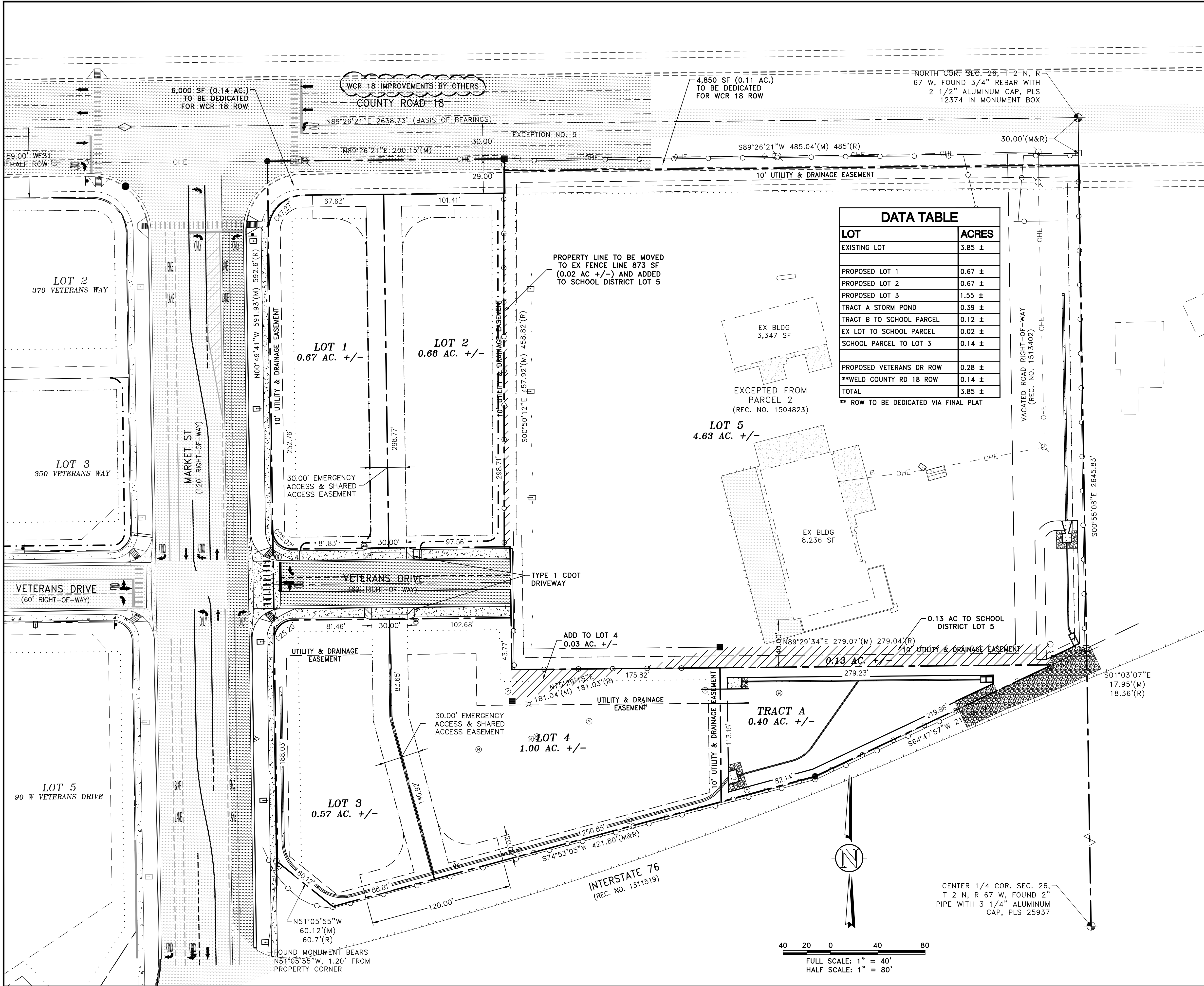


T:\0107_004_00-ROBERTSON EAST MARKET BUS PARK\DWG\CD\0107-004-WEC-CD-000-1-00.dwg C:\01-SITE, 10/11/2022 10:07:39 PM, AutoCAD PDF (High Quality Print).pc3, WEC 24'x36, WEC 24'x36



DATA TABLE	
LOT	ACRES
EXISTING LOT	3.85 ±
PROPOSED LOT 1	0.67 ±
PROPOSED LOT 2	0.67 ±
PROPOSED LOT 3	1.55 ±
TRACT A STORM POND	0.39 ±
TRACT B TO SCHOOL PARCEL	0.12 ±
EX LOT TO SCHOOL PARCEL	0.02 ±
SCHOOL PARCEL TO LOT 3	0.14 ±
PROPOSED VETERANS DR ROW	0.28 ±
**WELD COUNTY RD 18 ROW	0.14 ±
TOTAL	3.85 ±
** ROW TO BE DEDICATED VIA FINAL PLAT	

NOTES

THIS PLAN IS INTENDED AS THE SITE PLAN FOR MARKET STREET BUSINESS PARK EAST.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

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

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY AMERICAN WEST LAND SURVEYING CO. ON ALTA/NSPS LAND TITLE SURVEY, DATED AUGUST 10, 2021 AND AERIAL TOPO SURVEY BY WEC (CONTROL PROVIDED BY AMW), DATED SEPTEMBER 2, 2021.

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	
41 45 DEG BEND	THURST BLOCK TB
41 22.5 DEG BEND	GATE VALVE GV
RESTRAINED PLUG	CURB STOP
RESTRAINED TEE	PIPE CROSSING
WATER METER	MANHOLE
RESTRAINED CROSS	MANHOLE W/ FLOW DIRECTION
FIRE HYDRANT	RD ROOF DRAIN
RESTRAINED VALVE	
WATER WELL	
MONITORING WELL	
EXISTING GRAVEL	PROPOSED GRAVEL
EXISTING CONC	PROPOSED CONC
EXISTING ASPHALT	PROPOSED ASPHALT
EX LANDSCAPE	PROPOSED LANDSCAPE

LINETYPE LEGEND	
LOT / PROPERTY / SECTION LINE	
RIGHT OF WAY LINE	
EASEMENT	
SETBACK	
TO BE ABANDONED LOT LINE	
EXISTING BUILDING, CURB	
EDGE OF ASPHALT or GRAVEL RD	
EXISTING FENCE	
EX 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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FT. LUTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 685-9951
FAX (720) 294-1330

SITE PLAN

MARKET STREET BUSINESS PARK

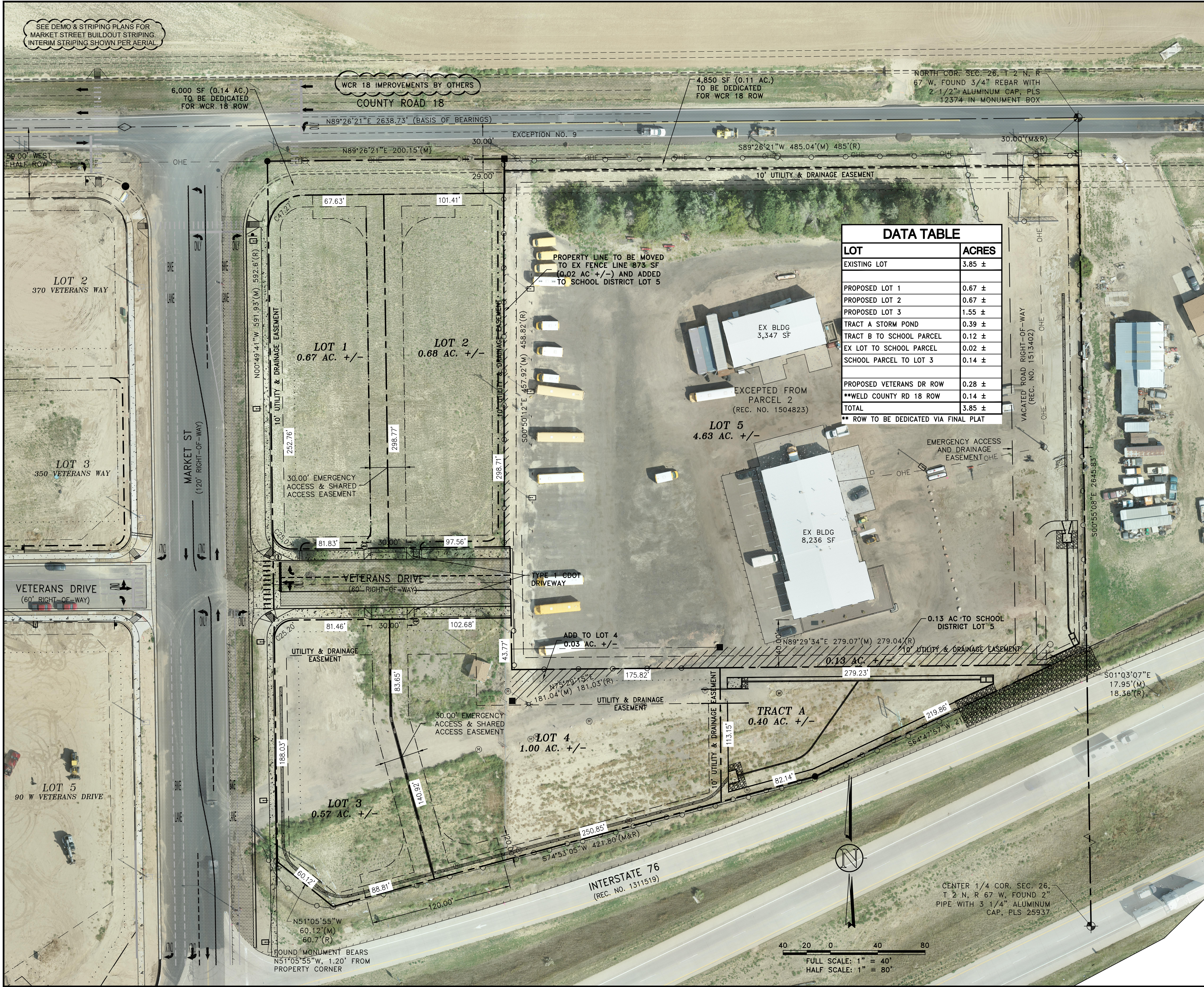
SUBDIVISION - EAST

TOWN OF KEENESBURG, WELD COUNTY, COLORADO

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DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO.
01-0187.004.00
DOC CON #
C1.01-SITE
SHEET
C1.01



VICINITY MAP SCALE 1" = 1,000'

NW 1/4, S26, T2N, R64W, 6th P.M.

SHOWN VICINITY MAP TAKEN USGS QUAD MAP - KEENESBURG 7.5 MIN

DATA TABLE	
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PROPOSED LOT 2	0.67 ±
PROPOSED LOT 3	1.55 ±
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SCHOOL PARCEL TO LOT 3	0.14 ±
PROPOSED VETERANS DR ROW	0.28 ±
**WELD COUNTY RD 18 ROW	0.14 ±
TOTAL	3.85 ±

NOTES

THIS PLAN IS INTENDED AS THE SITE PLAN W/ AERIAL FOR MARKET STREET
BUSINESS PARK EAST.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

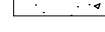
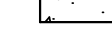
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SYMBOL LEGEND

- | | | | | |
|----|------------------|----|---------------------------|----|
| GI | 45 DEG BEND | TH | THRUST BLOCK | TB |
| GI | 22.5 DEG BEND | GV | GATE VALVE | GV |
| RE | RESTRAINED PLUG | CS | CURB STOP | |
| TE | RESTRAINED TEE | PC | PIPE CROSSING | |
| WM | WATER METER | MH | MANHOLE | |
| RC | RESTRAINED CROSS | MH | MANHOLE W/ FLOW DIRECTION | |
| FI | FIRE HYDRANT | RD | ROOF DRAIN | |
| RV | RESTRAINED VALVE | | | |
| W | WATER WELL | | | |
| M | MONITORING WELL | | | |
-
- | | | | |
|---|------------------|---|--------------------|
|  | EXISTING GRAVEL |  | PROPOSED GRAVEL |
|  | EXISTING CONC |  | PROPOSED CONC |
|  | EXISTING ASPHALT |  | PROPOSED ASPHALT |
|  | EX LANDSCAPE |  | PROPOSED LANDSCAPE |

LINETYPE LEGEND

- [illegible]



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FAX (720) 294-1330

Western Engineering Consultants, inc LLC

PLATTE RIVER INVESTMENTS INC.	NO.	REVISION	DATE	BY
CONTACT: RICK ROBERTSON	0	INITIAL RELEASE	10/11/22	DJC
8537 WCR 51				
KEENESBURG, CO 80643				
(303)961-0031				

**SITE PLAN W/ AERIAL
MARKET STREET BUSINESS PARK
SUBDIVISION - EAST**
TOWN OF KEENESBURG, WELD COUNTY, COLORADO

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FOR REVIEW

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SHEET C1.01A