

SUMMERFIELD
SKETCH PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH,
RANGE 64 WEST OF THE 6TH P.M.
TOWN OF KEENSEBURG, COUNTY OF WELD, STATE OF COLORADO
TOTAL AREA = 6,372,255 SQ. FT. OR 146.29 ACRES MORE OR LESS

COVER SHEET

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.
TOTAL 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.

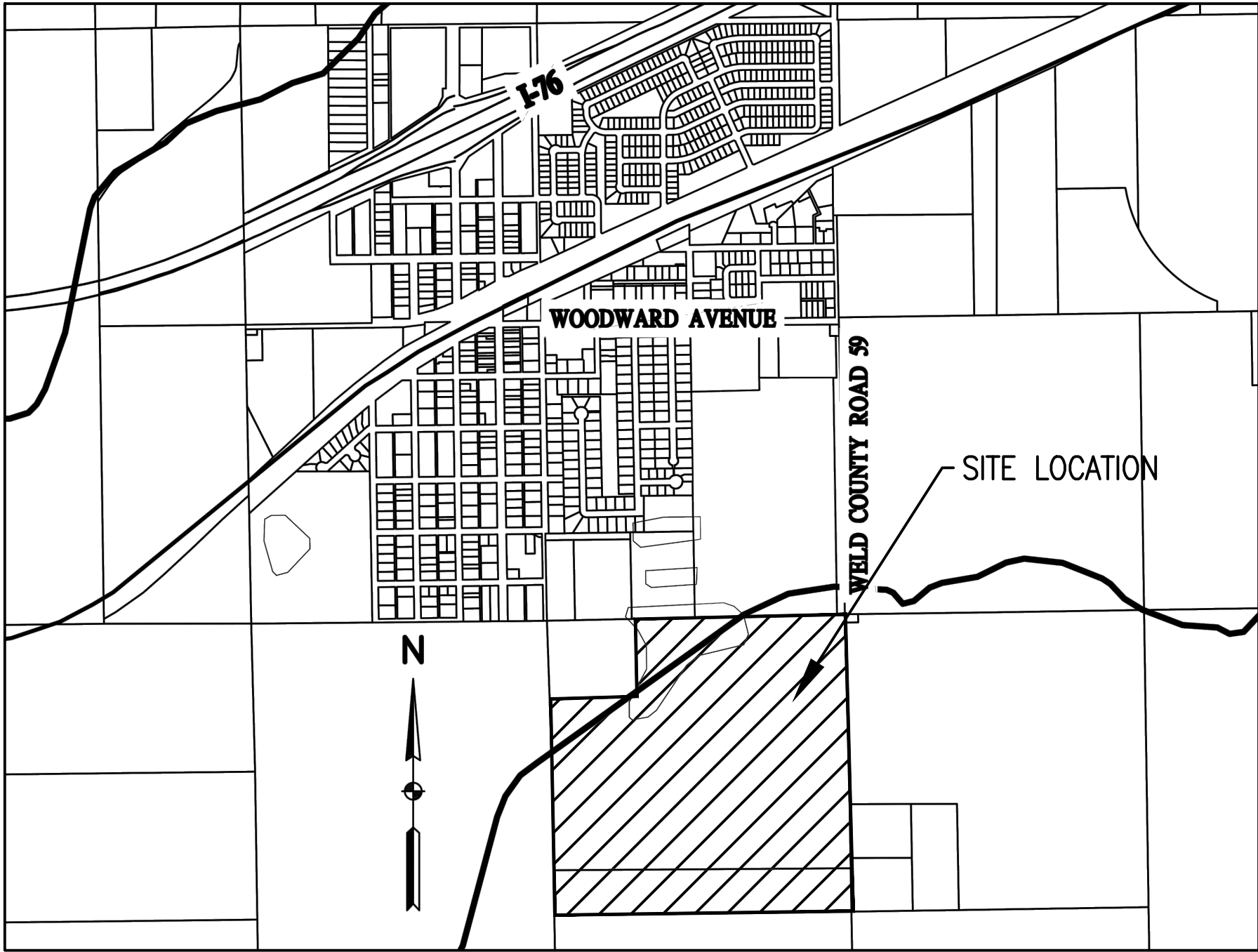
COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 64 WEST:
THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST ¼, S 89°37'25" W FOR A DISTANCE OF 2666.35 FEET TO
THE CENTER ONE-QUARTER CORNER OF SAID SECTION 35:
THENCE ALONG THE WEST LINE OF SAID NORTHEAST ¼, N 00°14'24" W
FOR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

ZONING STATEMENT

SUMMERFIELD WAS RECENTLY REZONED FROM AGRICULTURAL (AG) TO
SINGLE FAMILY RESIDENTIAL (R-1) WITH PUD OVERLAY. NO REZONING IS PROPOSED WITH
THIS SKETCH PLAN.

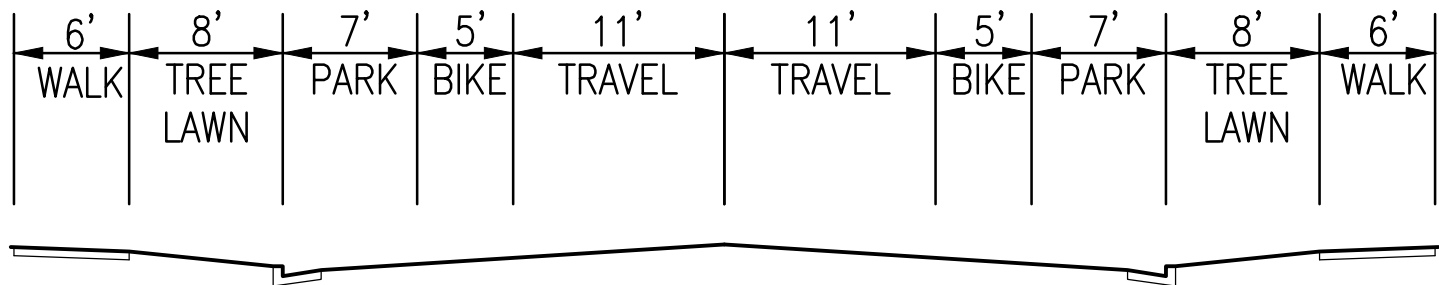
LAND USE STATEMENT

SUMMERFIELD AND THE ADJACENT PROPERTIES TO THE WEST, SOUTH AND EAST ARE
CURRENTLY USED FOR AGRICULTURE. PROPERTIES NORTH INCLUDE THE FUTURE
SUMMERFIELD DEVELOPMENT NORTH OF THE UNNAMED DRAINAGEWAY, THE TOWN OF
KEENSEBURG WASTEWATER TREATMENT FACILITIES AND THE FUTURE CEMETERY.



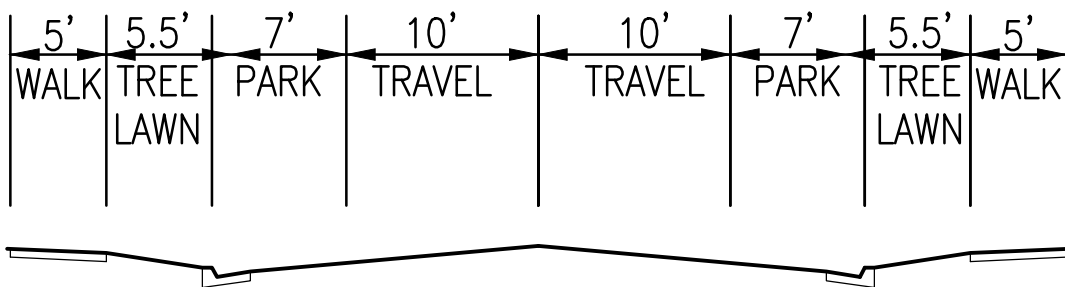
VICINITY MAP

(N.T.S.)



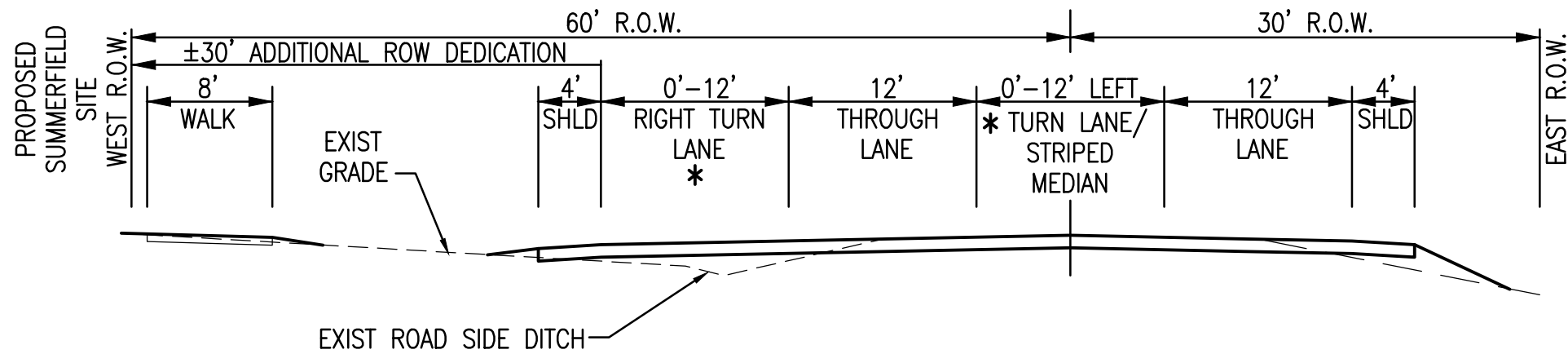
RESIDENTIAL COLLECTOR SECTION

N.T.S.



RESIDENTIAL LOCAL SECTION

N.T.S.



COUNTY ROAD 59

N.T.S.

* TURN LANES LOCATED AT
PROPERTY ENTRANCE POINTS.

CONTACTS

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

OWNER/APPLICANT
MSP INVESTMENT CO., LLP
SUITE 940 NORTH TOWER
720 S. COLORADO BLVD
DENVER, COLORADO 80246
TELEPHONE: (303) 399-9804
EMAIL: MARCUS@MSPCOMPANIES.COM
CONTACT: MARCUS PALKOWITSH

PLANNING & CIVIL ENGINEERING
EMK CONSULTANTS, INC.
7006 S. ALTON WAY, BLDG. F
CENTENNIAL, CO 80112
TELEPHONE: (303) 694-1520
CONTACT: ERIC MCDANIEL

LANDSCAPING
CONSILIUM DESIGN
2755 SOUTH LOCUST STREET
SUITE 236
DENVER, COLORADO 80222
TELEPHONE: (303) 224-9520
CONTACT: CRAIG KARN

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

WATER & SANITATION DISTRICT
TOWN OF KEENSEBURG
91 W. BROADWAY STREET
KEENSEBURG, COLORADO 80643
TELEPHONE: (303) 732-4281
CONTACT: MARK GRAY

SHEET INDEX

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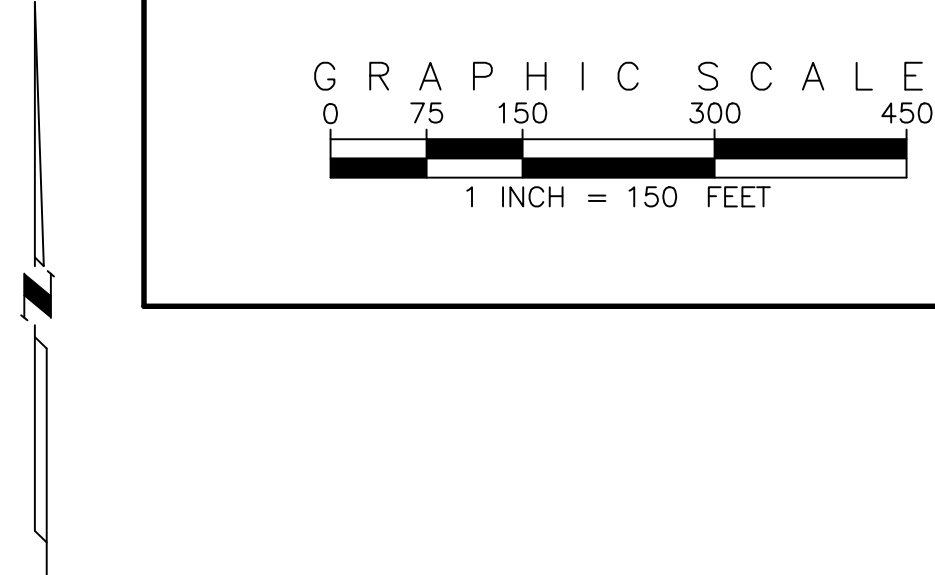
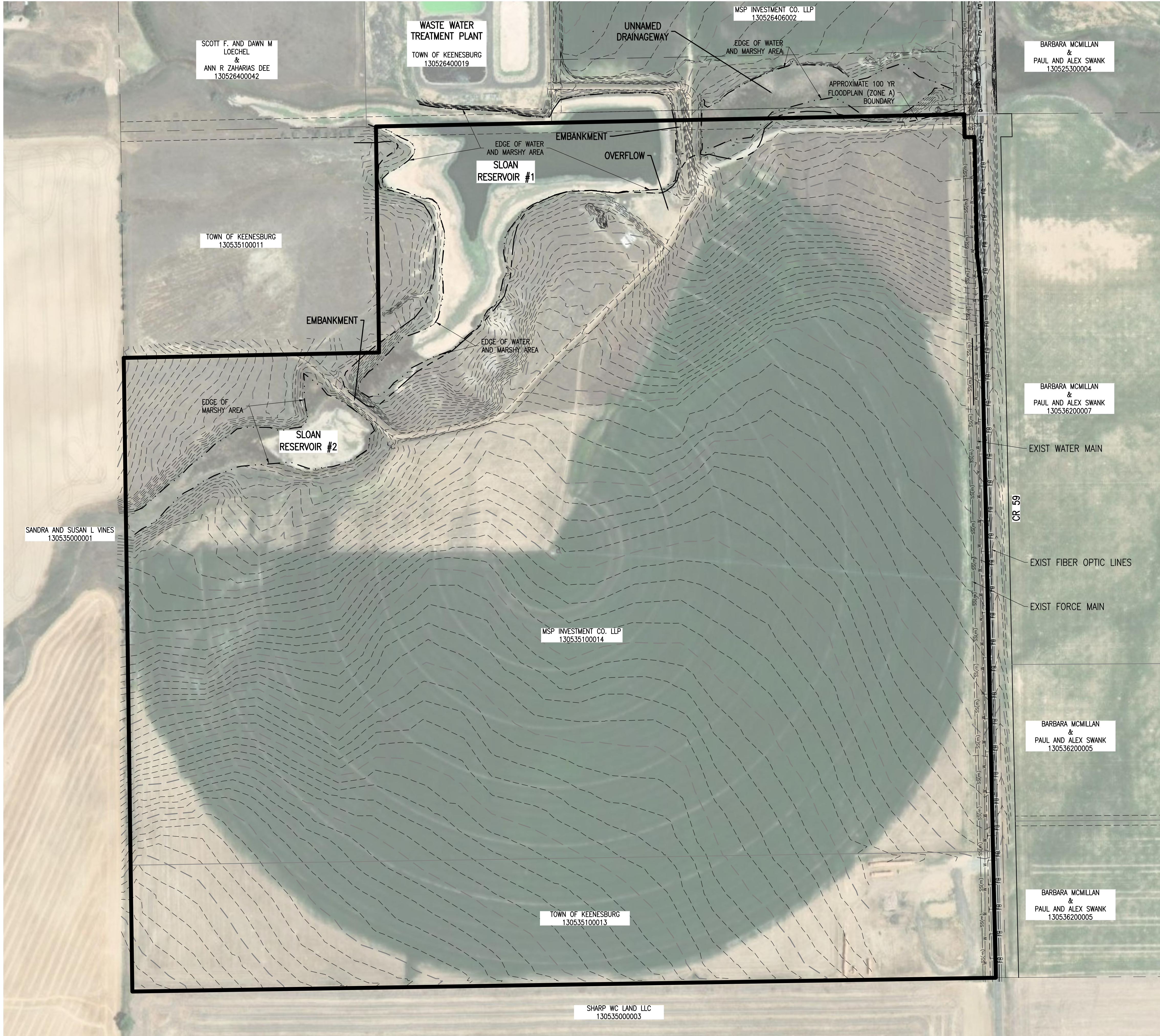
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REVISIONS	NO.	DESCRIPTION	DATE	BY

SUMMERFIELD	COVER SHEET
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DATE: 02/08/2022
JOB NO: 13318.00

SCALE
HORIZONTAL: N/A
VERTICAL: N/A





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EXISTING CONDITIONS PLAN

DATE: 02/08/2022

JOB NO: 13318.00

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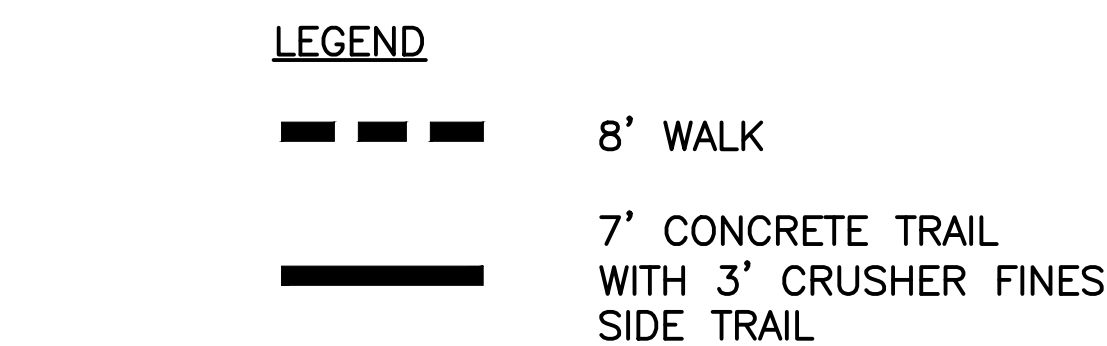
HORIZONTAL 1"=150'

VERTICAL N/A

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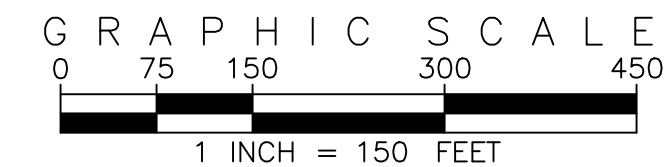
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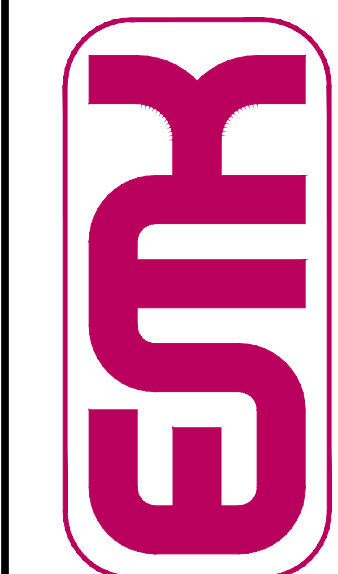
LAND USE		
COVERAGE	AREA (ACRES)	PERCENT TOTAL
OPEN SPACE, PARKS, TRAILS FLOODPLAIN	43.03	29.41%
PROPOSED RIGHT-OF-WAY	27.48	18.78%
TOWN OF KEENESBURG FUTURE WELL SITE	0.48	0.33%
50'x110' LOTS	56.56	38.71%
60'x110' LOTS	11.33	7.79%
70'x130' LOTS	7.19	4.96%
OVERALL SITE AREA	146.29	100.00%

LOT SUMMARY	
LOT TYPE	NUMBER OF SINGLE FAMILY LOTS
50' LOTS	407
60' LOTS	64
70' LOTS	32
TOTAL	503

NOTE:
PROPERTY OWNER TO DEDICATE ADDITIONAL ROW
ON WEST SIDE OF WCR 59 FOR A TOTAL R.O.W.
OF 60' FROM EXISTING CENTERLINE.



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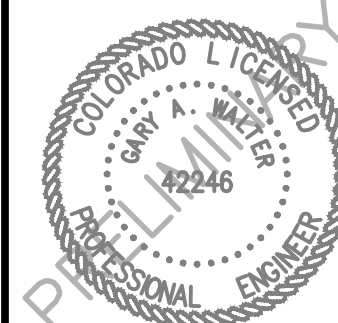
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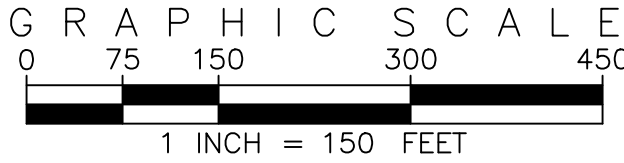
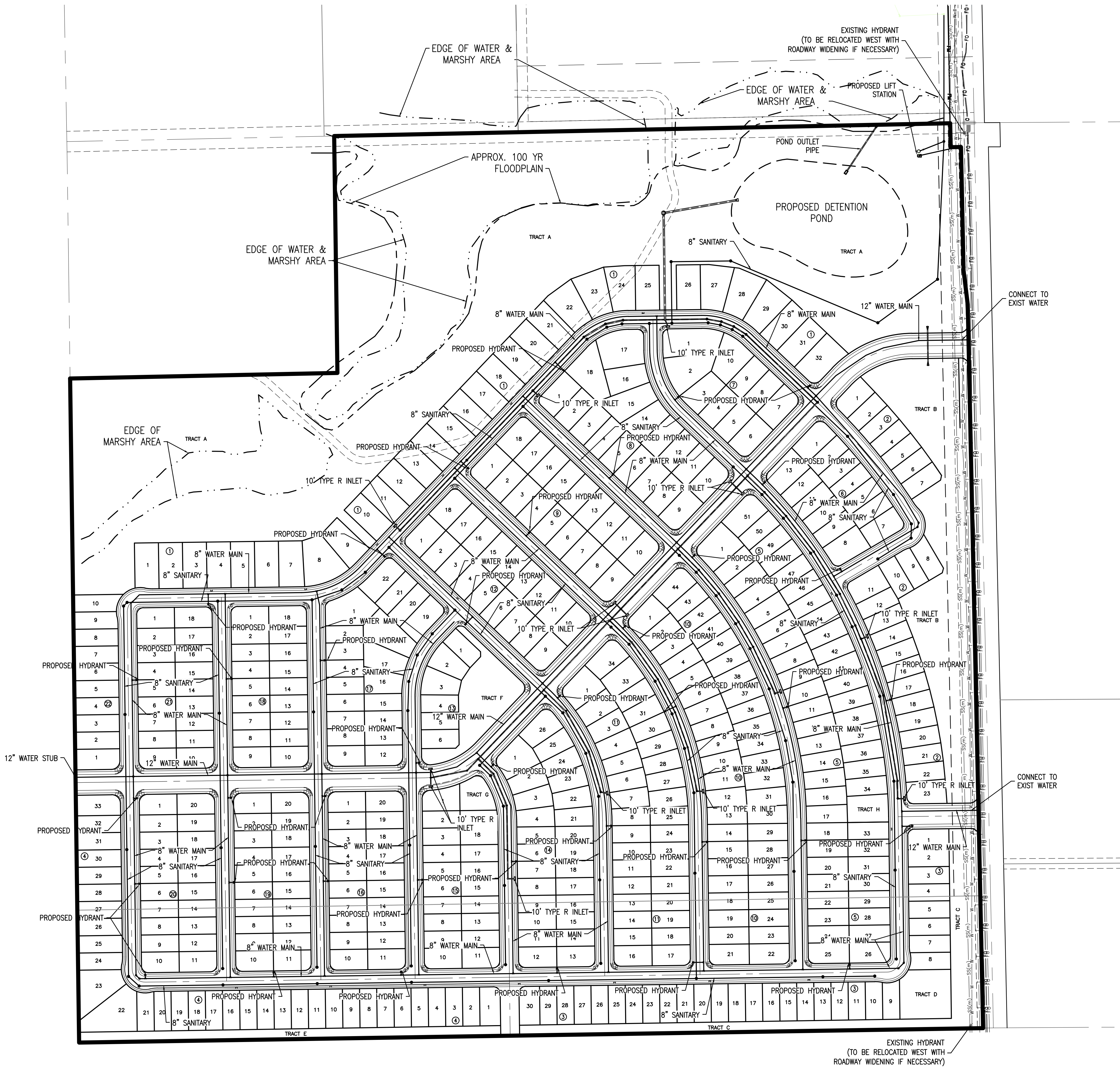


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<i>GAW</i>			

SUMMERFIELD
OVERALL SITE PLAN

DATE: 02/08/2022
JOB NO: 13318.00

SCALE
HORIZONTAL 1"=150'
VERTICAL N/A



UTILITY LEGEND		
PROPOSED	MAIN LINE UNDERGROUND	EXISTING
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	SANITARY SEWER & MANHOLE	
	PRESSURE REDUCING VALVE, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
OTHER UTILITIES		
	ELECTRIC	
	GAS LINE	
	TELEPHONE	
	FORCE MAIN	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	FIBER OPTIC LINE	

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SUMMERFIELD

OVERALL UTILITY PLAN

DATE: 02/09/2022
JOB NO: 13318.00

SCALE
HORIZONTAL 1"=50'
VERTICAL N/A

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