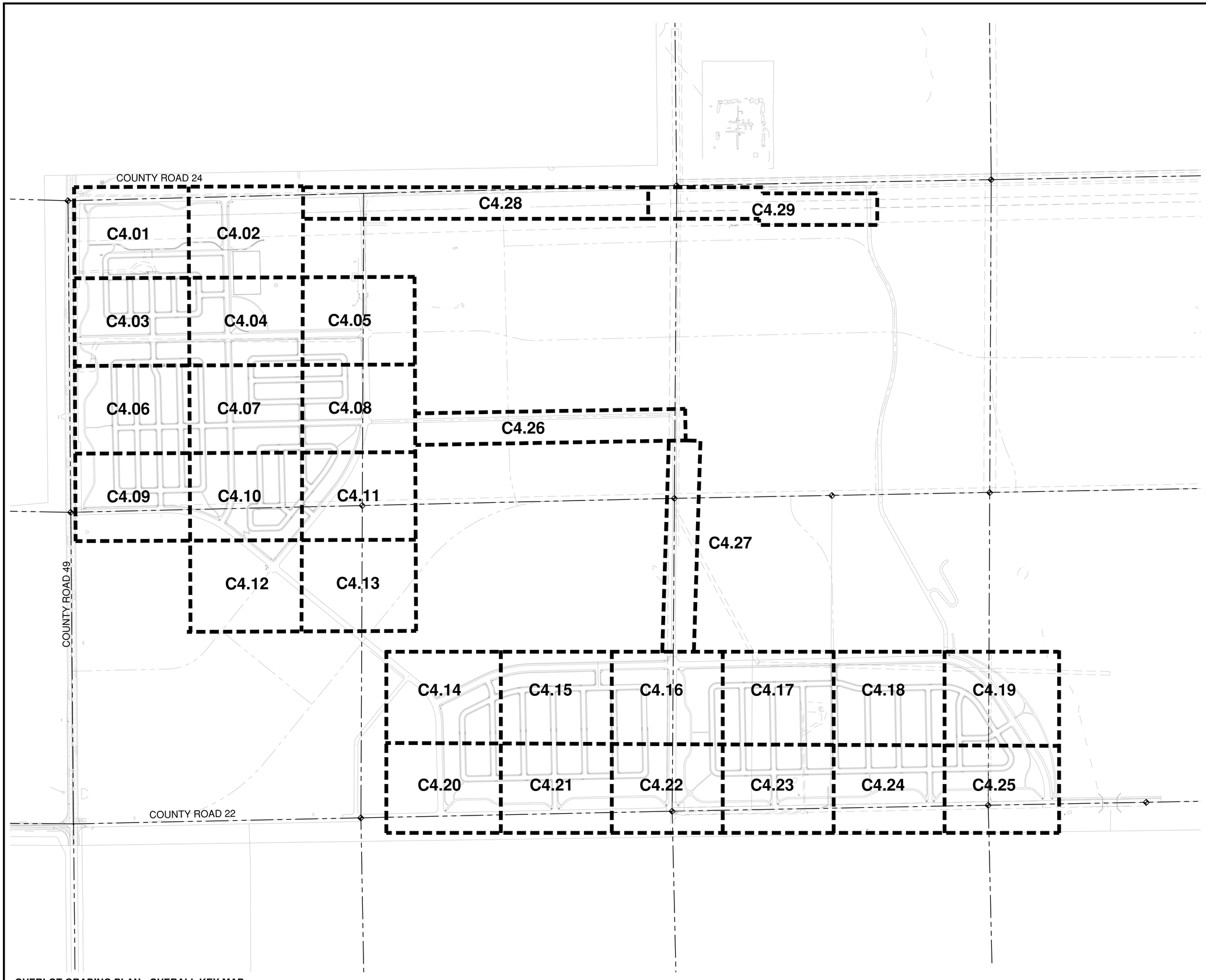
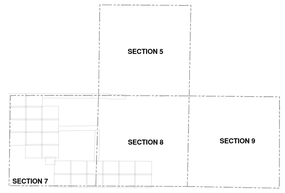




OVERLOT GRADING PLAN - OVERALL KEY MAP

SCALE: 1"=300'

ENGINEER IN CHARGE:

COLORADO REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

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

STRATEGIC SITE DESIGNS

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 64 WEST, SIXTH PRINCIPAL MERIDIAN, TAKEN TO BEAR SOUTH 00°30'28" EAST, A DISTANCE OF 2,612.70 FEET.

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.

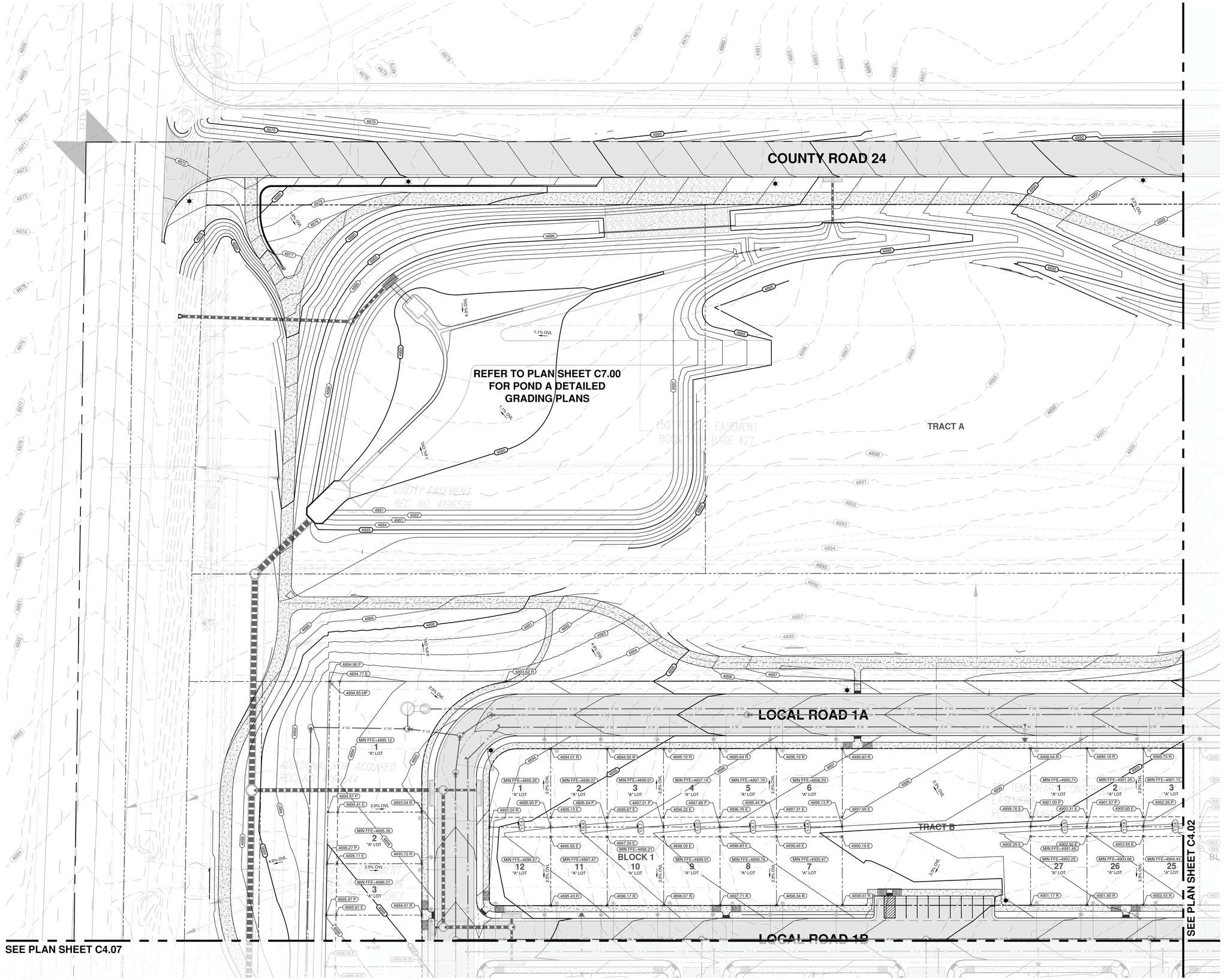
ELEVATION = 4721.56 (NAVD 88)

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

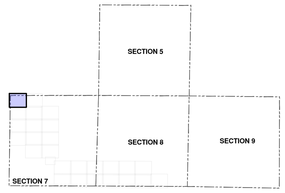
OVERLOT GRADING PLAN
OVERALL KEY MAP

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	
SHEET NUMBER	C4.00



OVERLOT GRADING PLANS
SCALE: 1"=30'



KEY MAP
SCALE: NTS

OVERALL UTILITY PLAN NOTES

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LEGEND

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TOWN OF KEENESBURG
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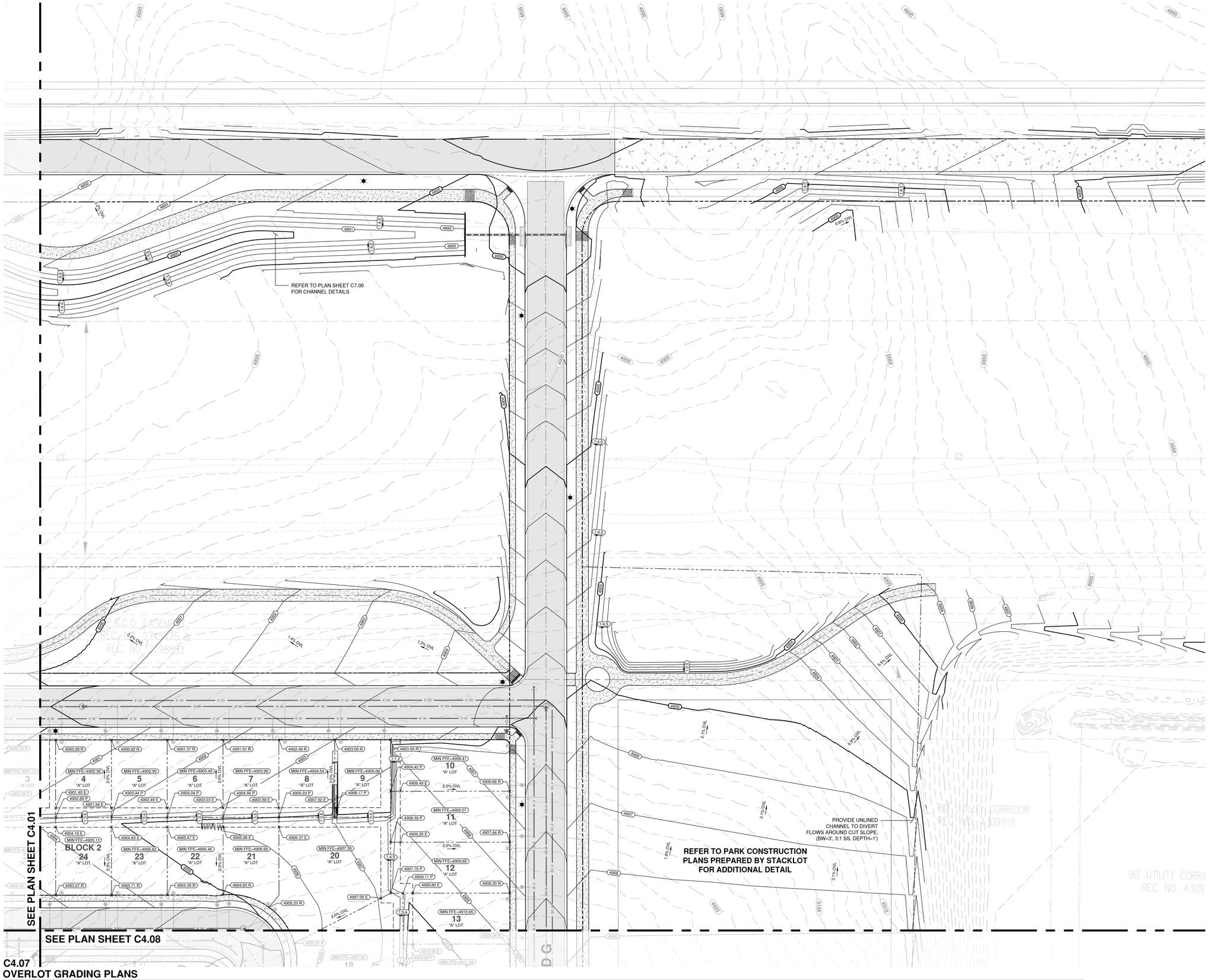
OVERLOT GRADING PLANS

REV	DESCRIPTION	BY	DATE

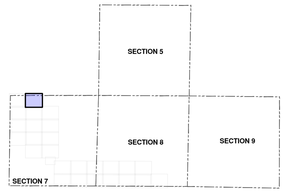
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 30'

SHEET NUMBER
C4.01

0 30 60 FEET



C4.07
OVERLOT GRADING PLANS
SCALE: 1"=30'



KEY MAP
SCALE: NTS

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OVERLOT GRADING PLANS

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SCALE:	1" = 30'

SHEET NUMBER
C4.02

0 30 60 FEET

SEE PLAN SHEET C4.01

SEE PLAN SHEET C4.06

SEE PLAN SHEET C4.04

LOCAL ROAD 1A

LOCAL ROAD 1B

LOCAL ROAD 1C

LOCAL ROAD 1D

LOCAL ROAD 1E

COLLECTOR D

LOCAL ROAD G

TRACT A

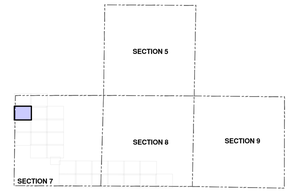
TRACT C

BLOCK 4

BLOCK 5

BLOCK 6

BLOCK 7



KEY MAP

SCALE: NTS

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OVERLOT GRADING PLANS

SCALE: 1"=30'

0 30 60 FEET

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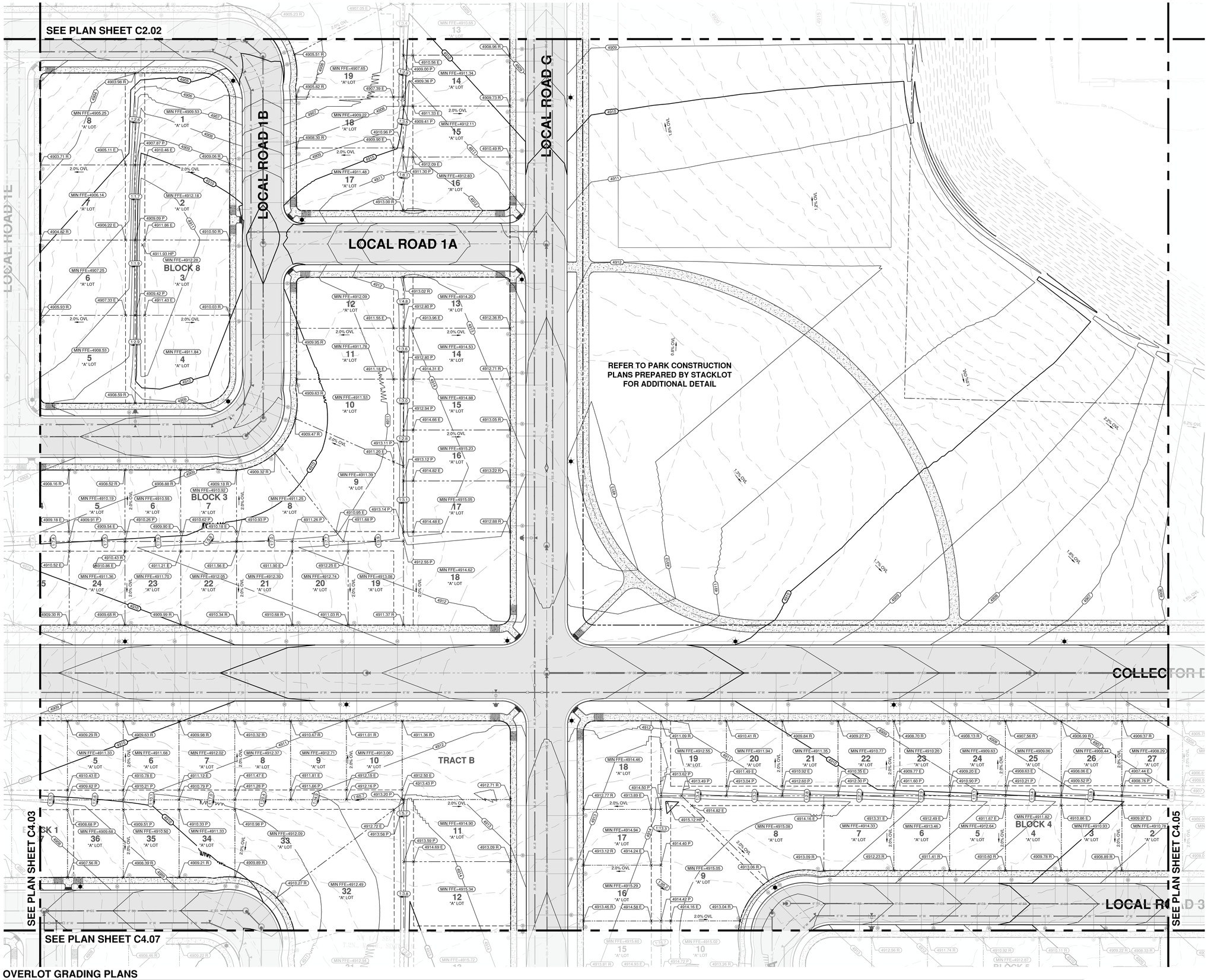
OVERLOT GRADING PLANS

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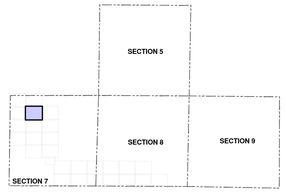
SHEET NUMBER

C4.03



OVERLOT GRADING PLANS

SCALE: 1"=30'



KEY MAP

SCALE: NTS

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0 30 60 FEET

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PRELIMINARY NOT FOR CONSTRUCTION

CONTACT INFORMATION
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OVERLOT GRADING PLANS

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SCALE:	1" = 30'

SHEET NUMBER

C4.04

EXISTING OIL AND GAS OPERATION AREA
(NOT WITHIN SCOPE OF PROJECT)

SSD TO COORDINATE ACCESS RELOCATION INTO OPERATION AREA PRIOR TO FINAL PLAN APPROVAL

30' WIDE GRAVELED ACCESS ROAD FOR STORM/SANITARY SEWER AND ACCESS TO POND "B". REFER TO PLAN SHEET C7.01 FOR ADDITIONAL DETAILS

SSD TO COORDINATE ACCESS RELOCATION INTO OPERATION AREA PRIOR TO FINAL PLAN APPROVAL

PROVIDE UNLINED CHANNEL TO DIVERT FLOWS AROUND CUT SLOPE. (BW=3', 3:1 SS, DEPTH=1')

REFER TO PARK CONSTRUCTION PLANS PREPARED BY STACKLOT FOR ADDITIONAL DETAIL

FUTURE EXTENSION OF COLLECTOR ROAD D, CONTRACTOR TO CONSTRUCT CURB RETURNS AND TERMINATE ASPHALT PER ROADWAY PLAN AND PROFILES

LOCAL ROAD 3C

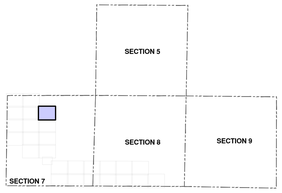
TRACT A

BLOCK 1

SEE PLAN SHEET C4.04

SEE PLAN SHEET C4.08

OVERLOT GRADING PLANS
SCALE: 1"=30'



KEY MAP
SCALE: NTS

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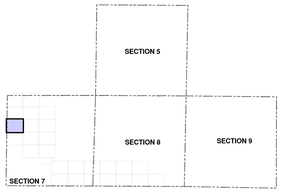
SHEET NUMBER
C4.05

0 30 60 FEET



OVERLOT GRADING PLANS

SCALE: 1"=30'



KEY MAP

SCALE: NTS

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SHEET NUMBER	C4.06

1 30 60 FEET

SEE PLAN SHEET C4.04

SEE PLAN SHEET C4.06

SEE PLAN SHEET C4.08

SEE PLAN SHEET C4.10

LOCAL ROAD 2D

LOCAL ROAD 2E

LOCAL ROAD G

LOCAL ROAD 3A

LOCAL ROAD 3

LOCAL ROAD 3

LOCAL ROAD 3

LOCAL ROAD 1

LOCAL ROAD 1

TRACT B

TRACT C

TRACT C

TRACT C

BLOCK 8

BLOCK 5

BLOCK 6

BLOCK 3

BLOCK 4

OVERLOT GRADING PLANS

SCALE: 1"=30'

SECTION 5

SECTION 8

SECTION 9

SECTION 7

KEY MAP

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- SS-FM — PROPOSED SANITARY SEWER FORCEMAIN
- X" HDPE (TYPE S) STORM DRAIN
- VERTICAL CURB AND GUTTER
- NYLOPLAST DRAIN BASIN
- CDOT TYPE "R" INLET
- CDOT TYPE "C" INLET
- LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE
- 6000 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 6000 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

0 30 60 FEET

ENGINEER IN CHARGE:

PRELIMINARY NOT FOR CONSTRUCTION

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

STRATEGIC SITE DESIGNS

BASIS OF BEARINGS:

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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

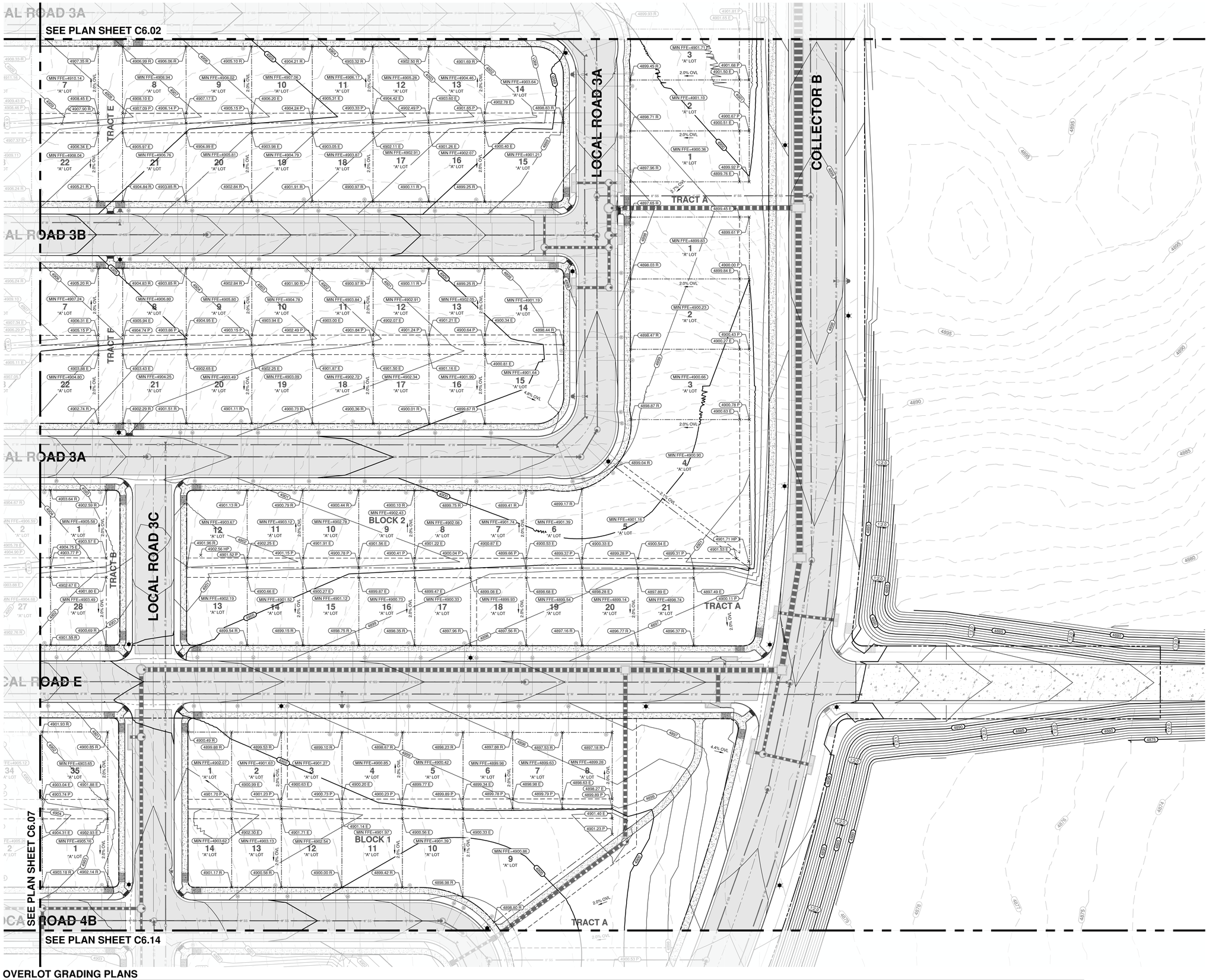
OVERLOT GRADING PLANS

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 30'

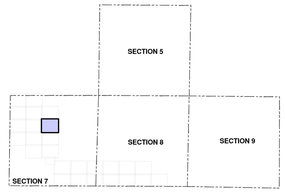
SHEET NUMBER

C4.07



OVERLOT GRADING PLANS

SCALE: 1"=30'



KEY MAP

SCALE: NTS

OVERALL UTILITY PLAN NOTES

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LEGEND

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PA'S 1-4, 17 AND 21
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WELD COUNTY, COLORADO

OVERLOT GRADING PLANS

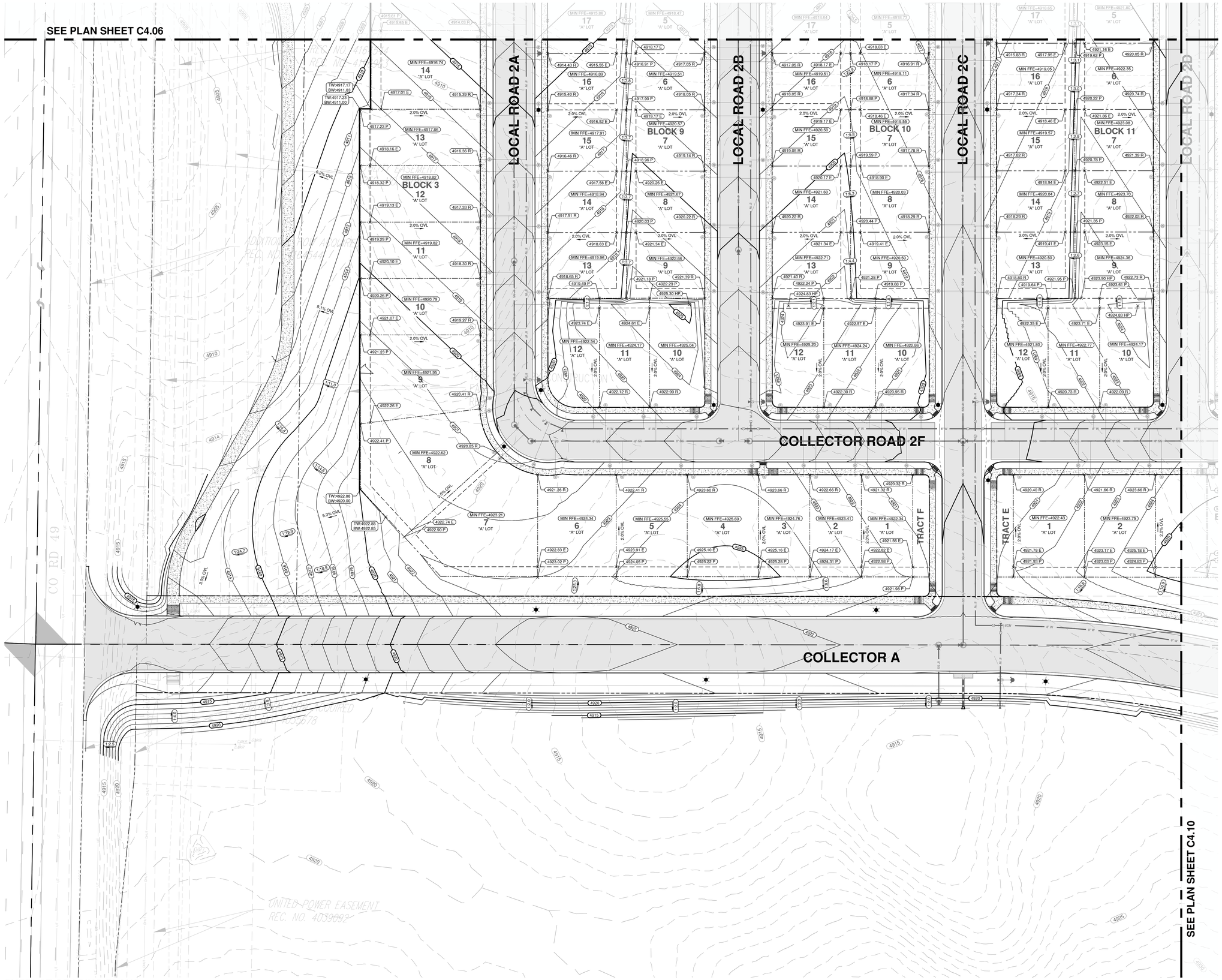
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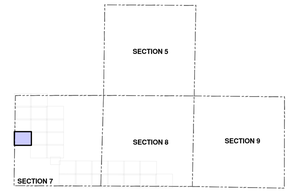
SHEET NUMBER

C6.08

0 30 60 FEET



OVERLOT GRADING PLANS
SCALE: 1"=30'



KEY MAP
SCALE: NTS

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- (6000) EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- [6000] PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

0 30 60 FEET

ENGINEER IN CHARGE:

CHRISTOPHER PERDUE
COLORADO
PE 38441
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL USE

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OVERLOT GRADING PLANS

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CHECKED BY:	CLP
SCALE:	1" = 30'

SHEET NUMBER
C4.09

SEE PLAN SHEET C4.07

SEE PLAN SHEET C4.09

SEE PLAN SHEET C4.12

SEE PLAN SHEET C4.11

LOCAL ROAD 2D

LOCAL ROAD 2E

LOCAL ROAD G

LOCAL ROAD 4B

LOCAL ROAD 4X

LOCAL ROAD 4Y

TRACT B

TRACT D

BLOCK 12

BLOCK 2

BLOCK 3

BLOCK 8

BLOCK 5

BLOCK 4

OVERLOT GRADING PLANS

SCALE: 1"=50'

SECTION 5

SECTION 8

SECTION 9

SECTION 7

KEY MAP

SCALE: NTS

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ENGINEER IN CHARGE:

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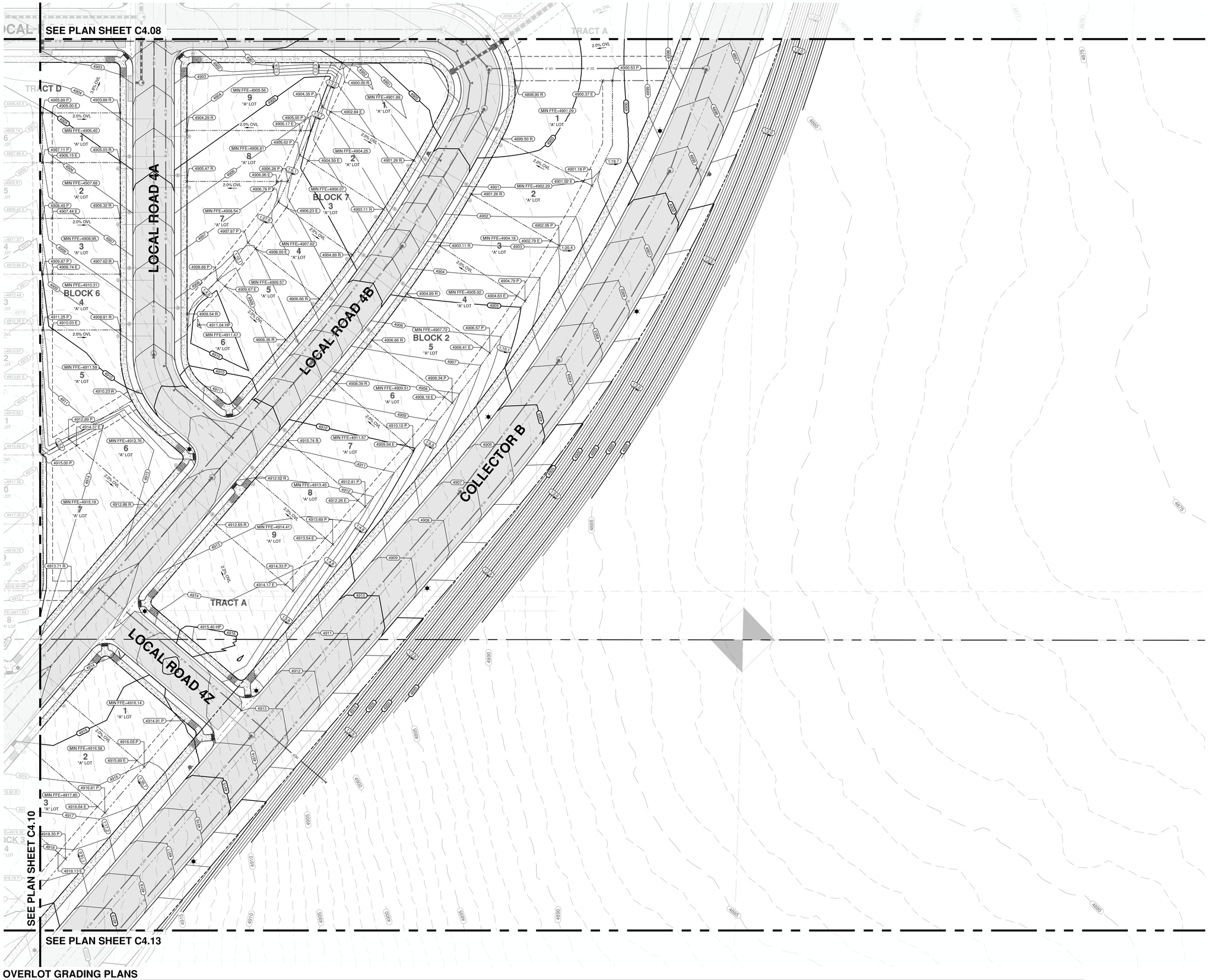
OVERLOT GRADING PLANS

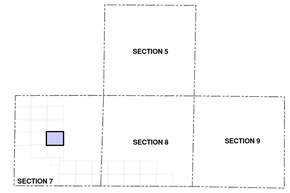
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JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 50'

SHEET NUMBER

C6.10





KEY MAP

SCALE: NTS

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- EXISTING MINOR CONTOUR
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- PROPOSED MINOR CONTOUR

OVERLOT GRADING PLANS

SCALE: 1"=30'

0 30 60 FEET

ENGINEER IN CHARGE:

PRELIMINARY NOT FOR CONSTRUCTION

CONTACT INFORMATION
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ENGLEWOOD, CO 80112
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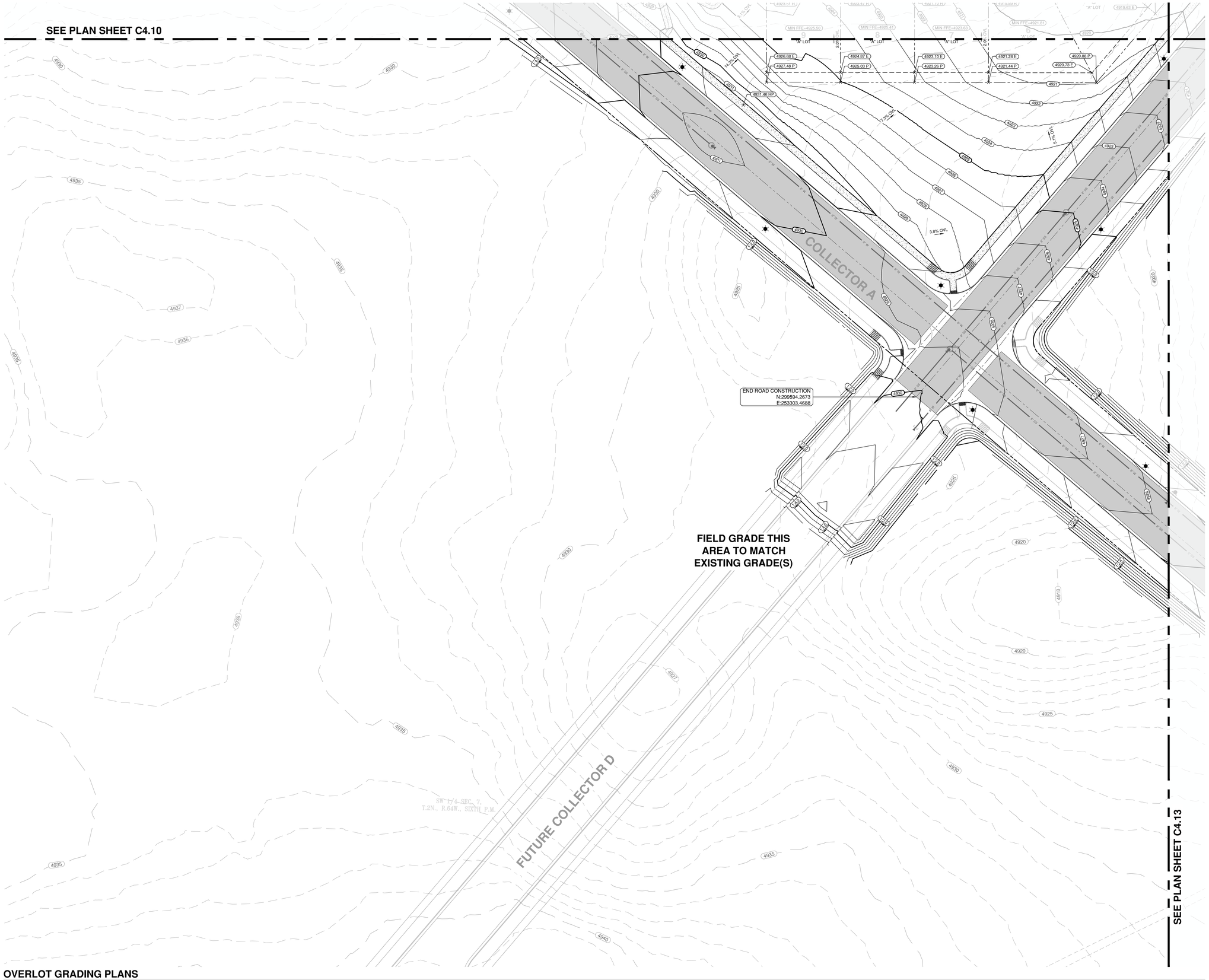
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

OVERLOT GRADING PLANS

REV	DESCRIPTION	BY	DATE

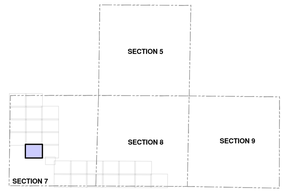
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 30'

SHEET NUMBER
C4.11



OVERLOT GRADING PLANS

SCALE: 1"=30'



KEY MAP

SCALE: NTS

OVERALL UTILITY PLAN NOTES

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0 30 60 FEET

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER L. PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

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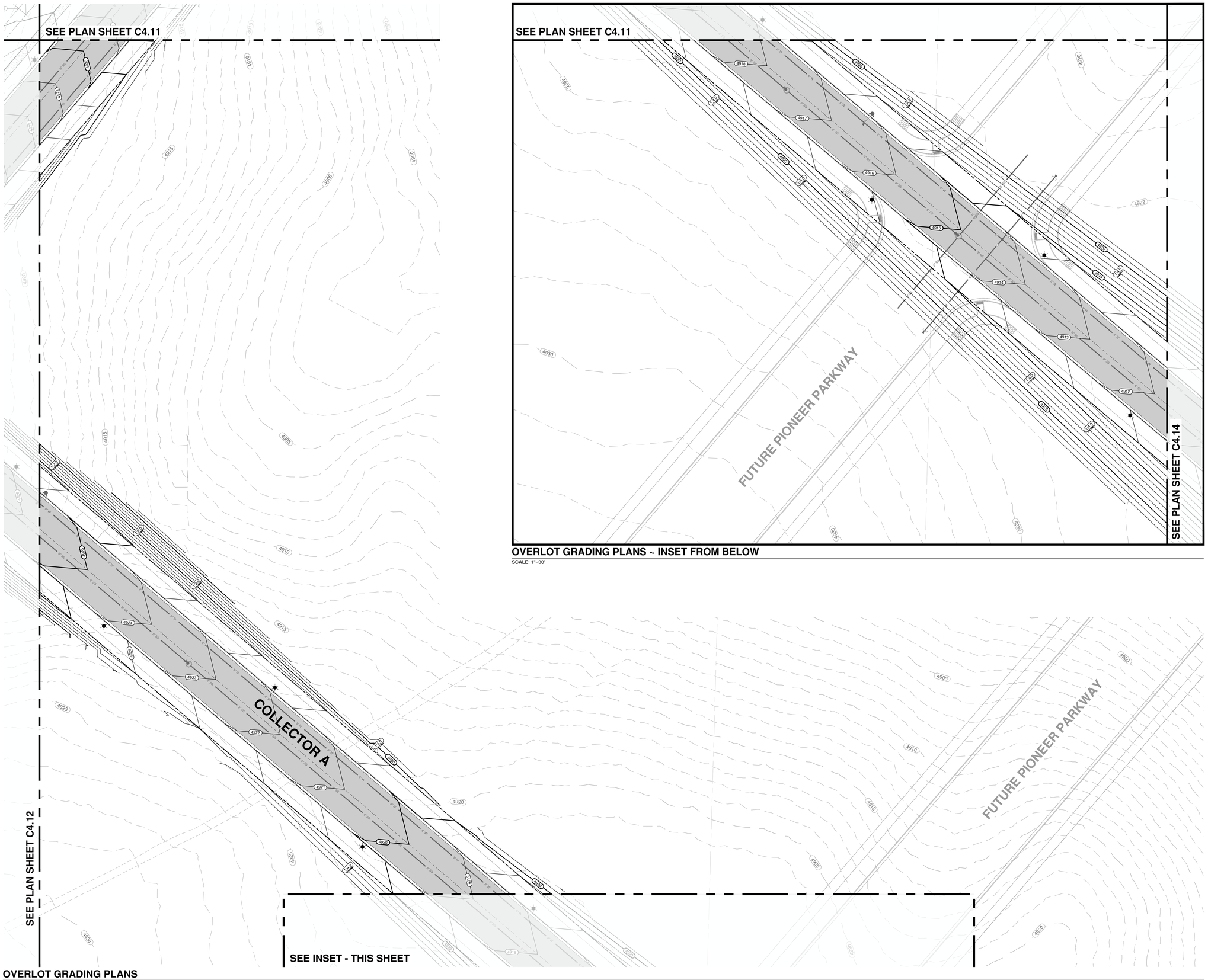
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OVERLOT GRADING PLANS

REV	DESCRIPTION	BY	DATE

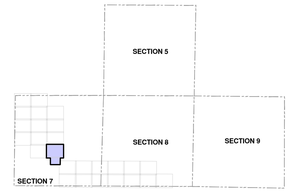
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DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 30'

SHEET NUMBER
C4.12



OVERLOT GRADING PLANS ~ INSET FROM BELOW
SCALE: 1"=30'

OVERLOT GRADING PLANS
SCALE: 1"=30'



KEY MAP
SCALE: NTS

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0 30 60 FEET

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER L. PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
PROFESSIONAL ENGINEER

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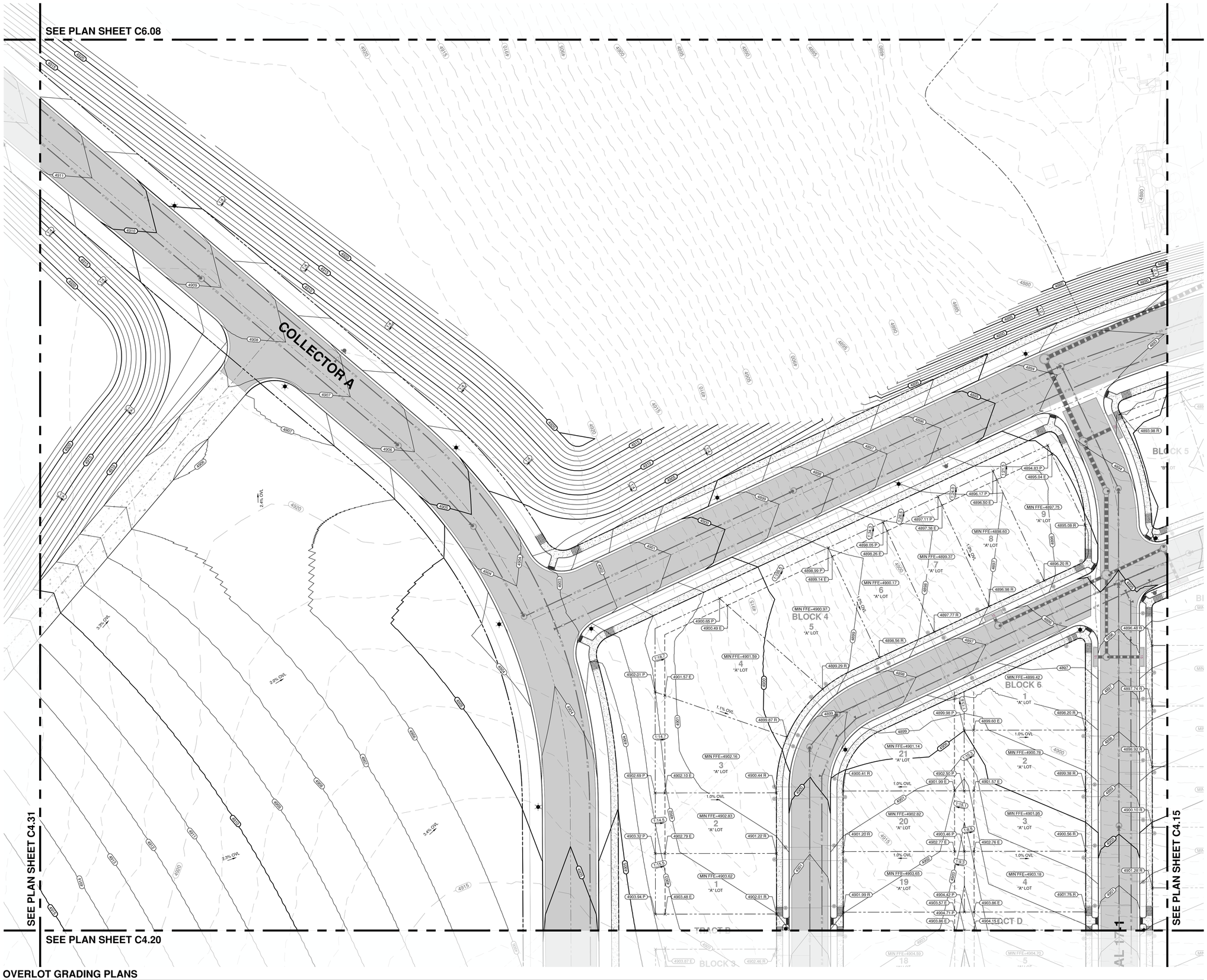
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SHEET NUMBER
C4.13

SEE PLAN SHEET C6.08



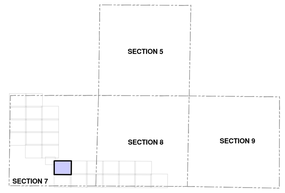
SEE PLAN SHEET C4.31

SEE PLAN SHEET C4.20

SEE PLAN SHEET C4.15

OVERLOT GRADING PLANS

SCALE: 1"=30'



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- SS-FM — PROPOSED SANITARY SEWER FORCEMAIN
- X" HDPE (TYPE S) STORM DRAIN
- VERTICAL CURB AND GUTTER
- NYLOPLAST DRAIN BASIN
- CDOT TYPE "R" INLET
- CDOT TYPE "C" INLET
- LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE
- (4950) EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- (4950) PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

ENGINEER IN CHARGE:

COLORADO
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

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

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 64 WEST, SIXTH PRINCIPAL MERIDIAN, TAKEN TO BEAR SOUTH 00°30'28" EAST, A DISTANCE OF 2,612.70 FEET.

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

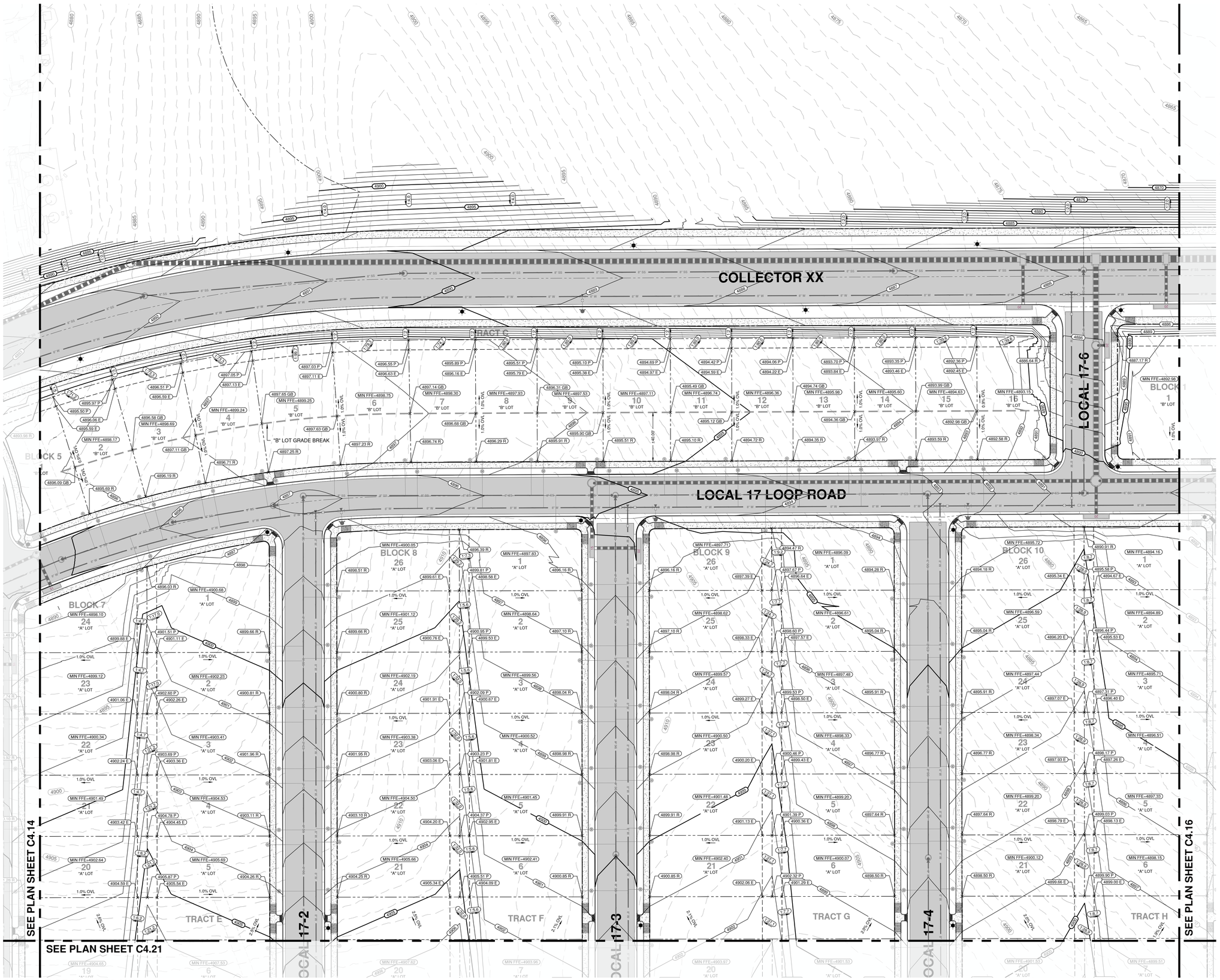
OVERLOT GRADING PLANS

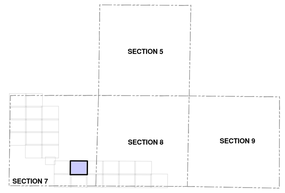
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 30'

SHEET NUMBER
C4.14

0 30 60 FEET





KEY MAP

SCALE: NTS

OVERALL UTILITY PLAN NOTES

1. REFER TO ROADWAY PLAN AND PROFILES FOR ALL ROADWAY AND UTILITY DESIGN INFORMATION (SERIES C5.XX DRAWINGS)
2. SEE PLAN SHEET C5.00 FOR STANDARD ROADWAY CROSS SECTIONS.
3. REFER TO PLAN SHEET C6.00 FOR OVERLOT GRADING TEMPLATE(S)
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   - 4.1. OVL ~ OVERLOT SPOT ELEVATION
   - 4.2. R ~ RIGHT OF WAY/FRONT OF LOT
   - 4.3. E ~ EASEMENT
   - 4.4. P ~ REAR PROPERTY LINE

LEGEND

- RIGHT OF WAY / PROPERTY LINE
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- LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE
- (6000) EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- (6000) PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

OVERLOT GRADING PLANS

SCALE: 1"=30'

0 30 60 FEET

ENGINEER IN CHARGE:

COLORADO PE 37988 CHRISTOPHER PERDUE — PRELIMINARY NOT FOR CONSTRUCTION — FINAL ENGINEER

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

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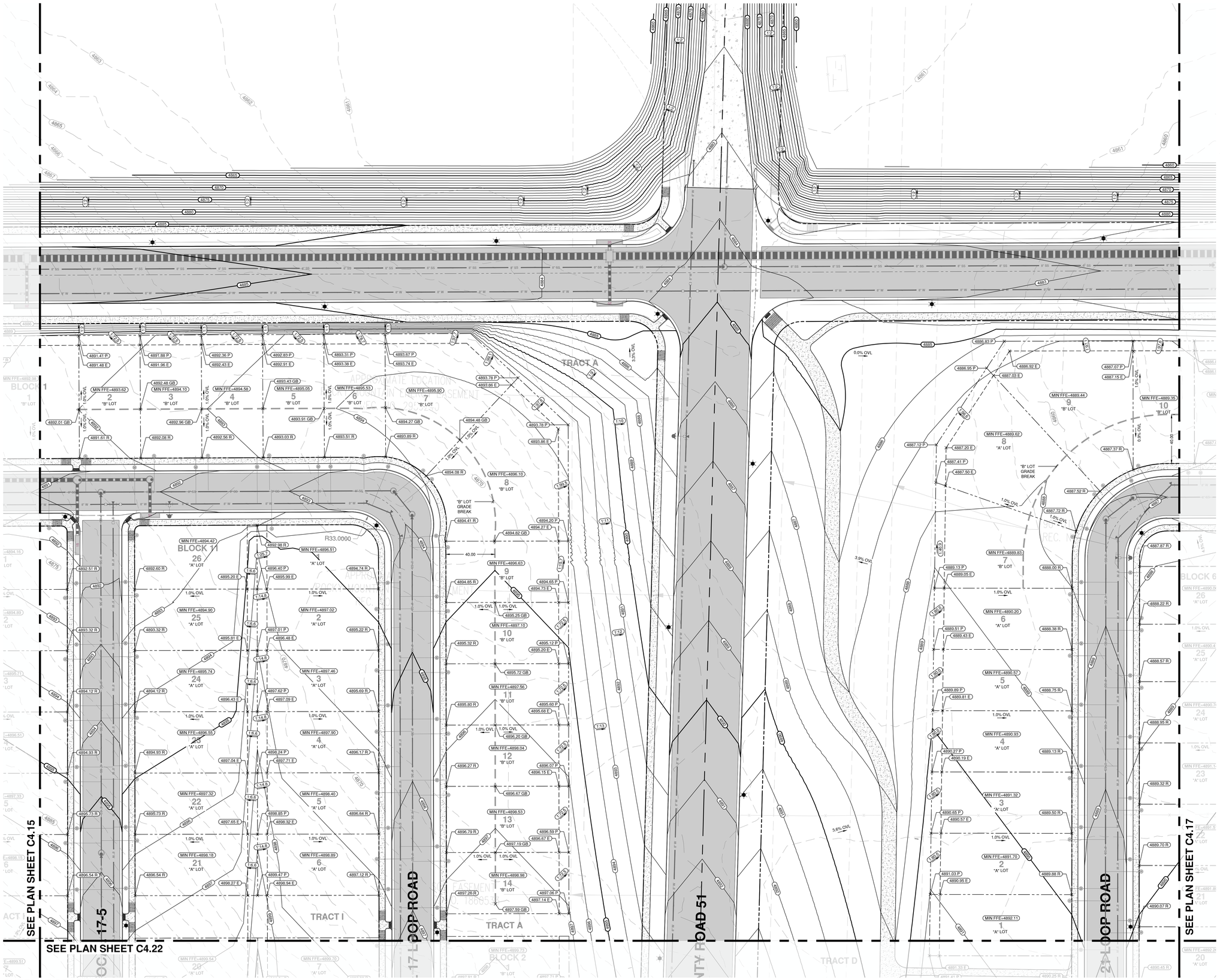
PIONEER VILLAGE
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WELD COUNTY, COLORADO

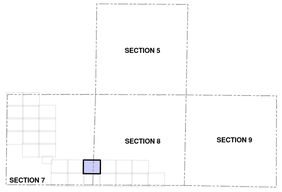
OVERLOT GRADING PLANS

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 30'

SHEET NUMBER
C4.15





KEY MAP

SCALE: NTS

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LEGEND

- RIGHT OF WAY / PROPERTY LINE
- 36" W — EXISTING WATERMAINS
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- LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE
- (6000) EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- (6000) PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

OVERLOT GRADING PLANS

SCALE: 1"=30'

0 30 60 FEET

ENGINEER IN CHARGE:

COLORADO — PRELIMINARY NOT FOR CONSTRUCTION — FINAL DRAWINGS

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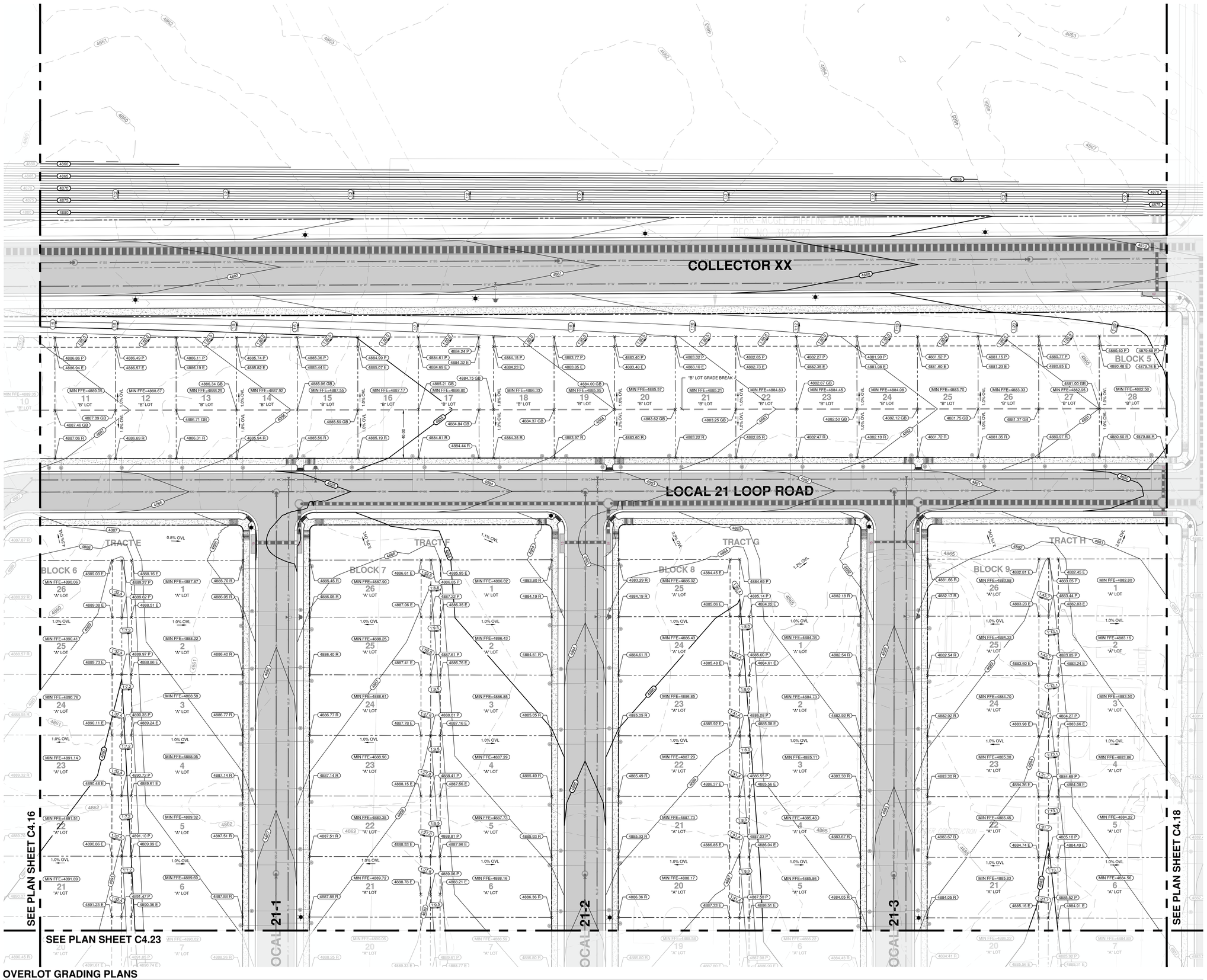
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

OVERLOT GRADING PLANS

REV	DESCRIPTION	BY	DATE

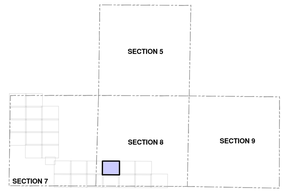
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 30'

SHEET NUMBER
C4.16



OVERLOT GRADING PLANS

SCALE: 1"=30'



KEY MAP

SCALE: NTS

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LEGEND

- RIGHT OF WAY / PROPERTY LINE
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- NYLOPLAST DRAIN BASIN
- CDOT TYPE "R" INLET
- CDOT TYPE "C" INLET
- LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE
- 6050 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 6000 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

ENGINEER IN CHARGE:

COLORADO PE 37989 CHRISTOPHER PERDUE — PRELIMINARY NOT FOR CONSTRUCTION — FINAL DRAWING

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.
STRATEGIC SITE DESIGNS

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

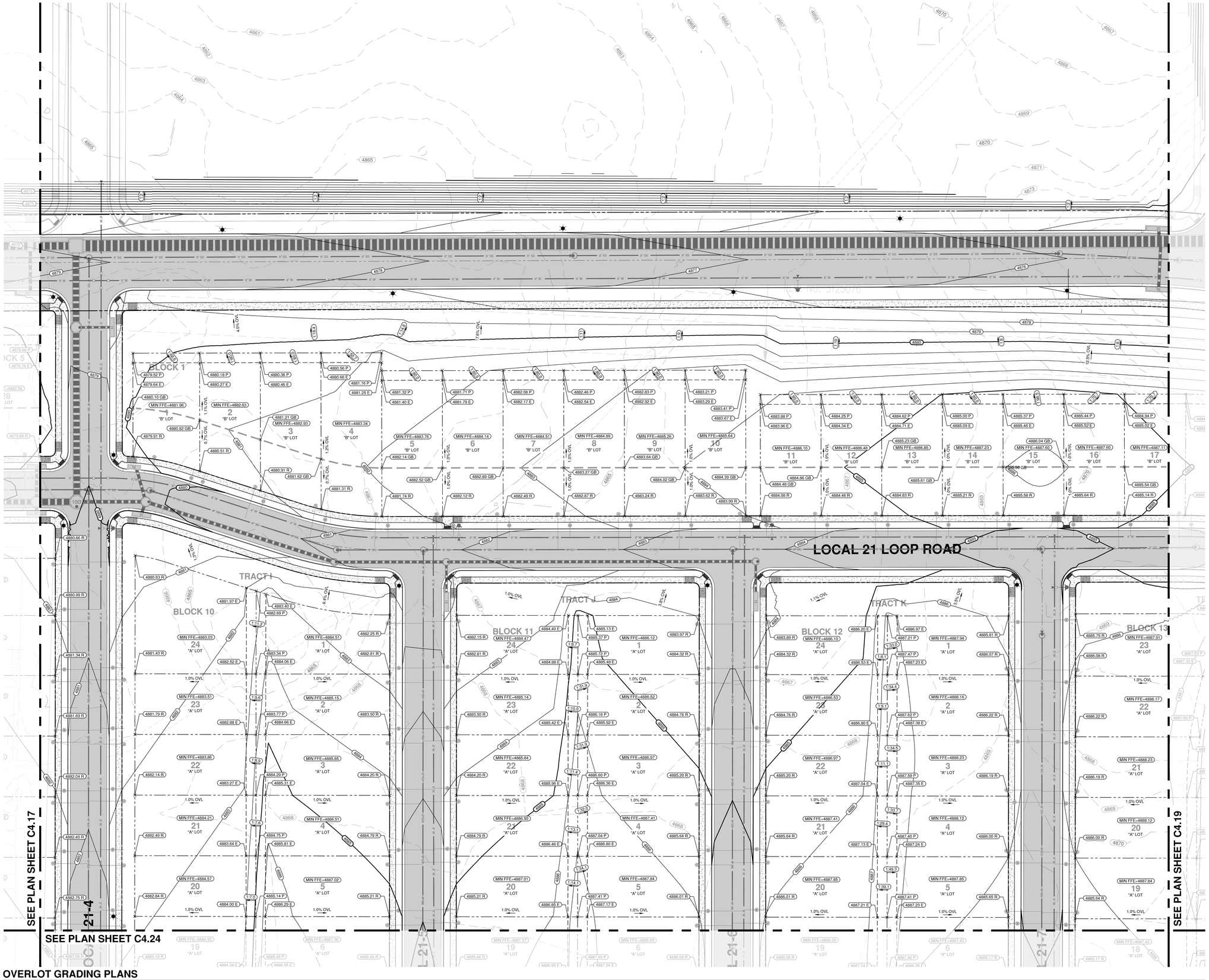
OVERLOT GRADING PLANS

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 30'

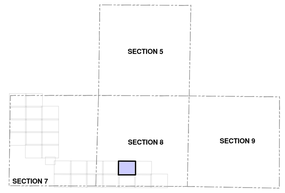
SHEET NUMBER
C4.17

0 30 60 FEET



OVERLOT GRADING PLANS

SCALE: 1"=30'



KEY MAP

SCALE: NTS

OVERALL UTILITY PLAN NOTES

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LEGEND

- RIGHT OF WAY / PROPERTY LINE
- 36" W — EXISTING WATERMAINS
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- NYLOPLAST DRAIN BASIN
- CDOT TYPE "R" INLET
- CDOT TYPE "C" INLET
- LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE
- 4900 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 4900 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER L. PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWINGS

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

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

OVERLOT GRADING PLANS

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
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DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 30'

SHEET NUMBER
C4.18

0 30 60 FEET

OVERLOT GRADING PROVIDED WITHIN LIMITS OF FILING 5 AND 6 REGIONAL PARK. REFER TO PLANS PREPARED BY STACKLOT FOR DETAILED GRADING WITHIN THIS AREA.

SEE PLAN SHEET C4.18

SEE PLAN SHEET C4.25

TRACT M

BLOCK 14

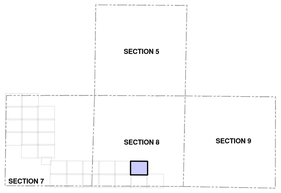
LOCAL 21 LOOP ROAD

COLLECTOR XX

"B" LOT GRADE BREAK

OVERLOT GRADING PLANS

SCALE: 1"=30'



KEY MAP

SCALE: NTS

OVERALL UTILITY PLAN NOTES

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- CDOT TYPE "C" INLET
- LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE
- 6000 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 6000 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

0 30 60 FEET

ENGINEER IN CHARGE:

COLORADO REGISTERED PROFESSIONAL ENGINEER — PRELIMINARY NOT FOR CONSTRUCTION — FINAL DRAWING

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE E-101
ENGLEWOOD, CO 80112
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ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

STRATEGIC SITE DESIGNS

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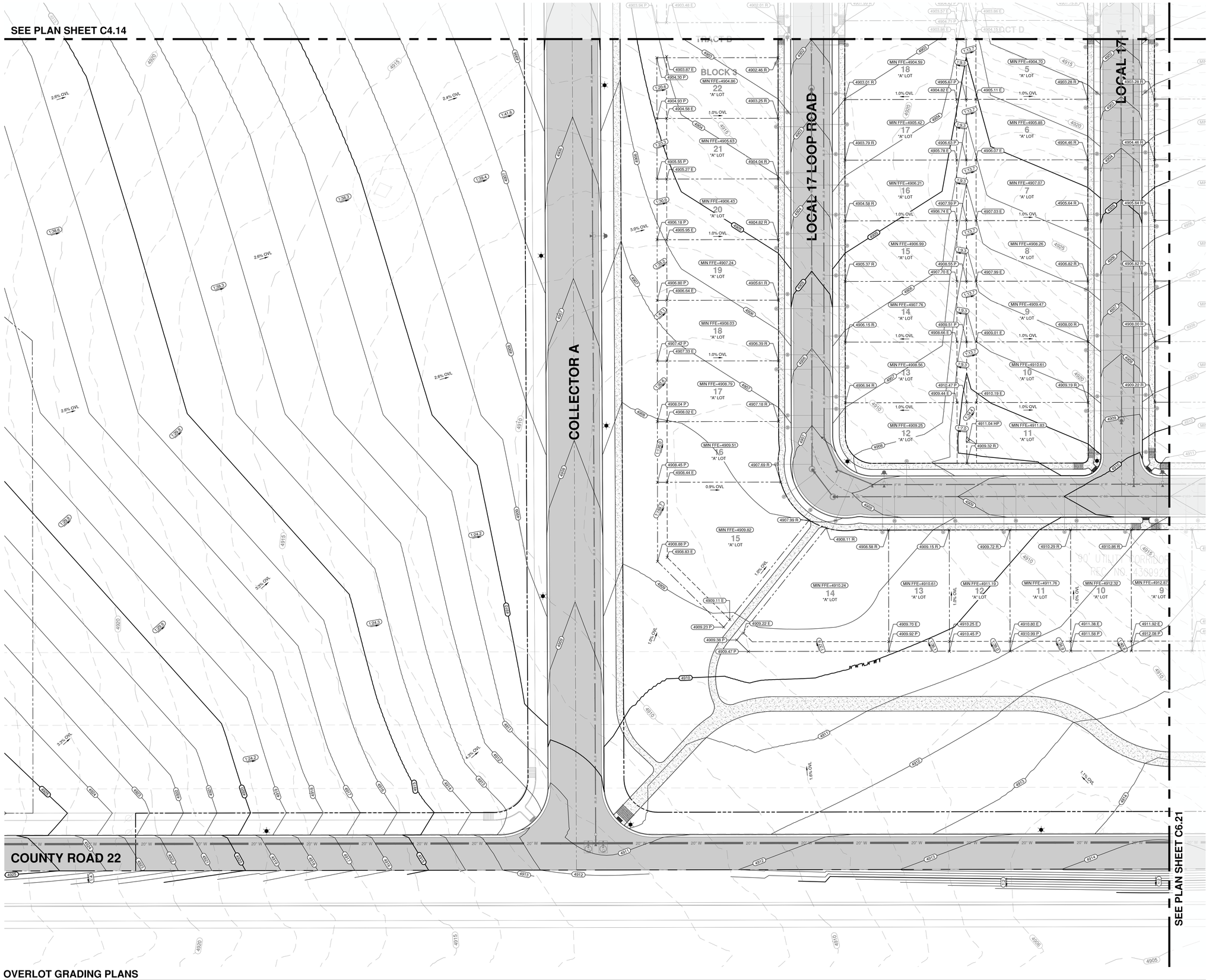
PIONEER VILLAGE
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WELD COUNTY, COLORADO

OVERLOT GRADING PLANS

REV	DESCRIPTION	BY	DATE

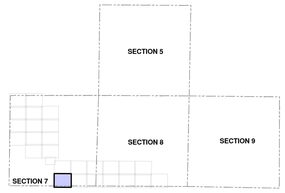
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CHECKED BY:	CLP
SCALE:	1" = 30'

SHEET NUMBER
C4.19



OVERLOT GRADING PLANS

SCALE: 1"=30'



KEY MAP

SCALE: NTS

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- PROPOSED CONCRETE
- 6000 — EXISTING MAJOR CONTOUR
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ENGINEER IN CHARGE:

COLORADO — CHRISTOPHER L. PERDUE — 38992 — PRELIMINARY NOT FOR CONSTRUCTION — FINAL DRAWING

CONTACT INFORMATION
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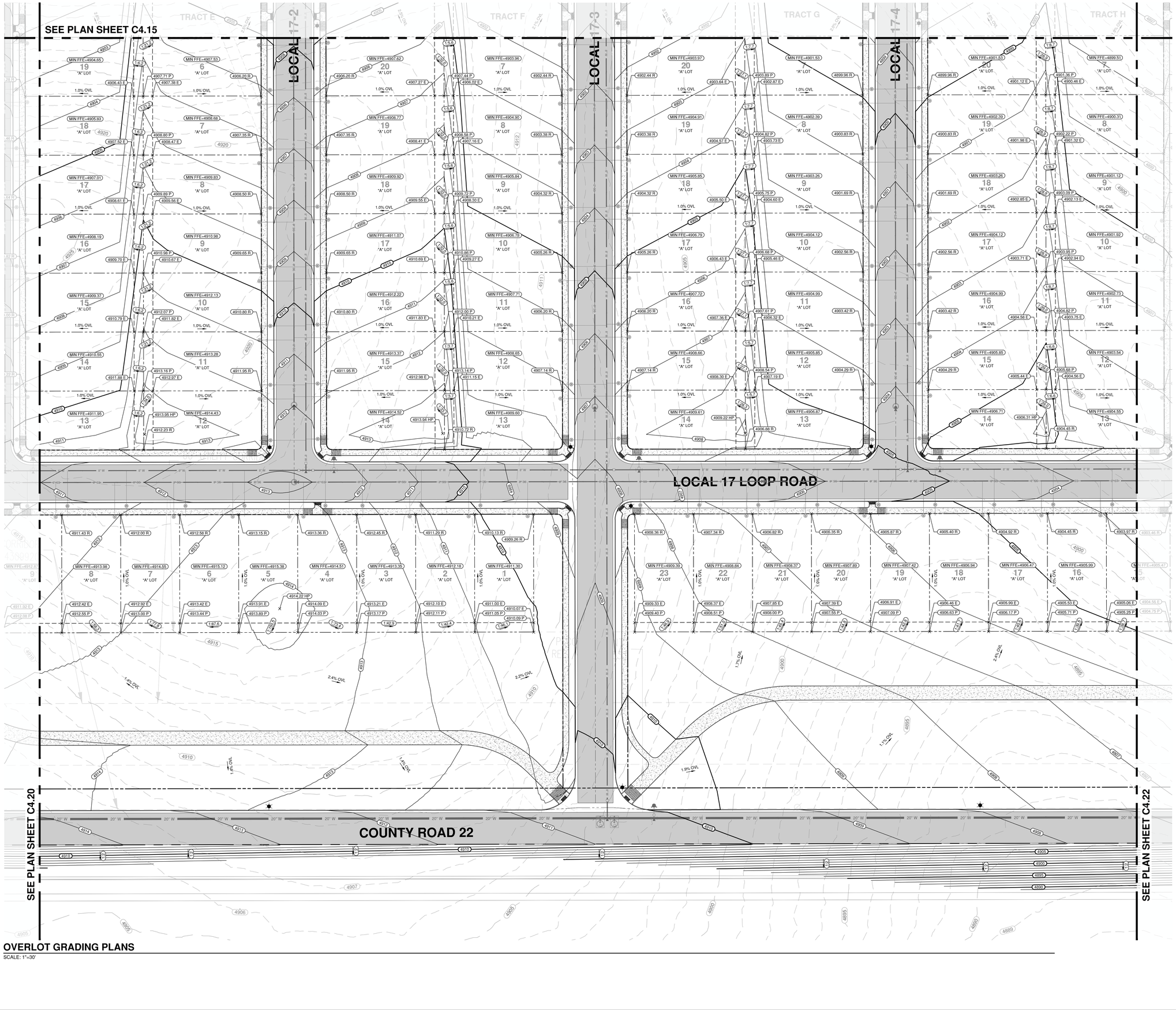
OVERLOT GRADING PLANS

REV	DESCRIPTION	BY	DATE

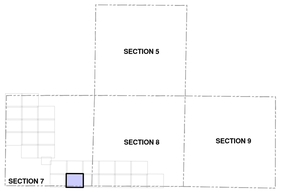
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SCALE:	1" = 30'

SHEET NUMBER
C4.20

0 30 60 FEET



OVERLOT GRADING PLANS
SCALE: 1"=30'



KEY MAP
SCALE: NTS

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   - 4.2. R ~ RIGHT OF WAY/FRONT OF LOT
   - 4.3. E ~ EASEMENT
   - 4.4. P ~ REAR PROPERTY LINE

LEGEND

- RIGHT OF WAY / PROPERTY LINE
- 36" W — EXISTING WATERMAINS
- WATER — PROPOSED WATERMAINS
- SSWR — PROPOSED GRAVITY SEWER
- SS-FM — PROPOSED SANITARY SEWER FORCEMAIN
- X" HDPE (TYPE S) STORM DRAIN
- VERTICAL CURB AND GUTTER
- NYLOPLAST DRAIN BASIN
- CDOT TYPE "R" INLET
- CDOT TYPE "C" INLET
- LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE
- (6050) EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 6050 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER L. PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWINGS

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

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 64 WEST, SIXTH PRINCIPAL MERIDIAN, TAKEN TO BEAR SOUTH 00°30'28" EAST, A DISTANCE OF 2,612.70 FEET.

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

OVERLOT GRADING PLANS

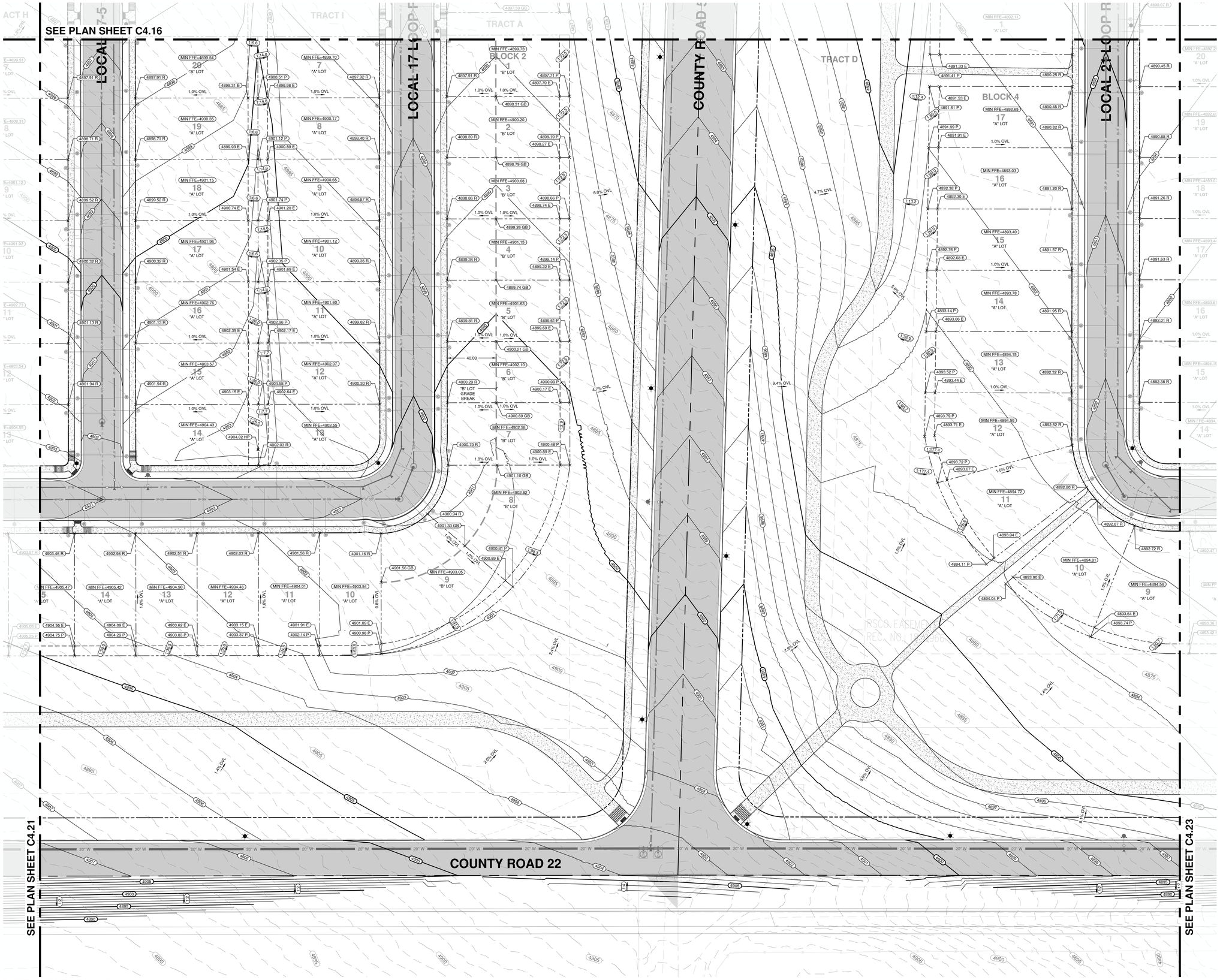
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 30'

SHEET NUMBER
C4.21

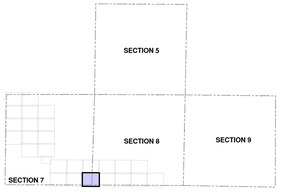
0 30 60 FEET

811



OVERLOT GRADING PLANS

SCALE: 1"=30'



KEY MAP

SCALE: NTS

OVERALL UTILITY PLAN NOTES

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ENGINEER IN CHARGE:

COLORADO PE — PRELIMINARY NOT FOR CONSTRUCTION — FINAL DRAWING

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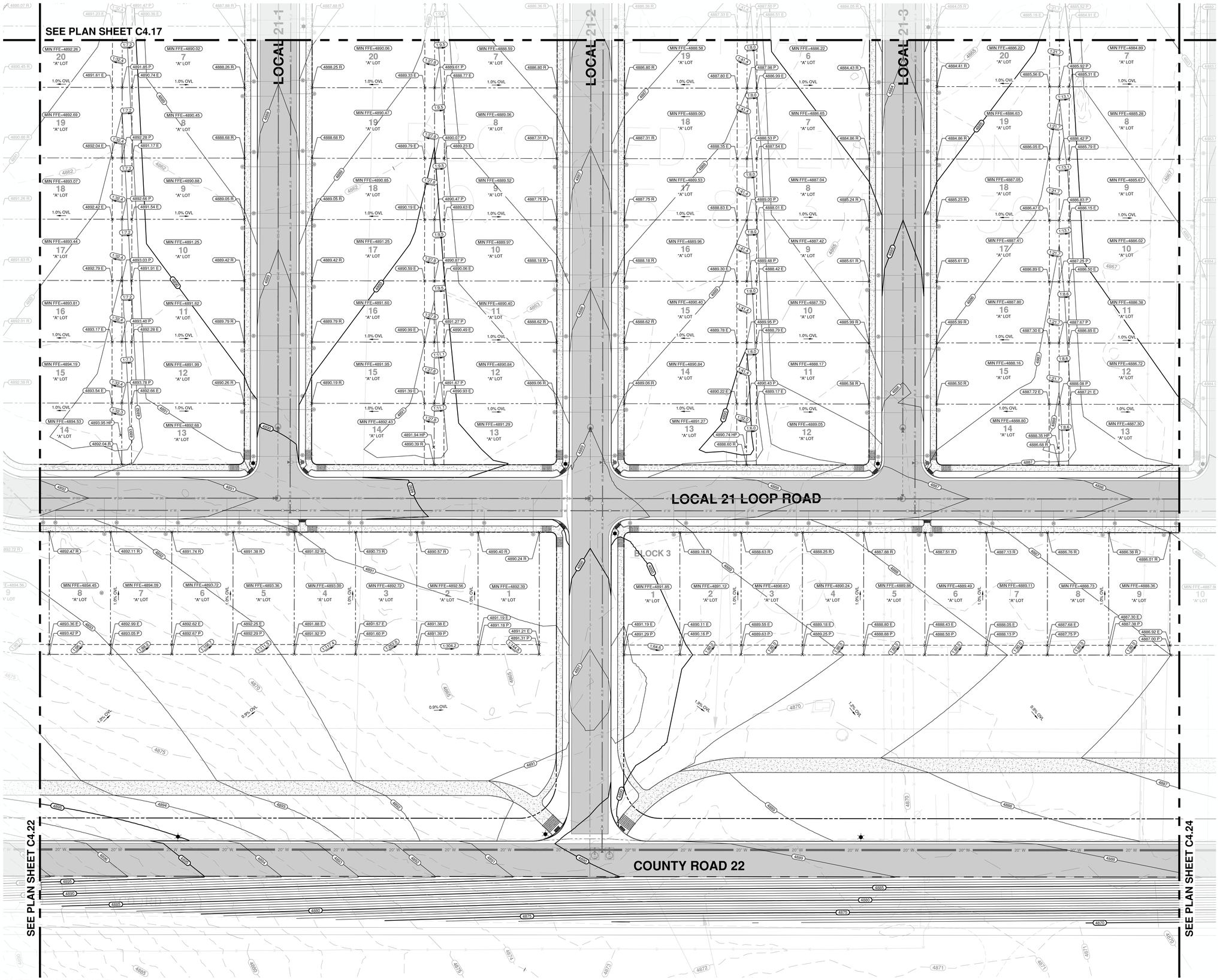
OVERLOT GRADING PLANS

REV	DESCRIPTION	BY	DATE

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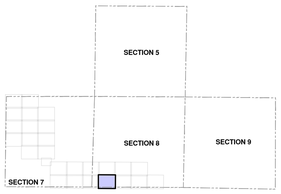
SHEET NUMBER
C4.22

0 30 60 FEET



OVERLOT GRADING PLANS

SCALE: 1"=30'



KEY MAP

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0 30 60 FEET

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER L. PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

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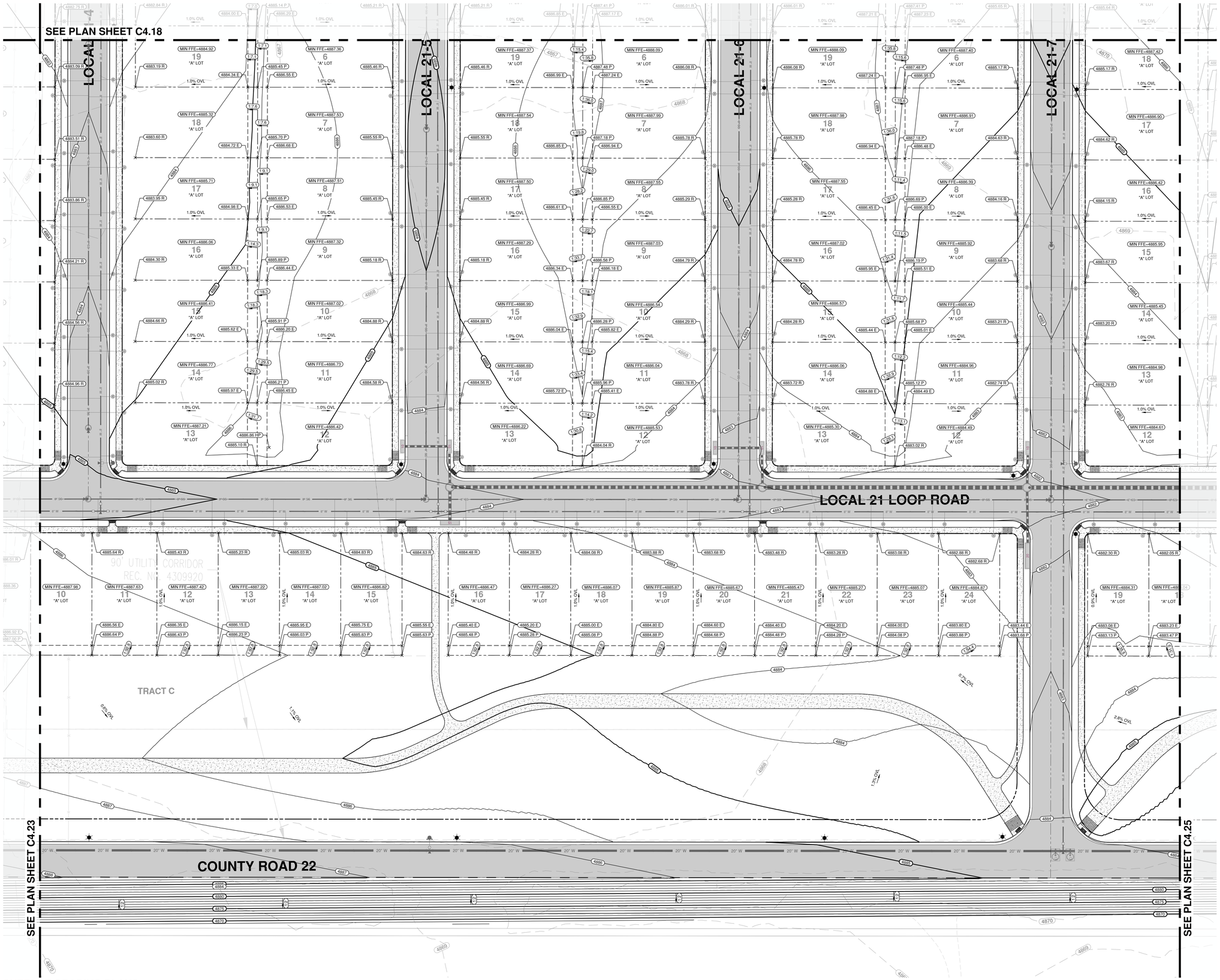
PIONEER VILLAGE
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WELD COUNTY, COLORADO

OVERLOT GRADING PLANS

REV	DESCRIPTION	BY	DATE

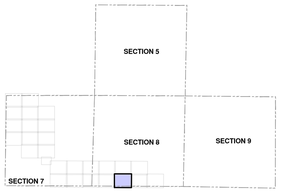
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ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 30'

SHEET NUMBER
C4.23



OVERLOT GRADING PLANS

SCALE: 1"=30'



KEY MAP

SCALE: NTS

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- PROPOSED MINOR CONTOUR

ENGINEER IN CHARGE:

CO, COLORADO
CHRISTOPHER L. PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

CONTACT INFORMATION
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PA'S 1-4, 17 AND 21
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OVERLOT GRADING PLANS

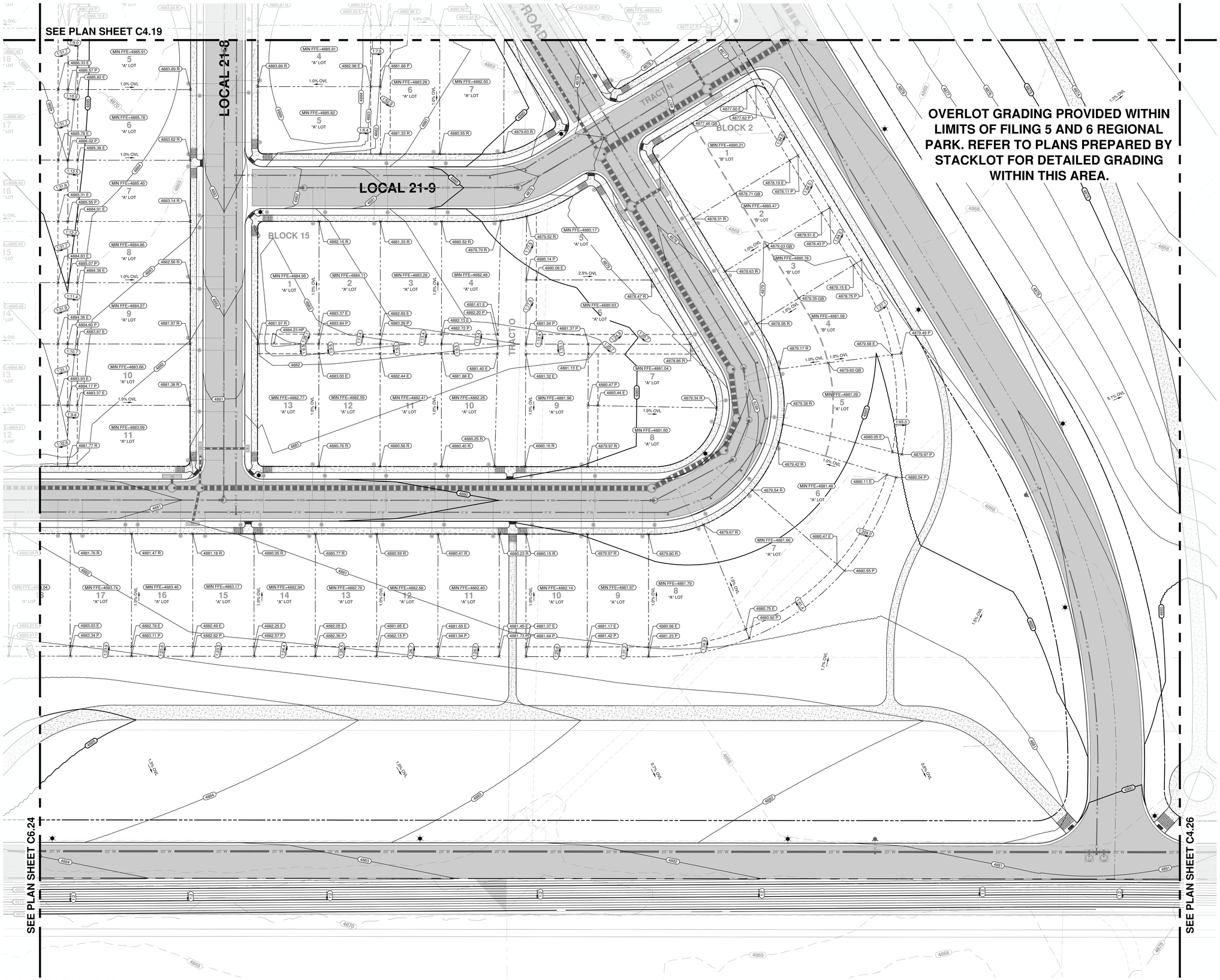
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
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SCALE:	1" = 30'

SHEET NUMBER

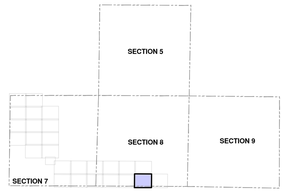
C4.24

0 30 60 FEET



OVERLOT GRADING PLANS

SCALE: 1"=30'



KEY MAP

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LEGEND

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- PROPOSED CONCRETE
- 6000 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 6000 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

0 30 60 FEET

ENGINEER IN CHARGE:

COLORADO — PRELIMINARY NOT FOR CONSTRUCTION — FINAL DRAWING

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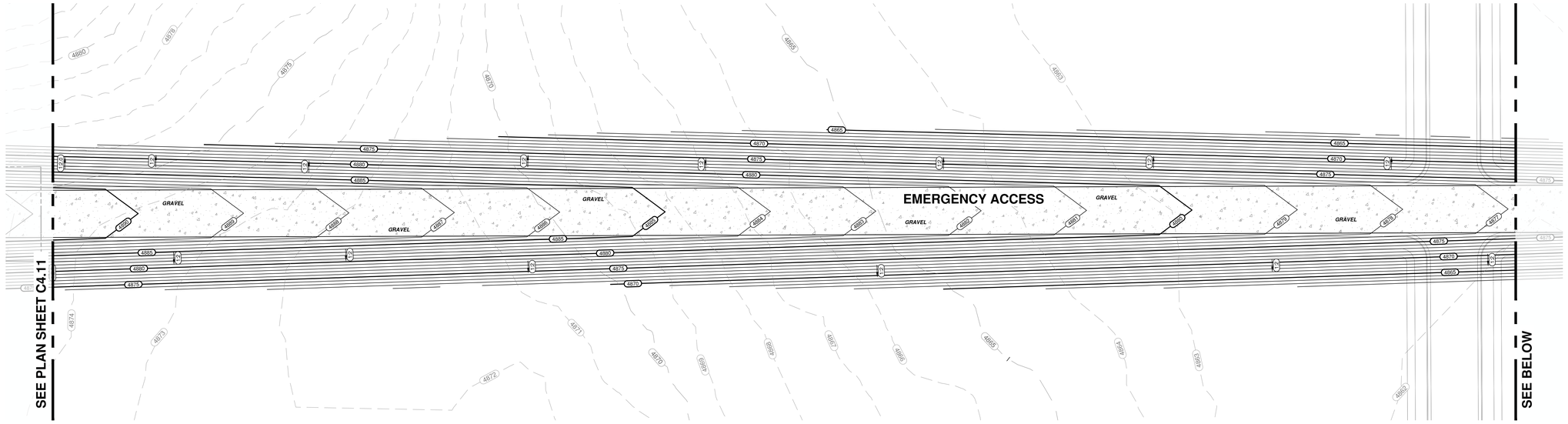
PIONEER VILLAGE
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WELD COUNTY, COLORADO

OVERLOT GRADING PLANS

REV	DESCRIPTION	BY	DATE

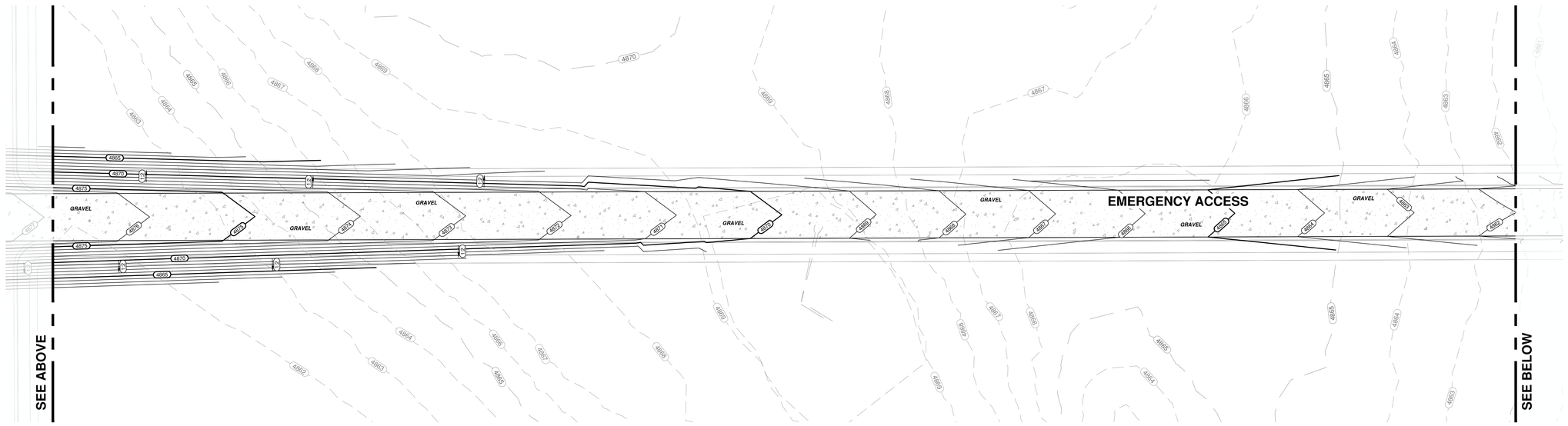
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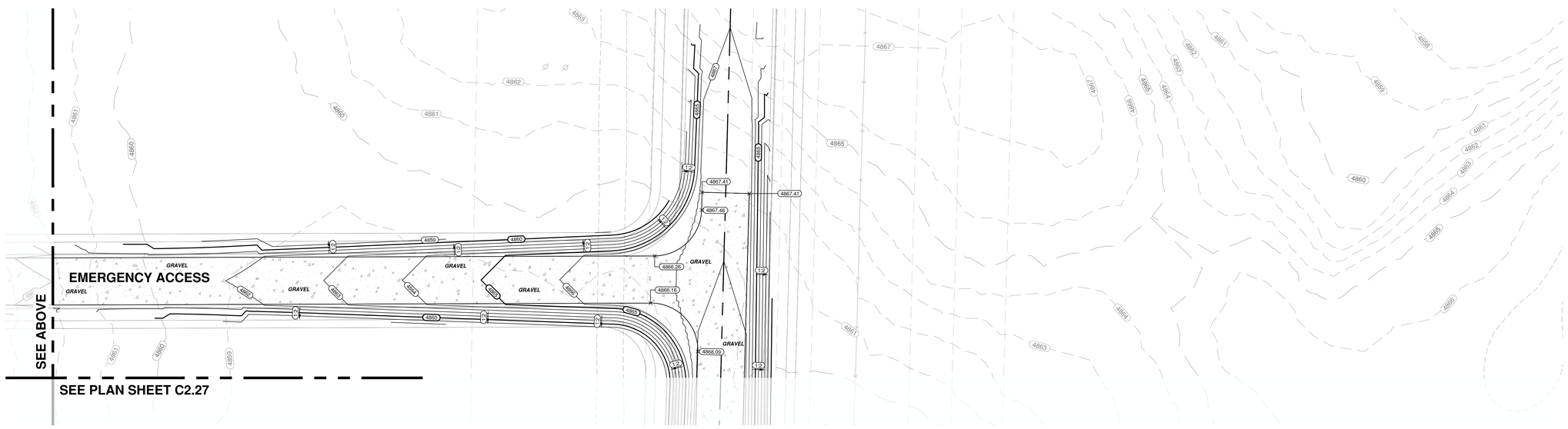
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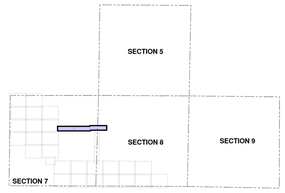
OVERLOT GRADING PLANS

SCALE: 1"=30'



OVERLOT GRADING PLANS

SCALE: 1"=30'



KEY MAP

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0 30 60 FEET

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER L. PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

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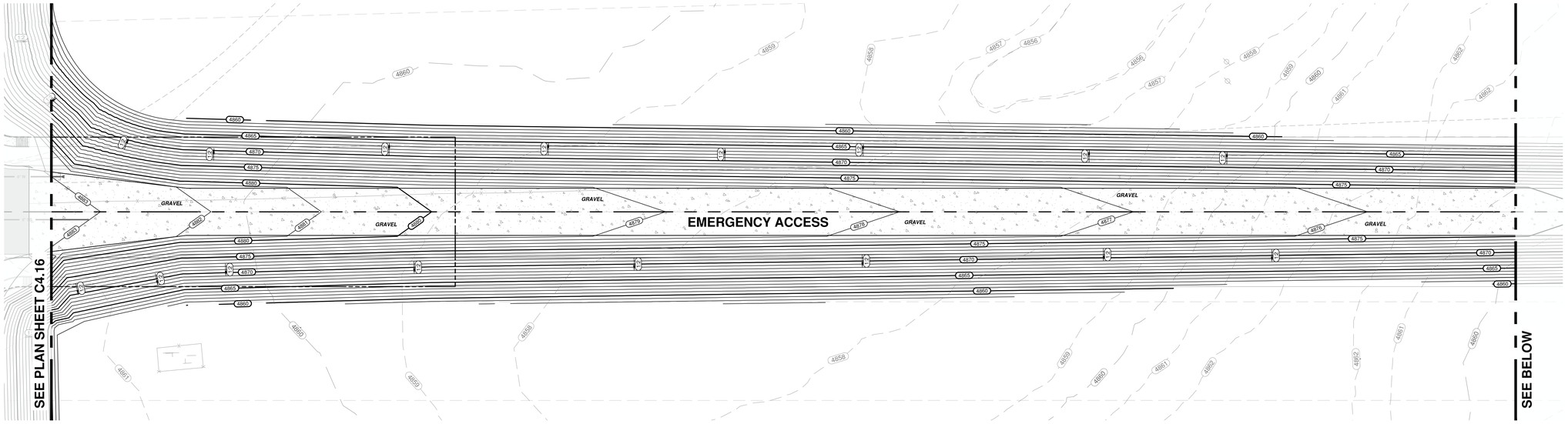
OVERLOT GRADING PLANS

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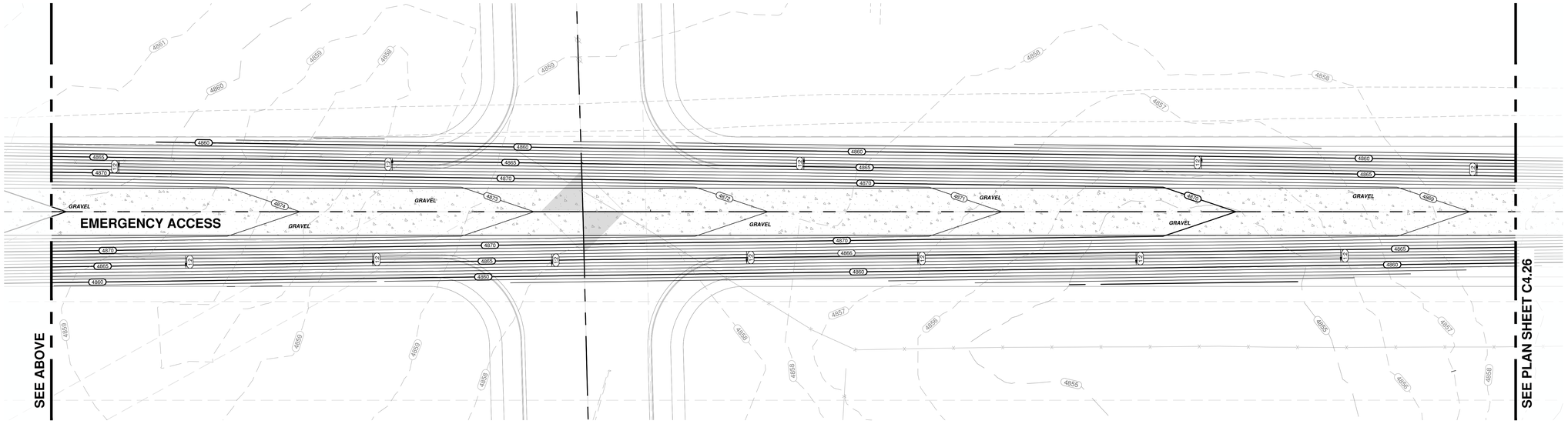
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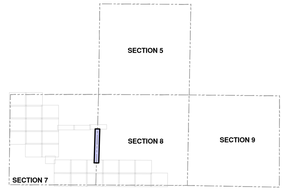
OVERLOT GRADING PLANS

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OVERLOT GRADING PLANS

SCALE: 1"=30'



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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

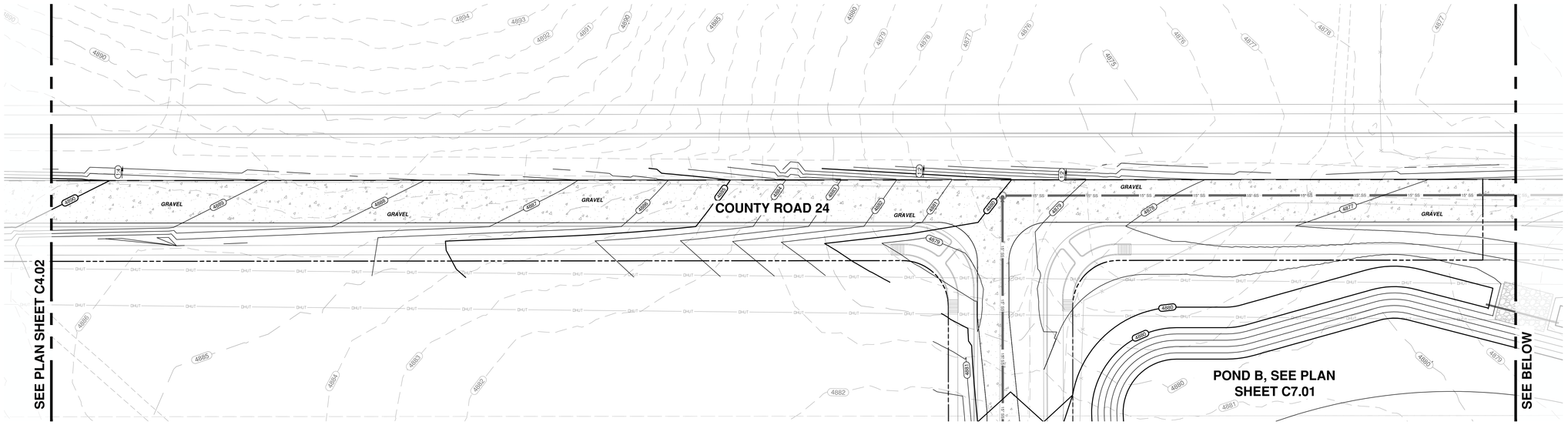
OVERLOT GRADING PLANS

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 30'

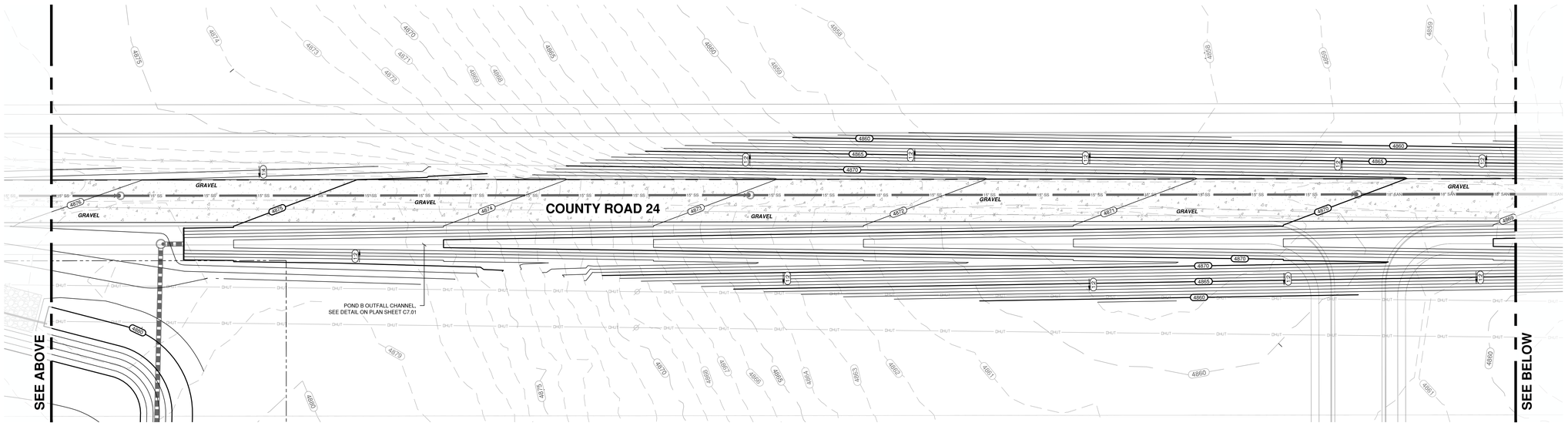
SHEET NUMBER

C4.27



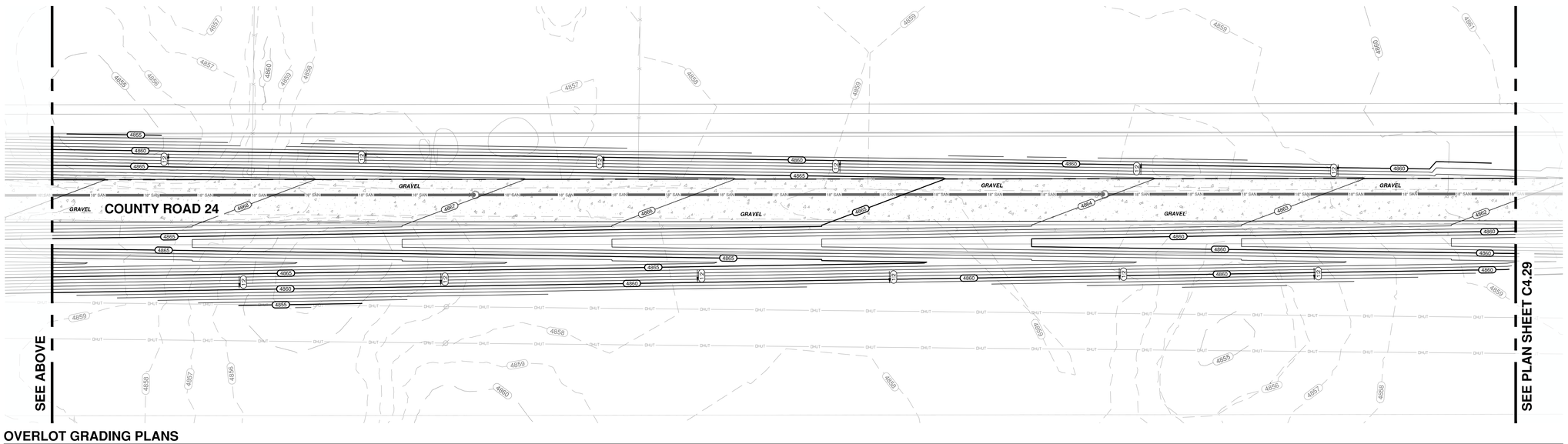
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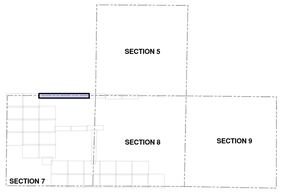
OVERLOT GRADING PLANS

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OVERLOT GRADING PLANS

SCALE: 1"=30'



KEY MAP

SCALE: NTS

OVERALL UTILITY PLAN NOTES

1. REFER TO ROADWAY PLAN AND PROFILES FOR ALL ROADWAY AND UTILITY DESIGN INFORMATION (SERIES C5.XX DRAWINGS)
2. SEE PLAN SHEET C5.00 FOR STANDARD ROADWAY CROSS SECTIONS.
3. REFER TO PLAN SHEET C6.00 FOR OVERLOT GRADING TEMPLATE(S)
4. SPOT ELEVATION LEGEND:
   - 4.1. OVL ~ OVERLOT SPOT ELEVATION
   - 4.2. R ~ RIGHT OF WAY/FRONT OF LOT
   - 4.3. E ~ EASEMENT
   - 4.4. P ~ REAR PROPERTY LINE

LEGEND

- RIGHT OF WAY / PROPERTY LINE
- 36" W — EXISTING WATERMAINS
- WATER — PROPOSED WATERMAINS
- SSWR — PROPOSED GRAVITY SEWER
- SS-FM — PROPOSED SANITARY SEWER FORCEMAIN
- X" HDPE (TYPE S) STORM DRAIN
- VERTICAL CURB AND GUTTER
- NYLOPLAST DRAIN BASIN
- CDOT TYPE "R" INLET
- CDOT TYPE "C" INLET
- LIGHT DUTY ASPHALT PAVEMENT
- GRAVEL — PROPOSED CONCRETE, *GRAVEL WHERE NOTED*
- 6000 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 10000 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

0 30 60 FEET

ENGINEER IN CHARGE:

COLORADO PE 37683 CHRISTOPHER L. PERDUE PRELIMINARY NOT FOR CONSTRUCTION FINAL DRAWINGS

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.
STRATEGIC SITE DESIGNS

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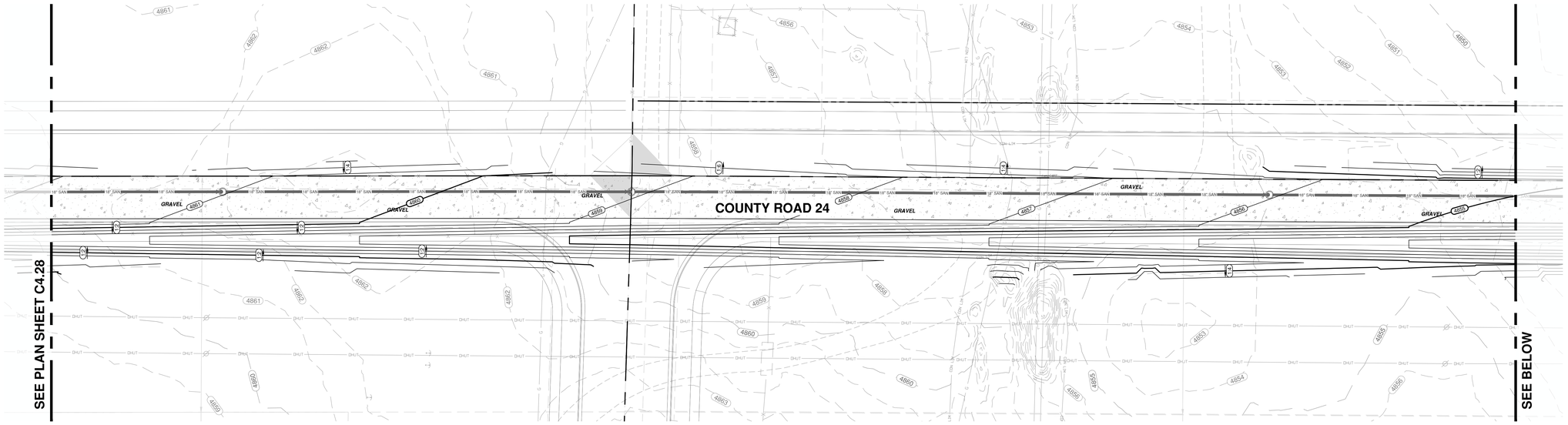
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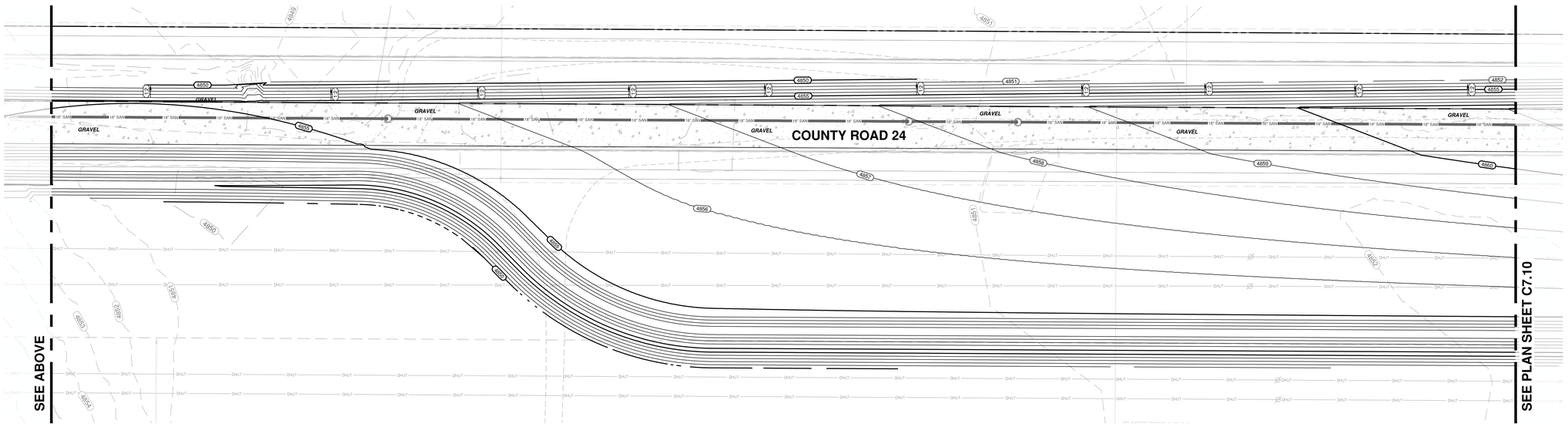
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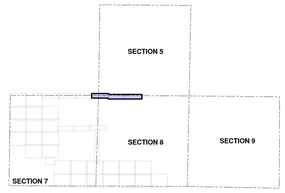
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ENGINEER IN CHARGE:

COLORADO REGISTERED PROFESSIONAL ENGINEER — PRELIMINARY NOT FOR CONSTRUCTION — FINAL DRAWING

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0 30 60 FEET