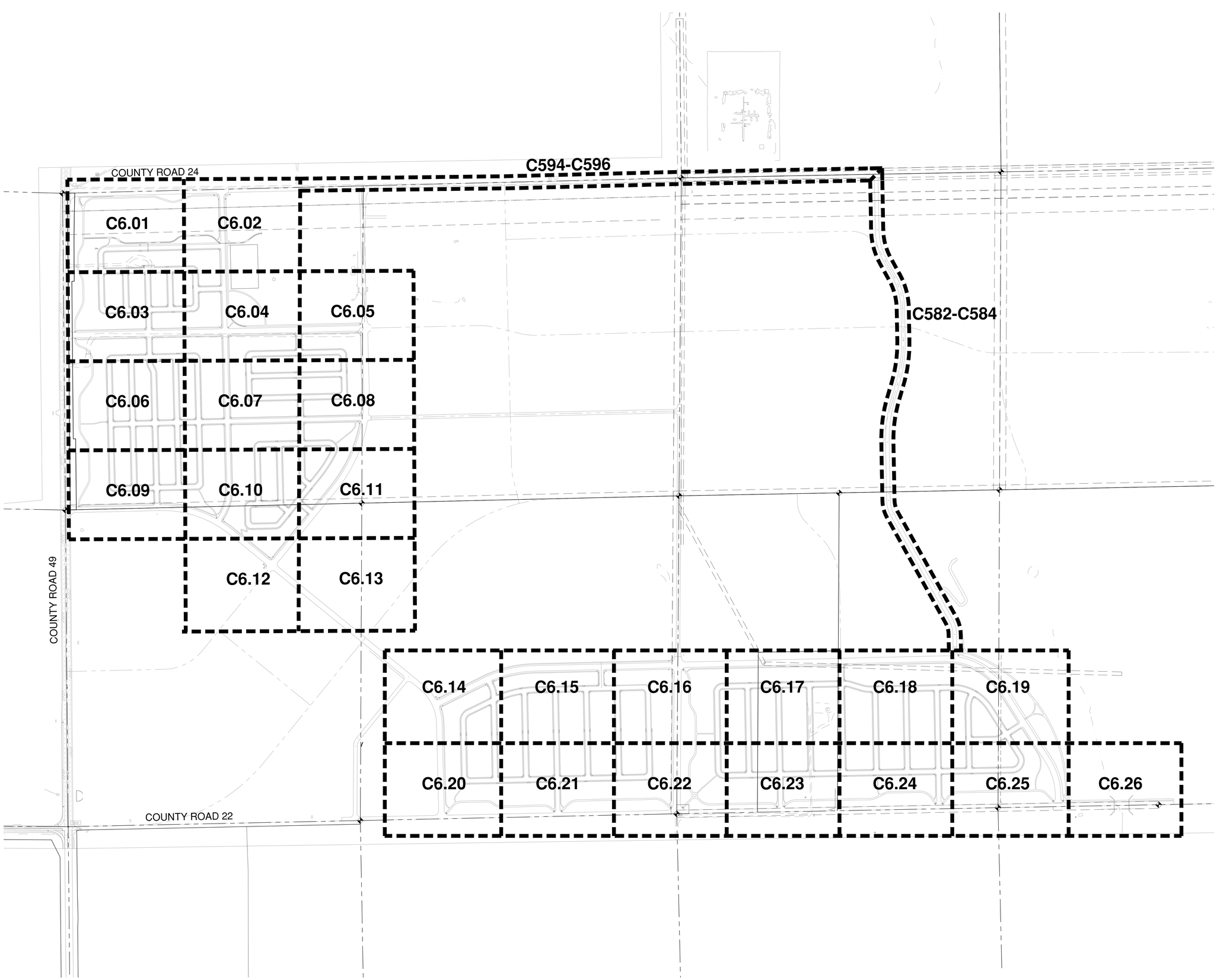

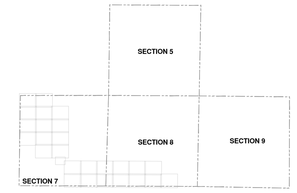

UTILITY PLAN - OVERALL KEY MAP

SCALE: 1"=300'

ENGINEER IN CHARGE:

COLORADO LICENSED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
FINAL DRAFT

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

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BENCHMARK

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

UTILITY PLAN
OVERALL KEY MAP

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
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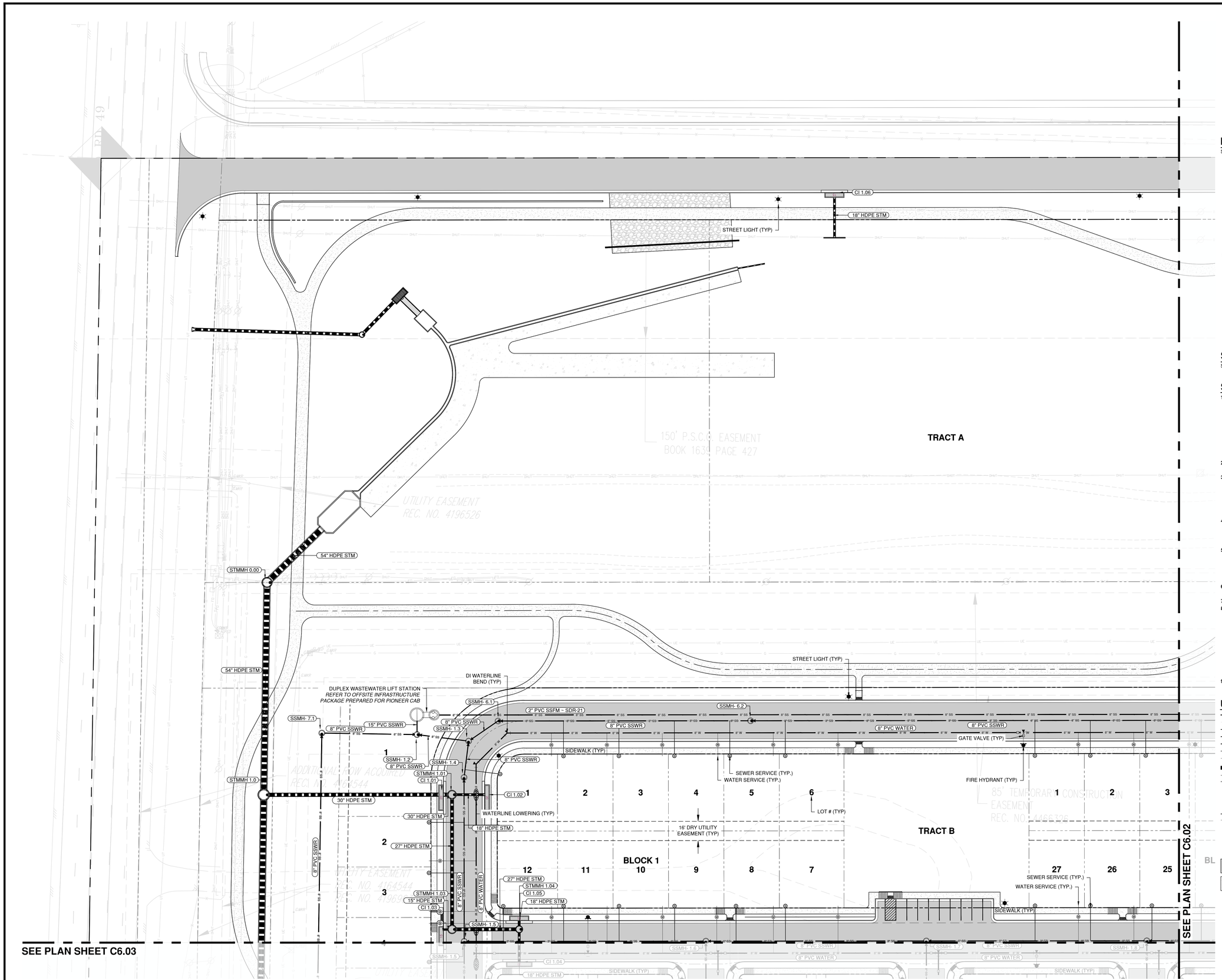
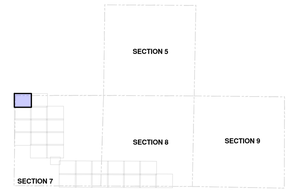


OVERALL UTILITY PLAN

SCALE: 1"=30'



KEY MAP

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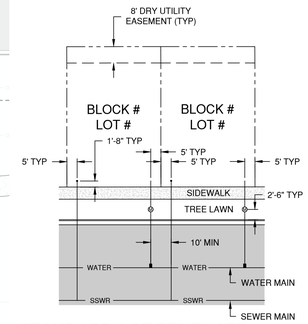

STANDARD LOT TEMPLATE

SCALE: NTS

STANDARD UTILITY NOTES

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0 30 60 Feet

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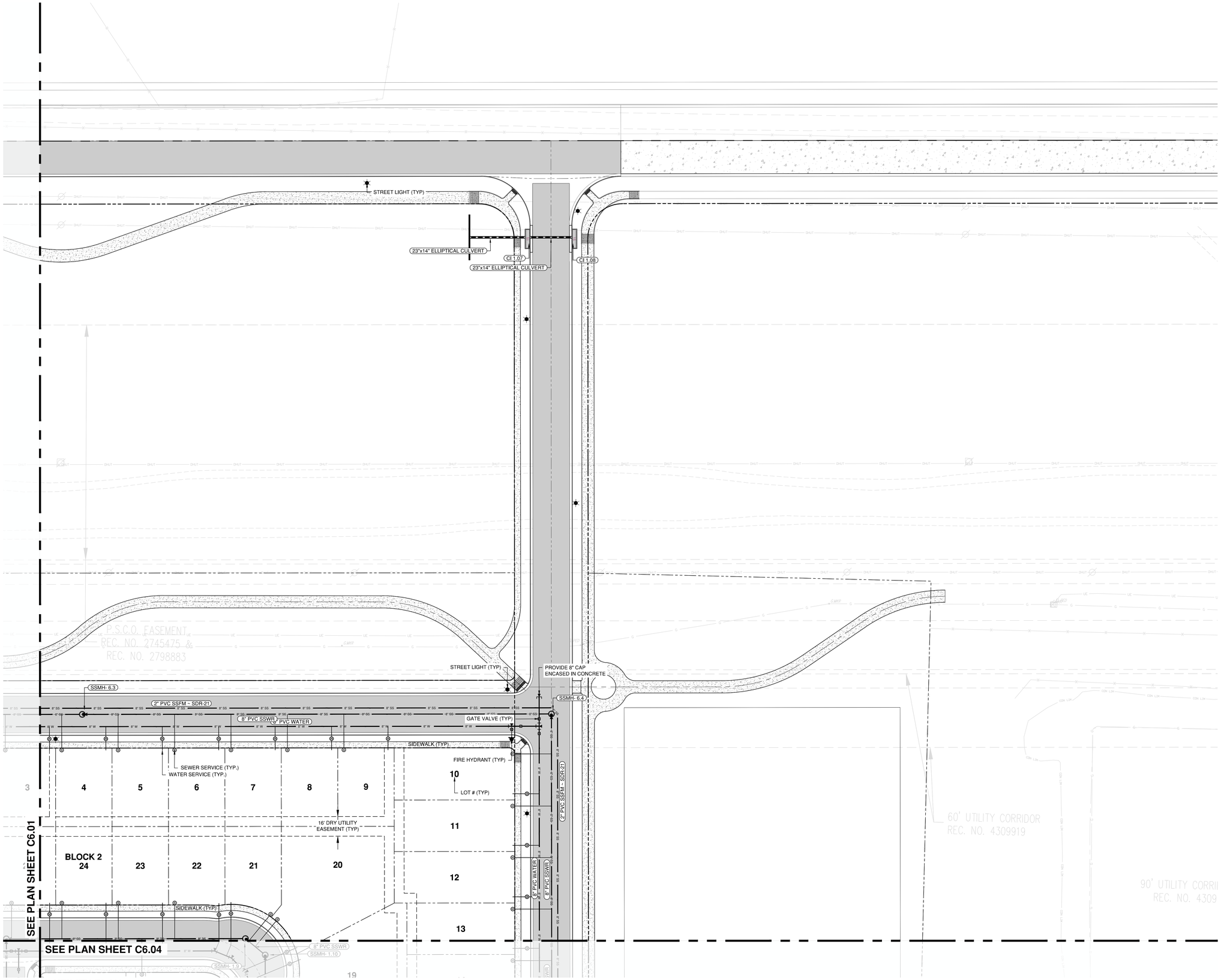

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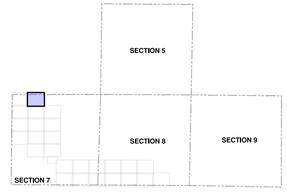

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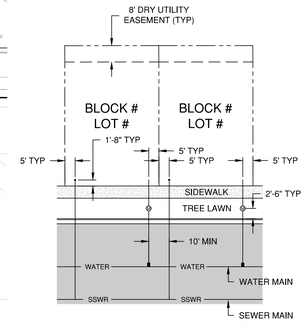

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0 30 60 Feet

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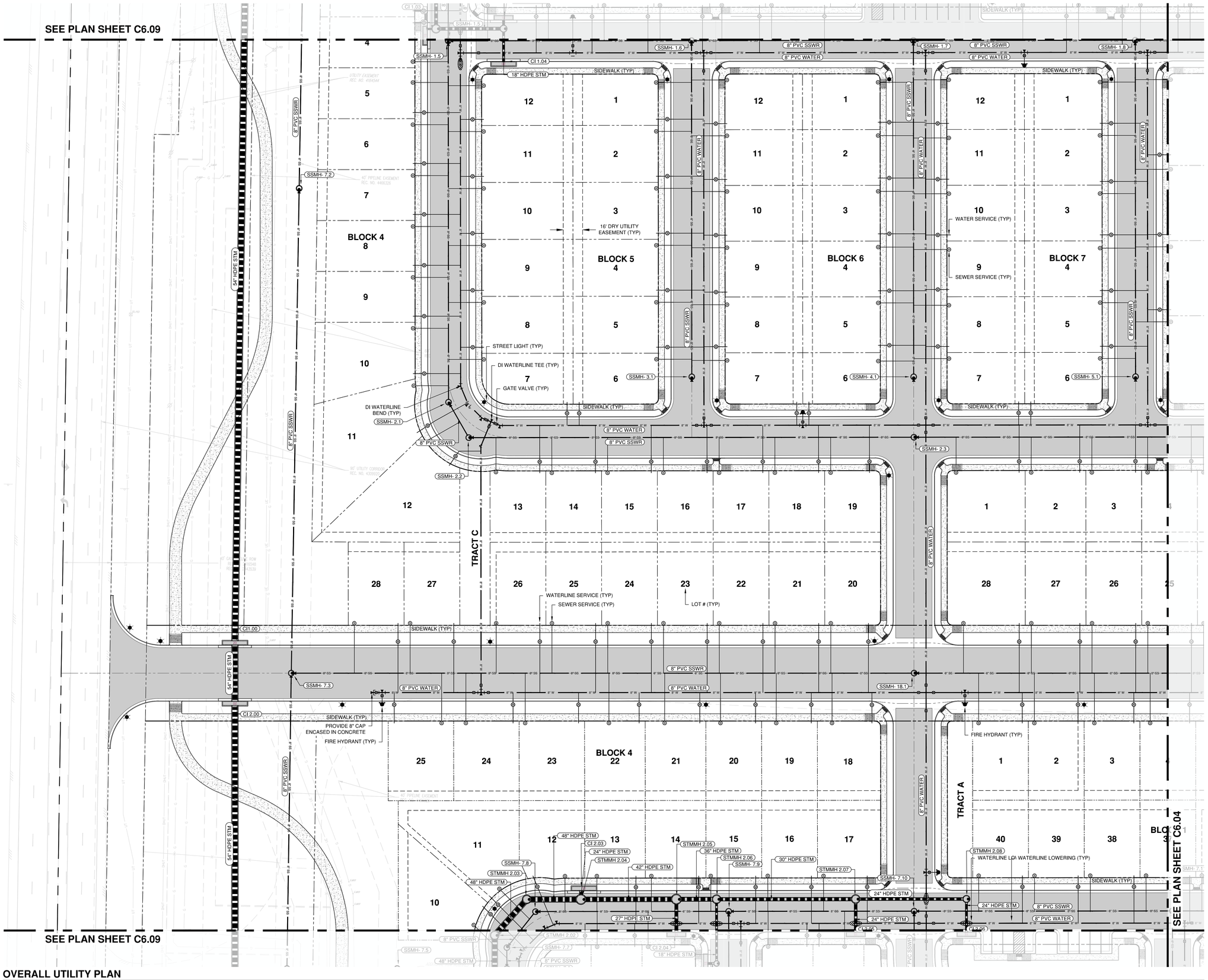

OVERALL UTILITY PLAN

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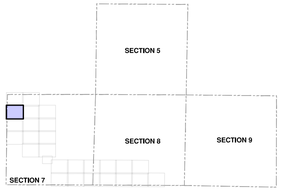
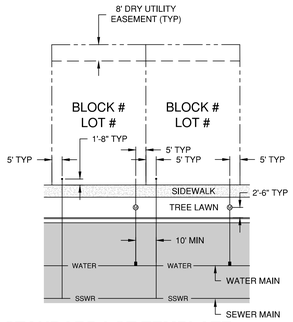


KEY MAP

SCALE: NTS



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0 30 60 Feet

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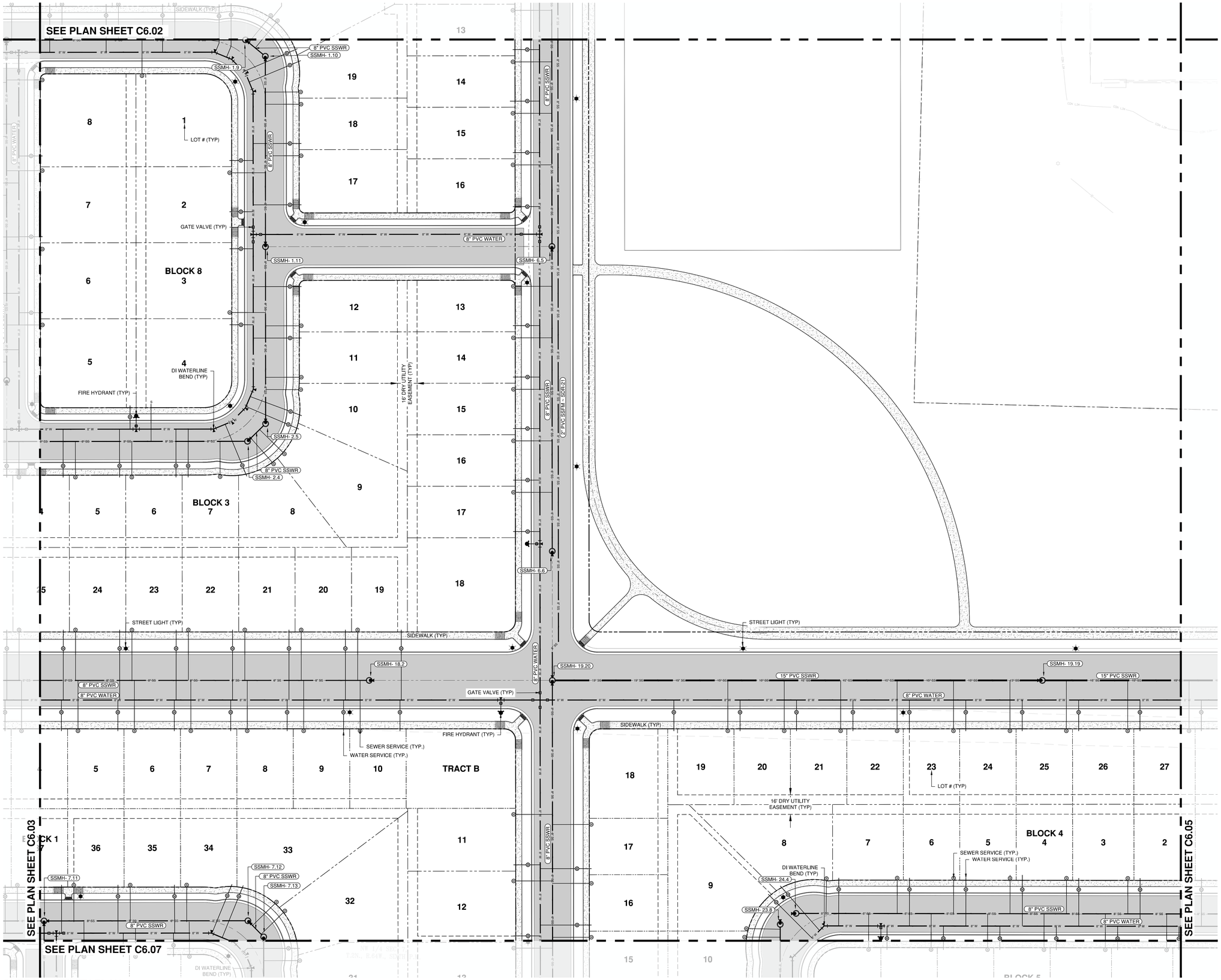

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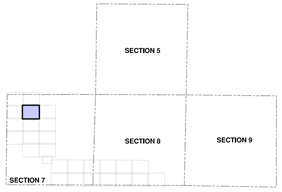

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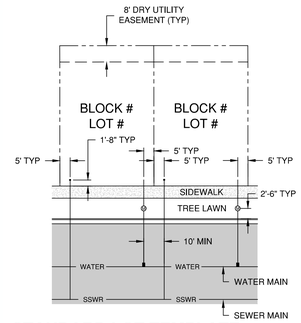

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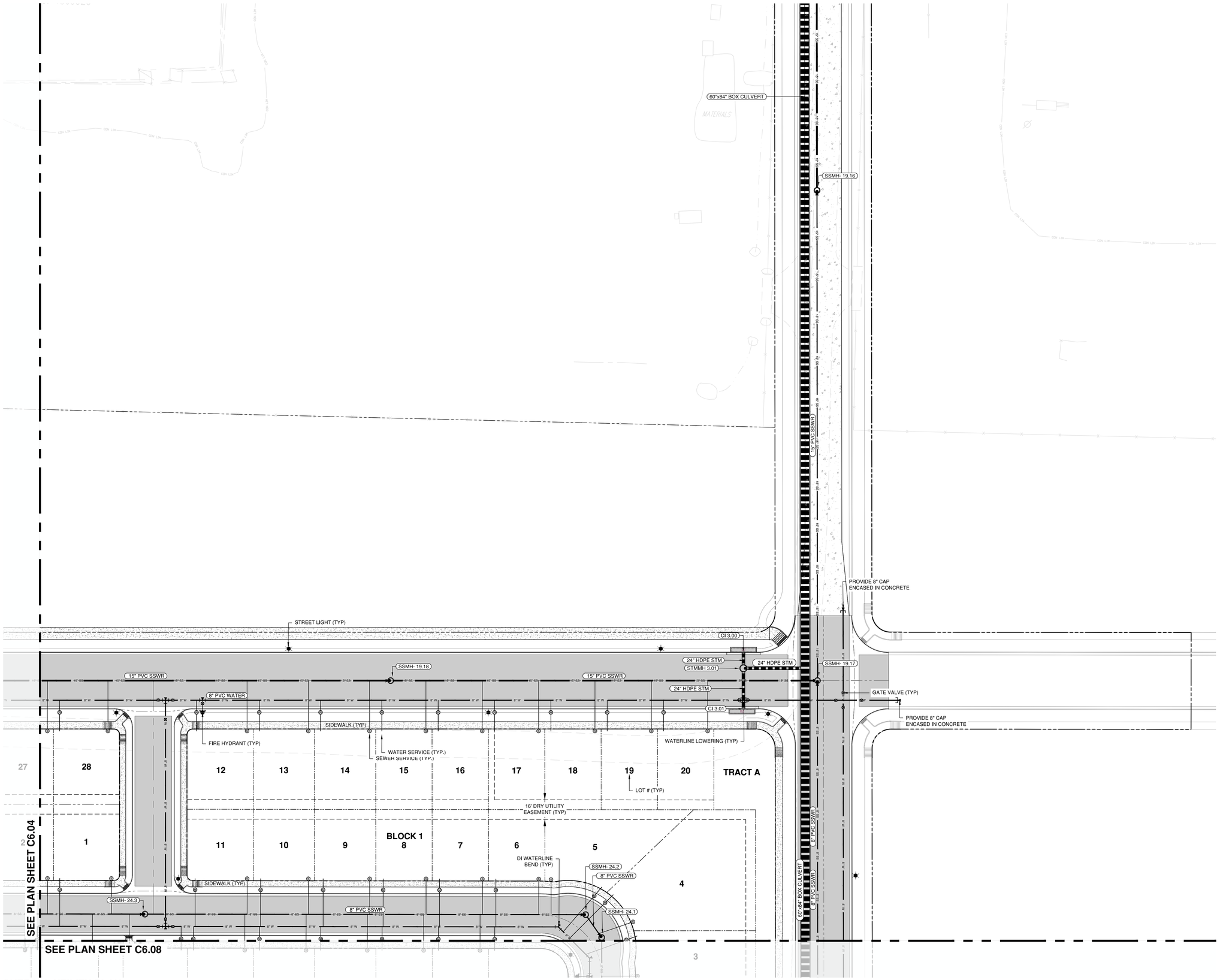
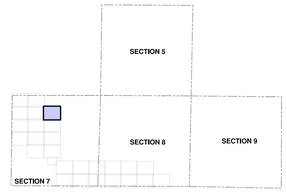


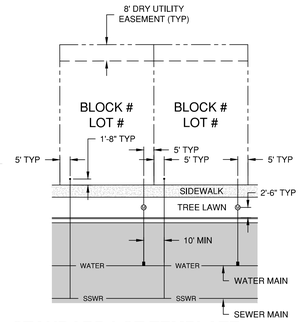
OVERALL UTILITY PLAN

SCALE: 1"=30'



KEY MAP

SCALE: NTS



STANDARD LOT TEMPLATE

SCALE: NTS

STANDARD UTILITY NOTES

1. ALL PIPE MATERIALS SHALL BE AS FOLLOWS:
   - 1.1. SEWER MAINS - PVC SDR-35 (DEPTH <18'), DIP CL 50 (DEPTH >18'), DEPTH MEASURED TO CROWN OF PIPE
   - 1.2. WATERMAINS - PVC AWWA C900, CLASS 200
   - 1.3. SEWER SERVICES - 4" PVC SDR-35
   - 1.4. WATER SERVICES - 3/4" TYPE K COPPER
   - 1.5. STORM SEWER - TYPE "S" HDPE
   - 1.6. DRY UTILITY SLEEVES - PVC SCHEDULE 40
2. ALL WATER AND SEWER SERVICES SHALL BE A MINIMUM OF 10-FEET APART PER CDPHE GUIDELINES
3. SERVICE DIMENSIONS SHOWN ABOVE ARE THE GENERAL INTENT. IN SOME CASES SERVICE SEPARATION REQUIREMENTS DICTATE MINOR VARIANCES TO THIS STANDARD. CONTRACTOR SHALL INSTALL ALL SERVICES PER THE LOCATION DEPICTED ON THE UTILITY PLAN AND PROFILE(S).
4. ALL SEWER SERVICES SHALL TERMINATE AT A 4-INCH CLEANOUT LOCATED 1'-8" BEHIND THE SIDEWALK FOR FUTURE CONNECTION. THE CLEANOUT SHALL BE LEFT VISIBLE.
5. ALL WATER SERVICES SHALL BE STUBBED FROM THE METER SETTING TO A POINT 1'-8" BEHIND THE SIDEWALK TO FACILITATE FUTURE CONNECTION. THE SERVICE SHALL BE BURIED AND MARKED WITH A "BLUE" STAKE (I.E. WOOD POST OR EQUIVALENT).
6. ALL METERS SHALL BE 3/4" UNLESS OTHERWISE NOTED AND CONFORM TO THE SPECIFIC DETAILS HEREIN.
7. ALL SEWER SERVICES SHALL BE 4".
8. GENERALLY SPEAKING, BENDS ARE NOT PERMITTED ON ANY SERVICE; HOWEVER, IN SOME CASES TIGHT RADII CURVES WILL FACILITATE BENDS TO WATER OR SEWER SERVICES. WHERE PROPOSED, THE CONTRACTOR SHALL PROVIDE DETAILED AS-BUILTS WITH EACH BEND STATIONED FROM A VISIBLE STRUCTURE (I.E. GATE VALVE, MANHOLE, ETC) SUFFICIENTLY TO CORRELATE THE FIELD LOCATION WITH THE USE OF SURVEY EQUIPMENT. THE BEND LOCATION SHALL ALSO BE TIED TO MULTIPLE STRUCTURES.
9. ALL CURBS SHALL BE STAMPED WITH AN "S" OR A "W" WHERE THE SERVICE LINE ENTERS THE LOT.

UTILITY PLAN LEGEND

- RIGHT OF WAY
- 36" W — EXISTING WATERMAINS
- WATER — PROPOSED WATERMAINS
- SSWR — PROPOSED GRAVITY SEWER
- SS-FM — PROPOSED SANITARY SEWER FORCEMAIN
- PROPOSED EASEMENTS
- PROPERTY LINE(S)
- X" HDPE (TYPE S) STORM DRAIN
- VERTICAL CURB AND GUTTER
- NYLOPLAST DRAIN BASIN
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- WATER METER
- SEWER CLEANOUT
- FIRE HYDRANT ASSEMBLY
- WATERLINE LOWERING
- BUTTERFLY VALVE

0 30 60 Feet

ENGINEER IN CHARGE:

COLORADO LICENSED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
FINAL DRAFT

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

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.

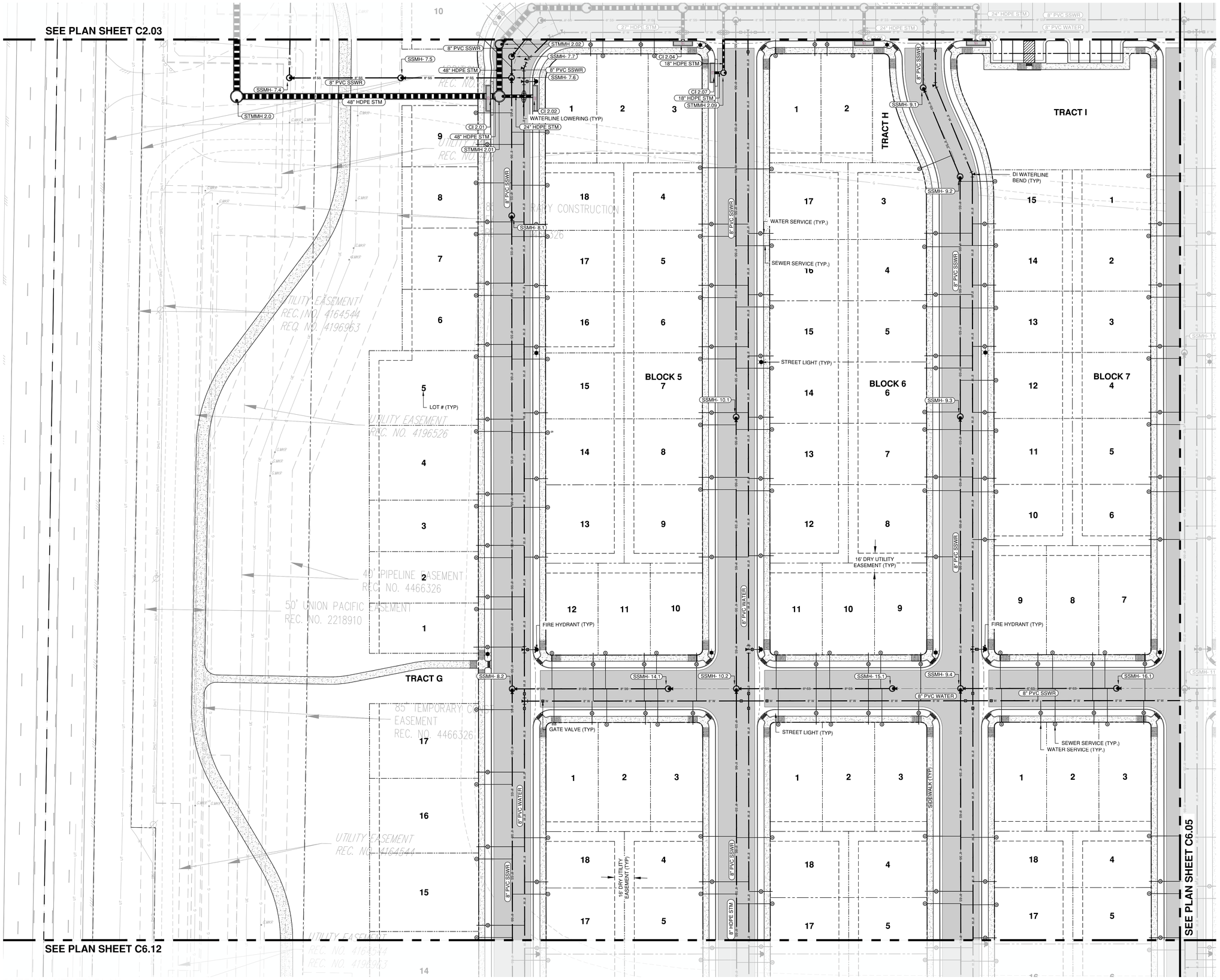
ELEVATION = 4721.56 (NAVD 88)

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

OVERALL UTILITY PLAN

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 30'
SHEET NUMBER	C6.05



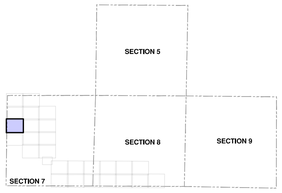
SEE PLAN SHEET C2.03

SEE PLAN SHEET C6.12

SEE PLAN SHEET C6.05

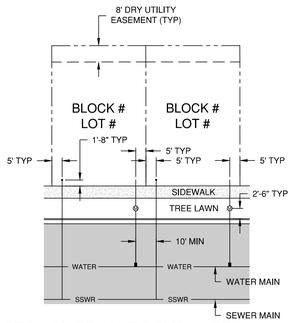
OVERALL UTILITY PLAN

SCALE: 1"=30'



KEY MAP

SCALE: NTS



STANDARD LOT TEMPLATE

SCALE: NTS

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- W — WATER METER
- S — SEWER CLEANOUT
- FIRE HYDRANT ASSEMBLY
- WATERLINE LOWERING
- BUTTERFLY VALVE

0 30 60 Feet

ENGINEER IN CHARGE:

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

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

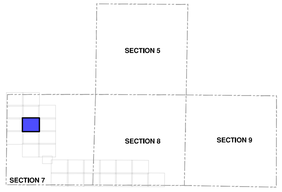
OVERALL UTILITY PLAN

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 30'
SHEET NUMBER	C6.06

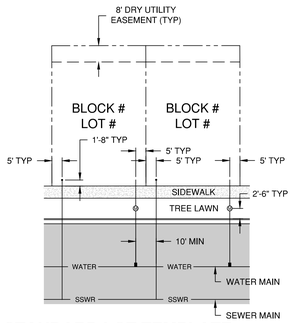
OVERALL UTILITY PLAN

SCALE: 1"=30'



KEY MAP

SCALE: NTS



STANDARD LOT TEMPLATE

SCALE: NTS

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0 30 60 Feet

ENGINEER IN CHARGE:

COLORADO LICENSED PROFESSIONAL ENGINEER — PRELIMINARY NOT FOR CONSTRUCTION — FINAL DRAFT

CONTACT INFORMATION
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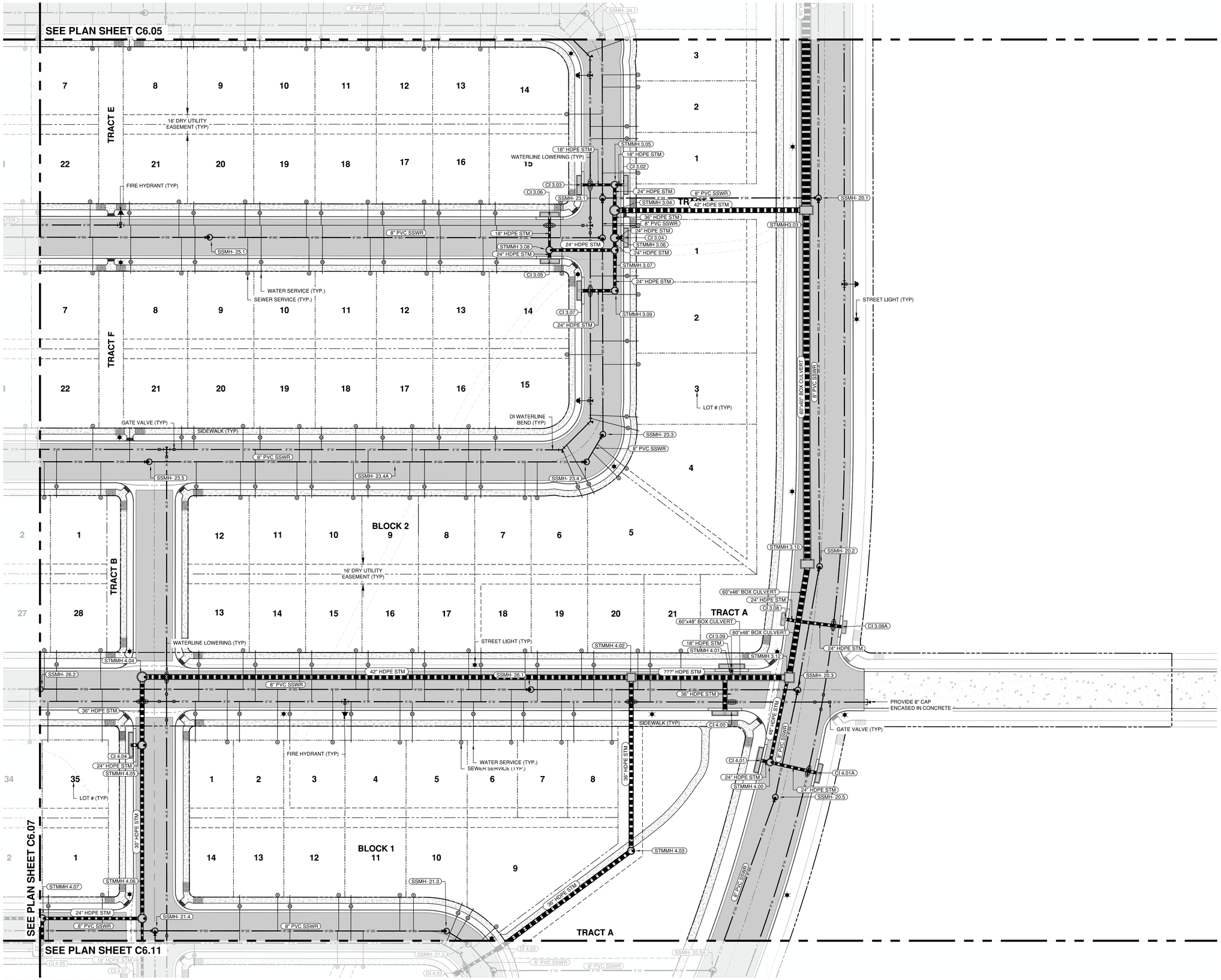
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

OVERALL UTILITY PLAN

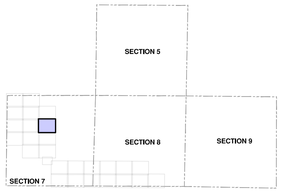
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 30'
SHEET NUMBER	C6.07



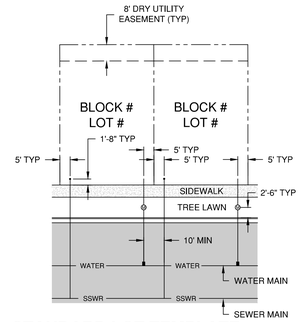
OVERALL UTILITY PLAN

SCALE: 1"=30'



KEY MAP

SCALE: NTS



STANDARD LOT TEMPLATE

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REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
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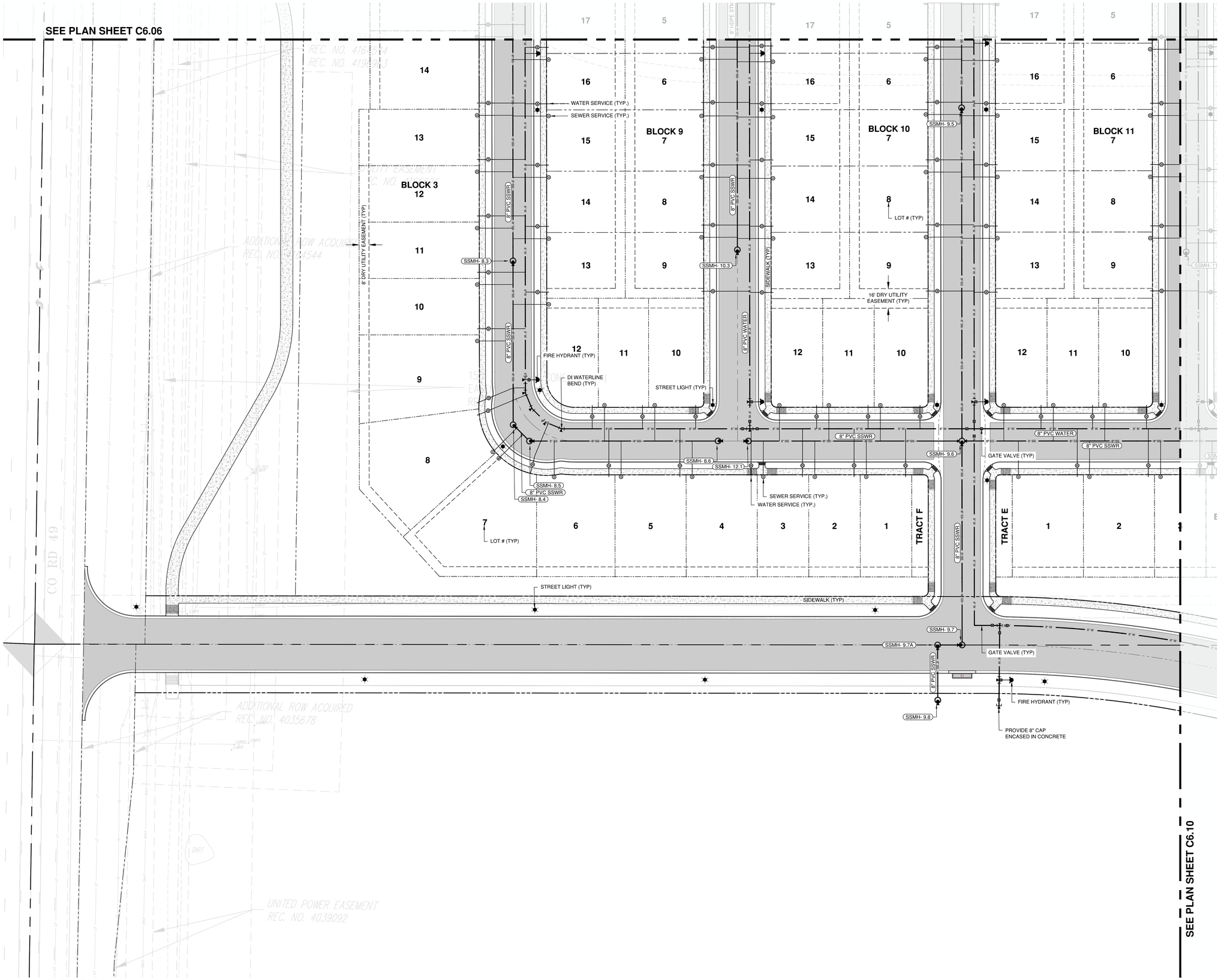
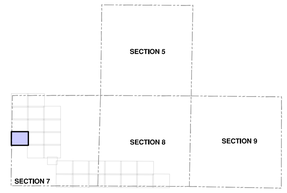
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 30'
SHEET NUMBER	C6.08



OVERALL UTILITY PLAN

SCALE: 1"=30'



KEY MAP

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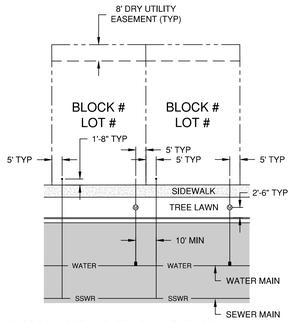

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9. ALL CURBS SHALL BE STAMPED WITH AN "S" OR A "W" WHERE THE SERVICE LINE ENTERS THE LOT.

UTILITY PLAN LEGEND

- RIGHT OF WAY
- 36" W — EXISTING WATERMAINS
- WATER — PROPOSED WATERMAINS
- SSWR — PROPOSED GRAVITY SEWER
- SS-FM — PROPOSED SANITARY SEWER FORCEMAIN
- PROPOSED EASEMENTS
- PROPERTY LINE(S)
- X" HDPE (TYPE S) STORM DRAIN
- VERTICAL CURB AND GUTTER
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- WATER METER
- SEWER CLEANOUT
- FIRE HYDRANT ASSEMBLY
- WATERLINE LOWERING
- BUTTERFLY VALVE

0 30 60 Feet

ENGINEER IN CHARGE:

COLORADO PROFESSIONAL ENGINEER — PRELIMINARY NOT FOR CONSTRUCTION — FINAL DRAFT

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

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

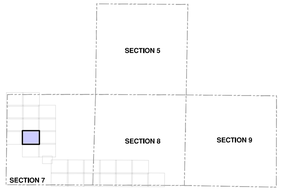
OVERALL UTILITY PLAN

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 30'
SHEET NUMBER	C6.09

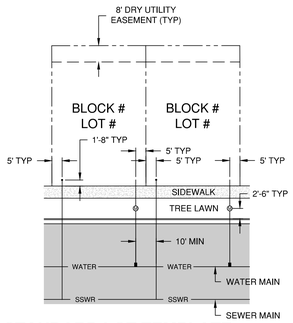
OVERALL UTILITY PLAN

SCALE: 1"=50'



KEY MAP

SCALE: NTS



STANDARD LOT TEMPLATE

SCALE: NTS

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0 30 60 Feet

ENGINEER IN CHARGE:

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OVERALL UTILITY PLAN

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
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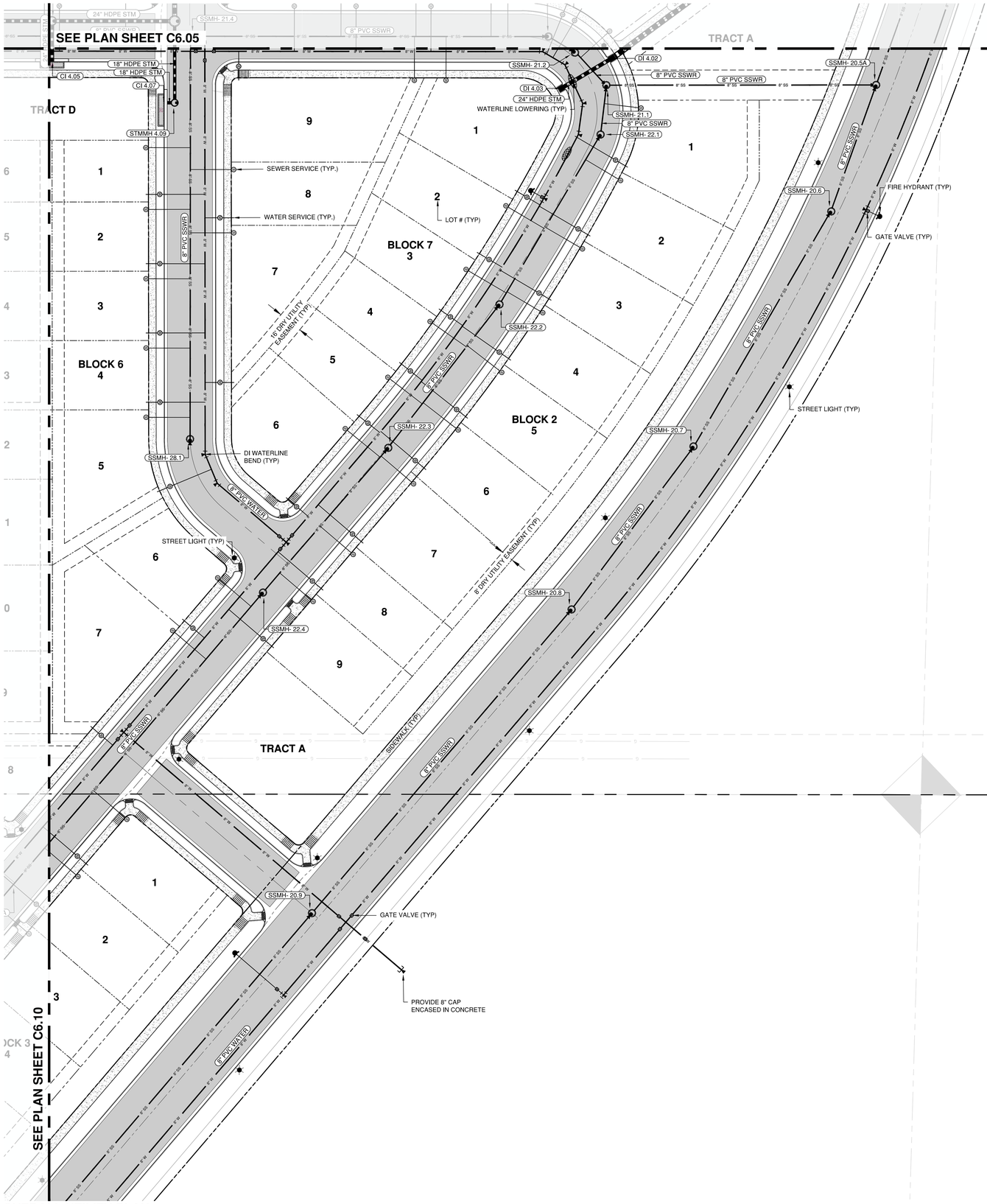
CHECKED BY:	CLP
SCALE:	1" = 50'

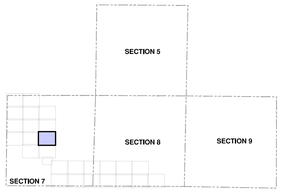
SHEET NUMBER

C6.10



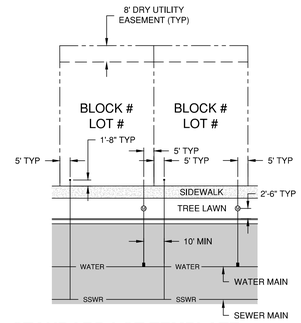
OVERALL UTILITY PLAN

SCALE: 1"=50'



KEY MAP

SCALE: NTS



STANDARD LOT TEMPLATE

SCALE: NTS

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0 30 60 Feet

ENGINEER IN CHARGE:

COLORADO PROFESSIONAL ENGINEER — PRELIMINARY NOT FOR CONSTRUCTION — FINAL DESIGN

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PIONEER VILLAGE PA'S 1-4, 17 AND 21

TOWN OF KEENESBURG
WELD COUNTY, COLORADO

OVERALL UTILITY PLAN

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
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DESIGN BY:	CLP
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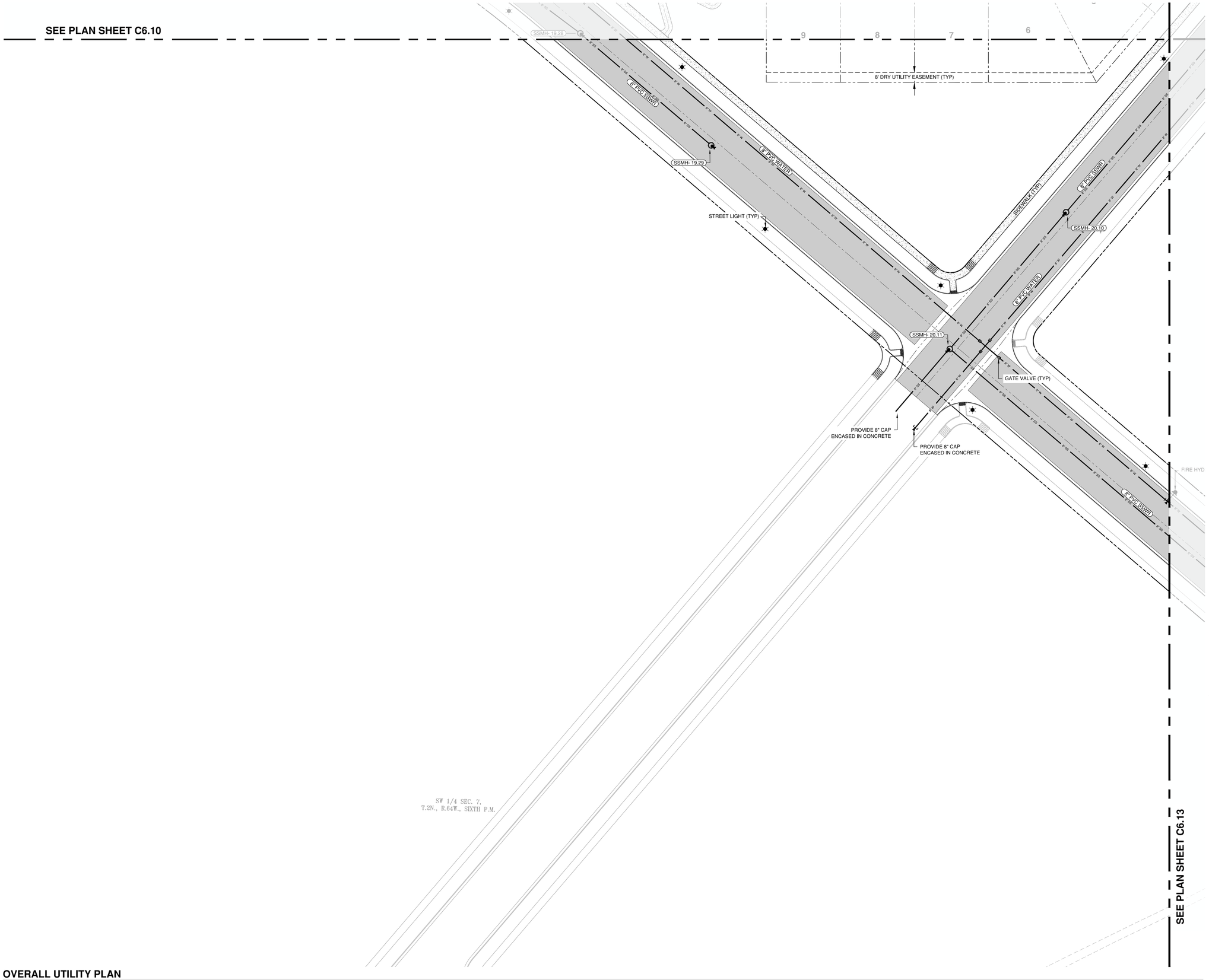
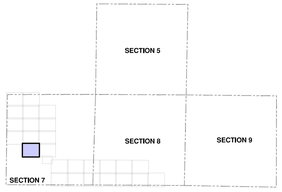
SCALE:	1" = 50'
SHEET NUMBER	C6.11



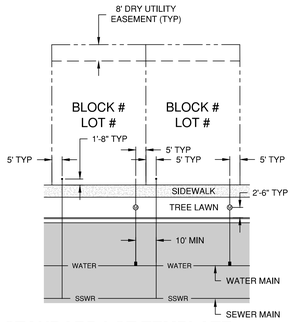
OVERALL UTILITY PLAN

SCALE: 1"=30'



KEY MAP

SCALE: NTS



STANDARD LOT TEMPLATE

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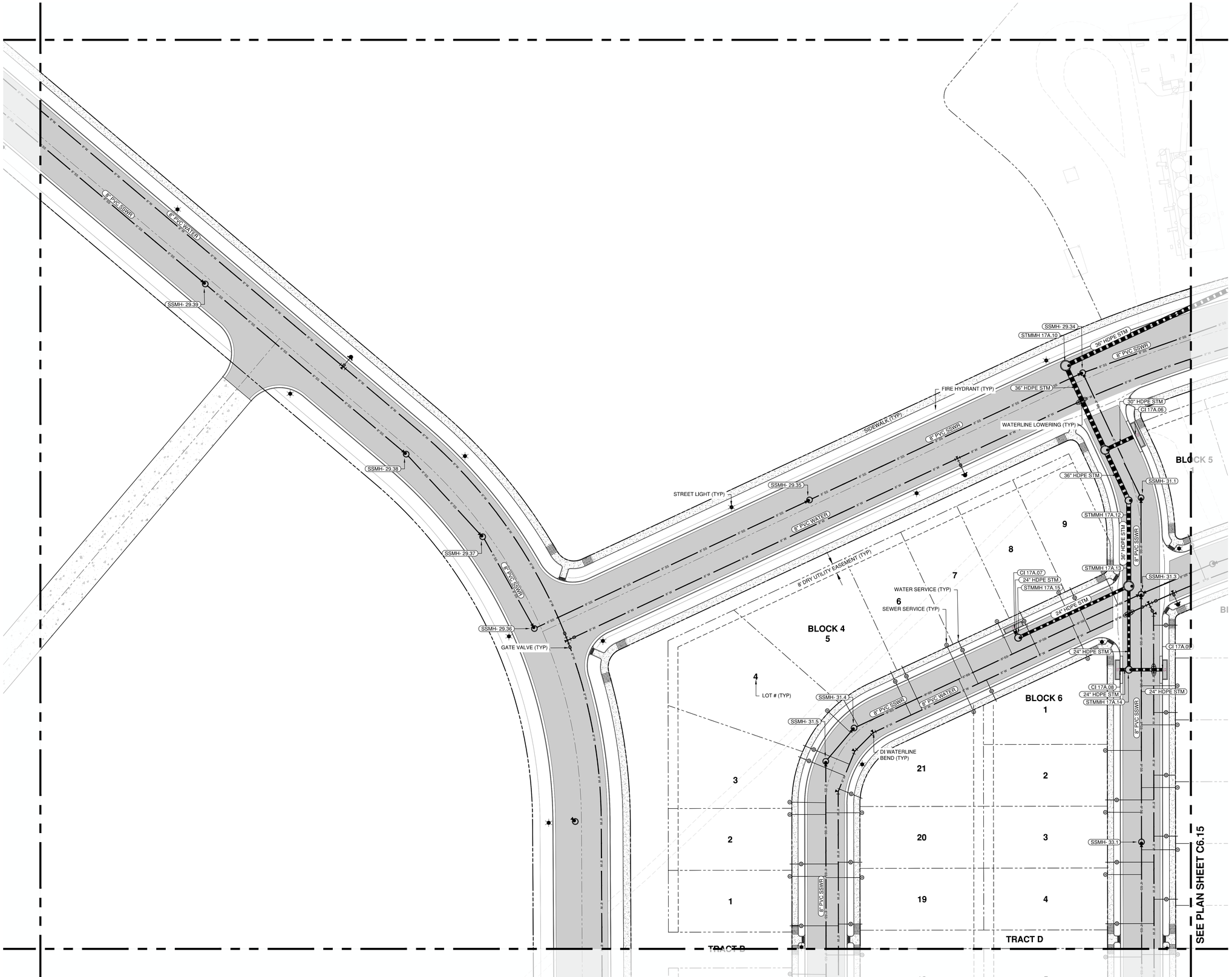

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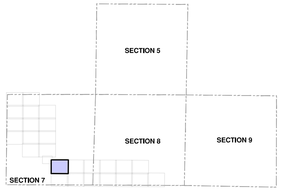

KEY MAP

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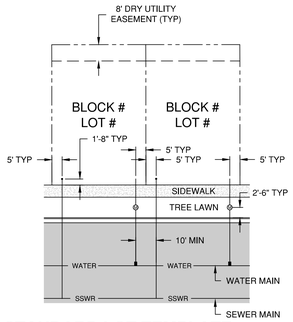

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BENCHMARK

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.

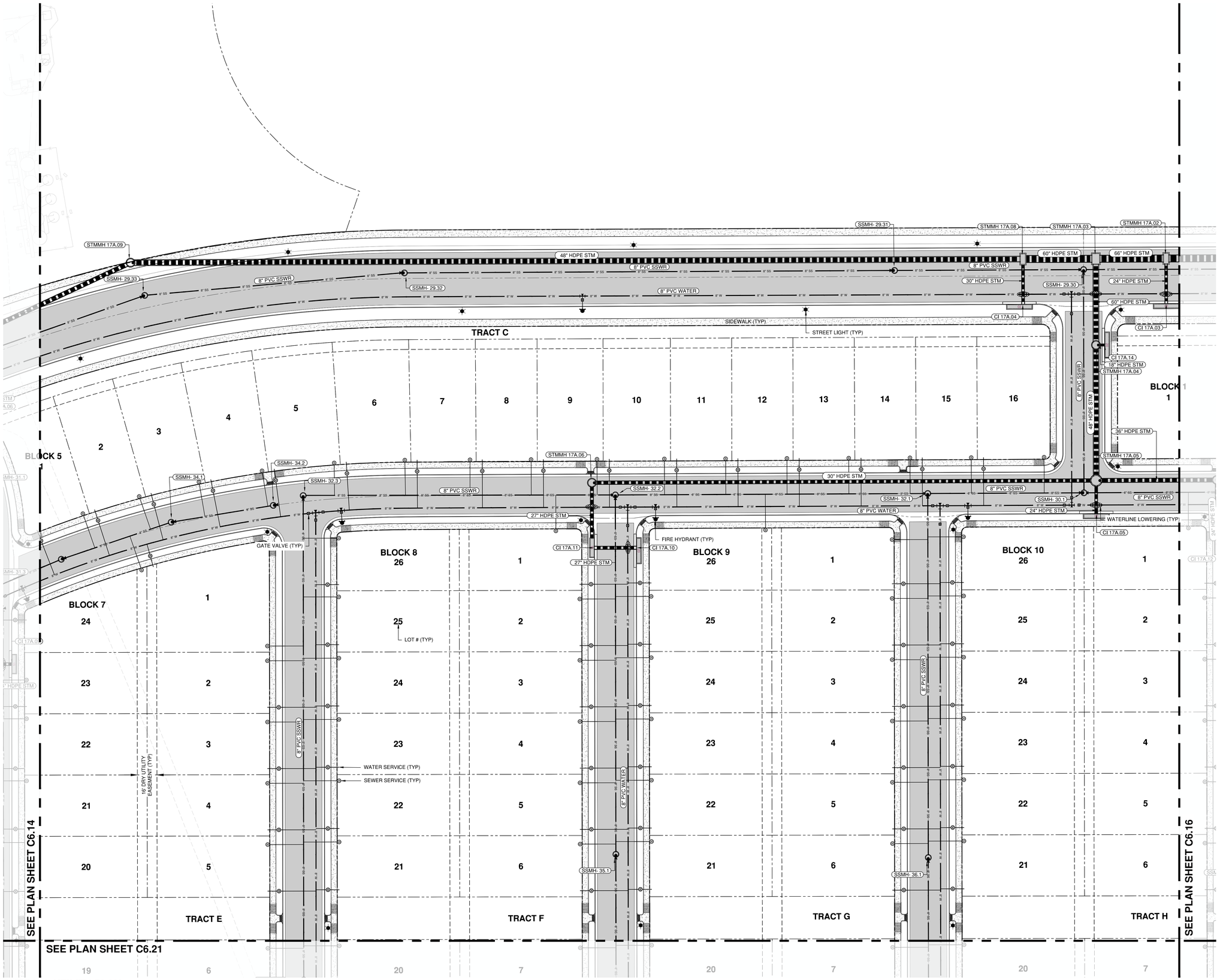
ELEVATION = 4721.56 (NAVD 88)

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

OVERALL UTILITY PLAN

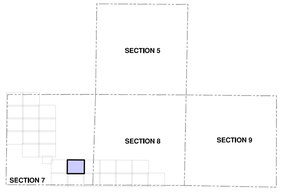
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 30'
SHEET NUMBER	C6.14



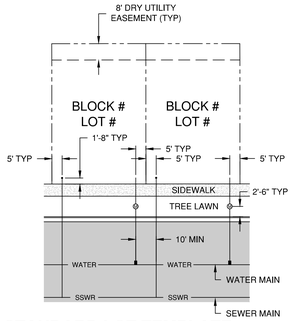
OVERALL UTILITY PLAN

SCALE: 1"=30'



KEY MAP

SCALE: NTS



STANDARD LOT TEMPLATE

SCALE: NTS

STANDARD UTILITY NOTES

1. ALL PIPE MATERIALS SHALL BE AS FOLLOWS:
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   - 1.2. WATERMAINS - PVC AWWA C900, CLASS 200
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   - 1.5. STORM SEWER - TYPE "S" HDPE
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- BUTTERFLY VALVE

0 30 60 Feet

ENGINEER IN CHARGE:

COLORADO PROFESSIONAL ENGINEER — PRELIMINARY NOT FOR CONSTRUCTION — FINAL DRAFT

CONTACT INFORMATION
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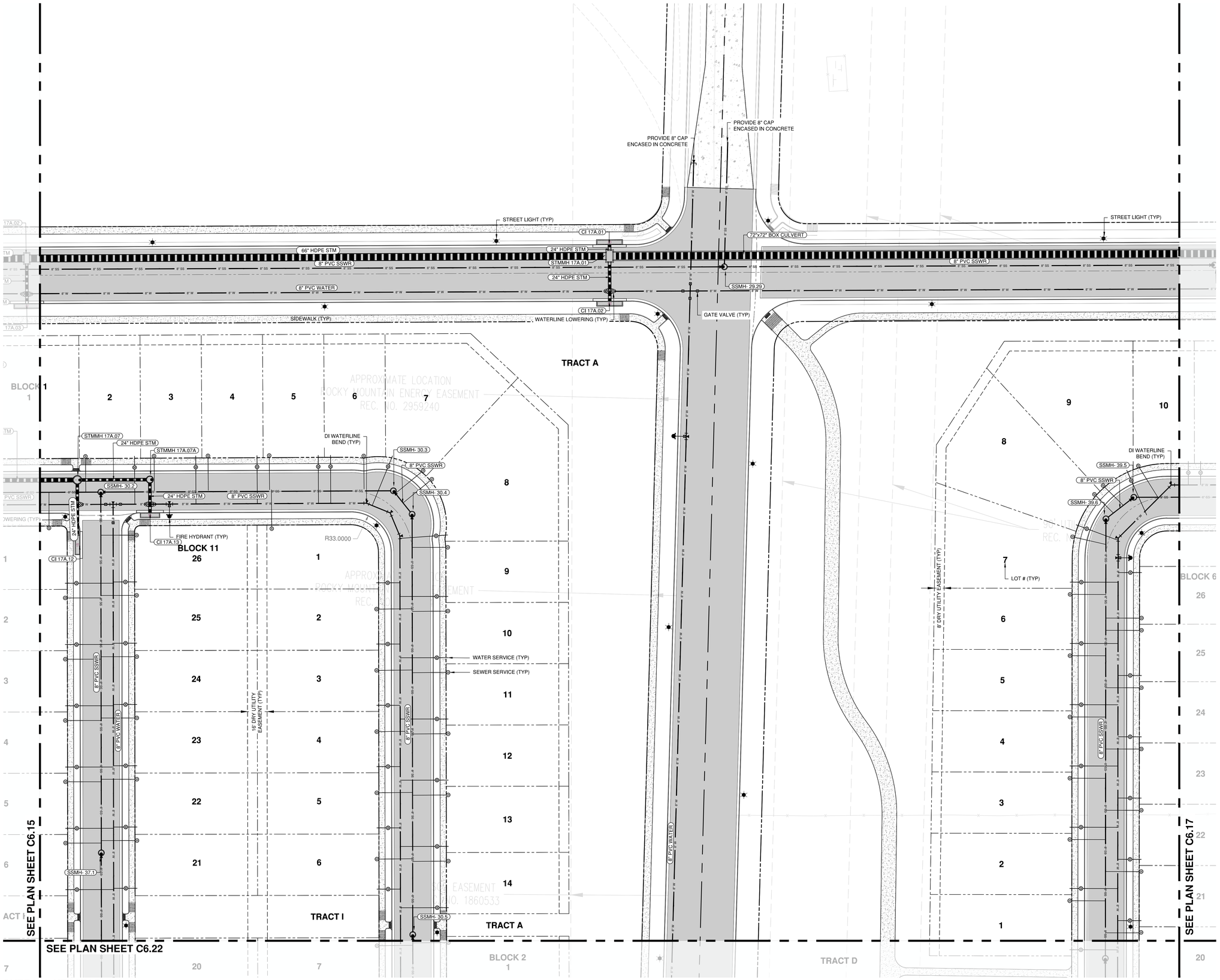

OVERALL UTILITY PLAN

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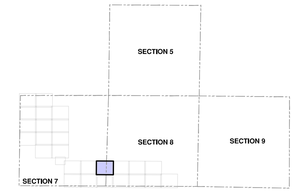

KEY MAP

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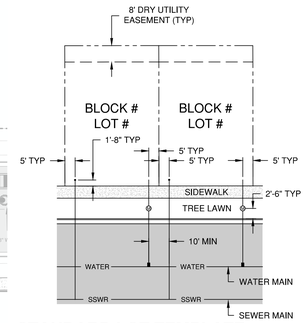

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0 30 60 Feet

ENGINEER IN CHARGE:

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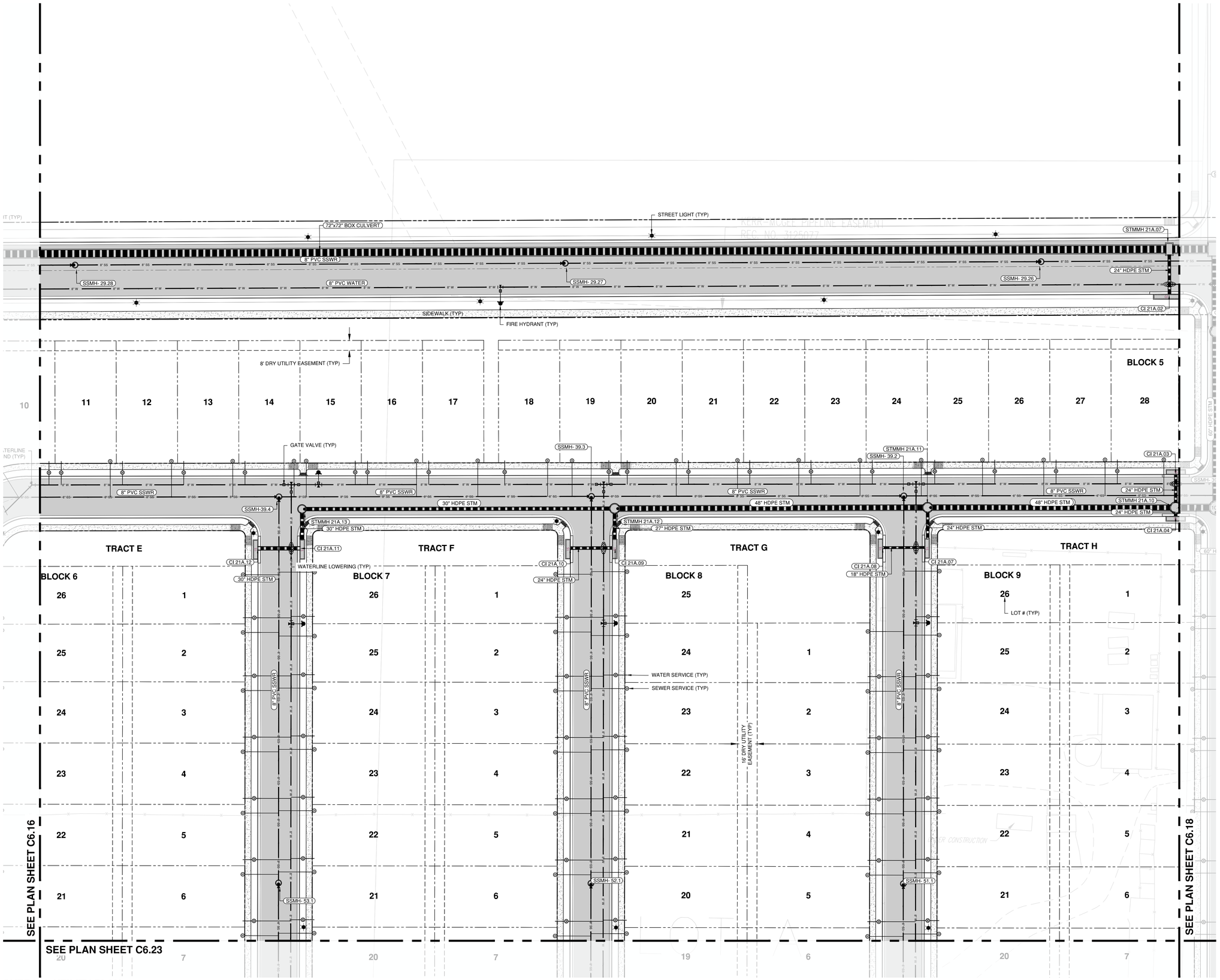

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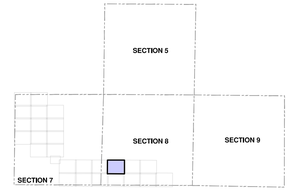

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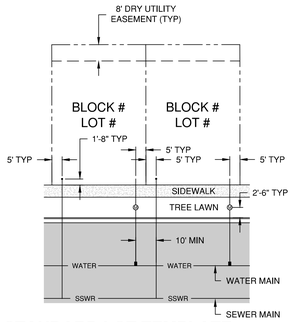

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0 30 60 Feet

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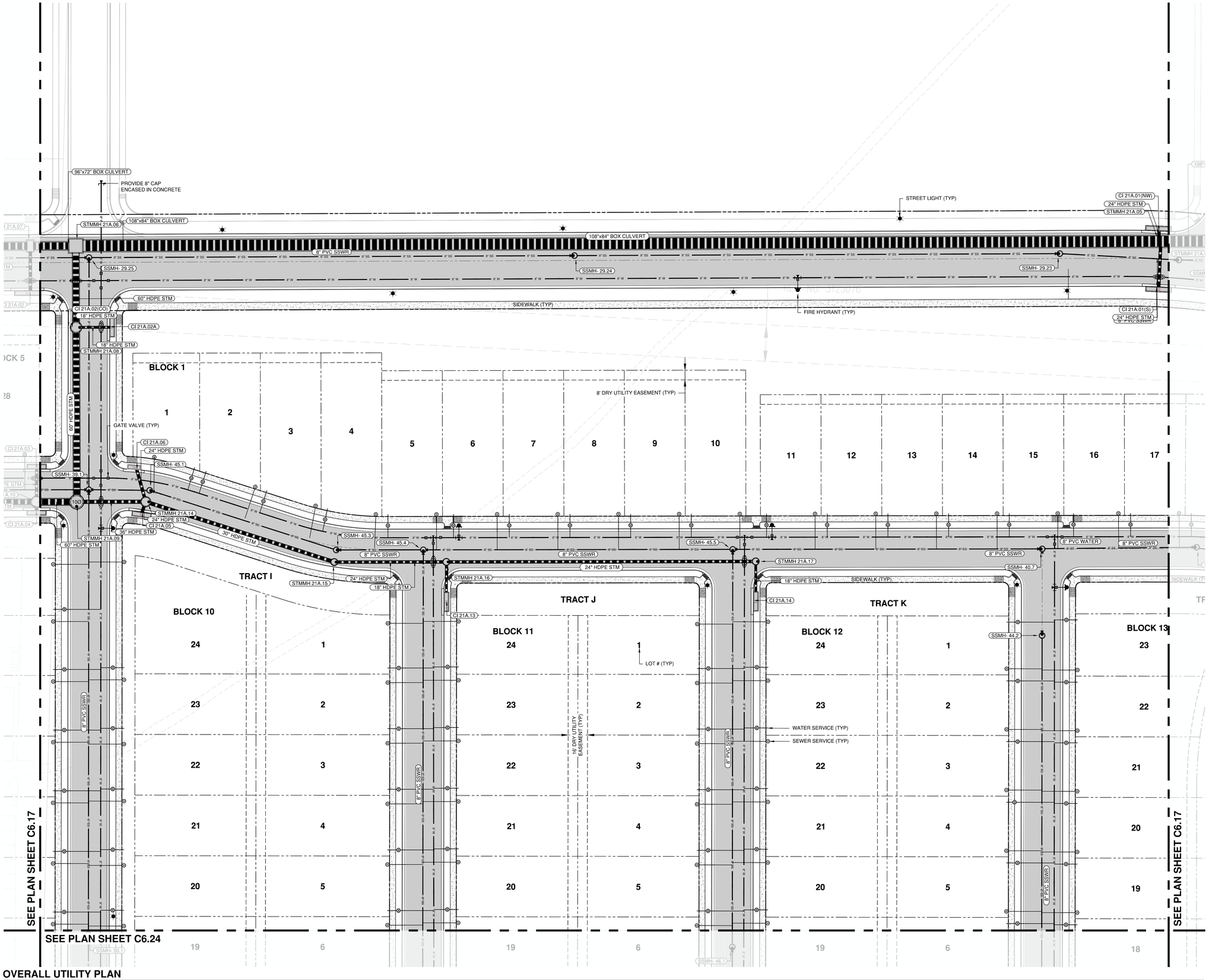

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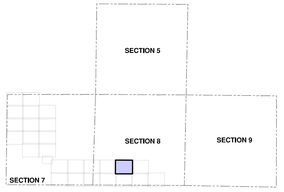

KEY MAP

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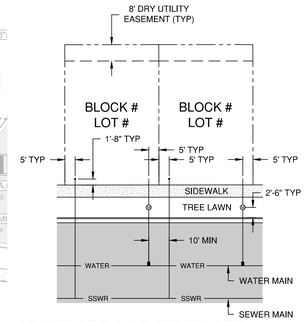

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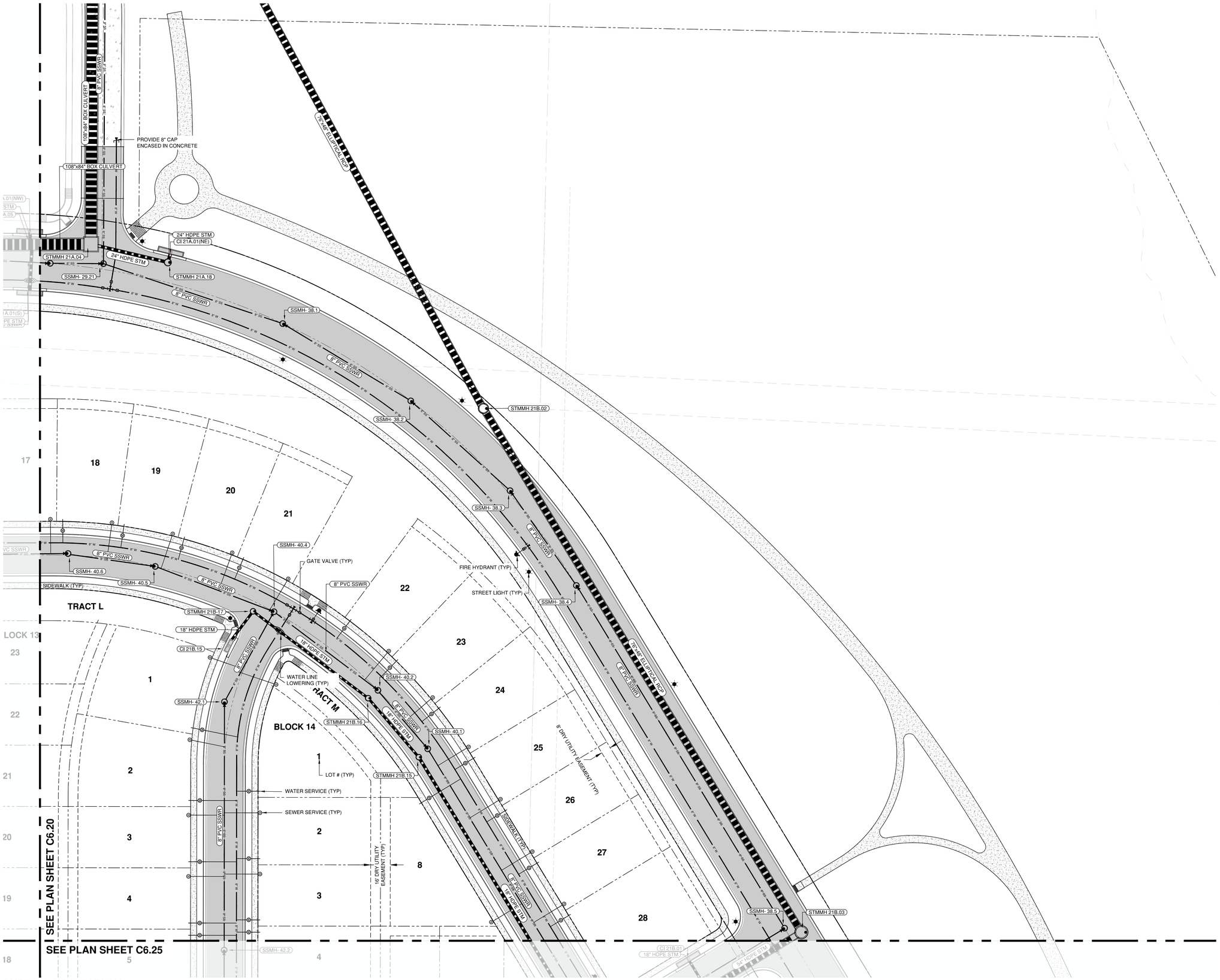

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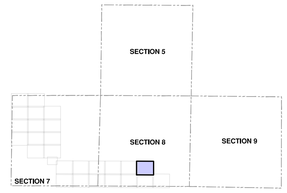
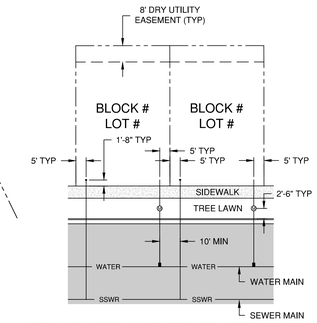


KEY MAP

SCALE: NTS



STANDARD LOT TEMPLATE

SCALE: NTS

STANDARD UTILITY NOTES

1. ALL PIPE MATERIALS SHALL BE AS FOLLOWS:
   - 1.1. SEWER MAINS - PVC SDR-35 (DEPTH <18'), DIP CL 50 (DEPTH >18'), DEPTH MEASURED TO CROWN OF PIPE
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   - 1.4. WATER SERVICES - 3/4" TYPE K COPPER
   - 1.5. STORM SEWER - TYPE "S" HDPE
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UTILITY PLAN LEGEND

- RIGHT OF WAY
- 36" W — EXISTING WATERMAINS
- WATER — PROPOSED WATERMAINS
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- WATER METER
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- FIRE HYDRANT ASSEMBLY
- WATERLINE LOWERING
- BUTTERFLY VALVE

0 30 60 Feet

ENGINEER IN CHARGE:

COLORADO LICENSED PROFESSIONAL ENGINEER — PRELIMINARY NOT FOR CONSTRUCTION — FINAL DRAFT

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

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.

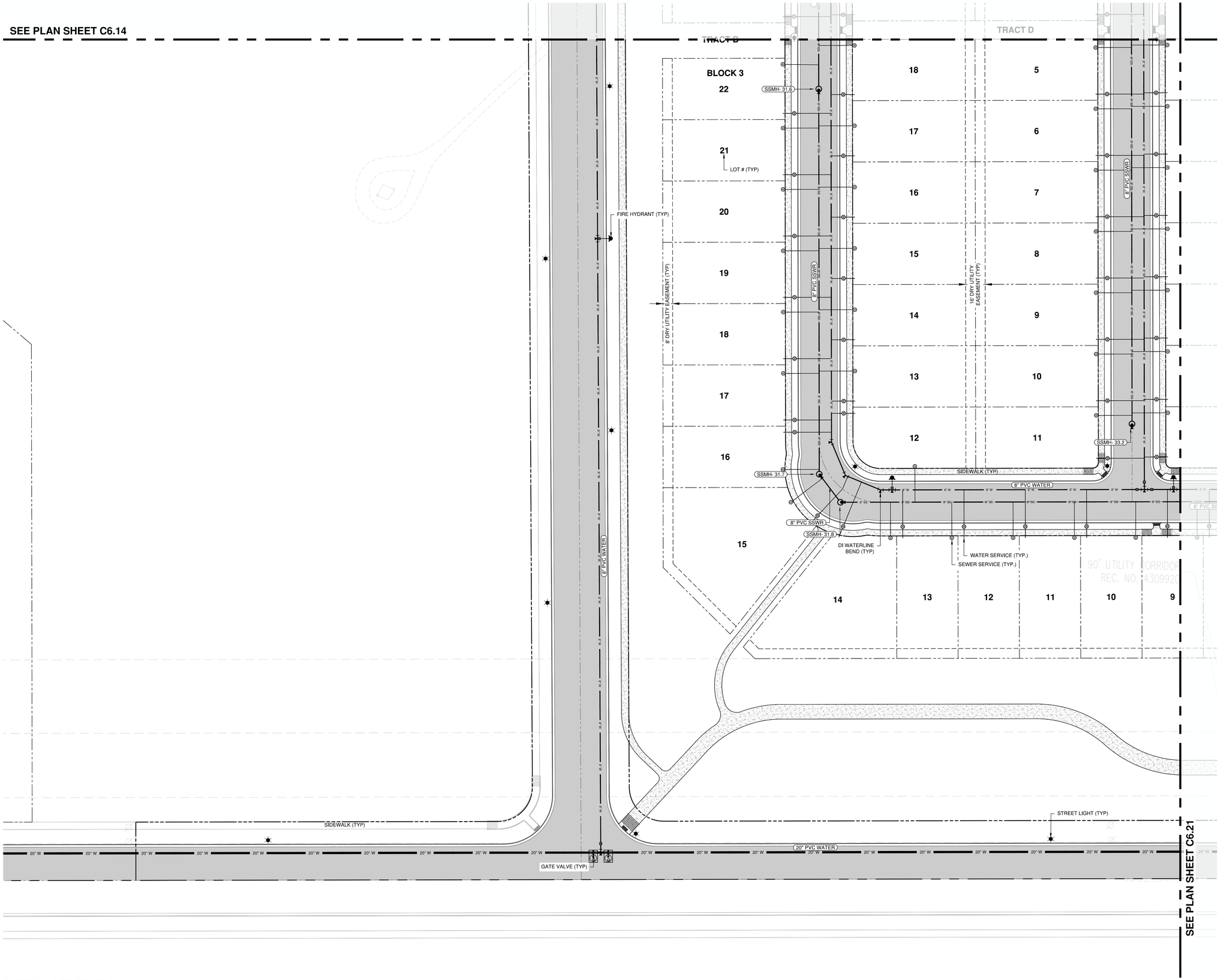
ELEVATION = 4721.56 (NAVD 88)

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

OVERALL UTILITY PLAN

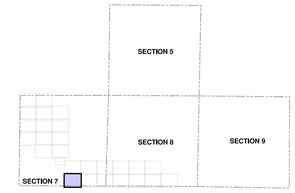
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 30'
SHEET NUMBER	C6.19



OVERALL UTILITY PLAN

SCALE: 1"=30'



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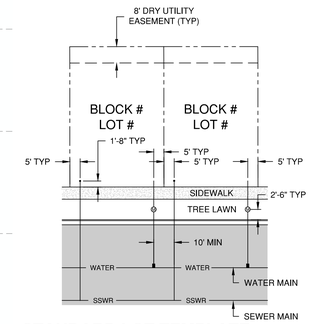

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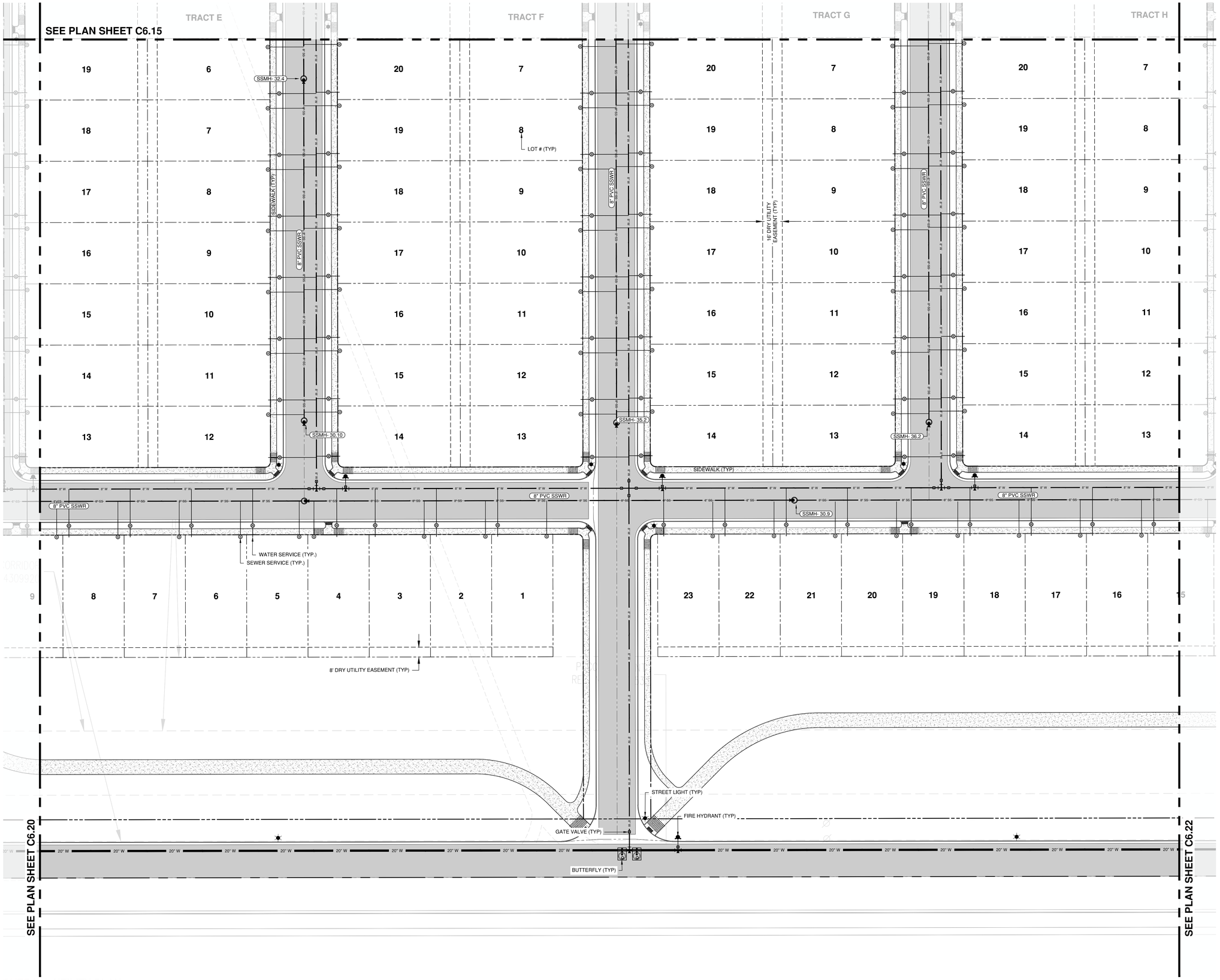

OVERALL UTILITY PLAN

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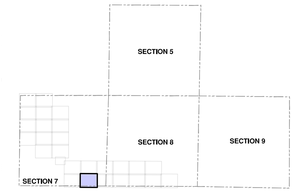

KEY MAP

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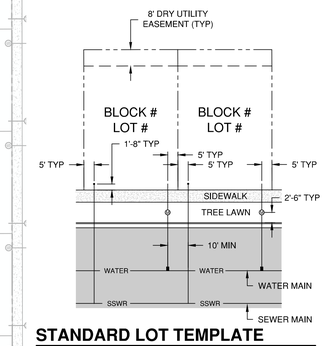

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0 30 60 Feet

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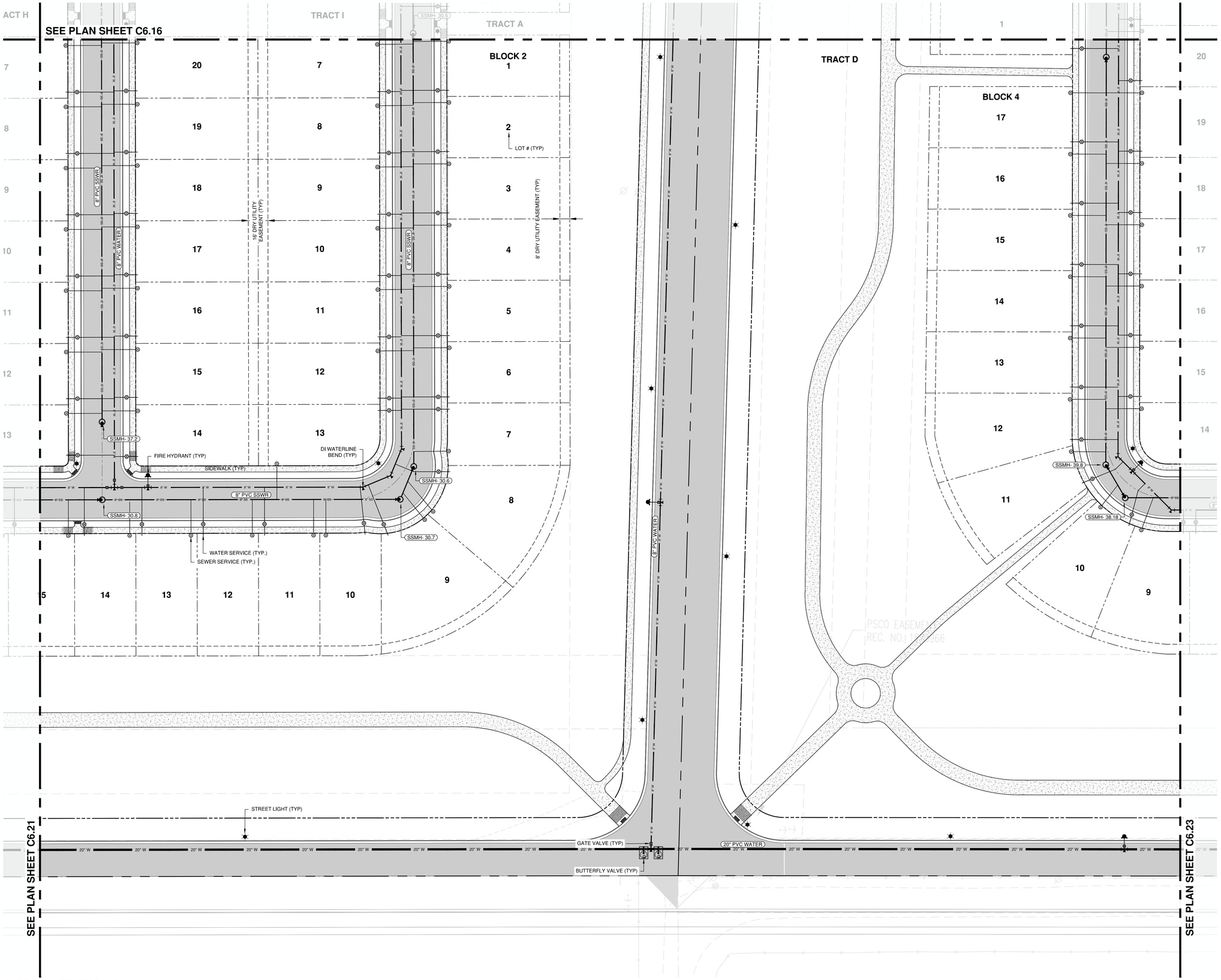

OVERALL UTILITY PLAN

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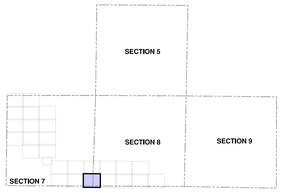

KEY MAP

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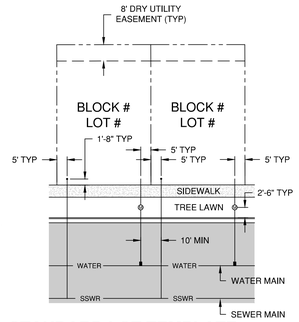

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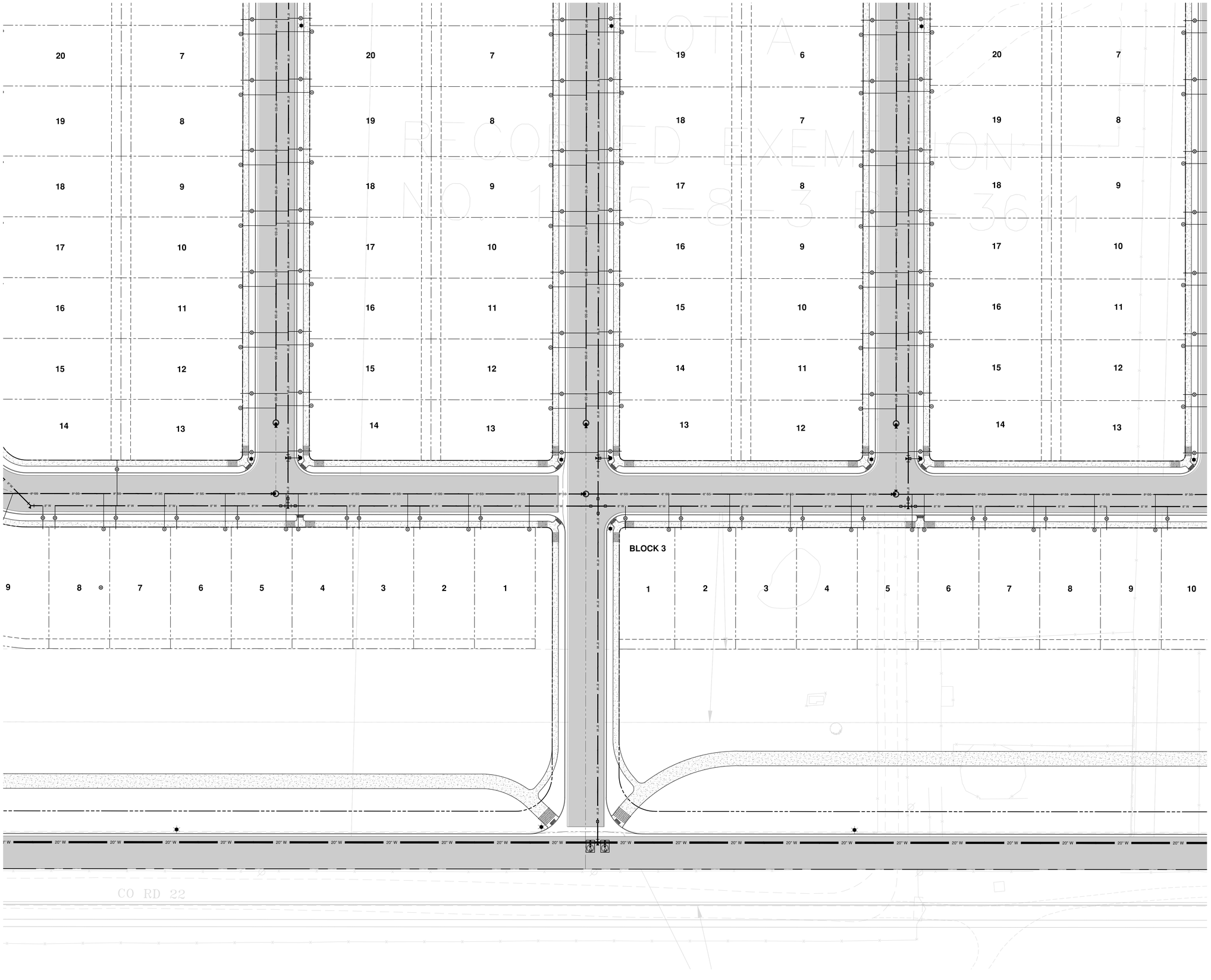
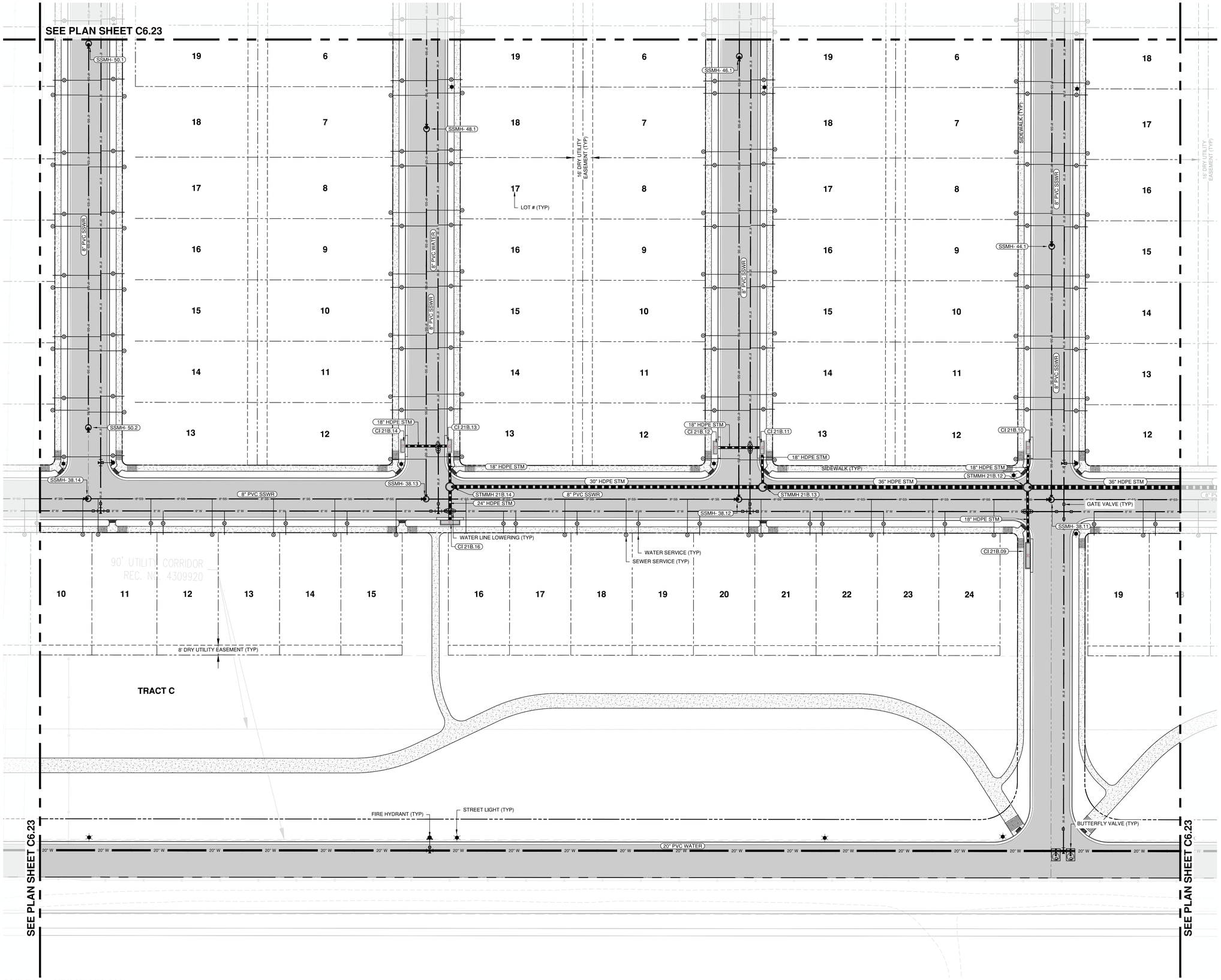

LOT A
RECORDED EXEMPTION
NO. 1-15-8-3 EX-3611
BLOCK 3
CO RD 22



OVERALL UTILITY PLAN

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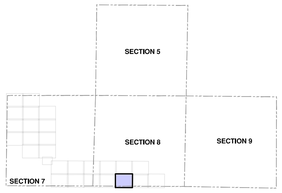

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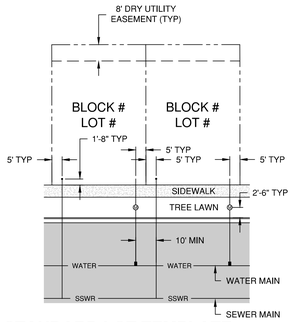

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6. ALL METERS SHALL BE 3/4" UNLESS OTHERWISE NOTED AND CONFORM TO THE SPECIFIC DETAILS HEREIN.
7. ALL SEWER SERVICES SHALL BE 4".
8. GENERALLY SPEAKING, BENDS ARE NOT PERMITTED ON ANY SERVICE; HOWEVER, IN SOME CASES TIGHT RADII CURVES WILL FACILITATE BENDS TO WATER OR SEWER SERVICES. WHERE PROPOSED, THE CONTRACTOR SHALL PROVIDE DETAILED AS-BUILTS WITH EACH BEND STATIONED FROM A VISIBLE STRUCTURE (I.E. GATE VALVE, MANHOLE, ETC) SUFFICIENTLY TO CORRELATE THE FIELD LOCATION WITH THE USE OF SURVEY EQUIPMENT. THE BEND LOCATION SHALL ALSO BE TIED TO MULTIPLE STRUCTURES.
9. ALL CURBS SHALL BE STAMPED WITH AN "S" OR A "W" WHERE THE SERVICE LINE ENTERS THE LOT.

UTILITY PLAN LEGEND

- RIGHT OF WAY
- 36" W — EXISTING WATERMAINS
- WATER — PROPOSED WATERMAINS
- SSWR — PROPOSED GRAVITY SEWER
- SS-FM — PROPOSED SANITARY SEWER FORCEMAIN
- PROPOSED EASEMENTS
- PROPERTY LINE(S)
- X" HDPE (TYPE S) STORM DRAIN
- VERTICAL CURB AND GUTTER
- NYLOPLAST DRAIN BASIN
- CDOT TYPE "R" INLET
- CDOT TYPE "C" INLET
- CONCRETE MANHOLE *(STM/SSWR/WATER)*
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- W — WATER METER
- S — SEWER CLEANOUT
- FIRE HYDRANT ASSEMBLY
- WATERLINE LOWERING
- BUTTERFLY VALVE

0 30 60 Feet

ENGINEER IN CHARGE:

COLORADO PROFESSIONAL ENGINEER — PRELIMINARY NOT FOR CONSTRUCTION — FINAL DRAFT

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

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.

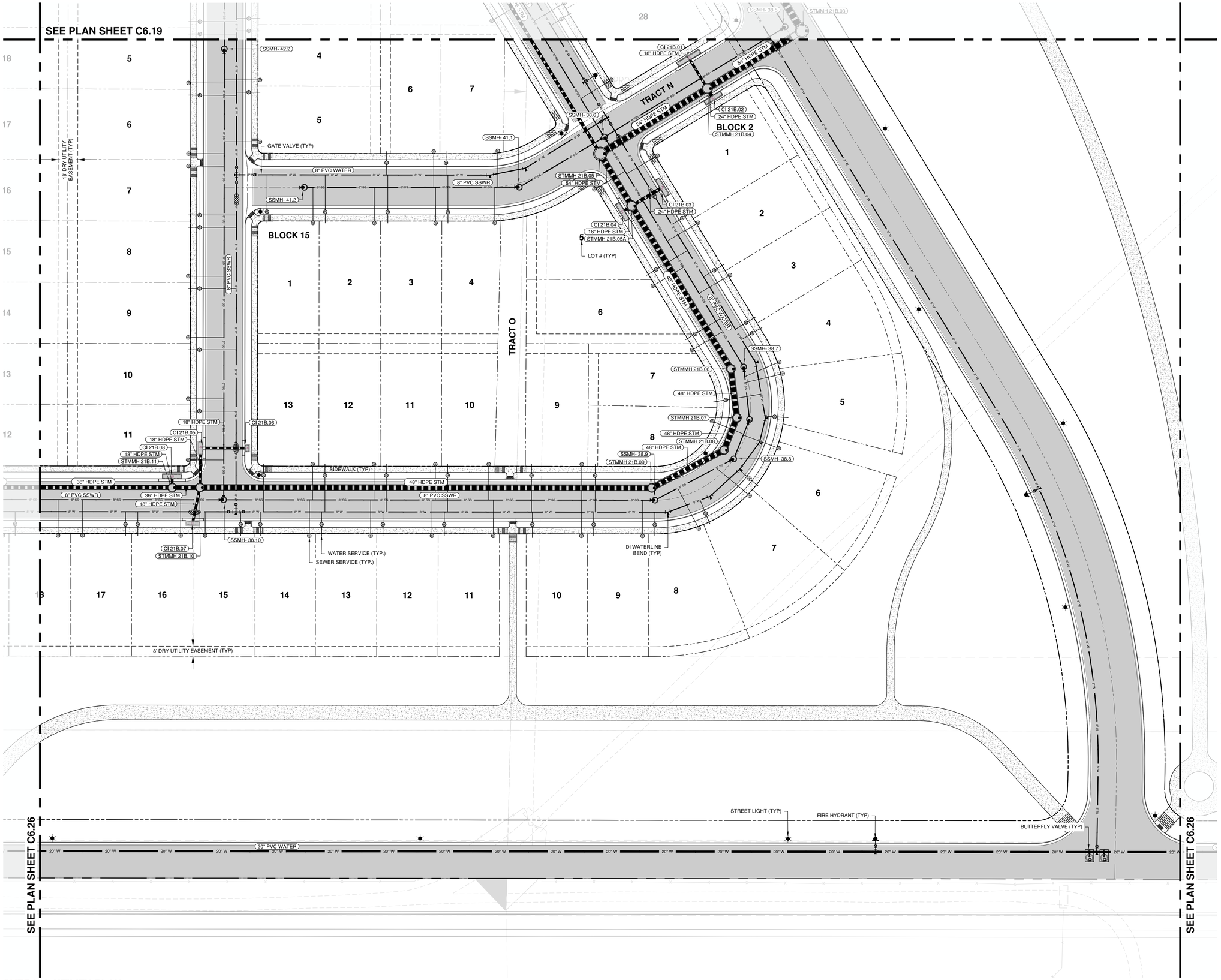
ELEVATION = 4721.56 (NAVD 88)

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

OVERALL UTILITY PLAN

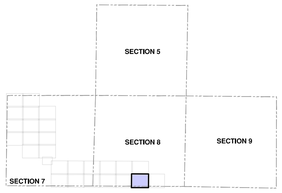
REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 30'
SHEET NUMBER	C6.24



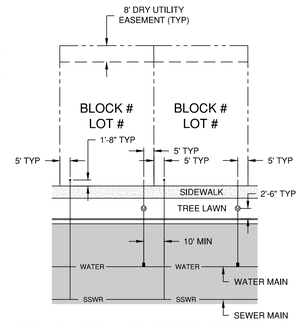
OVERALL UTILITY PLAN

SCALE: 1"=30'



KEY MAP

SCALE: NTS



STANDARD LOT TEMPLATE

SCALE: NTS

STANDARD UTILITY NOTES

1. ALL PIPE MATERIALS SHALL BE AS FOLLOWS:
   - 1.1. SEWER MAINS - PVC SDR-35 (DEPTH <18'), DIP CL 50 (DEPTH >18'), DEPTH MEASURED TO CROWN OF PIPE
   - 1.2. WATERMAINS - PVC AWWA C900, CLASS 200
   - 1.3. SEWER SERVICES - 4" PVC SDR-35
   - 1.4. WATER SERVICES - 3/4" TYPE K COPPER
   - 1.5. STORM SEWER - TYPE "S" HDPE
   - 1.6. DRY UTILITY SLEEVES - PVC SCHEDULE 40
2. ALL WATER AND SEWER SERVICES SHALL BE A MINIMUM OF 10-FEET APART PER CDPHE GUIDELINES
3. SERVICE DIMENSIONS SHOWN ABOVE ARE THE GENERAL INTENT. IN SOME CASES SERVICE SEPARATION REQUIREMENTS DICTATE MINOR VARIANCES TO THIS STANDARD. CONTRACTOR SHALL INSTALL ALL SERVICES PER THE LOCATION DEPICTED ON THE UTILITY PLAN AND PROFILE(S).
4. ALL SEWER SERVICES SHALL TERMINATE AT A 4-INCH CLEANOUT LOCATED 1'-8" BEHIND THE SIDEWALK FOR FUTURE CONNECTION. THE CLEANOUT SHALL BE LEFT VISIBLE.
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9. ALL CURBS SHALL BE STAMPED WITH AN "S" OR A "W" WHERE THE SERVICE LINE ENTERS THE LOT.

UTILITY PLAN LEGEND

- RIGHT OF WAY
- 20" W — EXISTING WATERMAINS
- WATER — PROPOSED WATERMAINS
- SSWR — PROPOSED GRAVITY SEWER
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- PROPOSED EASEMENTS
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- FIRE HYDRANT ASSEMBLY
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0 30 60 Feet

ENGINEER IN CHARGE:

COLORADO LICENSED PROFESSIONAL ENGINEER — PRELIMINARY NOT FOR CONSTRUCTION — FINAL DRAFT

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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.

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PA'S 1-4, 17 AND 21
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OVERALL UTILITY PLAN

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
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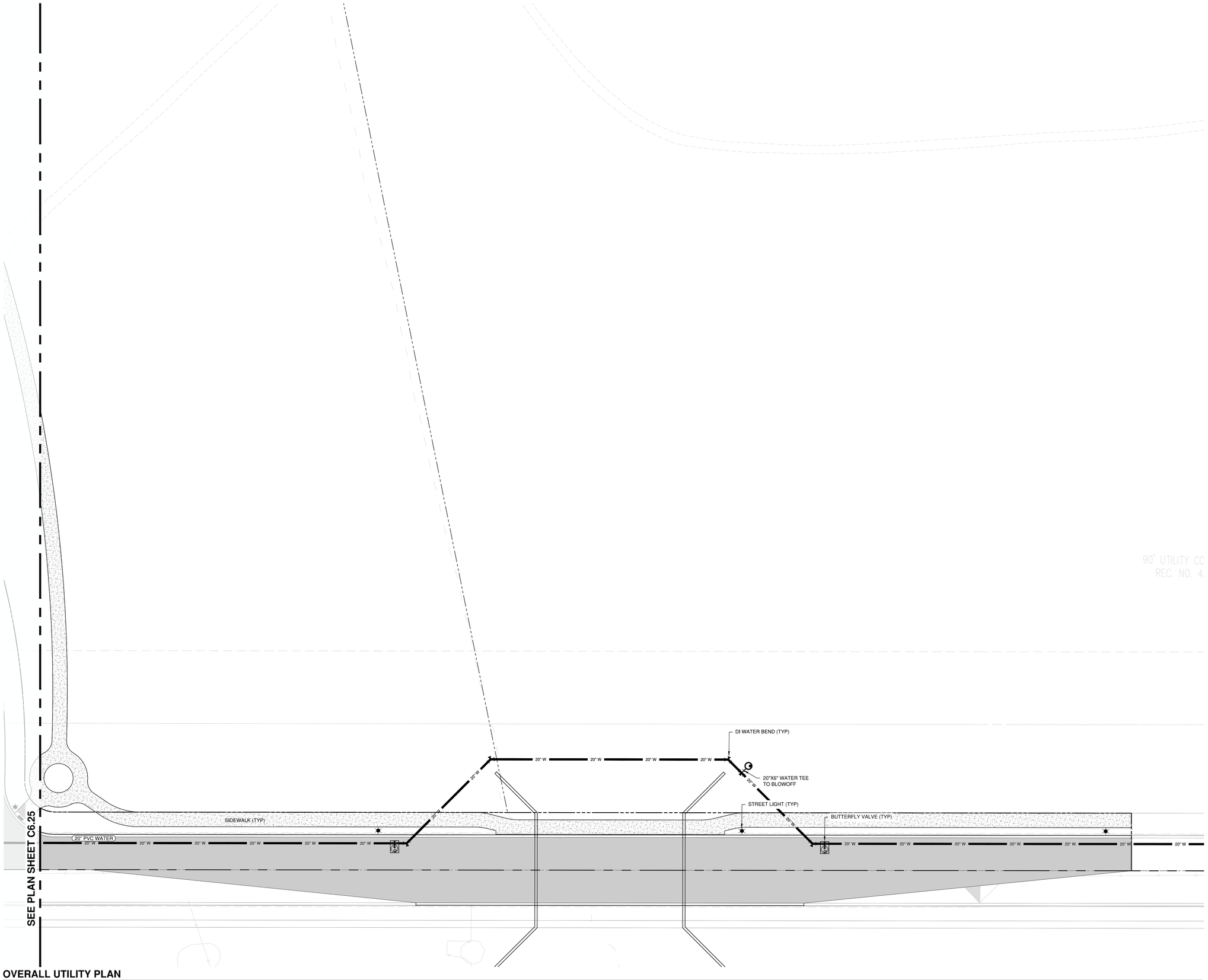
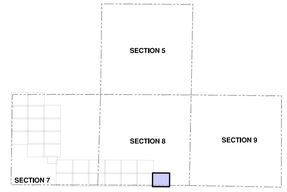
SCALE:	1" = 30'
SHEET NUMBER	C6.25



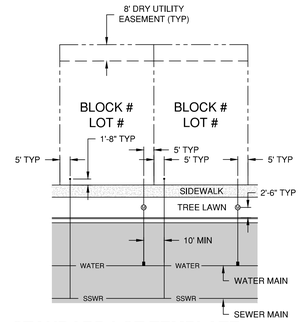
OVERALL UTILITY PLAN

SCALE: 1"=30'



KEY MAP

SCALE: NTS



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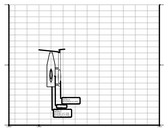
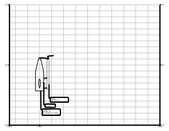
SCALE:	1" = 30'

SHEET NUMBER
C6.26



CI 1.01 TO STMMH 1.01
SCALE: 1" = 50'



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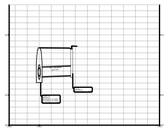
SCALE: 1" = 50'



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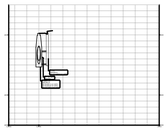
SCALE: 1" = 50'



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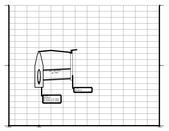

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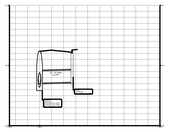

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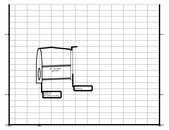

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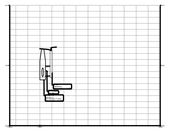

CI 4.07 TO STMMH 4.09
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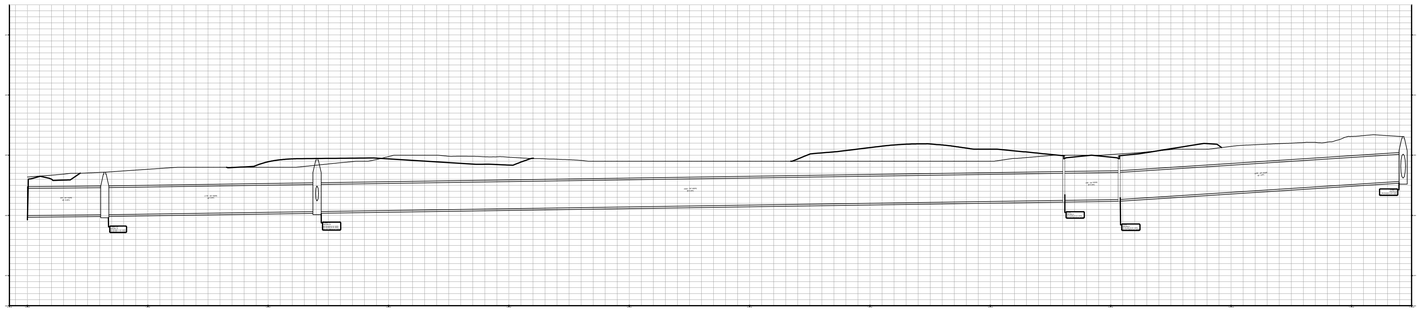
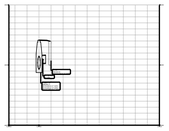


STMMH 2.00 TO POND A OUTFALL
SCALE: 1" = 50'



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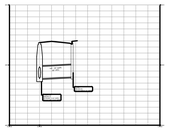

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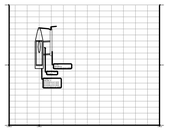

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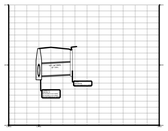

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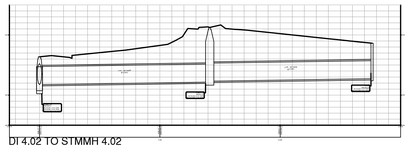

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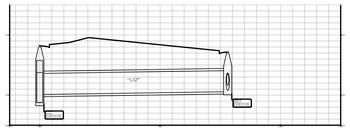

STMMH 3.04 TO STMMH 3.03
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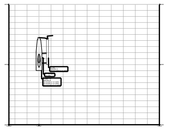

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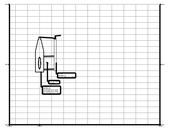

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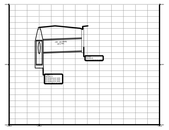

CI 3.08A TO STMMH 3.11
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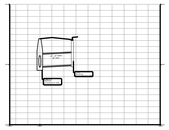

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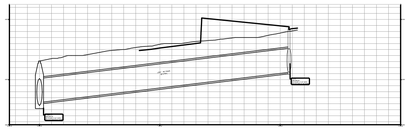
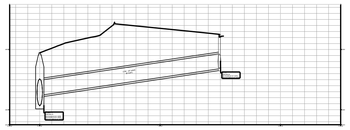
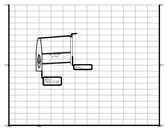


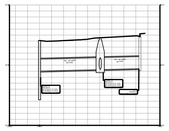
CI 2.01 TO STMMH 2.00
SCALE: 1" = 50'



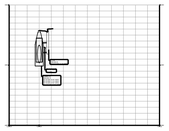
CI 1.01 TO STMMH 1.00
SCALE: 1" = 50'



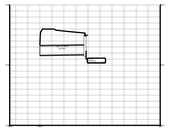
CI 1.04 TO STMMH 1.04
SCALE: 1" = 50'



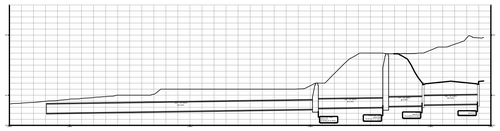
CI 3.01 TO STMMH 3.02
SCALE: 1" = 50'



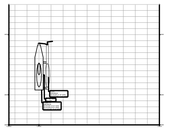
CI 3.09 TO STMMH 4.01
SCALE: 1" = 50'



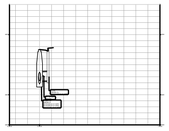
CI 1.06 TO POND A OUTFALL
SCALE: 1" = 50'



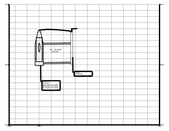
CI A.01 TO WCR 49 DITCH OUTFALL
SCALE: 1" = 50'



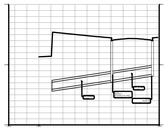
CI 2.01 TO STMMH 2.01
SCALE: 1" = 50'



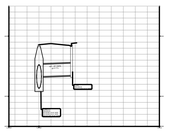
CI 3.02 TO STMMH 3.05
SCALE: 1" = 50'



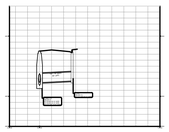
CI 4.00 TO STMMH 4.01
SCALE: 1" = 50'



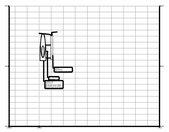
CI 1.08 TO POND A OUTFALL
SCALE: 1" = 50'



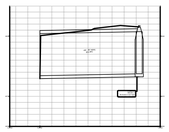
CI 2.02 TO STMMH 2.01
SCALE: 1" = 50'



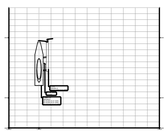
CI 3.03 TO STMMH 3.05
SCALE: 1" = 50'



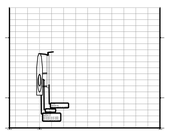
CI 4.01 TO STMMH 4.00
SCALE: 1" = 50'



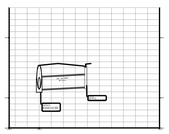
STMMH 3.00 TO POND B OUTFALL
SCALE: 1" = 50'



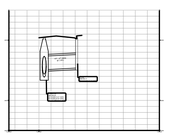
CI 2.03 TO STMMH 2.04
SCALE: 1" = 50'



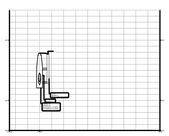
CI 3.04 TO STMMH 3.06
SCALE: 1" = 50'



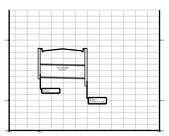
CI 4.01A TO STMMH 4.00
SCALE: 1" = 50'



CI 2.04 TO STMMH 2.05
SCALE: 1" = 50'



CI 3.05 TO STMMH 3.08
SCALE: 1" = 50'



DI 4.03 TO DI 4.02
SCALE: 1" = 50'

ENGINEER IN CHARGE:

COLORADO PRELIMINARY NOT FOR CONSTRUCTION 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

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.

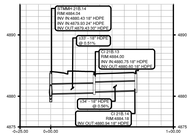
ELEVATION = 4721.56 (NAVD 88)

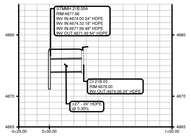
PIONEER VILLAGE
PA'S 1-4, 17 AND 21
TOWN OF KEENESBURG
WELD COUNTY, COLORADO

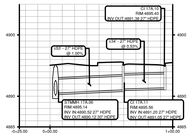
STORM SEWER PROFILES

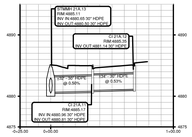
REV	DESCRIPTION	BY	DATE

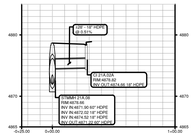
JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	AS NOTED
SHEET NUMBER	C-6.27

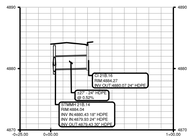

CI 21B.14 TO STMMH 21B.14
SCALE: 1" = 50'

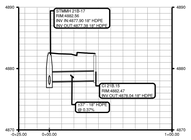

CI 21B.03 TO STMMH 21B.05A
SCALE: 1" = 50'

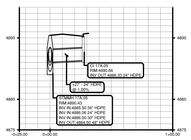

CI 17A.10 TO STMMH 17A.06
SCALE: 1" = 50'

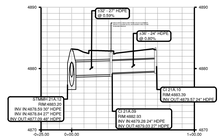

CI 21A.12 TO STMMH 21A.13
SCALE: 1" = 50'

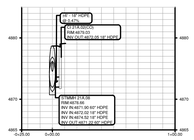

CI 21A.02A TO STMMH 21A.08
SCALE: 1" = 50'

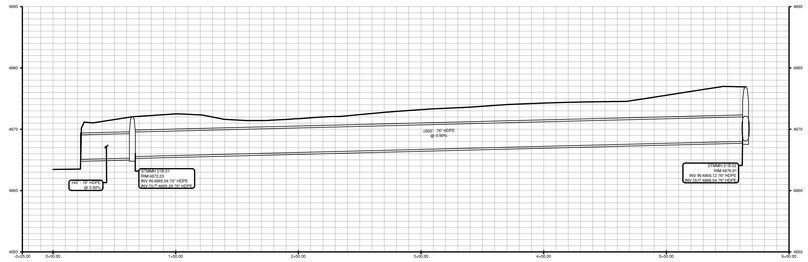

CI 21B.16 TO STMMH 21B.14
SCALE: 1" = 50'

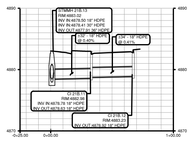

CI 21B.15 TO STMMH 21B.17
SCALE: 1" = 50'

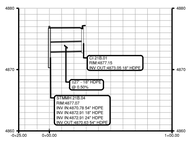

CI 17A.05 TO STMMH 17A.05
SCALE: 1" = 50'

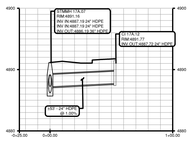

CI 21A.10 TO STMMH 21A.12
SCALE: 1" = 50'

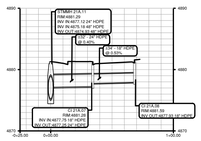

CI 21A.02(CO) TO STMMH 21A.08
SCALE: 1" = 50'

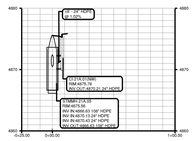

STMMH 21B.02 TO POND C OUTFALL
SCALE: 1" = 50'

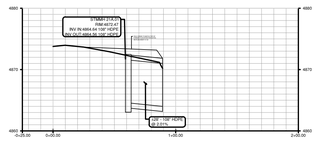

CI 21B.12 TO STMMH 21B.13
SCALE: 1" = 50'

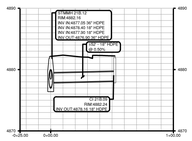

CI 21B.01 TO STMMH 21B.04
SCALE: 1" = 50'

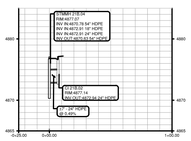

CI 17A.12 TO STMMH 17A.07
SCALE: 1" = 50'

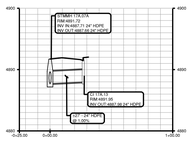

CI 21A.08 TO STMMH 21A.11
SCALE: 1" = 50'

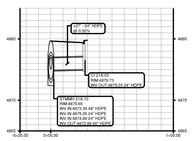

CI 21A.01(NW) TO STMMH 21A.05
SCALE: 1" = 50'

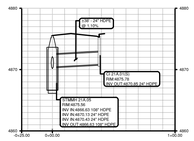

STMMH 21A.01 TO POND C OUTFALL
SCALE: 1" = 50'

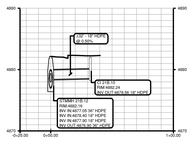

CI 21B.09 TO STMMH 21B.12
SCALE: 1" = 50'

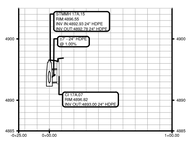

CI 21B.02 TO STMMH 21B.04
SCALE: 1" = 50'

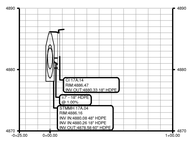

CI 17A.13 TO STMMH 17A.07A
SCALE: 1" = 50'

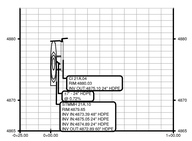

CI 21A.03 TO STMMH 21A.10
SCALE: 1" = 50'

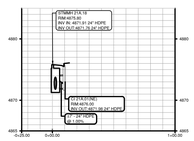

CI 21A.01(S) TO STMMH 21A.04
SCALE: 1" = 50'

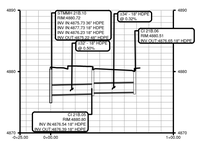

CI 21B.10 TO STMMH 21B.12
SCALE: 1" = 50'

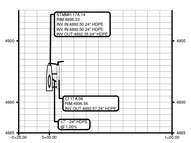

CI 17A.07 TO STMMH 17A.15
SCALE: 1" = 50'

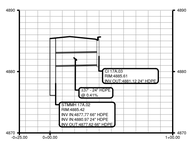

CI 17A.14 TO STMMH 17A.04
SCALE: 1" = 50'

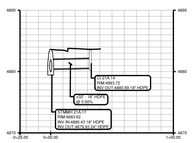

CI 21A.04 TO STMMH 21A.10
SCALE: 1" = 50'

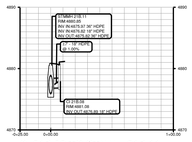

CI 21A.01(NE) TO STMMH 21A.18
SCALE: 1" = 50'

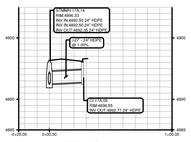

CI 21B.06 TO STMMH 21.B10
SCALE: 1" = 50'

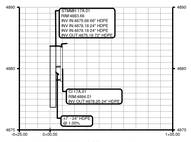

CI 17A.08 TO STMMH 17A.14
SCALE: 1" = 50'

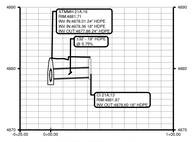

CI 17A.03 TO STMMH 17A.02
SCALE: 1" = 50'

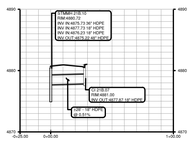

CI 21A.14 TO STMMH 21A.17
SCALE: 1" = 50'

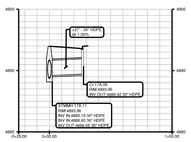

CI 21B.08 TO STMMH 21B.11
SCALE: 1" = 50'

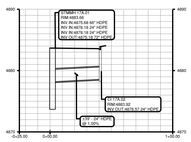

CI 17A.09 TO STMMH 17A.14
SCALE: 1" = 50'

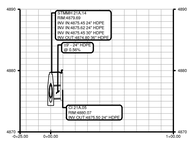

CI 17A.01 TO STMMH 17A.01
SCALE: 1" = 50'

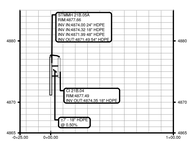

CI 21A.13 TO STMMH 21A.16
SCALE: 1" = 50'

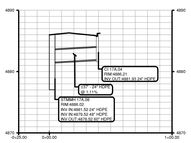

CI 21B.07 TO STMMH 21B.10
SCALE: 1" = 50'

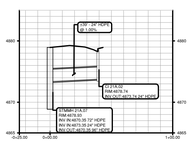

CI 17A.06 TO STMMH 17A.11
SCALE: 1" = 50'

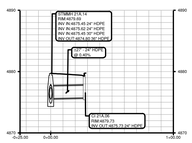

CI 17A.02 TO STMMH 17A.01
SCALE: 1" = 50'


CI 21A.05 TO STMMH 21A.14
SCALE: 1" = 50'


CI 21B.04 TO STMMH 21B.05A
SCALE: 1" = 50'


CI 17A.04 TO STMMH 17A.08
SCALE: 1" = 50'


CI 21A.02 TO STMMH 21A.07
SCALE: 1" = 50'


CI 21A.06 TO STMMH 21A.14
SCALE: 1" = 50'

WHERE INVERT TO RIM IS LESS THAN 4.5-FEET, PROVIDE FLAT TOP MANHOLES PER CDOT STANDARDS.

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

STORM SEWER PROFILES

REV	DESCRIPTION	BY	DATE

JOB NO:	1903-001
ORIGINAL ISSUE:	03/15/2021
DESIGN BY:	CLP
CHECKED BY:	CLP
SCALE:	1" = 50'
SHEET NUMBER	C-6.28