

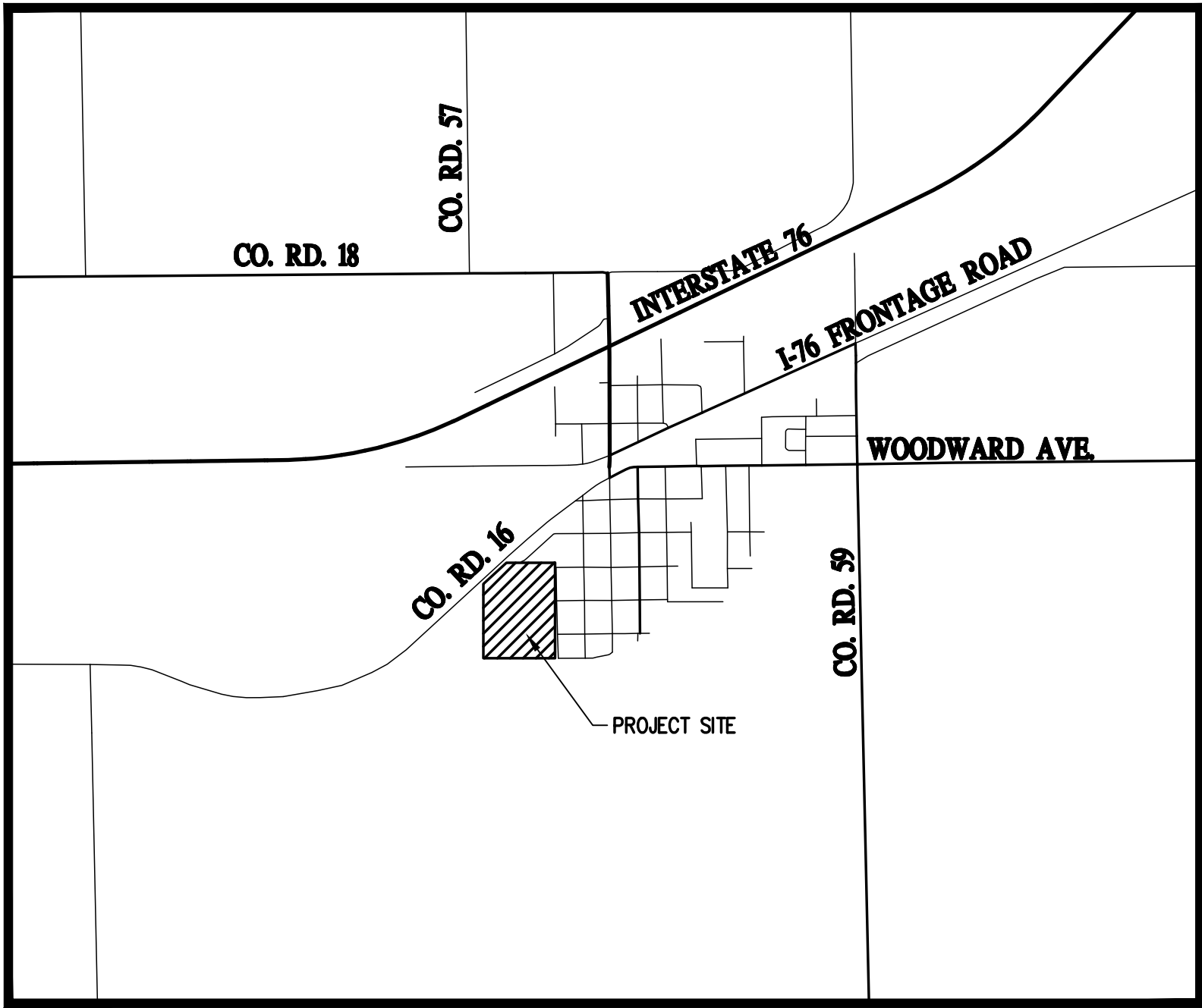
N:\co3490 - Summerfield - Keenesburg\Drawings\Construction Plans\Cover and Notes\3490-Cover, Notes, & Details.dwg, 12/15/2021 5:34:11 PM, Jake Jackson

# CONSTRUCTION DOCUMENTS VISTA WEST SUBDIVISION

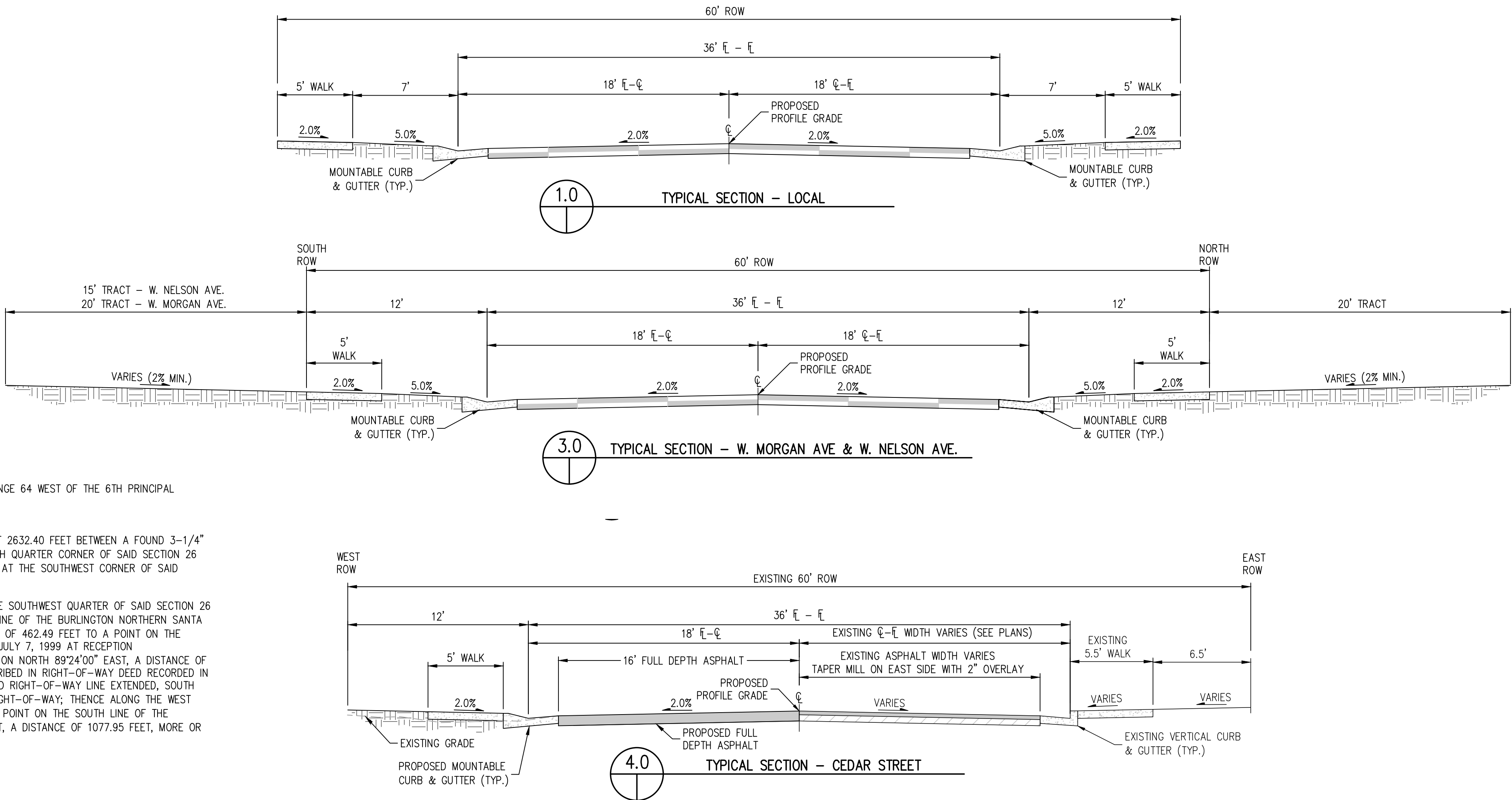
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST  
OF THE 6th PRINCIPAL MERIDIAN  
TOWN OF KEENESBURG, WELD COUNTY, COLORADO

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VICINITY MAP  
SCALE: 1" = 2000'



#### PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF SAID SECTION 26 TO BEAR SOUTH 89°24'19" WEST, A DISTANCE OF 2632.40 FEET BETWEEN A FOUND 3-1/4" ALUMINUM CAP MARKED "ALPHA ENGINEERING, 1/4, S26, S35, R64W, 1994, LS 25937" AT THE SOUTH QUARTER CORNER OF SAID SECTION 26 AND A FOUND 3-1/4" ALUMINUM CAP MARKED "T2N, R64W, S27, S26, S34, S35, 1999, PLS 13155" AT THE SOUTHWEST CORNER OF SAID SECTION 26 AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 NORTH 00°23'34" WEST, A DISTANCE OF 1022.57 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 47°07'15" EAST, A DISTANCE OF 462.49 FEET TO A POINT ON THE SOUTH LINE EXTENDED OF STEWART SUBDIVISION, RECORDED IN THE RECORDS OF WELD COUNTY ON JULY 7, 1999 AT RECEPTION NO. 2704562; THENCE ALONG SAID SOUTH LINE EXTENDED AND SOUTH LINE OF STEWART SUBDIVISION NORTH 89°24'00" EAST, A DISTANCE OF 721.21 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE EXTENDED OF CEDAR STREET, AS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN THE RECORDS OF WELD COUNTY ON MARCH 28, 1960 IN BOOK 1554, PAGE 356; THENCE ALONG SAID RIGHT-OF-WAY LINE EXTENDED, SOUTH 01°03'59" EAST, A DISTANCE OF 47.81 FEET TO THE NORTHWEST CORNER OF SAID CEDAR STREET RIGHT-OF-WAY; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF CEDAR STREET, SOUTH 01°03'59" EAST, A DISTANCE OF 1286.02 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG SAID SOUTH LINE, SOUTH 89°24'19" WEST, A DISTANCE OF 1077.95 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SECTION 26 AND THE POINT OF BEGINNING.

CONTAINING 31.547 ACRES MORE OR LESS.

#### BASIS OF BEARINGS

ASSUMING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 6 REBAR WITH 3-1/4 INCH ALUMINUM CAP MARKED "PLS 13155" AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND A NO. 6 REBAR WITH A 3-1/2 INCH ALUMINUM CAP STAMPED PLS 25937 AT THE SOUTH QUARTER CORNER OF SAID SECTION 26 TO BEAR SOUTH 89°24'23" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2632.46 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

#### CONTACTS:

**MUNICIPALITY**  
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**FIRE DISTRICT**  
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95 W BROADWAY STREET  
KEENESBURG, CO 80643  
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CONTACTS: THOMAS BEACH

**WATER & SANITATION DISTRICT**  
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KEENESBURG, CO 80643  
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**LANDSCAPING**  
CONSILIUM DESIGN  
2755 SOUTH LOCUST ST, SUITE 236  
DENVER, CO 80222  
CONTACT: JULIE HEDERICKSON



Know what's below.  
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**BASELINE**  
Engineering - Planning - Surveying

DESIGNED BY SPC  
DRAWN BY JRJ  
CHECKED BY MLL

| REVISION DESCRIPTION | DATE       | PREPARED BY |
|----------------------|------------|-------------|
| TOWN COMMENTS        | 09/22/2021 | MLL         |
| TOWN COMMENTS        | 11/05/2021 | MLL         |
| SITE REVISIONS       | 12/15/2021 | MLL         |

**MSP INVESTMENT CO., LLP.**  
TOWN OF KEENESBURG  
WELD COUNTY  
VISTA WEST SUBDIVISION  
COVER SHEET

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY  
NOT FOR  
CONSTRUCTION

|  |                                  |            |
|--|----------------------------------|------------|
| FOR AND ON BEHALF OF<br>BASELINE CORPORATION | INITIAL SUBMITTAL                | 06/30/2021 |
| DRAWING SIZE                                 | 24" X 36"                        |            |
| SURVEY FIRM                                  | SURVEY DATE                      | 10/02/2020 |
| JOB NO.                                      | C03490                           |            |
| DRAWING NAME                                 | 3490-Cover, Notes, & Details.dwg |            |
| SHEET  | 1 OF 64                          |            |
| CV01   |                                  |            |



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TOWN OF KEENESBURG GENERAL NOTES:

1. ALL WORK WITHIN THE PUBLIC ROW OR EASEMENT SHALL CONFORM TO THE TOWN OF KEENESBURG CONSTRUCTION DESIGN SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK ON THE PROJECT. A PERMIT FROM PUBLIC WORKS IS REQUIRED FOR ALL CONSTRUCTION IN PUBLIC ROW OR EASEMENTS. A PRECONSTRUCTION CONFERENCE SHALL BE HELD WITH TOWN REPRESENTATIVES BEFORE A PERMIT WILL BE ISSUED.
3. THE CONTRACTOR SHALL NOTIFY THE TOWN PROJECT REPRESENTATIVE AT LEAST 24 HOURS PRIOR TO DESIRED INSPECTION.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER, AND THE TOWN, OF ANY PROBLEMS IN CONFORMING TO THE ACCEPTED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS, PRIOR TO ITS CONSTRUCTION.
5. IT IS THE RESPONSIBILITY OF THE DEVELOPER DURING CONSTRUCTION ACTIVITIES TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGED CONDITIONS, OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROJECT. IF, IN THE OPINION OF THE TOWN, THE MODIFICATIONS PROPOSED BY THE DEVELOPER, TO THE ACCEPTED PLANS, INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK, OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR RESUBMITTING THE REVISED PLANS TO THE TOWN OF KEENESBURG FOR ACCEPTANCE PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE PROJECT. ANY IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED PLANS, OR THE ACCEPTED REVISED PLANS, SHALL BE REMOVED AND RECONSTRUCTED ACCORDING TO THE APPROVED PLAN.
6. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE TOWN TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
7. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG PERSONS, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL SURVEY MONUMENTS. ANY MONUMENT THAT MUST BE DESTROYED FOR CONSTRUCTION SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED SURVEYOR PRIOR TO DISTURBING ANY MONUMENTS.
9. PRIOR TO FINAL PLACEMENT OF SURFACE PAVEMENT, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED, TESTED AND ACCEPTED, AND SERVICE CONNECTIONS STUBBED OUT BEYOND THE PROPERTY LINE, WHEN ALLOWED BY THE UTILITY. SERVICE FROM PUBLIC UTILITIES AND FROM SANITARY SEWERS SHALL BE MADE AVAILABLE FOR EACH LOT IN SUCH A MANNER THAT WILL NOT BE NECESSARY TO DISTURB THE STREET PAVEMENT, CURB, GUTTER, AND SIDEWALK WHEN CONNECTIONS ARE MADE.
10. COPIES OF RECORD DRAWING PLANS SHALL BE SUBMITTED TO THE TOWN OF KEENESBURG PRIOR TO INITIAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.
11. BASIS OF BEARINGS: ASSUMING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 6 REBAR WITH 3-1/4 INCH ALUMINUM CAP MARKED "PLS 13155" AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND A NO. 6 REBAR WITH A 3-1/2 INCH ALUMINUM CAP STAMPED PLS 25937 AT THE SOUTH QUARTER CORNER OF SAID SECTION 26 TO BEAR SOUTH 89°24'23" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2632.46 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
12. BENCHMARK: A SET NO. 5 REBAR WITH A 2-1/2 INCH ALUMINUM CAP "CP WIND", ELEVATION = 4936.01'
13. FOR SURVEY CONTROL AND DATUM INFORMATION, CONTACT BASELINE CORPORATION.
14. COORDINATES SHOWN ON THIS DRAWING ARE MODIFIED COLORADO STATE PLANE - NORTH ZONE. TO REDUCE TO STATE PLANE COORDINATES, SCALE AT 0.99972715 (1.0002729245) ABOUT THE ORIGIN (0,0).
15. ALIQUOT MONUMENTS DESTROYED DURING CONSTRUCTION TO BE REPLACED BY PROFESSIONAL LAND SURVEYOR.

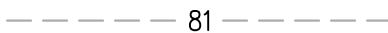

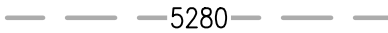
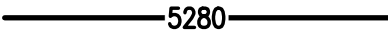


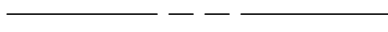
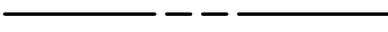
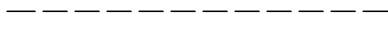
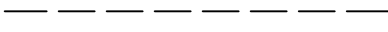
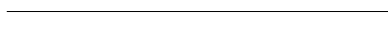
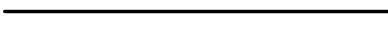





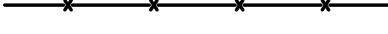
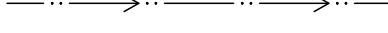















STANDARD EROSION AND SEDIMENT CONTROL NOTES:

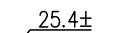
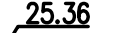





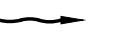
















1. LANDOWNERS AND/OR CONTRACTORS ARE RESPONSIBLE FOR OBTAINING A PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE COLORADO DEPARTMENT OF HEALTH & ENVIRONMENT (CDPHE), AT LEAST TEN (10) DAYS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES IF CONSTRUCTION ACTIVITIES WILL DISTURB 1 (ONE) OR MORE ACRES OF LAND, OR IF THE PROJECT BELONGS TO A COMMON PLAN OF DEVELOPMENT THAT WILL DISTURB 1 (ONE) OR MORE ACRES. IN THE EVENT THAT LOT/PARCEL, WHICH BELONGS TO A COMMON PLAN OF DEVELOPMENT THAT DISTURBED 1 (ONE) OR MORE ACRES, IS SOLD THEN THE NEW LANDOWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMIT COVERAGE FOR THAT LOT/PARCEL.
2. LANDOWNERS AND/OR CONTRACTORS ARE RESPONSIBLE FOR OBTAINING A GRADING PERMIT FROM THE TOWN IF CONSTRUCTION ACTIVITIES WILL DISTURB 1 (ONE) OR MORE ACRES OF LAND, OR IF THE PROJECT BELONGS TO A COMMON PLAN OF DEVELOPMENT THAT WILL DISTURB 1 (ONE) OR MORE ACRES.
3. THE PERMITTED LANDOWNER AND/OR CONTRACTOR MUST KEEP A COPY OF THE CDPHE STORMWATER DISCHARGE PERMIT, STORMWATER MANAGEMENT PLAN (SWMP) AND INSPECTION LOG AVAILABLE ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, AND FOR AN ADDITIONAL THREE (3) YEARS AFTER INACTIVATION FORM IS FILED WITH THE STATE.
4. THE PERMITTED LANDOWNER AND/OR CONTRACTOR MAY INACTIVATE THE STATE PERMIT WHEN FINAL STABILIZATION IS REACHED. AS LONG AS ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70 PERCENT OF PRE-DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED.
5. THE PERMITTED LANDOWNER AND/OR CONTRACTOR MUST PERFORM INSPECTIONS OF ALL BMPS EVERY 14 DAYS AND ALSO AFTER ANY SIGNIFICANT STORM EVENT (RAIN OR SNOWMELT) THAT MAY CAUSE EROSION TO ENSURE THAT BMPS ARE FUNCTIONING PROPERLY. INSPECTION LOGS MUST BE KEPT WITH THE SWMP. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IMMEDIATELY.
6. ALL CONSTRUCTION PROJECTS, WHETHER THEY DISTURB LESS OR MORE THAN 1 (ONE) ACRE SHALL INSTALL, MAINTAIN AND REPAIR EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) ACCORDING TO THE STORMWATER MANAGEMENT PLAN (SWMP) AND/OR EROSION CONTROL PLAN TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. EROSION & SEDIMENT CONTROL MEASURES (BMPS) MUST BE INSTALLED PRIOR TO GRADING OR LAND DISTURBING ACTIVITIES.
7. LANDOWNERS AND/OR CONTRACTORS MUST ENSURE THAT VEHICLES DO NOT TRACK EARTH MATERIALS ONTO STREETS AND MUST IMMEDIATELY REMOVE SUCH MATERIALS IF THIS OCCURS, EITHER SWEEPING BY HAND OR THE USE OF STREET SWEEPERS IS ACCEPTABLE. FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.
8. ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORTATION ON PUBLIC ROW.
9. THE USE OF DIRT RAMPS IS PROHIBITED. A ROCK PAD ENTRANCE SHOULD BE INSTALLED WHERE CONSTRUCTION VEHICLES NEED TO ENTER OR EXIT FROM AN UNPAVED AREA INTO A PAVED ROAD.
10. LANDOWNERS AND/OR CONTRACTORS ARE RESPONSIBLE FOR CONTROLLING WASTE SUCH AS DISCARDING BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE, AS APPLICABLE.
11. WASTE COLLECTION AREAS SHOULD BE LOCATED AWAY FROM THE STORM DRAINAGE SYSTEM. CONSIDERATION SHOULD BE GIVEN TO COVERING WASTE STORAGE DUMPSTERS, TO BE ABLE TO CONTAIN WINDBLOWN MATERIALS.
12. THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING ROAD/CONCRETE CUTTING NEED TO BE PROTECTED. ALL WASTE PRODUCTS GENERATED DURING CUTTING ACTIVITIES MUST BE REMOVED ON A DAILY BASIS.
13. WATER USE TO CLEAN CEMENT/CONCRETE TRUCKS SHALL BE DISCHARGED INTO A CONCRETE WASHOUT AREA (CWA). THE PREDEFINED CONTAINMENT AREA MUST BE IDENTIFIED WITH A SIGN, AND SHALL ALLOW THE LIQUIDS TO INFILTRATE, EVAPORATE OR DRY OUT. DRIED CONCRETE WASTE SHALL BE REMOVED AND PROPERLY DISPOSED OF.
14. THE DISCHARGE OF SANITARY WASTE IN THE STORM SEWER SYSTEM IS PROHIBITED. PORTABLE TOILETS MUST BE PLACED ON PERMEABLE SURFACES, AWAY FROM THE CURBSIDE AND AWAY FROM STORM INLETS AND/OR DRAINAGE WAYS.
15. SPILL PREVENTION AND CONTAINMENT BMP'S FOR CONSTRUCTION MATERIALS, WASTE AND FUEL MUST BE PROVIDED. SPILLS THAT MAY REACH THE STORM SEWER SYSTEM MUST BE REPORTED ACCORDING TO FEDERAL, STATE AND COUNTY REGULATIONS.
16. STORM INLETS WITHIN AND/OR ADJACENT TO THE CONSTRUCTION SITE SHOULD BE PROTECTED. ANY PONDING OF STORMWATER AROUND INLET PROTECTION MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.
17. RUNOFF FROM STOCKPILED AREA MUST BE CONTROLLED. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION (MULCH & SEEDING, EROSION CONTROL BLANKETS, ETC). ANY STOCKPILE LOCATED NEAR A DRAINAGE WAY, MUST BE PROVIDED WITH ADDITIONAL BMPS PROTECTION SUCH AS TEMPORARY DIKES OR SILT FENCE.

STANDARD EROSION AND SEDIMENT CONTROL NOTES (CONTINUED):

18. NATURAL VEGETATION SHALL BE PRESERVED AND PROTECTED WHENEVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS. DISTURBED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS SHOULD BE STABILIZED WITHIN 14 DAYS.
19. FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER THE SITE HAS ACHIEVED FINAL STABILIZATION AND THE PERMIT HAS BEEN INACTIVATED. THE STORMWATER VOLUME CAPACITY OF PONDS MUST BE RESTORED, AND STORM SEWER LINES AND/OR DRAINAGE INFRASTRUCTURE SHOULD BE CLEANED UPON COMPLETION OF PROJECT.
21. CONDITIONS IN THE FIELD MAY WARRANT EROSION AND SEDIMENT CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THE SWMP AND/OR EROSION CONTROL PLAN. THE LANDOWNER OR CONTRACTOR SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY, AS DIRECTED BY THE COUNTY.
22. ALL AREAS NOT LANDSCAPED OR COVERED BY OTHER PERMANENT SURFACES SHALL BE RESEEDD PER TABLE RV-10 GRASS SEEDING TABLES BASED ON RANGE SITES FOR SANDY MEADOW AND SANDY PLAINS SITE CONDITIONS, AS CONTAINED IN WELD COUNTY CODE, CHAPTER 8, ARTICLE XI - STORM DRAINAGE CRITERIA, DIVISION I - GENERAL PROVISIONS, CHAPTER 12 - REVEGETATION.

LEGEND

| EXISTING LINETYPES  | PROPOSED LINETYPES  |                               |
|---|---|-------------------------------|
|  |  | MINOR CONTOUR (1' INTERVAL)   |
|  |  | MAJOR CONTOUR (5' INTERVAL)   |
|  |  | PROPERTY BOUNDARY             |
|  |  | LOT LINE                      |
|  |  | EASEMENT                      |
|  |  | EDGE OF ASPHALT               |
|  |  | EDGE OF GRAVEL                |
|  |  | CURB AND GUTTER (SPILL/CATCH) |
|  |  | WIRE FENCE                    |
|  |  | DITCH FLOWLINE                |
|  |  | WATER LINE                    |
|  |  | WATER SERVICE                 |
|  |  | SANITARY SEWER MAIN           |
|  |  | SANITARY SEWER SERVICE        |
|  |  | STORM SEWER                   |
|  |  | OVERHEAD UTILITY              |
|  |  | UNDERGROUND TELEPHONE         |

| EXISTING SYMBOLS  | PROPOSED SYMBOLS  |   |
|---|---|---|
|    |    | SPOT ELEVATION                              |
|    |    | NOMINAL SLOPE ON CUT OR FILL                |
|    |    | FLOW DIRECTION, TYPICALLY ON PAVED SURFACES |
|    |    | FLOW DIRECTION, TYPICALLY IN GRASSED SWALE  |
|    |    | FIRE HYDRANT                                |
|    |    | WATER VALVE                                 |
|    |    | SANITARY MANHOLE                            |
|   |   | CONCRETE FLARED END SECTION                 |
|  |  | LIGHT POLE                                  |
|  |  | POWER POLE                                  |
|  |  | SIGN  |
|  |  | MAILBOX                                     |

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DESIGNED BY

SPC

DRAWN BY

JRJ

CHECKED BY

MLL

PREPARED BY

DATE

MLL

09/22/2021

MLL

11/05/2021

MLL

12/15/2021

REVISION DESCRIPTION

TOWN COMMENTS

TOWN COMMENTS

SITE REVISIONS

MSP INVESTMENT CO., LLP.

TOWN OF KEENESBURG

WELD COUNTY

VISTA WEST SUBDIVISION

NOTES

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FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL 06/30/2021

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE 10/02/2020

JOB NO. C03490

DRAWING NAME 3490-Cover, Notes, & Details.dwg

SHEET 2 OF 64

NT01



| DATE       |
|------------|
| 09/22/2021 |
| 11/05/2021 |
| 12/15/2021 |
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WELD C

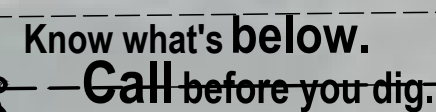
**CONTENT CONTAINS**  
**SUBDIVISIONS**  
**& DEMOLITION**

| MSP IN | RG | VIS- | EXISTING |
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TOWN

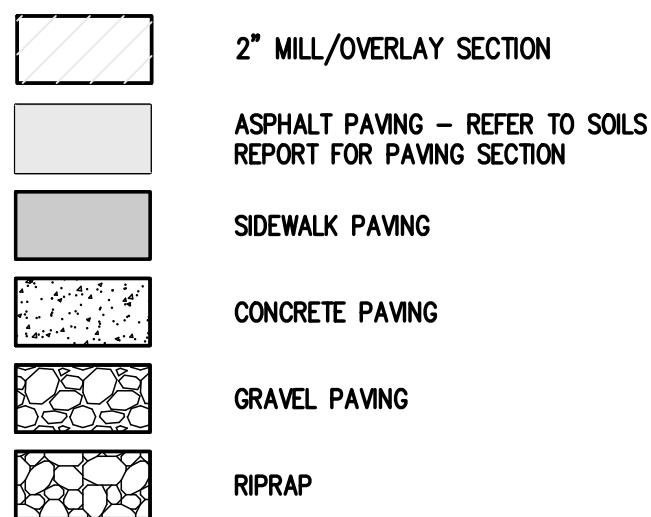
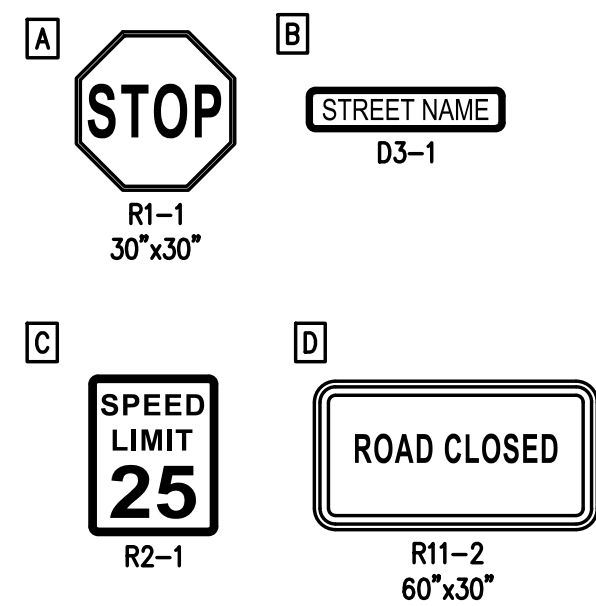
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| FOR AND ON BEHALF OF<br>BASELINE CORPORATION |            |
| INITIAL SUBMITTAL                            | 06/30/2021 |
| DRAWING SIZE                                 | 24" X 36"  |

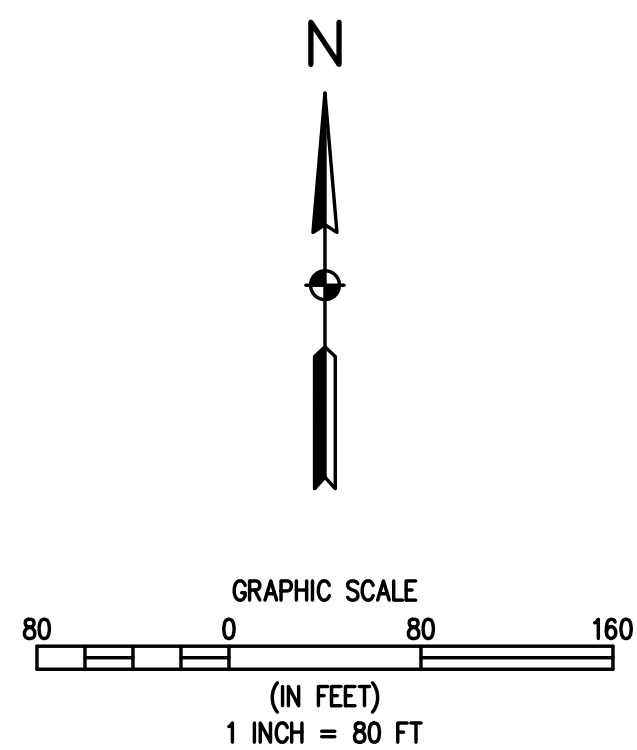
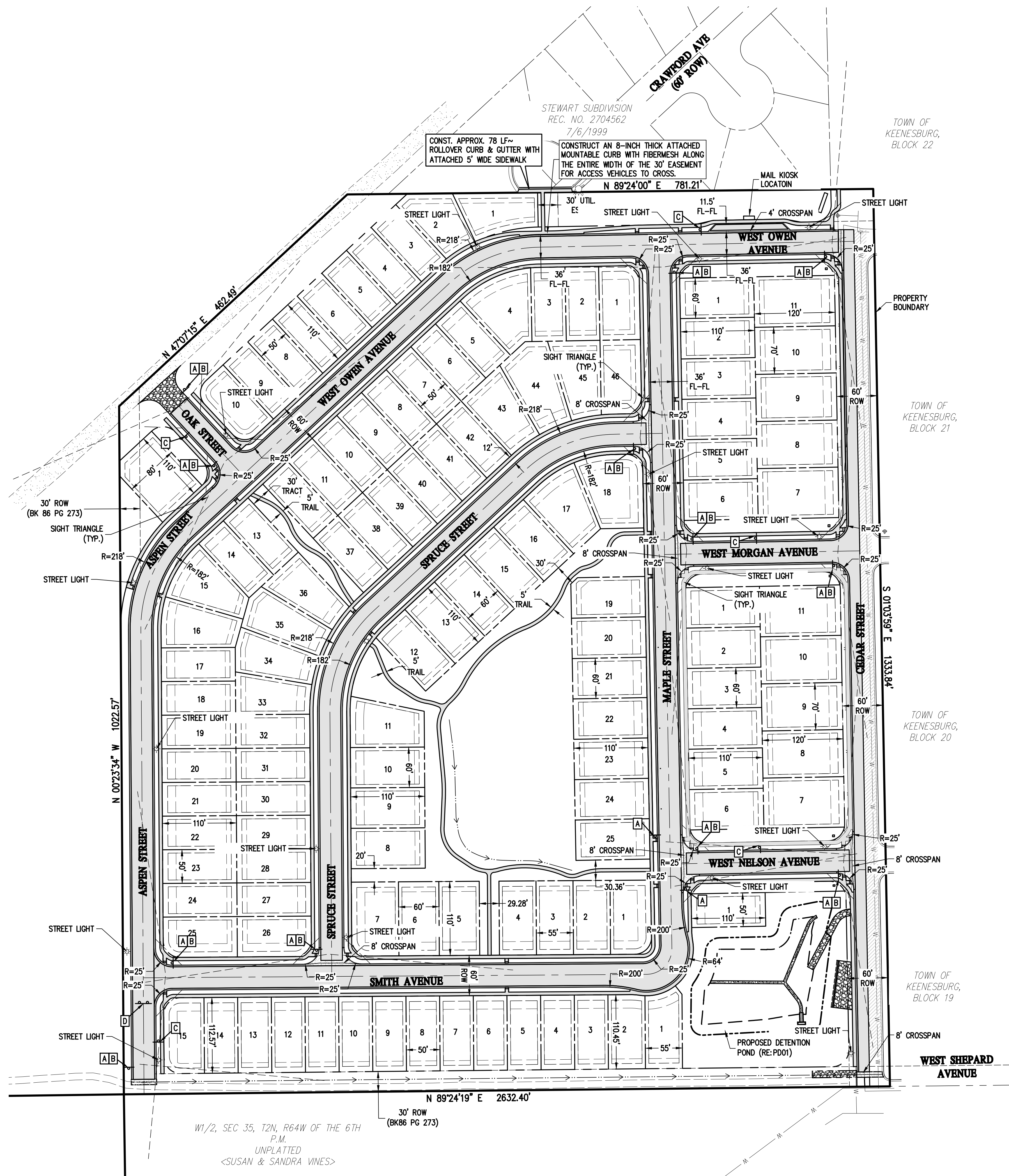
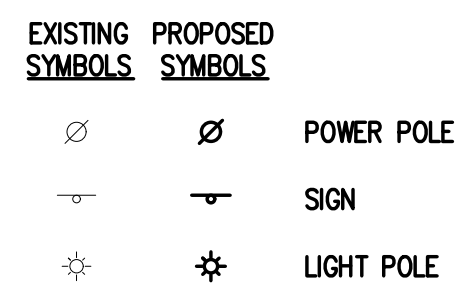
EX01



1. ALL TRAFFIC CONTROL SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE COLORADO SUPPLEMENTAL MUTCD. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DIVISION OF HIGHWAYS M AND S STANDARDS.
2. A FIELD INSPECTION OF LOCATIONS AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY THE TOWN OF KEENESBURG. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE TWO-YEAR WARRANTY PERIOD WILL BEGIN.
3. THE CONTRACTOR INSTALLING SIGNS IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
4. TYPE III BARRICADES SHALL BE SET AT ENDS OF ROADWAYS SEPARATING FINISHED AND UNFINISHED CONSTRUCTION AREAS.
5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. A 7-FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM BOTTOM OF SIGN PANEL TO THE SIDEWALK FOR ALL SIGNS IN AREAS OF PEDESTRIAN TRAFFIC.
7. LATERAL OFFSET SHALL BE A MINIMUM OF 4 FEET FROM FLOWLINE OF LOCAL ROADWAYS
8. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO M AND S MANUAL.
9. PAVEMENT MARKINGS IN FINAL ASPHALT LIFT SHALL BE INLaid TAPE (3M-5730 SERIES) OR EQUIVALENT.
10. ALL SIGNAGE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STATE MODEL TRAFFIC CODE.



| EXISTING LINETYPES | PROPOSED LINETYPES |                   |
|--------------------|--------------------|-------------------|
|                    |                    | PROPERTY BOUNDARY |
|                    |                    | RIGHT-OF-WAY      |
|                    |                    | LOT LINE          |
|                    |                    | EASEMENT          |
|                    |                    | BUILDING SETBACK  |
|                    |                    | CHAINLINK FENCE   |
|                    |                    | DITCH FLOWLINE    |
|                    |                    | RETAINING WALL    |
|                    |                    | EDGE OF GRAVEL    |



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| TOWN COMMENTS        | MLL         | 09/22/2021 | SPC         |
| TOWN COMMENTS        | MLL         | 11/05/2021 | DRAWN BY    |
| SITE REVISIONS       | MLL         | 12/15/2021 | JRJ         |
|                      |             |            | CHECKED BY  |
|                      |             |            | MLL         |

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 URG  
 VISTA WEST SUBDIVISION  
 OVERALL SITE PLAN AND SIGNAGE PLAN  
 WELD COUNTY

|                   |   |
|-------------------|---|
| TOWN OF KEENESBRO | PREPARED UNDER THE DIRECT<br>SUPERVISION OF |
|-------------------|---|

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CONSTRUCTION**

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| INITIAL SUBMITTAL                            | 06/30/2021  |
| DRAWING SIZE                                 | 24" X 36"   |
| SURVEY FIRM                                  | SURVEY DATE |
|  | 10/02/2020  |
| JOB NO.                                      | C03490      |
| DRAWING NAME                                 |             |
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| SHEET  | 4 OF 64     |
| SP01   |             |



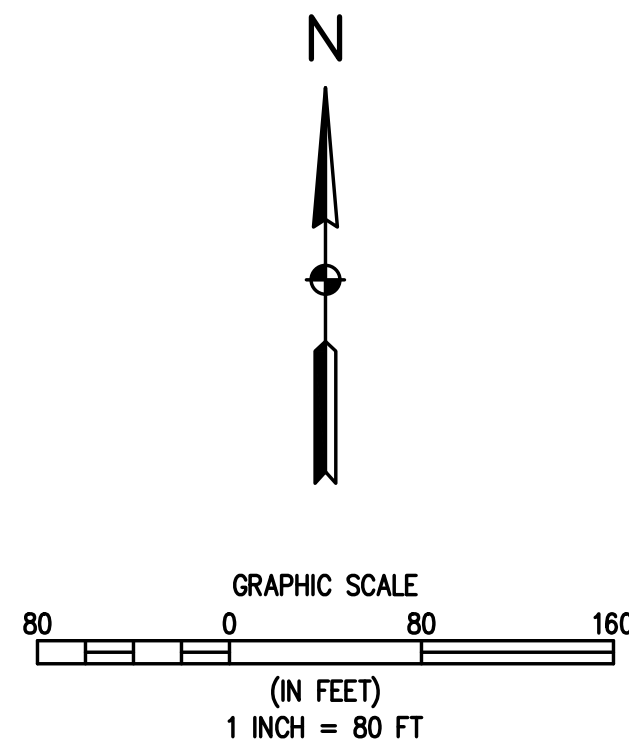
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## LEGEND

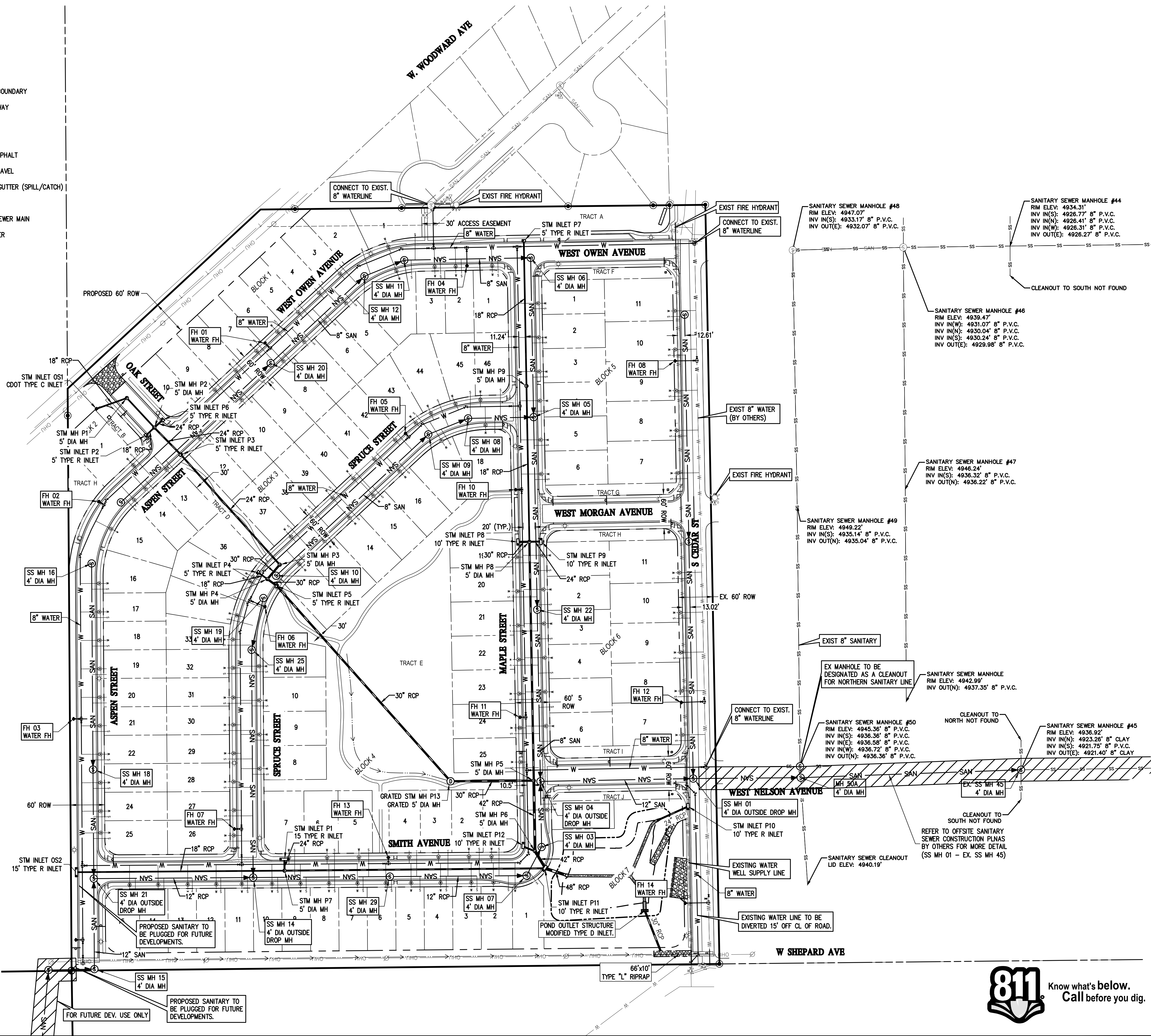
| EXISTING LINETYPES | PROPOSED LINETYPES |                               |
|--------------------|--------------------|-------------------------------|
|                    |                    | PROPERTY BOUNDARY             |
|                    |                    | RIGHT-OF-WAY                  |
|                    |                    | LOT LINE                      |
|                    |                    | EASEMENT                      |
|                    |                    | EDGE OF ASPHALT               |
|                    |                    | EDGE OF GRAVEL                |
|                    |                    | CURB AND GUTTER (SPILL/CATCH) |
|                    |                    | WATER LINE                    |
|                    |                    | SANITARY SEWER MAIN           |
|                    |                    | STORM SEWER                   |
| EXISTING SYMBOLS   | PROPOSED SYMBOLS   |                               |
|                    |                    | SANITARY MANHOLE              |
|                    |                    | WATER VALVE                   |
|                    |                    | FIRE HYDRANT                  |
|                    |                    | TYPE "R" INLET                |
|                    |                    | STORM DRAIN MANHOLE           |

### NOTES:

- ALL PROPOSED WATER LINES SHALL HAVE 4.5' MINIMUM COVER.
- ALL WATER PIPES SHALL BE CLASS C-900 PVC. MAINS SHALL BE 8" DIAMETER, FIRE HYDRANT LATERALS SHALL BE 6".
- ALL PROPOSED WATER SERVICE LINE PIPES SHALL BE POLY MATERIAL (PRESSURE RATED TO 150 PSI).
- ALL PROPOSED SANITARY LINES SHALL HAVE 4.0' MINIMUM COVER AT THE CONNECTION THE BUILDING AND AT CLEANOUTS.
- ALL SANITARY SEWER LINES SHALL BE 8" DIAMETER SDR-35 PVC. DRY UTILITIES, ELECTRIC AND LIGHTING TO BE DESIGNED BY OTHERS.
- CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING NON POTABLE WATER ON CEDAR STREET.



1 OVERALL UTILITY PLAN  
OU01 OU01



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|-------------|-----|
| DRAWN BY    | JRU |
| CHECKED BY  | MLL |

| DATE           | 09/22/2021 |
|----------------|------------|
| PREPARED BY    | MLL        |
| TOWN COMMENTS  | MLL        |
| SITE REVISIONS | MLL        |

| REVISION DESCRIPTION |     |
|----------------------|-----|
| TOWN COMMENTS        | MLL |
| SITE REVISIONS       | MLL |

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OVERALL UTILITY PLAN

TOWN OF KEENESBURG  
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| DRAWING NAME                                 | 3490 OVERALL UTILITY PLAN.dwg |
| SHEET  | 5 OF 6.4                      |

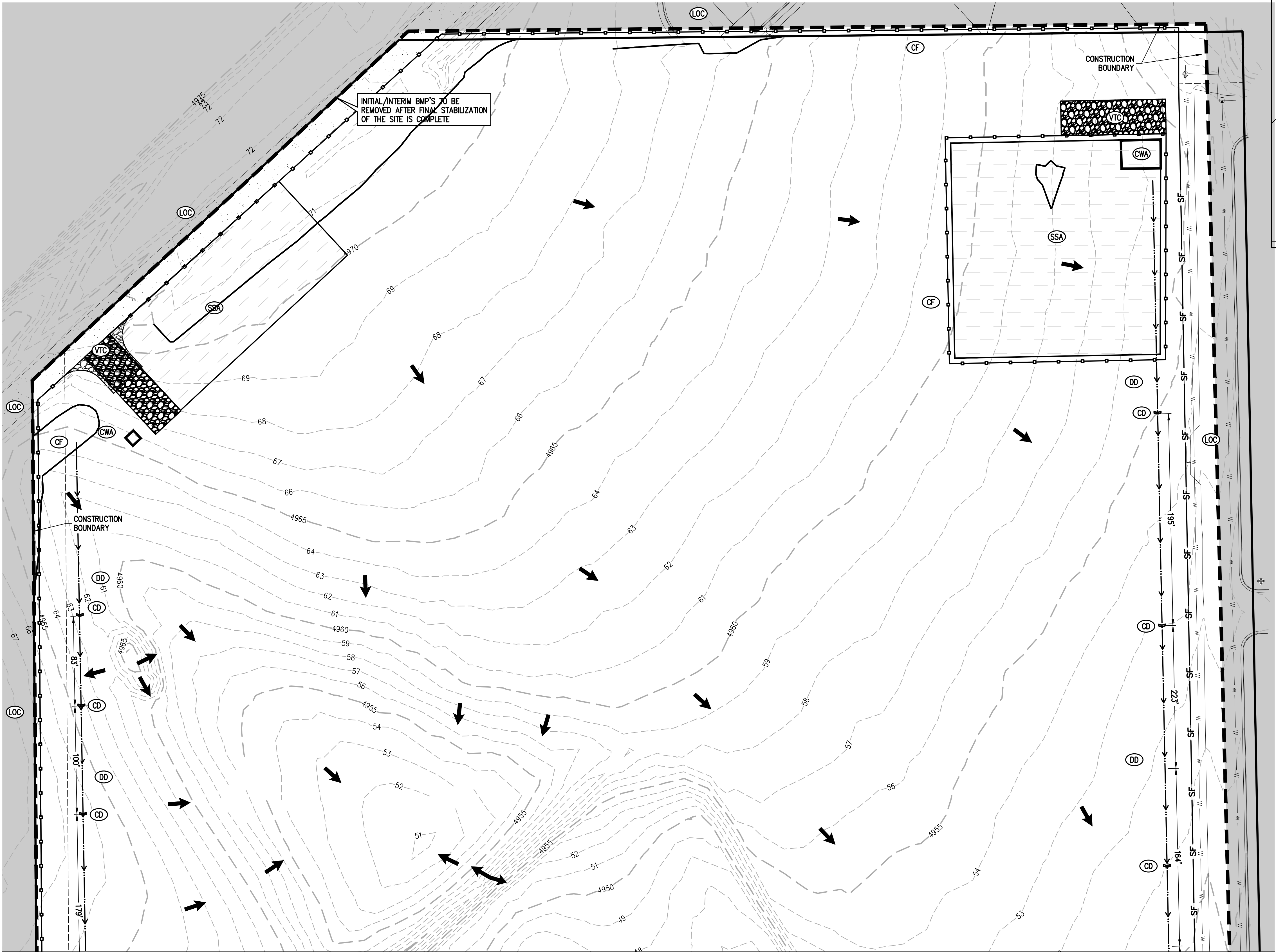
OU01



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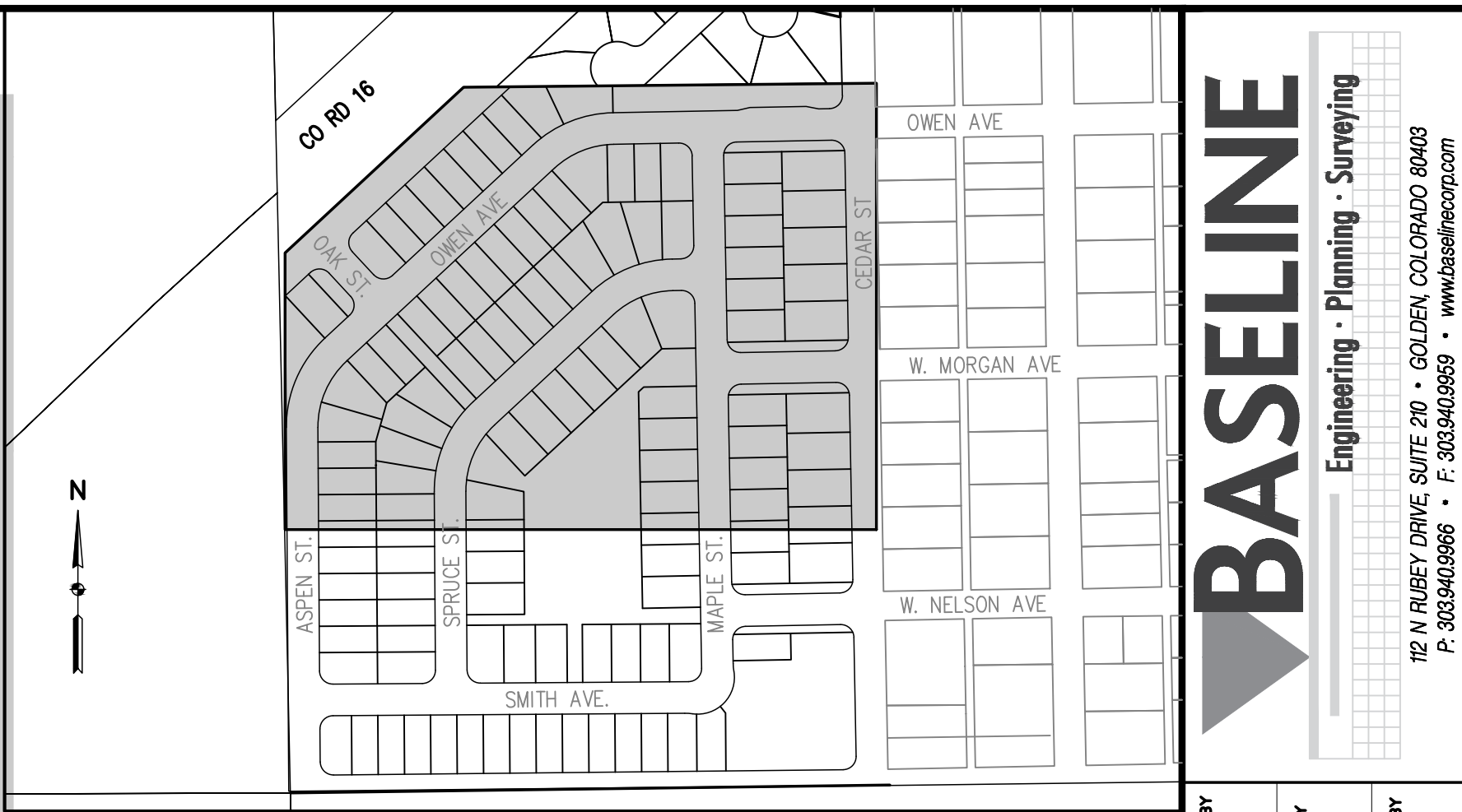
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GRADING, EROSION AND SEDIMENT CONTROL NOTE:

- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMITS FROM THE LOCAL AND STATE AGENCIES PRIOR TO THE START OF CONSTRUCTION.
- ALL BMPs SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS HEREIN AND THE LOCAL AGENCIES STANDARDS AND DETAILS. IF THE LOCAL AGENCY STANDARDS DO NOT INCLUDE A REQUIRED BMP ON THESE PLANS, REFERENCE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT STANDARD DETAILS.
- THESE PLANS DO NOT REFLECT ALL BMPs THAT MAY BE NEEDED FOR SITE EROSION AND SEDIMENT CONTROL DUE TO FIELD CHANGES NOT ANTICIPATED IN THE DESIGN OF THE PLAN. CONTRACTOR SHALL INSTALL ADDITIONAL BMPs AS NEEDED TO MAINTAIN SITE STABILIZATION AND MITIGATE ANY SEDIMENT TRANSPORT OFF SITE OR ONTO ADJACENT PROPERTY.
- ALTERNATE BMPs MAY BE USED FROM THOSE SHOWN HEREON. CONTACT ENGINEER AND LOCAL AGENCY INSPECTOR WITH PROPOSED CHANGES.
- GUIDELINES WITH THE LOCAL AGENCY PERMIT AND STANDARDS AND SPECIFICATIONS SHALL BE FOLLOWED AND MAINTAINED.
- AN APPROVED COPY OF THE EROSION AND SEDIMENT CONTROL PLAN AND STORMWATER MANAGEMENT PLAN SHALL BE KEPT ON SITE AT ALL TIMES.
- LOCATION OF BMPs MAY VARY BASED ON THESE PLANS DUE TO PROGRESS AND PHASING OF CONSTRUCTION ACTIVITIES.
- SITE BMPs SHALL BE MAINTAINED AND REPAIRED IF DAMAGED IMMEDIATELY. SITE INSPECTIONS SHALL OCCUR EVERY 7-DAYS, AND WITHIN 24-HOURS OF ANY PRECIPITATION EVENT.
- REFER TO STORMWATER MANAGEMENT PLAN (SWMP) FOR EROSION AND SEDIMENT CONTROL REQUIREMENTS.
- INSTALL CHECK DAMS EVERY 200 FT IN DIVERSION DITCH.

MATCHLINE SEE SHEET EC02

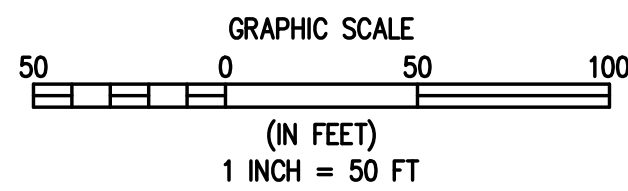


LEGEND

| EXISTING LINETYPES | PROPOSED LINETYPES |                             |
|--------------------|--------------------|-----------------------------|
| 81                 | 81                 | MINOR CONTOUR (1' INTERVAL) |
| 5280               | 5280               | MAJOR CONTOUR (5' INTERVAL) |
|                    |                    | RIGHT-OF-WAY                |
|                    |                    | LOT LINE                    |
|                    |                    | EASEMENT                    |
|                    |                    | DITCH FLOWLINE              |

EROSION AND SEDIMENT CONTROL LEGEND

|     |                           |          |
|-----|---------------------------|----------|
| LOC | LIMITS OF CONSTRUCTION    | ---      |
| CF  | CONSTRUCTION FENCE        | ---o---  |
| SF  | SILT FENCE                | ---SF--- |
| IP  | INLET PROTECTION          | [Symbol] |
| SSA | STABILIZED STAGING AREA   | [Symbol] |
| CWA | CONCRETE WASHOUT AREA     | [Symbol] |
| SP  | STOCKPILE                 | [Symbol] |
| VTC | VEHICLE TRACKING CONTROL  | [Symbol] |
| DD  | DRAINAGE DITCH            | [Symbol] |
| CD  | CHECK DAMS                | [Symbol] |
| RS  | ROCK SOCKS                | [Symbol] |
| SM  | SEEDING AND MULCHING AREA | [Symbol] |
| TSB | TEMPORARY SEDIMENT BASIN  | [Symbol] |
|     | FLOW DIRECTION            | [Arrow]  |



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DRAWN BY JRJ  
CHECKED BY MILL

DATE 09/22/2021  
PREPARED BY MILL  
TOWN COMMENTS 11/05/2021  
SITE REVISIONS 12/15/2021

REVISION DESCRIPTION  
TOWN COMMENTS  
TOWN COMMENTS  
SITE REVISIONS

MSP INVESTMENT CO., LLP.

WELD COUNTY  
VISTA WEST SUBDIVISION  
INITIAL EROSION CONTROL

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FOR AND ON BEHALF OF  
BASELINE CORPORATION

INITIAL SUBMITTAL 06/30/2021

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE

SURVEY FIRM 10/02/2020

JOB NO. C03490

DRAWING NAME

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SHEET 6 OF 64

EC01



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|-------------|------------|
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| MLL         | 11/05/2021 |
| MLL         | 12/15/2021 |

| REVISION DESCRIPTION |
|----------------------|
| TOWN COMMENTS        |
| TOWN COMMENTS        |
| SITE REVISIONS       |
|                      |
|                      |

**MSP INVESTMENT CO., LLP.**

---

JRG

VISTA WEST SUBDIVISION

INITIAL EROSION CONTROL

|  |   |
|--|---|
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|--|---|

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| INITIAL SUBMITTAL                            | 06/30/2021  |
| DRAWING SIZE                                 | 24" X 36"   |
| SURVEY FIRM                                  | SURVEY DATE |
| SURVEY FIRM                                  | 10/02/2020  |
| JOB NO.                                      | C03490      |
| DRAWING NAME                                 |             |
| 3490 GSEC Initial_Interum_Final.d            |             |
| SHEET  | 7 OF 64     |
| EC02   |             |




|                           |  |                           |                             |
|---------------------------|--|---------------------------|-----------------------------|
|                           |  | <u>KEY MAP</u><br>1"=300' |                             |
| <u><b>LEGEND</b></u>      |  |                           |                             |
| <u>EXISTING LINETYPES</u> |  | <u>PROPOSED LINETYPES</u> |                             |
| ----- 81 -----            |  | ===== 81 =====            | MINOR CONTOUR (1' INTERVAL) |
| ----- 5280 -----          |  | ===== 5280 =====          | MAJOR CONTOUR (5' INTERVAL) |
| -----                     |  | ----- - - - -----         | RIGHT-OF-WAY                |
| -----                     |  | -----                     | LOT LINE                    |
| -----                     |  | -----                     | EASEMENT                    |
| --->--->--->--->---       |  | --->--->--->--->---       | DITCH FLOWLINE              |

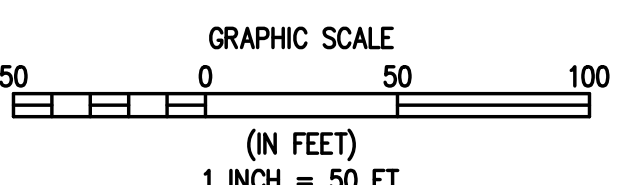
### EROSION AND SEDIMENT CONTROL LEGEND

|              |                                 |  |
|--------------|---------------------------------|--|
| <b>(LOC)</b> | <b>LIMITS OF CONSTRUCTION</b>   |  |
| <b>(CF)</b>  | <b>CONSTRUCTION FENCE</b>       |  |
| <b>(SF)</b>  | <b>SILT FENCE</b>               |  |
| <b>(DD)</b>  | <b>DIVERSION DITCH</b>          |  |
| <b>(IP)</b>  | <b>INLET PROTECTION</b>         |  |
| <b>(SSA)</b> | <b>STABILIZED STAGING AREA</b>  |  |
| <b>(CWA)</b> | <b>CONCRETE WASHOUT AREA</b>    |  |
| <b>(SP)</b>  | <b>STOCKPILE</b>                |  |
| <b>(VTC)</b> | <b>VEHICLE TRACKING CONTROL</b> |  |
| <b>(VTC)</b> | <b>DRAINAGE SWALE</b>           |  |
| <b>(CD)</b>  | <b>CHECK DAMS</b>               |  |
| <b>(RS)</b>  | <b>ROCK SOCKS</b>               |  |
| <b>(SM)</b>  | <b>SEEDING AND MULCHING</b>     |  |
| <b>(TSB)</b> | <b>TEMPORARY SEDIMENT BASIN</b> |  |

LOW DIRECTION

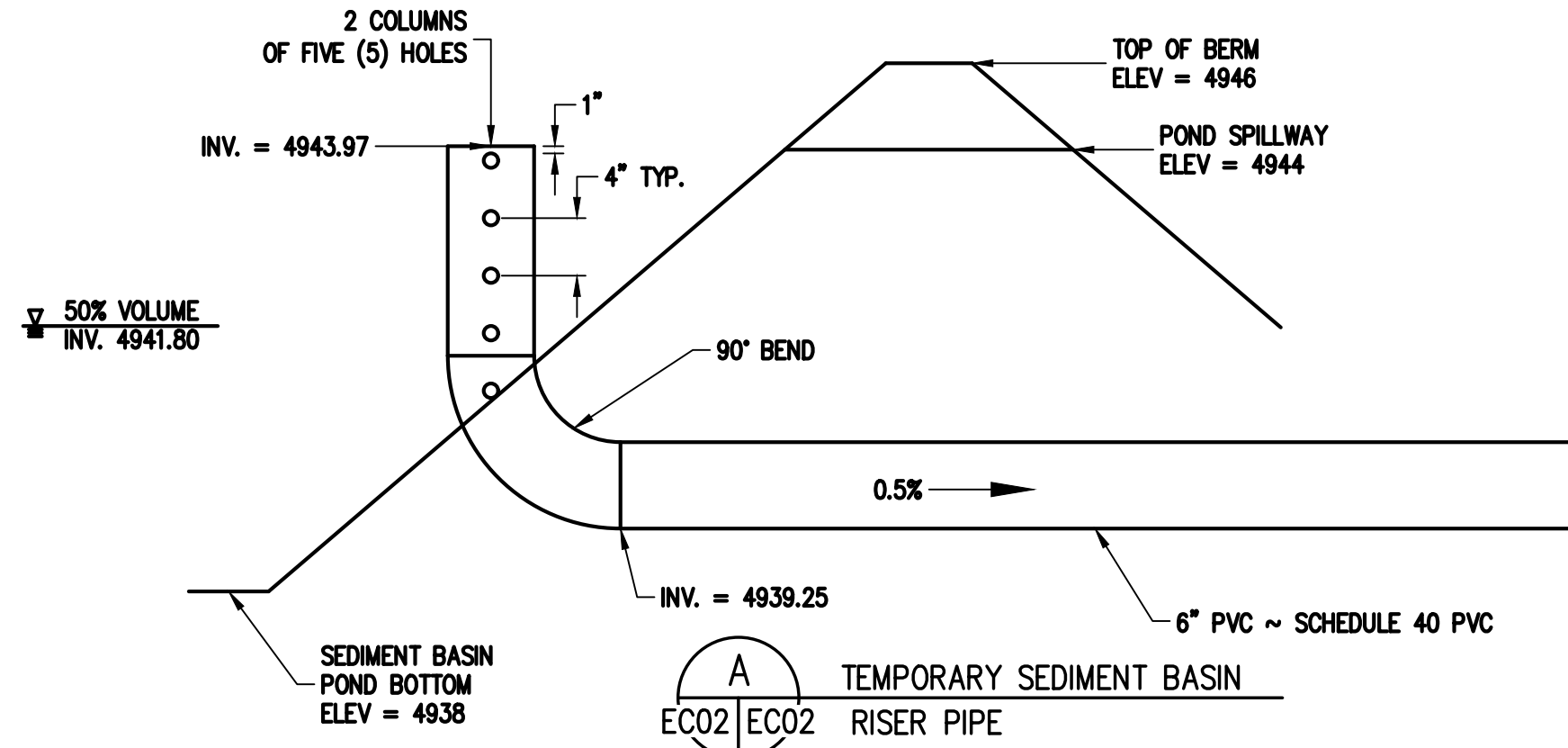


The diagram shows a vertical line representing a magnetic needle. At the top, the letter 'N' is written. To the right of the 'N' is a thick black arrow pointing to the right. The text 'LOW DIRECTION' is written to the left of the needle.



GRADING, EROSION AND SEDIMENT CONTROL NOTE:

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10. INSTALL CHECK DAMS EVERY 200 FT IN DIVERSION DITCHES.



SEDIMENT BASIN NOTES:

TEMPORARY SEDIMENT BASINS HAVE BEEN IDENTIFIED IN THIS PLAN SET. HOWEVER, IF THE PHASING OF THE OVERALL PROJECT ALLOWS FOR CONSTRUCTION OF THE EXTENDED DETENTION BASINS PRIOR TO LAND DISTURBANCE ACTIVITIES IN THE ASSOCIATED TEMPORARY SEDIMENT BASIN AREA, THE EXTENDED DETENTION BASIN MAY BE USED AS THE ASSOCIATED TEMPORARY SEDIMENT BASIN.

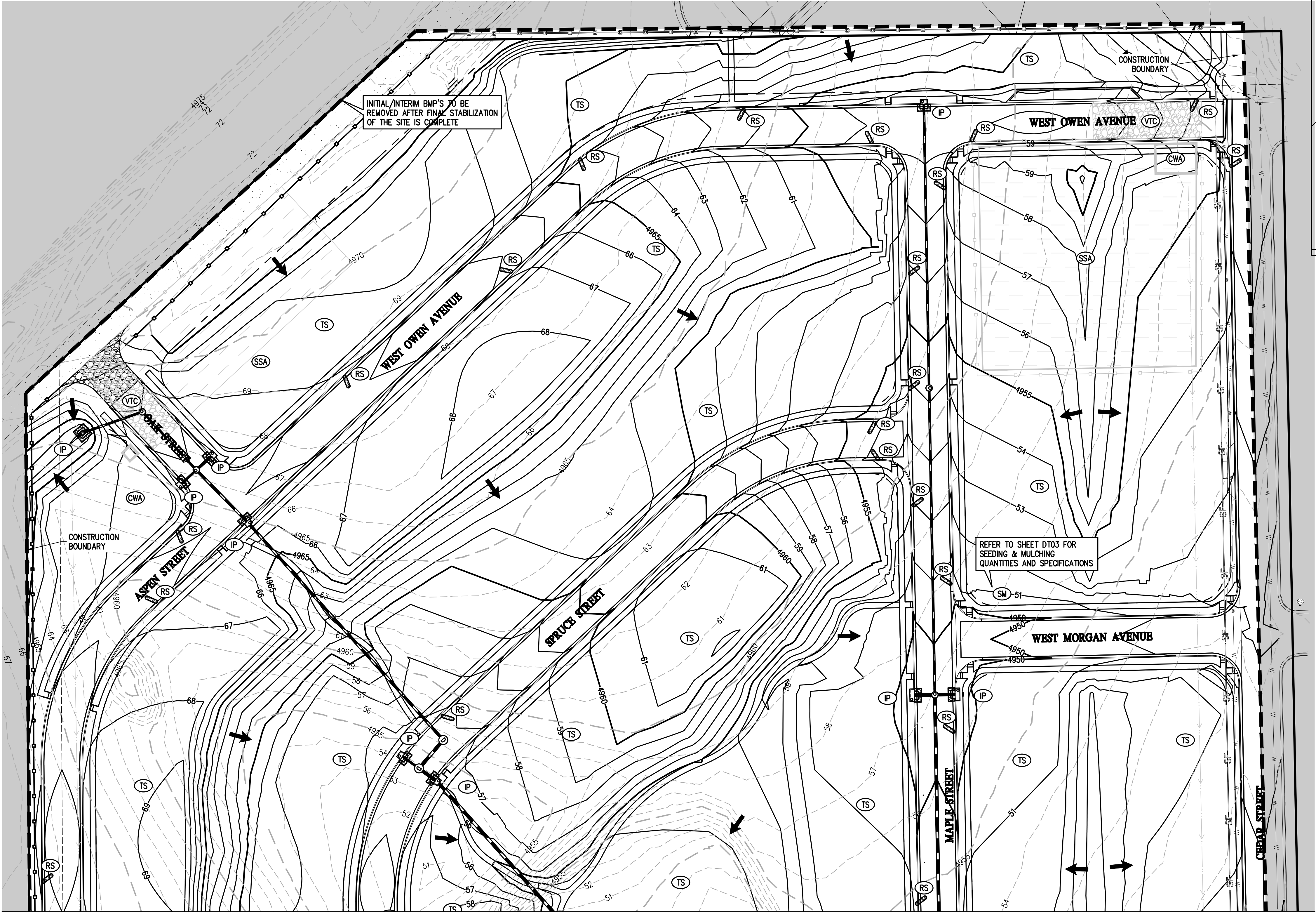
IN LIEU OF THE TRASH RACK, PACK UNIFORMLY SIZED 1  $\frac{1}{2}$  TO 2-INCH GRAVEL IN FRONT OF THE ORIFICE PLATE. THIS GRAVEL WILL NEED TO BE CLEANED OUT FREQUENTLY DURING THE CONSTRUCTION PERIOD AS SEDIMENT ACCUMULATES WITHIN IT. THE GRAVEL PACK WILL NEED TO BE REMOVED AND DISPOSED OF FOLLOWING CONSTRUCTION TO RECLAIM THE SEDIMENT BASIN FOR USE AS AN EXTENDED DETENTION BASIN.

WHEN THE BASIN IS TO BE USED AS AN EXTENDED DETENTION BASIN FOR THE SITE, A TRASH RACK WILL NEED TO BE INSTALLED, ONCE CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED AND THE GRAVEL PACK AND ACCUMULATED SEDIMENT HAVE BEEN REMOVED. (SEE UDFCD VOL. 3 SC-7 FOR REFERENCE). REFER TO SHEETS PD01 AND PD02 FOR PERMANENT OUTLET STRUCTURE DESIGN.





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**GRADING, EROSION AND SEDIMENT CONTROL NOTE:**

1. TEMPORARY SEEDING OF DISTURBED AREAS MUST BE PROVIDED FOR ANY LOCATION THAT WILL BE INACTIVE FOR ANY PERIOD LONGER THAN 30 DAYS GIVEN SEASONAL LIMITATIONS. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH MILE HIGH FLOOD DISTRICT CRITERIA.
2. REFER TO DETAILS SHEET DT02 FOR INFORMATION REGARDING TEMPORARY SEEDING MIX.

**LEGEND**

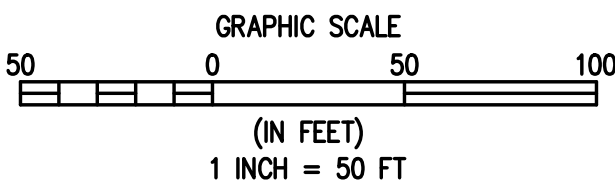
| EXISTING LINETYPES | PROPOSED LINETYPES |                             |
|--------------------|--------------------|-----------------------------|
| 81                 | 81                 | MINOR CONTOUR (1' INTERVAL) |
| 5280               | 5280               | MAJOR CONTOUR (5' INTERVAL) |
|                    |                    | RIGHT-OF-WAY                |
|                    |                    | LOT LINE                    |
|                    |                    | EASEMENT                    |
|                    |                    | DITCH FLOWLINE              |

**EROSION AND SEDIMENT CONTROL LEGEND**

|       |                                |          |
|-------|--------------------------------|----------|
| (LOC) | LIMITS OF CONSTRUCTION         | ---      |
| (CF)  | CONSTRUCTION FENCE             | ---o---  |
| (SF)  | SILT FENCE                     | ---SF--- |
| (IP)  | INLET PROTECTION               | [Symbol] |
| (SSA) | STABILIZED STAGING AREA        | [Symbol] |
| (CWA) | CONCRETE WASHOUT AREA          | [Symbol] |
| (SP)  | STOCKPILE                      | [Symbol] |
| (VTC) | VEHICLE TRACKING CONTROL       | [Symbol] |
| (VTC) | DRAINAGE SWALE                 | [Symbol] |
| (CD)  | CHECK DAMS                     | [Symbol] |
| (RS)  | ROCK SOCKS                     | [Symbol] |
| (SM)  | SEEDING AND MULCHING AREA      | [Symbol] |
| (TSB) | TEMPORARY SEDIMENT BASIN       | [Symbol] |
| (TS)  | TEMPORARY SEEDING (SEE NOTE 1) | [Symbol] |
|       | FLOW DIRECTION                 | [Arrow]  |

**NOTES**

1. TEMPORARY SEEDING WILL BE NEEDED IN DISTURBED AREAS THAT WILL BE INACTIVE FOR ANY PERIOD LONGER THAN 30 DAYS AS PRACTICABLE GIVEN SEASONAL LIMITATIONS. TEMPORARY SEEDING SHOULD BE IN ACCORDANCE WITH MHFD CRITERIA. (SEE SHEET DT03 FOR SEED MIX.)



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|             |     |
|-------------|-----|
| DESIGNED BY | SPC |
| DRAWN BY    | JRJ |
| CHECKED BY  | MLL |

|                |            |
|----------------|------------|
| DATE           | 09/22/2021 |
| PREPARED BY    | MLL        |
| TOWN COMMENTS  | MLL        |
| TOWN REVISIONS | MLL        |
| SITE REVISIONS | MLL        |

|                      |  |
|----------------------|--|
| REVISION DESCRIPTION |  |
| TOWN COMMENTS        |  |
| TOWN REVISIONS       |  |
| SITE REVISIONS       |  |

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TOWN OF KEENESBURG  
WELD COUNTY  
VISTA WEST SUBDIVISION  
INTERIM EROSION CONTROL

PREPARED UNDER THE DIRECT SUPERVISION OF

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

FOR AND ON BEHALF OF  
BASELINE CORPORATION

INITIAL SUBMITTAL 06/30/2021

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE

SURVEY FIRM 10/02/2020

JOB NO. C03490

DRAWING NAME

3490 GSEC Initial Interim\_Final.dwg

SHEET 8 OF 64

EC03



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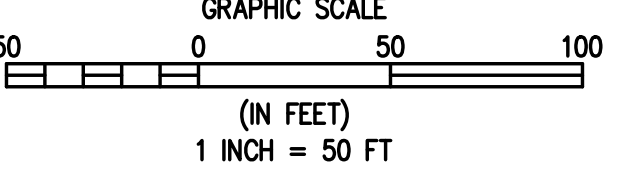
| LEGEND             |                    |
|--------------------|--------------------|
| EXISTING LINETYPES | PROPOSED LINETYPES |
| 81                 | 81                 |
| 5280               | 5280               |
|                    |                    |
|                    |                    |
|                    |                    |
|                    |                    |
|                    |                    |

EROSION AND SEDIMENT CONTROL LEGEND

|       |                           |     |
|-------|---------------------------|-----|
| (LOC) | LIMITS OF CONSTRUCTION    | --- |
| (CF)  | CONSTRUCTION FENCE        | --- |
| (SF)  | SILT FENCE                | --- |
| (IP)  | INLET PROTECTION          | --- |
| (SSA) | STABILIZED STAGING AREA   | --- |
| (CWA) | CONCRETE WASHOUT AREA     | --- |
| (SP)  | STOCKPILE                 | --- |
| (VTC) | VEHICLE TRACKING CONTROL  | --- |
|       | DRAINAGE SWALE            | --- |
| (CD)  | CHECK DAMS                | --- |
| (RS)  | ROCK SOCKS                | --- |
| (SM)  | SEEDING AND MULCHING AREA | --- |
| (TSB) | TEMPORARY SEDIMENT BASIN  | --- |
|       | FLOW DIRECTION            | --- |

NOTES

- TEMPORARY SEEDING WILL BE NEEDED IN DISTURBED AREAS THAT WILL BE INACTIVE FOR ANY PERIOD LONGER THAN 30 DAYS AS PRACTICABLE GIVEN SEASONAL LIMITATIONS. TEMPORARY SEEDING SHOULD BE IN ACCORDANCE WITH MHFD CRITERIA. (SEE SHEET DT03 FOR SEED MIX.)



1  
EC04 EC04 INTERIM EROSION CONTROL



DESIGNED BY

SPC

DATE

09/22/2021

PREPARED BY

MILL

TOWN COMMENTS

DRAWN BY

JRJ

DATE

11/05/2021

TOWN COMMENTS

CHECKED BY

MILL

DATE

12/15/2021

TOWN COMMENTS

MSP INVESTMENT CO., LLP.

WELD COUNTY

TOWN OF KEENESBURG

VISTA WEST SUBDIVISION

INTERIM EROSION CONTROL

FOR AND ON BEHALF OF

BASELINE CORPORATION

INITIAL SUBMITTAL

06/30/2021

DRAWING SIZE

24" X 36"

SURVEY FIRM

10/02/2020

SURVEY FIRM

10/02/2020

JOB NO.

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9 OF 64

EC04

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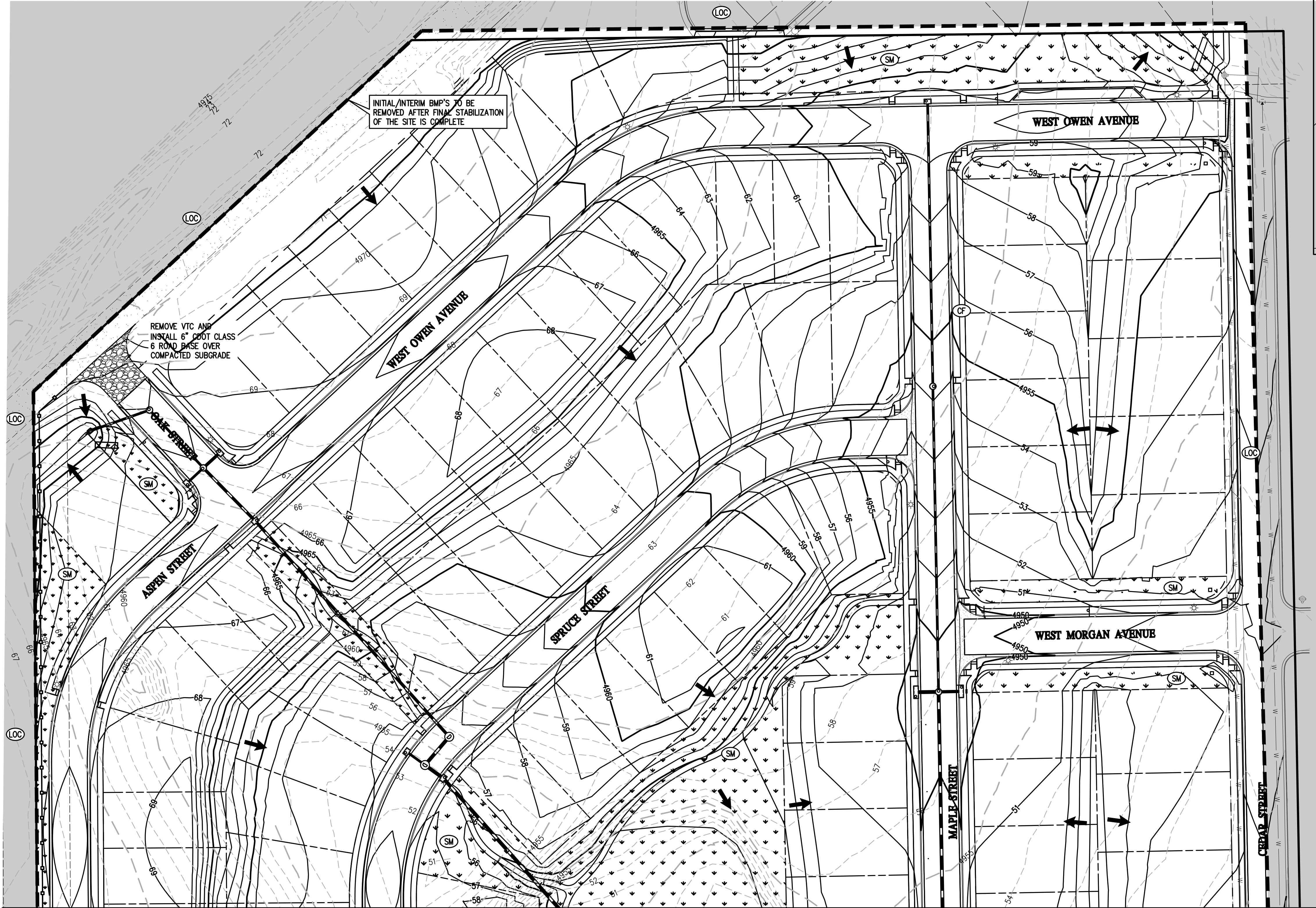
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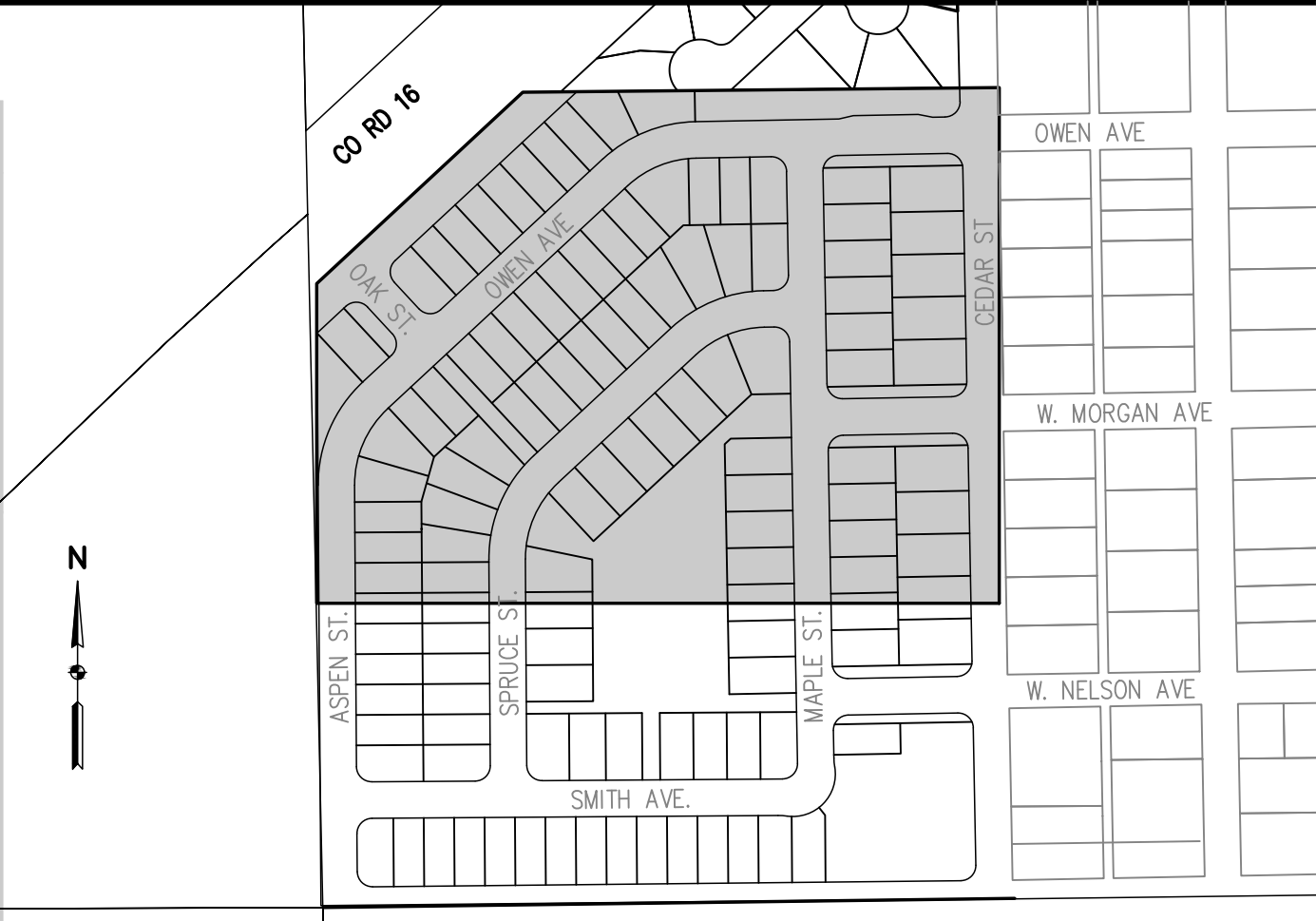
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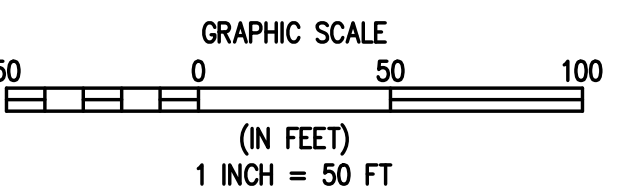
MATCHLINE SEE SHEET EC06



| LEGEND             |                    | KEY MAP<br>1"=300'          |
|--------------------|--------------------|-----------------------------|
| EXISTING LINETYPES | PROPOSED LINETYPES |                             |
| 81                 | 81                 | MINOR CONTOUR (1' INTERVAL) |
| 5280               | 5280               | MAJOR CONTOUR (5' INTERVAL) |
|                    |                    | RIGHT-OF-WAY                |
|                    |                    | LOT LINE                    |
|                    |                    | EASEMENT                    |
|                    |                    | DITCH FLOWLINE              |

EROSION AND SEDIMENT CONTROL LEGEND

- LOC LIMITS OF CONSTRUCTION
- CF CONSTRUCTION FENCE
- SF SILT FENCE
- IP INLET PROTECTION
- SSA STABILIZED STAGING AREA
- CWA CONCRETE WASHOUT AREA
- SP STOCKPILE
- VTC VEHICLE TRACKING CONTROL
- VTC DRAINAGE SWALE
- CD CHECK DAMS
- RS ROCK SOCKS
- TSB TEMPORARY SEDIMENT BASIN
- FLOW DIRECTION
- EROSION CONTROL BLANKET
- PERMANENT SEEDING



DESIGNED BY

SPC

DATE

09/22/2021

PREPARED BY

MLL

TOWN COMMENTS

WELD COUNTY

DRAWN BY

JRJ

TOWN COMMENTS

VISTA WEST SUBDIVISION

REVISIONS

FINAL EROSION CONTROL

CHECKED BY

MLL

TOWN COMMENTS

WELD COUNTY

REVISIONS

FINAL EROSION CONTROL

FOR AND ON BEHALF OF

BASELINE CORPORATION

INITIAL SUBMITTAL

06/30/2021

DRAWING SIZE

24" X 36"

SURVEY FIRM

10/02/2020

SURVEY FIRM

10/02/2020

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10 OF 64

EC05

811

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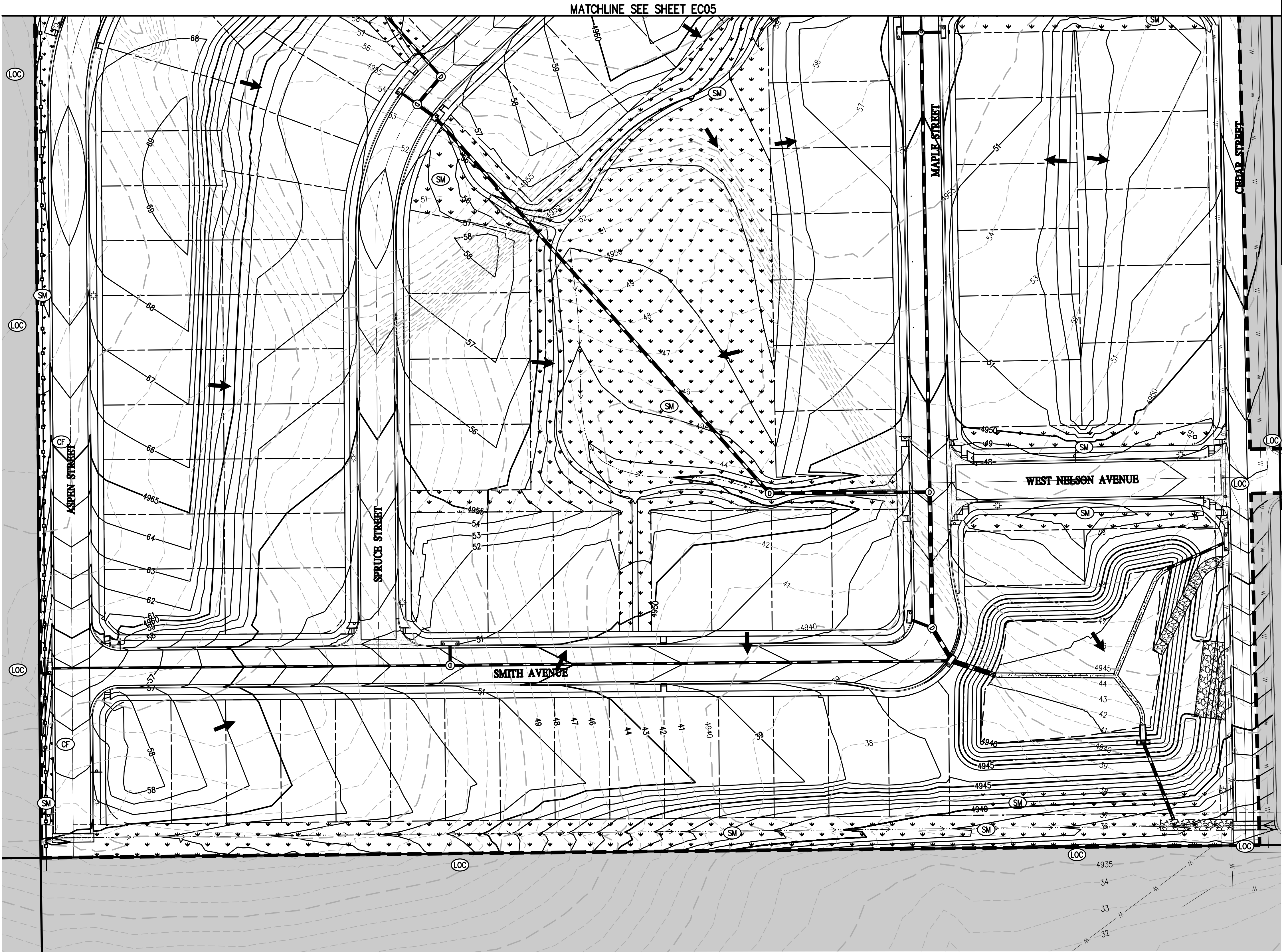
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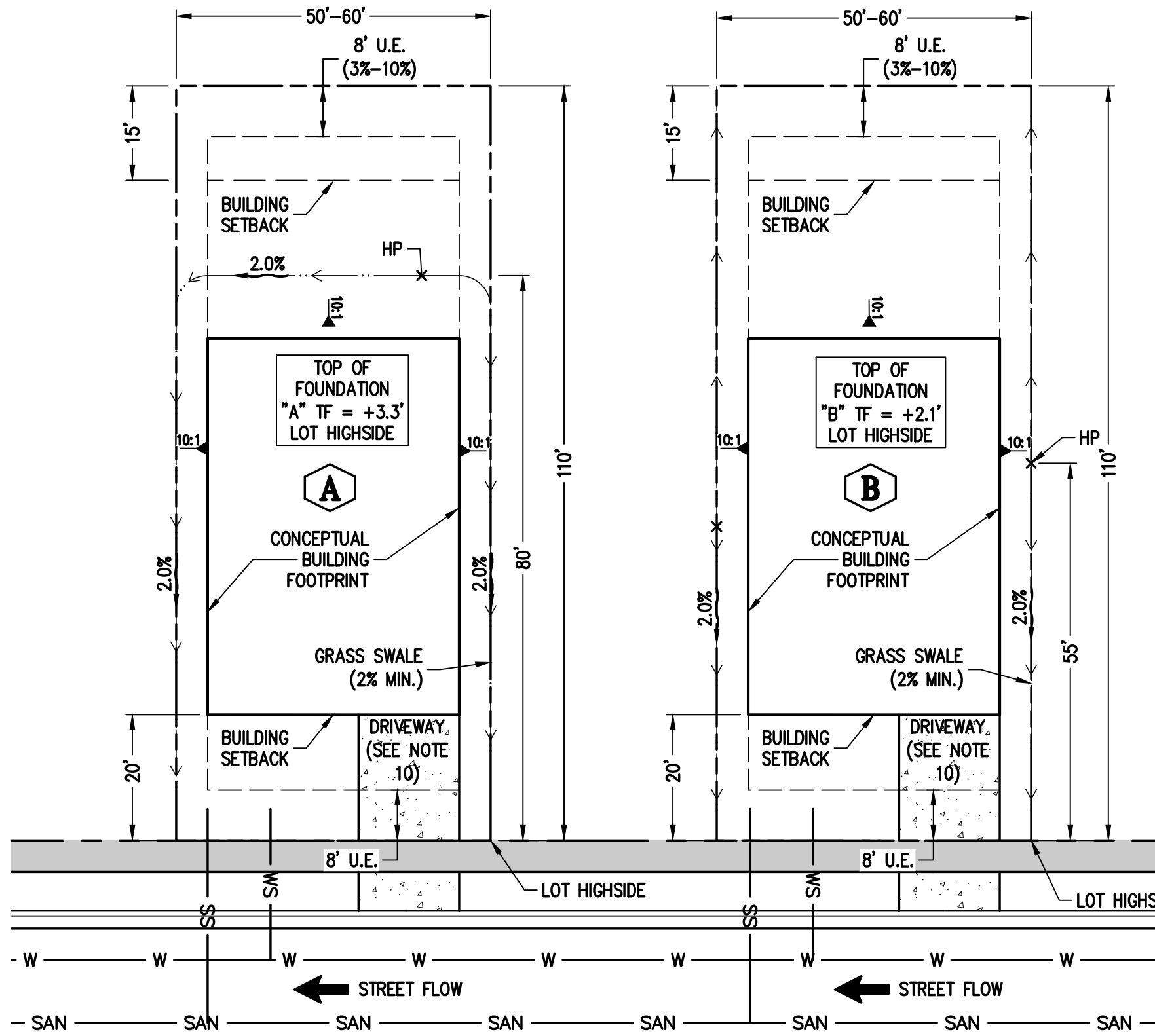
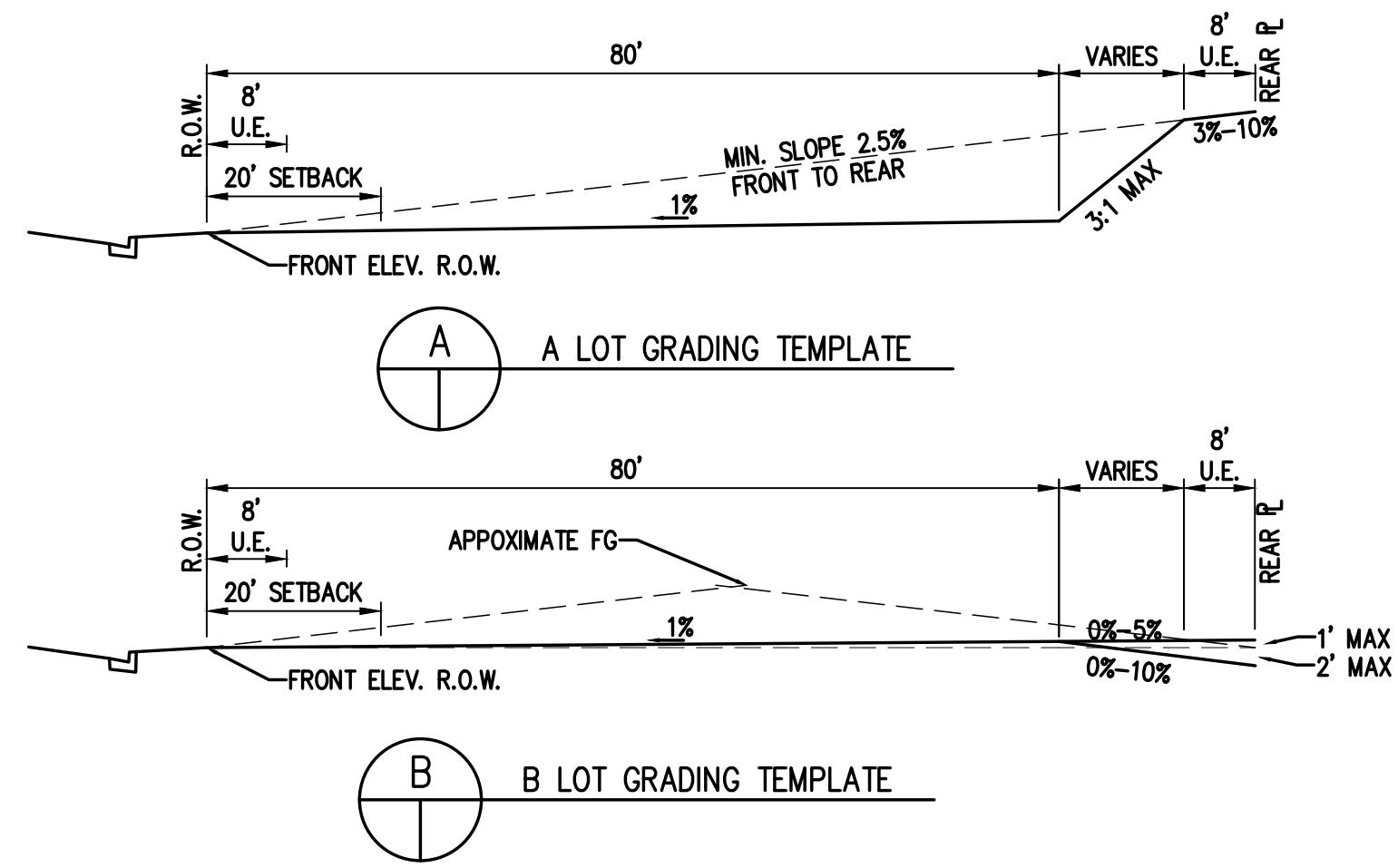
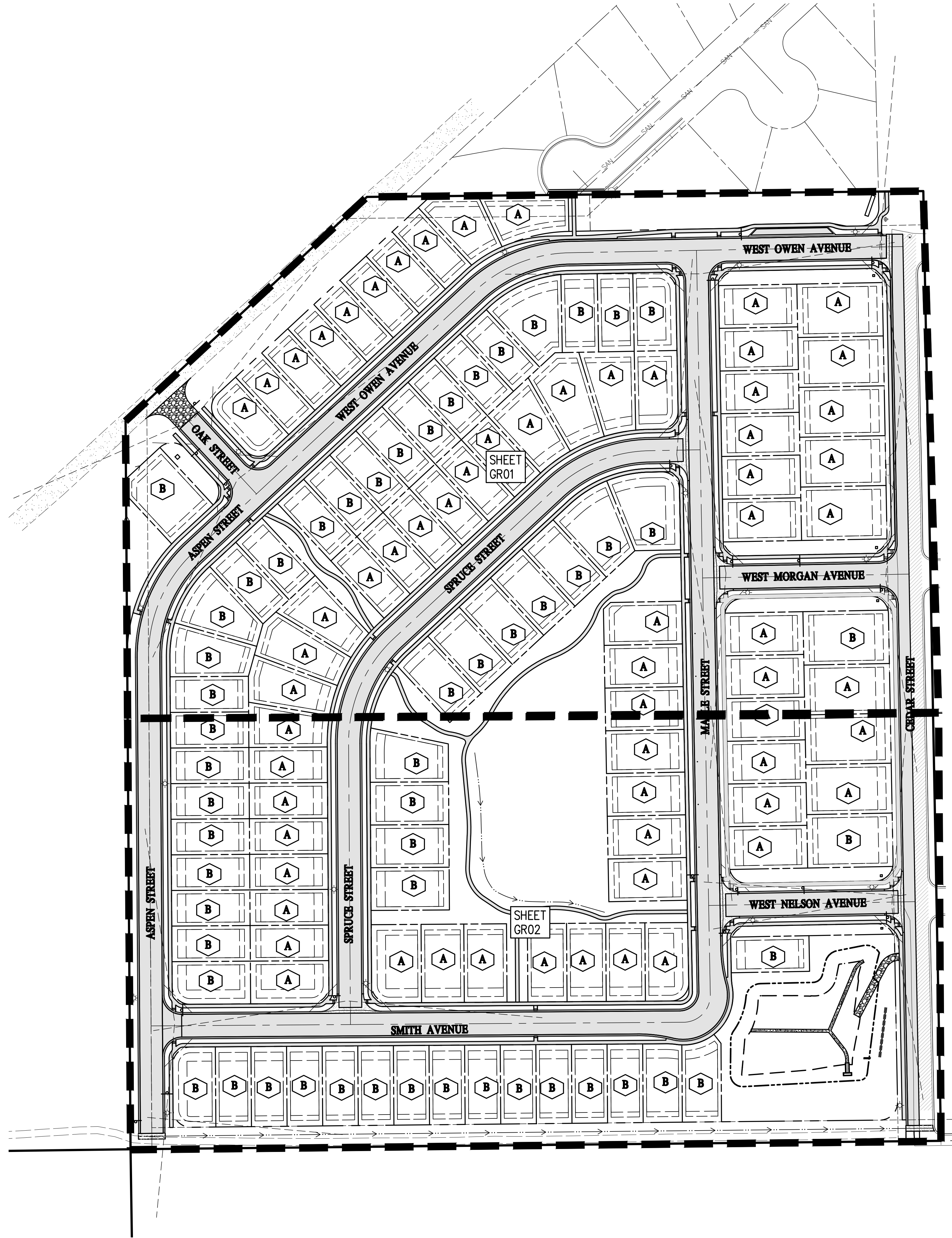


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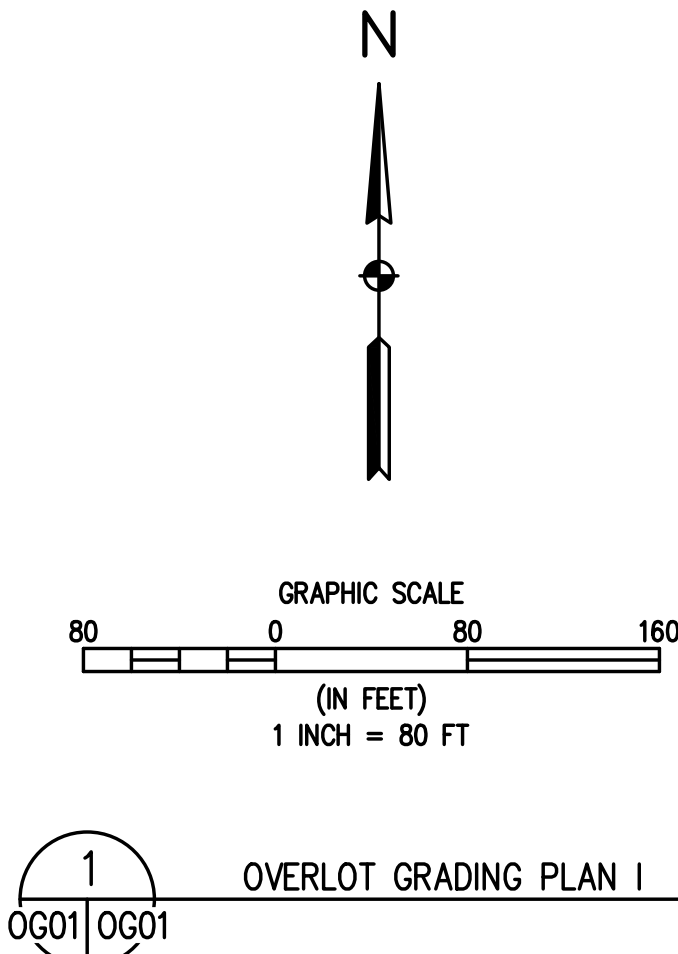




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- NOTES**
1. REFER TO SHEETS RD01-RD15 FOR STREET PLAN AND PROFILES.
  2. REFER TO SHEETS ST01-ST05 FOR STORM PLAN AND PROFILES.
  3. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
  4. CONTRACTOR TO MATCH GRADES AT PROPERTY LINE LIMITS.
  5. ALL SPOT ELEVATIONS SHOWN ON THIS PLAN ARE FINISHED GRADE UNLESS NOTED OTHERWISE.
  6. MAX SLOPE = 3:1
  7. THESE PLANS DO NOT REFLECT STREET CORES.
  8. TOP OF FOUNDATION IS MINIMUM ELEVATION. REFER TO PLOT PLAN (BY OTHERS) FOR FINAL DESIGN.
  9. SEE SHEETS EC01-EC06 FOR EROSION CONTROL PLANS.
  10. DRIVEWAYS ARE TYPICALLY LOCATED ON THE HIGH SIDE OF THE LOT. DRIVEWAYS ON CORNER LOTS ARE LOCATED ON THE SIDE AWAY FROM THE INTERSECTION.
  11. SANITARY SEWER SERVICE LINES ARE TYPICALLY LOCATED ON THE LOW SIDE OF THE LOT, REFER TO OVERALL UTILITY PLAN FOR LOCATIONS.
- AREA OF DISTURBANCE = 32.38 ACRES
- OVERLOT GRADING EARTHWORK SUMMARY
- |              |   |                     |
|--------------|---|---------------------|
| SURFACE CUT  | = | +88,537 CU-YD       |
| SURFACE FILL | = | -76570 CU-YD        |
| NET          | = | +11,968 CU-YD (CUT) |
1. THE ABOVE EARTHWORK CALCULATIONS ARE AN ENGINEER'S ESTIMATE AND NOT TO BE USED FOR CONTRACTUAL OR BIDDING PURPOSES. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR OWN EARTHWORK ESTIMATE.
  2. EARTHWORK SUMMARY DOES NOT INCLUDE SHRINKAGE OF FILL MATERIAL.
  3. PAVEMENT AND HARDSCAPE AREAS ARE ACCOUNTED FOR IN THIS ESTIMATE.



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MILL 09/22/2021  
MILL 11/05/2021  
MILL 12/15/2021

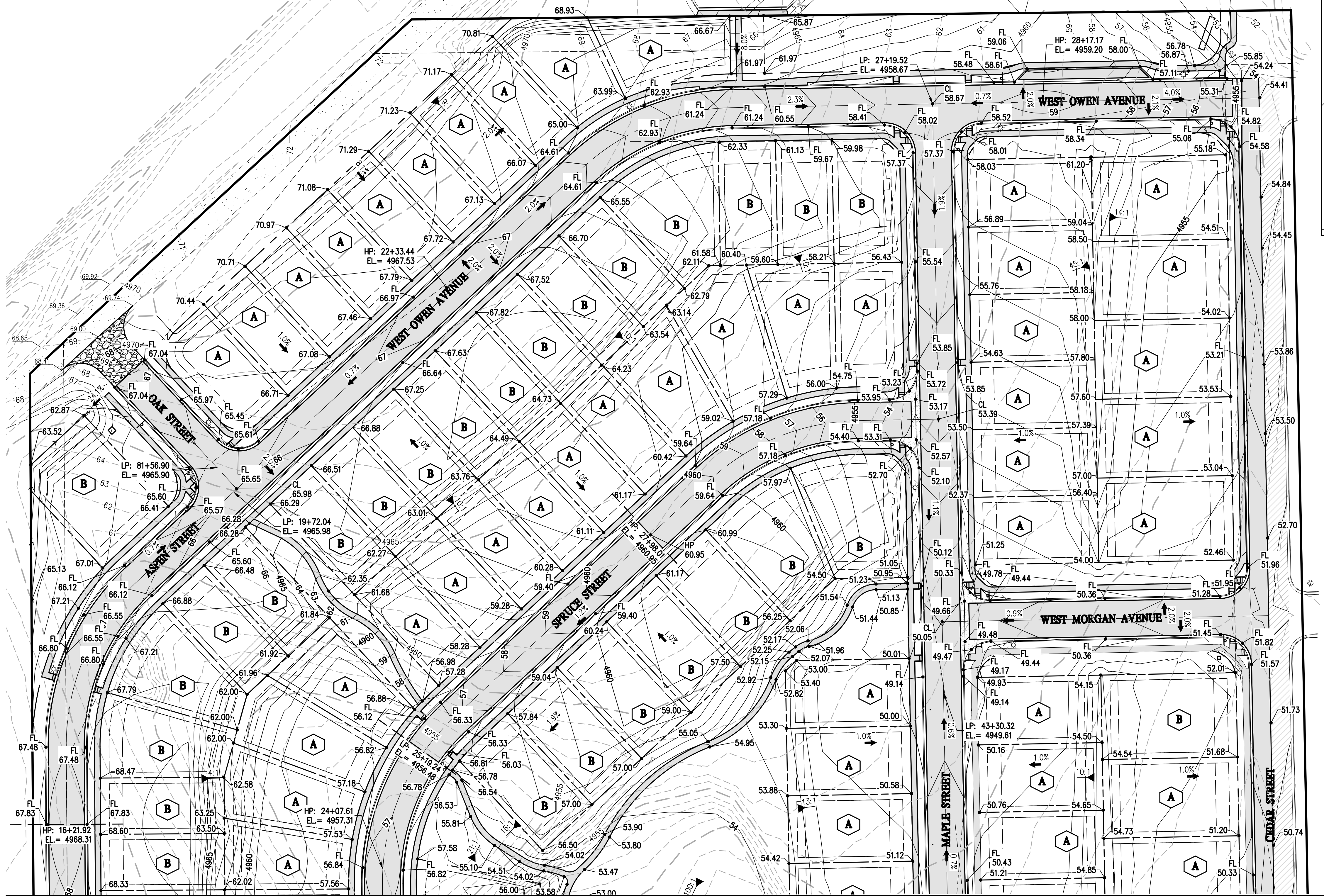
REVISION DESCRIPTION  
TOWN COMMENTS  
TOWN COMMENTS  
SITE REVISIONS

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TOWN OF KEENESBURG  
WELD COUNTY  
VISTA WEST SUBDIVISION  
OVERALL GRADING PLAN

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NOT FOR  
CONSTRUCTION  
FOR AND ON BEHALF OF  
BASELINE CORPORATION  
INITIAL SUBMITTAL 06/30/2021  
DRAWING SIZE 24" X 36"  
SURVEY FIRM SURVEY DATE  
SURVEY FIRM 10/02/2020  
JOB NO. C03490  
DRAWING NAME  
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SHEET 12 OF 64  
OG01



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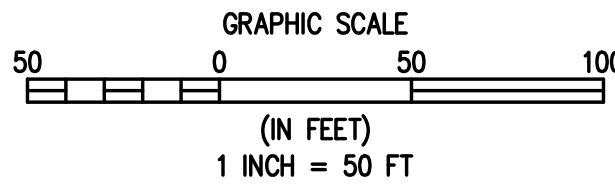
MATCHLINE SEE SHEET GR02

**NOTES**

1. REFER TO SHEETS RD01-RD15 FOR STREET PLAN AND PROFILES.
2. REFER TO SHEETS ST01-ST05 FOR STORM PLAN AND PROFILES.
3. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
4. CONTRACTOR TO MATCH GRADES AT PROPERTY LINE LIMITS.
5. ALL SPOT ELEVATIONS SHOWN ON THIS PLAN ARE FINISHED GRADE UNLESS NOTED OTHERWISE.
6. MAX SLOPE = 3:1
7. THESE PLANS DO NOT REFLECT STREET CORES.
8. TOP OF FOUNDATION IS MINIMUM ELEVATION. REFER TO PLOT PLAN (BY OTHERS) FOR FINAL DESIGN.
9. SEE SHEETS EC01-EC06 FOR EROSION CONTROL PLANS.
10. DRIVEWAYS ARE TYPICALLY LOCATED ON THE HIGH SIDE OF THE LOT. DRIVEWAYS ON CONNER LOTS ARE LOCATED ON THE SIDE AWAY FROM THE INTERSECTION.
11. SANITARY SEWER SERVICE LINES ARE TYPICALLY LOCATED ON THE LOW SIDE OF THE LOT, REFER TO OVERALL UTILITY PLAN FOR LOCATIONS.

**LEGEND**

| EXISTING LINETYPES | PROPOSED LINETYPES |   |
|--------------------|--------------------|---|
|                    |                    | PROPERTY BOUNDARY                           |
|                    |                    | RIGHT-OF-WAY                                |
|                    |                    | LOT LINE                                    |
|                    |                    | EASEMENT                                    |
|                    |                    | BUILDING SETBACK                            |
|                    |                    | CURB AND GUTTER (SPILL/CATCH)               |
|                    |                    | CHAINLINK FENCE                             |
|                    |                    | WATER LINE                                  |
|                    |                    | SANITARY SEWER MAIN                         |
|                    |                    | OVERHEAD UTILITY                            |
|                    |                    | SPOT ELEVATION                              |
|                    |                    | NOMINAL SLOPE ON CUT OR FILL                |
|                    |                    | FLOW DIRECTION, TYPICALLY ON PAVED SURFACES |
|                    |                    | FLOW DIRECTION, TYPICALLY IN GRASSED SWALE  |
|                    |                    | FLOW DIRECTION, TYPICALLY IN FLOWLINE       |



1 OVERLOT GRADING PLAN I  
GR01 GR01



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MILL 09/22/2021  
MILL 11/05/2021  
MILL 12/15/2021

REVISION DESCRIPTION  
TOWN COMMENTS  
TOWN COMMENTS  
SITE REVISIONS

WELD COUNTY

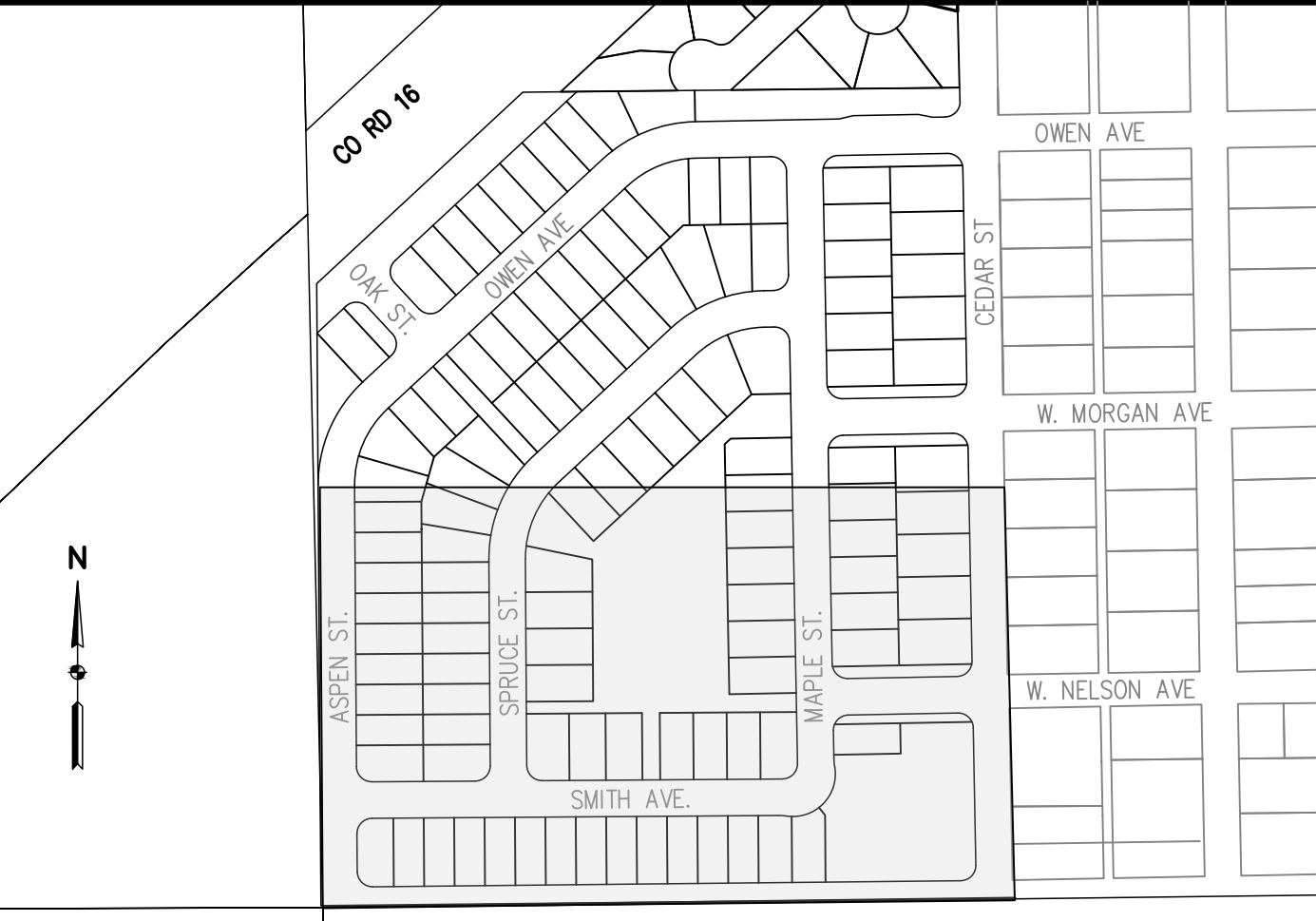
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OVERLOT GRADING PLAN

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CONSTRUCTION**

FOR AND ON BEHALF OF  
BASELINE CORPORATION  
INITIAL SUBMITTAL 06/30/2021  
DRAWING SIZE 24" X 36"  
SURVEY FIRM SURVEY DATE  
SURVEY FIRM 10/02/2020  
JOB NO. C03490  
DRAWING NAME  
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SHEET 13 OF 64  
GR01

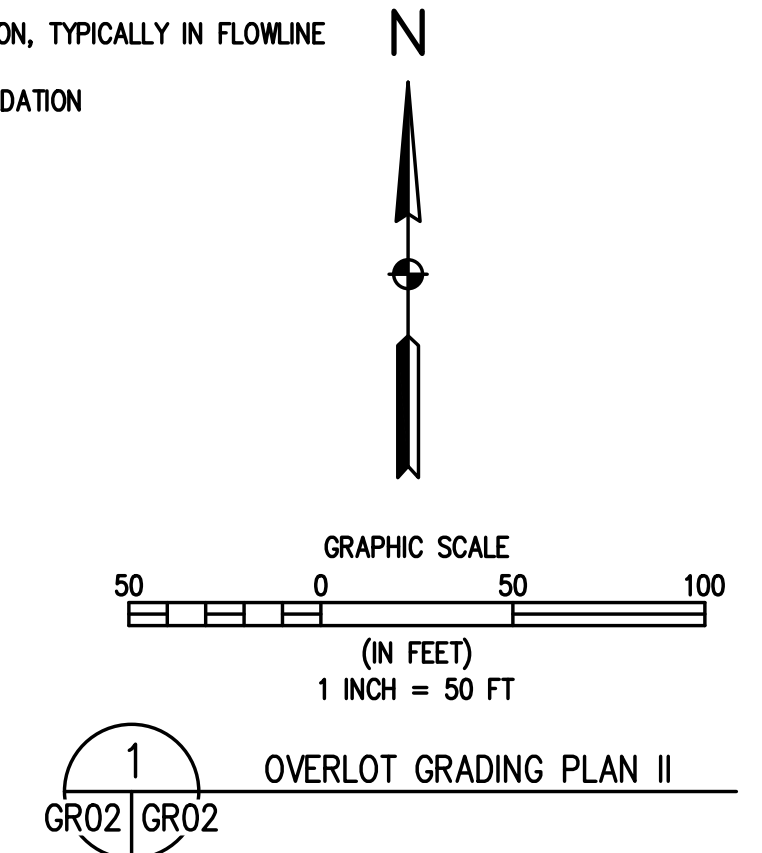




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| <b>LEGEND</b>             |                           | 1"=300'                                     |
|---------------------------|---------------------------|---|
| <u>EXISTING LINETYPES</u> | <u>PROPOSED LINETYPES</u> |   |
|                           |                           | PROPERTY BOUNDARY                           |
|                           |                           | RIGHT-OF-WAY                                |
|                           |                           | LOT LINE                                    |
|                           |                           | EASEMENT                                    |
|                           |                           | BUILDING SETBACK                            |
|                           |                           | CURB AND GUTTER (SPILL/CATCH)               |
|                           |                           | CHAINLINK FENCE                             |
| — W — W —                 | — W —                     | WATER LINE                                  |
| — SAN — SAN —             | — SAN —                   | SANITARY SEWER MAIN                         |
| — OHU — OHU —             | — OHU —                   | OVERHEAD UTILITY                            |
| <b>EXISTING SYMBOLS</b>   | <b>PROPOSED SYMBOLS</b>   |   |
| 25.4±                     | 25.36                     | SPOT ELEVATION                              |
| 3:1                       | 3:1                       | NOMINAL SLOPE ON CUT OR FILL                |
|                           |                           | FLOW DIRECTION, TYPICALLY ON PAVED SURFACES |
|                           |                           | FLOW DIRECTION, TYPICALLY IN GRASSED SWALE  |
|                           |                           | FLOW DIRECTION, TYPICALLY IN FLOWLINE       |
| TF                        | TF                        | TOP OF FOUNDATION                           |



- NOTES:**
1. REFER TO SHEETS RD01-RD15 FOR STREET PLAN AND PROFILES.
  2. REFER TO SHEETS ST01-ST05 FOR STORM PLAN AND PROFILES.
  3. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
  4. CONTRACTOR TO MATCH GRADES AT PROPERTY LINE LIMITS.
  5. ALL TOP ELEVATIONS SHOWN ON THIS PLAN ARE FINISHED GRADE UNLESS NOTED OTHERWISE.
  6. MAX SLOPE = 3:1.
  7. THESE PLANS DO NOT REFLECT STREET CORES.
  8. TOP OF FOUNDATION IS MINIMUM ELEVATION. REFER TO PLOT PLAN (BY OTHERS) FOR FINAL DESIGN.

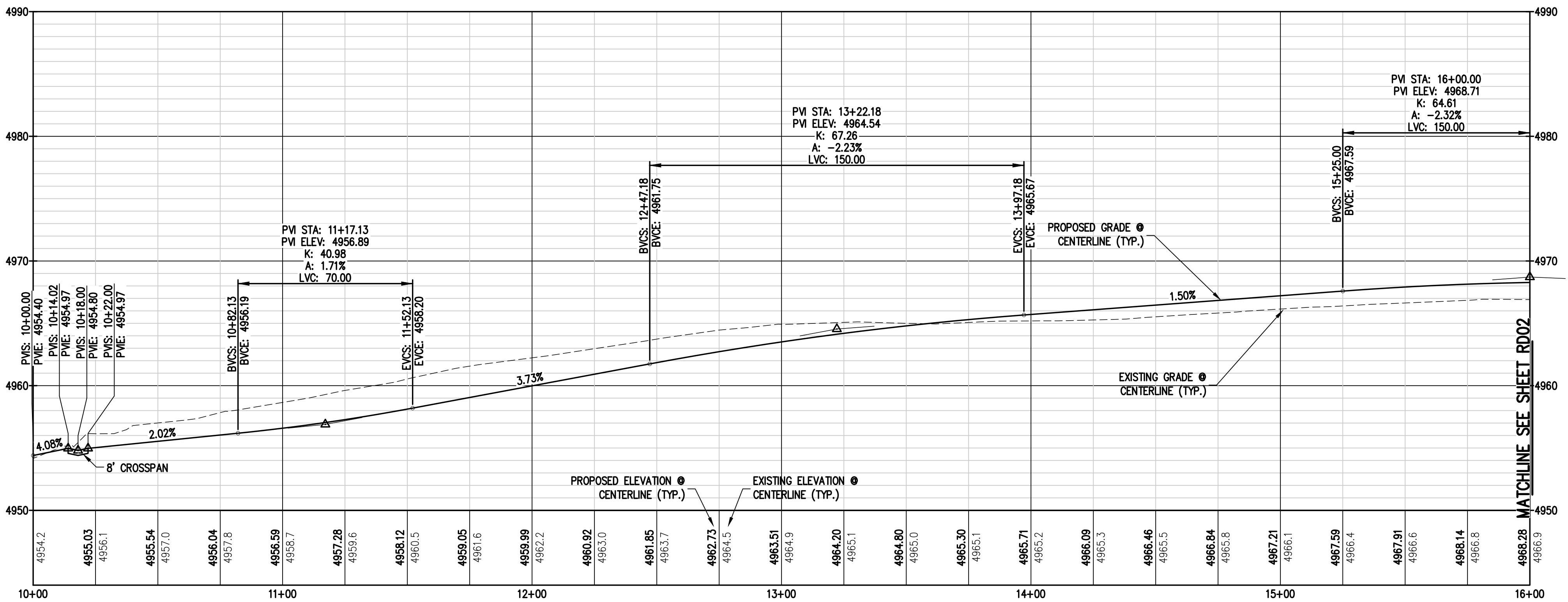
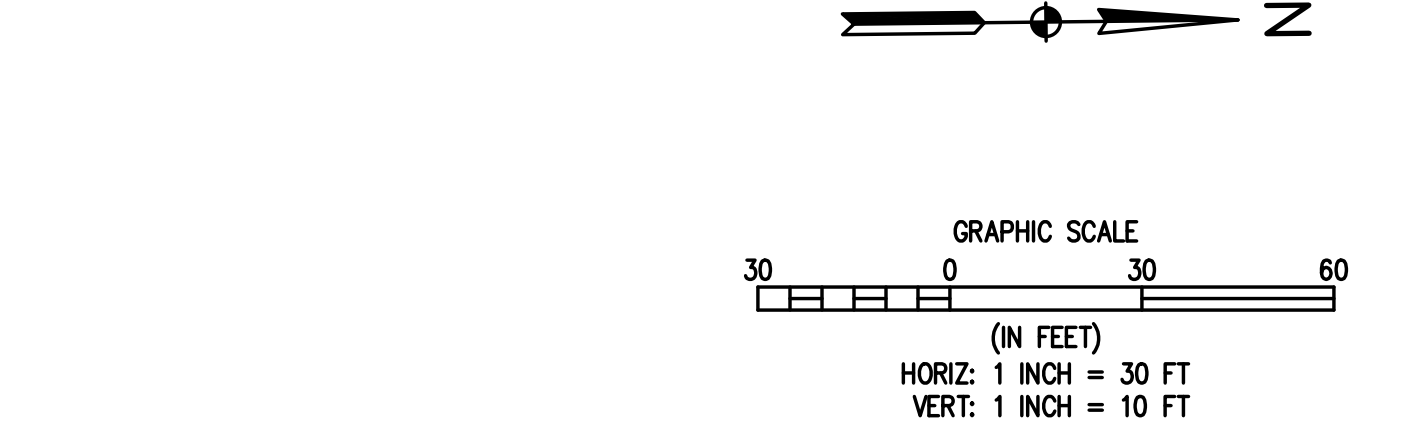
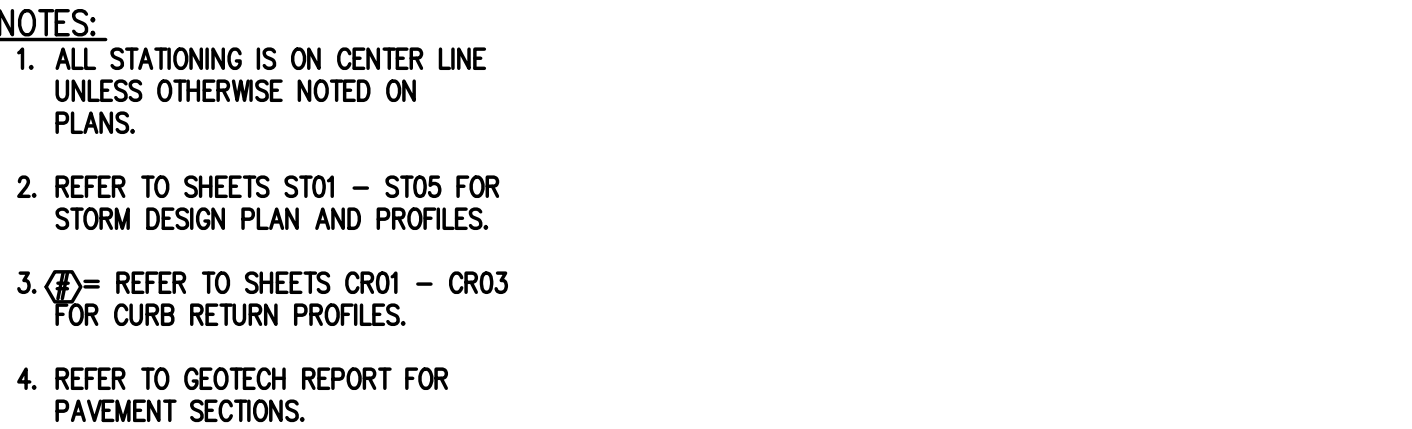
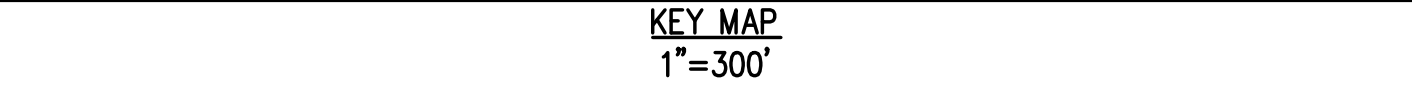
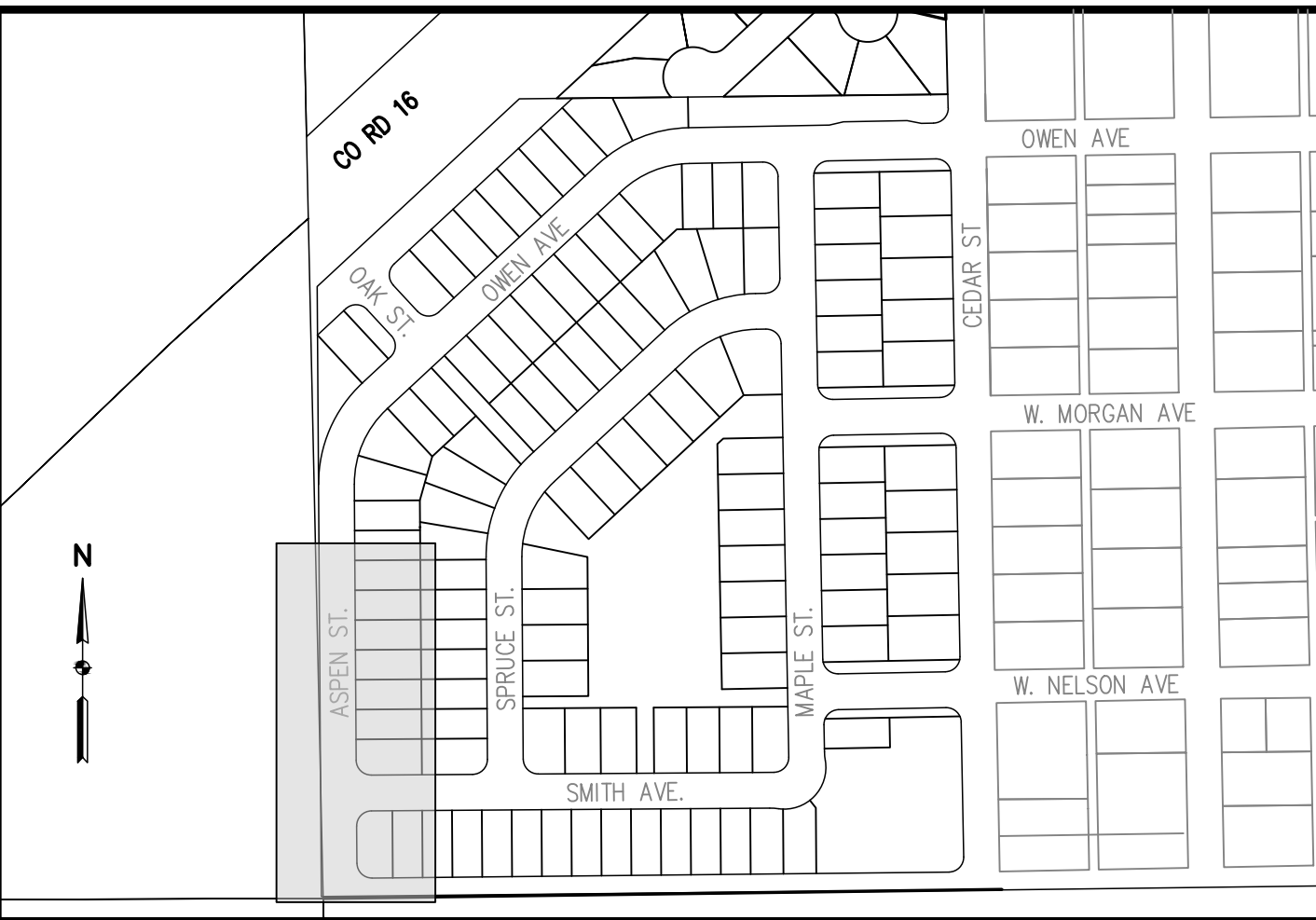
|  |  |   |  |   |  |
|--|--|---|--|---|--|
| <p><b>MSP INVESTMENT CO., LLP.</b></p> <p>TOWN OF KEENESBURG</p> <p>VISTA WEST SUBDIVISION</p> <p>OVERLOT GRADING PLAN</p>   |  | <p>REVISION DESCRIPTION</p> <p>TOWN COMMENTS</p> <p>TOWN COMMENTS</p> <p>SITE REVISIONS</p> | <p>PREPARED BY</p> <p>MILL</p> <p>MILL</p> <p>MILL</p> | <p>DATE</p> <p>09/22/2021</p> <p>11/05/2021</p> <p>12/15/2021</p> | <p>DESIGNED BY</p> <p>SPC</p> <p>DRAWN BY</p> <p>JRJ</p> <p>CHECKED BY</p> <p>MILL</p> |
| <p>PREPARED UNDER THE DIRECT SUPERVISION OF</p> <p><b>PRELIMINARY<br/>NOT FOR<br/>CONSTRUCTION</b></p> <p>FOR AND ON BEHALF OF<br/>BASELINE CORPORATION</p>  |  | <p>WELD COUNTY</p>  |  |   |  |
| <p>INITIAL SUBMITTAL 06/30/2021</p> <p>DRAWING SIZE 24" X 36"</p> <p>SURVEY FIRM SURVEY DATE 10/02/2020</p> <p>JOB NO. C03490</p> <p>DRAWING NAME 3490--GRAINS.dwg</p> <p>SHEET 14 OF 64</p> <p>GR02</p> |  |   |  |   |  |











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| REVISION DESCRIPTION | PREPARED BY | DATE       | DESIGNED BY |
|----------------------|-------------|------------|-------------|
| TOWN COMMENTS        | MLL         | 09/22/2021 | SFC         |
| TOWN COMMENTS        | MLL         | 11/05/2021 | DRAWN BY    |
| SITE REVISIONS       | MLL         | 12/15/2021 | JRJ         |
|                      |             |            | CHECKED BY  |
|                      |             |            | MLL         |

**MSP INVESTMENT CO., LLP.**  
TOWN OF KEENESBURG  
VISTA WEST SUBDIVISION  
WELD COUNTY  
ASPEN ST. - OWEN AVE. PLAN & PROFILE 1



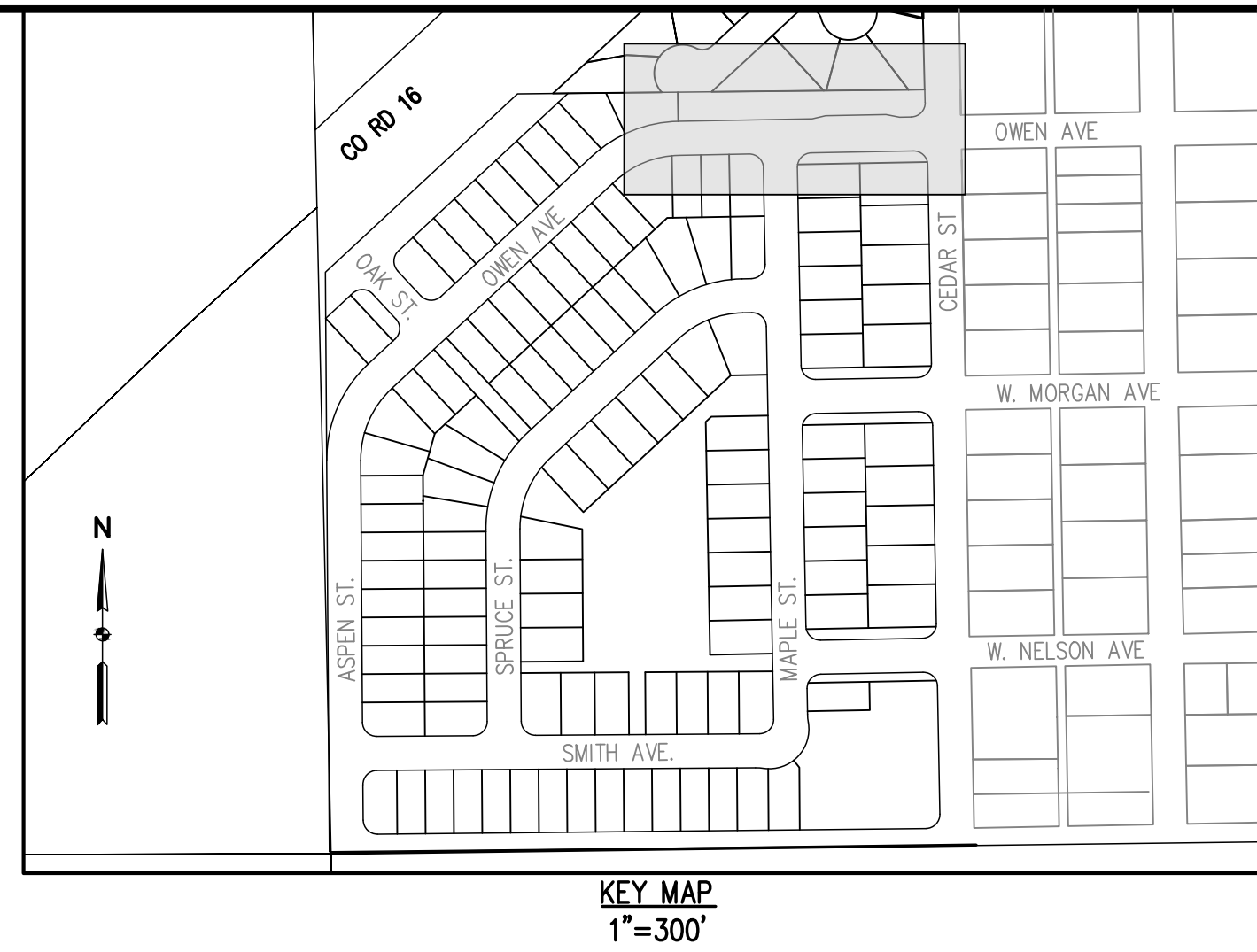
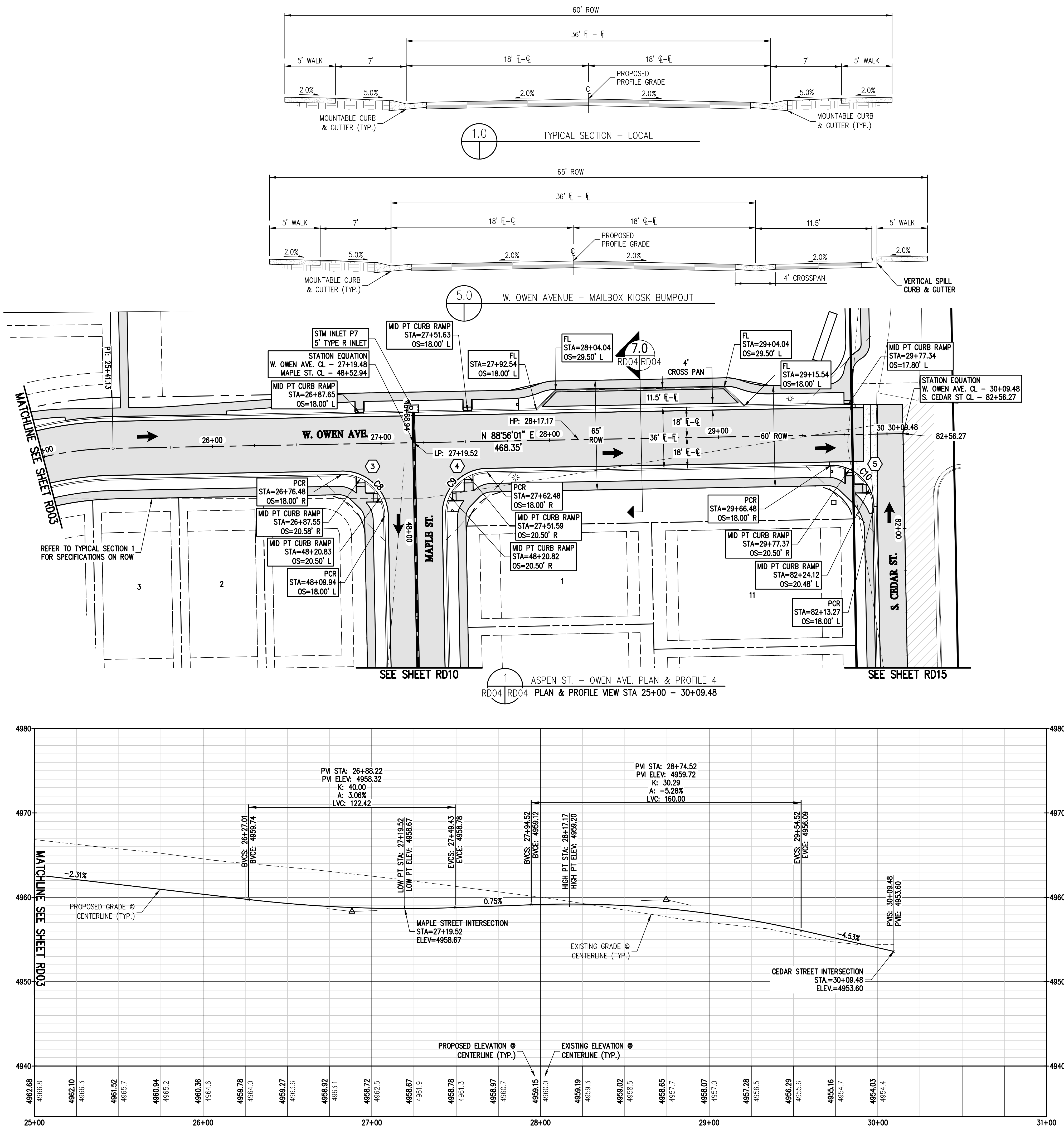




[illegible]



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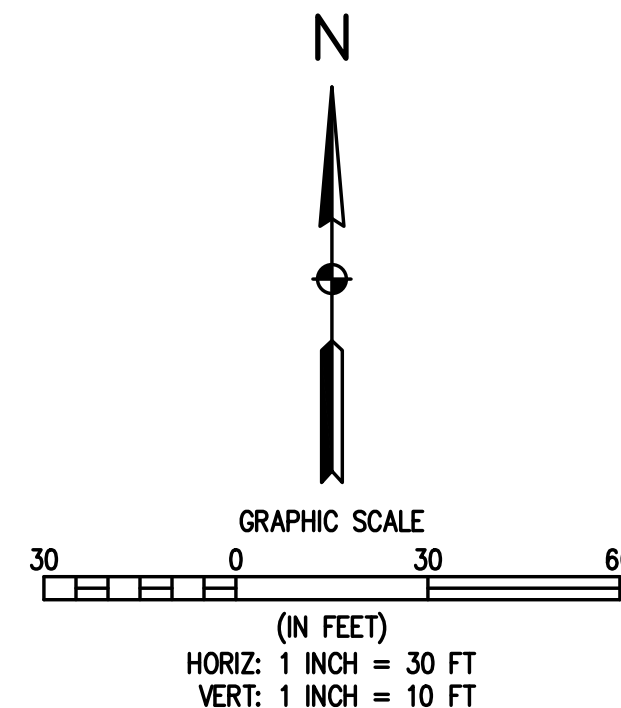
### LEGEND

| EXISTING LINETYPES | PROPOSED LINETYPES |                               |
|--------------------|--------------------|-------------------------------|
| ---                | ---                | PROPERTY BOUNDARY             |
| ---                | ---                | RIGHT-OF-WAY                  |
| ---                | ---                | LOT LINE                      |
| ---                | ---                | EASEMENT                      |
| ---                | ---                | BUILDING SETBACK              |
| ---                | ---                | CURB AND GUTTER (SPILL/CATCH) |
| ---                | ---                | STORM SEWER                   |
| ST                 | ST                 |                               |
| EXISTING SYMBOLS   | PROPOSED SYMBOLS   |                               |
| ⊠                  | ⊠                  | TYPE 'R' INLET                |
| ⊙                  | ⊙                  | STORM DRAIN MANHOLE           |
| ⊙                  | ⊙                  | LIGHT POLE                    |
| →                  | →                  | FLOW ARROW                    |

### NOTES:

1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
2. REFER TO SHEETS ST01 - ST05 FOR STORM DESIGN PLAN AND PROFILES.
3. ⊠ = REFER TO SHEETS CR01 - CR03 FOR CURB RETURN PROFILES.
4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

| CURVE TABLE |        |        |           |               |
|-------------|--------|--------|-----------|---------------|
| CURVE #     | LENGTH | RADIUS | DELTA     | CHORD BEARING |
| C8          | 39.27' | 25.00' | 90°00'00" | S 46°03'59" E |
| C9          | 39.27' | 25.00' | 90°00'00" | N 43°56'01" E |
| C10         | 39.27' | 25.00' | 90°00'00" | S 46°03'59" E |



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DRAWN BY JRJ  
CHECKED BY MILL

DATE 09/22/2021  
MILL  
11/05/2021  
MILL  
12/15/2021  
MILL

REVISION DESCRIPTION  
TOWN COMMENTS  
TOWN COMMENTS  
SITE REVISIONS

MSP INVESTMENT CO., LLP.  
TOWN OF KEENESBURG  
WELD COUNTY  
VISTA WEST SUBDIVISION  
ASPEN ST. - OWEN AVE. PLAN & PROFILE 4

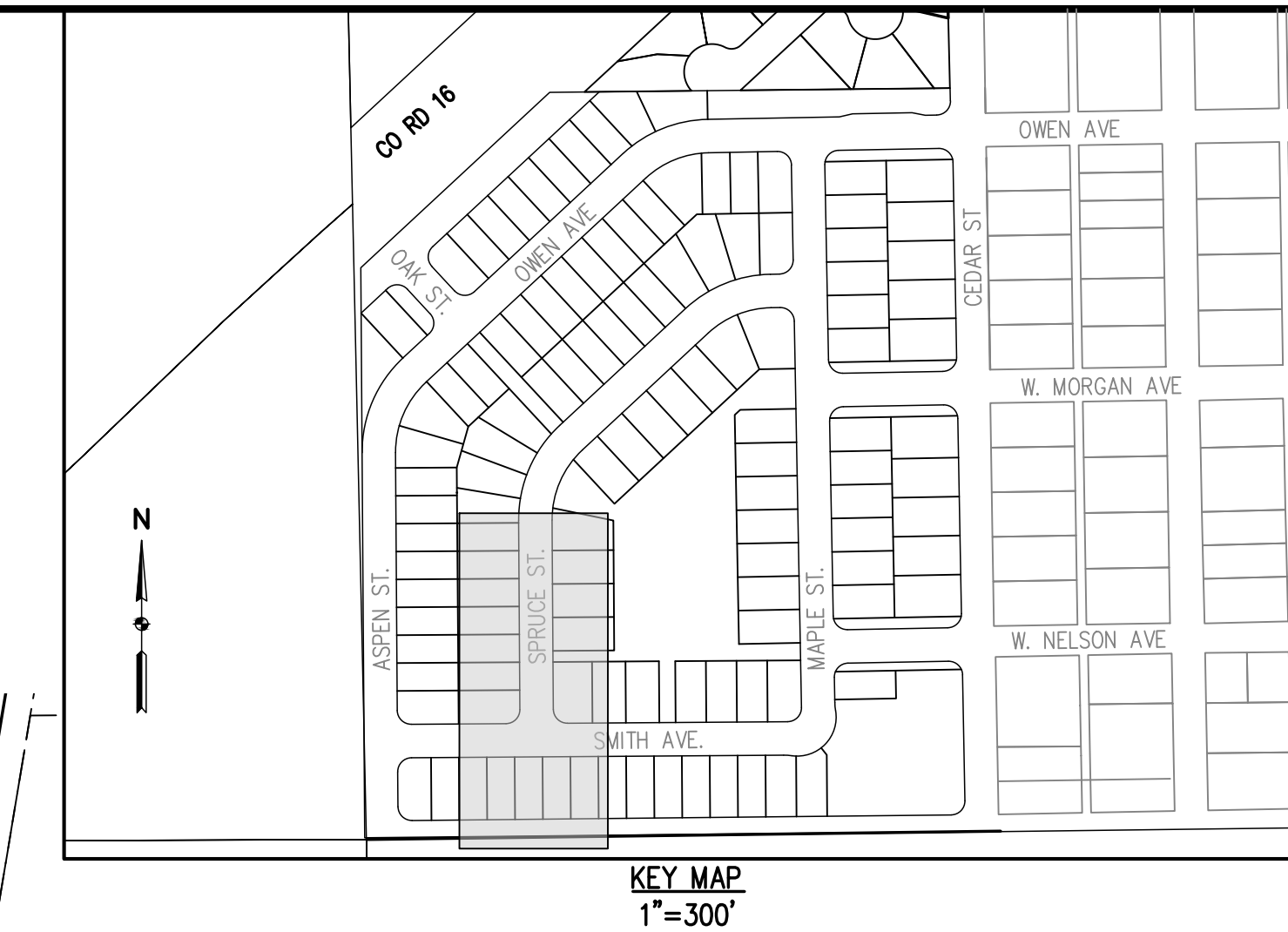
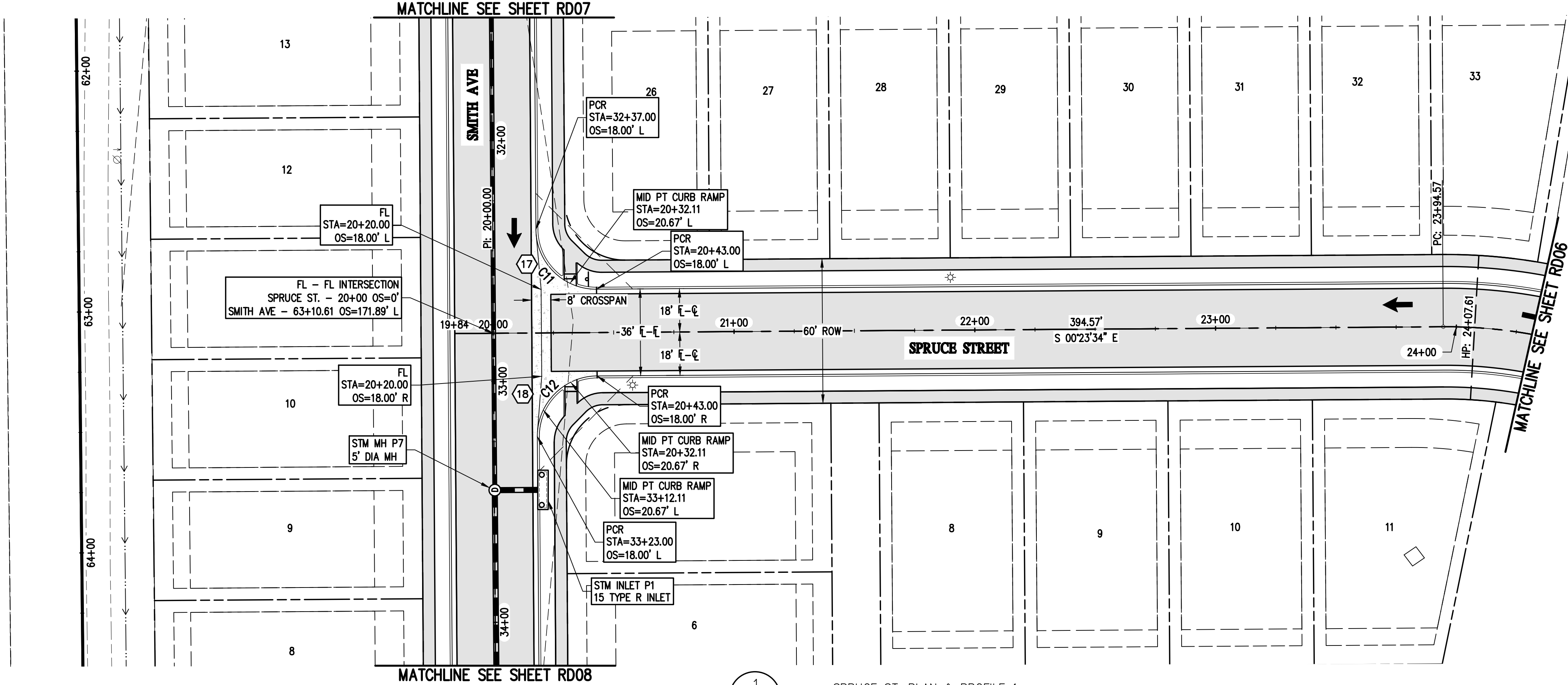
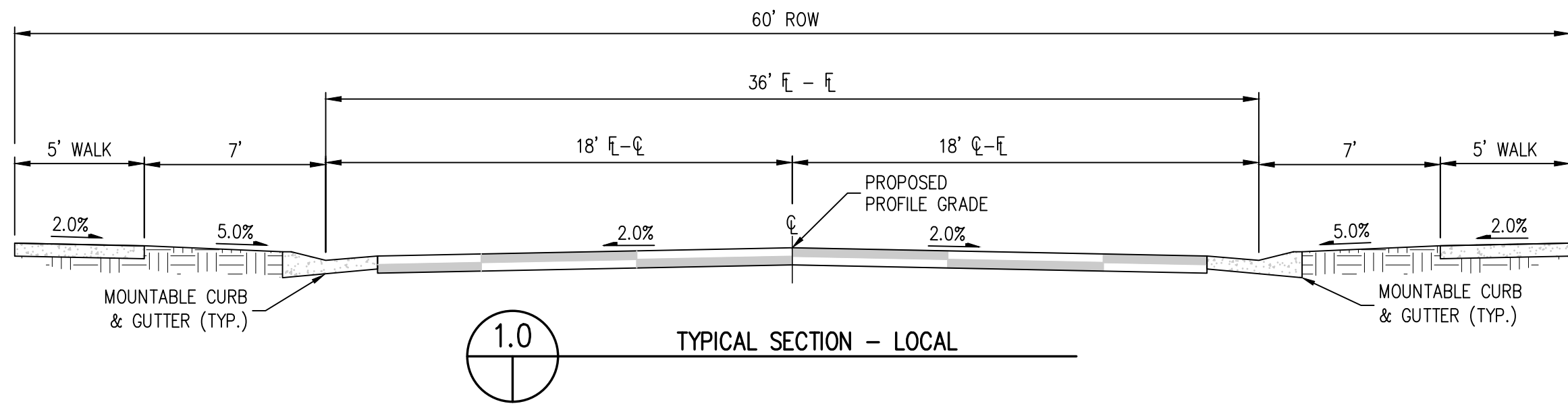
PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY  
NOT FOR  
CONSTRUCTION

FOR AND ON BEHALF OF  
BASELINE CORPORATION  
INITIAL SUBMITTAL 06/30/2021  
DRAWING SIZE 24" X 36"  
SURVEY FIRM SURVEY DATE 10/02/2020  
JOB NO. C03490  
DRAWING NAME 3490 ROAD1 PLAN & PROFILE.dwg  
SHEET 19 OF 64  
RD04



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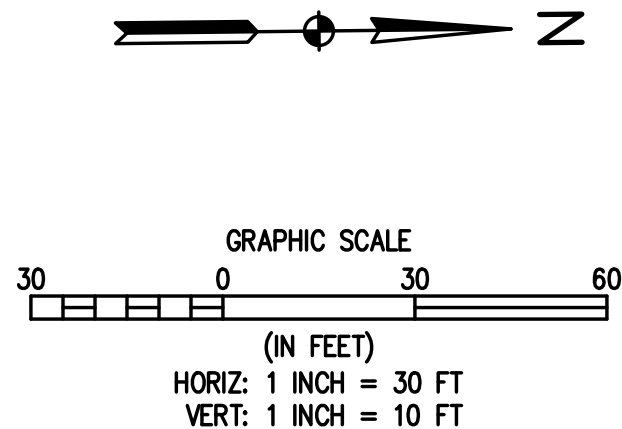
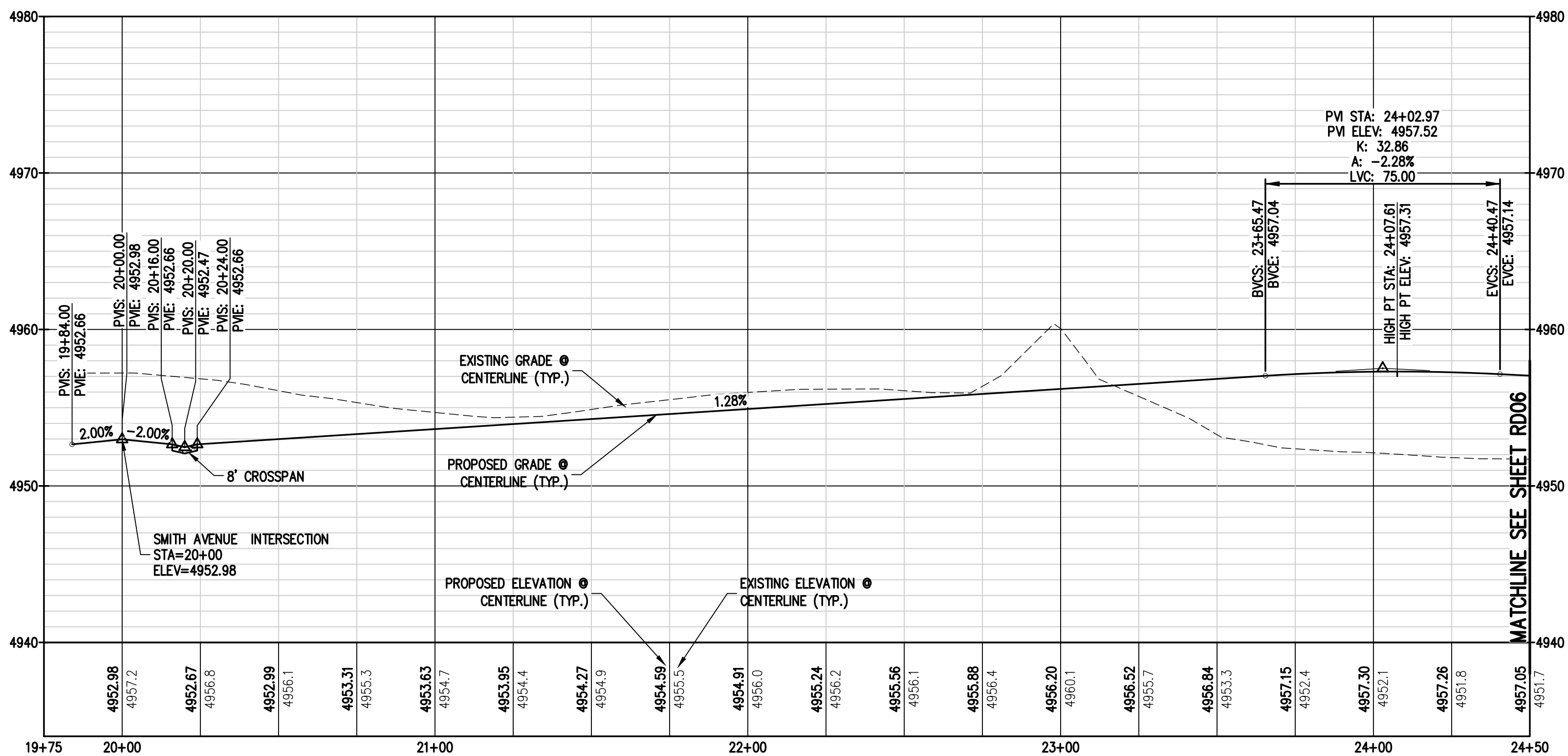
#### LEGEND

| EXISTING LINETYPES | PROPOSED LINETYPES |                               |
|--------------------|--------------------|-------------------------------|
| ---                | ---                | PROPERTY BOUNDARY             |
| ---                | ---                | RIGHT-OF-WAY                  |
| ---                | ---                | LOT LINE                      |
| ---                | ---                | EASEMENT                      |
| ---                | ---                | BUILDING SETBACK              |
| ---                | ---                | CURB AND GUTTER (SPILL/CATCH) |
| ---                | ---                | STORM SEWER                   |
| EXISTING SYMBOLS   | PROPOSED SYMBOLS   |                               |
| ○                  | ○                  | TYPE 'R' INLET                |
| ⊙                  | ⊙                  | STORM DRAIN MANHOLE           |
| ☆                  | ☆                  | LIGHT POLE                    |
| →                  | →                  | FLOW ARROW                    |

#### NOTES:

1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
2. REFER TO SHEETS ST01 - ST08 FOR STORM DESIGN PLAN AND PROFILES.
3. ○ REFER TO SHEETS CR01 - CR03 FOR CURB RETURN PROFILES.
4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

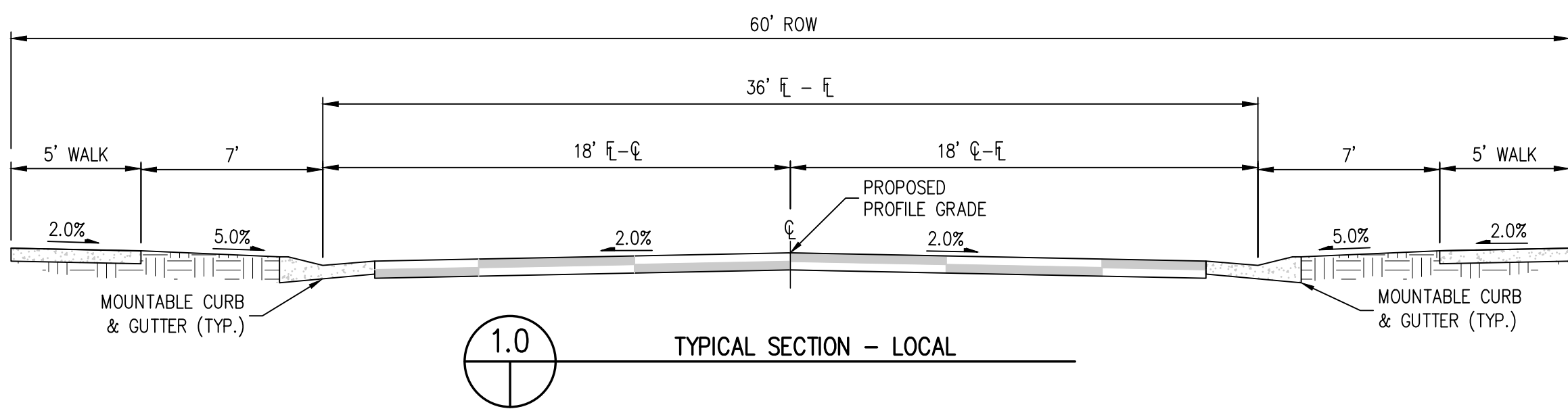
| CURVE TABLE |        |        |           |               |                |
|-------------|--------|--------|-----------|---------------|----------------|
| CURVE #     | LENGTH | RADIUS | DELTA     | CHORD BEARING | CHORD DISTANCE |
| C11         | 39.18' | 25.00' | 89°47'53" | N 44°30'22" E | 35.29'         |
| C12         | 39.36' | 25.00' | 90°12'07" | S 45°29'38" E | 35.42'         |



| DESIGNED BY    | SPC        |
|----------------|------------|
| DRAWN BY       | JRJ        |
| CHECKED BY     | MLL        |
| DATE           | 09/22/2021 |
| PREPARED BY    | MLL        |
| REVISION       | DATE       |
| TOWN COMMENTS  | 09/22/2021 |
| TOWN COMMENTS  | 11/05/2021 |
| SITE REVISIONS | 12/15/2021 |

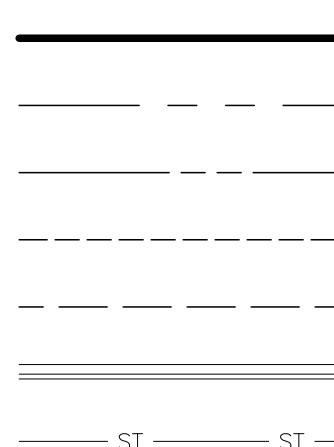


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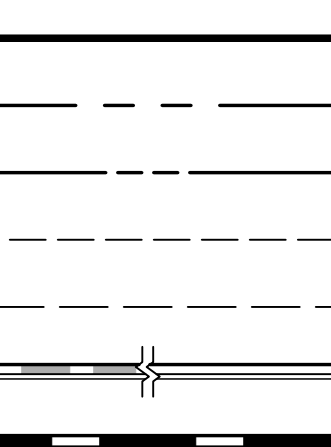


#### LEGEND

##### EXISTING LINETYPES



##### PROPOSED LINETYPES



##### PROPERTY BOUNDARY

##### RIGHT-OF-WAY

##### LOT LINE

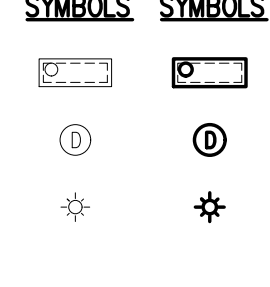
##### EASEMENT

##### BUILDING SETBACK

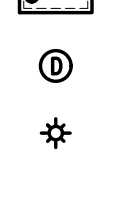
##### CURB AND GUTTER (SPILL/CATCH)

##### STORM SEWER

##### EXISTING SYMBOLS



##### PROPOSED SYMBOLS

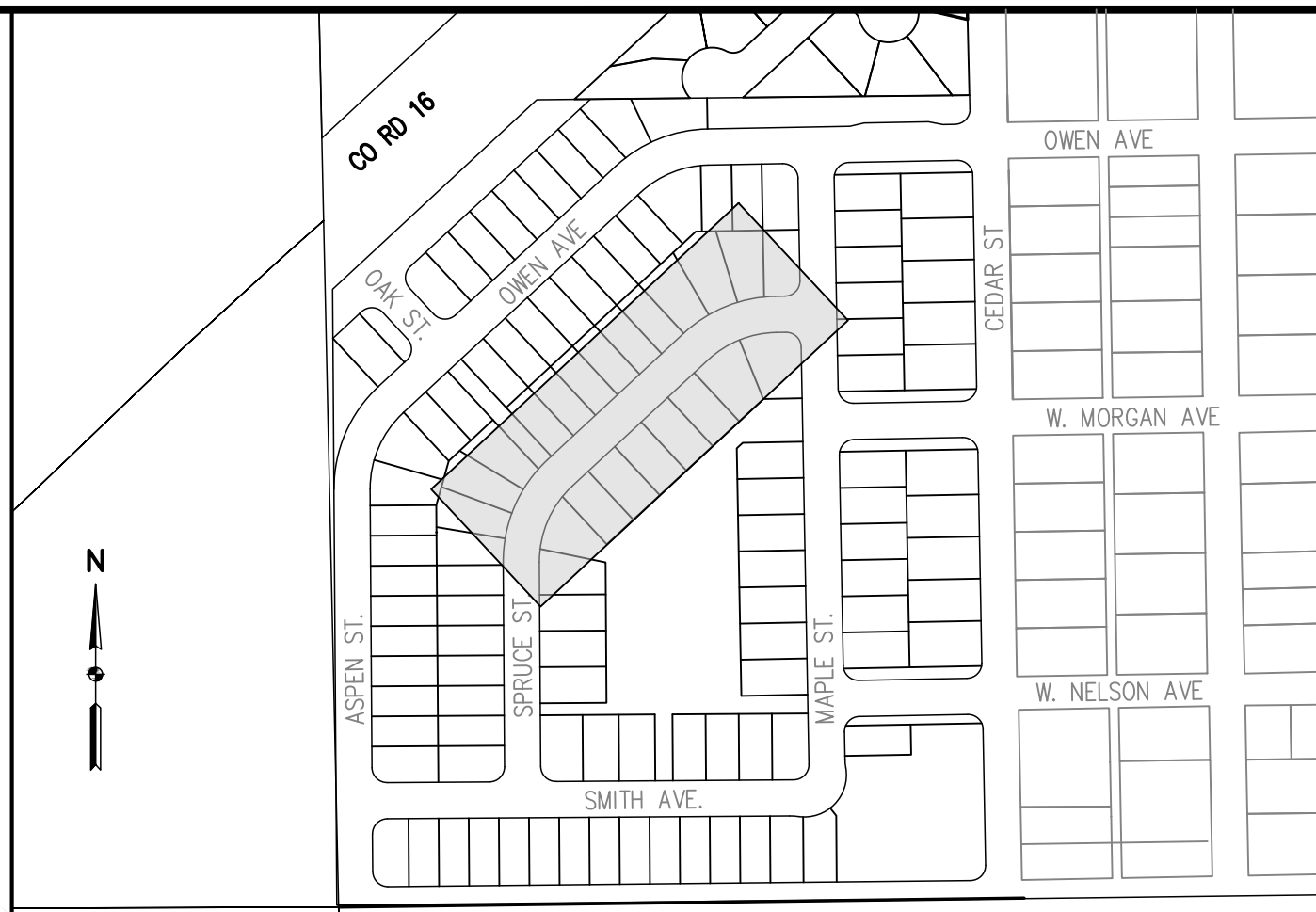


##### TYPE 'R' INLET

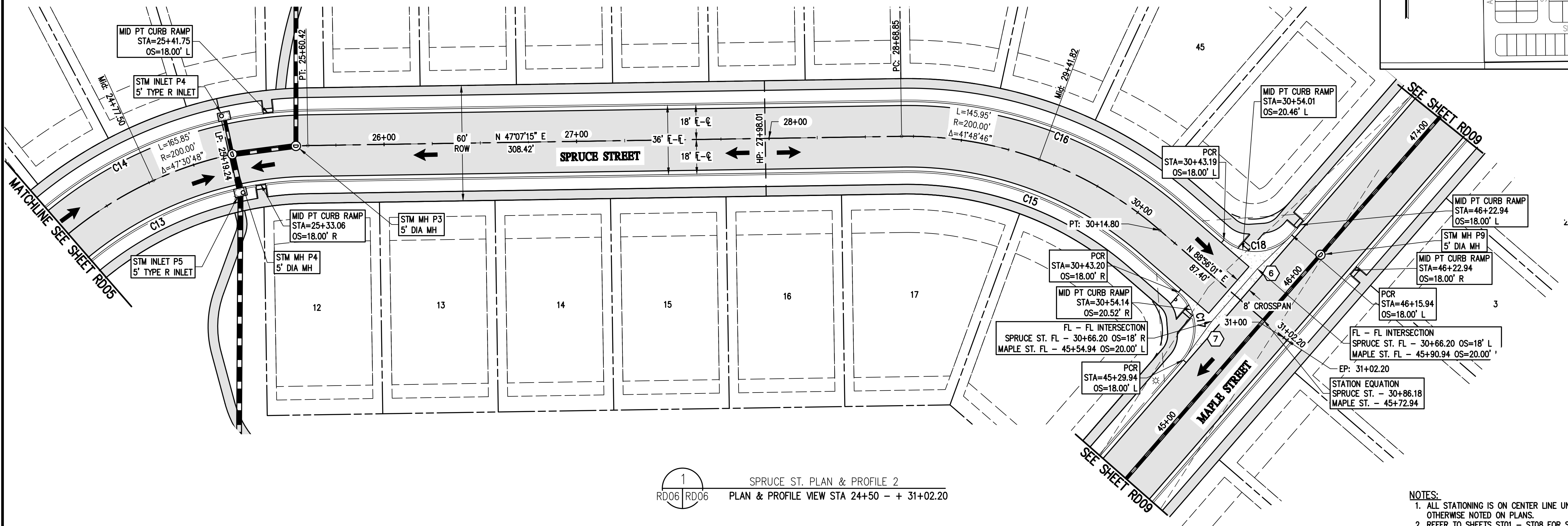
##### STORM DRAIN MANHOLE

##### LIGHT POLE

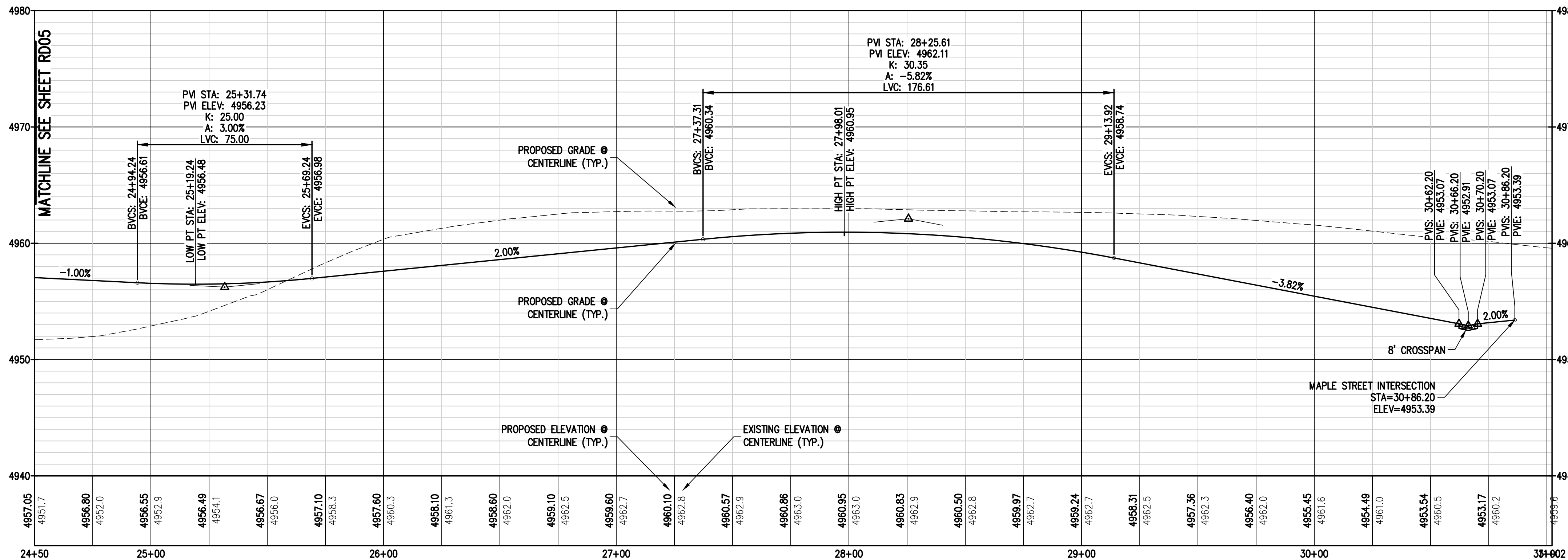
##### FLOW ARROW



KEY MAP  
1"=300'

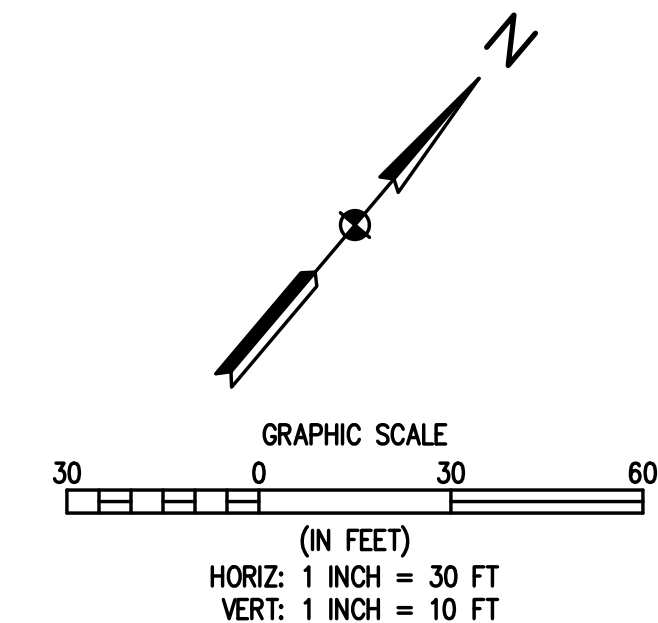


SPRUCE ST. PLAN & PROFILE 2  
RD06 RD06 PLAN & PROFILE VIEW STA 24+50 - + 31+02.20



- NOTES:
1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
  2. REFER TO SHEETS ST01 - ST08 FOR STORM DESIGN PLAN AND PROFILES.
  3. REFER TO SHEETS CR01 - CR03 FOR CURB RETURN PROFILES.
  4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

| CURVE TABLE |         |         |           |               |                |
|-------------|---------|---------|-----------|---------------|----------------|
| CURVE #     | LENGTH  | RADIUS  | DELTA     | CHORD BEARING | CHORD DISTANCE |
| C13         | 150.93' | 182.00' | 47°30'48" | S 23°21'50" W | 146.64'        |
| C14         | 180.78' | 218.00' | 47°30'48" | S 23°21'50" W | 175.64'        |
| C15         | 132.82' | 182.00' | 41°48'46" | S 68°01'38" W | 129.89'        |
| C17         | 39.27'  | 25.00'  | 90°00'00" | N 46°03'59" W | 35.36'         |
| C18         | 39.27'  | 25.00'  | 90°00'00" | N 43°56'01" E | 35.36'         |

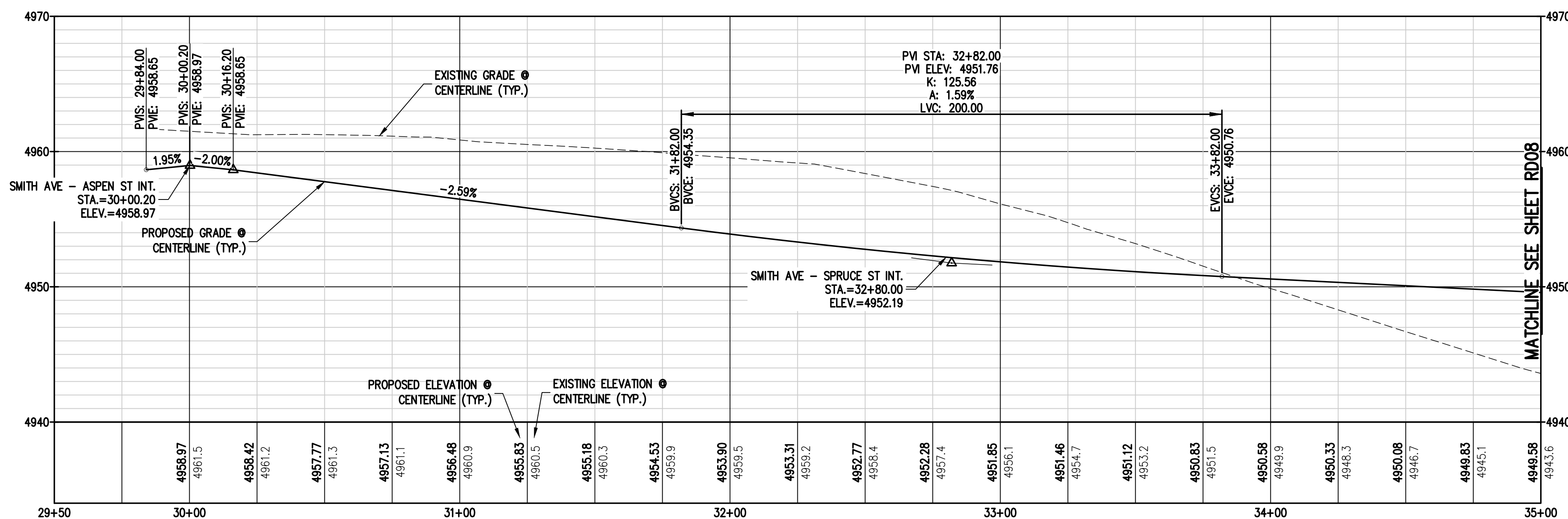
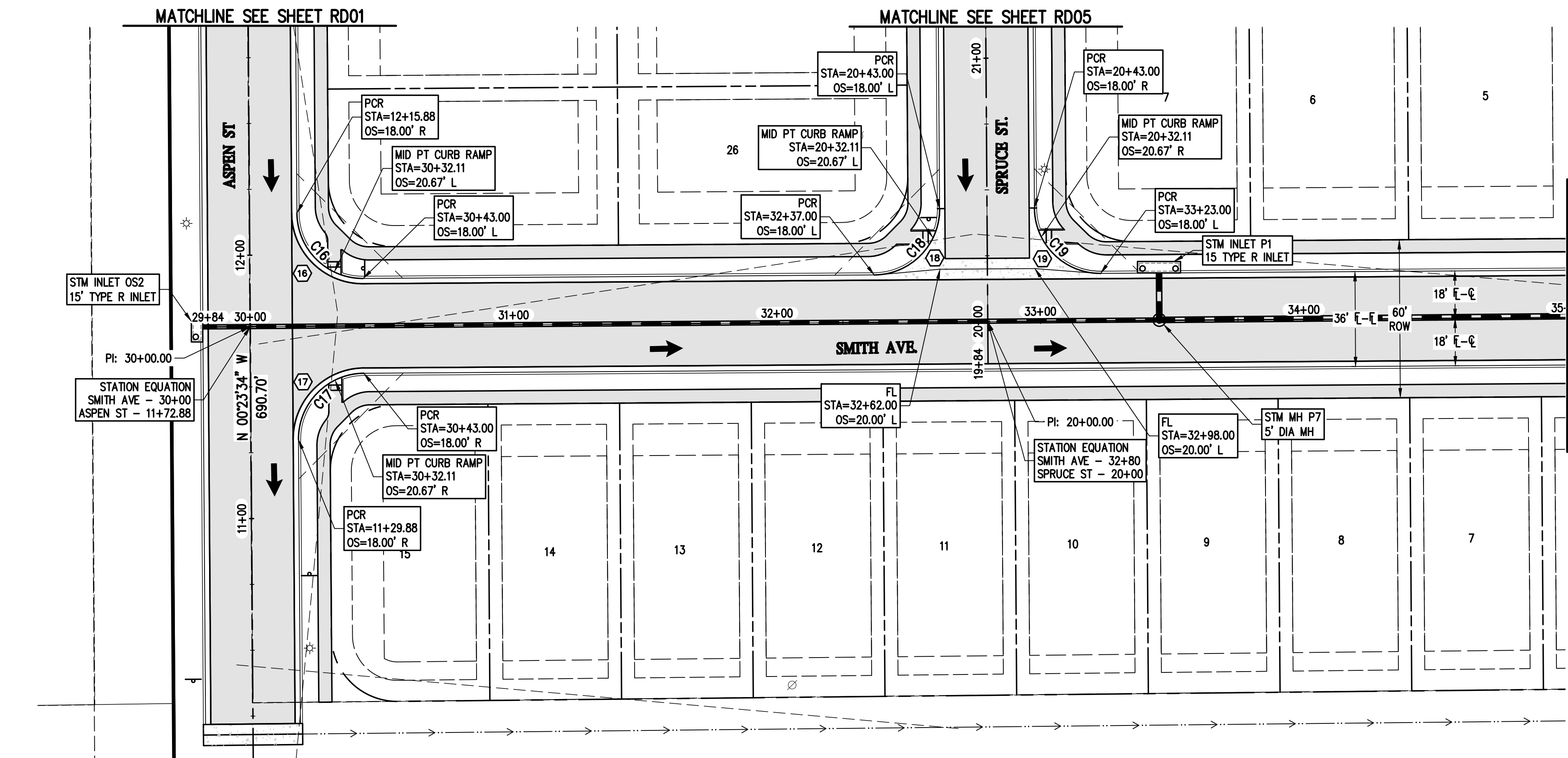


| DESIGNED BY | DATE       | PREPARED BY | REVISION DESCRIPTION |
|-------------|------------|-------------|----------------------|
| SFC         | 09/22/2021 | MLL         | TOWN COMMENTS        |
|             | 11/05/2021 | MLL         | TOWN COMMENTS        |
|             | 12/15/2021 | MLL         | SITE REVISIONS       |
| JRJ         |            |             |                      |
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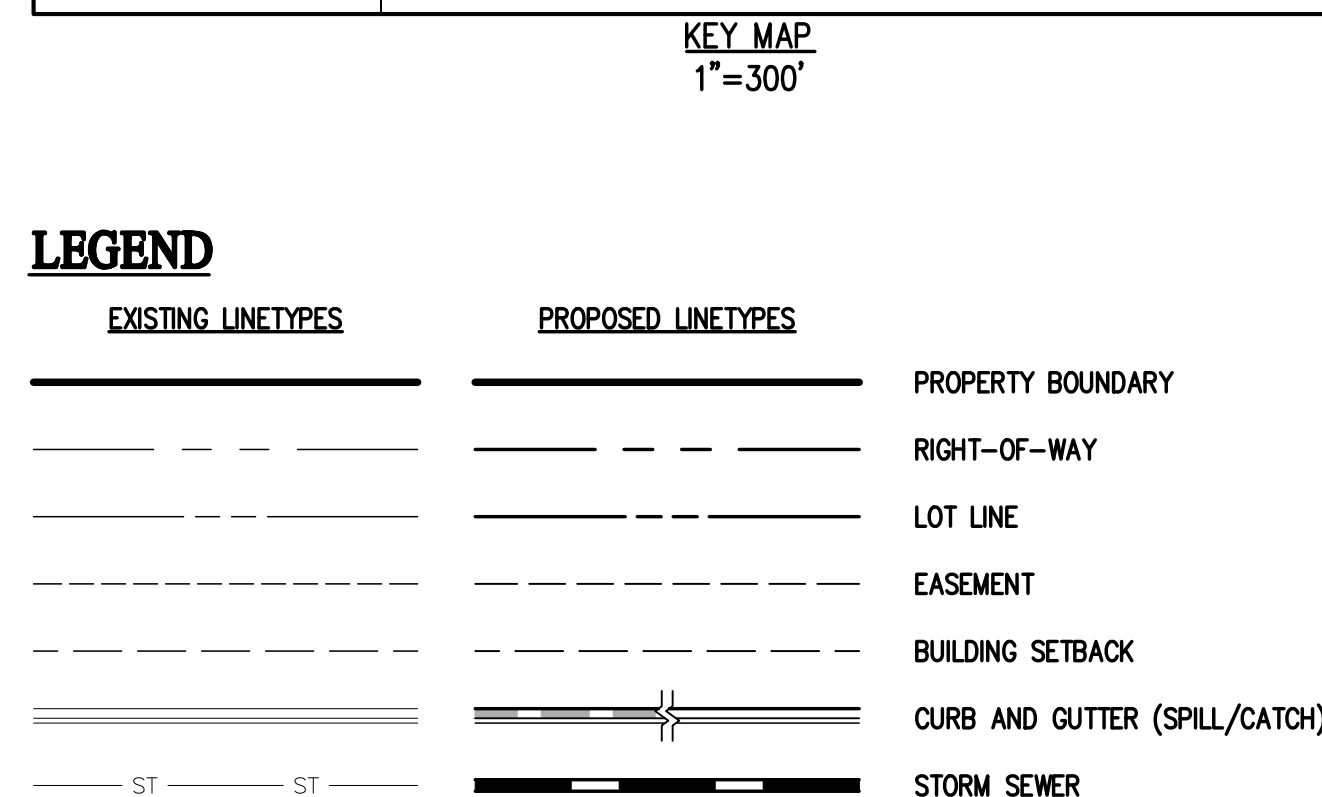
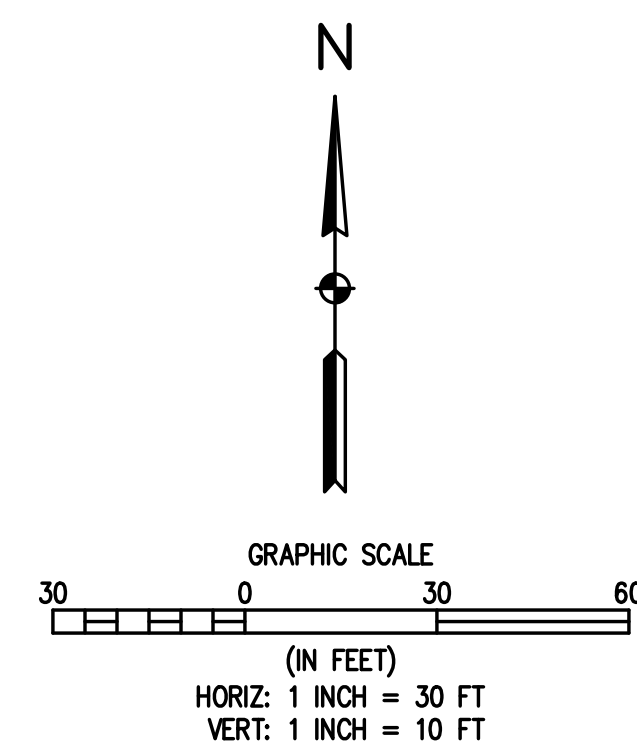
MSP INVESTMENT CO., LLP.  
TOWN OF KEENESBURG  
WELD COUNTY  
VISTA WEST SUBDIVISION  
SPRUCE ST. PLAN & PROFILE 2

PREPARED UNDER THE DIRECT SUPERVISION OF  
PRELIMINARY NOT FOR CONSTRUCTION  
FOR AND ON BEHALF OF  
BASELINE CORPORATION  
INITIAL SUBMITTAL 06/30/2021  
DRAWING SIZE 24" X 36"  
SURVEY FIRM SURVEY DATE 10/02/2020  
JOB NO. C03490  
DRAWING NAME 3490 ROAD2 PLAN & PROFILE 1.dwg  
SHEET 21 OF 64  
RD06





| CURVE TABLE |        |        |           |               |                |
|-------------|--------|--------|-----------|---------------|----------------|
| CURVE #     | LENGTH | RADIUS | DELTA     | CHORD BEARING | CHORD DISTANCE |
| C16         | 39.27' | 25.00' | 90°00'00" | S 45°23'34" E | 35.36'         |
| C17         | 39.27' | 25.00' | 90°00'00" | N 44°36'26" E | 35.36'         |
| C18         | 39.27' | 25.00' | 90°00'00" | S 44°36'26" W | 35.36'         |
| C19         | 39.27' | 25.00' | 90°00'00" | N 45°23'34" W | 35.36'         |



- | <b><u>LEGEND</u></b>             |                                  |                               |
|----------------------------------|----------------------------------|-------------------------------|
| <b><u>EXISTING LINETYPES</u></b> | <b><u>PROPOSED LINETYPES</u></b> |                               |
|                                  |                                  | PROPERTY BOUNDARY             |
|                                  |                                  | RIGHT-OF-WAY                  |
|                                  |                                  | LOT LINE                      |
|                                  |                                  | EASEMENT                      |
|                                  |                                  | BUILDING SETBACK              |
|                                  |                                  | CURB AND GUTTER (SPILL/CATCH) |
|                                  |                                  | STORM SEWER                   |

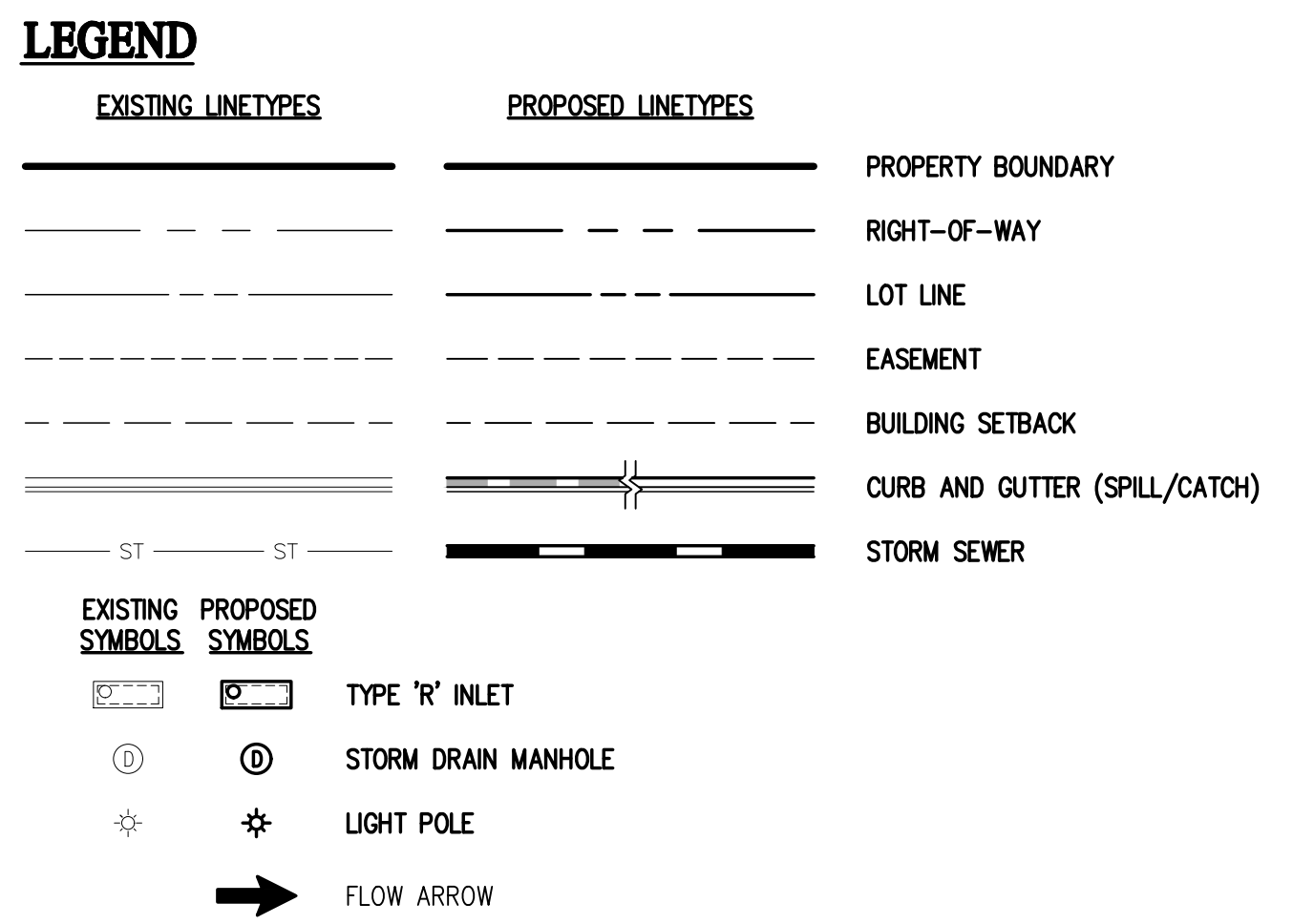
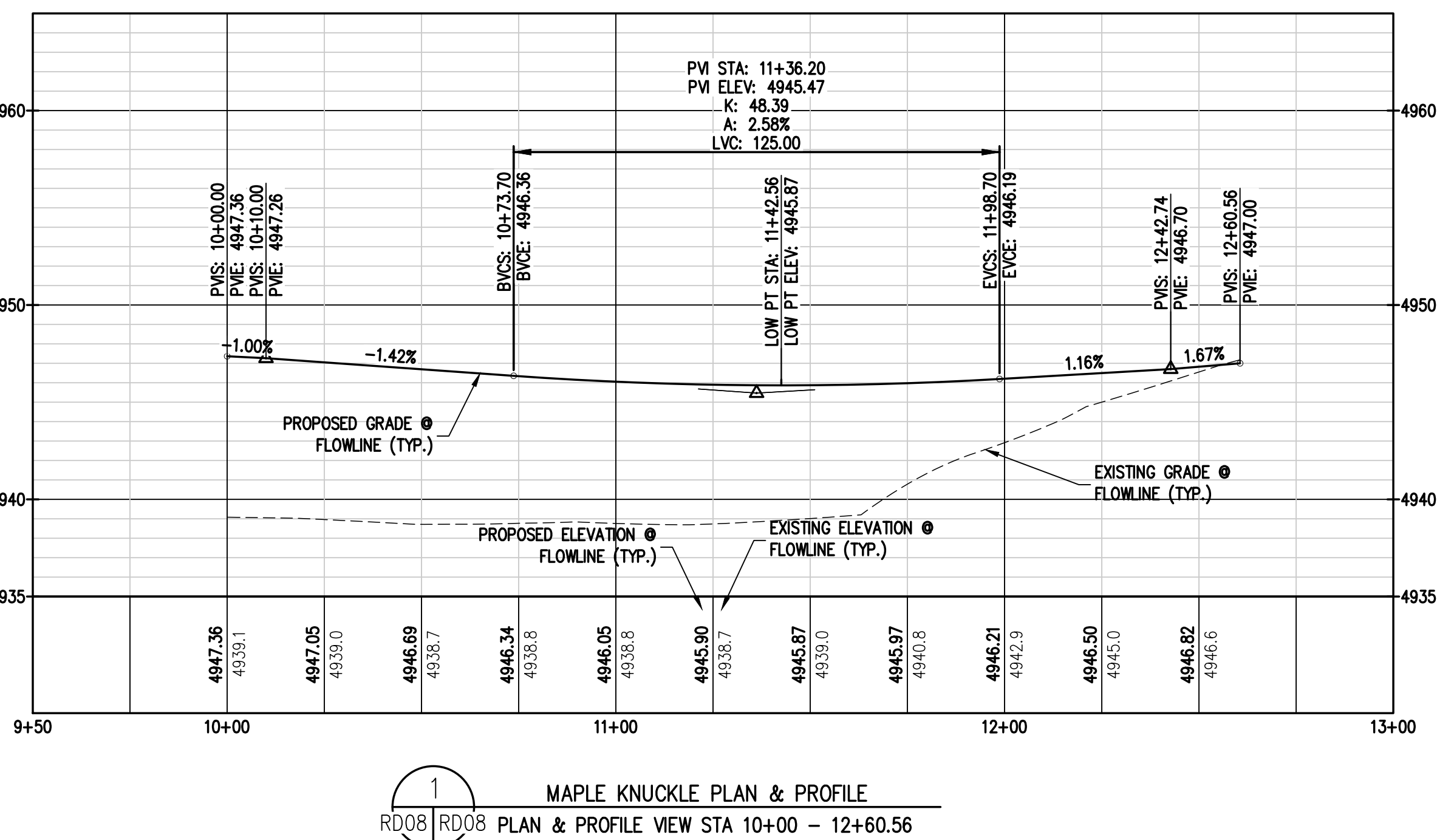
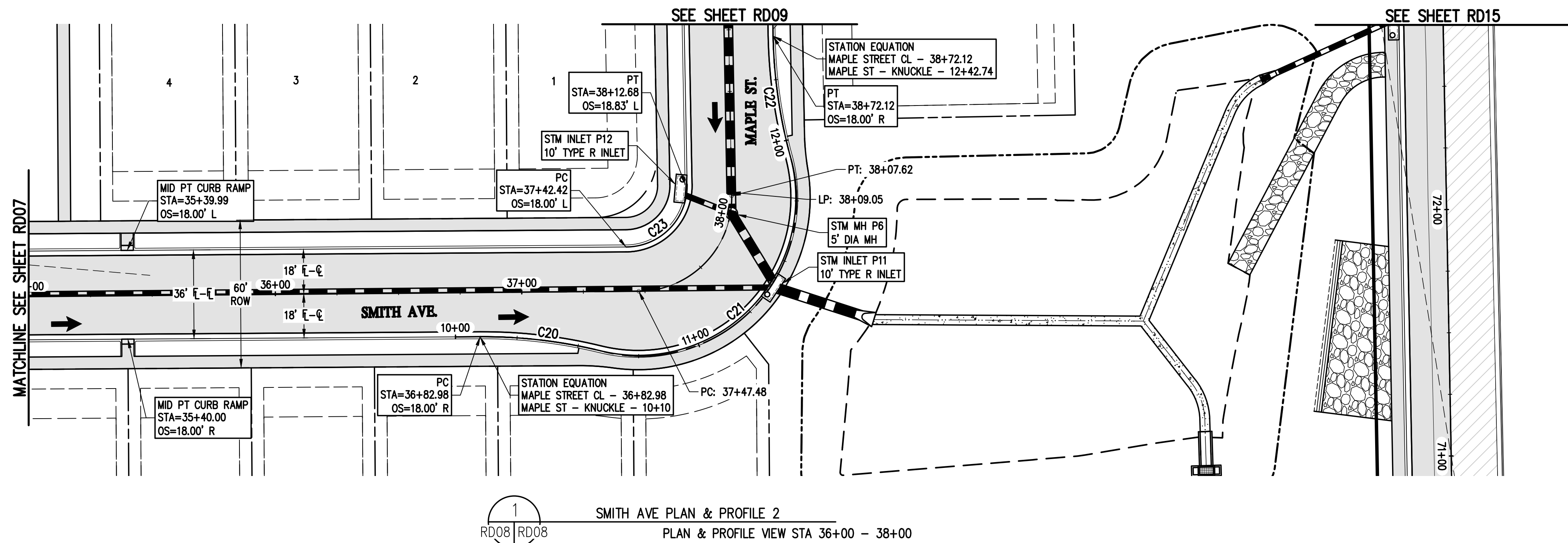
  

| <b><u>EXISTING SYMBOLS</u></b> | <b><u>PROPOSED SYMBOLS</u></b> |                     |
|--------------------------------|--------------------------------|---------------------|
|                                |                                | TYPE 'R' INLET      |
|                                |                                | STORM DRAIN MANHOLE |
|                                |                                | LIGHT POLE          |
|                                |                                | FLOW ARROW          |

- NOTES:**
1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
  2. REFER TO SHEETS ST01 - ST05 FOR STORM DESIGN PLAN AND PROFILES.
  3.  $\Phi$  = REFER TO SHEETS CR01 - CR03 FOR CURB RETURN PROFILES.
  4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

|  |  |             |  |       |  |
|--|--|-------------|--|-------|--|
| MSP INVESTMENT CO., LLP.                     |  |             |  |       |  |
| TOWN OF KEENESBURG                           |  |             |  |       |  |
| WELD COUNTY                                  |  |             |  |       |  |
| VISTA WEST SUBDIVISION                       |  |             |  |       |  |
| SMITH AVE PLAN & PROFILE 1                   |  |             |  |       |  |
| PREPARED UNDER THE DIRECT SUPERVISION OF     |  |             |  |       |  |
| PRELIMINARY<br>NOT FOR<br>CONSTRUCTION       |  |             |  |       |  |
| FOR AND ON BEHALF OF<br>BASELINE CORPORATION |  |             |  |       |  |
| INITIAL SUBMITAL                             |  | 06/30/2021  |  |       |  |
| DRAWING SIZE                                 |  | 24" X 36"   |  |       |  |
| SURVEY FIRM                                  |  | SURVEY DATE |  |       |  |
| SURVEY FROM                                  |  | 10/02/2020  |  |       |  |
| JOB NO.                                      |  | C03490      |  |       |  |
| DRAWING NAME                                 |  |             |  |       |  |
| 3490 W SHEPARD PLAN & PROFILE                |  | dwg         |  |       |  |
| SHEET  |  | 22          |  | OF 64 |  |
| RD07   |  |             |  |       |  |

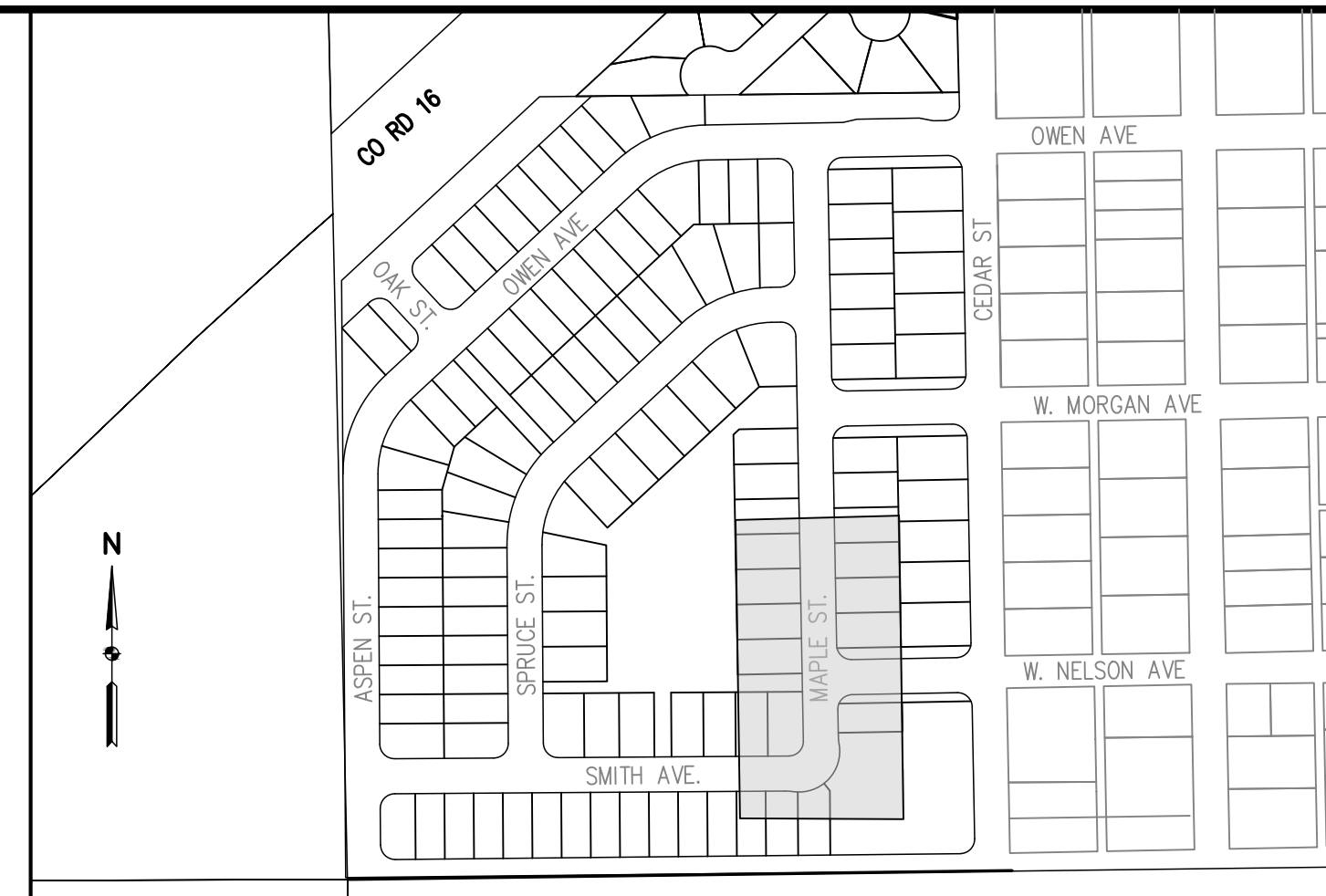
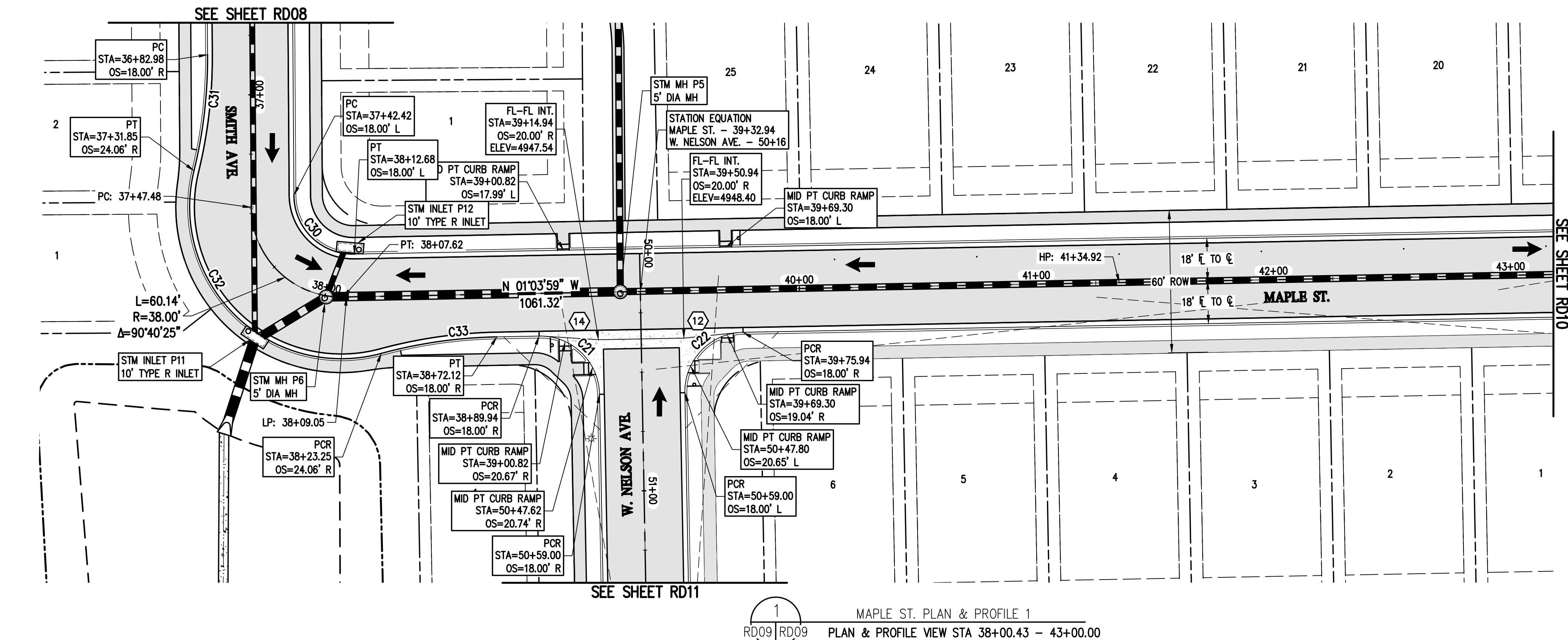




- NOTES:**
1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
  2. REFER TO SHEETS ST01 - ST05 FOR STORM DESIGN PLAN AND PROFILES.
  3.  $\Phi$  = REFER TO SHEETS CR01 - CR03 FOR CURB RETURN PROFILES.
  4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.


|   |  |             |  |       |  |
|---|--|-------------|--|-------|--|
| MSP INVESTMENT CO., LLP.  |  |             |  |       |  |
| TOWN OF KEENESBURG  |  |             |  |       |  |
| WELD COUNTY   |  |             |  |       |  |
| VISTA WEST SUBDIVISION  |  |             |  |       |  |
| SMITH AVE PLAN & PROFILE 2  |  |             |  |       |  |
| PREPARED UNDER THE DIRECT SUPERVISION OF<br><b>PRELIMINARY NOT FOR CONSTRUCTION</b> |  |             |  |       |  |
| FOR AND ON BEHALF OF<br>BASELINE CORPORATION  |  |             |  |       |  |
| INITIAL SUBMITTAL   |  | 06/30/2021  |  |       |  |
| DRAWING SIZE  |  | 24" X 36"   |  |       |  |
| SURVEY FIRM   |  | SURVEY DATE |  |       |  |
| SURVEY FIRM   |  | 10/02/2020  |  |       |  |
| JOB NO.   |  | C03490      |  |       |  |
| DRAWING NAME  |  |             |  |       |  |
| 3490 W SHEPARD PLAN & PROFILE.dwg   |  |             |  |       |  |
| SHEET   |  | 23          |  | OF 64 |  |
| RD08  |  |             |  |       |  |





### LEGEND

**NOTES:**

1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
2. REFER TO SHEETS ST01 – ST08 FOR STORM DESIGN PLAN AND PROFILES.
3.  REFER TO SHEETS CR01 – CR03 FOR CURB RETURN PROFILES.
4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.



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| REVISION DESCRIPTION | PREPARED BY | DATE       | APPROVED BY |
|----------------------|-------------|------------|-------------|
| TOWN COMMENTS        | MLL         | 09/22/2021 | SFC         |
| TOWN COMMENTS        | MLL         | 11/05/2021 | DRWY BY     |
| SITE REVISIONS       | MLL         | 12/15/2021 | JRJ         |
|                      |             |            | CHECKED BY  |
|                      |             |            | MLL         |

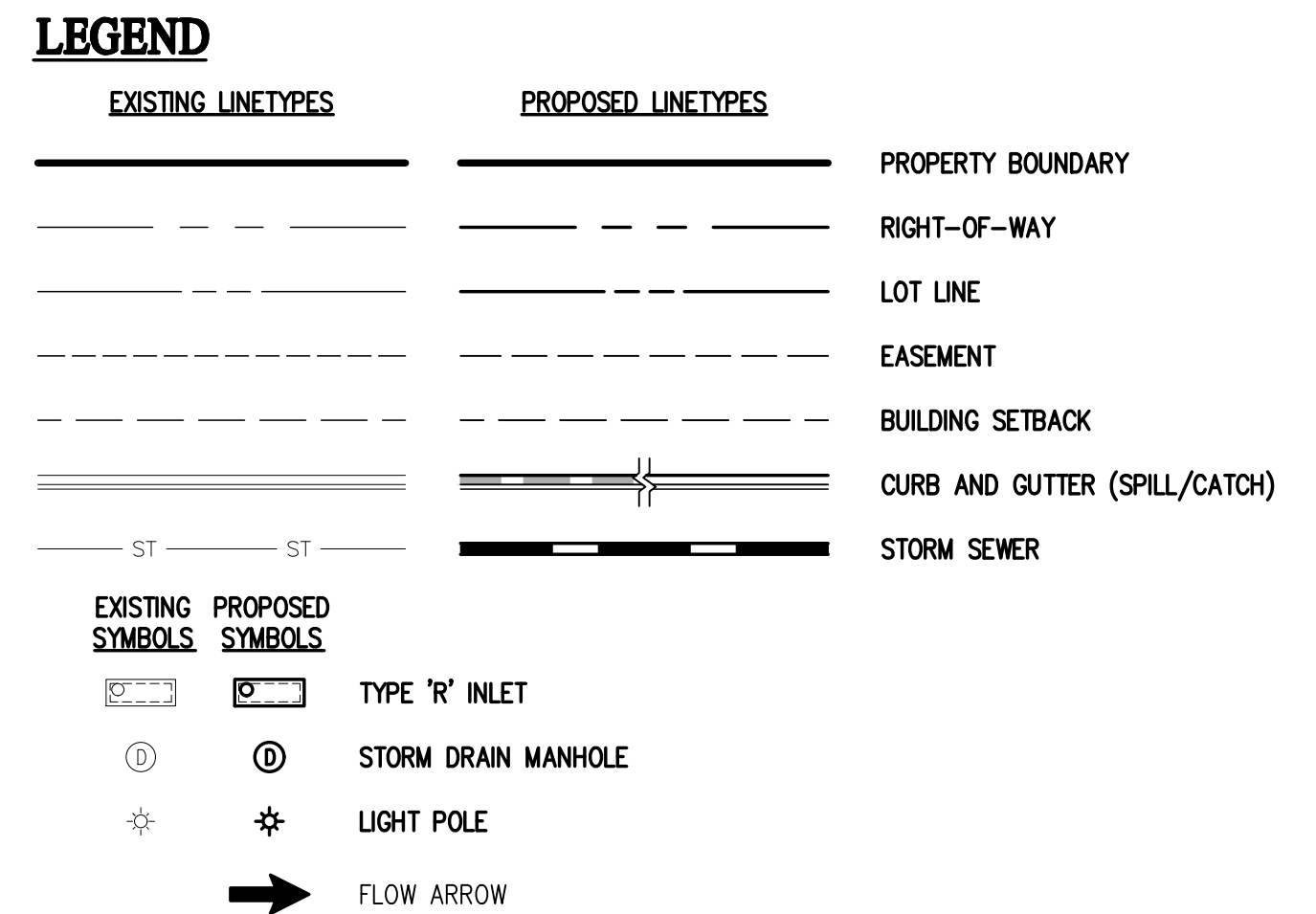
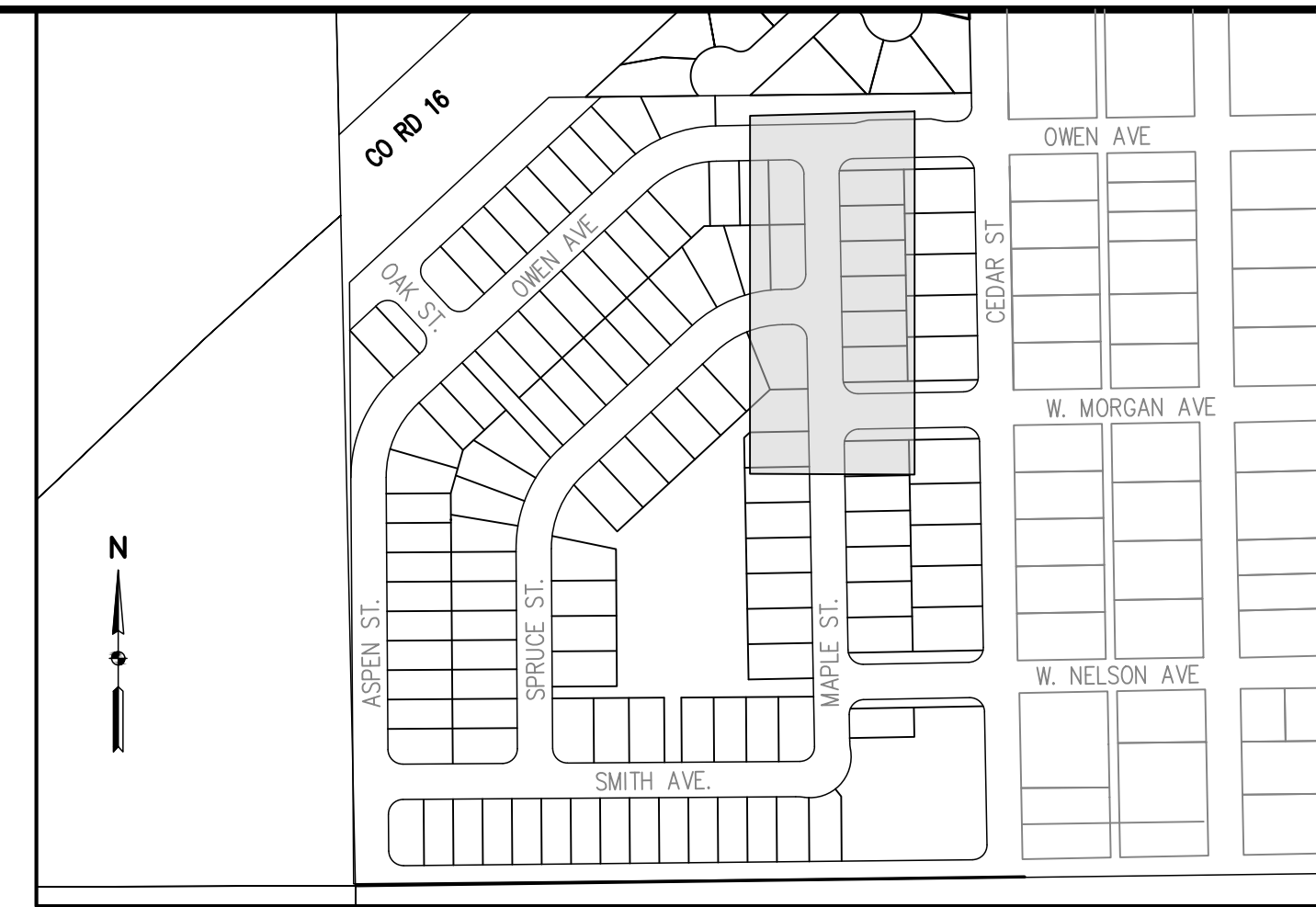
**MSP INVESTMENT CO., LLP.**  
VISTA WEST SUBDIVISION  
MAPLE ST. PLAN & PROFILE 1

PREPARED UNDER THE DIRECT  
SUPERVISION OF

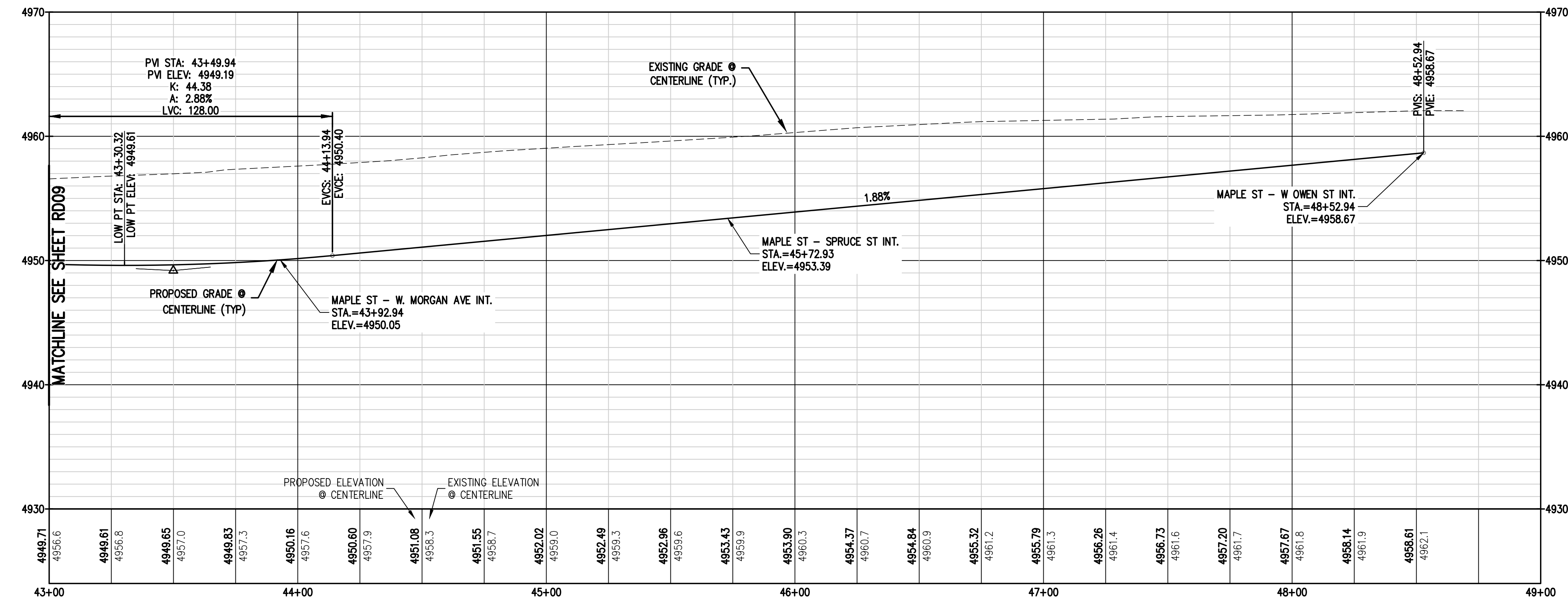
PRELIMINARY  
NOT FOR  
CONSTRUCTION

|  |             |
|--|-------------|
| FOR AND ON BEHALF OF<br>BASELINE CORPORATION |             |
| INITIAL SUBMITTAL                            | 06/30/2021  |
| DRAWING SIZE                                 | 24" X 36"   |
| SURVEY FIRM                                  | SURVEY DATE |
| SURVEY FIRM                                  | 10/02/2020  |
| JOB NO.                                      | C03490      |
| DRAWING NAME                                 |             |
| 3490 ROAD3 PLAN & PROFILE.dwg                |             |
| SHEET  | 24 OF 64    |
| RD09   |             |





| CURVE TABLE |        |        |           |               |                |
|-------------|--------|--------|-----------|---------------|----------------|
| CURVE #     | LENGTH | RADIUS | DELTA     | CHORD BEARING | CHORD DISTANCE |
| C23         | 39.27' | 25.00' | 90°00'00" | N 43°56'01" E | 35.36'         |
| C24         | 39.27' | 25.00' | 90°00'00" | N 46°03'59" W | 35.36'         |
| C25         | 39.27' | 25.00' | 90°00'00" | N 46°03'59" W | 35.36'         |
| C26         | 39.27' | 25.00' | 90°00'00" | N 43°56'01" E | 35.36'         |
| C27         | 39.27' | 25.00' | 90°00'00" | N 46°03'59" W | 35.36'         |
| C28         | 39.27' | 25.00' | 90°00'00" | N 43°56'01" E | 35.36'         |



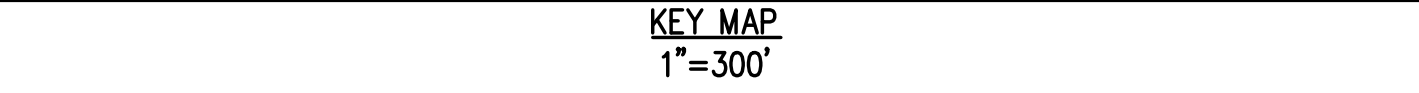
PREPARED UNDER THE DIRECT  
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BASELINE CORPORATION

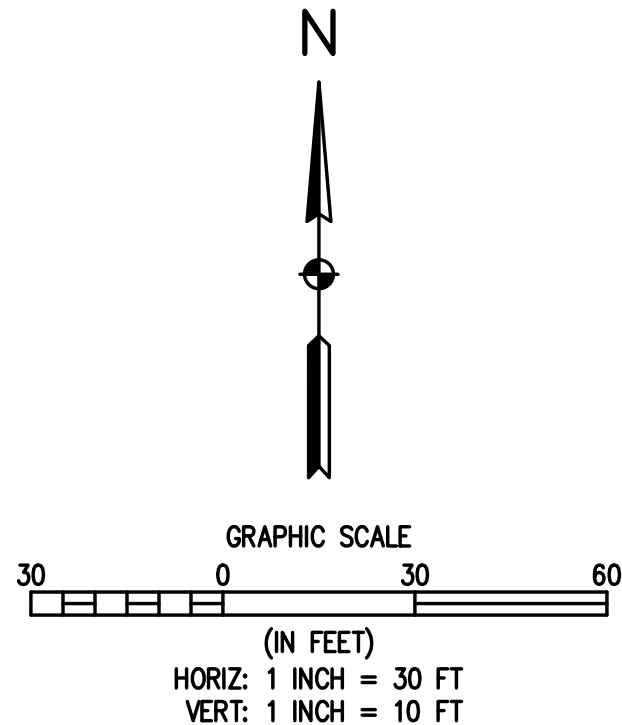
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| INITIAL SUBMITTAL             | 06/30/2021  |
| DRAWING SIZE                  | 24" x 36"   |
| SURVEY FIRM                   | SURVEY DATE |
| SURVEY FIRM                   | 10/02/2020  |
| JOB NO.                       | C03490      |
| DRAWING NAME                  |             |
| 3490 ROAD3 PLAN & PROFILE.dwg |             |
| SHEET                         | 25 OF 64    |
| RD10                          |             |





| EXISTING LINETYPES | PROPOSED LINETYPES |                               |
|--------------------|--------------------|-------------------------------|
|                    |                    | PROPERTY BOUNDARY             |
|                    |                    | RIGHT-OF-WAY                  |
|                    |                    | LOT LINE                      |
|                    |                    | EASEMENT                      |
|                    |                    | BUILDING SETBACK              |
|                    |                    | CURB AND GUTTER (SPILL/CATCH) |
|                    |                    | STORM SEWER                   |

| CURVE TABLE |        |        |           |               |                |
|-------------|--------|--------|-----------|---------------|----------------|
| CURVE #     | LENGTH | RADIUS | DELTA     | CHORD BEARING | CHORD DISTANCE |
| C29         | 39.27' | 25.00' | 90°00'00" | N 43°56'01" E | 35.36'         |
| C30         | 39.27' | 25.00' | 90°00'00" | S 46°03'59" E | 35.36'         |
| C31         | 39.27' | 25.00' | 90°00'00" | N 43°56'01" E | 35.36'         |
| C32         | 39.27' | 25.00' | 90°00'00" | S 46°03'59" E | 35.36'         |



**MSP INVESTMENT CO., LLP.**

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TOWN OF KEENESBURG

WELLS COUNTY

VISTA WEST SUBDIVISION

W. NELSON AVE. PLAN & PROFILE

PRELIMINARY  
NOT FOR  
CONSTRUCTION

|                   |            |
|-------------------|------------|
| INITIAL SUBMITTAL | 06/30/2021 |
| DRAWING SIZE      | 24" X 36"  |

|             |             |
|-------------|-------------|
| SURVEY FIRM | SURVEY DATE |
| SURVEY FIRM | 10/02/2020  |

|              |        |
|--------------|--------|
| DB NO.       | C03490 |
| DRAWING NAME |        |

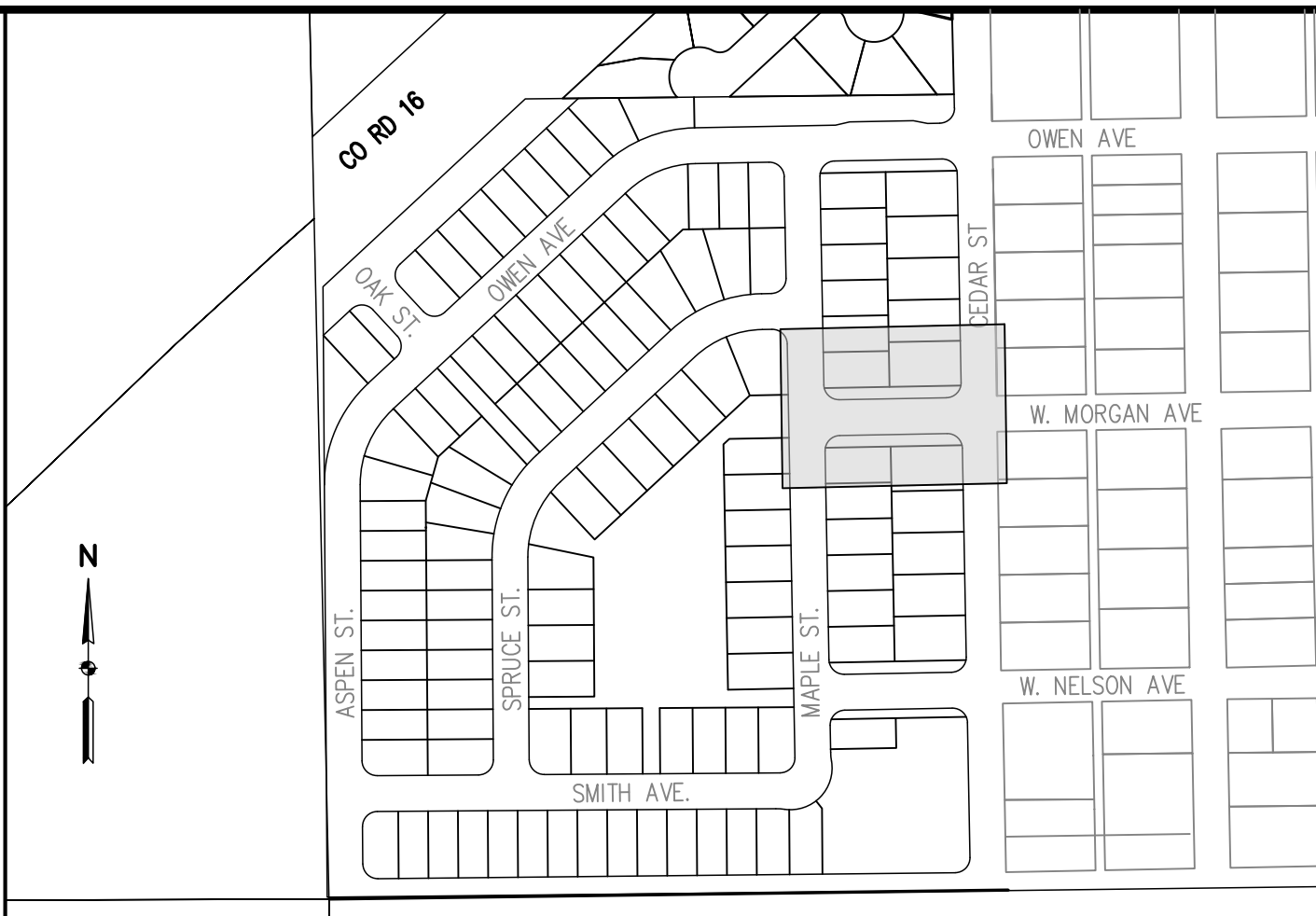
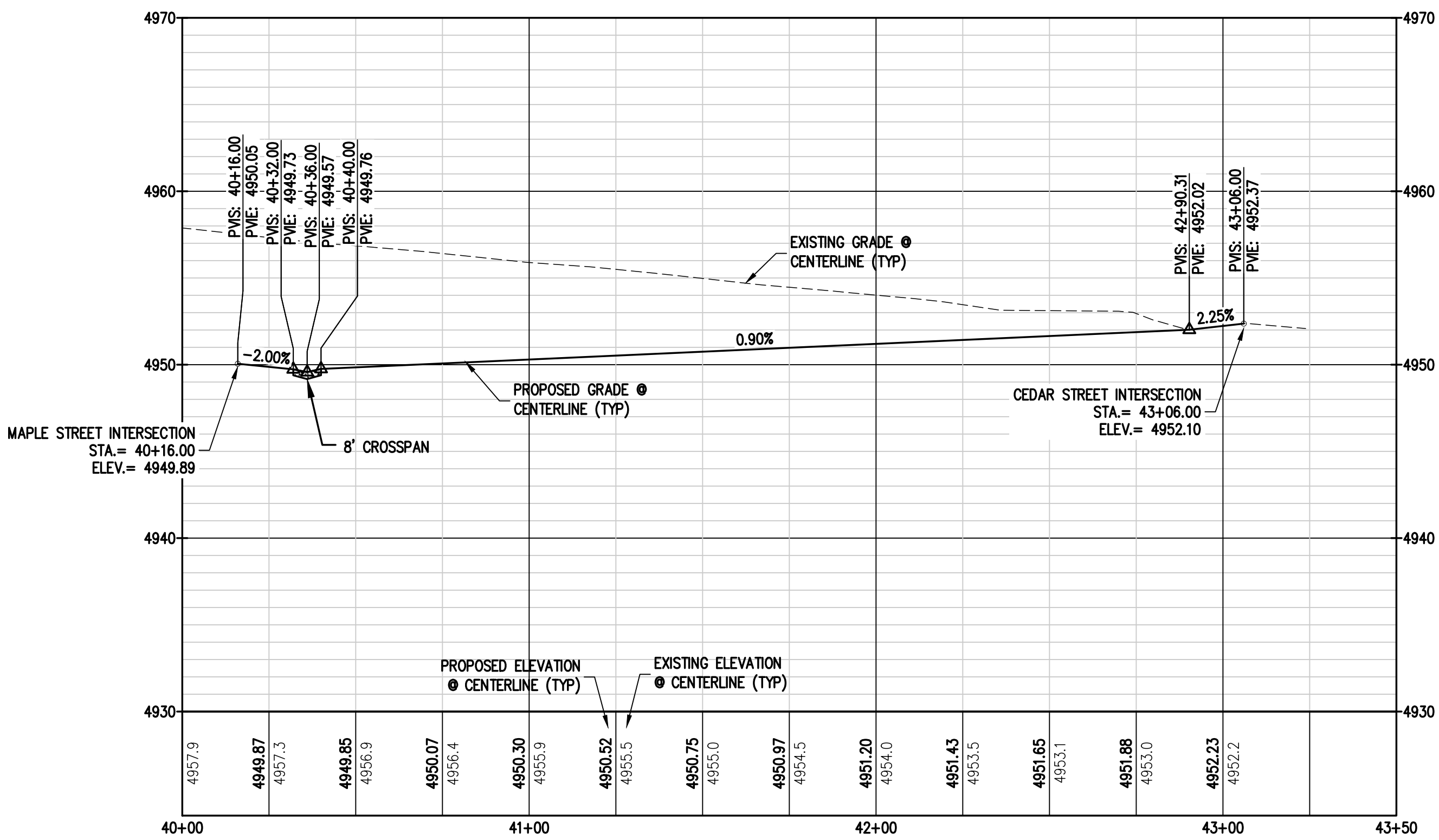
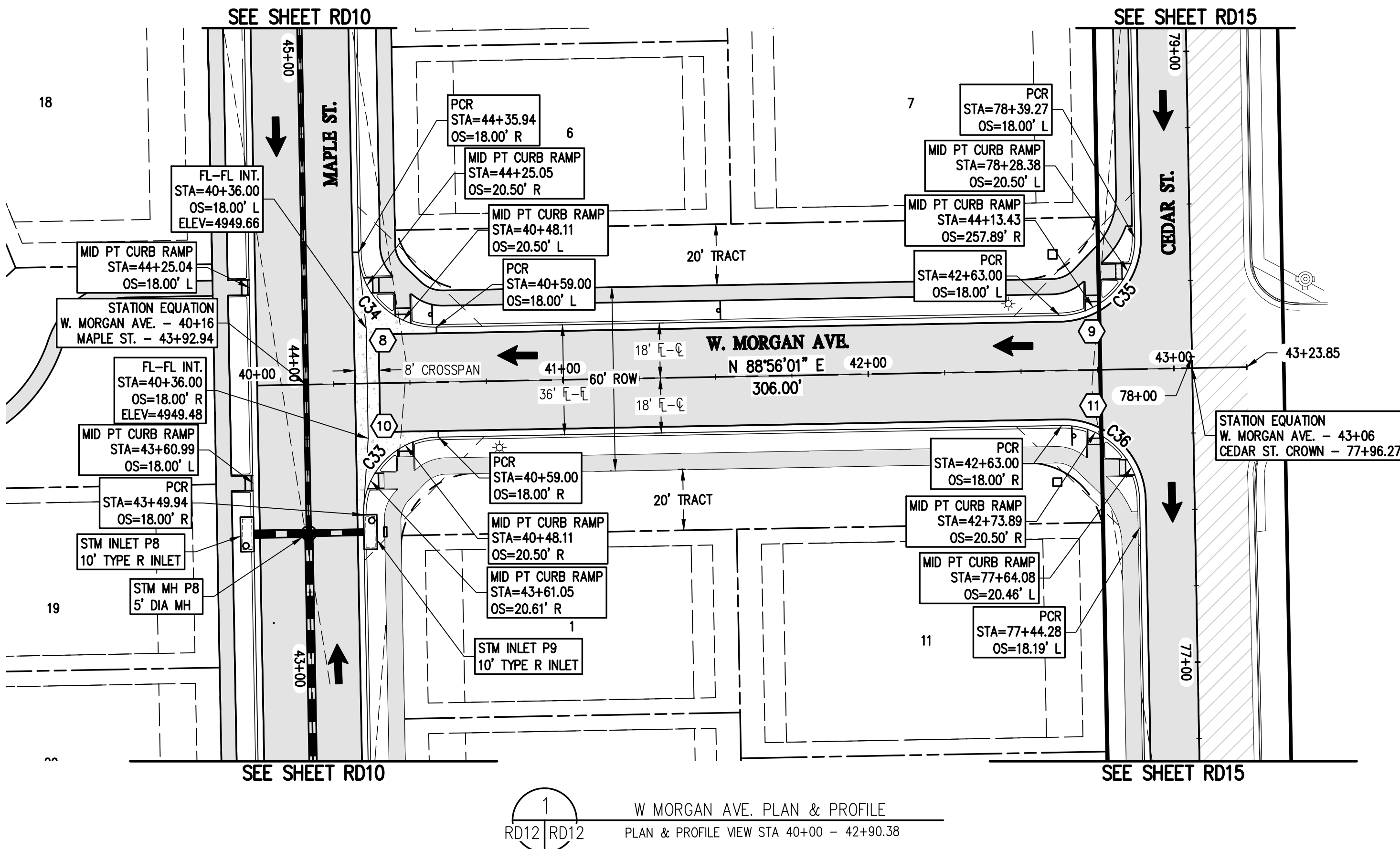
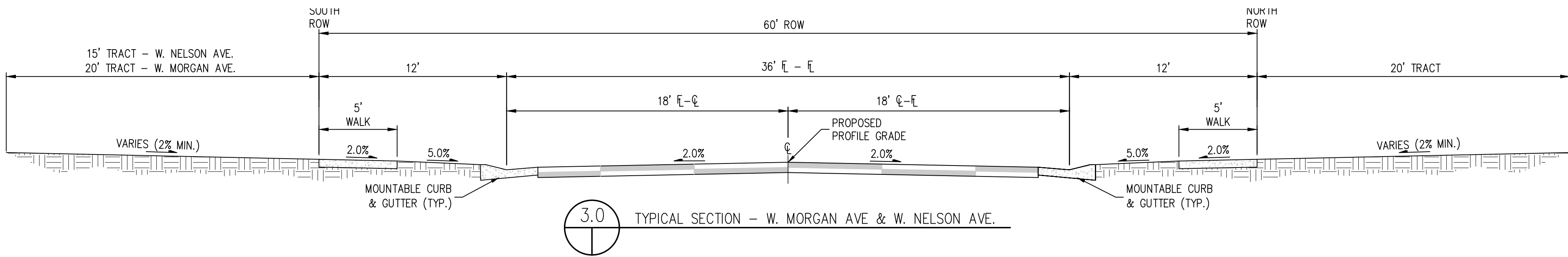
490 W Nelson Ave PLAN & PRO

RD11

NDT



N:\co3490 - Summerfield - Keenesburg\Drawings\Roadway Plan & Profiles\3490 W MORGAN Ave PLAN & PROFILE.dwg, 12/15/2021 5:46:10 PM, Jake Jackson



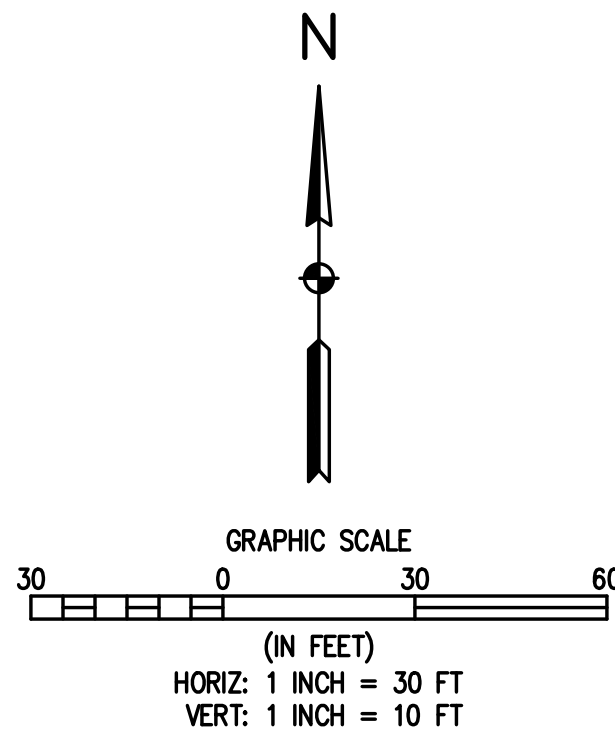
#### LEGEND

| EXISTING LINETYPES | PROPOSED LINETYPES |                               |
|--------------------|--------------------|-------------------------------|
| ---                | ---                | PROPERTY BOUNDARY             |
| ---                | ---                | RIGHT-OF-WAY                  |
| ---                | ---                | LOT LINE                      |
| ---                | ---                | EASEMENT                      |
| ---                | ---                | BUILDING SETBACK              |
| ---                | ---                | CURB AND GUTTER (SPILL/CATCH) |
| ---                | ---                | STORM SEWER                   |
| ST                 | ST                 |                               |
| EXISTING SYMBOLS   | PROPOSED SYMBOLS   |                               |
| ⊕                  | ⊕                  | TYPE 'R' INLET                |
| ⊕                  | ⊕                  | STORM DRAIN MANHOLE           |
| ⊕                  | ⊕                  | LIGHT POLE                    |
| →                  | →                  | FLOW ARROW                    |

#### NOTES:

1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
2. REFER TO SHEETS ST01 - ST05 FOR STORM DESIGN PLAN AND PROFILES.
3. ⊕ = REFER TO SHEETS CR01 - CR03 FOR CURB RETURN PROFILES.
4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

| CURVE TABLE |        |        |           |               |                |
|-------------|--------|--------|-----------|---------------|----------------|
| CURVE #     | LENGTH | RADIUS | DELTA     | CHORD BEARING | CHORD DISTANCE |
| C33         | 39.27' | 25.00' | 90°00'00" | N 43°56'01" E | 35.36'         |
| C34         | 39.27' | 25.00' | 90°00'00" | S 46°03'59" E | 35.36'         |
| C35         | 39.27' | 25.00' | 90°00'00" | N 43°56'01" E | 35.36'         |
| C36         | 39.27' | 25.00' | 90°00'00" | S 46°03'59" E | 35.36'         |



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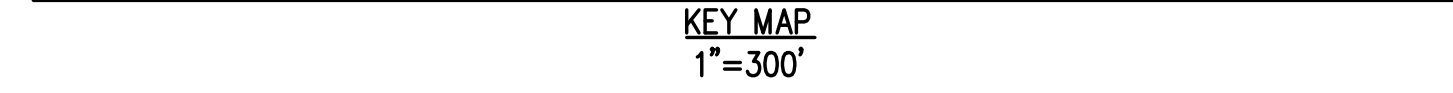
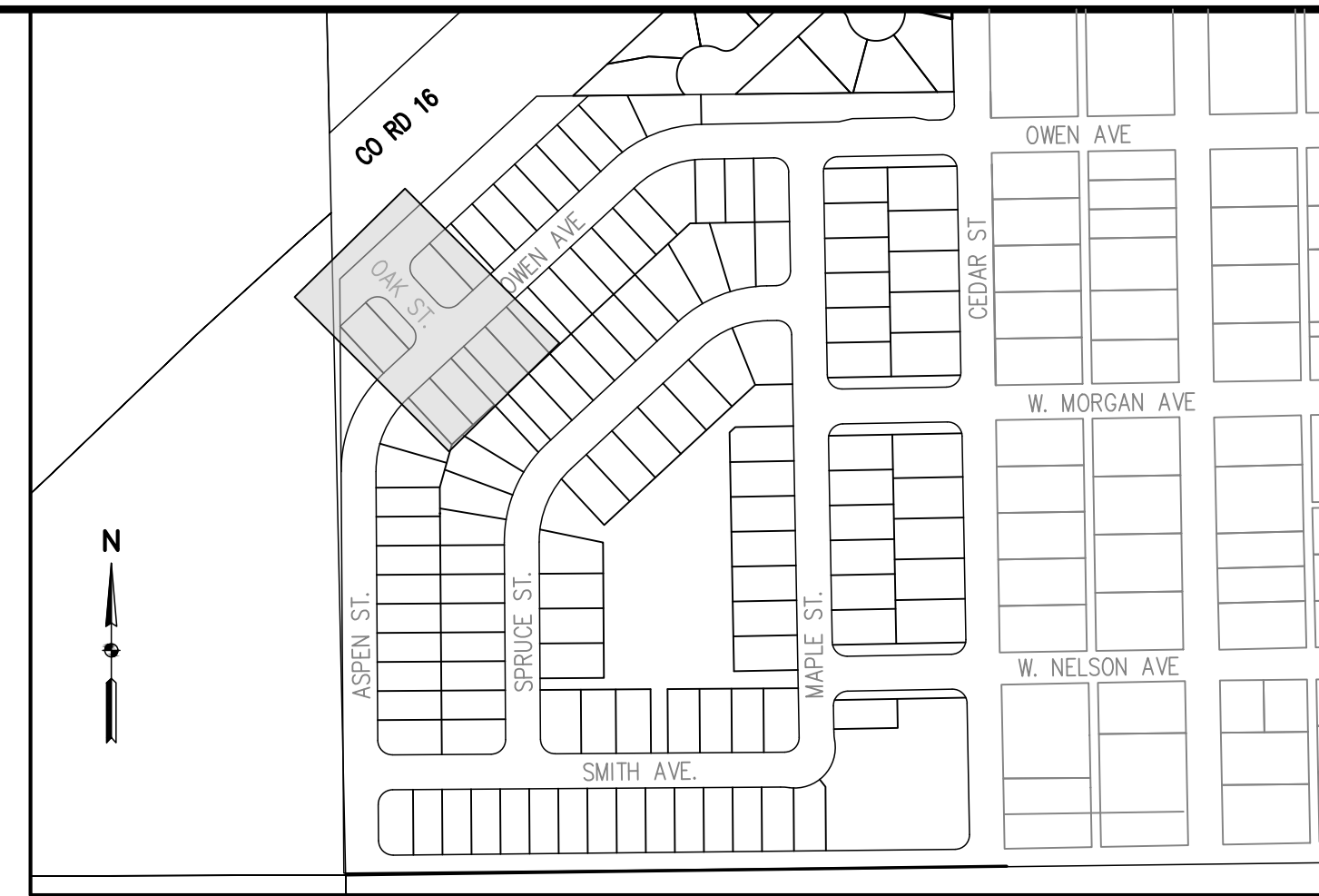
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|-------------|-----|----------------|------------|
| DESIGNED BY | SPC | DATE           | 09/22/2021 |
| DRAWN BY    | JRJ | TOWN COMMENTS  | 11/05/2021 |
| CHECKED BY  | MLL | SITE REVISIONS | 12/15/2021 |














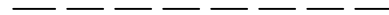
**MSP INVESTMENT CO., LLP.**  
TOWN OF KEENESBURG  
VISTA WEST SUBDIVISION  
W MORGAN AVE. PLAN & PROFILE

PREPARED UNDER THE DIRECT SUPERVISION OF  
**PRELIMINARY NOT FOR CONSTRUCTION**


|                      |                                      |
|----------------------|--------------------------------------|
| FOR AND ON BEHALF OF | BASELINE CORPORATION                 |
| INITIAL SUBMITTAL    | 06/30/2021                           |
| DRAWING SIZE         | 24" x 36"                            |
| SURVEY FIRM          | SURVEY DATE                          |
| 10/02/2020           |                                      |
| JOB NO.              | C03490                               |
| DRAWING NAME         | 3490 W MORGAN Ave PLAN & PROFILE.dwg |
| SHEET                | 27 OF 64                             |
| RD12                 |                                      |





| EXISTING LINETYPES  | PROPOSED LINETYPES  |                               |
|---|---|-------------------------------|
|  |  | PROPERTY BOUNDARY             |
|  |  | RIGHT-OF-WAY                  |
|  |  | LOT LINE                      |
|  |  | EASEMENT                      |
|  |  | BUILDING SETBACK              |
|  |  | CURB AND GUTTER (SPILL/CATCH) |
|  |  | STORM SEWER                   |

**NOTES:**

1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
2. REFER TO SHEETS ST01 – ST05 FOR STORM DESIGN PLAN AND PROFILES.
3.  REFER TO SHEETS CR01 – CR03 FOR CURB RETURN PROFILES.
4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.



|                    |                 |                   |
|--------------------|-----------------|-------------------|
| DESIGNED BY<br>SPC | DRAWN BY<br>JRJ | CHECKED BY<br>MLL |
|--------------------|-----------------|-------------------|

WELD COUNTY

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SUPERVISION OF

FOR AND ON BEHALF OF  
BASELINE CORPORATION

INITIAL SUBMITTAL 06/30/2021

|              |             |
|--------------|-------------|
| DRAWING SIZE | 24" X 36"   |
| SURVEY FIRM  | SURVEY DATE |

|             |             |
|-------------|-------------|
| SURVEY FIRM | SURVEY DATE |
| SURVEY FIRM | 10/02/2020  |

DB NO. C03490

AK ST PLAN & PROFILE.dwg

SHEET 28 OF 64

RD1.3









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## EXISTING LINETYPES

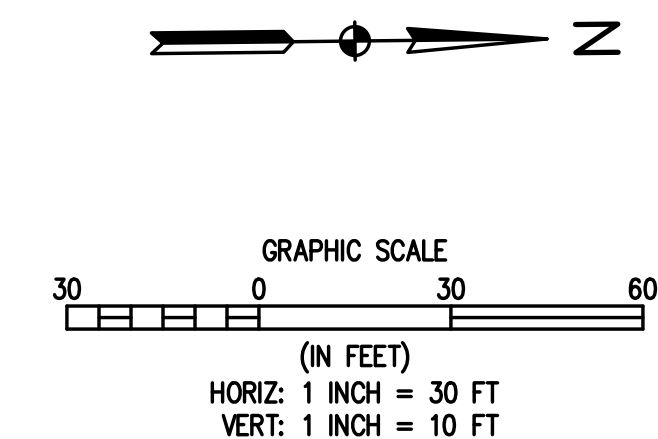
| EXISTING LINETYPES | PROPOSED LINETYPES |                               |
|--------------------|--------------------|-------------------------------|
|                    |                    | PROPERTY BOUNDARY             |
|                    |                    | RIGHT-OF-WAY                  |
|                    |                    | LOT LINE                      |
|                    |                    | EASEMENT                      |
|                    |                    | BUILDING SETBACK              |
|                    |                    | CURB AND GUTTER (SPILL/CATCH) |
|                    |                    | STORM SEWER                   |
|                    |                    | EDGE OF ASPHALT               |
|                    |                    | ROAD CENTERLINE               |

| EXISTING SYMBOLS  | PROPOSED SYMBOLS  |                     |
|---|---|---------------------|
|  |  | TYPE 'R' INLET      |
|  |  | STORM DRAIN MANHOLE |
|  |  | LIGHT POLE          |
|  |  | FLOW ARROW          |

**NOTES:**

1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
2. REFER TO SHEETS ST01 – ST05 FOR STORM DESIGN PLAN AND PROFILES.
3. # = REFER TO SHEETS CR01 – CR03 FOR CURB RETURN PROFILES.
4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

| CURVE TABLE |        |        |           |               |                |
|-------------|--------|--------|-----------|---------------|----------------|
| CURVE #     | LENGTH | RADIUS | DELTA     | CHORD BEARING | CHORD DISTANCE |
| C3          | 39.27' | 25.00' | 90°00'00" | N 43°56'01" E | 35.36'         |
| C7          | 39.27' | 25.00' | 90°00'00" | N 46°03'59" W | 35.36'         |



|                    |                 |                   |
|--------------------|-----------------|-------------------|
| DESIGNED BY<br>SPC | DRAWN BY<br>JRJ | CHECKED BY<br>MLL |
|--------------------|-----------------|-------------------|

| REVISION DESCRIPTION | PREPARED BY | DATE       |
|----------------------|-------------|------------|
| TOWN COMMENTS        | MLL         | 09/22/2021 |
| TOWN COMMENTS        | MLL         | 11/05/2021 |
| SITE REVISIONS       | MLL         | 12/15/2021 |

INVESTMENT CO., LLP.  
WELLS COUNTY  
CITY WEST SUBDIVISION  
CEDAR ST PLAN & PROFILE 1

**MSP 1**  
TOWN OF KEENESBURG  
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CONSTRUCTION

BASELINE CORPORATION

|                     |           |
|---------------------|-----------|
| <b>DRAWING SIZE</b> | 24" X 36" |
|---------------------|-----------|

|             |             |
|-------------|-------------|
| SURVEY FIRM | SURVEY DATE |
| SURVEY FIRM | 10/02/2020  |

|         |        |
|---------|--------|
| JOB NO. | C03490 |
|---------|--------|

**DRAWING NAME**  
3490 CEDAR ST PLAN & PROFILE

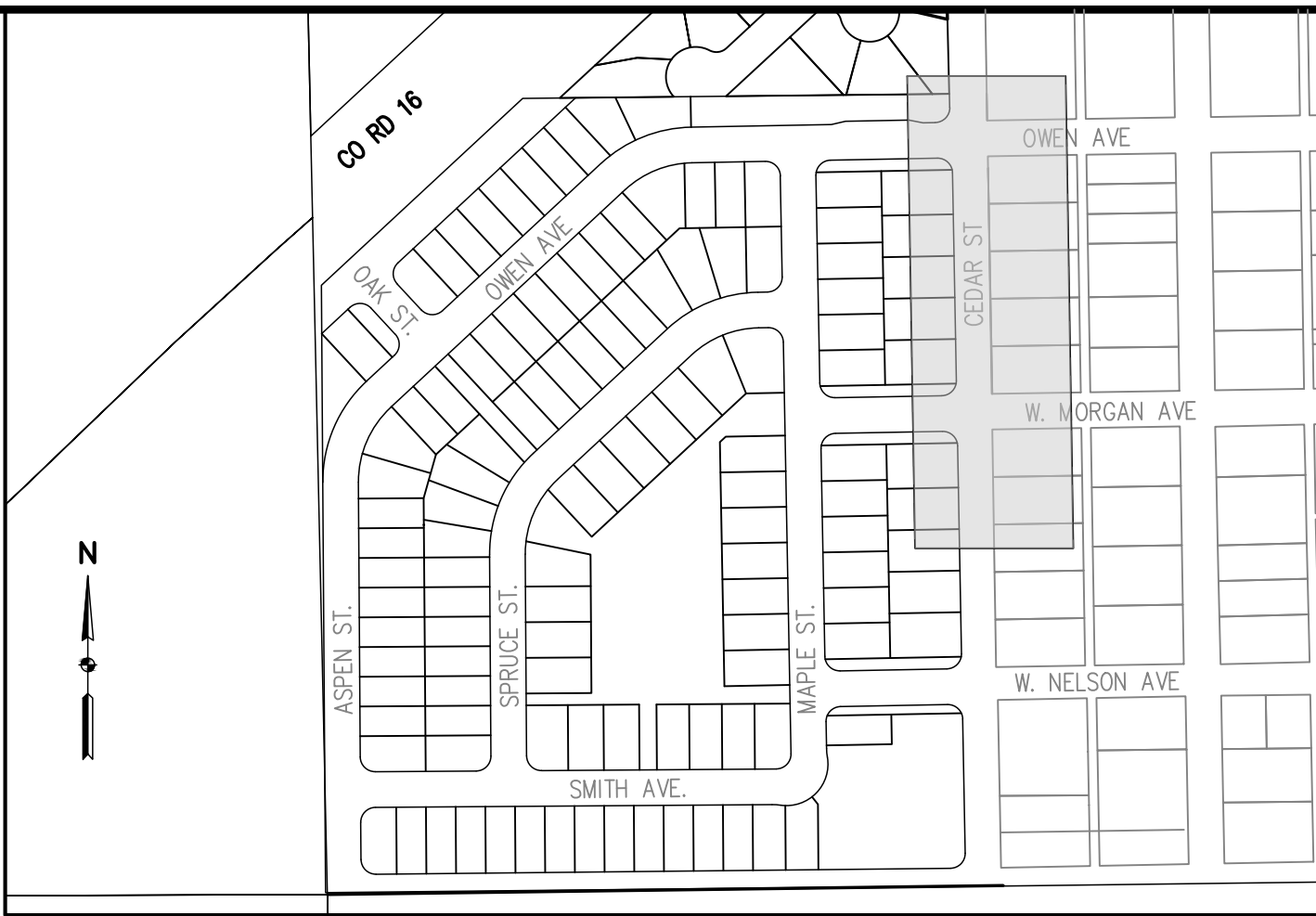
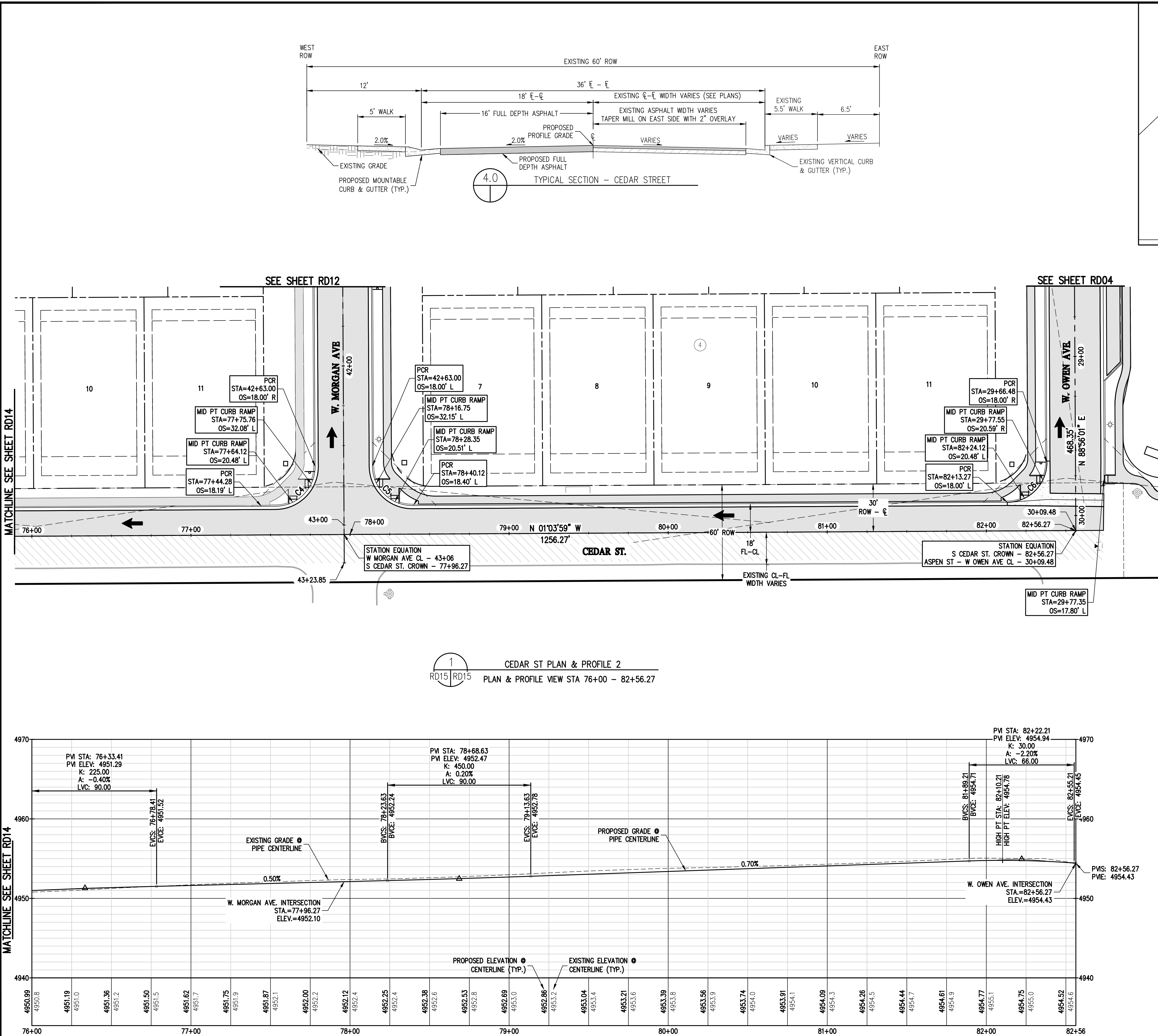
**SHEET 29 OF 64**

RD14

RDT+



N:\co3490 - Summerfield - Keenesburg\Drawings\Construction Plans\Roadway Plan & Profiles\3490 CEDAR ST PLAN & PROFILE.dwg, 12/15/2021 5:48:10 PM, Jake Jackson



### LEGEND

#### EXISTING LINETYPES

#### PROPOSED LINETYPES

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- EASEMENT
- BUILDING SETBACK
- CURB AND GUTTER (SPILL/CATCH)
- STORM SEWER
- EDGE OF ASPHALT
- ROAD CENTERLINE

#### EXISTING SYMBOLS

#### PROPOSED SYMBOLS

- TYPE 'R' INLET
- STORM DRAIN MANHOLE
- LIGHT POLE
- FLOW ARROW

### NOTES:

- ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
- REFER TO SHEETS ST01 - ST05 FOR STORM DESIGN PLAN AND PROFILES.
- # = REFER TO SHEETS CR01 - CR03 FOR CURB RETURN PROFILES.
- REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

### CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
|---------|--------|--------|-------|---------------|----------------|
|---------|--------|--------|-------|---------------|----------------|

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DESIGNED BY  
SPC

DRAWN BY  
JRJ

CHECKED BY  
MILL

DATE  
09/22/2021

PREPARED BY  
MILL

TOWN COMMENTS  
MILL

SITE REVISIONS  
MILL

REVISION DESCRIPTION

DATE

**MSP INVESTMENT CO., LLP.**

TOWN OF KEENESBURG

WELD COUNTY

VISTA WEST SUBDIVISION

CEDAR ST PLAN & PROFILE 2

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PRELIMINARY  
NOT FOR  
CONSTRUCTION

FOR AND ON BEHALF OF  
BUSINESS CORPORATION

INITIAL SUBMITTAL 06/30/2021

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE 10/02/2020

JOB NO. C03490

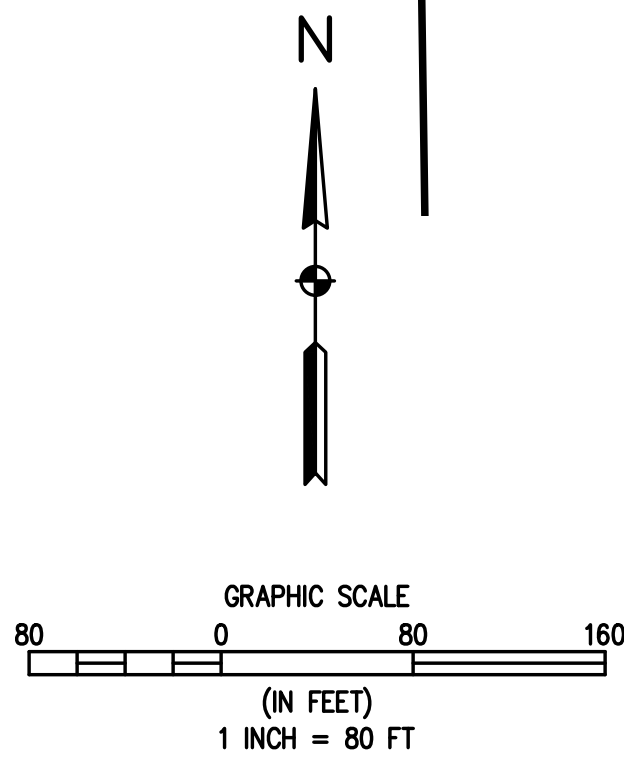
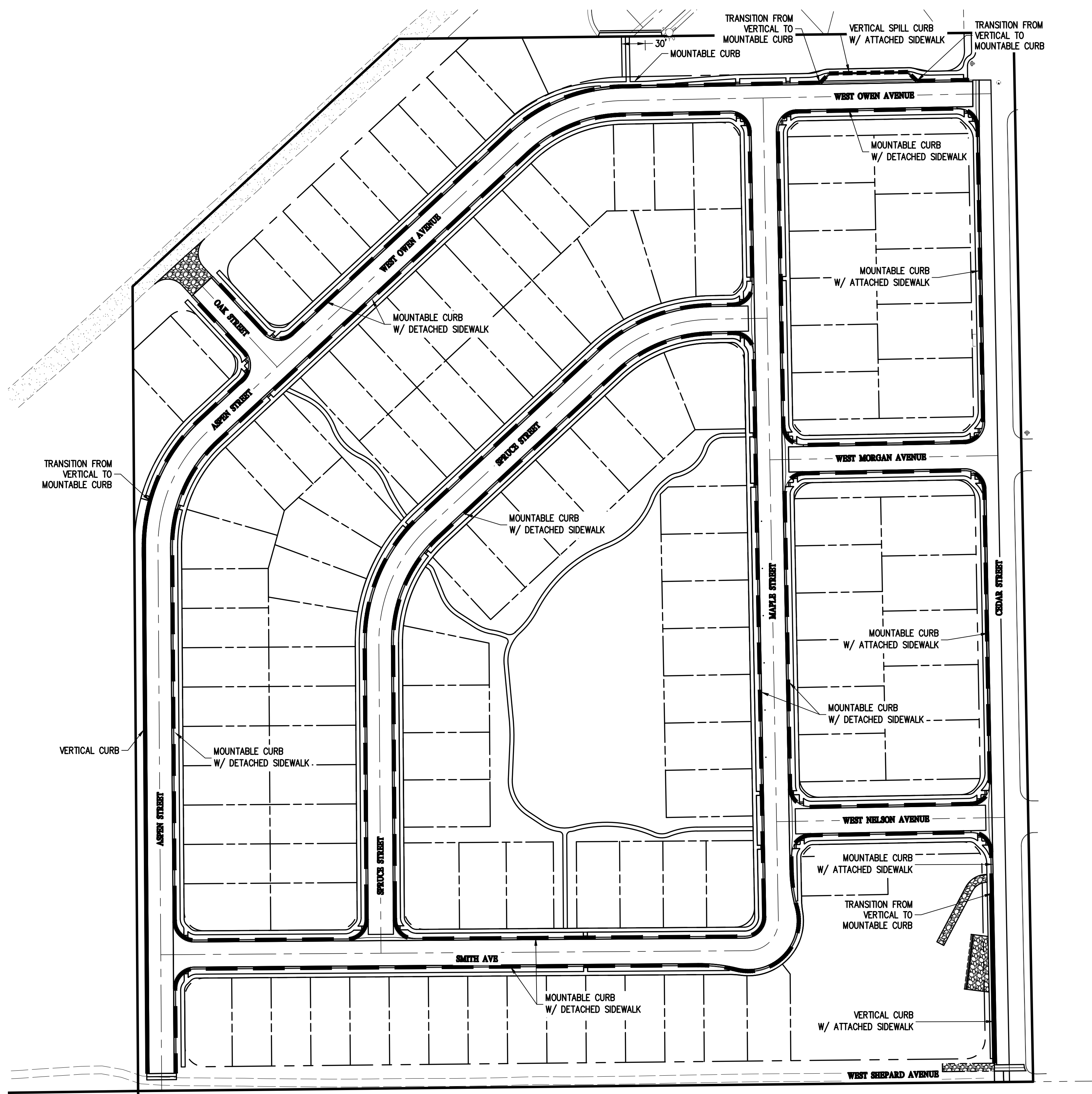
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SHEET 30 OF 64

RD15



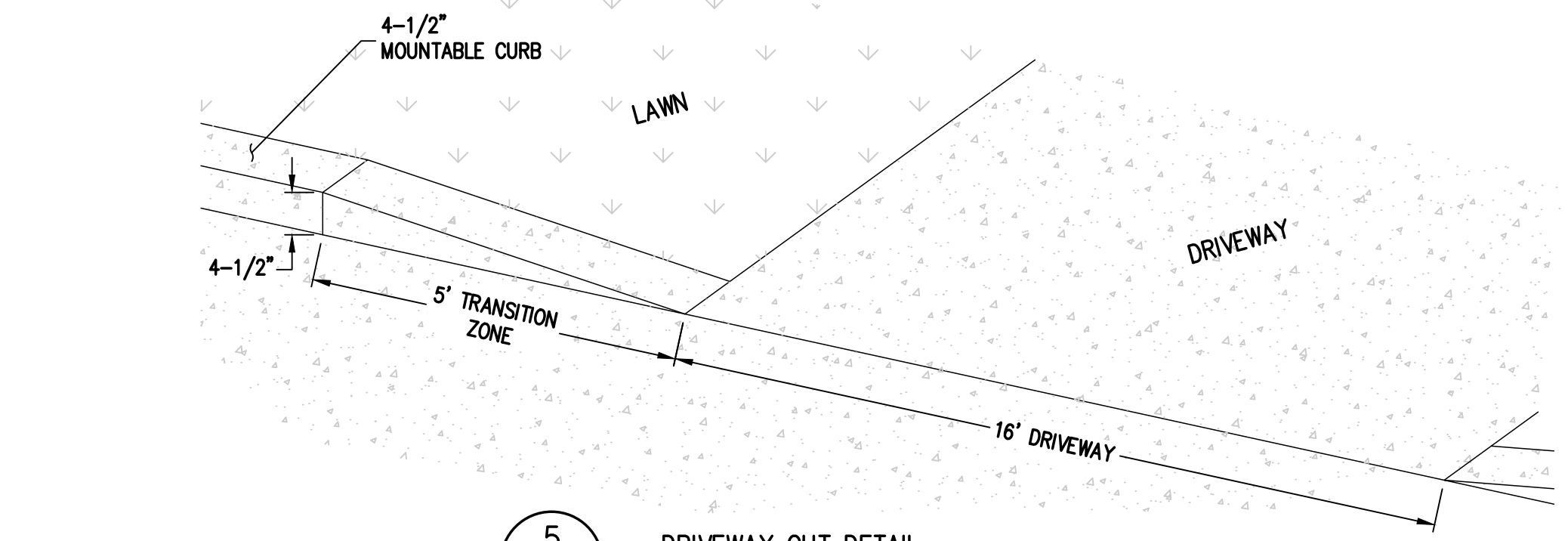
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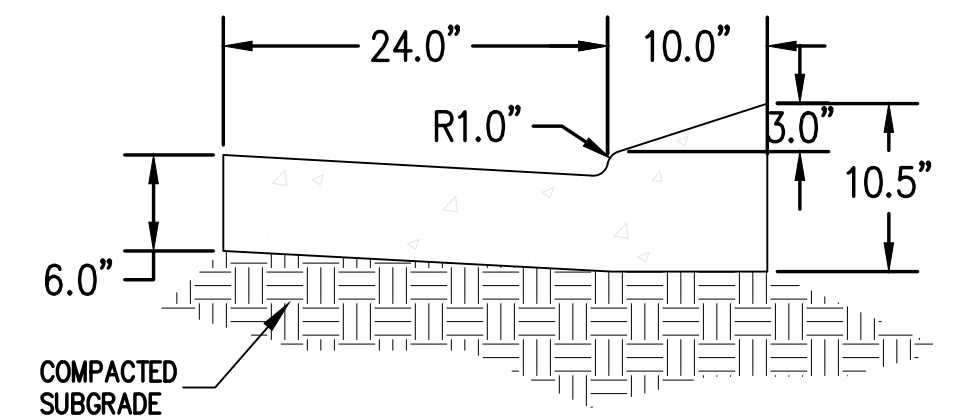
1 CURB AND GUTTER PLAN  
CG01 CG01

- NOTES:
1. REFER TO SHEETS RD01 - RD15 FOR ROADWAY PLAN AND PROFILES.
  2. REFER TO SHEET CD01 FOR CURB AND GUTTER DETAILS.
  3. REFER TO SHEETS GR01 - GR02 FOR DETAIL GRADING PLANS.

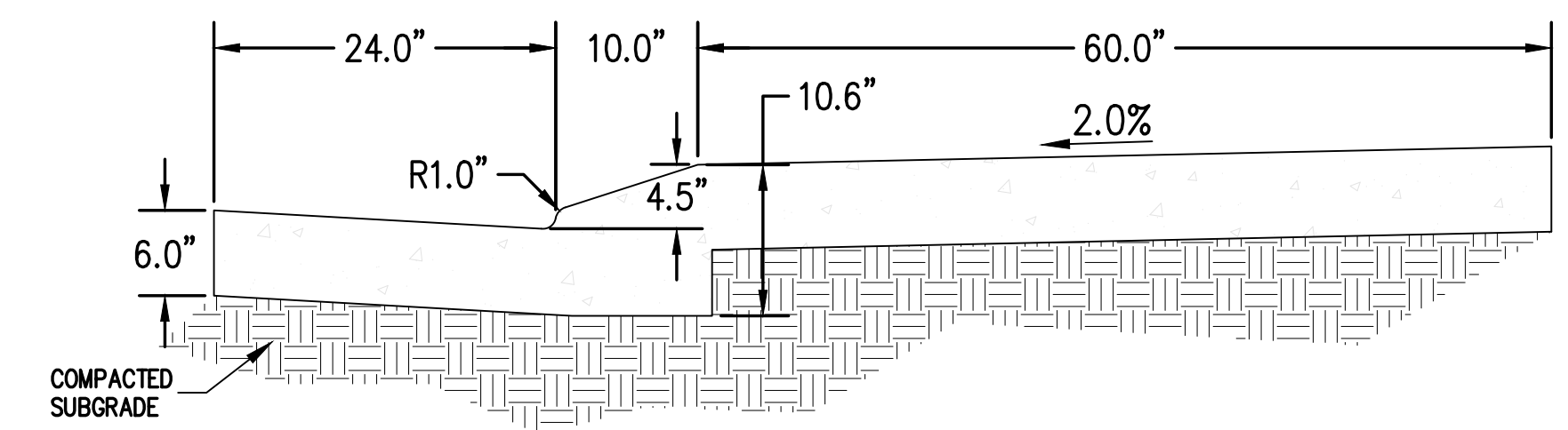
A CURB AND GUTTER PLAN  
CG01 CG01



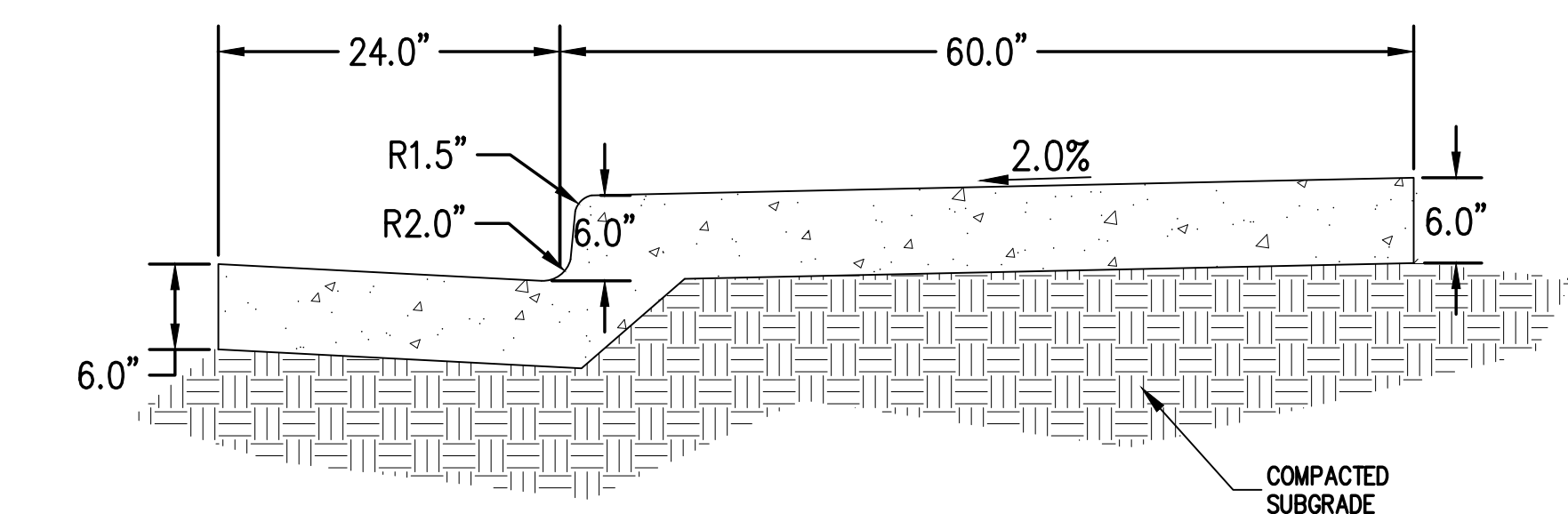
5 DRIVEWAY CUT DETAIL  
CG01 CG01



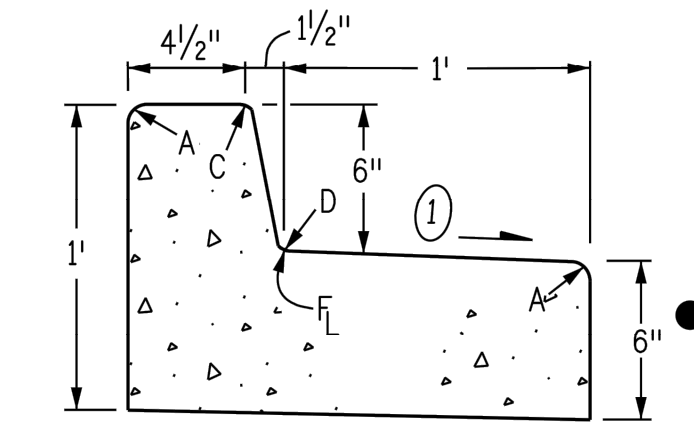
1 MOUNTABLE CURB SECTION  
CD01 CD01



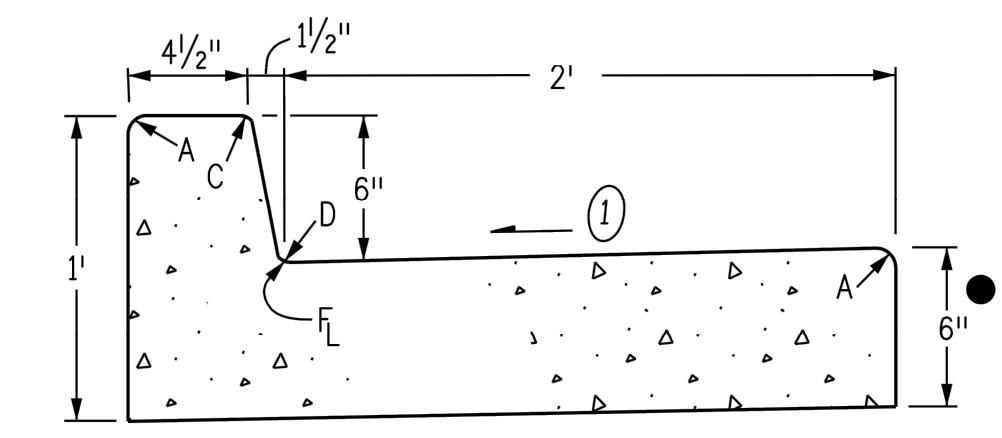
2 MOUNTABLE CURB SECTION WITH ATTACHED SIDEWALK  
CD01 CD01



3 VERTICAL CURB WITH ATTACHED SIDEWALK  
CD01 CD01



CURB AND GUTTER TYPE 2  
(SECTION IB)  
(6 IN. BARRIER - 1 FT. GUTTER)



CURB AND GUTTER TYPE 2  
(SECTION IIB)  
(6 IN. BARRIER - 2 FT. GUTTER)

4 VERTICAL CURB SECTION  
CD01 CD01



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DESIGNED BY: SPC  
PREPARED BY: MLL  
DATE: 09/22/2021  
TOWN COMMENTS: MLL  
TOWN REVISIONS: MLL  
SITE REVISIONS: MLL  
CHECKED BY: MLL

REVISION DESCRIPTION

MSP INVESTMENT CO., LLP.

TOWN OF KEENESBURG

WELD COUNTY

VISTA WEST SUBDIVISION

CURB AND GUTTER PLAN

FOR AND ON BEHALF OF  
BASELINE CORPORATION

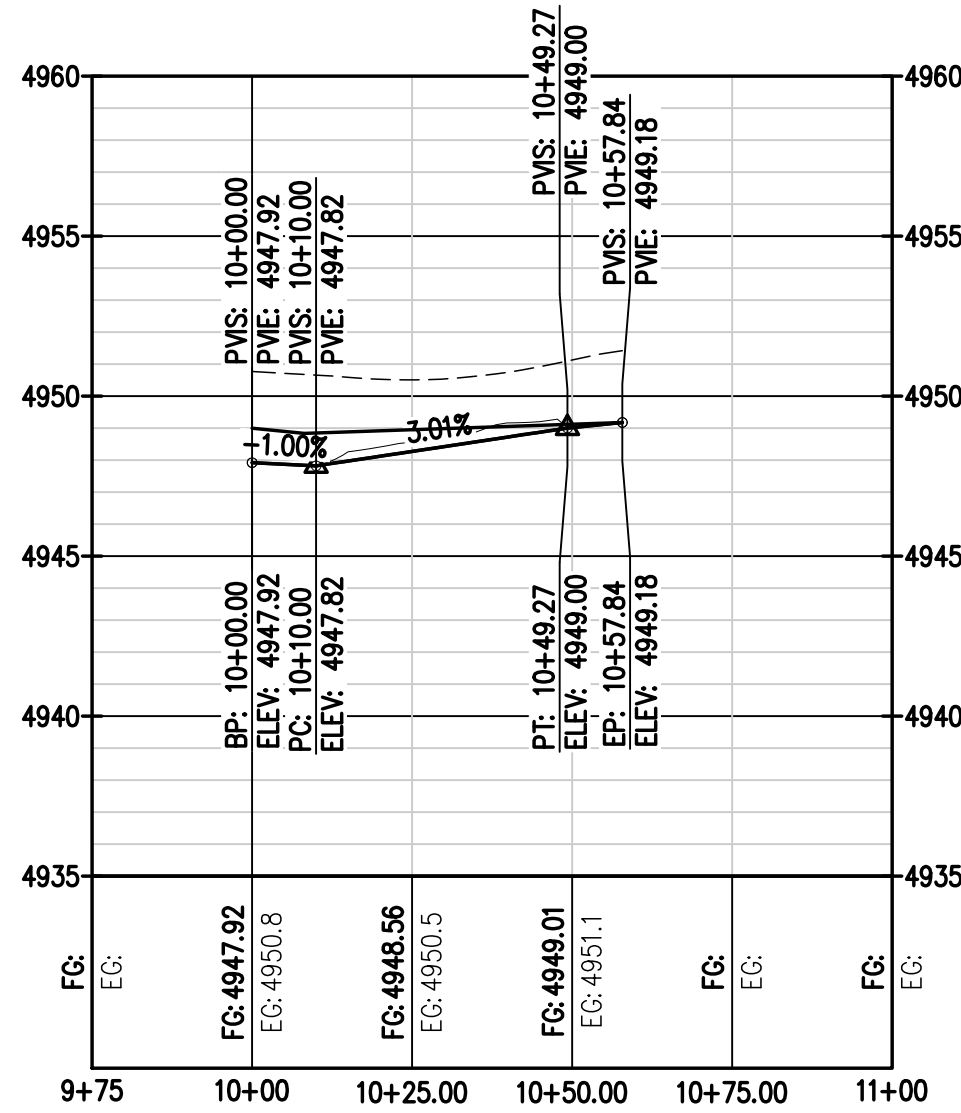
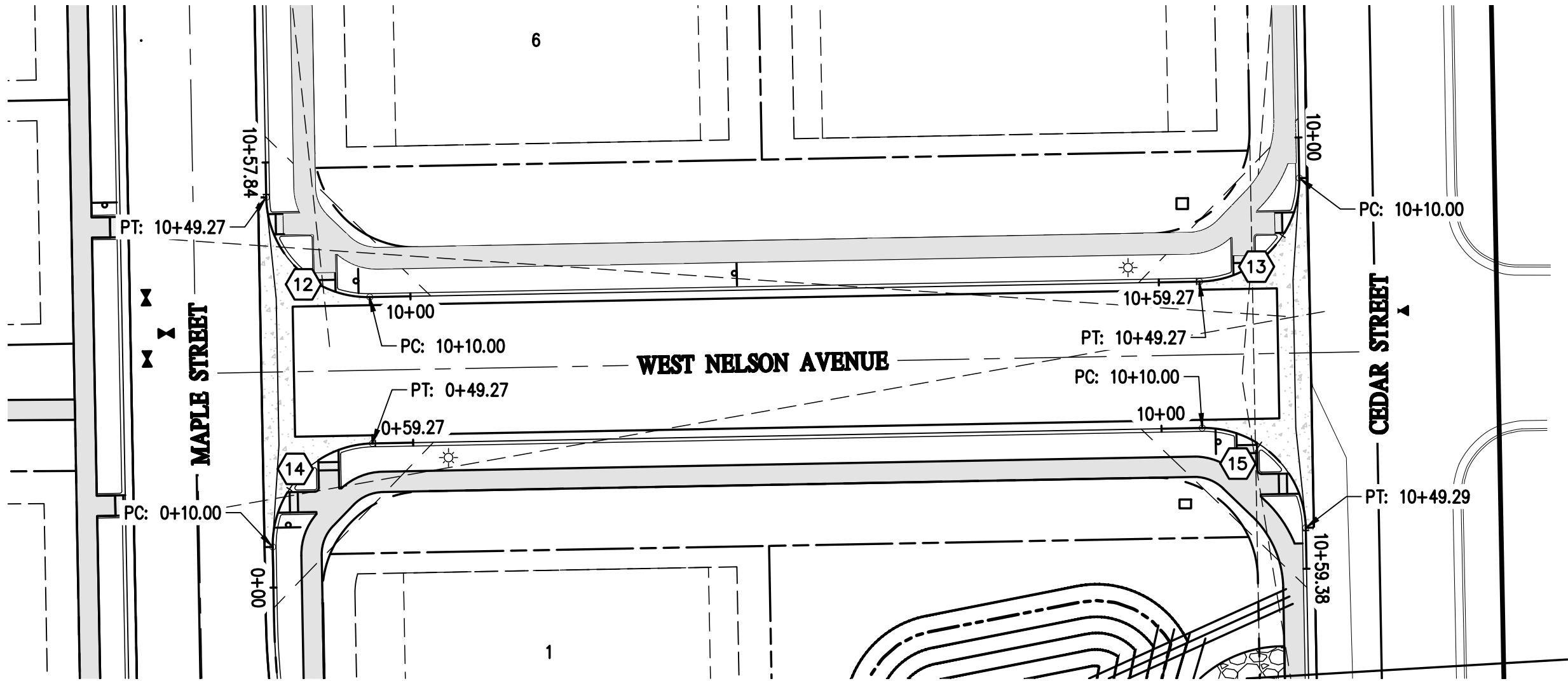
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SHEET 31 OF 64  
CG01

PRELIMINARY  
NOT FOR  
CONSTRUCTION

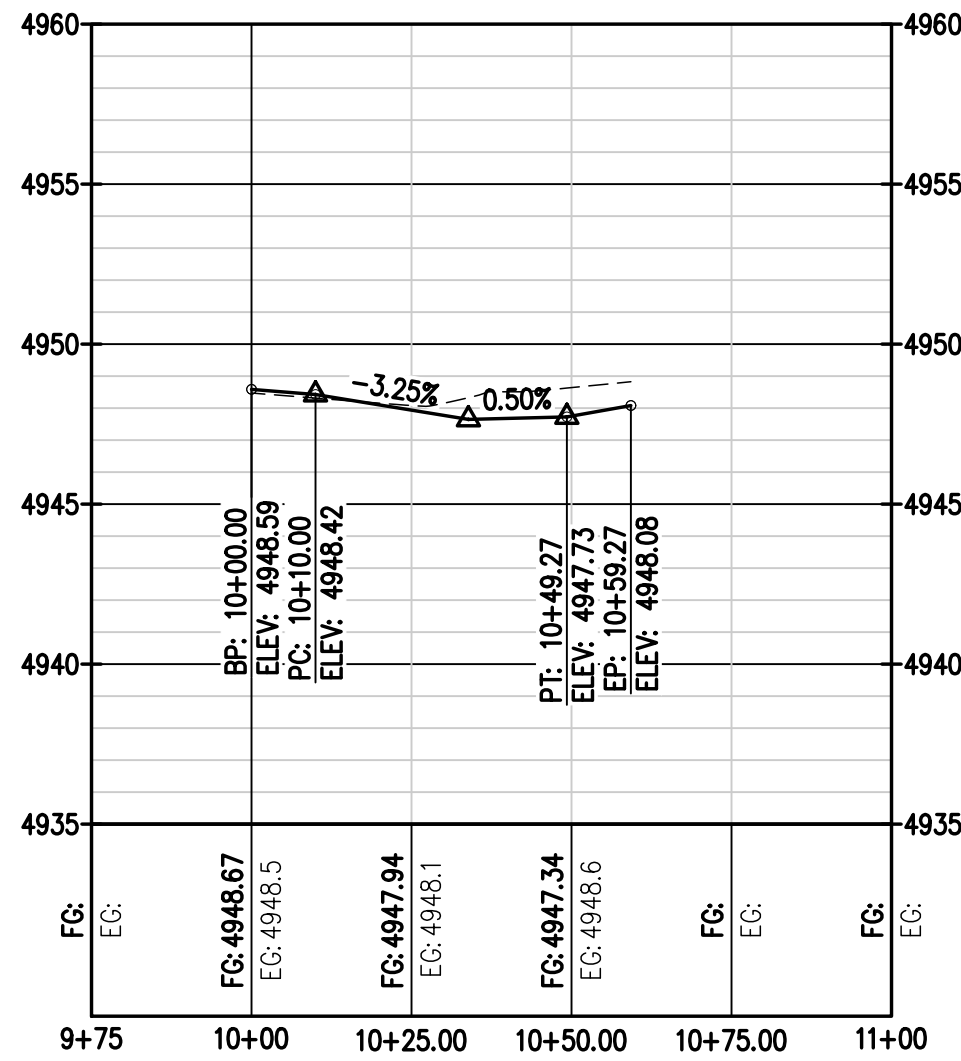




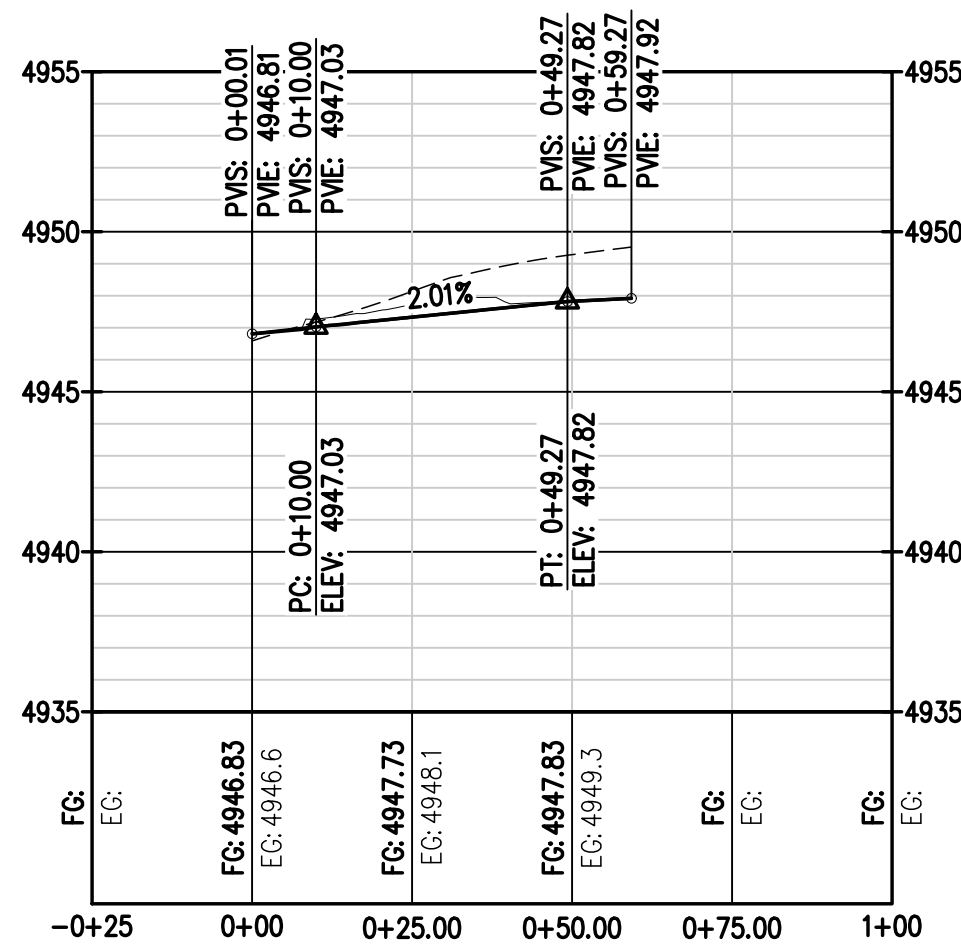




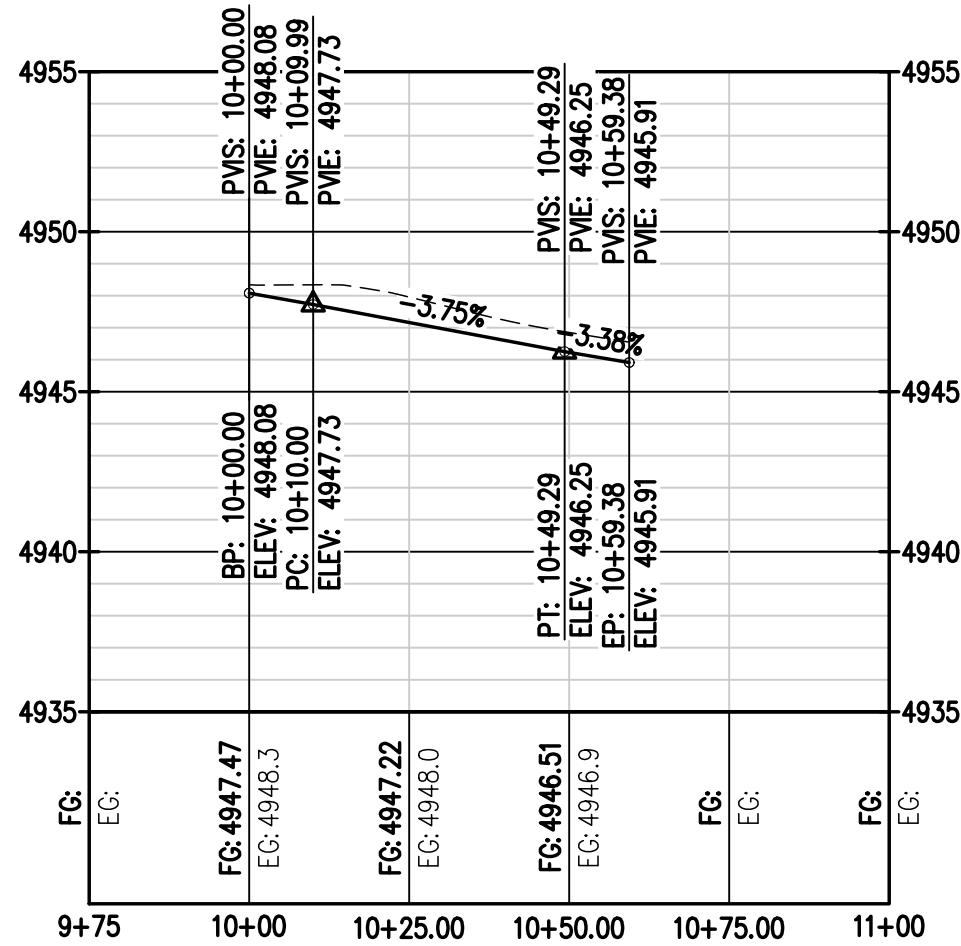
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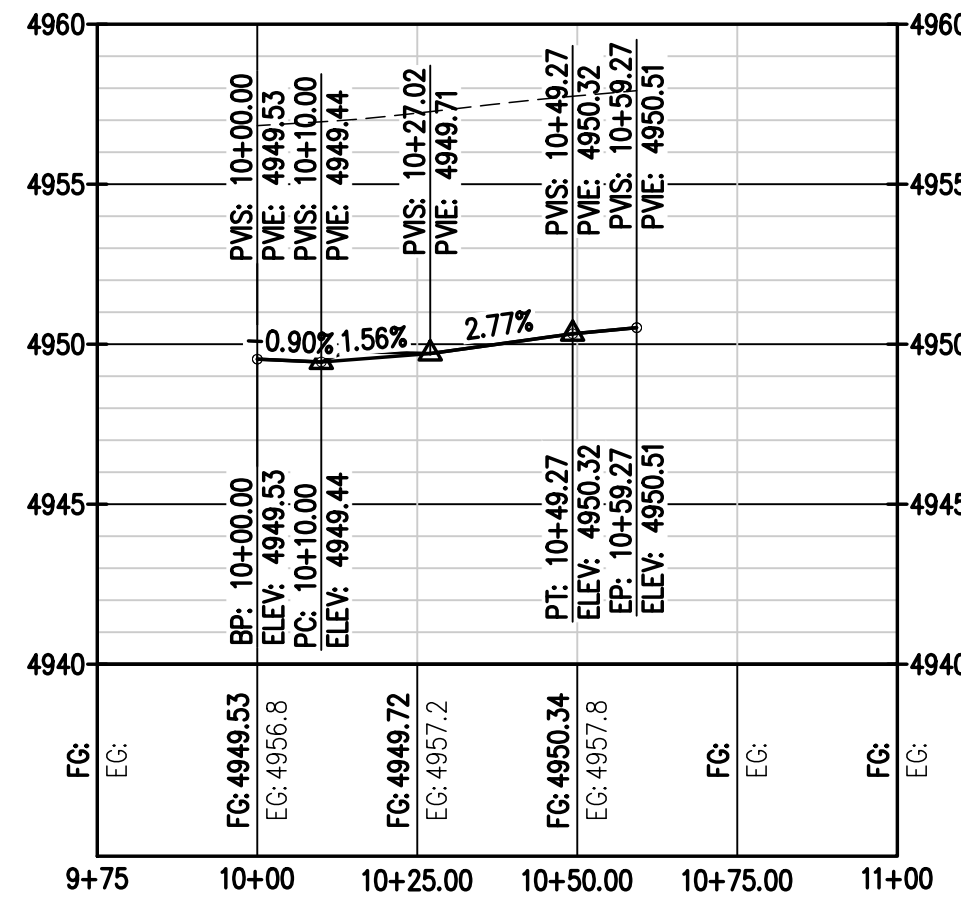
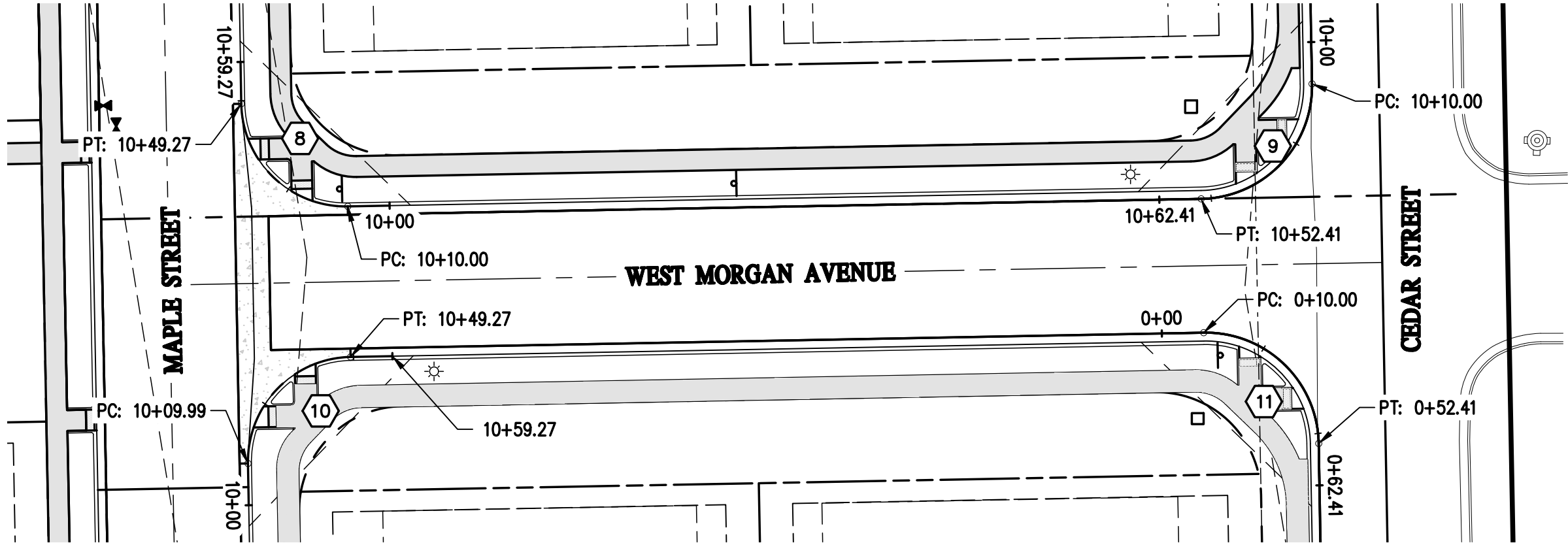
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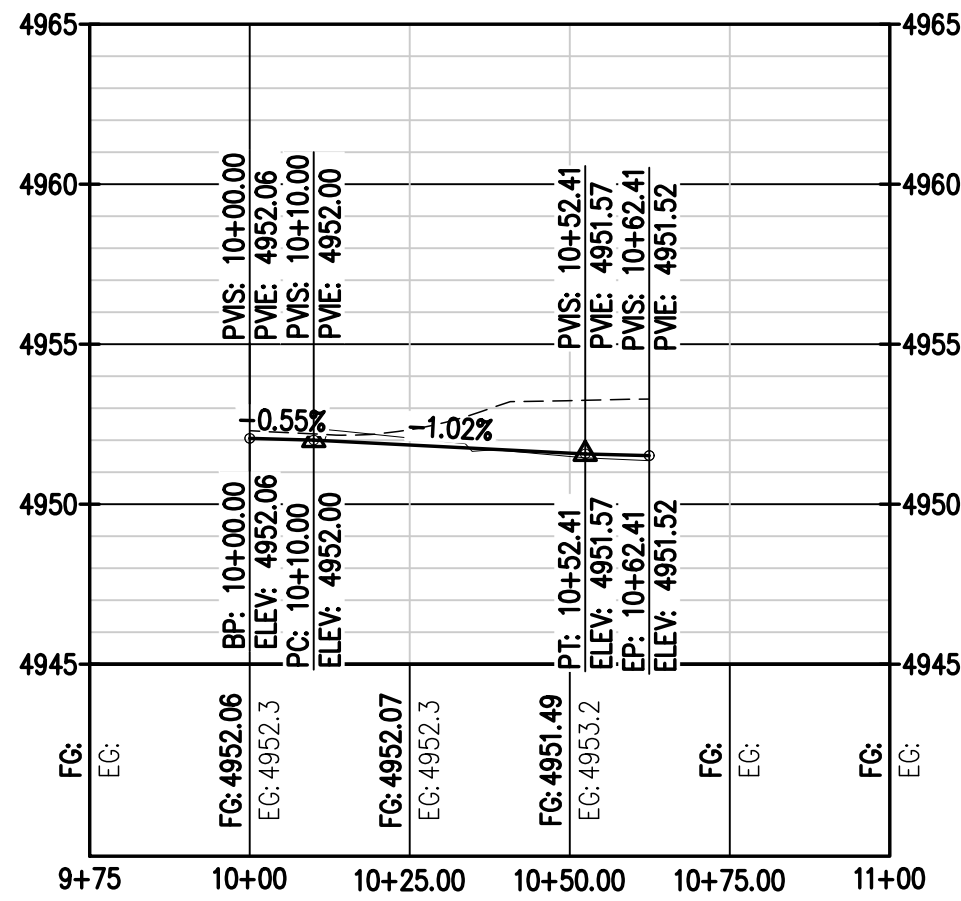
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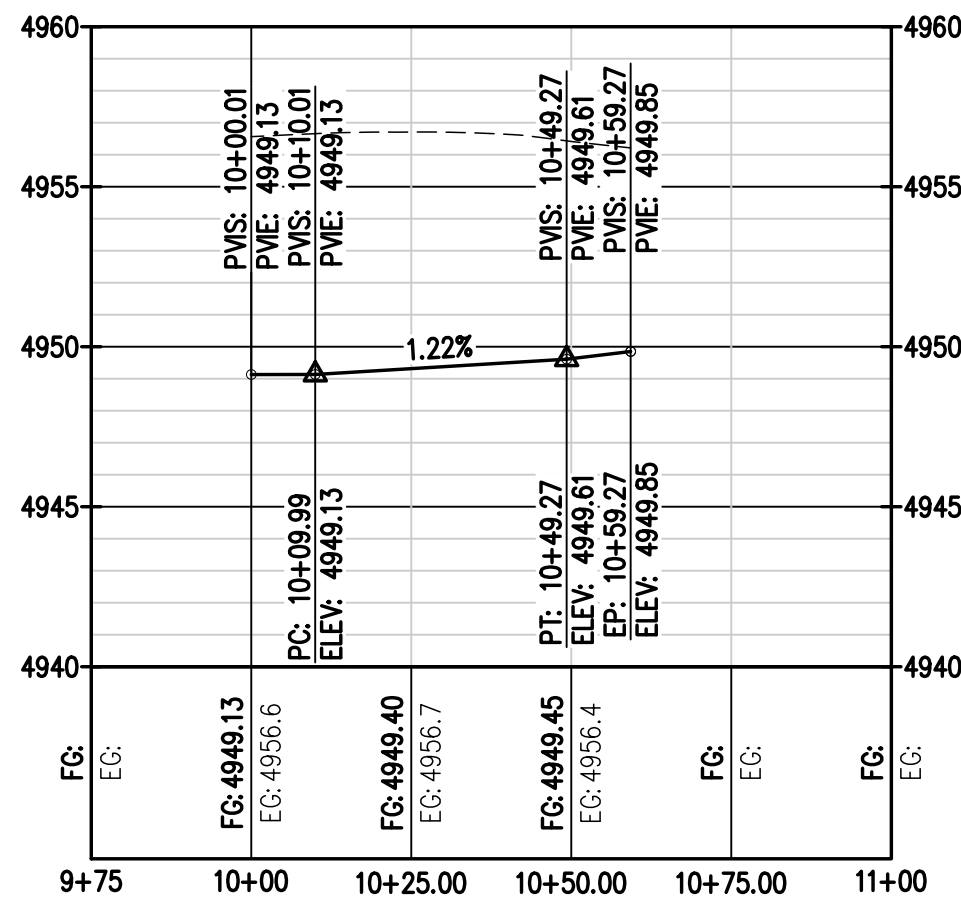
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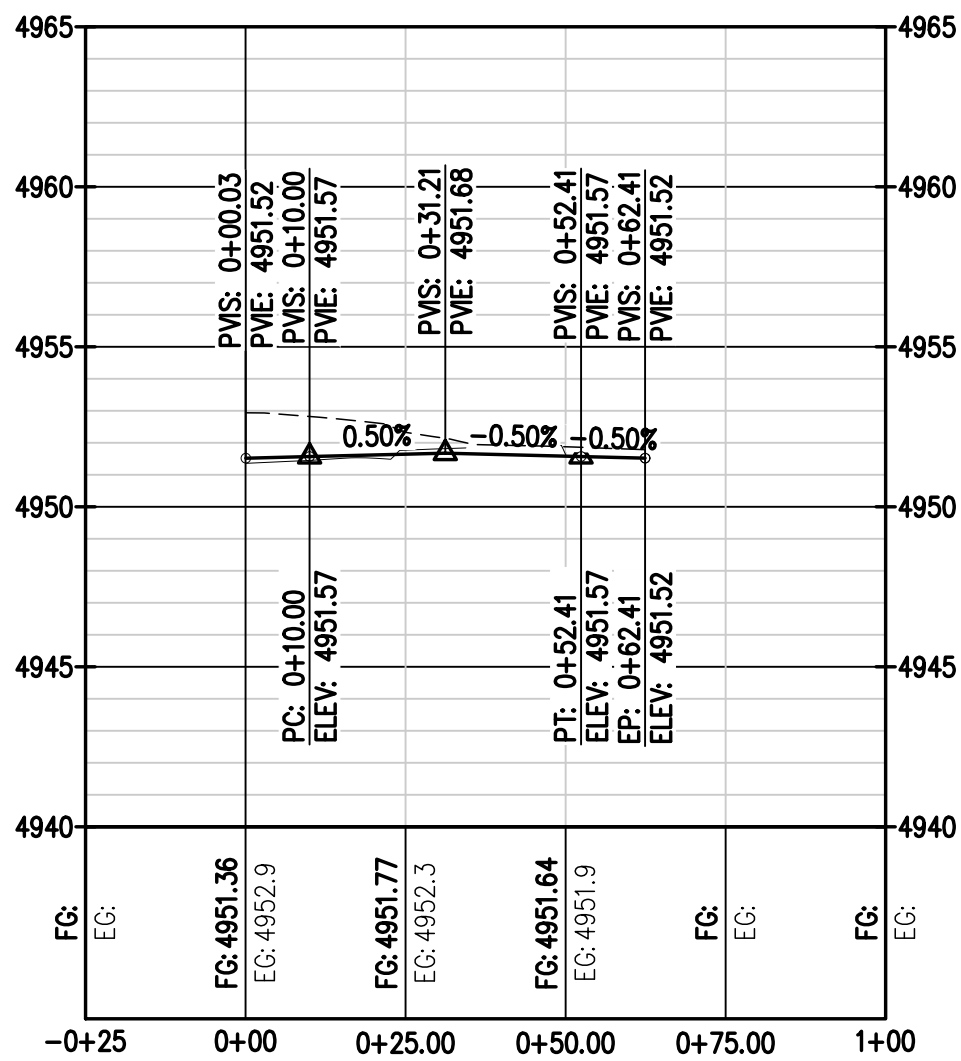
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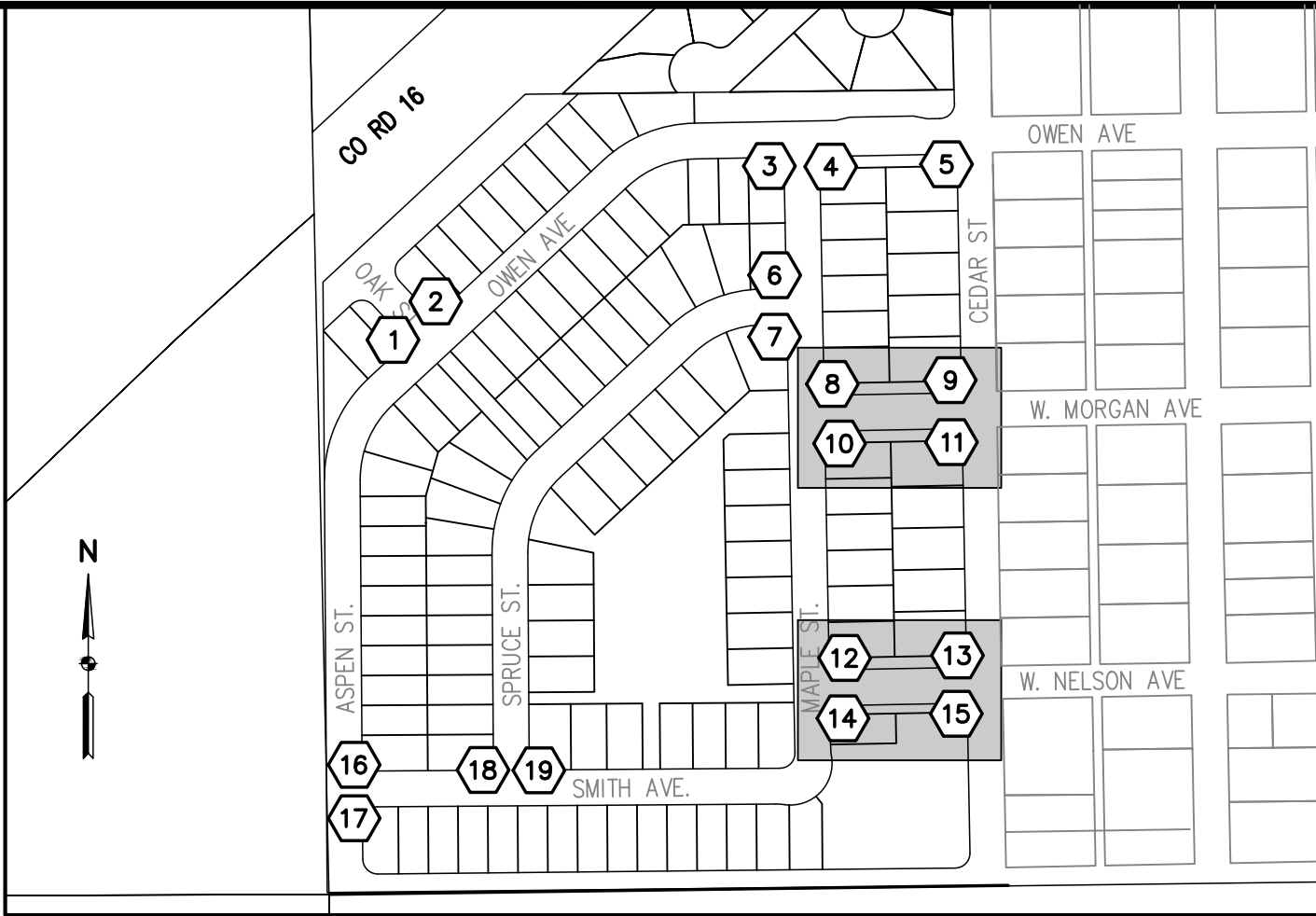
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10



11



KEY MAP  
1"=300'

DESIGNED BY

SPC

PREPARED BY

MLL

DATE

09/22/2021

TOWN COMMENTS

MLL

TOWN COMMENTS

MLL

TOWN COMMENTS

MLL

CHECKED BY

MLL

DATE

12/15/2021

REVISION DESCRIPTION

TOWN COMMENTS

REVISION DESCRIPTION

TOWN COMMENTS

REVISION DESCRIPTION

TOWN COMMENTS

FOR AND ON BEHALF OF

BUSLINE CORPORATION

INITIAL SUBMITTAL

06/30/2021

DRAWING SIZE

24" X 36"

SURVEY FIRM

10/02/2020

JOB NO.

C03490

DRAWING NAME

3490\_CR.dwg

SHEET

33 OF 64

PRELIMINARY

NOT FOR

CONSTRUCTION

TOWN OF KEENESBURG

VISTA WEST SUBDIVISION

CURB RETURN PROFILE 2

MSP INVESTMENT CO., LLP.

WELD COUNTY

BASELINE

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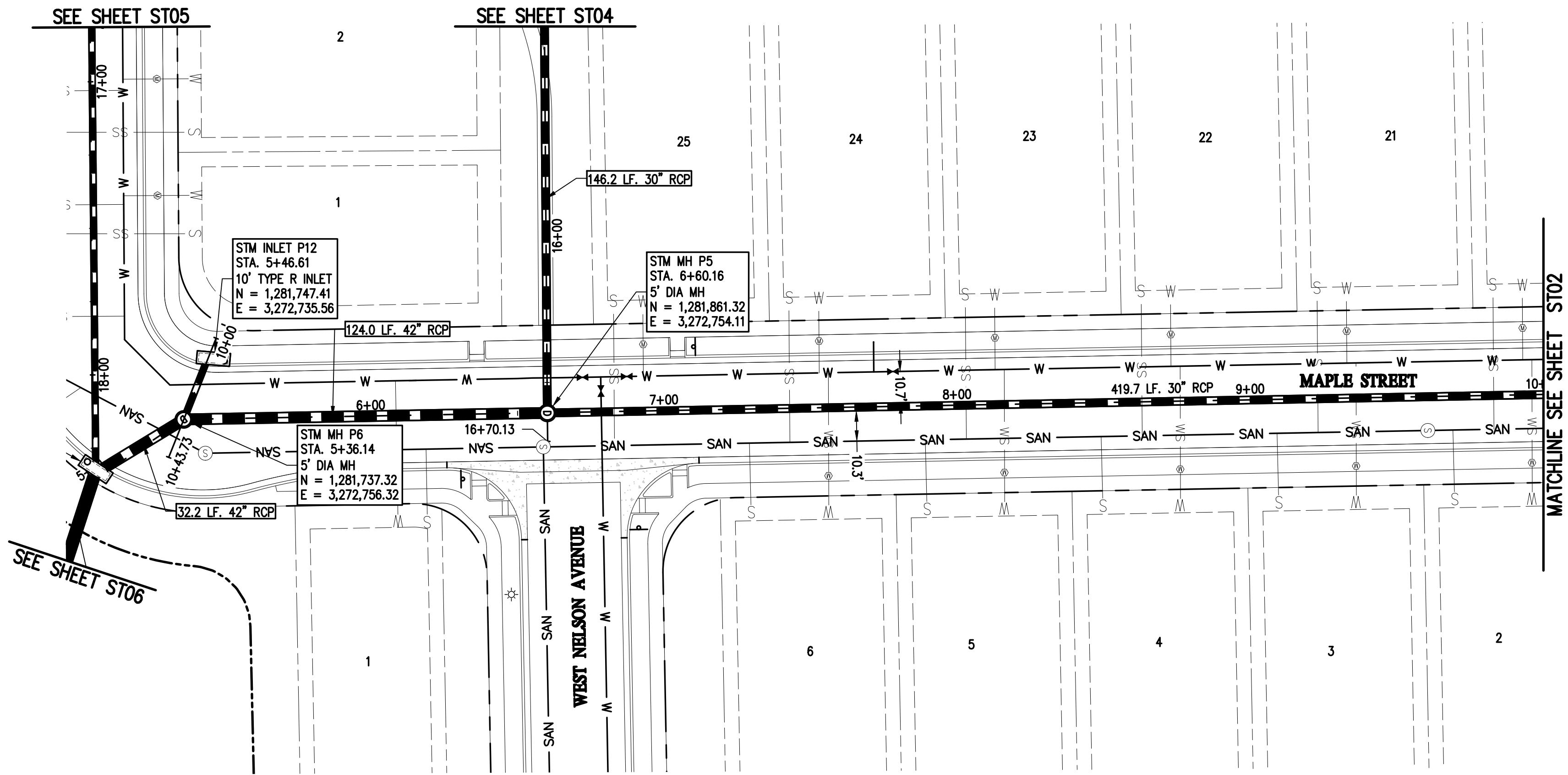
P: 303.940.9966 • F: 303.940.9969 • www.baselinecorp.com



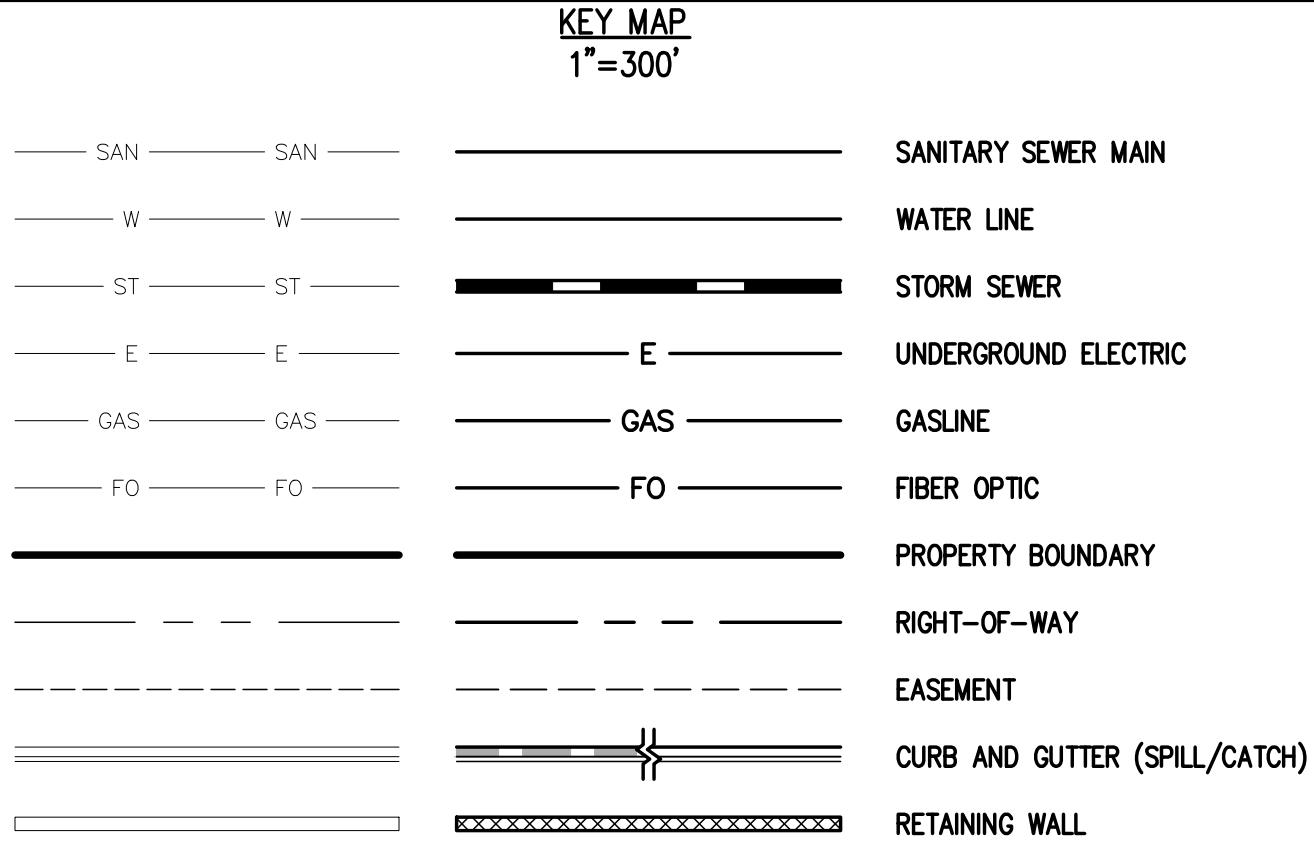
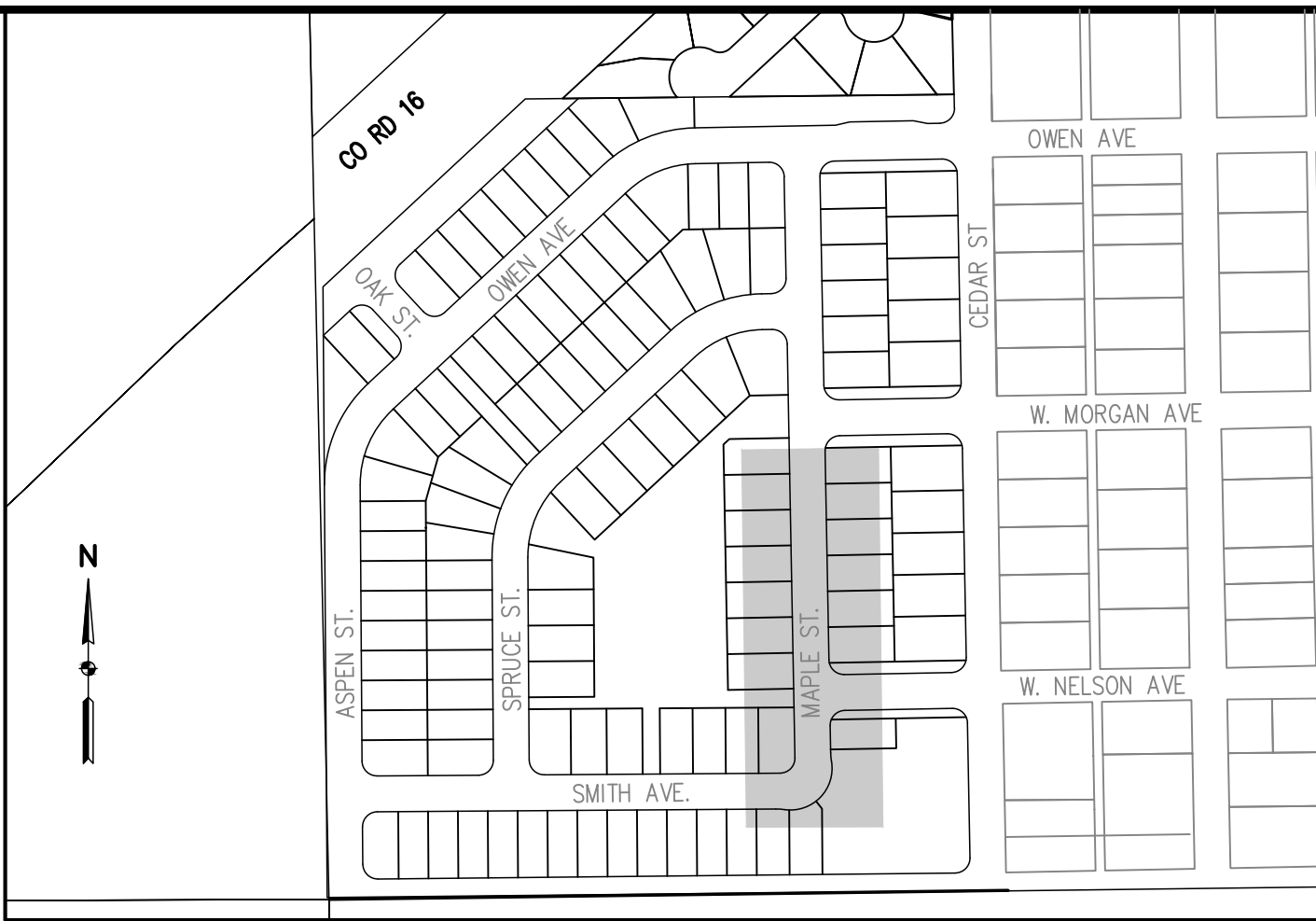




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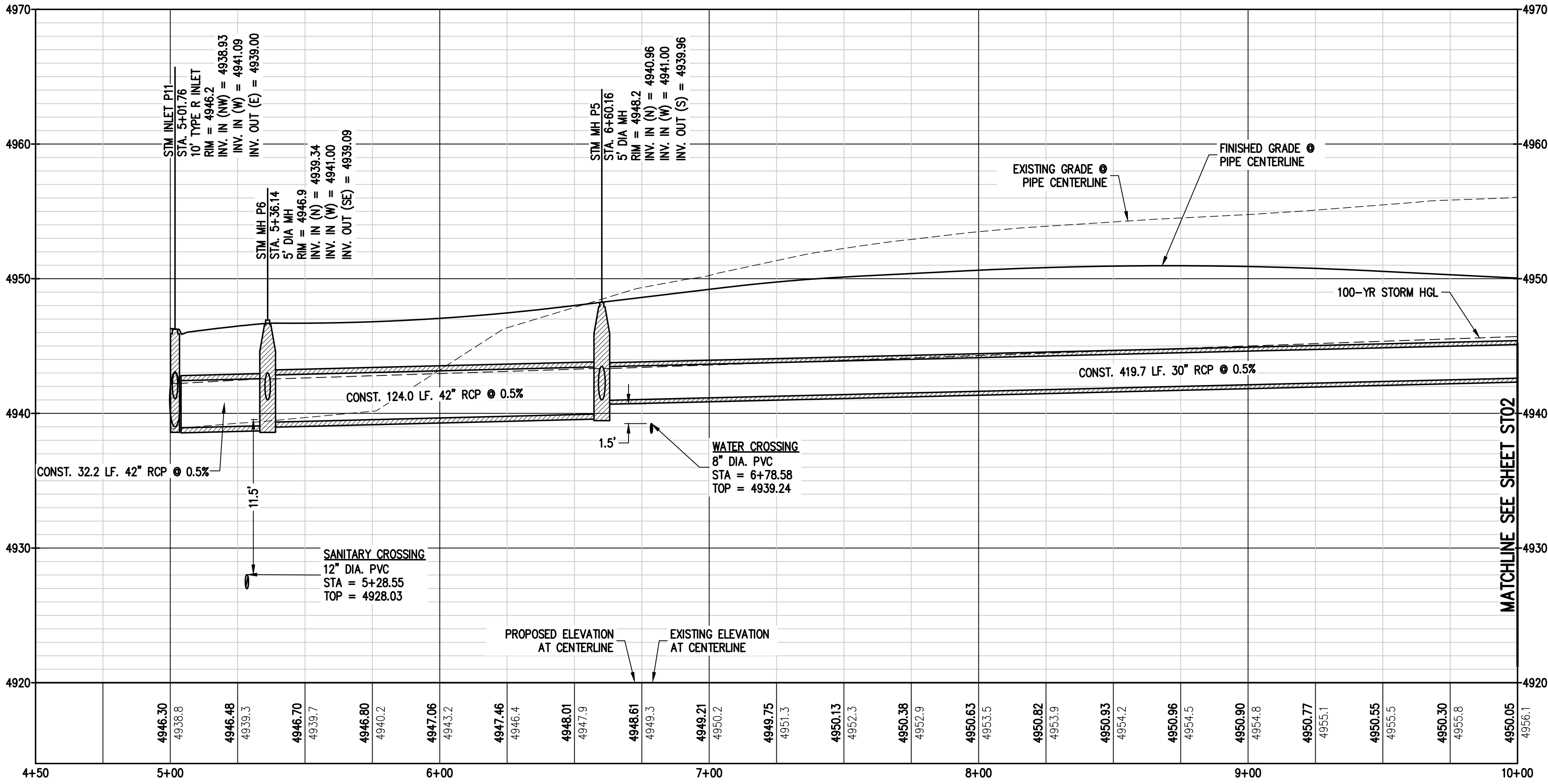
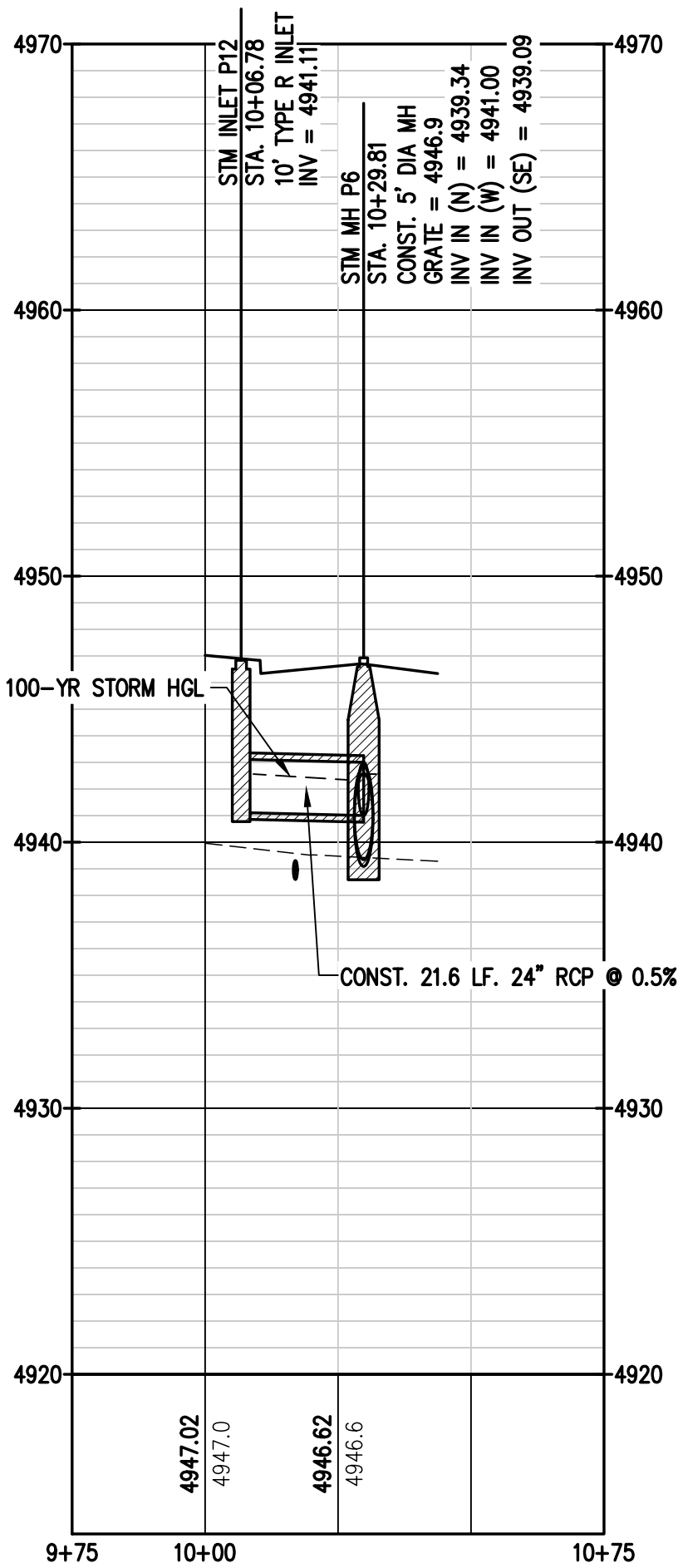
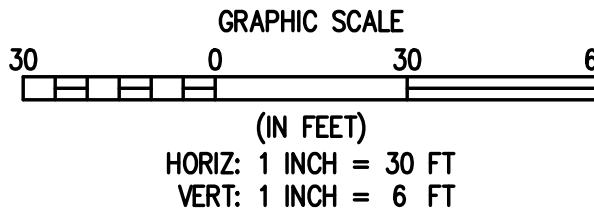
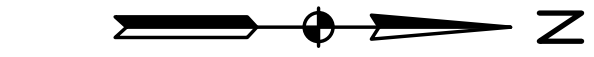


1  
ST01 ST02 STORM ALIGNMENT 1



#### UTILITY NOTES:

- ALL STORM SEWER IS PUBLICLY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
- STATIONING IS BASED ON PIPE CENTERLINE.
- RIM ELEVATION FOR STORM SEWER INLETS REFERS TO THE TOP OF THE BOX.
- REFER TO SHEET CD04 FOR INLET DETAILS.
- REFER TO FINAL DRAINAGE REPORT BY BASELINE ENGINEERING FOR TOTAL FLOW AND VELOCITIES IN EACH PIPE FOR MINOR AND MAJOR STORM EVENTS.
- 18" MINIMUM VERTICAL SEPARATION BETWEEN UTILITY CROSSINGS.
- REFER TO NYLOPLAST 24 IN DROP-IN INLET DETAIL IN THE FINAL DRAINAGE REPORT BY BASELINE ENGINEERING FOR MORE INFORMATION REGARDING GRATED STM MH P13



DESIGNED BY SPC  
DRAWN BY JRJ  
CHECKED BY MILL

PREPARED BY  
DATE  
09/22/2021  
MILL  
11/05/2021  
MILL  
12/15/2021

REVISION DESCRIPTION  
TOWN COMMENTS  
TOWN COMMENTS  
SITE REVISIONS

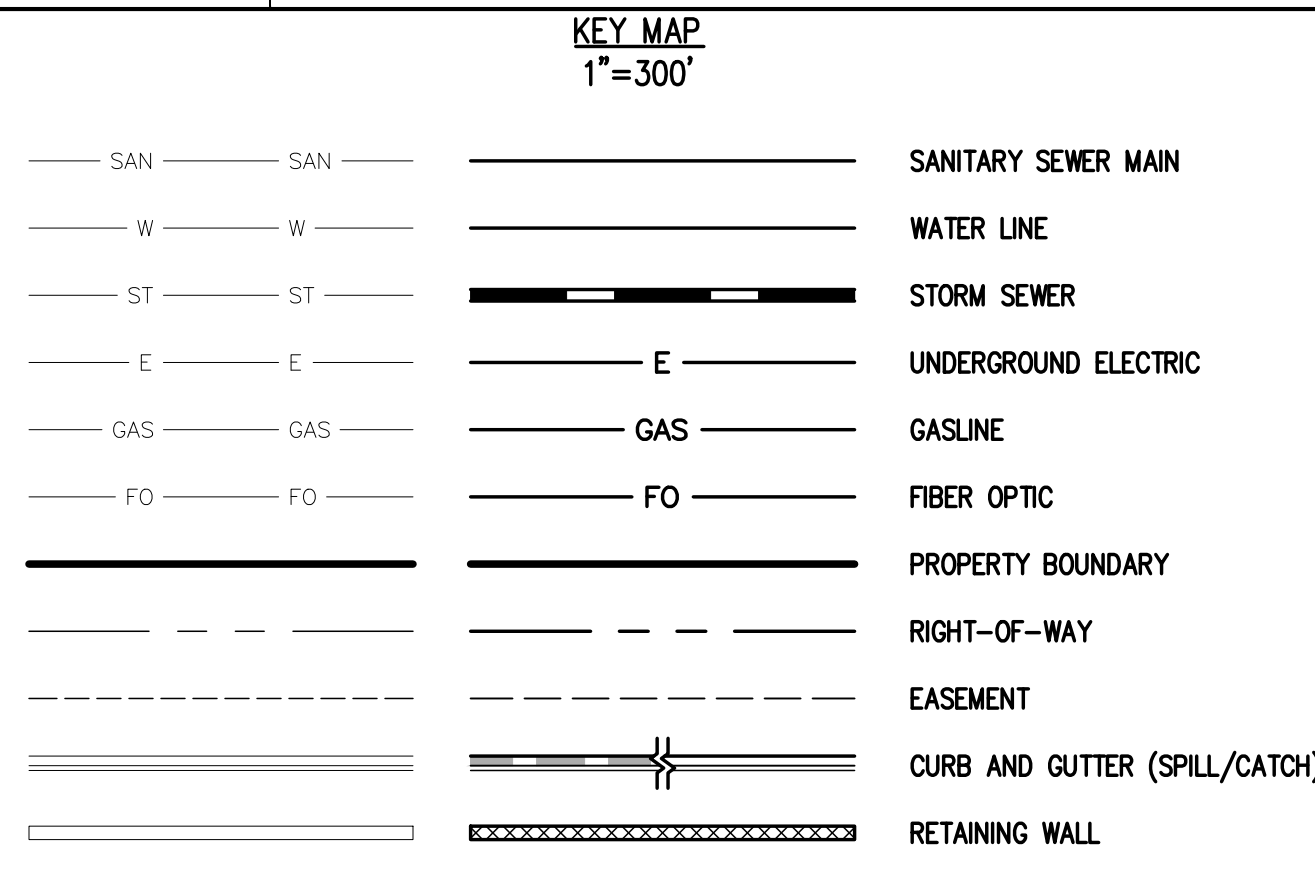
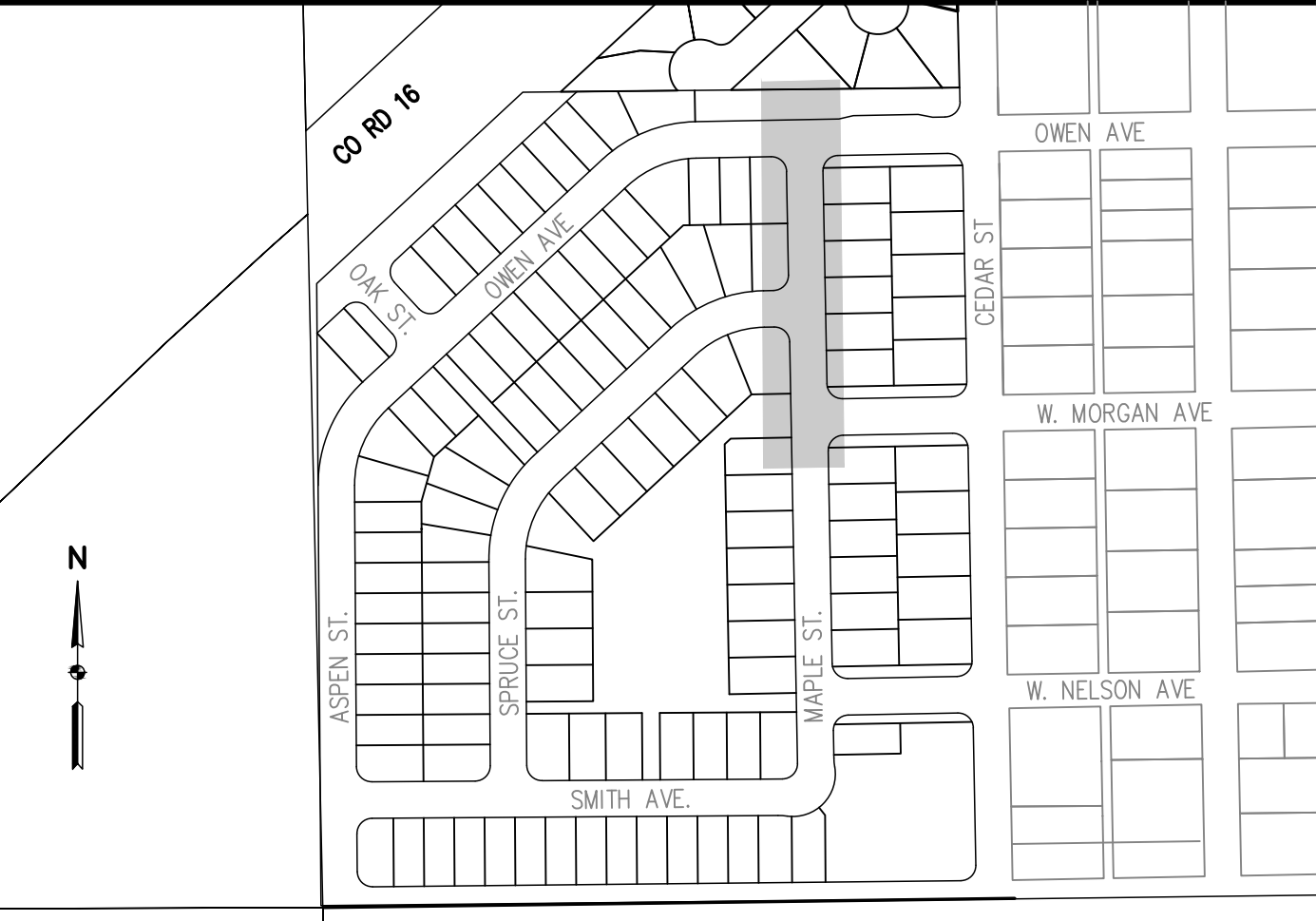
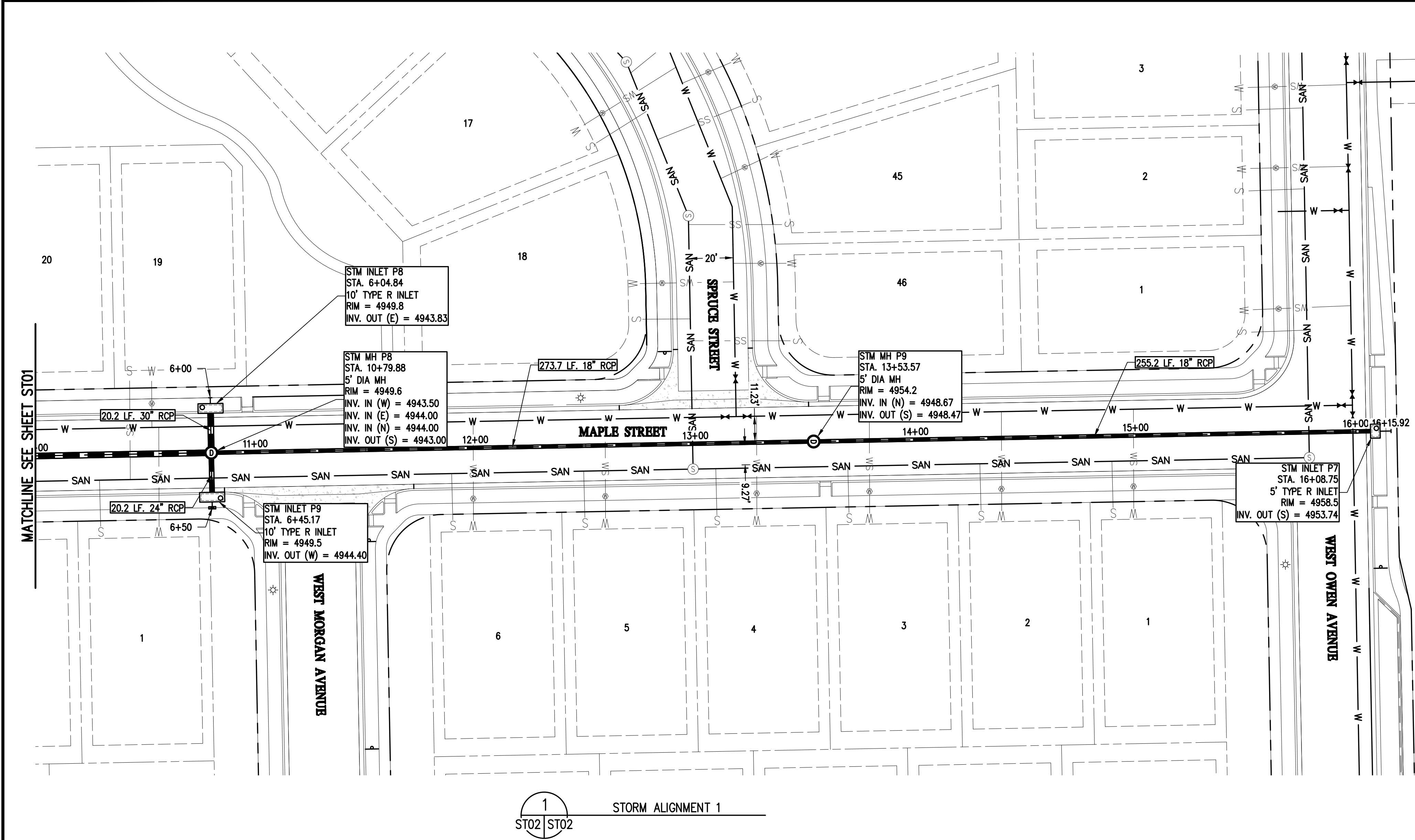
MSP INVESTMENT CO., LLP.  
TOWN OF KEENESBURG  
WELD COUNTY  
VISTA WEST SUBDIVISION  
STORM ALIGNMENT 1

PREPARED UNDER THE DIRECT SUPERVISION OF  
PRELIMINARY  
NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF  
BASELINE CORPORATION  
INITIAL SUBMITTAL 06/30/2021  
DRAWING SIZE 24" X 36"  
SURVEY FIRM SURVEY DATE 10/02/2020  
JOB NO. C03490  
DRAWING NAME 3490 STM P&P.dwg  
SHEET 35 OF 64  
ST01

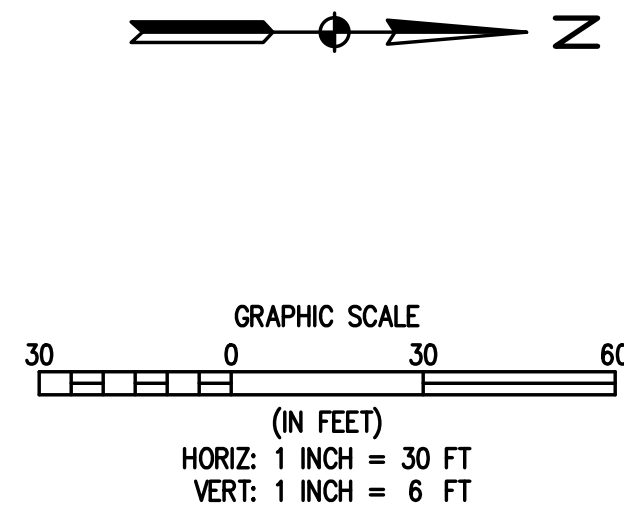
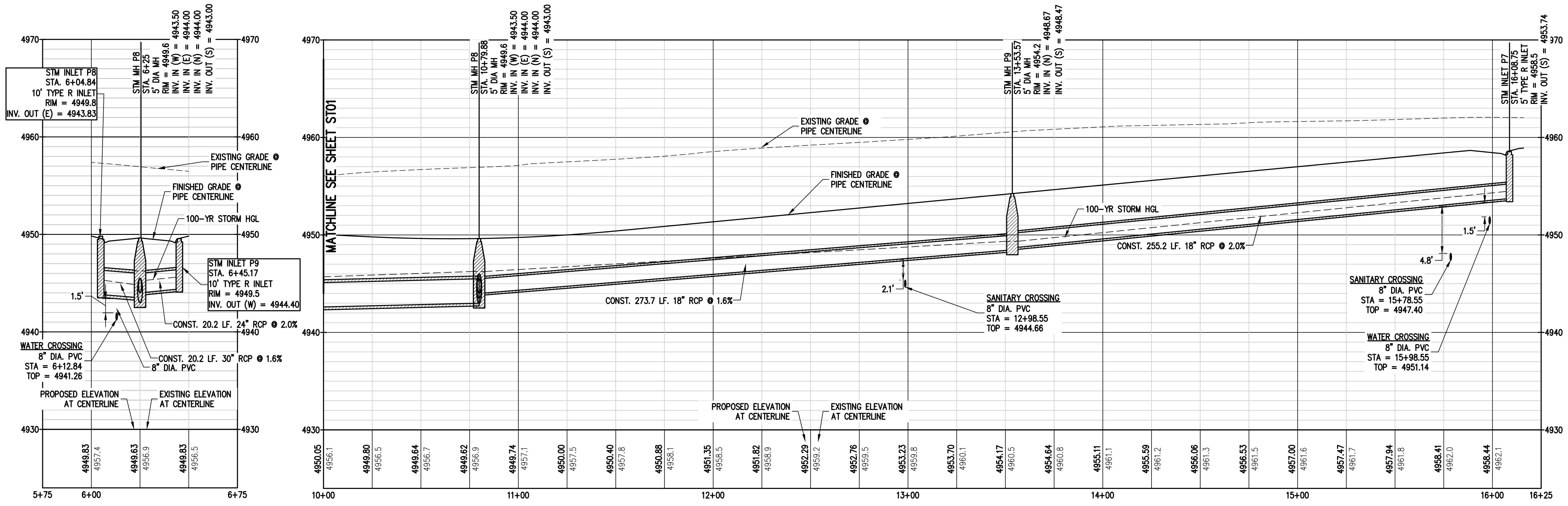


N:\co3490 - Summerfield - Keenesburg\Drawings\Construction Plans\Utility\3490 STM P&P.dwg, 12/15/2021 5:52:07 PM, Jake Jackson



- UTILITY NOTES:**
1. ALL STORM SEWER IS PUBLICLY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
  2. STATIONING IS BASED ON PIPE CENTERLINE.
  3. RIM ELEVATION FOR STORM SEWER INLETS REFERS TO THE TOP OF THE BOX.
  4. REFER TO SHEET CD04 FOR INLET DETAILS
  5. REFER TO FINAL DRAINAGE REPORT BY BASELINE ENGINEERING FOR TOTAL FLOW AND VELOCITIES IN EACH PIPE FOR MINOR AND MAJOR STORM EVENTS.
  6. 18" MINIMUM VERTICAL SEPARATION BETWEEN UTILITY CROSSINGS.
  7. REFER TO NYLOPLAST 24 IN DROP-IN INLET DETAIL IN THE FINAL DRAINAGE REPORT BY BASELINE ENGINEERING FOR MORE INFORMATION REGARDING GRATED STM MH P13

- | Symbol | Description         |
|--------|---------------------|
| W      | WATER VALVE         |
| F      | FIRE HYDRANT        |
| W      | WATER MANHOLE       |
| S      | SANITARY MANHOLE    |
| D      | STORM DRAIN MANHOLE |
| R      | TYPE 'R' INLET      |



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| DESIGNED BY | DATE       | PREPARED BY | DATE       |
|-------------|------------|-------------|------------|
| SPC         | 09/22/2021 | MLL         | 09/22/2021 |
| DRW         | 11/05/2021 | MLL         | 11/05/2021 |
| JRJ         | 12/15/2021 | MLL         | 12/15/2021 |
| MLL         |            |             |            |

| REVISION       | DESCRIPTION |
|----------------|-------------|
| TOWN COMMENTS  |             |
| TOWN COMMENTS  |             |
| SITE REVISIONS |             |

**MSP INVESTMENT CO., LLP.**  
TOWN OF KEENESBURG  
VISTA WEST SUBDIVISION  
STORM ALIGNMENT 1

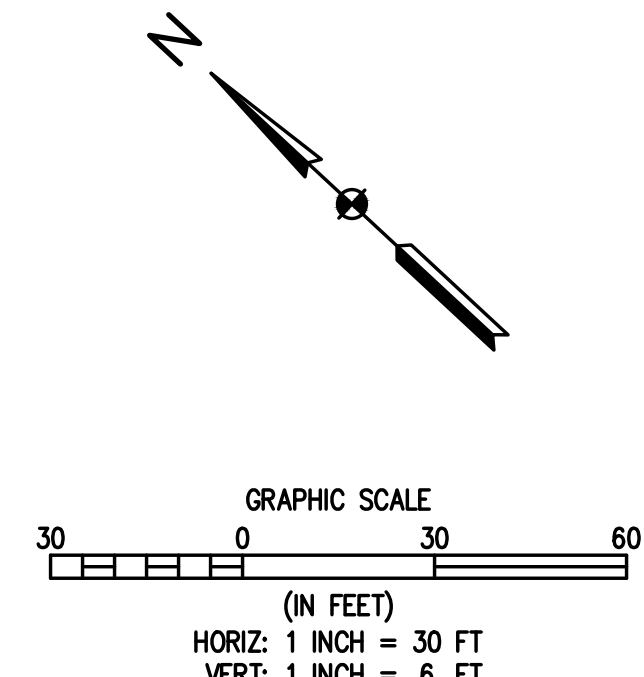
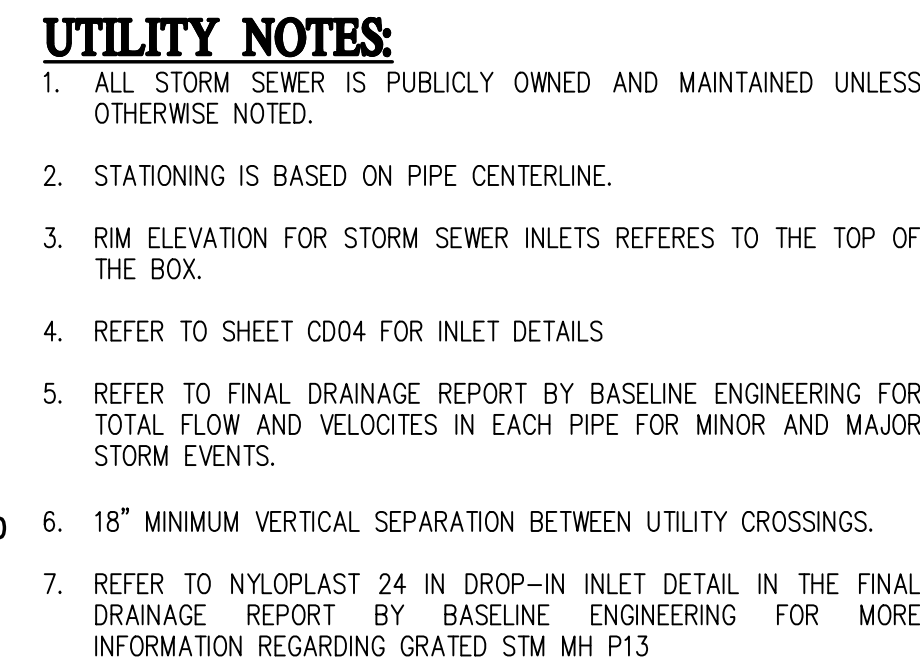
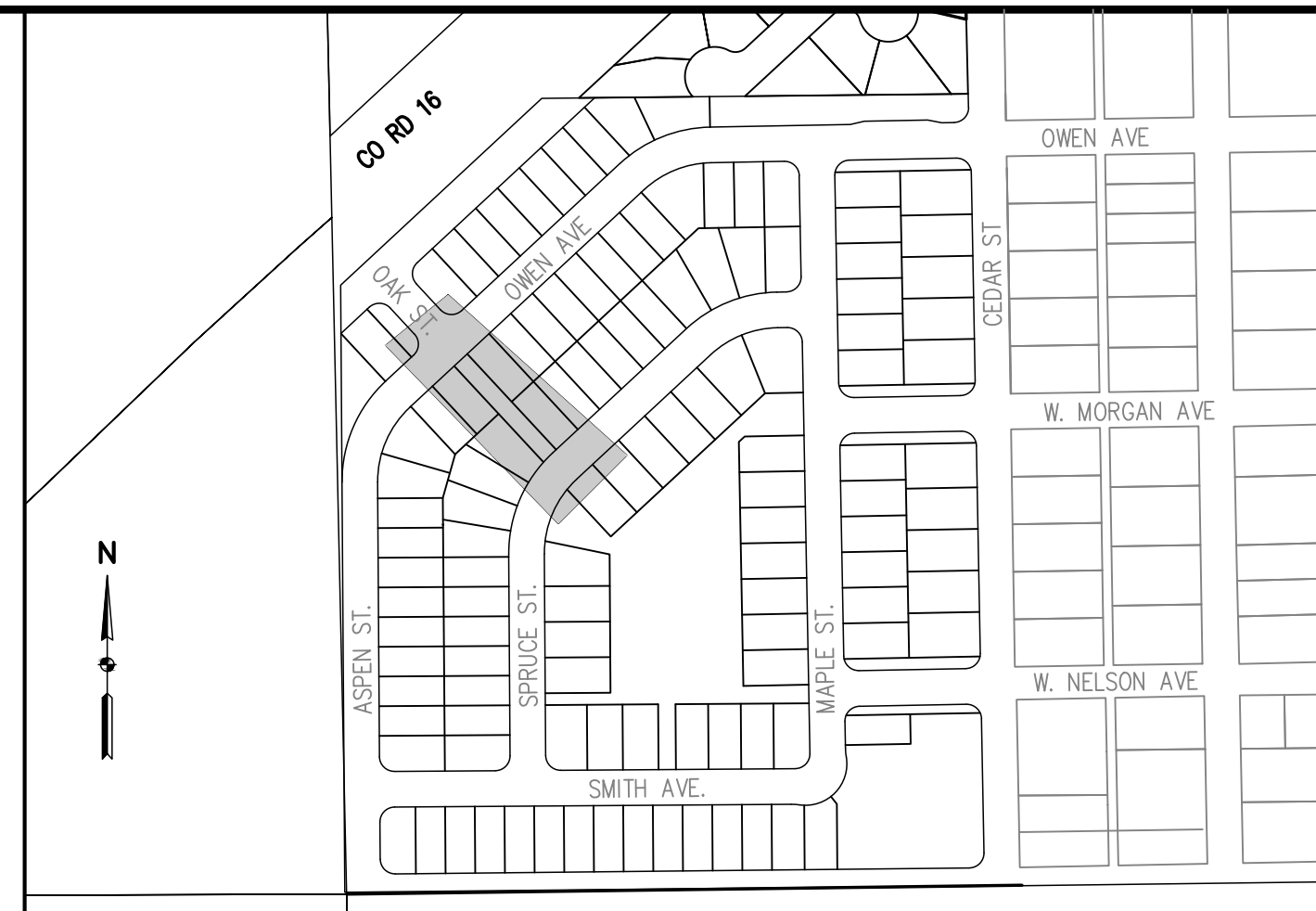
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

FOR AND ON BEHALF OF  
BASELINE CORPORATION

INITIAL SUBMITTAL 06/30/2021  
DRAWING SIZE 24" X 36"  
SURVEY FIRM SURVEY DATE 10/02/2020  
JOB NO. C03490  
DRAWING NAME 3490 STM P&P.dwg  
SHEET 36 OF 64

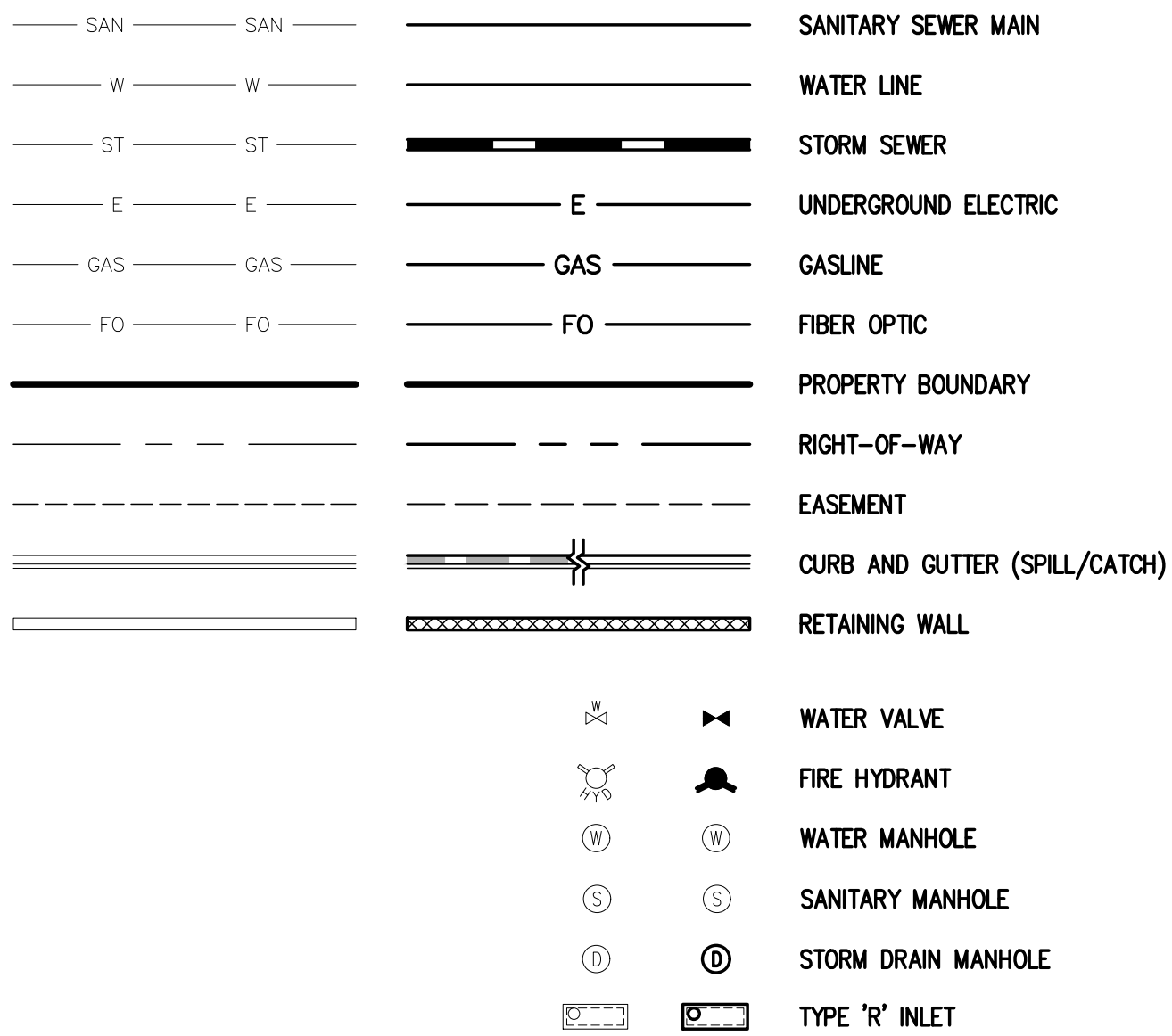
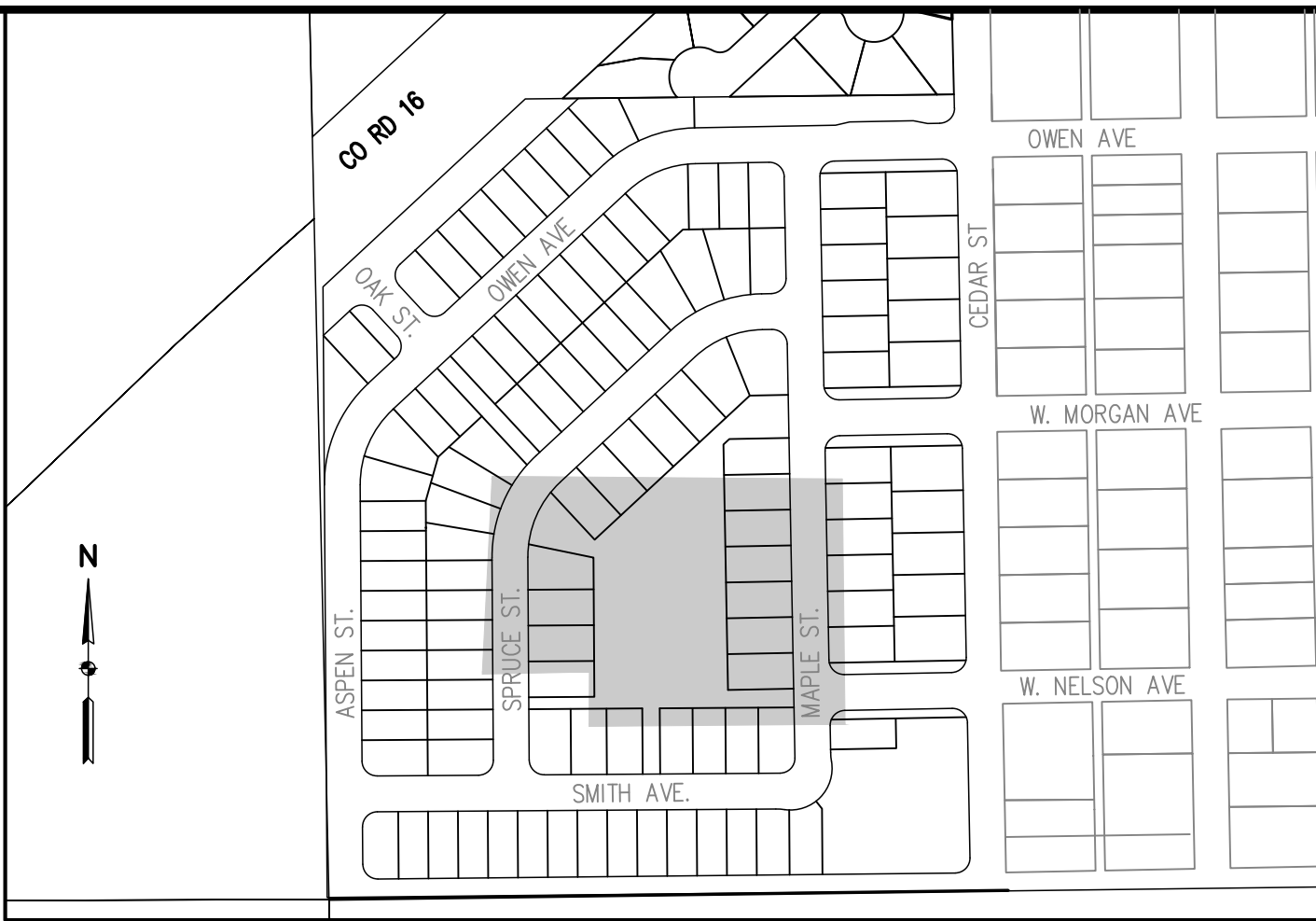
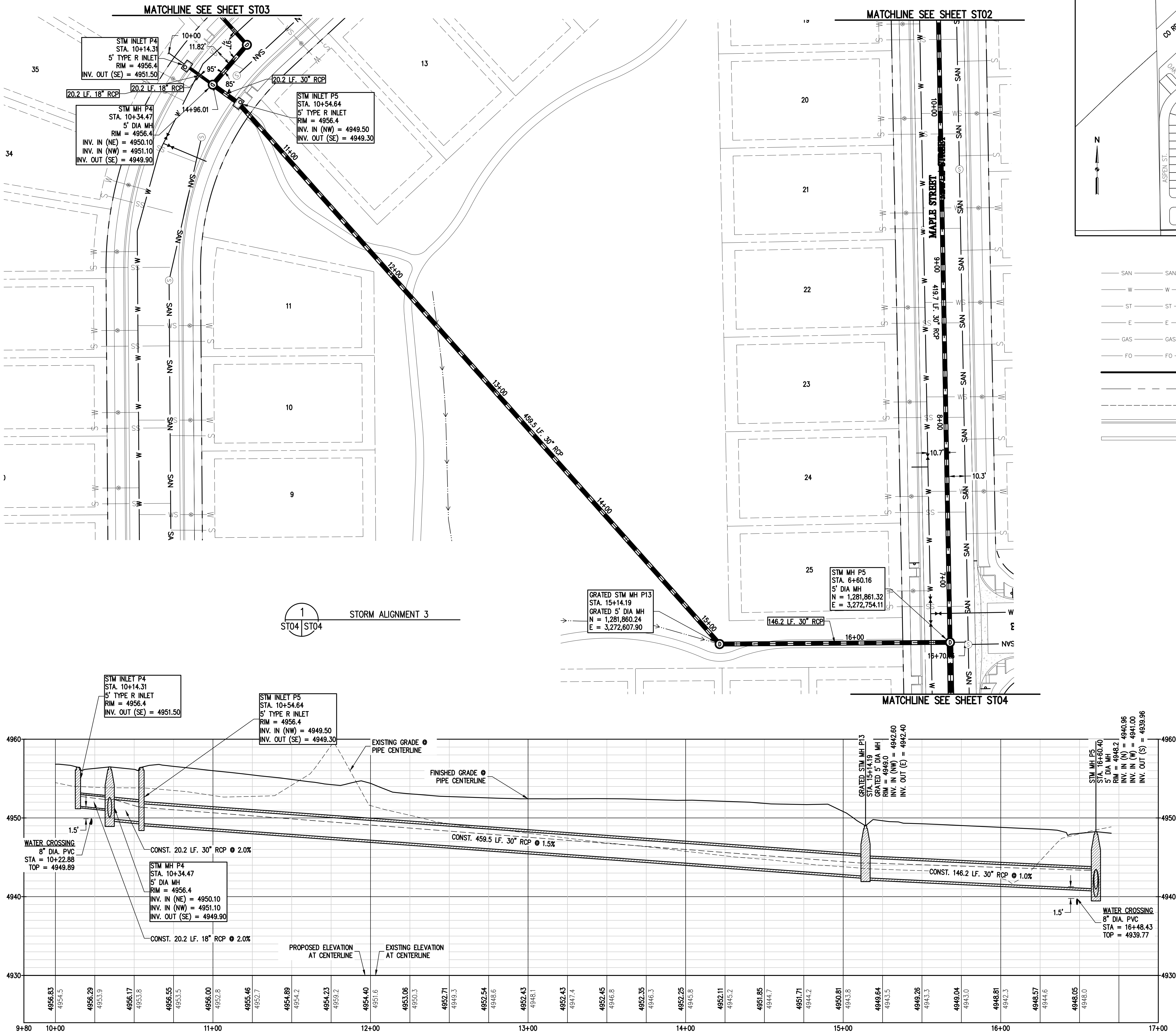
ST02



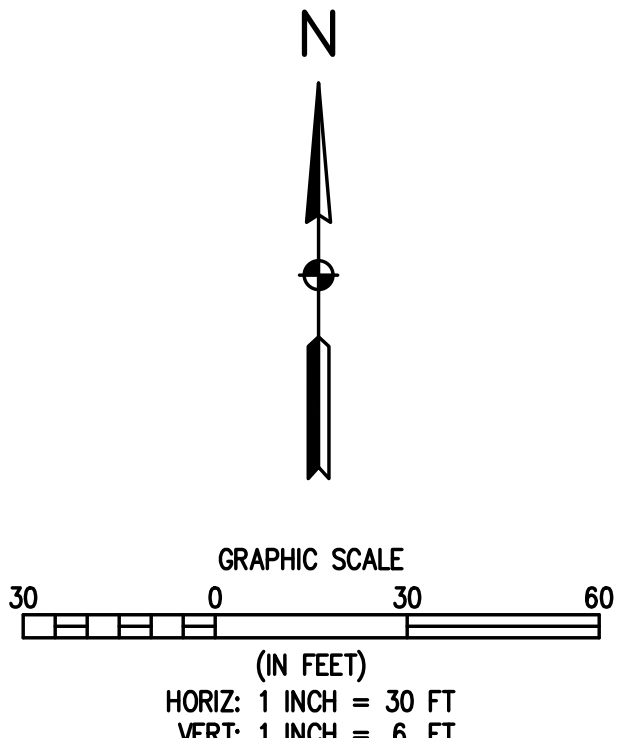




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- UTILITY NOTES:**
1. ALL STORM SEWER IS PUBLICLY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
  2. STATIONING IS BASED ON PIPE CENTERLINE.
  3. RIM ELEVATION FOR STORM SEWER INLETS REFERS TO THE TOP OF THE BOX.
  4. REFER TO SHEET CD04 FOR INLET DETAILS
  5. REFER TO FINAL DRAINAGE REPORT BY BASELINE ENGINEERING FOR TOTAL FLOW AND VELOCITIES IN EACH PIPE FOR MINOR AND MAJOR STORM EVENTS.
  6. 18" MINIMUM VERTICAL SEPARATION BETWEEN UTILITY CROSSINGS.
  7. REFER TO NYLOPLAST 24 IN DROP-IN INLET DETAIL IN THE FINAL DRAINAGE REPORT BY BASELINE ENGINEERING FOR MORE INFORMATION REGARDING GRATED STM MH P13



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| DESIGNED BY | SPC | DATE | 09/22/2021 |
|-------------|-----|------|------------|
| DRAWN BY    | JRJ | DATE | 11/05/2021 |
| CHECKED BY  | MLL | DATE | 12/15/2021 |

| REVISION       | DESCRIPTION | DATE       |
|----------------|-------------|------------|
| TOWN COMMENTS  | MLL         | 09/22/2021 |
| TOWN COMMENTS  | MLL         | 11/05/2021 |
| SITE REVISIONS | MLL         | 12/15/2021 |

**MSP INVESTMENT CO., LLP.**  
TOWN OF KEENESBURG  
WELD COUNTY  
VISTA WEST SUBDIVISION  
STORM ALIGNMENT 3

PREPARED UNDER THE DIRECT SUPERVISION OF

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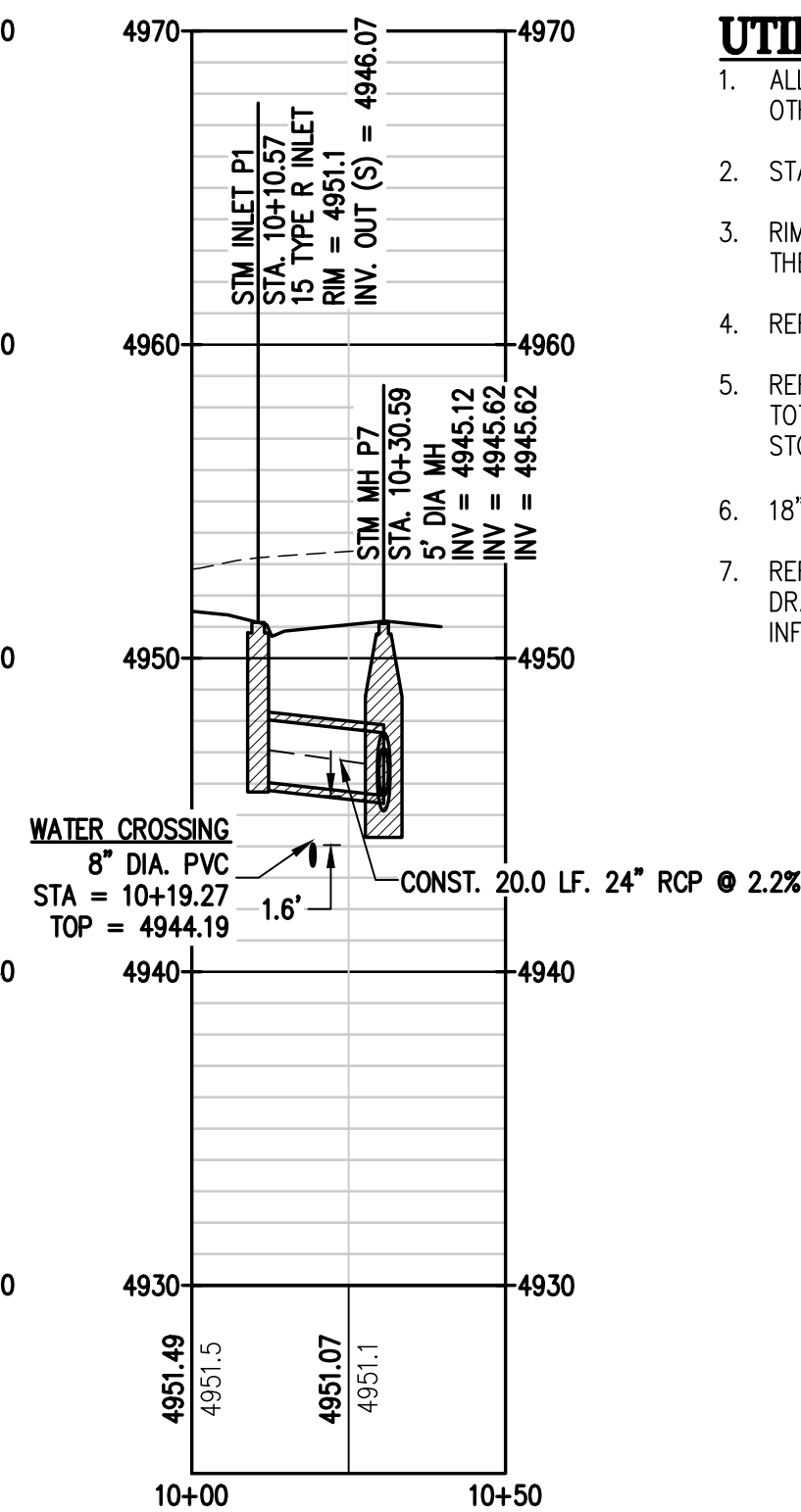
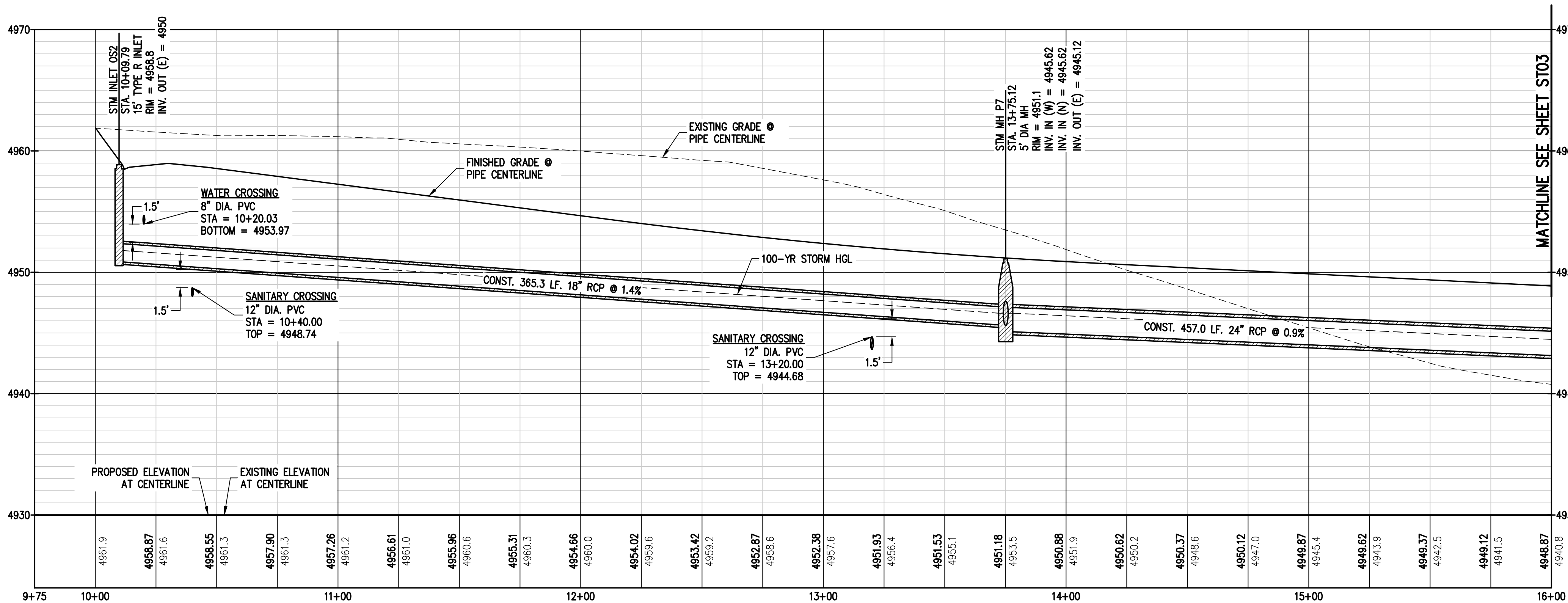
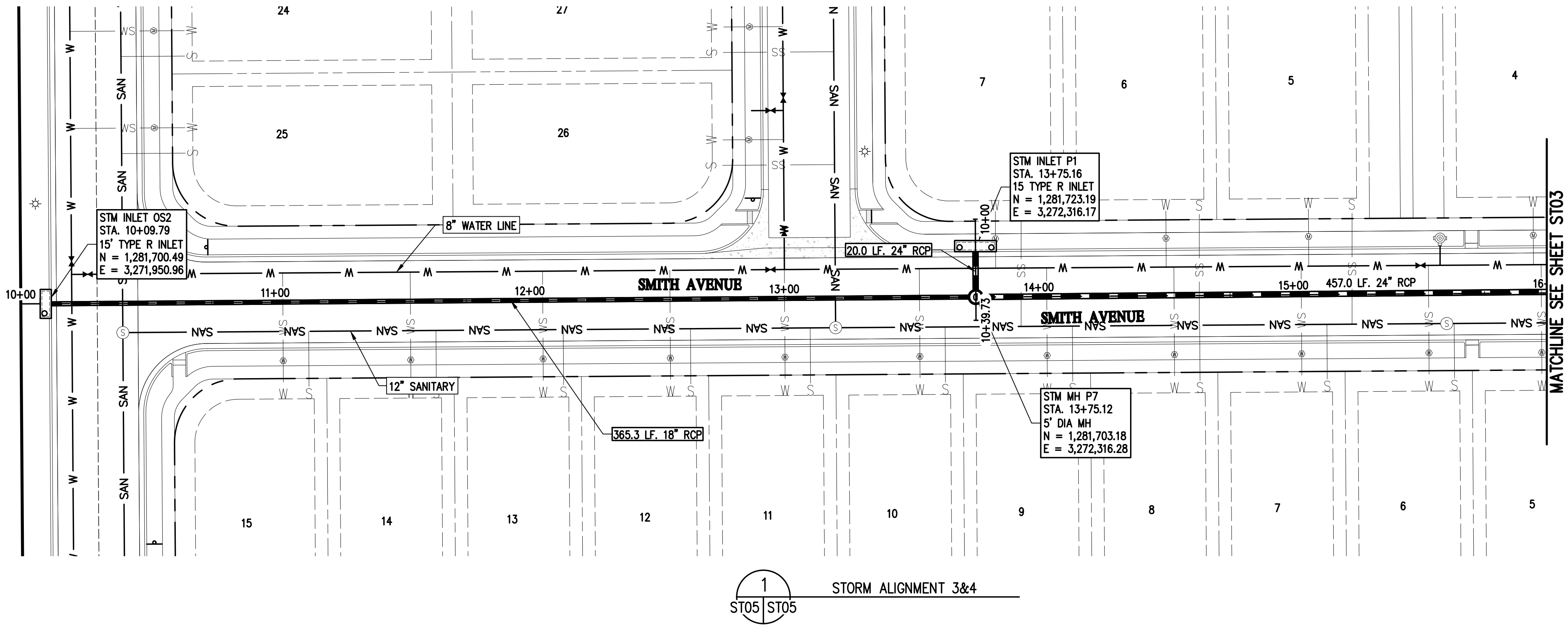
FOR AND ON BEHALF OF  
BASELINE CORPORATION

|                   |                  |
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| INITIAL SUBMITTAL | 06/30/2021       |
| DRAWING SIZE      | 24" X 36"        |
| SURVEY FIRM       | 10/02/2020       |
| SURVEY DATE       |                  |
| JOB NO.           | C03490           |
| DRAWING NAME      | 3490 STM P&P.dwg |
| SHEET             | 38 OF 64         |

ST04

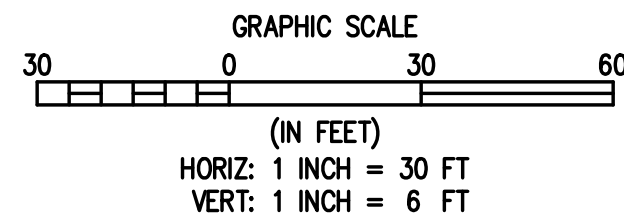


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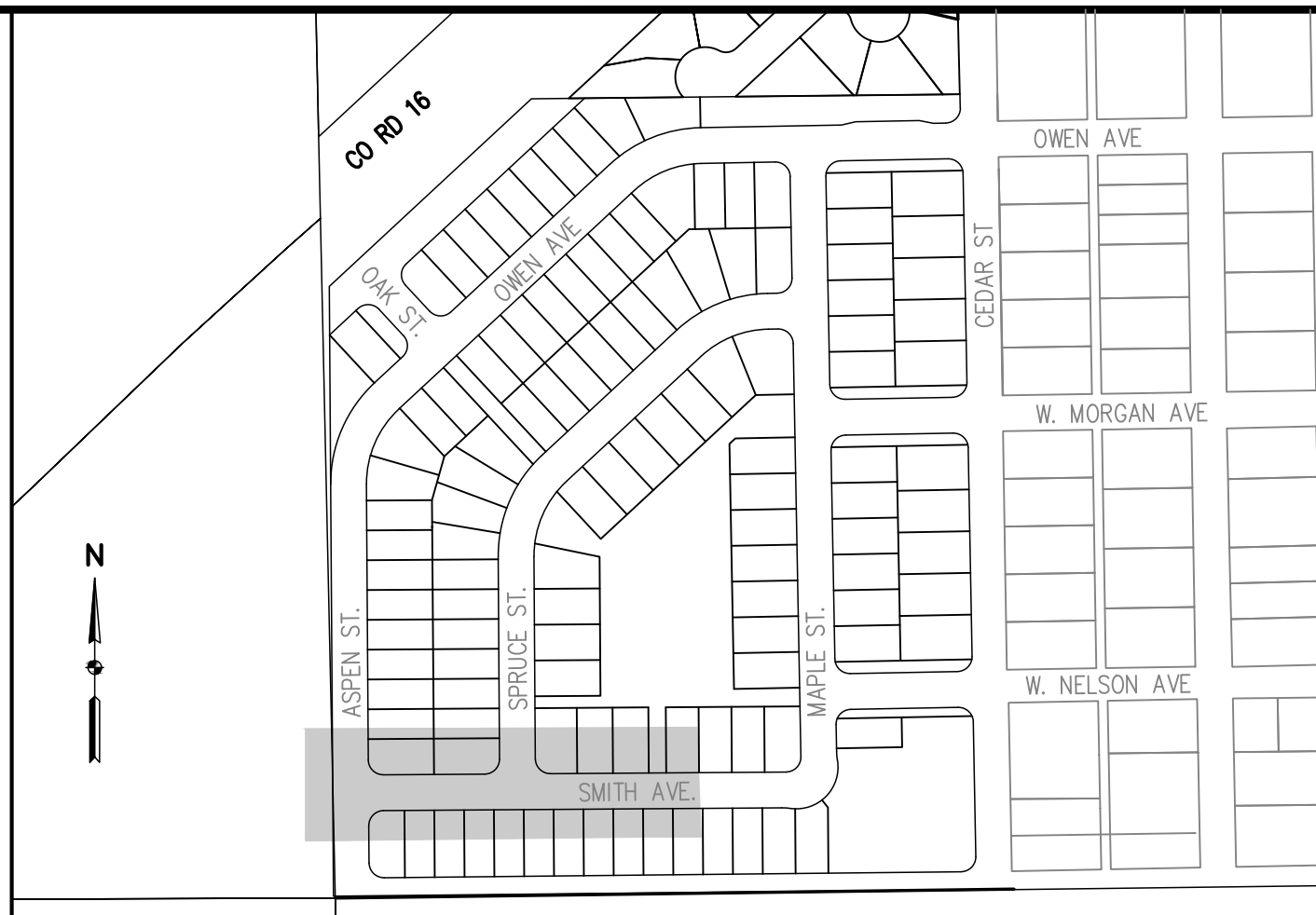


#### UTILITY NOTES:

- ALL STORM SEWER IS PUBLICLY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
- STATIONING IS BASED ON PIPE CENTERLINE.
- RIM ELEVATION FOR STORM SEWER INLETS REFERS TO THE TOP OF THE BOX.
- REFER TO SHEET CD04 FOR INLET DETAILS
- REFER TO FINAL DRAINAGE REPORT BY BASELINE ENGINEERING FOR TOTAL FLOW AND VELOCITIES IN EACH PIPE FOR MINOR AND MAJOR STORM EVENTS.
- 18" MINIMUM VERTICAL SEPARATION BETWEEN UTILITY CROSSINGS.
- REFER TO NYLOPLAST 24 IN DROP-IN INLET DETAIL IN THE FINAL DRAINAGE REPORT BY BASELINE ENGINEERING FOR MORE INFORMATION REGARDING GRATED STM MH P13



Know what's below.  
Call before you dig.



#### LEGEND

| EXISTING LINETYPES | PROPOSED LINETYPES |                               |
|--------------------|--------------------|-------------------------------|
| SAN                | SAN                | SANITARY SEWER MAIN           |
| W                  | W                  | WATER LINE                    |
| ST                 | ST                 | STORM SEWER                   |
| E                  | E                  | UNDERGROUND ELECTRIC          |
| GAS                | GAS                | GASLINE                       |
| FO                 | FO                 | FIBER OPTIC                   |
|                    |                    | PROPERTY BOUNDARY             |
|                    |                    | RIGHT-OF-WAY                  |
|                    |                    | EASEMENT                      |
|                    |                    | CURB AND GUTTER (SPILL/CATCH) |
|                    |                    | RETAINING WALL                |

| EXISTING SYMBOLS | PROPOSED SYMBOLS |                     |
|------------------|------------------|---------------------|
| ⊗                | ⊗                | WATER VALVE         |
| ⊗                | ⊗                | FIRE HYDRANT        |
| ⊗                | ⊗                | WATER MANHOLE       |
| ⊗                | ⊗                | SANITARY MANHOLE    |
| ⊗                | ⊗                | TYPE 'R' INLET      |
| ⊗                | ⊗                | TYPE 'C' INLET      |
| ⊗                | ⊗                | STORM DRAIN MANHOLE |

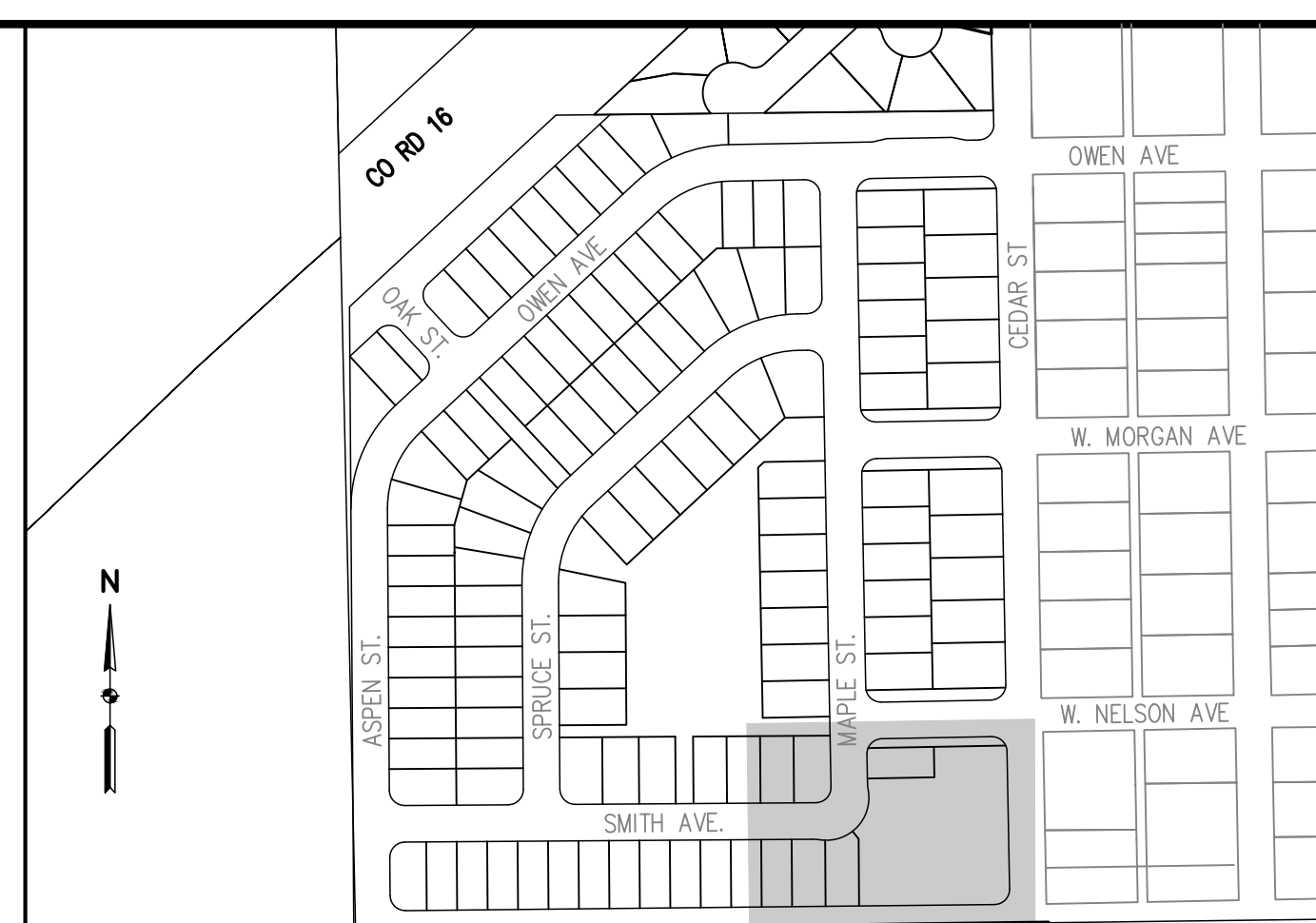
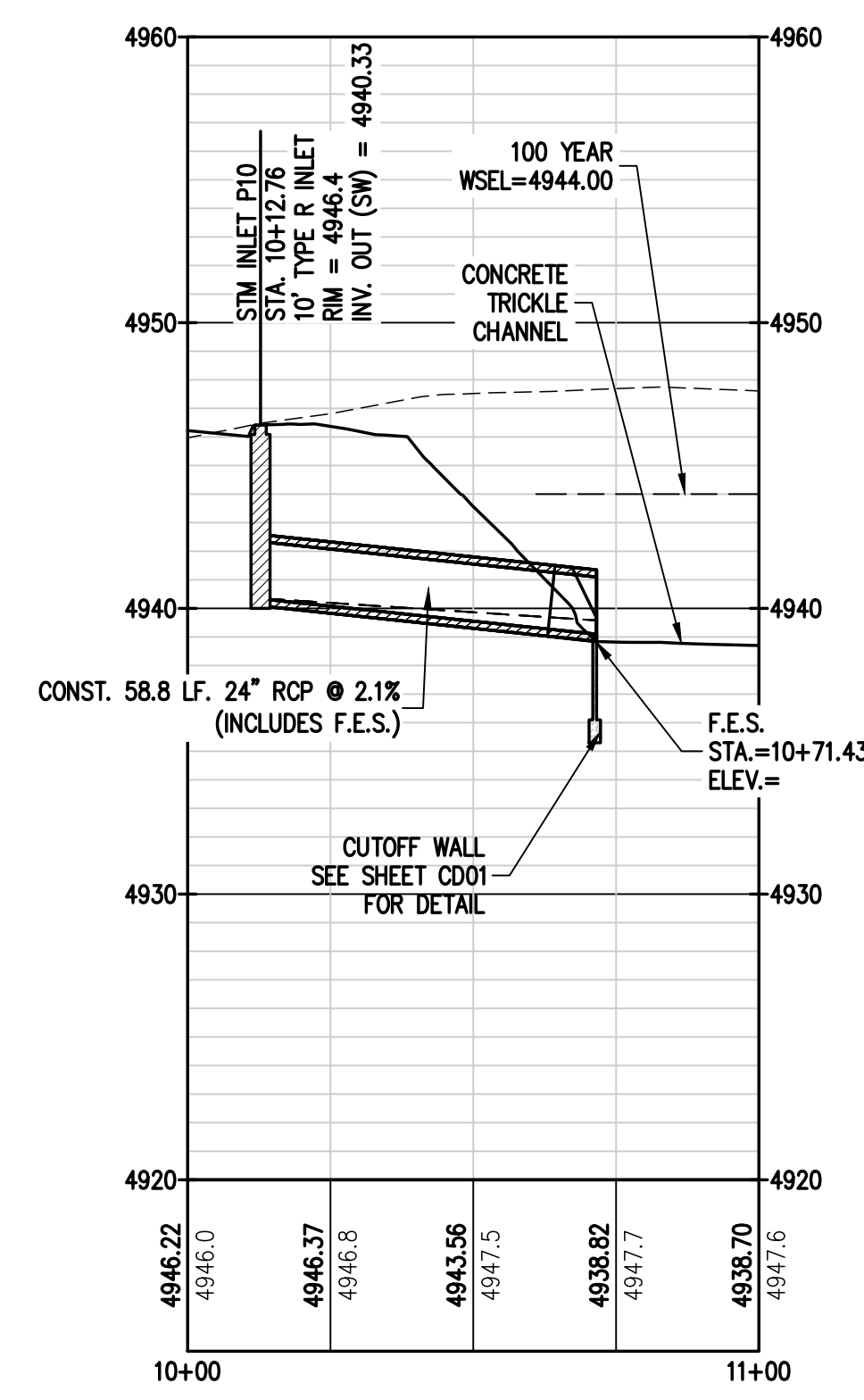
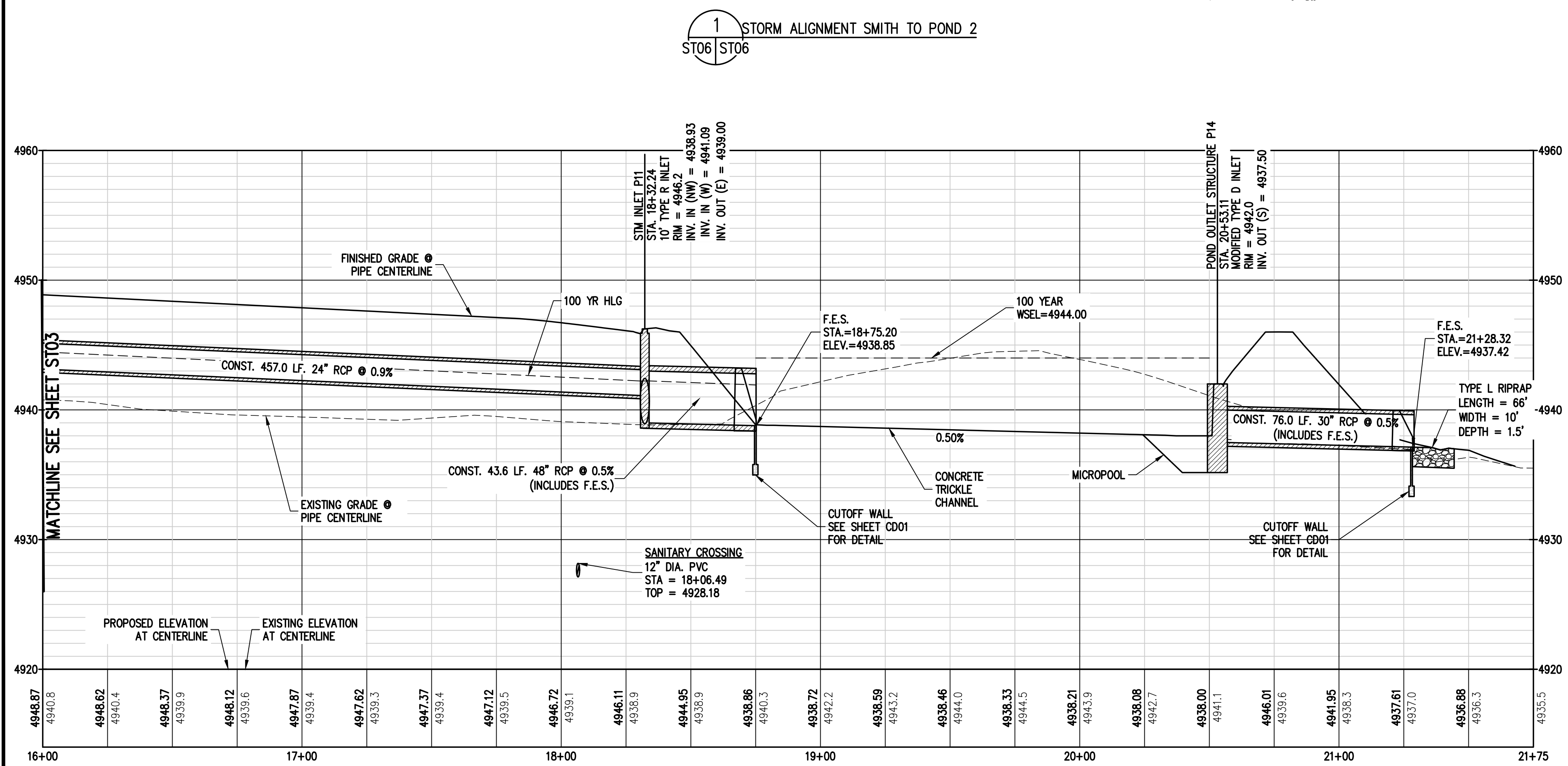


| DESIGNED BY | SPC |
|-------------|-----|
| DRAWN BY    | JRJ |
| CHECKED BY  | MLL |







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|----------|----------------|------------|-------------|
| 1        | TOWN COMMENTS  | 09/22/2021 | MLL         |
| 2        | TOWN COMMENTS  | 11/05/2021 | MLL         |
| 3        | SITE REVISIONS | 12/15/2021 | MLL         |

|  |                        |
|--|------------------------|
| MSP INVESTMENT CO., LLP.                     | WELD COUNTY            |
| TOWN OF KEENESBURG                           | VISTA WEST SUBDIVISION |
| FOR AND ON BEHALF OF<br>BUSINESS CORPORATION | STORM ALIGNMENT 3&4    |
| INITIAL SUBMITTAL                            | 06/30/2021             |
| DRAWING SIZE                                 | 24" X 36"              |
| SURVEY FIRM                                  | SURVEY DATE            |
| 3490 STM P&P.dwg                             | 10/02/2020             |
| JOB NO.                                      | C03490                 |
| SHEET  | 39 OF 64               |
| ST05   |                        |



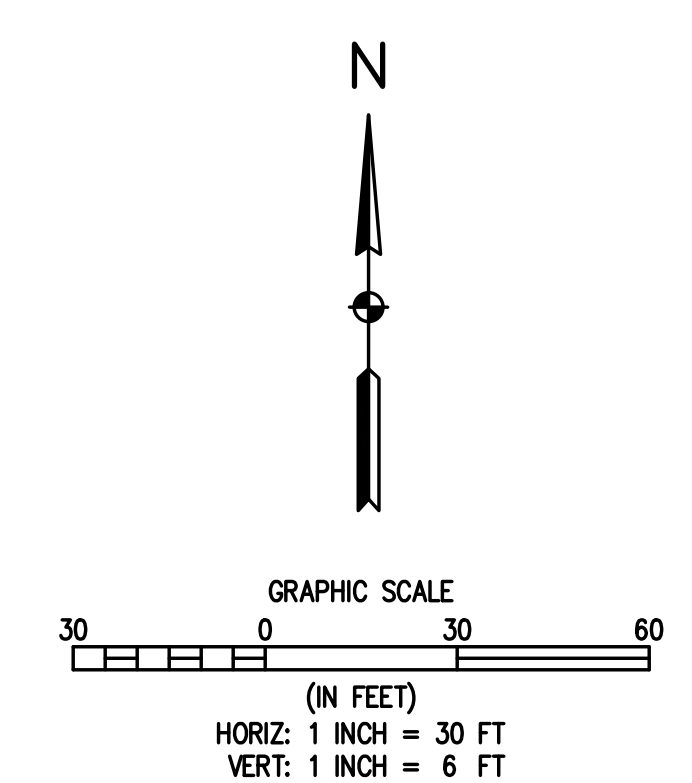


**KEY MAP**  
1"=300'

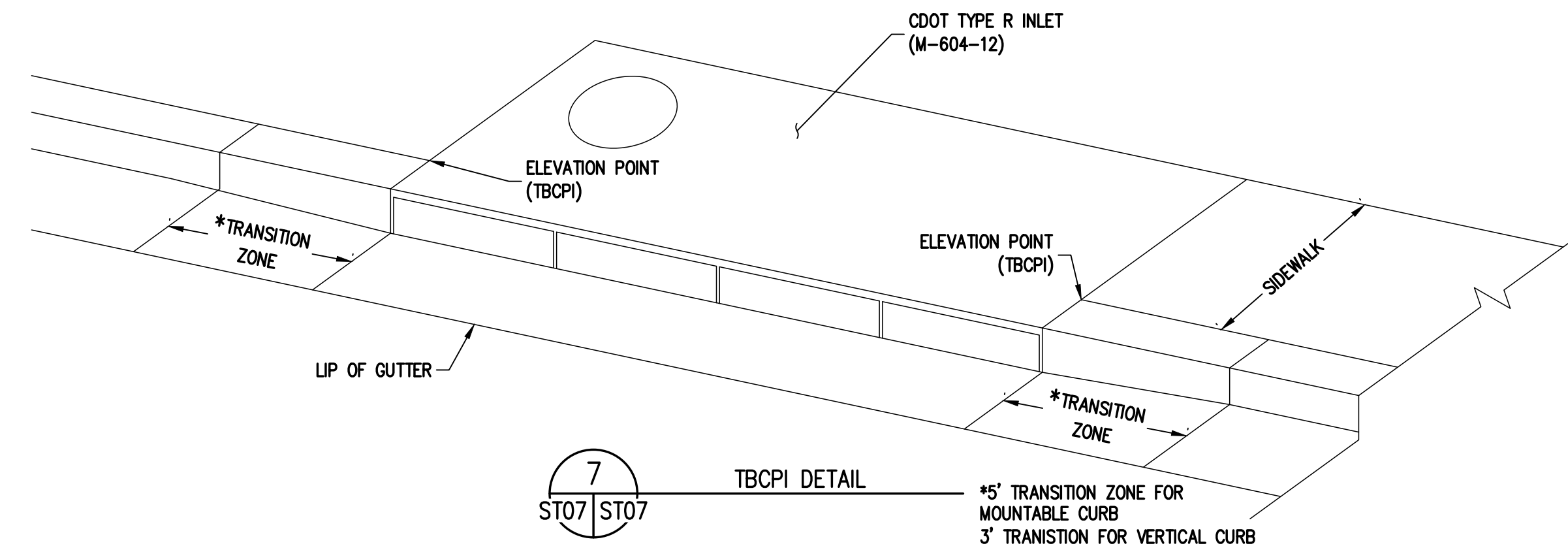
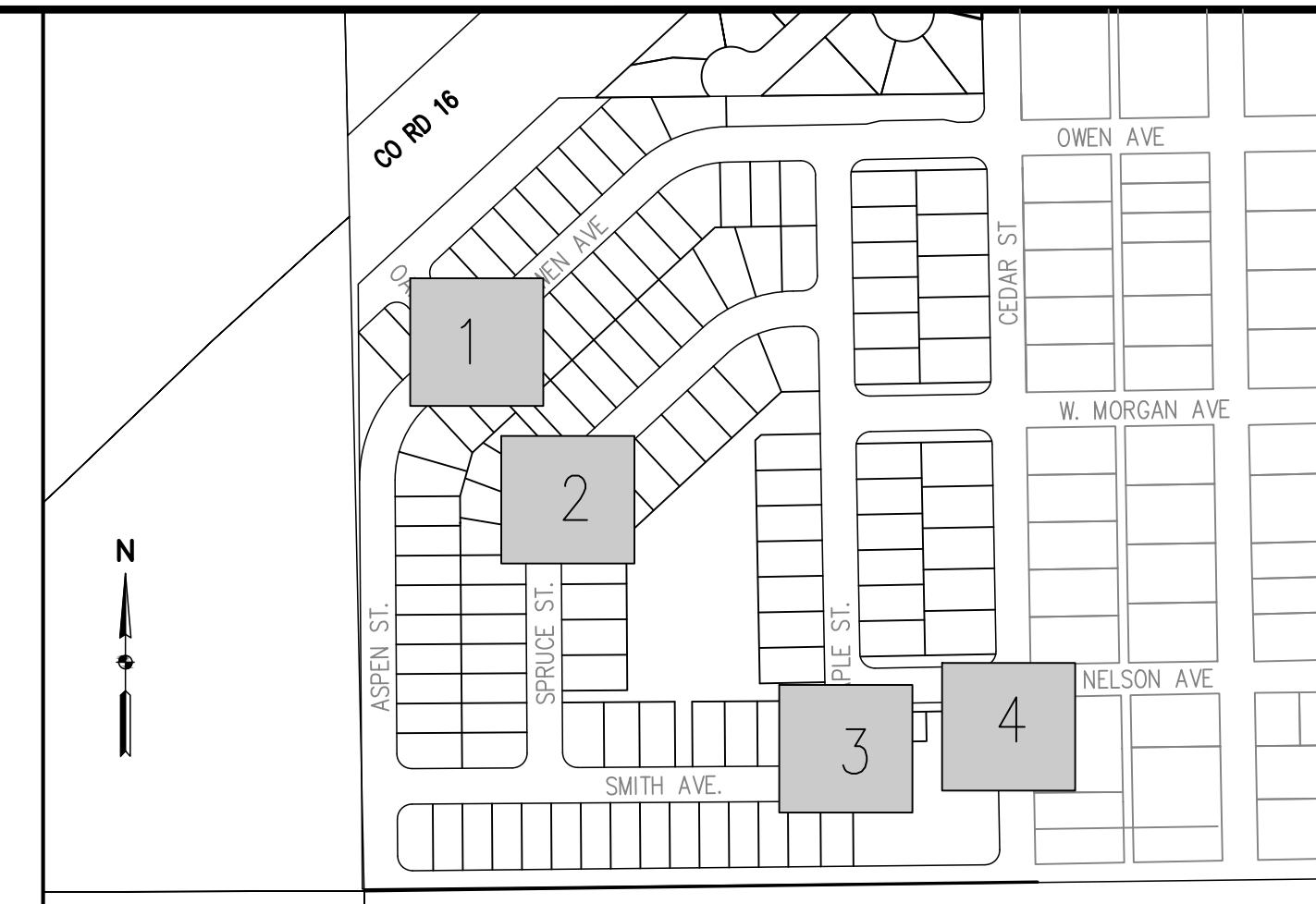
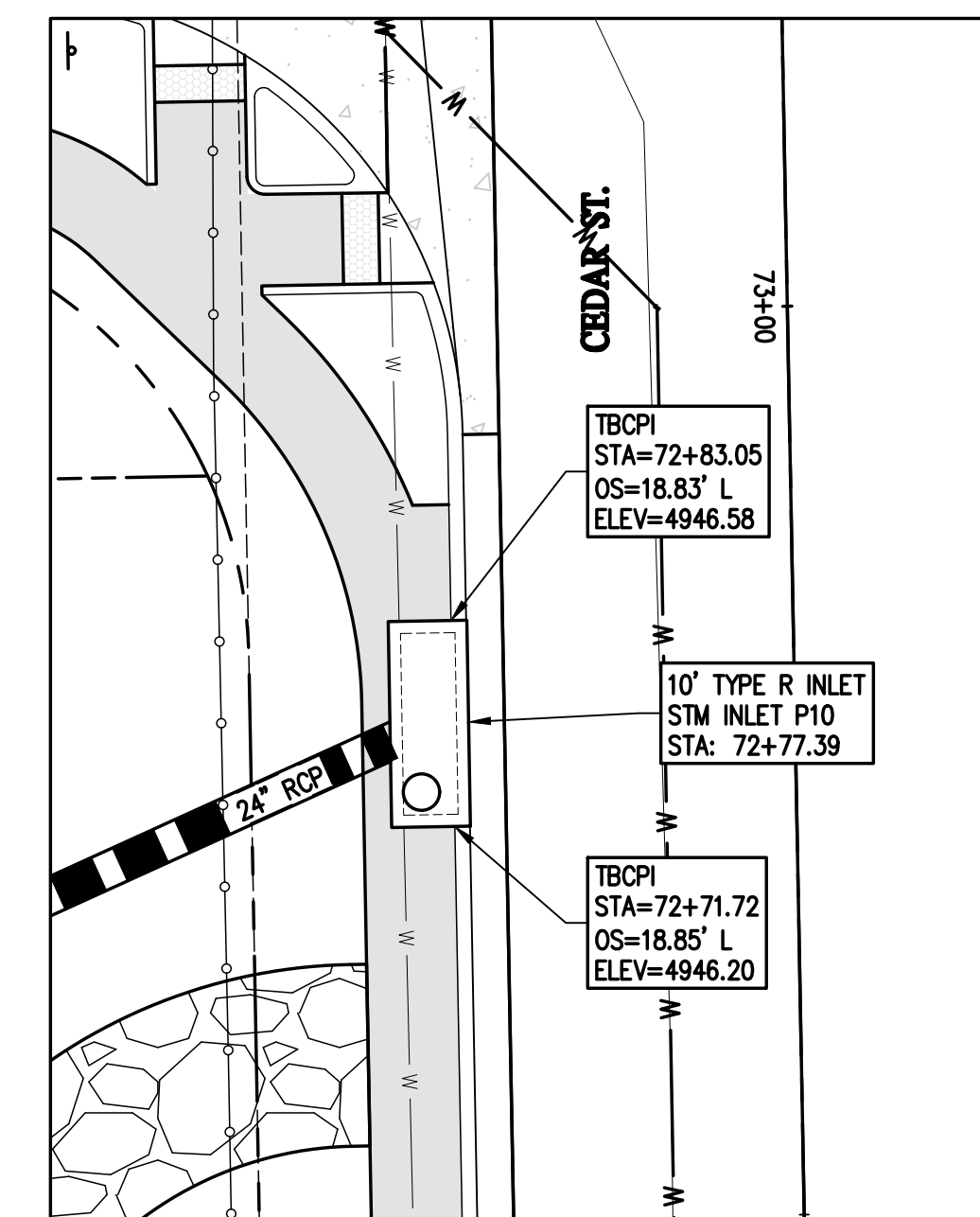
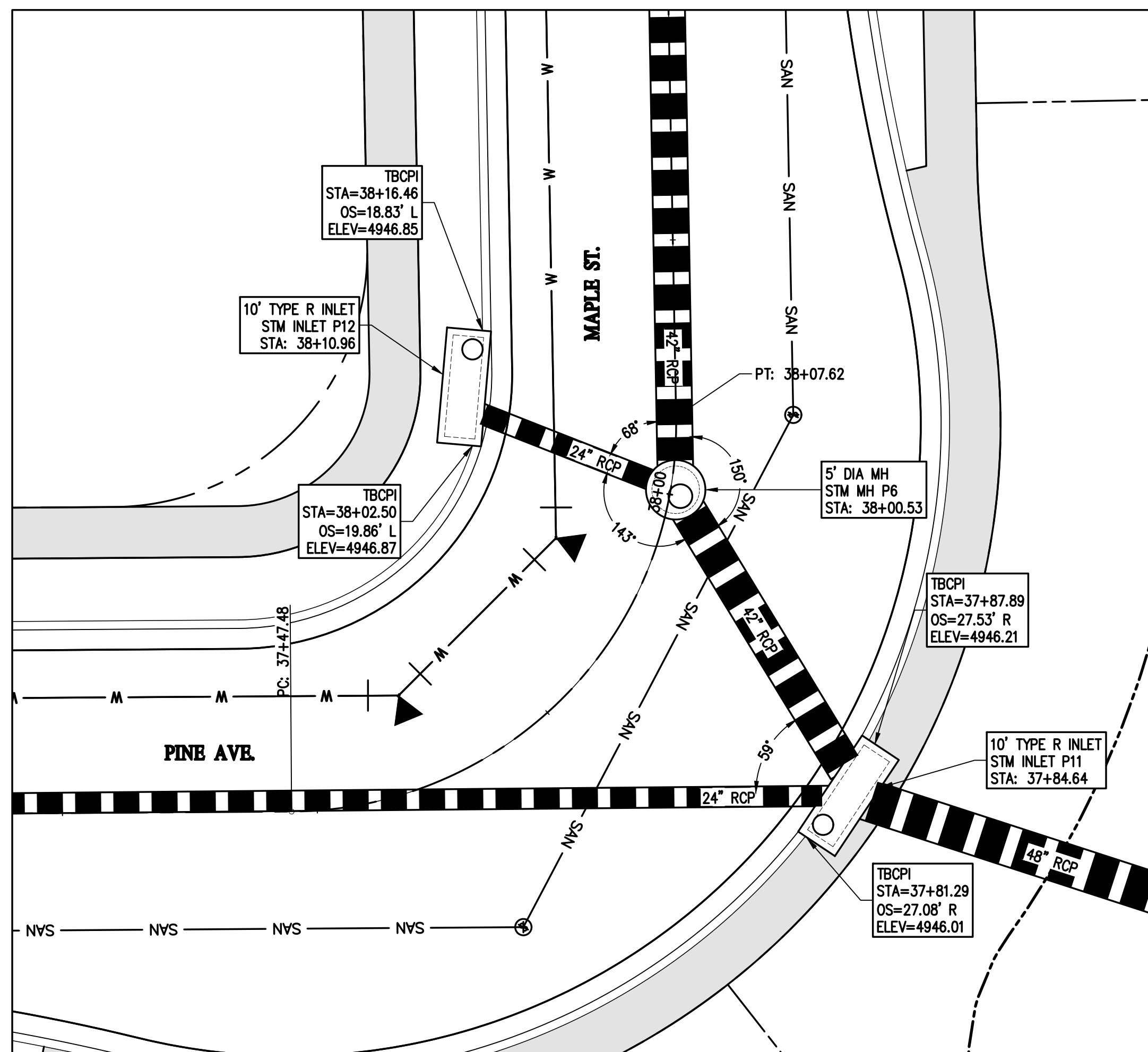
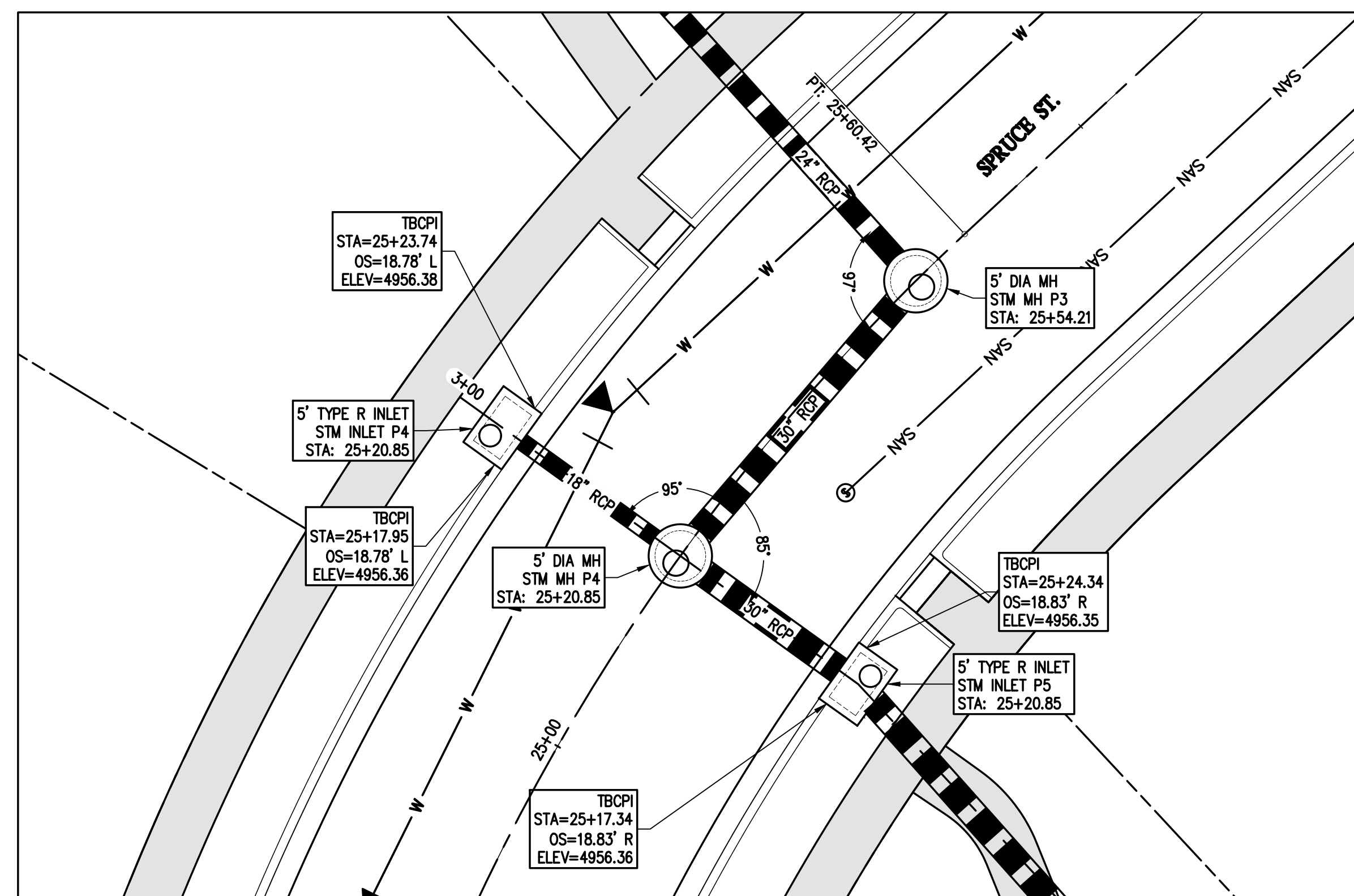
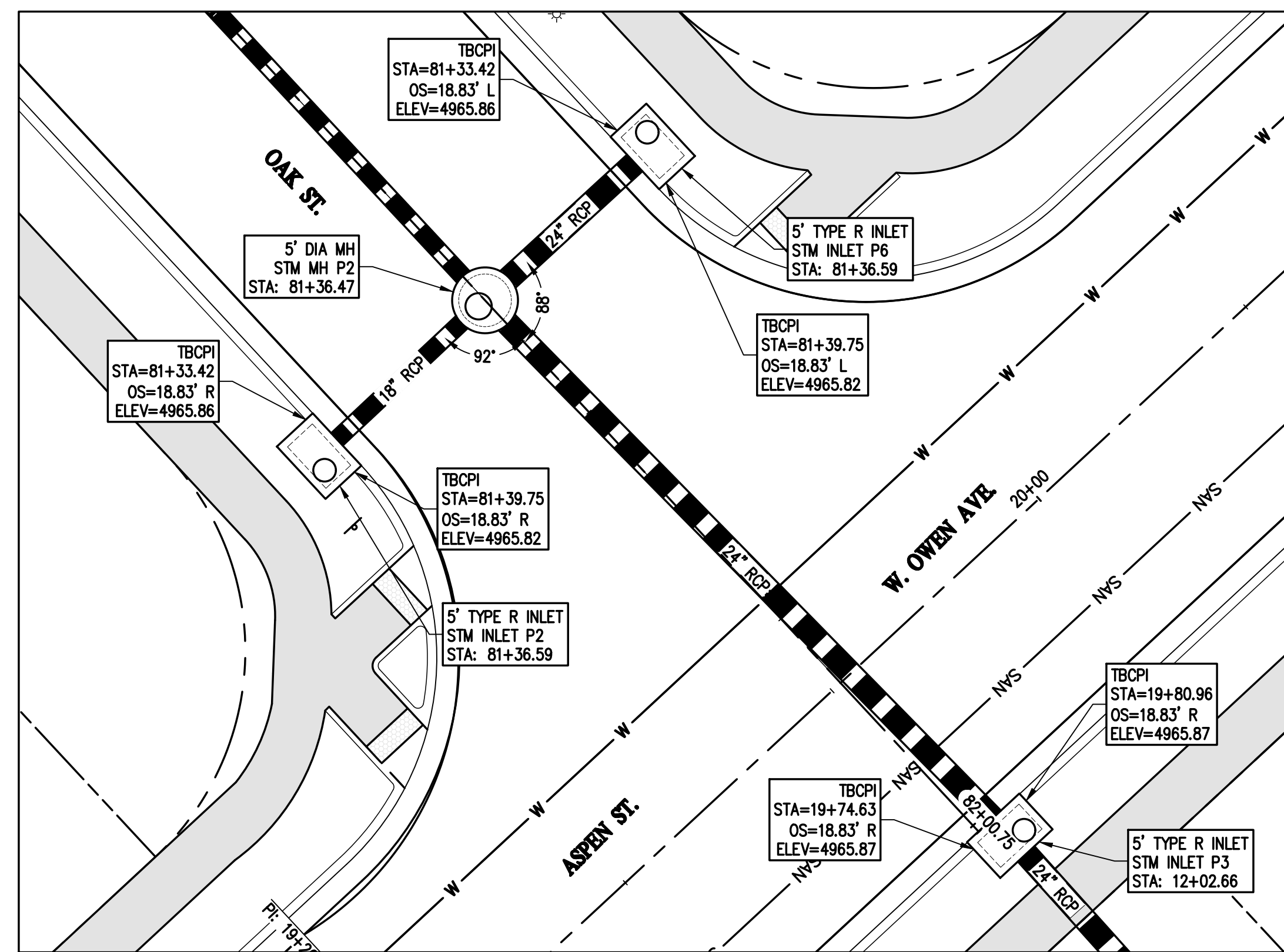
|               |   |                               |
|---------------|---|-------------------------------|
| — SAN — SAN — | —————   | SANITARY SEWER MAIN           |
| — W — W —     | —————   | WATER LINE                    |
| — ST — ST —   | —————   | STORM SEWER                   |
| — E — E —     | ————— E —   | UNDERGROUND ELECTRIC          |
| — GAS — GAS — | ————— GAS —   | GASLINE                       |
| — FO — FO —   | ————— FO —  | FIBER OPTIC                   |
| —————         | —————   | PROPERTY BOUNDARY             |
| — — — — —     | — — — — —   | RIGHT-OF-WAY                  |
| - - - - -     | - - - - -   | EASEMENT                      |
| =====         | =====   | CURB AND GUTTER (SPILL/CATCH) |
| =====         | =====   | RETAINING WALL                |
|               |    | WATER VALVE                   |
|               |    | FIRE HYDRANT                  |
|               |    | WATER MANHOLE                 |
|               |    | SANITARY MANHOLE              |
|               |  | STORM DRAIN MANHOLE           |
|               |  | TYPE 'R' INLET                |

## **UTILITY NOTES:**

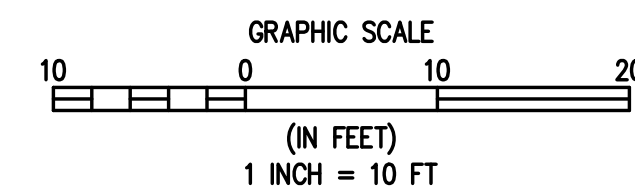
1. ALL STORM SEWER IS PUBLICLY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
2. STATIONING IS BASED ON PIPE CENTERLINE.
3. RIM ELEVATION FOR STORM SEWER INLETS REFERS TO THE TOP OF THE BOX.
4. REFER TO SHEET CD04 FOR INLET DETAILS
5. REFER TO FINAL DRAINAGE REPORT BY BASELINE ENGINEERING FOR TOTAL FLOW AND VELOCITIES IN EACH PIPE FOR MINOR AND MAJOR STORM EVENTS.
6. 18" MINIMUM VERTICAL SEPARATION BETWEEN UTILITY CROSSINGS.
7. REFER TO NYLOPLAST 24 IN DROP-IN INLET DETAIL IN THE FINAL DRAINAGE REPORT BY BASELINE ENGINEERING FOR MORE INFORMATION REGARDING GRATED STM MH P13







- NOTES:
1. TBCPI= TOP BACK OF CURB POINT OF INTERSECTION
  2. OFFSETS ARE FROM STREET CENTER LINE, REFER TO STREET PLAN AND PROFILE SHEETS RD01-RD15 FOR MORE DETAILS.
  3. REFER TO SHEETS ST01-ST05 FOR STORM SEWER PROFILES, PIPE SIZES, & MATERIAL
  4. TYPE R INLETS ARE TO BE TIED INTO ATTACHED SIDEWALKS TO PREVENT DIFFERENTIAL SETTLEMENT, SEE CDOT M-604-12 DETAIL SHEET DT03



| REVISION | DESCRIPTION    | PREPARED BY | DATE       | DESIGNED BY |
|----------|----------------|-------------|------------|-------------|
|          | TOWN COMMENTS  | MLL         | 09/22/2021 | SPC         |
|          | TOWN COMMENTS  | MLL         | 11/05/2021 | DRAWN BY    |
|          | SITE REVISIONS | MLL         | 12/15/2021 | JRJ         |
|          |                |             |            | CHECKED BY  |
|          |                |             |            | MLL         |

**MSP INVESTMENT CO., LLP.**

TOWN OF KEENESBURG

VISTA WEST SUBDIVISION

WELD COUNTY

STORM INLET DETAILS

|   |   |
|---|---|
| 1 | PREPARED UNDER THE DIRECT<br>SUPERVISION OF |
|---|---|

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BASELINE CORPORATION

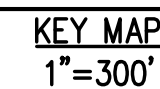
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|-------------------|--------------------|
| INITIAL SUBMITTAL | 06/30/2021         |
| DRAWING SIZE      | 24" X 36"          |
| SURVEY FIRM       | SURVEY DATE        |
|                   | 10/02/2020         |
| JOB NO.           | C03490             |
| DRAWING NAME      | 3490 INLET DTL.dwg |
| SHEET             | 41 OF 64           |

ST07



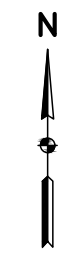
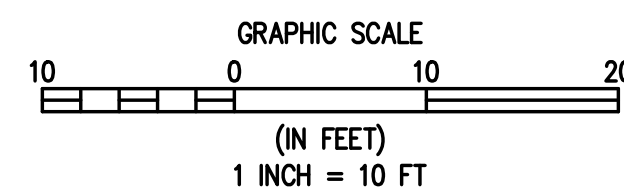
Know what's **below**.  
**Call** before you dig.





NOTES:

1. TBCPI== TOP BACK OF CURB POINT OF INTERSECTION
2. OFFSETS ARE FROM STREET CENTER LINE, REFER TO STREET PLAN AND PROFILE SHEETS RD01-RD15 FOR MORE DETAILS.
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| REVISION DESCRIPTION | PREPARED BY | DATE       | DESIGNED BY |
|----------------------|-------------|------------|-------------|
| TOWN COMMENTS        | MLL         | 09/22/2021 | SPC         |
| TOWN COMMENTS        | MLL         | 11/05/2021 |             |
| SITE REVISIONS       | MLL         | 12/15/2021 | JRJ         |
|                      |             |            | CHECKED BY  |
|                      |             |            | MLL         |

**MSP INVESTMENT CO., LLP.**

WELD COUNTY

TOWN OF KEENESBURG

VISTA WEST SUBDIVISION

STORM INLET DETAILS

|   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
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FOR AND ON BEHALF OF  
BASELINE CORPORATION

|                   |            |
|-------------------|------------|
| INITIAL SUBMITTAL | 06/30/2021 |
| DRAWING SIZE      | 24" x 36"  |

|              |             |
|--------------|-------------|
| DRAWING SIZE | 24 X 36     |
| SURVEY FIRM  | SURVEY DATE |

|             |            |
|-------------|------------|
| SURVEY FIRM | 10/02/2020 |
| JOB NO.     | C03490     |

**DRAWING NAME**  
3400 INLET DTLS.dwg

SHEET 42 OF 64

ST08

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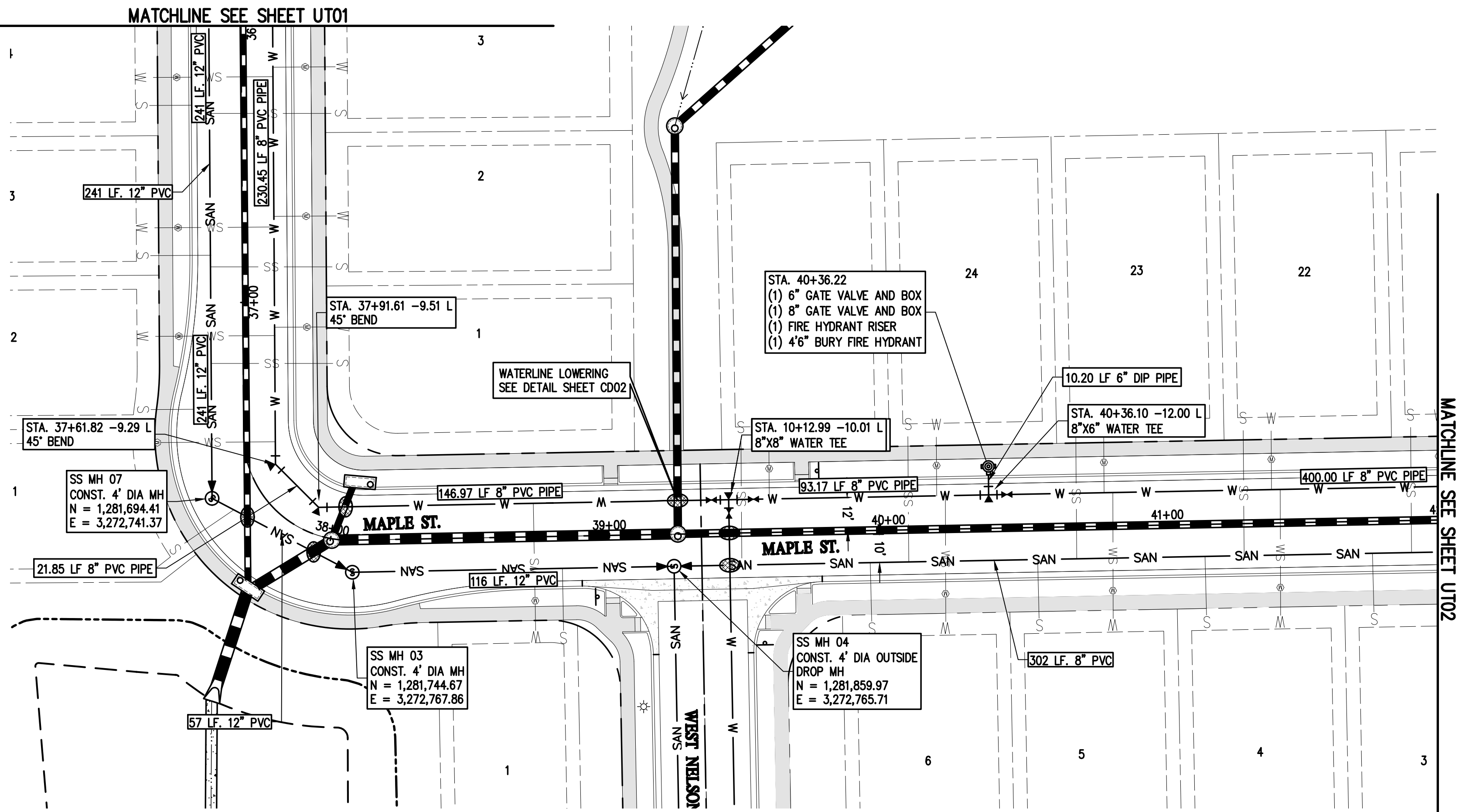
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Call before you dig.



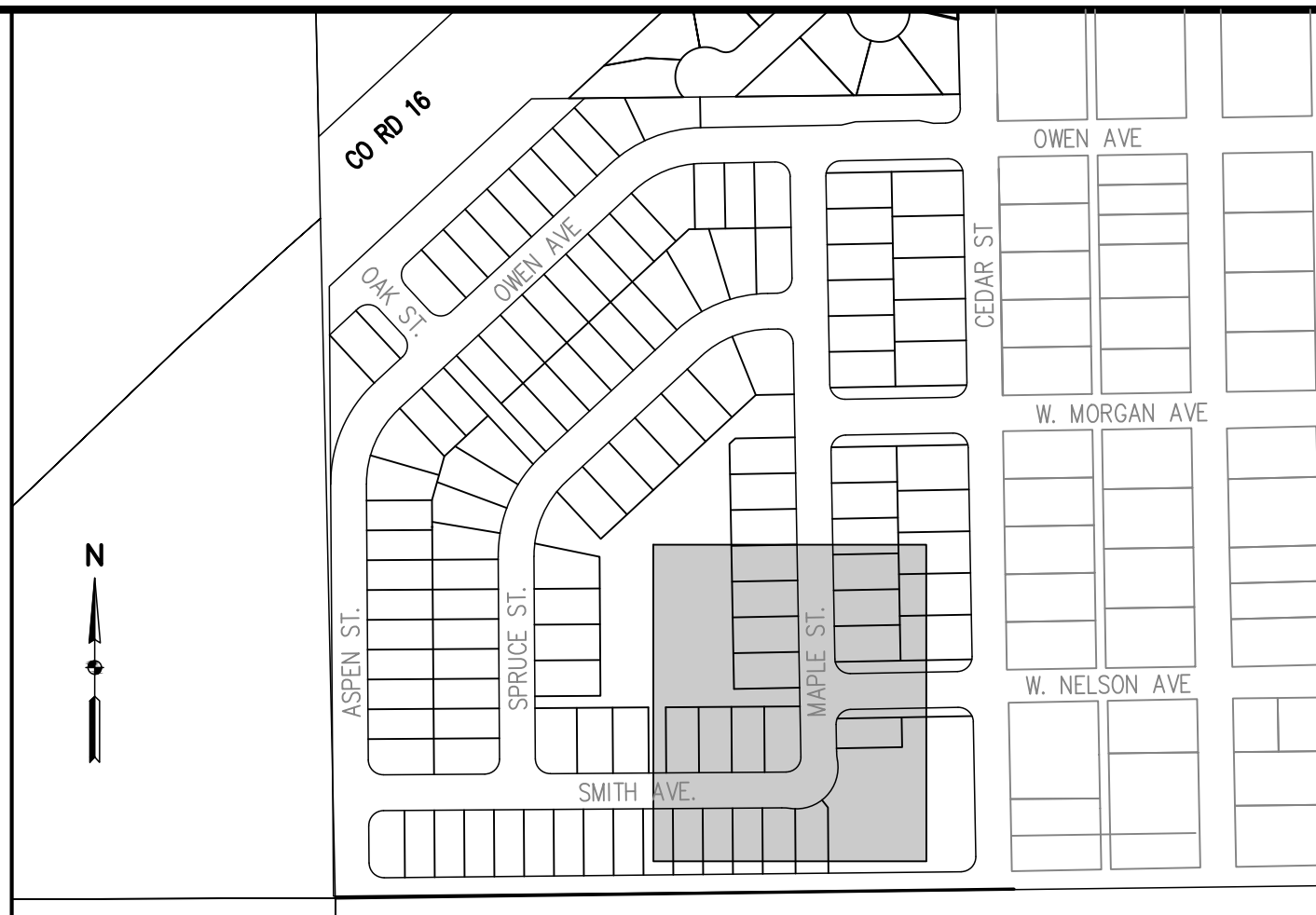
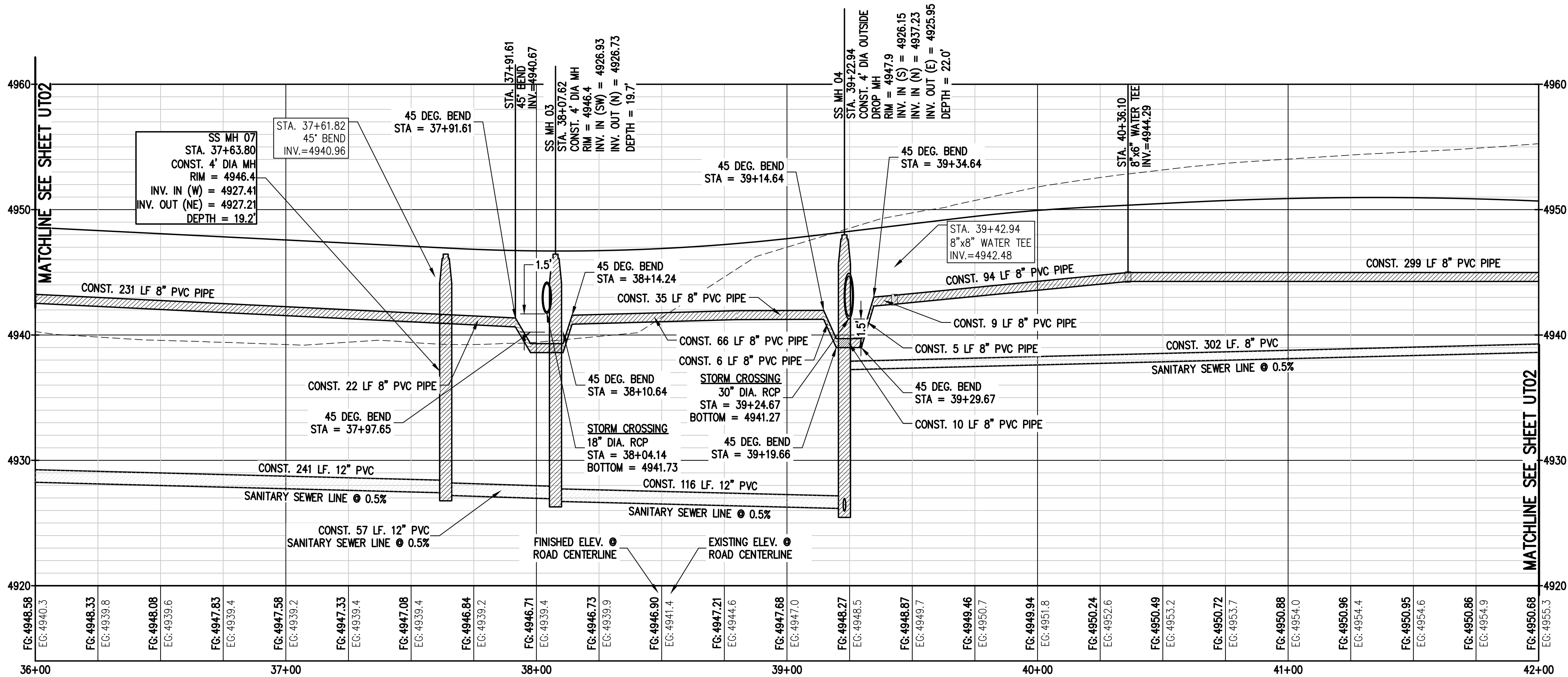




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1  
UT02 UT02  
UTILITY PLAN & PROFILE SMITH-MAPLE AVE 2



KEY MAP  
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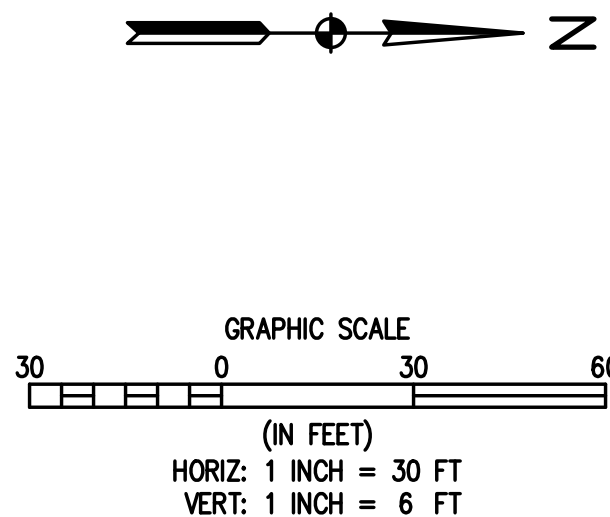
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|-----|-----|-----|-------------------------------|
| SAN | SAN | SAN | SANITARY SEWER MAIN           |
| W   | W   | W   | WATER LINE                    |
| ST  | ST  | ST  | STORM SEWER                   |
| E   | E   | E   | UNDERGROUND ELECTRIC          |
| GAS | GAS | GAS | GASLINE                       |
| FO  | FO  | FO  | FIBER OPTIC                   |
|     |     |     | PROPERTY BOUNDARY             |
|     |     |     | RIGHT-OF-WAY                  |
|     |     |     | EASEMENT                      |
|     |     |     | CURB AND GUTTER (SPILL/CATCH) |
|     |     |     | RETAINING WALL                |

|   |   |   |                     |
|---|---|---|---------------------|
| W | W | W | WATER VALVE         |
| W | W | W | FIRE HYDRANT        |
| W | W | W | WATER MANHOLE       |
| W | W | W | SANITARY MANHOLE    |
| W | W | W | STORM DRAIN MANHOLE |
| W | W | W | TYPE 'R' INLET      |
| W | W | W | UTILITY CROSSING    |

### UTILITY NOTES:

1. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
2. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER SERVICE LINES IS 10 FEET
3. WHEN VERTICAL SEPARATION IS LESS THAN 18 INCHES FROM STORM SEWER, THE SANITARY SEWER MUST BE ENCASED 10 FEET ON BOTH SIDES OF THE CROSSING.
4. THE EXISTING 6" WATERLINE LOCATED ON THE EAST SIDE OF CEDAR STREET IS TO BE REPLACED AND UPSIZED TO AN 8" WATERLINE, TO BE DESIGNED BY THE TOWN OF KEENESBURG. THE CONTRACTOR SHALL COORDINATE THE CONNECTION TO THE TOWN WATERLINE WITH THE PUBLIC WORKS DEPARTMENT.



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|             |     |                |            |
|-------------|-----|----------------|------------|
| DESIGNED BY | SPC | DATE           | 09/22/2021 |
| DRAWN BY    | JRJ | TOWN COMMENTS  | 11/05/2021 |
| CHECKED BY  | MLL | SITE REVISIONS | 12/15/2021 |

|                      |            |
|----------------------|------------|
| REVISION DESCRIPTION | DATE       |
| TOWN COMMENTS        | 09/22/2021 |
| TOWN COMMENTS        | 11/05/2021 |
| SITE REVISIONS       | 12/15/2021 |

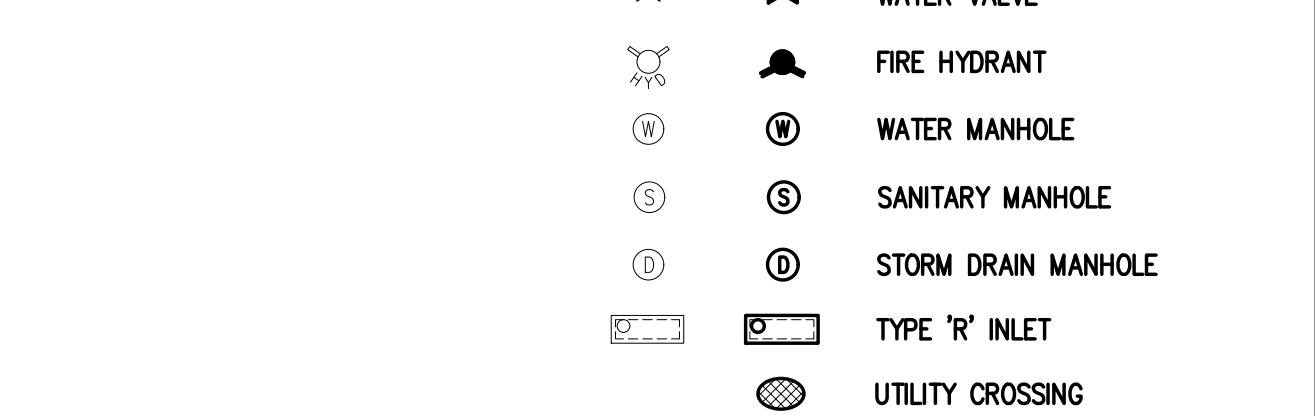
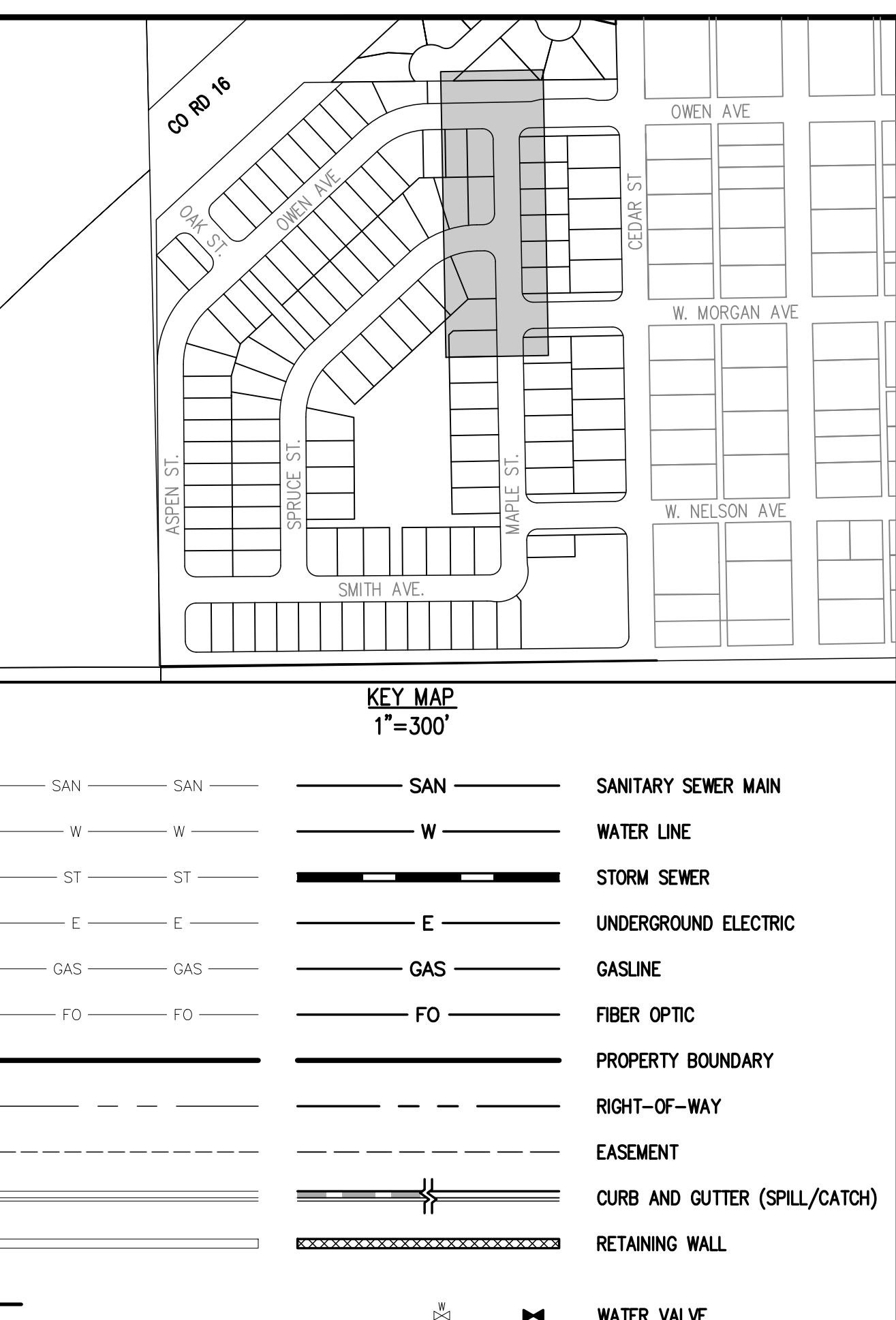
**MSP INVESTMENT CO., LLP.**  
TOWN OF KEENESBURG  
VISTA WEST SUBDIVISION  
UTILITY PLAN & PROFILE SMITH-MAPLE AVE 2

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

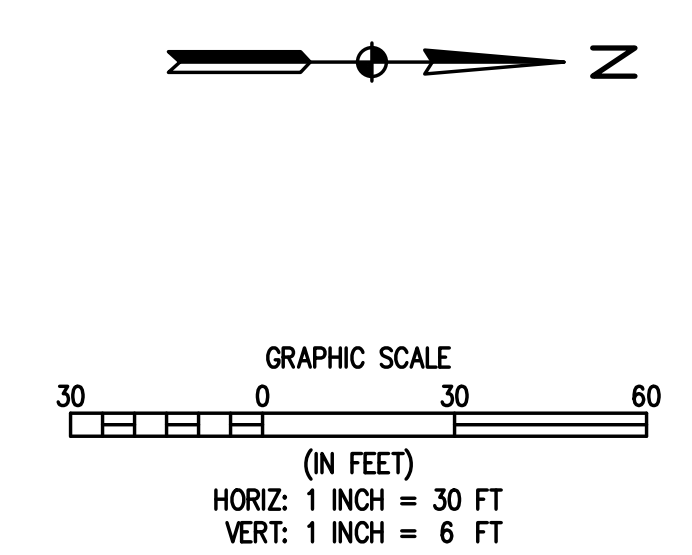
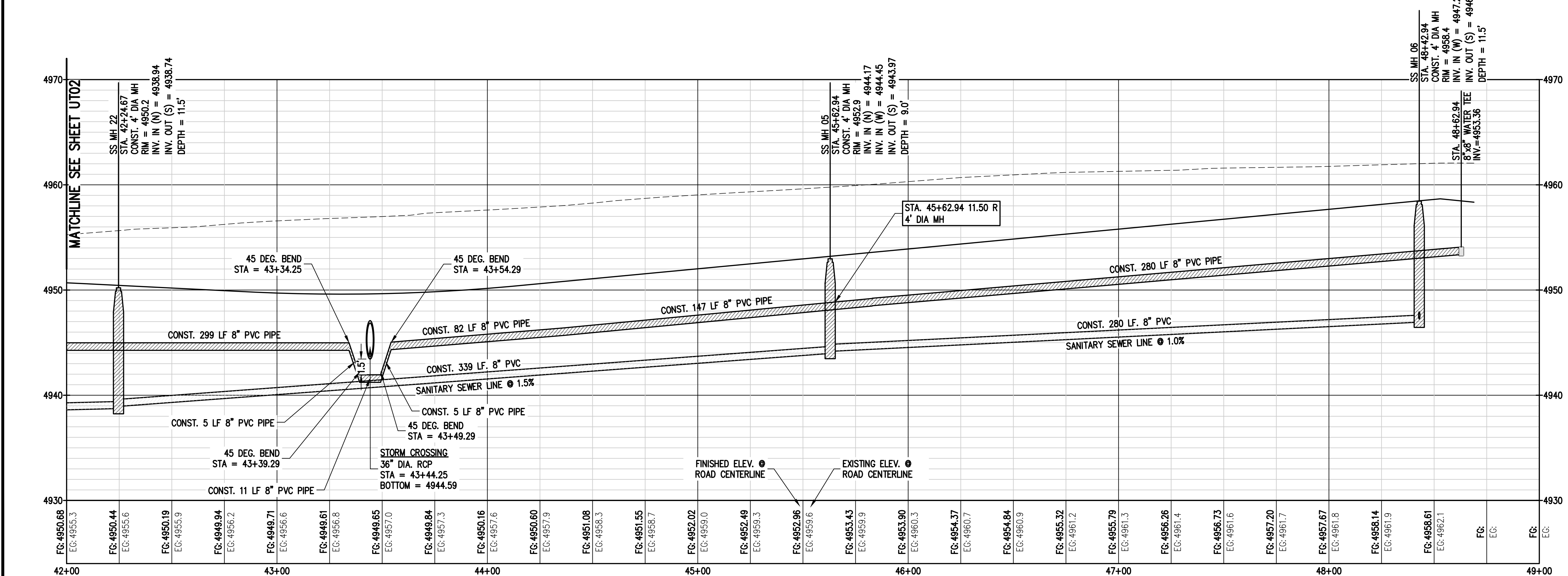
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| FOR AND ON BEHALF OF<br>BUSINESS CORPORATION | INITIAL SUBMITTAL | 06/30/2021  |
| DRAWING SIZE                                 | 24" X 36"         |             |
| SURVEY FIRM                                  | SURVEY FIRM       | SURVEY DATE |
| 3490 UTILITY P&P.dwg                         |                   | 10/02/2020  |
| JOB NO.                                      | C03490            |             |
| DRAWING NAME                                 |                   |             |
| SHEET  | 44                | OF 64       |

UT02





1. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
2. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER SERVICE LINES IS 10 FEET
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- 
- 30 0 30 60
- (IN FEET)
- HORIZ: 1 INCH = 30 FT
- VERT: 1 INCH = 6 FT



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**MSP INVESTMENT CO., LLP.**

TOWN OF KEENESBURG

WELD COUNTY

VISTA WEST SUBDIVISION

UTILITY PLAN & PROFILE NELSON ST

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

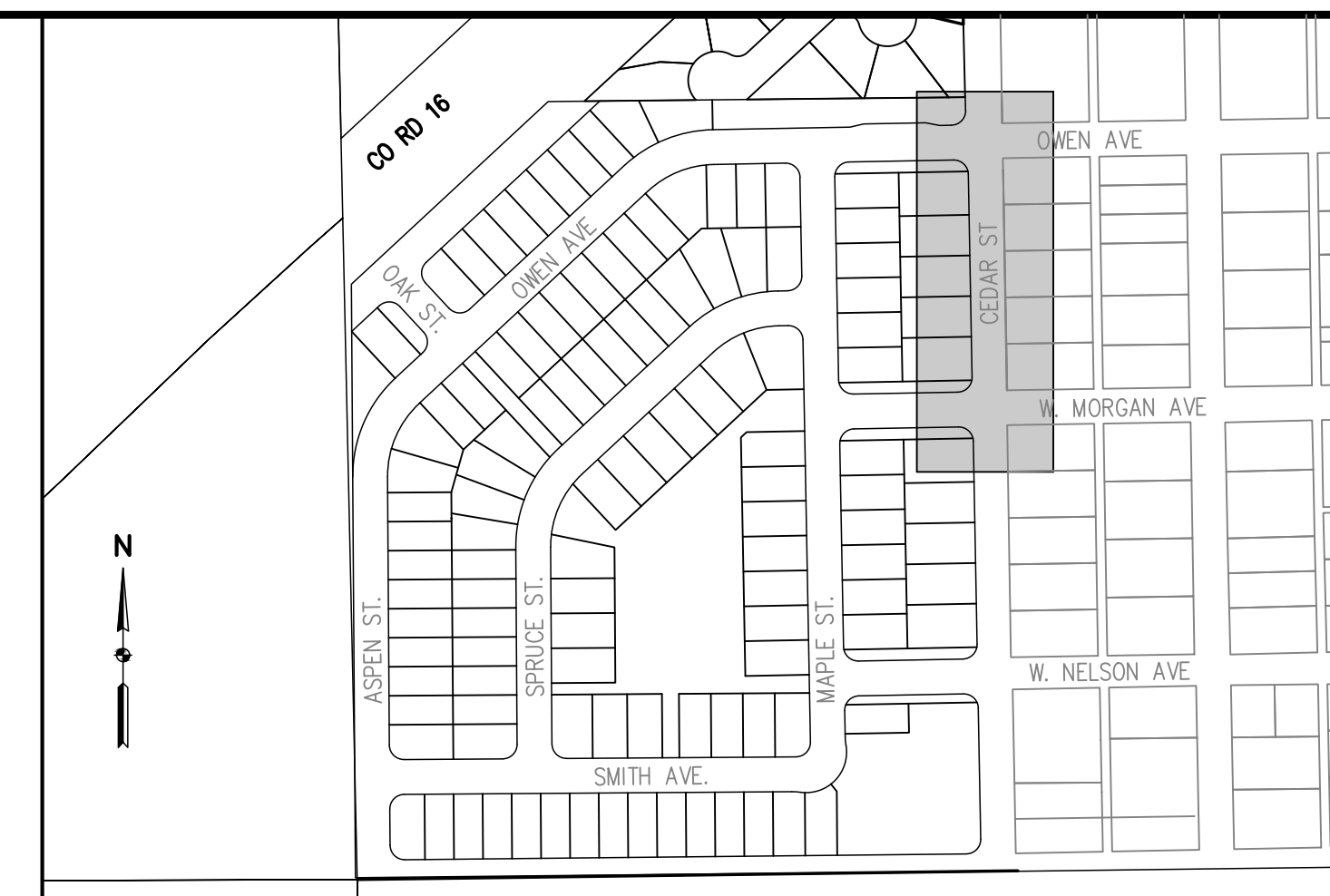
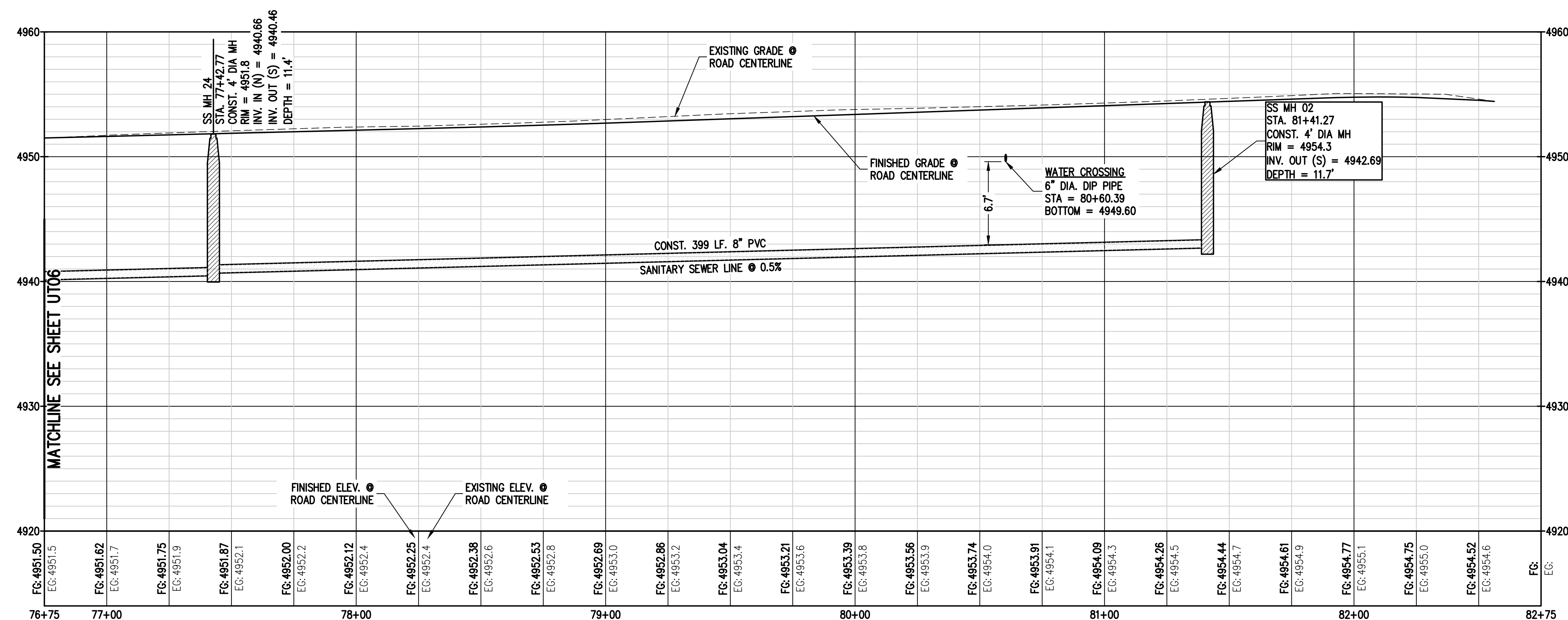
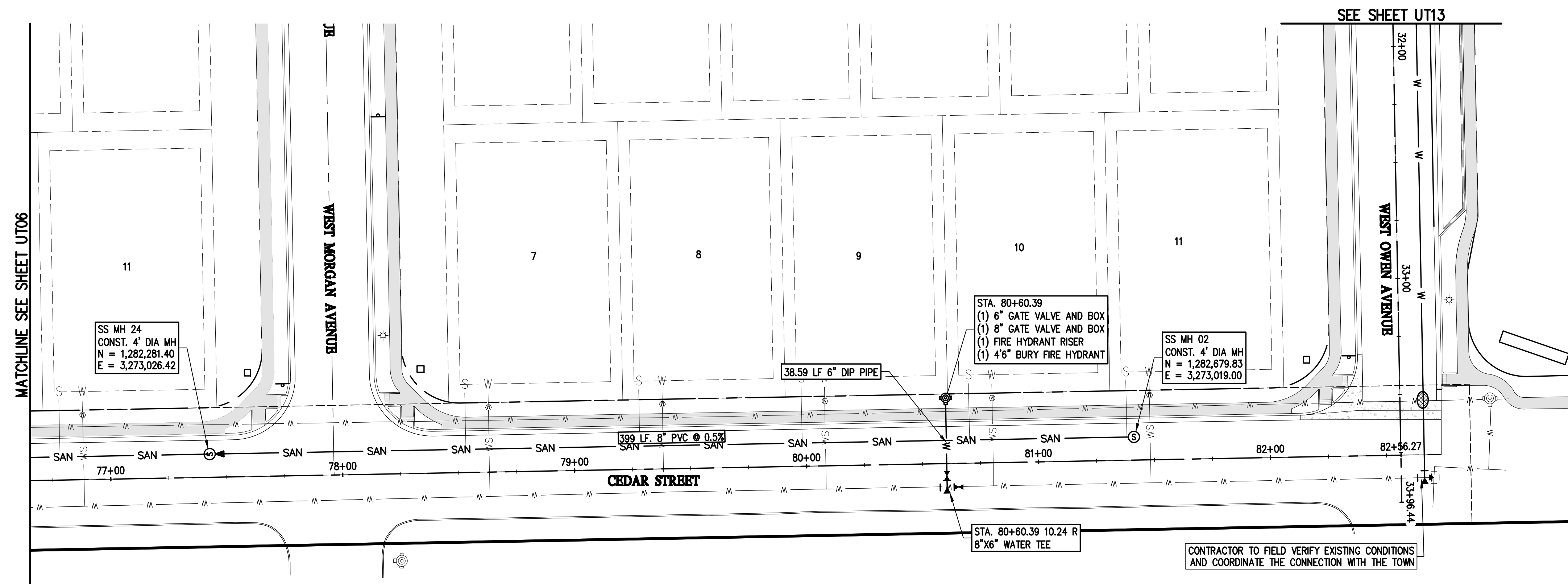
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|--|-------------|
| FOR AND ON BEHALF OF<br>BASELINE CORPORATION |             |
| INITIAL SUBMITTAL                            | 06/30/2021  |
| DRAWING SIZE                                 | 24" X 36"   |
| SURVEY FIRM                                  | SURVEY DATE |
| SURVEY FIRM                                  | 10/02/2020  |
| JOB NO.                                      | C03490      |
| DRAWING NAME                                 |             |
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| SHEET  | 47 OF 64    |
| UT05   |             |




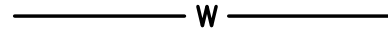




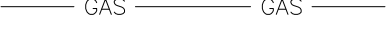






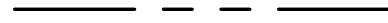
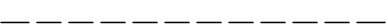

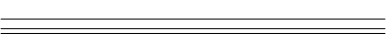

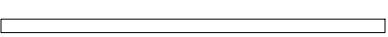
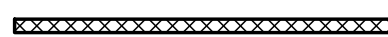












UT05





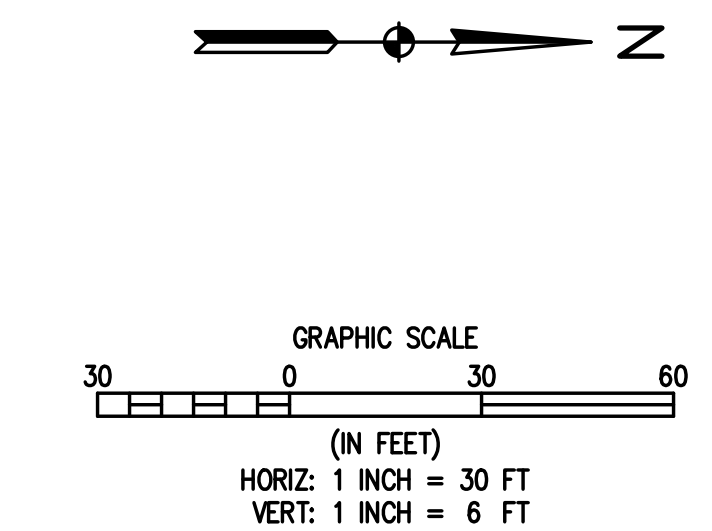




|   |   |                               |
|---|---|-------------------------------|
|    |    | SANITARY SEWER MAIN           |
|    |    | WATER LINE                    |
|    |    | STORM SEWER                   |
|    |    | UNDERGROUND ELECTRIC          |
|    |    | GASLINE                       |
|    |    | FIBER OPTIC                   |
|    |    | PROPERTY BOUNDARY             |
|    |    | RIGHT-OF-WAY                  |
|    |    | EASEMENT                      |
|    |    | CURB AND GUTTER (SPILL/CATCH) |
|    |    | RETAINING WALL                |
|    |    | WATER VALVE                   |
|    |    | FIRE HYDRANT                  |
|    |    | WATER MANHOLE                 |
|    |    | SANITARY MANHOLE              |
|  |  | STORM DRAIN MANHOLE           |
|  |  | TYPE 'R' INLET                |

**UTILITY NOTES:**

1. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
2. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER SERVICE LINES IS 10 FEET
3. WHEN VERTICAL SEPARATION IS LESS THAN 18 INCHES FROM STORM SEWER, THE SANITARY SEWER MUST BE ENCASED 10 FEET ON BOTH SIDES OF THE CROSSING.
4. THE EXISTING 6" WATERLINE LOCATED ON THE EAST SIDE OF CEDAR STREET IS TO BE REPLACED AND UPSIZED TO AN 8" WATERLINE, TO BE DESIGNED BY THE TOWN OF KEENESBURG. THE CONTRACTOR SHALL COORDINATE THE CONNECTION TO THE TOWN WATERLINE WITH THE PUBLIC WORKS DEPARTMENT.



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|                |     |            |     |
|----------------|-----|------------|-----|
| TOWN COMMENTS  | M/L | 09/22/2021 | SFC |
| TOWN COMMENTS  | M/L | 11/05/2021 |     |
| SITE REVISIONS | M/L | 12/15/2021 |     |
| CHECKED BY     |     |            | M/L |
|                |     |            |     |

**MSP INVESTMENT CO., LLP.**

WELD COUNTY

VISTA WEST SUBDIVISION

UTILITY PLAN &amp; PROFILE CEDAR ST

PREPARED UNDER THE DIRECT  
SUPERVISION OF

PRELIMINARY  
NOT FOR  
CONSTRUCTION

FOR AND ON BEHALF OF  
BASELINE CORPORATION

|                   |            |
|-------------------|------------|
| DATE OF SUBMITTAL | 06/30/2021 |
|-------------------|------------|

|           |           |
|-----------|-----------|
| WING SIZE | 24" X 36" |
|-----------|-----------|

|             |             |
|-------------|-------------|
| SURVEY FIRM | SURVEY DATE |
| SURVEY FIRM | 10/02/2020  |

|     |        |
|-----|--------|
| NO. | C03490 |
|-----|--------|

|           |        |
|-----------|--------|
| NO.       | 003490 |
| WING NAME |        |

0 UTILITY P&amp;P.dwg

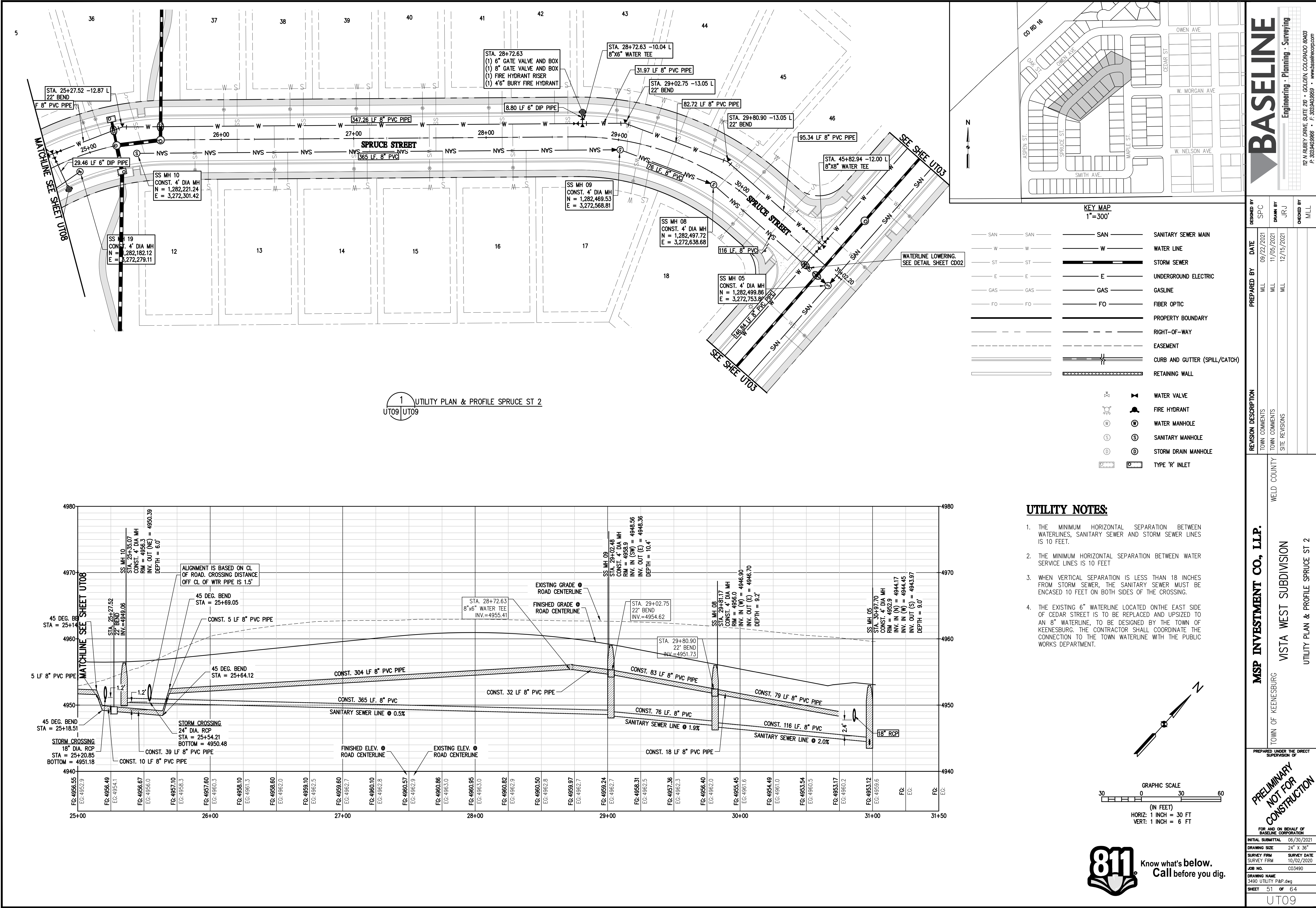
9 OF 64  
UT07







N:\co3490 - Summerfield - Keenesburg\Drawings\Construction Plans\Utility\3490 UTILITY P&P.dwg, 12/15/2021 5:56:54 PM, Jake Jackson



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DESIGNED BY: SPC

DRAWN BY: JRJ

CHECKED BY: MILL

DATE: 09/22/2021

DATE: 11/05/2021

DATE: 12/15/2021

PREPARED BY: MILL

PREPARED BY: MILL

PREPARED BY: MILL

REVISION DESCRIPTION

TOWN COMMENTS

TOWN COMMENTS

SITE REVISIONS

MSP INVESTMENT CO., LLP.

TOWN OF KEENESBURG

WELD COUNTY

VISTA WEST SUBDIVISION

UTILITY PLAN & PROFILE SPRUCE ST 2

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL: 06/30/2021

DRAWING SIZE: 24" X 36"

SURVEY FIRM: SURVEY FIRM

SURVEY DATE: 10/02/2020

JOB NO.: C03490

DRAWING NAME: 3490 UTILITY P&P.dwg

SHEET: 51 OF 64

UT09



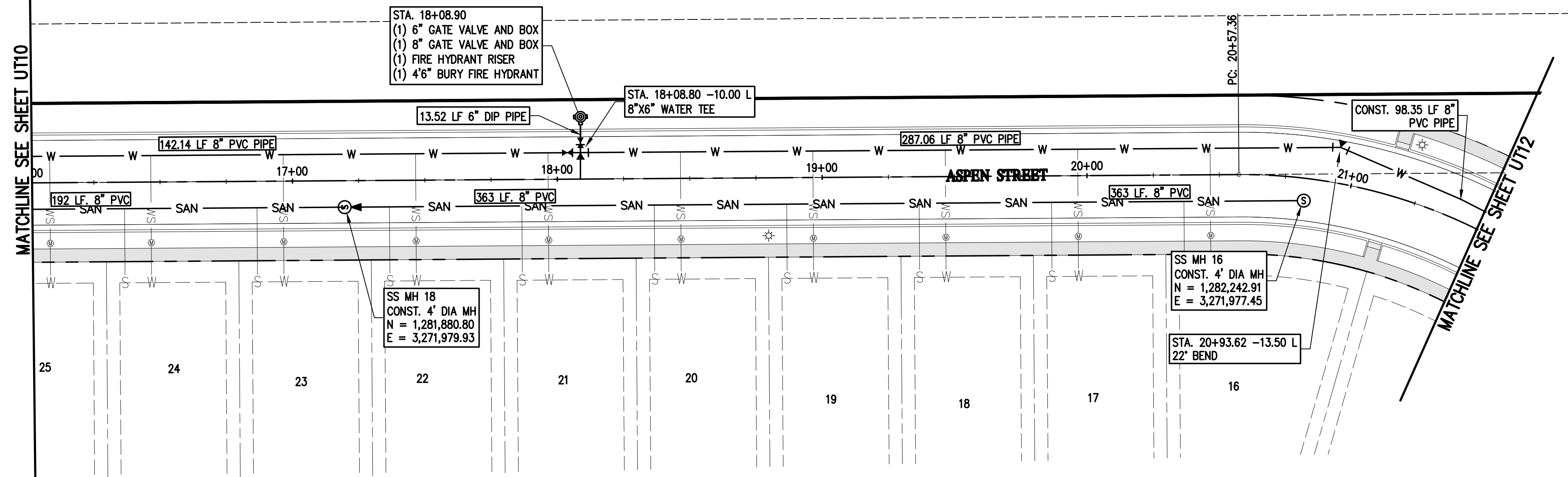
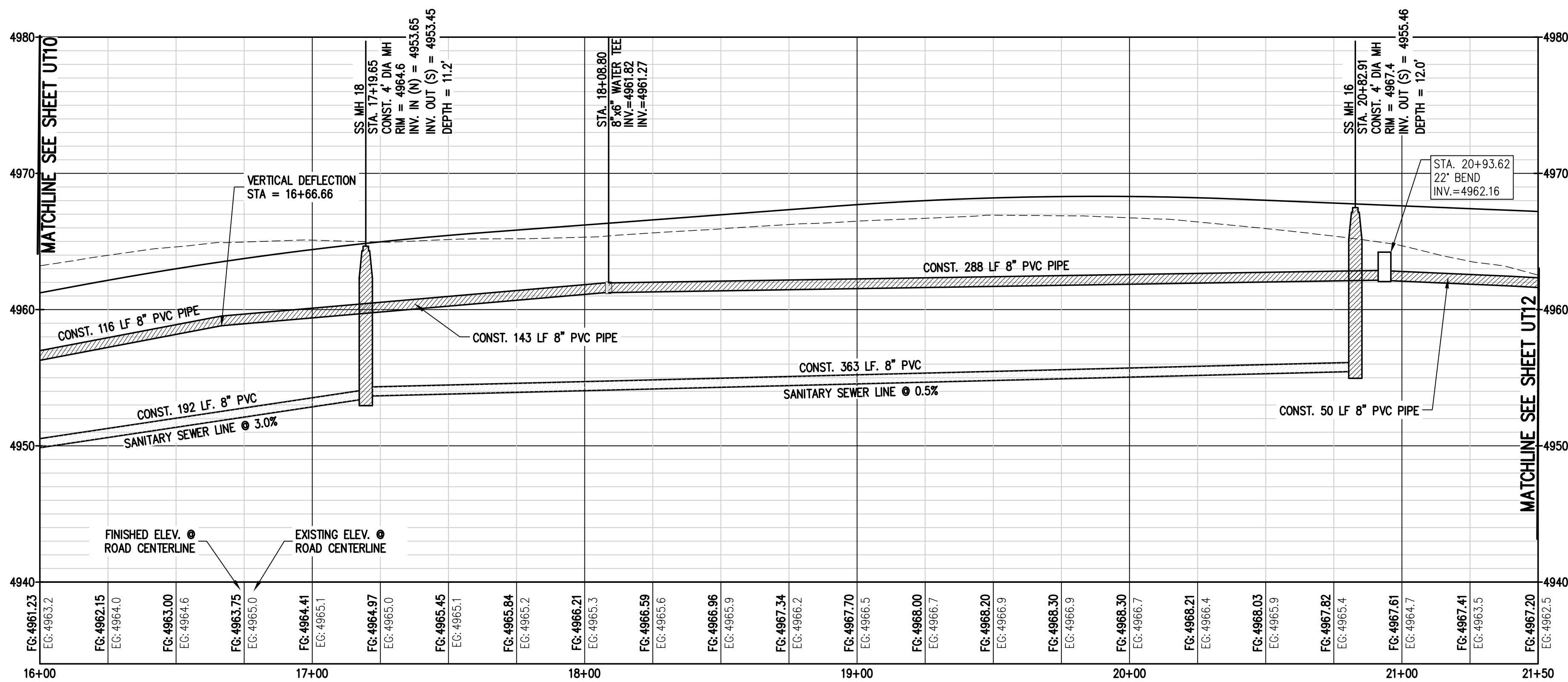
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NOT FOR  
CONSTRUCTION**

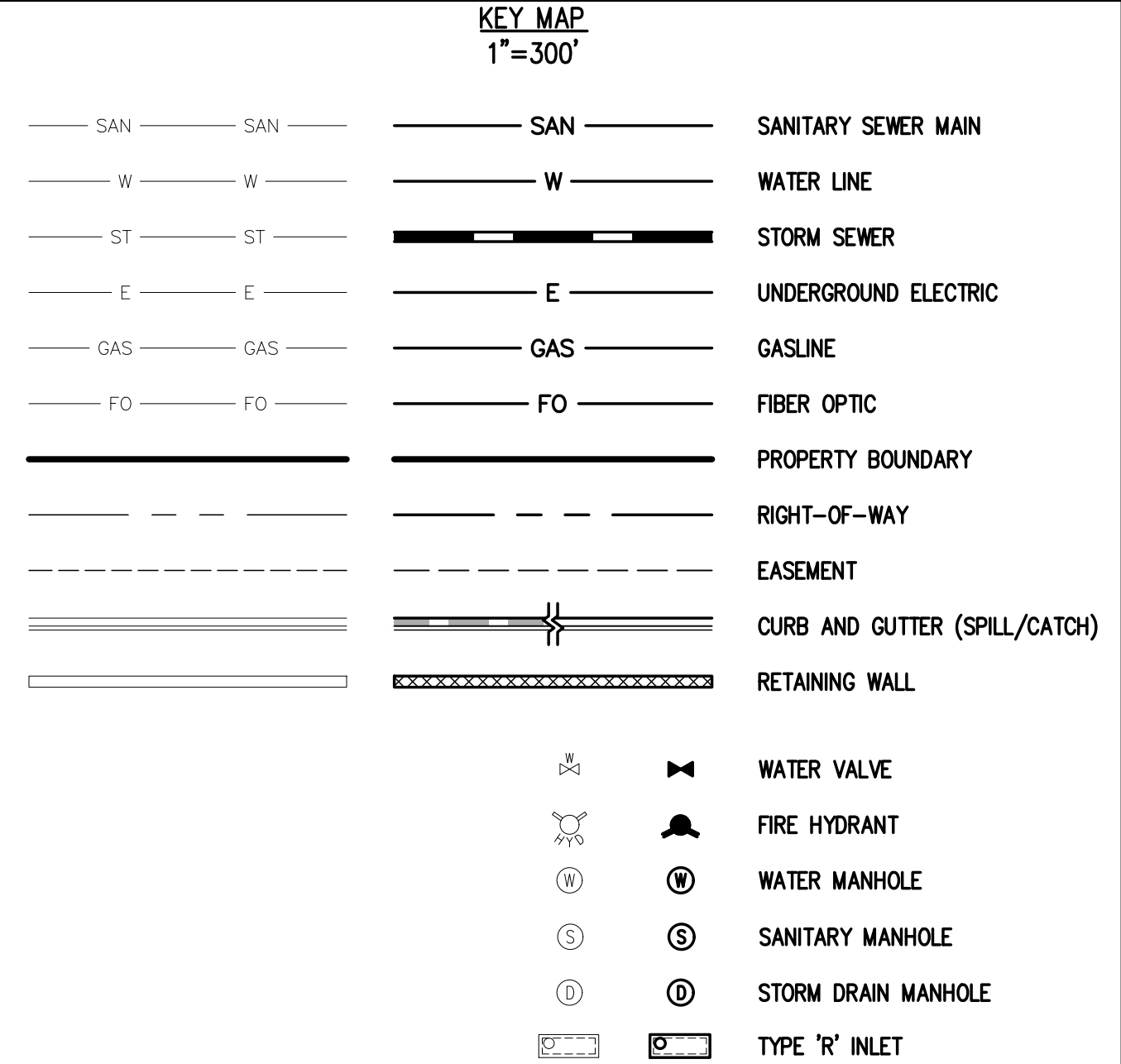
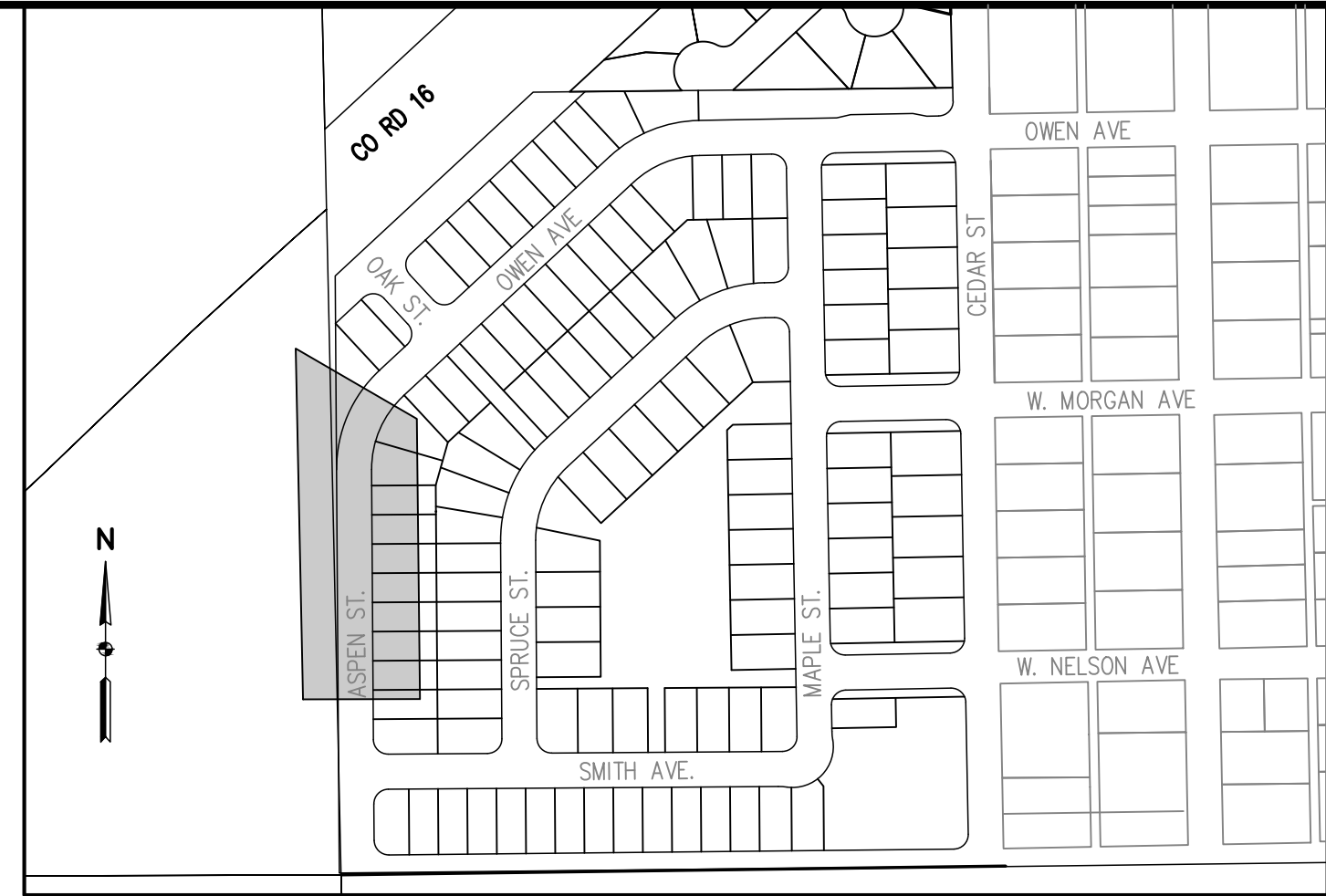
FOR AND ON BEHALF OF  
BASELINE CORPORATION

|                      |             |
|----------------------|-------------|
| INITIAL SUBMITTAL    | 06/30/2021  |
| DRAWING SIZE         | 24" X 36"   |
| SURVEY FIRM          | SURVEY DATE |
| SURVEY FIRM          | 10/02/2020  |
| JOB NO.              | C03490      |
| DRAWING NAME         |             |
| 3490 UTILITY P&P.dwg |             |
| SHEET                | 52 OF 64    |
| UT10                 |             |



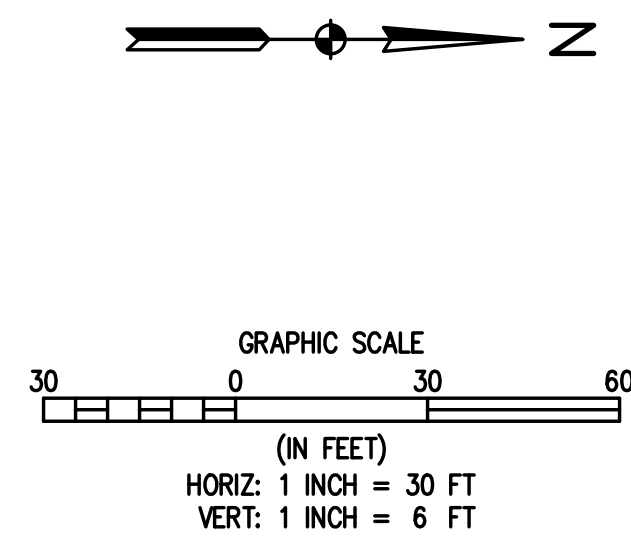


1 UTILITY PLAN & PROFILE ASPEN ST 2



**UTILITY NOTES:**

1. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
2. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER SERVICE LINES IS 10 FEET
3. WHEN VERTICAL SEPARATION IS LESS THAN 18 INCHES FROM STORM SEWER, THE SANITARY SEWER MUST BE ENCASED 10 FEET ON BOTH SIDES OF THE CROSSING.
4. THE EXISTING 6" WATERLINE LOCATED ONTHE EAST SIDE OF CEDAR STREET IS TO BE REPLACED AND UPSIZED TO AN 8" WATERLINE, TO BE DESIGNED BY THE TOWN OF KEENESBURG. THE CONTRACTOR SHALL COORDINATE THE CONNECTION TO THE TOWN WATERLINE WITH THE PUBLIC WORKS DEPARTMENT.



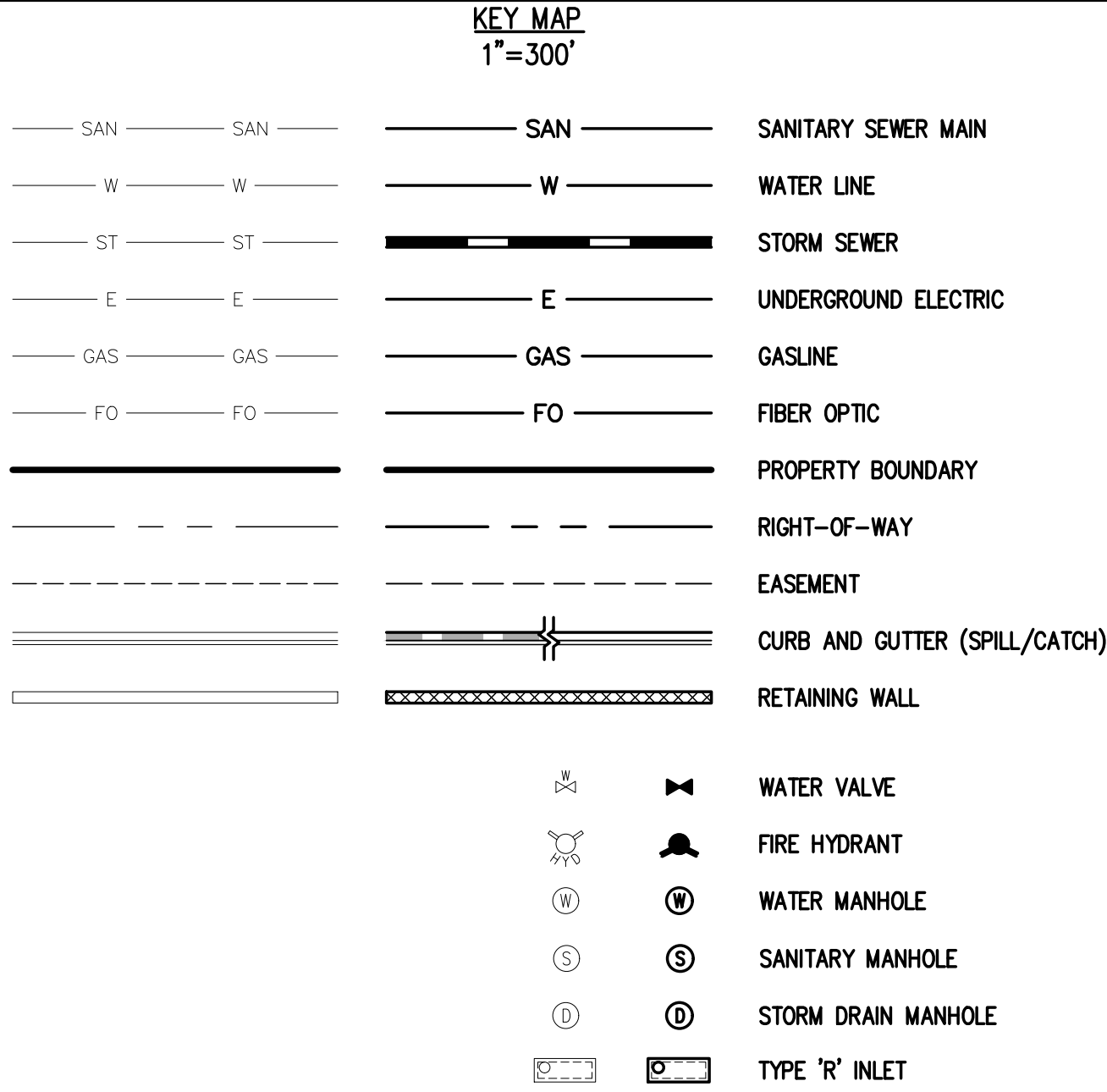
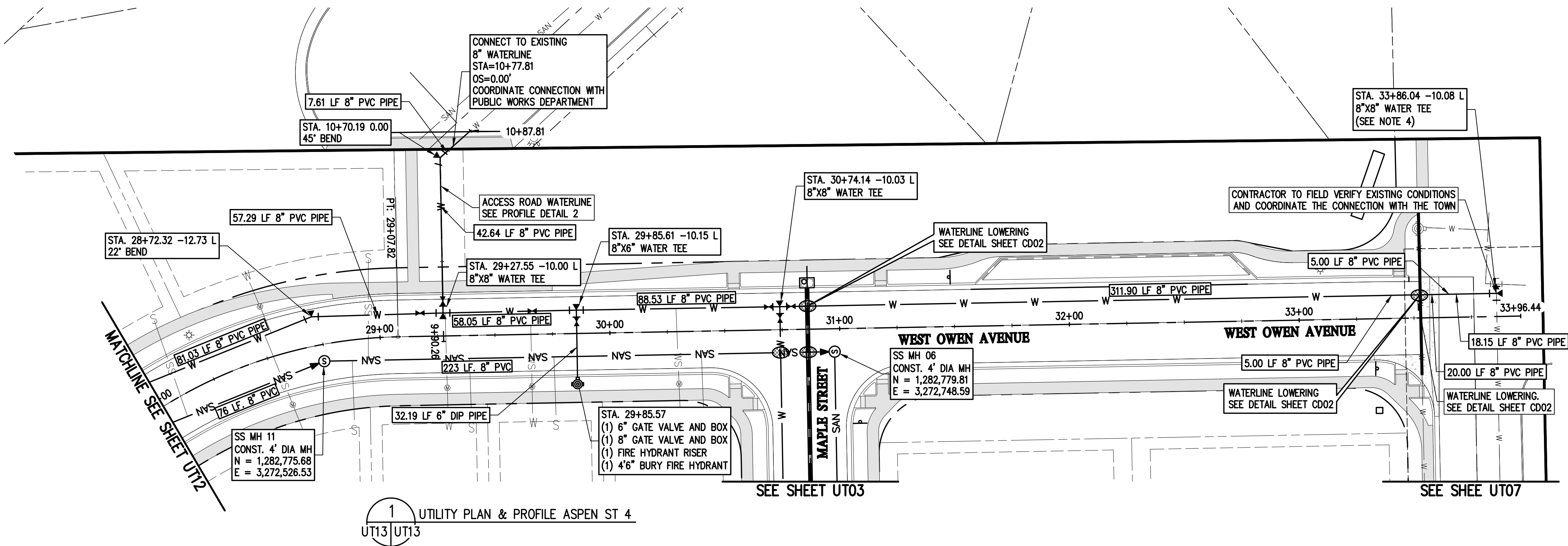
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|---|-------------|-------------|-------|--|
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|   |             | DRAWN BY    | JAW   |  |
| REVISION DESCRIPTION  | PREPARED BY | DATE        |       |  |
| TOWN COMMENTS   | MLL         | 09/22/2021  |       |  |
| TOWN COMMENTS   | MLL         | 11/05/2021  |       |  |
| SITE REVISIONS  | MLL         | 12/15/2021  |       |  |
|   |             |             |       |  |
| <div><div><div><b>MSP INVESTMENT CO., LLP.</b></div><div>TOWN OF KEENESBURG</div><div>WELD COUNTY</div></div><div><div>VISTA WEST SUBDIVISION</div><div>UTILITY PLAN &amp; PROFILE ASPEN ST 2</div></div></div>   |             |             |       |  |
| PREPARED UNDER THE DIRECT SUPERVISION OF  |             |             |       |  |
| <div><div><div><b>PRELIMINARY<br/>NOT FOR<br/>CONSTRUCTION</b></div><div>FOR AND ON BEHALF OF<br/>BASELINE CORPORATION</div></div><div>INITIAL SUBMITTAL 06/30/2021</div><div>DRAWING SIZE 24" x 36"</div><div>SURVEY FIRM SURVEY DATE</div><div>01/02/2020</div><div>JOB NO. C03490</div><div>DRAWING NAME<br/>3490 UTILITY P&amp;P.dwg</div><div>SHEET 53 OF 64</div></div> |             |             |       |  |
| UT11  |             |             |       |  |



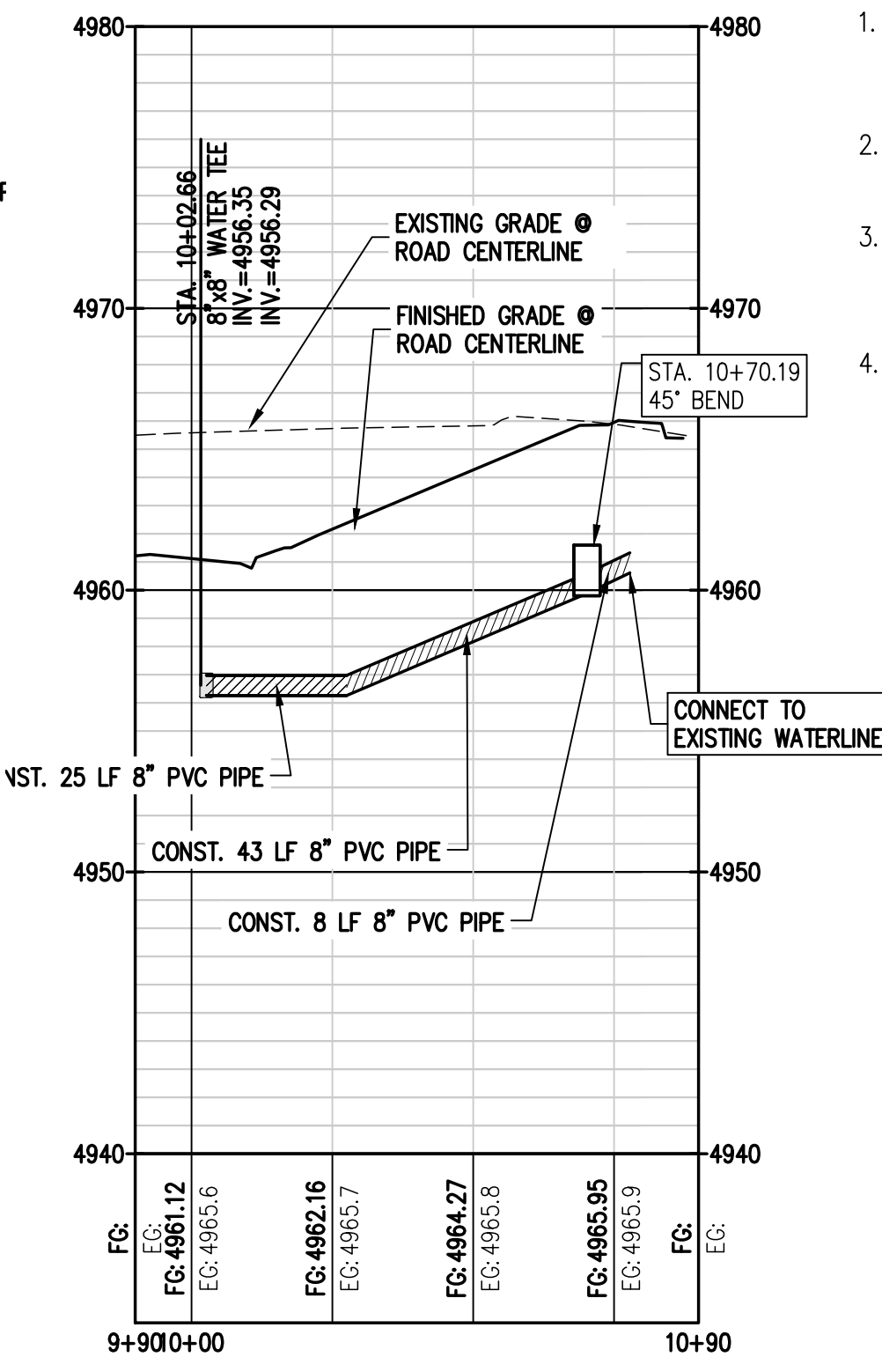
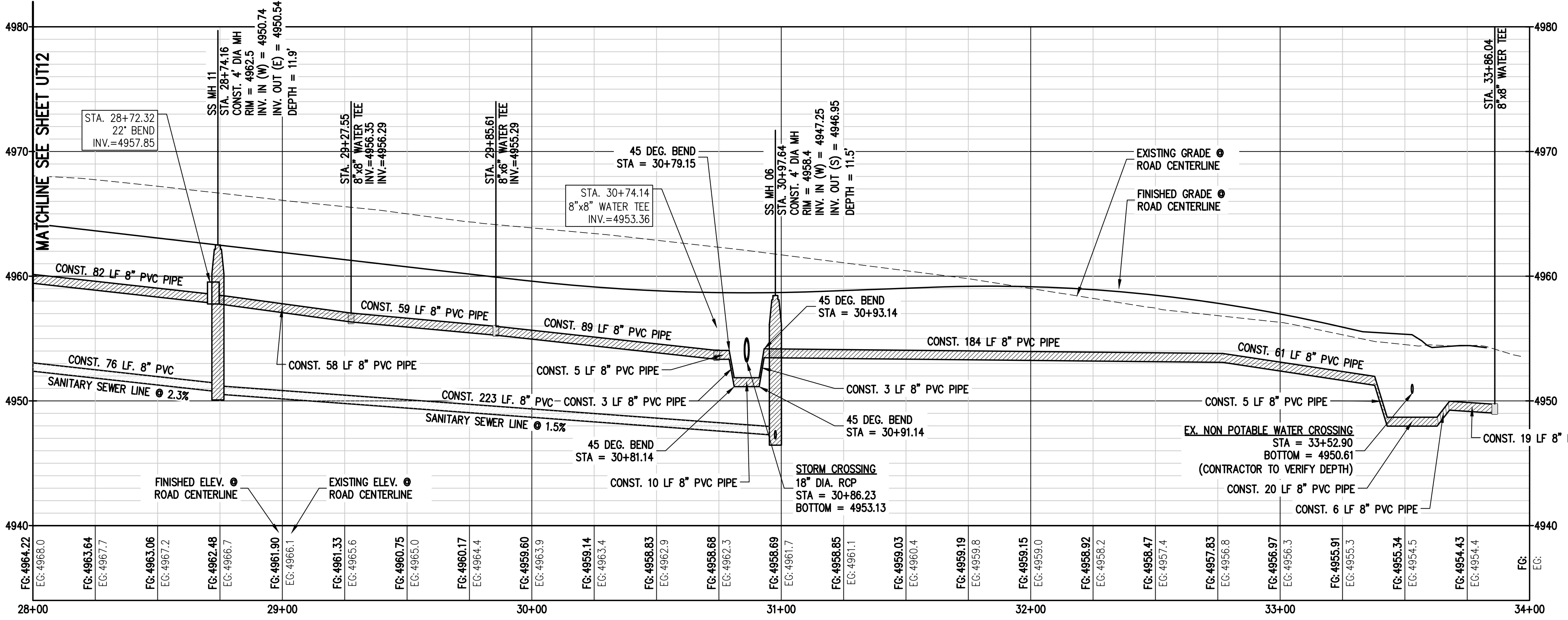




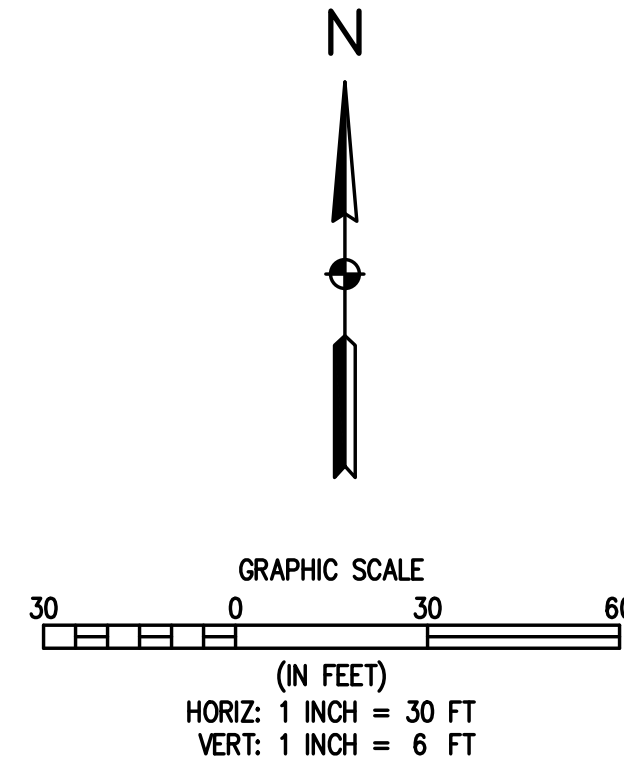


UTILITY NOTES:

1. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
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2 ACCESS ROAD WATERLINE PROFILE  
UT13/UT13



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| DESIGNED BY | DATE       | PREPARED BY | DATE       | REVISION DESCRIPTION |
|-------------|------------|-------------|------------|----------------------|
| SPC         | 09/22/2021 | MLL         | 09/22/2021 | TOWN COMMENTS        |
| JRJ         | 11/05/2021 | MLL         | 11/05/2021 | TOWN COMMENTS        |
| MLL         | 12/15/2021 | MLL         | 12/15/2021 | SITE REVISIONS       |

**MSP INVESTMENT CO., LLP.**  
TOWN OF KEENESBURG  
VISTA WEST SUBDIVISION  
UTILITY PLAN & PROFILE ASPEN ST 4

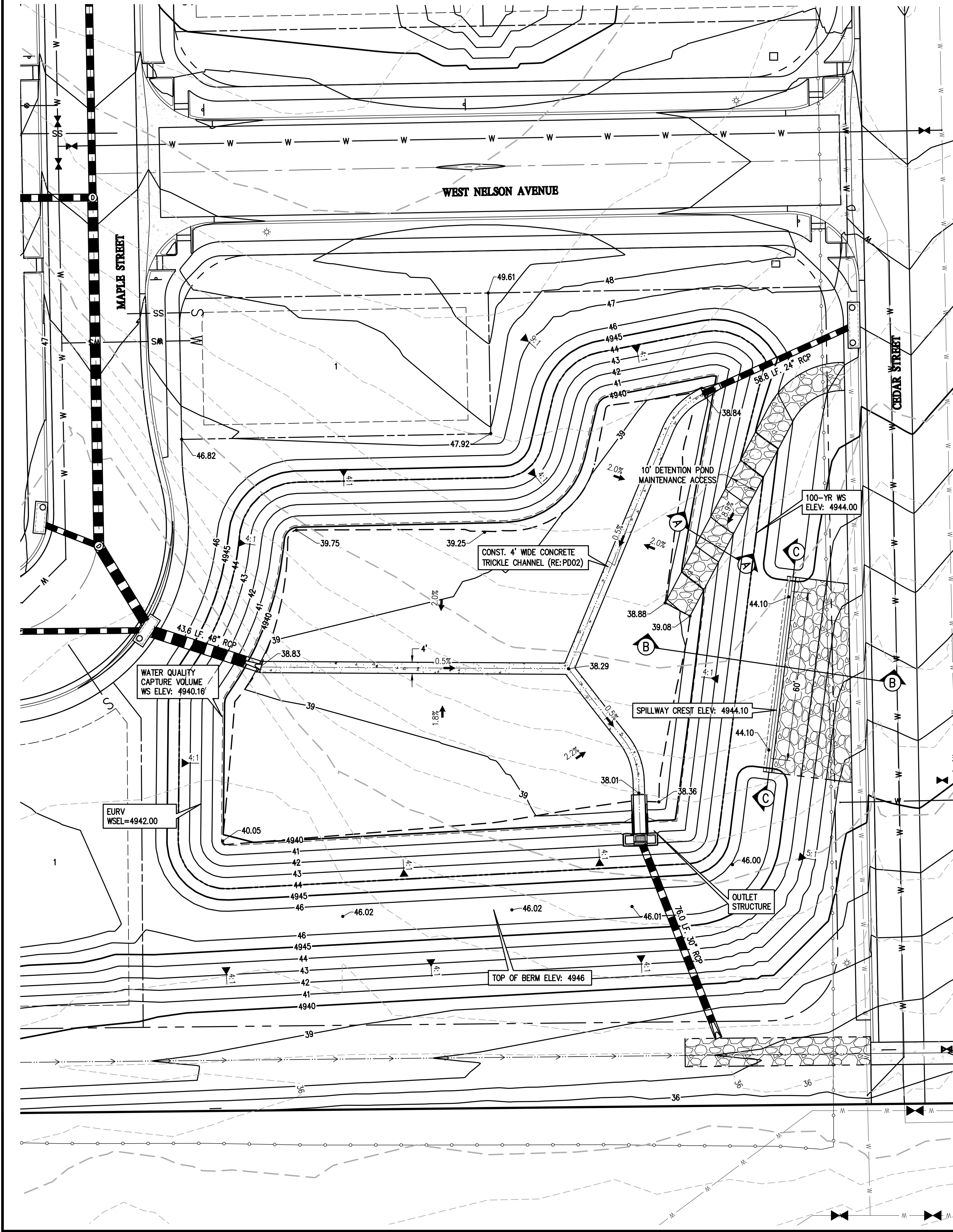
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

| FOR AND ON BEHALF OF<br>BASELINE CORPORATION | INITIAL SUBMITTAL    | DATE |
|--|----------------------|------|
|  | 06/30/2021           |      |
| DRAWING SIZE                                 | 24" X 36"            |      |
| SURVEY FIRM                                  | SURVEY DATE          |      |
|  | 10/02/2020           |      |
| JOB NO.                                      | C03490               |      |
| DRAWING NAME                                 | 3490 UTILITY P&P.dwg |      |
| SHEET  | 55 OF 64             |      |

UT13

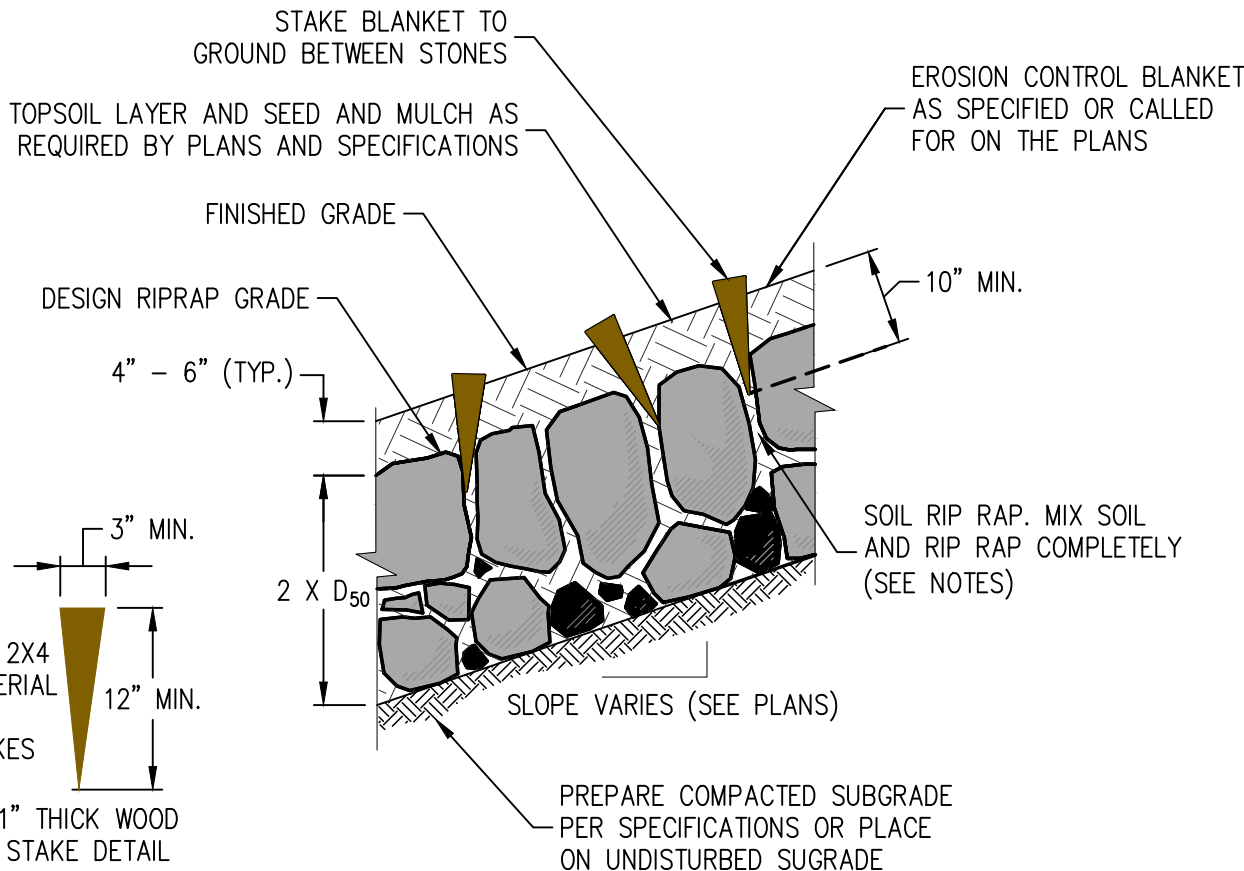


N:\co3490 - Summerfield - Keenesburg\Drawings\Construction Plans\3490 Pond Plan.dwg, 12/15/2021 5:58:24 PM, Jake Jackson



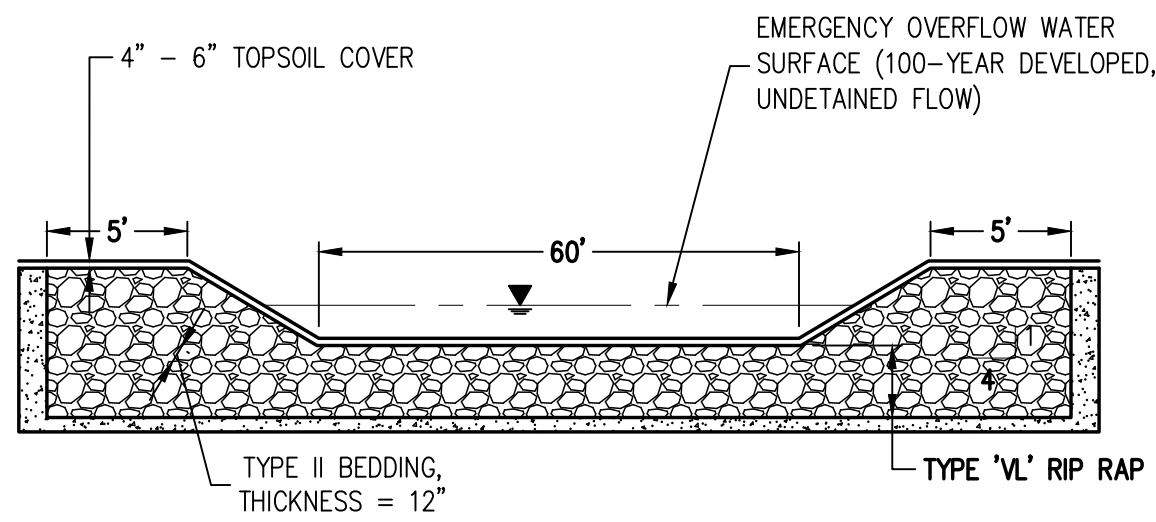
#### DETENTION POND SUMMARY

|                         |               |
|-------------------------|---------------|
| POND BOTTOM             | 4938.00       |
| WOCV                    | 0.546 ACRE-FT |
| WOCV WSEL               | 4940.16       |
| EURY VOLUME             | 0.935 ACRE-FT |
| EURY WSEL               | 4942.00       |
| 100-YR VOLUME           | 1.554 ACRE-FT |
| 100-YR WSEL             | 4944.00       |
| Q100 RELEASE            | 47.7 CFS      |
| EMERGENCY OVERFLOW WEIR | 4944.10       |
| TOP OF BERM             | 4946.00       |
| DRAINAGE AREA           | 34.40 ACRES   |

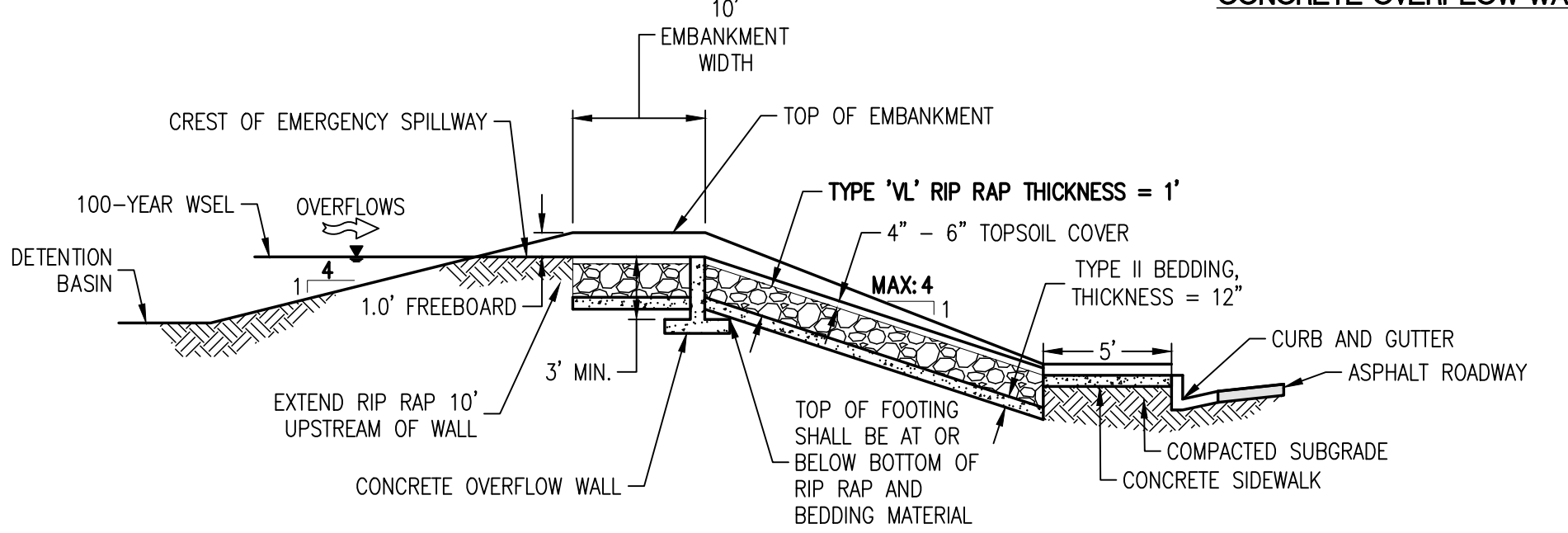


#### NOTES:

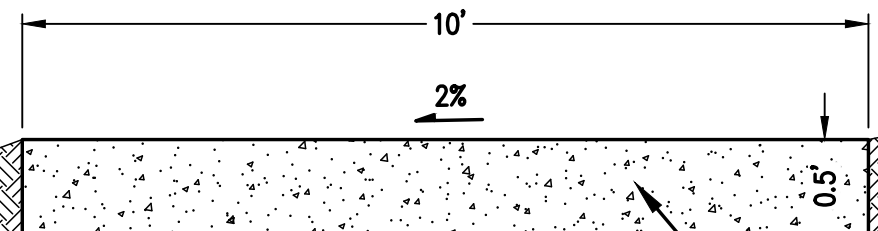
1. SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS. REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
2. MIX UNIFORM ALLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
3. PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE.
4. CRIMP OR TACKIFY MUD OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS SPECIFICATIONS.



CHANNEL SECTION  
SECTION C-C



EMERGENCY SPILLWAY PROFILE  
SECTION B-B



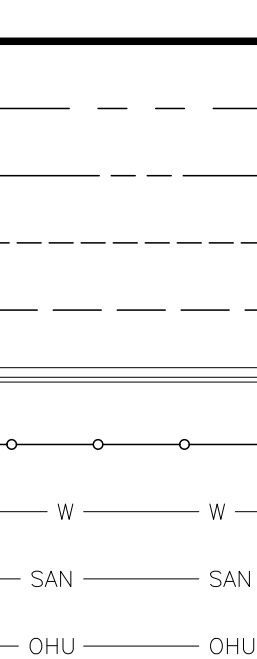
MAINTENANCE ACCESS ROAD  
SECTION A-A



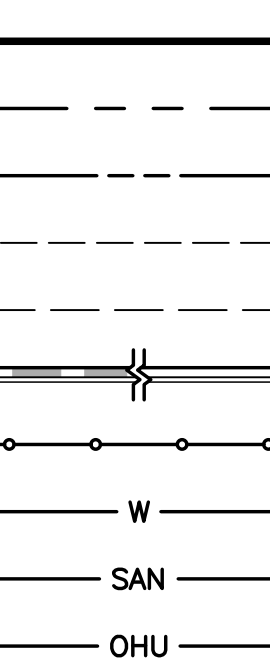
KEY MAP  
1"=300'

#### LEGEND

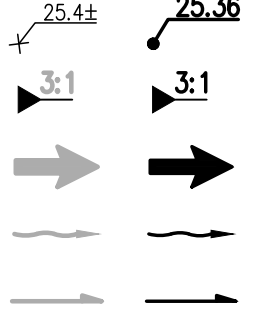
##### EXISTING LINETYPES



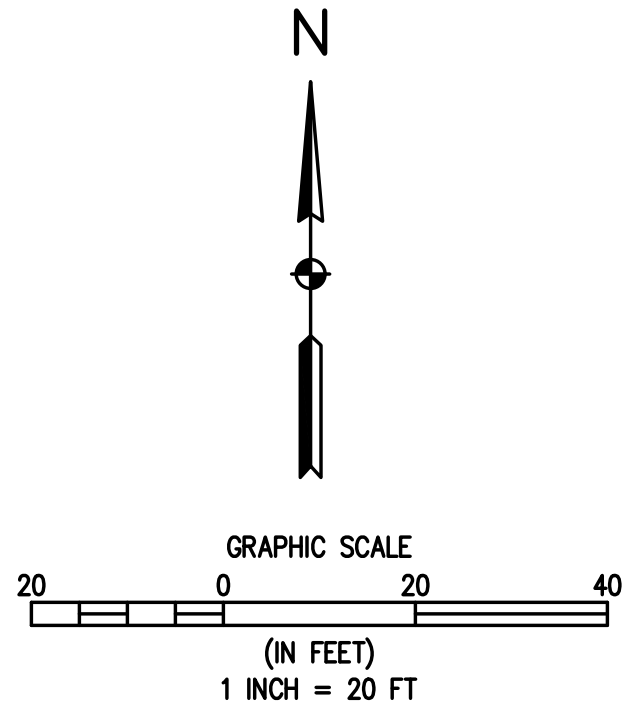
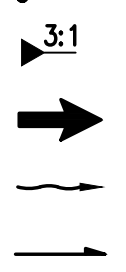
##### PROPOSED LINETYPES



##### EXISTING SYMBOLS



##### PROPOSED SYMBOLS



1  
GRO2 GRO2

#### NOTES:

1. MAX SLOPE = 4:1
2. THESE PLANS DO NOT REFLECT STREET CORES.
3. "T" INDICATES A TRANSITION IN THE LOT STYLE OF GRADING.
4. SEE SHEETS EC01 AND EC02 FOR EROSION CONTROL.



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DESIGNED BY SPC  
DRAWN BY JRJ  
CHECKED BY MILL

DATE 09/22/2021  
PREPARED BY MILL  
TOWN COMMENTS 11/05/2021  
SITE REVISIONS 12/15/2021

REVISION DESCRIPTION  
TOWN COMMENTS  
TOWN COMMENTS  
SITE REVISIONS

WELD COUNTY  
TOWN OF KEENESBURG

MSP INVESTMENT CO., LLP.  
VISTA WEST SUBDIVISION  
DETENTION POND PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

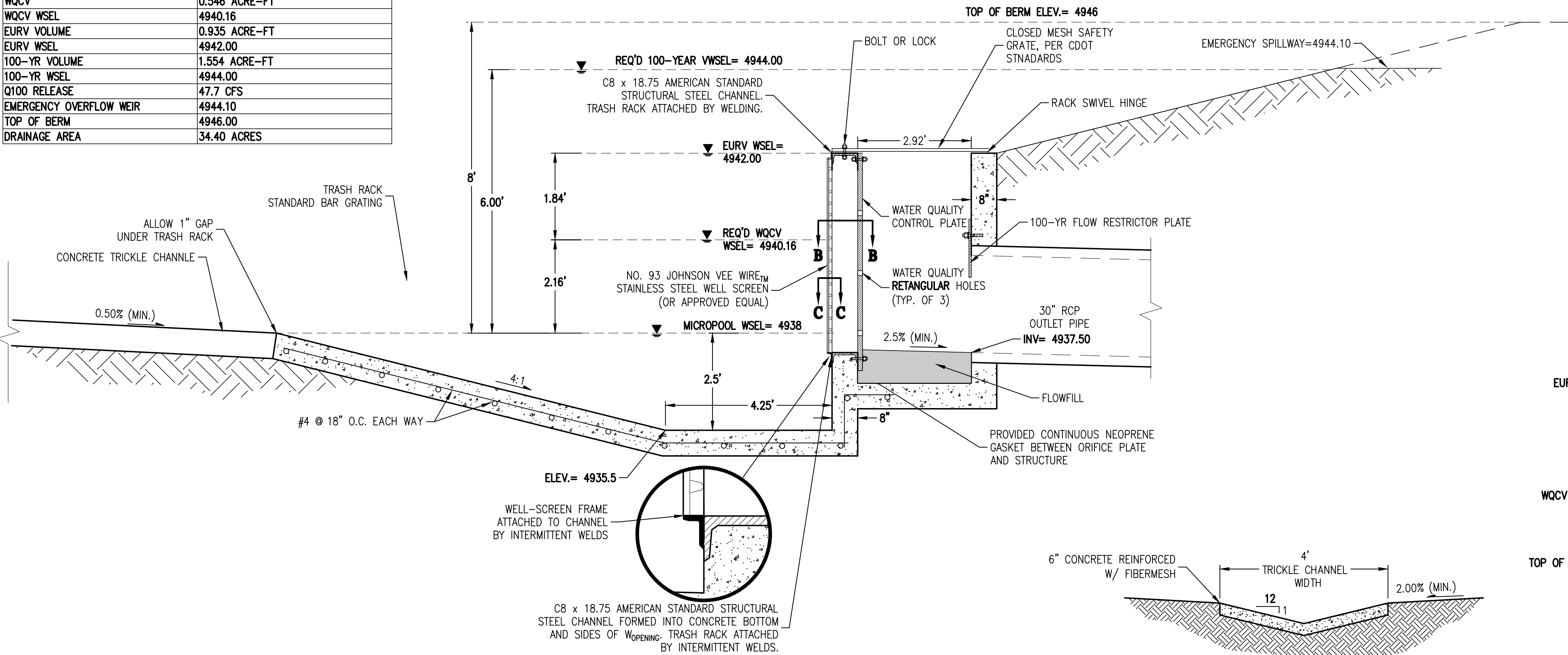
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CONSTRUCTION

FOR AND ON BEHALF OF  
BASELINE CORPORATION  
INITIAL SUBMITTAL 06/30/2021  
DRAWING SIZE 24" X 36"  
SURVEY FIRM SURVEY DATE 10/02/2020  
JOB NO. C03490  
DRAWING NAME 3490 Pond Plan.dwg  
SHEET 56 OF 64  
PD01



## DETENTION POND SUMMARY

|                         |               |
|-------------------------|---------------|
| POND BOTTOM             | 4938.00       |
| WQCV                    | 0.546 ACRE-FT |
| WQCV WSEL               | 4940.16       |
| EURV VOLUME             | 0.935 ACRE-FT |
| EURV WSEL               | 4942.00       |
| 100-YR VOLUME           | 1.554 ACRE-FT |
| 100-YR WSEL             | 4944.00       |
| Q100 RELEASE            | 47.7 CFS      |
| EMERGENCY OVERFLOW WEIR | 4944.10       |
| TOP OF BERM             | 4946.00       |
| DRAINAGE AREA           | 34.40 ACRES   |

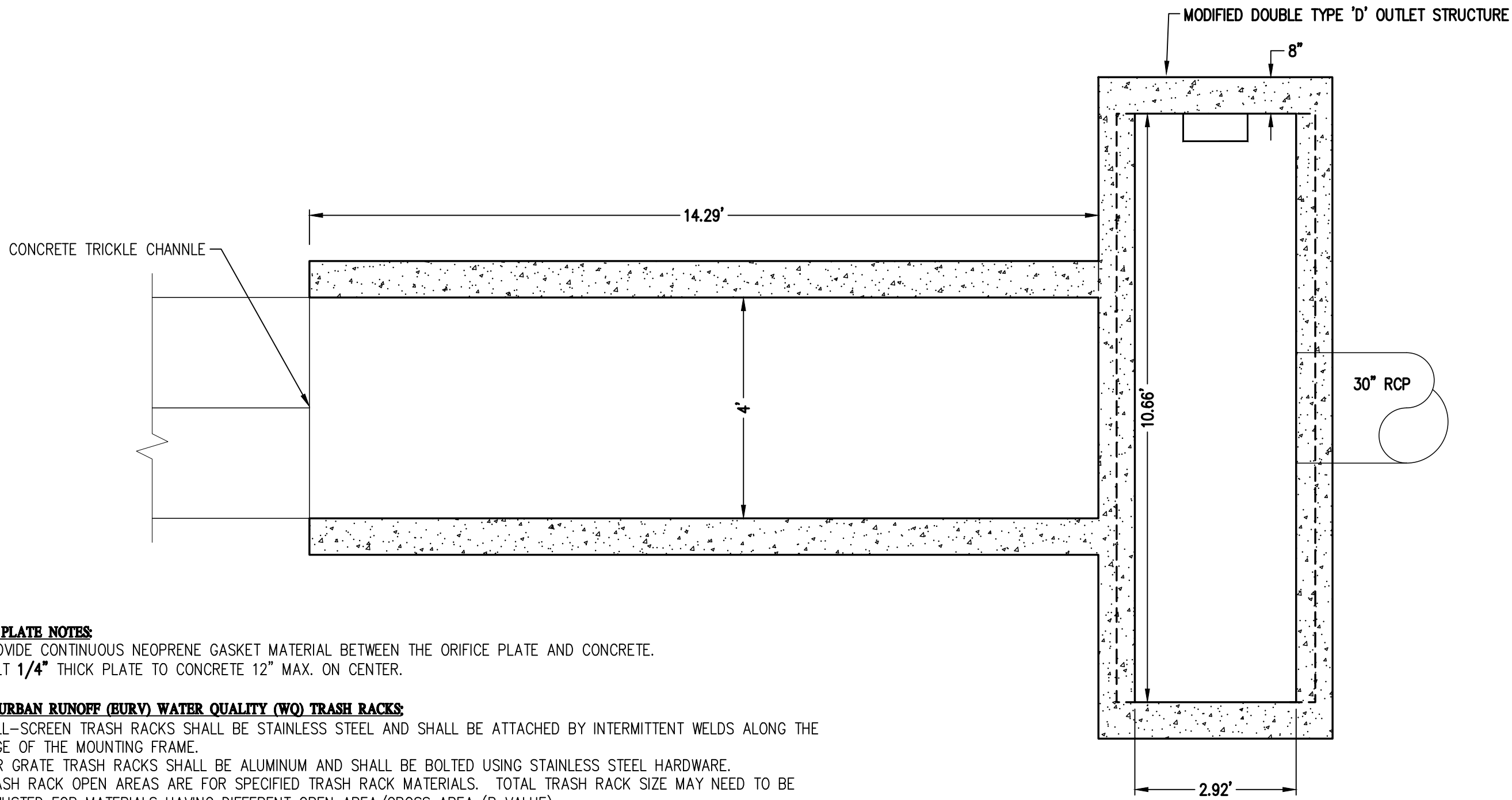


SECTION A-A

TRICKLE CHANNEL SECTION

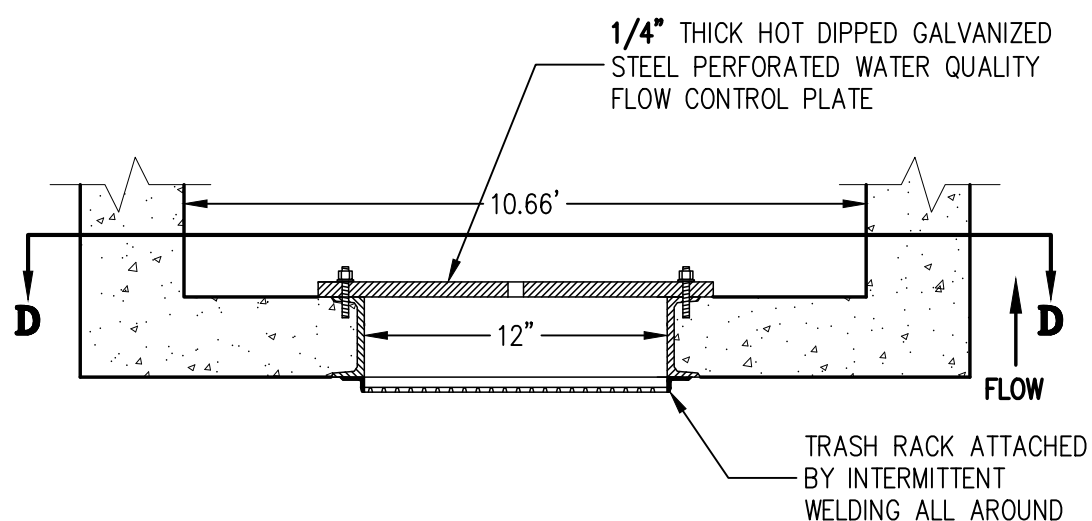
WATER QUALITY CONTROL PLATE

SECTION C-C

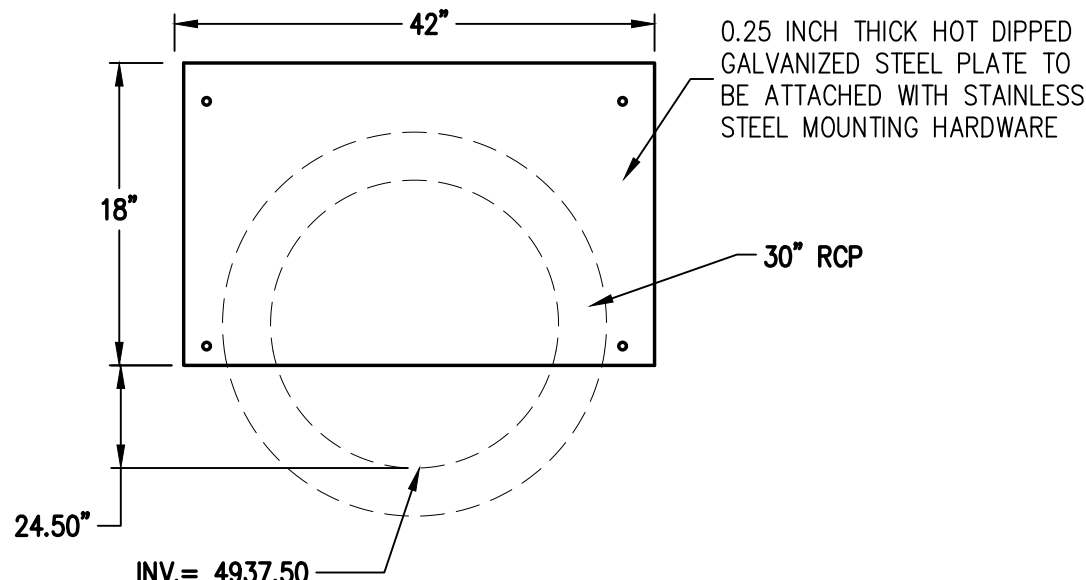


OUTLET STRUCTURE PLAN VIEW

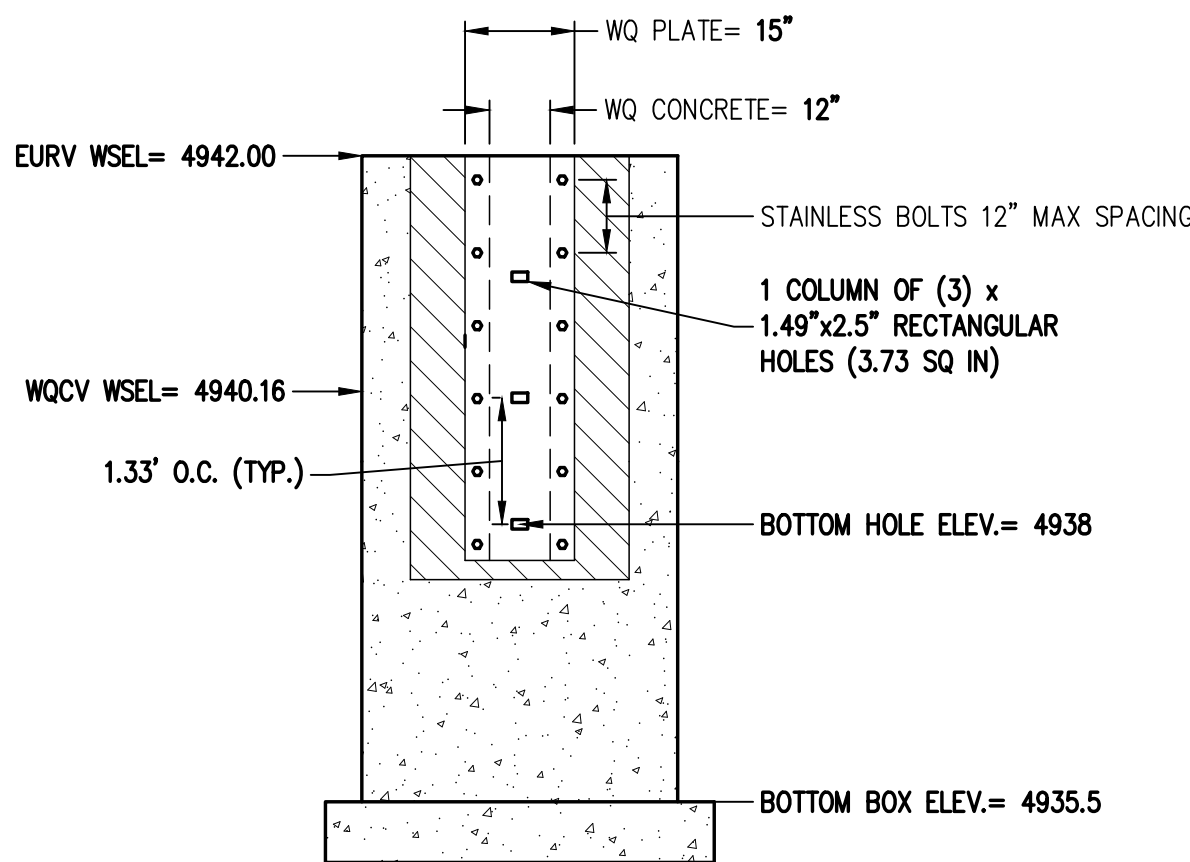
SCALE: 1\"/>



SECTION B-B - PLAN VIEW



100-YR RESTRICTOR PLATE



SECTION D-D

### ORIFICE PLATE NOTES

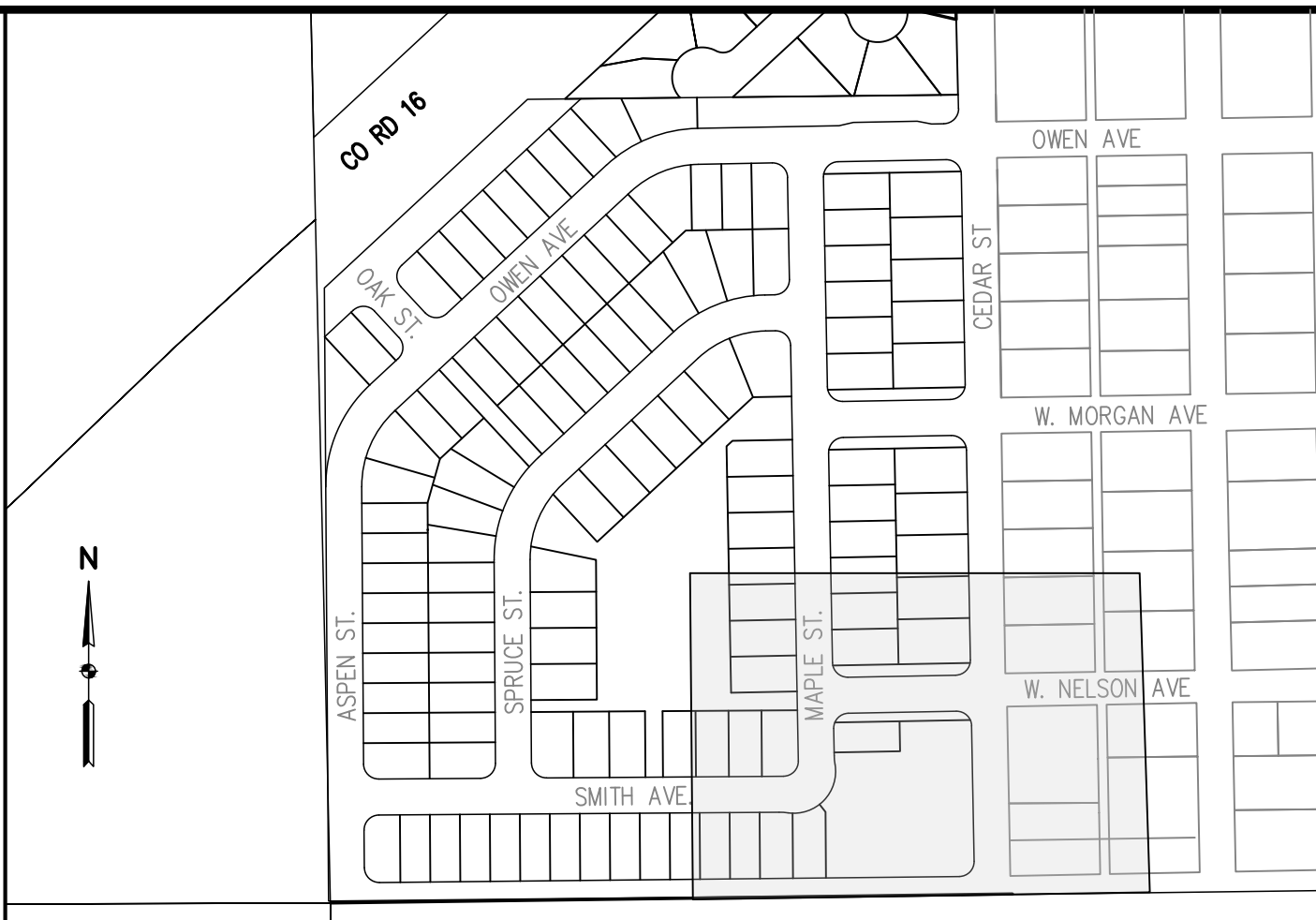
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
2. BOLT 1/4\"/>

### EXCESS URBAN RUNOFF (EURV) WATER QUALITY (WQ) TRASH RACKS

1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA (R VALUE).
4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

### OVERFLOW SAFETY GRATES

1. ALL SAFETY GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
2. SAFETY GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. SAFETY GRATES SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.



KEY MAP  
1\"/>

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| DESIGNED BY | SPC |
| DRAWN BY    | JRJ |
| CHECKED BY  | MLL |

| REVISION DESCRIPTION | DATE       | PREPARED BY |
|----------------------|------------|-------------|
| TOWN COMMENTS        | 09/22/2021 | MLL         |
| TOWN COMMENTS        | 11/05/2021 | MLL         |
| SITE REVISIONS       | 12/15/2021 | MLL         |

**MSP INVESTMENT CO., LLP.**

WELD COUNTY

VISTA WEST SUBDIVISION

TOWN OF KEENESBURG

DETENTION POND DETAILS

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FOR AND ON BEHALF OF  
BASELINE CORPORATION

INITIAL SUBMITTAL 06/30/2021

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE

SURVEY FIRM 10/02/2020

JOB NO. C03490

DRAWING NAME

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SHEET 57 OF 64

PD02

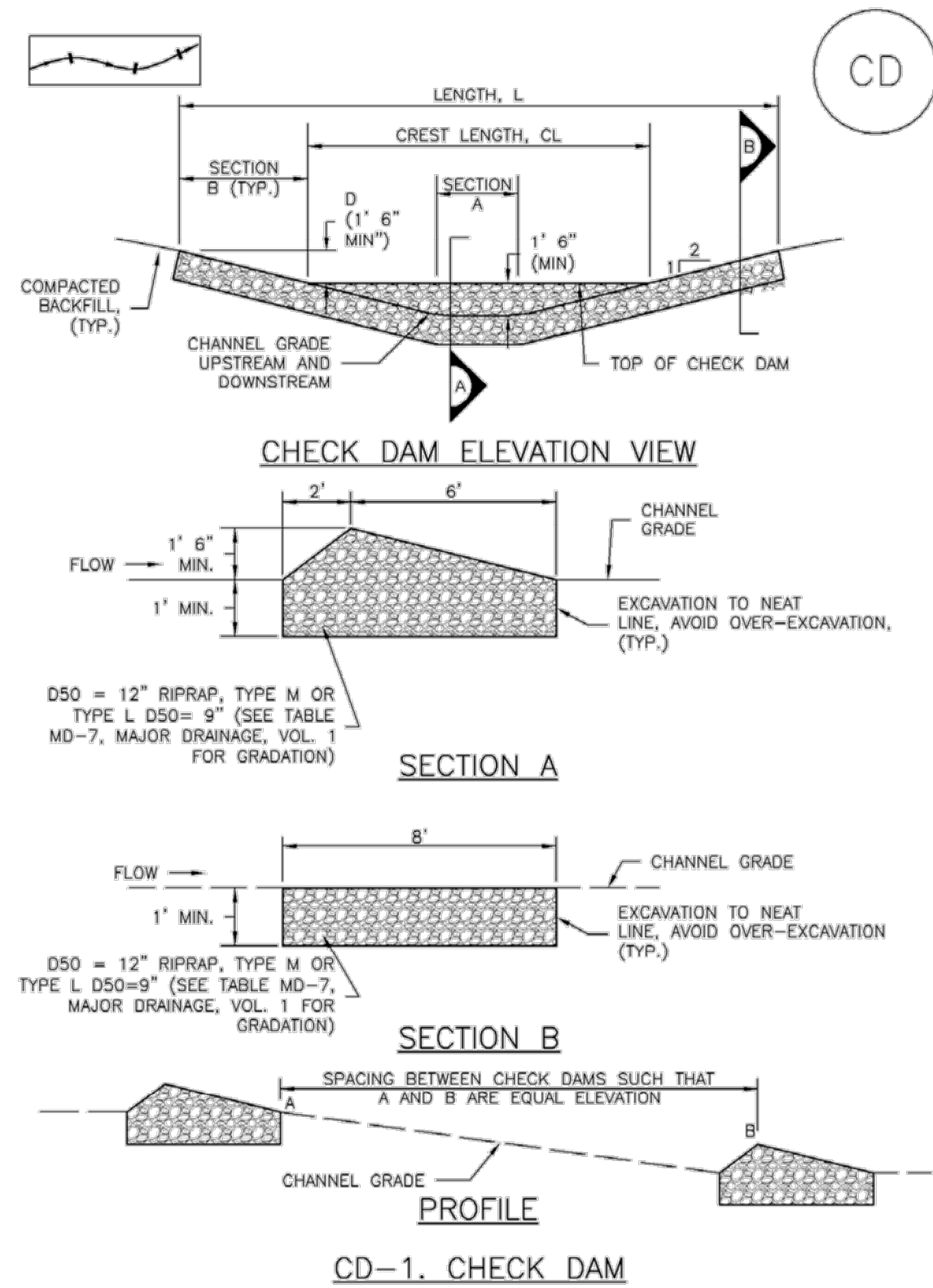


Know what's below.  
Call before you dig.



## Check Dams (CD)

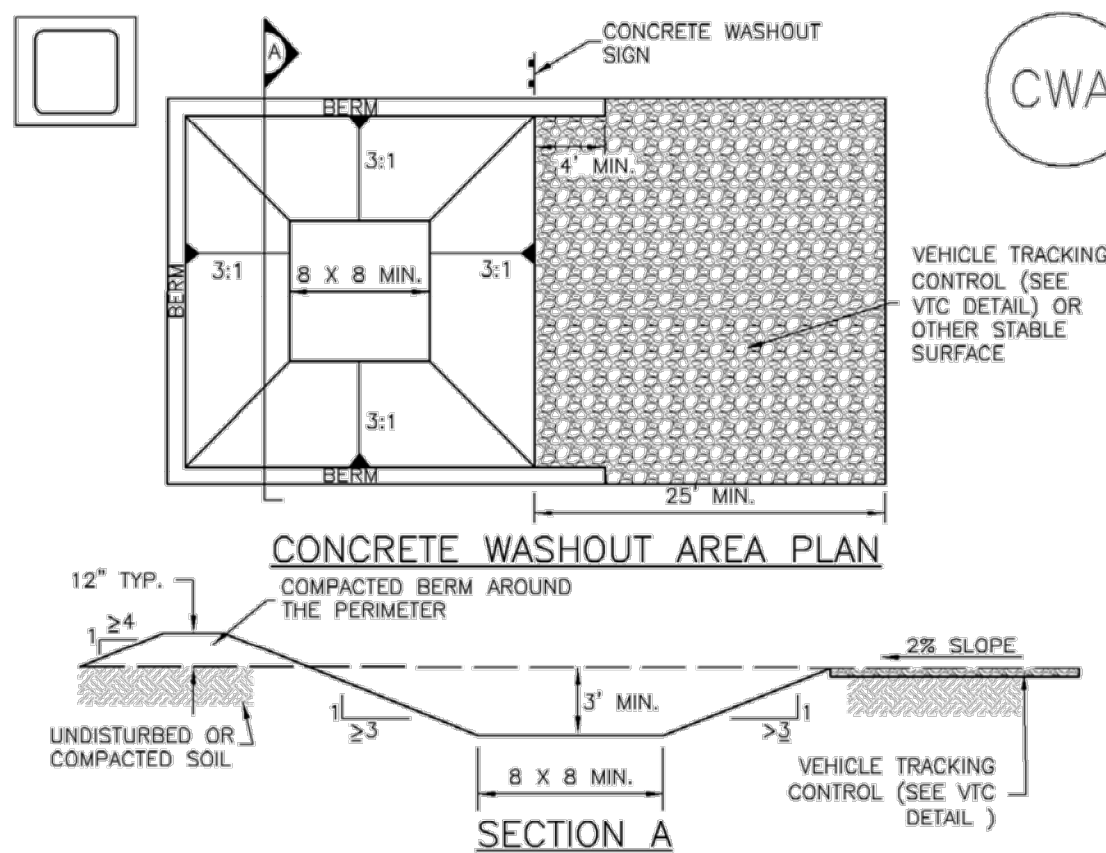
EC-12



November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 CD-3

## Concrete Washout Area (CWA)

MM-1



## CWA-1. CONCRETE WASHOUT AREA

## CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:  
-CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3" DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

November 2010 Urban Drainage and Flood Control District  
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EC-12

## Check Dams (CD)

## CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:  
-LOCATION OF CHECK DAMS.  
-CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).  
-LENGTH (L), CREST LENGTH (CL), AND DEPTH (D).
2. CHECK DAMS INDICATED ON INITIAL SWMP SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES.
3. RIPRAP UTILIZED FOR CHECK DAMS SHOULD BE OF APPROPRIATE SIZE FOR THE APPLICATION. TYPICAL TYPES OF RIPRAP USED FOR CHECK DAMS ARE TYPE M (D50 12") OR TYPE L (D50 9").
4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'.
5. THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1' 6" HIGHER THAN THE CENTER OF THE CHECK DAM.

## CHECK DAM MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  4. SEDIMENT ACCUMULATED UPSTREAM OF THE CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
  5. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
  6. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH GEOTEXTILE OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CD-4 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 November 2010

MM-1

## Concrete Washout Area (CWA)

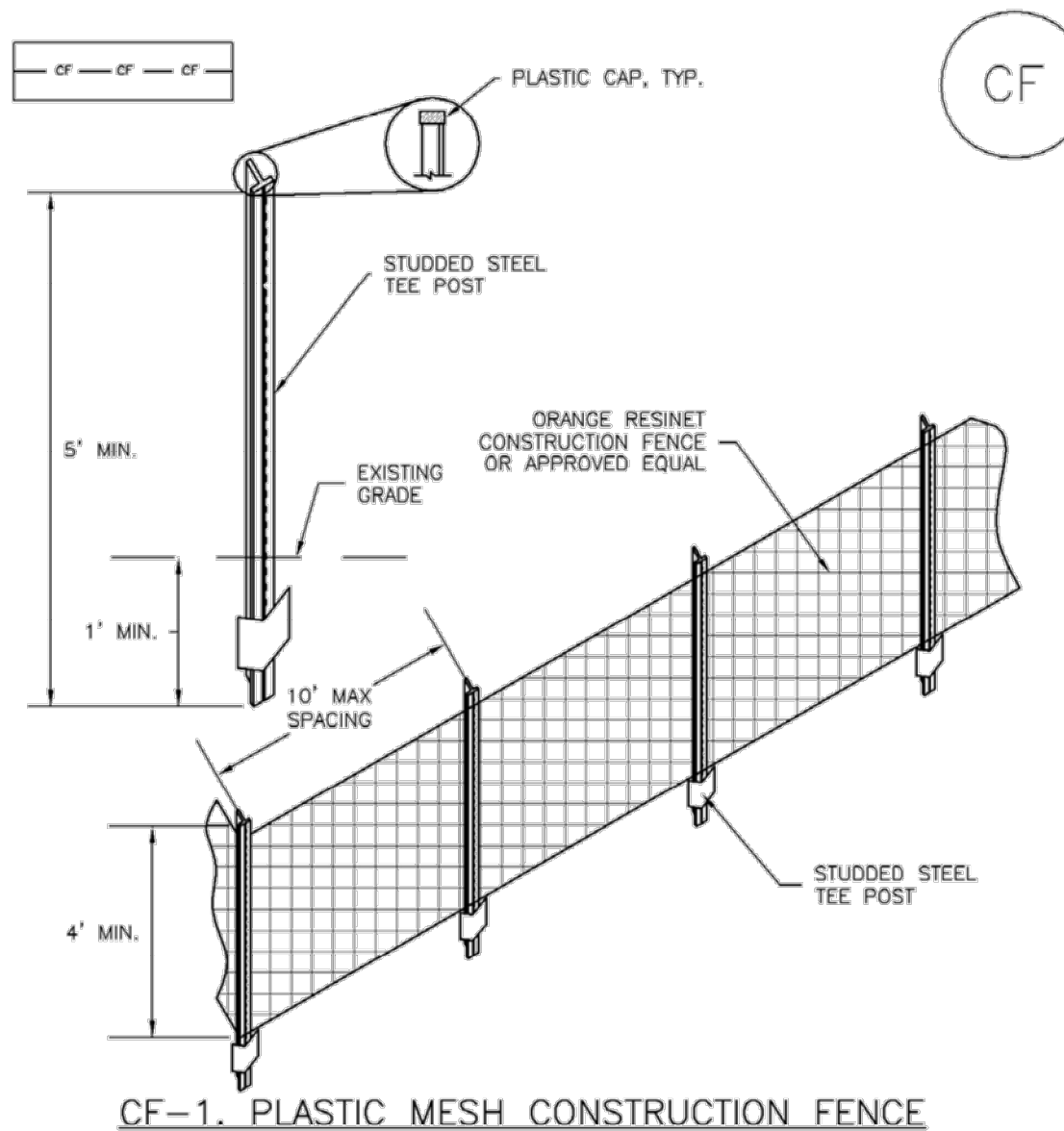
## CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
  5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
  6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
  7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
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CWA-4 Urban Drainage and Flood Control District  
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SM-3

## Construction Fence (CF)



## CF-1. PLASTIC MESH CONSTRUCTION FENCE

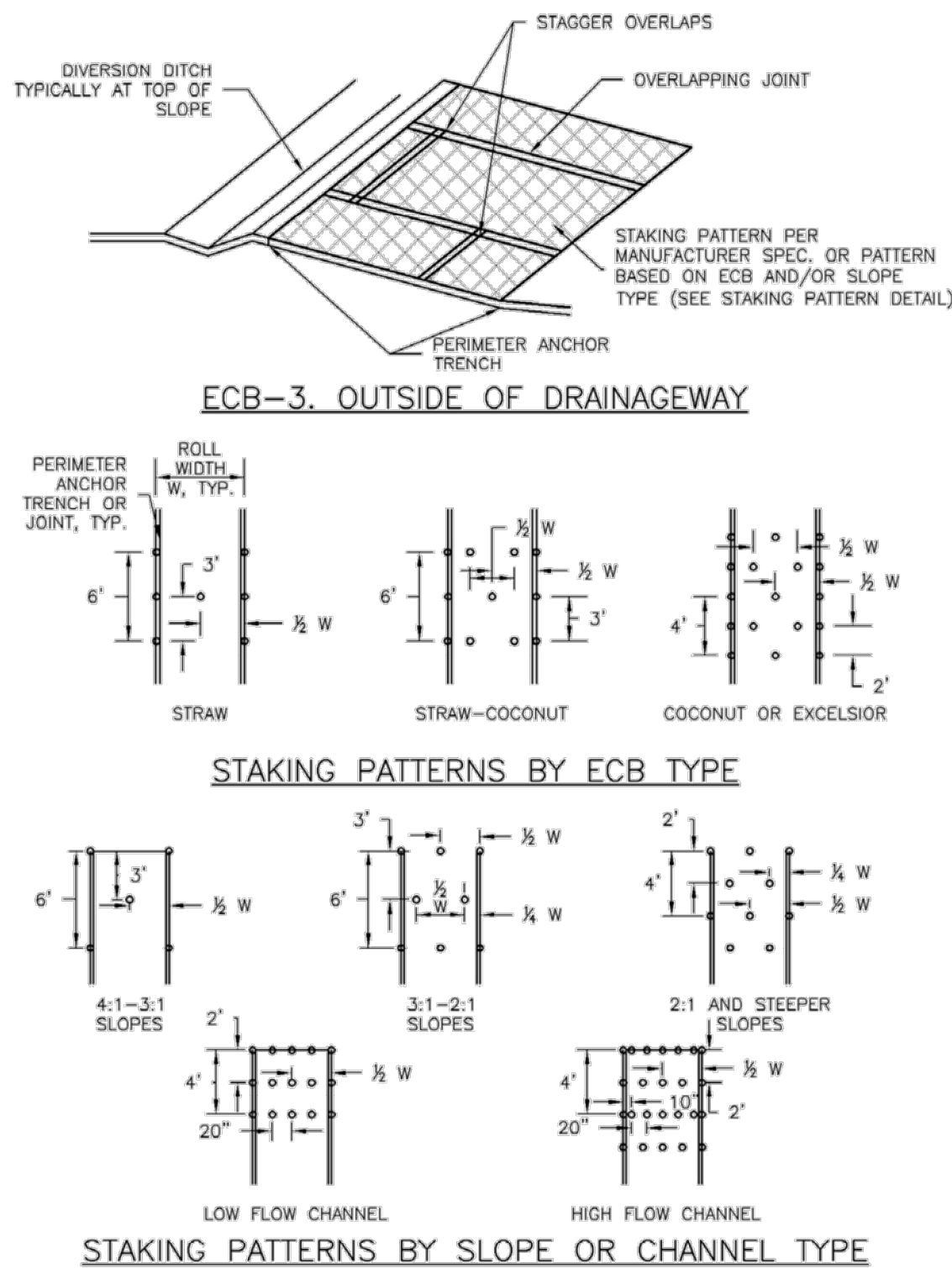
## CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:  
-LOCATION OF CONSTRUCTION FENCE.
2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CF-2 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 November 2010

## Rolled Erosion Control Products (RECP)

EC-6



## STAKING PATTERNS BY SLOPE OR CHANNEL TYPE

RECP-7 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 November 2010

## Construction Fence (CF)

SM-3

## CONSTRUCTION FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
  5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

CF-3 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 November 2010

## Rolled Erosion Control Products (RECP)

## EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:  
-LOCATION OF ECB.  
-TYPE OF ECB (STRAW, STRAW-COCOONUT, COCONUT, OR EXCELSIOR).  
-AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.
2. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.
3. IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
4. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.
6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.
7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.
8. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.
9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBs SHALL BE RESEDED AND MULCHED.
10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

| TABLE ECB-1. ECB MATERIAL SPECIFICATIONS |                 |               |                   |
|--|-----------------|---------------|-------------------|
| TYPE                                     | COCONUT CONTENT | STRAW CONTENT | EXCELSIOR CONTENT |
| STRAW*                                   | -               | 100%          | -                 |
| STRAW-COCOONUT                           | 30% MIN         | 70% MAX       | -                 |
| COCONUT                                  | 100%            | -             | -                 |
| EXCELSIOR                                | -               | -             | 100%              |

\*STRAW ECBs MAY ONLY BE USED OUTSIDE OF STREAMS AND DRAINAGE CHANNELS.  
\*\*ALTERNATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS

RECP-8 Urban Drainage and Flood Control District  
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**BASELINE**  
Engineering • Planning • Surveying

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P. 303.940.9966 • F. 303.940.9969 • www.baselinemco.com

DESIGNED BY SPC  
DRAWN BY JRJ  
CHECKED BY MLL

DATE 09/22/2021  
PREPARED BY MLL  
TOWN COMMENTS 11/05/2021  
SITE REVISIONS 12/15/2021

REVISION DESCRIPTION  
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SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

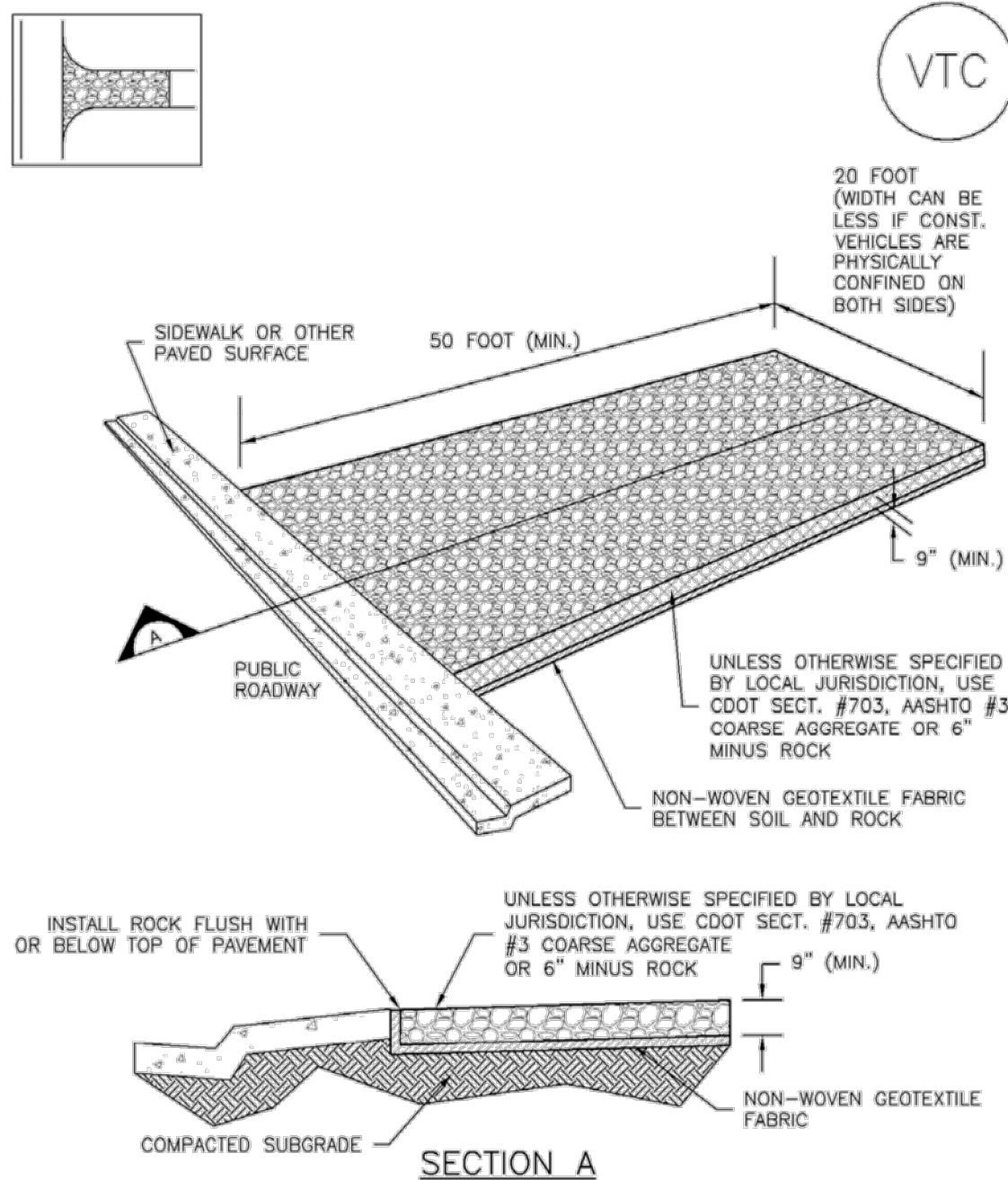
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR  
-LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).  
-TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).

2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.

3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

General Seed Mixes for Weld County

Sandy Site Mix

|                    |                           |                   |
|--------------------|---------------------------|-------------------|
| Sand Bluestem      | (Champ, Chet)             | 1.00 lbs pls/acre |
| Sand Lovegrass     | (Lend, Native, Ne27)      | 2.50 lbs pls/acre |
| Indian Ricegrass   | (Nezpal, Rimrock)         | 3.00 lbs pls/acre |
| Prairie Sandreed   | (Goshen)                  | 0.75 lbs pls/acre |
| Green Needlegrass  | (Lodorm)                  | 1.50 lbs pls/acre |
| Little bluestem    | (Blaze, Cimarron, Camper) | 0.75 lbs pls/acre |
| Yellow Indiangrass | (Cheyenne, Holt, Scout)   | 0.50 lbs pls/acre |
| Switchgrass        | (Blackwell, Nebraska 28)  | 1.50 lbs pls/acre |
| Sand Dropseed      |                           | 0.50 lbs pls/acre |

Total: 12.00 pounds pls/acre

Wetter Site Mix

|                       |                                   |                   |
|-----------------------|-----------------------------------|-------------------|
| Western wheatgrass    | (Arriba, Barton, Rosana)          | 3.00 lbs pls/acre |
| Slender wheatgrass    | (Pryor, San Luis)                 | 2.00 lbs pls/acre |
| Alkaligrass           | (Fults II, Salt on Sea)           | 2.50 lbs pls/acre |
| Streambank Wheatgrass | (Sodar)                           | 2.50 lbs pls/acre |
| Switchgrass           | (Nebraska 28, Blackwell)          | 1.75 lbs pls/acre |
| Green Needlegrass     | (Lodorm)                          | 0.50 lbs pls/acre |
| Sideoats Grama        | (Butte, El Reno, Pierre)          | 1.00 lbs pls/acre |
| Perennial Ryegrass    | (Calibra or Garibaldi tetraploid) | 0.50 lbs pls/acre |
| Sand Dropseed         |                                   | 0.25 lbs pls/acre |

Total: 14.00 pounds pls/acre

SSA-4 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 November 2010

November 2010 Urban Drainage and Flood Control District  
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VTC-6 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 November 2010

MSP INVESTMENT CO., LLP.

TOWN OF KEENESBURG

VISTA WEST SUBDIVISION

DETAIL 3

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY  
NOT FOR  
CONSTRUCTION

FOR AND ON BEHALF OF  
BASELINE CORPORATION

INITIAL SUBMITTAL 06/30/2021

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE

SURVEY FIRM 10/02/2020

JOB NO. C03490

DRAWING NAME

3490-Cover, Notes, & Details.dwg

SHEET 60 OF 64

DT03

DESIGNED BY SPC  
DRAWN BY JRJ  
CHECKED BY MILL

DATE 09/22/2021  
DATE 11/05/2021  
DATE 12/15/2021

PREPARED BY MILL  
DATE 11/05/2021  
DATE 12/15/2021

REVISION DESCRIPTION  
TOWN COMMENTS  
TOWN COMMENTS  
SITE REVISIONS

WELD COUNTY

MSP INVESTMENT CO., LLP.

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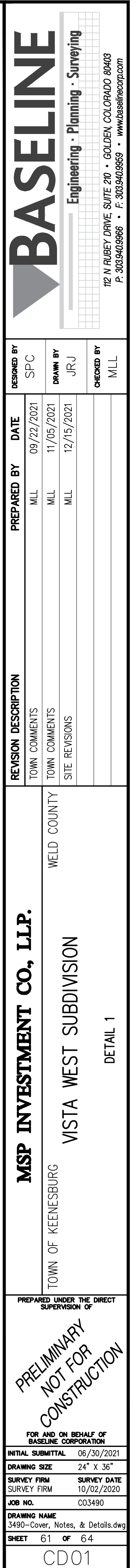
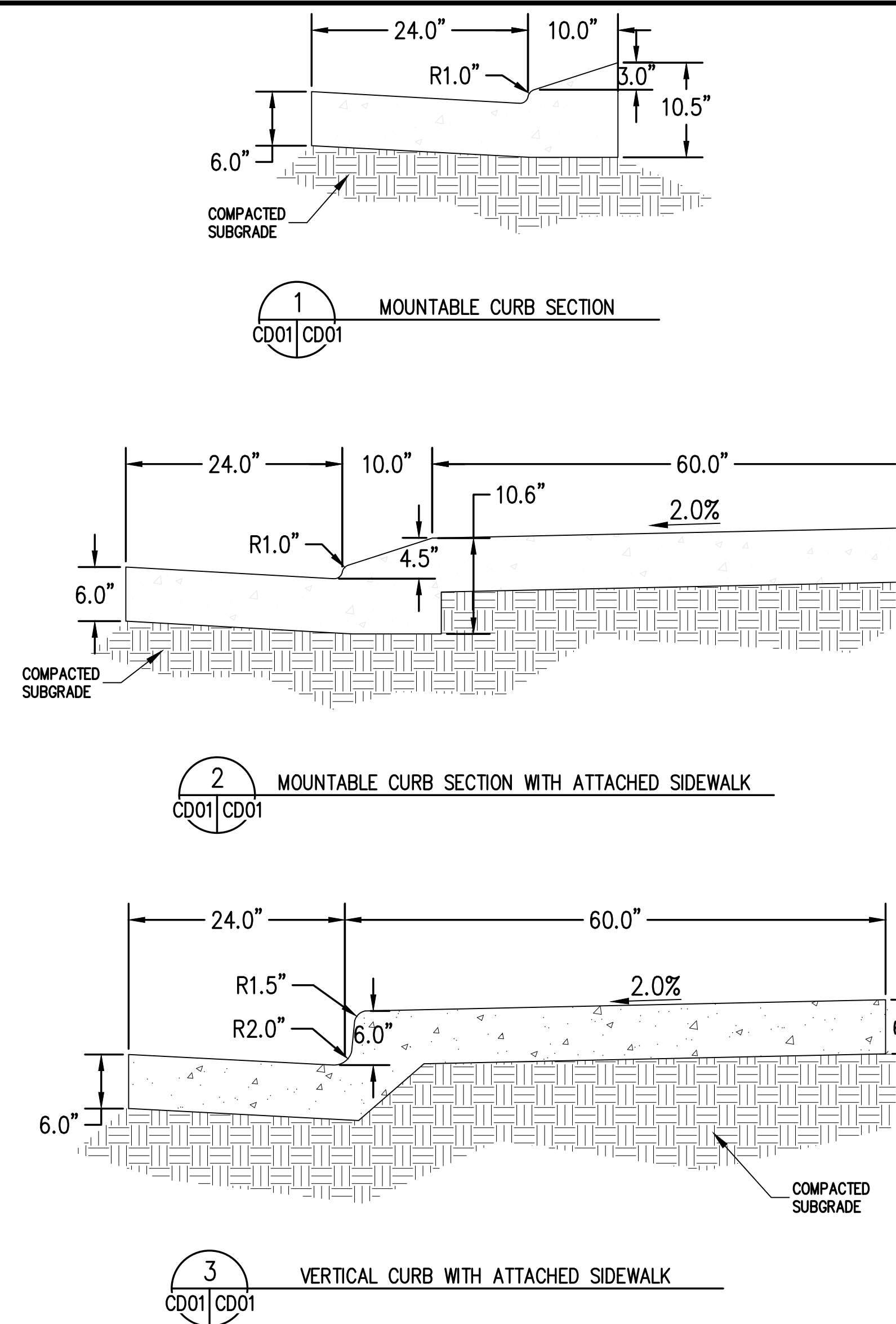
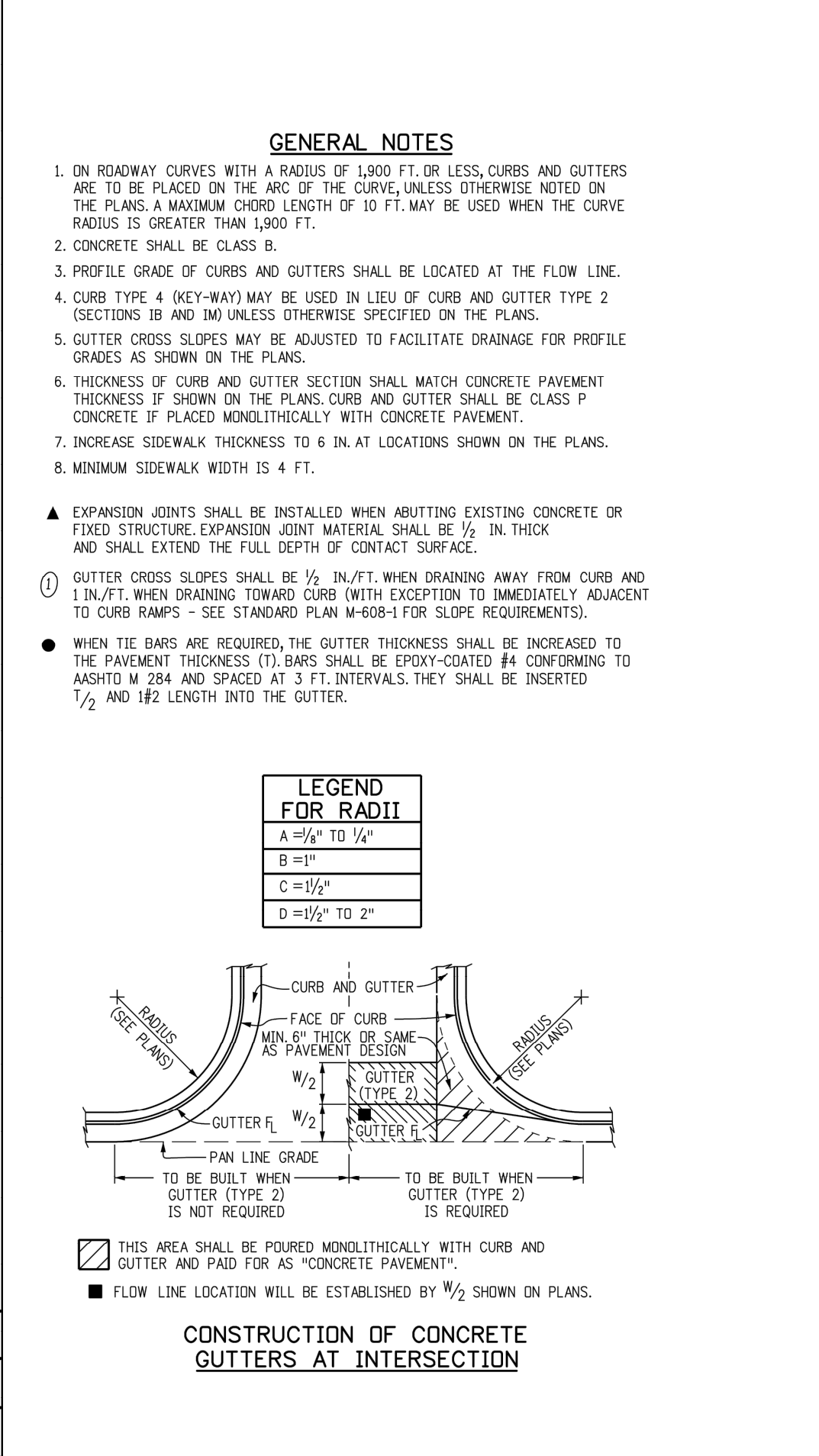
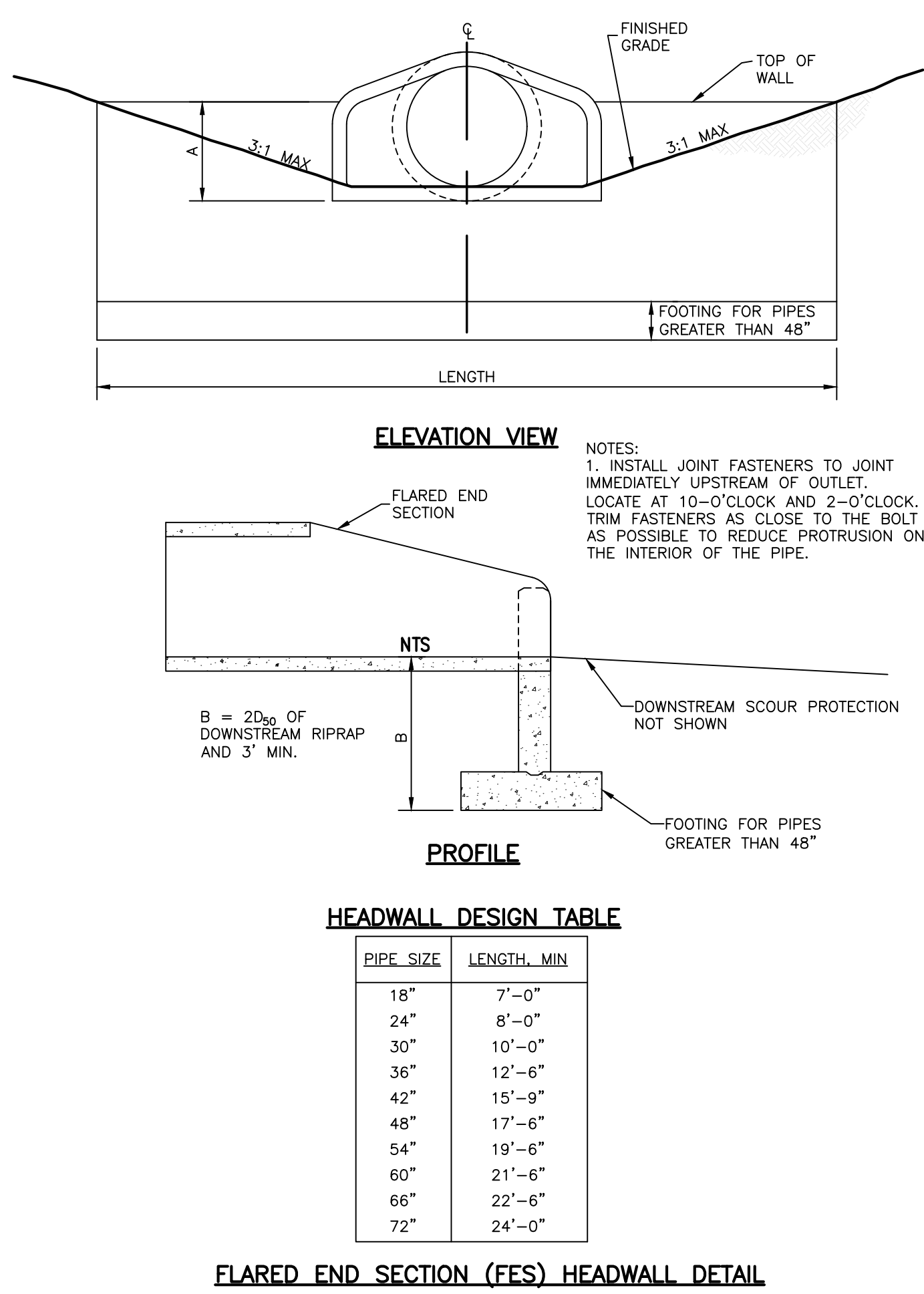
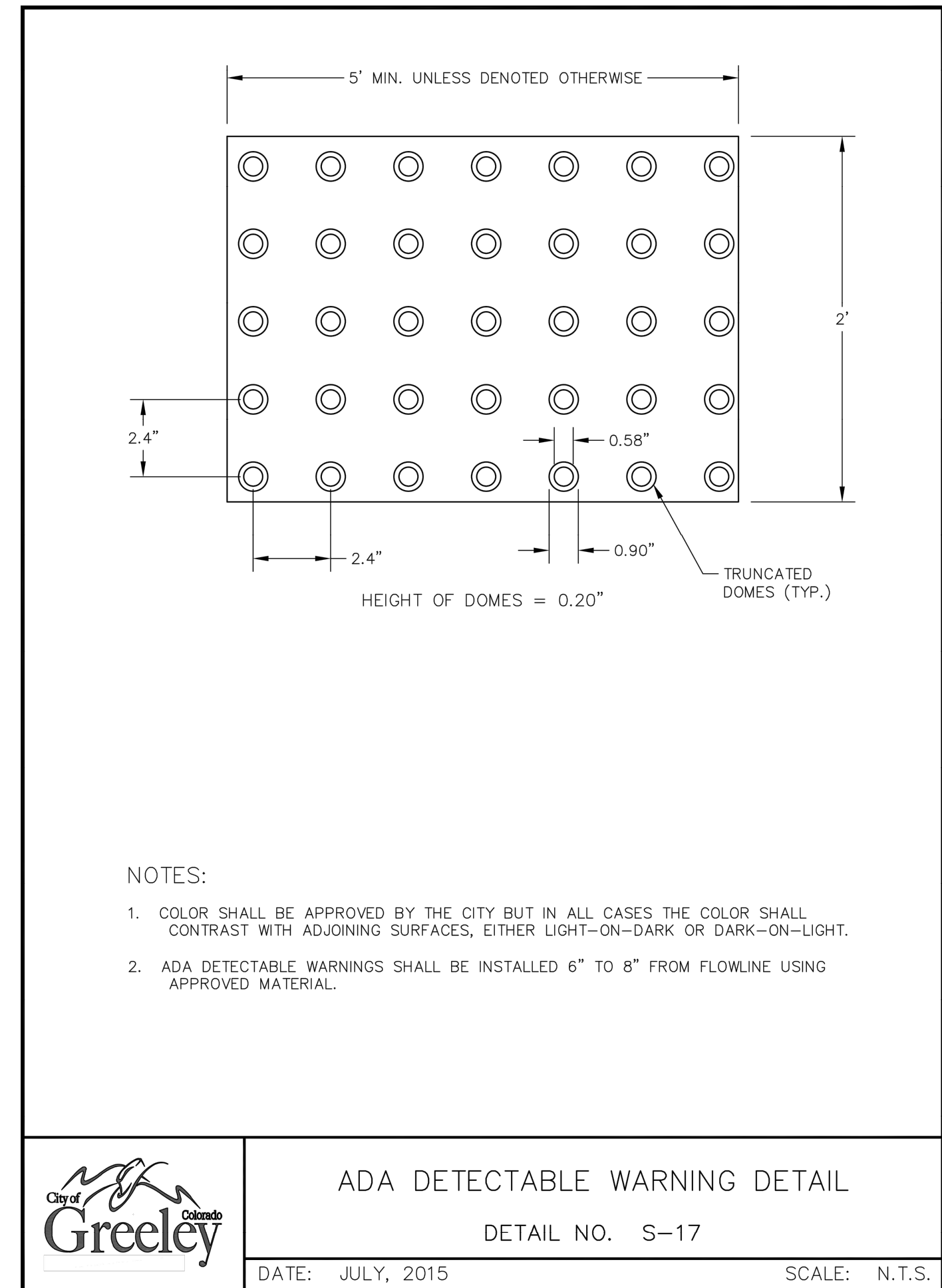
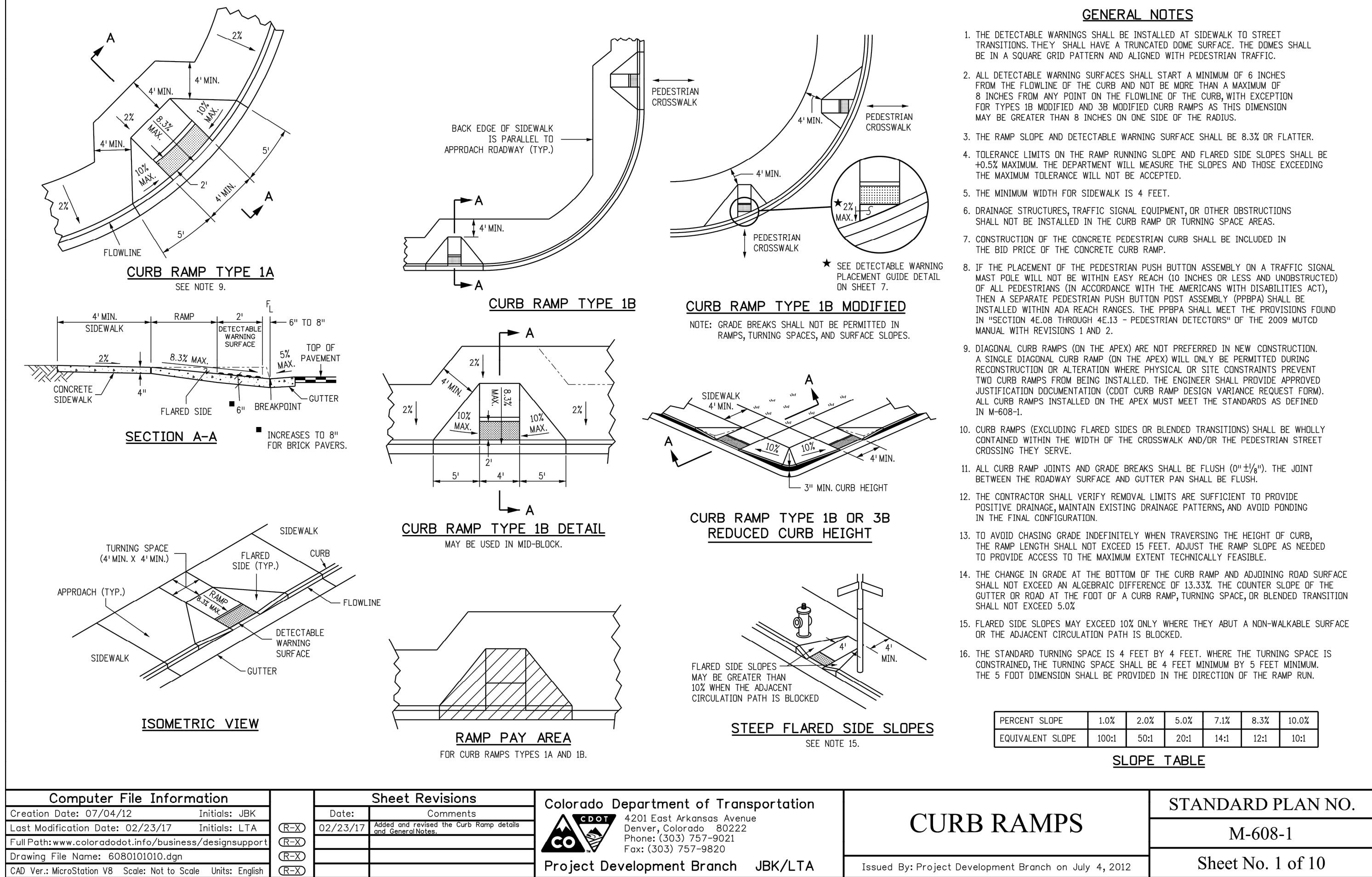
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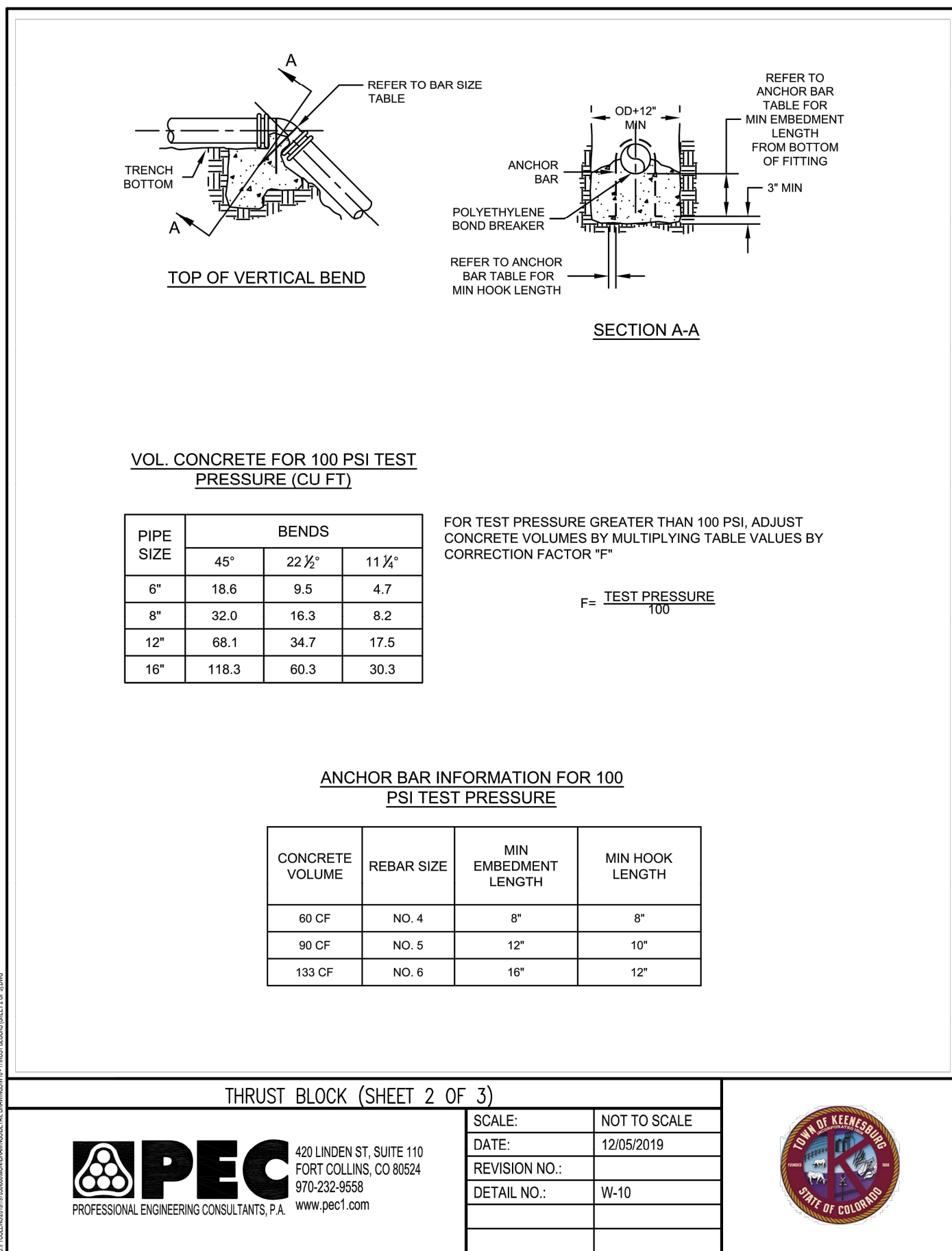
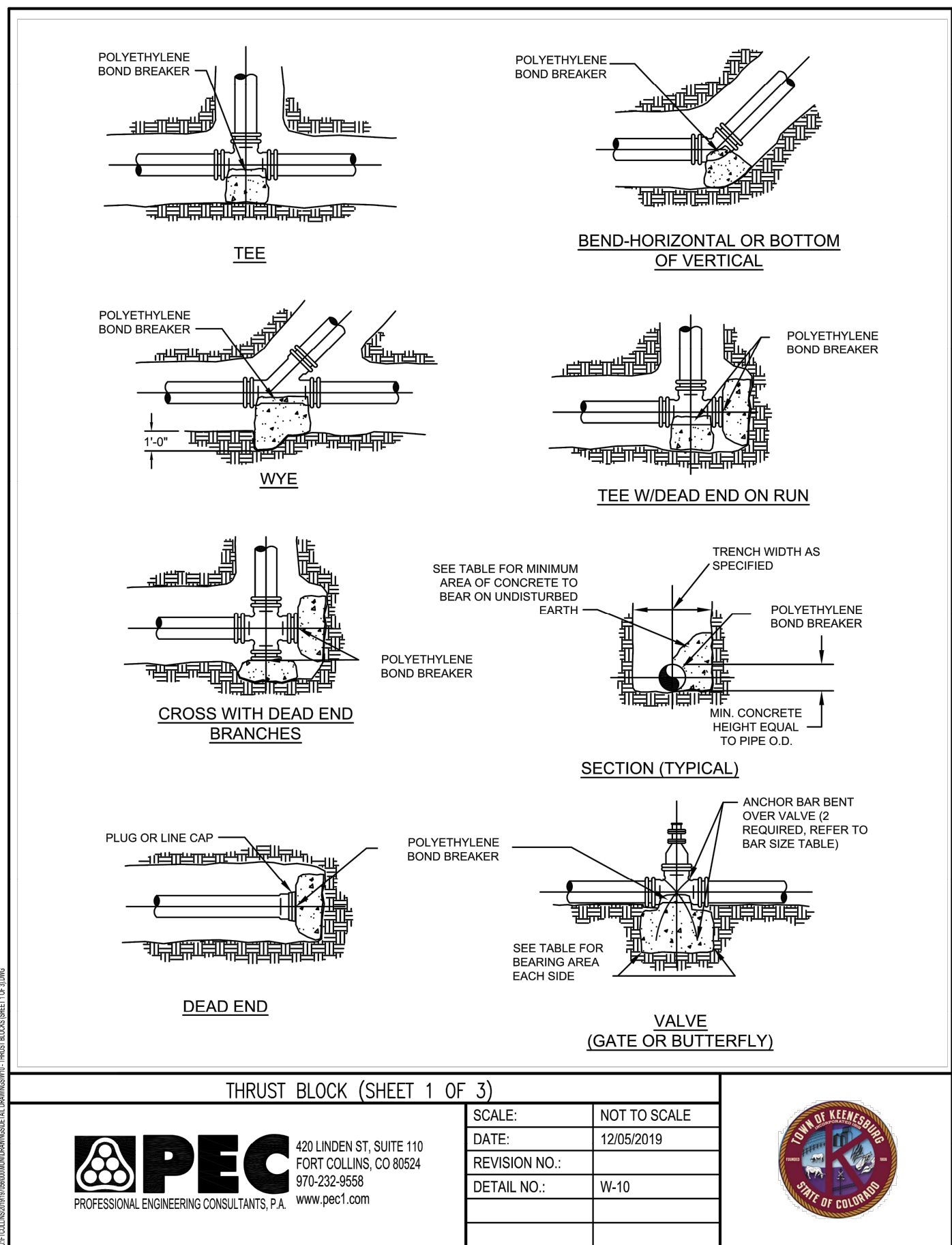
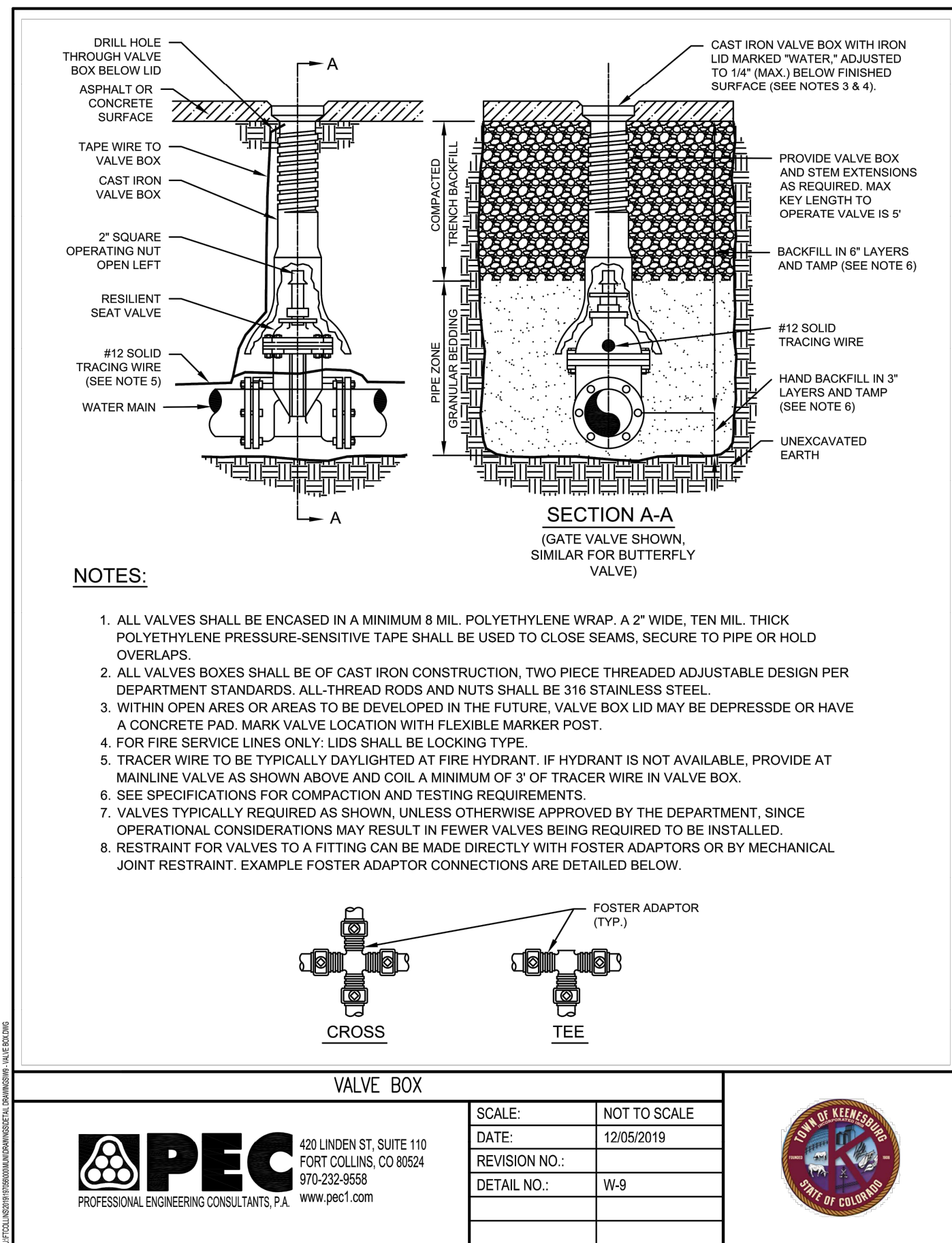
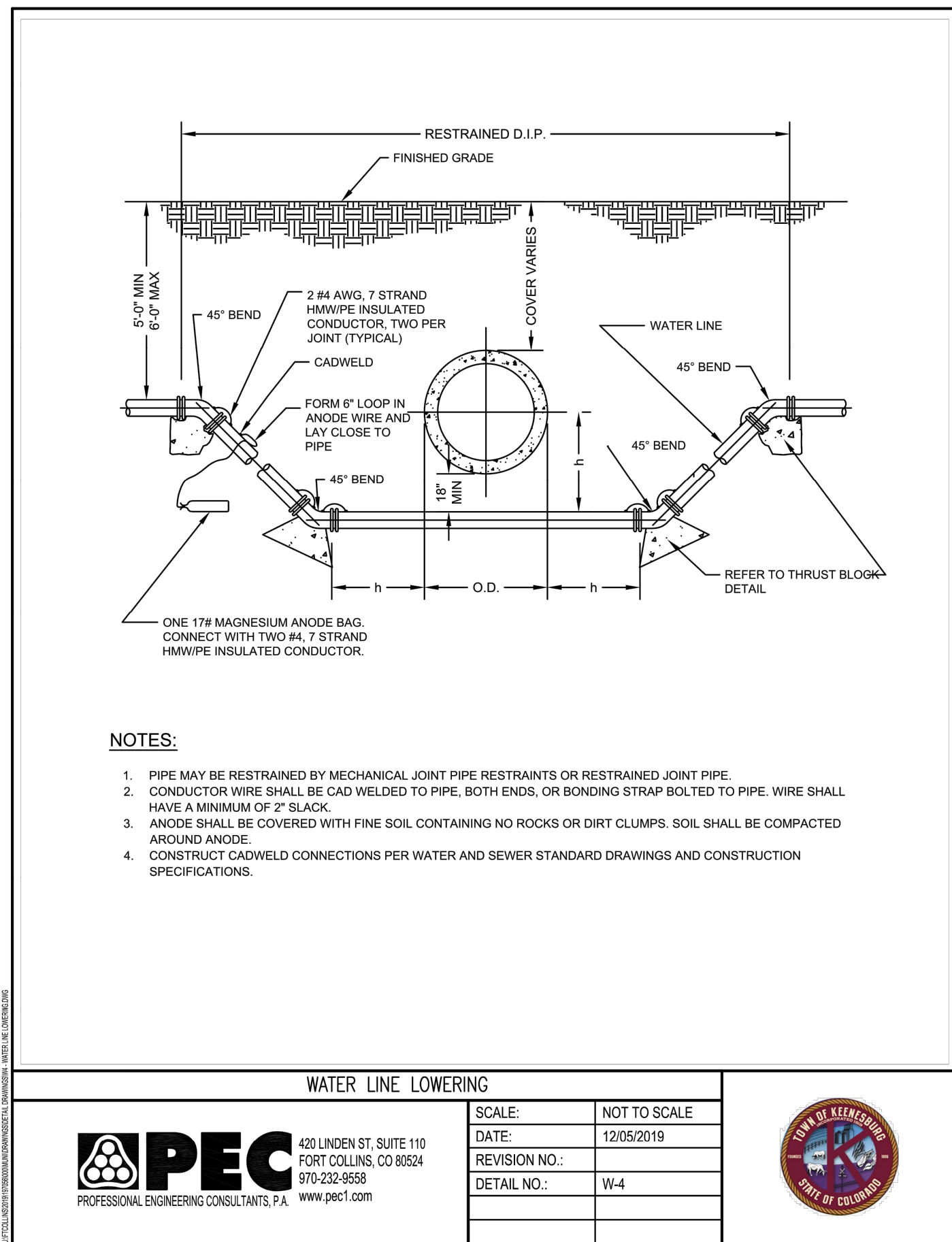
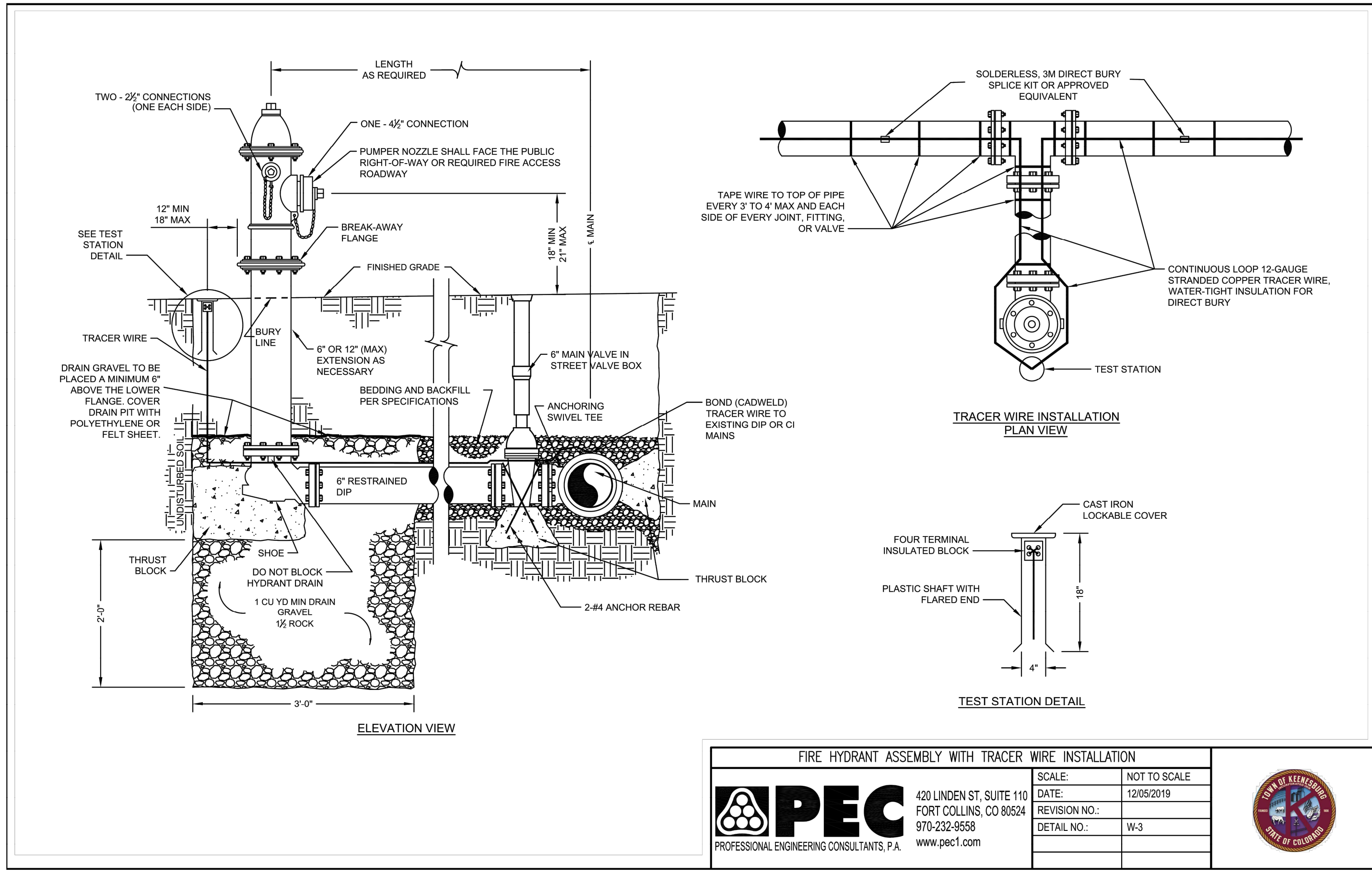
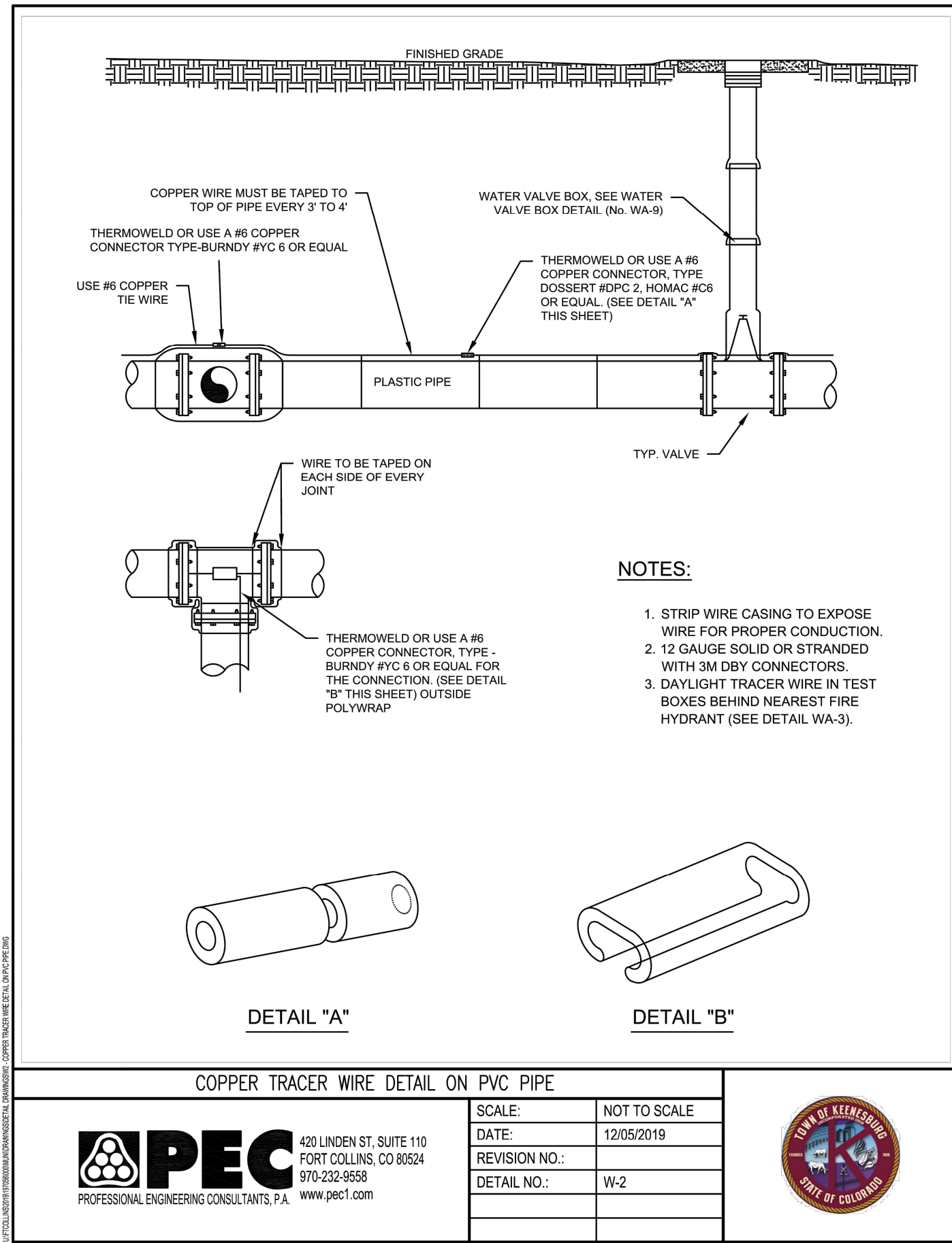
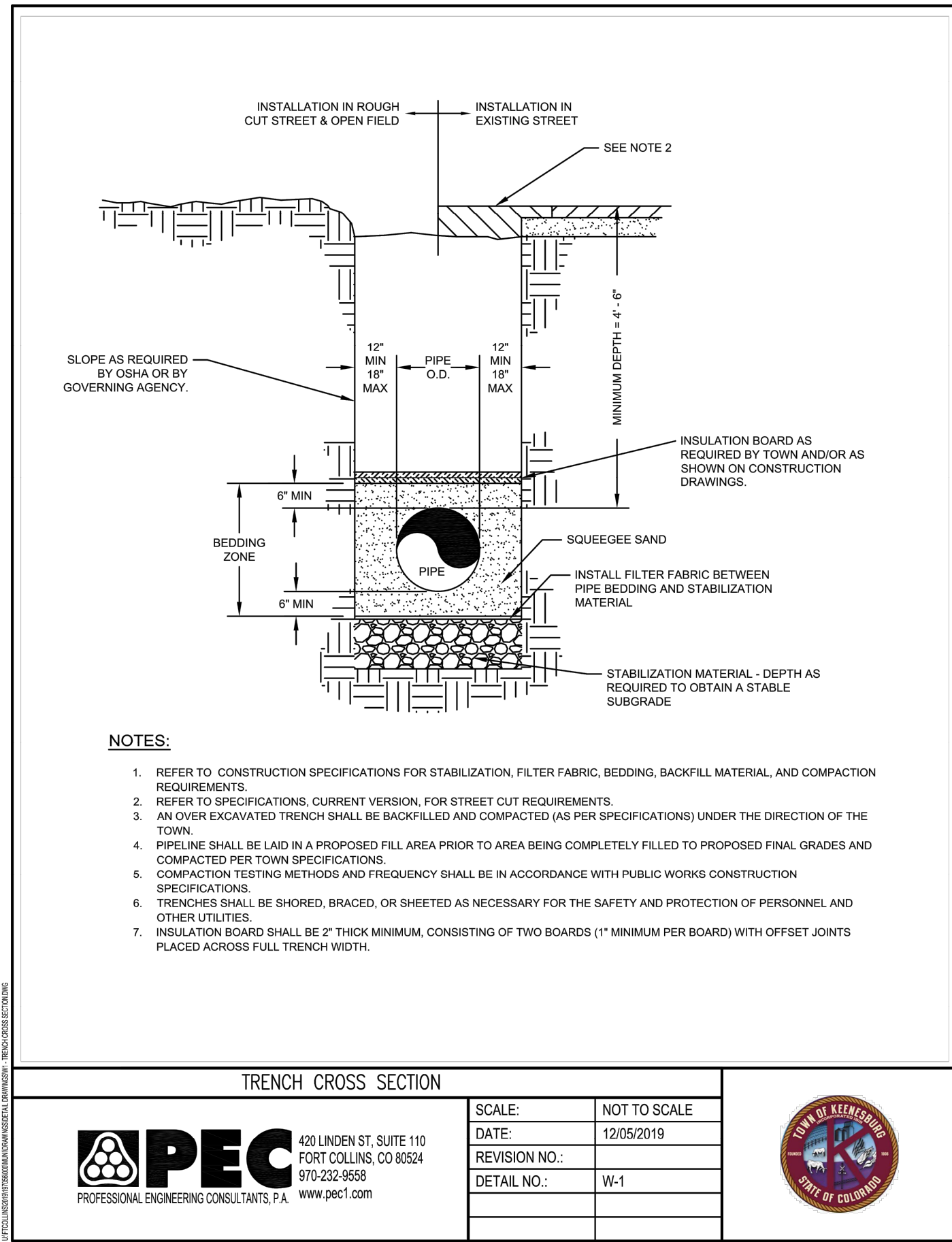
DT03

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|             |            |             |                      |
|-------------|------------|-------------|----------------------|
| DESIGNED BY | DATE       | PREPARED BY | REVISION DESCRIPTION |
| SPC         | 09/22/2021 | MLL         | TOWN COMMENTS        |
| DRWN BY     | 11/05/2021 | MLL         | TOWN COMMENTS        |
| CHKD BY     | 12/15/2021 | MLL         | SITE REVISIONS       |
| MLL         |            |             |                      |

MSP INVESTMENT CO., LLP.

WELD COUNTY

VISTA WEST SUBDIVISION

DETAIL 2

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF  
BASELINE CORPORATION

INITIAL SUBMITTAL 06/30/2021

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE 10/02/2020

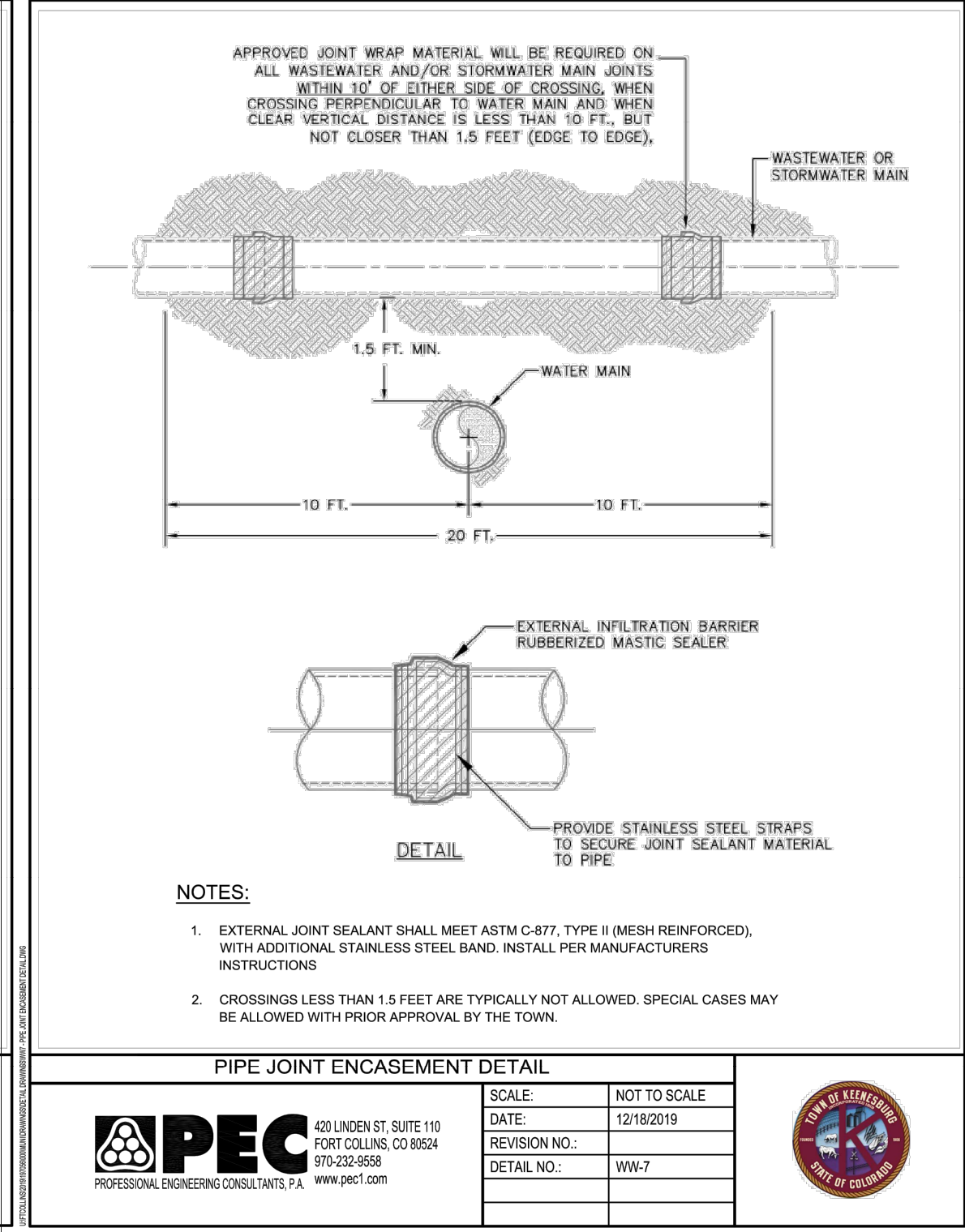
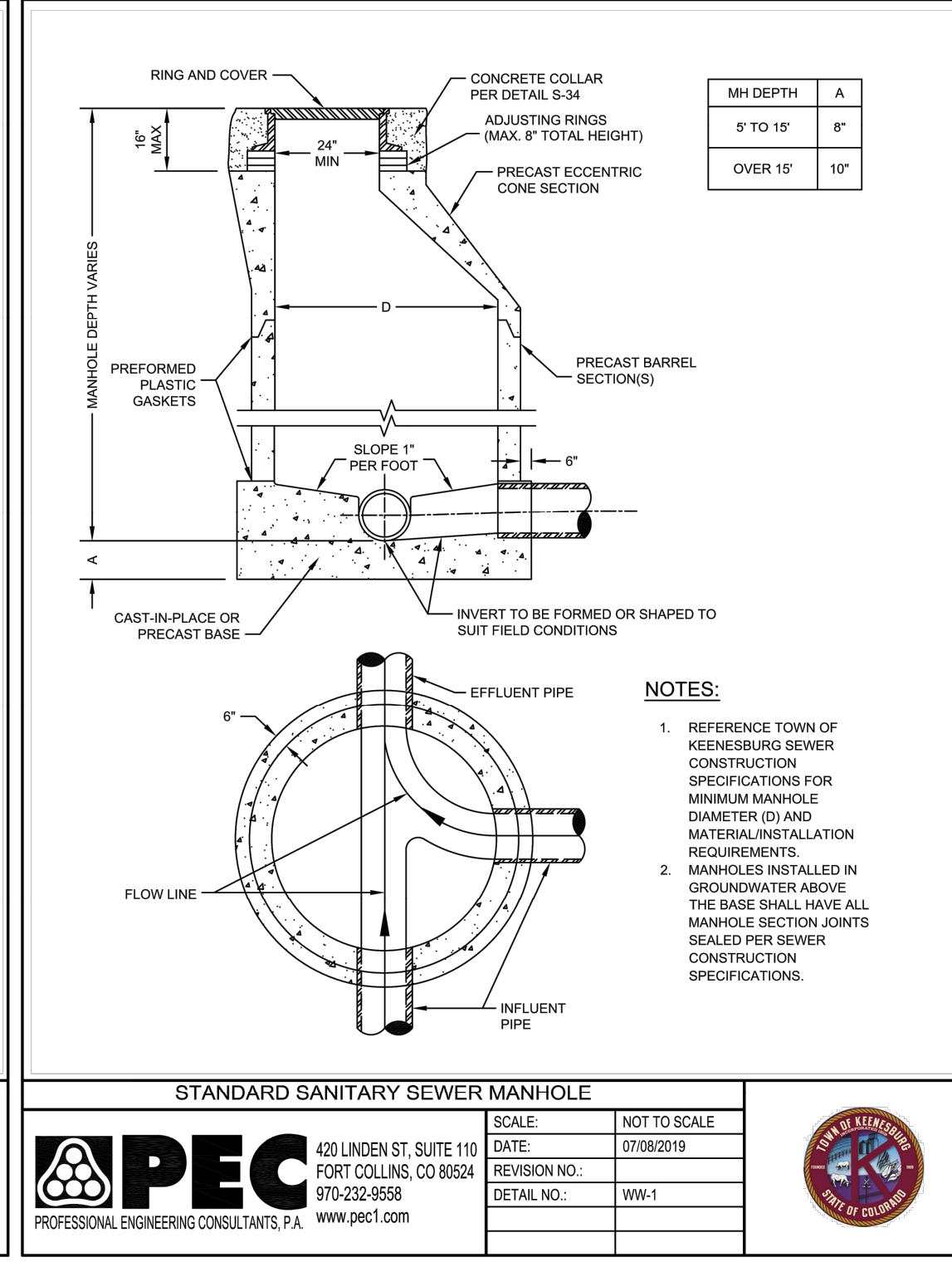
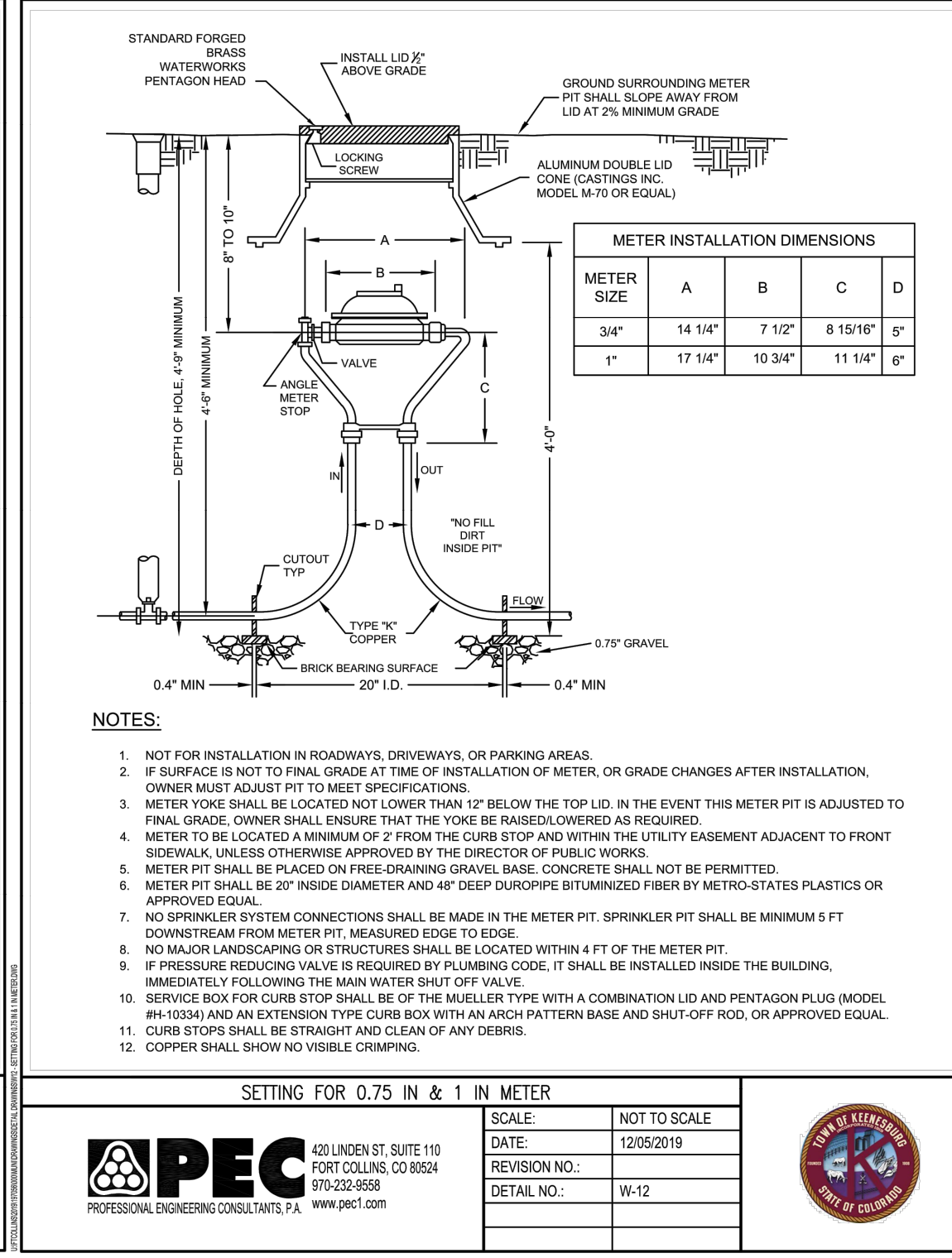
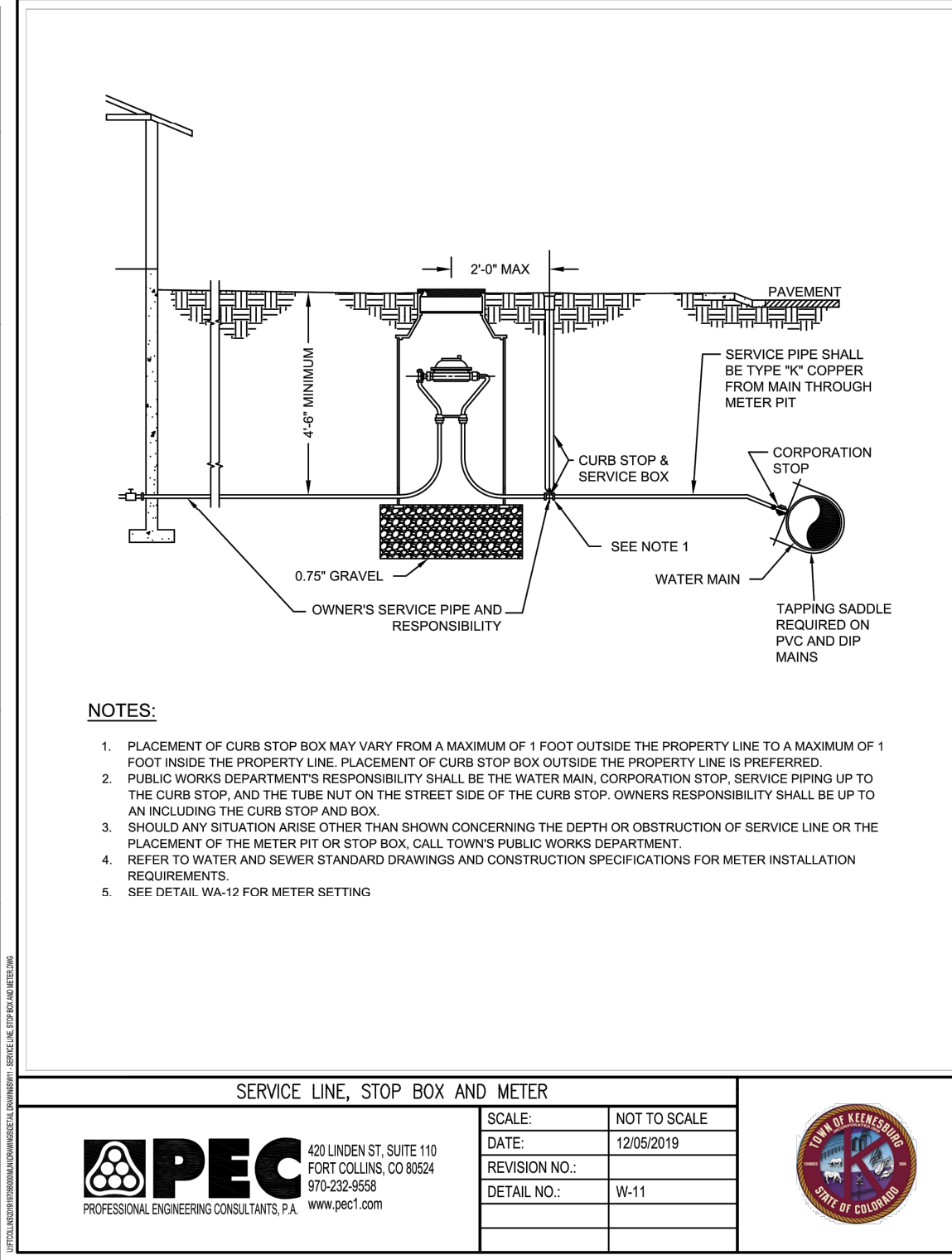
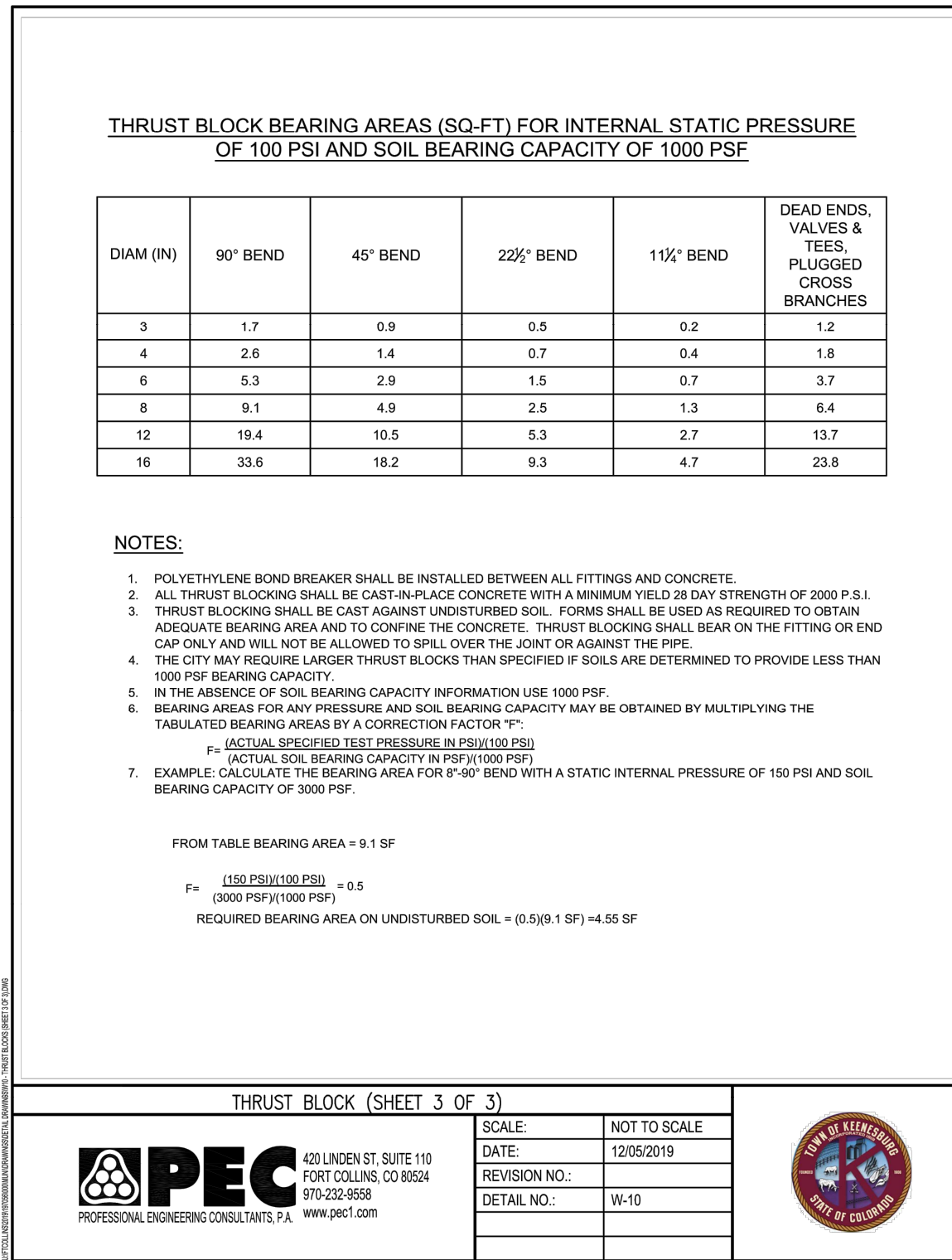
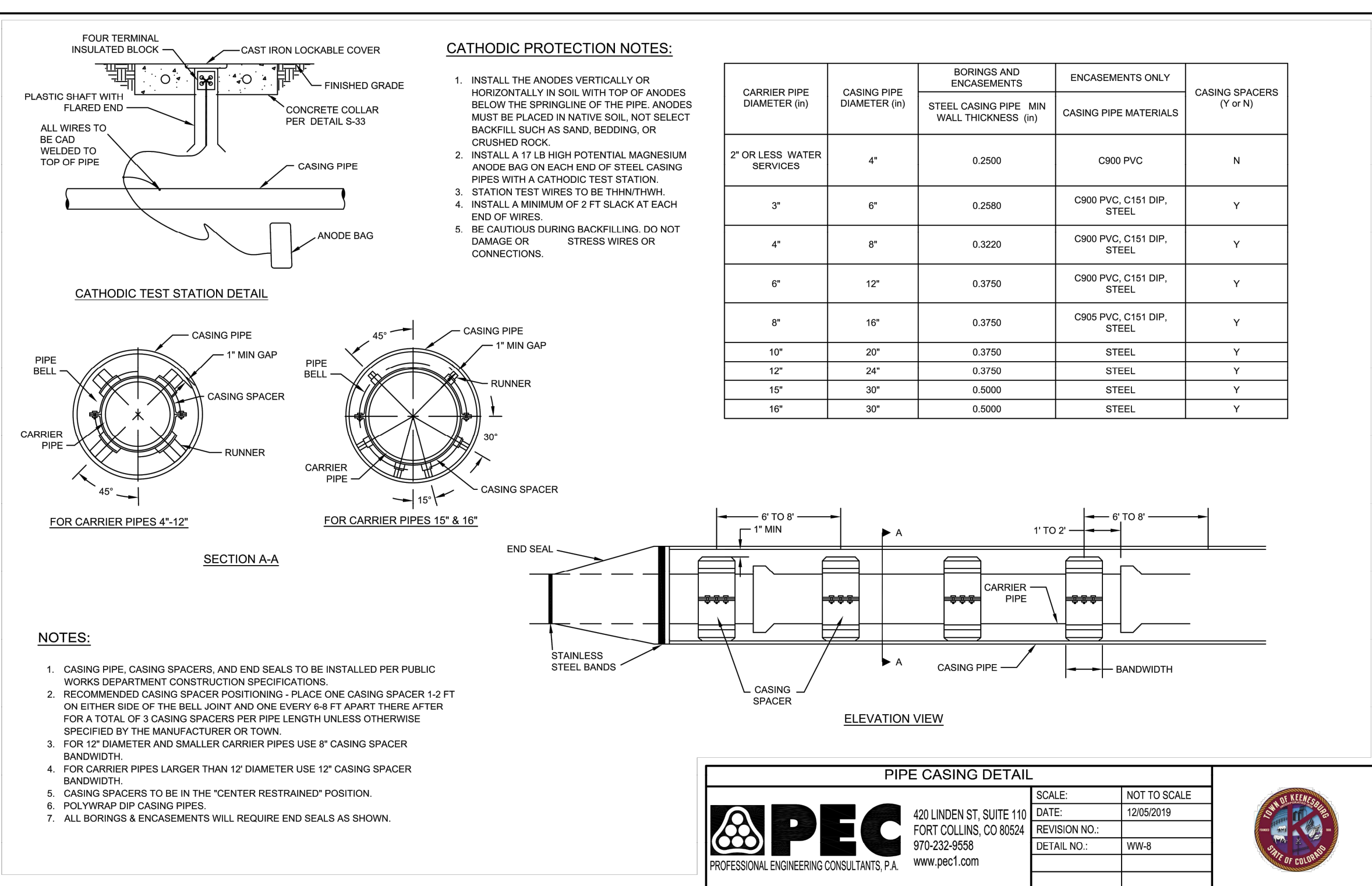
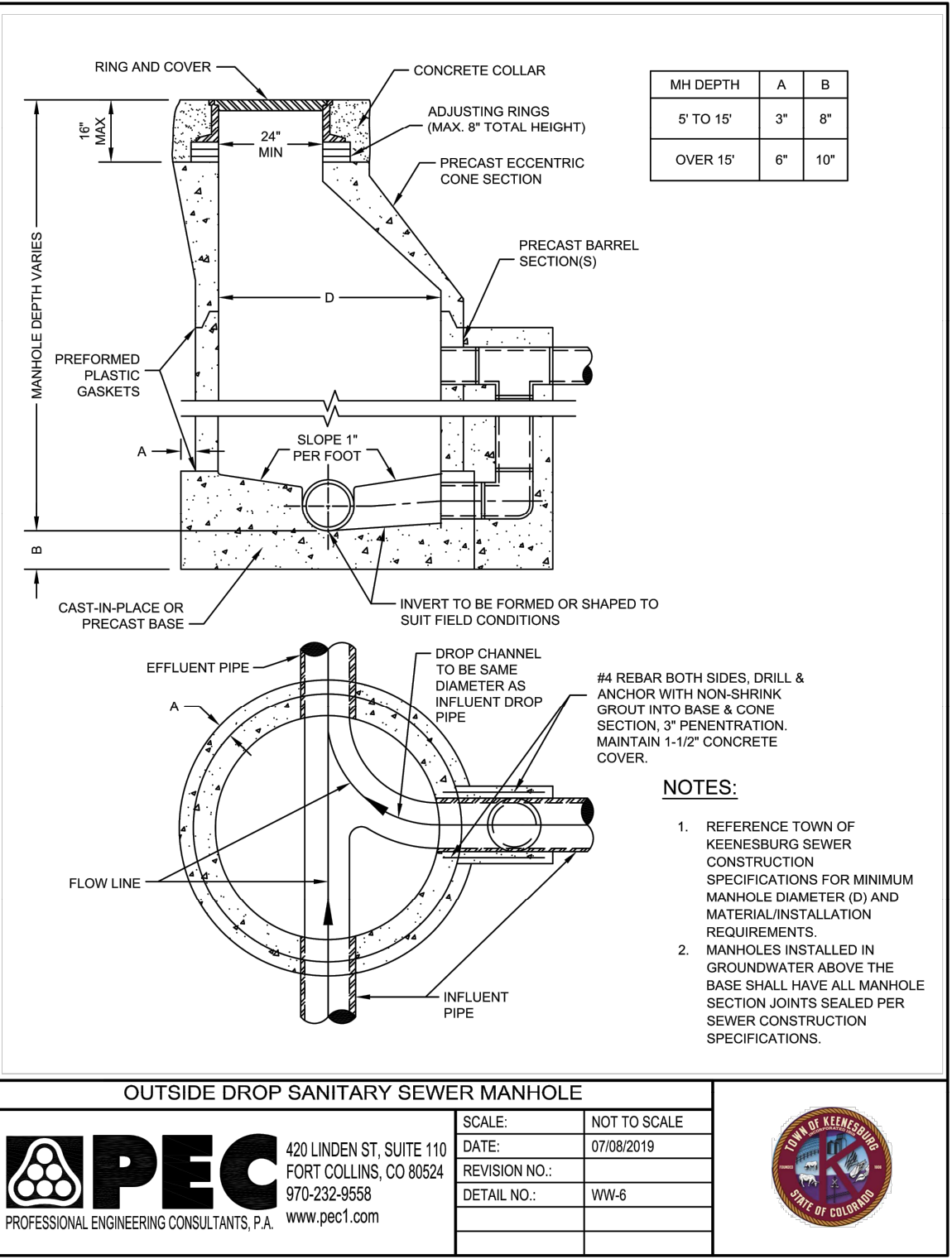
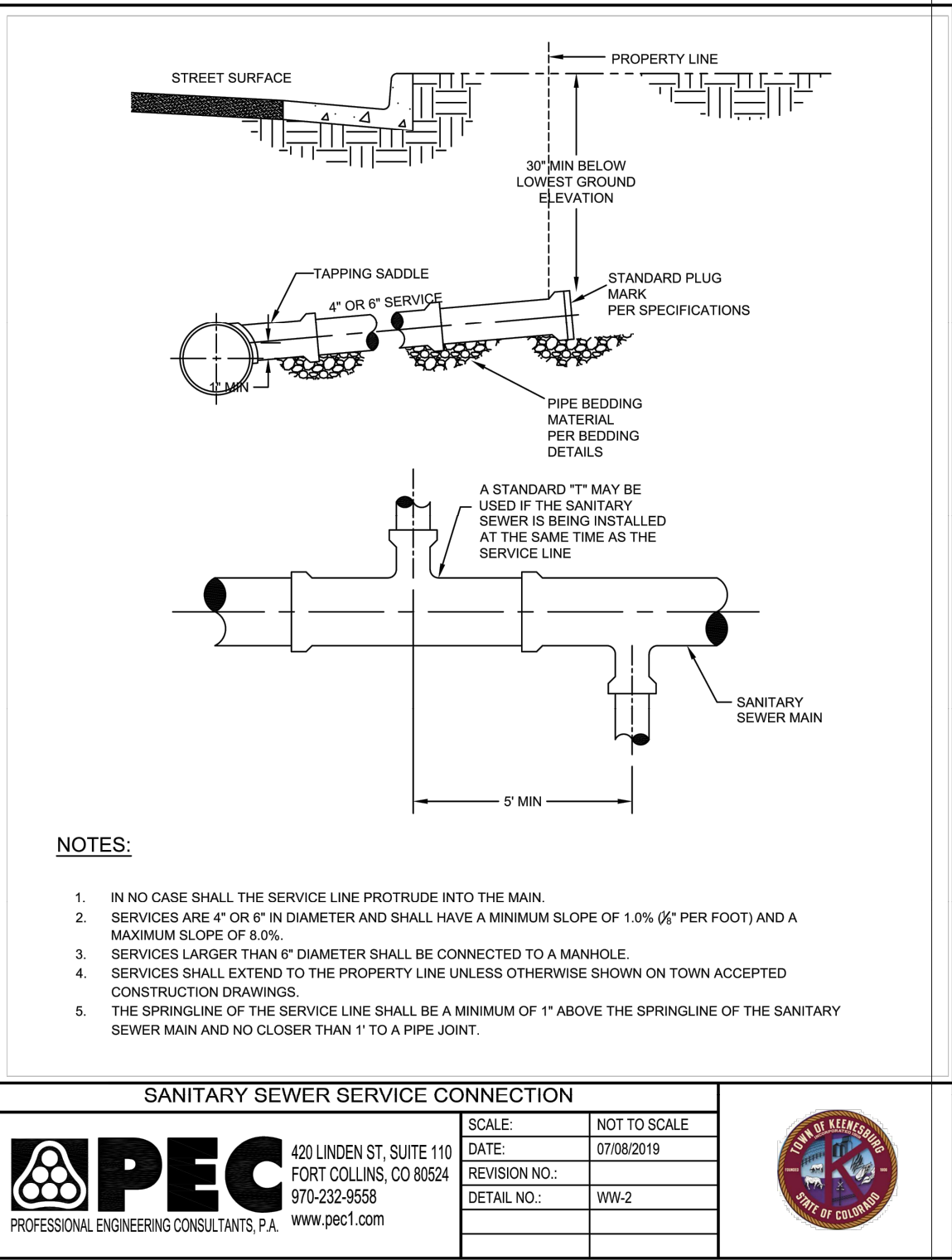
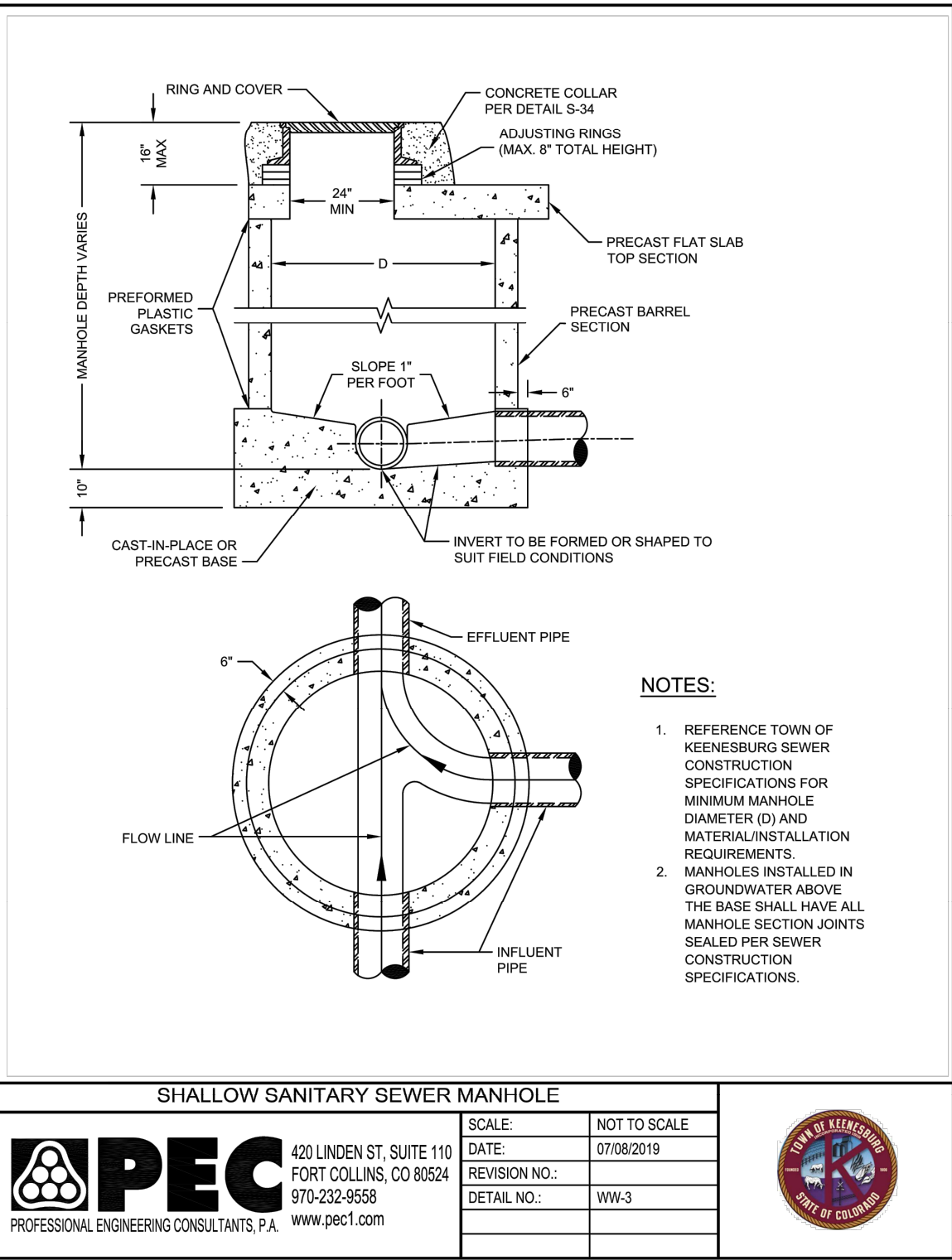
JOB NO. C03490

DRAWING NAME 3490-Cover, Notes, & Details.dwg

SHEET 62 OF 64

CD02







STANDARD PLAN NO.  
M 604.20

Standard Sheet No. 1 of 1

Sheet No. 2 of 3

STANDARD PLAN NO.  
M-604-12  
Standard Sheet No. 1 of 2