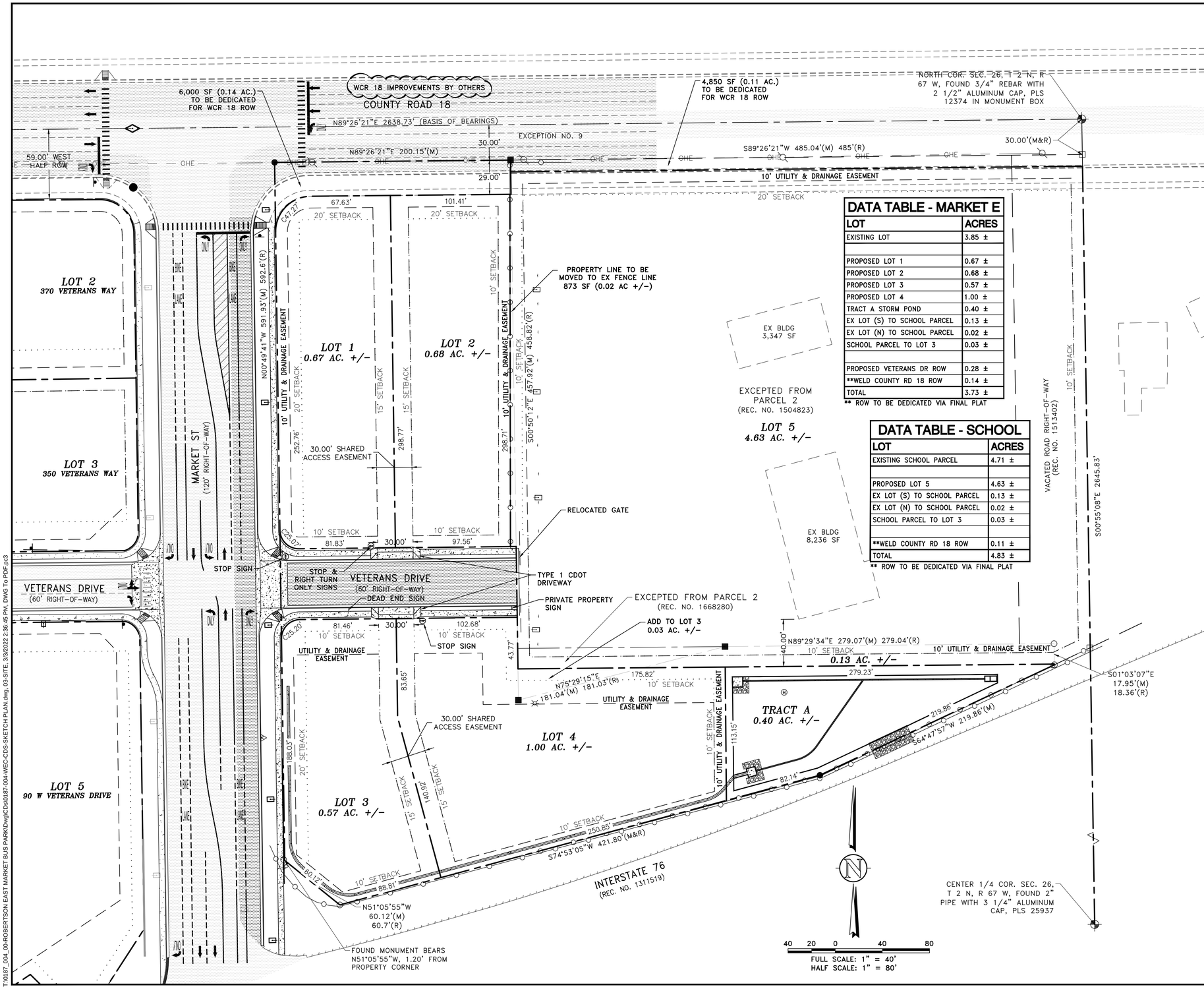


DATA TABLE - MARKET E

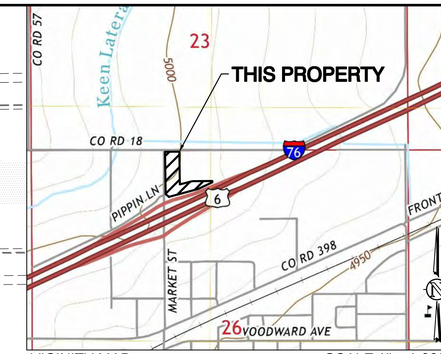
LOT	ACRES
EXISTING LOT	3.85 ±
PROPOSED LOT 1	0.67 ±
PROPOSED LOT 2	0.68 ±
PROPOSED LOT 3	0.57 ±
PROPOSED LOT 4	1.00 ±
TRACT A STORM POND	0.40 ±
EX LOT (S) TO SCHOOL PARCEL	0.13 ±
EX LOT (N) TO SCHOOL PARCEL	0.02 ±
SCHOOL PARCEL TO LOT 3	0.03 ±
PROPOSED VETERANS DR ROW	0.28 ±
**WELD COUNTY RD 18 ROW	0.14 ±
TOTAL	3.73 ±

** ROW TO BE DEDICATED VIA FINAL PLAT

DATA TABLE - SCHOOL

LOT	ACRES
EXISTING SCHOOL PARCEL	4.71 ±
PROPOSED LOT 5	4.63 ±
EX LOT (S) TO SCHOOL PARCEL	0.13 ±
EX LOT (N) TO SCHOOL PARCEL	0.02 ±
SCHOOL PARCEL TO LOT 3	0.03 ±
**WELD COUNTY RD 18 ROW	0.11 ±
TOTAL	4.83 ±

** ROW TO BE DEDICATED VIA FINAL PLAT



VICINITY MAP SCALE 1" = 1,000'

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

SHOWN VICINITY MAP TAKEN USGS QUAD MAP - KEENESBURG 7.5 MIN

SETBACK DATA TABLE

PROPERTY LINE	BUILDING SETBACK
ALONG ARTERIAL ROADS (MARKET ST & WCR 18)	20.00'
ALONG COLLECTOR/LOCAL ROADS (VETERANS DRIVE)	10.00'
REAR	10.00'
SIDE	10.00'

NOTES

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

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SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

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

SYMBOL LEGEND

45 DEG BEND
22.5 DEG BEND
RESTRAINED PLUG
RESTRAINED TEE
WATER METER
RESTRAINED CROSS
FIRE HYDRANT
RESTRAINED VALVE
WATER WELL
MONITORING WELL
THRUST BLOCK TB
GATE VALVE GV
CURB STOP
PIPE CROSSING
MANHOLE
MANHOLE W/ FLOW DIRECTION
RD ROOF DRAIN

EXISTING GRAVEL
EXISTING CONC
EXISTING ASPHALT
EX LANDSCAPE
PROPOSED GRAVEL
PROPOSED CONC
PROPOSED ASPHALT
PROPOSED LANDSCAPE

LINETYPE LEGEND

LOT / PROPERTY / SECTION LINE
RIGHT OF WAY LINE
EASEMENT
SETBACK
TO BE ABANDONED LOT LINE
EXISTING BUILDING, CURB
EDGE of ASPHALT or GRAVEL RD
EXISTING FENCE
EX WIRE FENCE
POND WQ W/S
SWALE
OHE — EXISTING OVERHEAD ELEC
EL — EXISTING ELECTRICAL LINE
ST — EXISTING STORM LINE
SA — EXISTING SANITARY LINE
WA — EXISTING WATER LINE
GA — EXISTING GAS LINE
FO — EXISTING FIBER OPTIC LINE
T — EXISTING TELEPHONE LINE

SA — PROPOSED SANITARY LINE
SS — PROPOSED SANITARY SERVICE
ST — PROPOSED STORM LINE
WA — PROPOSED WATER LINE
WAS — PROPOSED WATER SERVICE
GA — PROPOSED GAS LINE
EL — PROPOSED ELECTRIC LINE
T — PROPOSED TELEPHONE LINE

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Western Engineering Consultants, inc LLC

No.	REVISION	DATE	BY	CFC
0	INITIAL RELEASE	01/27/22		

PLATTE RIVER INVESTMENTS INC
CONTACT: RICK ROBERTSON
8537 WCR 5
KEENESBURG, CO 80643
(303)961-0031

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

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FOR REVIEW

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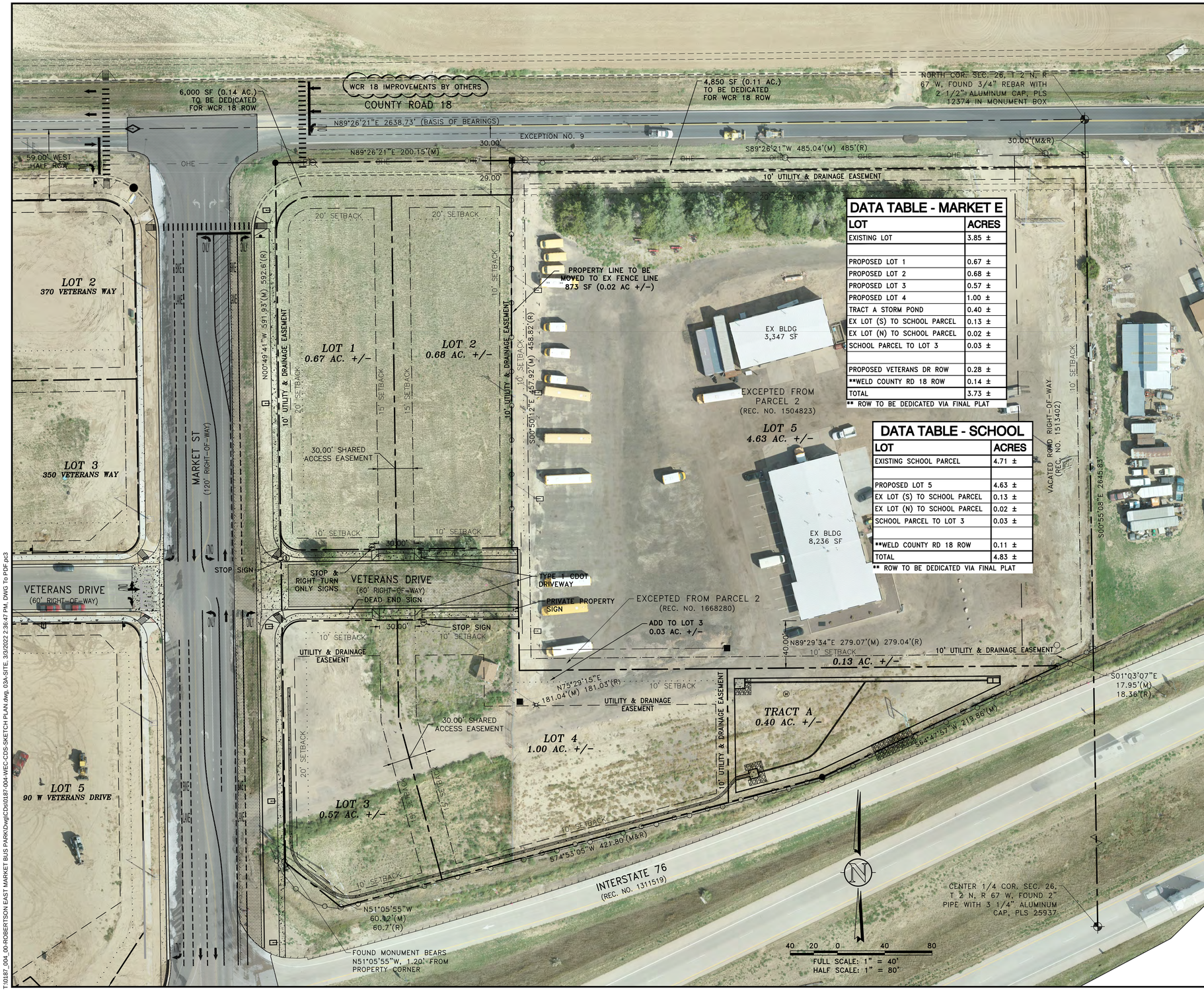
INITIAL PLAN RELEASE: 01/27/22
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO. 01-0187.004.00
DOC CON # 0003-SITE
SHEET 3 OF 11

T:\0187_004_00-ROBERTSON EAST MARKET BUS PARK\Dwg\CDs\0187-004-WEC-CDS-SKETCH PLAN.dwg, 03-SITE, 3/2/2022 2:36:45 PM, DWG To PDF.pc3



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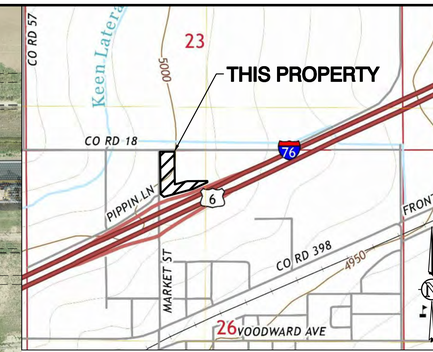

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NE 1/4, S26, T2N, R64W, 6th P.M.

SHOWN VICINITY MAP TAKEN USGS QUAD MAP - KEENESBURG 7.5 MIN

NOTES

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SHEET 3A OF 11

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