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Inc LLC

October 11, 2022

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

RE: MARKET STREET EAST SUBDIVISION PRELIMINARY AND FINAL PLAT SUBMITTAL

Dear Town Staff,

Please find the attached Land Use Application and supporting documents for the Market Street East Subdivision Preliminary and Final Plan submittal.

This letter is intended to serve as the Project narrative.

General Information and Brief Project Description:

The theme of Market Street East is to provide a 5 lot Highway Commercial Zoned Business Park similar to Market Street West Business Park.

Currently 3.85 acres are proposed to be developed into 4 new business park lots and lot 5 (4.63 acres) will remain as the School District property.

The current Zoning within the Town of Keenesburg is Commercial Highway (CH). No change in zoning is proposed.

WCR 18 lies to the north, Market Street (paved) is west, and I-76 Frontage Road lies to the south. The 4.63 acre property owned by School District RE-3J parcel lies to the east and is part of this development. Farther east is a Weld County AG zoned property.

Owners: Richard I. Robertson
Heidi D. Robertson
Wayne E. Lewton
Debra K. Lewton
Weld School District RE-3J
8537 CR 51
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: High Plains Engineering
 555 Min Street
 Hudson, Colorado 80642
 303-857-9280
 Todd M Schroeder, PE

Electrical Engineer: To Be Determined

Drainage Engineer: Western Engineering
 127 S. Denver Avenue
 Ft. Lupton, Colorado 80643
 303-913-7341
 Chadwin Cox PE

Location of Site: 350 N Market Street,
 Keenesburg, CO 80643

Total Site Area: **8.56 Acres (372,874 sf)**

Total Build-out Area: In compliance with Town Code as each Lot is Developed

TBD by Zone	Building area at buildout
TBD	Landscaping

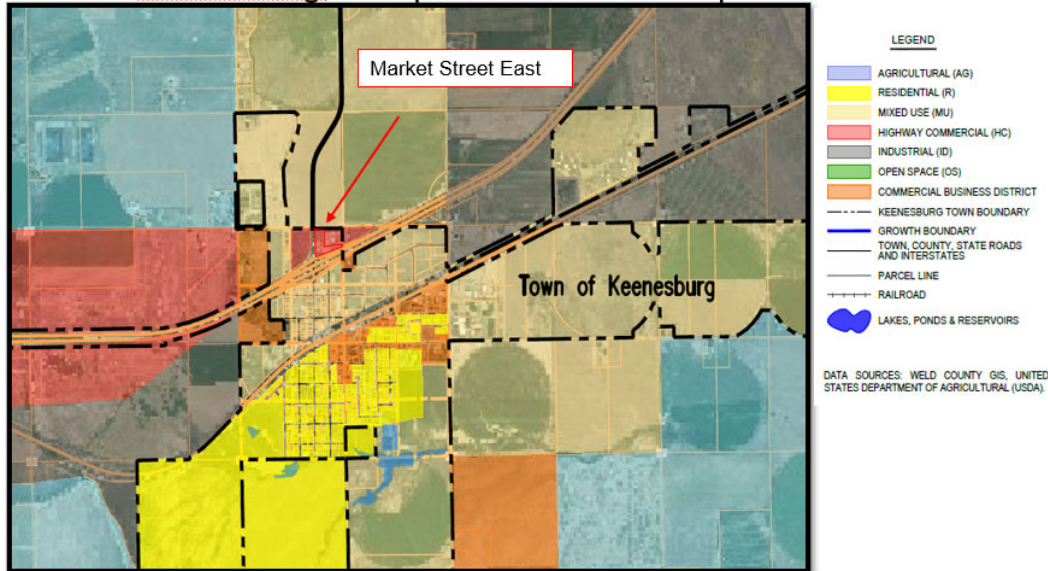
Other Site Features:

- Market Street improvements (widening east to buildout section)
- Dedication and construction of Veterans Drive (60 foot complete Right of Way)
- Utility extensions, Drainage Improvements, Landscape, etc

COMPREHENSIVE PLAN:

The current Land Use Plan for this area shows the property as Commercial Highway (CH). The proposed use will be consistent with the concept for Commercial Highway.

Town of Keenesburg, Comprehensive Plan Map



ZONING DISTRICT:

The existing Zone District is Commercial Highway (CH).

Town of Keenesburg current Zoning Map



DIVERSITY:

The proposed lots are in demand and there is only one CDOT I-76 interchange in Keenesburg. The proposed subdivision will provide additional commercial development and sales tax opportunities for the Town of Keenesburg.

LAND USES:

WCR 18 lies to the north, Market Street (paved) is to the west, west of Market Street is Market Street Business Park, I-76 Frontage Road lies to the south, a 4.63 acre parcel owned by School District RE-3J parcel lies to the east (Lot 5 of the proposed subdivision), and farther east is a Weld County AG zoned property.

CONNECTIVITY:

The 5 lots will be directly connected to the Town of Keenesburg Right of Way - Veterans Drive which will be directly connected to Market Street.

OPEN SPACE:

No open space is proposed.

ROADWAY NETWORK:

The Town has existing roadways to the west and north (Market St & WCR 18) and CDOT Right-of-Way is to the south (I-76 off-ramp). Market St is to be widened along the extents of the property.



TREATMENTS TO ROADWAYS

The widening of Market Street will occur, and the extension of Veterans drive will be constructed to provide access to the subdivision from Market Street. A twenty nine foot wide (6,000 sq ft) area is to be dedicated for WCR 18 Right of Way along the western parcel and a ten foot wide (4,850 sq ft) area along the School District parcel will be dedicated for WCR 18 Right of Way.

LOT LAYOUT:

The following data tables show the proposed lots:

DATA TABLE - ROLE PROPERTY		DATA TABLE - SCHOOL PROPERTY	
LOT	ACRES	LOT	ACRES
EXISTING LOT	3.85 ±	EXISTING SCHOOL PARCEL	4.71 ±
PROPOSED LOT 1	0.67 ±	PROPOSED LOT 5	4.63 ±
PROPOSED LOT 2	0.68 ±	EX LOT (S) TO SCHOOL PARCEL	0.13 ±
PROPOSED LOT 3	0.57 ±	EX LOT (N) TO SCHOOL PARCEL	0.02 ±
PROPOSED LOT 4	1.00 ±	SCHOOL PARCEL TO LOT 3	0.03 ±
TRACT A STORM POND	0.40 ±		
EX LOT (S) TO SCHOOL PARCEL	0.13 ±	**WELD COUNTY RD 18 ROW	0.11 ±
EX LOT (N) TO SCHOOL PARCEL	0.02 ±	TOTAL	4.83 ±
SCHOOL PARCEL TO LOT 3	0.03 ±	** ROW TO BE DEDICATED VIA FINAL PLAT	
PROPOSED VETERANS DR ROW	0.28 ±		
**WELD COUNTY RD 18 ROW	0.14 ±		
TOTAL	3.73 ±		

** ROW TO BE DEDICATED VIA FINAL PLAT

LOT INTERFACE WITH ROADWAYS:

Lots 1, 2, 3, and 4 within Market Street Business Park East will connect directly to the proposed Veterans Drive which will be connected to Market Street north of the I-76 interchange. Veterans Drive will extend to proposed Lot 5. Lot 5 will also keep its current existing access to WCR 18.

LOT SIZE DIVERSITY:

Since this is a commercial subdivision, no major diversity is expected – however each lot will be individually developed so they may have diversity from each other. Lot 5 of the subdivision is the existing school parcel, so it will remain primarily as it exists now.

SETBACKS:

The setbacks are 25 feet front and rear and 10 feet each side.

LOT SIZES ENHANCING STREETCAPE:

Lot sizes vary from 0.57 acre to 4.63 acres. Landscaping along Market Street will be provided mirroring the west side of Market St.

COMMON AREAS:

Currently none are proposed.

FENCING:

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

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

Each commercial highway lot (lots 1-4) development will be individually designed. No improvements are currently proposed on the school lot. Any future development on Lot 5 will be under a separate Site Plan review.

IRRIGATION SYSTEM

Each lot will be required to have its own irrigation system. It is expected each lot will include varying levels of xeriscape.

POTABLE WATER:

Potable water exists east of the existing Market Street/Veterans Drive intersection. Water is provided by the Town of Keenesburg and a new watermain in Veterans Drive will be constructed as part of this project.

ADEQUATE POTABLE WATER:

Pursuant to the Pre-Application meeting – Town of Keenesburg water was noted available.

STORM WATER MANAGEMENT:

The proposed subdivision will be designed to convey storm runoff to the existing low point in the southeast corner of the site through the use of curb and gutter, concrete pans, drainage swales, inlets, and storm piping. Lots 1-4 are graded to slope from northwest to southeast into drainage swales. Lot 5 is to remain as existing with exception to an inlet located west of the office building. Roughly the western 40% of Lot 5 (School Parcel) will be captured and conveyed to the proposed Pond A.

Should the School develop Lot 5 in the future – a conceptual Pond B location has been shown – it is not physically possible to route the eastern 60% of the School parcel (Lot 5) to proposed Pond A (i.e. vertically that part of the site is below proposed Pond A).

Veterans Drive is to have a high point at the east end and drain to the west towards proposed inlets just south of the Market Street – Veterans Drive intersection. Lots 1 and 2 will drain to a swale along each lot's east property line, which flow into Veterans Drive which is super elevated to carry runoff to its south curb and west to the proposed inlets at the Market Street - Veterans Drive intersection. The proposed storm sewer will flow into the northwest corner of the proposed detention Pond A. Lots 3 and 4 will drain into a swale along the shared south property lines, which flow into the southwest corner of Pond A. Proposed detention Pond A will release via an attenuated outlet structure and storm piping at or below historic rate into the existing I-76 roadside ditch.

Conservatively, each lot has been modeled at 85% full-buildout imperviousness to estimate the maximum developed runoff that could result from this development. It is likely 85% imperviousness will not be achieved when fully developed.

COMMON AREA LANDSCAPE:

All landscaping inside each Lot will be each private lot's responsibility. Streetscape lighting and landscaping is to be constructed with Market Street and Veterans Drive improvements.

SANITARY SEWER:

Sanitary Sewer will be extended to the east extent of proposed Veterans Drive.

OFF STREET PARKING:

Based on the lot sizes no on street parking is expected and each lot will be required to provide adequate parking.

EXTERIOR LIGHTING:

Any Right of Way lighting will have to adhere to standard photometric plans. Lighting along the east side of Market Street will be provided per the approved Market Street Business Park Photometric Plans.

POTENTIAL IMPACT ON ADJACENT NEIGHBORHOODS:

Any new construction slightly negatively effects all adjacent properties, however the long term impact of this development is estimated have little effect on the adjacent roadways and adjacent neighbors and have significant 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:

Veterans Drive is proposed as a 60 foot public Right-of-Way with 40 feet of asphalt pavement and concrete curb and gutter and sidewalk.

ACCESS:

Lots 1 and 2 and Lots 3 and 4 will have shared accesses connecting to Veterans Drive using CDOT standard driveways.

WILL SERVICE LETTERS:

WEC has contacted Southeast Weld County Fire Rescue (SEWCFR) requesting service. A Fire Truck access analysis has been performed using SEWCFR Fire Truck template.

Atmos Energy serves this area, and enclosed is a “Will Serve Letter”, however no gas main exists near this development.

Water and sewage will be provided by the Town of Keenesburg.

Electricity is provided by United Power and enclosed is the “Will Serve Letter”.

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:
October 12 2022	10:45 a.m./email	Submit Preliminary and Final Plat documents	
Late 2022	TBD	Public Hearings (Planning Commission & Town Board)	
January 2023	On Site	Begin Site grading and utility construction	

SKETCH PLAN REVIEW APPLICATION CHECKLIST:

The following is a summary of the checklist items:

- | | |
|---|---------------------------|
| 1. Subdivision Application | Enclosed |
| 2. Executed Cost Agreement | Previously provided |
| 3. Fees Deposit | Check will be dropped off |
| 4. Proof of Ownership | Enclosed |
| 5. Project Narrative | Enclosed |
| 6. Mineral Estate Owners/Lessee's Report | Enclosed |
| 7. List of property owners within 300 ft | Enclosed |
| 8. Preliminary Plat & Final Plat and Construction Plans | Enclosed |
| 9. Service Statements from Utility companies | Enclosed |
| 10. Trip generation letter | Enclosed |
| 11. Legal Description in MS Word format. | 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. Preliminary & Final Plat Application submittal plans and documents