

PRELIMINARY PLAT DOCUMENTS FOR THE

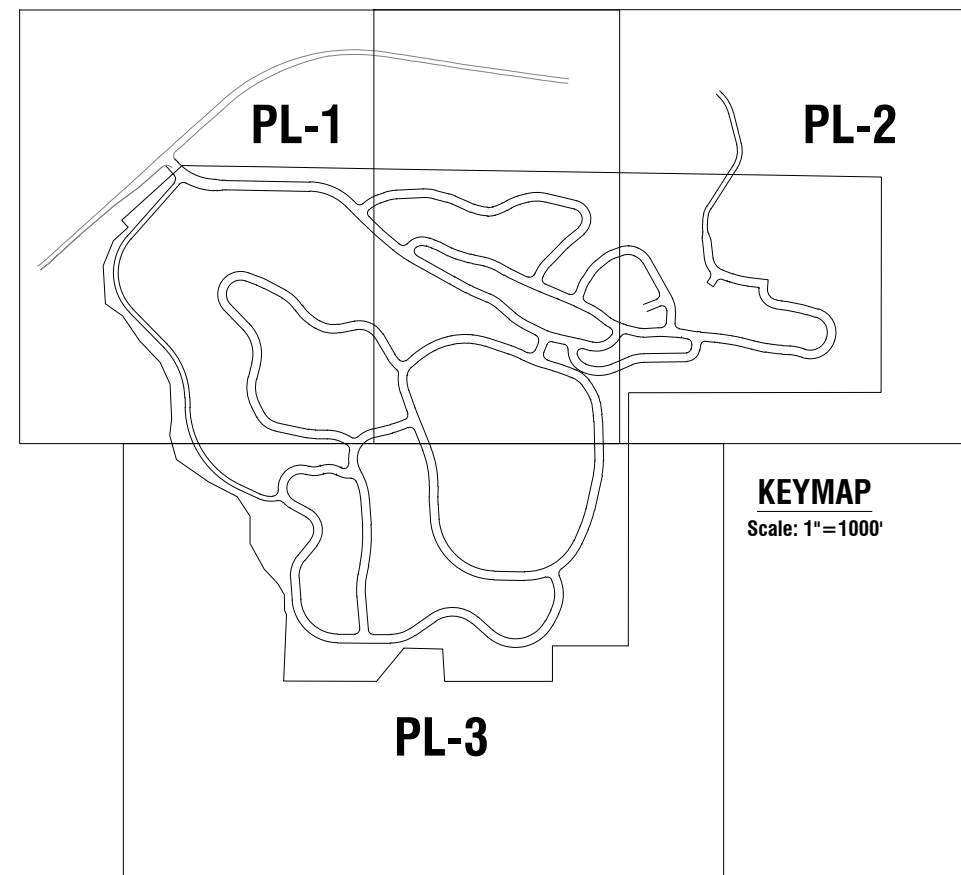
SIENA LAKE PUD

GYP SUM, COLORADO

APPROXIMATE	GA GAUGE	QTY QUANTITY
ARCHITECT	GAL GALLON	R RADIUS
AVERAGE	GALV GALVANIZED	RE REFERENCE
B&B BALLED AND BURLAPPED	GB GRADE BREAK	RENF REINFORCE(D), (ING)
BLDG BUILDING	GC GENERAL CONTRACTOR(S)	REQD REQUIRED
BM BENCHMARK	GPM GALLON PER MINUTE	REV REVISION(S), REVISED
BDC BACK OF CURB	HORIZ HORIZONTAL	RIM RIM ELEVATION
BOV BLOW OFF VALVE	HP HIGH POINT	ROW RIGHT-OF-WAY
BR BOTTOM OF RAMP	HT HEIGHT	RP RADIUS POINT
BS BOTTOM OF STEP	ID INSIDE DIAMETER	SAN SANITARY
BW BOTTOM OF WALL	INV INVERT ELEVATION	SCH SCHEDULE
CAL CALIPER	IN INCHES	SD STORM DRAIN
CF CUBIC FEET	INCL INCLUDED	SEC SECTION
CIP CAST-IN-PLACE	IRR IRRIGATION	SF SQUARE FOOT (FEET)
CJ CONTROL JOINT	JT JOINT(S)	SHT SHEET
CL CENTERLINE	LT LIGHT	SIM SIMILAR
CLR CLEARANCE	MATL MATERIAL	SPECS SPECIFICATIONS
C/O CLEANOUT	MAX MAXIMUM	SQ SQUARE
COMP COMPACTED	MECH MECHANICAL	STA STATION
CONC CONCRETE	MH MANHOLE	STD STANDARD
CONT CONTINUOUS	MIN MINIMUM	STL STEEL
CONTR CONTRACTOR	MISC MISCELLANEOUS	STRUCT STRUCTURAL
CU CURB	NIC NOT IN CONTRACT	SYM SYMMETRICAL
	NOM NOMINAL	TBC TOP OF BACK OF CURB
	NTS NOT TO SCALE	TC TOP OF CURB
	OC ON CENTER(S)	THK THICK
	OD OUTSIDE DIAMETER	TLF TOP OF LIGHT FOOTING
	OPP OPPOSITE	TO TOP OF
	PA PLANTING AREA	TOPO TOPOGRAPHY
	PC POINT OF CURVATURE	TR TOP OF RAMP
	PERF PERFORATE(D)	TRANS TRANSFORMER
	PED PEDESTRIAN	TS TOP OF STEP
	PERM PERMETER	TW TOP OF WALL
	PI POINT OF INTERSECTION	TYP TYPICAL
	PL PROPERTY LINE	UNFIN UNFINISHED
	POB POINT OF BEGINNING	VAR VARIES
	PSF POUNDS PER SQUARE FOOT	VERT VERTICAL
	PSI POUNDS PER SQUARE INCH	VEH VEHICLE
	PT POINT, POINT OF TANGENCY	VOL VOLUME
	PVC POLYVINYL CHLORIDE	W/ WITH
	PVMT PAVEMENT	W/O WITHOUT
	PVR PAVEMENT(S)	WT WEIGHT
		WWF WELDED WIRE FABRIC
		YD YARD



SITE OVERVIEW
Scale: 1"=700'



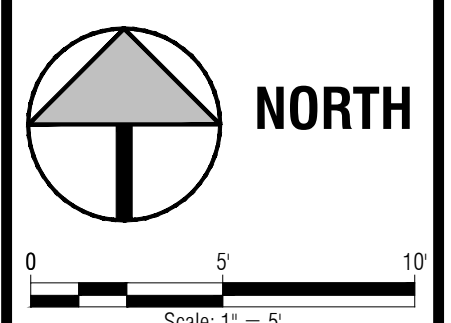
KEYMAP
Scale: 1"=1000'

	EXISTING/PROPOSED GRAVEL ROADWAY
	PROPOSED DISTURBANCE/VEGETATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPERTY LINE
	EASEMENT
	EXISTING/PROPOSED WATER SERVICE/SHUTOFF/METER
	EXISTING/PROPOSED SEWER SERVICE/CLEANOUT
	EXISTING/PROPOSED ELECTRIC/TELEPHONE
	EXISTING/PROPOSED GAS
	PROPOSED FOUNDATION DRAIN SYSTEM (BY OTHERS)
	HEAT TAPE
	PROPOSED 4" PVC STORM PIPE (WATERTIGHT)
	PROPOSED 6" PVC STORM PIPE (WATERTIGHT)
	PROPOSED 4" PERF. UNDERDRAIN PIPE
	PROPOSED FLOWLINE
	EXISTING/PROPOSED UTILITY PEDESTALS & METERS
	GENERAL DIRECTION OF FLOW
	PROPOSED DOWNSPOUT/RAIN CHAIN & SPLASH PAN
	GRADE AROUND PERIMETER OF BUILDING AS NECESSARY AT 2.5% FOR 10- FEET MINIMUM IN PAVED AREAS AND 10% FOR 10- FEET MINIMUM IN UNPAVED AREA TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION.
	INVERT IN
	INVERT OUT

Civil Engineering
Surveying
& Beyond
Boundaries Unlimited Inc.
923 Cooper Avenue
Suite 201
Glenwood Springs, CO 81601
tele: 970.945.5252
fax: 970.384.2833
Engineer or Surveyor Seal



Client Information:
RED TABLE VENTURES, LLC
PO DRAWER 4830
EAGLE, CO 81631
970.390.1446



Know what's below.
Call before you dig.

GYP SUM, COLORADO
Sienna Lake PUD
Title Sheet
Preliminary Plan

Sheet #	Title
T-1	Title Sheet
Preliminary Plan	
PL-1	Preliminary Plat - Cover
PL-2	Preliminary Plat
PL-3	Preliminary Plat
PL-4	Preliminary Plat
Grading & Drainage	
G-1	Grading, Drainage & Erosion Control Plan
G-2	Grading, Drainage & Erosion Control Plan
G-3	Grading, Drainage & Erosion Control Plan
Storm	
SD-1	Storm Sewers A,B & C, Plan & Profile
SD-2	Storm Sewers D,E & F, Plan & Profile
SD-3	Storm Sewers G,H & I, Plan & Profile
SD-4	Storm Sewer J, Plan & Profile
SD-5	Storm Sewers K & L, Plan & Profile
Road Plan & Profile	
R-1	Sienna Lake Parkway Sta. 1+00 To 16+00 - Plan & Profile
R-2	Sienna Lake Parkway Sta. 16+00 To 28+08 - Plan & Profile
R-3	Nwa Ridge Trail Sta. 16+00 To 35+00 - Plan & Profile
R-4	Nwa Ridge Trail Sta. 35+00 To 43+27 - Plan & Profile
R-5	Kali Lane - Plan & Profile
R-6	Sienna Lake Parkway & Kana Way - Plan & Profile
R-7	Sienna Lake Parkway Sta. 1+00 To 23+00 - Plan & Profile
R-8	Sienna Lake Parkway Sta. 23+00 To 28+24+00 - Plan & Profile
R-9	Tavi Park Trail Sta. 1+00 To 15+00 - Plan & Profile
R-10	Tavi Park Trail Sta. 15+00 To 26+07 - Plan & Profile
R-11	Kiva Lane - Plan & Profile
R-12	Tira Trail Sta. 1+00 To 18+50 - Plan & Profile
R-13	Tira Trail Sta. 18+50 To 31+63 - Plan & Profile
R-14	Trail_Emergency Access Rd Sta. 1+00 To 18+00 - Plan & Profile
R-15	Trail_Emergency Access Rd Sta. 18+00 To 23+81 - Plan & Profile

Sheet #	Title
Master Utility Plan	
MU-1	Master Utility Plan
MU-2	Master Utility Plan
MU-3	Master Utility Plan
MU-4	Master Utility Plan
MU-5	Master Utility Plan
MU-6	Master Utility Plan
MU-7	Master Utility Plan
MU-8	Master Utility Plan
MU-9	Master Utility Plan
MU-10	Master Utility Plan
MU-11	Master Utility Plan
MU-12	Master Utility Plan
MU-13	Master Utility Plan
MU-14	Master Utility Plan
Sanitary Sewer Plan & Profile	
SS-1	Sewer Line A, Sta. 1+00 To 13+00, Plan & Profile
SS-2	Sewer Line A, Sta. 13+00 To 25+00, Line B, Plan & Profile
SS-3	Sewer Line A, Sta. 25+00 To 35+85, Plan & Profile
SS-4	Sewer Line C, Sta. 1+00 To 14+00, Plan & Profile
SS-5	Sewer Line C, Sta. 14+00 To 24+06, Plan & Profile
SS-6	Sewer Line D, Line E, Plan & Profile
SS-7	Sewer Line F, Plan & Profile
SS-8	Sewer Line G, Line H, Line I, Line U, Line V, Plan & Profile
SS-9	Sewer Line J, Line K, Plan & Profile
SS-10	Sewer Line L, Line M, Plan & Profile
SS-11	Sewer Line N, Line O, Plan & Profile
SS-12	Sewer Line P, Plan & Profile
SS-13	Sewer Line Q, Plan & Profile
SS-14	Sewer Line R, Sta. 1+00 To 14+00, Line O, Plan & Profile
SS-15	Sewer Line T, Sta. 14+00 To 19+15, Line R, Plan & Profile
SS-16	Sewer Line S, Sta. 1+00 To 16+00, Plan & Profile

Sheet #	Title
SS-17	Sewer Line S, Sta. 16+00 To 22+84, Plan & Profile
Coolley Mesa Intersection	
CMR-1	Coolley Mesa Road Intersection Improvements
Detail Sheets: Road	
DT-RD1	Road Cross Section Details
DT-RD2	Road Detail Sheet
DT-RD3	Road Cross Section Details
Detail Sheets: Sanitary Sewer	
DT-SS1	Sanitary Sewer Detail Sheet
DT-SS2	Sanitary Sewer Detail Sheet
DT-SS3	Sanitary Sewer Detail Sheet
Detail Sheets: Potable Water	
DT-PW-1	Potable Water Detail Sheet
DT-PW-2	Potable Water Detail Sheet

- NOTES:
- ALL CONSTRUCTION SHALL MEET OR EXCEED THE STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE TOWN OF GYP SUM PUBLIC WORKS MANUAL & THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) REGULATIONS, AND BE SUBJECT TO OBSERVATION BY THE TOWN OF GYP SUM AND THE PROJECT ENGINEER.
 - EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST. THESE UTILITIES, AS SHOWN, MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO UTILITY CONSTRUCTION SO THAT LINE OR GRADE CHANGES CAN BE MADE TO AVOID A CONFLICT OF EXISTING UTILITY. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR, AT NO EXPENSE TO THE OWNER OR PROJECT ENGINEER, SHALL REPAIR ANY DAMAGED UTILITIES. BOUNDARIES UNLIMITED, INC. ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS.
 - AT LEAST TWO DAYS BEFORE YOU DIG, GRADE OR EXCAVATE, CALL THE UTILITY NOTIFICATION CENTER OF COLORADO, 1-800-922-1987, FOR THE MARKING OF MEMBER UNDERGROUND UTILITIES. (www.unc2.org).
 - THE CONTRACTOR SHALL VERIFY EXISTING PIPE OR MANHOLE INVERTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
 - THE CONTRACTOR SHALL USE CAUTION IN VICINITY OF GAS LINES, FIBER OPTICS AND ELECTRIC/TELEPHONE CONDUITS.
 - ALL UTILITIES, BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD, EXCEPT AS NOTED IN THE SPECIAL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.
 - ALL EXCAVATIONS FOR UTILITY LINES, RETAINING WALLS, ROADWAYS, BUILDING STRUCTURES, DRAINAGE FACILITIES AND TRENCHES SHALL MEET THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COLORADO INDUSTRIAL COMMISSION, COLORADO DIVISION OF MINES, OR THE COLORADO DEPARTMENT OF TRANSPORTATION, WHICH EVER APPLIES.
 - COMPACTION OF ROADWAY AND PARKING AREAS MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE TOWN OF GYP SUM AND THE ENGINEER PRIOR TO ACCEPTANCE. COMPACTION SHALL MEET OR EXCEED TOWN REGULATIONS.
 - THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION ACTIVITIES TO THE AREA WITHIN THE STREET RIGHT OF WAY AND PROPERTY OWNED, OR EASEMENTS PROVIDED TO THE TOWN OF GYP SUM. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNERS INVOLVED. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - FOR ANY CONSTRUCTION ACTIVITY WITHIN ROAD RIGHT-OF-WAYS, CONTRACTOR SHALL PROVIDE ALL WARNING LIGHTS, SIGNS, BARRICADES, FLAG MEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION ZONE TRAFFIC CONTROL. A CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL TO THE TOWN OF GYP SUM AND PROJECT ENGINEER, 7 DAYS PRIOR TO COMMENSAL CONSTRUCTION WITHIN THE COOLEY MESA ROAD RIGHT-OF-WAY.
 - THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS. DRAINAGE FACILITIES NEED TO BE CONSTRUCTED & MAINTAINED AS NECESSARY TO PROTECT PUBLIC & PRIVATE PROPERTY.
 - THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK. WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.
 - ON-SITE OBSERVATIONS AND REVIEW CONDUCTED BY THE TOWN OR PROJECT ENGINEER OF CONSTRUCTION WORK IN PROGRESS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY BY THE TOWN OR PROJECT ENGINEER OF THE COMPLETED WORK AND THE CONTRACTOR'S RESPONSIBILITIES.
 - SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. THE PROJECT ENGINEER, NOR THE TOWN ARE RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING HERETO.
 - THE CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE POTENTIAL POLLUTION FROM CONSTRUCTION ACTIVITIES, INCLUDING VEHICLE FUELING & MAINTENANCE, AND STORAGE AND USE OF CHEMICALS & FERTILIZERS. THE CONTRACTOR SHALL IDENTIFY BEST MANAGEMENT PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND SUBMIT SPILL PREVENTION AND RESPONSE PROCEDURES TO THE TOWN & ENGINEER PRIOR TO ANY ACTIVITY AT THE PROJECT SITE.
 - THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD SKETCHING, OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE ENGINEER, HE DOES SO AT HIS OWN RISK.
 - ALL DISTURBED AREAS MUST BE RECLAIMED WITH NATIVE VEGETATION OR VEGETATION AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 - DISPOSAL OF TRASH, ASPHALT, CONCRETE AND CONSTRUCTION DEBRIS IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE CONSIDERED PART OF THE WORK.
 - PREPARATION OF STORMWATER MANAGEMENT PLANS, PERMITTING AND COMPLIANCE ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL DITCHES & EROSION CONTROL SHOULD BE COMPLETED TO THE RECEIVING STREAM.
 - FOLLOW GEOTECHNICAL RECOMMENDATIONS ACCORDING TO GROUNDWORKS ENGINEERING INC. GEOTECHNICAL INVESTIGATIONS & STUDIES.
 - DRAINAGE PIPES CALLED OUT AS ADS-N12 SHALL BE ADVANCED DRAINAGE SYSTEMS N-12 WATER RESISTANT PIPE (ADS N-12-W) OR ENGINEER APPROVED EQUAL.
 - ADDITIONAL NOTES ARE LOCATED THROUGHOUT THE CONSTRUCTION DOCUMENTS.

By									
Revision									
Date									
No.	1	2	3	4	5	6	7	8	9
PROJECT NO.	17002								
FILE NAME	17002_c_base.dwg								
Drawn by	BDL								
Checked by	BDL								
Date	4/3/16								
Sheet	T.1								