#### **STAFF REPORT**

TO: PLANNING COMMISSION

FROM: TODD A. HODGES, PLANNER

SUBJECT: RK SUBDIVISION SKETCH PLAN

PC MEETING DATE: JUNE 6, 2019

**BOARD OF TRUSTEES MEETING DATE: JUNE 17, 2019** 

#### I. Attachments

1. Application items

- 2. Sketch Plan Maps
- 3. Referral form and referral responses

#### II. Project Owners and Representatives:

#### **Owners:**

Richard I. Robertson, Heidi D. Robertson, Aaron L. Kaiser, and Lori J. Kaiser

#### **Applicant:**

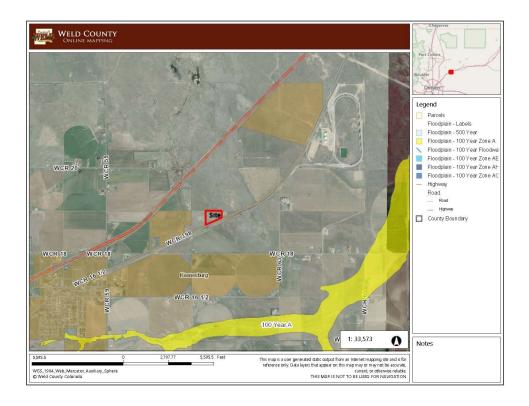
Same as above

#### **Project Representative:**

Richard I. Robertson 8537 CR 51, Keenesburg, CO 80643 303-961-0031 pri.rickrobertson@gmail.com

#### III. Location

The site is located north and adjacent to CR 398 with access from CR 398. See attached aerial map.



#### III. Project Description

The land use application is for a subdivision sketch plan which is the first step in the subdivision land use process prior to development of the property. This property was recently annexed and zoned heavy industrial.

This step in the subdivision process allows staff, referral agencies, Planning Commission and Board of Trustees the opportunity to give direction concerning the proposed development.

This submittal proposes a 7 lot commercial/industrial development on a 15.06 acre site. Landscaping/open space is a component of the conditions of approval and will be further addressed in future submittals.

Please see sketch plan submittal for additional information on the proposed subdivision.

#### **VIII.** Findings/Conclusions

After review of the Comprehensive Plan, Municipal Code and referral comments, staff finds that:

- 1. The Comprehensive Plan designates the property as industrial use and therefore the proposed subdivision is consistent with the comprehensive plan and current zoning of heavy industrial.;
- 2. Municipal water will be required for this development and sanitary if proposed to be individual onsite wastewater systems. dDtails will be part of subsequent development submittals.

The adjacent property owners were notified as required for a sketch plan submittal, the site was posted and public notice was placed in the paper concerning the public meetings for this request.

At the time this report was written, there have been no written objections filed with the Town concerning the proposed sketch plan. Referrals were sent to the list attached to this report. Written correspondence was received from the Town Engineer and CDOT. The referral responses are attached to this report and their comments have been addressed in the conditions of approval.

#### IX. Recommendation

Based upon the findings identified in this report, staff recommends approval of the RK Subdivision sketch plan with the following conditions:

- I. Prior to submittal of the preliminary plat application the following items must be addressed:
  - A. The applicants shall submit a pre-application request to discuss the next steps in the development review process to determine if the final plat will be submitted with the preliminary plat and submittal requirements.
- II. As part of the preliminary plat submittal the applicants shall address the following:
  - A. Address the comments received from CDOT.
  - B. Address the comments received from the Town Engineer.
  - C. Address any comments received from Town Staff.
  - D. Adequately address open space, signage, lighting, and landscaping for the development.
  - E. Adequately address any additional items that come up in the pre-application meeting.



# Sketch Plan Subdivision Application

publication, recording fees, etc.)

Application Fee: \$250.00 (Plus all developer related review fees incurred by the Town of Keenesburg i.e. legal, engineering,

Applicant Name	Richard I. Robertson, Heidi D. Robertson, Aaron L. Kaiser, and Lori J. Kaiser
Address	Robertson's:- 8537 WCR 51 Keenesburg, CO 8064
	Kaiser's: 39673 E. 160th Avenue, Keenesburg, CO 80643
Daytime Phone	303-961-0031
Emails:	pri.rickrobertson@gmail.com
	aaron@noraaconcrete.com
Subdivision Name:	RK Subdivision
Address of Proposed Subdivision:	WCR 398, Keenesburg, CO 80643
•	N NO. 1303-19-3-RE-4346 RECORDED MARCH 28, 2006 AT DUTHWEST 1/4 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE TE OF COLORADO
Is the Applicant the Owner of the Property?	<u>X</u> Yes No
Owner Name (if not Applicant):	
Owner Address	
Owner's Phone	
Owner's email:	
Sketch Plan Requirements and procedure	

- 1. Public hearing will be set when staff determines that all application materials are complete.
- 2. Application shall be submitted at least thirty (30) days prior to date of public hearing by the Planning Commission or Board of Trustees.
- 3. Site plan drawn to scale and supporting maps and written materials, with the following information:
  - a. Complete Legal description of the property.
  - b. The names and addresses of all fee owners and lien holders having an interest in the Land.
  - c. A statement of existing and proposed zoning.
  - d. Description of the land uses adjacent to the property.
  - e. Existing site conditions including topography and unique natural or man made features.
  - f. Proposed street system with approximate right of way width if applicable.
  - g. Generalized lot layout with approximate lot areas.
  - h. Locations of existing and proposed utilities.
  - i. Generalized locations of all existing and proposed land uses.
  - j. The approximate locations and areas of land to be used for public or private Open space, recreation areas, school sites or public uses if applicable.
- 4. Written comments from utility companies and other Governmental agencies (will serve letters).
- 5. One (1) electronic complete packet, three (3) copies (11 X 17), three (3) (36 X 24) of the sketch plan shall be submitted.
- 6. A \$250.00 application fee shall be submitted with the sketch plan application.
- 7. An executed Cost Agreement.

3.	In accordance with KMC 17	-1-20 a deposit of the estimated costs that include
	administrative, engineering,	legal, and any other technical review deemed appropriate
	by the administrator	(As represented on the fee deposit schedule)

Checklist

		CHECKISE
Pr	e-application conference	<del>)</del> .
Sı	ıbdivider's Certification	that all utilites are available.
C	ompleted Application	
E	xecuted Cost Agreement	

	_Deposit (Amount determined by adn conference)	ninistrator during pre application			
	y the Town Clerk when the plete.				
	The Subdivider will be responsible for notifying all property owners located within three hundred (300) feet of the property in question at least fifteen (15) days prior to the public hearings. (Notice to be provided by the Town Clerk)				
	Public Hearing notice posted on properties public hearings. (The Posting shape the mailed notice, as provided by the	nall contain the same information as			
-	_Notarized affidavit stating that notice list, and that the property was posted				
	Affidavit of compliance with notific C.R.S. § 24-65.5-101 et. seq.	ation of surface development under			
Property Owner signa	nture:	Date:			
The Applicant unders required building per the request. The App this Application, the Application ordinances with them.	tands that this is an application online must be obtained before the pulicant further acknowledges that the applicant certifies that he or his corof the Town of Keenesburg and will have been some and will be applicant.	ly, that is must be approved, and that any roperty may be used in accordance with the above information is correct. By significations and understand the I prepare application materials consistent			
The Applicant unders required building per the request. The App this Application, the Application ordinances of	tands that this is an application onlinits must be obtained before the policant further acknowledges that the applicant certifies that he or his corof the Town of Keenesburg and will Richard I. Robertson	ly, that is must be approved, and that any roperty may be used in accordance with the above information is correct. By signing sultants have read and understand the			
The Applicant unders required building per the request. The App this Application, the Application ordinances with them.  Applicant signature:	tands that this is an application onling must be obtained before the policant further acknowledges that the applicant certifies that he or his corof the Town of Keenesburg and will Richard I. Robertson  Heidi D. Robertson	ly, that is must be approved, and that any roperty may be used in accordance with the above information is correct. By signing insultants have read and understand the liprepare application materials consistent.  Date: 3-19-2019			



### 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

March 21, 2019

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

RE: RK SUBDIVISION DEVELOPMENT SKETCH PLAN SUBMITTAL

Dear Town Staff,

Please find the attached Land Use Application and supporting documents for the RK Subdivision Development Sketch Plan submittal.

This letter is intended to serve as the Project narrative (Sketch Plan Item #3).

#### **General Information and Brief Project Description:**

RK Subdivision was annexed and zoned as Heavy Industrial in early 2018.

Currently the overall 15.06 acre parcel is proposed to be subdivided into 7 industrial lots. A 60 foot standard Town of Keenesburg right of way will be dedicated with a cul-de-sac for access to each Lot, said public road is named RK Drive in the attached submittal documents.

Zoning is not proposed to be changed, uses shall comply with current Town zoning code. Privately owned property to the west and north and east adjacent to the site are currently Weld County AG-A.

WCR 398 lies to the south.

Owners Richard I. Robertson

Heidi D Robertson

8537 CR 51

Keenesburg, CO 80643

Aaron L. Kaiser Lori J. Kaiser 30307 CR 8

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 4<sup>th</sup> 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: Soilogic

4350 Highway 66

Longmont, Colorado 80504

970-535-6144

Wolf Von Carlowitz PE, Darrel DiCarlo 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: XXXX WCR398,

Keenesburg, CO 80643

Total Site Area: 15.06 Acres (656,014 sf)

Total Build-out Area:

Other Site Features:

New Public Street

Roadside open ditch along both sides of new street for rural drainage

Drainage will be routed, captured, treated, and stored on site (single lot and shared ponds)

Native Landscaping

Page 3 of 7

#### **COMPREHENSIVE PLAN:**

The current Land Use Plan for this area shows the property as Mixed Use. The proposed industrial use will be consistent with the concept for Mixed Use.

#### **ZONING DISTRICT:**

The existing Zone District is Heavy Industrial.

#### **DENSITY:**

The maximum density will be determined during review.

#### **DIVERSITY:**

Industrial lots are in demand. The proposed subdivision will provide additional development opportunities to the Town of Keenesburg.

#### LAND USES:

To the west and east are rural residences. Farm ground lies to the north.

#### **CONNECTIVITY:**

The 7 industrial lots will be directly connected to the proposed public street which connects to WCR 398.

#### **OPEN SPACE:**

No open space is proposed.

#### **ROADWAY NETWORK:**

The Town has an existing roadway (WCR 398) to the south.

#### TREATMENTS TO ROADWAYS

Signage is proposed on RK Drive and along WCR 398.

#### LOT LAYOUT:

7 acreage lots are proposed.

#### LOT INTERFACE WITH ROADWAYS:

Access will be provided via driveways to each Lot from RK Drive.

RK Subdivision March 21, 2019

Western Engineering Consultants inc LLC

Page 4 of 7

#### LOT SIZE DIVERSITY:

Since this is an industrial subdivision there is no diversity is proposed here-in – however each lot will be individually developed so they will have diversity from each other.

#### **SETBACKS:**

The setbacks are 30 feet front and rear and 10 feet each side.

#### LOT SIZES ENHANCING STREETCAPE:

Lot sizes vary from 1.65 acres to 2.5 acres. No streetscape landscape is proposed.

#### **COMMON AREAS:**

Currently none are proposed.

#### **FENCING:**

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

# AMENITIES, ENTRIES, CONNECTIVITY, ARCHITECTURAL & LANSCAPE DESIGNS FOR EACH LOT Due to the size of the property – no additional amenities are proposed. Each industrial lot development home and lot landscaping will be individually designed.

#### **IRRIGATION SYSTEM**

Each lot will be required to have its own irrigation system. It is expected each lot will be xeriscaped.

#### **POTABLE WATER:**

Potable water does not currently exist, however Williams (formerly Discovery Midstream) expects to extend the current Town main from the Wild Country RV Park east to the under-construction Keenesburg Gas Plant.

#### **ADEQUATE POTABLE WATER:**

Pursuant to the Pre-Application meeting – Town of Keenesburg water is said to not be an issue.

#### **STORM WATER MANAGEMENT:**

WEC has investigated that no formal downstream conveyance exists. Currently runoff is routed along the north side of WCR 398 and directed under WCR 398 just east of this property to a low point that has no outfall (i.e it is blocked by the Railroad berm).

Infiltration (retention) storage volumes are designed for shared and single lot configurations in accordance with UDFCD criteria.

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#### **COMMON AREA LANDSCAPE:**

Not applicable. All landscaping is expected to be each private lot's responsibility, including the screening buffers to the west, east, and north.

#### **OFF STREET PARKING:**

Based on the lot sizes no on street parking is expected and each lot will have adequate parking.

#### **EXTERIOR LIGHTING:**

The applicant is awaiting the Town's direction on lighting of the public rights of way. Any right of way lighting will have to adhere to standard photometric plans.

#### POTENTIAL IMPACT ON ADJACENT NEIGHBORHOODS:

Actual construction typically negatively effects adjacent properties, however the long term impact of this development is estimated have little effect on the adjacent roadways and adjacent neighbors and have 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:**

RK Drive is proposed as al 60 foot public right of way with 40 feet of future asphalt pavement (all weather surface for Phase 1).

#### ACCESS:

Each lot will have its own access to RK Drive per Keenesburg driveway details.

#### **GRADING:**

The property has moderate relief – approximately 8 foot drop from west to east. The proposed grading design is intended to follow typical commercial/industrial subdivision lot grading. When possible shared lot line swales are proposed to drain to shared infiltration (retention) ponds but when not possible individual swales are required to drain to individual infiltration (retention) ponds. All infiltration (retention) ponds are sized to store the 24 hour 100 year runoff event for the entire tributary area.

#### STORM SEWER:

On site conveyance will be via grass swales and concrete pans. Storm culverts are expected at driveway locations. One additional road culvert will occur where RK Drive meets WCR 398.

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#### **SANITARY SEWER:**

No public sanitary main exists near the property. Each lot is proposed to have an Onsite Wastewater System – designed specific to each lot as it is developed (separate Site Development Plan review).

#### WATER:

A new waterline is proposed within RK Drive once the Discovery Midstream (Keenesburg Gas Plant) waterline extension is completed. Three new Fire Hydrants are proposed off of RK Drive in accordance with South East Weld Fire District requirements.

#### **GAS AND ELECTRIC:**

It is unclear whether an existing gas line is near the property however electric does exist.

An electric distribution system is proposed to be buried along all the proposed RK Drive to serve each proposed Lot.

#### **WILL SERVICE LETTERS:**

The Owner has contacted South East Weld County Fire Rescue (SEWCFR) requesting service. A Fire Truck access analysis has been performed using SEWCR Fire Truck template.

Water will be provided by the Town of Keenesburg system. Sewage will be private On Site Wastewater System (Septic) in accordance with Weld County OWTS criteria. See also the Sketch Plan Utility sheet (4).

Electricity is provided by United Power. Gas may be available – it is unclear if it will be provided by Xcel Energy or Atmos Energy. WEC has requested Will Serve Letters from both. See also the Sketch Plan Utility sheet (4).

#### SURVEYS:

The Site topography and boundary survey was provided by American West Land Surveyors in Brighton.

#### SUBMITTAL & HOPEFUL PROJECT SCHEDULE:

Date:	Time/	Event:	Notes:
	location:		
March 21, 2019	2:00 p.m.	Submit Sketch Plan documents	
May 1, 2019	On Site	Begin Site grading and utility construction	

Page 7 of 7

#### **SPECIAL USE APPLICATION CHECKLIST:**

The following is a summary of the checklist items:

1.	Completed land use application	included
2.	Application fees & fee deposits	included
3.	Written Narrative	this document

4. Proof of Ownership included

5. List of adjacent property owners (300 feet)

Town to provide

6. Copies of State or Federal permits
 7. Written cert of Section 24-65.5-103.3 CRS
 Included per CRS definition – site <160 ac</li>

8. Copy of any surface use agreement w/ mineral interests and therefore not applicable

None found on Weld Cnty Search

9. Traffic Study

Not Required

Not Required

10. Drainage Study11. Soils ReportNarrative IncludedNRCS incl

12. Noise Report

13. Sketch Plans

Not Required per Town
Set of 5 Drawings

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. Sketch Plan Application package



Natural Resources Conservation Service A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

# Custom Soil Resource Report for Weld County, Colorado, Southern Part

**RK Subdivision** 



## **Preface**

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2 053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# **How Soil Surveys Are Made**

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



#### MAP LEGEND

#### Area of Interest (AOI)

Area of Interest (AOI)

#### Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

#### Special Point Features

ဖ

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

å

Stony Spot

Spoil Area

00

Very Stony Spot

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Wet Spot Other

Δ

Special Line Features

#### Water Features

Streams and Canals

#### Transportation

---

Rails

Interstate Highways

**US Routes** 

Major Roads

00

Local Roads

#### Background

Aerial Photography

#### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24.000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Weld County, Colorado, Southern Part Survey Area Data: Version 17, Sep 10, 2018

Soil map units are labeled (as space allows) for map scales 1:50.000 or larger.

Date(s) aerial images were photographed: Jul 17, 2015—Oct 2, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
18	Colby-Adena loams, 3 to 9 percent slopes	1.6	10.1%
47	Olney fine sandy loam, 1 to 3 percent slopes	14.6	89.8%
79	Weld loam, 1 to 3 percent slopes	0.0	0.1%
Totals for Area of Interest	,	16.2	100.0%

## **Map Unit Descriptions**

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An association is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

#### Weld County, Colorado, Southern Part

#### 18—Colby-Adena loams, 3 to 9 percent slopes

#### **Map Unit Setting**

National map unit symbol: 361t Elevation: 4,750 to 4,900 feet

Mean annual precipitation: 12 to 16 inches
Mean annual air temperature: 48 to 55 degrees F

Frost-free period: 120 to 160 days

Farmland classification: Not prime farmland

#### **Map Unit Composition**

Colby and similar soils: 55 percent Adena and similar soils: 30 percent Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

#### **Description of Colby**

#### Setting

Landform: Ridges, hills, plains Down-slope shape: Linear Across-slope shape: Linear

Parent material: Calcareous eolian deposits

#### **Typical profile**

H1 - 0 to 7 inches: loam H2 - 7 to 60 inches: silt loam

#### **Properties and qualities**

Slope: 5 to 9 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to

high (0.57 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None Frequency of ponding: None

Calcium carbonate, maximum in profile: 15 percent Available water storage in profile: High (about 10.6 inches)

#### Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: B

Ecological site: Loamy Slopes (R067BY008CO)

Hydric soil rating: No

#### **Description of Adena**

#### Setting

Landform: Hills, plains, ridges Down-slope shape: Linear Across-slope shape: Linear

Parent material: Calcareous eolian deposits

#### **Typical profile**

H1 - 0 to 6 inches: loam H2 - 6 to 9 inches: clay loam H3 - 9 to 60 inches: silt loam

#### Properties and qualities

Slope: 3 to 7 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20

to 0.60 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None Frequency of ponding: None

Calcium carbonate, maximum in profile: 15 percent Available water storage in profile: High (about 10.1 inches)

#### Interpretive groups

Land capability classification (irrigated): 3e Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: C

Ecological site: Loamy Plains (R067BY002CO)

Hydric soil rating: No

#### **Minor Components**

#### Kim

Percent of map unit: 5 percent Hydric soil rating: No

#### **Keith**

Percent of map unit: 4 percent Hydric soil rating: No

#### Weld

Percent of map unit: 3 percent Hydric soil rating: No

#### Wiley

Percent of map unit: 3 percent

Hydric soil rating: No

#### 47—Olney fine sandy loam, 1 to 3 percent slopes

#### **Map Unit Setting**

National map unit symbol: 362v Elevation: 4,600 to 5,200 feet

Mean annual precipitation: 11 to 15 inches

Mean annual air temperature: 46 to 54 degrees F

Frost-free period: 125 to 175 days

Farmland classification: Prime farmland if irrigated and the product of I (soil

erodibility) x C (climate factor) does not exceed 60

#### **Map Unit Composition**

Olney and similar soils: 85 percent *Minor components:* 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

#### **Description of Olney**

#### Setting

Landform: Plains

Down-slope shape: Linear Across-slope shape: Linear

Parent material: Mixed deposit outwash

#### **Typical profile**

H1 - 0 to 10 inches: fine sandy loam H2 - 10 to 20 inches: sandy clay loam H3 - 20 to 25 inches: sandy clay loam H4 - 25 to 60 inches: fine sandy loam

#### **Properties and qualities**

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to

high (0.57 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None Frequency of ponding: None

Calcium carbonate, maximum in profile: 15 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0

mmhos/cm)

Available water storage in profile: Moderate (about 7.0 inches)

#### Interpretive groups

Land capability classification (irrigated): 3e Land capability classification (nonirrigated): 4c

Hydrologic Soil Group: B

Ecological site: Sandy Plains (R067BY024CO)

Hydric soil rating: No

#### **Minor Components**

#### Zigweid

Percent of map unit: 10 percent

Hydric soil rating: No

#### Vona

Percent of map unit: 5 percent

Hydric soil rating: No

#### 79—Weld loam, 1 to 3 percent slopes

#### **Map Unit Setting**

National map unit symbol: 2x0hw Elevation: 3,600 to 5,750 feet

Mean annual precipitation: 12 to 17 inches Mean annual air temperature: 46 to 54 degrees F

Frost-free period: 115 to 155 days

Farmland classification: Prime farmland if irrigated

#### **Map Unit Composition**

Weld and similar soils: 80 percent Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

#### **Description of Weld**

#### Setting

Landform: Interfluves

Landform position (two-dimensional): Summit Landform position (three-dimensional): Interfluve

Down-slope shape: Linear Across-slope shape: Linear Parent material: Calcareous loess

#### Typical profile

Ap - 0 to 8 inches: loam
Bt1 - 8 to 12 inches: clay
Bt2 - 12 to 15 inches: clay loam
Btk - 15 to 28 inches: loam
Bk - 28 to 60 inches: silt loam
C - 60 to 80 inches: silt loam

#### Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to

moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None Frequency of ponding: None

Calcium carbonate, maximum in profile: 14 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.1 to 2.0

mmhos/cm)

Sodium adsorption ratio, maximum in profile: 5.0

Available water storage in profile: High (about 11.3 inches)

#### Interpretive groups

Land capability classification (irrigated): 2e Land capability classification (nonirrigated): 3c

Hydrologic Soil Group: C

Ecological site: Loamy Plains (R067BY002CO)

Hydric soil rating: No

#### **Minor Components**

#### Adena

Percent of map unit: 8 percent

Landform: Interfluves

Landform position (two-dimensional): Shoulder Landform position (three-dimensional): Interfluve

Down-slope shape: Convex Across-slope shape: Convex

Ecological site: Loamy Plains (R067BY002CO)

Hydric soil rating: No

#### Colby

Percent of map unit: 7 percent

Landform: Hillslopes

Landform position (two-dimensional): Backslope Landform position (three-dimensional): Side slope

Down-slope shape: Convex Across-slope shape: Convex

Ecological site: Loamy Plains (R067BY002CO)

Hydric soil rating: No

#### Keith

Percent of map unit: 3 percent

Landform: Interfluves

Landform position (two-dimensional): Summit Landform position (three-dimensional): Interfluve

Down-slope shape: Linear Across-slope shape: Linear

Ecological site: Loamy Plains (R067BY002CO)

Hydric soil rating: No

#### Baca

Percent of map unit: 2 percent

Landform: Interfluves

Landform position (two-dimensional): Shoulder, summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear, convex Across-slope shape: Linear, convex

Ecological site: Loamy Plains (R067BY002CO)

Hydric soil rating: No

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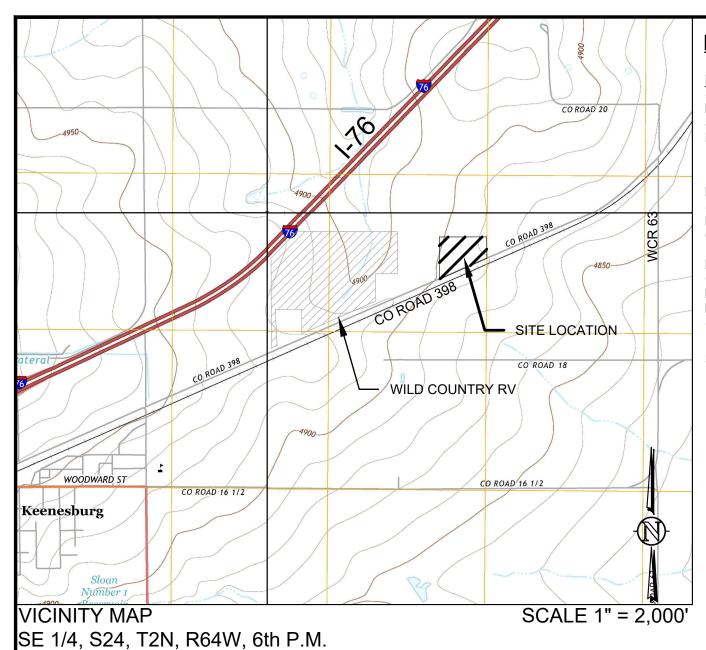
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SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAPS - KEENESBURG 40104-A5, PROSPECT VALLEY

40104-A5, KLUG RANCH 40104-B5 & TAMPA 40104-B4

# **BASIS of BEARING & BENCHMARK**

BASIS OF BEARING: THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 63 WEST OF THE 6TH P.M., IN WELD COUNTY, COLORADO IS ASSUMED TO BEAR NORTH 89°53'18" EAST, AS MONUMENTED HEREON AND WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO:

HORIZONTAL COORDINATES ARE BASED UPON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501) AND HAVE BEEN MODIFIED TO GROUND BY A FACTOR OF 1.000271714 /

ELEVATIONS SHOWN HEREON ARE BASED UPON STATIC GPS OBSERVATIONS POST PROCESSED THROUGH THE JAVAD DATA PROCESSING ONLINE SERVICE (DPOS) RESULTING IN CONTROL POINT NO. 1 HAVING AN ELEVATION OF 4893.43 FEET NAVD 88

ALL CONTOURS SHOWN HEREON ARE AT ONE FOOT INTERVALS WITH INDEX CONTOURS SHOWN AT FIVE FOOT INTERVALS

### **LEGAL DESCRIPTION**

ANNEXATION TABLE TOTAL PERIMETER: 3394.59 FEET REQUIRED 1/6 CONTIGUOUS PERIMETER: 565.77 FEET CONTIGUOUS BOUNDARY: 1079.05 FEET

ANNEXATION DESCRIPTION: LOT B OF RECORDED EXEMPTION NO. 1303-19-3 RE-4364, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 19. TOWNSHIP 2 NORTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS RECORDED AS RECEPTION NO. 3373994 MARCH 28, 2006 IN THE RECORDS OF THE WELD COUNTY CLERK

OWNER'S CERTIFICATE: KNOW ALL MEN BY THESE PRESENTS, THAT RICHARD I. ROBERTSON, HEIDI D. ROBERTSON, AARON L KAISER, AND LORI J. KAISER, BEING THE SOLE OWNERS AND PROPRIETORS OF THAT PARCEL OF LAND DESCRIBED HEREON, EXCLUDING PUBLIC RIGHTS-0F-WAY, REQUEST THAT THE LAND DESCRIBED HEREON BE ANNEXED UNDER THE NAME OF ROBERTSON-KAISER ANNEXATIONTO THE TOWN OF KEENESBURG

UTILITY PLAN

#### SHEET INDEX: **REVISIONS**

COVER SHEET EXISTING CONDITIONS W/ AERIAL EXISTING CONDITIONS & DEMO PLAN SITE PLAN

# RK SUBDIVISION SKETCH PLAN **KEENESBURG, CO 80643**

**DATE** 

**WESTERN ENGINEERING CONSULTANTS, inc. LLC** 

**PREPARED FOR:** 

**APPROVED BY:** 

**RICK ROBERTSON** 

**CHADWIN F. COX, P.E.** 

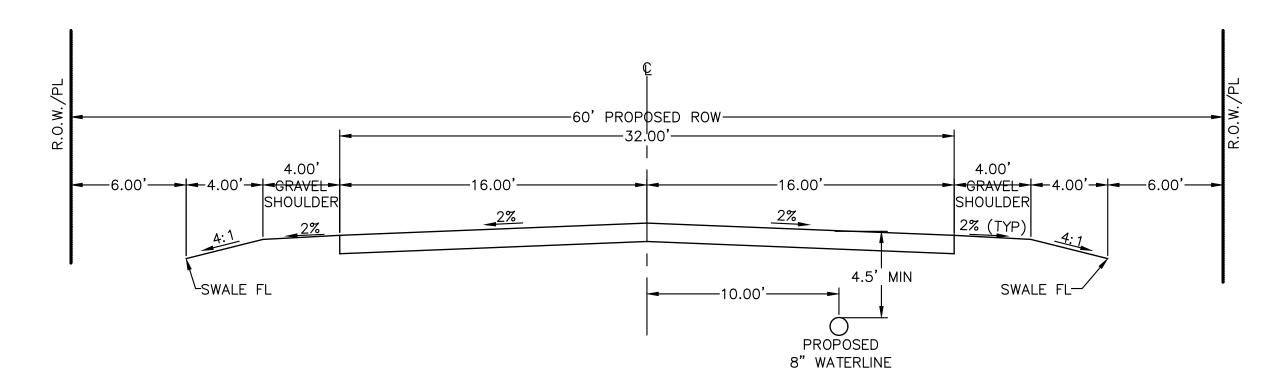
RICK ROBERTSON **50531 E 160th AVENUE** BENNETT, CO 80102 (303)961-0031

**AARON KAISER** 39673 E 160th AVENUE KEENESBURG, CO 80643 (303)994-7947

**DATE** 

**DATE** 

**AARON KAISER** 



RK DRIVE DRIVE TYPICAL SECTION

**INITIAL RELEASE:** 

MARCH 21, 2019

UNCC CALL BEFORE YOU DIG Utility Notification Centér of Colorado

16361 Table Mountain Parkway

Golden, Colorado 80403

Office: 303-232-1991 Fax: 303-234-1712

Toll-Free: 1-800-922-1987

E YOU DIG, GRADE, OR EXCAVATE THE MARKING OF UNDERGROUND

# WESTERN ENGINEERING CONSULTANTS, inc. LLC

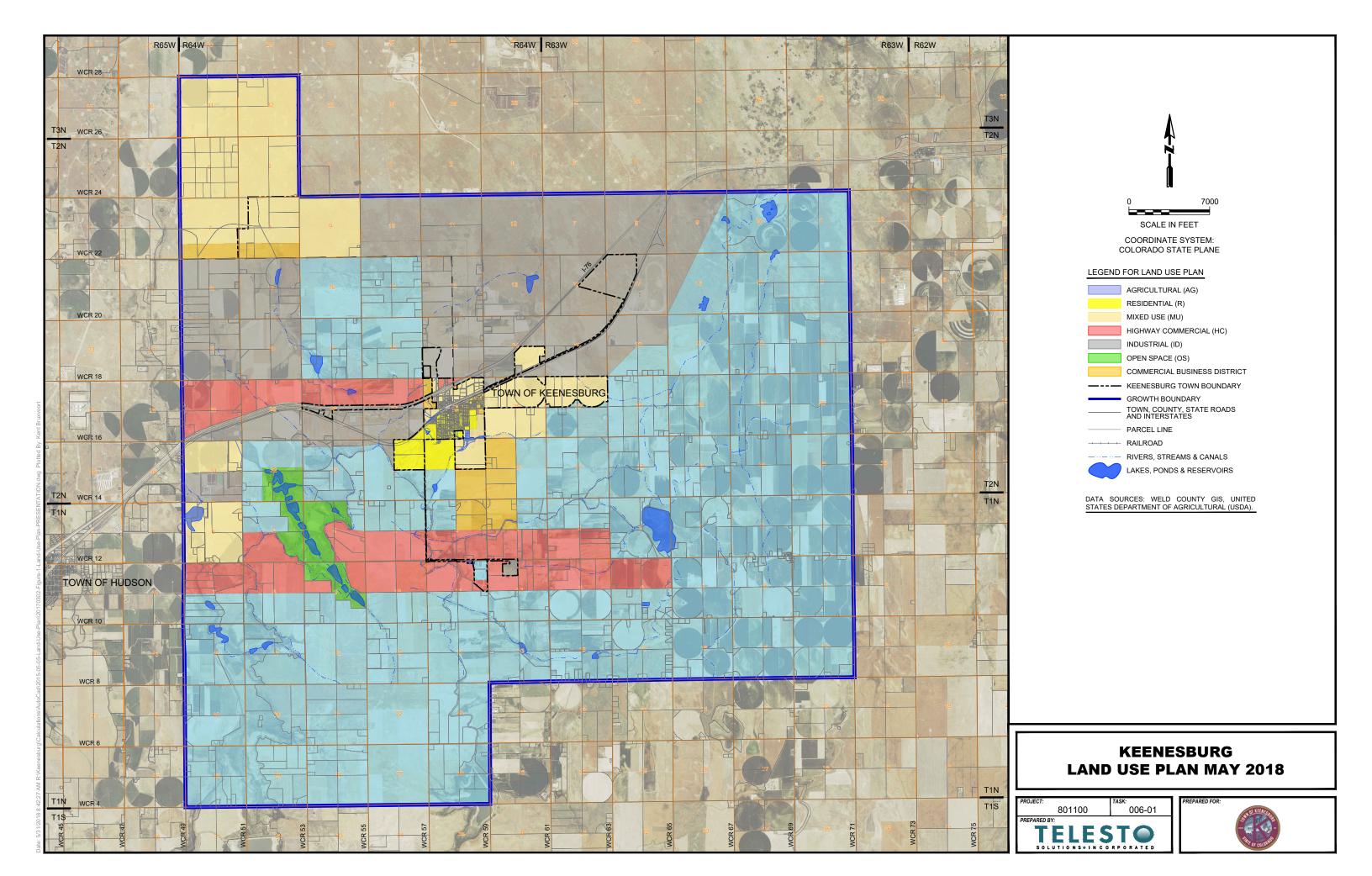
127 SOUTH DENVER AVENUE, FT. LUPTON, CO 80621 720-685-9951 PH, 720-294-1330 FAX, email@westerneci.com

PROJECT NO: 00-0187.002.00 INITIAL PLAN RELEASE: MARCH 21, 2019 1 of 4

ROBERTSON KAISER TOWN OF KEENESBURG SOUTHEAST WELD FIRE **UNITED POWER** LAND HOLDINGS LLC PROTECTION DISTRICT BRIGHTON HEADQUARTERS OFFICE CONTACT: TODD HODGES 140 S. MAIN STREE 500 COOPERATIVE WAY CONTACT: RICK ROBERTSOI **CONTACT: THOMAS BEACH** KEENESBURG, CO 80643 BRIGHTON, CO 80603 50531 E. 160th AVENUE 65 E. GANDY AVENUE PHONE: (303)732-4281 (303)637-1300 BENNETT, CO 8010 KEENESBURG, CO 80643 (303)961-003 PHONE: (303) 732-4203

PREPARED BY:

<u>3</u> of <u>4</u>



## **KEENESBURG PLANNING DEPARTMENT**

# **DEVELOPMENT REVIEW REFERRAL**

FRON		торр нор	•	OWN	PLANNER	₹			
DATE	:	MAY 1, 2019	9						
PROJ	IECT:	RK Subdivi	sion SI	ketch F	Plan				
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OUTS	IDE DIS	STRIBUTION:							
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COMN	MENTS:								



May 2, 2019

Debra Chumley Town of Keenesburg Manager P.O. Box 312 140 S. Main Street Keenesburg, CO 80643

RE:

RK Subdivision

Sketch Plan Review

Dear Debra:

Professional Engineering Consultants (PEC) reviewed the submitted Sketch Plan for the proposed RK Subdivision, located on Parcel 130319300014, on County Road 398 east of Wild Country RV Park.

These comments should be considered recommendations pursuant to the conceptual level of Sketch Plan design.

- 1. The Town would prefer that stormwater storage facilities be detention ponds rather than retention ponds.
- 2. Please consider an access from County Road 398 that intersects perpendicular to the road. This will provide safer exit to County Road 398.
- 3. With preliminary design, the Town will require a Traffic Study that projects traffic for the subdivision and considers existing traffic counts at the site. The Town can provide traffic narratives and studies that have recently been completed for nearby projects as supplementary information. The Traffic Study should evaluate whether auxiliary lanes to or from County Road 398 should be provided. Sight distance to the east should be addressed in the study.

Please let me know if you have any questions or comments.

Respectfully Submitted,

PROFESSIONAL ENGINEERING CONSULTANTS, PA

Kent Bruxvoort, P.E.

Town Engineer

cc: Todd Hodges, Town Planner

Kent Buwoon

#### **THDLLC**

From: Hice-Idler - CDOT, Gloria <gloria.hice-idler@state.co.us>

**Sent:** Wednesday, May 15, 2019 3:37 PM

To: THDLLC

**Cc:** Bilobran, Timothy; Allyson Mattson - CDOT

**Subject:** RK Subdivision

CDOT has no comment on the RK Subdivision proposal.

Gloria Hice-Idler Rocksol Consulting

(970) 381-8629



10601 W. 10th Street, Greeley, CO 80634

gloria.hice-idler@state.co.us | www.codot.gov | www.cotrip.org

