

STANDARD CONSTRUCTION NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGED IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A 'NOTICE TO PROCEED' HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRE-CONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATION PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURES.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATER, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE 'COLORADO WATER QUALITY CONTROL ACT' (TITLE 25, ARTICLE 8, CRS), AND THE 'CLEAN WATER ACT' (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DOM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY **RWG ENGINEERS** AND DATED **APRIL 2, 2018** AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT



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BENCHMARK:

NGS BENCHMARK U 404: LOCATED 0.35 MILES NORTH OF MAIN STREET IN FOUNTAIN, 128.0 FEET NORTHEAST OF THE CENTERLINE OF U.S. HIGHWAY 85, 44.6 FEET SOUTHWEST OF A POWER LINE CROSSING AND 20.7 FEET NORTH OF THE CENTER OF A SANITARY SEWER MANHOLE COVER.
ELEVATION = 5737.76 (NAVD88)

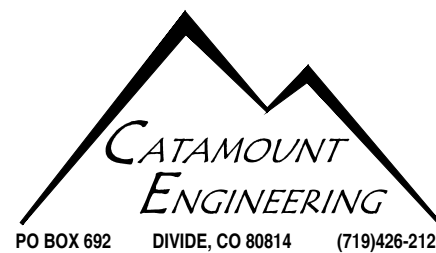
PREPARED FOR:

AVATAR EQUITIES, LLC

6800 JERICO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

BASIS OF BEARINGS:

THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AT THE NORTH QUARTER (N 1/4) CORNER WITH A 3 1/4" ALUMINUM CAP, STAMPED 'BARRON LAND 2018 PLS 38141' AND AT THE CENTER QUARTER (C 1/4) CORNER WITH A 3 1/4" ALUMINUM CAP, STAMPED 'OLIVER E. WATTS 2000 PE-LS 9853' AND BEARS S 00°24'11" E, 2640.42 FEET.



RIVERBEND CROSSING
FILING NO. 1
STREET, STORM, & STRIPING
CONSTRUCTION DRAWINGS

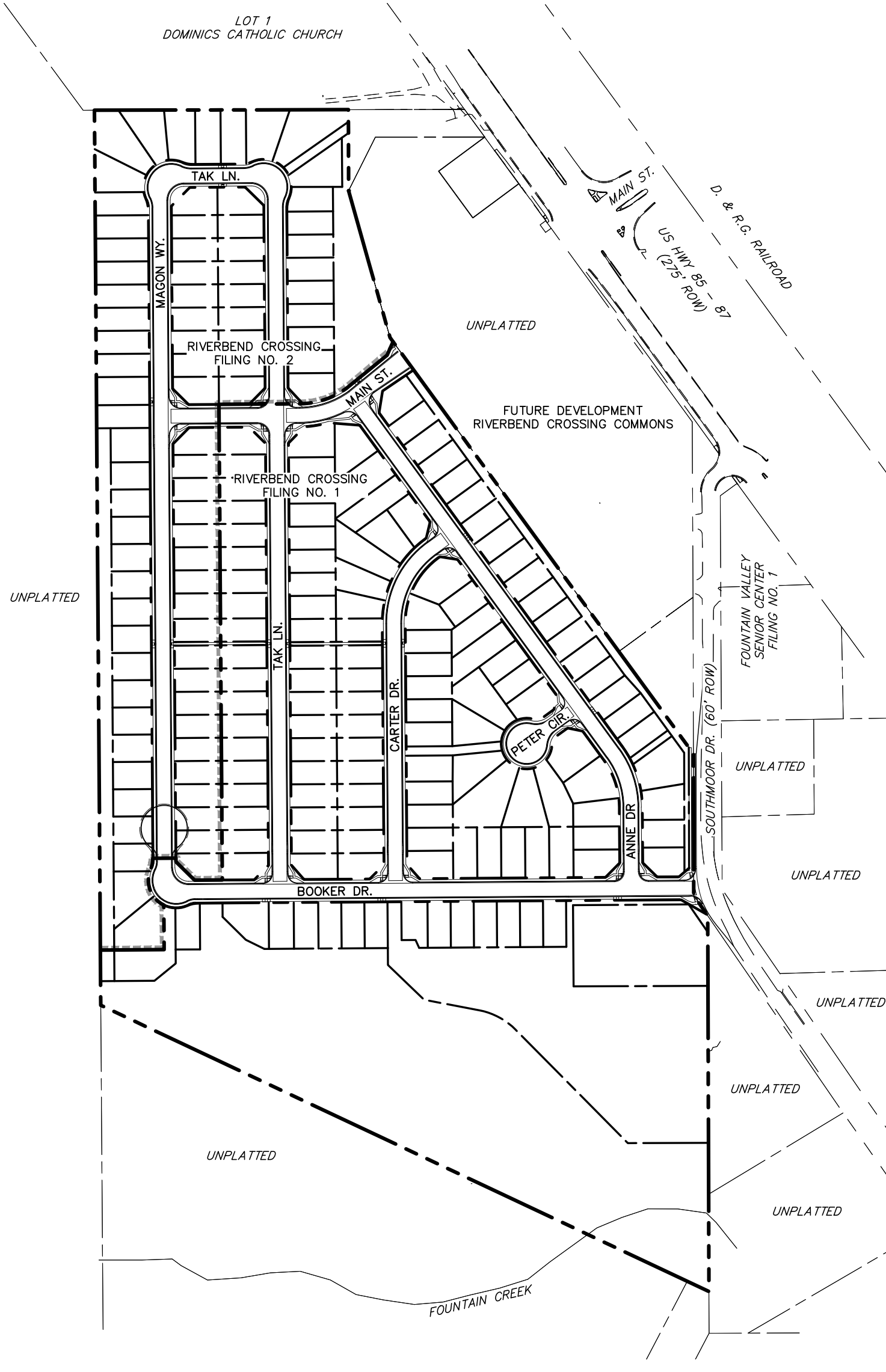
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JOB NUMBER: 17-114
DRAWN BY: MGP
DATE: 10/17/20
SHEET: 1 OF 21

PCD FILE #: SF1844

RIVERBEND CROSSING FILING NO. 1

STREET IMPROVEMENT, STORM SEWER, AND SIGNAGE & STRIPING CONSTRUCTION DRAWINGS

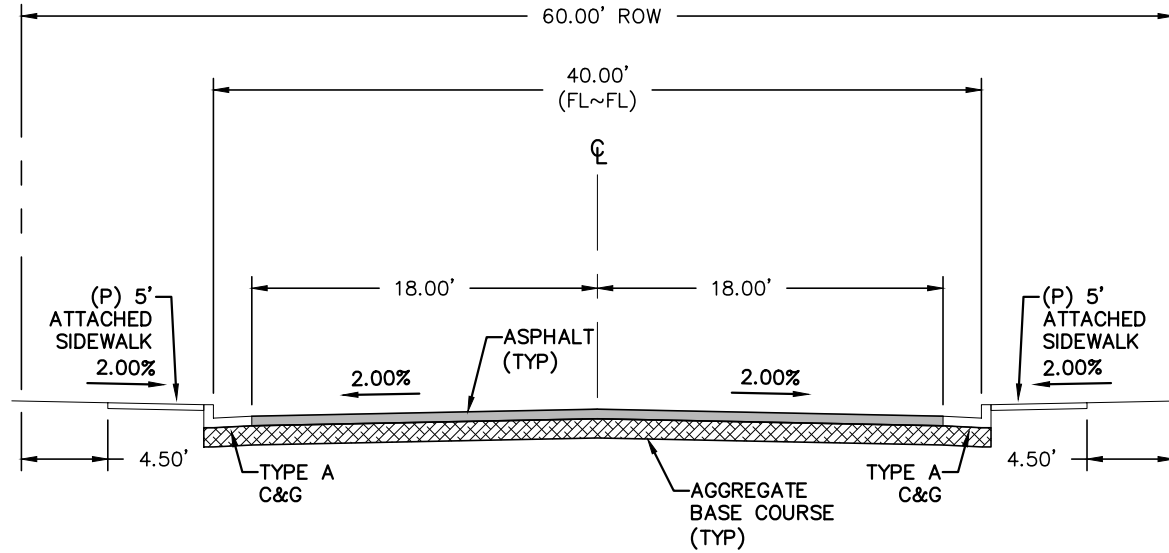
EL PASO COUNTY, COLORADO



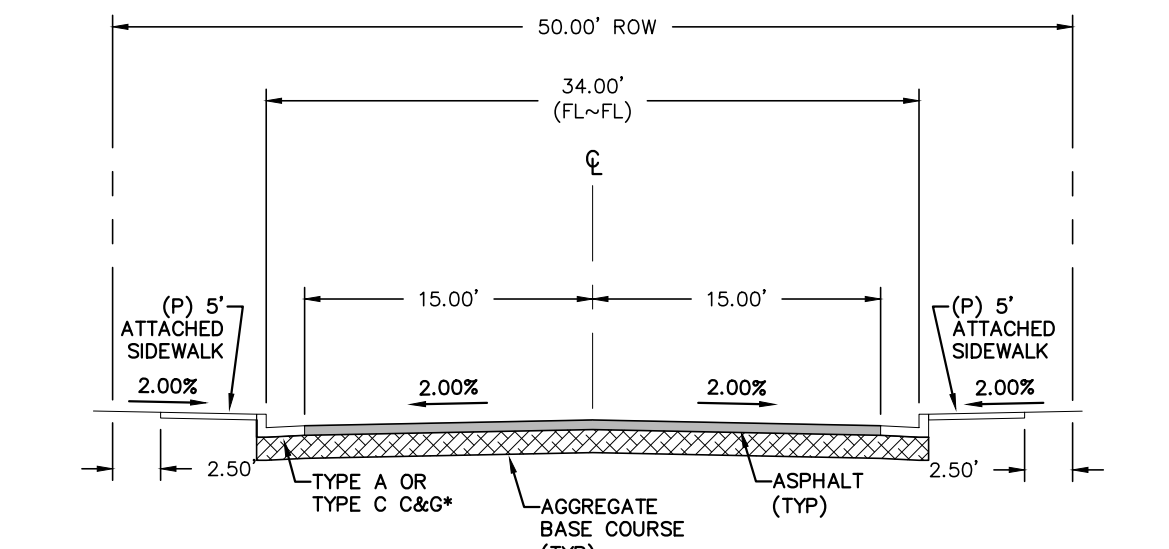
SITE MAP
SCALE: N.T.S.

LEGEND

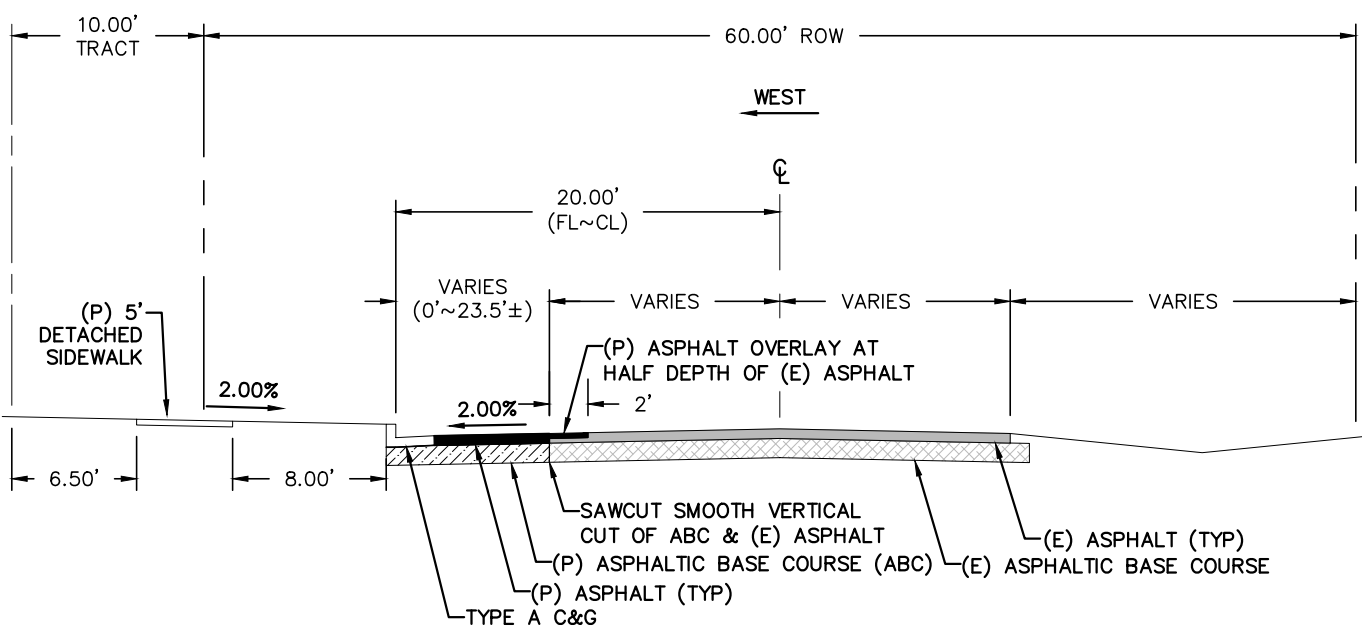
EXISTING	(E)	ALGEBRAIC DIFFERENCE	AD
PROPOSED	(P)	POINT OF VERTICAL INTERSECTION	PVI
CURB & GUTTER	C&G	STATION	STA
EASEMENT	ESMT	FLOWLINE	FL
PUBLIC	PUB	INTERSECTION-INTERSECTION	INT-INT
PUBLIC IMPROVEMENT	PI	BOUNDARY	
BEGIN TRANSITION	BT	RIGHT-OF-WAY	
EDGE OF ASPHALT	EOA	LOT LINE	
GRADE BREAK	GB	EASEMENT	
END TRANSITION	ET	(E) CONTOUR, INDEX	-5700
CURB RETURN	CR	(E) CONTOUR	
POINT OF CURVATURE	PC	(E) STORM SEWER	
POINT OF TANGENCY	PT	(P) CONTOUR, INDEX	-5700
POINT ON CURVE	POC	(P) CONTOUR	
POINT OF COMPOUND CURVATURE	PCC	(P) STORM SEWER, INLET, MH	
POINT OF REVERSE CURVATURE	PRC	INLET DETAIL CALL-OUT	
RADIUS POINT	RP	CURB RETURN RADIUS CALL-OUT	
TYPE 'A' CURB AND GUTTER	[A]	GRADE CALL-OUT	
TYPE 'C' CURB AND GUTTER, OPTIONAL	[C]	SPOT ELEVATION	



TYPICAL SECTION - URBAN RESIDENTIAL COLLECTOR - MODIFIED*
(* ATTACHED SIDEWALKS)
SCALE: N.T.S.



TYPICAL SECTION - URBAN LOCAL
(*SEE PLANS FOR LOCATIONS)
SCALE: N.T.S.



SOUTHMOOR DRIVE WIDENING DETAIL - URBAN RESIDENTIAL COLLECTOR
SCALE: N.T.S.

CONSTRUCTION PLANS AND SPECIFICATIONS ENGINEERS STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR THE DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL, PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART OR THE PART OF THE ENGINEER'S DETAILED PLANS AND SPECIFICATIONS.



DAVID L. MUIJARES, COLORADO PE #40510

10/19/20
DATE

OWNER/DEVELOPER STATEMENT:

I, THE OWNER/DEVELOPER, HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

OWNER SIGNATURE - AVATAR EQUITIES LLC
6800 JERICO TURNPIKE, SUITE 120W, #204
SYOSSET, NY 11791

DATE

EL PASO COUNTY APPROVAL:

"COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT."

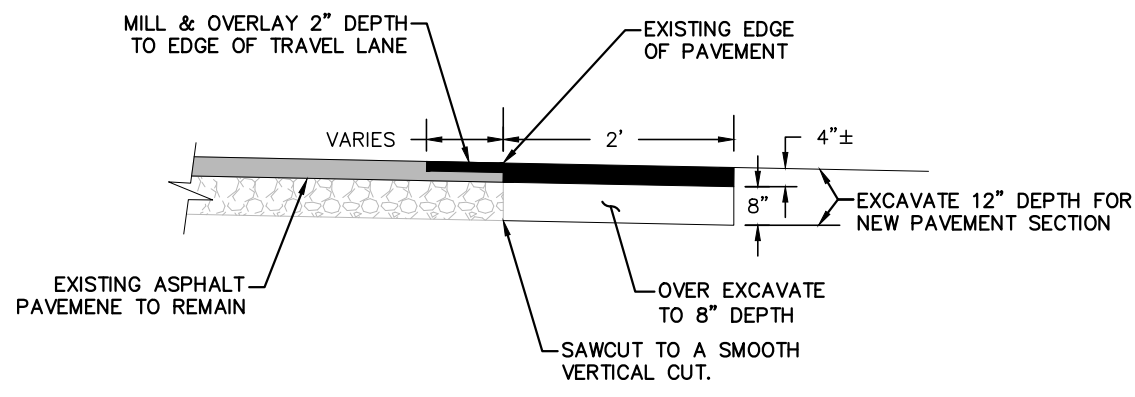
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

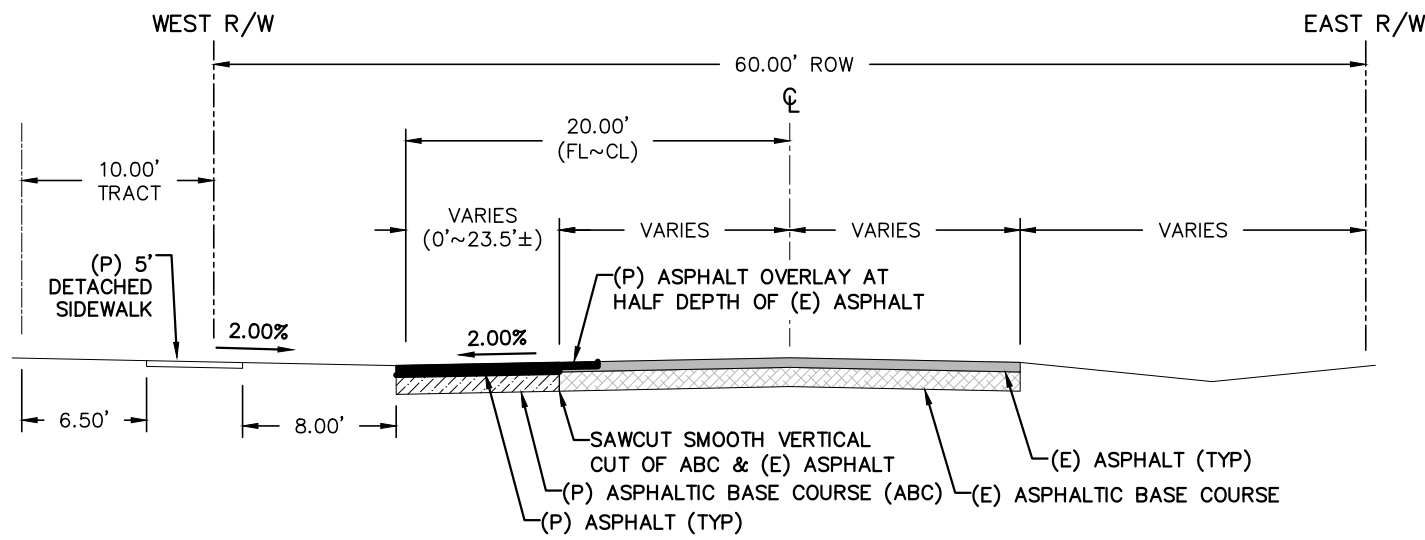
DATE

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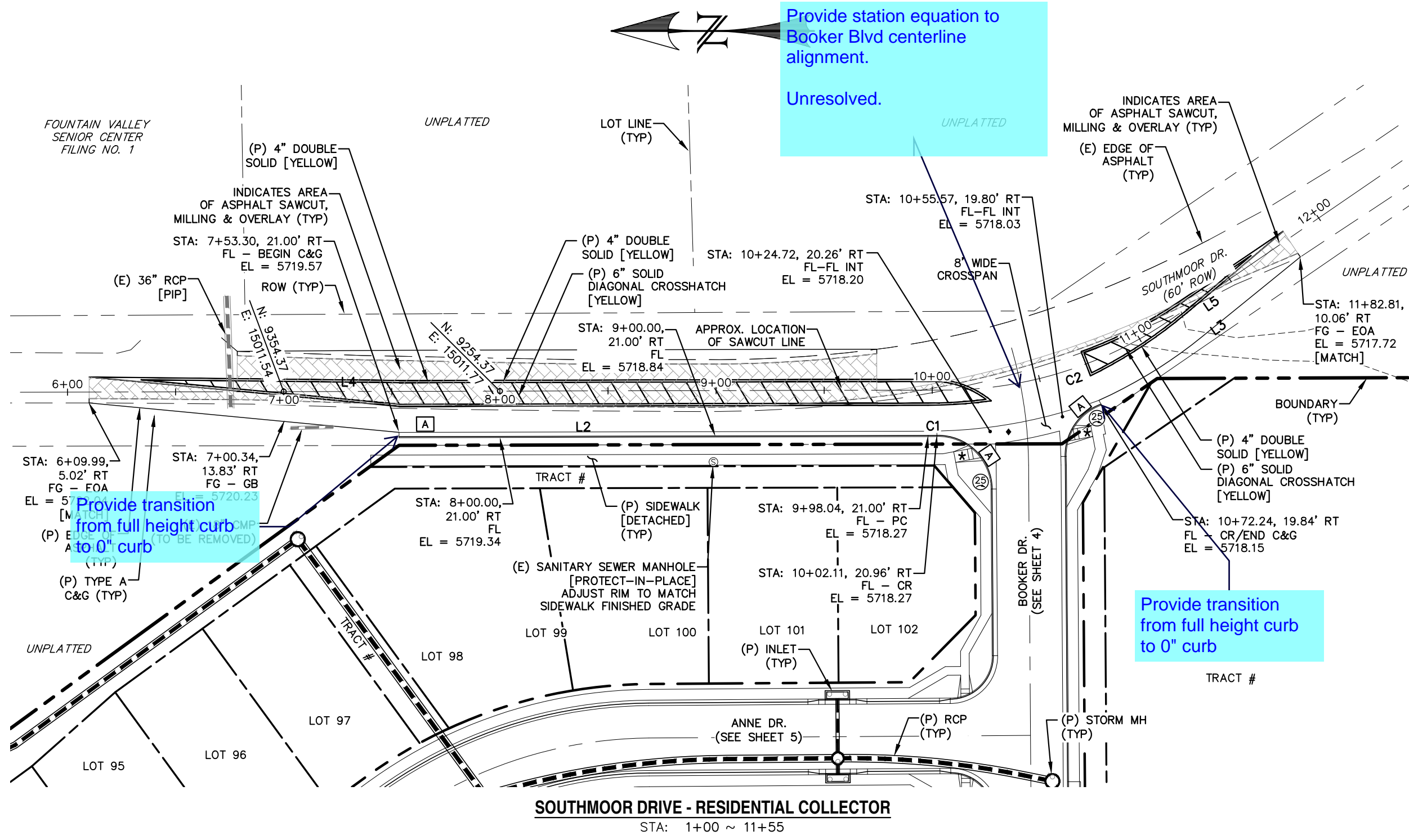
MILL & OVERLAY W/ T-PATCH JOINT DETAIL
SCALE: N.T.S.



SOUTHMOOR DRIVE W/O CURB & GUTTER-WIDENING DETAIL URBAN RESIDENTIAL COLLECTOR
STA: 10+72± TO STA: 11+82±
SCALE: N.T.S.

SAWCUT & PAVEMENT NOTES:

- EXISTING PAVEMENT MAY BE ROUGH OUT INITIALLY.
- A SQUARE VERTICAL CUT SHALL BE MADE IN THE EXISTING A.C. PAVEMENT AFTER PLACEMENT OF BACKFILL PRIOR TO PAVEMENT REPLACEMENT.
- THICKNESS OF NEW A.C. PAVEMENT AND BASE COURSE REPLACEMENT SHALL BE:
4" A.C. WITH 12" BASE,
OR
8" A.C. FULL DEPTH,
OR
MATCH EXISTING,
OR
PER GEOTECHNICAL ENGINEERS RECOMMENDATION, WHICHEVER IS GREATER.



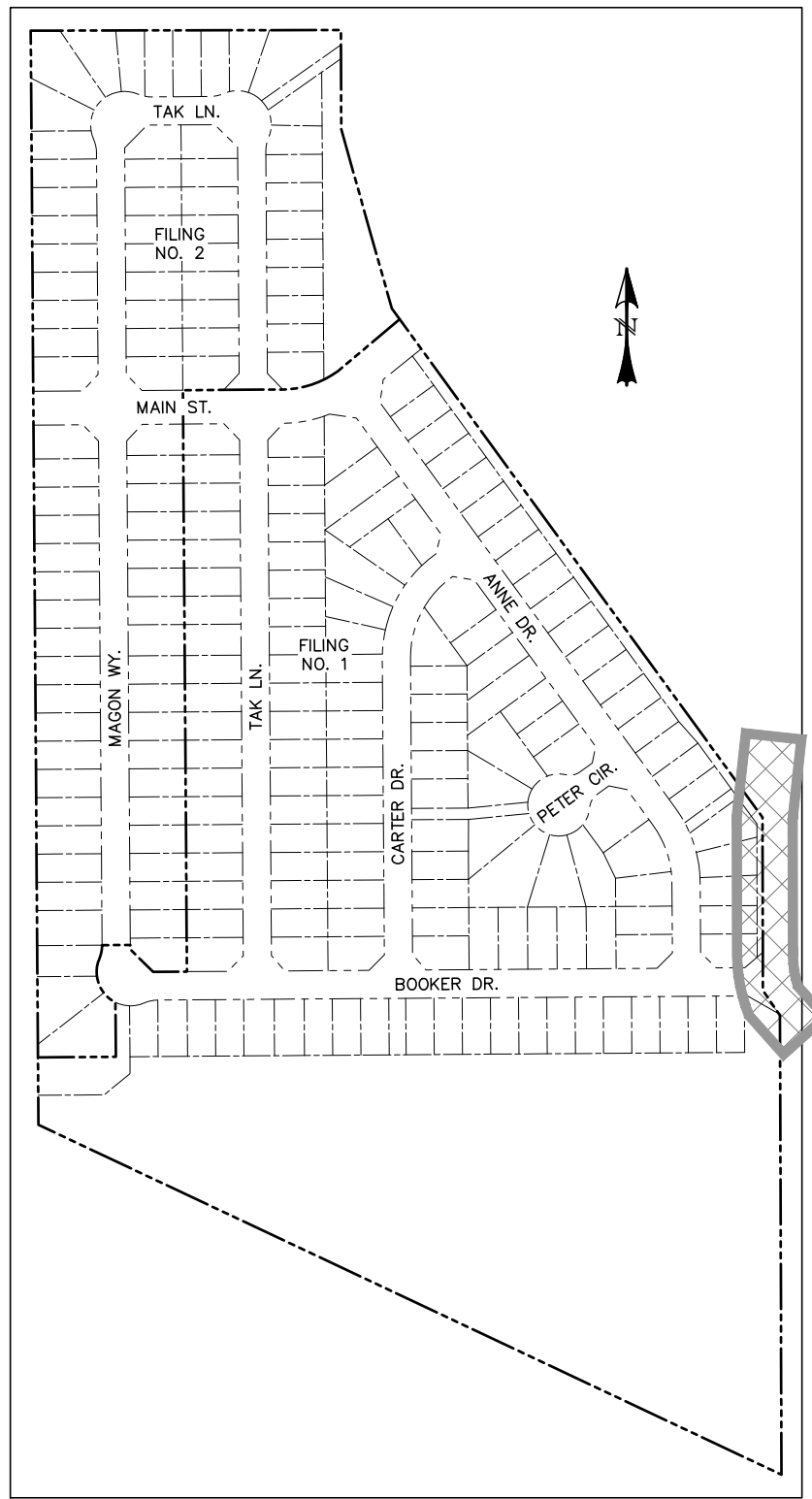
SOUTHMOOR DRIVE - RESIDENTIAL COLLECTOR
STA: 1+00 ~ 11+55

NOTE: SEE SHEETS 19 & 20 FOR PEDESTRIAN RAMP DETAILS

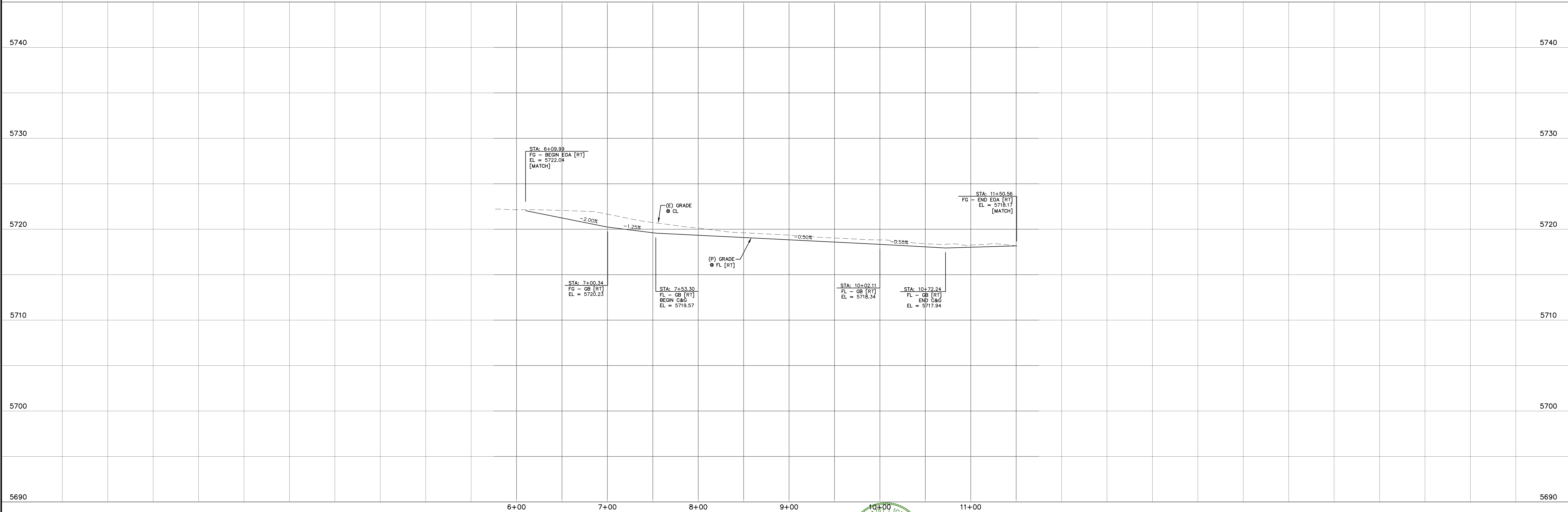
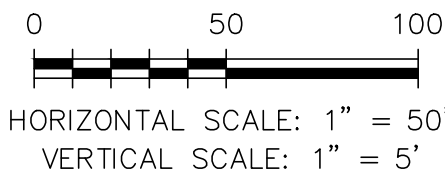
- ★ PED INTERSECTION RAMP
(REF: SD 2-41 & SD 2-42)
- ◆ STANDARD CROSSSPAN
(REF: SD 2-26)

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S0° 07' 59"E	244.74
L3	S35° 28' 05"E	114.39
L4	S0° 07' 59"E	396.04
L5	S34° 27' 20"E	66.49

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	1°00'30"	231.00	4.06
C2	34°19'20"	184.10	110.28



LOCATION MAP
SCALE: N.T.S.



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	08/17/20

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STREET NAME ABBREVIATIONS:
MAIN STREET = S11
BOOKER DRIVE = S12
ANNE DRIVE = S13
CARTER DRIVE = S14
PETER CIRCLE = S15
TAK LANE = S16
MAGON WAY = S17
CUL-DE-SAC = FL

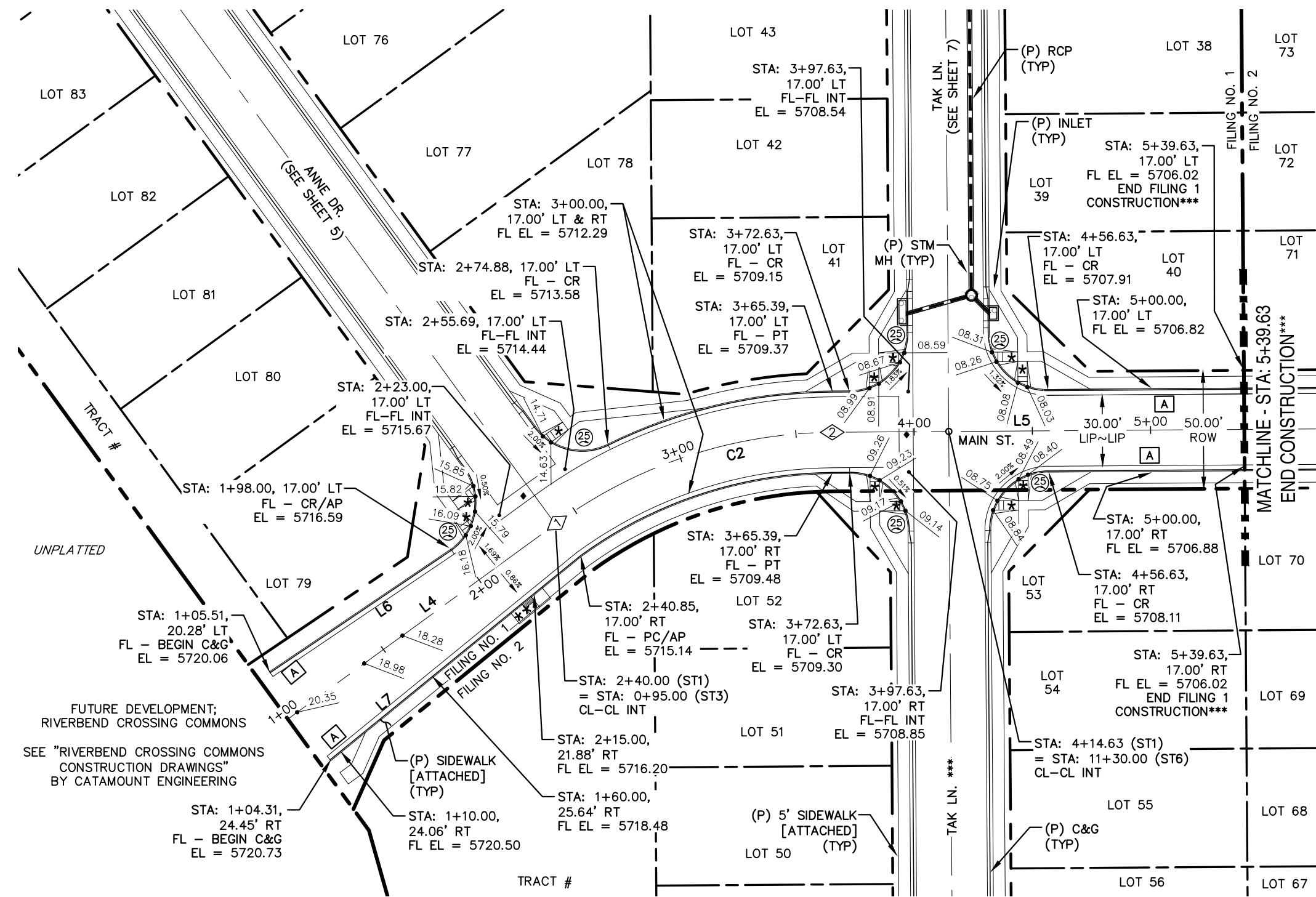
PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER CONTRACT FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MIJARES, LICENSED PROFESSIONAL ENGINEER #40510
10/19/20
DATE



RIVERBEND CROSSING
FILING NO. 1
SOUTHMOOR DRIVE
STREET IMPROVEMENT PLAN

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 10/17/20
JOB NUMBER: 17-114	SHEET: 2 OF 21



- * PED INTERSECTION RAMP
(REF: SD 2-41 & SD 2-42)
- ** PARALLEL PED RAMP
(REF: SD 2-50)
- ♦ STANDARD CROSSSPAN
(REF: SD 2-26)

*** FILING CONSTRUCTION NOTE:
SEE "RIVERBEND COMMONS FILING NO. 2 STREETS,
STORM SEWER, AND SIGNAGE AND STRIPING"
CONSTRUCTION PLANS BY CATAMOUNT ENGINEERING.

LINE TABLE - CL		
LINE	BEARING	DISTANCE
L4	S53° 55' 10"W	140.85
L5	S89° 35' 49"W	174.24
L8	S53° 55' 25"W	138.79

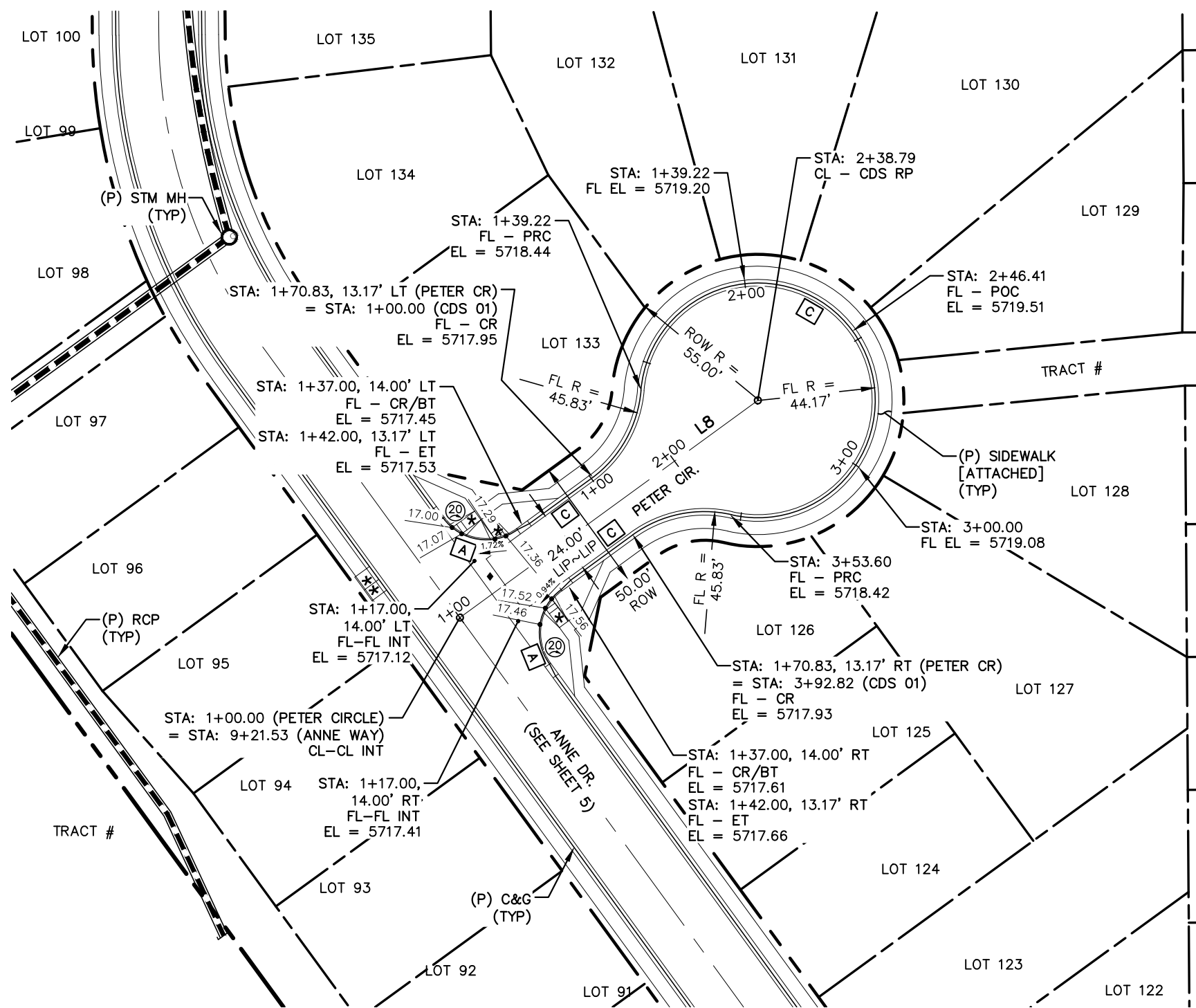
CURVE TABLE - CL			
CURVE	DELTA	RADIUS	LENGTH
C2	35°40'40"	200.00	124.54

LINE TABLE - FL		
LINE	BEARING	DISTANCE
L6	S55° 57' 05"W	92.55
L7	S50° 47' 48"W	136.74

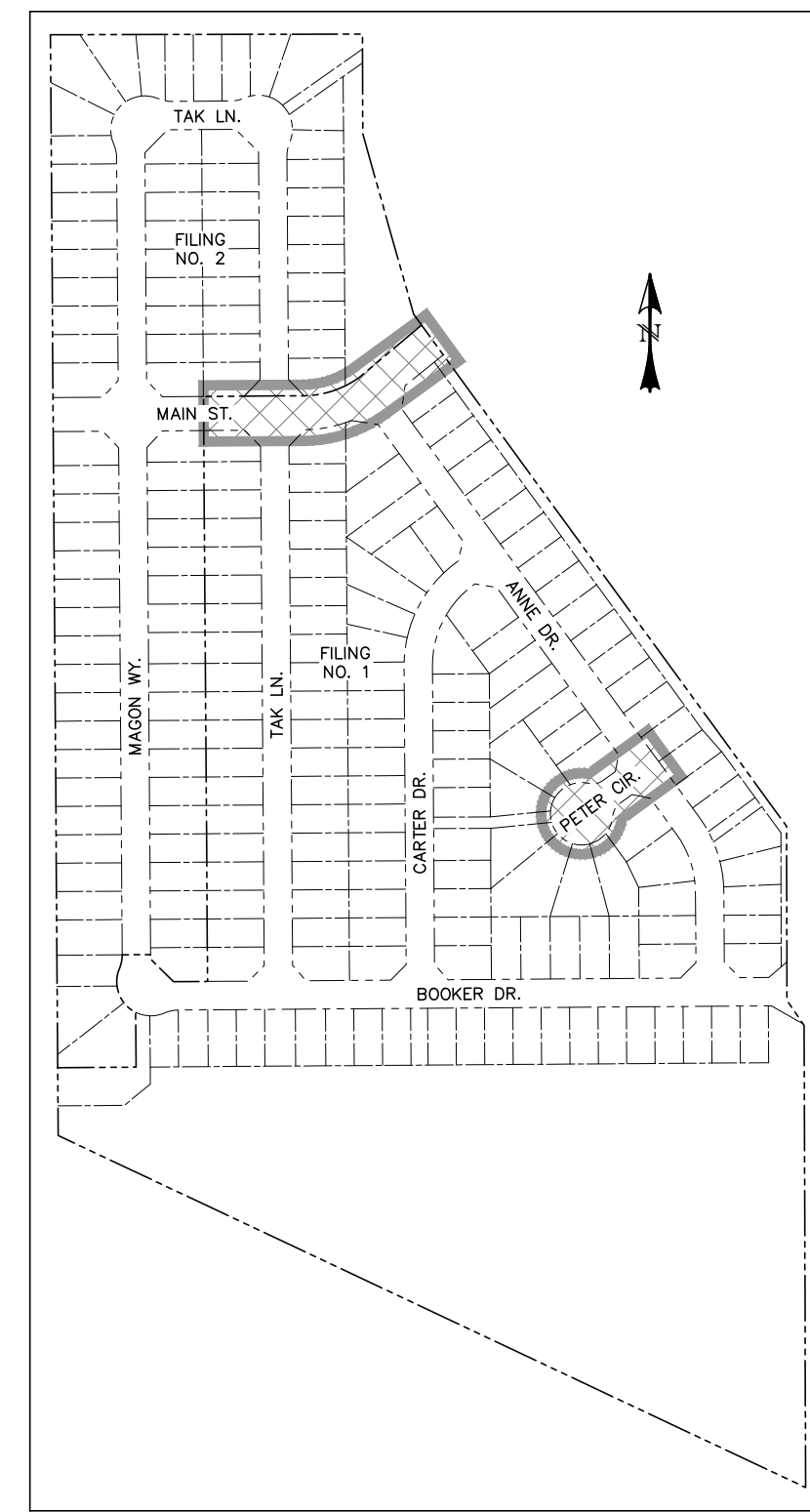
POINT TABLE - CL		
NUMBER	STATION	TYPE
1	2+40.85	PC
2	3+65.39	PT

Update reference.
Sheets 20 & 21

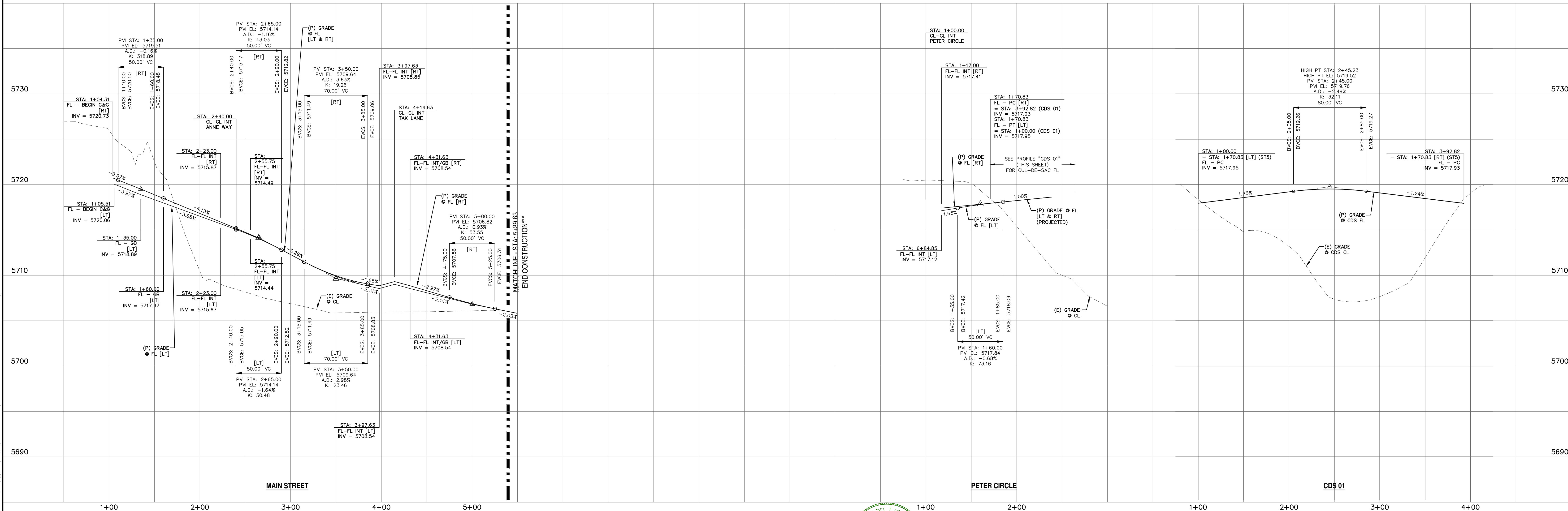
NOTE: SEE SHEETS 19 & 20 FOR PEDESTRIAN RAMP DETAILS



0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



LOCATION MAP
SCALE: N.T.S.



REV.	DESCRIPTION	DATE	DESIGNED BY:	DRAWN BY:
1	ADDRESS AGENCY COMMENTS	08/17/20	MGP	MGP
			SCALE: 1" = 50'	DATE: 10/17/20
			JOB NUMBER	SHEET
			17-114	3 OF 21

811 Know what's below.
Call 72 hours before you dig.
For more details visit:
www.call811.com

STREET NAME ABBREVIATIONS:
MAIN STREET
BOOKER DRIVE
ANNE DRIVE
CARTER DRIVE
PETER CIRCLE
TAK LANE
MAGON WAY
CUL-DE-SAC - FL

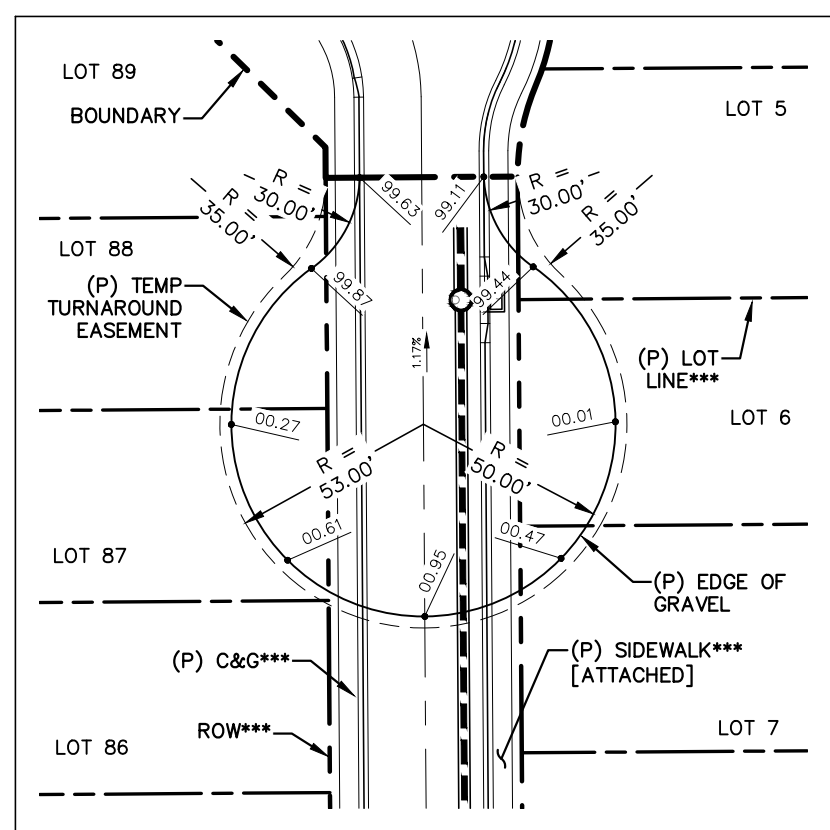
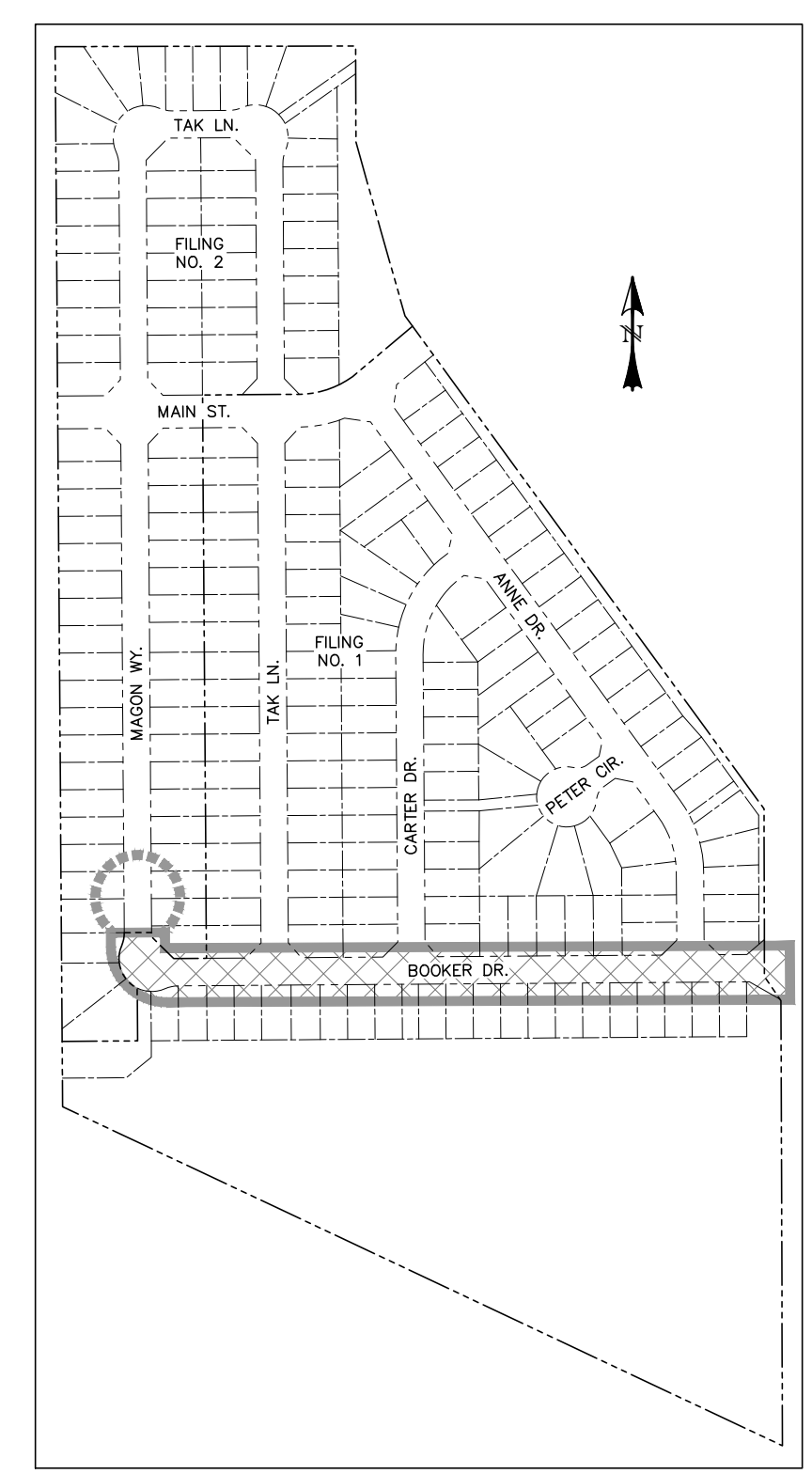
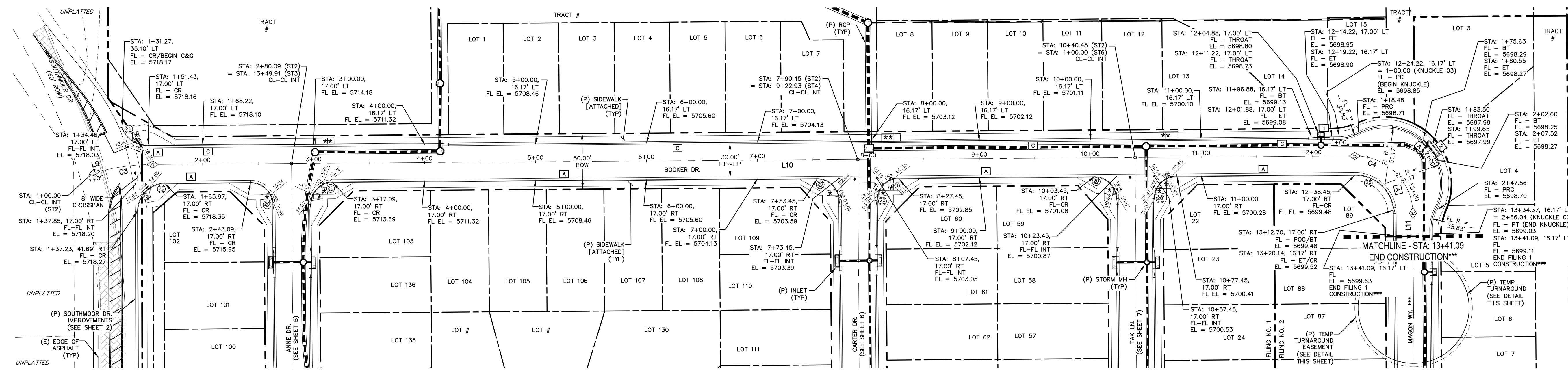
= S11
= S12
= S13
= S14
= S15
= S16
= S17
= CDS

PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER CONTRACT FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MORALES
40510

CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE
PO BOX 221
WOODLAND PARK, CO 80866
(719) 428-2124

RIVERBEND CROSSING
FILING NO. 1
MAIN STREET & PETER CIRCLE
STREET IMPROVEMENT PLAN



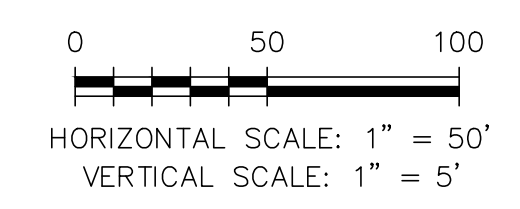
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- ** PARALLEL PED RAMP (REF: SD 2-50)
- ♦ STANDARD CROSSSPAN (REF: SD 2-26)

LINE TABLE		
LINE	BEARING	DISTANCE
L9	S74° 21' 33"W	1.90
L10	S89° 35' 49"W	1083.37
L11	N0° 24' 11"W	20.96

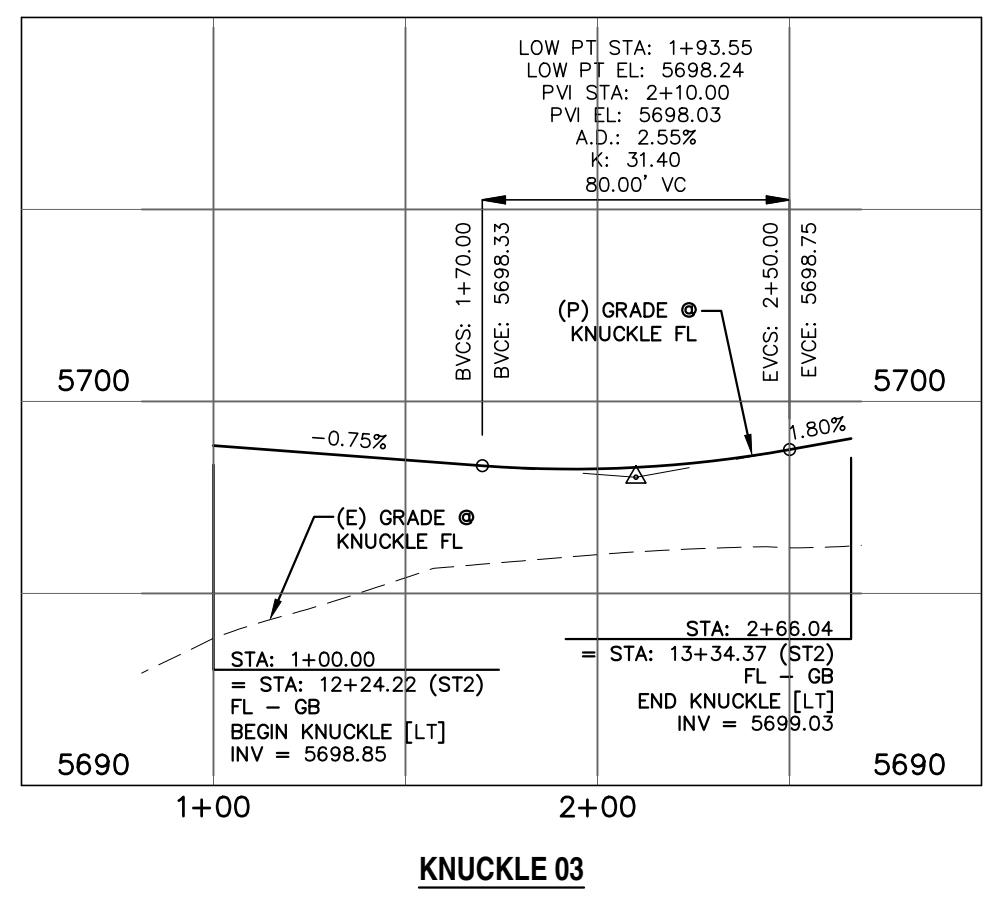
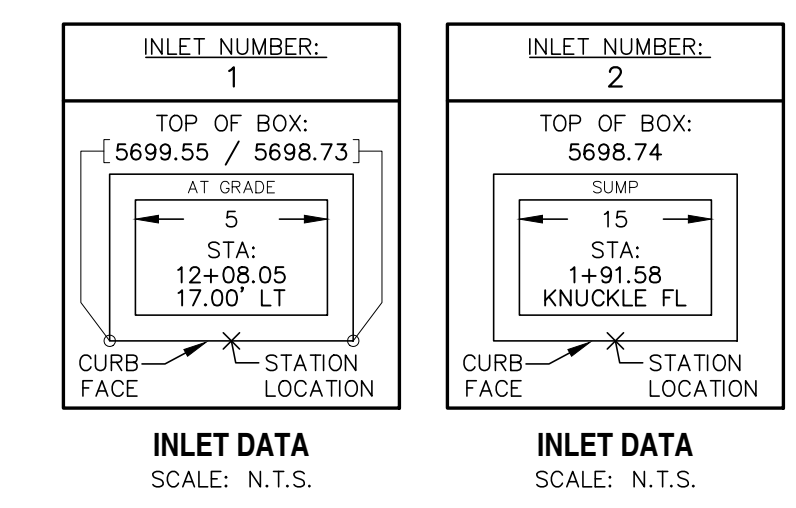
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	15°14'16"	200.00	53.19
C4	90°00'00"	52.00	81.68

POINT TABLE - CL		
NUMBER	STATION	TYPE
3	1+01.90	PC
4	1+55.09	PT
5	12+38.45	PC
6	13+20.14	PT

*** FILING CONSTRUCTION NOTE:
SEE "RIVERBEND COMMONS FILING NO. 2 STREETS, STORM SEWER, AND SIGNAGE AND STRIPING" CONSTRUCTION PLANS BY CATAMOUNT ENGINEERING.



NOTE: SEE SHEETS 19 & 20 FOR PEDESTRIAN RAMP DETAILS



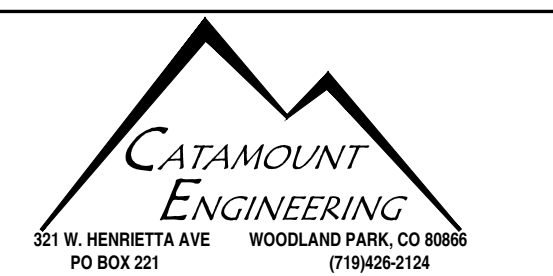
REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	08/17/20

811 Know what's below.
Call 72 hours before you dig.
For more details visit:
www.call811.com

STREET NAME ABBREVIATIONS:	
MAIN STREET	= S11
BOOKER DRIVE	= S12
ANNE DRIVE	= S13
CARTER DRIVE	= S14
PETER CIRCLE	= S15
TAK LANE	= S16
MAGON WAY	= S17
CL-DE-SAC	= FL
	= S18
	= S19
	= S20
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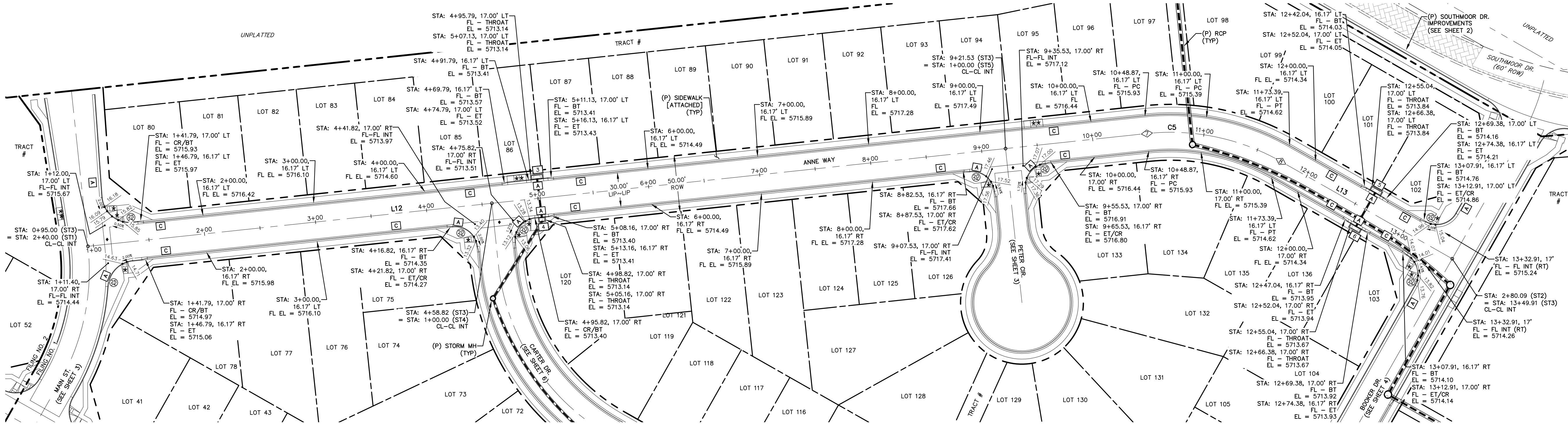
PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER CONTRACT AND FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MJARES
40510
10/19/20
DATE



RIVERBEND CROSSING
FILING NO. 1
BOOKER DRIVE
STREET IMPROVEMENT PLAN

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	10/17/20
JOB NUMBER	17-114	SHEET	4 OF 21

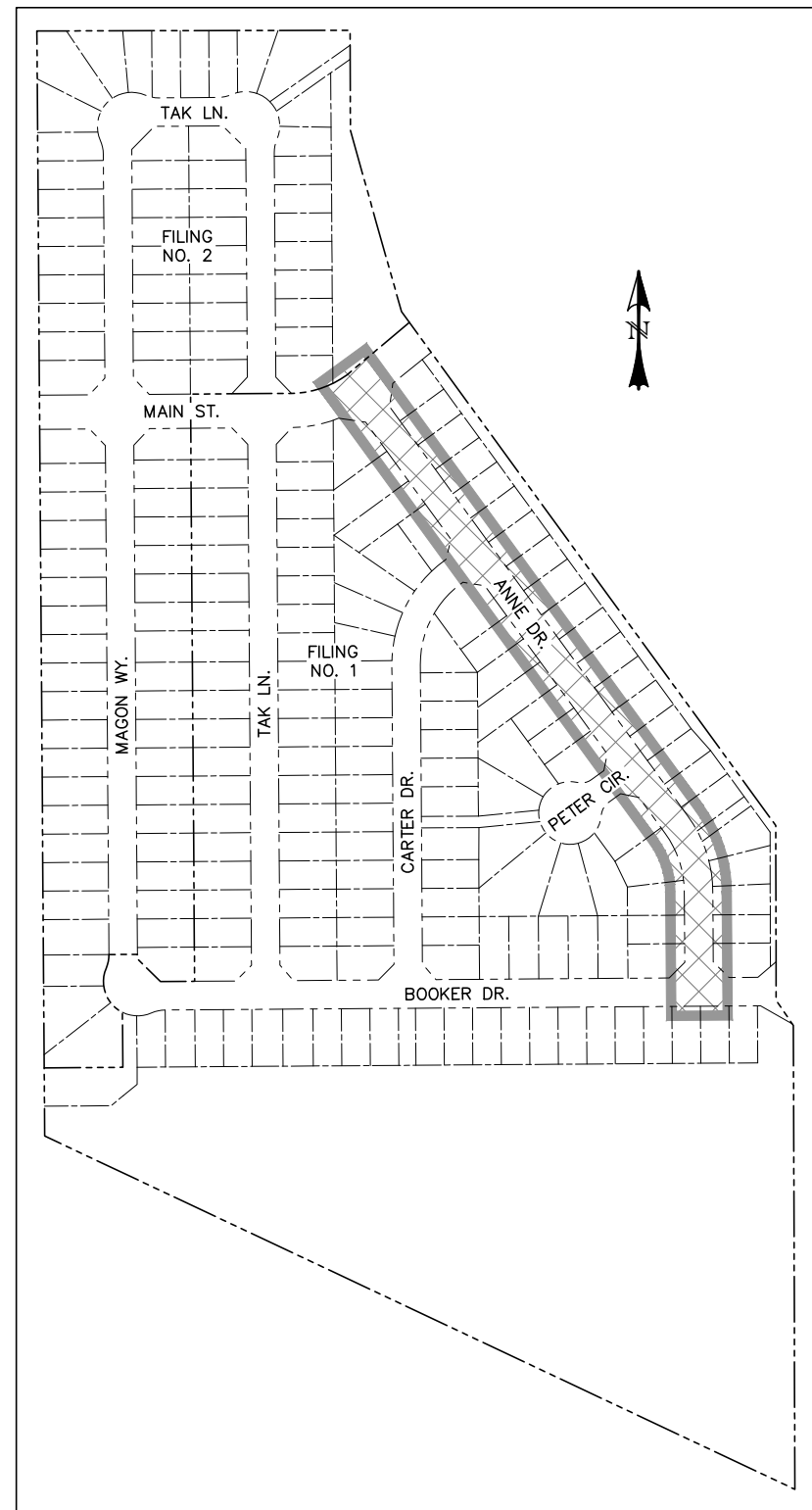


- * PED INTERSECTION RAMP
(REF: SD 2-41 & SD 2-42)
- ** PARALLEL PED RAMP
(REF: SD 2-50)
- ♦ STANDARD CROSSPAN
(REF: SD 2-26)

LINE TABLE		
LINE	BEARING	DISTANCE
L12	S36° 04' 35"E	953.87
L13	S0° 24' 11"E	176.52

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C5	35°40'24"	200.00	124.52

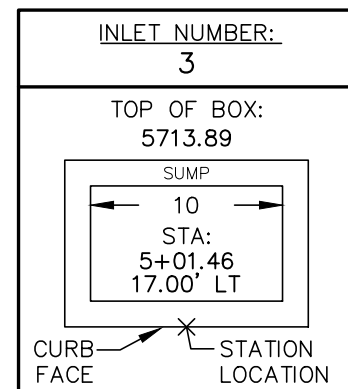
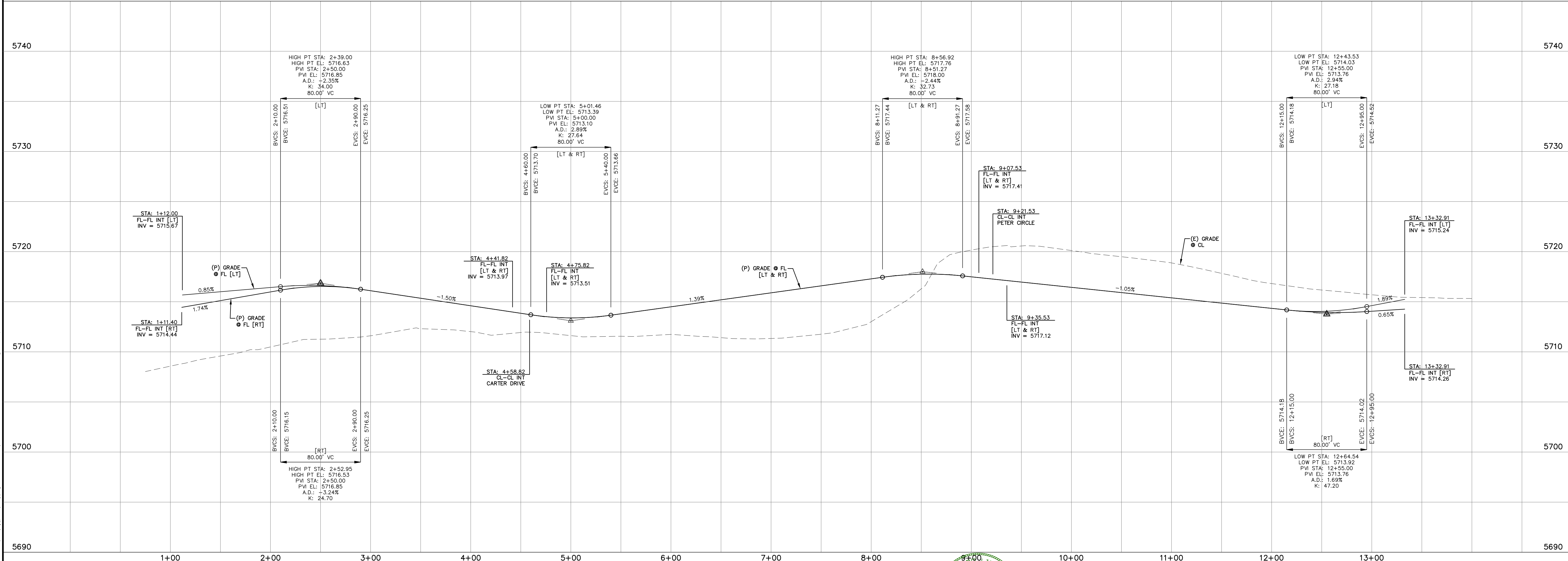
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



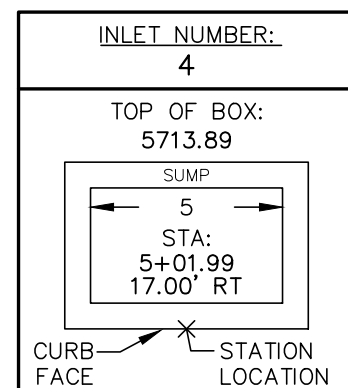
LOCATION MAP
SCALE: N.T.S.

POINT TABLE - CL		
NUMBER	STATION	TYPE
7	10+48.87	PC
8	11+73.39	PT

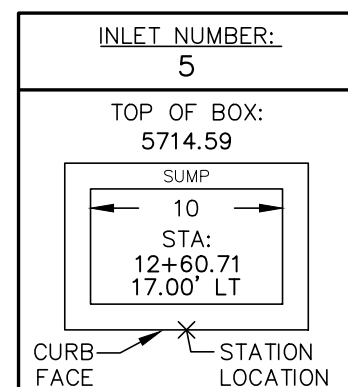
NOTE: SEE SHEETS 19 & 20 FOR PEDESTRIAN RAMP DETAILS



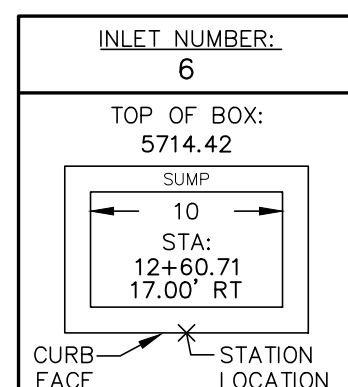
INLET DATA
SCALE: N.T.S.



INLET DATA
SCALE: N.T.S.



INLET DATA
SCALE: N.T.S.



INLET DATA
SCALE: N.T.S.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	08/17/20



STREET NAME ABBREVIATIONS:	
MAIN STREET	= S11
BOOKER DRIVE	= S12
ANNE DRIVE	= S13
PETER DRIVE	= S14
PETER CIRCLE	= S15
TAK LANE	= S16
MAGON WAY	= S17
CL-DE-SAC - FL	= CDS

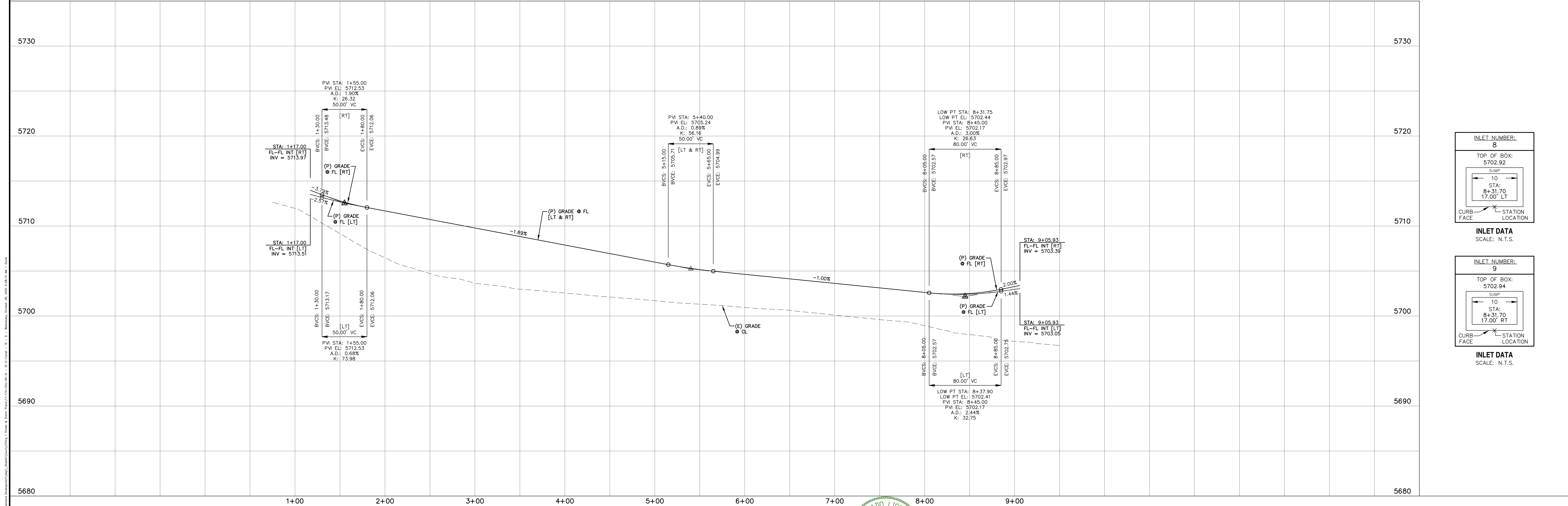
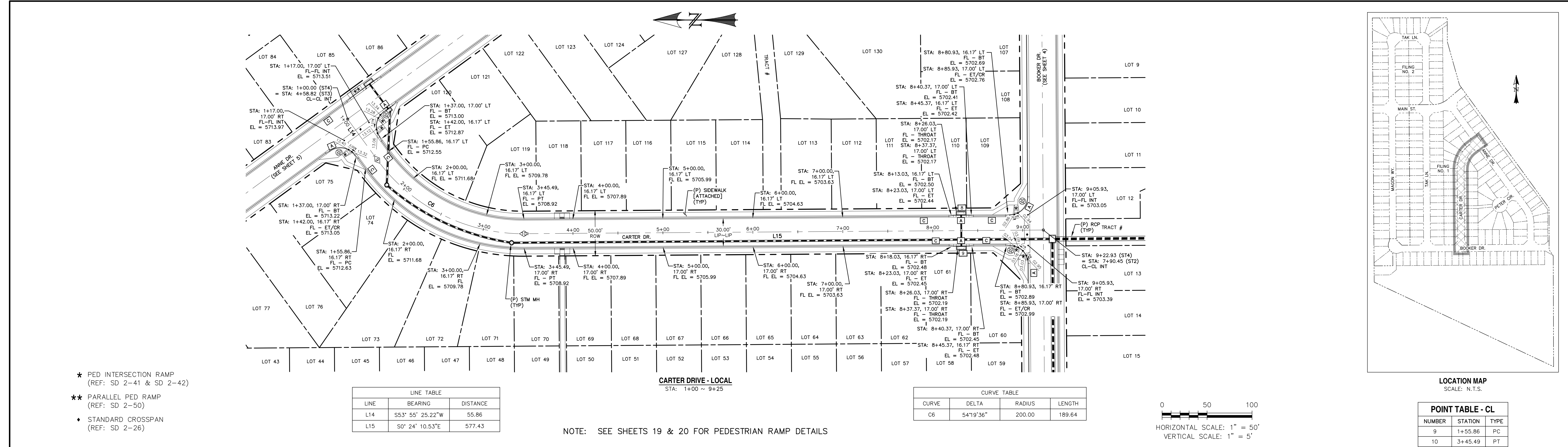
PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER CONTRACT FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MIJARES, LICENSED PROFESSIONAL ENGINEER NO. 40510
10/19/20
DATE



RIVERBEND CROSSING
FILING NO. 1
ANNE DRIVE
STREET IMPROVEMENT PLAN

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 10/17/20
JOB NUMBER	SHEET
17-114	5 OF 21



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STREET NAME ABBREVIATIONS: MAIN STREET, BOOKER DRIVE, ANNE DRIVE, CARTER DRIVE, PETER CIRCLE, TAK LANE, MAGON WAY, CUL-DE-SAC - FL

PREPARED FOR: AVATAR EQUITIES, LLC

6800 JERICHO TURNPIKE, SUITE 120W #204, SYOSSET, NY 11791

PREPARED UNDER: CONTRACT NO. 1040510

DAVID L. MIGARES, ENGINEER, NO. 40510

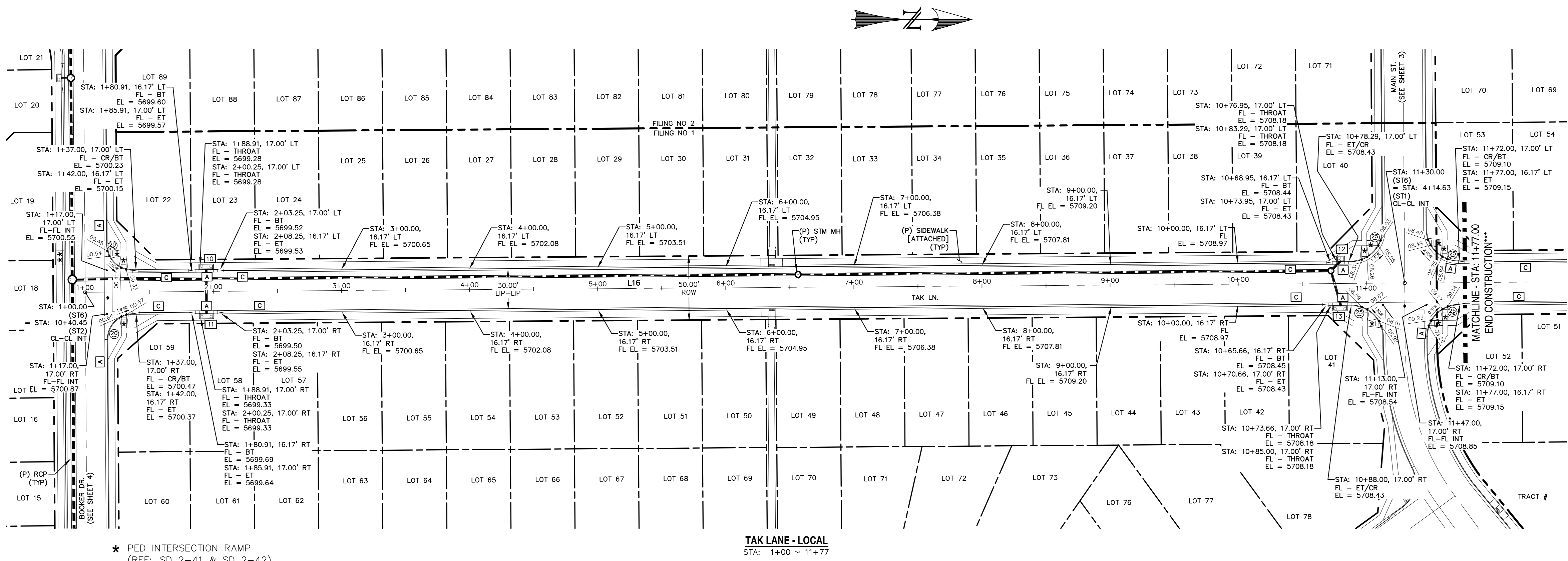
10/19/20

CATAMOUNT ENGINEERING

321 W. HENRIETTA AVE, PO BOX 221, WOODLAND PARK, CO 80866, (719) 428-2124

RIVERBEND CROSSING FILING NO. 1 CARTER DRIVE STREET IMPROVEMENT PLAN

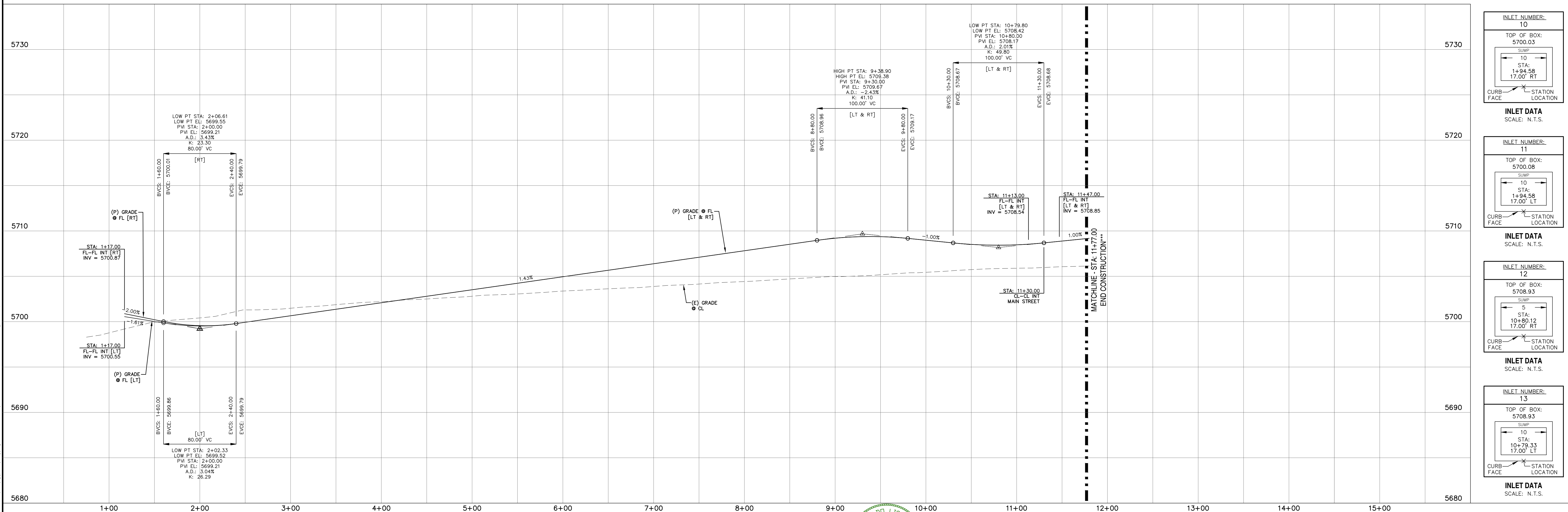
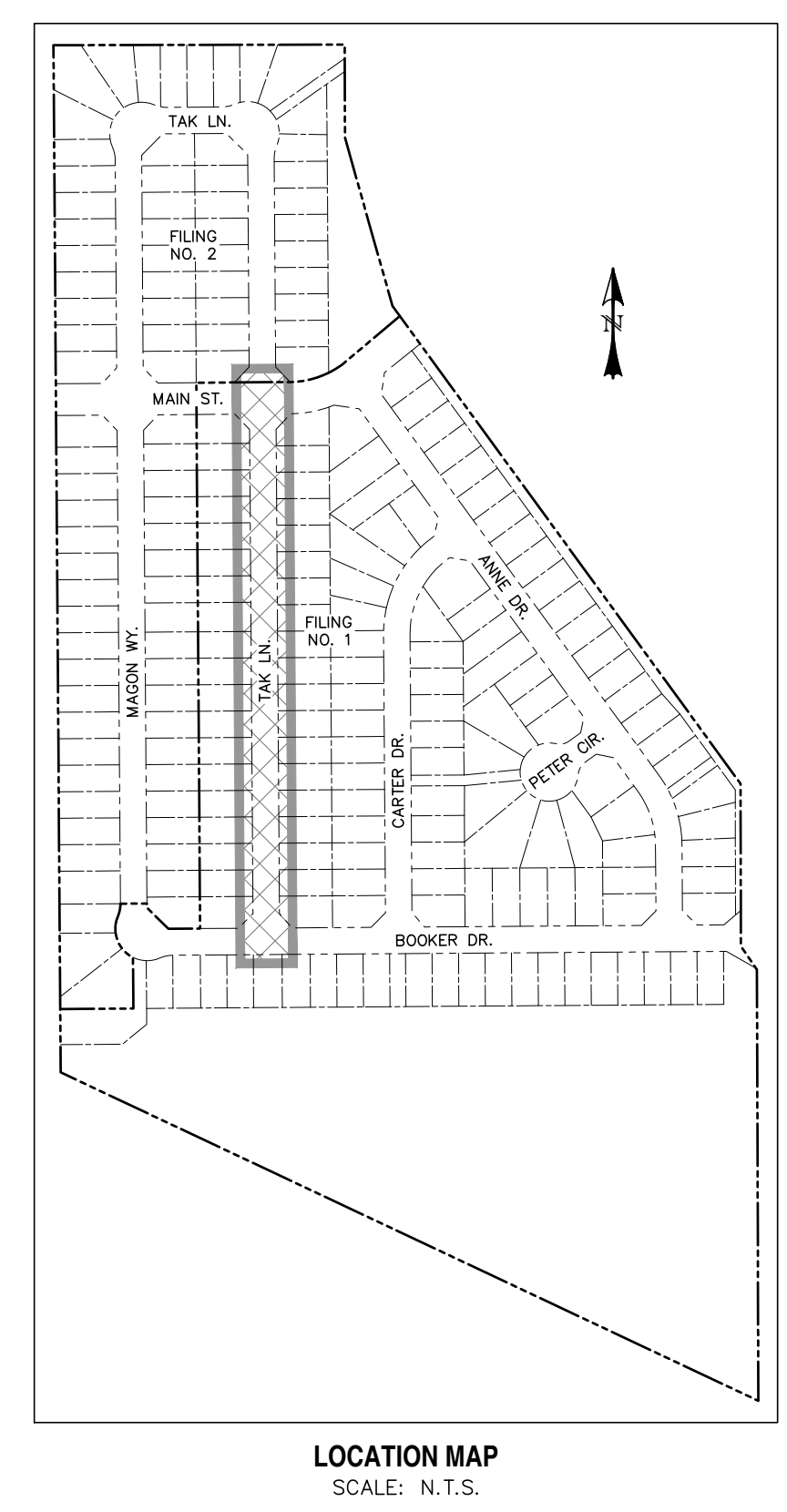
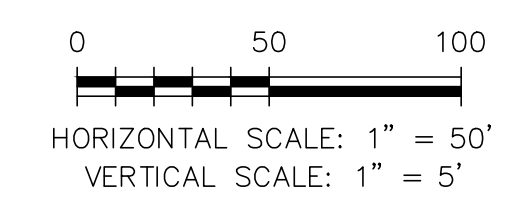
DESIGNED BY: MGP, DRAWN BY: MGP, SCALE: 1" = 50', DATE: 10/17/20, JOB NUMBER: 17-114, SHEET: 6 OF 21



- ★ PED INTERSECTION RAMP
(REF: SD 2-41 & SD 2-42)
- ★★ PARALLEL PED RAMP
(REF: SD 2-50)
- ◆ STANDARD CROSSSPAN
(REF: SD 2-26)

LINE TABLE		
LINE	BEARING	DISTANCE
L16	N0° 24' 10"W	1076.50

*** FILING CONSTRUCTION NOTE:
SEE "RIVERBEND COMMONS FILING NO. 2 STREETS,
STORM SEWER, AND SIGNAGE & STRIPING
CONSTRUCTION PLANS BY CATAMOUNT ENGINEERING.



INLET NUMBER: 10

TOP OF BOX: 5700.03

SUMP

10 STA: 1+94.58 17.00' RT

CURB FACE STATION LOCATION

INLET DATA
SCALE: N.T.S.

INLET NUMBER: 11

TOP OF BOX: 5700.08

SUMP

10 STA: 1+94.58 17.00' LT

CURB FACE STATION LOCATION

INLET DATA
SCALE: N.T.S.

INLET NUMBER: 12

TOP OF BOX: 5708.93

SUMP

5 STA: 10+80.12 17.00' RT

CURB FACE STATION LOCATION

INLET DATA
SCALE: N.T.S.

INLET NUMBER: 13

TOP OF BOX: 5708.93

SUMP

10 STA: 10+79.33 17.00' LT

CURB FACE STATION LOCATION

INLET DATA
SCALE: N.T.S.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	08/17/20

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STREET NAME ABBREVIATIONS:

- = S11
- = S12
- = S13
- = S14
- = S15
- = S16
- = S17
- = CDS

PREPARED FOR:

AVATAR EQUITIES, LLC

6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER CONTRACT FOR AND BEHALF OF CATAMOUNT ENGINEERING.

DAVID L. MIJARES, LICENSED PROFESSIONAL ENGINEER NO. 40510

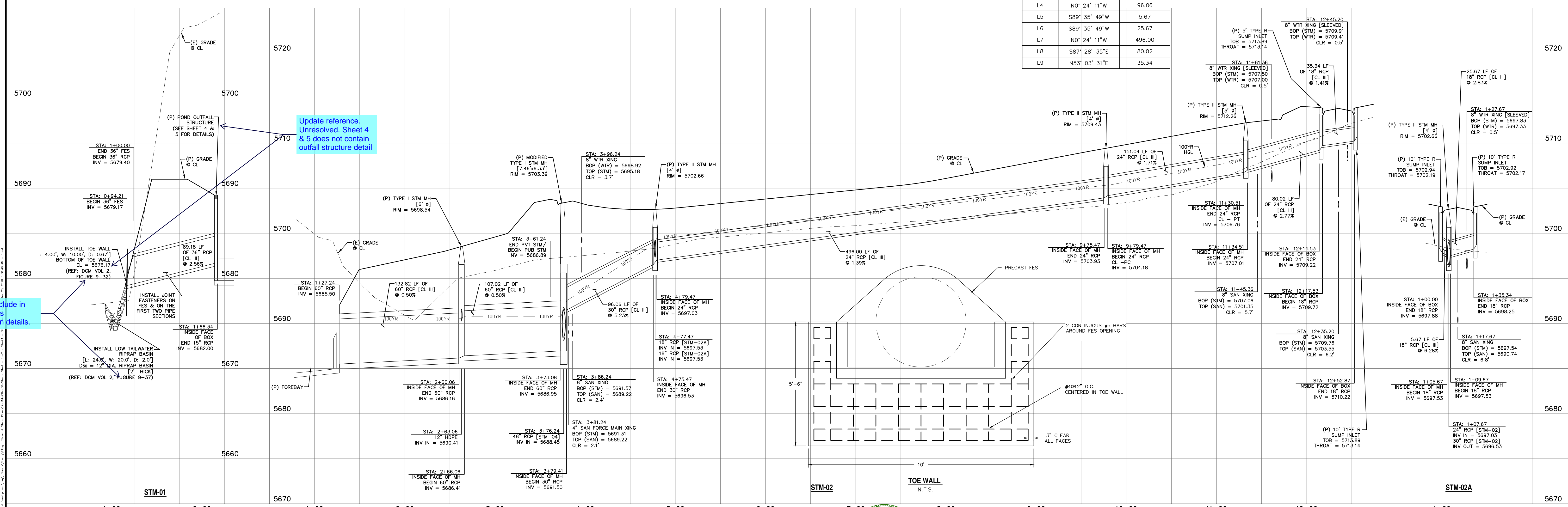
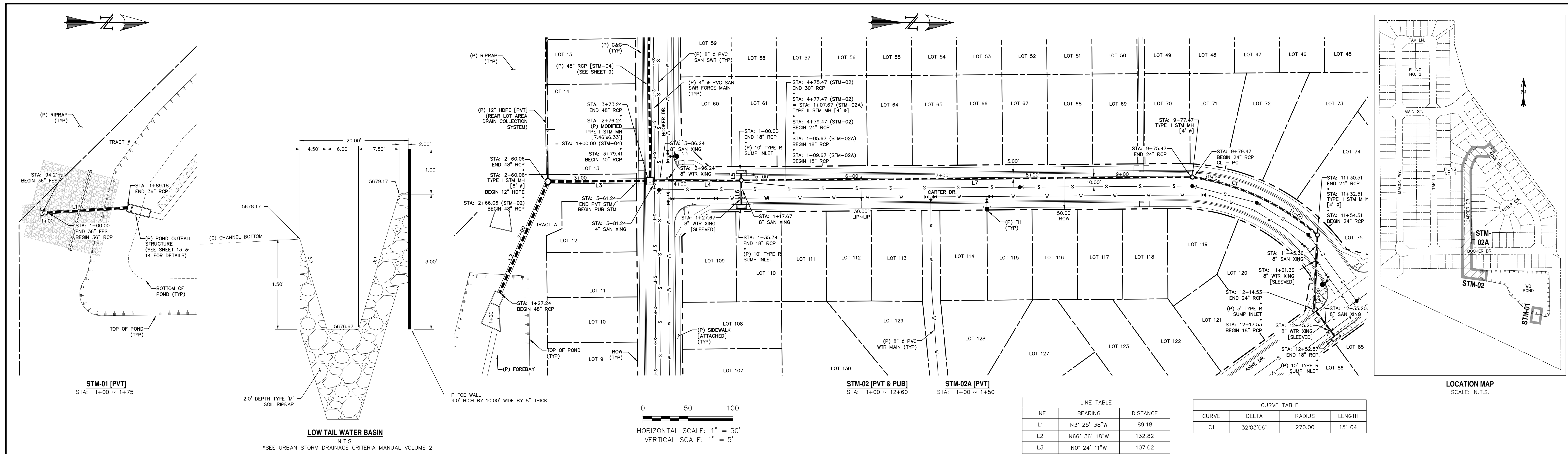
10/19/20
DATE

CATAMOUNT ENGINEERING
321 N. HENRIETTA AVE
PO BOX 221
WOODLAND PARK, CO 80866
(719) 428-2124

RIVERBEND CROSSING
FILING NO. 1
TAK LANE
STREET IMPROVEMENT PLAN

DESIGNED BY: MGP
SCALE: 1" = 50'
JOB NUMBER: 17-114

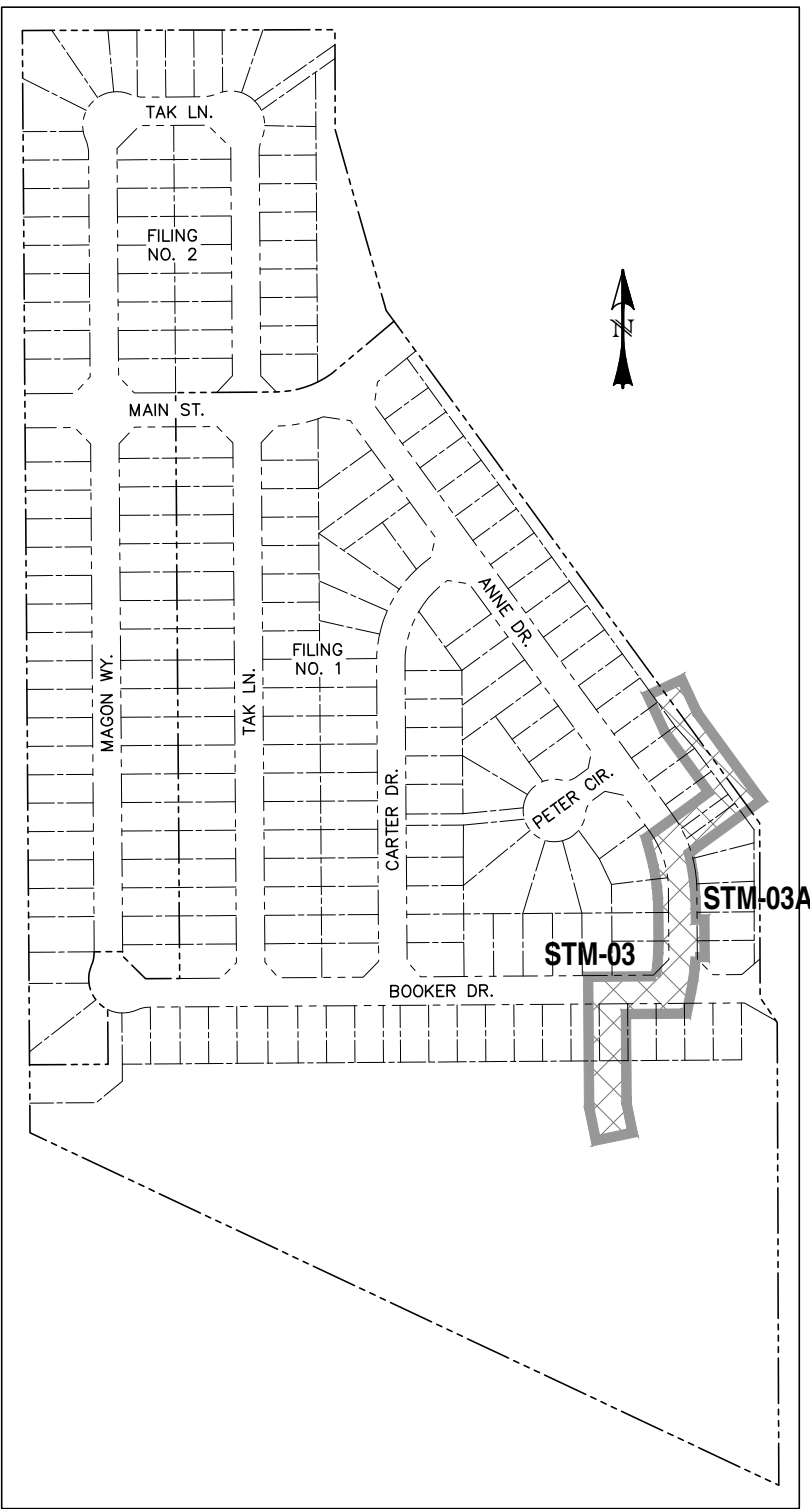
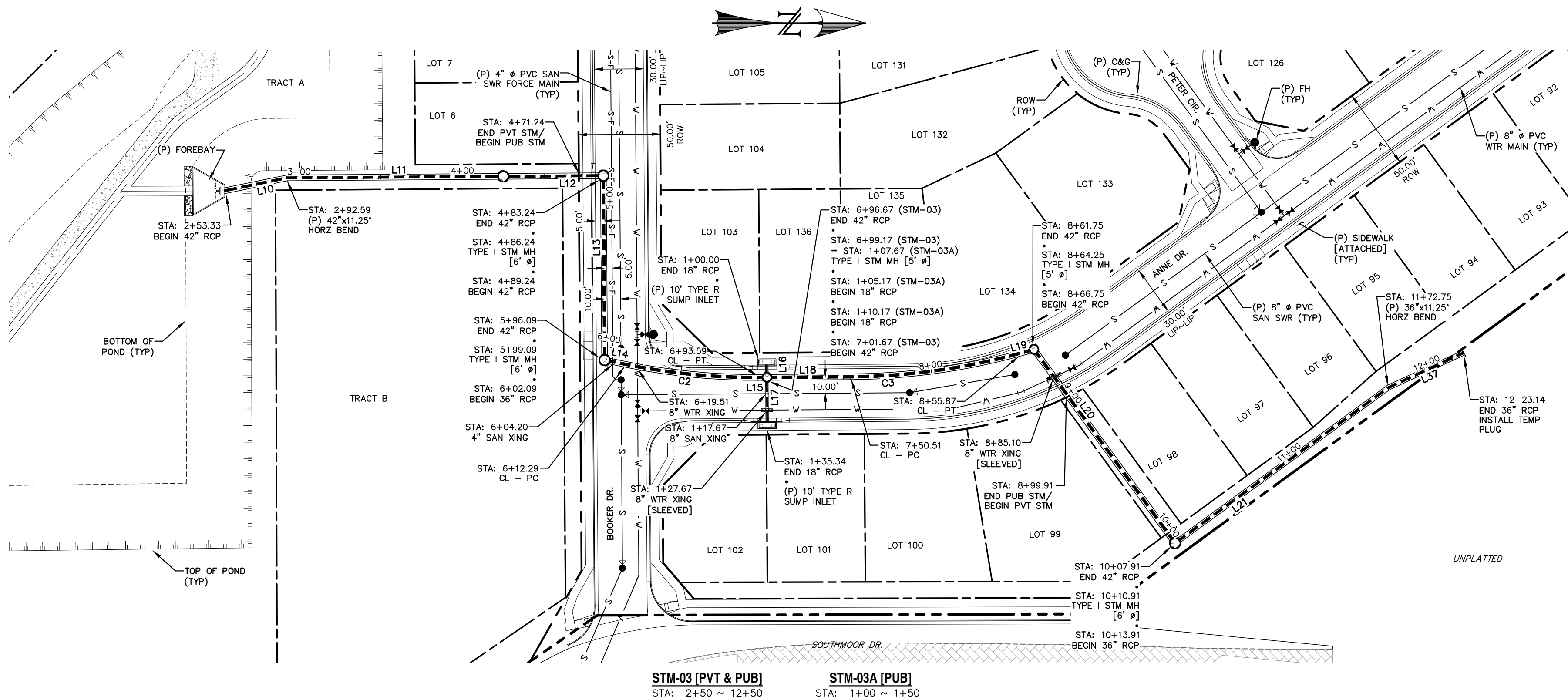
DRAWN BY: MGP
DATE: 10/17/20
SHEET: 7 OF 21



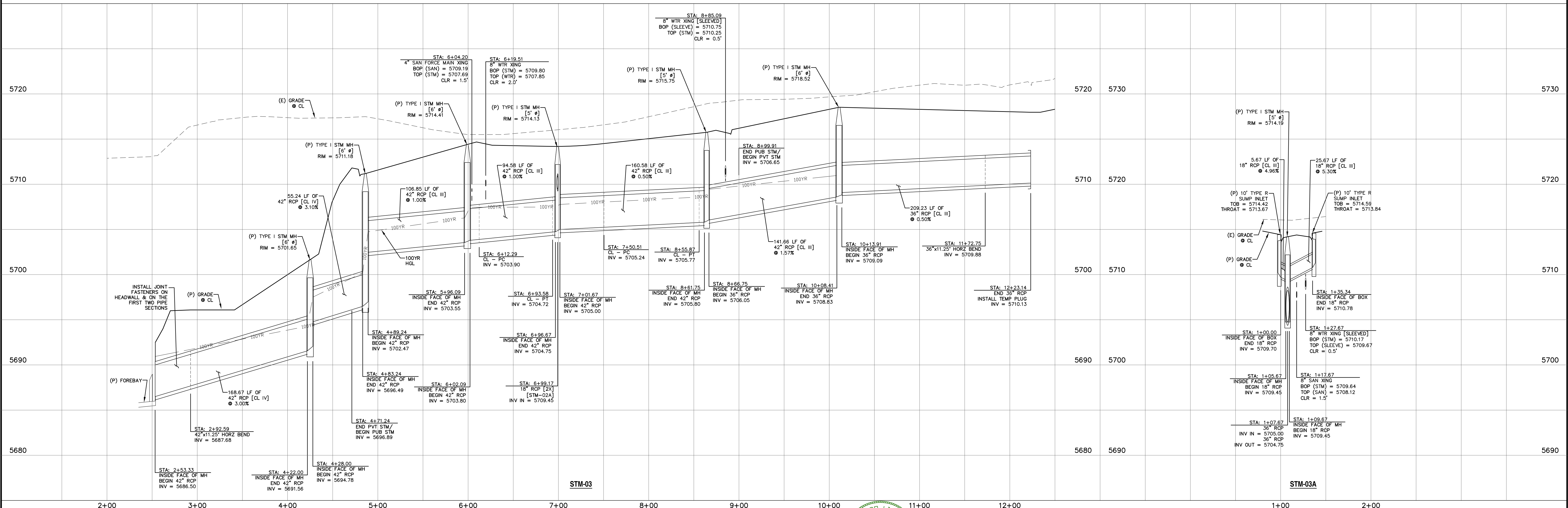
LINE TABLE		
LINE	BEARING	DISTANCE
L10	N11° 39' 11"W	39.27
L11	N0° 24' 11"W	129.41
L12	N0° 24' 11"W	55.24
L13	N89° 35' 49"E	106.85
L14	S11° 29' 15"W	10.20
L15	N0° 09' 27"W	3.08
L16	S89° 35' 49"W	5.17
L17	N89° 35' 49"E	25.17
L18	N0° 24' 11"W	48.85
L19	N15° 29' 41"W	5.88
L20	N53° 55' 25"E	141.16
L21	N36° 04' 35"W	158.84
L37	N24° 49' 35"W	50.39

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	11°38'42"	400.00	81.30
C3	15°05'30"	400.00	105.36

0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



LOCATION MAP
SCALE: N.T.S.



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	08/17/20

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For more details visit:
www.call811.com

PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

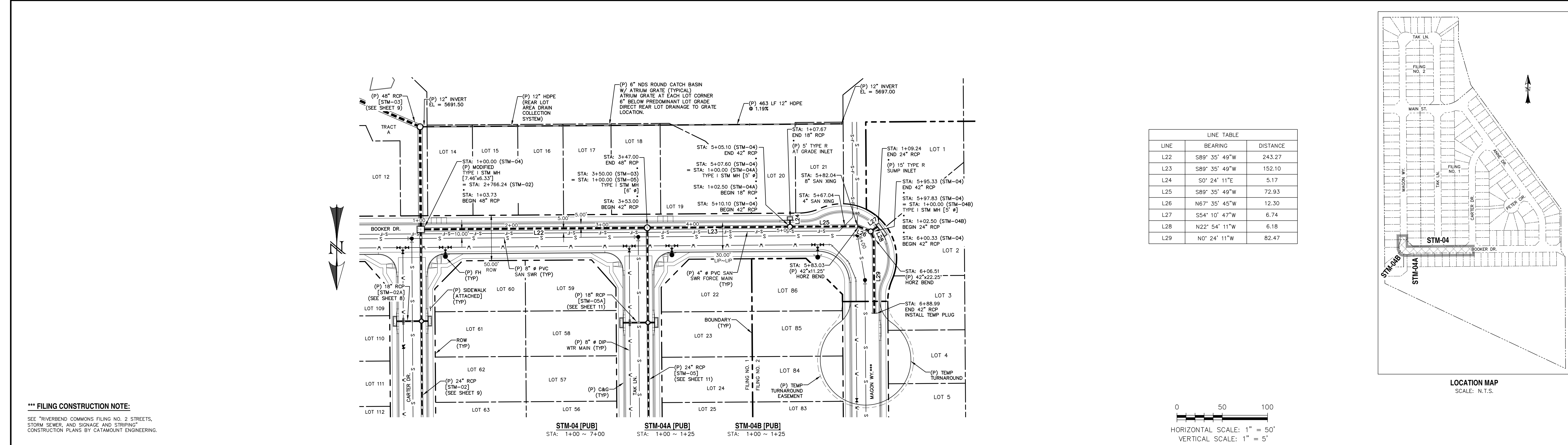
PREPARED UNDER CONTRACT FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MUJARES, LICENSED PROFESSIONAL ENGINEER #40510
10/19/20
DATE

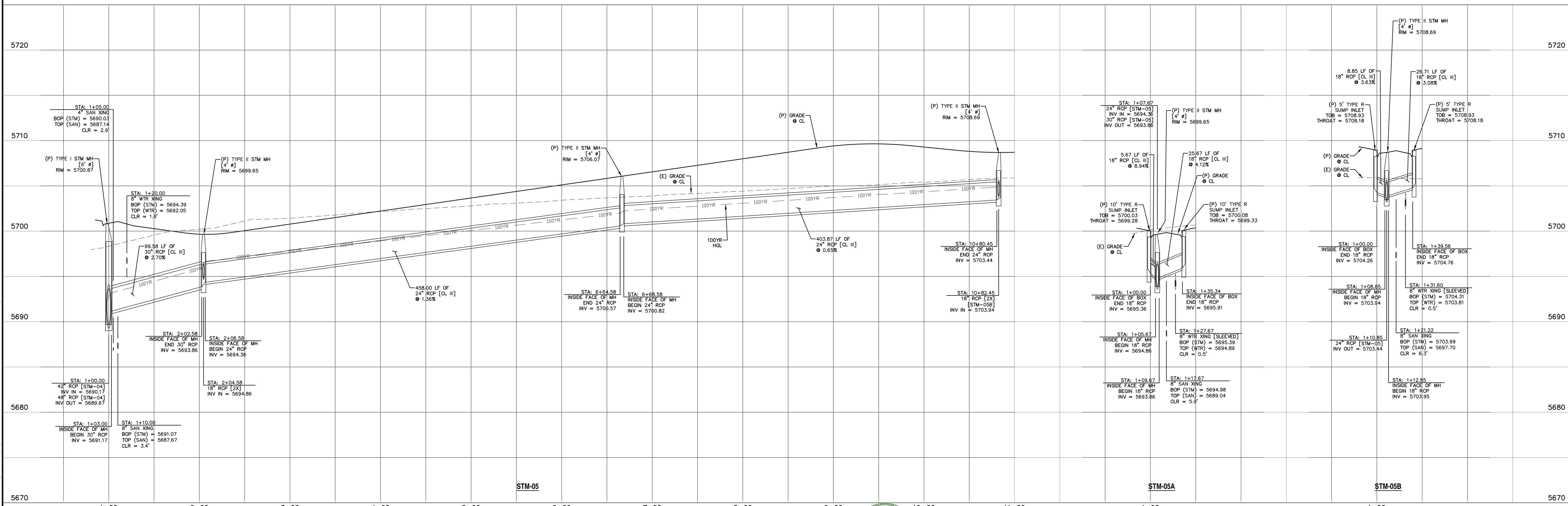
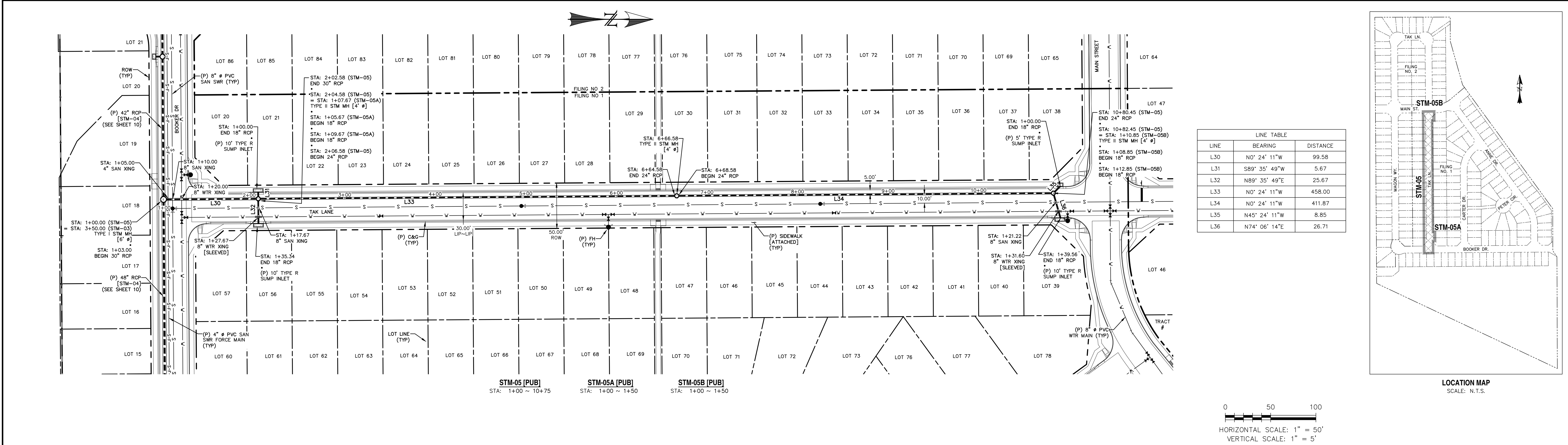
CATAMOUNT ENGINEERING
221 W. HENRIETTA AVE
PO BOX 221
WOODLAND PARK, CO 80866
(719)426-2124

RIVERBEND CROSSING
FILING NO. 1
STORM SEWER 03 & 03A
PLAN & PROFILE


DESIGNED BY: MGP
SCALE: 1" = 50'
JOB NUMBER: 17-114

DRAWN BY: MGP
DATE: 10/17/20
SHEET: 9 OF 21






REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	08/17/20




Know what's below.
Call 72 hours before you dig.
For more details visit:
www.call811.com

PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER CONTRACT FOR AND BEHALF OF CATAMOUNT ENGINEERING.


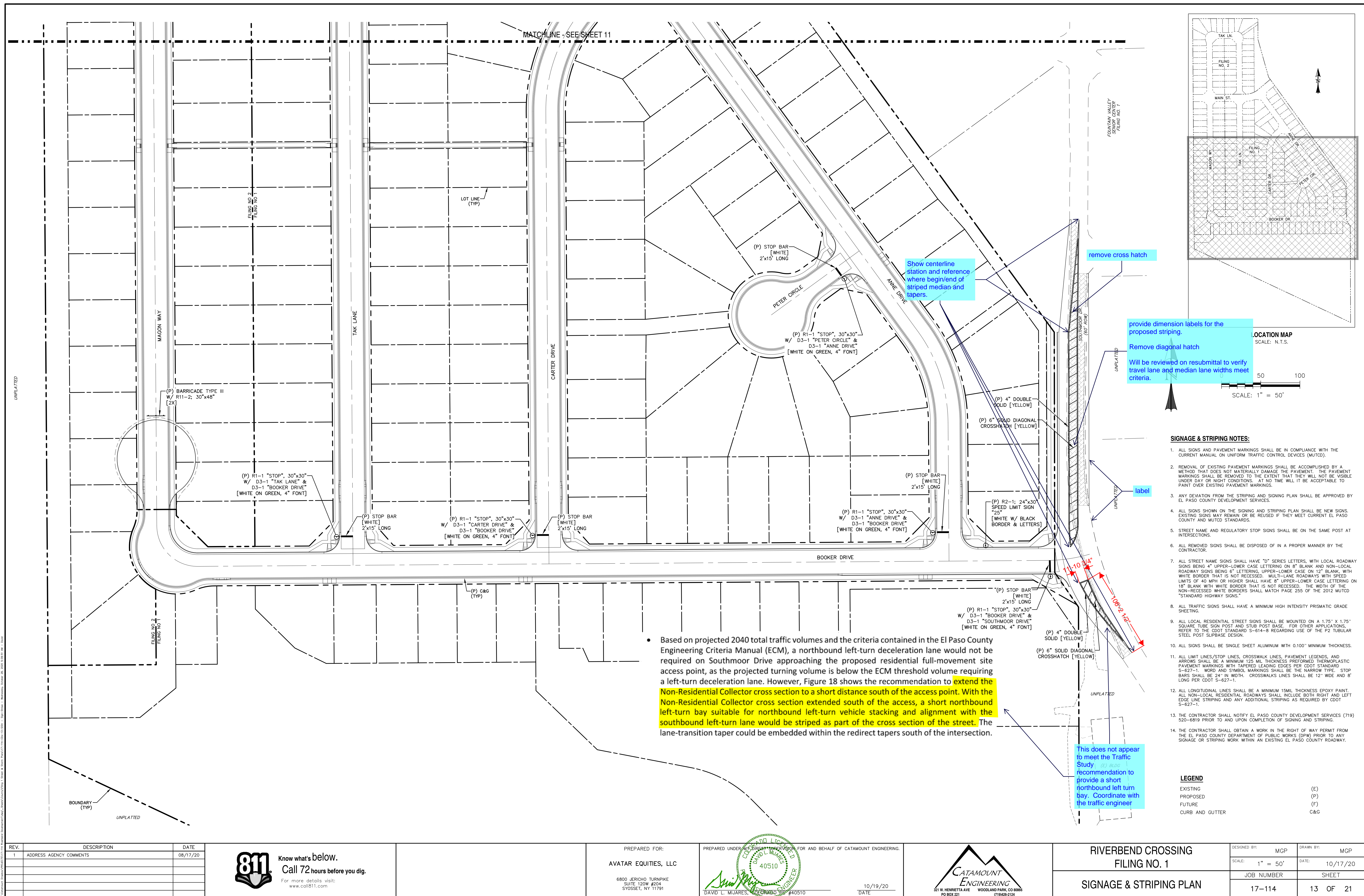
DAVID L. MJARES, LICENSED PROFESSIONAL ENGINEER
NO. 40510
10/19/20
DATE

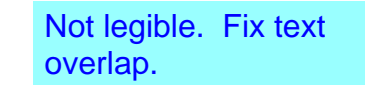


CATAMOUNT ENGINEERING
231 W. HENRIETTA AVE
PO BOX 221
WOODLAND PARK, CO 80866
(719) 426-2124

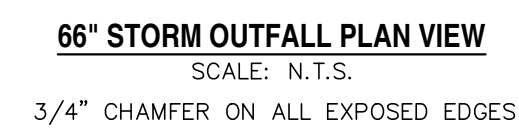
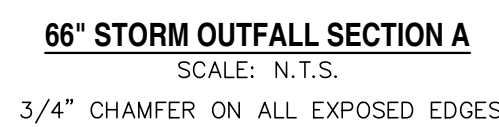
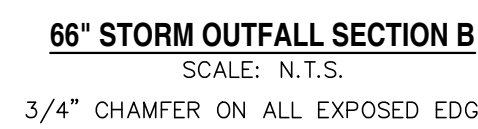
RIVERBEND CROSSING
FILING NO. 1
STORM SEWER
PLAN & PROFILE

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	10/17/20
JOB NUMBER	17-114	SHEET	11 OF 21





9-84
Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 2
September 2017



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	08/17/20




PREPARED FOR:

AVATAR EQUITIES, LLC

6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER THE DIRECT SUPERVISION OF FOR AND BEHALF OF CATAMOUNT ENGINEERING.



David L. Mijares

DAVID L. MIJARES, LICENSED PROFESSIONAL ENGINEER, NO. 40510

10/19/20
DATE



RIVERBEND CROSSING FILING NO. 1 STORMWATER QUALITY FACILITY DETAILS

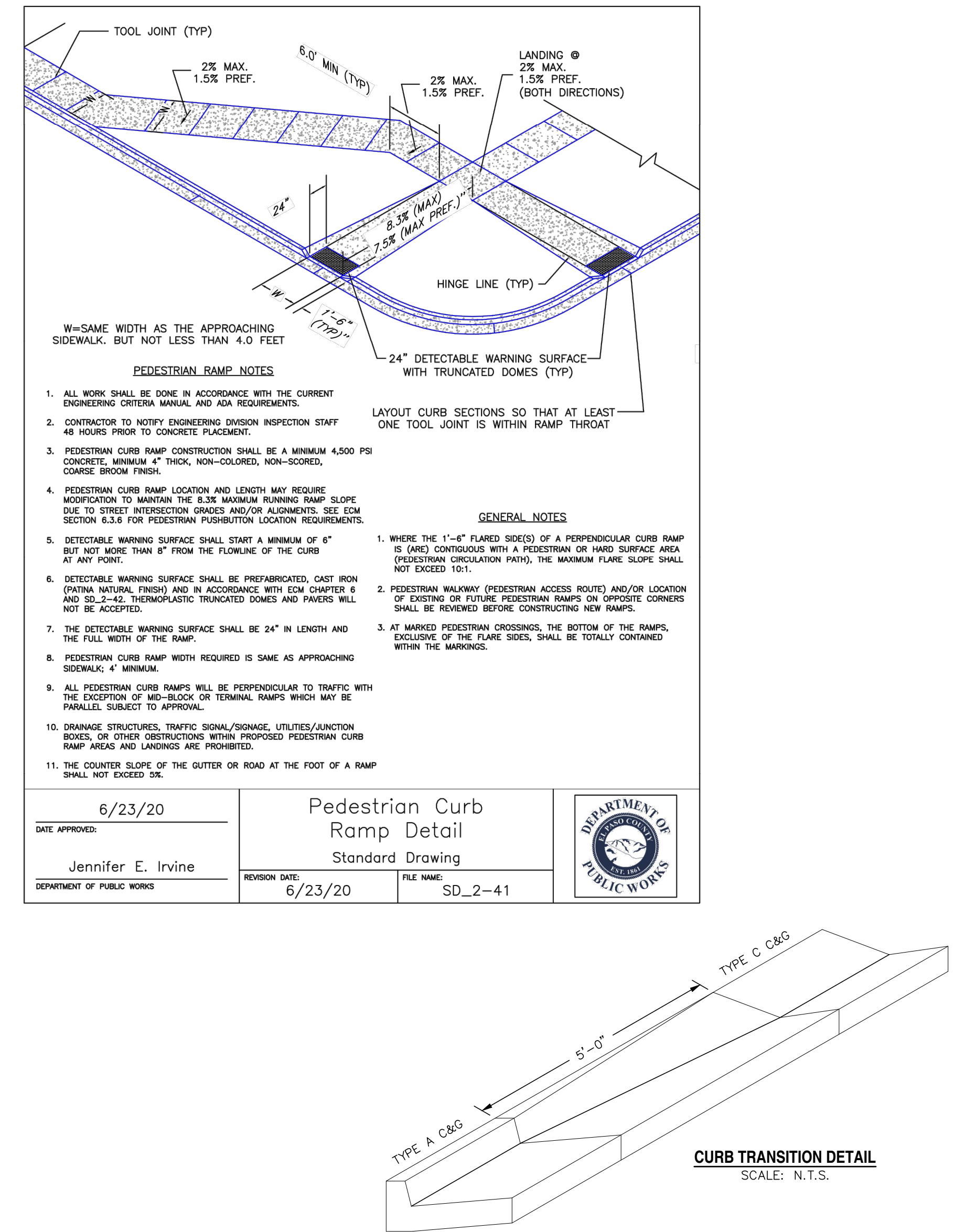
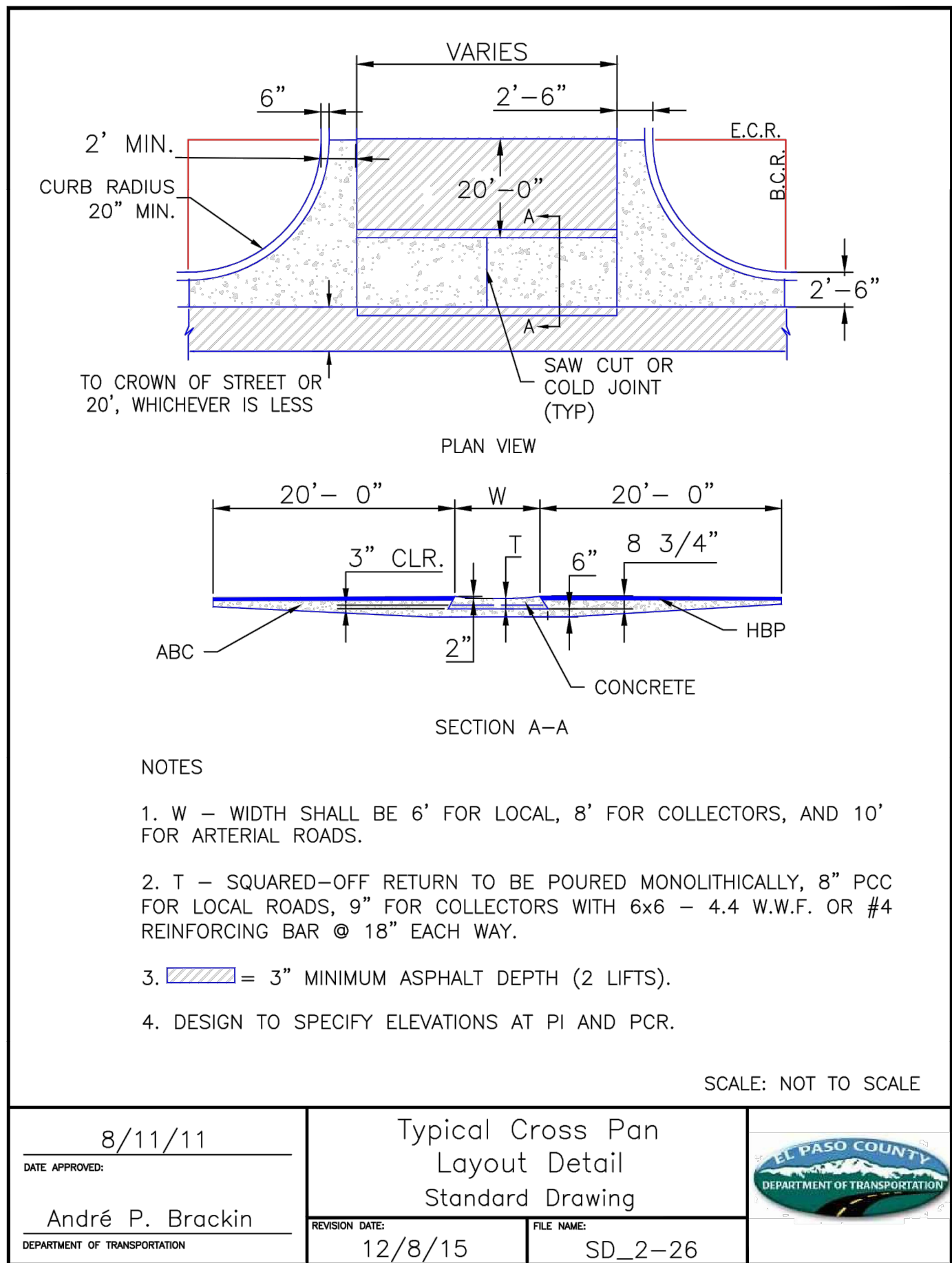
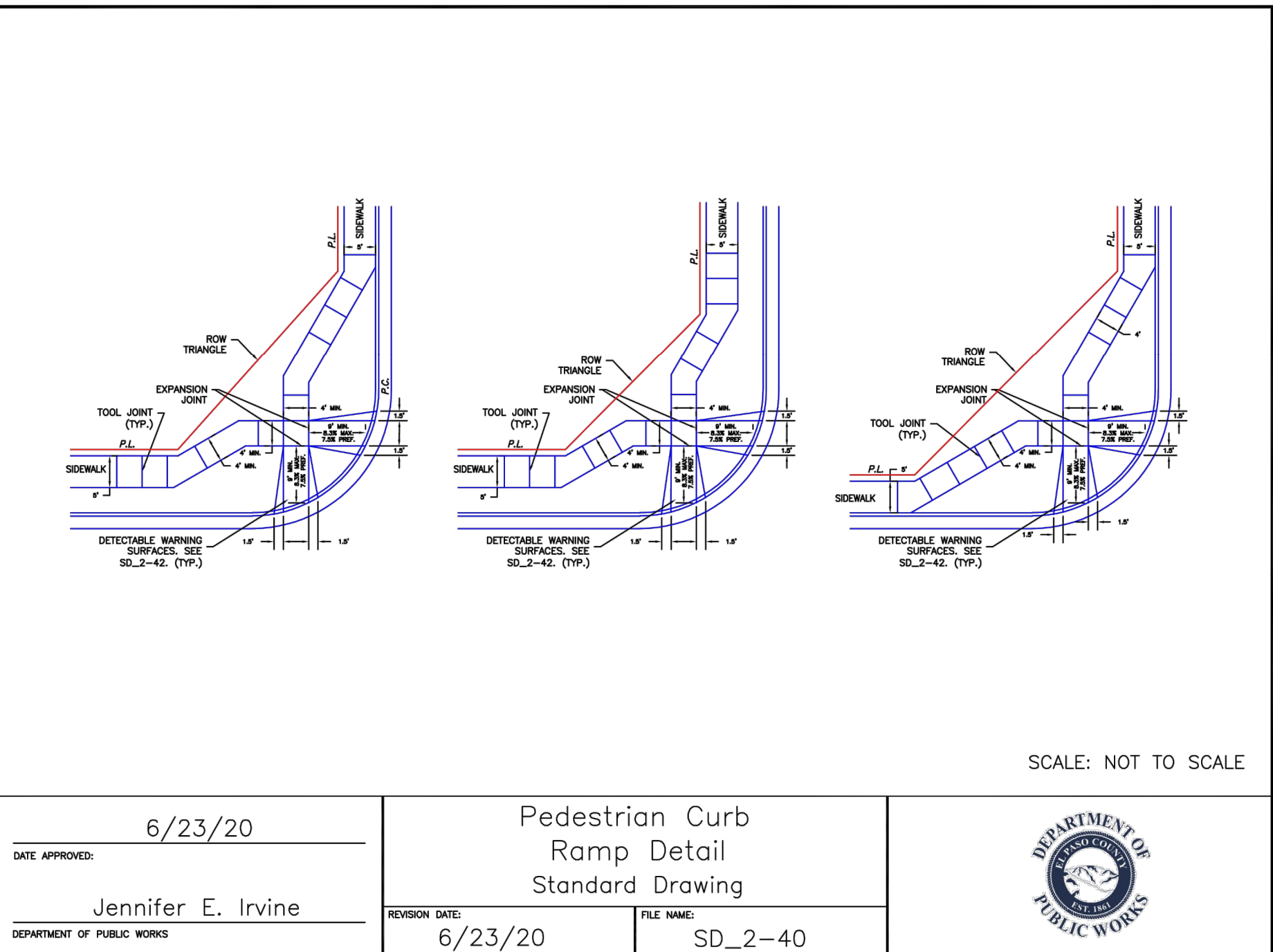
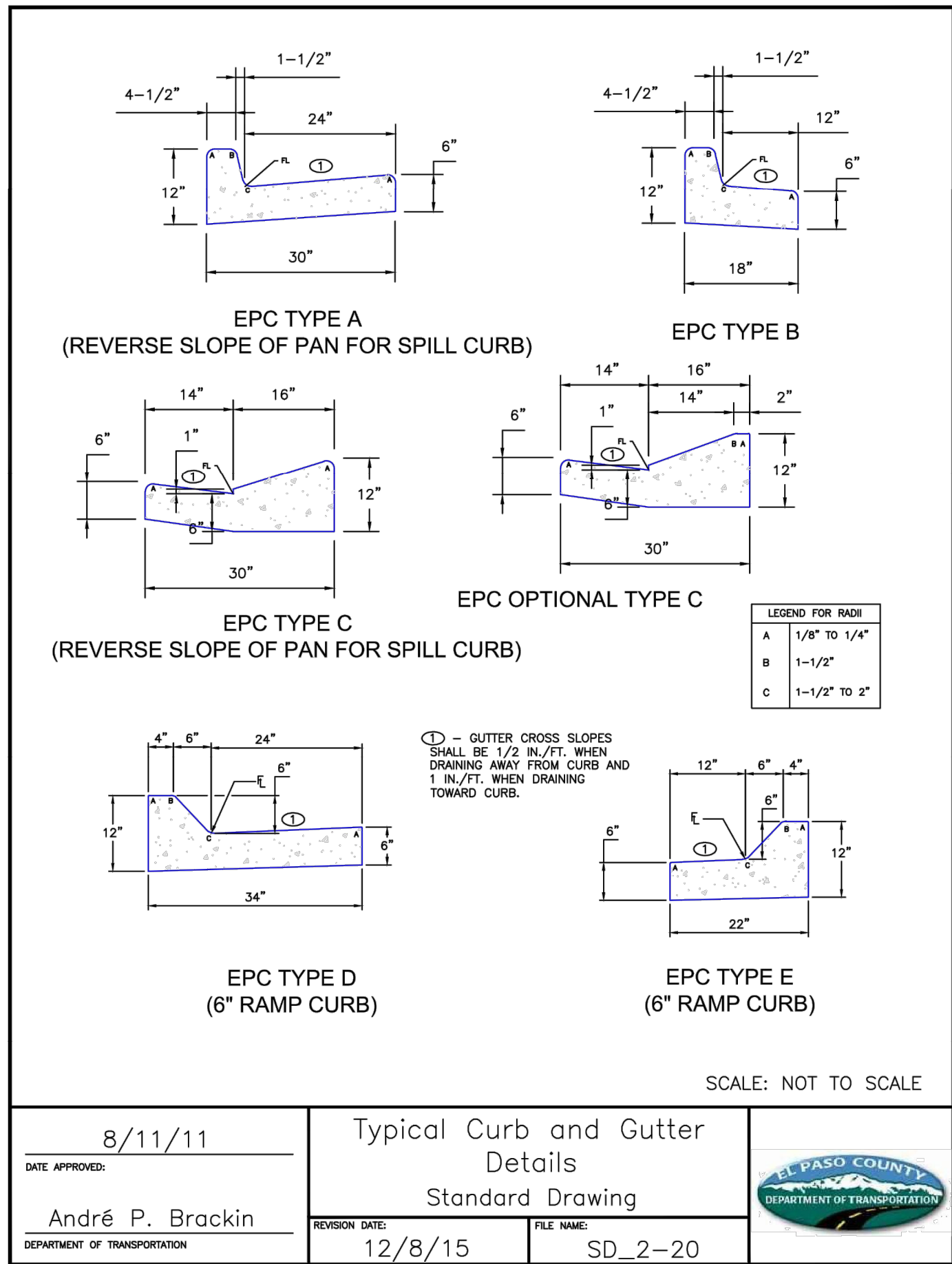
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SCALE: VARIES	DATE: 10/17/20
JOB NUMBER	SHEET
17-114	15 OF 21



TRASH RACK DETAIL
SCALE: N.T.S.



DESIGNED BY: DLM	DRAWN BY: DLM
SCALE: VARIES	DATE: 10/17/20
JOB NUMBER	SHEET
17-114	16 OF 21



DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: VARIES	DATE: 10/17/20
JOB NUMBER	SHEET
17-114	17 OF 21



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N38° 50' 09"W	4.36
L2	N70° 04' 54"W	17.04
L3	N77° 10' 40"W	31.01
L4	N75° 29' 55"W	37.14
L5	N53° 27' 01"W	78.07
L6	N44° 36' 54"W	65.23
L7	N38° 57' 53"W	57.90
L8	N80° 10' 15"W	94.37

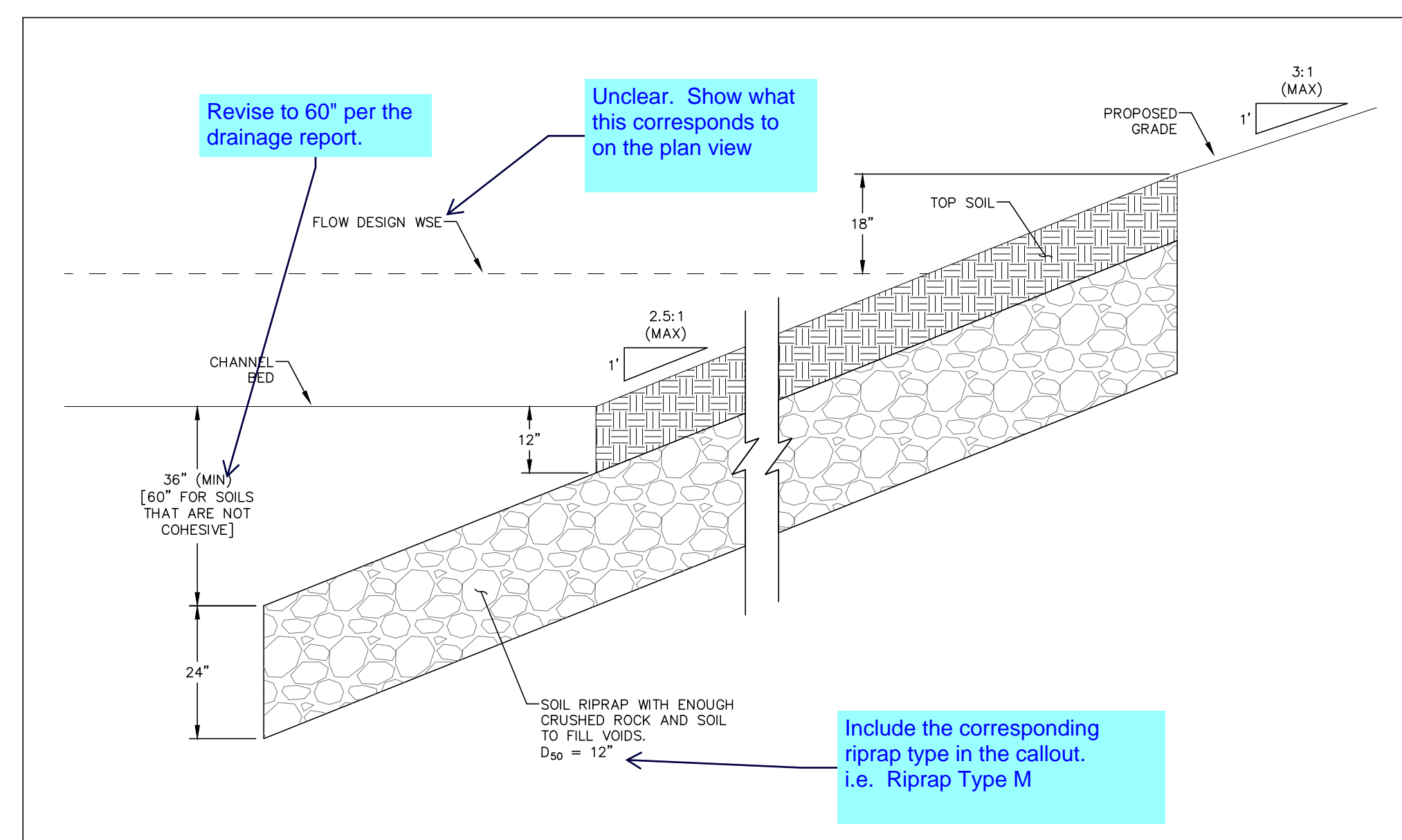
LINE TABLE		
LINE	BEARING	DISTANCE
L9	N75° 49' 32"W	38.58
L10	N87° 42' 09"W	95.78
L11	S89° 18' 46"W	56.44
L12	S65° 24' 11"W	24.64
L13	S58° 07' 55"W	117.81
L14	N66° 47' 46"W	27.55
L15	N0° 24' 11"W	447.46

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	31°50'46"	50.00	27.79
C2	6°29'46"	100.00	11.34
C3	1°40'45"	100.00	2.93
C4	22°02'54"	50.00	19.24
C5	8°50'07"	100.00	15.42
C6	5°39'00"	40.00	3.94
C7	41°12'22"	140.00	100.69
C8	46°30'58"	115.00	93.36

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C9	42°10'14"	100.00	73.60
C10	11°52'37"	290.00	60.12
C11	2°59'05"	50.00	2.60
C12	11°49'20"	100.00	20.63
C13	12°05'14"	210.00	44.30
C14	7°16'15"	100.00	12.69
C15	55°04'19"	60.00	57.67
C16	66°23'36"	60.00	69.53

LEGEND

EXISTING	(E)
PROPOSED	(P)
CURB & GUTTER	C&G
EASEMENT	ESMT
BOUNDARY	=====
RIGHT-OF-WAY	=====
LOT LINE	-----
EASEMENT	-----
(E) CONTOUR, INDEX	----- 5700'
(E) CONTOUR	-----
(E) STORM SEWER	-----
(P) CONTOUR, INDEX	----- 5700'
(P) CONTOUR	-----
(P) STORM SEWER, INLET, MH	-----
GRADE CALL-OUT	X.XX%



TYPICAL SECTION - CHANNEL IMPROVEMENT
SCALE: N.T.S.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	08/17/20




Know what's below.
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For more details visit:
www.call811.com

PREPARED FOR:

AVATAR EQUITIES, LLC

6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING



David Mjares

DAVID L. MJARES, CALIFORNIA PE #40510

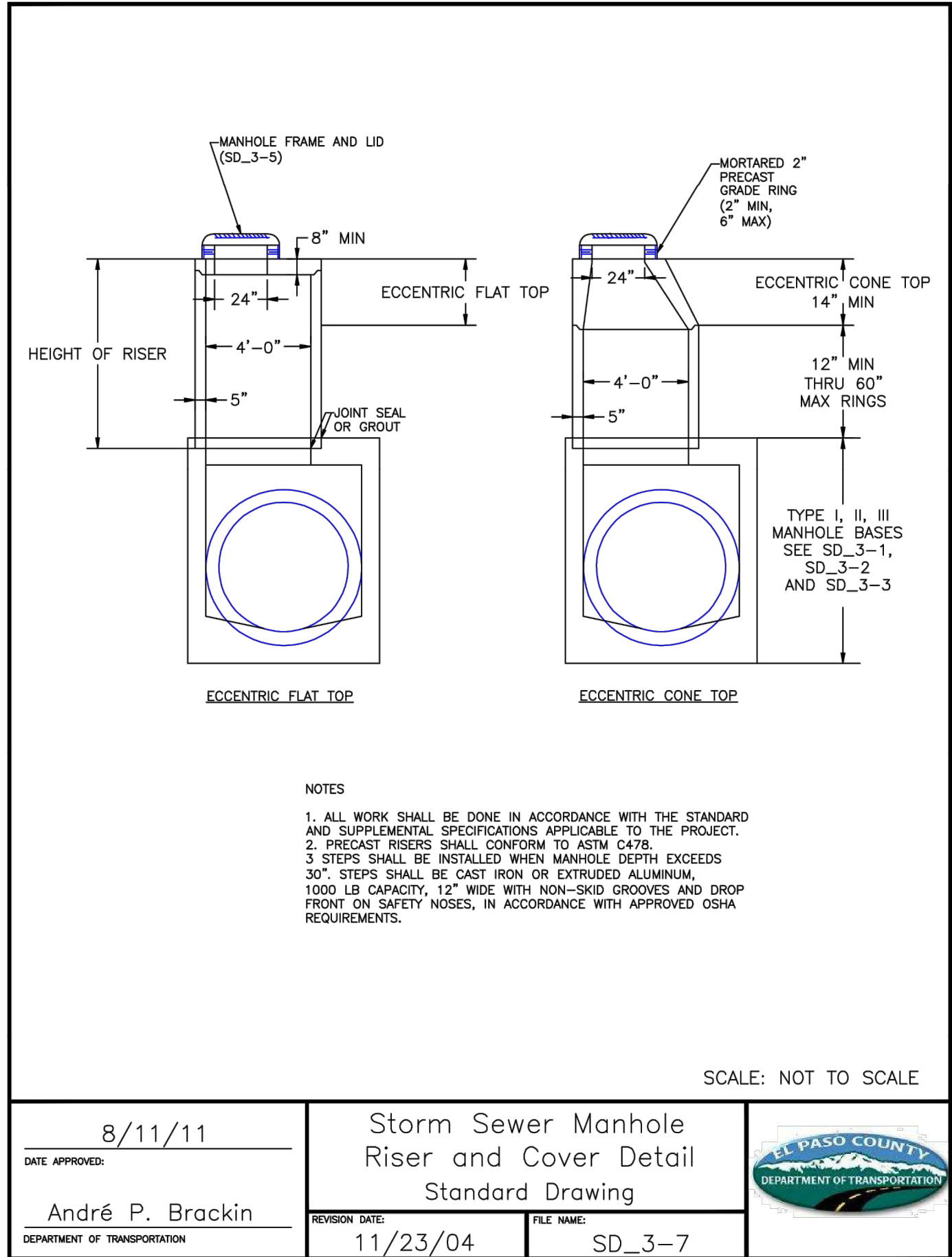
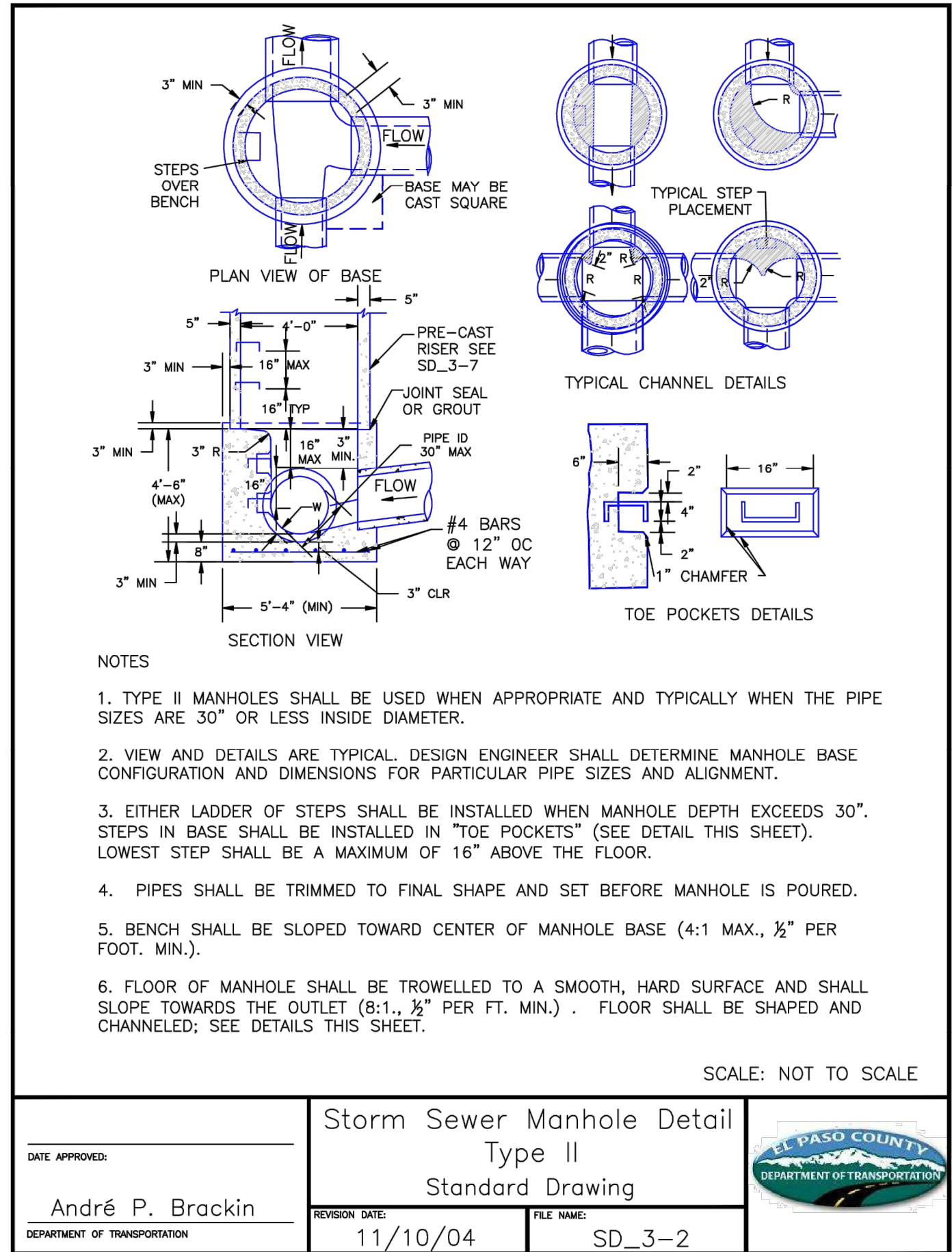
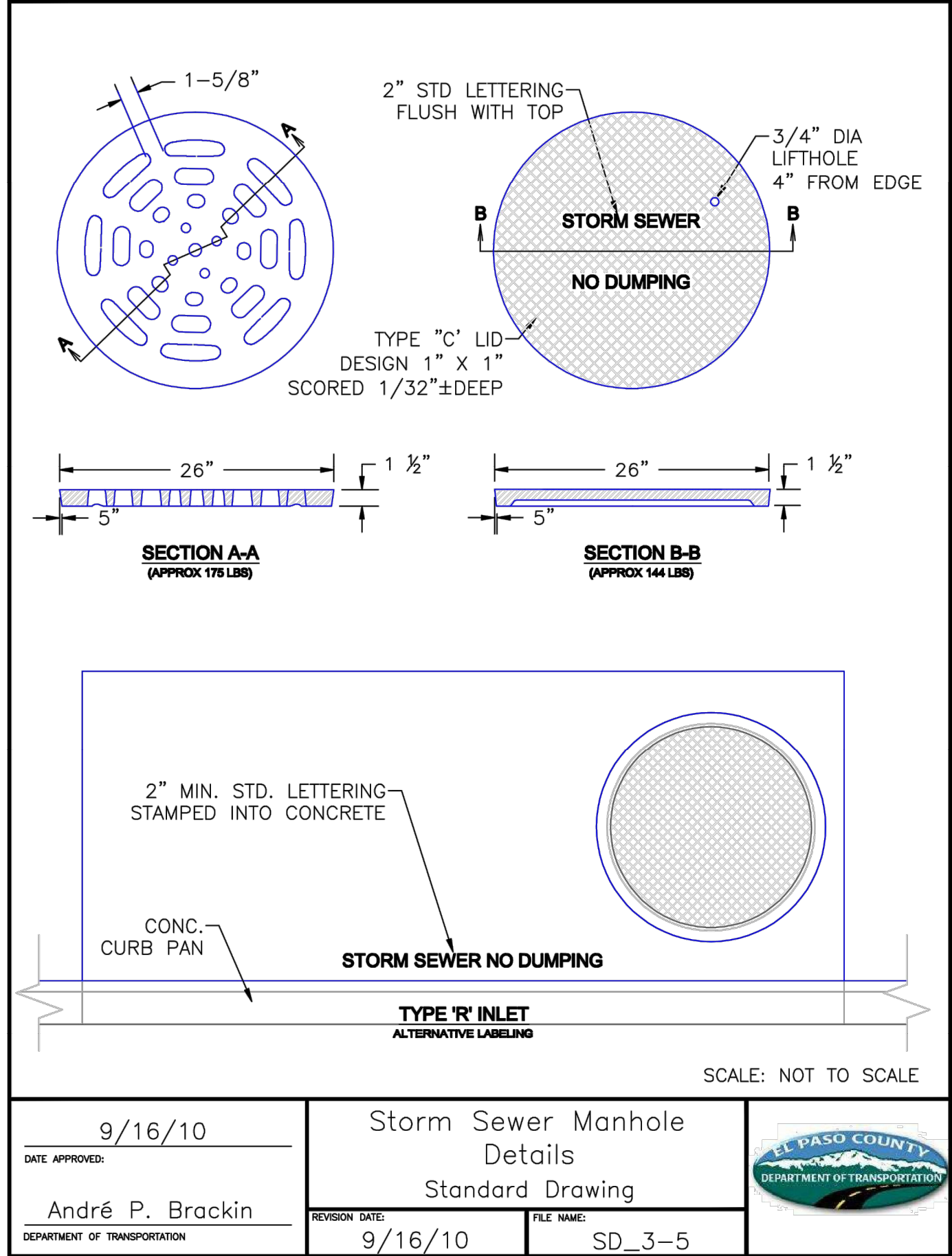
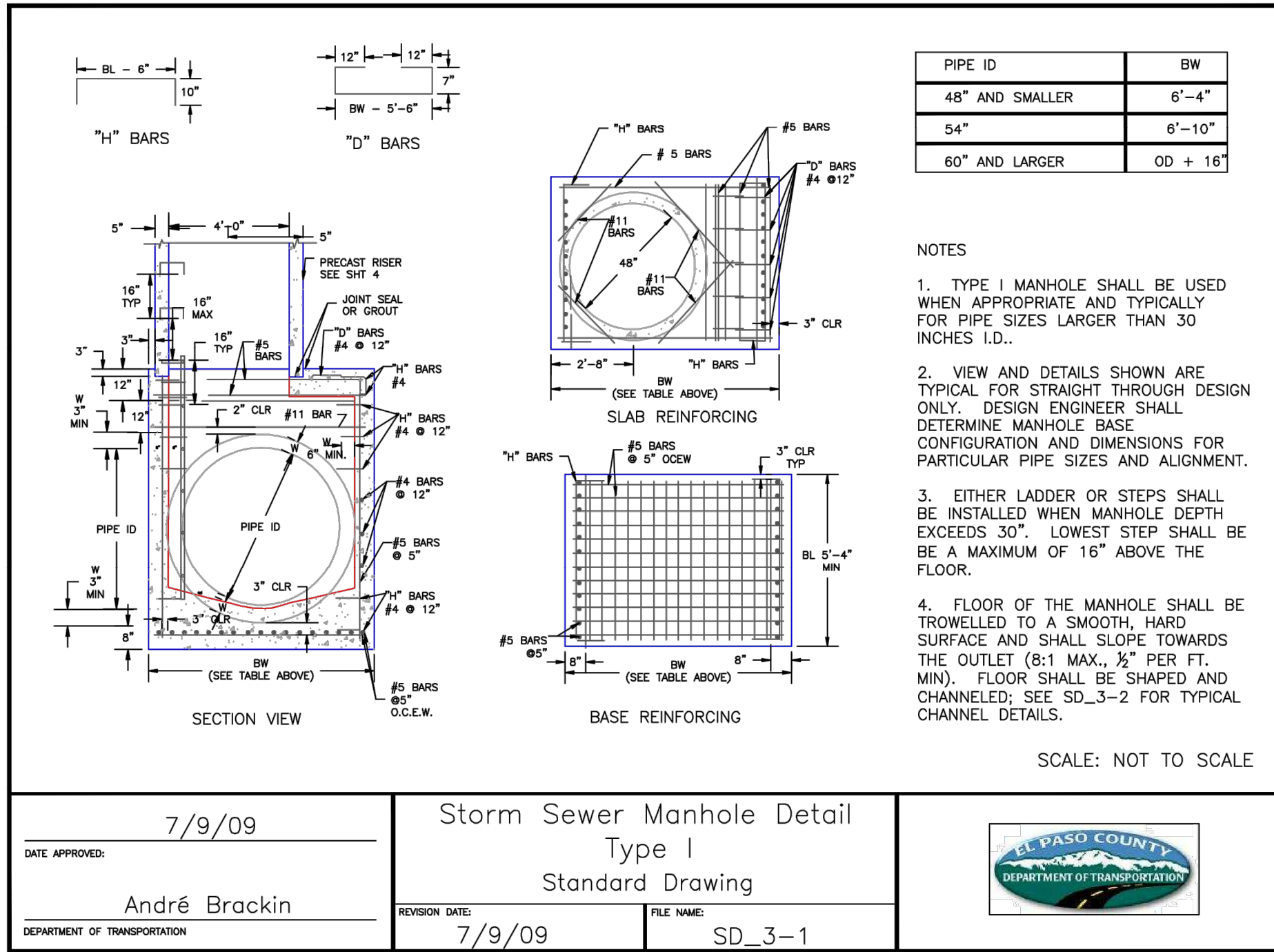
10/19/20

DATE



RIVERBEND CROSSING
FILING NO. 1
FOUNTAIN CREEK
CHANNEL IMPROVEMENTS

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	10/17/20
JOB NUMBER		SHEET	
17-114		18 OF 21	



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	08/17/20

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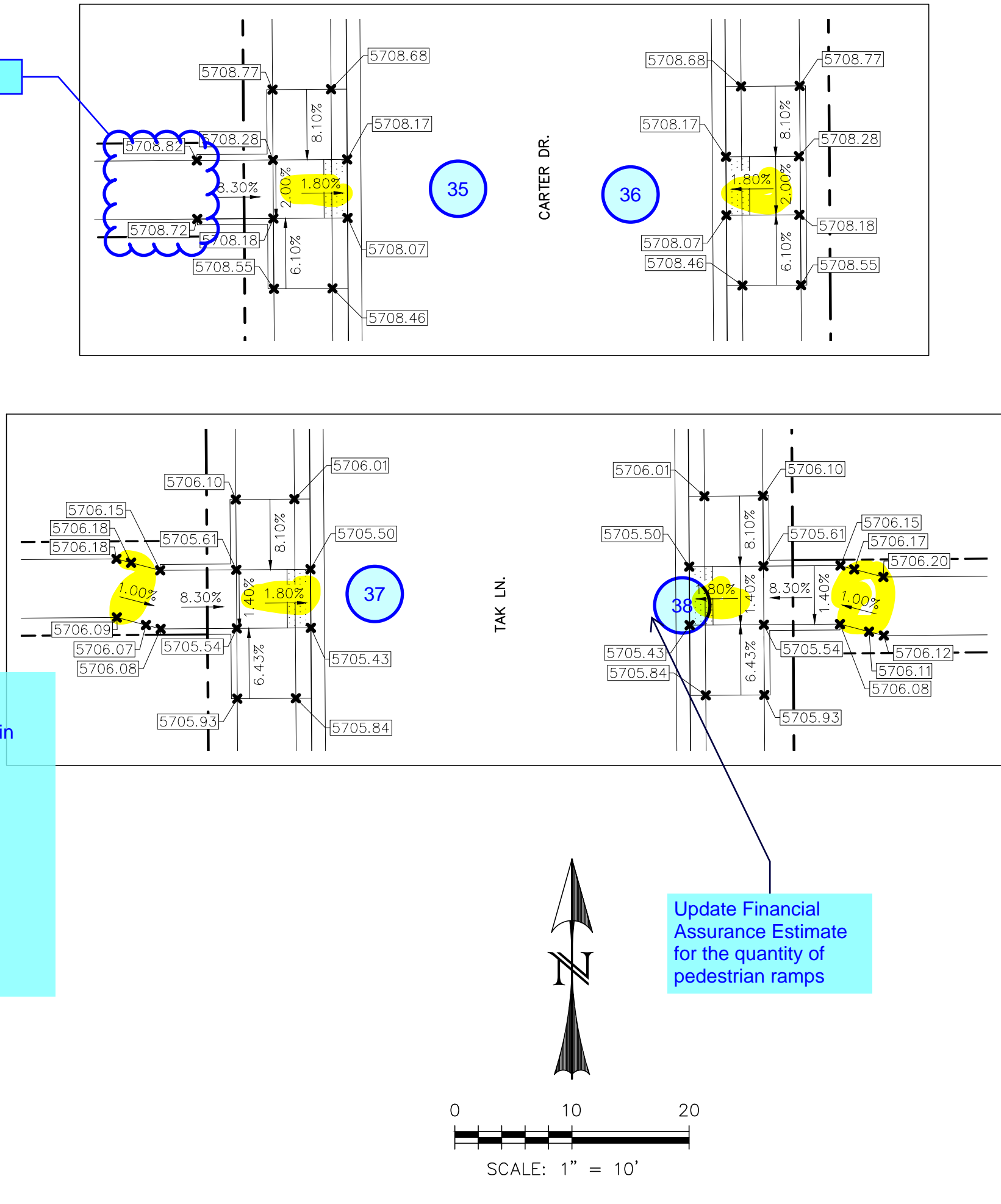
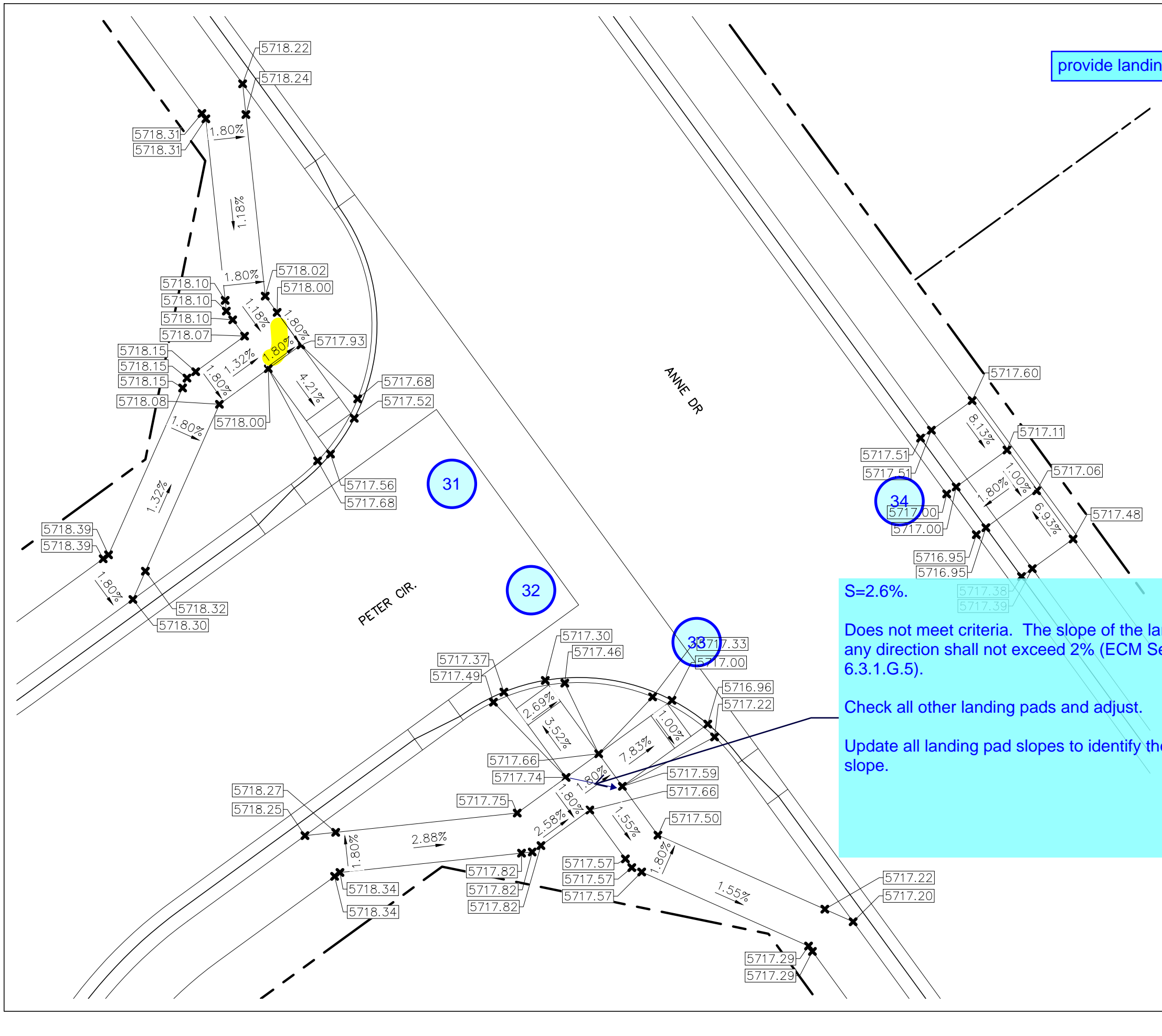
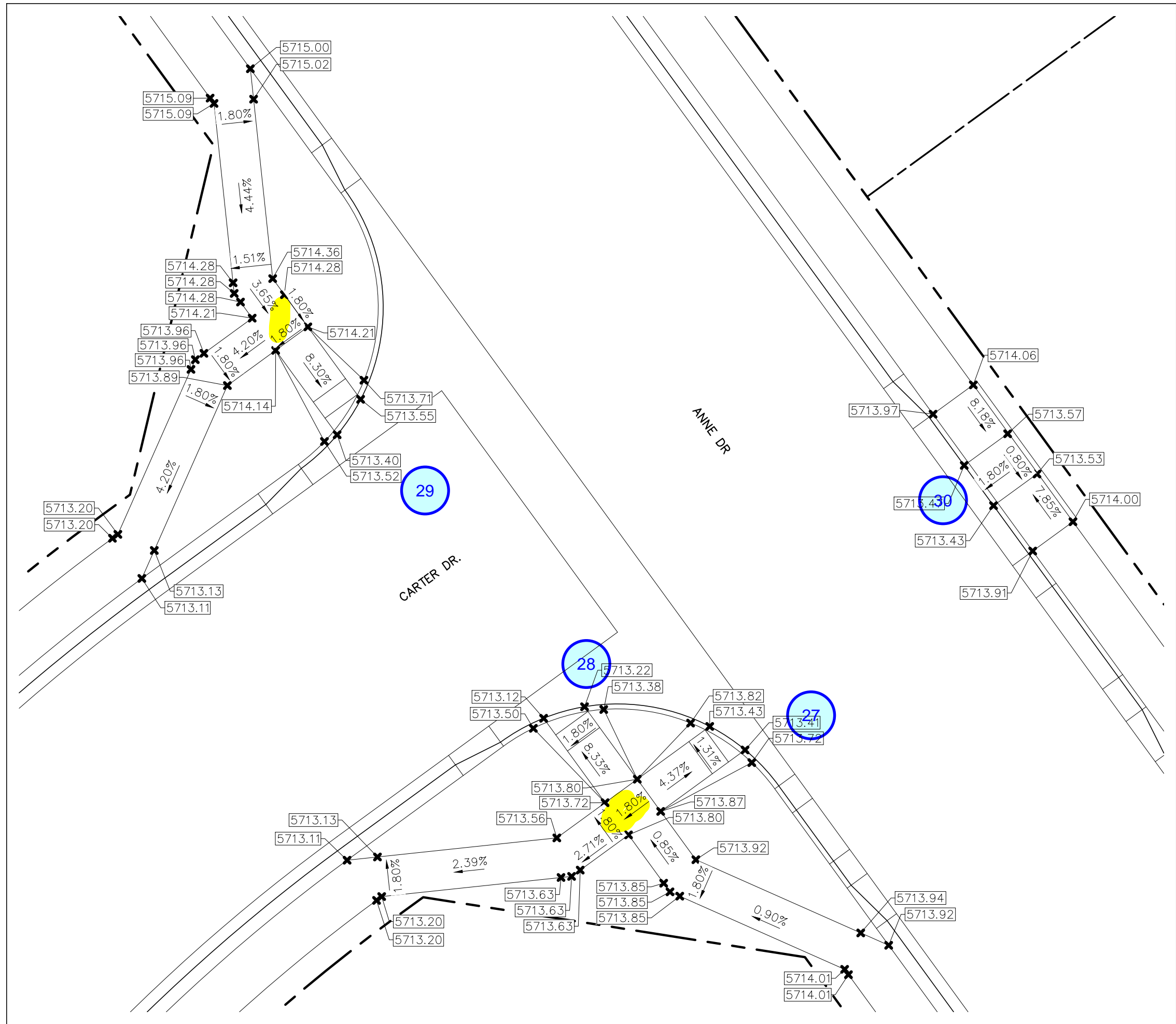
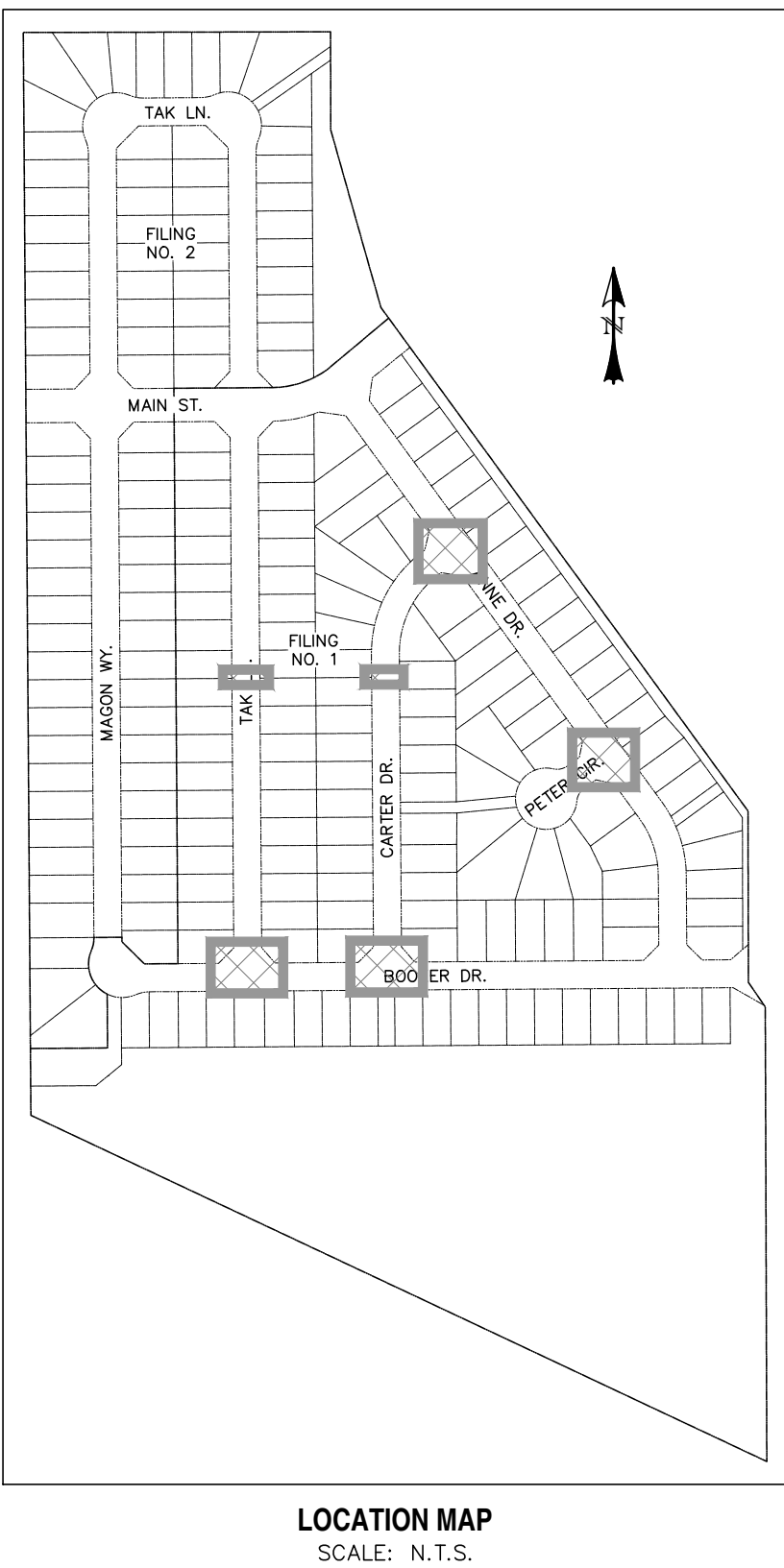
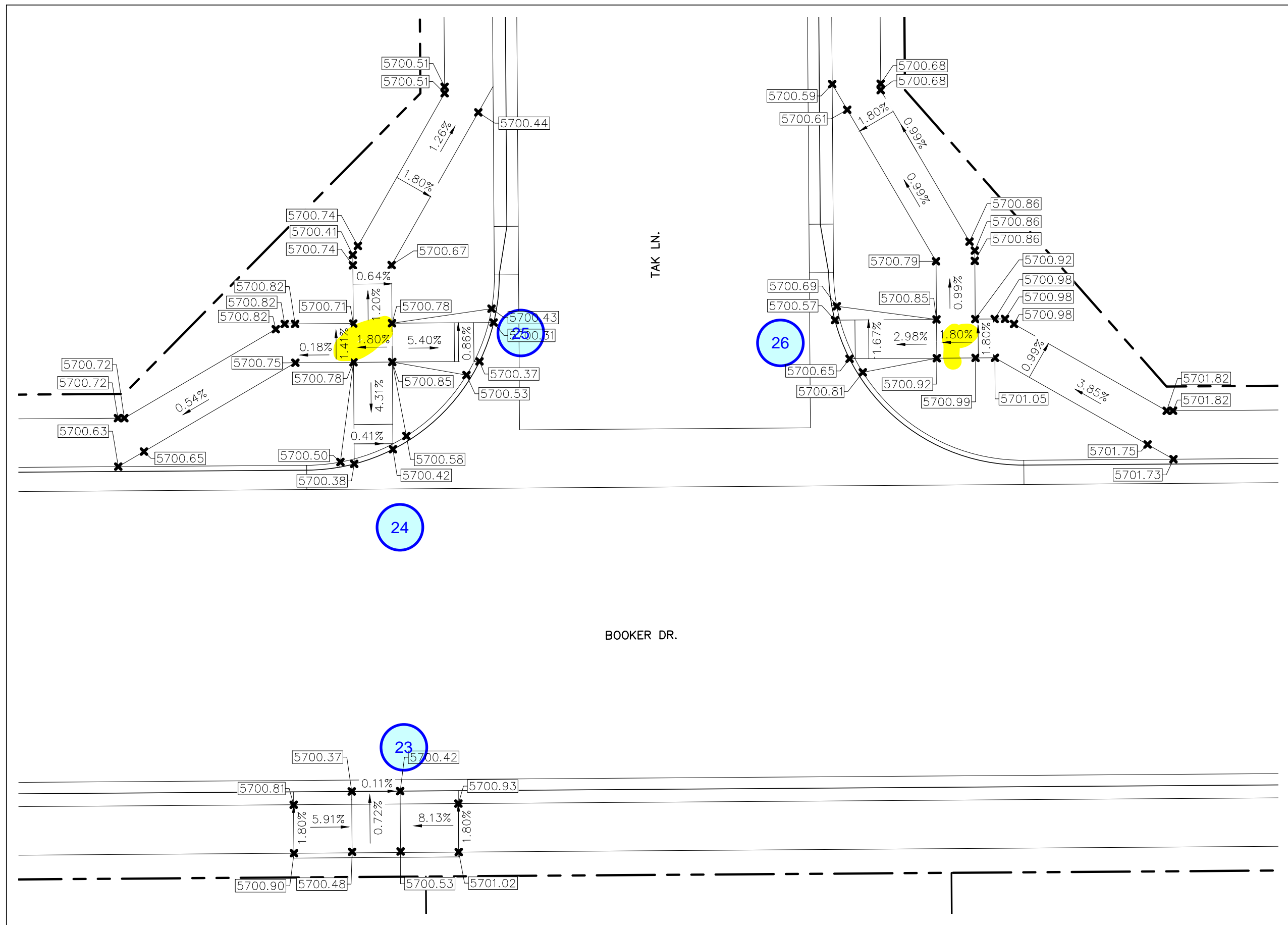
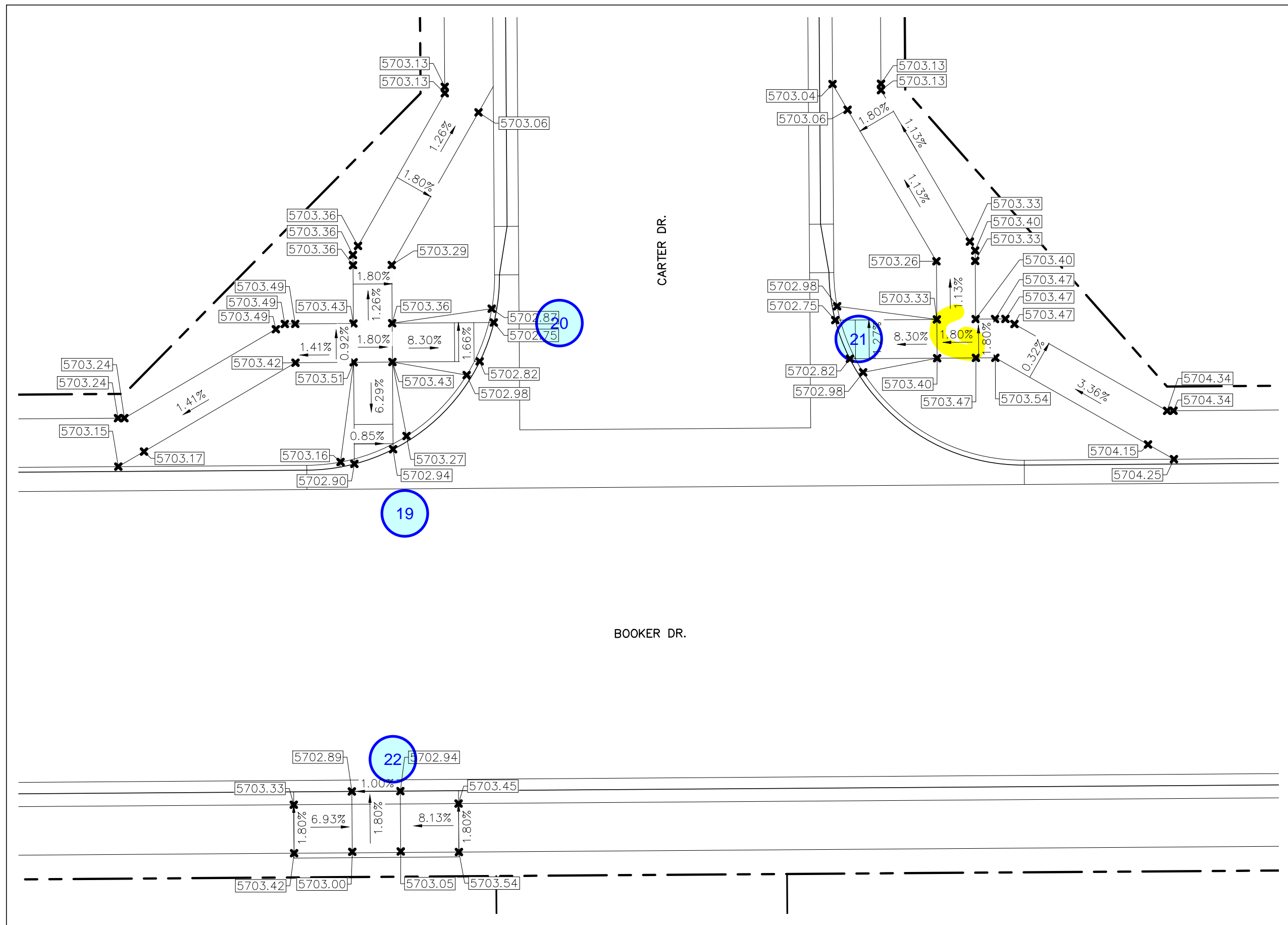
PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER CONTRACT FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MIJARES, LICENSED PROFESSIONAL ENGINEER
40510
10/19/20
DATE

CATAMOUNT
ENGINEERING
321 W. HENRIETTA AVE
PO BOX 221
WOODLAND PARK, CO 80866
(719)428-2124

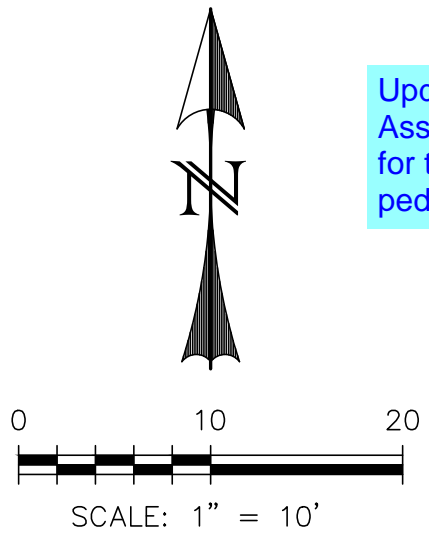
RIVERBEND CROSSING
FILING NO. 1
DETAIL SHEET

DESIGNED BY: MGP
SCALE: VARIES
JOB NUMBER: 17-114
DRAWN BY: MGP
DATE: 10/17/20
SHEET: 19 OF 21



S=2.6%.
Does not meet criteria. The slope of the landing in any direction shall not exceed 2% (ECM Section 6.3.1.G.5).
Check all other landing pads and adjust.
Update all landing pad slopes to identify the max slope.

Update Financial Assurance Estimate for the quantity of pedestrian ramps



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	08/17/20

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www.call811.com

PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER CONTRACT NO. 17-001 FOR AND BEHALF OF CATAMOUNT ENGINEERING.
David L. Mijares
DAVID L. MIJARES, LICENSED PROFESSIONAL ENGINEER NO. 40510

10/19/20
DATE

CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE
PO BOX 221
WOODLAND PARK, CO 80866
(719)428-2124

RIVERBEND CROSSING FILING NO. 1		DESIGNED BY: XXX	DRAWN BY: MGP
PEDESTRIAN RAMP DETAILS		SCALE: 1" = 10'	DATE: 10/17/20
		JOB NUMBER	SHEET
		17-114	21 OF 21