

PARCEL NO. 130317300017 MELECIO CHAVEZ MARGARET CHAVEZ 739 COUNTY RD 47 HUDSON, CO 80642

NW COR. SEC. 20, T 2 N, R 63 W, FOUND 2 1/2" PIPE WITH 3 1/4" ALUMINUM CAP, PLS 23027 (SEE NOTE 7)

PARCEL NO. 130317300021 MELECIO CHAVEZ MARGARET CHAVEZ 739 COUNTY RD 47 HUDSON, CO 80642

30' RIGHT-OF-WAY FOR COUNTY RD NO. 20 (BK 86, PG 273, REC. NO. 34283) RIGHT-OF-WAY NOT IN USE

N89°11'00"E 2666.83' (BASIS OF BEARINGS)

711.19'

25' PIPELINE EASEMENT (REC. NO. 1866420)

NORTH 1/4 COR. SEC. 20, T 2 N, R 63 W, FOUND 3" REBAR WITH 2" ALUMINUM CAP, PLS 25937

WEST HALF OF PROPOSED ROAD SHALL BE CONSTRUCTED WHEN ADJACENT DEVELOPMENT OCCURS.

PARCEL NO. 130320200003 GARY DINGUS 2 1/2 AC. INT. ARTHUR W. BURGUNDY REVOCABLE TRUST ANNITA M. TUDOR 8616 COUNTY ROAD 63 KEENESBURG, CO 80643

PARCEL NO. 130320200018 KAUFFMAN BROTHERS LIMITED PARTNERSHIP 8616 COUNTY ROAD 63 KEENESBURG, CO 80643

LOT 2 2.23 Ac

344,593 S.F. +/- 7.91 Ac. +/-

LOT 1 1.54 Ac

LOT 3 2.26 Ac

SETBACK DATA TABLE	
PROPERTY LINE	BUILDING SETBACK
FRONT	30.00'
SIDE	10.00'
REAR	30.00'

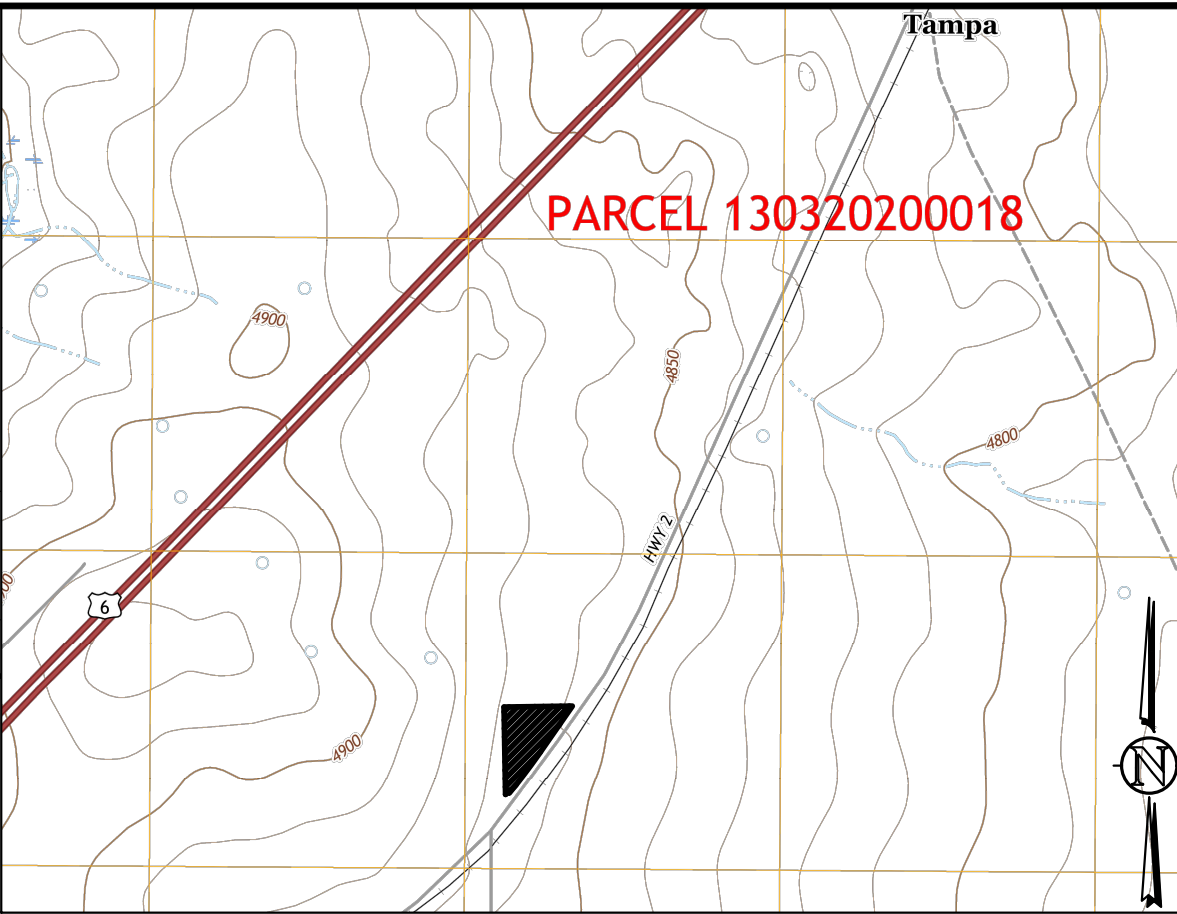
LINE	BEARING	DISTANCE
L1	N00°30'49"W	30.89'

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	5528.90'	495.55'	05°08'07"	S37°23'03"W	495.38'
C2	5508.90'	56.56'	00°35'18"	S40°00'05"W	56.56'



80 40 0 80 160

FULL SCALE: 1" = 80'
HALF SCALE: 1" = 160'



KEY MAP
SE 1/4, S24, T2N, R64W, 6th P.M.
SHOWN KEY MAP TAKEN FROM USGS QUAD MAPS - KEENESBURG 40104-A5, PROSPECT VALLEY 40104-A5, KLUG RANCH 40104-B5 & TAMPA 40104-B4

NOTES

THIS PLAN IS INTENDED AS THE SITE PLAN FOR KAUFFMAN SW

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED OTHERWISE.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND TOWN OF KEENESBURG RESPECTIVELY.

SEE "KAUFFMAN ANNEXATION NO. 4" COMPLETED BY AMERICAN WEST LAND SURVEYING CO. - DATED FEBRUARY 11, 2020.

SEE COVER SHEET FOR BASIS OF BEARING.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY AMERICAN WEST LAND SURVEYING CO.

SHOWN PROPOSED LAYOUT PROVIDED BY AMERICAN WEST LAND SURVEYING CO. DATED FEBRUARY 11, 2020. ANY SUBSEQUENT REVISIONS MADE BY AMERICAN WEST LAND SURVEYING CO. ARE NOT REFLECTED IN THIS PLAN SET. REVISIONS DESCRIBED AND DATED ON INDIVIDUAL SHEETS IN THIS PLAN SET ARE WESTERN ENGINEERING REVISIONS ONLY.

NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

SYMBOL LEGEND

- 45 DEG BEND
- 22.5 DEG BEND
- RESTRAINED PLUG
- RESTRAINED TEE
- WATER METER
- EXISTING ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- RESTRAINED CROSS
- FIRE HYDRANT
- RESTRAINED WATER VALVE
- PIPE CROSSOVER
- MANHOLE
- PROPOSED ASPHALT PAVING
- PROPOSED GRAVEL

LINETYPE LEGEND

- LOT / PROPERTY LINE
- RIGHT OF WAY LINE
- EASEMENT
- SETBACK
- TO BE ABANDONED LOT LINE
- EXISTING BUILDING, CURB
- EDGE OF ASPHALT or GRAVEL RD
- CHAINLINK FENCE
- WIRE FENCE
- POND WQ W/S
- SWALE
- EXISTING OVERHEAD ELEC
- EXISTING ELECTRICAL LINE
- EXISTING STORM LINE
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- EXISTING TELEPHONE LINE
- PROPOSED SANITARY LINE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM LINE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED TELEPHONE LINE

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Western Engineering Consultants, Inc LLC

DATE	BY	REVISION
02/18/20	CFC	INITIAL RELEASE

KAUFFMAN BROTHERS LIMITED

CONTACT: MARK KAUFFMAN
8616 WCR 63
KEENESBURG, CO 80643
(303)732-4878

SITE PLAN

CMK-SW INDUSTRIAL PARK

SKETCH PLAN

TOWN of KEENESBURG, WELD COUNTY, COLORADO

Dig Safely.

CALL UNCC
THREE WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
www.uncc.org
UTILITY NOTIFICATION
CENTER OF COLORADO

ONLY VALID FOR CONSTRUCTION
IF SEAL & ORIGINAL SIGNATURE
ARE ON EACH SHEET

INITIAL PLAN
RELEASE: 02/18/20
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC

PROJECT NO.
01-0090.004.00

DOC CON #
0003-SITE

SHEET
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