

LEGEND	
EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
EASEMENT	ESMT
FIRE HYDRANT	FH
MANHOLE	MH
SANITARY	SAN
SEWER	SWR
STORM	STM
WATER	WTR
BOUNDARY	
RIGHT-OF-WAY	
LOT LINE	
EASEMENT	
(E) SANITARY MAIN, MH	
(E) WATER MAIN, BOV, VALVE, FH	
(E) UG ELECTRIC	
(E) UG TELEPHONE	
(E) STORM SEWER, INLET, MH	
(P) SANITARY MAIN, MH	
(P) SANITARY SEWER SERVICE	
(P) SANITARY FORCE MAIN (DESIGN BY OTHERS)	
(P) STORM SEWER, INLET, MH	
(P) WATER MAIN, VALVE, FH	
(P) WATER SERVICE	

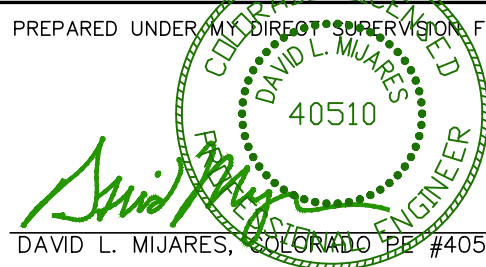
REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	06/19/19



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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.



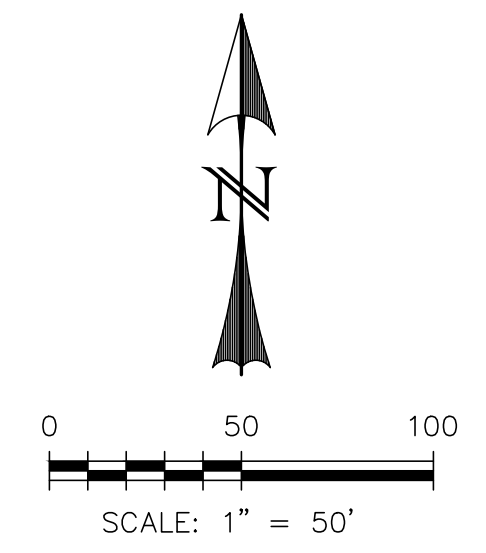
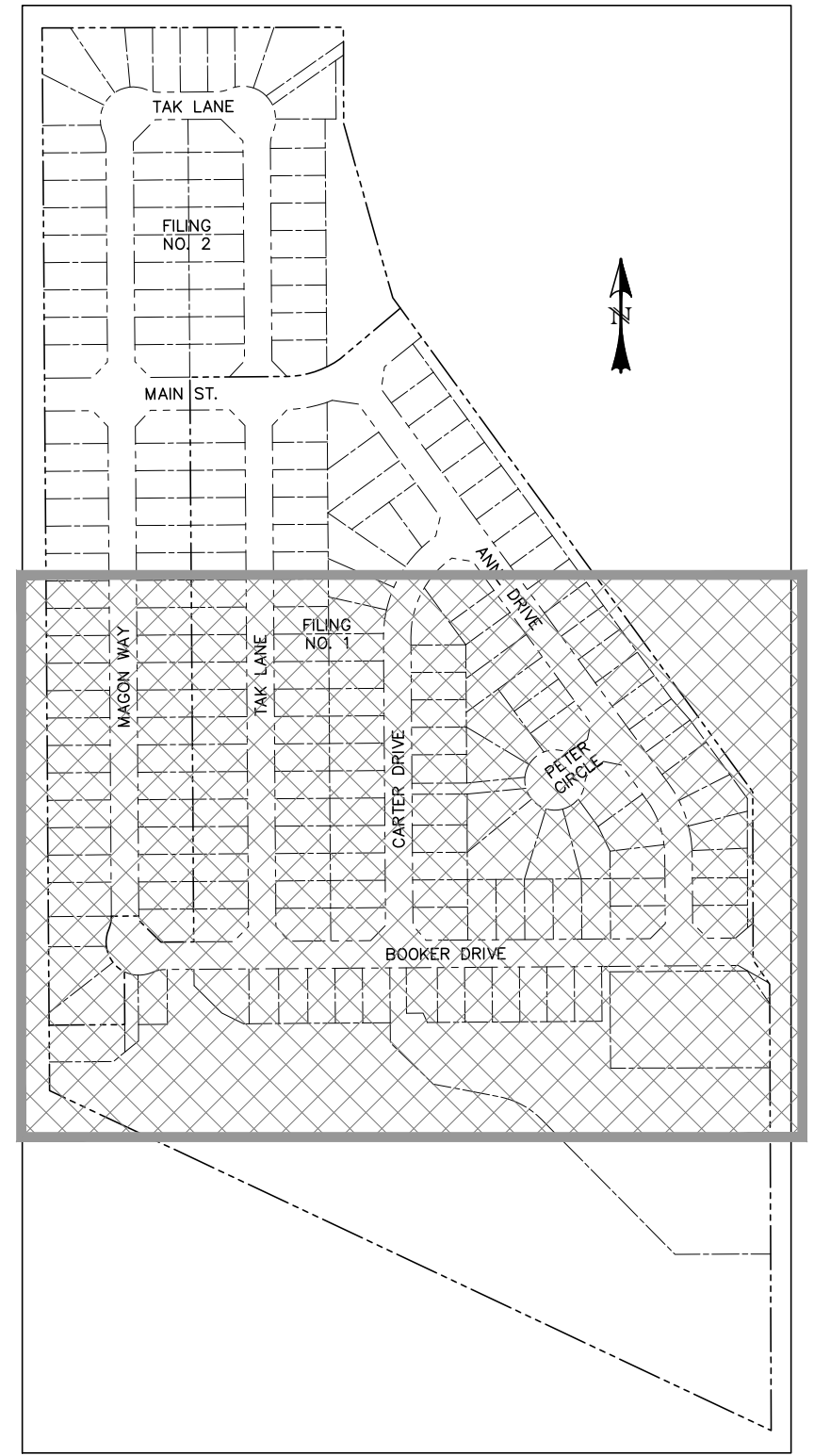
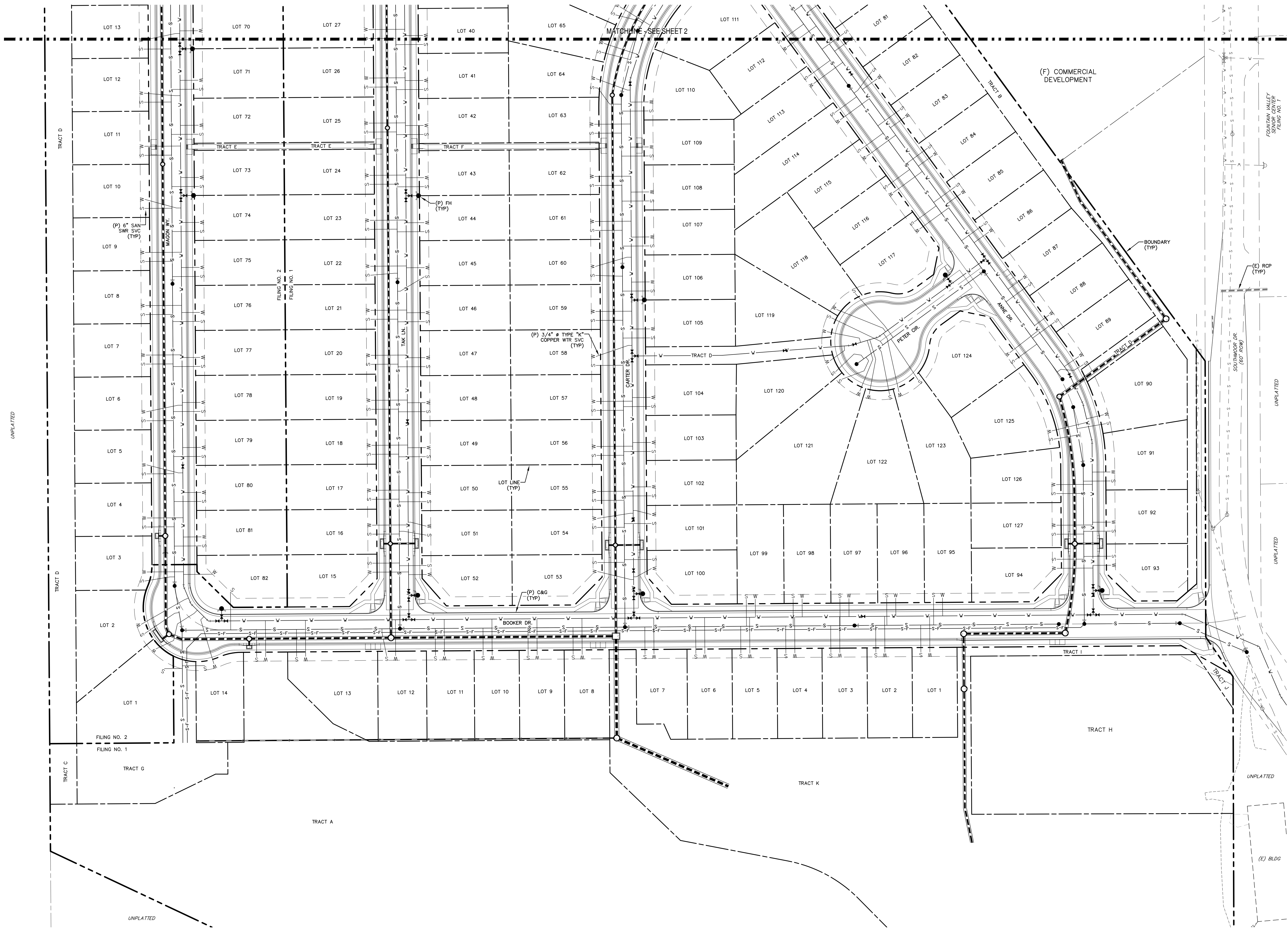
DAVID L. MIJARES, LICENSED PROFESSIONAL ENGINEER #40510

10/19/20
DATE



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

RIVERBEND CROSSING	
DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 10/19/20
JOB NUMBER: 17-114	SHEET: 2 OF 18




LEGEND	
EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
EASEMENT	ESMT
FIRE HYDRANT	FH
MANHOLE	MH
SANITARY	SAN
SEWER	SWR
STORM	STM
WATER	WTR
BOUNDARY	
RIGHT-OF-WAY	
LOT LINE	
EASEMENT	
(E) SANITARY MAIN, MH	
(E) WATER MAIN, BOV, VALVE, FH	
(E) UG ELECTRIC	
(E) UG TELEPHONE	
(E) STORM SEWER, INLET, MH	
(P) SANITARY MAIN, MH	
(P) SANITARY SEWER SERVICE	
(P) SANITARY FORCE MAIN (DESIGN BY OTHERS)	
(P) STORM SEWER, INLET, MH	
(P) WATER MAIN, VALVE, FH	
(P) WATER SERVICE	

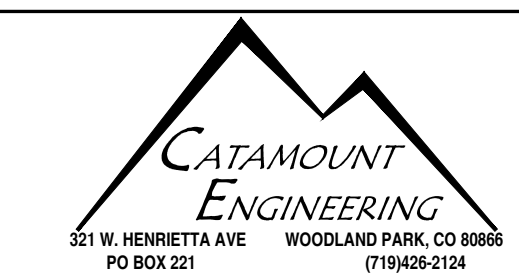
REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	06/19/19



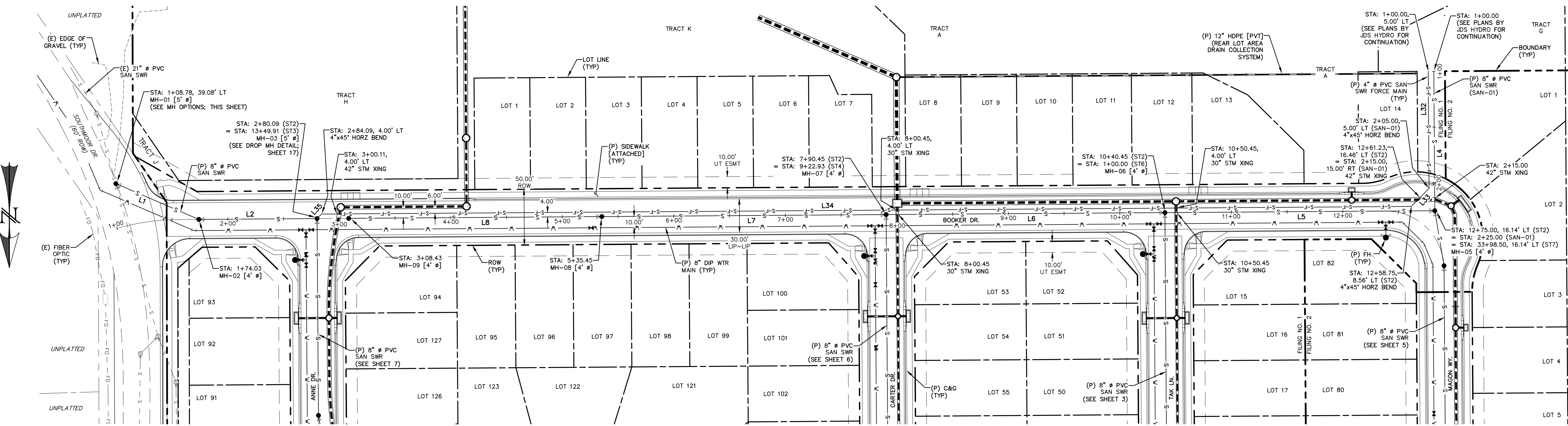
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PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER CONTRACT FOR AND BEHALF OF CATAMOUNT ENGINEERING.

DAVID L. MIJARES, LICENSED PROFESSIONAL ENGINEER
10/19/20
DATE



RIVERBEND CROSSING	
UTILITY SERVICE PLAN	
DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 10/19/20
JOB NUMBER	SHEET
17-114	3 OF 18



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N66° 39' 45"W	81.02
L2	N89° 35' 49"E	106.06
L4	N0° 24' 11"W	125.00
L5	S89° 35' 49"W	242.04

LINE TABLE		
LINE	BEARING	DISTANCE
L6	S89° 35' 49"W	250.00
L7	N89° 35' 49"E	255.00
L8	N89° 35' 49"E	227.02

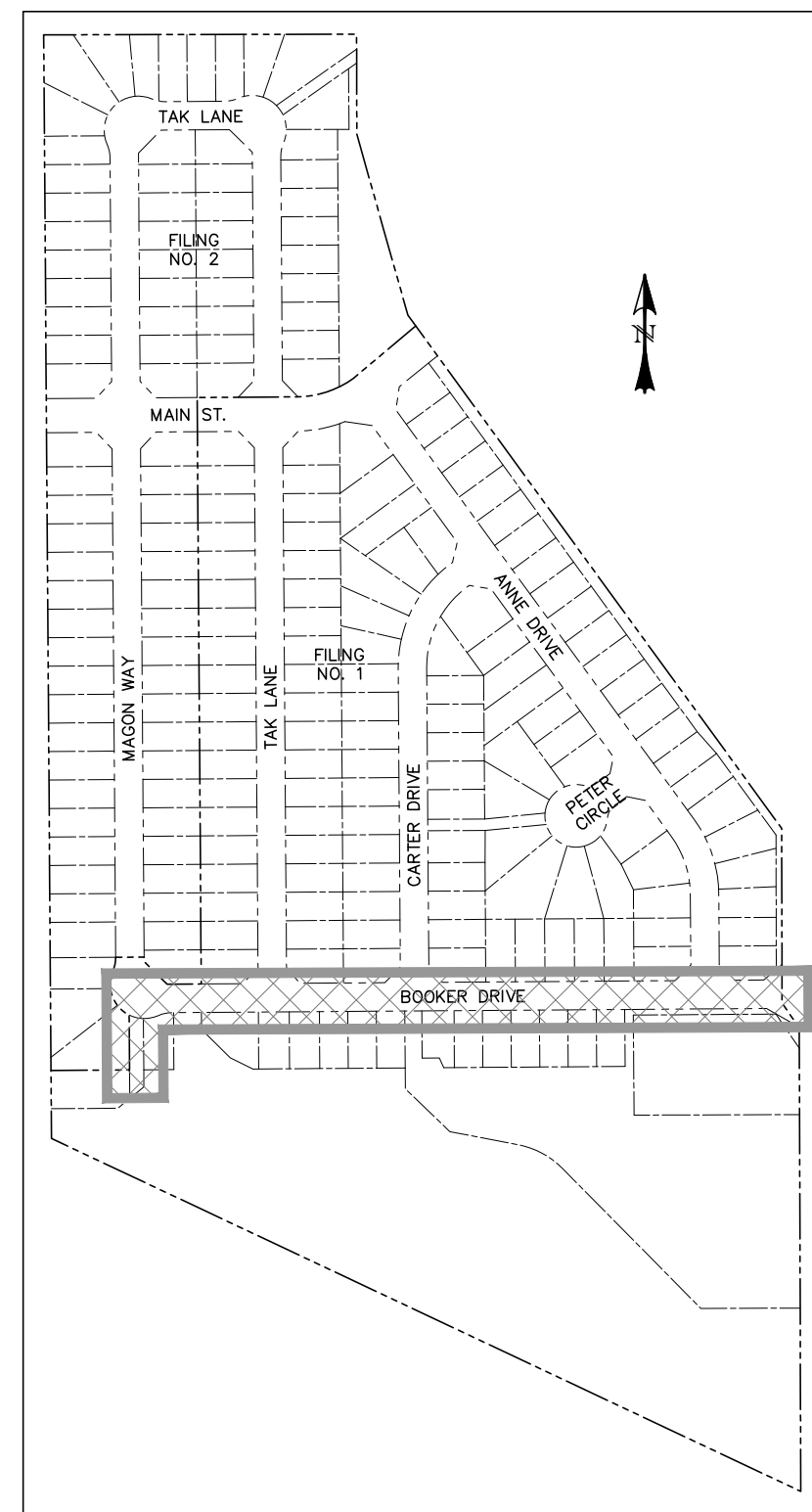
LINE TABLE - FORCE MAIN		
LINE	BEARING	DISTANCE
L32	N0° 24' 11"W	105.00
L33	N44° 35' 49"E	22.63
L34	N89° 35' 49"E	977.41
L35	N44° 35' 49"E	5.66

BOOKER DRIVE
STA: 1+00 ~ 12+75

NOTES:

- ALL PROPOSED SANITARY SEWER TO BE SDR-35 PVC.
- PIPE LENGTH DOES NOT EQUAL DIFFERENCE IN STATIONING.
- THE LOCATION OF ALL EXISTING UTILITIES (HORIZONTAL & VERTICAL) SHALL BE FIELD VERIFIED PRIOR TO BEGINNING OF CONSTRUCTION.

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



LOCATION MAP
SCALE: N.T.S.

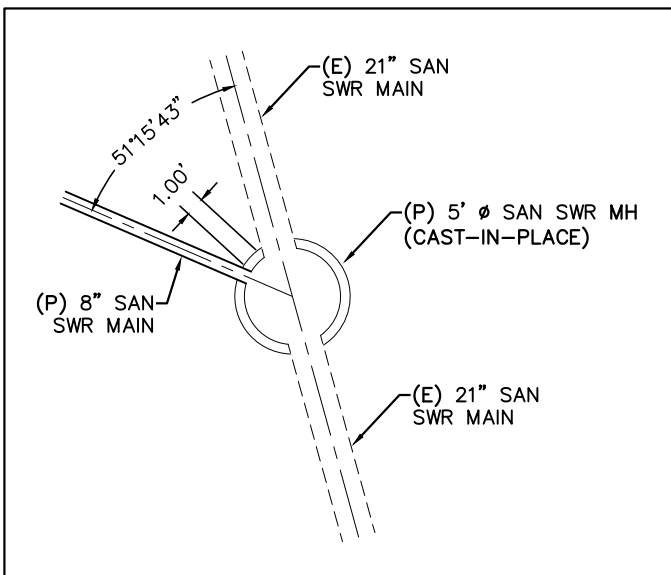
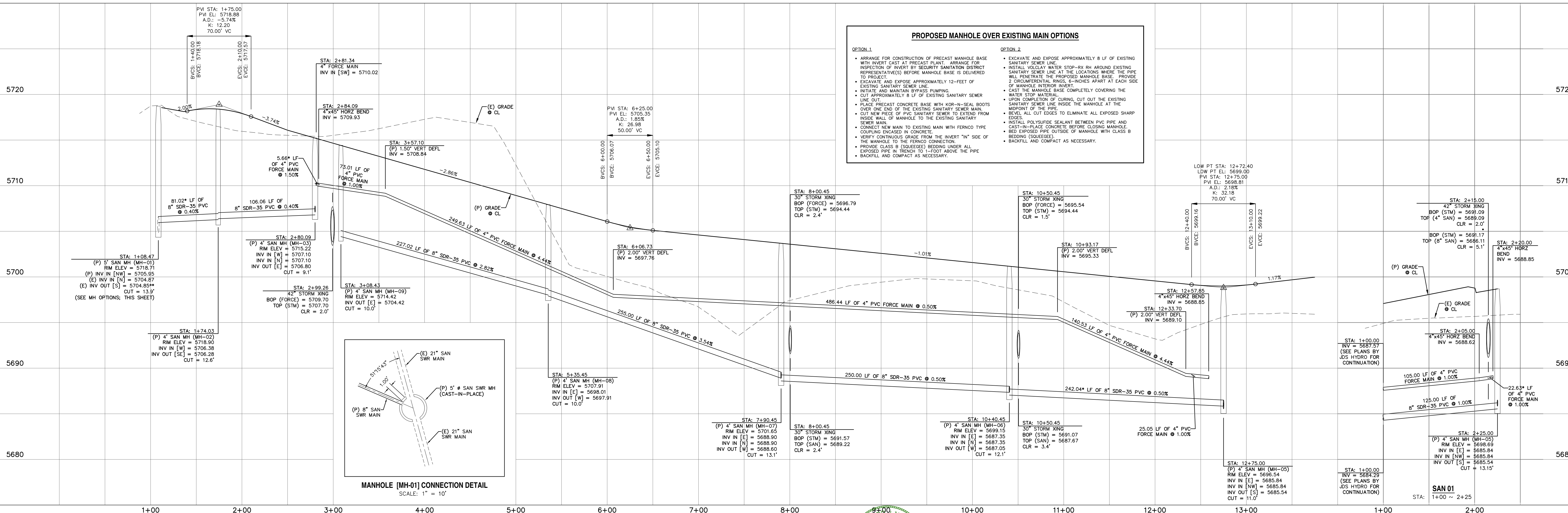
PROPOSED MANHOLE OVER EXISTING MAIN OPTIONS

OPTION 1

- ARRANGE FOR CONSTRUCTION OF PRECAST MANHOLE BASE WITH INVERT CAST AT PRECAST PLANT. ARRANGE FOR INSPECTION OF INVERT BY SECURITY SANITATION DISTRICT REPRESENTATIVE(S) BEFORE MANHOLE BASE IS DELIVERED TO PROJECT.
- EXCAVATE AND EXPOSE APPROXIMATELY 12- FEET OF EXISTING SANITARY SEWER LINE.
- INITIATE AND MAINTAIN BYPASS PUMPING.
- CUT APPROXIMATELY 8 LF OF EXISTING SANITARY SEWER LINE OUT.
- PLACE PRECAST CONCRETE BASE WITH KOR-N-SEAL BOOTS OVER ONE END OF THE EXISTING SANITARY SEWER MAIN.
- CUT NEW PIECE OF PVC SANITARY SEWER TO EXTEND FROM INSIDE WALL OF MANHOLE TO THE EXISTING SANITARY SEWER MAIN.
- CONNECT NEW MAIN TO EXISTING MAIN WITH FERROD TYPE COUPLING ENCASED IN CONCRETE.
- VERIFY CONTINUOUS GRADE FROM THE INVERT "IN" SIDE OF THE MANHOLE TO THE FERROD CONNECTION.
- PROVIDE CLASS B (SQUEEZED) BEDDING UNDER ALL EXPOSED PIPE IN TRENCH TO 1'-FOOT ABOVE THE PIPE.
- BACKFILL AND COMPACT AS NECESSARY.

OPTION 2

- EXCAVATE AND EXPOSE APPROXIMATELY 8 LF OF EXISTING SANITARY SEWER LINE.
- INSTALL VOLCLAY WATER STOP-RX RH AROUND EXISTING SANITARY SEWER LINE AT THE LOCATIONS WHERE THE PIPE WILL PENETRATE THE PROPOSED MANHOLE BASE. PROVIDE 2 CIRCUMFERENTIAL RINGS, 6-INCHES APART AT EACH SIDE OF MANHOLE INTERIOR INVERT.
- CAST THE MANHOLE BASE COMPLETELY COVERING THE WATER STOP MATERIAL.
- UPON COMPLETION OF CURING, CUT OUT THE EXISTING SANITARY SEWER LINE INSIDE THE MANHOLE AT THE MIDPOINT OF THE PIPE.
- BEVEL ALL OUT EDGES TO ELIMINATE ALL EXPOSED SHARP EDGES.
- INSTALL POLYSULFIDE SEALANT BETWEEN PVC PIPE AND CAST-IN-PLACE CONCRETE BEFORE CLOSING MANHOLE.
- BED EXPOSED PIPE OUTSIDE OF MANHOLE WITH CLASS B BEDDING (SQUEEZED).
- BACKFILL AND COMPACT AS NECESSARY.



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	06/19/19

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STREET NAME ABBREVIATIONS:
MAIN STREET = ST1
BOOKER DRIVE = ST2
ANNE DRIVE = ST3
CARTER DRIVE = ST4
PETER CIRCLE = ST5
TAK LANE = ST6
MAGON WAY = ST7
CUL-DE-SAC = FL

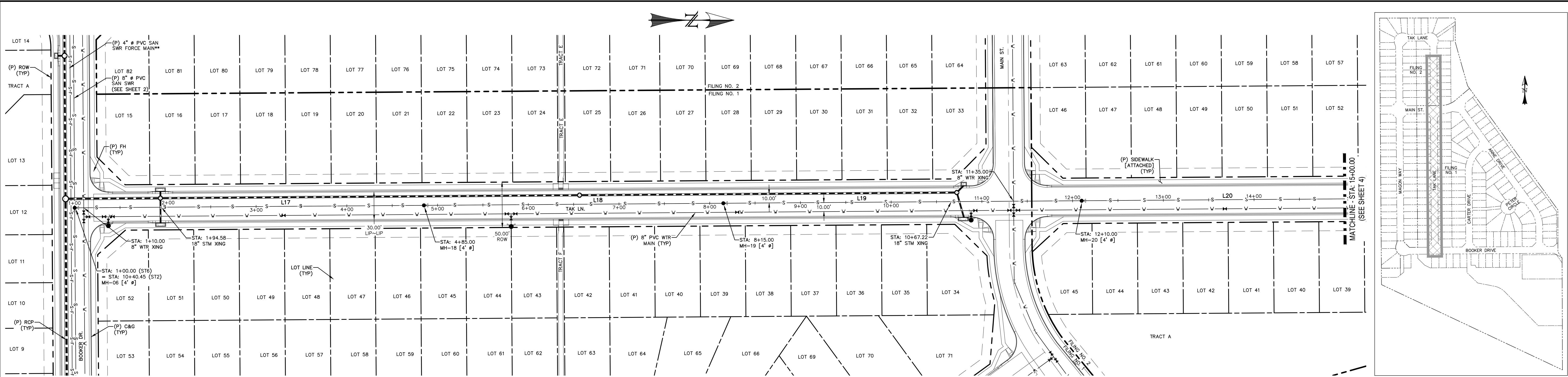
PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

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

CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE
PO BOX 221
WOOLAND PARK, CO 80686
(719) 428-2124

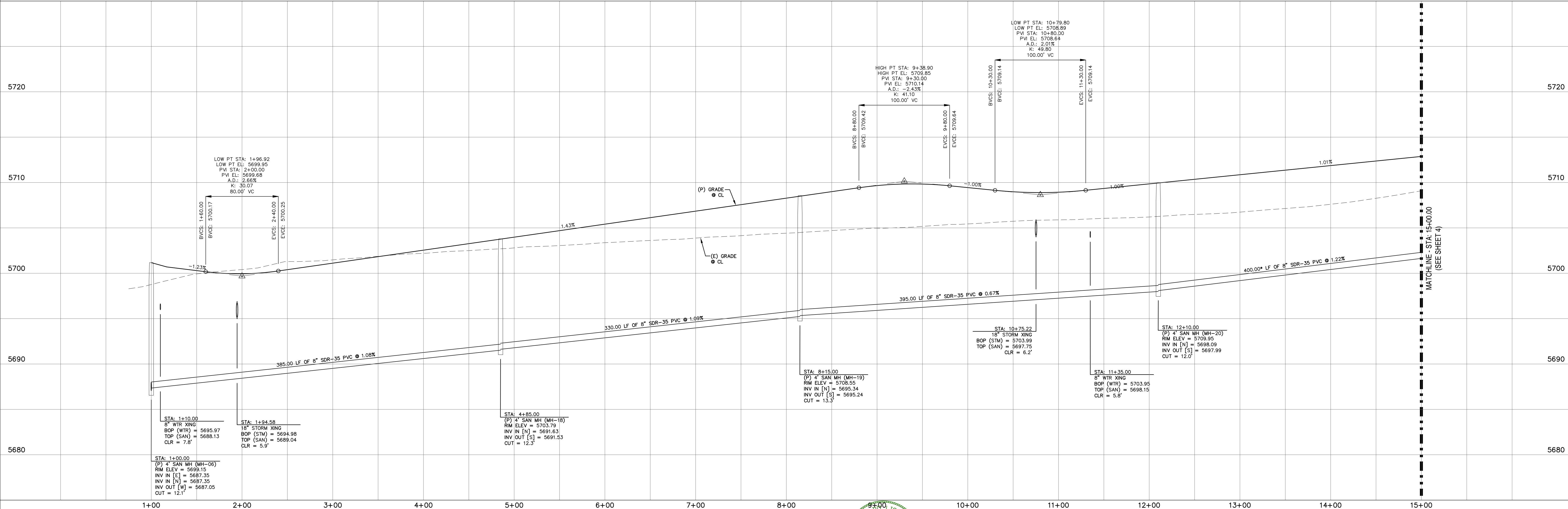
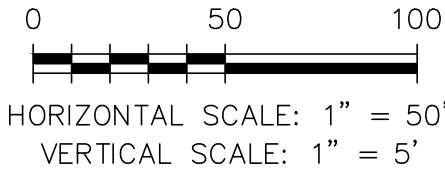
RIVERBEND CROSSING
BOOKER BLVD
SANITARY SEWER PLAN & PROFILE

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 10/19/20
JOB NUMBER	SHEET
17-114	4 OF 18



LINE TABLE		
LINE	BEARING	DISTANCE
L17	N0° 24' 10.53"W	385.00
L18	N0° 24' 10.53"W	330.00
L19	N0° 24' 10.53"W	395.00
L20	N0° 24' 10.53"W	400.00

- NOTES:**
- ALL PROPOSED SANITARY SEWER TO BE SDR-35 PVC.
 - PIPE LENGTH DOES NOT EQUAL DIFFERENCE IN STATIONING.
 - PLANS BY JDS HYDRO; SHOWN FOR REFERENCE.



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	06/19/19

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STREET NAME ABBREVIATIONS:
MAIN STREET
BOOKER DRIVE
ANNE DRIVE
CARTER DRIVE
PETER CIRCLE
TAK LANE
WAGON 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

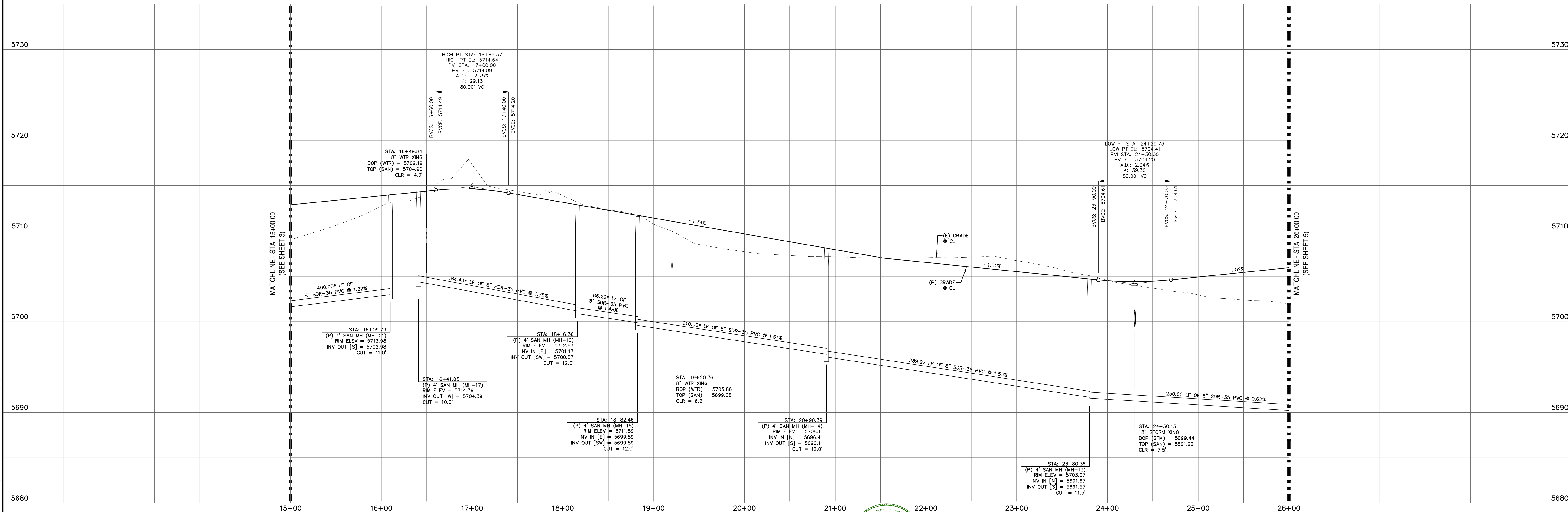
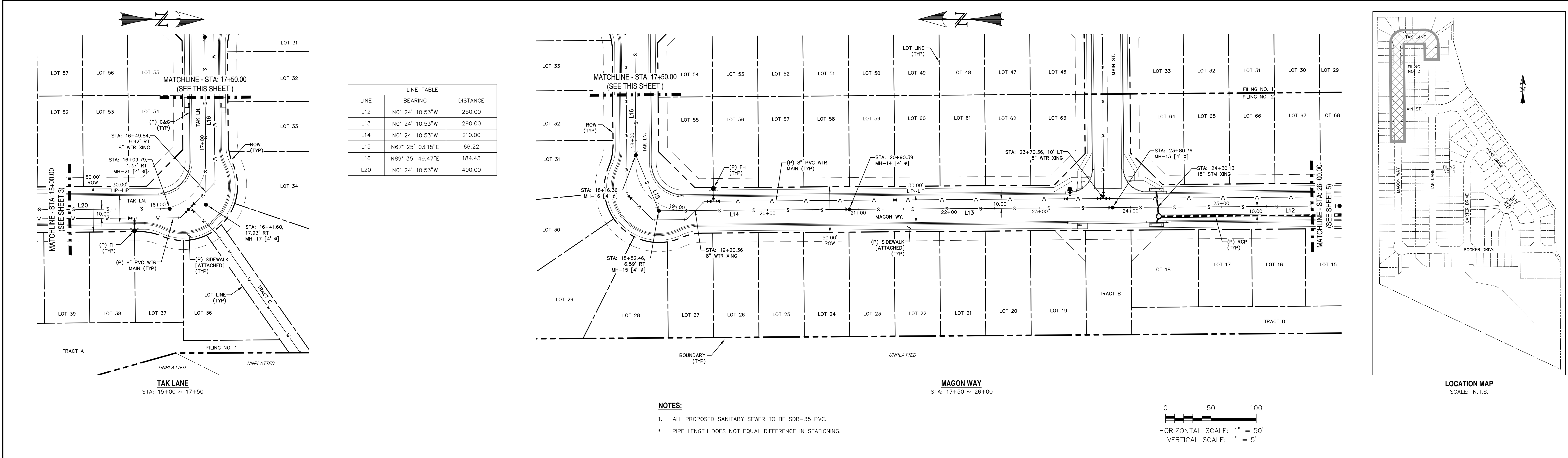
PREPARED UNDER CONTRACT FOR AND BEHALF OF CATAMOUNT ENGINEERING.

DAVID L. 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
TAK LANE
SANITARY SEWER PLAN & PROFILE**

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 10/19/20
JOB NUMBER	SHEET
17-114	5 OF 18




REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	06/19/19



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STREET NAME ABBREVIATIONS:	PREPARED FOR:	PREPARED UNDER:	DATE
MAIN STREET BOOKER DRIVE ANNE DRIVE CARTER DRIVE PETER CIRCLE TAK LANE MAGON WAY CUL-DE-SAC - FL	AVATAR EQUITIES, LLC 6800 JERICHO TURNPIKE SUITE 120W #204 SYOSSET, NY 11791	DAVID L. MIJARES, LICENSED PROFESSIONAL ENGINEER 40510	10/19/20

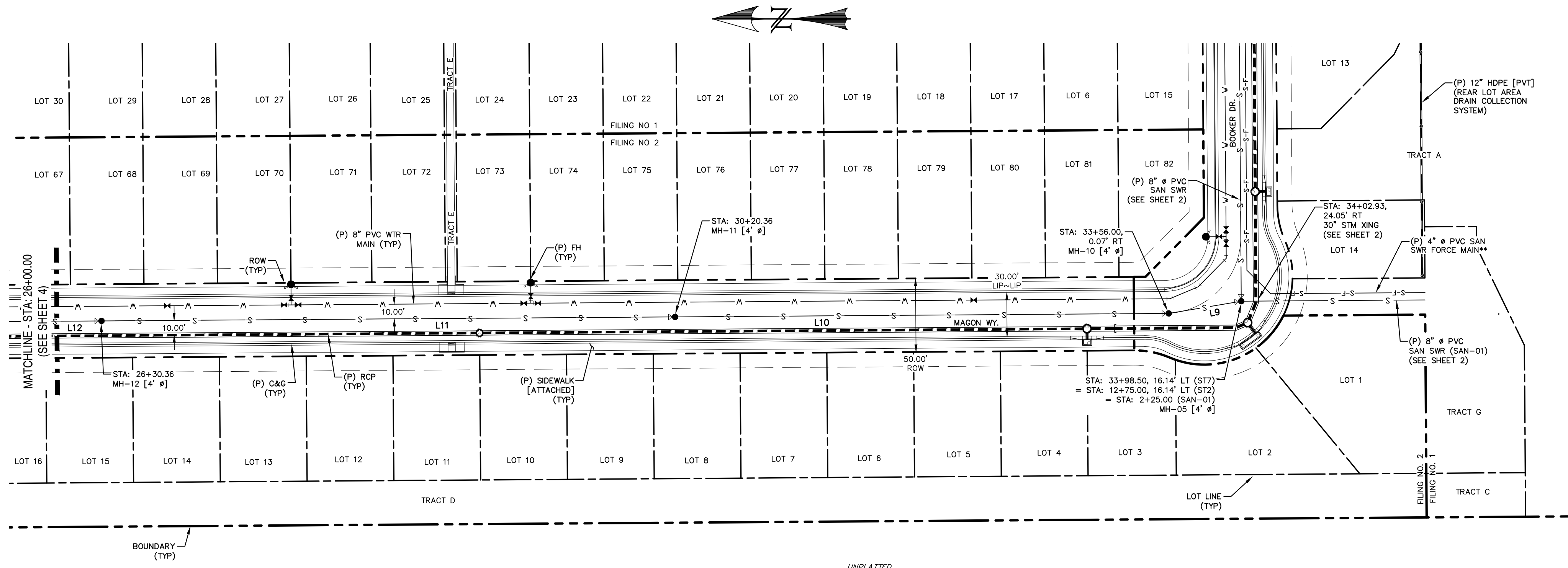


CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE
PO BOX 221
WOOLAND PARK, CO 80096
(719) 428-2124

DESIGNED BY:	DRAWN BY:
MGP	MGP

SCALE:	DATE:
1" = 50'	10/19/20

JOB NUMBER	SHEET
17-114	6 OF 18

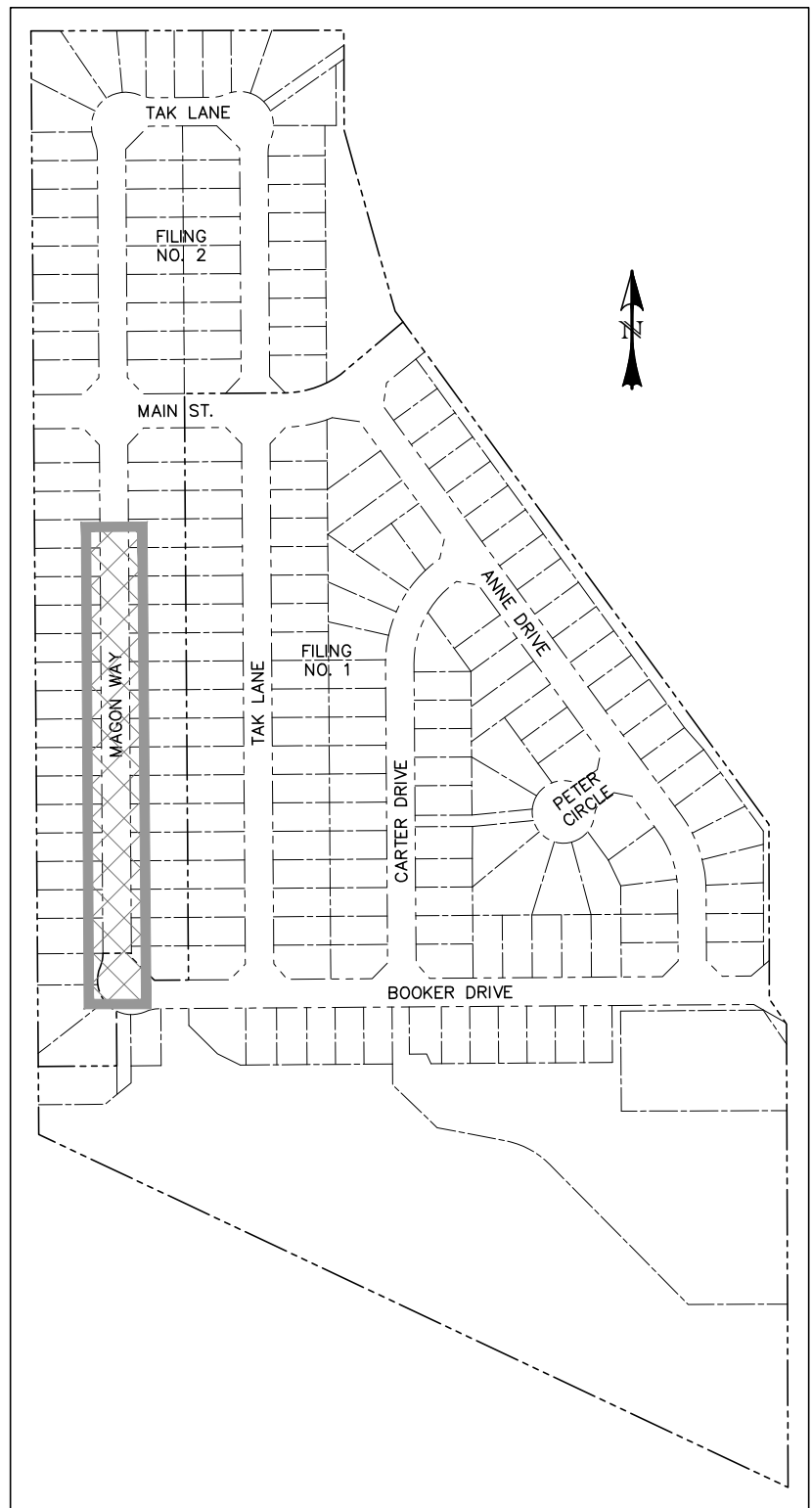
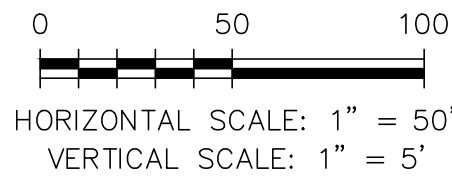


LINE TABLE		
LINE	BEARING	DISTANCE
L9	N9° 33' 41.17"W	50.00
L10	N0° 24' 10.53"W	335.64
L11	N0° 24' 10.53"W	390.00
L12	N0° 24' 10.53"W	250.00

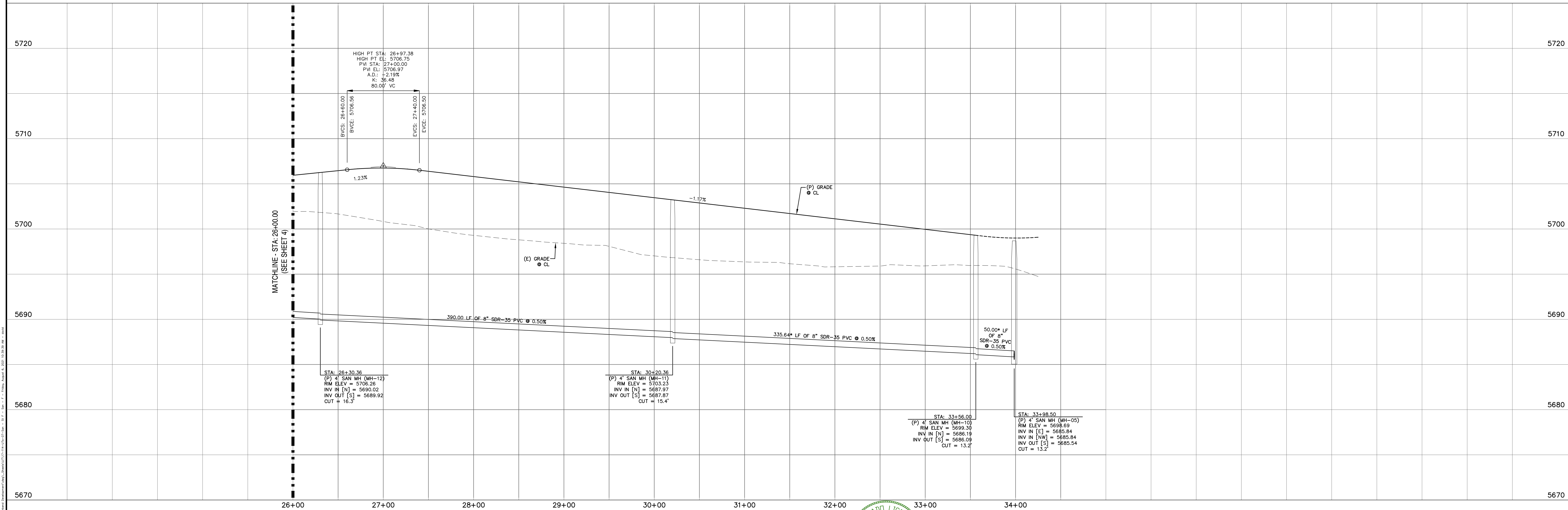
MAGON WAY
STA: 26+50 ~ 36+00

NOTES:

- ALL PROPOSED SANITARY SEWER TO BE SDR-35 PVC.
- PIPE LENGTH DOES NOT EQUAL DIFFERENCE IN STATIONING.
- PLANS BY JDS HYDRO; SHOWN FOR REFERENCE.



LOCATION MAP
SCALE: N.T.S.



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	06/19/19



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:

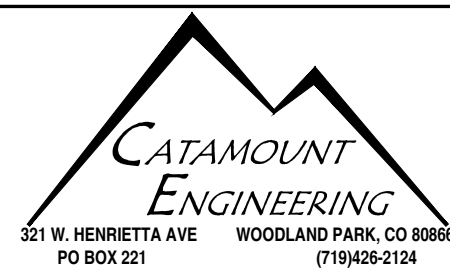
AVATAR EQUITIES, LLC

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

PREPARED UNDER CONTRACT FOR AND BEHALF OF CATAMOUNT ENGINEERING.

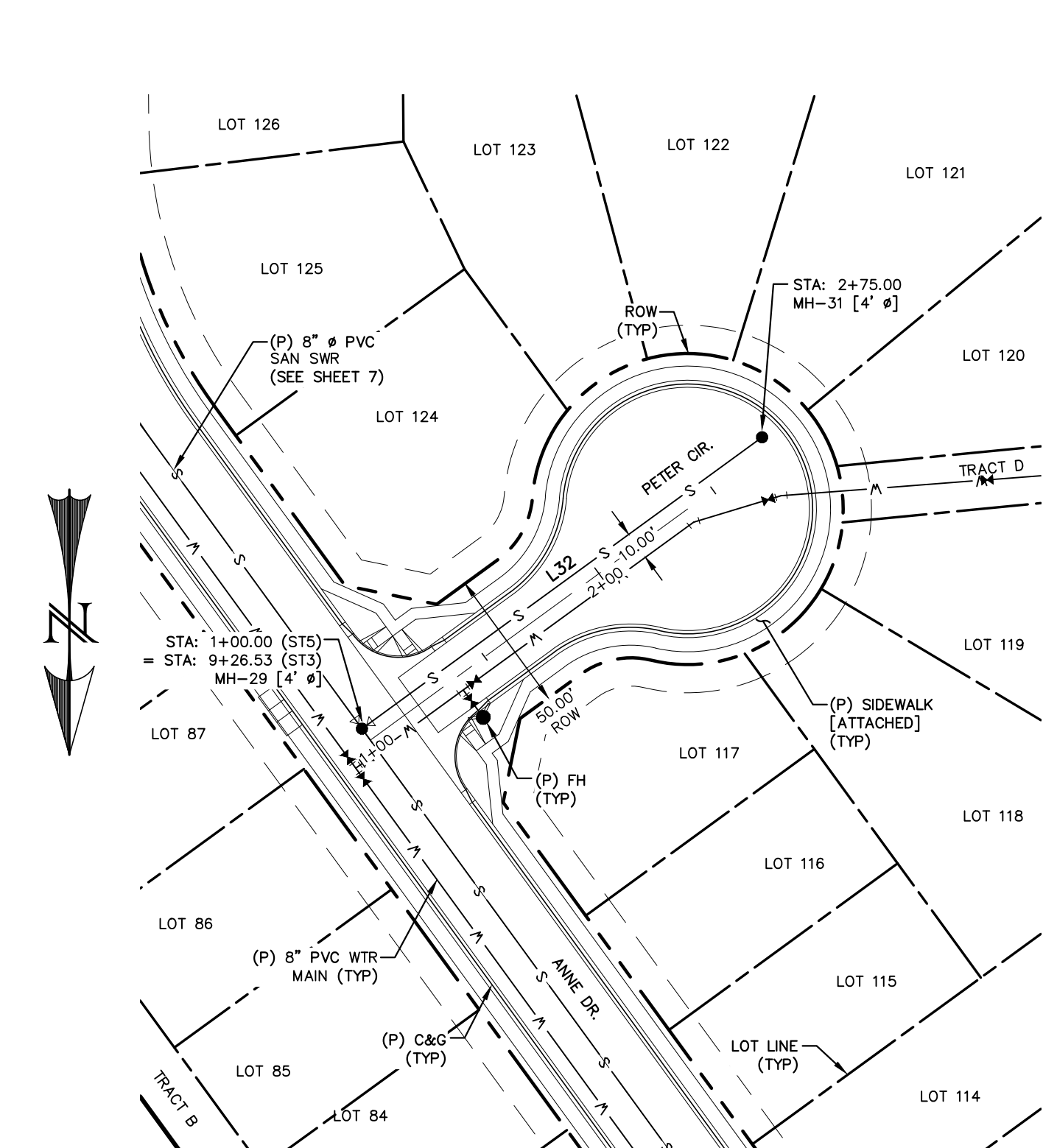
DAVID L. MIJARES, LICENSED PROFESSIONAL ENGINEER
40510

10/19/20
DATE

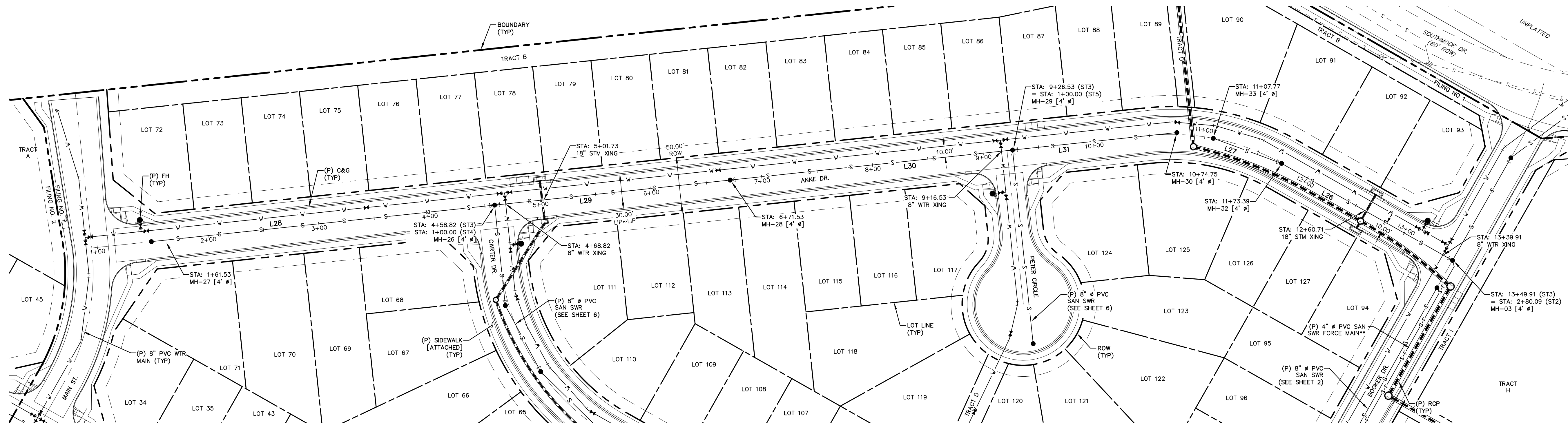


RIVERBEND
CROSSING
MAGON WAY
SANITARY SEWER PLAN & PROFILE

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	10/19/20
JOB NUMBER	17-114	SHEET	7 OF 18



DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	10/19/20
JOB NUMBER		SHEET	
17-114		8 OF 18	



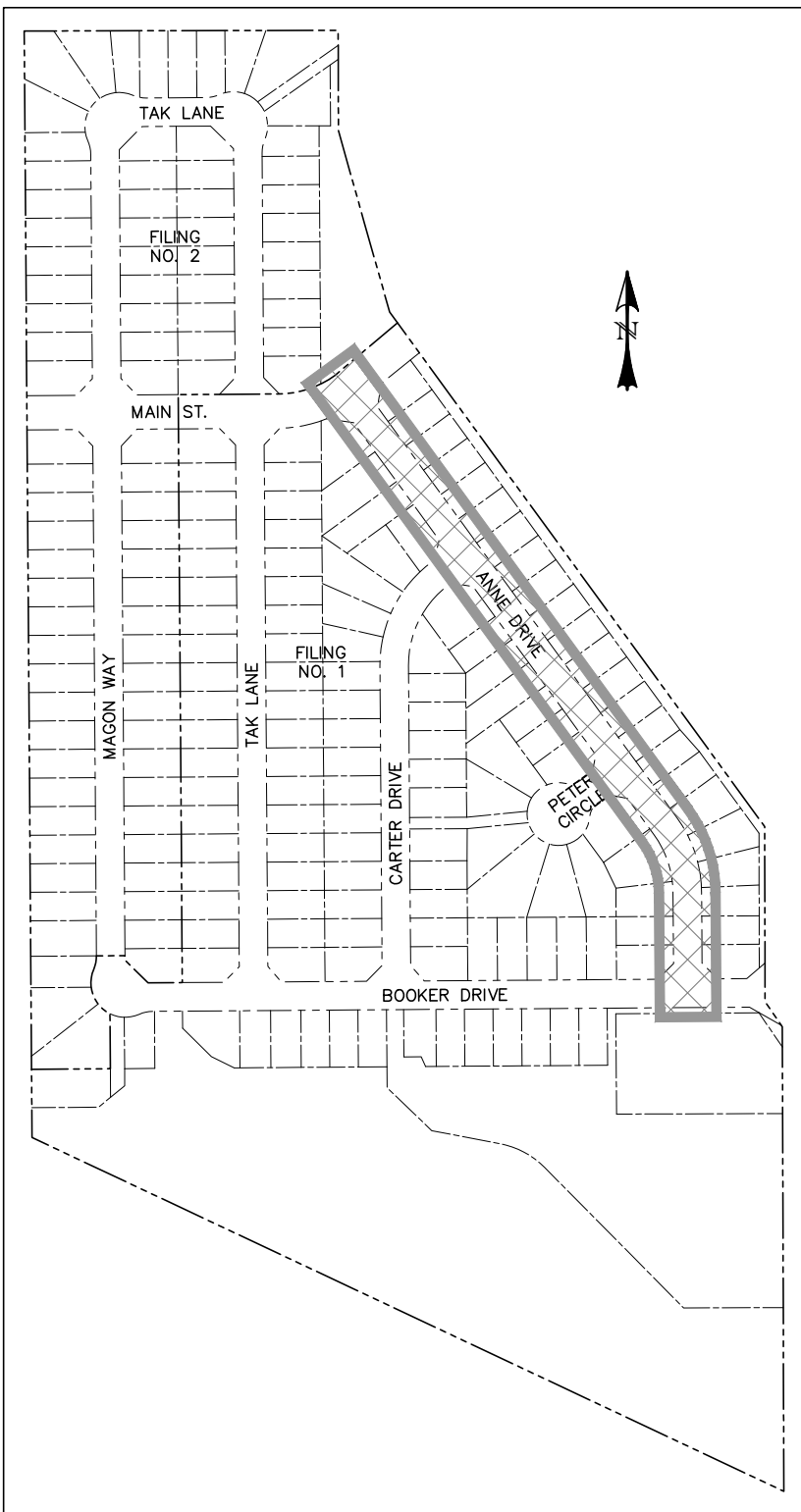
LINE TABLE		
LINE	BEARING	DISTANCE
L26	N0° 24' 10.53"W	160.00
L27	S9° 48' 07.66"E	65.32
L28	S36° 04' 34.78"E	297.30

LINE TABLE		
LINE	BEARING	DISTANCE
L29	S36° 04' 34.78"E	212.70
L30	S36° 04' 34.78"E	255.00
L31	N36° 04' 34.78"W	148.37

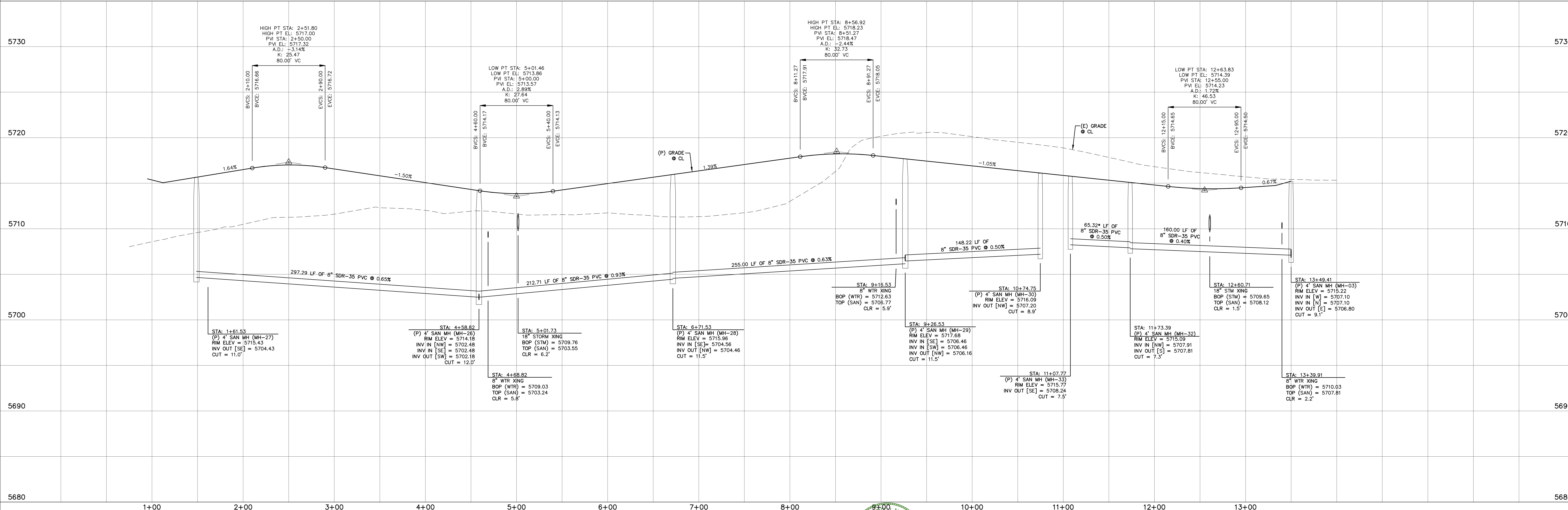
ANNE DRIVE
STA: 1+00 ~ 13+40

- NOTES:
- ALL PROPOSED SANITARY SEWER TO BE SDR-35 PVC.
 - PIPE LENGTH DOES NOT EQUAL DIFFERENCE IN STATIONING.
 - PLANS BY JDS HYDRO; SHOWN FOR REFERENCE.

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



LOCATION MAP
SCALE: N.T.S.



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	06/19/19

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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

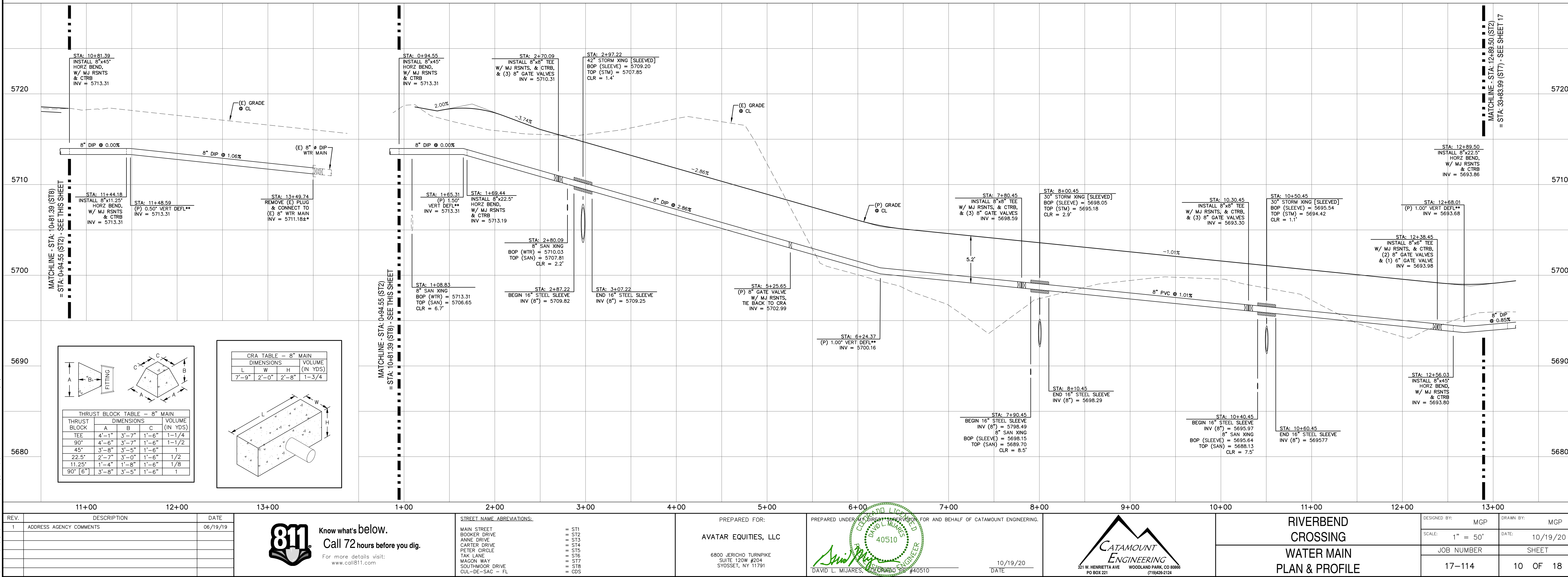
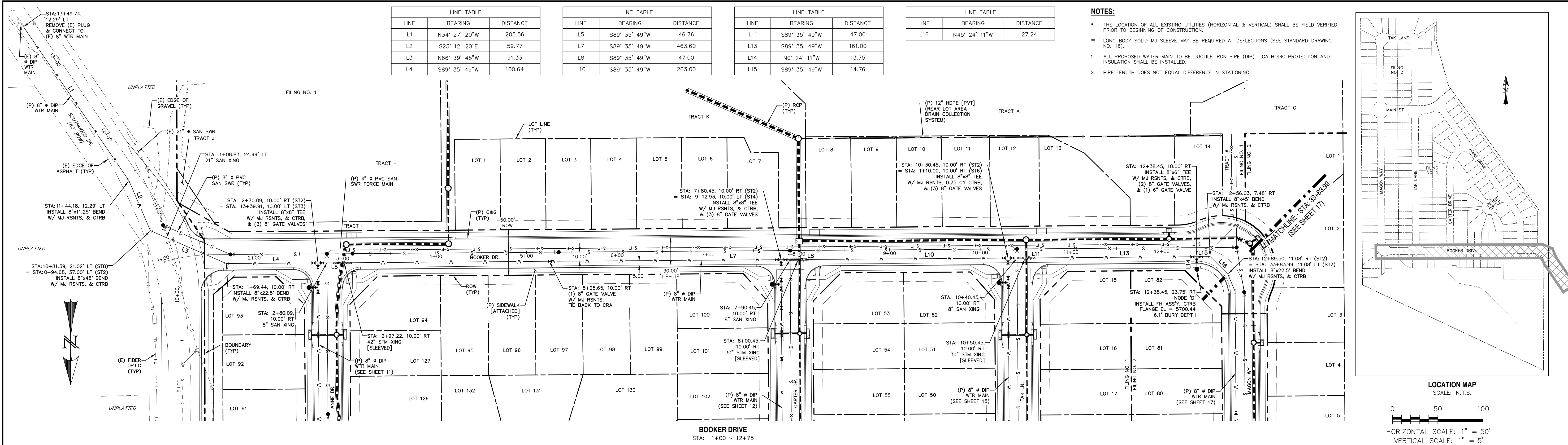
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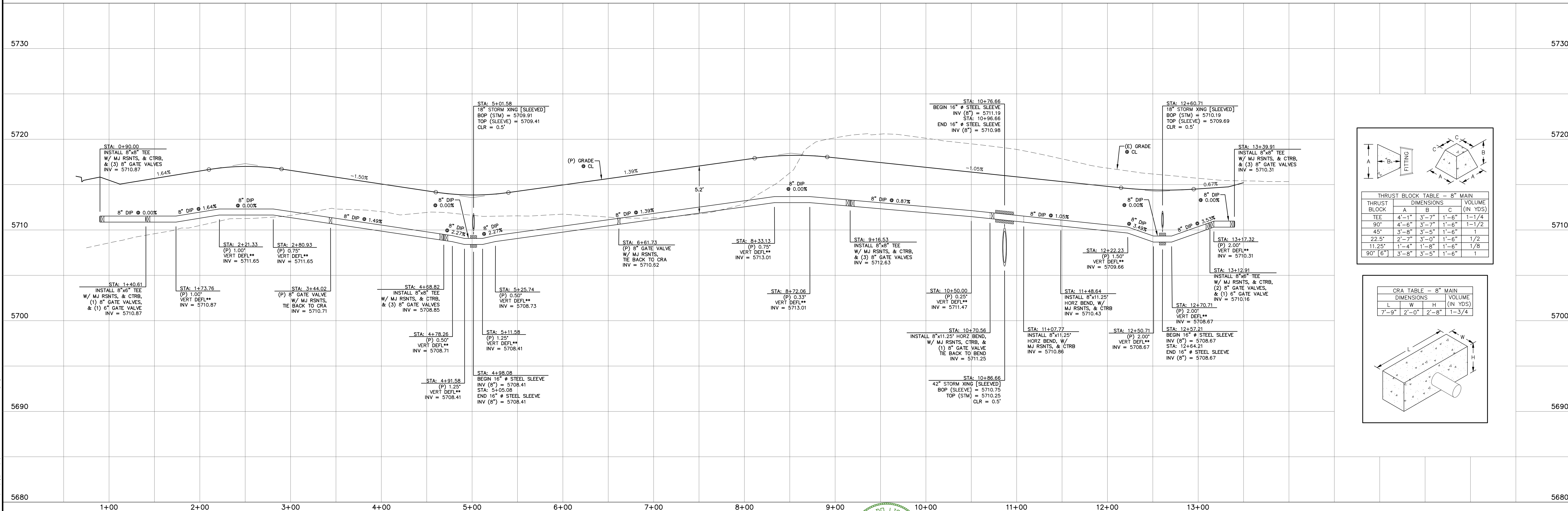
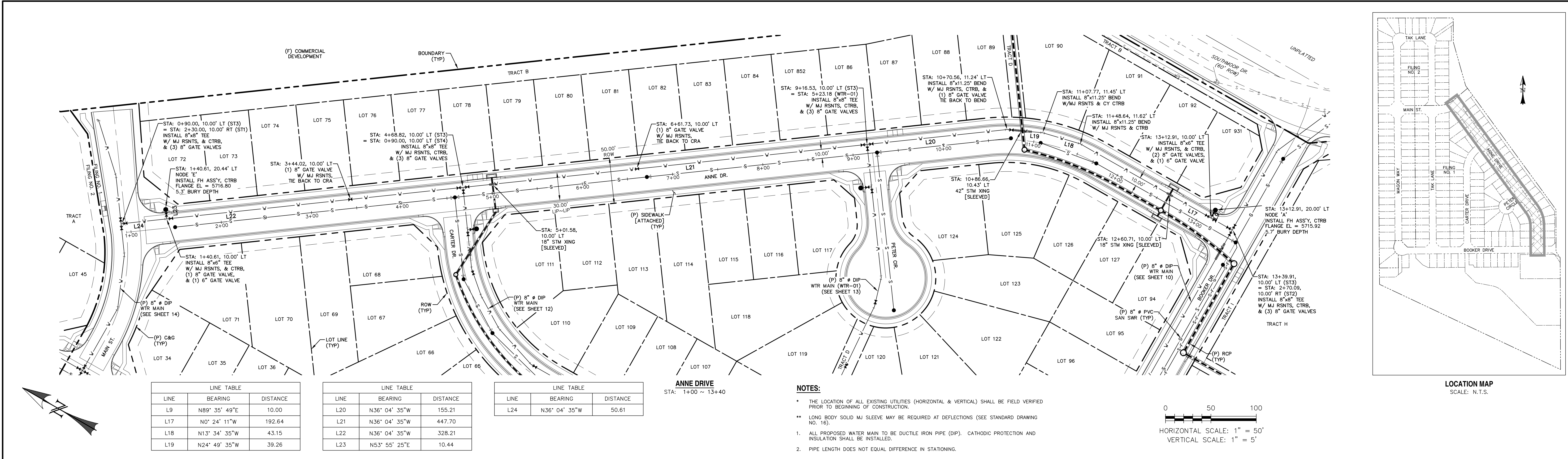
DAVID L. MIJARES, LICENSED PROFESSIONAL ENGINEER #40510
10/19/20
DATE

CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE
PO BOX 221
WOODLAND PARK, CO 80096
(719) 428-2124

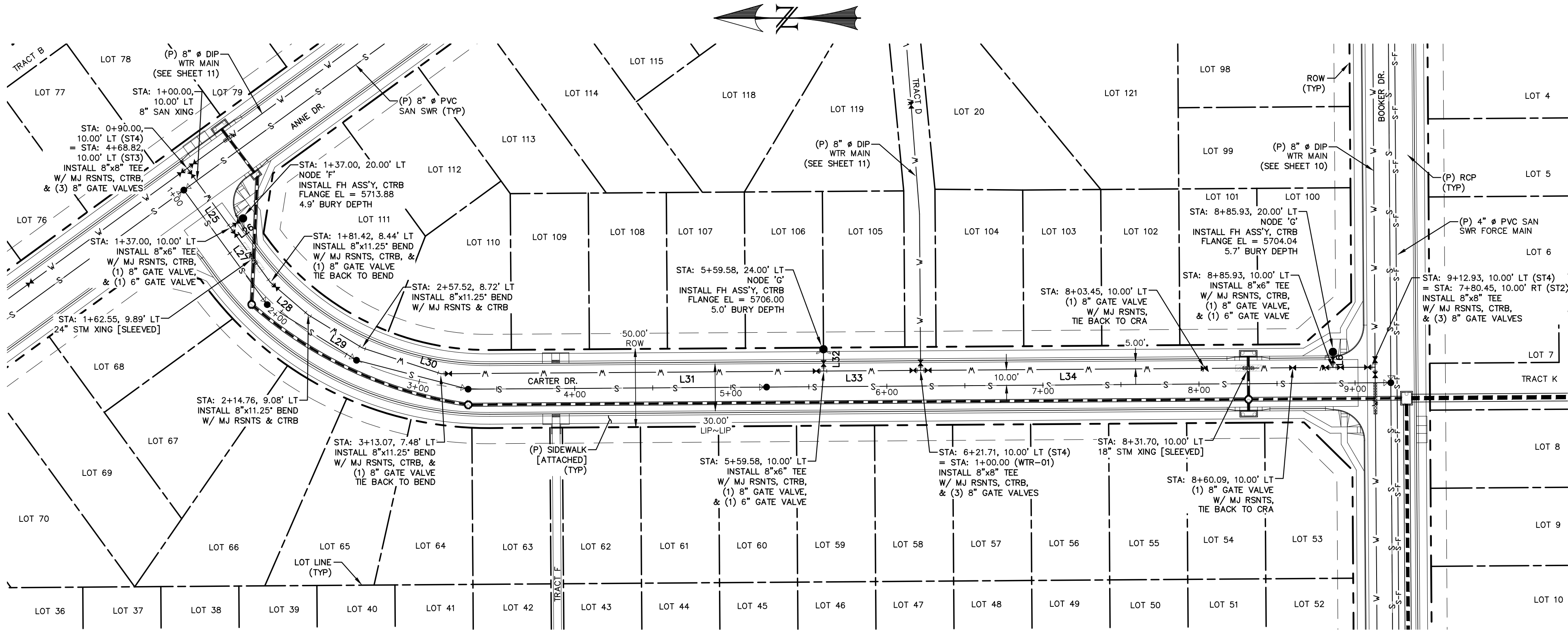
RIVERBEND CROSSING
ANNE DRIVE
SANITARY SEWER PLAN & PROFILE

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 10/19/20
JOB NUMBER	SHEET
17-114	9 OF 18





LINE TABLE		
LINE	BEARING	DISTANCE
L6	N89° 35' 49"E	10.00
L25	S53° 55' 25"W	47.00
L26	S36° 04' 35"E	10.00
L27	S53° 55' 25"W	43.27
L28	S40° 40' 25"W	31.86
L29	S31° 25' 25"W	40.78
L30	S18° 10' 25"W	53.14
L31	S0° 24' 11"E	245.16
L32	N89° 35' 49"E	14.00
L33	S0° 24' 11"E	62.13
L34	S0° 24' 11"E	291.22



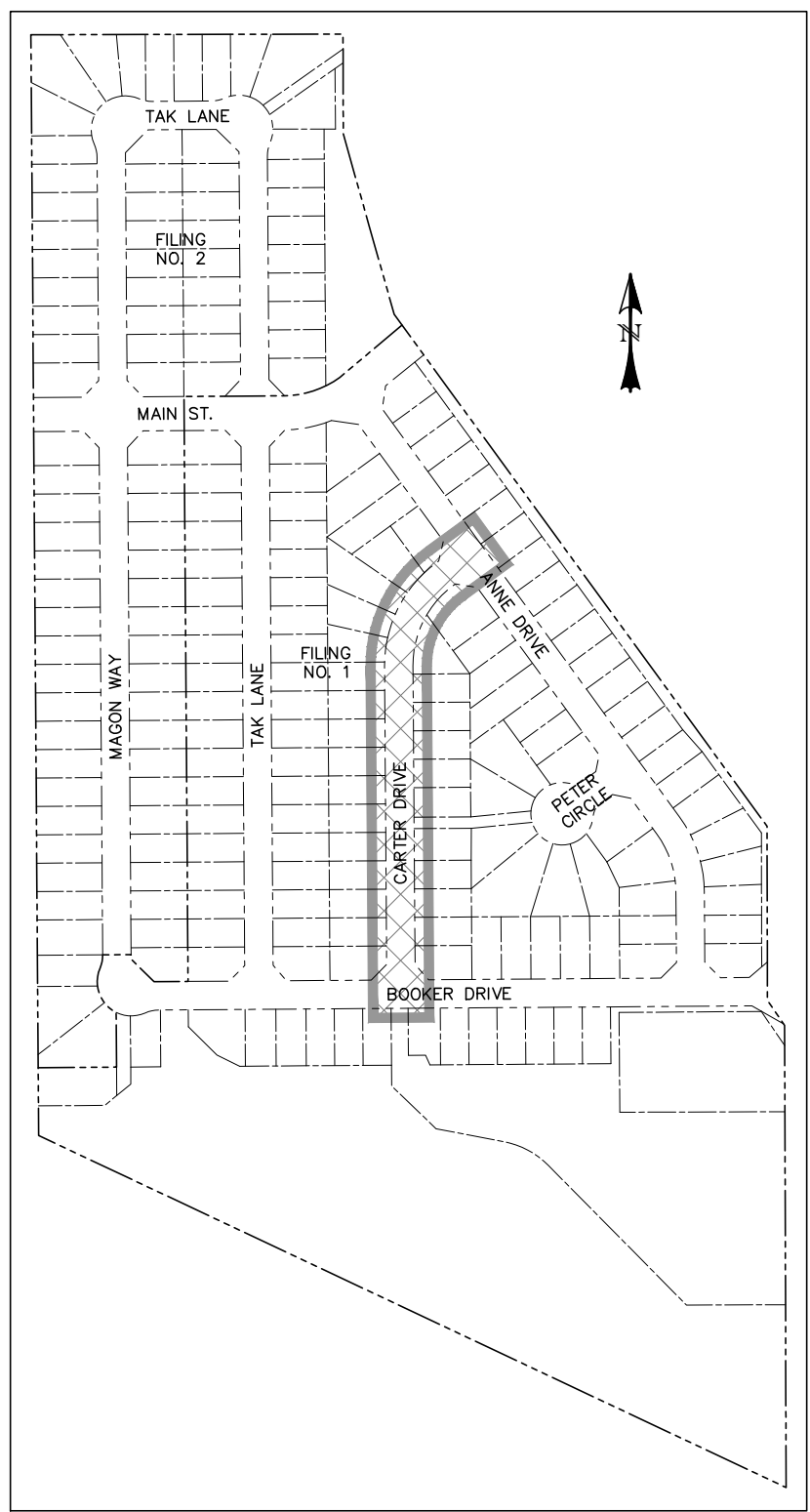
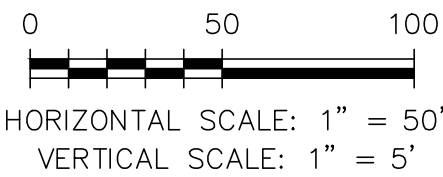
CARTER DRIVE
STA: 1+00 ~ 9+25

NOTES:

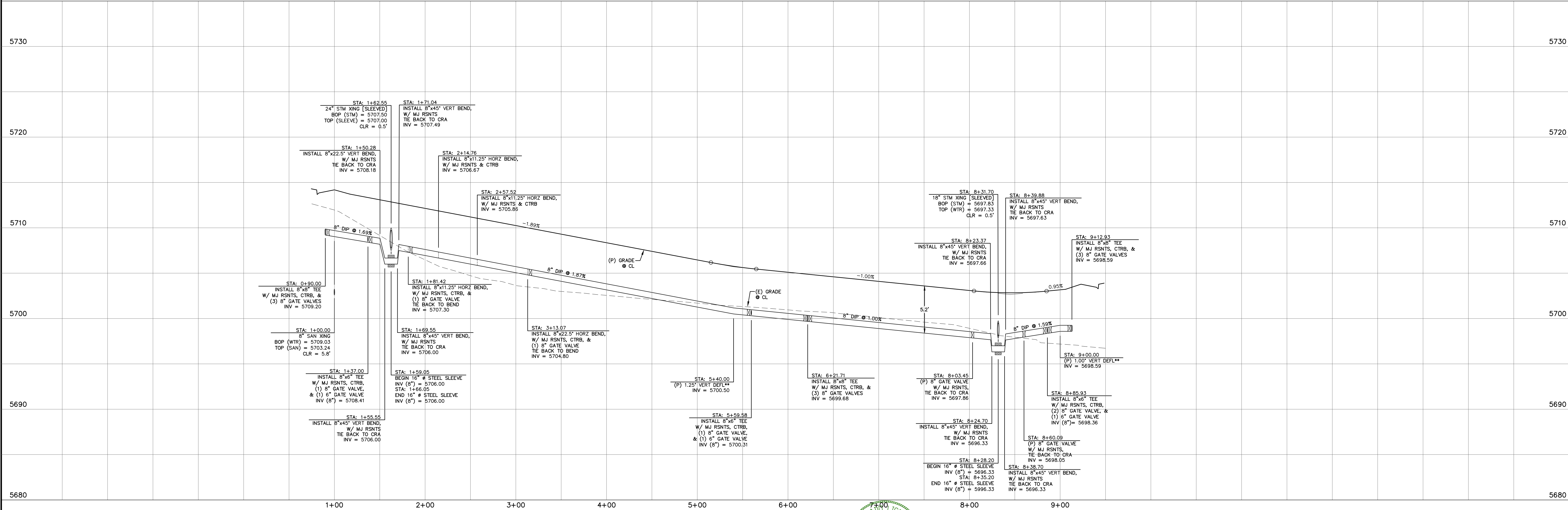
- THE LOCATION OF ALL EXISTING UTILITIES (HORIZONTAL & VERTICAL) SHALL BE FIELD VERIFIED PRIOR TO BEGINNING OF CONSTRUCTION.
- LONG BODY SOLID MJ SLEEVE MAY BE REQUIRED AT DEFLECTIONS (SEE STANDARD DRAWING NO. 16).
- ALL PROPOSED WATER MAIN TO BE DUCTILE IRON PIPE (DIP). CATHODIC PROTECTION AND INSULATION SHALL BE INSTALLED.
- PIPE LENGTH DOES NOT EQUAL DIFFERENCE IN STATIONING.

THRUST BLOCK TABLE - 8" MAIN			
THRUST BLOCK	DIMENSIONS		
	A	B	C
TEE	4'-1"	3'-7"	1'-6"
90°	4'-6"	3'-7"	1'-6"
45°	3'-8"	3'-5"	1'-6"
22.5°	2'-7"	3'-0"	1'-6"
11.25°	1'-4"	1'-8"	1'-6"
90° [6"]	3'-8"	3'-5"	1'-6"

CRA TABLE - 8" MAIN			
L	DIMENSIONS		
	W	H	VOLUME (IN YDS)
7'-9"	2'-0"	2'-8"	1-3/4



LOCATION MAP
SCALE: N.T.S.



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	06/19/19



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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

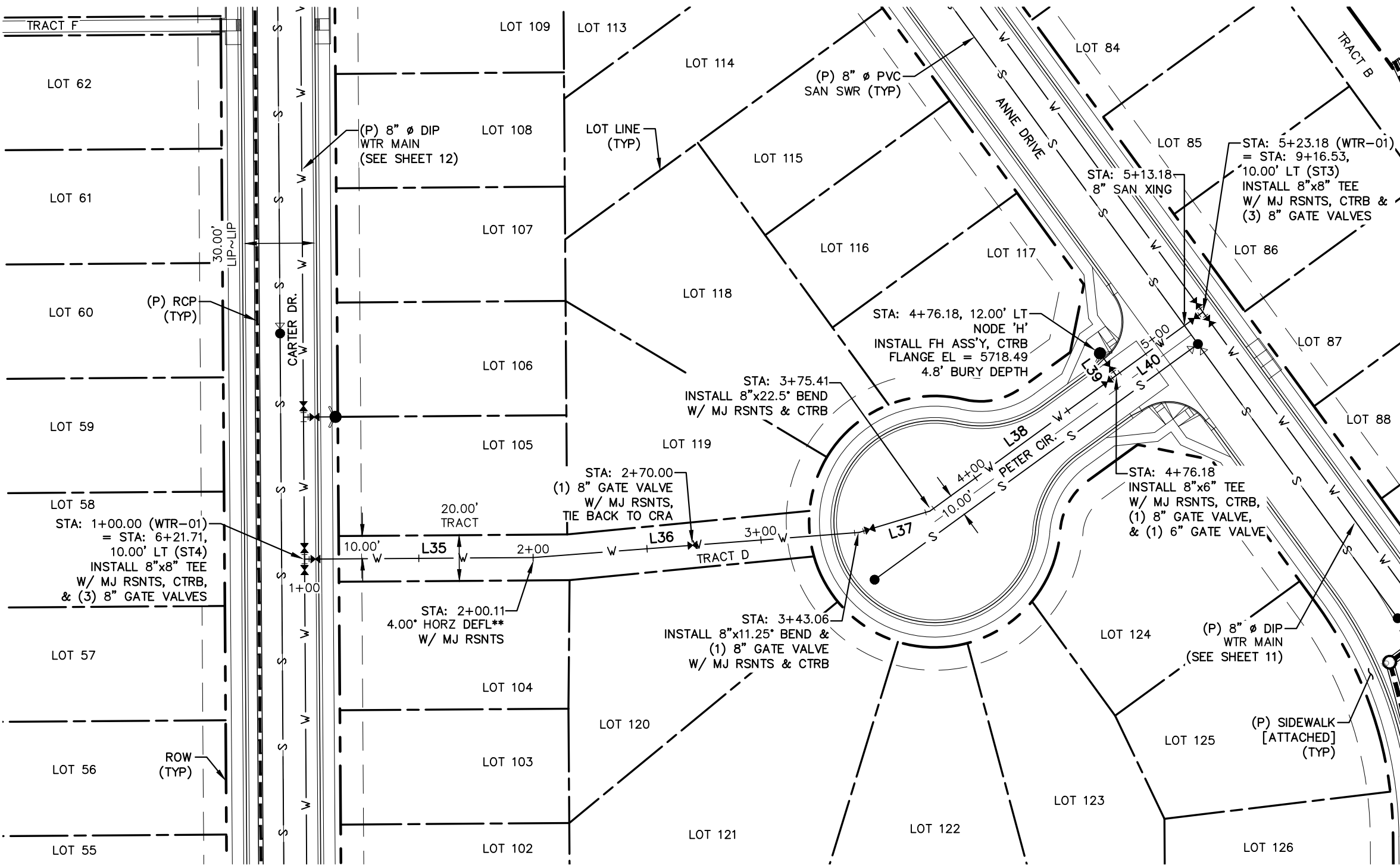
PREPARED UNDER CONTRACT FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MIJARES, LICENSED PROFESSIONAL ENGINEER NO. 40510
10/19/20
DATE



RIVERBEND
CROSSING
WATER MAIN
PLAN & PROFILE

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 10/19/20
JOB NUMBER	SHEET
17-114	12 OF 18

LINE TABLE		
LINE	BEARING	DISTANCE
L35	N89° 35' 49"E	100.11
L36	N85° 35' 49"E	142.95
L37	N73° 12' 02"E	32.35
L38	N53° 55' 25"E	100.76
L39	N36° 04' 35"W	12.00
L40	N53° 55' 25"E	47.00



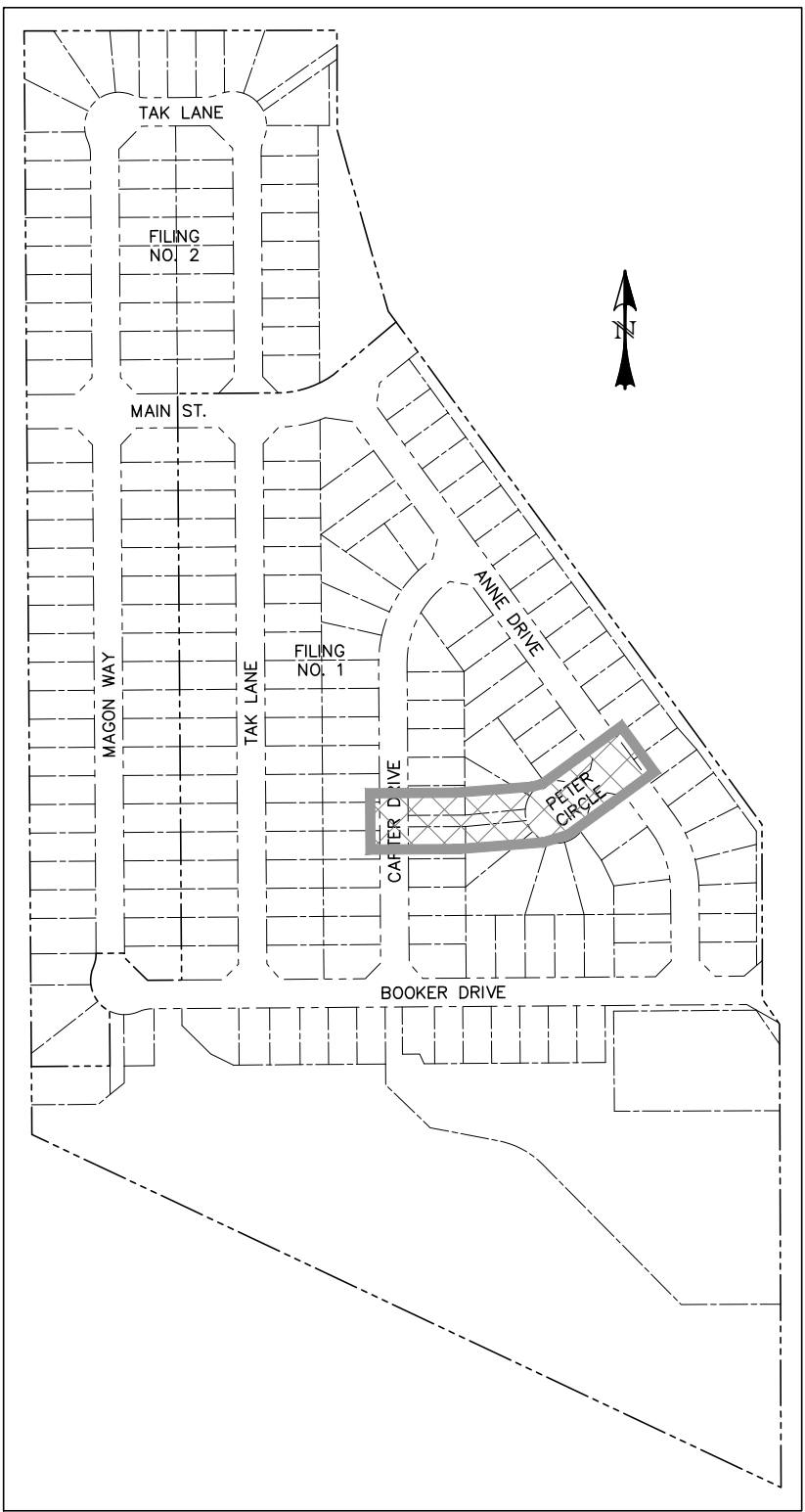
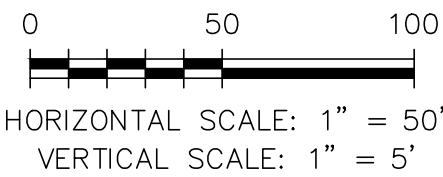
WTR-01
STA: 1+00 ~ 5+25

NOTES:

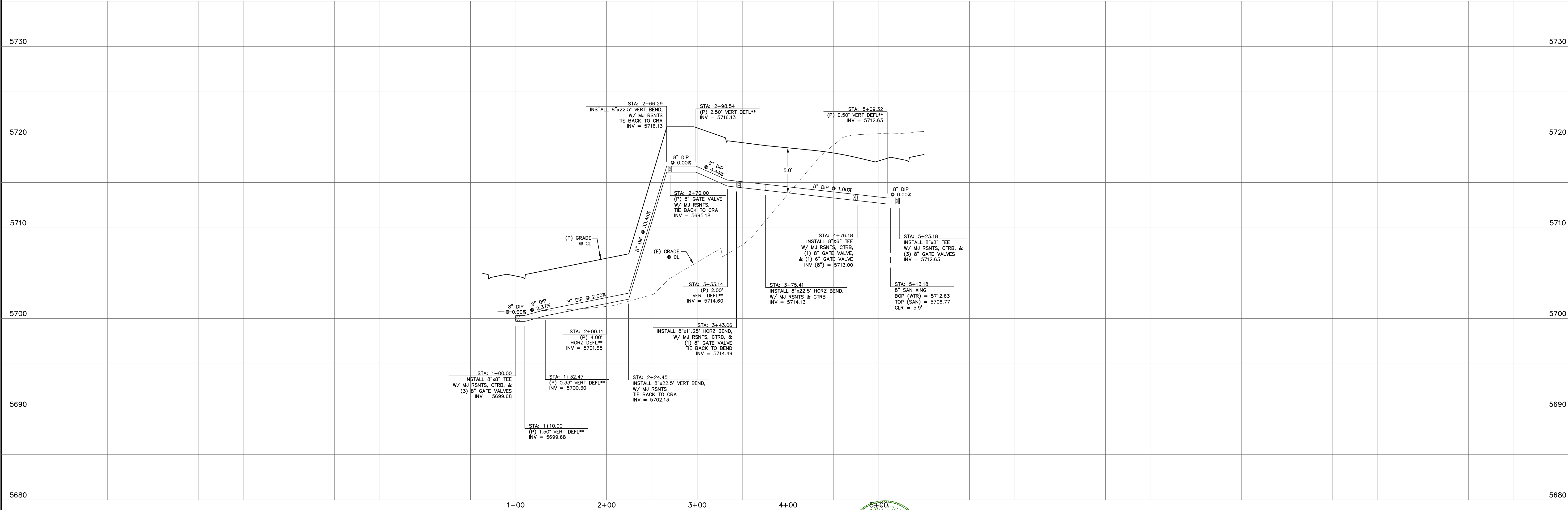
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- ** LONG BODY SOLID MJ SLEEVE MAY BE REQUIRED AT DEFLECTIONS (SEE STANDARD DRAWING NO. 16).
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- 2. PIPE LENGTH DOES NOT EQUAL DIFFERENCE IN STATIONING.

THRUST BLOCK TABLE - 8" MAIN				
THRUST BLOCK	DIMENSIONS			VOLUME (IN YDS)
	A	B	C	
TEE	4'-1"	3'-7"	1'-6"	1-1/4
90°	4'-6"	3'-7"	1'-6"	1-1/2
45°	3'-8"	3'-5"	1'-6"	1
22.5°	2'-7"	3'-0"	1'-6"	1/2
11.25°	1'-4"	1'-8"	1'-6"	1/8
90° [6"]	3'-8"	3'-5"	1'-6"	1

CRA TABLE - 8" MAIN			
DIMENSIONS			VOLUME (IN YDS)
L	W	H	
7'-9"	2'-0"	2'-8"	1-3/4



LOCATION MAP
SCALE: N.T.S.



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	06/19/19

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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
CLL-DE-SAC - FL	= CDS

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

PREPARED UNDER CONTRACT NO. 17-01 FOR AND BEHALF OF CATAMOUNT ENGINEERING.

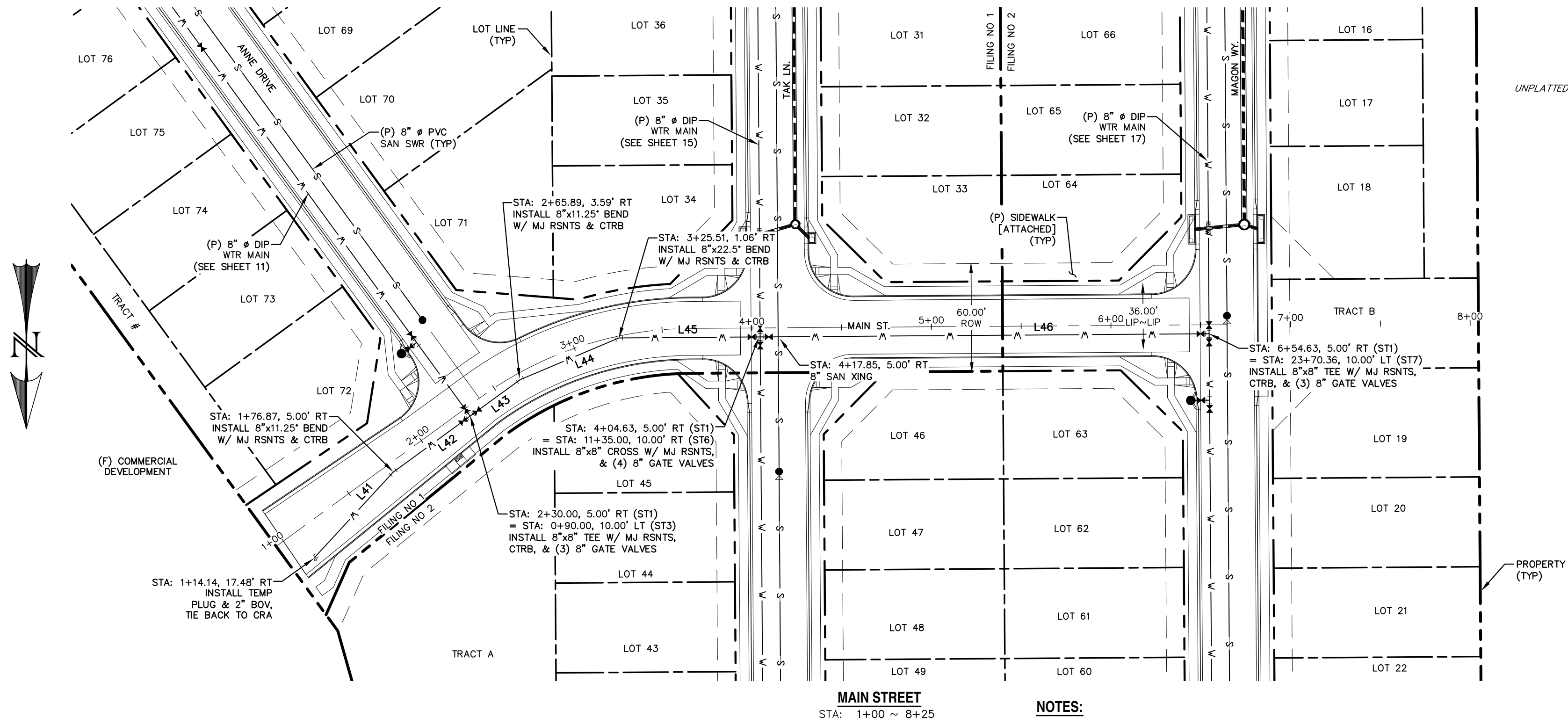
DAVID L. MIJARES, LICENSED PROFESSIONAL ENGINEER NO. 40510
10/19/20
DATE

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

**RIVERBEND CROSSING
WATER MAIN
PLAN & PROFILE**

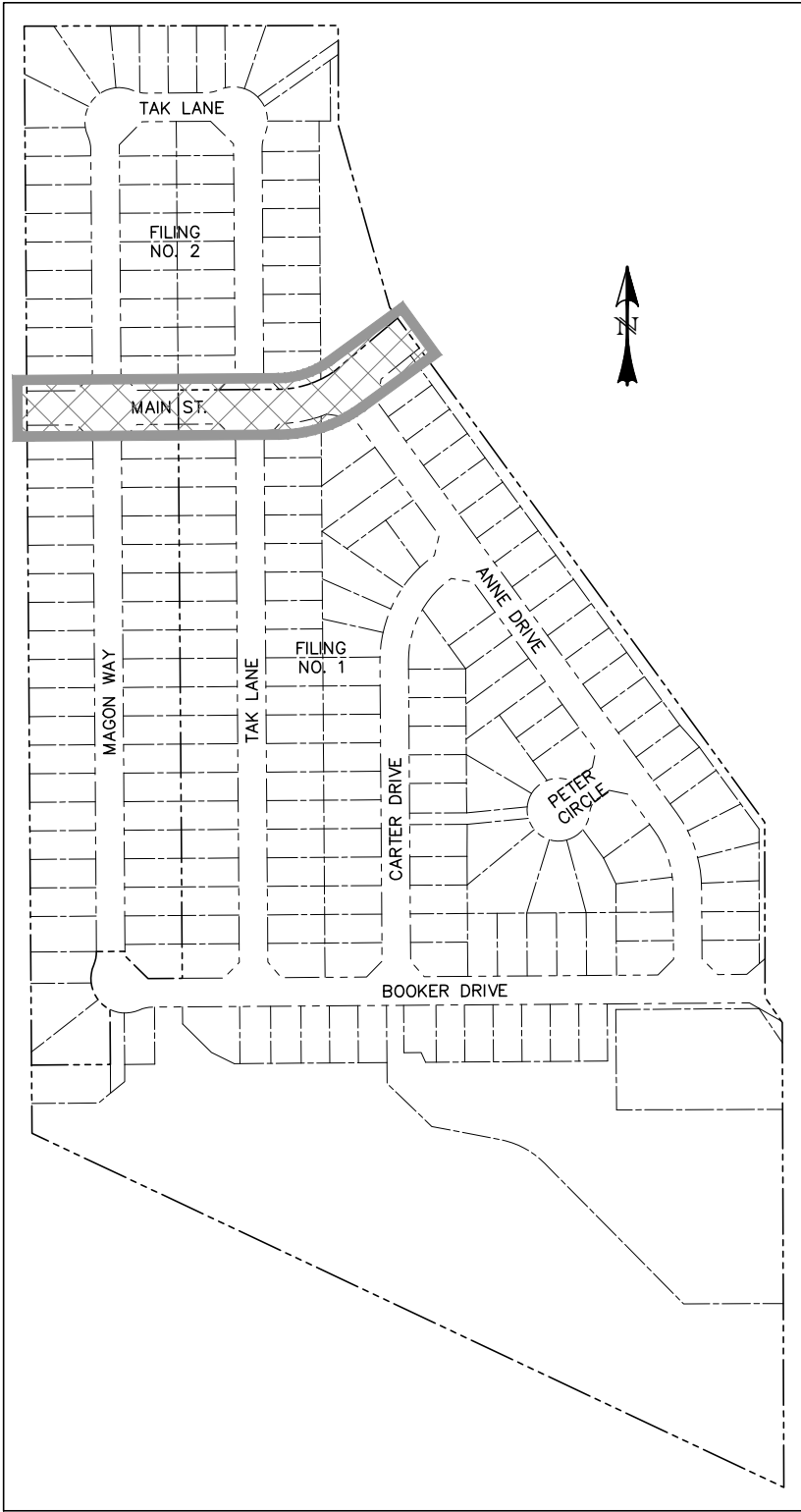
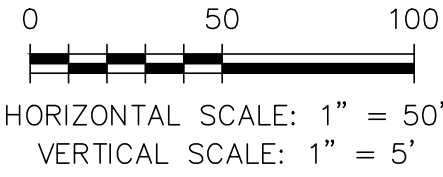
DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 10/19/20
JOB NUMBER	SHEET
17-114	13 OF 18

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S42° 40' 10"W	63.96
L42	S53° 55' 10"W	53.13
L43	S53° 55' 10"W	34.40
L44	S67° 05' 49"W	59.74
L45	S89° 35' 49"W	78.65
L46	S89° 35' 49"W	250.00

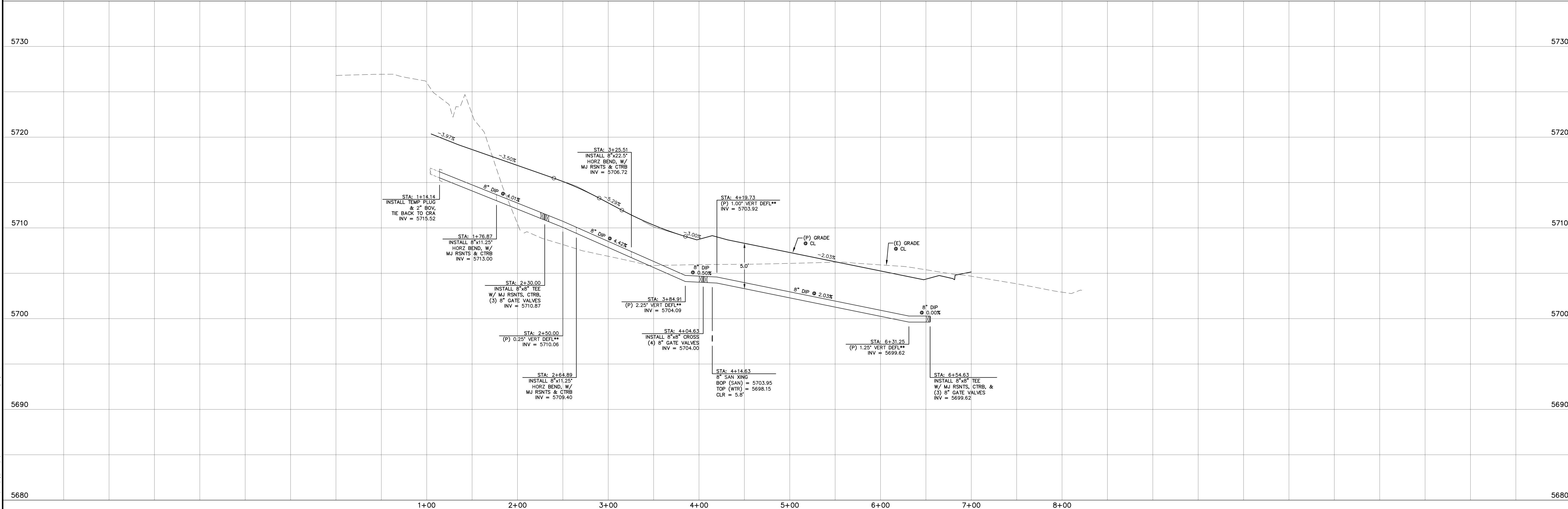


THRUST BLOCK TABLE - 8" MAIN			
THRUST BLOCK	DIMENSIONS		
	A	B	C
TEE	4'-1"	3'-7"	1'-6"
90°	4'-6"	3'-7"	1'-6"
45°	3'-8"	3'-5"	1'-6"
22.5°	2'-7"	3'-0"	1'-6"
11.25°	1'-4"	1'-8"	1'-6"
90° [6"]	3'-8"	3'-5"	1'-6"

CRA TABLE - 8" MAIN			
DIMENSIONS			VOLUME (IN YDS)
L	W	H	
7'-9"	2'-0"	2'-8"	1-3/4



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REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	06/19/19

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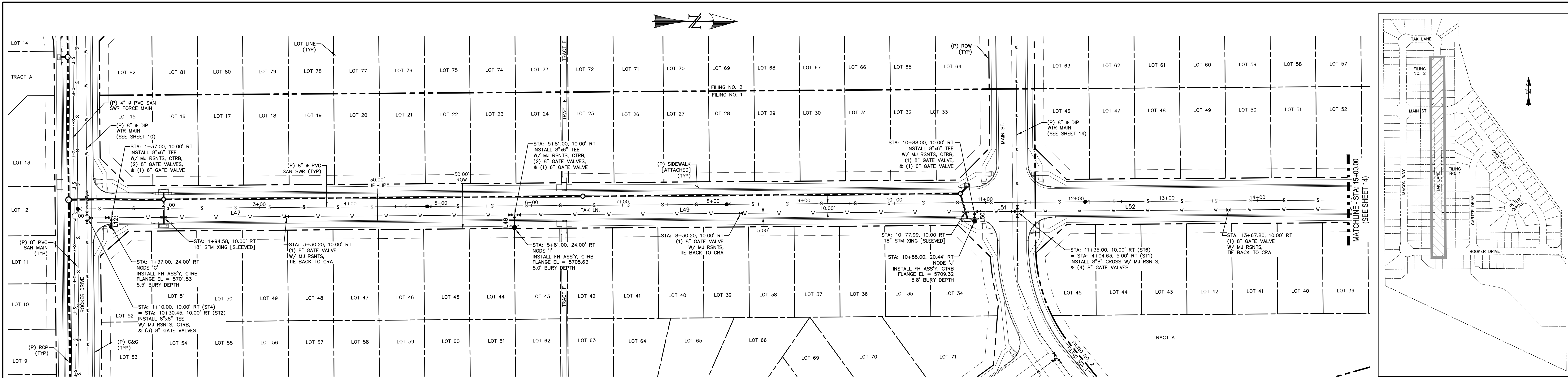
STREET NAME ABBREVIATIONS:	
MAIN STREET	= ST1
BOOKER DRIVE	= ST2
ANNE DRIVE	= ST3
CARTER DRIVE	= ST4
PETER CIRCLE	= ST5
TAK LANE	= ST6
MASON WAY	= ST7
CUL-DE-SAC - FL	= CDS

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 L. MIJARES, COLORADO PE #40510
DATE

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

RIVERBEND CROSSING WATER MAIN PLAN & PROFILE	
DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 10/19/20
JOB NUMBER	SHEET
17-114	14 OF 18



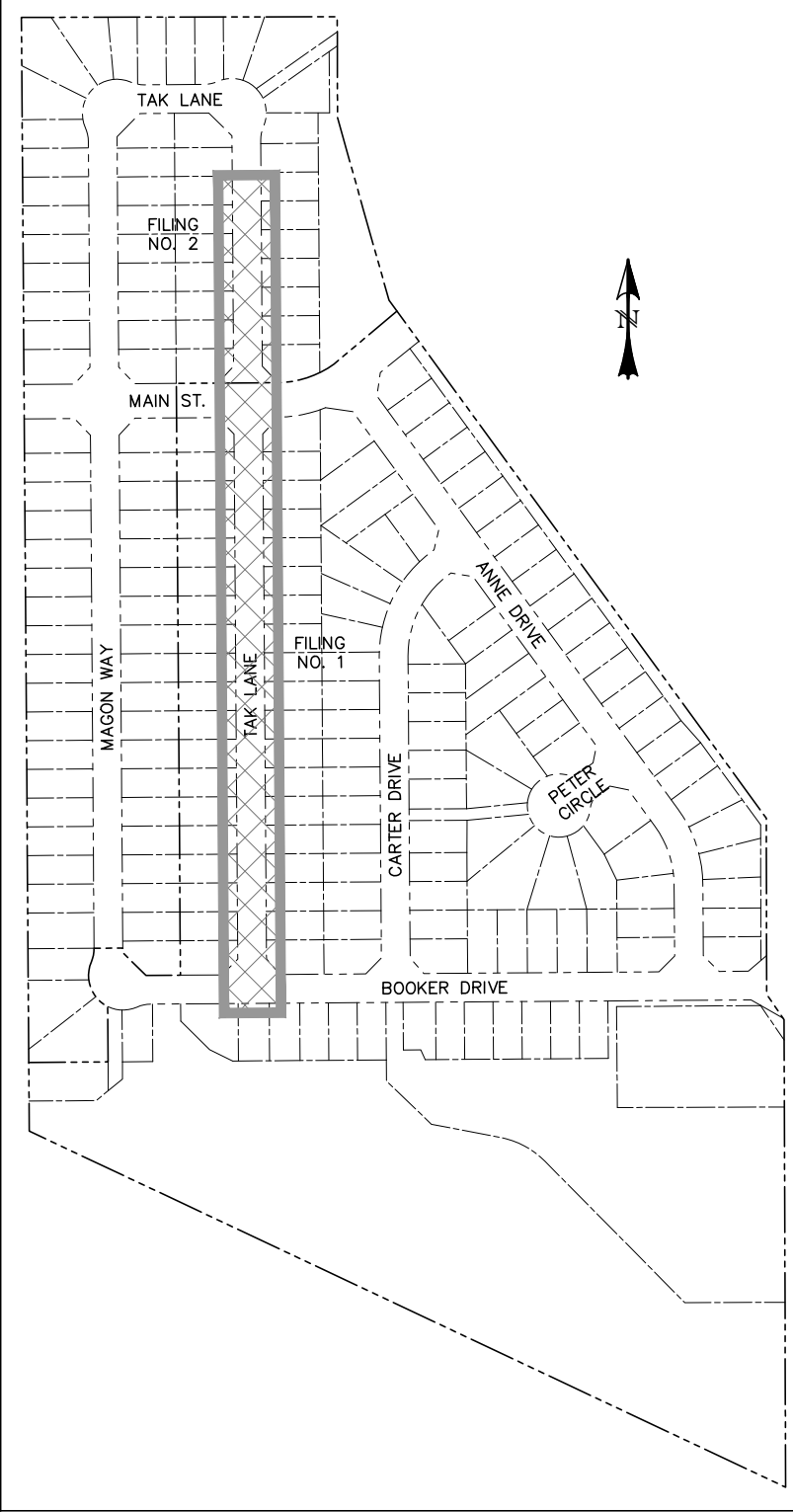
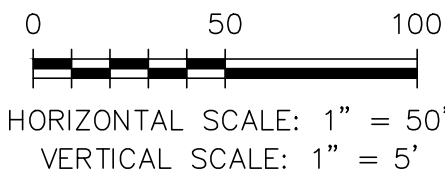
LINE TABLE		
LINE	BEARING	DISTANCE
L12	N89° 35' 49"E	10.00
L47	S0° 24' 11"E	471.00
L48	N89° 35' 49"E	14.00

LINE TABLE		
LINE	BEARING	DISTANCE
L49	N0° 24' 11"W	503.39
L50	N89° 35' 49"E	10.44
L51	N0° 24' 11"W	50.61

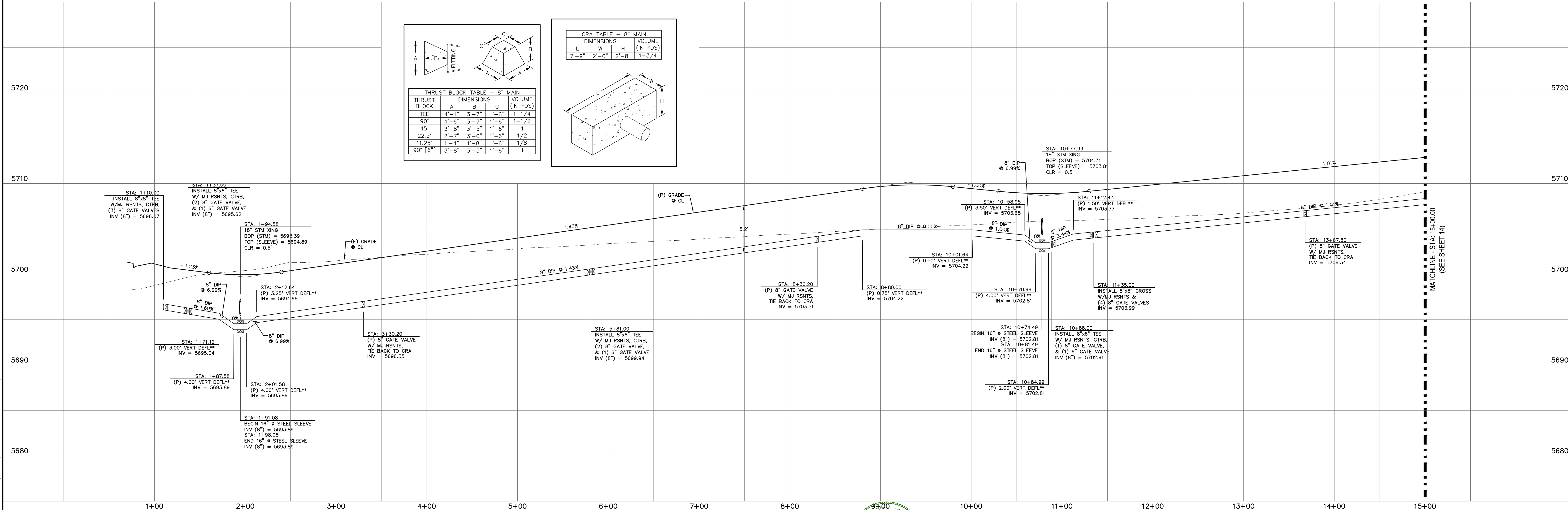
LINE TABLE		
LINE	BEARING	DISTANCE
L52	N0° 24' 11"W	436.21

NOTES:

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LOCATION MAP
SCALE: N.T.S.



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	06/19/19

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ANNE DRIVE	= S13	
CARTER DRIVE	= S14	
PETER DRIVE	= S15	
TAK LANE	= S16	
MASON WAY	= S17	
CLL-DE-SAC - FL	= CDS	

PREPARED FOR:

AVATAR EQUITIES, LLC

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

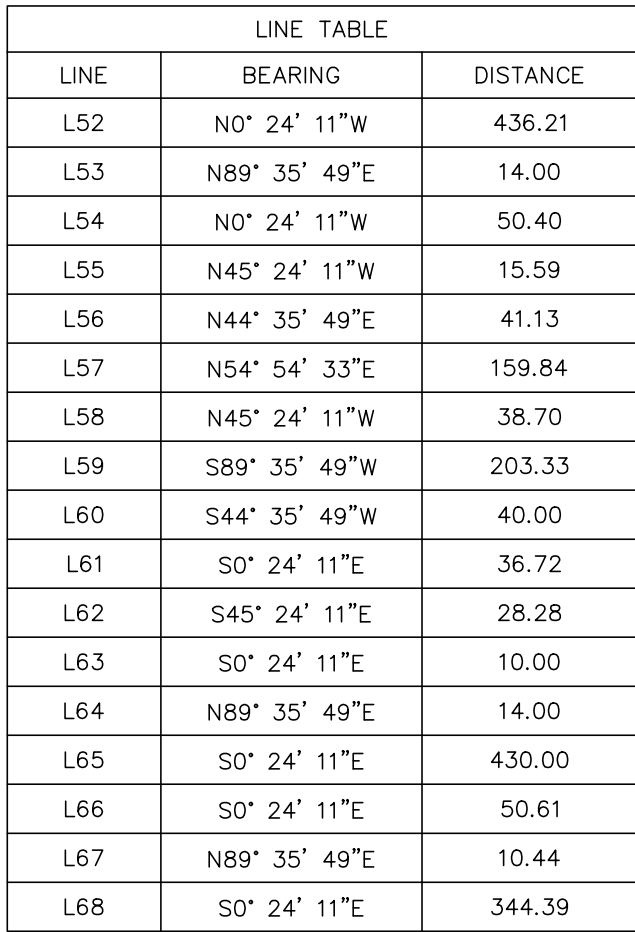
PREPARED UNDER CONTRACT FOR AND BEHALF OF CATAMOUNT ENGINEERING.

DAVID L. MIJARES, LICENSED PROFESSIONAL ENGINEER NO. 40510

10/19/20
DATE

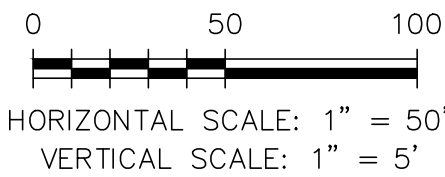
CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE
PO BOX 221
WOODLAND PARK, CO 80866
(719) 428-2124

RIVERBEND CROSSING WATER MAIN PLAN & PROFILE	
DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 10/19/20
JOB NUMBER	SHEET
17-114	15 OF 18



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- = ST1
- = ST2
- = ST3
- = ST4
- = ST5
- = ST6
- = ST7
- = CDS

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

DAVID L. MIJARES, COLORADO PE #40510

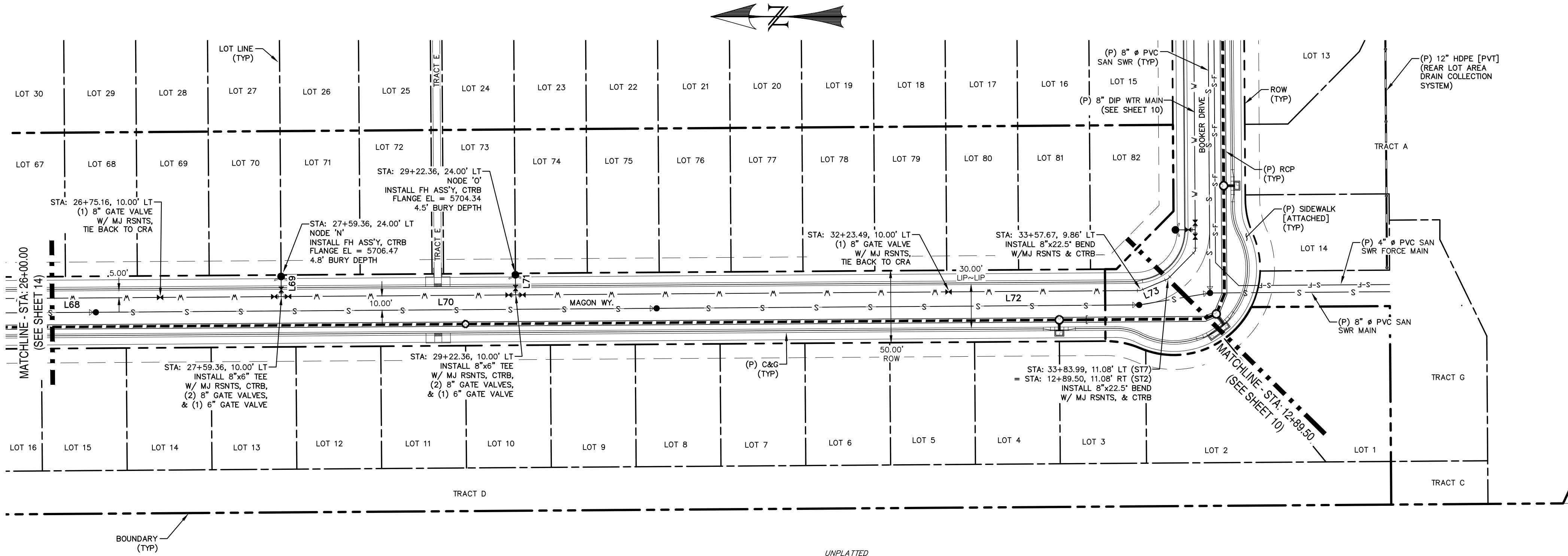
10/19/20
DATE



RIVERBEND
CROSSING
WATER MAIN
PLAN & PROFILE

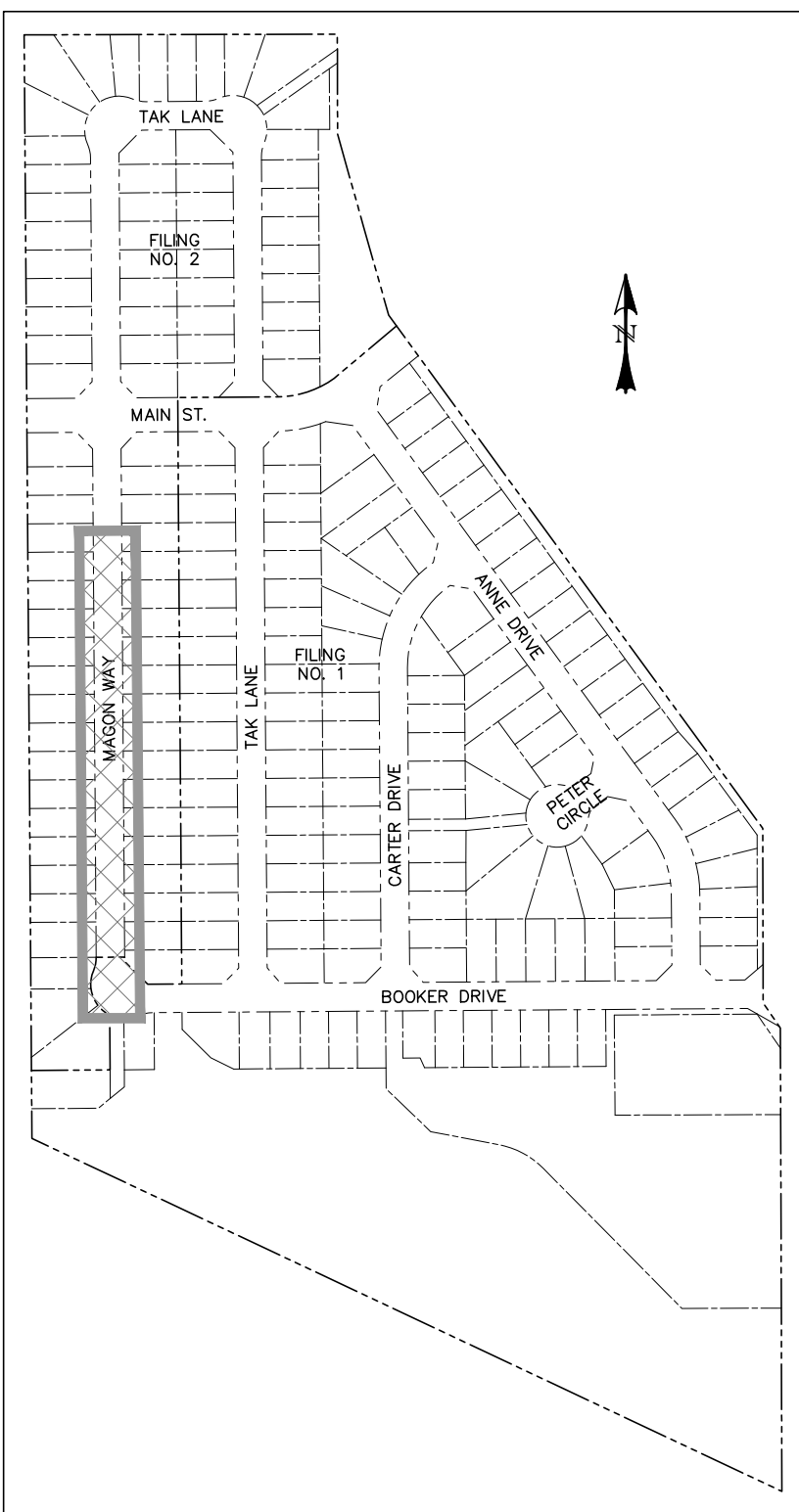
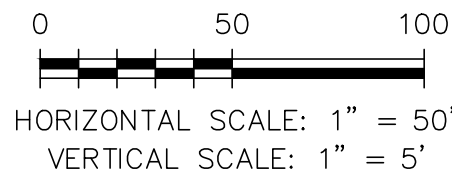
DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	10/19/20
JOB NUMBER		SHEET	
17-114		16 OF 18	

LINE TABLE		
LINE	BEARING	DISTANCE
L68	S0° 24' 10.53"E	338.39
L69	N89° 35' 49.47"E	14.00
L70	S0° 24' 10.53"E	163.00
L71	N89° 35' 49.47"E	14.00
L72	S0° 24' 10.53"E	434.49
L73	S22° 54' 10.53"E	20.83

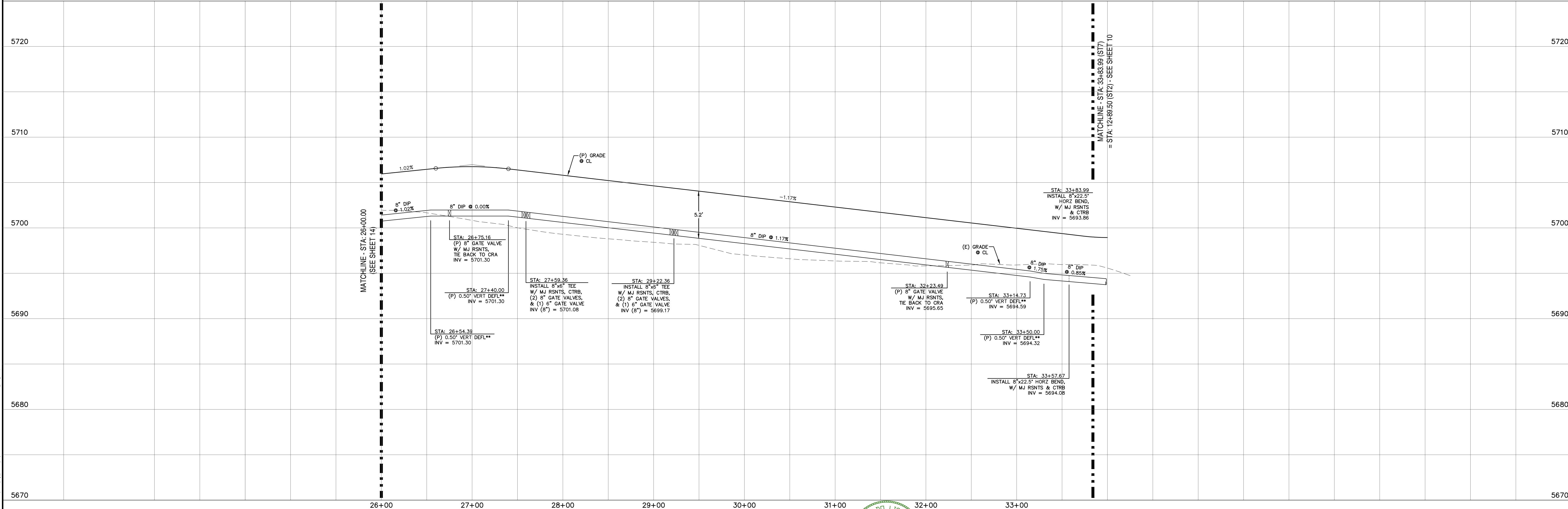





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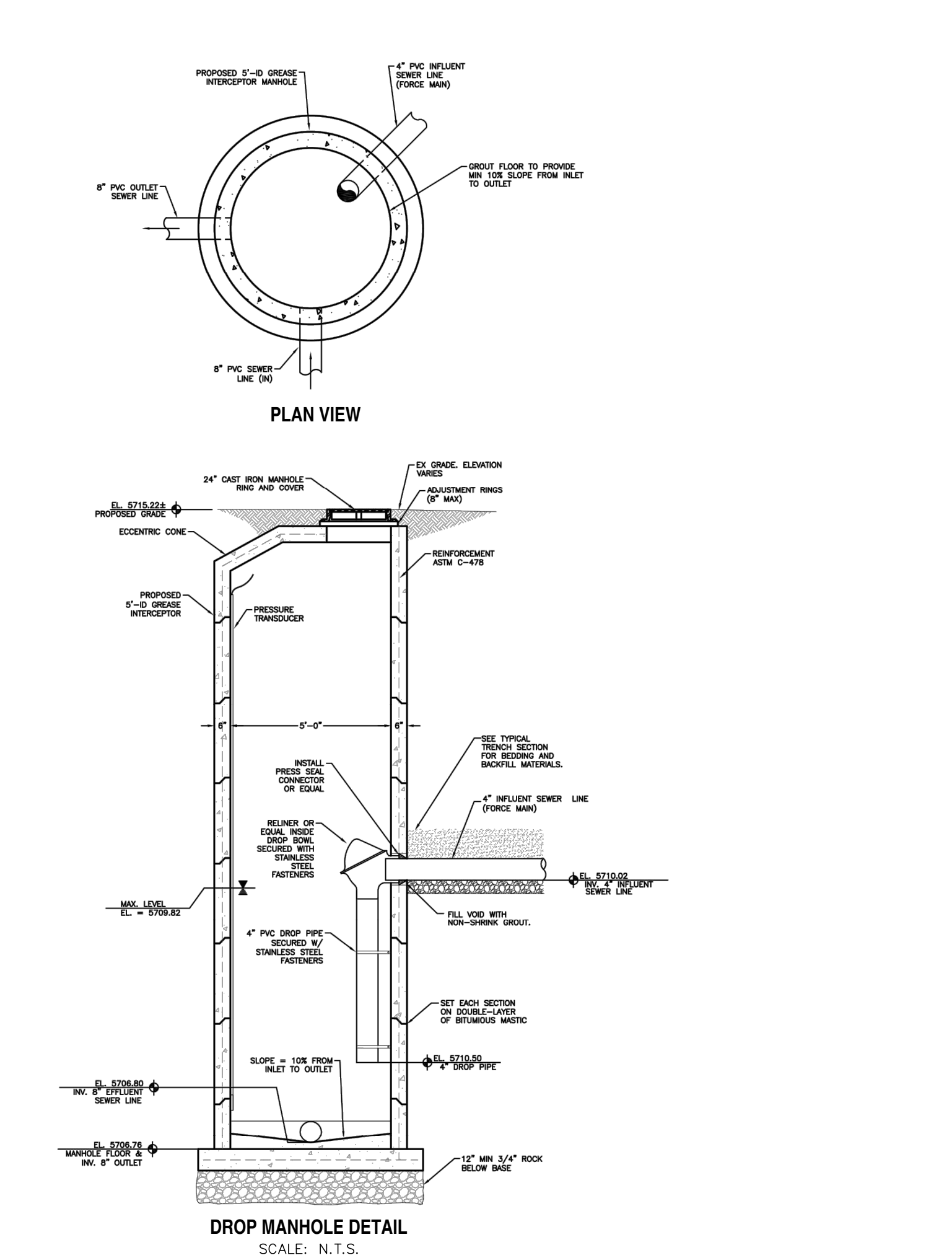
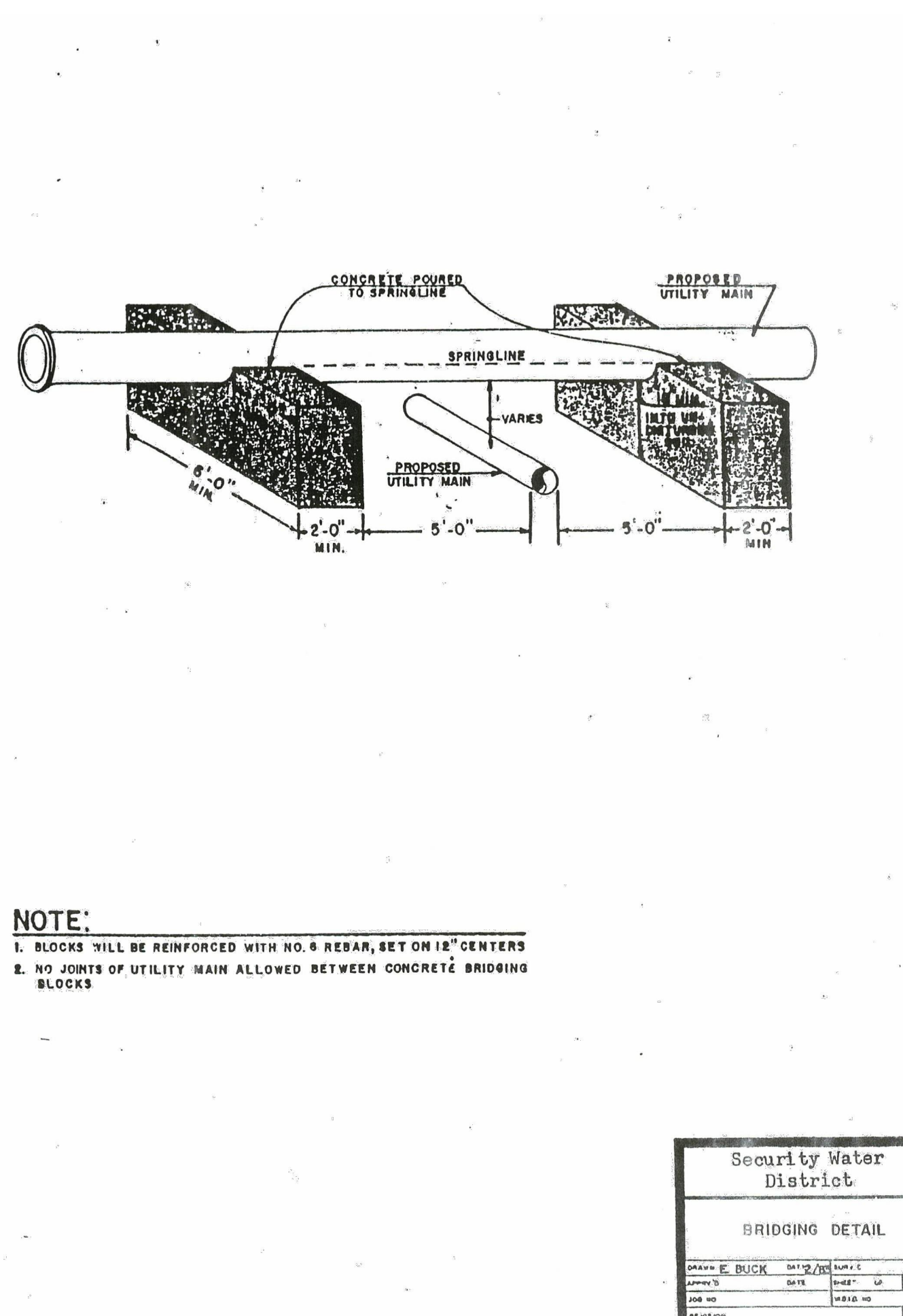
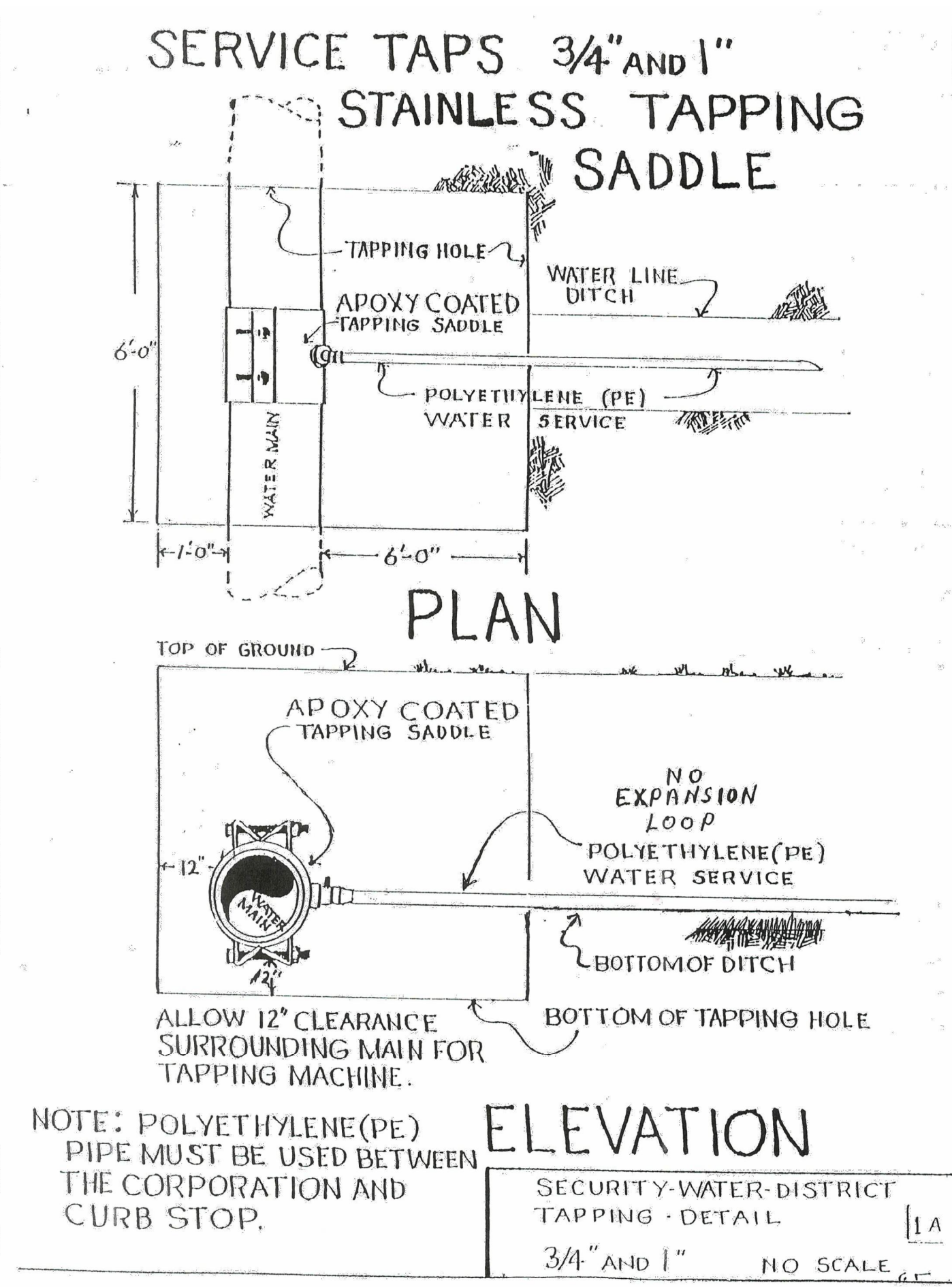
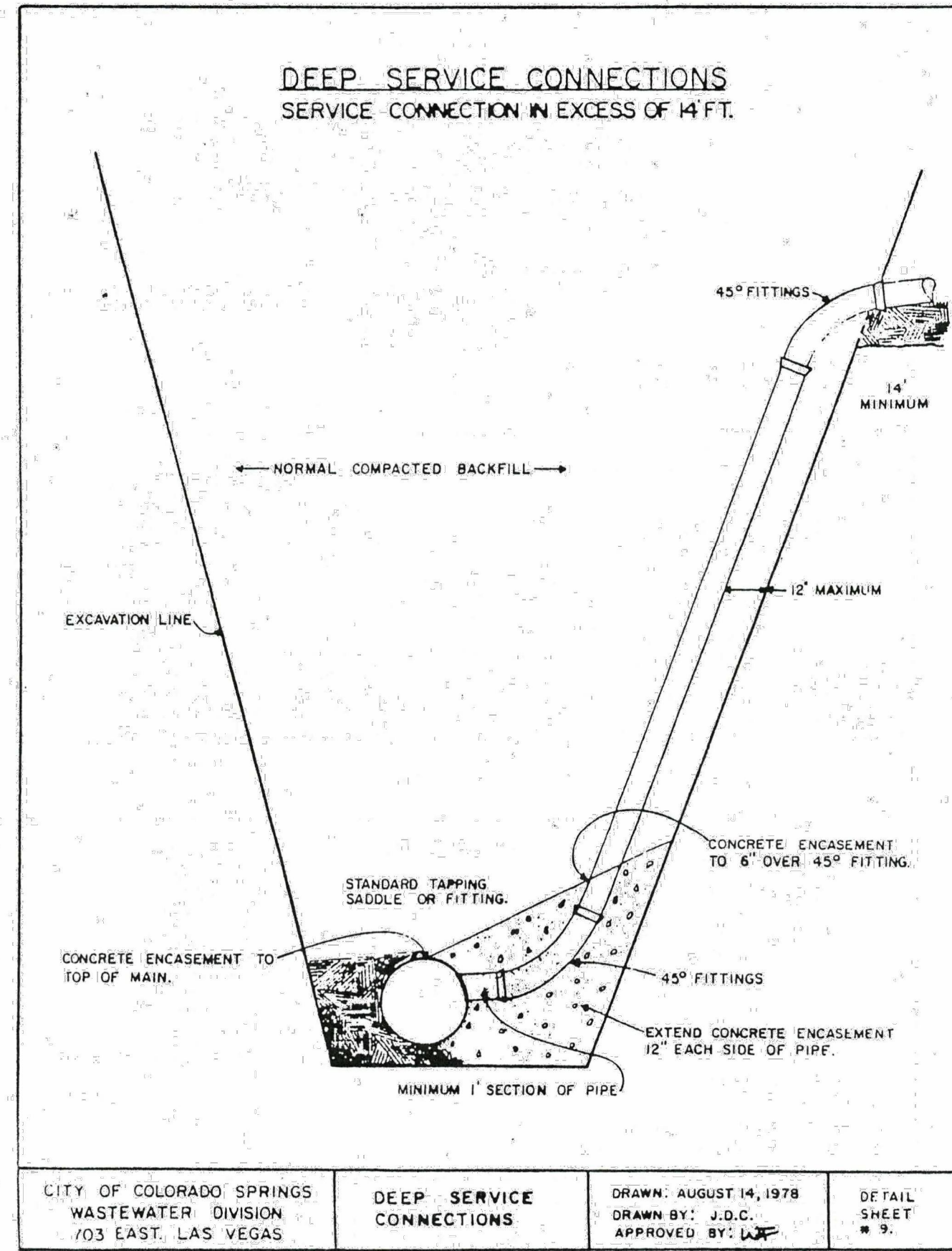
MAGON WAY
STA: 26+00 ~ 33+50



LOCATION MAP
SCALE: N.T.S.



REV.	DESCRIPTION	DATE	 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 CUL-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	 321 W. HENRIETTA AVE PO BOX 221 WOODLAND PARK, CO 80866 (719) 428-2124	DESIGNED BY: MGP	DRAWN BY: MGP
1	ADDRESS AGENCY COMMENTS	06/19/19							SCALE: 1" = 50'	DATE: 10/19/20
									JOB NUMBER	SHEET
									17-114	17 OF 18



RIVERBEND CROSSING	DESIGNED BY: MGP	DRAWN BY: MGP
	SCALE: VARIES	DATE: 10/19/20
UTILITY DETAIL SHEET	JOB NUMBER	SHEET
	17-114	18 OF 18