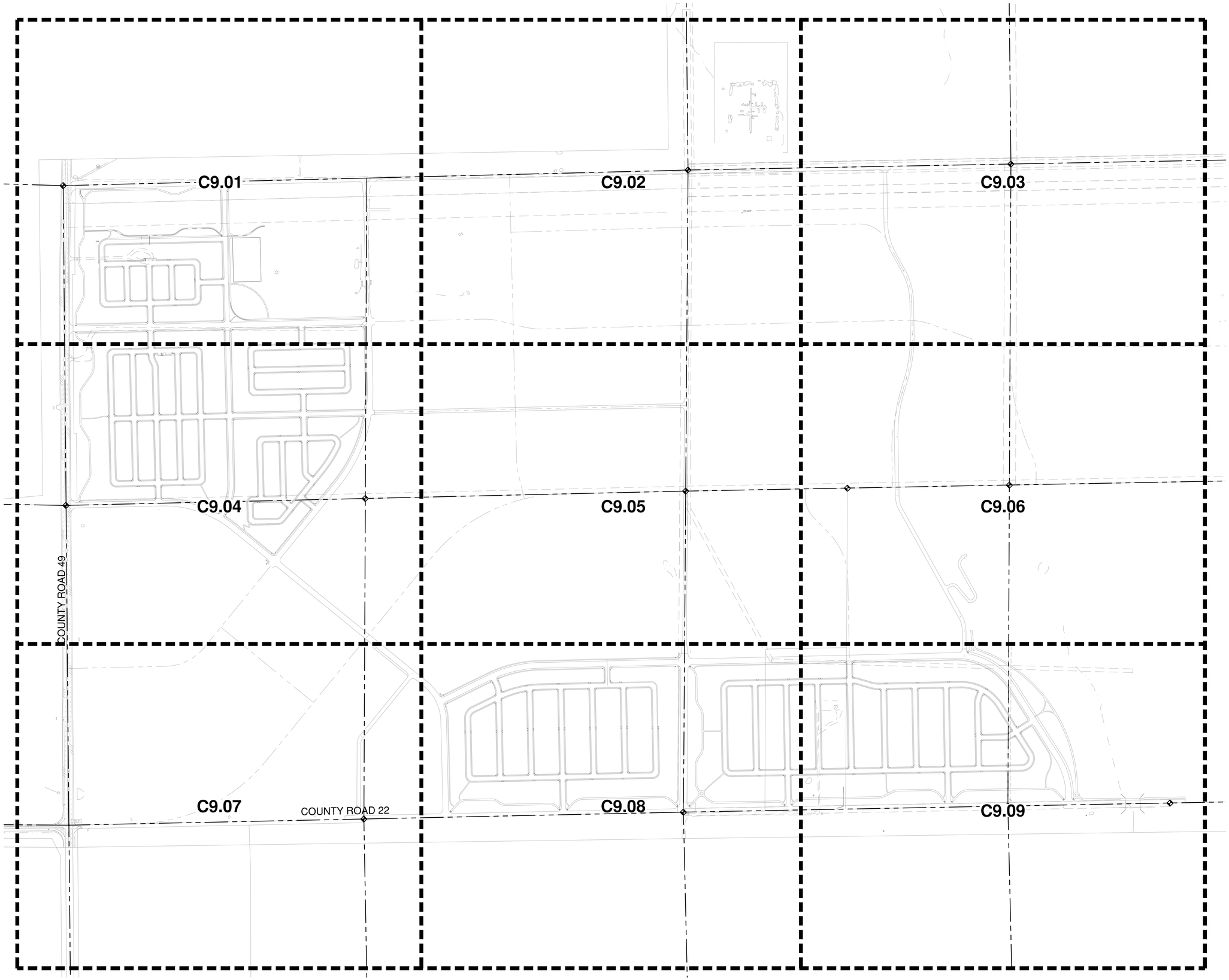

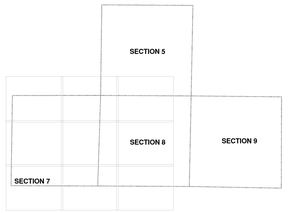

EXISTING CONDITIONS PLAN - OVERALL KEY MAP

SCALE: 1"=300'

ENGINEER IN CHARGE:

COLORADO LICENSED PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAFT

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE E-101
ENGLEWOOD, CO 80112
(720) 206-6931
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

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BENCHMARK

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ELEVATION = 4721.56 (NAVD 88)

PIONEER VILLAGE
PA'S 1-4, 17 AND 21
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EXISTING CONDITIONS PLAN OVERALL KEY MAP

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
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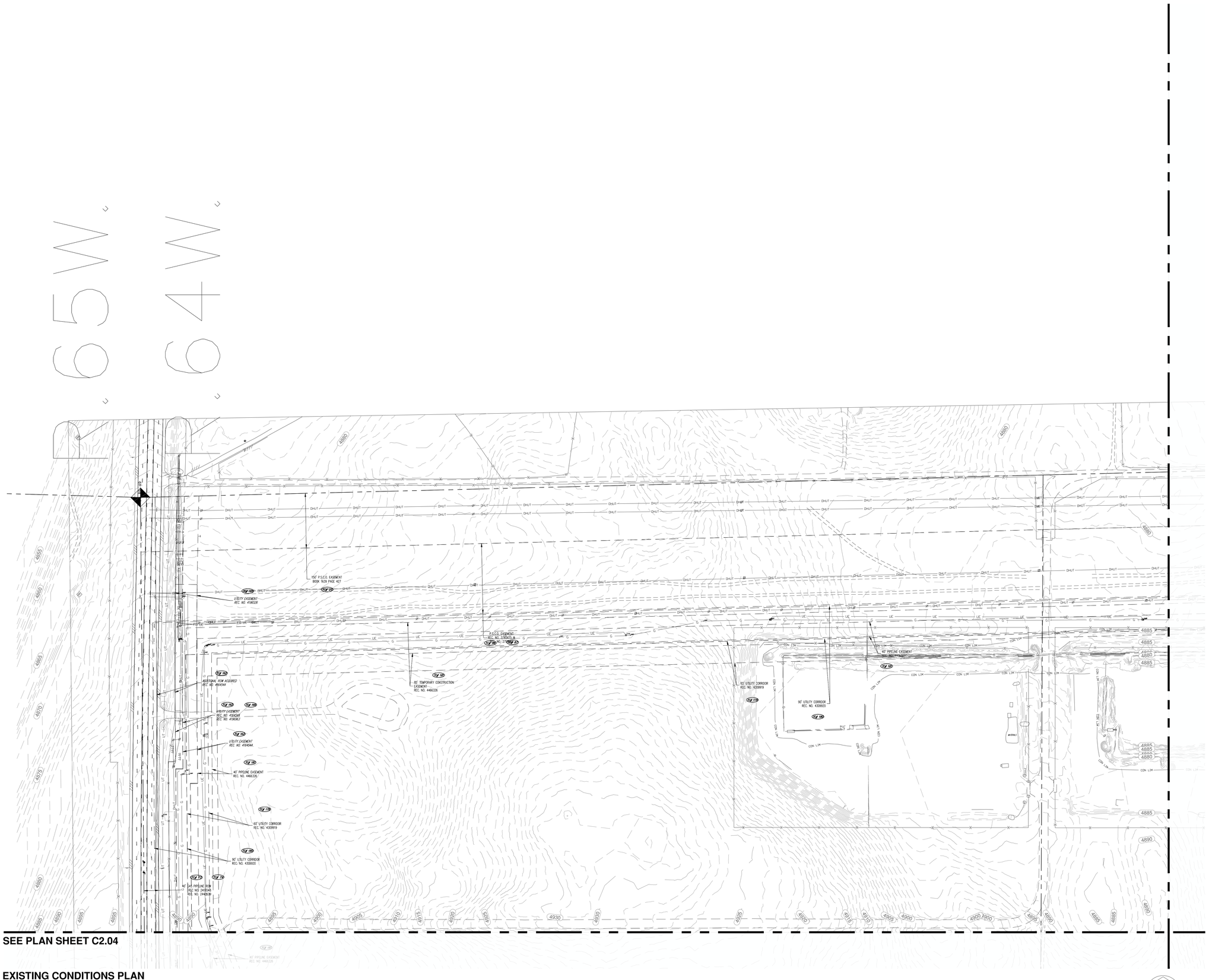
SCALE:	
SHEET NUMBER	C2.00

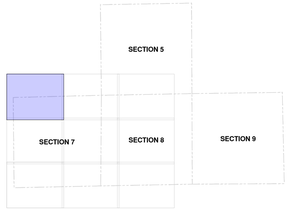


SEE PLAN SHEET C2.04

EXISTING CONDITIONS PLAN

SCALE: 1"=100'

0 100 200 Feet



KEY MAP

SCALE: NTS

LEGEND

SANITARY
- AIR CONDITIONER
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SANITARY MKR POST
- SANITARY UNDERGROUND

STORM
- RIPRAP
- STORM BOX CULVERT
- STORM LINE UNDERGROUND
- STORM CORRUGATED METAL PIPE
- STORM CORRUGATED PLASTIC PIPE
- STORM INLET
- STORM DOWN DRAIN
- STORM FES
- STORM MANHOLE
- STORM PLASTIC PIPE
- STORM REINFORCED CONCRETE PIPE

WATER
- WATER FIRE HYDRANT
- WATER LINE MKR
- WATER LINE UNDERGROUND
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VAULT
- WATER STOPBOX

STEAM
- STEAM LINE UNDERGROUND
- STEAM MANHOLE
- STEAM VAULT

ELECTRICAL
- ELECTRIC BREAKER BOX
- ELECTRIC CABINET
- ELECTRIC MH
- ELECTRIC METER
- ELECTRIC MKR
- ELECTRIC PEDESTAL
- ELECTRIC POLE
- ELECTRIC TRANSFORMER
- ELECTRIC UNDERGROUND
- OVERHEAD UTILITY
- GUY ANCHOR POLE
- GUY WIRE
- LIGHT POLE

TELEPHONE
- ELECTRIC VAULT
- ELECTRIC OUTLET
- TELEPHONE BOOTH
- TELEPHONE CABINET
- TELEPHONE LINE UNDERGROUND
- TELEPHONE LINE OVERHEAD
- TELEPHONE MANHOLE
- TELEPHONE MKR
- TELEPHONE PEDESTAL
- TELEPHONE VAULT

FIBER OPTIC
- FIBER OPTIC UNDERGROUND
- FIBER OPTIC CABINET
- FIBER OPTIC MKR
- FIBER OPTICS PEDESTAL
- FIBER OPTIC MANHOLE
- FIBER OPTIC VAULT

CABLE TV
- CABLE TV CABINET
- CABLE TV MKR POST
- CABLE TV PEDESTAL
- CABLE TV UNDERGROUND
- CABLE TV VAULT

GAS
- GAS LINE UNDERGROUND
- GAS LINE ABANDONDED
- GAS METER
- GAS MKR POST
- GAS VALVE
- GAS VAULT

IRRIGATION
- IRRIGATION CONTROL BOX
- IRRIGATION METER
- IRRIGATION SPRINKLER HEAD
- IRRIGATION UNDERGROUND
- IRRIGATION VALVE
- IRRIGATION VAULT

MISC UTILTIES
- CONDUIT
- POTHOLE
- PULL BOX
- TEST HOLE
- UTILITY MISC VAULT
- VENT PIPE
- WELL
- OVERHEAD UTILITY
- FUEL MANHOLE
- GREASE TRAP

TOPO FEATURES
- TOP CENTER OF PIPE
- MISC
- UTILITY MISC
- GRADE BREAK
- NATURAL SURFACE

GROUND SHOTS
- SPOT ELEVATION
- TOE OF SLOPE
- TOP OF SLOPE
- EX CONT-MJR
- EX CONT-MNR

TREES / LANDSCAPING
- LANDSCAPE EDGE
- LANDSCAPE LIGHT
- BUSH EVERGREEN
- BUSH DECIDUOUS
- TREE CONIFER
- TREE DECIDUOUS
- TREELINE
- LIMITS OF CONSTRUCTION LIMITS

FENCE / GATES
- FENCE POST
- FENCE
- GATE

SIDEWALK
- METAL POST
- WOOD POST
- HANDICAP RAMP
- SIDEWALK

MISC TOPO FEATURES
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- BIKE RACK
- FLAGPOLE
- PICNIC TABLE
- MAILBOX
- SATELLITE DISH
- SHORE LINE
- TRASH CAN
- WETLANDS

TRAFFIC CONTROL
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- TRAFFIC CONTROL VAULT
- TRAFFIC SIGNAL
- CENTERLINE

ROAD FEATURES
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- DRIVEWAY
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- EDGE CONCRETE
- EDGE ROAD
- RAILROAD TRACK
- SHOULDER
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- CURB LIP OF GUTTER
- CURB TOP BACK
- FLOWLINE
- CURB TOP FACE
- CHASE

DRAINAGE
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- PAN
- PAN FLOWLINE
- SWALE FLOWLINE
- TOP OF BANK

LINEMARKING
- LINEMARKING WHITE STRIPE DASHED
- LINEMARKING WHITE STRIPE SOLID
- LINEMARKING YELLOW STRIPE DASHED
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MISC ROAD FEATURES
- BARRICADE
- BOLLARD
- CONCRETE BARRIER WALL
- DELINEATOR
- GUARD RAIL
- PARKING STALLS
- SIGN
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- BRIDGE DECK
- BRIDGE PIER

BUILDINGS
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- BUILDING OVERHANG-EAVE
- DECK
- FOUNDATION
- FINISHED FLOOR
- FINISHED GRADE
- LOADING DOCK
- STEPS
- STRUCTURE
- COLUMN
- HANDRAIL
- WALL
- WALL FINISH GRADE

WALLS
- AERIAL TARGET
- CONTROL
- CONTROL CHECK

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- BENCHMARK
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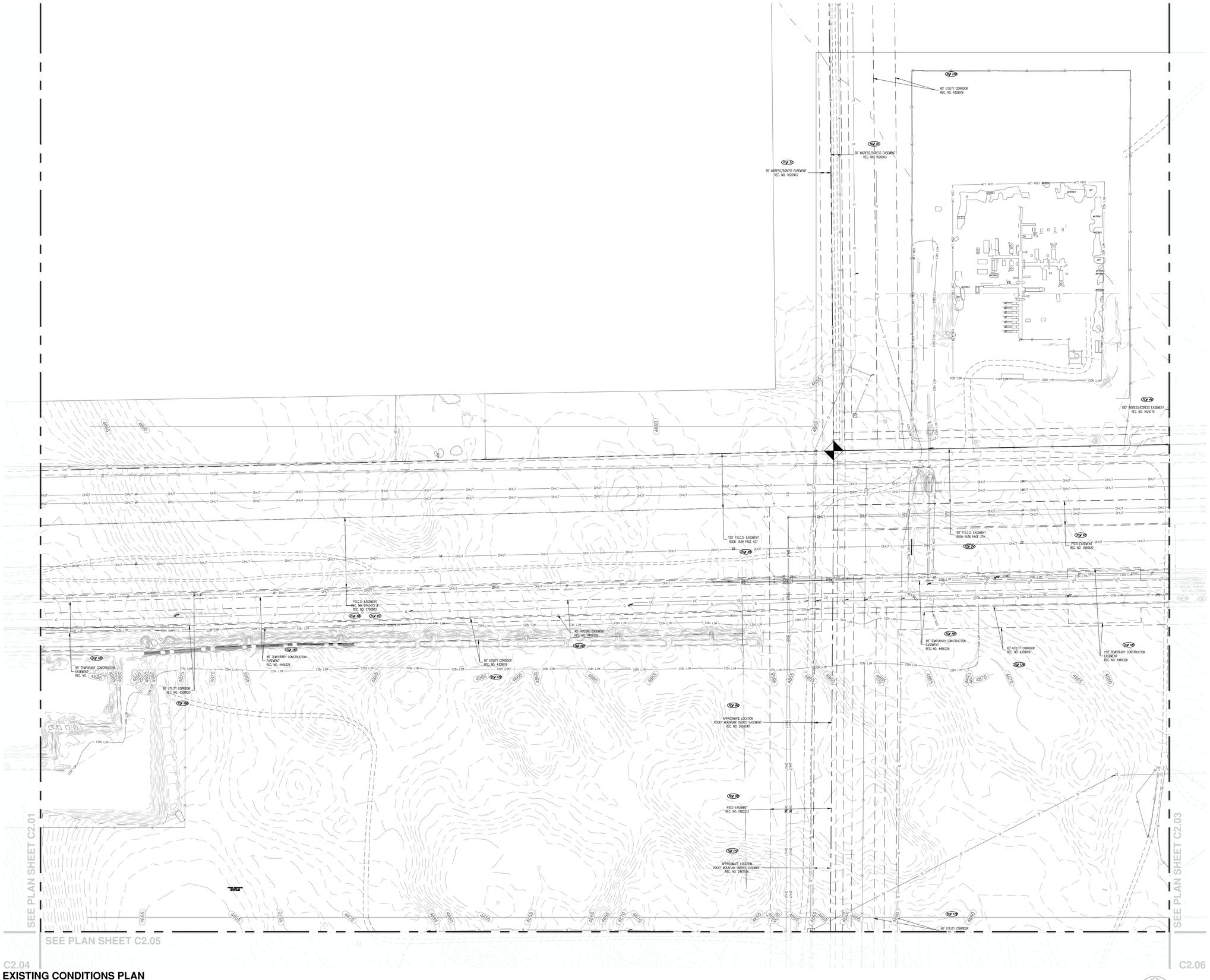

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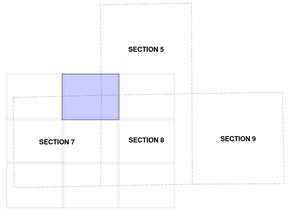
SCALE: 1"=100'



KEY MAP

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0 100 200 Feet

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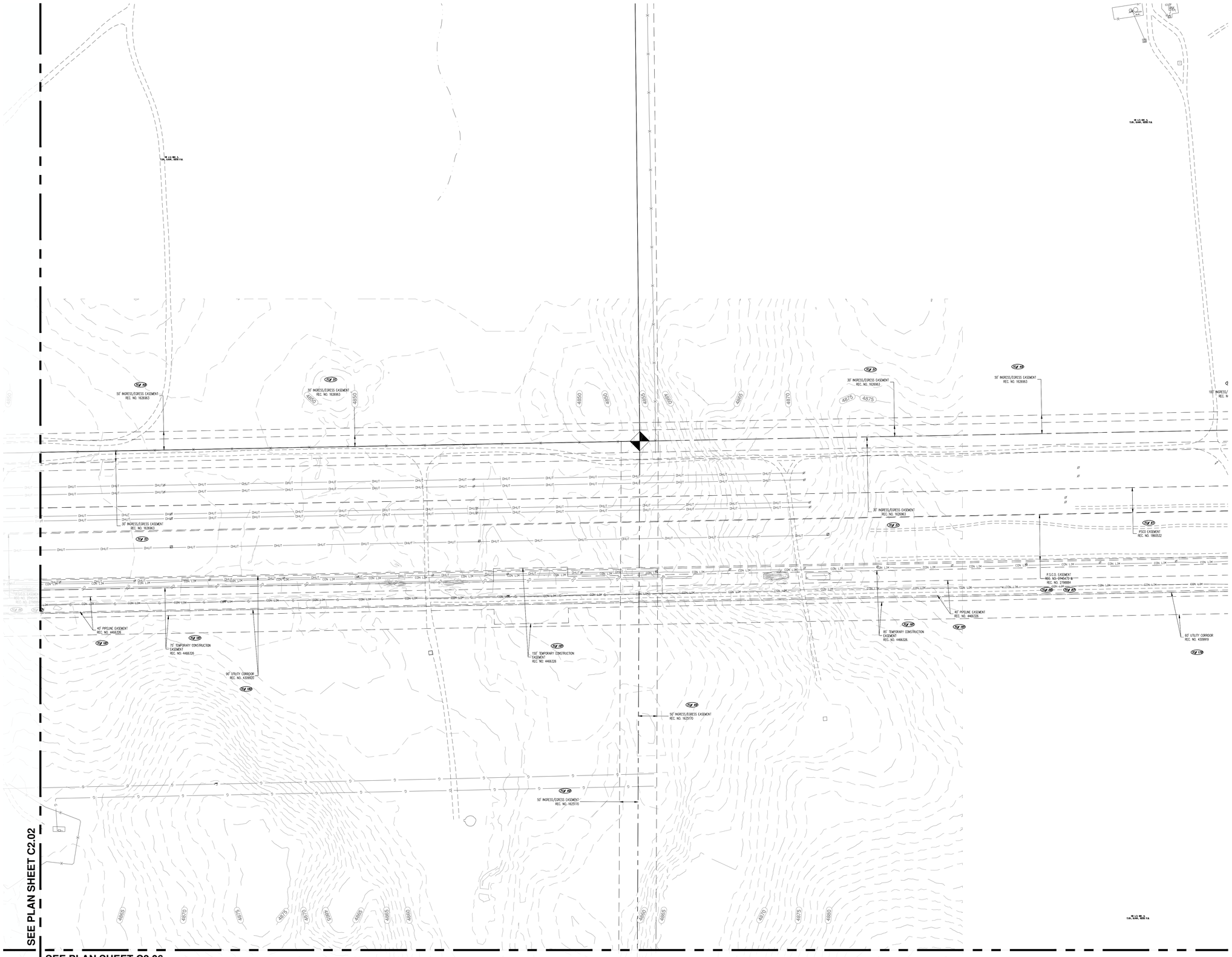

C2.05
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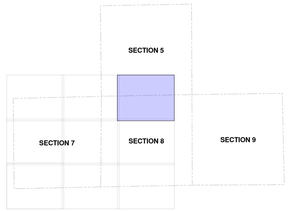
SCALE: 1"=100'



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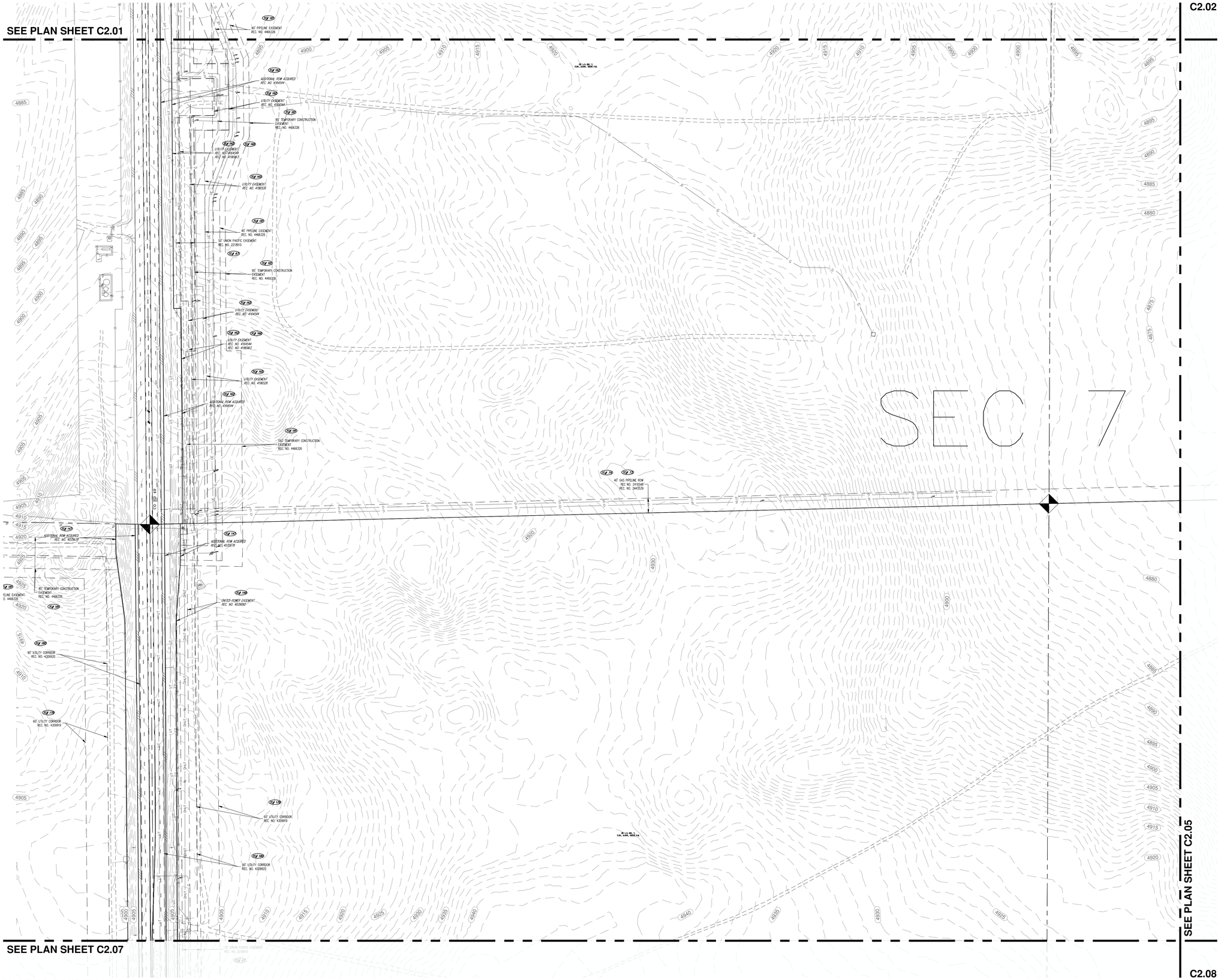
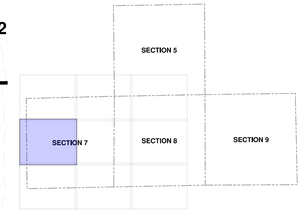


EXISTING CONDITIONS PLAN

SCALE: 1"=100'



KEY MAP

SCALE: NTS

LEGEND

SANITARY
- AIR CONDITIONER
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SANITARY MKR POST
- SANITARY UNDERGROUND

STORM
- RIPRAP
- STORM BOX CULVERT
- STORM LINE UNDERGROUND
- STORM CORRUGATED METAL PIPE
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- STORM REINFORCED CONCRETE PIPE

WATER
- WATER FIRE HYDRANT
- WATER LINE MKR
- WATER LINE UNDERGROUND
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VAULT
- WATER STOPBOX

STEAM
- STEAM LINE UNDERGROUND
- STEAM MANHOLE
- STEAM VAULT

ELECTRICAL
- ELECTRIC BREAKER BOX
- ELECTRIC CABINET
- ELECTRIC MH
- ELECTRIC METER
- ELECTRIC MKR
- ELECTRIC PEDESTAL
- ELECTRIC POLE
- ELECTRIC TRANSFORMER
- ELECTRIC UNDERGROUND
- OVERHEAD UTILITY
- GUY ANCHOR POLE
- GUY WIRE
- LIGHT POLE
- ELECTRIC VAULT
- ELECTRIC OUTLET

TELEPHONE
- TELEPHONE BOOTH
- TELEPHONE CABINET
- TELEPHONE LINE UNDERGROUND
- TELEPHONE LINE OVERHEAD
- TELEPHONE MANHOLE
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FIBER OPTIC
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CABLE TV
- CABLE TV CABINET
- CABLE TV MKR POST
- CABLE TV PEDESTAL
- CABLE TV UNDERGROUND
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- GAS LINE UNDERGROUND
- GAS LINE ABANDONDED
- GAS METER
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- GAS VALVE
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- IRRIGATION CONTROL BOX
- IRRIGATION METER
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- IRRIGATION VAULT

MISC UTILTIES
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- POTHOLE
- PULL BOX
- TEST HOLE
- UTILITY MISC VAULT
- VENT PIPE
- WELL
- OVERHEAD UTILITY
- FUEL MANHOLE
- GREASE TRAP

TOPO FEATURES
- TOP CENTER OF PIPE
- MISC
- UTILITY MISC
- GRADE BREAK
- NATURAL SURFACE
- SPOT ELEVATION

GROUND SHOTS
- TOE OF SLOPE
- TOP OF SLOPE
- EX CONT-MJR (5280)
- EX CONT-MNR
- LANDSCAPE EDGE

TREES / LANDSCAPING
- LANDSCAPE LIGHT
- BUSH EVERGREEN
- BUSH DECIDUOUS
- TREE CONIFER
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- LIMITS OF CONSTRUCTION LIMITS

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- FENCE POST
- FENCE
- GATE

SIDEWALK
- METAL POST
- WOOD POST
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MISC TOPO FEATURES
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- BIKE RACK
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0 100 200 Feet

ENGINEER IN CHARGE:

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CONTACT INFORMATION
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EXISTING CONDITIONS PLAN

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
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DESIGN BY:	CLP
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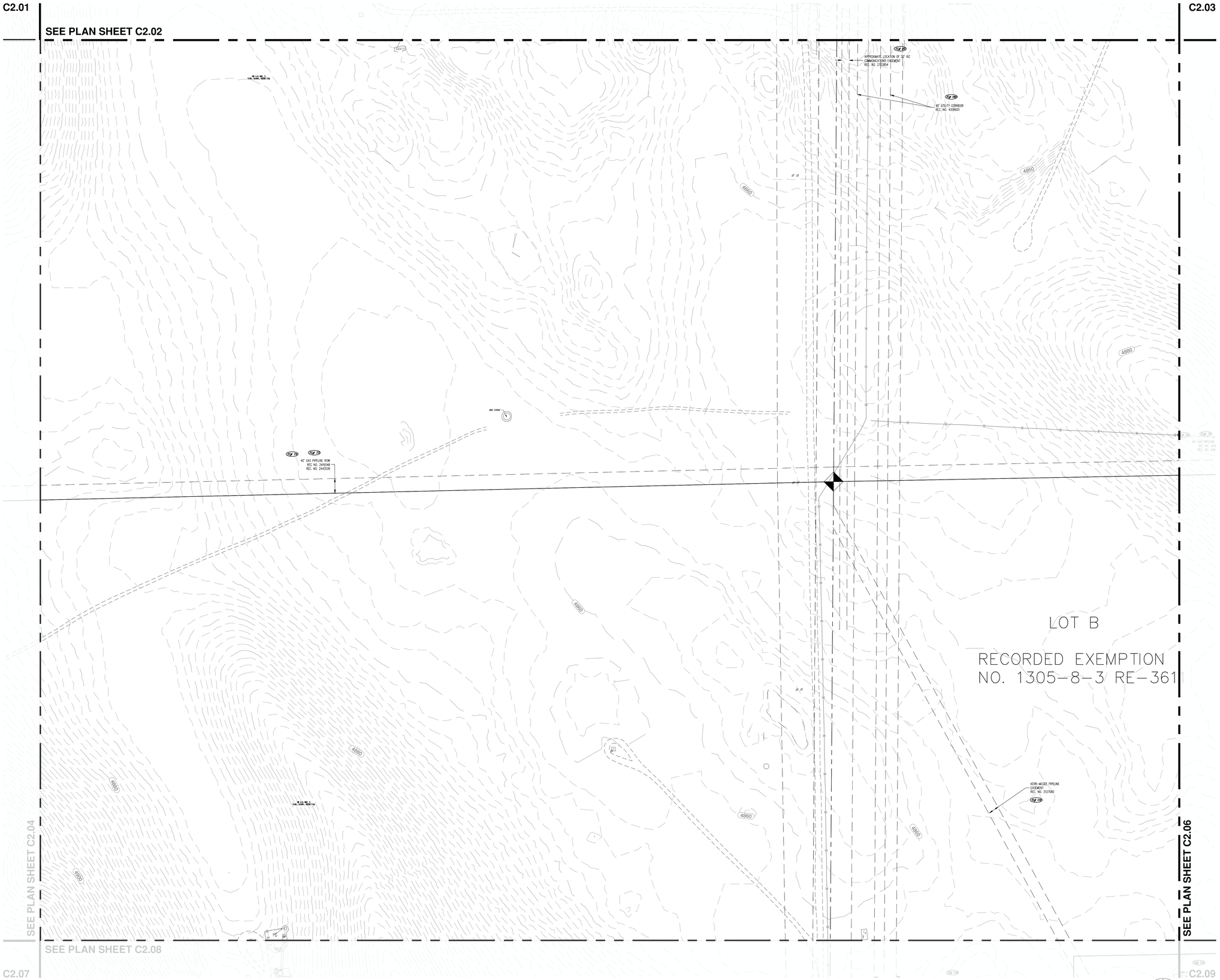
SCALE:	1" = 100'
SHEET NUMBER	C2.04

C2.01

SEE PLAN SHEET C2.02

C2.03



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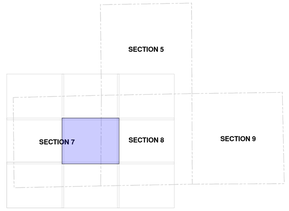

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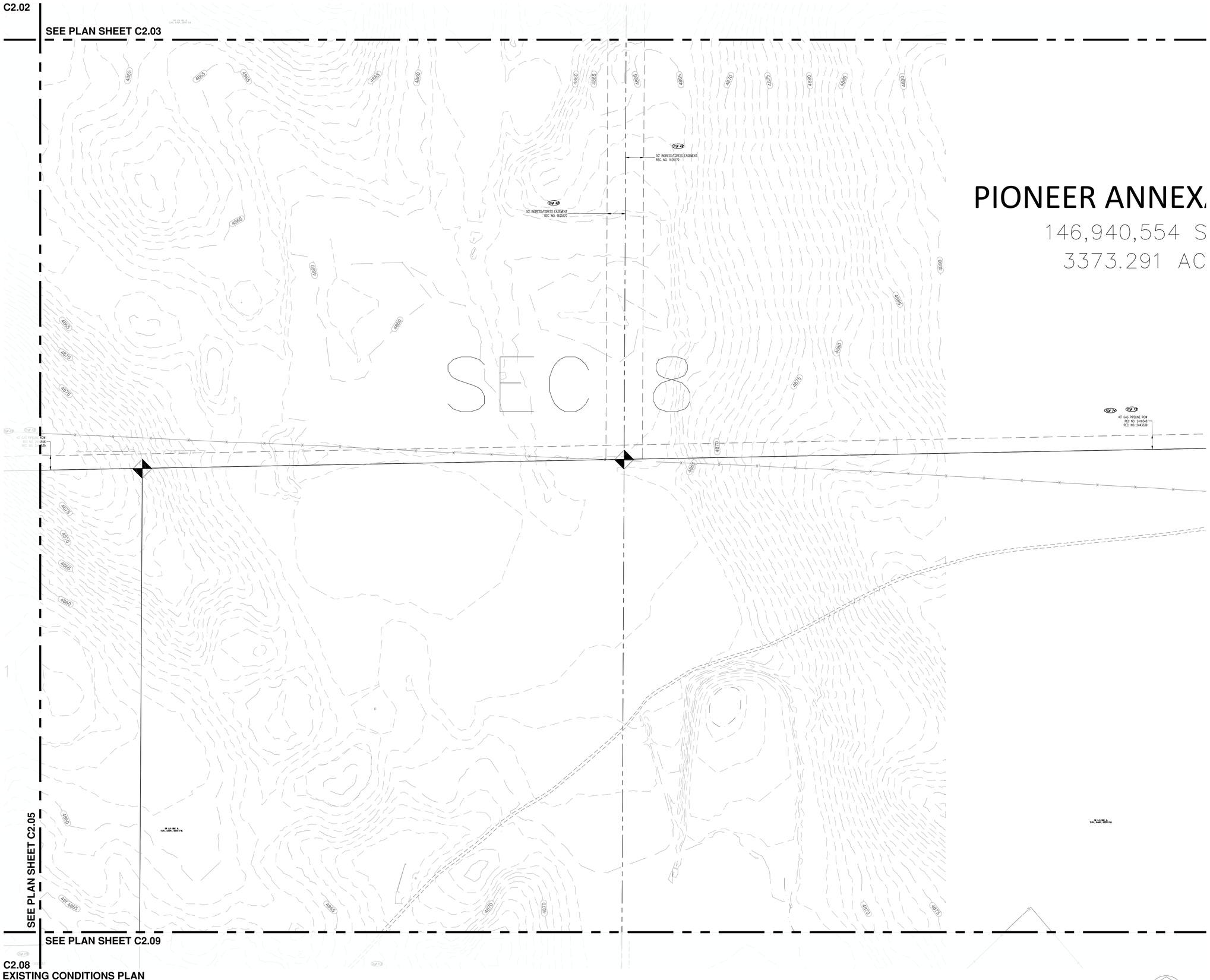
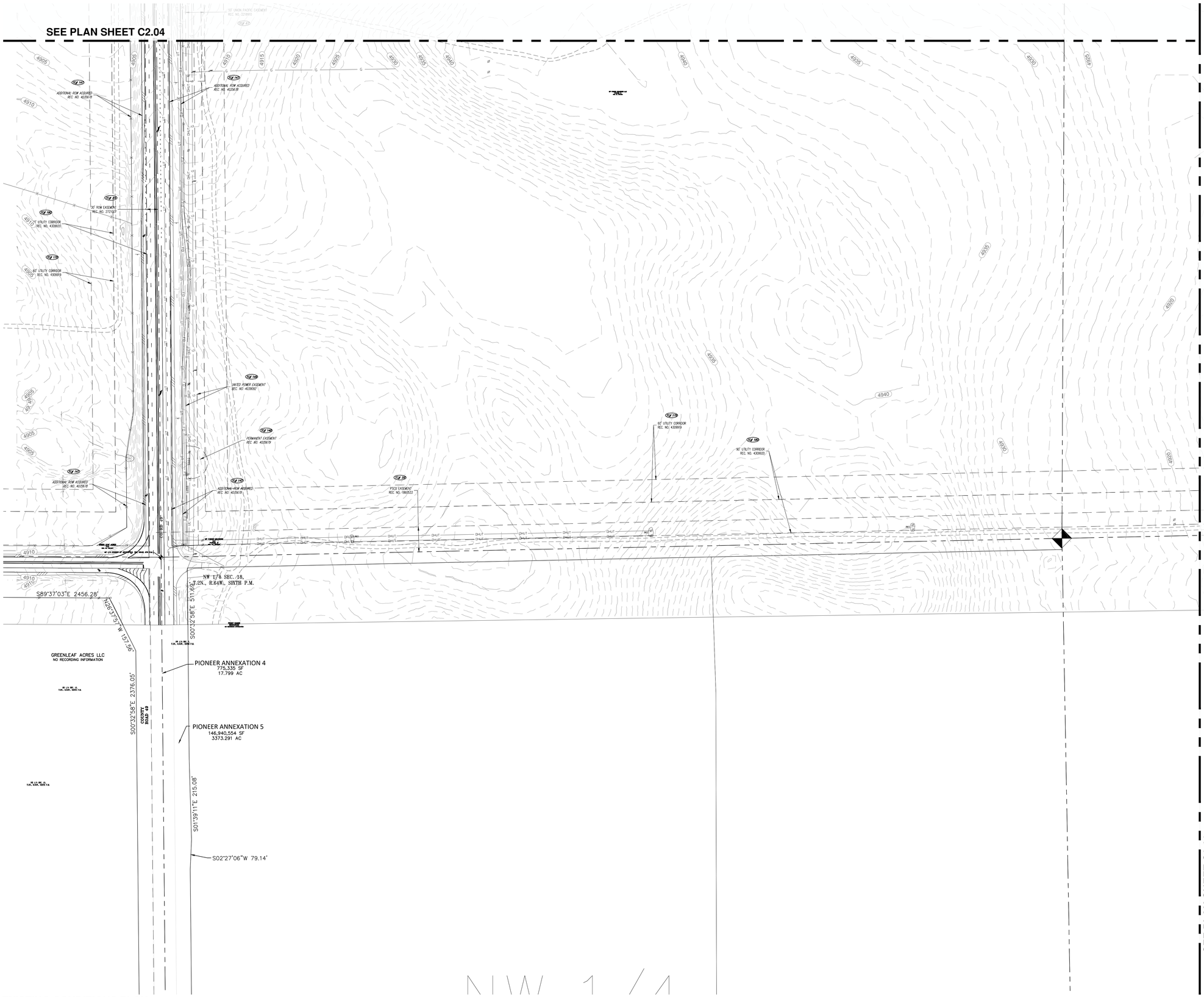
C2.02

SEE PLAN SHEET C2.03





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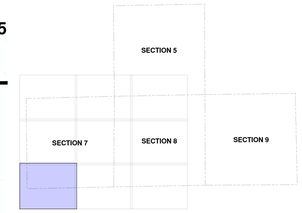

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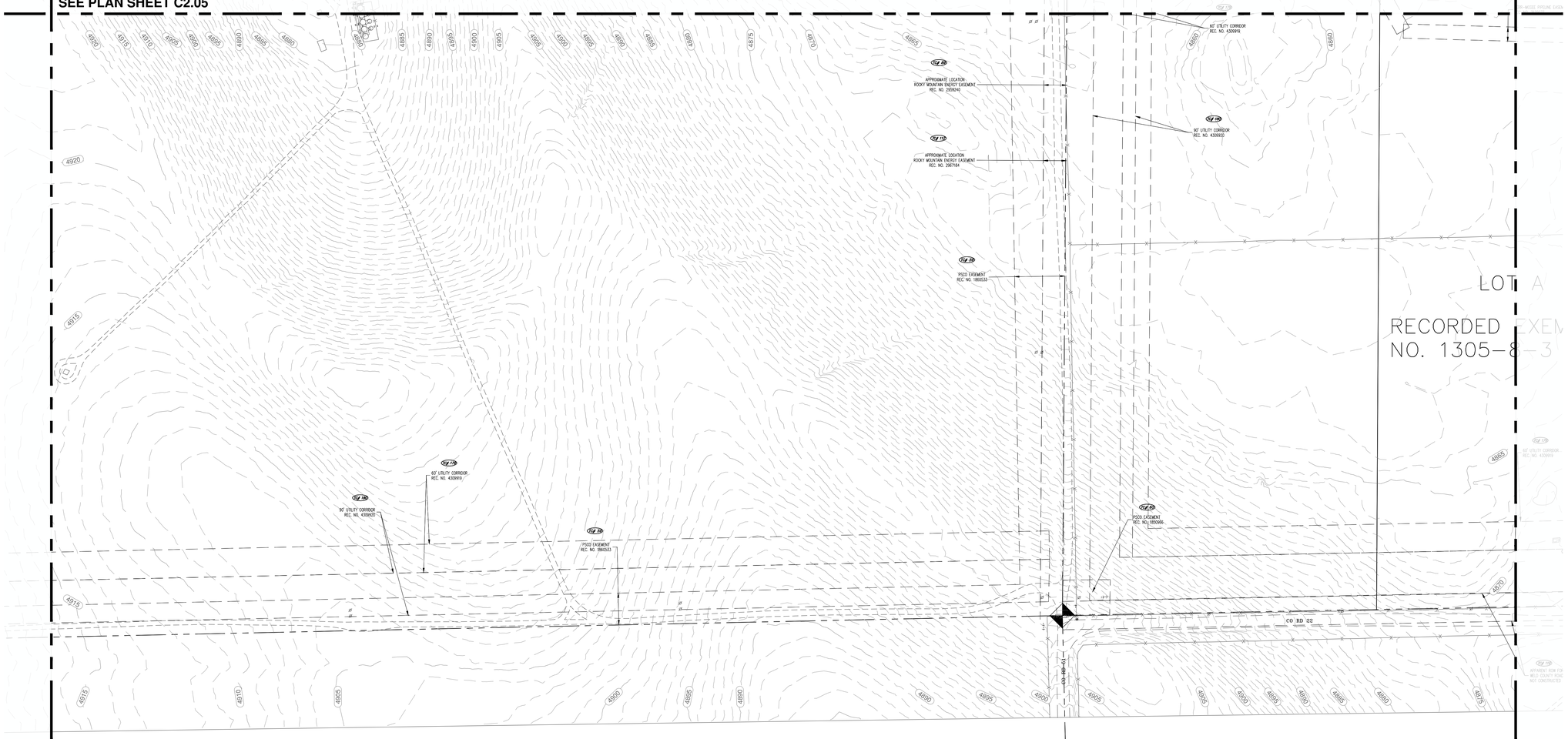
C2.04

SEE PLAN SHEET C2.05

C2.06



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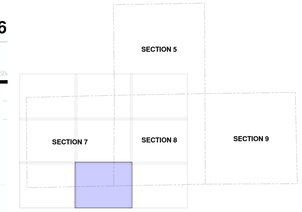

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TELEPHONE LINE UNDERGROUND
TELEPHONE LINE OVERHEAD
TELEPHONE MANHOLE
TELEPHONE MKR
TELEPHONE PEDESTAL
TELEPHONE VAULT

FIBER OPTIC
FIBER OPTIC UNDERGROUND
FIBER OPTIC CABINET
FIBER OPTIC MKR
FIBER OPTICS PEDESTAL
FIBER OPTIC MANHOLE
FIBER OPTIC VAULT

CABLE TV
CABLE TV CABINET
CABLE TV MKR POST
CABLE TV PEDESTAL
CABLE TV UNDERGROUND
CABLE TV VAULT

GAS
GAS LINE UNDERGROUND
GAS LINE ABANDONDED
GAS METER
GAS MKR POST
GAS VALVE
GAS VAULT

IRRIGATION
IRRIGATION CONTROL BOX
IRRIGATION METER
IRRIGATION SPRINKLER HEAD
IRRIGATION UNDERGROUND
IRRIGATION VALVE
IRRIGATION VAULT

MISC UTILTIES
CONDUIT
POTHOLE
PULL BOX
TEST HOLE
UTILITY MISC VAULT
VENT PIPE
WELL
OVERHEAD UTILITY
FUEL MANHOLE
GREASE TRAP

TOPO FEATURES
TOP CENTER OF PIPE
MISC
UTILITY MISC
GRADE BREAK
NATURAL SURFACE
SPOT ELEVATION

GROUND SHOTS
TOE OF SLOPE
TOP OF SLOPE
EX CONT-MJR
EX CONT-MNR

TREES / LANDSCAPING
LANDSCAPE EDGE
LANDSCAPE LIGHT
BUSH EVERGREEN
BUSH DECIDUOUS
TREE CONIFER
TREE DECIDUOUS
TREELINE

FENCE / GATES
LIMITS OF CONSTRUCTION LIMITS
FENCE POST
FENCE
GATE

SIDEWALK
METAL POST
WOOD POST
HANDICAP RAMP
SIDEWALK

MISC TOPO FEATURES
BENCH
BIKE RACK
FLAGPOLE
PICNIC TABLE
MAILBOX
SATELLITE DISH
SHORE LINE
TRASH CAN
WETLANDS

TRAFFIC CONTROL
TRAFFIC CONTROL CABINET
TRAFFIC CONTROL VAULT
TRAFFIC SIGNAL
CENTERLINE

ROAD FEATURES
CROWN ROAD
DRIVEWAY
EDGE ASPHALT
EDGE CONCRETE
EDGE ROAD
RAILROAD TRACK
SHOULDER
TRAIL

CURB
CURB LIP OF GUTTER
CURB TOP BACK
FLOWLINE
CURB TOP FACE

DRAINAGE
CHASE
DRAINAGE
PAN
PAN FLOWLINE
SWALE FLOWLINE
TOP OF BANK

LINEMARKING
LINEMARKING WHITE STRIPE DASHED
LINEMARKING WHITE STRIPE SOLID
LINEMARKING YELLOW STRIPE DASHED
LINEMARKING YELLOW STRIPE SOLID

MISC ROAD FEATURES
BARRICADE
BOLLARD
CONCRETE BARRIER WALL
DELINEATOR
GUARD RAIL
PARKING STALLS
SIGN
SPEED BUMP

BRIDGE
PARKING METER
BRIDGE ABUTMENT
BRIDGE DECK
BRIDGE PIER

BUILDINGS
BUILDING
BUILDING OVERHANG-EAVE
DECK
FOUNDATION
FINISHED FLOOR
FINISHED GRADE
LOADING DOCK
STEPS
STRUCTURE

WALLS
COLUMN
HANDRAIL
WALL
WALL FINISH GRADE

MONUMENTS
AERIAL TARGET
CONTROL
CONTROL CHECK
BENCHMARK
SECTION CORNER
MONUMENT SET
MONUMENT FOUND
MONUMENT NOT FOUND
RANGE POINT
REFERENCE MONUMENT

0 100 200 Feet

ENGINEER IN CHARGE:

COLORADO LICENSED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
FINAL DRAFT

CONTACT INFORMATION
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ENGLEWOOD, CO 80112
(720) 206-6931
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

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BENCHMARK
NGS ROGGEN RM 1; RECOVERED A 3 1/2" BRASS CAP LOCATED 200' SOUTH OF FRONTAGE RD I-76 AND 2500' WEST OF COUNTY RD 73.

ELEVATION = 4721.56 (NAVD 88)

PIONEER VILLAGE PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

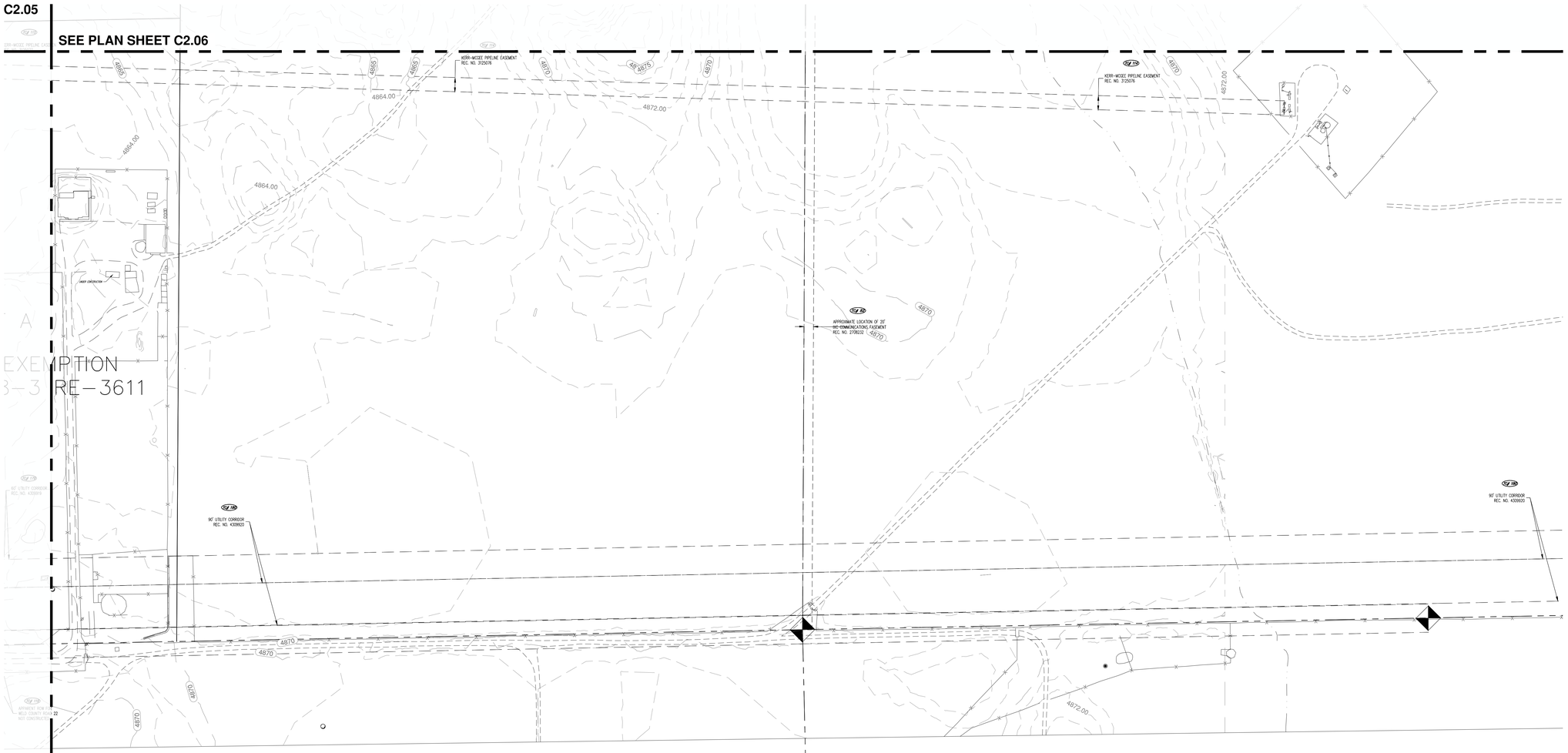
EXISTING CONDITIONS PLAN

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 100'
SHEET NUMBER	C2.08

C2.05

SEE PLAN SHEET C2.06



SEE PLAN SHEET C2.08

EXISTING CONDITIONS PLAN

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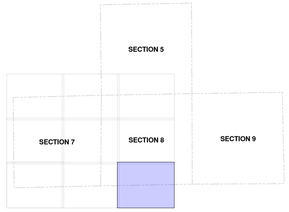

KEY MAP

SCALE: NTS

LEGEND

SANITARY
- AIR CONDITIONER
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SANITARY MKR POST
- SANITARY UNDERGROUND

STORM
- RIPRAP
- STORM BOX CULVERT
- STORM LINE UNDERGROUND
- STORM CORRUGATED METAL PIPE
- STORM CORRUGATED PLASTIC PIPE
- STORM INLET
- STORM DOWN DRAIN
- STORM FES
- STORM MANHOLE
- STORM PLASTIC PIPE
- STORM REINFORCED CONCRETE PIPE

WATER
- WATER FIRE HYDRANT
- WATER LINE MKR
- WATER LINE UNDERGROUND
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VAULT
- WATER STOPBOX

STEAM
- STEAM LINE UNDERGROUND
- STEAM MANHOLE
- STEAM VAULT

ELECTRICAL
- ELECTRIC BREAKER BOX
- ELECTRIC CABINET
- ELECTRIC MH
- ELECTRIC METER
- ELECTRIC MKR
- ELECTRIC PEDESTAL
- ELECTRIC POLE
- ELECTRIC TRANSFORMER
- ELECTRIC UNDERGROUND
- OVERHEAD UTILITY
- GUY ANCHOR POLE
- GUY WIRE
- LIGHT POLE

TELEPHONE
- ELECTRIC VAULT
- ELECTRIC OUTLET
- TELEPHONE BOOTH
- TELEPHONE CABINET
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- SIGN
- SPEED BUMP

BRIDGE
- PARKING METER
- BRIDGE ABUTMENT
- BRIDGE DECK
- BRIDGE PIER

BUILDINGS
- BUILDING
- BUILDING OVERHANG-EAVE
- DECK
- FOUNDATION
- FINISHED FLOOR
- FINISHED GRADE
- LOADING DOCK
- STEPS
- STRUCTURE
- COLUMN
- HANDRAIL

WALLS
- WALL
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MONUMENTS
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