

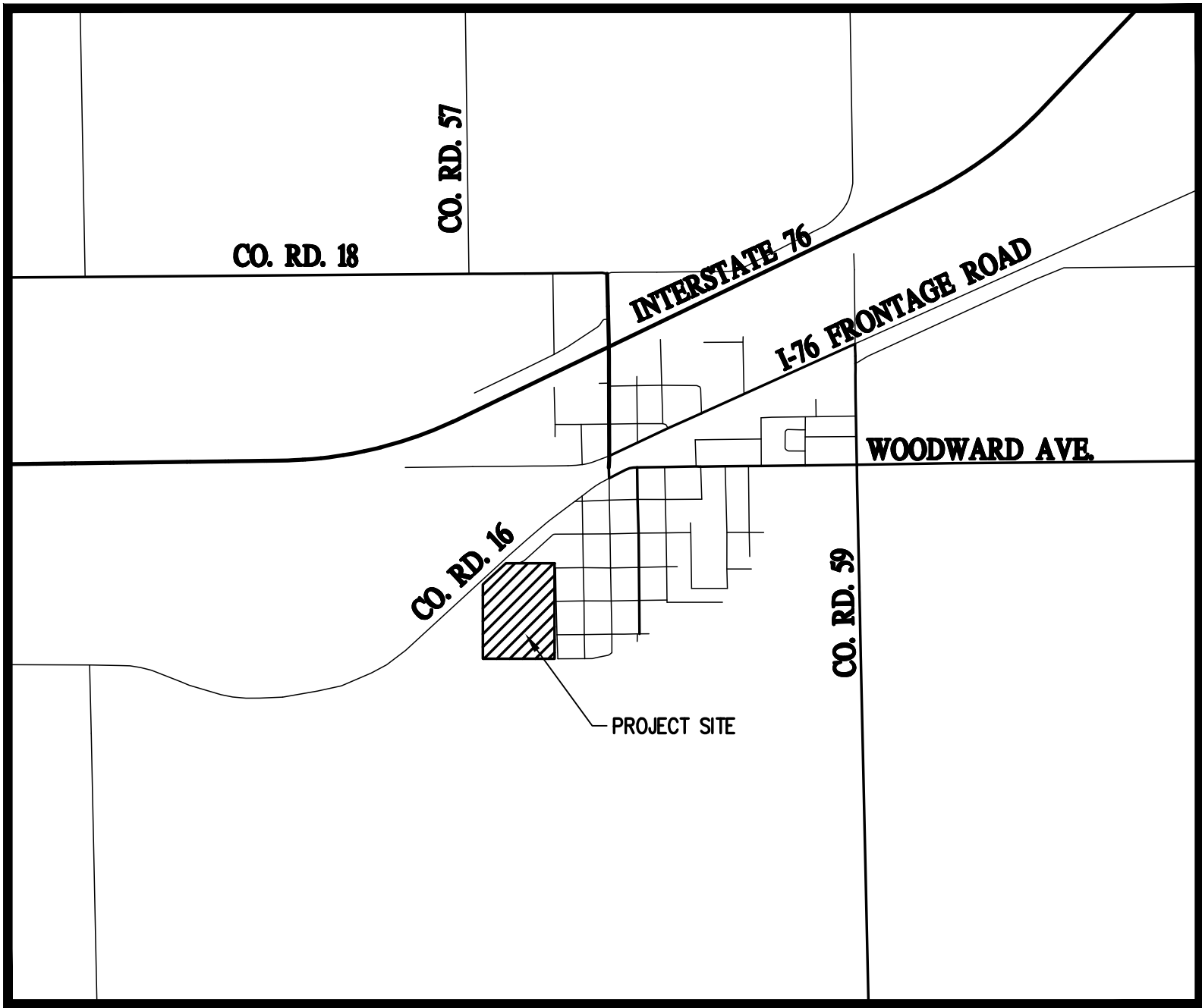
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SHEET LIST TABLE		
SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
1	CV01	COVER SHEET
2	NT01	NOTES
3	EX01	EXISTING CONDITIONS & DEMOLITION PLAN
4	SP01	OVERALL SITE PLAN
5	OU01	OVERALL UTILITY PLAN
6	EC01	INITIAL EROSION CONTROL
7	EC02	INITIAL EROSION CONTROL
8	EC03	INTERIM EROSION CONTROL
9	EC04	INTERIM EROSION CONTROL
10	EC05	FINAL EROSION CONTROL
11	EC06	FINAL EROSION CONTROL
12	OG01	OVERALL GRADING PLAN
13	GR01	OVERLOT GRADING PLAN
14	GR02	OVERLOT GRADING PLAN
15	RD01	ASPEN ST. - OWEN AVE. PLAN & PROFILE 1
16	RD02	ASPEN ST. - OWEN AVE. PLAN & PROFILE 2
17	RD03	ASPEN ST. - OWEN AVE. PLAN & PROFILE 3
18	RD04	ASPEN ST. - OWEN AVE. PLAN & PROFILE 4
19	RD05	SPRUCE ST. PLAN & PROFILE 1
20	RD06	SPRUCE ST. PLAN & PROFILE 2
21	RD07	MAPLE ST. PLAN & PROFILE 1
22	RD08	MAPLE ST. PLAN & PROFILE 2
23	RD09	MAPLE ST. PLAN & PROFILE 3
24	RD10	W. NELSON AVE. PLAN & PROFILE
25	RD11	W MORGAN AVE. PLAN & PROFILE
26	RD12	OAK ST PLAN & PROFILE
27	RD13	W SHEPARD PLAN & PROFILE 1
28	RD14	W SHEPARD PLAN & PROFILE 2
29	RD15	CEDAR ST PLAN & PROFILE 1
30	RD16	CEDAR ST PLAN & PROFILE 2
31	RD17	CEDAR ST PLAN & PROFILE 3
32	CR01	CURB RETURN PROFILE 1
33	CR02	CURB RETURN PROFILE 2
34	CR03	CURB RETURN PROFILE 3
35	ST01	STORM ALIGNMENT 1
36	ST02	STORM ALIGNMENT 1
37	ST03	STORM ALIGNMENT 2&3
38	ST04	STORM ALIGNMENT 3
39	ST05	STORM ALIGNMENT 3&4
40	PD01	DETENTION POND PLAN
41	PD02	DETENTION POND DETAILS
42	UT01	SANITARY PLAN & PROFILE SHEPARD AVE 1
43	UT02	SANITARY PLAN & PROFILE SHEPARD AVE 2
44	UT03	WATER PLAN & PROFILE SHEPARD AVE 1
45	UT04	WATER PLAN & PROFILE SHEPARD AVE 2
46	UT05	UTILITY PLAN & PROFILE MAPLE ST 1
47	UT06	UTILITY PLAN & PROFILE MAPLE ST 2
48	UT07	UTILITY PLAN & PROFILE NELSON ST
49	UT08	UTILITY PLAN & PROFILE CEDAR ST
50	UT09	UTILITY PLAN & PROFILE CEDAR ST
51	UT10	UTILITY PLAN & PROFILE SPRUCE ST 1
52	UT11	UTILITY PLAN & PROFILE SPRUCE ST 2
53	UT12	UTILITY PLAN & PROFILE ASPEN ST 1
54	UT13	UTILITY PLAN & PROFILE ASPEN ST 2
55	UT14	UTILITY PLAN & PROFILE ASPEN ST 3
56	UT15	UTILITY PLAN & PROFILE ASPEN ST 4
57	DT01	DETAIL 1
58	DT02	DETAIL 2
59	DT03	DETAIL 2
60	CD01	DETAIL 1
61	CD02	DETAIL 2
62	CD03	DETAIL 3
63	L01	LANDSCAPE PLAN
64	L02	LANDSCAPE PLAN
65	L03	LANDSCAPE ENLARGEMENTS
66	L04	PLANT SCHEDULE & NOTES
67	L05	DETAILS 01
68	L06	DETAILS 02 AND AMENITIES

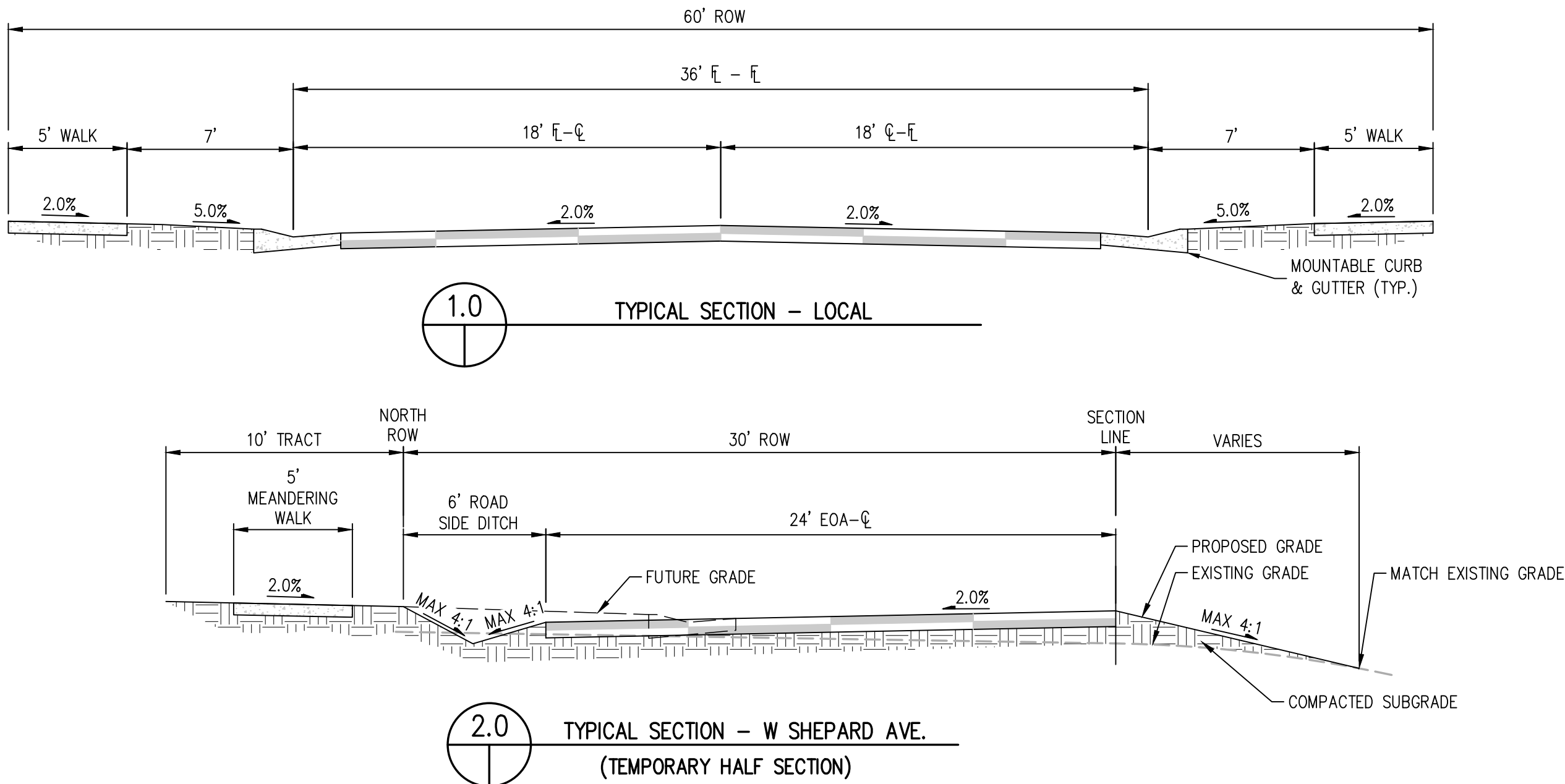
CONSTRUCTION DOCUMENTS

VISTA WEST SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF KEENESBURG, WELD COUNTY, COLORADO



VICINITY MAP
SCALE: 1" = 2000'



PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF SAID SECTION 26 TO BEAR SOUTH 89°24'19" WEST, A DISTANCE OF 2632.40 FEET BETWEEN A FOUND 3-1/4" ALUMINUM CAP MARKED "ALPHA ENGINEERING, 1/4, S26, S35, R64W, 1994, LS 25937" AT THE SOUTH QUARTER CORNER OF SAID SECTION 26 AND A FOUND 3-1/4" ALUMINUM CAP MARKED "T2N, R64W, S27, S26, S34, S35, 1999, PLS 13155" AT THE SOUTHWEST CORNER OF SAID SECTION 26 AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 NORTH 00°23'34" WEST, A DISTANCE OF 1022.57 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 47°07'15" EAST, A DISTANCE OF 462.49 FEET TO A POINT ON THE SOUTH LINE EXTENDED OF STEWART SUBDIVISION, RECORDED IN THE RECORDS OF WELD COUNTY ON JULY 7, 1999 AT RECEPTION NO. 2704562; THENCE ALONG SAID SOUTH LINE EXTENDED AND SOUTH LINE OF STEWART SUBDIVISION NORTH 89°24'00" EAST, A DISTANCE OF 721.21 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE EXTENDED OF CEDAR STREET, AS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN THE RECORDS OF WELD COUNTY ON MARCH 28, 1960 IN BOOK 1554, PAGE 356; THENCE ALONG SAID RIGHT-OF-WAY LINE EXTENDED, SOUTH 01°03'59" EAST, A DISTANCE OF 47.81 FEET TO THE NORTHWEST CORNER OF SAID CEDAR STREET RIGHT-OF-WAY; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF CEDAR STREET, SOUTH 01°03'59" EAST, A DISTANCE OF 1286.02 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG SAID SOUTH LINE, SOUTH 89°24'19" WEST, A DISTANCE OF 1077.95 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SECTION 26 AND THE POINT OF BEGINNING.

CONTAINING 31.547 ACRES MORE OR LESS.

BASIS OF BEARINGS

ASSUMING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 6 REBAR WITH 3-1/4 INCH ALUMINUM CAP MARKED "PLS 13155" AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND A NO. 6 REBAR WITH A 3-1/2 INCH ALUMINUM CAP STAMPED PLS 25937 AT THE SOUTH QUARTER CORNER OF SAID SECTION 26 TO BEAR SOUTH 89°24'23" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2632.46 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

CONTACTS:

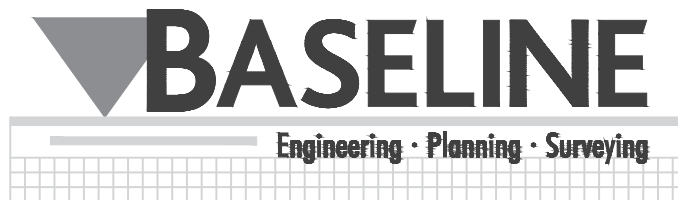
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DESIGNED BY	SPC	DATE	
DRAWN BY	JRU	PREPARED BY	
CHECKED BY	MLL	REVISION DESCRIPTION	

MSP COMPANIES

TOWN OF KEENESBURG

WELD COUNTY

VISTA WEST SUBDIVISION

COVER SHEET

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 06/30/2021

DRAWING SIZE 24" x 36"

SURVEY FIRM SURVEY DATE 10/02/2020

JOB NO. C03490

DRAWING NAME 3490-Cover, Notes, & Details.dwg

SHEET 1 OF 68

CV01

PRELIMINARY
NOT FOR
CONSTRUCTION

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TOWN OF KEENESBURG GENERAL NOTES:

1. ALL WORK WITHIN THE PUBLIC ROW OR EASEMENT SHALL CONFORM TO THE TOWN OF KEENESBURG CONSTRUCTION DESIGN SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK ON THE PROJECT. A PERMIT FROM PUBLIC WORKS IS REQUIRED FOR ALL CONSTRUCTION IN PUBLIC ROW OR EASEMENTS. A PRECONSTRUCTION CONFERENCE SHALL BE HELD WITH TOWN REPRESENTATIVES BEFORE A PERMIT WILL BE ISSUED.
3. THE CONTRACTOR SHALL NOTIFY THE TOWN PROJECT REPRESENTATIVE AT LEAST 24 HOURS PRIOR TO DESIRED INSPECTION.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER, AND THE TOWN, OF ANY PROBLEMS IN CONFORMING TO THE ACCEPTED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS, PRIOR TO ITS CONSTRUCTION.
5. IT IS THE RESPONSIBILITY OF THE DEVELOPER DURING THE CONSTRUCTION OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROJECT. IF, IN THE OPINION OF THE TOWN, THE MODIFICATIONS PROPOSED BY THE DEVELOPER, TO THE ACCEPTED PLANS, INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK, OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR RESUBMITTING THE REVISED PLANS TO THE TOWN OF KEENESBURG FOR ACCEPTANCE PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE PROJECT. ANY IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED PLANS, OR THE ACCEPTED REVISED PLANS, SHALL BE REMOVED AND RECONSTRUCTED ACCORDING TO THE APPROVED PLAN.
6. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE TOWN TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
7. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG PERSONS, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL SURVEY MONUMENTS. ANY MONUMENT THAT MUST BE DESTROYED FOR CONSTRUCTION SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED SURVEYOR PRIOR TO DISTURBING ANY MONUMENTS.
9. PRIOR TO FINAL PLACEMENT OF SURFACE PAVEMENT, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED, TESTED AND ACCEPTED, AND SERVICE CONNECTIONS STUBBED OUT BEYOND THE PROPERTY LINE. WHEN ALLOWED BY THE UTILITY, SERVICE FROM PUBLIC UTILITIES AND FROM SANITARY SEWERS SHALL BE MADE AVAILABLE FOR EACH LOT IN SUCH A MANNER THAT WILL NOT BE NECESSARY TO DISTURB THE STREET PAVEMENT, CURB, GUTTER, AND SIDEWALK WHEN CONNECTIONS ARE MADE.
10. COPIES OF RECORD DRAWING PLANS SHALL BE SUBMITTED TO THE TOWN OF KEENESBURG PRIOR TO INITIAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.
11. BASIS OF BEARINGS: ASSUMING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 6 REBAR WITH 3-1/4 INCH ALUMINUM CAP MARKED "PLS 13155" AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND A NO. 6 REBAR WITH A 3-1/2 INCH ALUMINUM CAP STAMPED PLS 25937 AT THE SOUTH QUARTER CORNER OF SAID SECTION 26 TO BEAR SOUTH 89°24'23" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2632.46 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
12. BENCHMARK: A SET NO. 5 REBAR WITH A 2-1/2 INCH ALUMINUM CAP "CP WND", ELEVATION = 4936.01'
13. FOR SURVEY CONTROL AND DATUM INFORMATION, CONTACT BASELINE CORPORATION.
14. COORDINATES SHOWN ON THIS DRAWING ARE MODIFIED COLORADO STATE PLANE - NORTH ZONE. TO REDUCE TO STATE PLANE COORDINATES, SCALE AT 0.99972715 (1.0002729245) ABOUT THE ORIGIN (0,0).
15. ALIQUOT MONUMENTS DESTROYED DURING CONSTRUCTION TO BE REPLACED BY PROFESSIONAL LAND SURVEYOR.

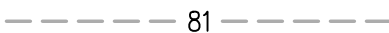

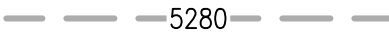
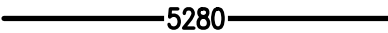


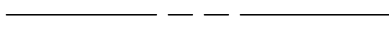
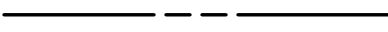
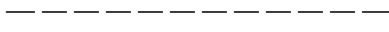
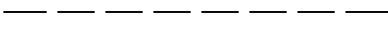


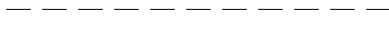
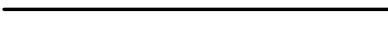
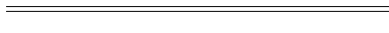


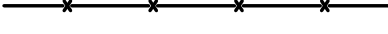

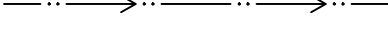














STANDARD EROSION AND SEDIMENT CONTROL NOTES:

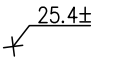
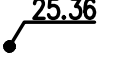

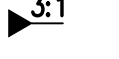




















1. LANDOWNERS AND/OR CONTRACTORS ARE RESPONSIBLE FOR OBTAINING A PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE COLORADO DEPARTMENT OF HEALTH & ENVIRONMENT (CDPHE), AT LEAST TEN (10) DAYS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES IF CONSTRUCTION ACTIVITIES WILL DISTURB 1 (ONE) OR MORE ACRES OF LAND, OR IF THE PROJECT BELONGS TO A COMMON PLAN OF DEVELOPMENT THAT WILL DISTURB 1 (ONE) OR MORE ACRES. IN THE EVENT THAT LOT/PARCEL, WHICH BELONGS TO A COMMON PLAN OF DEVELOPMENT THAT DISTURBED 1 (ONE) OR MORE ACRES, IS SOLD THEN THE NEW LANDOWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMIT COVERAGE FOR THAT LOT/PARCEL.
2. LANDOWNERS AND/OR CONTRACTORS ARE RESPONSIBLE FOR OBTAINING A GRADING PERMIT FROM THE TOWN IF CONSTRUCTION ACTIVITIES WILL DISTURB 1 (ONE) OR MORE ACRES OF LAND, OR IF THE PROJECT BELONGS TO A COMMON PLAN OF DEVELOPMENT THAT WILL DISTURB 1 (ONE) OR MORE ACRES.
3. THE PERMITTED LANDOWNER AND/OR CONTRACTOR MUST KEEP A COPY OF THE CDPHE STORMWATER DISCHARGE PERMIT, STORMWATER MANAGEMENT PLAN (SWMP) AND INSPECTION LOG AVAILABLE ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, AND FOR AN ADDITIONAL THREE (3) YEARS AFTER INACTIVATION FORM IS FILED WITH THE STATE.
4. THE PERMITTED LANDOWNER AND/OR CONTRACTOR MAY INACTIVATE THE STATE PERMIT WHEN FINAL STABILIZATION IS REACHED. AS LONG AS ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70 PERCENT OF PRE-DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED.
5. THE PERMITTED LANDOWNER AND/OR CONTRACTOR MUST PERFORM INSPECTIONS OF ALL BMPS EVERY 14 DAYS AND ALSO AFTER ANY SIGNIFICANT STORM EVENT (RAIN OR SNOWMELT) THAT MAY CAUSE EROSION TO ENSURE THAT BMPS ARE FUNCTIONING PROPERLY. INSPECTION LOGS MUST BE KEPT WITH THE SWMP. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IMMEDIATELY.
6. ALL CONSTRUCTION PROJECTS, WHETHER THEY DISTURB LESS OR MORE THAN 1 (ONE) ACRE SHALL INSTALL, MAINTAIN AND REPAIR EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) ACCORDING TO THE STORMWATER MANAGEMENT PLAN (SWMP) AND/OR EROSION CONTROL PLAN TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. EROSION & SEDIMENT CONTROL MEASURES (BMPS) MUST BE INSTALLED PRIOR TO GRADING OR LAND DISTURBING ACTIVITIES.
7. LANDOWNERS AND/OR CONTRACTORS MUST ENSURE THAT VEHICLES DO NOT TRACK EARTH MATERIALS ONTO STREETS AND MUST IMMEDIATELY REMOVE SUCH MATERIALS IF THIS OCCURS, EITHER SWEEPING BY HAND OR THE USE OF STREET SWEEPERS IS ACCEPTABLE. FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.
8. ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORTATION ON PUBLIC ROW.
9. THE USE OF DIRT RAMPS IS PROHIBITED. A ROCK PAD ENTRANCE SHOULD BE INSTALLED WHERE CONSTRUCTION VEHICLES NEED TO ENTER OR EXIT FROM AN UNPAVED AREA INTO A PAVED ROAD.
10. LANDOWNERS AND/OR CONTRACTORS ARE RESPONSIBLE FOR CONTROLLING WASTE SUCH AS DISCARDING BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE, AS APPLICABLE.
11. WASTE COLLECTION AREAS SHOULD BE LOCATED AWAY FROM THE STORM DRAINAGE SYSTEM. CONSIDERATION SHOULD BE GIVEN TO COVERING WASTE STORAGE DUMPSTERS, TO BE ABLE TO CONTAIN WINDBLOWN MATERIALS.
12. THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING ROAD/CONCRETE CUTTING NEED TO BE PROTECTED. ALL WASTE PRODUCTS GENERATED DURING CUTTING ACTIVITIES MUST BE REMOVED ON A DAILY BASIS.
13. WATER USE TO CLEAN CEMENT/CONCRETE TRUCKS SHALL BE DISCHARGED INTO A CONCRETE WASHOUT AREA (CWA). THE PREDEFINED CONTAINMENT AREA MUST BE IDENTIFIED WITH A SIGN, AND SHALL ALLOW THE LIQUIDS TO INFILTRATE, EVAPORATE OR DRY OUT. DRIED CONCRETE WASTE SHALL BE REMOVED AND PROPERLY DISPOSED OF.
14. THE DISCHARGE OF SANITARY WASTE IN THE STORM SEWER SYSTEM IS PROHIBITED. PORTABLE TOILETS MUST BE PLACED ON PERMEABLE SURFACES, AWAY FROM THE CURBSIDE AND AWAY FROM STORM INLETS AND/OR DRAINAGE WAYS.
15. SPILL PREVENTION AND CONTAINMENT BMP'S FOR CONSTRUCTION MATERIALS, WASTE AND FUEL MUST BE PROVIDED. SPILLS THAT MAY REACH THE STORM SEWER SYSTEM MUST BE REPORTED ACCORDING TO FEDERAL, STATE AND COUNTY REGULATIONS.
16. STORM INLETS WITHIN AND/OR ADJACENT TO THE CONSTRUCTION SITE SHOULD BE PROTECTED. ANY PONDING OF STORMWATER AROUND INLET PROTECTION MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.
17. RUNOFF FROM STOCKPILED AREA MUST BE CONTROLLED. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION (MULCH & SEEDING, EROSION CONTROL BLANKETS, ETC). ANY STOCKPILE LOCATED NEAR A DRAINAGE WAY, MUST BE PROVIDED WITH ADDITIONAL BMPS PROTECTION SUCH AS TEMPORARY DIKES OR SILT FENCE.

STANDARD EROSION AND SEDIMENT CONTROL NOTES (CONTINUED):

18. NATURAL VEGETATION SHALL BE PRESERVED AND PROTECTED WHENEVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS. DISTURBED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS SHOULD BE STABILIZED WITHIN 14 DAYS.
19. FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER THE SITE HAS ACHIEVED FINAL STABILIZATION AND THE PERMIT HAS BEEN INACTIVATED. THE STORMWATER VOLUME CAPACITY OF PONDS MUST BE RESTORED, AND STORM SEWER LINES AND/OR DRAINAGE INFRASTRUCTURE SHOULD BE CLEANED UPON COMPLETION OF PROJECT.
21. CONDITIONS IN THE FIELD MAY WARRANT EROSION AND SEDIMENT CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THE SWMP AND/OR EROSION CONTROL PLAN. THE LANDOWNER OR CONTRACTOR SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY, AS DIRECTED BY THE COUNTY.
22. ALL AREAS NOT LANDSCAPED OR COVERED BY OTHER PERMANENT SURFACES SHALL BE RESEEDD PER TABLE RV-10 GRASS SEEDING TABLES BASED ON RANGE SITES FOR SANDY MEADOW AND SANDY PLAINS SITE CONDITIONS, AS CONTAINED IN WELD COUNTY CODE, CHAPTER 8, ARTICLE XI - STORM DRAINAGE CRITERIA, DIVISION I - GENERAL PROVISIONS, CHAPTER 12 - REVEGETATION.

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
		MINOR CONTOUR (1' INTERVAL)
		MAJOR CONTOUR (5' INTERVAL)
		PROPERTY BOUNDARY
		LOT LINE
		EASEMENT
		EDGE OF ASPHALT
		EDGE OF GRAVEL
		CURB AND GUTTER (SPILL/CATCH)
		WIRE FENCE
		DITCH FLOWLINE
		WATER LINE
		WATER SERVICE
		SANITARY SEWER MAIN
		SANITARY SEWER SERVICE
		STORM SEWER
		OVERHEAD UTILITY
		UNDERGROUND TELEPHONE

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		SPOT ELEVATION
		NOMINAL SLOPE ON CUT OR FILL
		FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
		FLOW DIRECTION, TYPICALLY IN GRASSED SWALE
		FIRE HYDRANT
		WATER VALVE
		SANITARY MANHOLE
		CONCRETE FLARED END SECTION
		LIGHT POLE
		POWER POLE
		SIGN
		MAILBOX

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REVISION DESCRIPTION

MSP COMPANIES

TOWN OF KEENESBURG

WELD COUNTY

VISTA WEST SUBDIVISION

NOTES

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 06/30/2021

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE
10/02/2020

JOB NO. C03490

DRAWING NAME
3490-Cover, Notes, & Details.dwg

SHEET 2 OF 68

NT01

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N:\co3490 - Summerfield - Keenesburg\Drawings\Sketch Plan\3490 EXISTING CONDITIONS & DEMO.dwg, 6/30/2021 9:06:46 AM, Ryan Schultz

LEGEND

PROPERTY BOUNDARY

SECTION LINE

MINOR CONTOUR (2' INTERVAL)

5280

MAJOR CONTOUR (10' INTERVAL)

RIGHT-OF-WAY

LOT LINE

EASEMENT

EDGE OF ASPHALT

EDGE OF GRAVEL

CURB AND GUTTER

CHAINLINK FENCE

W

W

WATER LINE

SAN

SAN

SANITARY SEWER

SYMBOLS LEGEND

5

SANITARY MANHOLE

NOTES:

1. IT IS THE OWNER AND/OR THE CONTRACTORS RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE TOWN OF KEENESBURG RESPECTIVELY.

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80

160

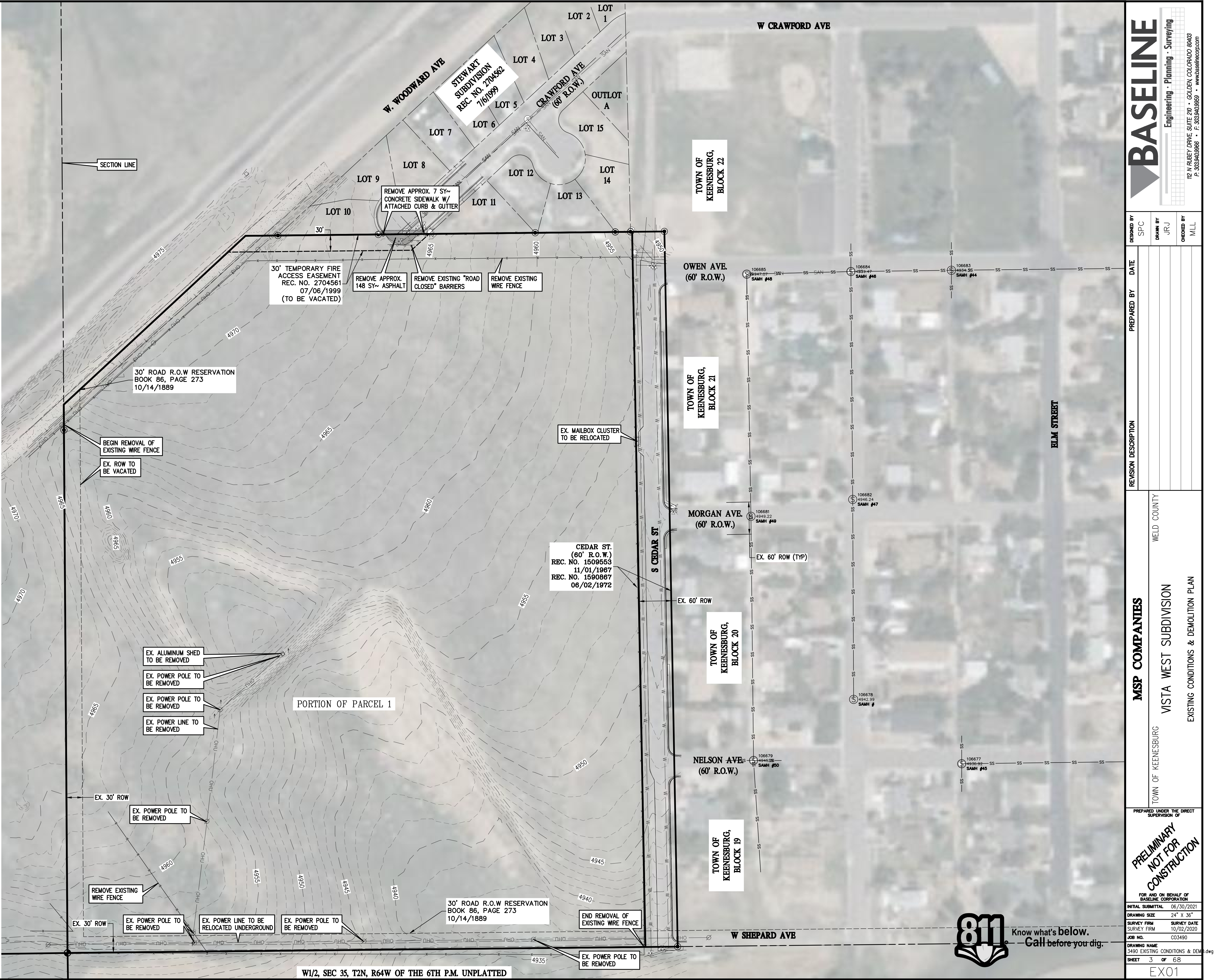
(IN FEET)

1 INCH = 80 FT

N

1 EXISTING CONDITIONS & DEMOLITION PLAN

EX01/EX01



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EXISTING CONDITIONS & DEMOLITION PLAN

FOR AND ON BEHALF OF

BASELINE CORPORATION

INITIAL SUBMITTAL 06/30/2021

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE 10/02/2020

JOB NO. C03490

DRAWING NAME 3490 EXISTING CONDITIONS & DEMO.dwg

SHEET 3 OF 68

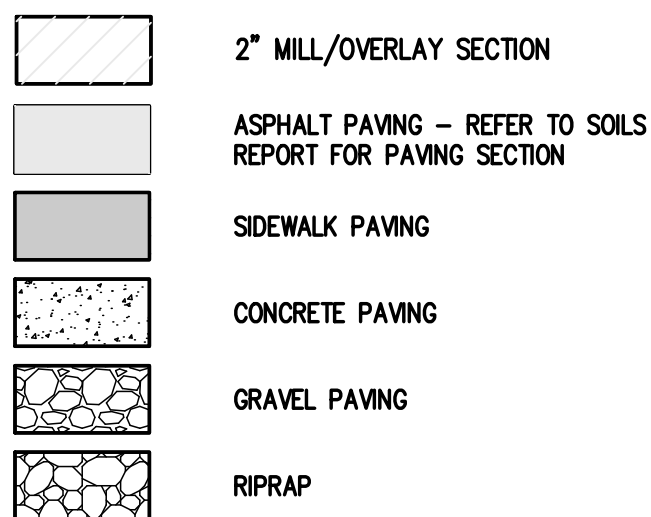
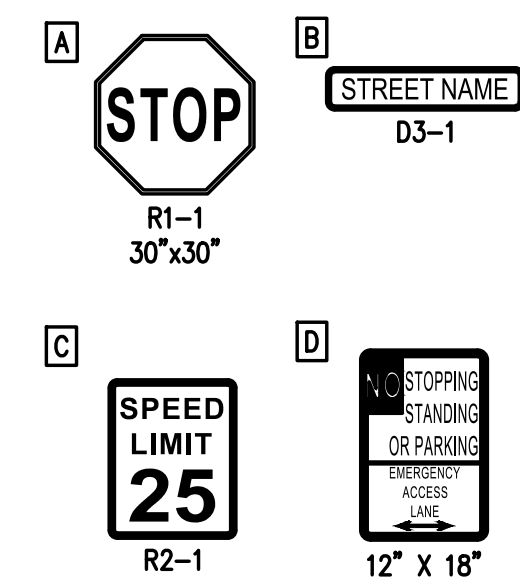
EX01

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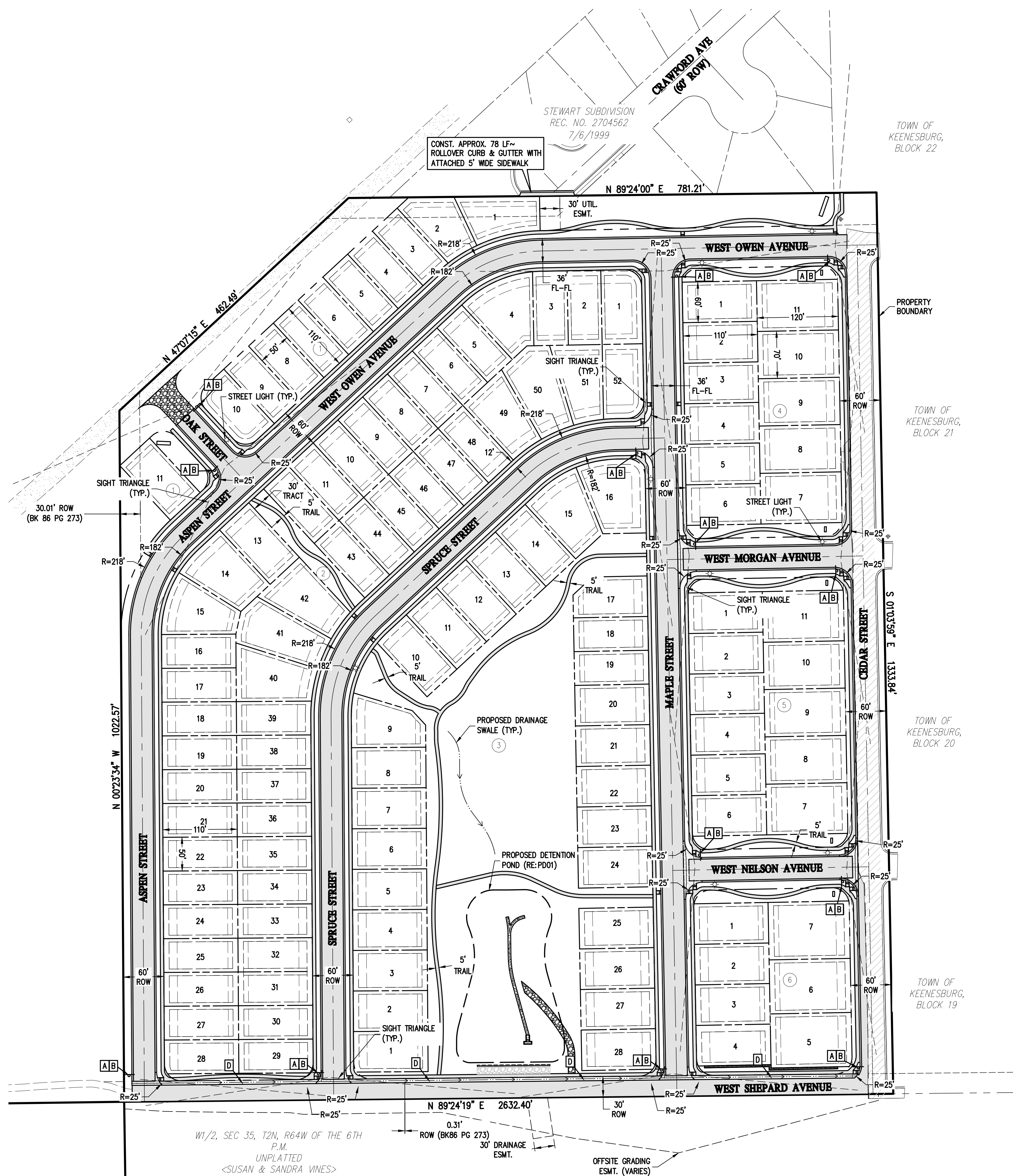
811 Know what's below. Call before you dig.

1. ALL TRAFFIC CONTROL SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE COLORADO SUPPLEMENTAL MUTCD. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DIVISION OF HIGHWAYS M AND S STANDARDS.
2. A FIELD INSPECTION OF LOCATIONS AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY THE TOWN OF KEENESBURG. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE TWO-YEAR WARRANTY PERIOD WILL BEGIN.
3. THE CONTRACTOR INSTALLING SIGNS IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
4. TYPE III BARRICADES SHALL BE SET AT ENDS OF ROADWAYS SEPARATING FINISHED AND UNFINISHED CONSTRUCTION AREAS.
5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. A 7-FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM BOTTOM OF SIGN PANEL TO THE SIDEWALK FOR ALL SIGNS IN AREAS OF PEDESTRIAN TRAFFIC.
7. LATERAL OFFSET SHALL BE A MINIMUM OF 4 FEET FROM FLOWLINE OF LOCAL ROADWAYS
8. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO M AND S MANUAL.
9. PAVEMENT MARKINGS IN FINAL ASPHALT LIFT SHALL BE INLaid TAPE (3M-5730 SERIES) OR EQUIVALENT.
10. REFER TO PHOTOMETRIC PLAN (BY OTHERS) FOR STREET LIGHTING DESIGN AND FINAL LOCATIONS.



EXISTING LINETYPES	PROPOSED LINETYPES	
		PROPERTY BOUNDARY
		RIGHT-OF-WAY
		LOT LINE
		EASEMENT
		BUILDING SETBACK
		CURB AND GUTTER (SPILL/CATCH)
		CHAINLINK FENCE
		DITCH FLOWLINE
		RETAINING WALL
		EDGE OF GRAVEL

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		POWER POLE
		SIGN
		LIGHT POLE



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	OVERALL SITE PLAN
	WELD COUNTY

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INITIAL SUBMITTAL	06/30/2021
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SURVEY FIRM	SURVEY DATE
SURVEY FIRM	10 / 02 / 2020

SURVEY FIRM	10/02/2020
JOB NO.	C03490

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3490-SITE PLAN.dwg

SHEET 4 OF 68

SP01

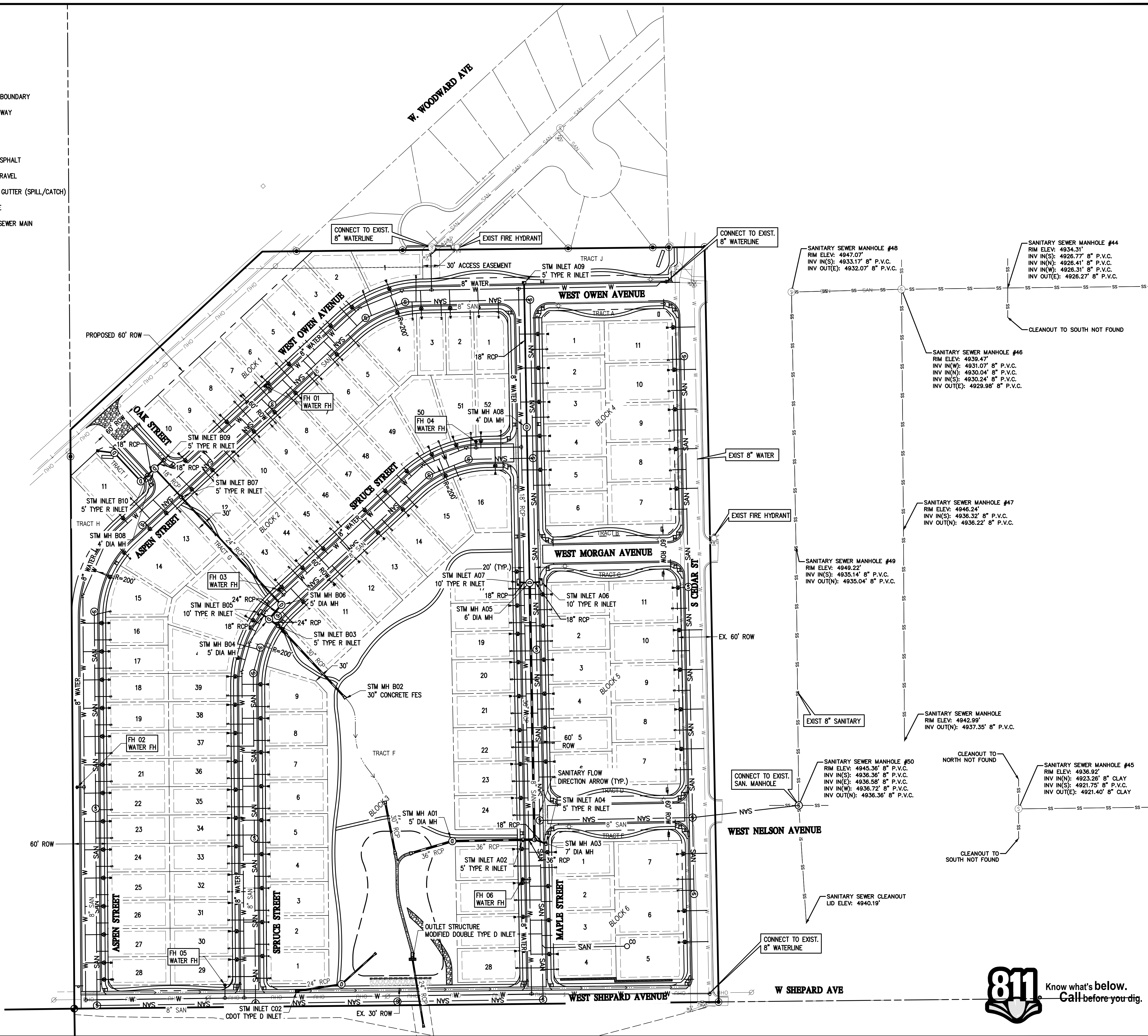
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LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
		PROPERTY BOUNDARY
		RIGHT-OF-WAY
		LOT LINE
		EASEMENT
		EDGE OF ASPHALT
		EDGE OF GRAVEL
		CURB AND GUTTER (SPILL/CATCH)
		WATER LINE
		SANITARY SEWER MAIN
		SANITARY MANHOLE

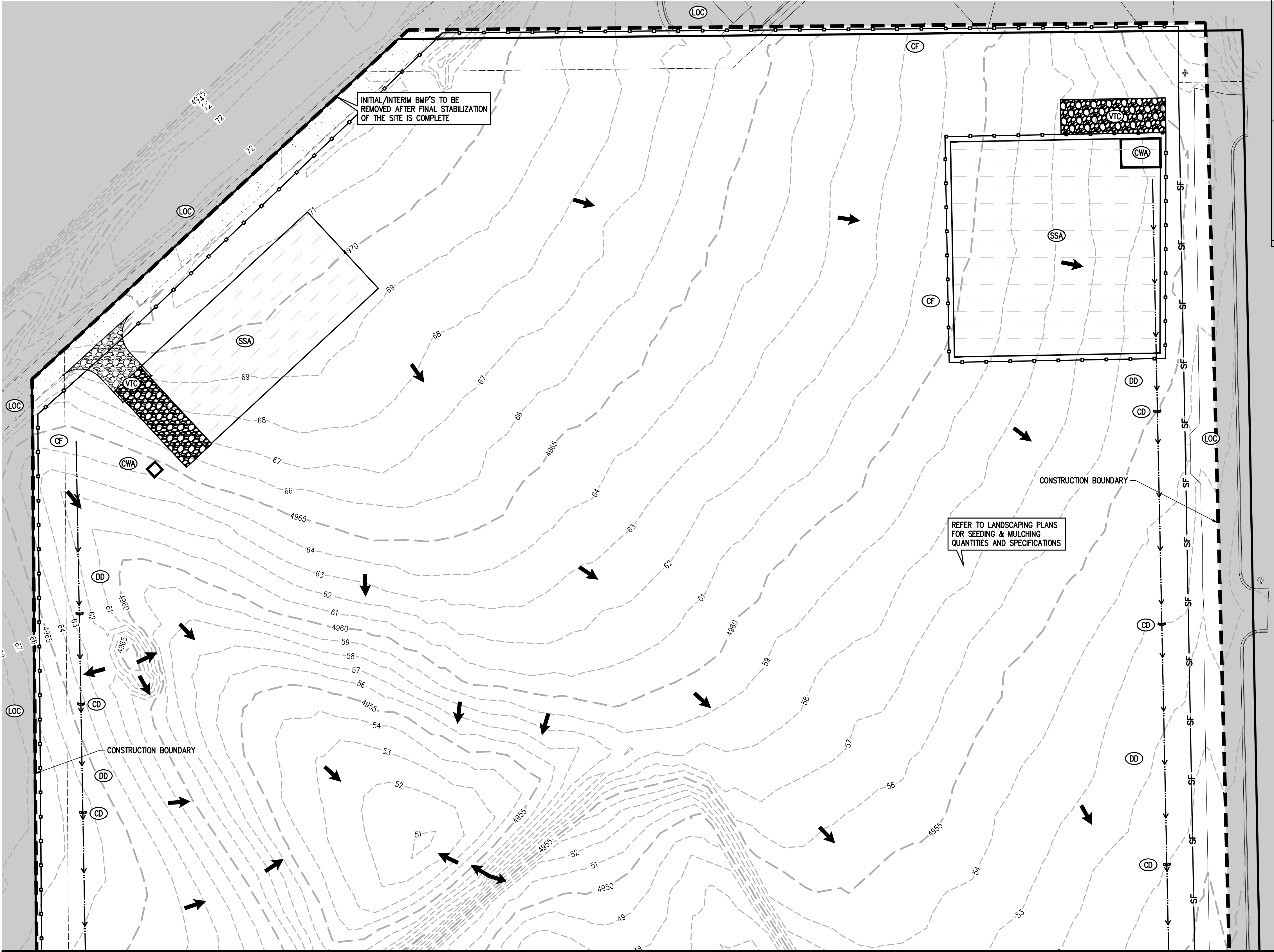
NOTES:

- ALL PROPOSED WATER LINES SHALL HAVE 4.5' MINIMUM COVER.
- ALL WATER PIPES SHALL BE CLASS C-900 PVC, MAINS SHALL BE 8" DIAMETER, FIRE HYDRANT LATERALS SHALL BE 6".
- ALL PROPOSED WATER SERVICE LINE PIPES SHALL BE POLY MATERIAL (PRESSURE RATED TO 150 PSI).
- ALL PROPOSED SANITARY LINES SHALL HAVE 4.0' MINIMUM COVER AT THE CONNECTION THE BUILDING AND AT CLEANOUTS.
- ALL SANITARY SEWER LINES SHALL BE 8" DIAMETER SDR-35 PVC.
- DRY UTILITIES, ELECTRIC AND LIGHTING TO BE DESIGNED BY OTHERS.



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GRADING, EROSION AND SEDIMENT CONTROL NOTE:

- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMITS FROM THE LOCAL AND STATE AGENCIES PRIOR TO THE START OF CONSTRUCTION.
- ALL BMPs SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS HEREIN AND THE LOCAL AGENCIES STANDARDS AND DETAILS. IF THE LOCAL AGENCY STANDARDS DO NOT INCLUDE A REQUIRED BMP ON THESE PLANS, REFERENCE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT STANDARD DETAILS.
- THESE PLANS DO NOT REFLECT ALL BMPs THAT MAY BE NEEDED FOR SITE EROSION AND SEDIMENT CONTROL DUE TO FIELD CHANGES NOT ANTICIPATED IN THE DESIGN OF THE PLAN. CONTRACTOR SHALL INSTALL ADDITIONAL BMPs AS NEEDED TO MAINTAIN SITE STABILIZATION AND MITIGATE ANY SEDIMENT TRANSPORT OFF SITE OR ONTO ADJACENT PROPERTY.
- ALTERNATE BMPs MAY BE USED FROM THOSE SHOWN HEREON. CONTACT ENGINEER AND LOCAL AGENCY INSPECTOR WITH PROPOSED CHANGES.
- GUIDELINES WITH THE LOCAL AGENCY PERMIT AND STANDARDS AND SPECIFICATIONS SHALL BE FOLLOWED AND MAINTAINED.
- AN APPROVED COPY OF THE EROSION AND SEDIMENT CONTROL PLAN AND STORMWATER MANAGEMENT PLAN SHALL BE KEPT ON SITE AT ALL TIMES.
- LOCATION OF BMPs MAY VARY BASED ON THESE PLANS DUE TO PROGRESS AND PHASING OF CONSTRUCTION ACTIVITIES.
- SITE BMPs SHALL BE MAINTAINED AND REPAIRED IF DAMAGED IMMEDIATELY, SITE INSPECTIONS SHALL OCCUR EVERY 7-DAYS, AND WITHIN 24-HOURS OF ANY PRECIPITATION EVENT.
- REFER TO STORMWATER MANAGEMENT PLAN (SWMP) FOR EROSION AND SEDIMENT CONTROL REQUIREMENTS.

MATCHLINE SEE SHEET EC02

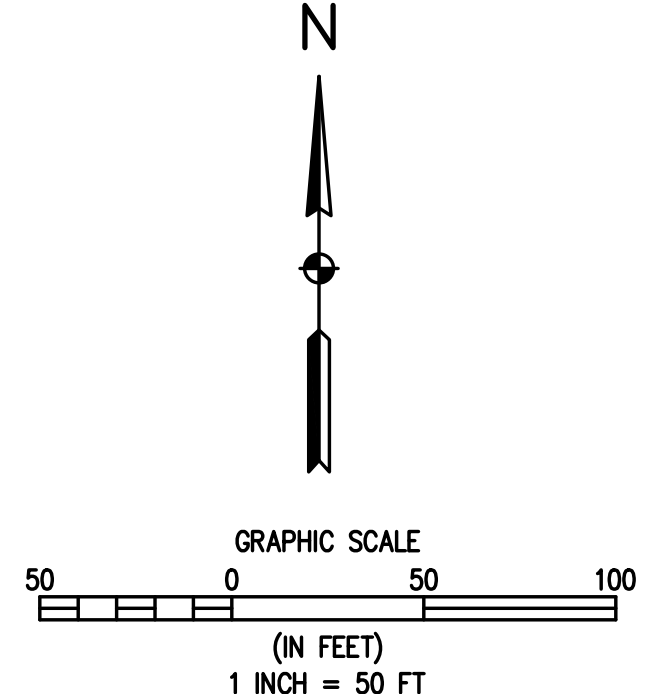


LEGEND	
EXISTING LINETYPES	PROPOSED LINETYPES
81	81
5280	5280

MINOR CONTOUR (1' INTERVAL)
MAJOR CONTOUR (5' INTERVAL)
RIGHT-OF-WAY
LOT LINE
EASEMENT
DITCH FLOWLINE

EROSION AND SEDIMENT CONTROL LEGEND

LOC	LIMITS OF CONSTRUCTION	---
CF	CONSTRUCTION FENCE	---o---
SF	SILT FENCE	---SF---
IP	INLET PROTECTION	[Symbol]
SSA	STABILIZED STAGING AREA	[Symbol]
CWA	CONCRETE WASHOUT AREA	[Symbol]
SP	STOCKPILE	[Symbol]
VTC	VEHICLE TRACKING CONTROL	[Symbol]
DD	DRAINAGE DITCH	[Symbol]
CD	CHECK DAMS	[Symbol]
RS	ROCK SOCKS	[Symbol]
TSB	TEMPORARY SEDIMENT BASIN	[Symbol]
	FLOW DIRECTION	[Arrow]



1 INITIAL EROSION CONTROL

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REVISION	DESCRIPTION	DATE

MSP COMPANIES	WELD COUNTY
VISTA WEST SUBDIVISION	
INITIAL EROSION CONTROL	

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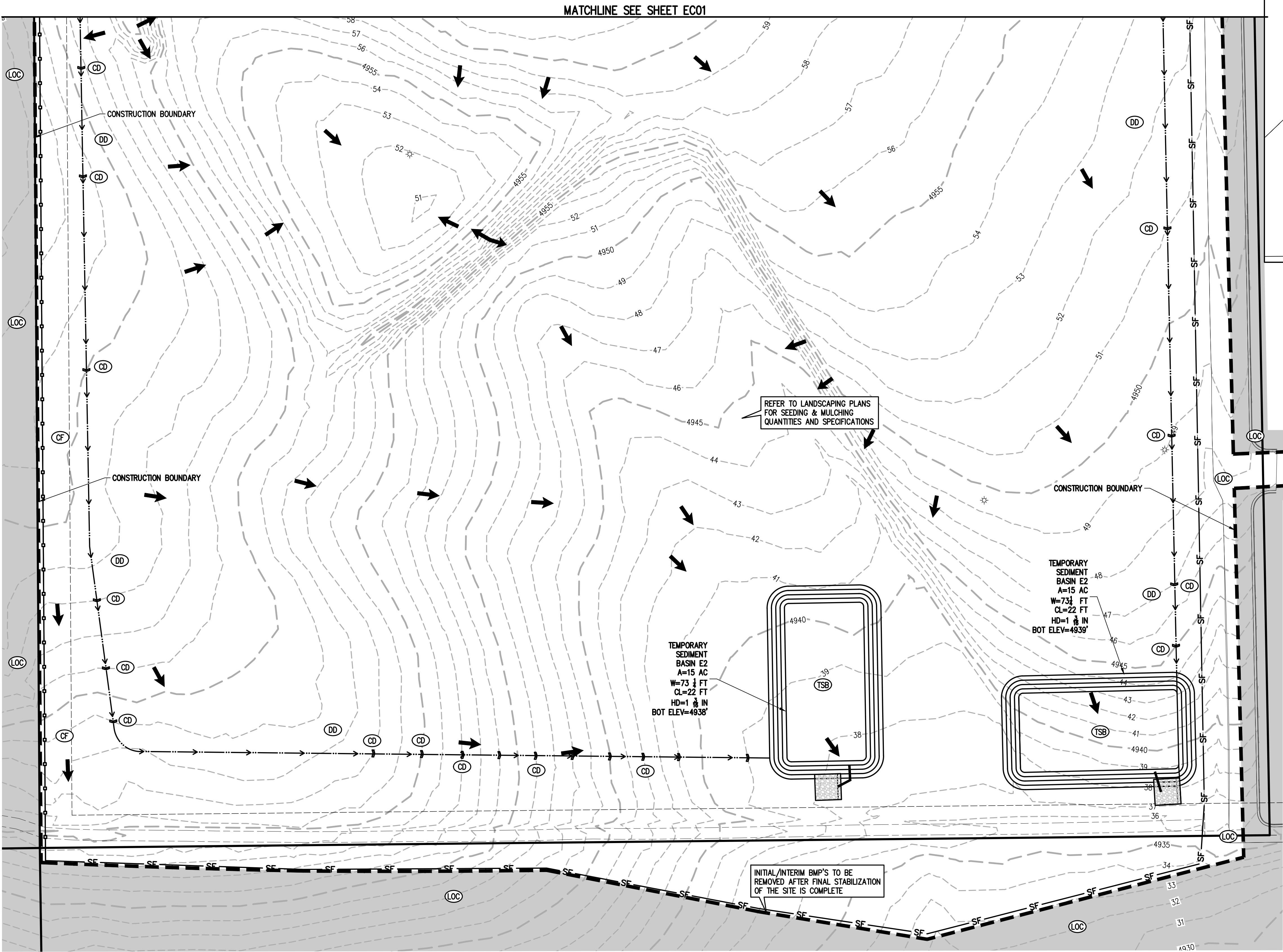
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INITIAL SUBMITTAL	06/30/2021
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
3490 CSEC Initail_Interum_Final.dwg	10/02/2020
JOB NO.	C03490
DRAWING NAME	
SHEET	6 OF 68

EC01

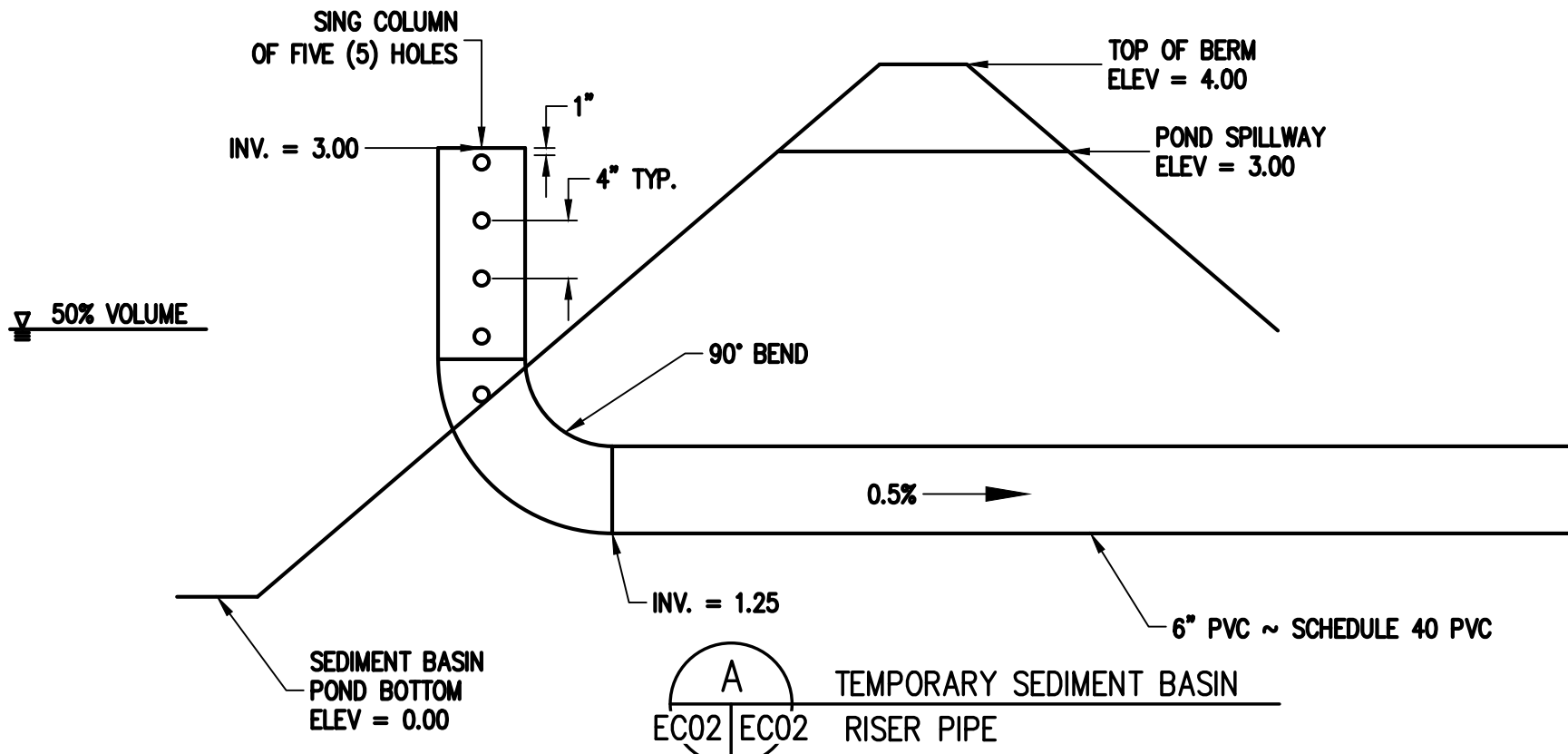


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GRADING, EROSION AND SEDIMENT CONTROL NOTE:

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS FROM THE LOCAL AND STATE AGENCIES PRIOR TO THE START OF CONSTRUCTION.
- ALL BMP'S SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS HEREIN AND THE LOCAL AGENCIES STANDARDS AND DETAILS. IF THE LOCAL AGENCY STANDARDS DO NOT INCLUDE A REQUIRED BMP ON THESE PLANS, REFERENCE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT STANDARD DETAILS.
- THESE PLANS DO NOT REFLECT ALL BMP'S THAT MAY BE NEEDED FOR SITE EROSION AND SEDIMENT CONTROL DUE TO FIELD CHANGES NOT ANTICIPATED IN THE DESIGN OF THE PLAN. CONTRACTOR SHALL INSTALL ADDITIONAL BMP'S AS NEEDED TO MAINTAIN SITE STABILIZATION AND MITIGATE ANY SEDIMENT TRANSPORT OFF SITE OR ONTO ADJACENT PROPERTY.
- ALTERNATE BMP'S MAY BE USED FROM THOSE SHOWN HEREON. CONTACT ENGINEER AND LOCAL AGENCY INSPECTOR WITH PROPOSED CHANGES.
- GUIDELINES WITH THE LOCAL AGENCY PERMIT AND STANDARDS AND SPECIFICATIONS SHALL BE FOLLOWED AND MAINTAINED.
- AN APPROVED COPY OF THE EROSION AND SEDIMENT CONTROL PLAN AND STORMWATER MANAGEMENT PLAN SHALL BE KEPT ON SITE AT ALL TIMES.
- LOCATION OF BMP'S MAY VARY BASED ON THESE PLANS DUE TO PROGRESS AND PHASING OF CONSTRUCTION ACTIVITIES.
- SITE BMP'S SHALL BE MAINTAINED AND REPAIRED IF DAMAGED IMMEDIATELY, SITE INSPECTIONS SHALL OCCUR EVERY 7-DAYS, AND WITHIN 24-HOURS OF ANY PRECIPITATION EVENT.
- REFER TO STORMWATER MANAGEMENT PLAN (SWMP) FOR EROSION AND SEDIMENT CONTROL REQUIREMENTS.



SEDIMENT BASIN NOTES:

TEMPORARY SEDIMENT BASINS HAVE BEEN IDENTIFIED IN THIS PLAN SET. HOWEVER, IF THE PHASING OF THE OVERALL PROJECT ALLOWS FOR CONSTRUCTION OF THE EXTENDED DETENTION BASINS PRIOR TO LAND DISTURBANCE ACTIVITIES IN THE ASSOCIATED TEMPORARY SEDIMENT BASIN AREA, THE EXTENDED DETENTION BASIN MAY BE USED AS THE ASSOCIATED TEMPORARY SEDIMENT BASIN.

IN LIEU OF THE TRASH RACK, PACK UNIFORMLY SIZED 1 1/2 TO 2-INCH GRAVEL IN FRONT OF THE ORIFICE PLATE. THIS GRAVEL WILL NEED TO BE CLEANED OUT FREQUENTLY DURING THE CONSTRUCTION PERIOD AS SEDIMENT ACCUMULATES WITHIN IT. THE GRAVEL PACK WILL NEED TO BE REMOVED AND DISPOSED OF FOLLOWING CONSTRUCTION TO RECLAIM THE SEDIMENT BASIN FOR USE AS AN EXTENDED DETENTION BASIN.

WHEN THE BASIN IS TO BE USED AS AN EXTENDED DETENTION BASIN FOR THE SITE, A TRASH RACK WILL NEED TO BE INSTALLED, ONCE CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED AND THE GRAVEL PACK AND ACCUMULATED SEDIMENT HAVE BEEN REMOVED. (SEE UDCOD VOL. 3 SC-7 FOR REFERENCE). REFER TO SHEETS PD01 AND PD02 FOR PERMANENT OUTLET STRUCTURE DESIGN.

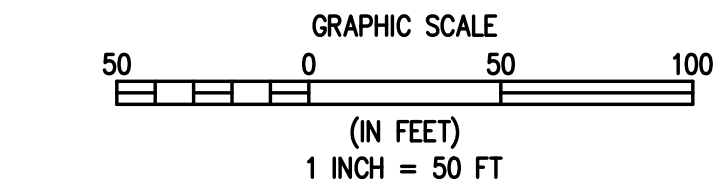


LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
81	81	MINOR CONTOUR (1' INTERVAL)
5280	5280	MAJOR CONTOUR (5' INTERVAL)
		RIGHT-OF-WAY
		LOT LINE
		EASEMENT
		DITCH FLOWLINE

EROSION AND SEDIMENT CONTROL LEGEND

LOC	LIMITS OF CONSTRUCTION	
CF	CONSTRUCTION FENCE	
SF	SILT FENCE	SF
DD	DIVERSION DITCH	
IP	INLET PROTECTION	
SSA	STABILIZED STAGING AREA	
CWA	CONCRETE WASHOUT AREA	
SP	STOCKPILE	
VTC	VEHICLE TRACKING CONTROL	
VTC	DRAINAGE SWALE	
CD	CHECK DAMS	
RS	ROCK SOCKS	
TSB	TEMPORARY SEDIMENT BASIN	
	FLOW DIRECTION	



1
EC02 EC02 INITIAL EROSION CONTROL



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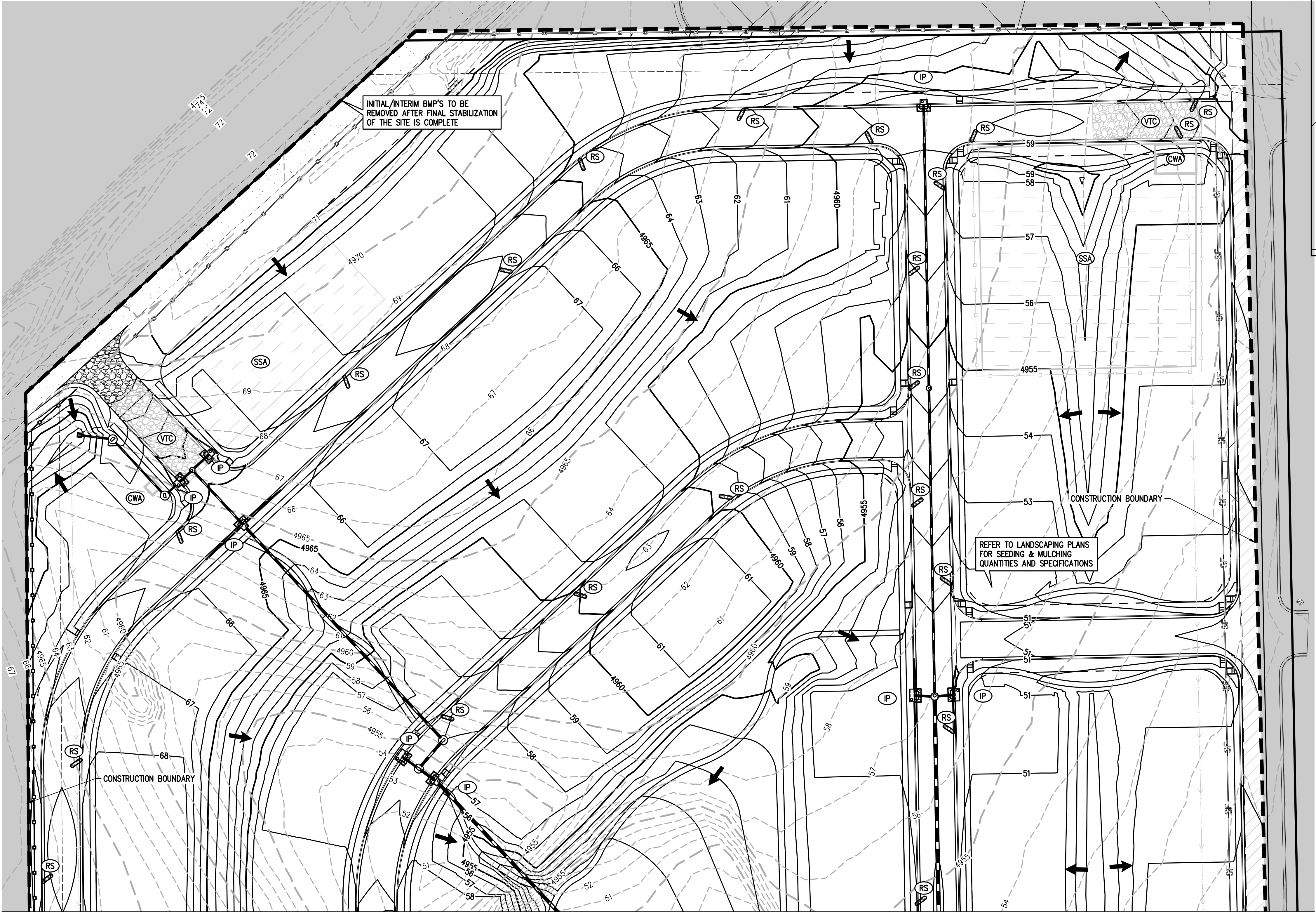
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WELD COUNTY
VISTA WEST SUBDIVISION
INITIAL EROSION CONTROL

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INITIAL SUBMITTAL 06/30/2021
DRAWING SIZE 24" X 36"
SURVEY FIRM SURVEY DATE 10/02/2020
JOB NO. C03490
DRAWING NAME 3490 CSEC Initail_Interum_Final.dwg
SHEET 6 OF 68
EC02

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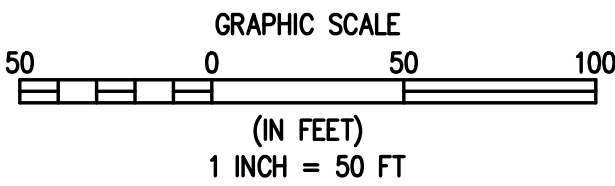


LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
81	81	MINOR CONTOUR (1' INTERVAL)
5280	5280	MAJOR CONTOUR (5' INTERVAL)
		RIGHT-OF-WAY
		LOT LINE
		EASEMENT
		DITCH FLOWLINE

EROSION AND SEDIMENT CONTROL LEGEND

LOC	LIMITS OF CONSTRUCTION	---
CF	CONSTRUCTION FENCE	—o—o—
SF	SILT FENCE	—SF—
IP	INLET PROTECTION	[Symbol]
SSA	STABILIZED STAGING AREA	[Symbol]
CWA	CONCRETE WASHOUT AREA	[Symbol]
SP	STOCKPILE	[Symbol]
VTC	VEHICLE TRACKING CONTROL	[Symbol]
VTC	DRAINAGE SWALE	[Symbol]
CD	CHECK DAMS	[Symbol]
RS	ROCK SOCKS	[Symbol]
TSB	TEMPORARY SEDIMENT BASIN	[Symbol]
	FLOW DIRECTION	→



1
EC03/EC03 INTERIM EROSION CONTROL



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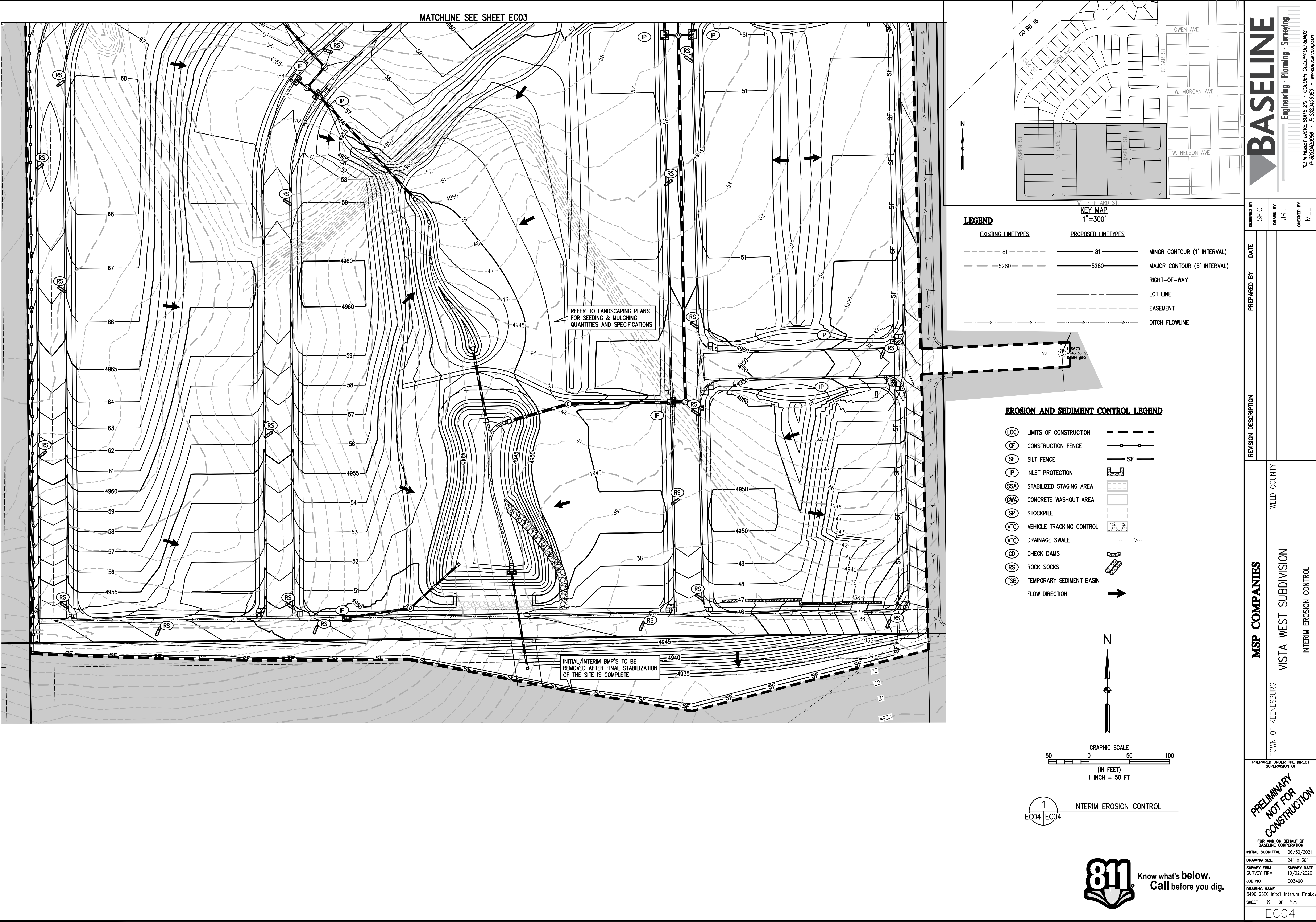
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TOWN OF KEENESBURG
VISTA WEST SUBDIVISION
INTERIM EROSION CONTROL

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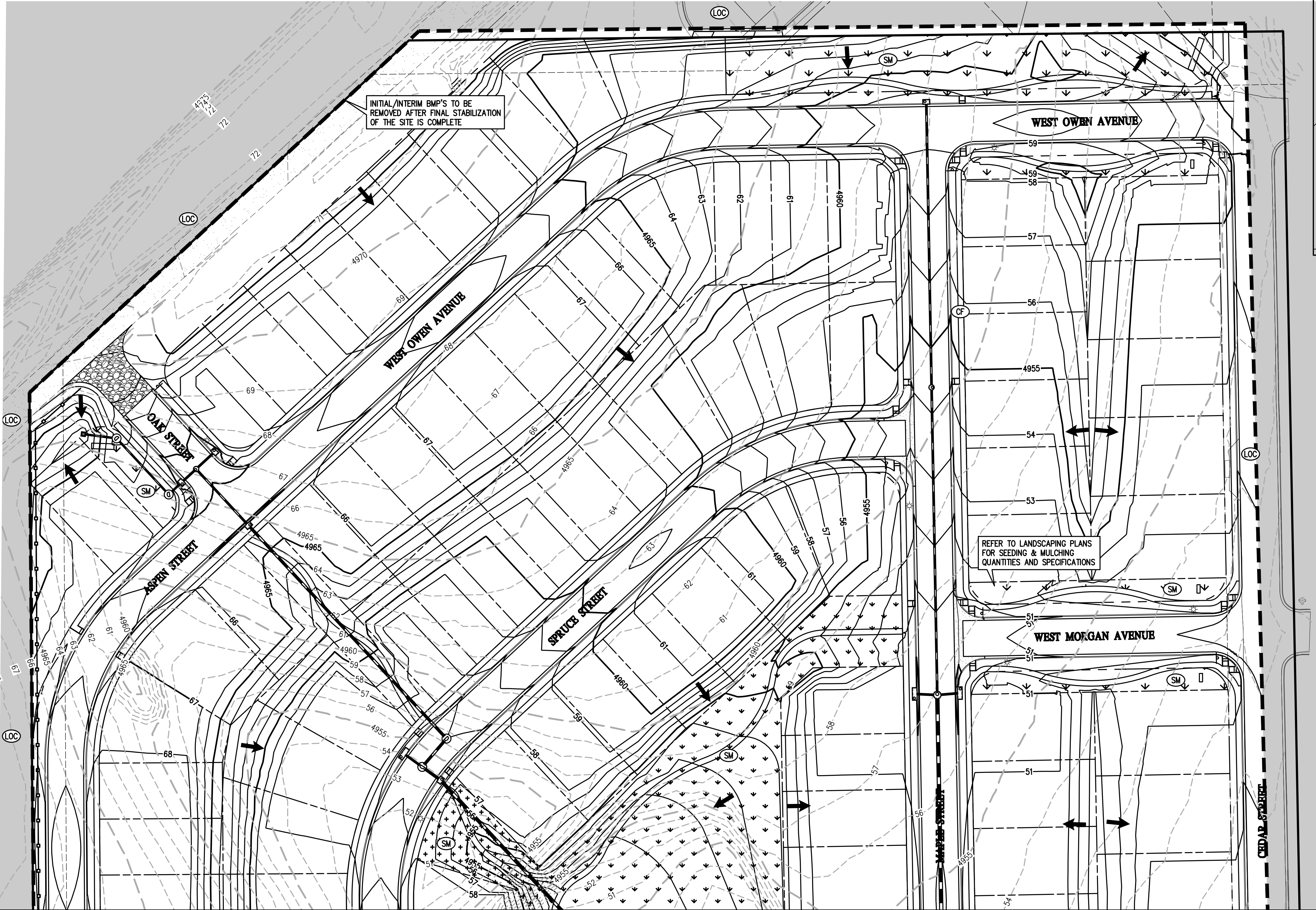
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INITIAL SUBMITTAL 06/30/2021
DRAWING SIZE 24" X 36"
SURVEY FIRM SURVEY DATE
SURVEY FIRM 10/02/2020
JOB NO. C03490
DRAWING NAME
3490 CSEC Initial Interim_Final.dwg
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EC03

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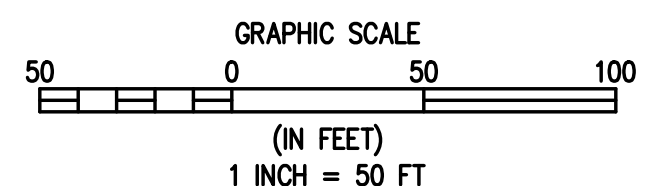
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LEGEND	
EXISTING LINETYPES	PROPOSED LINETYPES
81	81
5280	5280

EROSION AND SEDIMENT CONTROL LEGEND

- LOC LIMITS OF CONSTRUCTION
- CF CONSTRUCTION FENCE
- SF SILT FENCE
- IP INLET PROTECTION
- SSA STABILIZED STAGING AREA
- CWA CONCRETE WASHOUT AREA
- SP STOCKPILE
- VTC VEHICLE TRACKING CONTROL
- VTC DRAINAGE SWALE
- CD CHECK DAMS
- RS ROCK SOCKS
- TSB TEMPORARY SEDIMENT BASIN
- FLOW DIRECTION
- EROSION CONTROL BLANKET
- PERMANENT SEEDING



1 FINAL EROSION CONTROL
EC05 EC05

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REVISION DESCRIPTION

MSP COMPANIES

VISTA WEST SUBDIVISION

TOWN OF KEENESBURG WELD COUNTY

FINAL EROSION CONTROL

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 06/30/2021
DRAWING SIZE 24" x 36"
SURVEY FIRM SURVEY DATE 10/02/2020
JOB NO. C03490
DRAWING NAME 3490 CSEC Initial_Interim_Final.dwg
SHEET 6 OF 68

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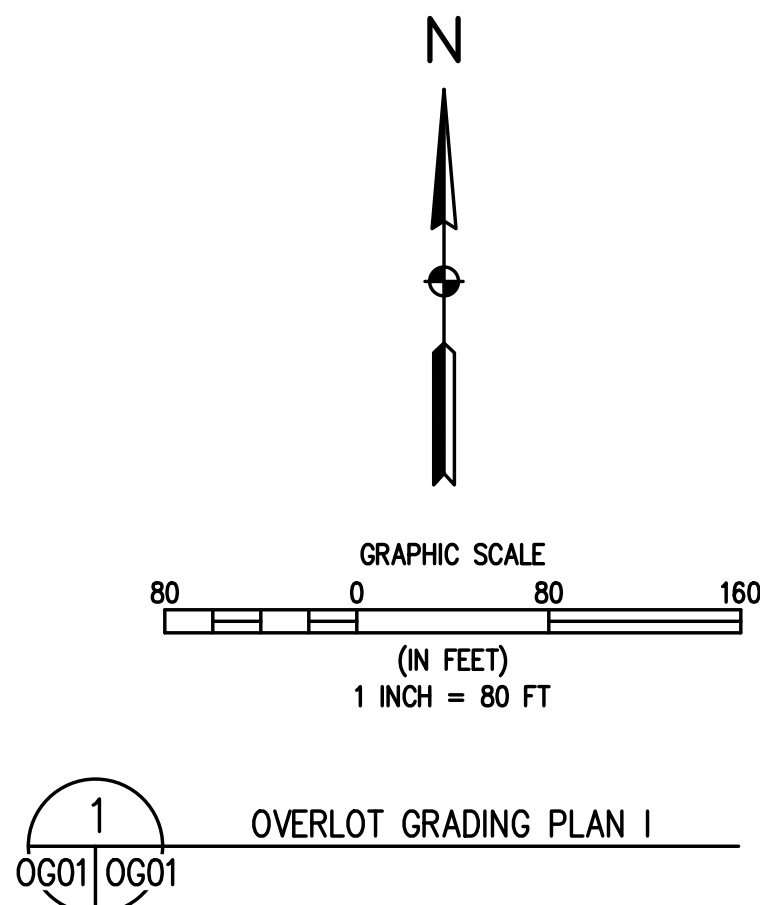
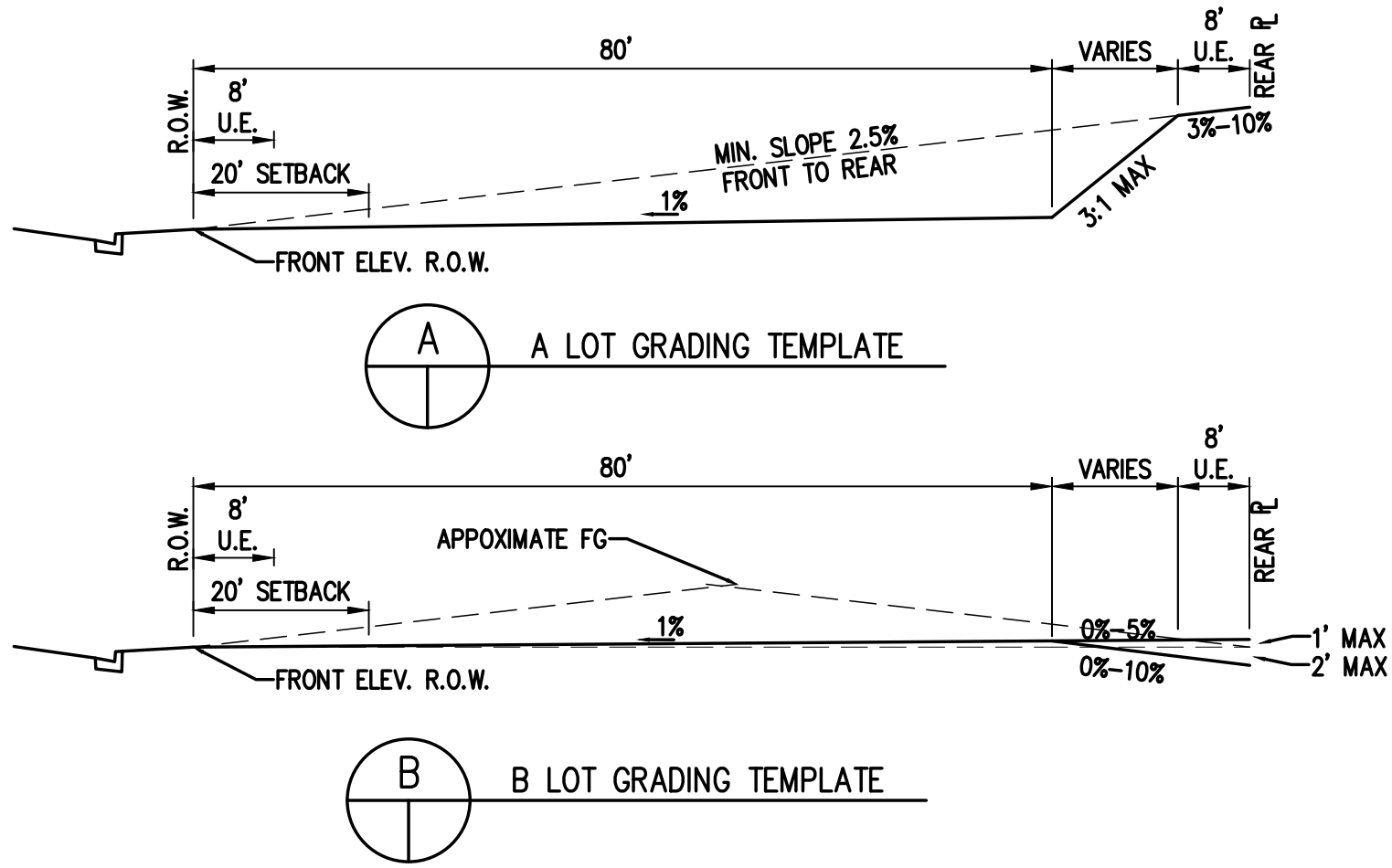
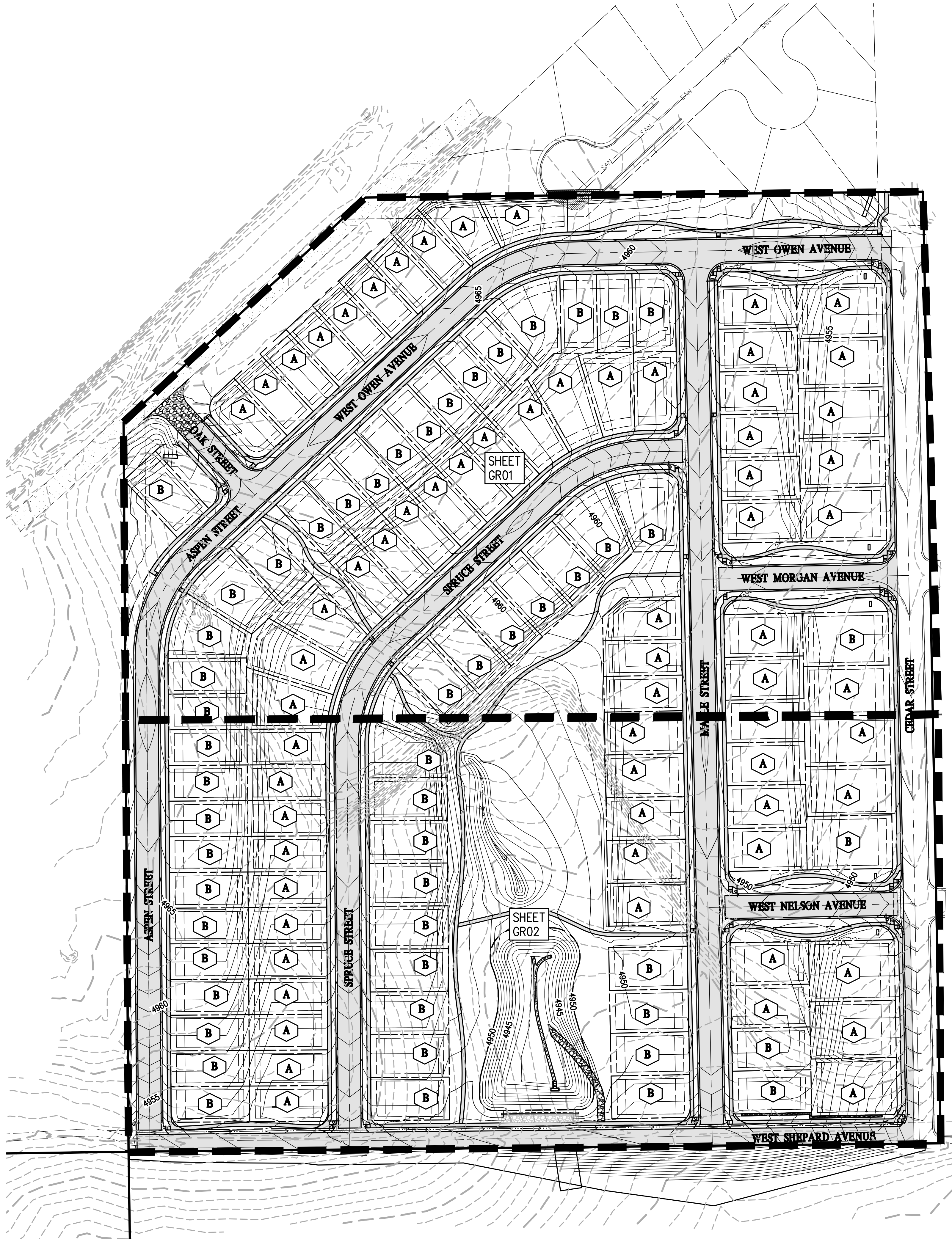
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EC05

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	06/30/2021
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
SURVEY FIRM	10/02/2020
JOB NO.	C03490
DRAWING NAME	
3490 GSEC Initial_Interum_Final	
SHEET	6 OF 68
EC06	

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	06/30/2021
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
SURVEY FIRM	10/02/2020
JOB NO.	C03490
DRAWING NAME	
3490 GSEC Initial_Interum_Final	
SHEET	6 OF 68
EC06	

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1 OVERLOT GRADING PLAN I
OG01 OG01

- NOTES:
1. MAX SLOPE = 3:1
 2. THESE PLANS DO NOT REFLECT STREET CORES.
 3. SEE SHEETS EC01 - EC06 FOR EROSION CONTROL.



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SPC

DRAWN BY
JRJ

CHECKED BY
MLL

DATE

PREPARED BY

REVISION DESCRIPTION

MSP COMPANIES

TOWN OF KEENESBURG

WELD COUNTY

VISTA WEST SUBDIVISION

OVERALL GRADING PLAN

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 06/30/2021

DRAWING SIZE 24" x 36"

SURVEY FIRM SURVEY DATE
SURVEY FIRM 10/02/2020

JOB NO. C03490

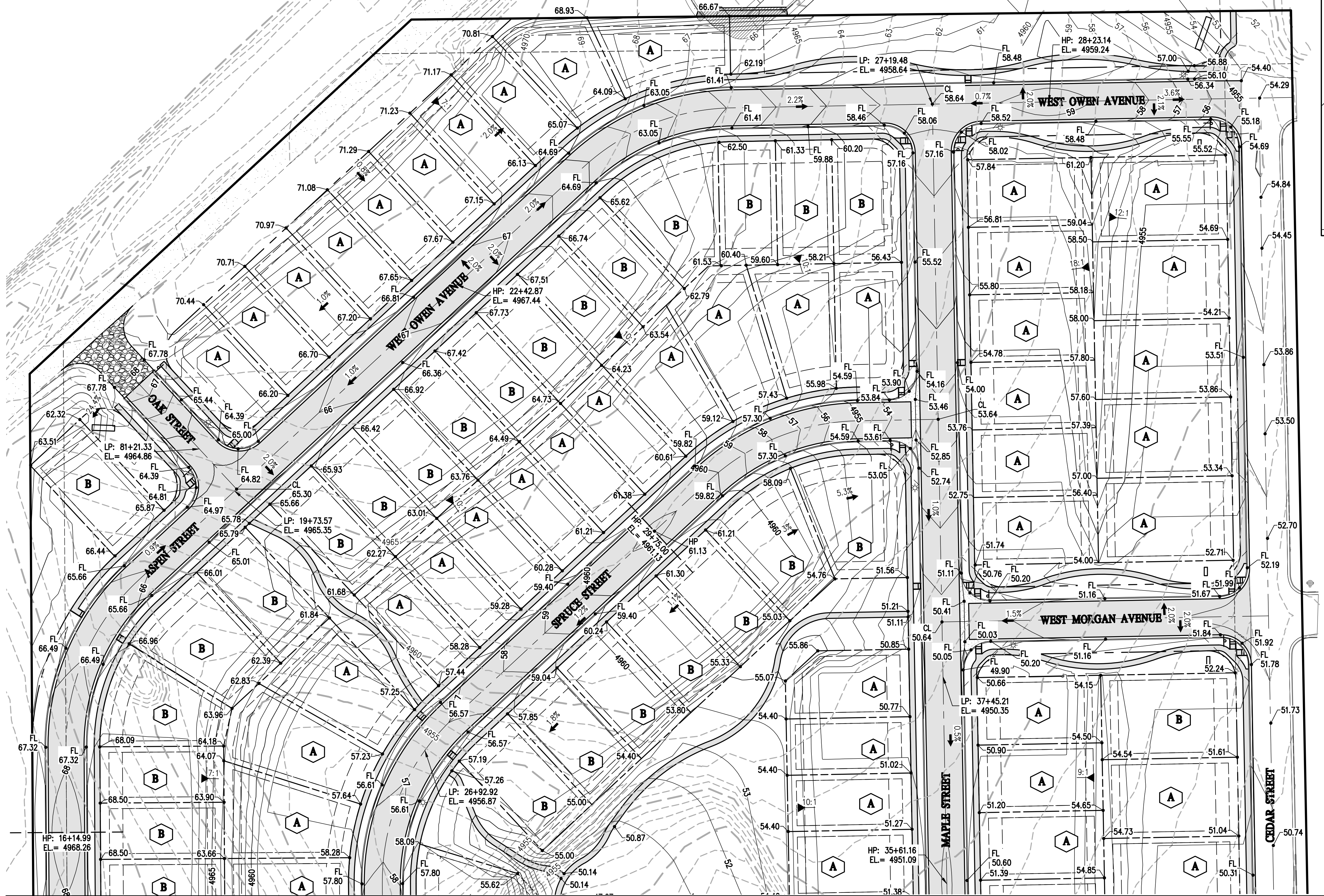
DRAWING NAME
3490-GRADING.dwg

SHEET 12 OF 68

OG01

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NOT FOR
CONSTRUCTION

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MATCHLINE SEE SHEET GR02

NOTES

1. REFER TO SHEETS RD01-RD17 FOR STREET PLAN AND PROFILES.
2. REFER TO SHEETS ST01-ST05 FOR STORM PLAN AND PROFILES.
3. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
4. CONTRACTOR TO MATCH GRADES AT PROPERTY LINE LIMITS.
5. ALL SPOT ELEVATIONS SHOWN ON THIS PLAN ARE FINISHED GRADE UNLESS NOTED OTHERWISE.
6. MAX SLOPE = 3:1
7. THESE PLANS DO NOT REFLECT STREET CORES.

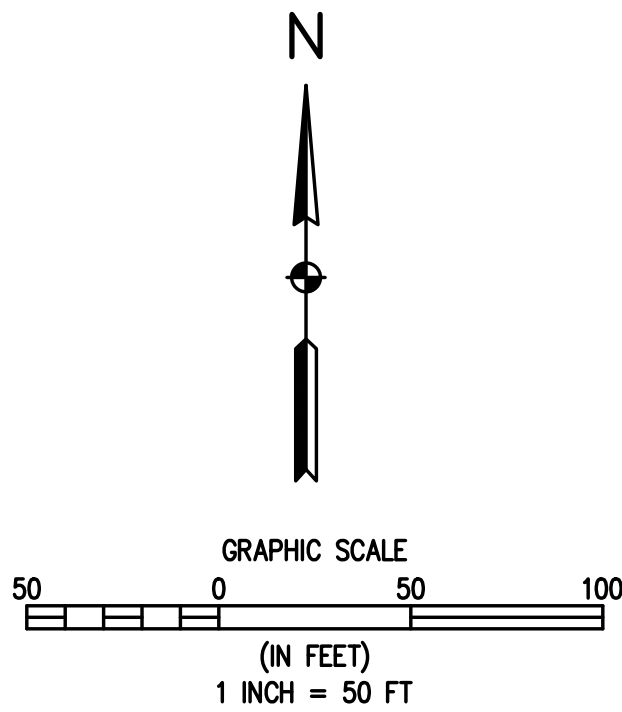
RETAINING WALL NOTES

1. REFER TO STRUCTURAL DRAWINGS (BY OTHERS) FOR ALL WALL DETAILS.
2. AN ENGINEERED RETAINING WALL DESIGN IS REQUIRED TO BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL IF ANY PORTION OF THE PROPOSED RETAINING WALL IS 48 INCHES OR GREATER (INCLUDING THE FOOTER). THE ENTIRE WALL MUST BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF COLORADO AND SUBMITTED TO THE CITY FOR PRIOR TO CONSTRUCTION OF THE WALL.
3. TOE OF SLOPE (TOS) REFERS TO WHERE THE FINAL GRADE INTERSECTS WITH THE WALL. THIS ELEVATION DOES NOT REPRESENT THE BOTTOM COURSE OF BLOCKS OR FOOTER.
4. TOP OF WALL (TW).

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	PROPERTY BOUNDARY
---	---	RIGHT-OF-WAY
---	---	LOT LINE
---	---	EASEMENT
---	---	BUILDING SETBACK
---	---	CURB AND GUTTER (SPILL/CATCH)
---	---	CHAINLINK FENCE
---	---	WATER LINE
---	---	SANITARY SEWER MAIN
---	---	OVERHEAD UTILITY

EXISTING SYMBOLS	PROPOSED SYMBOLS	SPOT ELEVATION
25.4+	25.36	NOMINAL SLOPE ON CUT OR FILL
3:1	3:1	FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
3:1	3:1	FLOW DIRECTION, TYPICALLY IN GRASSED SWALE
3:1	3:1	FLOW DIRECTION, TYPICALLY IN FLOWLINE



1 OVERLOT GRADING PLAN I
GR01 GR01



DESIGNED BY SPC
DRAWN BY JRJ
CHECKED BY MLL

DATE
PREPARED BY

REVISION DESCRIPTION

WELD COUNTY

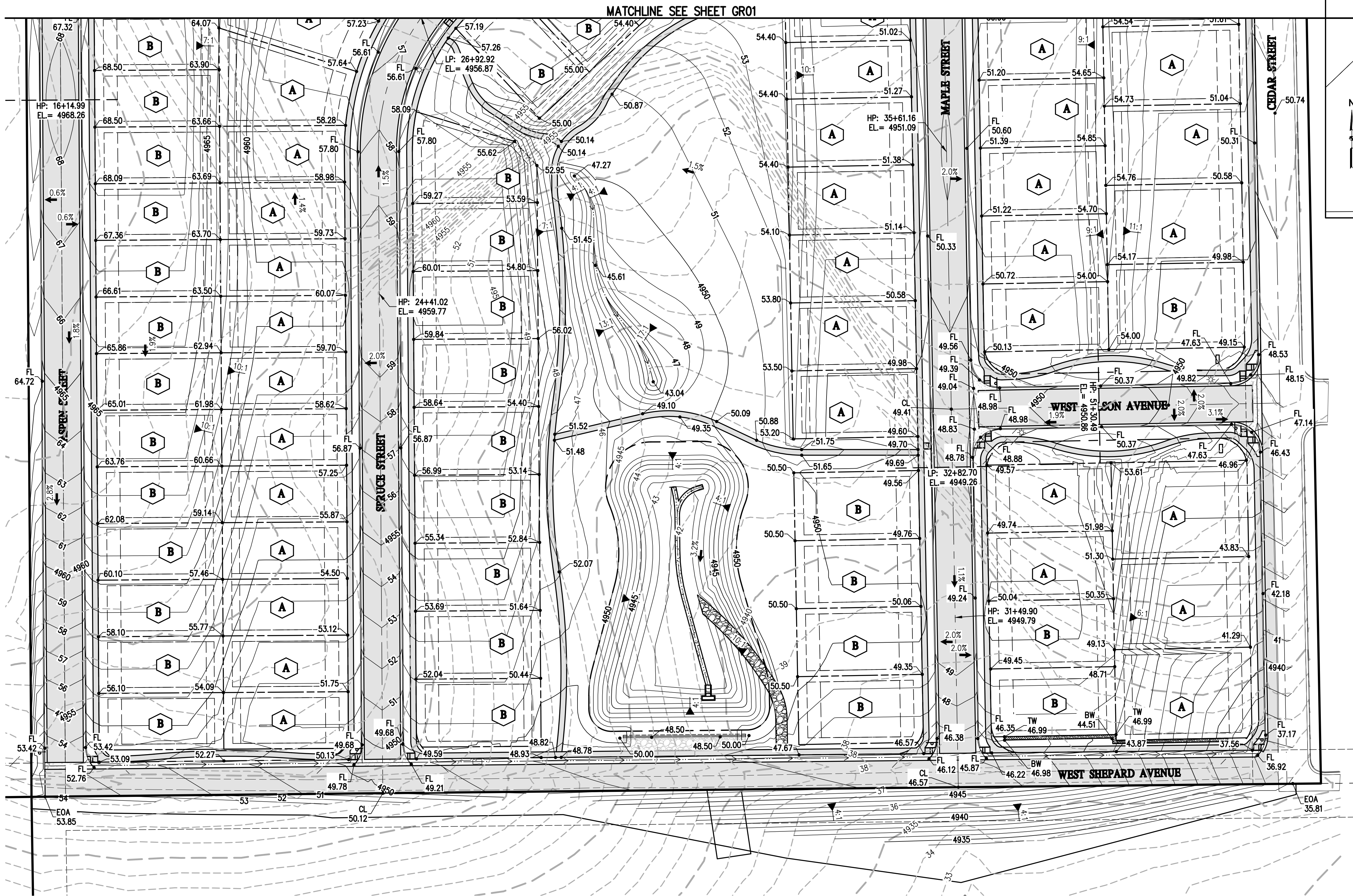
MSP COMPANIES
VISTA WEST SUBDIVISION
OVERLOT GRADING PLAN

TOWN OF KEENESBURG

PREPARED UNDER THE DIRECT SUPERVISION OF

**PRELIMINARY
NOT FOR
CONSTRUCTION**

FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL 06/30/2021
DRAWING SIZE 24" x 36"
SURVEY FIRM SURVEY DATE
10/02/2020
JOB NO. C03490
DRAWING NAME
3490-GRADING.dwg
SHEET 13 OF 68
GR01



NOTES

1. REFER TO SHEETS RD01-RD17 FOR STREET PLAN AND PROFILES.
2. REFER TO SHEETS ST01-ST05 FOR STORM PLAN AND PROFILES.
3. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
4. CONTRACTOR TO MATCH GRADES AT PROPERTY LINE LIMITS.
5. ALL SPOT ELEVATIONS SHOWN ON THIS PLAN ARE FINISHED GRADE UNLESS NOTED OTHERWISE.
6. MAX SLOPE = 3:1
7. THESE PLANS DO NOT REFLECT STREET CORES.

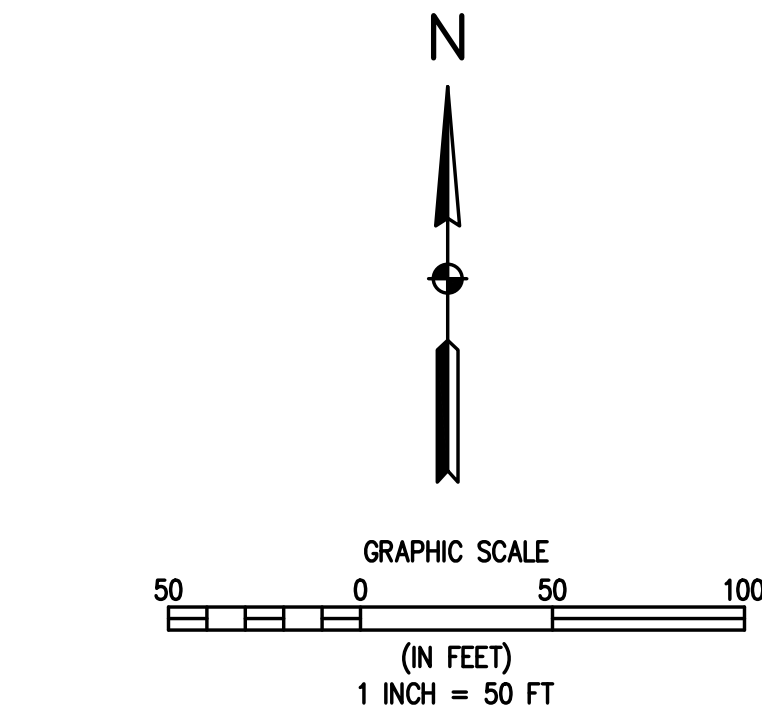
RETAINING WALL NOTES

1. REFER TO STRUCTURAL DRAWINGS (BY OTHERS) FOR ALL WALL DETAILS.
2. AN ENGINEERED RETAINING WALL DESIGN IS REQUIRED TO BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL IF ANY PORTION OF THE PROPOSED RETAINING WALL IS 48 INCHES OR GREATER (INCLUDING THE FOOTER). THE ENTIRE WALL MUST BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF COLORADO AND SUBMITTED TO THE CITY FOR PRIOR TO CONSTRUCTION OF THE WALL.
3. TOE OF SLOPE (TOS) REFERS TO WHERE THE FINAL GRADE INTERSECTS WITH THE WALL. THIS ELEVATION DOES NOT REPRESENT THE BOTTOM COURSE OF BLOCKS OR FOOTER.
4. TOP OF WALL (TW).

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
		PROPERTY BOUNDARY
		RIGHT-OF-WAY
		LOT LINE
		EASEMENT
		BUILDING SETBACK
		CURB AND GUTTER (SPILL/CATCH)
		CHAINLINK FENCE
		WATER LINE
		SANITARY SEWER MAIN
		OVERHEAD UTILITY

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		SPOT ELEVATION
		NOMINAL SLOPE ON CUT OR FILL
		FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
		FLOW DIRECTION, TYPICALLY IN GRASSED SWALE
		FLOW DIRECTION, TYPICALLY IN FLOWLINE



1 OVERLOT GRADING PLAN II
GR02 GR02



Know what's below.
Call before you dig.

DESIGNED BY SPC
DRAWN BY JRJ
CHECKED BY MLL

PREPARED BY

REVISION DESCRIPTION

WELD COUNTY

MSP COMPANIES

VISTA WEST SUBDIVISION

OVERLOT GRADING PLAN

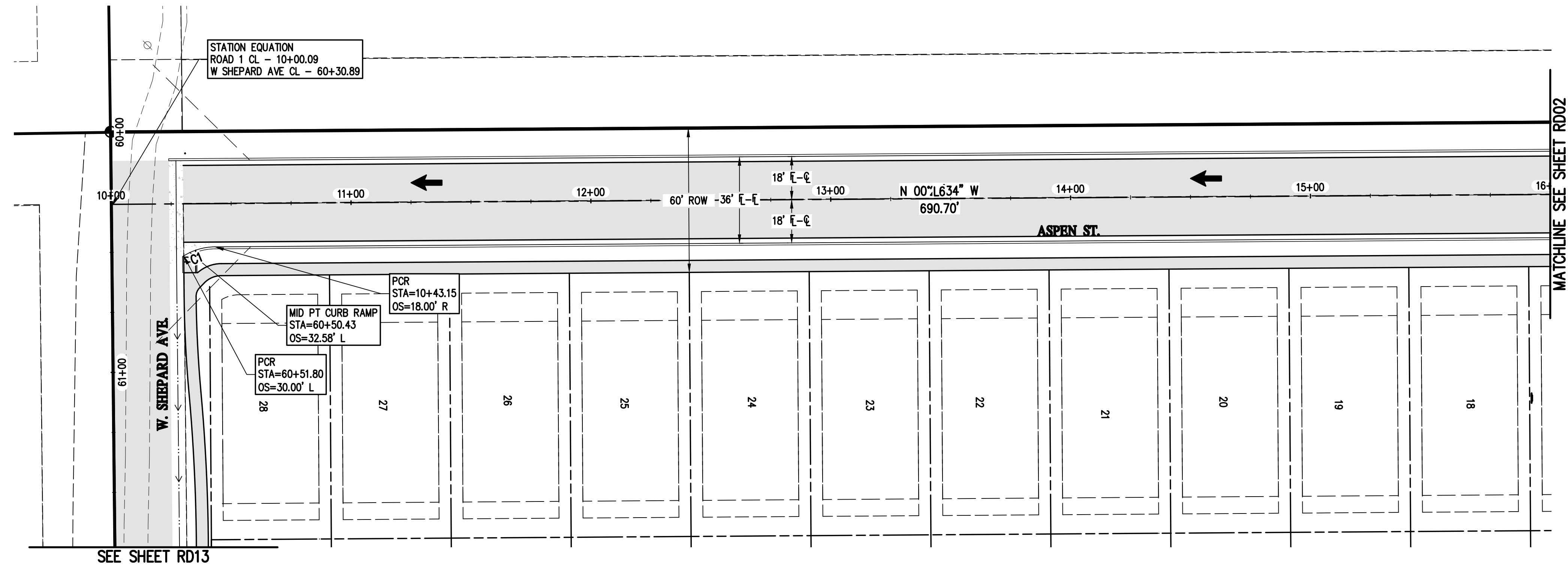
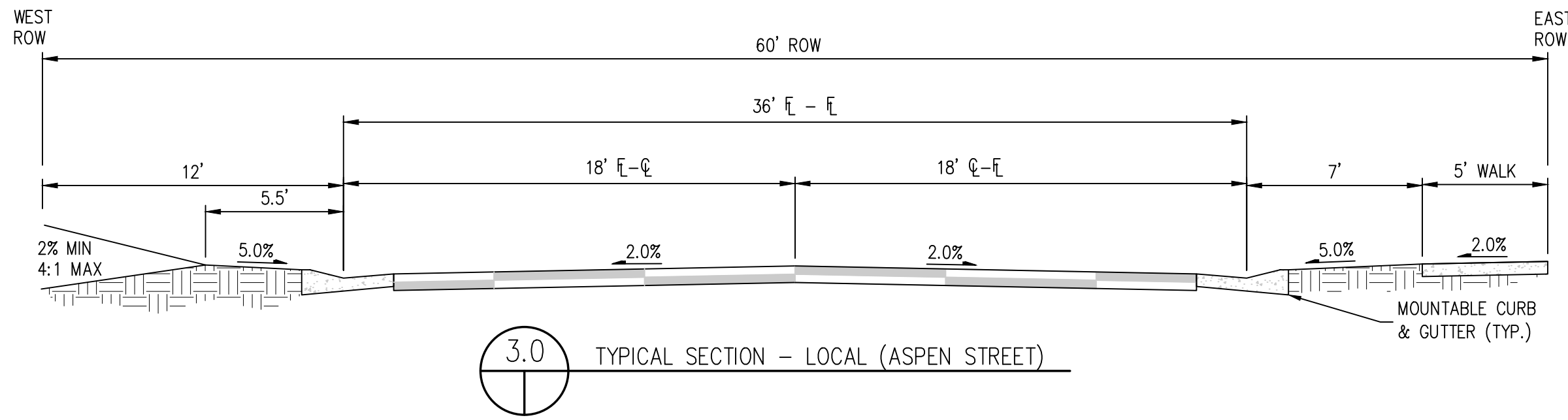
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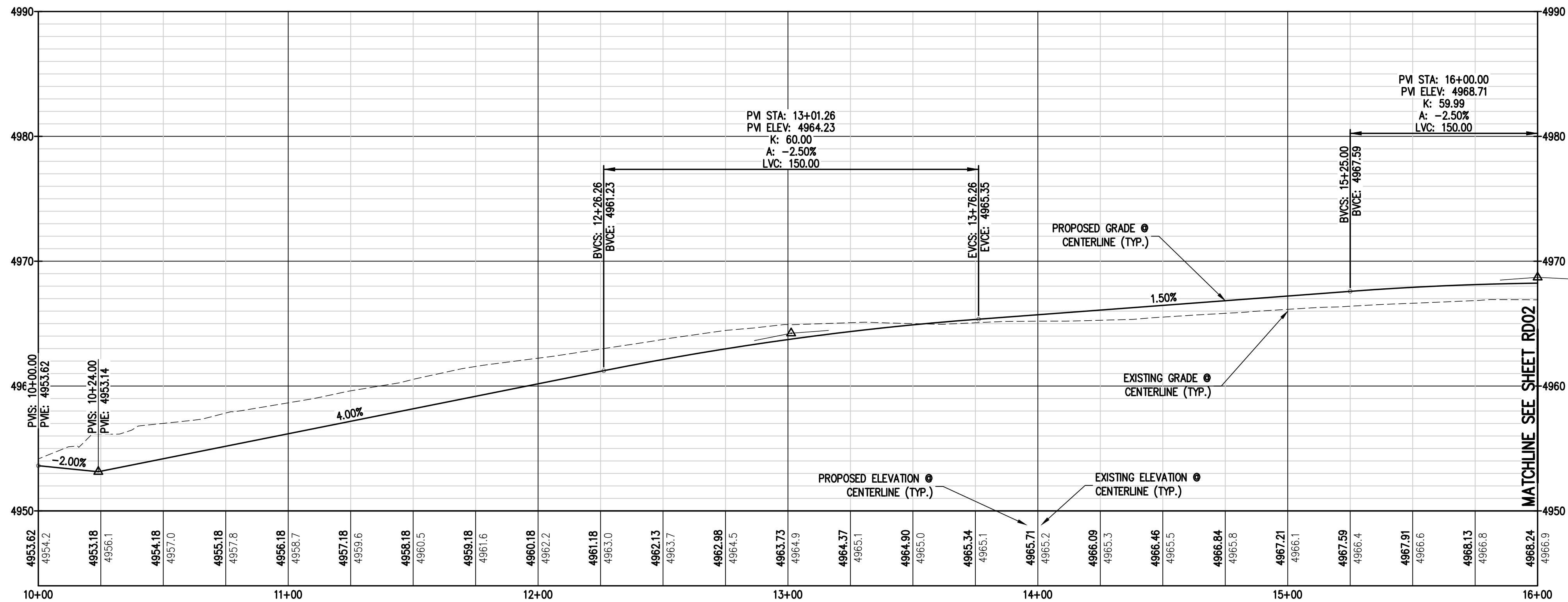
FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL 06/30/2021
DRAWING SIZE 24" X 36"
SURVEY FIRM SURVEY DATE
SURVEY FIRM 10/02/2020
JOB NO. C03490
DRAWING NAME
3490-GRADING.dwg
SHEET 14 OF 68

GR02

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1 ASPEN ST. - OWEN AVE. PLAN & PROFILE 1
RD01 RD01 PLAN & PROFILE VIEW STA 10+00 - 18+00



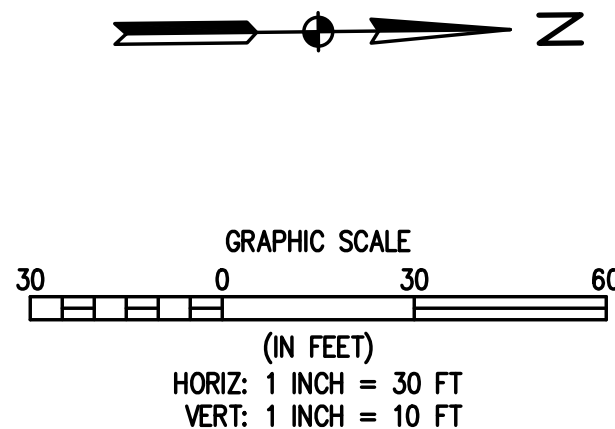
LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
		PROPERTY BOUNDARY
		RIGHT-OF-WAY
		LOT LINE
		EASEMENT
		BUILDING SETBACK
		CURB AND GUTTER (SPILL/CATCH)
		STORM SEWER
ST ST		
		TYPE 'R' INLET
		STORM DRAIN MANHOLE
		LIGHT POLE
		FLOW ARROW

NOTES:

1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
2. REFER TO SHEETS ST01 - ### FOR STORM DESIGN PLAN AND PROFILES.
3. = REFER TO SHEETS CR01 - CR03 FOR CURB RETURN PROFILES.
4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	14.35'	25.00'	32°53'08"	S 16°50'08" E	14.15'



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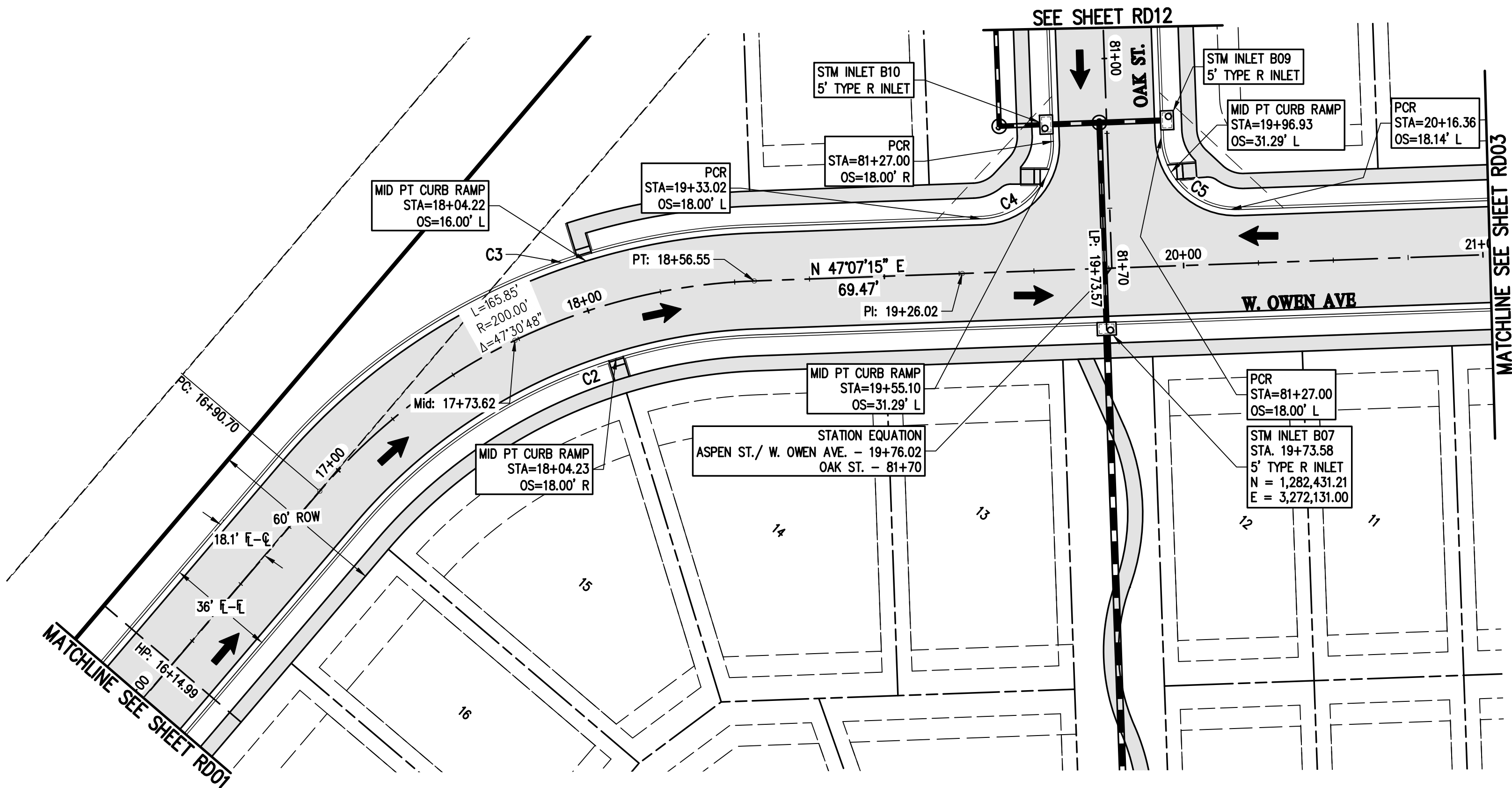
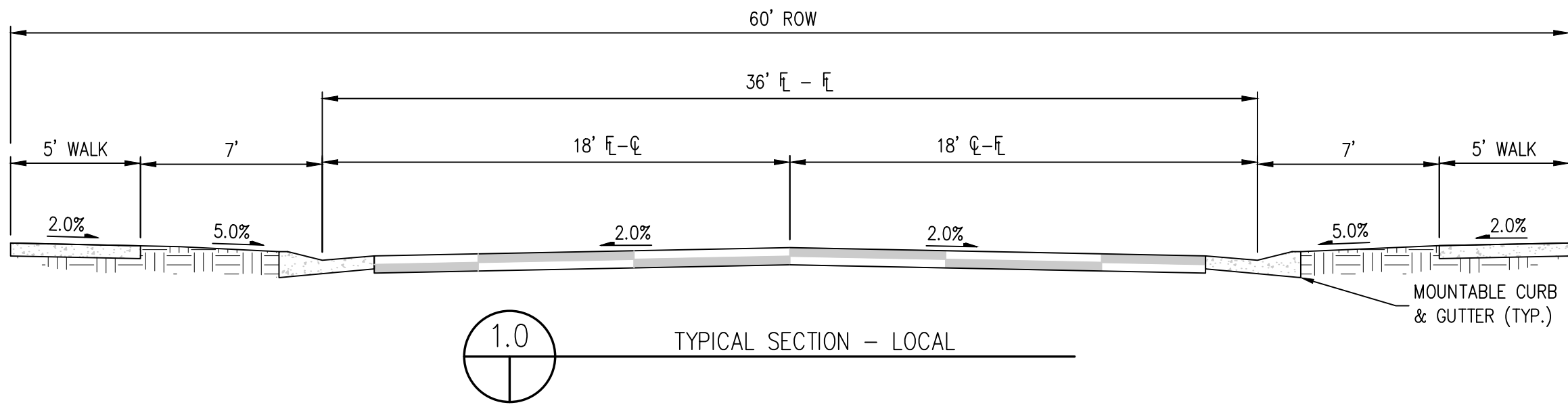
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REVISION DESCRIPTION

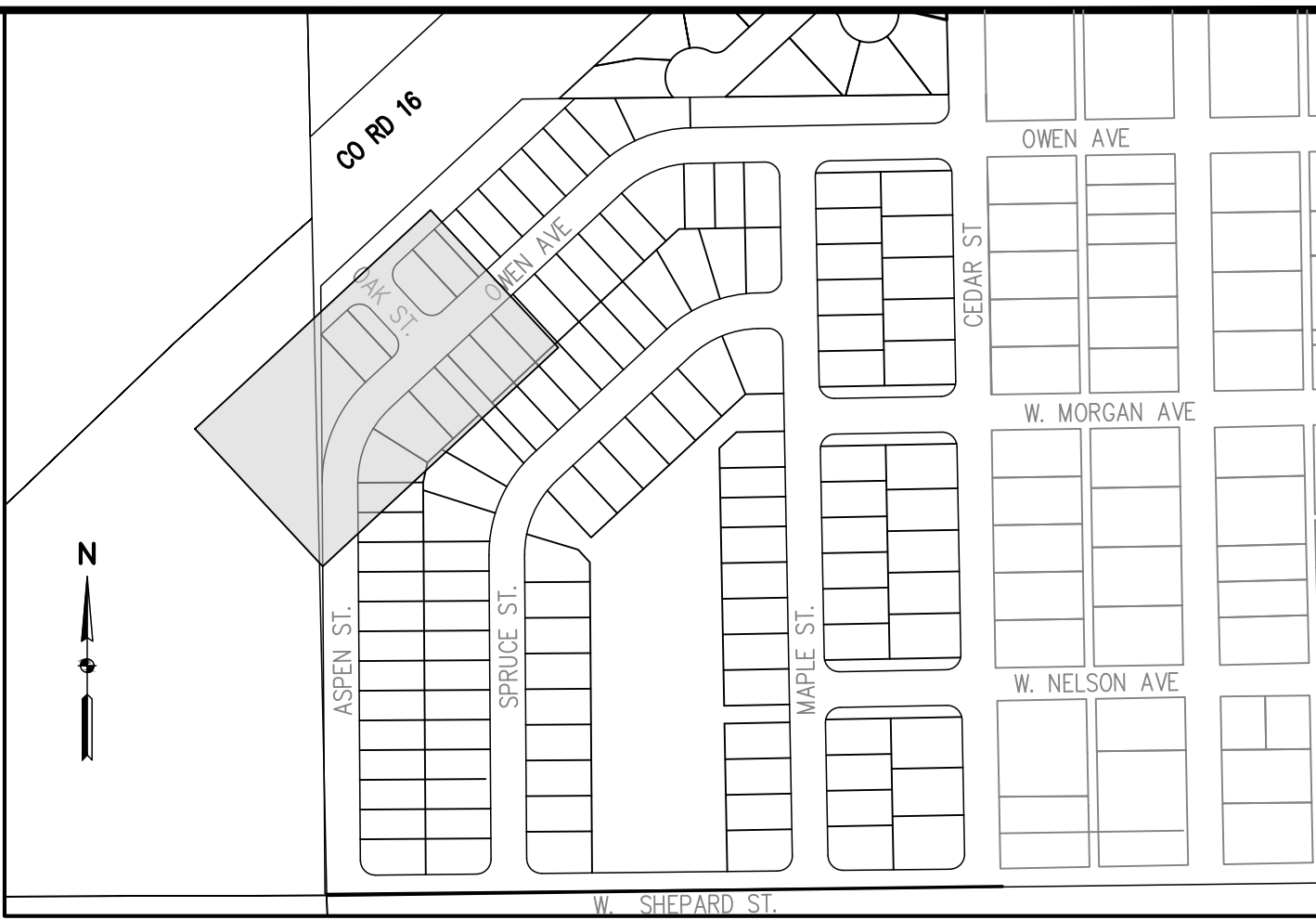
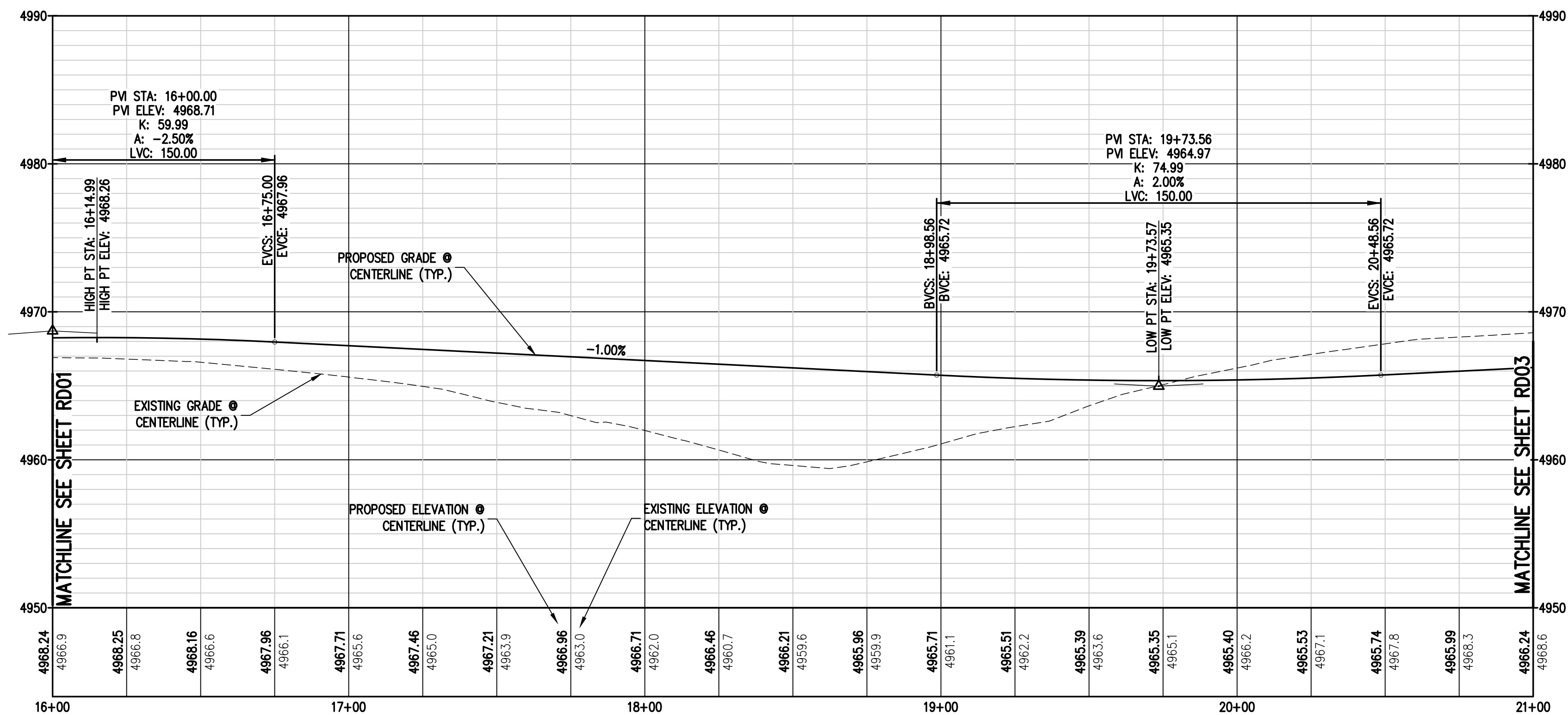
WELD COUNTY
MSP COMPANIES
VISTA WEST SUBDIVISION
TOWN OF KEENESBURG
ASPEN ST. - OWEN AVE. PLAN & PROFILE 1

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BASELINE CORPORATION
INITIAL SUBMITTAL 06/30/2021
DRAWING SIZE 24" X 36"
SURVEY FIRM SURVEY DATE 10/02/2020
JOB NO. C03490
DRAWING NAME 3490 ROAD1 PLAN & PROFILE.dwg
SHEET 15 OF 68
RD01

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1 ASPEN ST. - OWEN AVE. PLAN & PROFILE 2
RD02 RD02 PLAN & PROFILE VIEW STA 18+00 - 21+00



LEGEND

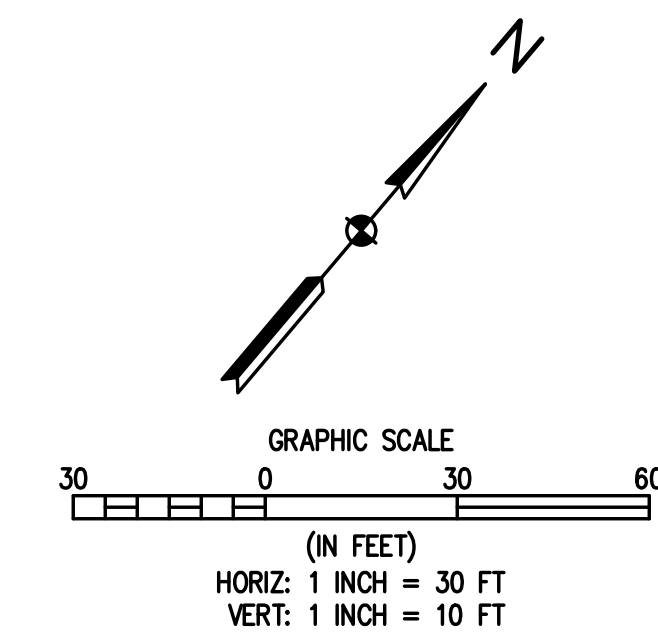
EXISTING LINETYPES	PROPOSED LINETYPES	PROPERTY BOUNDARY
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---

EXISTING SYMBOLS **PROPOSED SYMBOLS**

⊠	⊠	TYPE 'R' INLET
⊙	⊙	STORM DRAIN MANHOLE
⊙	⊙	LIGHT POLE
→	→	FLOW ARROW

- NOTES:**
1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
 2. REFER TO SHEETS ST01 - ### FOR STORM DESIGN PLAN AND PROFILES.
 3. ⊙ = REFER TO SHEETS CR01 - CR03 FOR CURB RETURN PROFILES.
 4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	150.93'	182.00'	47°30'48"	S 23°21'50" W	146.64'
C3	180.78'	218.00'	47°30'48"	N 23°21'50" E	175.64'
C4	39.27'	25.00'	90°00'00"	N 02°07'15" E	35.36'
C5	39.27'	25.00'	90°00'00"	S 87°52'45" E	35.36'



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DRAWN BY: JRJ
CHECKED BY: MLL

DATE: _____

PREPARED BY: _____

REVISION DESCRIPTION: _____

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TOWN OF KEENESBURG

VISTA WEST SUBDIVISION

ASPEN ST. - OWEN AVE. PLAN & PROFILE 2

WELD COUNTY

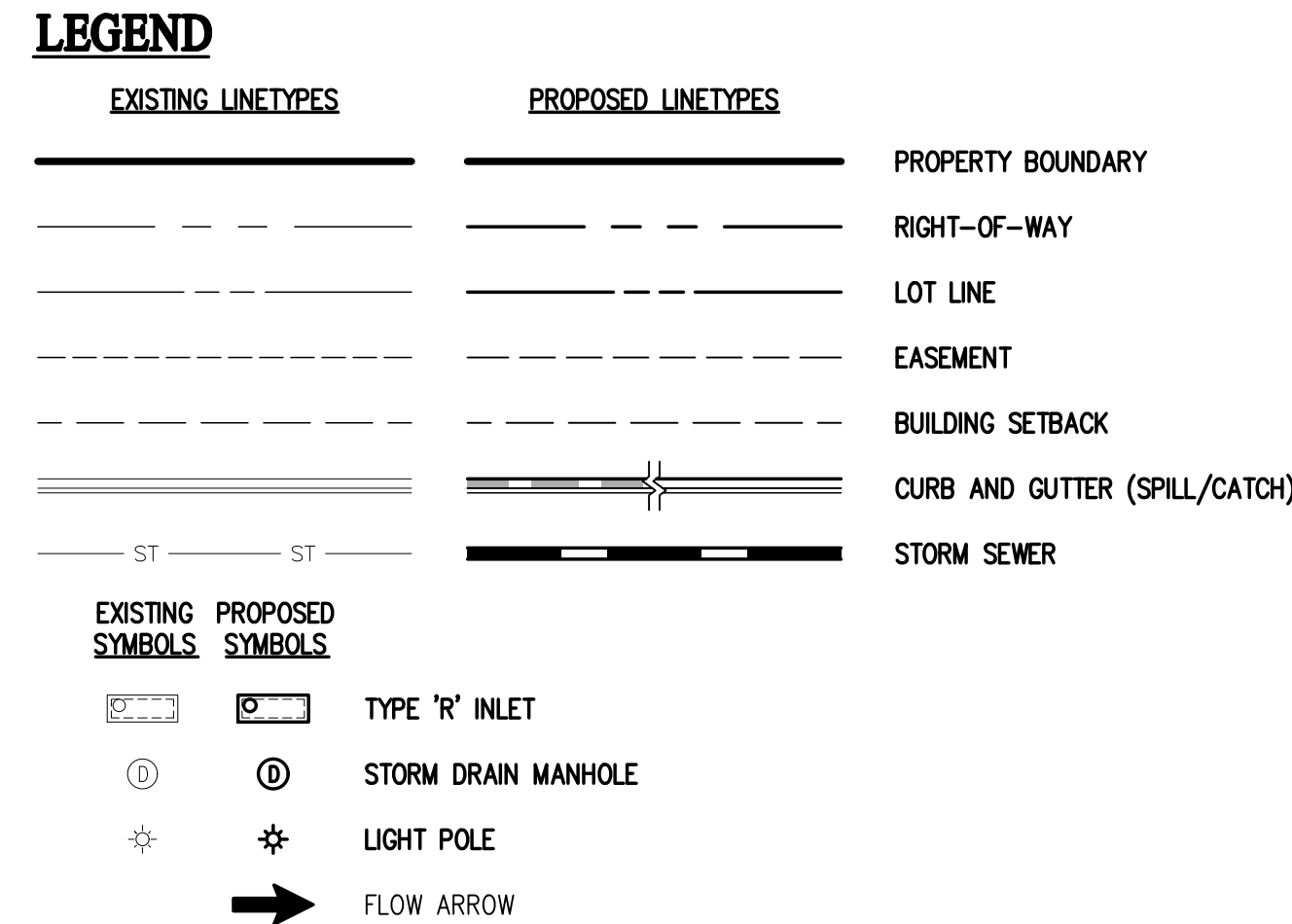
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INITIAL SUBMITTAL: 06/30/2021
DRAWING SIZE: 24" x 36"
SURVEY FIRM: SURVEY FIRM
SURVEY DATE: 10/02/2020
JOB NO.: C03490
DRAWING NAME: 3490 ROAD1 PLAN & PROFILE.dwg
SHEET: 16 OF 68

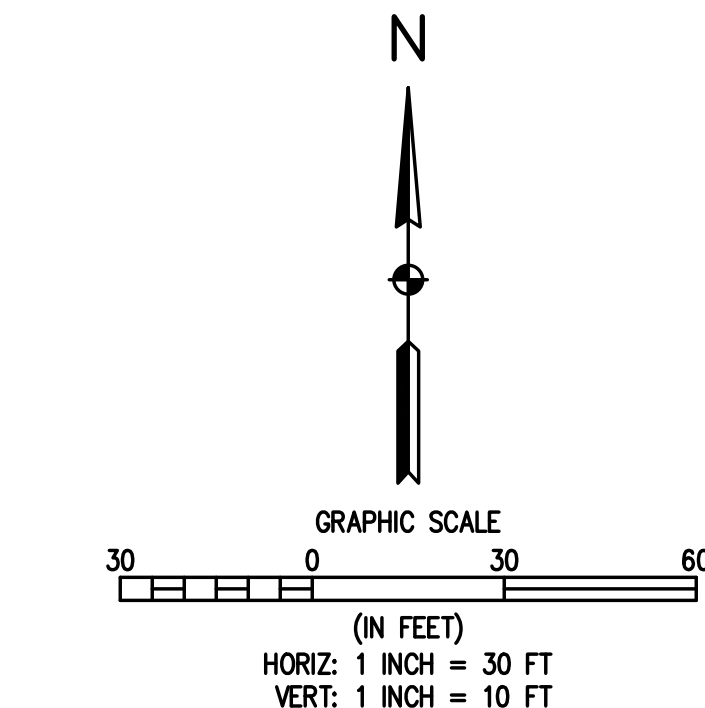
RD02



NOTES:

1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
2. REFER TO SHEETS ST01 - ### FOR STORM DESIGN PLAN AND PROFILES.
3. **CR** = REFER TO SHEETS CR01 - CR## FOR CURB RETURN PROFILES.
4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C8	39.27'	25.00'	90°00'00"	N 46°03'59" W	35.36'
C9	39.27'	25.00'	90°00'00"	S 43°56'01" W	35.36'
C10	39.27'	25.00'	90°00'00"	N 46°03'59" W	35.36'



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ASPEN ST. - OWEN AVE. PLAN & PROFILE 4
WELD COUNTY

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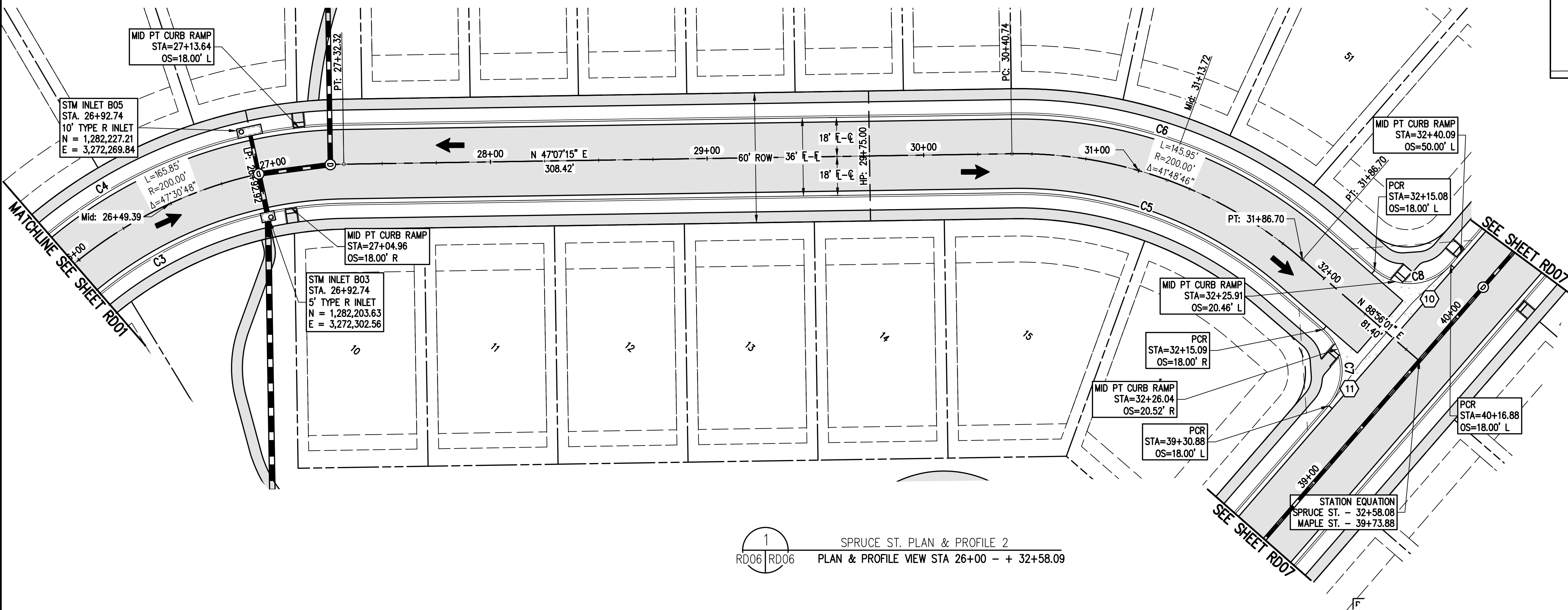
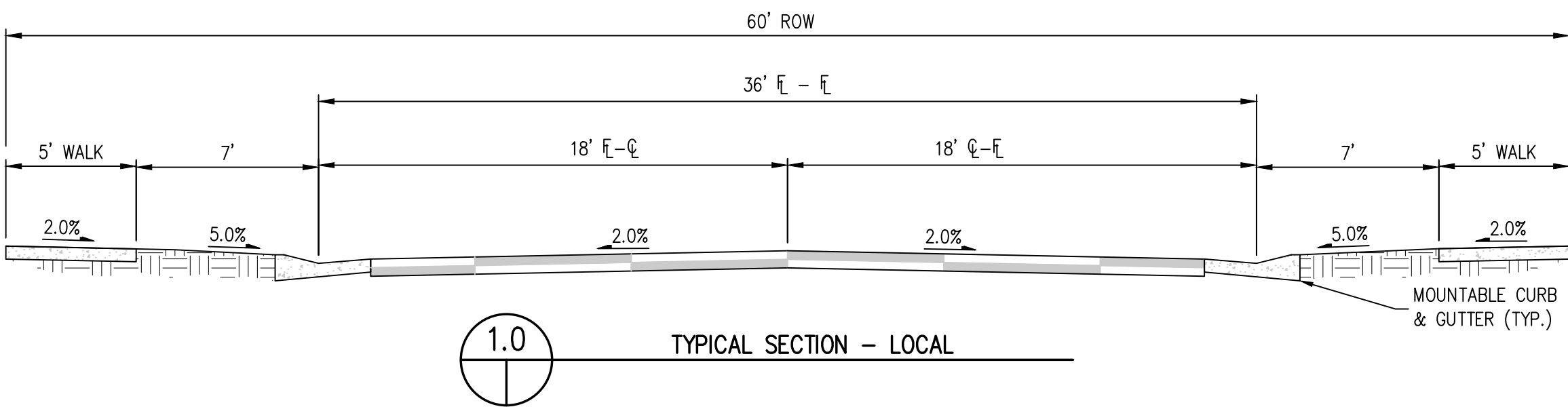
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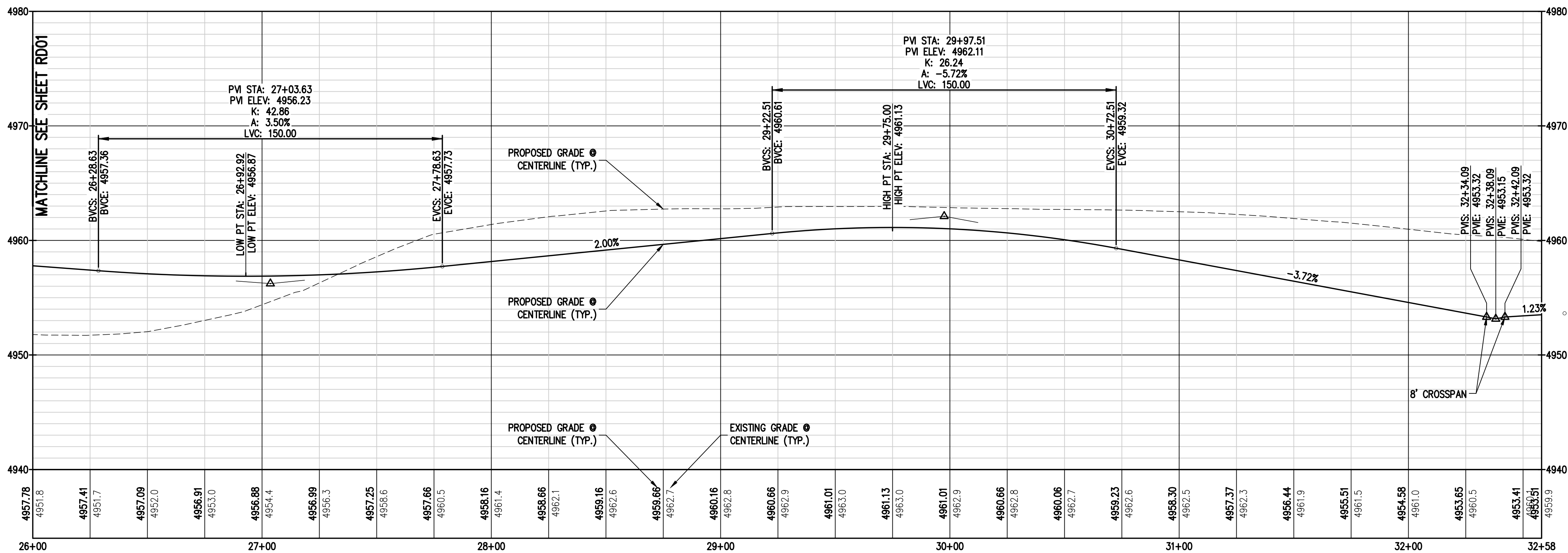
FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	06/30/2021
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
SURVEY FIRM	10/02/2020
JOB NO.	C03490
DRAWING NAME	
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SHEET	OF 68
RD04	

RD04

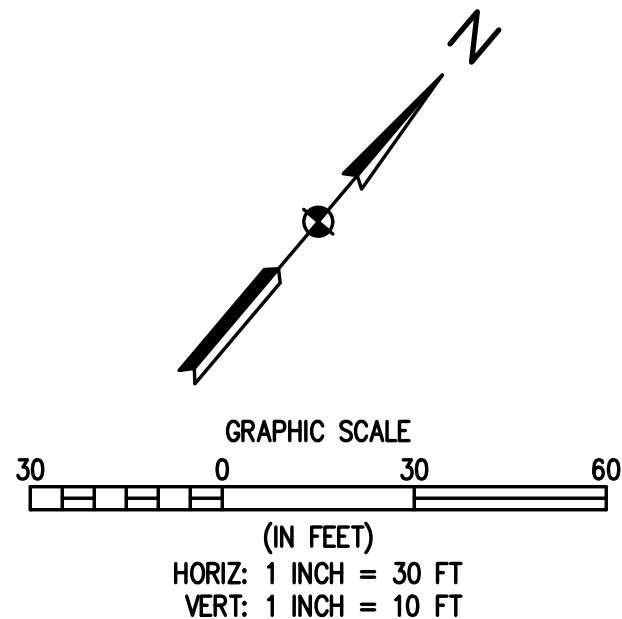
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SPRUCE ST. PLAN & PROFILE 2
RD06 RD06 PLAN & PROFILE VIEW STA 26+00 - + 32+58.09



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C3	150.93'	182.00'	47°30'48"	N 23°21'50" E	146.64'
C4	180.78'	218.00'	47°30'48"	N 23°21'50" E	175.64'
C5	132.82'	182.00'	41°48'46"	N 68°01'38" E	129.89'
C6	159.09'	218.00'	41°48'46"	N 68°01'38" E	155.58'
C7	39.27'	25.00'	90°00'00"	S 46°03'59" E	35.36'
C8	39.27'	25.00'	90°00'00"	N 43°56'01" E	35.36'



LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
---	---	PROPERTY BOUNDARY
---	---	RIGHT-OF-WAY
---	---	LOT LINE
---	---	EASEMENT
---	---	BUILDING SETBACK
---	---	CURB AND GUTTER (SPILL/CATCH)
---	---	STORM SEWER

EXISTING SYMBOLS	PROPOSED SYMBOLS	
⊙	⊙	TYPE 'R' INLET
⊙	⊙	STORM DRAIN MANHOLE
⊙	⊙	LIGHT POLE
→	→	FLOW ARROW

- NOTES:
1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
 2. REFER TO SHEETS ST01 - ### FOR STORM DESIGN PLAN AND PROFILES.
 3. ⊙ REFER TO SHEETS CR01 - CR03 FOR CURB RETURN PROFILES.
 4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

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JRU			
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MLL			

TOWN OF KEENESBURG

MSP COMPANIES

WELD COUNTY

VISTA WEST SUBDIVISION

SPRUCE ST. PLAN & PROFILE 2

PREPARED UNDER THE DIRECT SUPERVISION OF

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FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 06/30/2021

DRAWING SIZE 24" x 36"

SURVEY FIRM SURVEY DATE 10/02/2020

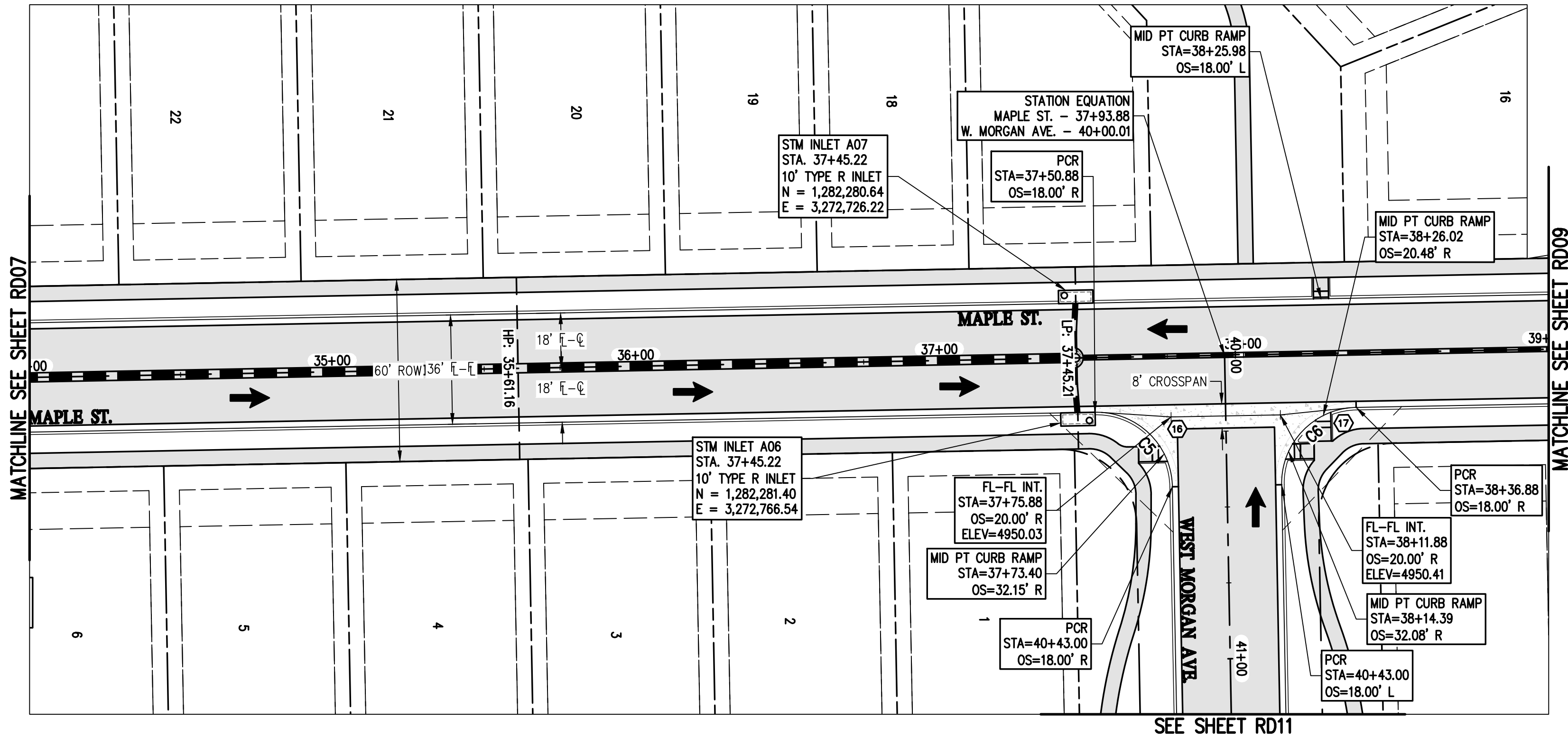
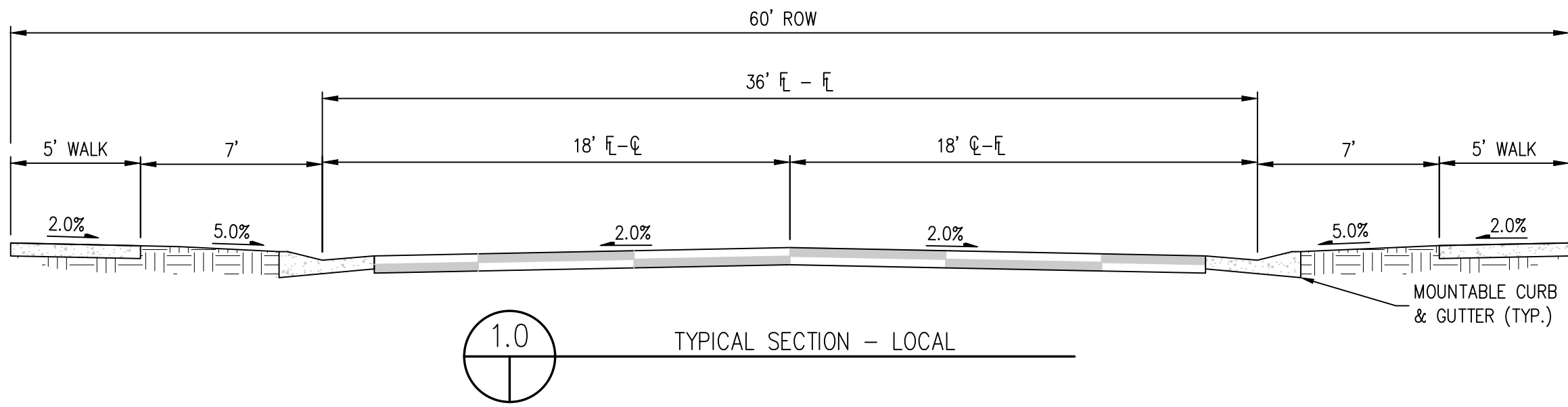
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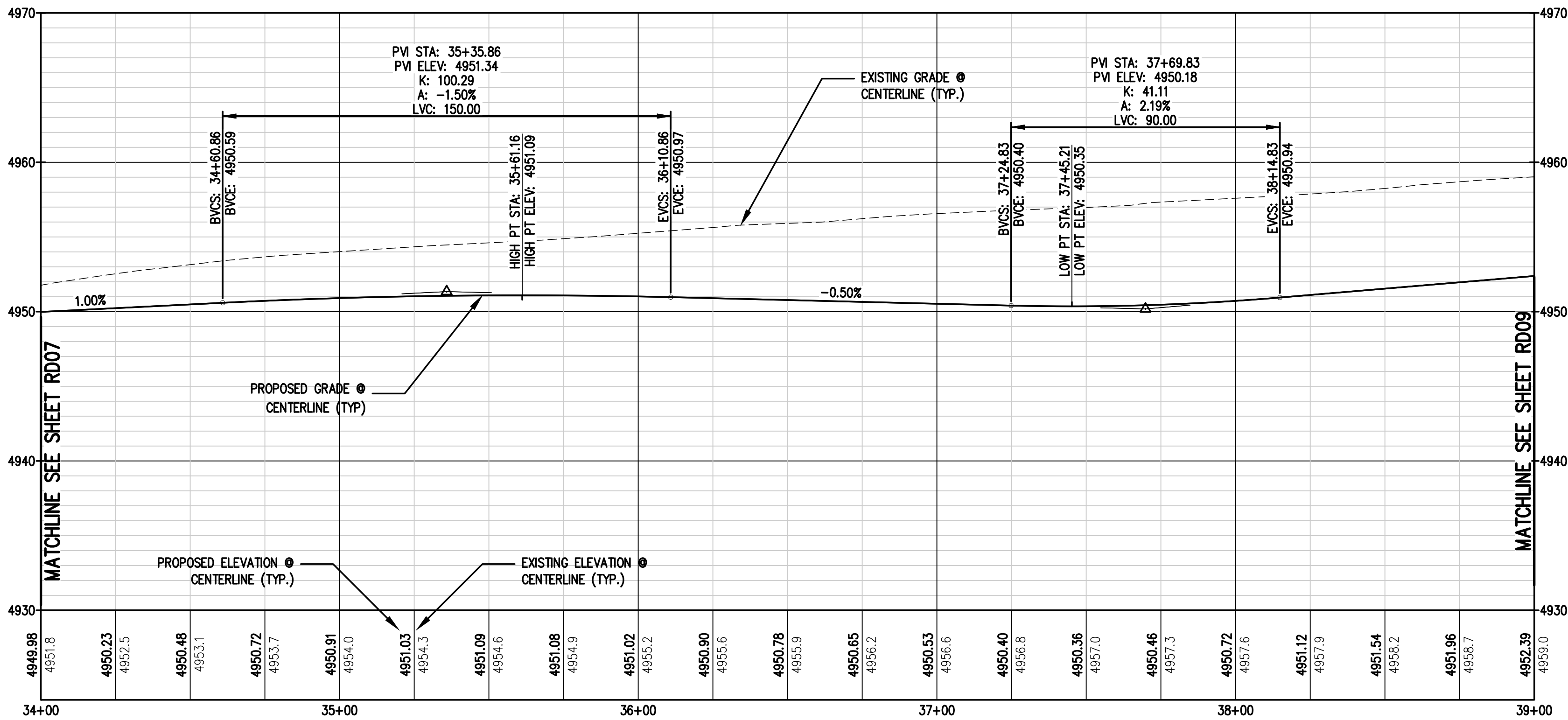
SHEET 20 OF 68

RD06

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1
RD08 RD08
MAPLE ST. PLAN & PROFILE 2
PLAN & PROFILE VIEW STA 30+00 - 34+00



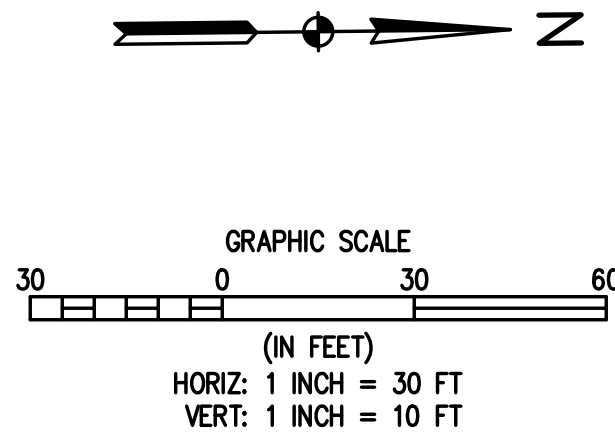
LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
		PROPERTY BOUNDARY
		RIGHT-OF-WAY
		LOT LINE
		EASEMENT
		BUILDING SETBACK
		CURB AND GUTTER (SPILL/CATCH)
		STORM SEWER
		TYPE 'R' INLET
		STORM DRAIN MANHOLE
		LIGHT POLE
		FLOW ARROW

NOTES:

1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
2. REFER TO SHEETS ST01 - ### FOR STORM DESIGN PLAN AND PROFILES.
3. REFER TO SHEETS CR01 - CR03 FOR CURB RETURN PROFILES.
4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C5	39.27'	25.00'	90°00'00"	S 43°56'01" W	35.36'
C6	39.27'	25.00'	90°00'00"	S 46°03'59" E	35.36'

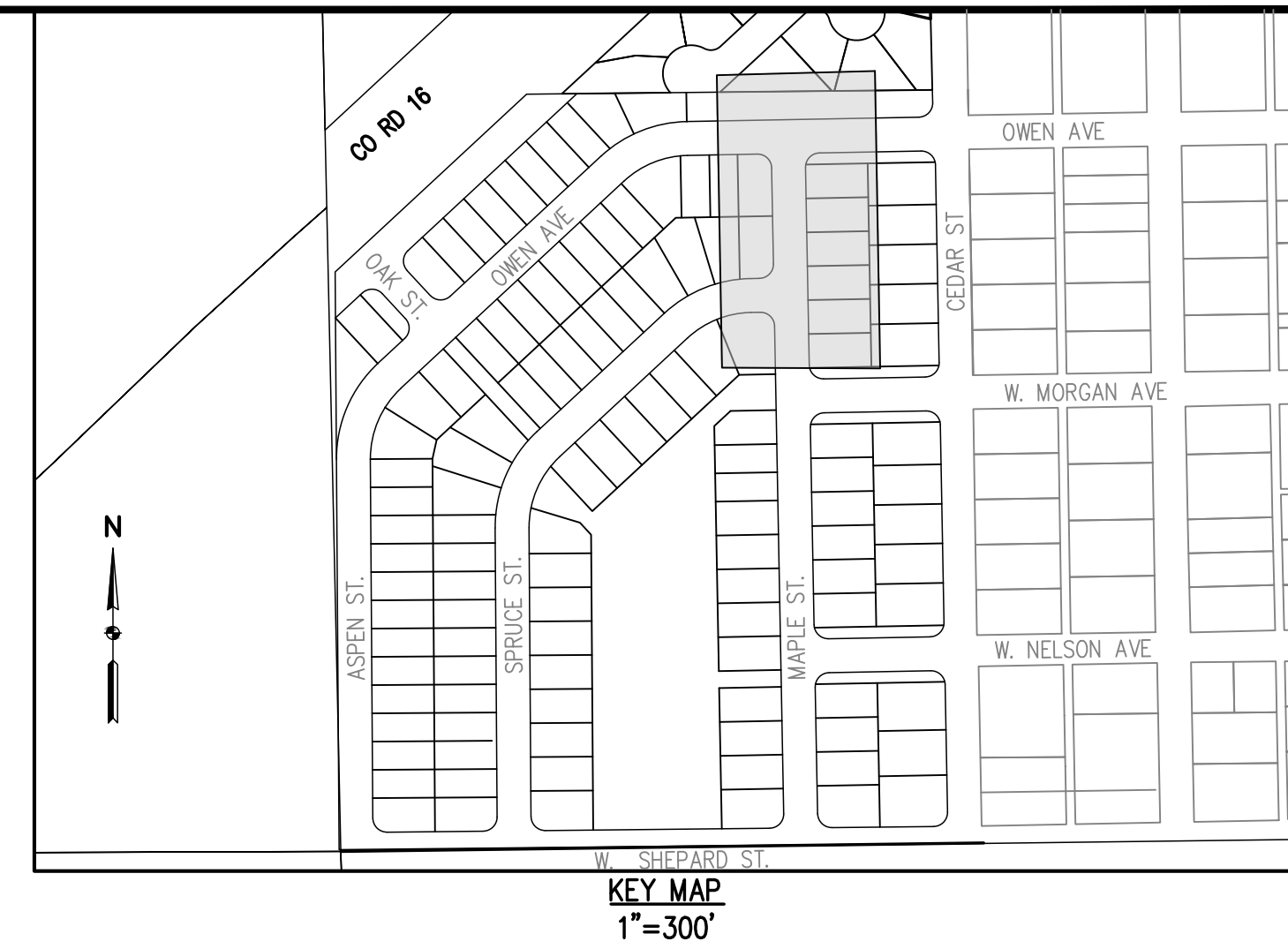
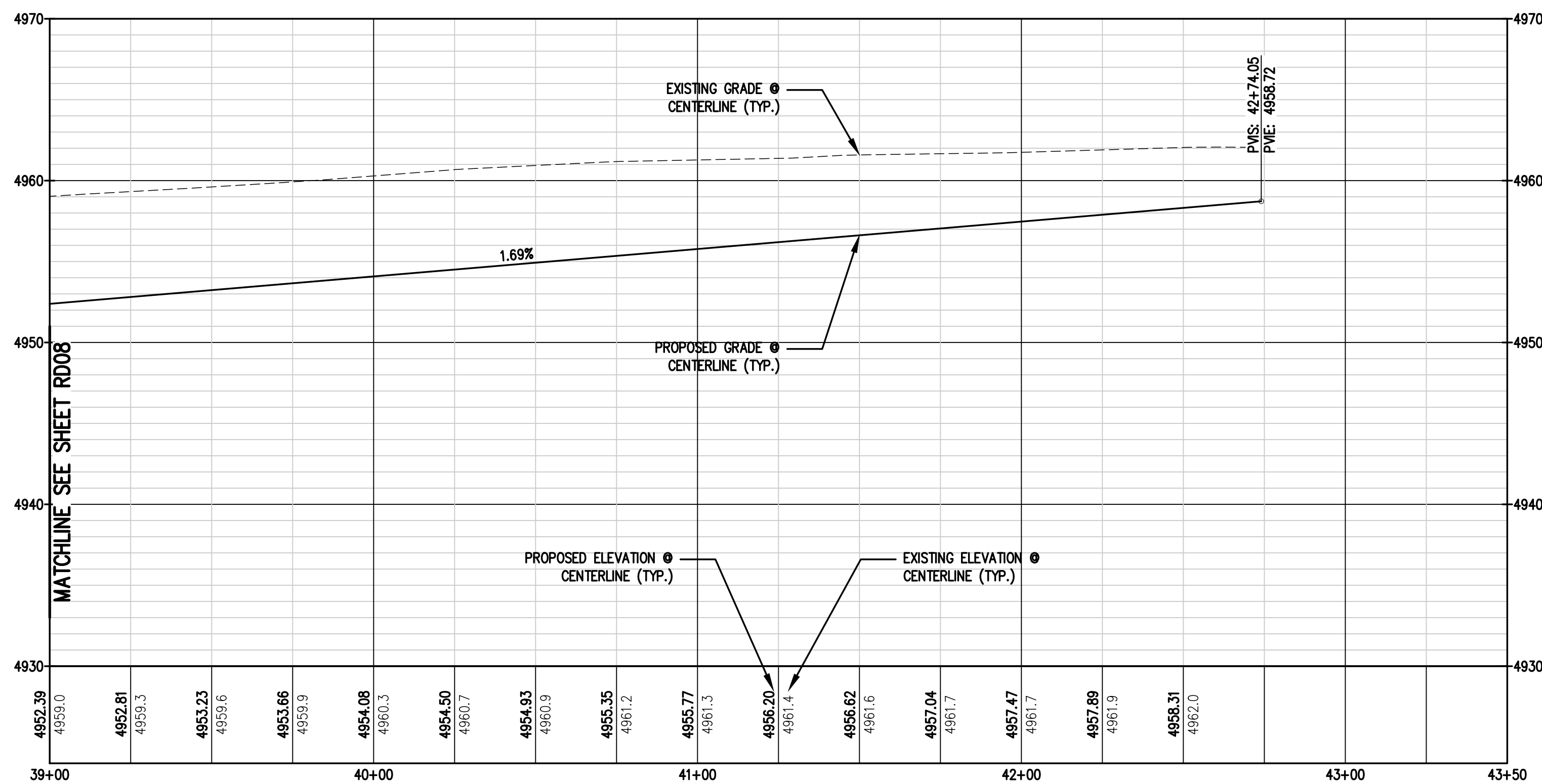
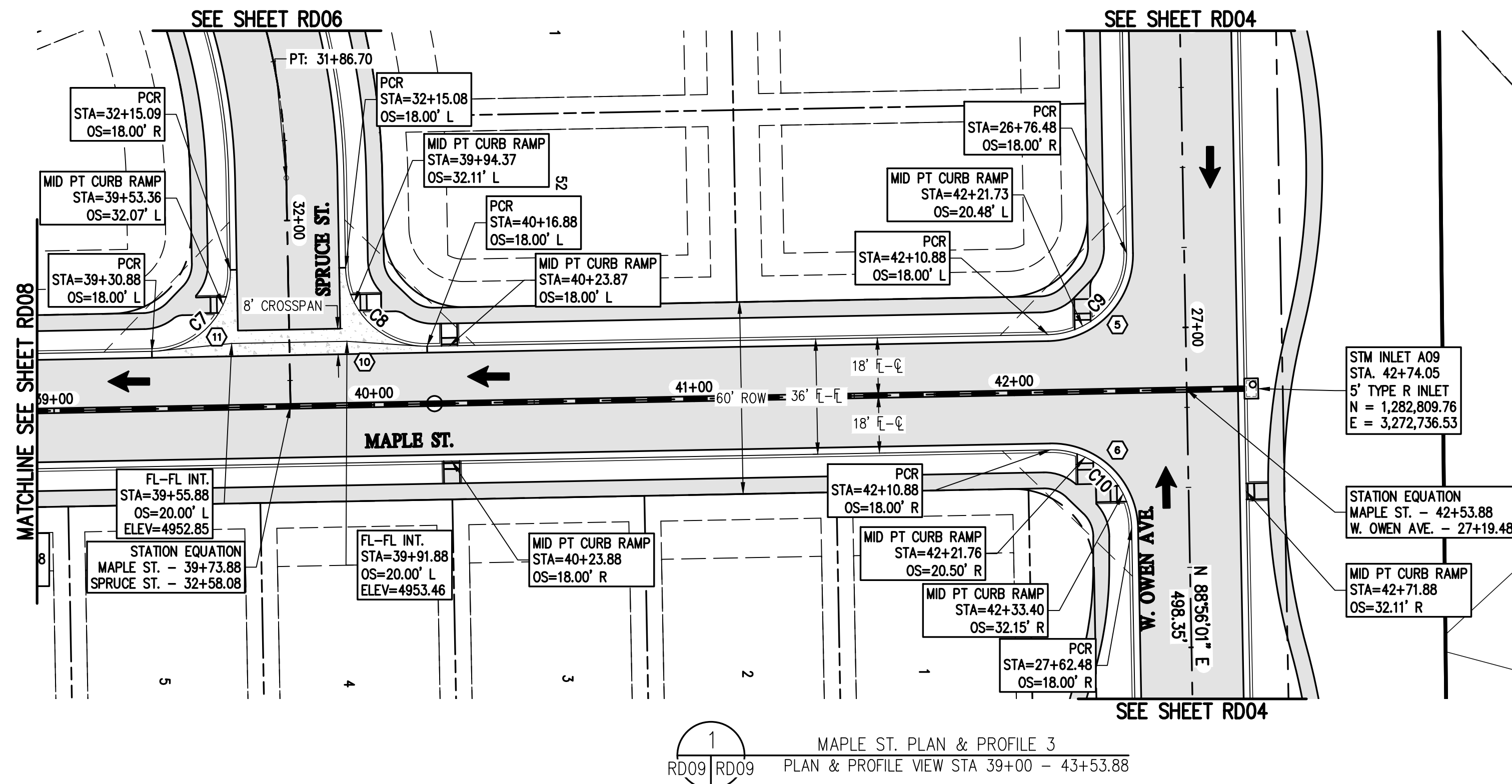
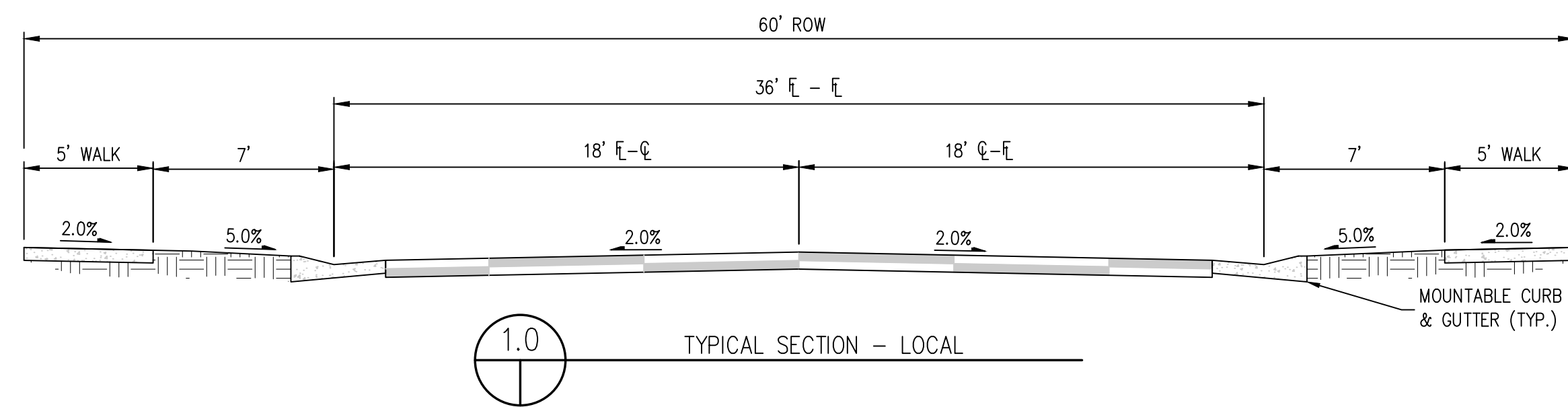


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CHECKED BY	MLL	REVISION DESCRIPTION	

MSP COMPANIES
VISTA WEST SUBDIVISION
TOWN OF KEENESBURG
WELD COUNTY
MAPLE ST. PLAN & PROFILE 2

PREPARED UNDER THE DIRECT SUPERVISION OF
PRELIMINARY NOT FOR CONSTRUCTION
FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL 06/30/2021
DRAWING SIZE 24" x 36"
SURVEY FIRM SURVEY DATE 10/02/2020
JOB NO. C03490
DRAWING NAME 3490 ROAD3 PLAN & PROFILE.dwg
SHEET 22 OF 68
RD08



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PREPARED BY	DATE

[illegible]

MSP COMPANIES		WELD COUNT
VISTA WEST SUBDIVISION		
MAPLE ST. PLAN & PROFILE 3		

TOWN OF KEENESBURG

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LEGEND

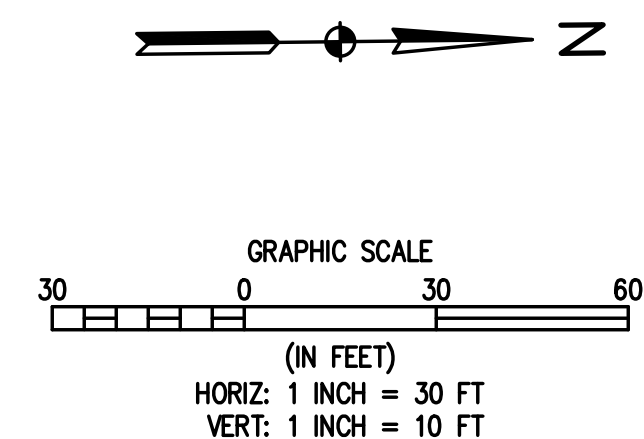
EXISTING LINETYPES		PROPOSED LINETYPES		
				PROPERTY BOUNDARY
				RIGHT-OF-WAY
				LOT LINE
				EASEMENT
				BUILDING SETBACK
				CURB AND GUTTER (SPILL/CATCH)
				STORM SEWER

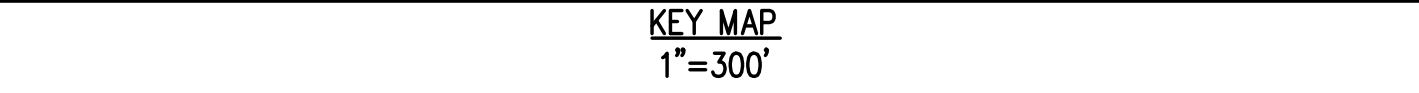
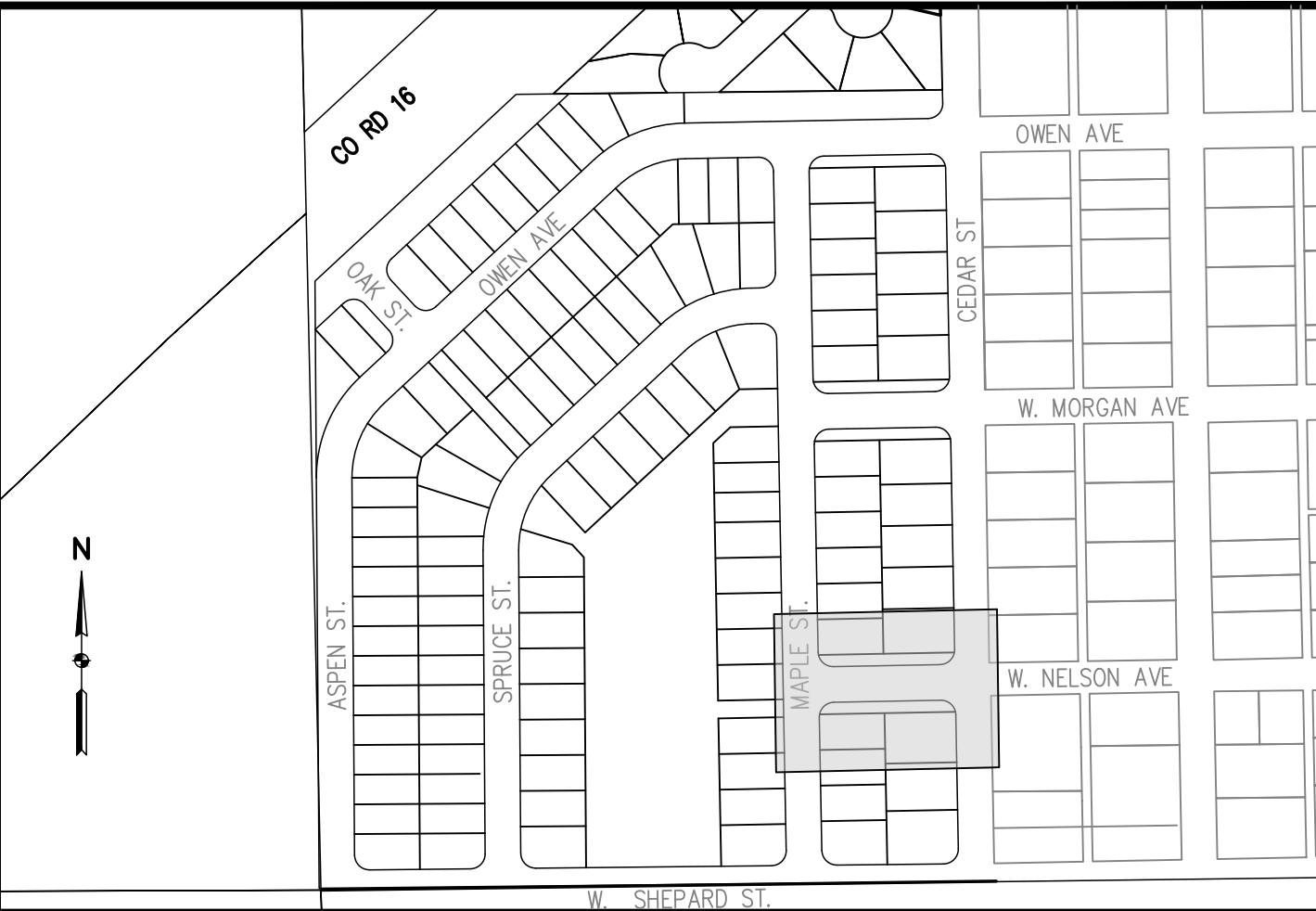
EXISTING SYMBOLS	PROPOSED SYMBOLS	
		TYPE 'R' INLET
		STORM DRAIN MANHOLE
		LIGHT POLE
		FLOW ARROW

NOTES:

1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
2. REFER TO SHEETS ST01 - #### FOR STORM DESIGN PLAN AND PROFILES.
3. (#) = REFER TO SHEETS CR01 - CR03 FOR CURB RETURN PROFILES.
4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C7	39.27'	25.00'	90°00'00"	S 46°03'59" E	35.36'
C8	39.27'	25.00'	90°00'00"	N 43°56'01" E	35.36'
C9	39.27'	25.00'	90°00'00"	N 46°03'59" W	35.36'
C10	39.27'	25.00'	90°00'00"	S 43°56'01" W	35.36'





<u>EXISTING LINETYPES</u>	<u>PROPOSED LINETYPES</u>	
		PROPERTY BOUNDARY
		RIGHT-OF-WAY
		LOT LINE
		EASEMENT
		BUILDING SETBACK
		CURB AND GUTTER (SPILL/CATCH)
		STORM SEWER

NOTES:

1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
2. REFER TO SHEETS ST01 – ST05 FOR STORM DESIGN PLAN AND PROFILES.
3. ~~(#)~~ = REFER TO SHEETS CR01 – CR03 FOR CURB RETURN PROFILES.
4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

N

GRAPHIC SCALE

30 0 30 60

(IN FEET)

HORIZ: 1 INCH = 30 FT

VERT: 1 INCH = 10 FT



DESIGNED BY	SPC
DRAWN BY	JRJ
CHECKED BY	MLL

MSP COMPANIES

WILSON WEST SUBDIVISION

W. NELSON AVE. PLAN & PROFILE

WELD COUNTY

TOWN OF KEENESBURG

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CONSTRUCTION

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL	06/30/2021
DRAWING SIZE	24" X 36"

DRAWING SIZE	24 x 36
SURVEY FIRM	SURVEY DATE

SURVEY FIRM	10/02/2020
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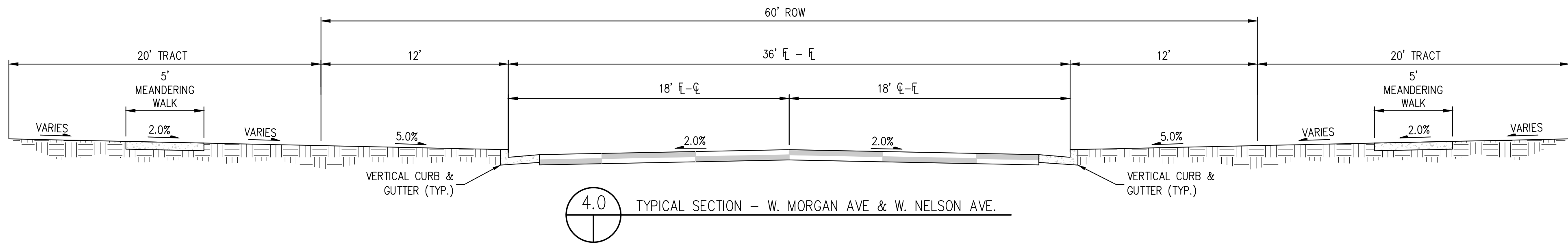
JOB NO. C03490

DRAWING NAME
3490 W Nelson Ave PLAN & PRO

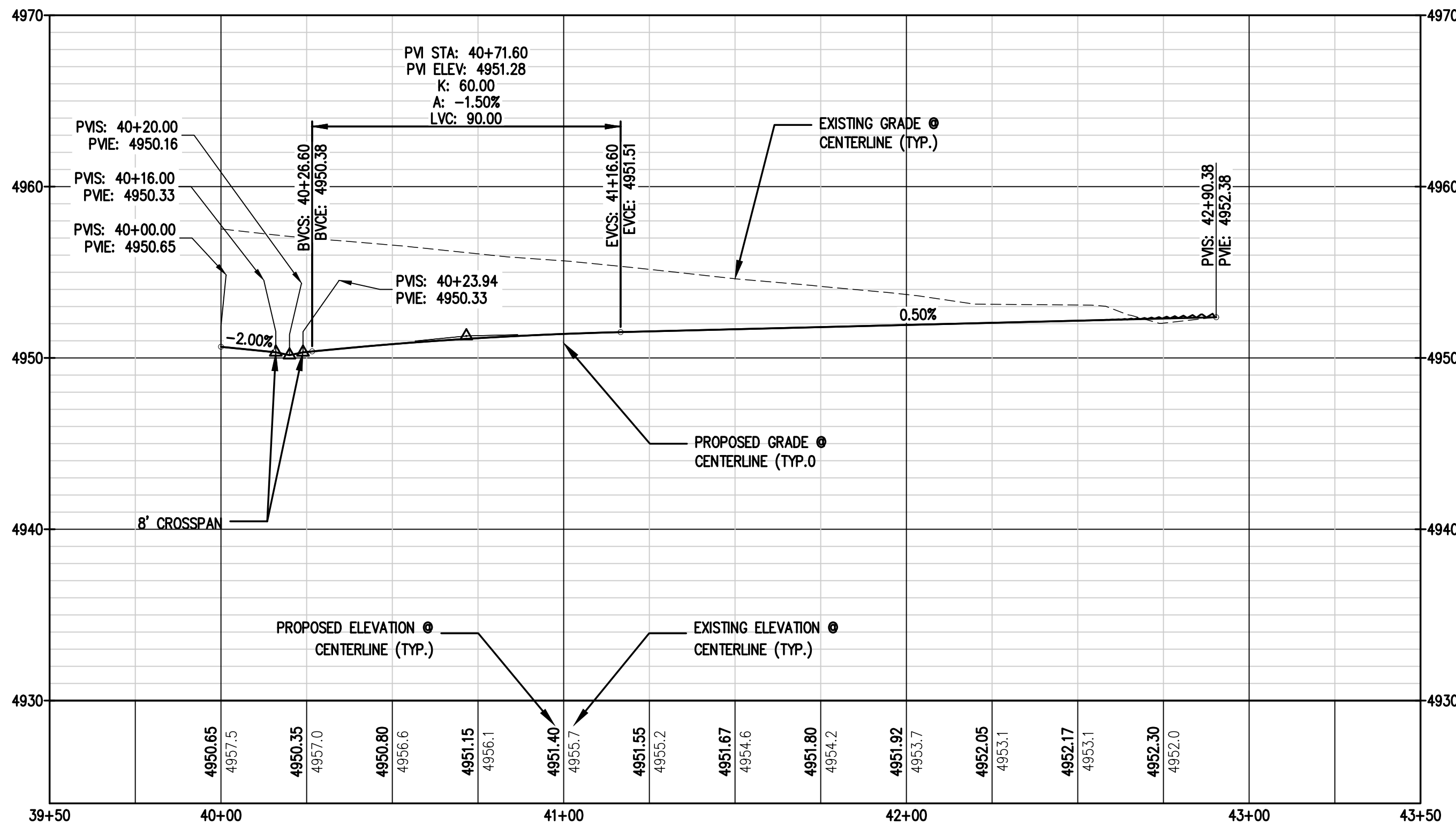
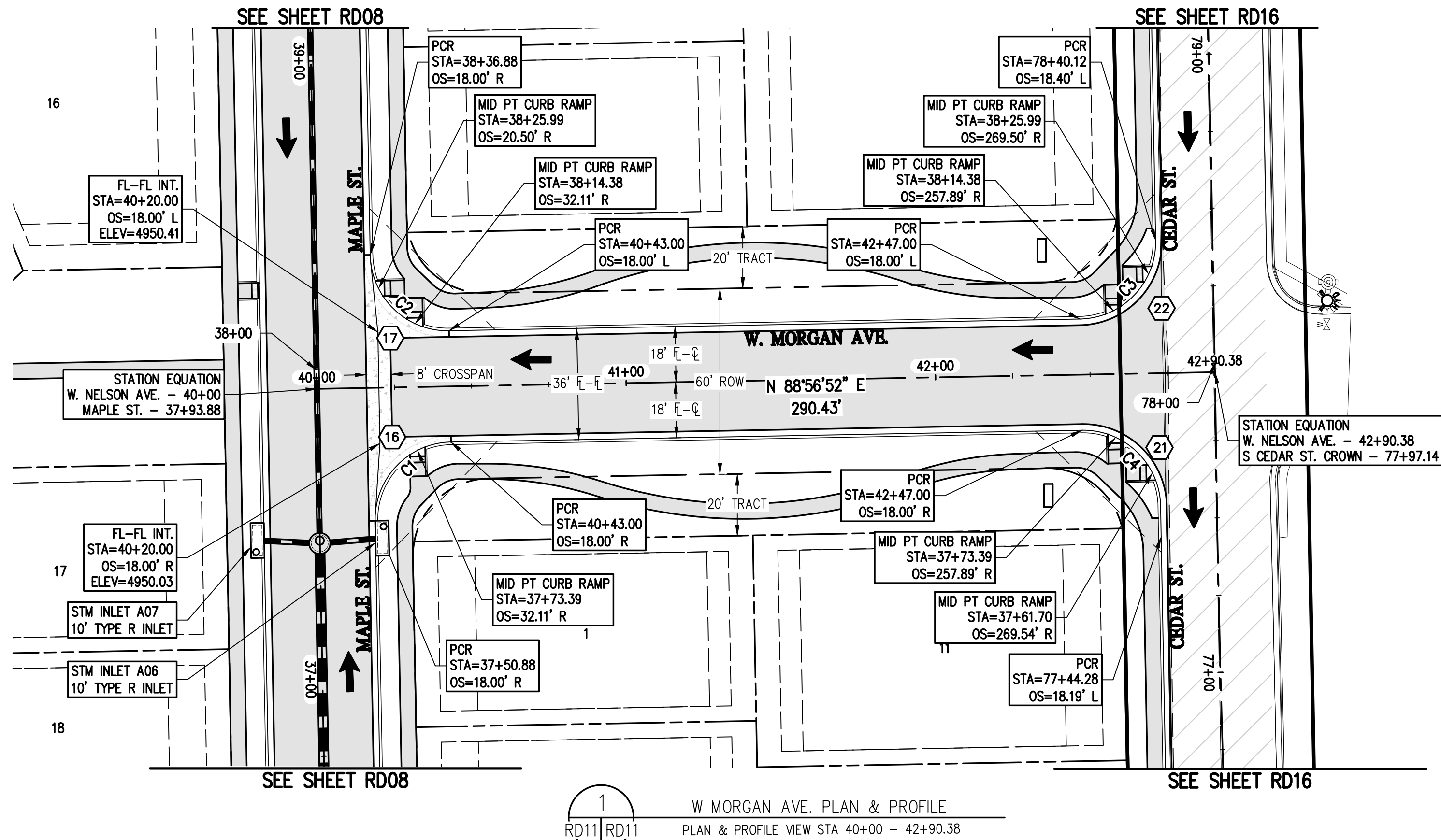
SHEET 24 OF 68

RD10

11 of 11



17



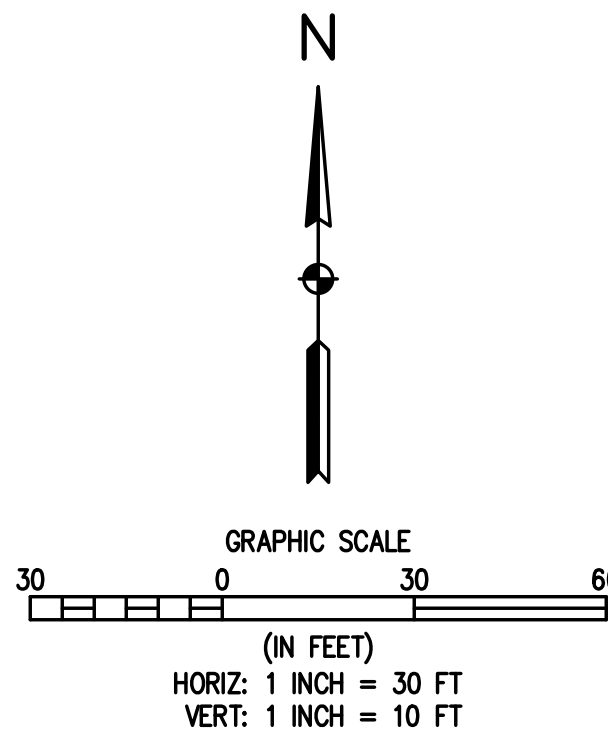
LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
---	---	PROPERTY BOUNDARY
---	---	RIGHT-OF-WAY
---	---	LOT LINE
---	---	EASEMENT
---	---	BUILDING SETBACK
---	---	CURB AND GUTTER (SPILL/CATCH)
---	---	STORM SEWER
ST	ST	
EXISTING SYMBOLS	PROPOSED SYMBOLS	
□	□	TYPE 'R' INLET
⊙	⊙	STORM DRAIN MANHOLE
☆	☆	LIGHT POLE
→	→	FLOW ARROW

NOTES:

1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
2. REFER TO SHEETS ST01 - ### FOR STORM DESIGN PLAN AND PROFILES.
3. (P) = REFER TO SHEETS CR01 - CR03 FOR CURB RETURN PROFILES.
4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.27'	25.00'	90°00'00"	S 43°56'01" W	35.36'
C2	39.27'	25.00'	90°00'00"	S 46°03'59" E	35.36'
C3	39.27'	25.00'	90°00'00"	N 43°56'01" E	35.36'
C4	39.27'	25.00'	90°00'00"	N 46°03'59" W	35.36'



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REVISION	DESCRIPTION	DATE	PREPARED BY

MSP COMPANIES

WELD COUNTY

VISTA WEST SUBDIVISION

W MORGAN AVE. PLAN & PROFILE

TOWN OF KEENESBURG

PREPARED UNDER THE DIRECT SUPERVISION OF

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FOR REVIEW ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 06/30/2021

DRAWING SIZE 24" x 36"

SURVEY FIRM SURVEY DATE 10/02/2020

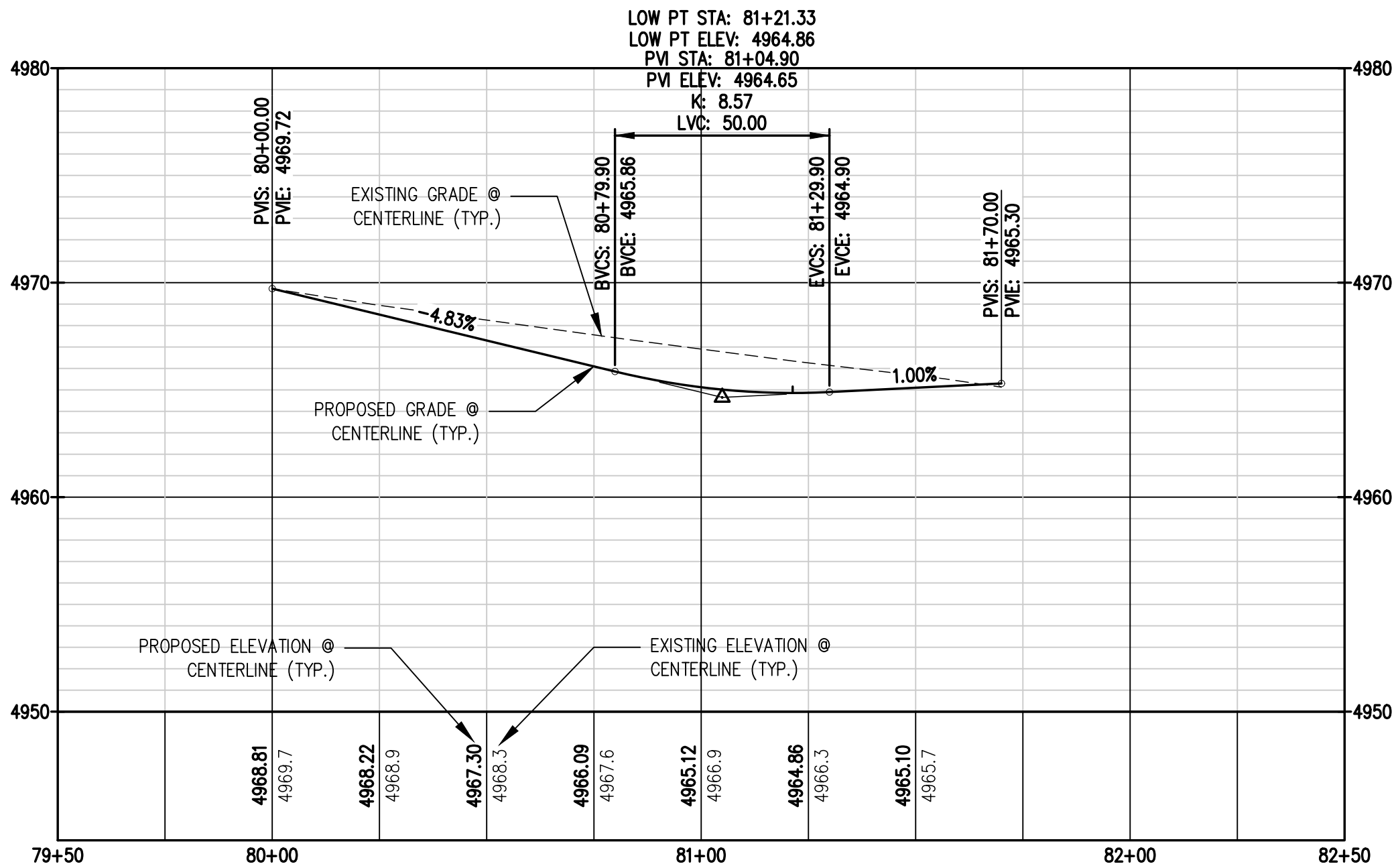
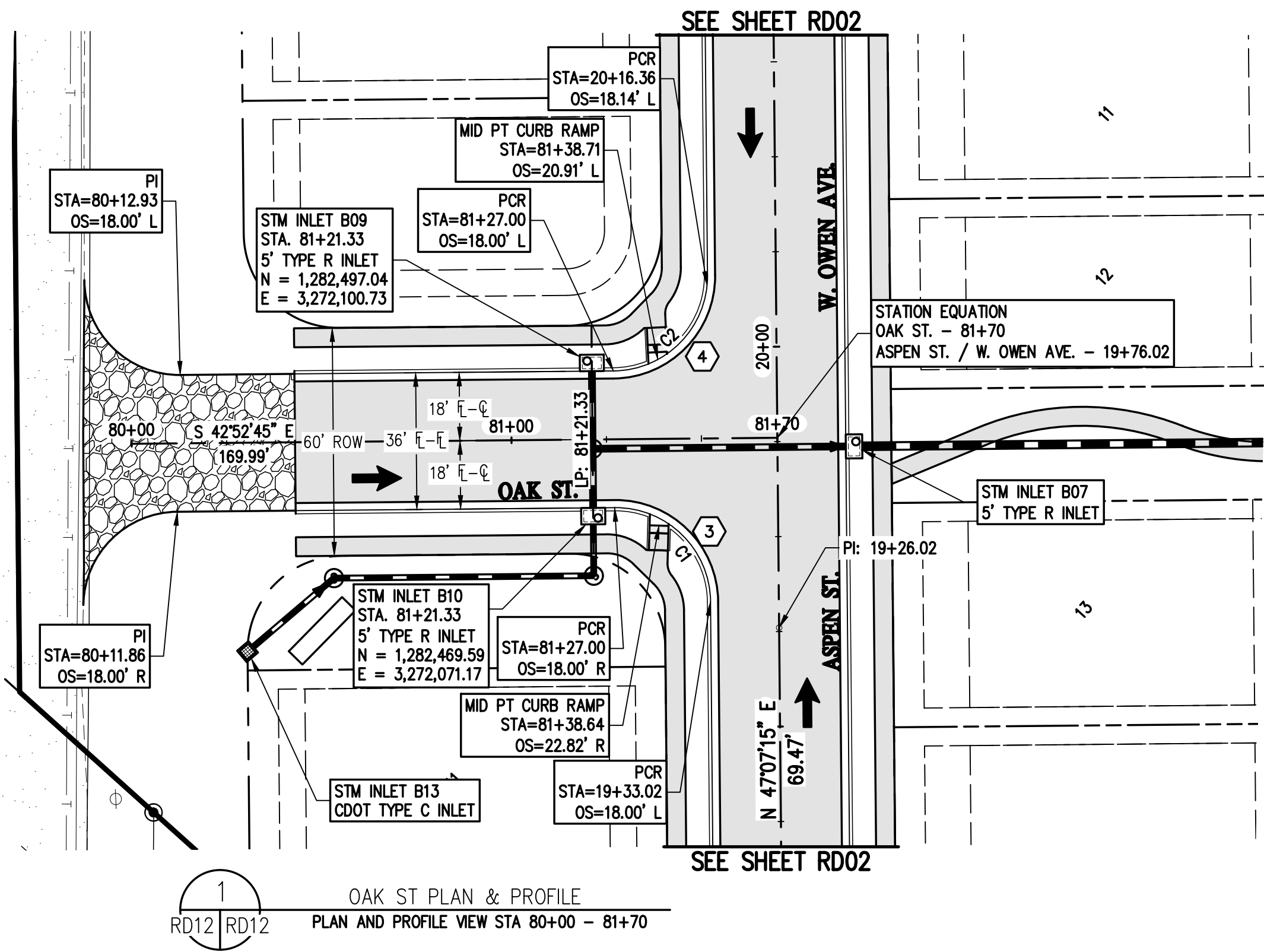
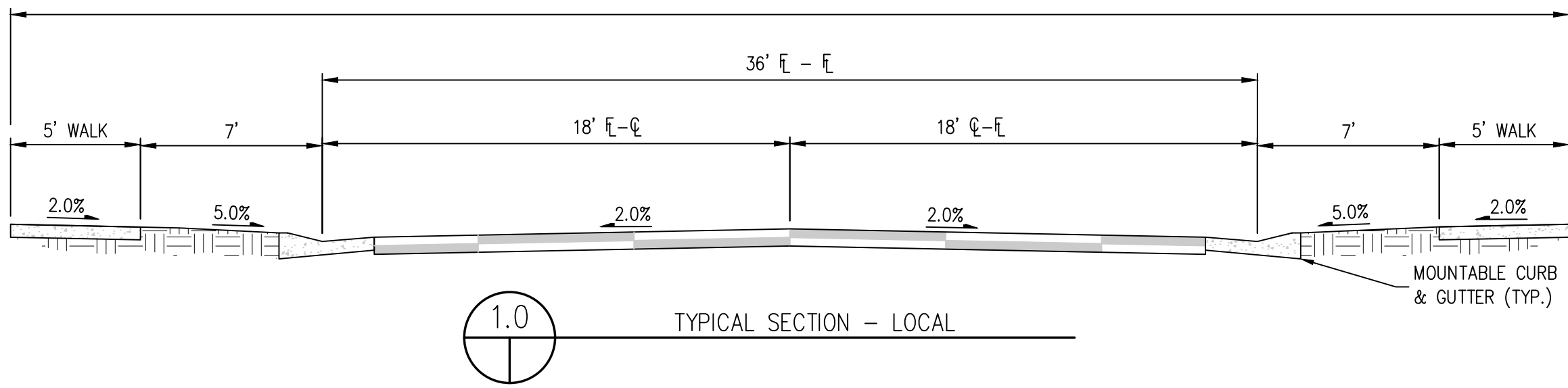
JOB NO. C03490

DRAWING NAME 3490 W MORGAN Ave PLAN & PROFILE.dwg

SHEET 25 OF 68

RD11

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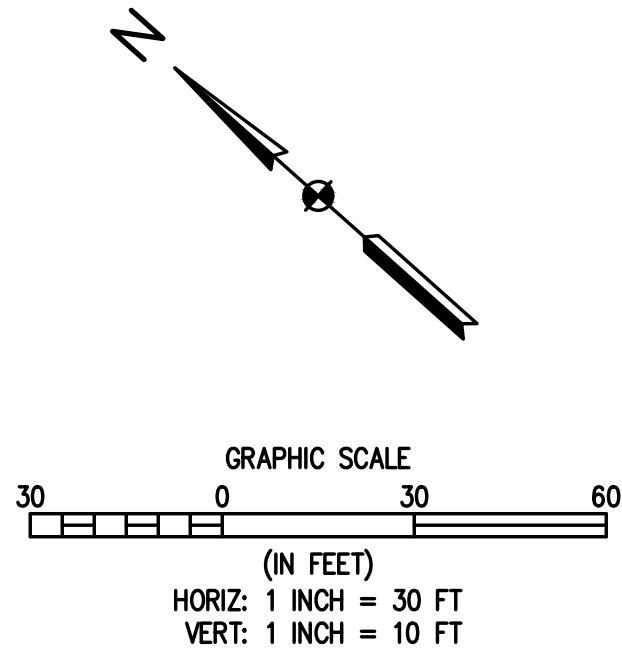


LEGEND

EXISTING LINETYPES		PROPOSED LINETYPES		PROPERTY BOUNDARY
				RIGHT-OF-WAY
				LOT LINE
				EASEMENT
				BUILDING SETBACK
				CURB AND GUTTER (SPILL/CATCH)
				STORM SEWER
EXISTING SYMBOLS	PROPOSED SYMBOLS			
		TYPE 'R' INLET		
		STORM DRAIN MANHOLE		
		LIGHT POLE		
		FLOW ARROW		
		GRAVEL PAVING		

- NOTES:
1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
 2. REFER TO SHEETS ST01 - ### FOR STORM DESIGN PLAN AND PROFILES.
 3. (P) = REFER TO SHEETS CR01 - CR03 FOR CURB RETURN PROFILES.
 4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.27'	25.00'	90°00'00"	N 02°07'15" E	35.36'
C2	39.27'	25.00'	90°00'00"	S 87°52'45" E	35.36'



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CHECKED BY	MLL	REVISION	
		DESCRIPTION	

MSP COMPANIES

TOWN OF KEENESBURG

WELD COUNTY

VISTA WEST SUBDIVISION

OAK ST PLAN & PROFILE

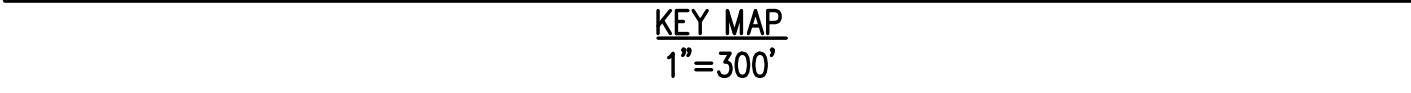
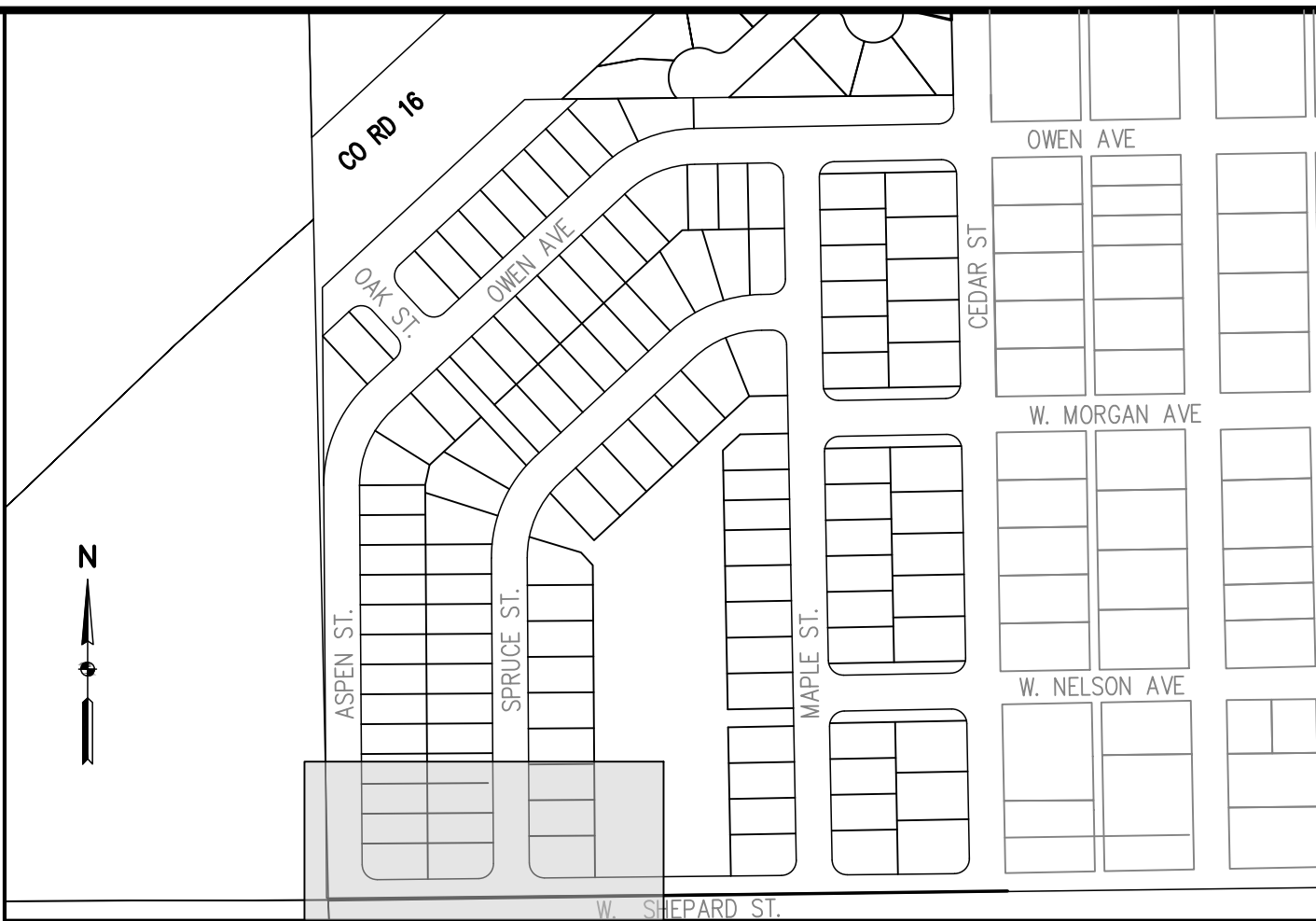
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INITIAL SUBMITTAL	06/30/2021
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
SURVEY FIRM	10/02/2020
JOB NO.	C03490
DRAWING NAME	OAK ST PLAN & PROFILE.dwg
SHEET	26 OF 68

RD12



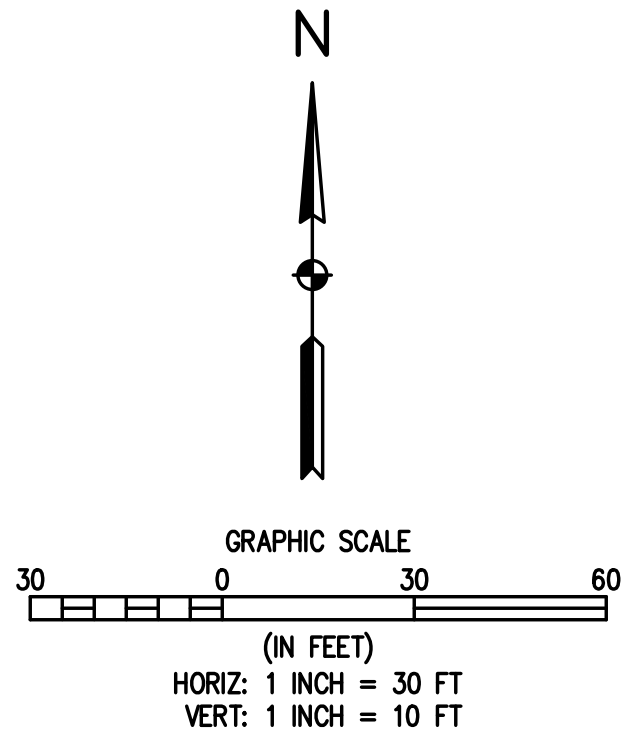
EXISTING LINETYPES	PROPOSED LINETYPES	
		PROPERTY BOUNDARY
		RIGHT-OF-WAY
		LOT LINE
		EASEMENT
		BUILDING SETBACK
		CURB AND GUTTER (SPILL/CATCH)
		STORM SEWER

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		TYPE 'R' INLET
		STORM DRAIN MANHOLE
		LIGHT POLE
		FLOW ARROW

NOTES:

1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
2. REFER TO SHEETS ST01 - ### FOR STORM DESIGN PLAN AND PROFILES.
3. **(P)** = REFER TO SHEETS CR01 - CR03 FOR CURB RETURN PROFILES.
4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	14.35'	25.00'	32°35'08"	S 16°50'08" E	14.15'
C4	14.17'	25.00'	32°28'54"	N 15°50'53" E	13.98'
C5	14.35'	25.00'	32°35'08"	N 16°50'08" W	14.15'



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REVISION DESCRIPTION	PREPARED BY	DATE

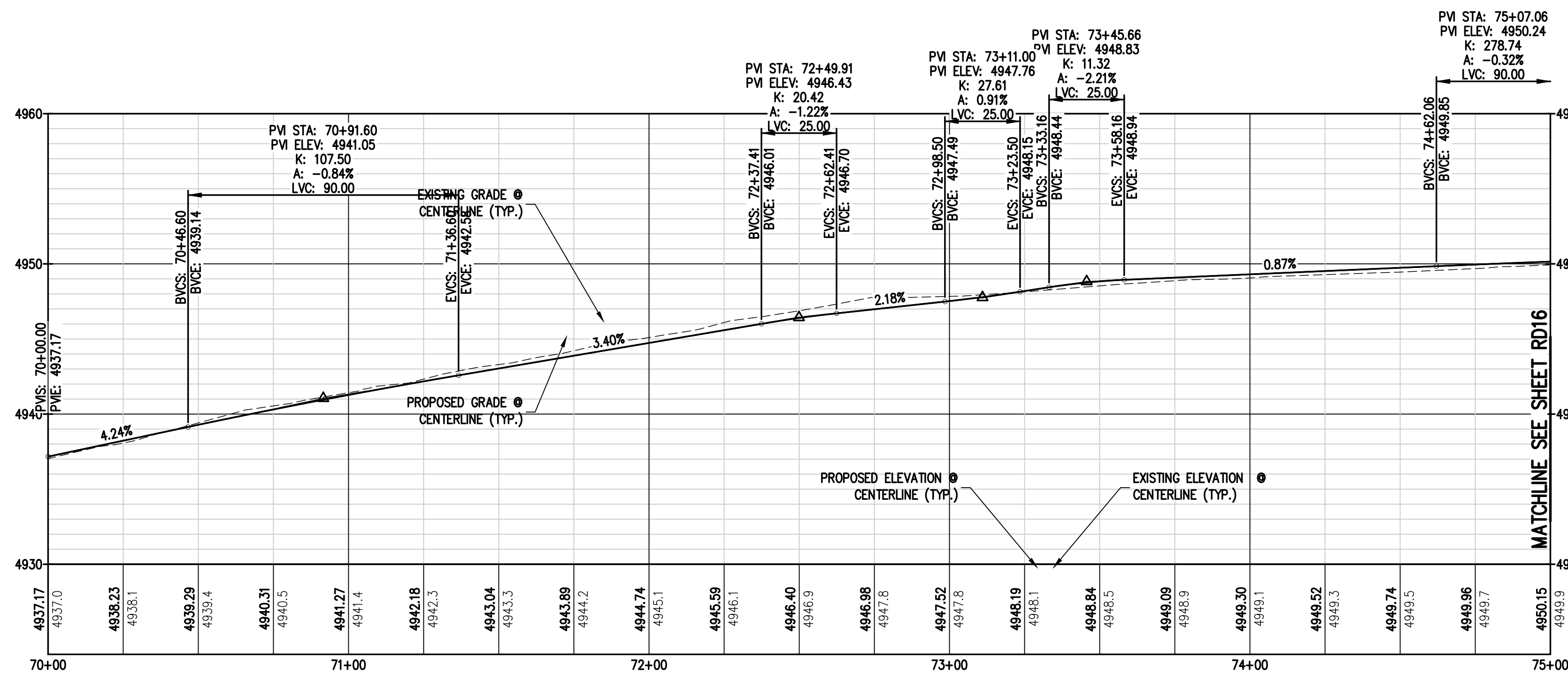
MSP COMPANIES
ISTA WEST SUBDIVISION
W SHEPARD PLAN & PROFILE 1
WELD COUNTY

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BASELINE CORPORATION	
INITIAL SUBMITTAL	06/30/2021
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
SURVEY FIRM	10/02/2020
JOB NO.	C03490
DRAWING NAME	
3490 W SHEPARD PLAN & PROFILE.dwg	
SHEET	27 OF 68
RD13	

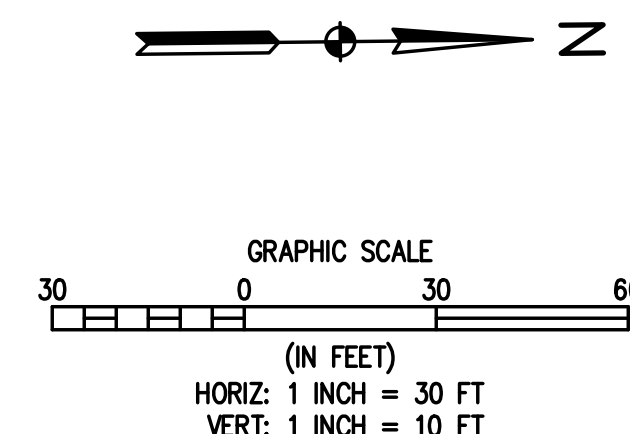


EXISTING LINETYPES	PROPOSED LINETYPES	
		PROPERTY BOUNDARY
		RIGHT-OF-WAY
		LOT LINE
		EASEMENT
		BUILDING SETBACK
		CURB AND GUTTER (SPILL/CATCH)
		STORM SEWER

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		TYPE 'R' INLET
		STORM DRAIN MANHOLE
		LIGHT POLE
		FLOW ARROW

- NOTES:**
1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
 2. REFER TO SHEETS ST01 - ### FOR STORM DESIGN PLAN AND PROFILES.
 3.  = REFER TO SHEETS CR01 - CR03 FOR CURB RETURN PROFILES.
 4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.27'	25.00'	90°00'00"	N 46°03'59" W	35.36'
C2	39.27'	25.00'	90°00'00"	N 43°56'01" E	35.36'



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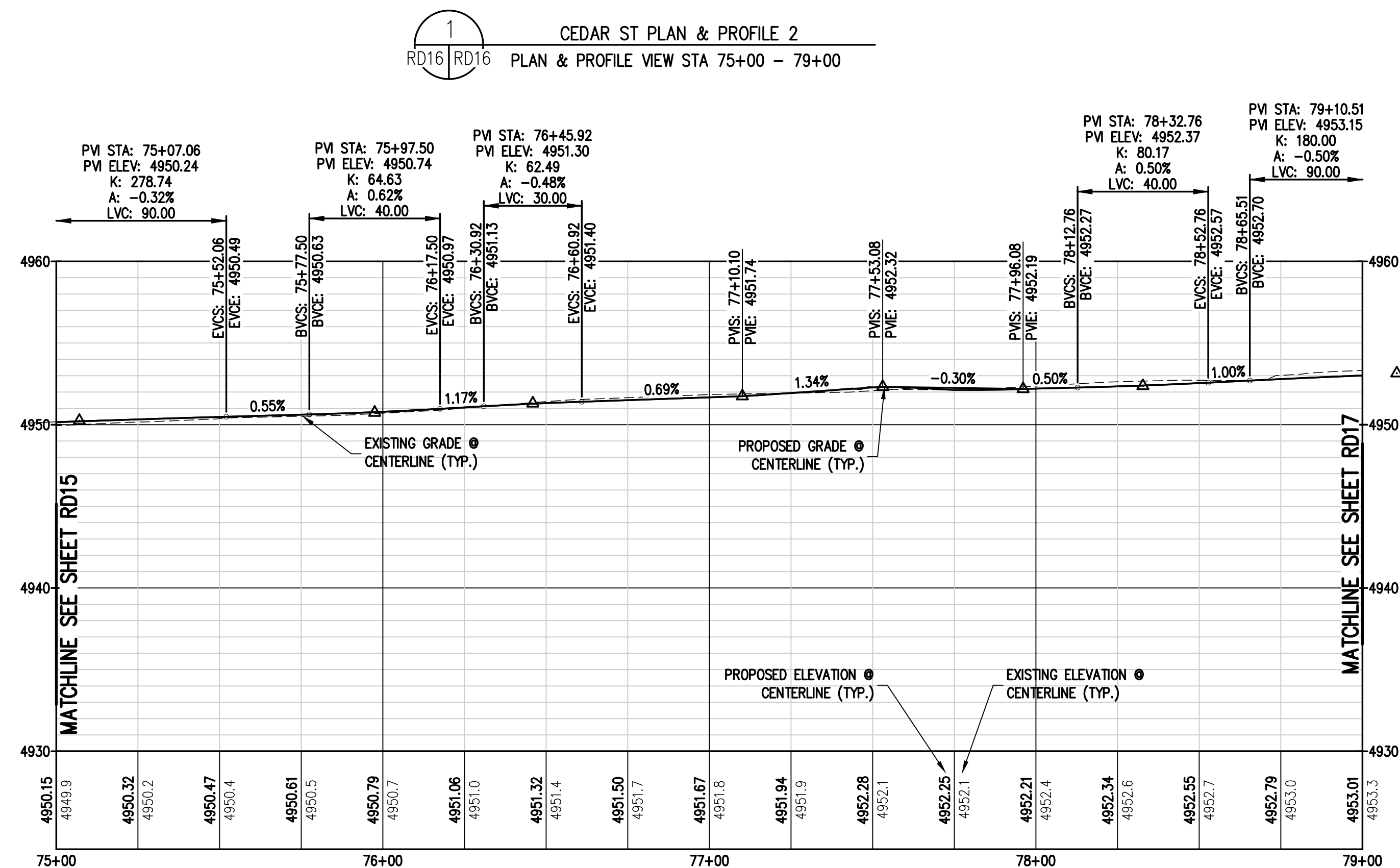
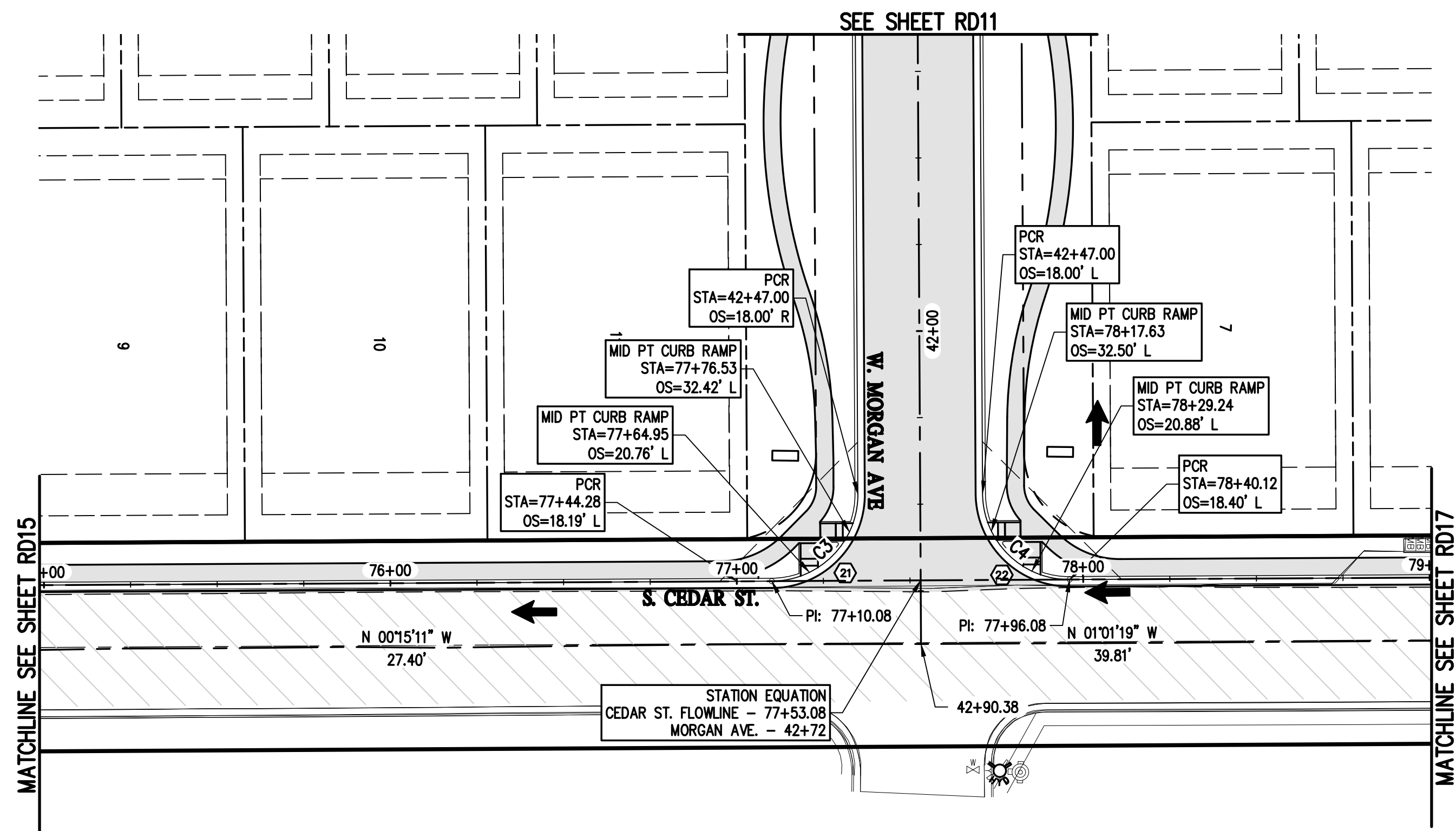
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MSP COMPANIES	
WISTA WEST SUBDIVISION	WELD COUNTY
CEDAR ST PLAN & PROFILE 1	

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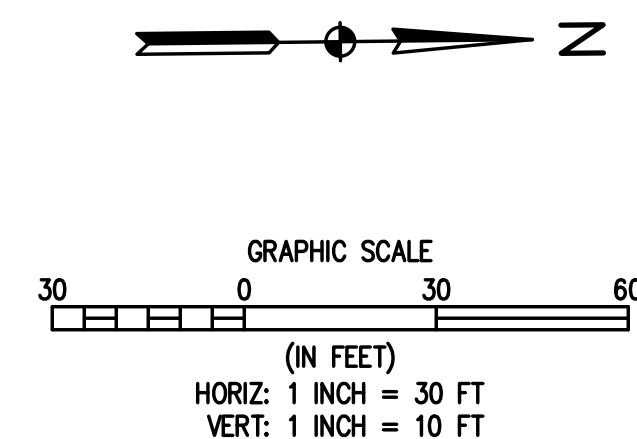
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INITIAL SUBMITTAL	06/30/2021
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
SURVEY FIRM	10/02/2020
JOB NO.	C03490
DRAWING NAME	
3490 CEDAR ST PLAN & PROFILE.	
SHEET	29 OF 68



EXISTING UNITYPES	PROPOSED UNITYPES	
		PROPERTY BOUNDARY
		RIGHT-OF-WAY
		LOT LINE
		EASEMENT
		BUILDING SETBACK
		CURB AND GUTTER (SPILL/CATCH)
		STORM SEWER
EXISTING SYMBOLS	PROPOSED SYMBOLS	
		TYPE 'R' INLET
		LIGHT POLE
		FLOW ARROW

- NOTES:**
1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
 2. REFER TO SHEETS ST01 - ### FOR STORM DESIGN PLAN AND PROFILES.
 3. (P) = REFER TO SHEETS CR01 - CR03 FOR CURB RETURN PROFILES.
 4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C3	39.27'	25.00'	90°00'00"	N 46°03'59" W	35.36'
C4	39.27'	25.00'	90°00'00"	N 43°56'01" E	35.36'



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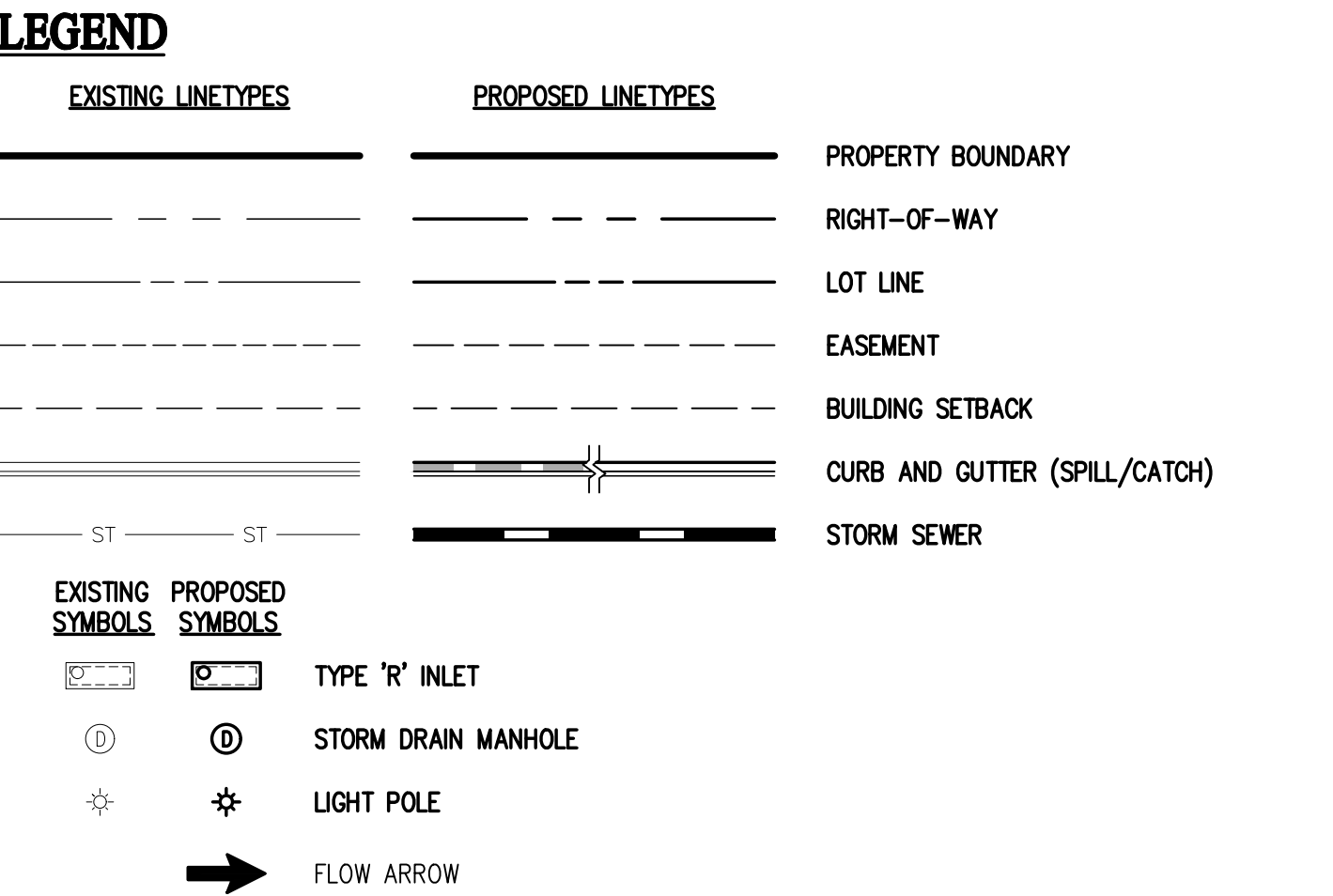
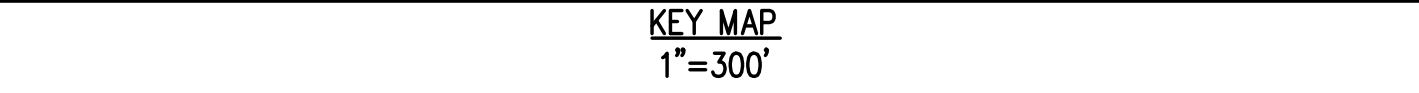
MSP COMPANIES	
VISTA WEST SUBDIVISION	WELD COUNTY
CEDAR ST PLAN & PROFILE 2	

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BASELINE CORPORATION	
INITIAL SUBMITTAL	06/30/2021
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
SURVEY FIRM	10/02/2020
JOB NO.	C03490
DRAWING NAME	
3490 CEDAR ST PLAN & PROFILE	
SHEET	30 OF 68

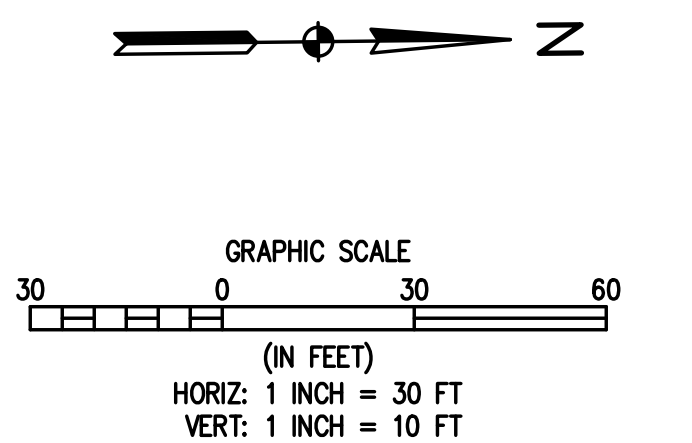
RD16



NOTES:

1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.
2. REFER TO SHEETS ST01 - ### FOR STORM DESIGN PLAN AND PROFILES.
3. P= REFER TO SHEETS CR01 - CR03 FOR CURB RETURN PROFILES.
4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C5	39.27'	25.00'	90°00'00"	N 46°03'59" W	35.36'



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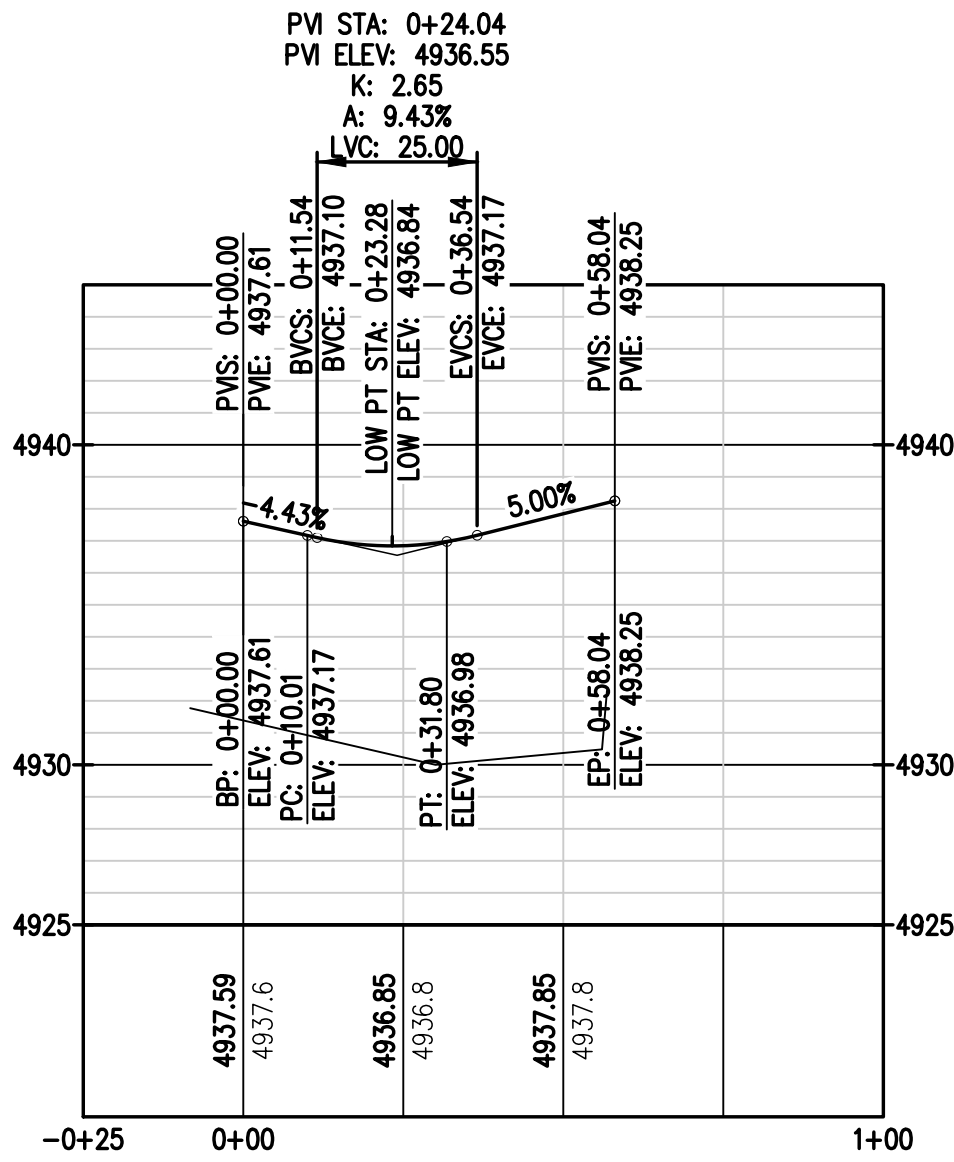
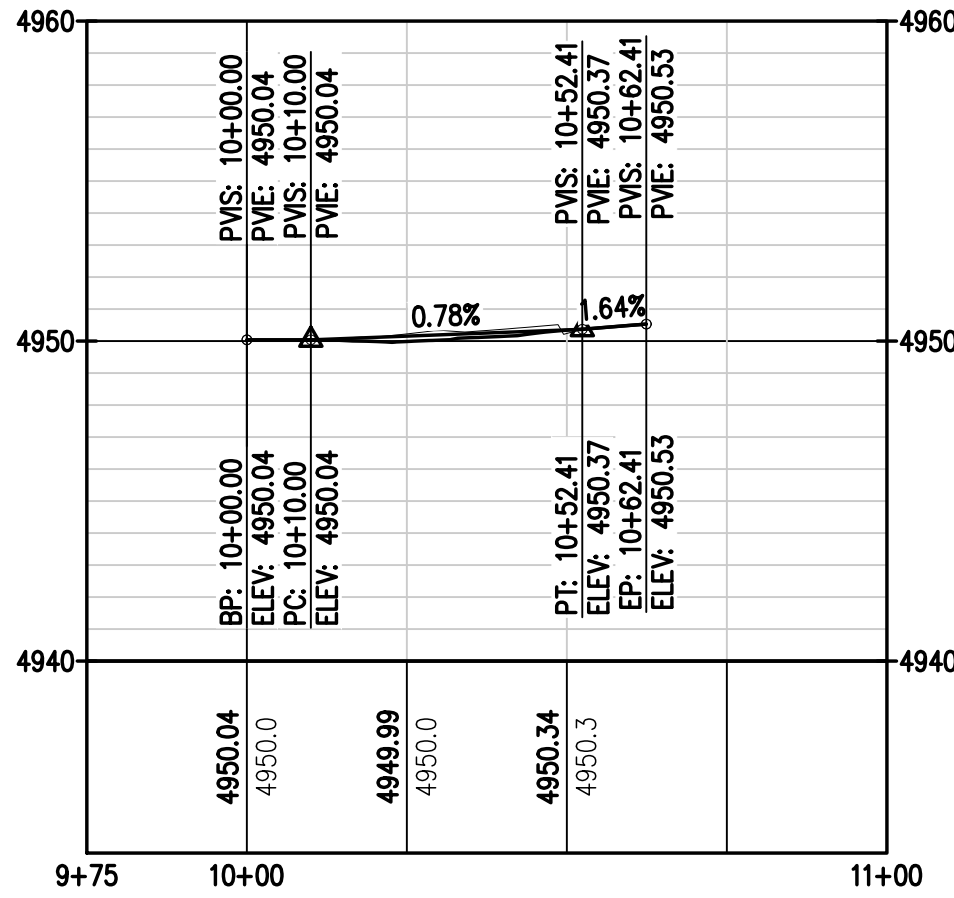
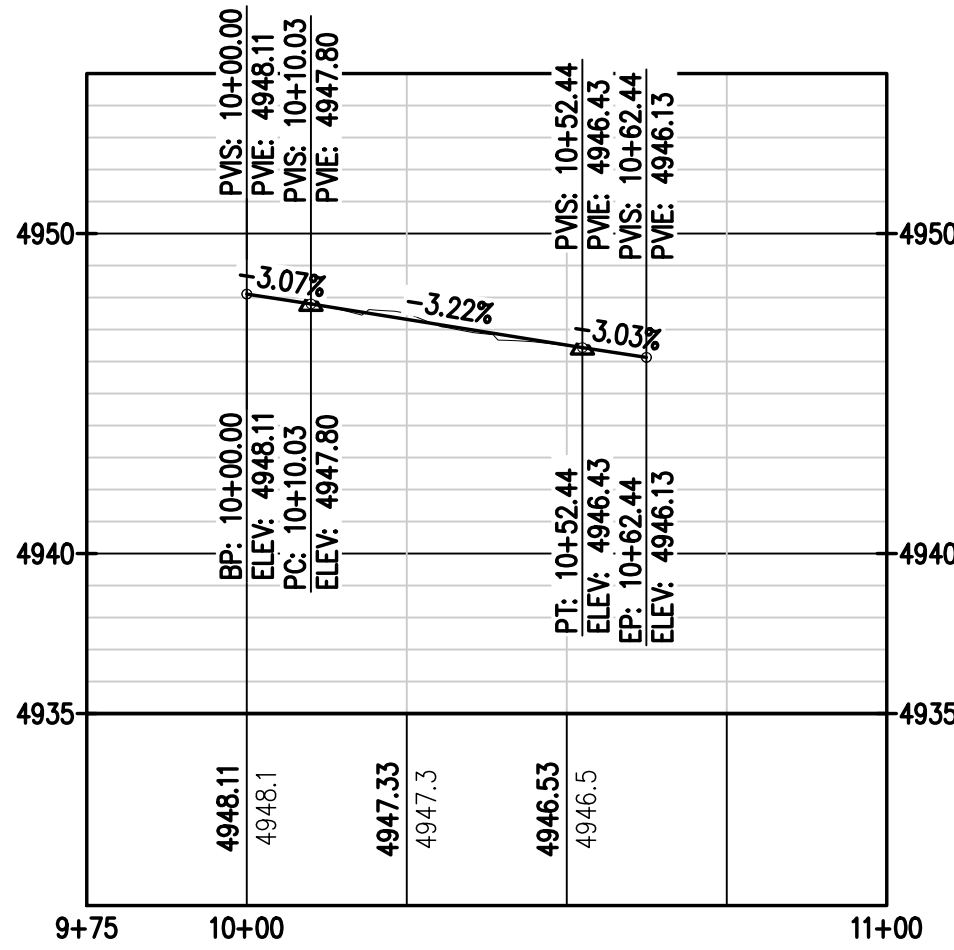
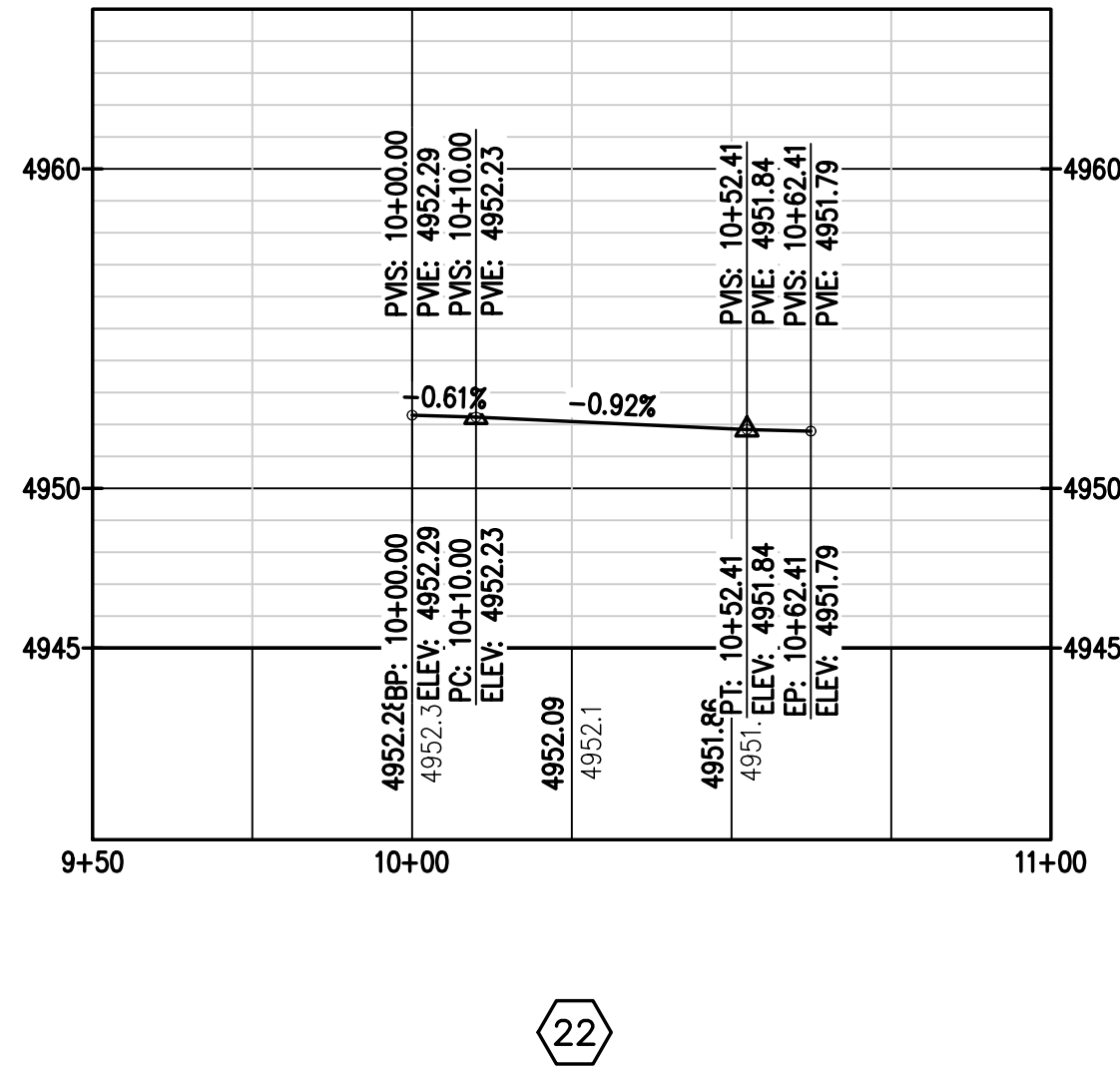
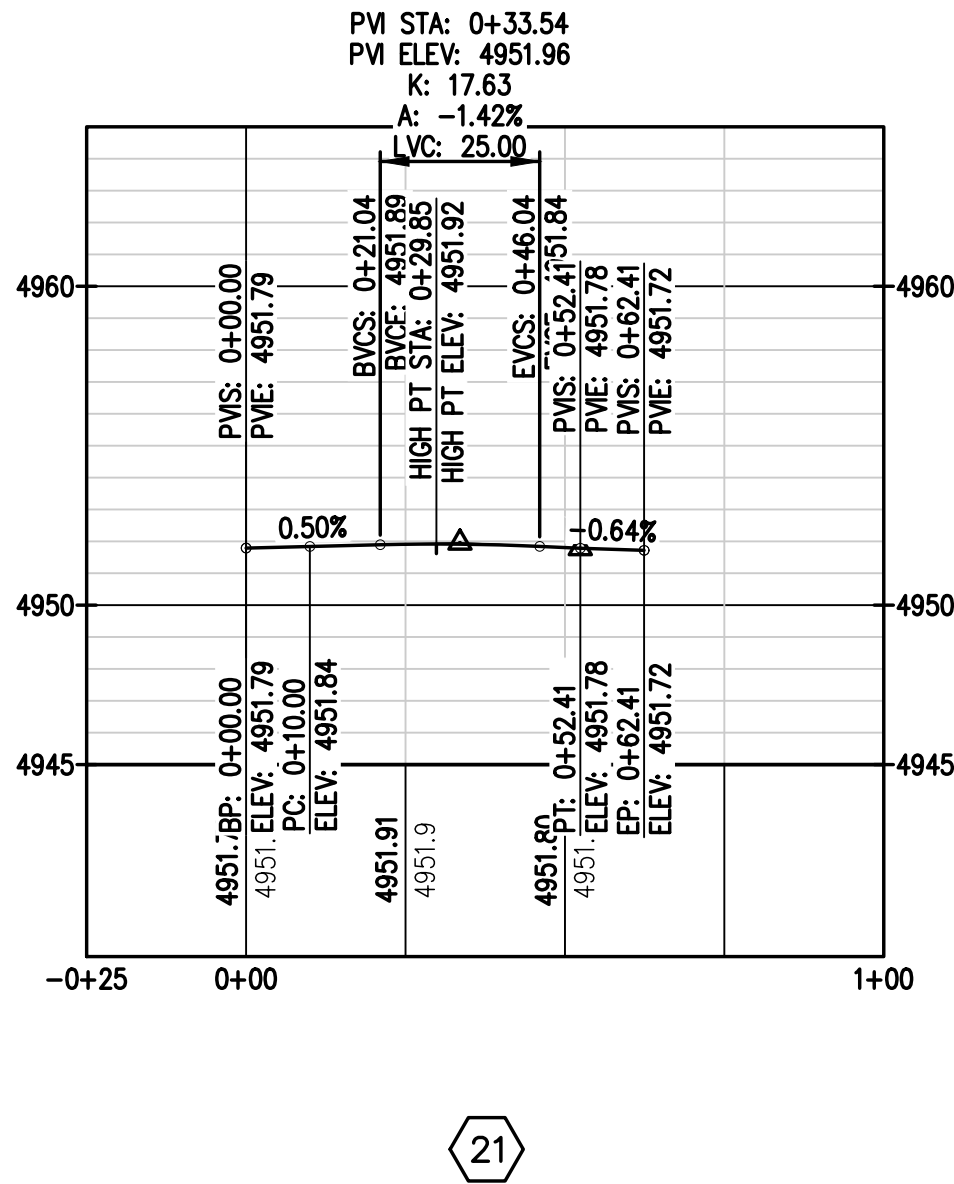
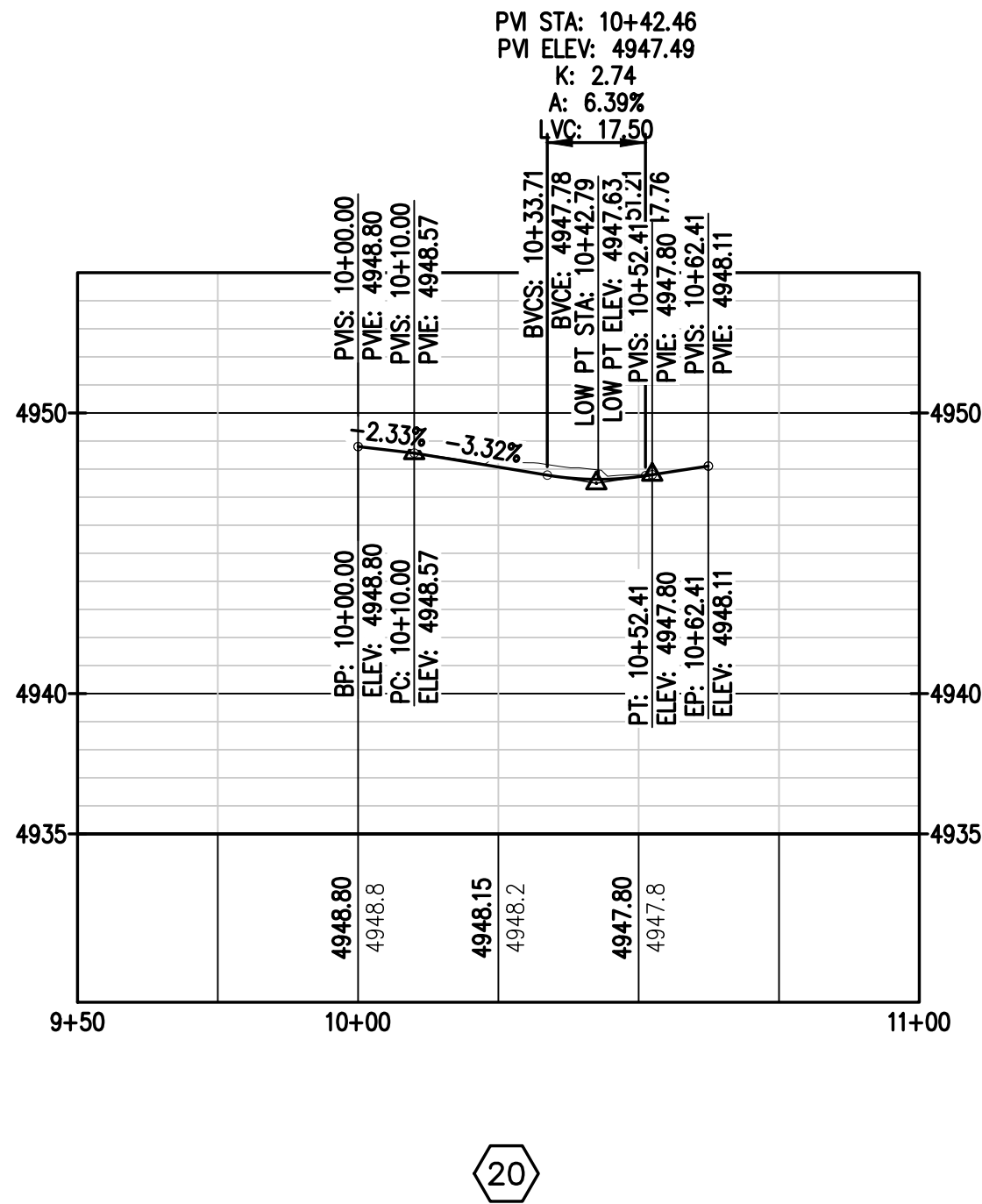
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REVISION DESCRIPTION	DATE	PREPARED BY

MSP COMPANIES	
TOWN OF KEENESBURG	WELD COUNTY
VISTA WEST SUBDIVISION	
CEDAR ST PLAN & PROFILE 3	

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DRAWN BY JRJ								TOWN OF KEENESBURG		WELD COUNTY		MSP COMPANIES		VISTA WEST SUBDIVISION		CURE RETURN PROFILE 1		FOR AND ON BEHALF OF BASELINE CORPORATION		INITIAL SUBMITTAL 06/30/2021		DRAWING SIZE 24" X 36"		SURVEY FIRM SURVEY DATE 10/02/2020		JOB NO. C03490		DRAWING NAME 3490_CR.dwg		SHEET 32 OF 68		CR01	
CHECKED BY MILL								TOWN OF KEENESBURG		WELD COUNTY		MSP COMPANIES		VISTA WEST SUBDIVISION		CURE RETURN PROFILE 1		FOR AND ON BEHALF OF BASELINE CORPORATION		INITIAL SUBMITTAL 06/30/2021		DRAWING SIZE 24" X 36"		SURVEY FIRM SURVEY DATE 10/02/2020		JOB NO. C03490		DRAWING NAME 3490_CR.dwg		SHEET 32 OF 68		CR01	

BASELINE

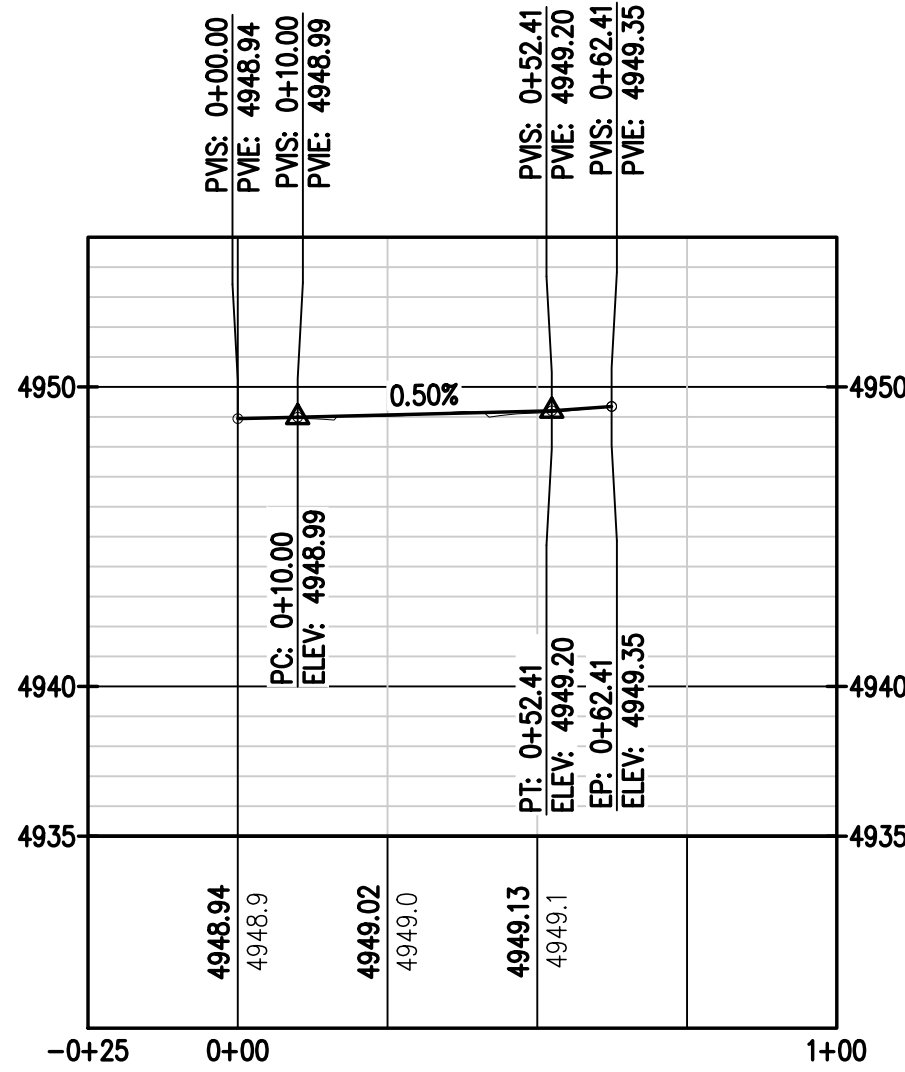
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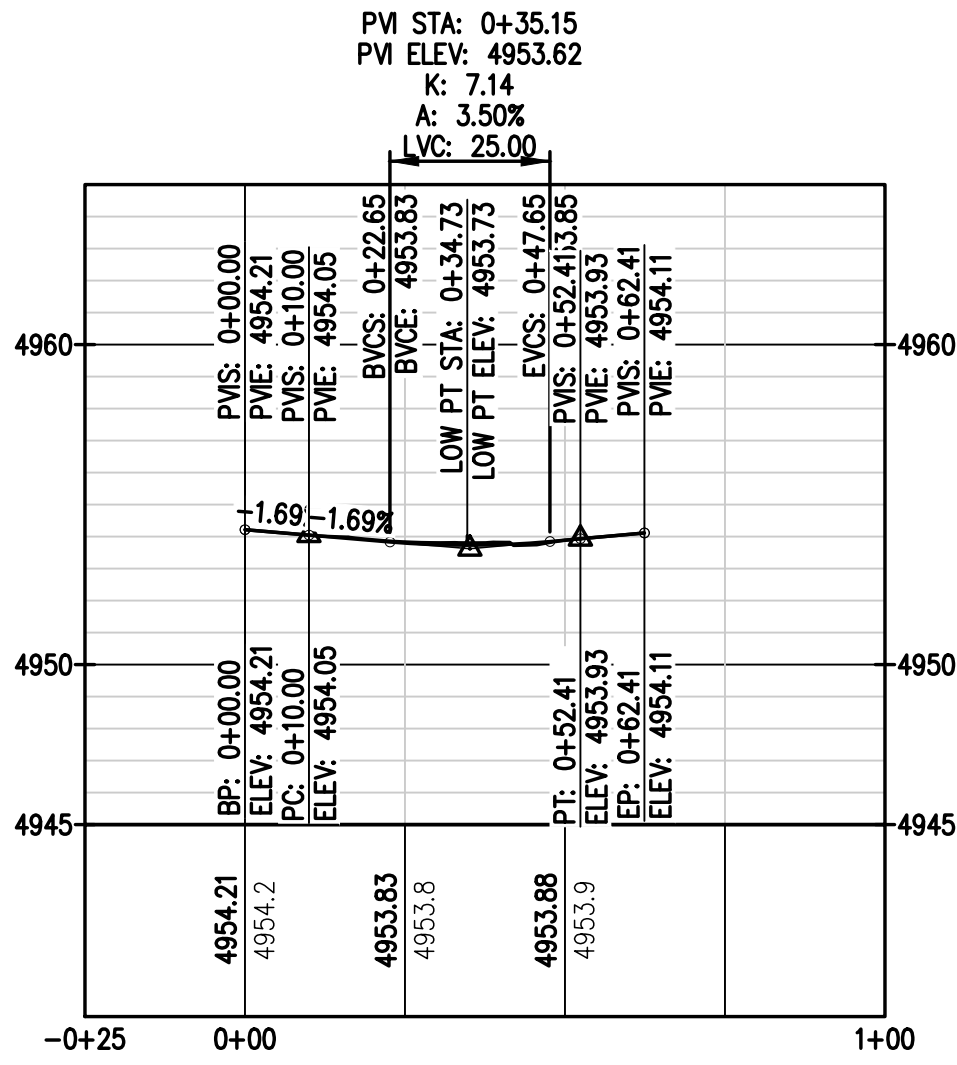


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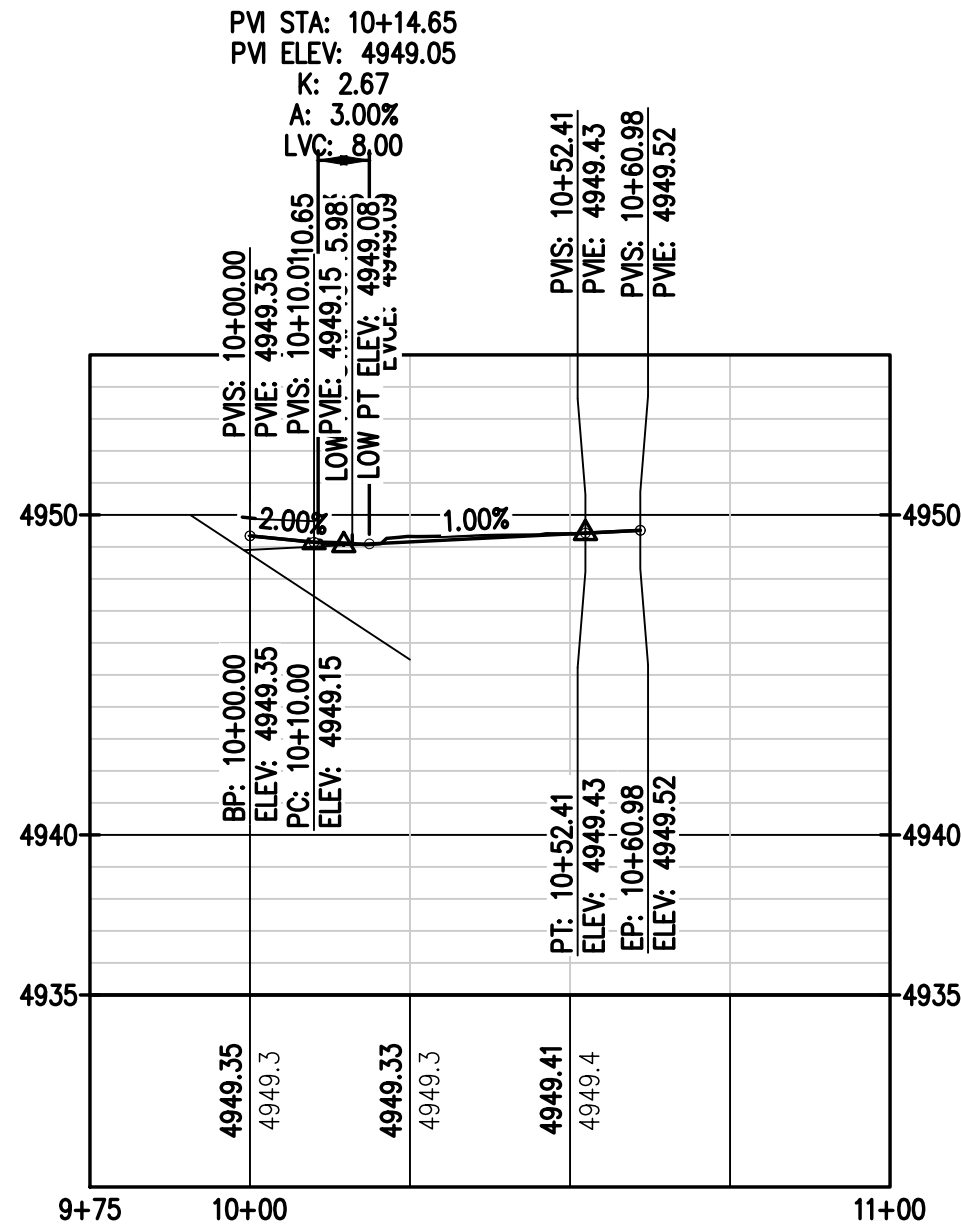
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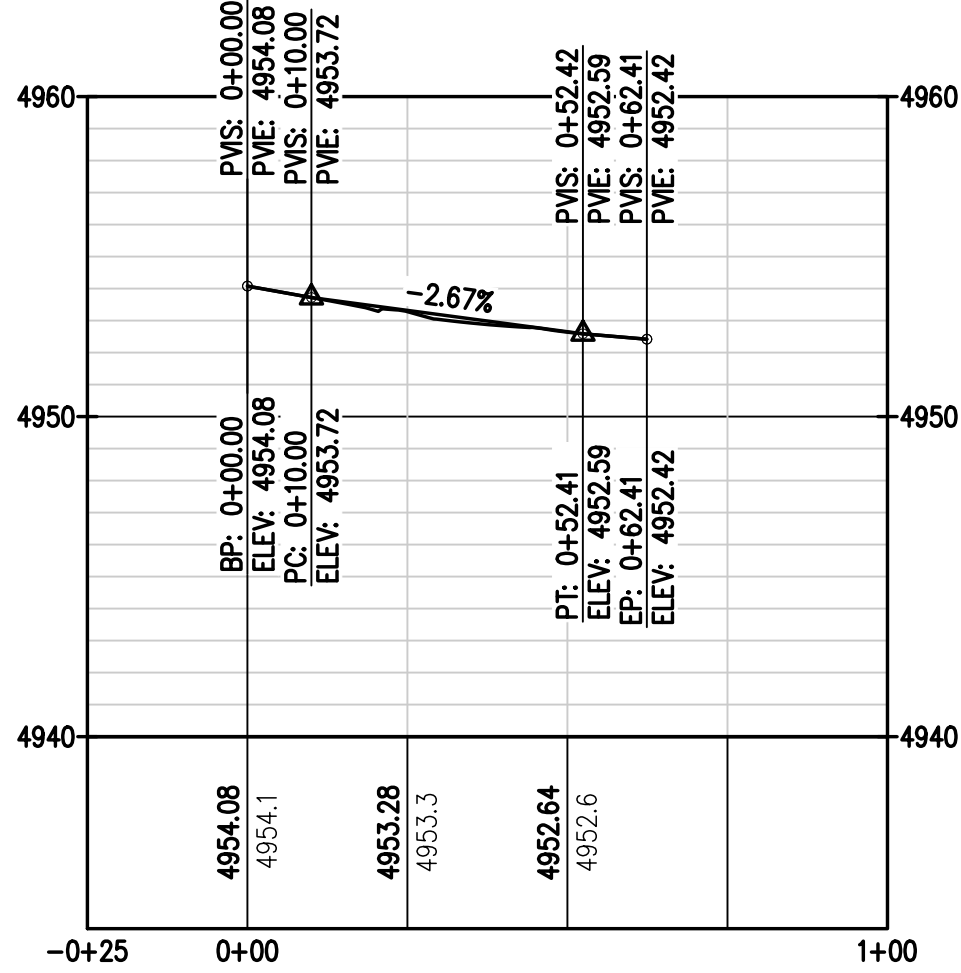
14



10



15



11



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FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL 06/30/2021
DRAWING SIZE 24" X 36"
SURVEY FIRM SURVEY DATE 10/02/2020
JOB NO. C03490
DRAWING NAME 3490_CR.dwg
SHEET 33 OF 68

PRELIMINARY
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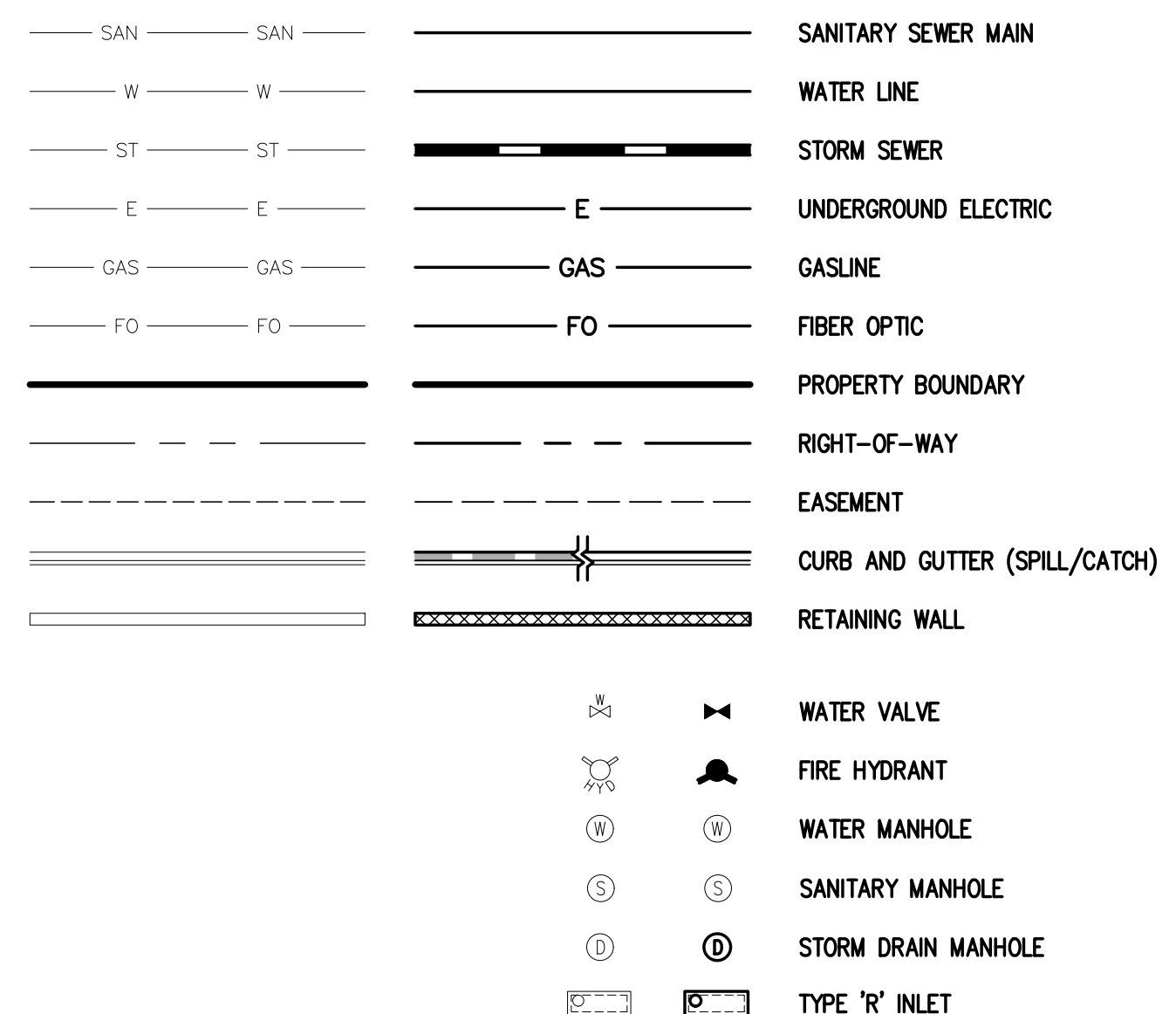
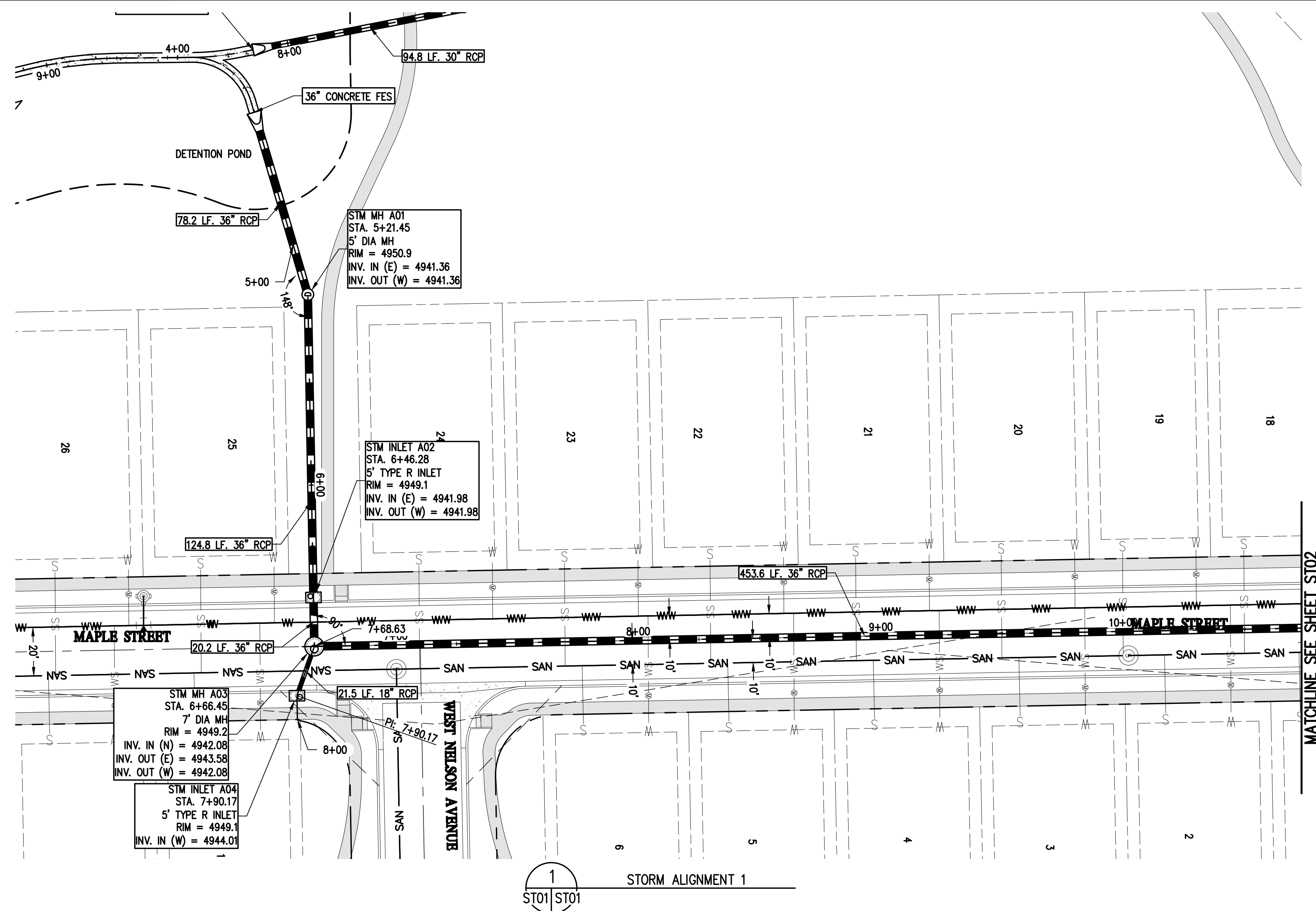
TOWN OF KEENESBURG
WELD COUNTY
VISTA WEST SUBDIVISION
CURB RETURN PROFILE 2

REVISION	DESCRIPTION	DATE	PREPARED BY	DESIGNED BY
				SPC
				DRAWN BY JRJ
				CHECKED BY MILL

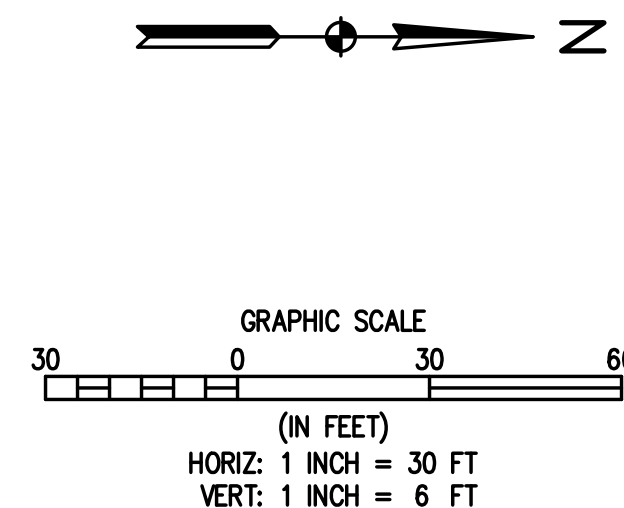
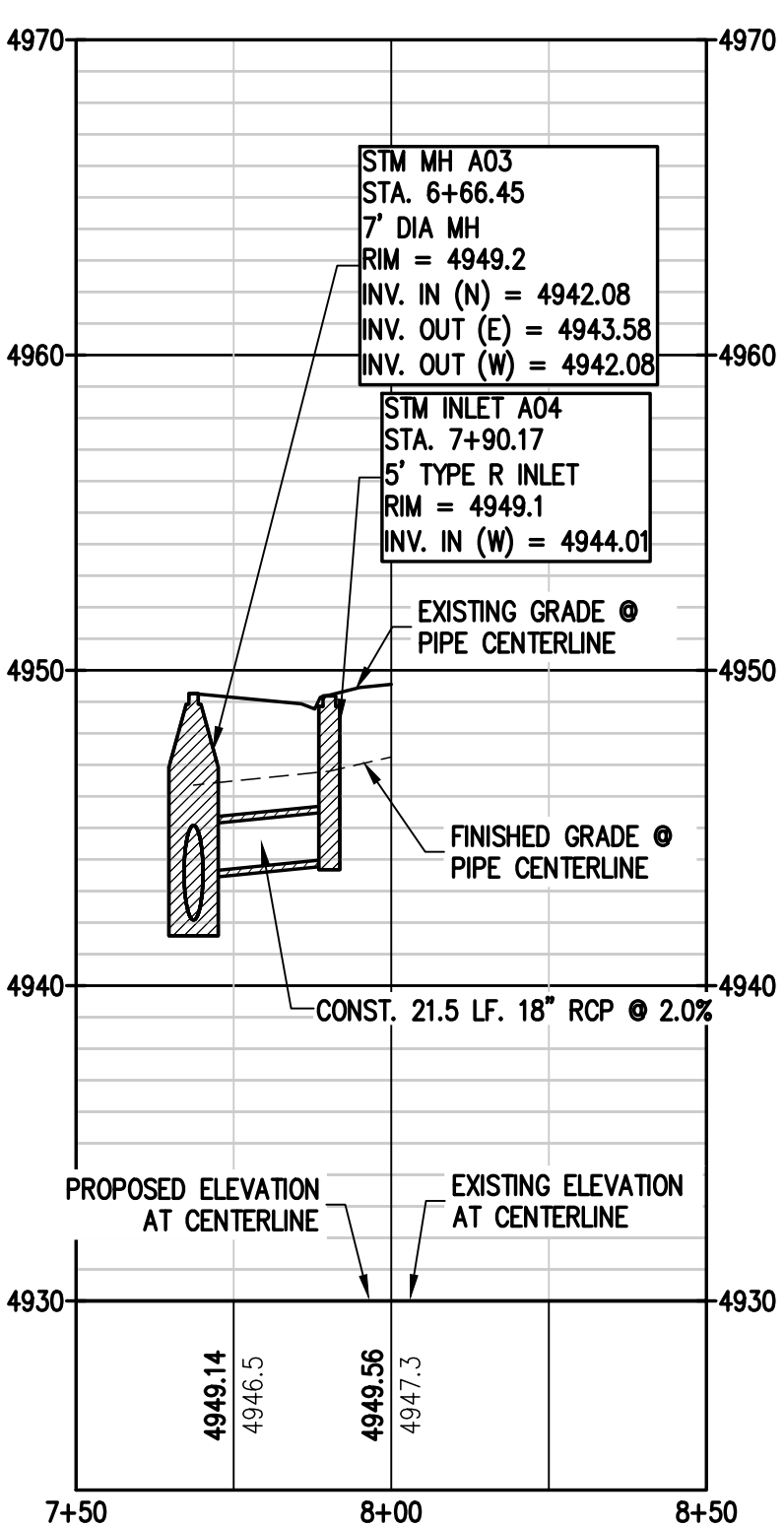
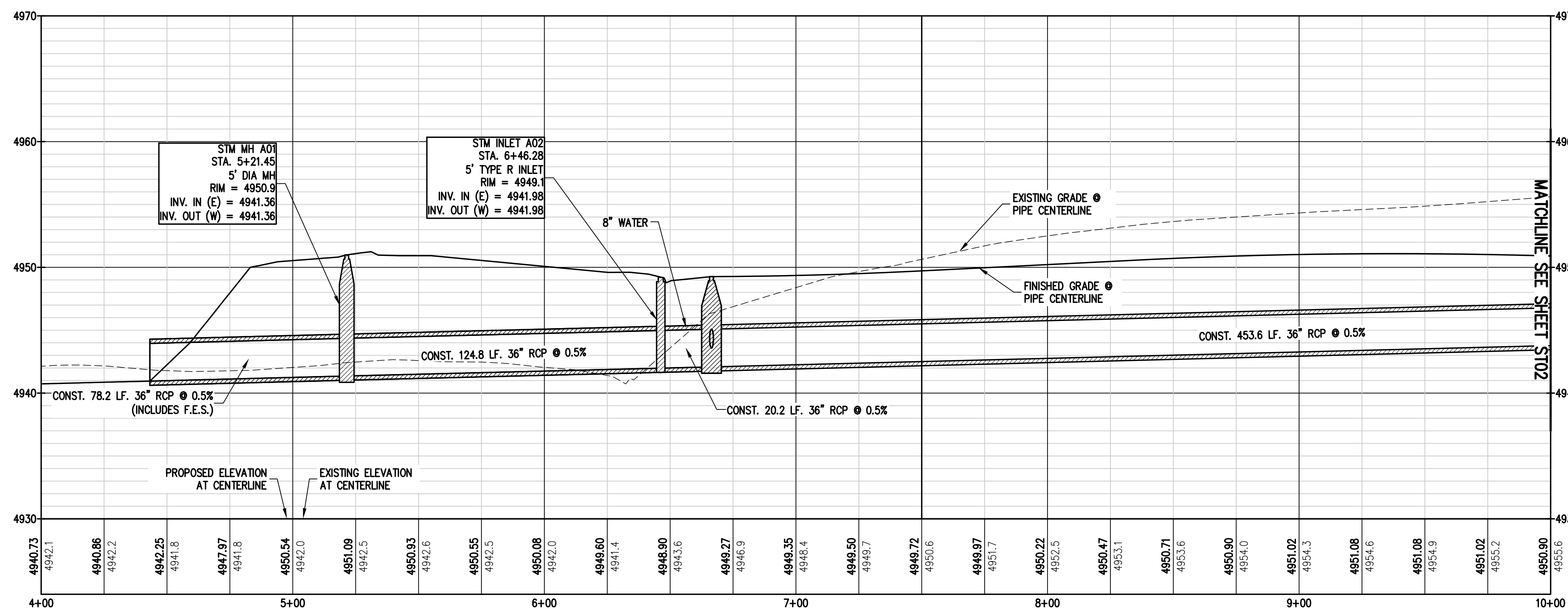
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KEY MAP
1"=300'



**UTILITY NOTES:**

1. ALL STORM SEWER IS PUBLICLY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
2. STATIONING IS BASED ON PIPE CENTERLINE.
3. RIM ELEVATION FOR STORM SEWER INLETS REFERS TO THE TOP OF THE BOX.
4. REFER TO SHEET XX FOR INLET DETAILS
5. REFER TO FINAL DRAINAGE REPORT BY BASELINE ENGINEERING FOR TOTAL FLOW AND VELOCITIES IN EACH PIPE FOR MINOR AND MAJOR STORM EVENTS.
6. 18" MINIMUM VERTICAL SEPARATION BETWEEN UTILITY CROSSINGS.



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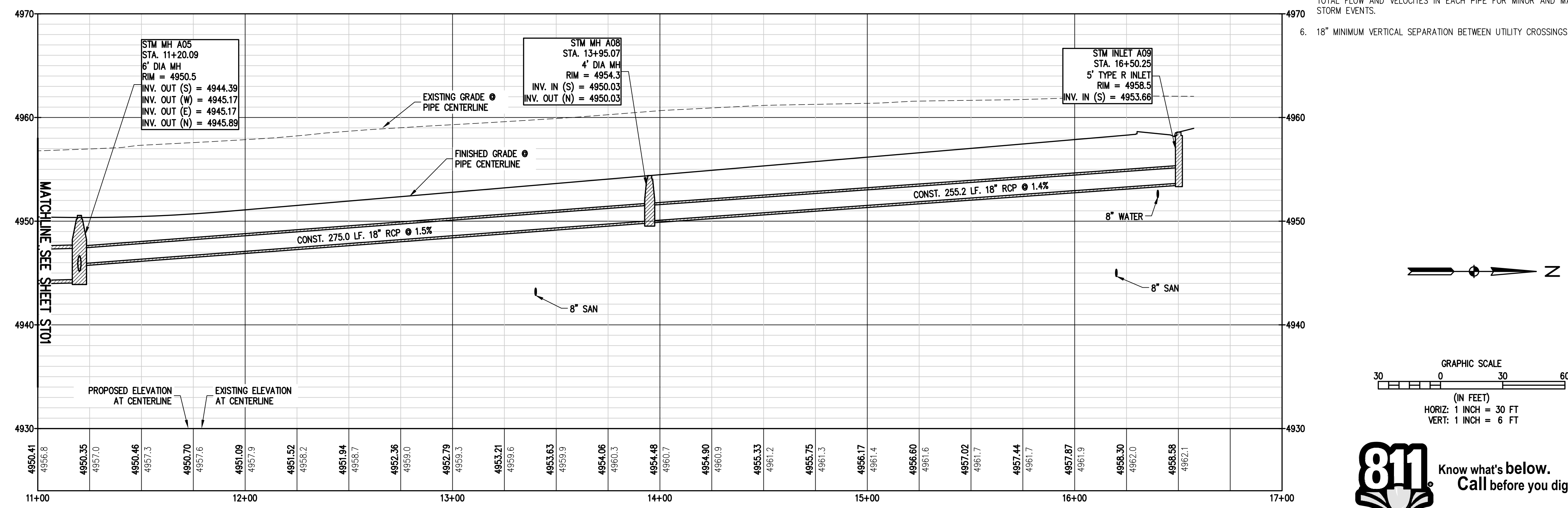
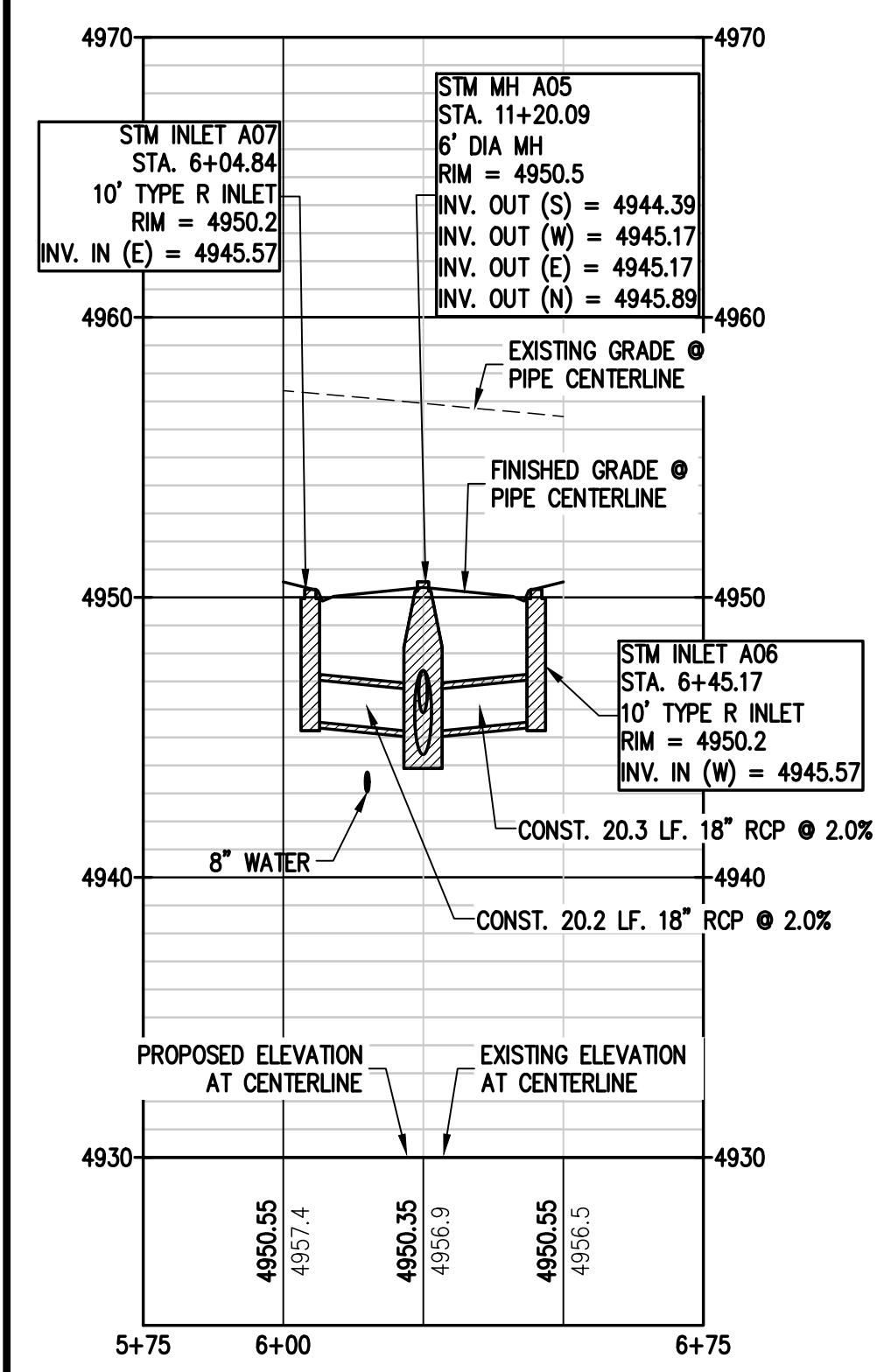
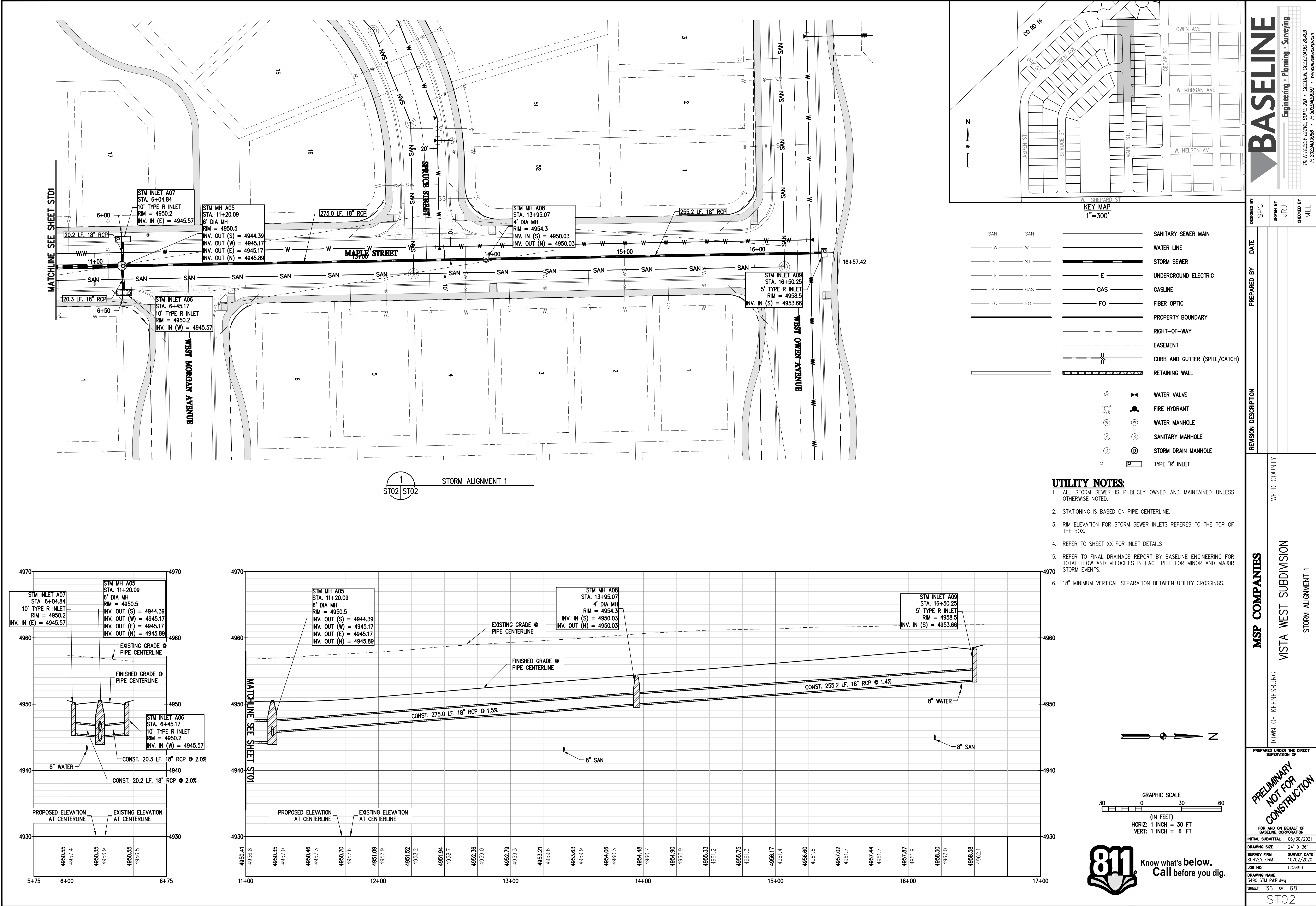
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REVISION DESCRIPTION	PREPARED BY	DATE

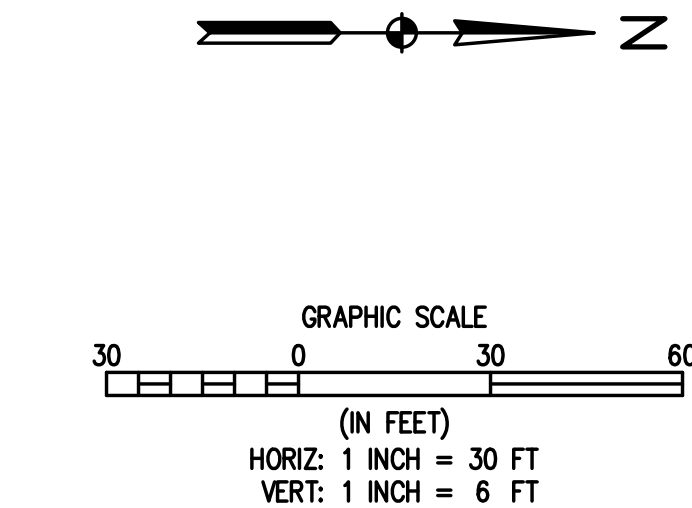
MSP COMPANIES		WELD COUNTY
STA	WEST SUBDIVISION	
	STORM ALIGNMENT 1	

TOWN OF KEENESBURG

N:\co3490 - Summerfield - Keenesburg\Drawings\Construction Plans\Utility\3490 STM P&P.dwg, 6/30/2021 9:15:02 AM, Ryan Schultz



- UTILITY NOTES:**
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PREPARED BY

REVISION DESCRIPTION

WELD COUNTY

VISTA WEST SUBDIVISION

STORM ALIGNMENT 1

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 06/30/2021

DRAWING SIZE 24" x 36"

SURVEY FIRM SURVEY DATE 10/02/2020

JOB NO. C03490

DRAWING NAME 3490 STM P&P.dwg

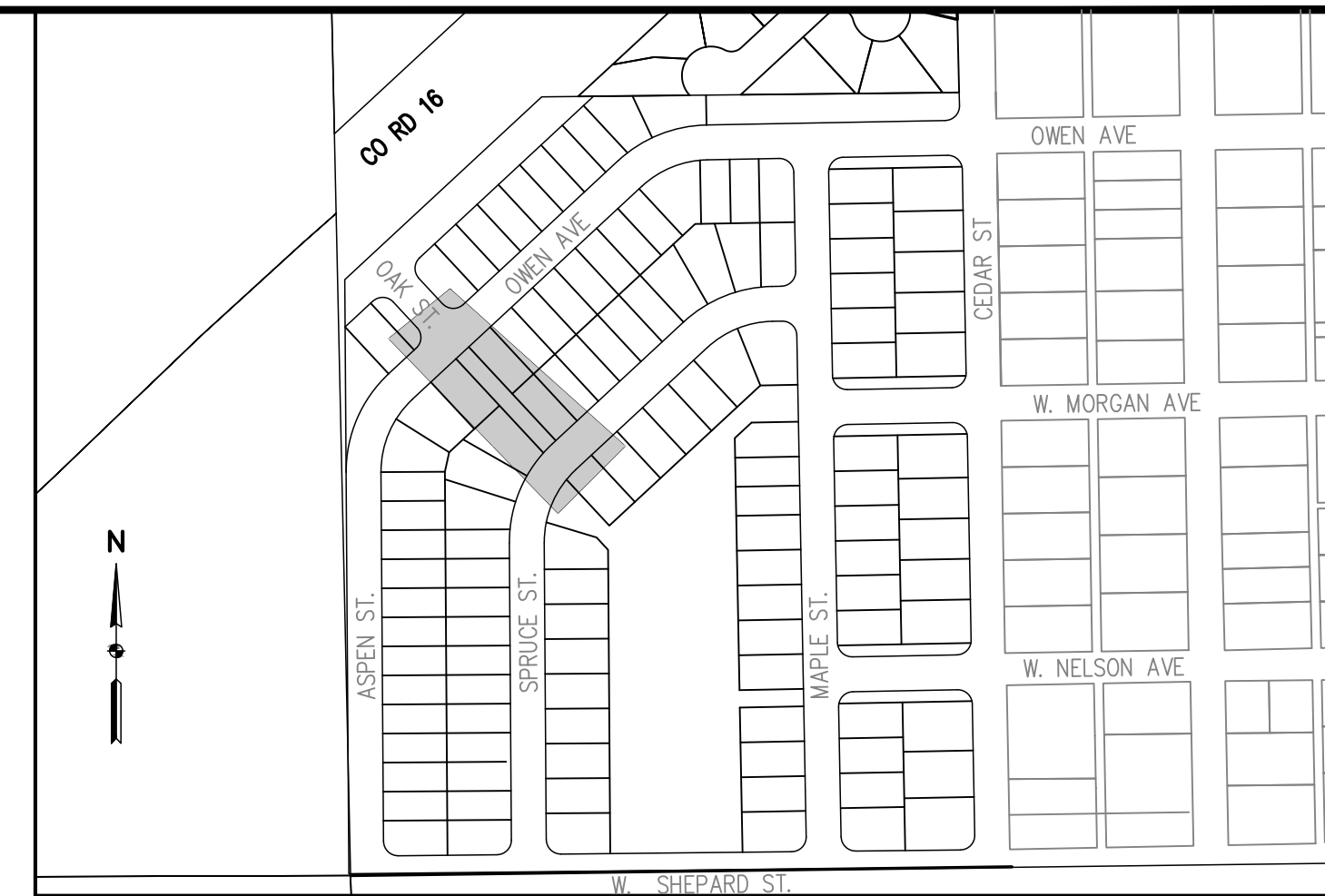
SHEET 36 OF 68

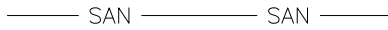




































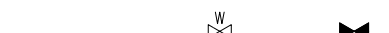


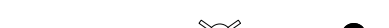
























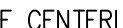
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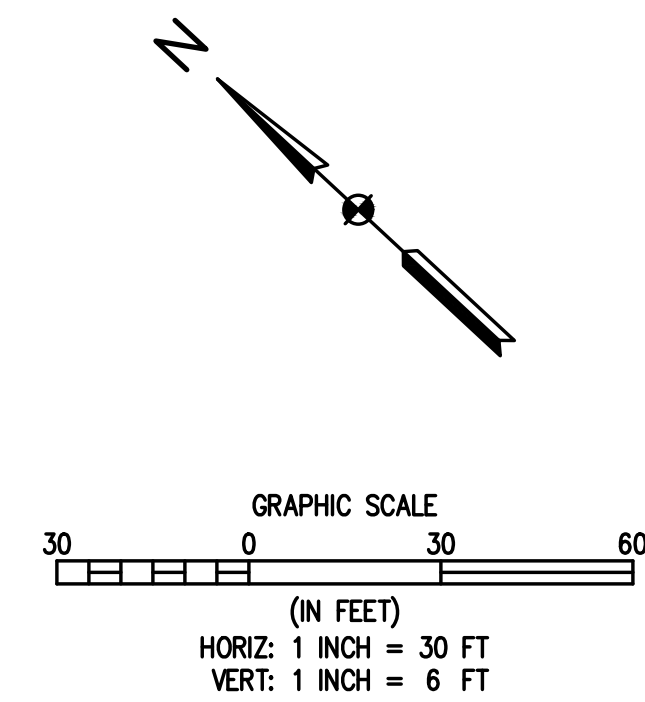
MSP COMPANIES

TOWN OF KEENESBURG



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 STORM ALIGNMENT 2&9
 WELD COUNTY

TOWN OF KEENESBURG

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FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL	06/30/2021
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DRAWING SIZE	24" X 36"
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SURVEY FIRM	SURVEY DATE
SURVEY FIRM	10/02/2020

JOB NO.	C03490
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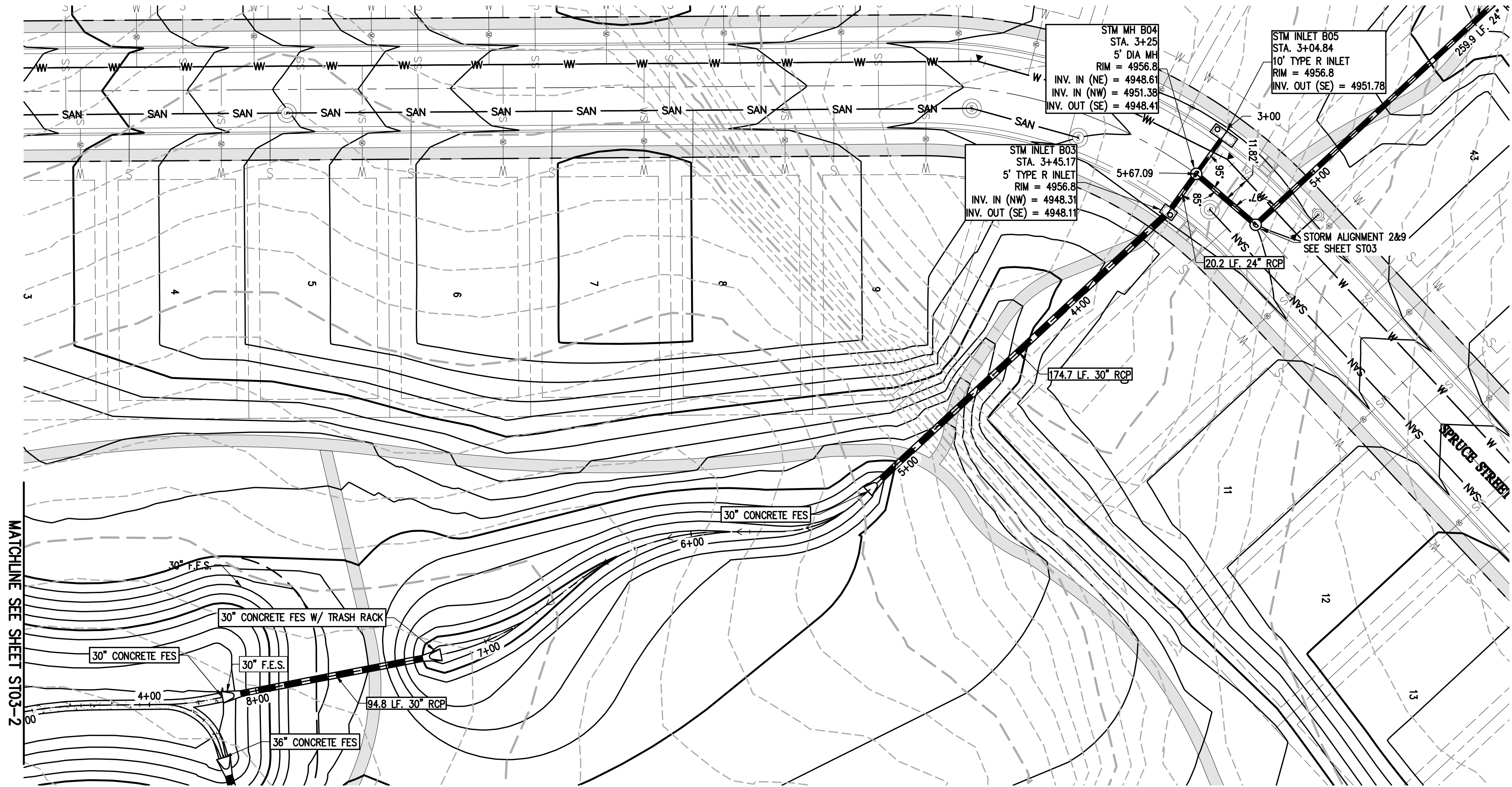
DRAWING NAME
3490 STM P&P.dwg

SHEET 37 OF 68

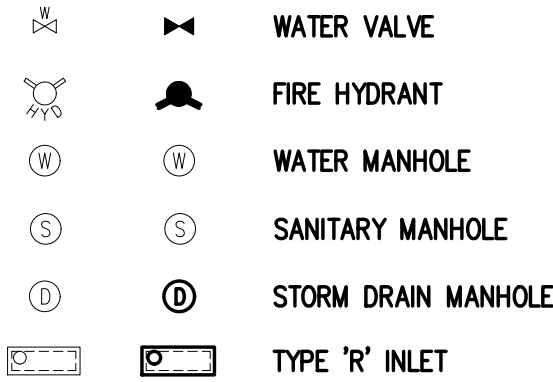
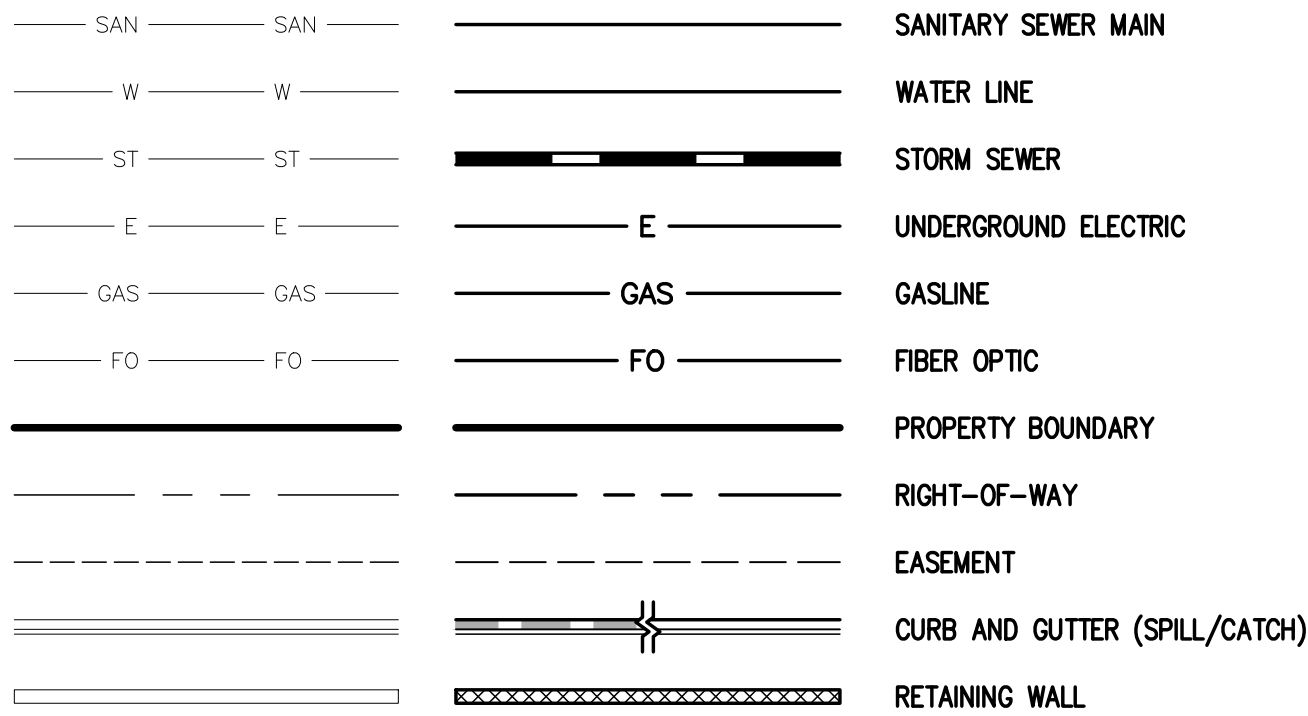
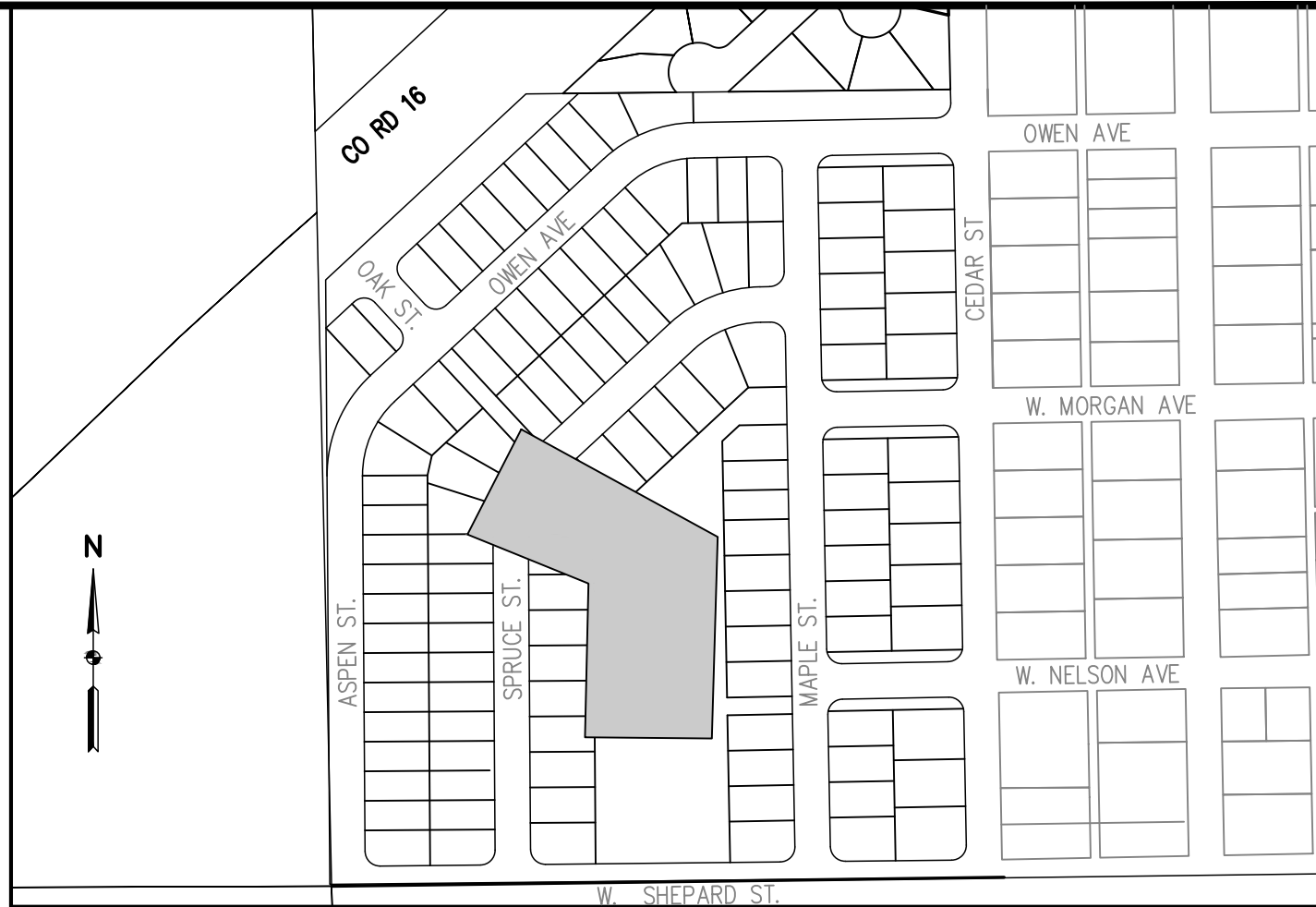
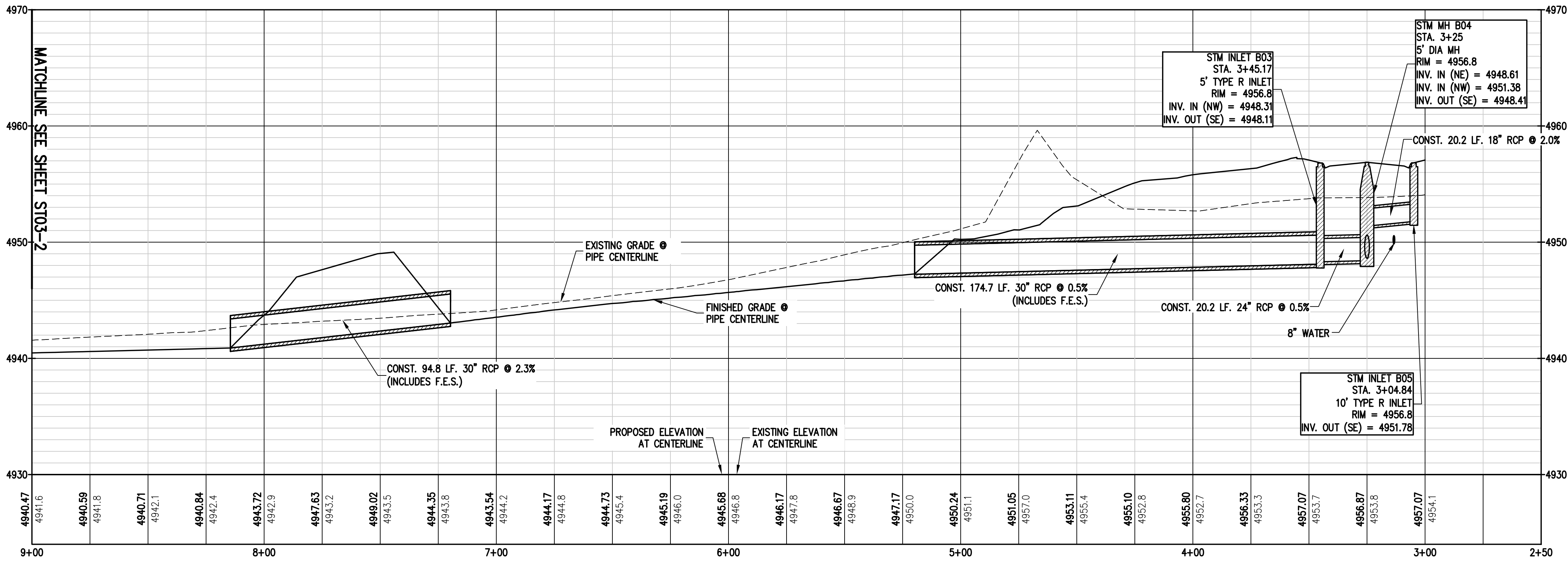
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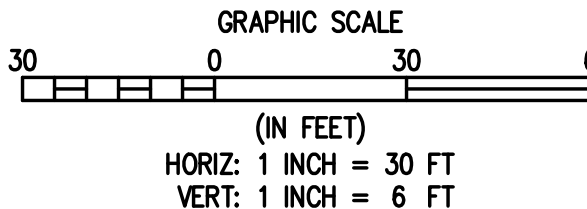
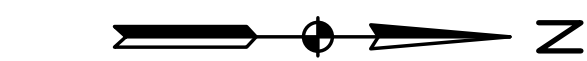


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ST04 ST04 STORM ALIGNMENT 3

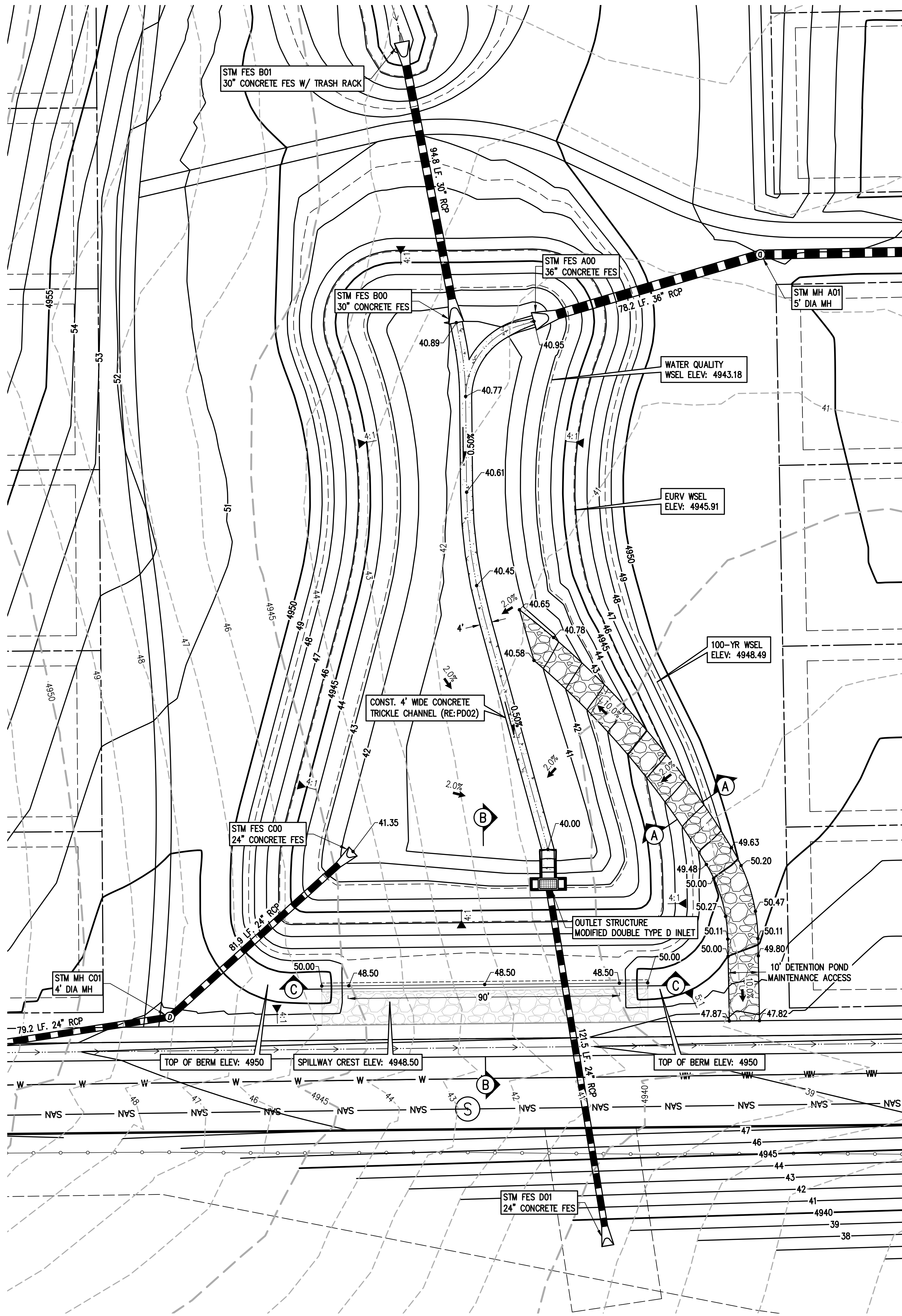


UTILITY NOTES:

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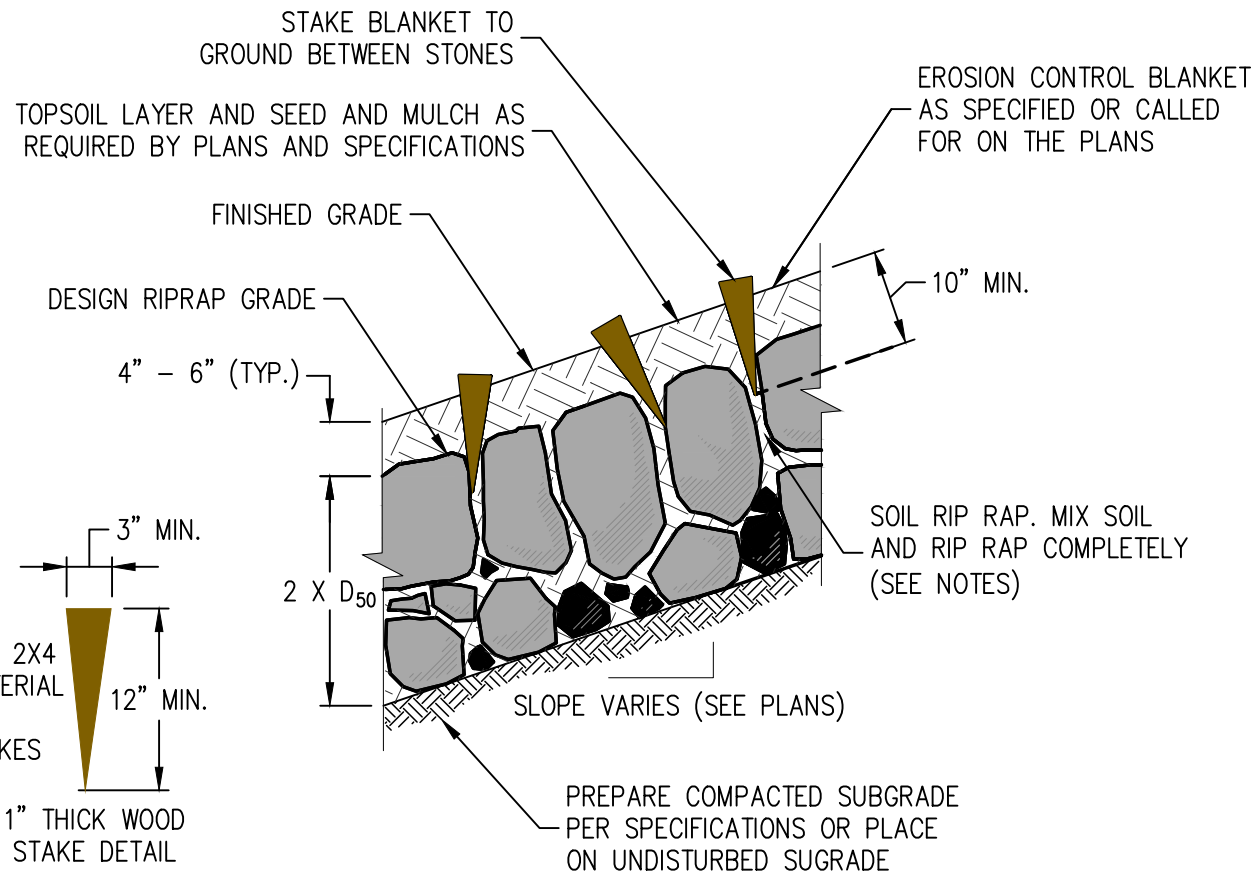


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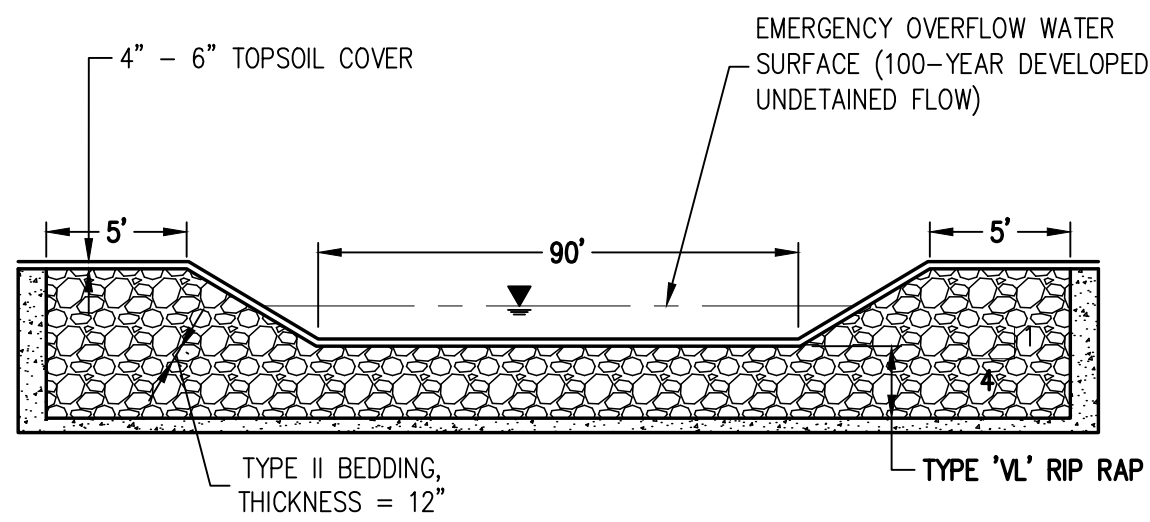
DETENTION POND SUMMARY

WQCV	0.572 ACRE-FT
WQCV WSEL	4943.18
WQCV + 100-YR	3.206 ACRE-FT
WQCV + 100-YR WSEL	4948.49
Q100 RELEASE	31.27 CFS
EMERGENCY OVERFLOW WSEL	4948.99
EMERGENCY OVERFLOW WEIR	4948.50
TOTAL VOLUME AT SPILLWAY	3.474
TOP OF BERM	4950
DRAINAGE AREA	1.277 ACRES



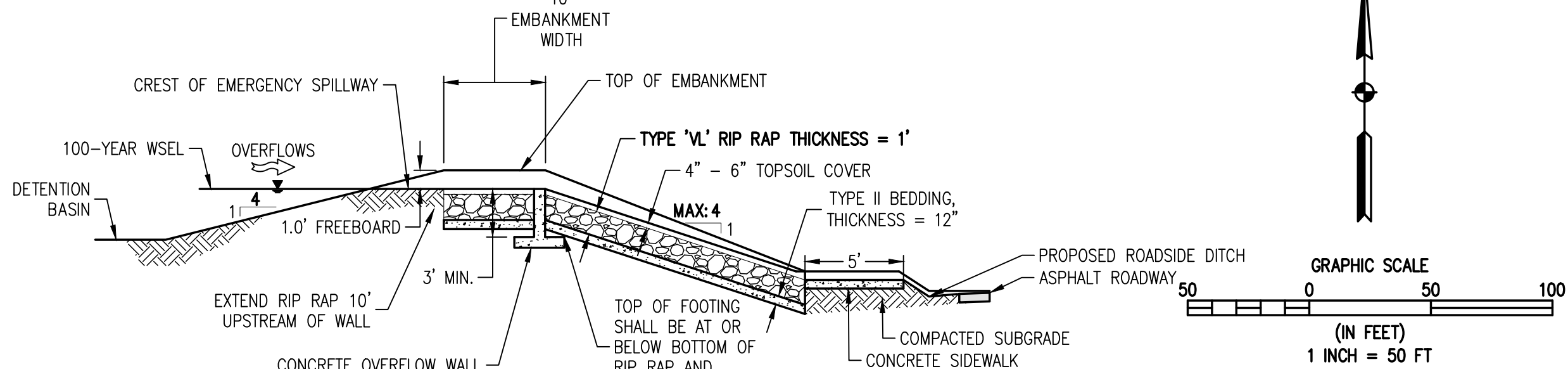
NOTES:

1. SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS. REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
2. MIX UNIFORM ALLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
3. PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE.
4. CRIMP OR TACKIFY MUCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS SPECIFICATIONS.



CHANNEL SECTION
SECTION C-C

CONCRETE OVERFLOW WALL



EMERGENCY SPILLWAY PROFILE
SECTION B-B

MAINTENANCE ACCESS ROAD
SECTION A-A

ALL-WEATHER
ROAD BASE

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	PROPERTY BOUNDARY
---	---	RIGHT-OF-WAY
---	---	LOT LINE
---	---	EASEMENT
---	---	BUILDING SETBACK
---	---	CURB AND GUTTER (SPILL/CATCH)
---	---	CHAINLINK FENCE
---	---	WATER LINE
---	---	SANITARY SEWER MAIN
---	---	OVERHEAD UTILITY

EXISTING SYMBOLS	PROPOSED SYMBOLS	SPOT ELEVATION
25.44	25.36	NOMINAL SLOPE ON CUT OR FILL
3:1	3:1	FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
3:1	3:1	FLOW DIRECTION, TYPICALLY IN GRASSED SWALE
3:1	3:1	FLOW DIRECTION, TYPICALLY IN FLOWLINE

1
GRO2 GRO2

- NOTES:
1. MAX SLOPE = 4:1
 2. THESE PLANS DO NOT REFLECT STREET CORES.
 3. "T" INDICATES A TRANSITION IN THE LOT STYLE OF GRADING.
 4. SEE SHEETS EC01 AND EC02 FOR EROSION CONTROL.



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DATE

PREPARED BY

REVISION DESCRIPTION

WELD COUNTY

MSP COMPANIES

VISTA WEST SUBDIVISION

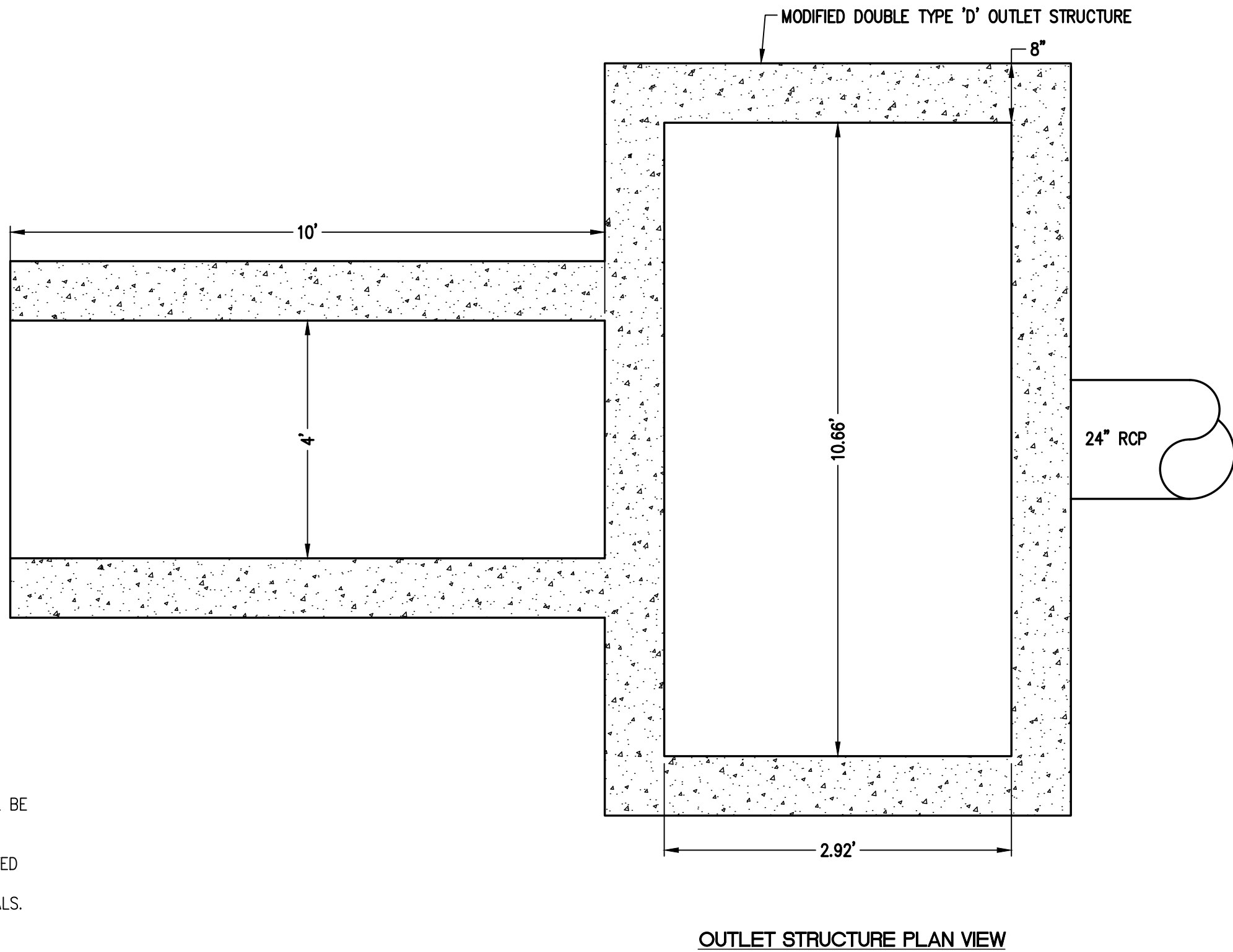
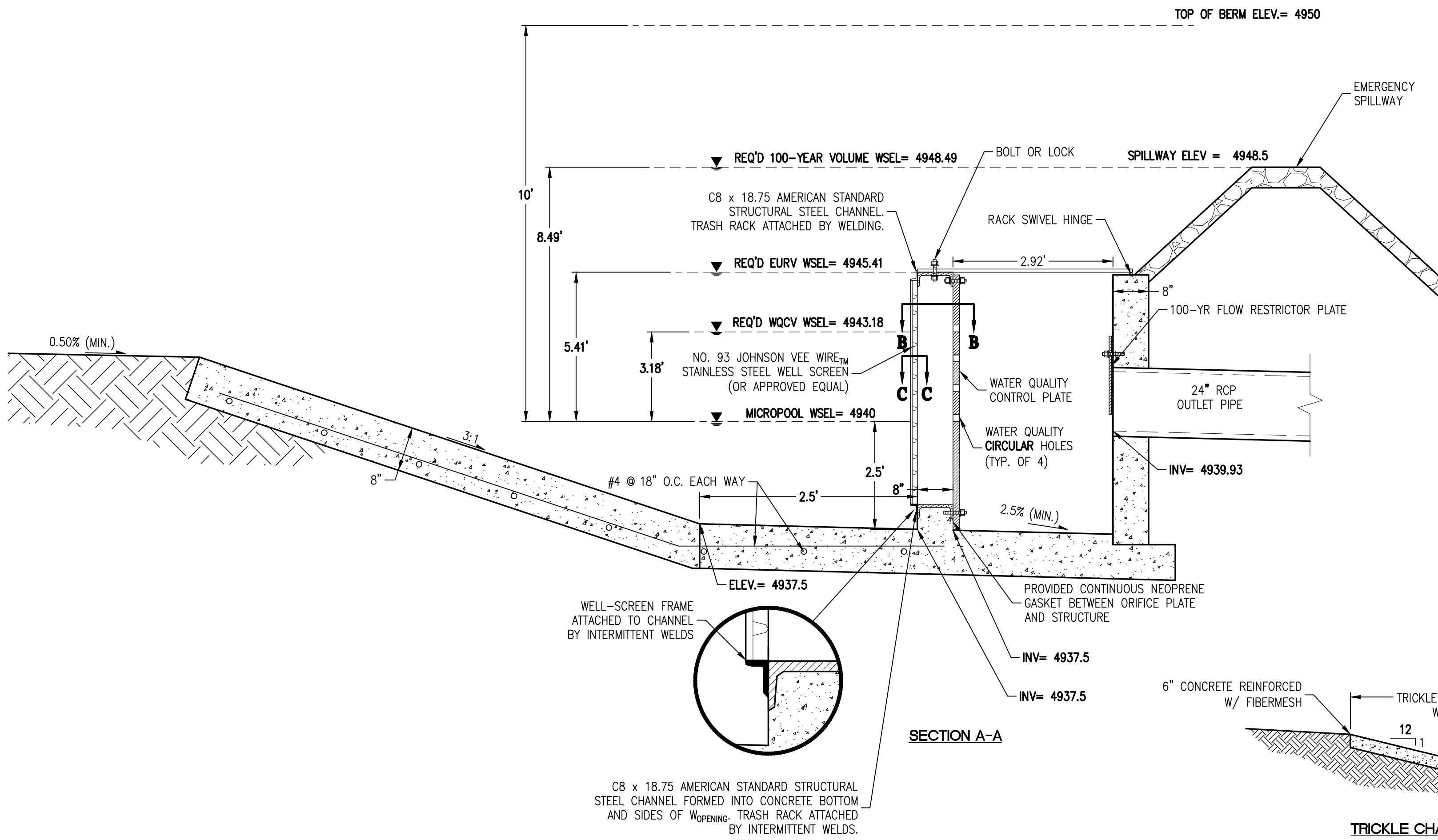
DETENTION POND PLAN

TOWN OF KEENESBURG

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FOR AND ON BEHALF OF BASELINE CORPORATION	INITIAL SUBMITTAL	06/30/2021
DRAWING SIZE	24" X 36"	
SURVEY FIRM	SURVEY DATE	10/02/2020
JOB NO.	C03490	
DRAWING NAME	3490 Pond Plan.dwg	
SHEET	40	OF 68
	PD01	



ORIFICE PLATE NOTES

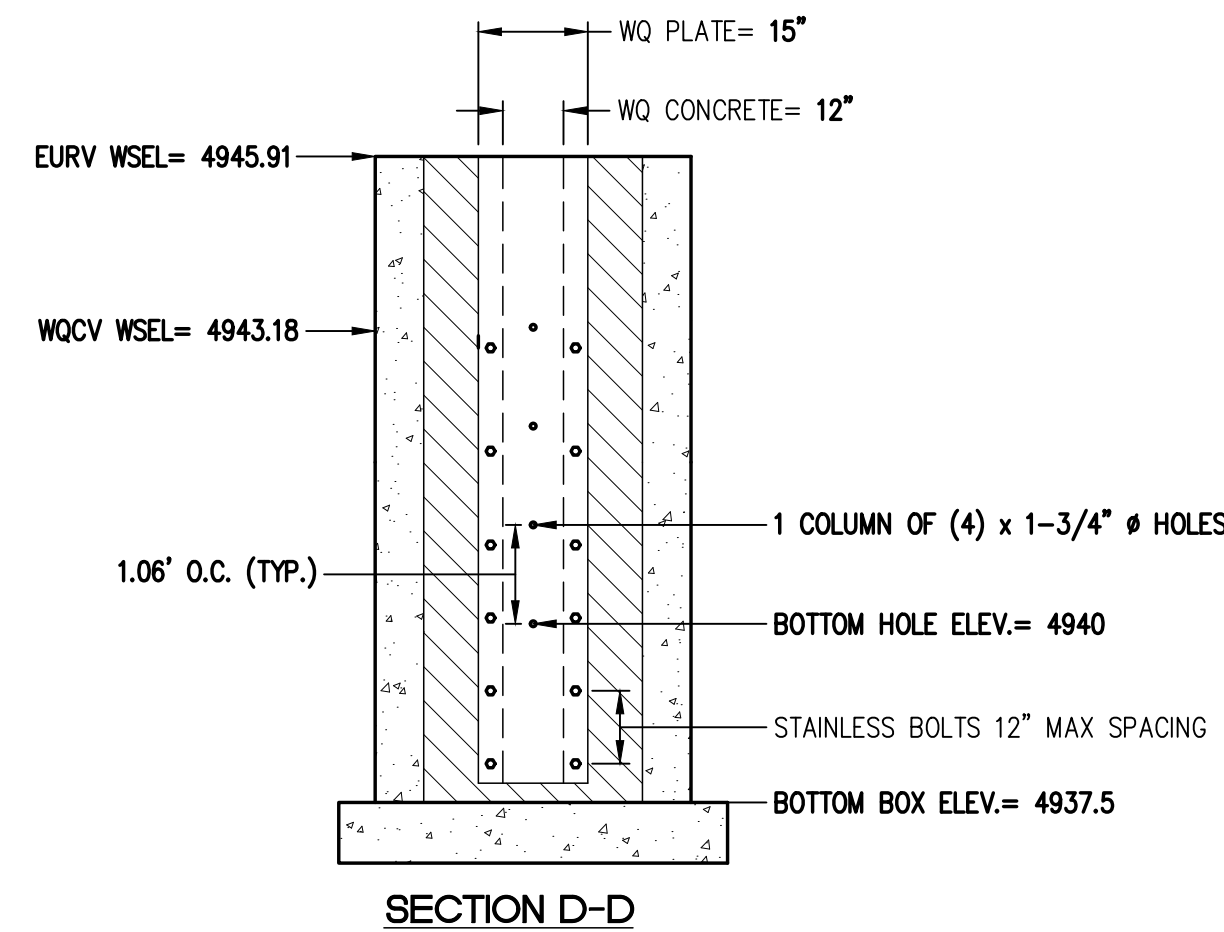
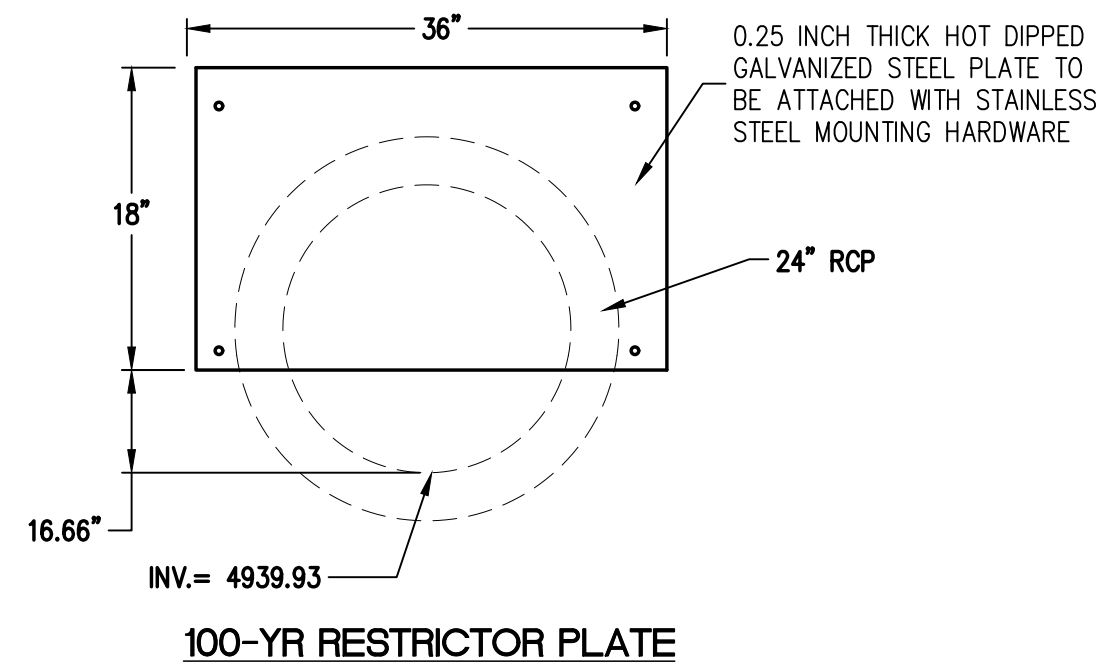
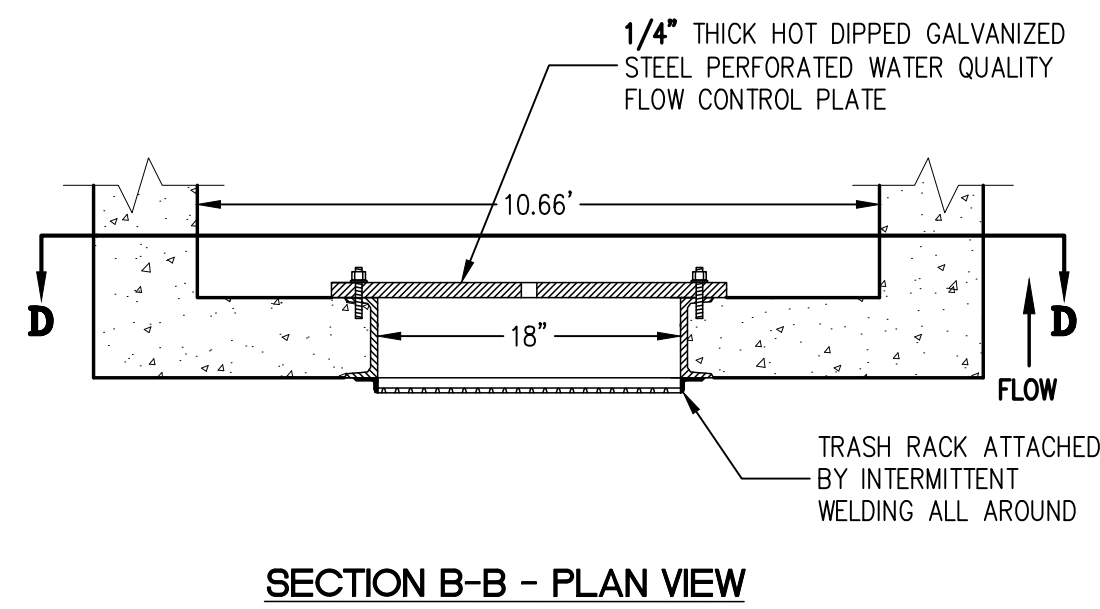
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
2. BOLT 1/4" THICK PLATE TO CONCRETE 12" MAX. ON CENTER.

EXCESS URBAN RUNOFF (EURV) WATER QUALITY (WQ) TRASH RACKS

1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA (R VALUE).
4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

OVERFLOW SAFETY GRATES

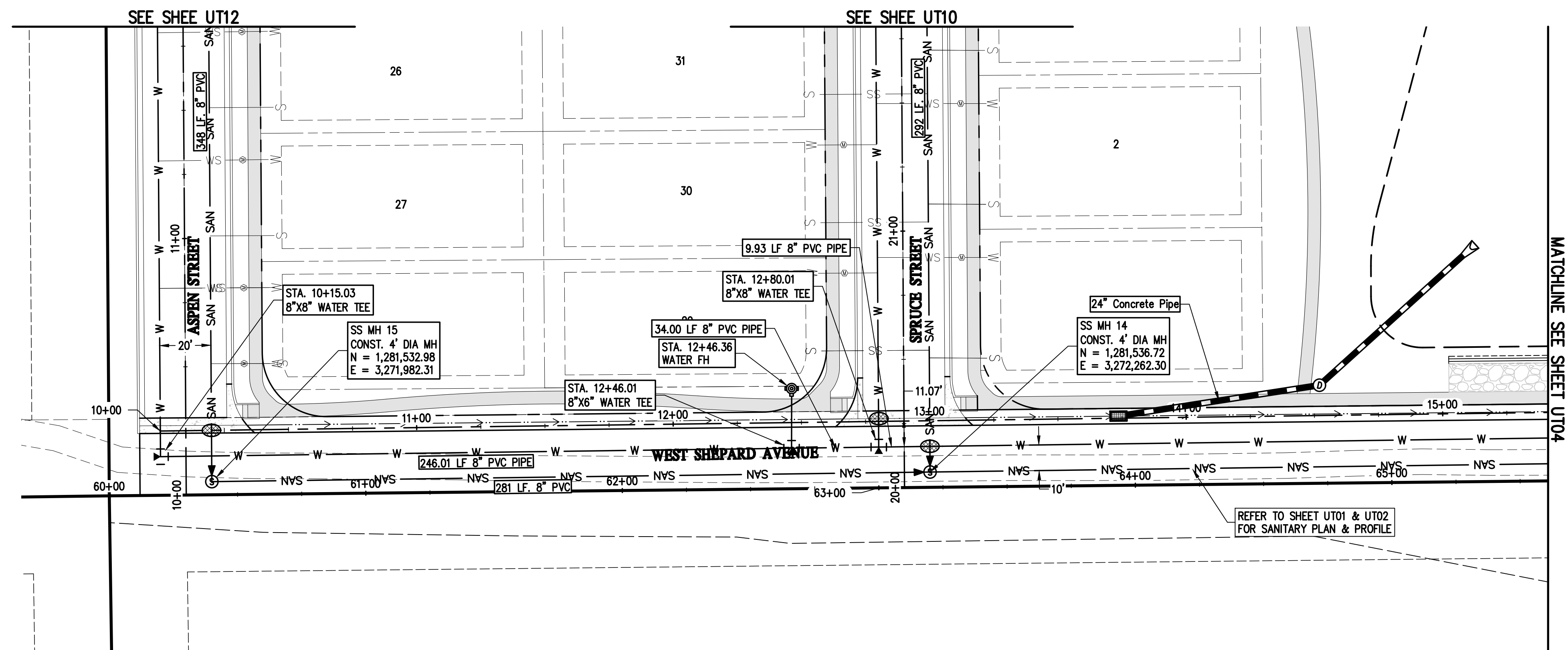
1. ALL SAFETY GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
2. SAFETY GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. SAFETY GRATES SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.



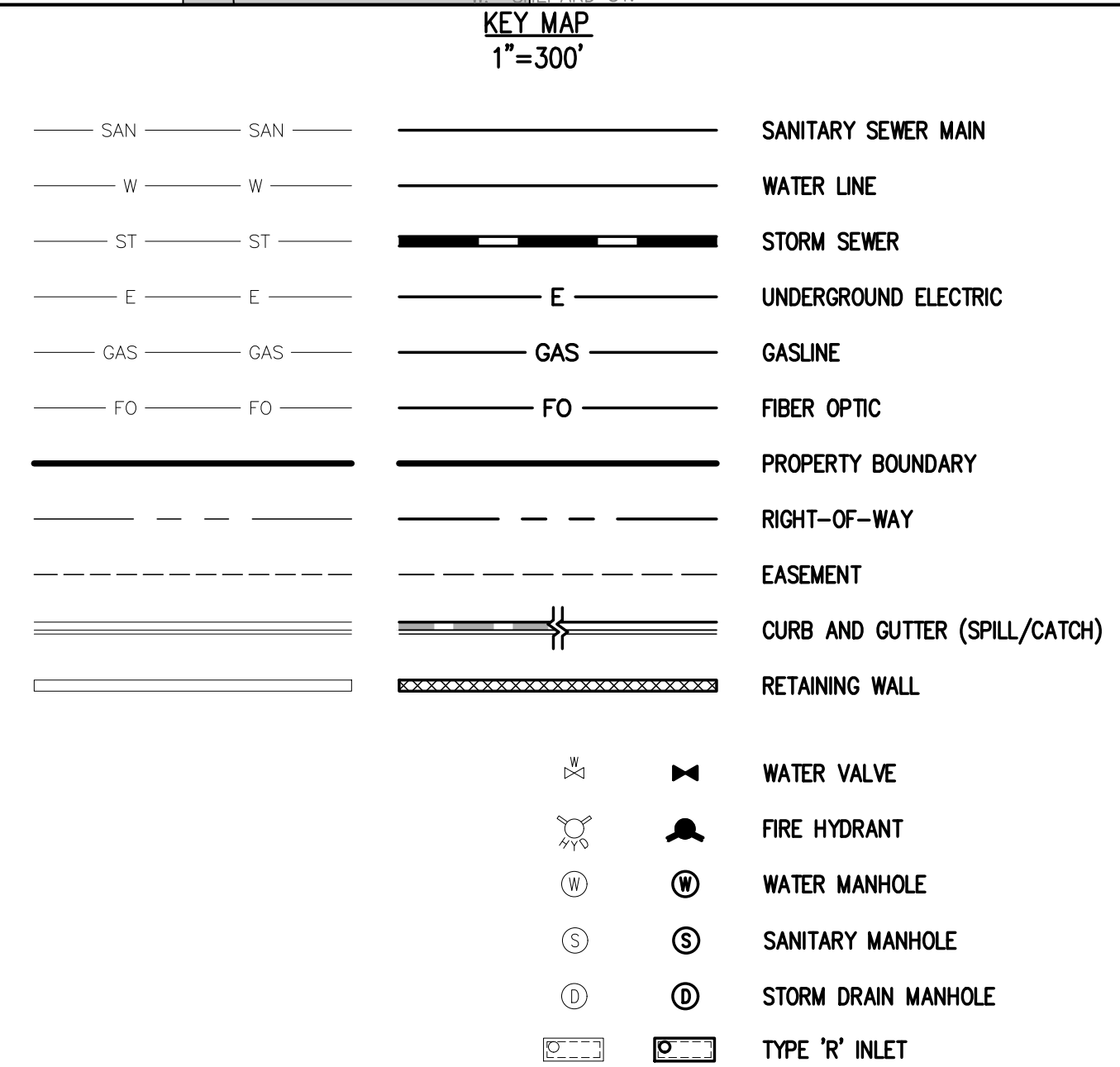
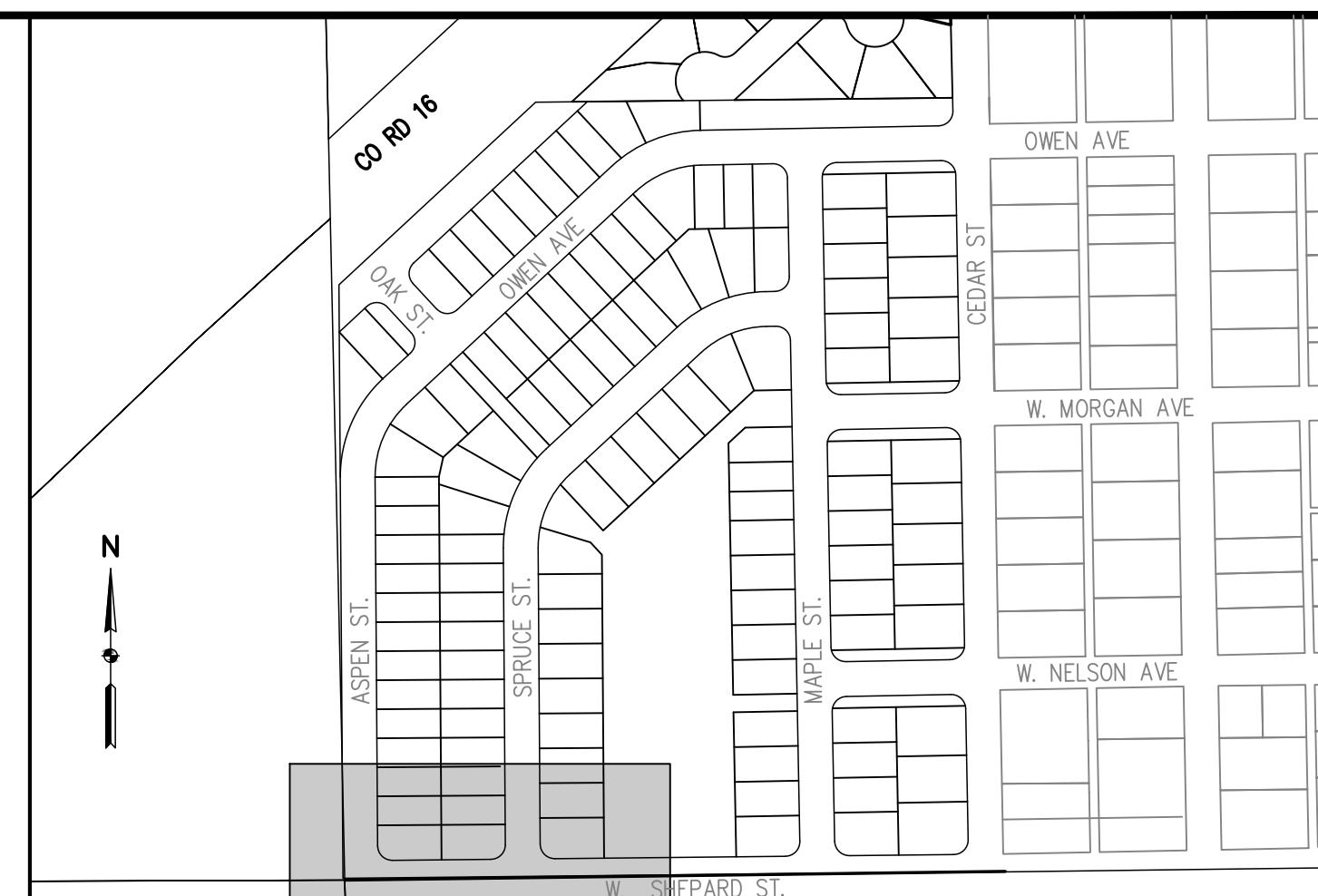
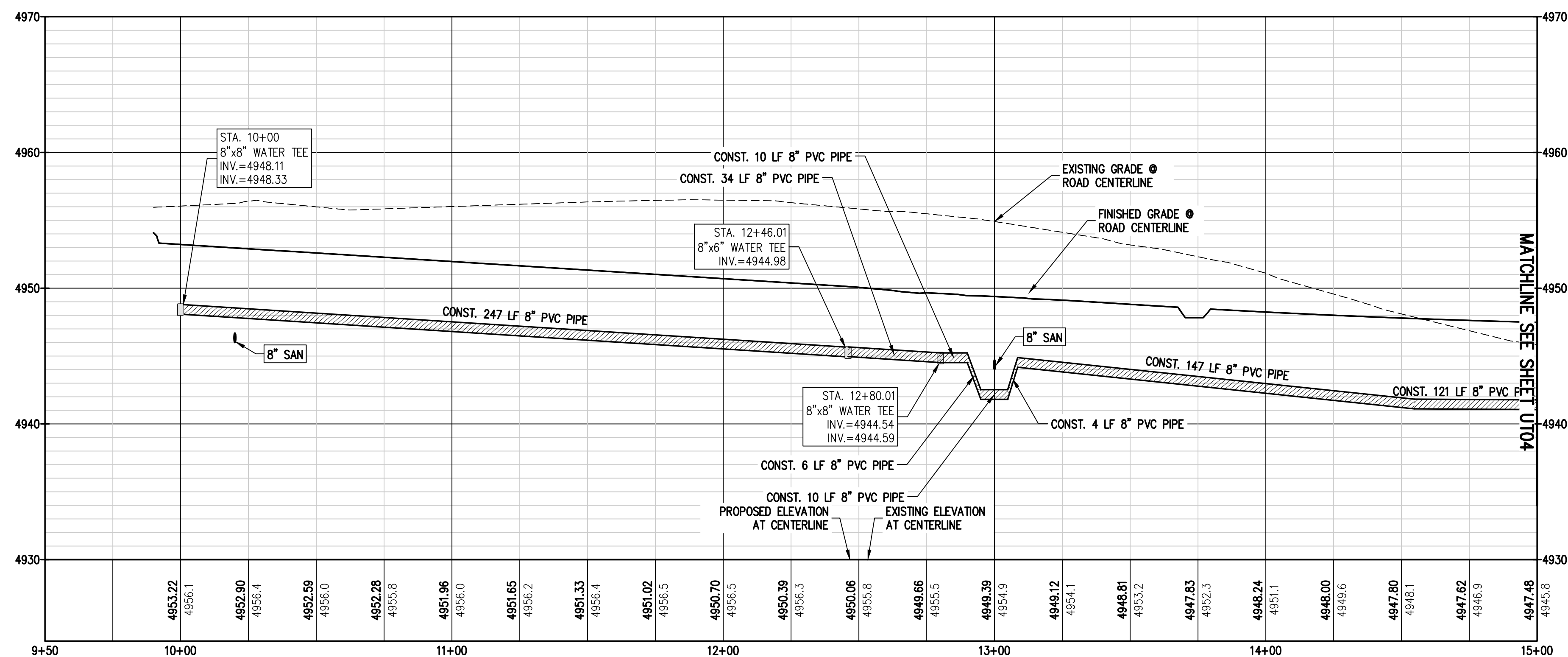
BASELINE Engineering • Planning • Surveying 12 N RIBEY DRIVE SUITE 210 • GOLDEN, COLORADO 80403 P. 303.940.9966 • F. 303.940.9968 • www.baselinecorp.com		DESIGNED BY SPC	DRAWN BY JRJ	CHECKED BY MLL
DATE	PREPARED BY	REVISION DESCRIPTION	TOWN OF KEENESBURG	
			WELD COUNTY	
			VISTA WEST SUBDIVISION	
			DETENTION POND DETAILS	
FOR AND ON BEHALF OF BASELINE CORPORATION		PREPARED UNDER THE DIRECT SUPERVISION OF	MSP COMPANIES	
INITIAL SUBMITTAL		06/30/2021	24" x 36"	
SURVEY FIRM		10/02/2020	3490 Pond Plan.dwg	
JOB NO.		C03490	SHEET 41 OF 68	
DRAWING NAME			PD02	



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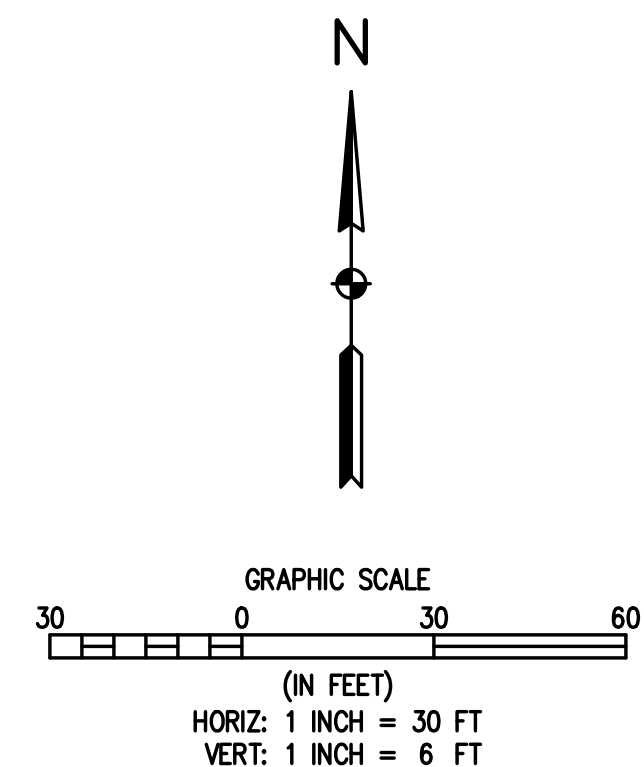


1 WATER PLAN & PROFILE SHEPARD AVE 1
UT03 | UT03



UTILITY NOTES:

1. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
2. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 10 FEET.



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DATE						
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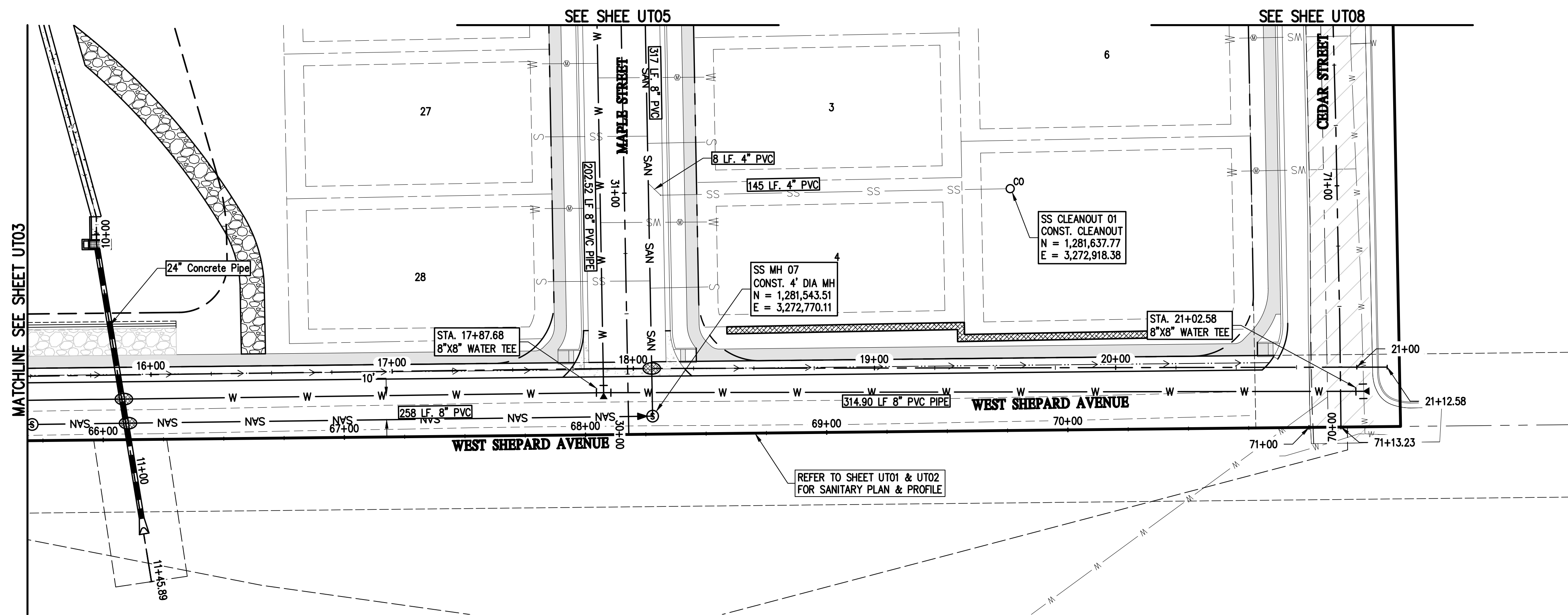
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FOR AND ON BEHALF OF
BASELINE CORPORATION

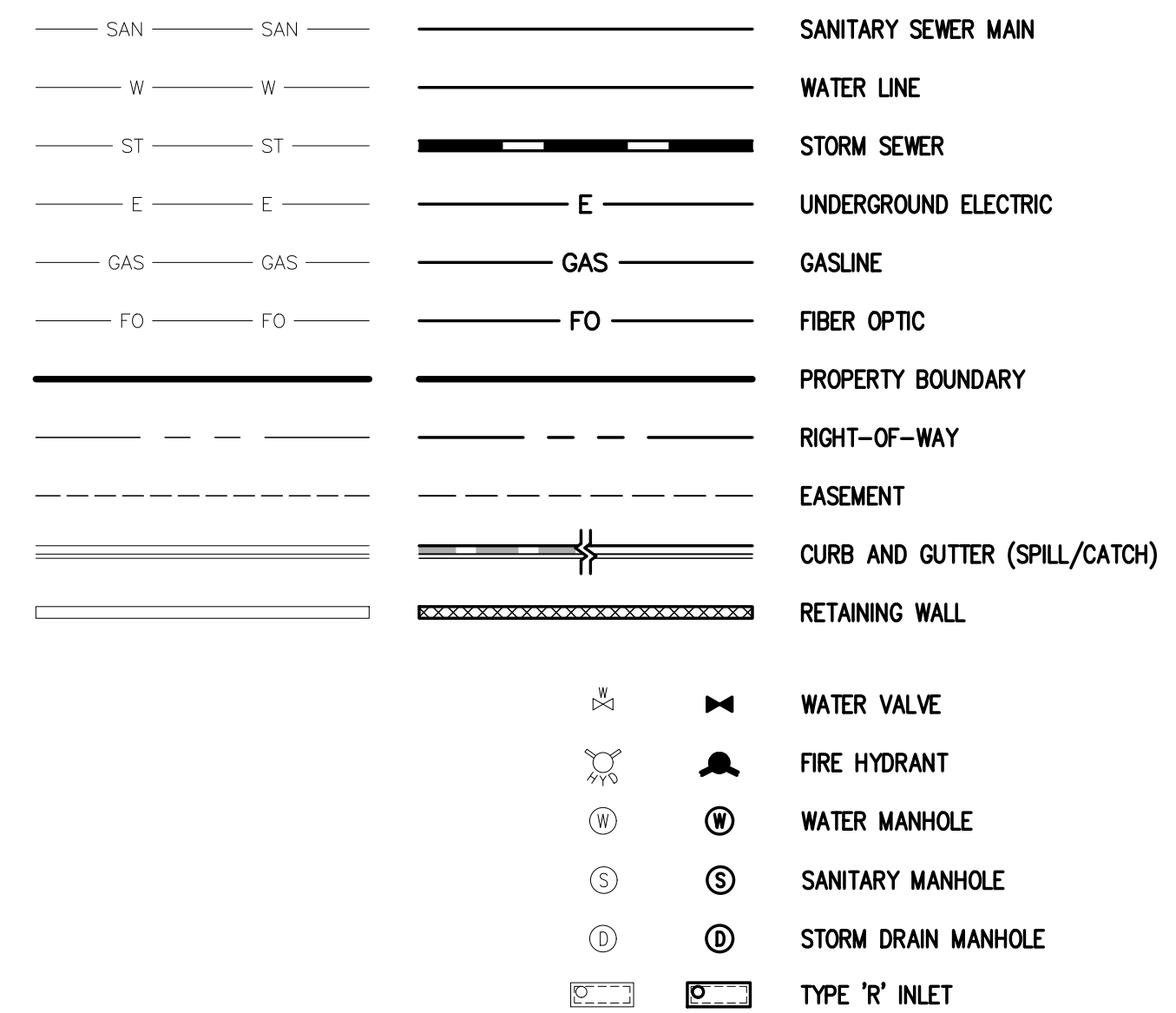
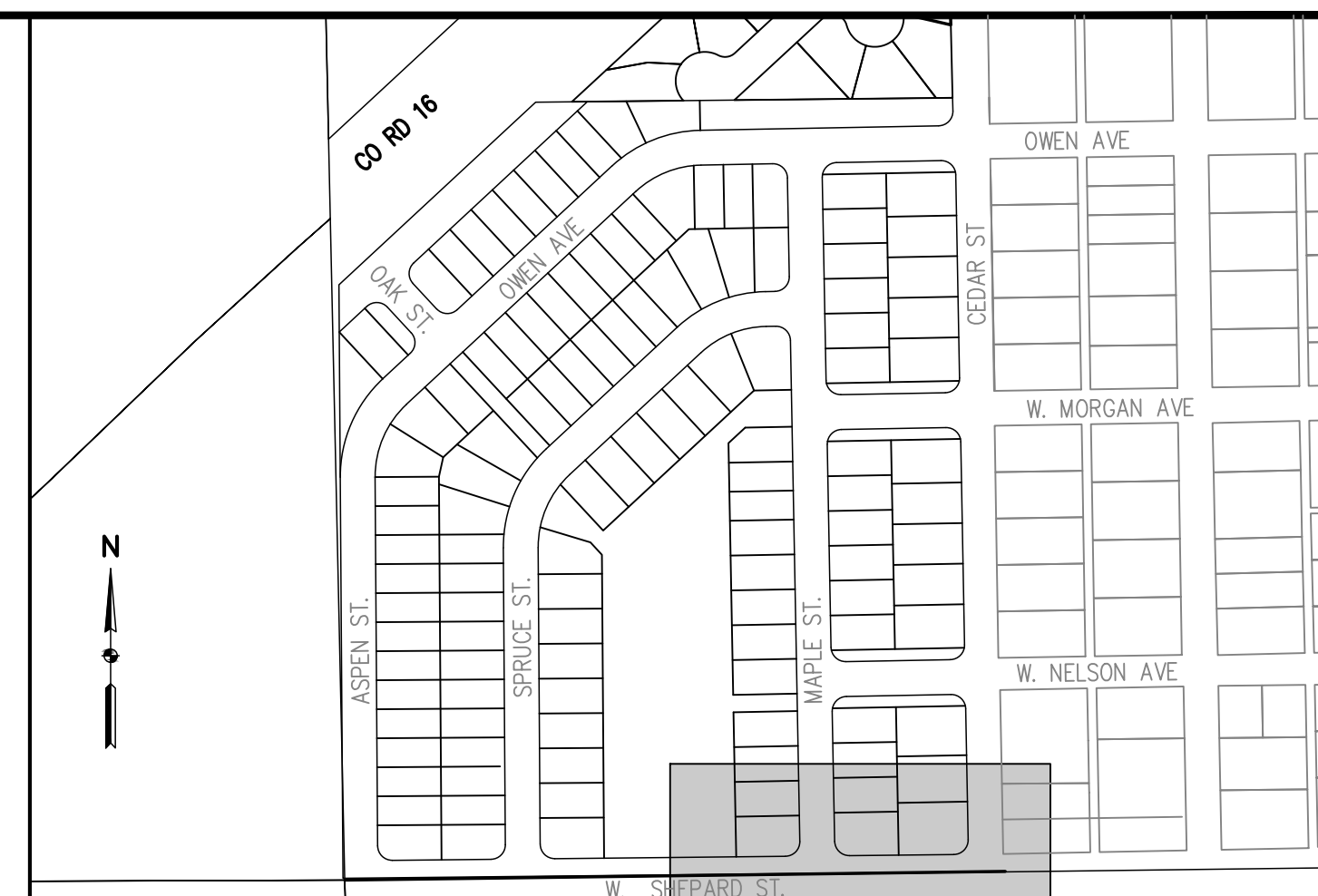
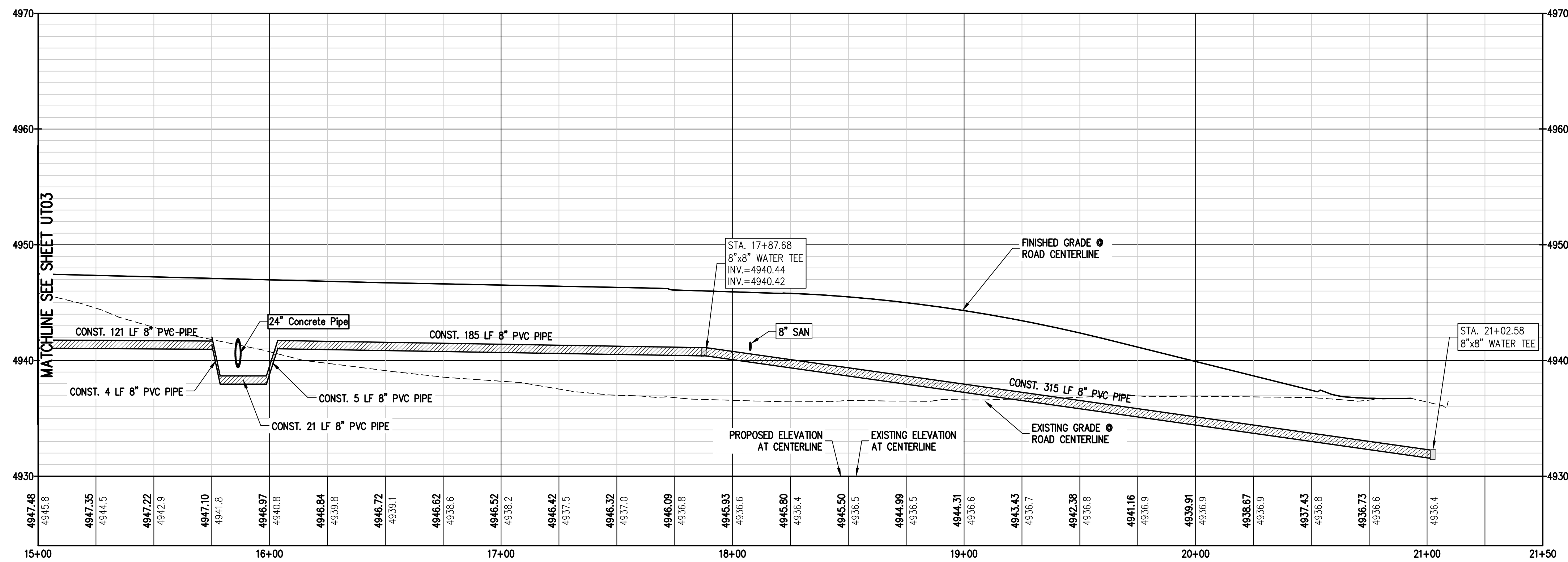
INITIAL SUBMITTAL 06/30/2021

DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
SURVEY FIRM	10/02/2020
JOB NO.	C03490

3490 UTILITY P&P.dwg
SHEET 44 OF 68
UTO3

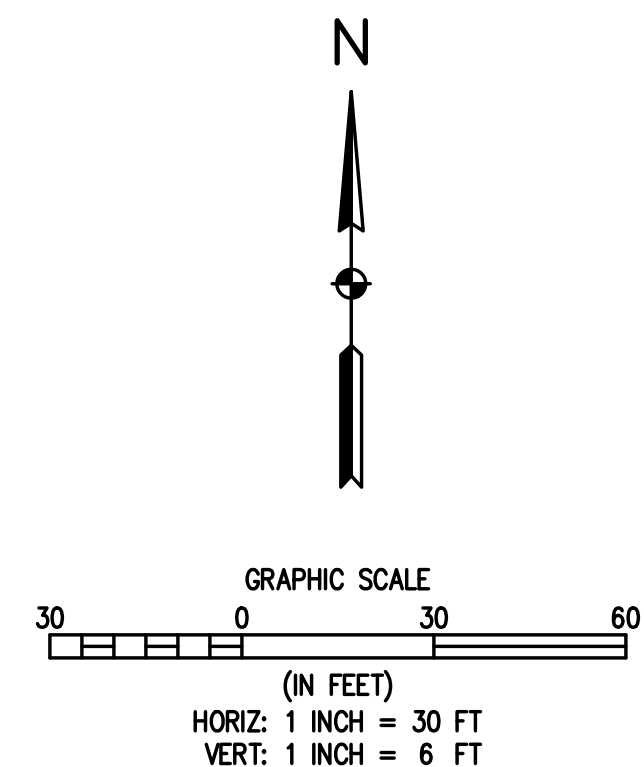


1 WATER PLAN & PROFILE SHEPARD AVE 2
UT04 UT04



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PREPARED BY	DATE

REVISION	DESCRIPTION

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MSP COMPANIES

VISTA WEST SUBDIVISION

WATER PLAN & PROFILE SHEPARD AVE 2

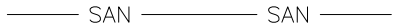





















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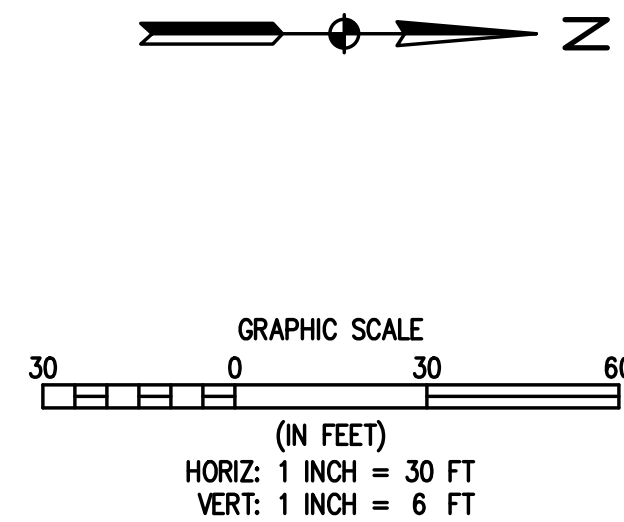
FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	06/30/2021
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
SURVEY FIRM	10/02/2020
JOB NO.	C03490
DRAWING NAME	
3490 UTILITY P&P.dwg	
SHEET	45 OF 68

UT04

Map of the area around the intersection of W. Shepard St. and W. Morgan Ave. in the City of Portland. The map shows a grid of streets including W. Shepard St., W. Morgan Ave., W. Nelson Ave., Cedar St., Maple St., Spruce St., Oak St., and Aspen St. A shaded area is highlighted along W. Morgan Ave. between Cedar St. and Maple St. A north arrow is located in the bottom left corner.

		SANITARY SEWER MAIN
		WATER LINE
		STORM SEWER
		UNDERGROUND ELECTRIC
		GASLINE
		FIBER OPTIC
		PROPERTY BOUNDARY
		RIGHT-OF-WAY
		EASEMENT
		CURB AND GUTTER (SPILL/CATCH)
		RETAINING WALL

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RELIMINARY FOR DISCUSSION

INSTA

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL	06/30/2021
DRAWING SIZE	24" X 36"

SURVEY FIRM	10/02/2020
JOB NO.	C03490

3490 UTILITY P&P.dwg
SHEET 47 OF 68

0106

SS MH 01
 STA. 73+32.22
 CONST. 4' DIA MH
 RIM = 4947.8
 INV. IN (N) = 4937.85
 INV. IN (S) = 4937.85
 INV. IN (W) = 4937.85
 INV. OUT (E) = 4937.65
 DEPTH = 10.2'

SS MH 03
 STA. 71+91.36
 CONST. 4' DIA MH
 RIM = 4943.1
 INV. OUT (N) = 4938.53
 DEPTH = 4.7'

CONST. 136 LF. 8" PVC
 SANITARY SEWER LINE @ 0.5%

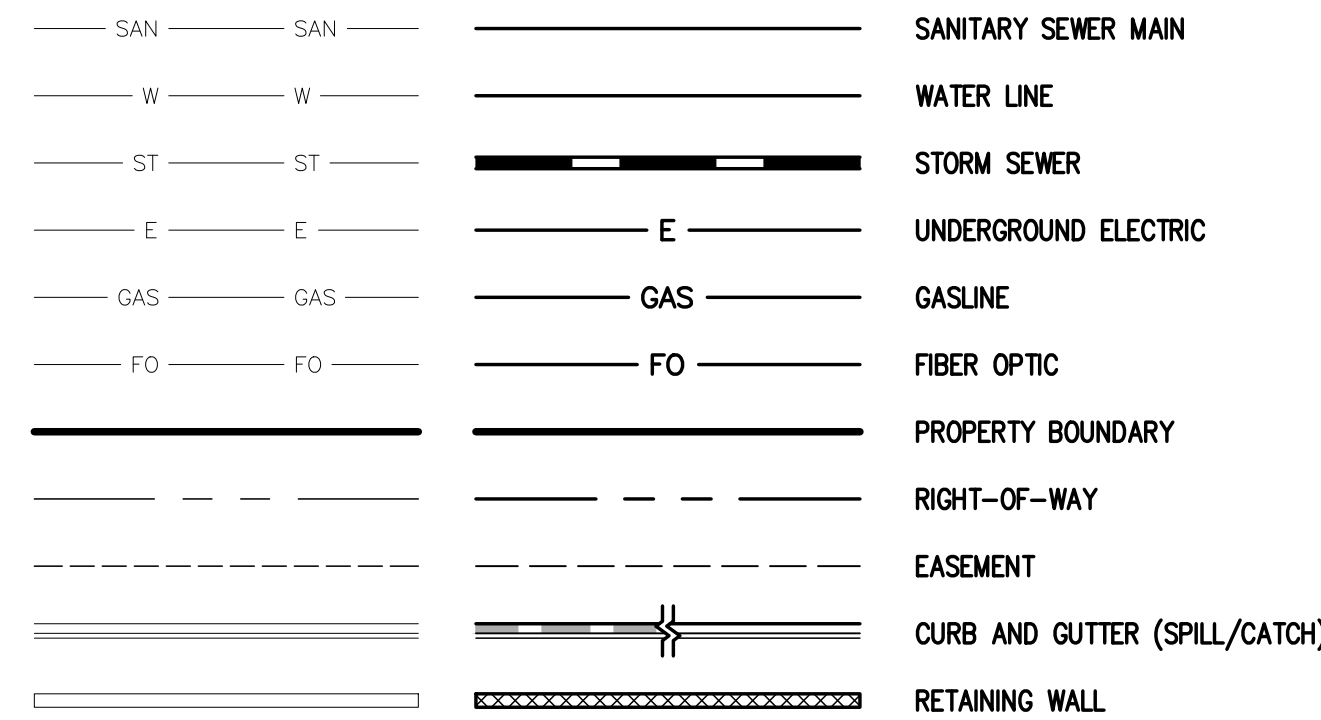
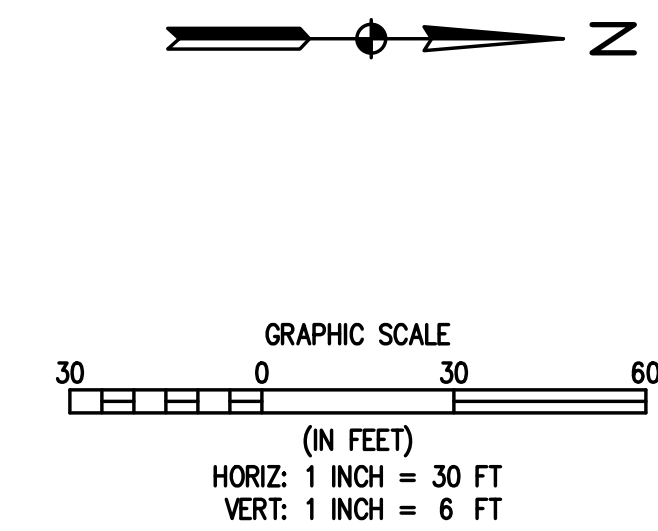
CONST. 408 LF. 8" PVC
 SANITARY SEWER LINE @ 0.5%

PROPOSED ELEVATION AT CENTERLINE
 EXISTING ELEVATION AT CENTERLINE

FINISHED GRADE @ ROAD CENTERLINE
 EXISTING GRADE @ ROAD CENTERLINE

Matchline SEE SHEET U109

Station	Elevation
69+50	4935.80
70+00	4935.6
70+50	4936.74
71+00	4936.7
71+50	4937.71
72+00	4937.7
72+50	4938.79
73+00	4938.6
73+50	4939.87
74+00	4939.9
74+50	4940.94
75+00	4940.9
75+50	4941.84
76+00	4941.8
76+50	4942.72
77+00	4942.7
77+50	4943.58
78+00	4943.6
78+50	4944.42
79+00	4944.4
79+50	4945.25
80+00	4945.2
80+50	4946.08
81+00	4946.1
81+50	4946.92
82+00	4946.9
82+50	4947.75
83+00	4947.7
83+50	4948.36
84+00	4948.4
84+50	4948.79
85+00	4948.8
85+50	4949.21
86+00	4949.2
86+50	4949.50
87+00	4949.5
87+50	4949.74
88+00	4949.7
88+50	4949.94
89+00	4949.9
89+50	4950.16
90+00	4950.2
90+50	4950.40
91+00	4950.4
91+50	4950.56
92+00	4950.6
92+50	4950.69
93+00	4950.7
93+50	4950.80
94+00	4950.8
94+50	4950.99
95+00	4951.0
95+50	4951.26
96+00	4951.3

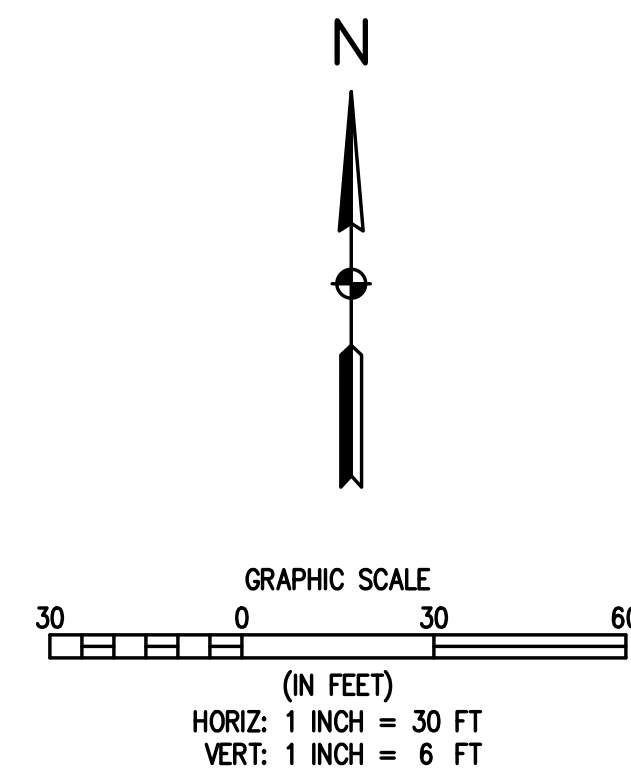


1. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
2. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 10 FEET.

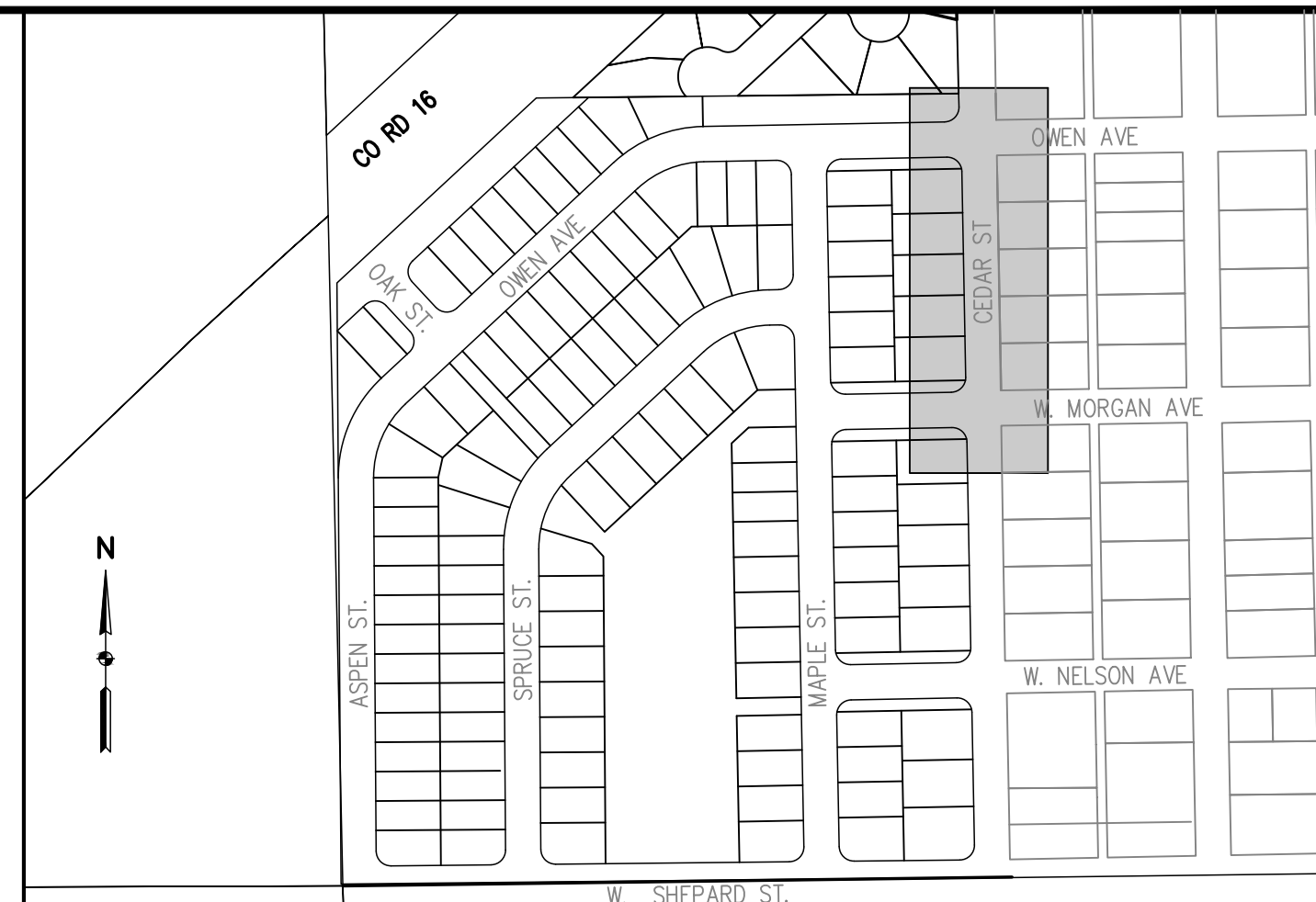
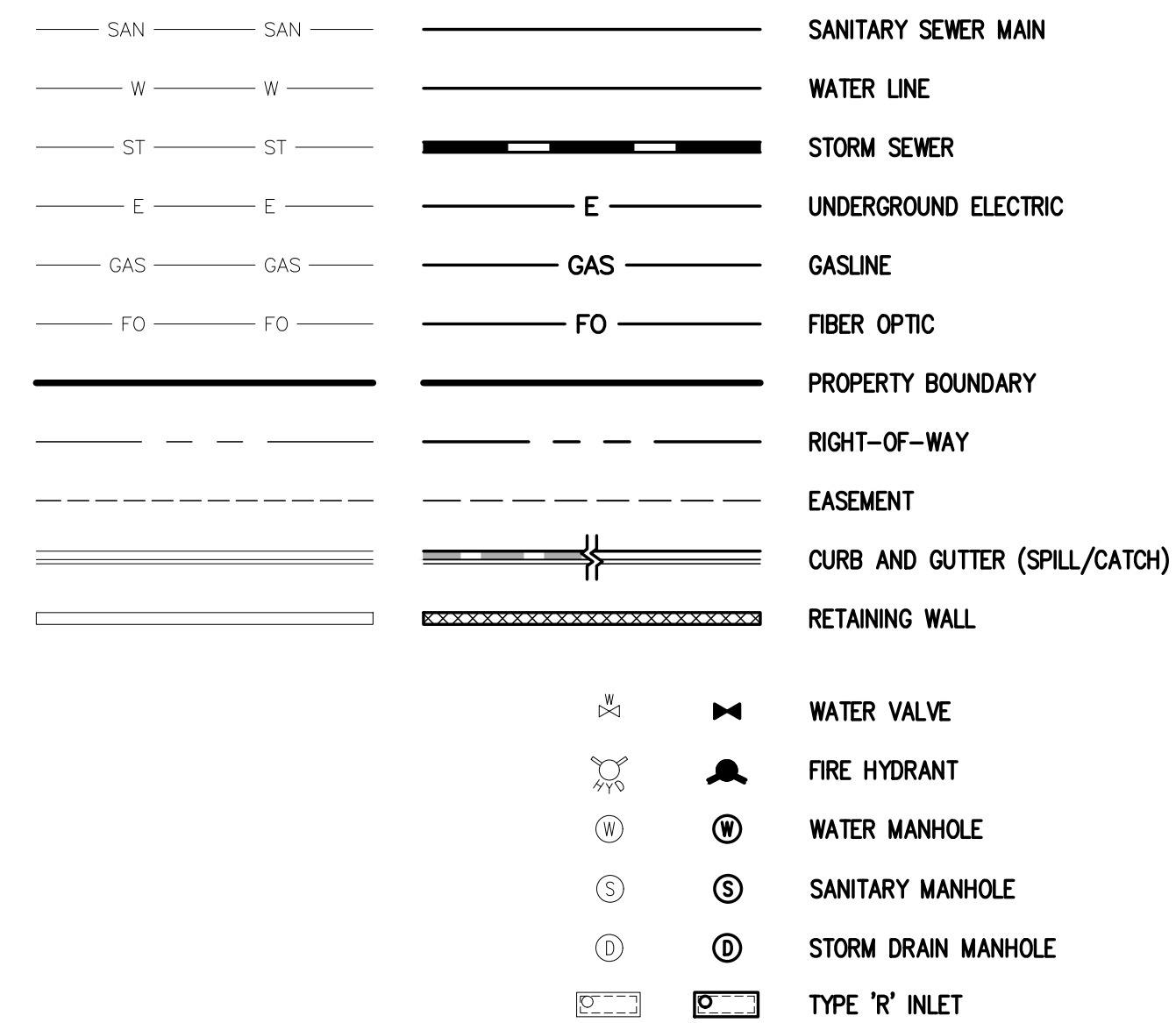
<div>DESIGNED BY SPC</div> <div>DRAWN BY JRJ</div> <div>CHECKED BY MLL</div>		<div>DATE</div>	
REVISION DESCRIPTION		PREPARED BY	
MSP COMPANIES		WELD COUNTY	
TOWN OF KEENESBURG		VISTA WEST SUBDIVISION	
		UTILITY PLAN & PROFILE CEDAR ST	
PREPARED UNDER THE DIRECT SUPERVISION OF			
<div>PRELIMINARY NOT FOR CONSTRUCTION</div>			
FOR AND ON BEHALF OF BASELINE CORPORATION			
INITIAL SUBMITTAL		06/30/2021	
DRAWING SIZE		24" X 36"	
SURVEY FIRM		SURVEY DATE	
3490 UTILITY P&P.dwg		10/02/2020	
JOB NO.		C03490	
DRAWING NAME			
3490 UTILITY P&P.dwg			
SHEET		49 OF 68	
UT08			

Profile view of a sanitary sewer line. The vertical axis shows elevation in feet, ranging from 4930 to 4960. The horizontal axis shows stationing from 76+50 to 83+00. The profile includes the existing ground surface (dashed line), the existing sanitary sewer line (solid line), and the proposed sanitary sewer line (thick solid line). Two manholes are shown: Manhole 24 at station 77+34.68 and Manhole 02 at station 81+42.13. The proposed sanitary sewer line is a 408 LF, 8" PVC pipe with a 0.5% slope. The finished grade is shown as a dashed line. The road centerline is also indicated.

Station	Existing Elevation at Centerline	Proposed Elevation at Centerline
76+50	4951.3	4951.26
77+00	4951.5	4951.72
77+34.68	4951.8	4951.90
78+00	4951.9	4952.07
78+23	4952.2	4952.23
78+38	4952.4	4952.38
78+45	4952.5	4952.45
78+60	4952.6	4952.60
78+76	4952.8	4952.76
79+00	4953.0	4952.97
79+21	4953.2	4953.21
79+44	4953.4	4953.44
79+62	4953.6	4953.62
80+00	4953.8	4953.78
80+88	4953.9	4953.88
81+00	4954.0	4954.00
81+14	4954.1	4954.14
81+30	4954.3	4954.30
81+46	4954.5	4954.46
81+67	4954.7	4954.67
81+89	4954.9	4954.89
82+00	4955.0	4955.07
82+03	4955.1	4955.03
82+64	4954.6	4954.64
83+00	4954.6	4954.6




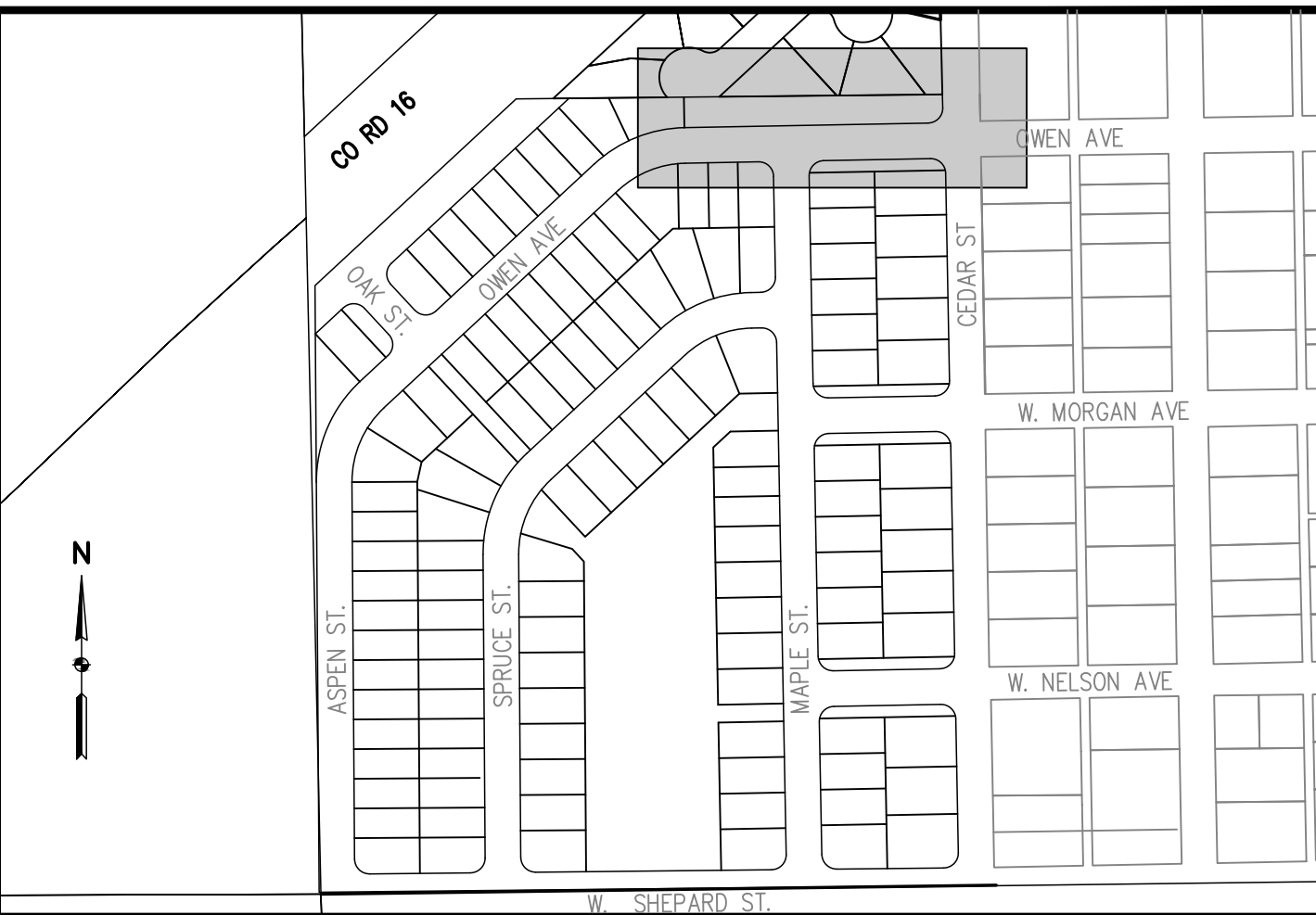
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2. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 10 FEET.



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PREPARED UNDER THE DIRECT SUPERVISION OF PRELIMINARY NOT FOR CONSTRUCTION FOR AND ON BEHALF OF BASELINE CORPORATION INITIAL SUBMITTAL 06/30/2021 DRAWING SIZE 24" X 36" SURVEY FIRM SURVEY DATE SURVEY FIRM 10/02/2020 JOB NO. C03490 DRAWING NAME 3490 UTILITY P&P.dwg SHEET 50 OF 68 UT09		TOWN OF KEENESBURG WELD COUNTY VISTA WEST SUBDIVISION UTILITY PLAN & PROFILE CEDAR ST	MSP COMPANIES REVISION DESCRIPTION PREPARED BY DATE DESIGNED BY SPC DRAWN BY DJR CHECKED BY MILL
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DESIGNED BY	SPC	DRAWN BY	JRJ
CHECKED BY	MLL		
REVISION	DESCRIPTION	PREPARED BY	DATE
		TOWN OF KEENESBURG	WELD COUNTY
		VISTA WEST SUBDIVISION	
		UTILITY PLAN & PROFILE ASPEN ST 1	
PREPARED UNDER THE DIRECT SUPERVISION OF <div> <div>PRELIMINARY</div> <div>NOT FOR</div> <div>CONSTRUCTION</div> </div>			
FOR AND ON BEHALF OF BASELINE CORPORATION			
INITIAL SUBMITAL		06/30/2021	
DRAWING SIZE		24" x 36"	
SURVEY FIRM		SURVEY DATE	
SURVEY FIRM		10/02/2020	
JOB NO.		003490	
DRAWING NAME			
3490 UTILITY P&P.dwg			
SHEET 53		OF 68	
UT12			



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REVISION	DESCRIPTION

MSP COMPANIES
 VISTA WEST SUBDIVISION
 UTILITY PLAN & PROFILE ASPEN ST 4
 WELD COUNTY

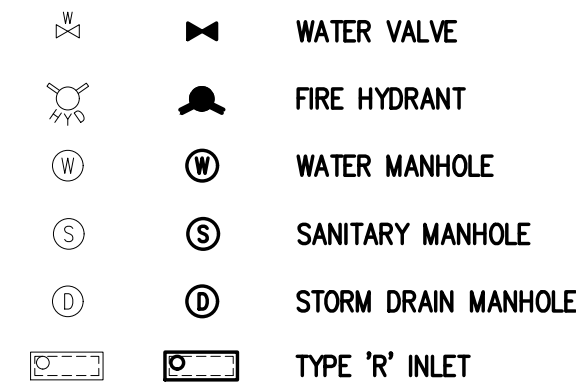
TOWN OF KEENESBURG

PREPARED UNDER THE DIRECT
SUPERVISION OF

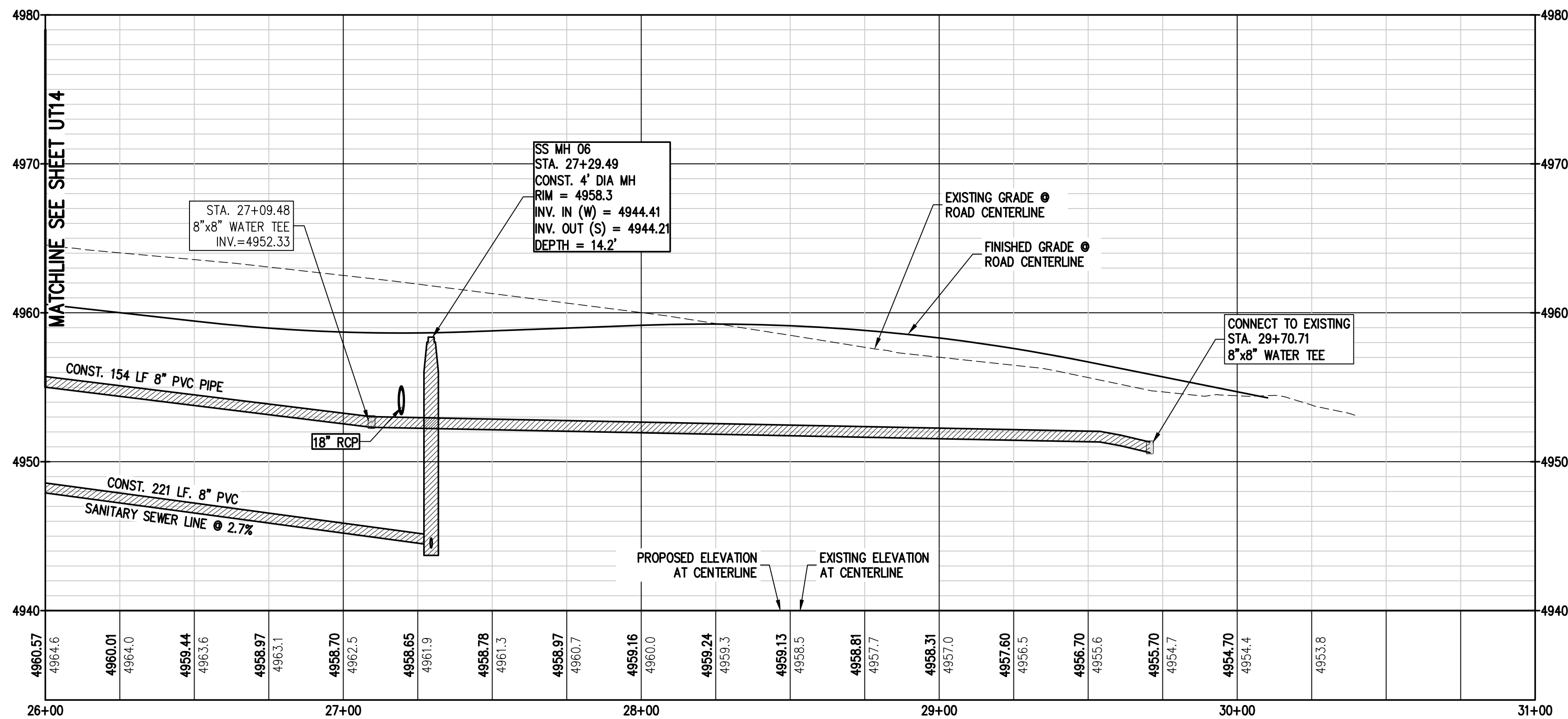
**PRELIMINARY
NOT FOR
CONSTRUCTION**

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	06/30/2021
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
SURVEY FIRM	10/02/2020
JOB NO.	C03490
DRAWING NAME	
3490 UTILITY P&P.dwg	
SHEET	56 OF 68

UT15

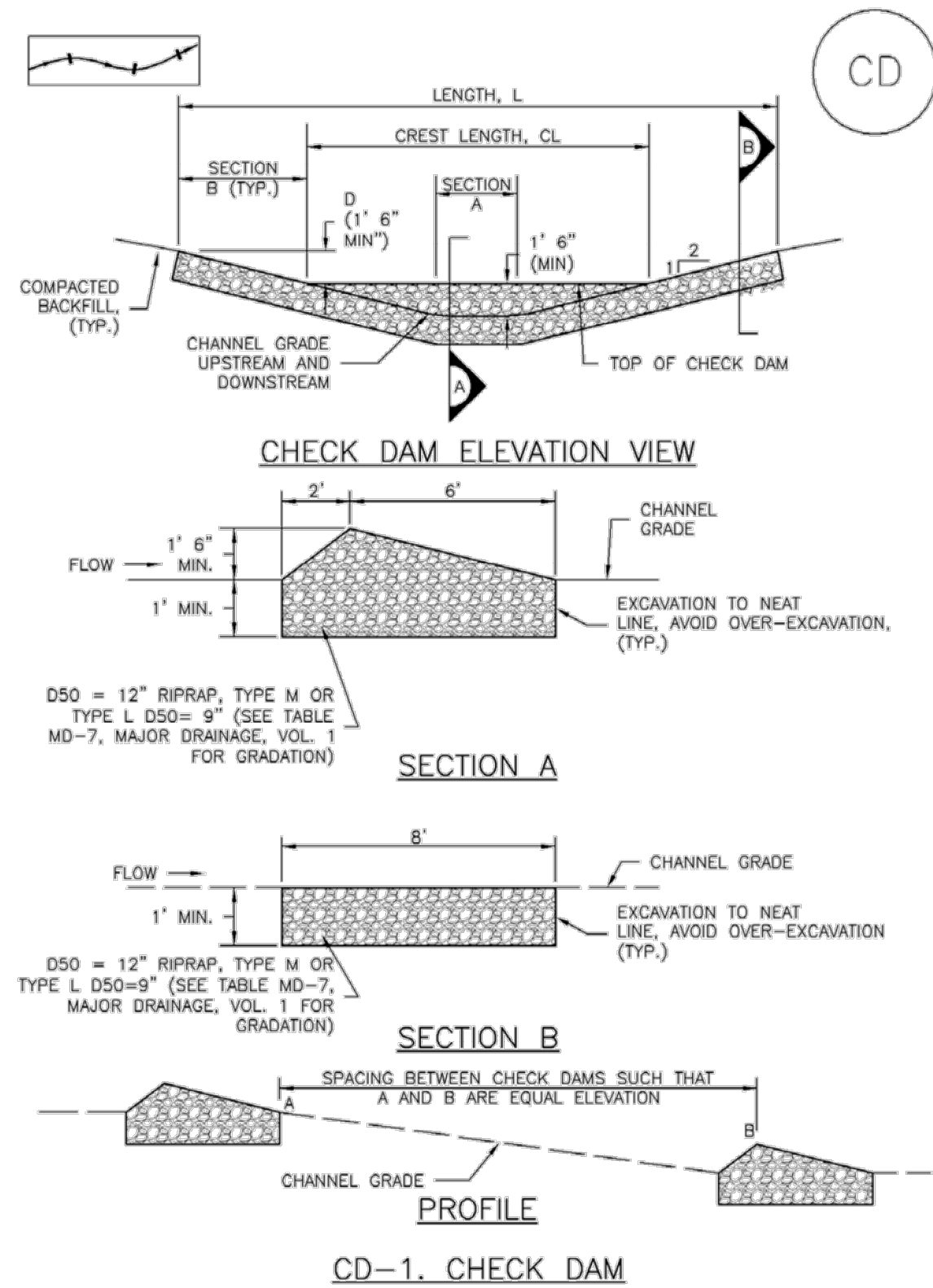


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2. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 10 FEET.



Check Dams (CD)

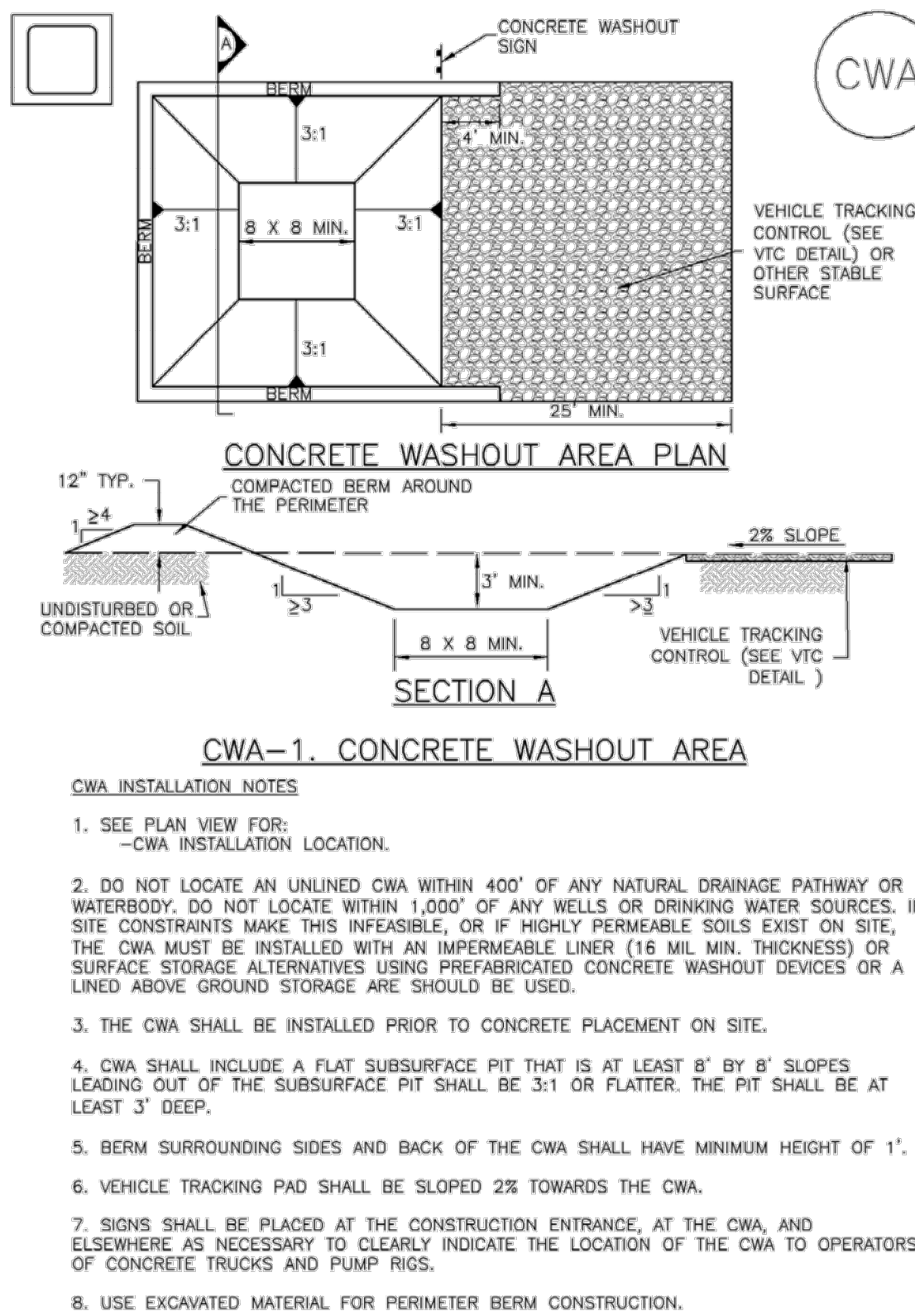
EC-12



November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 CD-3

Concrete Washout Area (CWA)

MM-1



November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 CWA-3

EC-12

Check Dams (CD)

- CHECK DAM INSTALLATION NOTES**
1. SEE PLAN VIEW FOR:
-LOCATION OF CHECK DAMS.
-CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
-LENGTH (L), CREST LENGTH (CL), AND DEPTH (D).
 2. CHECK DAMS INDICATED ON INITIAL SWMP SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES.
 3. RIPRAP UTILIZED FOR CHECK DAMS SHOULD BE OF APPROPRIATE SIZE FOR THE APPLICATION. TYPICAL TYPES OF RIPRAP USED FOR CHECK DAMS ARE TYPE M (D50 12") OR TYPE L (D50 9").
 4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'.
 5. THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1' 6" HIGHER THAN THE CENTER OF THE CHECK DAM.
- CHECK DAM MAINTENANCE NOTES**
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. SEDIMENT ACCUMULATED UPSTREAM OF THE CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
 5. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 6. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH GEOTEXTILE OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CD-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

MM-1

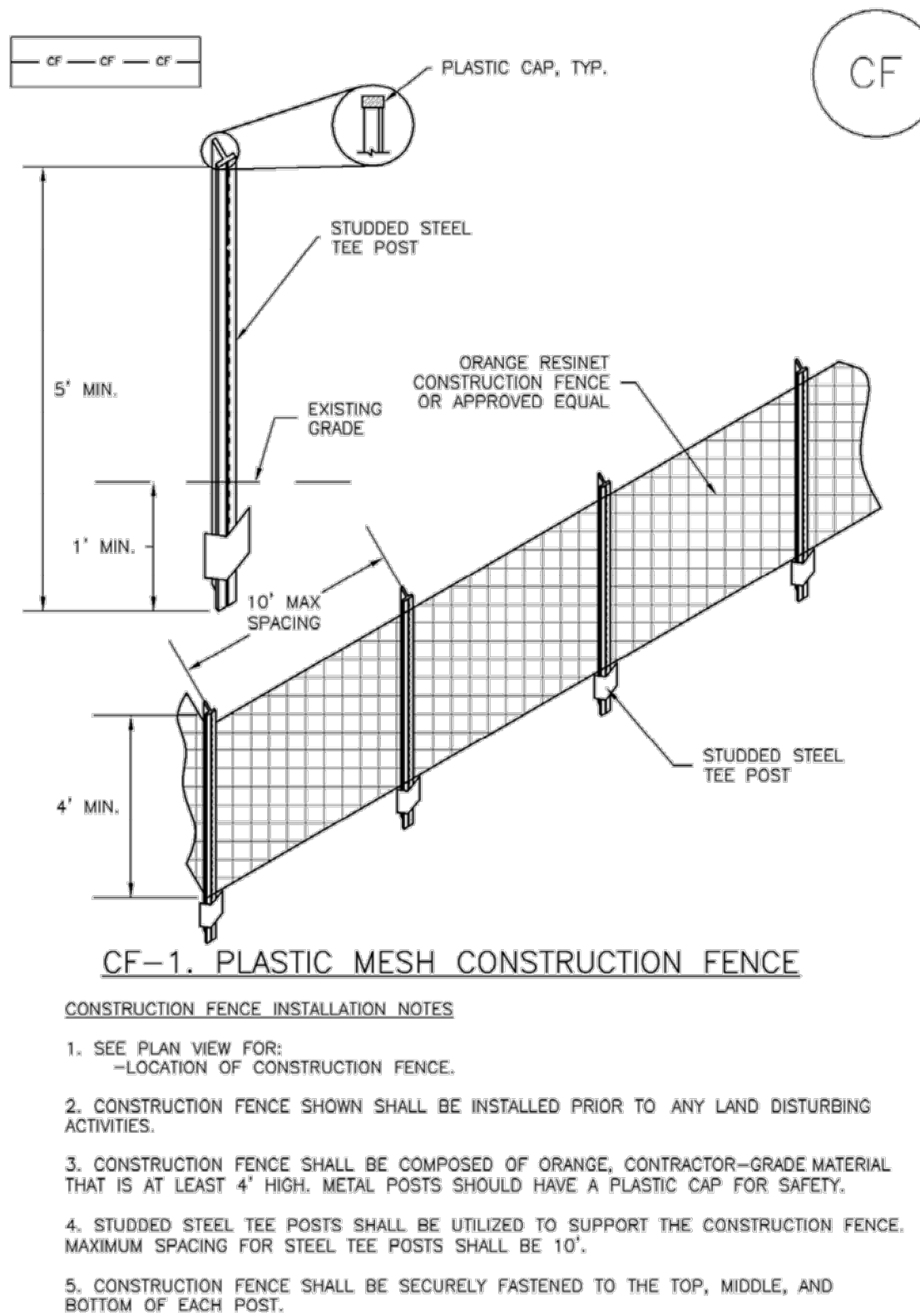
Concrete Washout Area (CWA)

- CWA MAINTENANCE NOTES**
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
 5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CWA-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

SM-3

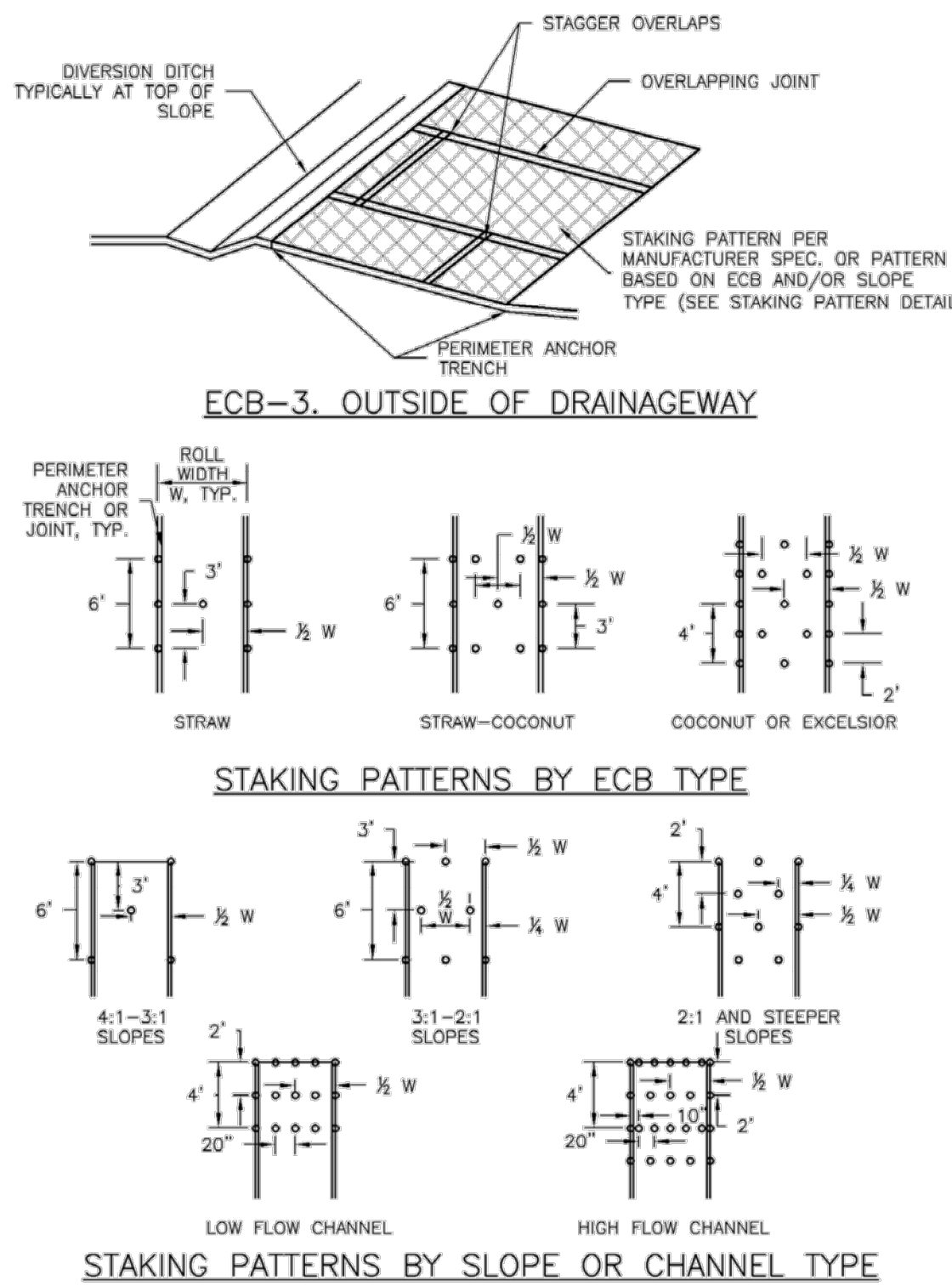
Construction Fence (CF)



CF-2 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

Rolled Erosion Control Products (RECP)

EC-6



RECP-7 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

Construction Fence (CF)

SM-3

- CONSTRUCTION FENCE MAINTENANCE NOTES**
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

CF-3 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

Rolled Erosion Control Products (RECP)

- EROSION CONTROL BLANKET INSTALLATION NOTES**
1. SEE PLAN VIEW FOR:
-LOCATION OF ECB.
-TYPE OF ECB (STRAW, STRAW-COCOONUT, COCONUT, OR EXCELSIOR).
-AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.
 2. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.
 3. IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
 4. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
 5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.
 6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.
 7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.
 8. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.
 9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBs SHALL BE RESEDED AND MULCHED.
 10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TABLE ECB-1. ECB MATERIAL SPECIFICATIONS				
TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING**
STRAW*	-	100%	-	DOUBLE/NATURAL
STRAW-COCOONUT	30% MIN	70% MAX	-	DOUBLE/NATURAL
COCONUT	100%	-	-	DOUBLE/NATURAL
EXCELSIOR	-	-	100%	DOUBLE/NATURAL

*STRAW ECBs MAY ONLY BE USED OUTSIDE OF STREAMS AND DRAINAGE CHANNELS.
**ALTERNATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS

RECP-8 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

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DESIGNED BY SPC
DRAWN BY JRJ
CHECKED BY MLL

DATE

PREPARED BY

REVISION DESCRIPTION

WELD COUNTY

MSP COMPANIES

VISTA WEST SUBDIVISION

DETAIL 1

TOWN OF KEENESBURG

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY
NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 06/30/2021

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE
10/02/2020

JOB NO. C03490

DRAWING NAME
3490-Cover, Notes, & Details.dwg

SHEET 57 OF 68

DT01

N:\co3490 - Summerfield - Keenesburg\Drawings\Construction Plans\Cover and Notes\3490-Cover, Notes, & Details.dwg, 6/30/2021 9:21:48 AM, Ryan Schultz

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

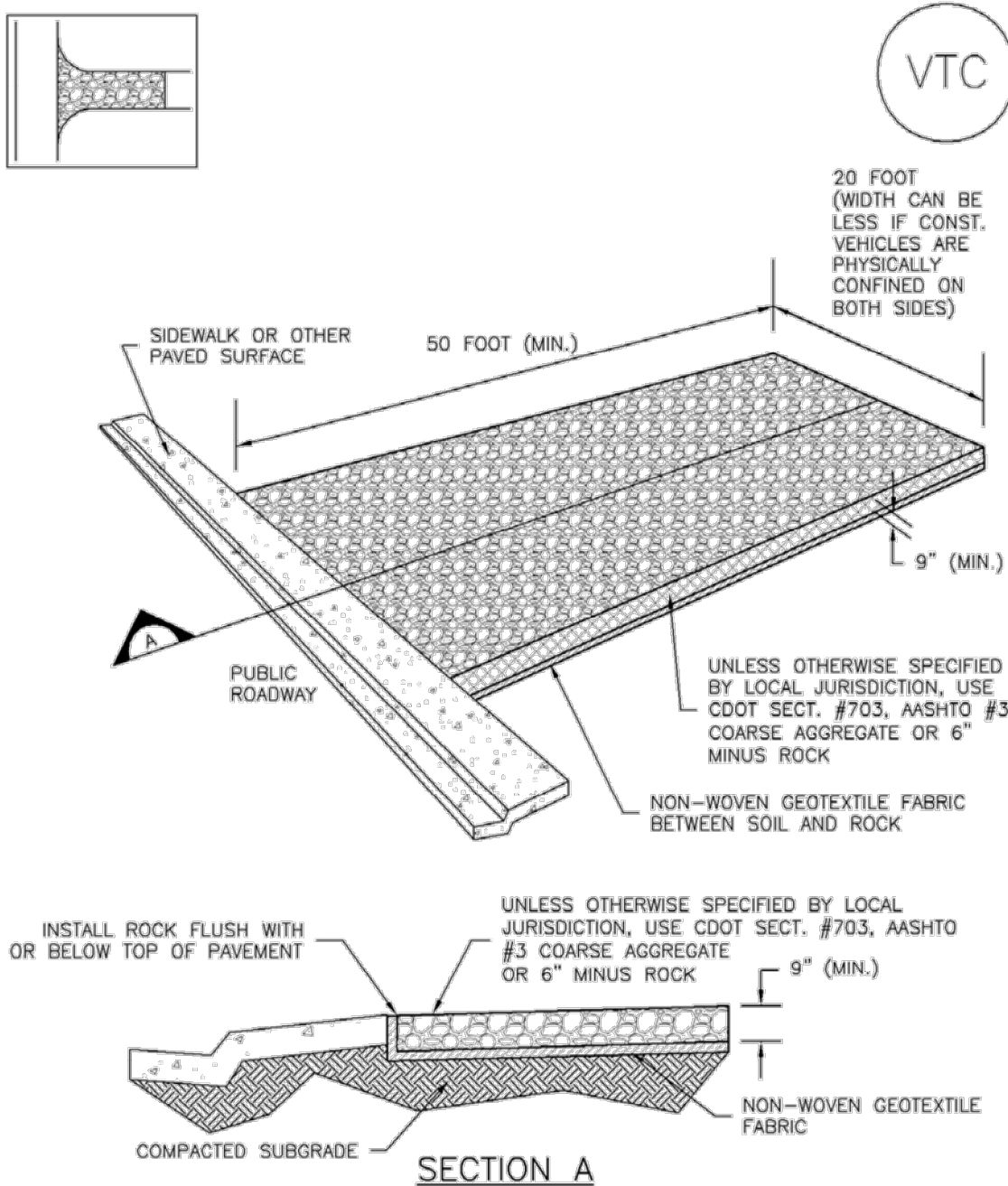
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
-LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
-TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

General Seed Mixes for Weld County		
Sandy Site Mix		
Sand Bluestem	(Champ, Chet)	1.00 lbs pls/acre
Sand Lovegrass	(Bend, Native, Ne27)	2.50 lbs pls/acre
Indian Ricegrass	(Nezpar, Rimrock)	3.00 lbs pls/acre
Prairie Sandreed	(Goshen)	0.75 lbs pls/acre
Green Needlegrass	(Lodorm)	1.50 lbs pls/acre
Little bluestem	(Blaze, Cimarron, Camper)	0.75 lbs pls/acre
Yellow Indiangrass	(Cheyenne, Holt, Scout)	0.50 lbs pls/acre
Switchgrass	(Blackwell, Nebraska 28)	1.50 lbs pls/acre
Sand Dropseed		0.50 lbs pls/acre
Total:		12.00 pounds pls/acre

Wetter Site Mix	
Western wheatgrass (Arriba, Barton, Rosana)	3.00 lbs pls/acre
Slender wheatgrass (Pryor, San Luis)	2.00 lbs pls/acre
Alkaligrass (Fults II, Salt on Sea)	2.50 lbs pls/acre
Streambank Wheatgrass (Sodar)	2.50 lbs pls/acre
Switchgrass (Nebraska 28, Blackwell)	1.75 lbs pls/acre
Green Needlegrass (Lodorm)	0.50 lbs pls/acre
Sideoats Grama (Butte, El Reno, Pierre)	1.00 lbs pls/acre
Perennial Ryegrass (Calibra or Garibaldi tetraploid)	0.50 lbs pls/acre
Sand Dropseed	0.25 lbs pls/acre
Total: 14.00 pounds pls/acre	

SSA-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

November 2010 Urban Drainage and Flood Control District VTC-3
Urban Storm Drainage Criteria Manual Volume 3

VTC-6 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

BASELINE

Engineering • Planning • Surveying

112 N. RIBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P. 303.940.9966 • F. 303.940.9968 • www.baselinecorp.com

DESIGNED BY
SPC

DRAWN BY
JRJ

CHECKED BY
MLL

REVISION

DESCRIPTION

DATE

PREPARED BY

MSP COMPANIES

TOWN OF KEENESBURG

WELD COUNTY

VISTA WEST SUBDIVISION

DETAIL 2

FOR AND ON BEHALF OF
BASELINE CORPORATION

PRELIMINARY
NOT FOR
CONSTRUCTION

PREPARED UNDER THE DIRECT
SUPERVISION OF

INITIAL SUBMITTAL

06/30/2021

DRAWING SIZE

24" X 36"

SURVEY FIRM

10/02/2020

SURVEY DATE

03490

JOB NO.

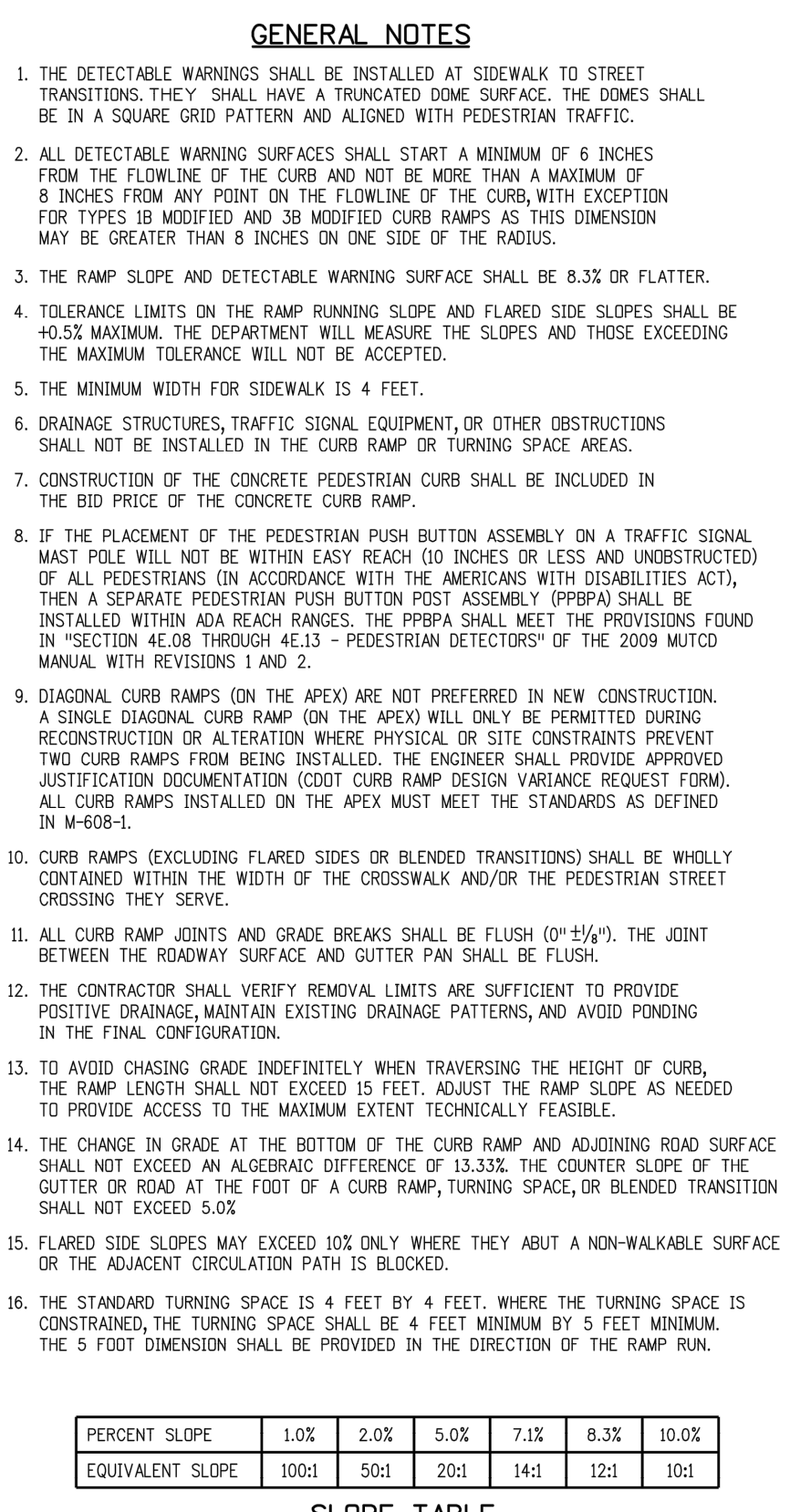
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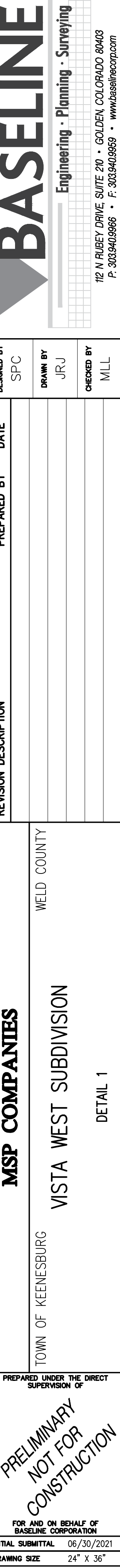
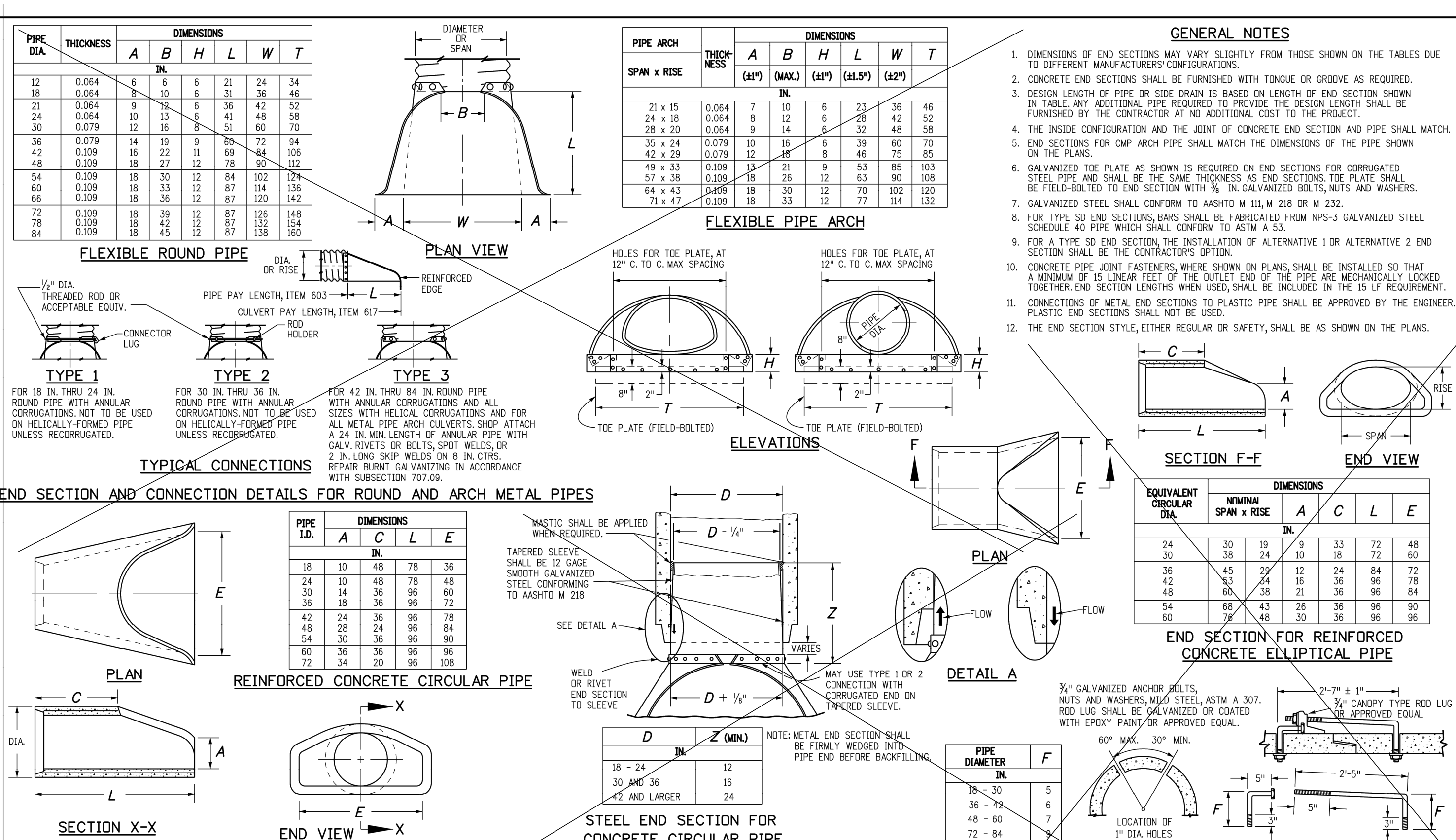
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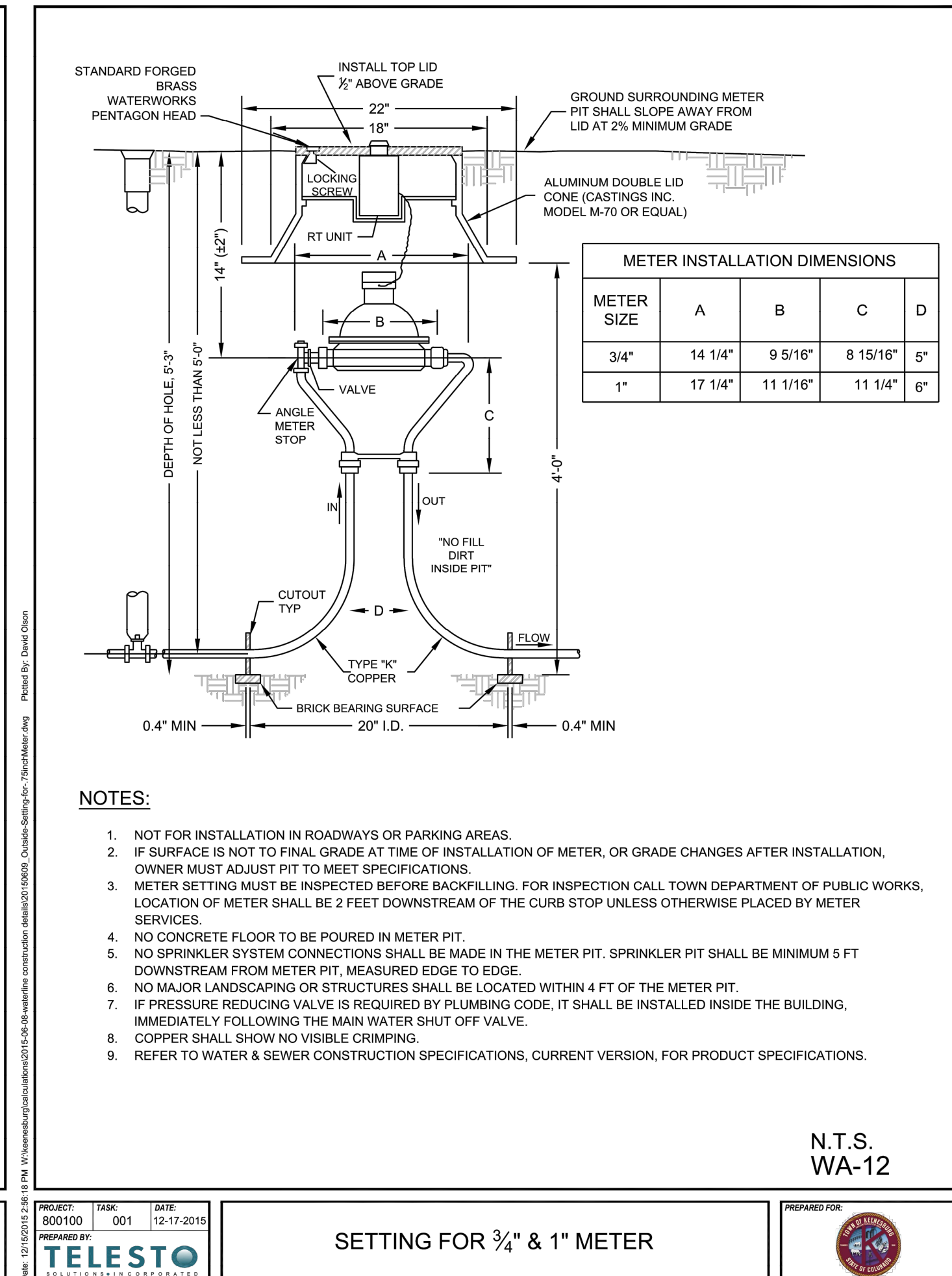
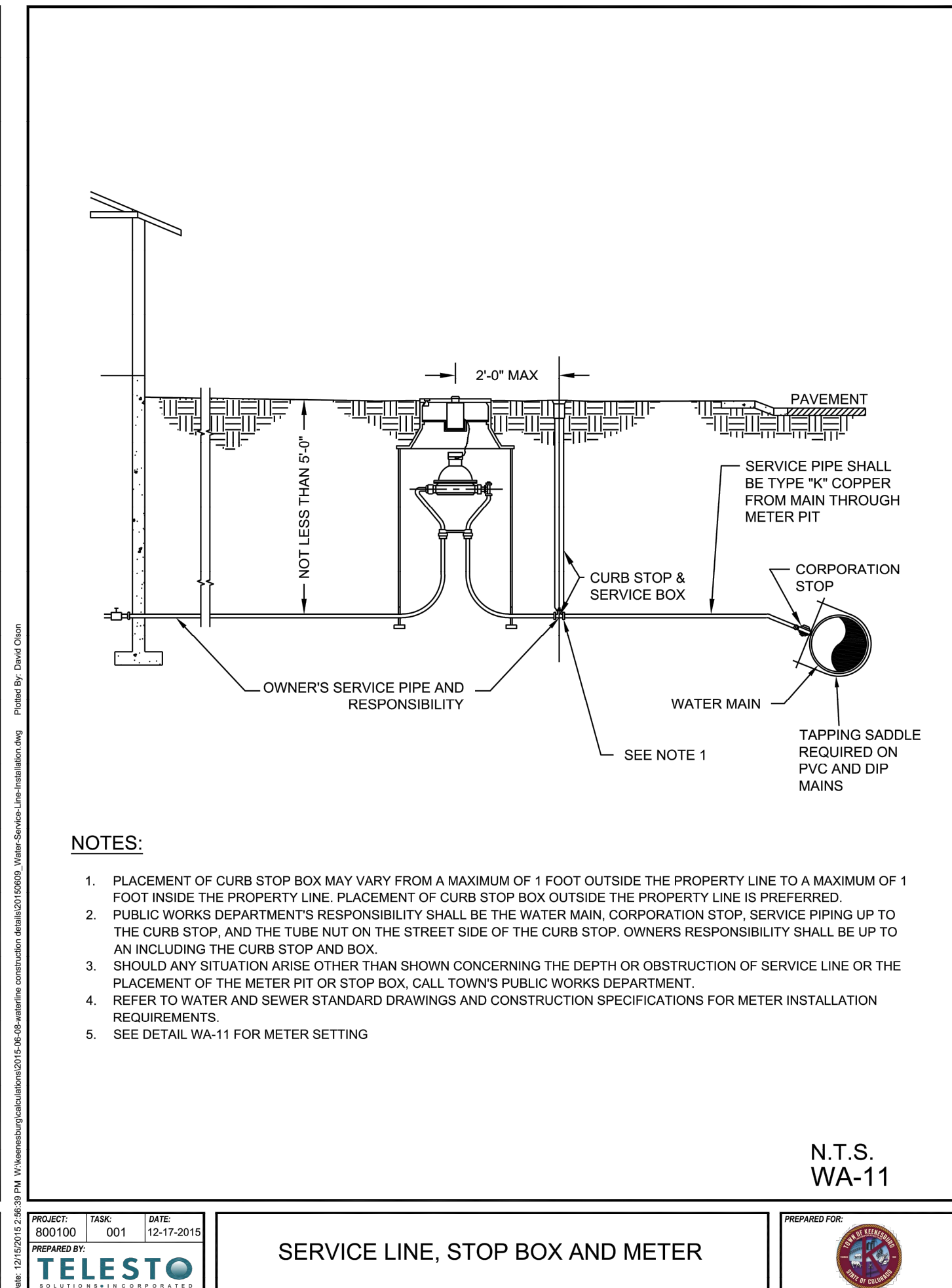
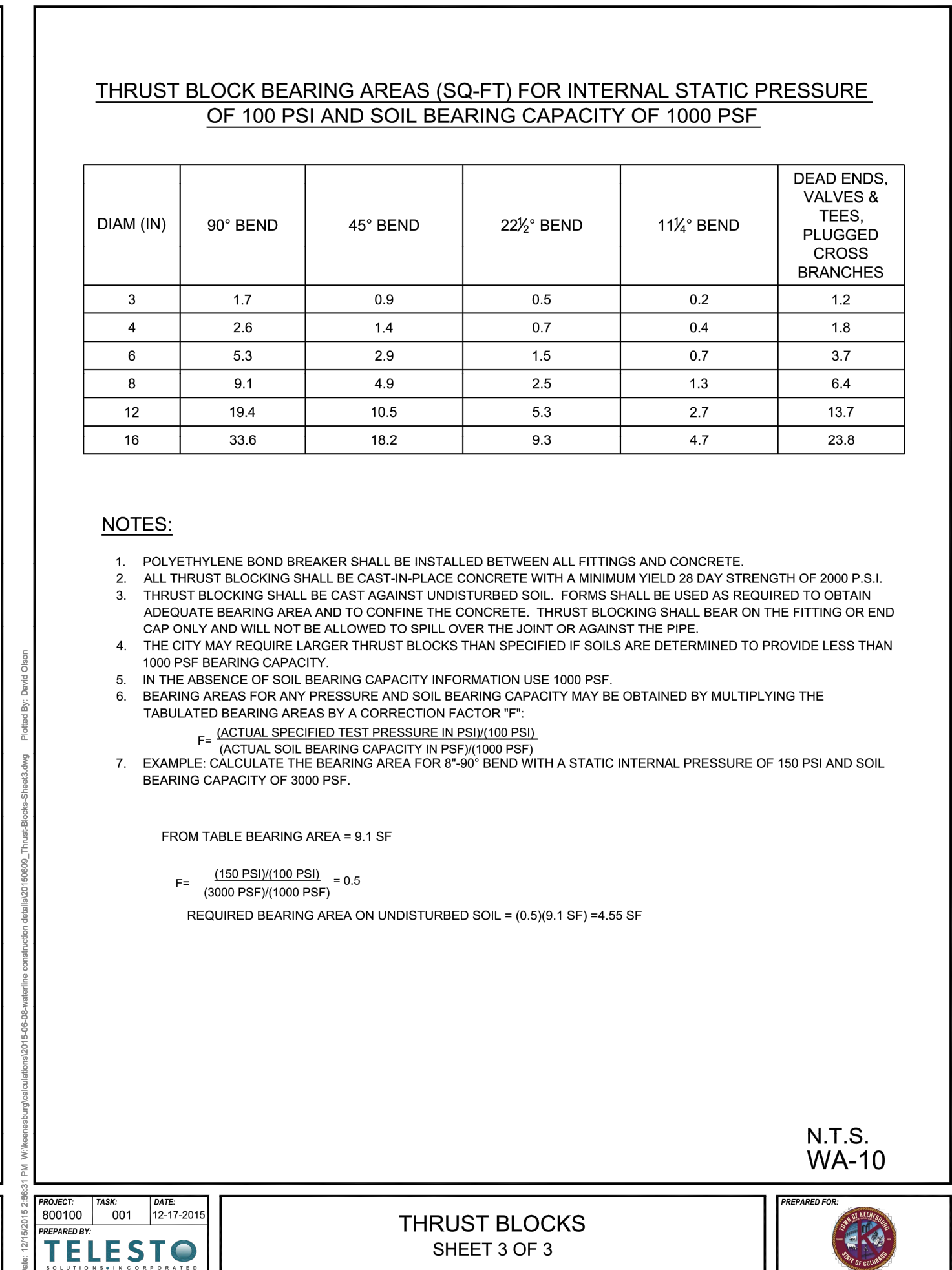
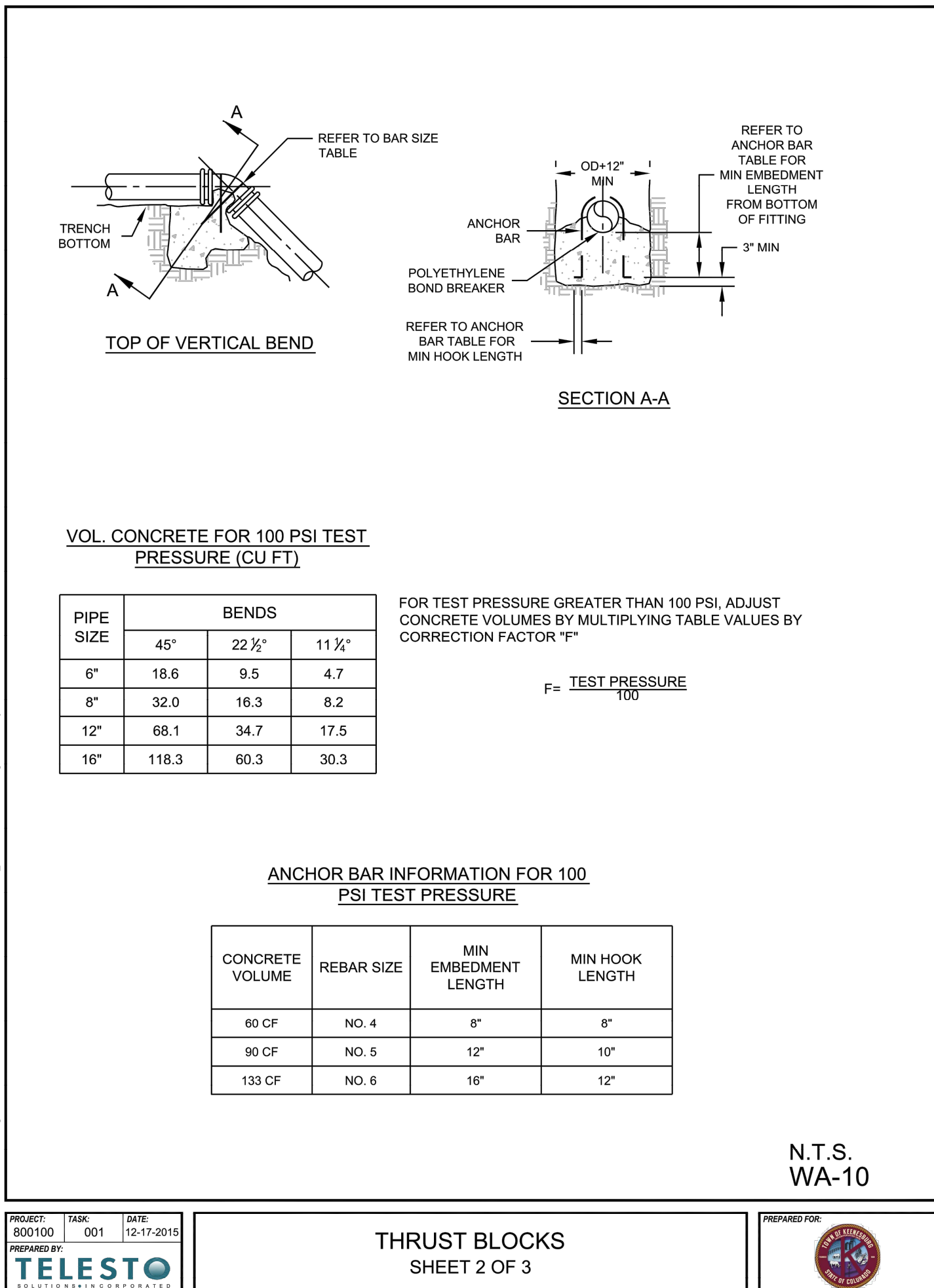
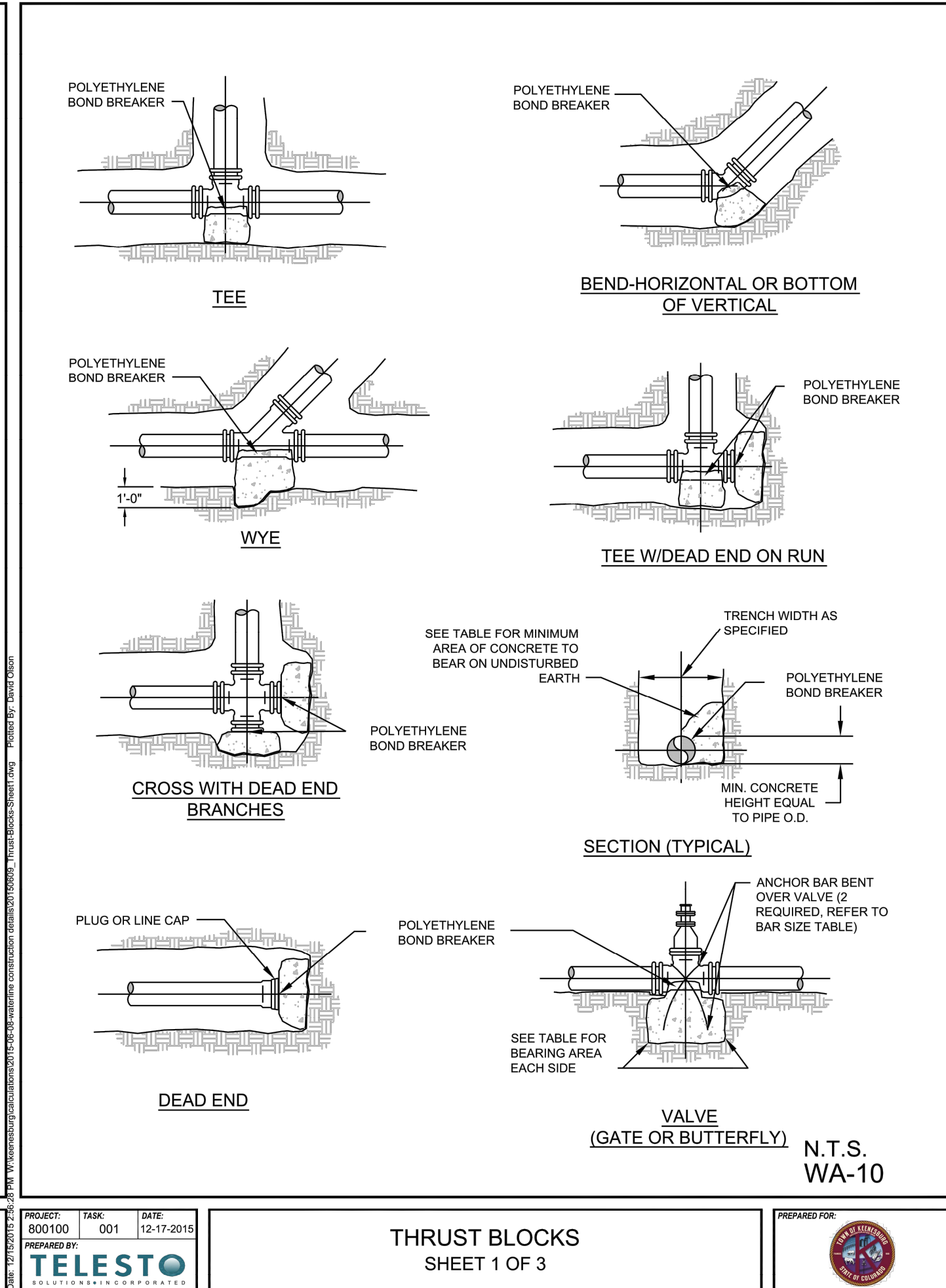
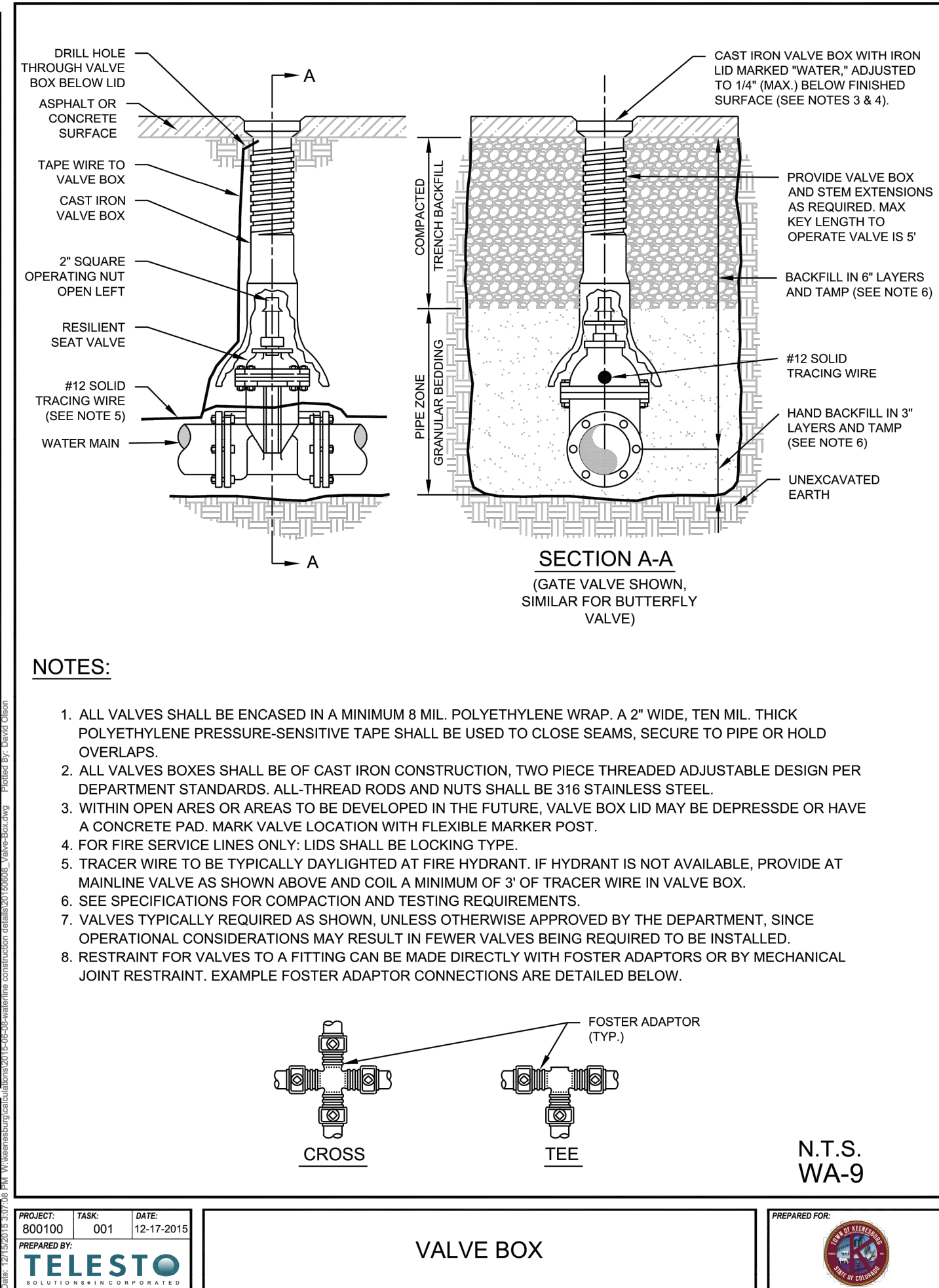
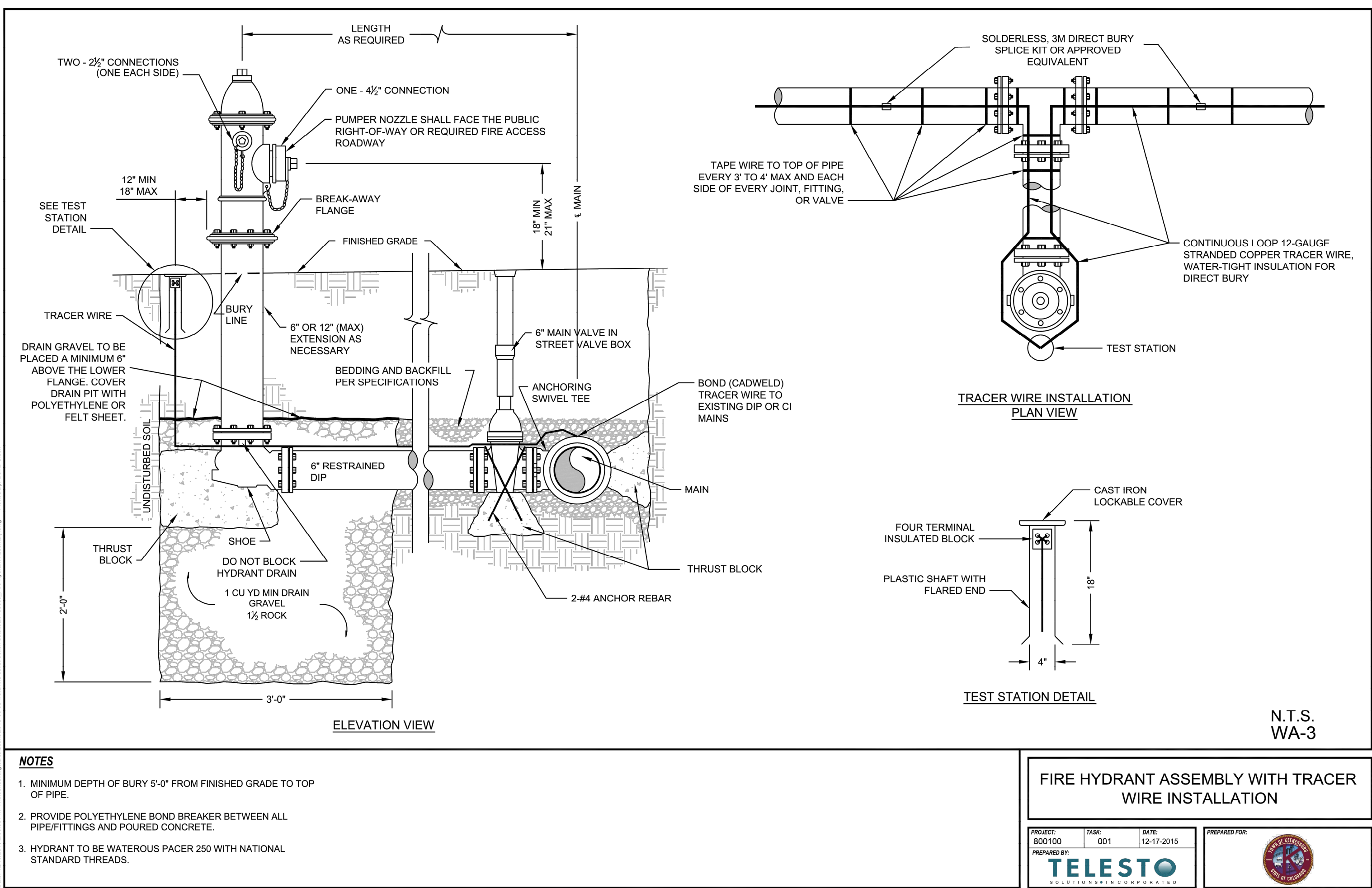
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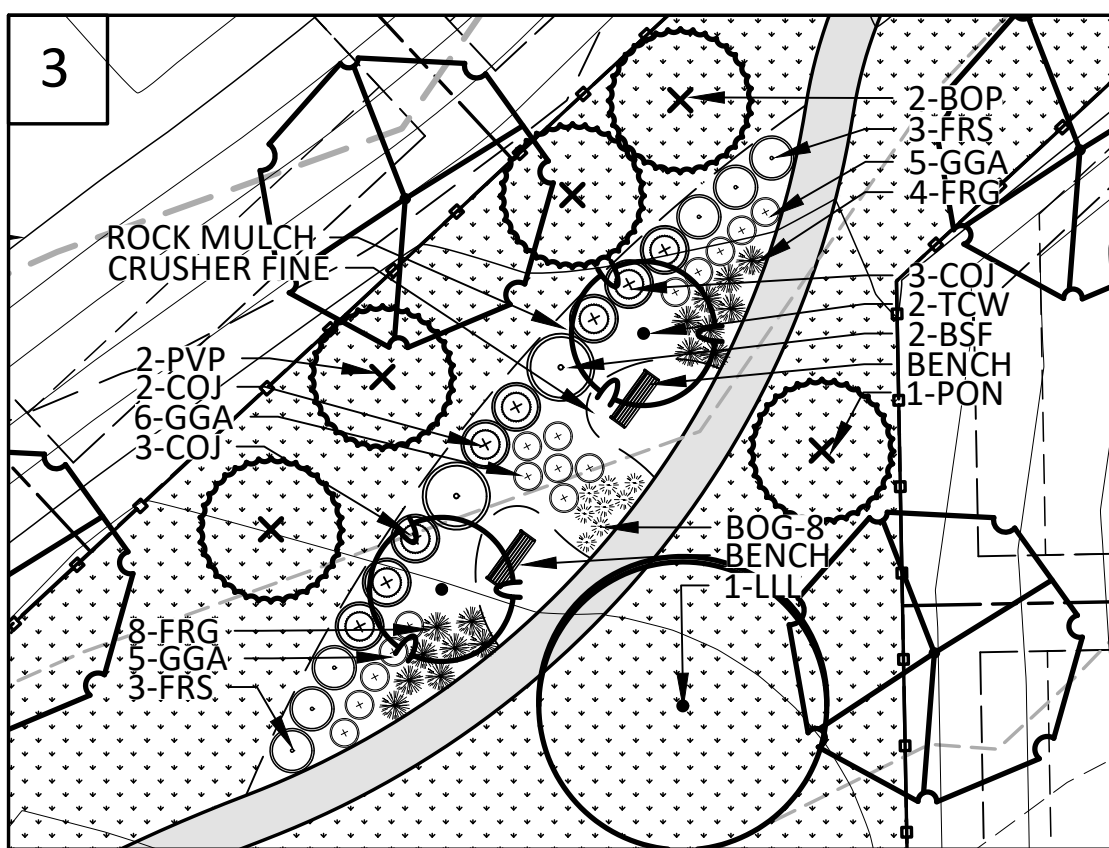
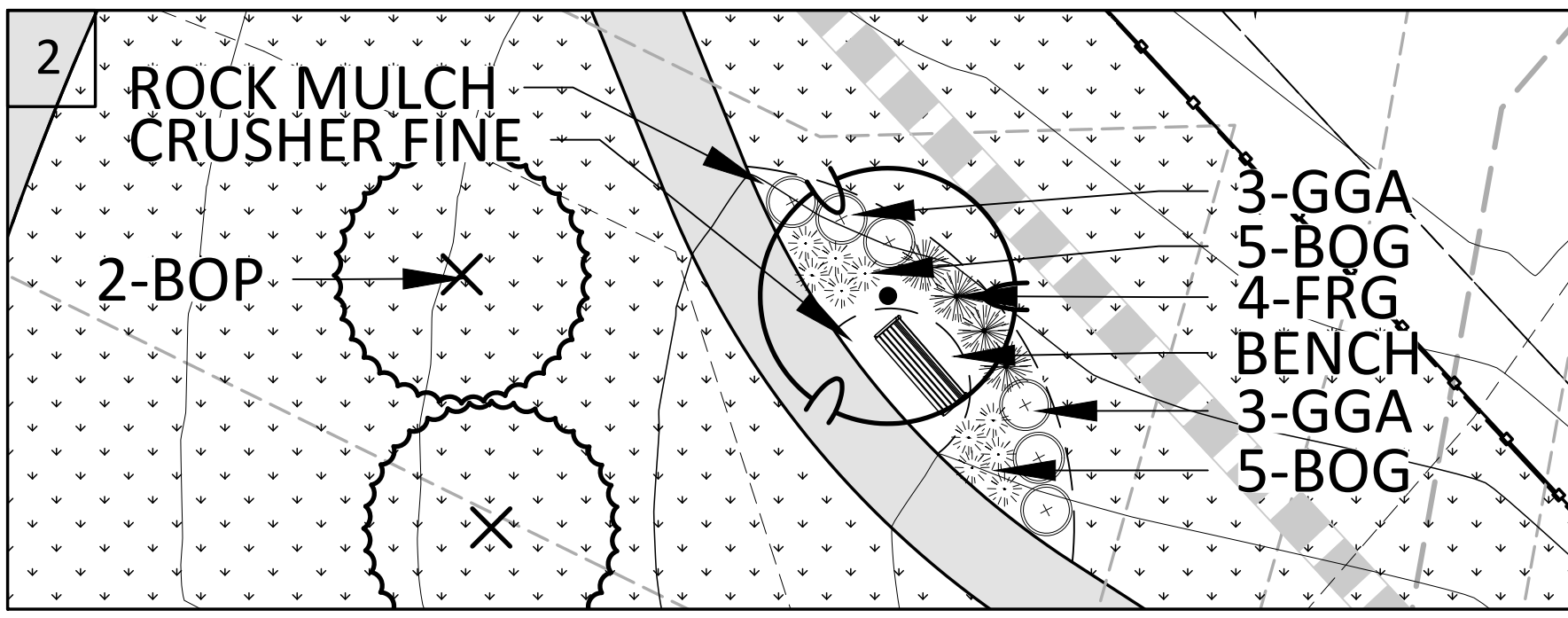
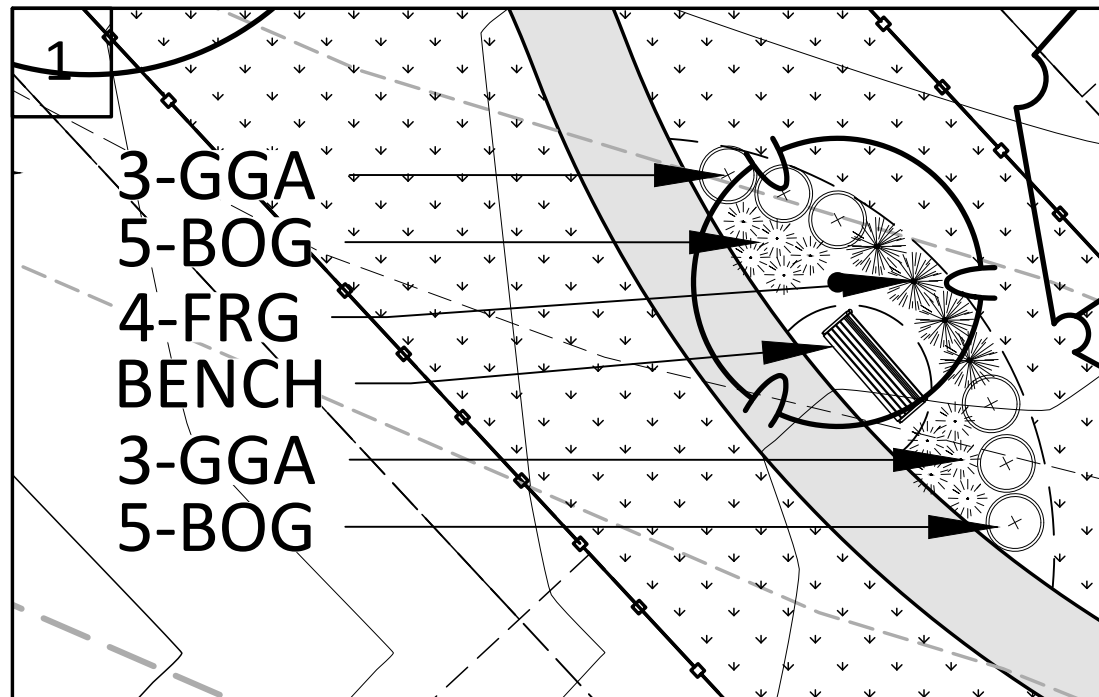
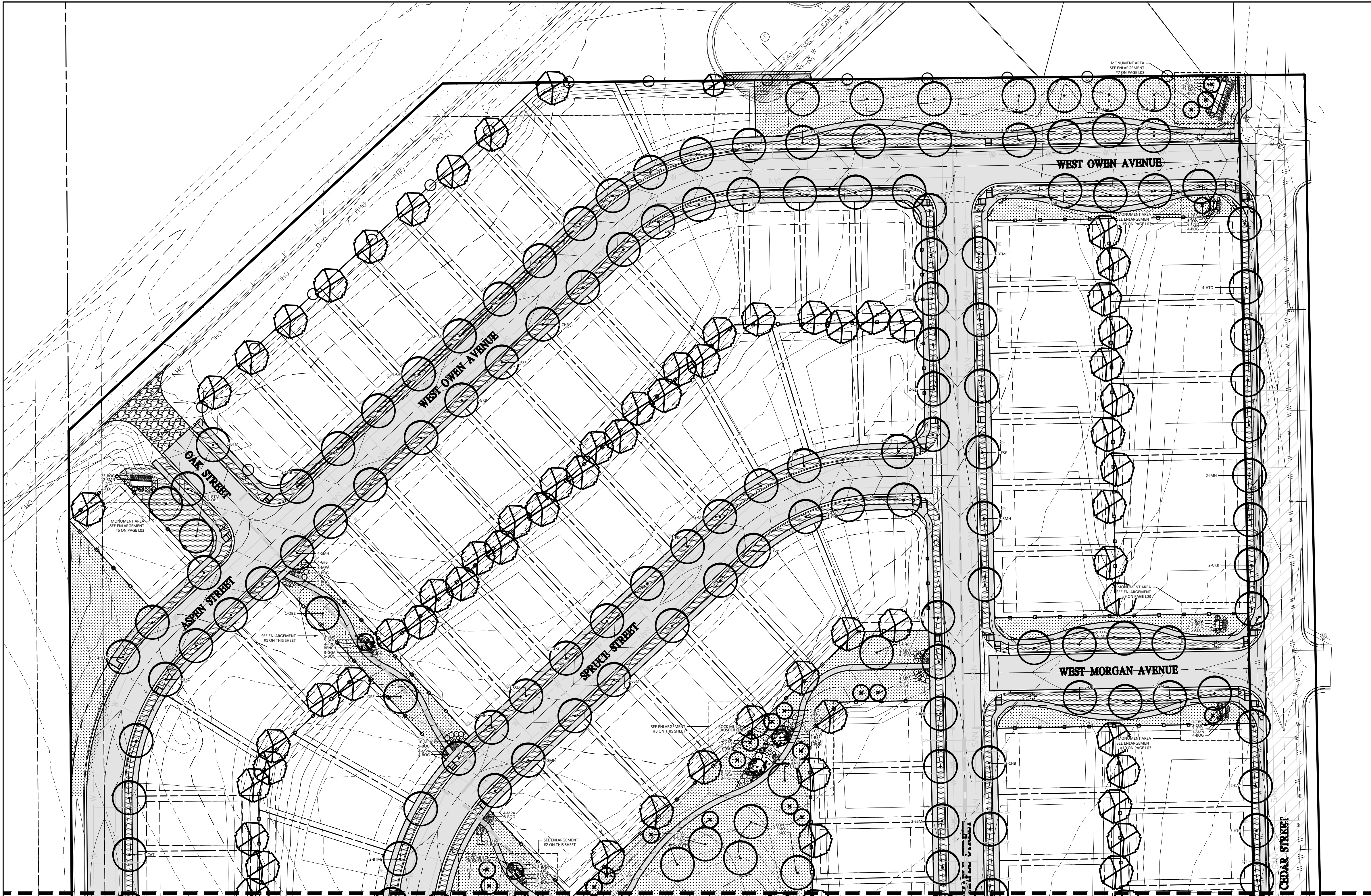
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Creation Date: 07/04/14 Last Modification Date: 05/16/14 Full Path: www.coloradoinfo.us/business/designs/LTA Drawing File Name: 609010104.dgn		Date: 07/24/14 Description: Changed Tie file spacing from 30" to 36". Reviser: Gerd Gross		Comments: Initials: DLM Checked: 05/16/14 Reviser: Gerd Gross		Scale: Not to Scale Units: English		Issued By: Project Development Branch on July 4, 2012	
				Project Development Branch		DLM/LTA		Sheet No. 1 of 4	







LANDSCAPE NOTES

- LOT STREET TREES, SOD, AND BACKYARD TREES ARE TO BE INSTALLED BY THE HOMEOWNER.
- BACKYARD TREES ARE TO BE CHOSEN BY THE HOMEOWNER FROM THE LIST PROVIDED ON L04 PLANT SCHEDULE.
- ANY TREES PLANTED IN THE SIGHT DISTANCE TRIANGLE SHOULD BE LIMBED UP TO 6'

LEGEND

	FENCE BY HOMEBUILDER (SEE DETAIL ON L5)
	FENCE BY DEVELOPER (SEE DETAIL ON L5)
	METAL EDGER (SEE DETAIL ON L3)
	MATCHLINE
	DECIDUOUS CANOPY TREE
	DECIDUOUS CANOPY TREE SPECIES CHOSEN BY OWNER
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	UPRIGHT EVERGREEN SHRUBS
	PERENNIALS
	ORNAMENTAL GRASSES
	SOD
	BUFFALO GRASS
	NATIVE SEED
	1 1/2" RIVER ROCK

LANDSCAPE PLANT LIST

DECIDUOUS CANOPY TREES

HTO	HERITAGE OAK
ESE	EMERALD SUNSHINE ELM
SMH	SHADEMASTER HONELOCUST
IMH	IMPERIAL HONEYLOCUST
EKC	ESPRESSO KENTUCKY COFFEETREE
BTM	BIGTOOTH MAPLE
SSM	STATE STREET MAPLE
OBE	OHIO BUCKEYE
CAT	WESTERN CATALPA
CHB	COMMON HACKBERRY
GKB	GINKGO
SKO	SKYMASTER OAK
LLL	LITTLE LEAF LINDEN
CHC	COMMON HORSECHESTNUT
WWN	NIOBE WEeping WILLOW
PCW	PLAINS COTTONWOOD

ORNAMENTAL TREES

TCW	THORNLESS COCKSPUR HAWTHORNE
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EVERGREEN TREES

BOP	EMERALD ARROW BOSNIAN PINE
PON	PONDEROSA PINE
PVP	VANDERWOLF'S LIMBER PINE
RMJ	ROCKY MOUNTAIN JUNIPER

DECIDUOUS SHRUBS

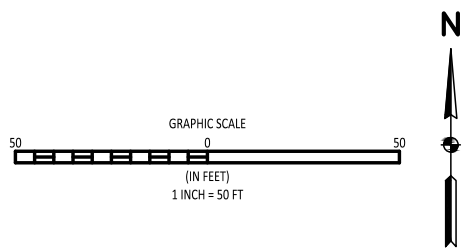
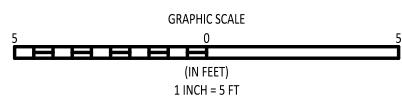
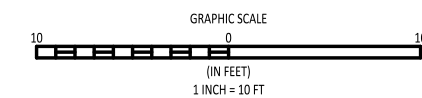
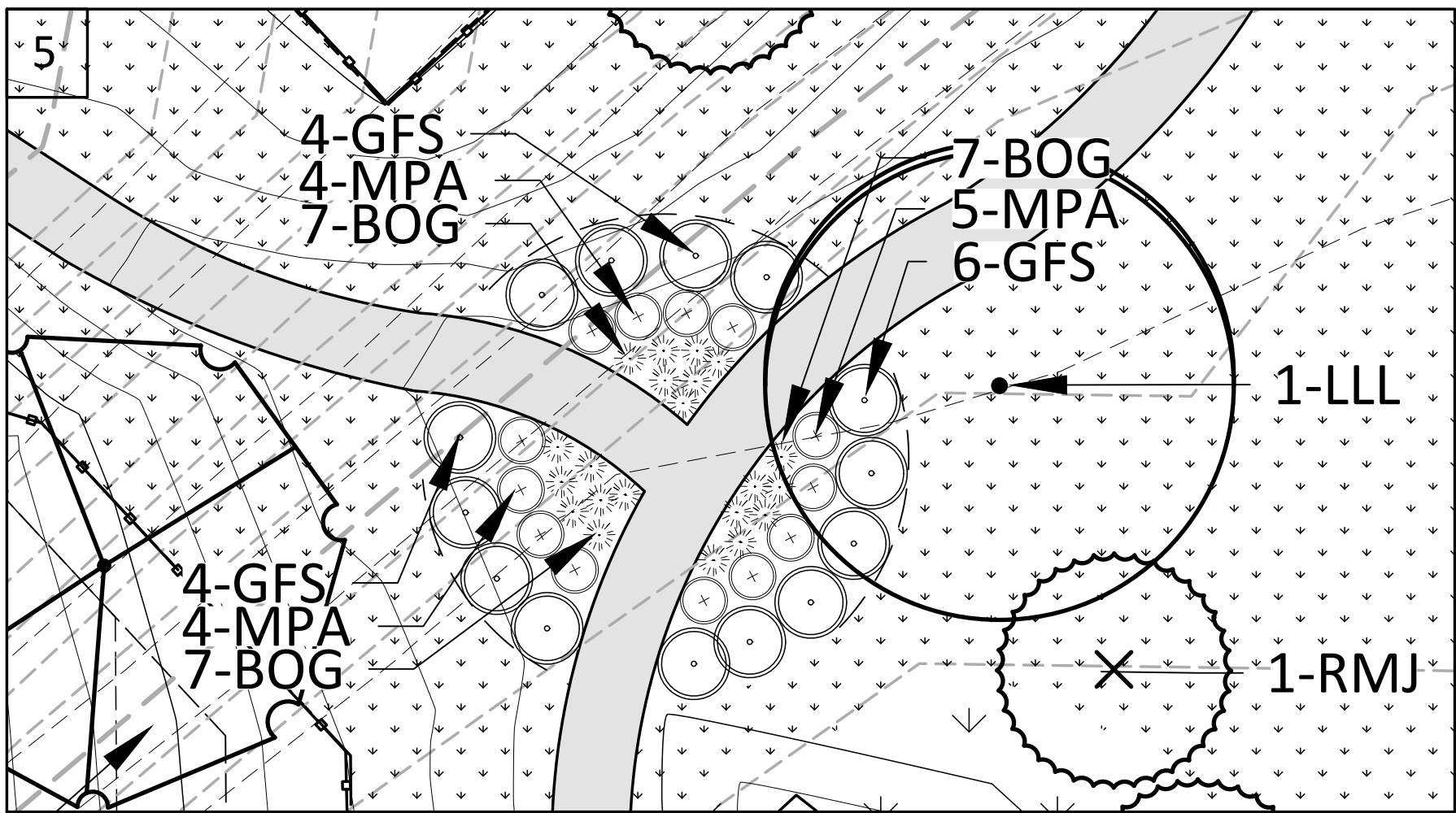
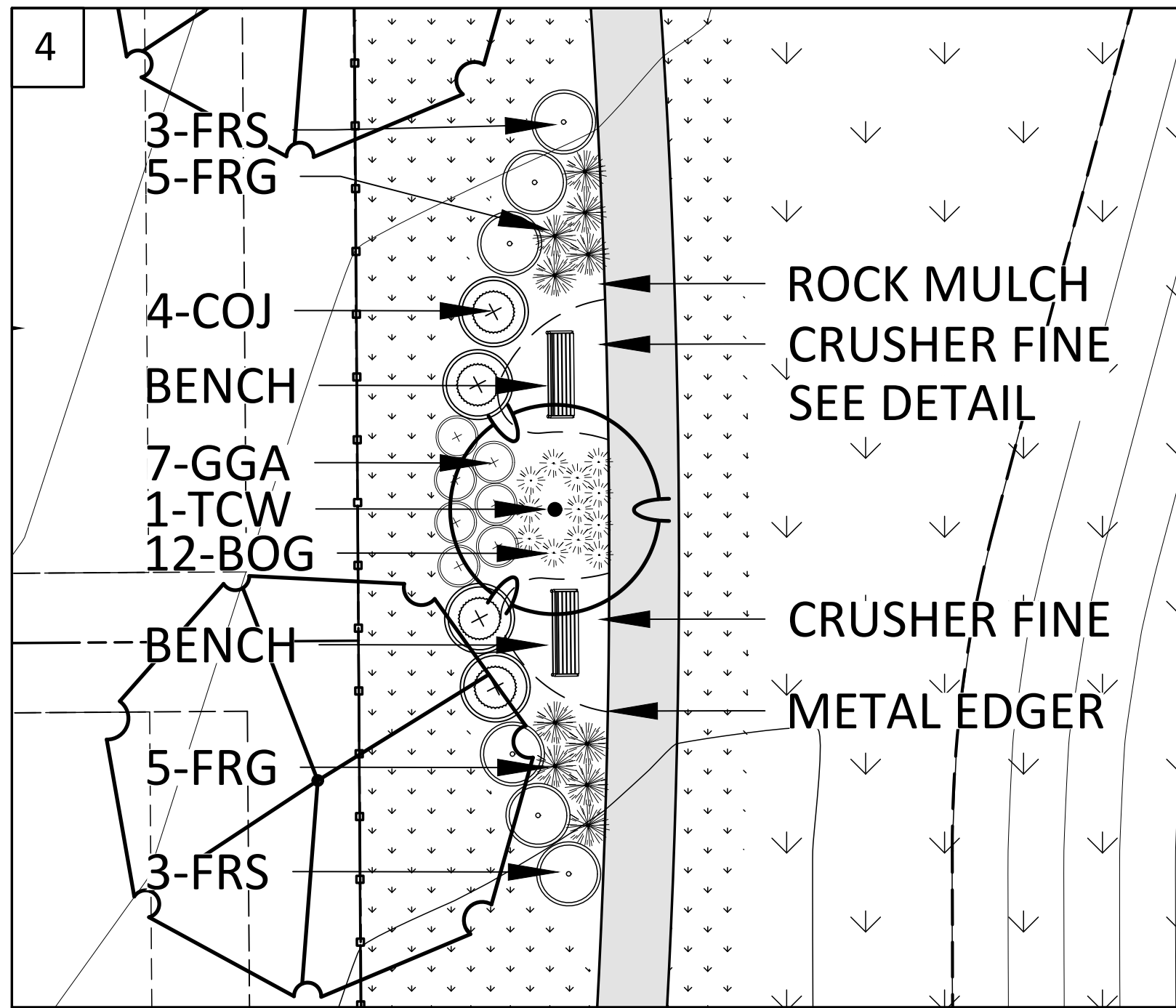
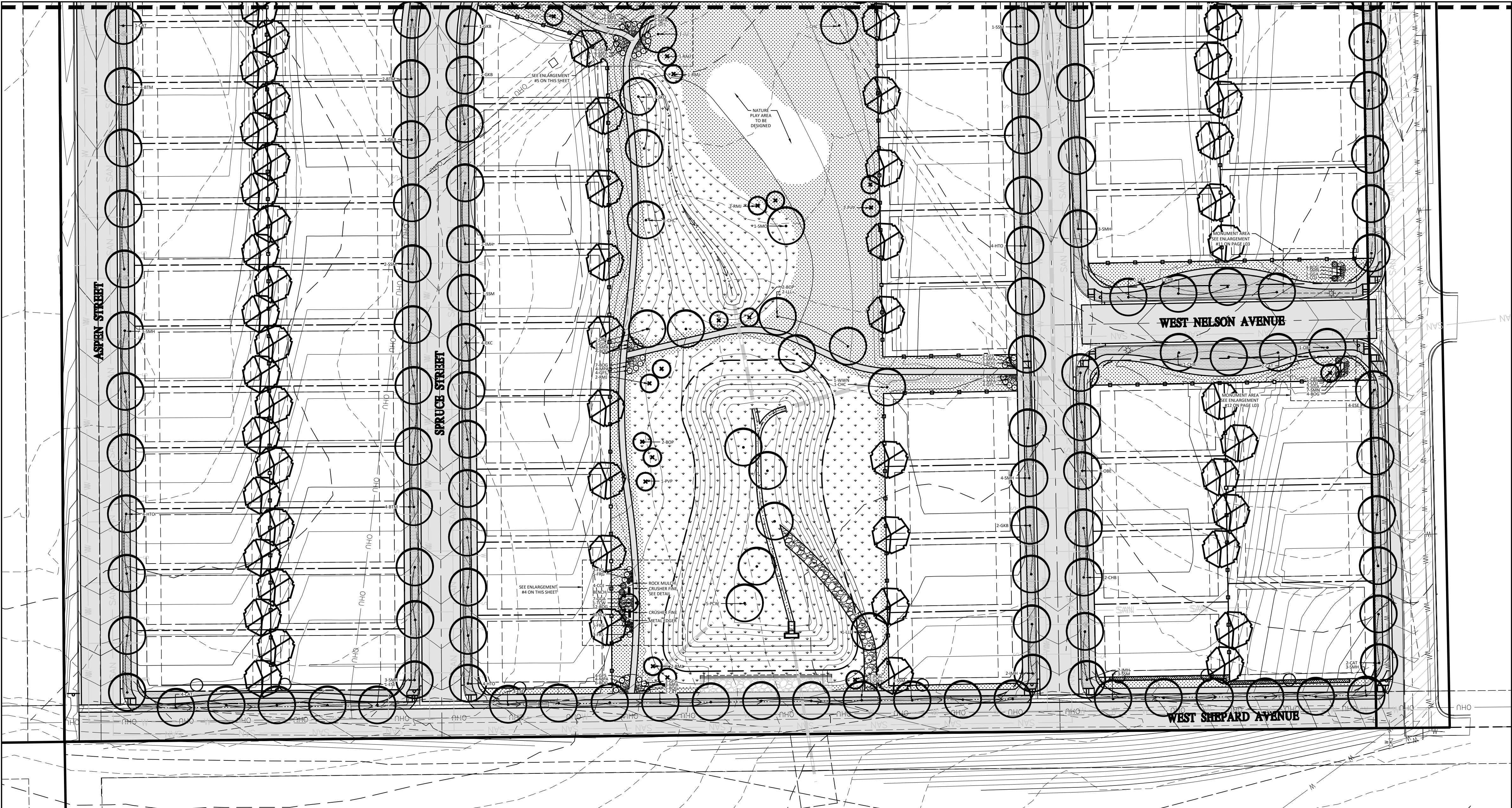
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BSF	SILVER FOUNTAIN BUTTERFLY BUSH
FRS	FRINGED SAGE

EVERGREEN SHRUBS

MPA	PANCHITO MANZANITA
COJ	COLOGREEN JUNIPER
GGA	GOLDEN GLOBE ARBORVITAE

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FRG	KARL FOERSTER FEATHER REED GRASS



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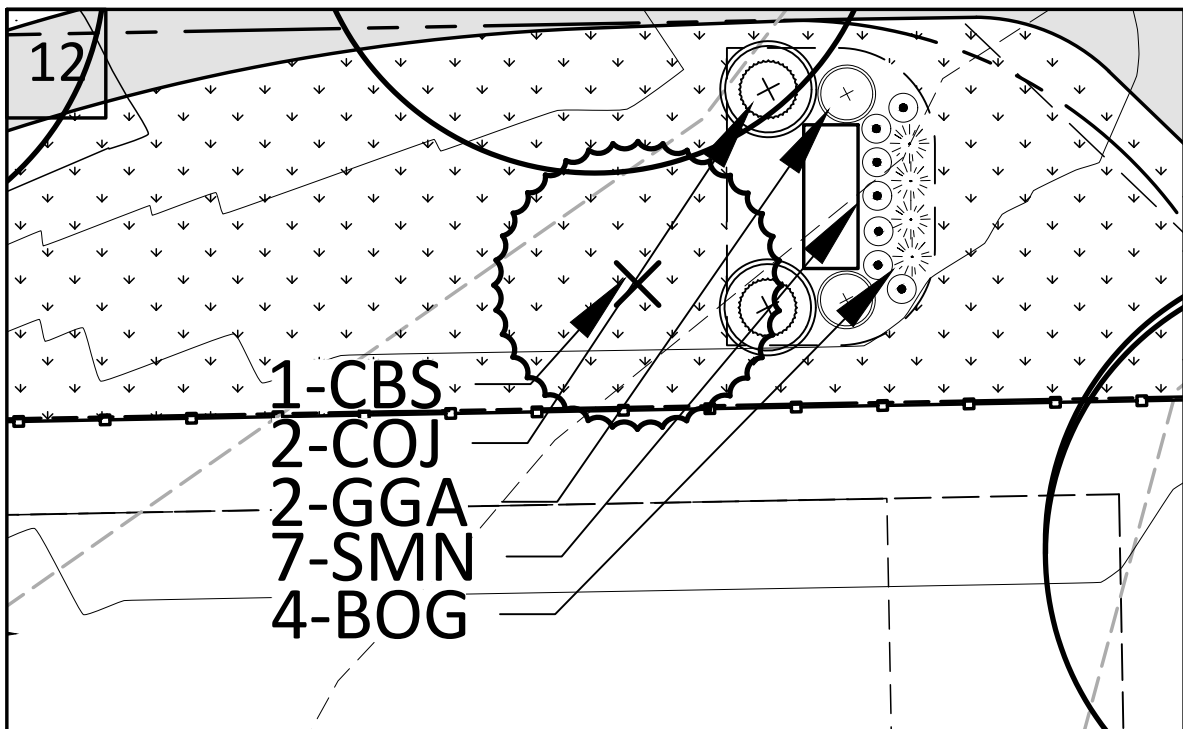
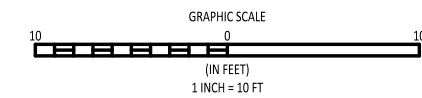
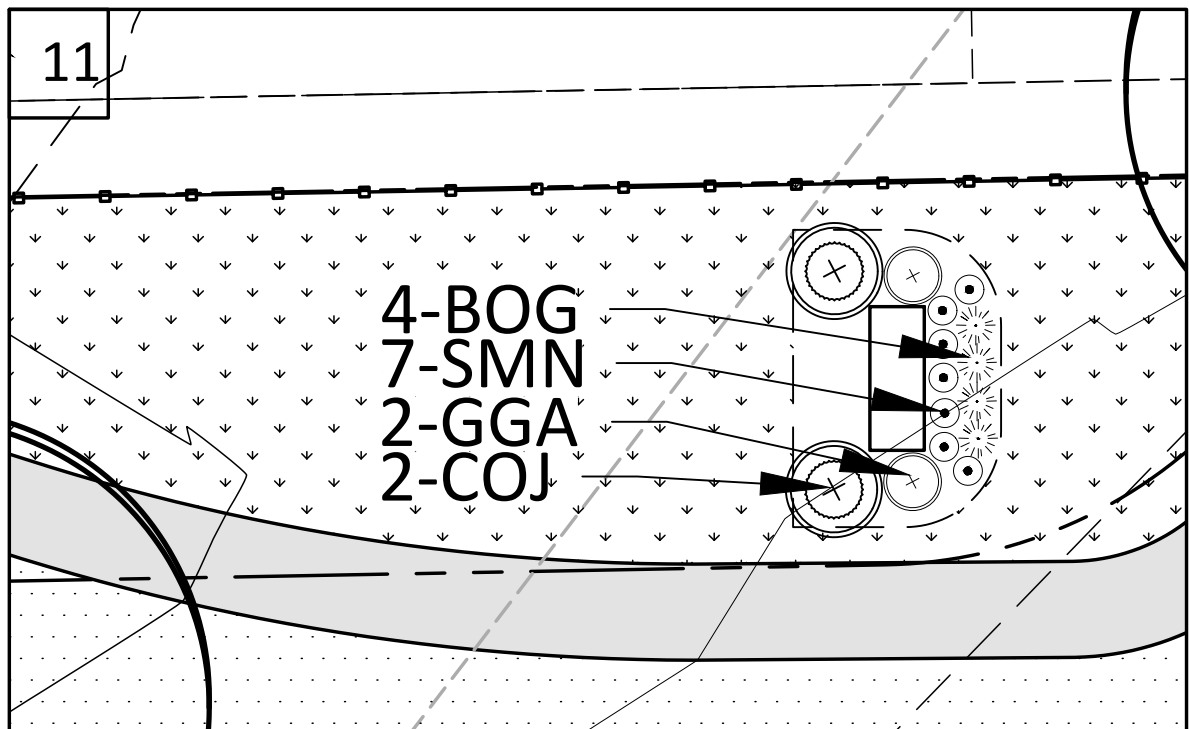
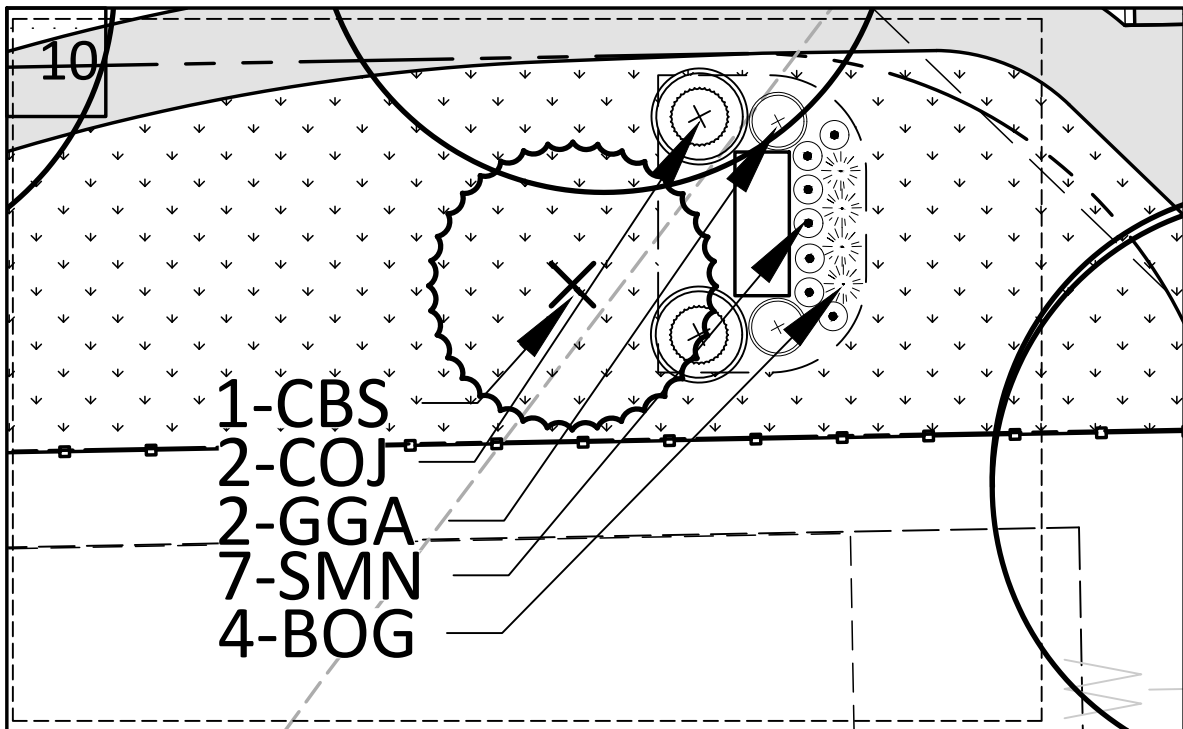
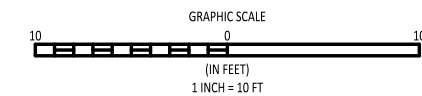
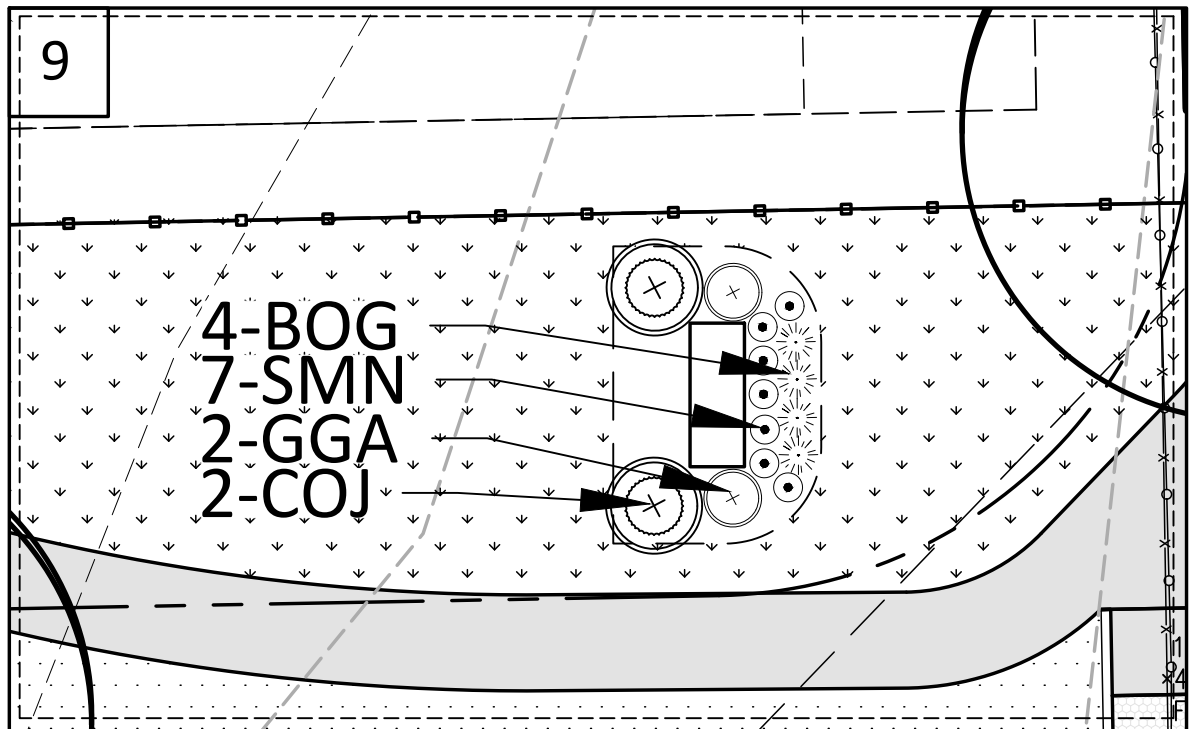
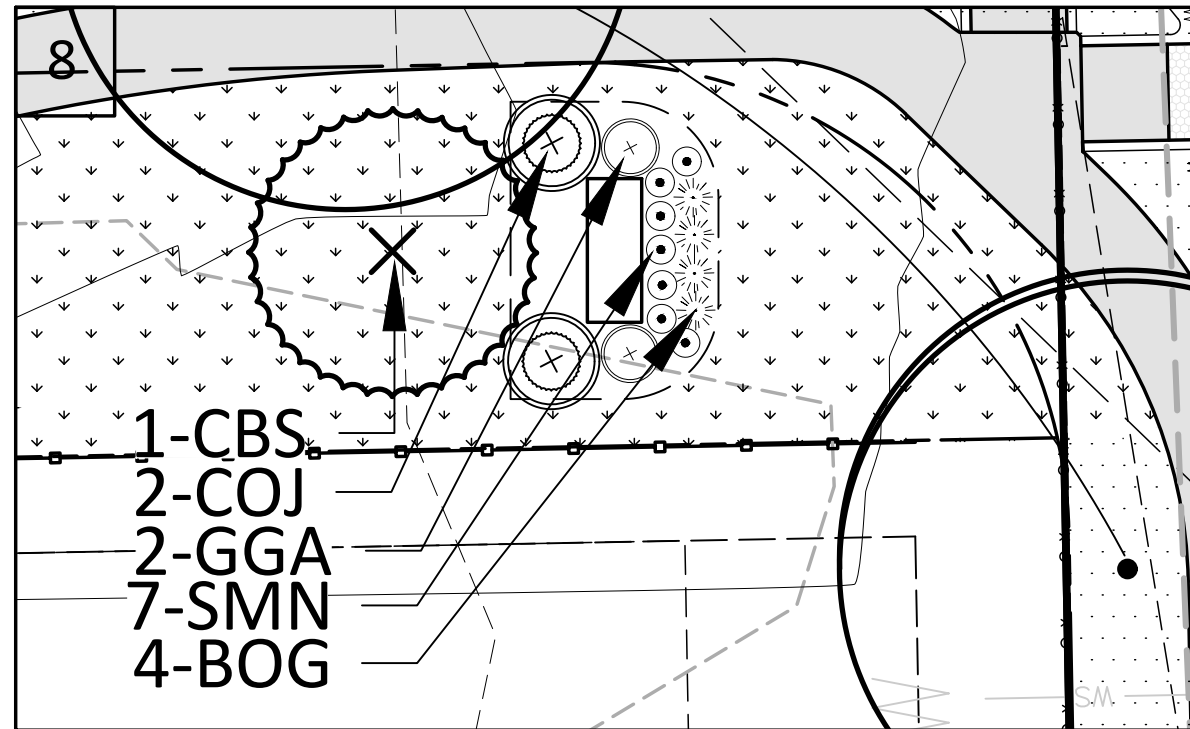
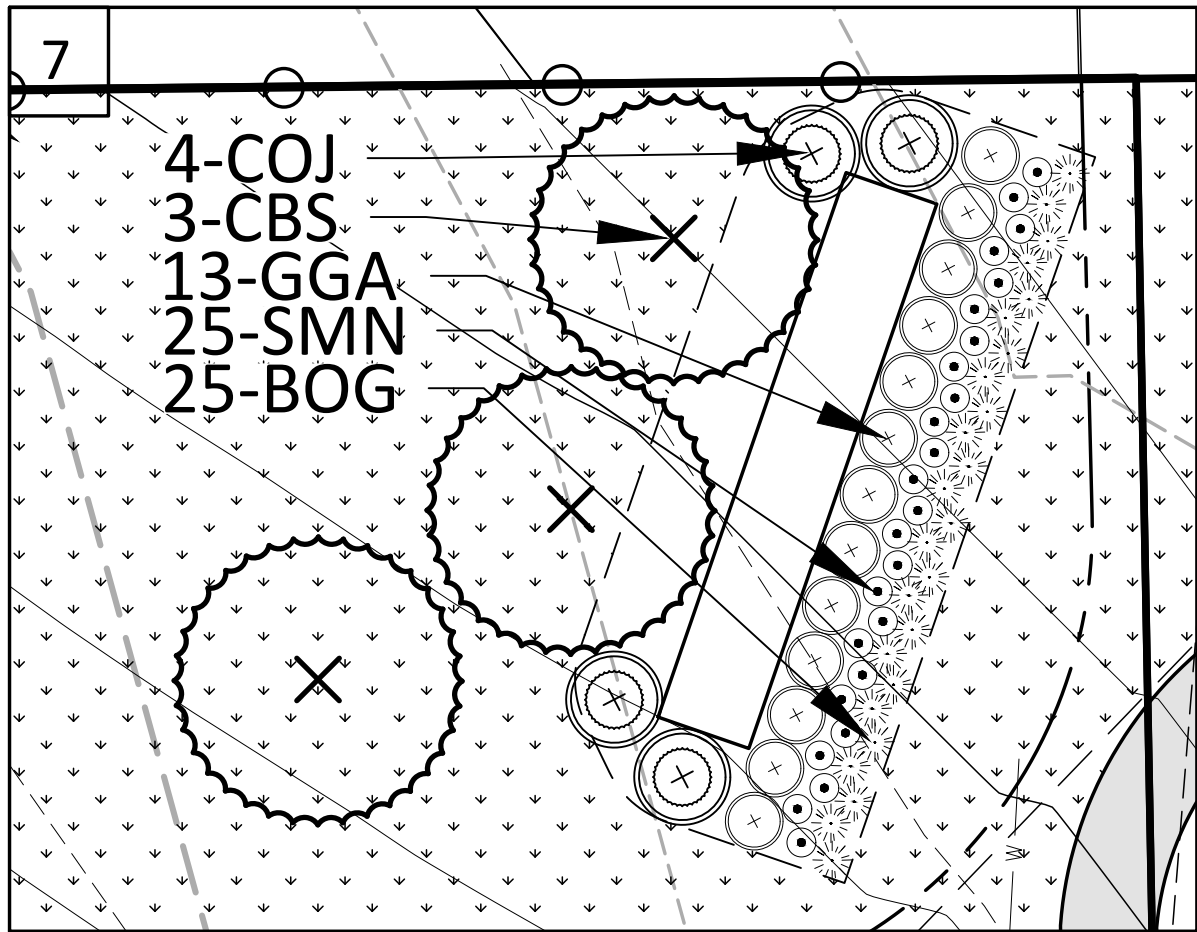
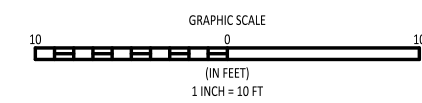
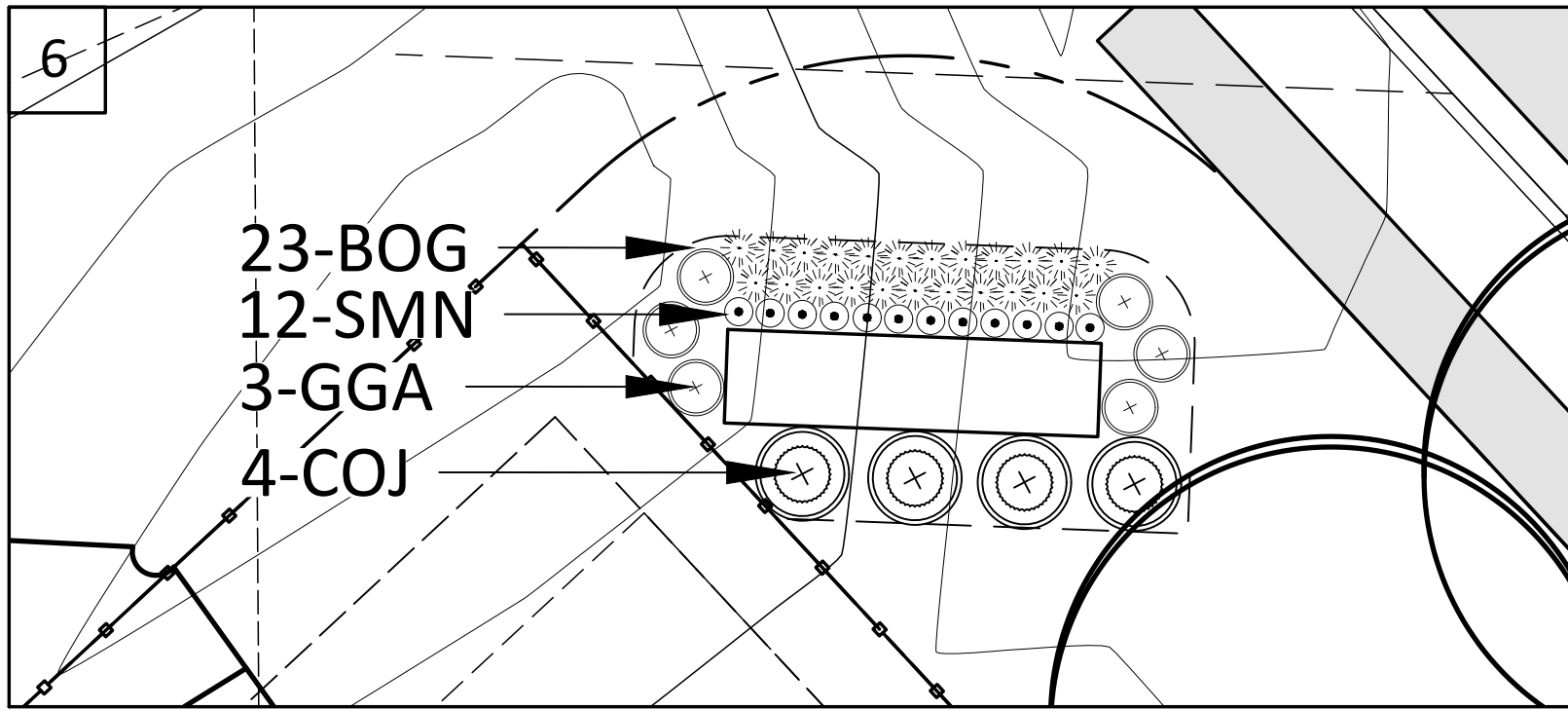
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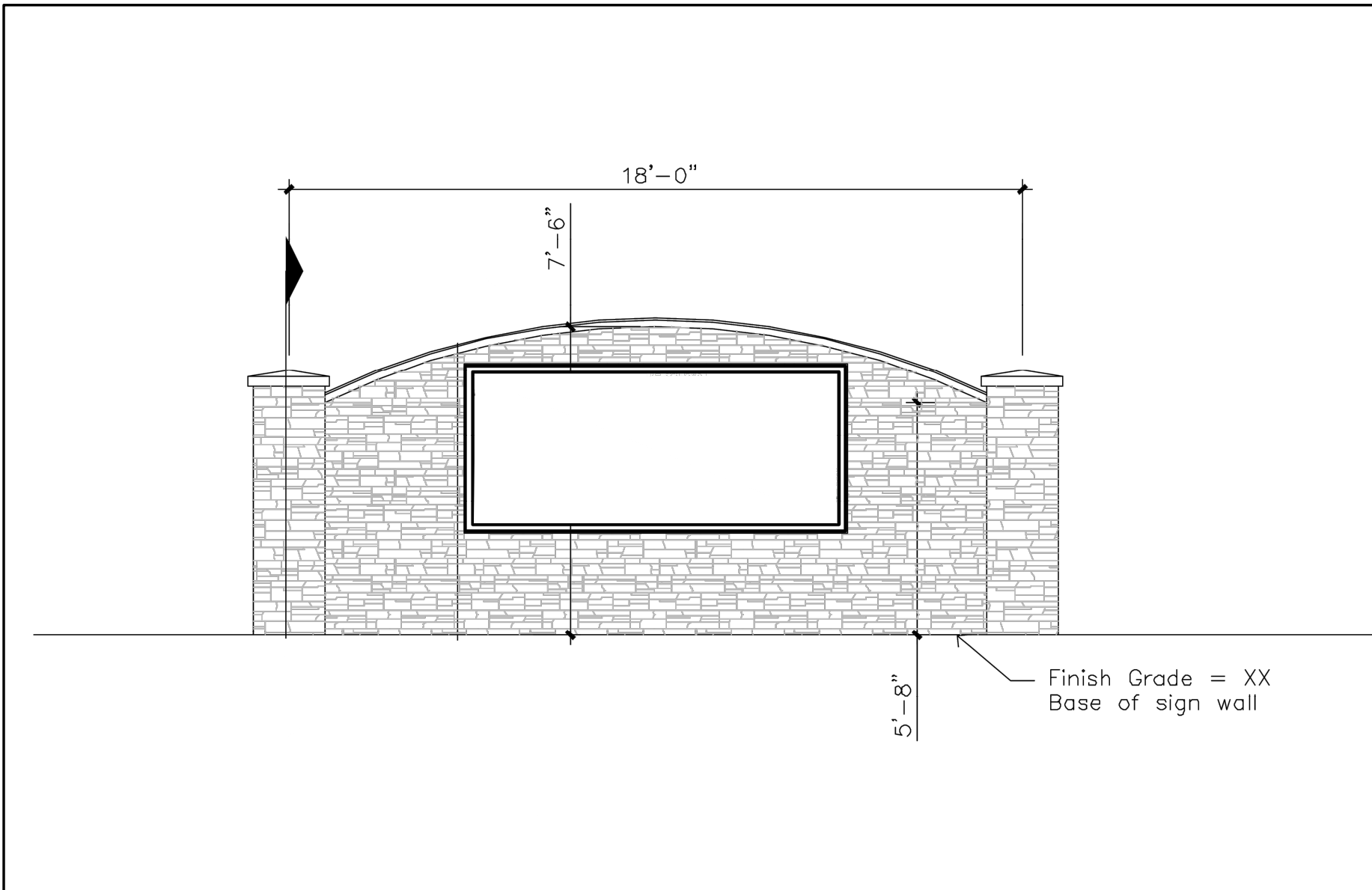
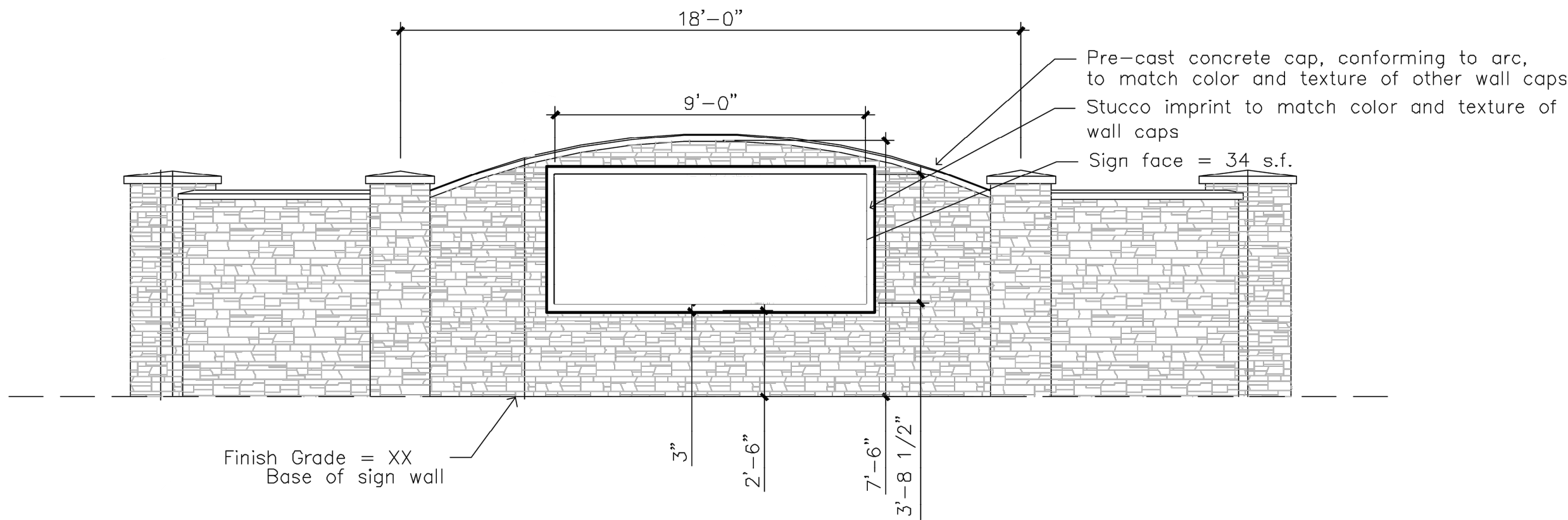
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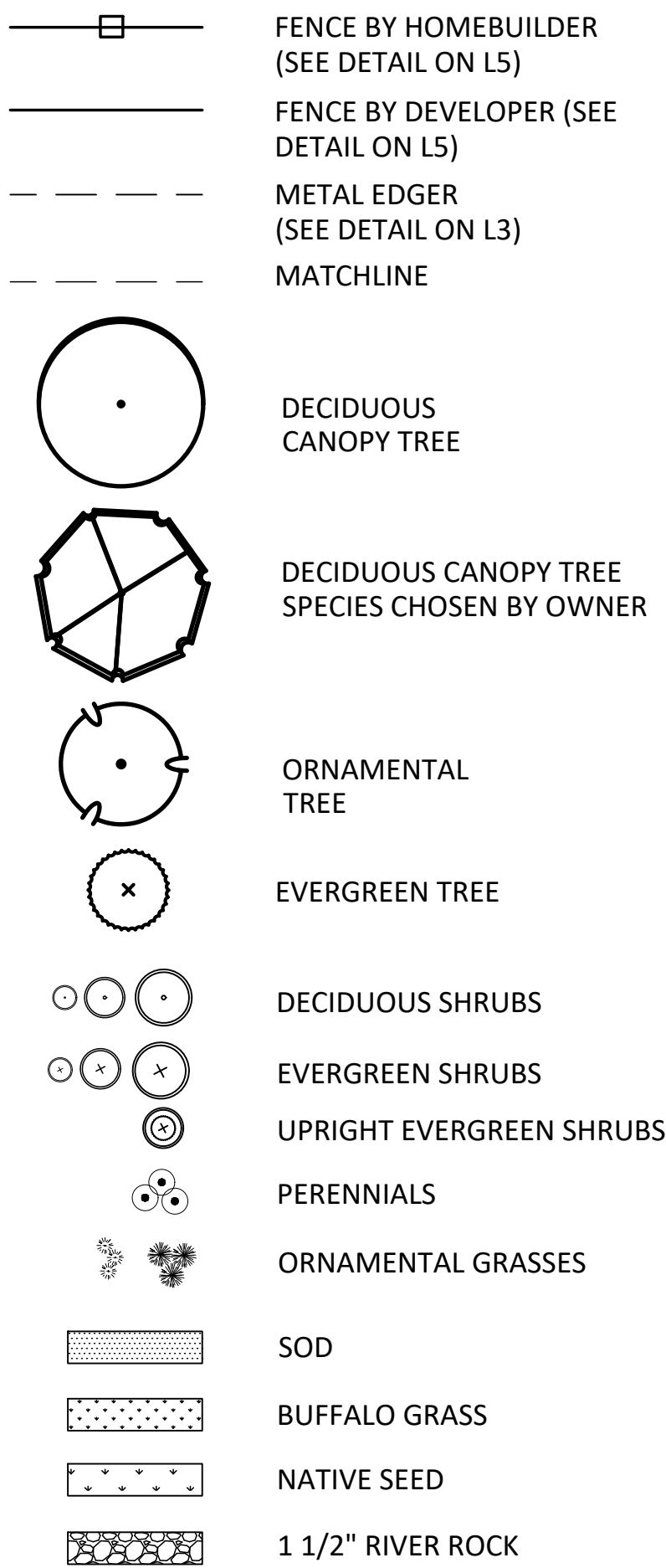
BOG	BLUE OAT GRASS
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ENTRY MONUMENT ELEVATION EXAMPLES



LEGEND



LANDSCAPE PLANT LIST

DECIDUOUS CANOPY TREES

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LANDSCAPE NOTES

GENERAL

1. ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, UNLESS EXCEPTION HAS BEEN GRANTED BY THE MUNICIPALITY OR COUNTY OFFICIALS.
2. THE LANDSCAPE PLANS AND SPECIFICATIONS SHOULD BE FOLLOWED AS CLOSELY AS POSSIBLE. THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT SHOULD BE NOTIFIED IF ANY SUBSTITUTIONS OR ALTERATIONS ARE NEEDED.
3. THE CONTRACTOR SHALL COORDINATE INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND ANY LOCAL MUNICIPAL AND COUNTY CODES AND SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). THE CONTRACTOR SHALL MARK ALL UTILITIES BEFORE BEGINNING PLANTING AND IRRIGATION OPERATIONS. SHOULD ACTUAL UTILITY LOCATION BE SUBSTANTIALLY DIFFERENT THAN THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND OWNER FOR DIRECTION BEFORE PROCEEDING FURTHER.
6. THE LANDSCAPE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS SHALL MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER GEOTECHNICAL REPORT RECOMMENDATIONS. SURFACE DRAINAGE SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. NO DAMMING OF WATER SHOULD OCCUR AGAINST SIDEWALKS, CURBS, TURF THATCH, OR OTHER LANDSCAPE MATERIALS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
7. INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN ON THE APPROVED LANDSCAPE PLAN IN THE PLANNING DEPARTMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, HIS SUCCESSORS AND DELEGATES.
8. LANDSCAPING SHALL NOT INTERFERE WITH TRAFFIC VISIBILITY AND THE GENERAL FUNCTION AND SAFETY OF ANY GAS, ELECTRIC, WATER, SEWER, TELEPHONE, CABLE, OR OTHER UTILITY EASEMENT.

WARRANTY

1. UNLESS SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS, THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED FOR THE PROJECT BY THE OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL PROVIDE LANDSCAPE PROTECTION, MAINTENANCE, AND IRRIGATION INCLUDING SUPPLEMENTAL WATERING PER SPECIFICATIONS UNTIL SUBSTANTIAL COMPLETION HAS BEEN ISSUED UNLESS OTHERWISE INSTRUCTED PER OWNER'S REPRESENTATIVE.

PLANTS

1. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. PLANT QUANTITIES SHOULD BE VERIFIED BY THE CONTRACTOR. GRAPHIC QUANTITIES TAKE PRECEDENCE OVER WRITTEN QUANTITIES. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT RETAIN THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL IF IT IS DAMAGED, DISEASED, OR DECLINING IN HEALTH. PLANT MATERIAL SHALL BE HEALTHY, WELL-BRANCHED, AND WELL PROPORTIONED, FREE FROM DISEASE, INJURY, INSECTS, AND WEED ROOTS.
3. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ISSUED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI Z60.1-1990) AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS. PLANT MATERIAL GROWN IN USDA HARDINESS ZONES 1, 2, 3, 4, AND 5 IS PREFERRED.
4. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES.
5. THE OWNER'S REPRESENTATIVE MAY OPT TO DOWN OR UPSIZE THE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR ENHANCEMENTS TO THE PROJECT. ALL CHANGES, INCLUDING RE-STOCKING CHARGES, SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION THROUGH A CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL.
6. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.)
7. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).

IRRIGATION

1. ALL PROPOSED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO IRRIGATION PLANS FOR TYPES AND LIMITS OF IRRIGATION. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT REQUIREMENTS, TURF ZONES, AND NATIVE SEED AREAS.
2. CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL GEOTECHNICAL REPORT STIPULATIONS KEEPING ALL IRRIGATION LINES, HEADS, AND EMITTERS OUTSIDE THE MINIMUM DISTANCES SPECIFIED. IN NO CASE SHALL IRRIGATION BE EMITTED

3. WITHIN THE MINIMUM DISTANCES OF BUILDING OR WALL FOUNDATIONS. CONTRACTOR SHALL COORDINATE ALL INSTALLATION OF IRRIGATION EQUIPMENT AND LINES SO THAT IT DOES NOT INTERFERE WITH PLANTING LOCATIONS. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION LINES AND EQUIPMENT. IF INSTALLED IN LOCATIONS OBSTRUCTING THE INTENDED USE, THE IRRIGATION EQUIPMENT SHALL BE RELOCATED.
4. IRRIGATION ADJACENT TO EXISTING TREES AND LANDSCAPE TO REMAIN SHALL BE HAND DUG.
5. EVERGREEN TREES SHALL BE LOCATED A MINIMUM OF FIFTEEN FEET (15') AWAY FROM IRRIGATION ROTOR HEADS.

SOIL PREPARATION

1. BEFORE COMMENCING WORK, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL SEWER, WATER, IRRIGATION, GAS, ELECTRIC, CABLE, PHONE AND OTHER PIPELINES OR CONDUITS AND EQUIPMENT ARE LOCATED ON SITE.
2. SURFACE GRADING TO INCLUDE REMOVAL OF EXISTING VEGETATION, WEEDS, DEBRIS, CLOUDS AND ROCKS LARGER THAN ½" FROM THE SITE. DISPOSE OF ACCUMULATED DEBRIS AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL TAKE MEASURES AND ASSUME MAINTENANCE AND MANAGEMENT OF EROSION CONTROL, SURFACE RUNOFF, AND SOIL EROSION AND SEDIMENT FROM THE SITE PER STORM WATER MANAGEMENT PLANS / PROGRAMS IN PLACE.
4. THE CONTRACTOR SHALL INSPECT ALL CONDITIONS FOR RETENTION OF WATER IN PLANTING AREAS TO MAKE SURE THERE IS ADEQUATE DRAINAGE IN ALL LANDSCAPE AREAS.
5. THE SITE SHOULD BE PROVIDED TO THE CONTRACTOR WITHIN +/- 0.1 FOOT OF FINISH GRADE. CONTRACTOR SHALL VERIFY THE ROUGH GRADING AND SITE CONDITIONS.
7. ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING SUITABLE SOIL MEDIUM THAT ENSURES HEALTHY PLANT GROWTH. SOIL SAMPLES ARE RECOMMENDED FOR ANALYSIS OF ORGANIC MATTER RECOMMENDATIONS REQUIRED FOR THE SOIL FOR HEALTHY PLANT GROWTH.
9. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
10. BEFORE PLANTS ARE INSTALLED, ALL LANDSCAPE AREAS SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8"-12" AND AMENDED PER SPECIFICATIONS AND MUNICIPAL REQUIREMENTS.
11. ALL LANDSCAPE AREAS SHALL RECEIVE ORGANIC SOIL PREPARATION AT 5 cu.yrds/1,000sf OR AS NOTED IN THE SOIL SAMPLE ANALYSIS.

TREES

1. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
2. TREE CENTERS SHALL NOT BE PLACED CLOSER THAN EIGHT FEET (8') FOR EVERGREEN TREES AND SIX FEET (6') FOR ORNAMENTAL TREES FROM A SIDEWALK, PARKING, STREET OR DRIVE LANE. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS.
3. EVERGREEN TREES SHALL NOT BE USED IN THE TREE LAWN OR WITHIN EIGHT FEET (8') OF A PUBLIC WALK.
4. ALL TREES ARE TO BE STAKED AND GUYED FOR A PERIOD OF ONE (1) YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF ONE (1) YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION PER APPROVAL BY OWNER'S REPRESENTATIVE.
5. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. ALL TREE RINGS AND PERENNIAL BEDS SHALL BE MULCHED WITH A 3" DEPTH OF GORILLA HAIR CEDAR MULCH.

MULCH & EDGING

1. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
2. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GALVANIZED, GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, SURE-LOC OR APPROVED EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS. PERFORATED EDGER IS ONLY USED BETWEEN SOD/NATIVE GRASS AND MULCH AREAS WHERE PONDING OF WATER OCCURS. EDGER SHALL NOT RESTRICT THE FREE FLOW OF DRAINAGE OR DAM WATER IN ANY CASE.
3. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. FOUR INCH (4") DEPTH OF 1"-2" ROUNDED RIVER ROCK MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC (RE: PLANS). NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER, ANNUAL OR PERENNIAL AREAS. CONTRACTOR TO SUBMIT SAMPLE OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
4. ALL 5' NON-IRRIGATED CLEAR BOUNDARY ZONES SHOULD BE MULCHED WITH A FOUR INCH (4") DEPTH OF ROUNDED RIVER ROCK MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC.
5. NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
6. SHREDDED CEDAR WOOD MULCH SHALL BE INSTALLED AT THE BASE OF EACH PLANT AS FOLLOWS: TREES, 48" DIAMETER CIRCLE; SHRUBS, 18" DIAMETER CIRCLE AT A 3" DEPTH.

LANDSCAPE PLANT LIST

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	NOTES
DECIDUOUS CANOPY TREES					
HTO	27	HERITAGE OAK	QUERCUS ROBUR X MACROCARPA 'CLEMENS'	2" CAL. B&B	
ESE	22	EMERALD SUNSHINE ELM	ULMUS PROPINQUA 'JFS-BIEBERICH'	2" CAL. B&B	
SMH	32	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL. B&B	
IMH	23	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE'	2" CAL. B&B	
EKC	22	ESPRESSO KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2" CAL. B&B	
BTM	21	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	2" CAL. B&B	
SSM	16	STATE STREET MAPLE	ACER MIYABEI 'MORTON' STATE STREET	2" CAL. B&B	
OBE	16	OHIO BUCKEYE	AESCULUS GLABRA	2" CAL. B&B	
CAT	20	WESTERN CATALPA	CATALPA SPECIOSA	2" CAL. B&B	
CHB	20	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2" CAL. B&B	
GKB	10	GINKGO	GINKGO BILOBA	2" CAL. B&B	
SKO	4	SKYMASTER OAK	QUERCUS ROBUR 'PYRAMICH'	2" CAL. B&B	
LLL	5	LITTLE LEAF LINDEN	TILIA CORDATA	2" CAL. B&B	
CHC	5	COMMON HORSECHESTNUT	QUERCUS ROBUR 'PYRAMICH'	2" CAL. B&B	
WVN	2	NIOBE WEeping WILLOW	SALIX ALBA 'TRISTIS'	2" CAL. B&B	
PCW	5	PLAINS COTTONWOOD	POPULUS DELTOIDES	2" CAL. B&B	

ORNAMENTAL TREES

TCW	5	THORNLESS COCKSPUR HAWTHORNE	CRATAEGUS CRUS-GALI INERMIS	1.5" CAL. B&B	
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DECIDUOUS TREES (BACKYARD TREES TO BE CHOSEN BY HOMEOWNER FROM THIS LIST)

CCP	-	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL., B&B	
PKP	-	PRINCESS KAY PLUM	PRUNUS CERASIFERA 'NEWPORT'	2" CAL., B&B	
SPR	-	SPRING SNOW CRABAPPLE	MALUS x 'SPRING SNOW'	2" CAL., B&B	
MAA	-	MANCHURIAN CHERRY	PRUNUS MAACKII	2" CAL., B&B	
SBC	-	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	2" CAL., B&B	

EVERGREEN TREES

BOP	10	EMERALD ARROW BOSNIAN PINE	PINUS LEUCODERMIS 'EMERALD ARROW'	6' HT. B&B	
PON	3	PONDEROSA PINE	PINUS PONDEROSA	6' HT. B&B	
PVP	9	VANDERWOLF'S LIMBER PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6' HT. B&B	
RMJ	9	ROCKY MOUNTAIN JUNIPER	JUNIPERUS SCOPULORUM	6' HT. B&B	
CBS	6	COLORADO SPRUCE	PICEA PUNGENS 'GLOBOSA'	6' HT. B&B	

DECIDUOUS SHRUBS

GFS	52	GOLDFLAME SPIREA	SPIRAEA x BUMALDA 'GOLDFLAME'	5 GAL. CONT.	
BSF	2	SILVER FOUNTAIN BUTTERFLY BUSH	BUDDLEJA ALTERNIFOLIA 'ARGENTEA'	5 GAL. CONT.	
FRS	12	FRINGED SAGE	ARTEMISIA FRIGIDA	5 GAL. CONT.	

EVERGREEN SHRUBS

MPA	75	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	5 GAL. CONT.	
COJ	30	COLOGREEN JUNIPER	JUNIPERUS SCOPULORUM 'COLOGREEN'	5 GAL. CONT.	
GGA	61	GOLDEN GLOBE ARBORVITAE	THUJA OCCIDENTALIS 'GOLDEN GLOBE'	5 GAL. CONT.	

ORNAMENTAL GRASSES

BOG	216	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL'	1 GAL. CONT.	
FRG	35	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSIS ACUTIFLORA 'KARL FOERSTER'	1 GAL. CONT.	

PERENNIALS

SMN	97	MAY NIGHT SALVIA	SALVIA SYLVESTRIS X 'MAINACHT'	1 GAL. CONT.	
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BASELINE

Engineering - Planning - Surveying

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DESIGNED BY
JFS

DRAWN BY
JFS

CHECKED BY
SW

DATE

PREPARED BY

REVISION DESCRIPTION

TOWN OF KEENESBURG

WELD COUNTY

VISTA WEST

PLANT SCHEDULE & NOTES

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 5/10/2021

DRAWING SIZE 24" x 36"

SURVEY FIRM SURVEY DATE
SURVEY FIRM 10/02/2020

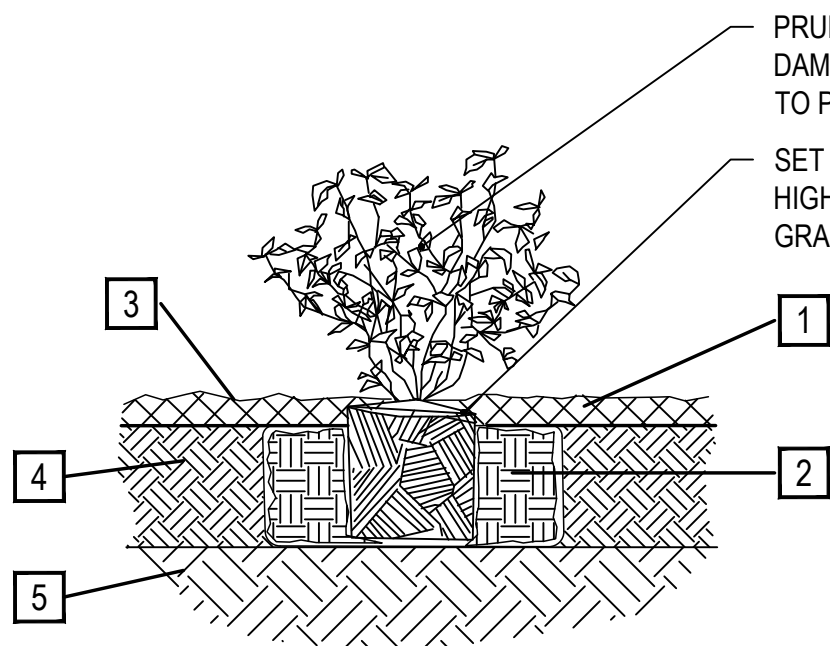
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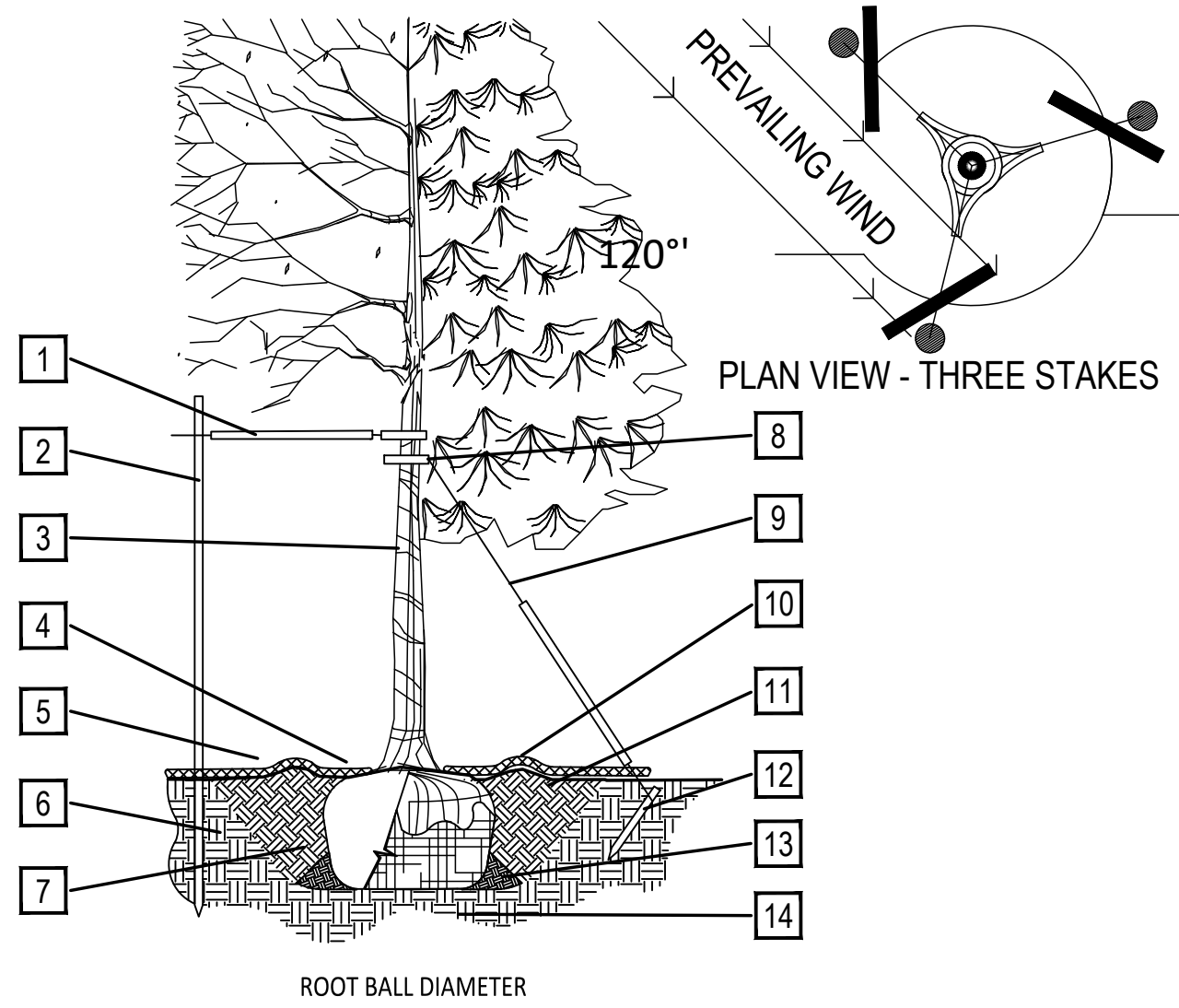
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- 1 SPECIFIED MULCH
 - 2 AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
 - 3 FINISH GRADE (TOP OF MULCH)
 - 4 AMENDED TOPSOIL
 - 5 EXISTING SUBGRADE
- NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER



- PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY GROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1.1 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1.2 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
 2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

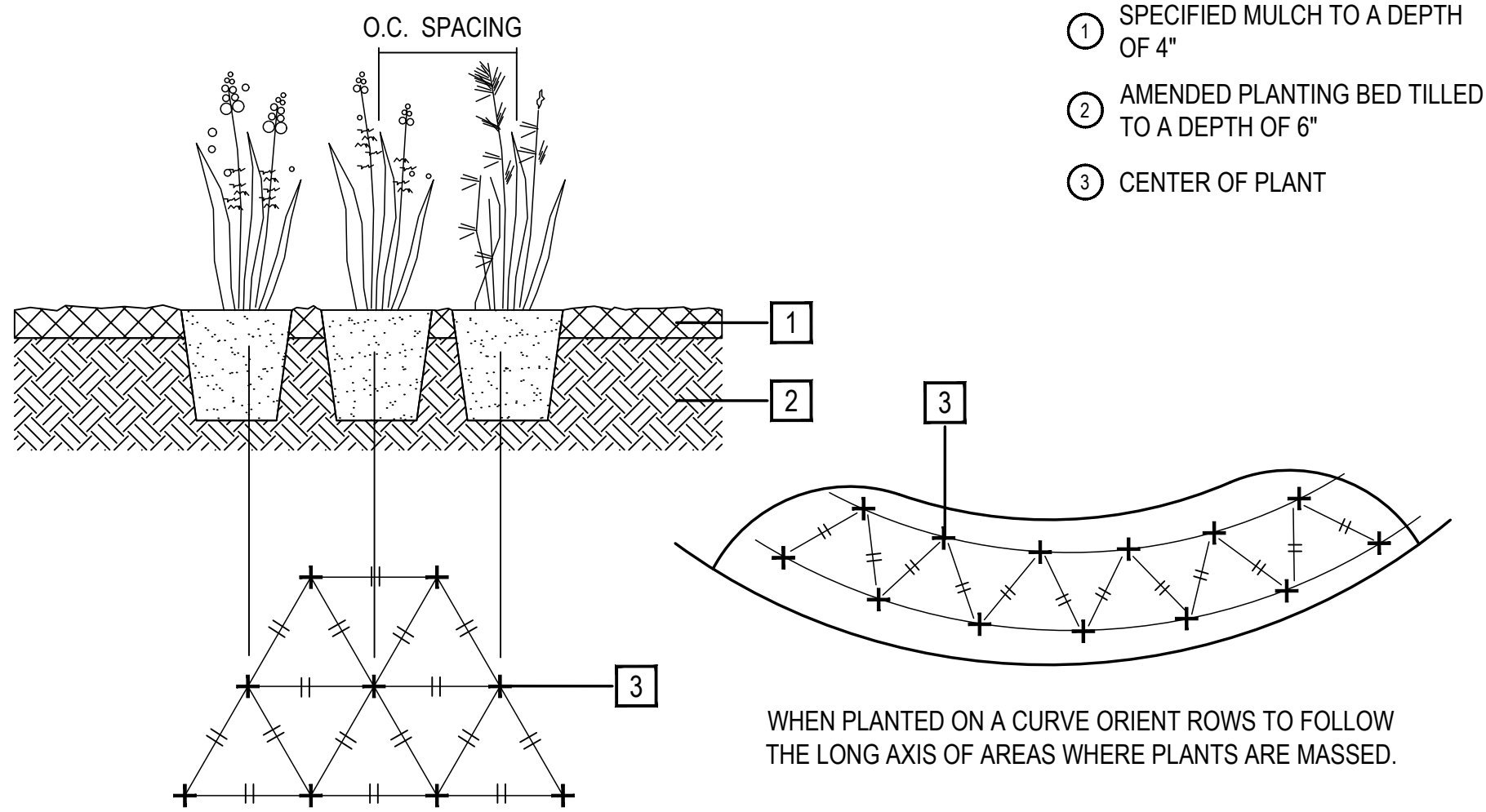
- 1 PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 2 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- 3 TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- 4 PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 5 3" DEEP WOOD MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 6 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- 7 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- 8 GROMMETED NYLON STRAPS
- 9 GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 10 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- 11 BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 12 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- 13 PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- 14 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

1 SHRUB PLANTING

SCALE: 1-1/2" = 1'-0"

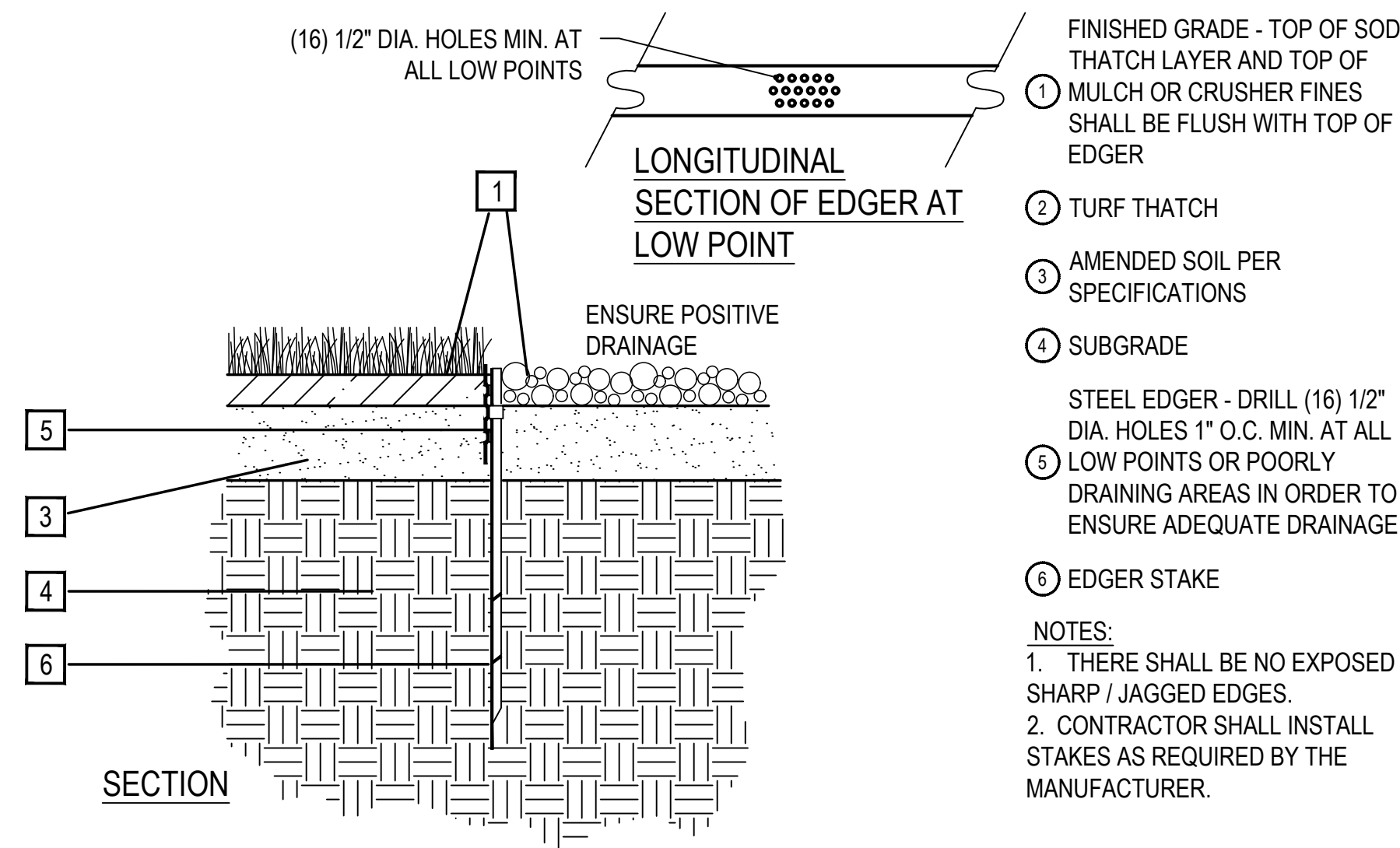
2 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



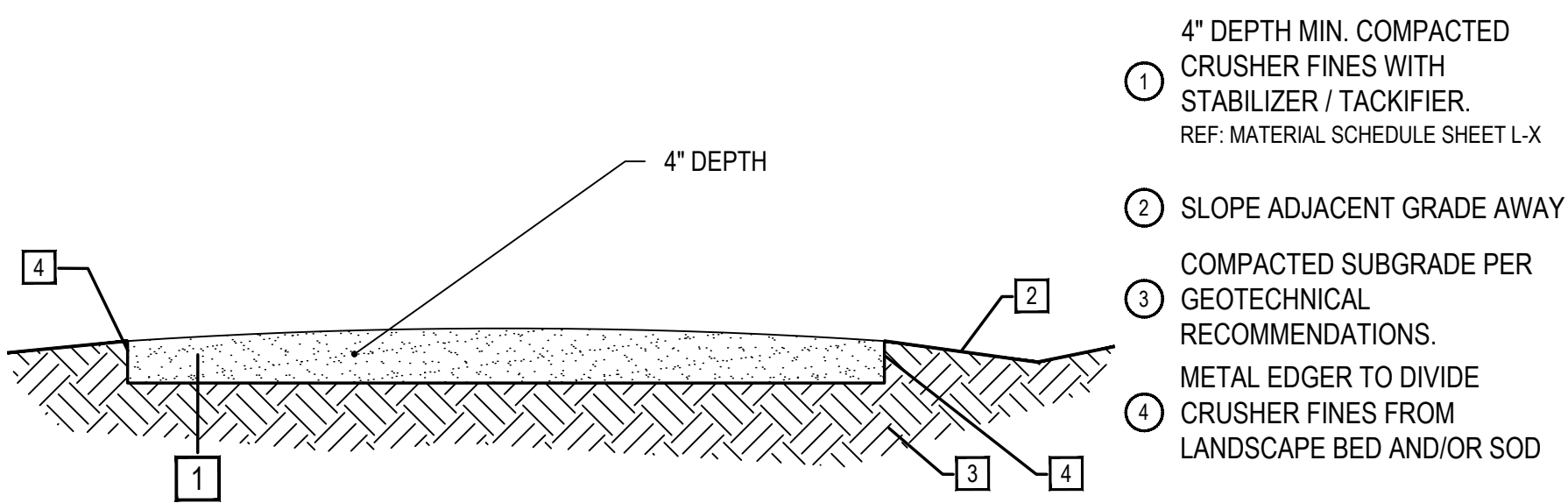
3 PERENNIAL / ORNAMENTAL GRASS LAYOUT

SCALE: 1" = 1'-0"



4 METAL EDGER

SCALE: 1" = 1'-0"



COMPACTION NOTES:

1. COMPACT WET IN (2) 2" LIFTS FOR BEST RESULTS.
2. USE A SMALL (4") RIDING ROLLER TO COMPACT WHERE POSSIBLE.
3. CROWN CRUSHER FINES TRAIL IN FLAT AREAS (AS SHOWN).
4. CROSS-SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.

5 CRUSHER FINES

SCALE: 3/4" = 1'-0"



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