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Inc LLC

June 3, 2020

Town of Keenesburg
140 S. Main St
Keenesburg, CO 80643

RE: RK SUBDIVISION DEVELOPMENT FINAL PLAT SUBMITTAL

Dear Town Staff,

Please find the attached Land Use Application and supporting documents for the RK Subdivision Development Final Plat submittal.

This letter is intended to serve as the Project narrative (Final Plat Item #3).

General Information and Brief Project Description:

RK Subdivision was annexed and zoned as Heavy Industrial in early 2018.

Currently the overall 15.06 acre parcel is proposed to be subdivided into 7 industrial lots. A 60 foot standard Town of Keenesburg right of way will be dedicated with a cul-de-sac for access to each Lot, said public road is named RK Drive in the attached submittal documents.

Zoning is not proposed to be changed, uses shall comply with current Town zoning code. Privately owned property to the west and north and east adjacent to the site are currently Weld County AG-A.

WCR 398 lies to the south.

Owners

Richard I. Robertson
Heidi D Robertson
8537 CR 51
Keenesburg, CO 80643

Aaron L. Kaiser
Lori J. Kaiser
30307 CR 8
Keenesburg, CO 80643

Civil Engineer:

Western Engineering Consultants
127 South Denver Avenue
Ft Lupton, Colorado 80643
303-913-7341
Chadwin Cox PE

Land Surveyor: American West Land Surveyors
331 South 4th Avenue
Brighton, Colorado 80601
303-659-1532
Curtis Hoos PLS

Traffic Engineer: Sustainable Traffic Solutions
823 West 124th Drive
Westminster, Colorado 80234
303-589-6875
Joe Henderson PE PTOE

Geotechnical Engineer: Soilogic
4350 Highway 66
Longmont, Colorado 80504
970-535-6144
Wolf Von Carlowitz PE, Darrel DiCarlo PE

Electrical Engineer: To Be Determined

Drainage Engineer: Western Engineering
127 S. Denver Avenue
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Location of Site: XXXX WCR398,
Keenesburg, CO 80643

Total Site Area: **15.06 Acres (656,014 sf)**

Total Build-out Area:

Other Site Features:

- New Public Street
- Roadside open ditch along both sides of new street for rural drainage
- Drainage will be routed, captured, treated, and stored on site (single lot and shared ponds)
- Native Landscaping

COMPREHENSIVE PLAN:

The current Land Use Plan for this area shows the property as Mixed Use. The proposed industrial use will be consistent with the concept for Mixed Use.

ZONING DISTRICT:

The existing Zone District is Heavy Industrial.

DENSITY:

The maximum density will be determined during review.

DIVERSITY:

Industrial lots are in demand. The proposed subdivision will provide additional development opportunities to the Town of Keenesburg.

LAND USES:

To the west and east are rural residences. Farm ground lies to the north.

CONNECTIVITY:

The 7 industrial lots will be directly connected to the proposed public street which connects to WCR 398.

OPEN SPACE:

No open space is proposed.

ROADWAY NETWORK:

The Town has an existing roadway (WCR 398) to the south.

TREATMENTS TO ROADWAYS

Signage is proposed on RK Drive and along WCR 398.

LOT LAYOUT:

7 acreage lots are proposed.

LOT INTERFACE WITH ROADWAYS:

Access will be provided via driveways to each Lot from RK Drive.

LOT SIZE DIVERSITY:

Since this is an industrial subdivision there is no diversity is proposed here-in – however each lot will be individually developed so they will have diversity from each other.

SETBACKS:

The setbacks are 30 feet front and rear and 10 feet each side.

LOT SIZES ENHANCING STREETCAPE:

Lot sizes vary from 1.65 acres to 2.5 acres. No streetscape landscape is proposed.

COMMON AREAS:

Currently none are proposed.

FENCING:

All site fencing is proposed to be handled by each individual lot owner in accordance with Town regulations.

AMENITIES, ENTRIES, CONNECTIVITY, ARCHITECTURAL & LANDSCAPE DESIGNS FOR EACH LOT

Due to the size of the property – no additional amenities are proposed. Each industrial lot development home and lot landscaping will be individually designed.

IRRIGATION SYSTEM

Each lot will be required to have its own irrigation system. It is expected each lot will be xeriscaped.

POTABLE WATER:

Potable water currently exists in WCR 398 as it was extended recently by Williams (formerly Discovery Midstream) from the Wild Country RV Park east to the under-construction Keenesburg Gas Plant.

ADEQUATE POTABLE WATER:

Pursuant to the Pre-Application meeting – Town of Keenesburg water is said to not be an issue.

STORM WATER MANAGEMENT:

WEC has investigated that no formal downstream conveyance exists. Currently runoff is routed along the north side of WCR 398 and directed under WCR 398 just east of this property to a low point that has no outfall (i.e it is blocked by the Railroad berm).

Infiltration (retention) storage volumes are designed for shared and single lot configurations in accordance with State of Colorado Statutes and UDFCD criteria.

COMMON AREA LANDSCAPE:

Not applicable. All landscaping is expected to be each private lot's responsibility, including the screening buffers to the west, east, and north.

OFF STREET PARKING:

Based on the lot sizes no on street parking is expected and each lot will have adequate parking.

EXTERIOR LIGHTING:

The applicant is awaiting the Town's direction on lighting of the public rights of way. Any right of way lighting will have to adhere to standard photometric plans.

POTENTIAL IMPACT ON ADJACENT NEIGHBORHOODS:

Actual construction typically negatively effects adjacent properties, however the long term impact of this development is estimated have little effect on the adjacent roadways and adjacent neighbors and have positive economic impacts to the Town.

SMELLS:

No new smells are expected to occur.

EXISTING OR PROPOSED MINERAL DEVELOPMENT – STATE OF OWNERSHIP – CONFLICTS:

See attached summary of mineral rights. Based on the site of the property it is not expected that any limitations will occur. No conflicts are anticipated.

PUBLIC IMPROVEMENTS:

RK Drive is proposed as a 60 foot public right of way with 40 feet of future asphalt pavement (all weather surface for Phase 1).

ACCESS:

Each lot will have its own access to RK Drive per Keenesburg driveway details.

GRADING:

The property has moderate relief – approximately 8 foot drop from west to east. The proposed grading design is intended to follow typical commercial/industrial subdivision lot grading. When possible shared lot line swales are proposed to drain to shared infiltration (retention) ponds but when not possible individual swales are required to drain to individual infiltration (retention) ponds. All infiltration (retention) ponds are sized to store the 24 hour 100 year runoff event for the entire tributary area.

STORM SEWER:

On site conveyance will be via grass swales and concrete pans. Storm culverts are expected at driveway locations. One additional road culvert will occur where RK Drive meets WCR 398.

SANITARY SEWER:

No public sanitary main exists near the property. Each lot is proposed to have an Onsite Wastewater System – designed specific to each lot as it is developed (separate Site Development Plan review).

WATER:

A new 8” diameter waterline is proposed within RK Drive. Three new Fire Hydrants are proposed off of RK Drive in accordance with South East Weld Fire District requirements.

GAS AND ELECTRIC:

It is unclear whether an existing gas line is near the property however electric does exist.

An electric distribution system is proposed to be buried along all the proposed RK Drive to serve each proposed Lot

WILL SERVICE LETTERS:

The Owner has contacted South East Weld County Fire Rescue (SEWCFR) requesting service. A Fire Truck access analysis has been performed using SEWCR Fire Truck template.

Water will be provided by the Town of Keenesburg system. Sewage will be private On-Site Wastewater System (Septic) in accordance with Weld County OWTS criteria. See also the Final Plan Utility & Septic sheets (5 & 8).

Electricity is provided by United Power. Gas may be available – it is unclear if it will be provided by Xcel Energy or Atmos Energy. WEC has requested Will Serve Letters from both. See also the Final Plan Utility Plan sheet (5)

SURVEYS:

The Site topography and boundary survey was provided by American West Land Surveyors in Brighton.

SUBMITTAL & HOPEFUL PROJECT SCHEDULE:

Date:	Time/ location:	Event:	Notes:
June 3, 2020	4:30 p.m.	Submit Preliminary & Final Plat documents	
September 1 st , 2020	On Site	Begin Site grading and utility construction	

FINAL PLAT APPLICATION CHECKLIST:

The following is a summary of the checklist items:

- | | |
|---|----------------|
| 1. Completed land use application | Enclosed |
| 2. Application fees & fee deposits | Enclosed |
| 3. Written Narrative | this document |
| 4. Proof of Ownership -Title Commitment | Enclosed |
| 5. Copy of any surface use agreement w/ mineral interests | Enclosed |
| 6. List of adjacent property owners (300 feet) | Enclosed |
| 7. Copies of State or Federal permits | N/A |
| 8. Written certification that notice has been provided | Due at hearing |
| 9. Final Plat | Enclosed |
| 10. Final Plan CDs | Enclosed |
| 11. Draft Subdivision Improvements Agreements | Enclosed |

Please contact me with any questions or comments you may have on our proposal for this project!

Sincerely,



Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager

Encl. Final Plat Application package