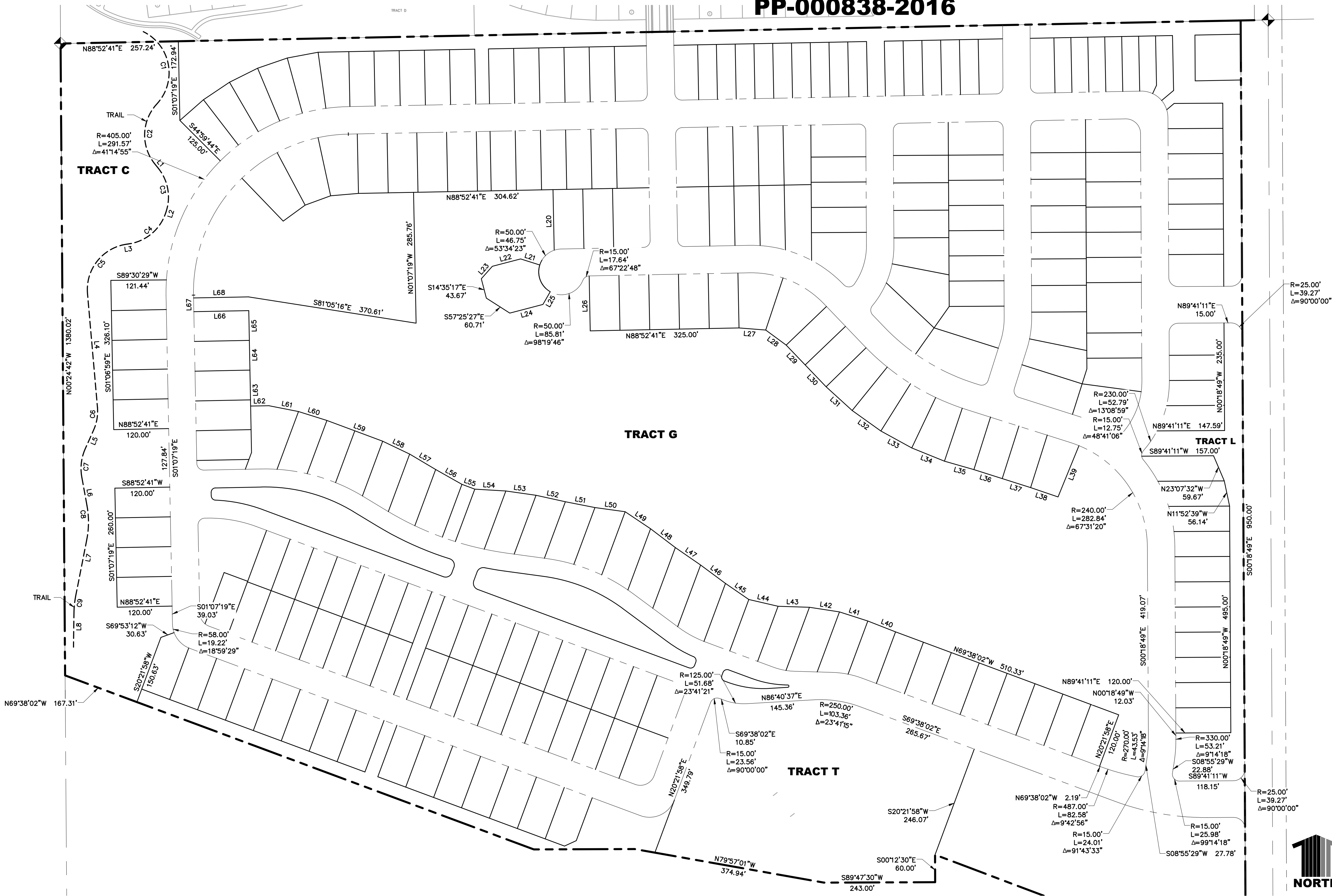
LINE TABLE		
TAG	LENGTH	DIRECTION
L1	12.53'	S38°52'17"E
L2	3.52'	S18°07'45"W
L3	1.64'	S82°41'54"W
L4	249.48'	S05°00'18"E
L5	45.10'	S24°06'20"W
L6	63.21'	S10°21'26"E
L7	125.34'	S11°08'00"W
L8	75.59'	S00°47'07"W

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	186.37'	100.00'	106°47'04"
C2	142.36'	100.00'	81°33'49"
C3	99.48'	100.00'	57°00'02"
C4	112.69'	100.00'	64°34'09"
C5	153.07'	100.00'	87°42'12"
C6	50.81'	100.00'	29°06'38"
C7	63.16'	105.00'	34°27'46"
C8	75.02'	200.00'	21°29'26"
C9	36.12'	200.00'	10°20'53"

TRACT G GEOMETRY:

LINE TABLE		
TAG	LENGTH	DIRECTION
L20	132.39'	S01°07'19"E
L21	43.81'	S72°28'05"E
L22	63.85'	N75°24'43"E
L23	36.38'	N41°34'18"E
L24	74.86'	S75°24'43"W
L25	32.00'	S29°49'39"W
L26	120.00'	S01°07'19"E
L27	58.50'	S85°28'27"E
L28	55.50'	S53°40'52"E
L29	60.00'	S43°45'20"E
L30	65.98'	S43°46'55"E
L31	77.01'	S47°41'41"E
L32	77.01'	S54°27'57"E
L33	77.01'	S61°14'14"E
L34	77.01'	S68°00'31"E
L35	66.82'	S74°01'55"E
L36	65.00'	S72°24'13"E
L37	65.00'	S72°24'13"E
L38	63.34'	S71°09'26"E
L39	120.99'	N22°09'50"E
L40	74.68'	N68°35'33"W
L41	65.07'	N72°13'54"W
L42	66.34'	N81°09'52"W
L43	68.58'	N88°13'04"W
L44	65.53'	N76°54'20"W
L45	61.87'	N55°30'46"W
L46	67.67'	N53°28'32"W
L47	67.06'	N55°24'45"W
L48	67.92'	N52°46'58"W
L49	66.85'	N56°08'13"W

LINE TABLE		
TAG	LENGTH	DIRECTION
L50	66.58'	N82°07'26"W
L51	65.86'	N78°53'47"W
L52	65.64'	N77°39'20"W
L53	66.50'	N81°50'13"W
L54	67.95'	N86°35'01"W
L55	30.00'	N69°38'02"W
L56	65.83'	N60°32'43"W
L57	66.07'	N59°19'34"W
L58	65.27'	N64°25'49"W
L59	130.00'	N69°38'02"W
L60	65.08'	N72°31'47"W
L61	65.85'	N78°51'11"W
L62	39.92'	N88°52'41"E
L63	78.52'	N01°07'19"W
L64	65.00'	N01°07'19"W
L65	65.00'	N01°07'19"W
L66	120.00'	S88°52'41"W
L67	30.00'	N01°07'19"W
L68	120.00'	N88°52'41"E



PATH: P:\FSLAND SUNSET\CADD\CIVIL\21-PP-000838-2016\21SP1.DWG
PLOT DATE: 1/13/2020 3:21 PM
PLOT BY: KJL
XREFS: wCore-PPN, 21ANNO-TRAIL, 21ANNO-TRACTS, 20EUT, 20PPN, 21ANNO, 21KMS, 20BASE, 21T, 21B

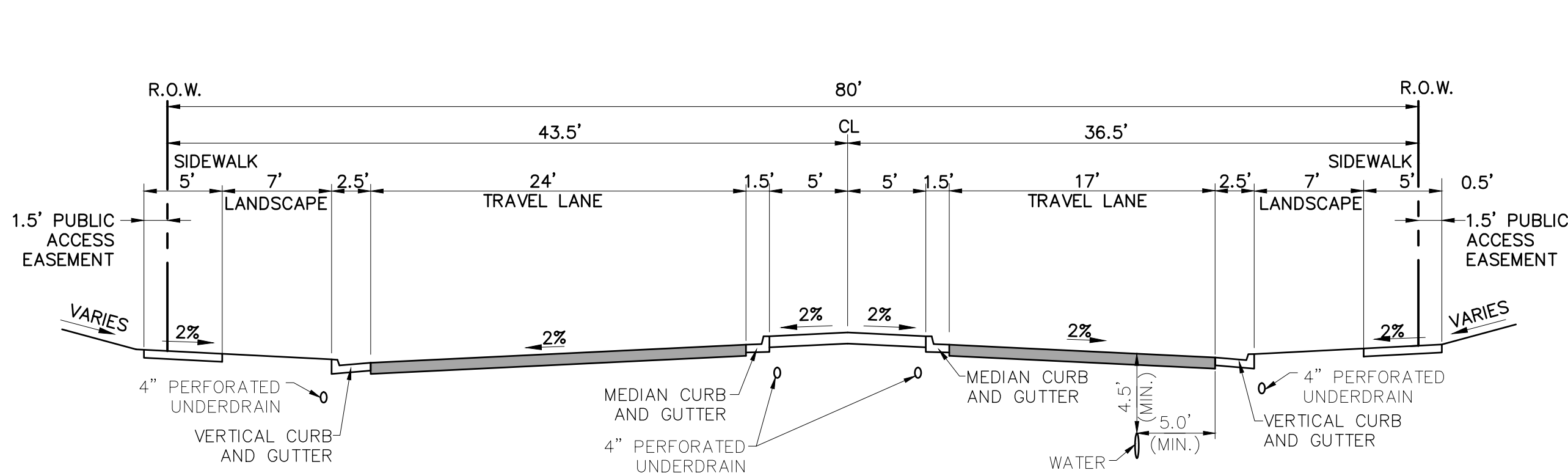
DATE	REVISION	DESCRIPTION

Drawing Name 21SP1.dwg	0 60 120 240
Job Number FSLAND SUNSET	1 inch = 120 ft. Horizontal
Prepared For FS ERIE ESTATES, LLC	
Designer BKM	Drafter BRR
Checked TAJ	

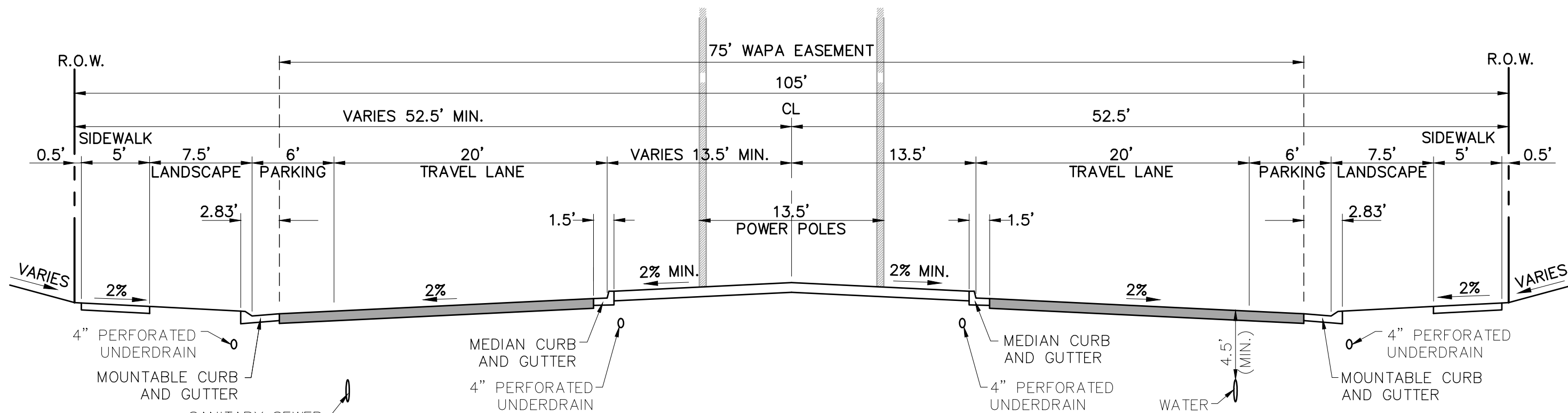
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SUNSET
PRELIMINARY PLAT
SITE PLAN - TRACTS B1/F/F1/K/U AND TRAIL

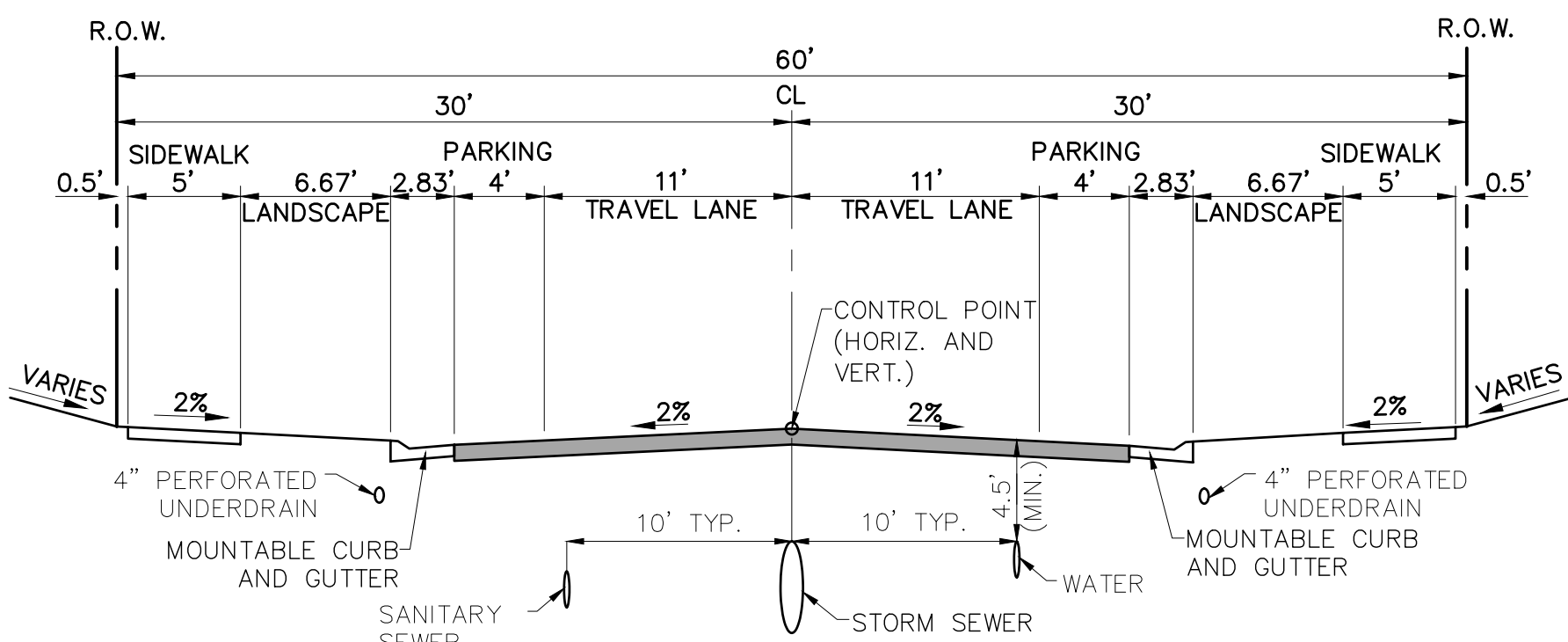
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PRELIMINARY PLAT
AN AMENDMENT OF TRACT A, SUNSET MINOR SUBDIVISION
TOWN OF ERIE, COUNTY OF WELD COUNTY, STATE OF COLORADO
103.83 ACRES - 238 LOTS - 23 TRACTS
PP-000838-2016



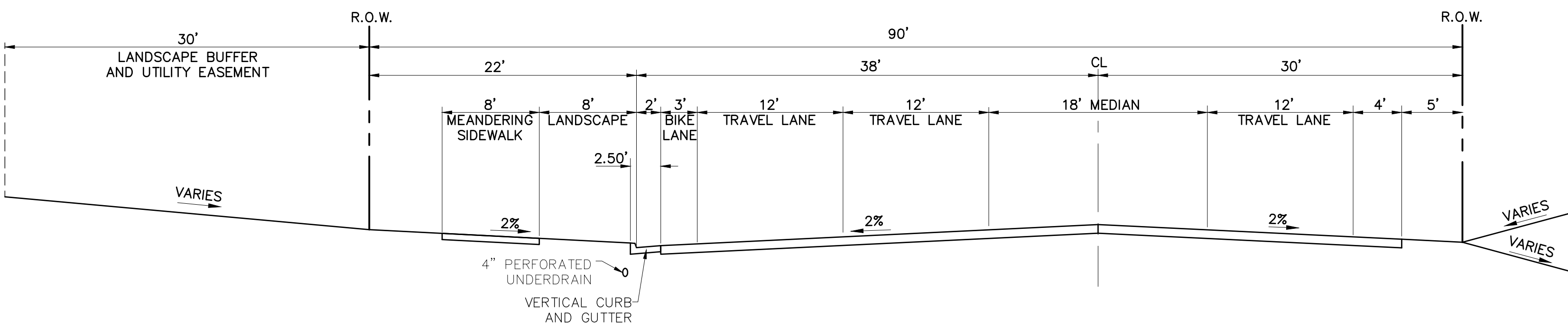
ENTRANCE
MODIFIED LOCAL STREET
N.T.S.



MODIFIED LOCAL STREET
N.T.S.

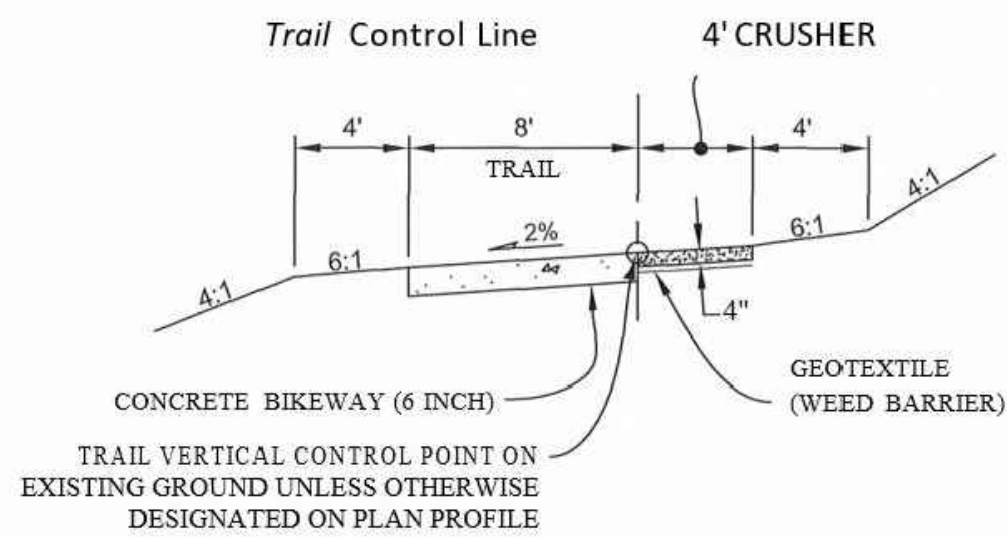


LOCAL STREET
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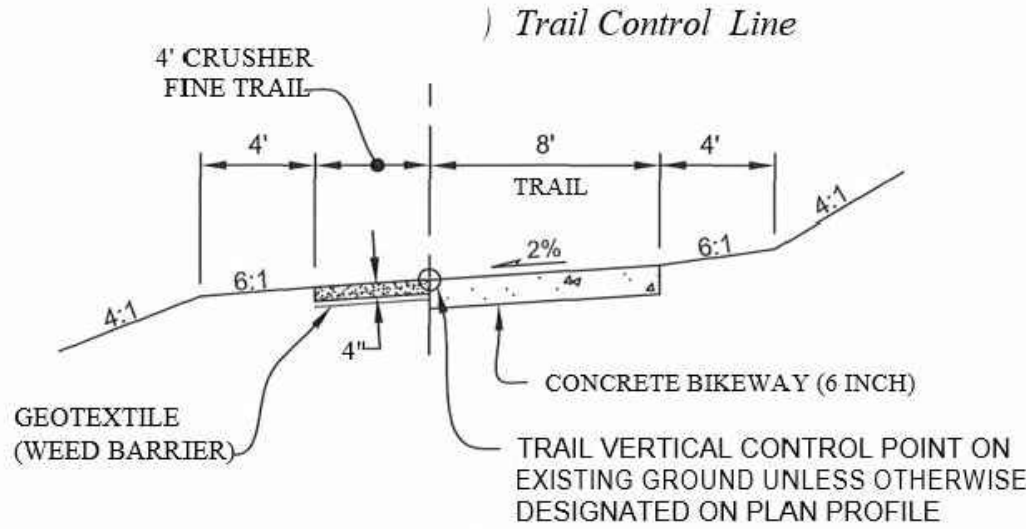
COUNTY ROAD 5
N.T.S.

TYPICAL SECTION — CRUSHER FINES LOCATED ON UPHILL SIDE



TRAIL TYPICAL DETAIL
N.T.S.

TYPICAL SECTION — CRUSHER FINES LOCATE DONDOWNHILL SIDE



TRAIL TYPICAL DETAIL
N.T.S.

PATH: P:\FSLAND SUNSET\CADD\CIVIL\21-PRELIMINARY PLAT\21TY1.DWG
PLOT DATE: 1/13/2020 3:21 PM
XREFS: 21TB

DATE	REVISION	DESCRIPTION

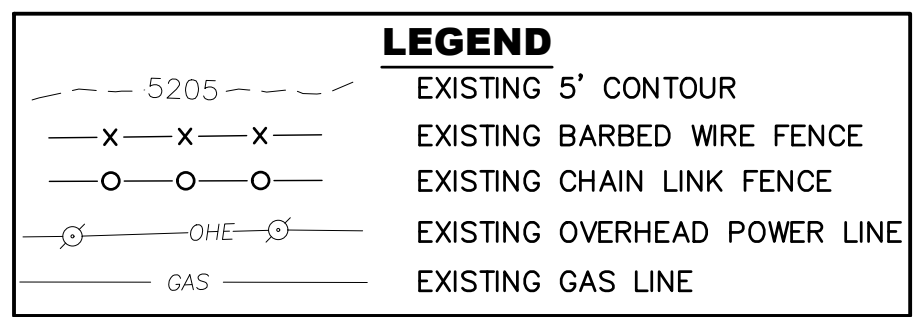
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Job Number FSLAND SUNSET			
Prepared For FS ERIE ESTATES, LLC	Designer BKM	Drafter BRR	Checked TAJ

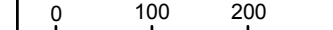
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SUNSET
PRELIMINARY PLAT
TYPICAL SECTIONS

Sheet
TY1
9 of 16
Date
JULY 31, 2019

PP-000838-2016



Drawing Name 21EC1.dwg			
Job Number FSLAND SUNSET			
Prepared For FS ERIE ESTATES, LLC		Designer BKM	Drafter BRR
		Checked TAJ	

SUNSET
PRELIMINARY PLAT
EXISTING CONDITIONS PLAN

Sheet	<u>10</u>
EC1	of
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Date	
JULY 31, 2019	

PP-000838-2016

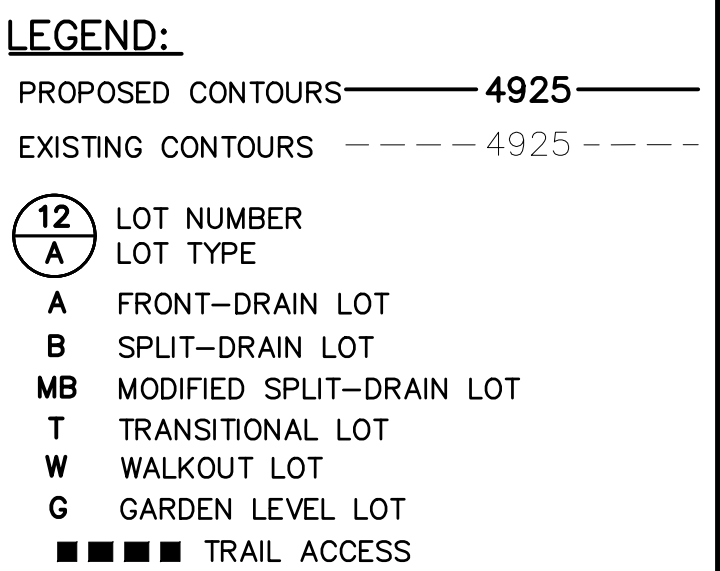


4. SLOPE GRADING DOES NOT EXCEED
4:1 UNLESS NOTED.

Sheet	11
GR1	of
	16

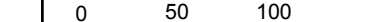
Date
JULY 31, 2019

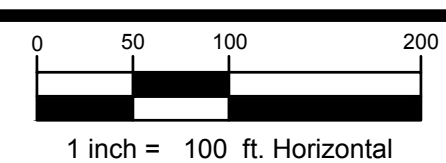
PP-000838-2016



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. WALL HEIGHTS AND LOCATIONS TO BE DETERMINED ON FINAL PLAT.
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.



Drawing Name 21GR1.dwg			
Job Number FSLAND SUNSET			
Prepared For FS ERIE ESTATES, LLC		Designer BKM	Drafter BRR
		Checked TAJ	



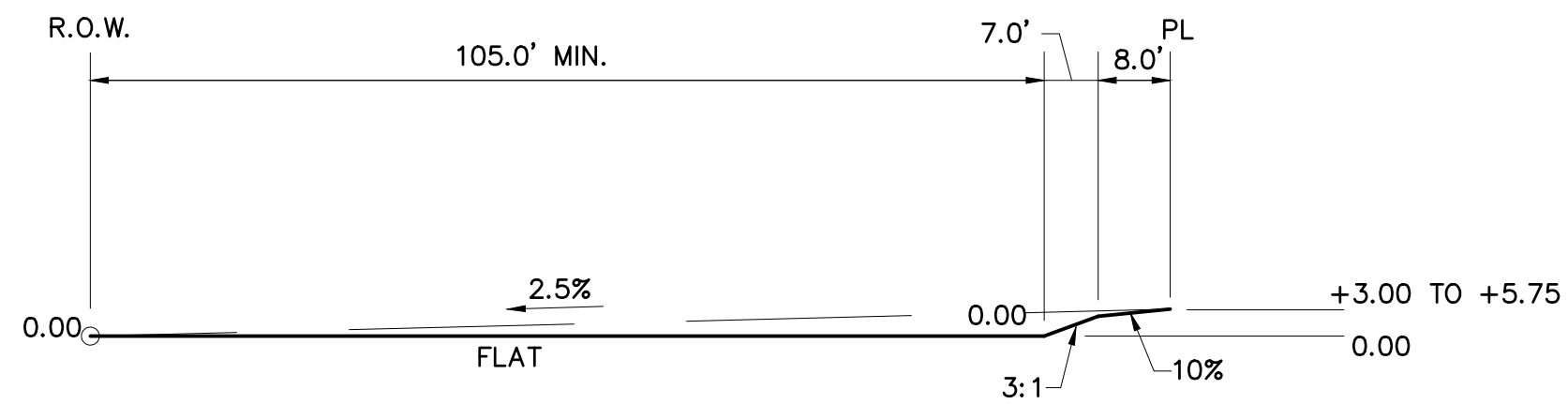
SUNSET

PRELIMINARY PLAT

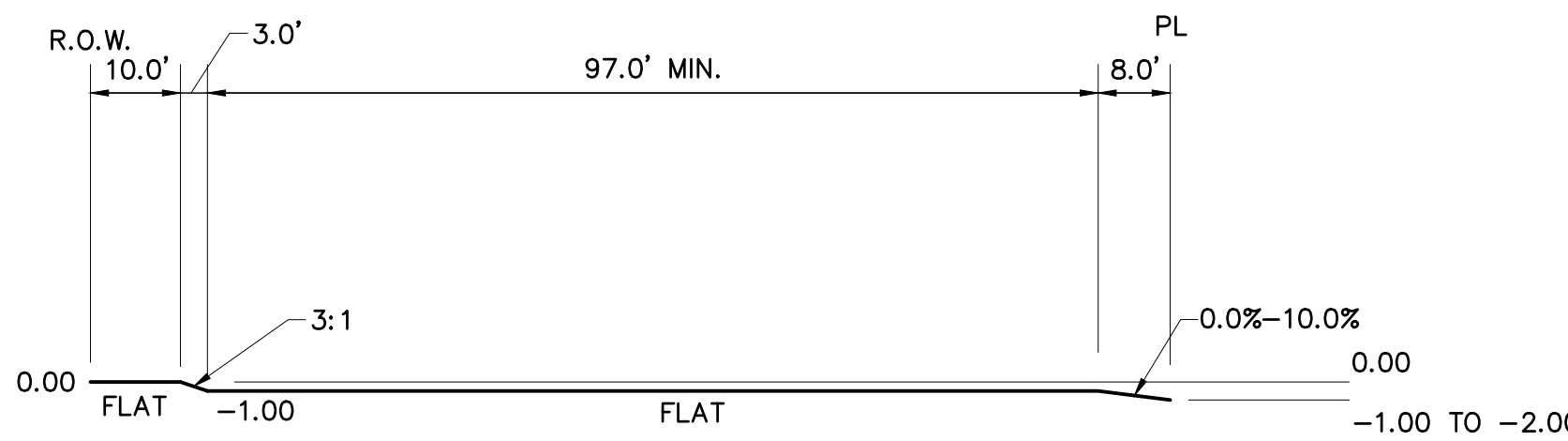
GRADING PLAN

Sheet	<u>12</u>
GR2	of
	<u>16</u>
Date	
JULY 31, 2019	

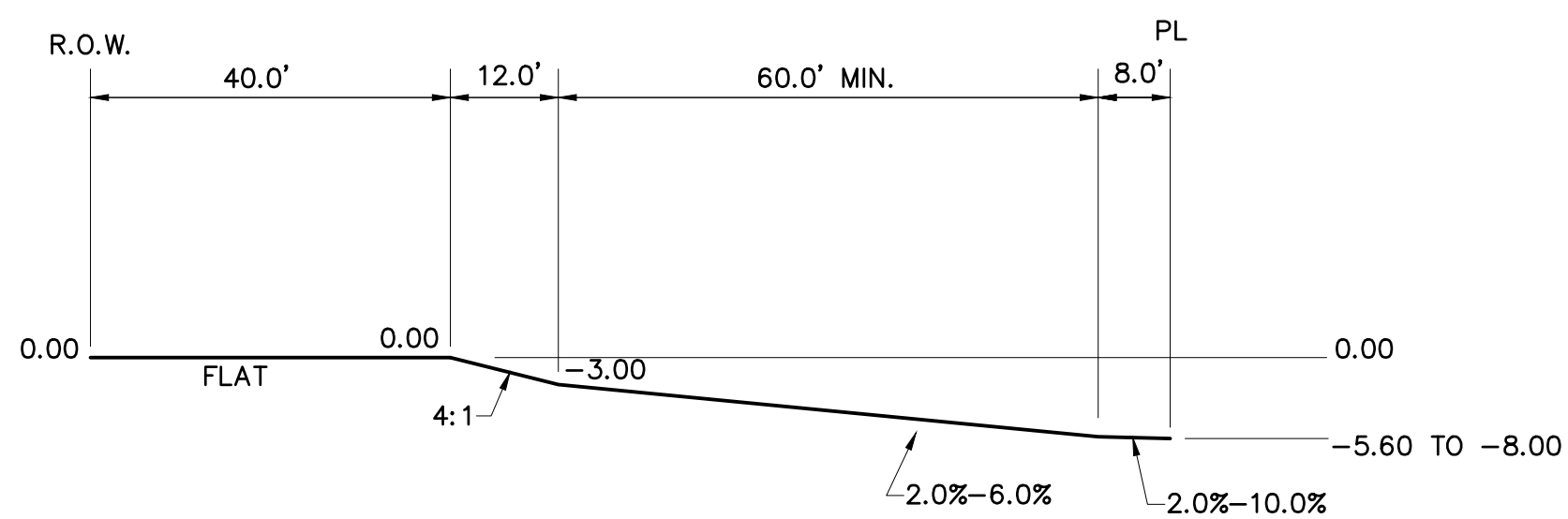
SUNSET
PRELIMINARY PLAT
AN AMENDMENT OF TRACT A, SUNSET MINOR SUBDIVISION
TOWN OF ERIE, COUNTY OF WELD COUNTY, STATE OF COLORADO
103.83 ACRES - 238 LOTS - 23 TRACTS
PP-000838-2016



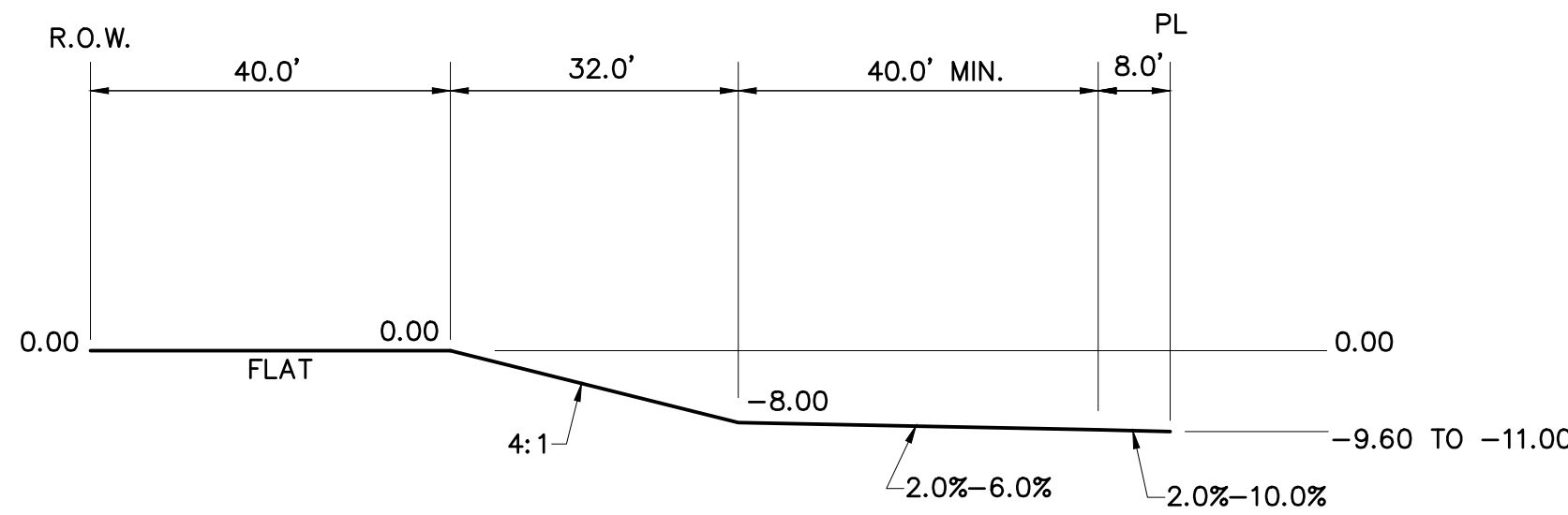
"A" LOT TEMPLATE



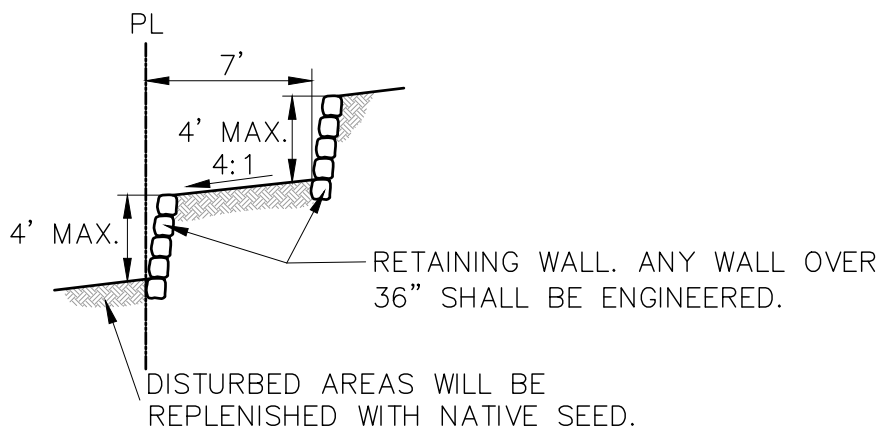
"B" LOT TEMPLATE



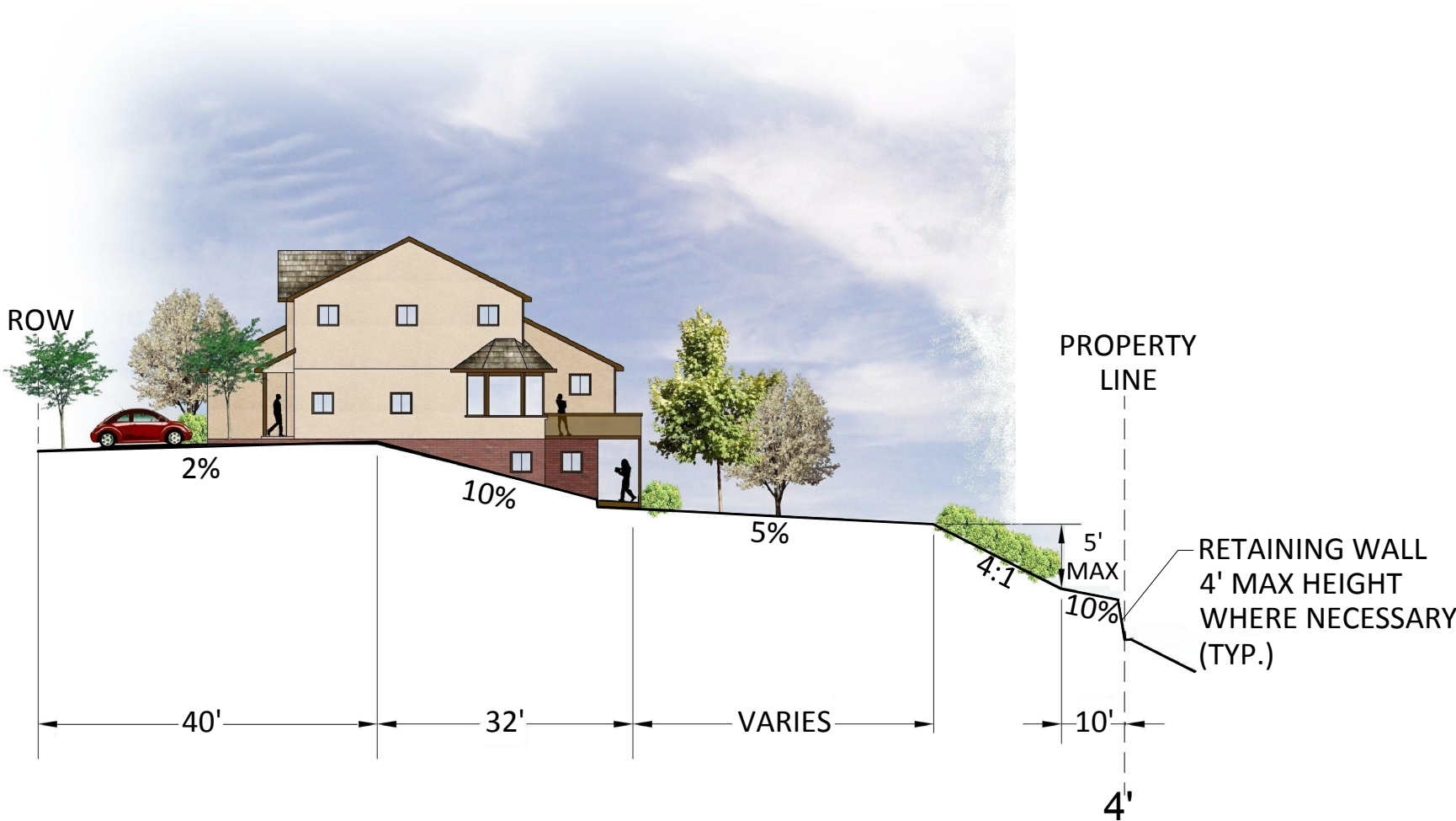
"G" - GARDEN LEVEL TEMPLATE



"W" - WALKOUT TEMPLATE



TYPICAL WALL SECTION
NTS



WALKOUT FINISHED GRADE EXHIBIT (FOR REFERENCE ONLY)

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DATE	REVISION	DESCRIPTION

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

Designer BKM	Drafter BRR	Checked TAJ
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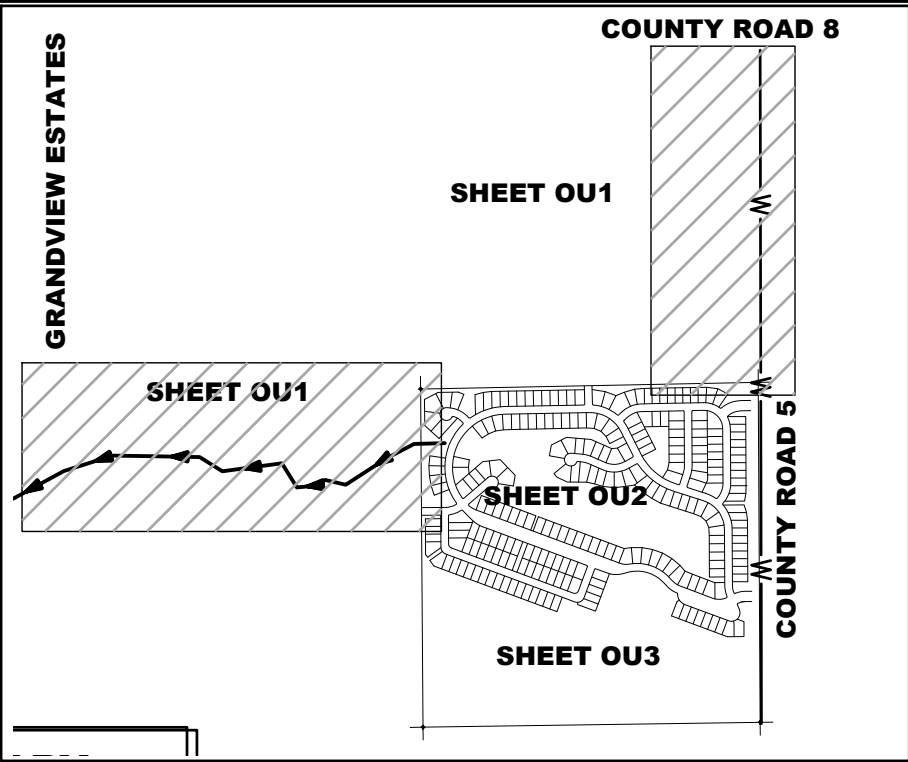
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SUNSET
PRELIMINARY PLAT
GRADING PLAN

Sheet GR3	13 of 16
Date JULY 31, 2019	

SUNSET
PRELIMINARY PLAT
AN AMENDMENT OF TRACT A, SUNSET MINOR SUBDIVISION
TOWN OF ERIE, COUNTY OF WELD COUNTY, STATE OF COLORADO
103.83 ACRES - 238 LOTS - 23 TRACTS
PP-000838-2016



PATH: P:\FSLAND SUNSET\CADD\CIVIL\21-PRELIMINARY PLAT\21OU1.DWG
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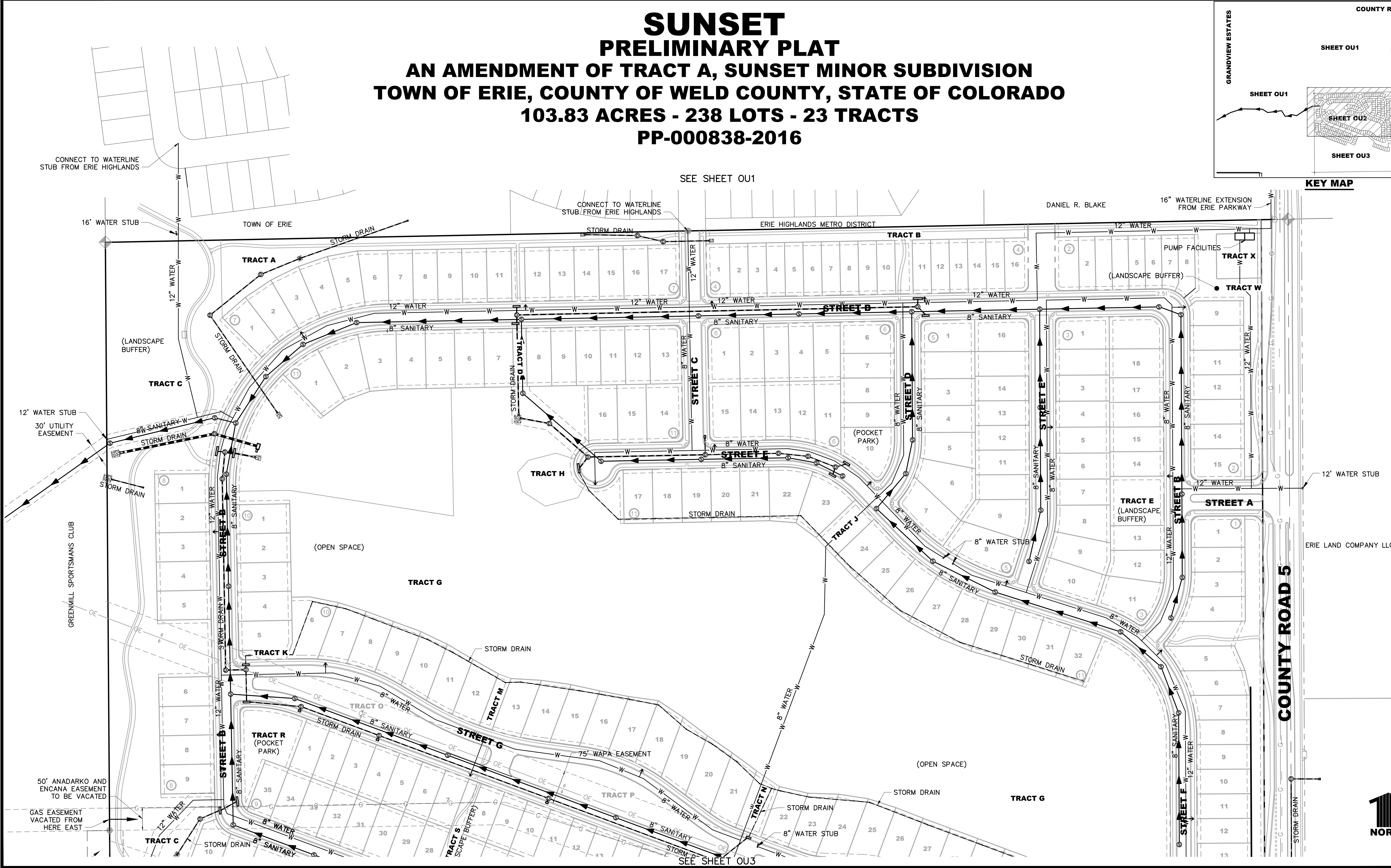
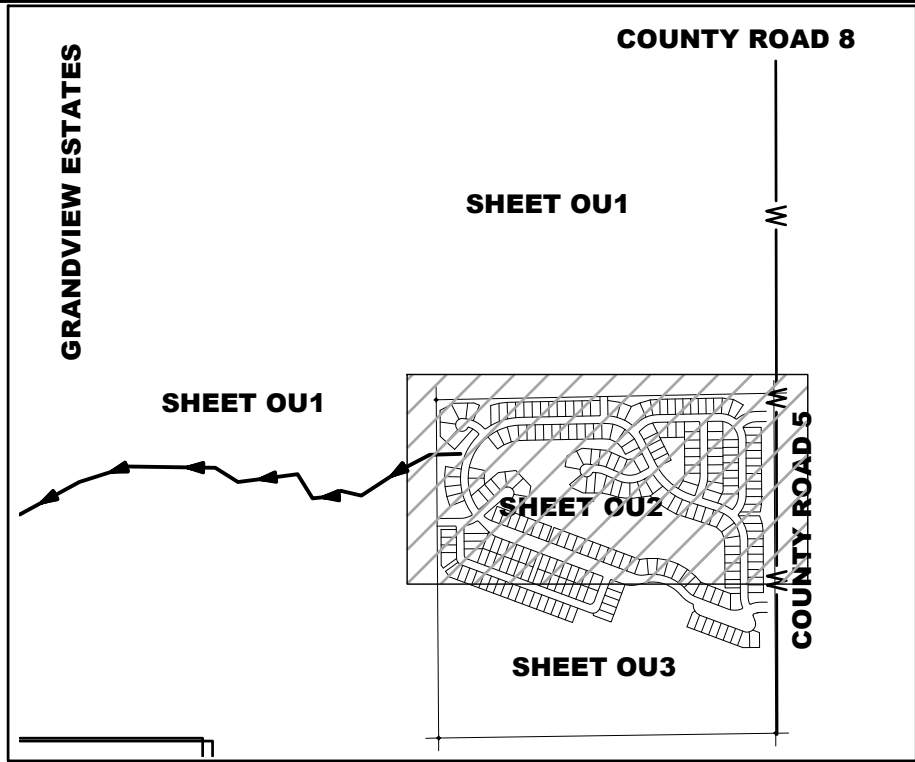
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Drawing Name 21OU1.dwg	0 50 100 200 1 inch = 100 ft. Horizontal
Job Number FSLAND SUNSET	Designer BKM
Prepared For FS ERIE ESTATES, LLC	Drafter BRR
	Checked TAJ

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SUNSET
PRELIMINARY PLAT
OFF-SITE UTILITY PLAN

SUNSET
PRELIMINARY PLAT
AN AMENDMENT OF TRACT A, SUNSET MINOR SUBDIVISION
TOWN OF ERIE, COUNTY OF WELD COUNTY, STATE OF COLORADO
103.83 ACRES - 238 LOTS - 23 TRACTS
PP-000838-2016



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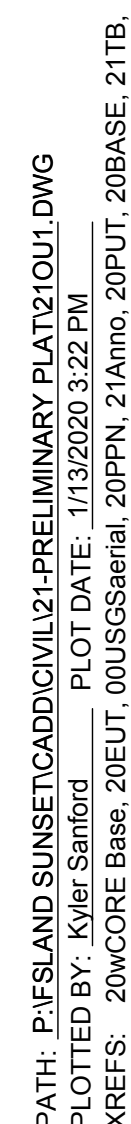
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Drawing Name 21OU1.dwg	0 50 100 200 1 inch = 100 ft. Horizontal
Job Number FSLAND SUNSET	
Prepared For FS ERIE ESTATES, LLC	Designer BKM
	Drafter BRR
	Checked TAJ

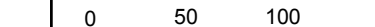
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SUNSET
PRELIMINARY PLAT
OVERALL UTILITY PLAN

The map displays three adjacent sheets of land, labeled SHEET OU1, SHEET OU2, and SHEET OU3. SHEET OU1 is at the top, SHEET OU2 is in the middle, and SHEET OU3 is at the bottom. To the left of the sheets is the area labeled GRANDVIEW ESTATES. To the right is COUNTY ROAD 5. At the top is COUNTY ROAD 8. A north arrow points upwards in the bottom right corner.



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DATE	1	REVISION DESCRIPTION

Drawing Name 21OU1.dwg				
Job Number FSLAND SUNSET				
Prepared For FS ERIE ESTATES, LLC		Designer BKM	Drafter BRR	Checked TAJ



SUNSET
PRELIMINARY PLAT
OVERALL UTILITY PLAN

Sheet	16
OU3	of
	16
Date	
JULY 31, 2019	