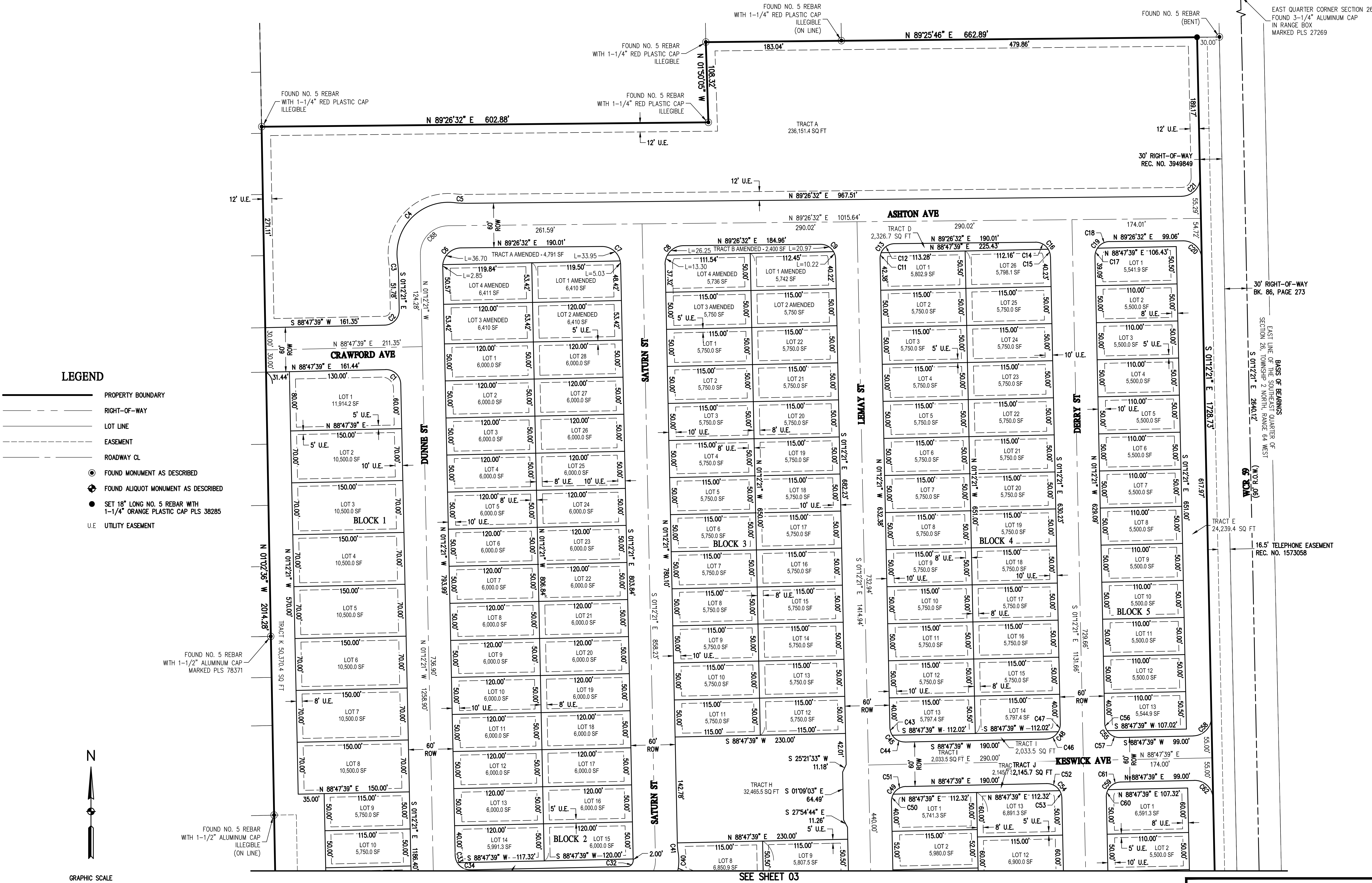
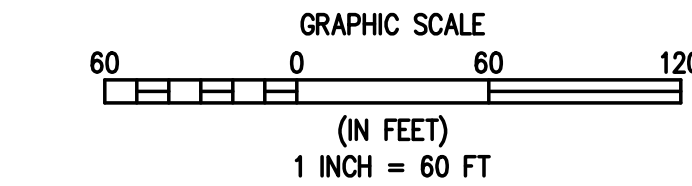


SUMMERFIELD NORTH SUBDIVISION FINAL PLAT EXHIBIT



LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- EASEMENT
- ROADWAY CL
- FOUND MONUMENT AS DESCRIBED
- FOUND ALIQUOT MONUMENT AS DESCRIBED
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP PLS 38285
- U.E. UTILITY EASEMENT



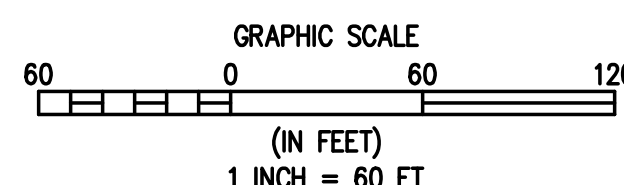
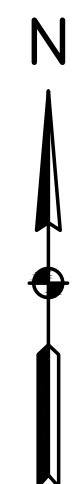
4882 INNOVATION DR, SUITE 100 - FORT COLLINS, COLORADO 80525
P: 970.353.7800 F: 866.678.4884 www.baselineincorp.com

DRAWING DATE:
02/25/2025
DRAWN BY:
LRY
CHECKED BY:
AAD
JOB NO:
3519

SUMMERFIELD NORTH SUBDIVISION FINAL PLAT EXHIBIT

SEE SHEET 02

- LEGEND**
- PROPERTY BOUNDARY
 - RIGHT-OF-WAY
 - LOT LINE
 - EASEMENT
 - VACATED EASEMENT
 - ROADWAY CL
 - FOUND MONUMENT AS DESCRIBED
 - FOUND ALIQUOT MONUMENT AS DESCRIBED
 - SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP PLS 38285
 - UTILITY EASEMENT



EAST 1/16 SECTION 16
50' WITNESS CORNER
FOUND NO. 6 REBAR
WITH 2-1/2" ALUMINUM CAP
MARKED WC PLS 37971

30' UTILITY AND DRAINAGE EASEMENT
REC. NO. 3949849

20' ACCESS EASEMENT
REC. NO. 3962824

30' ROAD R.O.W. RESERVATION
ON EACH SIDE OF SECTION
BOOK 86, PAGE 273
10/14/1889
UTILITY AND DRAINAGE EASEMENT
REC. NO. 3949849

FOUND NO. 5 REBAR
WITH 1-1/4" RED PLASTIC CAP
ILLEGIBLE

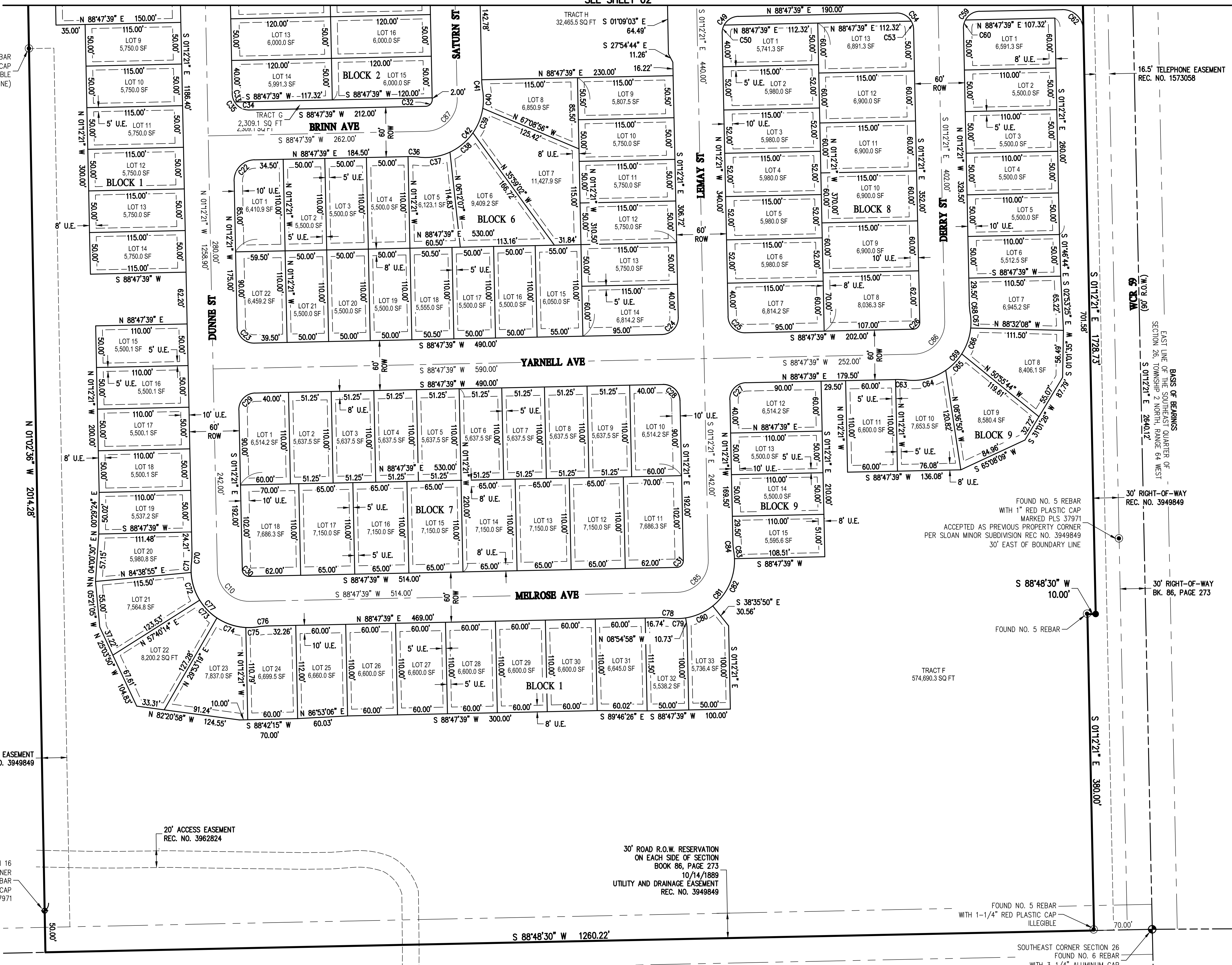
SOUTHEAST CORNER SECTION 26
FOUND NO. 6 REBAR
WITH 3-1/4" ALUMINUM CAP
MARKED PLS 22098

16.5' TELEPHONE EASEMENT
REC. NO. 1573058

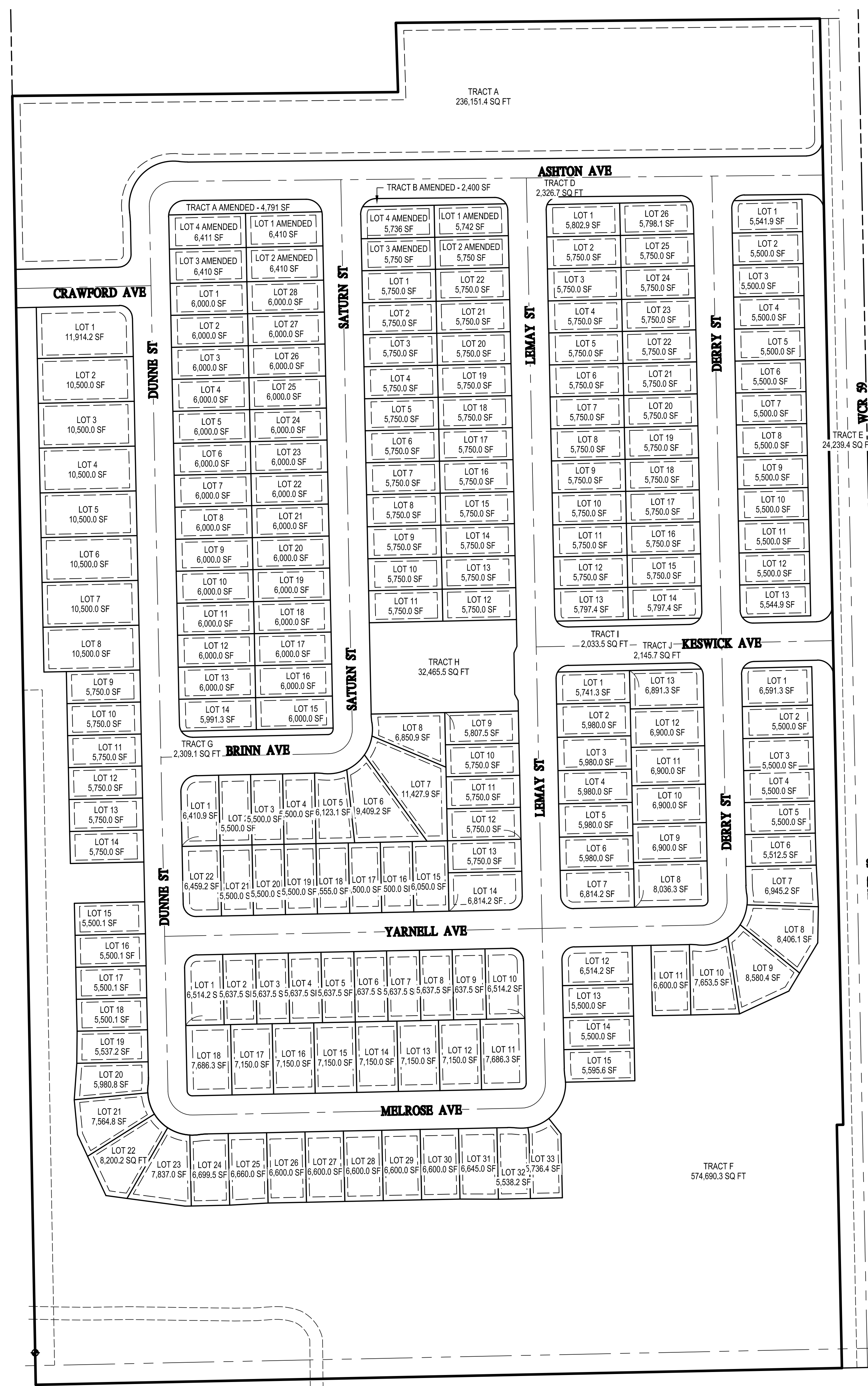
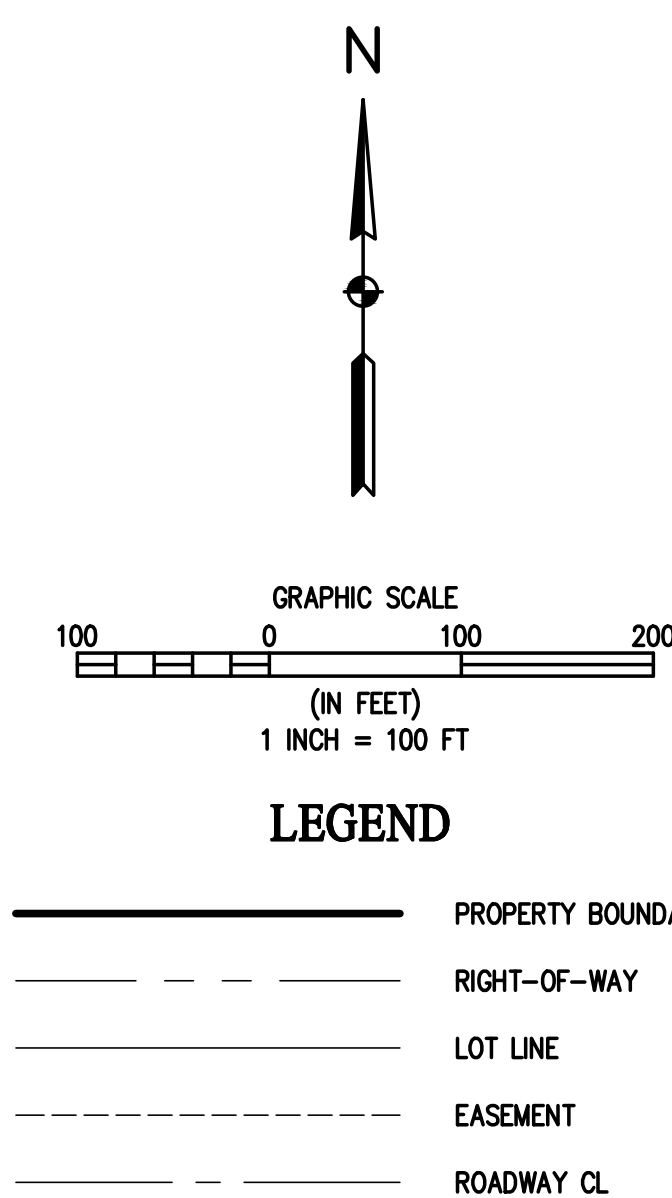
66' R.O.W.
BASIS OF BEARINGS
EAST LINE OF THE SOUTHEAST QUARTER OF
SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST
S 01°12'21" E 2840.12'

30' RIGHT-OF-WAY
REC. NO. 3949849

30' RIGHT-OF-WAY
BK. 86, PAGE 273



SUMMERFIELD NORTH SUBDIVISION FINAL PLAT EXHIBIT



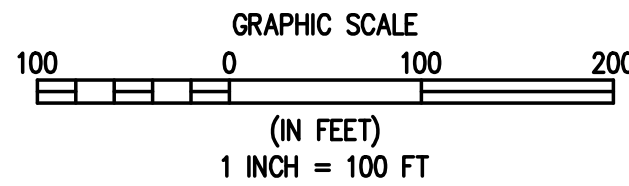
LEGEND

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
		WATER SERVICE
		SANITARY SEWER MAIN
		SANITARY SEWER SERVICE
		FORCE MAIN
		STORM SEWER

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		SANITARY MANHOLE
		WATER VALVE
		WATER METER
		FIRE HYDRANT
		WATER MANHOLE
		WATER BEND
		WATER TEE AND CROSSING
		CURB STOP
		LIGHT POLE
		TYPE 'R' INLET
		STORM DRAIN MANHOLE

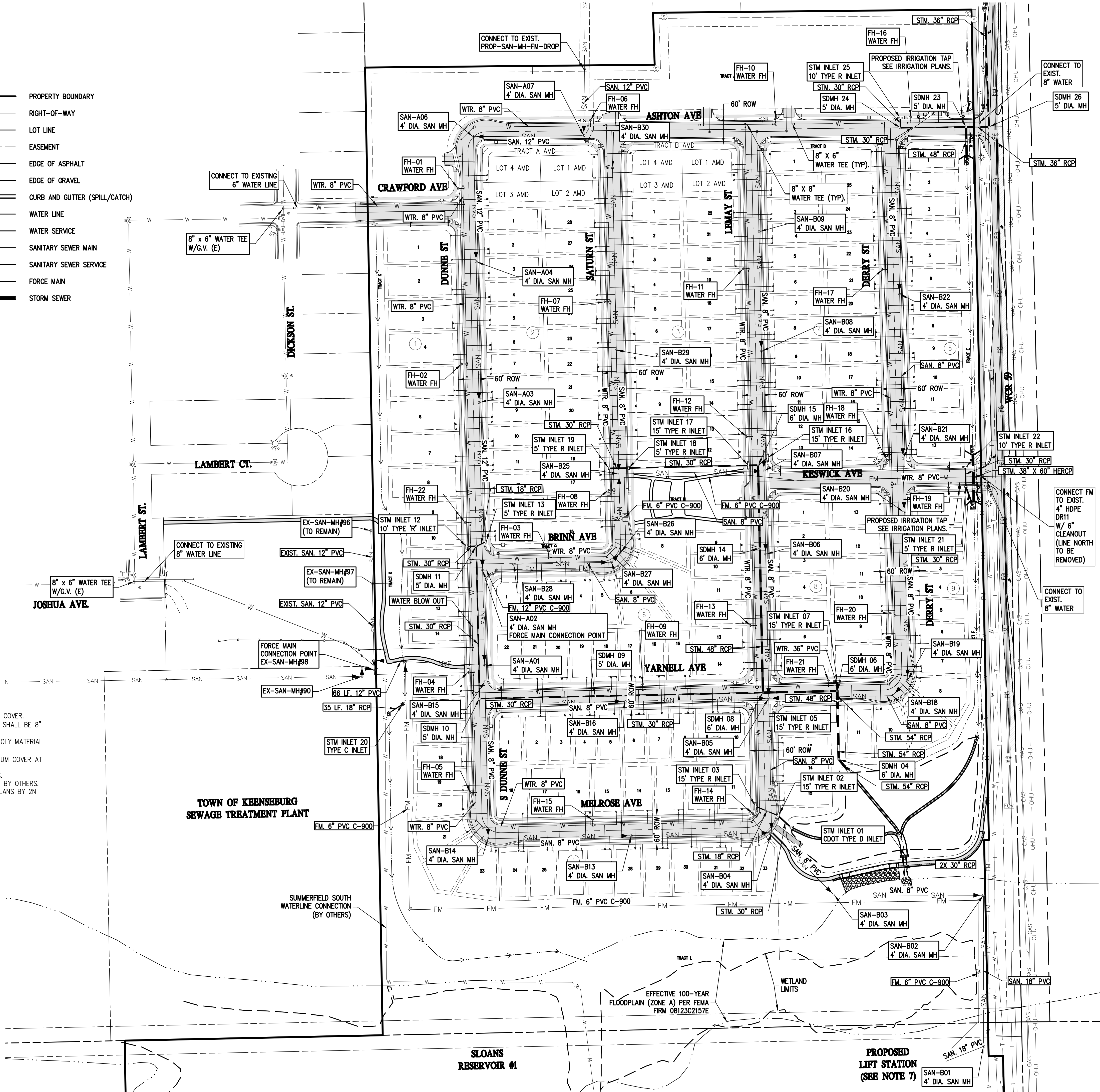
NOTES:

1. ALL PROPOSED WATER LINES SHALL HAVE 4.5' MINIMUM COVER.
2. ALL WATER PIPES SHALL BE CLASS C-900 PVC. MAINS SHALL BE 8" DIAMETER, FIRE HYDRANT LATERALS SHALL BE 6" DIP.
3. ALL PROPOSED WATER SERVICE LINE PIPES SHALL BE POLY MATERIAL (PRESSURE RATED TO 150 PSI).
4. ALL PROPOSED SANITARY LINES SHALL HAVE 4.5' MINIMUM COVER AT THE CONNECTION, THE BUILDING AND AT CLEANOUTS.
5. SANITARY SEWER LINES SHALL BE AS NOTED ON PLANS.
6. DRY UTILITIES, ELECTRIC AND LIGHTING TO BE DESIGNED BY OTHERS.
7. REFER TO SUMMERFIELD LIFT STATION CONSTRUCTION PLANS BY 2N CIVIL FOR DESIGN INFORMATION.



1
OU01 OU01

OVERALL UTILITY PLAN



BASELINE

Engineering • Planning • Surveying

102 N RIBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403

P: 303.940.9966 • F: 303.940.9963 • www.baselinecorp.com

DESIGNED BY	DATE	PREPARED BY	REVISION DESCRIPTION
MLL	01/26/2022	MLL	TOWN COMMENTS
MBR	05/04/2022	MLL	TOWN COMMENTS
MBR	06/29/2023	CLS	TOWN COMMENTS
LRM	02/02/2024	JRU	TOWN COMMENTS
LRM	04/16/2024	JRU/MRC	REVISIONS TO TRACTS B & C

MSP INVESTMENT CO. LLP

TOWN OF KEENESBURG

WELD COUNTY

SUMMERFIELD NORTH

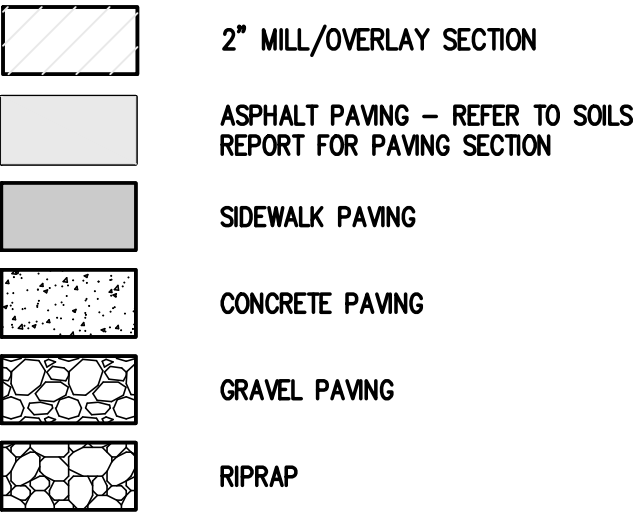
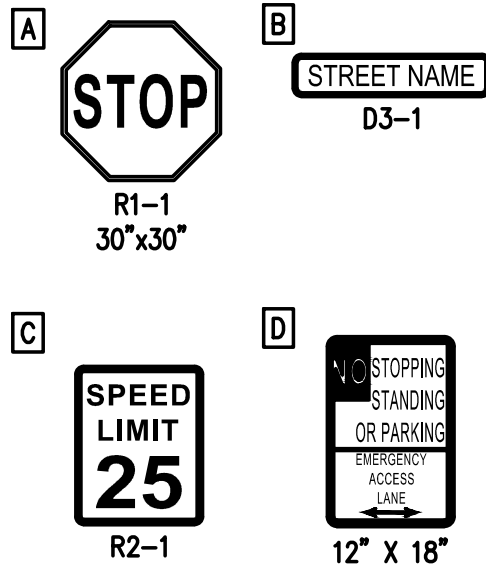
CONSTRUCTION DOCUMENTS

OVERALL UTILITY PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF	
FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	10/19/2021
DRAWING SIZE	24" X 36"
SURVEY FIRM	FLATIRON
SURVEY DATE	05/06/2021
JOB NO.	C03519
DRAWING NAME	3519 UTILITY.dwg
SHEET	5 OF 121
OU01	

NOTES:

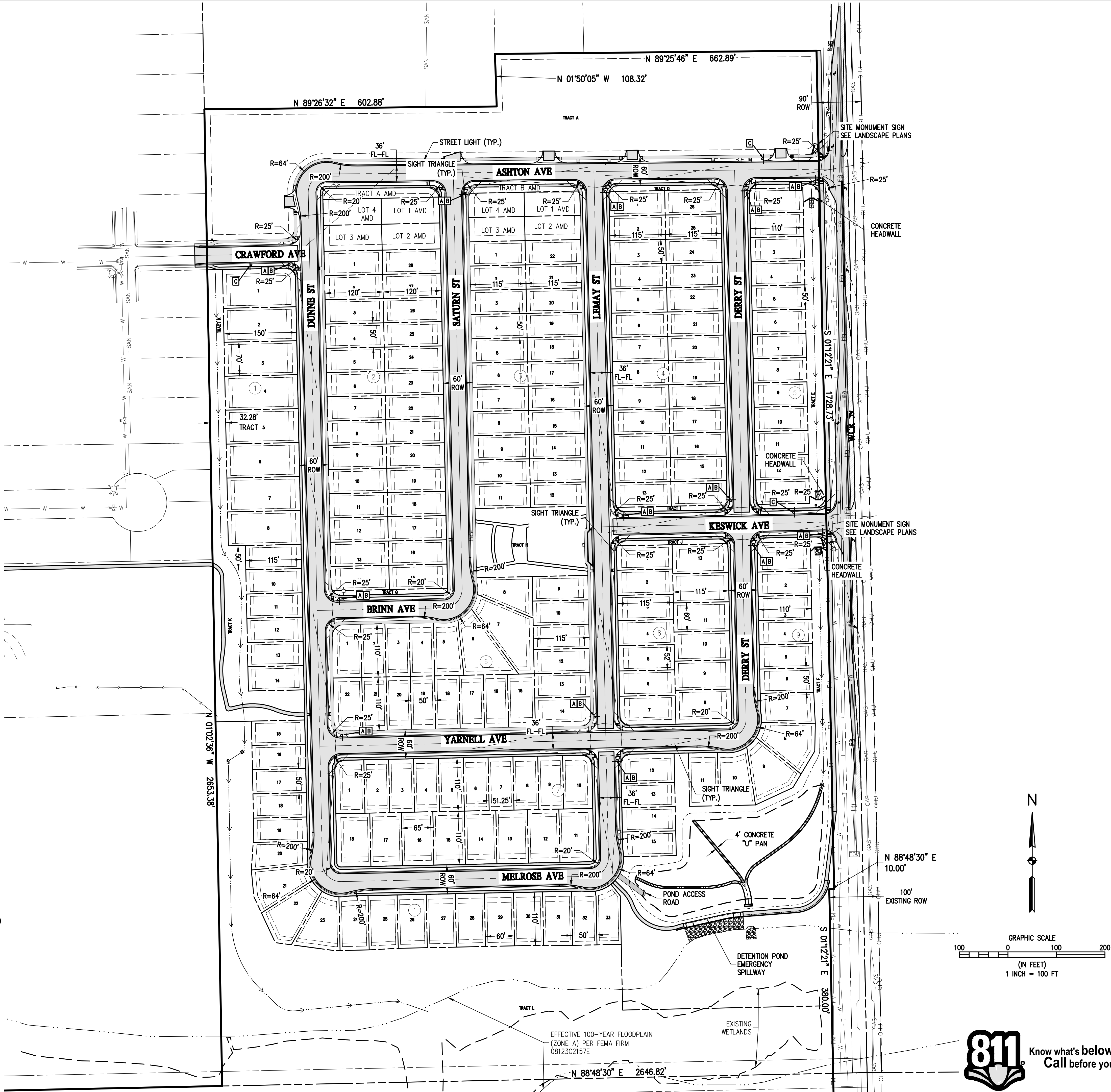
1. ALL TRAFFIC CONTROL SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE COLORADO SUPPLEMENTAL MUTCD. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DIVISION OF HIGHWAYS M AND S STANDARDS.
2. A FIELD INSPECTION OF LOCATIONS AND INSTALLATION 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.
11. ALL SIGNAGE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STATE MODEL TRAFFIC CODE.
12. CONTRACTOR IS TO COORDINATE WITH THE TOWN OF KEENESBURG PUBLIC WORKS DEPARTMENT FOR THE SPECIFIC POLE AND SIGN TO BE USED FOR STREET SIGNS.



LEGEND

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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P: 303.940.9966 • F: 303.940.9963 • www.baselinecorp.com

DESIGNED BY	DATE	PREPARED BY	REVISION DESCRIPTION
MLL	01/26/2022	MLL	TOWN COMMENTS
MBR	05/04/2022	MLL	TOWN COMMENTS
MBR	06/23/2023	CLS	TOWN COMMENTS
LRM	02/02/2024	JRU	TOWN COMMENTS
LRM	04/16/2024	JRU/MRC	REVISIONS TO TRACTS B & C

MSP INVESTMENT CO. LLP
WELD COUNTY
SUMMERFIELD NORTH
CONSTRUCTION DOCUMENTS
OVERALL SITE PLAN & SIGNAGE PLAN

FOR AND ON BEHALF OF BASELINE CORPORATION LUKE R. MYERS 44363 PROFESSIONAL ENGINEER	
INITIAL SUBMITTAL	10/19/2021
DRAWING SIZE	24" x 36"
SURVEY FIRM	FLATIRON
SURVEY DATE	05/06/2021
JOB NO.	C03519
DRAWING NAME	3519-SITE PLAN.dwg
SHEET	4 OF 121
SP01	