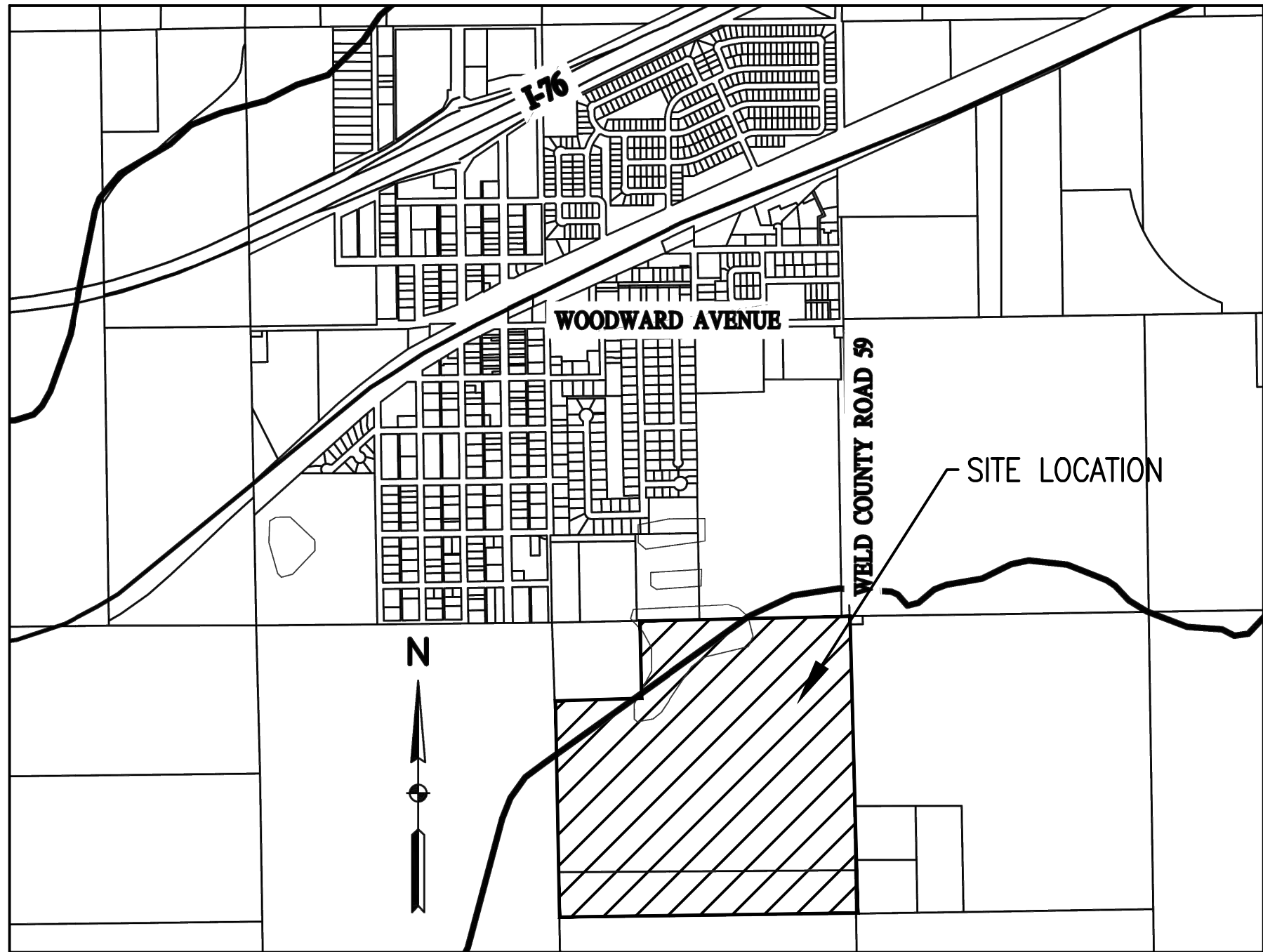


SUMMERFIELD SOUTH
PRELIMINARY PLAN

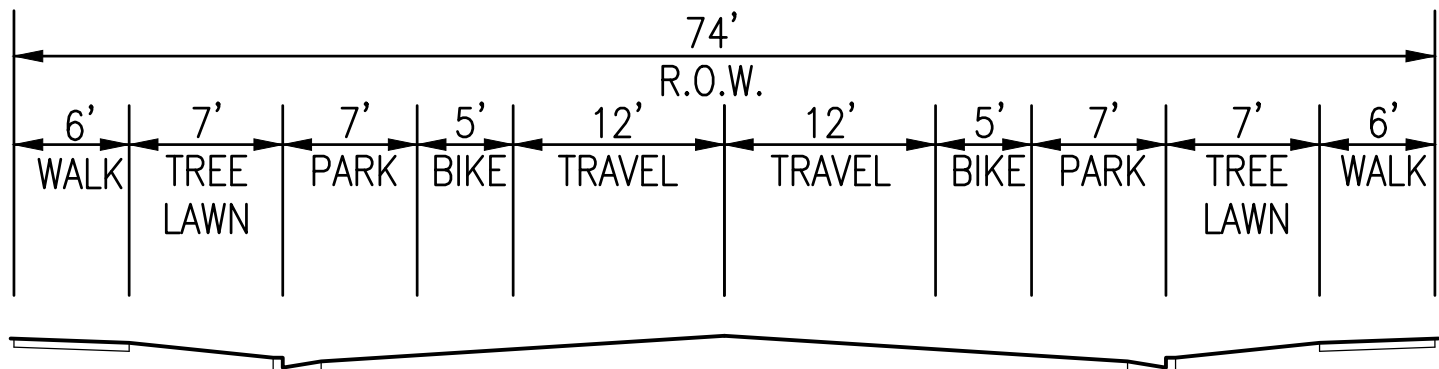
A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO
TOTAL AREA=146.29 ACRES MORE OR LESS.

SHEET 1 OF 23

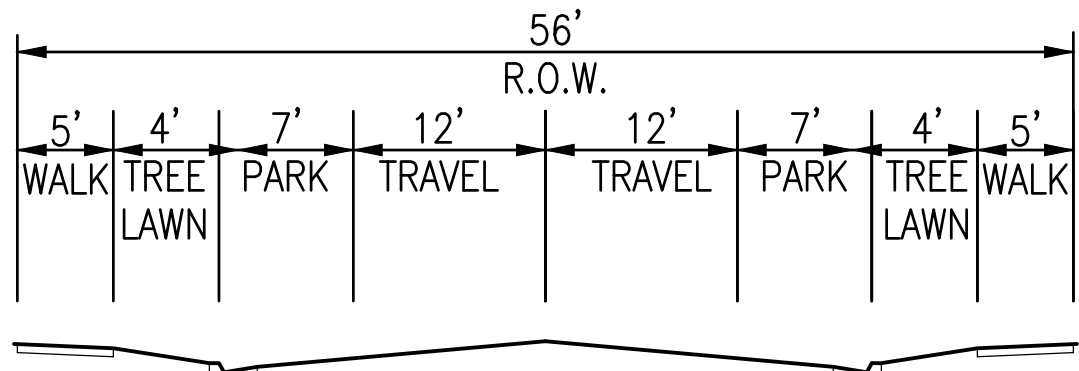
COVER SHEET



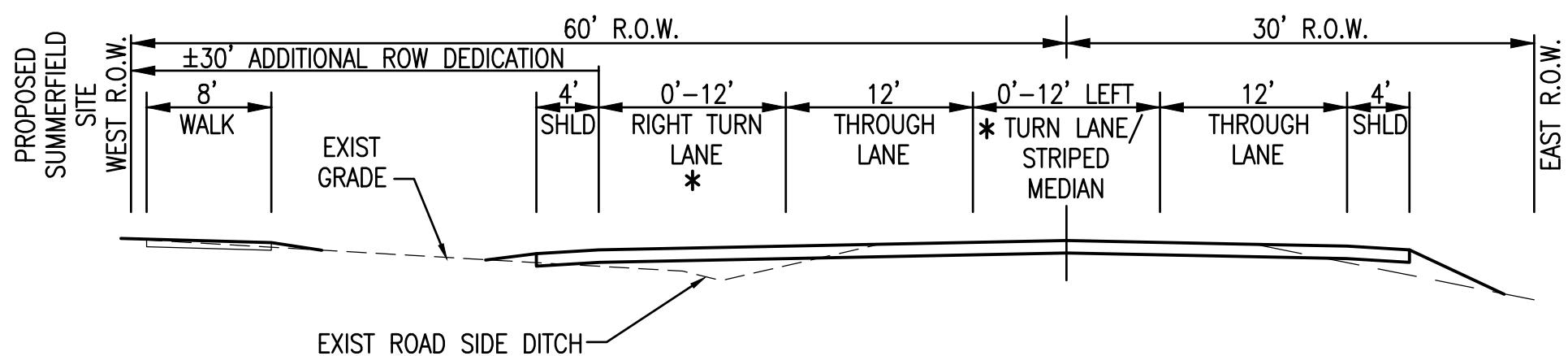
VICINITY MAP
(N.T.S.)



RESIDENTIAL COLLECTOR SECTION
N.T.S.



RESIDENTIAL LOCAL SECTION
N.T.S.



COUNTY ROAD 59
N.T.S.

* TURN LANES LOCATED AT
PROPERTY ENTRANCE POINTS.

PARCEL DESCRIPTION

THE NE ¼ OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE
6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT PORTIONS THEREOF DESCRIBED IN INSTRUMENTS RECORDED IN THE OFFICE OF THE CLERK AND
RECORDER OF WELD COUNTY, COLORADO AS FOLLOWS:
SPECIAL WARRANTY DEED RECORDED MARCH 13, 2009 UNDER RECEPTION NO. 3610735; SPECIAL WARRANT DEED
RECORDED JUNE 30, 2010 UNDER RECEPTION NO. 3702684;
QUIT-CLAIM DEED RECORDED SEPTEMBER 15, 1983 UNDER RECEPTION
NO. 01940435; DEED OF DEDICATION PURSUANT TO AGREEMENT,
BOTH OF WHICH WERE RECORDED NOVEMBER 17, 2000 AT RECEPTION
NO. 2807678.
AREA = 5,355,060 SQ. FT. OR 122.94 ACRES MORE OR LESS

AND

A PART OF THE NE ¼ OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE
6TH P.M., COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: CONSIDERING THE EAST LINE OF THE NE ¼ OF
SECTION 35, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M.
AS BEARING SOUTH 00°40'47" EAST AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 64 WEST:
THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST ¼, S 89°37'25" W FOR A DISTANCE OF 2666.35 FEET TO
THE CENTER ONE-QUARTER CORNER OF SAID SECTION 35;
THENCE ALONG THE WEST LINE OF SAID NORTHEAST ¼, N 00°14'24" W
FOR A DISTANCE OF 386.00 FEET;
THENCE DEPARTING SAID WEST LINE, N 89°37'25" E FOR A DISTANCE OF 2663.38 FEET TO A POINT ON THE
EAST LINE OF SAID NORTHEAST ¼;
THENCE ALONG SAID EAST LINE, S 00°40'47" E FOR A DISTANCE OF 386.00 FEET TO THE POINT OF BEGINNING.
AREA = 1,017,195 SQ. FT. OR 23.35 ACRES MORE OR LESS.
TOTAL AREA =146.29 ACRES

BASIS OF BEARINGS

EAST LINE OF THE NE ¼ OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M. AS
BEARING SOUTH 00°40'47" EAST. SAID LINE IS MONUMENTED AS SHOWN HEREON.

CONTACTS

MUNICIPALITY

TOWN OF KEENESBURG
91 W. BROADWAY AVENUE
KEENESBURG, COLORADO 80643
TELEPHONE: (303) 732-4281

OWNER/APPLICANT

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DENVER, COLORADO 80246
TELEPHONE: (303) 399-9804
EMAIL: MARCUS@MSPCOMPANIES.COM
CONTACT: MARCUS PALKOWITSH



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CONTACT: ERIC MCDANIEL

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THK ASSOCIATES, INC.
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AURORA, COLORADO 80014
TELEPHONE: (303) 770-7201
CONTACT: SAM SPICER

FIRE DISTRICT

SOUTHEAST WELD FIRE PROTECTION DISTRICT
95 W. BROADWAY STREET
KEENESBURG, COLORADO 80643
TELEPHONE: (303) 732-4203
CONTACT: THOMAS BEACH

WATER & SANITATION DISTRICT

TOWN OF KEENESBURG
91 W. BROADWAY STREET
KEENESBURG, COLORADO 80643
TELEPHONE: (303) 732-4281
CONTACT: MARK GRAY

SHEET INDEX

- | | |
|-------|--------------------------|
| 1 | COVER SHEET |
| 2 | EXISTING CONDITIONS PLAN |
| 3 | OVERALL BOUNDARY PLAN |
| 4-9 | PLAT SHEETS |
| 10 | OVERALL GRADING PLAN |
| 11-16 | GRADING PLANS |
| 17 | OVERALL UTILITY PLAN |
| 18-23 | UTILITY PLANS |

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JOB NO. 13318.00

SUMMERFIELD SOUTH

DATE PREPARED: APRIL, 2022

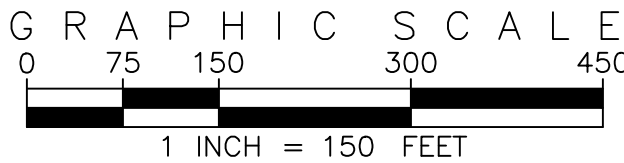
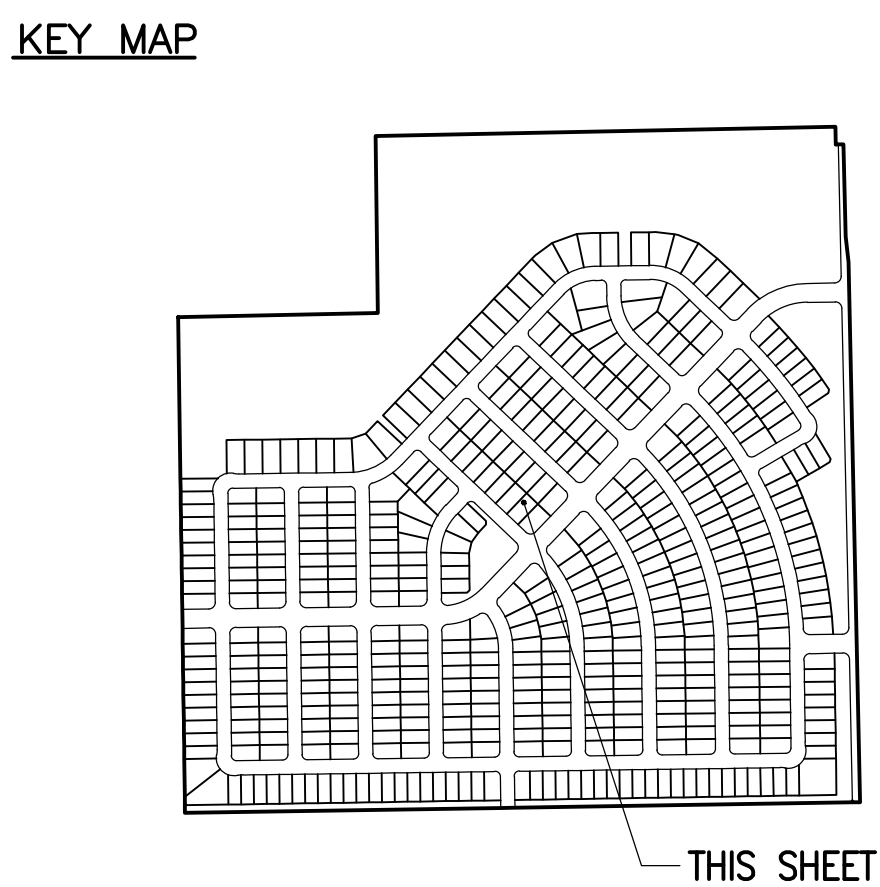
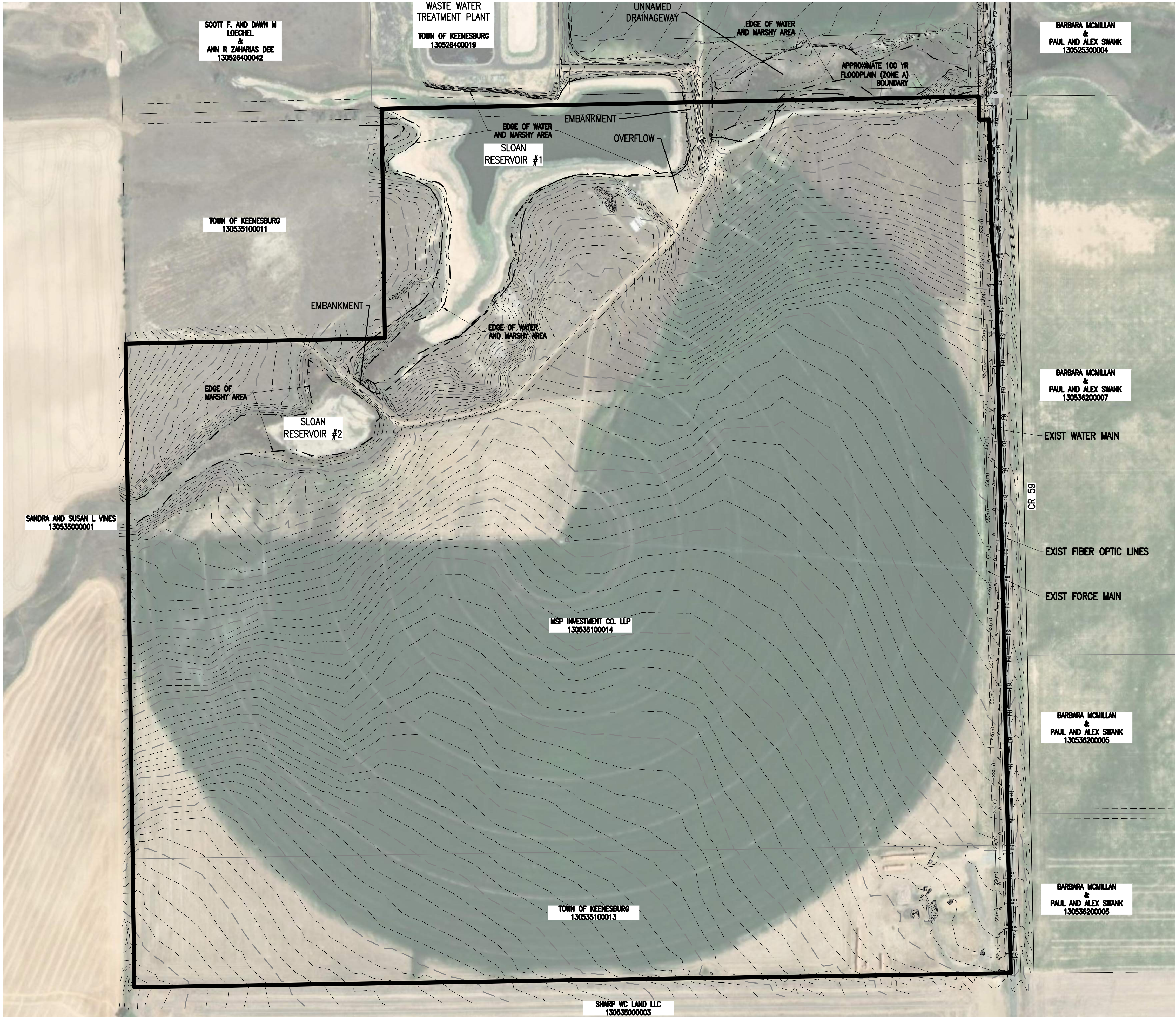
APPLICANT/DEVELOPER
MSP INVESTMENT CO., LLP
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SHEET 1 OF 23

SUMMERFIELD SOUTH PRELIMINARY PLAN

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 35,
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SHEET 2 OF 23

EXISTING CONDITIONS PLAN



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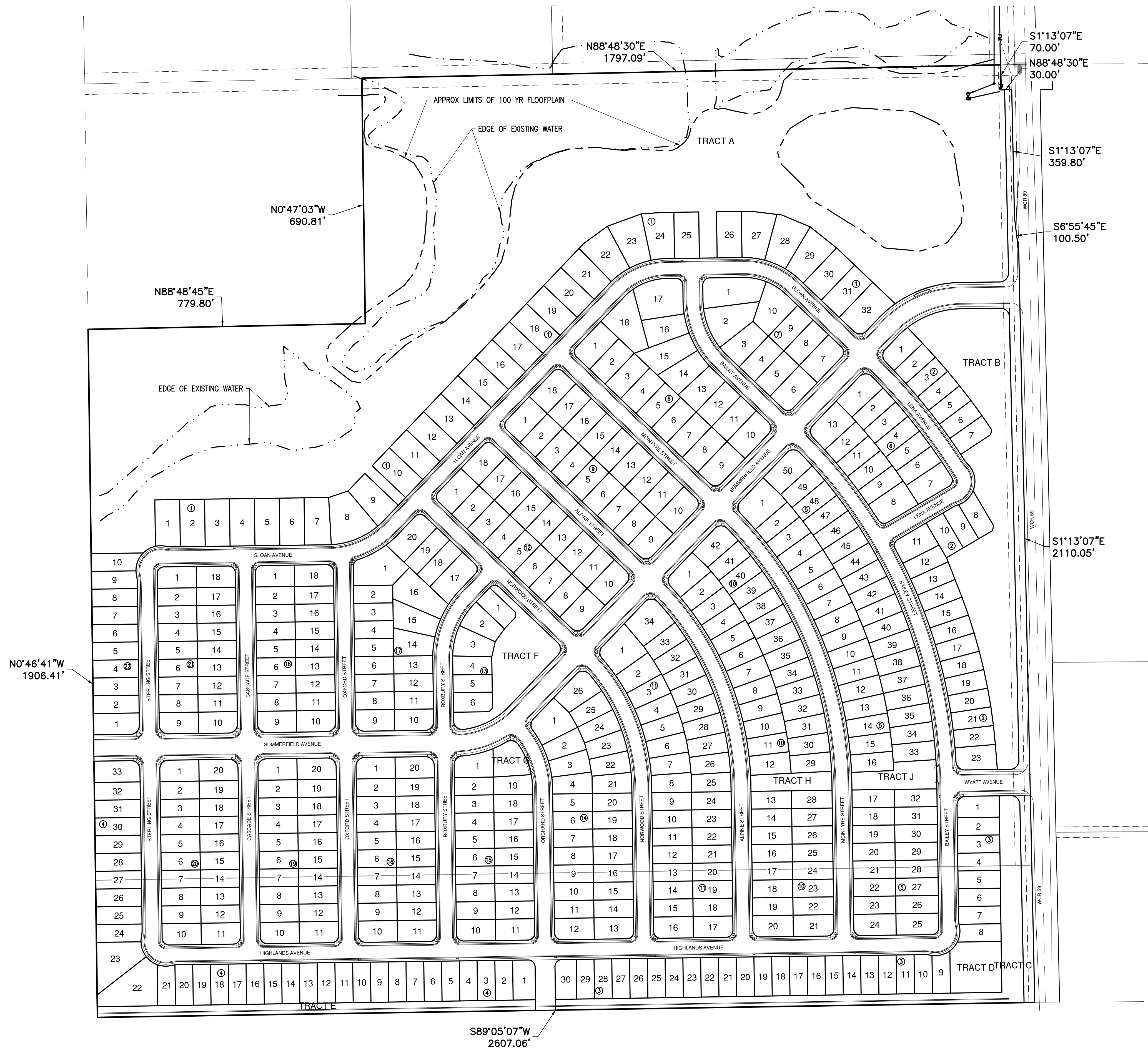
SHEET 2 OF 23

SUMMERFIELD SOUTH PRELIMINARY PLAN

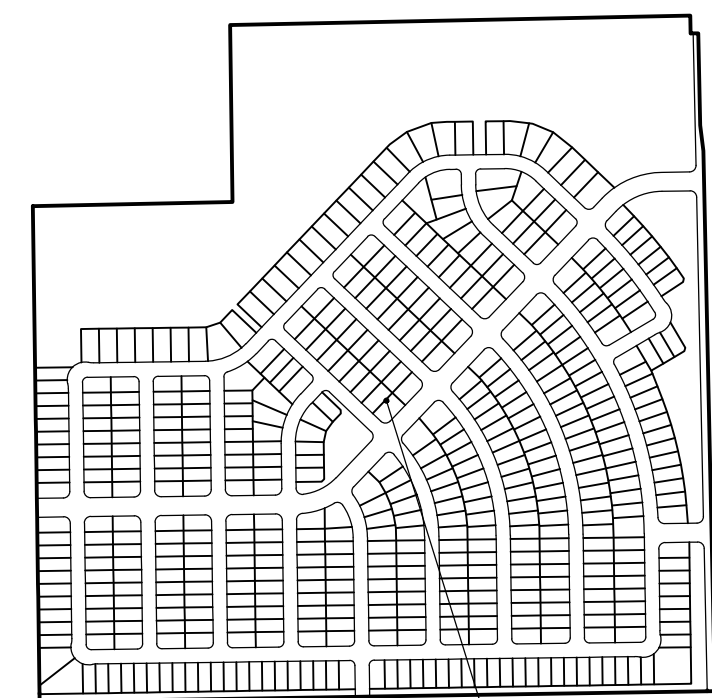
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SHEET 3 OF 23

OVERALL SITE PLAN



KEY MAP



THIS SHEET

GRAPHIC SCALE
0 75 150 300 450
1 INCH = 150 FEET

EASEMENT LEGEND

- UE UTILITY EASEMENT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- [shaded] AREA COVERED BY SIGHT EASEMENT
- + DENOTES 4-SIDED ARCHITECTURE LOTS PER PLANNED DEVELOPMENT OVERLAY
- N.A.P. NOT A PART OF THIS SUBDIVISION

MONUMENT LEGEND

- MONUMENT FOUND AS INDICATED
- FOUND NO. 4 REBAR WITH 1 1/2" ALUM CAP
- STAMPED
- SET NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP "PLS XXXXX"

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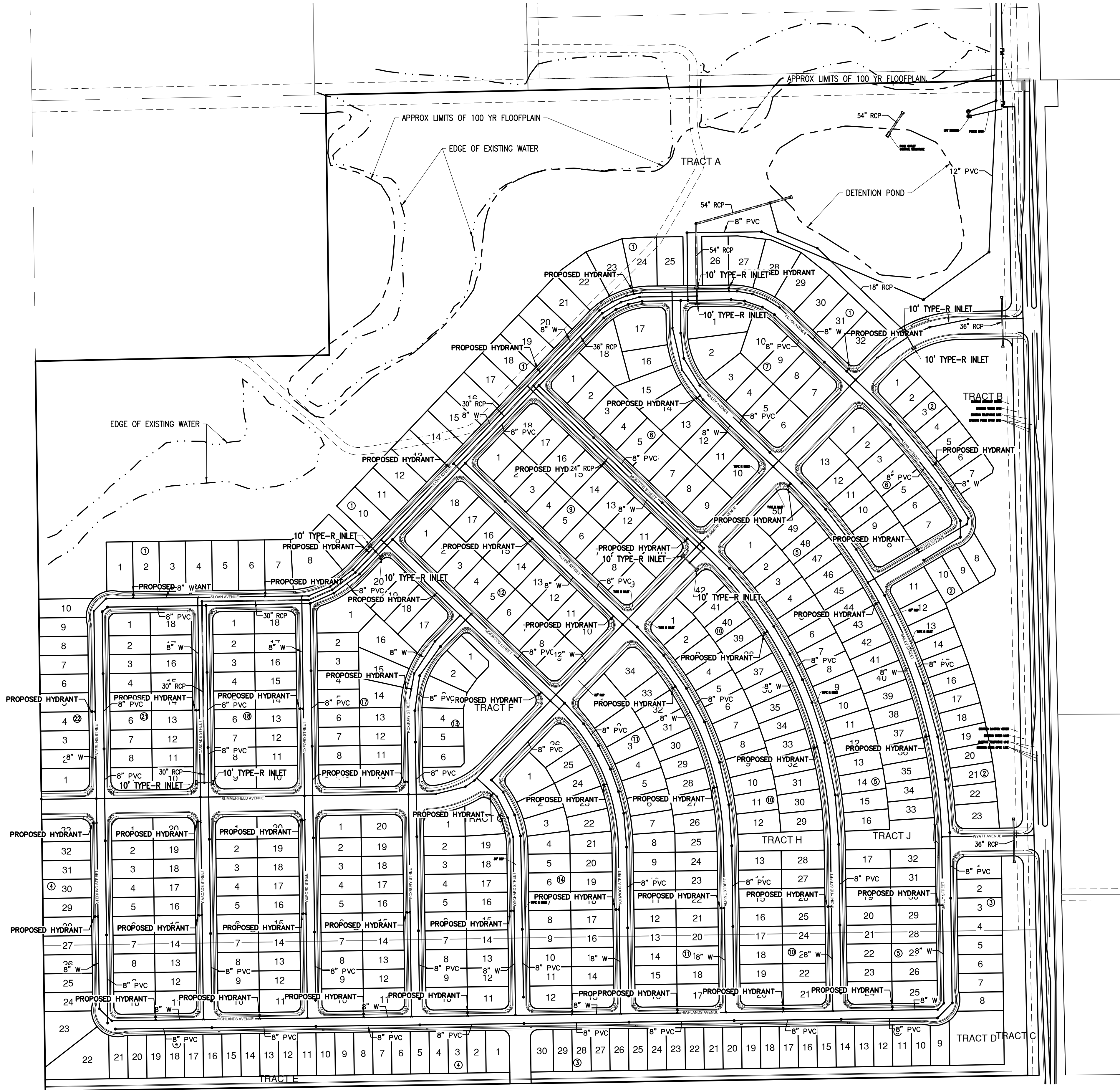
SHEET 3 OF 23

SUMMERFIELD SOUTH PRELIMINARY PLAN

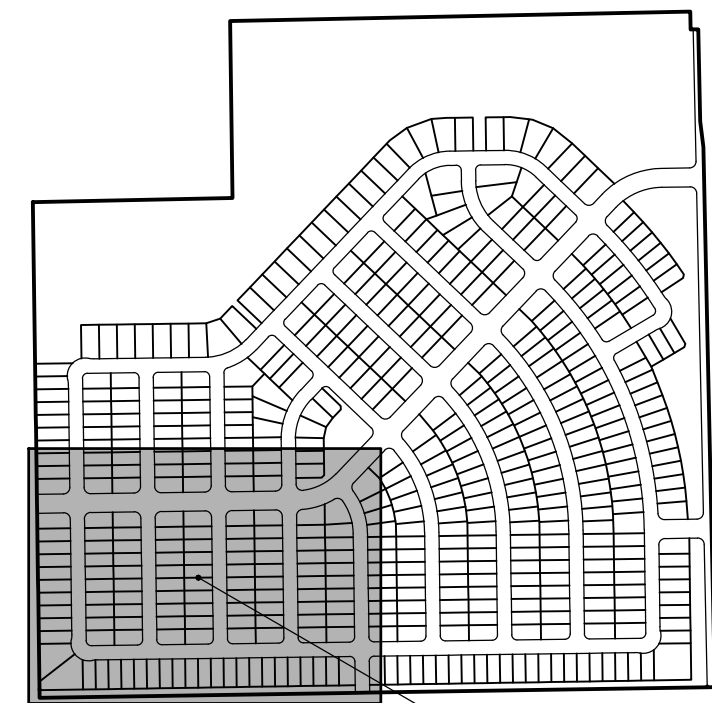
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SHEET 4 OF 23

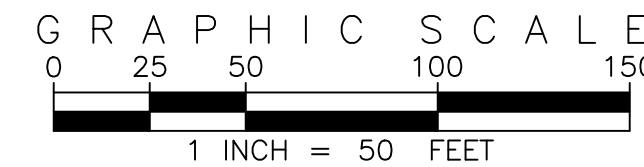
OVERALL UTILITY PLAN



KEY MAP



THIS SHEET



UTILITY LEGEND

- PROPOSED STORM SEWER, INLET MANHOLE, & FLARED END SECTION
- EXISTING STORM SEWER, INLET MANHOLE, & FLARED END SECTION
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED WATER MAIN, FIRE HYDRANT, VALVE, & REDUCER
- EXISTING WATER MAIN, FIRE HYDRANT, VALVE, & REDUCER
- PROPOSED BEND W/THRUST BLOCK, CHECK VALVE, & PLUG W/ BLOWOFF
- EXISTING BEND W/THRUST BLOCK, CHECK VALVE, & PLUG W/ BLOWOFF
- SANITARY SEWER SERVICE
- WATER SERVICE

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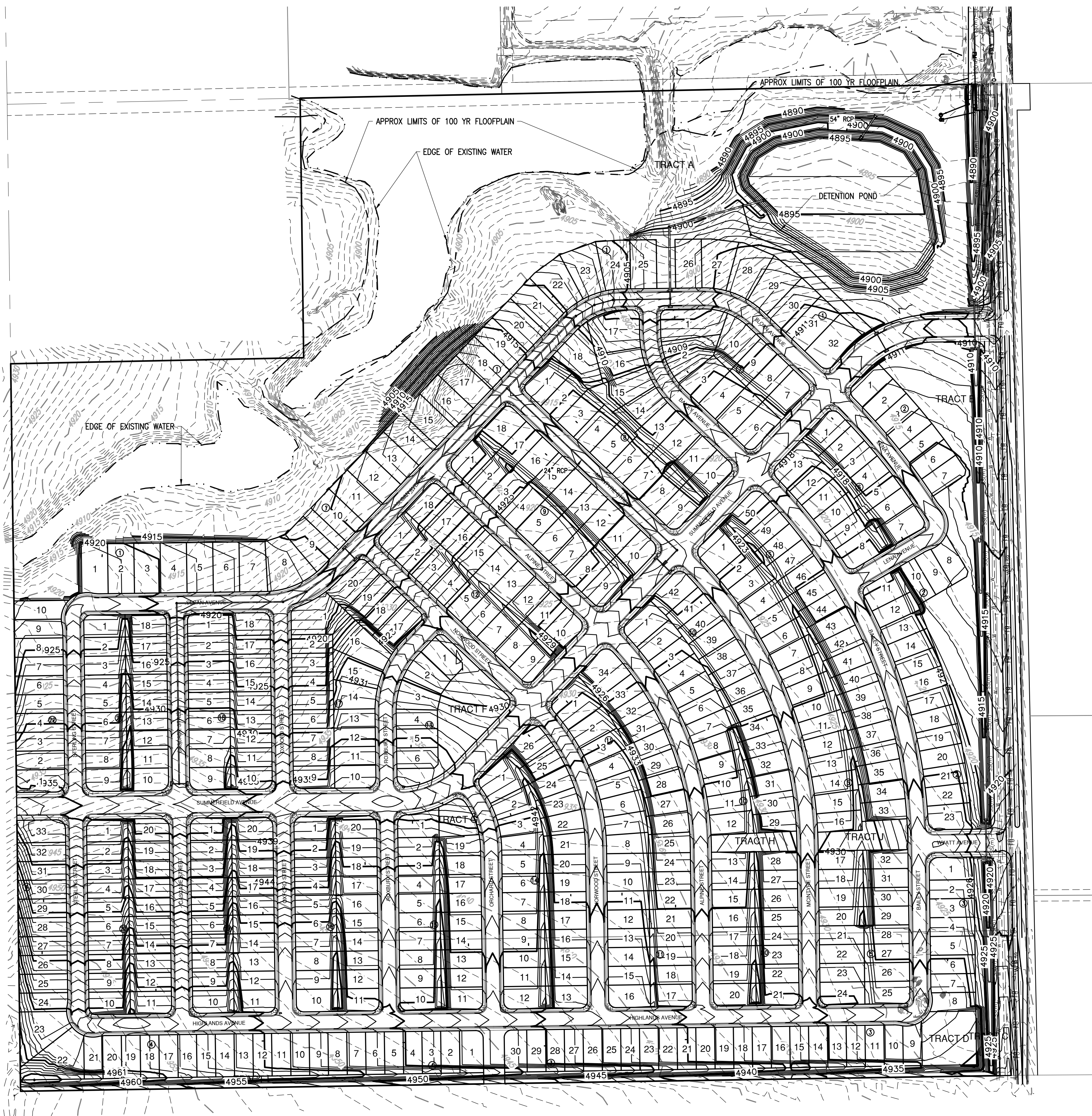
SHEET 4 OF 23

SUMMERFIELD SOUTH PRELIMINARY PLAN

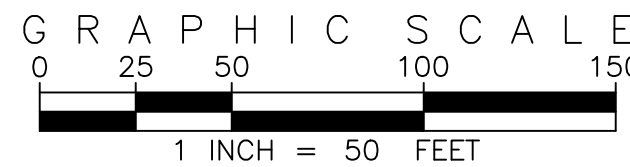
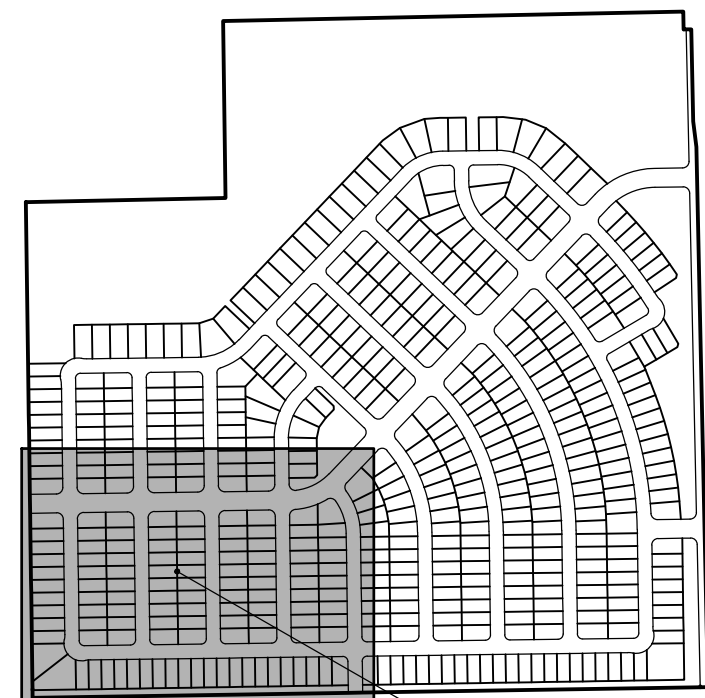
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SHEET 5 OF 23

OVERALL GRADING PLAN



KEY MAP



GRADING LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED STORM SEWER, INLET MANHOLE, & FLARED END SECTION

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SHEET 5 OF 23

SUMMERFIELD SOUTH PRELIMINARY PLAN

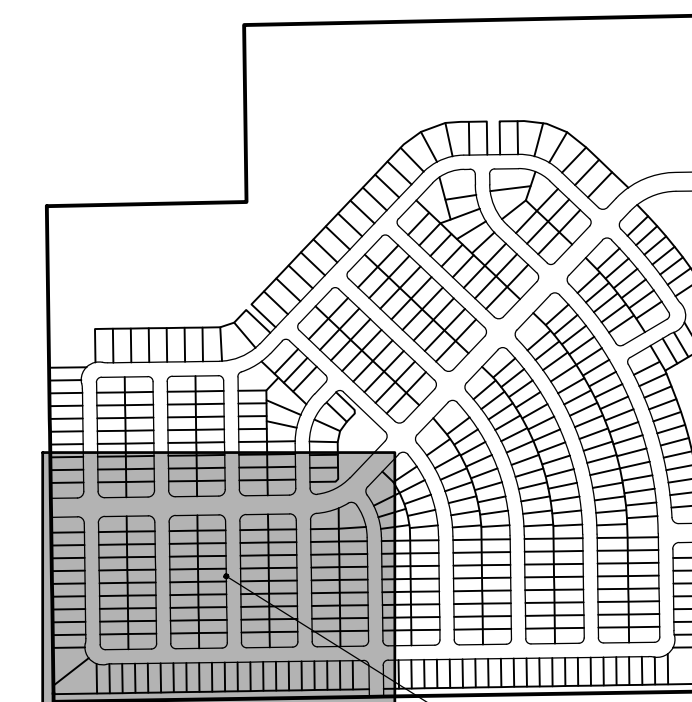
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SHEET 6 OF 23

SEE SHEET 5 FOR CONTINUATION

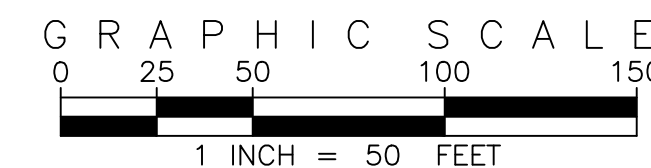
PLAT SHEET



KEY MAP



THIS SHEET



SEE SHEET 4 FOR CONTINUATION



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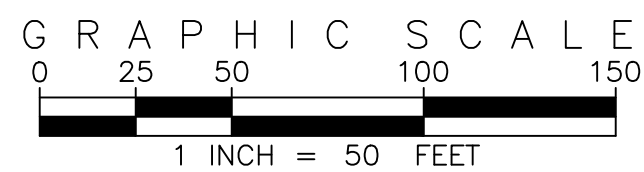
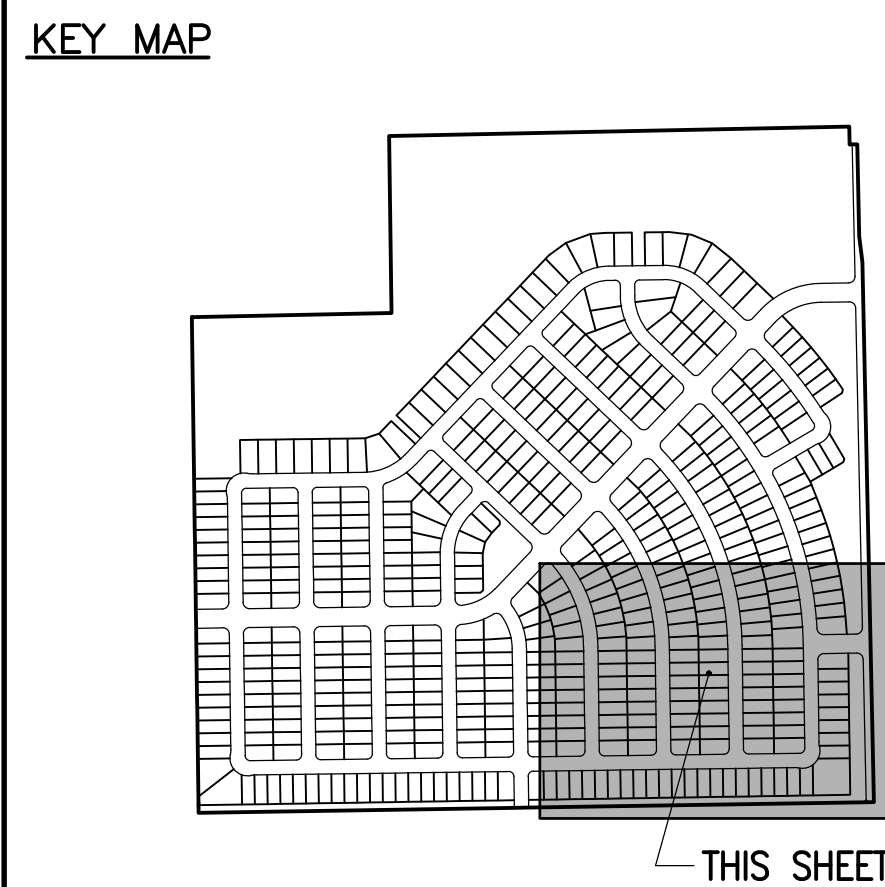
SHEET 6 OF 23

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PLAT SHEET



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SHEET 7 OF 23

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SHEET 8 OF 23

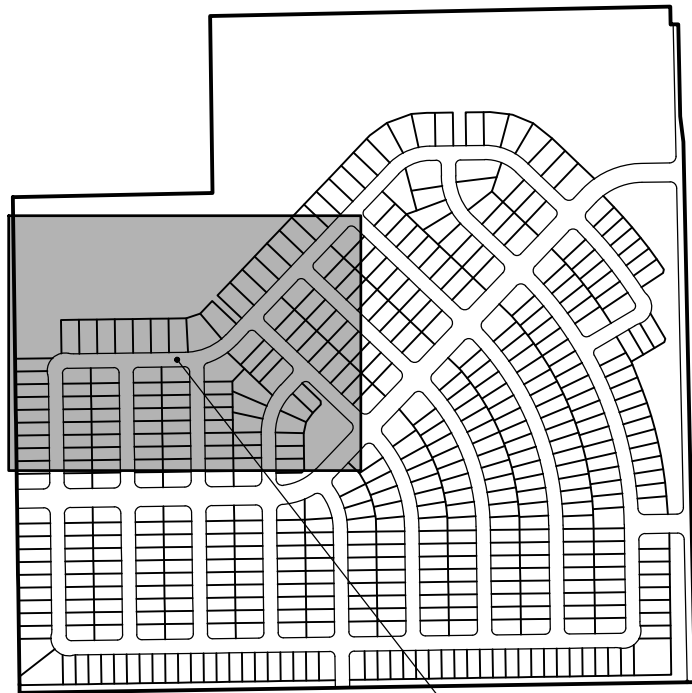
SEE SHEET 7 FOR CONTINUATION

PLAT SHEET

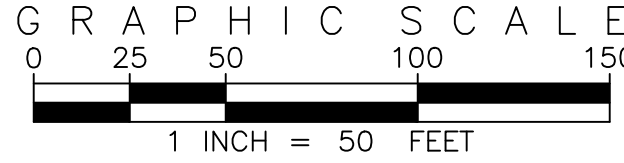
EDGE OF EXISTING WATER

SEE SHEET 6 FOR CONTINUATION

KEY MAP



THIS SHEET



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SHEET 8 OF 23

SUMMERFIELD SOUTH PRELIMINARY PLAN

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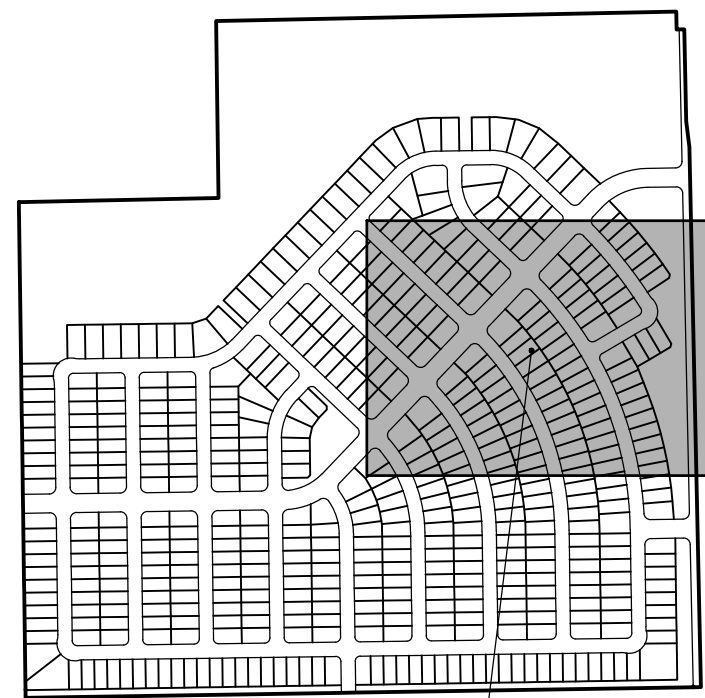
PLAT SHEET

SEE SHEET 8 FOR CONTINUATION

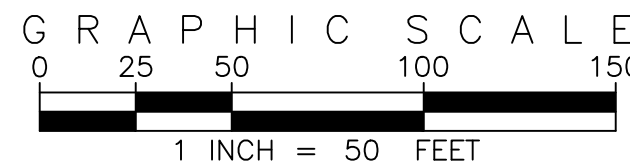


TRACT B
161,110 SF
3.6986 AC

KEY MAP



THIS SHEET



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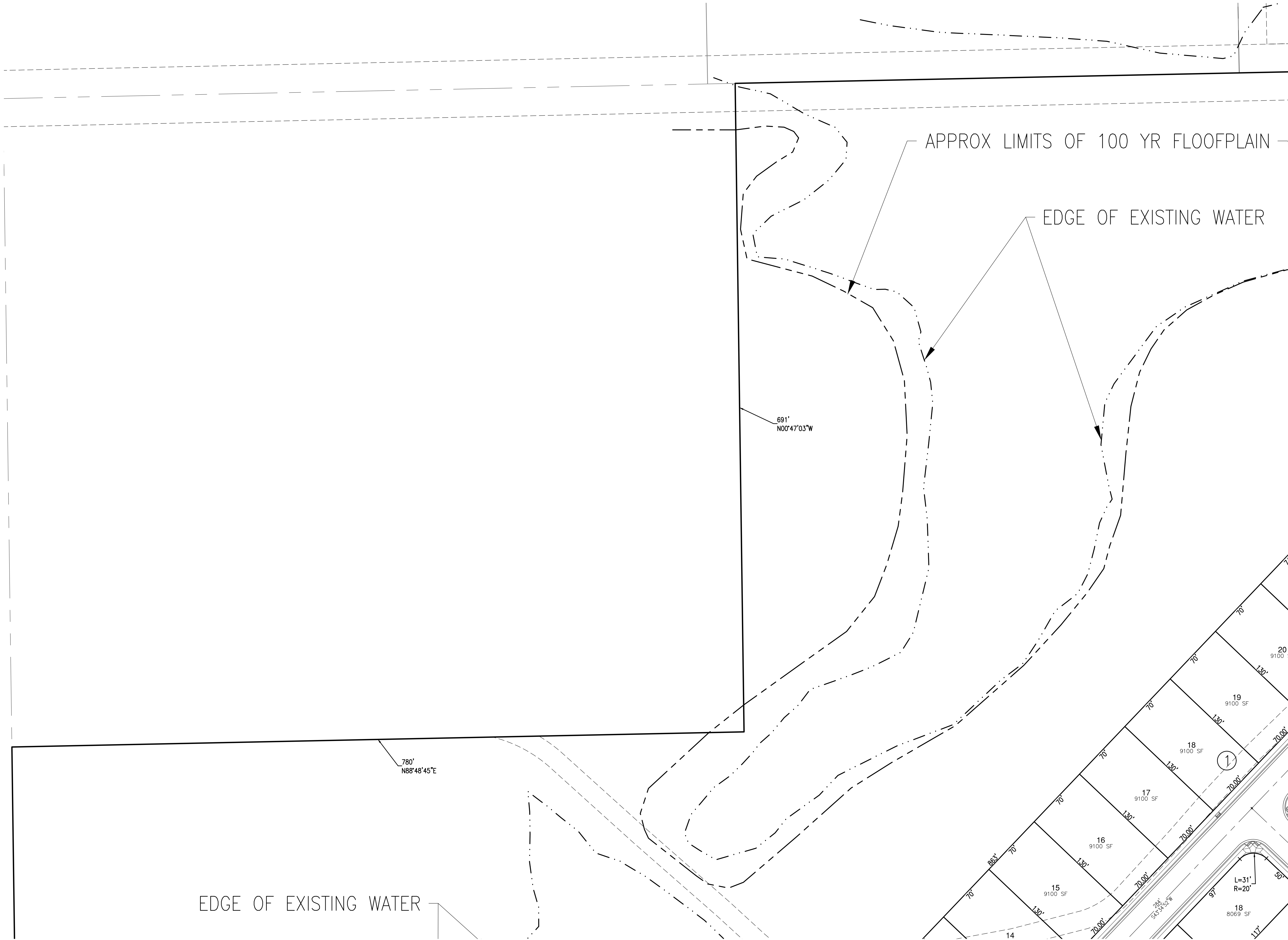
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SHEET 9 OF 23

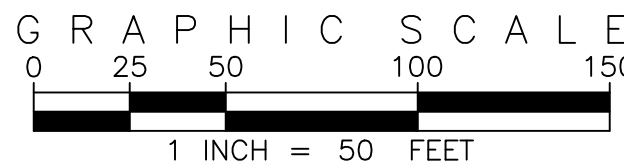
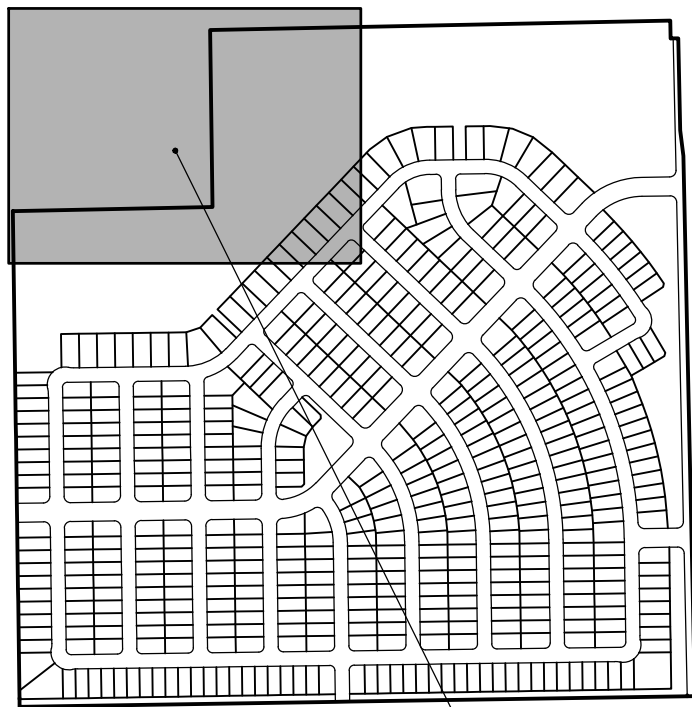
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SHEET 10 OF 23

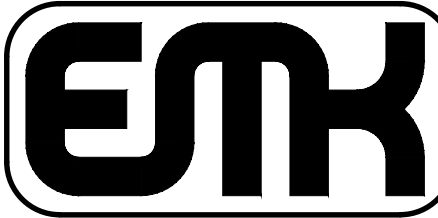
PLAT SHEET



KEY MAP



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SHEET 10 OF 23

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SHEET 11 OF 23

PLAT SHEET

APPROX LIMITS OF 100 YR FLOODPLAIN

TRACT A
1,489,569 SF
34.1958 AC

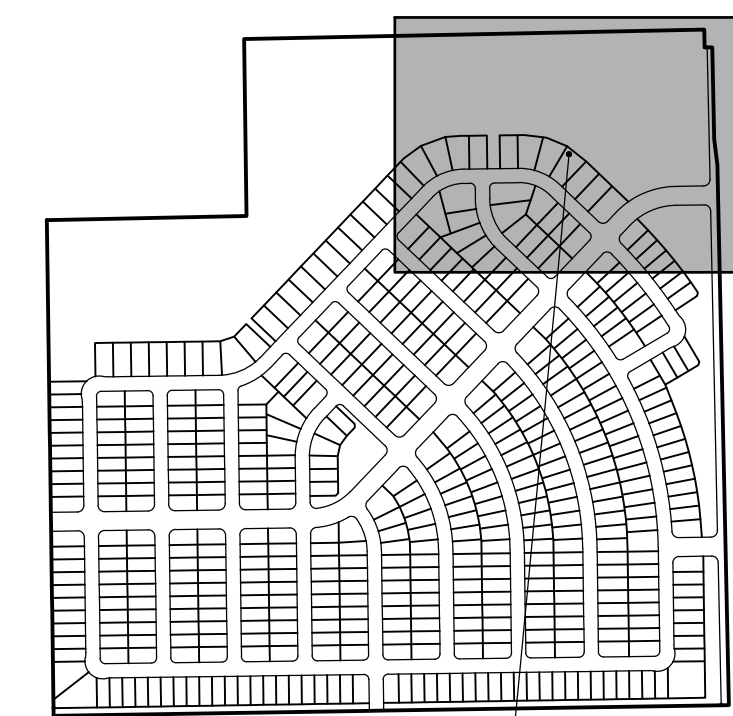
DETENTION POND

TRACT B
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3.6986 AC

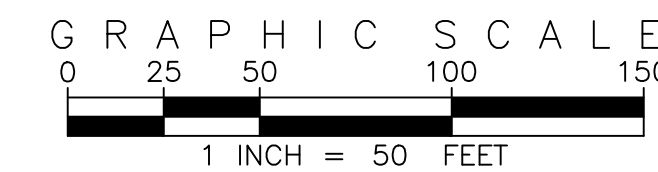
SEE SHEET 7 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

KEY MAP



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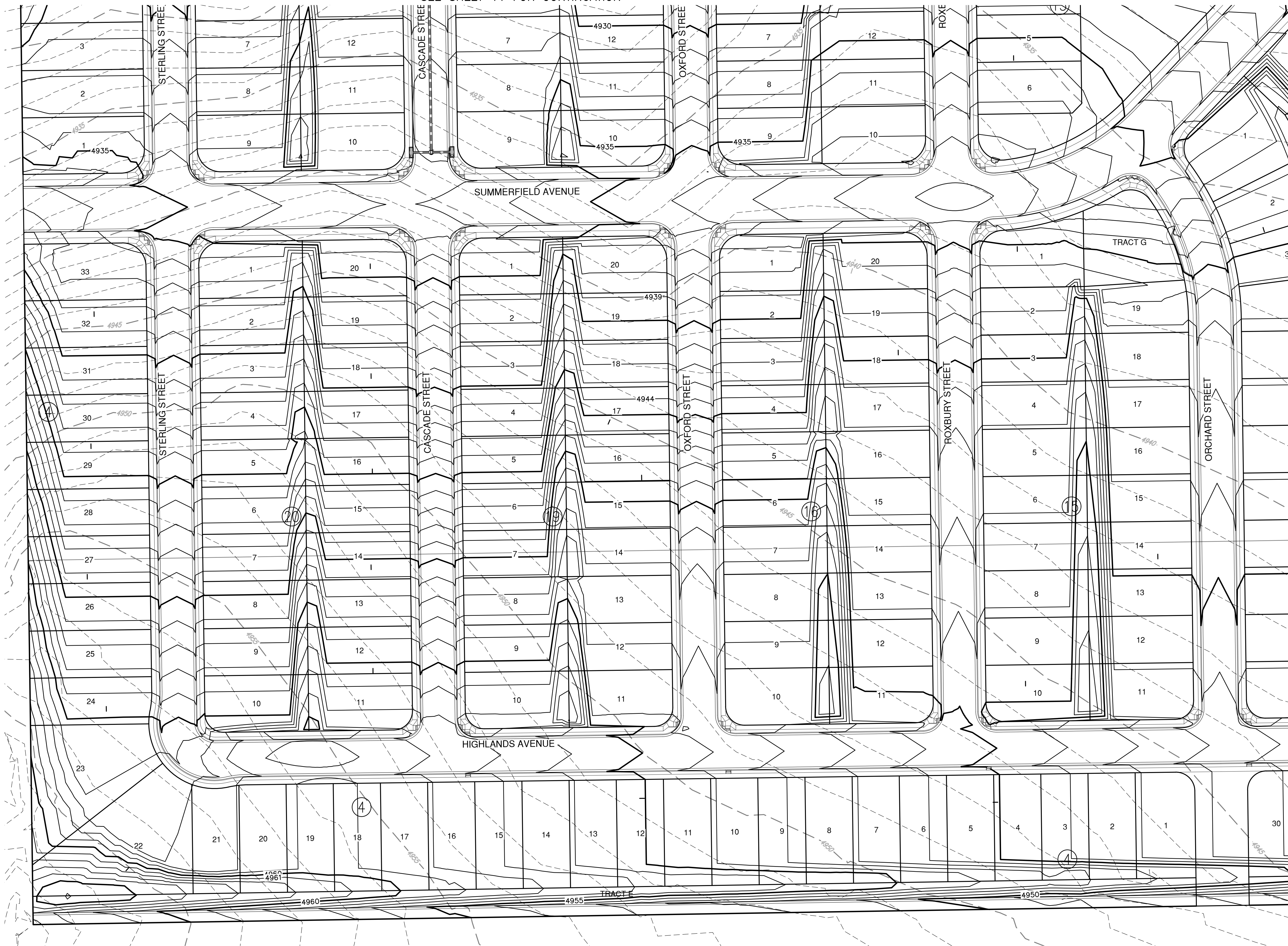
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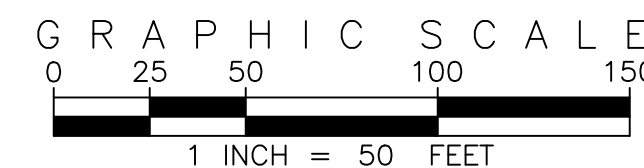
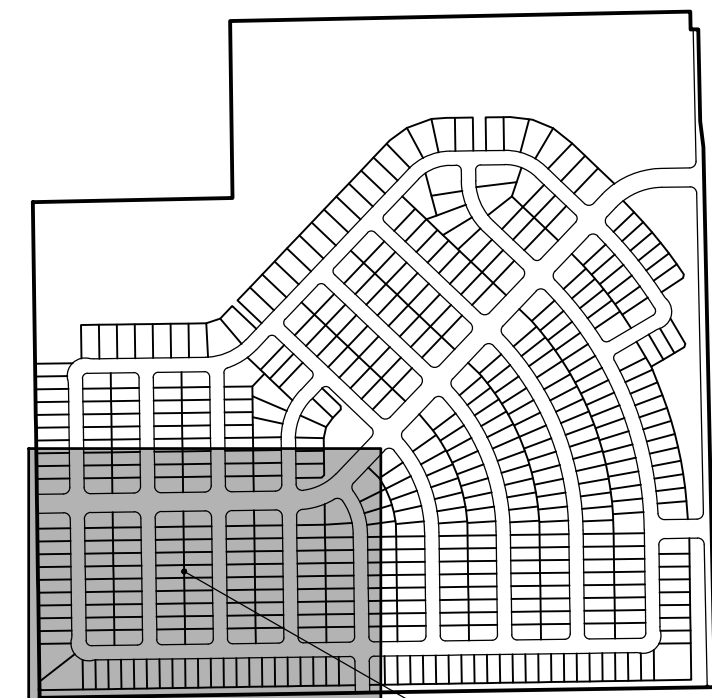
SEE SHEET 11 FOR CONTINUATION

GRADING PLAN



SEE SHEET 10 FOR CONTINUATION

KEY MAP



GRADING LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED STORM SEWER, INLET MANHOLE, & FLARED END SECTION



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JOB NO. 13318.00

SUMMERFIELD SOUTH
DATE PREPARED: APRIL, 2022

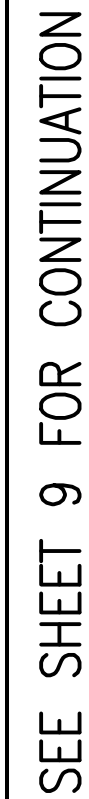
APPLICANT/DEVELOPER
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SUITE 940 NORTH TOWER
720 S. COLORADO BLVD.
DENVER COLORADO, 80246

SHEET 12 OF 23

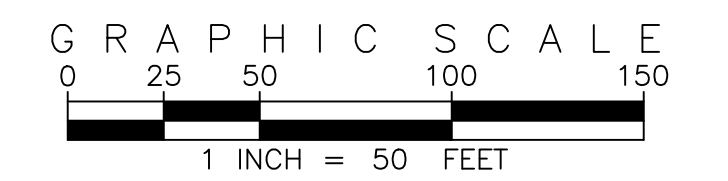
A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO
TOTAL AREA=146.29 ACRES MORE OR LESS.
SHEET 13 OF 23

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO
TOTAL AREA=146.29 ACRES MORE OR LESS.
SHEET 13 OF 23

SEE SHEET 12 FOR CONTINUATION



THIS SHEET



PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED STORM SEWER, INLET MANHOLE, & FLARED END SECTION



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SHEET 13 OF 23

SUMMERFIELD SOUTH PRELIMINARY PLAN

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 35,
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SHEET 14 OF 23

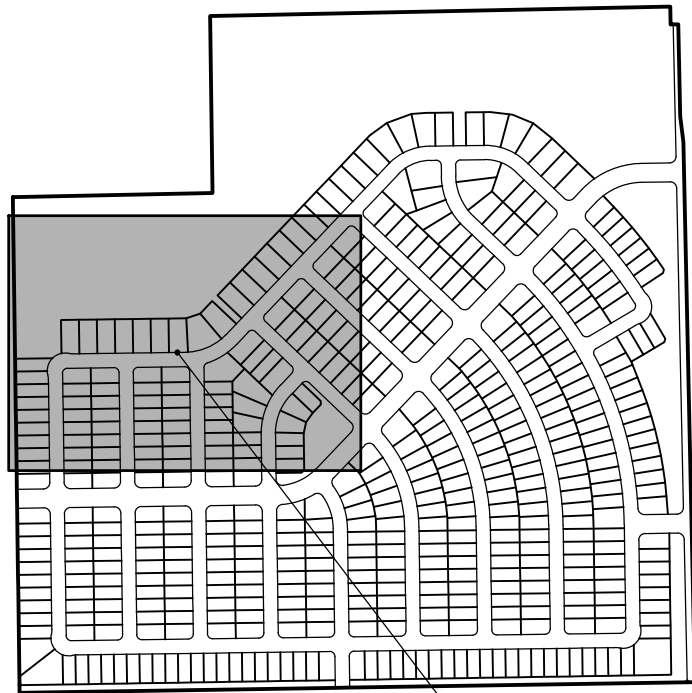
SEE SHEET 13 FOR CONTINUATION

GRADING PLAN

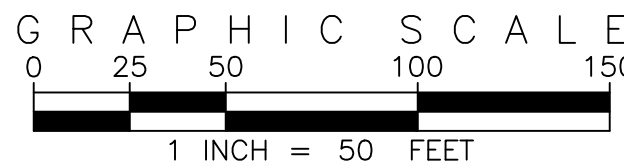
SEE SHEET 12 FOR CONTINUATION

EDGE OF EXISTING WATER

KEY MAP



THIS SHEET



GRADING LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED STORM SEWER, INLET MANHOLE, & FLARED END SECTION



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SHEET 14 OF 23

SEE SHEET 9 FOR CONTINUATION

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SHEET 15 OF 23

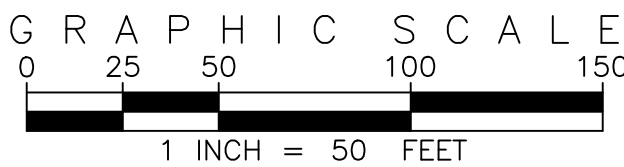
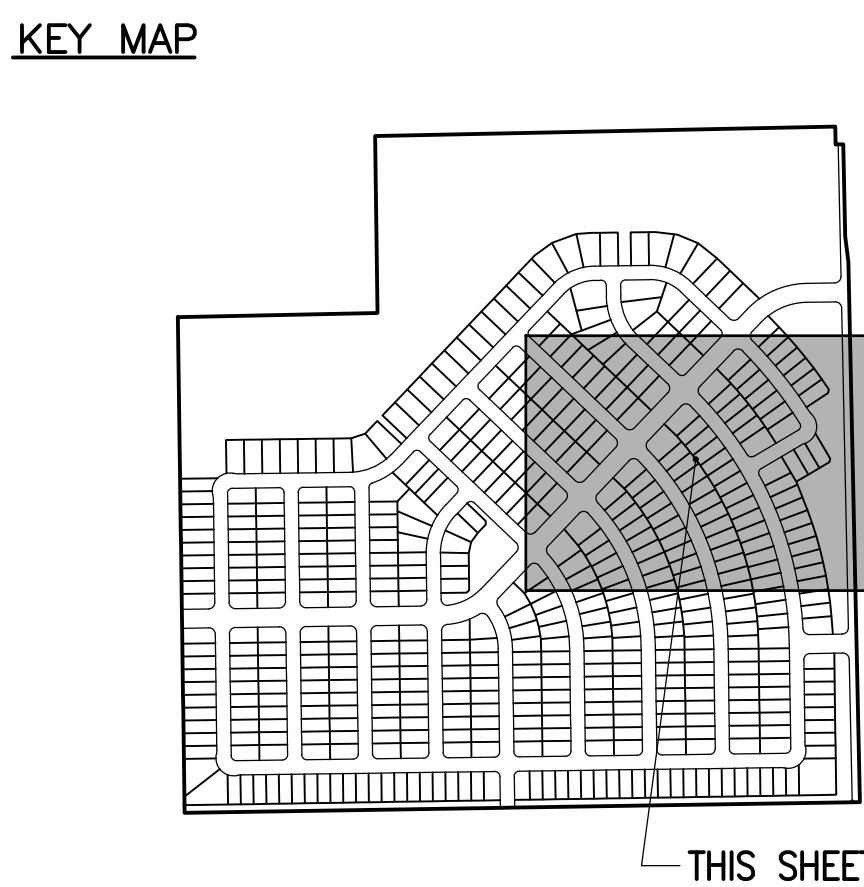
GRADING PLAN

SEE SHEET 14 FOR CONTINUATION



SEE SHEET 11 FOR CONTINUATION

SEE SHEET 10 FOR CONTINUATION



- GRADING LEGEND**
- PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED STORM SEWER, INLET MANHOLE, & FLARED END SECTION

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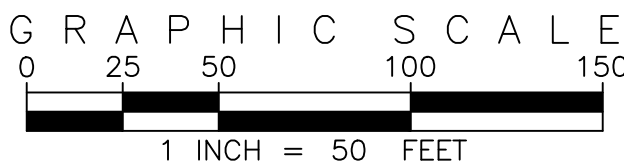
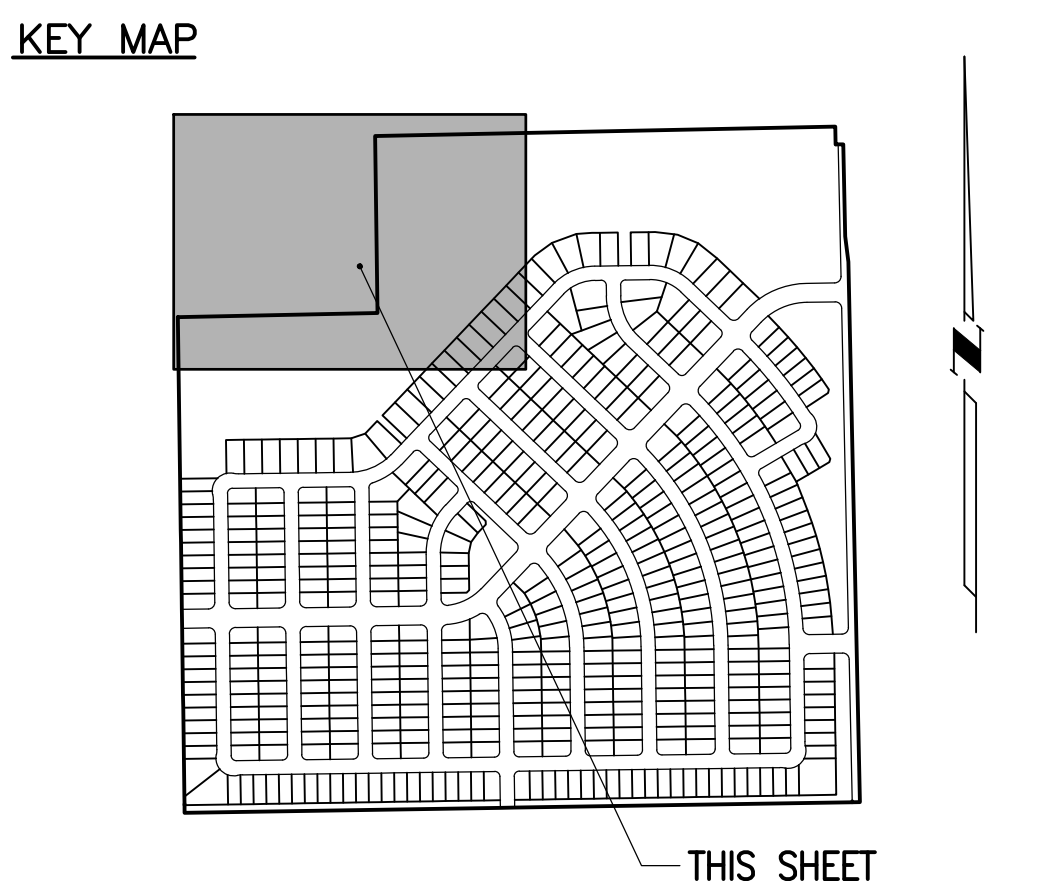
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SHEET 15 OF 23

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SHEET 16 OF 23

GRADING PLAN



- GRADING LEGEND
- PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED STORM SEWER, INLET MANHOLE, & FLARED END SECTION

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SUMMERFIELD SOUTH
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SHEET 16 OF 23

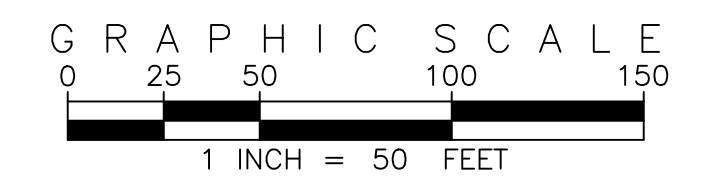
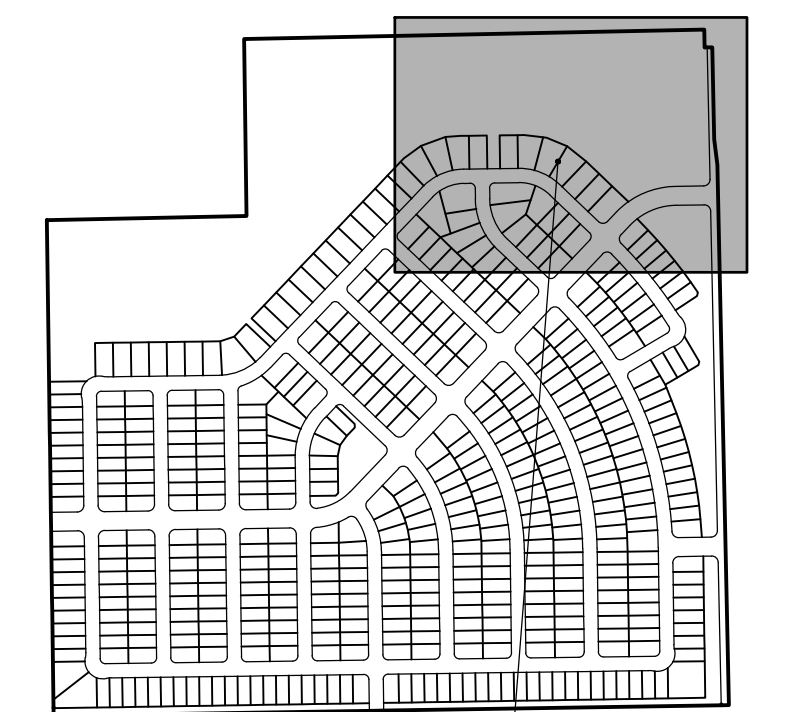
SUMMERFIELD SOUTH PRELIMINARY PLAT

SHEET 17 OF 23

GRADING PLAN



KEY MAP



GRADING LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED STORM SEWER, INLET MANHOLE, & FLARED END SECTION

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DATE PREPARED: MONTH, YEAR

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PRELIMINARY PLAN

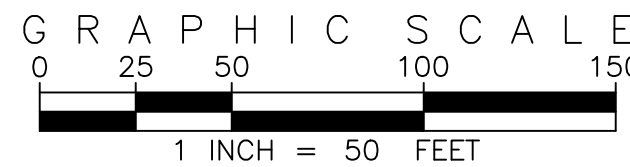
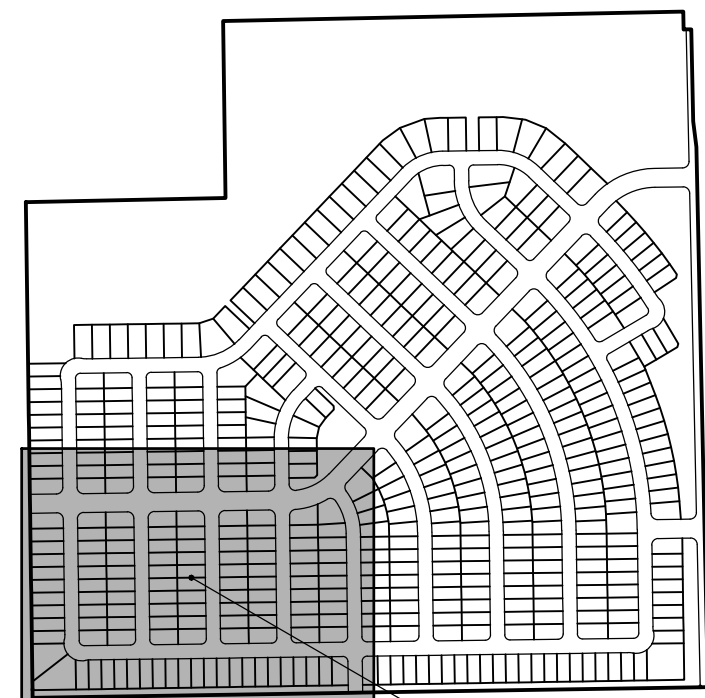
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SHEET 18 OF 23

SEE SHEET 5 FOR CONTINUATION

UTILITY PLAN



KEY MAP



UTILITY LEGEND

- PROPOSED STORM SEWER, INLET MANHOLE, & FLARED END SECTION
- EXISTING STORM SEWER, INLET MANHOLE, & FLARED END SECTION
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED WATER MAIN, FIRE HYDRANT, VALVE, & REDUCER
- EXISTING WATER MAIN, FIRE HYDRANT, VALVE, & REDUCER
- PROPOSED BEND W/THRUST BLOCK, CHECK VALVE, & PLUG W/ BLOWOFF
- EXISTING BEND W/THRUST BLOCK, CHECK VALVE, & PLUG W/ BLOWOFF
- SANITARY SEWER SERVICE
- WATER SERVICE

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JOB NO. 13318.00

SUMMERFIELD SOUTH
DATE PREPARED: APRIL, 2022

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SUITE 940 NORTH TOWER
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SHEET 18 OF 23

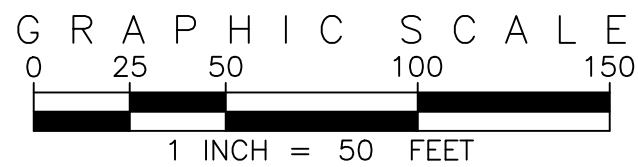
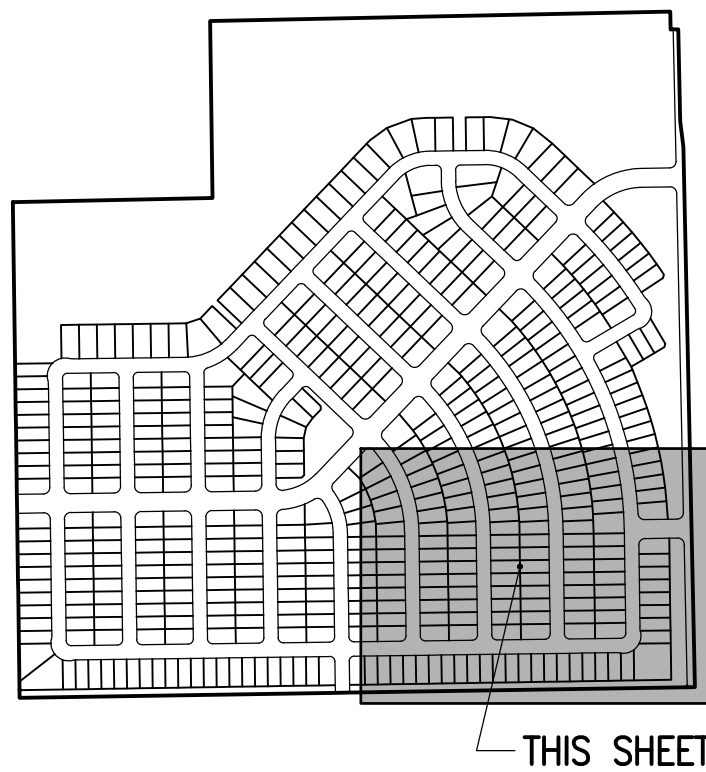
SUMMERFIELD SOUTH PRELIMINARY PLAN

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SHEET 19 OF 23

UTILITY PLAN



KEY MAP



UTILITY LEGEND

- PROPOSED STORM SEWER, INLET MANHOLE, & FLARED END SECTION
- EXISTING STORM SEWER, INLET MANHOLE, & FLARED END SECTION
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED WATER MAIN, FIRE HYDRANT, VALVE, & REDUCER
- EXISTING WATER MAIN, FIRE HYDRANT, VALVE, & REDUCER
- PROPOSED BEND W/THRUST BLOCK, CHECK VALVE, & PLUG W/ BLOWOFF
- EXISTING BEND W/THRUST BLOCK, CHECK VALVE, & PLUG W/ BLOWOFF
- SANITARY SEWER SERVICE
- WATER SERVICE



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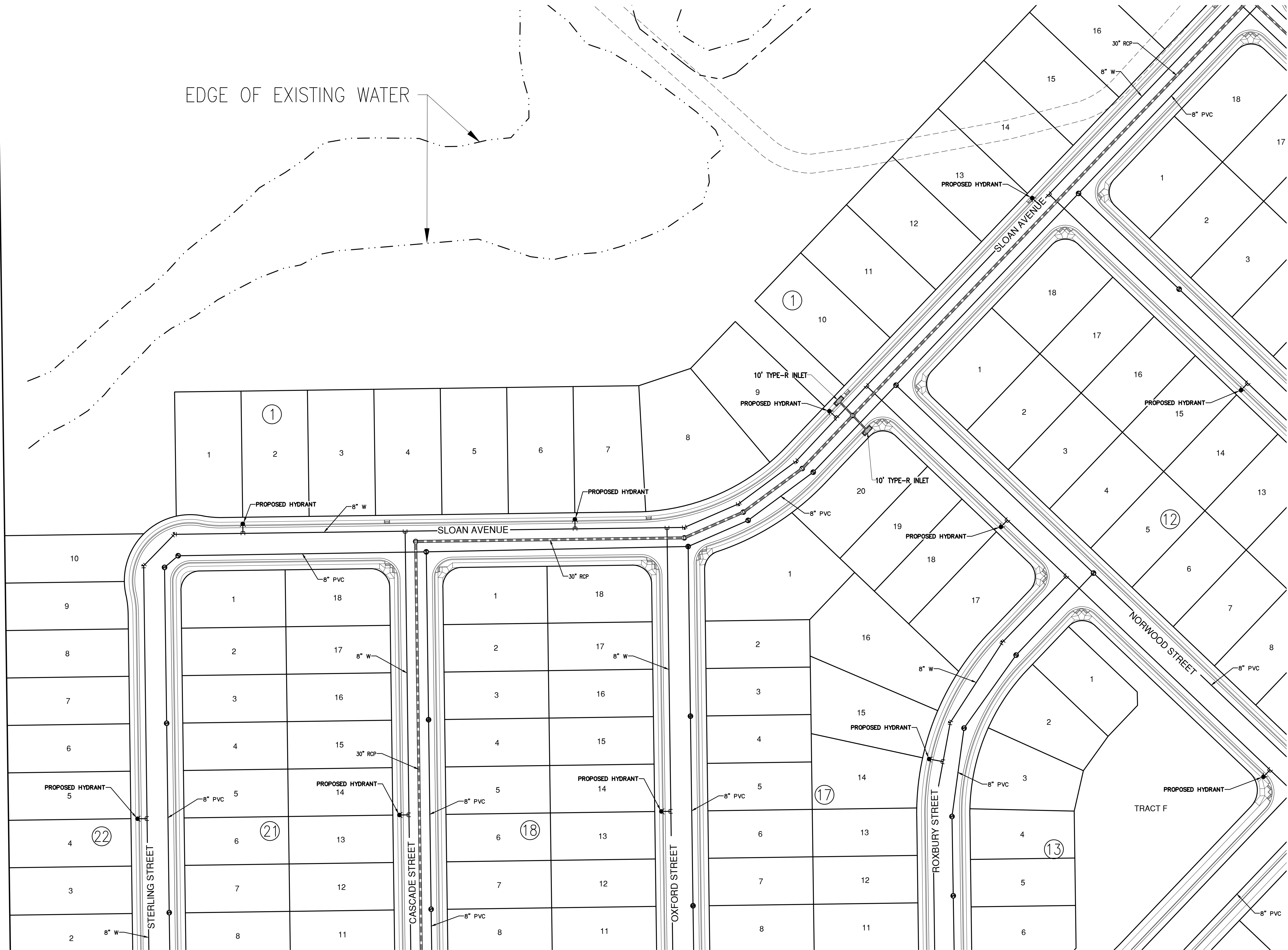
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SHEET 19 OF 23

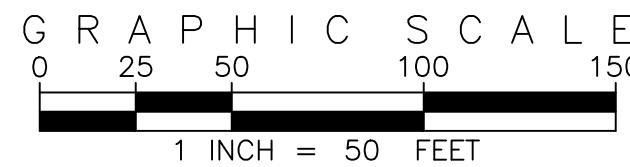
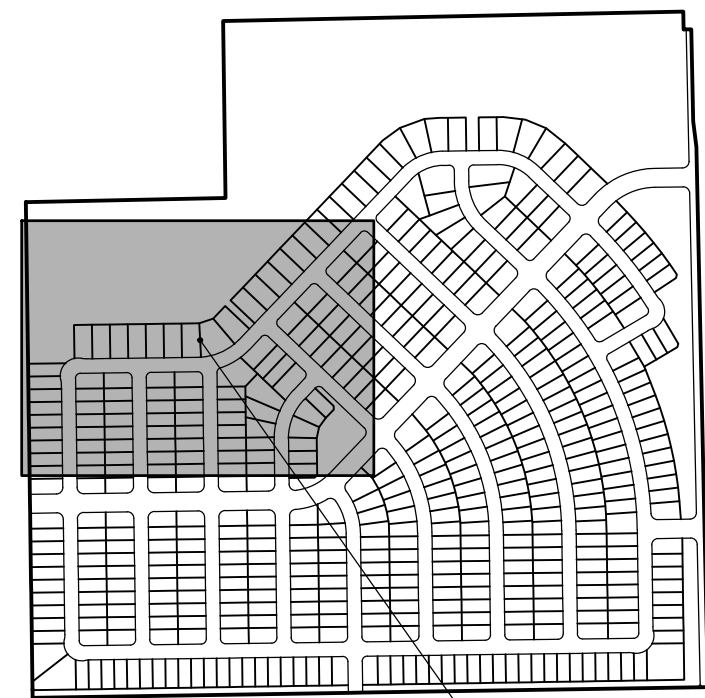
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SHEET 20 OF 23

UTILITY PLAN



KEY MAP



UTILITY LEGEND

- PROPOSED STORM SEWER, INLET MANHOLE, & FLARED END SECTION
- EXISTING STORM SEWER, INLET MANHOLE, & FLARED END SECTION
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED WATER MAIN, FIRE HYDRANT, VALVE, & REDUCER
- EXISTING WATER MAIN, FIRE HYDRANT, VALVE, & REDUCER
- PROPOSED BEND W/THRUST BLOCK, CHECK VALVE, & PLUG W/ BLOWOFF
- EXISTING BEND W/THRUST BLOCK, CHECK VALVE, & PLUG W/ BLOWOFF
- SANITARY SEWER SERVICE
- WATER SERVICE

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SHEET 20 OF 23

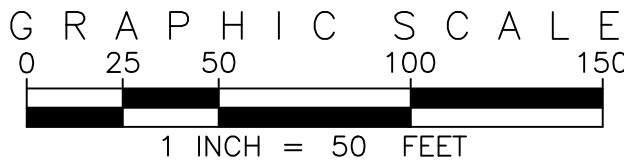
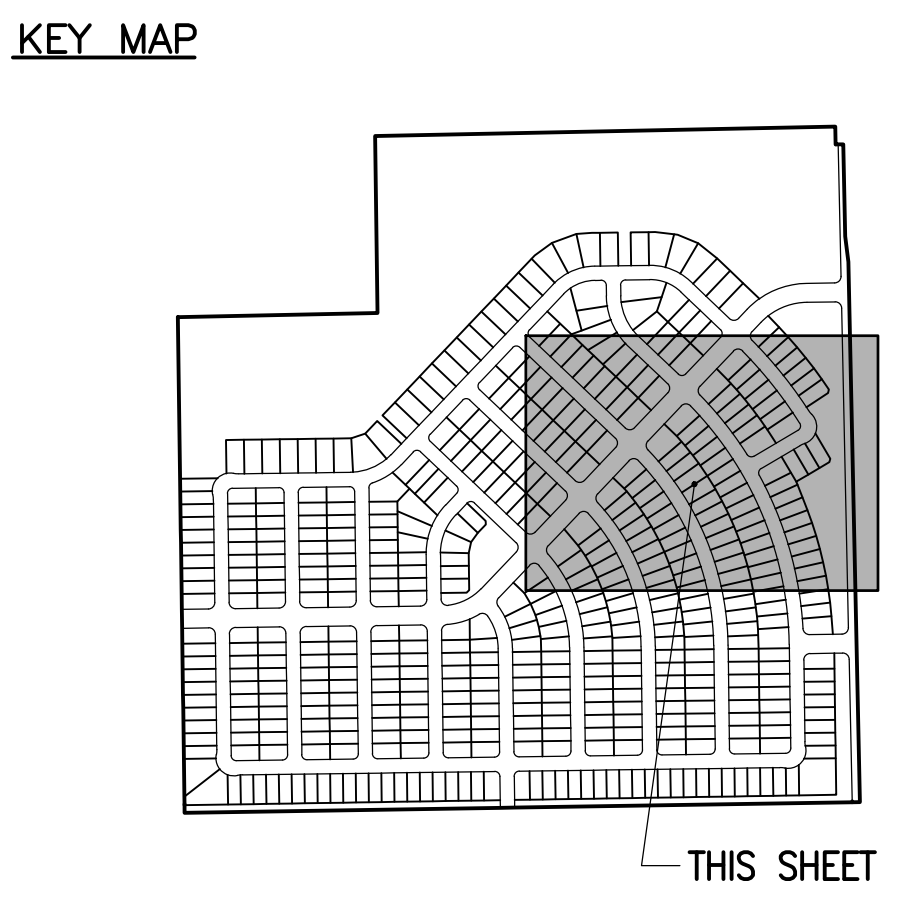
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SHEET 21 OF 23

UTILITY PLAN



TRACT B
EXISTING SANITARY SEWER
EXISTING WATER MAIN
EXISTING TELEPHONE LINE
EXISTING FIBER OPTIC LINE



UTILITY LEGEND	
	PROPOSED STORM SEWER, INLET MANHOLE, & FLARED END SECTION
	EXISTING STORM SEWER, INLET MANHOLE, & FLARED END SECTION
	PROPOSED SANITARY SEWER & MANHOLE
	EXISTING SANITARY SEWER & MANHOLE
	PROPOSED WATER MAIN, FIRE HYDRANT, VALVE, & REDUCER
	EXISTING WATER MAIN, FIRE HYDRANT, VALVE, & REDUCER
	PROPOSED BEND W/THRUST BLOCK, CHECK VALVE, & PLUG W/ BLOWOFF
	EXISTING BEND W/THRUST BLOCK, CHECK VALVE, & PLUG W/ BLOWOFF
	SANITARY SEWER SERVICE
	WATER SERVICE

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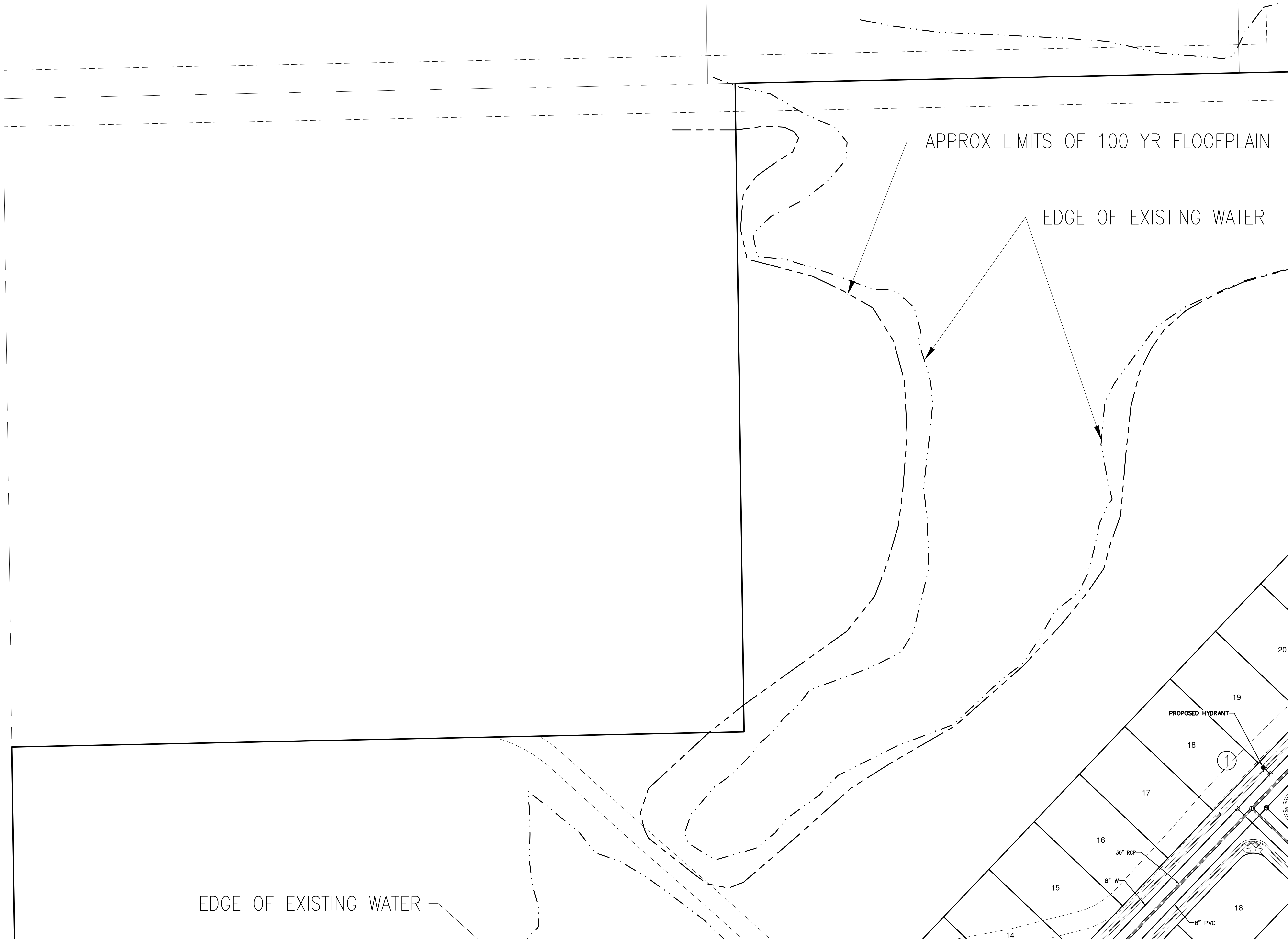
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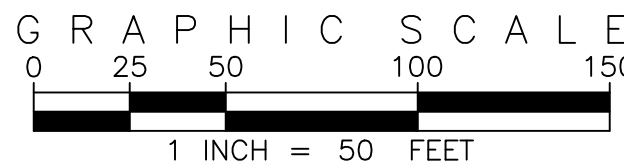
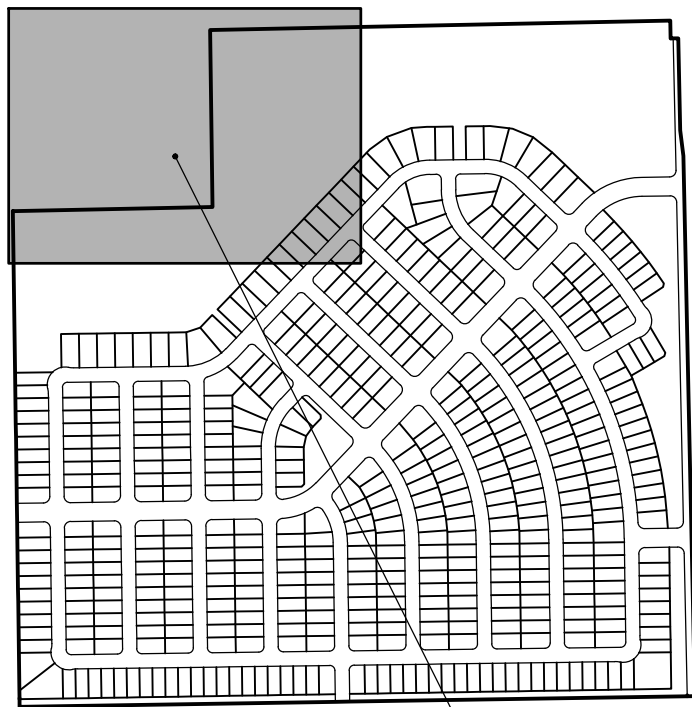
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SHEET 22 OF 23

UTILITY PLAN



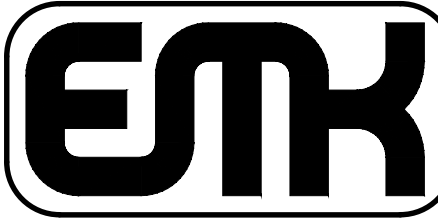
KEY MAP



UTILITY LEGEND

- PROPOSED STORM SEWER, INLET MANHOLE, & FLARED END SECTION
- EXISTING STORM SEWER, INLET MANHOLE, & FLARED END SECTION
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED WATER MAIN, FIRE HYDRANT, VALVE, & REDUCER
- EXISTING WATER MAIN, FIRE HYDRANT, VALVE, & REDUCER
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- EXISTING BEND W/THRUST BLOCK, CHECK VALVE, & PLUG W/ BLOWOFF
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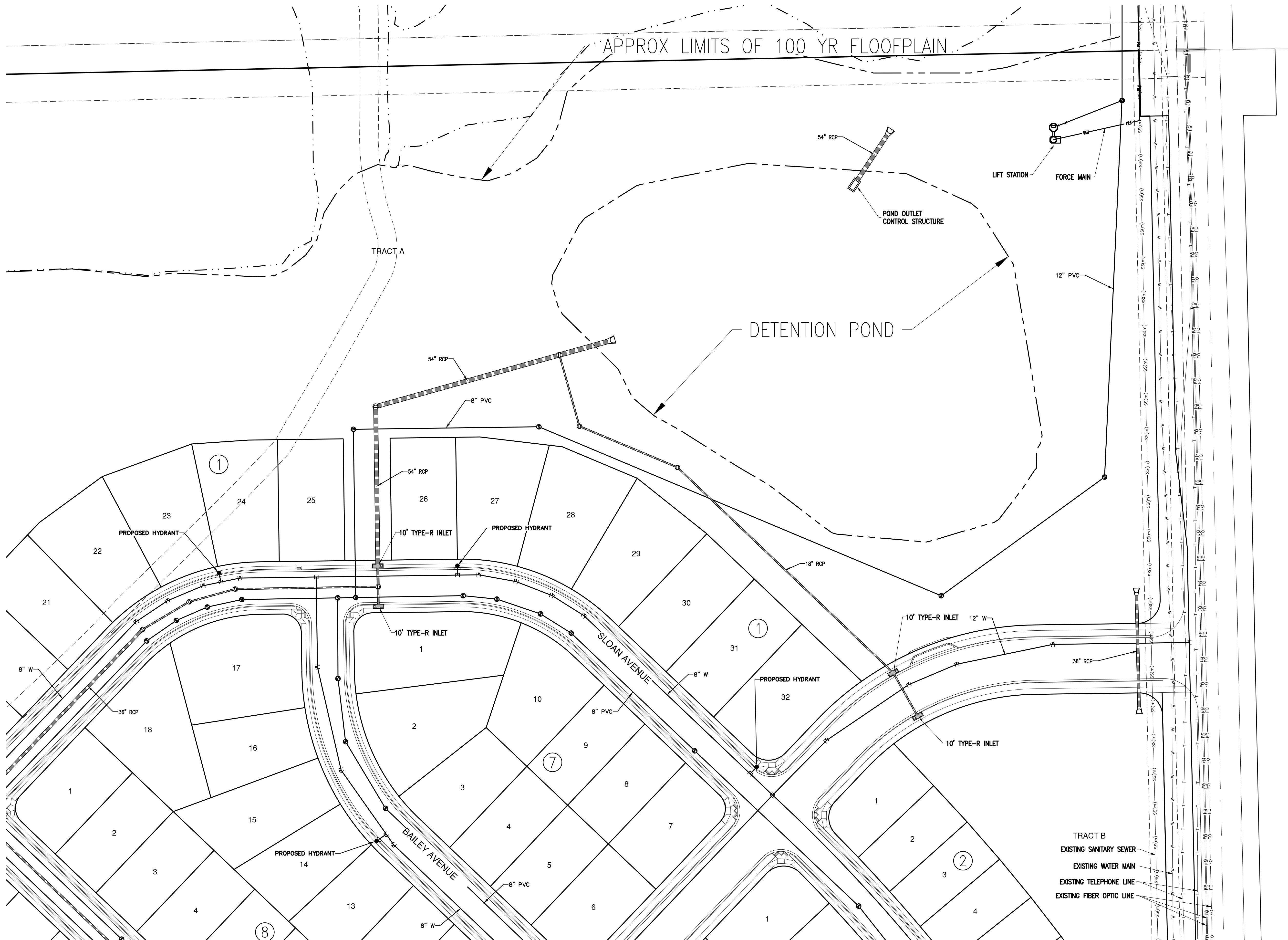
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SHEET 22 OF 23

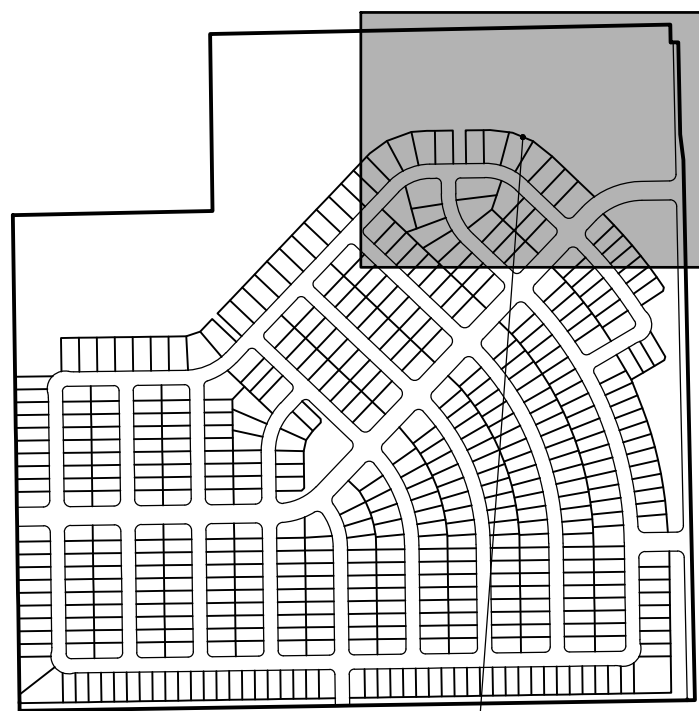
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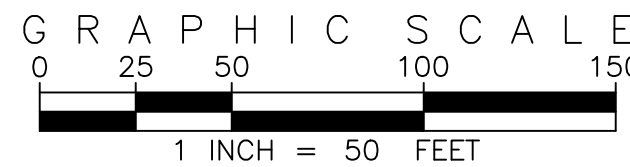
UTILITY PLAN



KEY MAP



THIS SHEET



UTILITY LEGEND

- PROPOSED STORM SEWER, INLET MANHOLE, & FLARED END SECTION
- EXISTING STORM SEWER, INLET MANHOLE, & FLARED END SECTION
- PROPOSED SANITARY SEWER & MANHOLE
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SHEET 23 OF 23