

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-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, 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 FLOODING 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 II RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAYMENT 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 STATE 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 COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL TECHNICIAN. 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 COMPLETED 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 VEGETATIVE 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 EGM 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 EXPOSURE 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 LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- 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 ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS OBTAINED IN WRITING BY THE EGM ADMINISTRATION. 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 ON-SITE 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, DCM VOLUME II AND THE EGM 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 **EMG 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 PERMIT 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
1000 - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT



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BENCHMARK:

NCS 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 (HAY088)

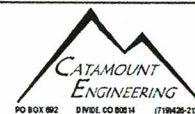
PREPARED FOR:

AVATAR EQUITIES, LLC

6800 JERICHO 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, 2840.42 FEET.

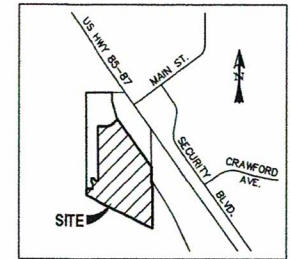


RIVERBEND CROSSING
FILING NO. 1
STREET, STORM, & STRIPING
CONSTRUCTION DRAWINGS

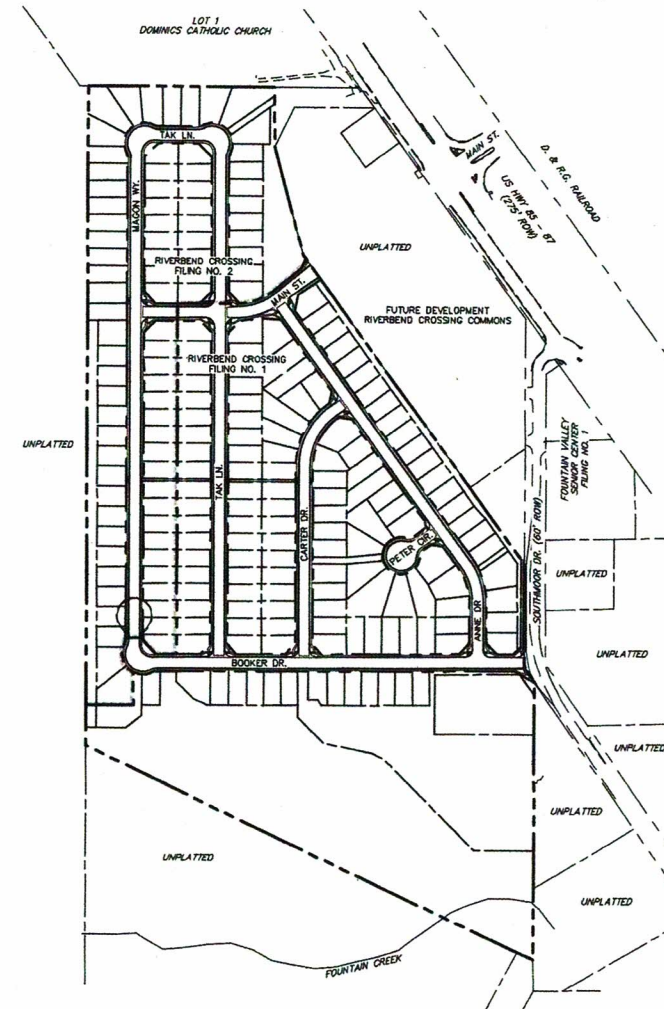
DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	N/A	DATE:	10/17/20
JOB NUMBER	17-114	SHEET	1 OF 21

RIVERBEND CROSSING FILING NO. 1 STREET IMPROVEMENT, STORM SEWER, AND SIGNAGE & STRIPING CONSTRUCTION DRAWINGS

EL PASO COUNTY, COLORADO

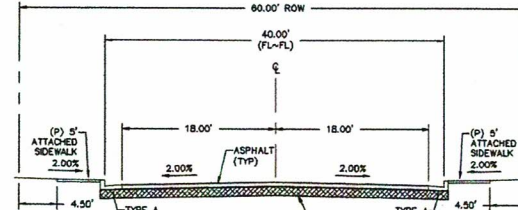


VICINITY MAP
SCALE: N.T.S.



LEGEND

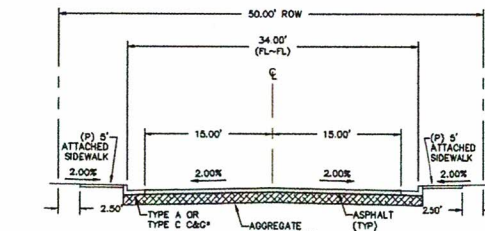
EXISTING	(E)	ALGEBRAIC DIFFERENCE	AD
PROPOSED	(P)	POINT OF VERTICAL INTERSECTION	PVI
C&G	C&G	STATION	STA
EASEMENT	ESMT	FLOWLINE	FL
PUBLIC	PUB	INTERSECTION-INTERSECTION	INT-INT
PUBLIC IMPROVEMENT	PI	BOUNDARY	
BEGIN TRANSITION	BT	RIGHT-OF-WAY	
EDGE OF ASPHALT	EOA	LOT LINE	
GRADE BREAK	GB	EASEMENT	
END TRANSITION	ET	(E) CONTOUR, INDEX	
CURB RETURN	CR	(E) CONTOUR	
POINT OF CURVATURE	PC	(E) STORM SEWER	
POINT OF TANGENCY	PT	(P) CONTOUR, INDEX	
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)

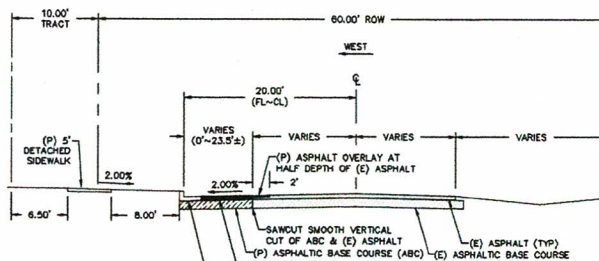
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TYPICAL SECTION - URBAN LOCAL

(*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 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 AM NOT PROVIDING ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART OR PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

DAVID L. MUJARES, COLORADO PE #40510

DATE: 10/19/20

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 JERICHO 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.

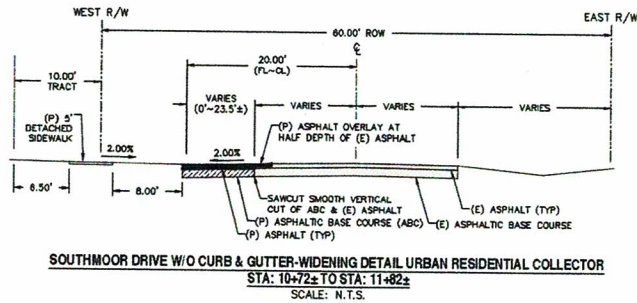
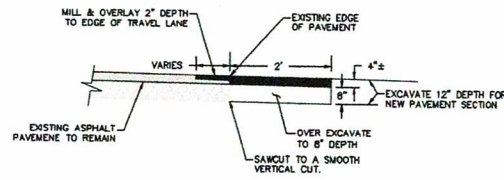
JENNIFER IRVINE, P.E.
COUNTY ENGINEER / EGM ADMINISTRATOR

DATE:

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CARTER DRIVE	6	OF	21
TAK LANE	7	OF	21
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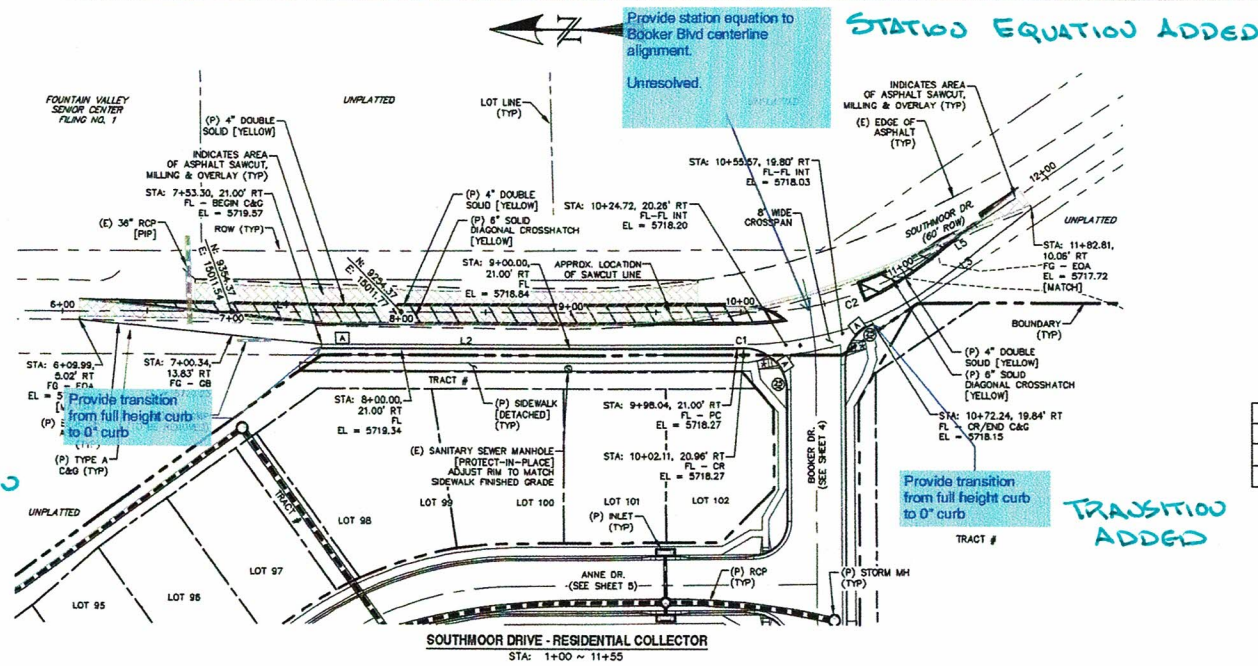
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SAW-CUT & PAVEMENT NOTES:

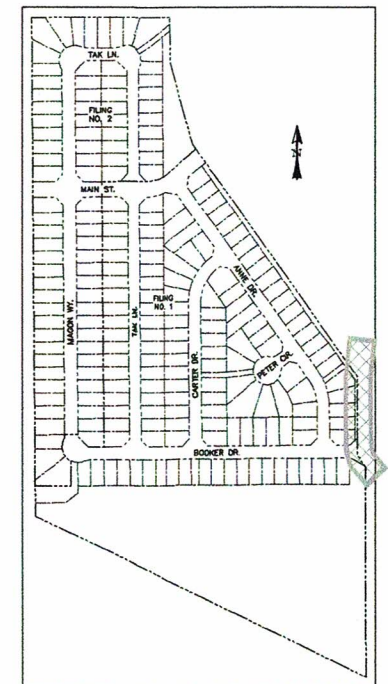
- EXISTING PAVEMENT MAY BE ROUGH CUT INITIALLY.
- A SQUARE VERTICAL CUT SHALL BE MADE IN THE EXISTING A.C. PAVEMENT AFTER PLACEMENT OF BACKFILL PRIOR TO PAVEMENT REPLACEMENT.
- THICKNESS OF NEW A.C. PAVEMENT AND BASE COURSE REPLACEMENT SHALL BE:
 - 4" A.C. WITH 12" BASE,
 - OR
 - 8" A.C. FULL DEPTH,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

TRANSITION
ADDED



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

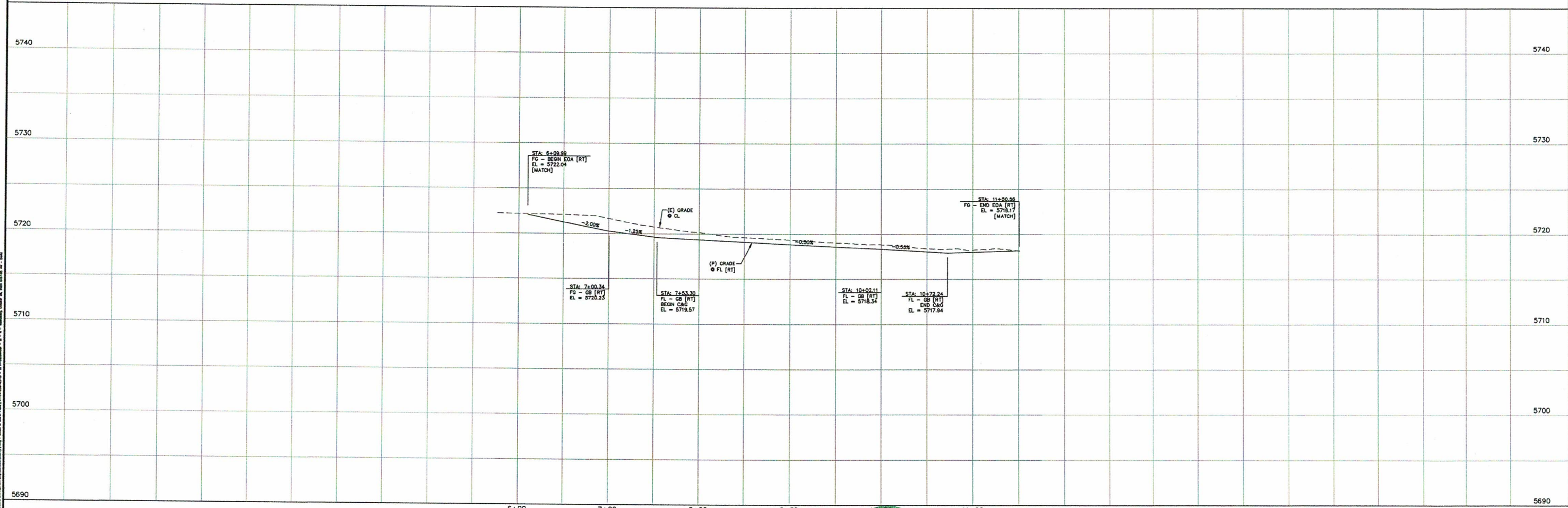


LOCATION MAP
SCALE: N.T.S.

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)

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



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

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STREET NAME ABBREVIATIONS:
MAIN STREET
BOOKER DRIVE
ANNE DRIVE
CARTER DRIVE
PIETER CIRCLE
TAK LANE
MADON WAY
OUL-DE-SAC - FL

= S11
= S12
= S13
= S14
= S15
= S16
= S17
= S25

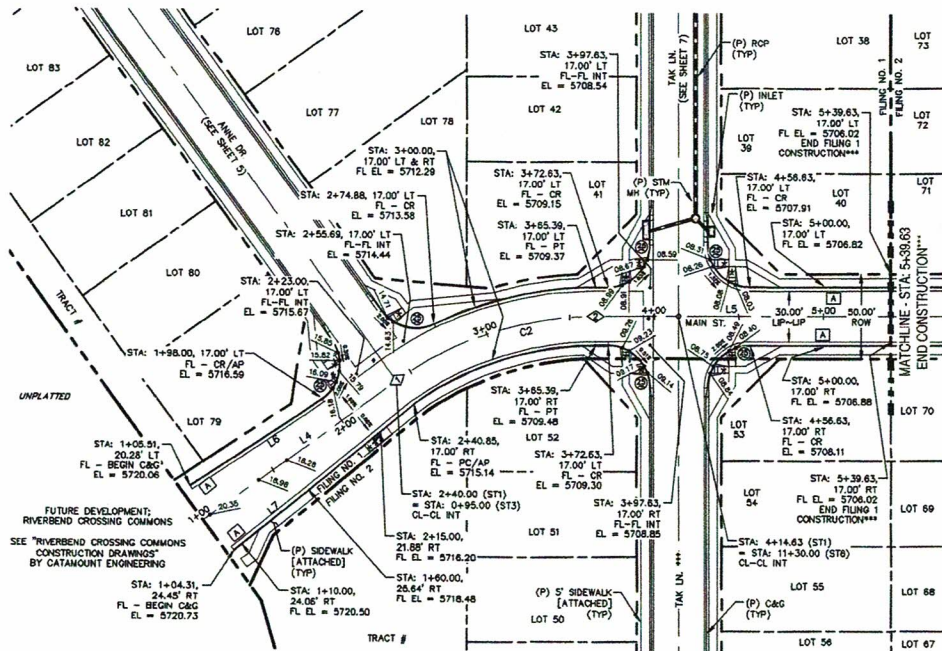
PREPARED FOR:
AVATAR EQUITIES, LLC
6800 ERICHO TURNPIKE
SUITE 120W #204
STONEY, NY 11791

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MIJARES, P.E. CHICAGO, IL #40510
10/19/20
DATE

CATAMOUNT ENGINEERING
221 W. HENRIETTA AVE.
PO BOX 221
WOODLAND PARK, CO 80866
(719) 424-0121

RIVERBEND CROSSING
FILING NO. 1
SOUTHMOOR DRIVE
STREET IMPROVEMENT PLAN

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

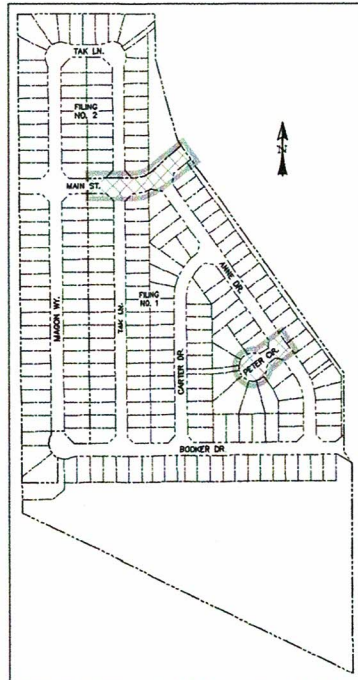
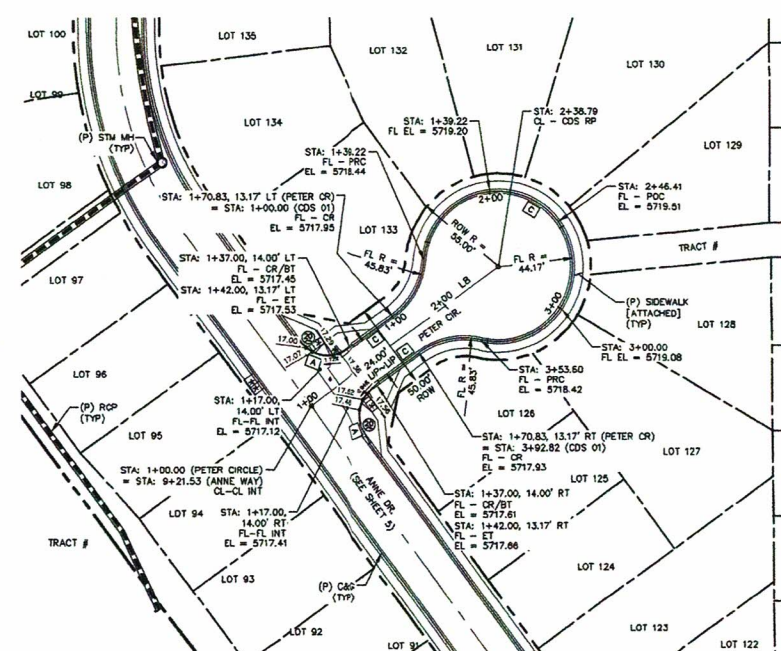


LINE TABLE - CL		
LINE	BEARING	DISTANCE
L4	S53° 55' 10" W	140.85
L5	S89° 35' 49" W	174.24
L6	S53° 55' 25" W	138.79

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+55.39	PT

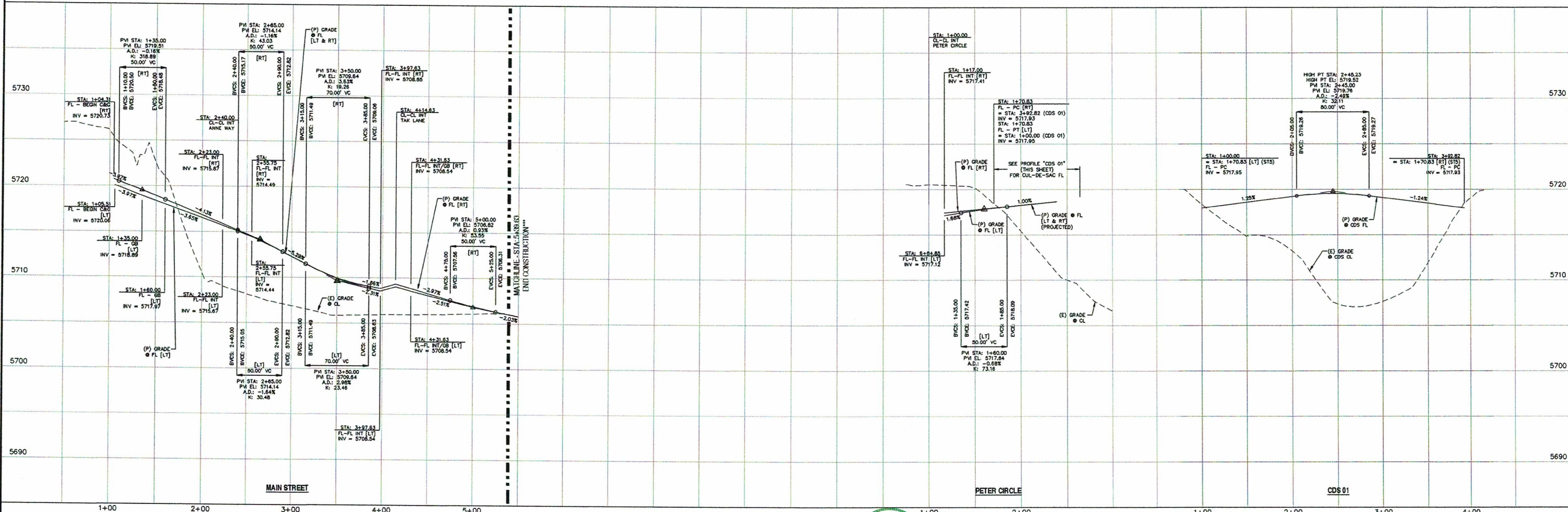
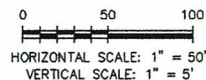


- * PED INTERSECTION RAMP
(REF: SD 2-41 & SD 2-42)
- ** PARALLEL PED RAMP
(REF: SD 2-50)
- ♦ STANDARD CROSSSPAN
(REF: SD 2-26)

*** FILING CONSTRUCTION NOTE:
SEE "RIVERBEND CROSSING FILING NO. 2 STREETS,
STORM SEWER, AND SIDEWALK AND STORMWATER"
CONSTRUCTION PLANS BY CATAMOUNT ENGINEERING.

UPDATED
Update reference
Sheets 20 & 21

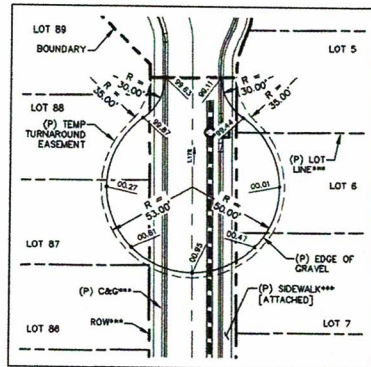
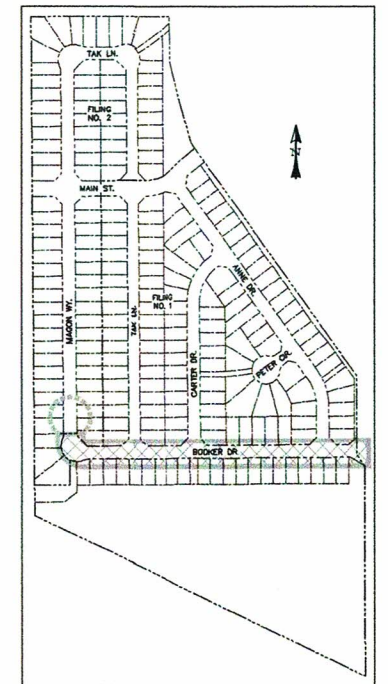
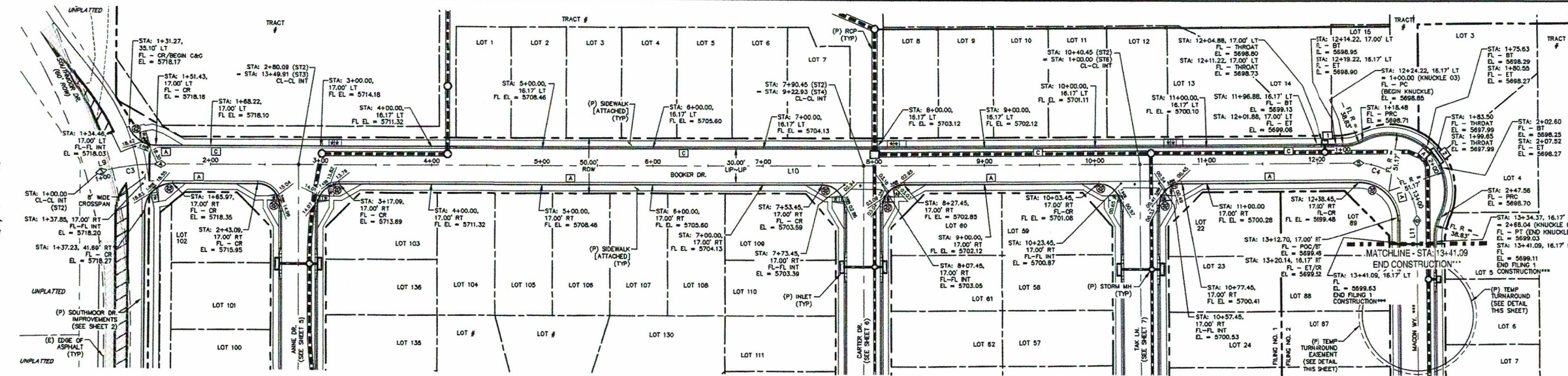
NOTE: SEE SHEETS 19 & 20 FOR PEDESTRIAN RAMP DETAILS



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

STREET NAME ABBREVIATIONS:	PREPARED FOR:	PREPARED UNDER DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.	DESIGNED BY:	MGP	DRAWN BY:	MGP
MAIN STREET BOOKER DRIVE ANNIE DRIVE CARTER DRIVE PETER CIRCLE TAK LANE MADON WAY CUL-DE-SAC - FL	AVATAR EQUITIES, LLC 6800 ECHO TURNPIKE SUITE 120W #204 STONEYTON, NY 11791	DAVID L. MUJARES, LICENSED PROFESSIONAL ENGINEER 40510 10/19/20 DATE	RIVERBEND CROSSING FILING NO. 1 MAIN STREET & PETER CIRCLE STREET IMPROVEMENT PLAN	SCALE: 1" = 50'	DATE: 10/17/20	SHEET
				JOB NUMBER	17-114	3 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
L9	S74° 21' 33"W	1.80
L10	S89° 35' 49"W	1083.37
L11	N0° 24' 11"W	20.98

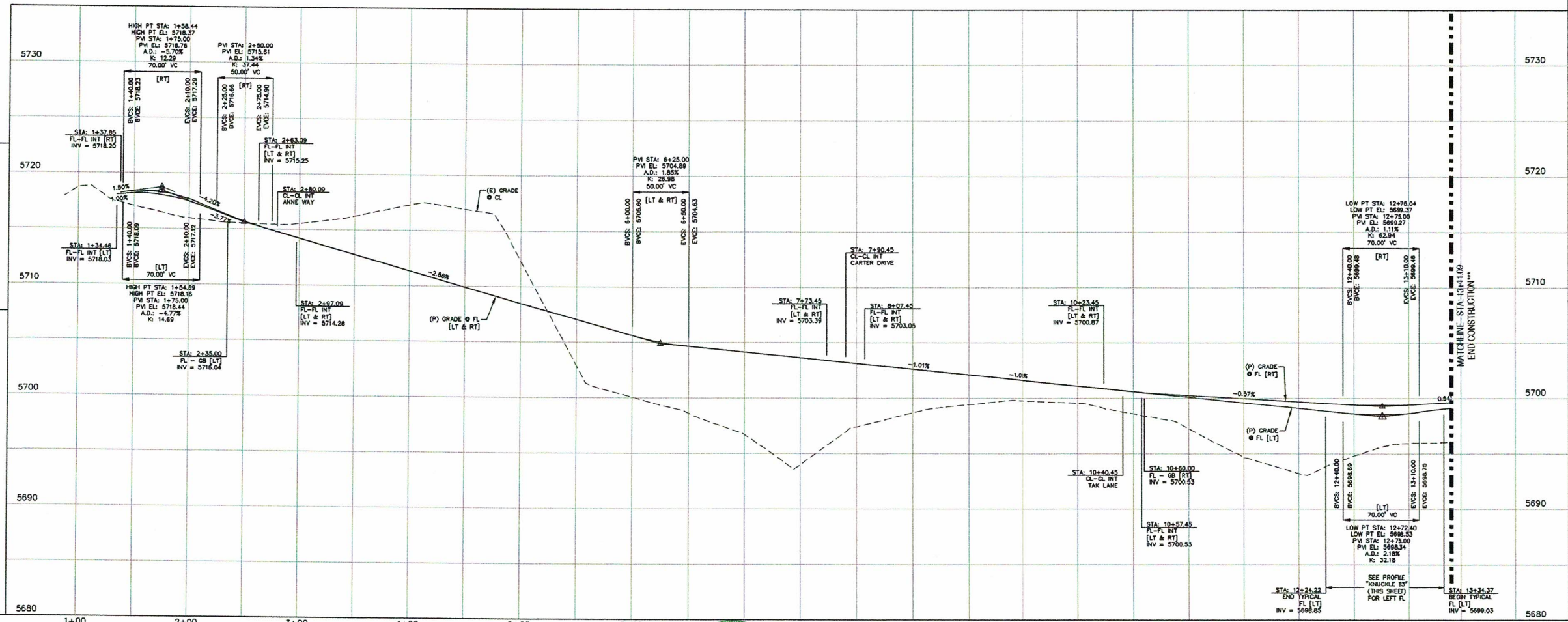
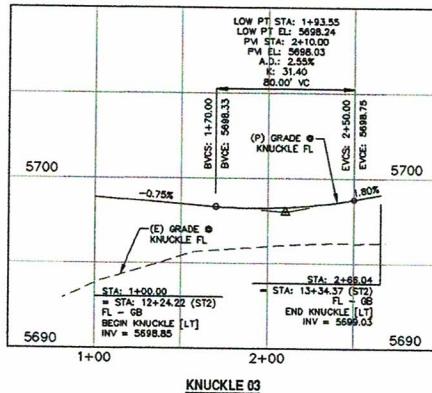
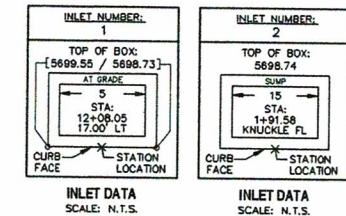
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	15°14'18"	200.00	53.19
C4	90°00'00"	52.00	81.68

POINT TABLE - CL		
NUMBER	STATION	TYPE
3	1+0.90	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.

UPDATED
NOTE: SEE SHEETS 19 & 20 FOR PEDESTRIAN RAMP DETAILS

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



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

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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
MADON WAY = ST7
CL-DE-SAC - FL = COS

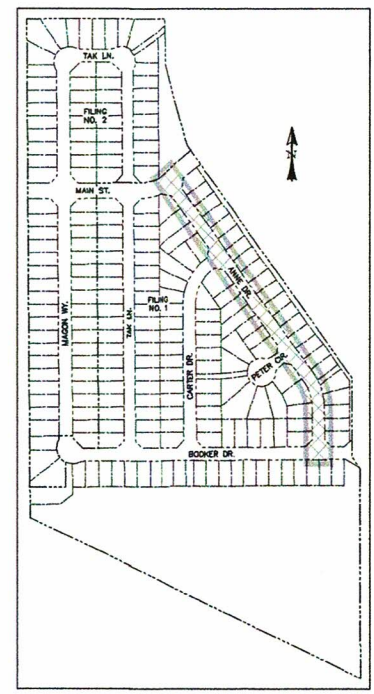
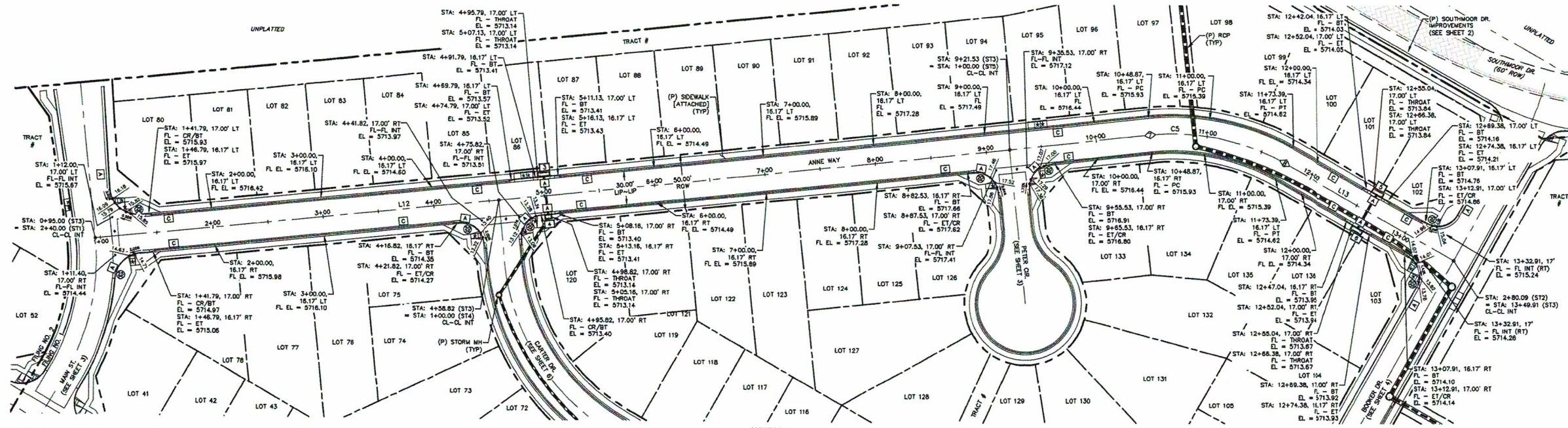
PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MUJARES, CIVIL ENGINEER
40510
10/19/20
DATE

CATAMOUNT
ENGINEERING
217 W. KENNETH AVE. WOODLAND PARK, CO 80866
PO BOX 221 (P) 970-254-024

RIVERBEND CROSSING
FILING NO. 1
BOOKER DRIVE
STREET IMPROVEMENT PLAN

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

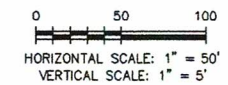


- * PED INTERSECTION RAMP
(REF: SD 2-41 & SD 2-42)
- ** PARALLEL PED RAMP
(REF: SD 2-50)
- ♦ STANDARD CROSSSPAN
(REF: SD 2-26)

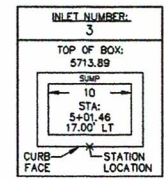
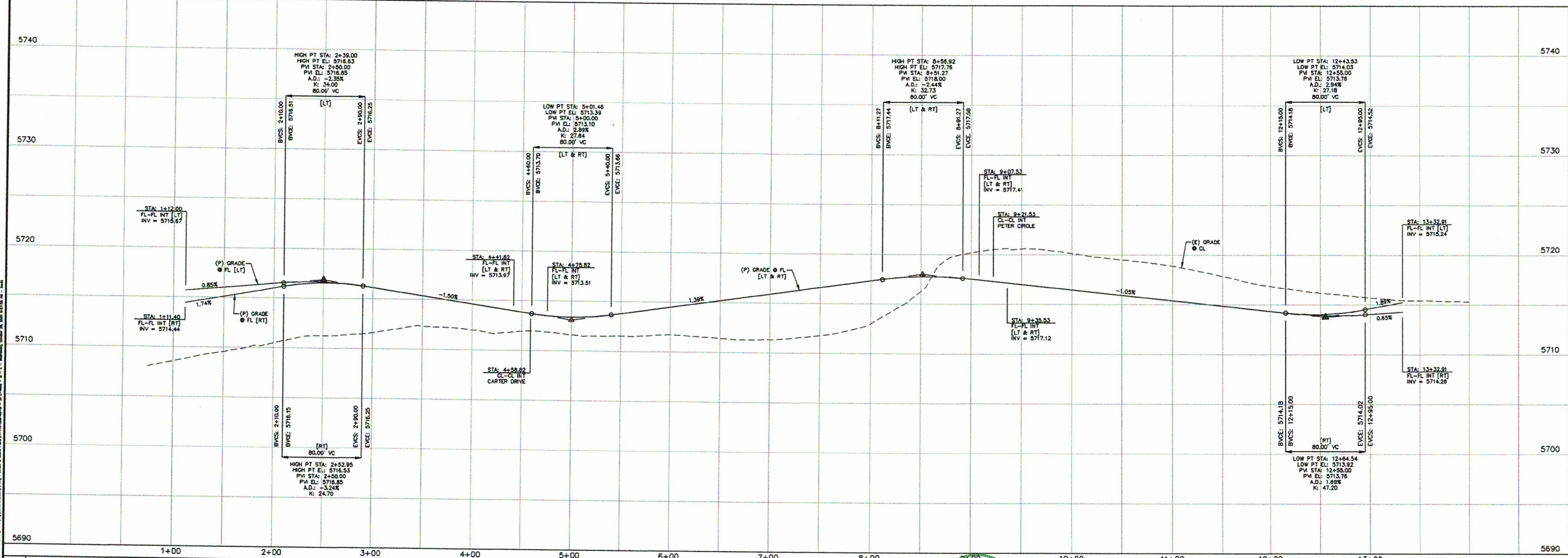
LINE TABLE		
LINE	BEARING	DISTANCE
L12	S38° 04' 35" E	953.87
L13	S0° 24' 11" E	176.52

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

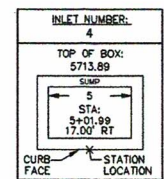
NOTE: SEE SHEETS 19 & 20 FOR PEDESTRIAN RAMP DETAILS



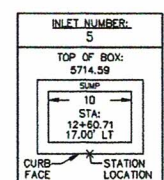
POINT TABLE - CL		
NUMBER	STATION	TYPE
7	10+48.87	PC
8	11+73.39	PT



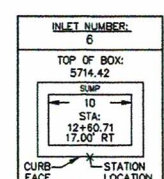
INLET DATA
SCALE: N.T.S.



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	06/17/20

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

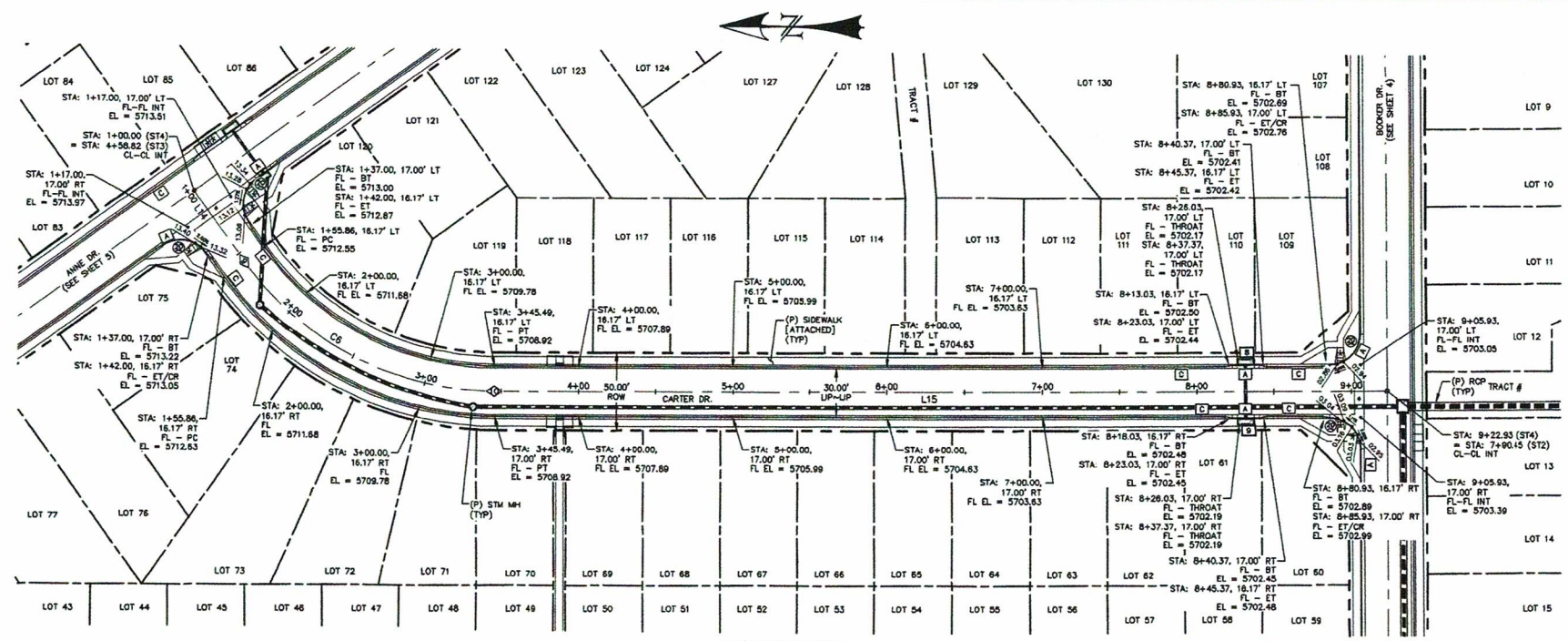
PREPARED FOR:
AVATAR EQUITIES, LLC
6800 ERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MUJARES, LICENSED PROFESSIONAL ENGINEER
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	17-114	SHEET	5 OF 21



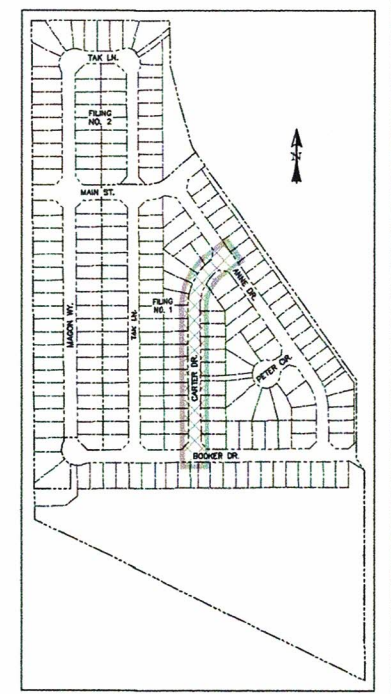
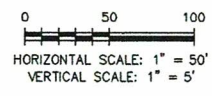
- * PED INTERSECTION RAMP
(REF: SD 2-41 & SD 2-42)
- ** PARALLEL PED RAMP
(REF: SD 2-50)
- ♦ STANDARD CROSSSPAN
(REF: SD 2-26)

LINE TABLE		
LINE	BEARING	DISTANCE
L14	S53° 55' 25.22" W	55.86
L15	S0° 24' 10.53" E	577.43

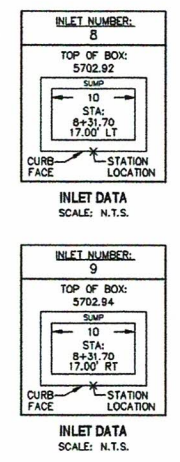
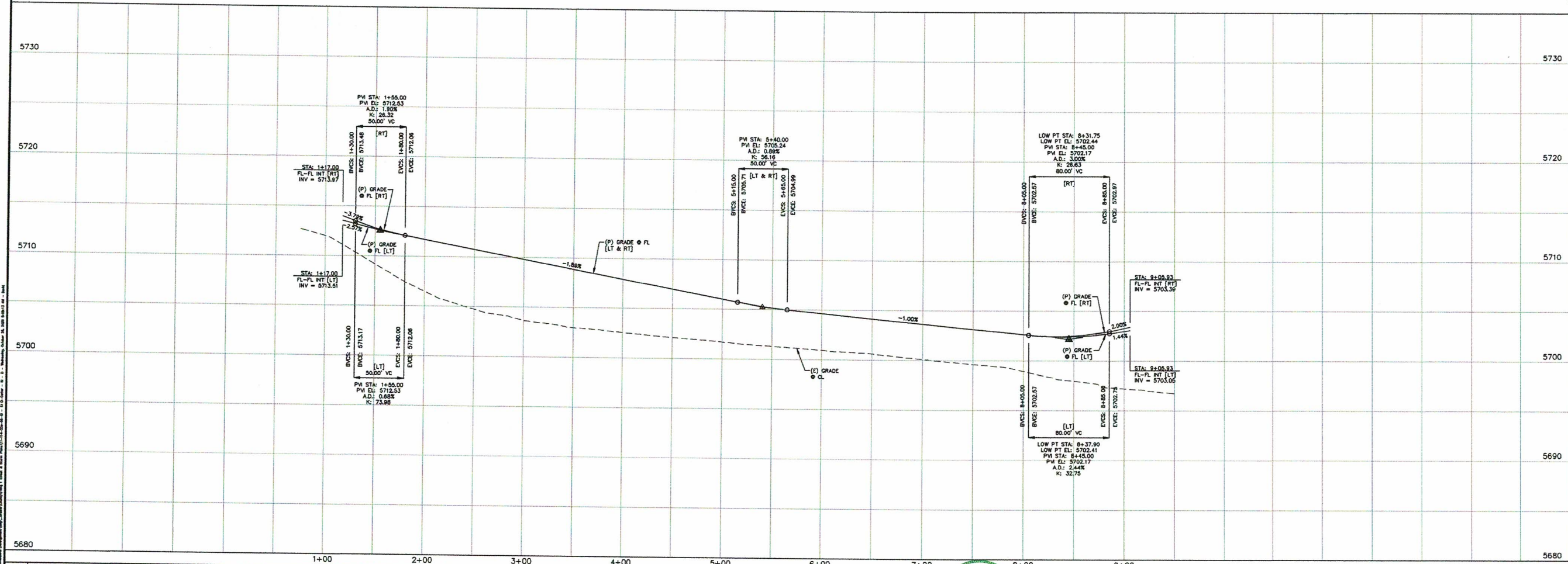
CARTER DRIVE - LOCAL
STA: 1+00 ~ 9+25

NOTE: SEE SHEETS 19 & 20 FOR PEDESTRIAN RAMP DETAILS

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C6	54°19'38"	200.00	189.64



POINT TABLE - CL		
NUMBER	STATION	TYPE
9	1+55.86	PC
10	3+45.49	PT



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

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STREET NAME ABBREVIATIONS:
= ST1
= ST2
= ST3
= ST4
= ST5
= ST6
= ST7
= COS

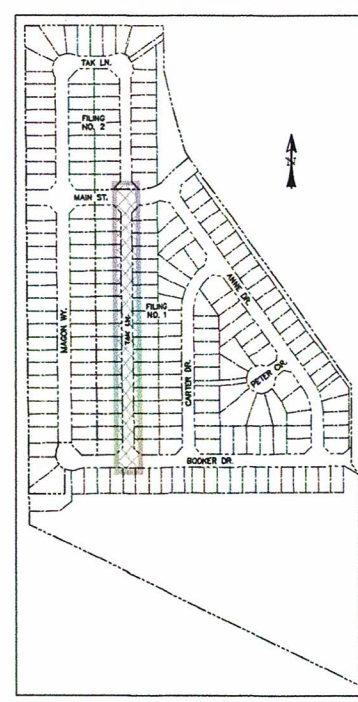
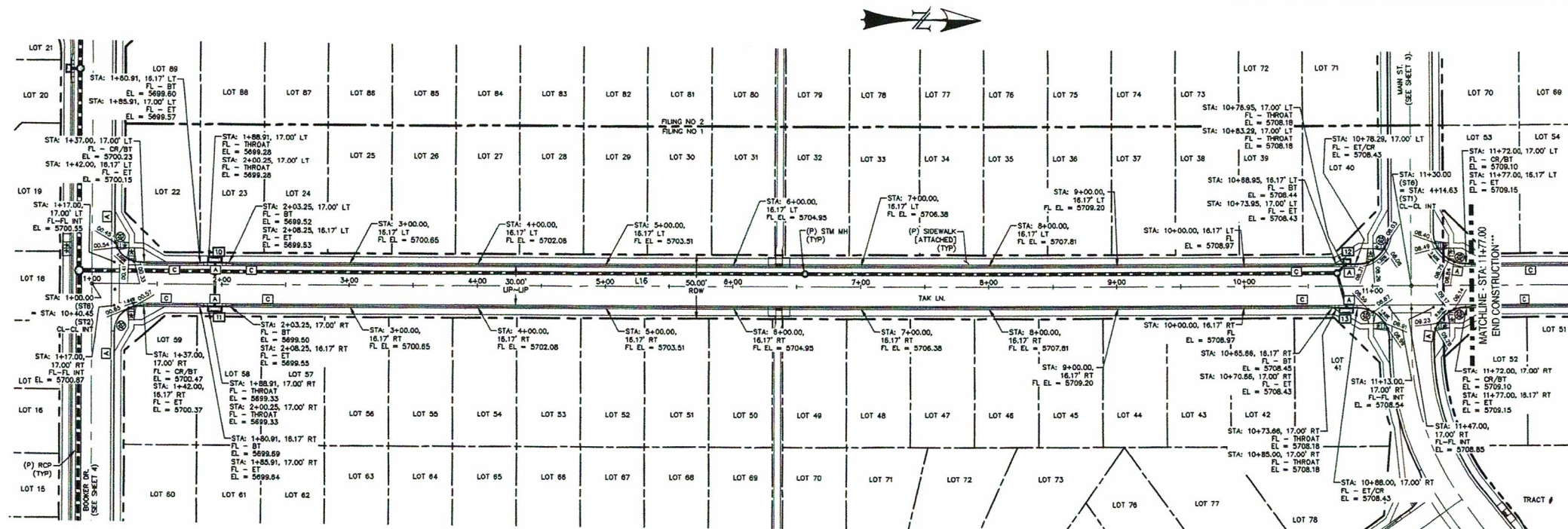
PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

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

CATAMOUNT ENGINEERING
211 W. HENRIETTA AVE. WOODLAND PARK, CO 80096
760-923-2211

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



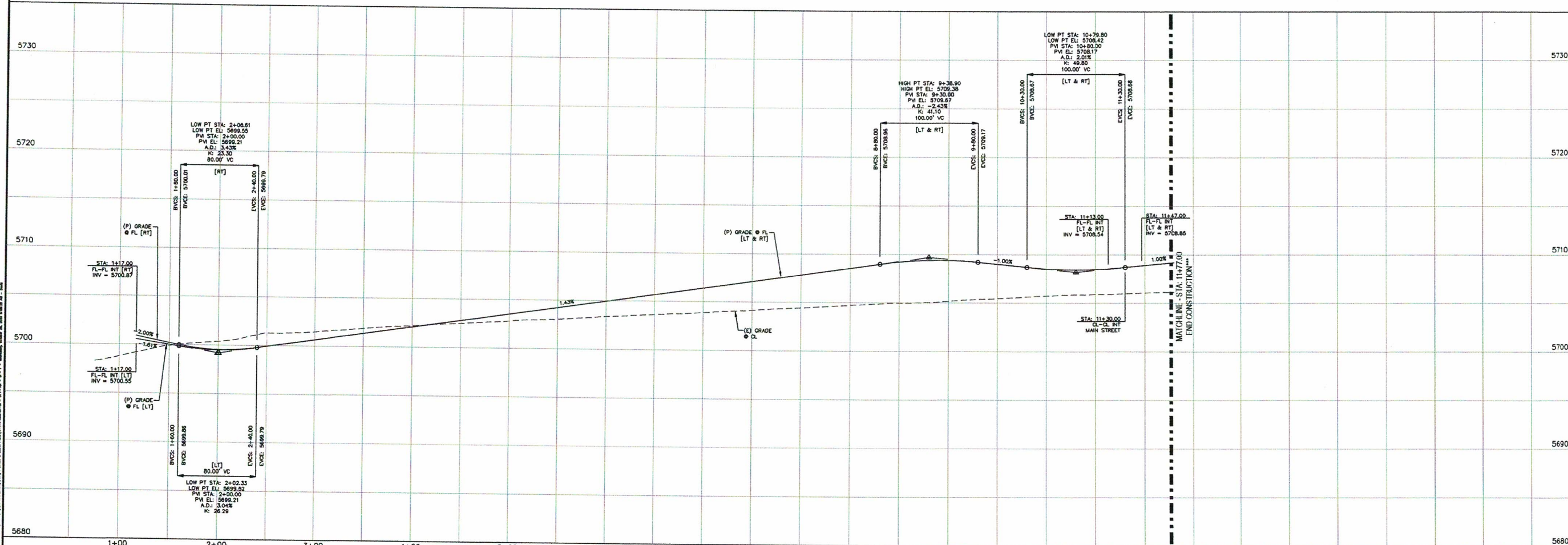
- * PED INTERSECTION RAMP
(REF: SD 2-41 & SD 2-42)
- ** PARALLEL PED RAMP
(REF: SD 2-50)
- + STANDARD CROSSSPAN
(REF: SD 2-26)

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

TAK LANE - LOCAL
STA: 1+00 ~ 11+77

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

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



INLET NUMBER: 10

TOP OF BOX: 5700.03

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

STA: 1+94.58

17.00' RT

CURB FACE STATION LOCATION

INLET DATA SCALE: N.T.S.

INLET NUMBER: 12

TOP OF BOX: 5708.93

STA: 10+80.12

17.00' RT

CURB FACE STATION LOCATION

INLET DATA SCALE: N.T.S.

INLET NUMBER: 13

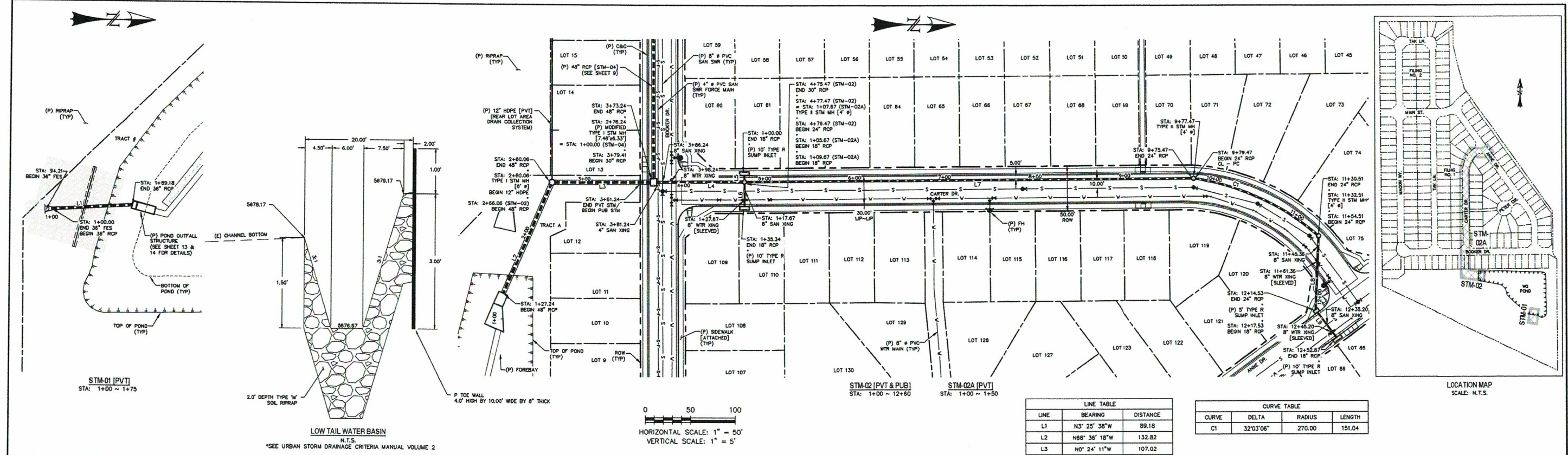
TOP OF BOX: 5708.93

STA: 10+79.33

17.00' LT

CURB FACE STATION LOCATION

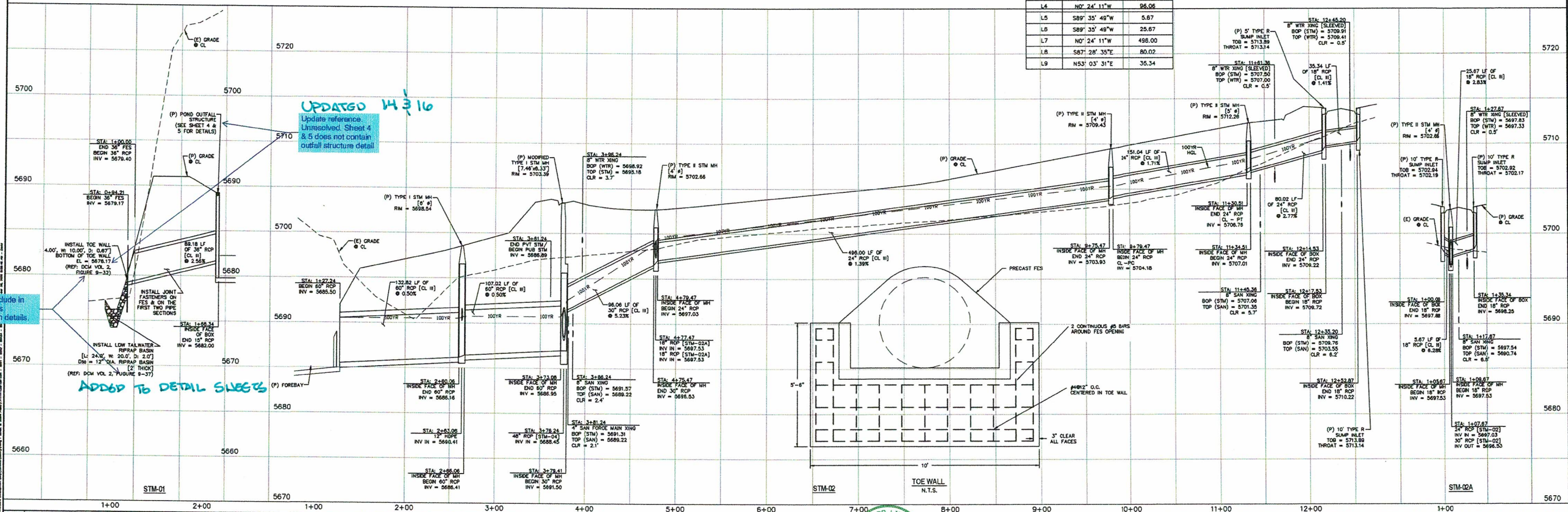
INLET DATA SCALE: N.T.S.



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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N3° 25' 38"W	89.18
L2	N68° 36' 18"W	132.82
L3	N0° 24' 11"W	107.02
L4	N0° 24' 11"W	95.05
L5	S89° 35' 49"W	5.67
L6	S89° 35' 49"W	25.67
L7	N0° 24' 11"W	498.00
L8	S87° 28' 35"E	80.02
L9	N53° 03' 31"E	35.34

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	32°03'06"	270.00	151.04

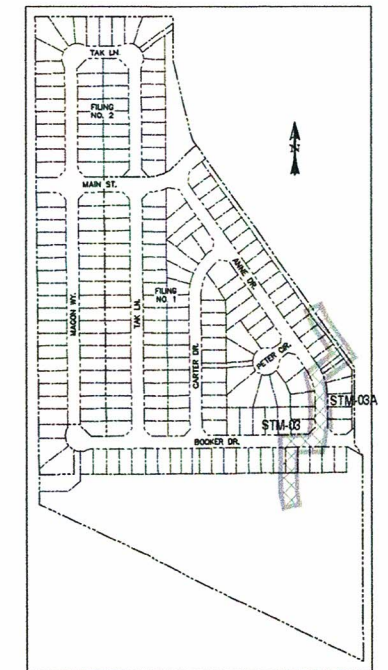
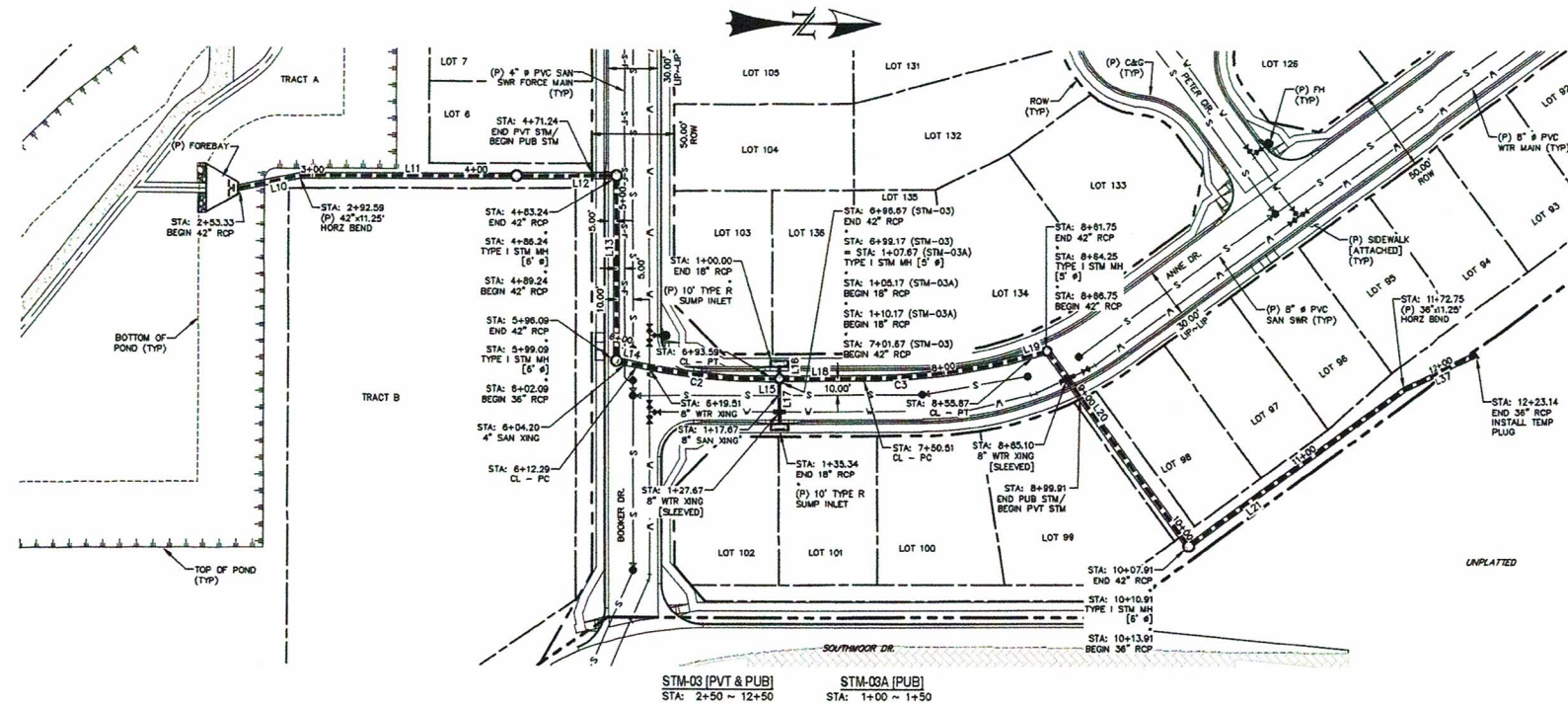
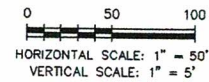


UPDATED 14/3/16
Update reference
Unresolved Sheet 4
& 5 does not contain
outfall structure detail

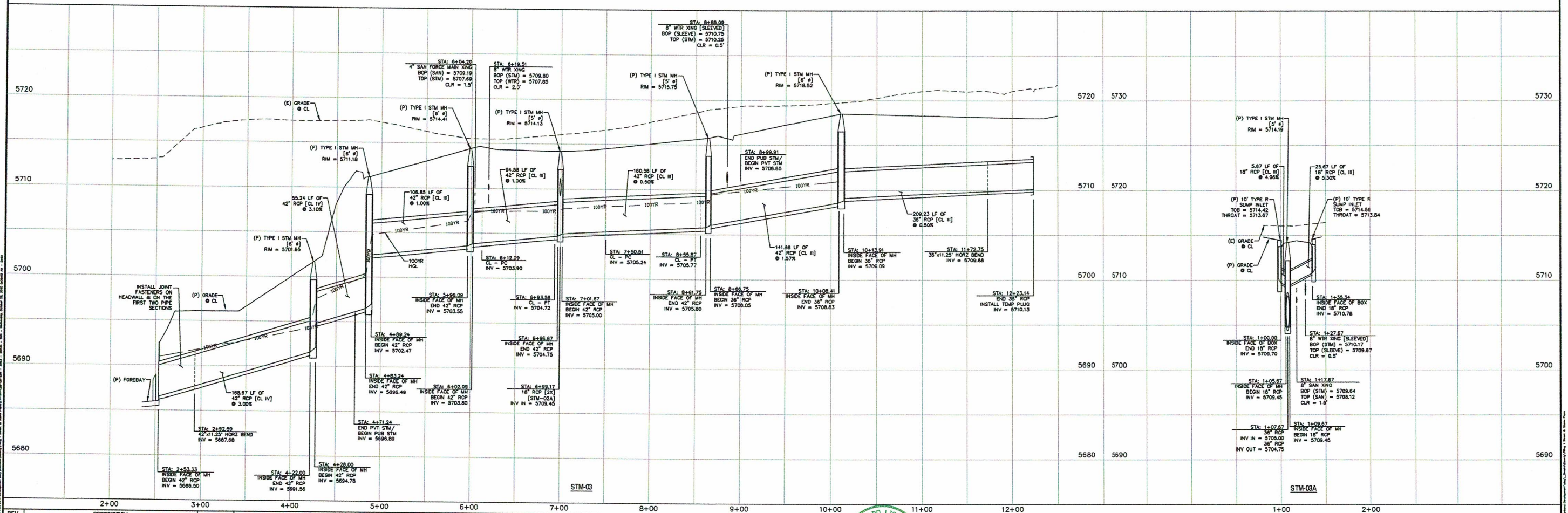
Revise include in
the plans as
construction details.

ADD TO DETAIL SHEETS

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



LOCATION MAP
SCALE: N.T.S.

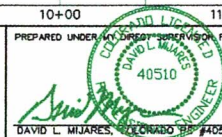


REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	08/17/20



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www.call811.com

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

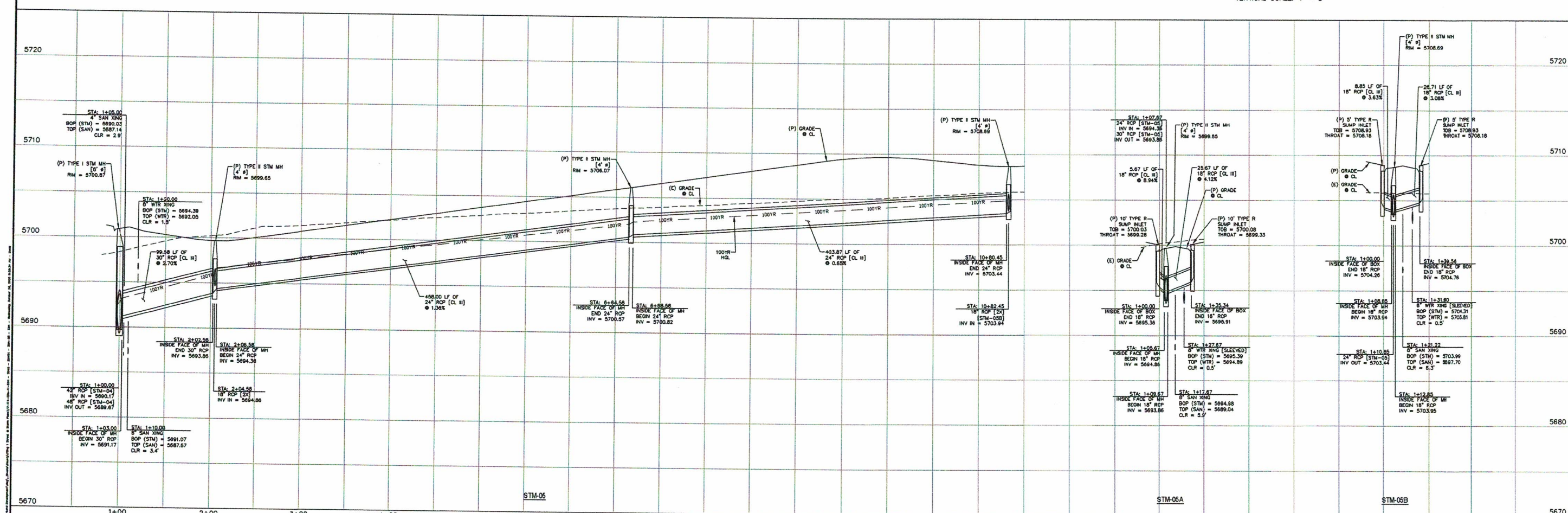
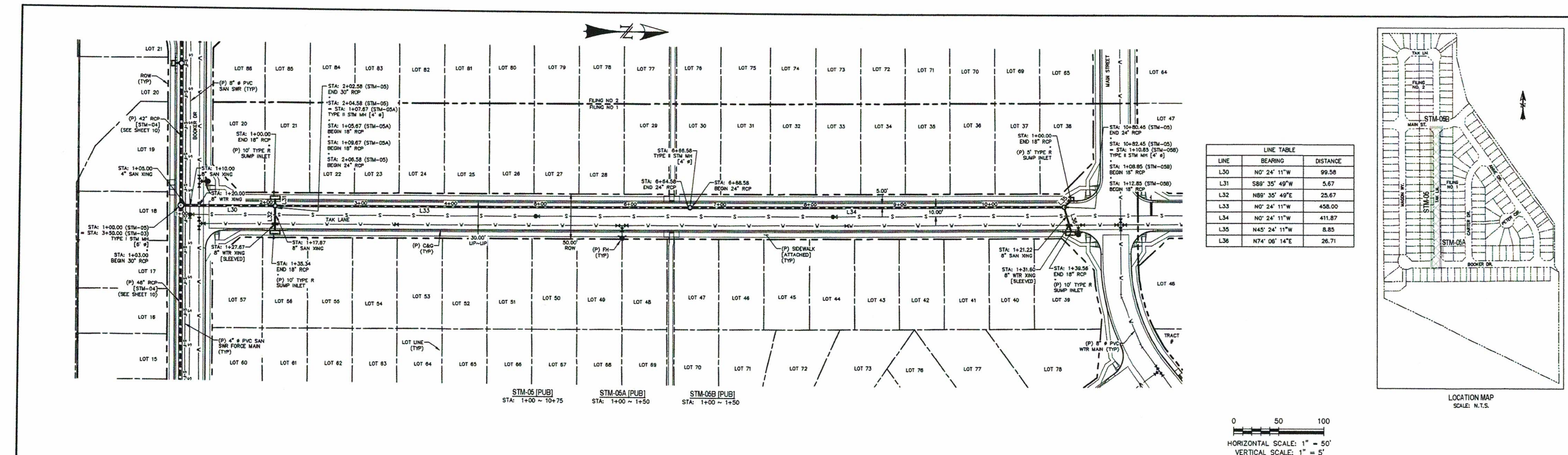


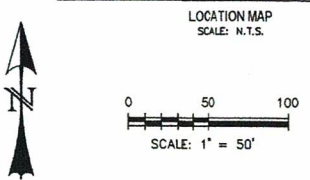
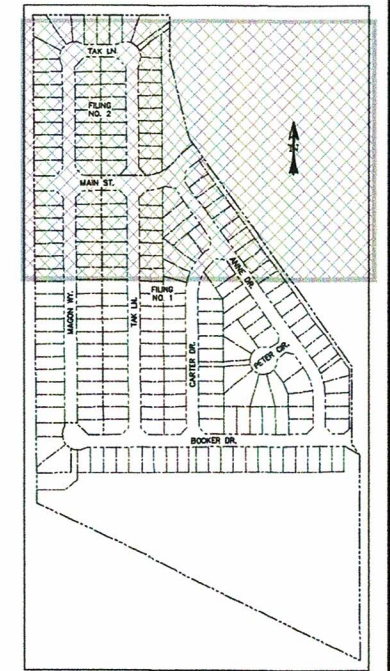
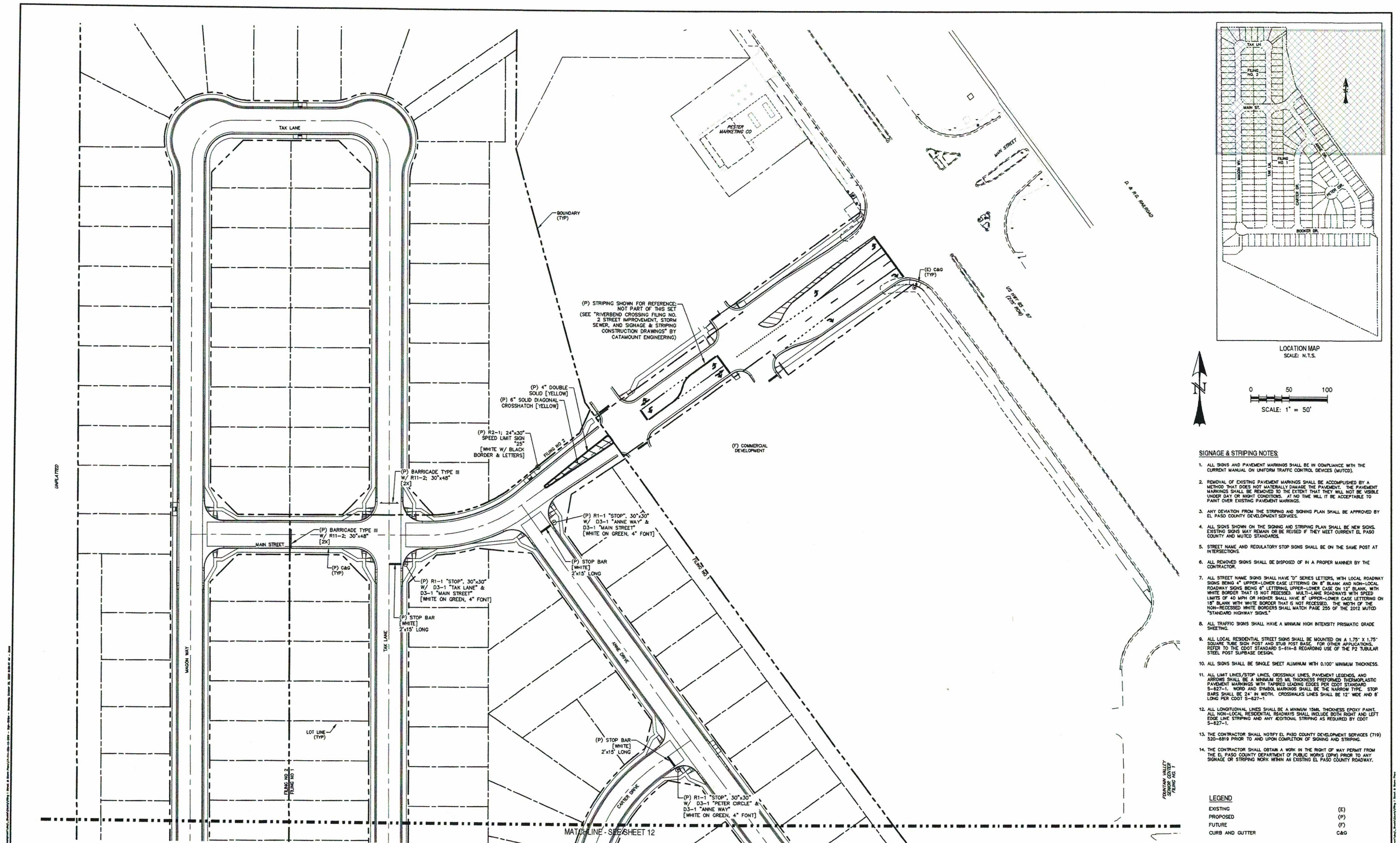
10/19/20
DATE



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

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	10/17/20
JOB NUMBER		SHEET	
17-114		9 OF 21	





SIGNAGE & STRIPING NOTES

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REVISED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "O" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS."
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-611-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SURPRISE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 1/8" THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15ML THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

LEGEND

EXISTING	(E)
PROPOSED	(P)
FUTURE	(F)
CURB AND GUTTER	C&G

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
STROSSSET, NY 11791

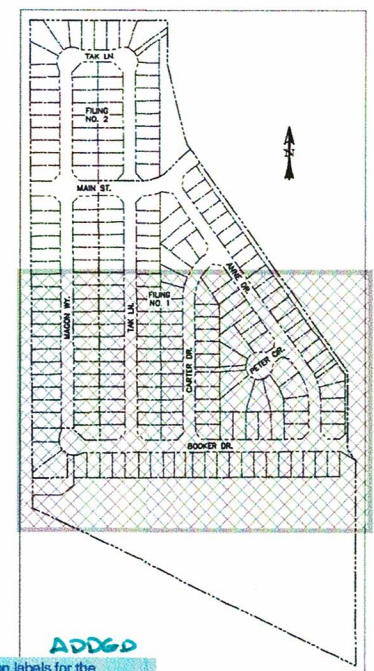
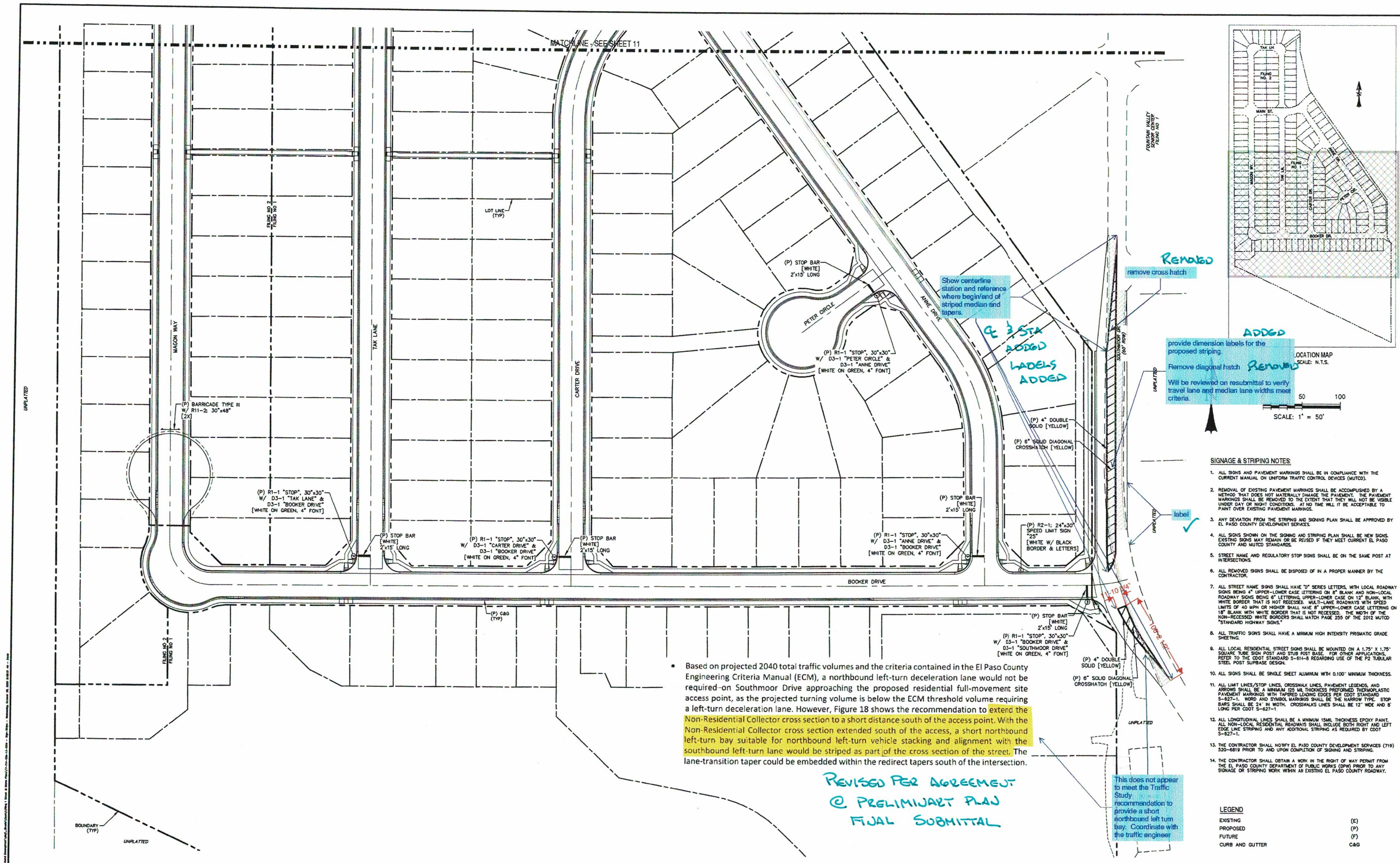
PREPARED UNDER A PROFESSIONAL ENGINEERING CONTRACT FOR AND BEHALF OF CATAMOUNT ENGINEERING.

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


CATAMOUNT
ENGINEERING
217W. HERBERTA AVE. WOODLAND PARK, CO 80858
PO BOX 321

RIVERBEND CROSSING
FILING NO. 1
SIGNAGE & STRIPING PLAN

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	10/17/20
JOB NUMBER	17-114	SHEET	12 OF 21



SCALE: 1" = 50'

50 100

- SIGNAGE & STRIPING NOTES**
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
 3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES.
 4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REVISED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
 5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
 6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
 7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING UPPER-LOWER CASE ON 12" BLANK, WITH WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 6" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
 8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
 9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND RUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SUBBASE DESIGN.
 10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
 11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-827-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-827-1.
 12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 150ML THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-827-1.
 13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
 14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

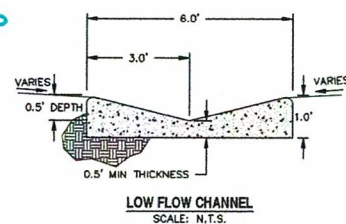
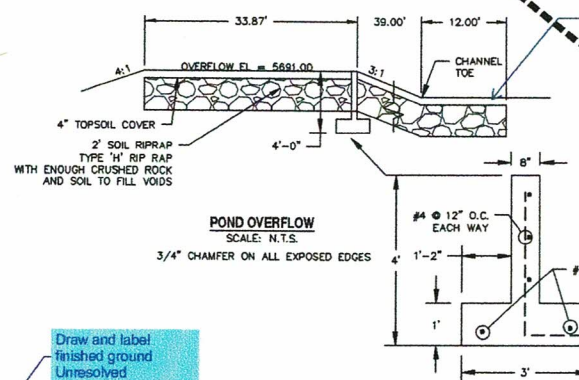
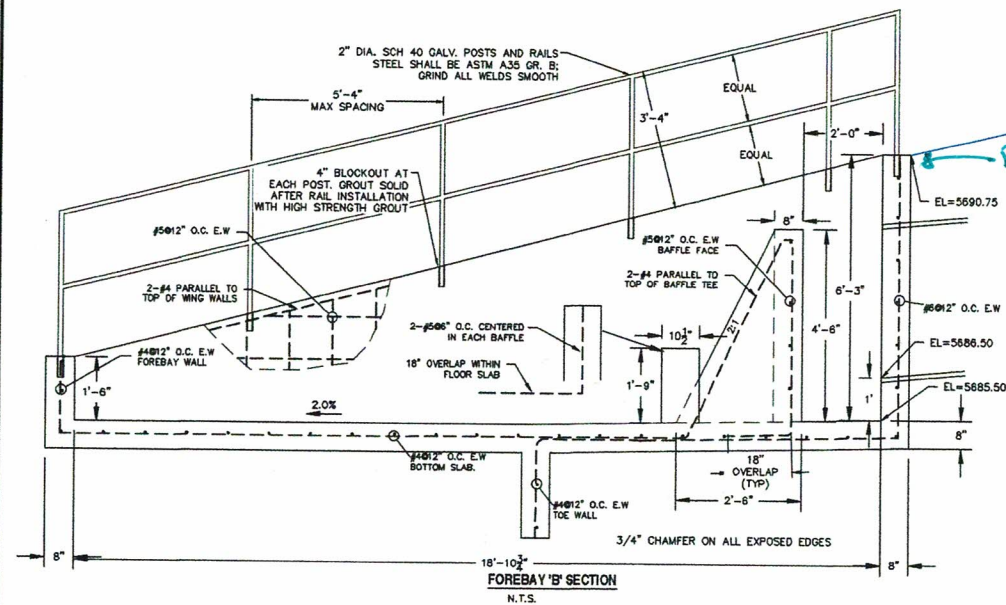
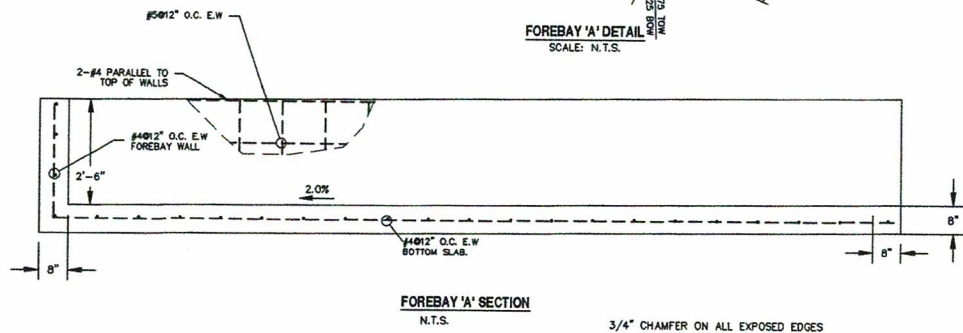
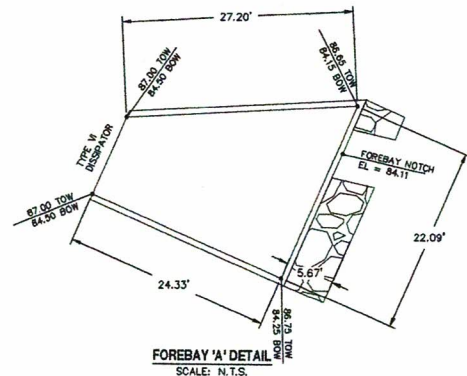
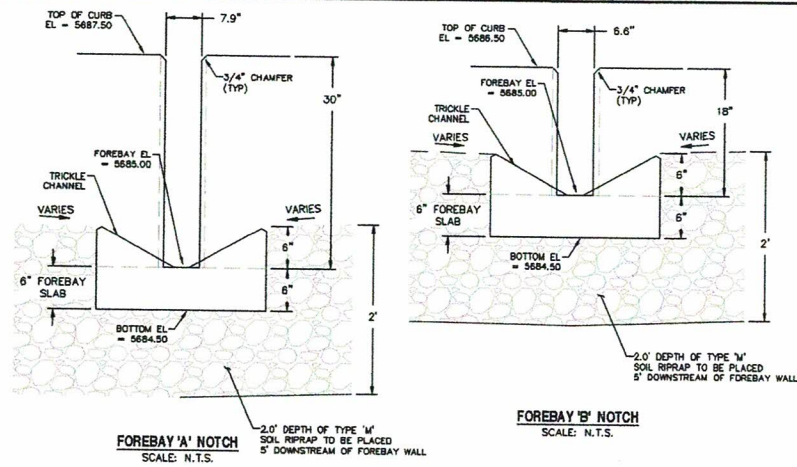
LEGEND

EXISTING	(E)
PROPOSED	(P)
FUTURE	(F)
CURB AND GUTTER	C&G

Based on projected 2040 total traffic volumes and the criteria contained in the El Paso County Engineering Criteria Manual (ECM), a northbound left-turn deceleration lane would not be required on Southmoor Drive approaching the proposed residential full-movement site access point, as the projected turning volume is below the ECM threshold volume requiring a left-turn deceleration lane. However, Figure 18 shows the recommendation to extend the Non-Residential Collector cross section to a short distance south of the access point. With the Non-Residential Collector cross section extended south of the access, a short northbound left-turn bay suitable for northbound left-turn vehicle stacking and alignment with the southbound left-turn lane would be striped as part of the cross section of the street. The lane-transition taper could be embedded within the redirect tapers south of the intersection.

REVISED PER AGREEMENT
@ PRELIMINARY PLAN
FINAL SUBMITTAL

This does not appear to meet the Traffic Study recommendation to provide a short northbound left turn bay. Coordinate with the traffic engineer

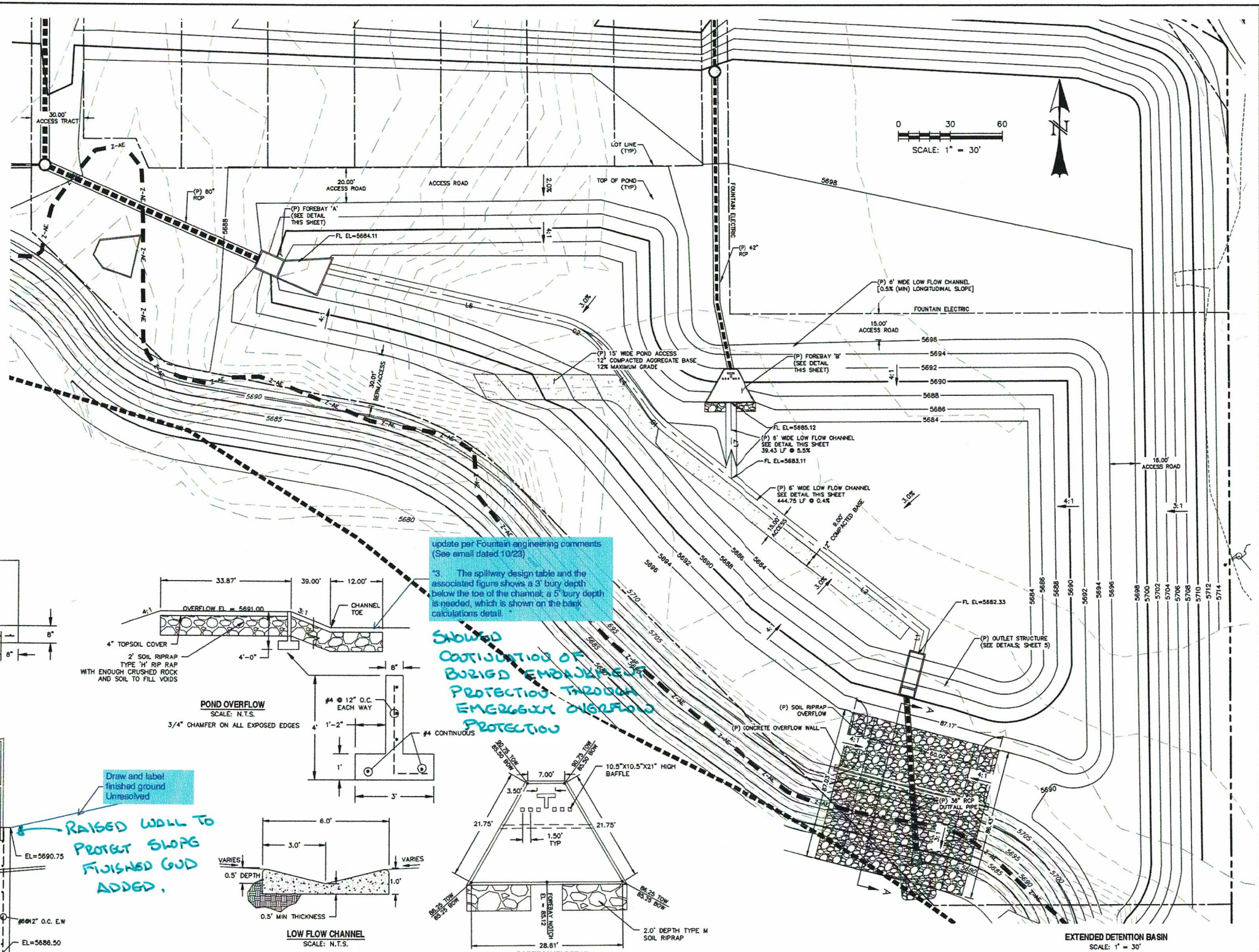


update per Fountain engineering comments (See email dated 10/23)

"3. The spillway design table and the associated figure shows a 3' bury depth below the toe of the channel, a 5' bury depth is needed, which is shown on the bank calculations detail."

SHOWN
CONTINUATION OF
BURIED EMBANKMENT
PROTECTION THROUGH
EMERGENCY OVERFLOW
PROTECTION

RAISED WALL TO
PROTECT SLOPE
FINISHED GUD
ADDED.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N14° 30' 05.17"E	13.21
L2	N51° 46' 58.47"W	188.49
L4	N35° 20' 23.20"W	39.21
L6	N77° 26' 49.20"W	152.73
L7	S0° 11' 17.58"E	39.43

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	16°26'35"	50.00	14.35
C2	42°06'26"	50.00	36.75

WARNING
THIS AREA IS A STORMWATER FACILITY
AND IS SUBJECT TO PERIODIC FLOODING

NOTES:
- SIGN SHALL BE A MINIMUM OF 3' SF.
- SIGN SHALL BE FABRICATED OF DURABLE MATERIALS SUCH AS METAL OR PLASTIC.
- SIGN SHALL HAVE RED LETTERING ON A WHITE BACKGROUND.

WARNING SIGN DETAIL
SCALE: N.T.S.

LEGEND

EXISTING (E)
PROPOSED (P)
CURB AND GUTTER C&G
BOUNDARY
RIGHT-OF-WAY
LOT LINE
(E) CONTOUR, INDEX
(E) CONTOUR
(P) CONTOUR, INDEX
(P) CONTOUR
(E) STORM SEWER
(P) STORM SEWER

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 A DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MUIJARES, LICENSED PROFESSIONAL ENGINEER
40510
10/19/20
DATE

CATAMOUNT ENGINEERING
251 W. NEWBERRY AVE.
PO BOX 221
WOODBURY PARK, NJ 08962-0221

RIVERBEND CROSSING
FILING NO. 1
EXTENDED DETENTION BASIN

DESIGNED BY: DLM
SCALE: 1" = 30'
JOB NUMBER: 17-114
DRAWN BY: MGP
DATE: 10/17/20
SHEET: 14 OF 21

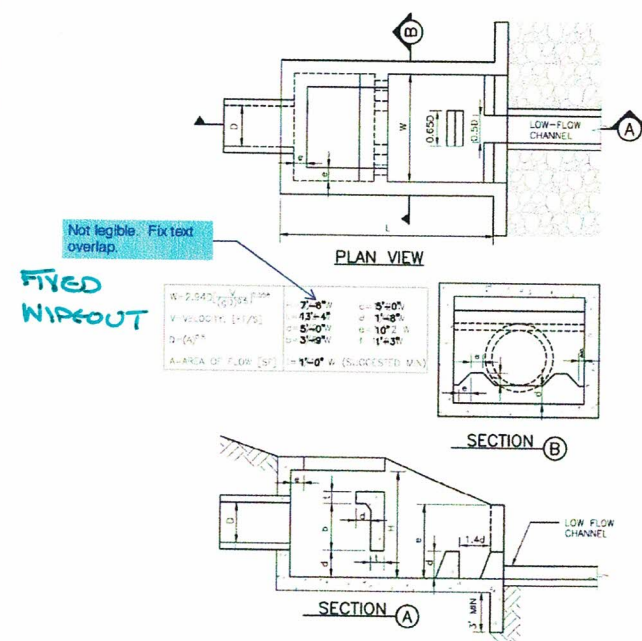
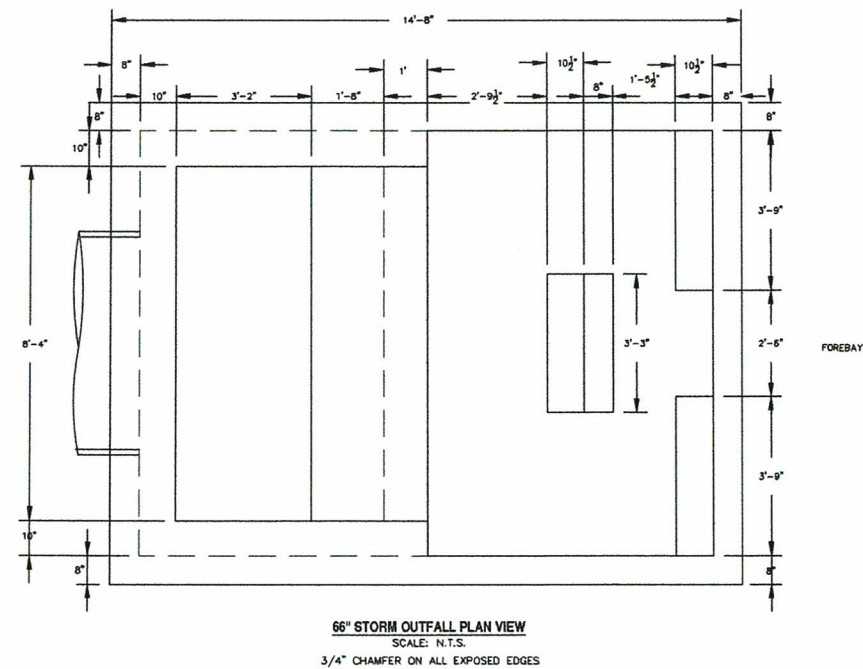
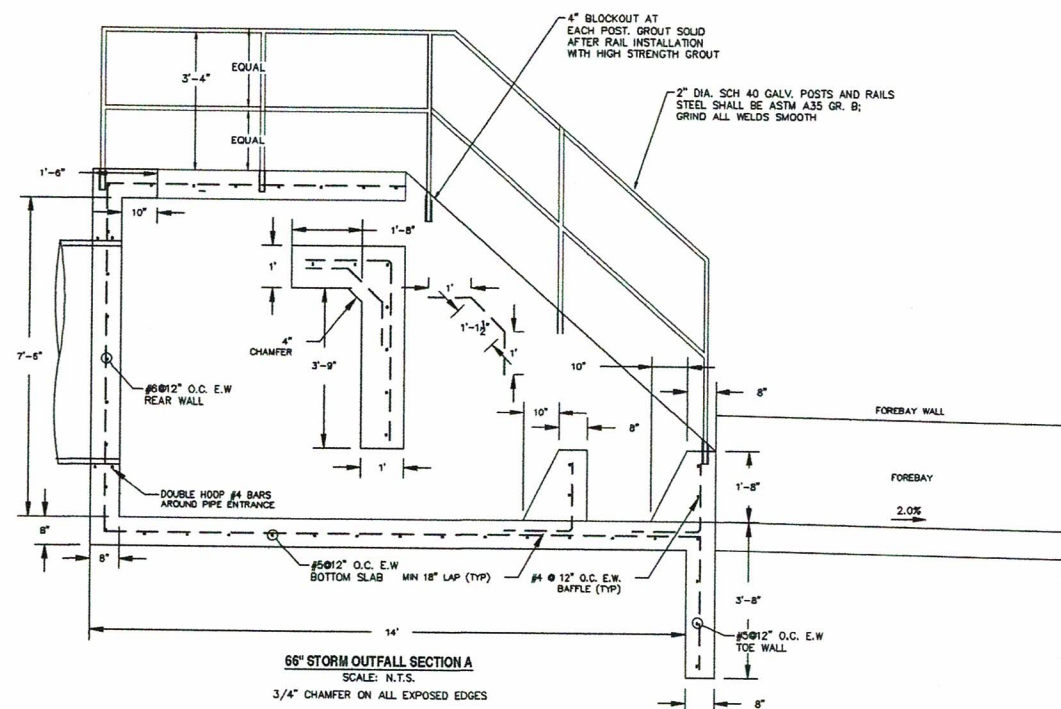
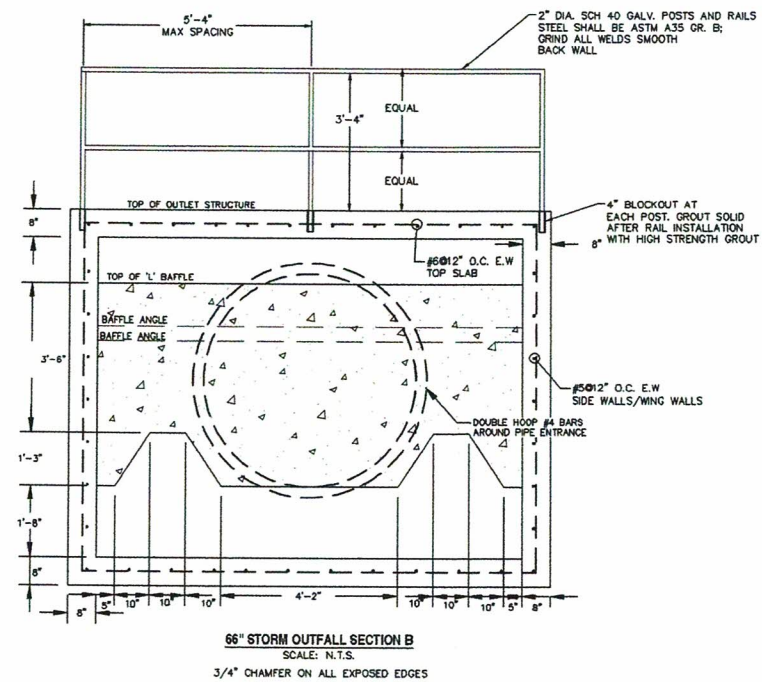


Figure 9-45. UDFCD modified USBR type VI impacts stilling basin (general design dimensions)

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

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PREPARED FOR:
AVATAR EQUITIES, LLC

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

PREPARED UNDER DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.

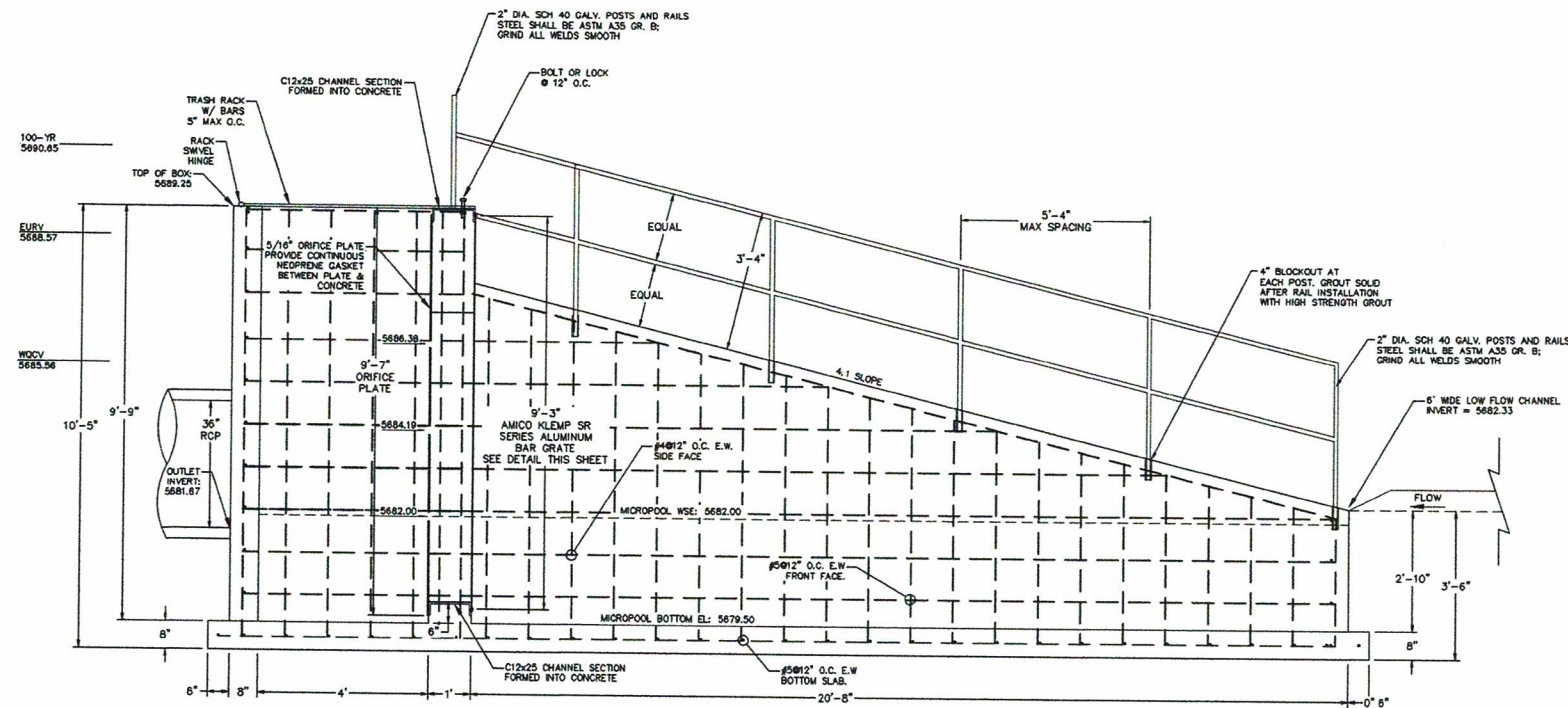
DAVID L. MUJARES, CIVIL ENGINEER
40510

10/19/20
DATE

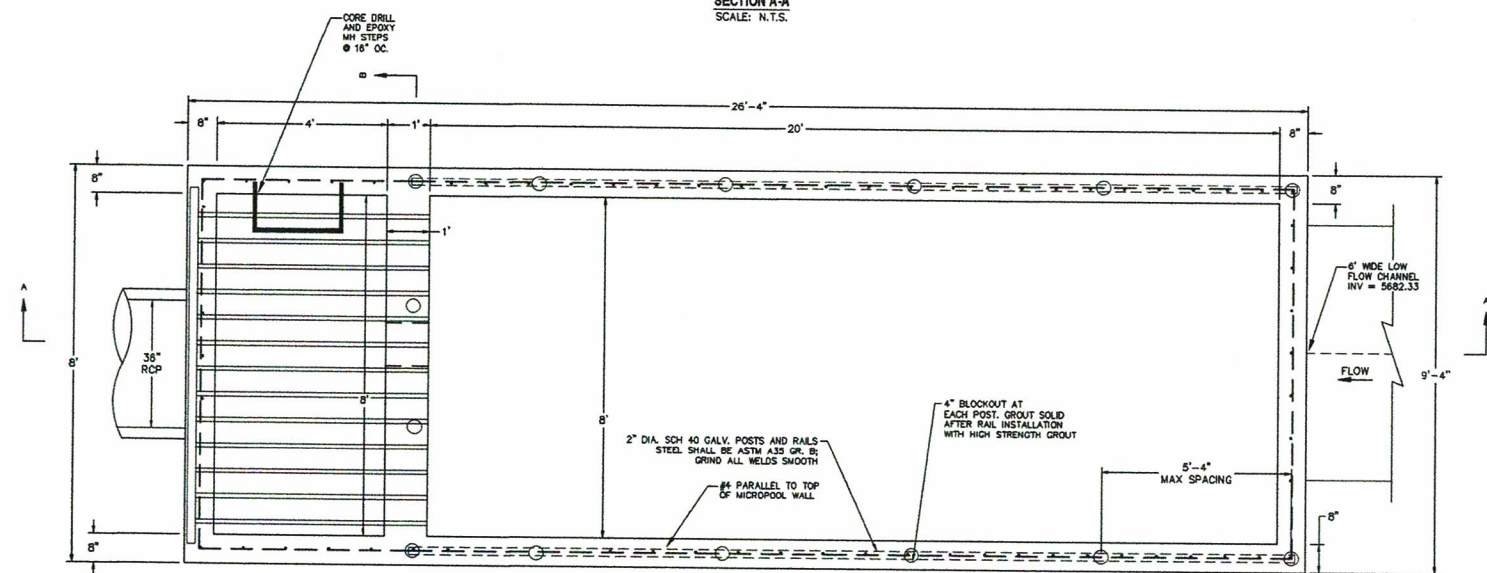


RIVERBEND CROSSING
FILING NO. 1
STORMWATER QUALITY
FACILITY DETAILS

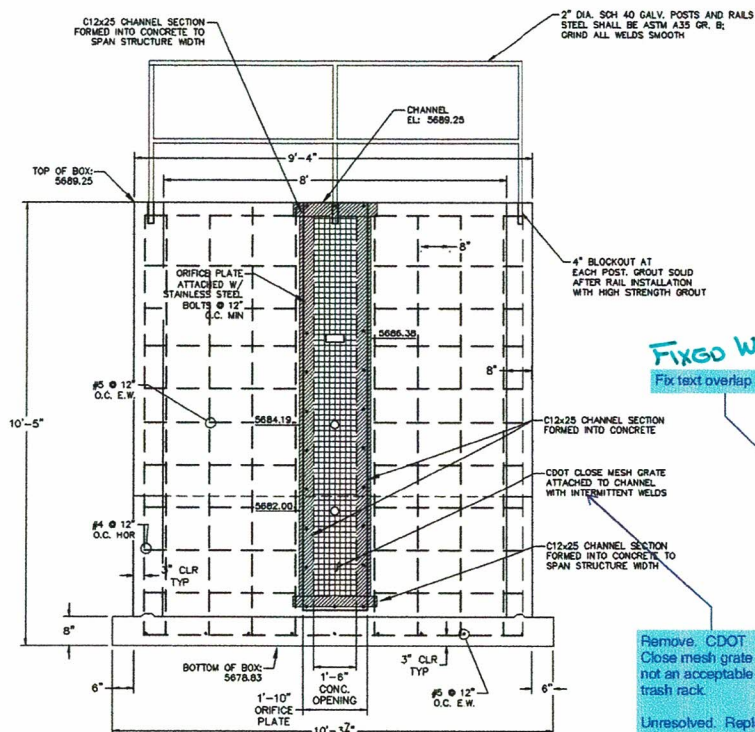
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SCALE:	VARIES	DATE:	10/17/20
JOB NUMBER	17-114	SHEET	15 OF 21



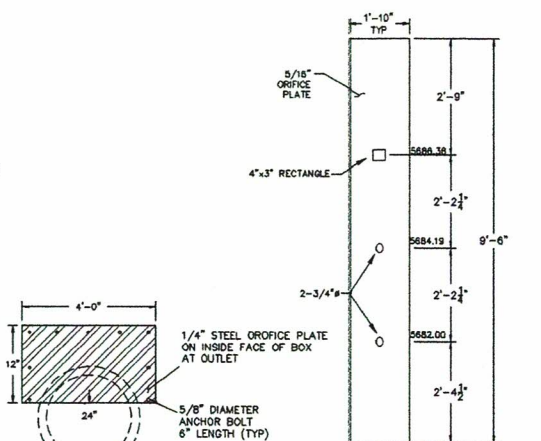
SECTION A-A
SCALE: N.T.S.



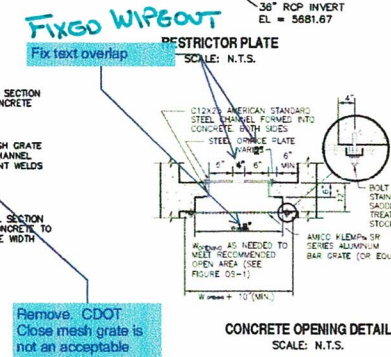
PLAN VIEW
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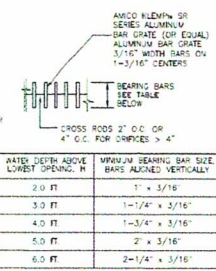
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SCALE: N.T.S.



ORIFICE PLATE
SCALE: N.T.S.



CONCRETE OPENING DETAIL
SCALE: N.T.S.



TRASH RACK DETAIL
SCALE: N.T.S.

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

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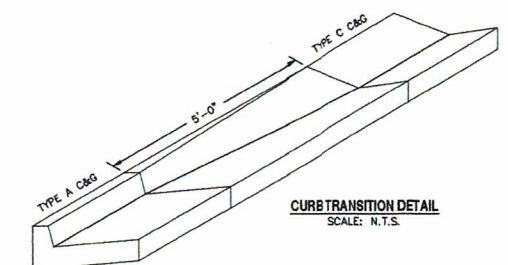
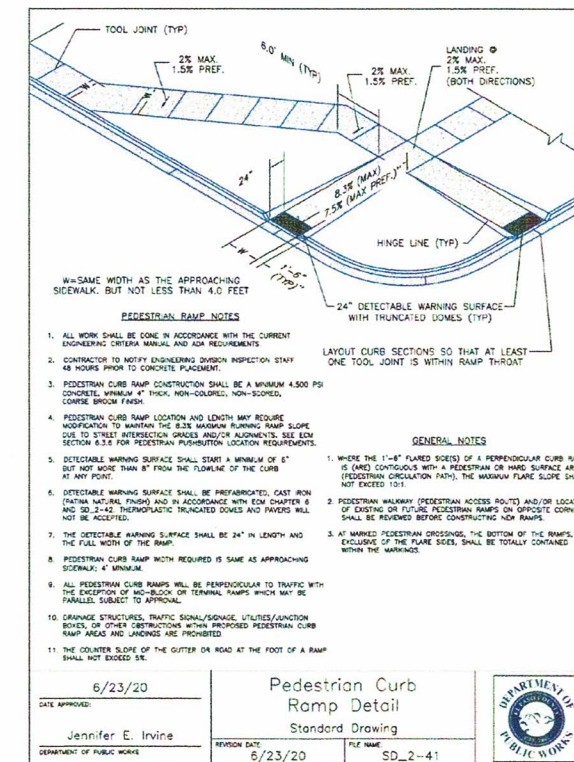
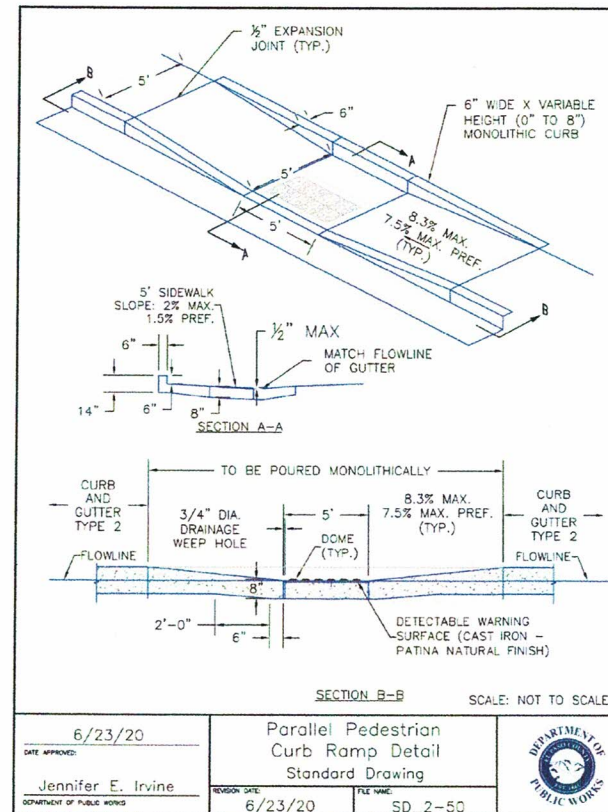
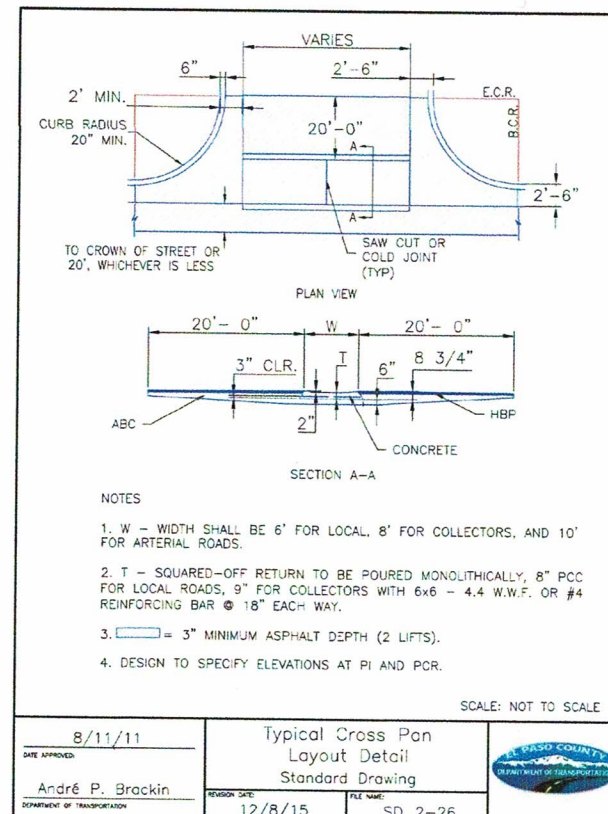
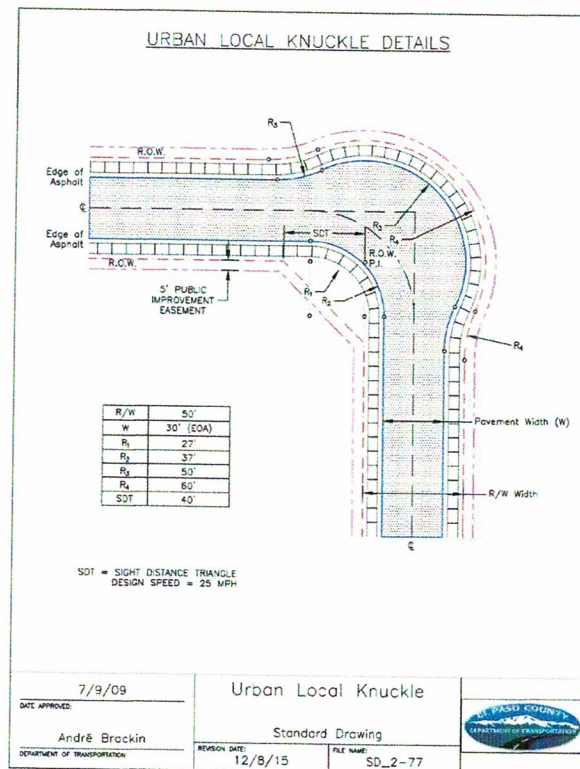
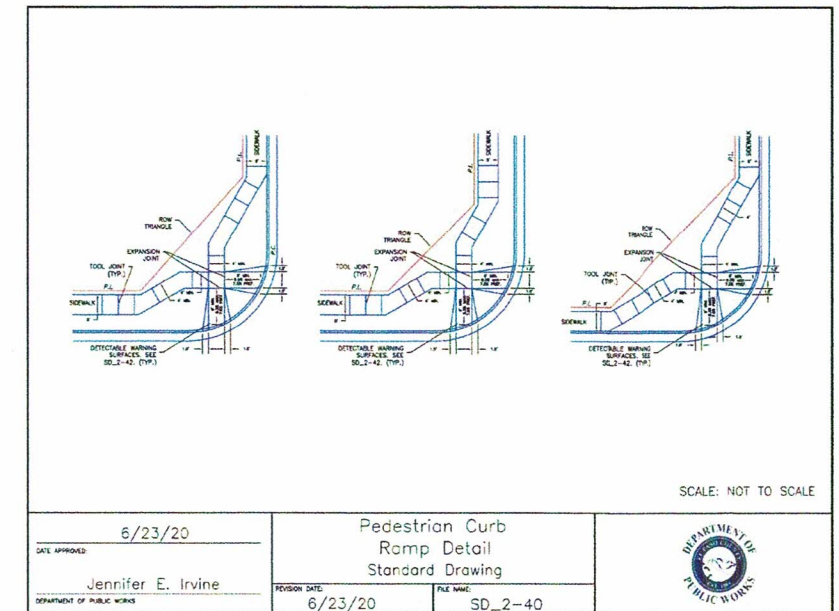
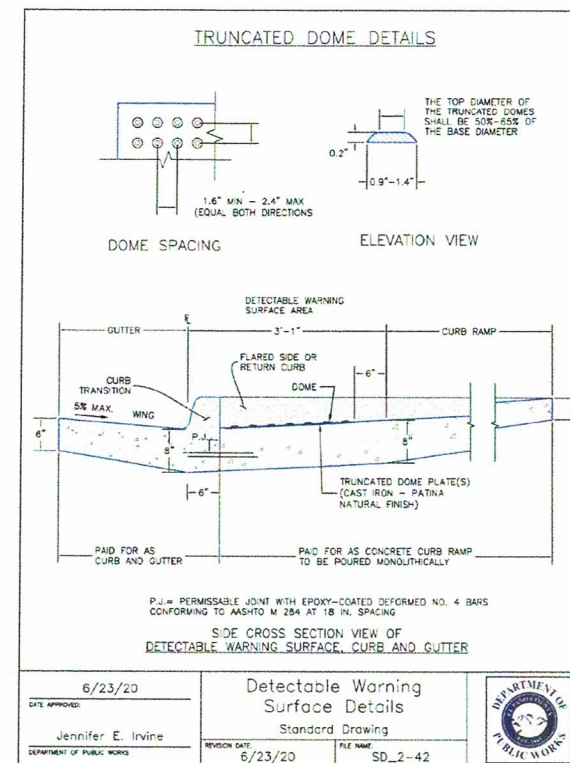
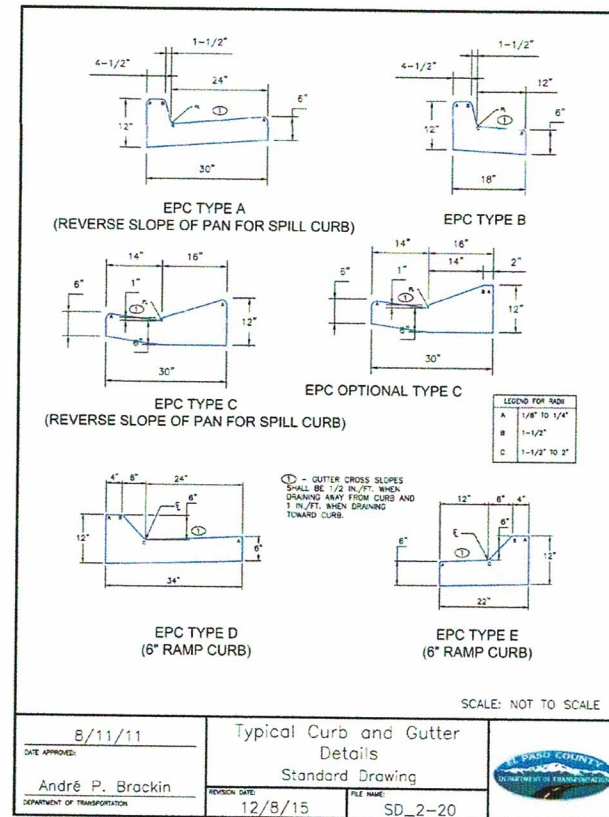
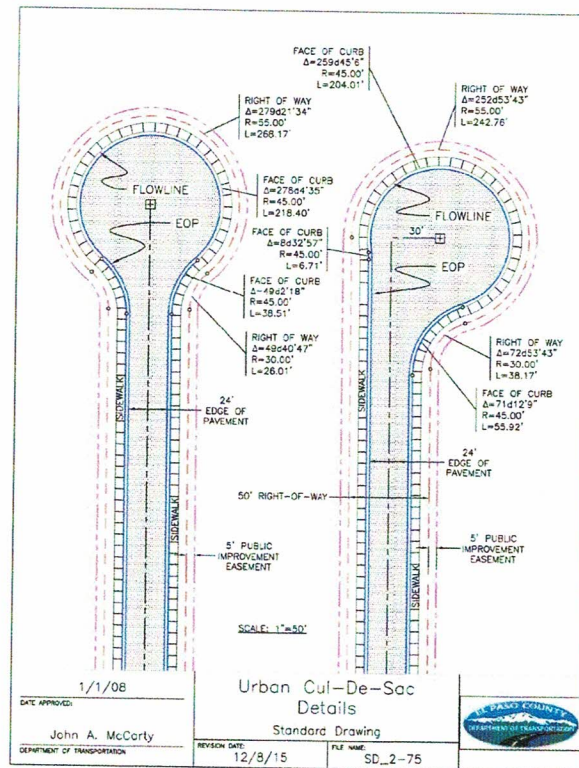
PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 1200 #204
SYOSSET, NY 11791

PREPARED UNDER DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MUJARES, ENGINEER
10/19/20
DATE

CATAMOUNT ENGINEERING
251 W. KENNEDY AVE. 100 CLARK PARK, CO 80808
PO BOX 221 1700000-0000

RIVERBEND CROSSING
FILING NO. 1
STORMWATER QUALITY
FACILITY DETAILS

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



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

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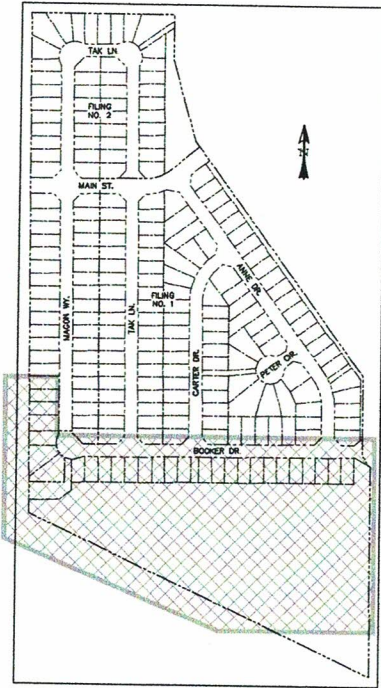
PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

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

CATAMOUNT ENGINEERING
211 W. HENRIETTA AVE
PO BOX 57
WOODLAND PARK, CO 80864
P 303.582.0211

RIVERBEND CROSSING
FILING NO. 1
DETAIL SHEET

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



LOCATION MAP
SCALE: N.T.S.

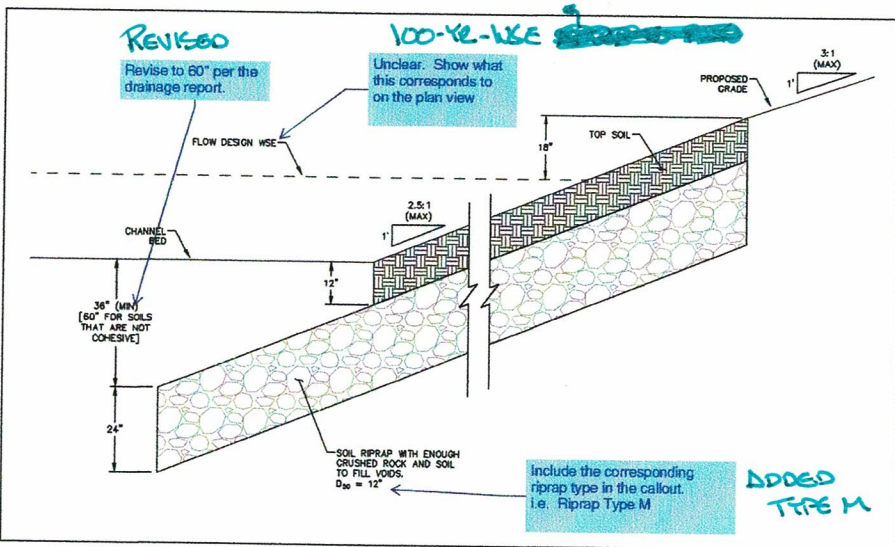
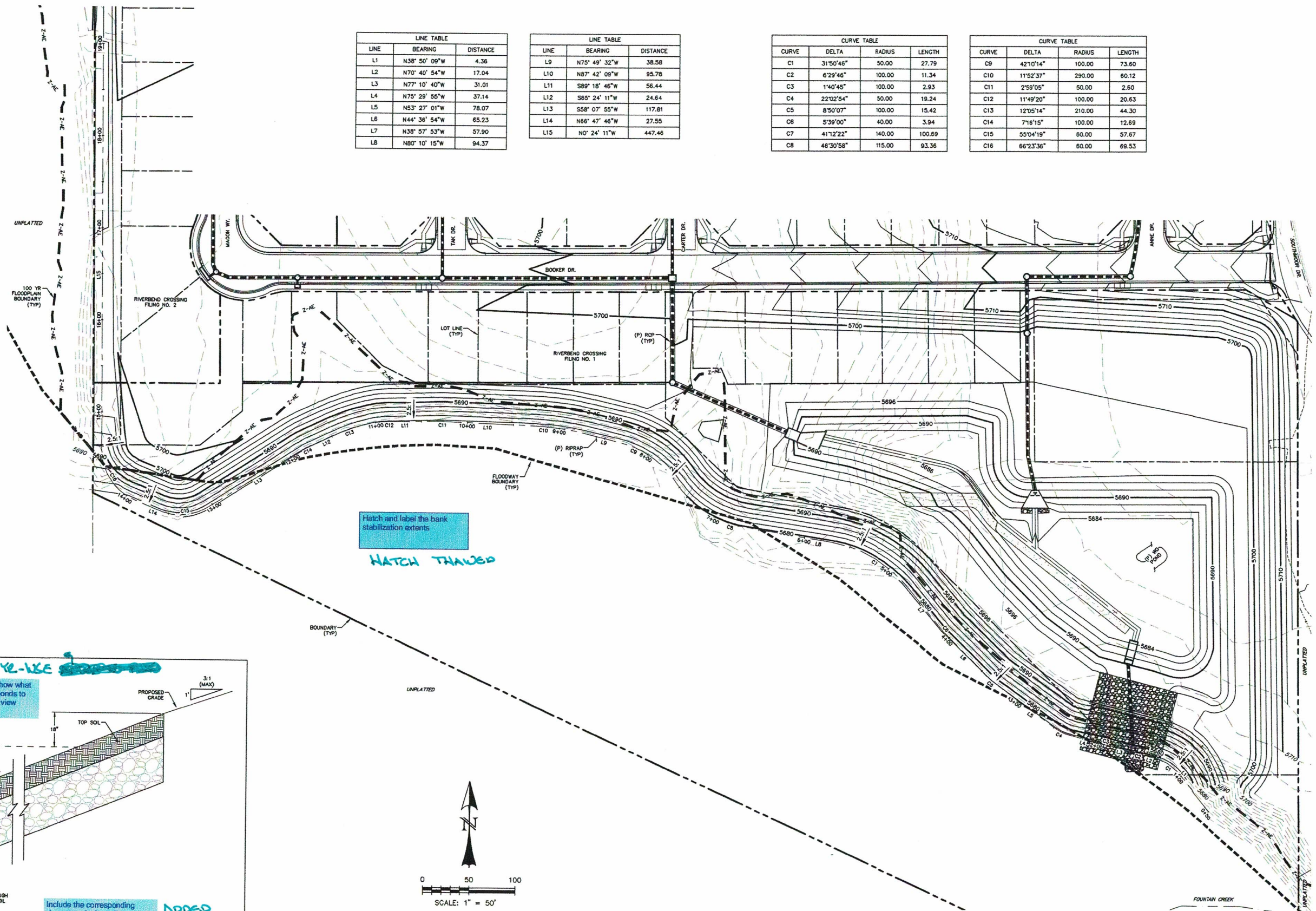
- LEGEND**
- EXISTING
 - PROPOSED
 - CURB & GUTTER
 - EASEMENT
 - BOUNDARY
 - RIGHT-OF-WAY
 - LOT LINE
 - EASEMENT
 - (E) CONTOUR, INDEX
 - (E) CONTOUR
 - (E) STORM SEWER
 - (P) CONTOUR, INDEX
 - (P) CONTOUR
 - (P) STORM SEWER, INLET, MH
 - GRADE CALL-OUT
- (E)
(P)
C&G
ESMT
- 5700
5700
- X.XXX

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N38° 50' 09"W	4.36
L2	N70° 40' 54"W	17.04
L3	N77° 10' 40"W	31.01
L4	N75° 28' 55"W	37.14
L5	N63° 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	117.61
L14	N68° 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	18.24
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	48°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



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

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	06/17/20

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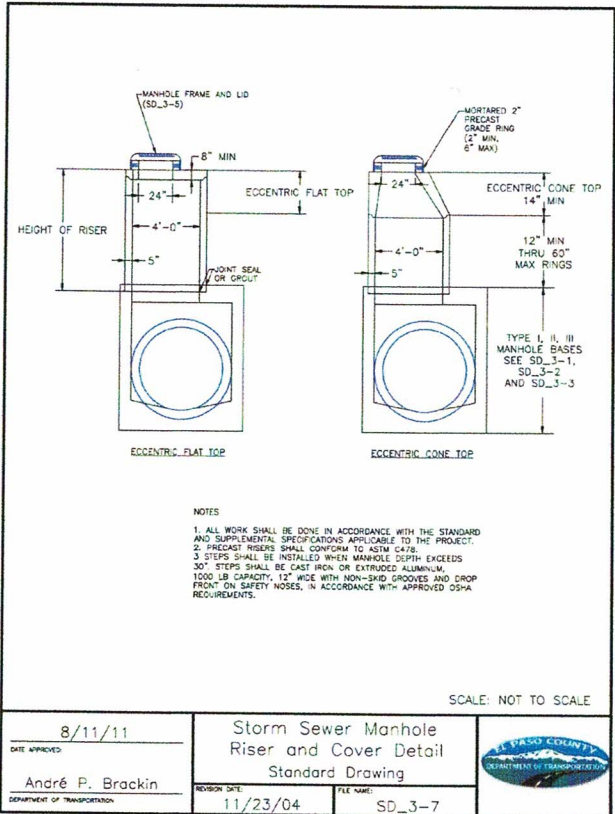
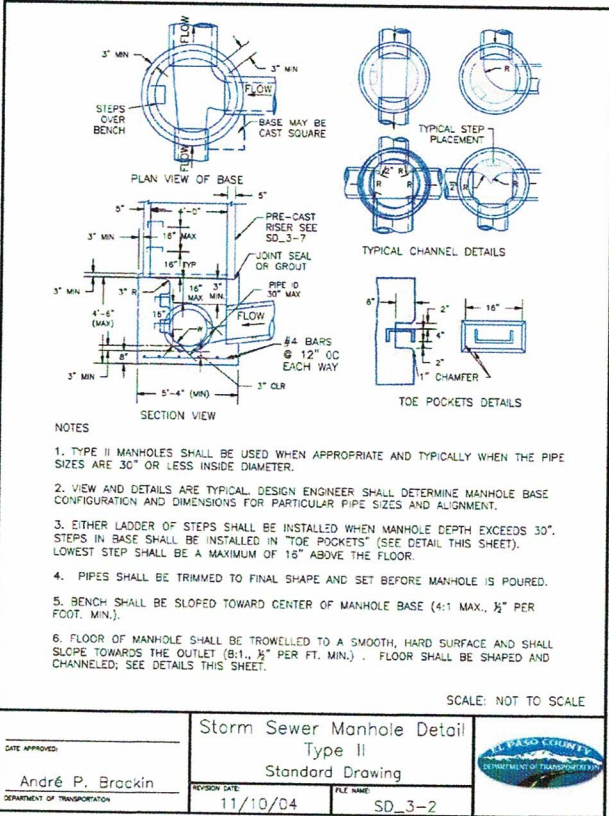
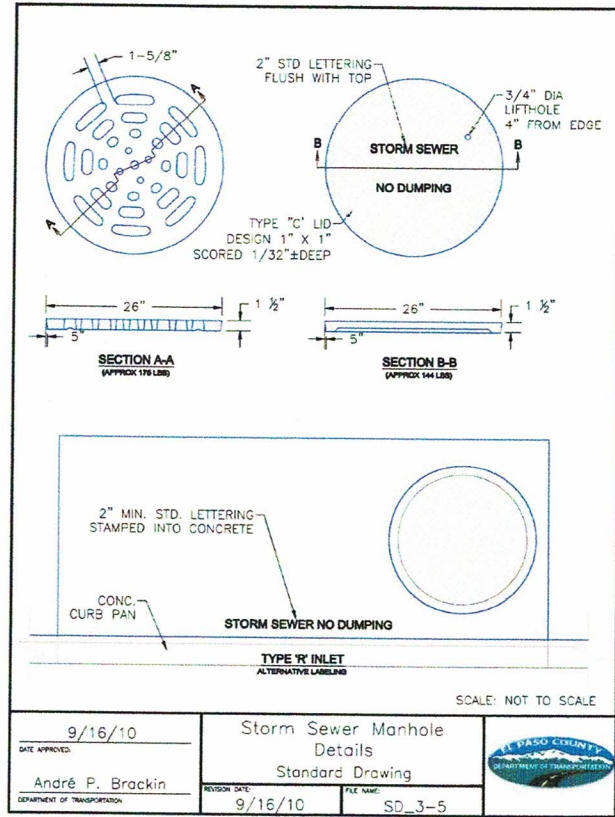
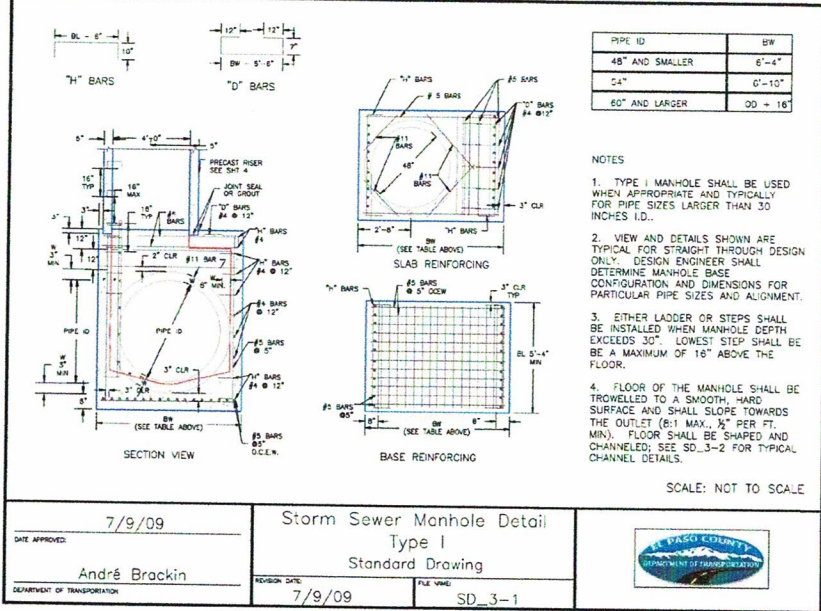
PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

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

CATAMOUNT ENGINEERING
11 W. HENRIETTA AVE. WOODLAND PARK, CO 80864
PO BOX 521

RIVERBEND CROSSING
FILING NO. 1
FOUNTAIN CREEK
CHANNEL IMPROVEMENTS

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



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	06/17/20

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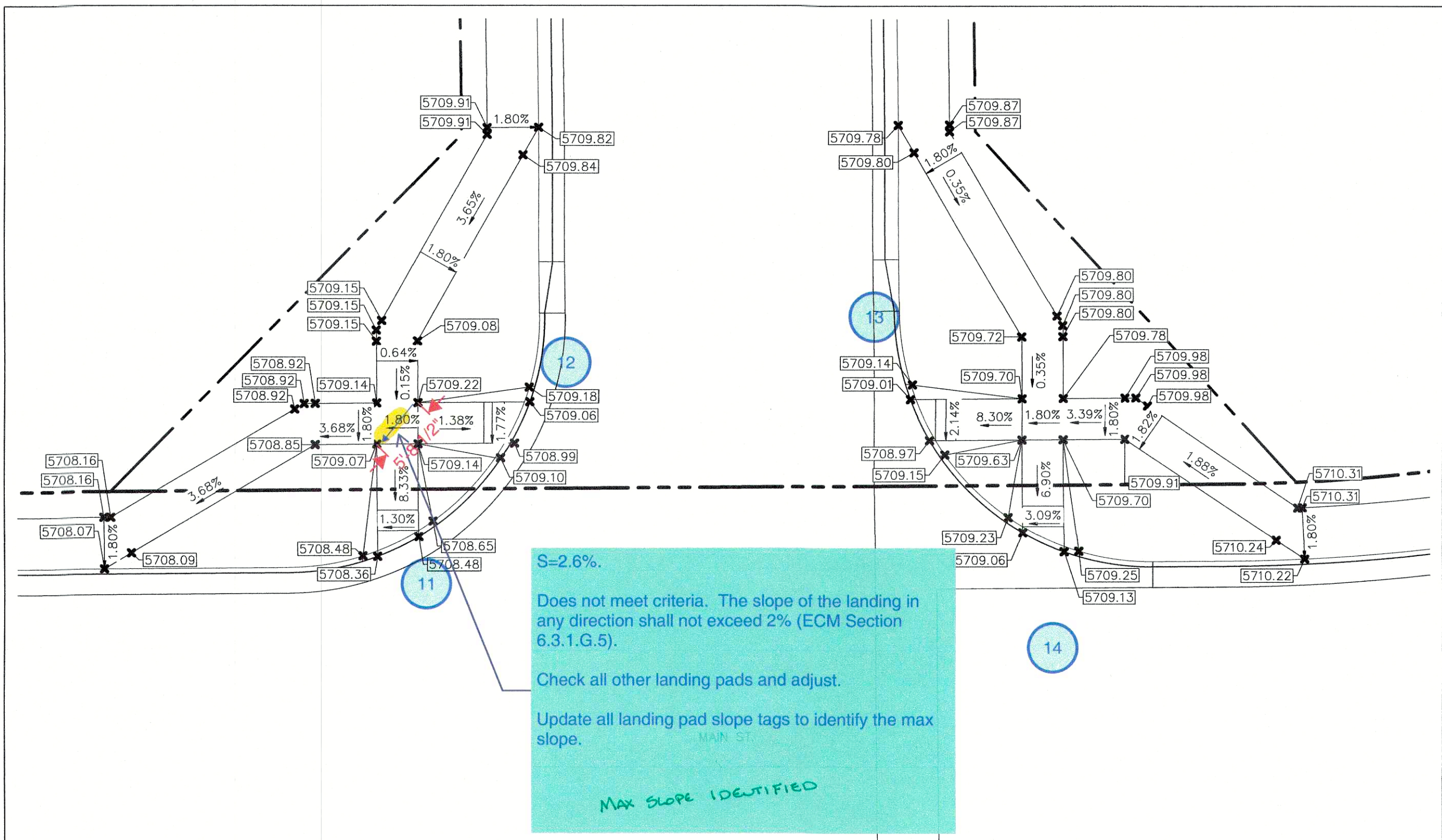
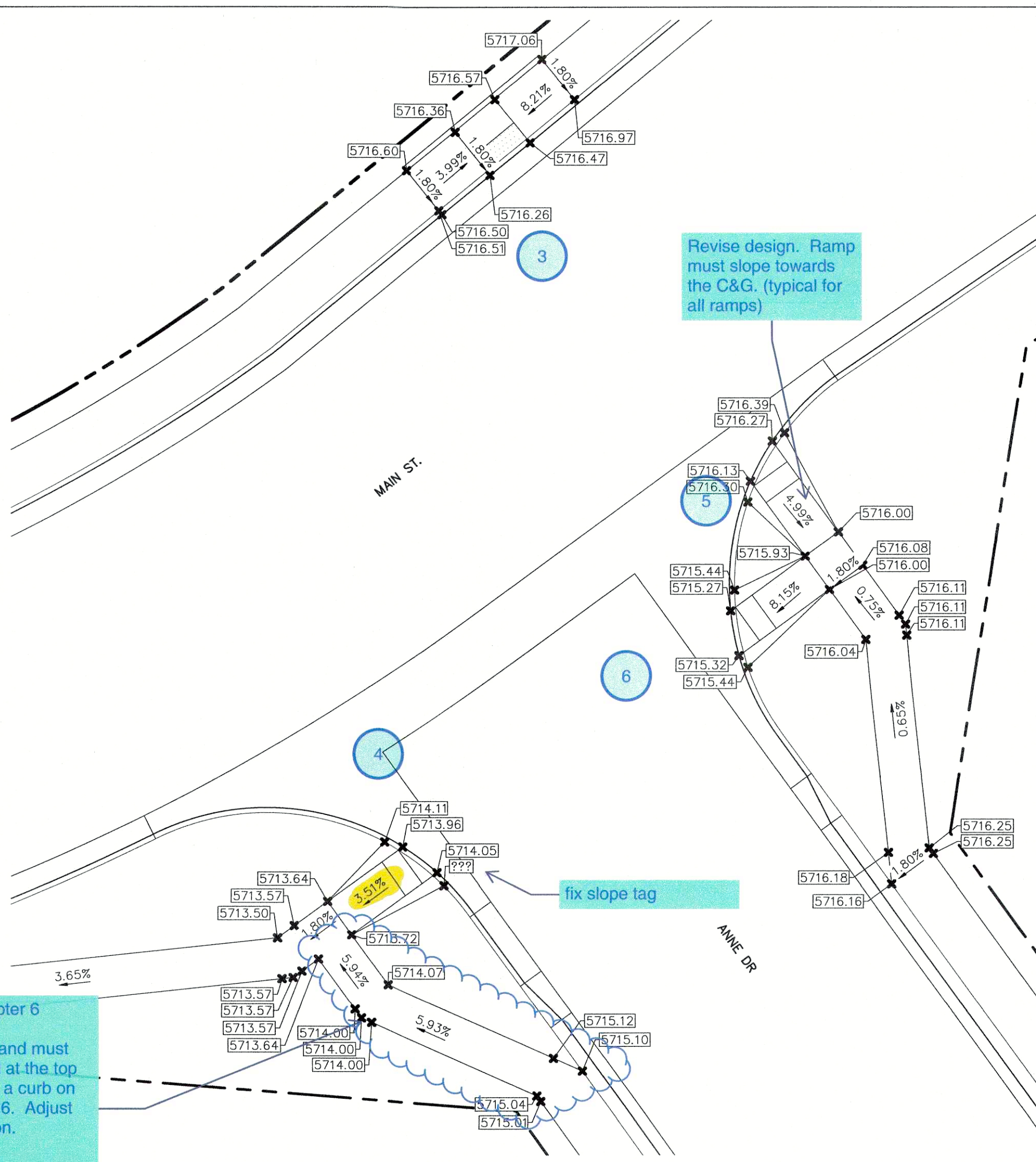
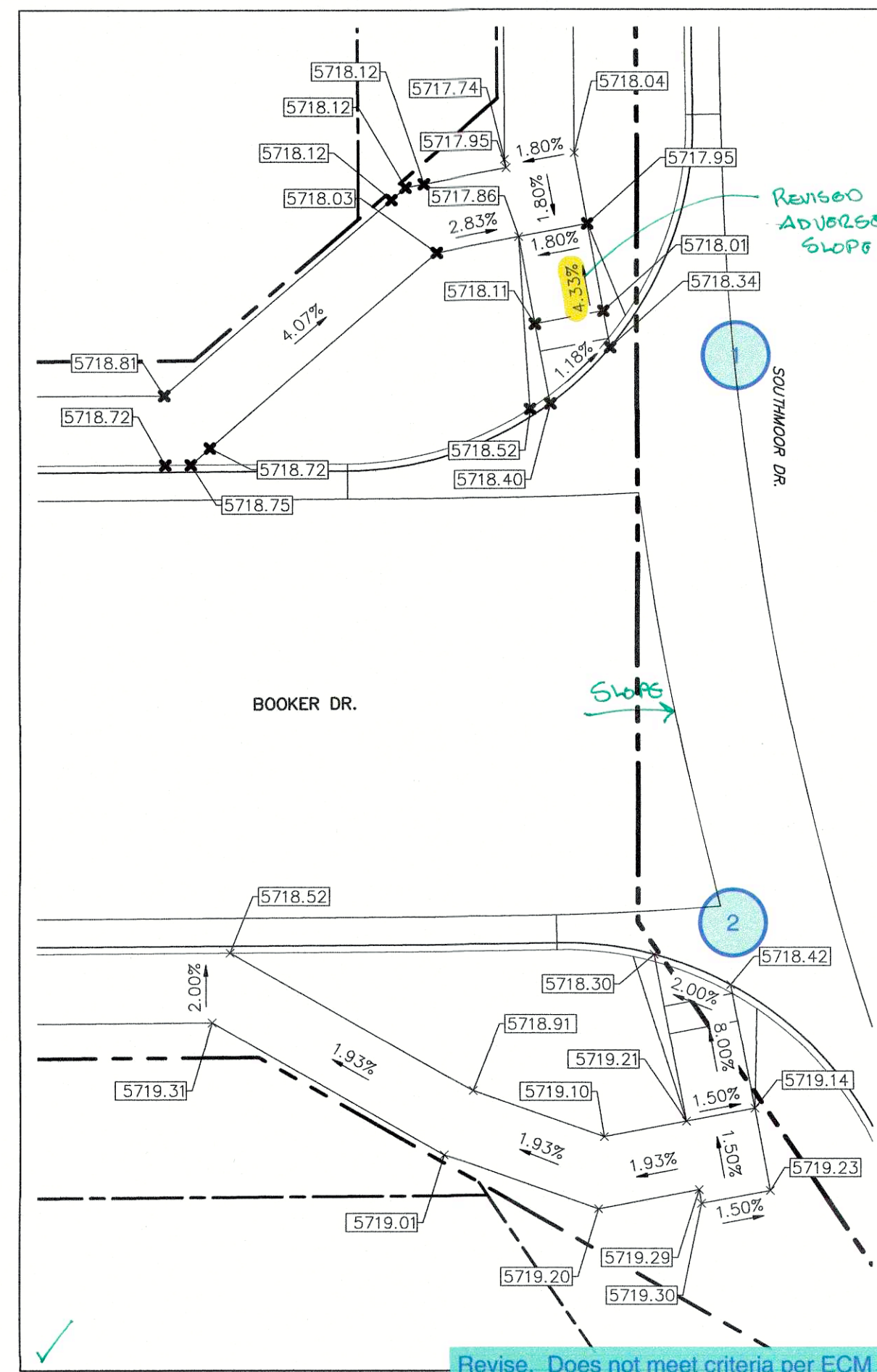
PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

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

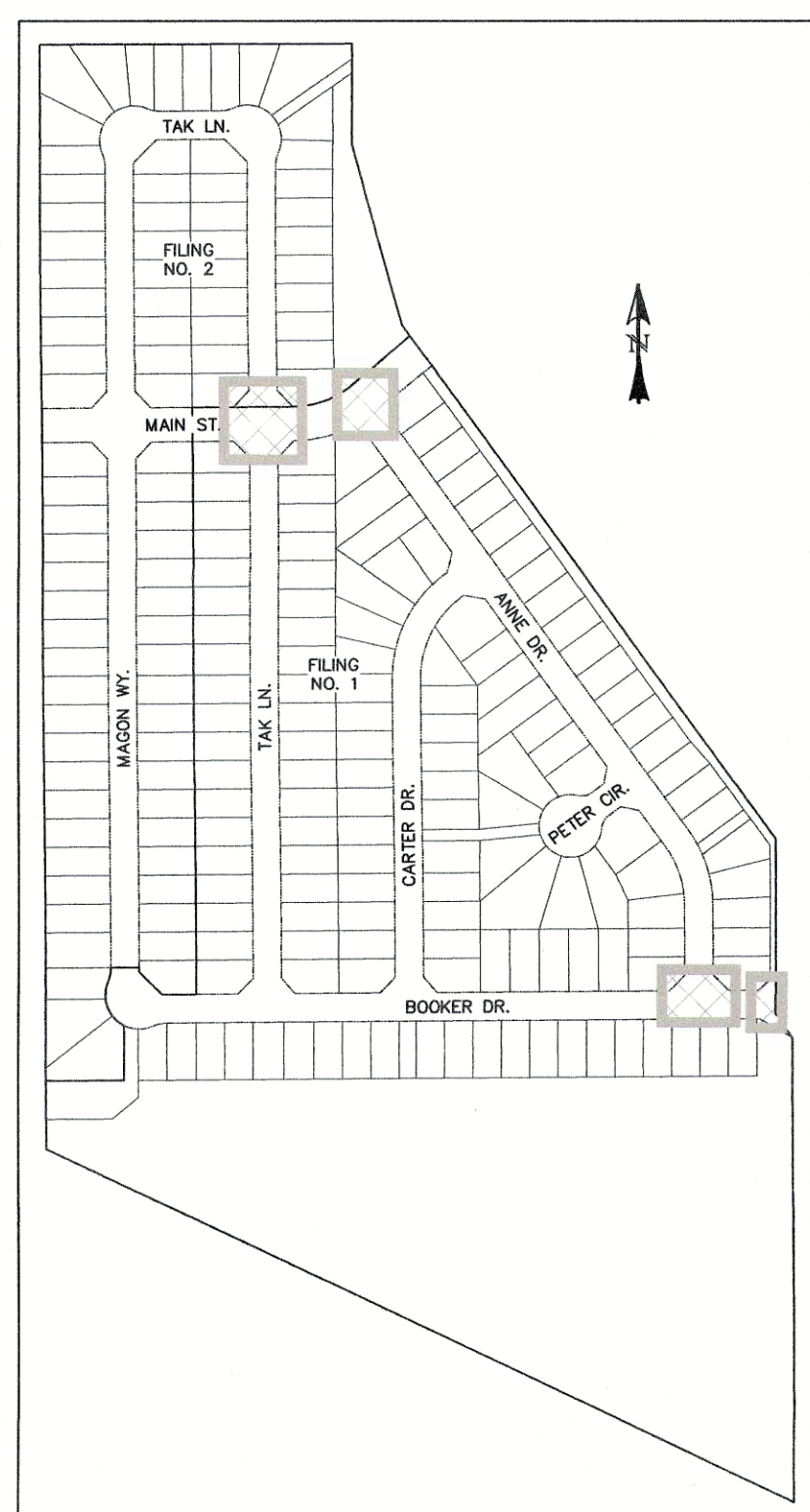
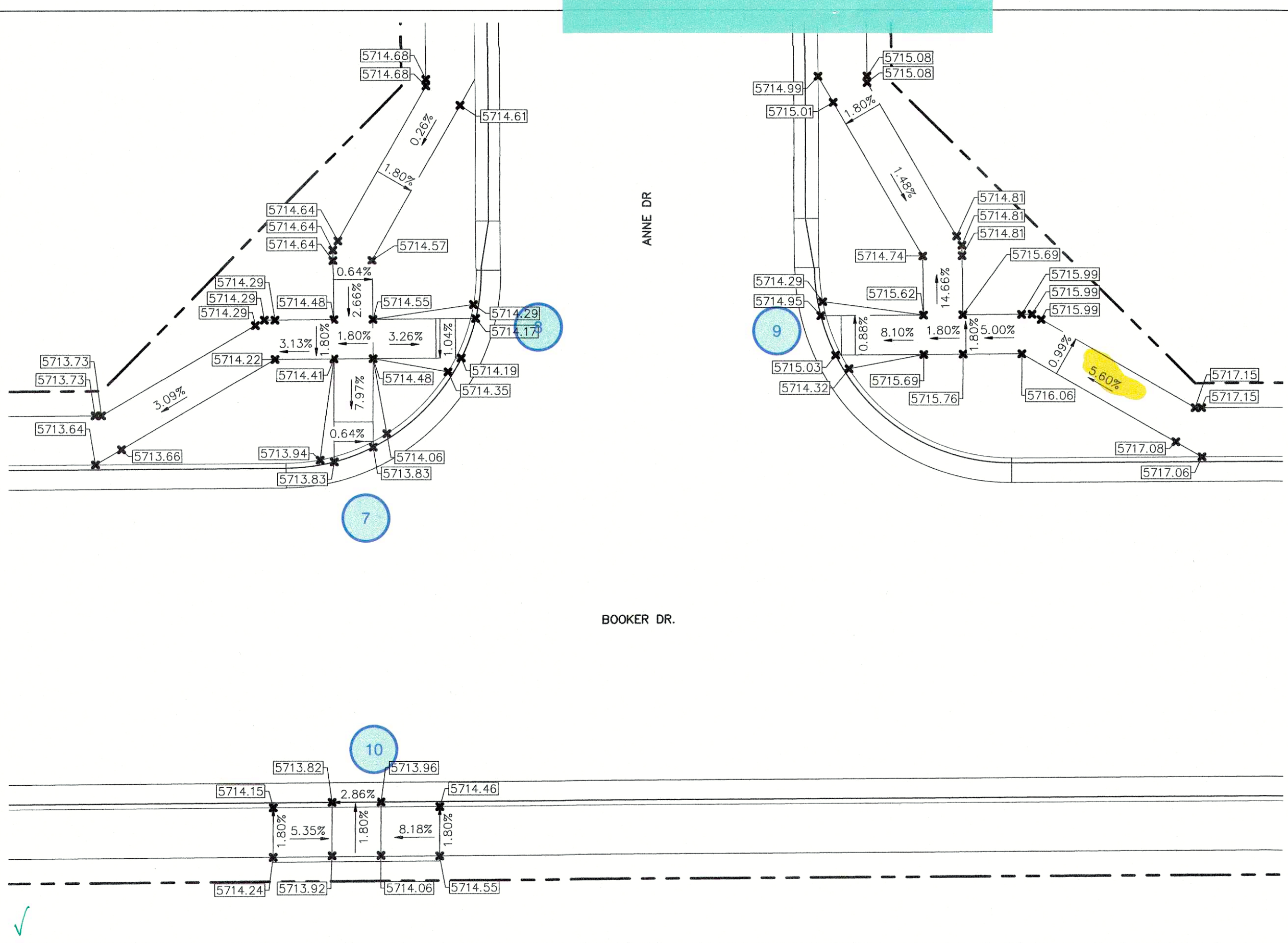
CATAMOUNT ENGINEERING
211 W. HENRIETTA AVE. WOODLAND PARK, CO 80866
PO BOX 27 PUEBLO CO

RIVERBEND CROSSING
FILING NO. 1
DETAIL SHEET

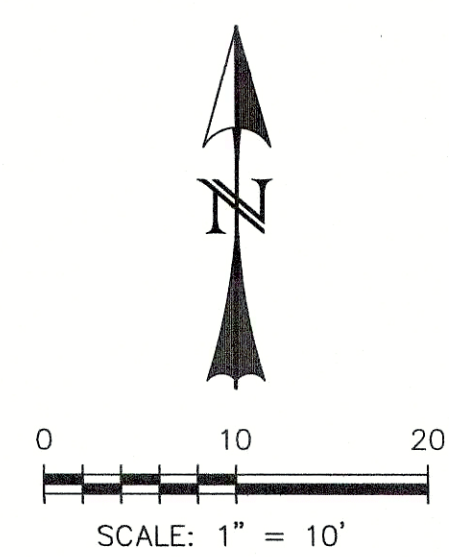
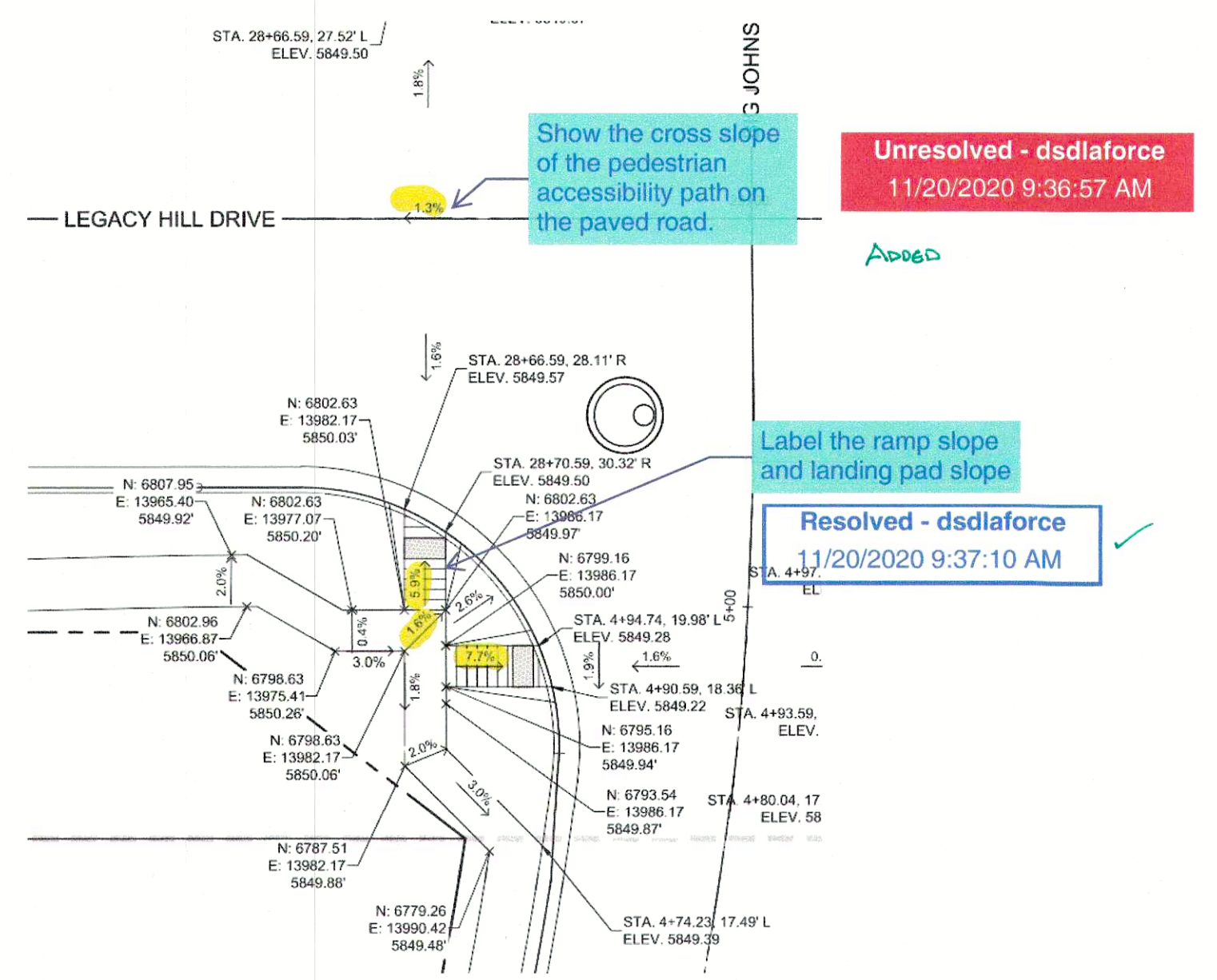
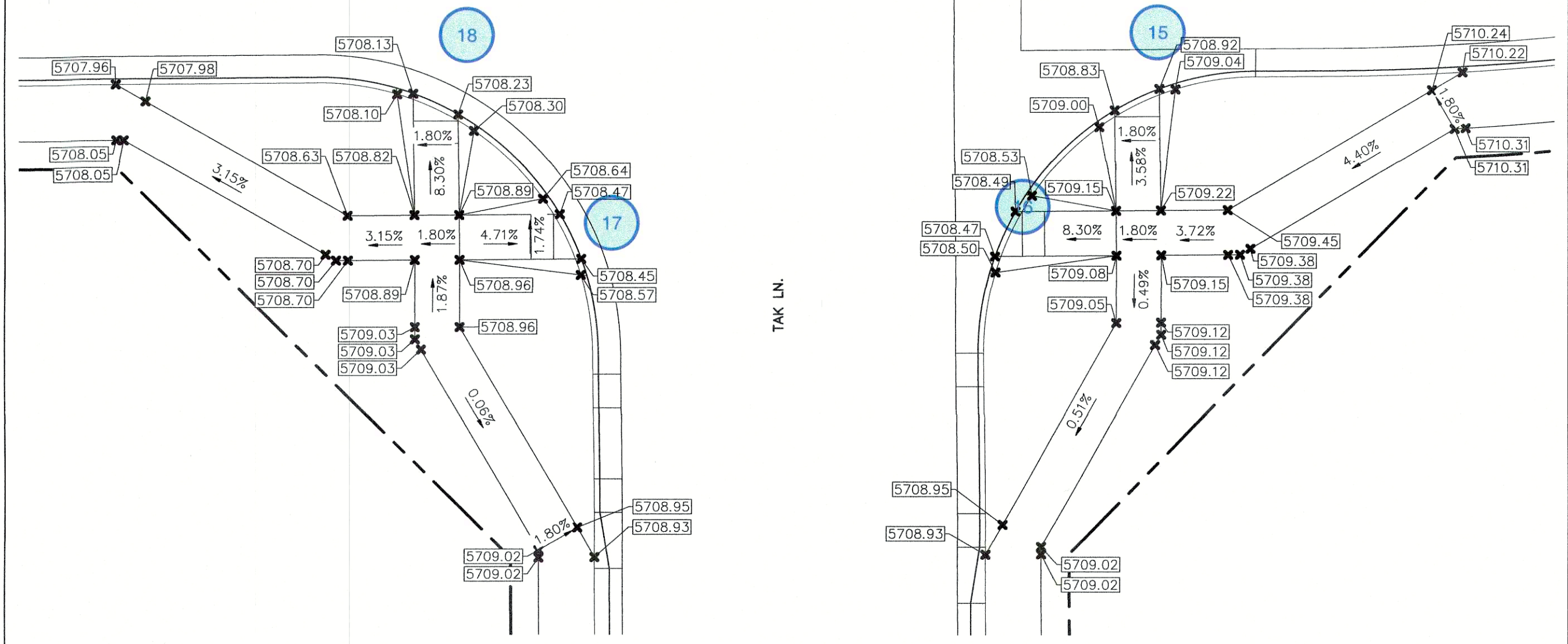
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JOB NUMBER: 17-114	SHEET: 19 OF 21

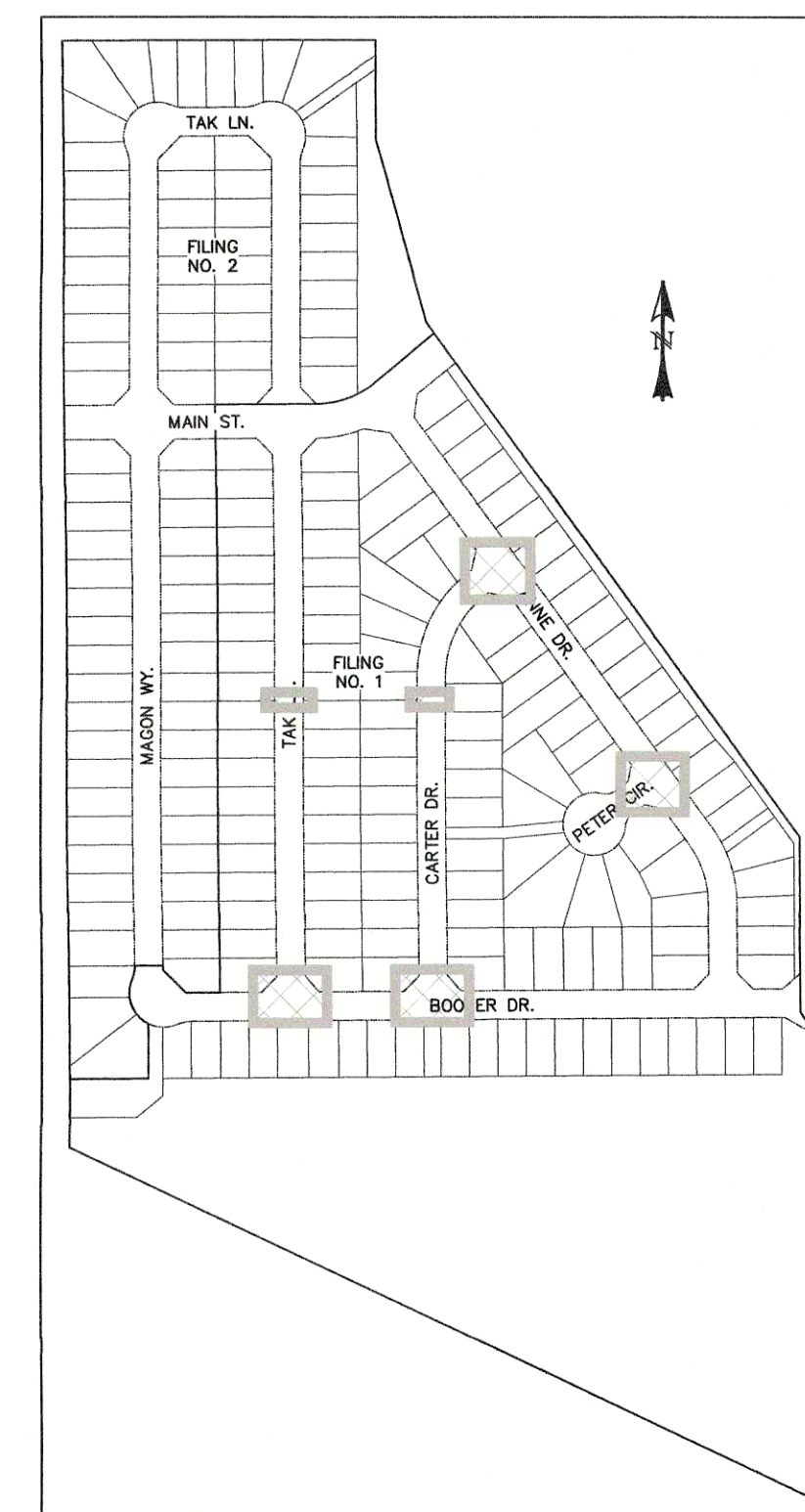
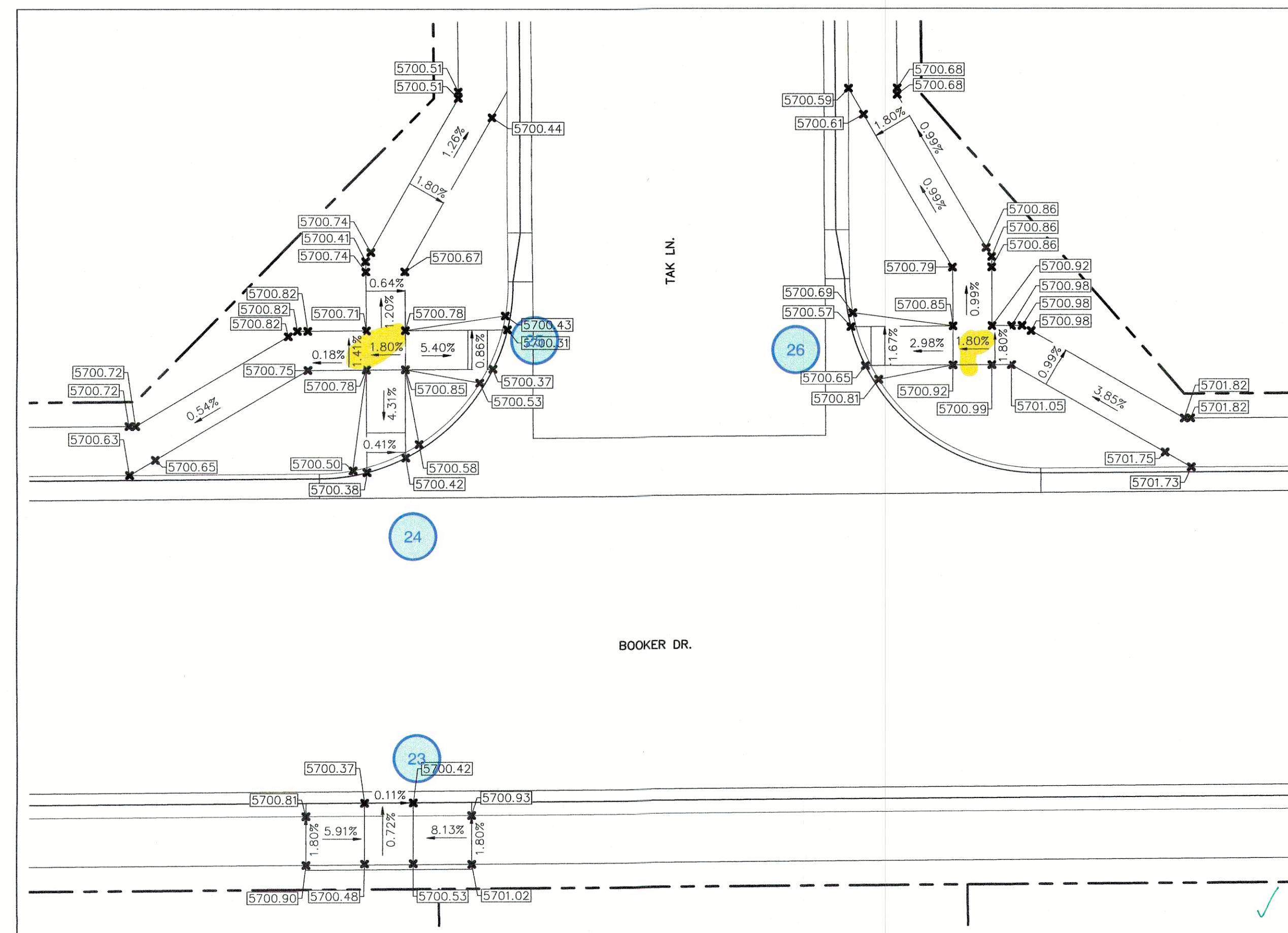


Revise. Does not meet criteria per ECM Chapter 6 Section 6.3.1.G. Slopes between 5% and 8.3% are ramp runs and must not have a change in direction. A landing pad at the top and bottom of the ramp run is required. Install a curb on both side of the ramp run per Section 6.3.1.G.6. Adjust other areas on the project with similar condition.

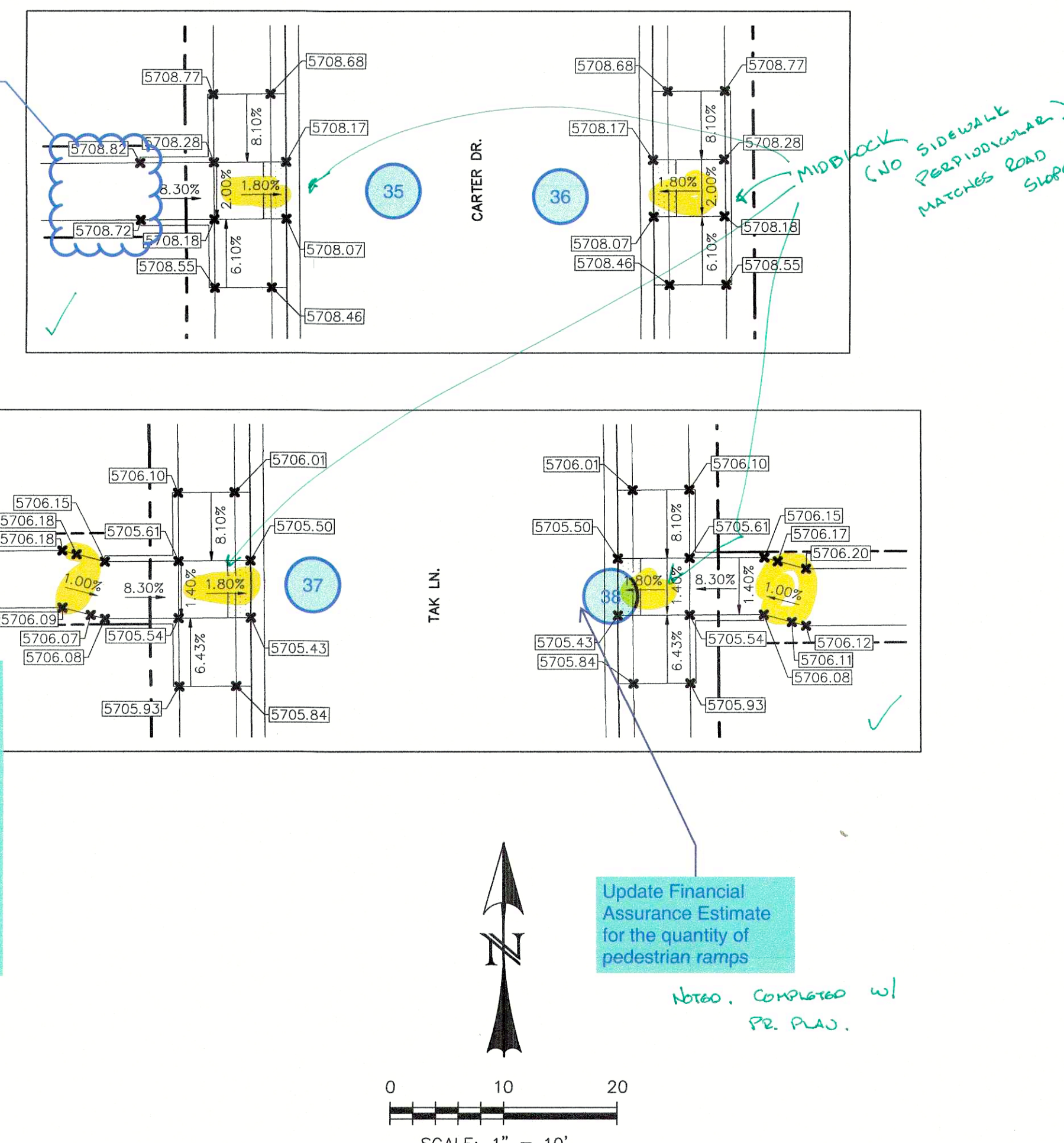
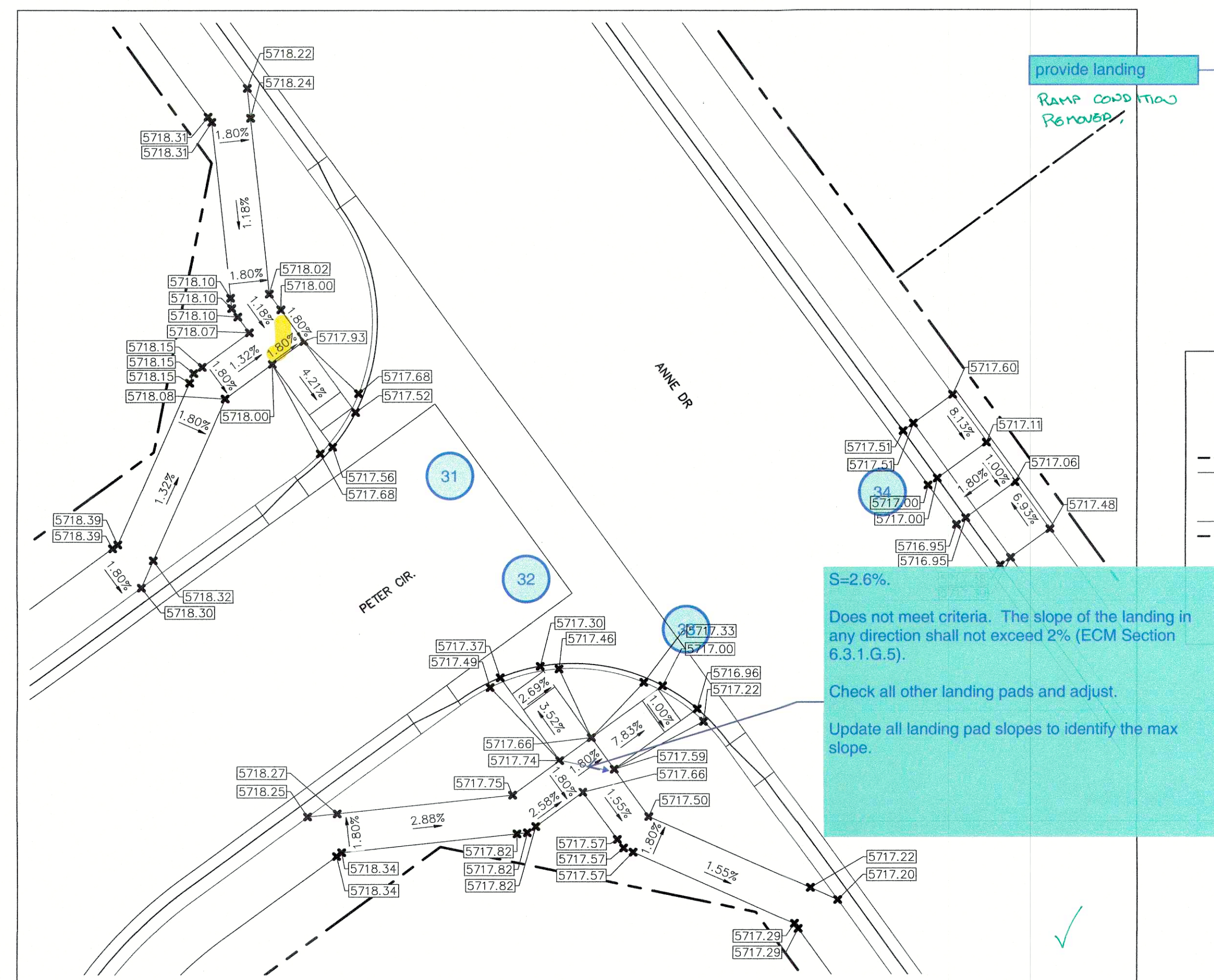


LOCATION MAP
SCALE: N.T.S.





LOCATION MAP
SCALE: N.T.S.



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



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DAVID L. MIJARES, COLORADO PE #40510

10/19/20
DATE



RIVERBEND CROSSING
FILING NO. 1

PEDESTRIAN RAMP DETAILS

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