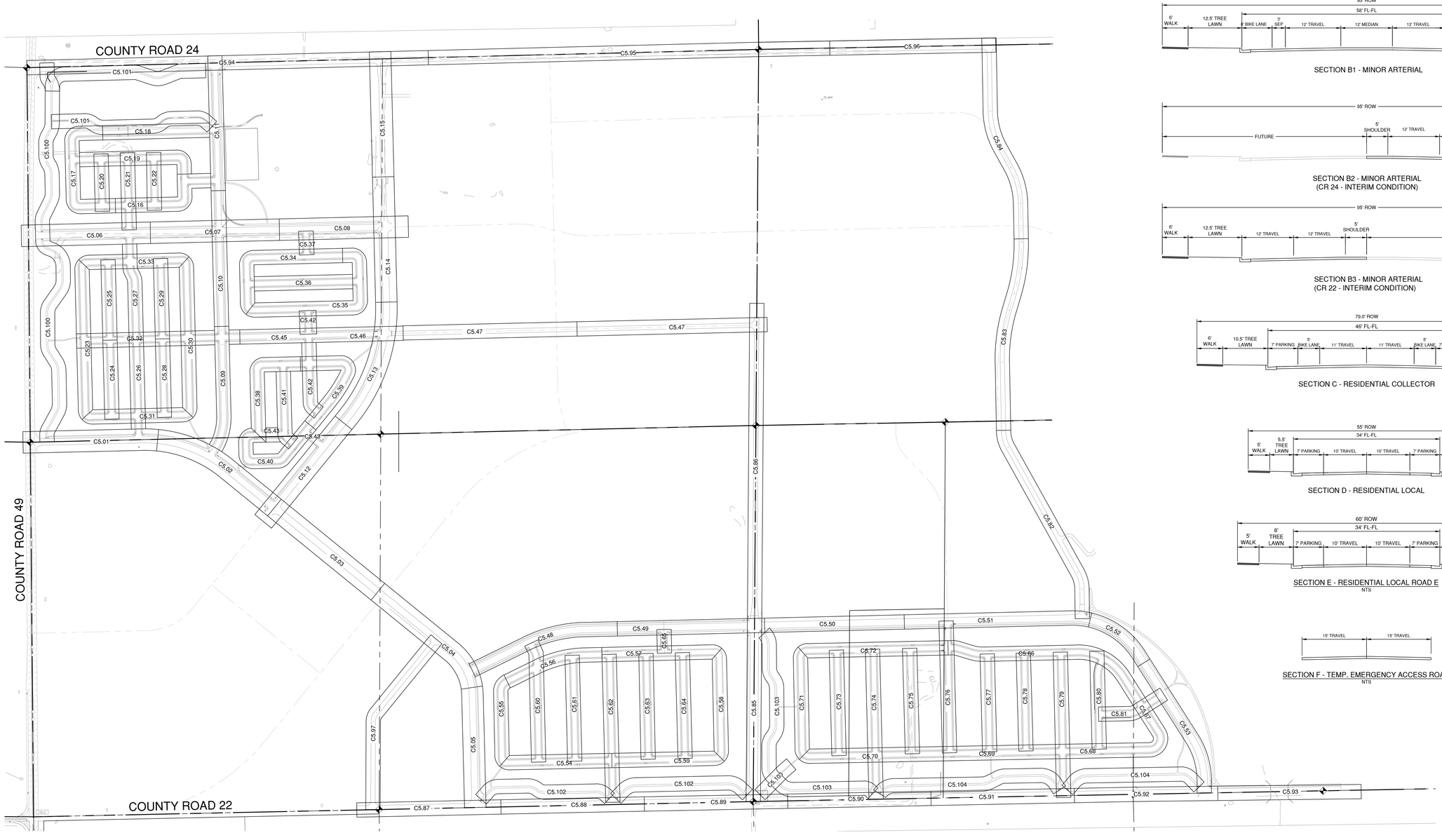
SHEET	NAME	START STA	END STA
C5.01	COLLECTOR A	0	9+25
C5.02	COLLECTOR A	9+25	18+50
C5.03	COLLECTOR A	18+50	27+75
C5.04	COLLECTOR A	27+75	37+00
C5.05	COLLECTOR A	37+00	46+17
C5.06	COLLECTOR D	0+00	9+00
C5.07	COLLECTOR D	9+00	18+00
C5.08	COLLECTOR D	18+00	26+00
C5.09	LOCAL ROAD G	0+00	9+50
C5.10	LOCAL ROAD G	9+50	19+00
C5.11	LOCAL ROAD G	19+00	26+58
C5.12	COLLECTOR B	20+00	29+00
C5.13	COLLECTOR B	29+00	38+00
C5.14	COLLECTOR B	38+00	47+00
C5.15	COLLECTOR B	47+00	54+95
C5.16	LOCAL ROAD 1A	0+00	9+00
C5.17	LOCAL ROAD 1A	9+00	18+00
C5.18	LOCAL ROAD 1A	18+00	26+82
C5.19	LOCAL ROAD 1B	N/A	
C5.20	LOCAL ROAD 1C	N/A	
C5.21	LOCAL ROAD 1D	N/A	
C5.22	LOCAL ROAD 1E	N/A	
C5.23	LOCAL ROAD 2A	4+00	14+00
C5.24	LOCAL ROAD 2B	0+00	6+25

SHEET	NAME	START STA	END STA
C5.25	LOCAL ROAD 2B	5+75	11+35
C5.26	LOCAL ROAD 2C	0+00	7+50
C5.27	LOCAL ROAD 2C	7+50	15+00
C5.28	LOCAL ROAD 2D	0+00	6+00
C5.29	LOCAL ROAD 2D	5+75	11+50
C5.30	LOCAL ROAD 2E	4+00	14+00
C5.31	LOCAL ROAD E	0+00	4+00
C5.32	LOCAL ROAD 2F	0+00	7+00
C5.33	LOCAL ROAD 2G	13+50	18+00
C5.34	LOCAL ROAD 3A	3+00	14+50
C5.35	LOCAL ROAD 3A	0	22+18
C5.36	LOCAL ROAD 3B	N/A	
C5.37	LOCAL ROAD 3C	N/A	
C5.38	LOCAL ROAD 4B	0+00	8+00
C5.39	LOCAL ROAD 4B	8+00	16+00
C5.40	LOCAL ROAD 4B	16+00	23+99
C5.41	LOCAL ROAD 4X	N/A	
C5.42	LOCAL ROAD 4A	N/A	
C5.43	LOCALROAD 4Y	N/A	
C5.43	LOCAL ROAD 4Z	N/A	
C5.44	N/A	N/A	
C5.45	LOCAL ROAD E	8+00	16+00
C5.46	LOCAL ROAD E	16+00	22+00
C5.47	LOCAL ROAD E - TEMP ACCESS	22+00	43+00

SHEET	NAME	START STA	END STA
C5.48	COLLECTOR X	0+00	11+00
C5.49	COLLECTOR X	11+00	21+00
C5.50	COLLECTOR X	21+00	31+00
C5.51	COLLECTOR X	31+00	41+00
C5.52	COLLECTOR X	41+00	49+00
C5.53	COLLECTOR X	49+00	59+22
C5.54	LOCAL 17 LOOP ROAD	0+00	8+50
C5.55	LOCAL 17 LOOP ROAD	8+50	17+50
C5.56	LOCAL 17 LOOP ROAD	17+50	29+50
C5.57	LOCAL 17 LOOP ROAD	29+50	49+68
C5.58	N/A	N/A	
C5.59	N/A	N/A	
C5.60	LOCAL ROAD 17-1	N/A	
C5.61	LOCAL ROAD 17-2	N/A	
C5.62	LOCAL ROAD 17-3	N/A	
C5.63	LOCAL ROAD 17-4	N/A	
C5.64	LOCAL ROAD 17-5	N/A	
C5.65	LOCAL ROAD 17-6	N/A	
C5.66	LOCAL 21 LOOP ROAD	0+00	10+00
C5.67	LOCAL 21 LOOP ROAD	10+00	19+50
C5.68	LOCAL 21 LOOP ROAD	19+50	26+50
C5.69	LOCAL 21 LOOP ROAD	26+50	34+50
C5.70	LOCAL 21 LOOP ROAD	34+50	42+00
C5.71	LOCAL 21 LOOP ROAD	42+00	51+50

SHEET	NAME	START STA	END STA
C5.72	LOCAL 21 LOOP ROAD	51+50	60+60
C5.73	LOCAL ROAD 21-1	N/A	
C5.74	LOCAL ROAD 21-2	N/A	
C5.75	LOCAL ROAD 21-3	N/A	
C5.76	LOCAL ROAD 21-4	N/A	
C5.77	LOCAL ROAD 21-5	N/A	
C5.78	LOCAL ROAD 21-6	N/A	
C5.79	LOCAL ROAD 21-7	N/A	
C5.80	LOCAL ROAD 21-8	N/A	
C5.81	LOCAL ROAD 21-9	N/A	
C5.82	LOCAL ROAD 21-10	0+00	14+50
C5.83	LOCAL ROAD 21-10	14+50	28+00
C5.84	LOCAL ROAD 21-10	28+00	42+43
C5.85	COUNTY ROAD 52	0+00	13+50
C5.86	COUNTY ROAD 52 - TEMP ACCESS	13+50	27+50
C5.87	COUNTY ROAD 22	10+00	20+00
C5.88	COUNTY ROAD 22	20+00	30+00
C5.89	COUNTY ROAD 22	30+00	40+00
C5.90	COUNTY ROAD 22	40+00	50+00
C5.91	COUNTY ROAD 22	50+00	60+00
C5.92	COUNTY ROAD 22	60+00	70+00
C5.93	COUNTY ROAD 22	70+00	80+00
C5.94	COUNTY ROAD 24	0+00	28+00
C5.95	COUNTY ROAD 24	28+00	56+00

SHEET	NAME	START STA	END STA
C5.96	COUNTY ROAD 24	56+00	68+00
C5.97	FIRE STATION LOOP ROAD	0+00	13+42
C5.98	N/A	N/A	
C5.99	N/A	N/A	
C5.100	COUNTY ROAD 49 TRAIL	N/A	
C5.101	COUNTY ROAD 24 & NORTH PA 1 TRAILS	N/A	
C5.102	SW PA 17 & SE PA 17 TRAILS	N/A	
C5.103	SW PA 21 & ROUNDABOUT TRAILS	N/A	
C5.104	SOUTH AND SOUTHEAST PA 21 TRAILS	N/A	

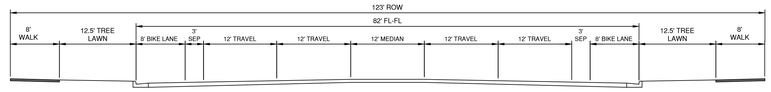


PLAN AND PROFILE - OVERALL KEY PLAN

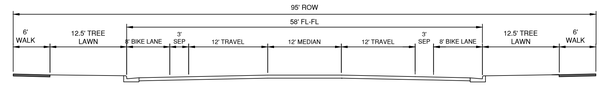
SCALE: 1" = 300'

STANDARD STREET SECTIONS

SCALE: N.T.S.



SECTION A - MAJOR ARTERIAL
(FUTURE PIONEER PARKWAY - NOT PART OF THIS SUMBITTAL



SECTION B1 - MINOR ARTERIAL

SECTION B2 - MINOR ARTERIAL
(CR 24 - INTERIM CONDITION)

SECTION B3 - MINOR ARTERIAL
(CR 22 - INTERIM CONDITION)

SECTION C - RESIDENTIAL COLLECTOR

SECTION D - RESIDENTIAL LOCAL

SECTION E - RESIDENTIAL LOCAL ROAD E
NTS

SECTION F - TEMP. EMERGENCY ACCESS ROAD
NTS

ENGINEER IN CHARGE:

COLORADO
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

CONTACT INFORMATION
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(720) 206-6931
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ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

STRATEGIC SITE DESIGNS

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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)

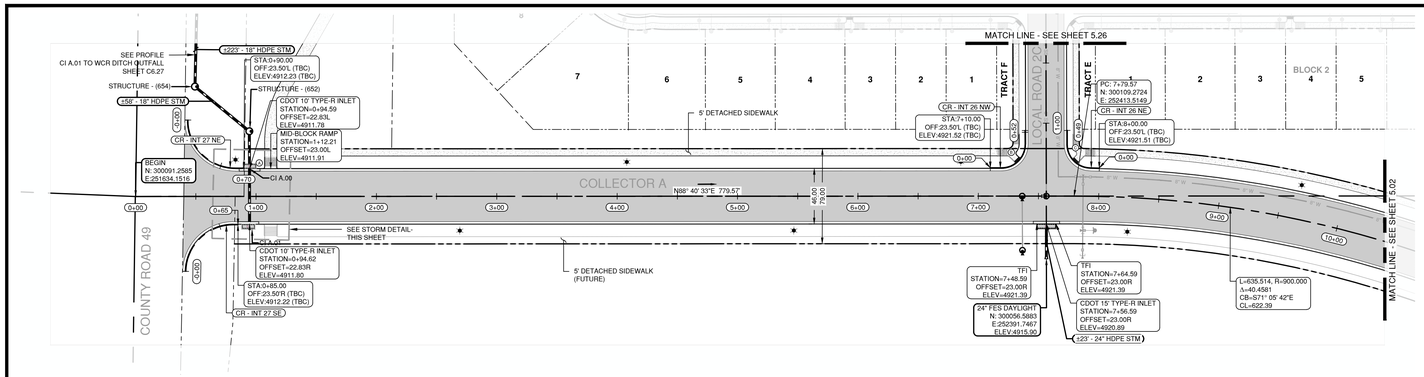
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
KEY PLAN

REV	DESCRIPTION	BY	DATE

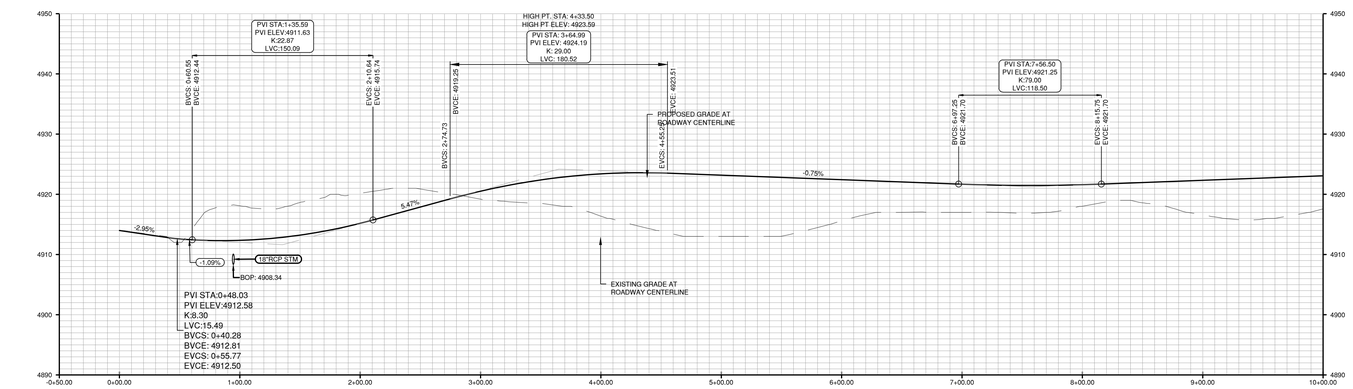
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	
SHEET NUMBER	

C 5.00



COLLECTOR A STA 0+00 TO 10+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



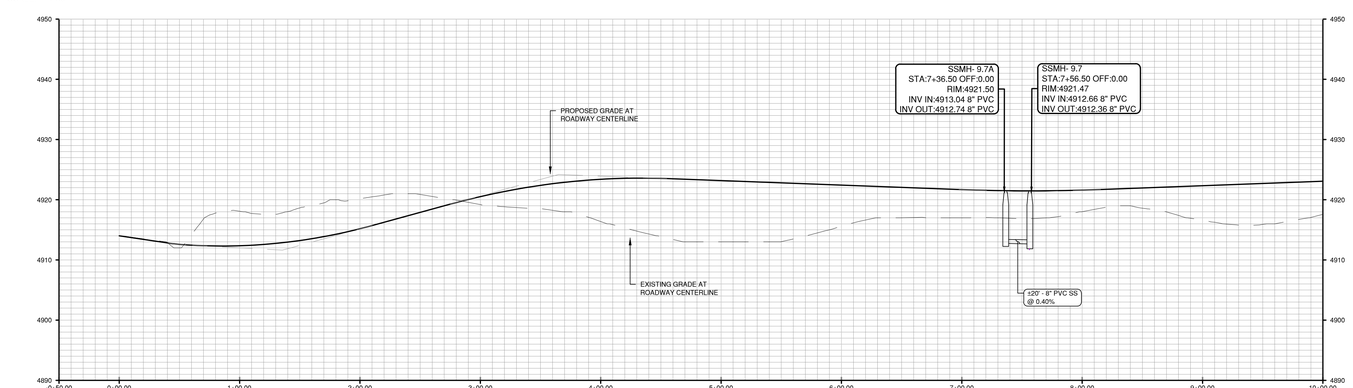
COLLECTOR A STA 0+00 TO 10+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



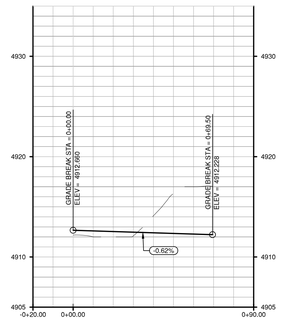
COLLECTOR A STA 0+00 TO 10+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



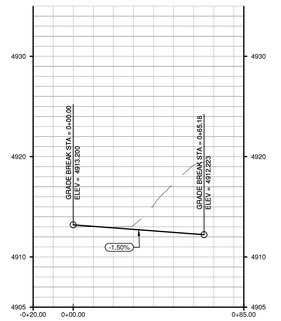
COLLECTOR A STA 0+00 TO 10+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



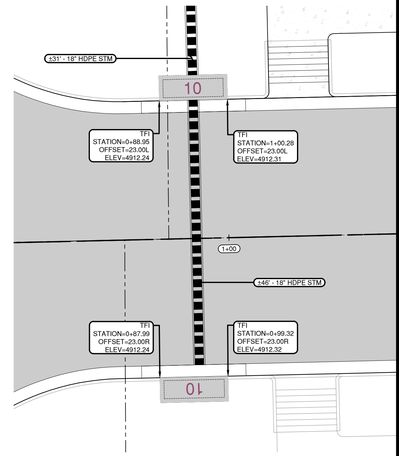
CURB RETURN PROFILE - INT. #27NE

SCALE: 1" = 30' (H), 1" = 6' (V)



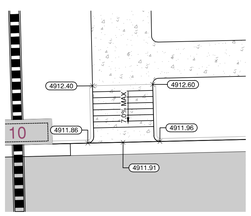
CURB RETURN PROFILE - INT. #27 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



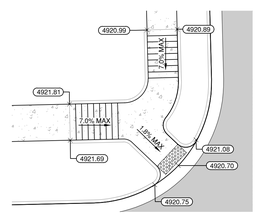
STORM SEWER DETAIL

SCALE: 1" = 10'



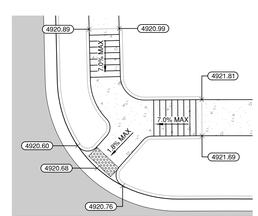
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



HANDICAP RAMP DETAIL C

SCALE: 1" = 10'

0 50 100 Feet

811

ENGINEER IN CHARGE:

PRELIMINARY NOT FOR CONSTRUCTION

COLORADO PROFESSIONAL ENGINEER

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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BENCHMARK

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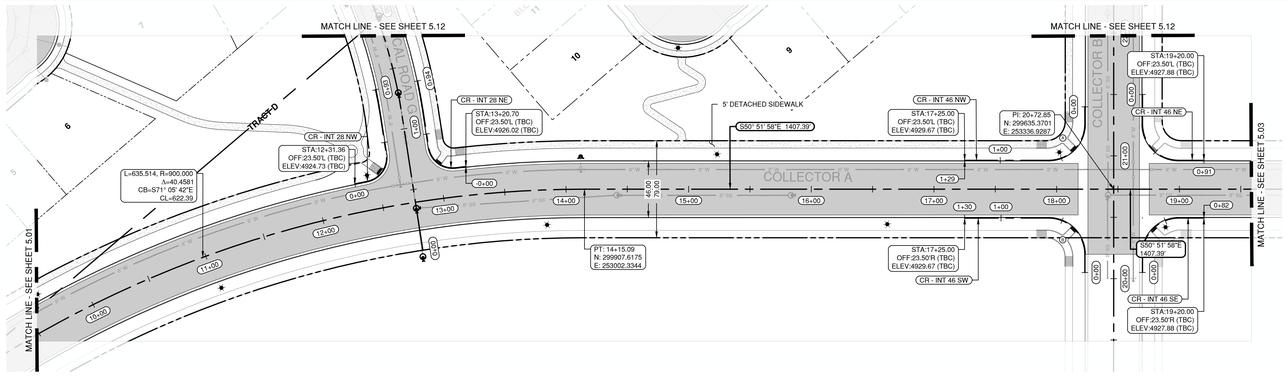
ELEVATION = 4721.56 (NAVD 88)

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

PLAN AND PROFILE
COLLECTOR A

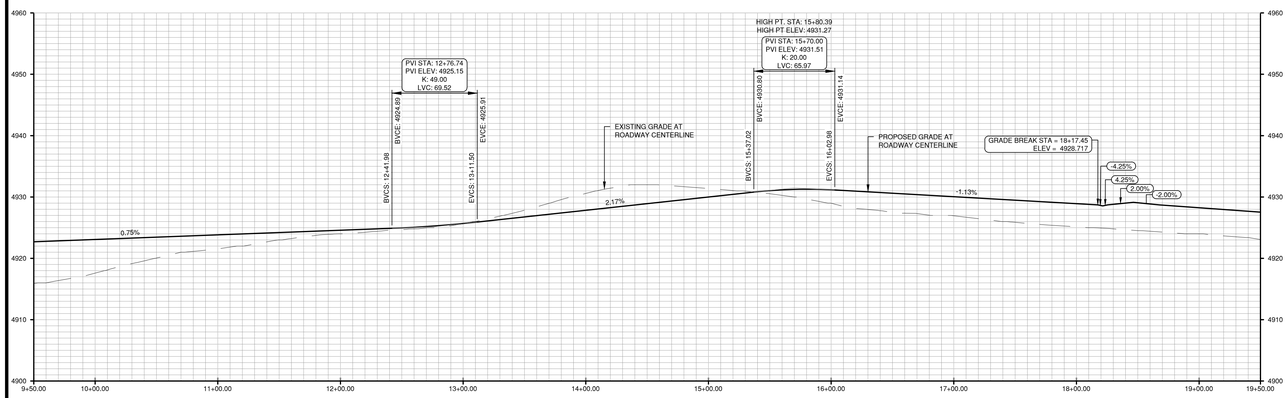
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C-5.01



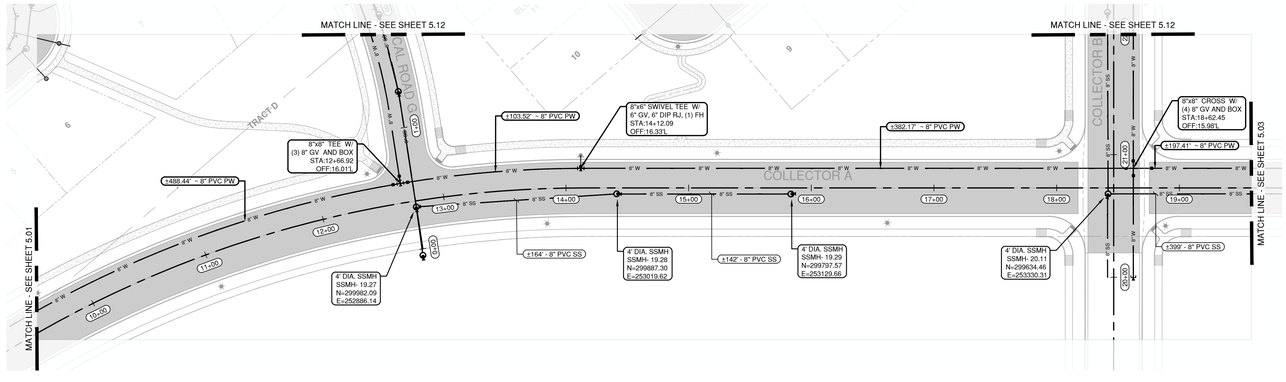
COLLECTOR A STA 10+00 to 19+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



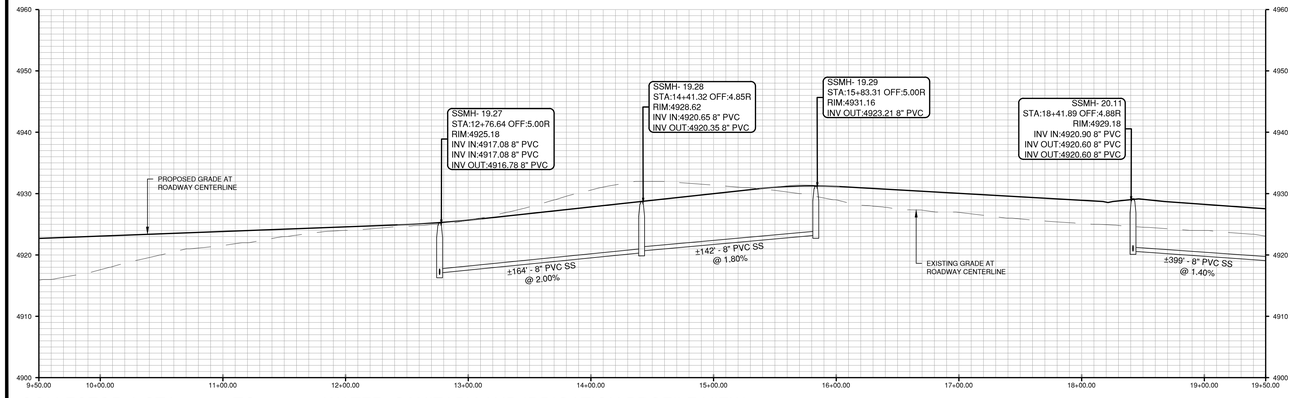
COLLECTOR A STA 10+00 TO 19+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



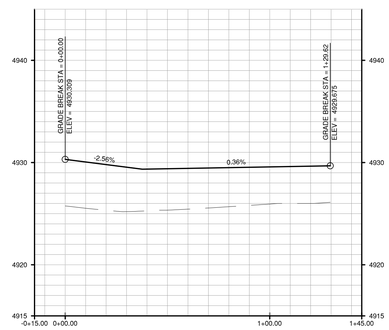
COLLECTOR A STA 10+00 TO 19+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



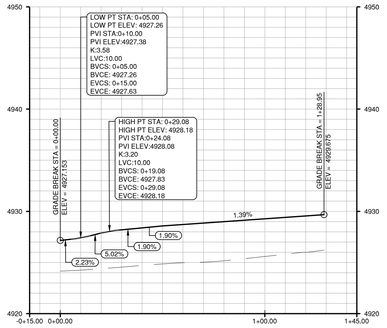
COLLECTOR A STA 10+00 TO 19+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



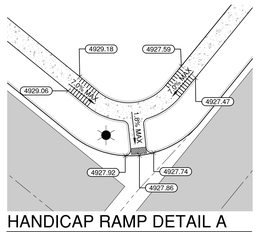
CURB RETURN PROFILE - INT. #46 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



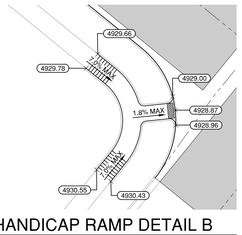
CURB RETURN PROFILE - INT. #46 NW

SCALE: 1" = 30' (H), 1" = 6' (V)



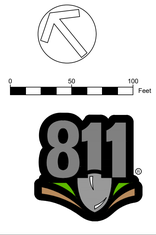
HANDICAP RAMP DETAIL A

SCALE: 1" = 20'



HANDICAP RAMP DETAIL B

SCALE: 1" = 20'



ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

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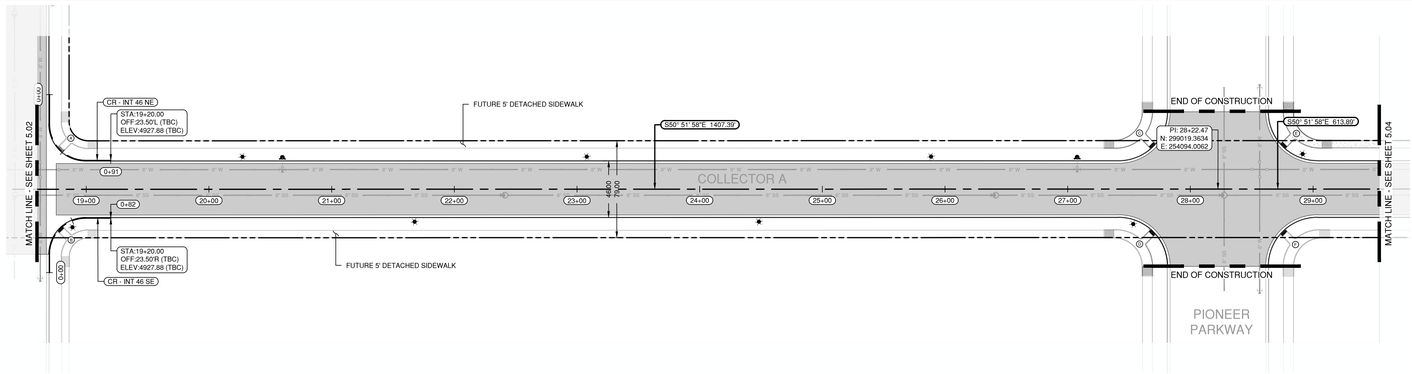
ELEVATION = 4721.56 (NAVD 88)

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

PLAN AND PROFILE
COLLECTOR A

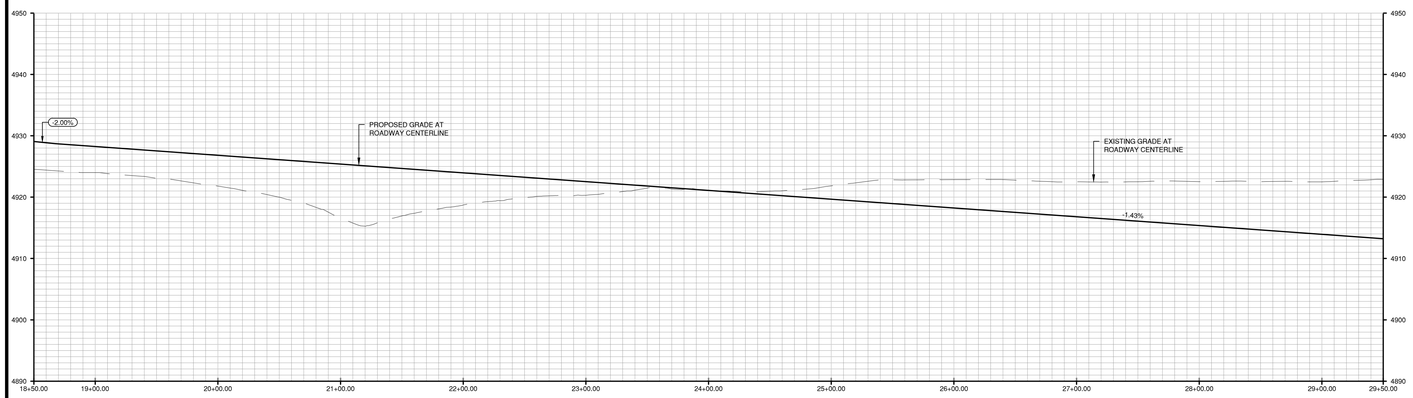
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C-5.02



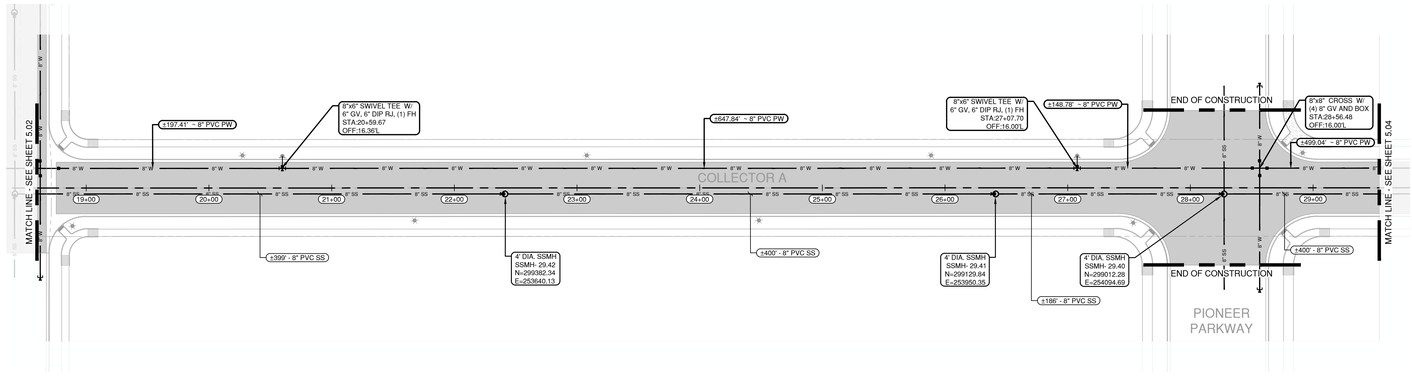
COLLECTOR A STA 19+00 TO 29+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



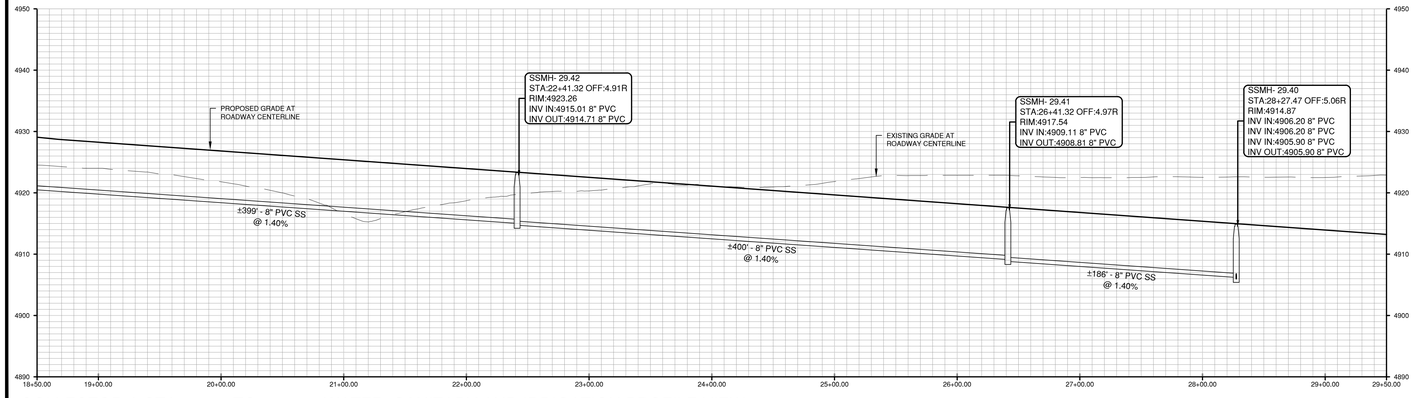
COLLECTOR A STA 19+00 TO 29+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



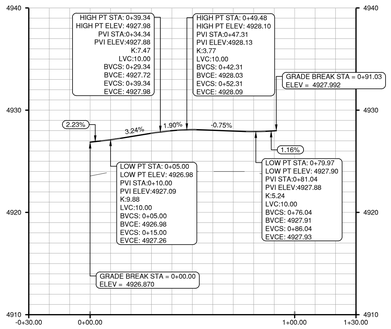
COLLECTOR A STA 19+00 TO 29+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



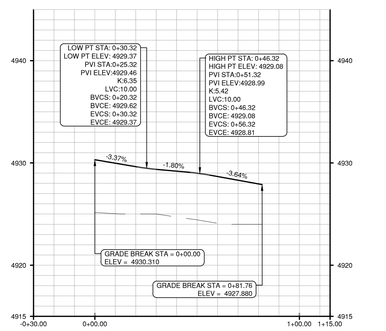
COLLECTOR A STA 19+00 TO 29+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



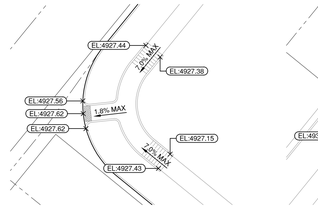
CURB RETURN PROFILE - INT. #46NE

SCALE: 1" = 30' (H), 1" = 6' (V)



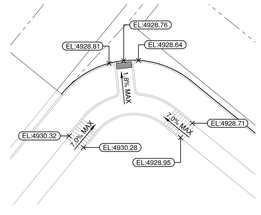
CURB RETURN PROFILE - INT. #46 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



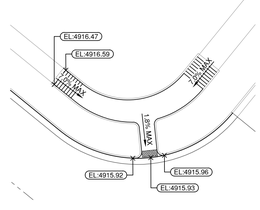
HANDICAP RAMP DETAIL A

SCALE: 1" = 20'



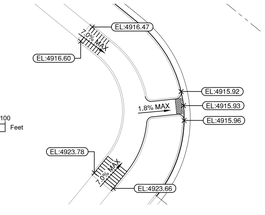
HANDICAP RAMP DETAIL B

SCALE: 1" = 20'



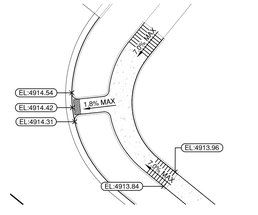
HANDICAP RAMP DETAIL C

SCALE: 1" = 20'



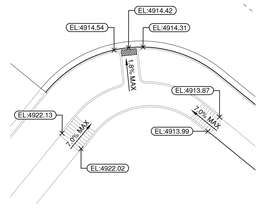
HANDICAP RAMP DETAIL D

SCALE: 1" = 20'



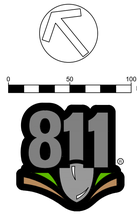
HANDICAP RAMP DETAIL E

SCALE: 1" = 20'



HANDICAP RAMP DETAIL F

SCALE: 1" = 20'



ENGINEER IN CHARGE:



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

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)

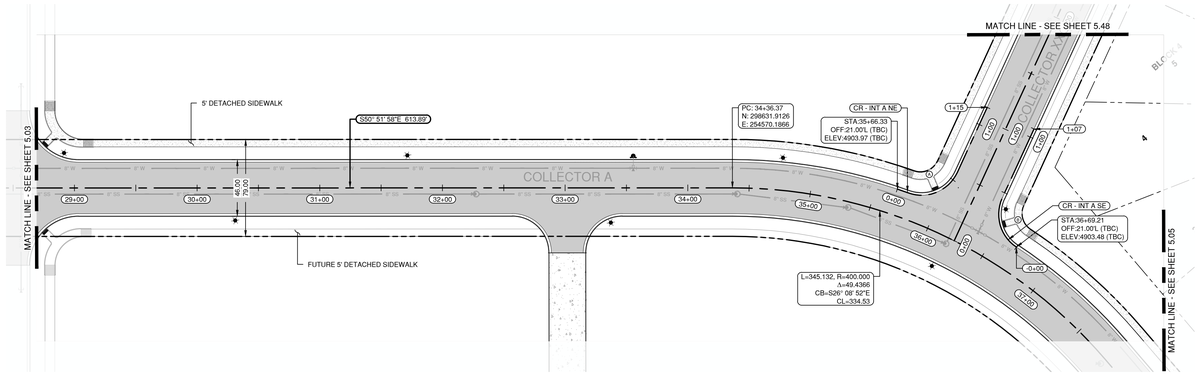
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
COLLECTOR A

REV	DESCRIPTION	BY	DATE

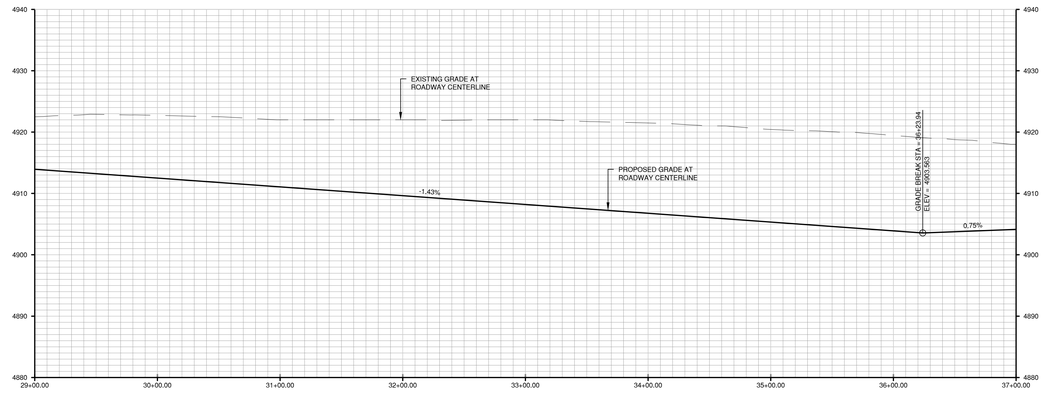
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.03



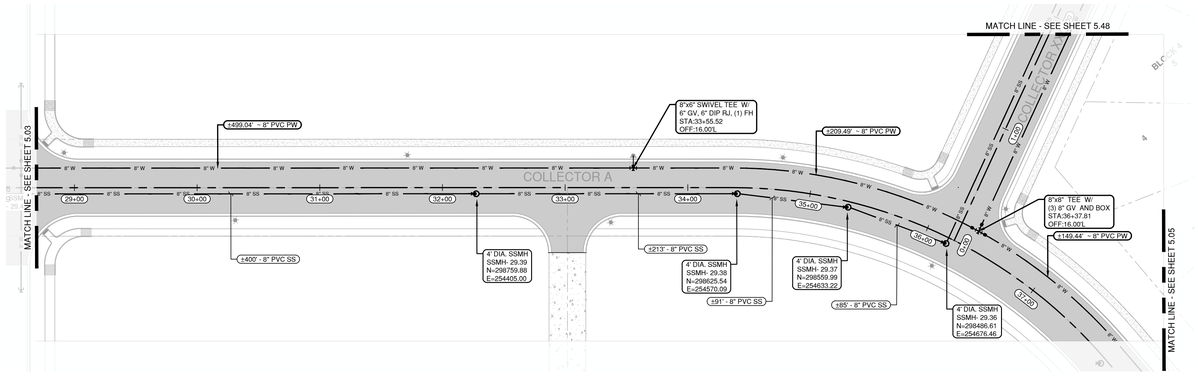
COLLECTOR A STA 29+00 TO 37+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50'



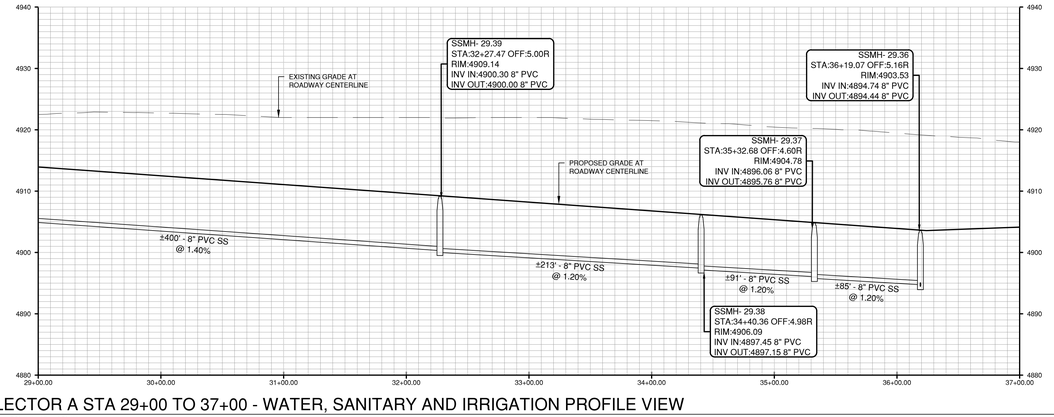
COLLECTOR A STA 29+00 TO 37+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



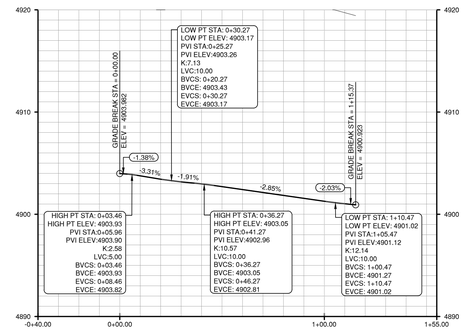
COLLECTOR A STA 29+00 TO 37+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50'



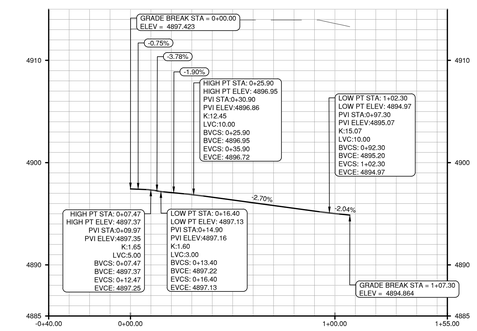
COLLECTOR A STA 29+00 TO 37+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



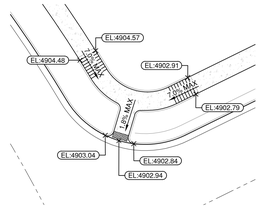
CURB RETURN PROFILE - INT. A NE

SCALE: 1" = 30' (H), 1" = 6' (V)



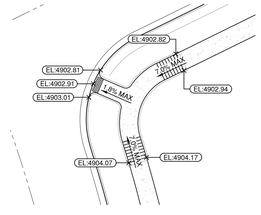
CURB RETURN PROFILE - INT. A SE

SCALE: 1" = 30' (H), 1" = 6' (V)



HANDICAP RAMP DETAIL A

SCALE: 1" = 20'



HANDICAP RAMP DETAIL B

SCALE: 1" = 20'

0 50 100 Feet

811

ENGINEER IN CHARGE:

COLORADO
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

CONTACT INFORMATION
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WELD COUNTY, COLORADO

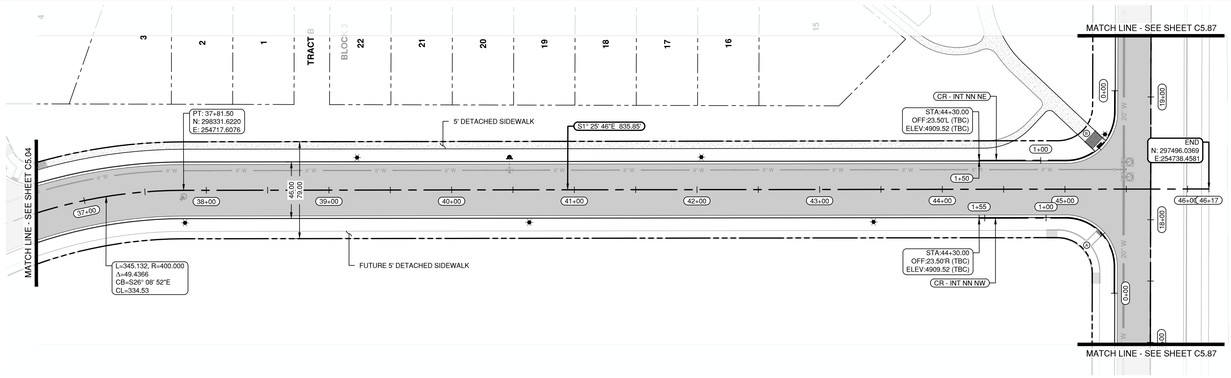
PLAN AND PROFILE COLLECTOR A

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

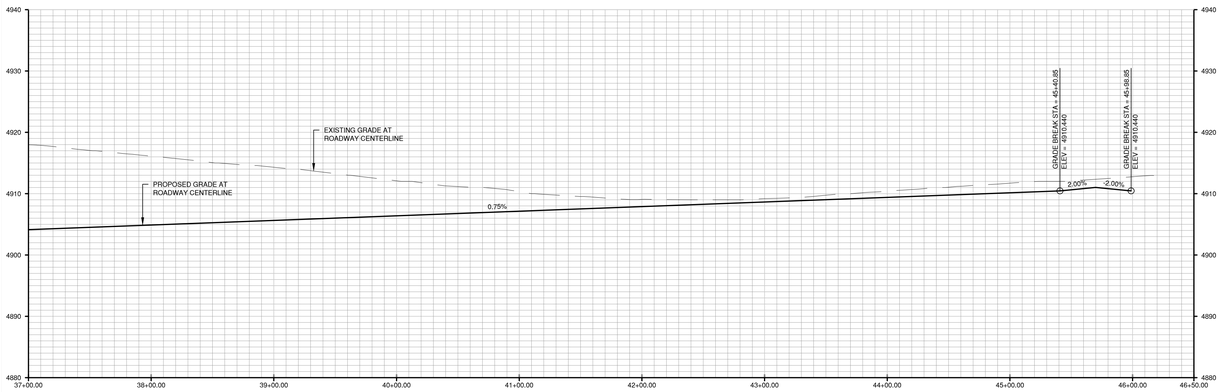
SHEET NUMBER

C-5.04



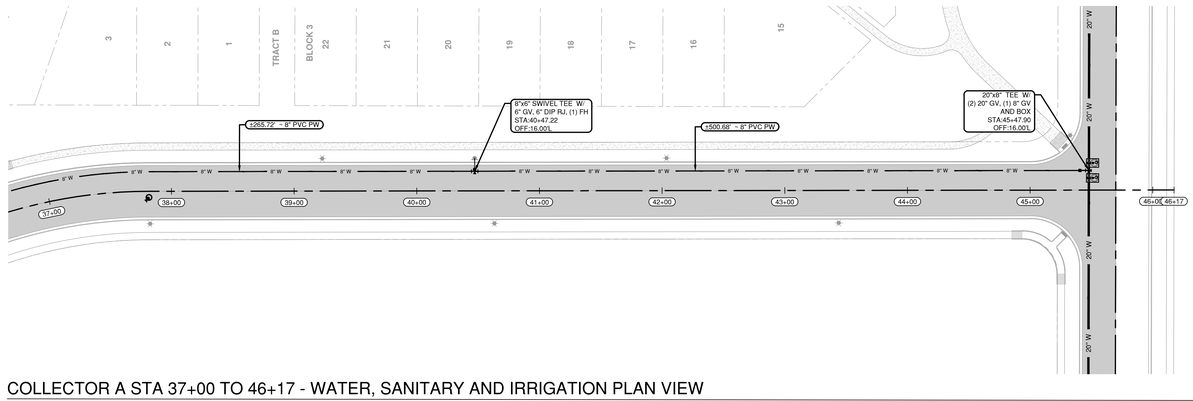
COLLECTOR A STA 37+00 TO 46+17 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



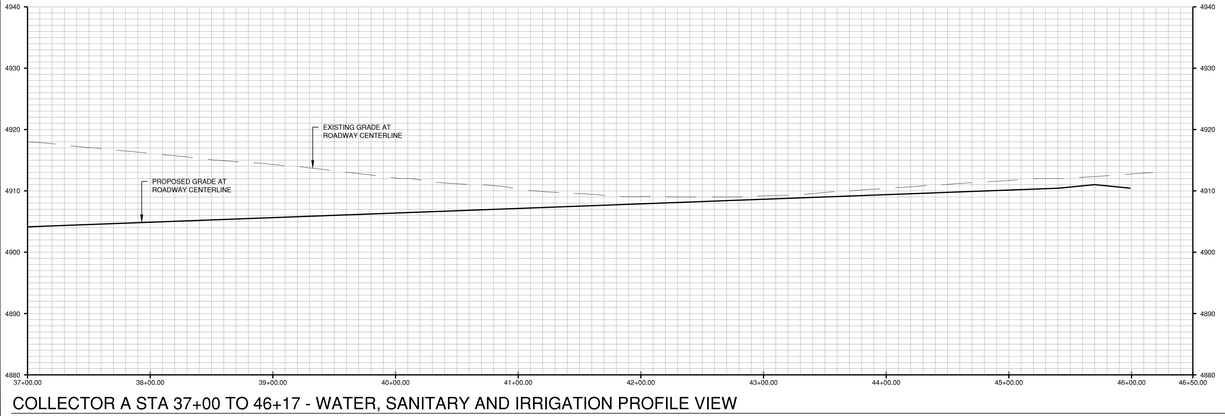
COLLECTOR A STA 37+00 TO 46+17 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



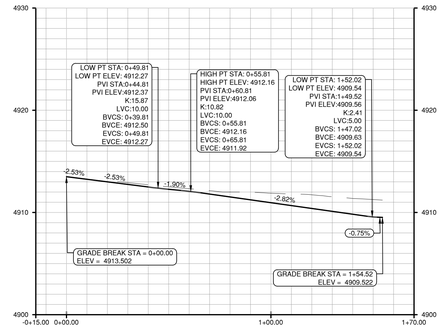
COLLECTOR A STA 37+00 TO 46+17 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



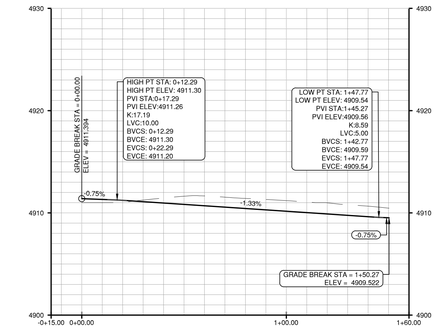
COLLECTOR A STA 37+00 TO 46+17 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



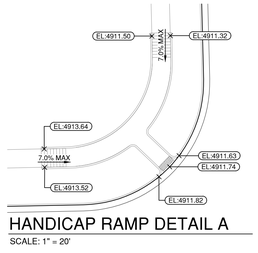
CURB RETURN PROFILE - INT. NN NW

SCALE: 1" = 30' (H), 1" = 6' (V)



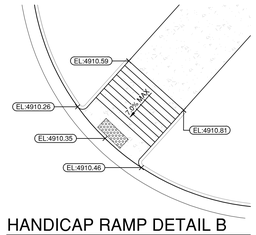
CURB RETURN PROFILE - INT. NN NE

SCALE: 1" = 30' (H), 1" = 6' (V)



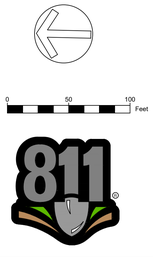
HANDICAP RAMP DETAIL A

SCALE: 1" = 20'

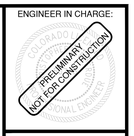


HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



ENGINEER IN CHARGE:



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WELD COUNTY, COLORADO

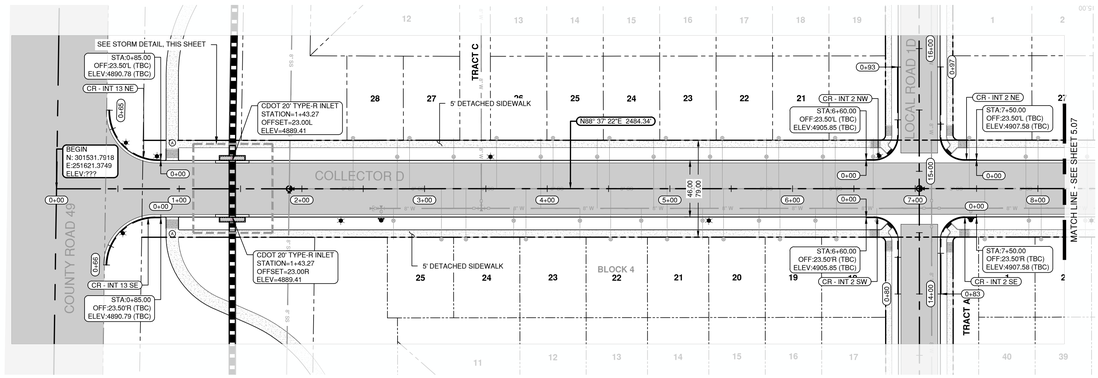
PLAN AND PROFILE COLLECTOR A

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

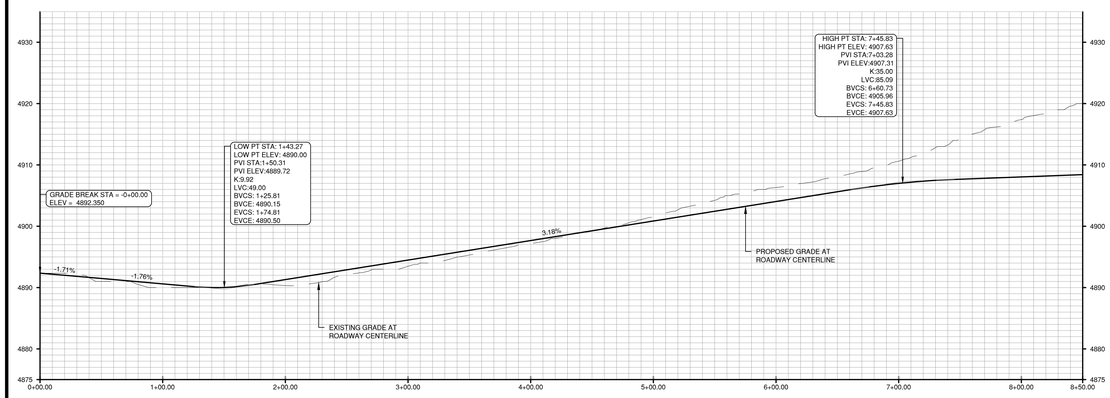
SHEET NUMBER

C-5.05



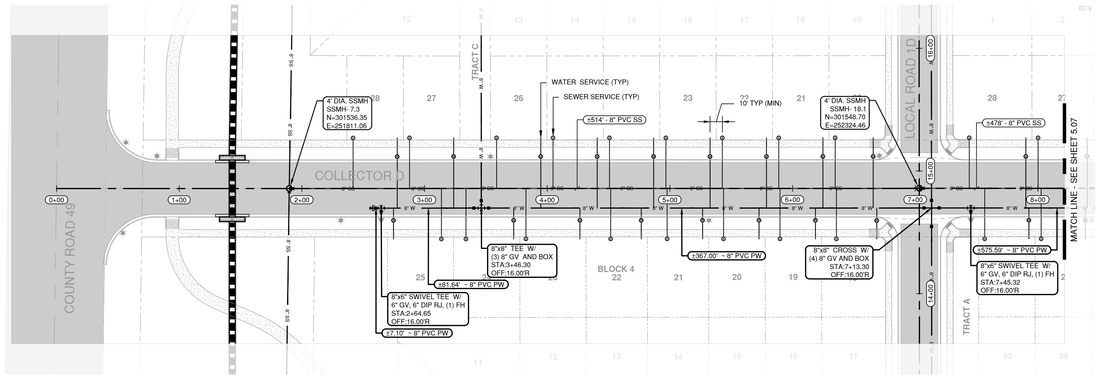
COLLECTOR ROAD D STA 0+00 to 8+50 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50'



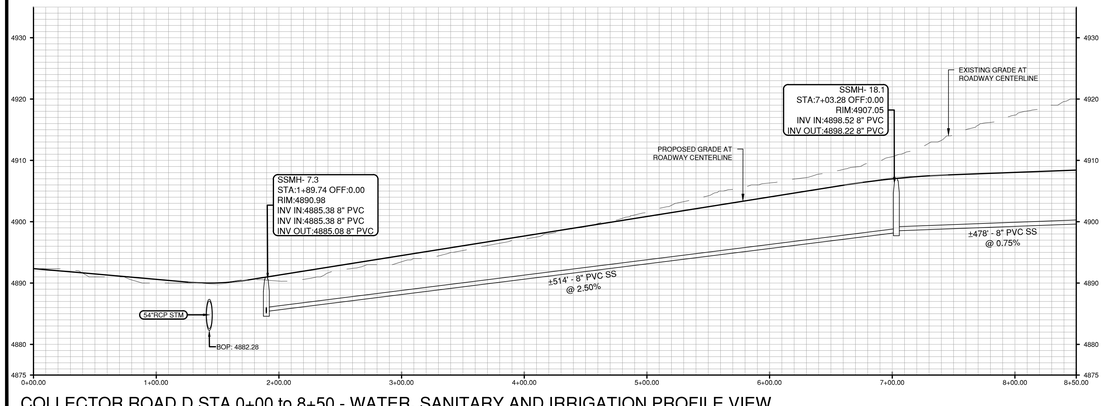
COLLECTOR ROAD D STA 0+00 to 8+50 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 6' (V)



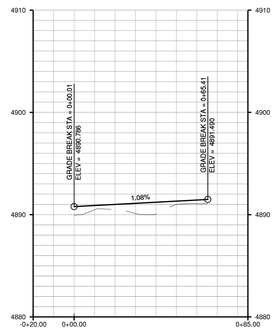
COLLECTOR ROAD D 0+00 to 8+50 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50'



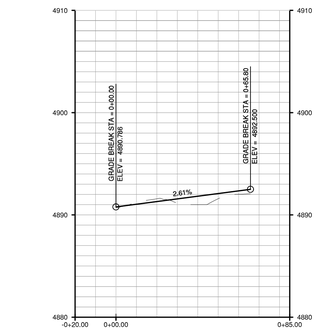
COLLECTOR ROAD D STA 0+00 to 8+50 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 6' (V)



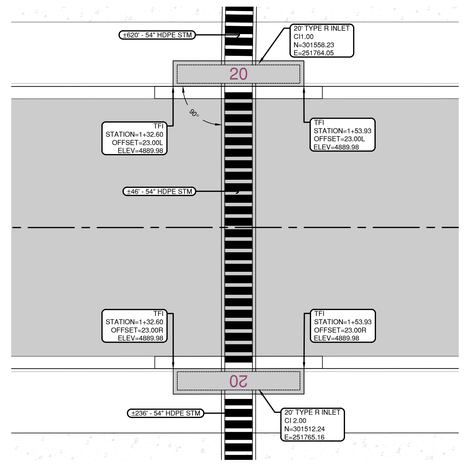
CURB RETURN PROFILE - INT. #13NE

SCALE: 1" = 30' (H), 1" = 6' (V)



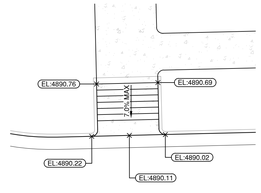
CURB RETURN PROFILE - INT. #13 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



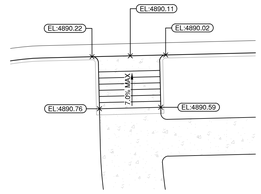
STORM SEWER DETAIL

SCALE: 1" = 10'



HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



HANDICAP RAMP DETAIL B

SCALE: 1" = 10'

0 50 100 FEET

811

ENGINEER IN CHARGE:

COLORADO
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

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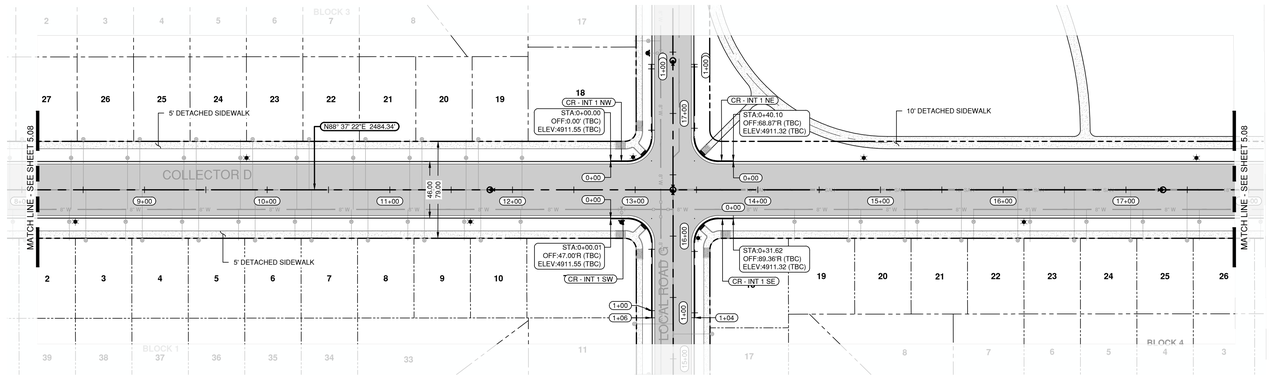
WELD COUNTY, COLORADO

PLAN AND PROFILE
COLLECTOR ROAD D

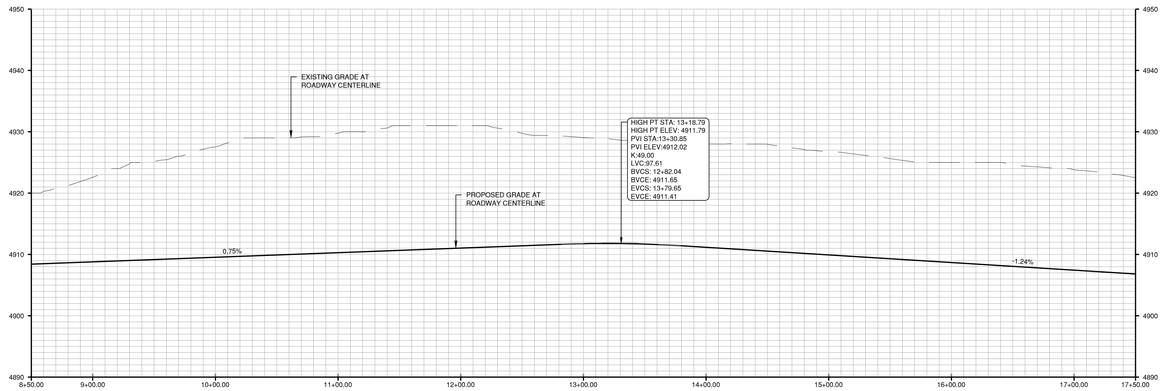
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C-5.06



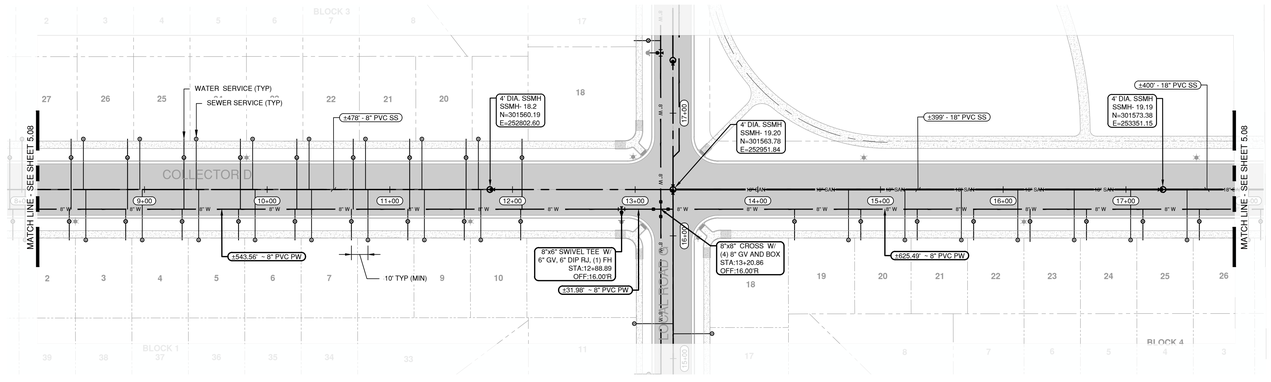
COLLECTOR ROAD D STA 8+50 to 17+50 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50'



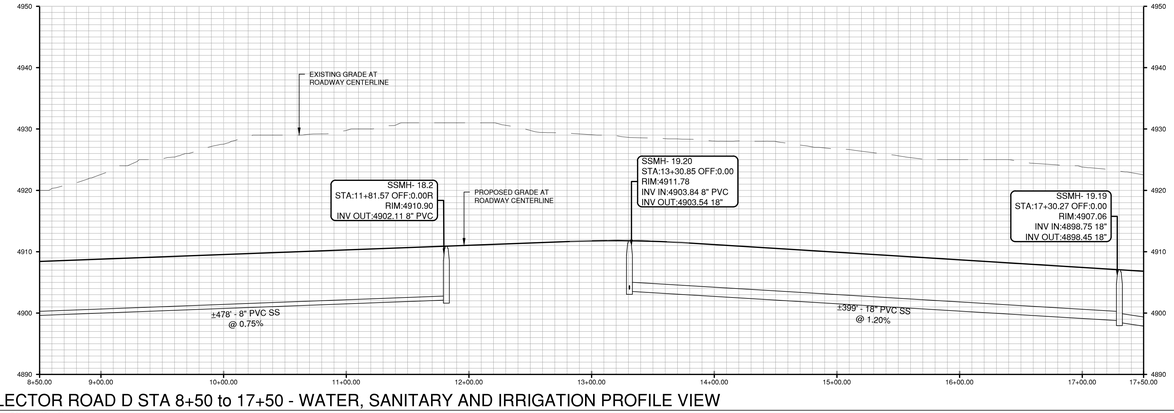
COLLECTOR ROAD D STA 8+50 to 17+50 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 6' (V)



COLLECTOR ROAD D 8+50 to 17+50 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50'



COLLECTOR ROAD D STA 8+50 to 17+50 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 6' (V)

0 50 100 FEET

811

ENGINEER IN CHARGE:

COLORADO
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

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

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

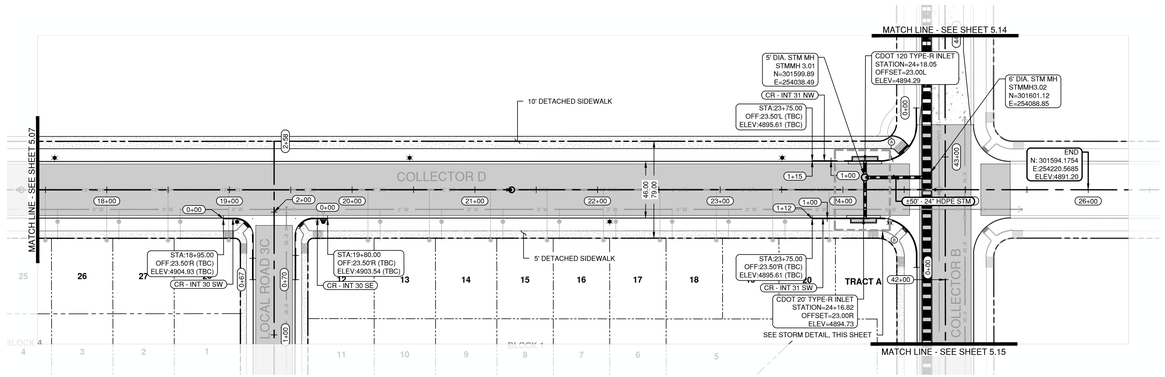
PLAN AND PROFILE COLLECTOR ROAD D

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

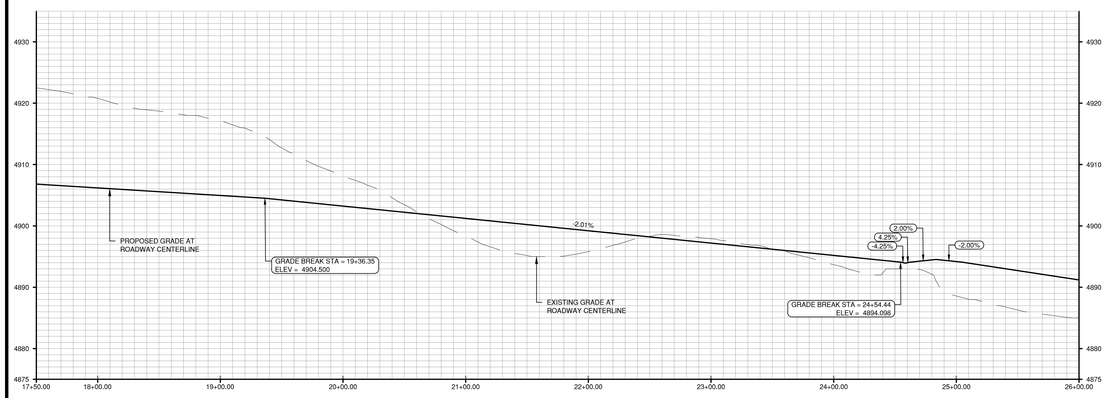
SHEET NUMBER

C-5.07



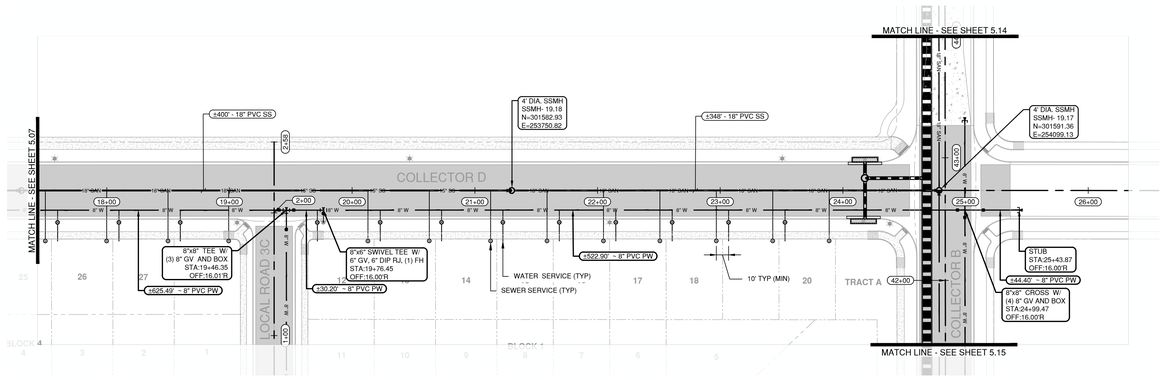
COLLECTOR ROAD D STA 17+50 to 26+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50'



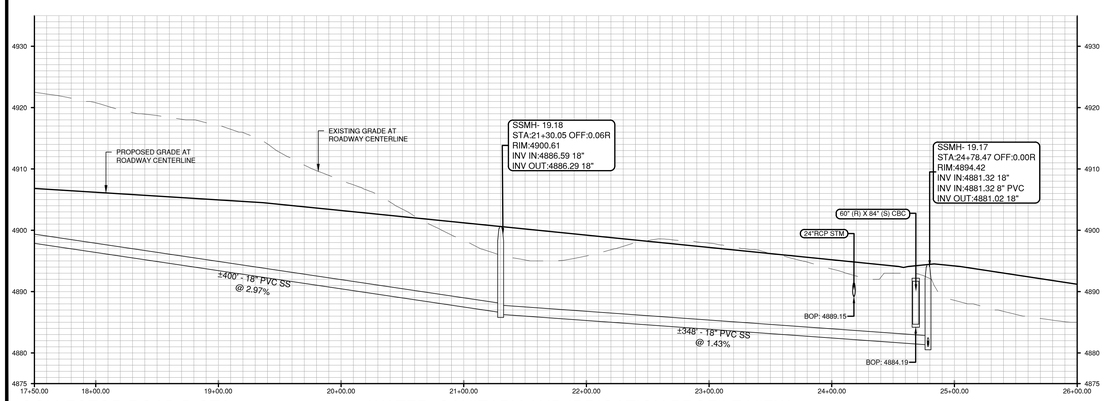
COLLECTOR ROAD D STA 17+50 to 26+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 6' (V)



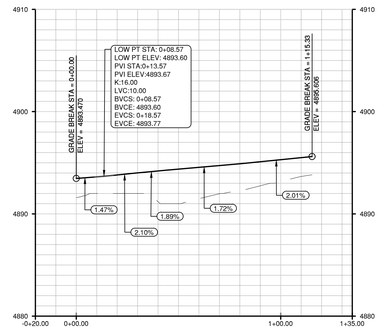
COLLECTOR ROAD D 17+50 to 26+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50'



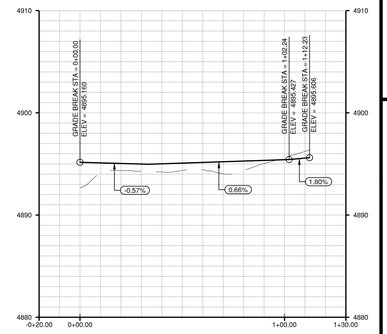
COLLECTOR ROAD D STA 17+50 to 26+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 6' (V)



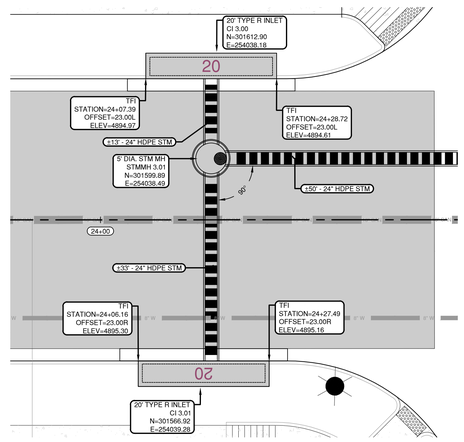
CURB RETURN PROFILE - INT. #31NW

SCALE: 1" = 30' (H), 1" = 6' (V)



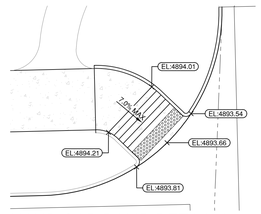
CURB RETURN PROFILE - INT. #31SW

SCALE: 1" = 30' (H), 1" = 6' (V)



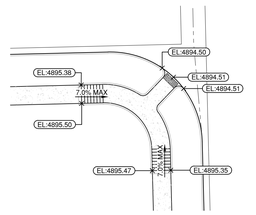
STORM SEWER DETAIL

SCALE: 1" = 10'



HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



HANDICAP RAMP DETAIL B

SCALE: 1" = 20'

0 50 100 FEET

811

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

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BENCHMARK

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ELEVATION = 4721.56 (NAVD 88)

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

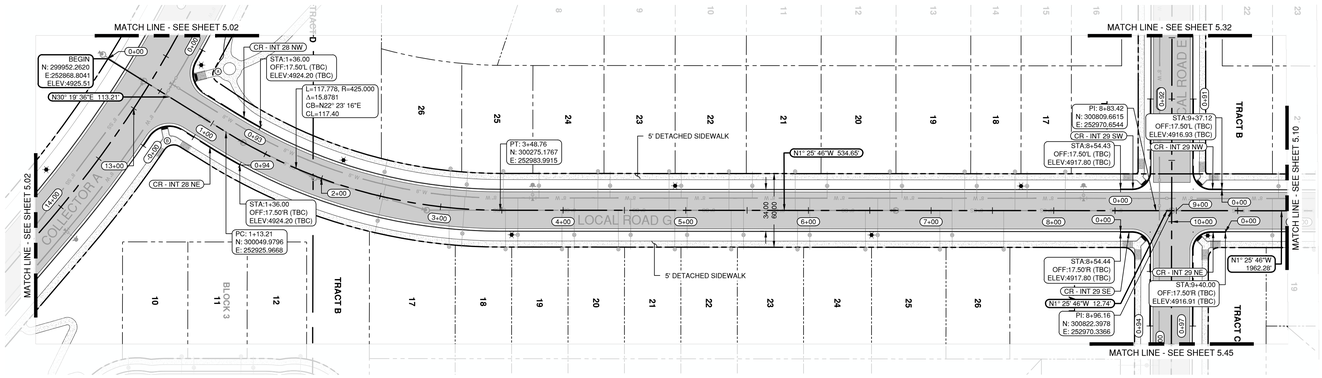
PLAN AND PROFILE
COLLECTOR ROAD D

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

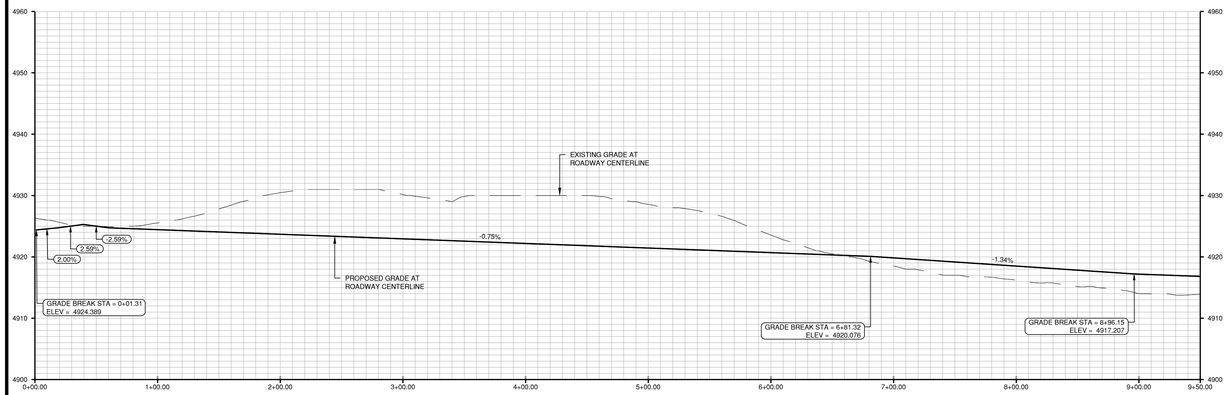
SHEET NUMBER

C-5.08



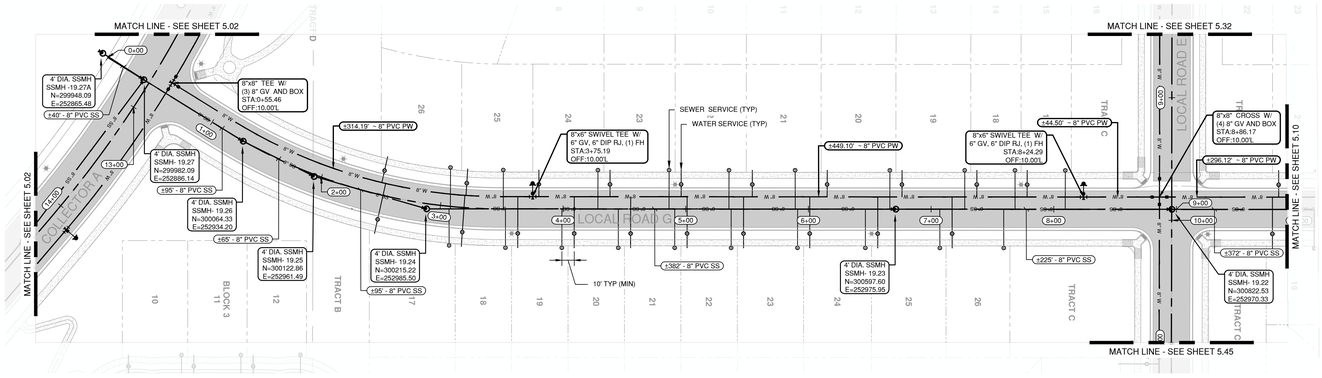
LOCAL ROAD G STA 0+00 to 9+50 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



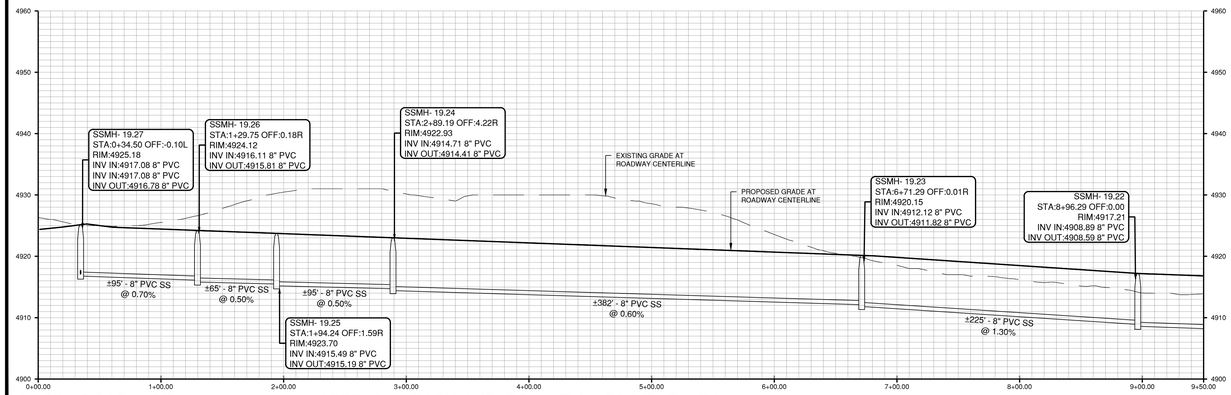
LOCAL ROAD G STA 0+00 to 9+50 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 6' (V)



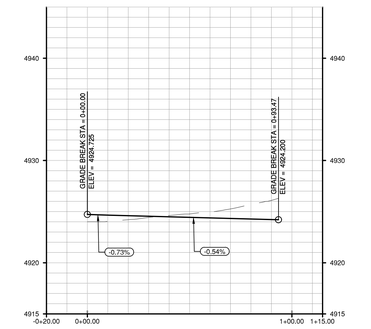
LOCAL ROAD G STA 0+00 to 9+50 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



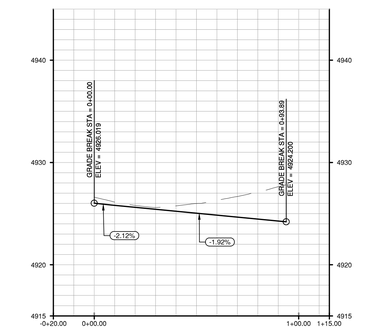
LOCAL ROAD G STA 0+00 to 9+50 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 6' (V)



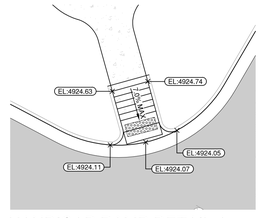
CURB RETURN PROFILE - INT. #28 NW

SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. #28 NE

SCALE: 1" = 30' (H), 1" = 6' (V)



HANDICAP RAMP DETAIL A

SCALE: 1" = 10'

HANDICAP RAMP DETAIL B

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE E-101
ENGLEWOOD, CO 80112
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0 50 100 FEET

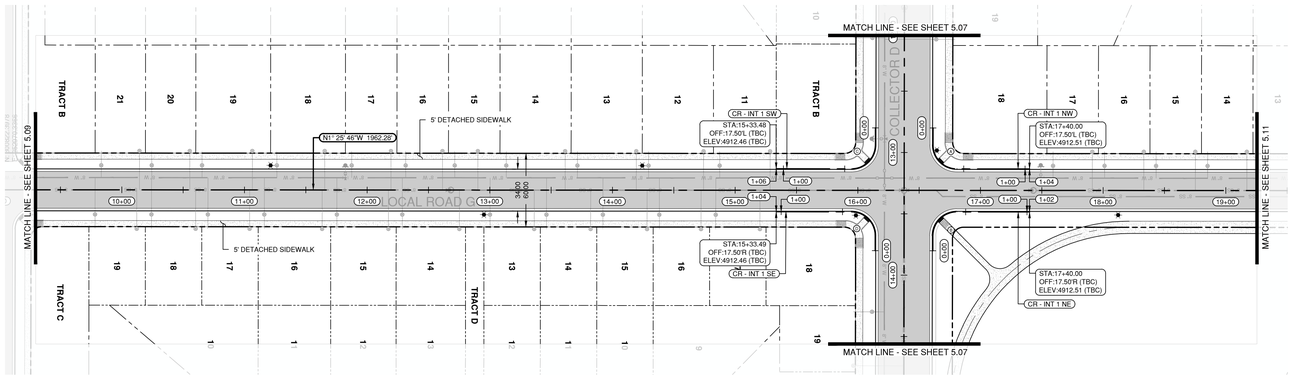
811

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

PLAN AND PROFILE
LOCAL ROAD G

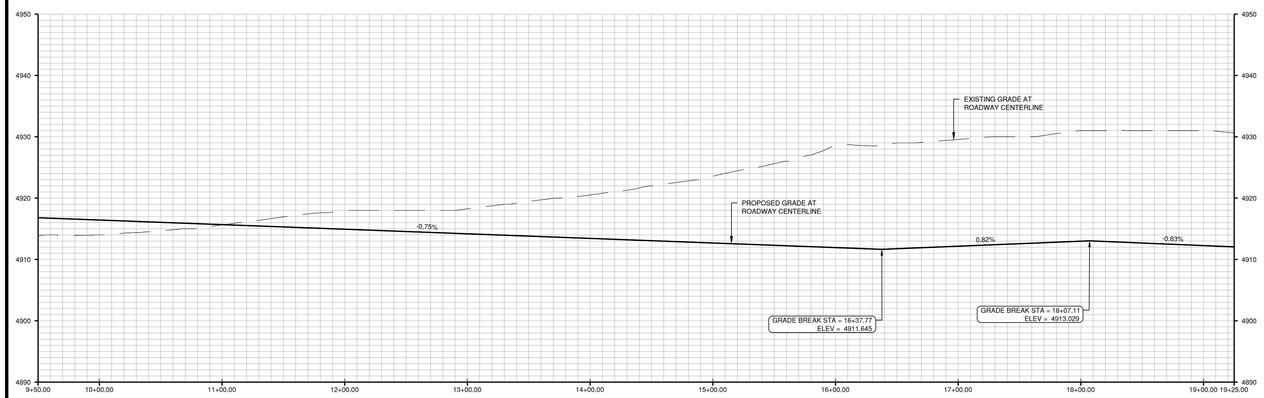
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C-5.09



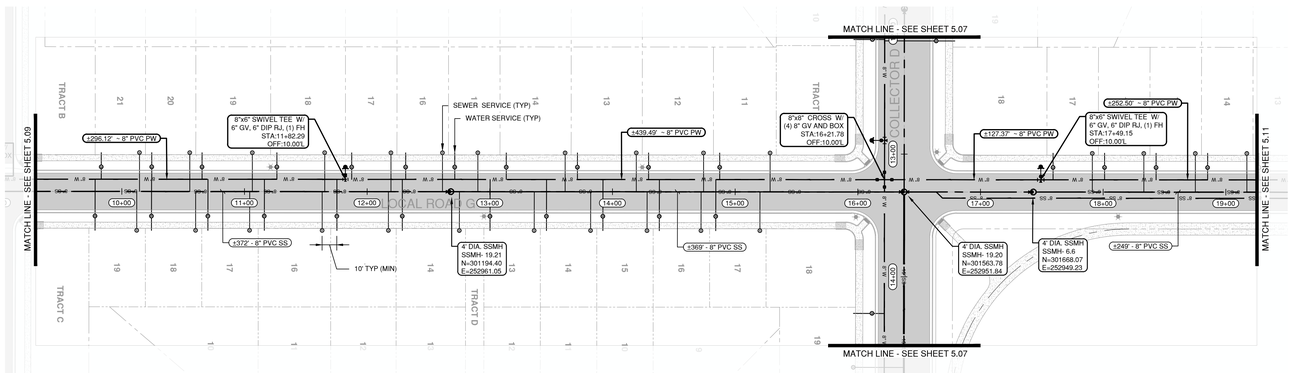
LOCAL ROAD G STA 9+50 to 19+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



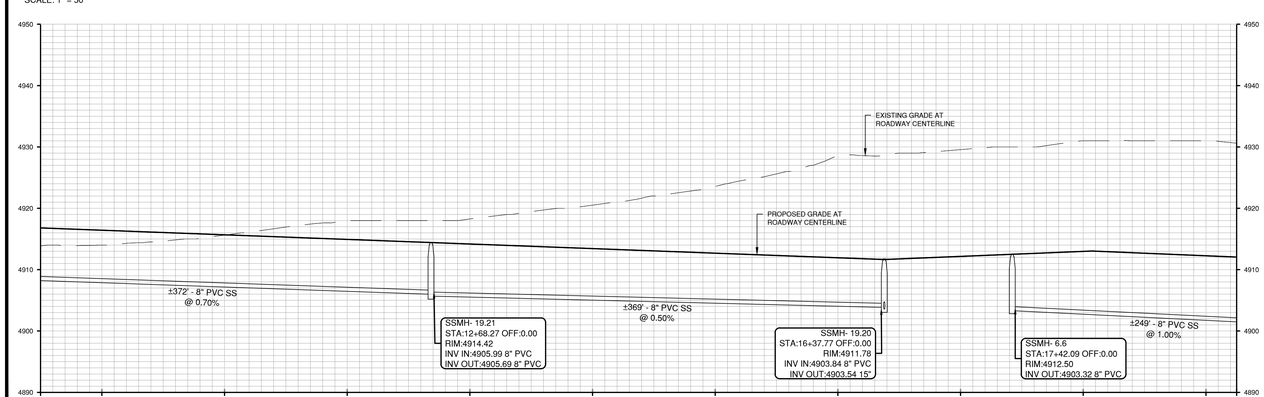
LOCAL ROAD G STA 9+50 TO 19+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 6' (V)



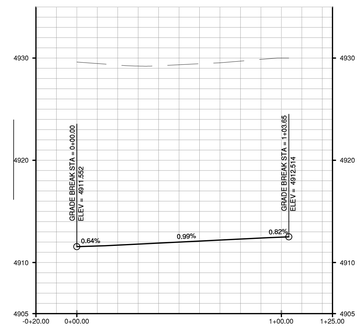
LOCAL ROAD G STA 9+50 TO 19+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



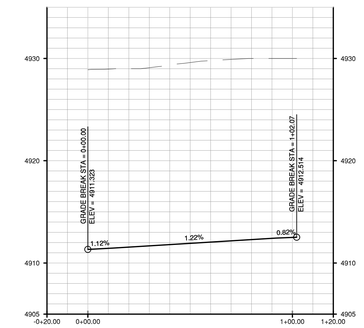
LOCAL ROAD G STA 9+50 TO 19+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 6' (V)



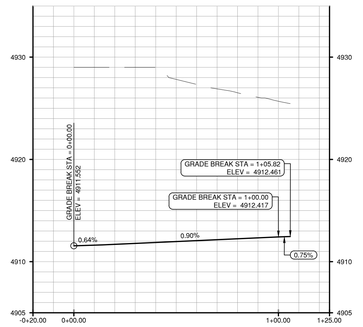
CURB RETURN PROFILE - INT. #1 NW

SCALE: 1" = 30' (H), 1" = 6' (V)



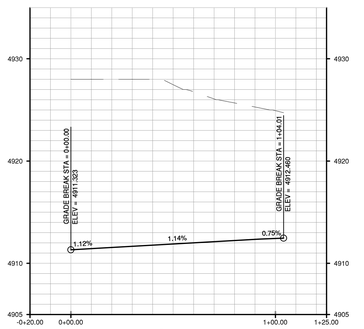
CURB RETURN PROFILE - INT. #1 NE

SCALE: 1" = 30' (H), 1" = 6' (V)



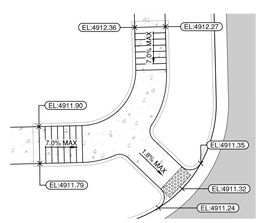
CURB RETURN PROFILE - INT. #1 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



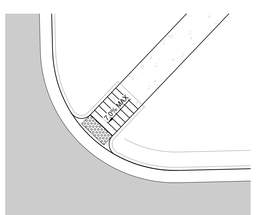
CURB RETURN PROFILE - INT. #1 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



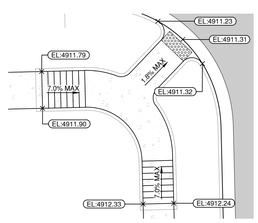
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



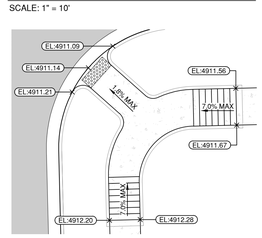
HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



HANDICAP RAMP DETAIL C

SCALE: 1" = 10'



HANDICAP RAMP DETAIL D

SCALE: 1" = 10'

0 50 100 FEET

ENGINEER IN CHARGE:

COLORADO PE OCCUPATIONAL PRELIMINARY NOT FOR CONSTRUCTION FINAL DRAWING

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE E-101
ENGLEWOOD, CO 80112
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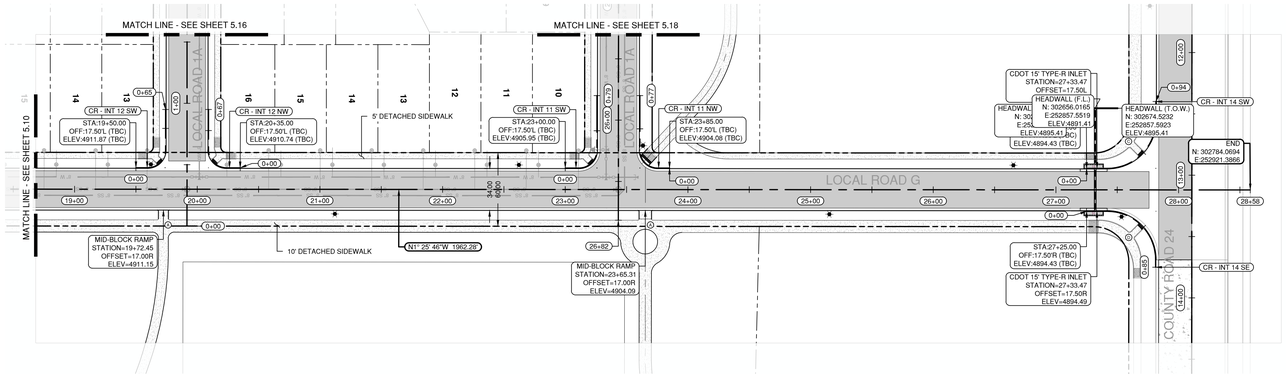
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD G

REV	DESCRIPTION	BY	DATE

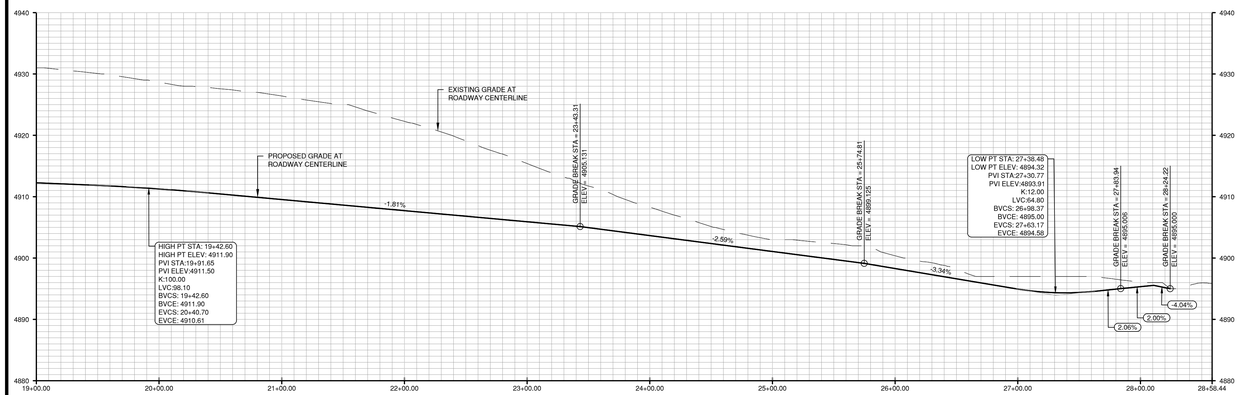
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.10



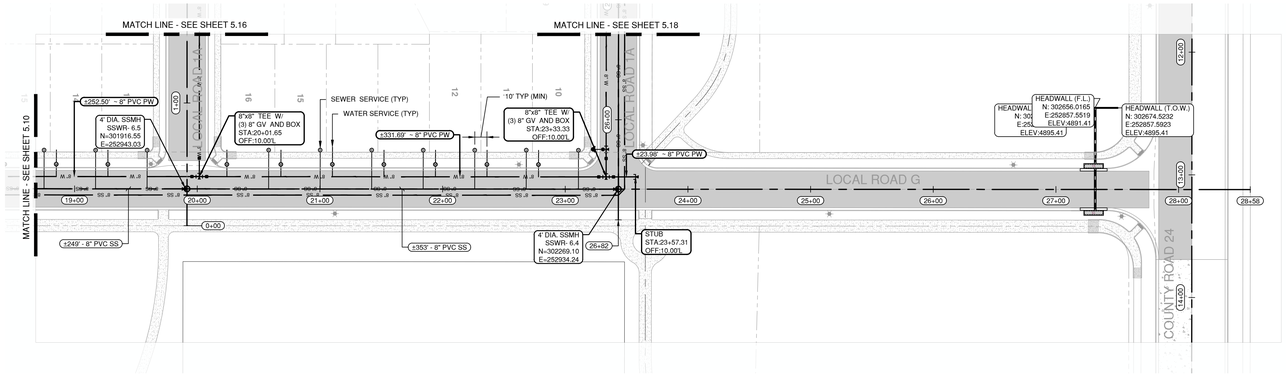
LOCAL ROAD G STA 19+00 to 28+58 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



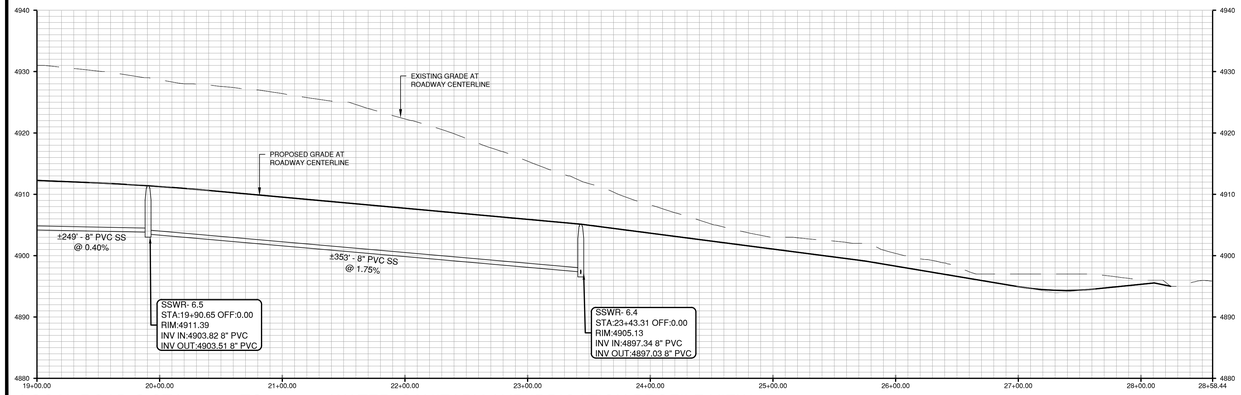
LOCAL ROAD G STA 19+00 TO 28+58 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 6' (V)



LOCAL ROAD G STA19+00 TO 28+58 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



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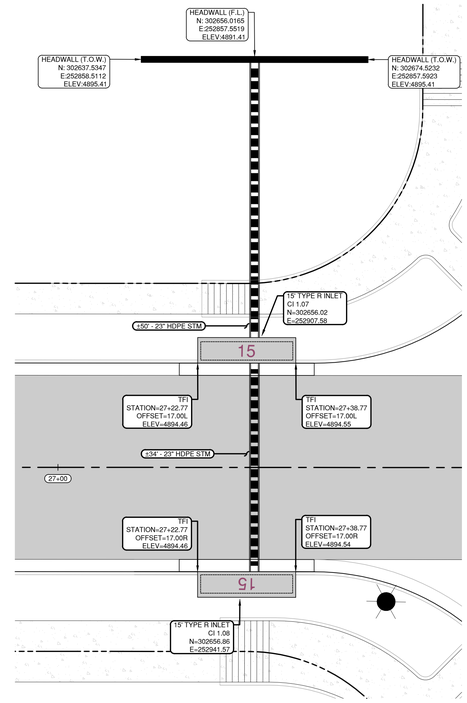
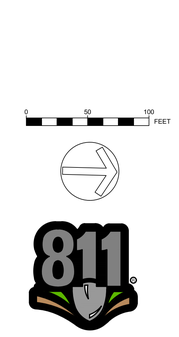
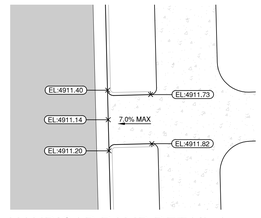


STORM SEWER DETAIL

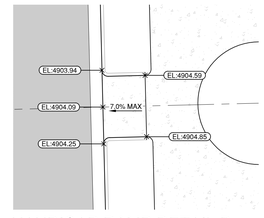
SCALE: 1" = 10'





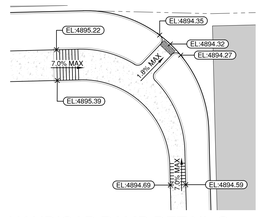
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



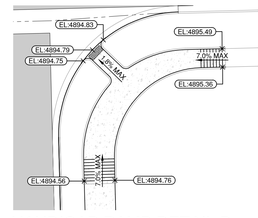
HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



HANDICAP RAMP DETAIL C

SCALE: 1" = 10'



HANDICAP RAMP DETAIL D

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER L. PERDUE
PE 38282
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWINGS

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ENGLEWOOD, CO 80112
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CPERDUE@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.

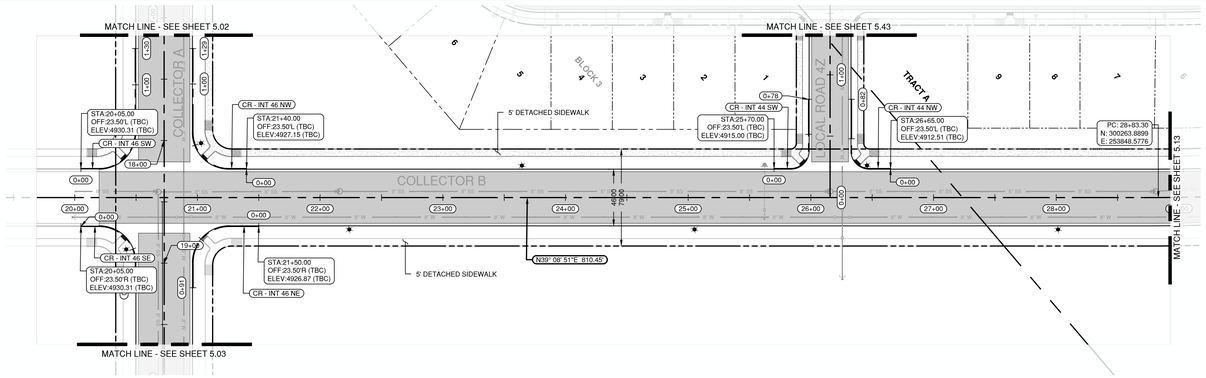
ELEVATION = 4721.56 (NAVD 88)

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

PLAN AND PROFILE
LOCAL ROAD G

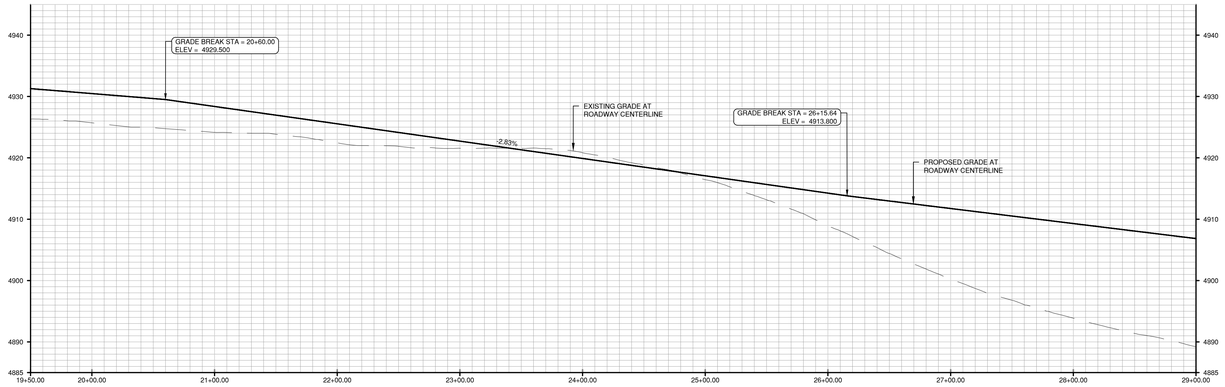
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C-5.11



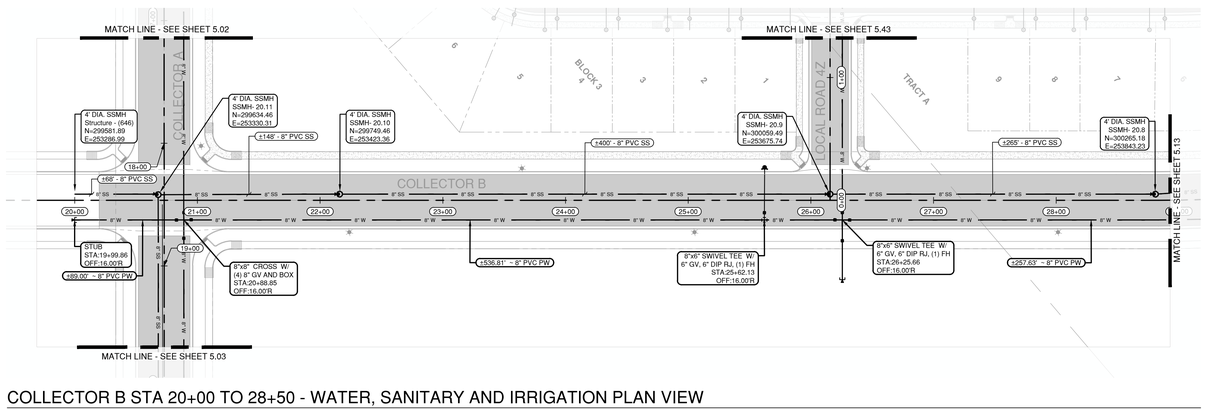
COLLECTOR B STA 20+00 TO 28+50 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



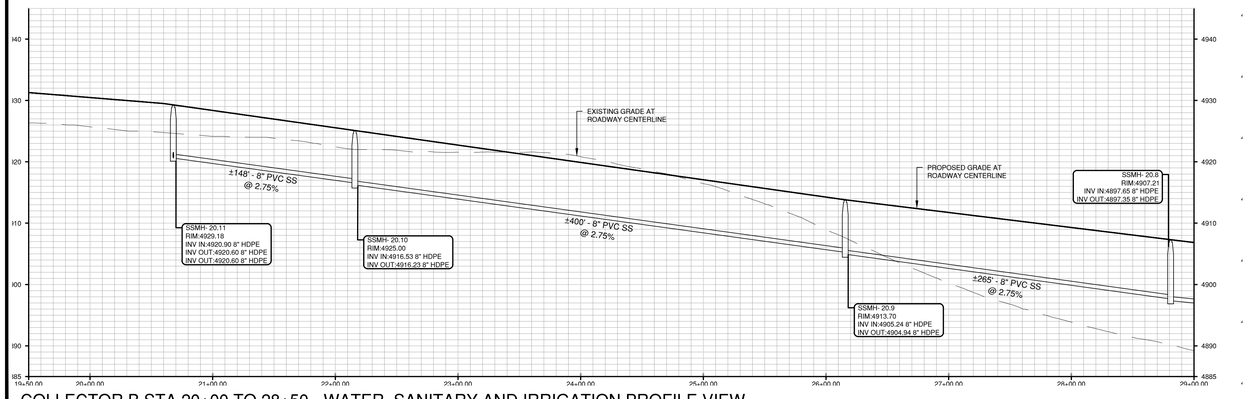
COLLECTOR B STA 20+00 TO 28+50 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



COLLECTOR B STA 20+00 TO 28+50 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



COLLECTOR B STA 20+00 TO 28+50 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

0 50 100 Feet

ENGINEER IN CHARGE:

COLORADO
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE E-101
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ELEVATION = 4721.56 (NAVD 88)

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

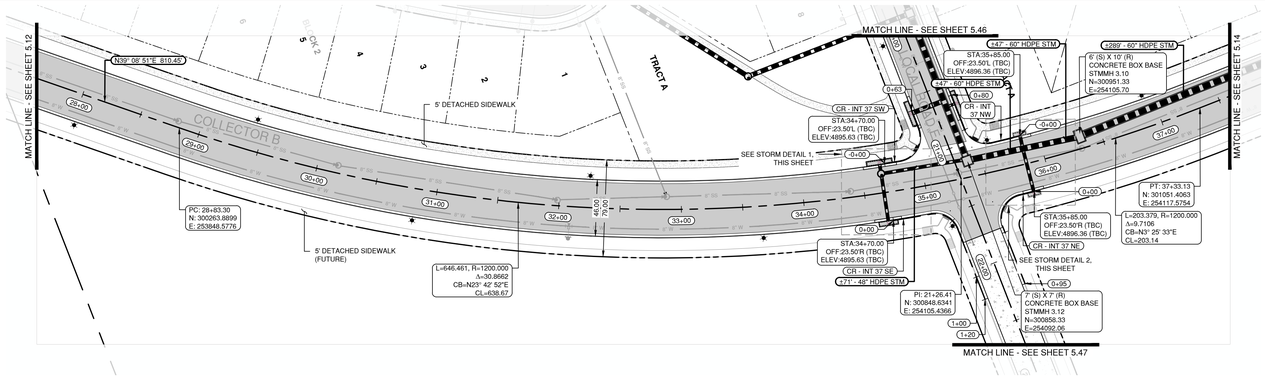
PLAN AND PROFILE COLLECTOR B

REV	DESCRIPTION	BY	DATE

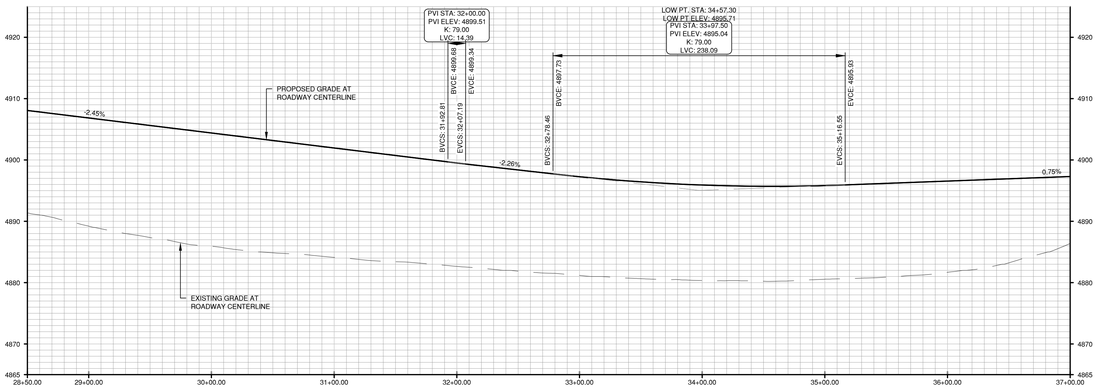
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER

C-5.12

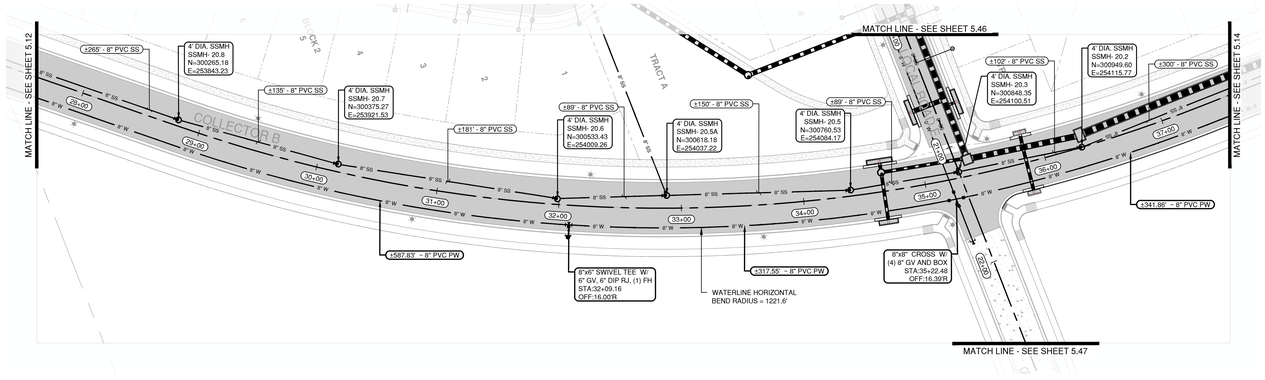


COLLECTOR B STA 28+50 TO 37+00 - ROADWAY AND STORM PLAN VIEW



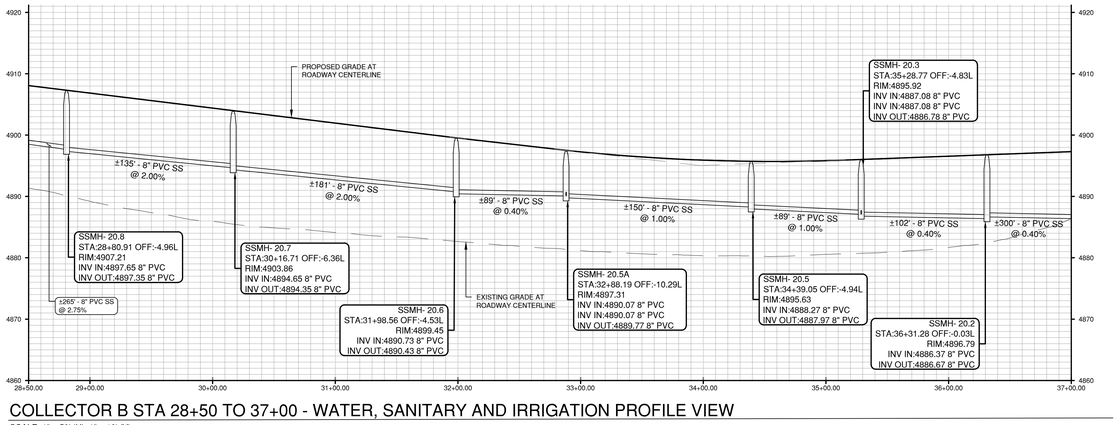
COLLECTOR B STA 28+50 TO 37+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



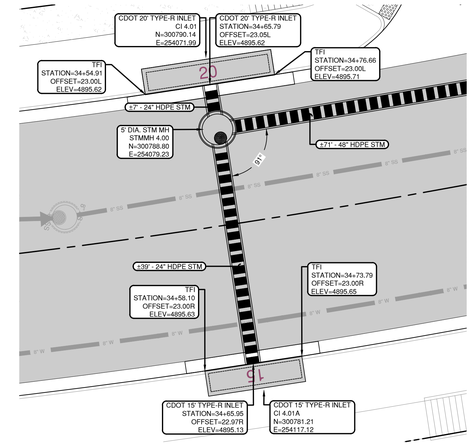
COLLECTOR B STA 28+50 TO 37+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



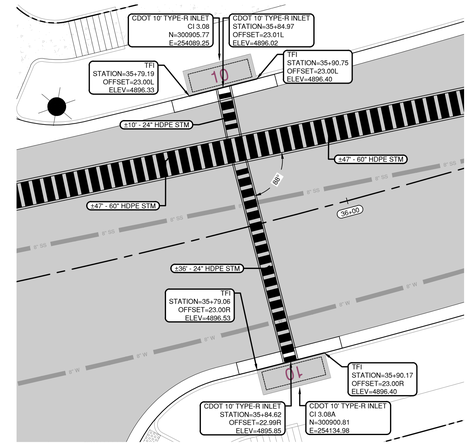
COLLECTOR B STA 28+50 TO 37+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



STORM SEWER DETAIL 1

SCALE: 1" = 10'



STORM SEWER DETAIL 2

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER PERDUE
PE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE E-101
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BENCHMARK

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ELEVATION = 4721.56 (NAVD 88)

811

0 50 100 Feet

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

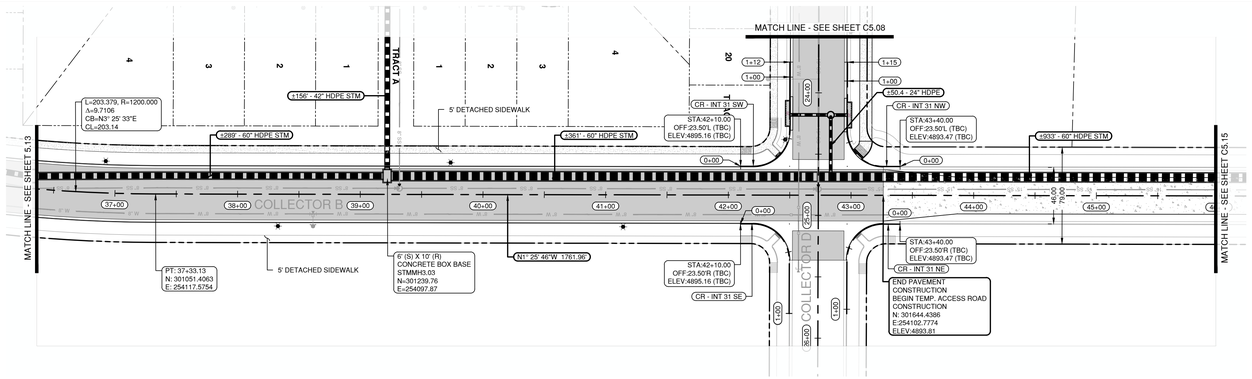
PLAN AND PROFILE
COLLECTOR B

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

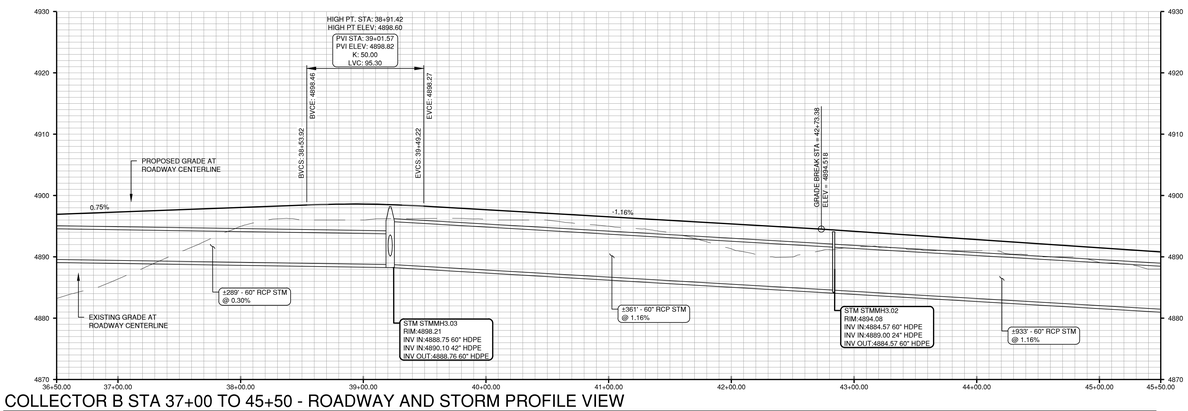
SHEET NUMBER

C-5.13



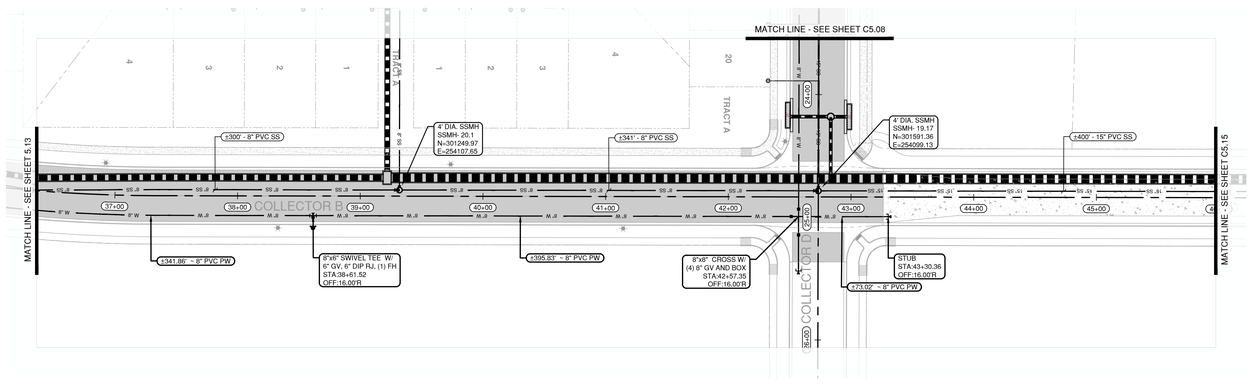
COLLECTOR B STA 37+00 TO 45+50 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



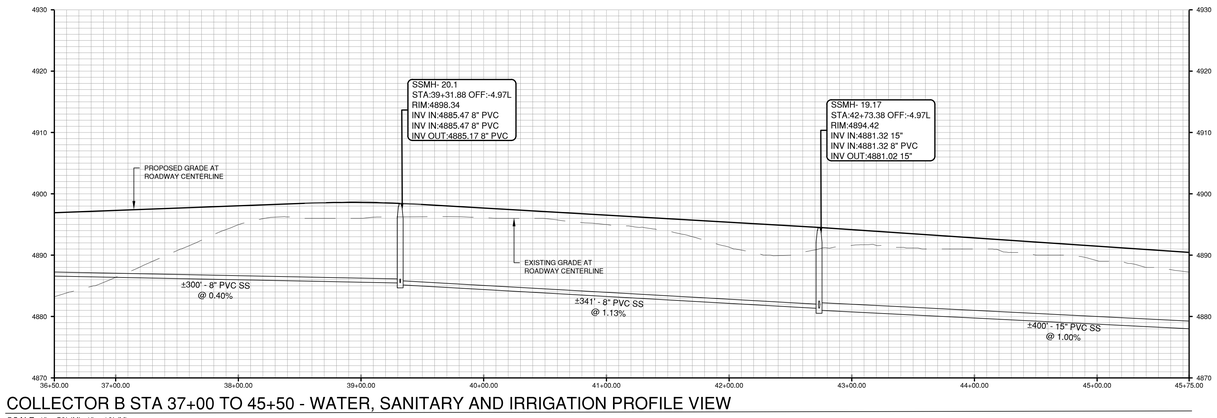
COLLECTOR B STA 37+00 TO 45+50 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



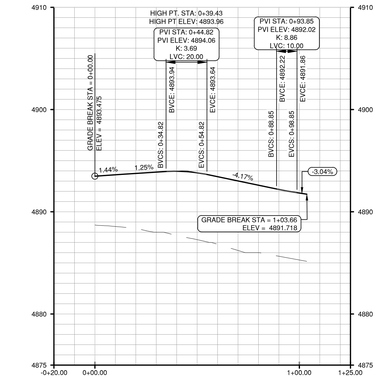
COLLECTOR B STA 37+00 TO 45+50 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



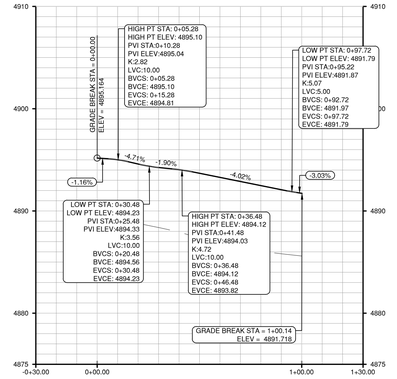
COLLECTOR B STA 37+00 TO 45+50 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



CURB RETURN PROFILE - INT. 31 NE

SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. 31 SE

SCALE: 1" = 30' (H), 1" = 6' (V)

0 50 100 Feet

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER L. PERDUE
PE 38141
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE E-101
ENGLEWOOD, CO 80112
(720) 206-6931
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ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.
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PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

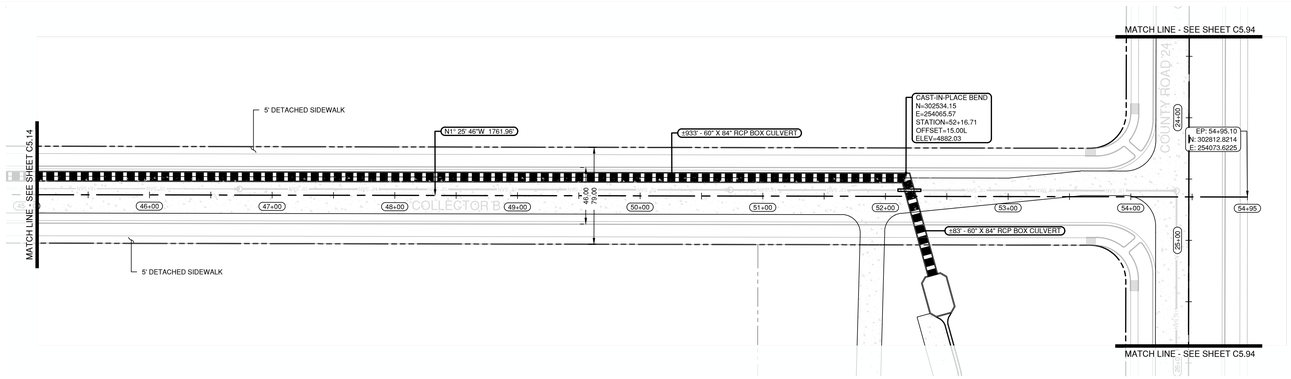
PLAN AND PROFILE
COLLECTOR B

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

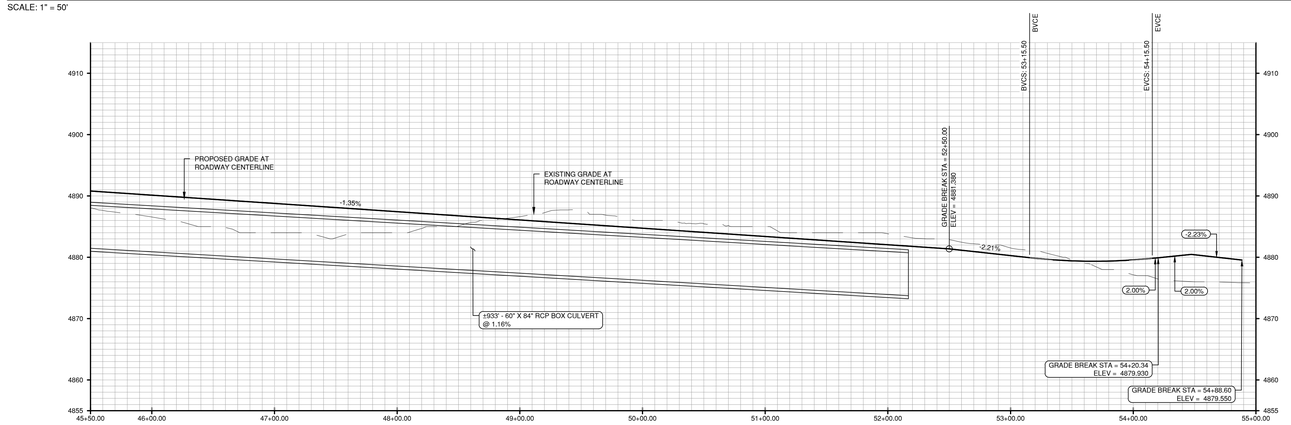
SHEET NUMBER

C-5.14



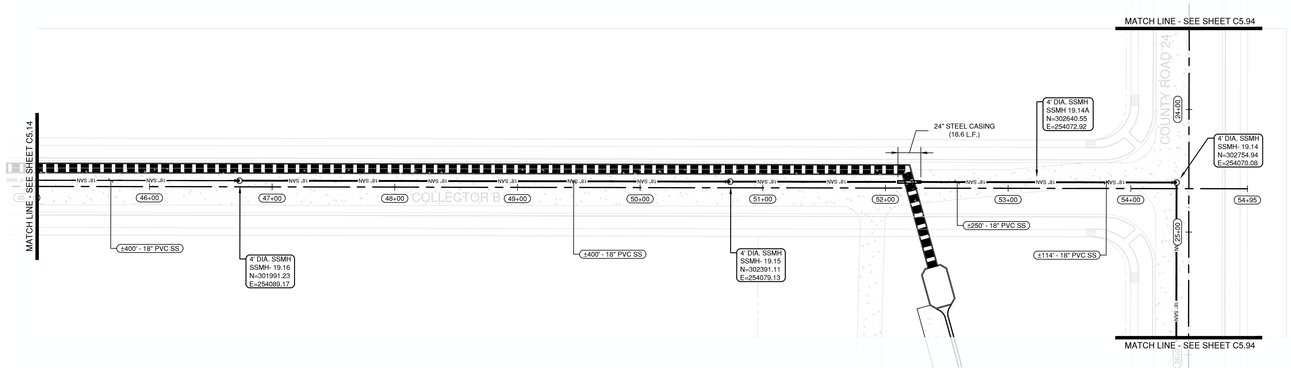
COLLECTOR B STA 45+50 TO 54+95 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



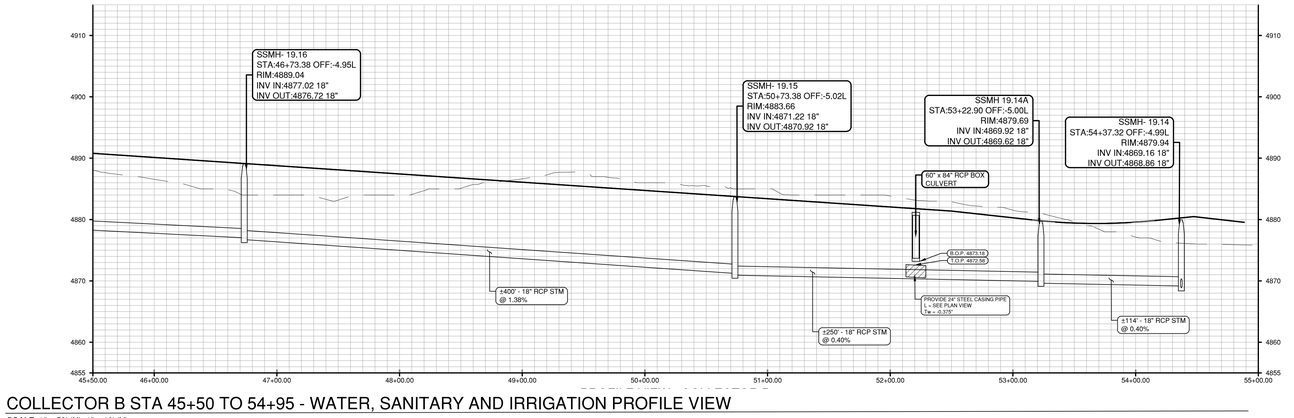
COLLECTOR B STA 45+50 TO 54+95 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



COLLECTOR B STA 45+50 TO 54+95 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



COLLECTOR B STA 45+50 TO 54+95 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

0 50 100 Feet

ENGINEER IN CHARGE:

COLORADO
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE E-101
ENGLEWOOD, CO 80112
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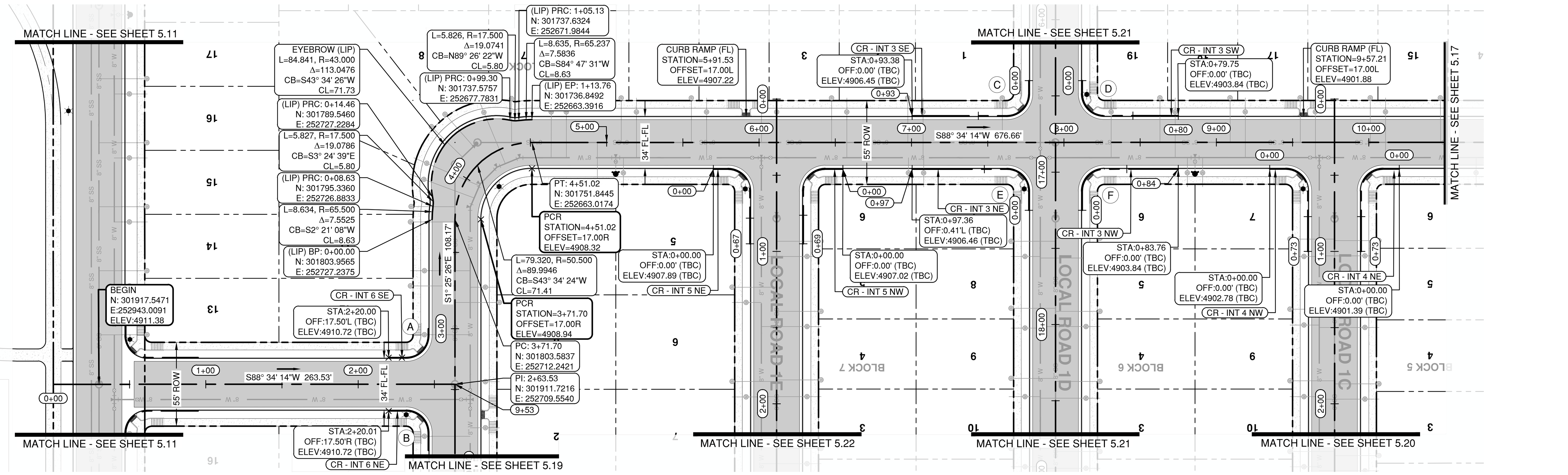
SCALE:	VARIES

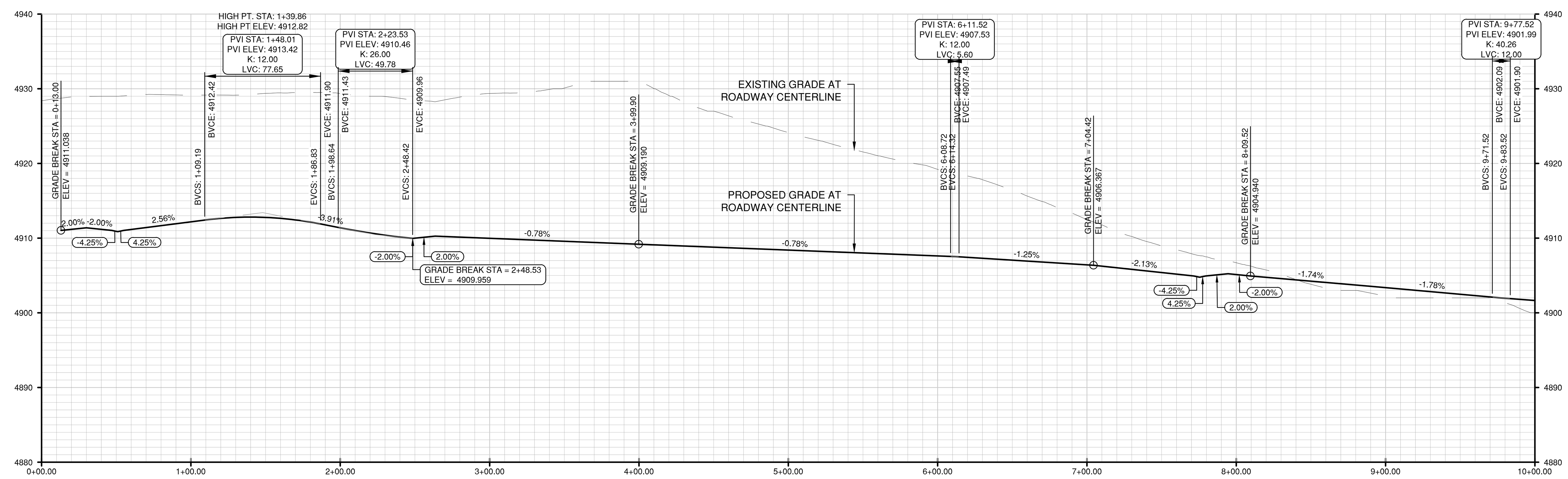
SHEET NUMBER

C-5.15



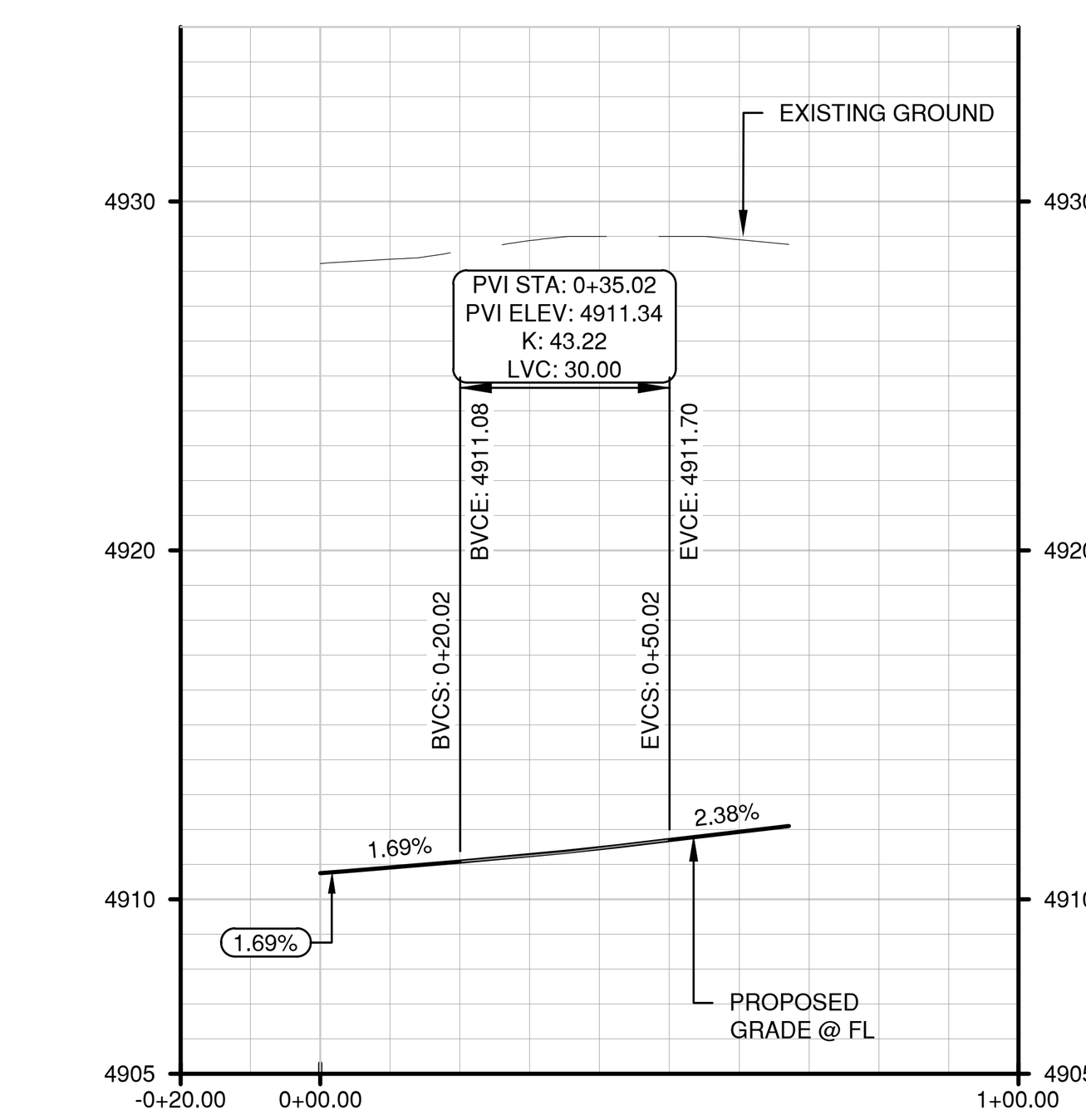
LOCAL ROAD 1A STA 0+00 to 10+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 30'



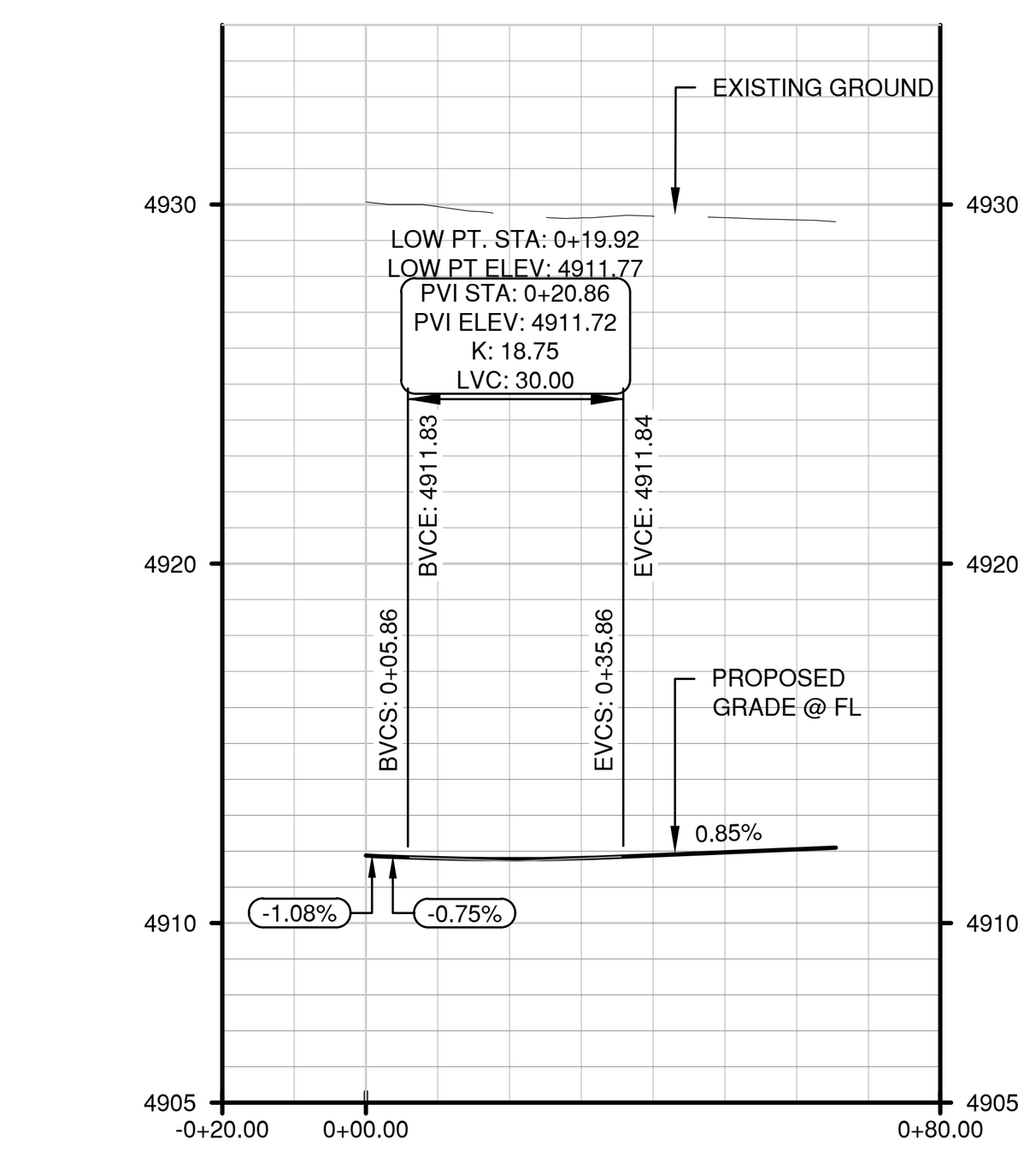
LOCAL ROAD 1A STA 0+00 to 10+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 30' (H), 1" = 6' (V)



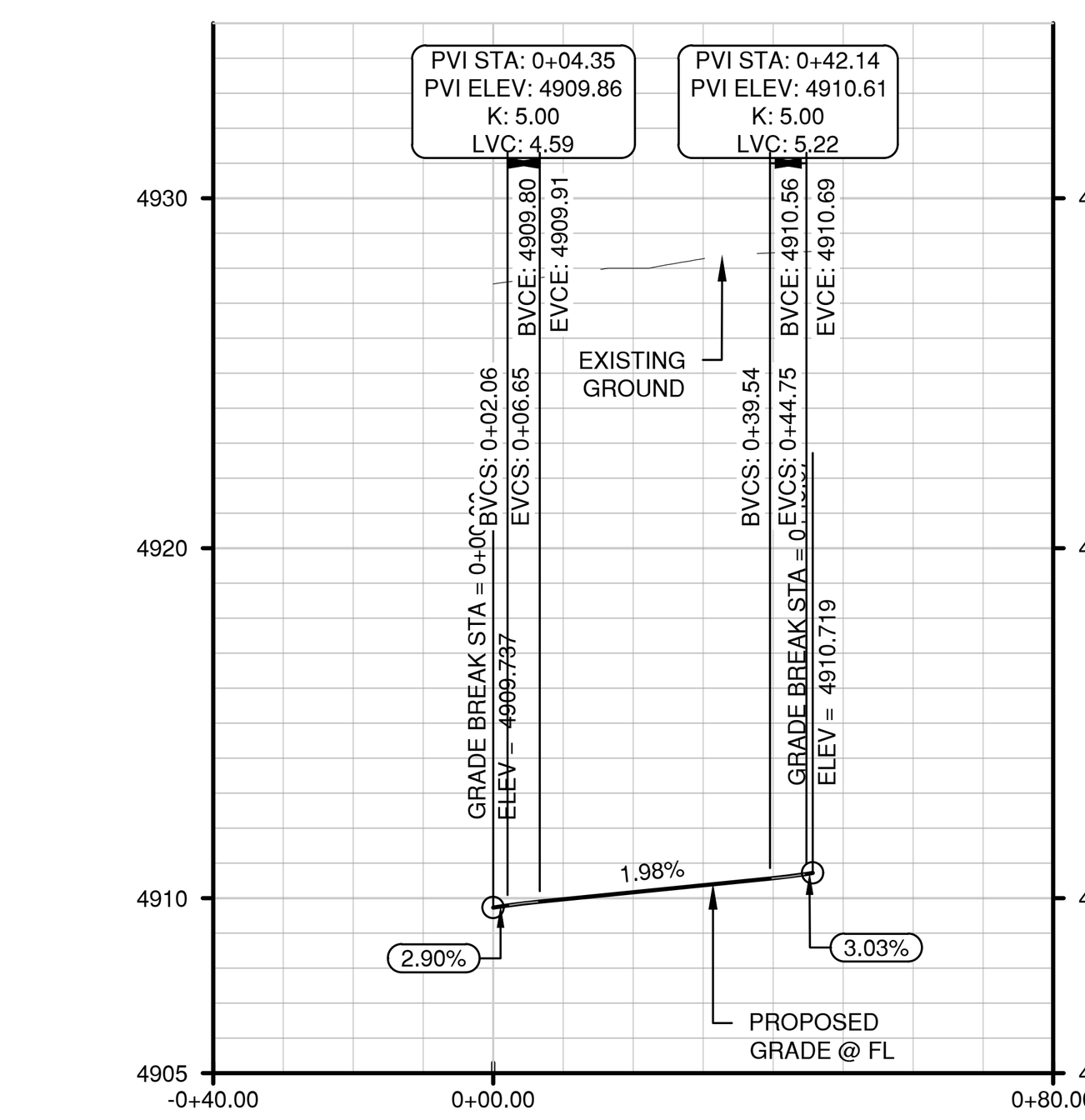
CURB RETURN PROFILE - INT. #12NW

SCALE: 1" = 30' (H), 1" = 6' (V)



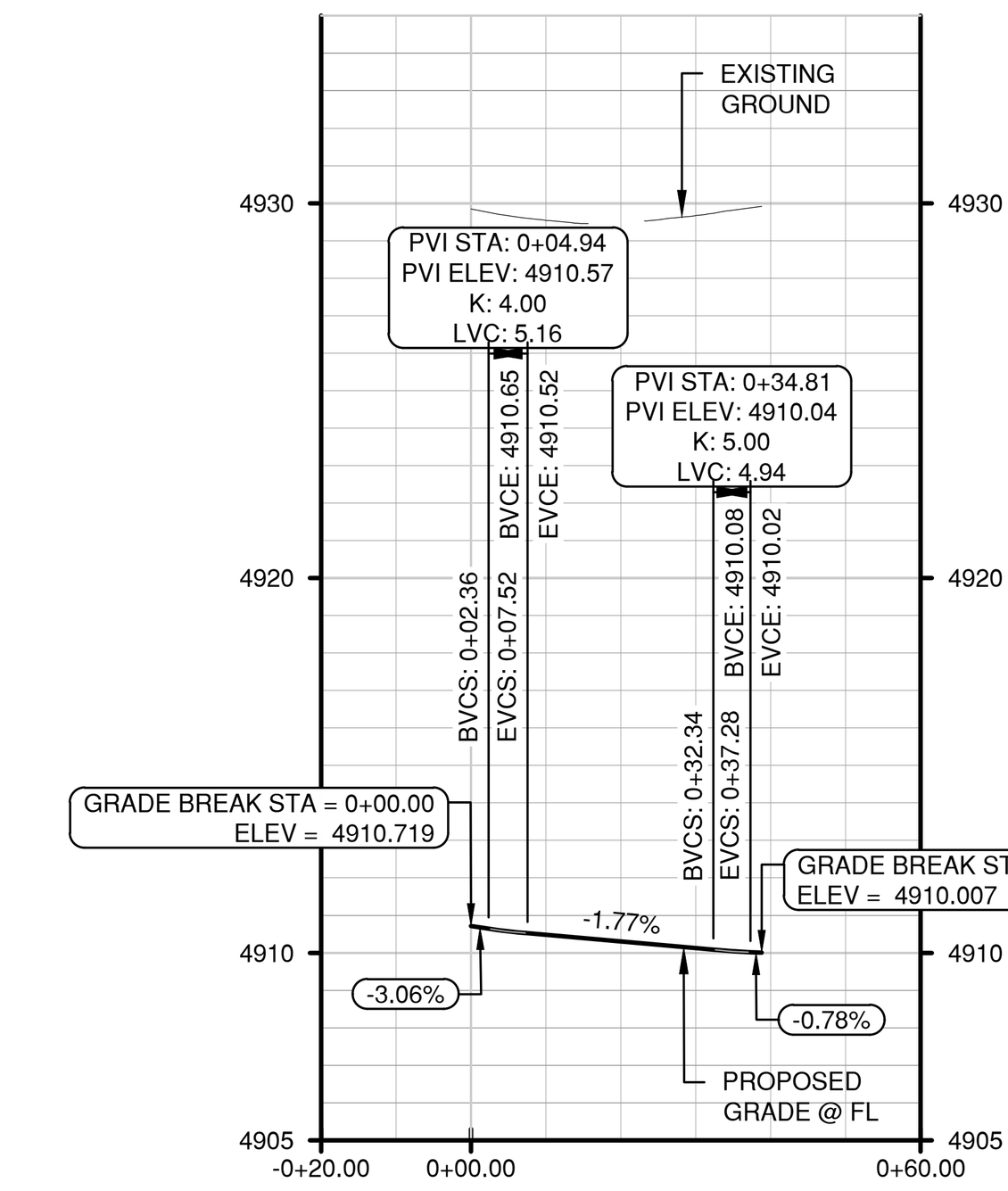
CURB RETURN PROFILE - INT. 12 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



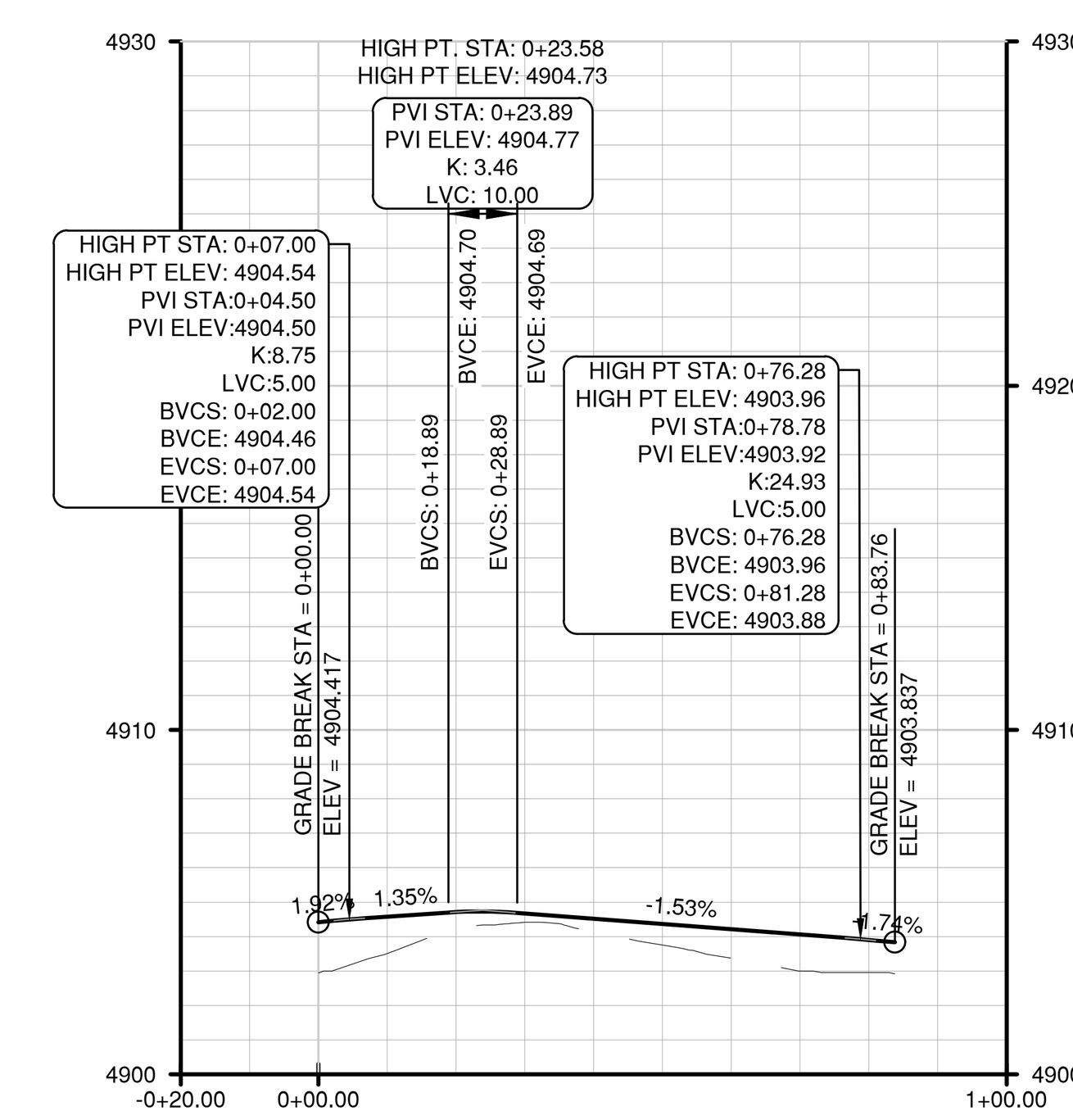
CURB RETURN PROFILE #6 NE

SCALE: 1" = 30' (H), 1" = 6' (V)



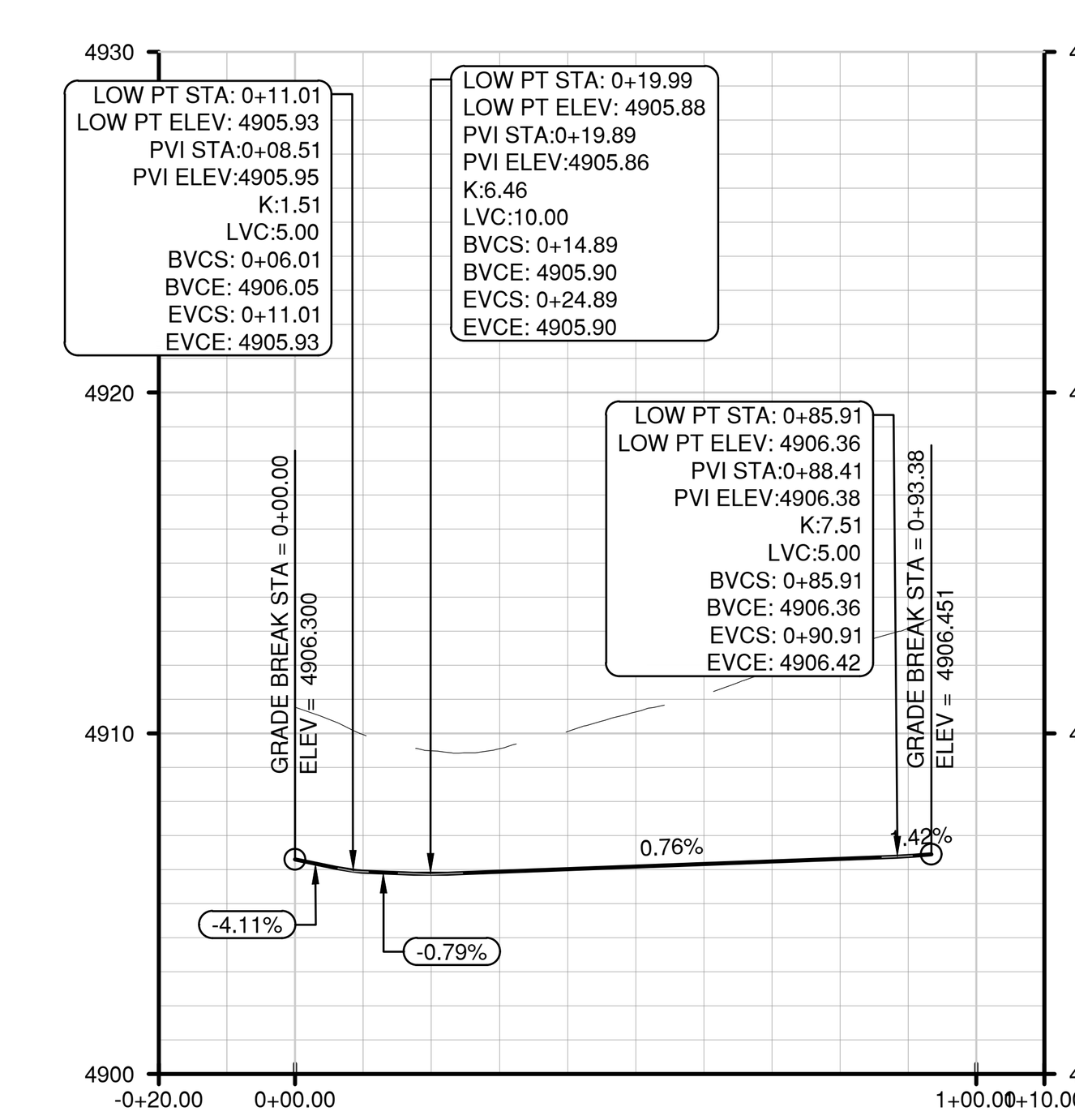
CURB RETURN PROFILE - INT. 6 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



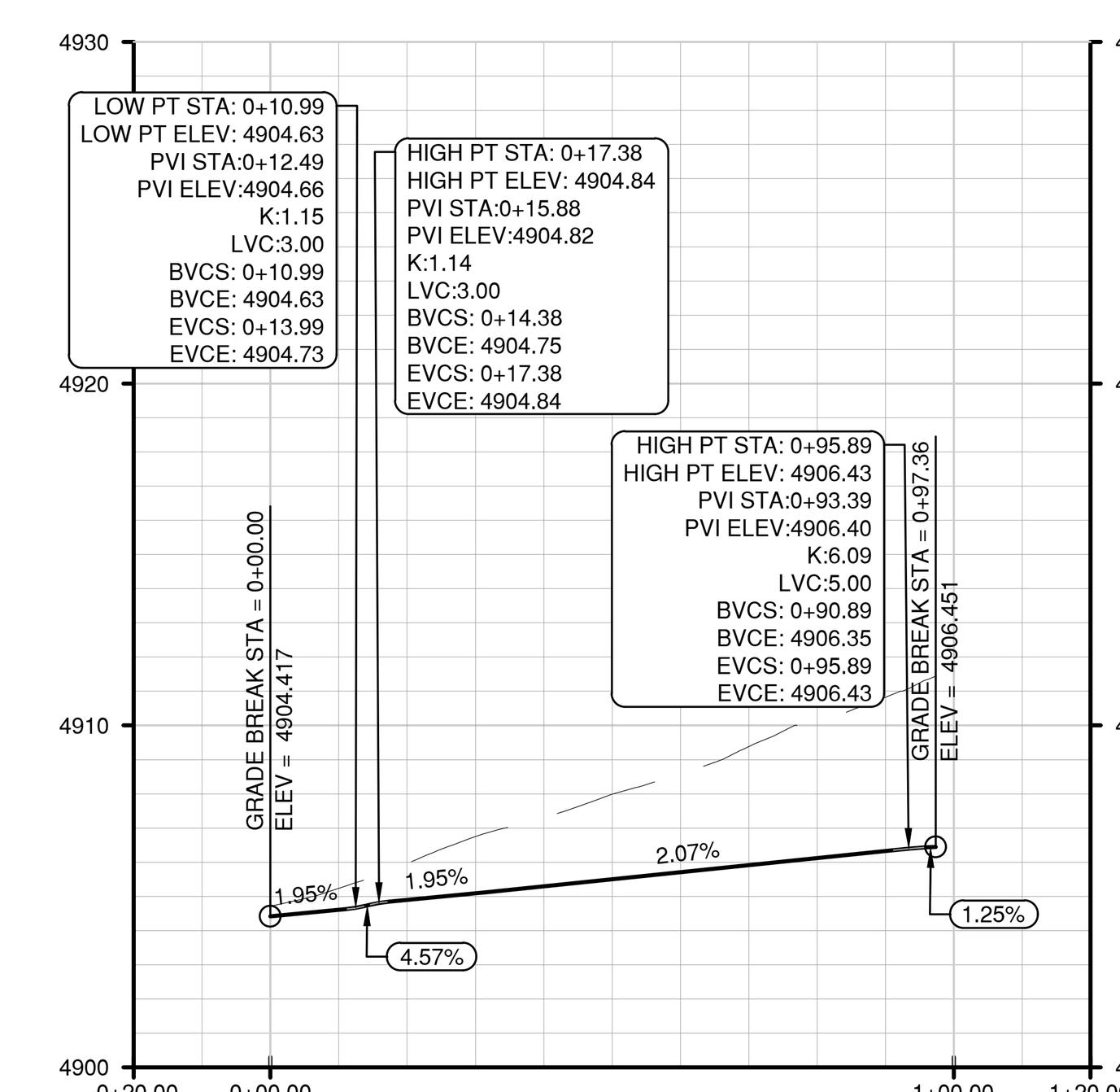
CURB RETURN PROFILE - INT. 3 NW

SCALE: 1" = 30' (H), 1" = 6' (V)



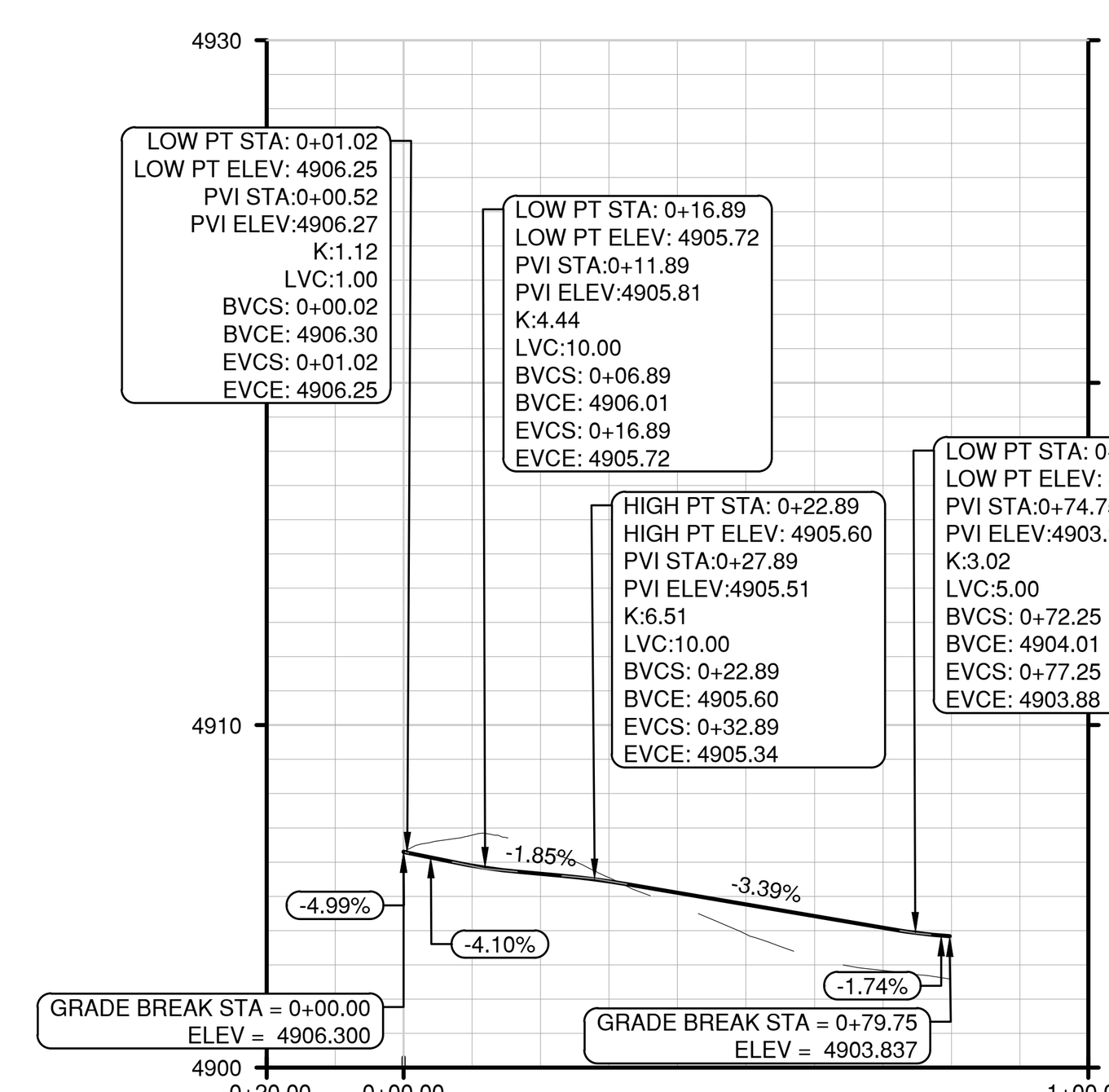
CURB RETURN PROFILE - INT. 3SE

SCALE: 1" = 30' (H), 1" = 6' (V)



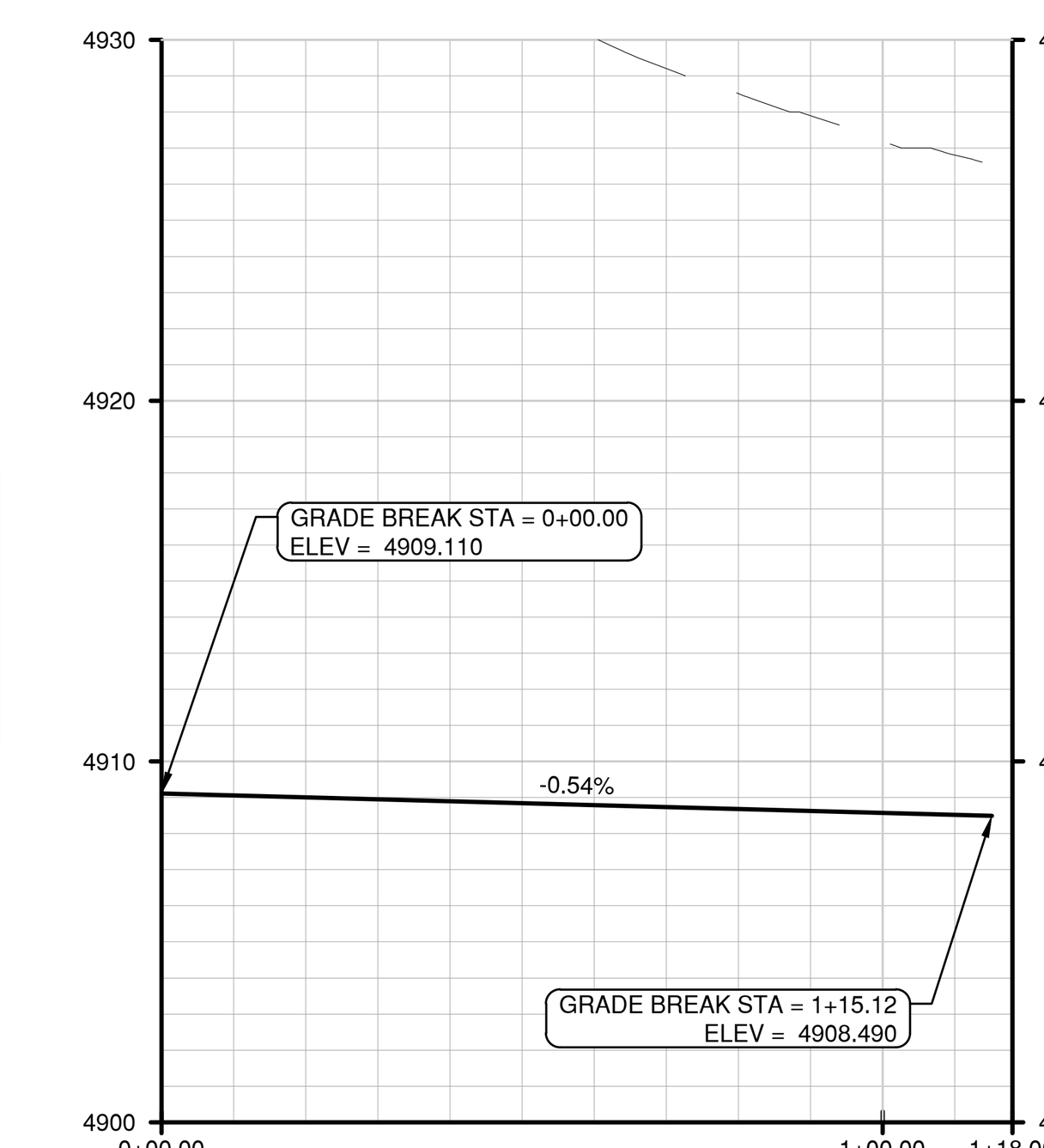
CURB RETURN PROFILE - INT. 3 NE

SCALE: 1" = 30' (H), 1" = 6' (V)



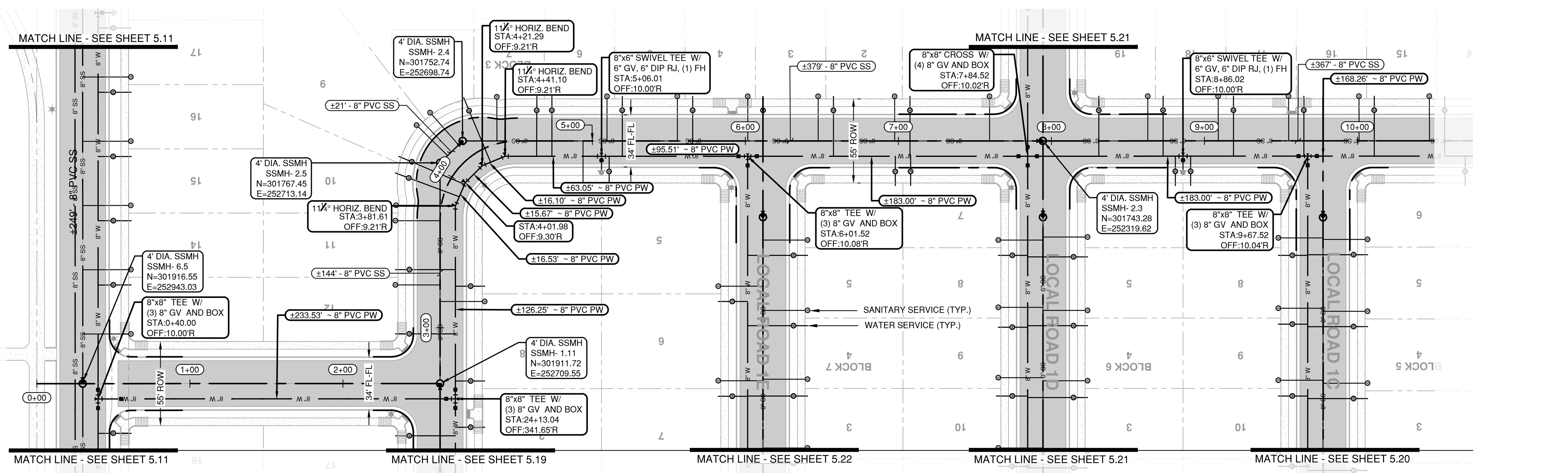
CURB RETURN PROFILE - INT. 3SE

SCALE: 1" = 30' (H), 1" = 6' (V)



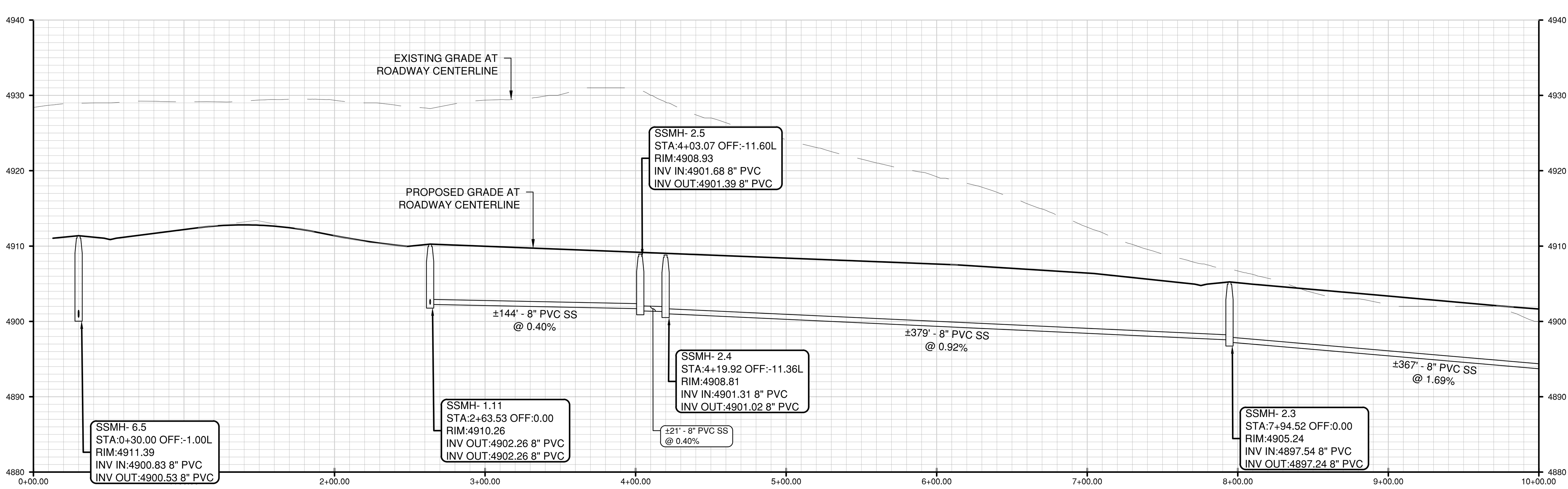
EYEBROW PROFILE - PHASE 1 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



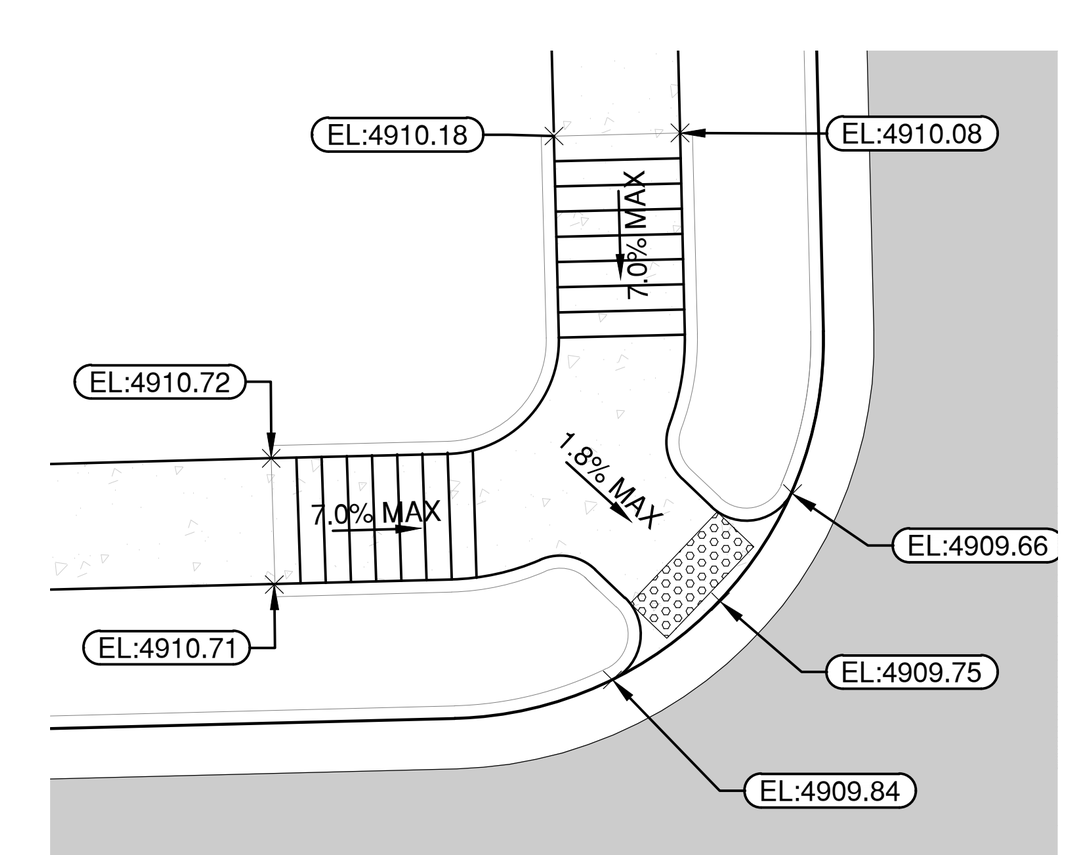
LOCAL ROAD 1A STA 0+00 to 10+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 30'



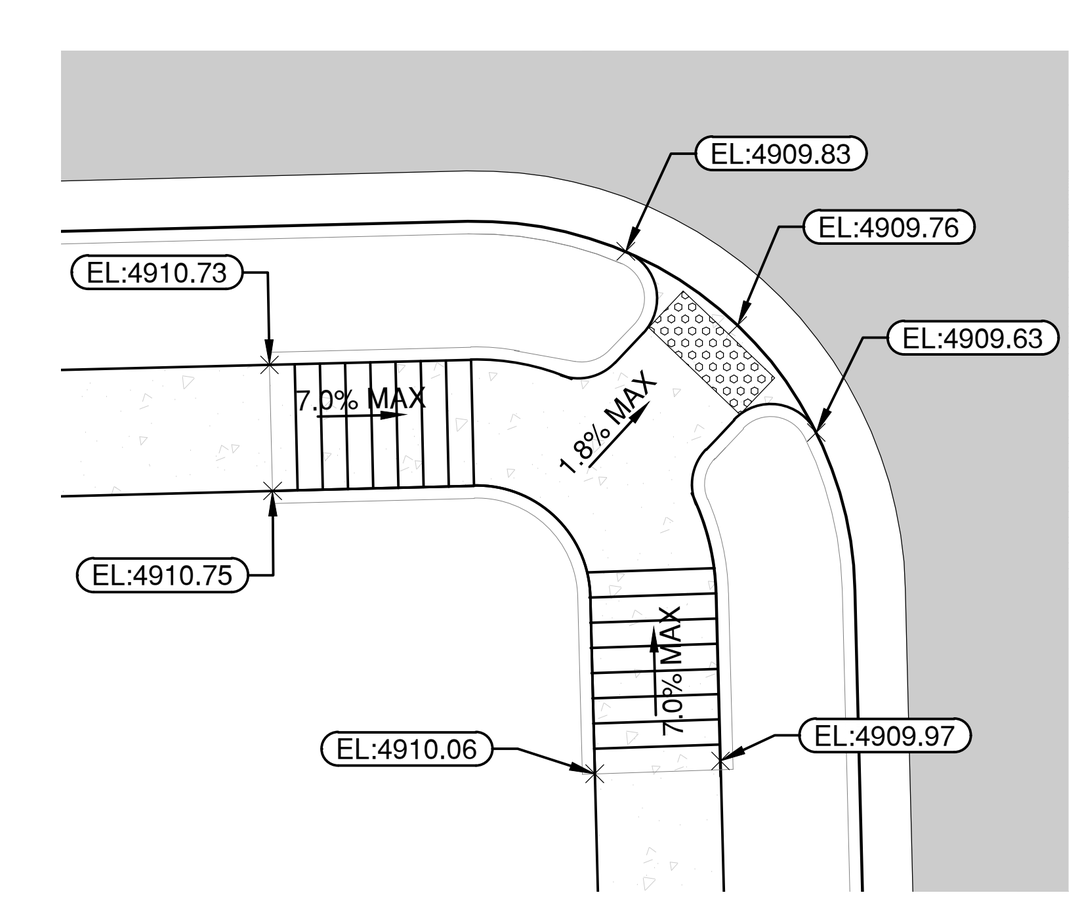
LOCAL ROAD 1A STA 0+00 to 10+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 30' (H), 1" = 6' (V)



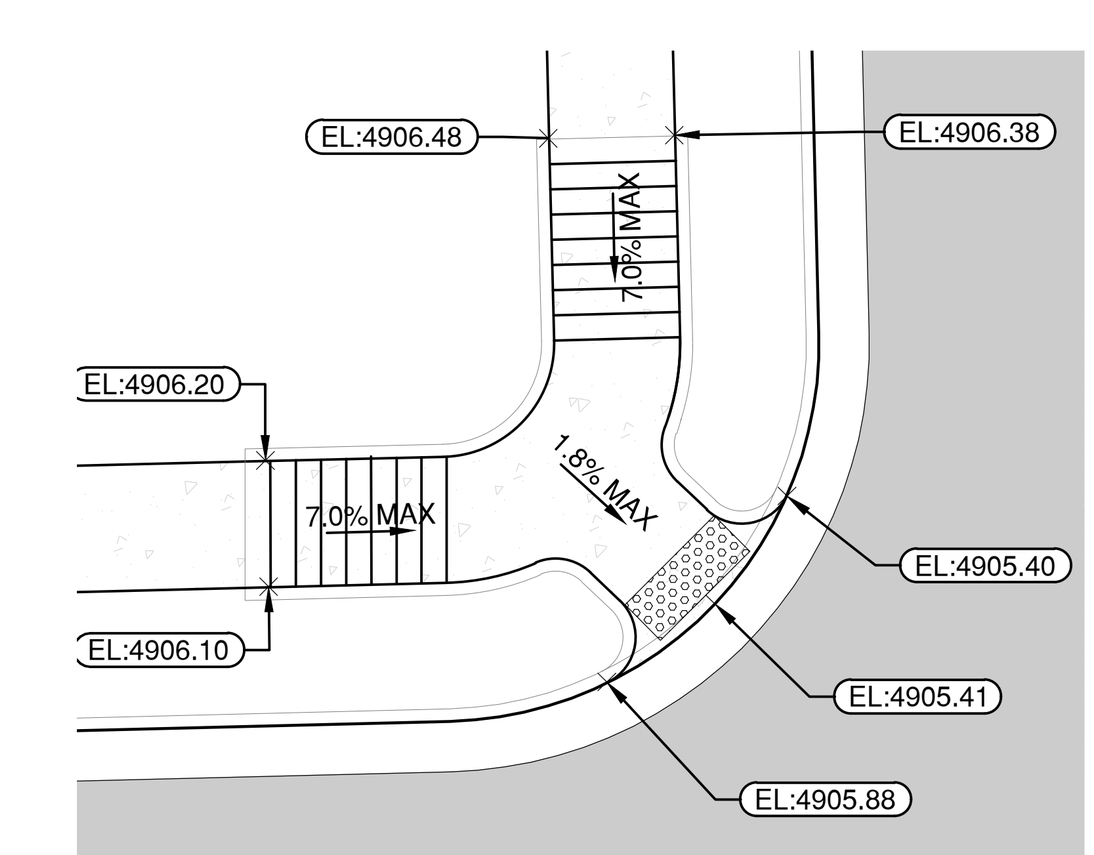
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



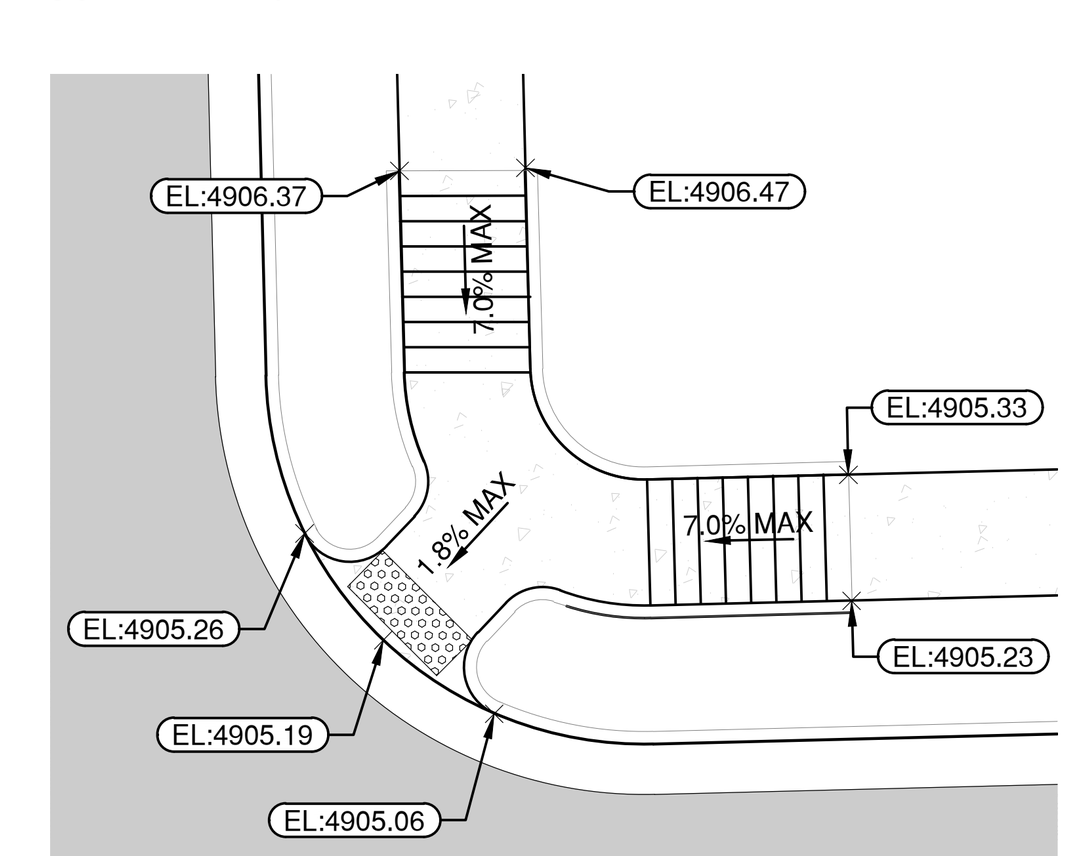
HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



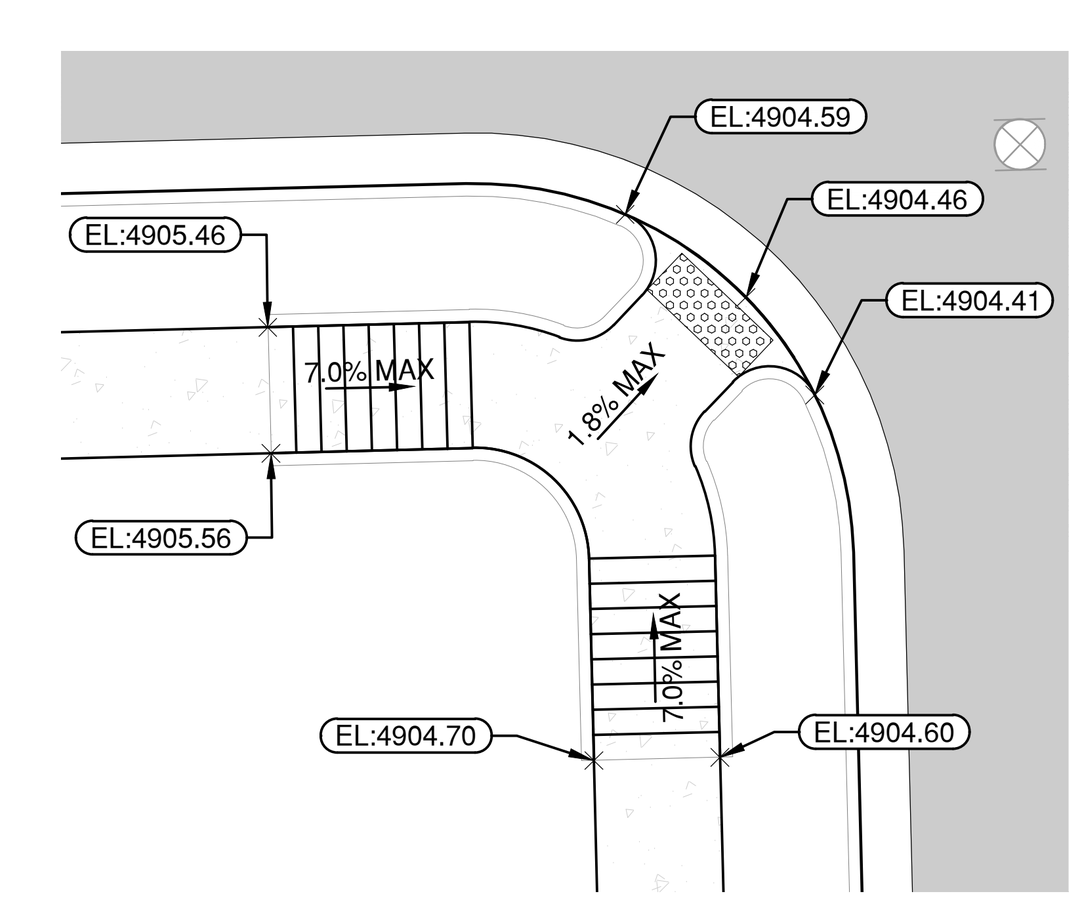
HANDICAP RAMP DETAIL C

SCALE: 1" = 10'



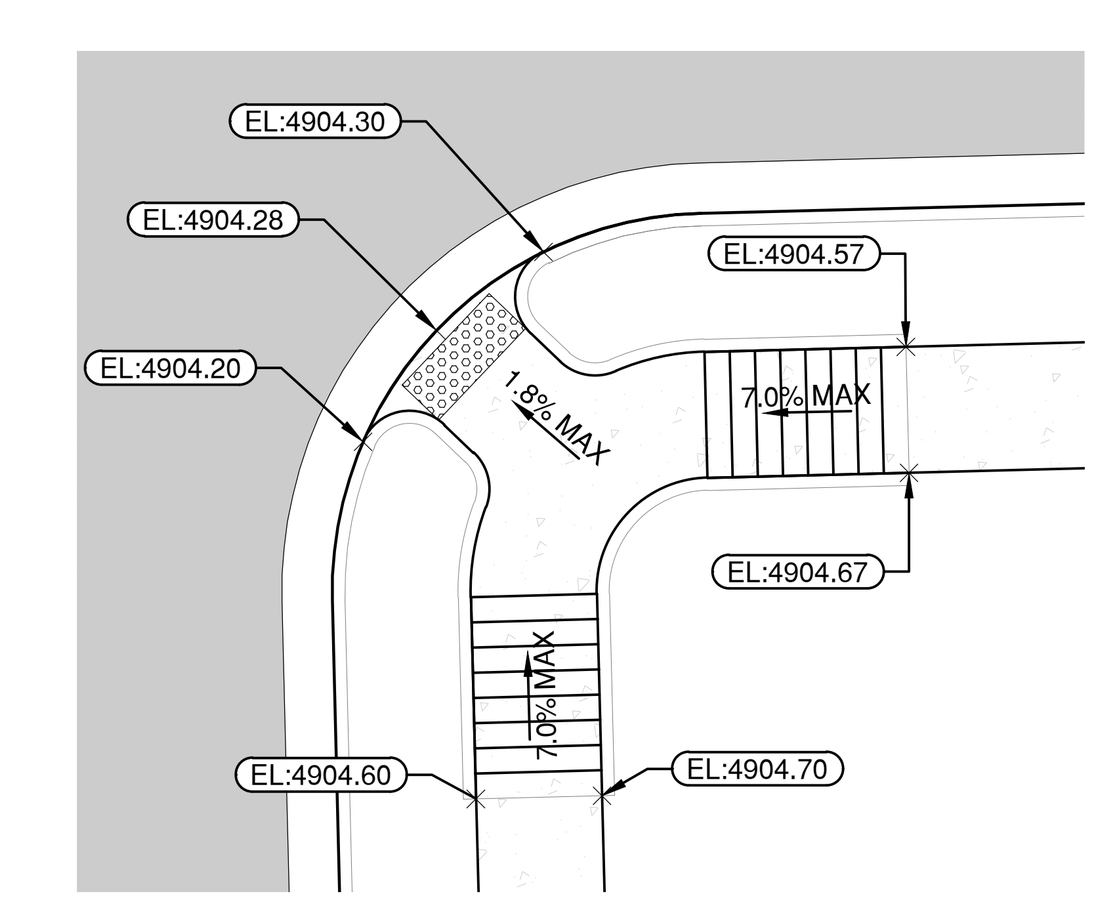
HANDICAP RAMP DETAIL D

SCALE: 1" = 10'



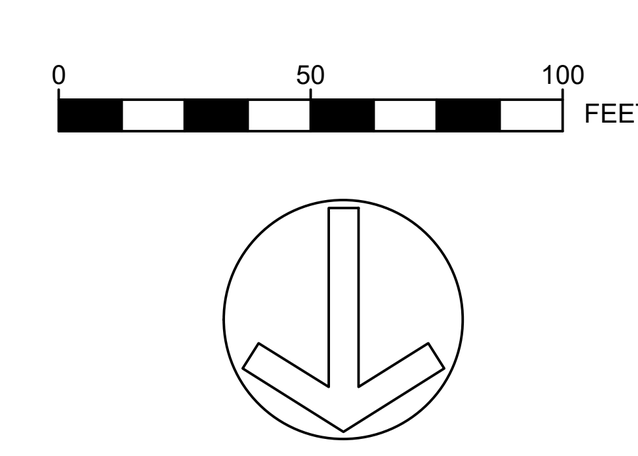
HANDICAP RAMP DETAIL E

SCALE: 1" = 10'



HANDICAP RAMP DETAIL F

SCALE: 1" = 10'



ENGINEER IN CHARGE:

PRELIMINARY NOT FOR CONSTRUCTION

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

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.

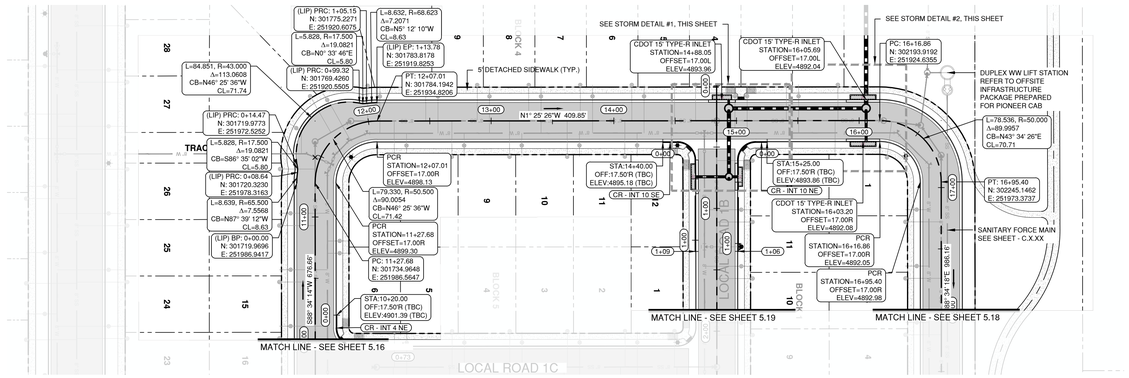
ELEVATION = 4721.56 (NAVD 88)

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

PLAN AND PROFILE
LOCAL ROAD 1A

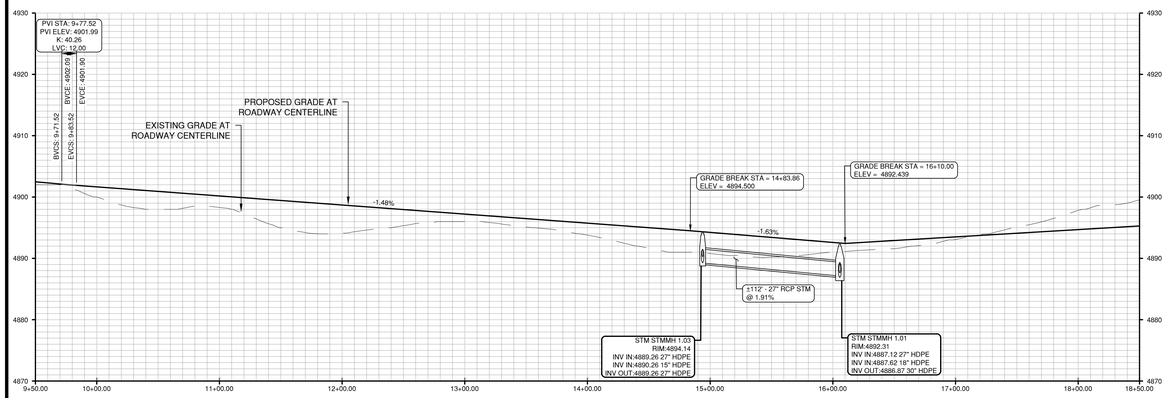
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C-5.16



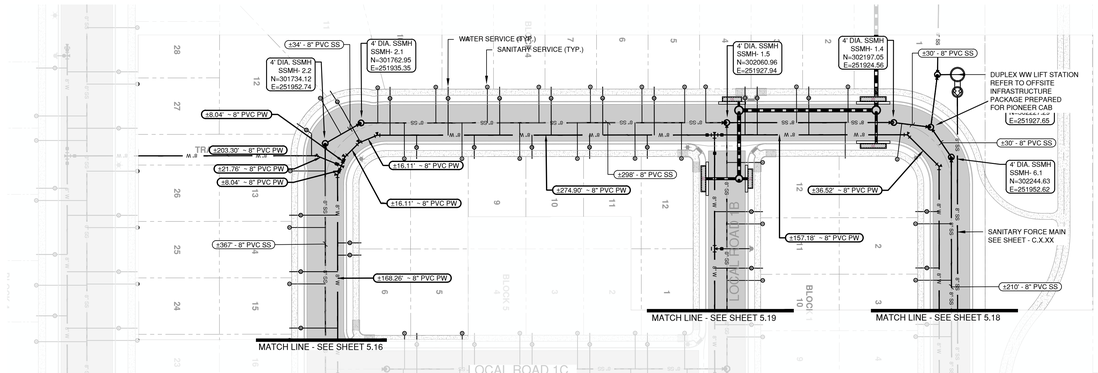
LOCAL ROAD 1A STA 10+00 to 18+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 30'



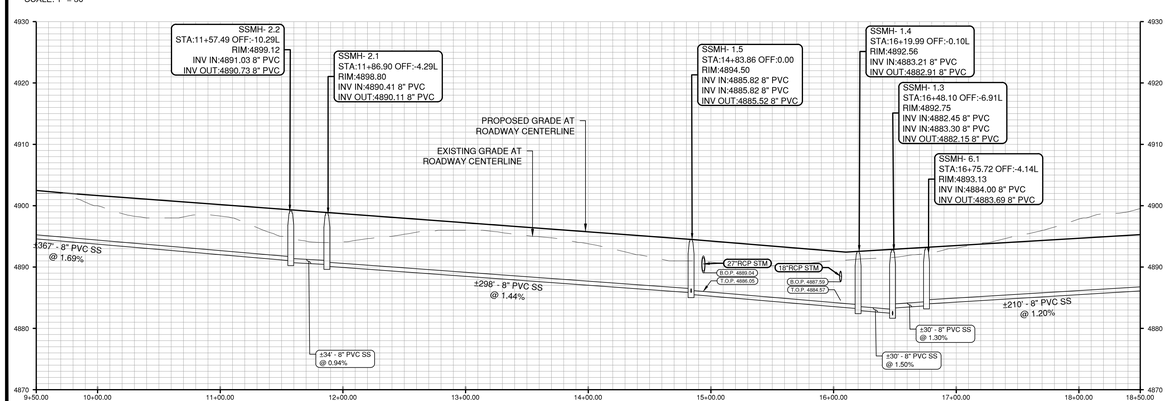
LOCAL ROAD 1A STA 10+00 to 18+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 30' (H), 1" = 6' (V)



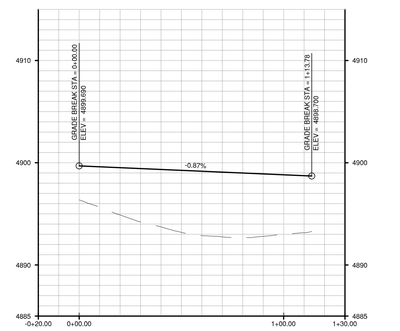
LOCAL ROAD 1A STA 10+00 to 18+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 30'



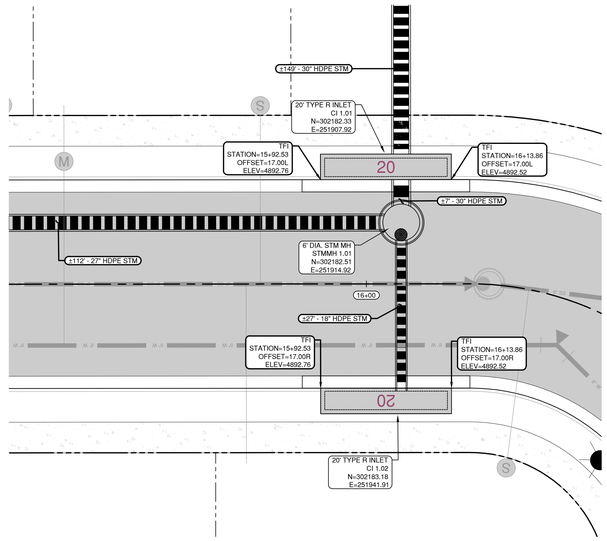
LOCAL ROAD 1A STA 10+00 to 18+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 30' (H), 1" = 6' (V)



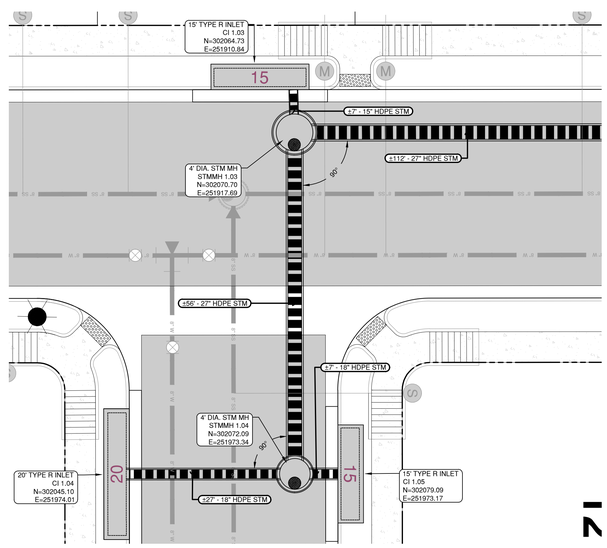
EYEBROW PROFILE #1 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



STORM SEWER DETAIL #1

SCALE: 1" = 10'



STORM SEWER DETAIL #2

SCALE: 1" = 10'

0 50 100 FEET

811

71

ENGINEER IN CHARGE:

COLORADO PE
CHRISTOPHER PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE E-101
ENGLEWOOD, CO 80112
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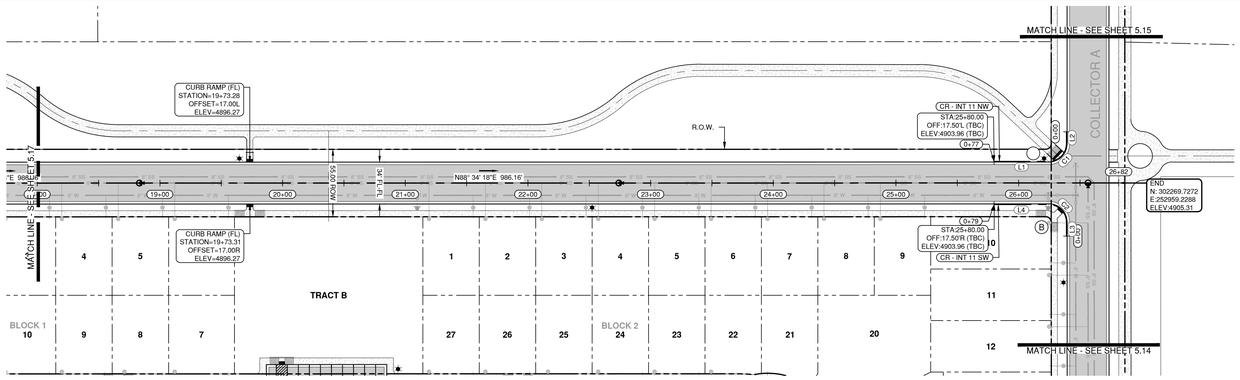
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD 1A

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C-5.17

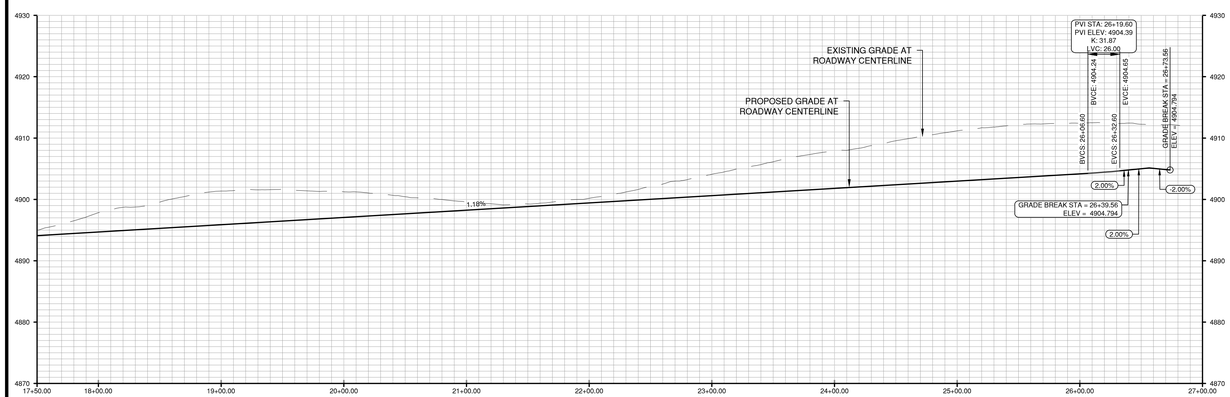


LOCAL ROAD 1A STA 18+00 to 27+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'

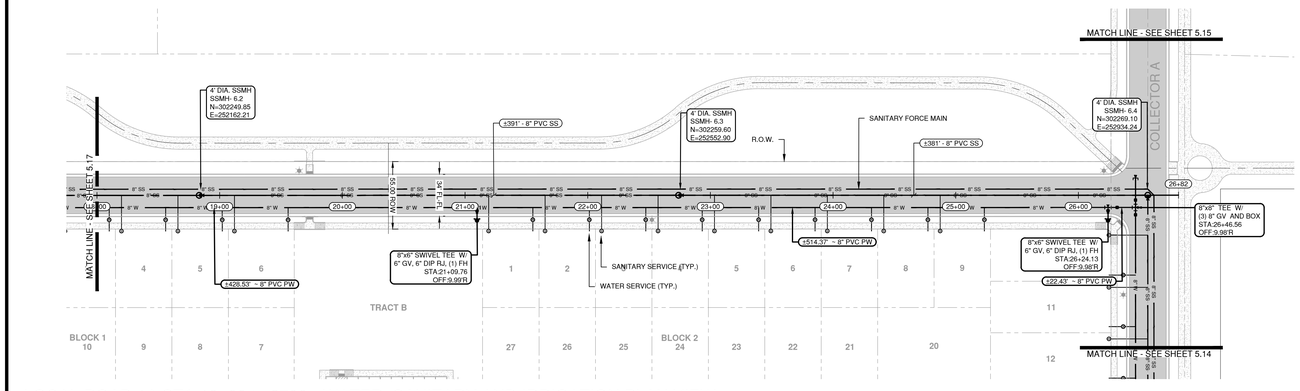
Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L3	11.31	N1° 25' 33.14"W	(252917.82,302225.37)	(252917.54,302236.68)
L4	44.56	S88° 34' 12.45"W	(252902.68,302250.81)	(252858.13,302249.70)
L1	44.56	S88° 34' 28.19"W	(252901.81,302285.80)	(252857.26,302284.69)
L2	9.69	S1° 26' 22.10"E	(252915.70,302310.34)	(252915.94,302300.66)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C2	14.50	22.78	N46° 25' 43.83"W	(252917.54,302236.68)	(252902.68,302250.81)
C1	14.50	22.78	S43° 34' 16.17"W	(252915.94,302300.66)	(252901.81,302285.80)



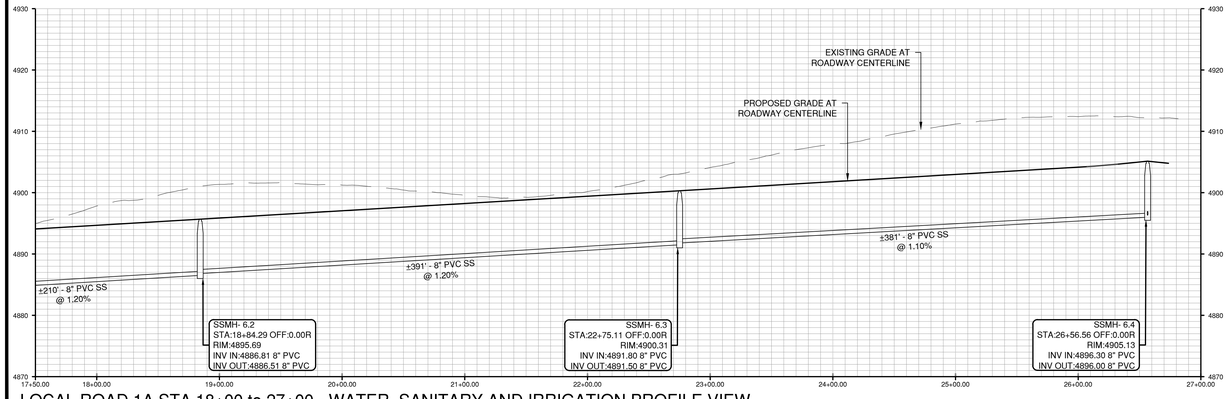
LOCAL ROAD 1A STA 18+00 to 27+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



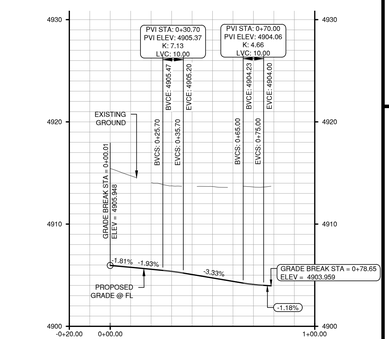
LOCAL ROAD 1A STA 18+00 to 2700 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



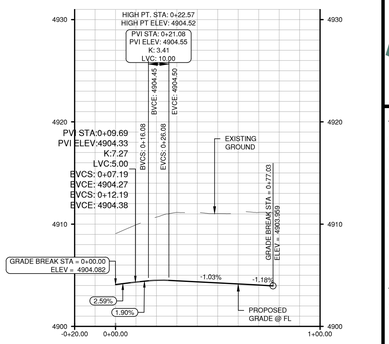
LOCAL ROAD 1A STA 18+00 to 27+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 30' (H), 1" = 6' (V)



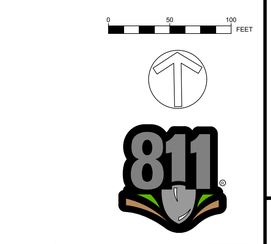
CURB RETURN PROFILE - INT. #11 SW

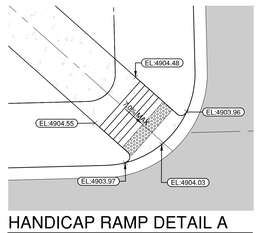
SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT #11- NW

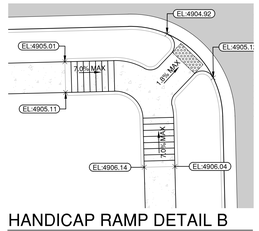
SCALE: 1" = 30' (H), 1" = 6' (V)





HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



HANDICAP RAMP DETAIL B

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER
PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE E-101
ENGLEWOOD, CO 80112
(720) 206-6931
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PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

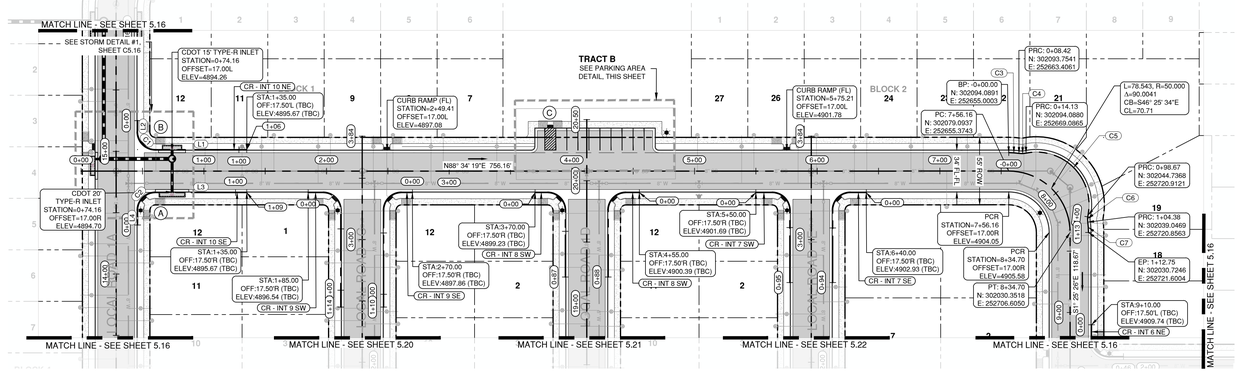
PLAN AND PROFILE
LOCAL ROAD 1A

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

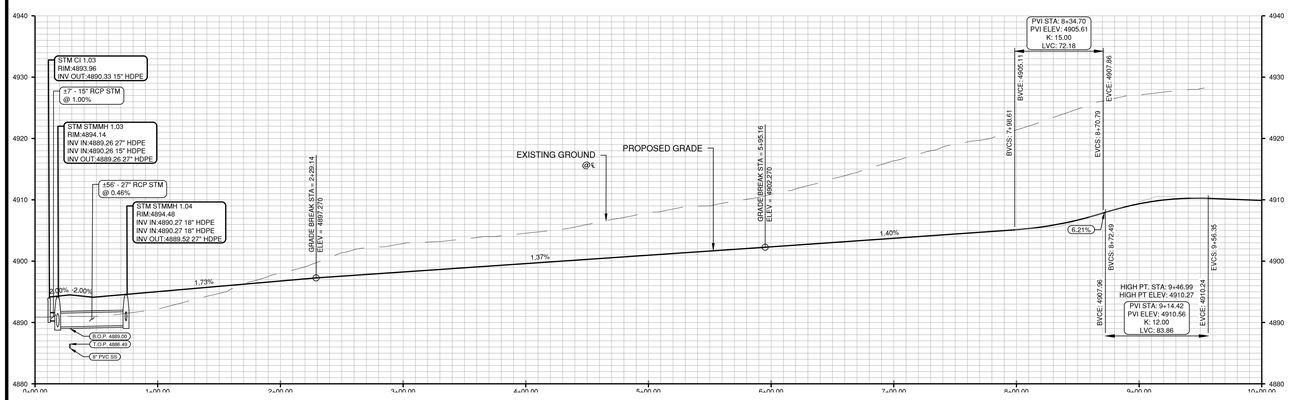
SHEET NUMBER

C-5.18



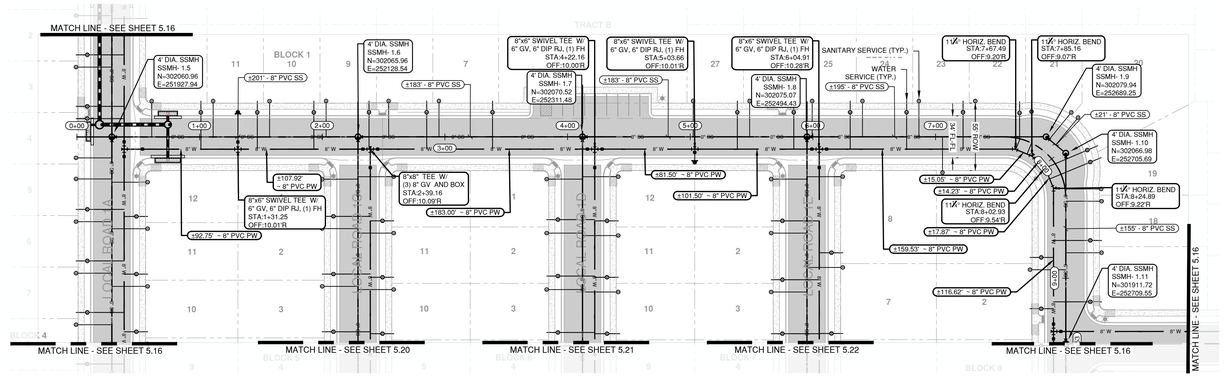
LOCAL ROAD 1B - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50'



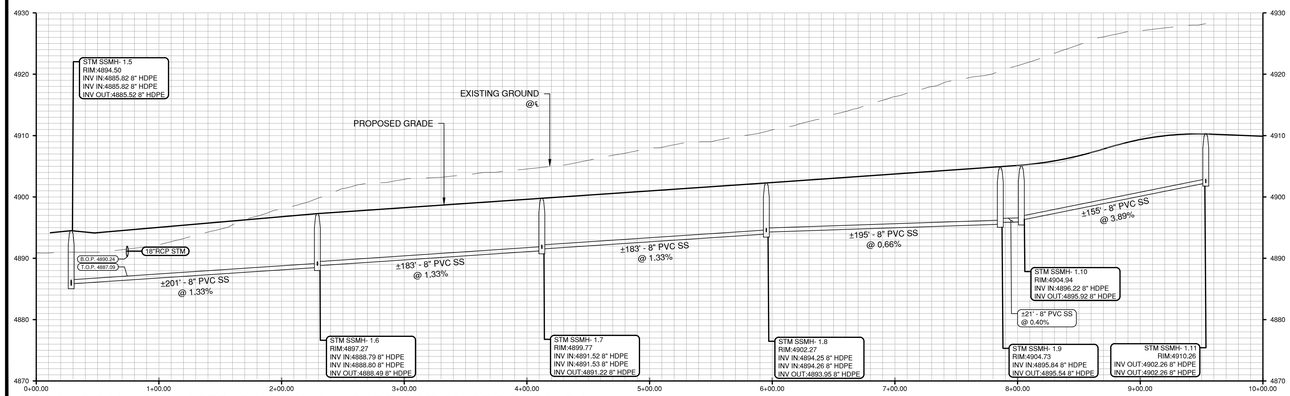
LOCAL ROAD 1B - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



LOCAL ROAD 1B - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50'



LOCAL ROAD 1B - WATER, SANITARY AND IRRIGATION PROFILE VIEW

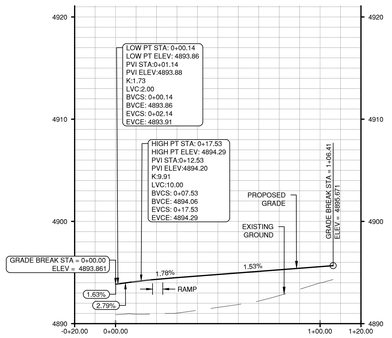
SCALE: 1" = 50' (H), 1" =10' (V)

Line Table: Alignments

Line #	Length	Direction	Start Point	End Point
L1	74.50	N88° 34' 08.68"E	(251959.50,302079.25)	(252033.97,302081.11)
L2	9.14	S1° 24' 47.97"E	(251944.41,302102.52)	(251944.64,302093.38)
L3	74.50	N88° 34' 18.10"E	(251960.36,302044.26)	(252034.84,302046.12)
L4	11.86	N1° 25' 38.52"W	(251946.53,302017.54)	(251946.23,302029.40)

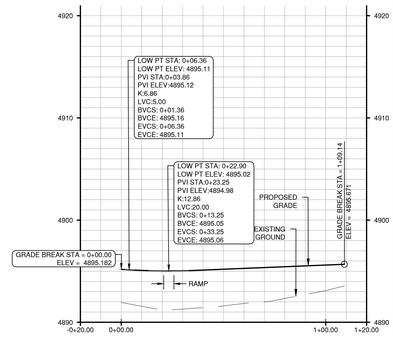
Curve Table: Alignments

Curve #	Radius	Length	Chord Direction	Start Point	End Point
C3	65.00	8.42	S87° 43' 04.70"E	(252655.00,302094.09)	(252663.41,302093.75)
C4	17.50	5.72	N86° 38' 09.39"E	(252663.41,302093.75)	(252669.09,302094.09)
C5	43.00	84.53	S46° 24' 03.45"E	(252669.09,302094.09)	(252720.91,302044.74)
C6	17.50	5.72	S0° 33' 43.70"W	(252720.91,302044.74)	(252720.86,302039.05)
C7	65.00	8.36	S5° 06' 32.81"E	(252720.86,302039.05)	(252721.60,302030.72)
C1	14.49	22.78	S46° 25' 34.06"E	(251944.64,302093.38)	(251959.50,302079.25)
C2	14.50	22.78	N43° 34' 25.94"E	(251946.23,302029.40)	(251960.36,302044.26)



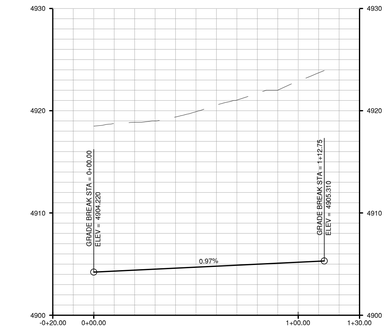
CURB RETURN PROFILE - INT. #10 NE

SCALE: 1" = 30' (H), 1" = 6' (V)



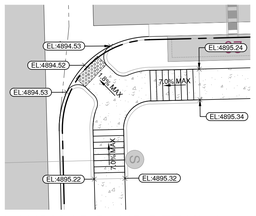
CURB RETURN PROFILE - INT. #10 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



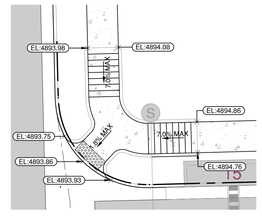
EYEBROW PROFILE #1 NE

SCALE: 1" = 30' (H), 1" = 6' (V)



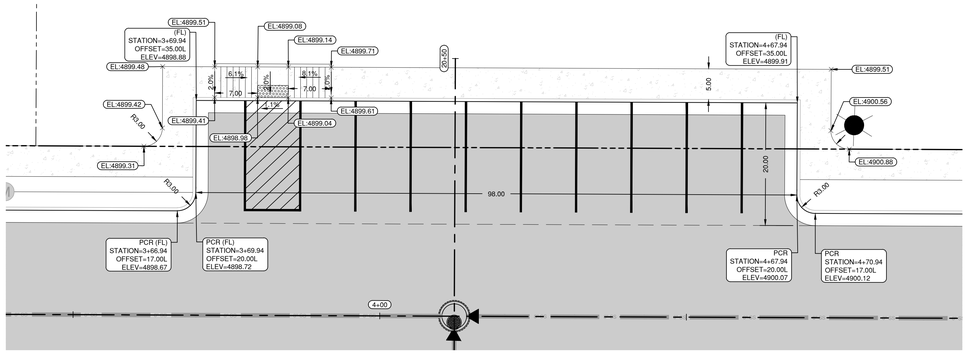
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



HANDICAP RAMP C AND PARKING AREA DETAIL

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER PERDUE
PE-0044900
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

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)

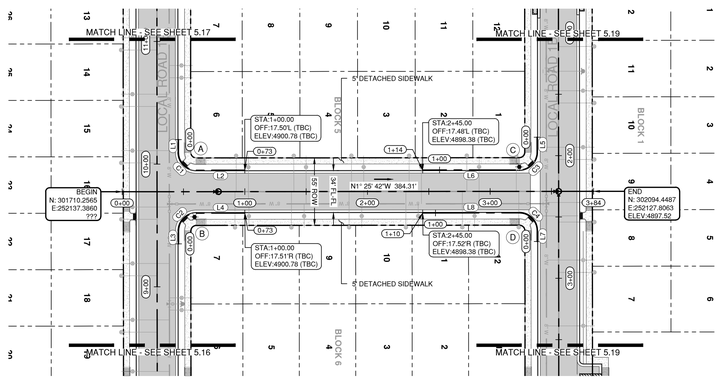
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD 1B

REV	DESCRIPTION	BY	DATE

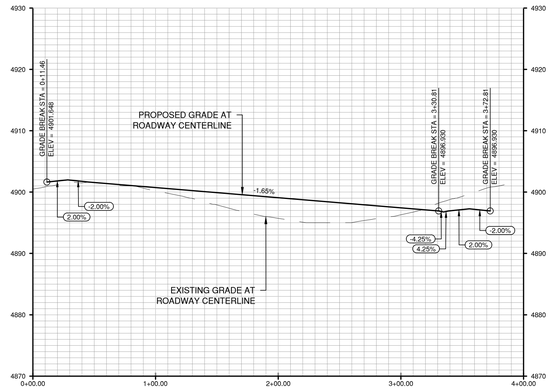
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.19



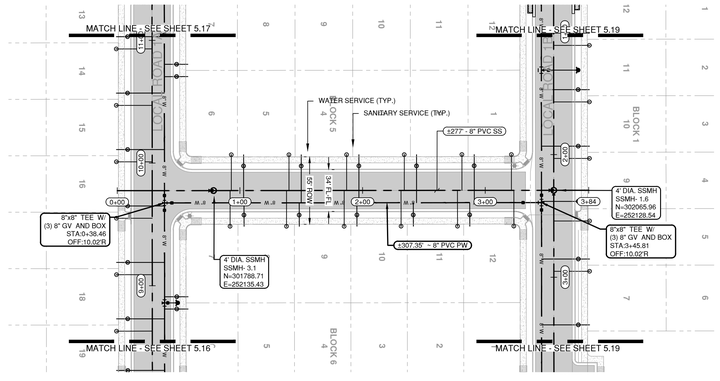
LOCAL ROAD 1C - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



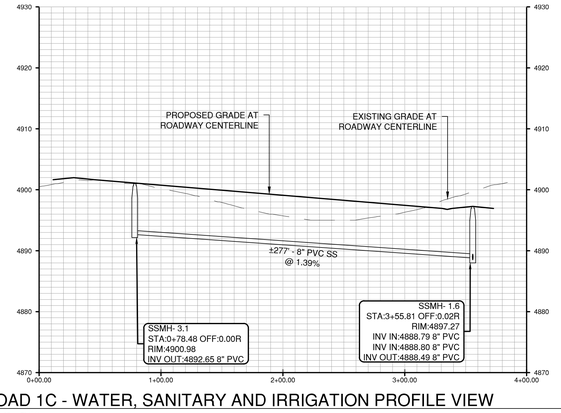
LOCAL ROAD 1C - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



LOCAL ROAD 1C - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'

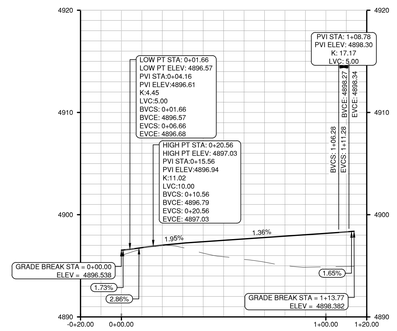


LOCAL ROAD 1C - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 6' (V)

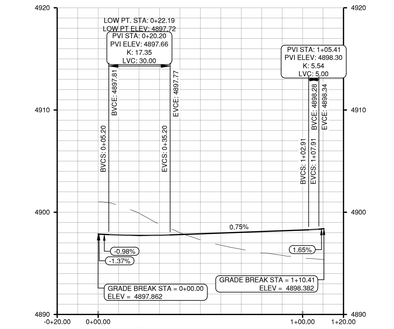
Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	10.48	N88° 34' 47.56"E	(252093.78,301755.15)	(252104.25,301755.41)
L2	39.54	N1° 26' 03.64"W	(252118.39,301770.26)	(252117.40,301809.79)
L3	10.52	S88° 33' 40.77"W	(252178.75,301757.27)	(252168.23,301757.00)
L4	39.54	N1° 25' 45.90"W	(252153.38,301771.14)	(252152.39,301810.66)
L7	8.84	S88° 34' 25.95"W	(252169.80,302049.48)	(252160.97,302049.26)
L8	78.82	S1° 24' 47.64"E	(252146.83,302034.41)	(252148.78,301955.62)
L5	12.16	N88° 34' 16.69"E	(252084.83,302047.36)	(252096.99,302047.67)
L6	78.81	S1° 24' 38.74"E	(252111.84,302033.53)	(252113.78,301954.74)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	14.49	22.78	N43° 34' 23.88"E	(252104.25,301755.41)	(252118.39,301770.26)
C2	14.50	22.78	N46° 25' 36.12"W	(252168.23,301757.00)	(252153.38,301771.14)
C4	14.53	22.76	S43° 34' 51.03"W	(252160.97,302049.26)	(252146.83,302034.41)
C3	14.46	22.79	S46° 25' 34.06"E	(252096.99,302047.67)	(252111.84,302033.53)



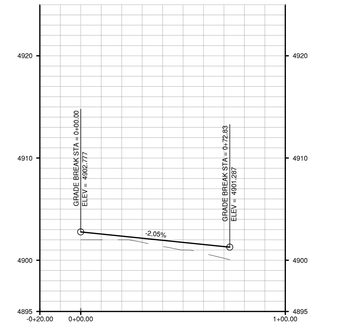
CURB RETURN PROFILE - INT. #9 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



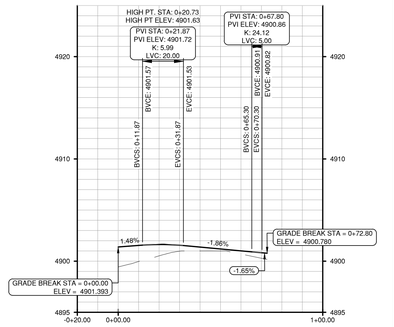
CURB RETURN PROFILE - INT. #9SE

SCALE: 1" = 30' (H), 1" = 6' (V)



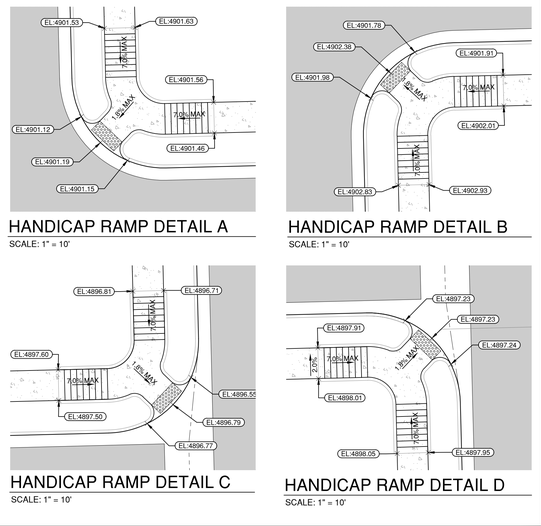
CURB RETURN PROFILE #4 NW

SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE #4NE

SCALE: 1" = 30' (H), 1" = 6' (V)



HANDICAP RAMP DETAIL A

SCALE: 1" = 10'

HANDICAP RAMP DETAIL B

SCALE: 1" = 10'

HANDICAP RAMP DETAIL C

SCALE: 1" = 10'

HANDICAP RAMP DETAIL D

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER L. PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE E-101
ENGLEWOOD, CO 80112
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BENCHMARK

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ELEVATION = 4721.56 (NAVD 88)

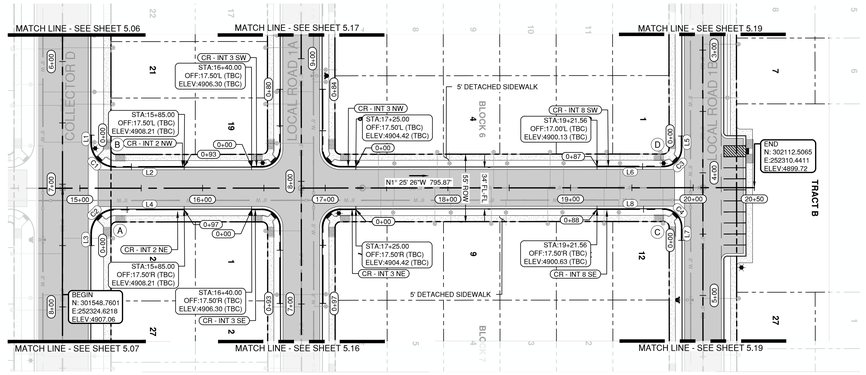
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD 1C

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.20

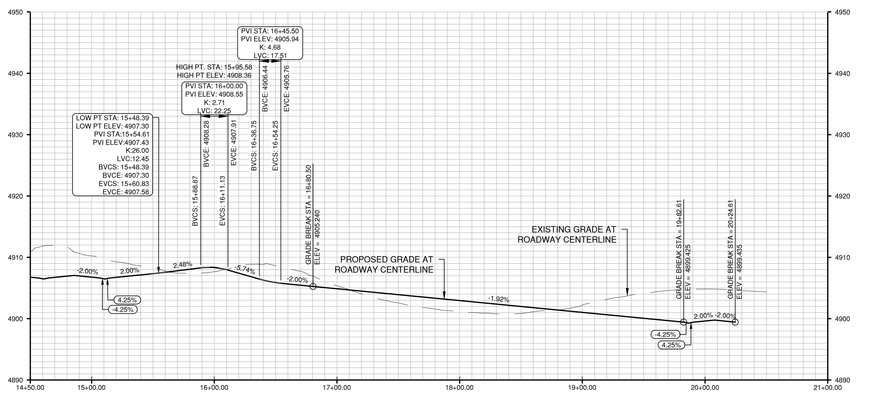


LOCAL ROAD 1D - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'

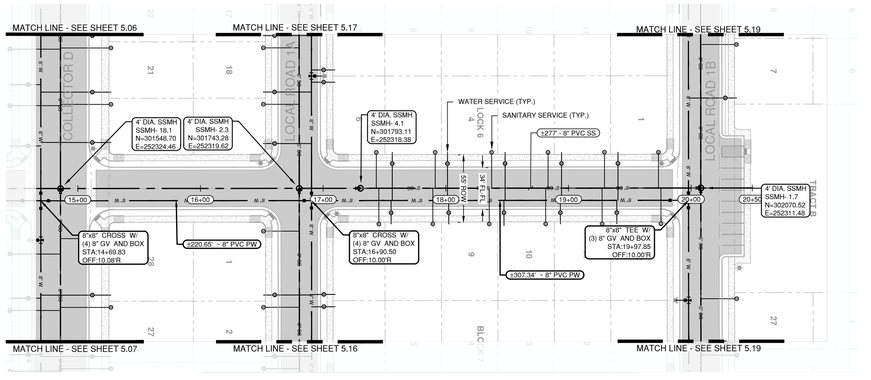
Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	6.25	N88° 38' 17.96"E	(252280.62,301571.15)	(252286.87,301571.30)
L2	56.11	N1° 25' 32.60"W	(252305.89,301591.28)	(252304.50,301647.37)
L3	9.75	S88° 36' 45.89"W	(252370.59,301573.31)	(252360.85,301573.08)
L4	56.17	N1° 25' 20.10"W	(252340.88,301592.09)	(252339.49,301648.24)
L7	10.84	S88° 34' 34.44"W	(252354.74,302054.09)	(252343.91,302053.82)
L8	54.29	S1° 25' 26.35"E	(252329.77,302038.97)	(252331.12,301984.69)
L5	10.16	N88° 34' 05.81"E	(252269.77,302051.97)	(252279.93,302052.23)
L6	54.29	S1° 25' 26.35"E	(252294.79,302038.09)	(252296.13,301983.82)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	19.50	30.65	N43° 35' 57.75"E	(252286.87,301571.30)	(252305.89,301591.28)
C2	19.50	30.62	N46° 24' 02.25"W	(252360.85,301573.08)	(252340.88,301592.09)
C4	14.50	22.78	S43° 34' 25.94"W	(252343.91,302053.82)	(252329.77,302038.97)
C3	14.50	22.78	S46° 25' 34.06"E	(252279.93,302052.23)	(252294.79,302038.09)



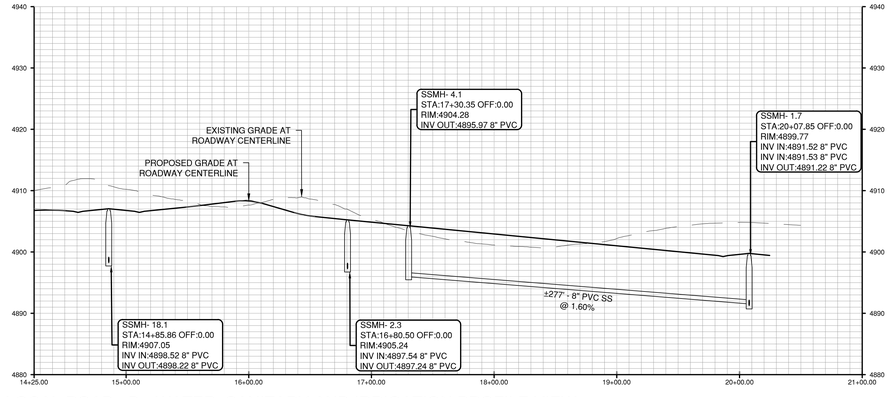
LOCAL ROAD 1D - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



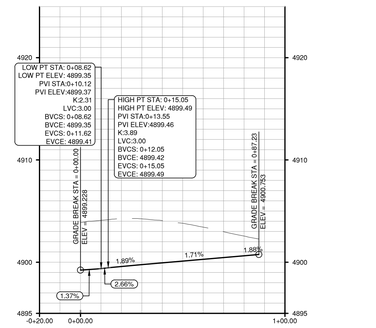
LOCAL ROAD 1D - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



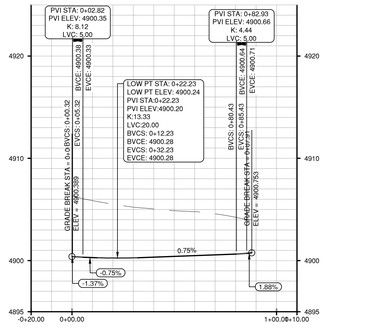
LOCAL ROAD 1D - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



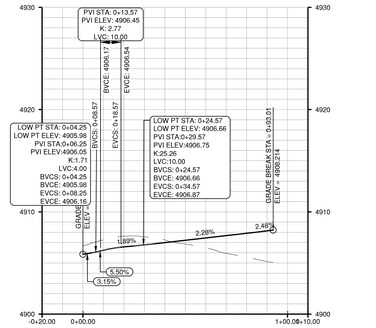
CURB RETURN PROFILE - INT. #8 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



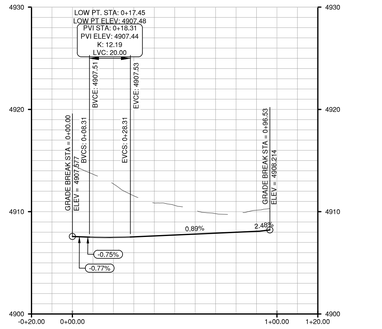
CURB RETURN PROFILE - INT. #8SE

SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE #2NW

SCALE: 1" = 30' (H), 1" = 6' (V)

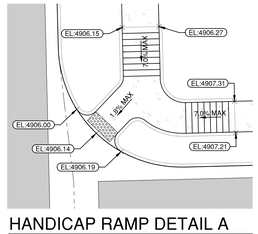


CURB RETURN PROFILE #2NE

SCALE: 1" = 30' (H), 1" = 6' (V)

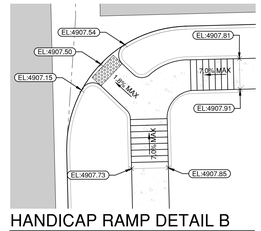
0 50 100 FEET





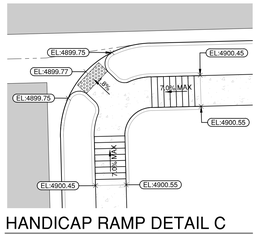
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



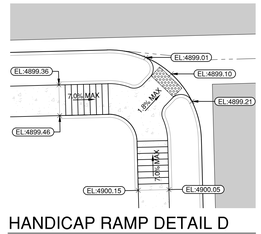
HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



HANDICAP RAMP DETAIL C

SCALE: 1" = 10'



HANDICAP RAMP DETAIL D

SCALE: 1" = 10'

ENGINEER IN CHARGE:

CONSTRUCTION PLANS
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.
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BENCHMARK

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ELEVATION = 4721.56 (NAVD 88)

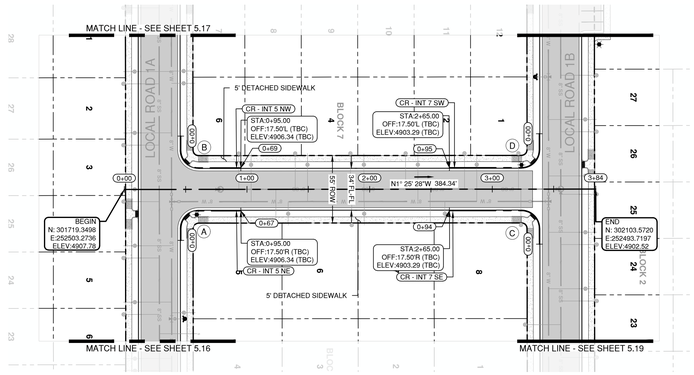
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD 1D

REV	DESCRIPTION	BY	DATE

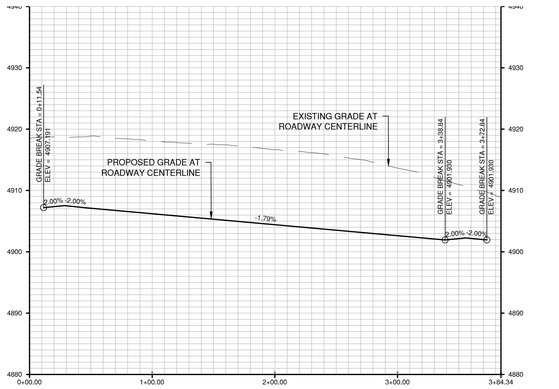
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	

SHEET NUMBER
C-5.21



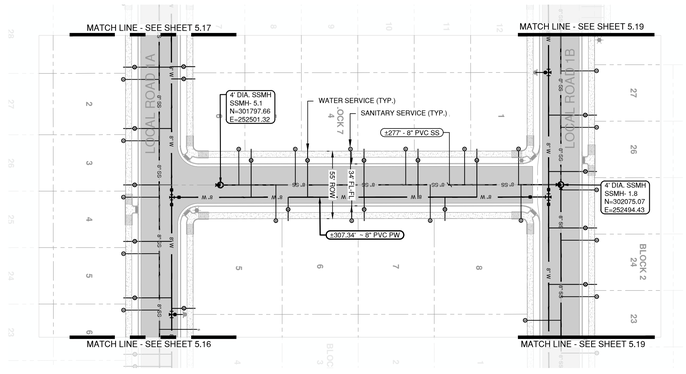
LOCAL ROAD 1E - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



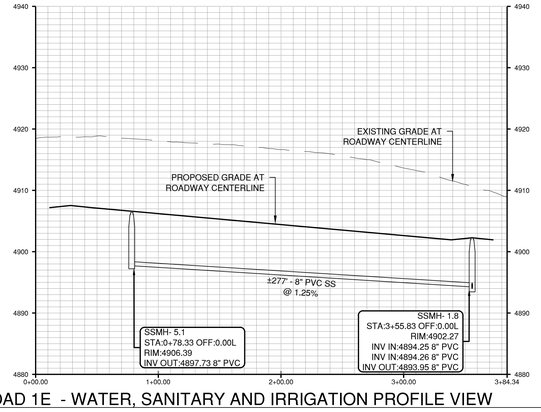
LOCAL ROAD 1E - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



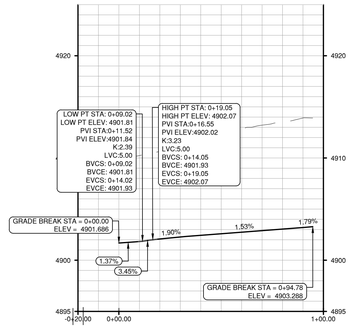
LOCAL ROAD 1E - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



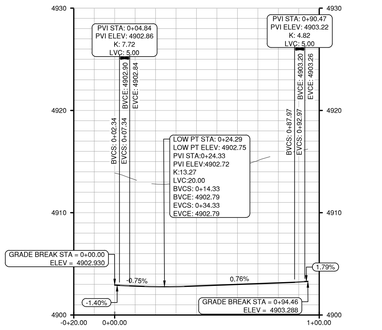
LOCAL ROAD 1E - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



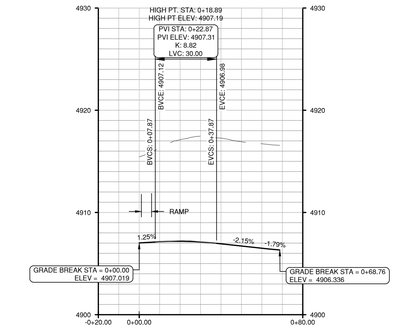
CURB RETURN PROFILE - INT. #7 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



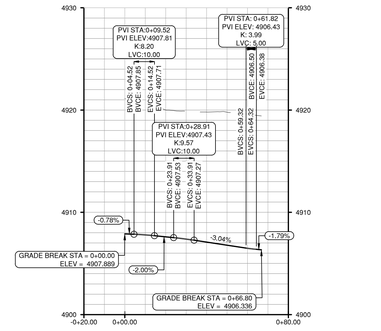
CURB RETURN PROFILE - INT. #7 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE #5 NW

SCALE: 1" = 30' (H), 1" = 6' (V)

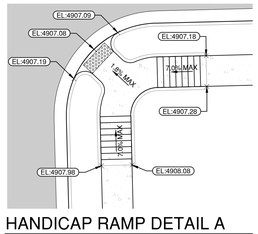


CURB RETURN PROFILE #5 NE

SCALE: 1" = 30' (H), 1" = 6' (V)

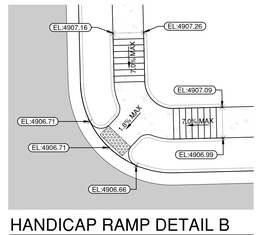
0 50 100 FEET





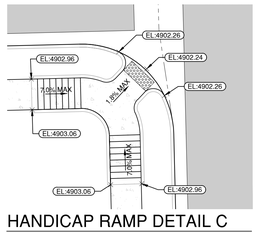
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



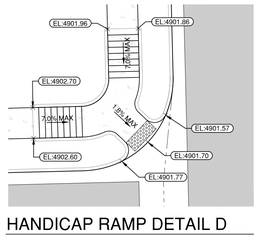
HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



HANDICAP RAMP DETAIL C

SCALE: 1" = 10'



HANDICAP RAMP DETAIL D

SCALE: 1" = 10'

ENGINEER IN CHARGE:

CONSTRUCTION PLANS
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

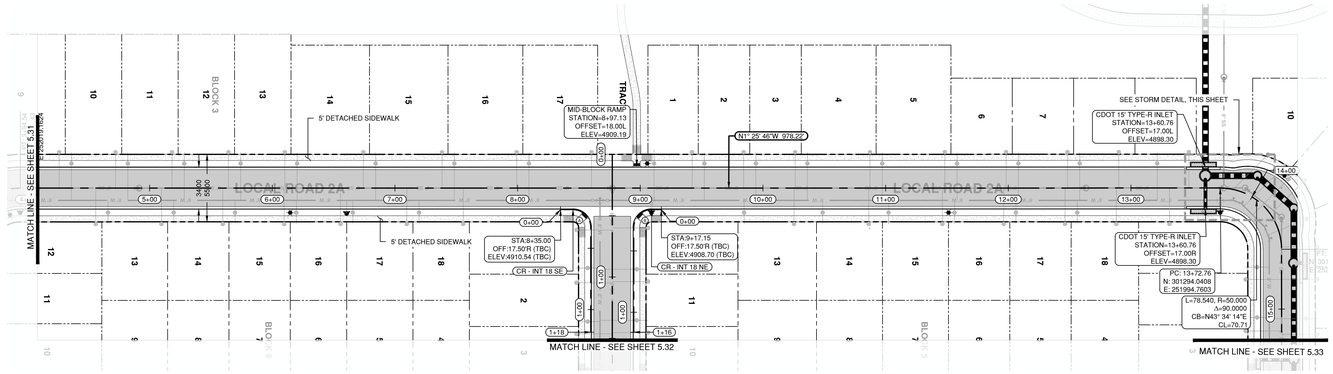
PLAN AND PROFILE LOCAL ROAD 1E

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

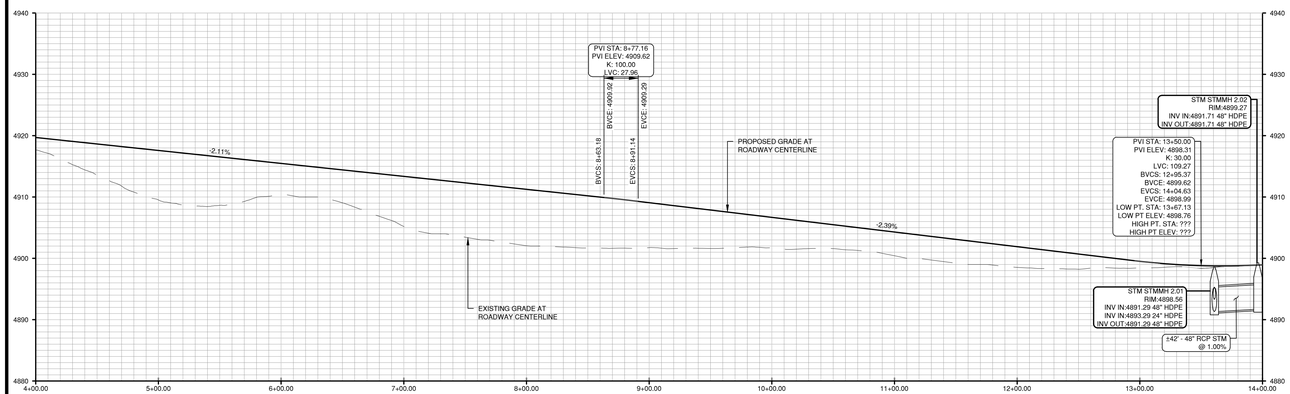
SHEET NUMBER

C-5.22



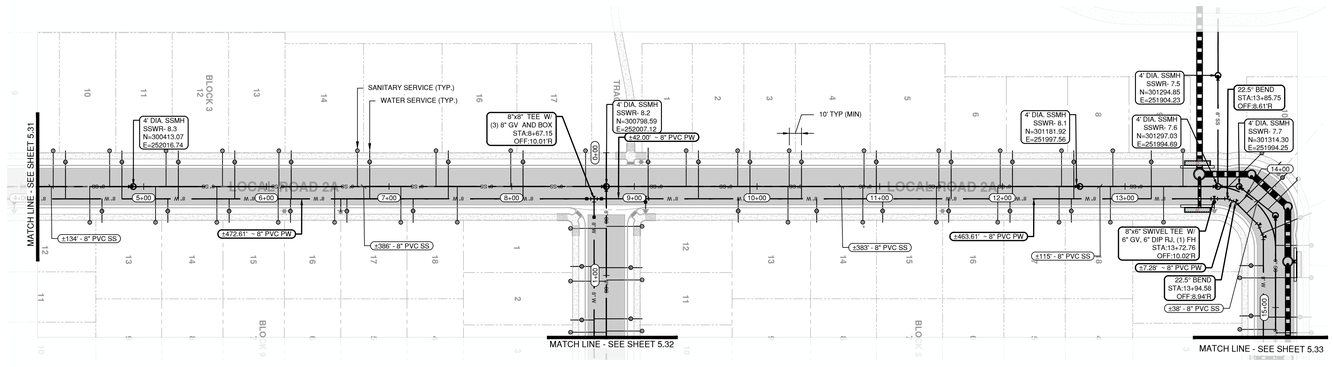
LOCAL ROAD 2A STA 4+00 to 14+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 30'



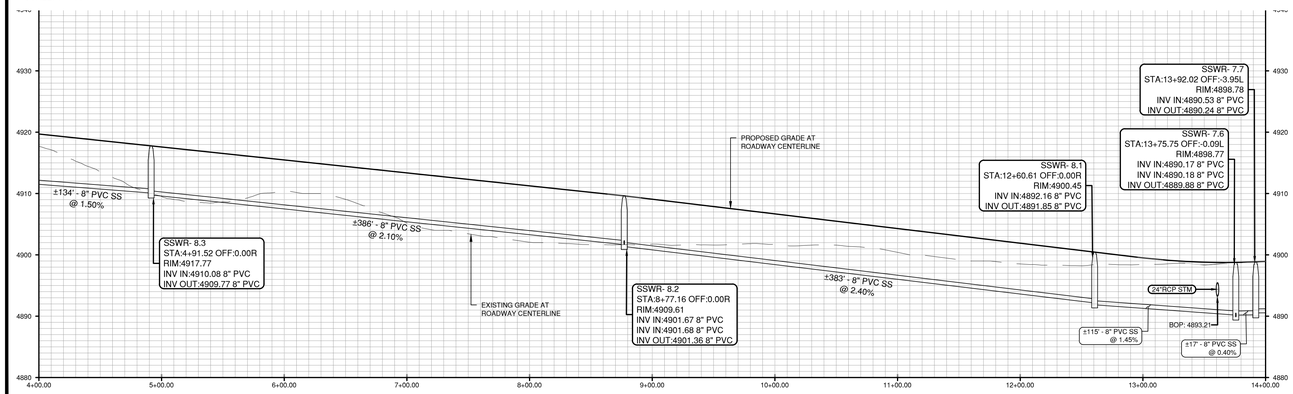
LOCAL ROAD 2A STA 4+00 to 14+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 30' (H), 1" = 6' (V)



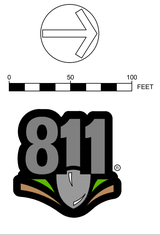
LOCAL ROAD 2A STA 4+00 to 14+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

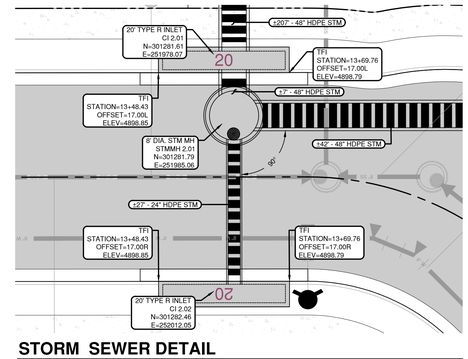
SCALE: 1" = 30'



LOCAL ROAD 2A STA 4+00 to 14+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

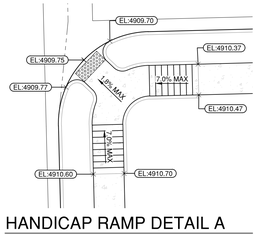
SCALE: 1" = 30' (H), 1" = 6' (V)





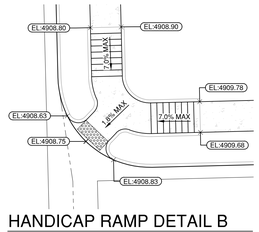
STORM SEWER DETAIL

SCALE: 1" = 10'



HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



HANDICAP RAMP DETAIL B

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

CONTACT INFORMATION
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ELEVATION = 4721.56 (NAVD 88)

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

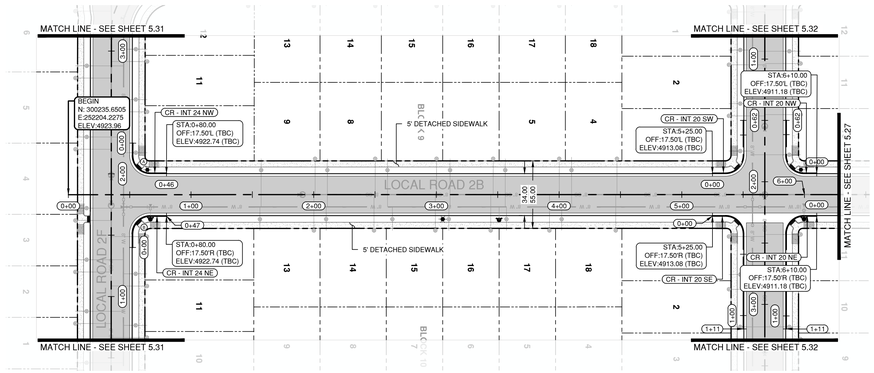
PLAN AND PROFILE
LOCAL ROAD 2A

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

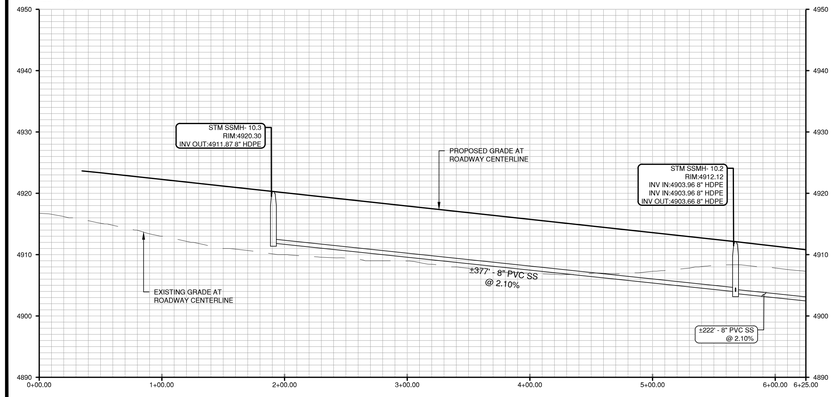
SHEET NUMBER

C-5.23



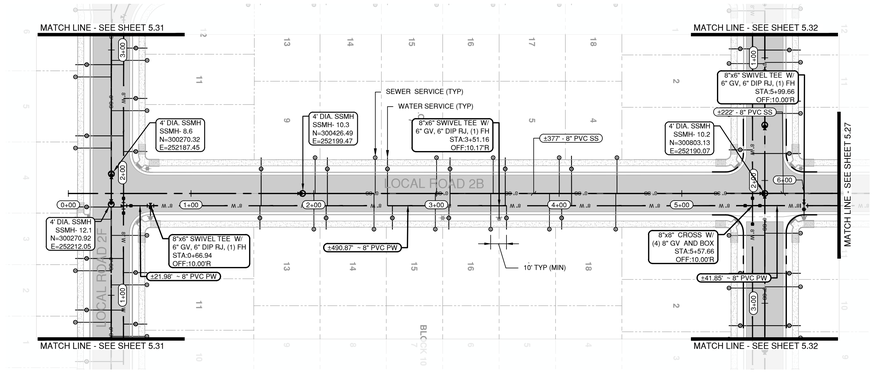
LOCAL ROAD 2B STA 0+00 TO 6+25 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 30'



LOCAL ROAD 2B STA 0+00 TO 6+25 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 30' (H), 1" = 6' (V)

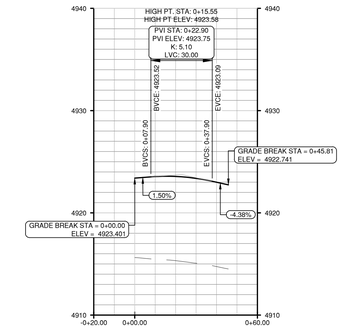


LOCAL ROAD 2B STA 0+00 TO 6+25 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 30'

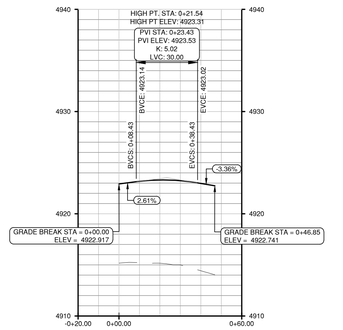
LOCAL ROAD 2B STA 0+00 TO 6+25 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 30' (H), 1" = 6' (V)



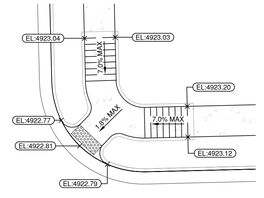
CURB RETURN PROFILE - INT. #24NW

SCALE: 1" = 30' (H), 1" = 6' (V)



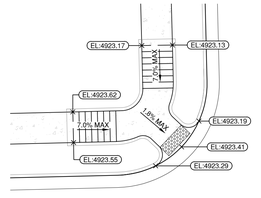
CURB RETURN PROFILE - INT. #24NE

SCALE: 1" = 30' (H), 1" = 6' (V)



HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



HANDICAP RAMP DETAIL B

SCALE: 1" = 10'

0 50 100 FEET

811

ENGINEER IN CHARGE:

COLORADO
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

CONTACT INFORMATION
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ENGLEWOOD, CO 80112
(720) 206-6931
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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
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

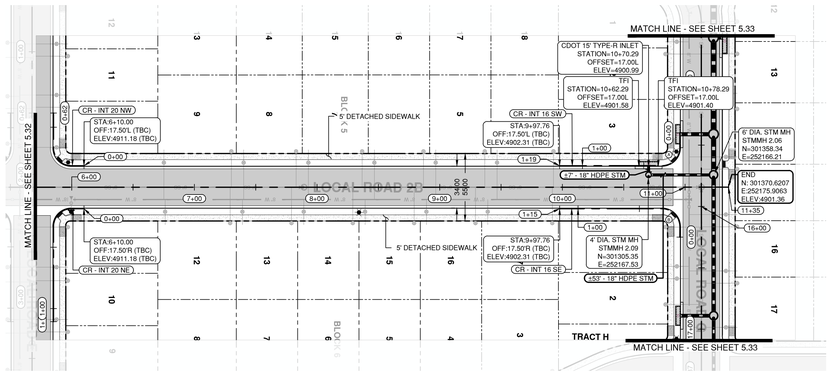
PLAN AND PROFILE
LOCAL ROAD 2B
0+00 TO 6+25

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

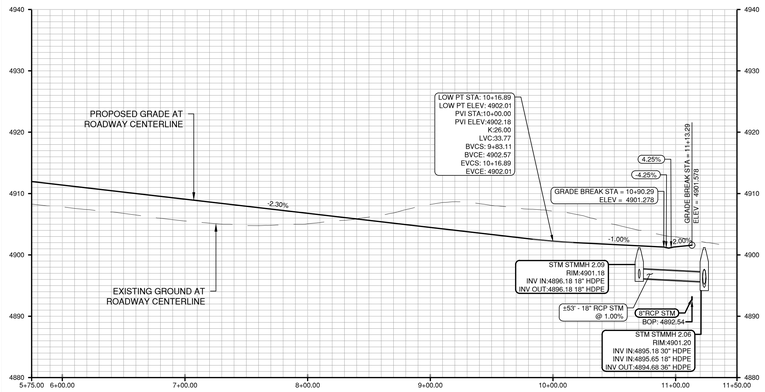
SHEET NUMBER

C-5.24



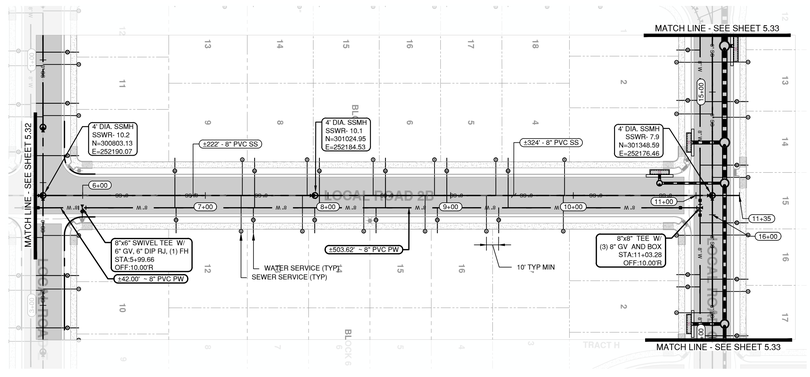
LOCAL ROAD 2B STA 5+75 TO 11+50 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 30'



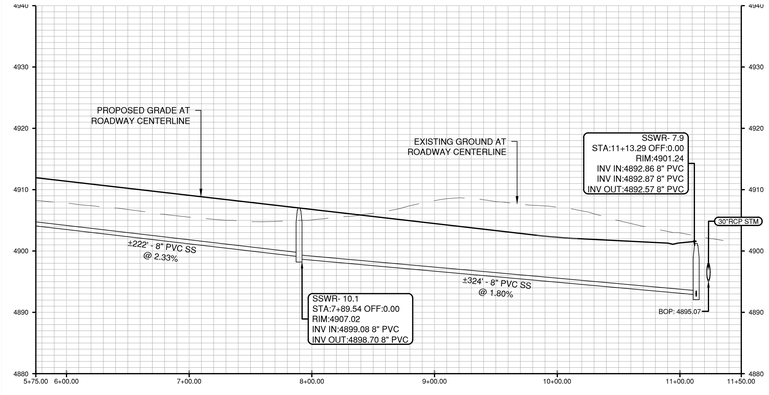
LOCAL ROAD 2B STA 5+75 TO 11+50 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 30' (H), 1" = 6' (V)



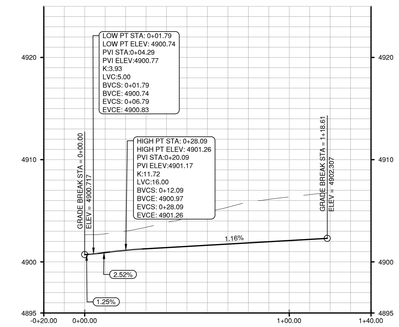
LOCAL ROAD 2B STA 5+75 TO 11+50 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 30'



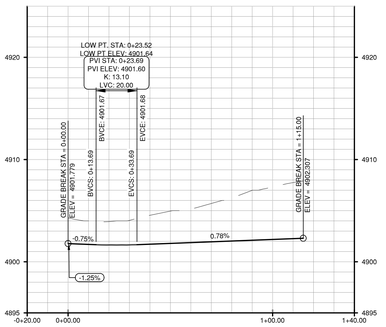
LOCAL ROAD 2B STA 5+75 TO 11+50 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 30' (H), 1" = 6' (V)



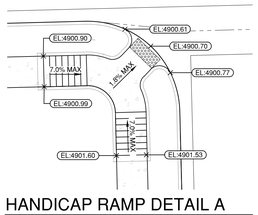
CURB RETURN PROFILE - INT #16 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



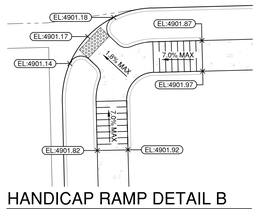
CURB RETURN PROFILE - INT. #16 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



HANDICAP RAMP DETAIL B

SCALE: 1" = 10'

0 50 100 FEET

811

ENGINEER IN CHARGE:

CONSTRUCTION PLANS
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEERING

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.

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BASIS OF BEARINGS:

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ELEVATION = 4721.56 (NAVD 88)

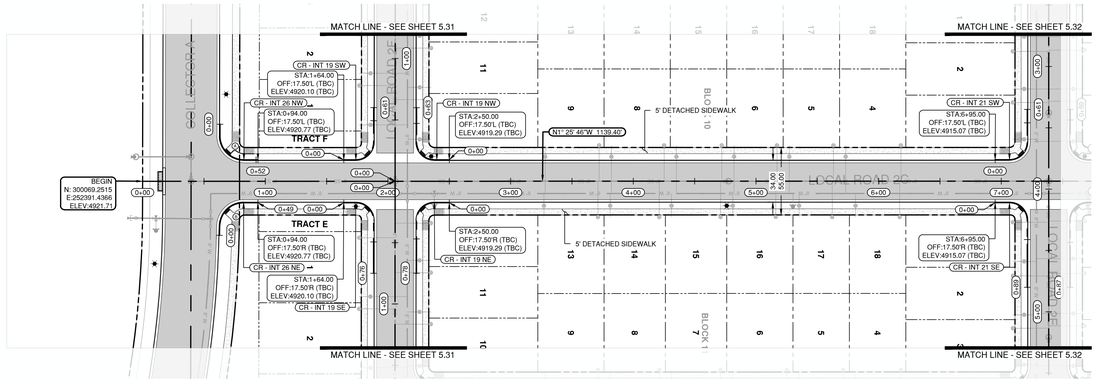
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD 2B
5+75 TO 11+50

REV	DESCRIPTION	BY	DATE

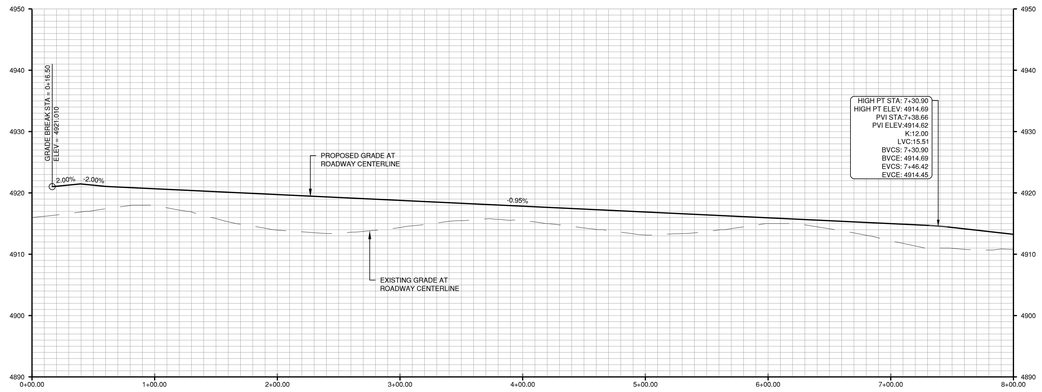
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.25



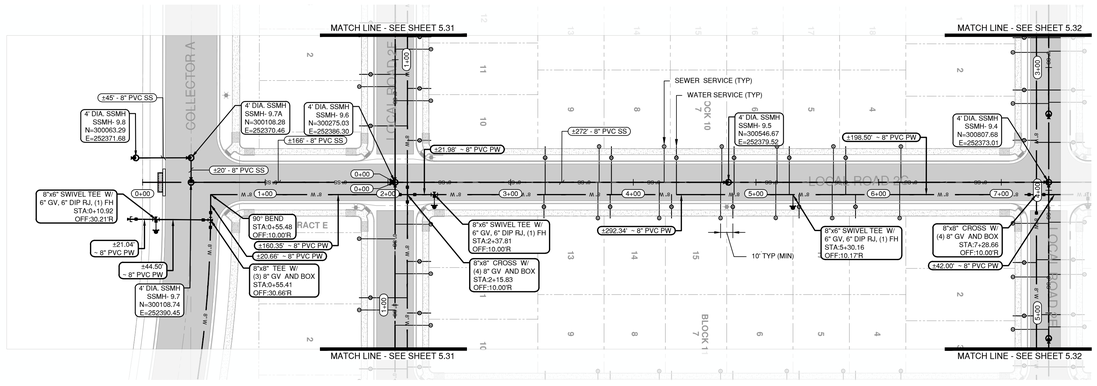
LOCAL ROAD 2C STA 0+00 TO 7+40 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



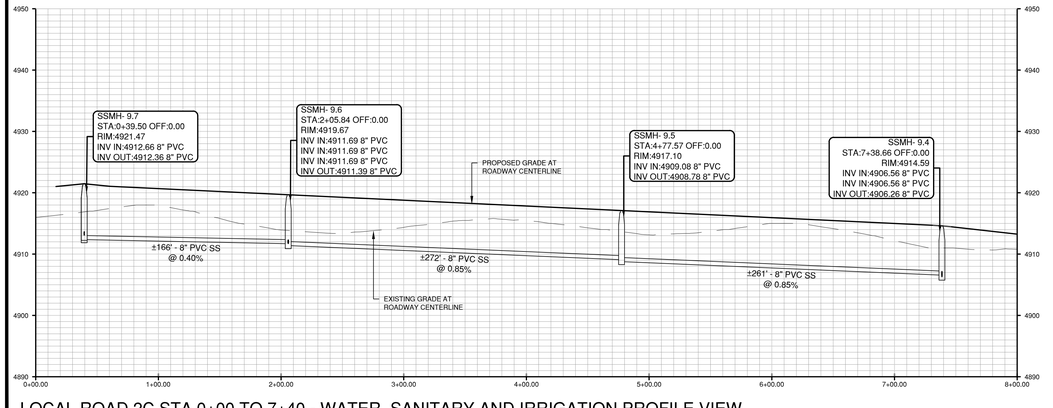
LOCAL ROAD 2C STA 0+00 TO 7+40 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



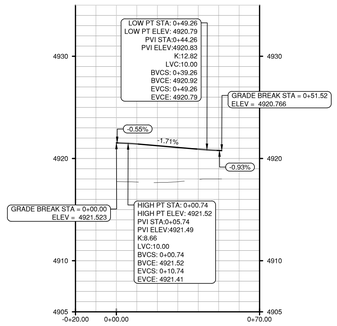
LOCAL ROAD 2C STA 0+00 TO 7+40 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



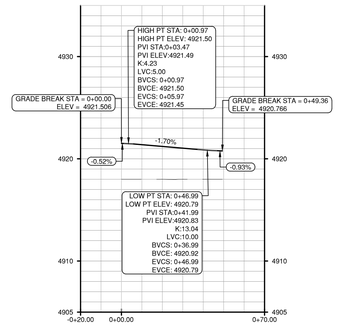
LOCAL ROAD 2C STA 0+00 TO 7+40 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



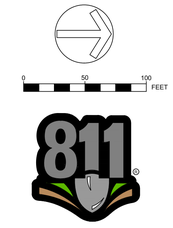
EYEBROW PROFILE - CR - INT 26 NW

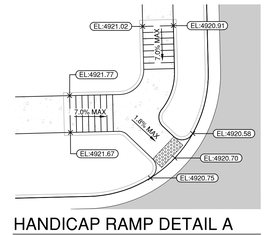
SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - CR - INT 26 NE

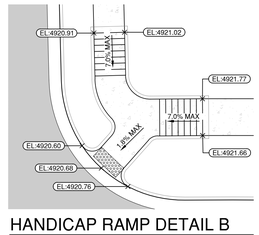
SCALE: 1" = 30' (H), 1" = 6' (V)





HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



HANDICAP RAMP DETAIL B

SCALE: 1" = 10'

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.
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ELEVATION = 4721.56 (NAVD 88)

811

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

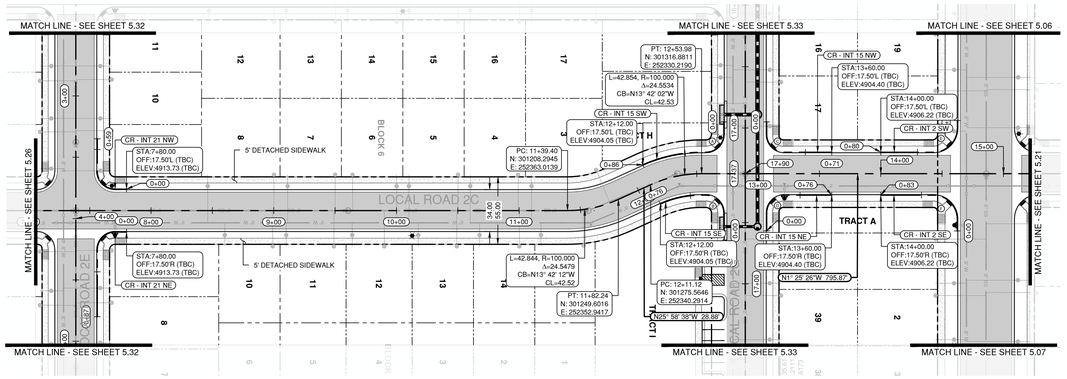
PLAN AND PROFILE
LOCAL ROAD 2C
0+00 TO 7+40

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

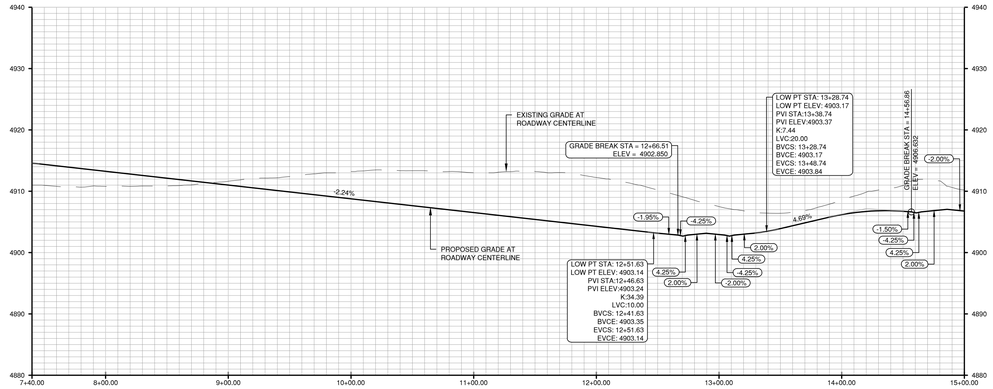
SHEET NUMBER

C-5.26



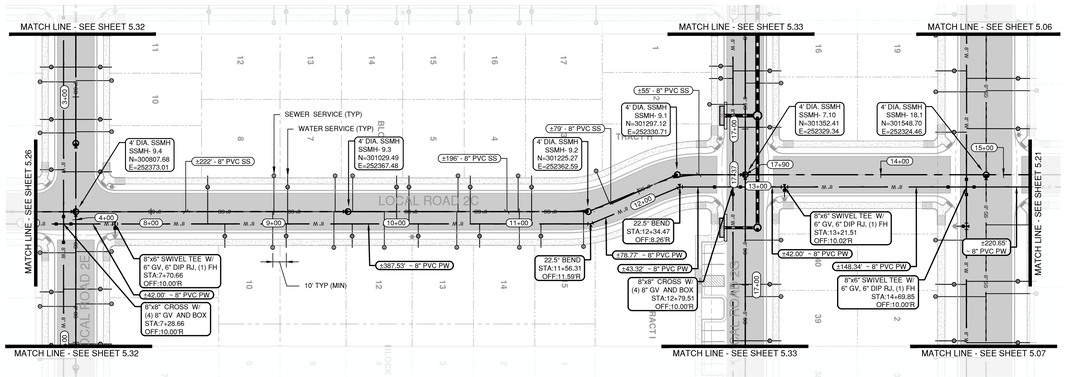
LOCAL ROAD 2C STA 7+40 TO 15+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



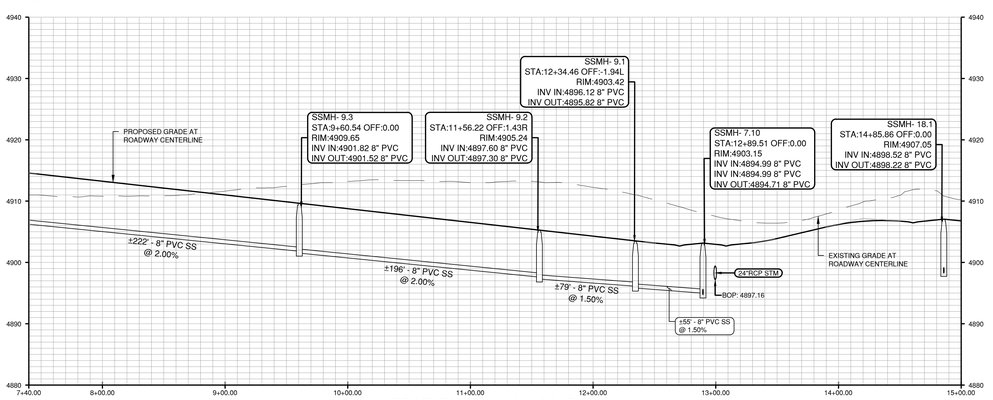
LOCAL ROAD 2C STA 7+40 TO 15+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



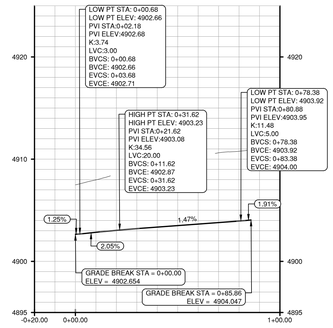
LOCAL ROAD 2C STA 7+40 TO 15+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



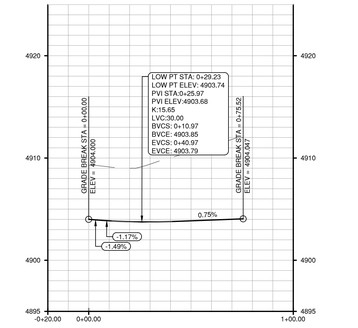
LOCAL ROAD 2C STA 7+40 TO 15+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



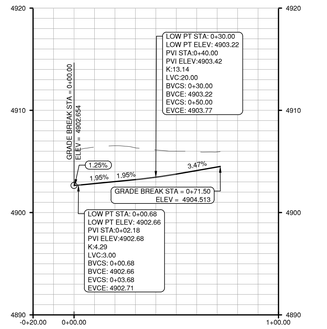
CURB RETURN PROFILE CR - INT 15 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



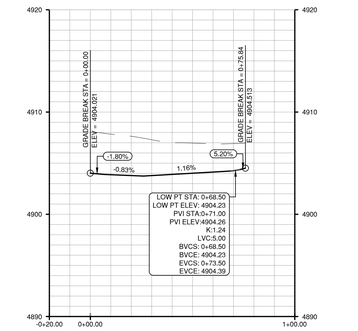
CURB RETURN PROFILE CR - INT - SE

SCALE: 1" = 30' (H), 1" = 6' (V)



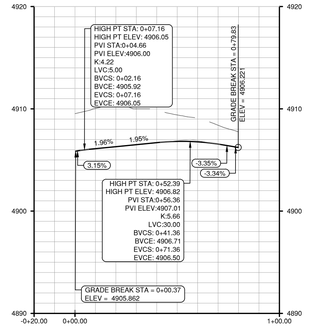
CURB RETURN PROFILE CR - INT 15 NW

SCALE: 1" = 30' (H), 1" = 6' (V)



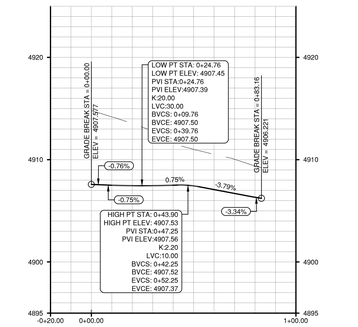
CURB RETURN PROFILE CR - INT 15 NE

SCALE: 1" = 30' (H), 1" = 6' (V)



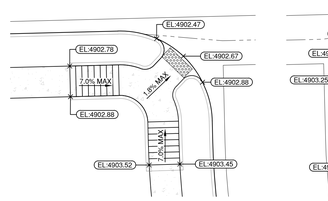
CURB RETURN PROFILE CR - INT 2 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



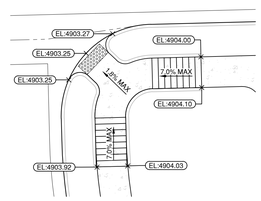
CURB RETURN PROFILE CR - INT 2 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



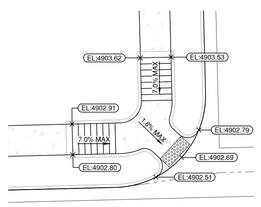
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



HANDICAP RAMP DETAIL B

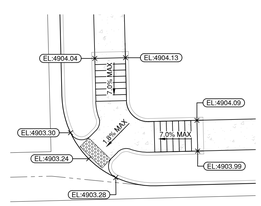
SCALE: 1" = 10'



HANDICAP RAMP DETAIL C

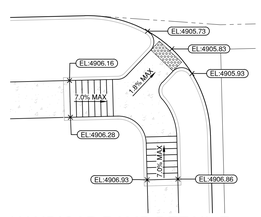
SCALE: 1" = 10'

0 50 100 FEET



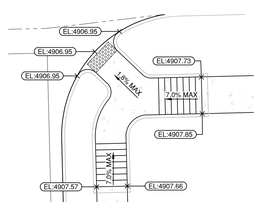
HANDICAP RAMP DETAIL D

SCALE: 1" = 10'



HANDICAP RAMP DETAIL E

SCALE: 1" = 10'



HANDICAP RAMP DETAIL F

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO
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

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)

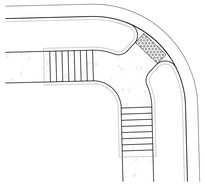
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

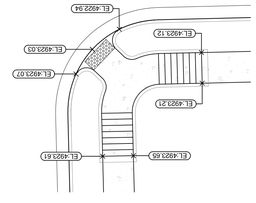
PLAN AND PROFILE
LOCAL ROAD 2C
7+40 TO 15+00

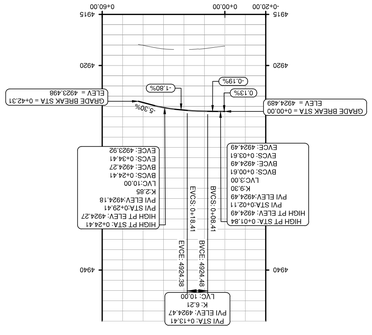
REV	DESCRIPTION	BY	DATE

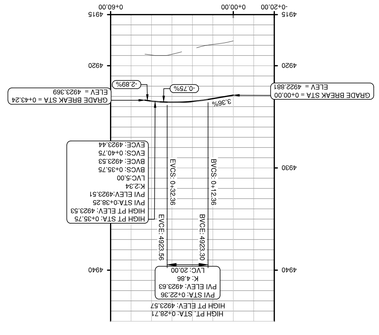
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

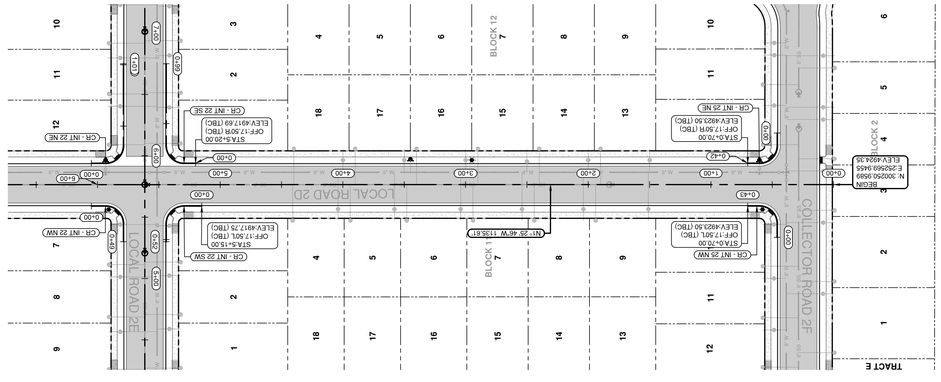
SHEET NUMBER
C-5.27




EL.4922.54
EL.4922.12
EL.4923.03
EL.4923.07
EL.4922.21
EL.4923.61
EL.4923.68


GRADE BREAK STA = 0+00.00
ELEV = 4924.469
0.19%
-1.80%
-3.99%
HIGH PT STA: 0+01.54
PVI ELEV: 4924.69
BVCS: 0+00.61
BVCE: 4924.69
EVCS: 0+25.61
EVCE: 4924.49
LVC: 3.00
K:3.30
PVI STA:0+02.11
PVI ELEV:4924.49
HIGH PT STA: 0+24.41
PVI STA:0+29.41
PVI ELEV:4924.18
LVC:10.00
K:2.85
BVCS: 0+24.41
BVCE: 4924.27
EVCS: 0+34.27
EVCE: 4923.92
PVI STA: 0+13.41
PVI ELEV: 4924.47
LVC: 10.00
K: 6.21
EVCS: 0+18.41
EVCE: 4924.38
BVCS: 0+08.41
BVCE: 4924.48
4915
4920
4925
4930
4935
4940
-0+20.00
0+00.00
0+60.00


GRADE BREAK STA = 0+00.00
ELEV = 4922.981
0.75%
-2.89%
3.36%
GRADE BREAK STA = 0+43.24
ELEV = 4923.369
HIGH PT STA: 0+28.71
PVI ELEV: 4923.57
K: 4.86
PVI STA: 0+22.36
PVI ELEV: 4923.63
LVC: 20.00
EVCS: 0+12.36
EVCE: 4923.96
BVCS: 0+12.36
BVCE: 4923.96
HIGH PT STA: 0+36.75
PVI ELEV: 4923.53
PVI STA:0+38.25
PVI ELEV:4923.51
LVC: 5.00
K:3.34
BVCS: 0+35.75
BVCE: 4923.53
EVCS: 0+40.75
EVCE: 4923.44
4915
4920
4925
4930
4935
4940
-0+20.00
0+00.00
0+60.00


LOCAL ROAD 2D
LOCAL ROAD 2E
COLLECTOR ROAD 2F
BLOCK 12
BLOCK 11
BLOCK 2
TRACT E
BEGIN
N: 3026.9589
E: 2325.9455
ELEV:4924.35
STA:0.00
STA:0.75 OD
OFF:17.50'L (TBC)
ELEV:4923.50 (TBC)
STA:5+20.00
OFF:17.50'R (TBC)
ELEV:4917.69 (TBC)
STA:5+18.50
OFF:17.50'L (TBC)
ELEV:4917.75 (TBC)
N7° 26' 46"W 1135.61'
CH - INT 25 NE
CH - INT 22 NE
CH - INT 22 SE
CH - INT 22 SW
CH - INT 22 NW
0+00
0+20
0+40
0+60
0+80
1+00
1+20
1+40
1+60
1+80
2+00
2+20
2+40
2+60
2+80
3+00
3+20
3+40
3+60
3+80
4+00
4+20
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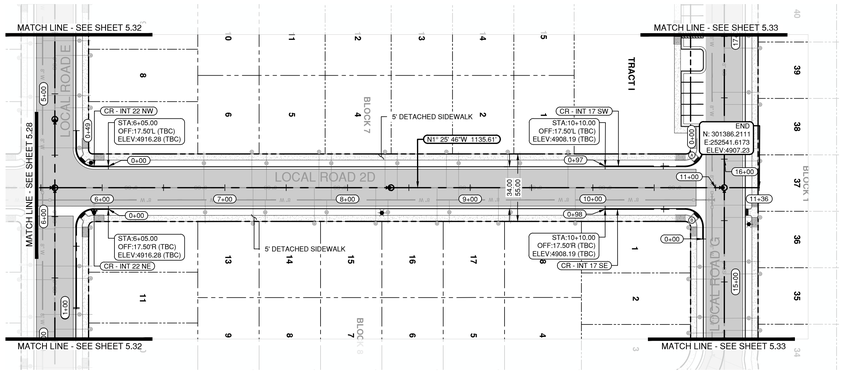
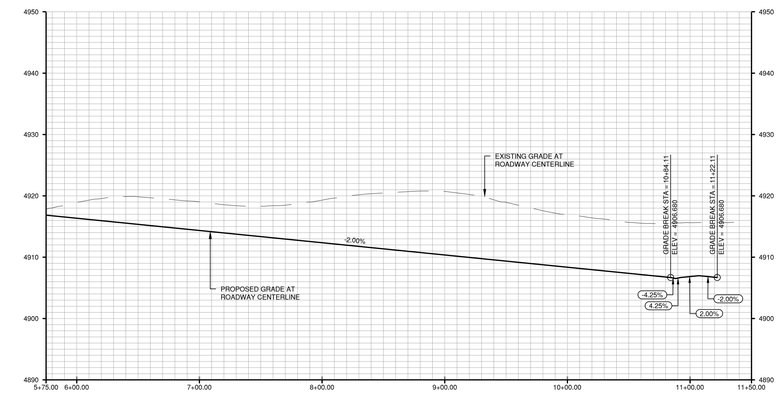
6+00
0.00
0.42
0.61



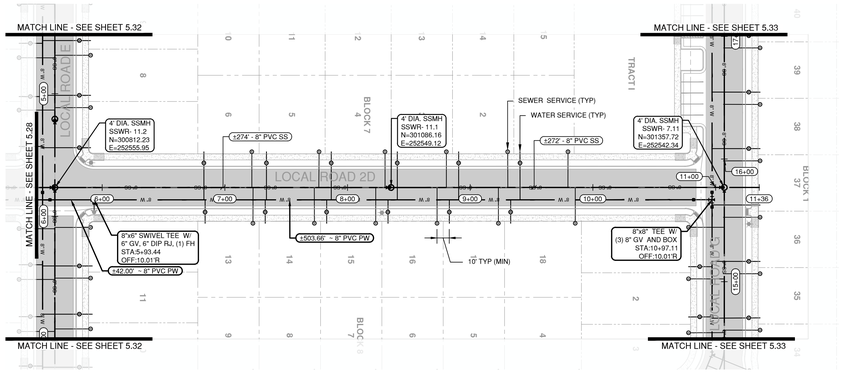
LOCAL ROAD 2D STA 5+75 to 11+50 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 30'



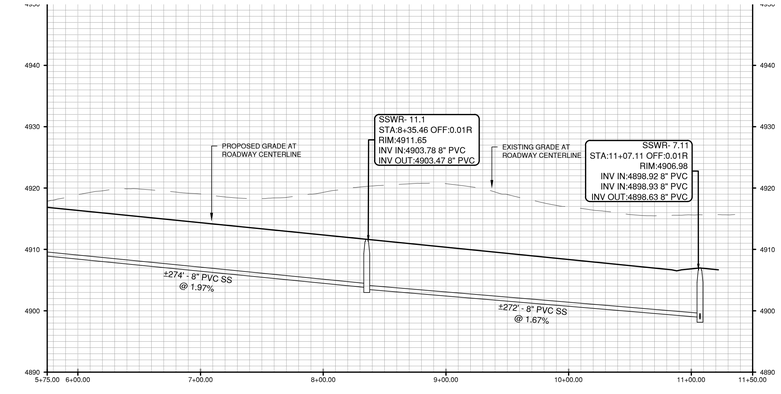
LOCAL ROAD 2D STA 5+75 to 11+50 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 30' (H), 1" = 6' (V)



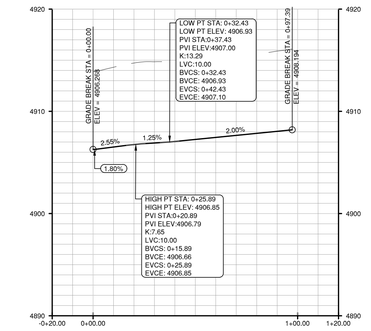
LOCAL ROAD 2D STA 5+75 to 11+50 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 30'



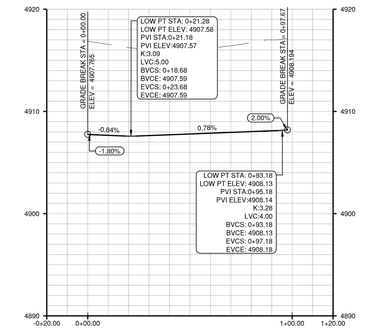
LOCAL ROAD 2D STA 5+75 to 11+50 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 30' (H), 1" = 6' (V)



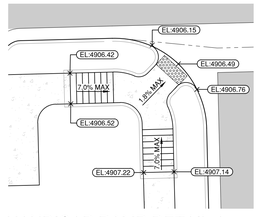
CURB RETURN PROFILE - INT. #17 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



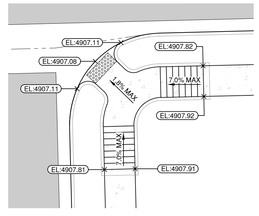
CURB RETURN PROFILE - INT. #17 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



ENGINEER IN CHARGE:

COLORADO
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

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

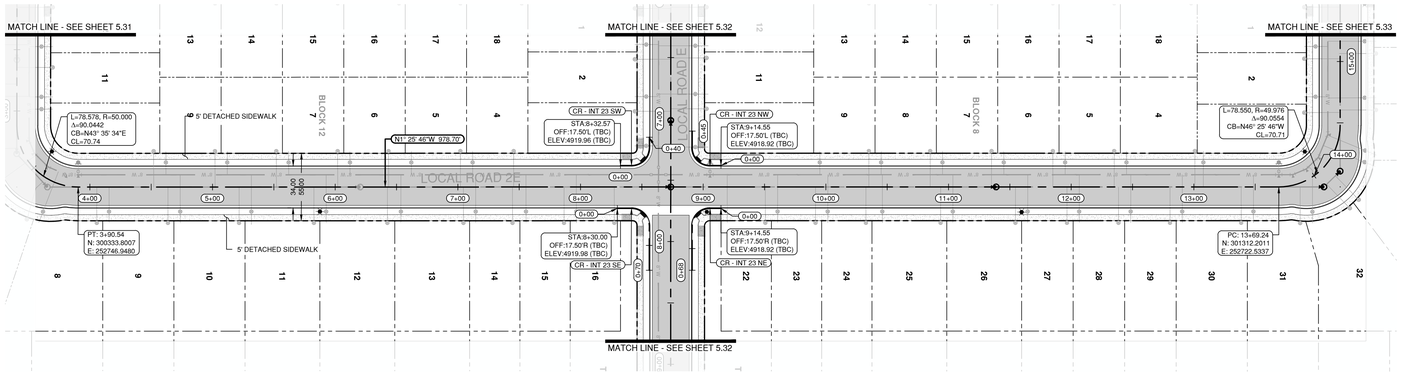
PLAN AND PROFILE
LOCAL ROAD 2D

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

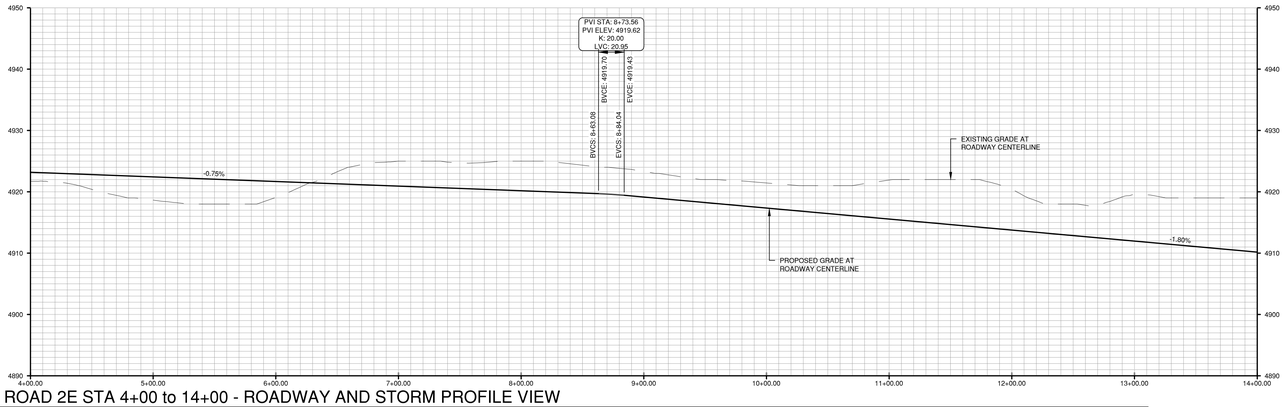
SHEET NUMBER

C-5.29



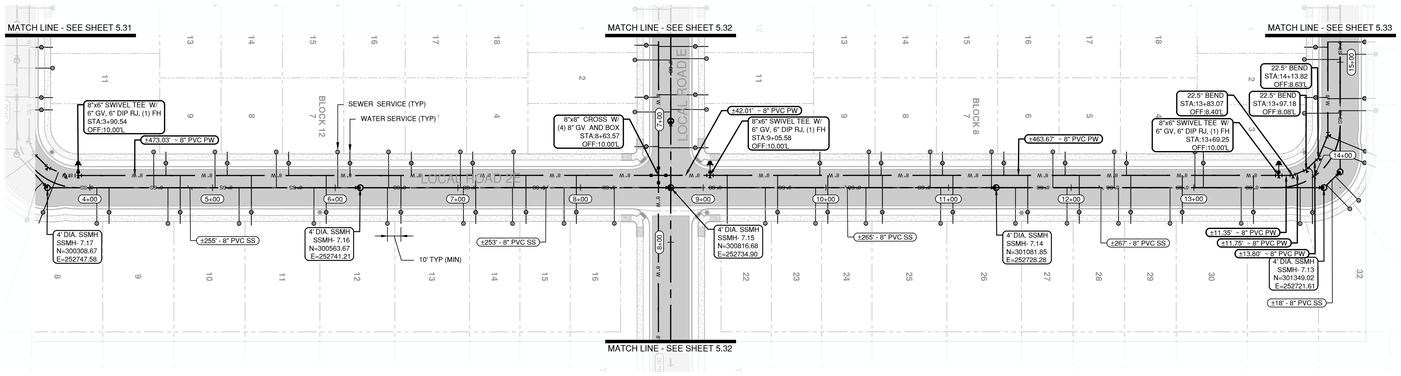
LOCAL ROAD 2E STA 4+00 to 14+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 30'



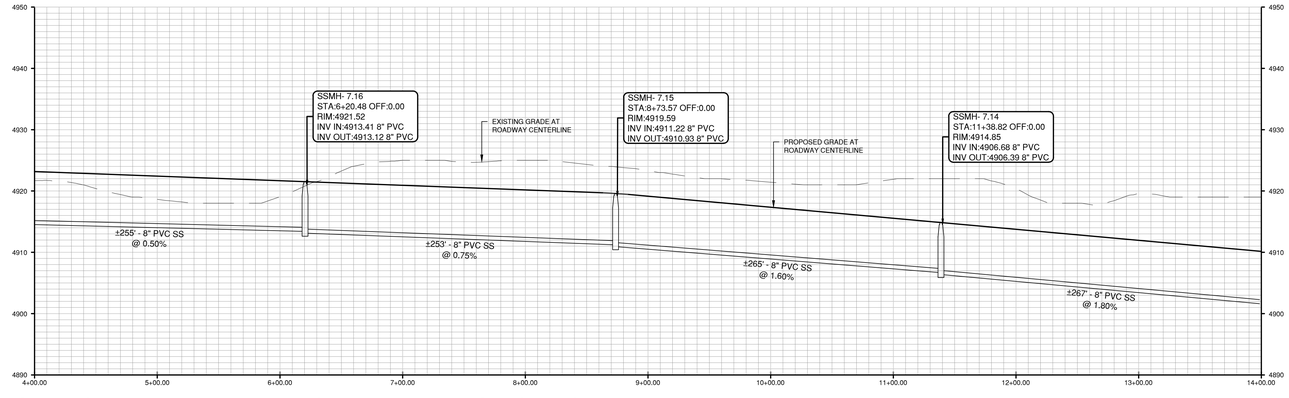
LOCAL ROAD 2E STA 4+00 to 14+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 30' (H), 1" = 6' (V)



LOCAL ROAD 2E STA 4+00 to 14+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 30'



LOCAL ROAD 2E STA 4+00 to 14+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 30' (H), 1" = 6' (V)

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER L. PERDUE
PE-PRELIMINARY-NOT FOR CONSTRUCTION
FINAL ENGINEER

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE E-101
ENGLEWOOD, CO 80112
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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)

0 50 100 FEET

811

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

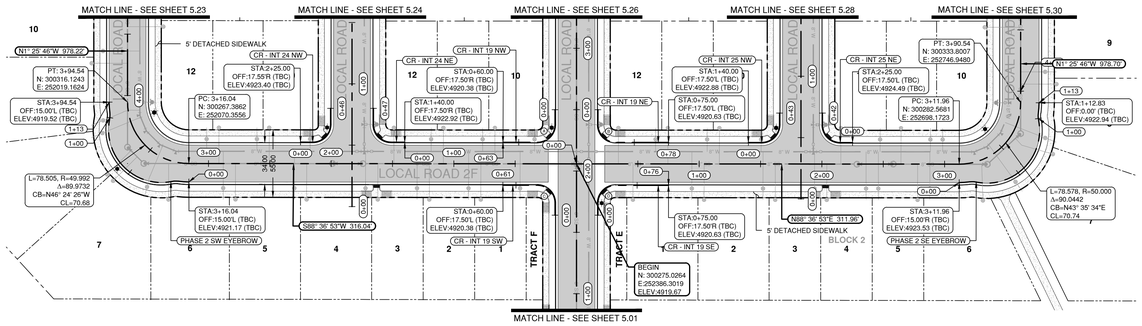
PLAN AND PROFILE
LOCAL ROAD 2E

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

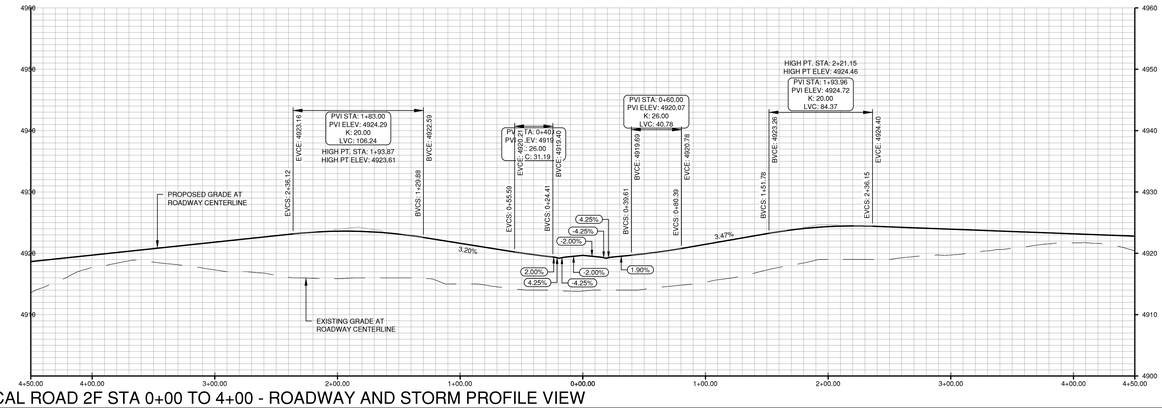
SHEET NUMBER

C-5.30



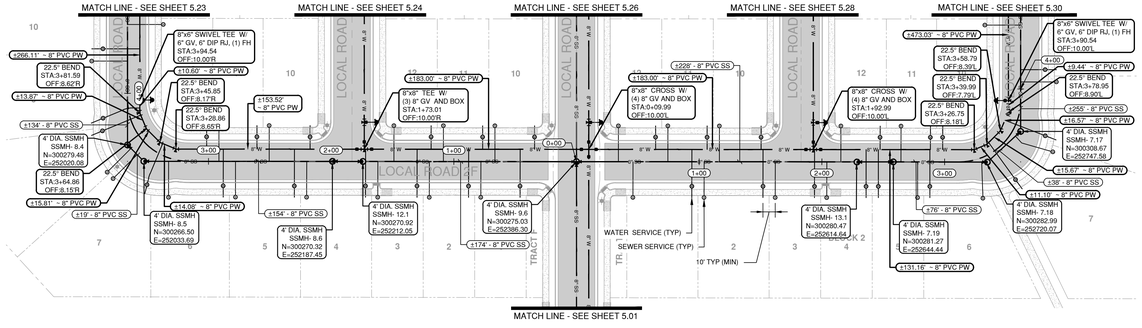
LOCAL ROAD 2F STA 0+00 TO 4+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50'



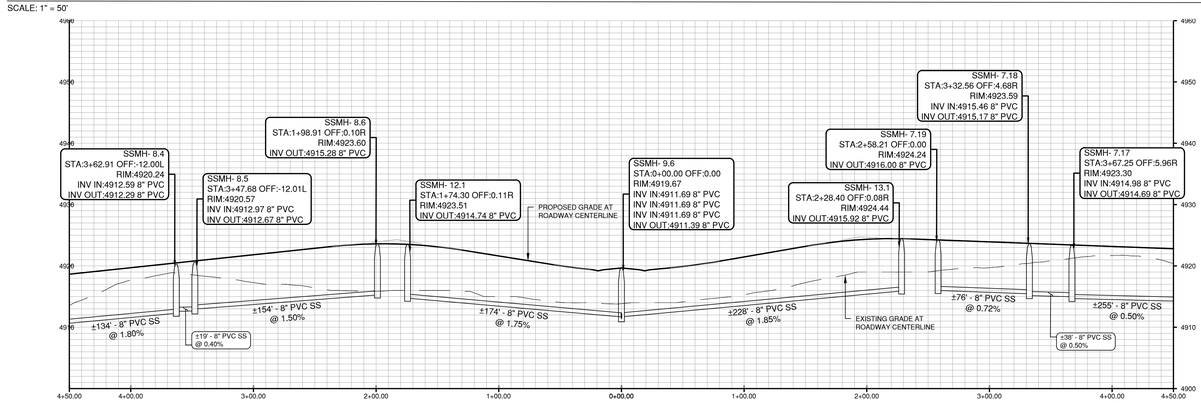
LOCAL ROAD 2F STA 0+00 TO 4+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



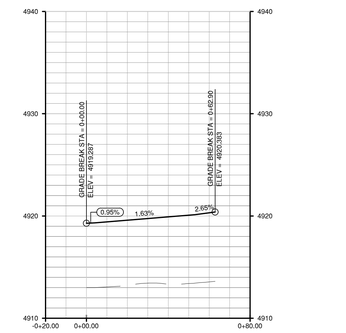
LOCAL ROAD 2F STA 0+00 TO 4+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50'



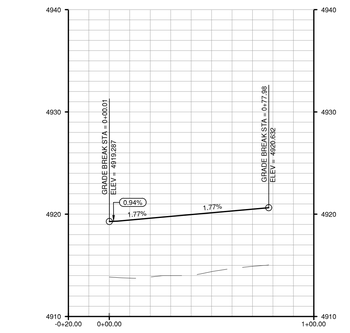
LOCAL ROAD 2F STA 0+00 TO 4+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



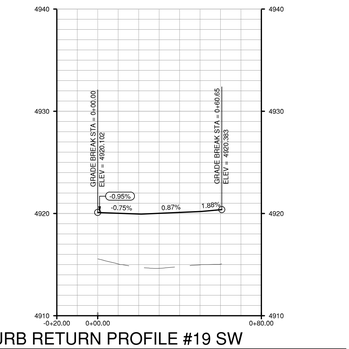
CURB RETURN PROFILE - INT. #19 NW

SCALE: 1" = 30' (H), 1" = 6' (V)



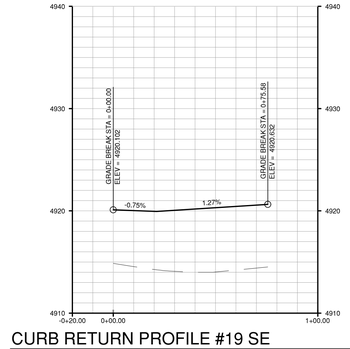
CURB RETURN PROFILE - INT. #19NE

SCALE: 1" = 30' (H), 1" = 6' (V)



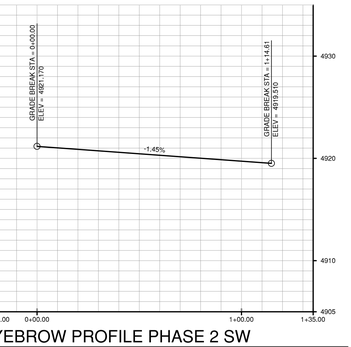
CURB RETURN PROFILE #19 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



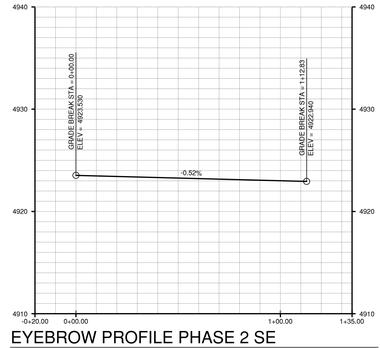
CURB RETURN PROFILE #19 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



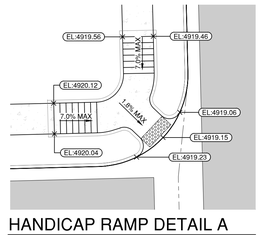
EYEBROW PROFILE PHASE 2 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



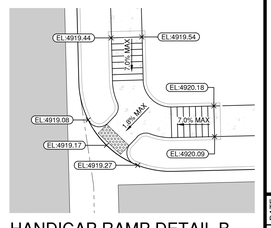
EYEBROW PROFILE PHASE 2 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



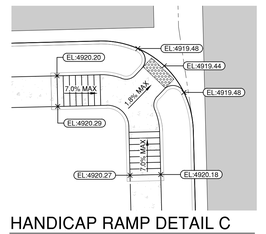
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



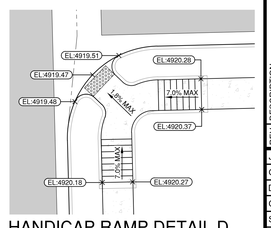
HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



HANDICAP RAMP DETAIL C

SCALE: 1" = 10'



HANDICAP RAMP DETAIL D

SCALE: 1" = 10'

0 50 100 FEET

811

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER PERDUE
PE
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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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

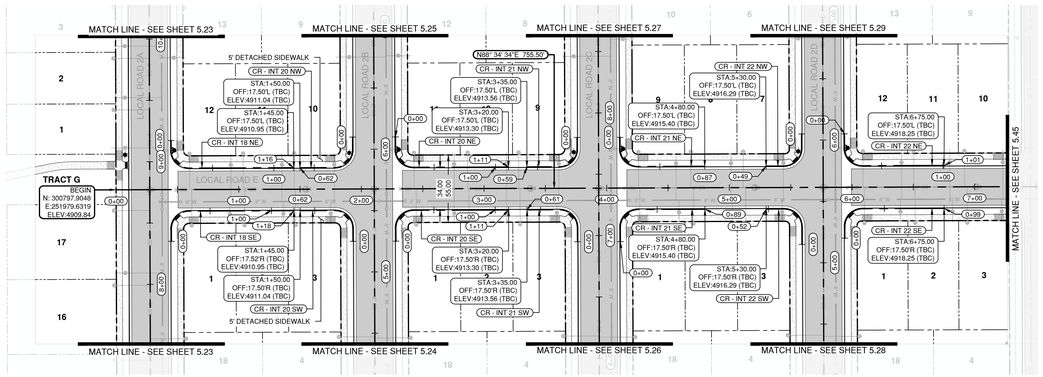
PLAN AND PROFILE
LOCAL ROAD 2F

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

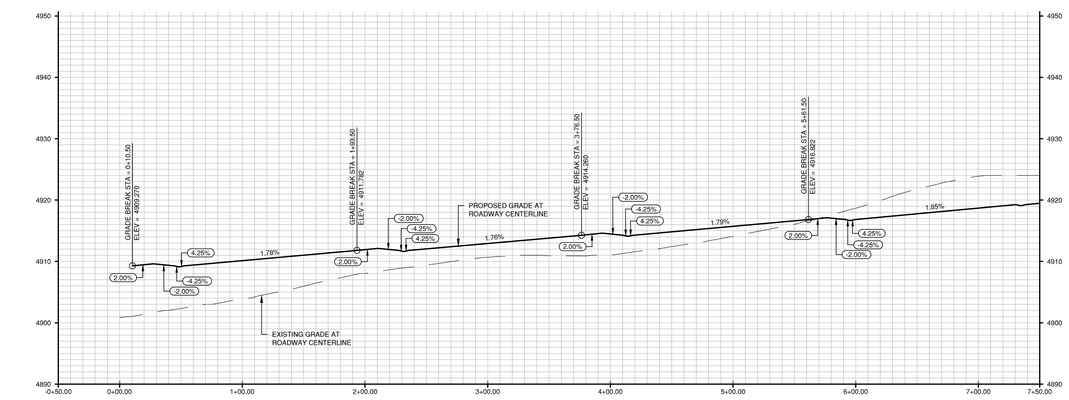
SHEET NUMBER

C-5.31



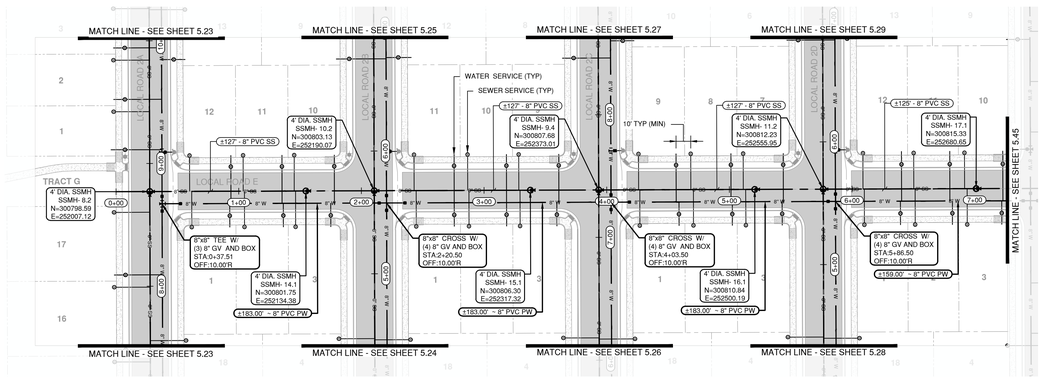
LOCAL ROAD E STA 0+00 to 7+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



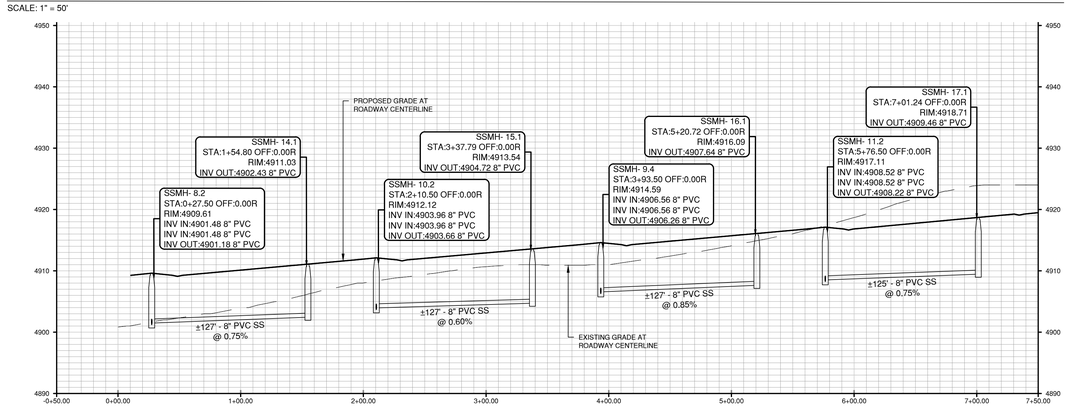
LOCAL ROAD E STA 0+00 to 7+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



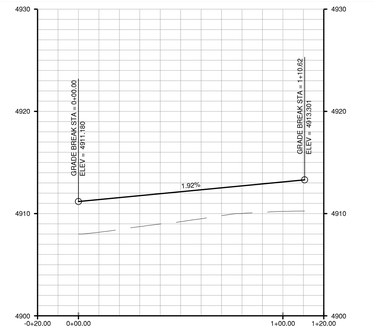
LOCAL ROAD E STA 0+00 to 7+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



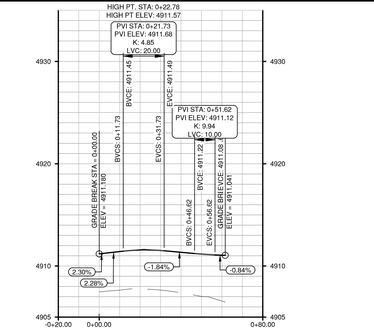
LOCAL ROAD E STA 0+00 to 7+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



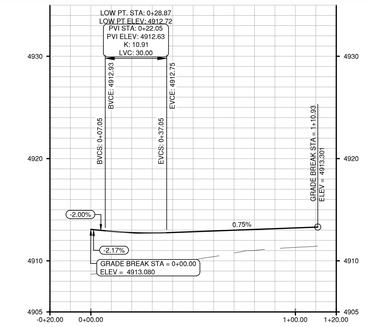
CURB RETURN PROFILE - INT. 20 NE

SCALE: 1" = 30' (H), 1" = 6' (V)



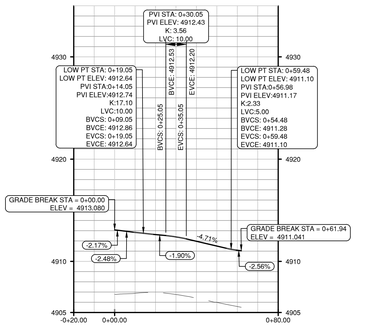
CURB RETURN PROFILE - INT. 20 NW

SCALE: 1" = 30' (H), 1" = 6' (V)



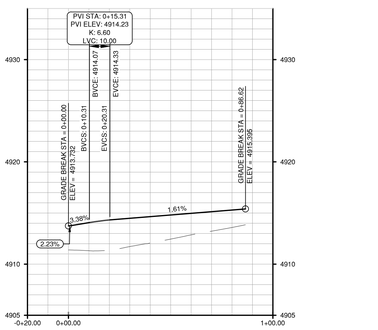
CURB RETURN PROFILE - INT. 20 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



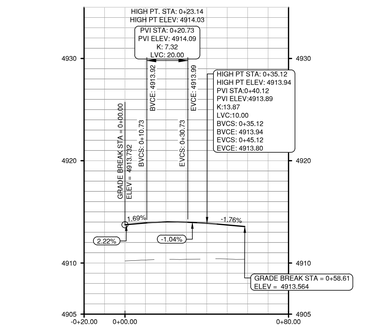
CURB RETURN PROFILE - INT. 20SW

SCALE: 1" = 30' (H), 1" = 6' (V)



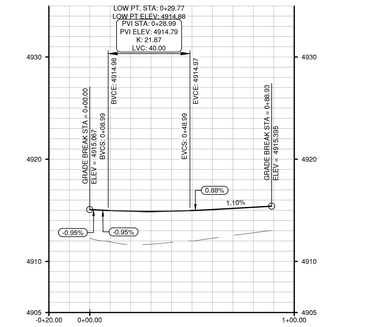
CURB RETURN PROFILE - INT. 21 NE

SCALE: 1" = 30' (H), 1" = 6' (V)



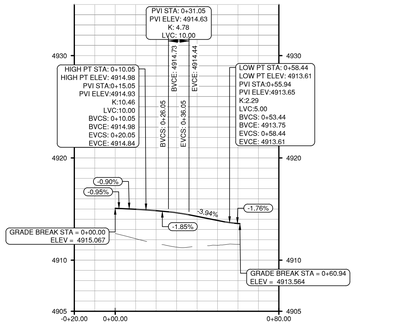
CURB RETURN PROFILE - INT. 21 NW

SCALE: 1" = 30' (H), 1" = 6' (V)



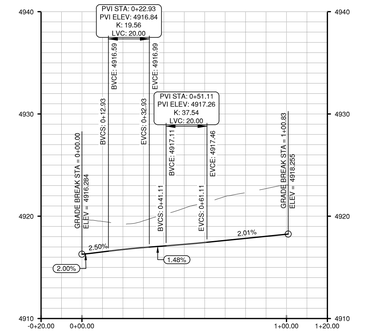
CURB RETURN PROFILE - INT. 21SE

SCALE: 1" = 30' (H), 1" = 6' (V)



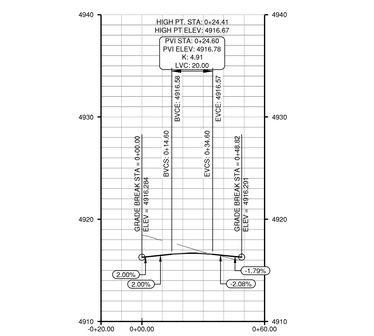
CURB RETURN PROFILE - INT. 21SW

SCALE: 1" = 30' (H), 1" = 6' (V)



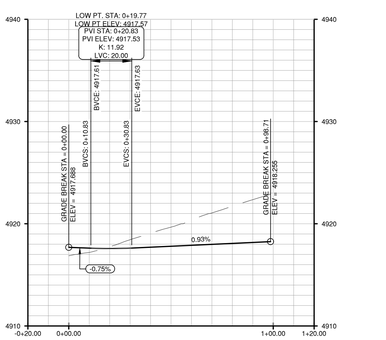
CURB RETURN PROFILE - INT. 22 NE

SCALE: 1" = 30' (H), 1" = 6' (V)



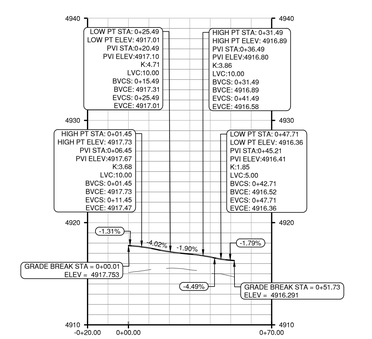
CURB RETURN PROFILE - INT. 22NW

SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. 22 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. 22 SW

SCALE: 1" = 30' (H), 1" = 6' (V)

0 50 100 FEET

811

ENGINEER IN CHARGE:

CONSTRUCTION PLANS
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.

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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)

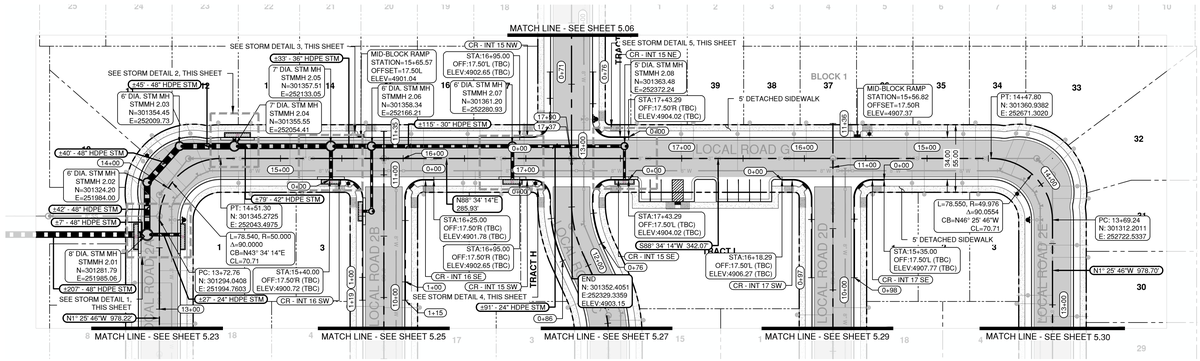
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD E
0+00 TO 7+00

REV	DESCRIPTION	BY	DATE

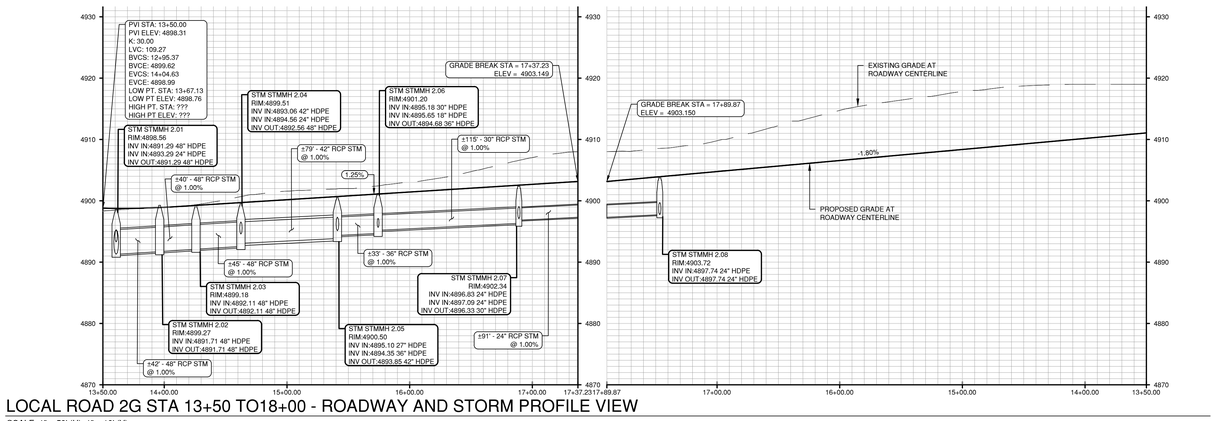
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.32



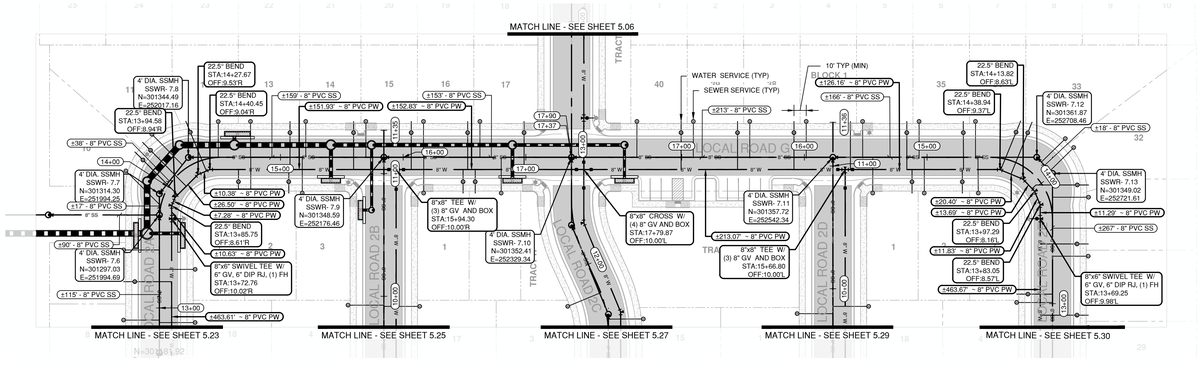
LOCAL ROAD 2G STA 13+50 TO18+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



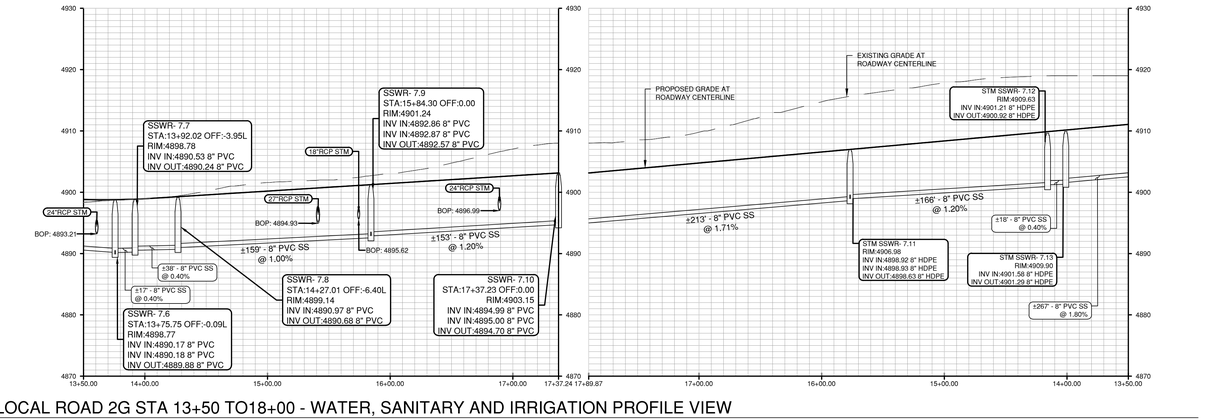
LOCAL ROAD 2G STA 13+50 TO18+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



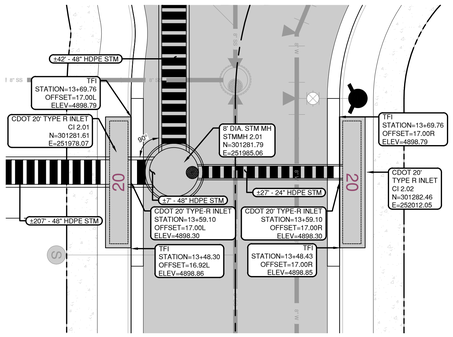
LOCAL ROAD 2G STA 13+50 TO18+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



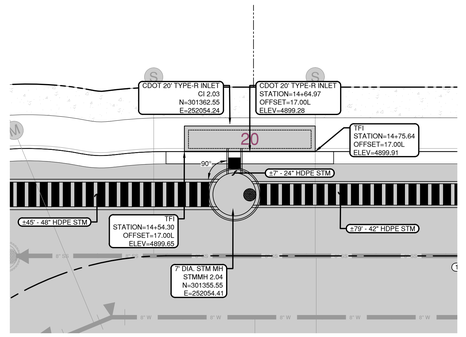
LOCAL ROAD 2G STA 13+50 TO18+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



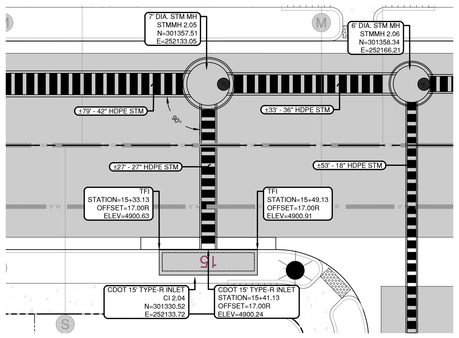
STORM SEWER DETAIL 1

SCALE: 1" = 10'



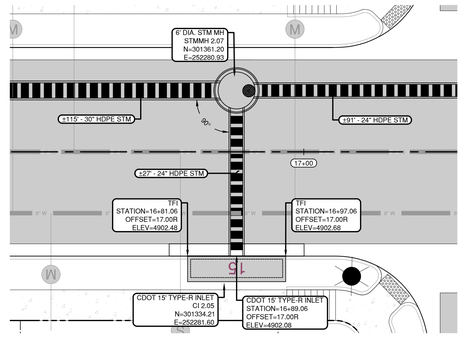
STORM SEWER DETAIL 2

SCALE: 1" = 10'



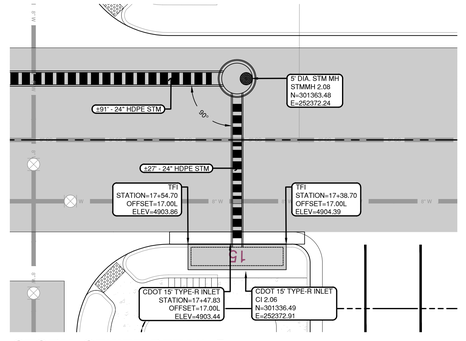
STORM SEWER DETAIL 3

SCALE: 1" = 10'



STORM SEWER DETAIL 4

SCALE: 1" = 10'



STORM SEWER DETAIL 5

SCALE: 1" = 10'

0 50 100 FEET

811

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.

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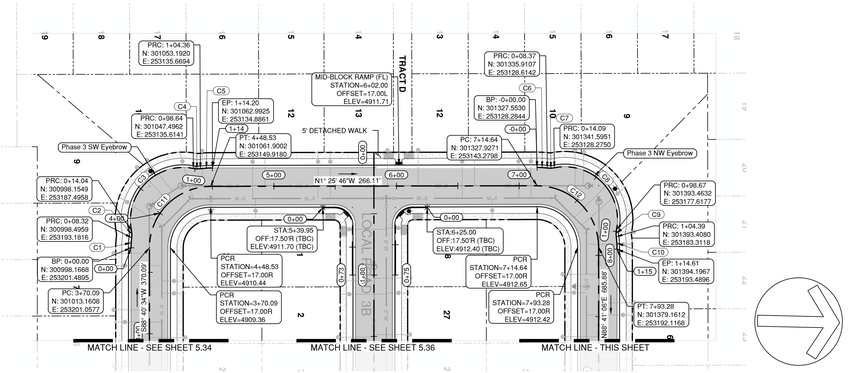
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD 2G
13+50 TO 18+00

REV	DESCRIPTION	BY	DATE

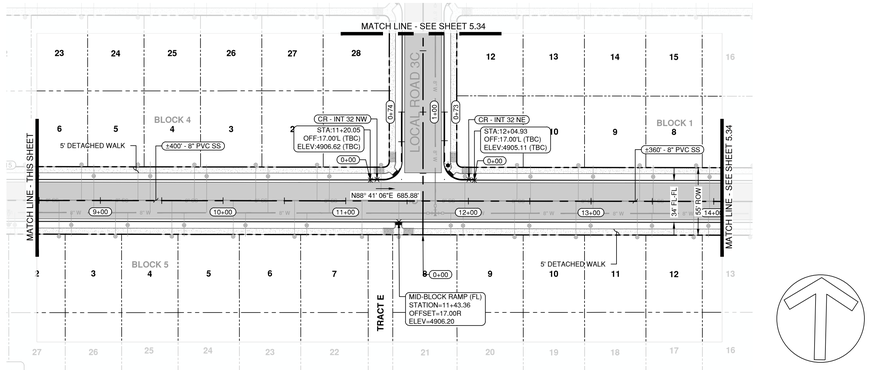
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.33



LOCAL ROAD 3A STA 3+00 to 8+50 - ROADWAY AND STORM PLAN VIEW

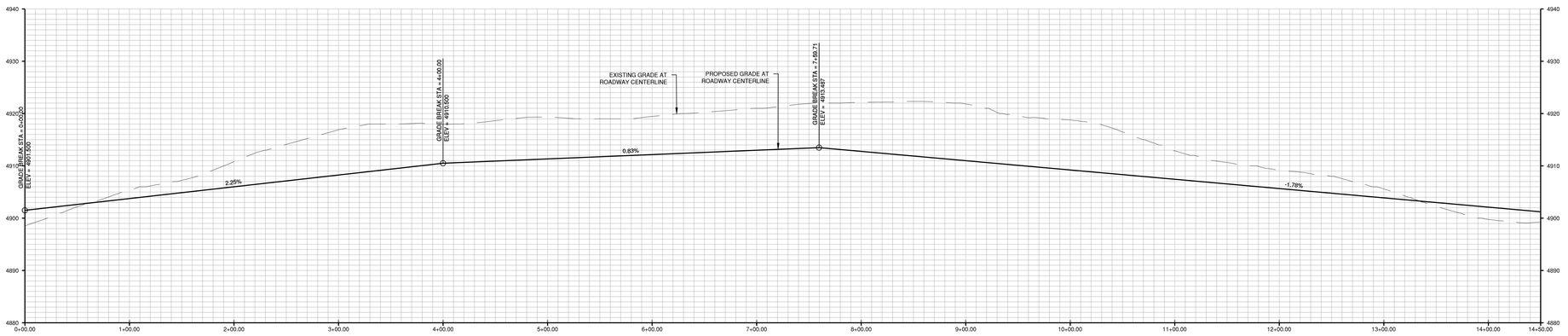
SCALE: 1" = 50'



LOCAL ROAD 3A STA 8+50 to 14+00 - ROADWAY AND STORM PLAN VIEW

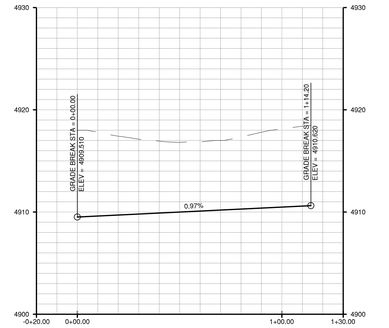
SCALE: 1" = 50'

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C11	50.00	78.45	N46° 22' 36.15"W	(253201.06,301013.16)	(253149.92,301061.90)
C12	50.00	78.64	N43° 37' 40.14"E	(253143.28,301327.93)	(253192.12,301379.16)
C6	65.00	8.37	N2° 15' 34.47"E	(253128.28,301327.55)	(253128.61,301335.91)
C7	17.50	5.72	N3° 24' 54.21"W	(253128.61,301335.91)	(253128.28,301341.60)
C8	43.00	84.58	N43° 34' 14.38"E	(253128.28,301341.60)	(253177.62,301393.46)
C9	17.50	5.72	S89° 26' 38.71"E	(253177.62,301393.46)	(253183.31,301393.41)
C10	68.31	10.22	N85° 34' 07.12"E	(253183.31,301393.41)	(253193.49,301394.20)
C1	65.01	8.32	N87° 43' 54.34"W	(253201.49,300998.17)	(253193.18,300998.50)
C2	17.50	5.72	S86° 34' 06.93"W	(253193.18,300998.50)	(253187.50,300998.15)
C3	43.00	84.60	N46° 26' 15.61"W	(253187.50,300998.15)	(253135.61,301047.50)
C4	17.50	5.72	N0° 33' 21.86"E	(253135.61,301047.50)	(253135.67,301053.19)
C5	67.62	9.84	N4° 34' 10.36"W	(253135.67,301053.19)	(253134.89,301062.99)



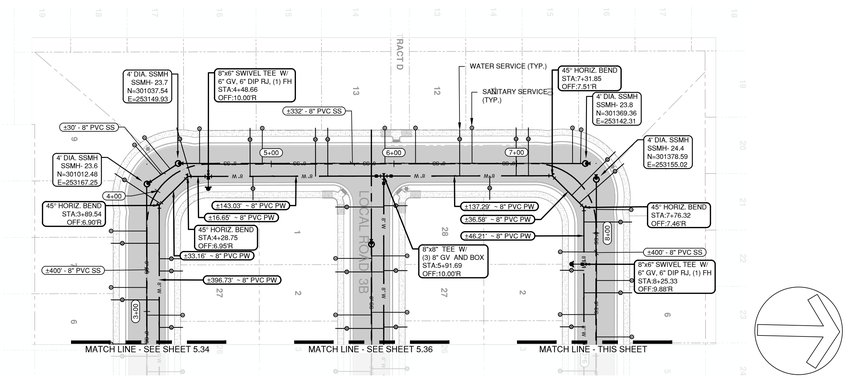
LOCAL ROAD 3A STA 3+00 to 14+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 6' (V)



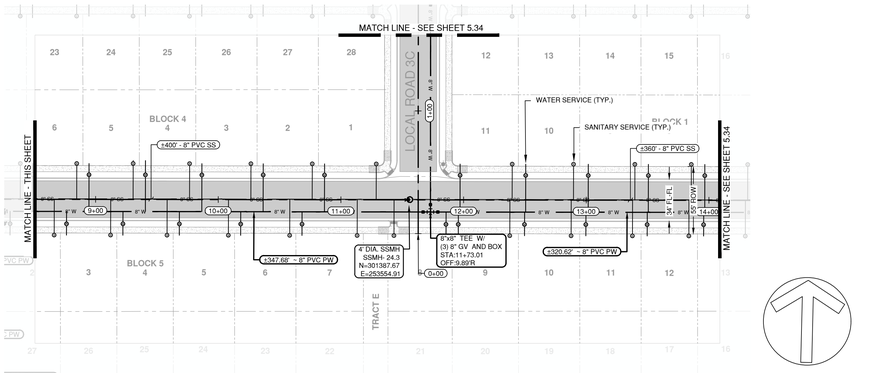
EYEBROW PROFILE - P3- SW

SCALE: 1" = 30' (H), 1" = 6' (V)



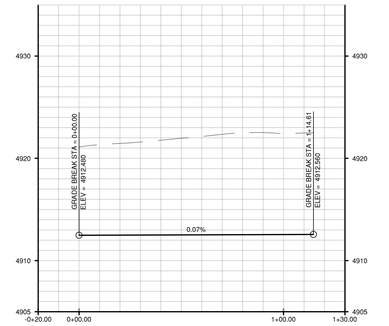
LOCAL ROAD 3A STA 3+00 to 8+50 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



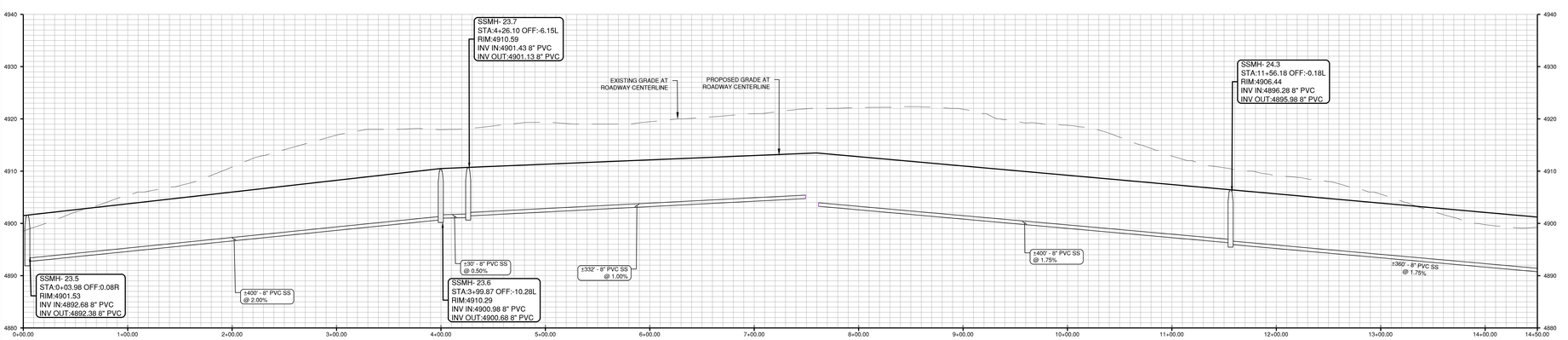
LOCAL ROAD 3A STA 8+50 to 14+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



EYEBROW PROFILE - P3- NW

SCALE: 1" = 30' (H), 1" = 6' (V)



LOCAL ROAD 1A STA 3+00 to 14+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 6' (V)

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

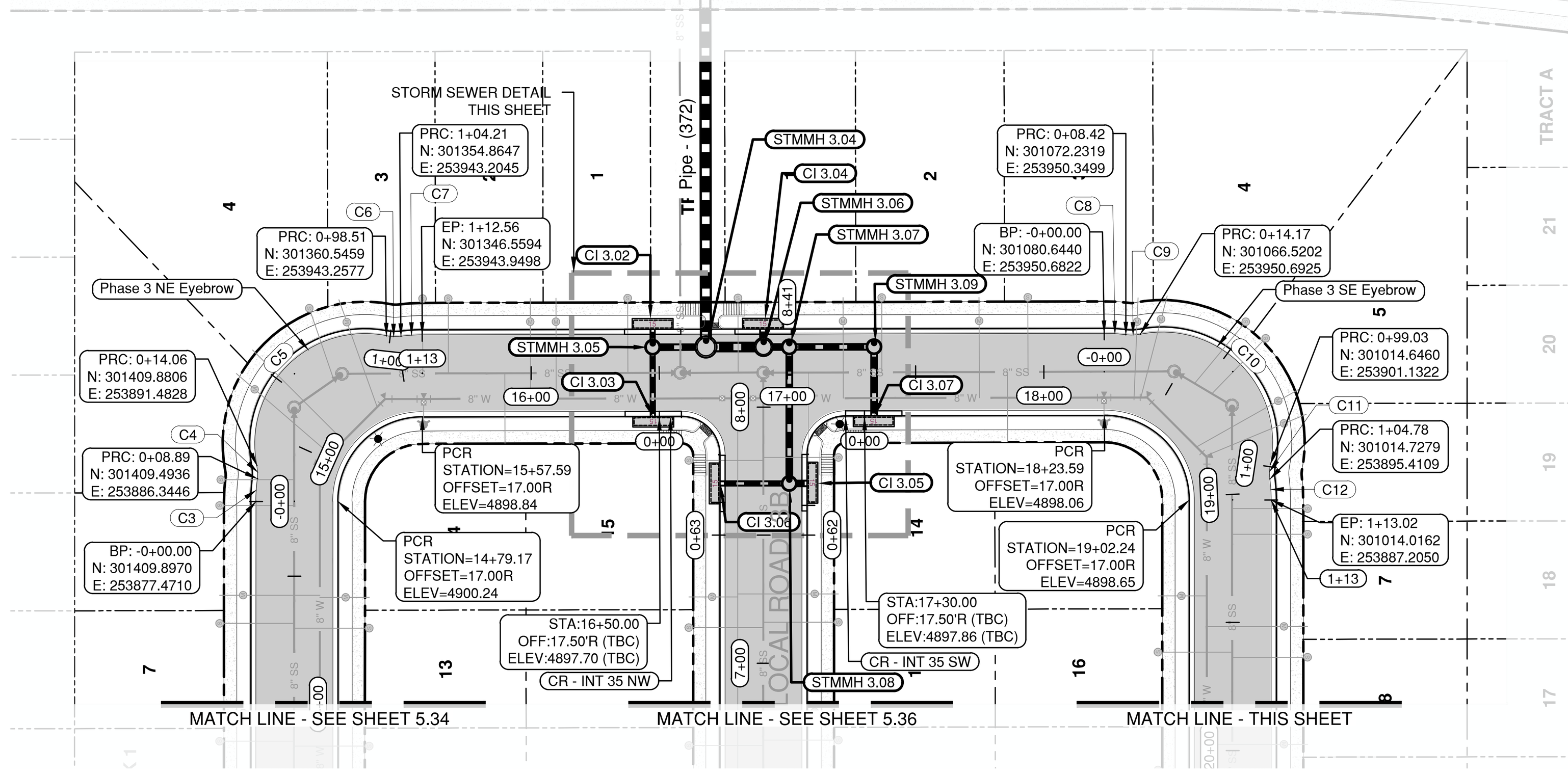
PLAN AND PROFILE
LOCAL ROAD 3A

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

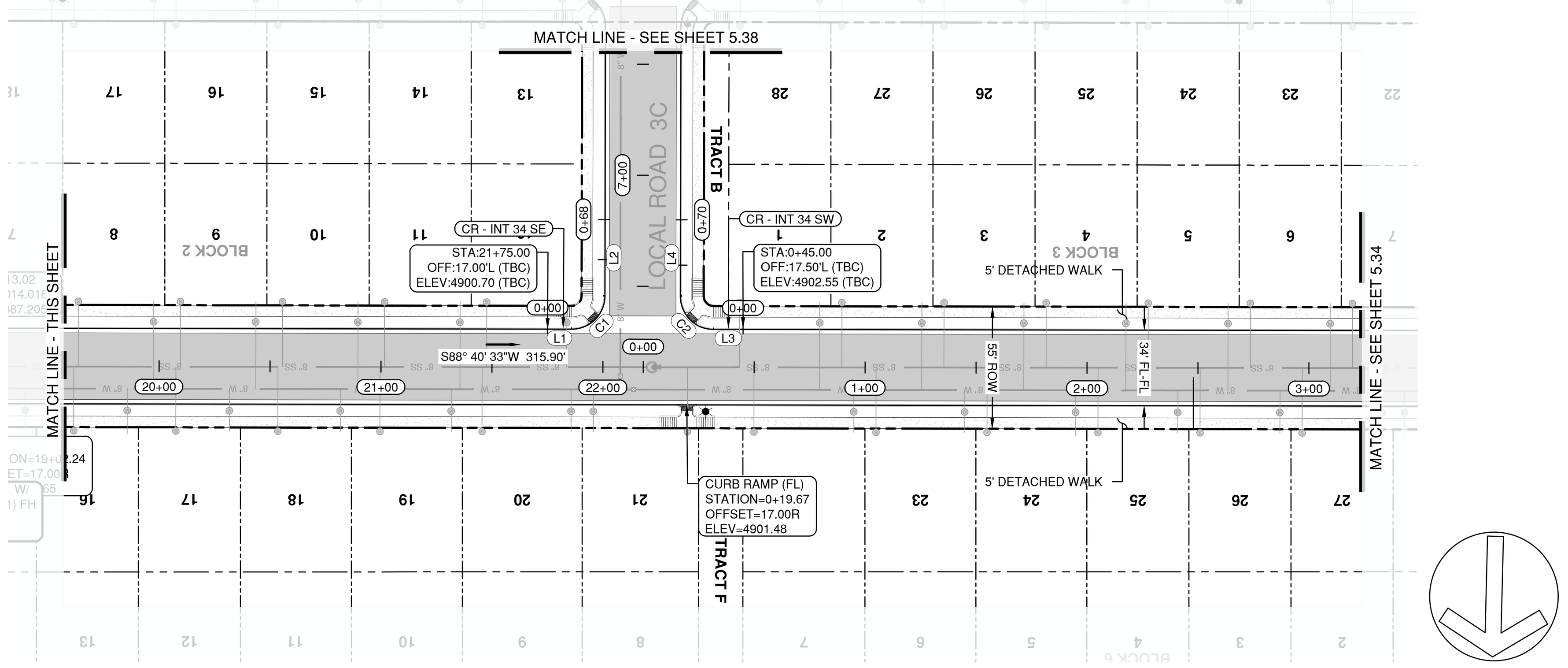
SHEET NUMBER

C-5.34



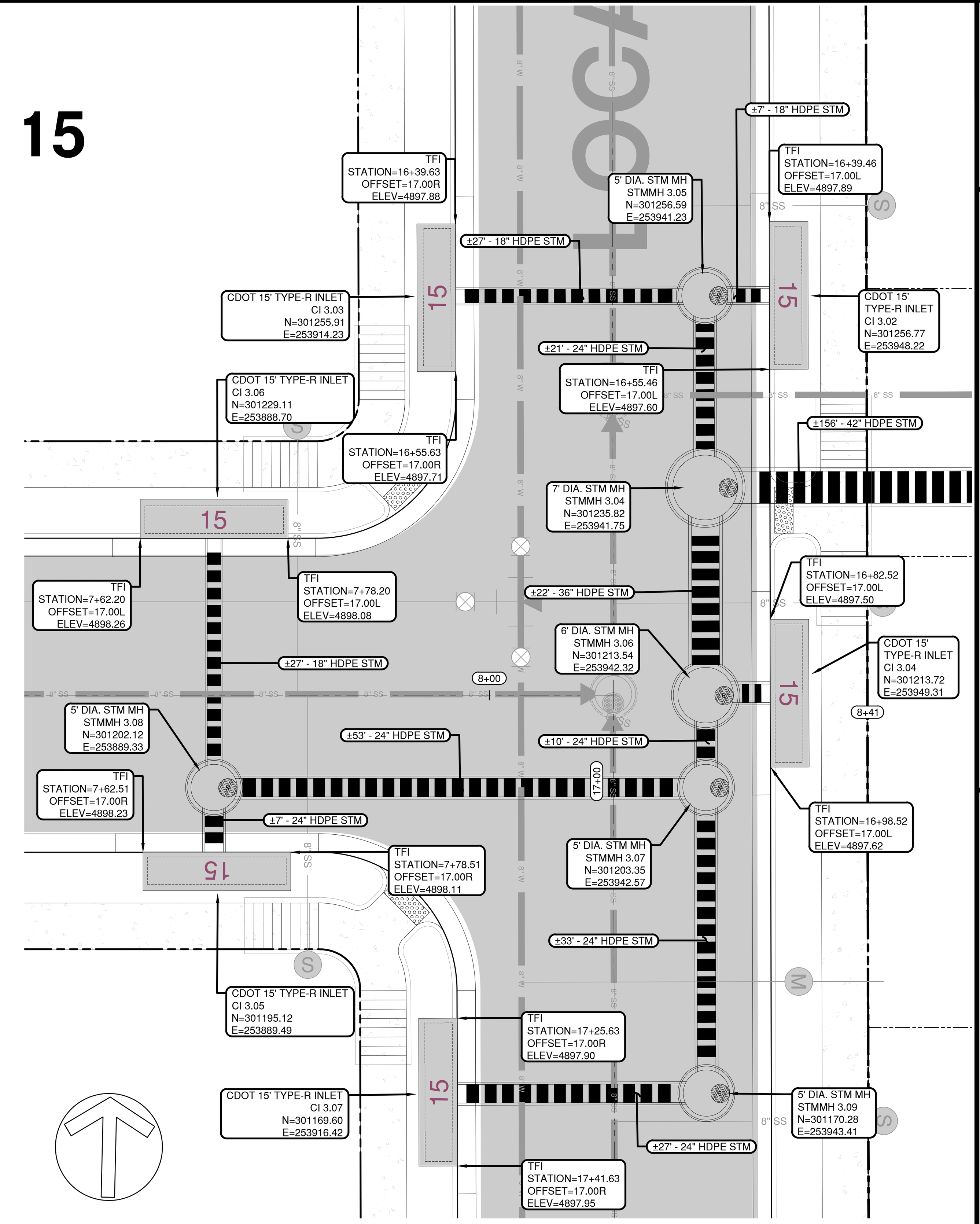
LOCAL ROAD 3A STA 14+00 to 19+75 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



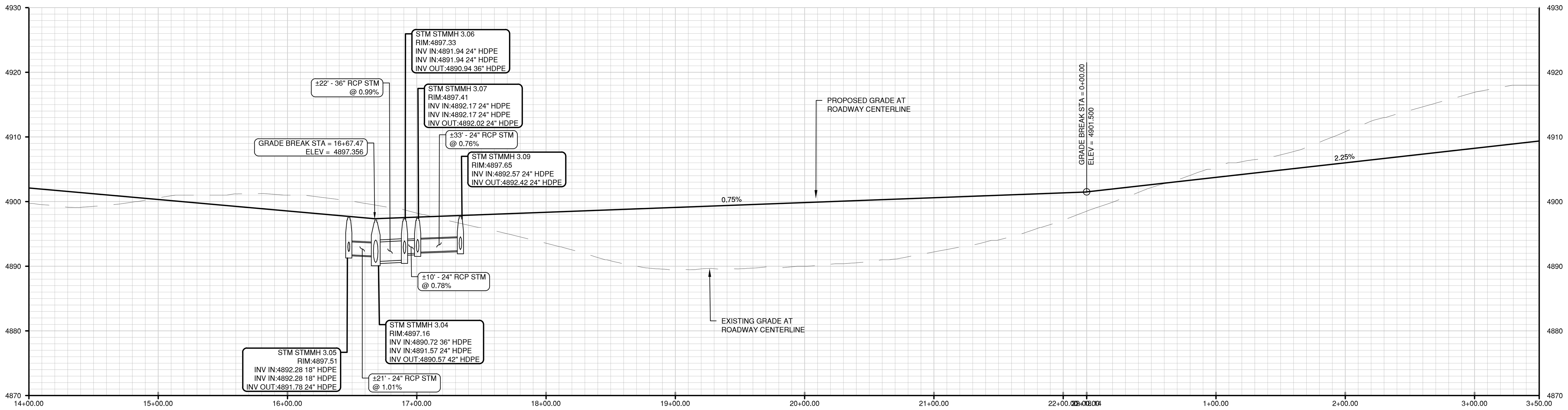
LOCAL ROAD 3A1 STA 0+00 to 4+50 and 19+50 to 22+18 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



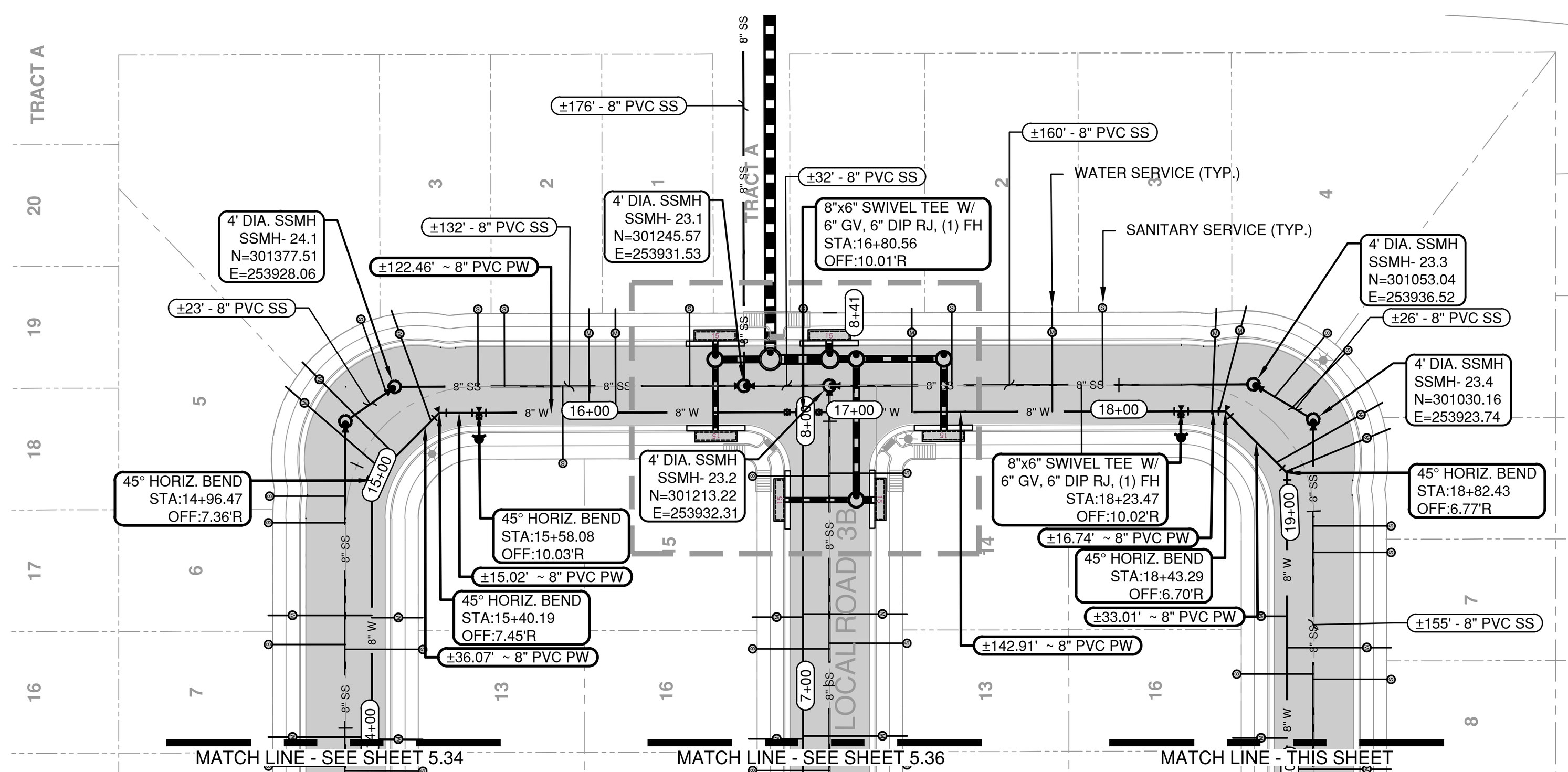
STORM SEWER DETAIL

SCALE: 1" = 10'



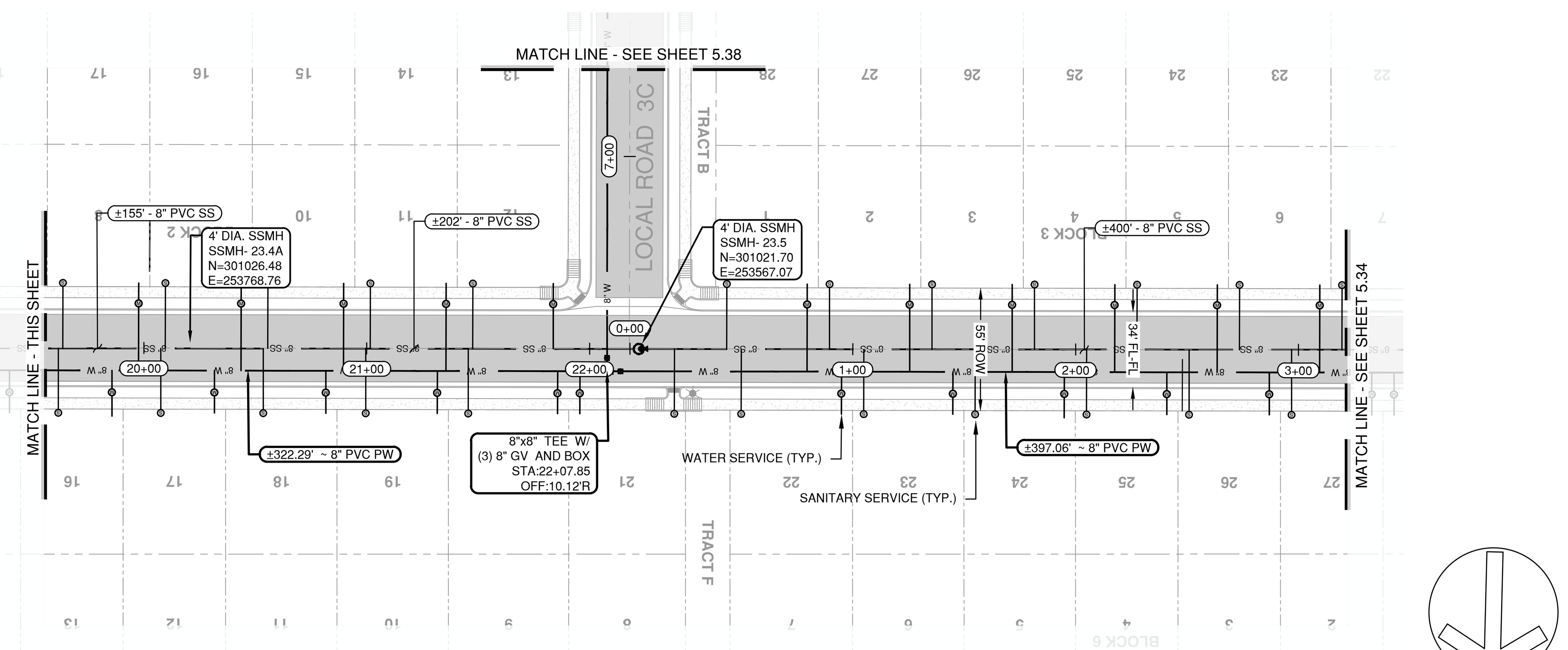
LOCAL ROAD 3A STA 14+00 to 19+75 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



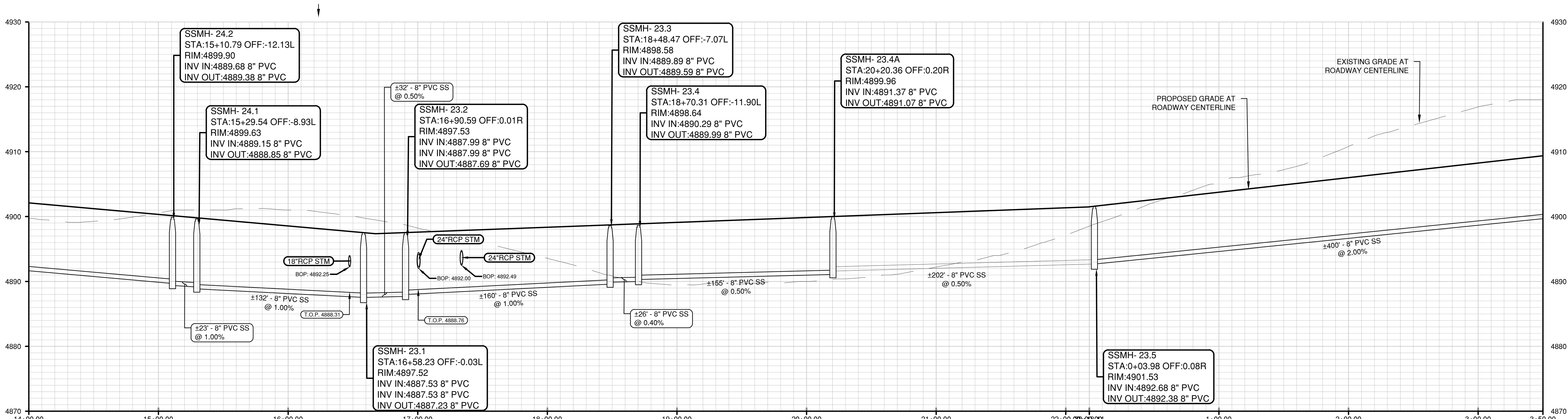
LOCAL ROAD 3A STA 14+00 to 19+75 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



LOCAL ROAD 3A STA 0+00 to 4+50 and 19+50 to 22+18 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



LOCAL ROAD 1A STA 14+00 to 19+75 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

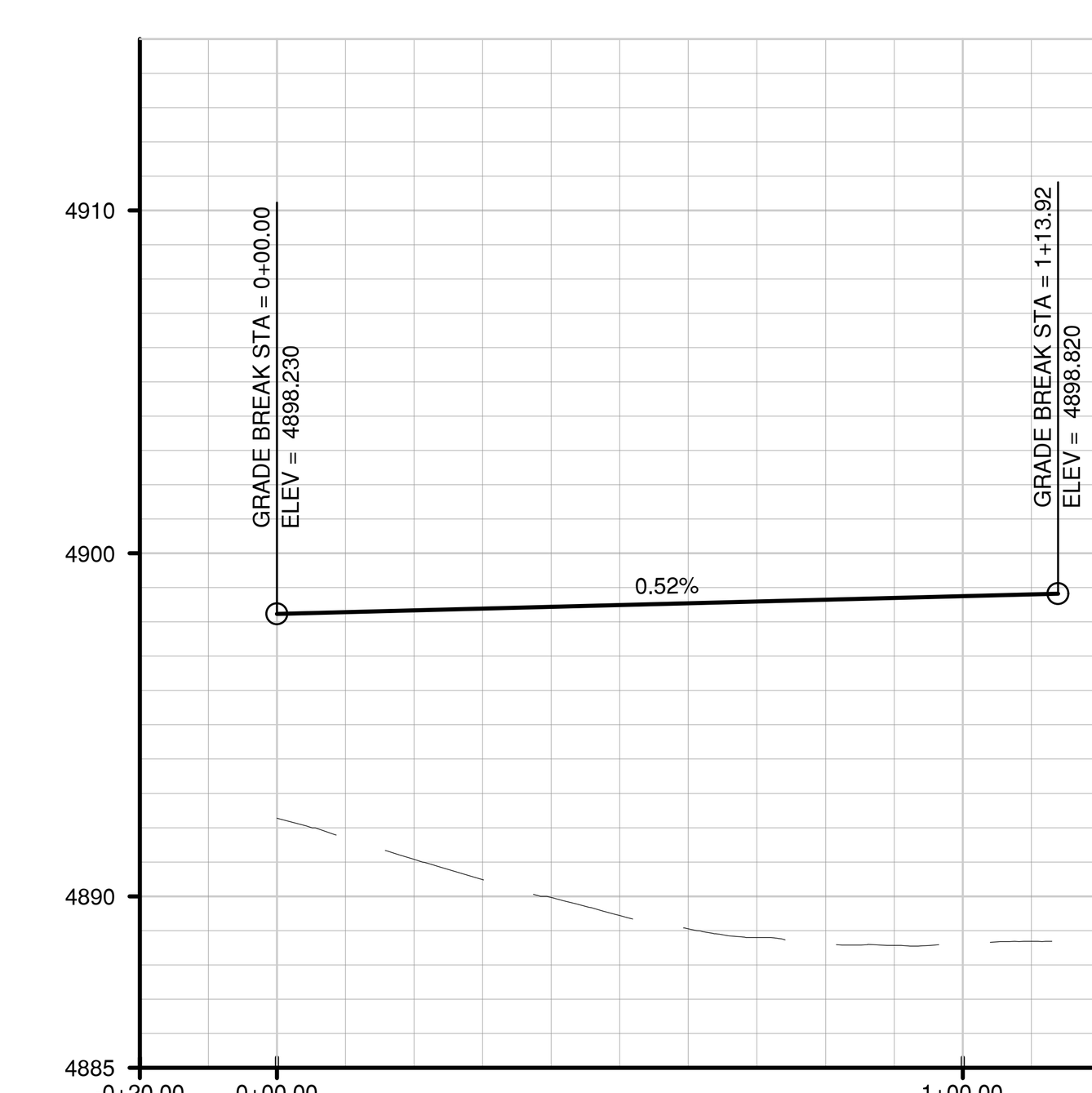
SCALE: 1" = 50' (H), 1" = 10' (V)

STRUCTURE TABLE		
STRUCTURE:	DETAILS:	LOCATION:
CI 3.05	RIM = 4898.17 SUMP = 4893.1 INV OUT = 4893.12	STA:7+70.19 OFF:17.00R
CI 3.06	RIM = 4898.14 SUMP = 4893.3 INV OUT = 4893.27	STA:7+70.20 OFF:17.00L
CI 3.07	RIM = 4897.89 SUMP = 4892.8 INV OUT = 4892.77	STA:17+33.80 OFF:17.00R
STMMH 3.08	RIM = 4897.83 SUMP = 4892.6 INV IN = 4893.07 INV IN = 4893.07 INV OUT = 4892.57	STA:7+70.19 OFF:10.00R
CI 3.02	RIM = 4897.75 SUMP = 4892.3 INV OUT = 4892.33	STA:16+47.46 OFF:17.00L
CI 3.03	RIM = 4897.75 SUMP = 4892.6 INV OUT = 4892.55	STA:16+47.46 OFF:17.00R
STMMH 3.09	RIM = 4897.65 SUMP = 4892.4 INV IN = 4892.57 INV OUT = 4892.42	STA:17+33.80 OFF:10.00L
CI 3.04	RIM = 4897.56 SUMP = 4892.0 INV OUT = 4892.01	STA:16+90.52 OFF:17.00L
STMMH 3.05	RIM = 4897.51 SUMP = 4891.8 INV IN = 4892.28 INV IN = 4892.28 INV OUT = 4891.78	STA:16+47.46 OFF:10.00L
STMMH 3.07	RIM = 4897.41 SUMP = 4892.0 INV IN = 4892.17 INV IN = 4892.17 INV OUT = 4892.02	STA:17+00.72 OFF:10.00L
STMMH 3.06	RIM = 4897.33 SUMP = 4890.9 INV IN = 4891.94 INV IN = 4891.94 INV OUT = 4890.94	STA:16+90.52 OFF:10.00L
STMMH 3.04	RIM = 4897.16 SUMP = 4890.6 INV IN = 4890.72 INV IN = 4891.57 INV OUT = 4890.57	STA:16+68.23 OFF:10.00L

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	10.85	S88° 41' 14.25"W	(253614.57,301005.21)	(253603.73,301004.96)
L2	34.35	S1° 19' 36.90"E	(253589.56,300990.13)	(253590.36,300955.80)
L3	13.29	N88° 39' 59.75"E	(253526.46,301003.18)	(253539.74,301003.48)
L4	34.35	S1° 19' 16.48"E	(253554.57,300989.32)	(253555.37,300954.99)

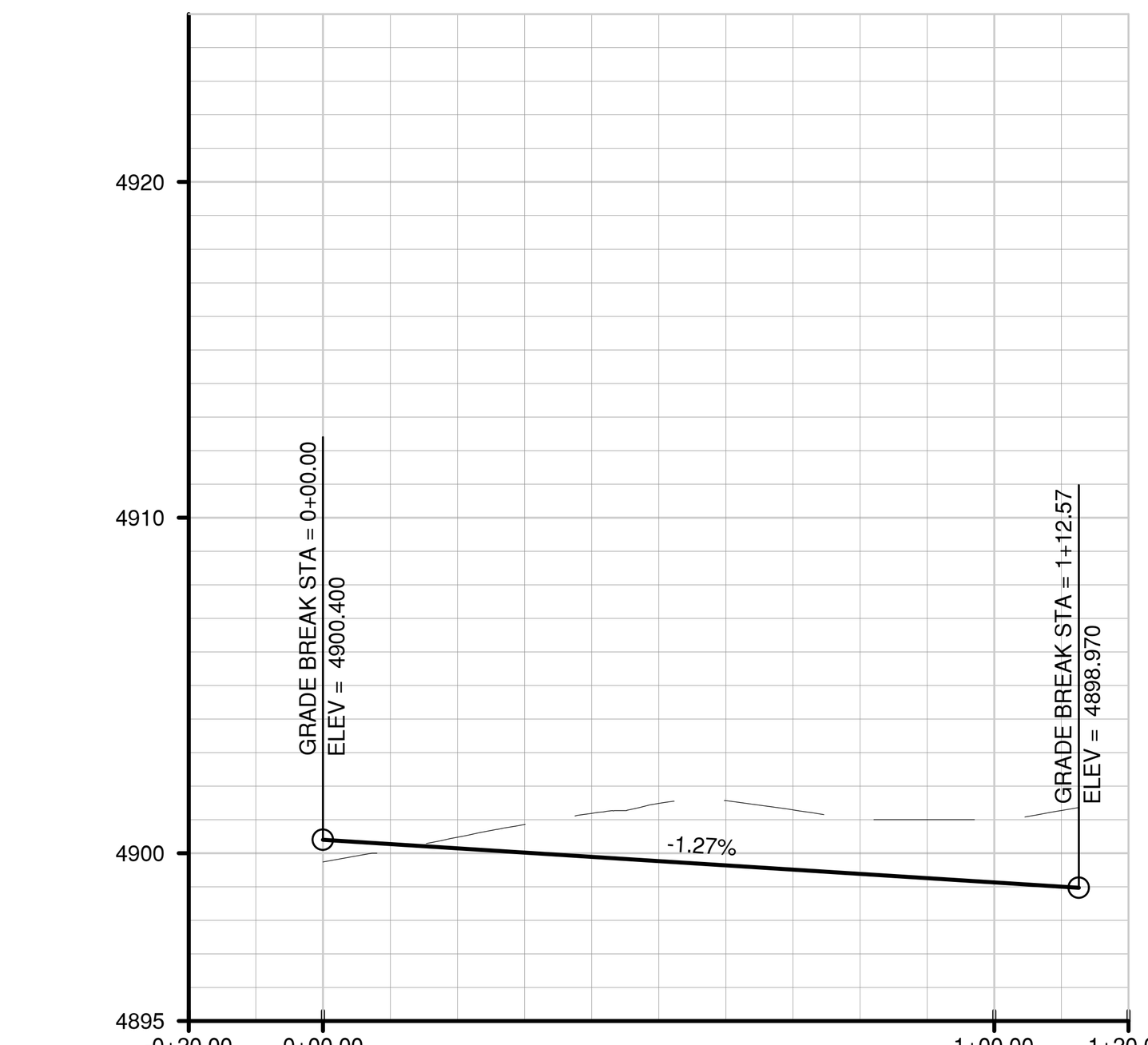
Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C2	14.50	22.78	S46° 19' 26.69"E	(253539.74,301003.48)	(253554.57,300989.32)
C1	14.50	22.78	S43° 40' 33.31"W	(253603.73,301004.96)	(253589.56,300990.13)
C3	64.80	8.89	S87° 23' 50.85"E	(253877.47,301409.90)	(253886.34,301409.49)
C4	18.11	5.17	N85° 41' 33.79"E	(253886.34,301409.49)	(253891.48,301409.88)
C5	43.00	84.45	S46° 22' 57.06"E	(253891.48,301409.88)	(253943.26,301360.55)
C6	17.50	5.71	S0° 32' 11.00"W	(253943.26,301360.55)	(253943.20,301354.86)
C7	65.52	8.34	S5° 07' 40.71"E	(253943.20,301354.86)	(253943.95,301346.56)
C8	65.00	8.42	S2° 15' 45.77"W	(253950.68,301080.64)	(253950.35,301072.23)
C9	17.50	5.75	S3° 26' 00.21"E	(253950.35,301072.23)	(253950.69,301066.52)
C10	43.00	84.86	S43° 41' 35.45"W	(253950.69,301066.52)	(253901.13,301014.65)
C11	17.50	5.75	N89° 10' 48.89"W	(253901.13,301014.65)	(253895.41,301014.73)
C12	65.00	8.24	S85° 02' 35.80"W	(253895.41,301014.73)	(253887.21,301014.02)

0 50 100 FEET



EYEBROW PROFILE - P3- SE

SCALE: 1" = 30' (H), 1" = 6' (V)



EYEBROW PROFILE - P3- NE

SCALE: 1" = 30' (H), 1" = 6' (V)

ENGINEER IN CHARGE:

PRELIMINARY NOT FOR CONSTRUCTION

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

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.

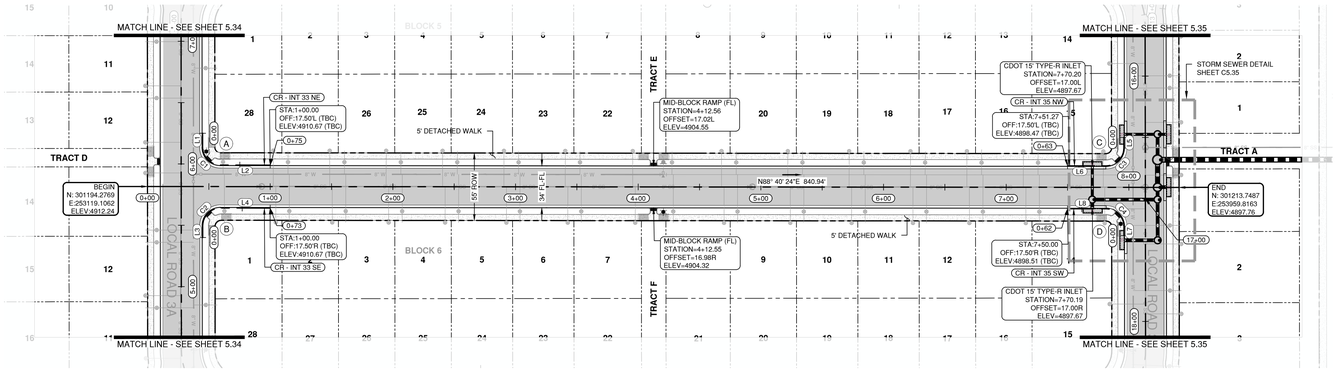
ELEVATION = 4721.56 (NAVD 88)

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

PLAN AND PROFILE
LOCAL ROAD 3A
4+50 TO 22+18

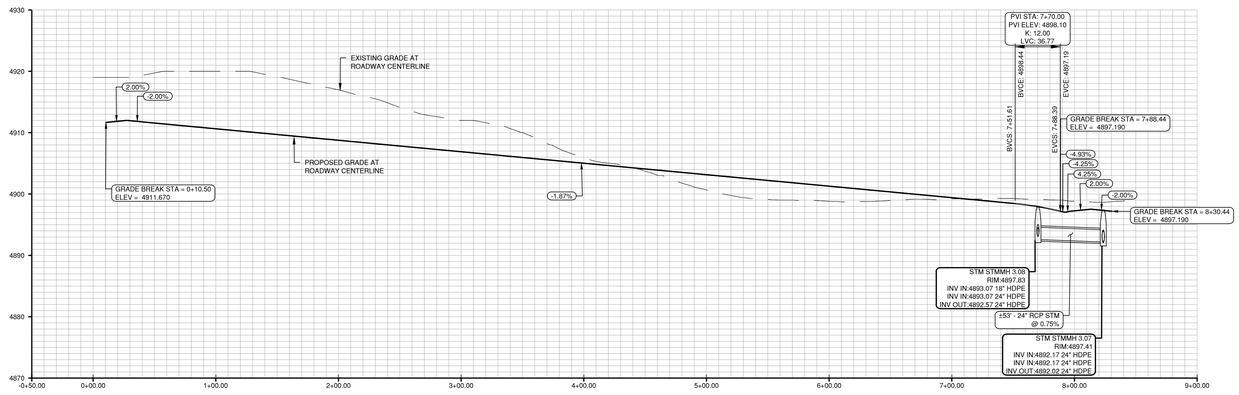
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C-5.35



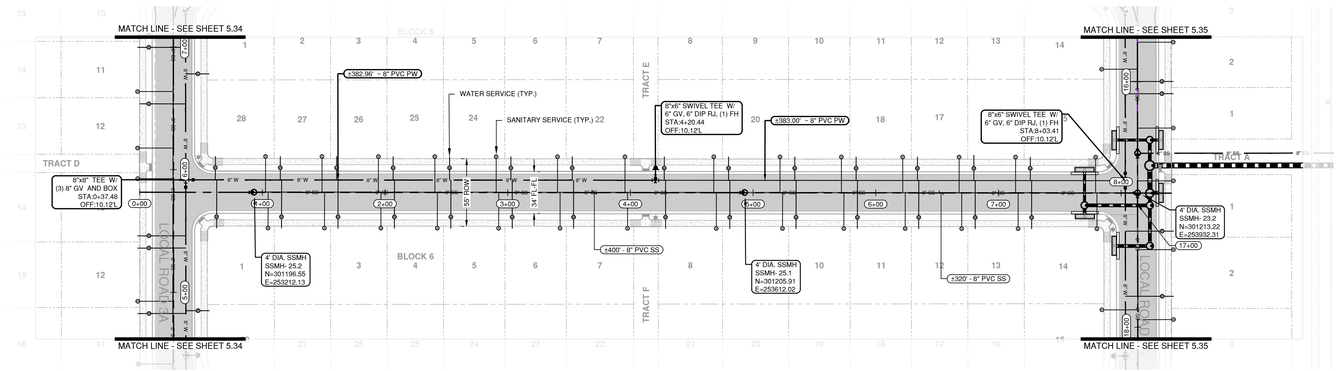
LOCAL ROAD 3B - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



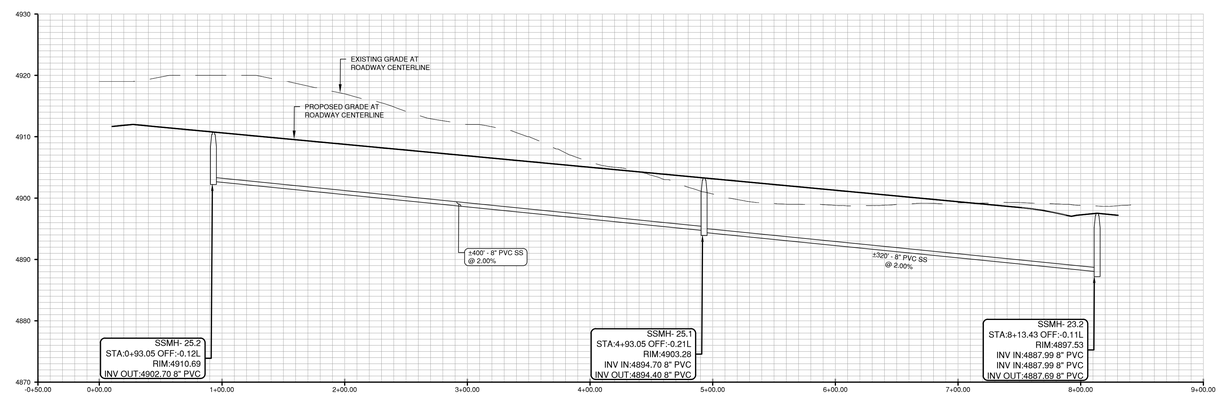
LOCAL ROAD 3B - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



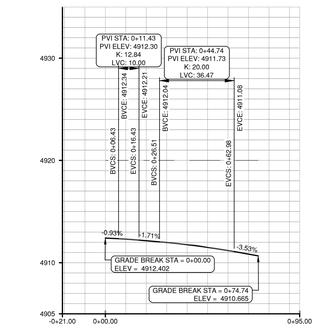
LOCAL ROAD 3B - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



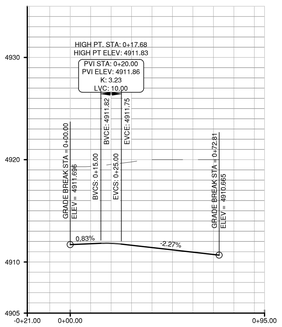
LOCAL ROAD 3B - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



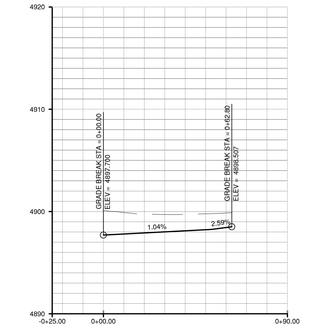
CR PROFILE - INT. 33 NE

SCALE: 1" = 30' (H), 1" = 6' (V)



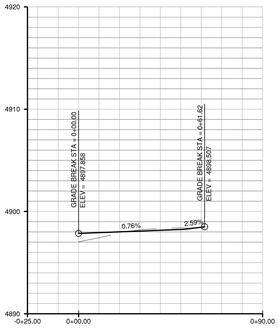
CURB RETURN PROFILE - INT 33 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE- INT. 35 NW

SCALE: 1" = 30' (H), 1" = 6' (V)

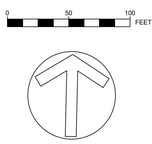


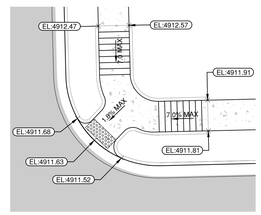
CURB RETURN PROFILE - INT. 35 SW

SCALE: 1" = 30' (H), 1" = 6' (V)

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L5	8.63	S1° 27' 41.72"E	(253913.80,301253.35)	(253914.02,301244.73)
L6	31.37	S88° 40' 24.71"W	(253899.86,301229.87)	(253868.50,301229.14)
L7	7.37	N1° 26' 14.15"W	(253915.82,301173.38)	(253915.64,301180.74)
L8	31.50	S88° 40' 23.53"W	(253900.81,301194.88)	(253869.31,301194.15)
L2	40.56	N88° 43' 16.75"E	(253178.13,301213.18)	(253218.67,301214.09)
L1	11.43	S1° 25' 15.23"E	(253163.01,301238.75)	(253163.30,301227.32)
L3	9.57	N1° 26' 22.56"W	(253165.13,301153.78)	(253164.89,301163.34)
L4	40.44	N88° 43' 34.56"E	(253179.05,301178.20)	(253219.48,301179.10)

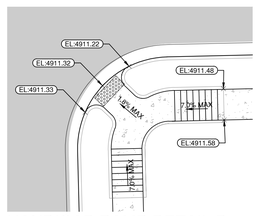
Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C3	14.50	22.81	S43° 36' 46.12"W	(253914.02,301244.73)	(253899.86,301229.87)
C4	14.50	22.75	N46° 22' 55.31"W	(253915.64,301180.74)	(253900.81,301194.88)
C1	14.50	22.75	S46° 22' 36.29"E	(253163.30,301227.32)	(253178.13,301213.18)
C2	14.50	22.80	N43° 37' 23.71"E	(253164.89,301163.34)	(253179.05,301178.20)





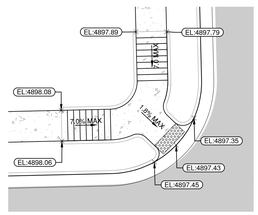
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



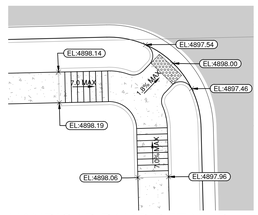
HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



HANDICAP RAMP DETAIL C

SCALE: 1" = 10'



HANDICAP RAMP DETAIL D

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER PERDUE
PE
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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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

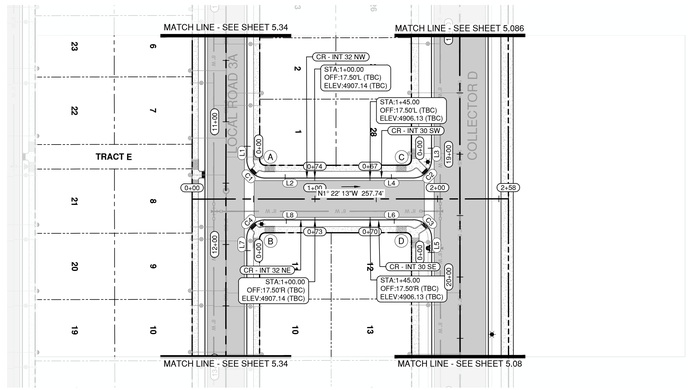
PLAN AND PROFILE
LOCAL ROAD 3B

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER

C-5.36

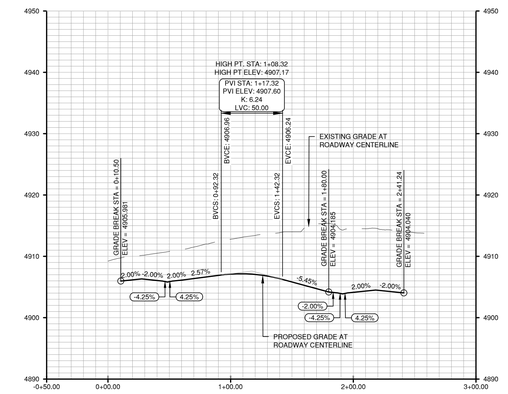


LOCAL ROAD 3C - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'

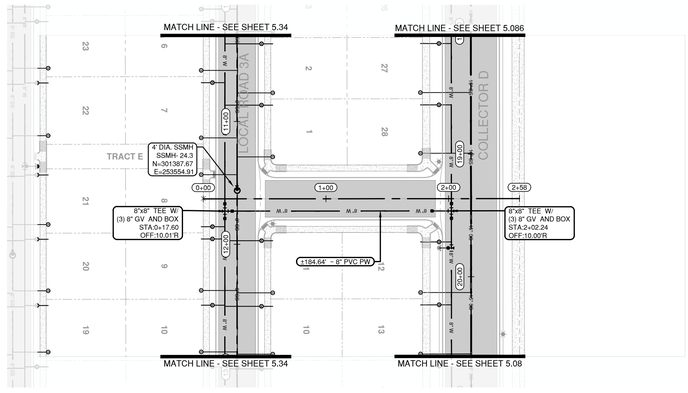
Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	10.96	N88° 41' 38.17"E	(253518.35,301404.16)	(253529.31,301404.41)
L2	40.47	N1° 22' 21.22"W	(253543.47,301419.25)	(253542.50,301459.71)
L3	9.35	N88° 36' 44.34"E	(253516.39,301553.84)	(253525.74,301554.07)
L4	35.24	S1° 22' 02.60"E	(253540.58,301539.92)	(253541.42,301504.69)
L5	11.65	S88° 37' 51.95"W	(253601.37,301555.89)	(253589.72,301555.61)
L6	35.25	S1° 22' 22.50"E	(253575.57,301540.77)	(253576.42,301505.53)
L7	10.04	S88° 40' 31.25"W	(253603.32,301406.11)	(253593.29,301405.87)
L8	40.53	N1° 22' 03.90"W	(253578.46,301420.02)	(253577.49,301460.54)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	14.50	22.79	N43° 39' 26.81"E	(253529.31,301404.41)	(253543.47,301419.25)
C2	14.50	22.78	S46° 22' 25.35"E	(253525.74,301554.07)	(253540.58,301539.92)
C3	14.50	22.78	S43° 37' 34.65"W	(253589.72,301555.61)	(253575.57,301540.77)
C4	14.50	22.76	N46° 20' 33.19"W	(253593.29,301405.87)	(253578.46,301420.02)



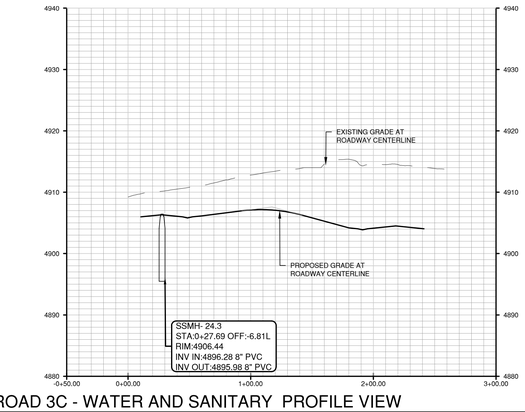
LOCAL ROAD 3C - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



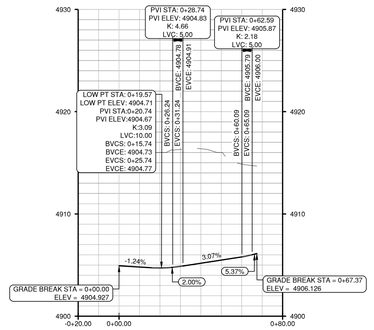
LOCAL ROAD 3C - WATER AND SANITARY PLAN VIEW

SCALE: 1" = 50'



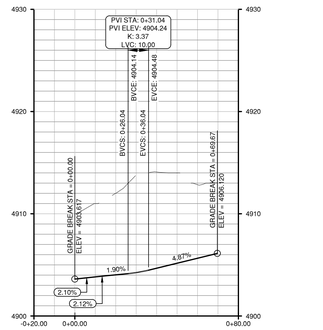
LOCAL ROAD 3C - WATER AND SANITARY PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



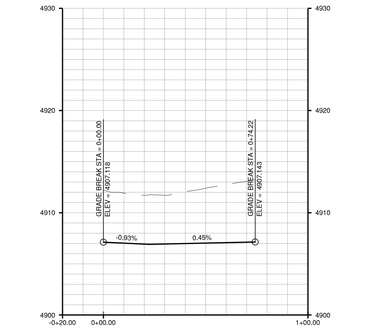
CURB RETURN PROFILE - #30- SW

SCALE: 1" = 30' (H), 1" = 6' (V)



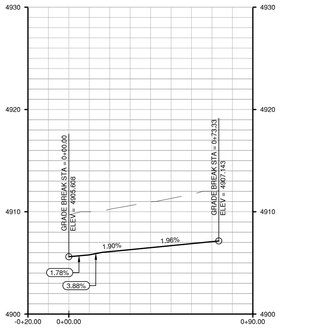
CURB RETURN PROFILE - INT. #30 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



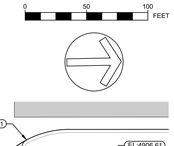
CURB RETURN PROFILE #32 NW

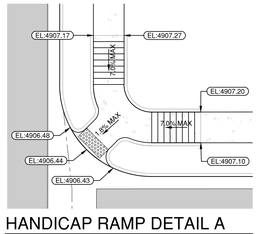
SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE #32 NE

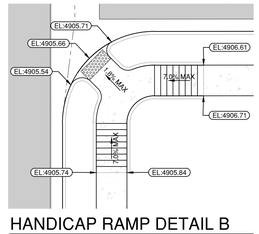
SCALE: 1" = 30' (H), 1" = 6' (V)





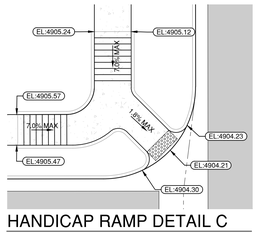
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



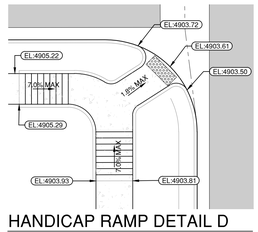
HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



HANDICAP RAMP DETAIL C

SCALE: 1" = 10'



HANDICAP RAMP DETAIL D

SCALE: 1" = 10'

ENGINEER IN CHARGE:

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.
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ELEVATION = 4721.56 (NAVD 88)

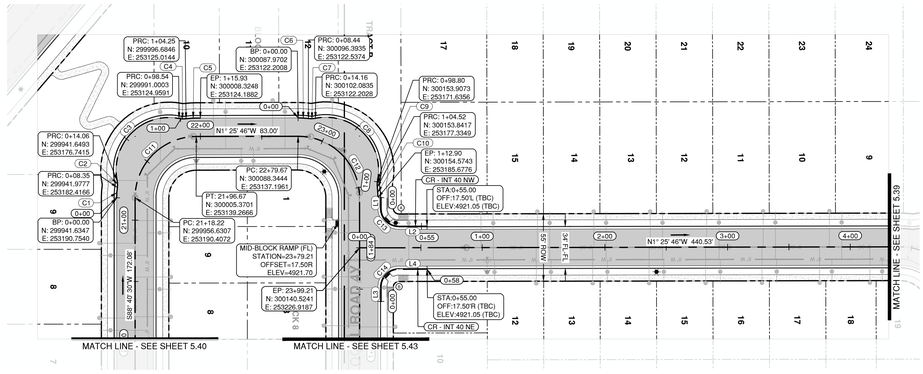
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD 3C

REV	DESCRIPTION	BY	DATE

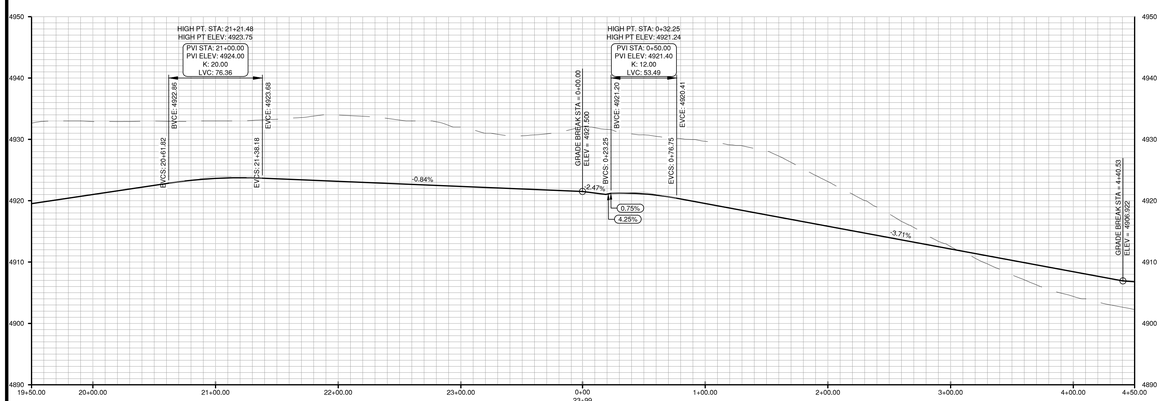
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.37



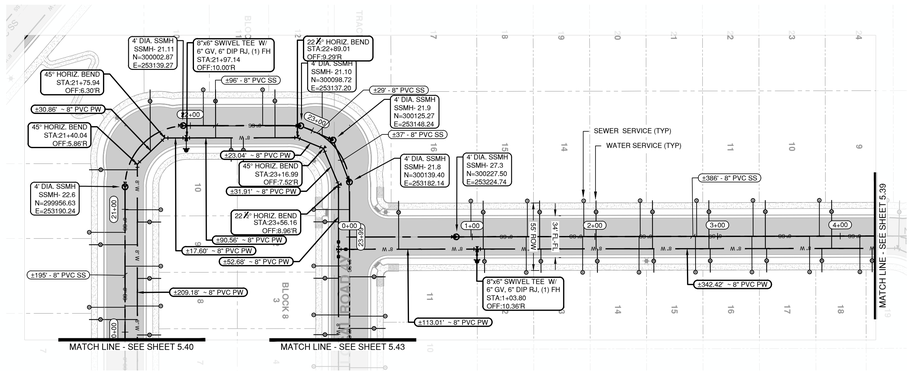
LOCAL ROAD 4B STA 0+00 to 4+00 and 20+00 to 23+99 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



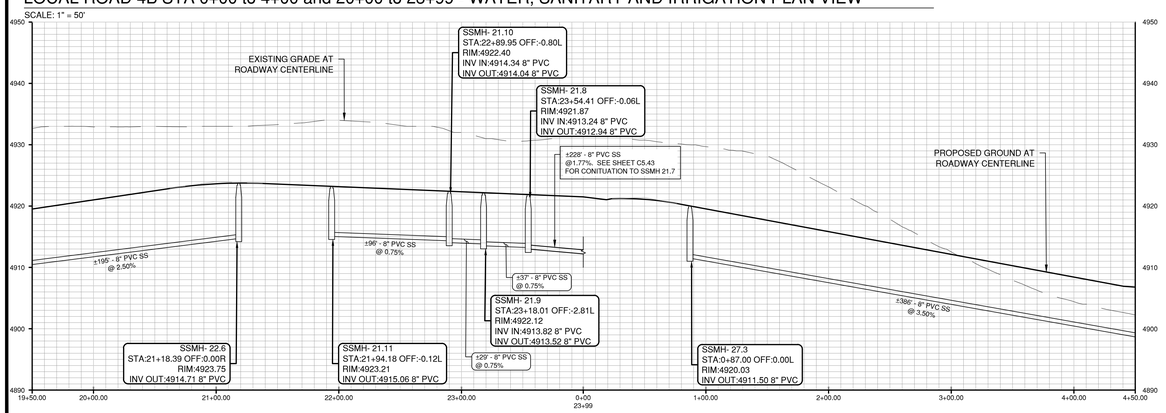
LOCAL ROAD 4B STA 0+00 to 4+00 and 20+00 to 23+99 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



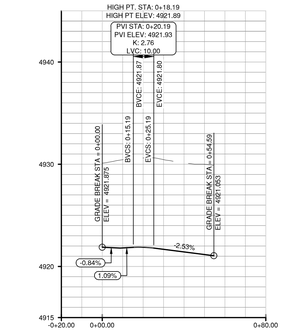
LOCAL ROAD 4B STA 0+00 to 4+00 and 20+00 to 23+99 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



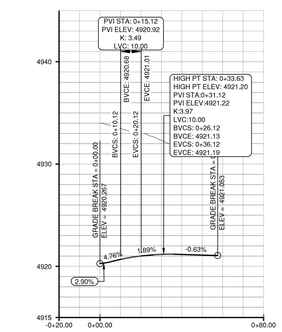
LOCAL ROAD 4B STA 0+00 to 4+00 and 20+00 to 23+99 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



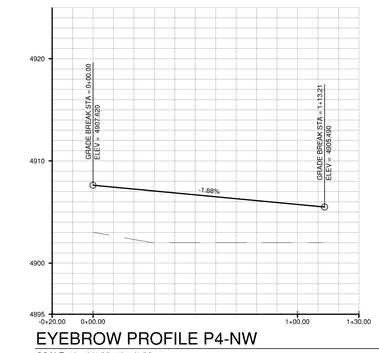
CURB RETURN PROFILE - INT. #40 NW

SCALE: 1" = 30' (H), 1" = 6' (V)



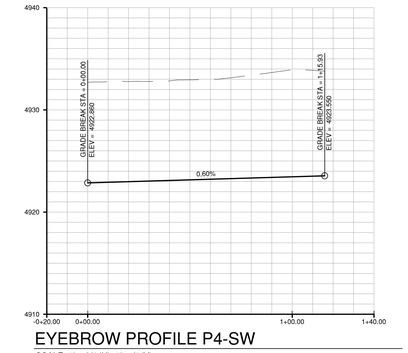
CURB RETURN PROFILE - INT. #40 NE

SCALE: 1" = 30' (H), 1" = 6' (V)



EYEBROW PROFILE P4-NW

SCALE: 1" = 30' (H), 1" = 6' (V)

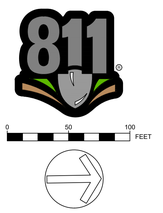


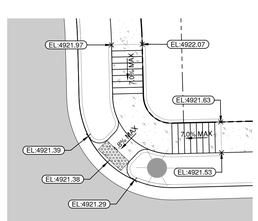
EYEBROW PROFILE P4-SW

SCALE: 1" = 30' (H), 1" = 6' (V)

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L3	11.74	S88° 40' 00.34"W	(253270.19,300159.03)	(253258.45,300158.76)
L4	23.06	N1° 25' 30.69"W	(253243.62,300172.89)	(253243.04,300195.94)
L1	8.85	N88° 40' 30.20"E	(253185.62,300157.07)	(253194.46,300157.28)
L2	23.30	N1° 25' 21.01"W	(253208.63,300171.77)	(253208.05,300195.07)

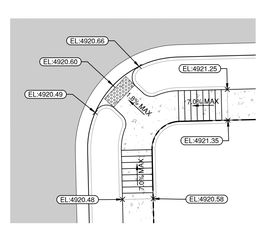
Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C11	50.00	78.45	N46° 22' 37.85"W	(253190.41,299956.63)	(253139.27,300005.37)
C12	50.00	78.63	N43° 37' 22.15"E	(253137.20,300088.34)	(253186.02,300139.58)
C14	14.50	22.75	N46° 22' 37.85"W	(253258.45,300158.76)	(253243.62,300172.89)
C13	14.50	22.44	N44° 20' 15.10"E	(253194.46,300157.28)	(253208.63,300171.77)
C6	65.00	8.44	N2° 17' 19.04"E	(253122.20,300087.97)	(253122.54,300096.39)
C7	17.50	5.73	N3° 21' 56.84"W	(253122.54,300096.39)	(253122.20,300102.08)
C8	43.00	84.63	N43° 38' 50.40"E	(253122.20,300102.08)	(253171.64,300153.91)
C9	17.50	5.73	S89° 20' 24.06"E	(253171.64,300153.91)	(253177.33,300153.84)
C10	65.00	8.38	N84° 58' 53.13"E	(253177.33,300153.84)	(253185.68,300154.57)
C1	65.00	8.35	N87° 38' 40.89"W	(253190.75,299941.63)	(253182.42,299941.98)
C2	17.50	5.71	S86° 41' 18.21"W	(253182.42,299941.98)	(253176.74,299941.65)
C3	43.00	84.48	N46° 22' 37.85"W	(253176.74,299941.65)	(253124.96,299991.00)
C4	17.50	5.71	N0° 33' 26.09"E	(253124.96,299991.00)	(253125.01,299996.68)
C5	78.15	11.68	N4° 03' 36.56"W	(253125.01,299996.68)	(253124.19,300008.32)





HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



HANDICAP RAMP DETAIL B

SCALE: 1" = 10'

ENGINEER IN CHARGE:

CONSTRUCTION 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.

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ELEVATION = 4721.56 (NAVD 88)

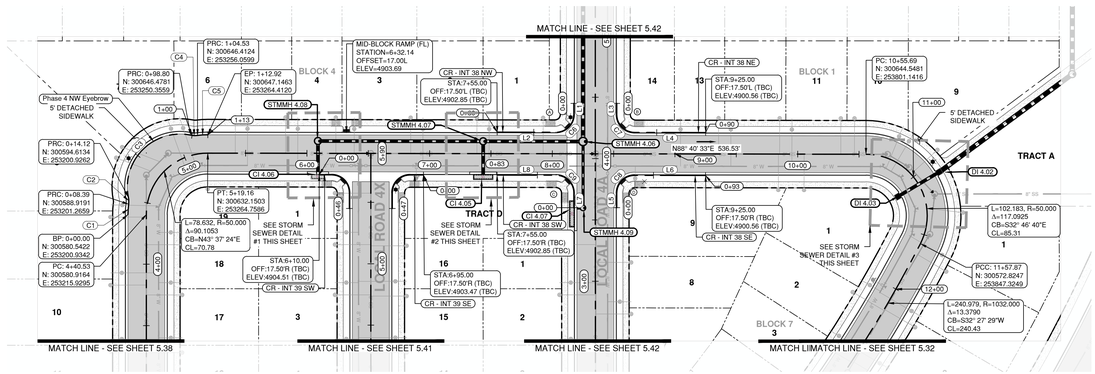
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD 4B
0+00 TO 4+00
20+00 TO 23+99

REV	DESCRIPTION	BY	DATE

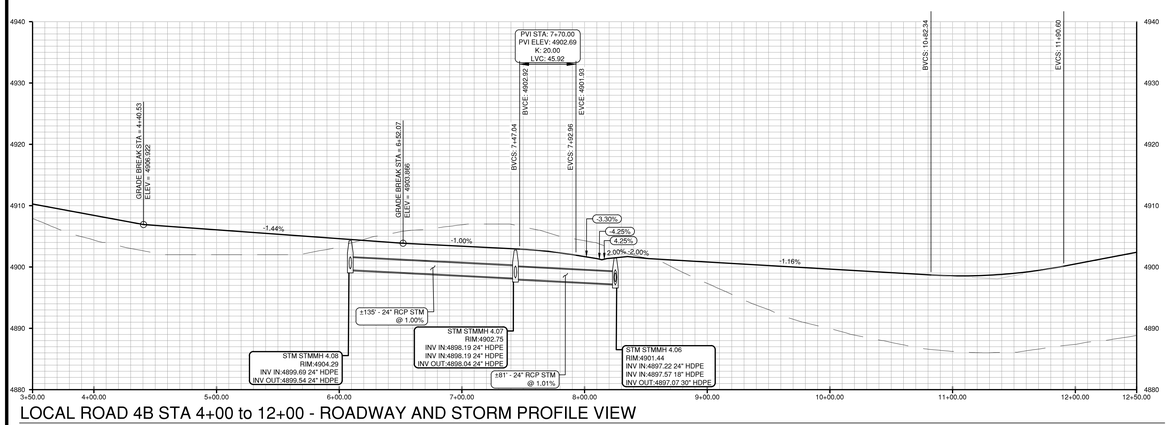
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.38



LOCAL ROAD 4B STA 4+00 to 12+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'

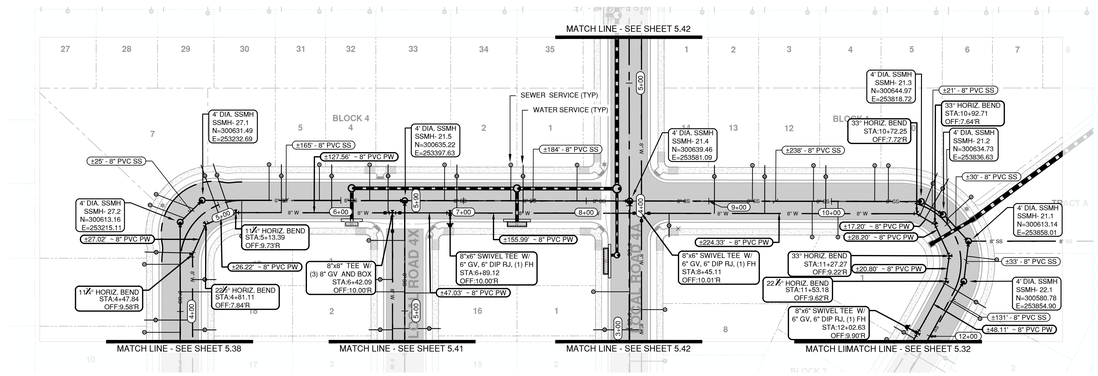


LOCAL ROAD 4B STA 4+00 to 12+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

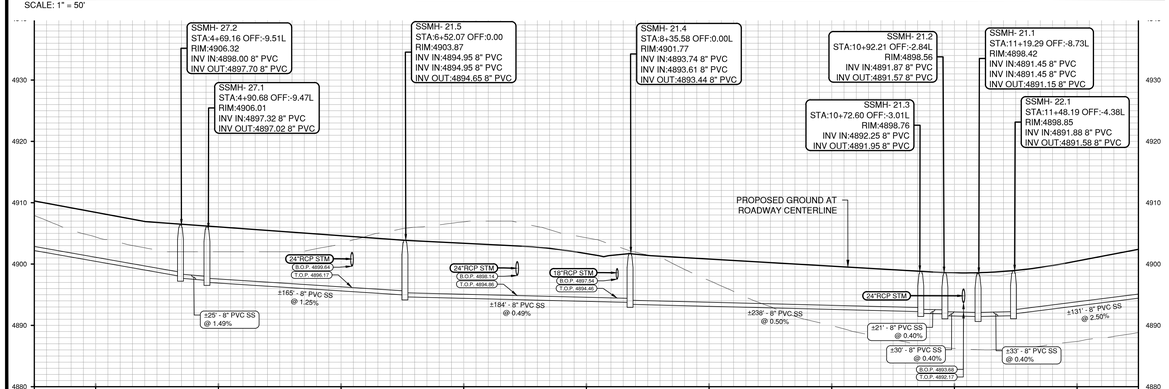
Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	9.03	S1° 26' 24.73"E	(253562.06,300680.09)	(253562.29,300671.06)
L2	48.01	S88° 40' 40.62"W	(253548.13,300656.20)	(253500.13,300655.10)
L7	11.97	N1° 25' 16.60"W	(253564.18,300595.12)	(253563.89,300607.08)
L8	48.13	S88° 40' 26.03"W	(253549.05,300621.22)	(253500.94,300620.10)
L3	9.15	S1° 25' 07.57"E	(253597.05,300680.96)	(253597.28,300671.82)
L4	57.99	N88° 40' 27.26"E	(253612.11,300657.68)	(253670.08,300659.03)
L5	11.85	N1° 26' 15.49"W	(253599.17,300595.99)	(253598.88,300607.84)
L6	57.90	N88° 40' 37.23"E	(253613.01,300622.69)	(253670.89,300624.03)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C6	14.50	22.80	S43° 37' 23.71"W	(253562.29,300671.06)	(253548.13,300656.20)
C9	14.50	22.75	N46° 22' 36.29"W	(253563.89,300607.08)	(253549.05,300621.22)
C1	65.00	8.39	N2° 16' 04.97"E	(253200.93,300580.54)	(253201.27,300588.92)
C2	17.50	5.73	N3° 24' 52.75"W	(253201.27,300588.92)	(253200.93,300594.61)
C3	43.00	84.68	N43° 37' 22.50"E	(253200.93,300594.61)	(253250.36,300646.48)
C4	17.50	5.73	S89° 20' 22.25"E	(253250.36,300646.48)	(253256.06,300646.41)
C5	65.00	8.39	N84° 58' 41.24"E	(253256.06,300646.41)	(253264.41,300647.15)
C7	14.50	22.75	S46° 22' 36.29"E	(253597.28,300671.82)	(253612.11,300657.68)
C8	14.50	22.78	N43° 34' 32.88"E	(253598.88,300607.84)	(253613.01,300622.69)



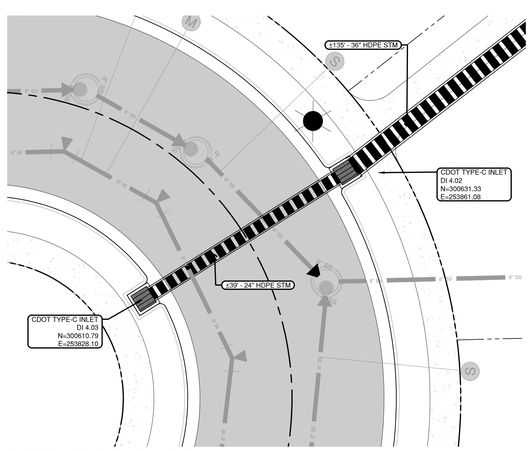
LOCAL ROAD 4B STA 4+00 to 12+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



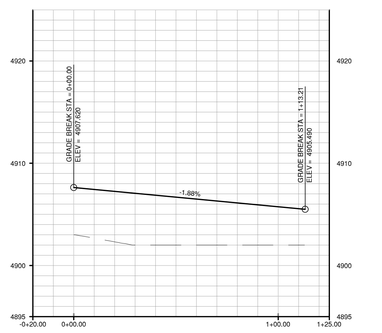
LOCAL ROAD 4B STA 4+00 to 12+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



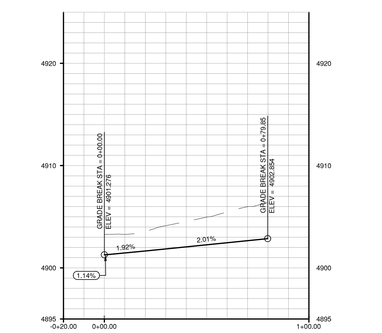
STORM SEWER DETAIL #3

SCALE: 1" = 10'



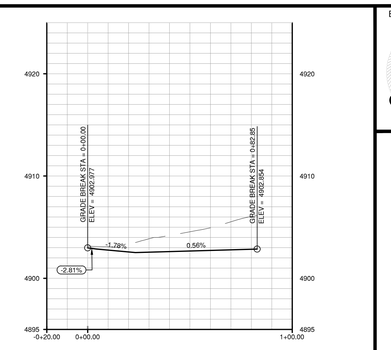
EYBROW PROFILE - PA 4 - NW

SCALE: 1" = 30' (H), 1" = 6' (V)



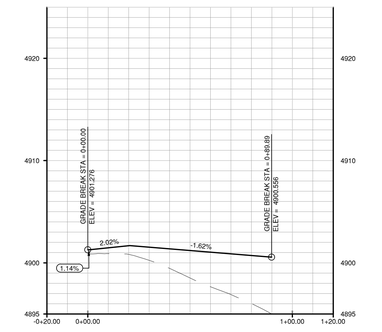
CURB RETURN PROFILE - INT. #38 NW

SCALE: 1" = 30' (H), 1" = 6' (V)



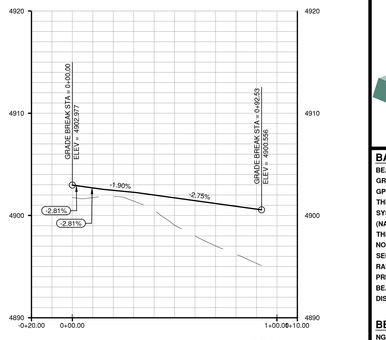
CURB RETURN PROFILE - INT. #38 NW

SCALE: 1" = 30' (H), 1" = 6' (V)



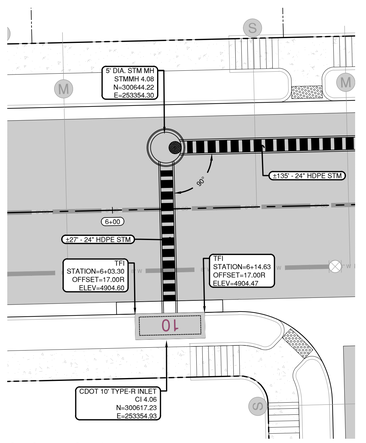
CURB RETURN PROFILE - INT. #38 NE

SCALE: 1" = 30' (H), 1" = 6' (V)



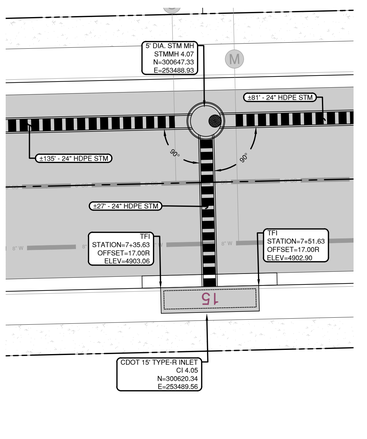
CURB RETURN PROFILE - INT. #38 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



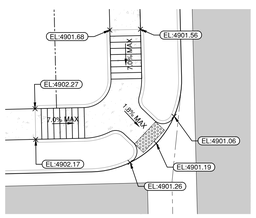
STORM SEWER DETAIL #1

SCALE: 1" = 10'



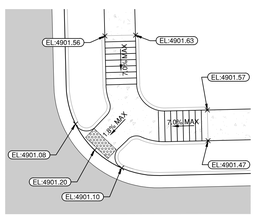
STORM SEWER DETAIL #2

SCALE: 1" = 10'



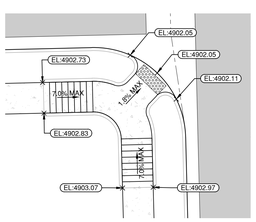
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



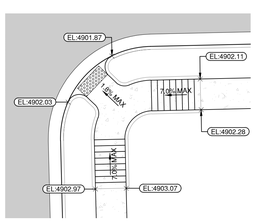
HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



HANDICAP RAMP DETAIL C

SCALE: 1" = 10'



HANDICAP RAMP DETAIL D

SCALE: 1" = 10'

0 50 100 FEET

811

ENGINEER IN CHARGE:

COLORADO PE
CHRISTOPHER PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

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

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.

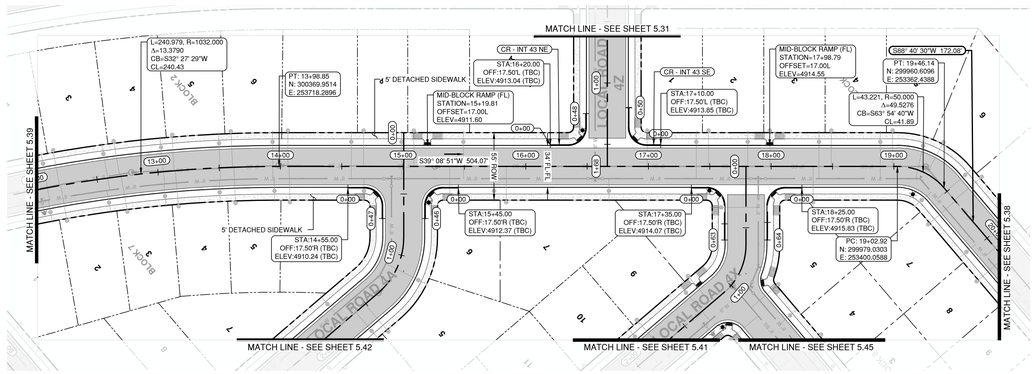
ELEVATION = 4721.56 (NAVD 88)

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

PLAN AND PROFILE
LOCAL ROAD 2D
4+00 TO 12+00

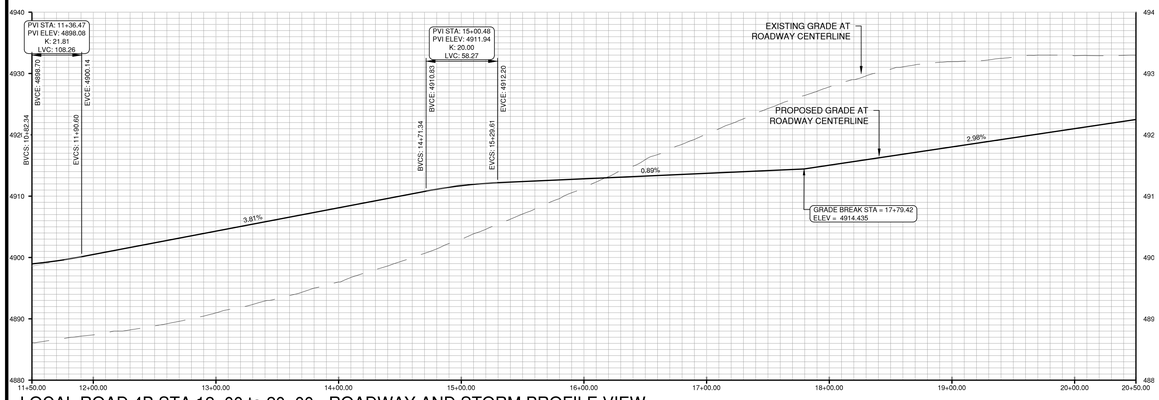
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C-5.39



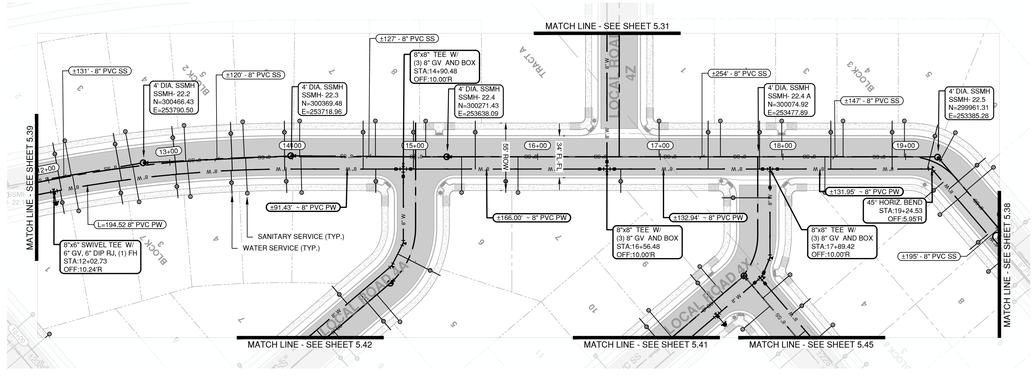
LOCAL ROAD 4B STA 12+00 to 20+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



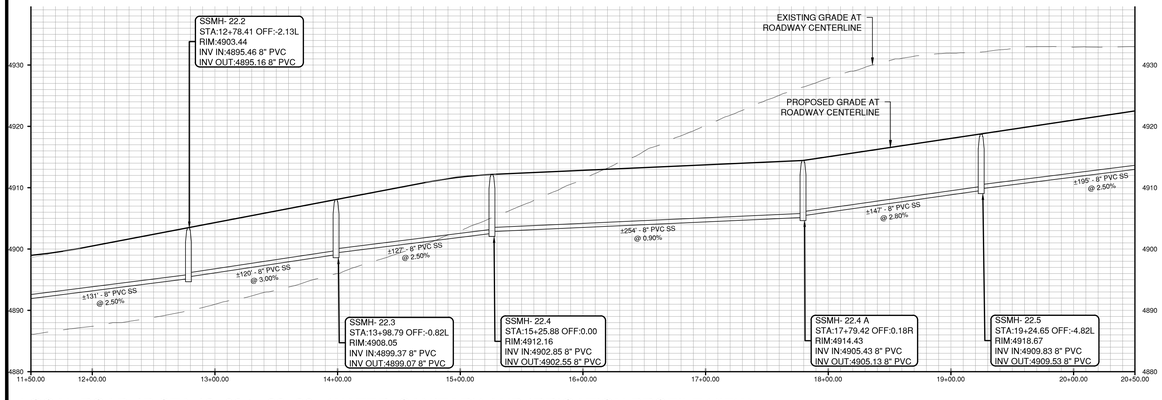
LOCAL ROAD 4B STA 12+00 to 20+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



LOCAL ROAD 4B STA 12+00 to 20+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



LOCAL ROAD 4B STA 12+00 to 20+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER L. PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
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CONTACT INFORMATION
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ENGLEWOOD, CO 80112
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BENCHMARK

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ELEVATION = 4721.56 (NAVD 88)

0 50 100 FEET

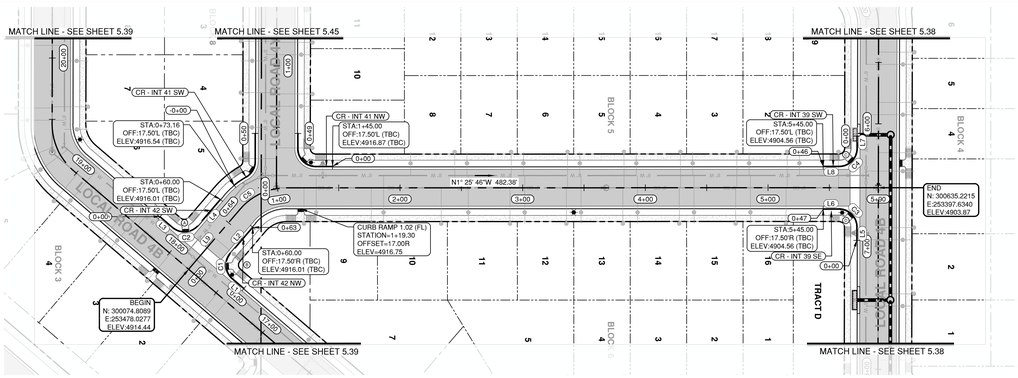
811

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

PLAN AND PROFILE
LOCAL ROAD 4B
12+00 TO 20+00

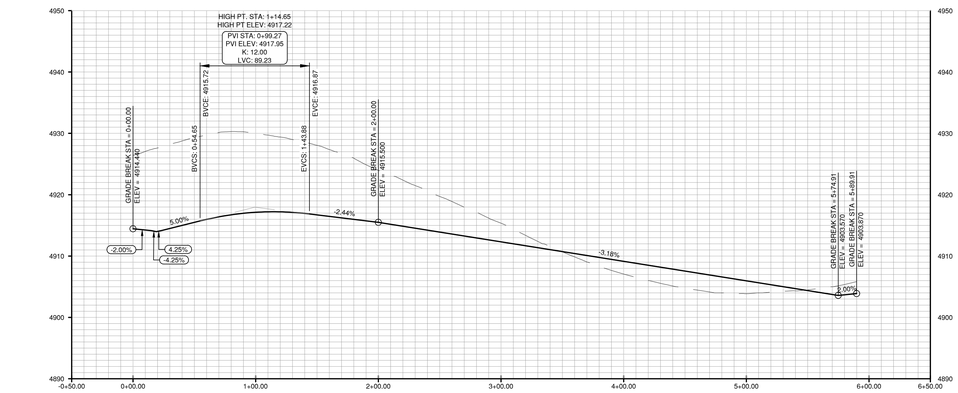
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C-5.40



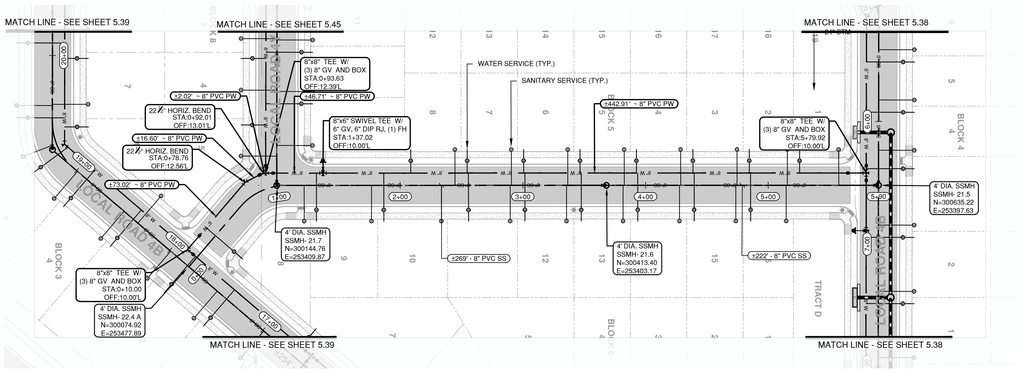
LOCAL ROAD 4X - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



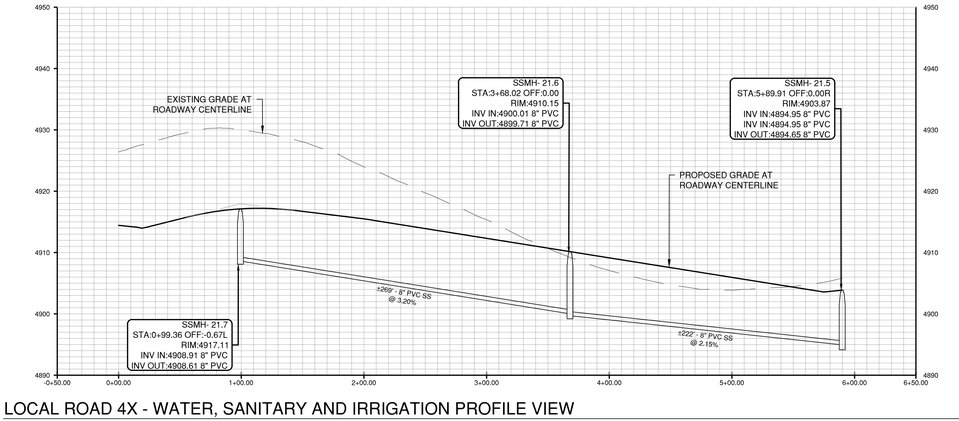
LOCAL ROAD 4X - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



LOCAL ROAD 4X - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50'



LOCAL ROAD 4X - WATER, SANITARY AND IRRIGATION PROFILE VIEW

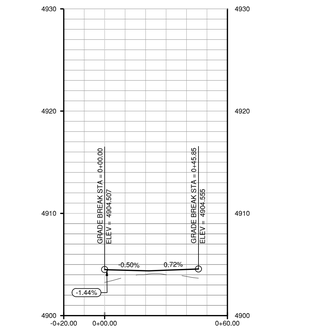
SCALE: 1" = 50' (H), 1" = 10' (V)

Line Table: Alignments

Line #	Length	Direction	Start Point	End Point
L9	64.40	N50° 51' 09.21"W	(253478.03,300074.81)	(253428.08,300115.47)
L5	10.87	S88° 41' 05.56"W	(253440.95,300618.72)	(253430.09,300618.47)
L6	12.85	S1° 26' 13.19"E	(253415.93,300603.61)	(253416.25,300590.76)
L1	12.42	S39° 08' 22.56"W	(253492.50,300120.31)	(253484.66,300110.67)
L2	28.00	N50° 50' 56.69"W	(253464.26,300108.58)	(253442.55,300126.26)
L3	13.58	N39° 09' 16.61"E	(253435.68,300050.51)	(253444.25,300061.04)
L4	28.00	N50° 51' 21.74"W	(253442.16,300081.44)	(253420.45,300099.11)
L7	10.13	N88° 39' 58.69"E	(253355.98,300616.75)	(253366.10,300616.99)
L8	12.97	S1° 25' 18.86"E	(253380.93,300602.85)	(253381.26,300589.89)

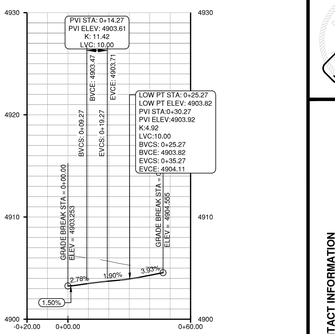
Curve Table: Alignments

Curve #	Radius	Length	Chord Direction	Start Point	End Point
C5	50.00	43.13	N26° 08' 27.56"W	(253428.08,300115.47)	(253409.66,300153.00)
C3	14.50	22.80	S43° 37' 23.71"W	(253430.09,300618.47)	(253415.93,300603.61)
C1	14.50	22.78	S84° 08' 50.79"W	(253484.66,300110.67)	(253464.26,300108.58)
C2	14.50	22.78	N5° 51' 09.21"W	(253444.25,300061.04)	(253442.16,300081.44)
C4	14.50	22.75	S46° 22' 36.29"E	(253366.10,300616.99)	(253380.93,300602.85)



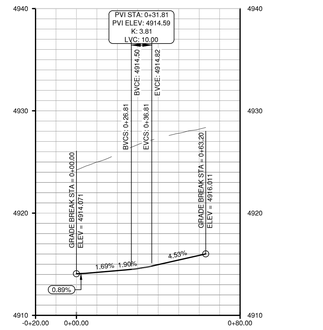
CURB RETURN PROFILE - INT. #39 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



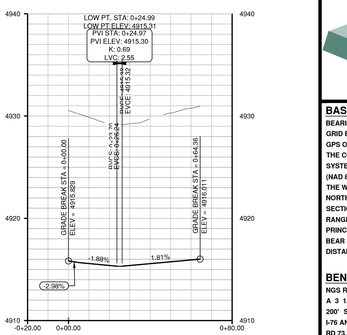
CURB RETURN PROFILE - INT. #39 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



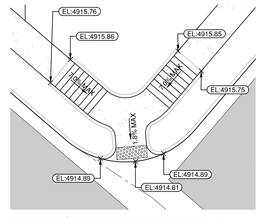
CURB RETURN PROFILE #42 NW

SCALE: 1" = 30' (H), 1" = 6' (V)



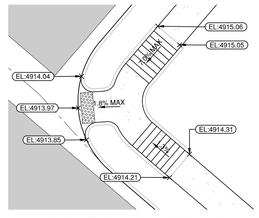
CURB RETURN PROFILE #42 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



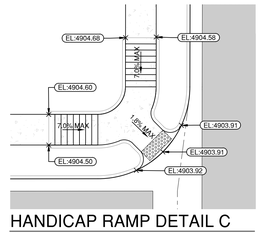
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



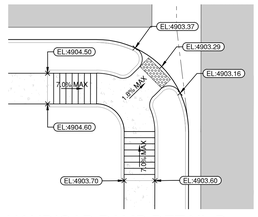
HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



HANDICAP RAMP DETAIL C

SCALE: 1" = 10'



HANDICAP RAMP DETAIL D

SCALE: 1" = 10'

ENGINEER IN CHARGE:

CHRISTOPHER PERDUE
COLORADO P.E. 38000
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

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

STRATEGIC SITE DESIGNS

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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)

811

0 50 100 FEET

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

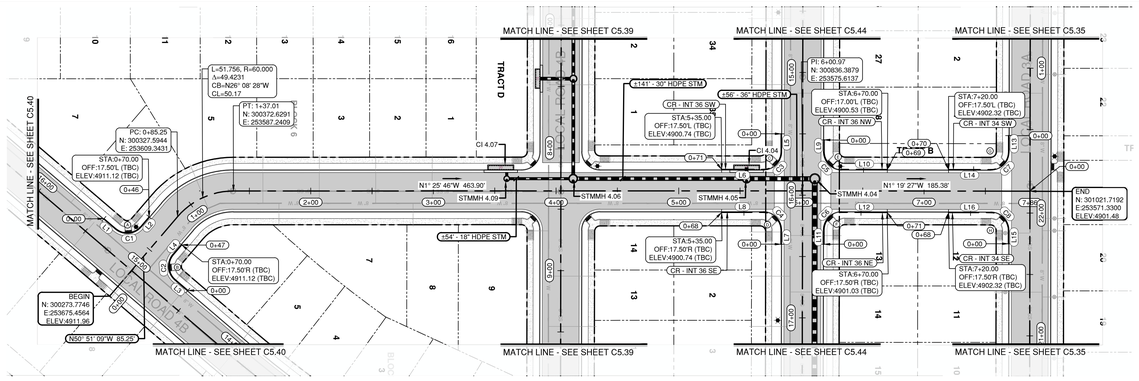
PLAN AND PROFILE LOCAL ROAD 4X

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

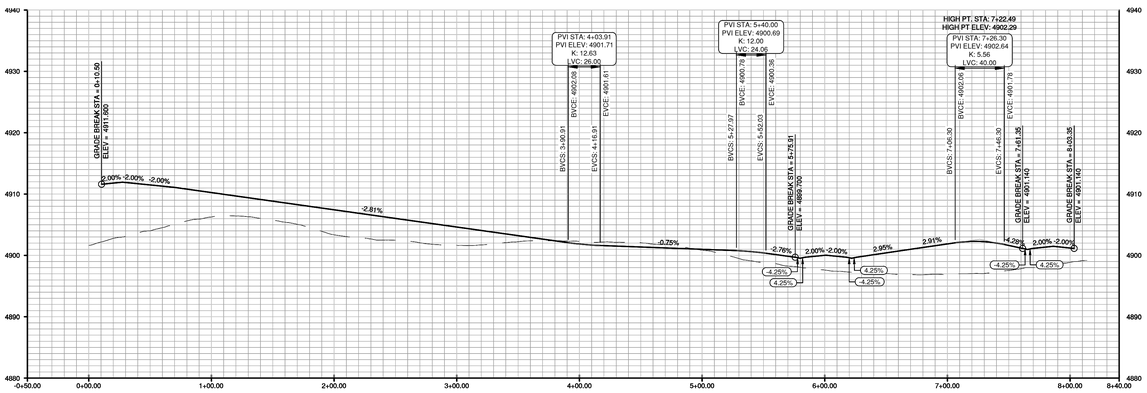
SHEET NUMBER

C-5.41



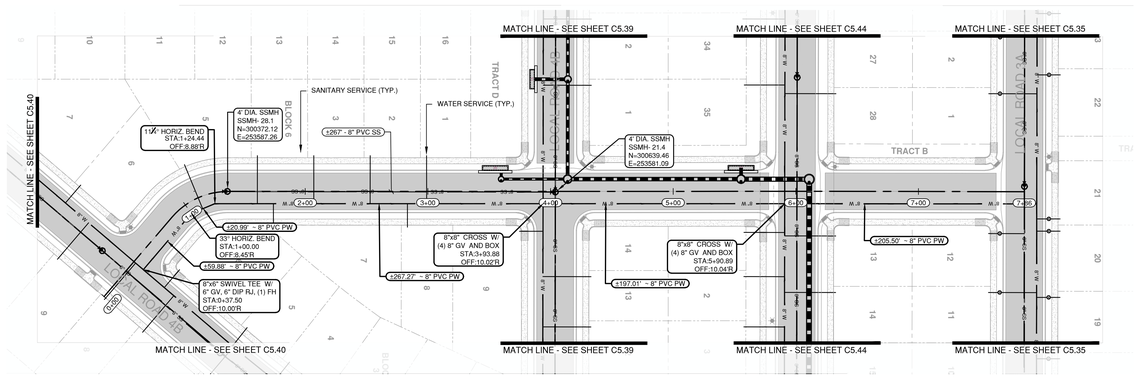
LOCAL ROAD 4A - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 30'



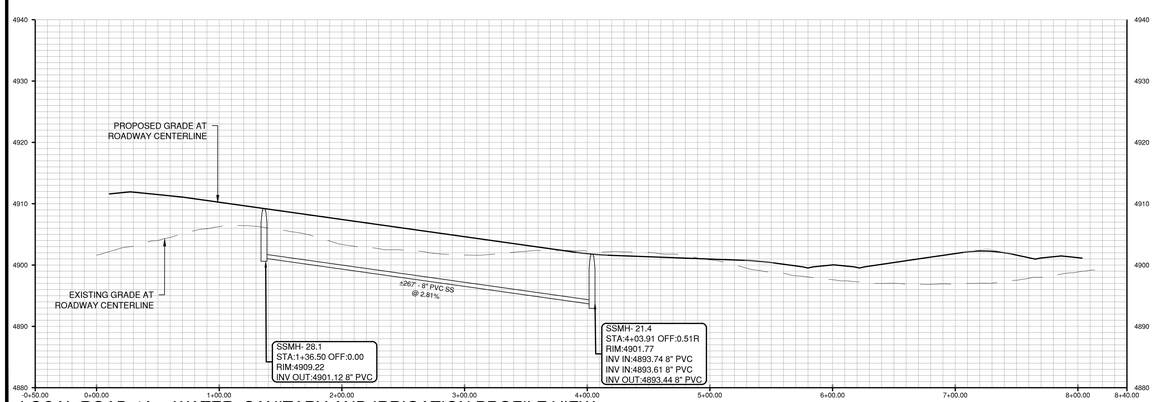
LOCAL ROAD 4A - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 30' (H), 1" = 6' (V)



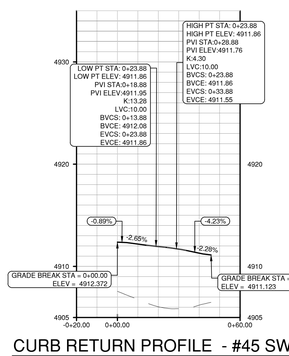
LOCAL ROAD 4A - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 30'



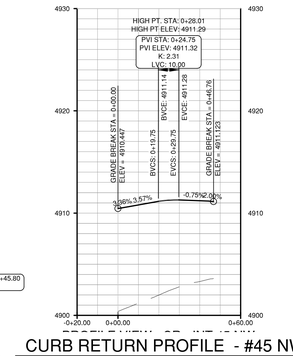
LOCAL ROAD 4A - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 30' (H), 1" = 6' (V)



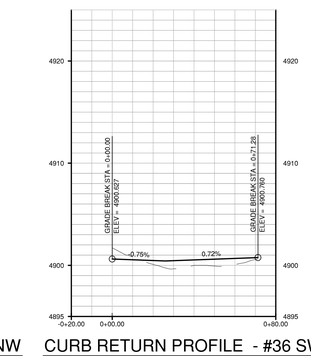
CURB RETURN PROFILE - #45 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



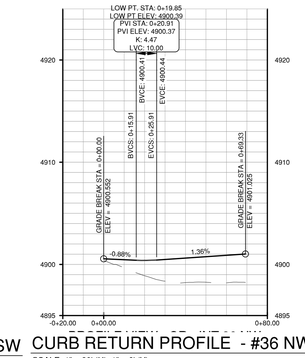
CURB RETURN PROFILE - #45 NW

SCALE: 1" = 30' (H), 1" = 6' (V)



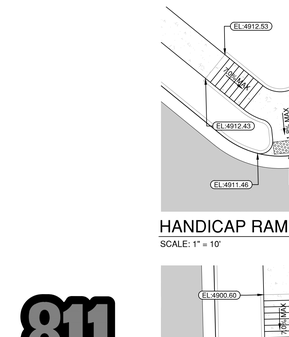
CURB RETURN PROFILE - #36 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



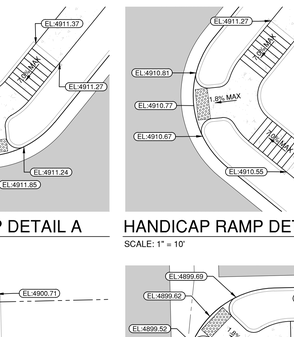
CURB RETURN PROFILE - #36 NW

SCALE: 1" = 30' (H), 1" = 6' (V)



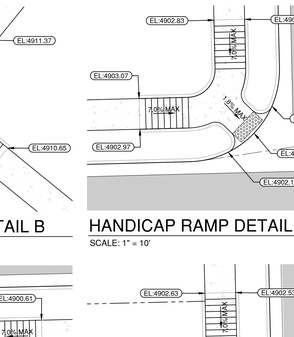
CURB RETURN PROFILE - #36 NE

SCALE: 1" = 30' (H), 1" = 6' (V)



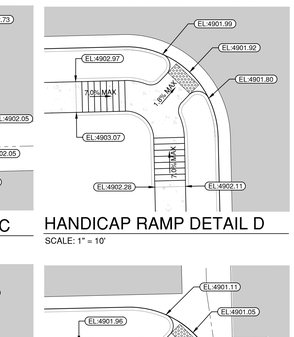
CURB RETURN PROFILE - #36 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE #34SW

SCALE: 1" = 30' (H), 1" = 6' (V)



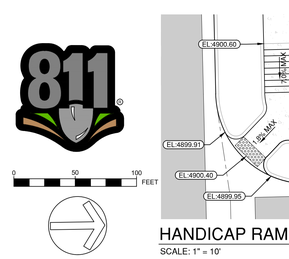
CURB RETURN PROFILE #34 SE

SCALE: 1" = 30' (H), 1" = 6' (V)

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	12.52	N39° 09' 18.79"E	(253612.45,300267.66)	(253620.36,300277.37)
L2	10.50	N50° 51' 42.61"W	(253618.26,300297.77)	(253610.12,300304.39)
L3	13.48	S39° 08' 24.77"W	(253669.27,300337.45)	(253660.76,300327.00)
L4	10.50	N50° 50' 35.82"W	(253640.36,300324.91)	(253632.22,300331.54)
L15	10.85	S88° 41' 14.25"W	(253614.57,301005.21)	(253603.73,301004.96)
L16	34.35	S1° 19' 36.90"E	(253589.56,300990.13)	(253590.36,300955.80)
L13	13.29	N88° 39' 59.75"E	(253526.46,301003.18)	(253539.74,301003.48)
L14	34.35	S1° 19' 16.48"E	(253554.57,300989.32)	(253555.37,300954.99)
L5	14.56	N88° 40' 09.23"E	(253529.58,300817.82)	(253544.14,300818.16)
L6	33.97	S1° 25' 35.58"E	(253558.97,300804.02)	(253559.82,300770.06)
L11	11.55	S88° 40' 02.96"W	(253618.75,300854.89)	(253607.20,300854.62)
L12	37.03	N1° 19' 17.22"W	(253592.37,300868.78)	(253591.52,300905.81)
L9	9.52	N88° 41' 45.93"E	(253533.70,300852.93)	(253543.22,300853.14)
L10	37.03	N1° 19' 36.16"W	(253557.38,300867.98)	(253556.52,300905.00)
L7	11.44	S88° 40' 33.31"W	(253619.56,300819.90)	(253608.12,300819.63)
L8	33.85	S1° 25' 56.26"E	(253593.96,300804.77)	(253594.81,300770.94)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	14.50	22.78	N5° 51' 09.21"W	(253620.36,300277.37)	(253618.26,300297.77)
C2	14.50	22.78	S84° 08' 50.79"W	(253660.76,300327.00)	(253640.36,300324.91)
C8	14.50	22.78	S43° 40' 33.31"W	(253603.73,301004.96)	(253589.56,300990.13)
C7	14.50	22.78	S46° 19' 26.69"E	(253539.74,301003.48)	(253554.57,300989.32)
C3	14.50	22.75	S46° 22' 36.29"E	(253544.14,300818.16)	(253558.97,300804.02)
C6	14.50	22.78	N46° 19' 26.69"W	(253607.20,300854.62)	(253592.37,300868.78)
C5	14.50	22.78	N43° 40' 33.31"E	(253543.22,300853.14)	(253557.38,300867.98)
C4	14.50	22.80	S43° 37' 18.53"W	(253608.12,300819.63)	(253593.96,300804.77)

STRUCTURE TABLE		
STRUCTURE:	DETAILS:	LOCATION:
STMMH 4.09	RIM = 4902.73 SUMP = 4898.1 INV IN = 4898.26 INV OUT = 4898.11	STA:3+59.75 OFF:10.00'L
CI 4.04	RIM = 4900.61 SUMP = 4895.2 INV OUT = 4895.20	STA: 5+55.30 OFF:17.00'L
STMMH 4.05	RIM = 4900.24 SUMP = 4895.2 INV IN = 4895.16 INV IN = 4895.66 INV OUT = 4895.16	STA: 5+55.30 OFF: 9.98'L
STMMH 4.04	RIM = 4899.82 SUMP = 4894.7 INV IN = 4894.88 INV OUT = 4894.73	STA: 6+10.92 OFF: 9.80'L
CI 4.07	RIM = 4902.98 SUMP = 4898.3 INV OUT = 4898.33	STA:3+59.75 OFF: 16.83'L



HANDICAP RAMP DETAIL A

SCALE: 1" = 10'

HANDICAP RAMP DETAIL B

SCALE: 1" = 10'

HANDICAP RAMP DETAIL C

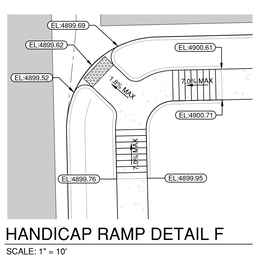
SCALE: 1" = 10'

HANDICAP RAMP DETAIL D

SCALE: 1" = 10'

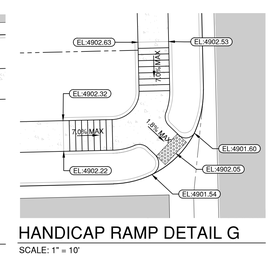
HANDICAP RAMP DETAIL E

SCALE: 1" = 10'



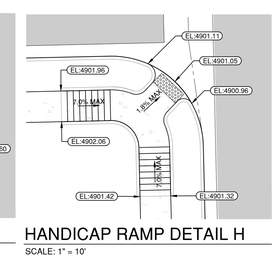
HANDICAP RAMP DETAIL F

SCALE: 1" = 10'



HANDICAP RAMP DETAIL G

SCALE: 1" = 10'



HANDICAP RAMP DETAIL H

SCALE: 1" = 10'

0 50 100 FEET

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER
PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

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

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)

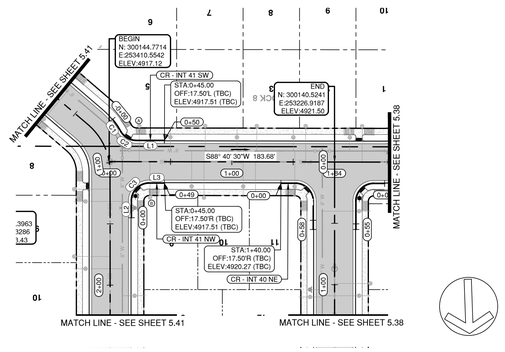
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD 4A

REV	DESCRIPTION	BY	DATE

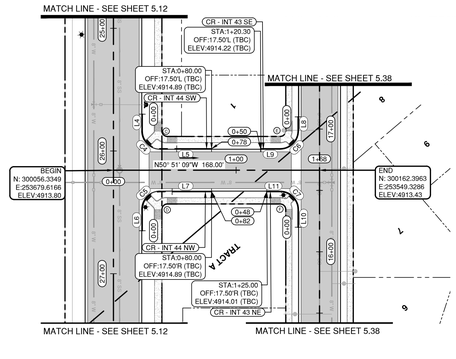
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C5.42



LOCAL ROAD 4Y - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'

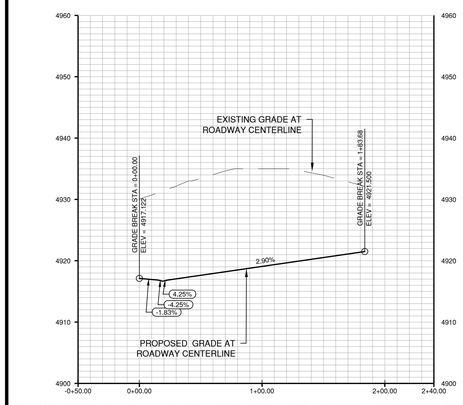


LOCAL ROAD 4Z - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'

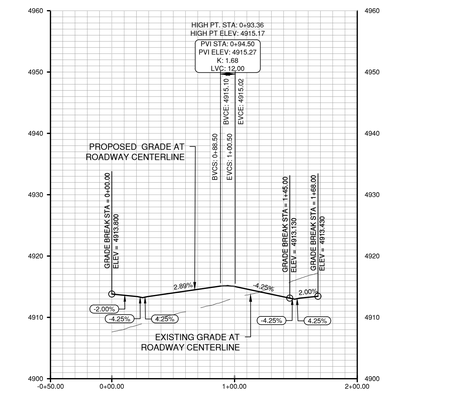
Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L2	13.65	S1° 26' 11.58"E	(253391.23,300190.02)	(253391.58,300176.37)
L3	12.26	S88° 40' 58.81"W	(253377.42,300161.51)	(253365.16,300161.23)
L1	22.91	S88° 40' 14.89"W	(253388.87,300126.77)	(253365.97,300126.23)
L10	14.48	S39° 09' 15.00"W	(253592.25,300187.39)	(253583.10,300176.16)
L11	11.00	S50° 51' 41.09"E	(253585.19,300155.77)	(253593.73,300148.82)
L8	11.52	N39° 08' 20.34"E	(253535.43,300117.60)	(253542.70,300126.53)
L9	16.00	S50° 50' 47.30"E	(253563.10,300128.62)	(253575.50,300118.52)
L6	17.34	S39° 08' 30.56"W	(253692.54,300109.43)	(253681.59,300095.99)
L7	42.00	N50° 51' 00.87"W	(253661.19,300093.90)	(253628.62,300120.41)
L4	13.66	N39° 09' 16.45"E	(253632.56,300035.76)	(253641.19,300046.35)
L5	42.00	N50° 51' 17.56"W	(253639.10,300066.75)	(253606.53,300093.27)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C3	14.50	22.80	S43° 37' 22.15"W	(253391.58,300176.37)	(253377.42,300161.51)
C1	67.50	11.82	N35° 48' 16.87"W	(253408.57,300110.12)	(253401.66,300119.69)
C2	14.50	15.32	N61° 03' 24.61"W	(253401.66,300119.69)	(253388.87,300126.77)
C7	14.50	22.78	S5° 51' 09.21"E	(253583.10,300176.16)	(253585.19,300155.77)
C6	14.50	22.78	N84° 08' 50.79"E	(253542.70,300126.53)	(253563.10,300128.62)
C5	14.50	22.78	S84° 08' 50.79"W	(253681.59,300095.99)	(253661.19,300093.90)
C4	14.50	22.78	N5° 51' 09.21"W	(253641.19,300046.35)	(253639.10,300066.75)



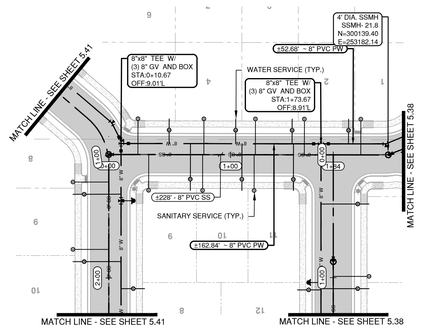
LOCAL ROAD 4Y - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



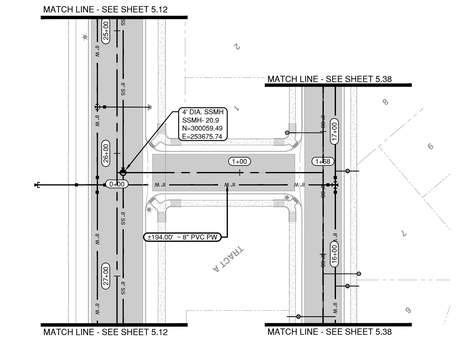
LOCAL ROAD 4Z - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



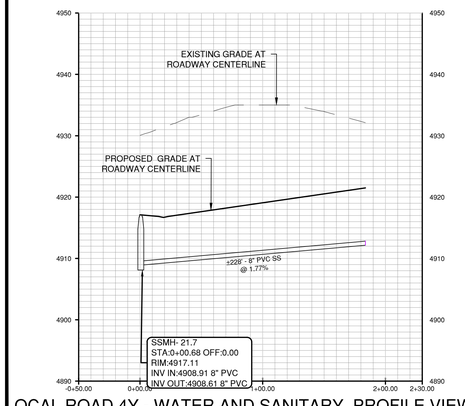
LOCAL ROAD 4Y - WATER AND SANITARY PLAN VIEW

SCALE: 1" = 50'



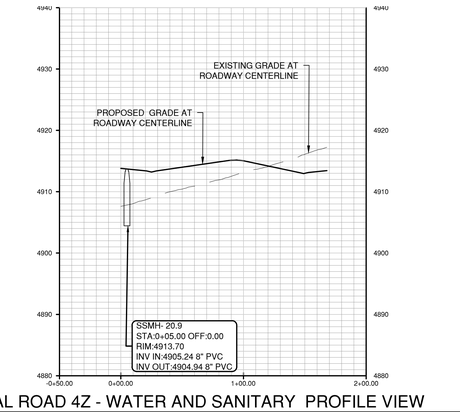
LOCAL ROAD 4Z - WATER AND SANITARY PLAN VIEW

SCALE: 1" = 50'



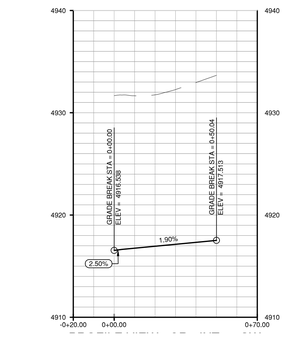
LOCAL ROAD 4Y - WATER AND SANITARY PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



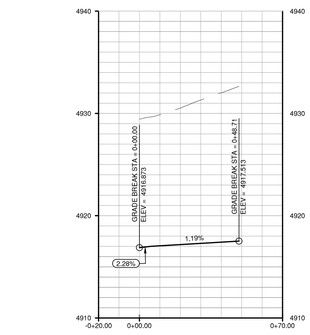
LOCAL ROAD 4Z - WATER AND SANITARY PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



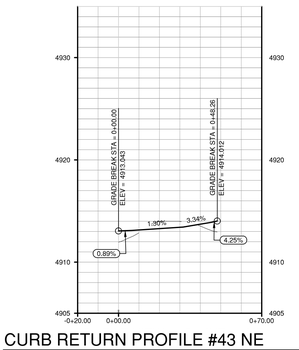
CURB RETURN PROFILE - #41- SW

SCALE: 1" = 30' (H), 1" = 6' (V)



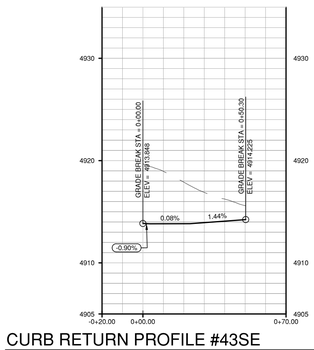
CURB RETURN PROFILE - INT. #41 NW

SCALE: 1" = 30' (H), 1" = 6' (V)



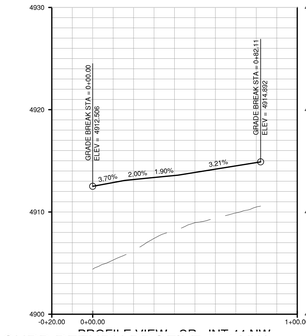
CURB RETURN PROFILE #43 NE

SCALE: 1" = 30' (H), 1" = 6' (V)



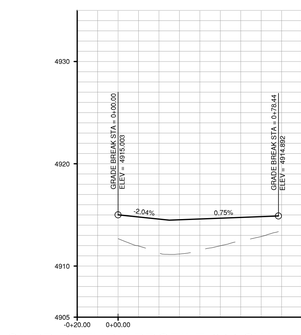
CURB RETURN PROFILE #43SE

SCALE: 1" = 30' (H), 1" = 6' (V)



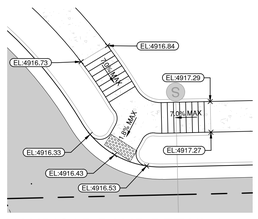
CURB RETURN PROFILE #44 NW

SCALE: 1" = 30' (H), 1" = 6' (V)



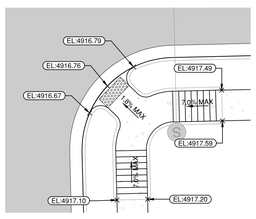
CURB RETURN PROFILE #44 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



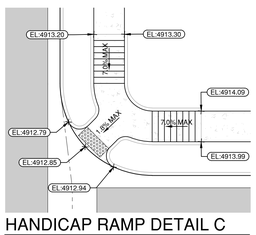
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



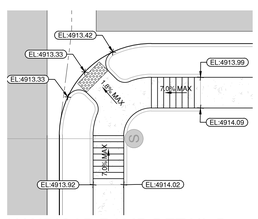
HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



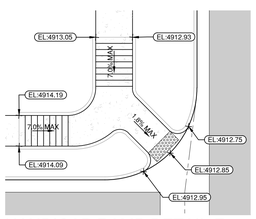
HANDICAP RAMP DETAIL C

SCALE: 1" = 10'



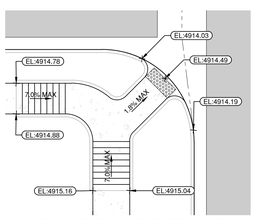
HANDICAP RAMP DETAIL D

SCALE: 1" = 10'



HANDICAP RAMP DETAIL E

SCALE: 1" = 10'



HANDICAP RAMP DETAIL F

SCALE: 1" = 10'

ENGINEER IN CHARGE:

CONSTRUCTION
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

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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)

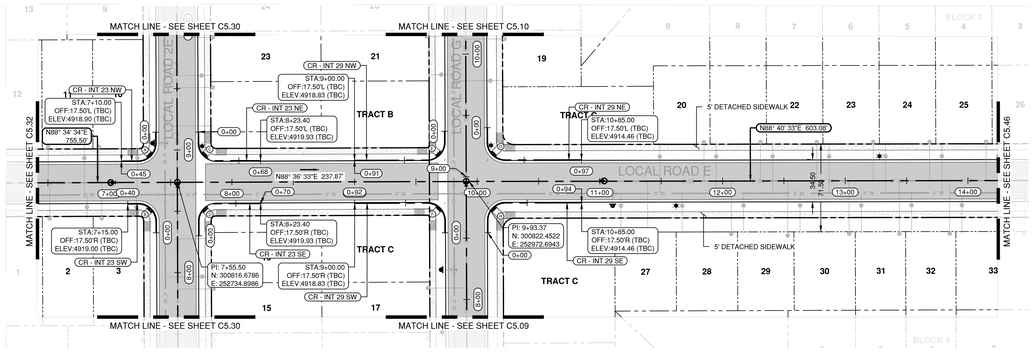
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD 1A

REV	DESCRIPTION	BY	DATE

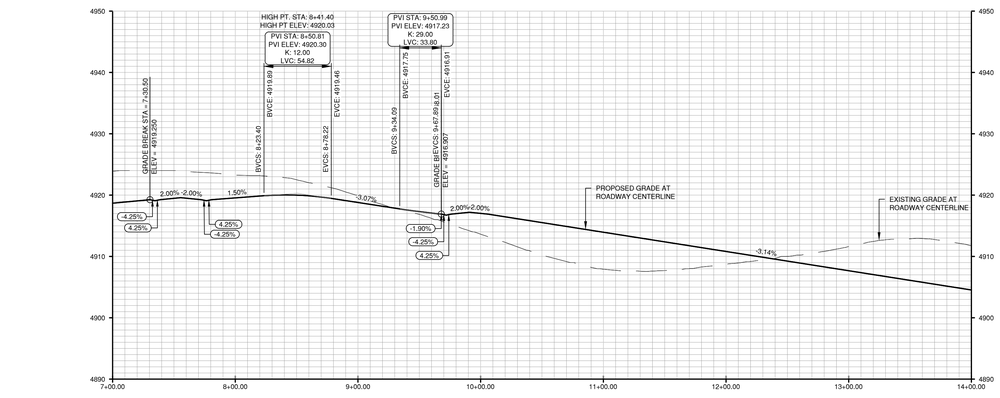
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.43



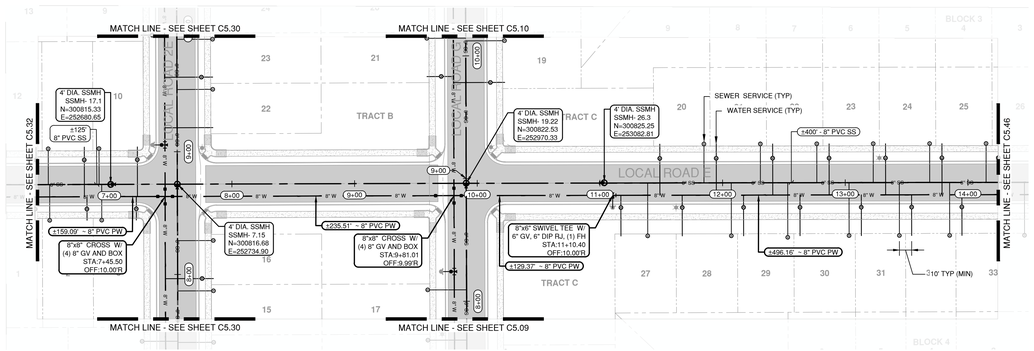
LOCAL ROAD E STA 7+00 to 14+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



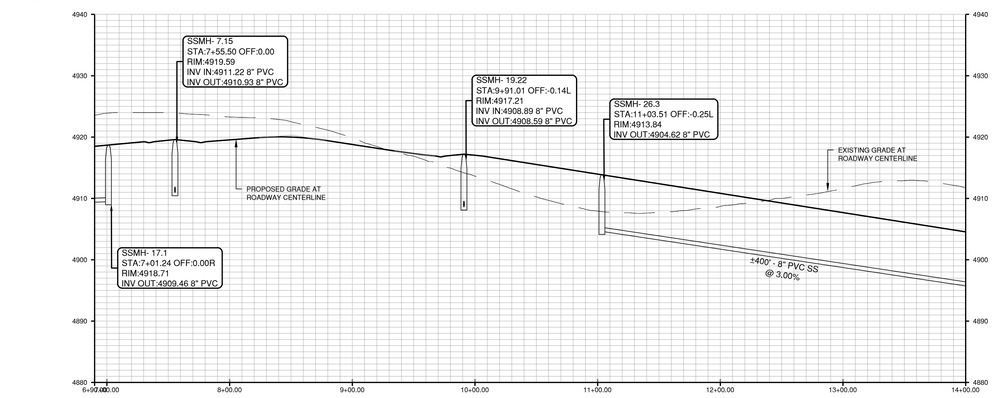
LOCAL ROAD E STA 7+00 to 14+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



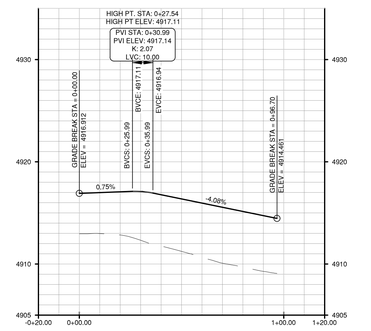
LOCAL ROAD E STA 7+00 to 14+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



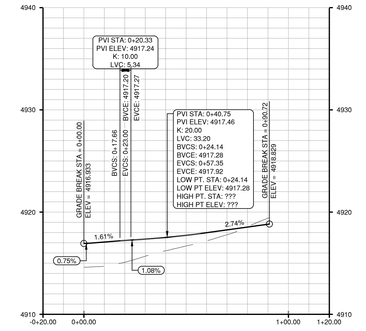
LOCAL ROAD E STA 7+00 to 14+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



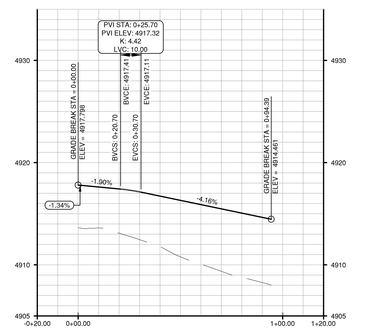
CURB RETURN PROFILE - INT. 29 NE

SCALE: 1" = 30' (H), 1" = 6' (V)



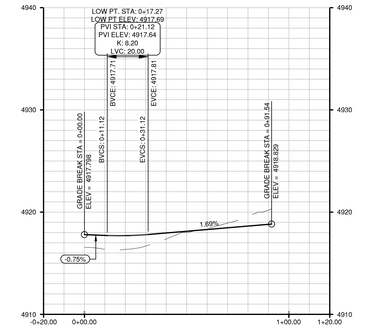
CURB RETURN PROFILE - INT. 29 NW

SCALE: 1" = 30' (H), 1" = 6' (V)



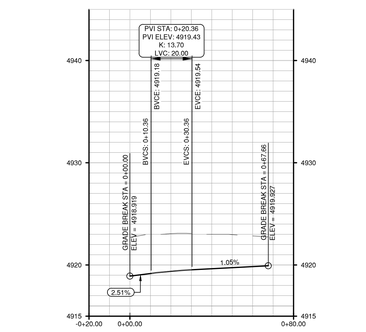
CURB RETURN PROFILE - INT. 29 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



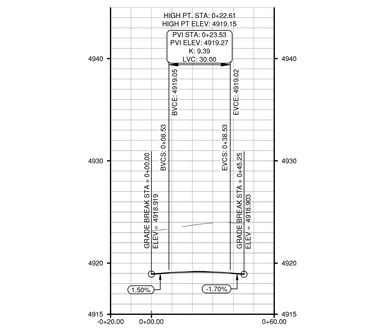
CURB RETURN PROFILE - INT. 29 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



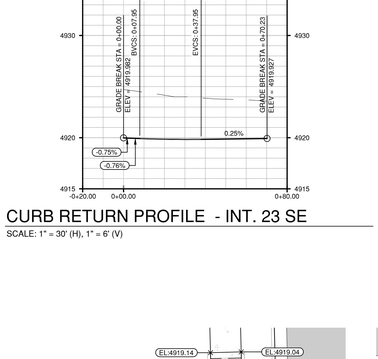
CURB RETURN PROFILE - INT. 23 NE

SCALE: 1" = 30' (H), 1" = 6' (V)



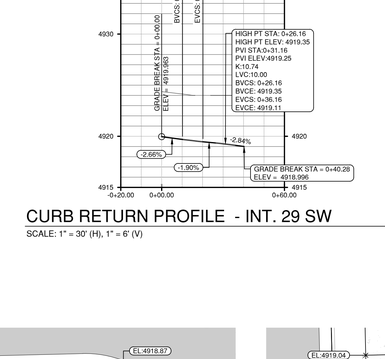
CURB RETURN PROFILE - INT. 23 NW

SCALE: 1" = 30' (H), 1" = 6' (V)



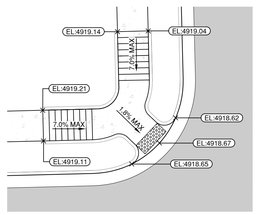
CURB RETURN PROFILE - INT. 23 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



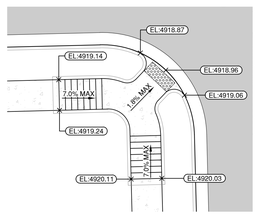
CURB RETURN PROFILE - INT. 29 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



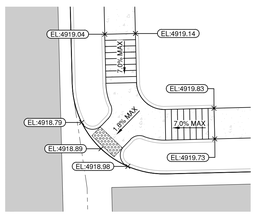
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



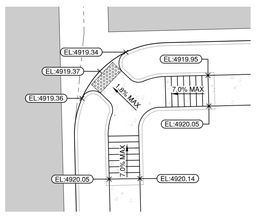
HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



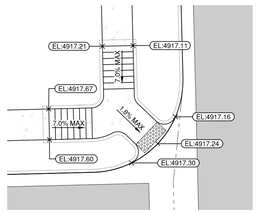
HANDICAP RAMP DETAIL C

SCALE: 1" = 10'



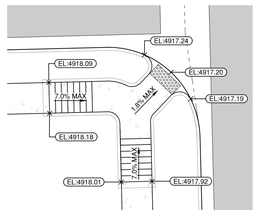
HANDICAP RAMP DETAIL D

SCALE: 1" = 10'



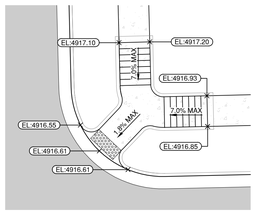
HANDICAP RAMP DETAIL E

SCALE: 1" = 10'



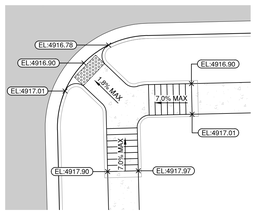
HANDICAP RAMP DETAIL F

SCALE: 1" = 10'



HANDICAP RAMP DETAIL G

SCALE: 1" = 10'



HANDICAP RAMP DETAIL H

SCALE: 1" = 10'

0 50 100 FEET

811

ENGINEER IN CHARGE:

CONSTRUCTION PLANS PRELIMINARY NOT FOR CONSTRUCTION FINAL DRAWING

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE E-101
ENGLEWOOD, CO 80112
(720) 206-6931
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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

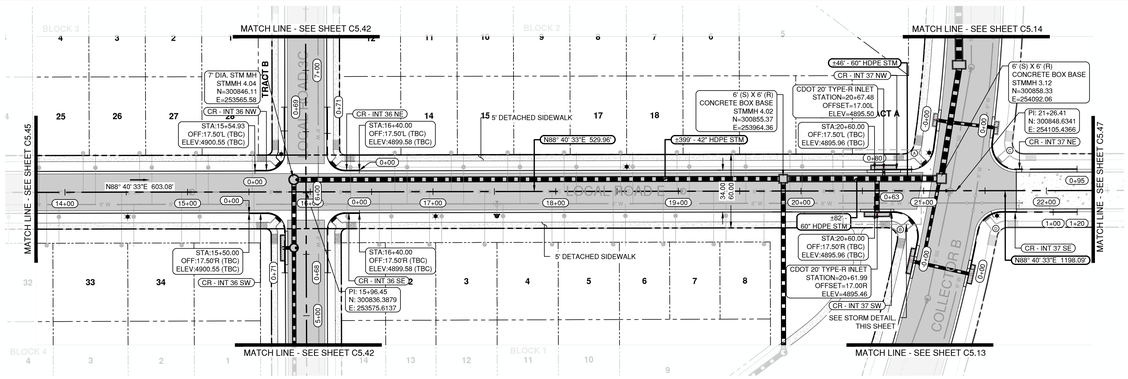
PLAN AND PROFILE
LOCAL ROAD E

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

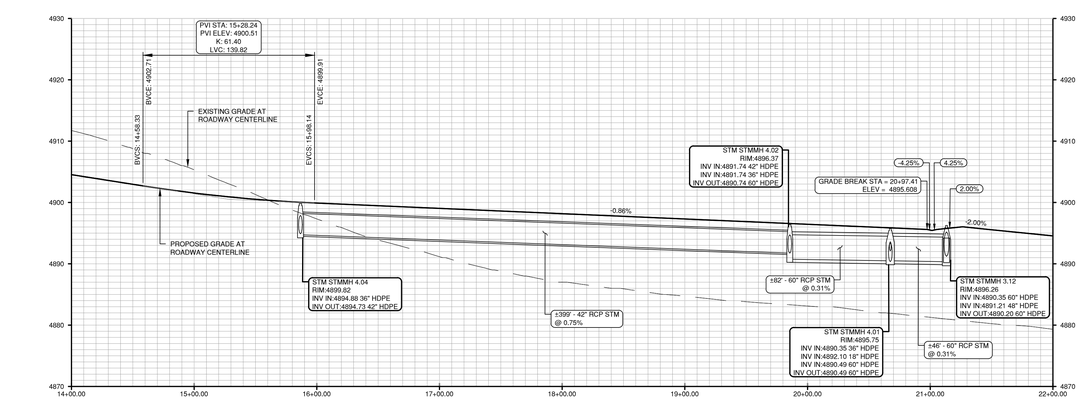
SHEET NUMBER

C-5.45



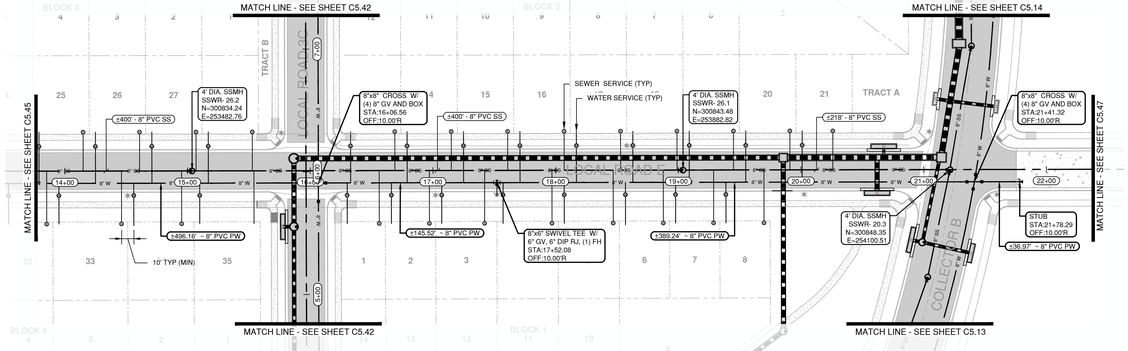
LOCAL ROAD E STA 14+00 to 22+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



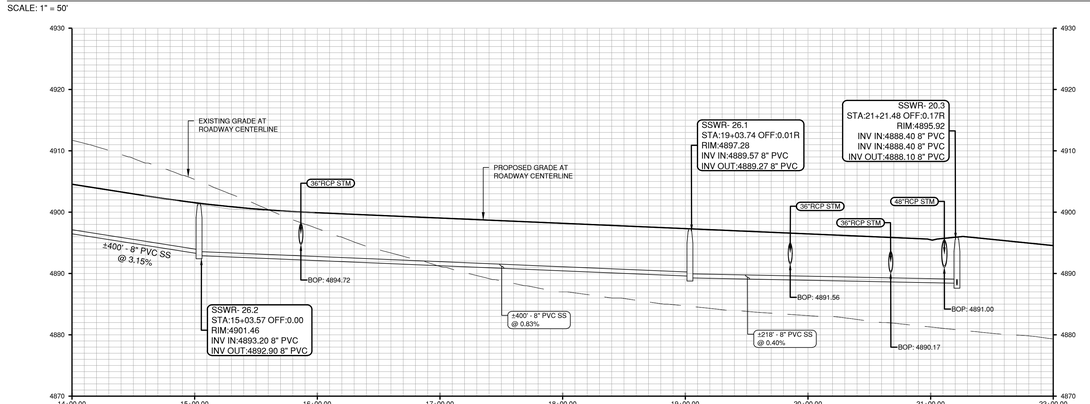
LOCAL ROAD E STA 14+00 to 22+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



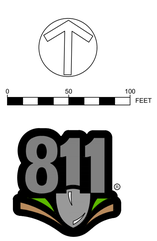
LOCAL ROAD E STA 14+00 to 22+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

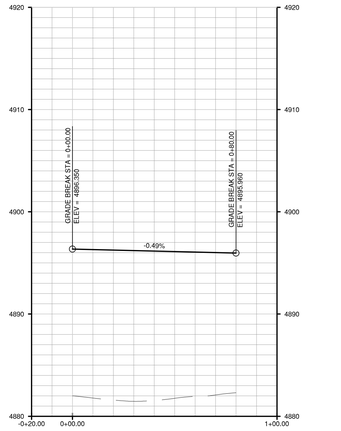
SCALE: 1" = 50'



LOCAL ROAD E STA 14+00 to 22+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

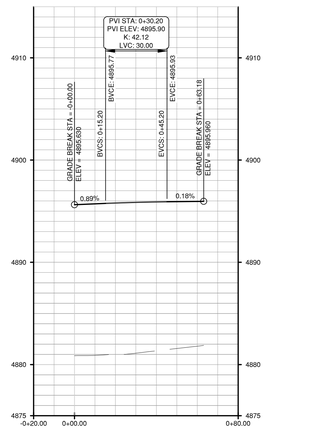
SCALE: 1" = 50' (H), 1" = 10' (V)





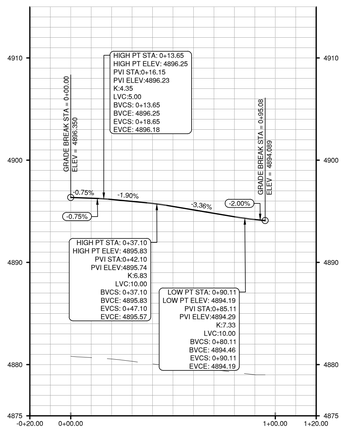
CURB RETURN PROFILE - INT. 37 NW

SCALE: 1" = 30' (H), 1" = 6' (V)



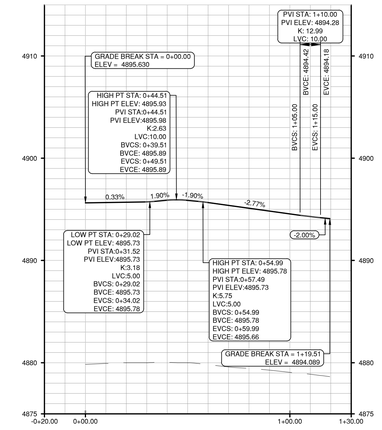
CURB RETURN PROFILE - INT. 37 SW

SCALE: 1" = 30' (H), 1" = 6' (V)



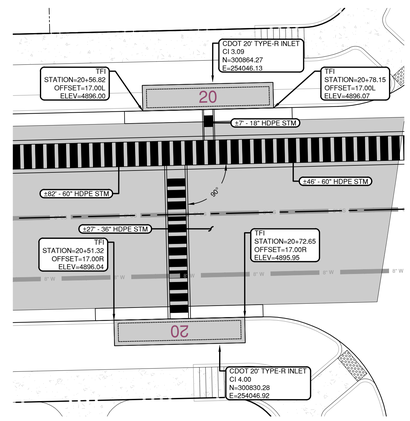
CURB RETURN PROFILE - INT. 37 NE

SCALE: 1" = 30' (H), 1" = 6' (V)



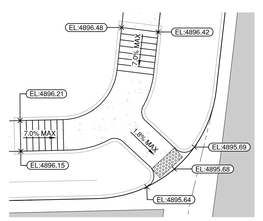
CURB RETURN PROFILE - INT. 37 SE

SCALE: 1" = 30' (H), 1" = 6' (V)



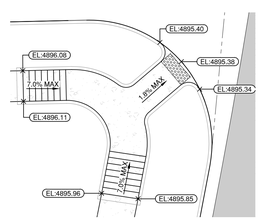
STORM SEWER DETAIL

SCALE: 1" = 10'



HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



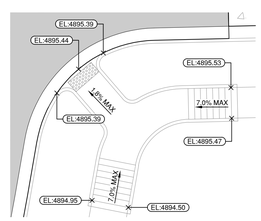
HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



HANDICAP RAMP DETAIL C

SCALE: 1" = 10'



HANDICAP RAMP DETAIL D

SCALE: 1" = 10'

ENGINEER IN CHARGE:

CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

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

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ELEVATION = 4721.56 (NAVD 88)

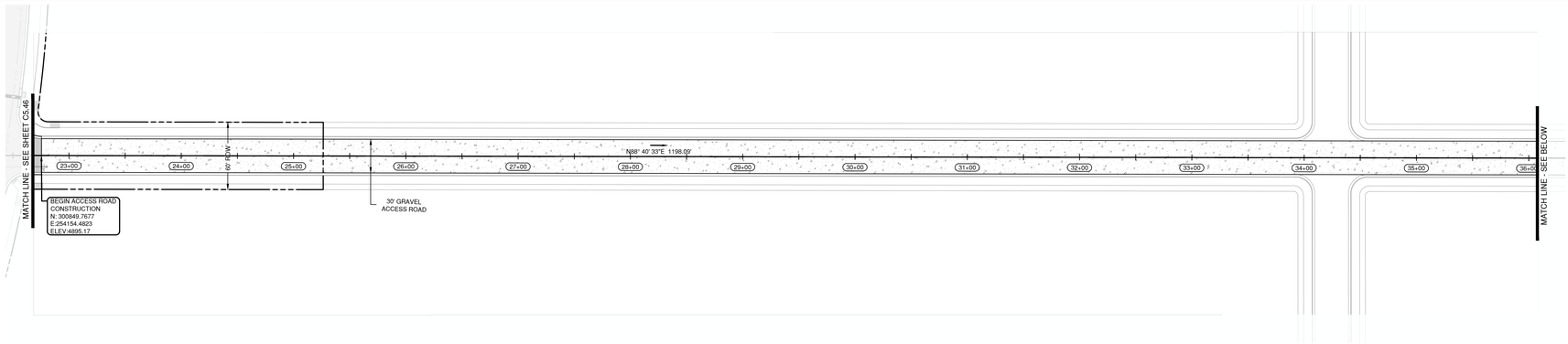
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD E

REV	DESCRIPTION	BY	DATE

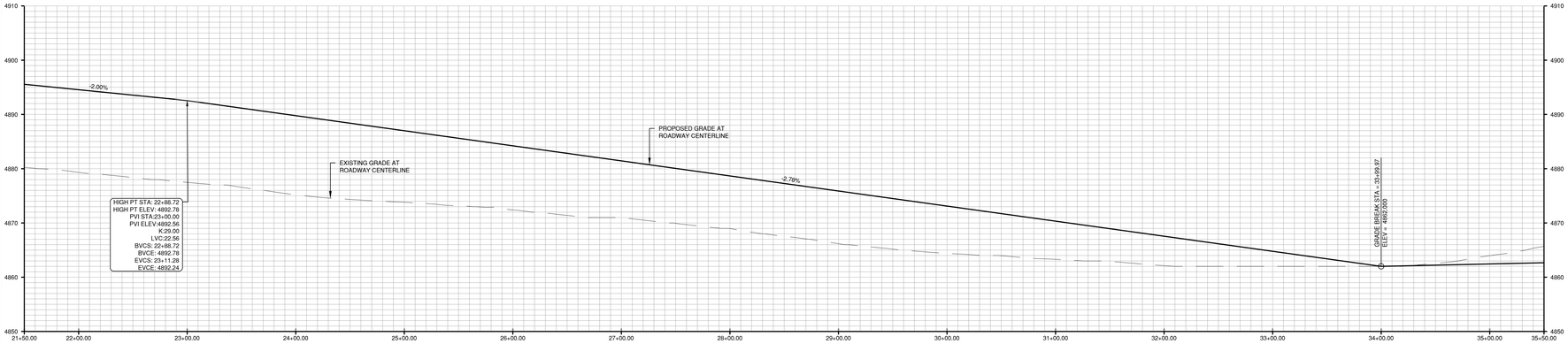
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.46



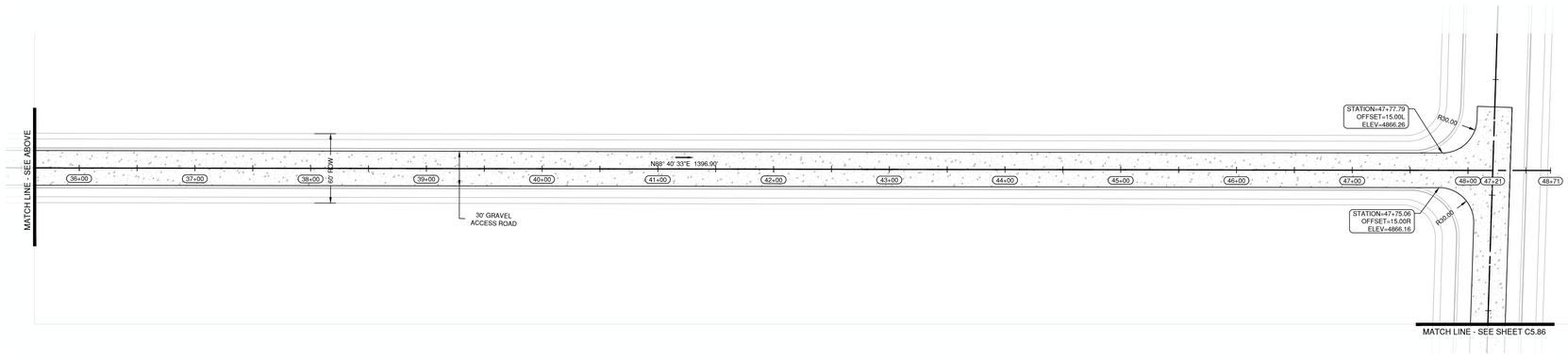
LOCAL ROAD E TEMPORARY ACCESS ROAD - CONSTRUCTION PLAN VIEW

SCALE: 1" = 50'



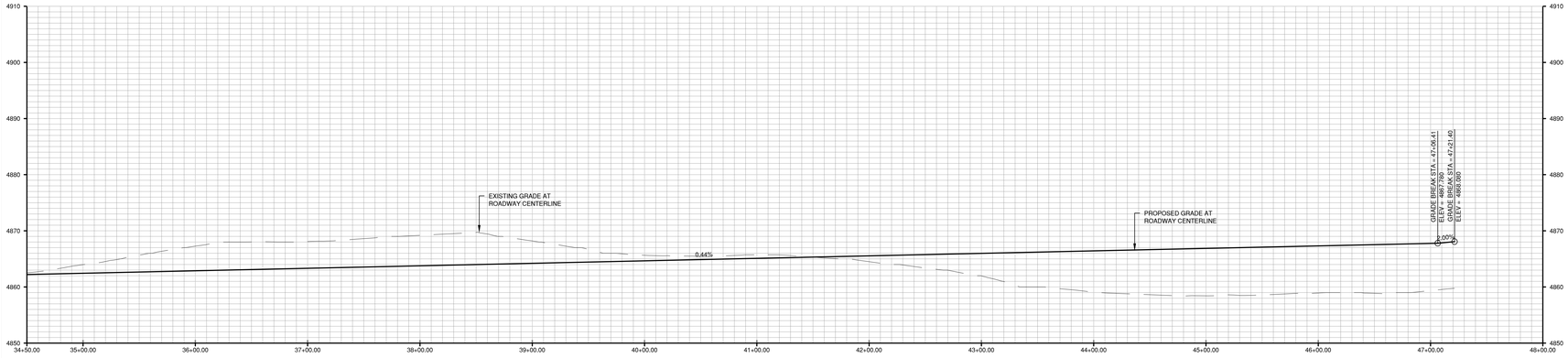
LOCAL ROAD E TEMPORARY ACCESS ROAD - CONSTRUCTION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



LOCAL ROAD E TEMPORARY ACCESS ROAD - CONSTRUCTION PLAN VIEW

SCALE: 1" = 50'



LOCAL ROAD E TEMPORARY ACCESS ROAD - CONSTRUCTION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

ENGINEER IN CHARGE:

PRELIMINARY NOT FOR CONSTRUCTION

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

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

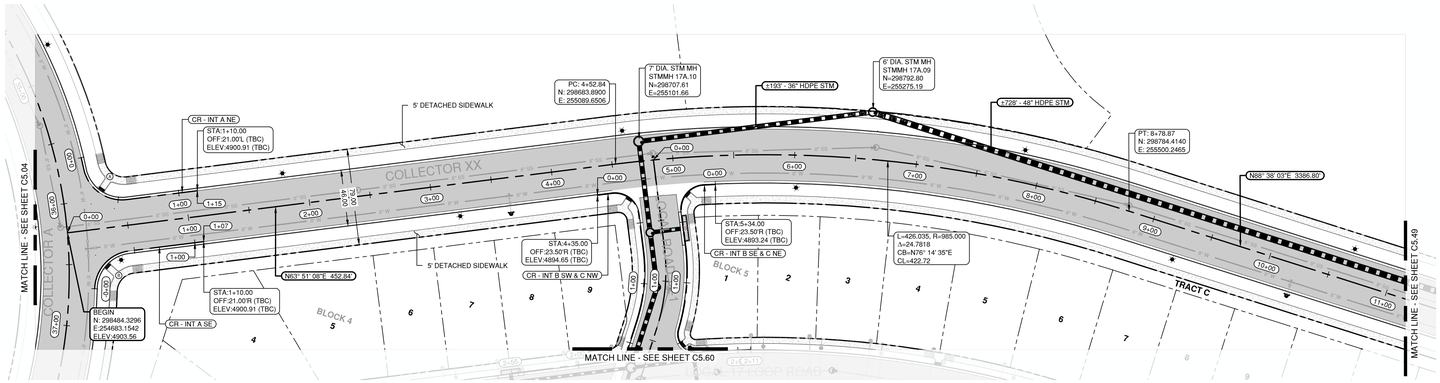
PLAN AND PROFILE TEMPORARY ACCESS ROAD

REV	DESCRIPTION	BY	DATE

0 50 100 Feet

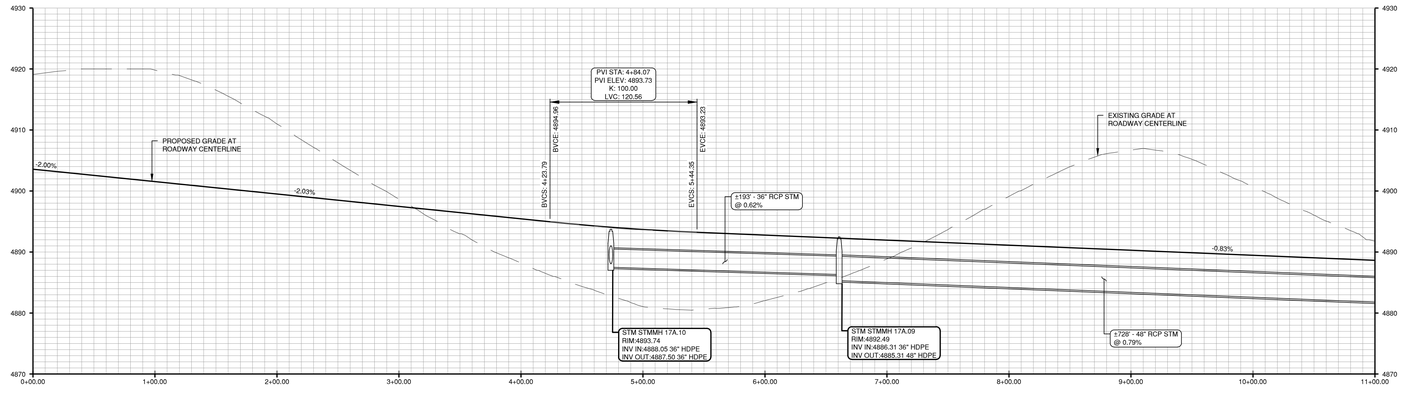
811

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C-5.47



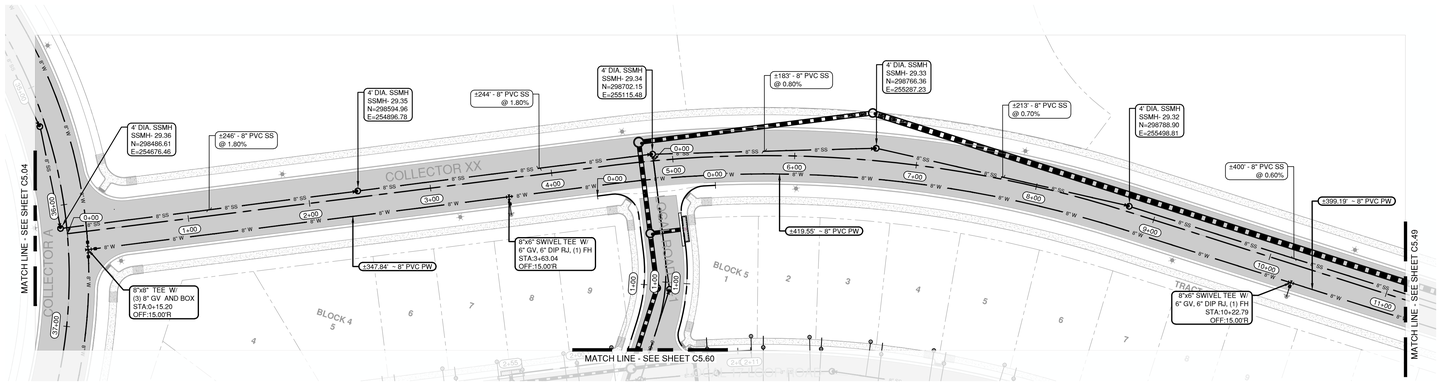
COLLECTOR XX STA 0+00 to 11+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



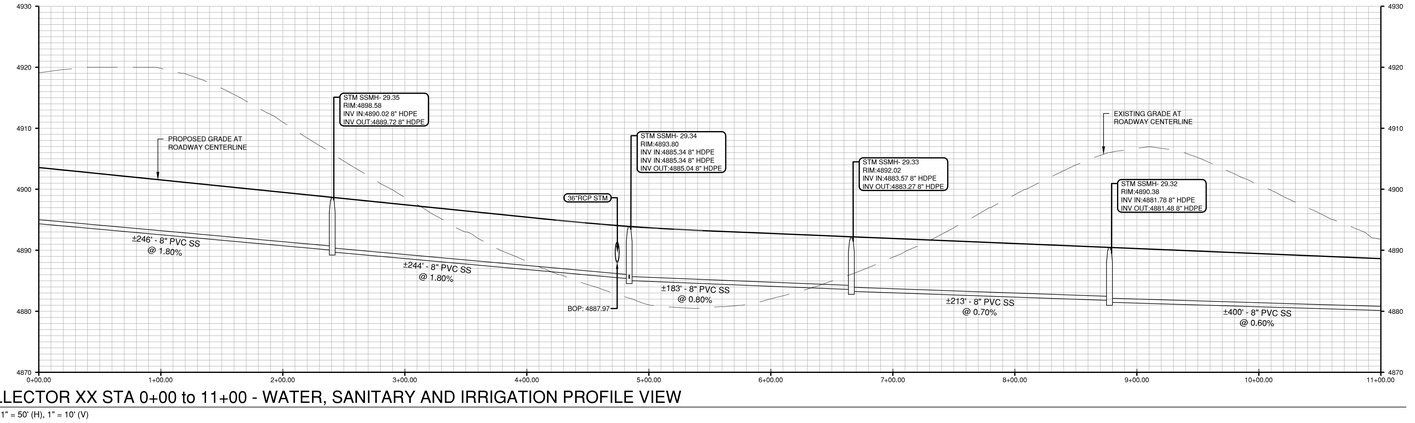
COLLECTOR XX STA 0+00 to 11+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



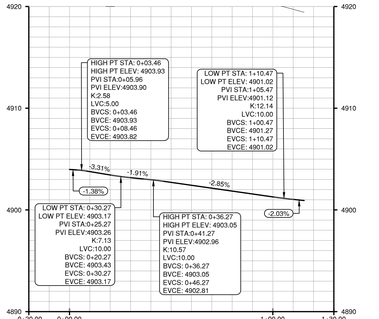
COLLECTOR XX STA 0+00 to 11+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



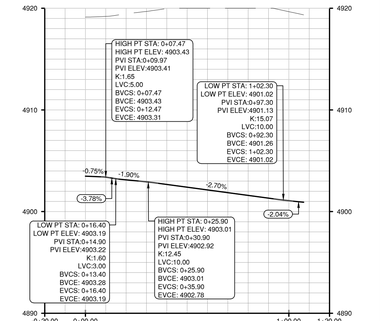
COLLECTOR XX STA 0+00 to 11+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



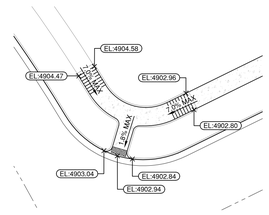
CURB RETURN PROFILE - INT. A NE

SCALE: 1" = 30' (H), 1" = 6' (V)



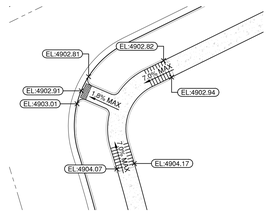
CURB RETURN PROFILE - INT. A SE

SCALE: 1" = 30' (H), 1" = 6' (V)



HANDICAP RAMP DETAIL A

SCALE: 1" = 20'



HANDICAP RAMP DETAIL B

SCALE: 1" = 20'

0 50 100 FEET

811

ENGINEER IN CHARGE:

COLORADO PRELIMINARY NOT FOR CONSTRUCTION PROFESSIONAL ENGINEER

CONTACT INFORMATION
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ENGLEWOOD, CO 80112
(720) 206-6931
CPERDUE@STRATEGICSITEDESIGNS.COM
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STRATEGIC SITE DESIGNS

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

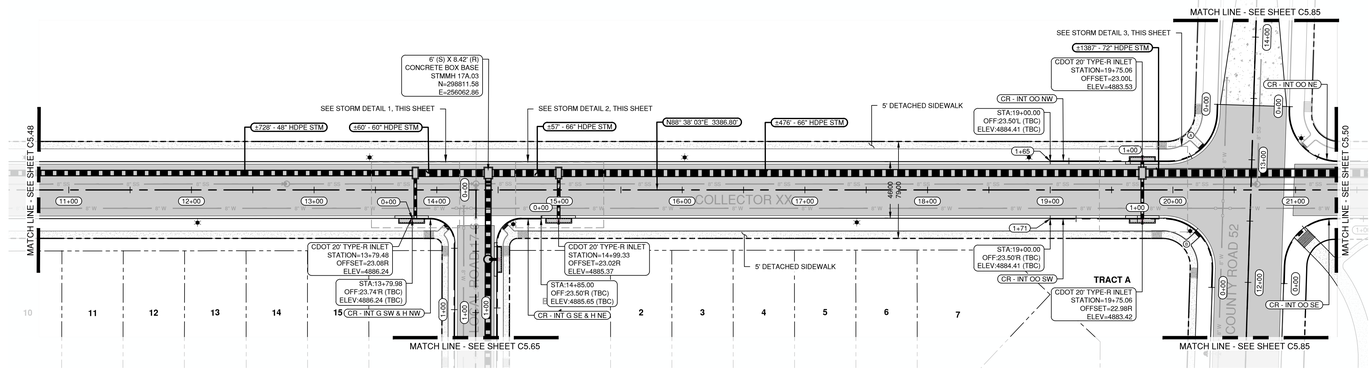
PLAN AND PROFILE COLLECTOR XX

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

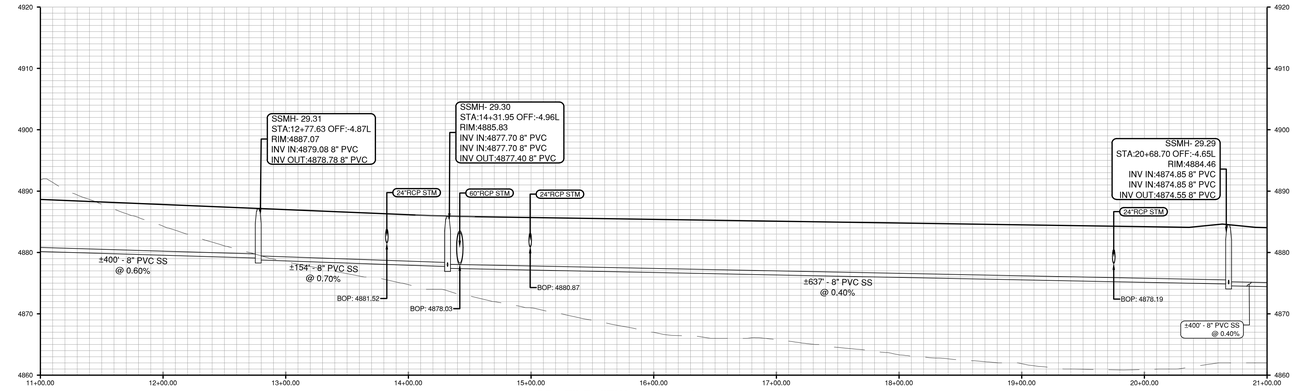
SHEET NUMBER

C-5.48



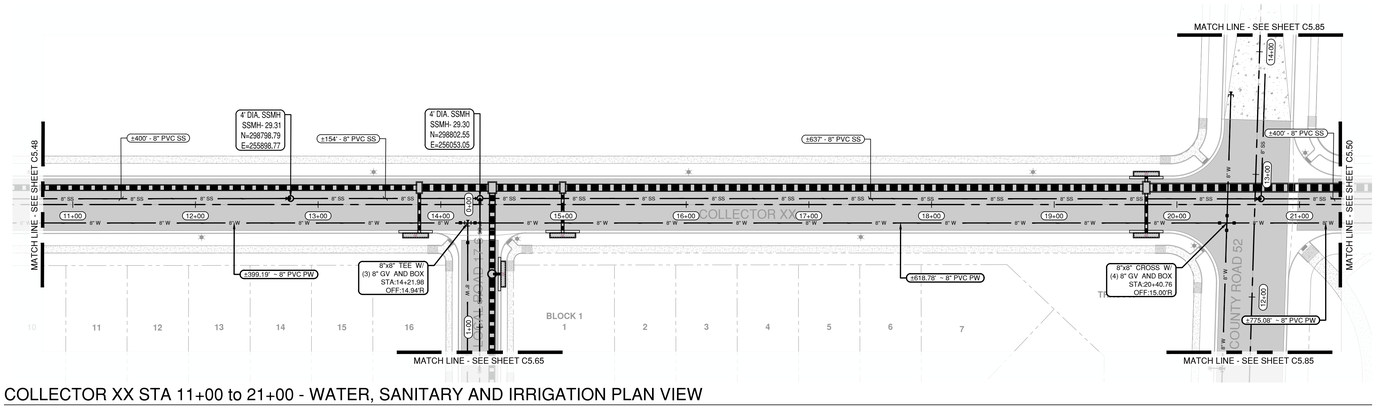
COLLECTOR XX STA 11+00 to 21+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



COLLECTOR XX STA 11+00 to 21+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

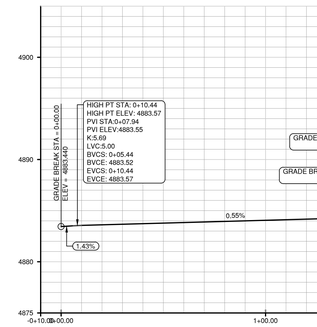


COLLECTOR XX STA 11+00 to 21+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'

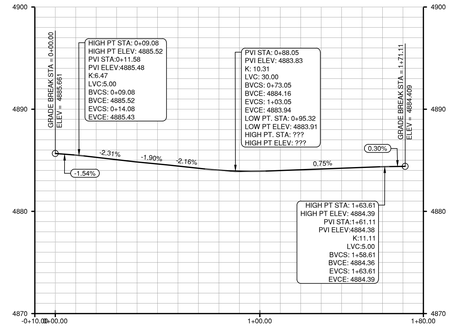
COLLECTOR XX STA 11+00 to 21+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



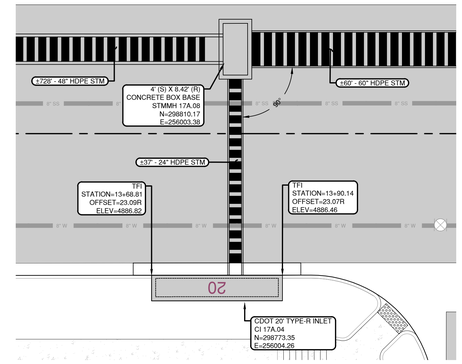
CURB RETURN PROFILE - INT. OO NW

SCALE: 1" = 30' (H), 1" = 6' (V)



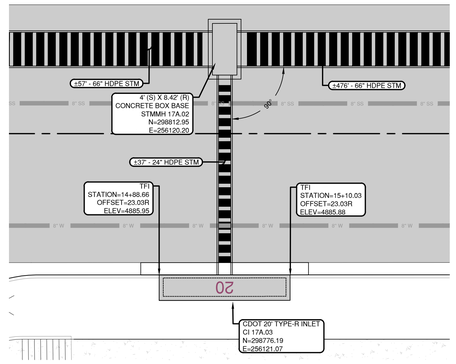
CURB RETURN PROFILE - INT. OO SE

SCALE: 1" = 30' (H), 1" = 6' (V)



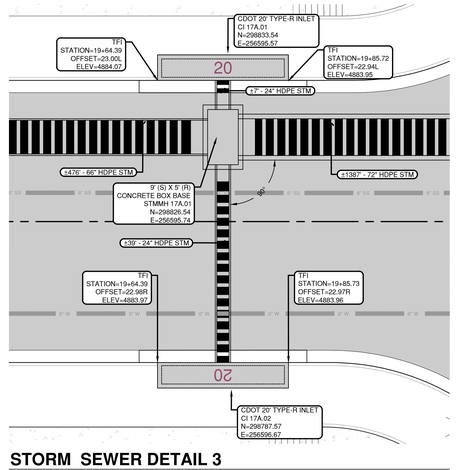
STORM SEWER DETAIL 1

SCALE: 1" = 10'



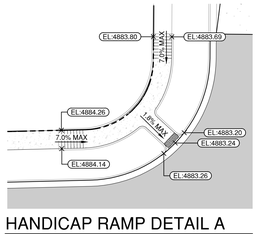
STORM SEWER DETAIL 2

SCALE: 1" = 10'



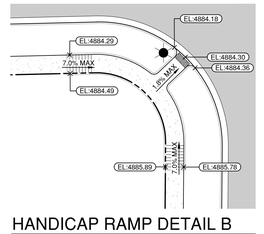
STORM SEWER DETAIL 3

SCALE: 1" = 10'



HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



HANDICAP RAMP DETAIL B

SCALE: 1" = 10'

0 50 100 FEET

811

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
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

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ELEVATION = 4721.56 (NAVD 88)

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

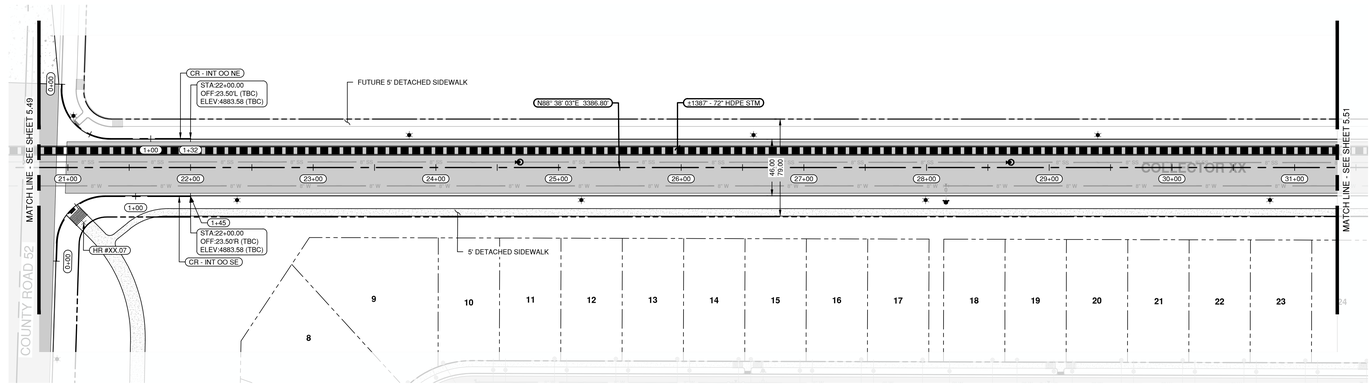
PLAN AND PROFILE
COLLECTOR XX

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

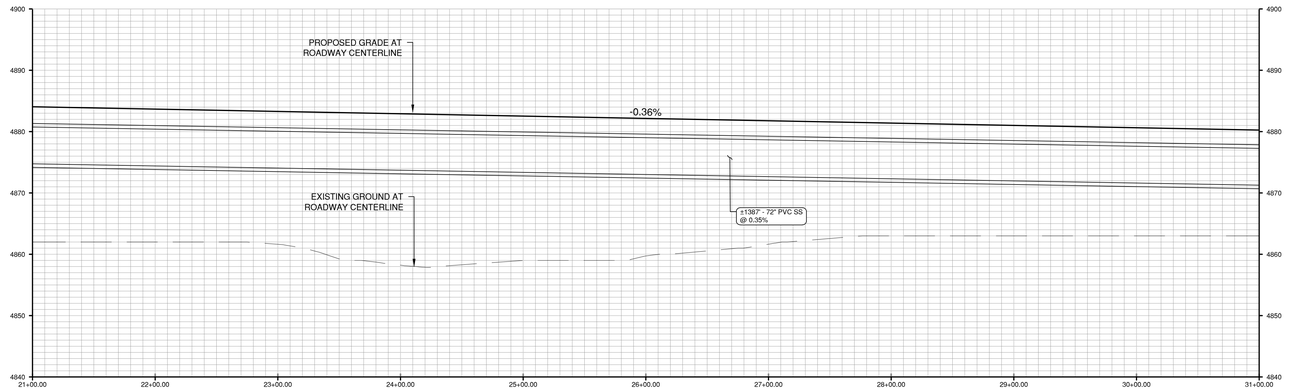
SHEET NUMBER

C-5.49



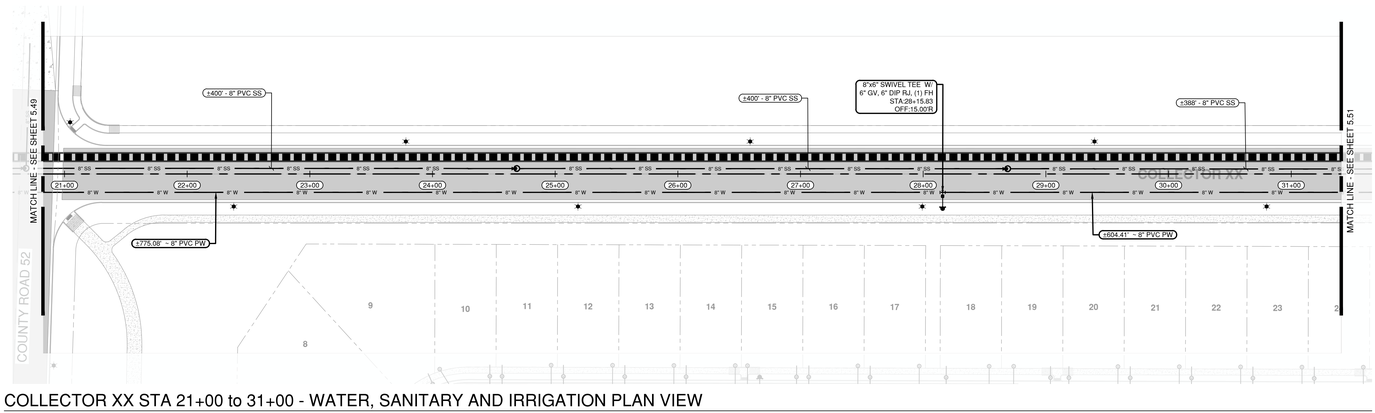
COLLECTOR XX STA 21+00 to 31+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



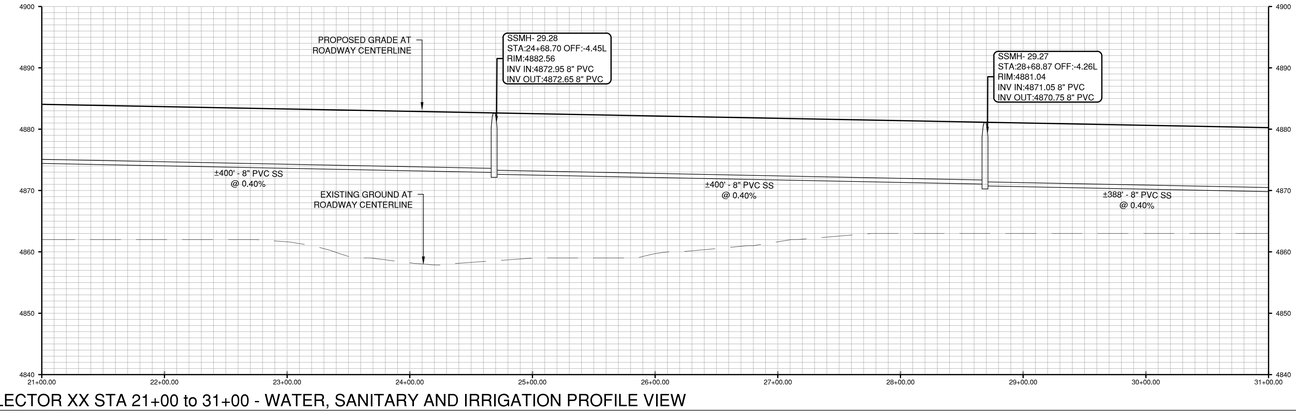
COLLECTOR XX STA 21+00 to 31+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



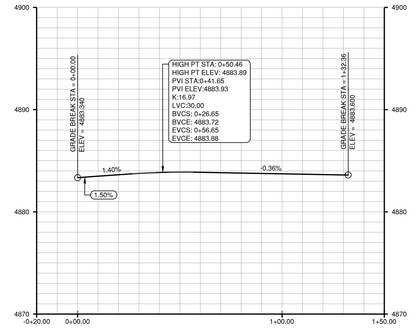
COLLECTOR XX STA 21+00 to 31+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



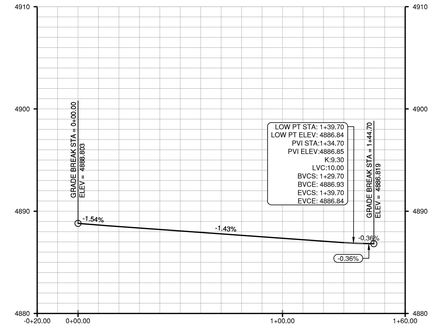
COLLECTOR XX STA 21+00 to 31+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



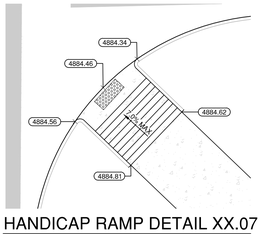
CURB RETURN PROFILE - INT. OO-NE

SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. OO-SE

SCALE: 1" = 30' (H), 1" = 6' (V)



HANDICAP RAMP DETAIL XX.07

SCALE: 1" = 10'

0 50 100 FEET

ENGINEER IN CHARGE:

CONSTRUCTION PLANS
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEERING

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

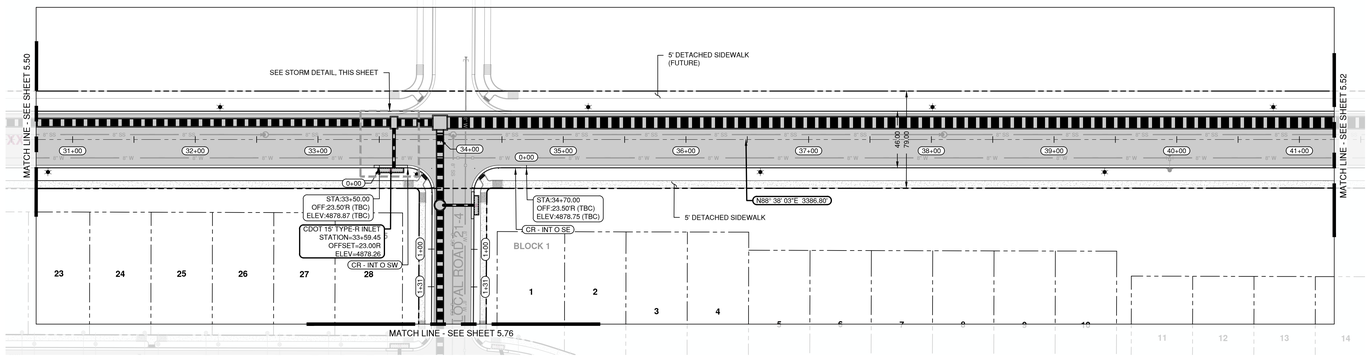
PLAN AND PROFILE COLLECTOR

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

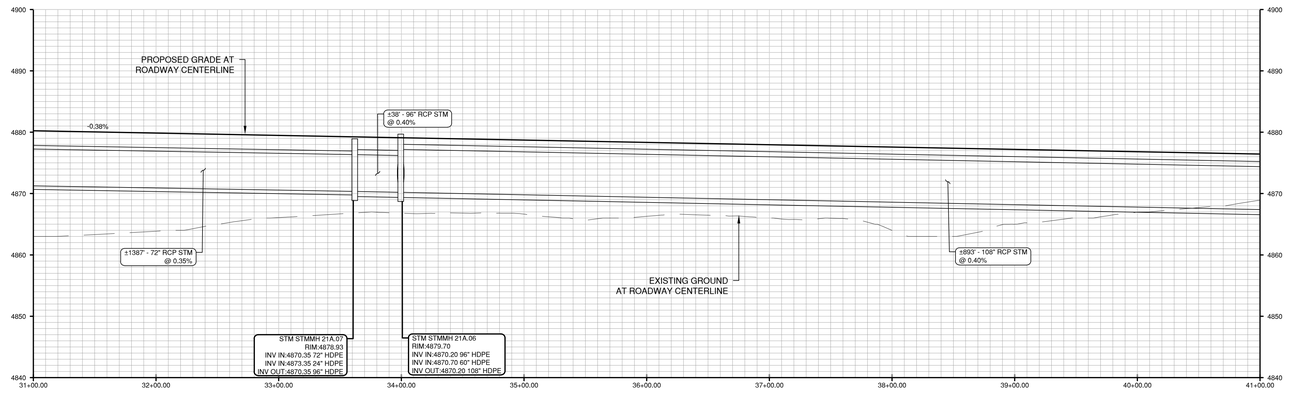
SHEET NUMBER

C-5.50



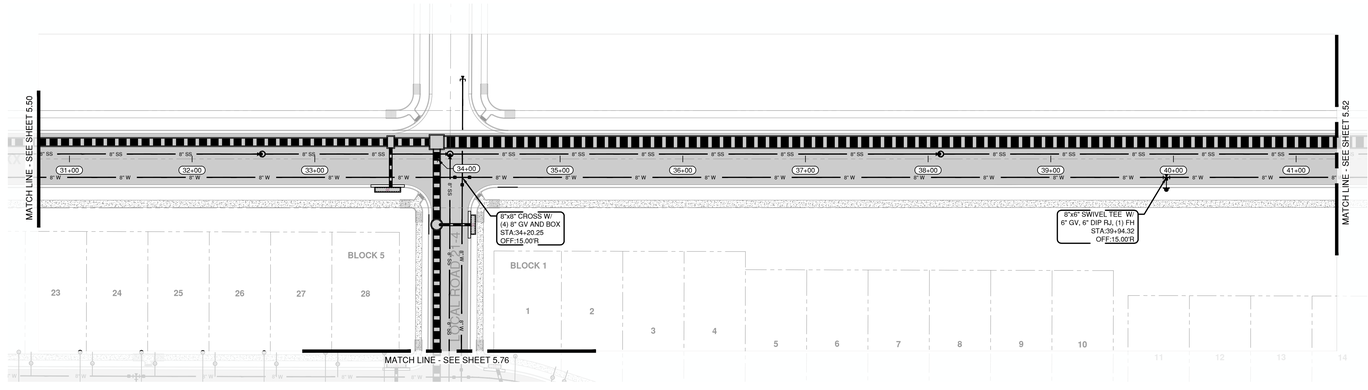
COLLECTOR XX STA 31+00 to 41+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



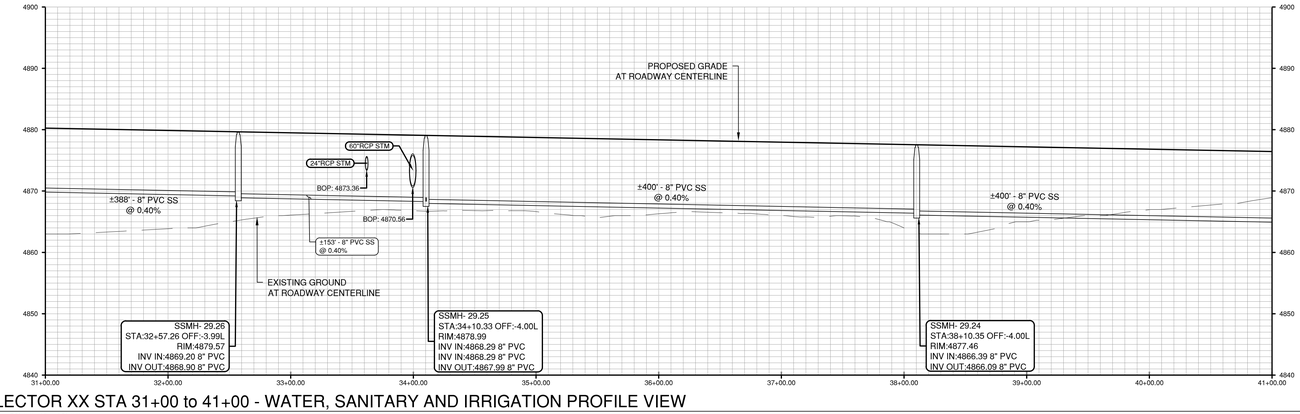
COLLECTOR XX STA 31+00 to 41+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



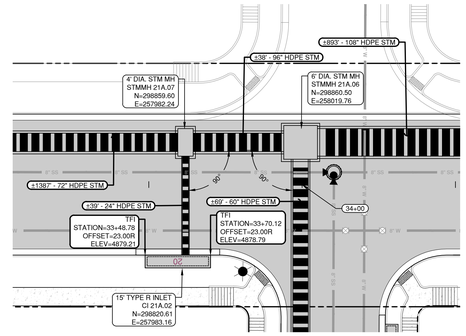
COLLECTOR XX STA 31+00 to 41+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



COLLECTOR XX STA 31+00 to 41+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



STORM SEWER DETAIL

SCALE: 1" = 20'

ENGINEER IN CHARGE:

COLORADO
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE E-101
ENGLEWOOD, CO 80112
STRATEGIC SITE DESIGNS (720) 206-6931
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0 50 100 FEET

811

PIONEER VILLAGE
PA'S 1-4, 17 AND 21
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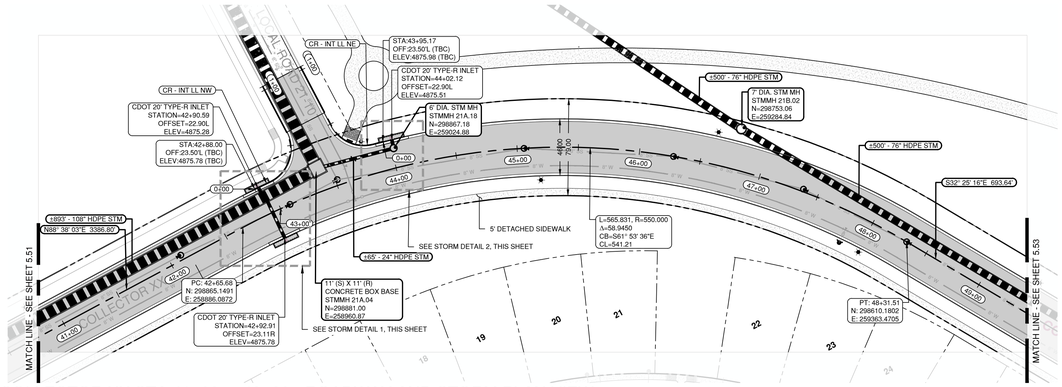
PLAN AND PROFILE
COLLECTOR XX

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

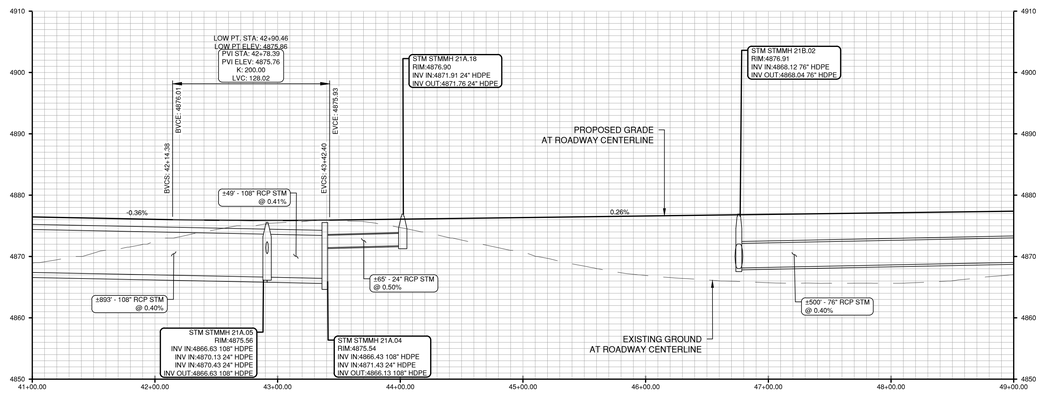
SHEET NUMBER

C-5.51



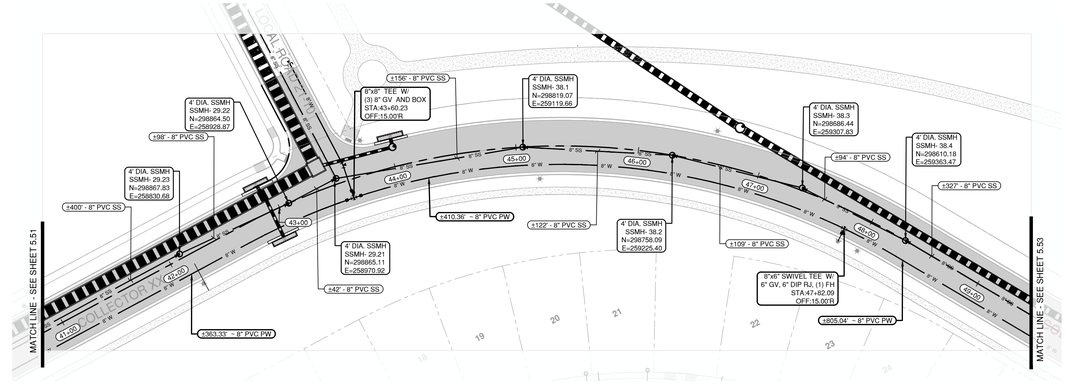
COLLECTOR XX STA 41+00 to 49+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



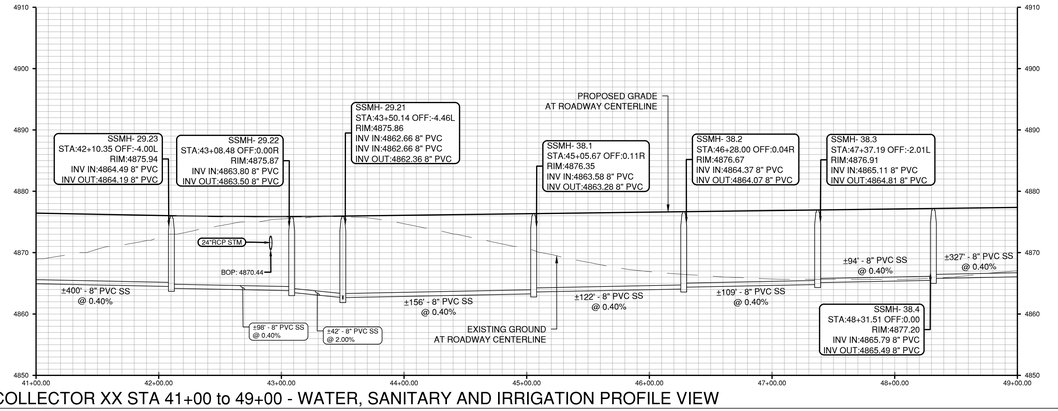
COLLECTOR XX STA 41+00 to 49+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



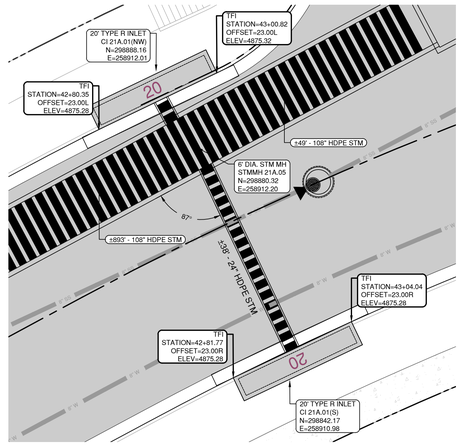
COLLECTOR XX STA 41+00 to 49+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



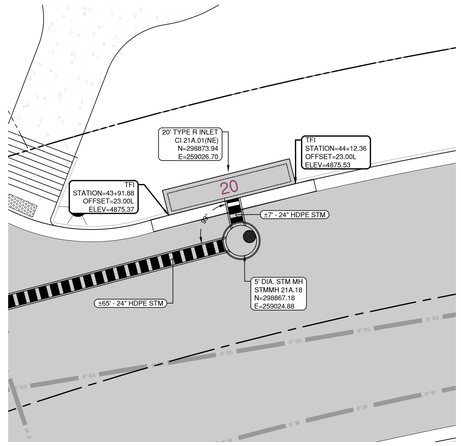
COLLECTOR XX STA 41+00 to 49+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



STORM SEWER DETAIL 1

SCALE: 1" = 10'



STORM SEWER DETAIL 2

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER PERDUE
PE
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)

0 50 100 FEET

811

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

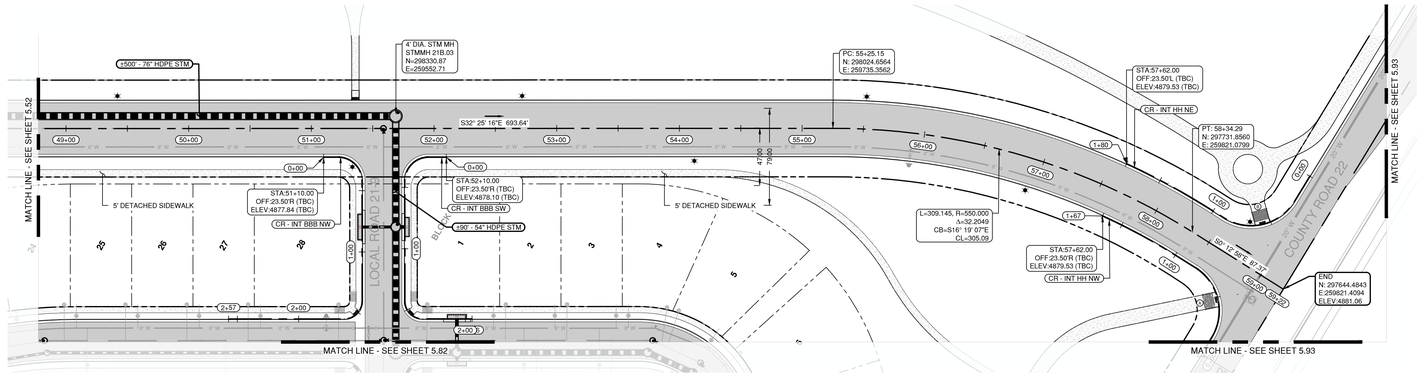
PLAN AND PROFILE
COLLECTOR XX

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

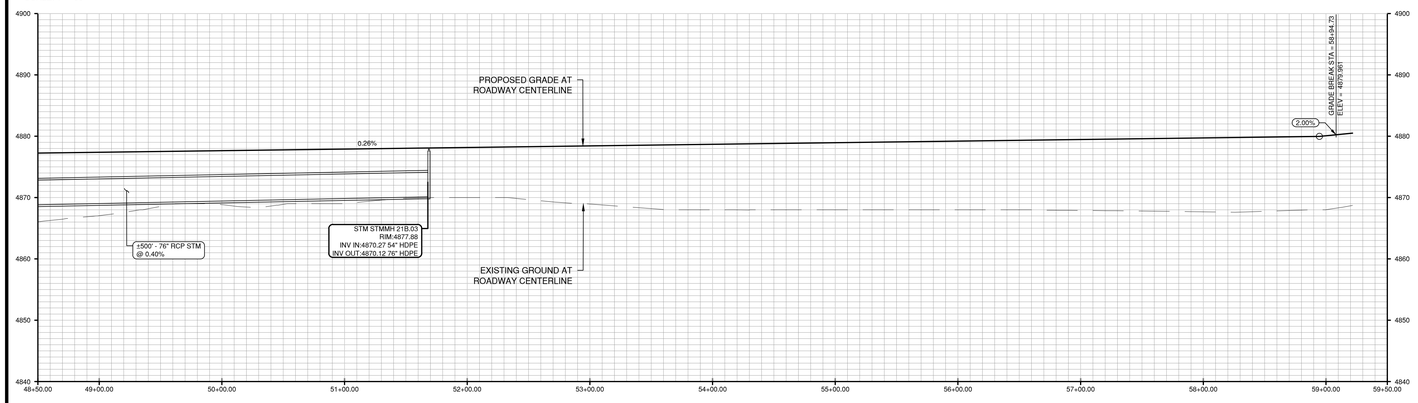
SHEET NUMBER

C-5.52



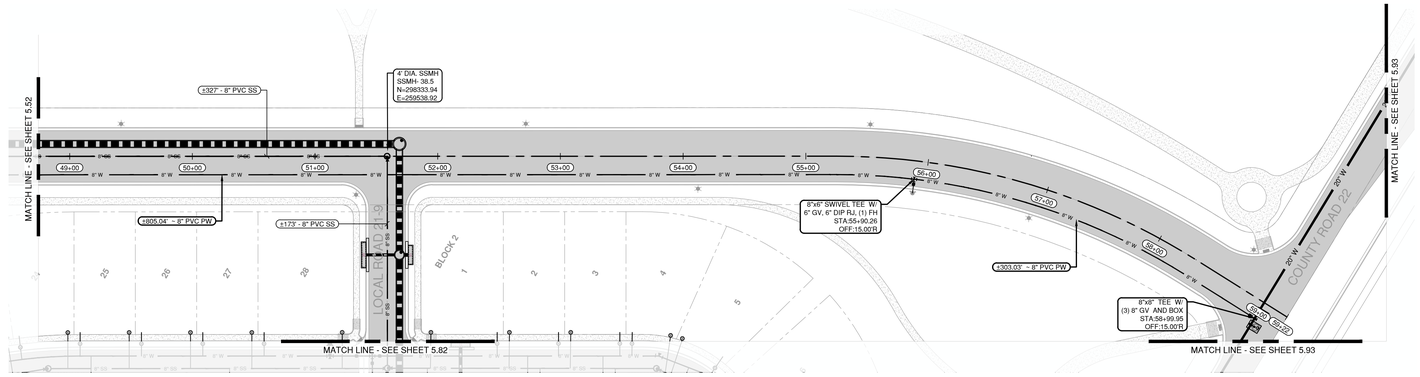
COLLECTOR XX STA 49+00 to 59+22 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



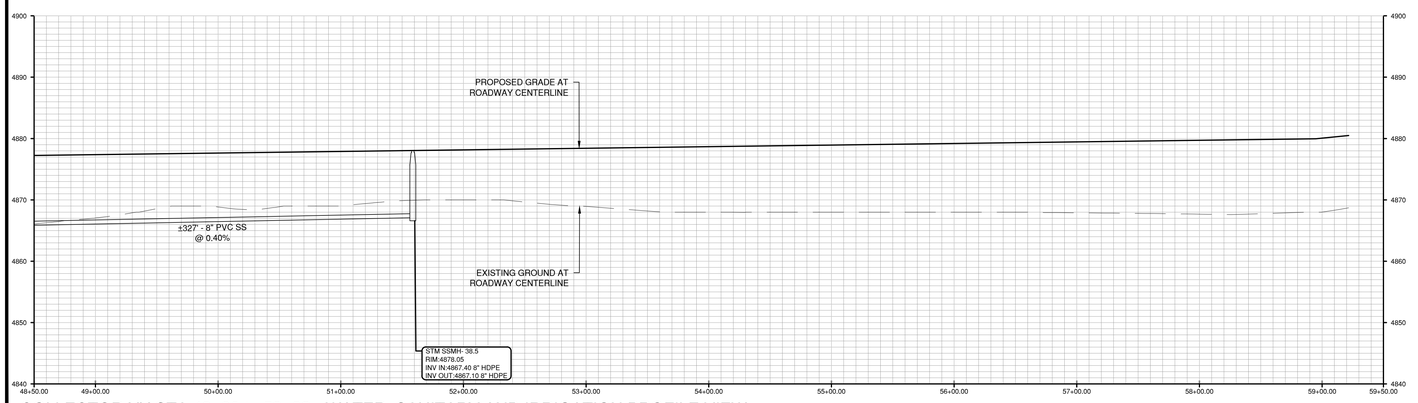
COLLECTOR XX STA 49+00 to 59+22 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



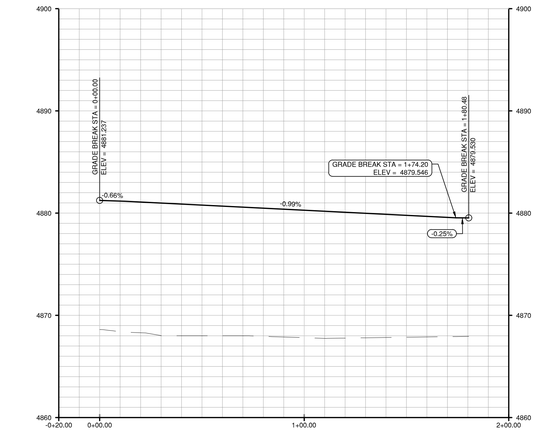
COLLECTOR XX STA 49+00 to 59+22 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



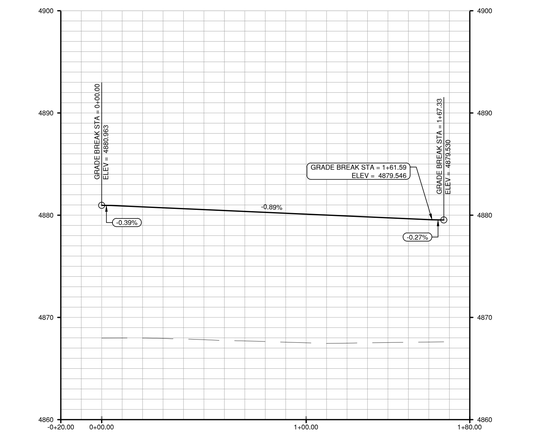
COLLECTOR XX STA 49+00 to 59+22 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



CURB RETURN PROFILE - INT. HH NW

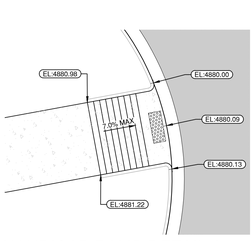
SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. HH NE

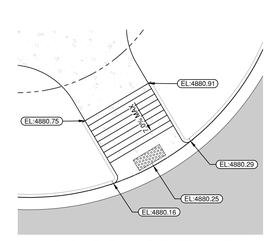
SCALE: 1" = 30' (H), 1" = 6' (V)

0 50 100 Feet



HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



HANDICAP RAMP DETAIL B

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

CONTACT INFORMATION
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OPERDUE@STRATEGICSITEDESIGNS.COM
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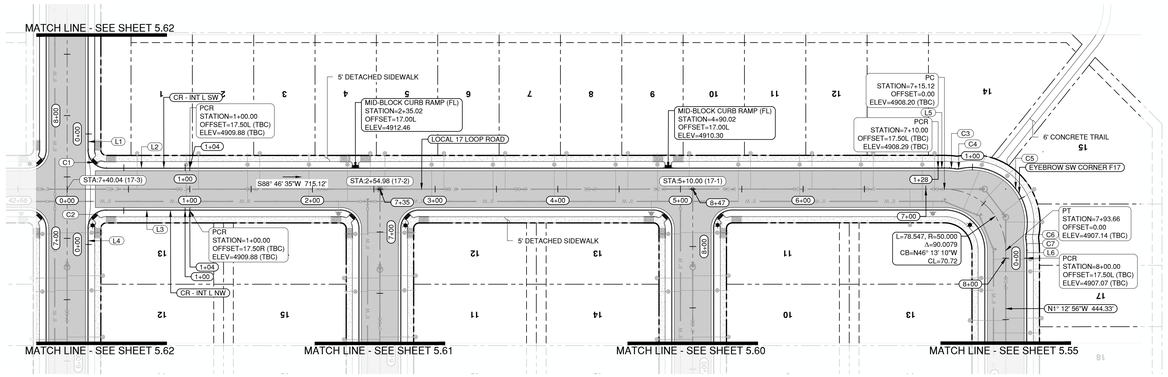
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
COLLECTOR XX

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.53

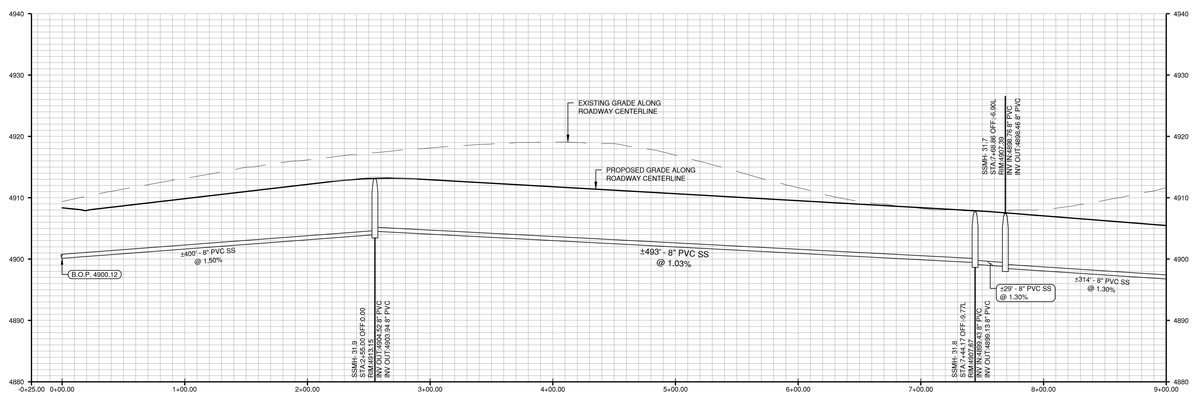


LOCAL 17 LOOP ROAD STA 0+00 to 8+50 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'

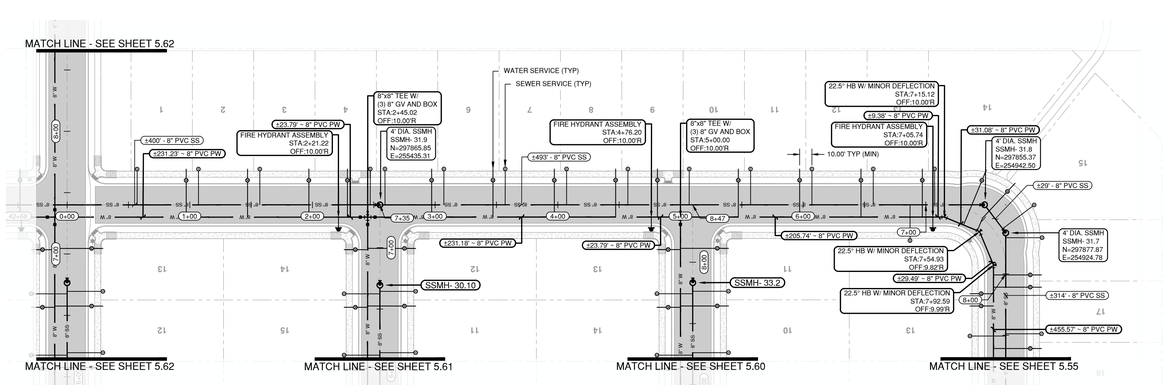
Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	12.95	N1° 12' 25.06"W	(255673.71,297825.98)	(255673.44,297838.93)
L2	68.00	S88° 46' 30.34"W	(255658.63,297853.12)	(255590.65,297851.66)
L3	68.00	S88° 46' 40.65"W	(255657.89,297888.11)	(255589.90,297886.66)
L4	13.05	S1° 13' 26.08"E	(255671.80,297915.96)	(255672.08,297902.91)
L5	5.00	N88° 46' 35.50"E	(254975.79,297838.53)	(254980.79,297838.64)
L6	6.34	S1° 13' 51.23"E	(254906.61,297910.92)	(254906.75,297904.58)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	14.50	22.78	N46° 13' 10.20"W	(255673.44,297838.93)	(255658.63,297853.12)
C2	14.50	22.77	S43° 46' 49.80"W	(255672.08,297902.91)	(255657.89,297888.11)
C3	69.10	8.81	S87° 34' 16.40"E	(254966.99,297838.90)	(254975.79,297838.53)
C4	15.12	4.90	N86° 47' 27.24"E	(254962.12,297838.63)	(254966.99,297838.90)
C5	45.54	89.46	S46° 13' 10.20"E	(254907.43,297891.05)	(254962.12,297838.63)
C6	15.12	4.90	S0° 46' 12.36"W	(254907.49,297895.93)	(254907.43,297891.05)
C7	68.89	8.69	S4° 54' 18.61"E	(254906.75,297904.58)	(254907.49,297895.93)



LOCAL 17 LOOP ROAD STA 0+00 to 7+50 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

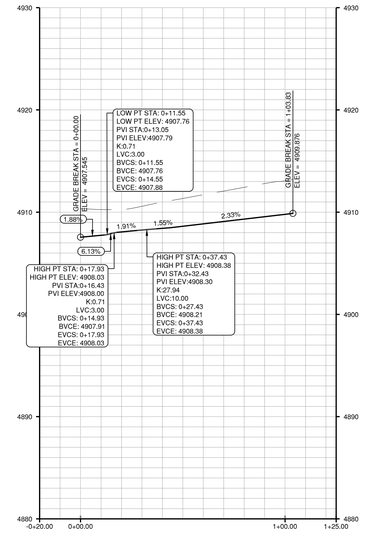


LOCAL 17 LOOP ROAD STA 0+00 to 8+50 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'

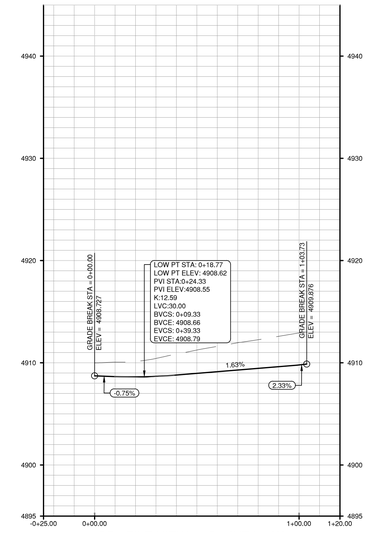
LOCAL 17 LOOP ROAD STA 0+00 to 8+50 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



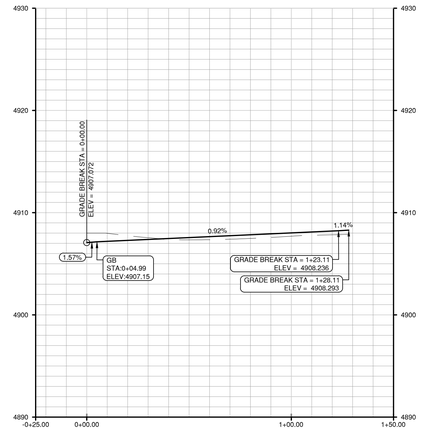
CURB RETURN PROFILE - INT. L NW

SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. L SW

SCALE: 1" = 30' (H), 1" = 6' (V)



EYEBROW PROFILE

SCALE: 1" = 30' (H), 1" = 6' (V)

0 50 100 FEET

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

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

BASIS OF BEARINGS:

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BENCHMARK

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ELEVATION = 4721.56 (NAVD 88)

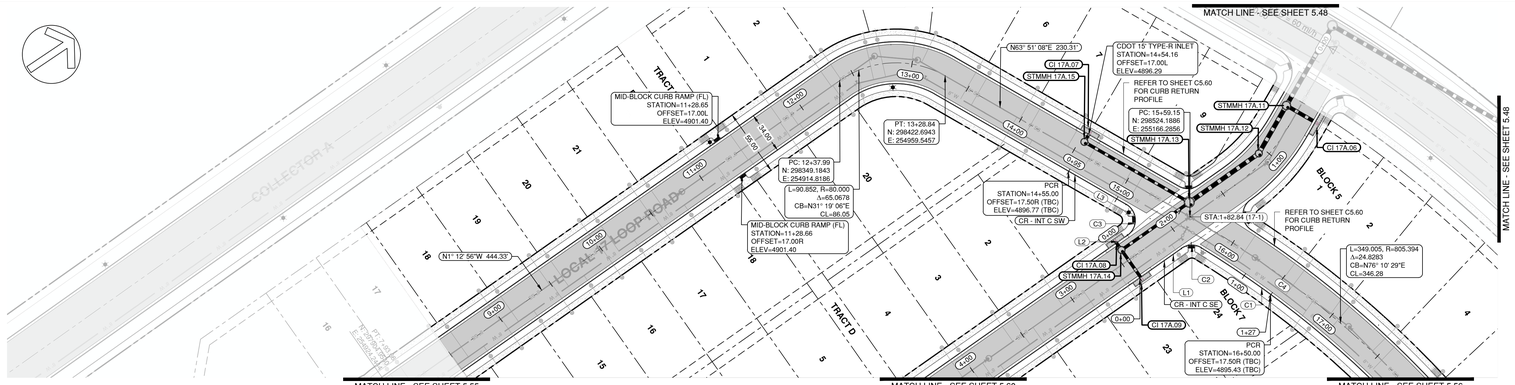
811

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

PLAN AND PROFILE
LOCAL 17 LOOP ROAD
STA 0+00 TO 8+50

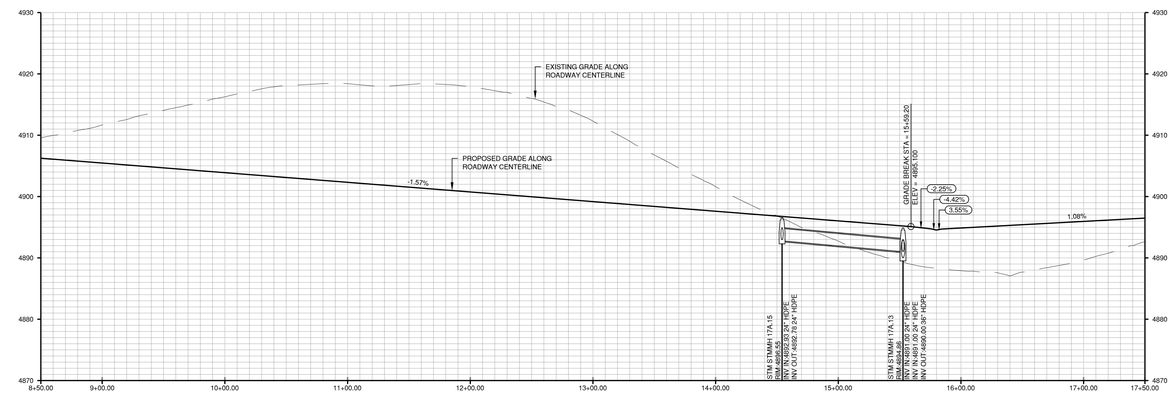
REV	DESCRIPTION	BY	DATE

JOB NO: 1903-001
ORIGINAL ISSUE: 03/15/2021
DESIGN BY: CLP
CHECKED BY: CLP
SCALE: VARIES
SHEET NUMBER
C5.54



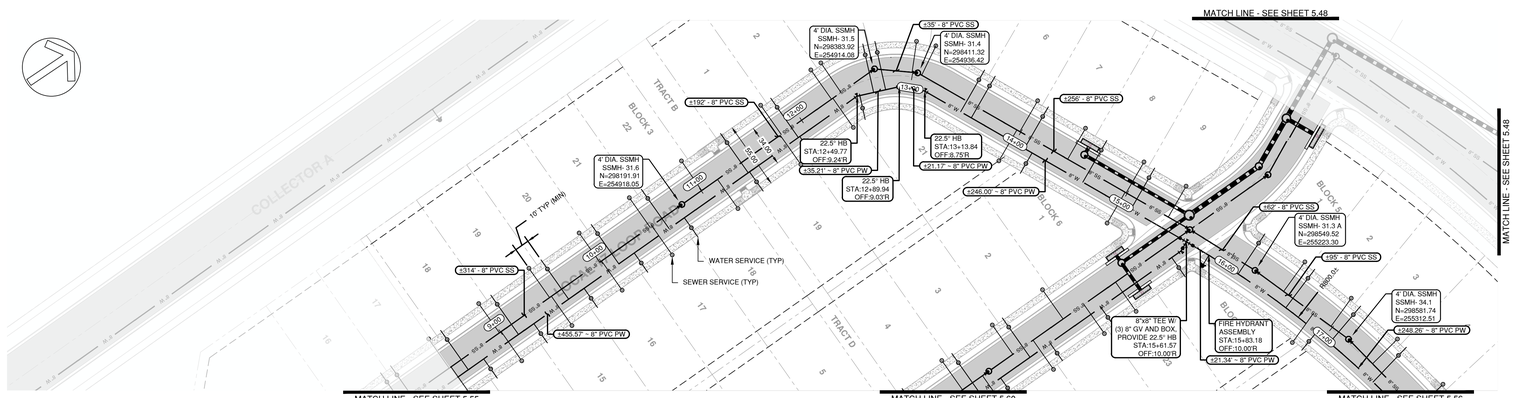
LOCAL 17 LOOP ROAD STA 8+50 - 17+50 ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



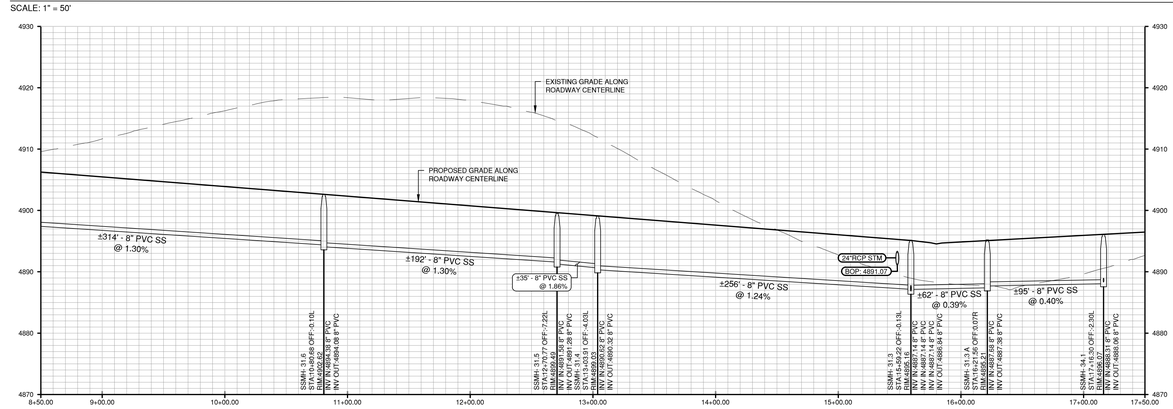
LOCAL 17 LOOP ROAD STA 8+50 - 17+50 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



LOCAL 17 LOOP ROAD STA 8+50 - 17+50 - WATER, SANITARY AND IRRIGATION PLAN VIEW

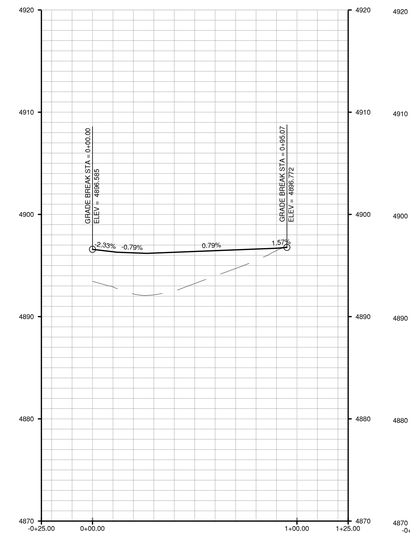
SCALE: 1" = 50'



LOCAL 17 LOOP ROAD STA 8+50 - 17+50 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

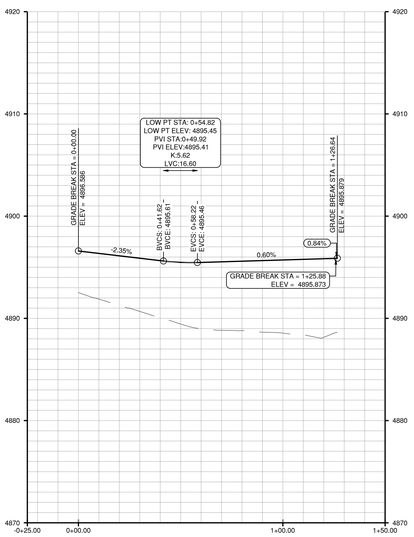
SCALE: 1" = 50' (H), 1" = 10' (V)

0 50 100 FEET



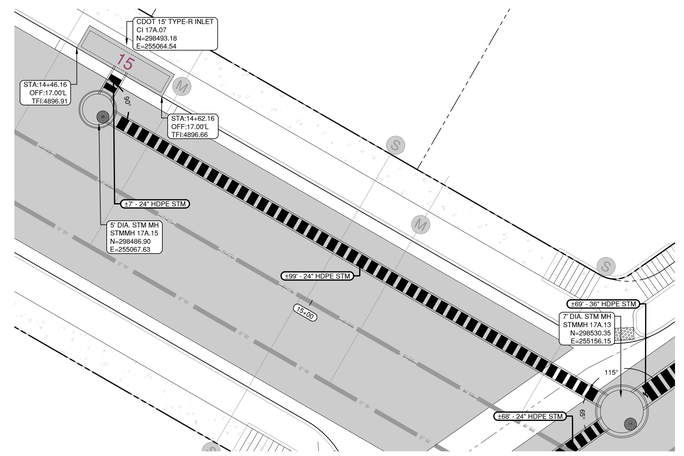
CURB RETURN PROFILE - INT. C SW

SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. C SE

SCALE: 1" = 30' (H), 1" = 6' (V)



STORM SEWER DETAIL

SCALE: 1" = 10'

STRUCTURE TABLE		
STRUCTURE:	DETAILS:	LOCATION:
CI 17A.07	RIM = 4896.82 SUMP = 4893.0 INV OUT = 4893.00	STA:14+54.16 OFF:17.00L
STMMH 17A.15	RIM = 4896.55 SUMP = 4892.8 INV IN = 4892.93 INV OUT = 4892.78	STA:14+54.16 OFF:10.00L
STMMH 17A.13	RIM = 4894.86 SUMP = 4890.0 INV IN = 4891.00 INV IN = 4891.00 INV OUT = 4890.00	STA:15+52.78 OFF:10.00L

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	41.61	N1° 18' 39.04"W	(255185.17,298462.41)	(255184.22,298504.01)
L2	12.00	N1° 12' 26.67"W	(255150.11,298461.67)	(255149.85,298473.66)
L3	53.99	S63° 51' 01.77"W	(255128.97,298486.37)	(255080.50,298462.58)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	764.25	68.18	N67° 50' 16.83"E	(255192.66,298517.50)	(255255.78,298543.21)
C2	14.46	16.85	N32° 03' 21.59"E	(255184.22,298504.01)	(255192.66,298517.50)
C3	14.50	29.09	N58° 45' 53.82"W	(255149.85,298473.66)	(255128.97,298486.37)

ENGINEER IN CHARGE:

PRELIMINARY
NOT FOR CONSTRUCTION

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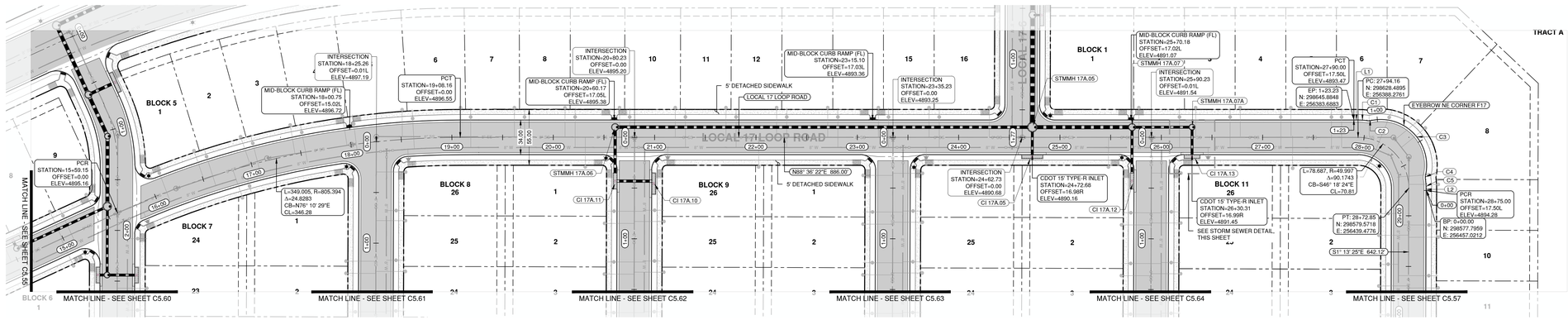
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL 17
LOOP ROAD
STA 8+50 TO 17+50

REV	DESCRIPTION	BY	DATE

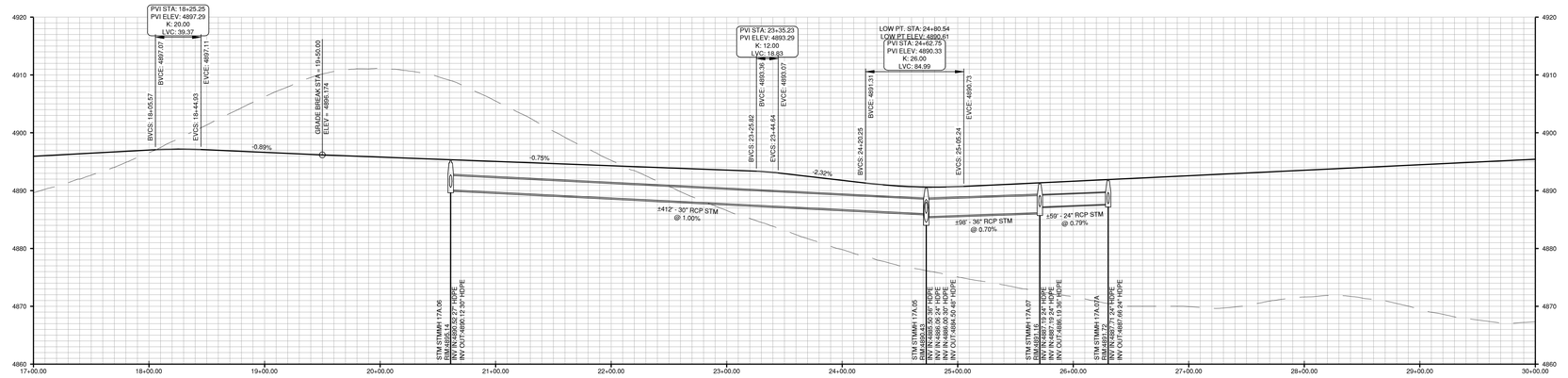
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C5.55



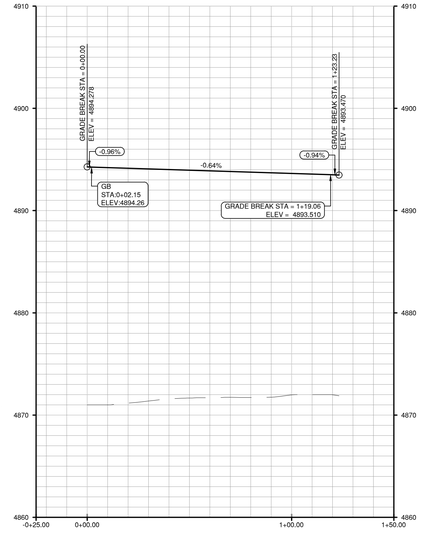
LOCAL 17 LOOP ROAD STA 17+50 to 29+50 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



LOCAL 17 LOOP ROAD STA 17+50 to 29+50 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



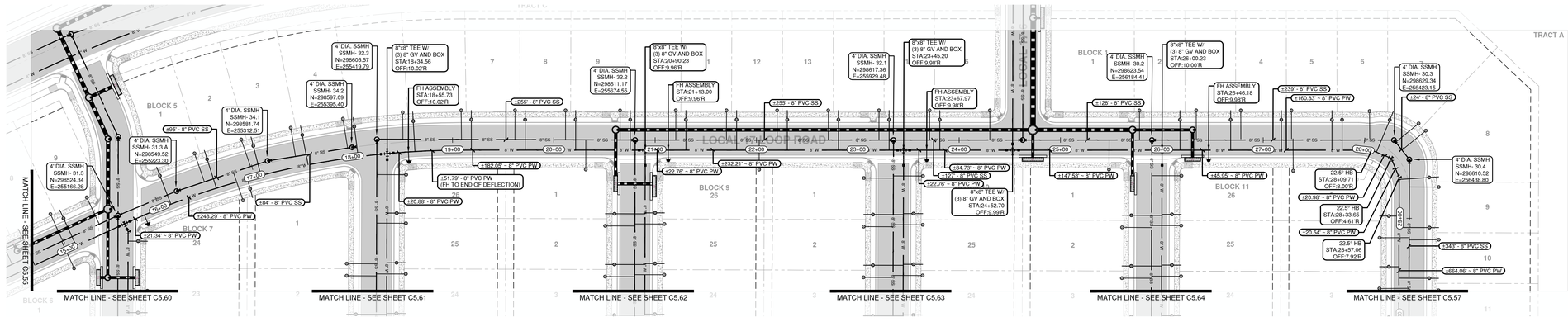
EYEBROW PROFILE

SCALE: 1" = 30' (H), 1" = 6' (V)

STRUCTURE TABLE		
STRUCTURE:	DETAILS:	LOCATION:
CI 17A.13	RIM = 4891.95 SUMP = 4888.0 INV OUT = 4887.98	STA:26+30.31 OFF:16.99R
STMMH 17A.07A	RIM = 4891.72 SUMP = 4887.7 INV IN = 4887.71 INV OUT = 4887.66	STA:26+30.31 OFF:10.01L
STMMH 17A.07	RIM = 4891.16 SUMP = 4886.2 INV IN = 4887.19 INV IN = 4887.19 INV OUT = 4886.19	STA:25+71.13 OFF:10.02L
CI 17A.05	RIM = 4890.66 SUMP = 4886.3 INV OUT = 4886.33	STA:24+72.68 OFF:16.98R
STMMH 17A.05	RIM = 4890.43 SUMP = 4884.5 INV IN = 4885.50 INV IN = 4886.06 INV IN = 4886.00 INV OUT = 4884.50	STA:24+72.76 OFF:10.02L
STMMH 17A.06	RIM = 4895.14 SUMP = 4890.1 INV IN = 4890.52 INV OUT = 4890.12	STA:20+61.12 OFF:10.05L

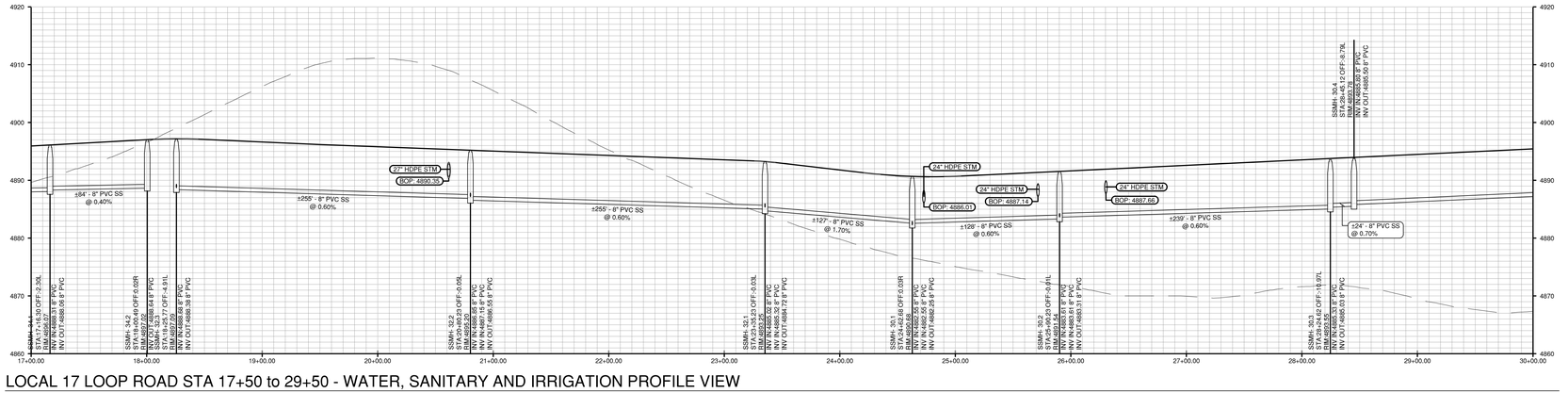
Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	4.16	S88° 37' 46.24"W	(256387.85,298645.98)	(256383.69,298645.88)
L2	2.15	N1° 16' 07.59"W	(256457.02,298577.80)	(256456.97,298579.95)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	68.33	8.75	N87° 40' 41.81"W	(256396.58,298645.63)	(256387.85,298645.98)
C2	15.07	4.91	S86° 38' 48.31"W	(256401.47,298645.92)	(256396.58,298645.63)
C3	45.52	89.62	N46° 17' 46.24"W	(256456.29,298593.52)	(256401.47,298645.92)
C4	15.07	4.91	N0° 45' 39.22"E	(256456.23,298588.63)	(256456.29,298593.52)
C5	68.34	8.72	N4° 55' 28.62"W	(256456.97,298579.95)	(256456.23,298588.63)



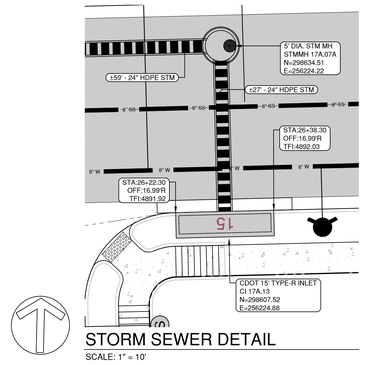
LOCAL 17 LOOP ROAD STA 17+50 to 29+50 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



LOCAL 17 LOOP ROAD STA 17+50 to 29+50 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



STORM SEWER DETAIL

SCALE: 1" = 10'

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)

0 50 100 FEET

811

ENGINEER IN CHARGE:

COLORADO
PROFESSIONAL
ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

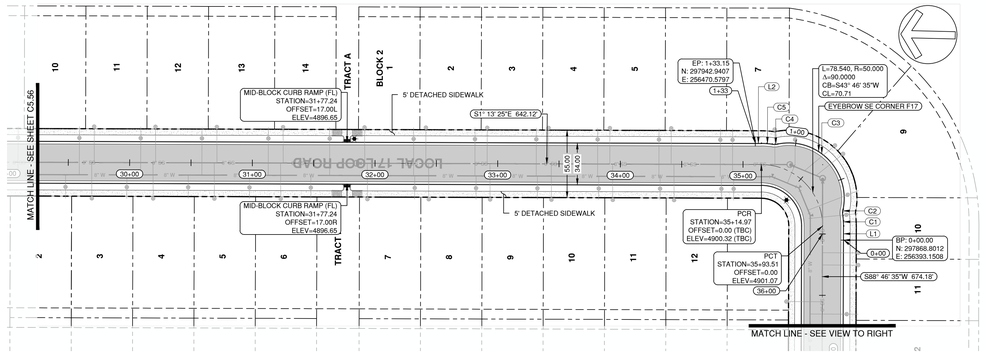
CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE E-101
ENGLEWOOD, CO 80112
(720) 206-6931
OPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.
STRATEGIC SITE DESIGNS

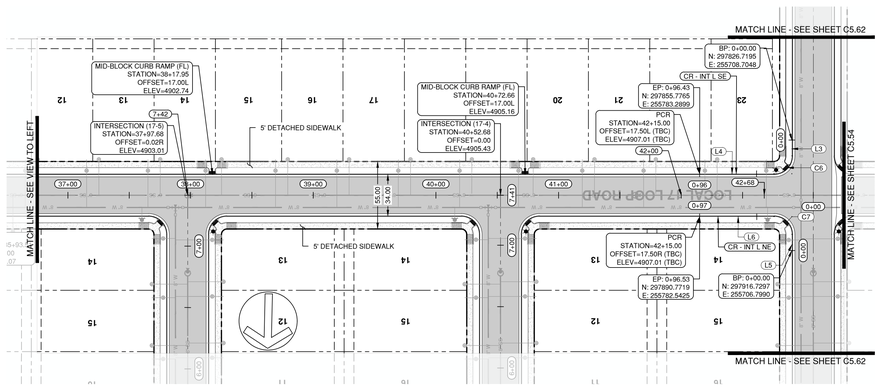
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL 17 LOOP ROAD
STA 17+50 TO 29+50

REV	DESCRIPTION	BY	DATE

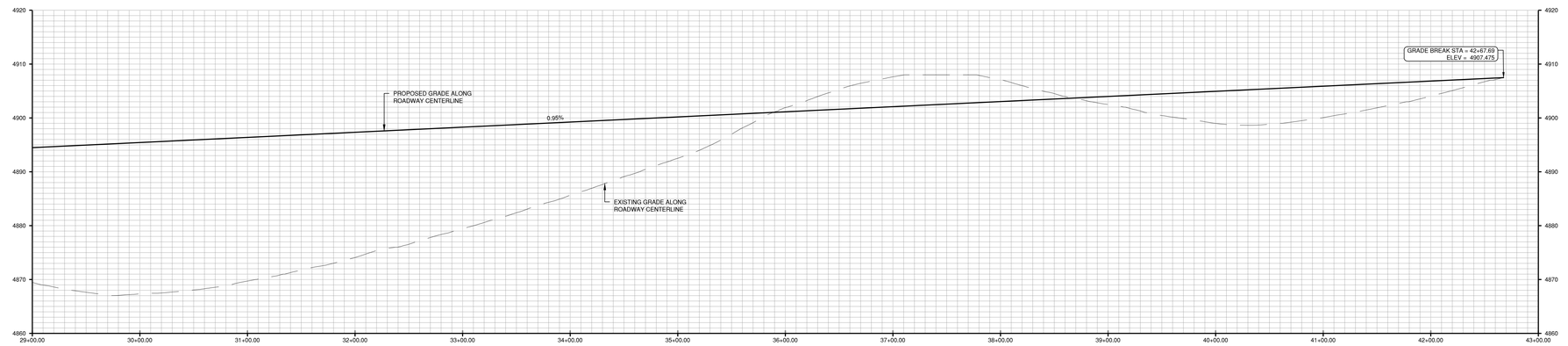
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C5.56





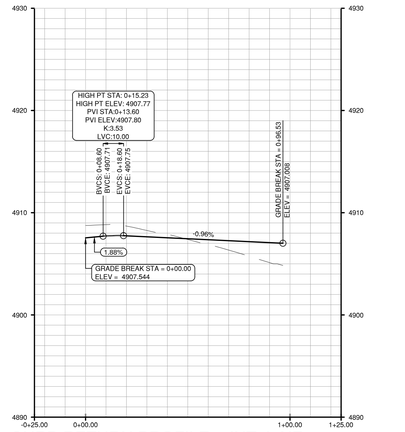
LOCAL 17 LOOP ROAD STA 29+50 to 42+68 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



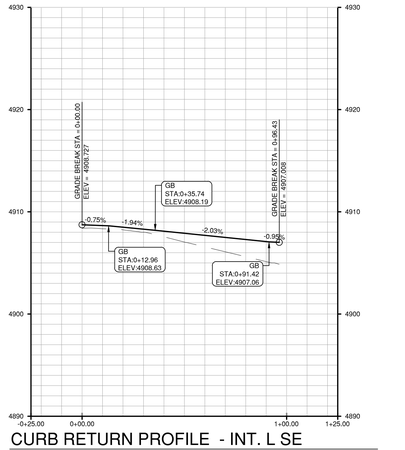
LOCAL 17 LOOP ROAD STA 29+50 to 42+68 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



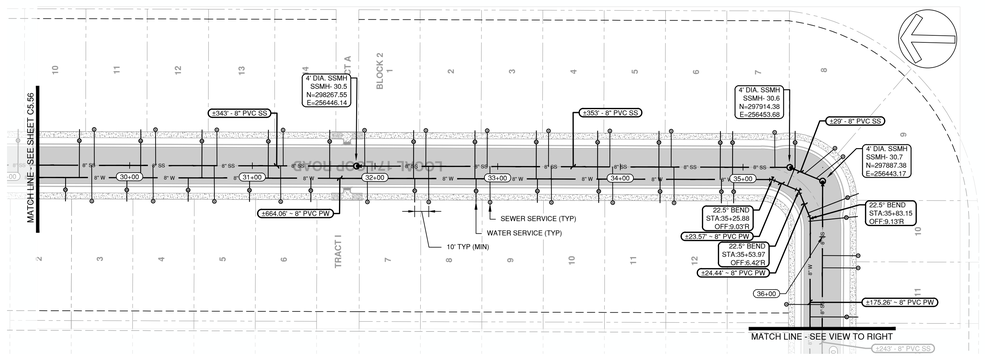
CURB RETURN PROFILE - INT. L NE

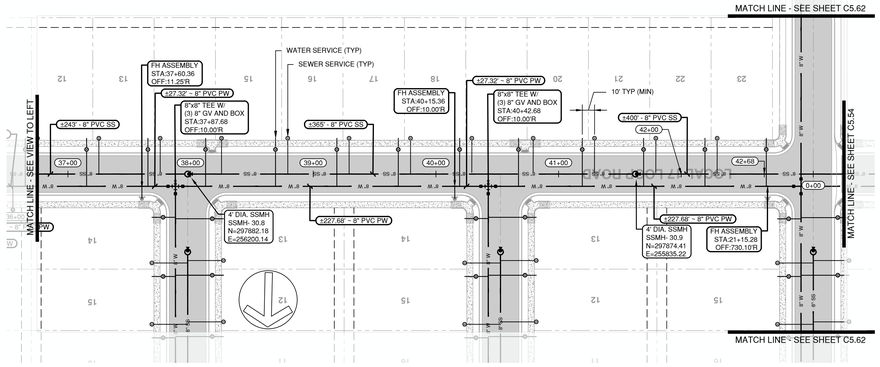
SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. L SE

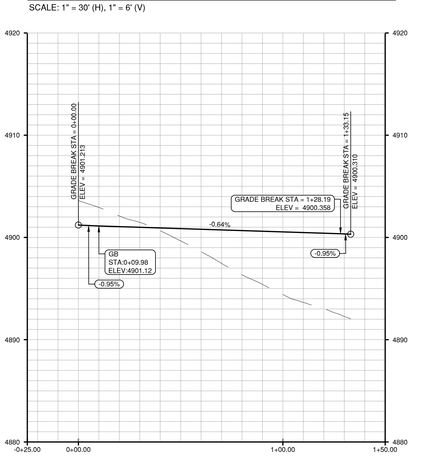
SCALE: 1" = 30' (H), 1" = 6' (V)





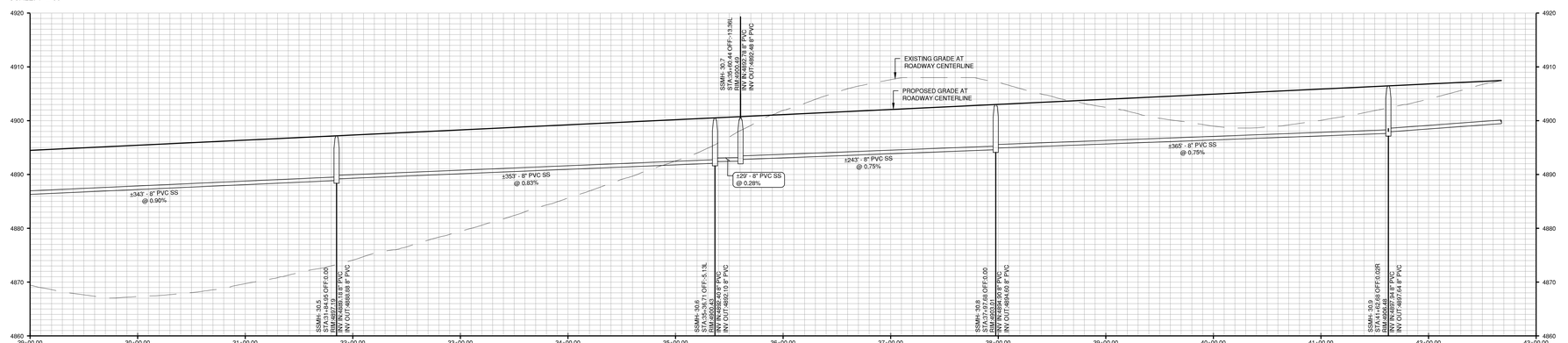
LOCAL 17 LOOP ROAD STA 29+50 TO 42+68 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



CURB RETURN PROFILE - EYEBROW SE 17

SCALE: 1" = 30' (H), 1" = 6' (V)



LOCAL 17 LOOP ROAD STA 29+50 to 42+68 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	11.49	N88° 46' 04.98"E	(256393.15,297858.80)	(256404.64,297869.05)
L2	4.97	N11° 12' 13.92"W	(256470.68,297937.97)	(256470.58,297942.94)
L3	12.96	N11° 13' 19.19"W	(255708.70,297826.72)	(255708.43,297839.68)
L4	60.69	N88° 46' 41.27"E	(255722.62,297854.48)	(255783.29,297855.76)
L5	13.07	S1° 11' 28.45"E	(255706.80,297916.73)	(255707.07,297903.66)
L6	60.68	N88° 46' 29.72"E	(255721.88,297889.47)	(255782.54,297890.77)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	67.64	8.69	N85° 05' 15.18"E	(256404.64,297869.05)	(256413.29,297869.79)
C2	14.99	4.90	S89° 14' 15.99"E	(256413.29,297869.79)	(256418.18,297869.73)
C3	45.50	89.75	N43° 36' 55.17"E	(256418.18,297869.73)	(256470.53,297924.67)
C4	13.00	4.38	N3° 15' 09.70"W	(256470.53,297924.67)	(256470.28,297929.02)
C5	67.50	8.97	N2° 34' 59.46"E	(256470.28,297929.02)	(256470.68,297937.97)
C7	14.49	22.78	S46° 13' 10.20"E	(255707.07,297903.66)	(255721.88,297889.47)
C6	14.50	22.78	N43° 46' 49.80"E	(255708.43,297839.68)	(255722.62,297854.48)

0 50 100 FEET

811

ENGINEER IN CHARGE:

CONSTRUCTION PLANS - 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

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)

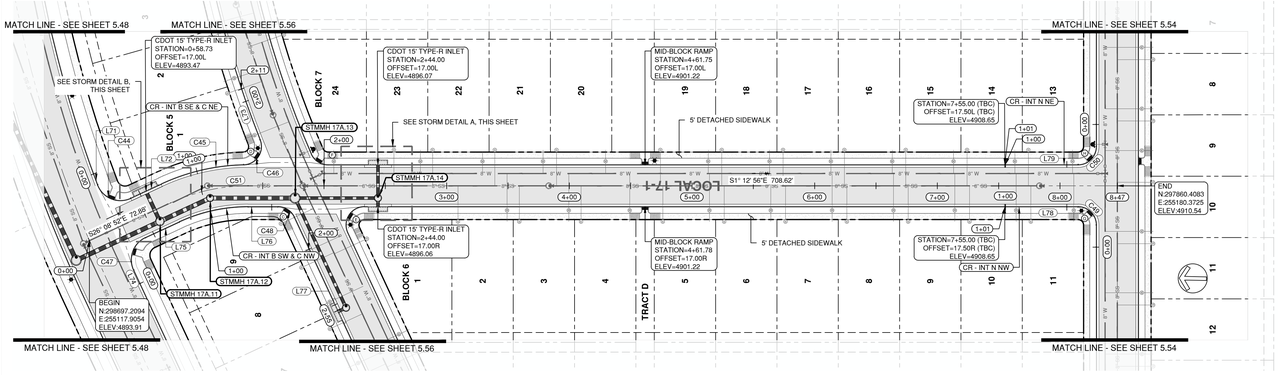
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD
17 LOOP
STA 29+50 TO 49+68

REV	DESCRIPTION	BY	DATE

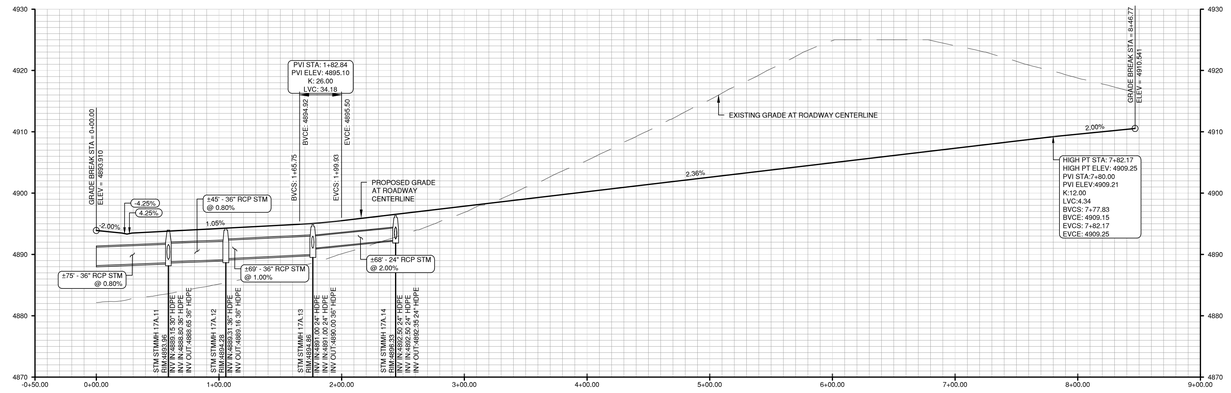
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.57



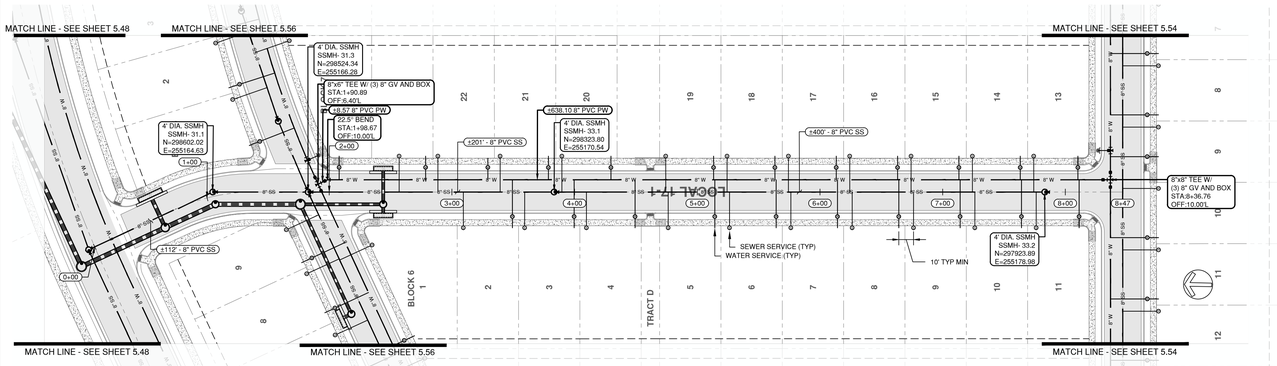
LOCAL ROAD 17-1 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50'



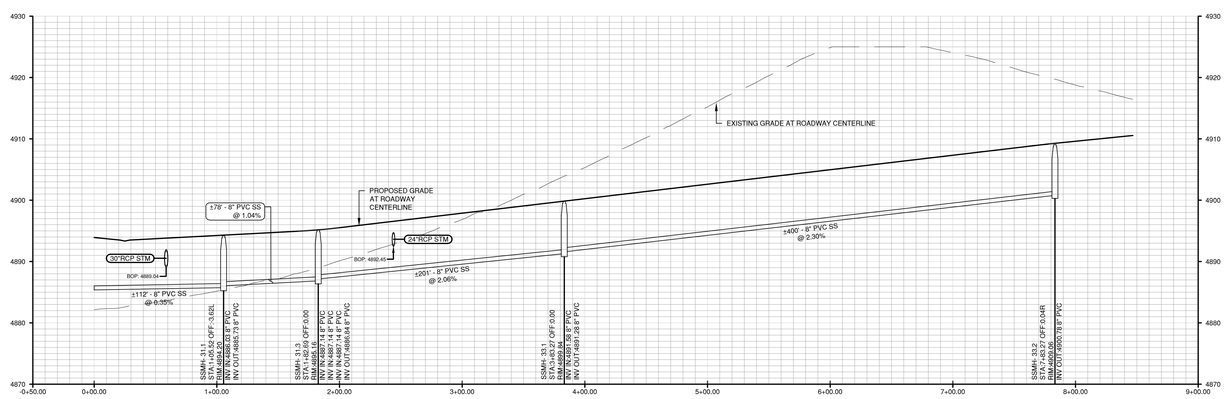
LOCAL ROAD 17-1 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



LOCAL ROAD 17-1 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50'



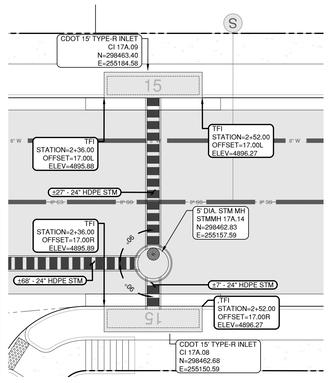
LOCAL ROAD 17-1- WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

STRUCTURE TABLE		
STRUCTURE:	DETAILS:	LOCATION:
CI 17A.08	RIM = 4896.56 SUMP = 4892.6 INV OUT = 4892.57	STA:2+44.00 OFF:17.00R
CI 17A.09	RIM = 4896.56 SUMP = 4892.8 INV OUT = 4892.77	STA:2+44.00 OFF:17.00L
STMMH 17A.14	RIM = 4896.33 SUMP = 4892.4 INV IN = 4892.50 INV IN = 4892.50 INV OUT = 4892.35	STA:2+44.00 OFF:10.00R
STMMH 17A.13	RIM = 4894.86 SUMP = 4890.0 INV IN = 4891.00 INV IN = 4891.00 INV OUT = 4890.00	STA:1+76.46 OFF:10.00R
STMMH 17A.12	RIM = 4894.28 SUMP = 4889.2 INV IN = 4889.31 INV OUT = 4889.16	STA:1+05.52 OFF:6.62R
STMMH 17A.11	RIM = 4893.96 SUMP = 4888.6 INV IN = 4889.15 INV IN = 4888.80 INV OUT = 4888.65	STA:0+58.73 OFF:10.00R
CI 17A.06	RIM = 4893.95 SUMP = 4889.4 INV OUT = 4889.42	STA:0+58.73 OFF:17.00L

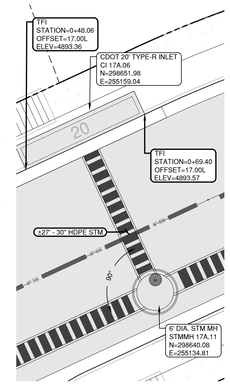
Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L71	9.49	S67° 47' 49.62"W	(255172.48,298694.74)	(255163.69,298691.15)
L72	24.94	S26° 08' 51.74"E	(255153.47,298664.47)	(255164.46,298642.08)
L73	44.11	N68° 47' 36.59"E	(255202.82,298560.19)	(255243.94,298576.15)
L74	12.07	N63° 51' 08.26"E	(255083.99,298654.93)	(255094.83,298660.25)
L75	30.38	S26° 08' 51.74"E	(255120.92,298651.34)	(255134.31,298624.07)
L76	24.27	S1° 12' 55.90"E	(255147.84,298568.49)	(255148.36,298544.23)
L77	83.74	S63° 51' 12.45"W	(255140.25,298530.90)	(255065.08,298494.00)
L78	59.78	N1° 13' 01.76"W	(255162.20,297892.02)	(255160.93,297951.79)
L79	59.77	N1° 12' 50.03"W	(255197.19,297892.77)	(255195.92,297952.53)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C50	14.44	22.80	N46° 13' 10.20"W	(255211.99,297878.59)	(255197.19,297892.77)
C49	14.50	22.78	N43° 46' 49.80"E	(255148.01,297877.22)	(255162.20,297892.02)
C51	150.00	65.27	S13° 40' 53.82"E	(255150.02,298631.78)	(255165.34,298568.86)
C47	19.50	30.63	S71° 08' 51.74"E	(255094.83,298660.25)	(255120.92,298651.34)
C48	14.50	16.47	S31° 19' 06.18"W	(255148.36,298544.23)	(255140.25,298530.90)
C44	19.50	32.07	S20° 57' 50.57"W	(255163.69,298691.15)	(255153.47,298664.47)
C45	168.02	72.07	S14° 47' 16.77"E	(255164.46,298642.08)	(255182.71,298572.93)
C46	14.50	27.92	S57° 38' 17.74"E	(255182.71,298572.93)	(255202.82,298560.19)



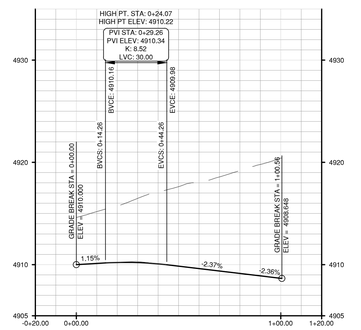
STORM DETAIL A

SCALE: 1" = 10'



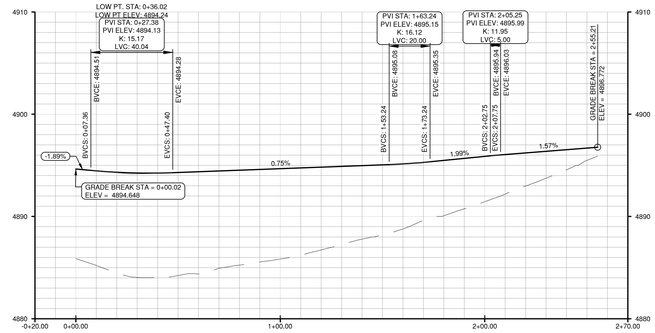
STORM DETAIL B

SCALE: 1" = 10'



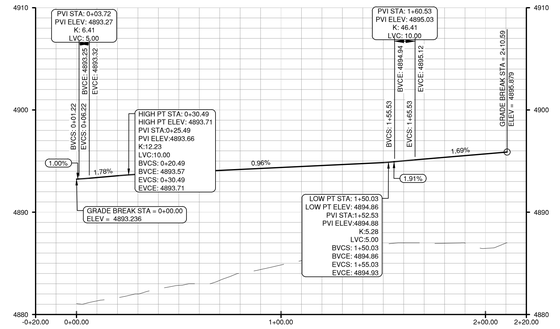
CURB RETURN PROFILE - INT. N-NW

SCALE: 1" = 30' (H), 1" = 6' (V)



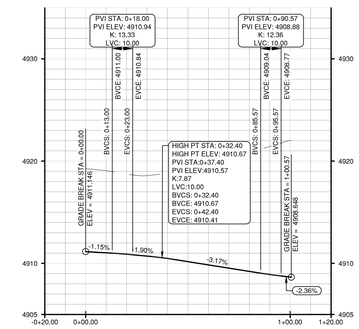
CURB RETURN PROFILE - INT. B-SW/C-NW

SCALE: 1" = 30' (H), 1" = 6' (V)



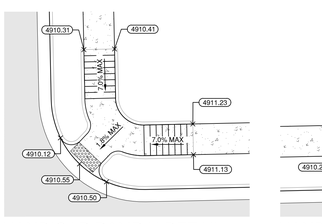
CURB RETURN PROFILE - INT. B-SW/C-NE

SCALE: 1" = 30' (H), 1" = 6' (V)



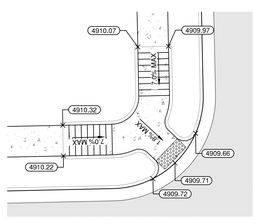
CURB RETURN PROFILE - INT. N-NE

SCALE: 1" = 30' (H), 1" = 6' (V)



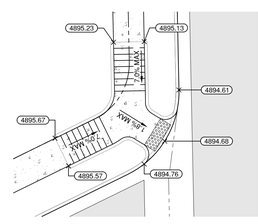
HANDICAP RAMP H DETAIL

SCALE: 1" = 10'



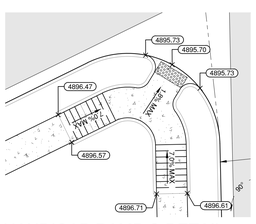
HANDICAP RAMP G DETAIL

SCALE: 1" = 10'



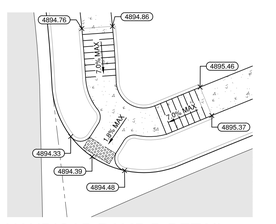
HANDICAP RAMP C DETAIL

SCALE: 1" = 10'



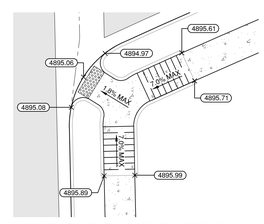
HANDICAP RAMP C DETAIL

SCALE: 1" = 10'



HANDICAP RAMP D DETAIL

SCALE: 1" = 10'



HANDICAP RAMP F DETAIL

SCALE: 1" = 10'

0 50 100 FEET

811

ENGINEER IN CHARGE:

PRELIMINARY NOT FOR CONSTRUCTION

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

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)

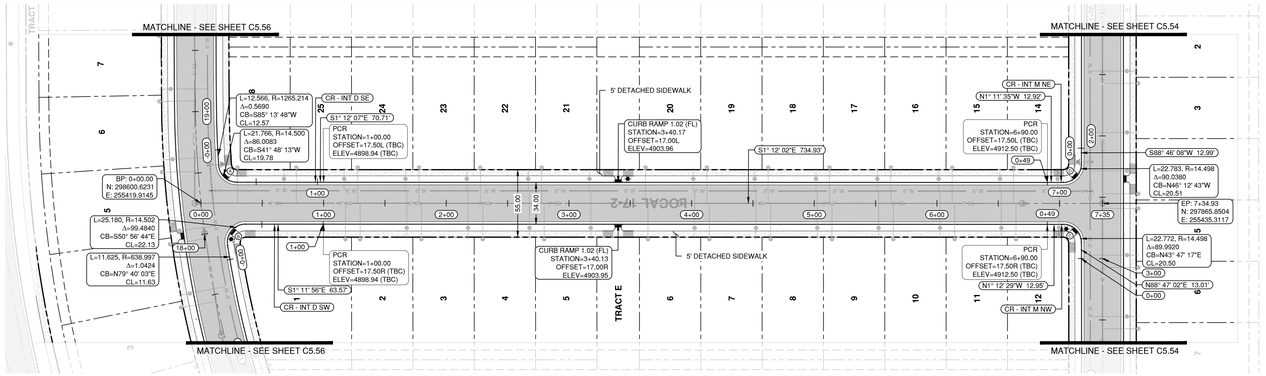
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD 17-1

REV	DESCRIPTION	BY	DATE

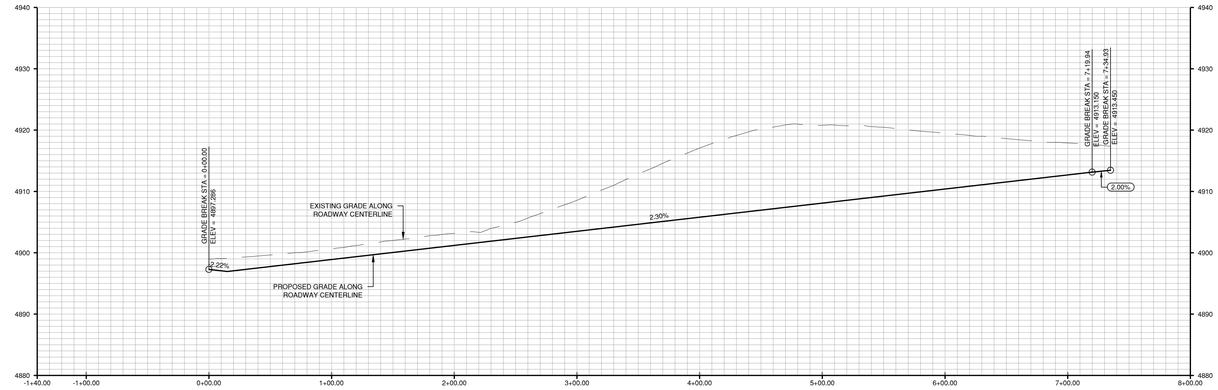
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.60



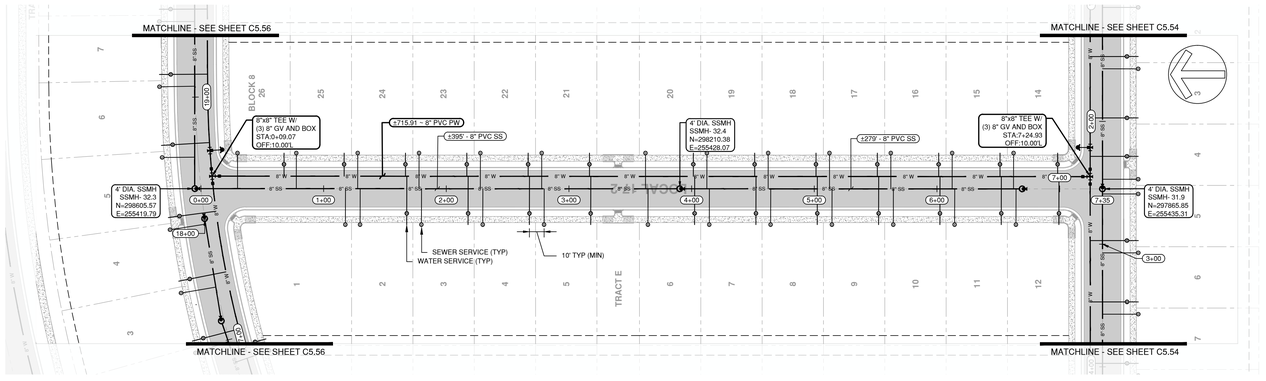
LOCAL ROAD 17-2 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50'



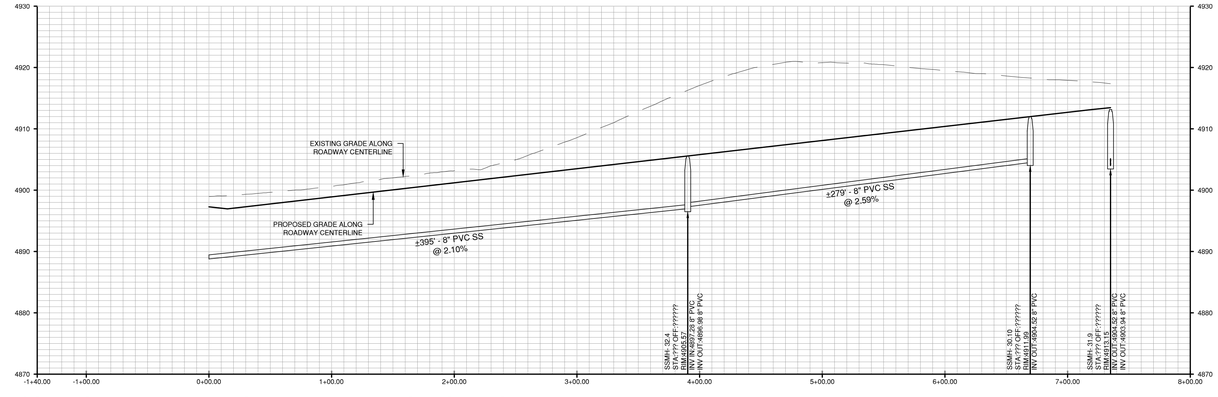
LOCAL ROAD 17-2 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



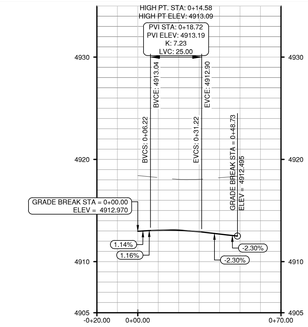
LOCAL ROAD 17-2 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50'



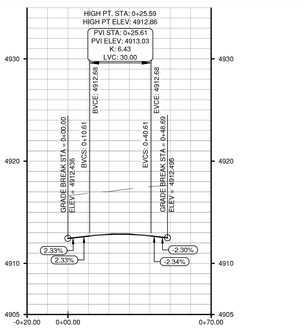
LOCAL ROAD 17-2 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



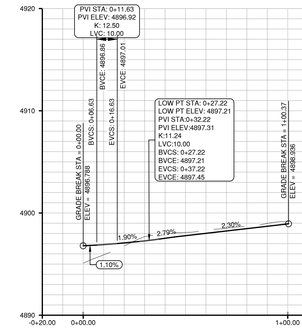
CURB RETURN PROFILE - INT. M-NW

SCALE: 1" = 30' (H), 1" = 6' (V)



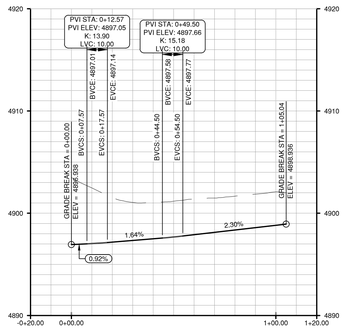
CURB RETURN PROFILE - INT. M-NE

SCALE: 1" = 30' (H), 1" = 6' (V)



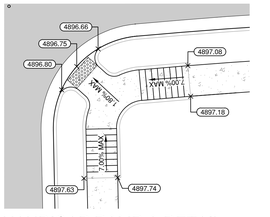
CURB RETURN PROFILE - INT. D-SW

SCALE: 1" = 30' (H), 1" = 6' (V)



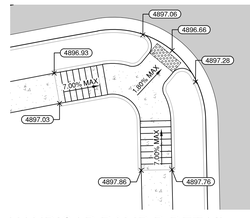
CURB RETURN PROFILE - INT. D-SE

SCALE: 1" = 30' (H), 1" = 6' (V)



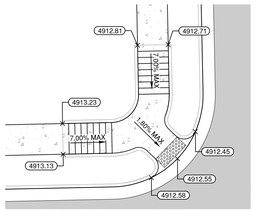
HANDICAP RAMP A DETAIL

SCALE: 1" = 10'



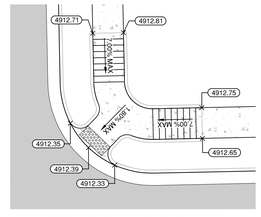
HANDICAP RAMP B DETAIL

SCALE: 1" = 10'



HANDICAP RAMP C DETAIL

SCALE: 1" = 10'



HANDICAP RAMP D DETAIL

SCALE: 1" = 10'

0 50 100 FEET

811

ENGINEER IN CHARGE:

COLORADO PE
CHRISTOPHER PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE E-101
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CPERDUE@STRATEGICSITEDESIGNS.COM
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BENCHMARK

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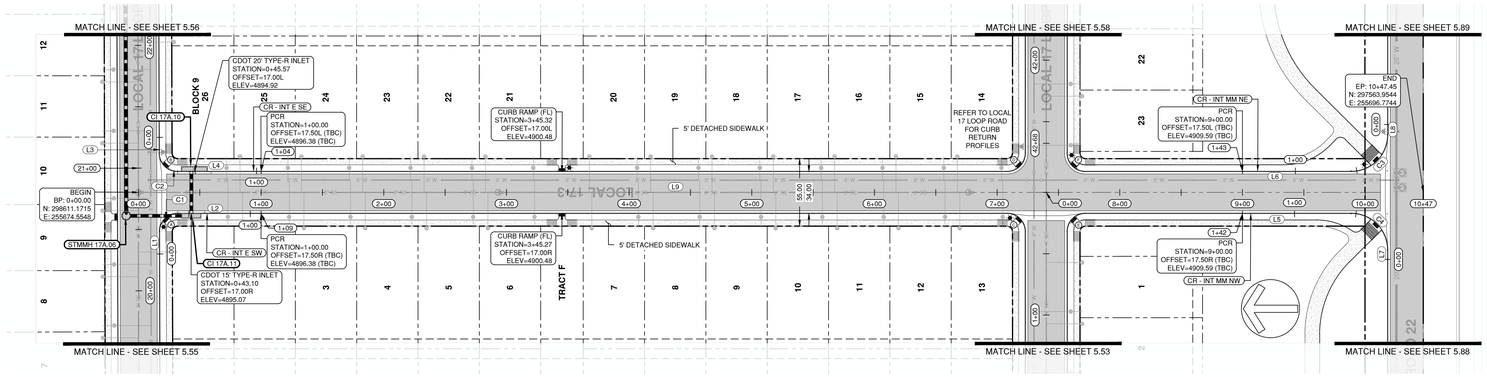
ELEVATION = 4721.56 (NAVD 88)

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

PLAN AND PROFILE
LOCAL ROAD 17-2

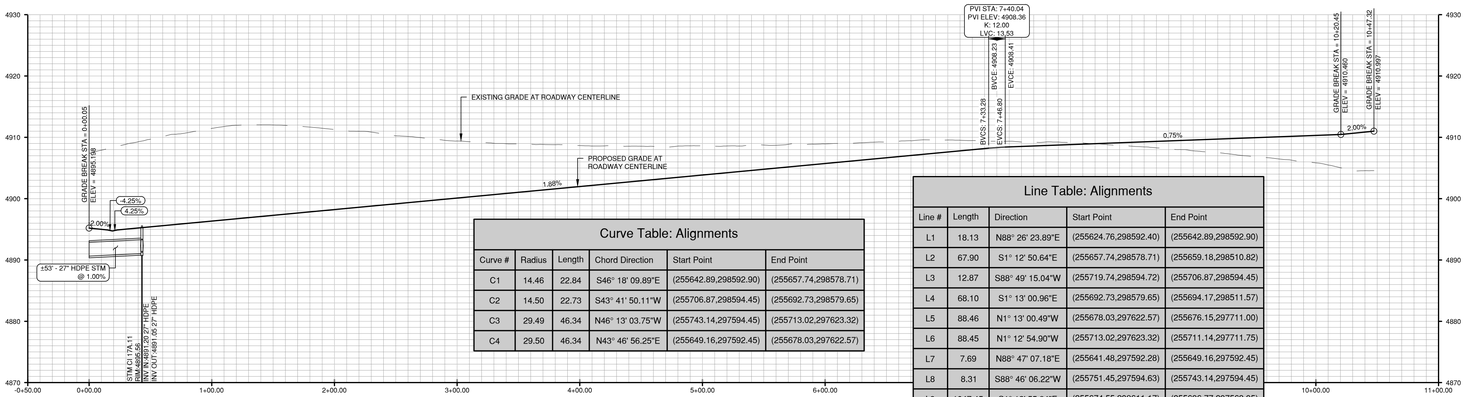
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C5.61



LOCAL ROAD 17-3 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



Curve Table: Alignments

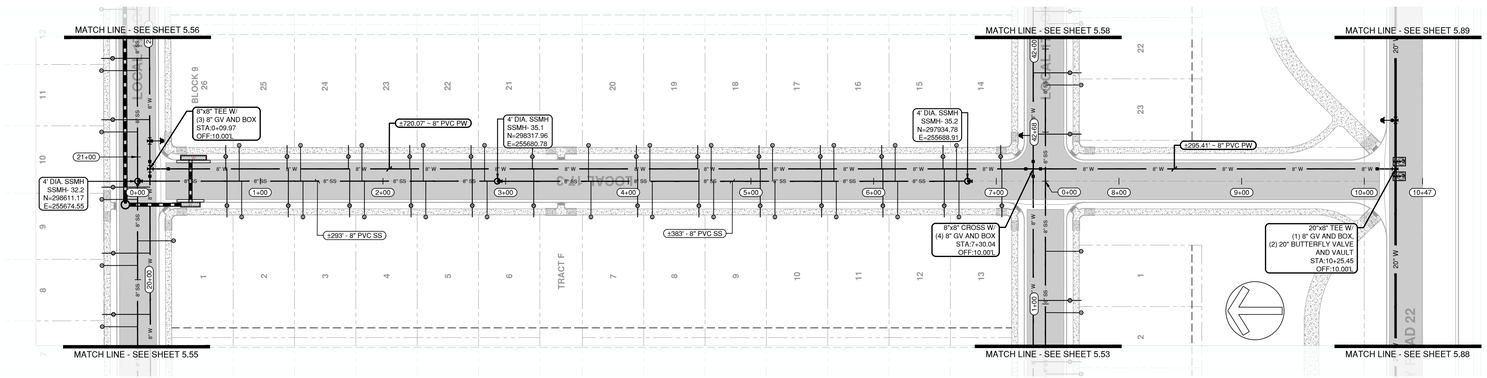
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	14.46	22.84	S46° 18' 09.89"E	(255642.89,298592.90)	(255657.74,298578.71)
C2	14.50	22.73	S43° 41' 50.11"W	(255706.87,298594.45)	(255692.73,298579.65)
C3	29.49	46.34	N46° 13' 03.75"W	(255743.14,297594.45)	(255713.02,297623.32)
C4	29.50	46.34	N43° 46' 56.25"E	(255649.16,297592.45)	(255678.03,297622.57)

Line Table: Alignments

Line #	Length	Direction	Start Point	End Point
L1	18.13	N88° 26' 23.89"E	(255624.76,298592.40)	(255642.89,298592.90)
L2	67.90	S1° 12' 50.64"E	(255657.74,298578.71)	(255659.18,298510.82)
L3	12.87	S88° 49' 15.04"W	(255719.74,298594.72)	(255706.87,298594.45)
L4	68.10	S1° 13' 00.96"E	(255692.73,298579.65)	(255694.17,298511.57)
L5	88.46	N1° 13' 00.49"W	(255678.03,297622.57)	(255676.15,297711.00)
L6	88.45	N1° 12' 54.90"W	(255713.02,297623.32)	(255711.14,297711.75)
L7	7.69	N88° 47' 07.18"E	(255641.48,297592.28)	(255649.16,297592.45)
L8	8.31	S88° 46' 06.22"W	(255751.45,297594.63)	(255743.14,297594.45)
L9	1047.45	S1° 12' 55.84"E	(255674.55,298611.17)	(255696.77,297563.95)

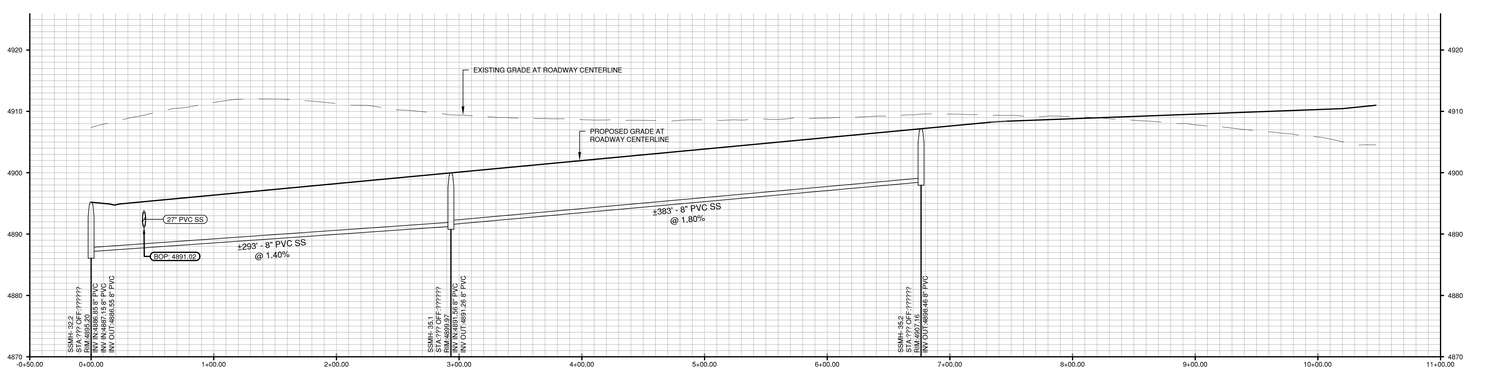
LOCAL ROAD 17-3 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



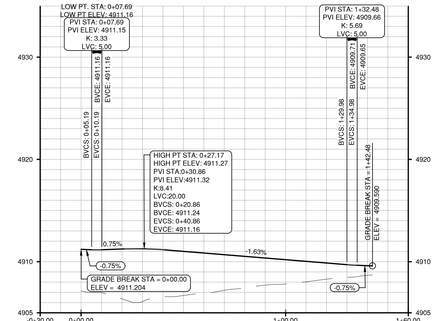
LOCAL ROAD 17-3 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



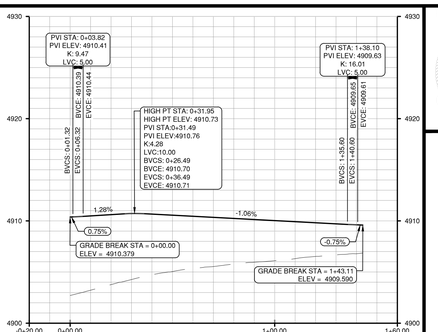
LOCAL ROAD 17-3 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



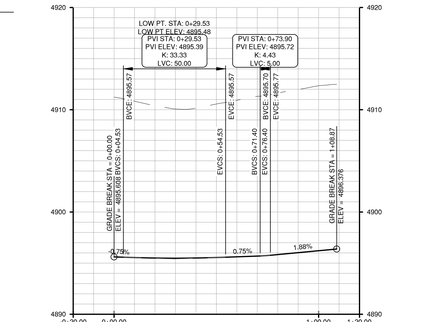
CURB RETURN PROFILE - INT. MM-NW

SCALE: 1" = 30' (H), 1" = 6' (V)



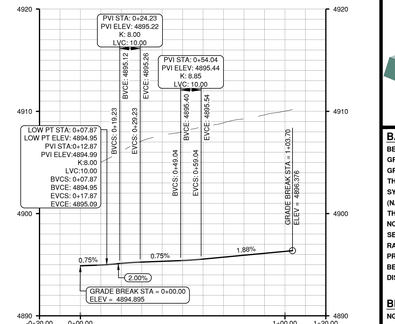
CURB RETURN PROFILE - INT. MM-NE

SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. E-SW

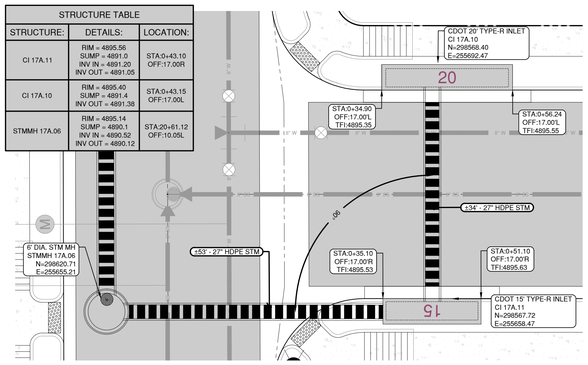
SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. E-SE

SCALE: 1" = 30' (H), 1" = 6' (V)

STRUCTURE TABLE		
STRUCTURE:	DETAILS:	LOCATION:
CI 17A.11	RIM = 4895.56 SUMP = 4891.0 INV IN = 4891.20 INV OUT = 4891.05	STA:0+43,10 OFF:17.00R
CI 17A.10	RIM = 4895.40 SUMP = 4891.4 INV IN = 4890.52 INV OUT = 4890.12	STA:0+43.15 OFF:17.00L
STMMH 17A.06	RIM = 4895.14 SUMP = 4890.1 INV IN = 4890.52 INV OUT = 4890.12	STA:20+61.12 OFF:10.09L

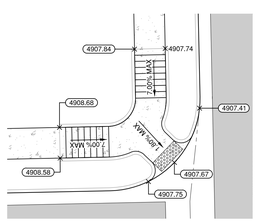


STORM SEWER DETAIL

SCALE: 1" = 10'

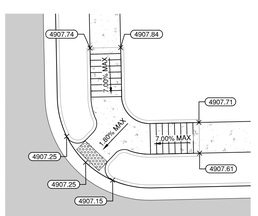
811

0 50 100 FEET



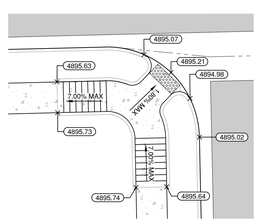
HANDICAP RAMP C DETAIL

SCALE: 1" = 10'



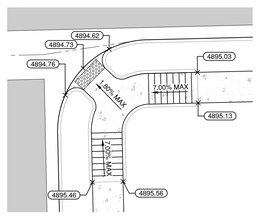
HANDICAP RAMP D DETAIL

SCALE: 1" = 10'



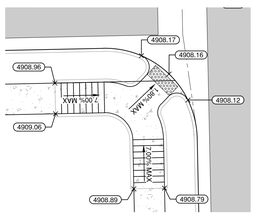
HANDICAP RAMP A DETAIL

SCALE: 1" = 10'



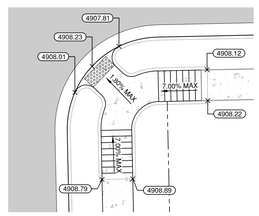
HANDICAP RAMP B DETAIL

SCALE: 1" = 10'



HANDICAP RAMP E DETAIL

SCALE: 1" = 10'



HANDICAP RAMP F DETAIL

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO PE NUMBER 38282 CHRISTOPHER PERDUE PRELIMINARY NOT FOR CONSTRUCTION FINAL ENGINEERING

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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ELEVATION = 4721.56 (NAVD 88)

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

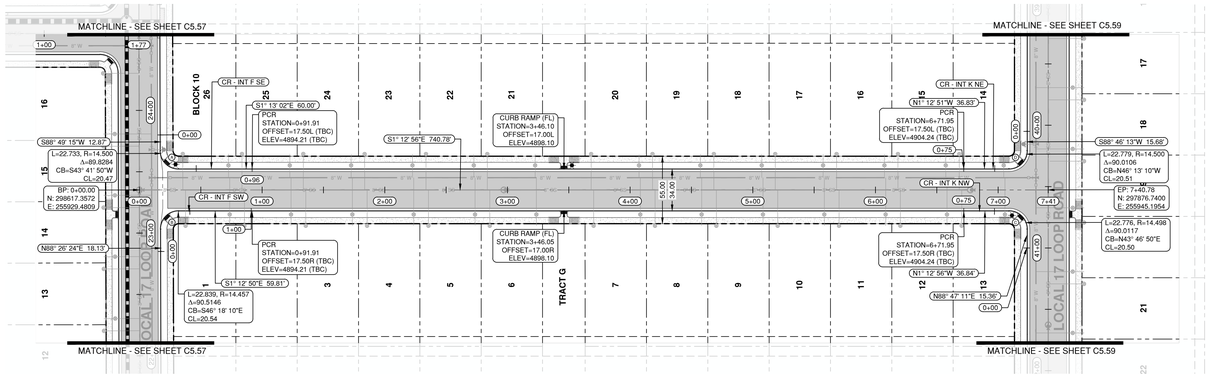
PLAN AND PROFILE
LOCAL ROAD 17-3

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

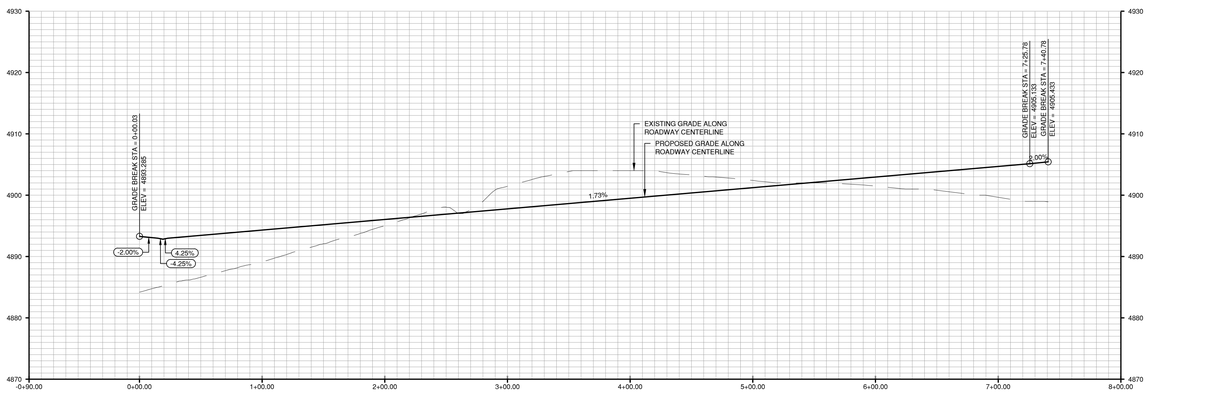
SHEET NUMBER

C-5.62



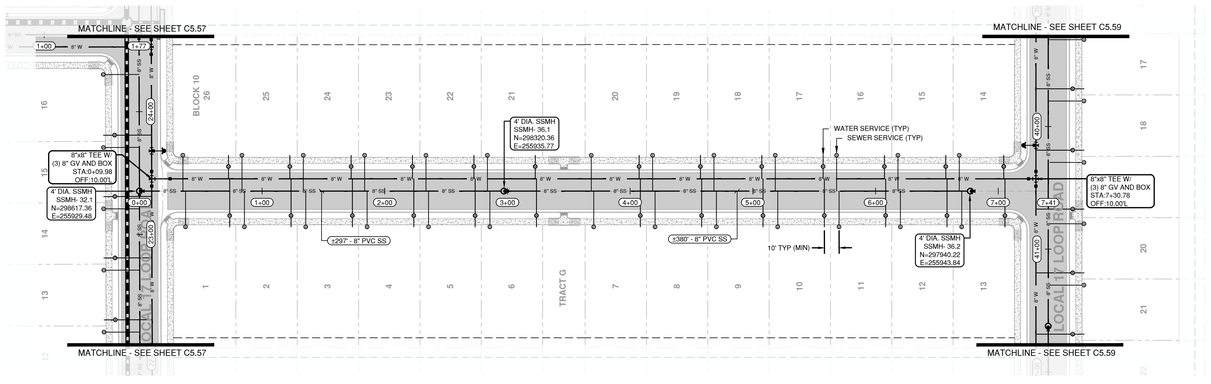
LOCAL ROAD 17-4 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



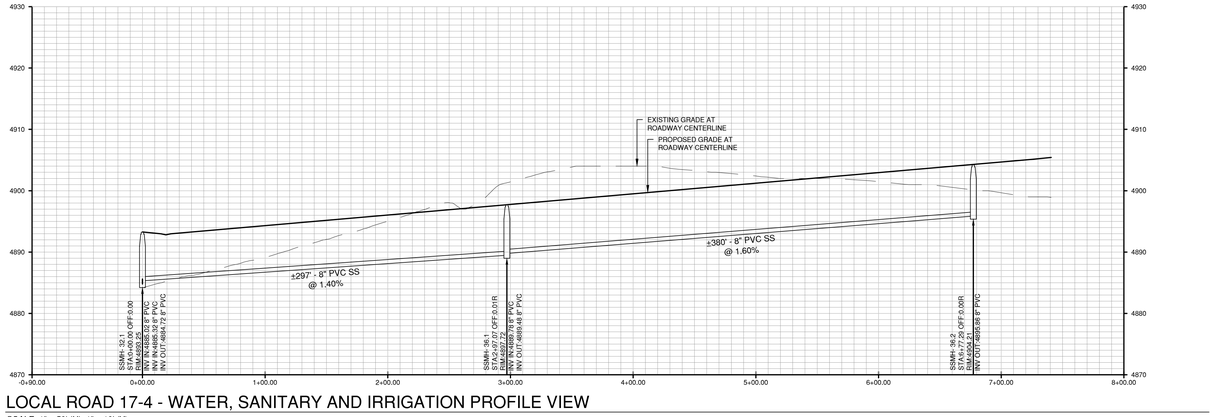
LOCAL ROAD 17-4 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



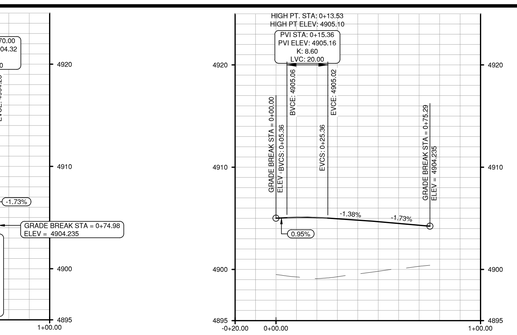
LOCAL ROAD 17-4 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



LOCAL ROAD 17-4 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

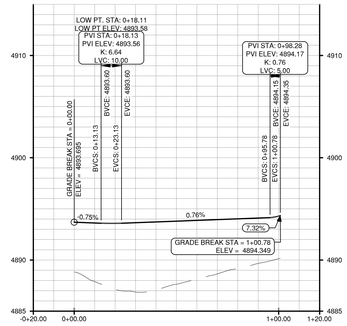


CURB RETURN PROFILE - INT. K-NW

SCALE: 1" = 30' (H), 1" = 6' (V)

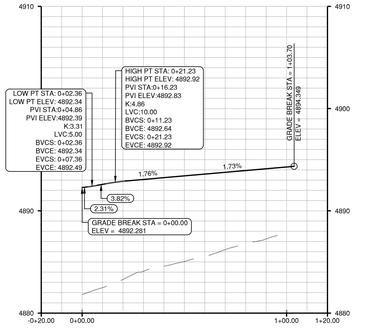
CURB RETURN PROFILE - INT. K-NE

SCALE: 1" = 30' (H), 1" = 6' (V)



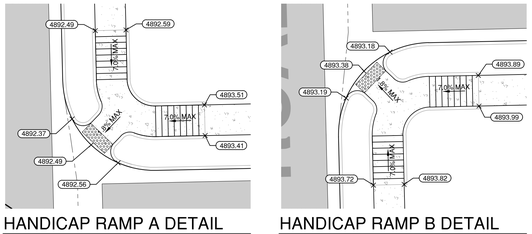
CURB RETURN PROFILE - INT. F-SW

SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. F-SE

SCALE: 1" = 30' (H), 1" = 6' (V)

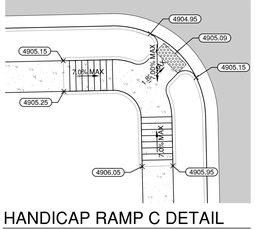


HANDICAP RAMP A DETAIL

SCALE: 1" = 10'

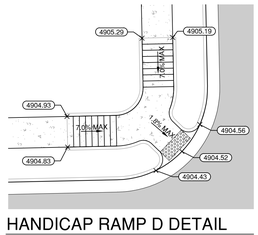
HANDICAP RAMP B DETAIL

SCALE: 1" = 10'



HANDICAP RAMP C DETAIL

SCALE: 1" = 10'



HANDICAP RAMP D DETAIL

SCALE: 1" = 10'



ENGINEER IN CHARGE:

CONSTRUCTION DOCUMENTS — PRELIMINARY — NOT FOR CONSTRUCTION — FINAL ENGINEERING

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

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)

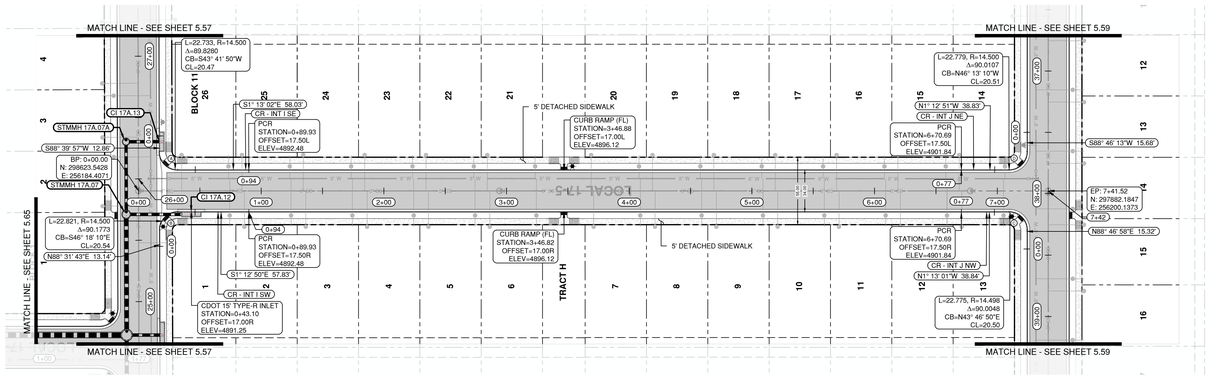
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD 17-4

REV	DESCRIPTION	BY	DATE

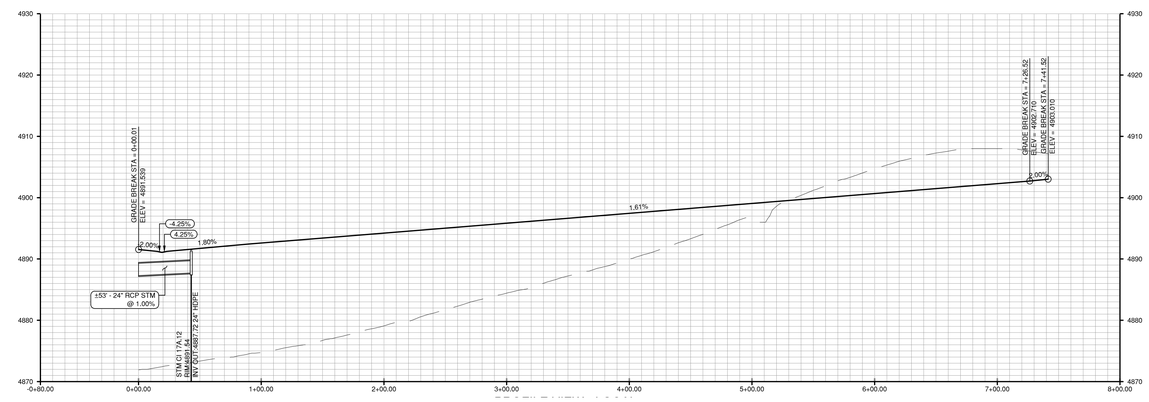
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.63



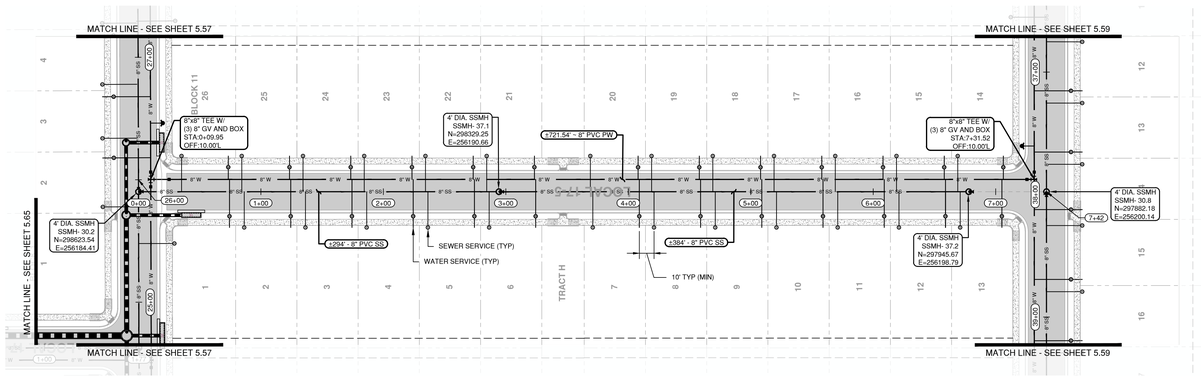
LOCAL ROAD 17-5 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50'



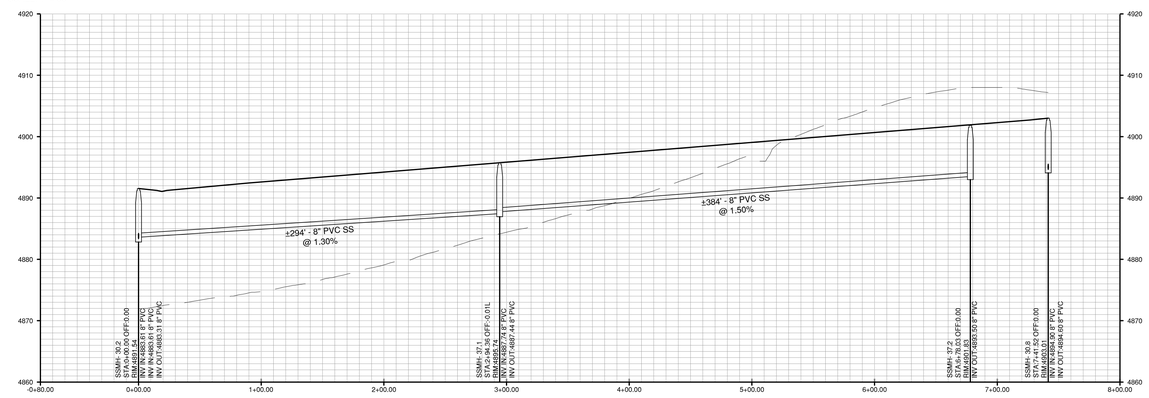
LOCAL ROAD 17-5 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



LOCAL ROAD 17-5 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

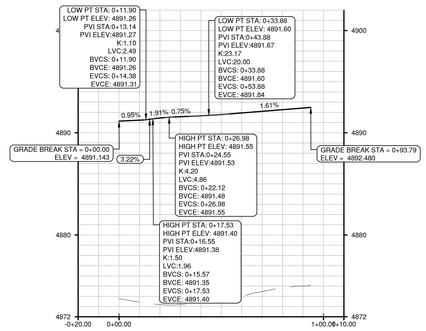
SCALE: 1" = 50'



LOCAL ROAD 17-5 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

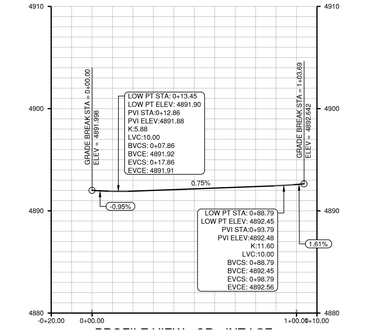
SCALE: 1" = 50' (H), 1" = 10' (V)

STRUCTURE TABLE		
STRUCTURE:	DETAILS:	LOCATION:
STMMH 17A.07	RIM = 4891.16 SUMP = 4886.2 INV IN = 4887.19 INV IN = 4887.19 INV OUT = 4886.19	STA:25+71.13 OFF:10.02L
CI 17A.13	RIM = 4891.95 SUMP = 4888.0 INV OUT = 4887.98	STA:26+30.31 OFF:16.99R
CI 17A.12	RIM = 4891.54 SUMP = 4887.7 INV OUT = 4887.72	STA:0+42.91 OFF:17.00R
STMMH 17A.07A	RIM = 4891.72 SUMP = 4887.7 INV IN = 4887.71 INV OUT = 4887.66	STA:26+30.31 OFF:10.01L



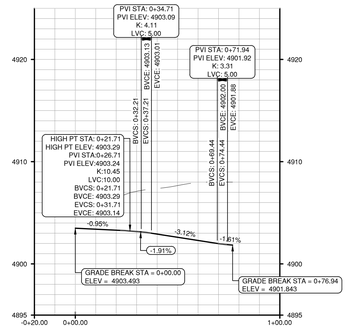
CURB RETURN PROFILE - INT. I-SW

SCALE: 1" = 30' (H), 1" = 6' (V)



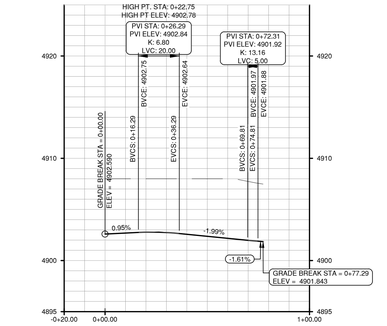
CURB RETURN PROFILE - INT. I-SE

SCALE: 1" = 30' (H), 1" = 6' (V)



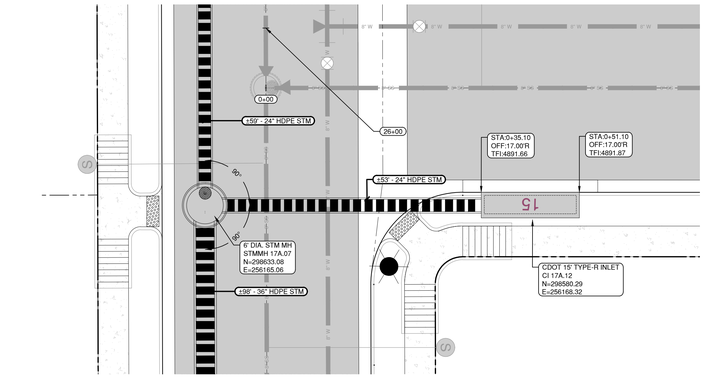
CURB RETURN PROFILE - INT. J-NW

SCALE: 1" = 30' (H), 1" = 6' (V)



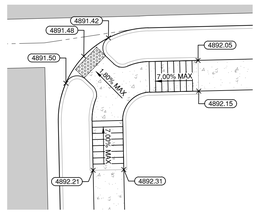
CURB RETURN PROFILE - INT. J-NE

SCALE: 1" = 30' (H), 1" = 6' (V)



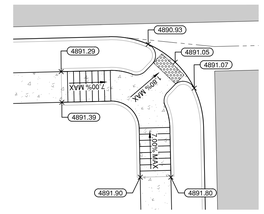
DETAILED STORM PLAN

SCALE: 1" = 10'



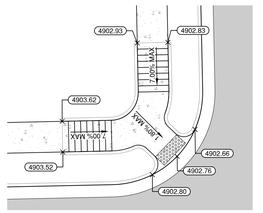
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



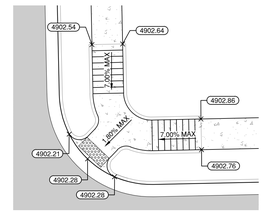
HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



HANDICAP RAMP DETAIL C

SCALE: 1" = 10'



HANDICAP RAMP DETAIL D

SCALE: 1" = 10'

0 50 100 FEET

811

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER
PERDUE
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:

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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.

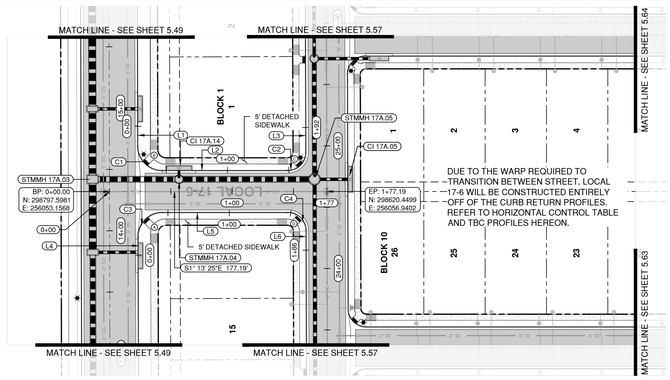
ELEVATION = 4721.56 (NAVD 88)

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

PLAN AND PROFILE
LOCAL ROAD 17-5

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C5.64



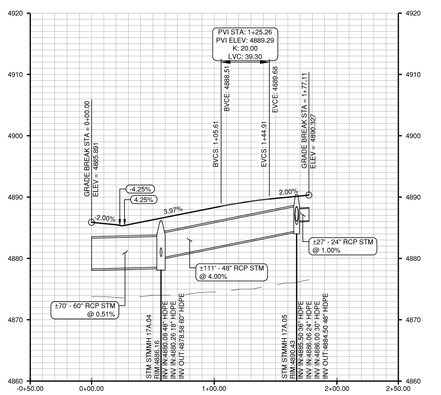
LOCAL ROAD 17-6 STA - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	16.17	S88° 31' 26.84"W	(256106.76,298775.37)	(256090.59,298774.95)
L2	102.15	S1° 13' 24.50"E	(256071.57,298755.04)	(256073.75,298652.91)
L3	20.18	N88° 39' 33.39"E	(256088.60,298638.72)	(256108.77,298639.20)
L4	14.83	N88° 52' 59.14"E	(256001.79,298772.86)	(256016.61,298773.15)
L5	102.17	S1° 13' 24.34"E	(256036.58,298754.08)	(256038.76,298651.93)
L6	15.82	S88° 31' 21.16"W	(256024.62,298637.17)	(256008.80,298636.76)

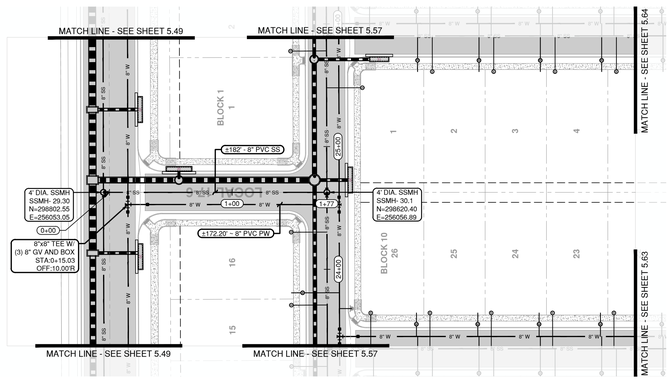
Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C3	19.50	30.69	S46° 18' 32.88"E	(256016.61,298773.15)	(256036.58,298754.08)
C4	14.52	22.68	S43° 47' 25.93"W	(256038.76,298651.93)	(256024.62,298637.17)
C1	19.50	30.57	S43° 41' 37.06"W	(256090.59,298774.95)	(256071.57,298755.04)
C2	14.51	22.81	S46° 18' 24.20"E	(256073.75,298652.91)	(256088.60,298638.72)

STRUCTURE TABLE		
STRUCTURE:	DETAILS:	LOCATION:
STMMH 17A.05	RIM = 4890.43 SUMP = 4884.5 INV IN = 4885.50 INV IN = 4886.06 INV IN = 4886.06 INV OUT = 4884.50	STA:1+67.16 OFF:10.00L
CI 17A.05	RIM = 4890.66 SUMP = 4886.3 INV OUT = 4886.33	STA:24+72.68 OFF:16.98R
STMMH 17A.04	RIM = 4886.16 SUMP = 4878.6 INV IN = 4880.08 INV IN = 4880.26 INV OUT = 4878.58	STA:0+56.61 OFF:10.00L
CI 17A.14	RIM = 4886.49 SUMP = 4880.3 INV OUT = 4880.33	STA:0+56.61 OFF:17.00L
STMMH 17A.03	RIM = 4885.60 SUMP = 4878.1 INV IN = 4878.22 INV IN = 4878.22 INV OUT = 4878.06	STA:14+41.98 OFF:13.75L



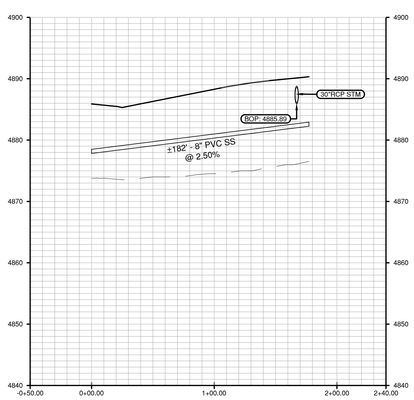
LOCAL ROAD 17-6 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



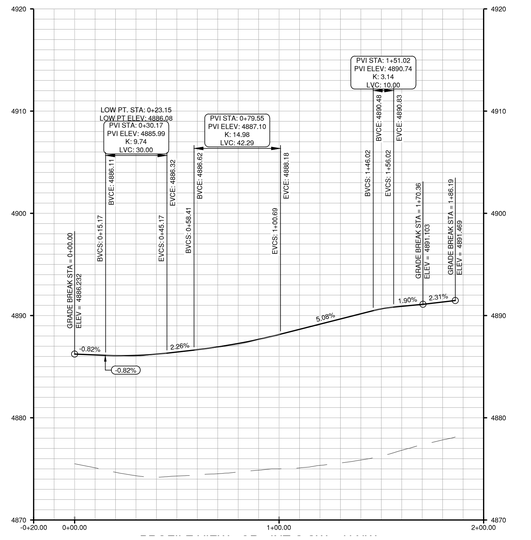
LOCAL ROAD 17-6 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



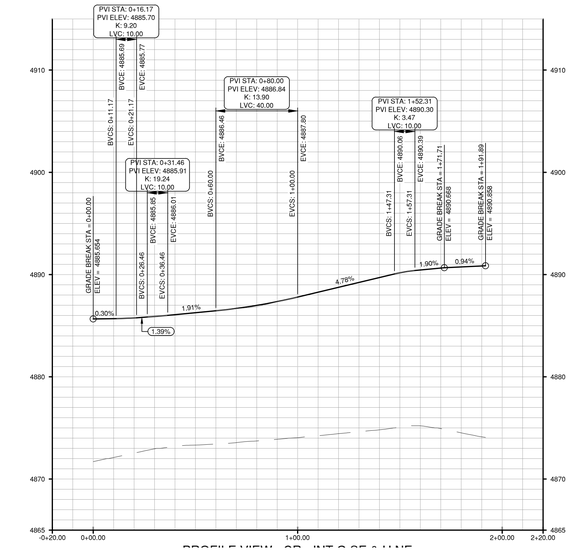
LOCAL ROAD 17-6 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



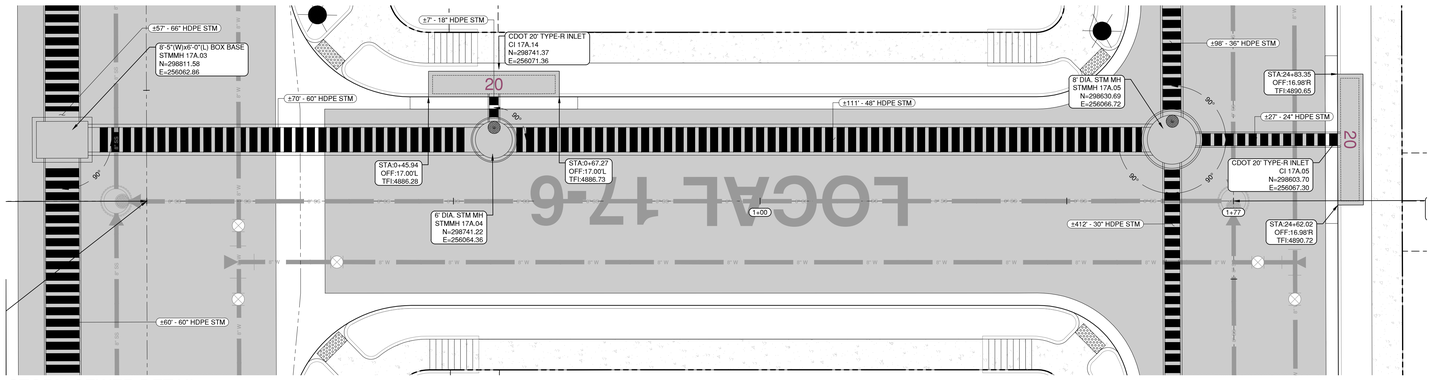
CURB RETURN PROFILE - INT. G-SE & H-NE

SCALE: 1" = 30' (H), 1" = 6' (V)



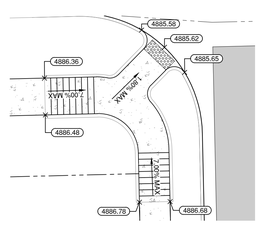
CURB RETURN PROFILE - INT. G-SW & H-NW

SCALE: 1" = 30' (H), 1" = 6' (V)



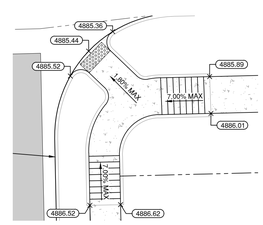
STORM SEWER DETAIL

SCALE: 1" = 10'



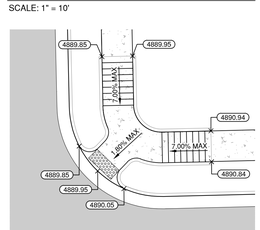
HANDICAP RAMP A DETAIL

SCALE: 1" = 10'



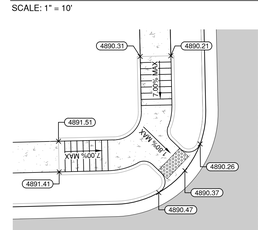
HANDICAP RAMP B DETAIL

SCALE: 1" = 10'



HANDICAP RAMP C DETAIL

SCALE: 1" = 10'



HANDICAP RAMP D DETAIL

SCALE: 1" = 10'

0 50 100 FEET

ENGINEER IN CHARGE:

CONSTRUCTION PLANS 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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BENCHMARK

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ELEVATION = 4721.56 (NAVD 88)

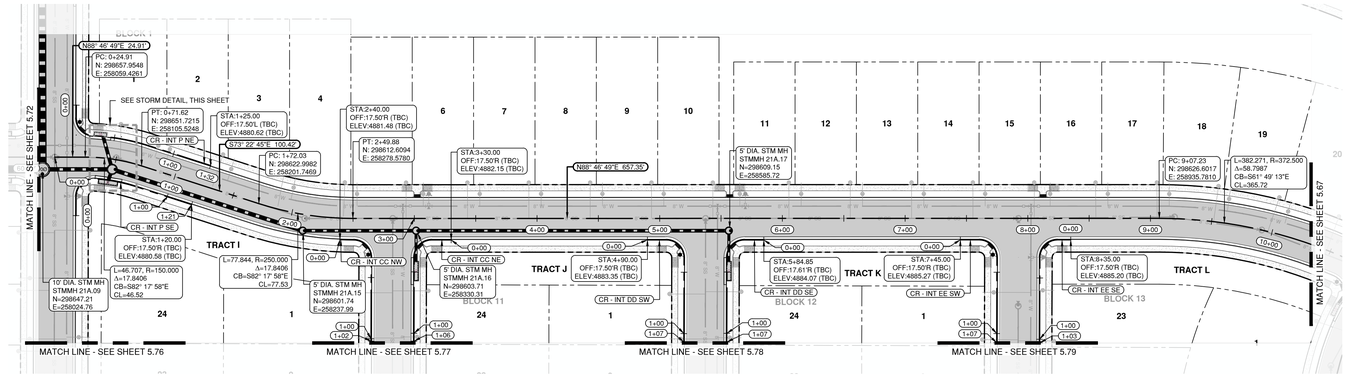
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD 17-6

REV	DESCRIPTION	BY	DATE

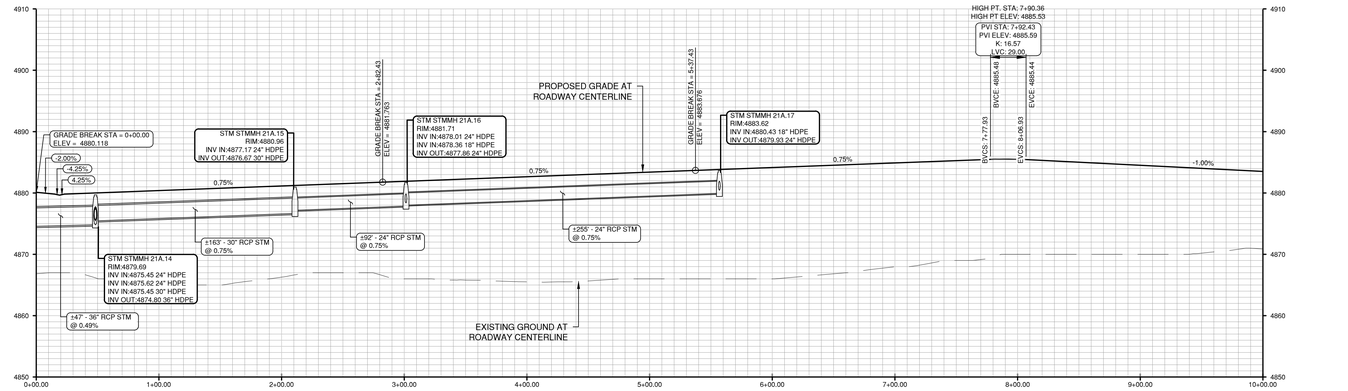
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C5.65



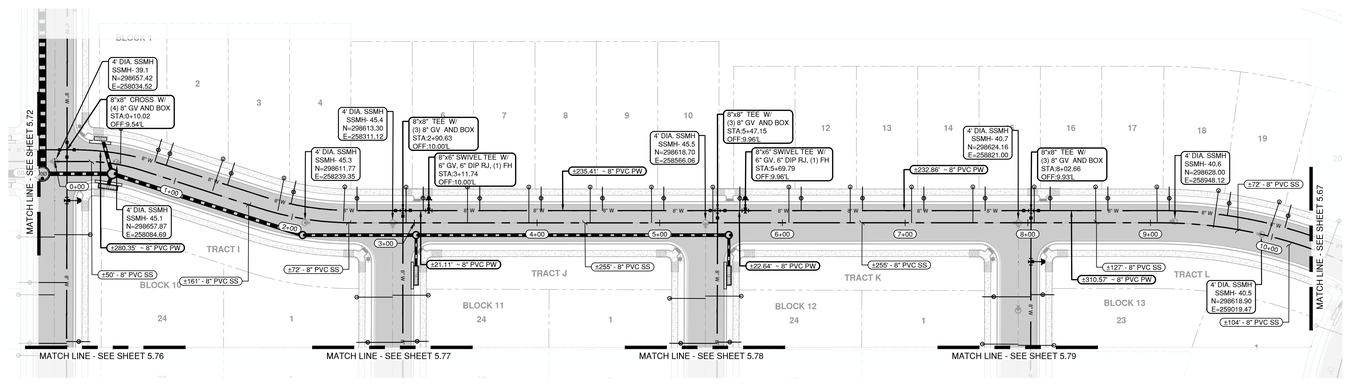
LOCAL 21 LOOP ROAD STA 0+00 TO 10+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



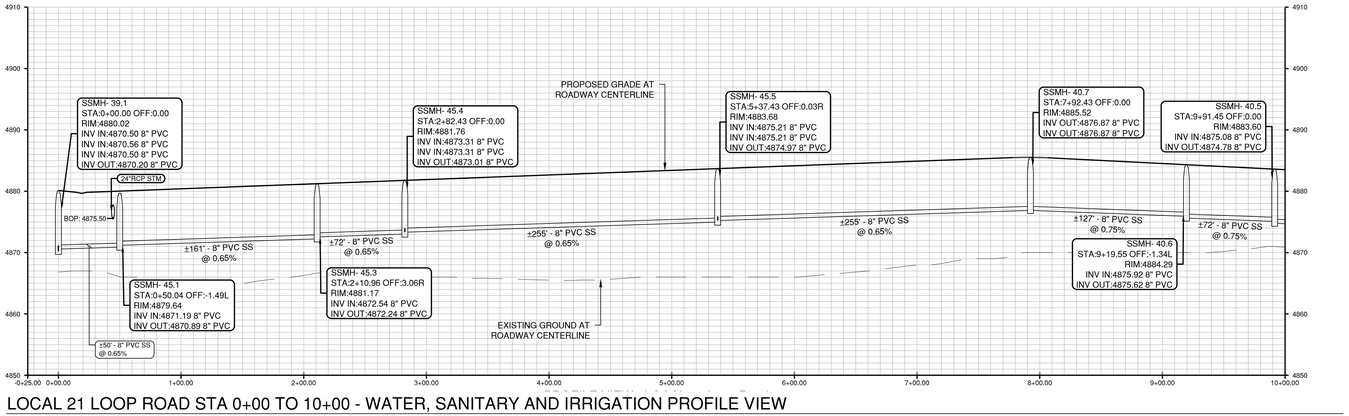
LOCAL 21 LOOP ROAD STA 0+00 TO 10+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



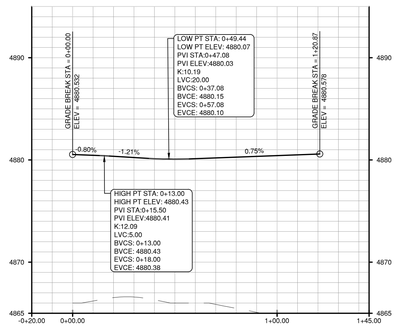
LOCAL 21 LOOP ROAD STA 0+00 TO 10+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



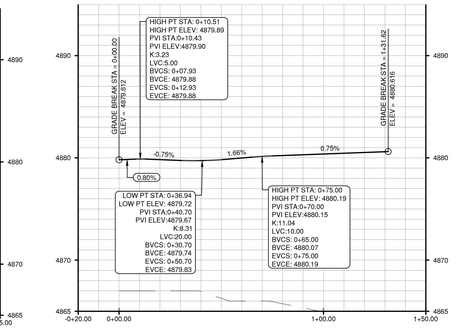
LOCAL 21 LOOP ROAD STA 0+00 TO 10+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



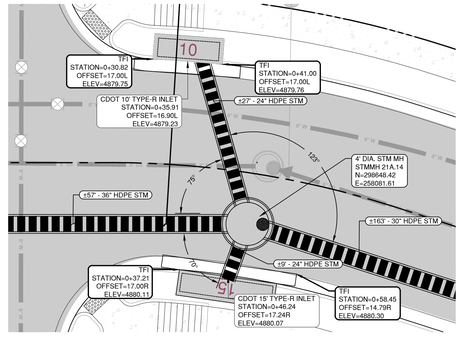
CURB RETURN PROFILE - INT. P-SE

SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. P-NE

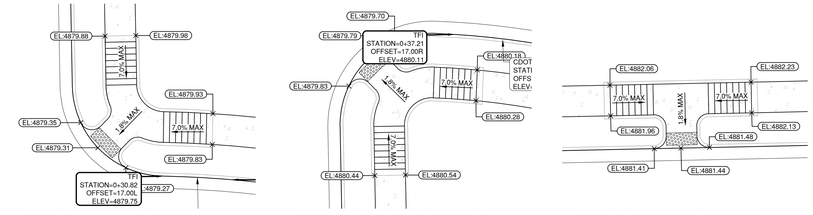
SCALE: 1" = 30' (H), 1" = 6' (V)



STORM SEWER DETAIL

SCALE: 1" = 10'

0 50 100 FEET



HANDICAP RAMP DETAIL 21-1

SCALE: 1" = 10'

HANDICAP RAMP DETAIL 21-2

SCALE: 1" = 10'

HANDICAP RAMP DETAIL 21-3

SCALE: 1" = 10'

HANDICAP RAMP DETAIL 21-4

SCALE: 1" = 10'

HANDICAP RAMP DETAIL 21-5

SCALE: 1" = 10'

ENGINEER IN CHARGE:

CONSTRUCTION PLANS 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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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

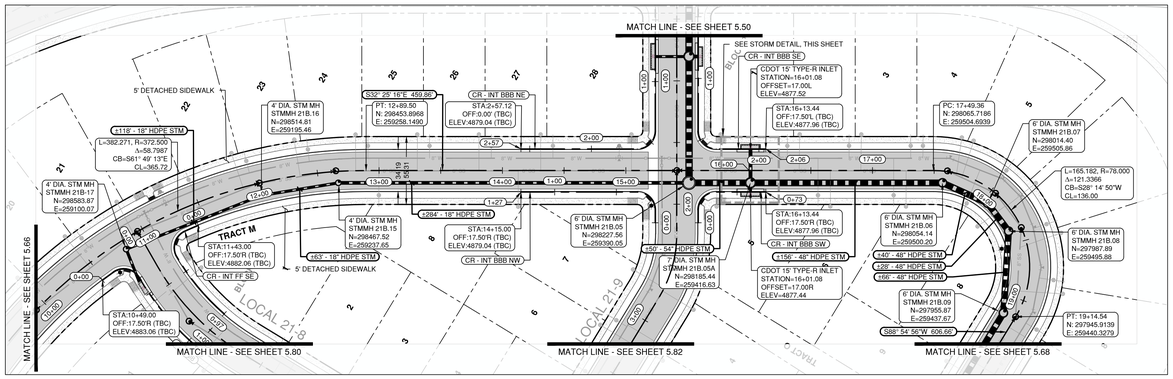
PLAN AND PROFILE LOCAL ROAD 21-1

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

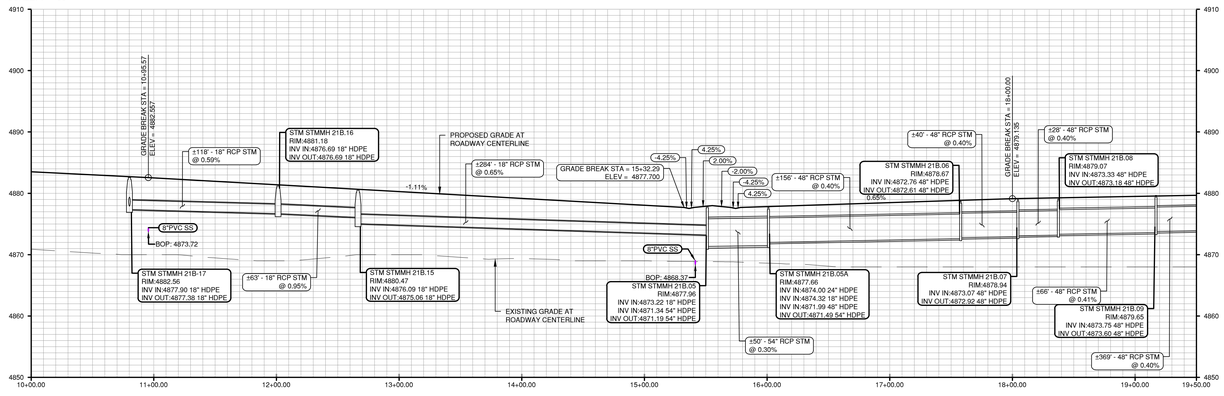
SHEET NUMBER

C-5.66



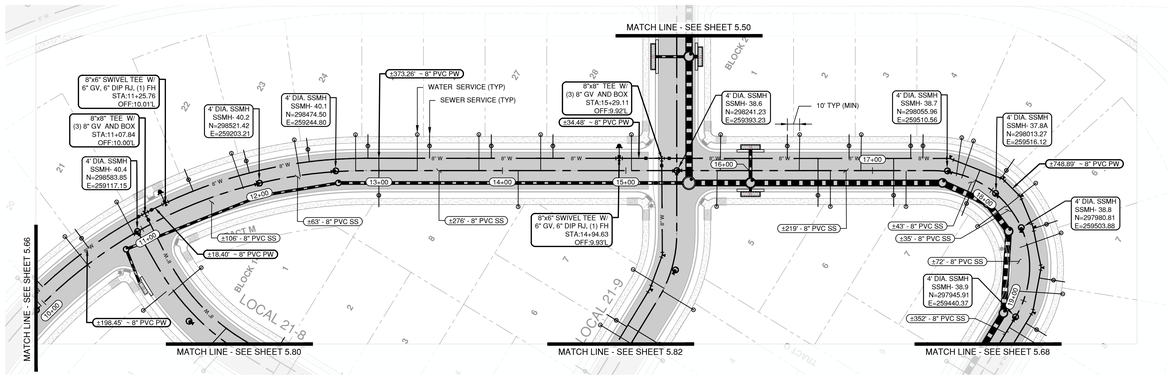
LOCAL ROAD 21 LOOP STA 10+00 TO 19+50 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



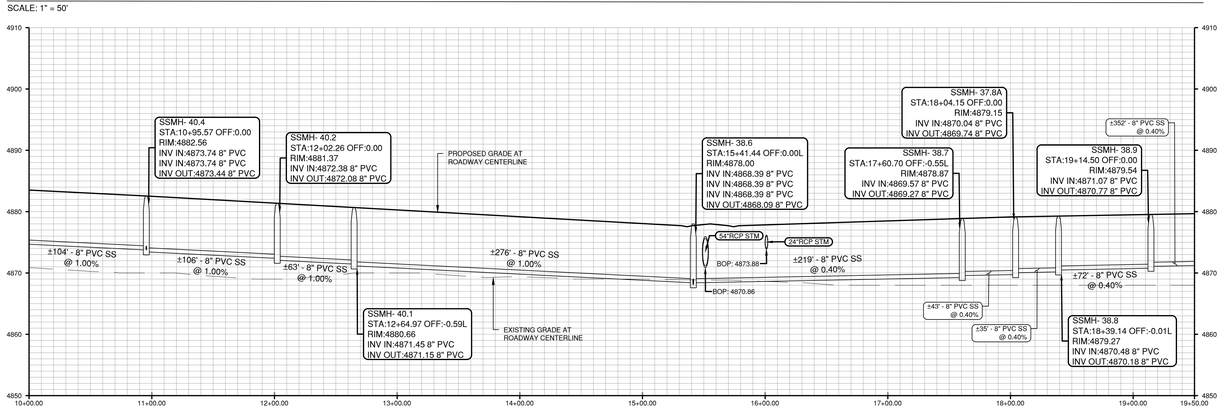
LOCAL ROAD 21 LOOP STA 10+00 TO 19+50 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



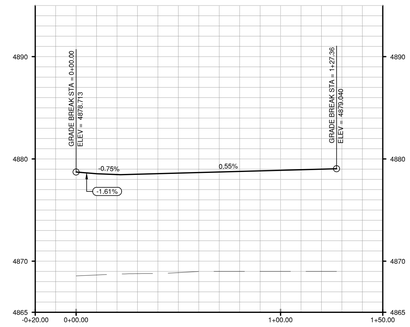
LOCAL ROAD 21 LOOP STA 10+00 TO 19+50 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



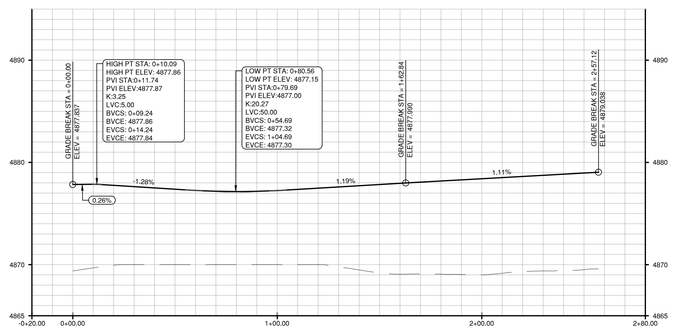
LOCAL ROAD 21 LOOP STA 10+00 TO 19+50 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



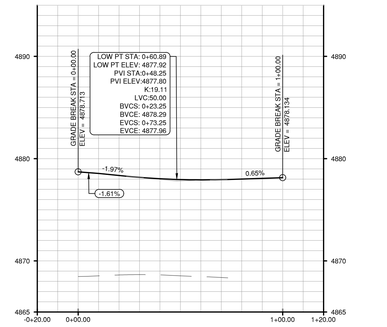
CURB RETURN PROFILE - INT. BBB-NW

SCALE: 1" = 30' (H), 1" = 6' (V)



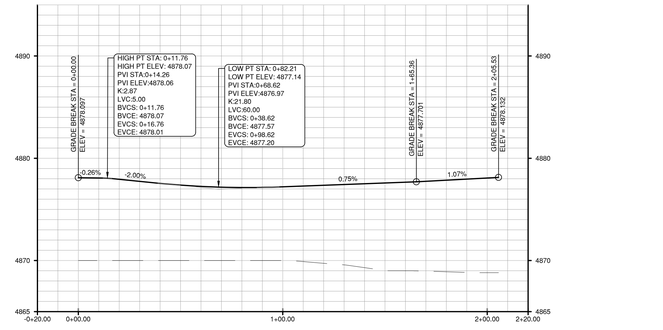
CURB RETURN PROFILE - INT. BBB-NE

SCALE: 1" = 30' (H), 1" = 6' (V)



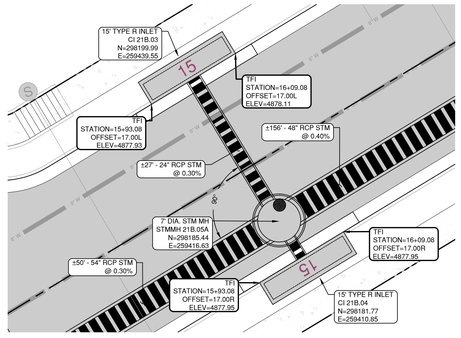
CURB RETURN PROFILE - INT. BBB-SW

SCALE: 1" = 30' (H), 1" = 6' (V)



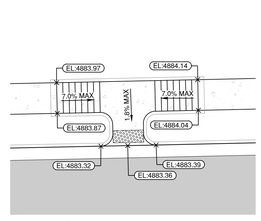
CURB RETURN PROFILE - INT. BBB-SE

SCALE: 1" = 30' (H), 1" = 6' (V)



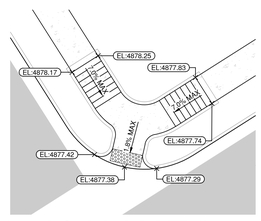
STORM SEWER DETAIL

SCALE: 1" = 10'



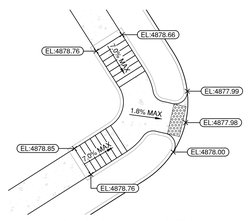
HANDICAP RAMP DETAIL 21-6

SCALE: 1" = 10'



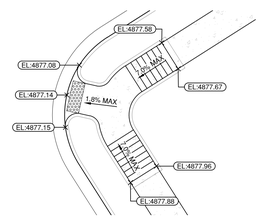
HANDICAP RAMP DETAIL 21-7

SCALE: 1" = 10'



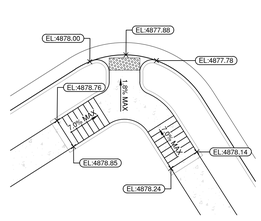
HANDICAP RAMP DETAIL 21-8

SCALE: 1" = 10'



HANDICAP RAMP DETAIL 21-9

SCALE: 1" = 10'



HANDICAP RAMP DETAIL 21-10

SCALE: 1" = 10'



ENGINEER IN CHARGE:

CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWINGS

CONTACT INFORMATION
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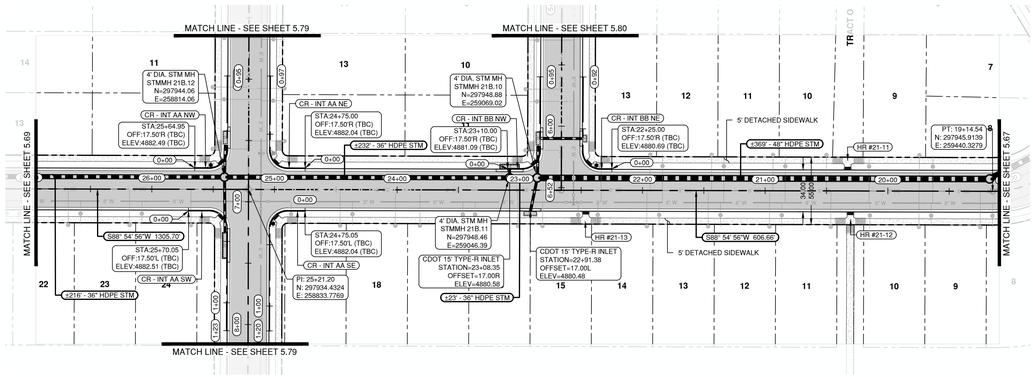
ELEVATION = 4721.56 (NAVD 88)

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

PLAN AND PROFILE
LOCAL ROAD 21
LOOP

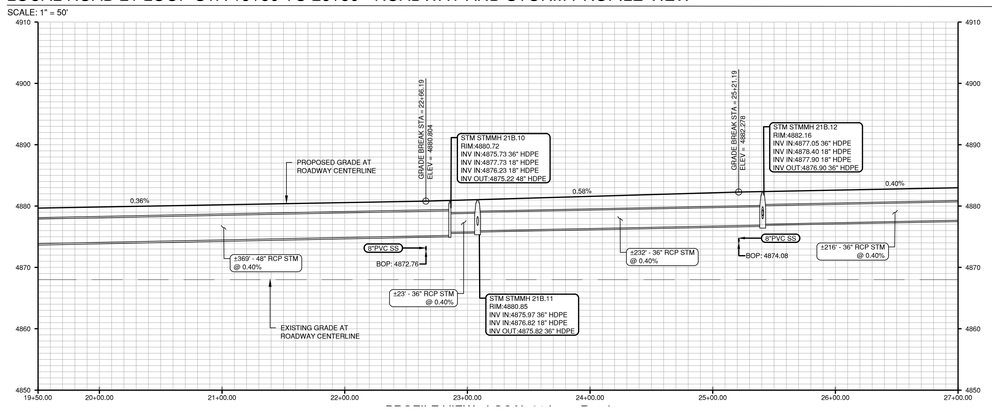
REV	DESCRIPTION	BY	DATE

JOB NO: 1903-001
ORIGINAL ISSUE: 03/15/2021
DESIGN BY: CLP
CHECKED BY: CLP
SCALE: VARIES
SHEET NUMBER
C-5.67



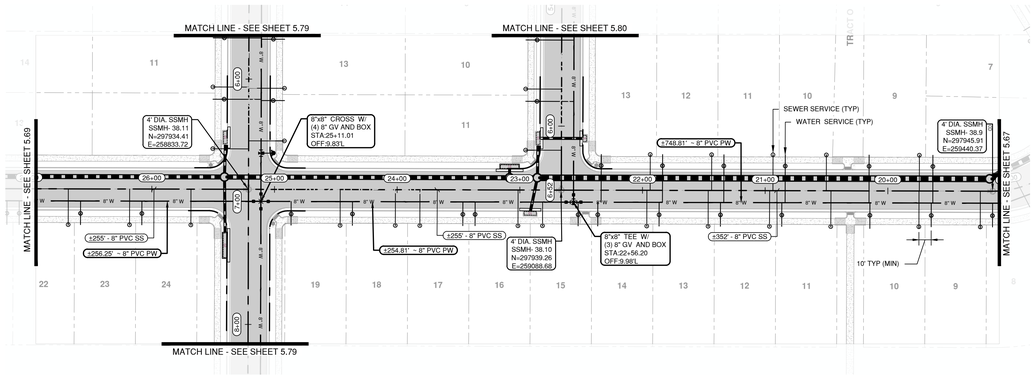
LOCAL ROAD 21 LOOP STA 19+50 TO 26+50 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50'



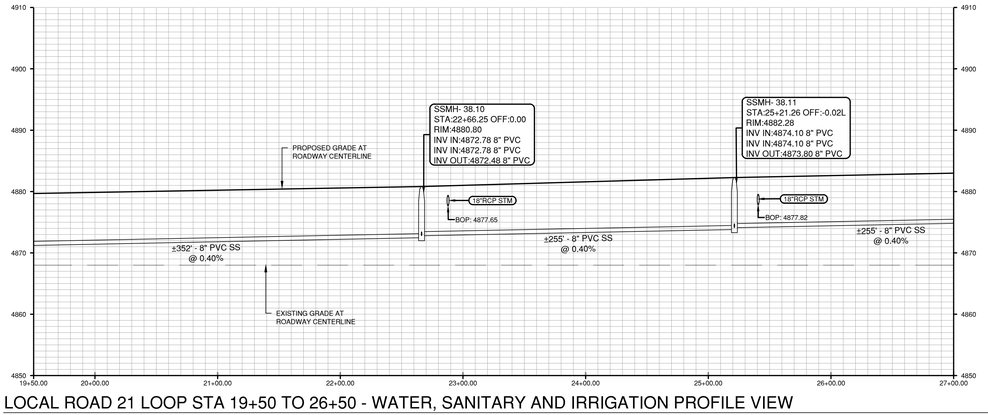
LOCAL ROAD 21 LOOP STA 19+50 TO 26+50 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



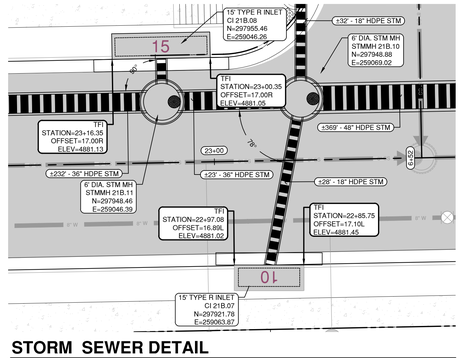
LOCAL ROAD 21 LOOP STA 19+50 TO 26+50 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50'



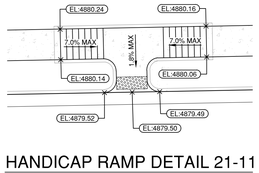
LOCAL ROAD 21 LOOP STA 19+50 TO 26+50 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



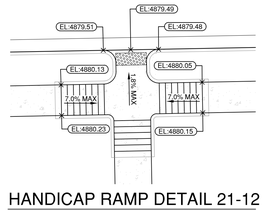
STORM SEWER DETAIL

SCALE: 1" = 10'



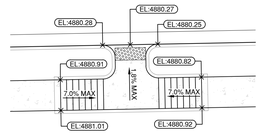
HANDICAP RAMP DETAIL 21-11

SCALE: 1" = 10'



HANDICAP RAMP DETAIL 21-12

SCALE: 1" = 10'



HANDICAP RAMP DETAIL 21-13

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER L. PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

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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ELEVATION = 4721.56 (NAVD 88)

0 50 100 FEET

811

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

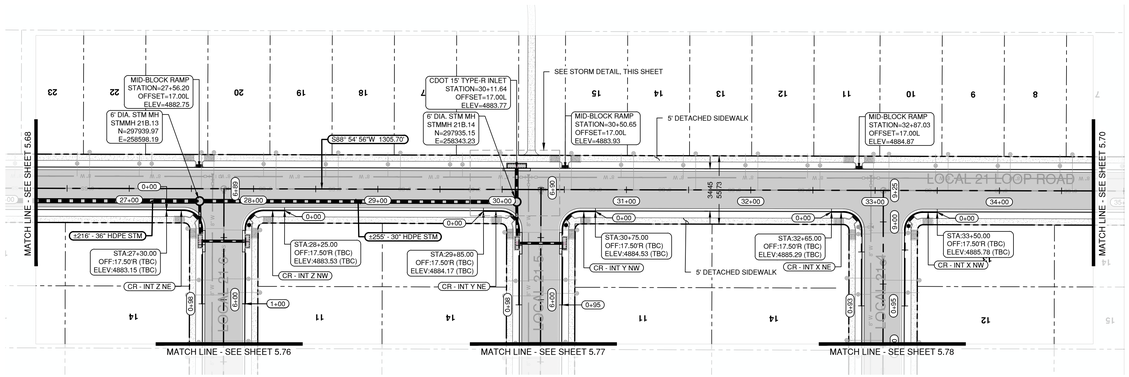
PLAN AND PROFILE LOCAL 21 LOOP ROAD

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

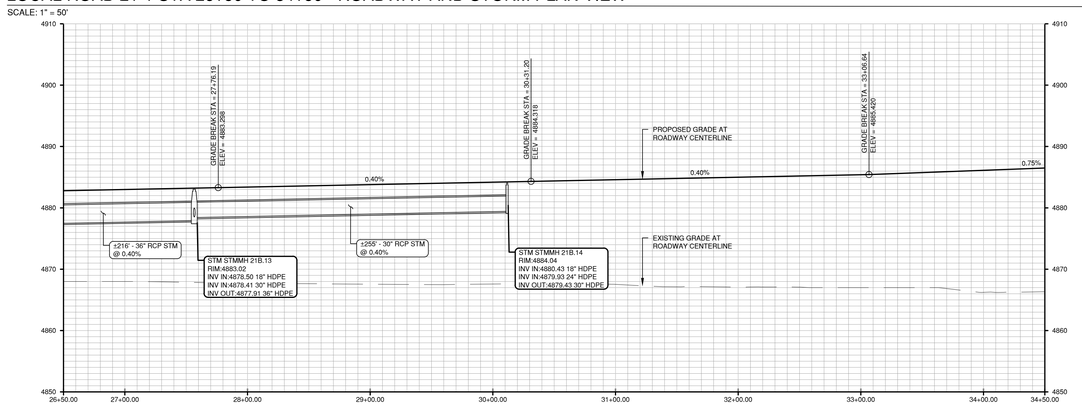
SHEET NUMBER

C-5.68



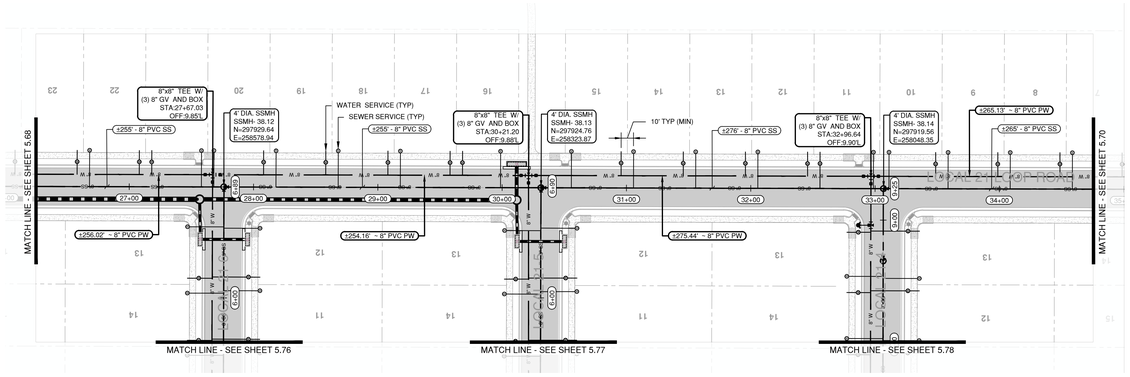
LOCAL ROAD 21-1 STA 26+50 TO 34+50 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



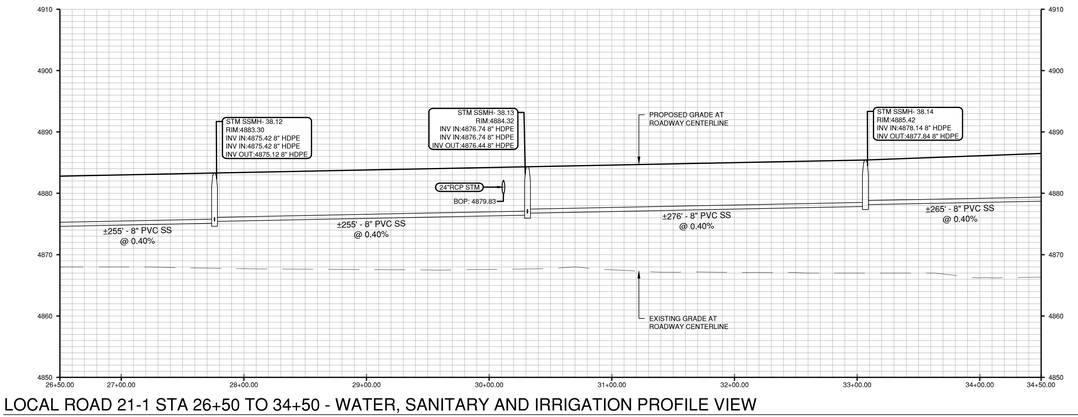
LOCAL ROAD 21-1 STA 26+50 TO 34+50 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



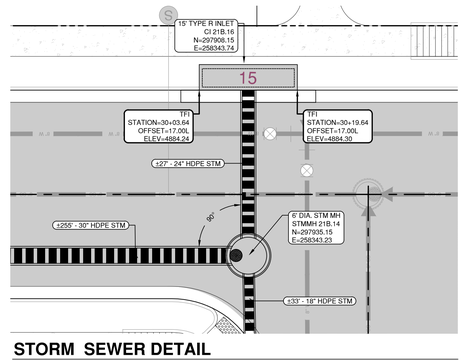
LOCAL ROAD 21-1 STA 26+50 TO 34+50 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



LOCAL ROAD 21-1 STA 26+50 TO 34+50 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



STORM SEWER DETAIL

SCALE: 1" = 10'

0 50 100 Feet

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.

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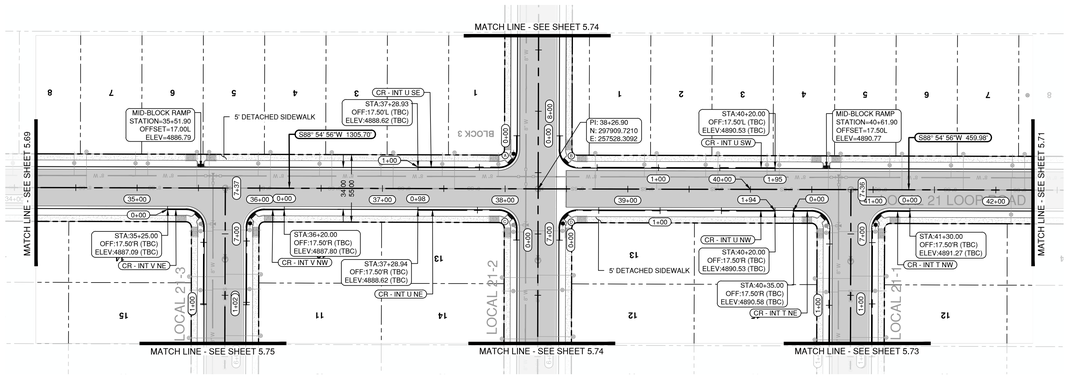
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE LOCAL 21 LOOP ROAD

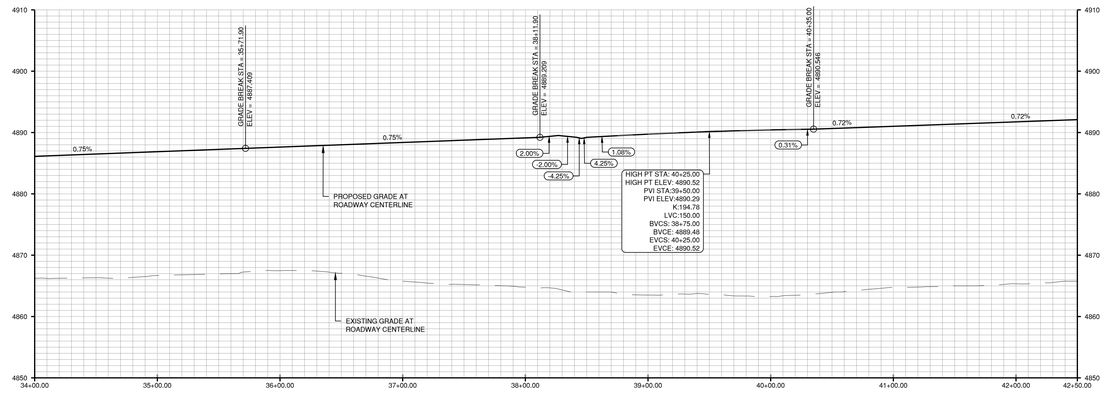
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C-5.69



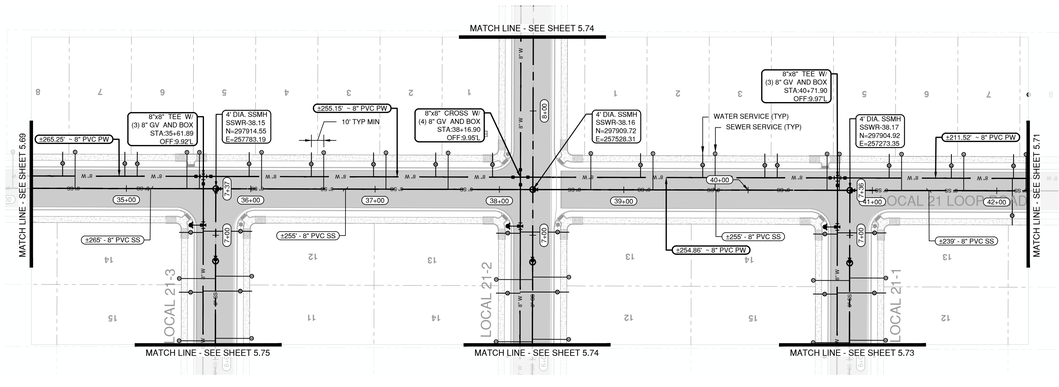
LOCAL ROAD 21-1 STA 34+50 TO 42+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



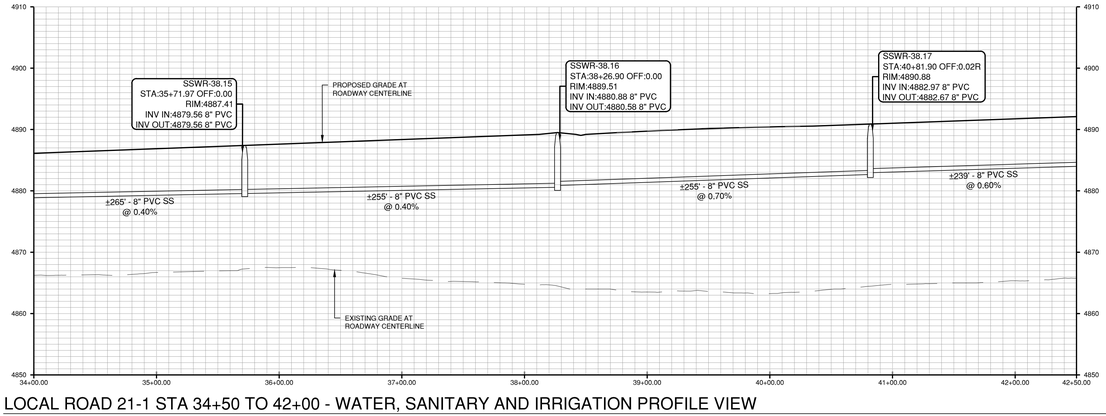
LOCAL ROAD 21-1 STA 34+50 TO 42+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



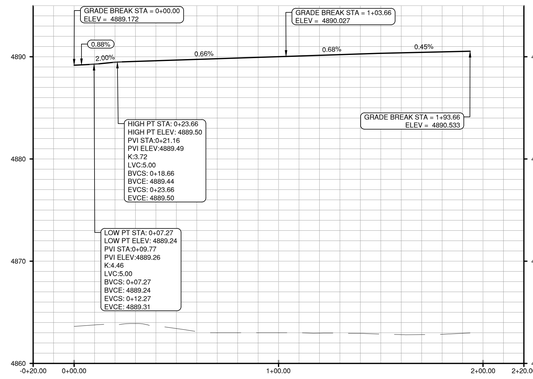
LOCAL ROAD 21-1 STA 34+50 TO 42+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



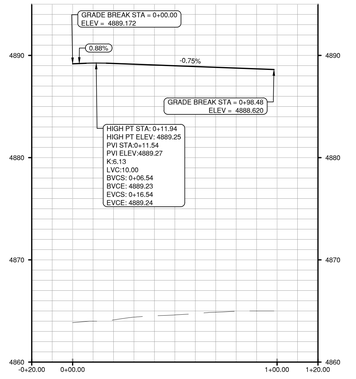
LOCAL ROAD 21-1 STA 34+50 TO 42+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



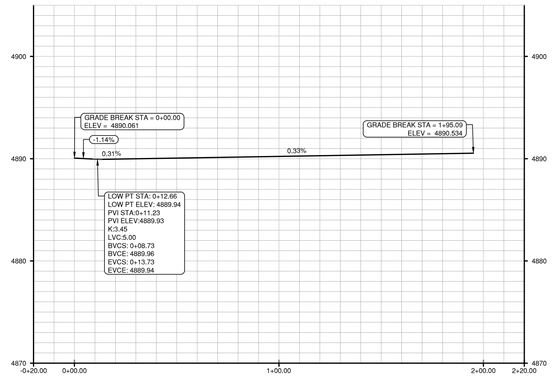
CURB RETURN PROFILE - INT. U-NW

SCALE: 1" = 30' (H), 1" = 6' (V)



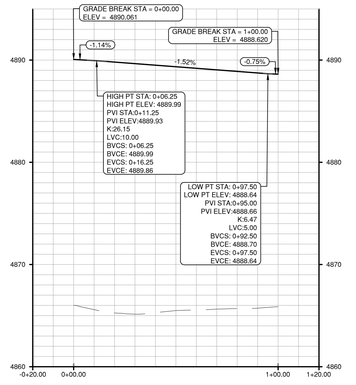
CURB RETURN PROFILE - INT. U-NE

SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. U-SW

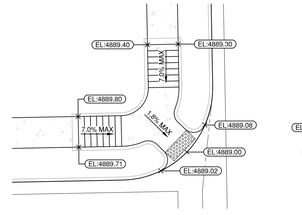
SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. U-SE

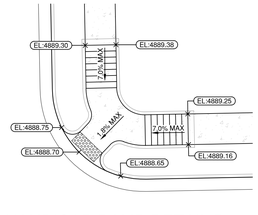
SCALE: 1" = 30' (H), 1" = 6' (V)





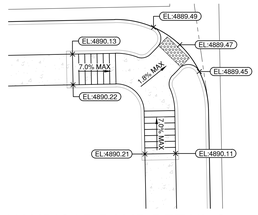
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



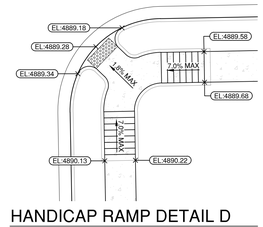
HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



HANDICAP RAMP DETAIL C

SCALE: 1" = 10'



HANDICAP RAMP DETAIL D

SCALE: 1" = 10'

ENGINEER IN CHARGE:

CHRISTOPHER PERDUE
No. 38141
COLORADO
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

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

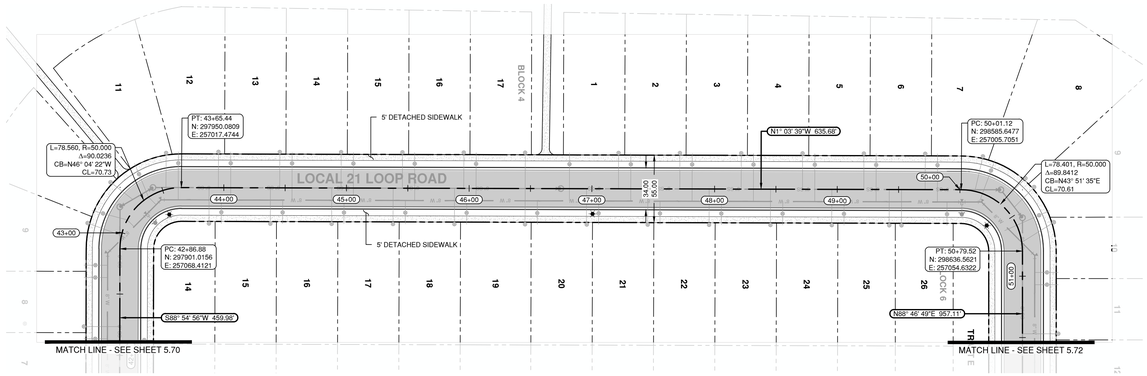
PLAN AND PROFILE LOCAL 21 LOOP ROAD

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

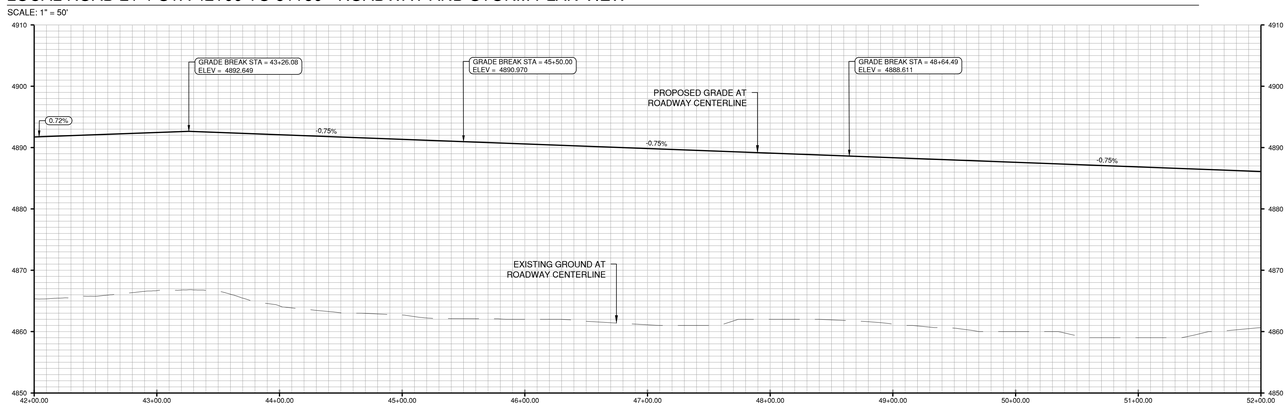
SHEET NUMBER

C-5.70



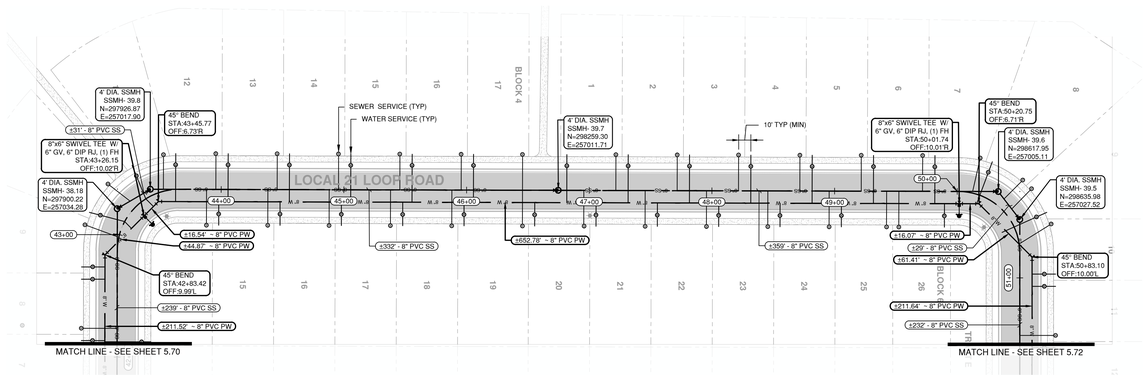
LOCAL ROAD 21-1 STA 42+00 TO 51+50 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



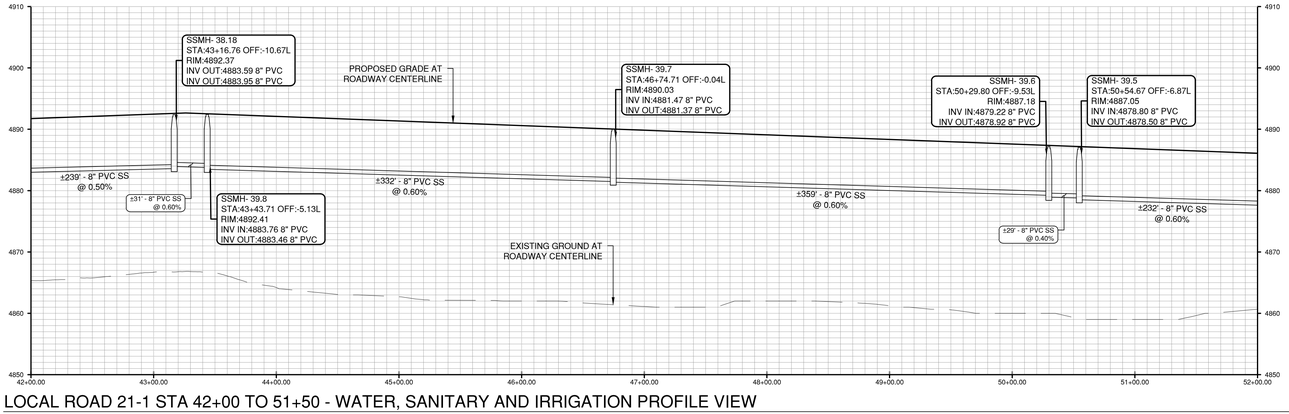
LOCAL ROAD 21-1 STA 42+00 TO 51+50 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



LOCAL ROAD 21-1 STA 42+00 TO 51+50 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



LOCAL ROAD 21-1 STA 42+00 TO 51+50 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

ENGINEER IN CHARGE:

COLORADO
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE E-101
ENGLEWOOD, CO 80112
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OPERDUE@STRATEGICSITEDESIGNS.COM
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ELEVATION = 4721.56 (NAVD 88)

0 50 100 FEET

811

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

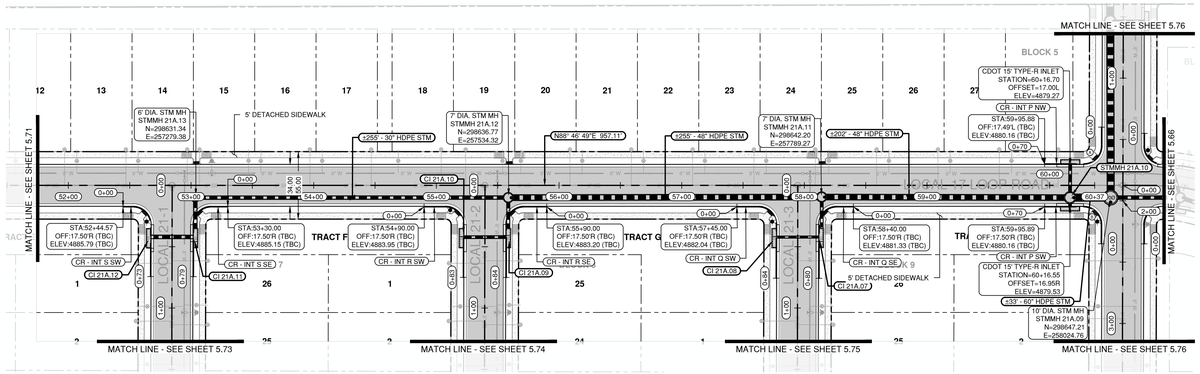
PLAN AND PROFILE LOCAL 21 LOOP ROAD

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

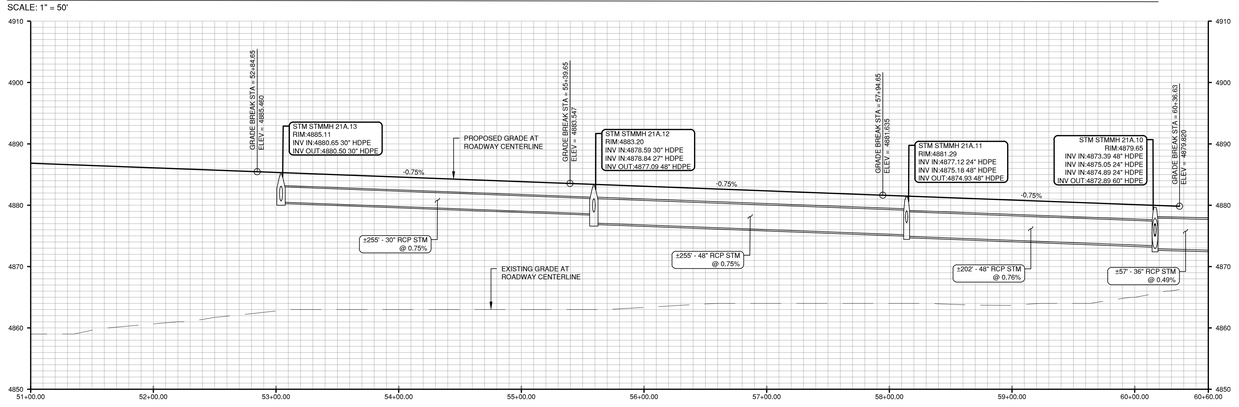
SHEET NUMBER

C-5.71



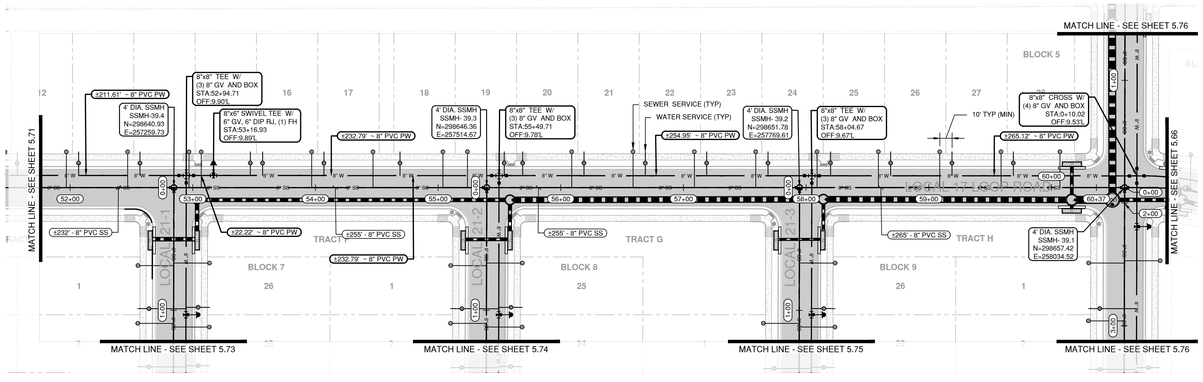
LOCAL ROAD 21-1 STA 51+50 TO 60+60 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50'



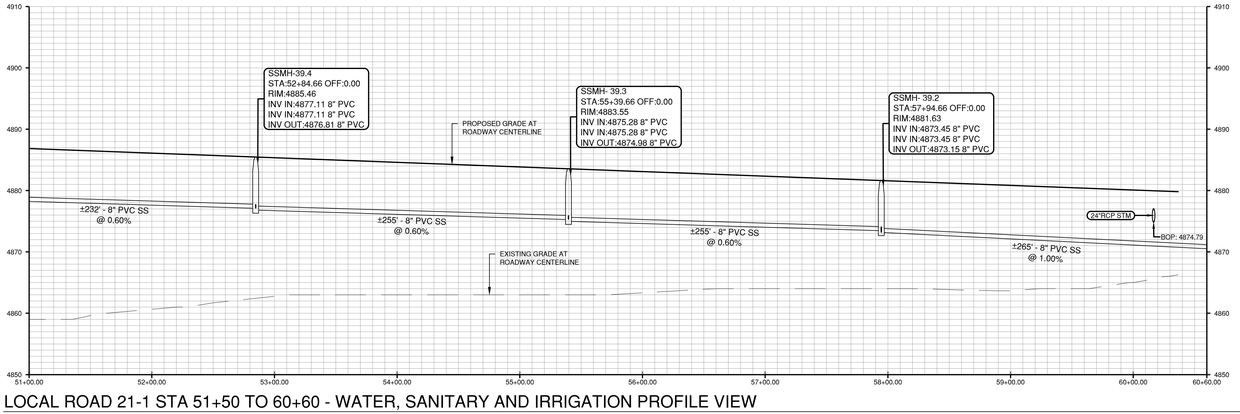
LOCAL ROAD 21-1 STA 51+50 TO 60+60 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



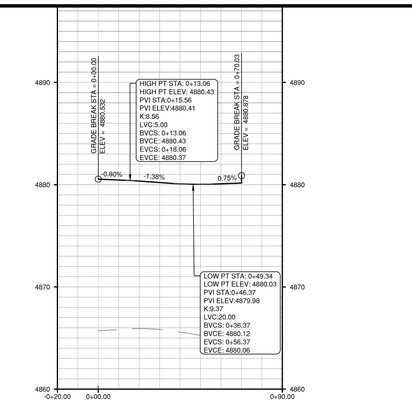
LOCAL ROAD 21-1 STA 51+50 TO 60+60 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50'



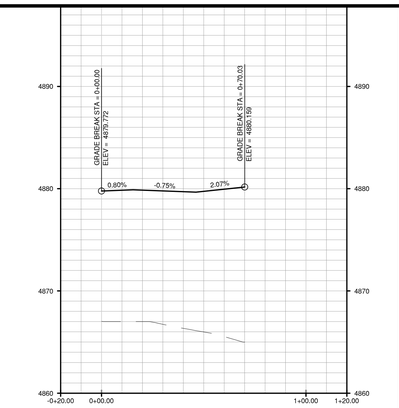
LOCAL ROAD 21-1 STA 51+50 TO 60+60 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



CURB RETURN PROFILE - INT. P-SW

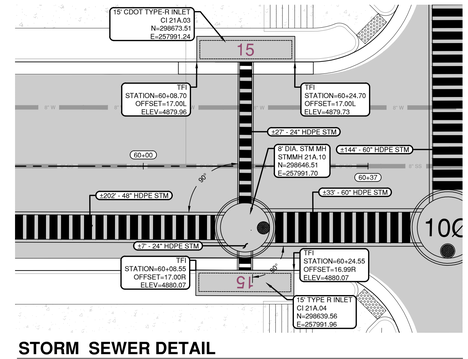
SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. P-NW

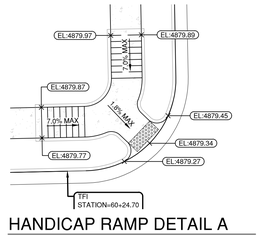
SCALE: 1" = 30' (H), 1" = 6' (V)

0 50 100 FEET



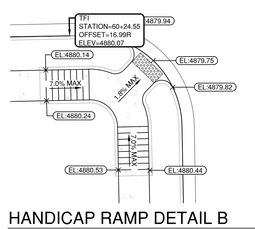
STORM SEWER DETAIL

SCALE: 1" = 10'



HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



HANDICAP RAMP DETAIL B

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO PE
CHRISTOPHER 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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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.

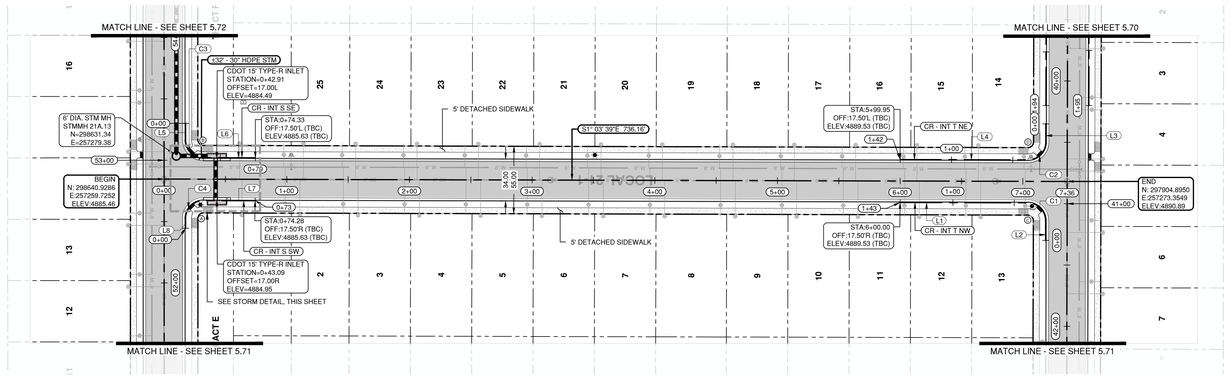
ELEVATION = 4721.56 (NAVD 88)

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

PLAN AND PROFILE
LOCAL 21 LOOP ROAD

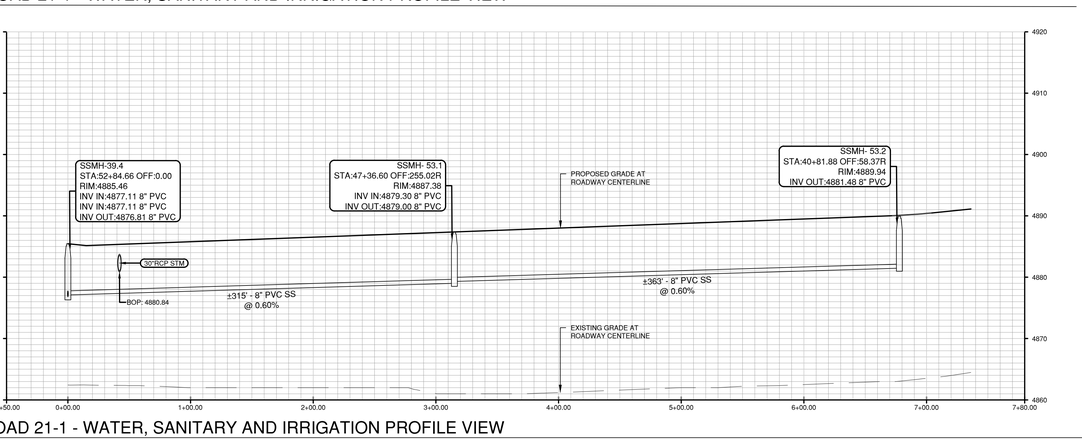
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C-5.72



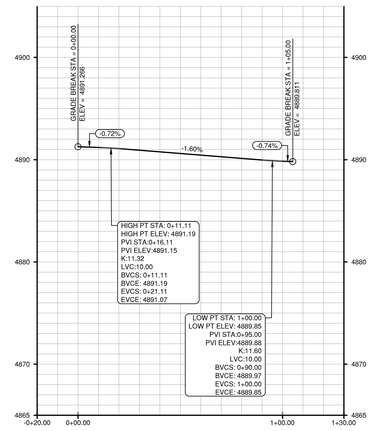
LOCAL ROAD 21-1 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50'



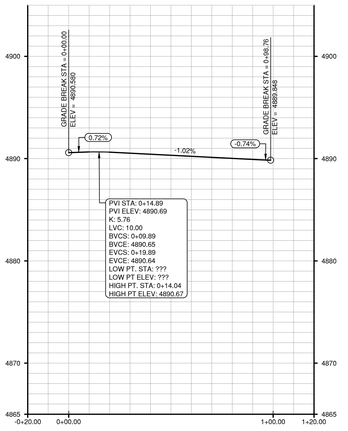
Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L7	42.24	S1° 03' 33.96"E	(257242.82,298608.52)	(257243.60,298566.29)
L8	7.99	N88° 46' 05.27"E	(257220.03,298622.58)	(257228.02,298622.75)
L5	13.43	S88° 47' 15.24"W	(257305.43,298624.40)	(257292.00,298624.11)
L6	42.42	S1° 03' 44.28"E	(257277.81,298609.35)	(257278.60,298566.94)
L3	14.89	S88° 54' 32.50"W	(257319.91,297923.28)	(257305.03,297923.00)
L4	104.15	N1° 03' 35.76"W	(257290.26,297937.23)	(257288.33,298041.36)
L1	104.17	N1° 03' 42.49"W	(257255.27,297936.55)	(257253.34,298040.71)
L2	16.11	N88° 55' 17.81"E	(257224.93,297921.48)	(257241.04,297921.79)

Curve Table: Alignments						
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C4	14.50	22.82	S46° 08' 24.99"E	(257228.02,298622.75)	(257242.82,298608.52)
C3	14.50	22.74	S43° 51' 35.01"W	(257292.00,298624.11)	(257277.81,298609.35)
C2	14.50	22.78	N46° 04' 21.54"W	(257305.03,297923.00)	(257290.26,297937.23)
C1	14.50	22.77	N43° 55' 38.46"E	(257241.04,297921.79)	(257255.27,297936.55)



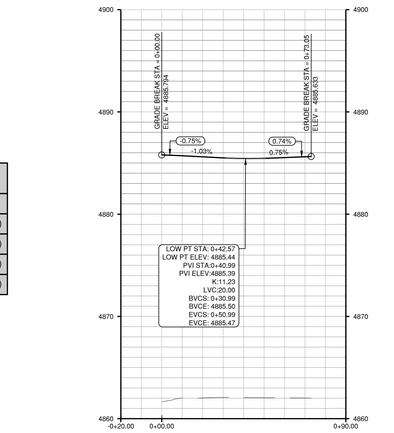
CURB RETURN PROFILE - INT. T-NW

SCALE: 1" = 30' (H), 1" = 6' (V)



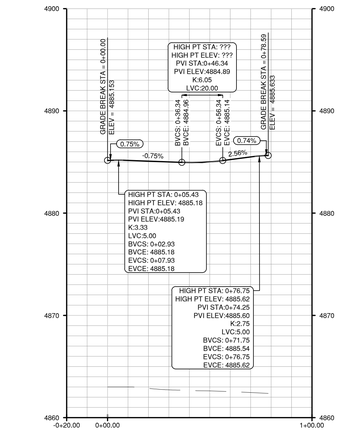
CURB RETURN PROFILE - INT. T-NE

SCALE: 1" = 30' (H), 1" = 6' (V)



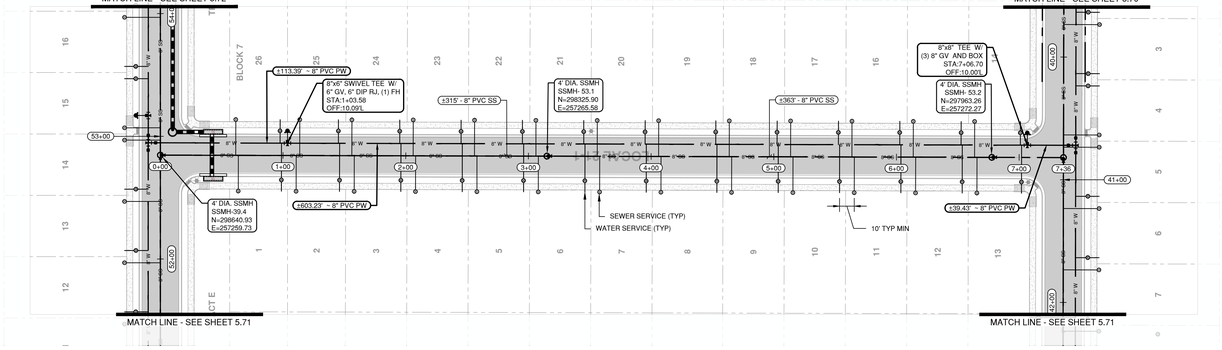
CURB RETURN PROFILE - INT. S-SW

SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. S-SE

SCALE: 1" = 30' (H), 1" = 6' (V)

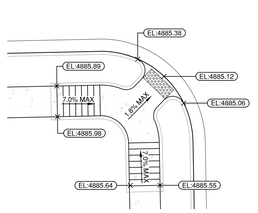


LOCAL ROAD 21-1 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50'

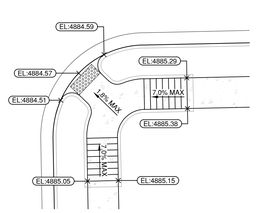
LOCAL ROAD 21-1 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



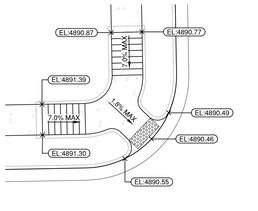
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



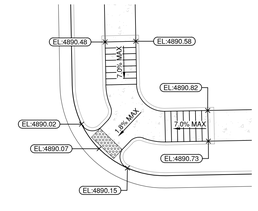
HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



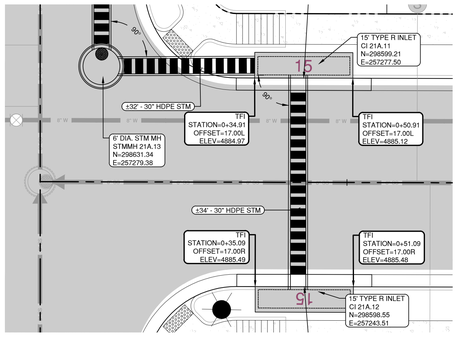
HANDICAP RAMP DETAIL C

SCALE: 1" = 10'



HANDICAP RAMP DETAIL D

SCALE: 1" = 10'



STORM SEWER DETAIL

SCALE: 1" = 10'

0 50 100 FEET

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER
PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

CONTACT INFORMATION
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CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

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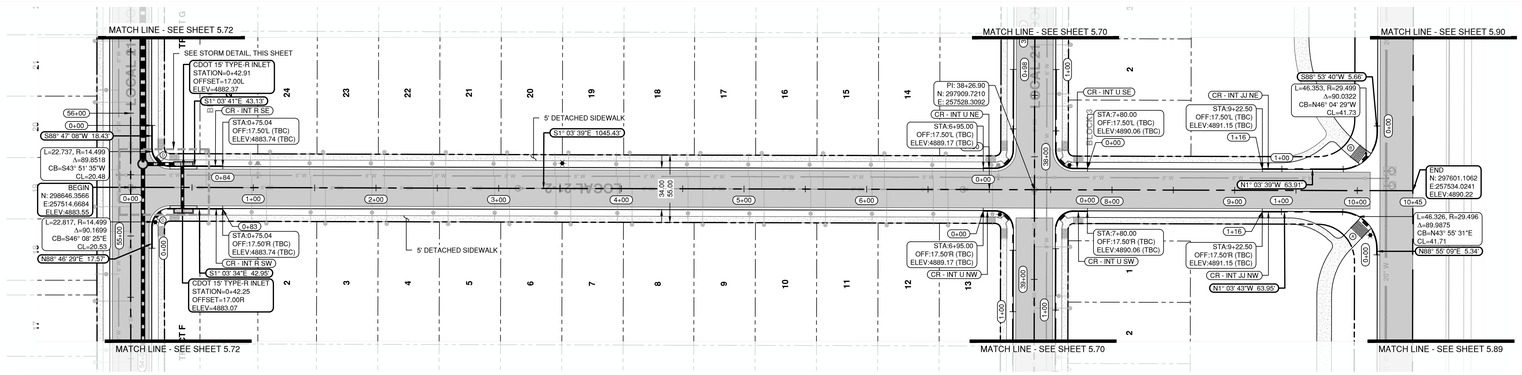
ELEVATION = 4721.56 (NAVD 88)

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

PLAN AND PROFILE
LOCAL 21-1

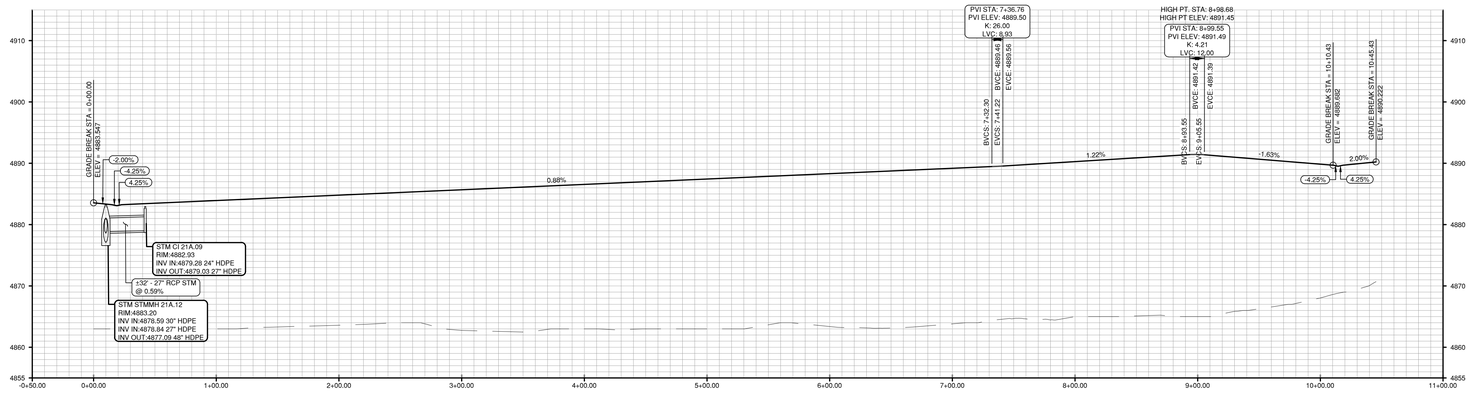
REV	DESCRIPTION	BY	DATE

JOB NO: 1903-001
ORIGINAL ISSUE: 03/15/2021
DESIGN BY: CLP
CHECKED BY: CLP
SCALE: VARIES
SHEET NUMBER
C-5.73



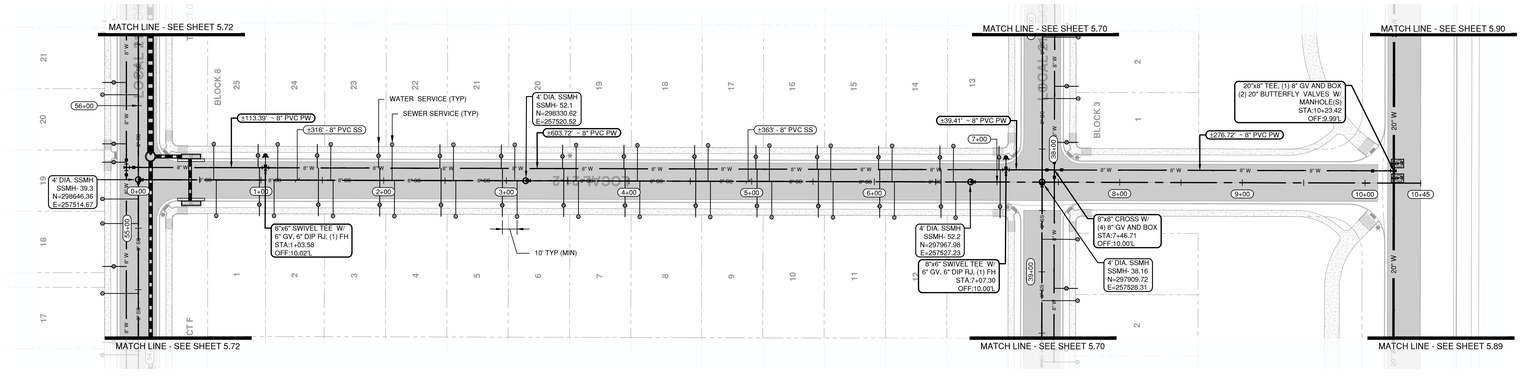
LOCAL ROAD 21-2 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



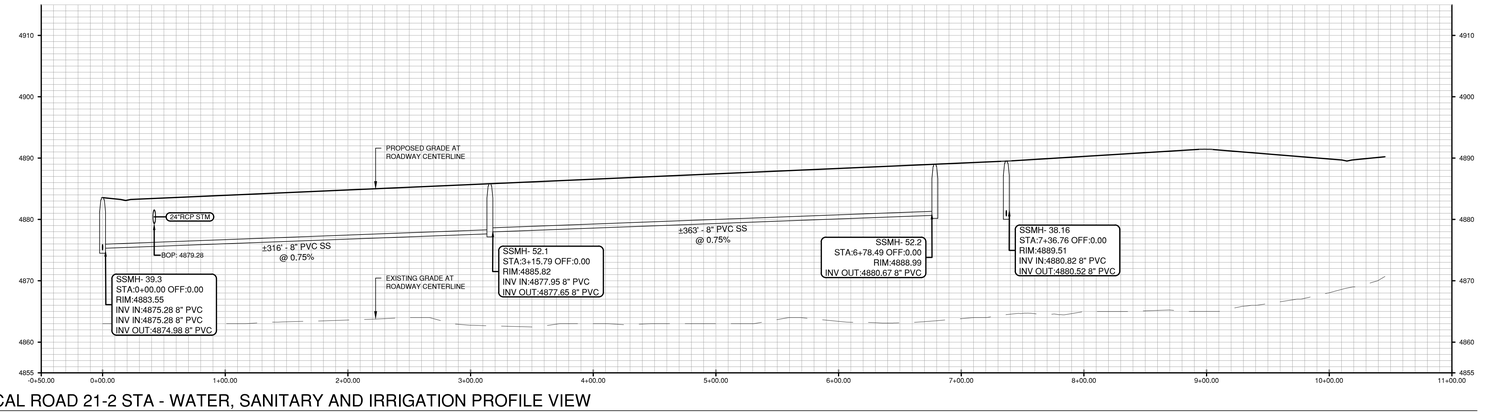
LOCAL ROAD 21-2 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



LOCAL ROAD 21-2 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'

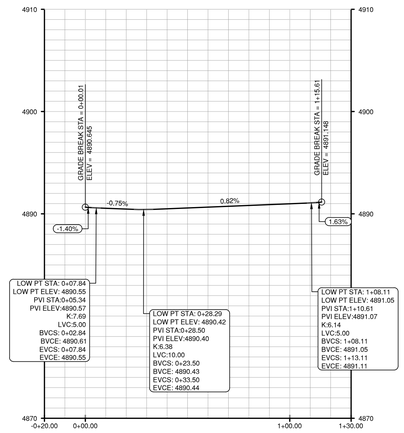


LOCAL ROAD 21-2 STA - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

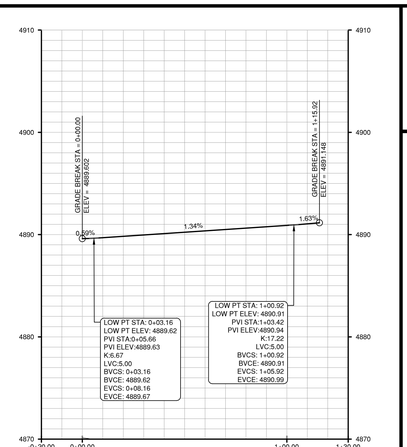
CURB RETURN PROFILE - INT. JJ-NW

SCALE: 1" = 30' (H), 1" = 6' (V)



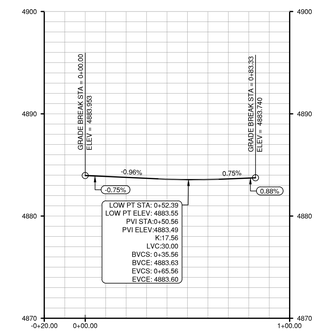
CURB RETURN PROFILE - INT. JJ-NE

SCALE: 1" = 30' (H), 1" = 6' (V)



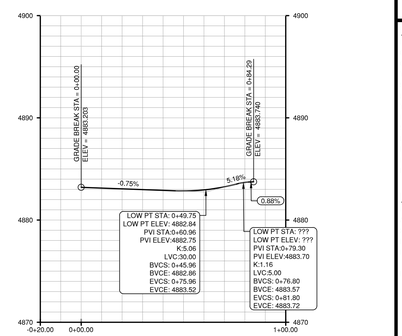
CURB RETURN PROFILE - INT. R-SW

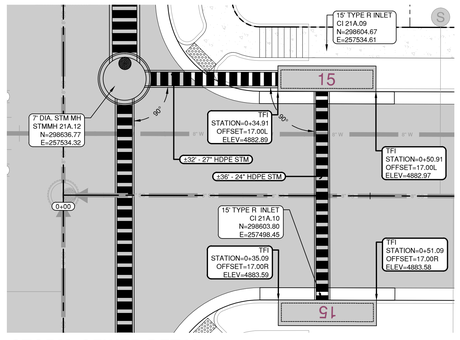
SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. R-SE

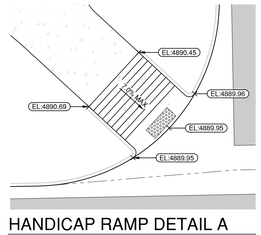
SCALE: 1" = 30' (H), 1" = 6' (V)





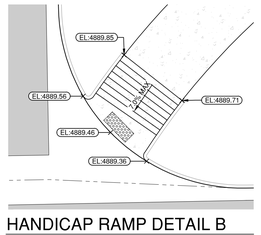
STORM SEWER DETAIL

SCALE: 1" = 10'



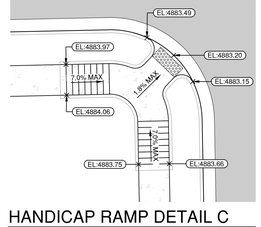
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



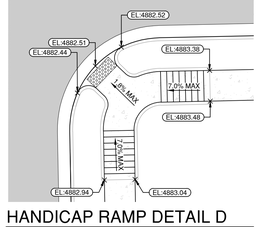
HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



HANDICAP RAMP DETAIL C

SCALE: 1" = 10'



HANDICAP RAMP DETAIL D

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO
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

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)

0 50 100 Feet

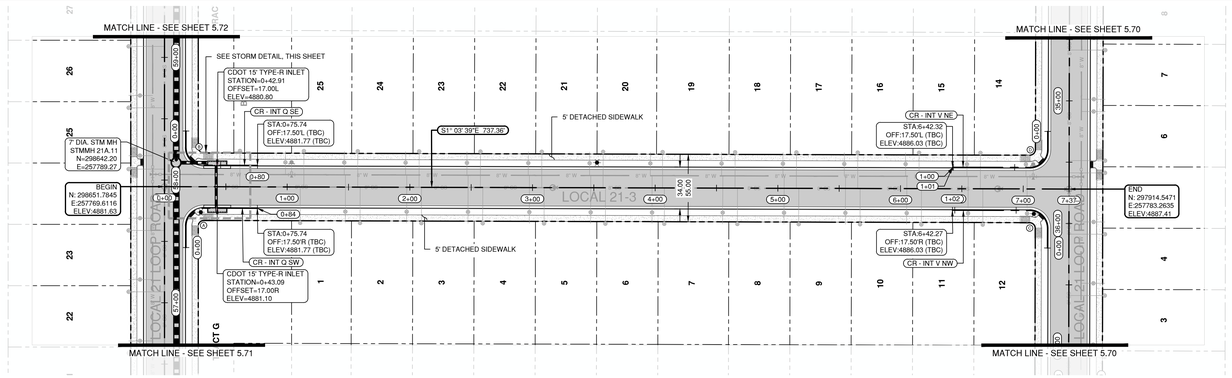
811

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

PLAN AND PROFILE
LOCAL 21-2

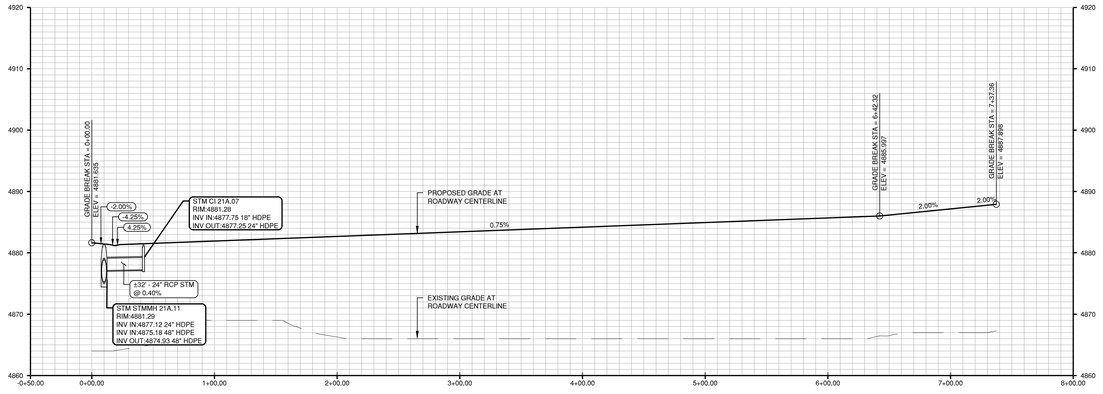
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C-5.74



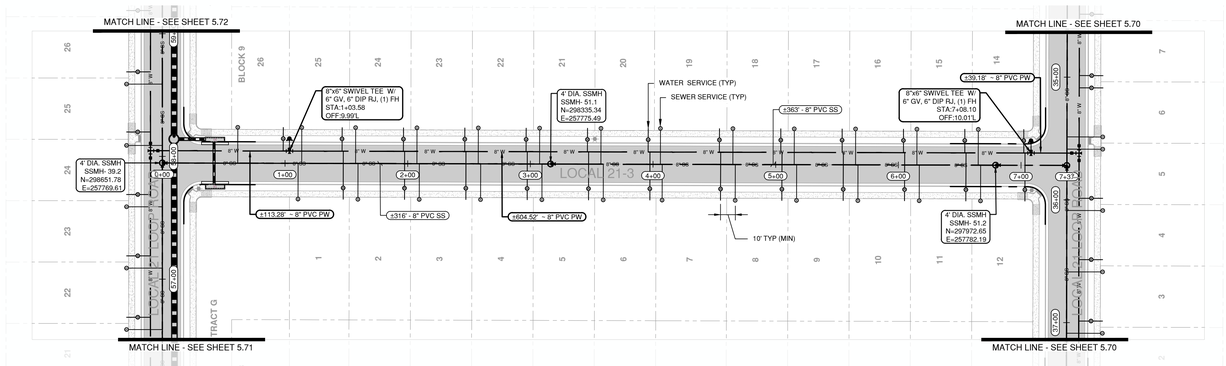
LOCAL ROAD 21-3 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



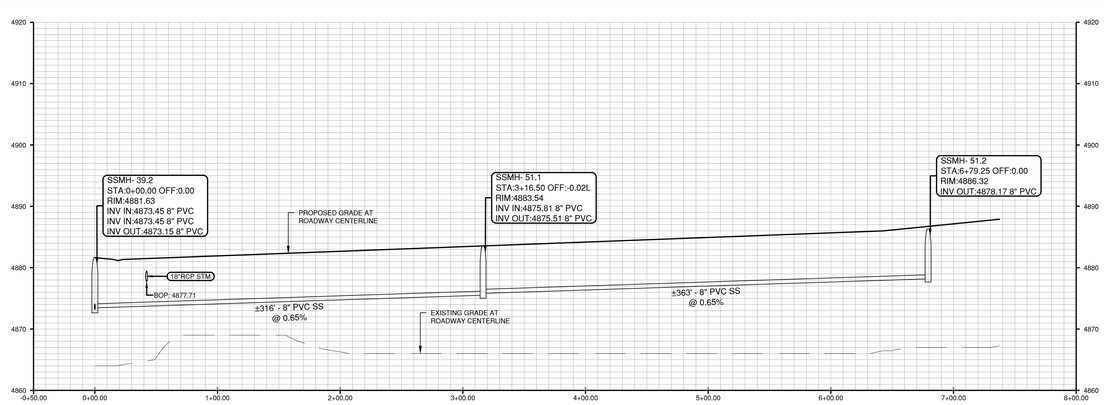
LOCAL ROAD 21-3 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



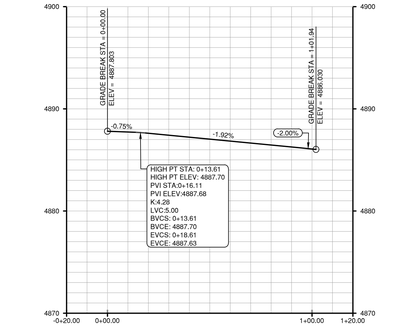
LOCAL ROAD 21-3 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



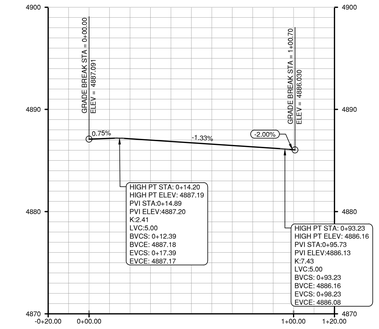
LOCAL ROAD 21-3 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



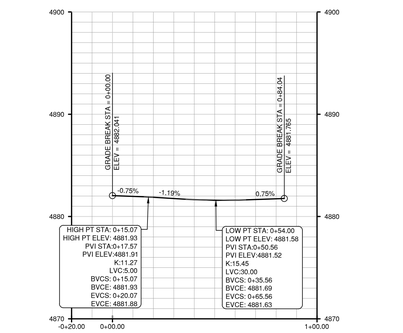
CURB RETURN PROFILE - INT. V-NW

SCALE: 1" = 30' (H), 1" = 6' (V)



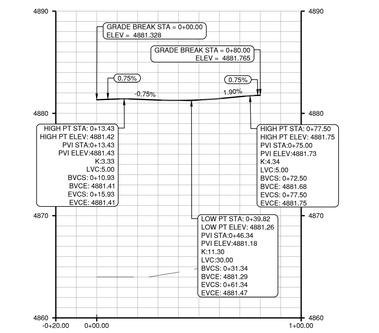
CURB RETURN PROFILE - INT. V-NE

SCALE: 1" = 30' (H), 1" = 6' (V)



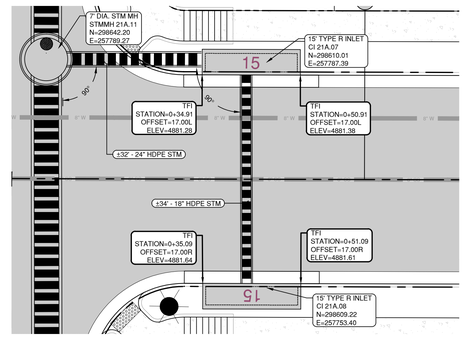
CURB RETURN PROFILE - INT. Q-SW

SCALE: 1" = 30' (H), 1" = 6' (V)



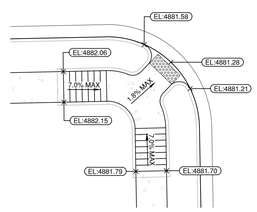
CURB RETURN PROFILE - INT. Q-SE

SCALE: 1" = 30' (H), 1" = 6' (V)



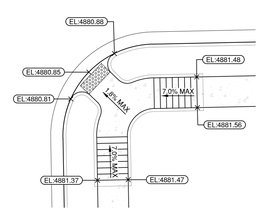
STORM SEWER DETAIL

SCALE: 1" = 10'



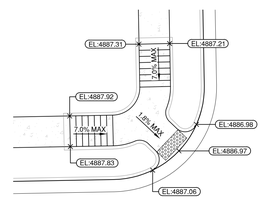
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



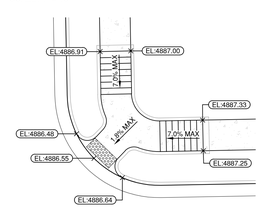
HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



HANDICAP RAMP DETAIL C

SCALE: 1" = 10'



HANDICAP RAMP DETAIL D

SCALE: 1" = 10'



ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

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

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.

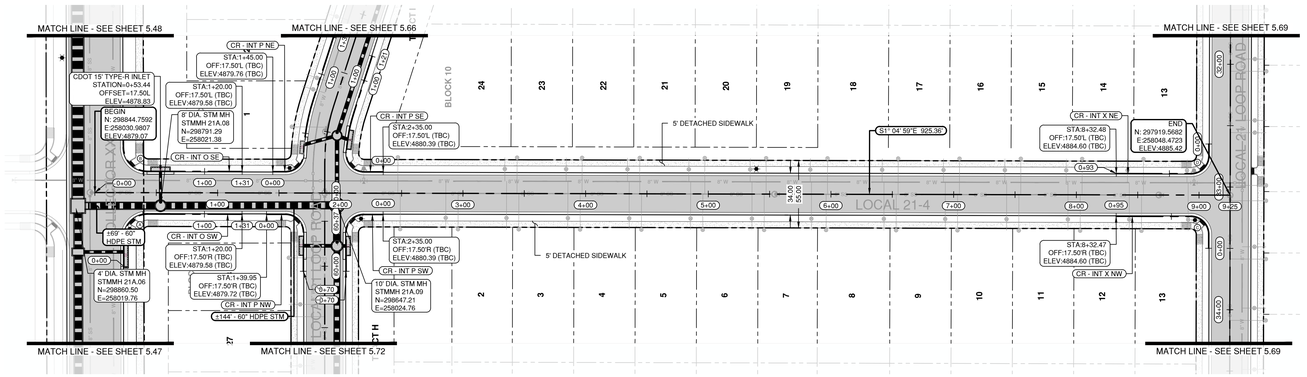
ELEVATION = 4721.56 (NAVD 88)

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

PLAN AND PROFILE
LOCAL ROAD 21-3

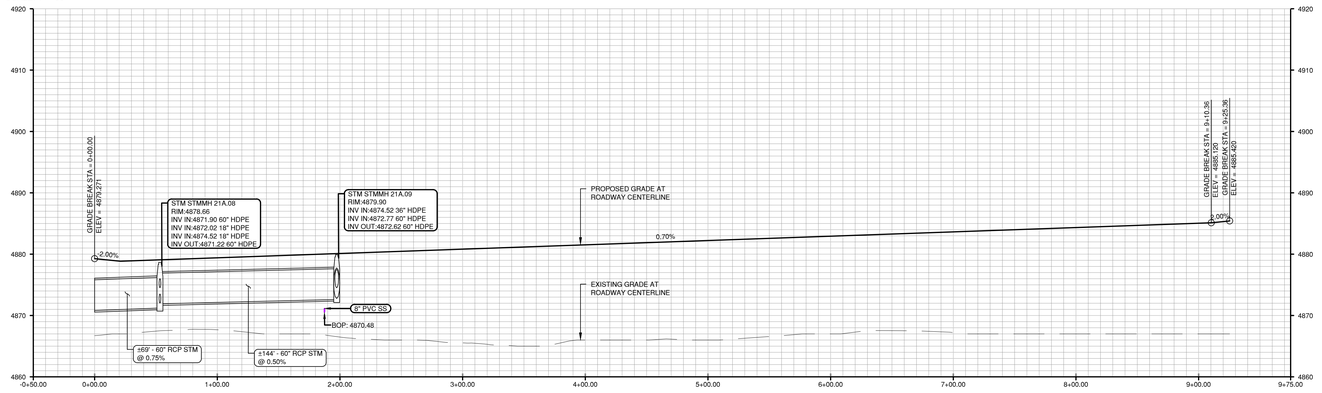
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C-5.75



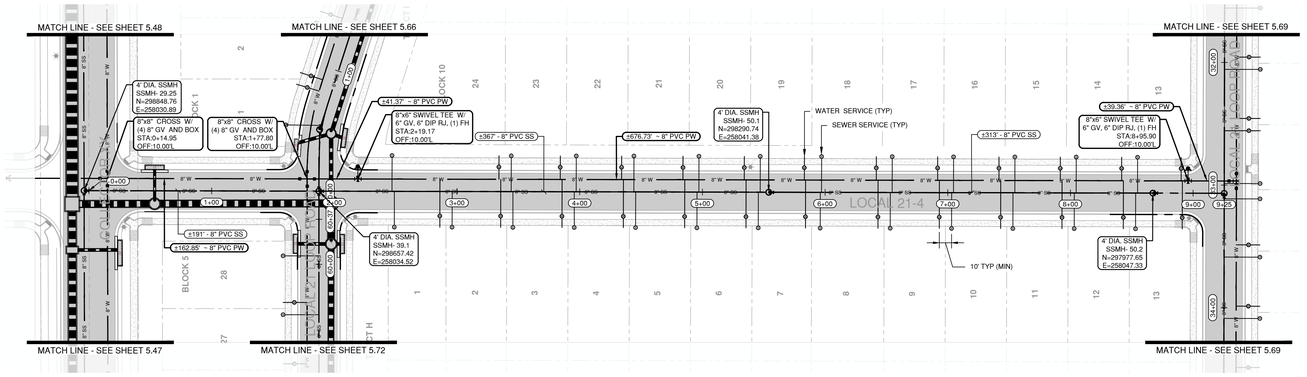
LOCAL ROAD 21-4 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



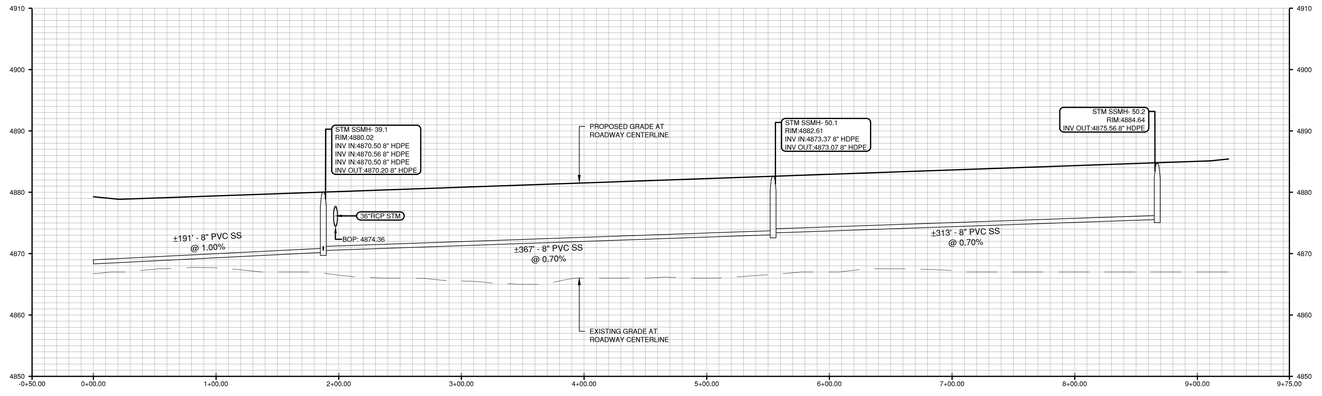
LOCAL ROAD 21-4 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



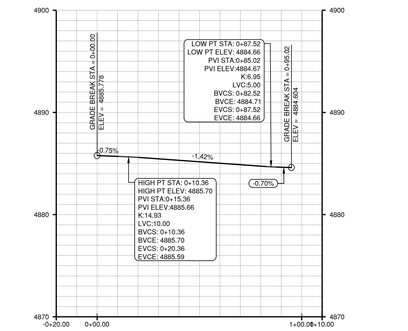
LOCAL ROAD 21-4 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



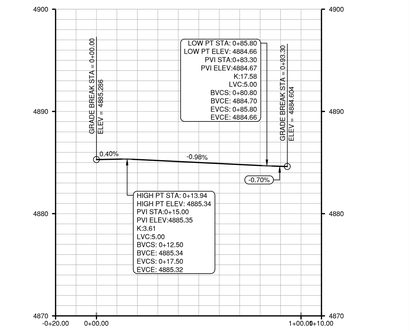
LOCAL ROAD 21-4 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



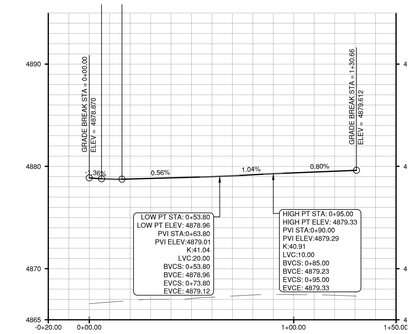
CURB RETURN PROFILE - INT. X-NW

SCALE: 1" = 30' (H), 1" = 6' (V)



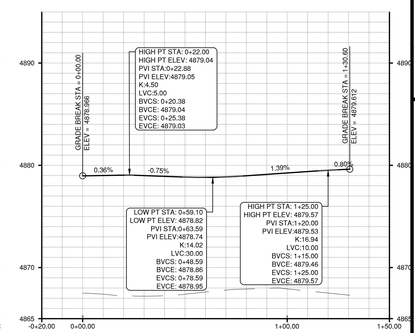
CURB RETURN PROFILE - INT. X-NE

SCALE: 1" = 30' (H), 1" = 6' (V)



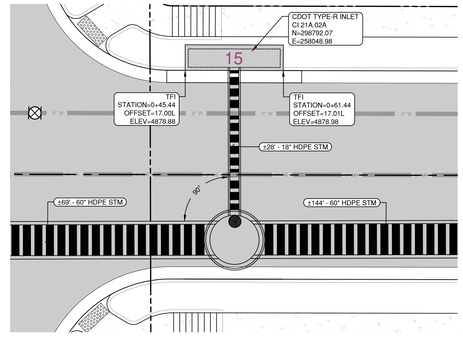
CURB RETURN PROFILE - INT. O-SW

SCALE: 1" = 30' (H), 1" = 6' (V)



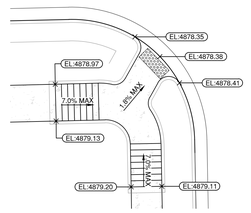
CURB RETURN PROFILE - INT. O-SE

SCALE: 1" = 30' (H), 1" = 6' (V)



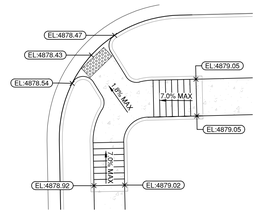
STORM SEWER DETAIL

SCALE: 1" = 10'



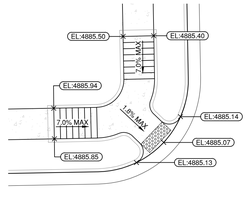
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



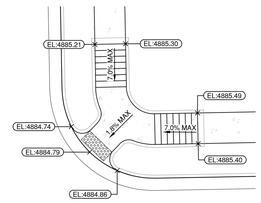
HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



HANDICAP RAMP DETAIL C

SCALE: 1" = 10'



HANDICAP RAMP DETAIL D

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER
PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE E-101
ENGLEWOOD, CO 80112
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ELEVATION = 4721.56 (NAVD 88)

0 50 100 FEET

811

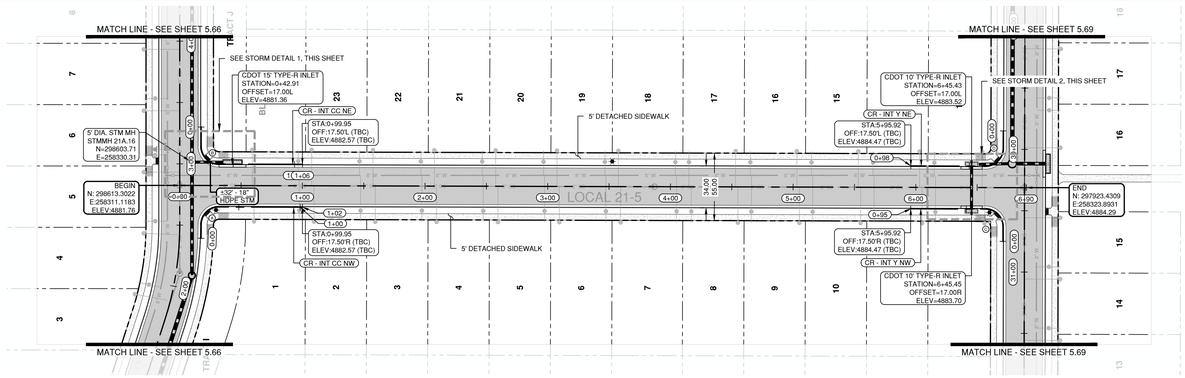
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD 21-4

REV	DESCRIPTION	BY	DATE

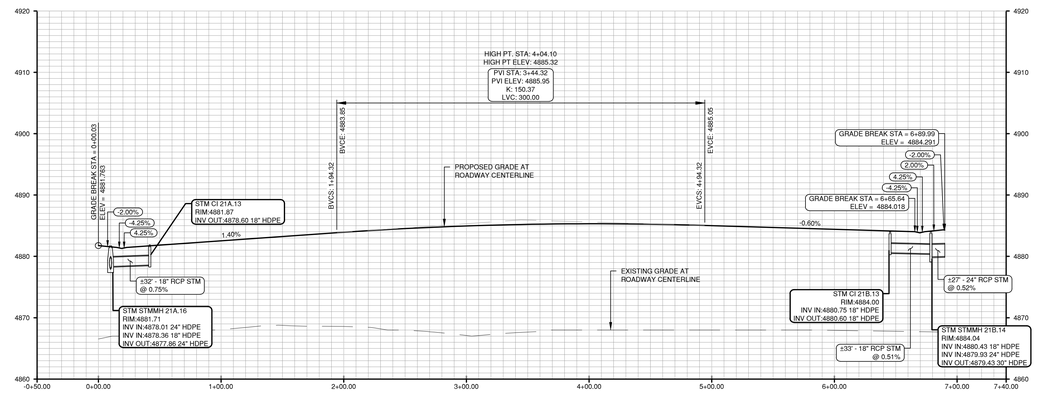
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.76



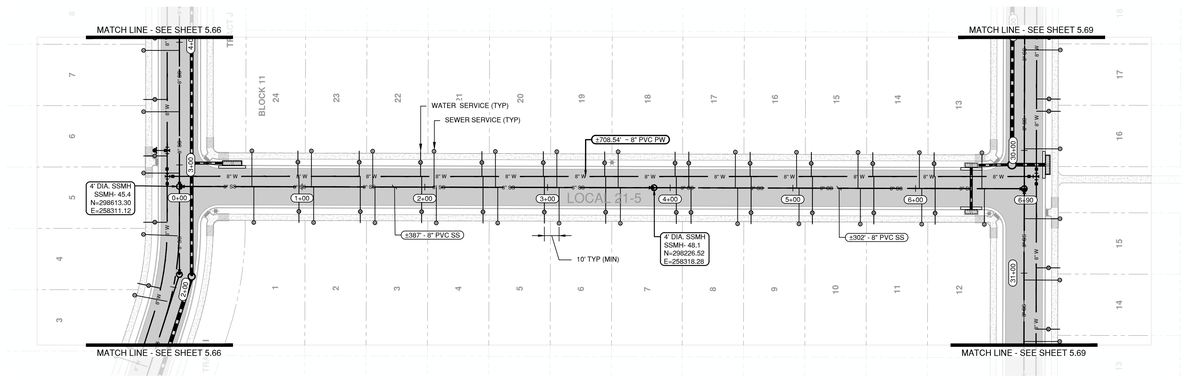
LOCAL ROAD 21-5 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



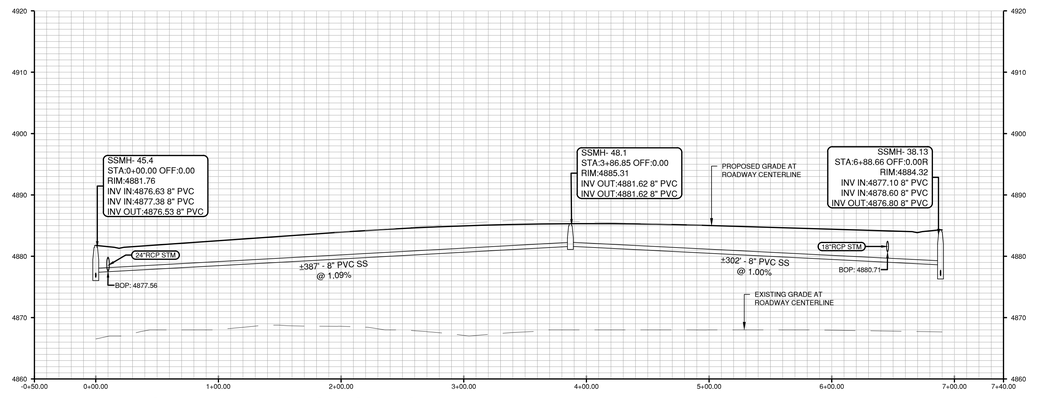
LOCAL ROAD 21-5 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



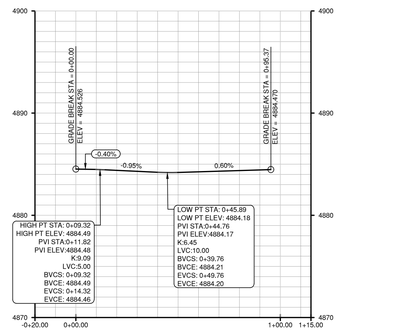
LOCAL ROAD 21-5 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



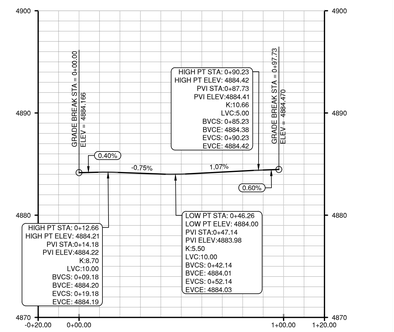
LOCAL ROAD 21-5 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



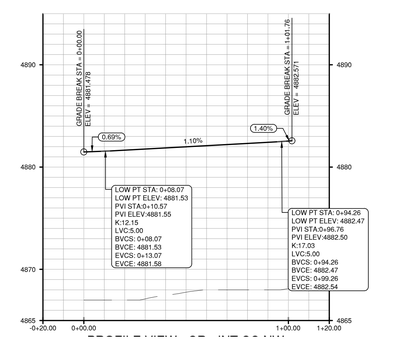
CURB RETURN PROFILE - INT. Y-NW

SCALE: 1" = 30' (H), 1" = 6' (V)



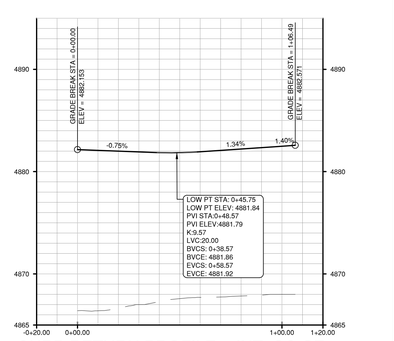
CURB RETURN PROFILE - INT. Y-NE

SCALE: 1" = 30' (H), 1" = 6' (V)



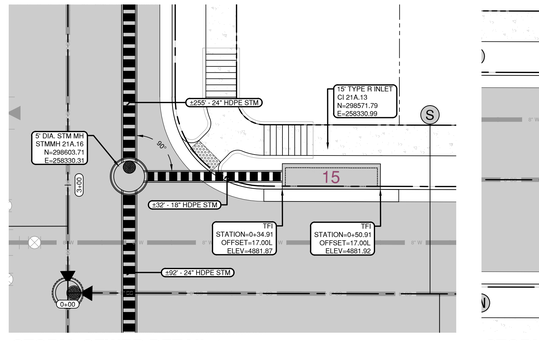
CURB RETURN PROFILE - INT. CC-SW

SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. CC-SE

SCALE: 1" = 30' (H), 1" = 6' (V)

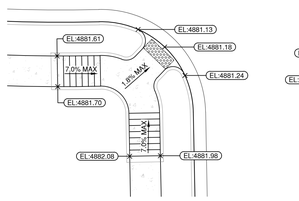


STORM SEWER DETAIL 1

SCALE: 1" = 10'

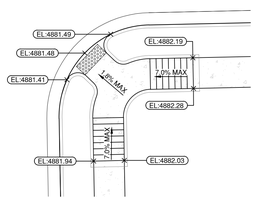
STORM SEWER DETAIL 2

SCALE: 1" = 10'



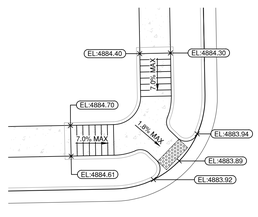
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



HANDICAP RAMP DETAIL B

SCALE: 1" = 10'

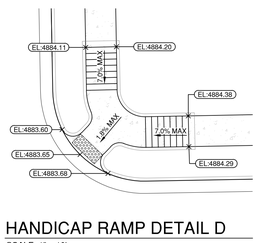


HANDICAP RAMP DETAIL C

SCALE: 1" = 10'

0 50 100 FEET

811



HANDICAP RAMP DETAIL D

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER
PERDUE
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

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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

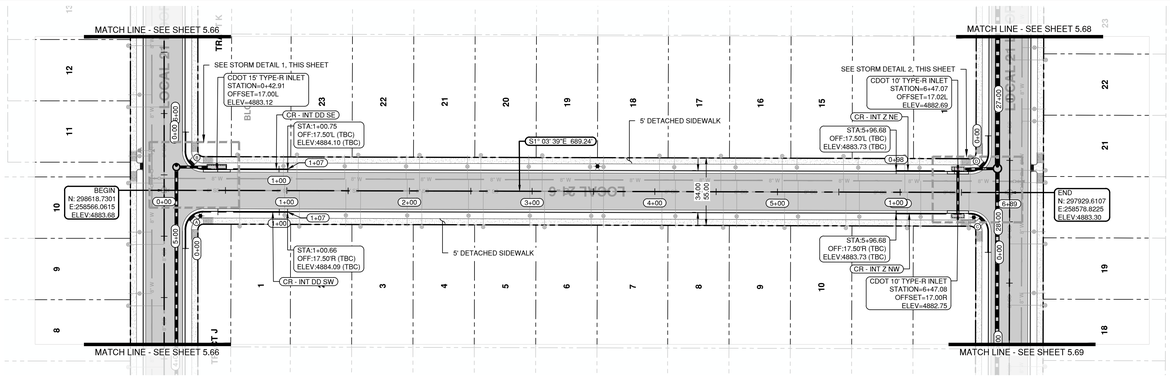
PLAN AND PROFILE
LOCAL ROAD 21-5

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

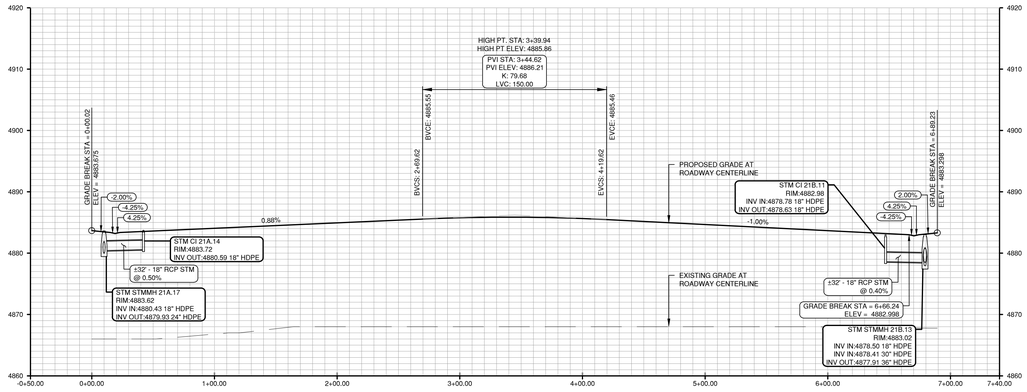
SHEET NUMBER

C-5.77



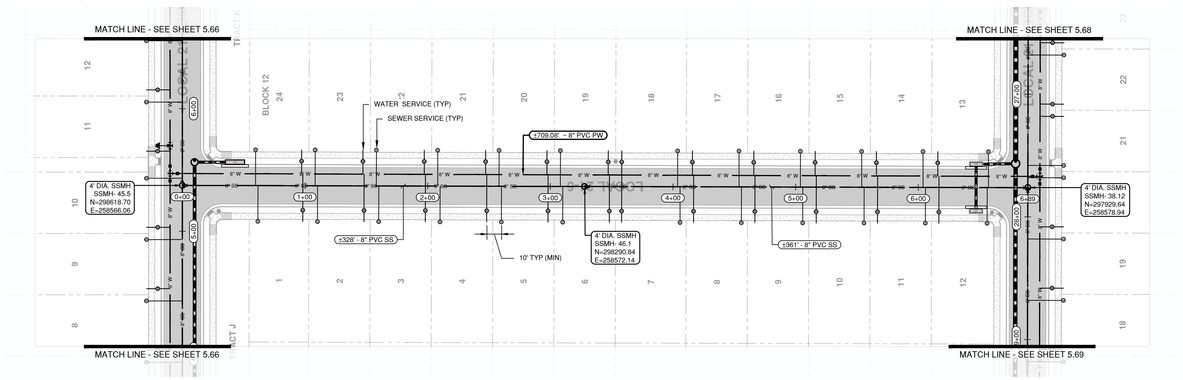
LOCAL ROAD 21-6 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



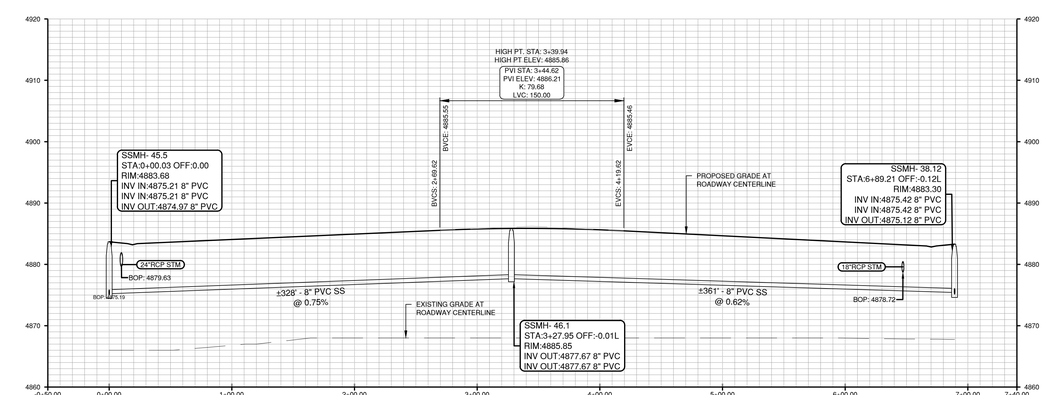
LOCAL ROAD 21-6 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



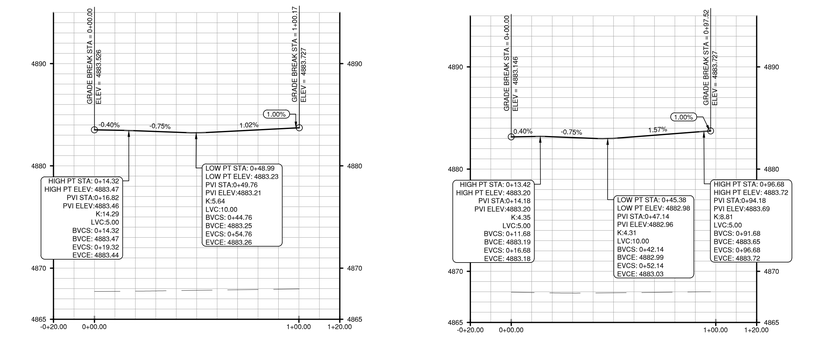
LOCAL ROAD 21-6 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



LOCAL ROAD 21-6 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

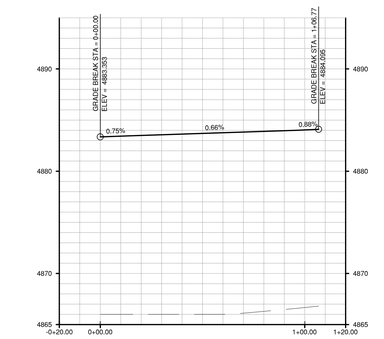


CURB RETURN PROFILE - INT. Z-NW

SCALE: 1" = 30' (H), 1" = 6' (V)

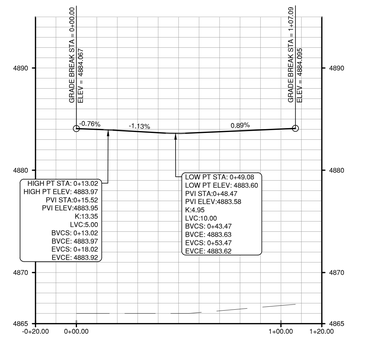
CURB RETURN PROFILE - INT. Z-NE

SCALE: 1" = 30' (H), 1" = 6' (V)



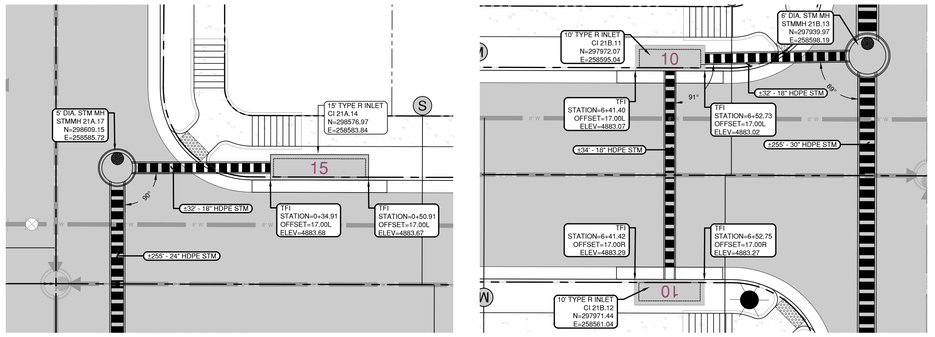
CURB RETURN PROFILE - INT. DD-SW

SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. DD-SE

SCALE: 1" = 30' (H), 1" = 6' (V)

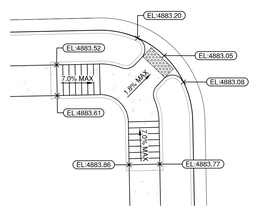


STORM SEWER DETAIL 1

SCALE: 1" = 10'

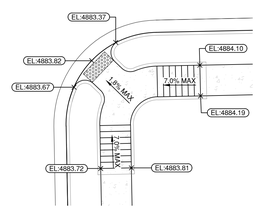
STORM SEWER DETAIL 2

SCALE: 1" = 10'



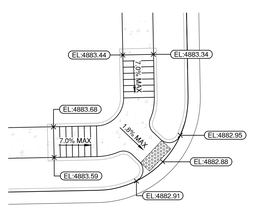
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



HANDICAP RAMP DETAIL B

SCALE: 1" = 10'

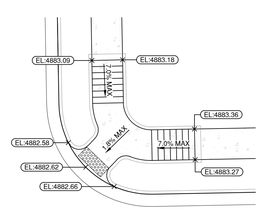


HANDICAP RAMP DETAIL C

SCALE: 1" = 10'

0 50 100 FEET

811



HANDICAP RAMP DETAIL D

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER PERDUE
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.

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BENCHMARK

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ELEVATION = 4721.56 (NAVD 88)

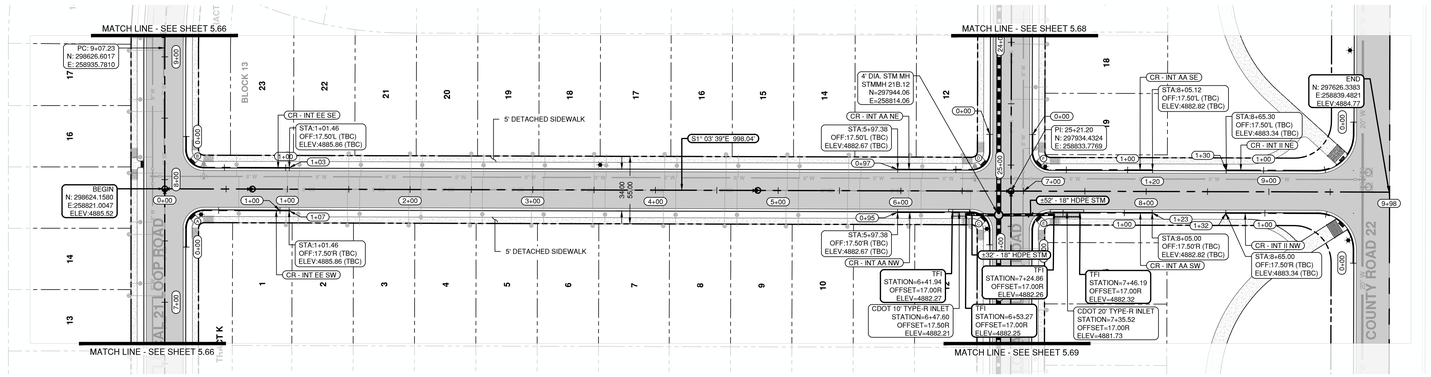
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD 21-6

REV	DESCRIPTION	BY	DATE

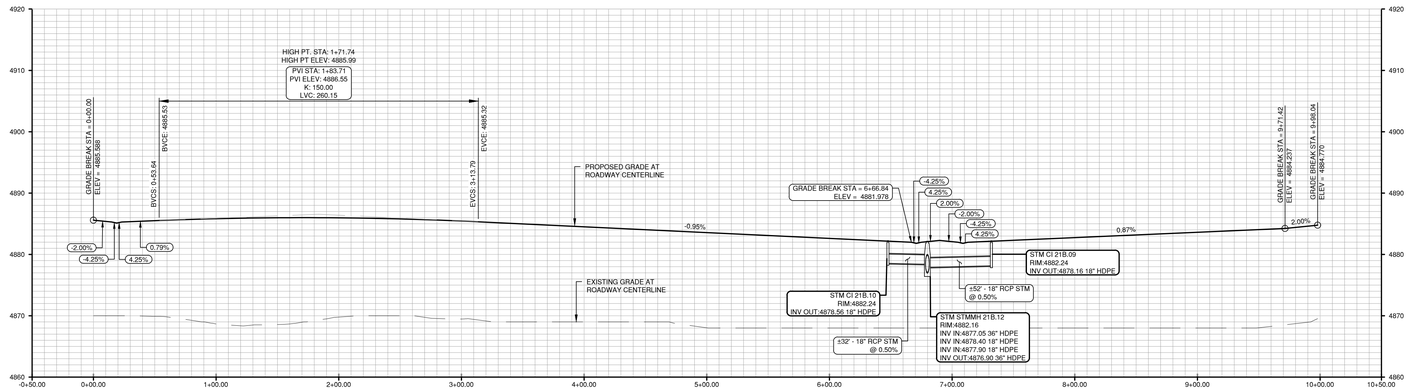
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.78



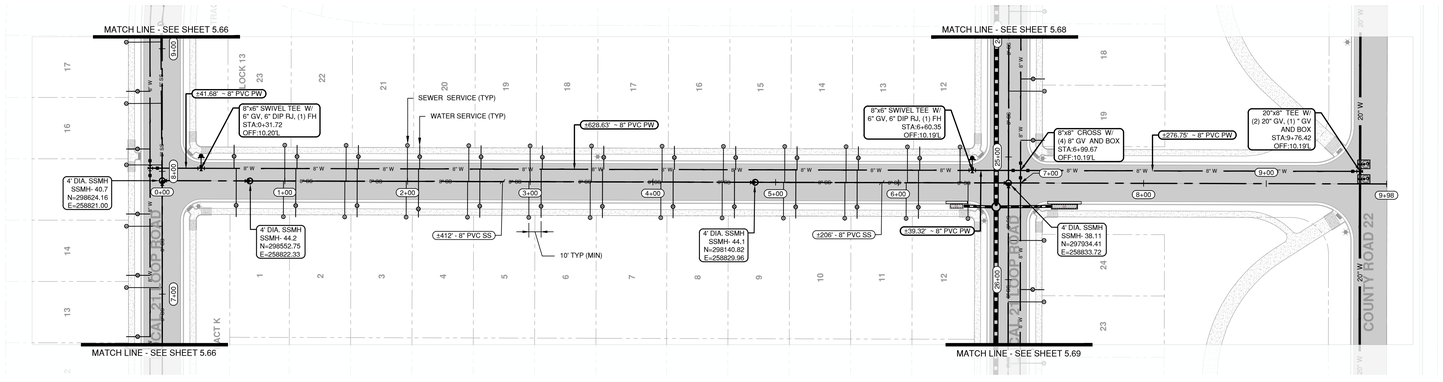
LOCAL ROAD 21-7 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



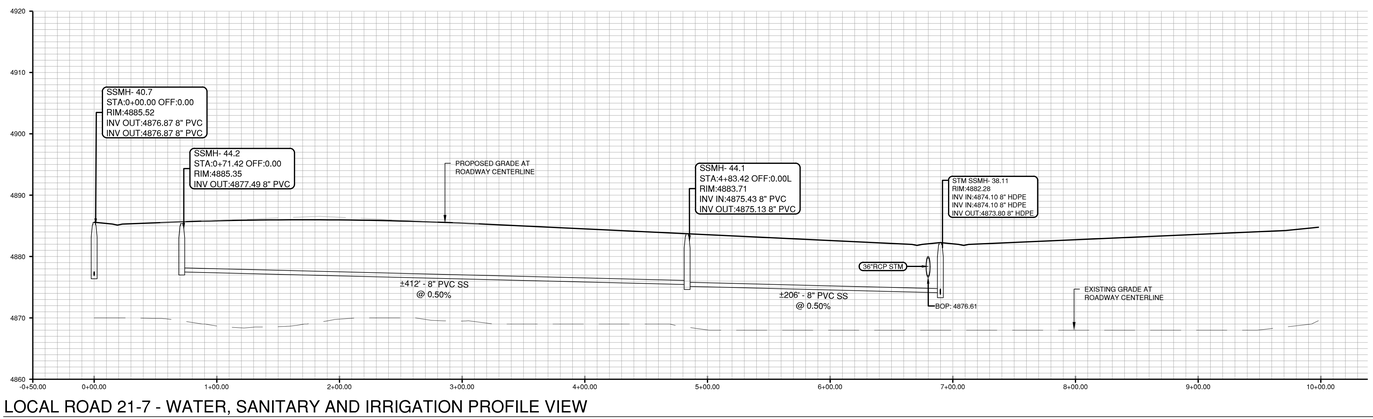
LOCAL ROAD 21-7 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



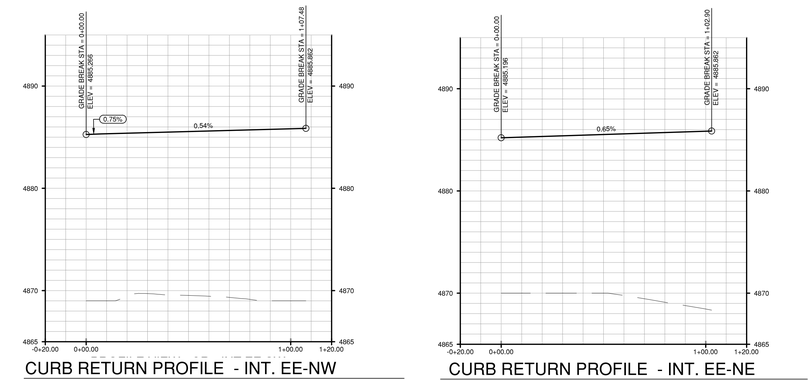
LOCAL ROAD 21-7 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



LOCAL ROAD 21-7 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

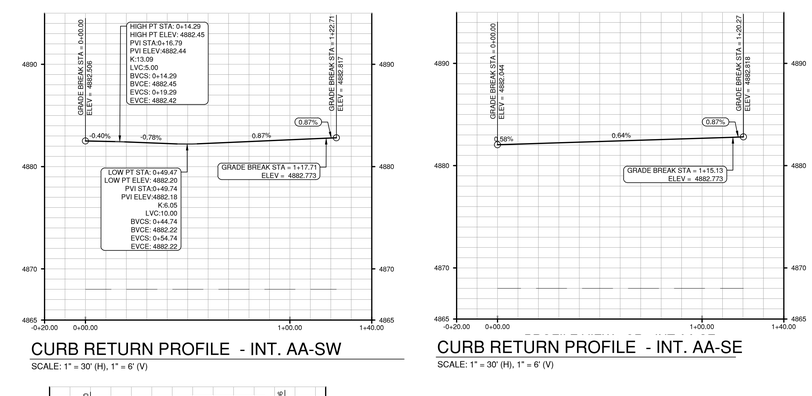


CURB RETURN PROFILE - INT. EE-NW

SCALE: 1" = 30' (H), 1" = 6' (V)

CURB RETURN PROFILE - INT. EE-NE

SCALE: 1" = 30' (H), 1" = 6' (V)

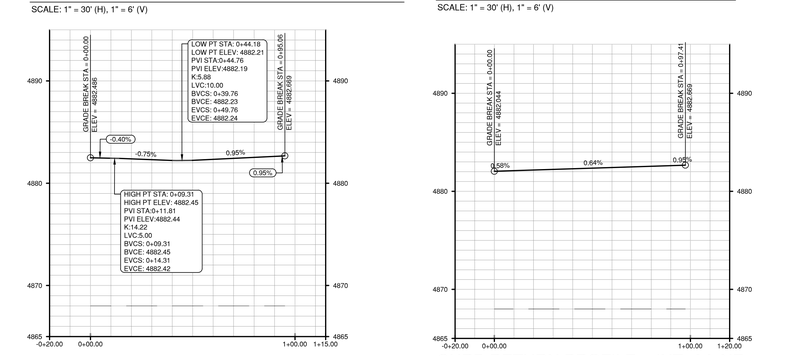


CURB RETURN PROFILE - INT. AA-SW

SCALE: 1" = 30' (H), 1" = 6' (V)

CURB RETURN PROFILE - INT. AA-SE

SCALE: 1" = 30' (H), 1" = 6' (V)



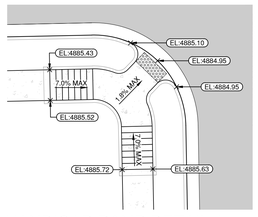
CURB RETURN PROFILE - INT. AA-NW

SCALE: 1" = 30' (H), 1" = 6' (V)

CURB RETURN PROFILE - INT. AA-NE

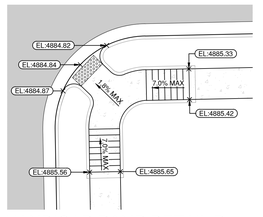
SCALE: 1" = 30' (H), 1" = 6' (V)

FOR CURB RETURN PROFILES - INT. II NW & NE - SEE SHEET 5.91



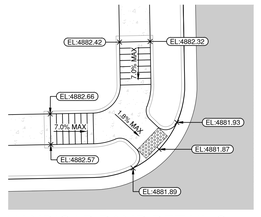
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



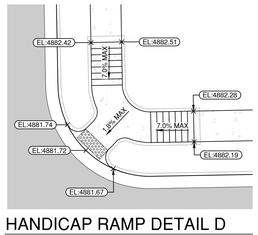
HANDICAP RAMP DETAIL B

SCALE: 1" = 10'



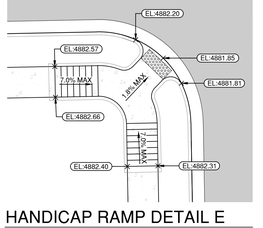
HANDICAP RAMP DETAIL C

SCALE: 1" = 10'



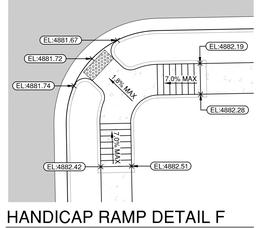
HANDICAP RAMP DETAIL D

SCALE: 1" = 10'



HANDICAP RAMP DETAIL E

SCALE: 1" = 10'



HANDICAP RAMP DETAIL F

SCALE: 1" = 10'

0 50 100 FEET

ENGINEER IN CHARGE:

CONSTRUCTION DOCUMENTS
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEERING

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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ELEVATION = 4721.56 (NAVD 88)

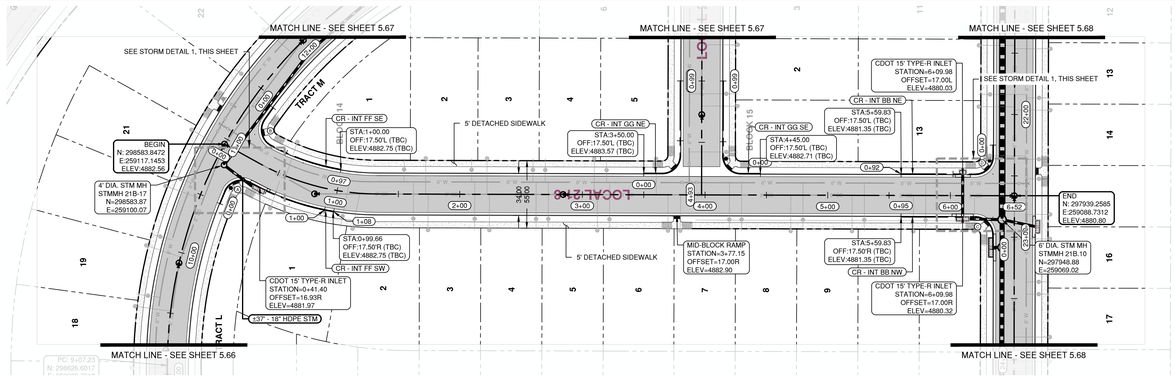
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD 21-7

REV	DESCRIPTION	BY	DATE

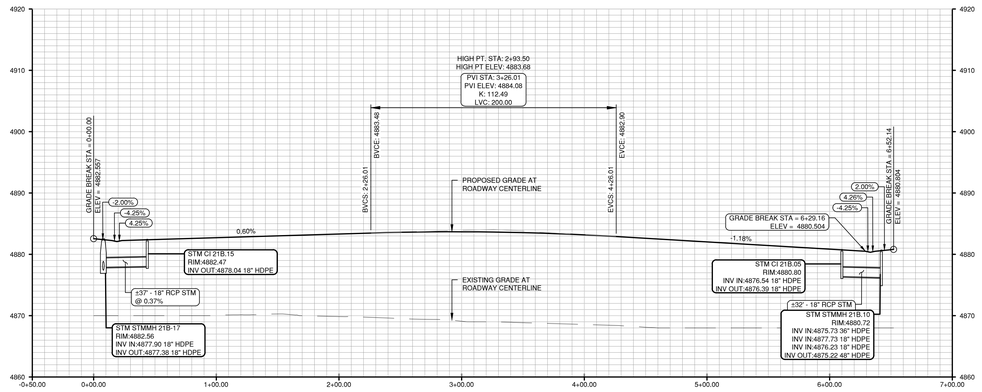
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.79



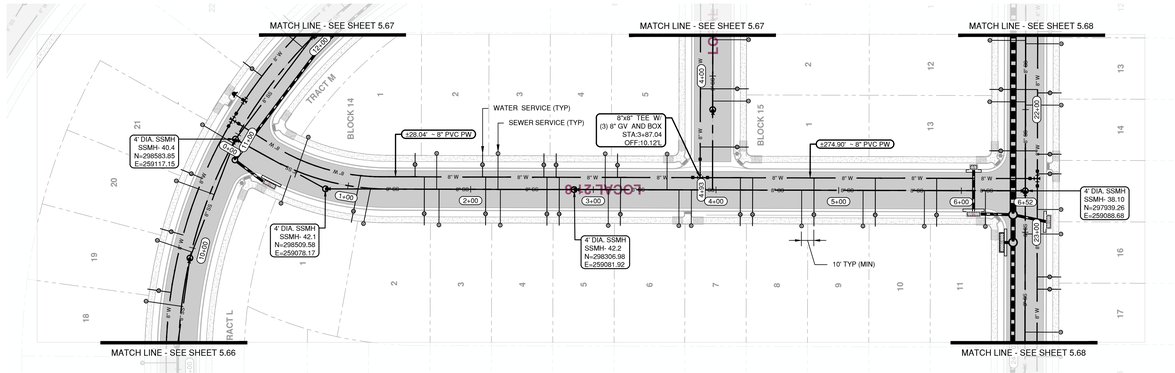
LOCAL ROAD 21-8 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50'



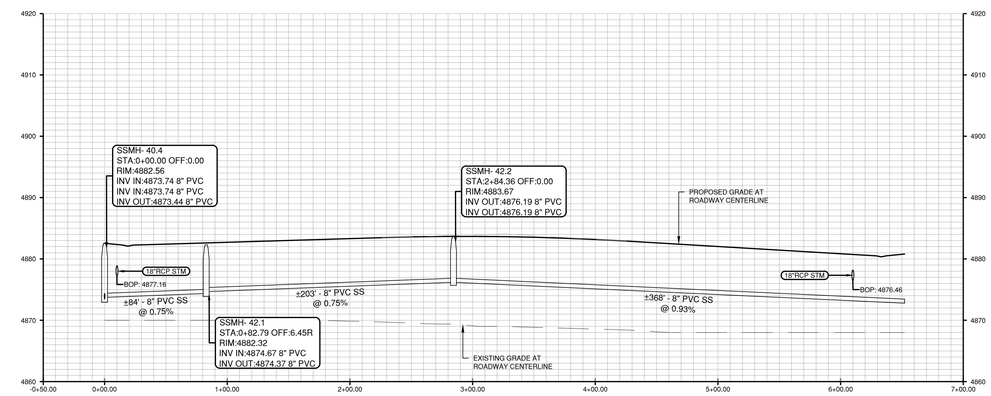
LOCAL ROAD 21-8 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



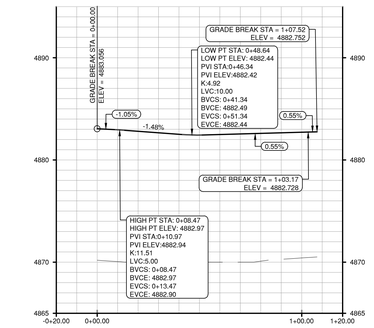
LOCAL ROAD 21-8 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50'



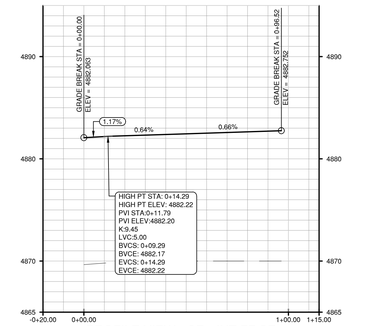
LOCAL ROAD 21-8 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



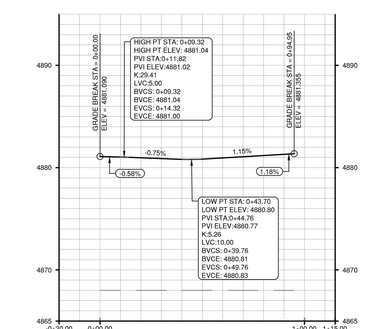
CURB RETURN PROFILE - INT. FF-SW

SCALE: 1" = 30' (H), 1" = 6' (V)



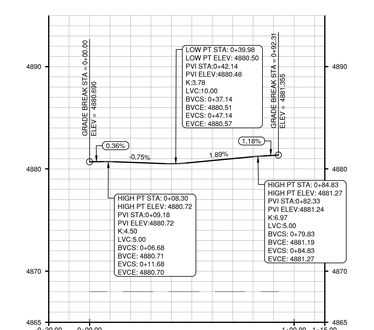
CURB RETURN PROFILE - INT. FF-SE

SCALE: 1" = 30' (H), 1" = 6' (V)



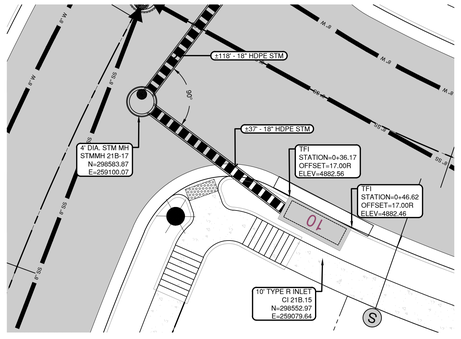
CURB RETURN PROFILE - INT. BB-NW

SCALE: 1" = 30' (H), 1" = 6' (V)



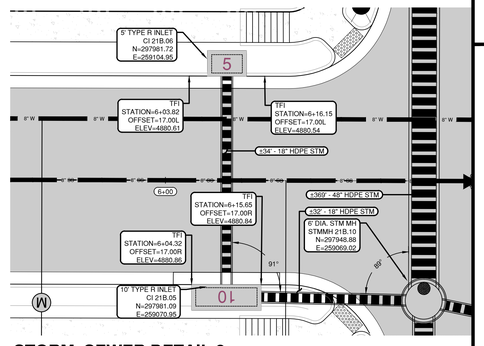
CURB RETURN PROFILE - INT. BB-NE

SCALE: 1" = 30' (H), 1" = 6' (V)



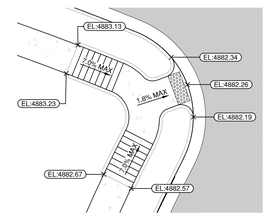
STORM SEWER DETAIL 1

SCALE: 1" = 10'



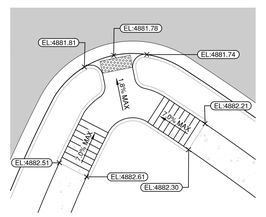
STORM SEWER DETAIL 2

SCALE: 1" = 10'



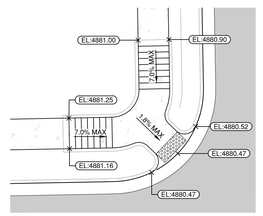
HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



HANDICAP RAMP DETAIL B

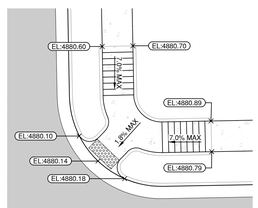
SCALE: 1" = 10'



HANDICAP RAMP DETAIL C

SCALE: 1" = 10'

0 50 100 FEET



HANDICAP RAMP DETAIL D

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO
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

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

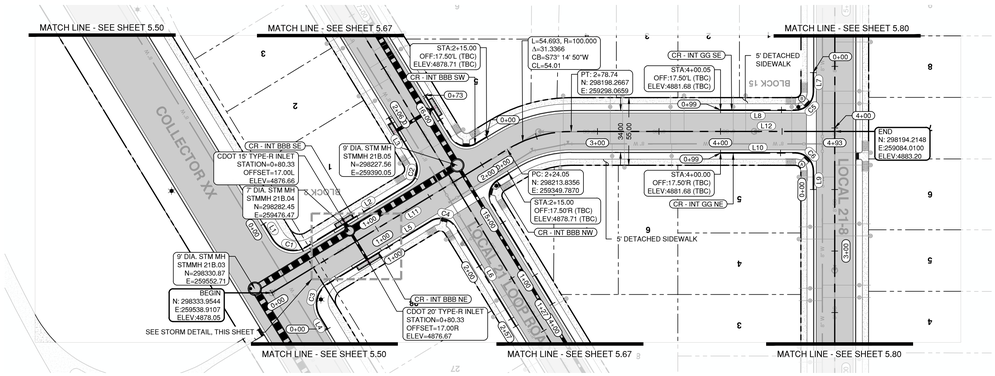
PLAN AND PROFILE
LOCAL ROAD 21-8

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER

C-5.80

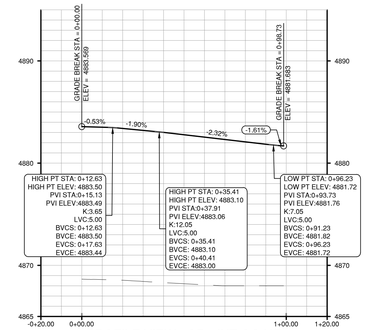


LOCAL ROAD 21-9 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'

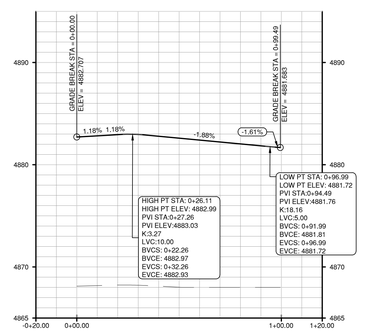
Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	14.26	N32° 24' 50.97"W	(259546.55,298278.08)	(259538.91,298290.12)
L2	97.69	S57° 34' 44.44"W	(259512.00,298296.13)	(259429.53,298243.75)
L3	40.17	S32° 25' 15.56"E	(259425.06,298223.74)	(259446.60,298189.83)
L4	11.74	S32° 25' 45.43"E	(259492.94,298362.50)	(259499.24,298352.59)
L5	97.69	S57° 34' 44.44"W	(259493.23,298325.67)	(259410.76,298273.30)
L6	94.27	N32° 25' 11.84"W	(259390.75,298277.76)	(259340.21,298357.34)
L7	15.87	N1° 03' 48.22"W	(259102.39,298146.69)	(259102.10,298162.56)
L8	60.85	N88° 55' 01.81"E	(259116.32,298177.32)	(259177.16,298178.47)
L9	15.13	S1° 03' 15.95"E	(259100.64,298241.67)	(259100.91,298226.55)
L10	60.82	N88° 54' 50.28"E	(259115.69,298212.32)	(259176.49,298213.47)
L11	224.05	S57° 34' 44.44"W	(259538.91,298333.95)	(259349.79,298213.84)
L12	214.09	S88° 54' 56.05"W	(259298.07,298198.27)	(259084.01,298194.21)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C3	19.50	30.63	S12° 34' 44.44"W	(259499.24,298352.59)	(259493.23,298325.67)
C4	14.50	22.78	N77° 25' 15.56"W	(259410.76,298273.30)	(259390.75,298277.76)
C1	19.50	30.63	N77° 25' 15.56"W	(259538.91,298290.12)	(259512.00,298296.13)
C2	14.50	22.78	S12° 34' 44.44"W	(259429.53,298243.75)	(259425.06,298223.74)
C5	14.50	22.77	N43° 55' 38.46"E	(259102.10,298162.56)	(259116.32,298177.32)
C6	14.50	22.78	S46° 04' 21.54"E	(259100.91,298226.55)	(259115.69,298212.32)



CURB RETURN PROFILE - INT. GG-NE

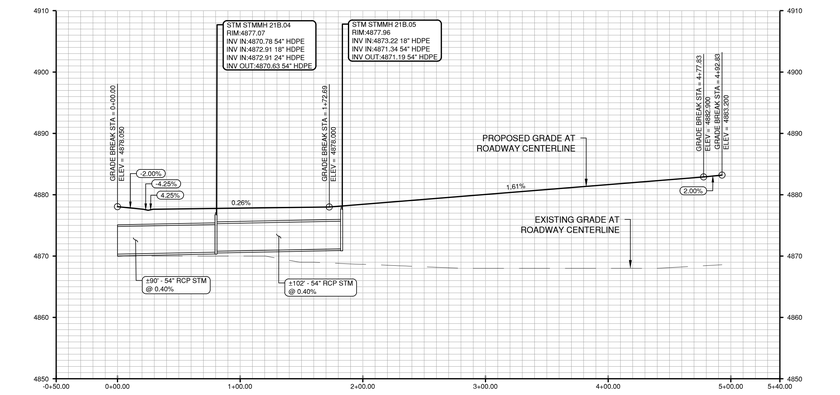
SCALE: 1" = 30' (H), 1" = 6' (V)



CURB RETURN PROFILE - INT. GG-SE

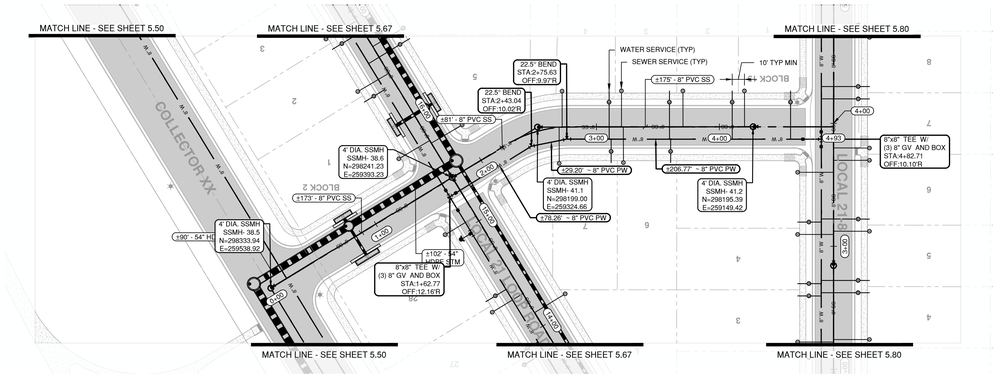
SCALE: 1" = 30' (H), 1" = 6' (V)

FOR INTERSECTION BBB CURB RETURN PROFILES, SEE SHEET C5.67



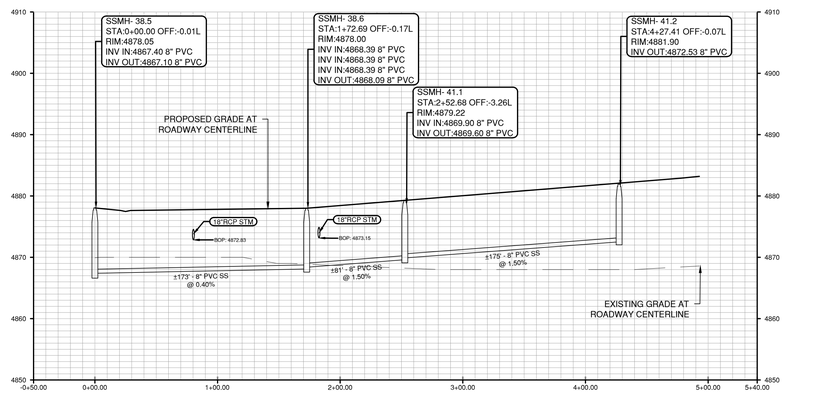
LOCAL ROAD 21-9 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



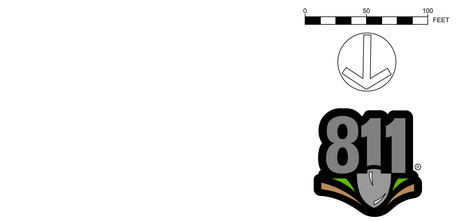
LOCAL ROAD 21-9 - WATER, SANITARY AND IRRIGATION PLAN VIEW

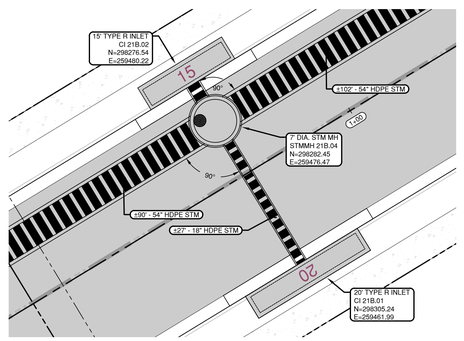
SCALE: 1" = 50'



LOCAL ROAD 21-9 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

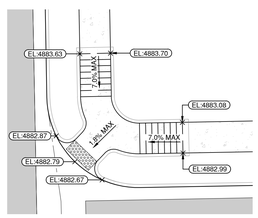
SCALE: 1" = 50' (H), 1" = 10' (V)





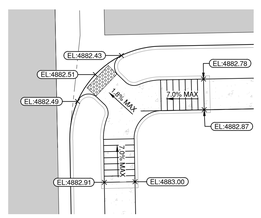
STORM SEWER DETAIL

SCALE: 1" = 10'



HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



HANDICAP RAMP DETAIL B

SCALE: 1" = 10'

ENGINEER IN CHARGE:

CONSTRUCTION PLANS
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.
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BENCHMARK

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ELEVATION = 4721.56 (NAVD 88)

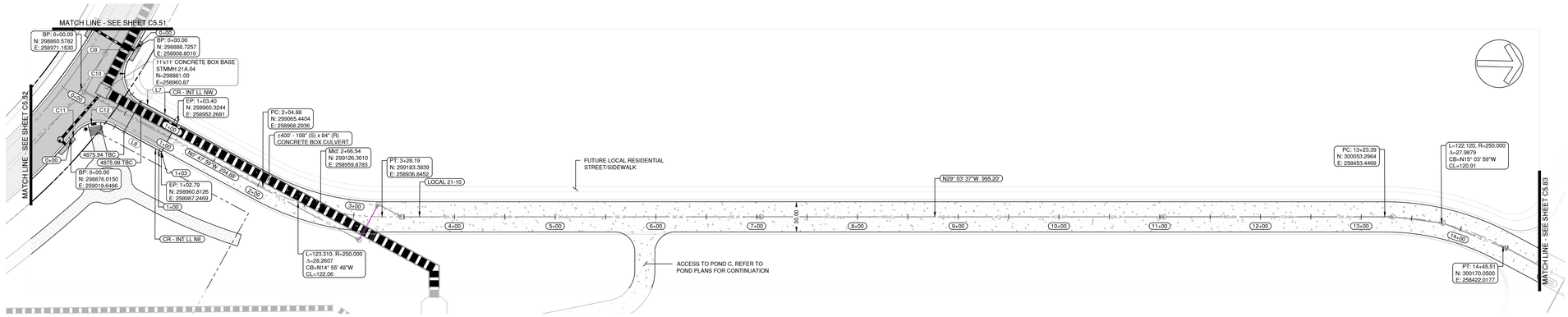
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD 21-9

REV	DESCRIPTION	BY	DATE

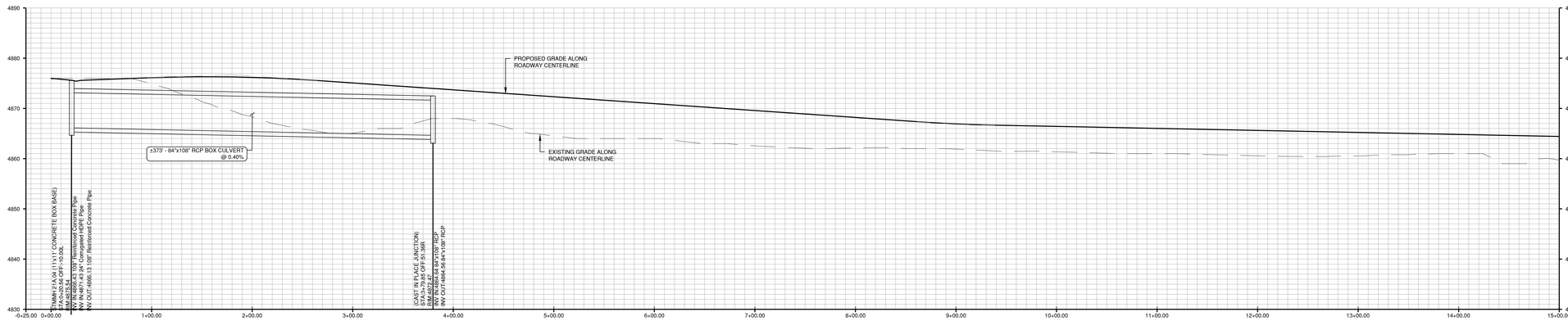
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.81



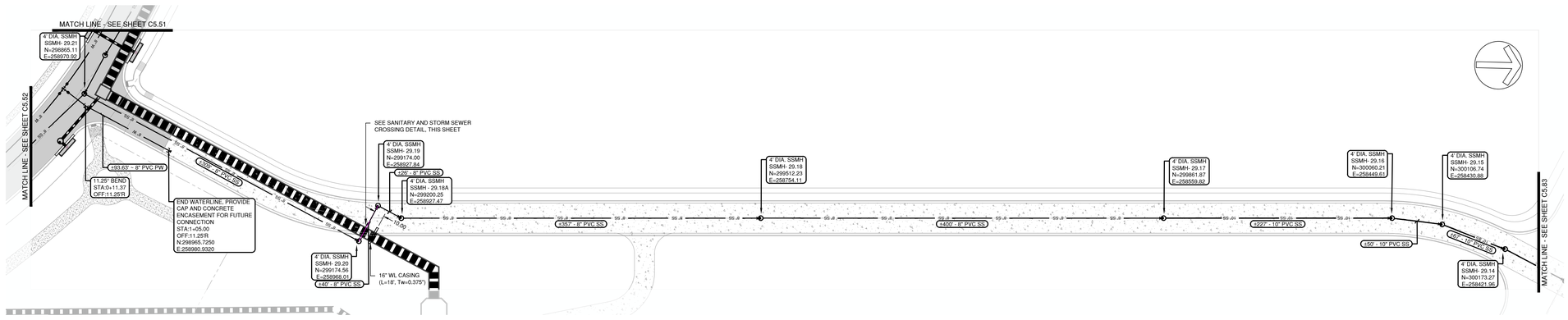
LOCAL ROAD 21-10 STA 0+00 to 14+50 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



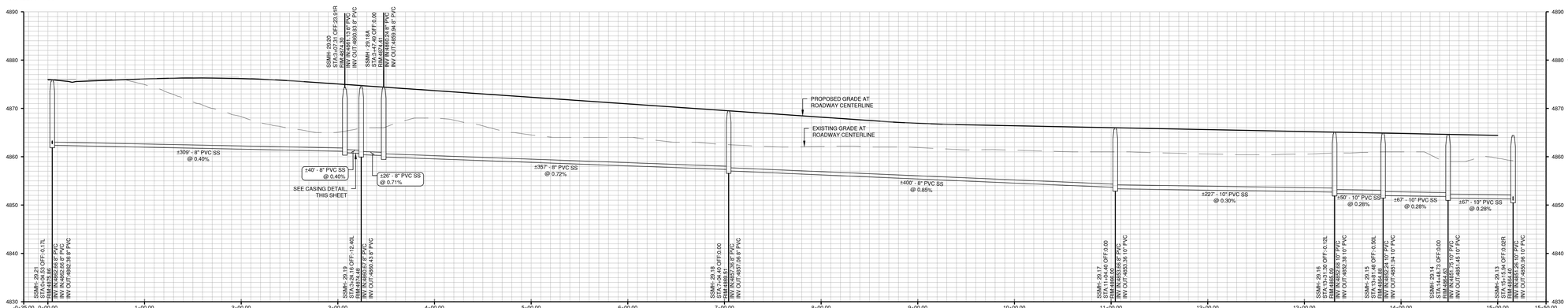
LOCAL ROAD 21-10 STA 0+00 TO 14+50 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



LOCAL ROAD 21-10 STA 0+00 TO 14+50 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'

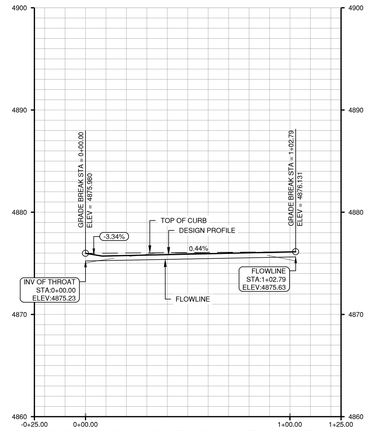


LOCAL ROAD 21-10 STA 0+00 to 14+50 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

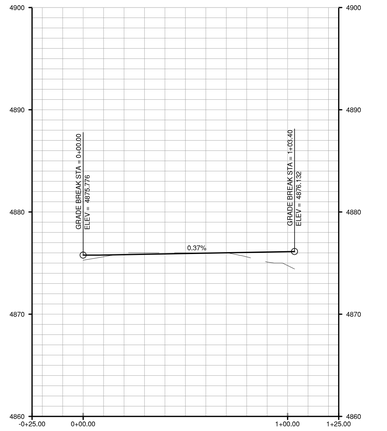
CURB RETURN PROFILE - INT. LL NE

SCALE: 1" = 30' (H), 1" = 6' (V)



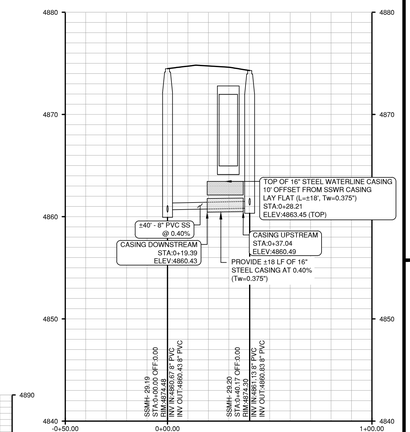
CURB RETURN PROFILE - INT. LL NW

SCALE: 1" = 30' (H), 1" = 6' (V)



SANITARY AND STORM SEWER CROSSING

SCALE: 1" = 30' (H), 1" = 6' (V)



811

0 50 100 FEET

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L7	42.10	N0° 47' 14.90"W	(258952.85,298918.23)	(258952.27,299960.32)
L8	54.65	N0° 48' 31.93"W	(258988.02,298906.17)	(258987.25,298960.81)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C11	522.57	8.09	N78° 17' 06.95"W	(259019.65,298876.01)	(259011.73,298877.66)
C12	29.66	40.06	N39° 44' 31.17"W	(259011.73,298877.66)	(258988.02,298906.17)
C8	1269.50	13.37	S88° 22' 10.48"E	(258908.80,298888.73)	(258922.17,298888.35)
C10	29.50	47.93	N45° 44' 52.37"E	(258922.17,298888.35)	(258952.85,298918.23)

ENGINEER IN CHARGE:

COLORADO PE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE E-101
ENGLEWOOD, CO 80112
(720) 206-6931
OPERDUE@STRATEGICSITEDESIGNS.COM
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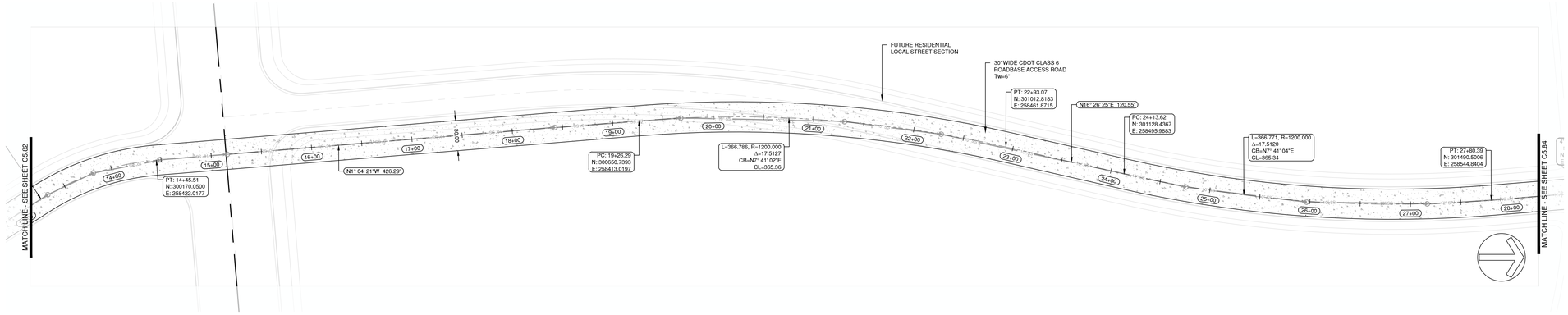
ELEVATION = 4721.56 (NAVD 88)

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

PLAN AND PROFILE
LOCAL ROAD
21-10
STA 0+00 TO 14+50

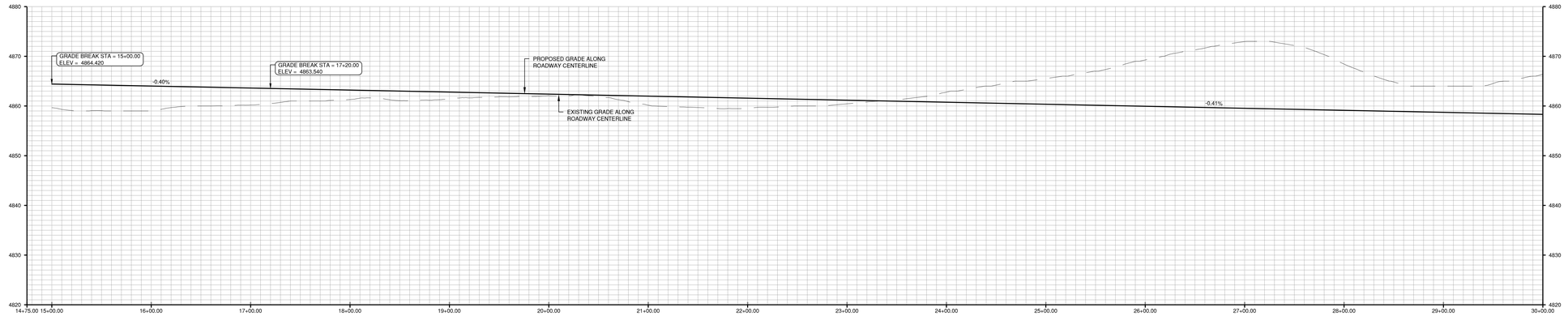
REV	DESCRIPTION	BY	DATE

JOB NO: 1903-001
ORIGINAL ISSUE: 03/15/2021
DESIGN BY: CLP
CHECKED BY: CLP
SCALE: VARIES
SHEET NUMBER
C-5.82



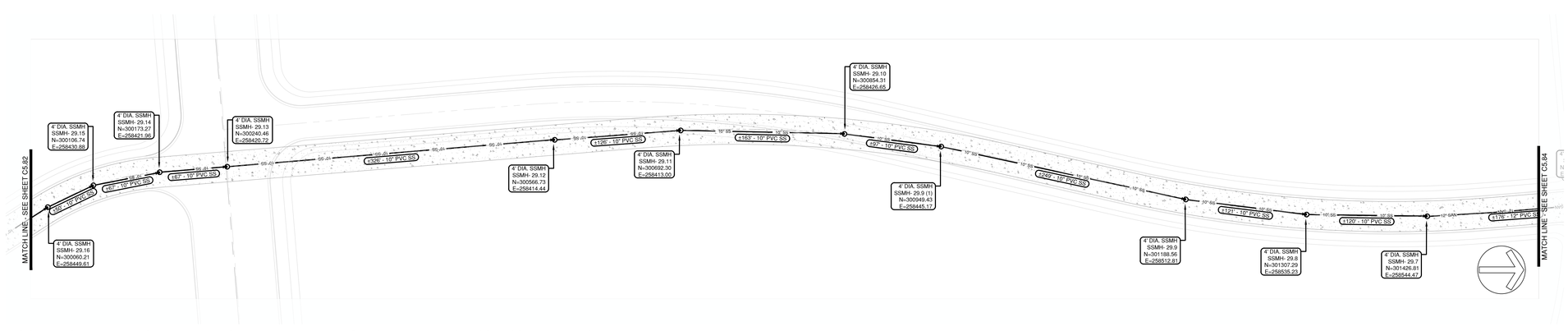
LOCAL ROAD 21-10 STA 14+50 to 28+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



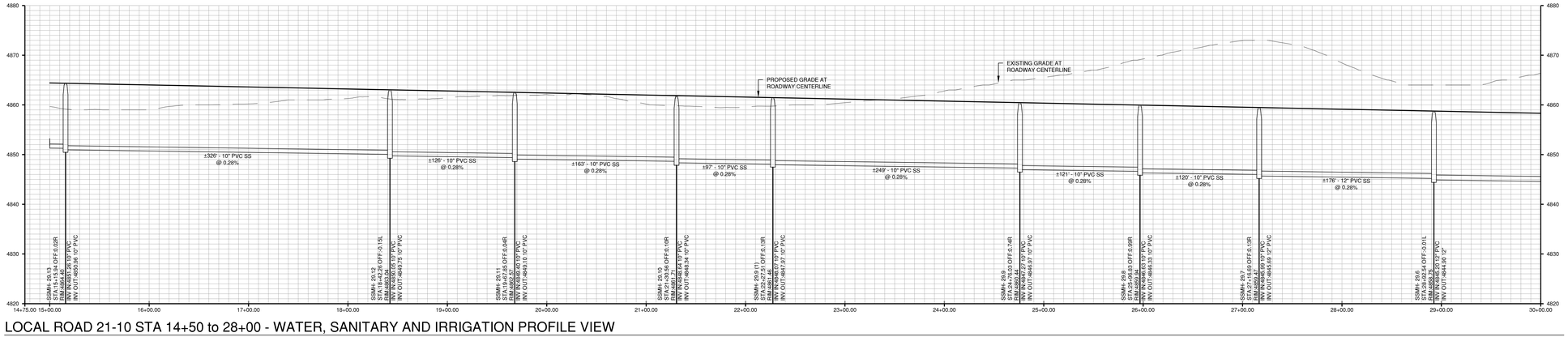
LOCAL ROAD 21-10 STA 14+50 to 28+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



LOCAL ROAD 21-10 STA 14+50 TO 28+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



LOCAL ROAD 21-10 STA 14+50 to 28+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

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
CPERDUE@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)

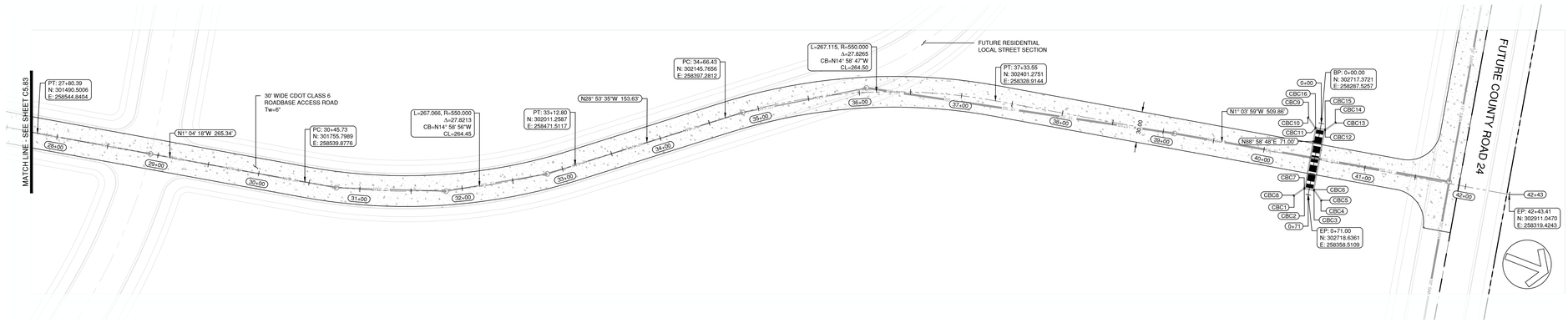
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD
21-10
STA 14+50 TO 28+00

REV	DESCRIPTION	BY	DATE

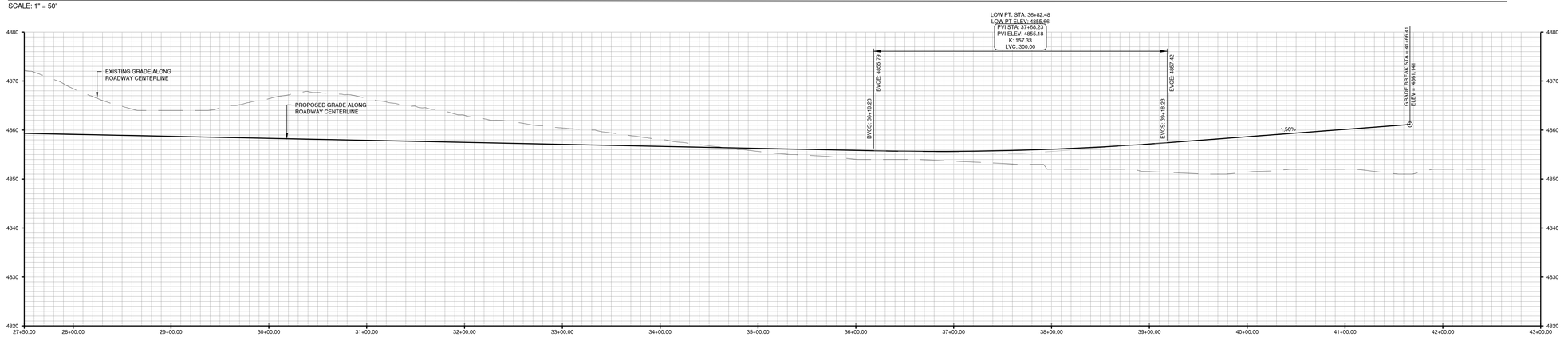
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.83



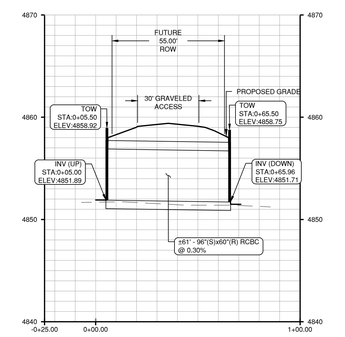
LOCAL ROAD 21-10 STA 28+00 to 42+43 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



LOCAL ROAD 21-10 STA 28+00 to 42+43 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



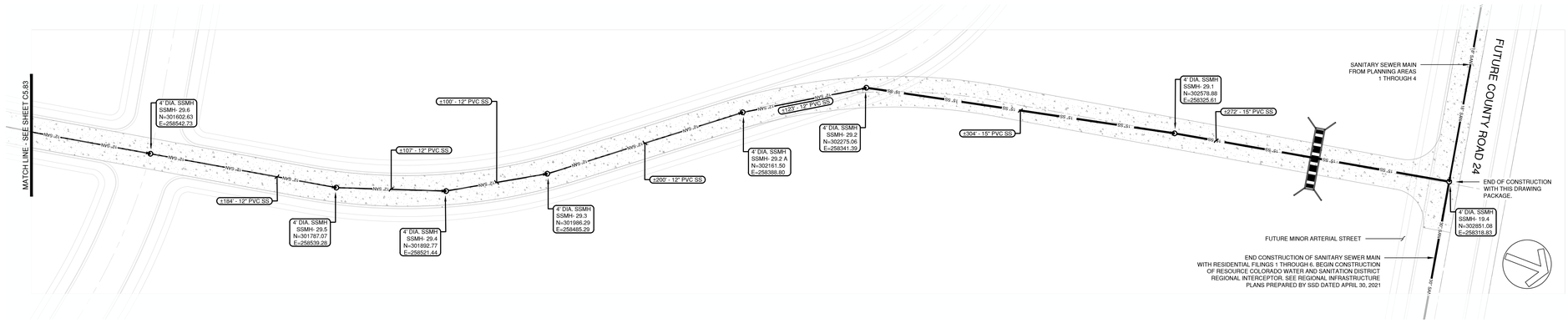
CBC PROFILE

SCALE: 1" = 30' (H), 1" = 6' (V)

Point Table				
Point #	Elevation	Northing	Easting	Description
482	4855.90	302705.38	258362.23	CBC1
483	4851.49	302713.72	258353.60	CBC2
484	4851.49	302723.38	258353.43	CBC3
485	4855.90	302732.01	258361.76	CBC4
486	4856.00	302732.59	258361.16	CBC5
487	4858.00	302723.53	258352.42	CBC6
488	4858.00	302713.53	258352.60	CBC7
489	4856.00	302704.79	258361.66	CBC8
490	4856.40	302704.00	258284.28	CBC9
491	4856.40	302703.42	258284.88	CBC10
492	4858.00	302712.48	258293.61	CBC11
493	4858.00	302722.48	258293.44	CBC12
494	4856.40	302731.22	258284.38	CBC13
495	4856.40	302730.62	258283.80	CBC14
496	4851.89	302722.29	258292.44	CBC15
497	4851.91	302712.63	258292.61	CBC16

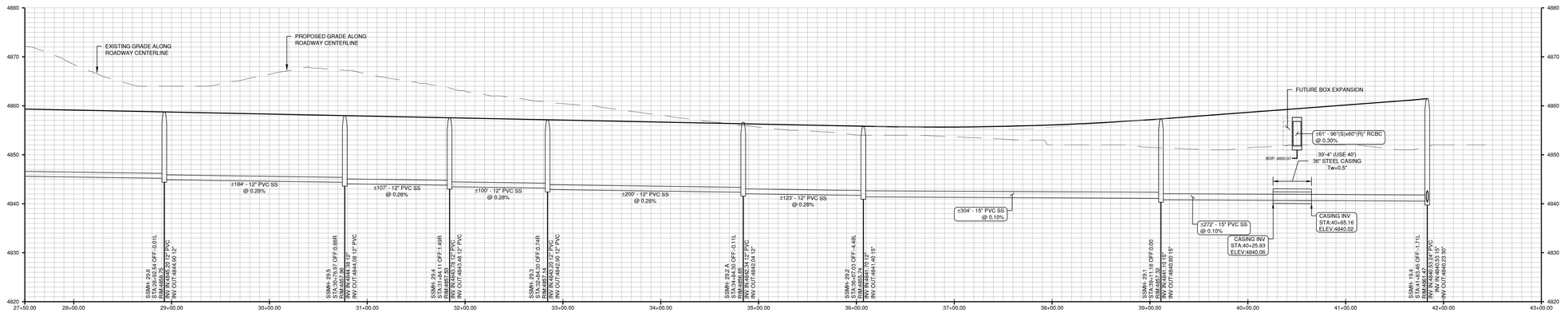
CBC HEADWALL INFORMATION

SCALE: 1" = 30' (H), 1" = 6' (V)



LOCAL ROAD 21-10 STA 28+00 TO 42+43 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



LOCAL ROAD 21-10 STA 28+00 TO 42+43 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER L. PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

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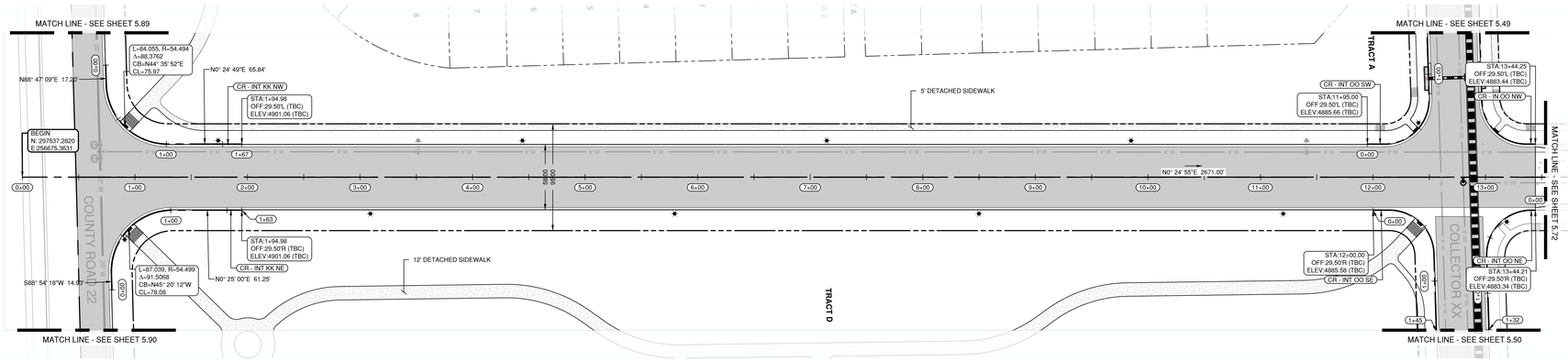
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

PLAN AND PROFILE
LOCAL ROAD
21-10
STA 28+00 TO 43+42

REV	DESCRIPTION	BY	DATE

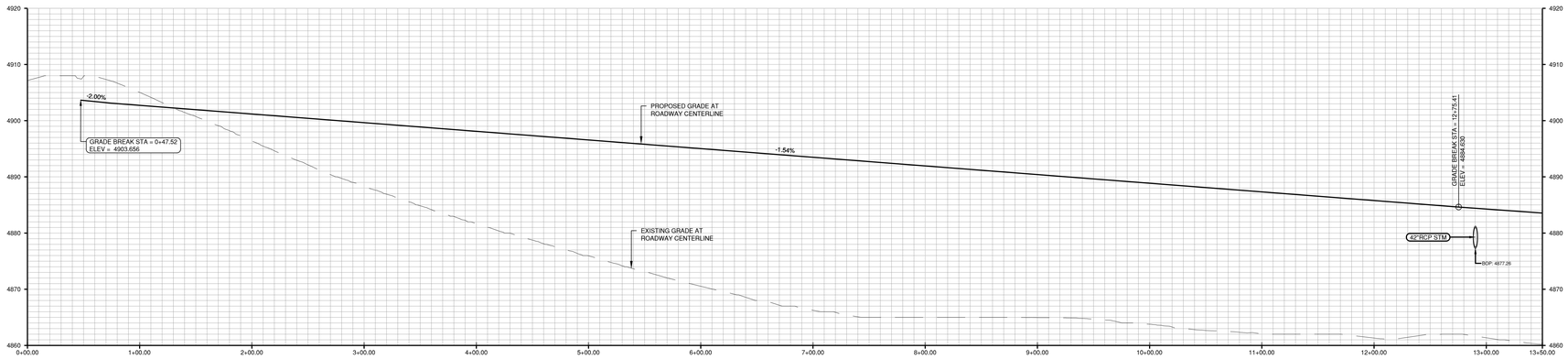
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C5.84



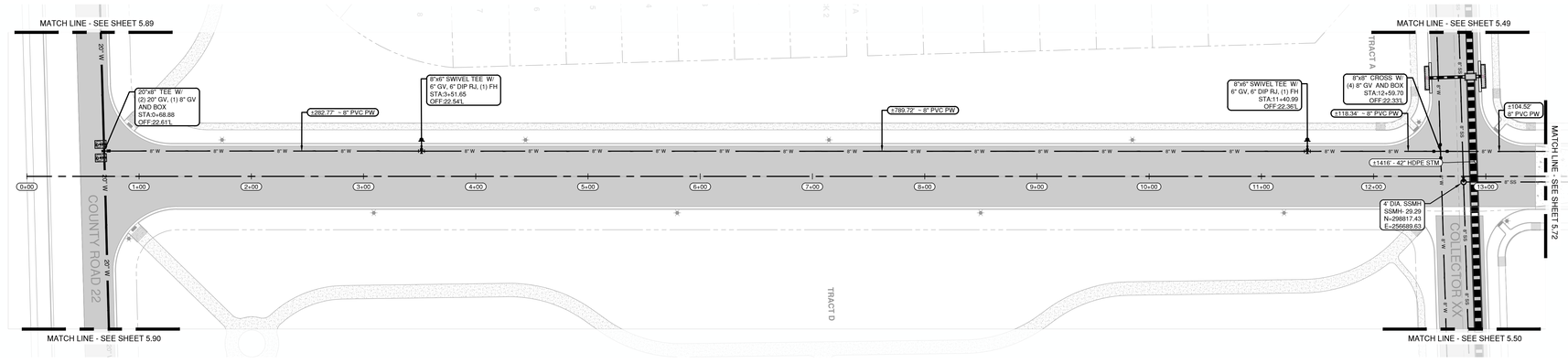
COUNTY ROAD 52 STA 0+00 to 13+50 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50'



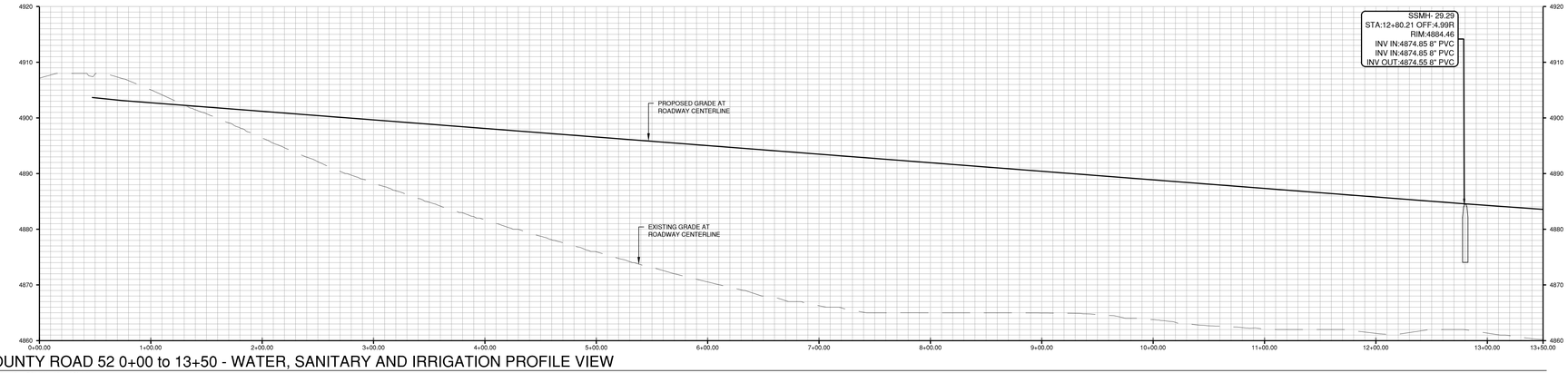
COUNTY ROAD 52 STA 0+00 to 13+50 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



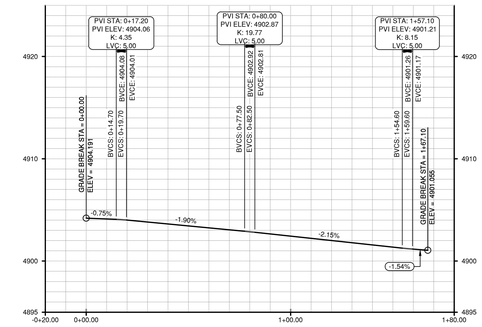
COUNTY ROAD 52 STA 0+00 to 13+50 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50'



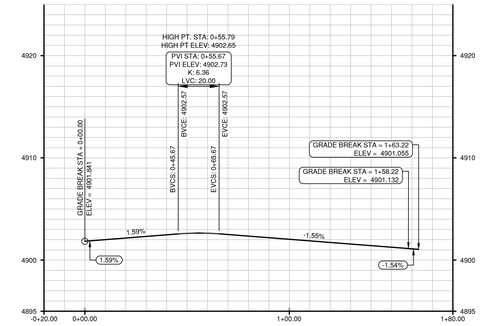
COUNTY ROAD 52 0+00 to 13+50 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



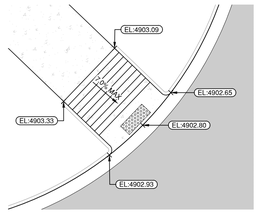
CURB RETURN PROFILE - INT. KK NW

SCALE: 1" = 30' (H), 1" = 6' (V)



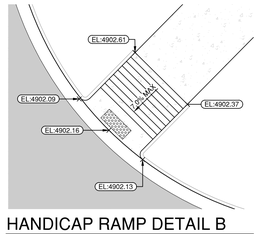
CURB RETURN PROFILE - INT. KK NE

SCALE: 1" = 30' (H), 1" = 6' (V)



HANDICAP RAMP DETAIL A

SCALE: 1" = 10'



HANDICAP RAMP DETAIL B

SCALE: 1" = 10'

0 50 100 Feet

811

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER
PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

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

STRATEGIC SITE DESIGNS

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BENCHMARK

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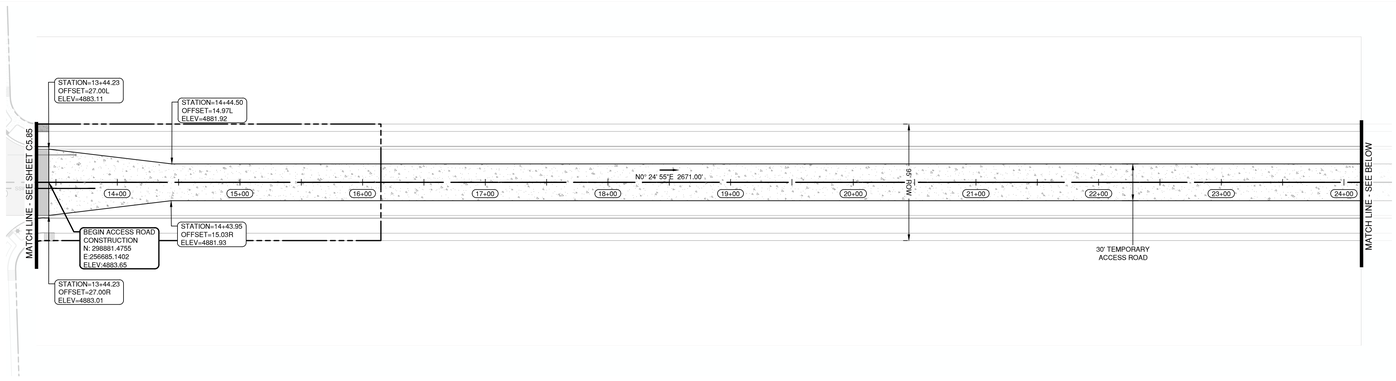
ELEVATION = 4721.56 (NAVD 88)

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

PLAN AND PROFILE
COUNTY ROAD 52

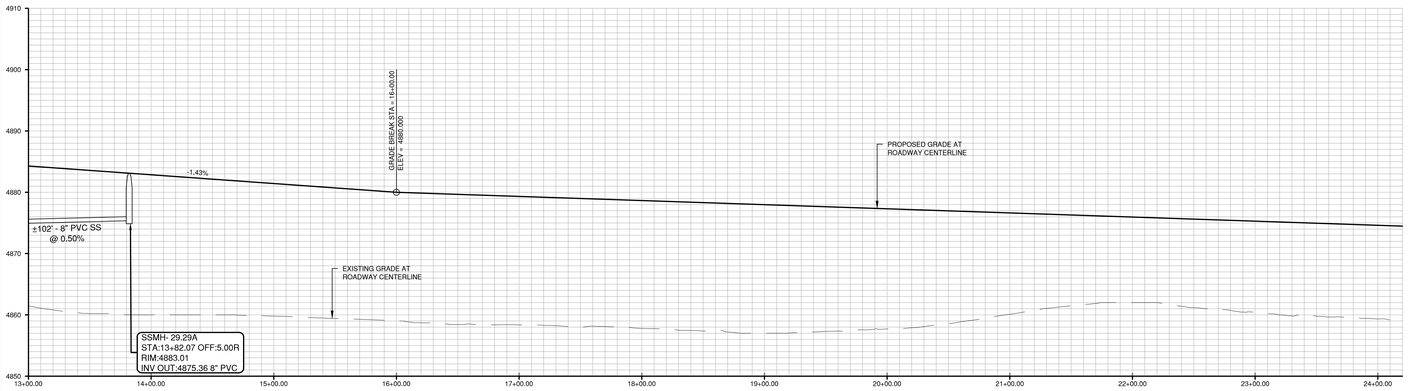
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C-5.85



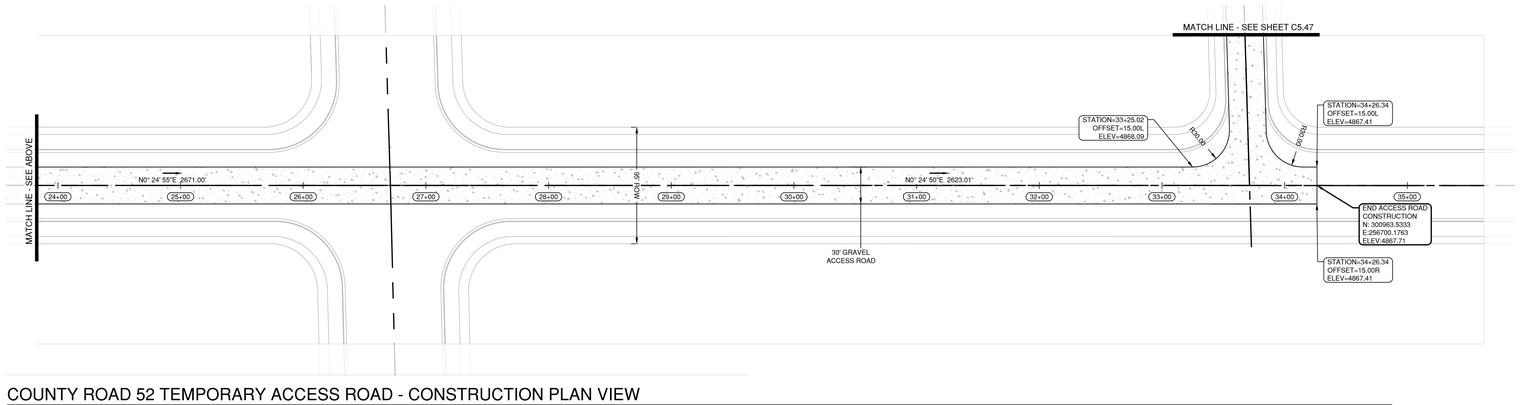
COUNTY ROAD 52 TEMPORARY ACCESS ROAD - CONSTRUCTION PLAN VIEW

SCALE: 1" = 50'



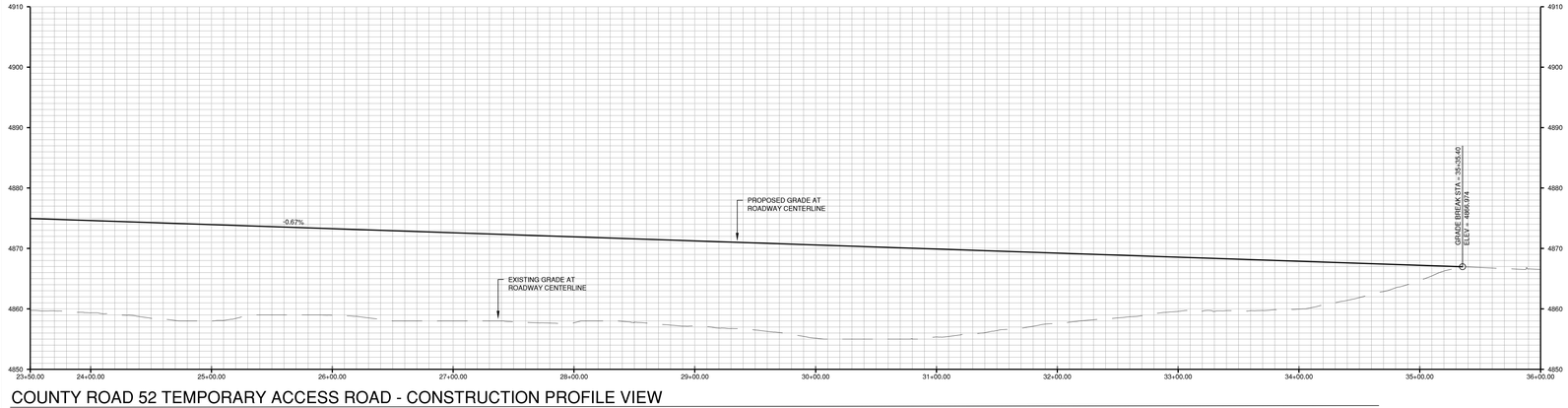
COUNTY ROAD 52 TEMPORARY ACCESS ROAD - - CONSTRUCTION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



COUNTY ROAD 52 TEMPORARY ACCESS ROAD - CONSTRUCTION PLAN VIEW

SCALE: 1" = 50'



COUNTY ROAD 52 TEMPORARY ACCESS ROAD - CONSTRUCTION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER L. PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

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

PLAN AND PROFILE COUNTY ROAD 52 TEMPORARY ACCESS ROAD

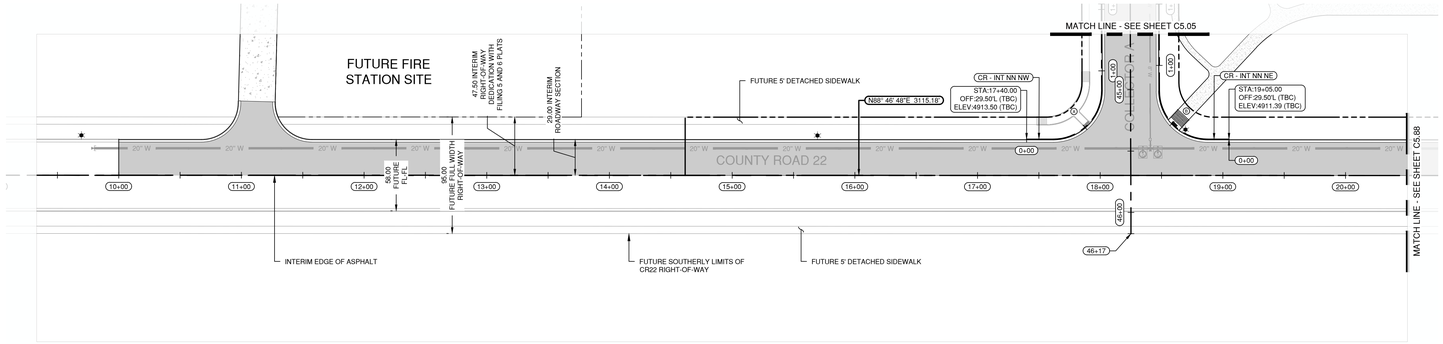
REV	DESCRIPTION	BY	DATE

0 50 100 Feet

811

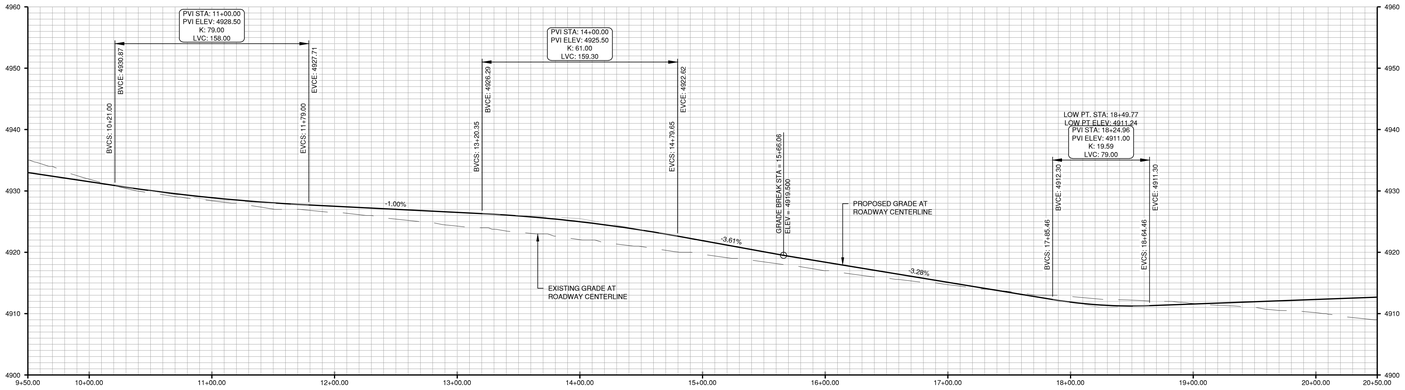
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 50'

SHEET NUMBER
C-5.86



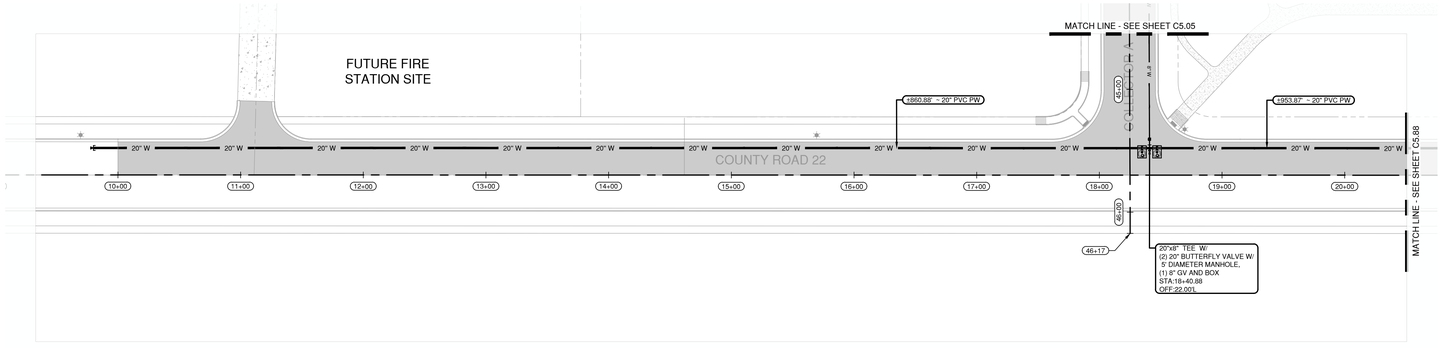
COUNTY ROAD 22 STA 10+00 to 20+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



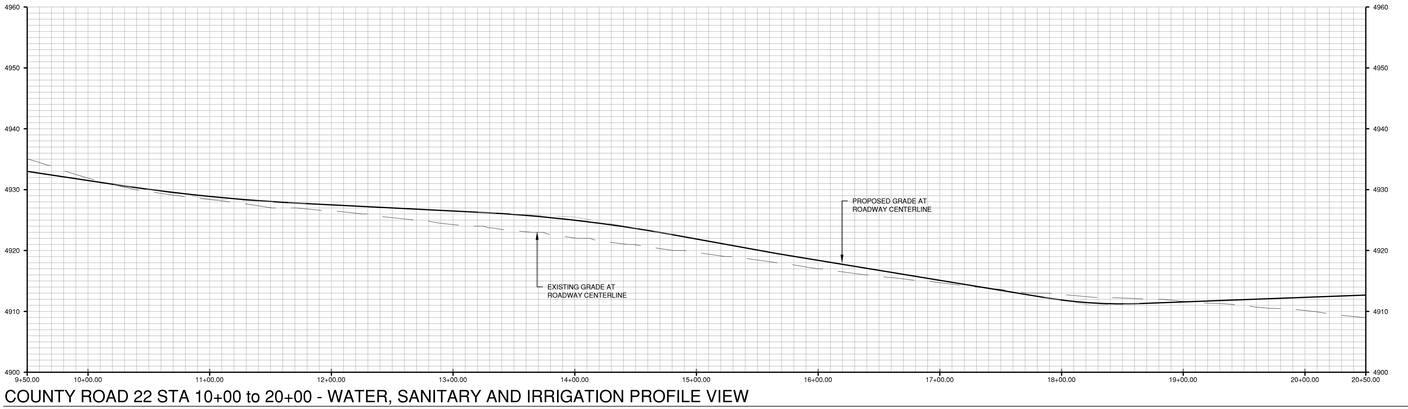
COUNTY ROAD 22 STA 10+00 to 20+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



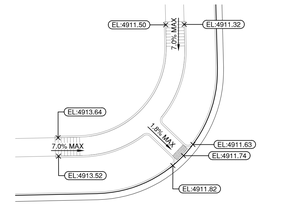
COUNTY ROAD 22 STA 10+00 to 20+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



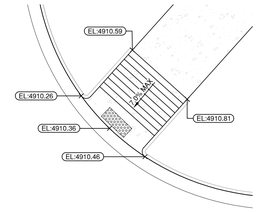
COUNTY ROAD 22 STA 10+00 to 20+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



HANDICAP RAMP DETAIL A

SCALE: 1" = 20'



HANDICAP RAMP DETAIL B

SCALE: 1" = 10'

0 50 100 FEET

811

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER L. PERDUE
PE-0038915
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

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ELEVATION = 4721.56 (NAVD 88)

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

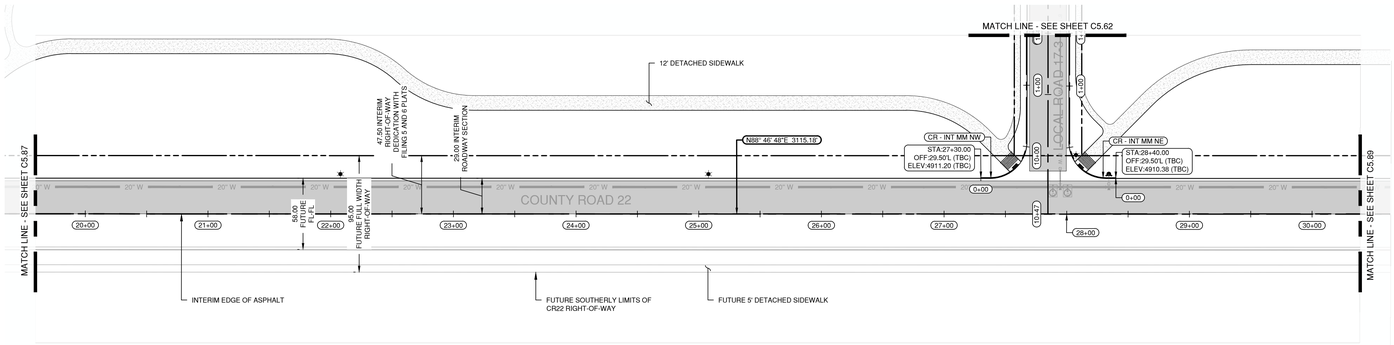
PLAN AND PROFILE COUNTY ROAD 22

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

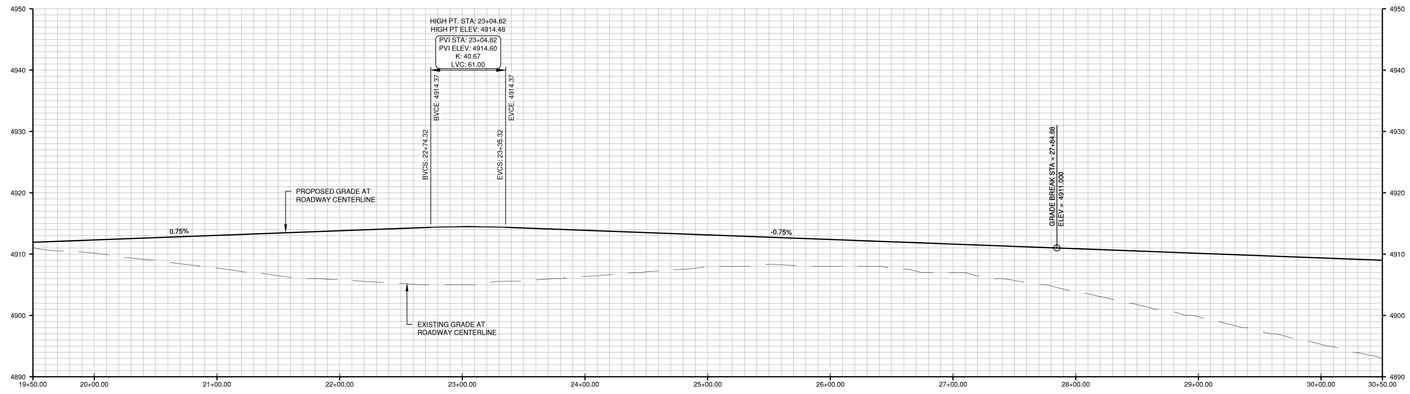
SHEET NUMBER

C-5.87



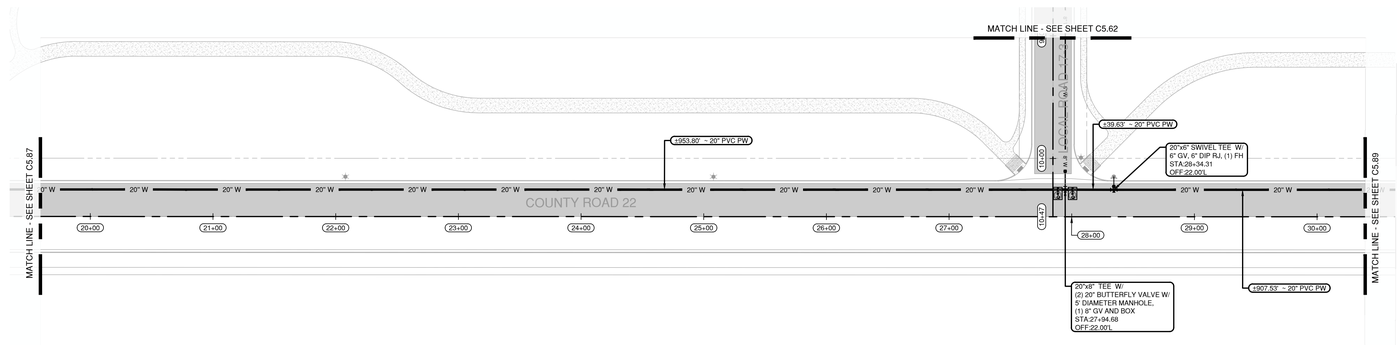
COUNTY ROAD 22 STA 20+00 to 30+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



COUNTY ROAD 22 STA 20+00 to 30+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



COUNTY ROAD 22 STA 20+00 to 30+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



COUNTY ROAD 22 STA 20+00 to 30+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

0 50 100 FEET

811

ENGINEER IN CHARGE:

COLORADO
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

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(720) 206-6931
CPERDUE@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.

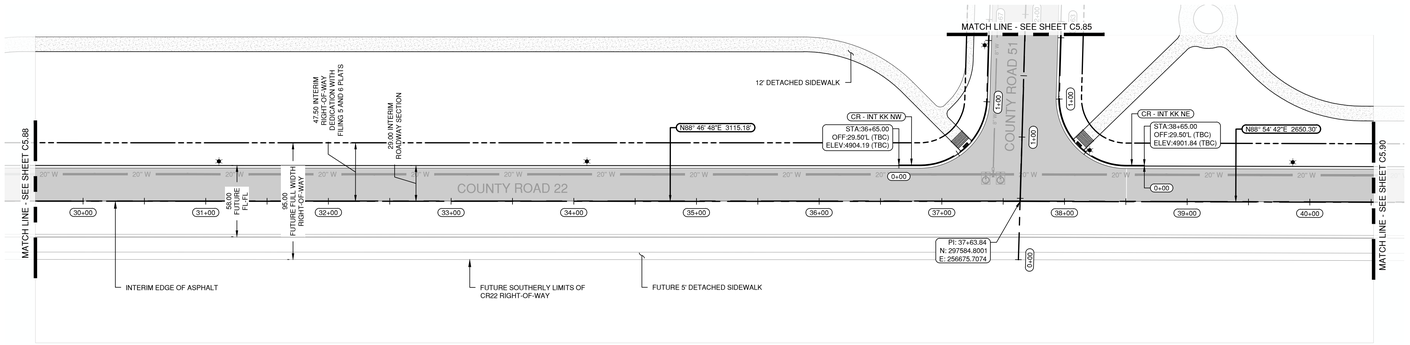
ELEVATION = 4721.56 (NAVD 88)

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

PLAN AND PROFILE COUNTY ROAD 22

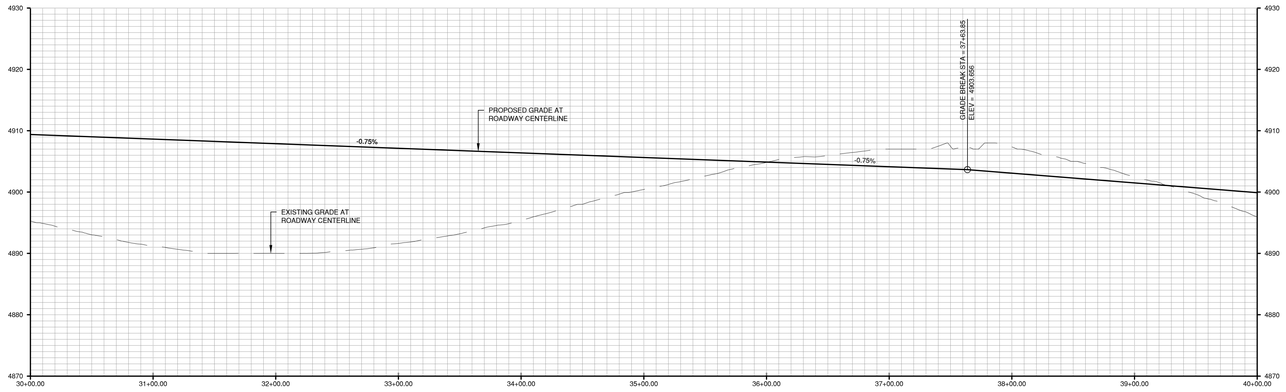
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C-5.88



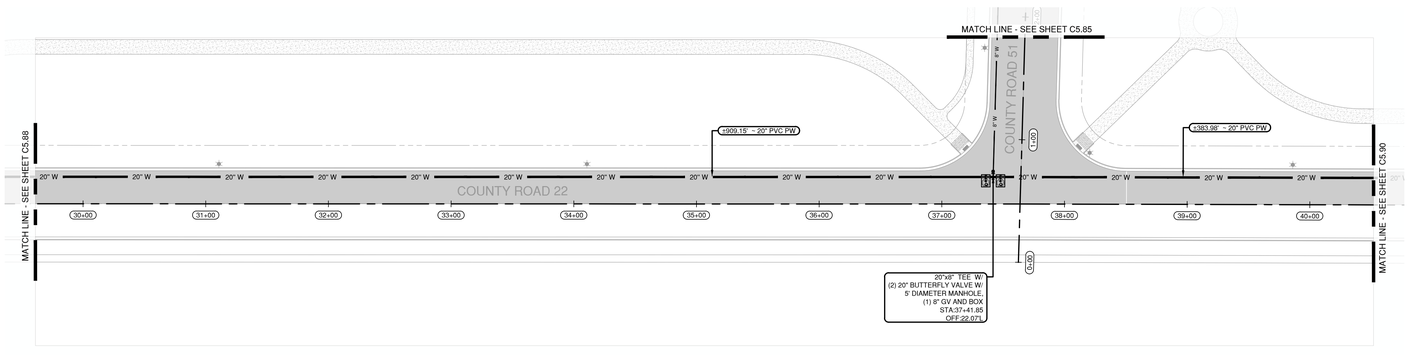
COUNTY ROAD 22 STA 30+00 to 40+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



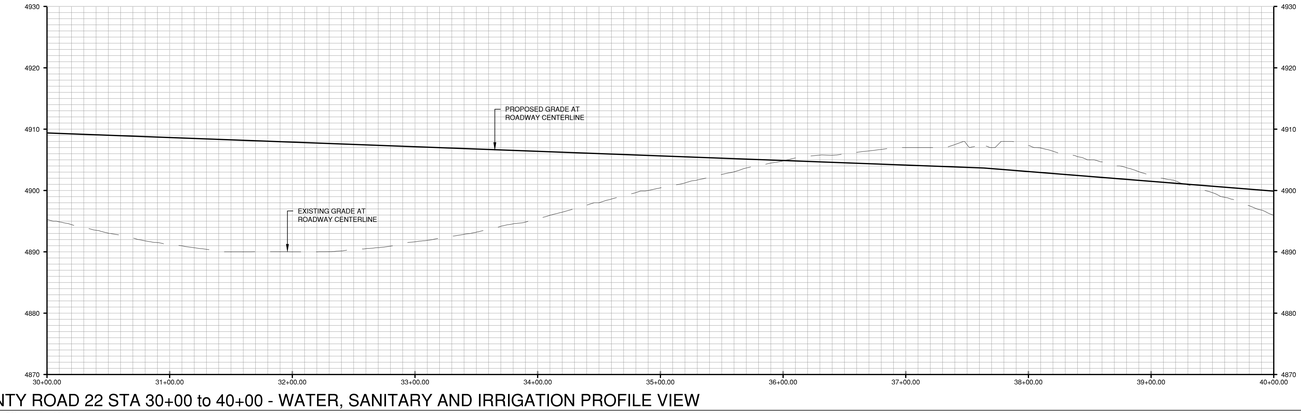
COUNTY ROAD 22 STA 30+00 to 40+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



COUNTY ROAD 22 STA 30+00 to 40+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



COUNTY ROAD 22 STA 30+00 to 40+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

0 50 100 FEET

811

ENGINEER IN CHARGE:

COLORADO PE NUMBER 38282 CHRISTOPHER L. PERDUE PRELIMINARY NOT FOR CONSTRUCTION FINAL ENGINEER

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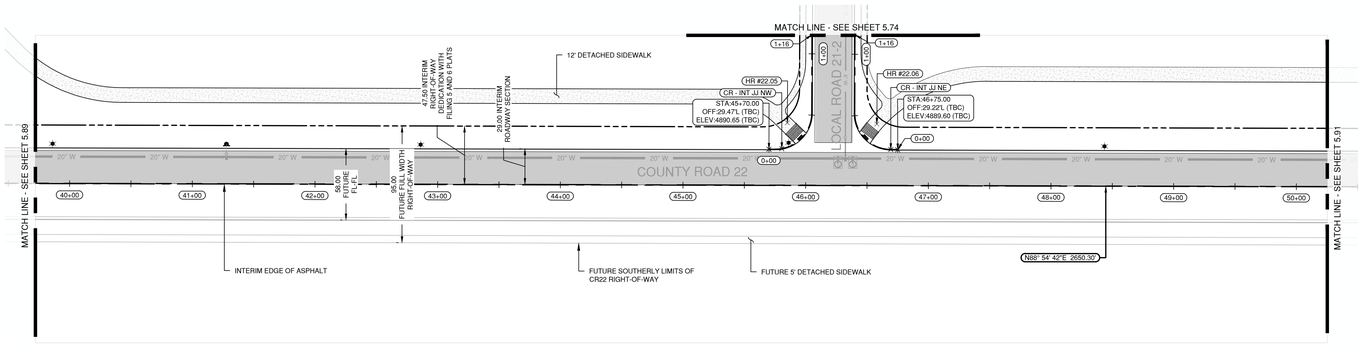
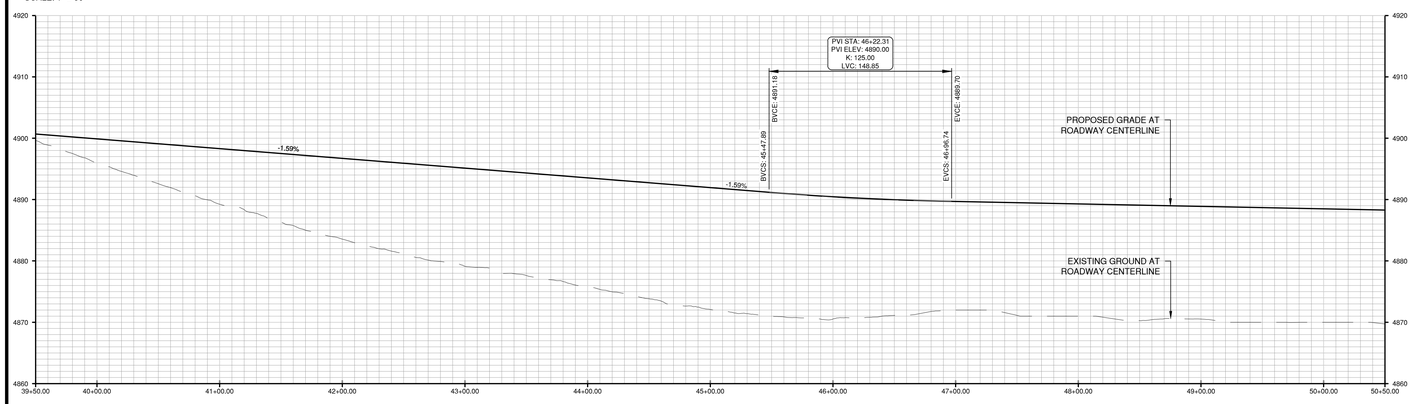
SHEET NUMBER

C-5.89



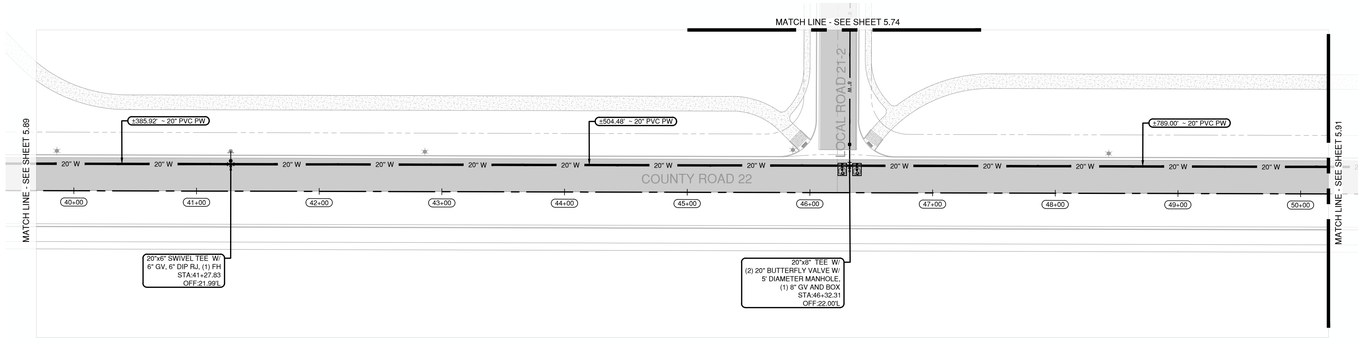
COUNTY ROAD 22 STA 40+00 to 50+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



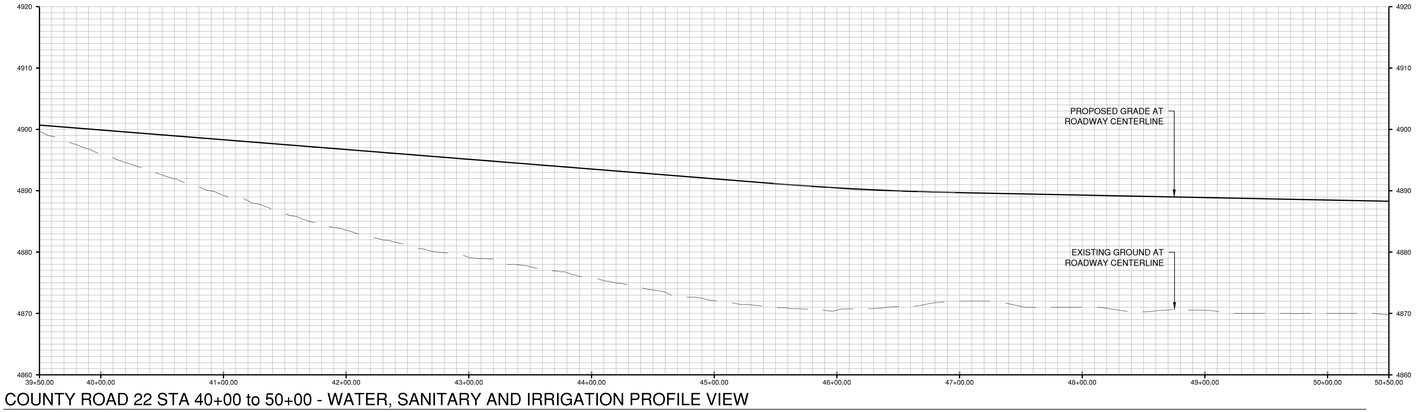
COUNTY ROAD 22 STA 40+00 to 50+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



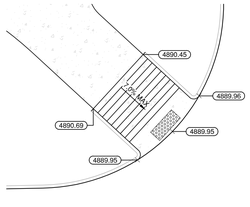
COUNTY ROAD 22 STA 40+00 to 50+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



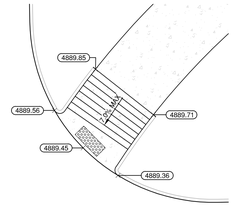
COUNTY ROAD 22 STA 40+00 to 50+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



HANDICAP RAMP DETAIL 22.05

SCALE: 1" = 10'



HANDICAP RAMP DETAIL 22.06

SCALE: 1" = 10'



ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER L. PERDUE
PE 0038211
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

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SHEET NUMBER

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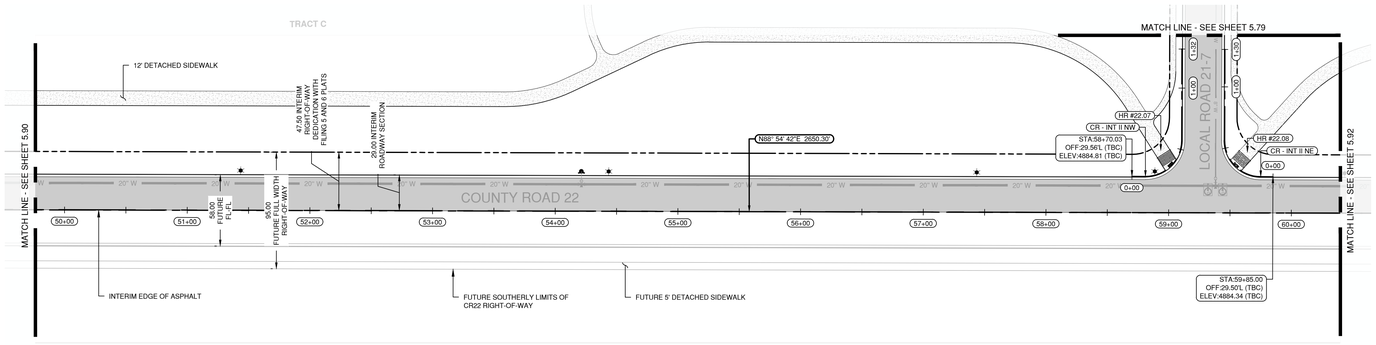
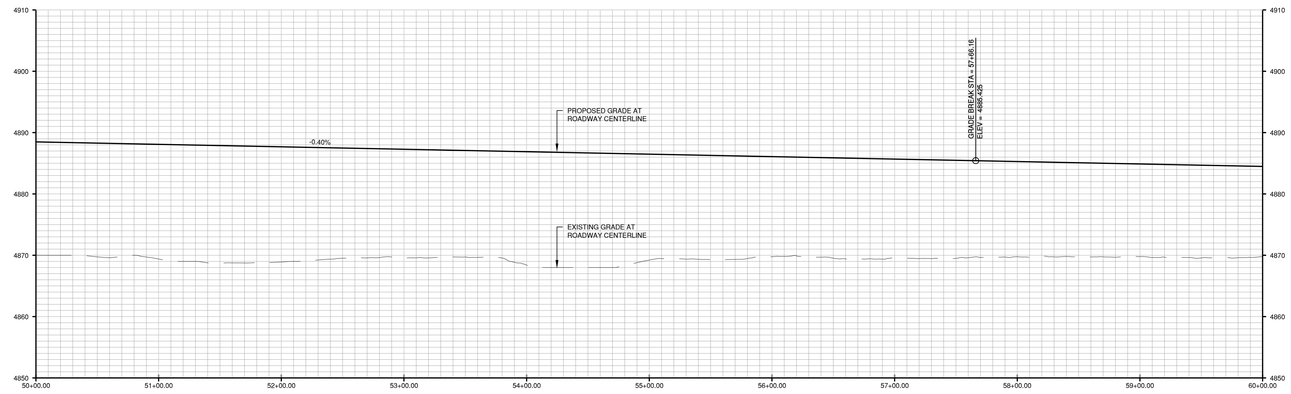


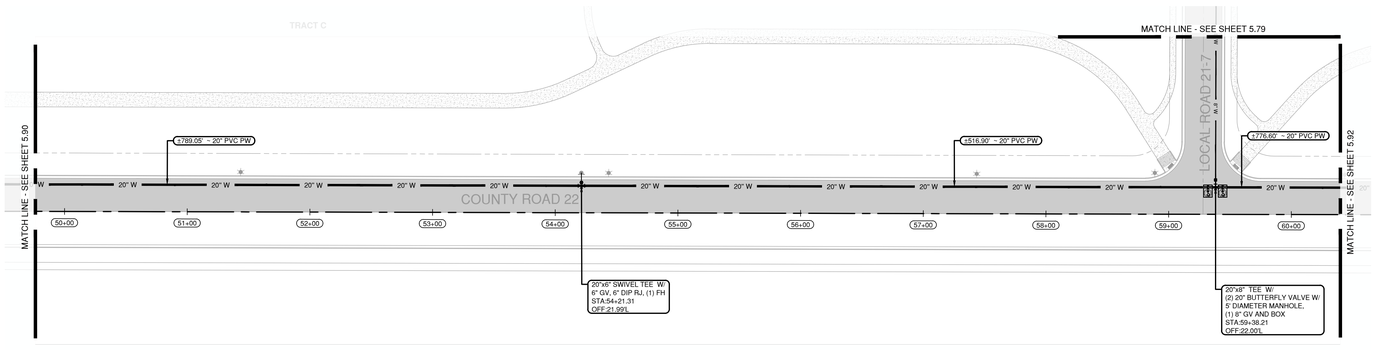
COUNTY ROAD 22 STA 50+00 to 60+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



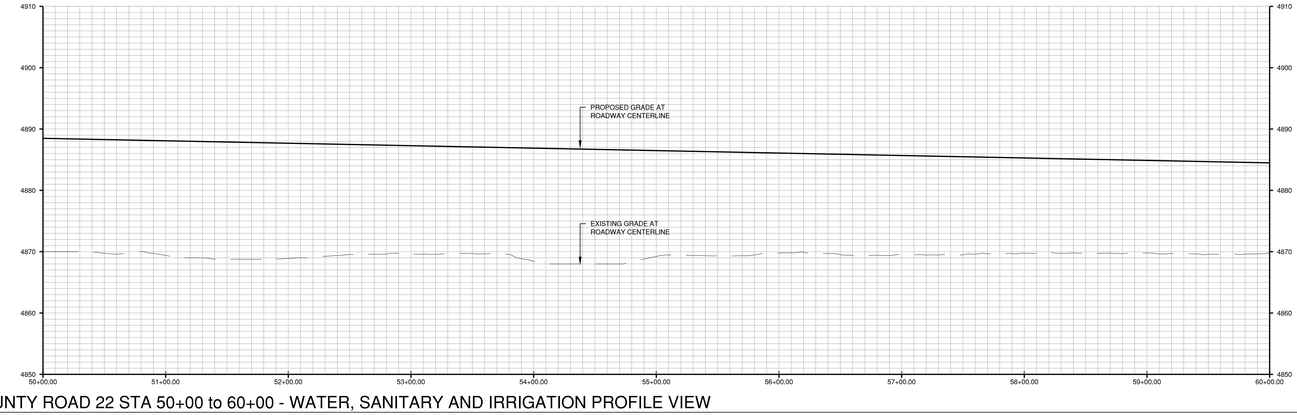
COUNTY ROAD 22 STA 50+00 to 60+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



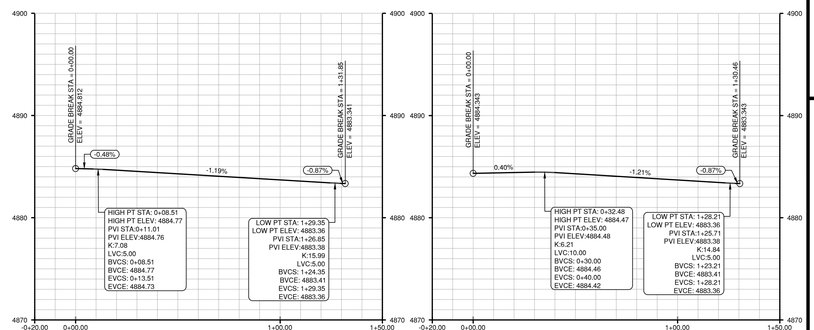
COUNTY ROAD 22 STA 50+00 to 60+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



COUNTY ROAD 22 STA 50+00 to 60+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

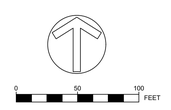


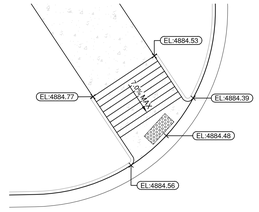
CURB RETURN PROFILE - INT. II-NW

SCALE: 1" = 30' (H), 1" = 6' (V)

CURB RETURN PROFILE - INT. II-NE

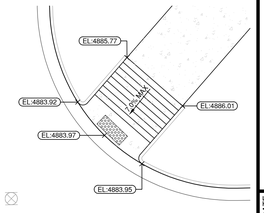
SCALE: 1" = 30' (H), 1" = 6' (V)





HANDICAP RAMP DETAIL 22.07

SCALE: 1" = 10'



HANDICAP RAMP DETAIL 22.08

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER L. PERDUE
PE 0038211
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NOT FOR CONSTRUCTION
FINAL ENGINEER

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PLAN AND PROFILE COUNTY ROAD 22

REV	DESCRIPTION	BY	DATE

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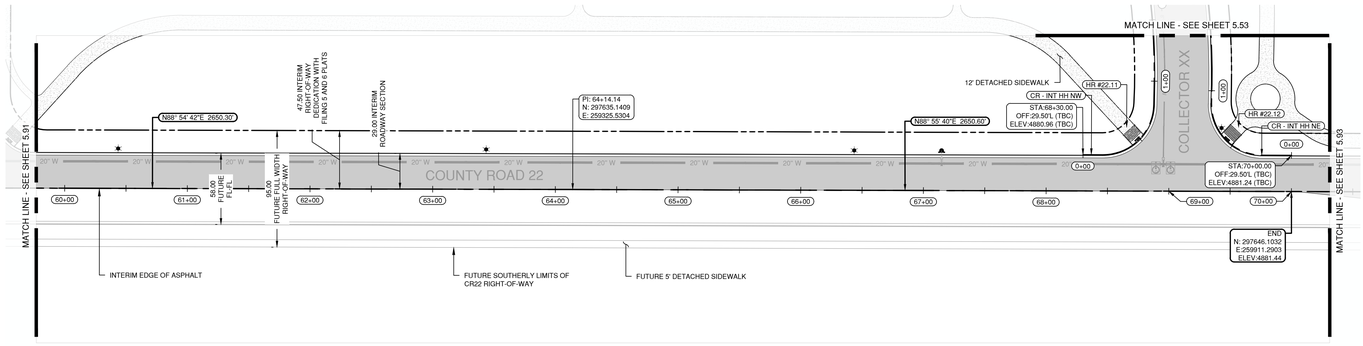
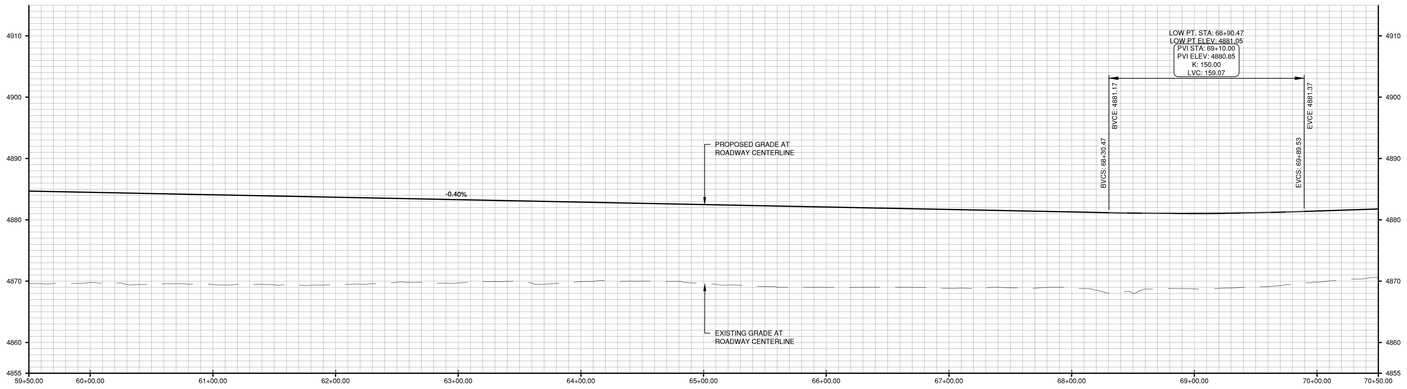
SCALE:	VARIES
SHEET NUMBER	C-5.91



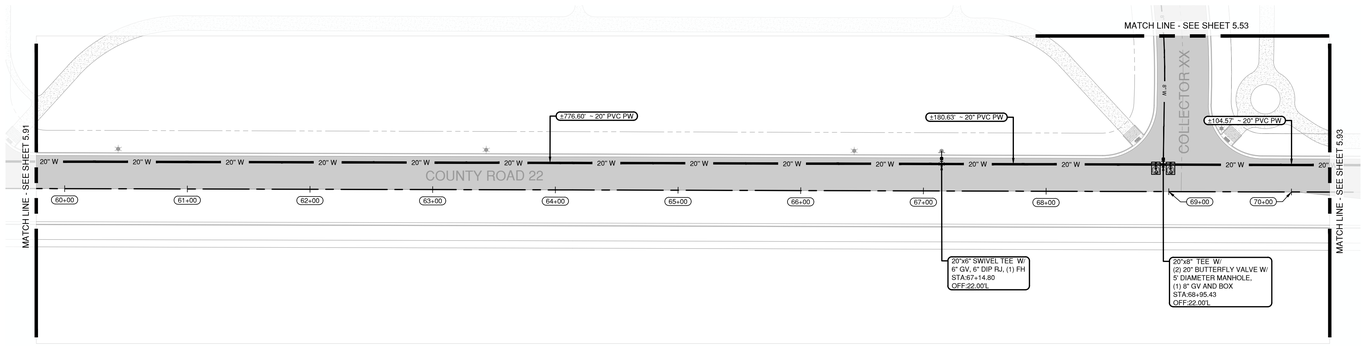
COUNTY ROAD 22 STA 60+00 to 70+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



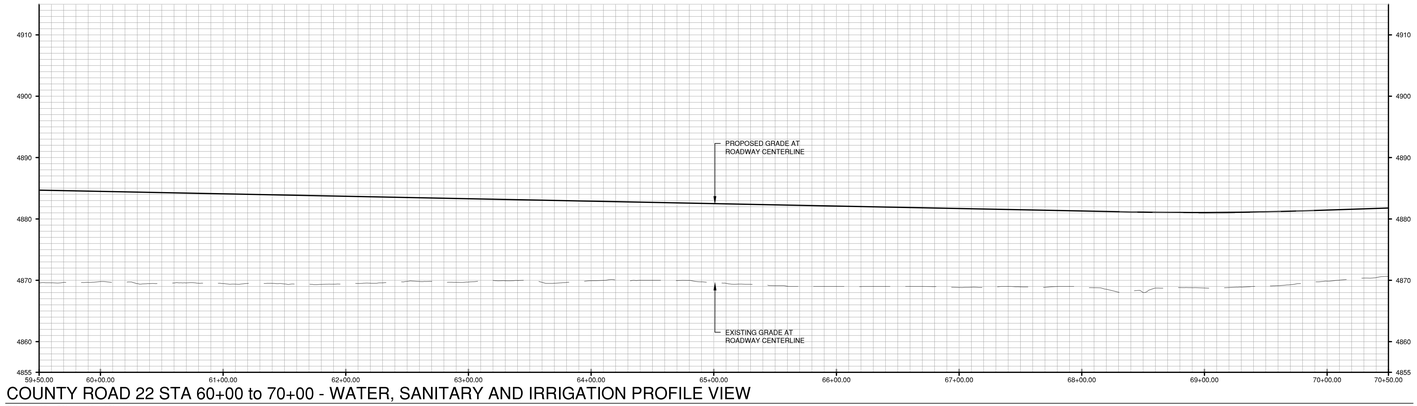
COUNTY ROAD 22 STA 60+00 to 70+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



COUNTY ROAD 22 STA 60+00 to 70+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

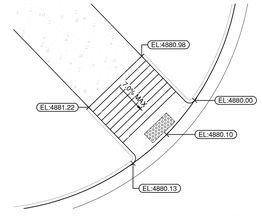
SCALE: 1" = 50'



COUNTY ROAD 22 STA 60+00 to 70+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

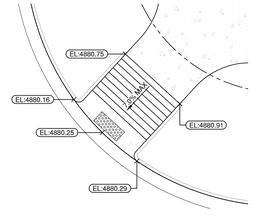
SCALE: 1" = 50' (H), 1" = 10' (V)





HANDICAP RAMP DETAIL 22.11

SCALE: 1" = 10'



HANDICAP RAMP DETAIL 22.12

SCALE: 1" = 10'

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER L. PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

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COUNTY ROAD 22

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SHEET NUMBER

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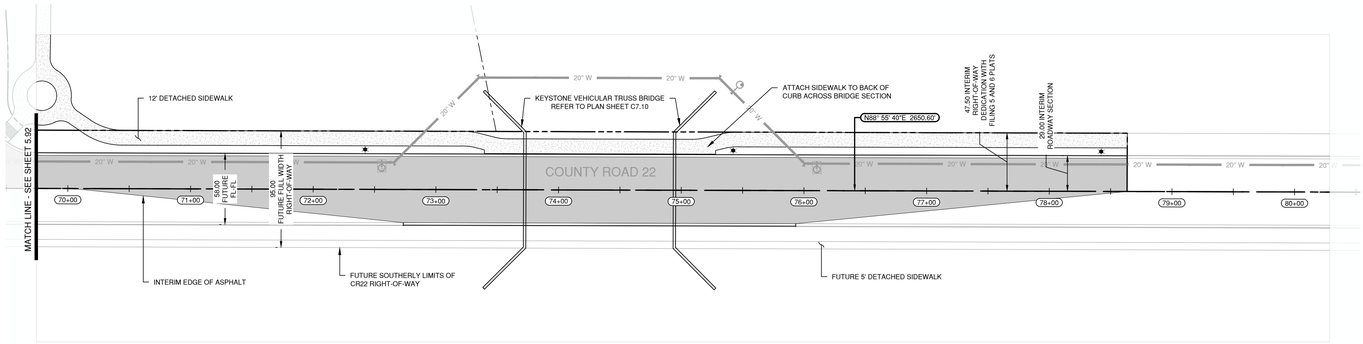
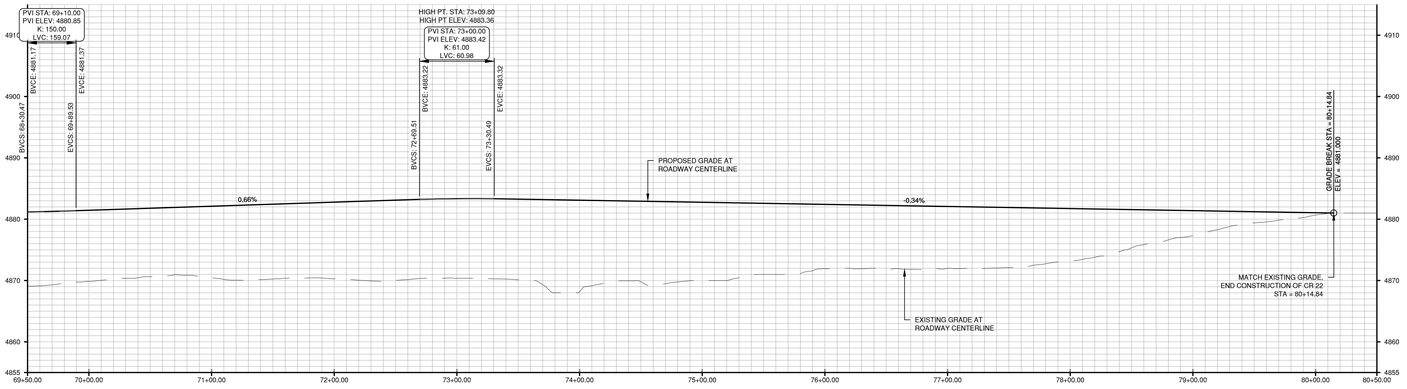


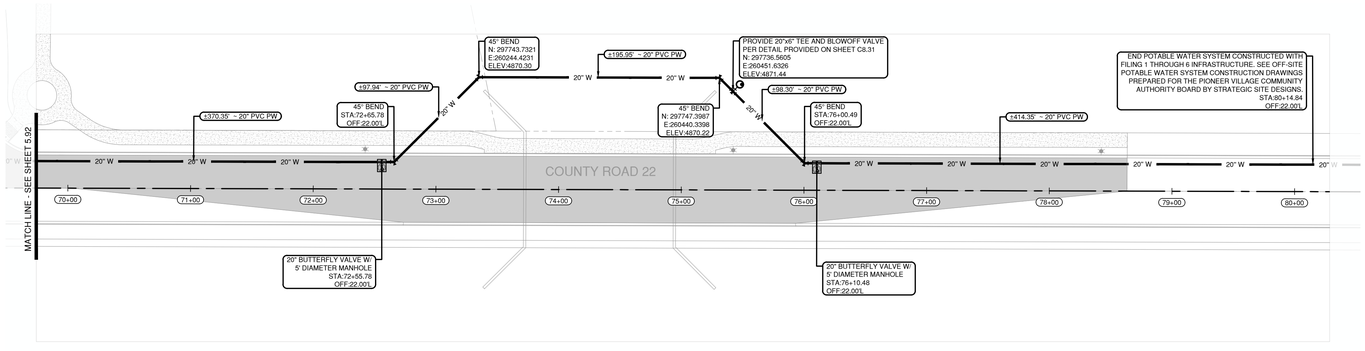
COUNTY ROAD 22 STA 70+00 to 80+00 - ROADWAY AND STORM PLAN VIEW

SCALE: 1" = 50'



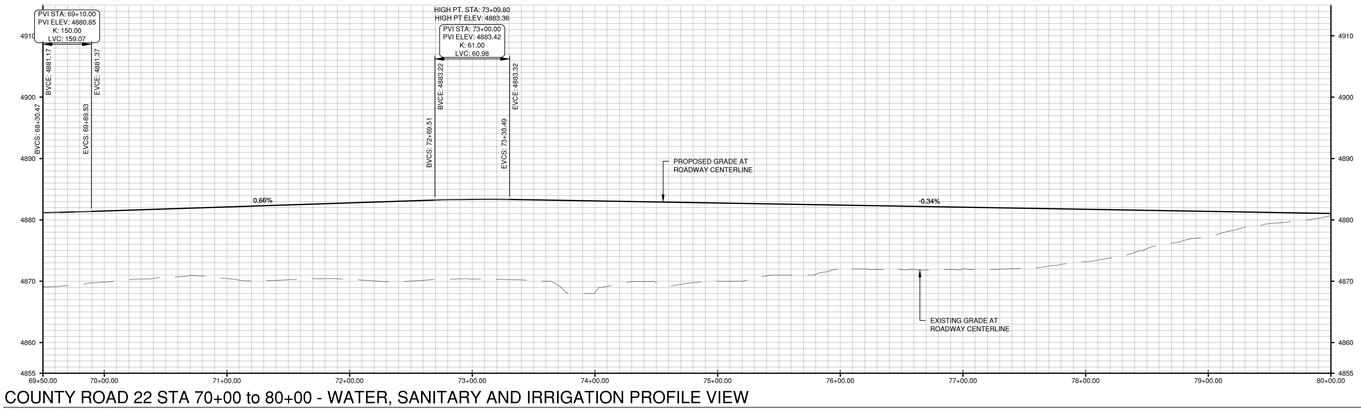
COUNTY ROAD 22 STA 70+00 to 80+00 - ROADWAY AND STORM PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



COUNTY ROAD 22 STA 70+00 to 80+00 - WATER, SANITARY AND IRRIGATION PLAN VIEW

SCALE: 1" = 50'



COUNTY ROAD 22 STA 70+00 to 80+00 - WATER, SANITARY AND IRRIGATION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

0 50 100 FEET

811

ENGINEER IN CHARGE:

COLORADO PE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

CONTACT INFORMATION
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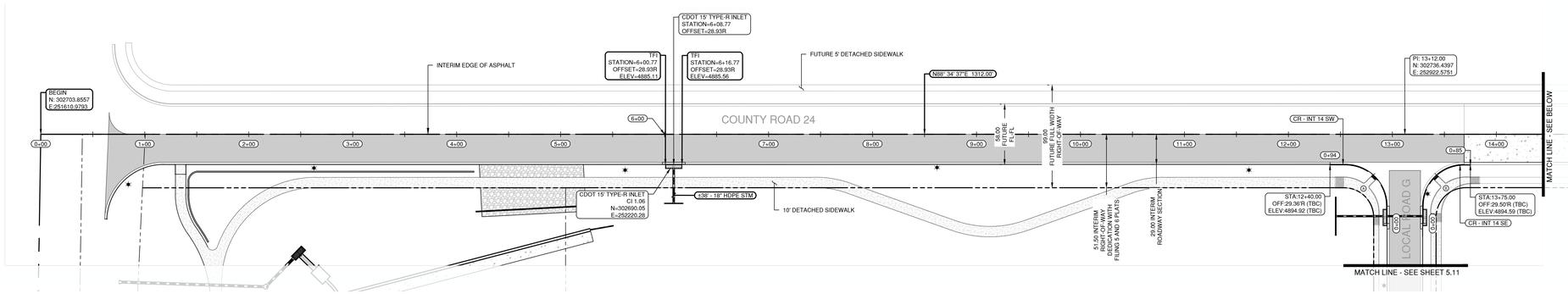
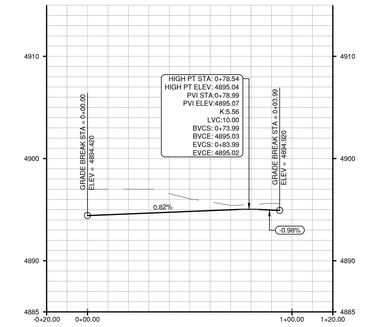


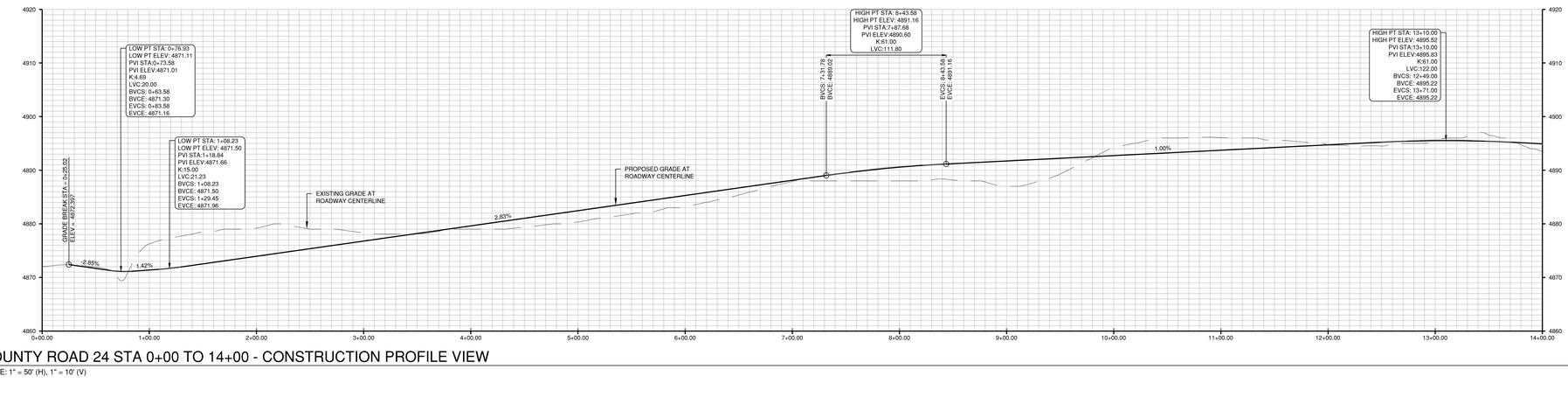
COUNTY ROAD 24 STA 0+00 TO 14+00 - CONSTRUCTION PLAN VIEW

SCALE: 1" = 50'



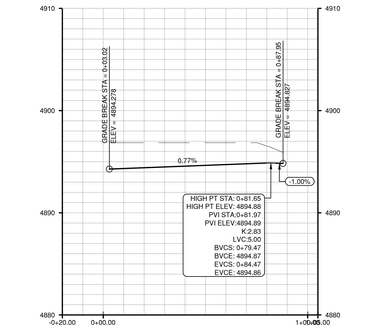
CURB RETURN PROFILE - INT. 14-SW

SCALE: 1" = 30' (H), 1" = 6' (V)



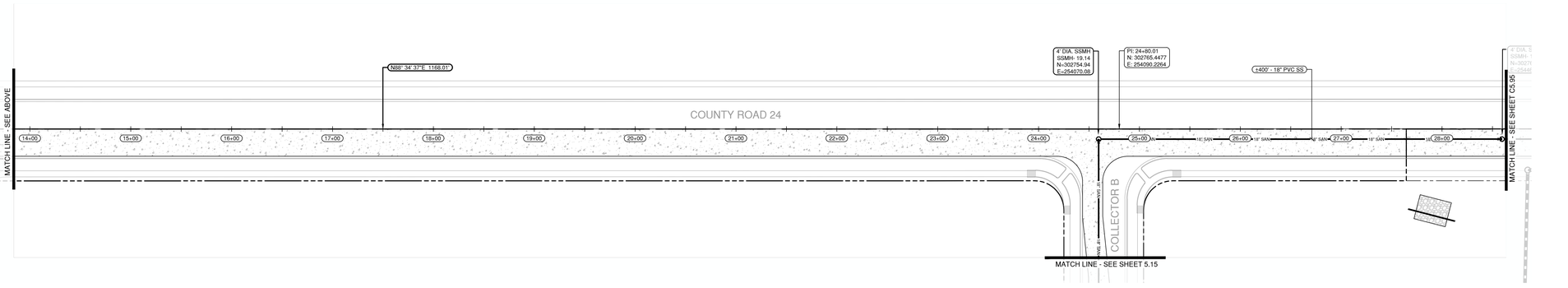
COUNTY ROAD 24 STA 0+00 TO 14+00 - CONSTRUCTION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



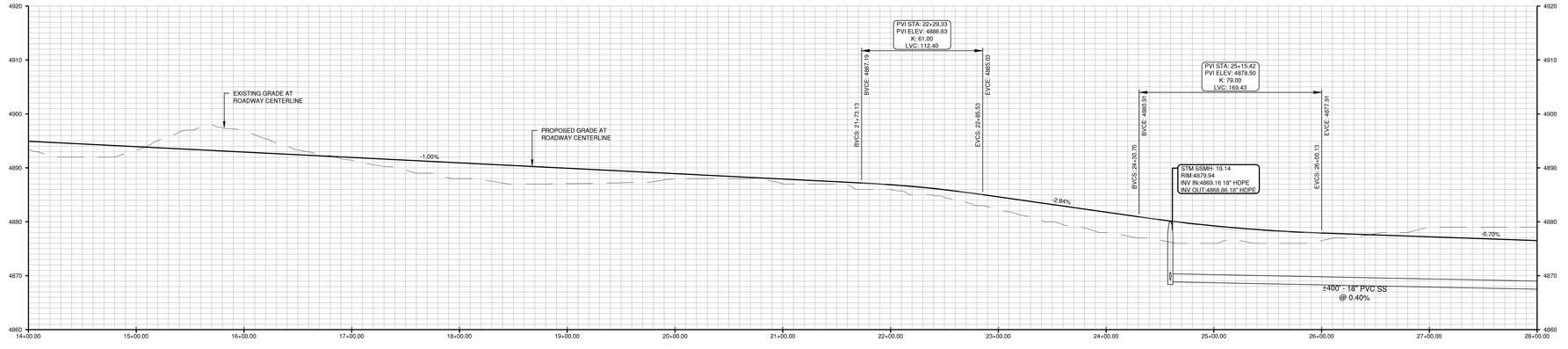
CURB RETURN PROFILE - INT. 14-NE

SCALE: 1" = 30' (H), 1" = 6' (V)



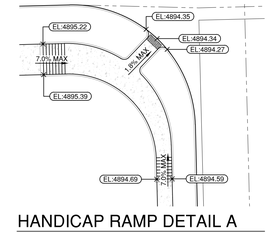
COUNTY ROAD 24 STA 14+00 TO 28+00 - CONSTRUCTION PLAN VIEW

SCALE: 1" = 50'



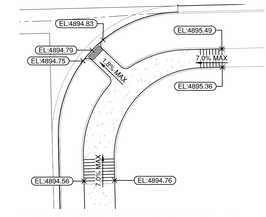
COUNTY ROAD 24 STA 14+00 TO 28+00 - CONSTRUCTION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



HANDICAP RAMP DETAIL A

SCALE: 1" = 20'



HANDICAP RAMP DETAIL B

SCALE: 1" = 20'

0 50 100 Feet

811

ENGINEER IN CHARGE:

CONSTRUCTION
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.

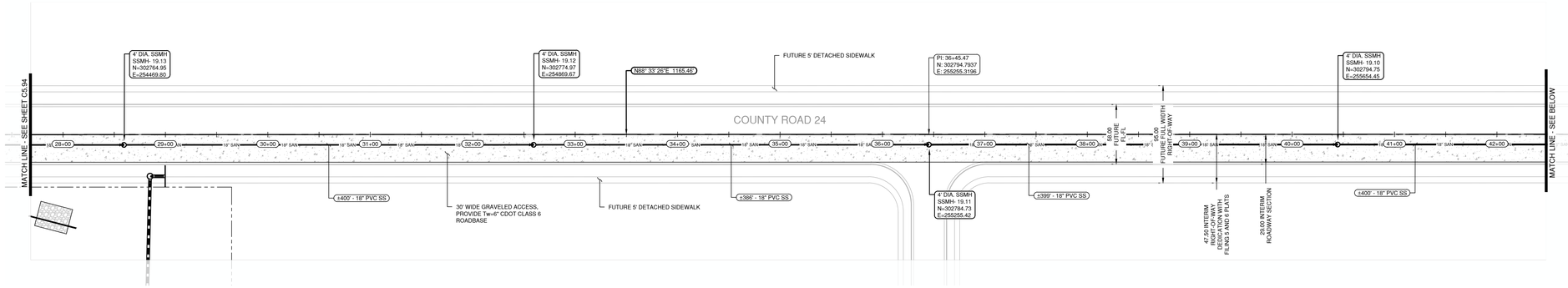
ELEVATION = 4721.56 (NAVD 88)

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

PLAN AND PROFILE COUNTY ROAD 24

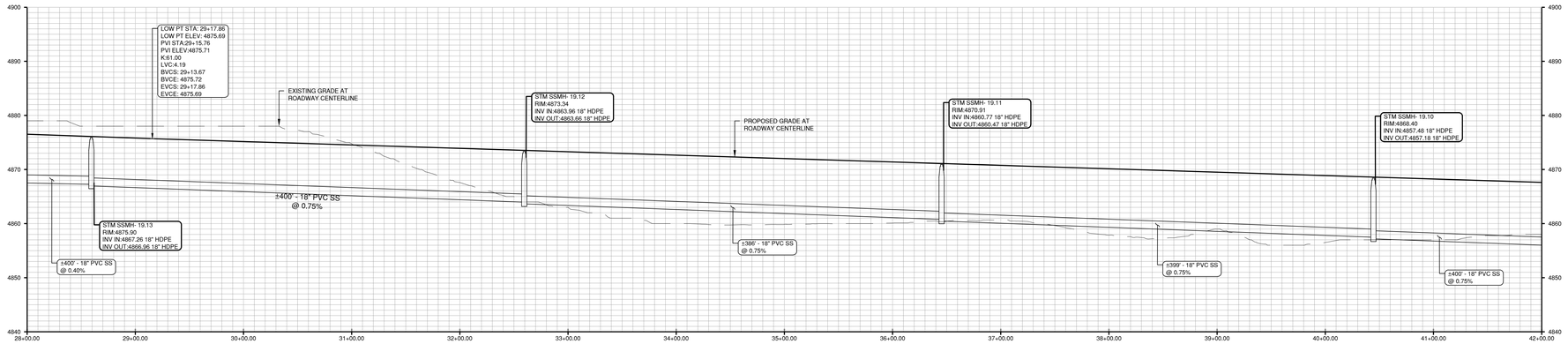
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C-5.94



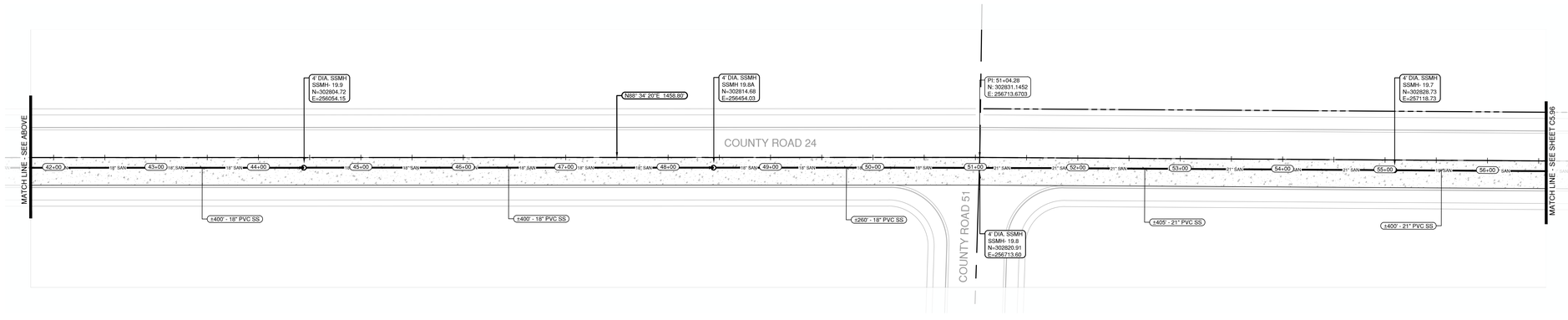
COUNTY ROAD 24 STA 28+00 TO 42+00 - CONSTRUCTION PLAN VIEW

SCALE: 1" = 50'



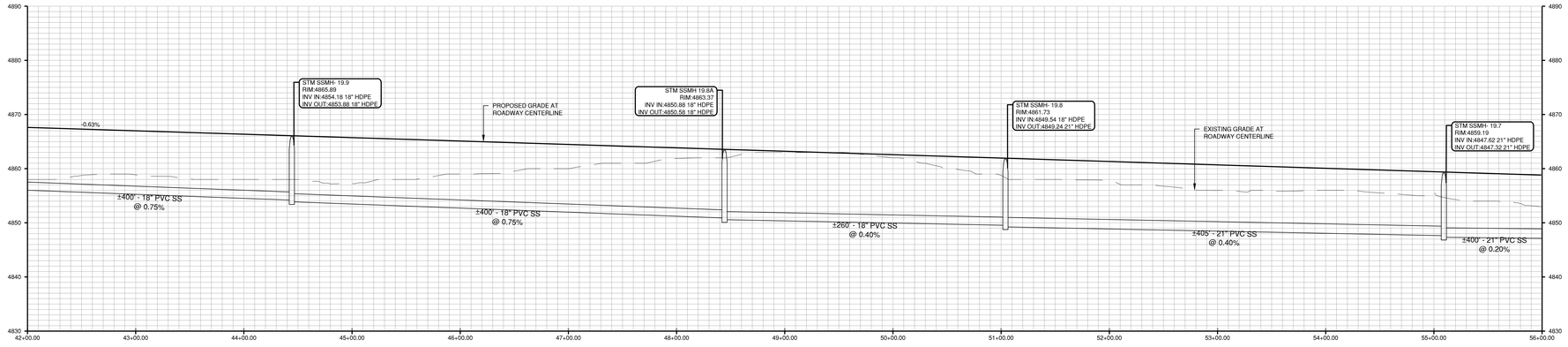
COUNTY ROAD 24 STA 28+00 TO 42+00 - CONSTRUCTION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



COUNTY ROAD 24 STA 42+00 TO 56+00 - CONSTRUCTION PLAN VIEW

SCALE: 1" = 50'



COUNTY ROAD 24 STA 42+00 TO 56+00 - CONSTRUCTION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

ENGINEER IN CHARGE:

COLORADO
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

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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

PLAN AND PROFILE
COUNTY ROAD 24

REV	DESCRIPTION	BY	DATE

0 50 100 Feet

811

JOB NO:	1903-001
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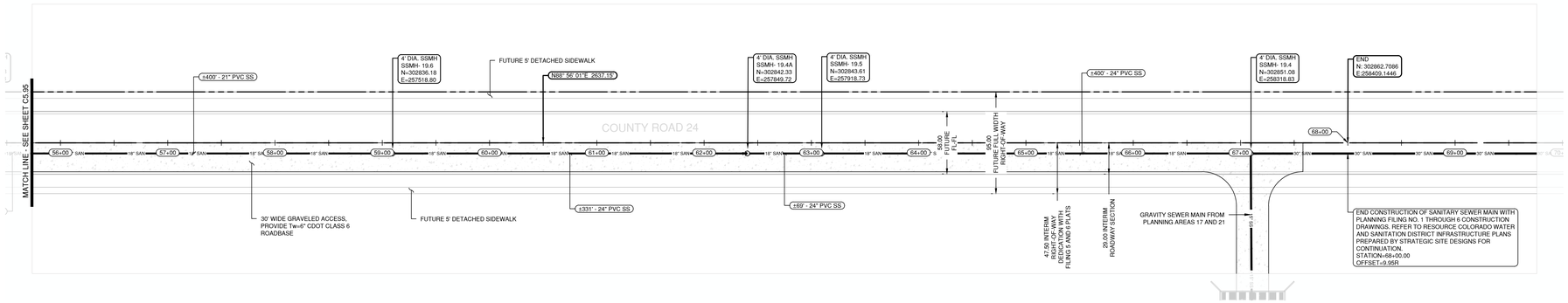
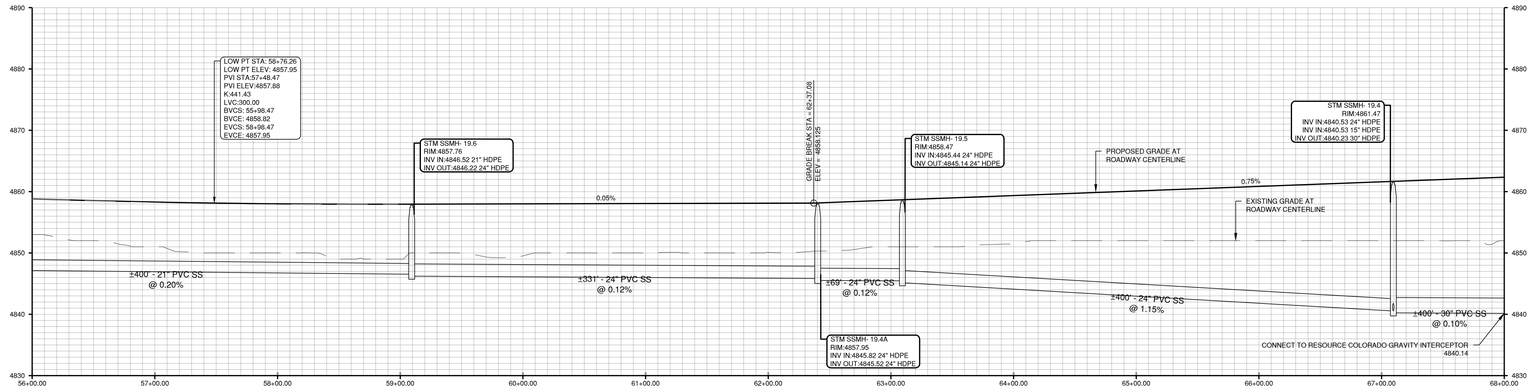
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C-5.95



COUNTY ROAD 24 STA 56+00 TO 68+00 - CONSTRUCTION PLAN VIEW

SCALE: 1" = 50'



COUNTY ROAD 24 STA 56+00 TO 68+00 - CONSTRUCTION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

0 50 100 Feet

811

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER L. PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

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ENGLEWOOD, CO 80112
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CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

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WELD COUNTY, COLORADO

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COUNTY ROAD 24

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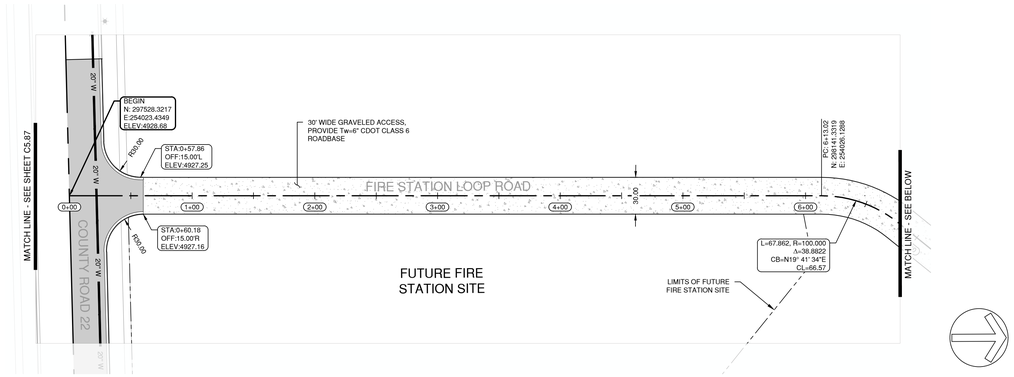
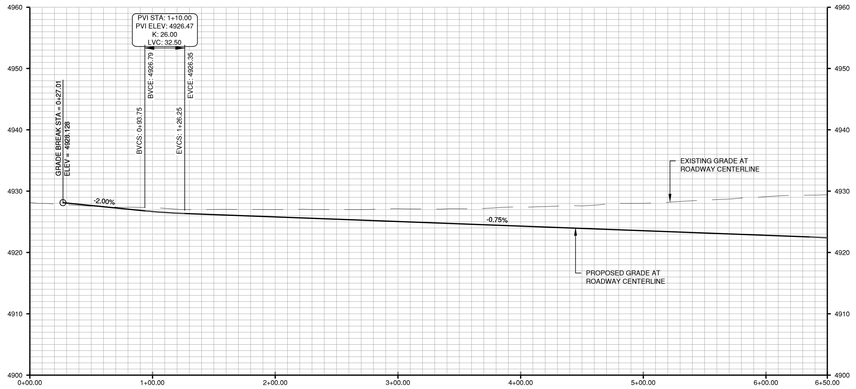
SCALE:	VARIES

SHEET NUMBER
C-5.96



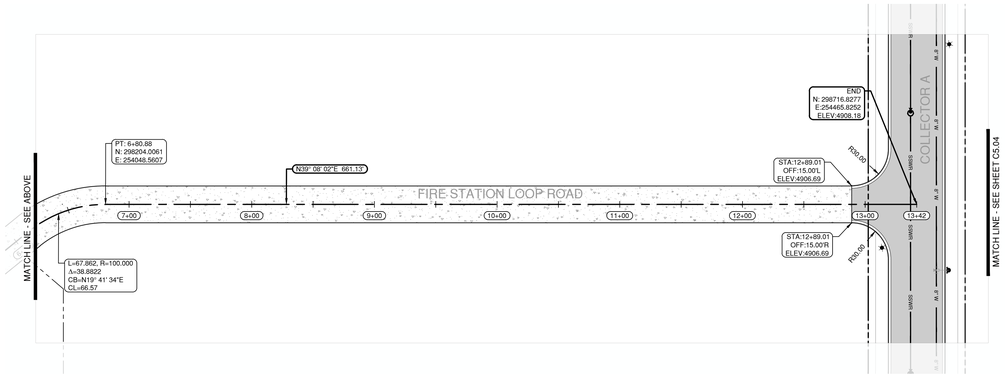
FIRE STATION LOOP ROAD STA 0+00 TO 6+50 - CONSTRUCTION PLAN VIEW

SCALE: 1" = 50'



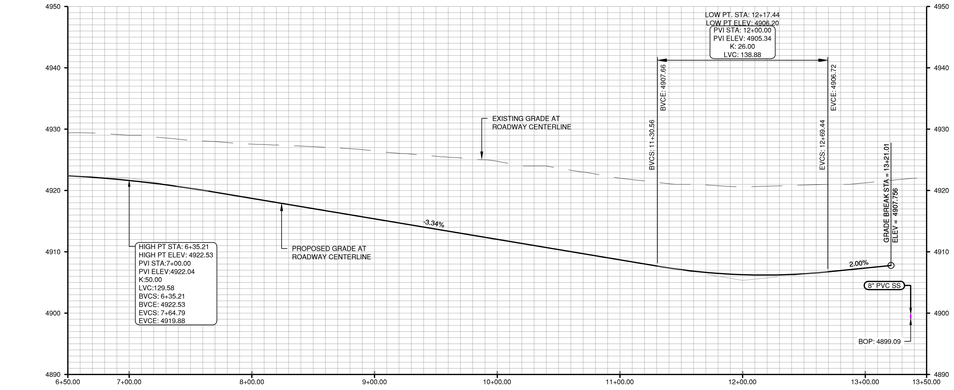
FIRE STATION LOOP ROAD STA 0+00 TO 6+50 - CONSTRUCTION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



FIRE STATION LOOP ROAD STA 6+50 TO 13+42 - CONSTRUCTION PLAN VIEW

SCALE: 1" = 50'



FIRE STATION LOOP ROAD STA 6+50 TO 13+42 - CONSTRUCTION PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

0 50 100 Feet

811

ENGINEER IN CHARGE:

COLORADO PE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

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

PLAN AND PROFILE FIRE STATION LOOP ROAD

REV	DESCRIPTION	BY	DATE

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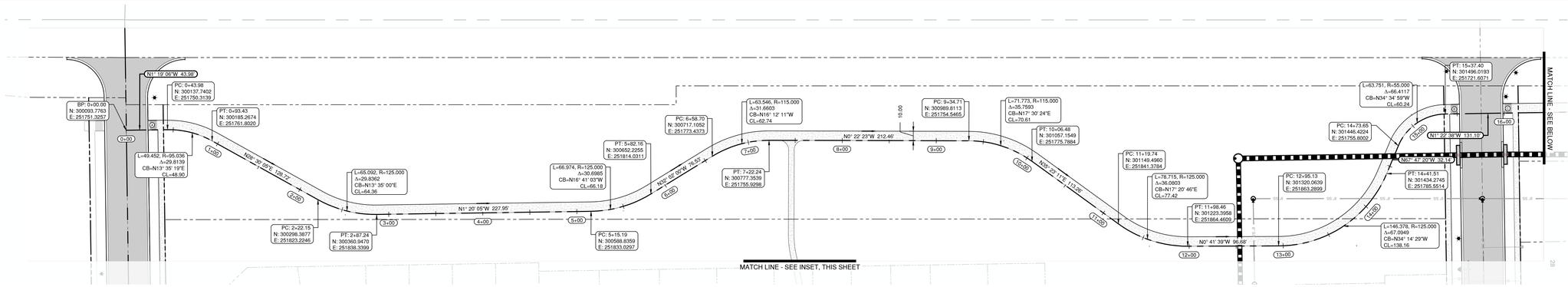
CHECKED BY:	CLP
SCALE:	VARIES

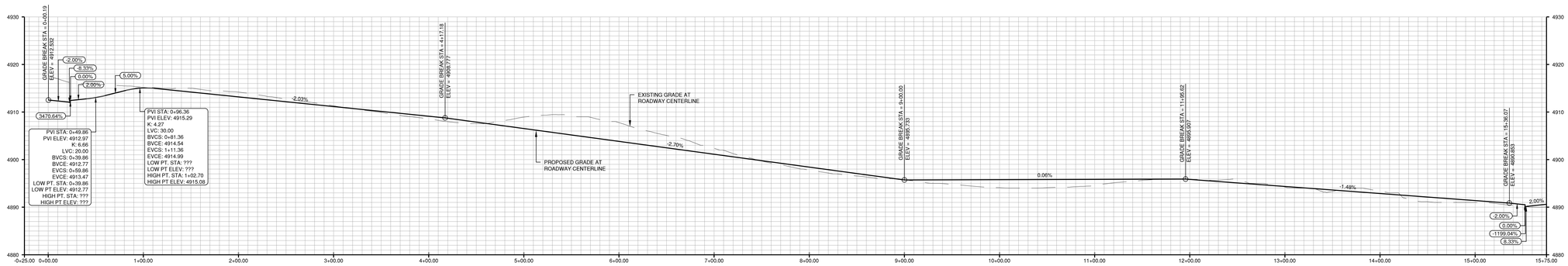
SHEET NUMBER

C-5.97



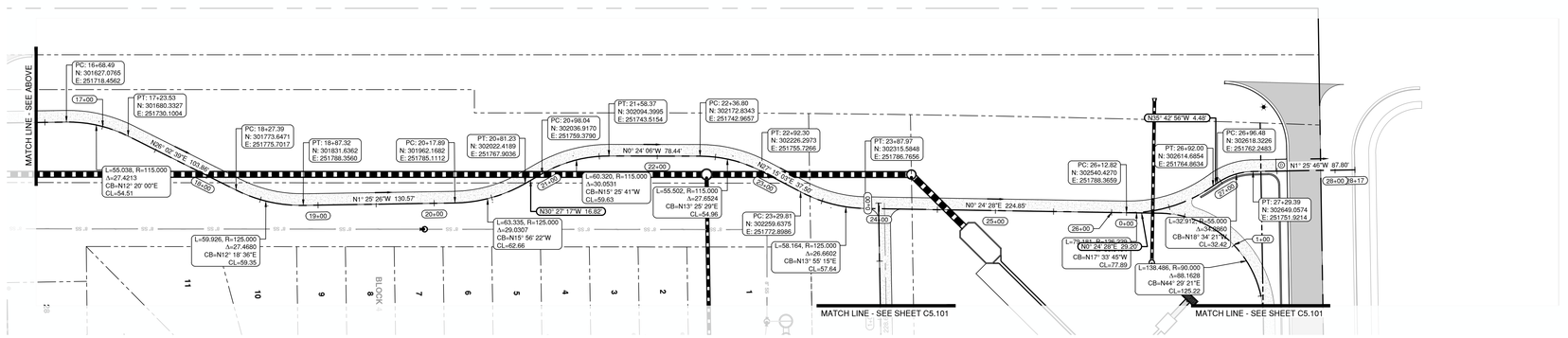
COUNTY ROAD 49 TRAIL - STATION 0+00 TO 15+50 PLAN VIEW

SCALE: 1" = 50'



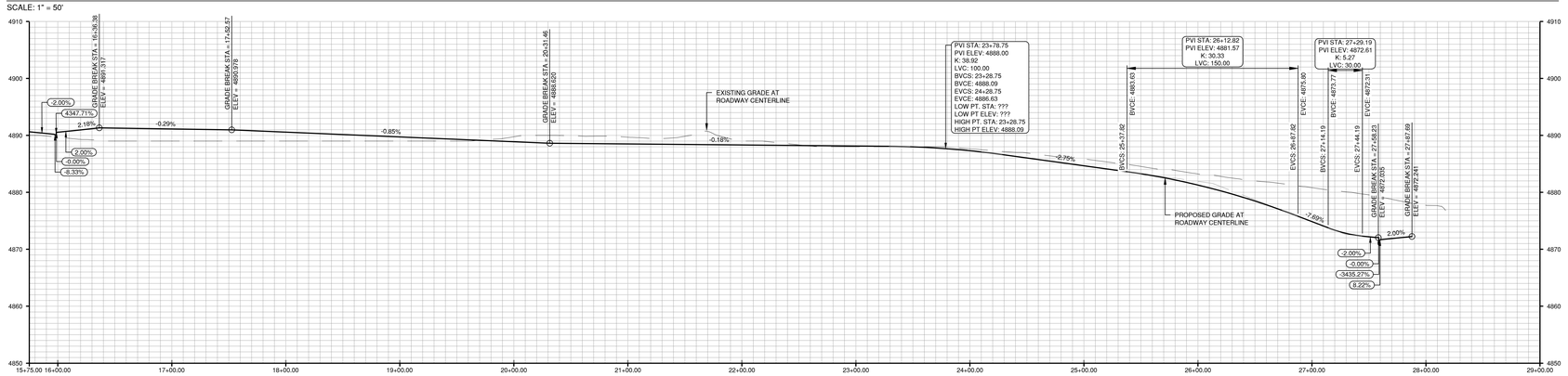
COUNTY ROAD 49 TRAIL - STATION 0+00 TO 15+50 PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



COUNTY ROAD 49 TRAIL - STATION 15+50 TO 28+17 PLAN VIEW

SCALE: 1" = 50'



COUNTY ROAD 49 TRAIL - STATION 15+50 TO 28+17 PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

Curve Table

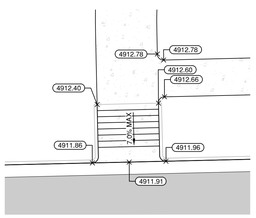
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Start Northing	End Northing	Start Easting	End Easting
C2	18.23	87.00	12.01	S83° 37' 27"W	18.20	300806.80	300804.78	251875.10	251857.02
C3	15.71	10.00	90.00	N45° 22' 23"W	14.14	300804.19	300814.12	251765.76	251755.69
C4	15.71	10.00	90.00	N44° 37' 37"E	14.14	300788.12	300798.19	251755.86	251765.79

Point Table

Point #	Elevation	Northing	Easting	Description
482	4909.45	300820.68	251971.56	TR1
483	4910.02	300819.95	251943.42	TR2
484	4910.42	300817.84	251925.38	TR3
485	4902.81	300806.80	251875.10	TR4
486	4901.82	300804.78	251857.02	TR5
487	4900.10	300804.19	251765.76	TR6
488	4899.54	300814.12	251755.69	TR7
489	4900.24	300788.12	251755.86	TR8
490	4900.24	300798.19	251765.79	TR9

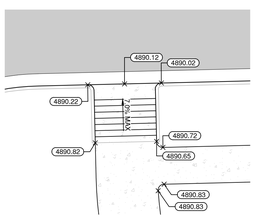
Line Table

Line #	Length	Direction	Start Northing	End Northing	Start Easting	End Easting
L5	91.26	S89° 37' 37.06"W	300804.78	300804.19	251857.02	251765.76



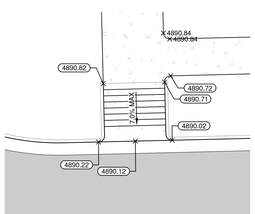
HANDICAP RAMP A DETAIL

SCALE: 1" = 10'



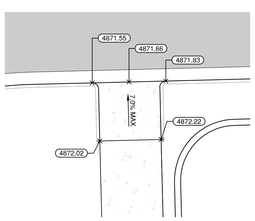
HANDICAP RAMP B DETAIL

SCALE: 1" = 10'



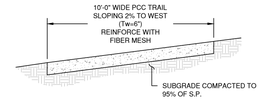
HANDICAP RAMP C DETAIL

SCALE: 1" = 10'



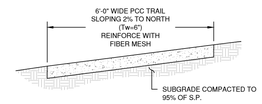
HANDICAP RAMP D DETAIL

SCALE: 1" = 10'



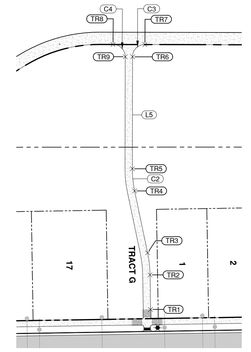
COUNTY ROAD 49 TRAIL SECTION

SCALE: N/A



PA 2 TRAIL CONNECTION SECTION

SCALE: N/A



INSET A - PA 2 CONNECTION

SCALE: 1" = 50'

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWINGS

CONTACT INFORMATION
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COUNTY ROAD 49 TRAIL PLAN AND PROFILE

REV	DESCRIPTION	BY	DATE

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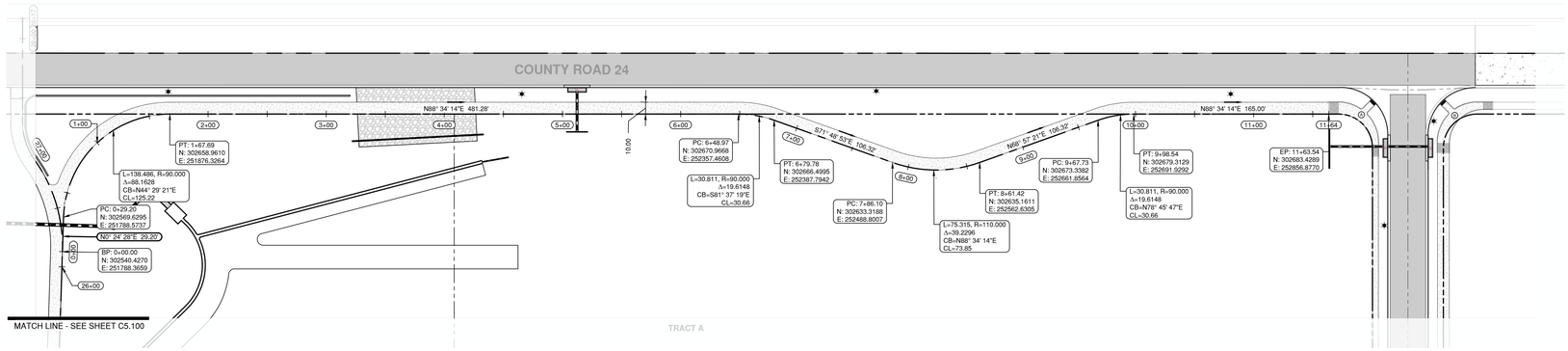
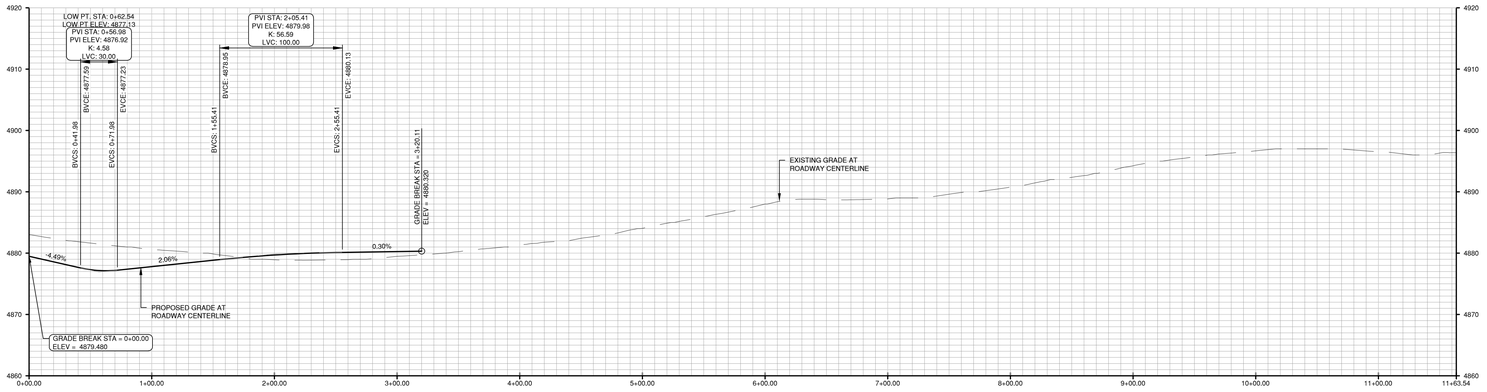
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C5.100



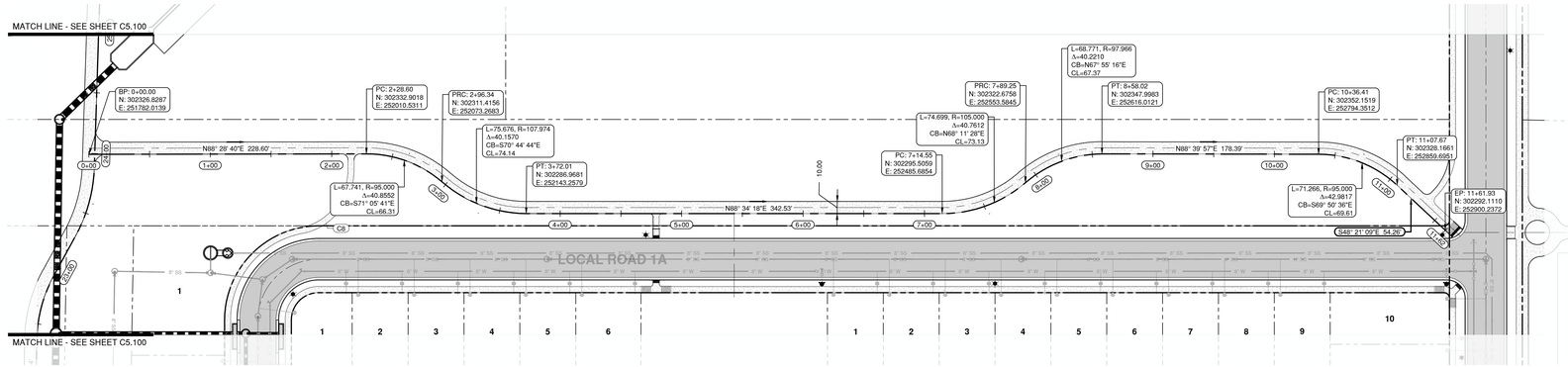
COUNTY ROAD 24 TRAIL - PLAN VIEW

SCALE: 1" = 50'



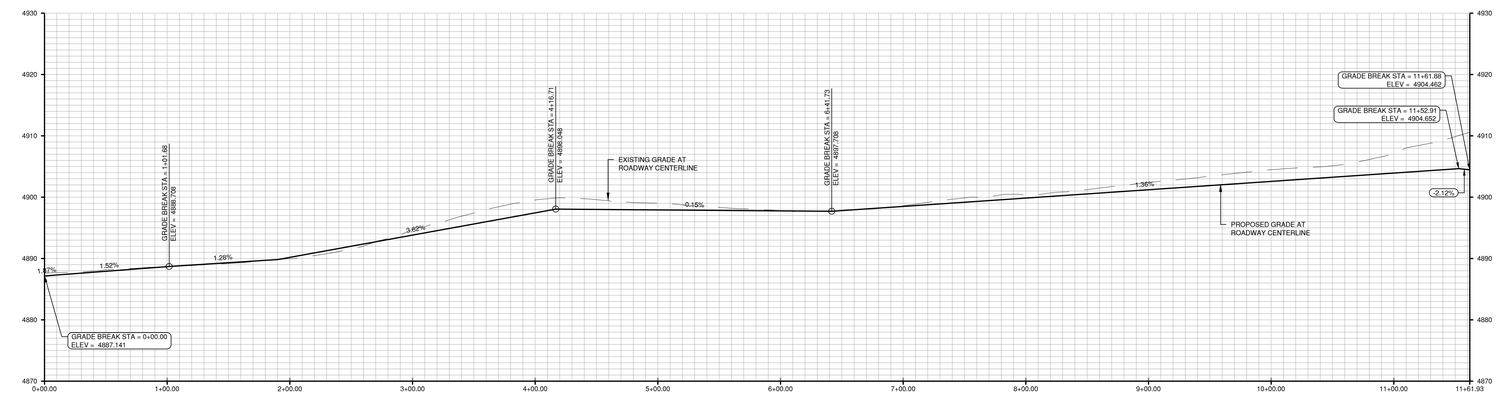
COUNTY ROAD 24 TRAIL - PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



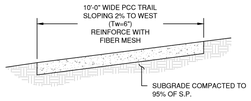
NORTH PLANNING AREA 1 TRAIL - PLAN VIEW

SCALE: 1" = 50'



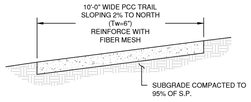
NORTH PLANNING AREA 1 TRAIL - PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



COUNTY ROAD 24 TRAIL SECTION

SCALE: N/A



NORTH PLANNING AREA 1 TRAIL SECTION

SCALE: N/A

Point Table

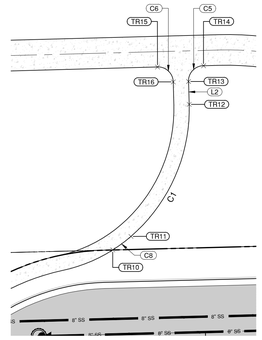
Point #	Elevation	Northing	Easting	Description
493	4893.72	302272.71	251975.70	TR10
494	4891.13	302327.63	252000.43	TR13
495	4891.04	302332.76	252005.30	TR14
496	4890.50	302332.36	251990.30	TR15
497	4890.96	302327.50	251995.43	TR16
593	4891.13	302320.18	252000.63	TR12
594	4891.13	302277.13	251981.64	TR11

Line Table

Line #	Length	Direction	Start Northing	End Northing	Start Easting	End Easting
L2	7.46	S1° 31' 20.38"E	302327.63	302320.18	252000.43	252000.63

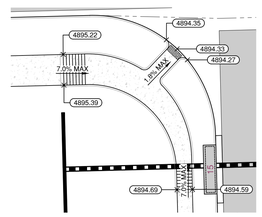
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Start Northing	End Northing	Start Easting	End Easting
C1	48.62	55.00	50.64	S23° 47' 59"W	47.05	302320.18	302277.13	252000.63	251981.65
C8	7.41	50.00	8.49	S53° 22' 06"W	7.40	302277.13	302272.71	251981.65	251975.70
C5	7.85	5.00	90.00	N43° 28' 40"E	7.07	302327.63	302332.76	252000.43	252005.30
C6	7.85	5.00	90.00	S46° 31' 20"E	7.07	302332.36	302327.50	251990.30	251995.43



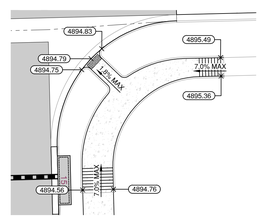
INSET B - PA 1 CONNECTION

SCALE: 1" = 20'



HANDICAP RAMP A DETAIL

SCALE: 1" = 20'



HANDICAP RAMP B DETAIL

SCALE: 1" = 20'

0 50 100 FEET

811

ENGINEER IN CHARGE:

COLORADO
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE E-101
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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.

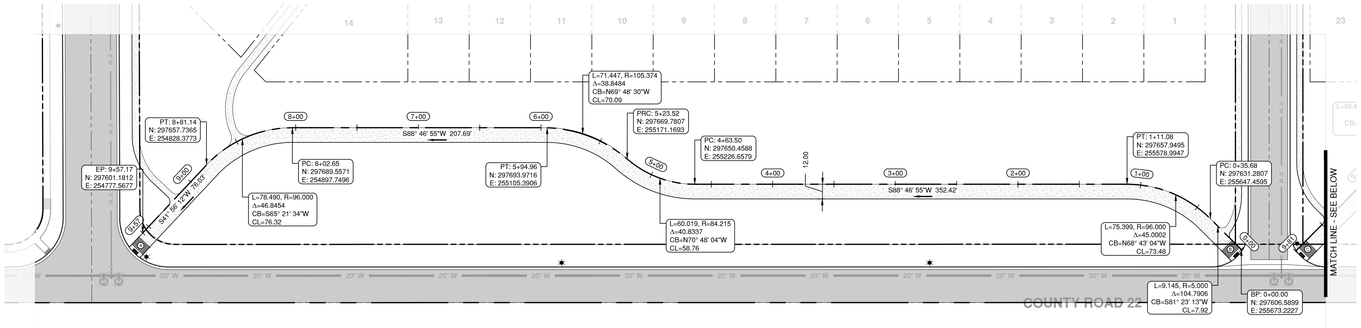
ELEVATION = 4721.56 (NAVD 88)

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

COUNTY ROAD 24 & NORTH PLANNING AREA 1 TRAIL PLAN AND PROFILE

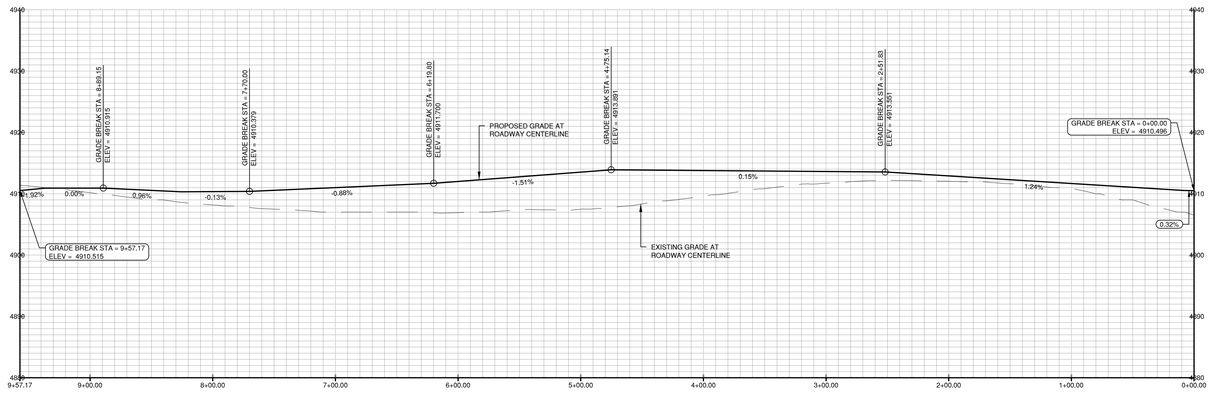
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C5.101



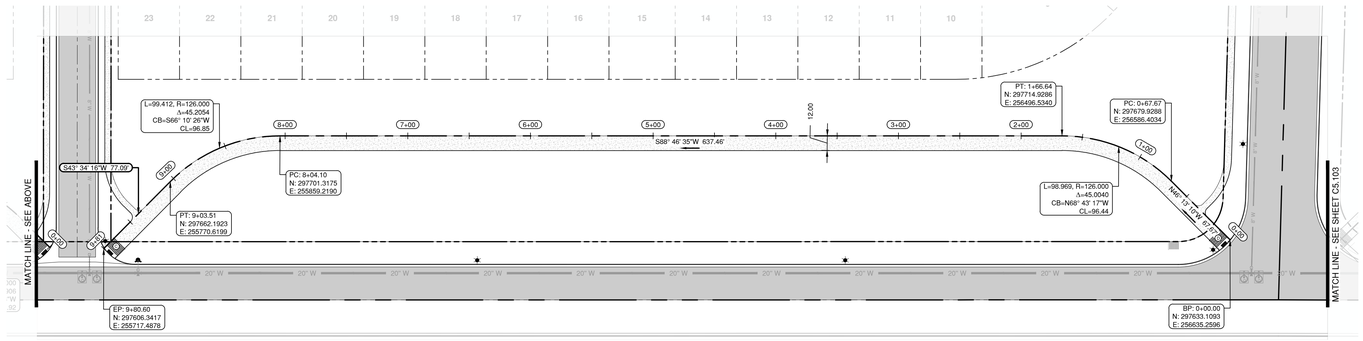
SOUTHWEST PLANNING AREA 17 TRAIL - PLAN VIEW

SCALE: 1" = 50'



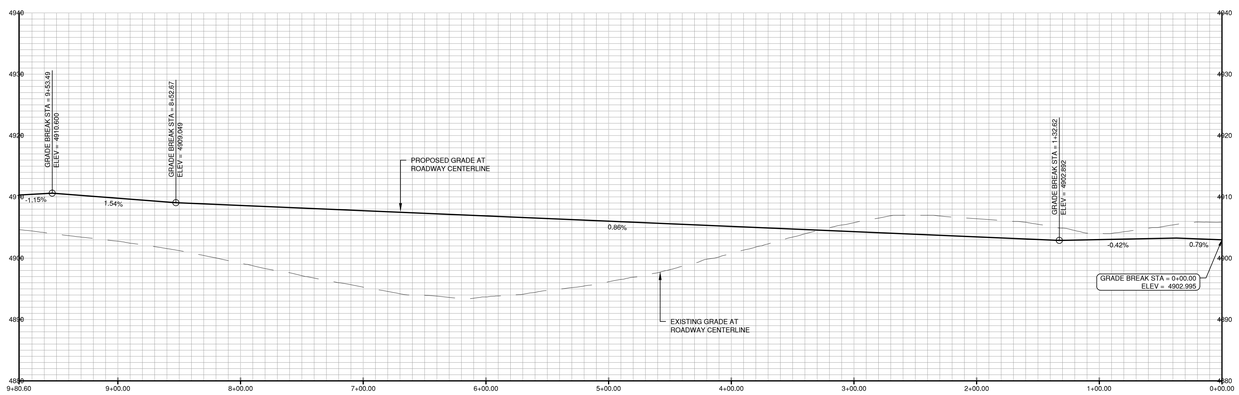
SOUTHWEST PLANNING AREA 17 TRAIL - PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



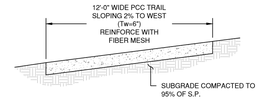
SOUTHEAST PLANNING AREA 17 TRAIL - PLAN VIEW

SCALE: 1" = 50'



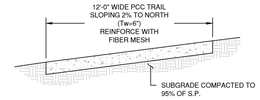
SOUTHEAST PLANNING AREA 17 TRAIL - PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



SOUTHWEST PLANNING AREA 17 TRAIL SECTION

SCALE: N/A



SOUTHEAST PLANNING AREA 17 TRAIL SECTION

SCALE: N/A

Point Table

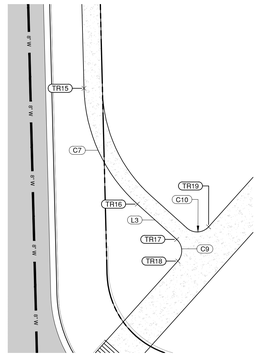
Point #	Elevation	Northing	Easting	Description
498	4909.77	297680.20	254767.37	TR15
499	4910.46	297642.45	254784.77	TR16
500	4910.81	297630.94	254797.58	TR17
501	4910.92	297623.88	254797.96	TR18
502	4910.92	297635.04	254807.98	TR19
503	4907.98	297836.19	254922.46	TR19
504	4908.07	297828.93	254923.75	TR20
505	4909.39	297737.52	254853.75	TR21
506	4910.40	297683.89	254847.34	TR22
507	4910.64	297671.71	254844.01	TR23
508	4910.41	297682.99	254864.83	TR24
509	4910.32	297688.79	254851.82	TR25
510	4908.09	297828.17	254930.72	TR26
511	4908.10	297829.92	254936.14	TR27
512	4910.58	297650.66	255672.43	TR28
513	4910.70	297621.03	255664.02	TR29
514	4910.56	297614.70	255664.76	TR30
515	4910.75	297625.34	255653.66	TR31
516	4910.74	297626.53	255661.49	TR32

Line Table

Line #	Length	Direction	Start Northing	End Northing	Start Easting	End Easting
L4	115.14	S37° 26' 37.81"W	297828.93	297737.52	254923.75	254853.75
L3	17.22	S48° 03' 47.86"E	297642.45	297630.94	254784.77	254797.58

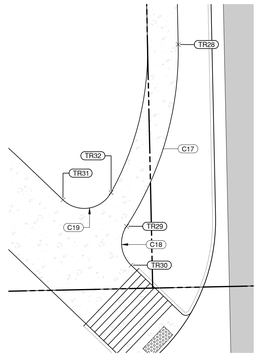
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Start Northing	End Northing	Start Easting	End Easting
C11	8.29	5.00	95.02	S10° 03' 59"E	7.37	297836.19	297828.93	254922.46	254923.75
C13	56.68	53.00	61.27	S6° 46' 31"W	54.01	297737.52	297683.89	254853.75	254847.34
C14	13.67	10.00	78.30	S15° 19' 24"W	12.63	297683.89	297671.71	254847.34	254844.01
C15	15.85	10.00	90.79	N65° 57' 46"W	14.24	297682.99	297688.79	254864.83	254851.82
C16	6.06	5.00	69.39	N72° 08' 24"E	5.69	297828.17	297829.92	254930.72	254936.14
C7	42.73	52.50	46.63	S24° 44' 47"E	41.56	297680.20	297642.45	254767.37	254784.77
C9	7.85	5.00	90.00	S3° 03' 48"E	7.07	297630.94	297623.88	254797.58	254797.96
C10	7.85	5.00	90.00	S86° 56' 12"W	7.07	297635.04	297634.66	254807.98	254800.92
C17	31.27	52.50	34.12	S15° 50' 43"W	30.81	297650.66	297621.03	255672.43	255664.02
C18	6.90	5.00	79.12	S6° 39' 21"E	6.37	297621.03	297614.70	255664.02	255664.76
C19	9.14	5.00	104.79	S81° 23' 13"W	7.92	297626.53	297625.34	255661.49	255653.66



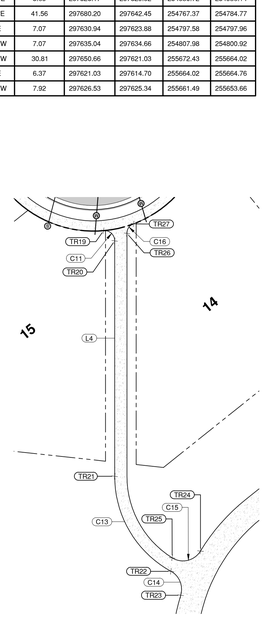
INSET D - PA 17 CONNECTION

SCALE: 1" = 20'



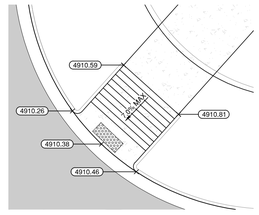
INSET E - PA 17 CONNECTION

SCALE: 1" = 10'



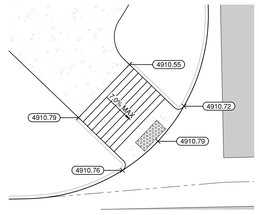
INSET C - PA 17 CONNECTION

SCALE: 1" = 30'



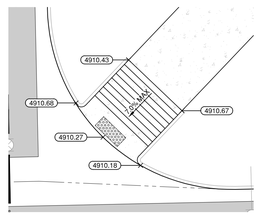
HANDICAP RAMP A DETAIL

SCALE: 1" = 10'



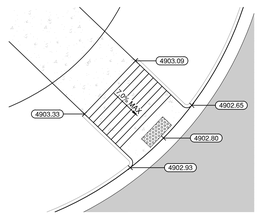
HANDICAP RAMP B DETAIL

SCALE: 1" = 10'



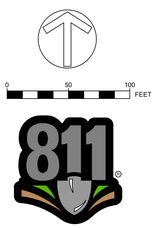
HANDICAP RAMP C DETAIL

SCALE: 1" = 10'



HANDICAP RAMP D DETAIL

SCALE: 1" = 10'



ENGINEER IN CHARGE:



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.
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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.

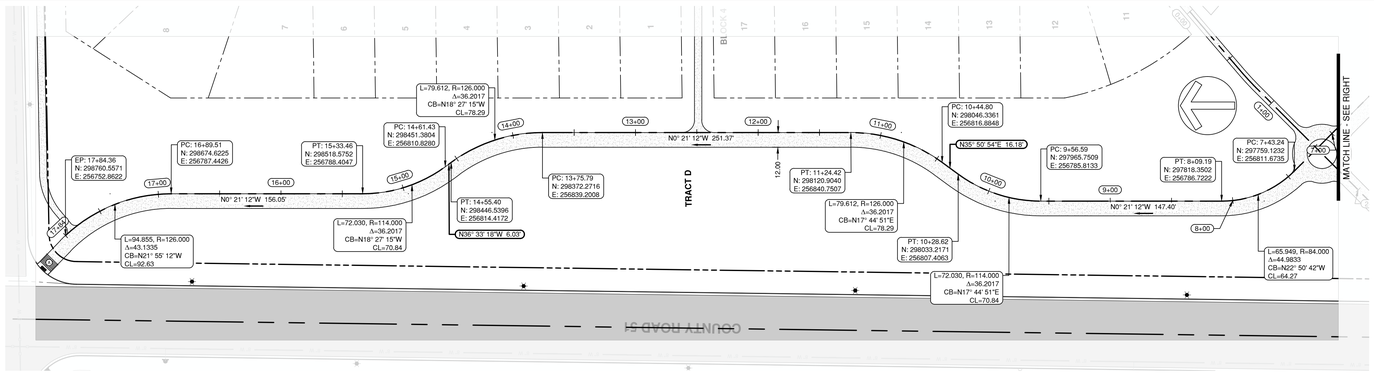
ELEVATION = 4721.56 (NAVD 88)

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

COUNTY ROAD 24 & NORTH PLANNING AREA 1 TRAIL PLAN AND PROFILE

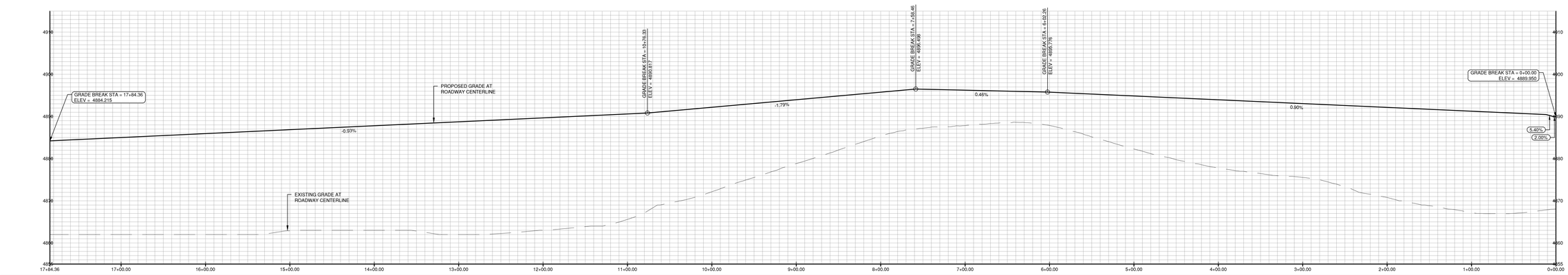
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES
SHEET NUMBER	C5.102



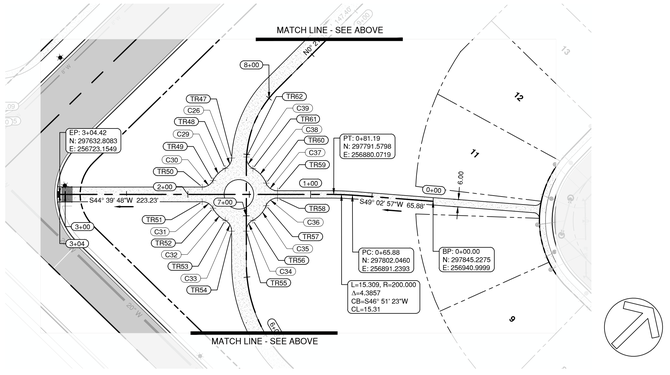
SOUTHWEST PLANNING AREA 21 TRAIL - PLAN VIEW

SCALE: 1" = 50'



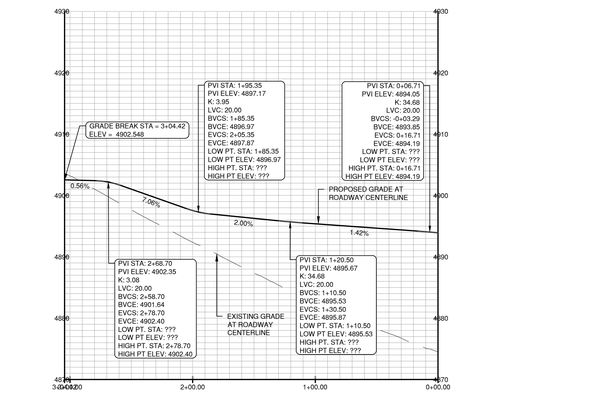
SOUTHWEST PLANNING AREA 21 TRAIL - PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



SOUTHWEST PLANNING AREA 21 ROUNDABOUT TRAIL - PLAN VIEW

SCALE: 1" = 50'



SOUTHWEST PLANNING AREA 21 ROUNDABOUT TRAIL - PROFILE VIEW

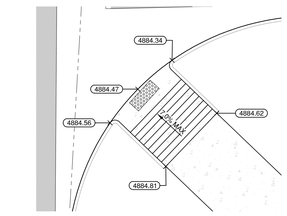
SCALE: 1" = 50' (H), 1" = 10' (V)

Point Table				
Point #	Elevation	Northing	Easting	Description
517	4883.93	298781.98	256803.49	TR33
518	4884.21	298769.59	256770.85	TR34
519	4884.27	298760.18	256759.72	TR35
520	4884.21	298760.56	256752.86	TR36
521	4884.35	298749.54	256762.18	TR37
522	4884.30	298756.36	256762.95	TR38
524	4890.30	298254.36	256984.34	TR39
525	4890.39	298249.27	256979.37	TR40
526	4889.62	298248.47	256849.96	TR41
527	4889.09	298258.41	256839.90	TR42
528	4889.33	298232.41	256840.06	TR43
529	4889.67	298242.47	256850.00	TR44
530	4890.43	298243.27	256979.60	TR45
531	4890.42	298238.37	256984.63	TR46
533	4896.68	297753.32	256800.58	TR47
534	4896.75	297743.61	256802.85	TR48
535	4896.90	297729.57	256802.91	TR49
536	4897.16	297719.58	256800.47	TR50
537	4896.92	297711.14	256809.01	TR51
538	4896.80	297713.70	256818.98	TR52

Point Table				
Point #	Elevation	Northing	Easting	Description
539	4896.56	297713.78	256832.95	TR53
540	4896.41	297711.34	256842.95	TR54
541	4896.17	297719.88	256851.38	TR55
542	4896.10	297729.84	256848.83	TR56
543	4895.94	297746.02	256847.95	TR57
544	4895.74	297756.93	256850.05	TR58
545	4895.86	297761.15	256845.78	TR59
546	4896.03	297758.92	256834.89	TR60
547	4896.30	297759.64	256818.79	TR61
548	4896.45	297762.49	256808.45	TR62
549	4890.97	297701.87	257509.65	TR63
550	4890.65	297667.32	257497.52	TR64
551	4890.62	297664.48	257495.16	TR65
552	4890.54	297657.60	257495.62	TR66
553	4890.67	297666.63	257484.63	TR67
554	4890.66	297667.59	257491.25	TR68

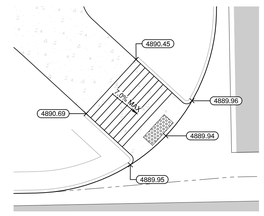
Curve Table									
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Start Northing	End Northing	Start Easting	End Easting
C20	35.59	52.50	38.84	N69° 12' 53"E	34.91	298760.59	298781.98	256770.85	256803.49
C22	7.57	5.00	86.72	S86° 50' 45"E	6.87	298760.56	298760.18	256752.86	256759.72
C23	7.57	5.00	86.72	S6° 26' 11"W	6.87	298756.36	298749.54	256762.95	256762.18
C30	10.81	10.00	61.93	N13° 41' 59"E	10.29	297719.58	297729.57	256800.47	256802.91
C29	14.25	24.00	34.01	S0° 15' 24"E	14.04	297743.61	297729.57	256802.85	256802.91
C26	10.44	10.00	59.81	N13° 09' 16"W	9.97	297743.61	297753.32	256802.85	256800.58
C39	11.33	10.00	64.89	S74° 36' 04"E	10.73	297762.49	297759.64	256808.45	256818.79
C38	16.43	24.00	39.23	N87° 25' 52"W	16.11	297758.92	297759.64	256834.89	256818.79
C37	11.78	10.00	67.52	N78° 25' 25"E	11.11	297758.92	297761.15	256834.89	256845.78
C36	11.78	10.00	67.52	S10° 54' 11"W	11.11	297756.93	297746.02	256850.05	256847.95
C35	16.52	24.00	39.45	N3° 07' 59"W	16.20	297729.84	297746.02	256848.83	256847.95
C34	10.81	10.00	61.93	S14° 22' 22"E	10.29	297729.84	297719.88	256848.83	256851.38
C33	10.81	10.00	61.93	N76° 18' 01"W	10.29	297711.34	297713.78	256842.95	256832.95
C32	14.18	24.00	33.86	N89° 39' 48"E	13.98	297713.70	297713.78	256818.98	256832.95
C31	10.81	10.00	61.93	S75° 37' 38"W	10.29	297713.70	297711.14	256818.98	256809.01
C43	7.32	5.00	83.94	S81° 43' 46"W	6.69	297667.59	297666.63	257491.25	257484.63
C40	37.41	52.50	40.82	N19° 21' 01"E	36.62	297667.32	297701.87	257497.52	257509.65
C42	7.60	5.00	87.15	N3° 48' 43"W	6.89	297657.60	297664.48	257495.62	257495.16
C27	15.71	10.00	90.00	S44° 38' 48"W	14.14	298242.47	298232.41	256850.00	256840.06
C28	7.79	5.00	89.29	N45° 42' 25"W	7.03	298238.37	298243.27	256984.63	256979.60
C24	7.92	5.00	90.71	N44° 17' 35"E	7.11	298249.27	298254.36	256979.37	256984.34
C25	15.71	10.00	90.00	S45° 21' 12"E	14.14	298258.41	298248.47	256839.90	256849.96

Line Table						
Line #	Length	Direction	Start Northing	End Northing	Start Easting	End Easting
L6	14.58	N49° 47' 43.23"E	298760.18	298769.59	256750.72	256770.85
L10	3.69	N39° 45' 40.87"E	297664.48	297667.32	257495.16	257497.52
L7	129.40	N89° 38' 48.20"E	298248.47	298249.27	256849.96	256979.37



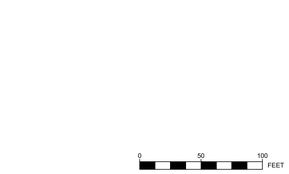
HANDICAP RAMP A DETAIL

SCALE: 1" = 10'



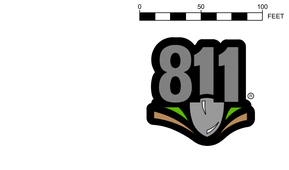
HANDICAP RAMP B DETAIL

SCALE: 1" = 10'



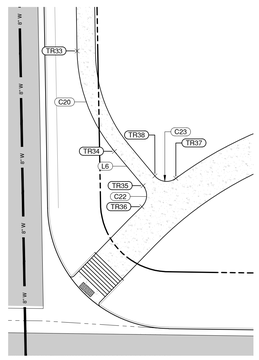
SOUTHWEST PLANNING AREA 21 TRAIL SECTION

SCALE: N/A



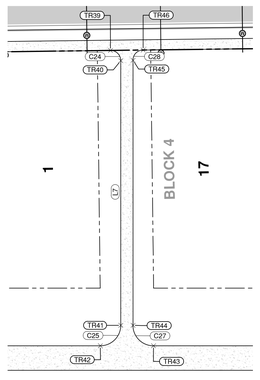
SOUTHWEST PLANNING AREA 21 ROUNDABOUT TRAIL

SCALE: N/A



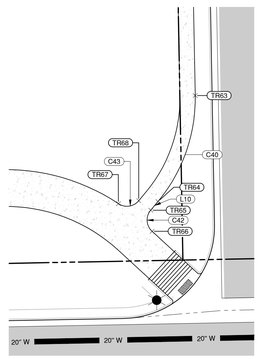
INSET F - PA 21 CONNECTION

SCALE: 1" = 20'



INSET G - PA 21 CONNECTION

SCALE: 1" = 30'



INSET I - PA 21 CONNECTION

SCALE: 1" = 20'

ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER
PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL DRAWING

CONTACT INFORMATION
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(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)

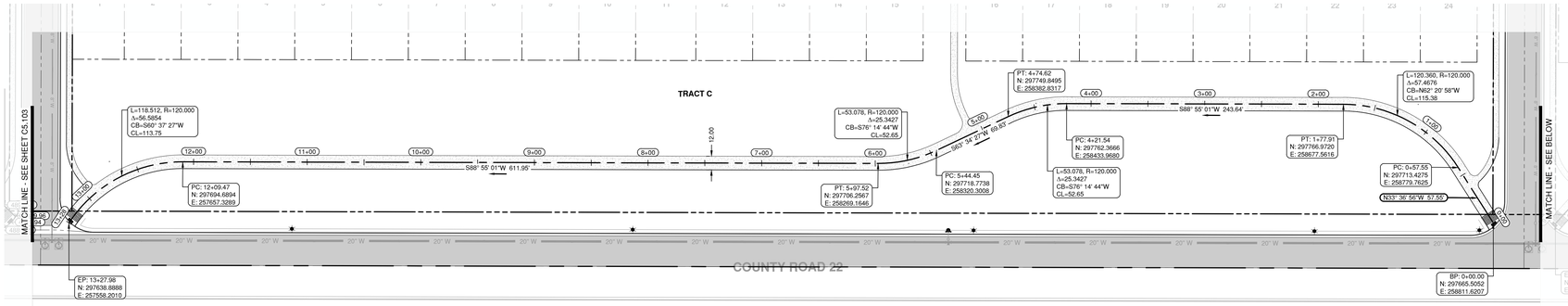
PIONEER VILLAGE PA'S 1-4, 17 AND 21

TOWN OF KEENESBURG
WELD COUNTY, COLORADO

SOUTHWEST PLANNING AREA 21 TRAIL PLAN AND PROFILE

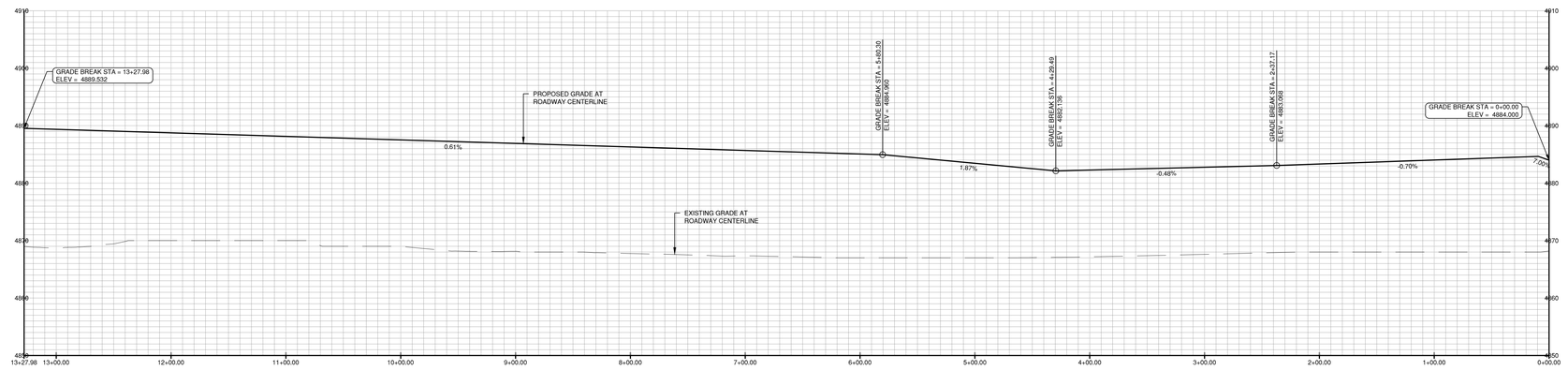
REV	DESCRIPTION	BY	DATE

JOB NO: 1903-001
ORIGINAL ISSUE: 03/15/2021
DESIGN BY: CLP
CHECKED BY: CLP
SCALE: VARIES
SHEET NUMBER
C5.103



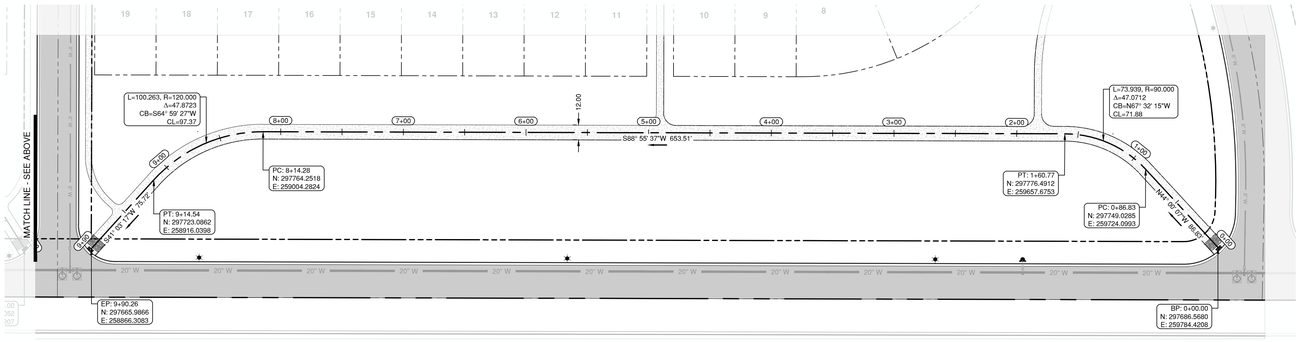
SOUTH PLANNING AREA 21 TRAIL - PLAN VIEW

SCALE: 1" = 50'



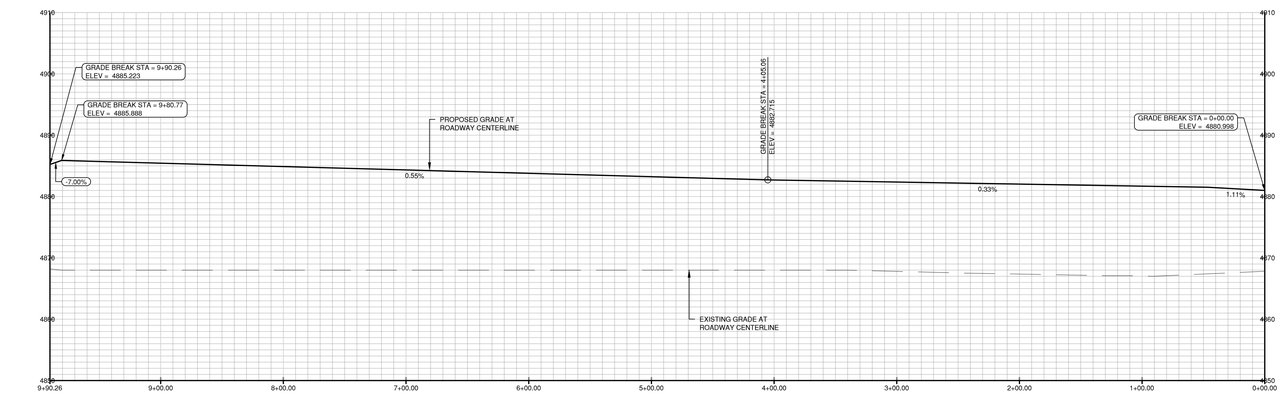
SOUTH PLANNING AREA 21 TRAIL - PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)



SOUTHEAST PLANNING AREA 21 TRAIL - PLAN VIEW

SCALE: 1" = 50'



SOUTHEAST PLANNING AREA 21 TRAIL - PROFILE VIEW

SCALE: 1" = 50' (H), 1" = 10' (V)

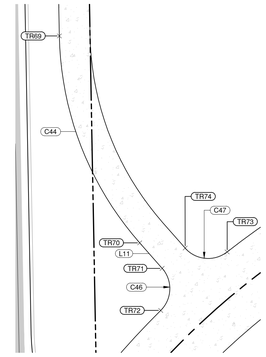
Line Table						
Line #	Length	Direction	Start Northing	End Northing	Start Easting	End Easting
L14	4.47	S48° 56' 43.47"E	297702.81	297699.88	258877.86	258881.24
L15	122.94	N1° 04' 23.30"W	297786.25	297909.17	259324.37	259322.07
L12	106.37	N1° 05' 39.10"W	297786.02	297892.38	258331.30	258329.27
L13	3.81	N26° 25' 32.74"W	297747.25	297750.67	258341.66	258339.96
L11	5.54	S41° 22' 10.71"E	297675.37	297671.21	257567.62	257571.28

Curve Table								
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Start Northing	End Northing	Start Easting	End Easting
C56	6.89	5.00	78.99	S5° 52' 50"W	6.36	297702.26	297695.93	258799.25	258798.60
C57	42.55	52.50	46.44	S22° 09' 28"W	41.40	297740.60	297702.26	258814.86	258799.25
C61	7.85	5.00	90.00	N86° 03' 17"E	7.07	297703.65	297704.13	258884.52	258891.58
C58	43.88	52.50	47.88	S25° 00' 11"E	42.61	297741.43	297702.81	258859.85	258877.86
C60	7.85	5.00	90.00	S3° 56' 43"E	7.07	297699.88	297692.82	258881.24	258881.72
C55	9.16	5.00	104.97	S86° 06' 04"E	7.93	297708.74	297708.20	258790.08	258797.99
C63	15.71	10.00	90.00	N43° 55' 37"E	14.14	297776.06	297786.25	259314.56	259324.37
C64	15.71	10.00	90.00	N46° 04' 23"W	14.14	297776.55	297786.36	259340.55	259330.37
C48	7.85	5.00	89.99	N46° 05' 22"W	7.07	297892.38	297897.28	258329.27	258324.18
C50	36.70	83.00	25.33	N13° 45' 36"W	36.40	297750.67	297786.02	258339.96	258331.30
C52	15.71	10.00	90.00	N18° 34' 27"E	14.14	297733.85	297747.25	258337.15	258341.66
C54	7.85	5.00	90.01	S43° 54' 38"W	7.07	297897.58	297892.49	258340.18	258335.27
C53	15.71	10.00	90.00	S71° 25' 33"E	14.14	297749.92	297745.42	258347.03	258360.44
C44	36.93	52.50	40.31	S21° 12' 55"E	36.18	297709.09	297675.37	257554.53	257567.62
C46	7.57	5.00	86.72	S1° 59' 22"W	6.87	297671.21	297664.35	257571.28	257571.04
C47	7.57	5.00	86.72	S84° 43' 43"E	6.87	297674.51	297673.88	257575.04	257581.87
C67	15.71	10.00	90.00	S46° 04' 23"E	14.14	297792.13	297782.32	259638.40	259648.58
C68	15.71	10.00	90.00	S43° 55' 37"W	14.14	297792.02	297781.83	259632.40	259622.59
C65	179.65	167.86	61.32	S1° 45' 42"E	171.20	298088.24	297917.12	259655.29	259660.55
C66	95.83	183.16	29.98	S13° 54' 30"W	94.74	297917.12	297825.16	259660.55	259637.78

Point Table				
Point #	Elevation	Northing	Easting	Description
555	4890.92	297709.09	257554.53	TR69
556	4889.70	297675.37	257567.62	TR70
557	4889.45	297671.21	257571.28	TR71
558	4889.27	297664.35	257571.04	TR72
559	4889.16	297673.88	257581.87	TR73
560	4889.41	297674.51	257575.04	TR74
561	4884.55	297897.28	258324.18	TR75
562	4884.58	297892.38	258329.27	TR76
563	4885.17	297786.02	258331.30	TR77
564	4884.06	297750.67	258339.96	TR78
565	4883.92	297747.25	258341.66	TR79
566	4883.76	297733.85	258337.15	TR80
567	4883.27	297745.42	258360.44	TR81
568	4883.86	297749.92	258347.03	TR82
569	4884.56	297892.49	258335.27	TR82
570	4884.49	297897.58	258340.18	TR83

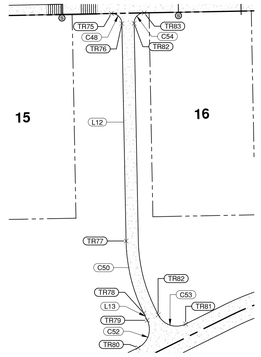
Point Table				
Point #	Elevation	Northing	Easting	Description
571	4883.60	297740.60	258814.86	TR84
572	4884.26	297702.26	258799.25	TR85
573	4884.37	297695.93	258798.60	TR86
574	4884.26	297708.74	258790.08	TR87
575	4884.19	297708.20	258797.99	TR88
576	4883.69	297741.43	258859.85	TR89
577	4885.10	297702.81	258877.86	TR90
578	4885.34	297699.88	258881.24	TR91
579	4885.65	297692.82	258881.72	TR92
580	4885.57	297704.13	258891.58	TR93
581	4885.34	297703.65	258884.52	TR94
582	4883.00	297776.55	259340.55	TR98
583	4882.71	297786.36	259330.37	TR99
584	4883.14	297776.06	259314.56	TR97
585	4882.74	297786.25	259324.37	TR96
586	4880.27	297909.17	259322.07	TR95

Point Table				
Point #	Elevation	Northing	Easting	Description
587	4878.86	298088.24	259655.29	TR100
588	4879.98	297917.12	259660.55	TR101
589	4881.71	297792.13	259638.40	TR102
590	4881.81	297782.32	259648.58	TR103
591	4881.90	297781.83	259622.59	TR104
592	4881.72	297792.02	259632.40	TR105



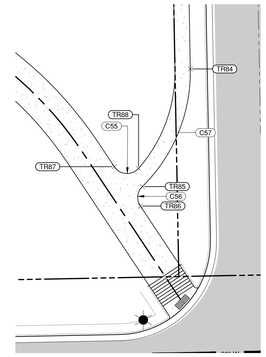
INSET J - PA 21 CONNECTION

SCALE: 1" = 20'



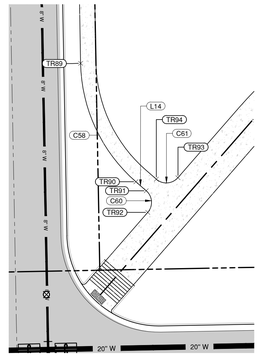
INSET K - PA 21 CONNECTION

SCALE: 1" = 30'



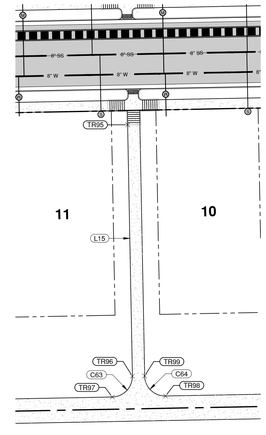
INSET L - PA 21 CONNECTION

SCALE: 1" = 20'



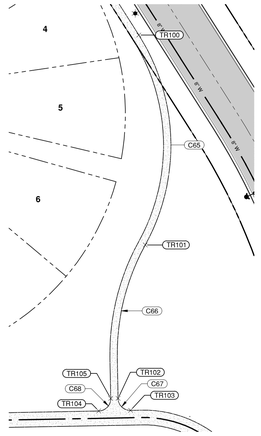
INSET M - PA 21 CONNECTION

SCALE: 1" = 20'



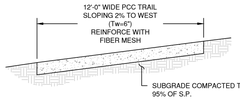
INSET N - PA 21 CONNECTION

SCALE: 1" = 30'



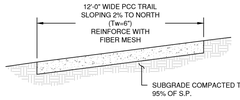
INSET O - PA 21 CONNECTION

SCALE: 1" = 50'



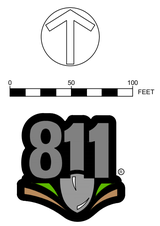
SOUTH PA 21 TRAIL SECTION

SCALE: N/A



SOUTHEAST PA 21 TRAIL SECTION

SCALE: N/A



ENGINEER IN CHARGE:

COLORADO
CHRISTOPHER PERDUE
PRELIMINARY
NOT FOR CONSTRUCTION
FINAL ENGINEER

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

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

SOUTH & SOUTHEAST PLANNING AREA 21 TRAIL PLAN AND PROFILE

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	VARIES

SHEET NUMBER
C5.104