



Summerfield South - Preliminary Plan



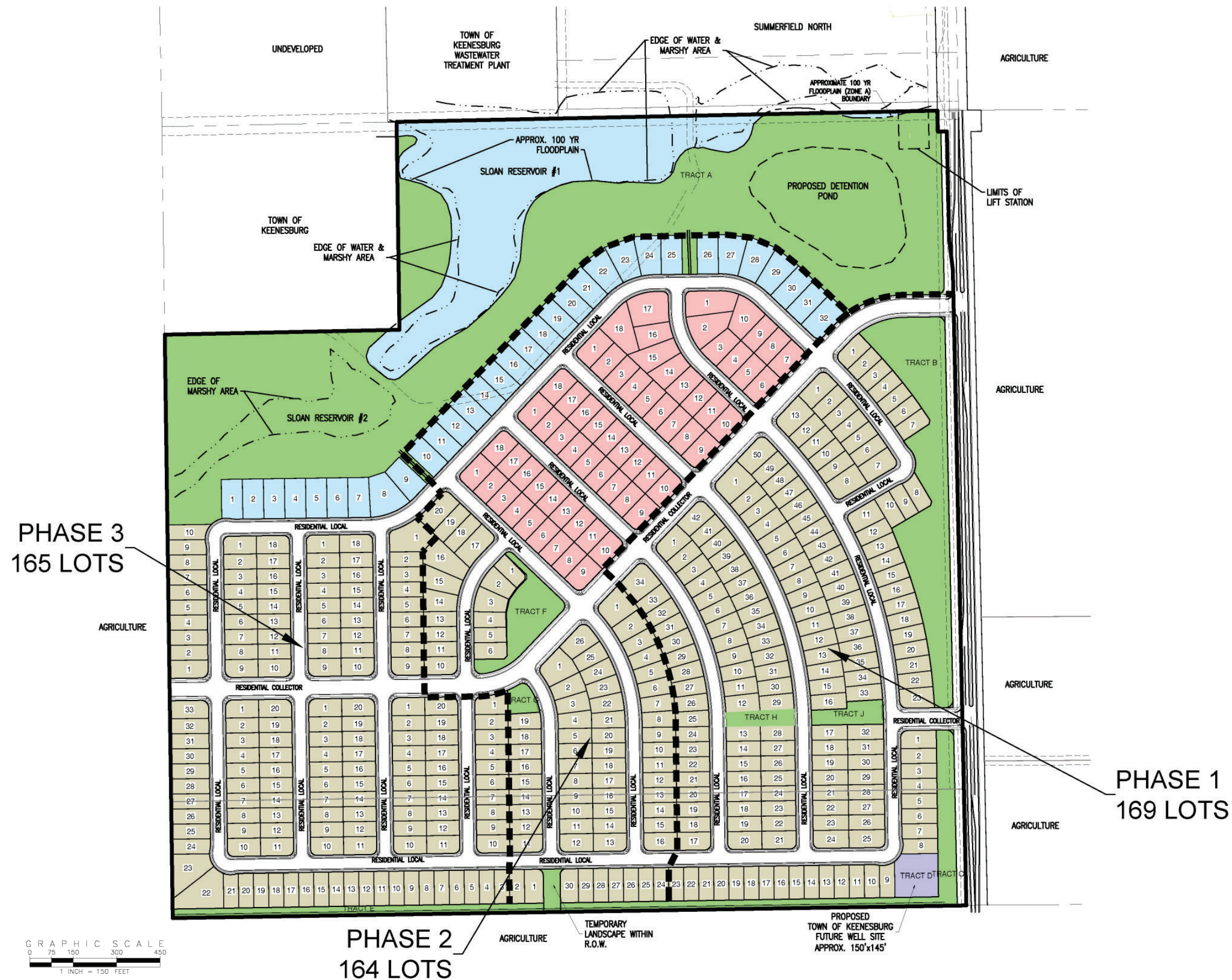


Project Concept Themes

- Manicured parks and open space with a robust trail network
- Stimulate economic growth for the Town
- Provides a variety of lifestyle and lot options

Project Key Elements

- Diversity of homes connected to the existing street and neighborhood frameworks
- A variety of parks and open spaces
- Bicycle and pedestrian trails distributed throughout the community to provide easy access to nearby schools
- Public utilities will be extended within the streets
- Stormwater management via natural grass lined swales and ponds
- A complete grid-style road network that leads to a main collector road for easy access to CR 59.

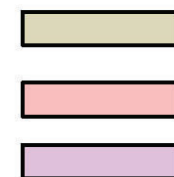


LEGEND

■ ■ ■ PHASE LINE



| LAND USE | | |
|-------------------------------------|--------------|---------------|
| COVERAGE | AREA (ACRES) | PERCENT TOTAL |
| OPEN SPACE, PARKS, TRAILS | 42.10 | 28.78% |
| FLOODPLAIN | | |
| PROPOSED RIGHT-OF-WAY | 29.18 | 19.95% |
| TOWN OF KEENESBURG FUTURE WELL SITE | 0.47 | 0.32% |
| 50'x110' LOTS | 56.18 | 38.40% |
| 60'x110' LOTS | 11.23 | 7.68% |
| 70'x130' LOTS | 7.13 | 4.88% |
| OVERALL SITE AREA | 146.29 | 100.00% |

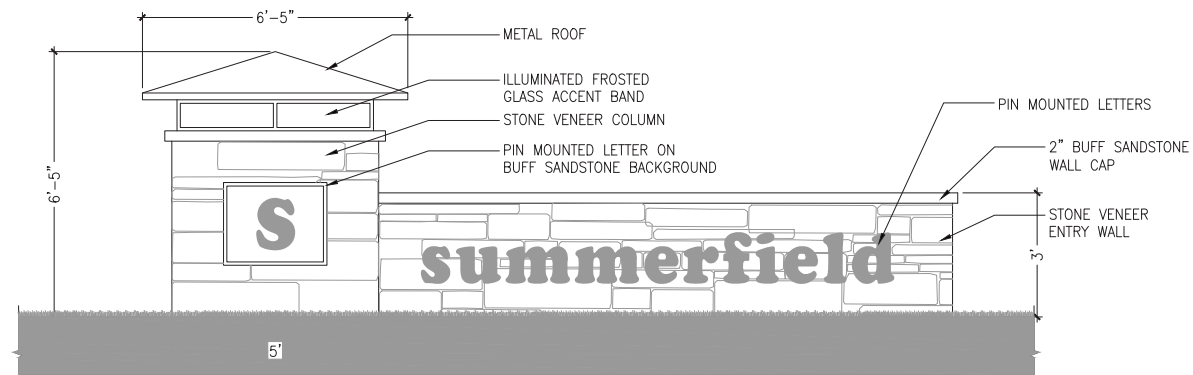
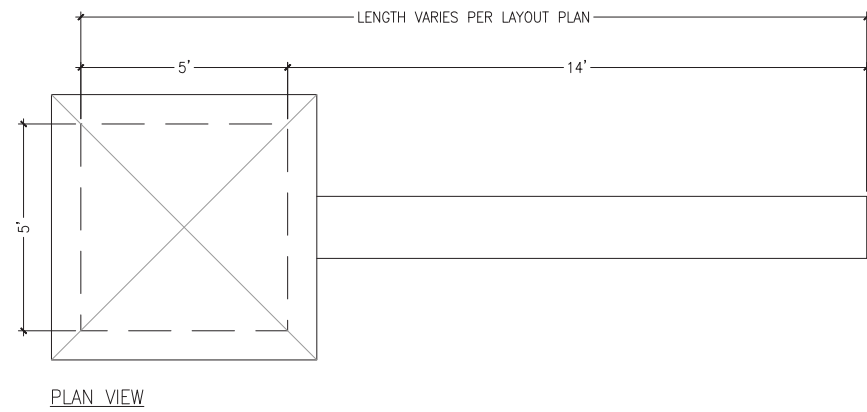


| LOT SUMMARY | |
|-------------|------------------------------|
| LOT TYPE | NUMBER OF SINGLE FAMILY LOTS |
| 50' LOTS | 402 |
| 60' LOTS | 64 |
| 70' LOTS | 32 |
| TOTAL | 498 |

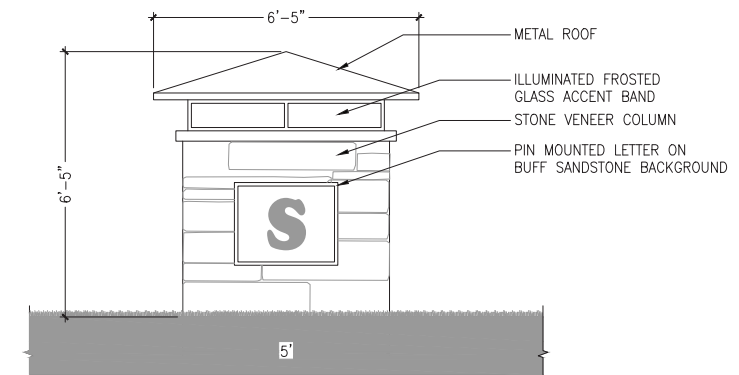
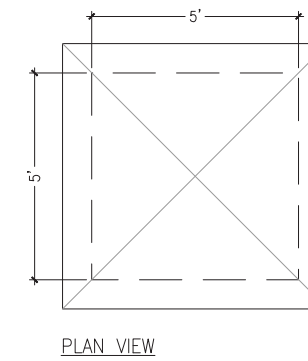


Community Amenities

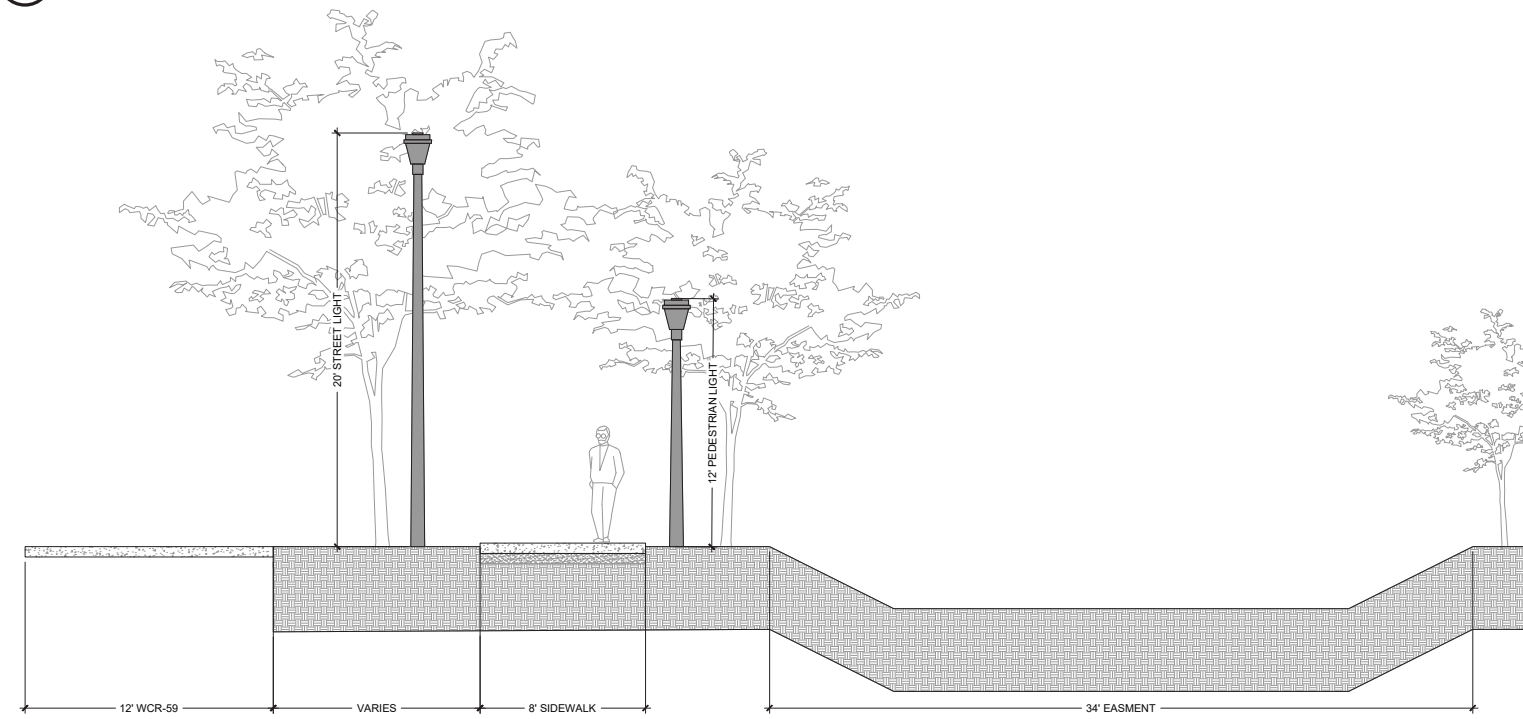
- ① • Community Park
- ② • Pocket Park
- ③ • Open Space
- ④ • Community Gateway / Entry Feature
- ⑤ • Water Quality/ Detention Pond



1 ENTRY WALL
SCALE: 1/2" = 1'-0"
SUMMERFIELD SOUTH PRELIMINARY PLAT.DWG



2 ENTRY COLUMN
SCALE: 1/2" = 1'-0"
SUMMERFIELD SOUTH PRELIMINARY PLAT.DWG



Community Park

Birds-Eye View



Site Perspective - A



Community Park Plan



Site Perspective - B



Mailboxes



Community Park

Nature Play Character + Imagery

