



SUNSET

TOWN OF ERIE, COLORADO
TOWN BOARD

MAY 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

Preliminary Plat Reviewed February 2020



Proposed Preliminary Plat Reviewed May 2020



SUNSET PLAN CHANGES

- Neighborhood Meeting originally scheduled for March 12, 2020 rescheduled for a virtual meeting on April 30, 2020. Notice included a Zoom link.
- Replace 10 Paired home lots adjacent to Erie Highlands with 7 - 55 feet wide single family detached lots.
- Working with Crestone Peak Resources to plug and abandon the remaining 3 producing wells
- Replace oil well site with 11 new 65 foot wide lots and 2.04 acres of usable open space

- Clarify separation of homes to the travel lanes on WCR 5
- Provide additional social trail access points into the open space
- Provide summary of environmental studies.



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

Plat Comparison

Preliminary Plat Reviewed February 2020



65' Lots 55' Lots 37' Paired Lots Height Controlled Lots

90 Lots 124 Lots 24 Lots

Proposed Preliminary Plat Reviewed May 2020



65' Lots 55' Lots 37' Paired Lots Height Controlled Lots

101 Lots 124 Lots 24 Lots

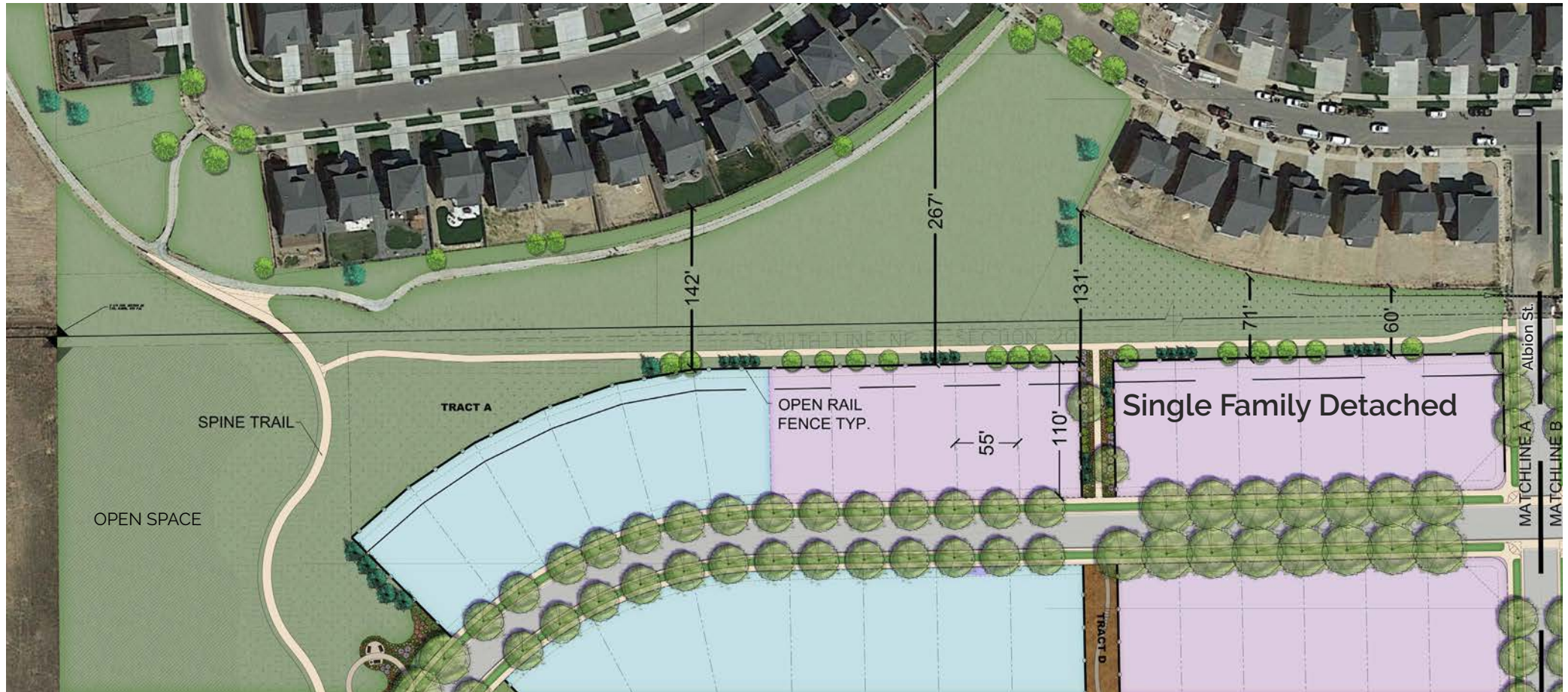
LAND SUMMARY CHART			
LAND USES	DWELLING UNITS	AREA/ACRES	% OF TOTAL AREA
HOUSING DIVERSITY:			
DUPLEX	24	2.61	2.51%
5,000 -9,999- SF LOTS	215	37.21	35.84%
10,000-39,999-SF LOTS	10	2.50	2.41%
SUB TOTAL	249	42.32	40.76%
PARK LAND:	REQUIRED	PROVIDED	
POCKET PARKS (H, R, U)	0.35	4.53	4.36%
NEIGHBORHOOD PARKS	2.13	FEE *	
COMMUNITY PARKS	3.55	BUILDING PERMIT FEE	
COMMON/LANDSCAPE AREA	0.00	7.61	7.32%
SUB TOTAL	6.03	12.14	11.69%
OPEN SPACE:	REQUIRED	PROVIDED	
CREDITED (TRACTS C AND G)	12.06	26.81	25.82%
DRAINAGE (TRACT F)		2.55	2.45%
PUBLIC ACCESS TRACTS		2.14	2.06%
SUB TOTAL	12.06	31.50	30.34%
STREETS:			
LOCAL ROW		17.87	17.21%
SUB TOTAL		17.87	17.21%
TOTAL	249 DU's	103.83	100.00%

Previous Plan



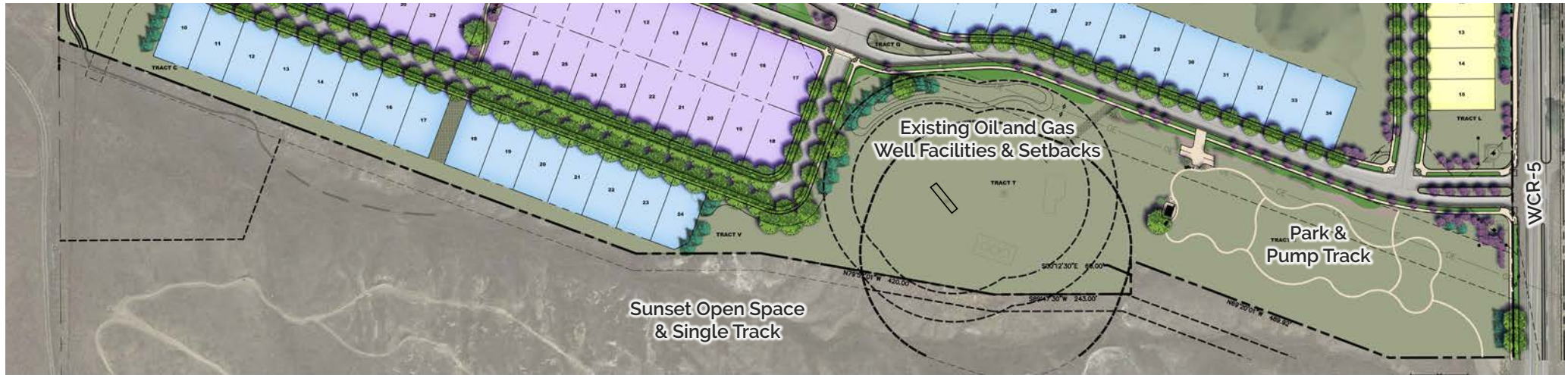
Proposed Plan



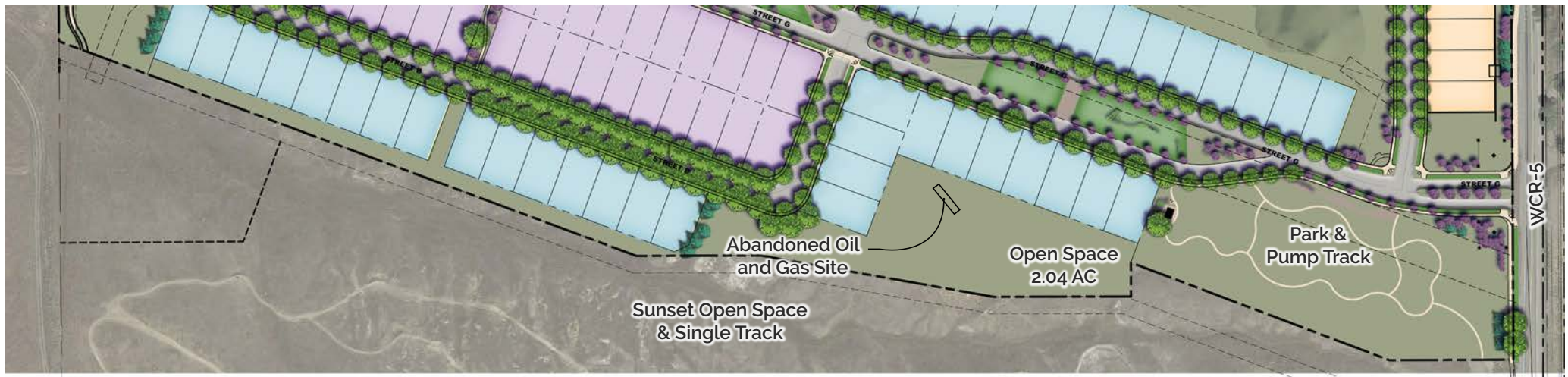




Previous Plan



Proposed Plan

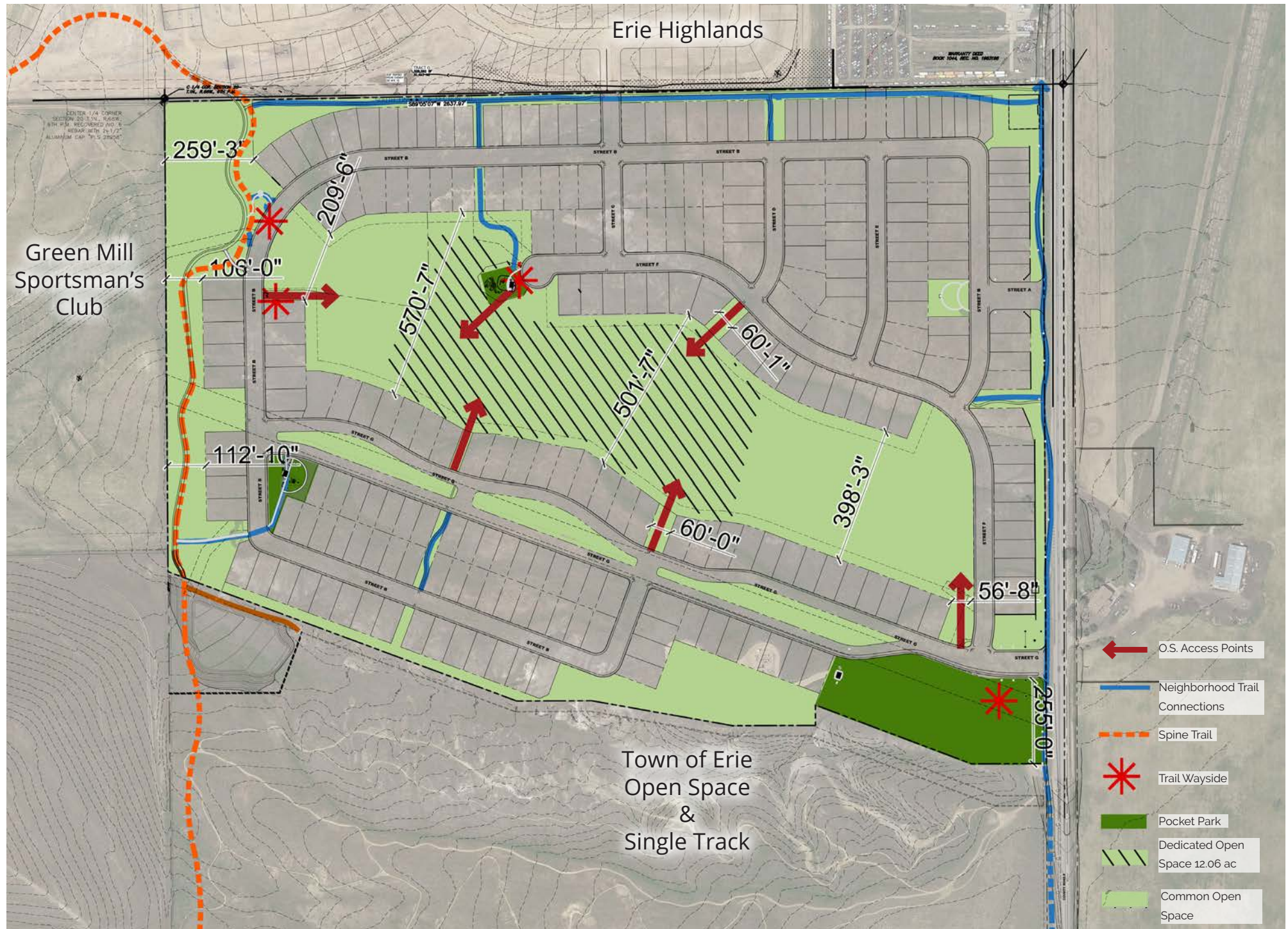


SECTION AT BLOCK 2 - LOT 12



SECTION AT BLOCK 1 - LOT 13





Trail Wayside & Entry Garden Enlargements



Trail Wayside Enlargement



Entry Garden



Naturalization Area



Bird Nesting Area



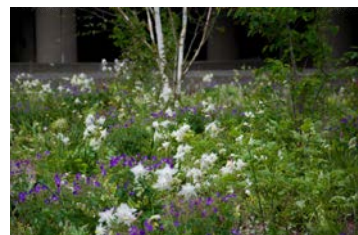
Dispersed Sunflower Plantings



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 of Open Space Corridor Rendering



Site Photo



Proposed Open Space Corridor

**WESTERN ENVIRONMENT AND ECOLOGY, INC
ENVIRONMENTAL INVESTIGATIONS AND REPORTS
ERIE ESTATES, 103.832 ACRES IN SECTION 20, TOWNSHIP 1 NORTH RANGE 68
WEST**

Phase I Environmental Site Assessment, dated December 19, 2005

Conclusions: "Potential contamination of soil and groundwater from reported releases associated with the petroleum production facility on the property"

"Potential groundwater and/or methane contamination resulting from Adjacent landfills"

Limited Phase II Environmental Site Assessment, dated January 30, 2006

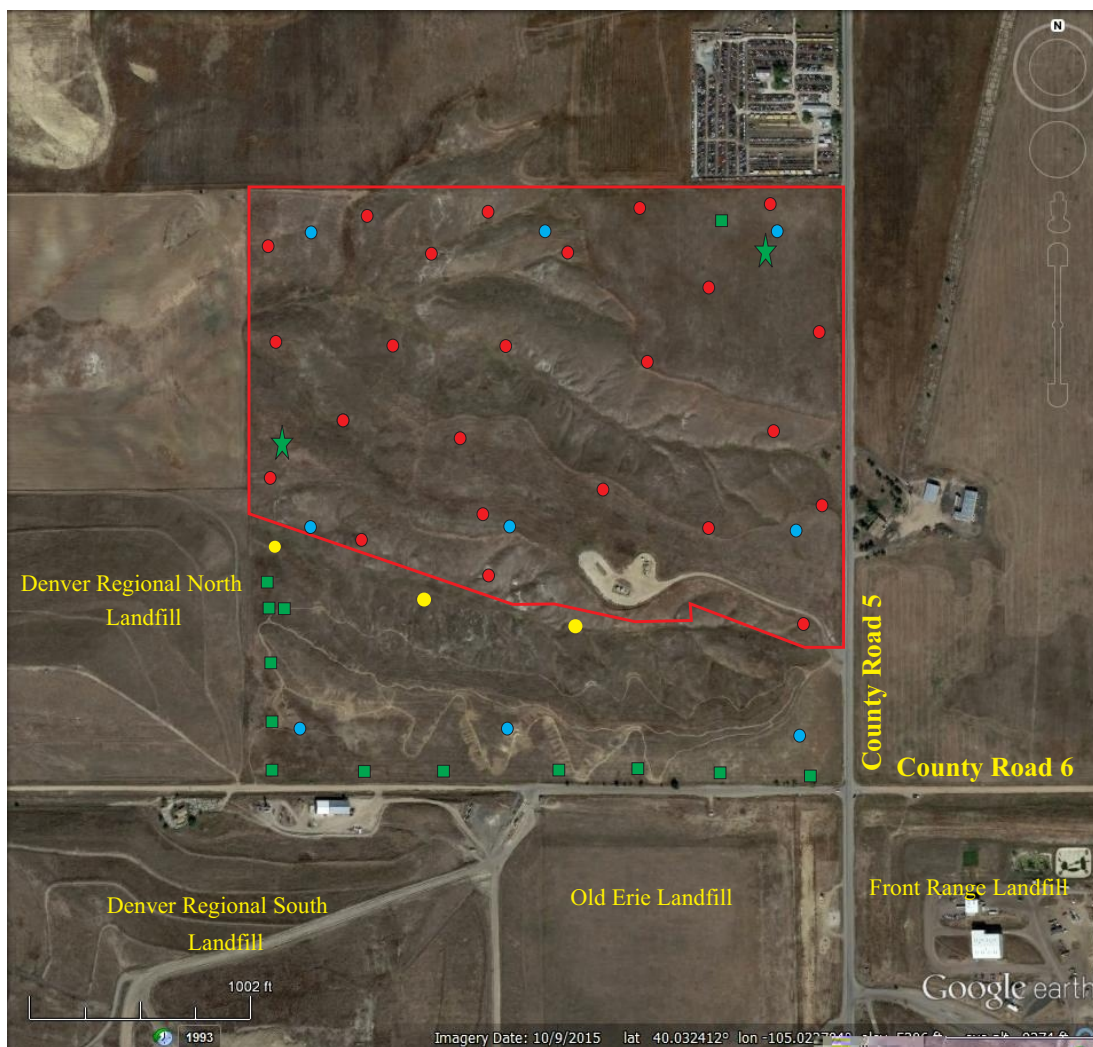
Conclusions: "Three shallow (less than 20 foot) groundwater wells completed in the southern drainage adjacent to the landfill. All these wells were dry which confirmed a January 4th, 2006 Terracon report that stated no shallow groundwater occurs on the property"

Soil Vapor Investigation, dated February 23, 2006

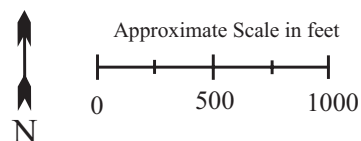
Conclusions: "Thirteen soil vapor probes installed along the southern and southwest border of the property indicated no measurable levels of methane"

Phase I Environmental Site Assessment, dated January 8, 2013

Conclusions "This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property."



- Terracon Geotechnical Borings 2006
- Western Environment Monitoring Wells 2006
- Western Environment Vapor Probes 2006
- ★ Western Environment Mine Subsidence Borings 2008
- CTL Thompson Geotechnical Borings 2017



Proposed Preliminary Plat

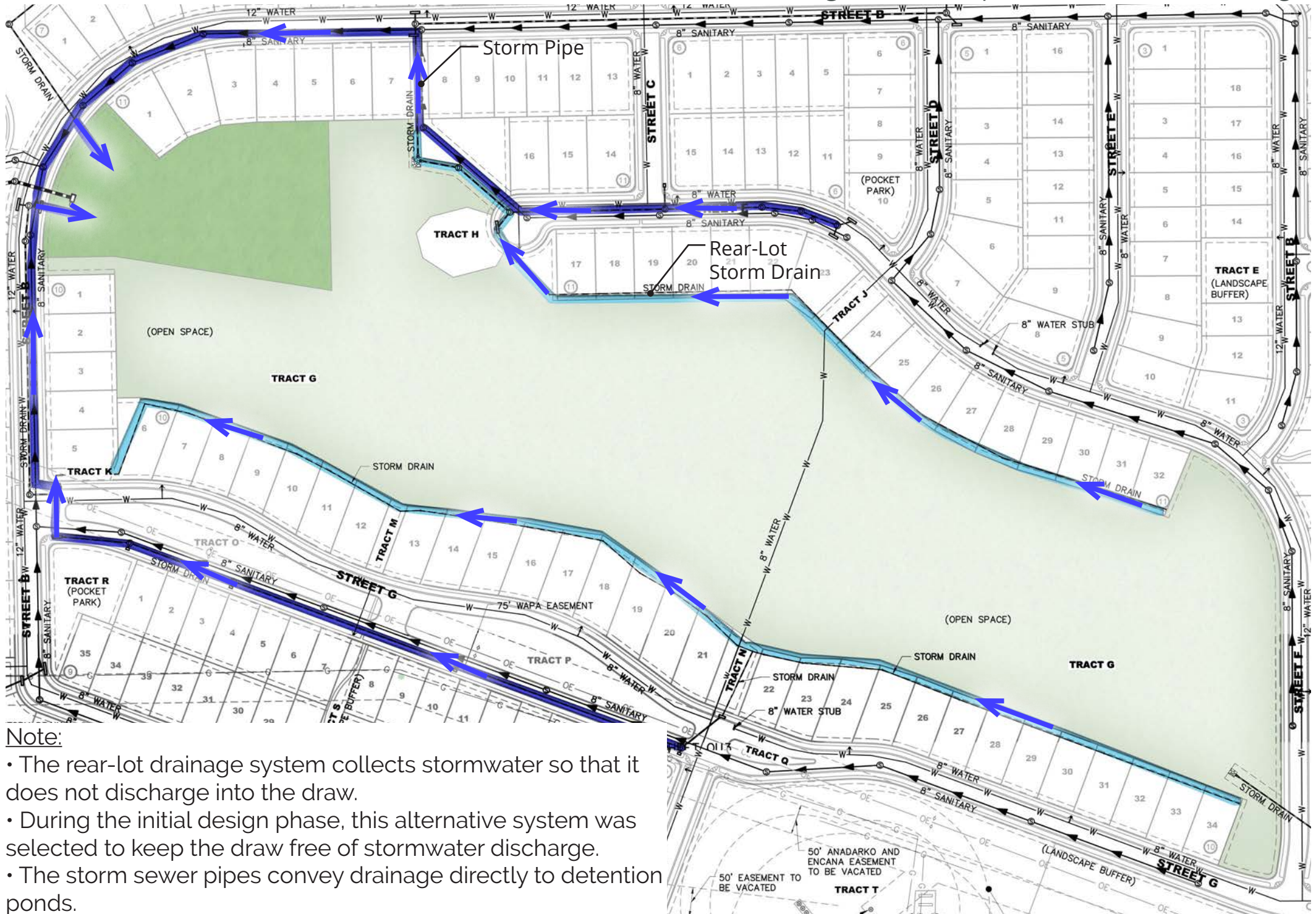


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Drainage Plan: Typical Configuration



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.