

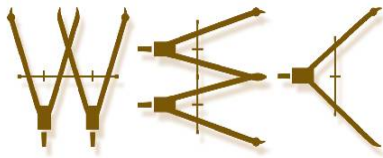
WESTERN ENGINEERING CONSULTANTS, Inc. LLC

RYBERG- JUDIE ANNE SUBDIVISION

505 West Avenue, Keenesburg, CO

SKETCH PLAN REVIEW SUBMITTAL

Item 03- Project Narrative



WESTERN ENGINEERING CONSULTANTS,
*127 S. Denver Avenue, Ft. Lupton CO 80621
2501 Mill St. Brush, CO 80723
Ph. 303-913-7341, Fax 720-294-1330
Email: chadwin.cox@westerneci.com*

Inc LLC

July 9th, 2021

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

RE: JUDIE ANNE SUBDIVISION SKETCH PLAN & PUD APPLICATION SUBMITTAL NARRATIVE

Dear Town Staff,

Western Engineering Consultants Inc. LLC (WEC) has prepared this narrative letter to briefly summarize "Judie Anne PUD Development" project and the proposed Sketch Plan.

The owner wishes to develop approximately 2.57 acres located within the Town of Keenesburg. The subject property is located at 505 East Woodward Avenue, Howser Timbers Subdivision, Keenesburg , County of Weld, Colorado

The property has currently a residence and a detached garage; the rest of the property is vacant land zoned R-1 in the Town of Keenesburg.

General Information and Brief Project Description:

Legal Desc.:	Lots 1 through 6, and lots 19 to through 24, Block 2, Howser and Timbers Subdivision, County of Weld, State of Colorado as described in order of vacation recorded November 7, 1962 as reception no. 1393294.
Owner:	Ryberg Construction, CO, Inc. 17843 County Road 6 Brighton, CO 80603 Ernie Ryberg 303-694-2127
Civil Engineer:	Western Engineering Consultants inc, LLC 127 South Denver Ave. Fort Lupton, CO 80621 720-685-9951 Chadwin Cox PE
Land Surveyor:	American West Land Surveyors 331 South 4 th 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: Earth Engineering Company, Inc
324 East Magnolia Street
Fort Collins, Colorado 80524
970-775-2004
Michael J. Coley P.E.

Electrical Engineer: To Be Determined

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

Location of Site: 505 E Woodward Avenue, Keenesburg, CO 80643

Total Site Area: 2.57 Acres (111,949.20 sf)

Total Build-out Area: 2.12 Acres, after ROW easement dedication.

COMPREHENSIVE PLAN:

The proposed project is consistent with the current Land Use Plan in the Comprehensive Plan. It is located in a future commercial land use surrounded by residential use land. See Figure 1.

COMPREHENSIVE PLAN MAP – Resolution No. 2018-24

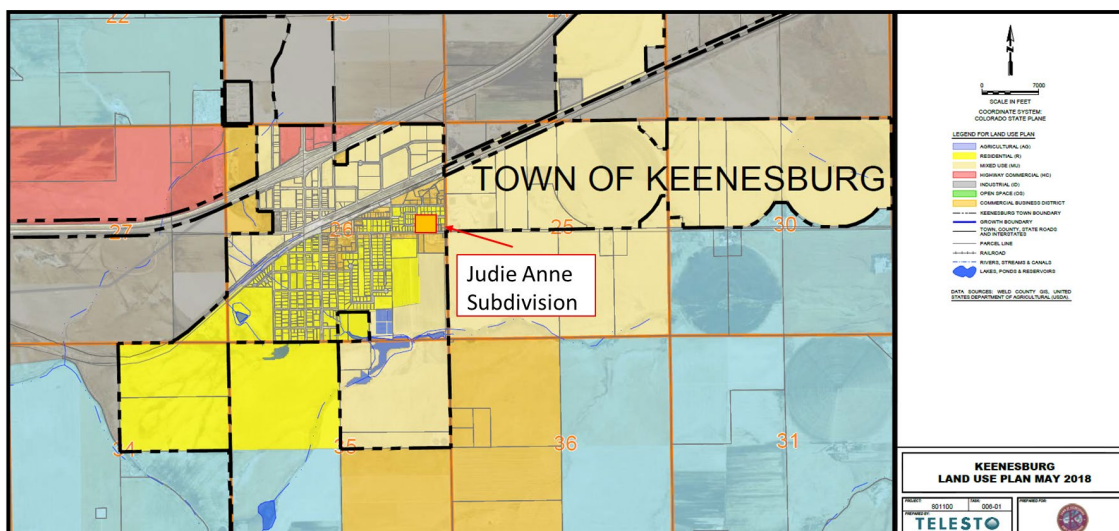


Fig.1

ZONING DISTRICT:

The current zone for the entire property is Residential (R-1). The property is proposed to be rezoned to R-1 PUD, See Fig.2. The only proposed differences per the PUD are to have lot sizes below 9,000 square feet and to have minimum lot widths below 65 feet.

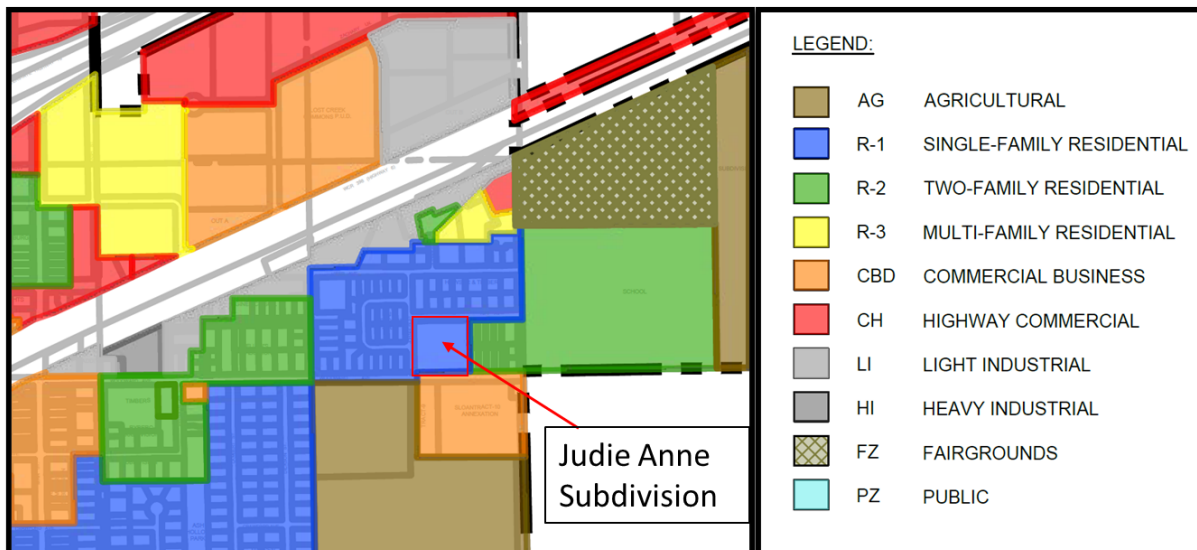
CURRENT ZONING MAP

Fig. 2

DENSITY:

The owner intends to subdivide the property into 13 single family residential lots (1 existing and 12 proposed).

LOT	AREA (Acres)	RESIDENTIAL USE	UNITS #	DENSITY (DU/Ac)
Lots 1-13	2.57	Single Family Lots	13	5.1
TOTAL	2.57		13	5.1

DIVERSITY:

The proposed development will provide variety of single-family dwellings to the Town of Keenesburg through a harmonious architectural design.

ADJACENT LAND USES:

To the North are single-family residences in a R-1 zone district, to the South are rural residences in an AG zone district and TBK Bank in a Commercial Business zone district, to the east are townhomes in a R-2 zone district, and to the west are single-family residences in a R-1 zone district.

PUBLIC OPEN SPACE:

As discussed in the Pre-application meeting, the owner has decided to offer cash in lieu for open space requirements by the Town of Keenesburg (Municipal Code Sec. 17-10-40. (Ord. 1-96, 1996, §1)). The open space requirement of 12% of the lot area will result in a cash in lieu payment established through resolution 97-02 adopted by the Board of Trustees.

OPEN SPACE LAND DEDICATION CASH-IN-LIEU	
DESCRIPTION	AREA (sf)
OVERALL AREA	111,949.20
12% OF OVERALL AREA	13,433.90
CASH-IN-LIUE (\$0.50/SF)	\$6,716.95

ACCESS:

Proposed access to the subdivision is from Johnson Ave.

CONNECTIVITY:

The property is within the Town of Keenesburg with the west boundary being Johnson Avenue. Johnson Avenue directly connects to Woodward Avenue, which leads to either Market Street or WCR 59. WCR 59 leads to WCR 398 which leads to Market Street and ultimately to Interstate 76.

ROADWAY NETWORK:

The Town has existing paved streets to the east and west, north, and south.



LOT LAYOUT:

The following table shows the lot distribution.

LOT DATA TABLE		
LOT	AREA (Acres)	USE
1-13	1.64	Single- Family Dwellings
Internal road ROW		Subdivision lot access 60' Dedicated Right-of-Way
TOTAL	21.18	

SETBACKS:

SETBACK DATA TABLE	
Property Line	Building Setback (R-1)
FRONT	20'
SIDE	5'
BACK	20'

LOT COVERAGE & LANDSCAPE:

Maximum lot coverage will not be exceeded (80%) and minimum landscape areas (20%) have been proposed.

ENHANCING STREETSCAPE:

Each lot will include independent landscape designs that complement the proposed subdivision public ROW. Said independent landscape designs will be completed with each lot as they are developed.

FENCING:

Fencing will be the responsibility of the homeowner per Town Design Standards.

IRRIGATION SYSTEM

Each lot will be required to have its own irrigation system. It is expected each lot will include varying levels of xeriscape as well to be compliant with modern water use conservation.

POTABLE WATER:

Town of Keenesburg staff indicated adequate water is not an issue.

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, and drainage swales. Each lot has been designed with an assumed 1,600 sf building pad as the high point of the lot. The lots will drain away from the building pad (at 10% for at least the first five feet) and runoff will be captured by the proposed drainage conveyance elements.

The proposed cul-de-sac will drain east into the site to the designed low point at Outlot A between Lots 5 and 6. A chase drain will convey runoff from the road into the proposed swale within the Outlot. This swale will meet up with the proposed perimeter swale near the southeast corner of the site. Two chase drains are proposed to be added to the existing walk along Woodward Avenue (see Sketch Plan for locations) where the developed runoff from this site will be conveyed to the existing curb and gutter flow paths along Woodward Ave.

Conservatively, each lot has been modeled at 80% full-buildout imperviousness to estimate the maximum developed runoff that could result from this development.

GAS, ELECTRIC AND CABLE:

United Power electric is already adjacent to the property and a "Will Serve" letter is enclosed.

A utility easement for gas, electric, phone, and cable will be dedicated for each lot. Atmos gas does not have service to the current property. A gas alignment is shown in the proposed 10 foot Utility easement fronting each lot adjacent to the public right of way should Atmos or another provider extend their infrastructure to serve the property.

WILL SERVICE LETTERS:

We have contacted Southeast Weld County Fire Rescue requesting service and a will serve letter.

KNOWN HAZARDS:

None known to exist.

EFFECT OF PROPOSAL ON SCHOOL:

Additional students are expected, based on the Town of Keenesburg Municipal Code Sec. 17-10-90, Ordinance No. 2020-13, the impact will be Single -Family Student Yield 0.62 times 13 new units equals 8.02 additional students.

SUBMITTAL & HOPEFUL PROJECT SCHEDULE:

Date:		Event:	Notes:
July 9 th , 2021		Submit Sketch Plan Review documents	
August 30 th , 2021		Complete Zoning & Sketch approvals	
September 15 th , 2021		Submit Preliminary and Final Development Plats	
March 1 st , 2022		Start Construction	

SKETCH PLAN REVIEW APPLICATION CHECKLIST:

The following is a summary of the checklist items:

- | | |
|------------------------------------|----------------------|
| 1. Sketch Plan Review Application | Enclosed |
| 2. Sketch Plan | Enclosed |
| 3. Project Narrative | This document |
| 4. Utility Will Serve Letters | Enclosed |
| 5. Application Fees | Previously delivered |
| 6. Cost Agreement | Previously delivered |
| 7. Review Fees | Previously delivered |
| 8. Proof of Ownership | Enclosed |
| 9. Legal Description – Word format | Enclosed |

Please contact me with any questions or comments you may have on this proposed project!

Sincerely,



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

Encl. Sketch Plan Review submittal documents