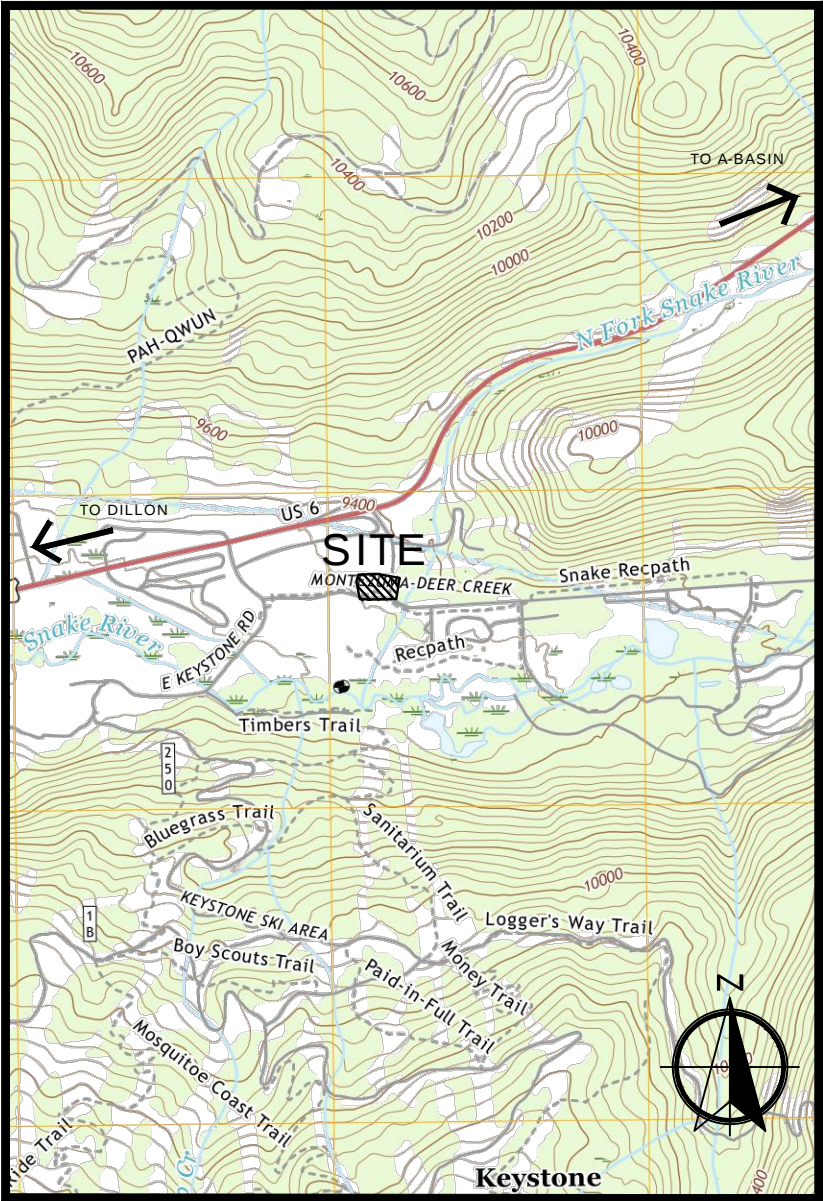


PRELIMINARY PLANS
IDA BELLE DRIVE AND MONTEZUMA ROAD
INTERSECTION JULY 2021

GENERAL NOTES:

- Plans developed therein are for information and concept design only, and are not intended for construction.
- The Contractor is warned that conflicts with existing utility services may exist. Prior to beginning any construction, the Contractor shall contact all appropriate utility companies for line locations. He shall then locate all utilities (including depth). Any conflicts with the proposed construction shall be brought to the attention of the Engineer so that line or grade changes can be made to eliminate any conflicts with these existing utilities. All existing utilities shall be protected from damage by the Contractor. Damaged utilities shall be repaired by the Contractor at no expense to the Owner.
- The Contractor shall comply with Article 1.5 of Title 9, CRS ("Excavation Requirements") when excavating or grading is planned in the area of underground utility facilities. The Contractor shall notify affected utilities at least two (2) business days, not including the actual day of notice, prior to commencing such operations. The Contractor shall contact the Utility Notification Center of Colorado (UNCC) at 811, or 1-800-922-1987, to have locations of UNCC registered lines marked by member companies. All other underground facilities shall be located by contacting the respective owner. Utility service laterals shall also be located prior to beginning excavation or grading.
- Utility Quality of data points therein are level C as described and in conformance to CI/ASCE 38-2, Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data.
- All construction shall conform to Federal, State, and County standards and specifications and be subject to construction observation by their representatives. Copies of Federal, State, and County standards must be obtained by the Contractor. Contractor shall have one (1) copy of the plans and one (1) copy of the appropriate specifications on the job site at all times. The Contractor shall have one (1) complete set of the Contract Documents on the job site at all times.
- Contractor shall not scale drawings for construction purposes. Any missing dimensions or discrepancies in plans, field staking or physical features shall be brought to the attention of the Engineer. If Contractor proceeds with the work without notifying the Engineer, he does so at his own risk.
- Observations of the work in progress and on-site visits are not to be construed as a guarantee or warranty by the Engineer of the Contractor's contractual responsibilities.
- Safety is the responsibility of the Contractor. The Engineer is not the responsible for safety in, on or about the project site, nor for compliance by the appropriate party with any regulations relating thereto.
- The Contractor shall provide all lights, signs, barricades, flagmen or other devices necessary to provide for public safety in accordance with the current Manual on Uniform Traffic Control Devices.
- Contractor shall be required to maintain existing drainage channels, culverts and appurtenances during construction necessary to protect existing roads and property.
- It is the Contractor's responsibility to protect and preserve all trees, bushes, shrubs and ground cover in a manner acceptable to the Owner.
- Restore or replace all disturbed shoulder and landscaped areas to a condition equal to or better than preconstruction conditions.
- Contractor shall obtain all necessary permits to complete the work.
- Topographic survey data provided by Colorado Land Surveying, dated June 09, 2021.



VICINITY MAP
Approx. Scale: 1"=2,000'

SHEET INDEX

- cover sheet and general notes
 - existing conditions and Demolition Plan
 - Bus Route Simulation and Proposed Civil Work Plan
- 1 of 1 Topographic Survey, Ida Belle Drive, Keystone CO



Know what's below.
Call before you dig.

ISSUE: PRELIMINARY PLANS	Date: July 30, 2021
Drawn: B. Williams	Scale:n/a
File: IB cover.dwg	Job No.: 2021-07



235 SO. RIDGE ST - P.O. BOX 7644
BRECKENRIDGE, CO 80424
(970) 771-2940 / (970) 376-4858
DON@CIVILINSIGHT.NET

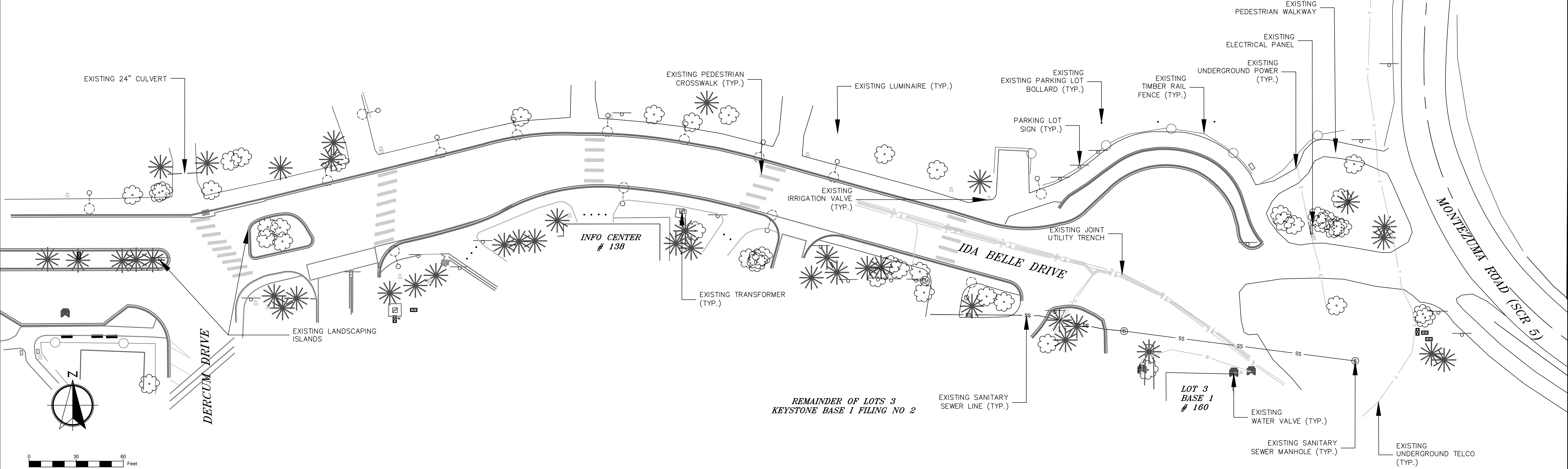
SEAL

Ida Belle Drive and Montezuma
Road Intersection

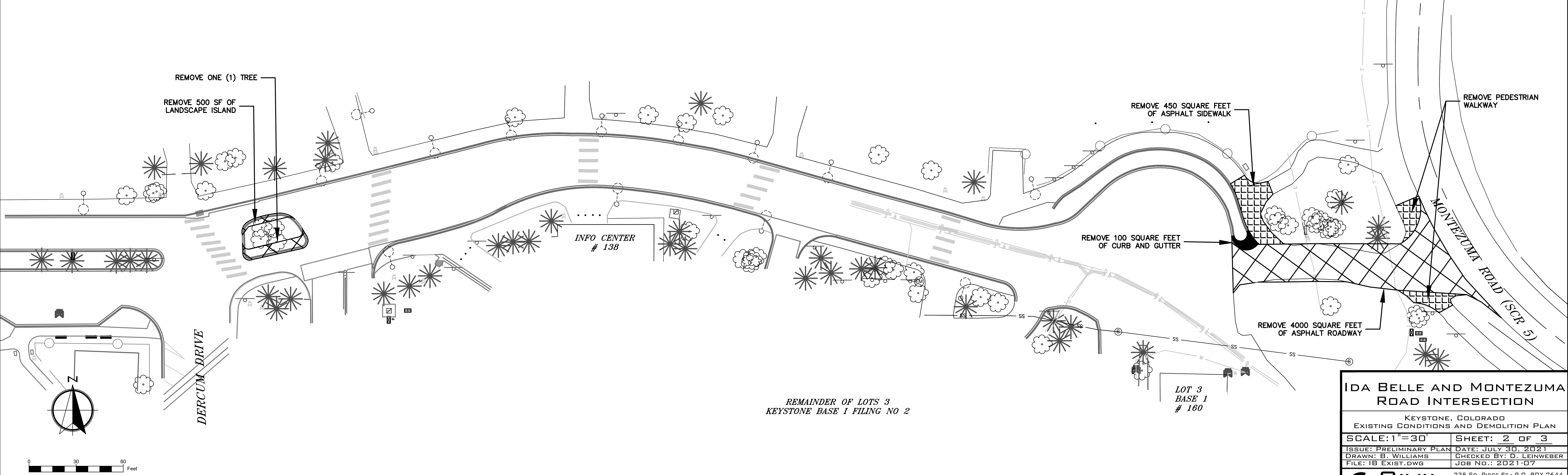
Keystone, Colorado
Cover Sheet and General Notes

PAGE NO.

1



EXISTING CONDITIONS



DEMOLITION PLAN

IDA BELLE AND MONTEZUMA ROAD INTERSECTION

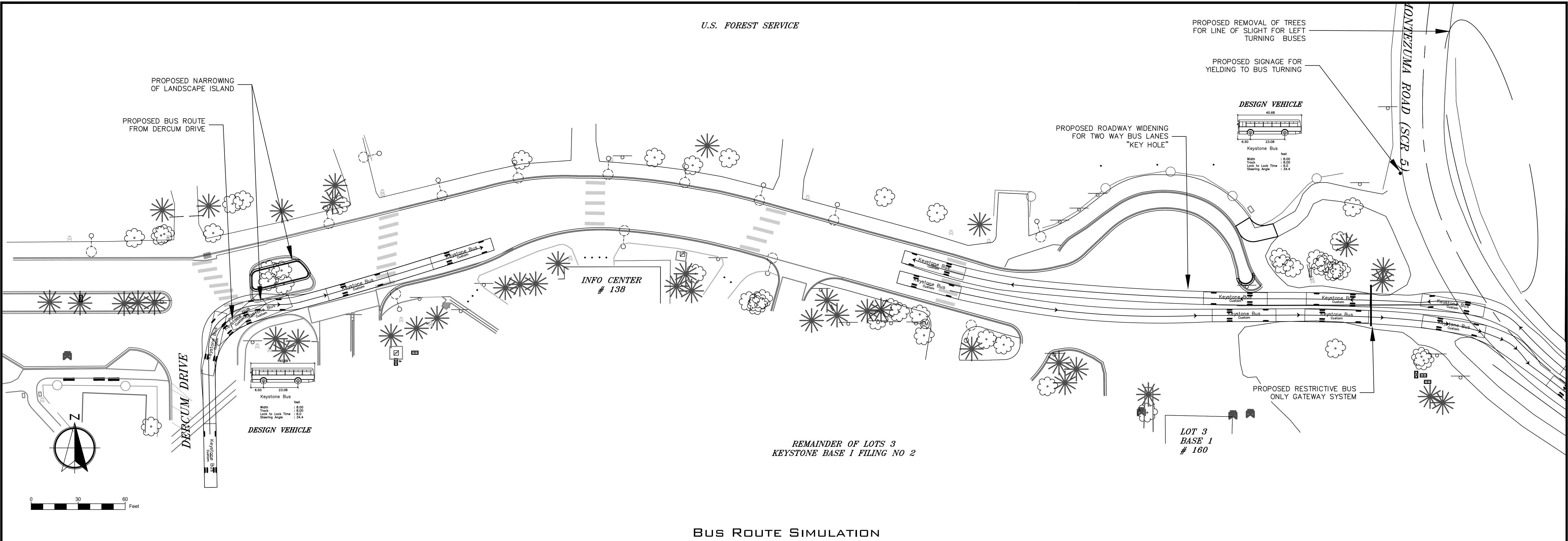
KEYSTONE, COLORADO
EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE: 1"=30'	SHEET: 2 OF 3
ISSUE: PRELIMINARY PLAN	DATE: JULY 30, 2021
DRAWN: B. WILLIAMS	CHECKED BY: D. LEINWEBER
FILE: 1B EXIST.DWG	JOB NO.: 2021-07

CIVIL INSIGHT

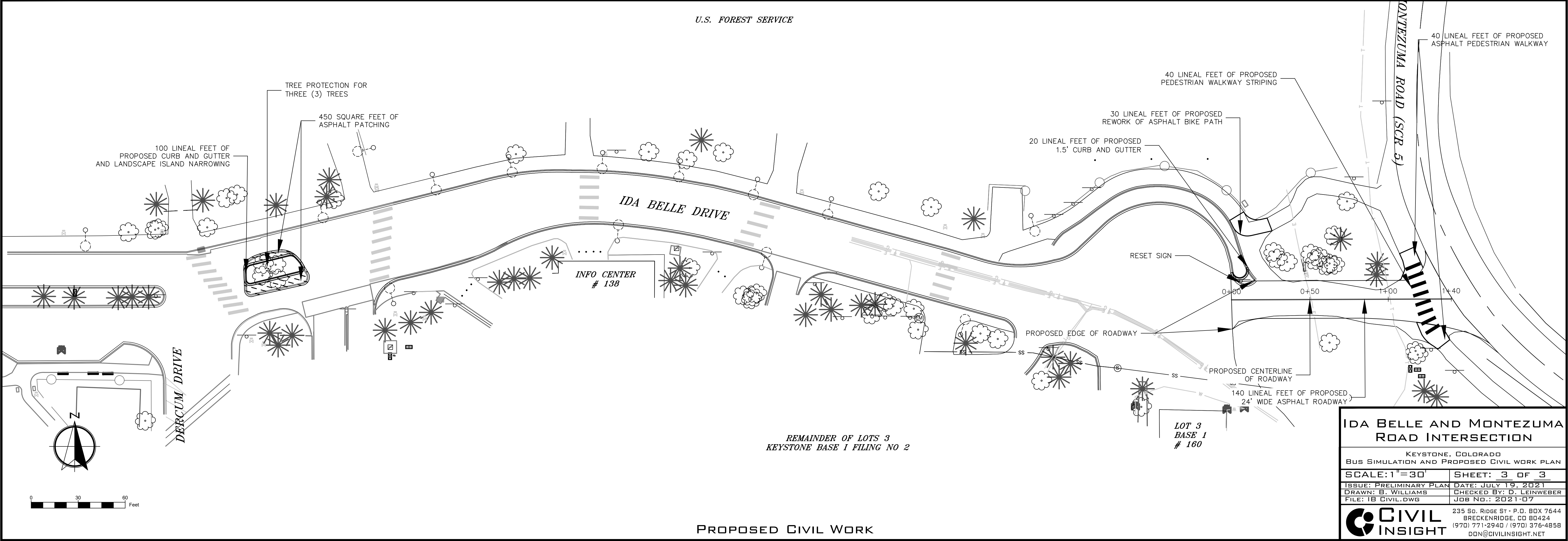
235 So. Ridge St. • P.O. BOX 7644
BRECKENRIDGE, CO 80424
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DON@CIVILINSIGHT.NET

U.S. FOREST SERVICE



BUS ROUTE SIMULATION

U.S. FOREST SERVICE



TOPOGRAPHIC SURVEY

IDA BELLE DRIVE, KEYSTONE, CO
A PART OF NORTH 1/2 OF SECTION 19, T5S, R76W OF THE 6TH P.M.,
SUMMIT COUNTY, COLORADO

NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFITS OF CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO LAND SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THEN POSSIBLE EASEMENTS THAT ARE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

2. THIS SURVEY IN NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND IT IS NOT TO BE RELIED UPON FOR ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS.

3. UTILITIES SHOWN HEREON WERE LOCATED BY UNDERGROUND UTILITY LOCATING COMPANY.

4. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THEN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

5. THE LINEAL UNIT USED AND SHOWN HEREON IS US SURVEY FOOT. ONE US SURVEY FOOT = 12/39.37 METERS.

6. DATES OF FIELD WORK: JULY 6-28, 2021.

7. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

BASIS OF BEARINGS:

BASIS OF BEARING: S18°47'56"E - BETWEEN FOUND REBAR WITH A RED PLASTIC CAP (MARKING IS BASIS OF BEARING: S18°47'56"E - BETWEEN FOUND REBAR WITH A RED PLASTIC CAP (MARKING IS ILLEGIBLE) ON THE NORTH PROPERTY LINE OF SUBJECT PROPERTY AND A FOUND REBAR WITH YELLOW PLASTIC CAP MARKED 23901 ON THE SOUTH PROPERTY LINE, AS SHOWN HEREON.

SITE BENCHMARK:

ELEVATIONS BASED ON A TOPOGRAPHIC MAP PERFORMED BY RANGE WEST, PROVIDED BY CLIENT. ELEVATION DATUM STATED TO BE "ON U.S.G.S. DATUM (1929)".
SITE BENCHMARK: FOUND REBAR WITH RED PLASTIC CAP, LS No ILLEGIBLE AT THE NORTHEASTERLY CORNER OF LOT 4A ON MONTEZUMA RD, ELEVATION =9361.05.

Control Table				
Point #	Northing	Easting	Elevation	Description
50	4154.501	7601.856	9364.36	CP X
51	4197.281	7352.538	9355.35	CP X
52	4257.203	7059.829	9349.88	CP X
63	4207.870	6829.336	9344.62	CP X
124	4015.278	7749.243	9360.72	PCOR/FD 5RBR PLS UNKNKNOWN

LEGEND

- △

Survey control point

⊕

Fire hydrant

⊕

Water valve

⊕

Irrigation valve

⊕

Tree deciduous

⊕

Tree coniferous

⊕

Sign

⊕

El. transformer

⊕

EL.Meter

⊕

Bollard

⊕

Concrete

⊕

Brick

⊕

Light pole

⊕

Stone

⊕

Electric Panel Board

⊕

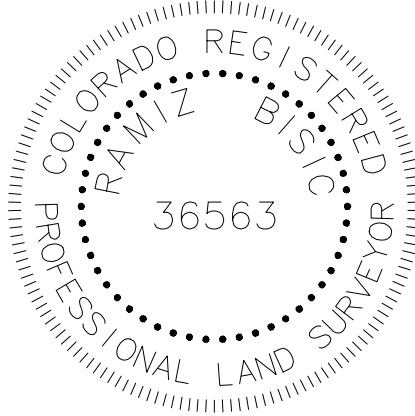
Irrigation Equipment
- Building Line
- Water Under
- Electric Under
- GAS UNDER
- Sewer line
- Tel Under
- Fence
- Flow Line
- Back of curb
- Retaining Wall
- Edge of Gravel

VICINITY MAP

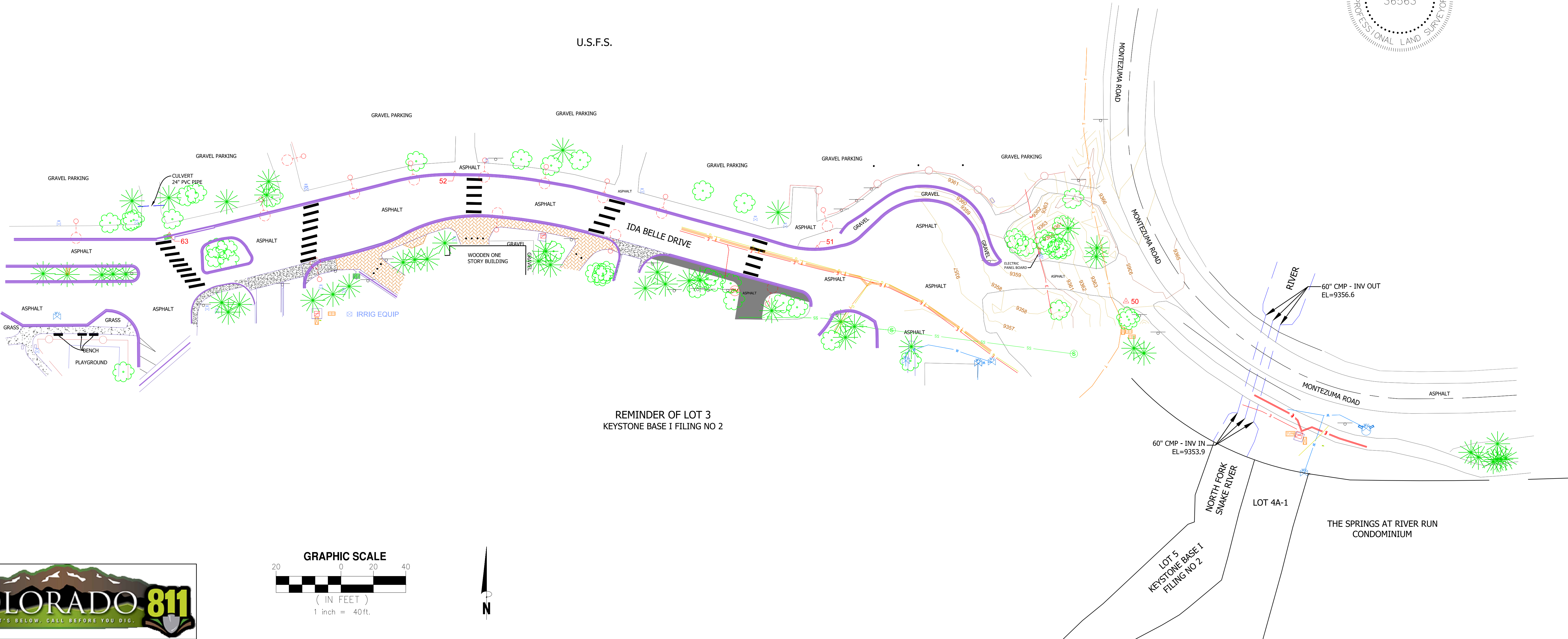


SURVEYOR'S CERTIFICATION:

I, RAMIZ BISIC, COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECT SUPERVISION ON JULY 6-28, 2021; THAT THIS SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE COLORADO AND LOCAL LAWS AND STATUTES.

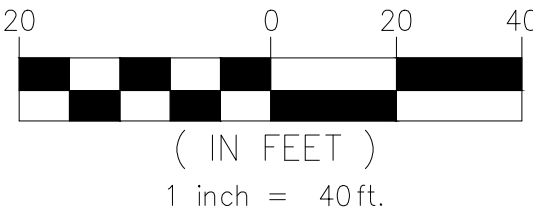


U.S.F.S.



REMINDER OF LOT 3
KEYSTONE BASE I FILING NO 2

GRAPHIC SCALE



TOPOGRAPHIC SURVEY - IDA BELLE DR 2021.0829



7/29/2021					
R.B.					
S.M.S					
TOPOGRAPHIC SURVEY - Rev 1					
1.					

Colorado

Land

Surveying

COLORADO LAND SURVEYING

534 W 116TH CH

WESTMINSTER, CO 80020

303-882-1429 bisic@msn.com

DESIGNED BY:
DRAWN BY: SMS
CHECKED BY: RB
DATE: 07/09/2021

TOPOGRAPHIC SURVEY
IDA BELLE DR, KEYSTONE, CO

PROJECT NO.
N/A

PAGE NO.