



SUNSET

**TOWN OF ERIE, COLORADO
PLANNING COMMISSION**

FEBRUARY 2020

Project Team:

Owner/ Applicant- FS Erie Estates, LLC

Applicant's Representative- Yvonne Seaman, FS Land, LLC

Legal Counsel- Brian Connolly, Otten Johnson Robinson Neff
Ragonetti PC

Landscape Architect/Planner- Henry Design Group, Inc.

Civil Engineer- Calibre Engineering, Inc.

Home Builder- Lennar Corporation

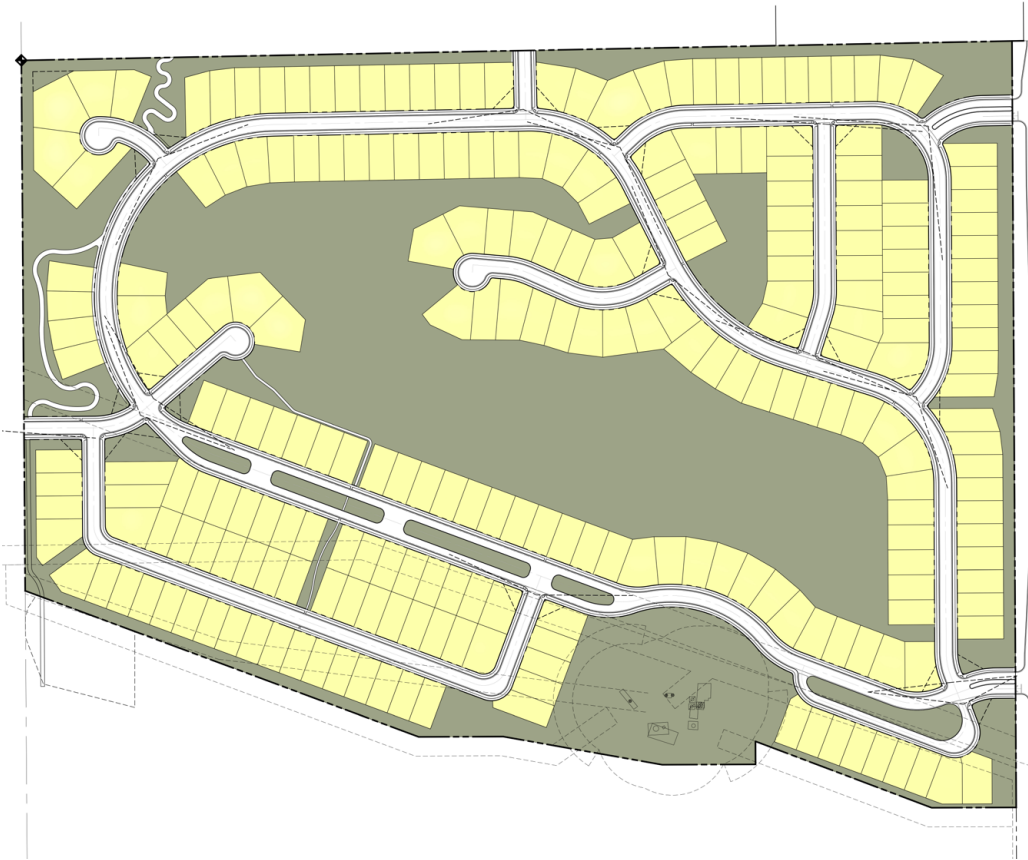


Project History

2006	2007	2007	2008	2013	2014	2016	2020
Purchase property	Annexed into Erie	Worked on Pre Plat	Market downturn	Minor plat approved Erie purchase Sunset Open space	Preliminary Plat Approved	Preliminary plat expired	Request Preliminary Plat approval

2014 Approved Preliminary Plat

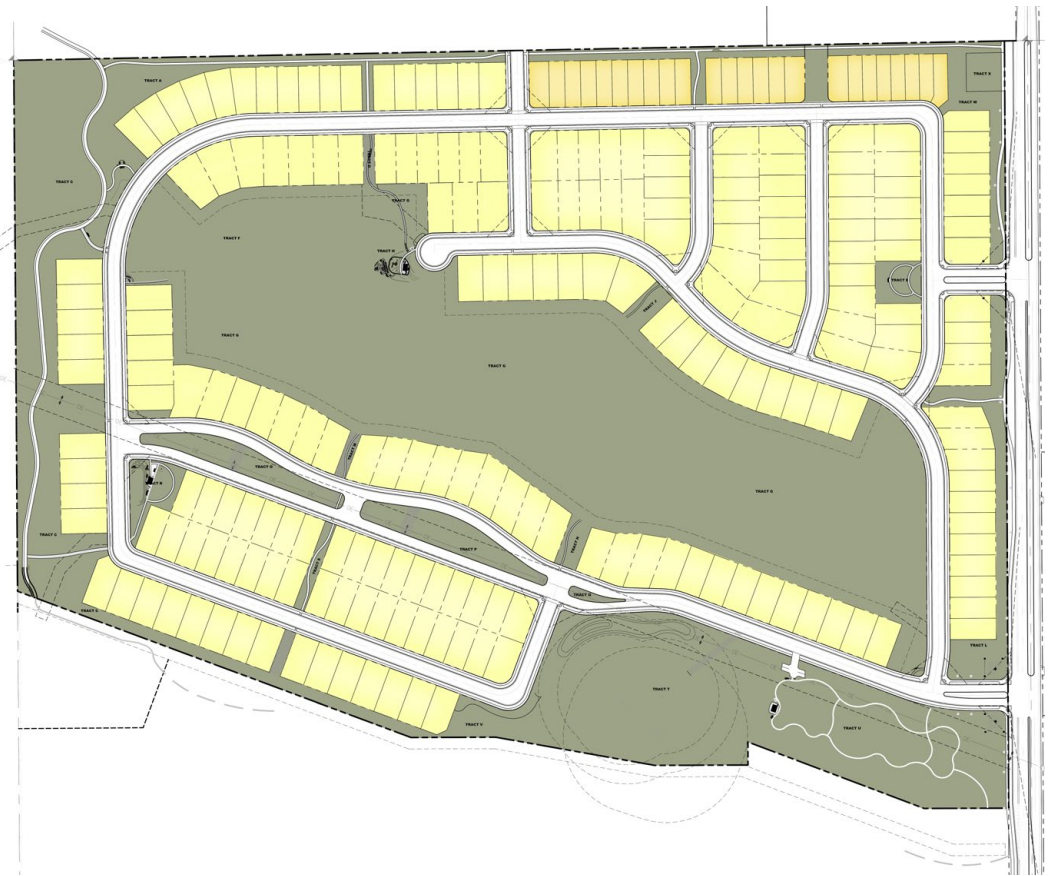
- Approved by Town Board March 2014
- 247 Single Family Lots
- 103.83 Acres
- 37.79 Open Lands



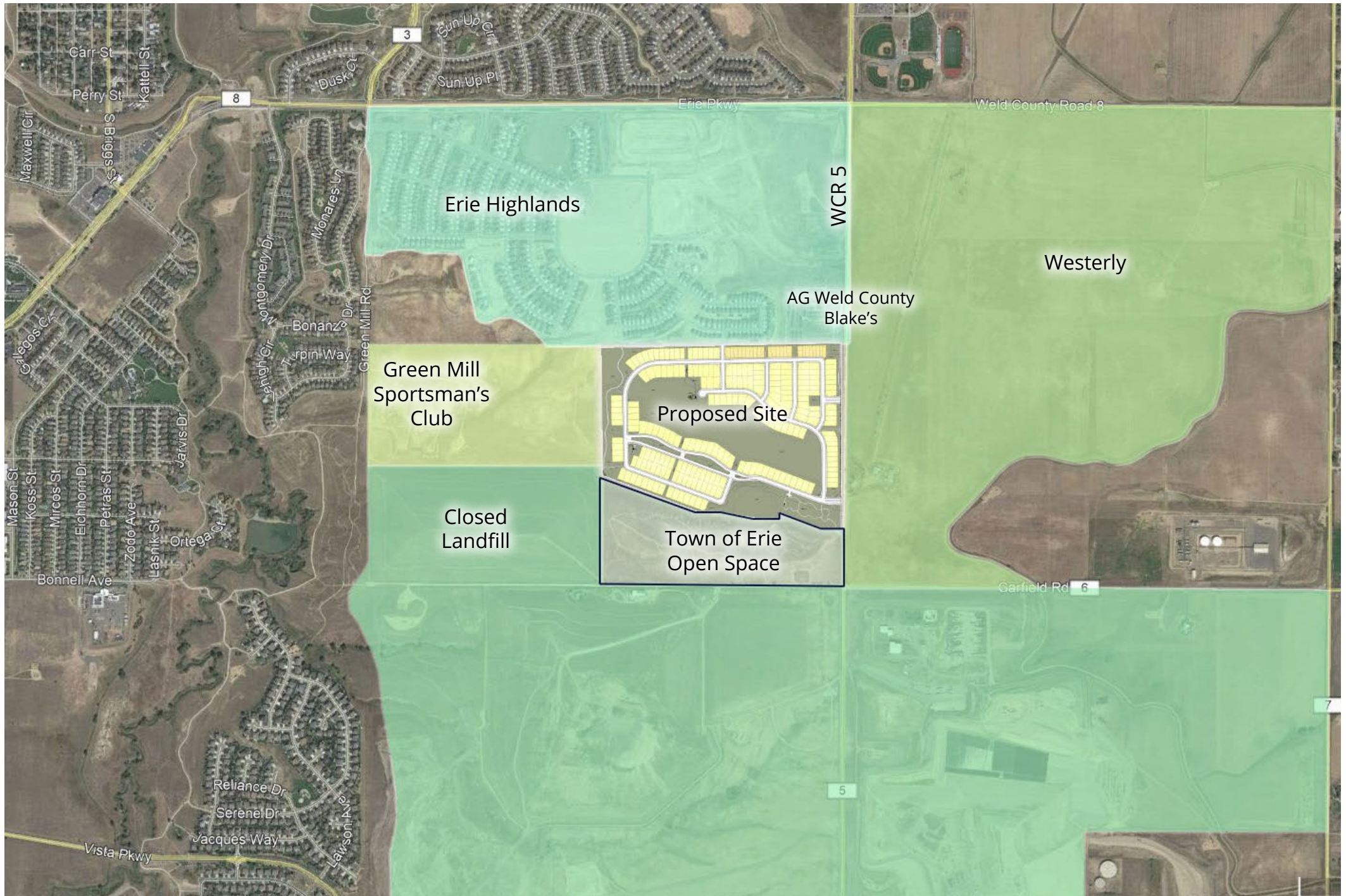
Approved Preliminary Plat- March 2014

Proposed Preliminary Plat

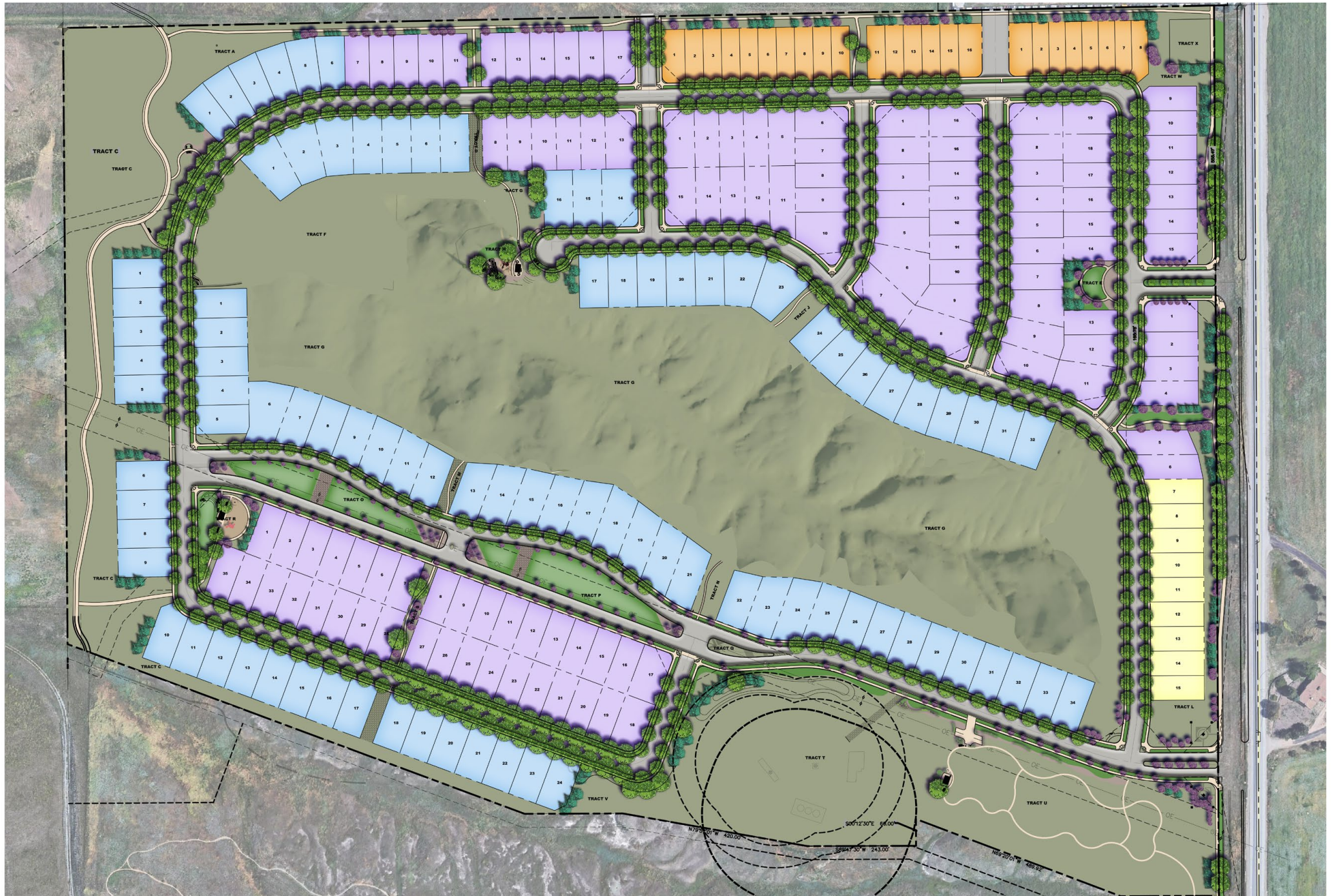
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Proposed Preliminary Plat



Illustrative Site Plan



65' LOTS



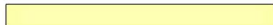
55' LOTS



37' PAIRED LOTS

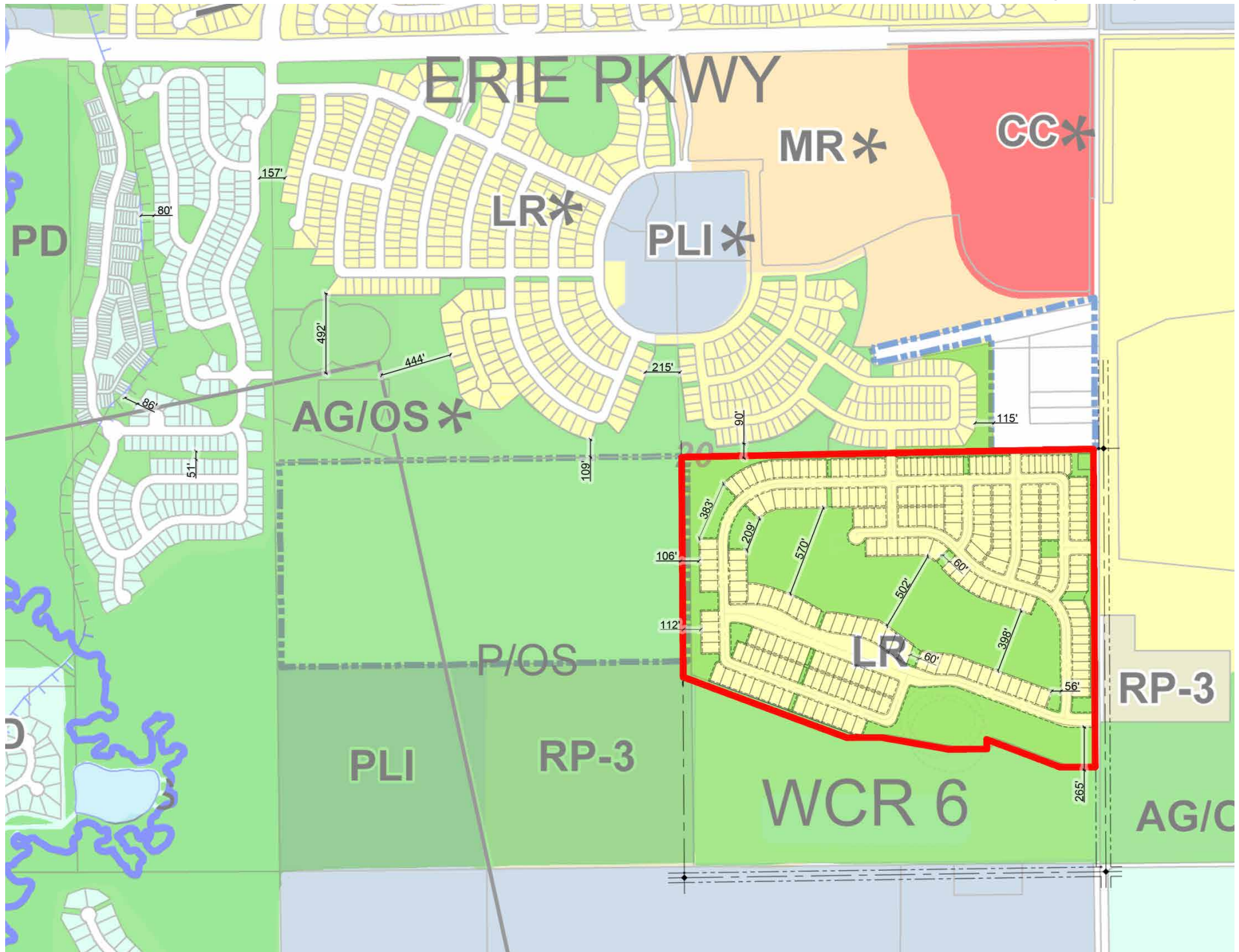


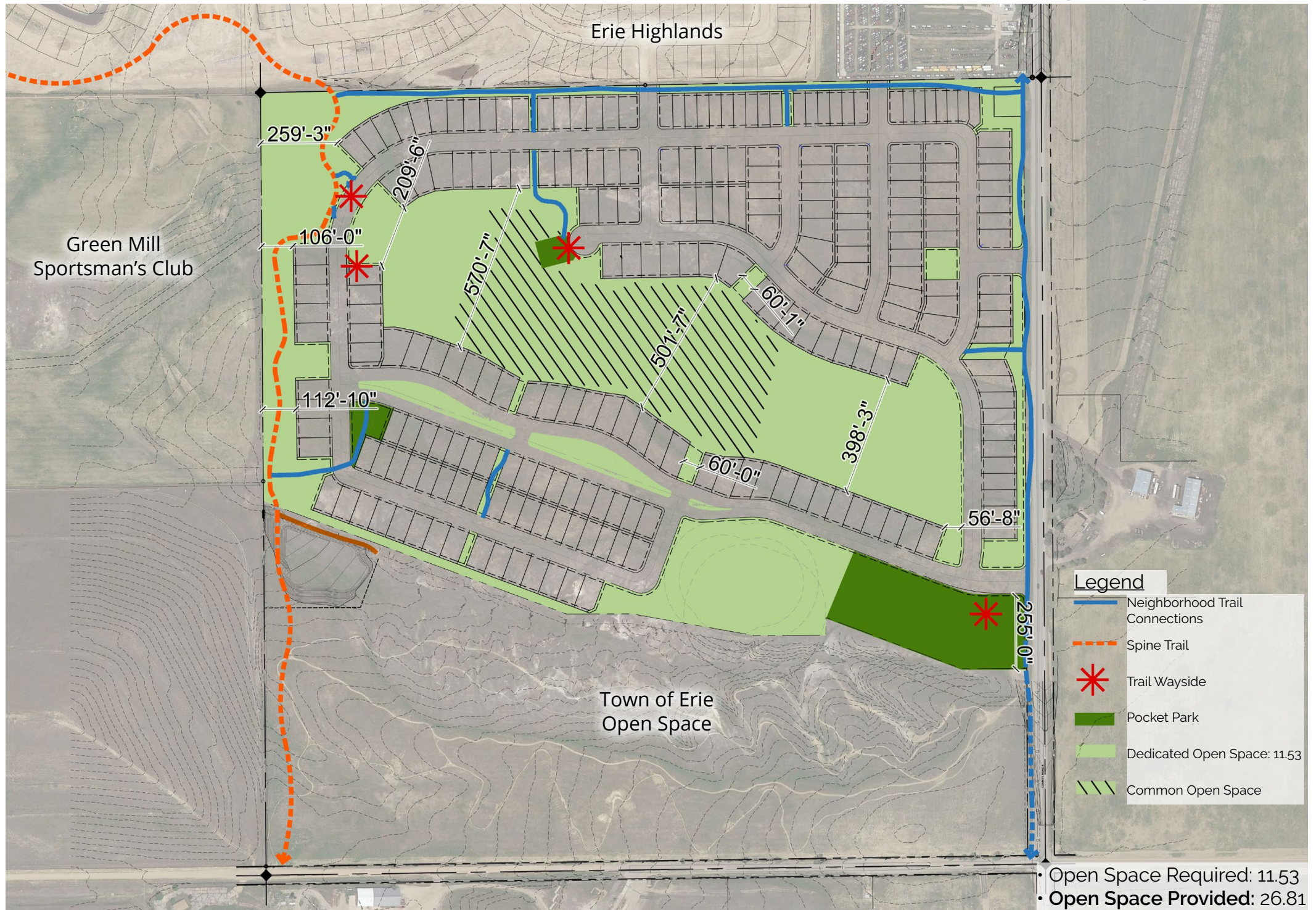
HEIGHT CONTROLLED 55' LOTS



Scale: 1" = 100'







Trail Wayside & Entry Garden Enlargements



Trail Wayside Enlargement



Entry Garden



Naturalization Area



Bird Nesting Area



Dispersed Sunflower Plantings



Regional Trail

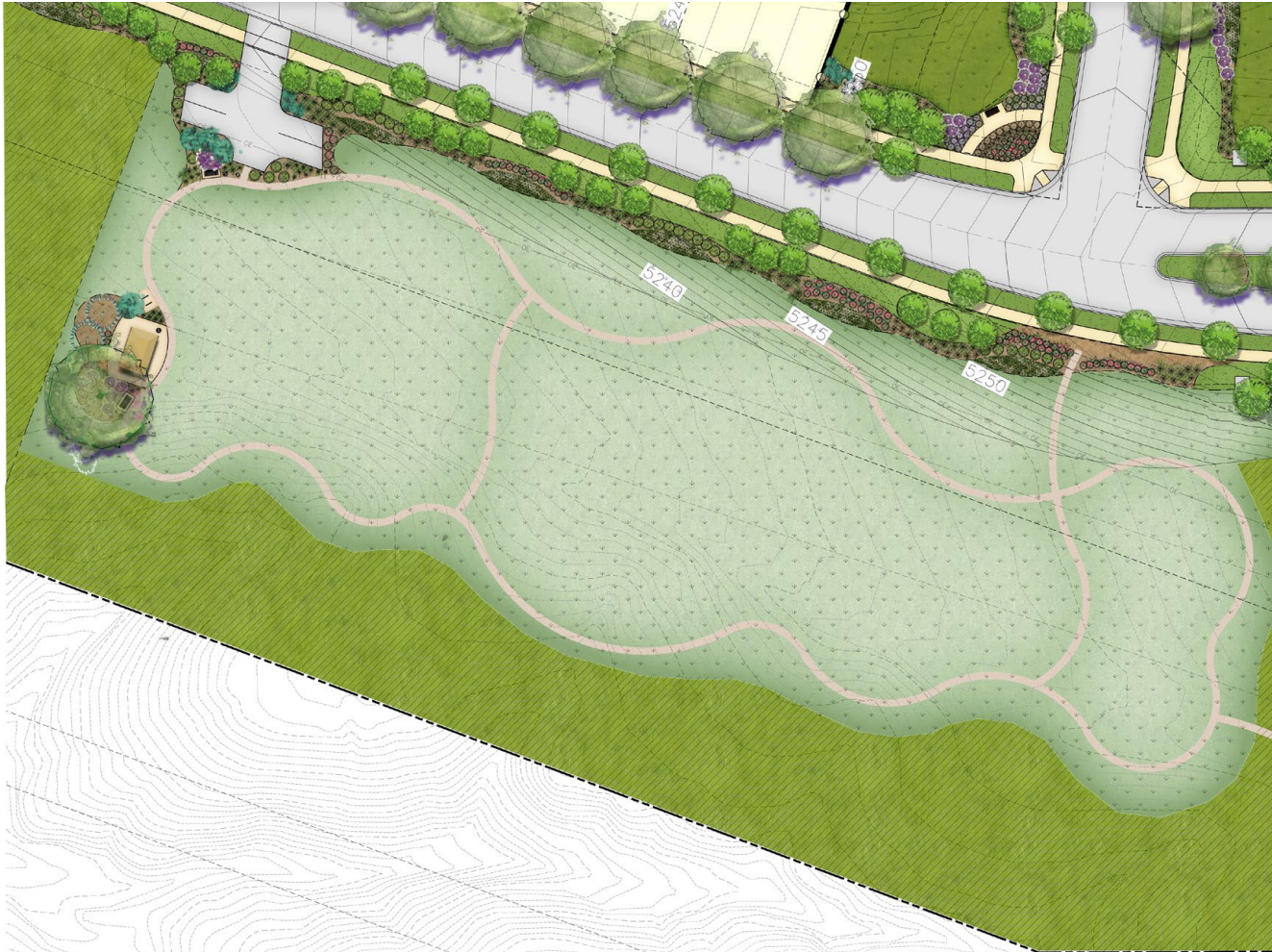


Plantings



Entry Landscape Focal Point

Park & Entry Garden Enlargements



Tract U Park, Pump Track and Trailhead Parking



Pump Track



BBQ Grill



Bench



Shelter



Pump Track



Floral Interest Enlargement

Park Plan Enlargements



Trash Receptacle



Open Play



Swings



Boulder Play



Bobble Rider



Labyrinth



Multi- Level Play Structure



Tract R Park with Playground & Open Play Area



Log Stepper

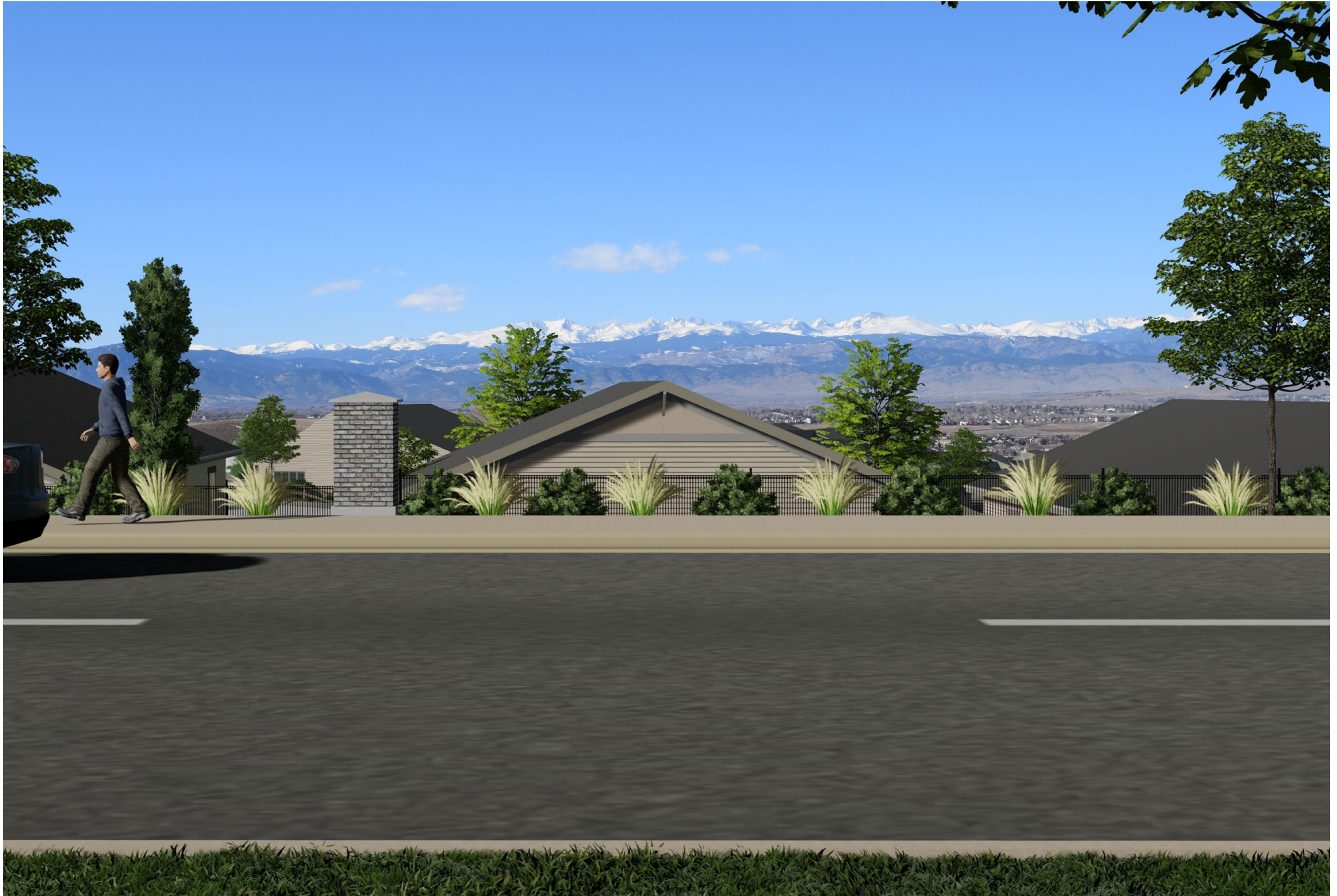


Multi-Level Play Structure



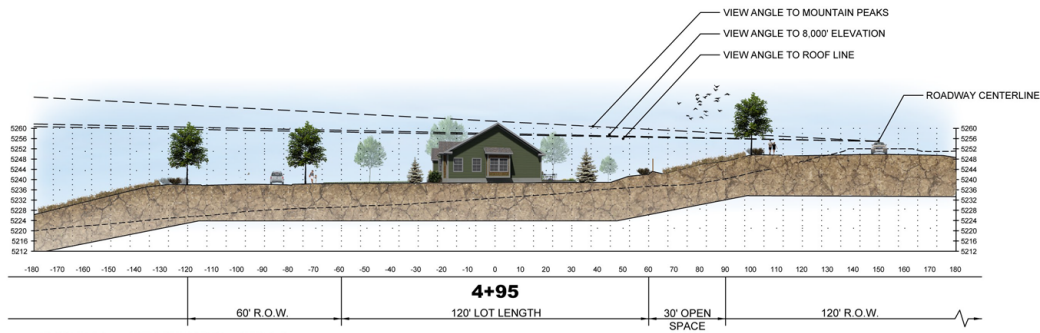
Tract H Park & Amenities



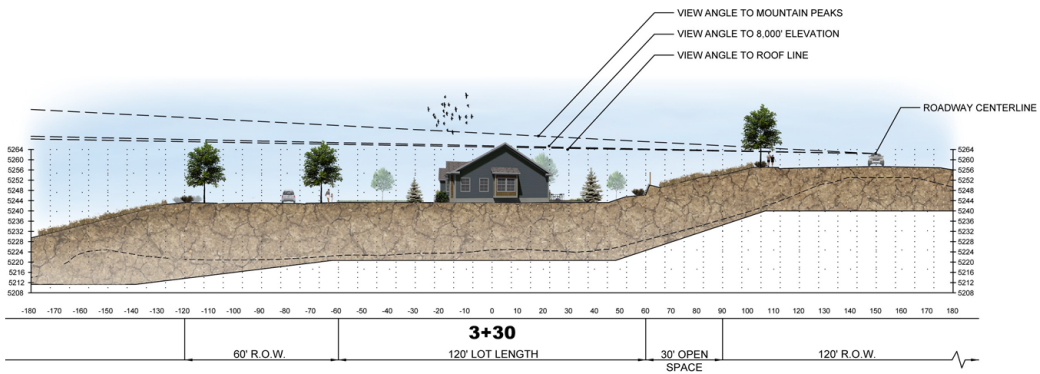


View from Future Northbound Lane of CR- 5

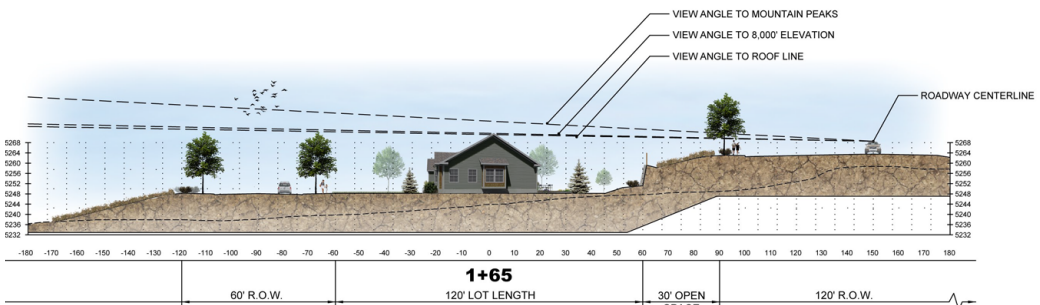
Lots 7, 10 & 13 Section Cut



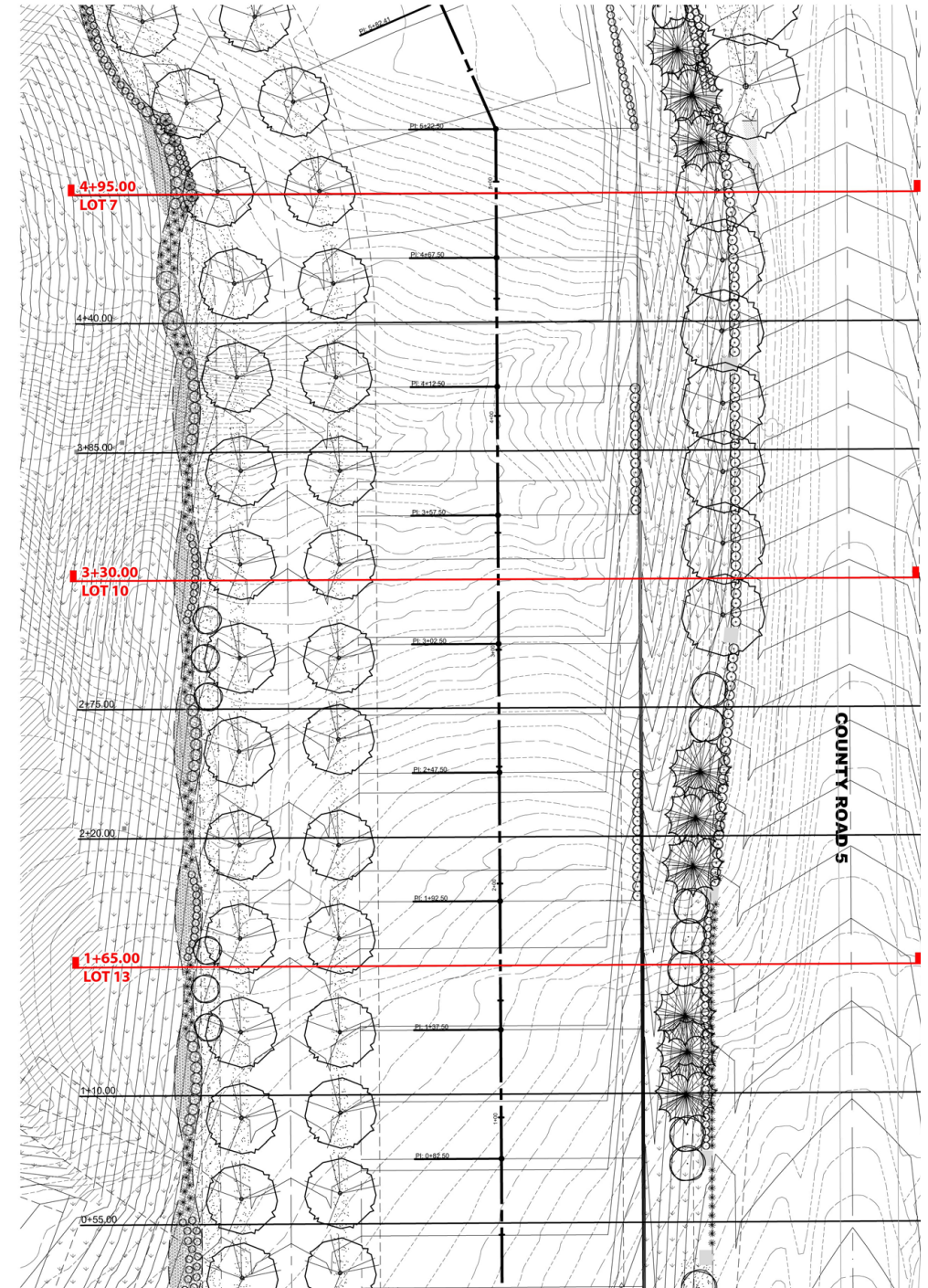
LOT 7 - SECTION CUT



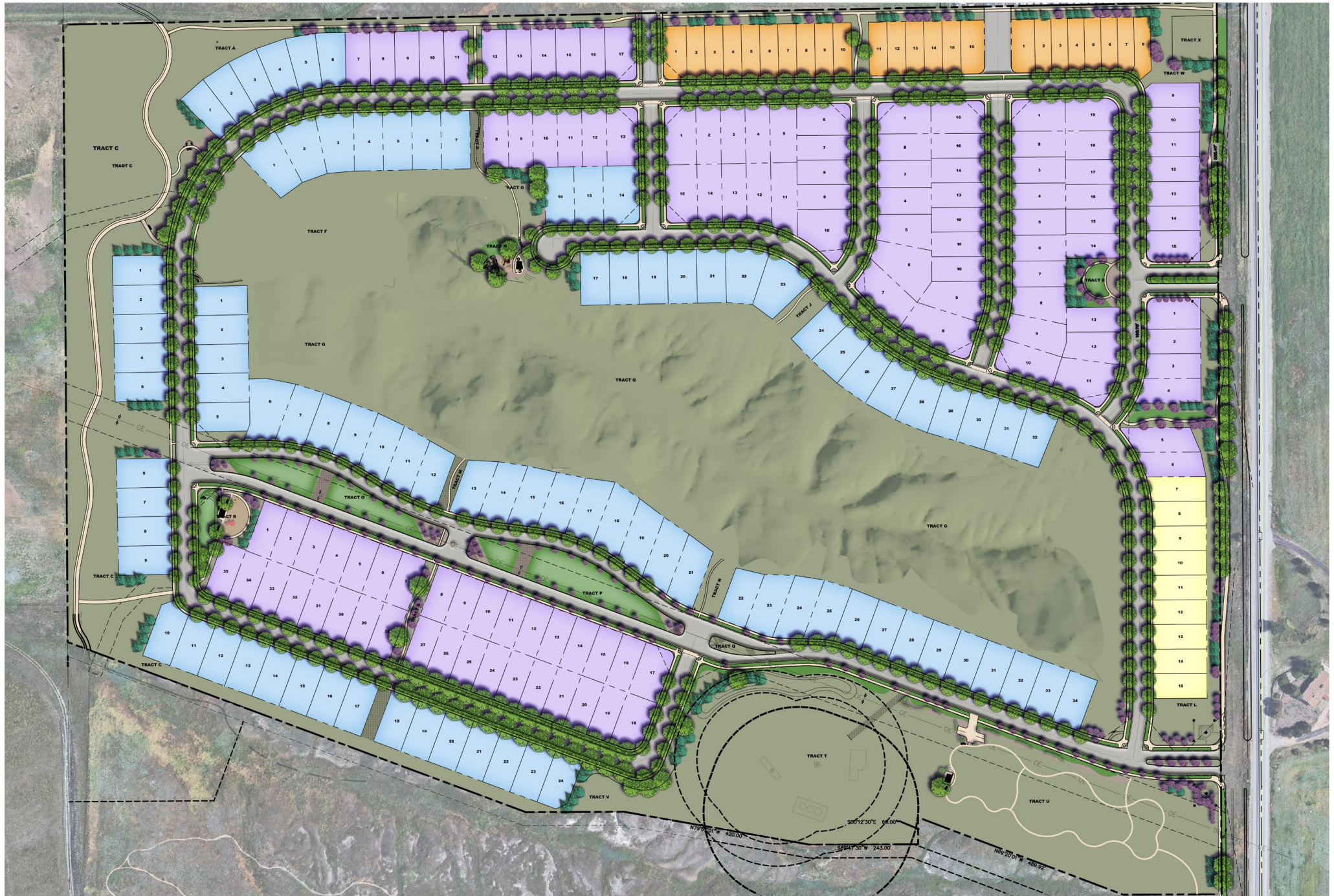
LOT 10 - SECTION CUT



LOT 13 - SECTION CUT



Illustrative Site Plan



65' LOTS



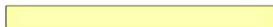
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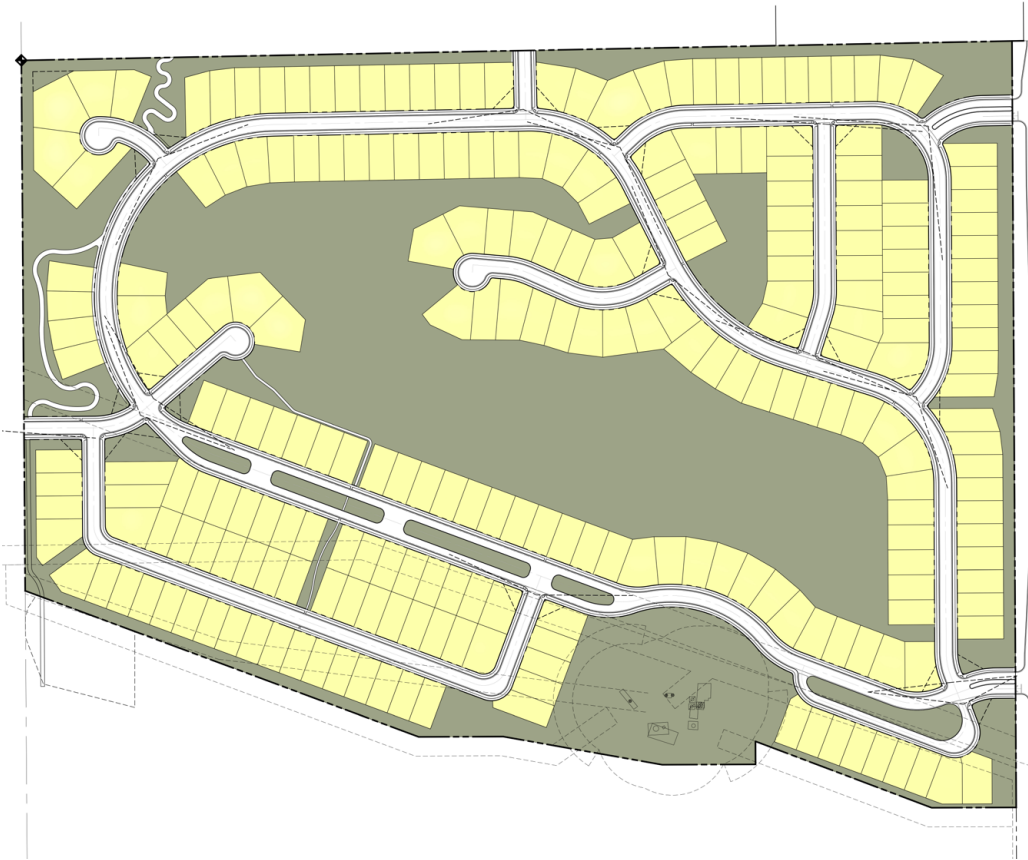


Scale: 1" = 100'



2014 Approved Preliminary Plat

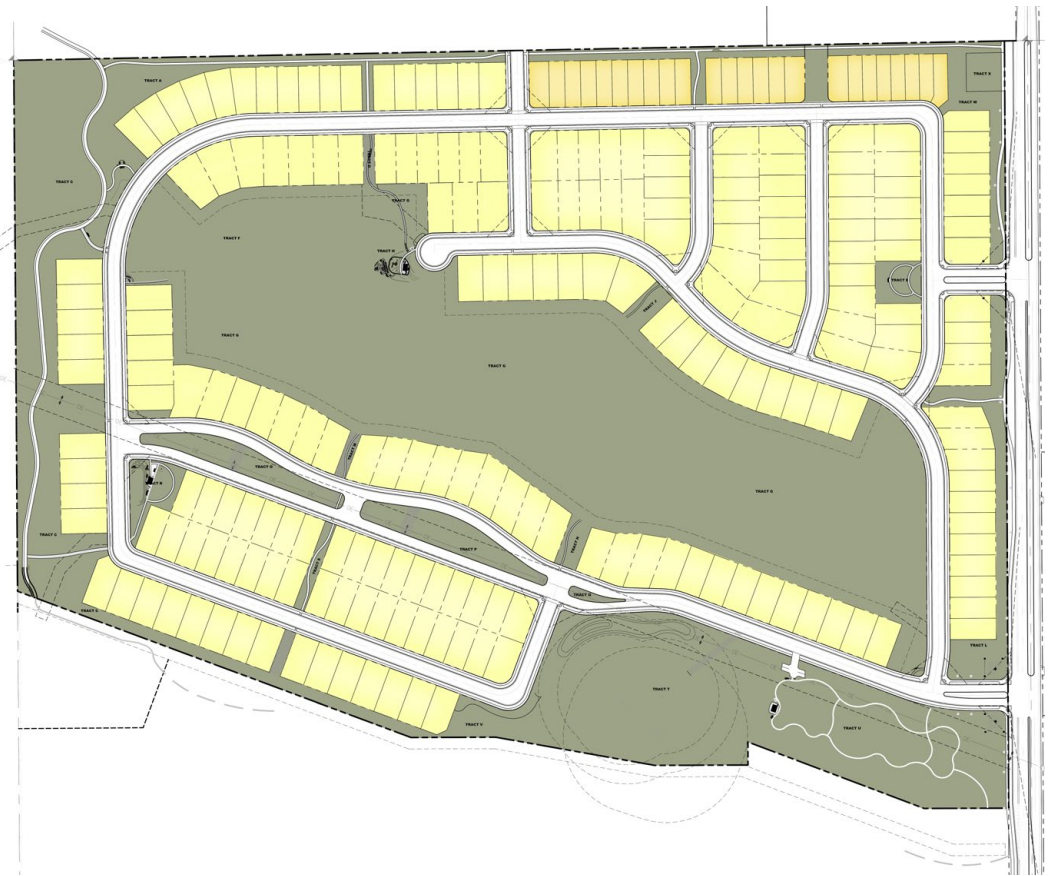
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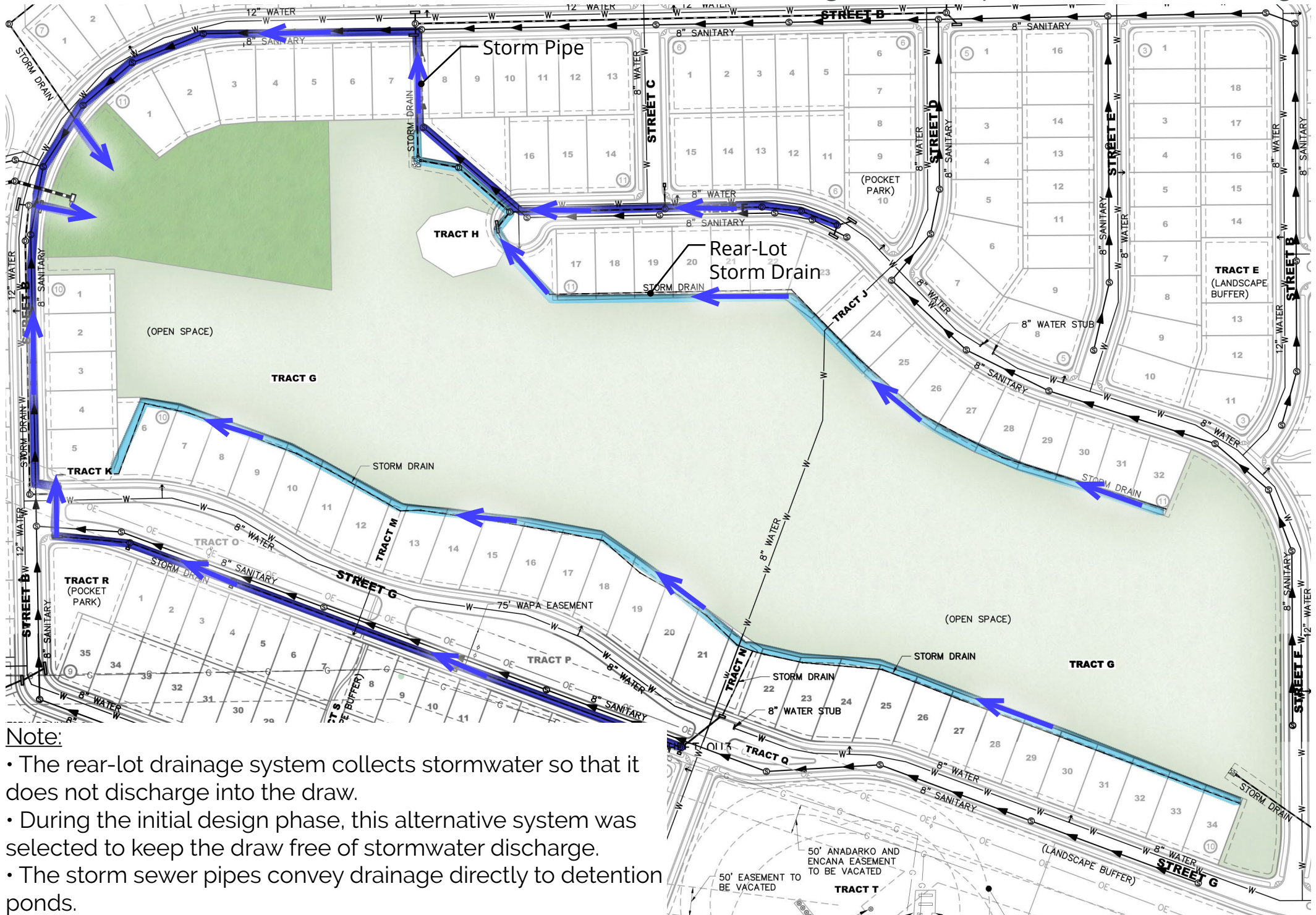


Proposed Preliminary Plat

Drainage Plan: Typical Configuration



Drainage Plan: Proposed Rear-Lot Drainage



Note:

- The rear-lot drainage system collects stormwater so that it does not discharge into the draw.
- During the initial design phase, this alternative system was selected to keep the draw free of stormwater discharge.
- The storm sewer pipes convey drainage directly to detention ponds.

View of Open Space Corridor Rendering



Site Photo



Proposed Open Space Corridor

(Sec. 10.7.7C. 10 of the Town Unified Development Code)

- A. The subdivision is generally consistent with the Town's Comprehensive Master Plan. The Project meets several of the goals of the Comprehensive Master Plan.
- B. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.
- C. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife.
- D. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible. habitat, and otherwise accomplishes the purposes and intent of this UDC.
- E. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.
- F. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.
- G. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
- H. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated
- I. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.
- J. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Illustrative Site Plan



SINGLE FAMILY LOTS



HEIGHT RESTRICTED LOTS



PAIRED LOTS



Scale: 1" = 100'



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