

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 **DEVELOPMENT SERVICES DEPARTMENT (DSD)** - 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 **DSD**. 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 DSD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY **DSD** 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 **DOT** AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY **DOT**, 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.

Revise DOT to Department of Public Works

Revise "Development Services" to "Planning and Community Development".

GRADING NOTES:

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM **DEVELOPMENT SERVICES** AND A PRECONSTRUCTION CONFERENCE IS HELD **WHT DEVELOPMENT SERVICES INSPECTIONS**.
- 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 COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND ~~SEDIMENT CONTROL BMPs~~ AS INDICATED ON THE GEC. A PRECONSTRUCTION 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 **DSD INSPECTIONS STAFF**.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE 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.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- 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 STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- EROSION CONTROL BLANKETING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER 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. BMPs MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 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.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM 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 CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS 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 INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY _____ 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:

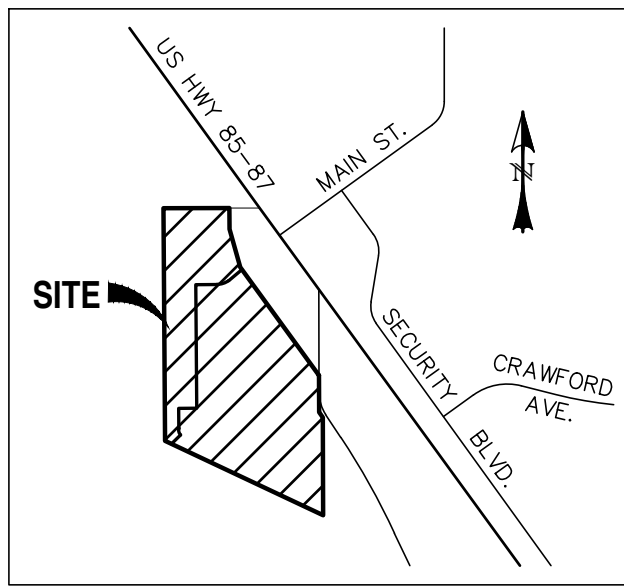
Fill in the blank.

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

RIVERBEND CROSSING CONSTRUCTION DRAWINGS FILING NO. 1 & FILING NO. 2 EL PASO COUNTY, COLORADO

Revise construction drawings specific to the respective filings.

Associated financial assurance estimate will be the relevant improvements constructed with the particular filing.



Revise to the following paragraph:
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 accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of these detailed plans and specifications.

CONSTRUCTION PLANS AND SPECIFICATIONS ENGINEERS STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE CITY/COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED PLANS AND SPECIFICATIONS MEET THE PURPOSES WHICH THE PARTICULAR DRAINAGE FACILITY(S) IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERROR OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED PLANS AND SPECIFICATIONS.

DAVID L. MUARES, COLORADO PE #40510

DATE

OWNER STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION CONTROL PLAN.

Revise to the following paragraph:
I, the owner/developer have read and will comply with all of the requirements specified in these detailed plans and specifications.

OWNER NAME:

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.

JENNIFER IRVINE, P.E. COUNTY ENGINEER

DATE

Add the following paragraph:
In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Directors discretion.

Revise. This does not match the total number of sheets.

SHEET INDEX:

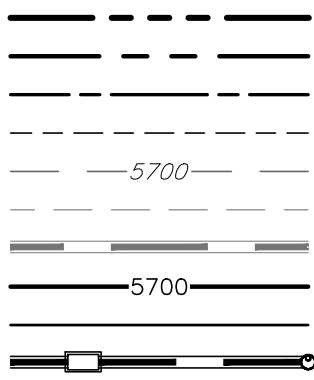
TITLE SHEET
GRADING & EROSION CONTROL PLAN
STORMWATER QUALITY FACILITY DETAILS
STORMWATER QUALITY FACILITY DETAILS
GRADING & EROSION CONTROL DETAILS
STREET IMPROVEMENT PLAN & PROFILES
- MAIN STREET, PETER CIRCLE & CUL-DE-SAC 01 FL
- BOOKER BLVD
- ANNE WAY
- CARTER DRIVE
- TAK LANE
- TAK LANE, KNUCKLE 01, & KNUCKLE 02
- MAGON WAY & CUL-DE-SAC 02 FL
STORM SEWER PLAN & PROFILES
- STM-01, STM-02, & STM-02A
- STM-02 & STM-02B
- STM-03 & STM-03A
- STM-04, STM-04A, & STM-04B
- STM-05 & STM-05A
SIGNAGE & STRIPING PLAN
SIGNAGE & STRIPING PLAN

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PCD File No. SF-18-044

LEGEND

EXISTING	(E)	BOUNDARY	---
PROPOSED	(P)	RIGHT-OF-WAY	---
CURB & GUTTER	C&G	LOT LINE	---
EASEMENT	ESMT	EASEMENT	---
PUBLIC	PUB	(E) CONTOUR, INDEX	---
PUBLIC IMPROVEMENT	PI	(E) CONTOUR	---
BEGIN TRANSITION	BT	(E) STORM SEWER	---
END TRANSITION	ET	(P) CONTOUR, INDEX	---
CURB RETURN	CR	(P) CONTOUR	---
POINT OF CURVATURE	PC	(P) STORM SEWER, INLET, MH	---
POINT OF TANGENCY	PT		
POINT ON CURVE	POC		
POINT OF COMPOUND CURVATURE	PCC		
POINT OF REVERSE CURVATURE	PRC		
RADIUS POINT	RP		
TYPE 'A' CURB AND GUTTER	A		



REV.	DESCRIPTION	DATE



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PREPARED FOR:
AVATAR EQUITIES, LLC

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







RIVERBEND CROSSING
FILING Nos 1 & 2
EROSION CONTROL, STREET & STORM
CONSTRUCTION DRAWINGS

DESIGNED BY:	MCP	DRAWN BY:	MCP
SCALE:	N/A	DATE:	08/03/18
JOB NUMBER	17-114	SHEET	1 OF 20

*INFORMATION TAKEN FROM THE EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUME 2, HEREIN REFERRED TO AS THE "MANUAL."

- EROSION PROTECTION & REVEGETATION REQUIREMENTS
'PER U.S.D.A. SOIL CONSERVATION SERVICE GUIDELINES

BMP LEGEND

SILT FENCE		ROCK
VEHICLE TRACKING CONTROL		INLET (BLOCK)
CONCRETE WASHOUT AREA		STABILIZATION
EROSION CONTROL BLANKET		STOCKPILE

EV.	DESCRIPTION



Know what's below.
Call 72 hours before you dig.
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This label for the rock sock does not match what is shown on the following sheet. Revise so that they match. Additionally provide the rock sock BM detail.

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

DAVID L. MIJARES, COLORADO PE #40510



RIVERBEND CROSSING FILING NOs 1 & 2 GRADING & EROSION CONTROL PLAN

DESIGNED BY: DLM	DRAWN BY: MGP
SCALE: 1" = 60'	DATE: 08/03/18
JOB NUMBER	SHEET
17-114	2 OF --

BASIC GRADING, EROSION AND STORMWATER QUALITY REQUIREMENTS AND GENERAL PROHIBITIONS:

*INFORMATION TAKEN FROM THE EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUME 2, HEREIN REFERRED TO AS THE "MANUAL."

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS.
- CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM FACILITIES.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER 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. BMP'S MAY BE REQUIRED BY COUNTY ENGINEERING IF DEEMED NECESSARY BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES (E.G., ESTIMATED TIME OF EXPOSURE, SEASON OF THE YEAR, ETC.).
- VEHICLE TRACKING OF SOILS OFF-SITE SHALL BE MINIMIZED.
- ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE COUNTY ENGINEER. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMP'S IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE MANUAL AND IN ACCORDANCE WITH THE EROSION AND STORMWATER QUALITY CONTROL PLAN APPROVED BY THE COUNTY OF EL PASO, IF REQUIRED.
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMP'S AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS AND THE MANUAL, AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
- ALL EARTH DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- SUSPENDED SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE MINIMIZED IN RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH DISTURBANCE.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO THE STANDARDS AND SPECIFICATIONS PRESCRIBED IN THE MANUAL, AND IN ACCORDANCE WITH THE PERMANENT EROSION CONTROL FEATURES SHOWN ON THE EROSION AND STORMWATER QUALITY CONTROL PLANS APPROVED BY THE COUNTY OF EL PASO, IF REQUIRED.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER FINAL GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
- NO PERSON SHALL CAUSE, PERMIT, OR CONTRIBUTE TO THE DISCHARGE INTO THE MUNICIPAL SEPARATE STORM SEWER POLLUTANTS THAT COULD CAUSE THE COUNTY OF EL PASO TO BE IN VIOLATION OF ITS COLORADO DISCHARGE PERMIT SYSTEM MUNICIPAL STORMWATER DISCHARGE PERMIT.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER, INCLUDING THE TEMPORARY OR PERMANENT RAMPING WITH MATERIALS FOR VEHICLE ACCESS.
- INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), REGULATIONS PROMULGATED, CERTIFICATIONS OR PERMITS ISSUED, IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE MANUAL. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM 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. MATERIALS SHALL NOT BE STORED IN A LOCATION WHERE THEY MAY BE CARRIED BY STORMWATER RUNOFF INTO A STATE WATER AT ANY TIME.
- SPILL PREVENTION AND CONTAINMENT MEASURES SHALL BE USED AT STORAGE, AND EQUIPMENT FUELING AND SERVICING AREAS TO PREVENT THE POLLUTION OF ANY STATE WATERS, INCLUDING WETLANDS. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, OR CONTAINED UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE FOLLOWED, ALONG WITH PROPER DISPOSAL METHODS.

EROSION PROTECTION & REVEGETATION REQUIREMENTS
PER U.S.D.A. SOIL CONSERVATION SERVICE GUIDELINES:

1. PRACTICE NO. & NAME: 242 - CRITICAL AREA TREATMENT
RANGE SITE: SANDY FOOTHILLS

2. PLANNED SEEDING PREP:
A. METHOD: DRILL
B. DATES OCT. 15-MAY 31
C. CLEAN TILLED: XX
FIRM SEEDBED: XX
STUBBLE COVER
INTERSEED:
OTHER:

FERTILIZER:
POUNDS ACTUAL PER ACRE N2: 40
(AVAILABLE):
P2O5: 40
K: N/A

MULCH:
KIND: LONG - STEM NATIVE HAY
AMOUNT: 4,000
HOW-APPLIED: N/A
HOW-ANCHORED: CRIMPED
ANCHORAGE DEPTH: 4"

SEED:
VARIETY SPECIES
GOSHEN PRAIRIE SANDREEED 6.5
VAUGHN SIDEDATS GRAMMA 9.0
LOVINGSTON BLUE GRAMMA 3.0
BLACKWELL SWITCH GRASS 4.5
PASTURA LITTLE BLUESTEM 7.0

(2) PLS SEEDING RATE (4) TOTAL PLS LBS/ (5)
X OF SPECIES PER SPECIES/ACRE PLANNED (3) X (4) SPECIES PLANNED
IN MIXTURE ACRE
15 0.98 43.6 42.7
25 2.25 43.6 98.1
15 0.45 43.6 19.6
20 0.90 43.6 39.2
25 1.75 43.6 76.3

BMP LEGEND

SILT FENCE — SF — SF ROCK SOCK — RS —
VEHICLE TRACKING CONTROL VTC — IP1 — INLET PROTECTION (BLOCK & ROCK SOCK)
CONCRETE WASHOUT AREA CWA — SSA — STABILIZED STAGING AREA
EROSION CONTROL BLANKET ECB — SP1 — STOCKPILE PROTECTION

SEEDING GUIDELINES

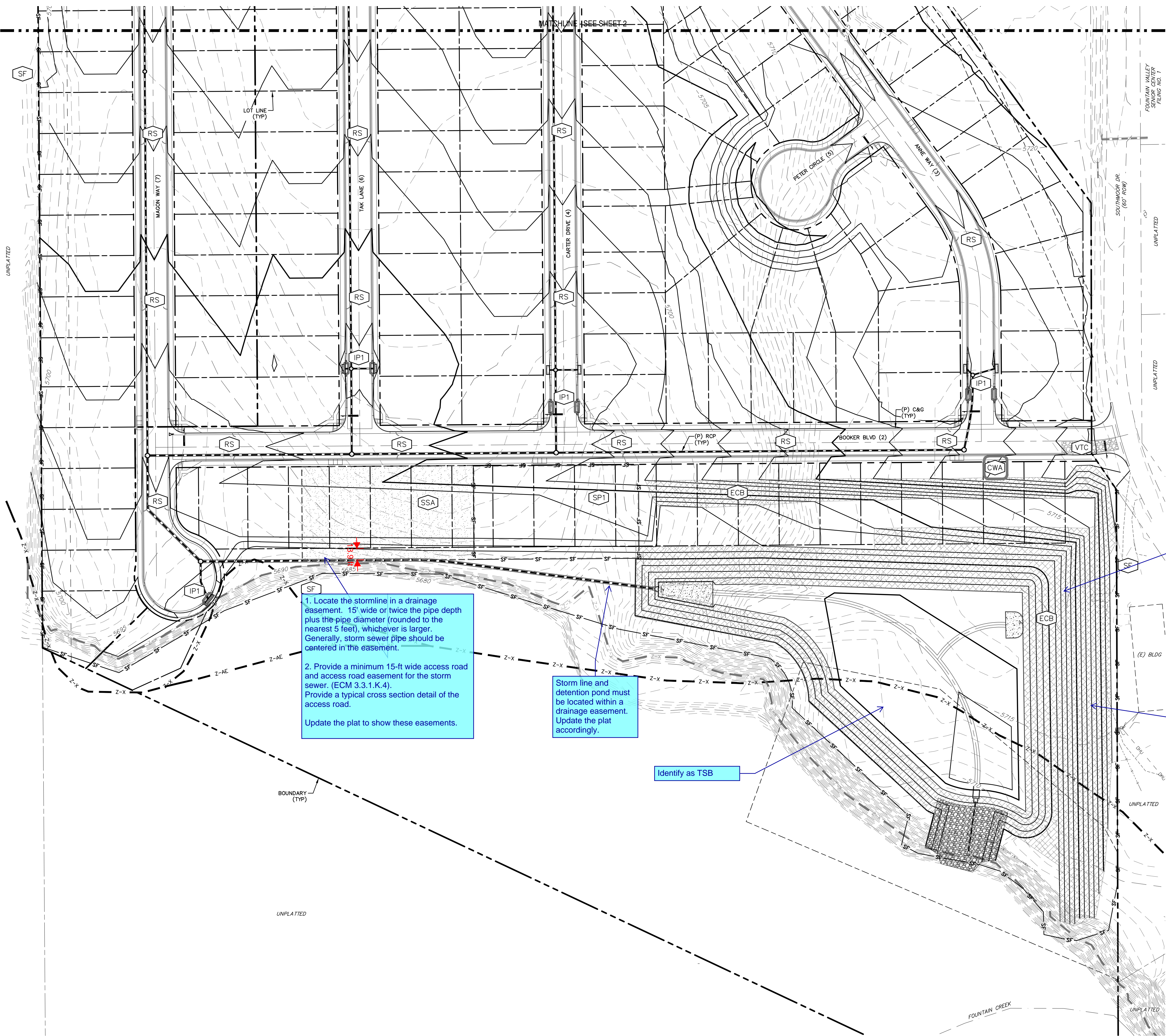
1. SEEDBED PREPARATION
THE SEEDBED SHOULD BE WELL-SETTLED AND FIRM, BUT FRAGILE ENOUGH THAT THE SEED CAN BE PLACED AT THE SPECIFIED DEPTHS. COMPETING STANDS OF WEEDS THAT ARE PRESENT BEFORE SEEDING MUST BE CONTROLLED BY SHALLOW TILLAGE OR BY APPLICATION OF HERBICIDES. SOILS THAT HAVE BEEN OVER-COMPACTED BY TRAFFIC OR EQUIPMENT, ESPECIALLY WHEN WET, SHOULD BE TILLED TO BREAK UP ROOTING-RESTRICTIVE LAYERS, THEN HARROWED, ROLLED, OR PAKED TO PREPARE THE REQUIRED FIRM SEEDBED.

2. FERTILIZER
FERTILIZER SHOULD BE APPLIED AT A RATE OF 50 POUNDS OF AVAILABLE NITROGEN PER ACRE AND 40 POUNDS OF AVAILABLE PHOSPHATE PER ACRE. THE TIME OF APPLICATION SHOULD BE IMMEDIATELY PRIOR TO SEEDING, AT THE TIME OF SEEDING, OR IMMEDIATELY FOLLOWING SEEDING, DEPENDING ON THE KIND OF FERTILIZER AND TYPE OF EQUIPMENT USED.

3. SEEDING
SEED SHOULD BE PLANTED WITH A GRASS DRILL ON ALL SLOPES OF 33% (3:1) OR FLATTER. SEED MAY BE BROADCAST BY HAND, BY MECHANICAL SPREADER, OR BY HYDRAULIC EQUIPMENT ON AREAS THAT ARE SHALLOO, TOO STEEP, OR NOT ACCESSIBLE FOR SEED DRILL OPERATIONS. SEED PLANTED WITH A DRILL SHOULD BE COVERED WITH SOIL TO A DEPTH OF 1/4 TO 3/4 INCH. SEED PLANTED BY THE BROADCAST METHOD SHALL BE INCORPORATED INTO THE SOIL SURFACE, NOT TO EXCEED A DEPTH OF 3/4 INCH, BY RAKING, HARROWING, OR OTHER PROVEN METHOD. THE TIME OF SEEDING IS FROM OCTOBER 15th - MAY 31st. SEED PLANTED IN THE LATE FALL WILL REMAIN DORMANT UNTIL SPRING, WHEN IT WILL GERMINATE.

4. MULCHING
SEEDING AREAS SHOULD BE MULCHED TO CONSERVE MOISTURE, PREVENT SURFACE COMPACTION OR CRUSTING, REDUCE RUNOFF AND EROSION, CONTROL INSECTS, AND HELP ESTABLISH PLANT COVER. NATIVE HAY OR STRAW SHOULD BE APPLIED AT A RATE OF 4,000 POUNDS PER ACRE AND CRIMPED INTO THE GROUND. ON SLOPES GREATER THAN 3:1, AN AGRONOMIC BLANKET SHOULD BE USED.

5. SUPPLEMENTAL WATER
IN LOW RAINFALL AREAS WHERE WATER IS AVAILABLE AND WHERE RAPID ESTABLISHMENT IS NEEDED, IRRIGATION OF NEW SEEDING SHOULD BE PERFORMED DURING THE FIRST GROWING SEASON. WATER SHOULD BE APPLIED AT APPROXIMATELY ONE WEEK INTERVALS, AT A RATE OF 3/4 TO 1 INCH PER APPLICATION, WHEN RAINFALL IS DEFICIENT FOR PLANT DEVELOPMENT.



1. Locate the stormline in a drainage easement. 15' wide or twice the pipe depth plus the pipe diameter (rounded to the nearest 5 feet), whichever is larger. Generally, storm sewer pipe should be centered in the easement.

2. Provide a minimum 15-ft wide access road and access road easement for the storm sewer. (ECM 3.3.1.K.4). Provide a typical cross section detail of the access road.

Update the plat to show these easements.

Storm line and detention pond must be located within a drainage easement. Update the plat accordingly.

Identify as TSB

Show the stormline and reference the commercial construction plans.

Identify the specific ECB product to be used.

LEGEND

EXISTING (E)
PROPOSED (P)
CURB AND GUTTER C&G
BOUNDARY
RIGHT-OF-WAY
LOT LINE
(E) CONTOUR, INDEX 5700
(E) CONTOUR 5700
(P) CONTOUR, INDEX
(P) CONTOUR
(P) STORM SEWER
(P) STORM SEWER

REV.

DESCRIPTION

DATE

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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

DESIGNED BY: MGP
DRAWN BY: MGP
SCALE: 1" = 60'
JOB NUMBER: 17-114
SHEET: 3 OF 3

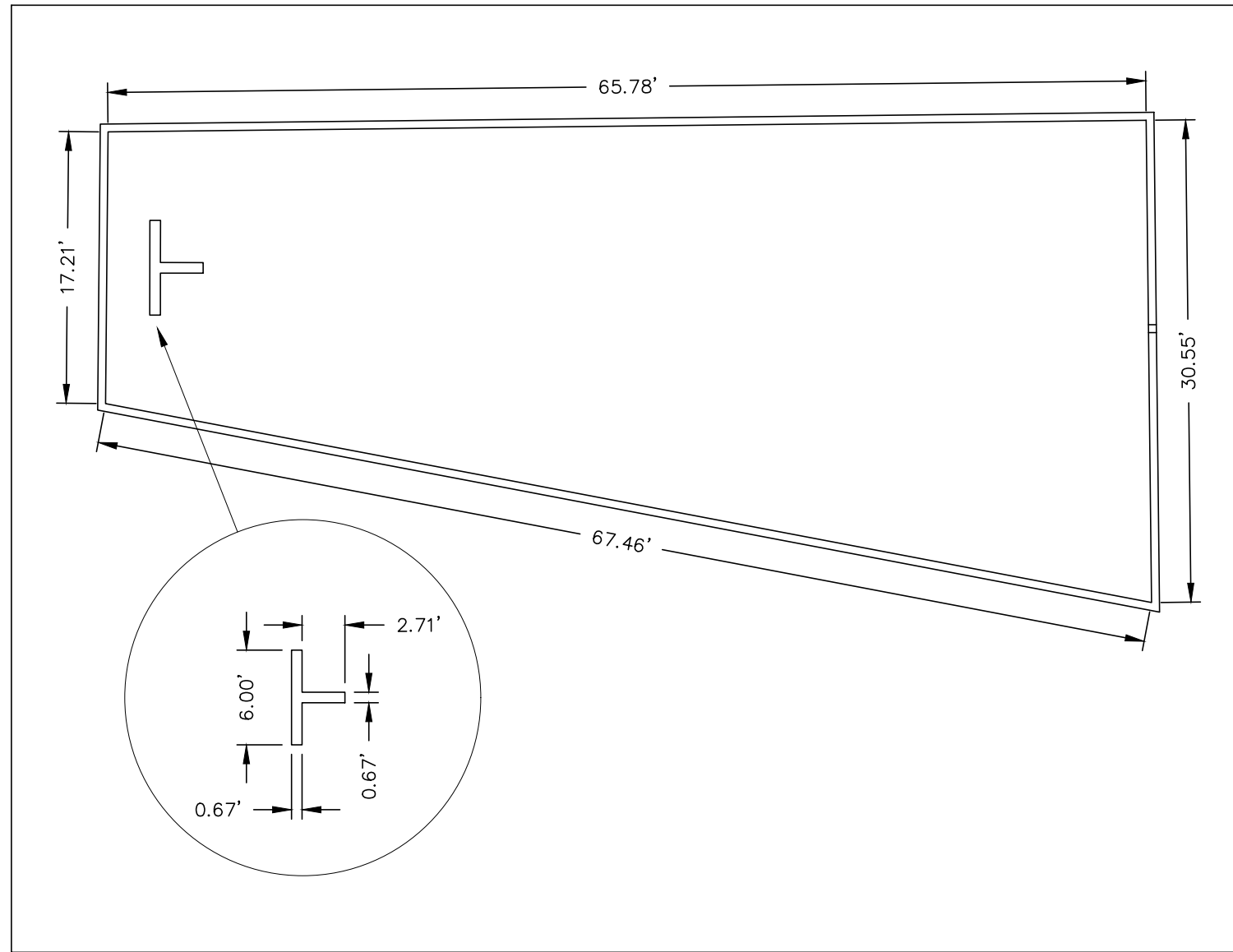
CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE
PO BOX 221
WOODLAND PARK, CO 80866
(719) 428-2124

RIVERBEND CROSSING
FILING NOS 1 & 2
GRADING & EROSION
CONTROL PLAN

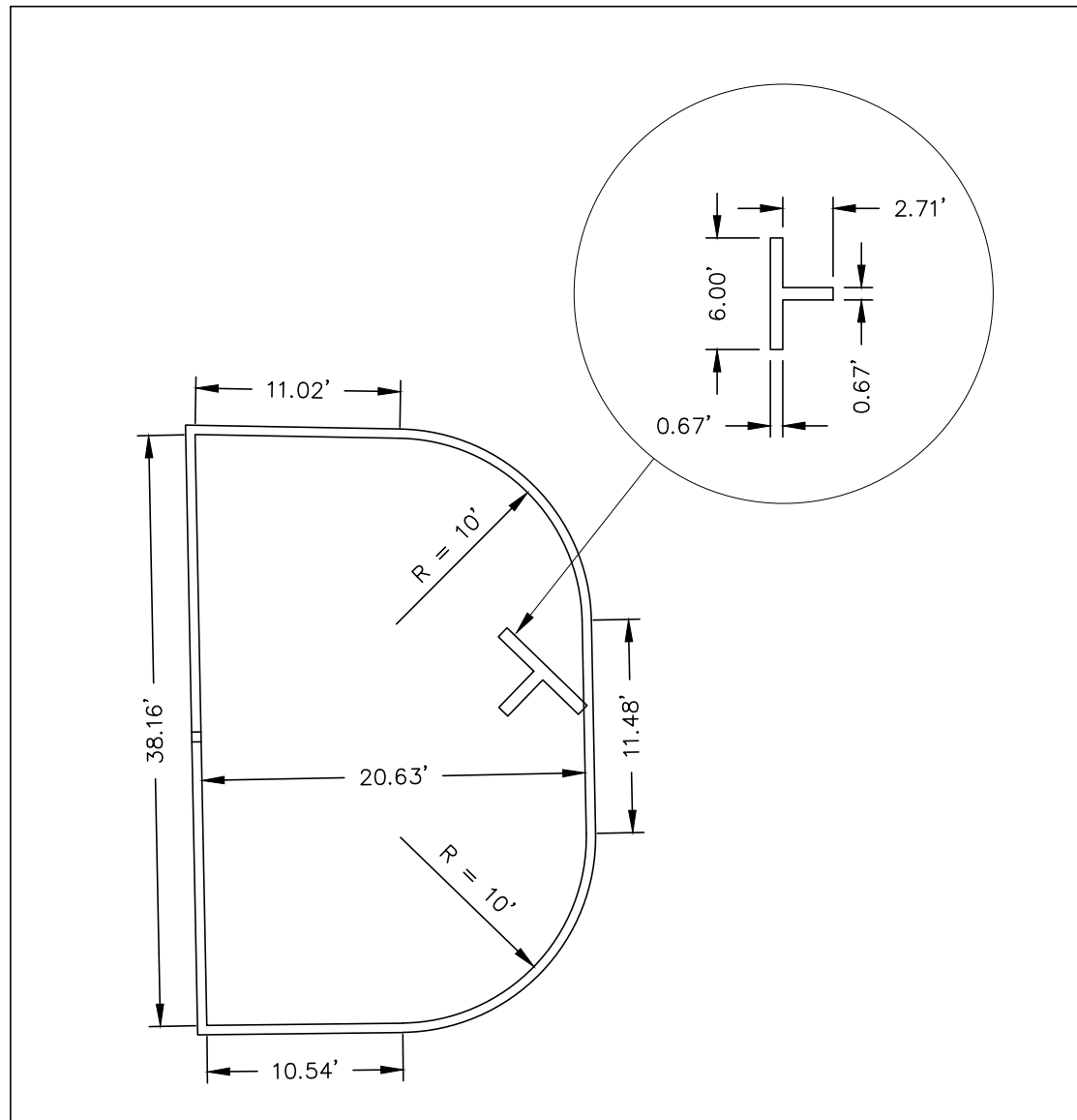
17-114
3 OF 3

N:\Customer\Drawings\17-114_Riverbend Crossing\17-114_Riverbend Crossing.dwg, Sheet\Control Plan.dwg, 08/03/2018, 10:10 AM - David

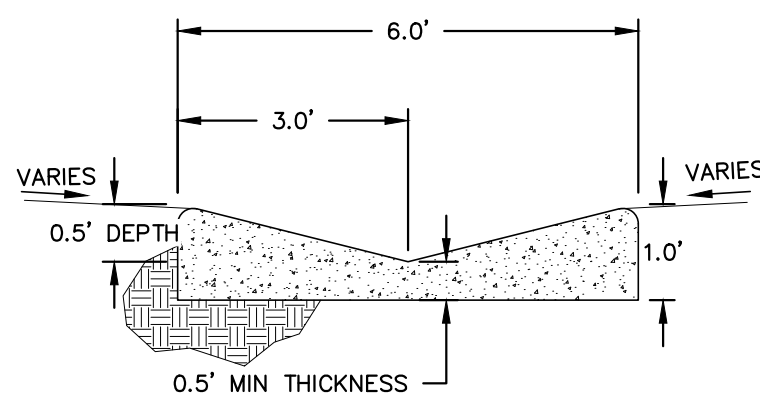
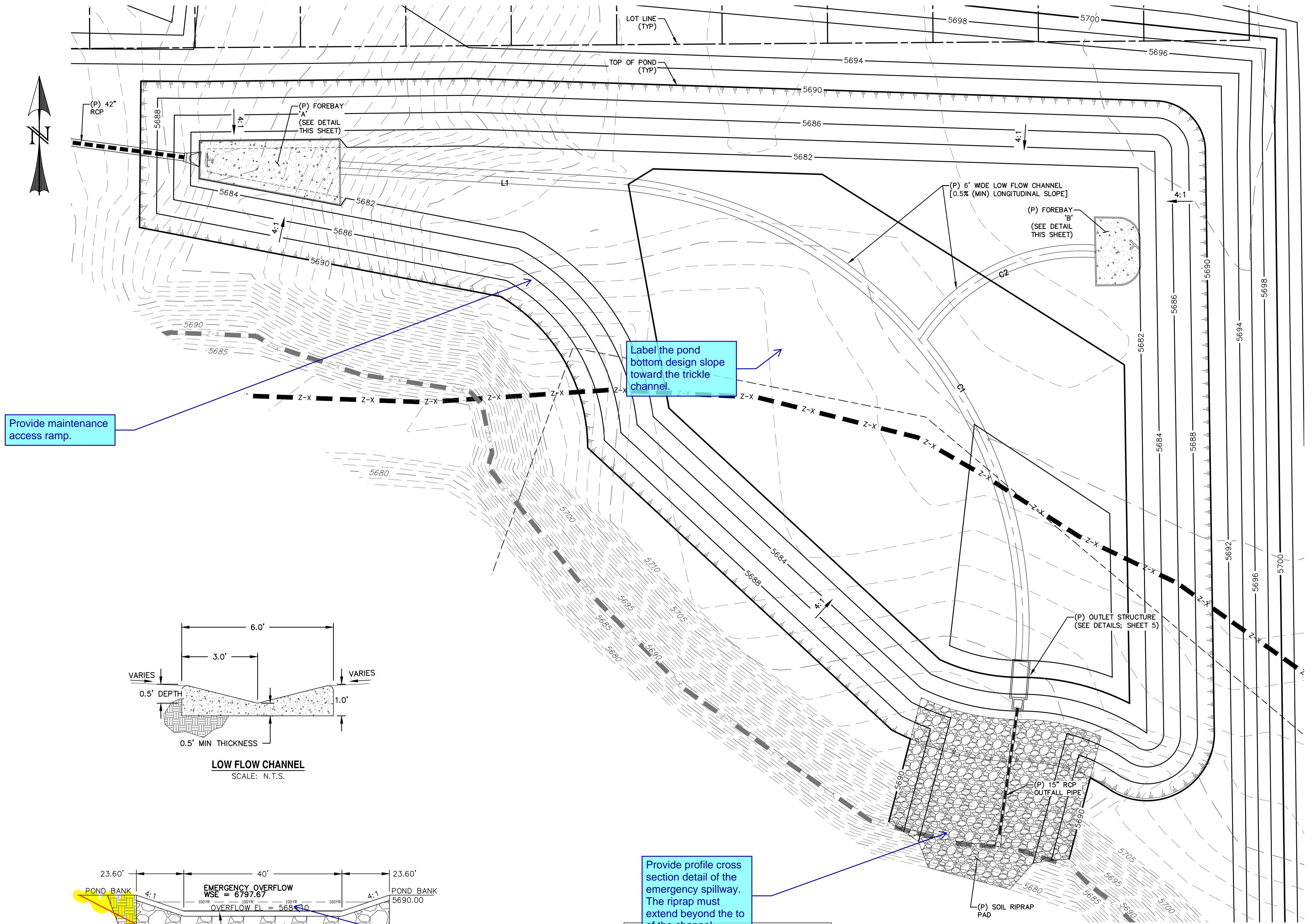
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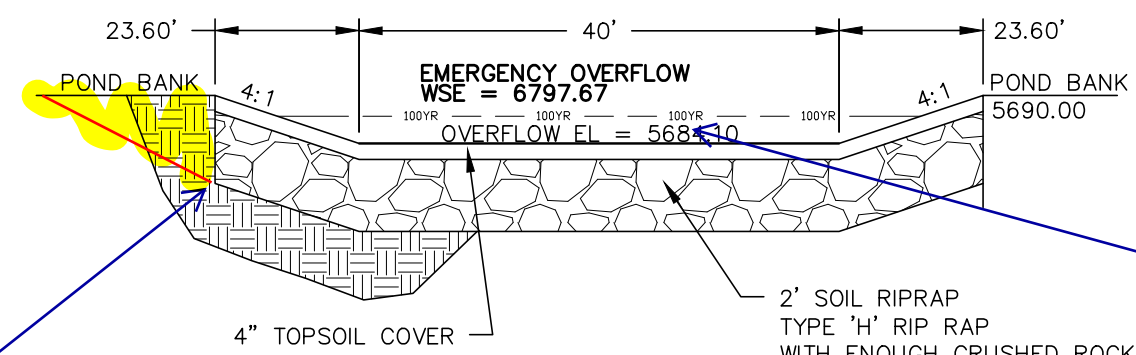
FOREBAY 'A' DETAIL
SCALE: N.T.S.



FOREBAY 'B' DETAIL
SCALE: N.T.S.



LOW FLOW CHANNEL
SCALE: N.T.S.



POND OVERFLOW
SCALE: N.T.S.

Provide profile cross section detail of the emergency spillway. The riprap must extend beyond the to of the channel.

LINE	BEARING	DISTANCE
L1	N86° 45' 28.49\"W	125.95

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	91°21'53"	209.81	334.57
C2	61°45'33"	90.92	98.00

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



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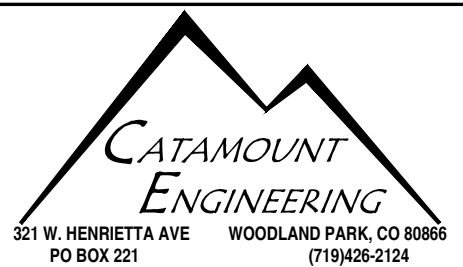
PREPARED FOR:
AVATAR EQUITIES, LLC

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

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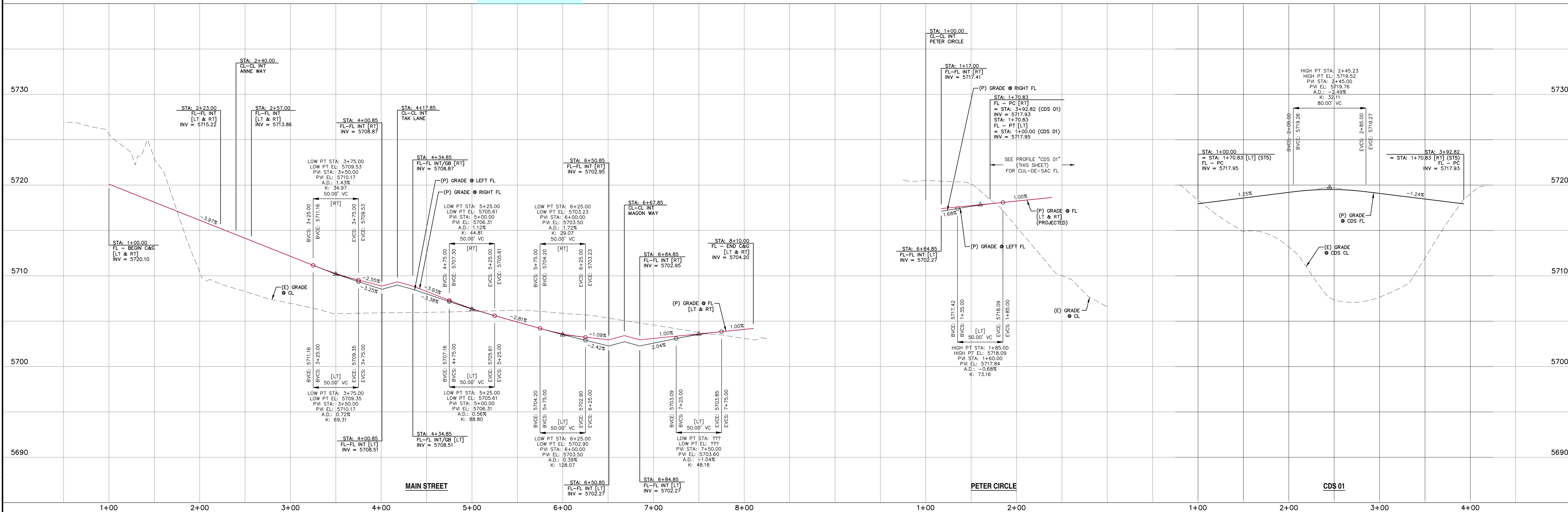
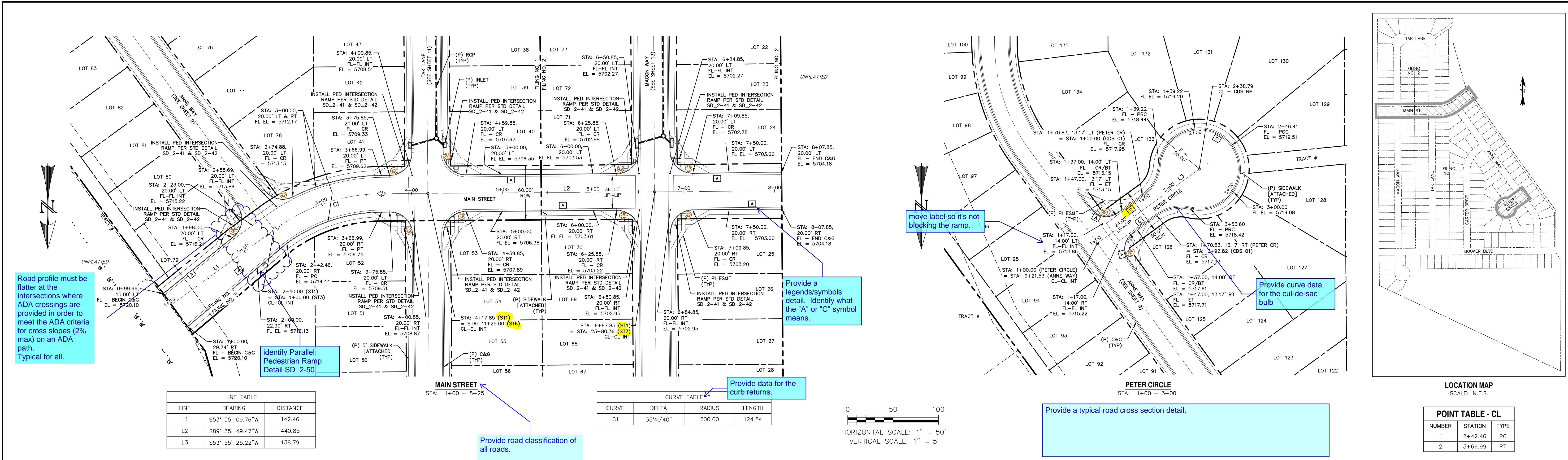
DAVID L. MIJARES, COLORADO PE #40510

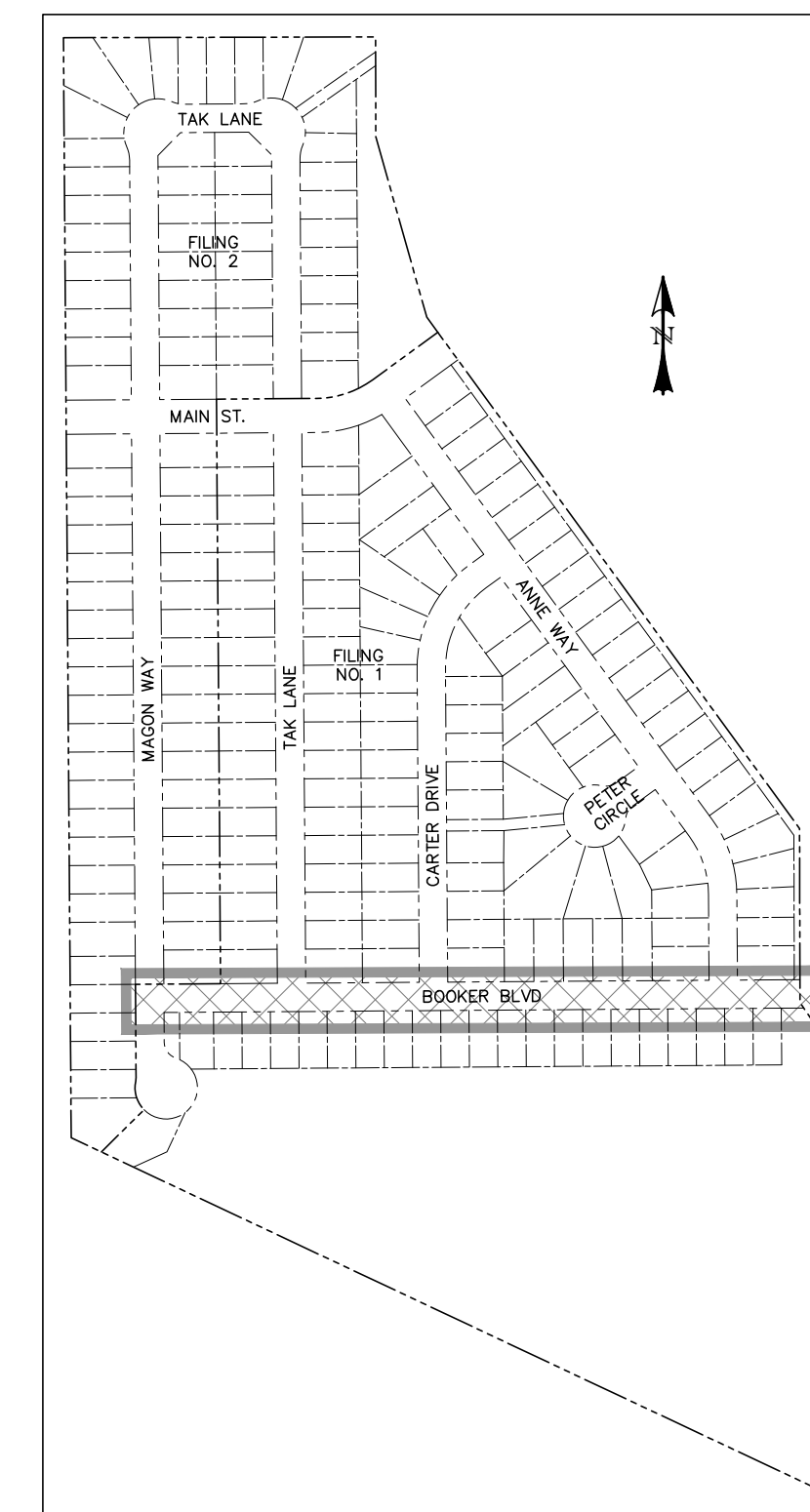
DATE



RIVERBEND CROSSING
FILING NOS 1 & 2
STORMWATER QUALITY
FACILITY DETAILS

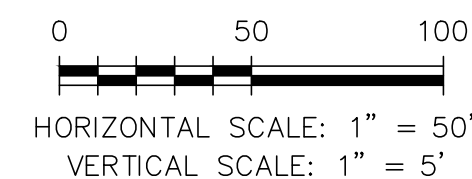
DESIGNED BY:	DLM	DRAWN BY:	MGP
SCALE:	1" = 30'	DATE:	08/03/18
JOB NUMBER	17-114	SHEET	4 OF





POINT TABLE - CL		
NUMBER	STATION	TYPE
3	1+01.90	PC
4	1+55.09	PT

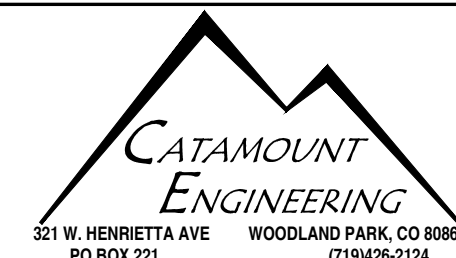
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	15°14'16"	200.00	53.19



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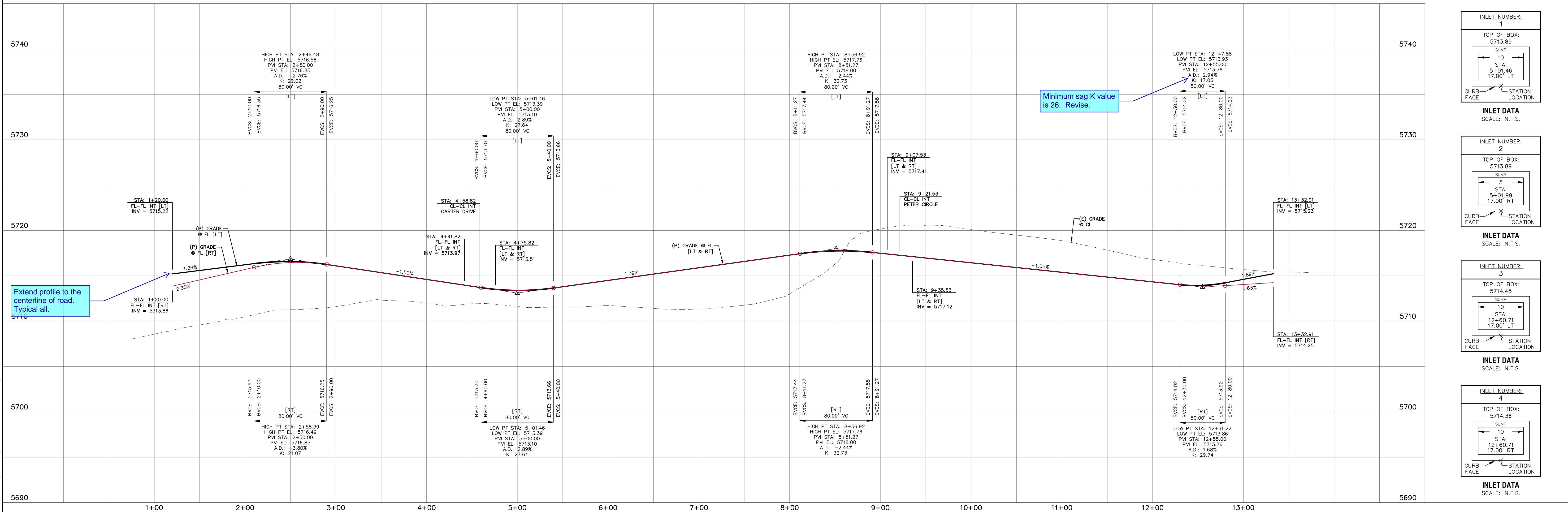
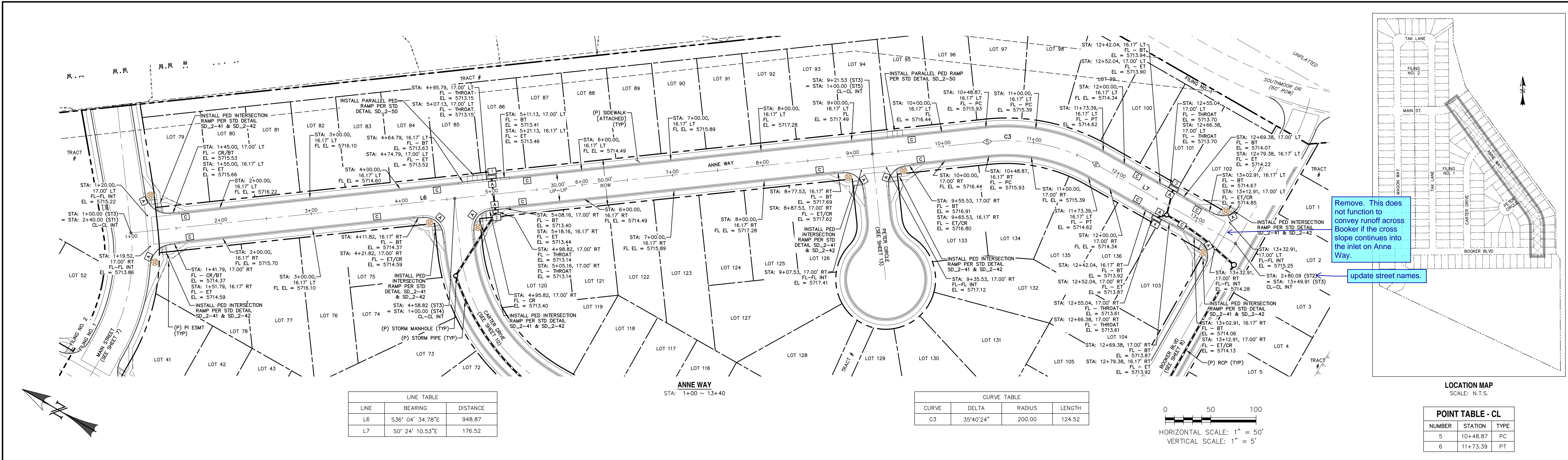
DAVID L. MIJARES, COLORADO PE #40510

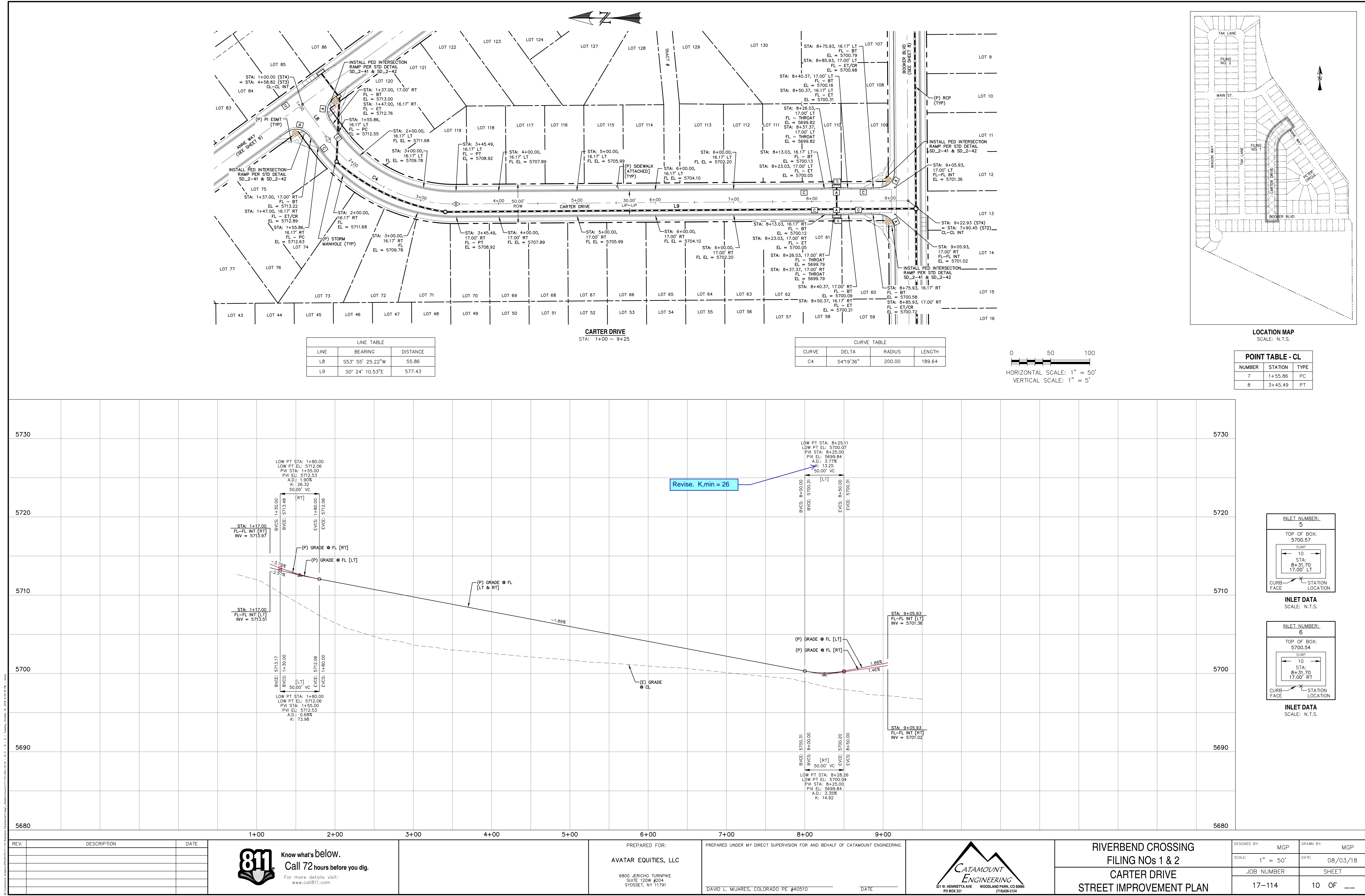
DATE

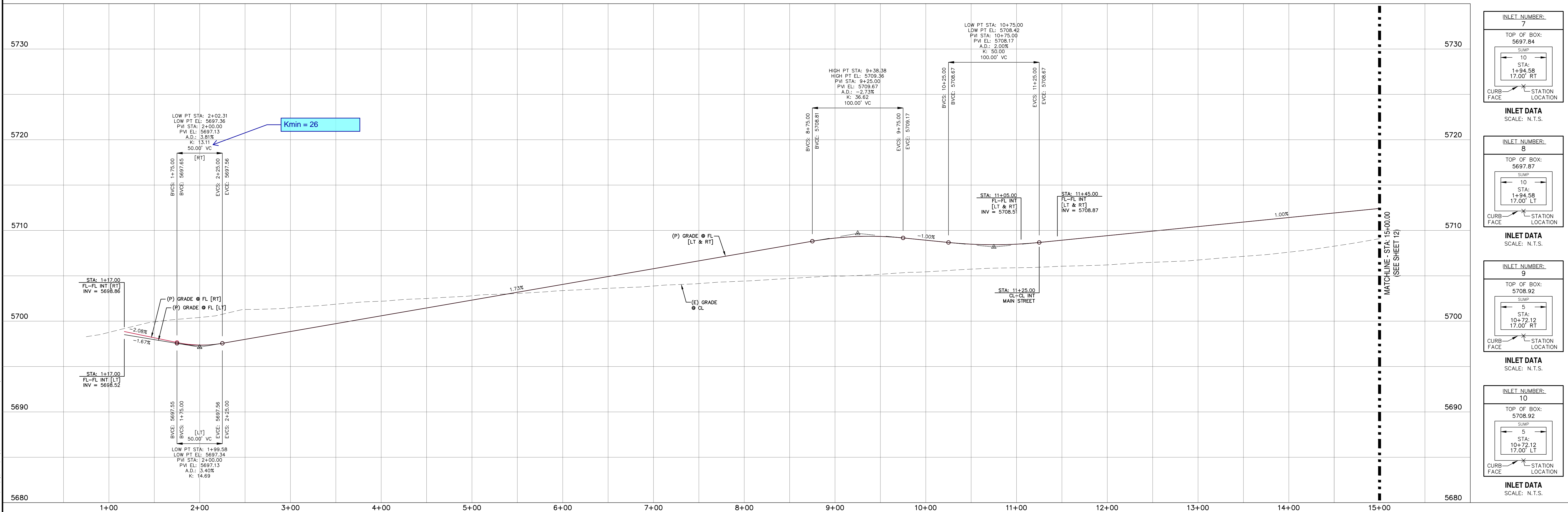
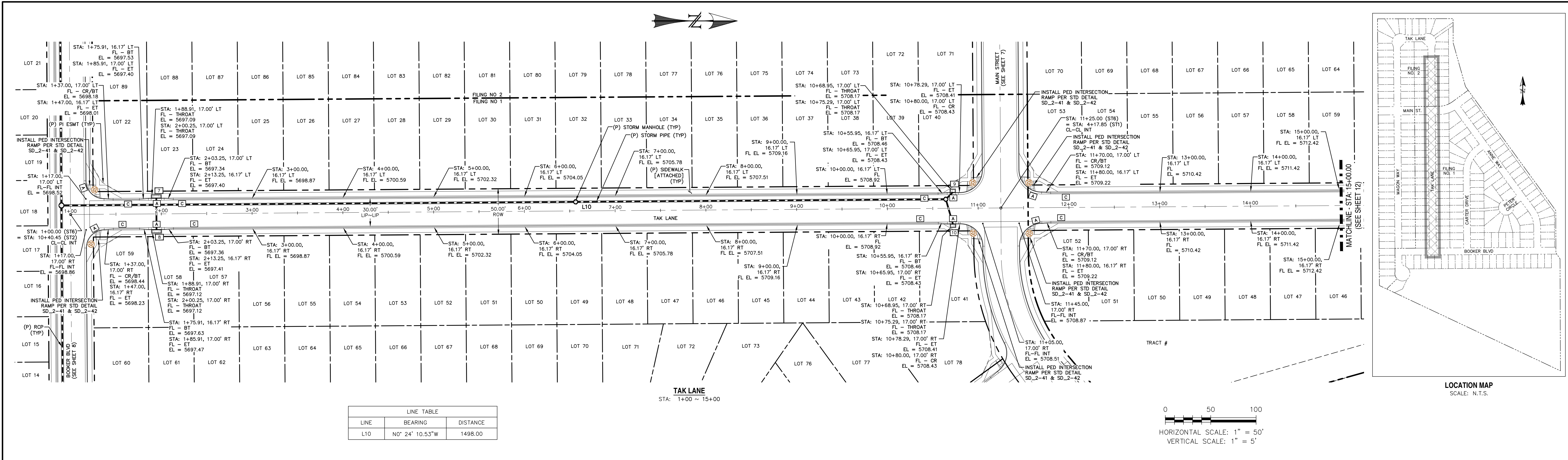


RIVERBEND CROSSING
FILING NOs 1 & 2
BOOKER BLVD
STREET IMPROVEMENT PLAN


DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	08/03/18
JOB NUMBER		SHEET	
17-114		8 OF __	







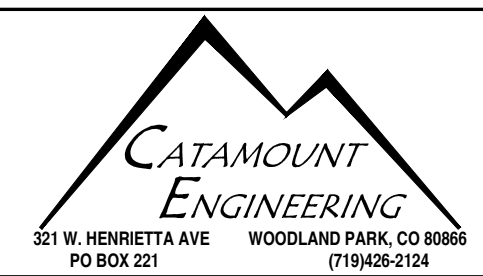
REV.	DESCRIPTION	DATE



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SUITE 120W #204
SYOSSET, NY 11791

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DAVID L. MIJARES, COLORADO PE #40510
DATE

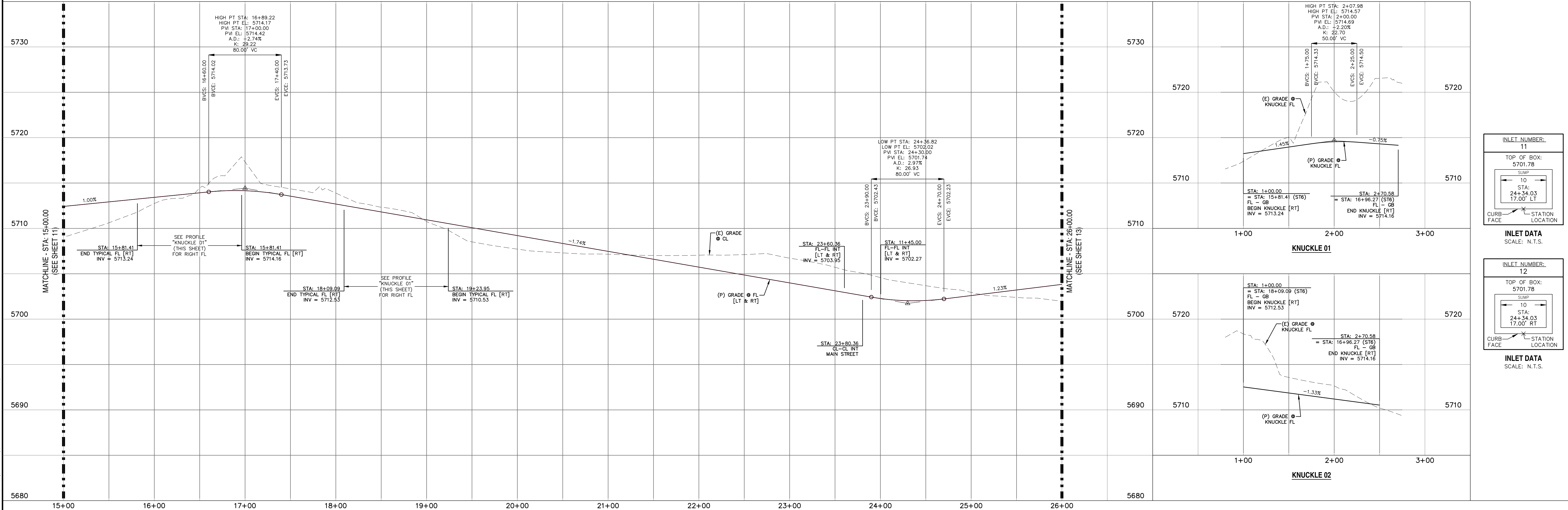
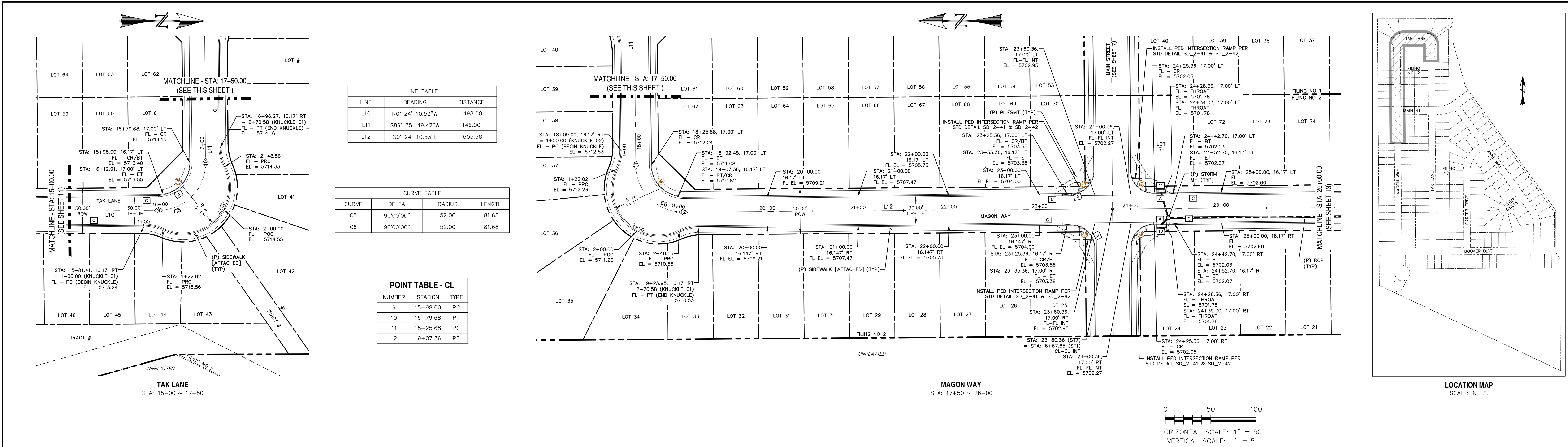


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PO BOX 221
(719) 428-2124

RIVERBEND CROSSING
FILING NOS 1 & 2
TAK LANE
STREET IMPROVEMENT PLAN

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

DRAWN BY: MCP
DATE: 08/03/18
SHEET: 11 OF



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6800 JERICHO TURNPIKE
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SYOSSET, NY 11791

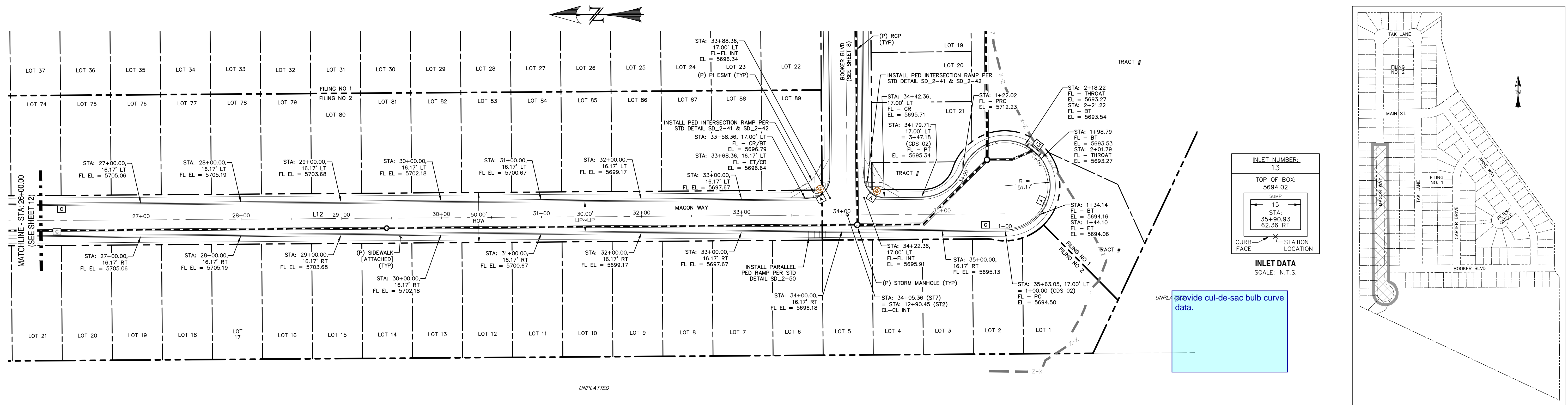
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DAVID L. MIJARES, COLORADO PE #40510
DATE: _____

CATAMOUNT ENGINEERING
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PO BOX 221
WOODLAND PARK, CO 80866
(719) 428-2124

RIVERBEND CROSSING
FILING NOS 1 & 2
TAK LANE & MAGON WAY
STREET IMPROVEMENT PLAN

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

DRAWN BY: MCP
DATE: 08/03/18
SHEET: 12 OF 14



LINE TABLE		
LINE	BEARING	DISTANCE
L12	S0° 24' 10.53"E	1655.68

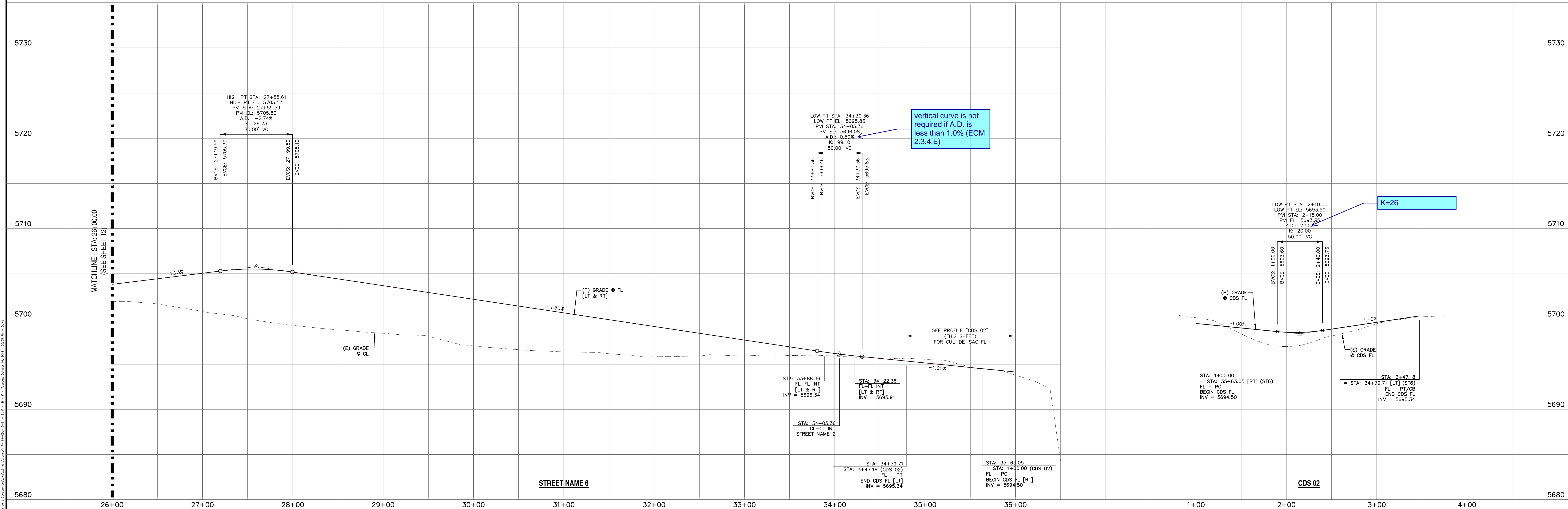
UNPLATTED
MAGON WAY
STA: 26+50 ~ 36+00

Identify the road classification.
Typical all.

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

provide cul-de-sac bulb curve data.

LOCATION MAP
SCALE: N.T.S.

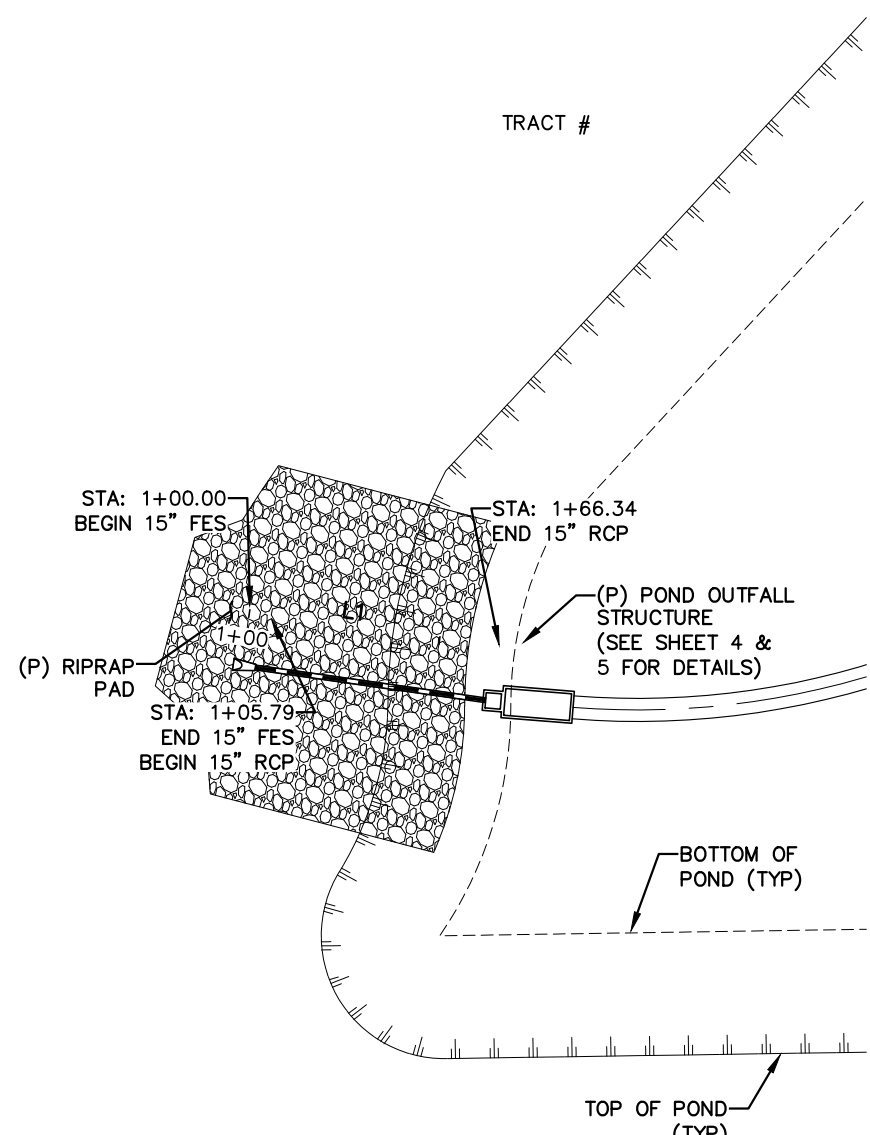


REV.	DESCRIPTION	DATE	PREPARED FOR:	PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF:	DESIGNED BY:	DRAWN BY:
			AVATAR EQUITIES, LLC	CATAMOUNT ENGINEERING	MCP	MCP
			6800 JERICHO TURNPIKE SUITE 120W #204 SYOSSET, NY 11791	DAVID L. MIJARES, COLORADO PE #40510	SCALE: 1" = 50'	DATE: 08/03/18
					JOB NUMBER	SHEET
					17-114	13 OF 14

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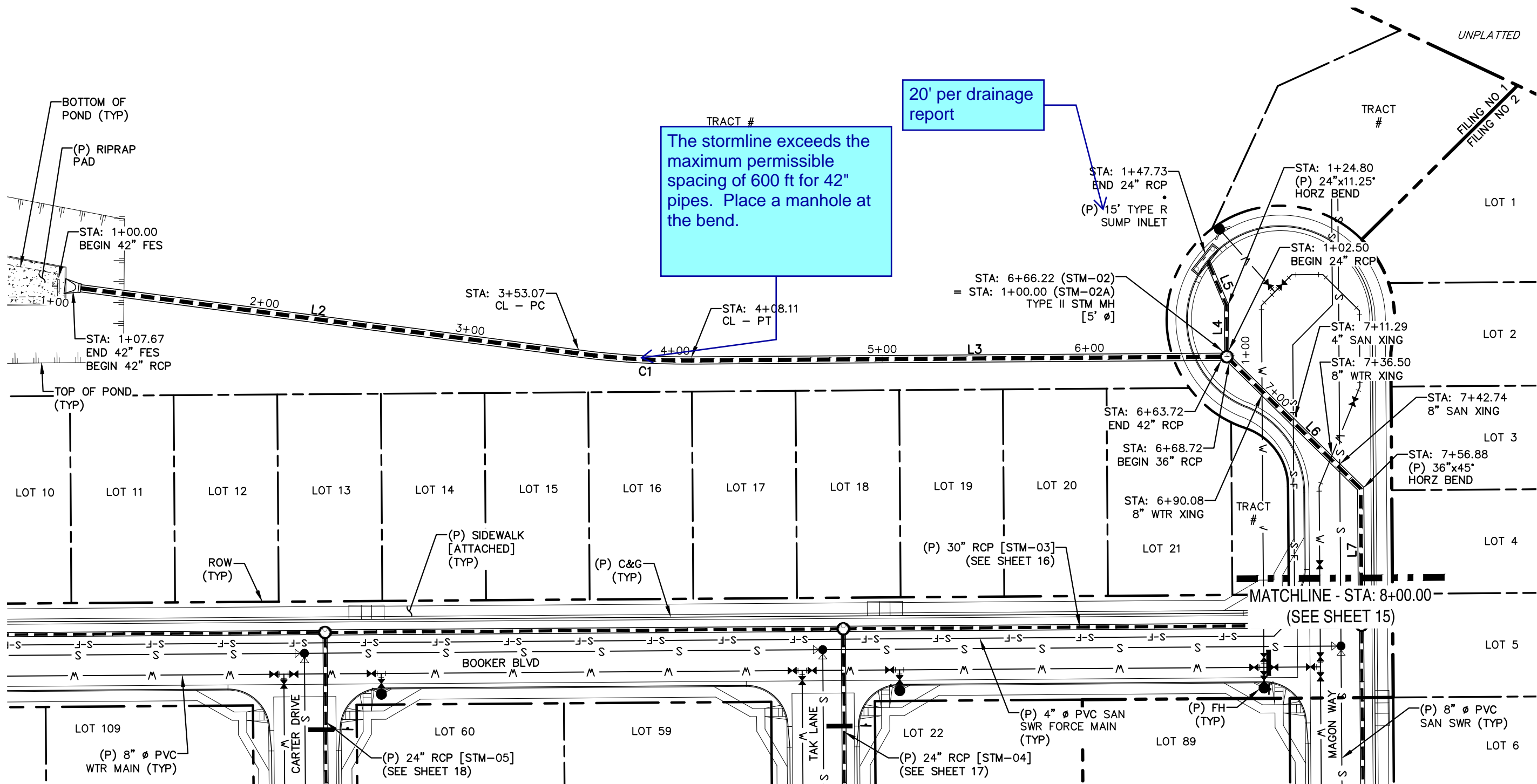
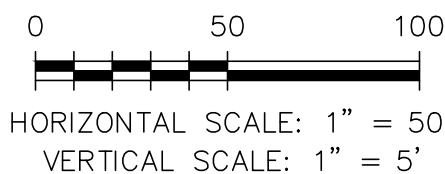
RIVERBEND CROSSING
FILING NOS 1 & 2
MAGON WAY
STREET IMPROVEMENT PLAN



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N8° 07' 01.07"E	60.55
L2	N82° 31' 26.93"W	245.42
L3	S89° 35' 49.47"W	255.63
L4	S0° 24' 10.53"E	22.30
L5	S22° 54' 10.53"E	22.93
L6	N45° 24' 10.53"W	88.16
L7	N0° 24' 10.53"W	63.39

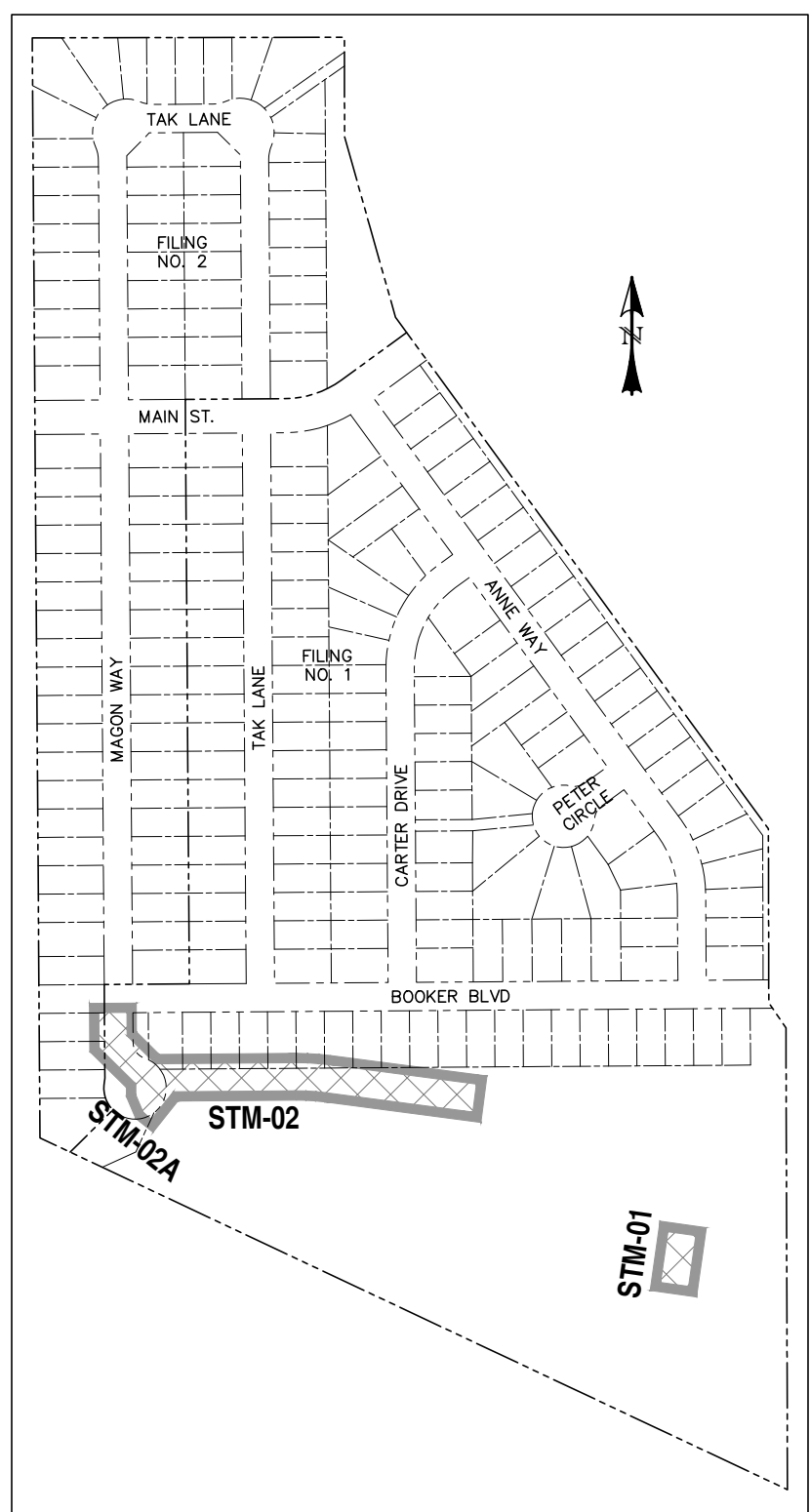
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	7°52'44"	400.00	55.00

STM-01
STA: 1+00 ~ 1+75

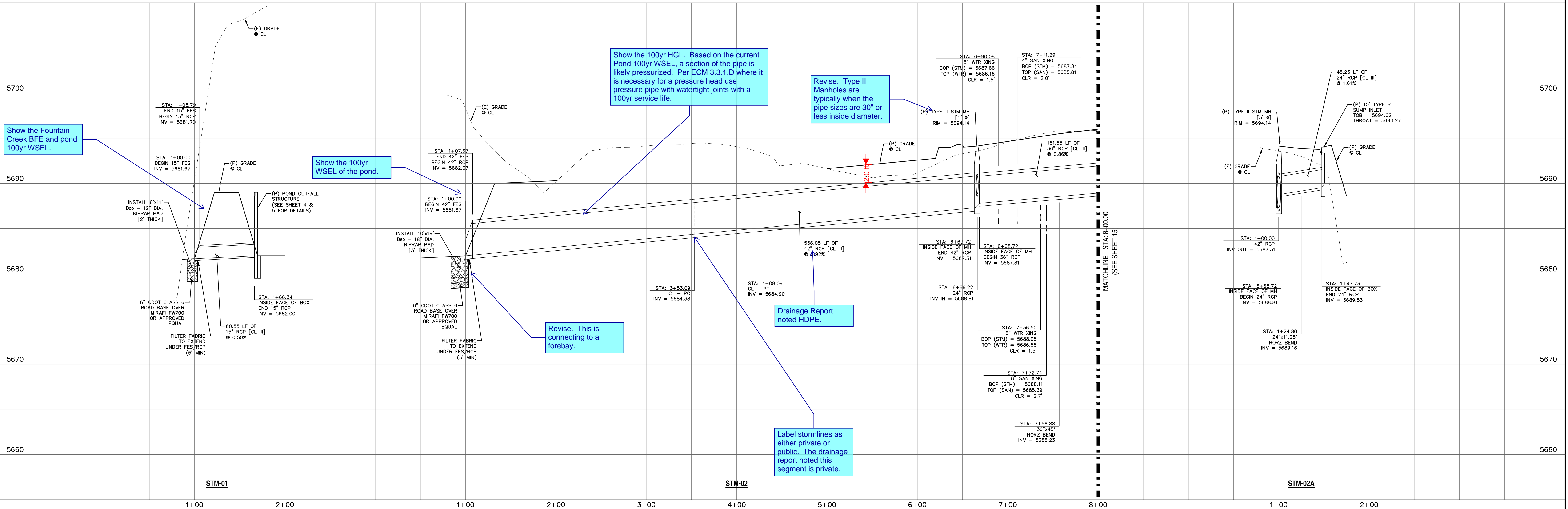


STM-02
STA: 1+00 ~ 8+00

STM-02A
STA: 1+00 ~ 1+50



LOCATION MAP
SCALE: N.T.S.



REV.	DESCRIPTION	DATE	DESIGNED BY:	DRAWN BY:	SCALE:	JOB NUMBER	SHEET
1			MGP	MGP	1" = 50'	17-114	14 OF 14
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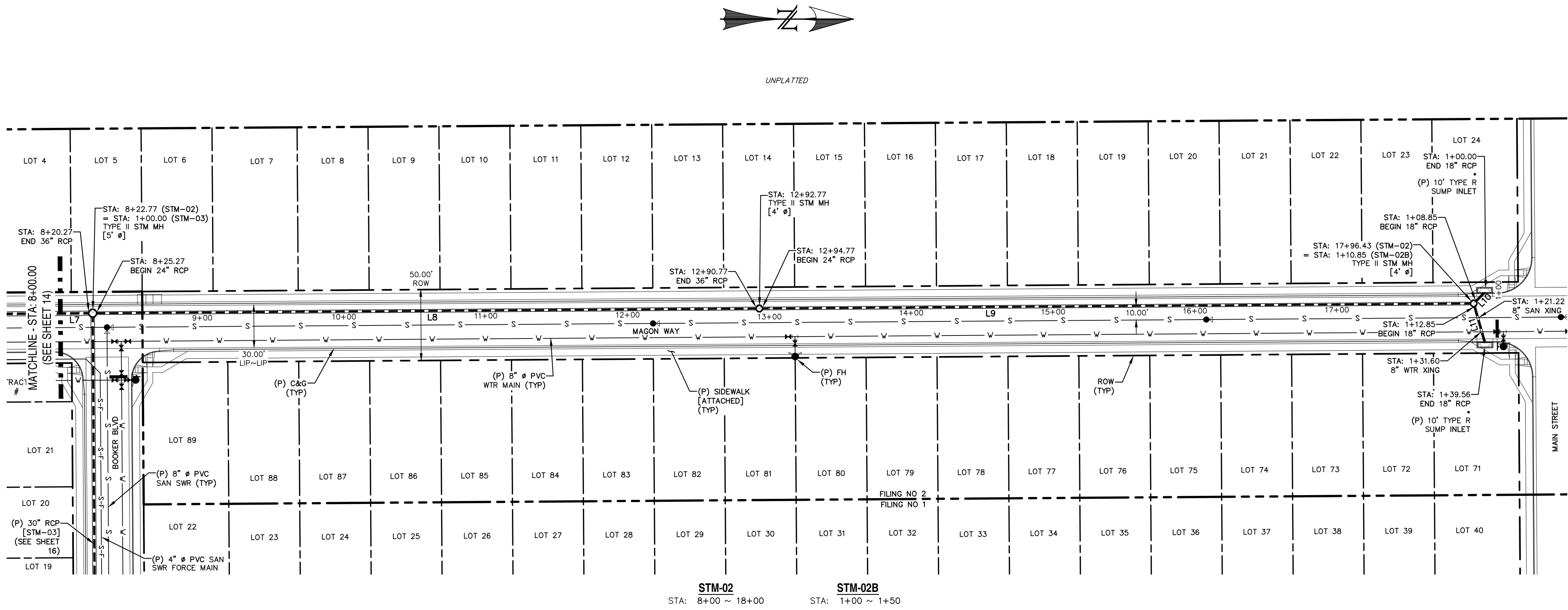
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6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MUJARES, COLORADO PE #40510
DATE

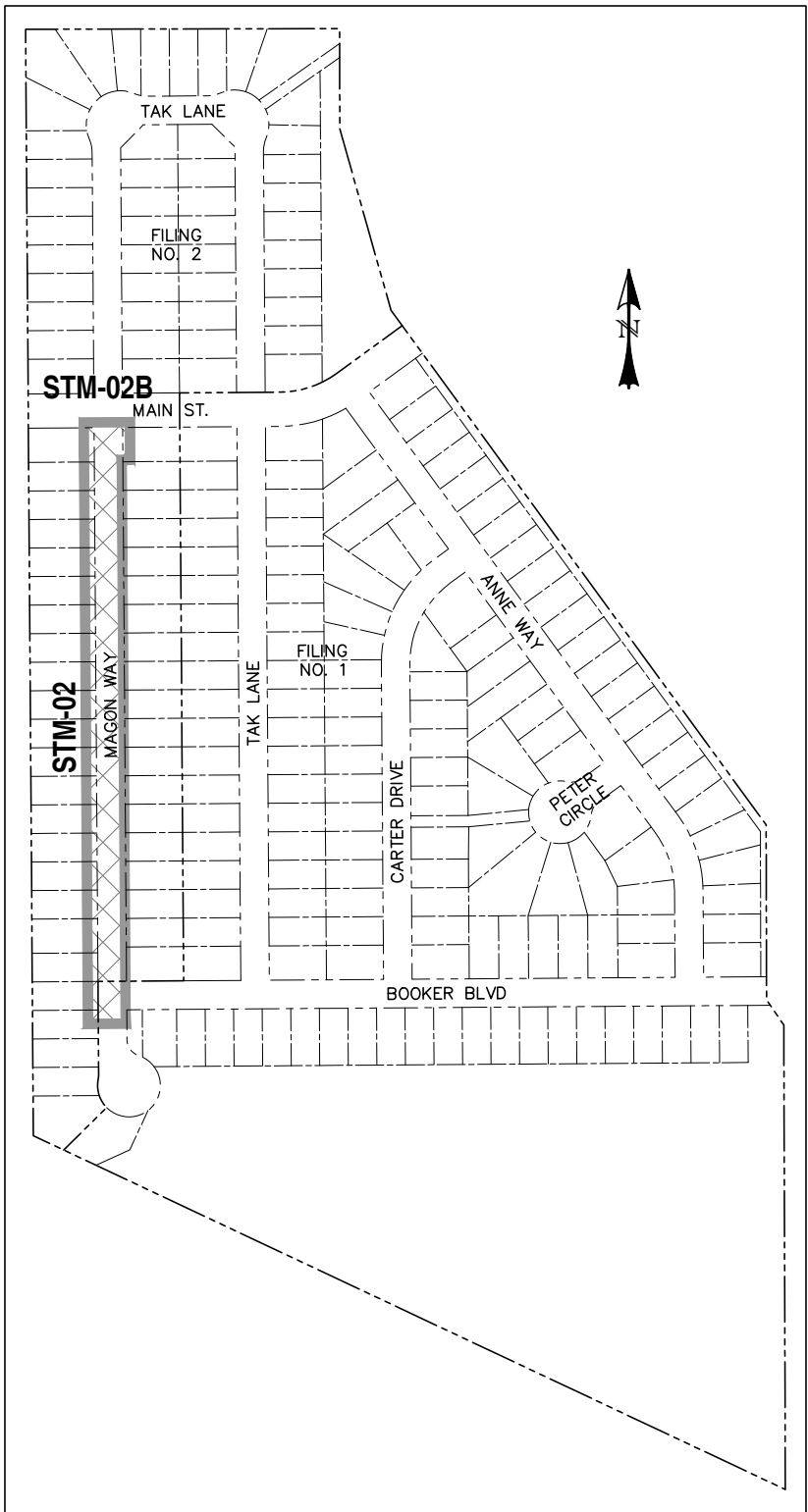
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321 W. HENRIETTA AVE
PO BOX 221
WOODLAND PARK, CO 80866
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RIVERBEND CROSSING
FILING NOS 1 & 2
STORM SEWER 01, 02 & 02A
PLAN & PROFILE

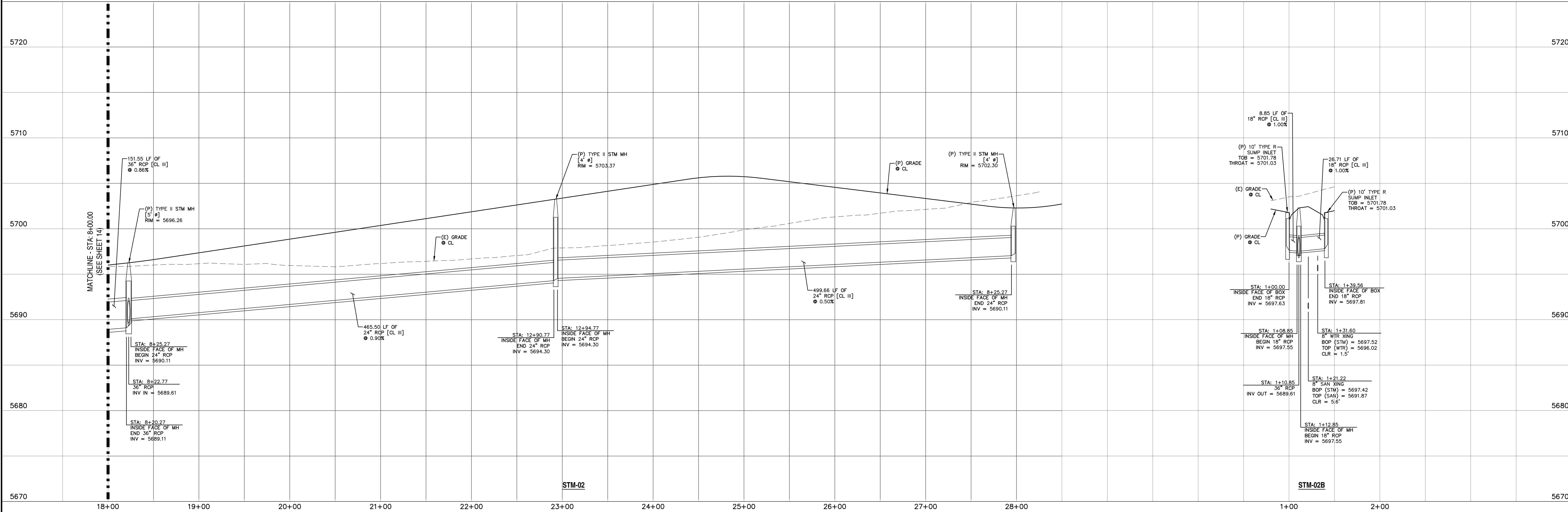
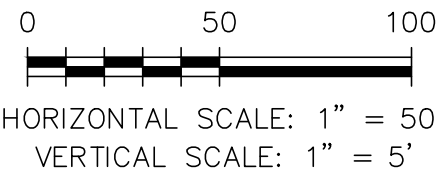
DESIGNED BY: MGP
SCALE: 1" = 50'
JOB NUMBER: 17-114
DRAWN BY: MGP
DATE: 08/03/18
SHEET: 14 OF 14



LINE TABLE		
LINE	BEARING	DISTANCE
L7	N0° 24' 10.53"W	63.39
L8	N0° 24' 10.53"W	465.50
L9	N0° 24' 10.53"W	499.66
L10	N45° 24' 10.53"W	8.85
L11	N74° 06' 14.18"E	26.71



LOCATION MAP
SCALE: N.T.S.



REV.	DESCRIPTION	DATE

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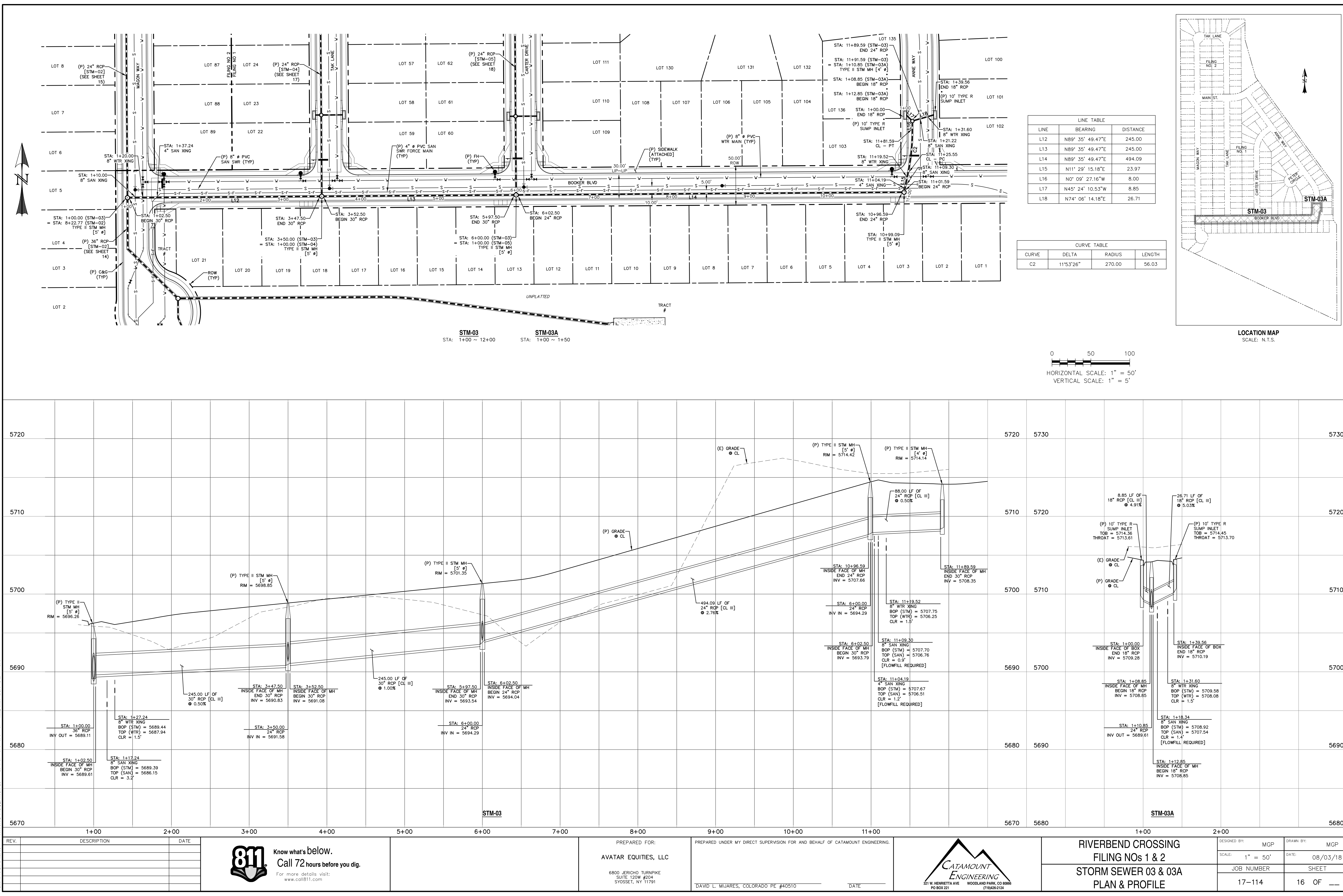
PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MUJARES, COLORADO PE #40510 DATE _____



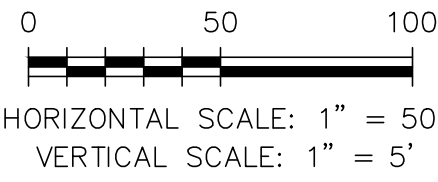
RIVERBEND CROSSING
FILING NOS 1 & 2
STORM SEWER 02 & 02B
PLAN & PROFILE

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 08/03/18
JOB NUMBER: 17-114	SHEET: 15 OF 15



LINE TABLE		
LINE	BEARING	DISTANCE
L12	N89° 35' 49.47"E	245.00
L13	N89° 35' 49.47"E	245.00
L14	N89° 35' 49.47"E	494.09
L15	N11° 29' 15.18"E	23.97
L16	N0° 09' 27.16"W	8.00
L17	N45° 24' 10.53"W	8.85
L18	N74° 06' 14.18"E	26.71

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	11°53'26"	270.00	56.03



LOCATION MAP
SCALE: N.T.S.

REV.	DESCRIPTION	DATE

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SUITE 120W #204
SYOSSET, NY 11791

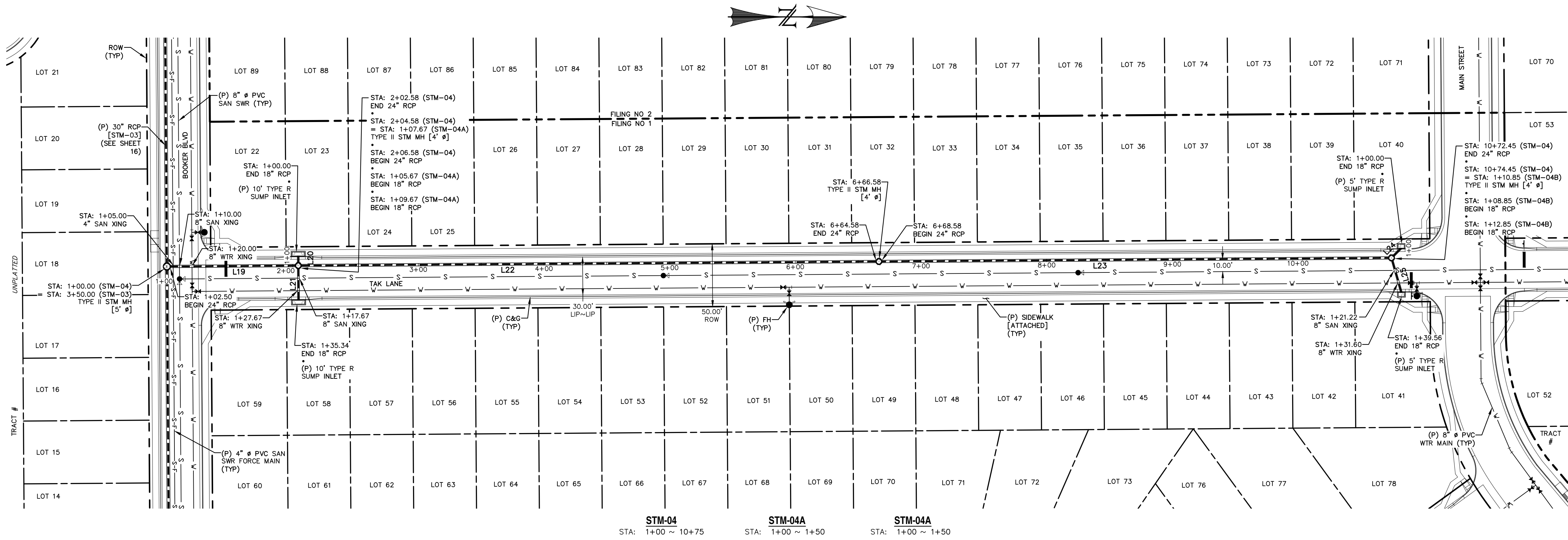
PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MUJARES, COLORADO PE #40510

DATE: _____

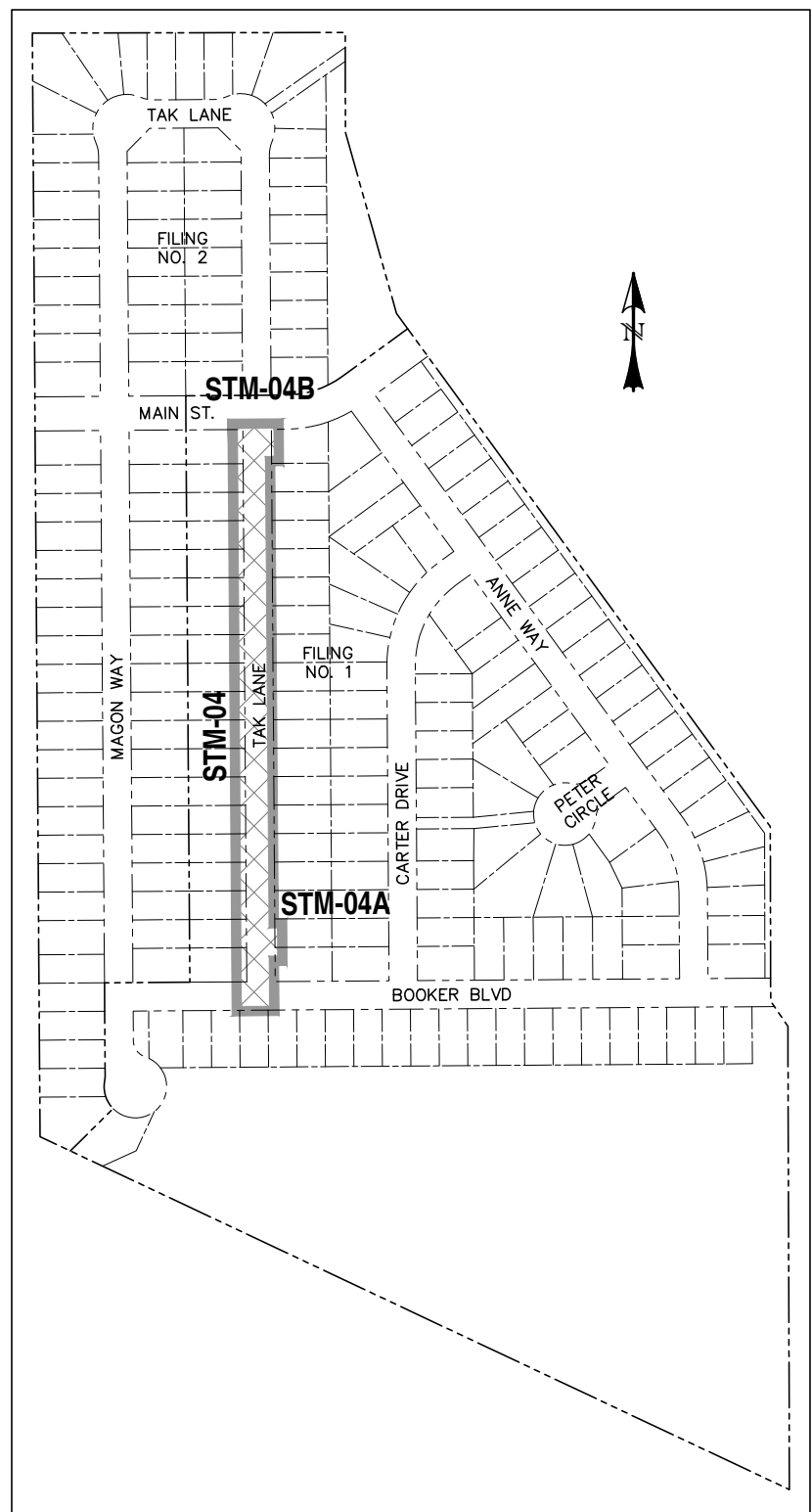
CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE
PO BOX 221
WOODLAND PARK, CO 80866
(719) 426-2124

RIVERBEND CROSSING
FILING NOS 1 & 2
STORM SEWER 03 & 03A
PLAN & PROFILE

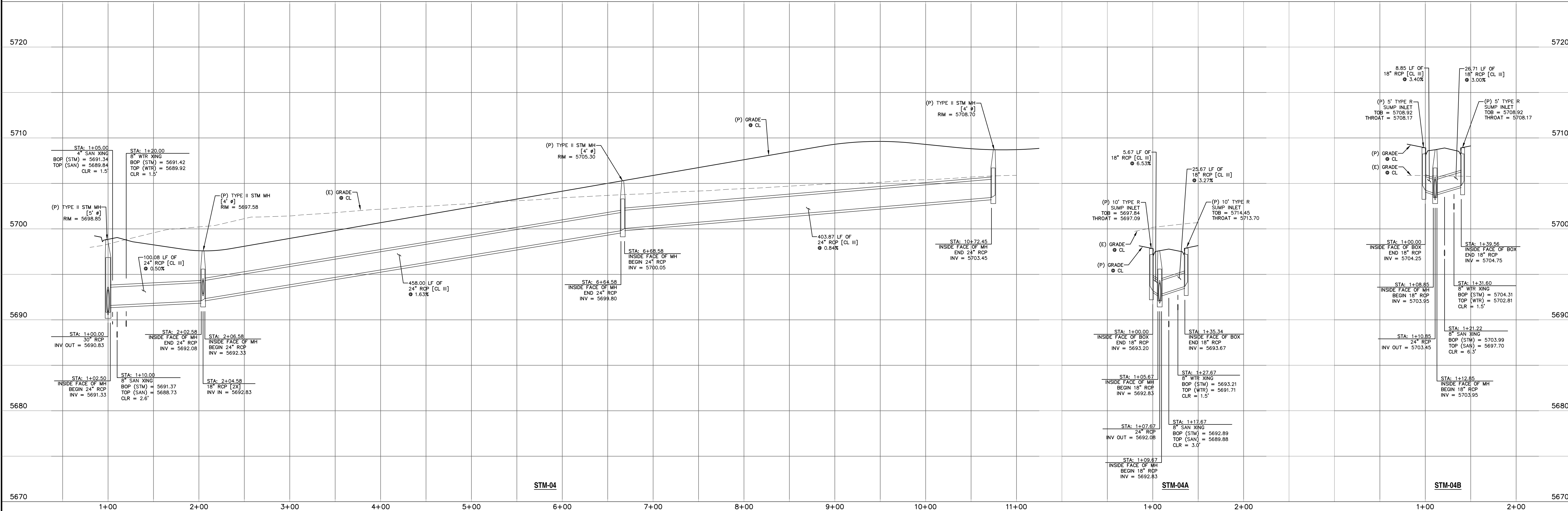
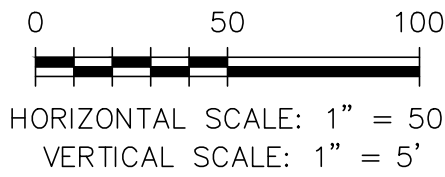
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JOB NUMBER	17-114	SHEET	16 OF 16



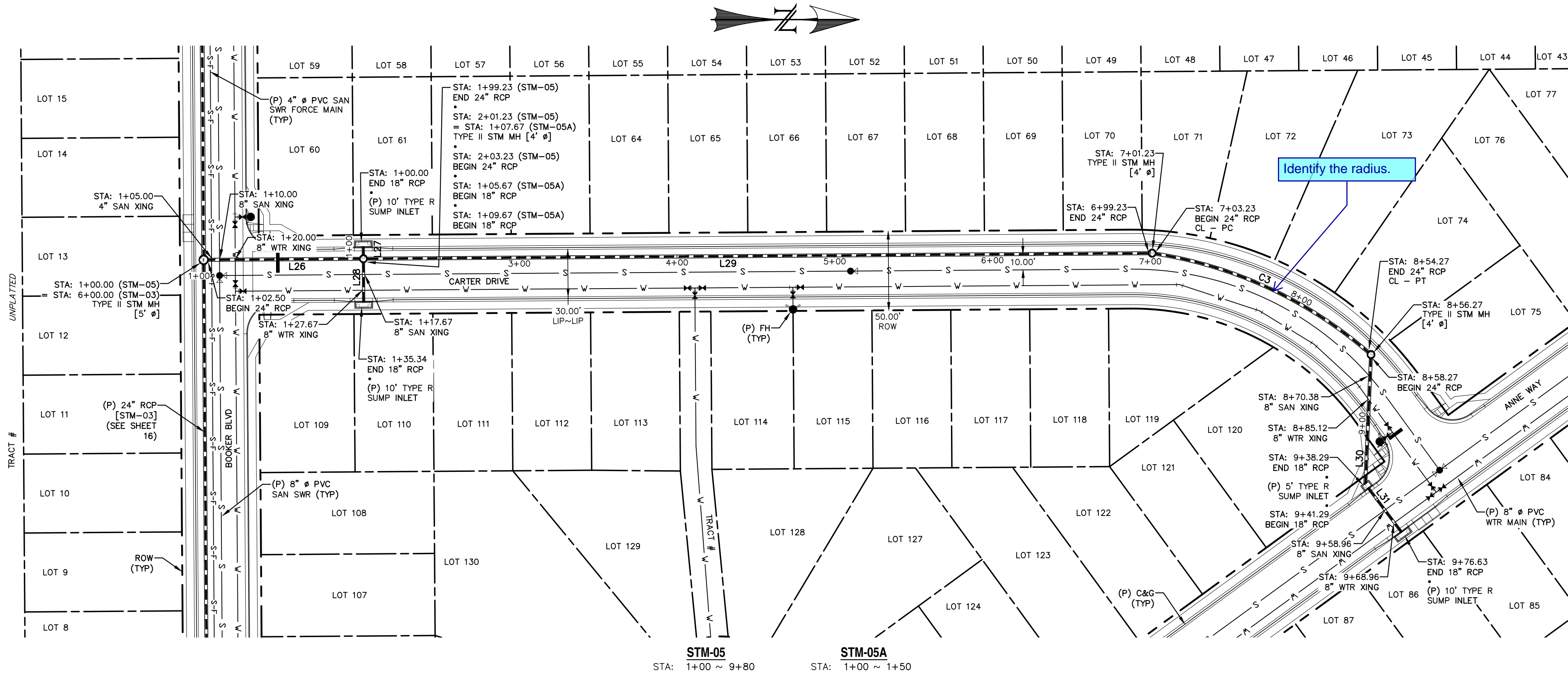
LINE TABLE		
LINE	BEARING	DISTANCE
L19	N0° 24' 10.53"W	100.08
L20	S89° 35' 49.47"W	5.67
L21	N89° 35' 49.47"E	25.67
L22	N0° 24' 10.53"W	458.00
L23	N0° 24' 10.53"W	403.87
L24	N45° 24' 10.53"W	8.85
L25	N74° 06' 14.18"E	26.71



LOCATION MAP
SCALE: N.T.S.

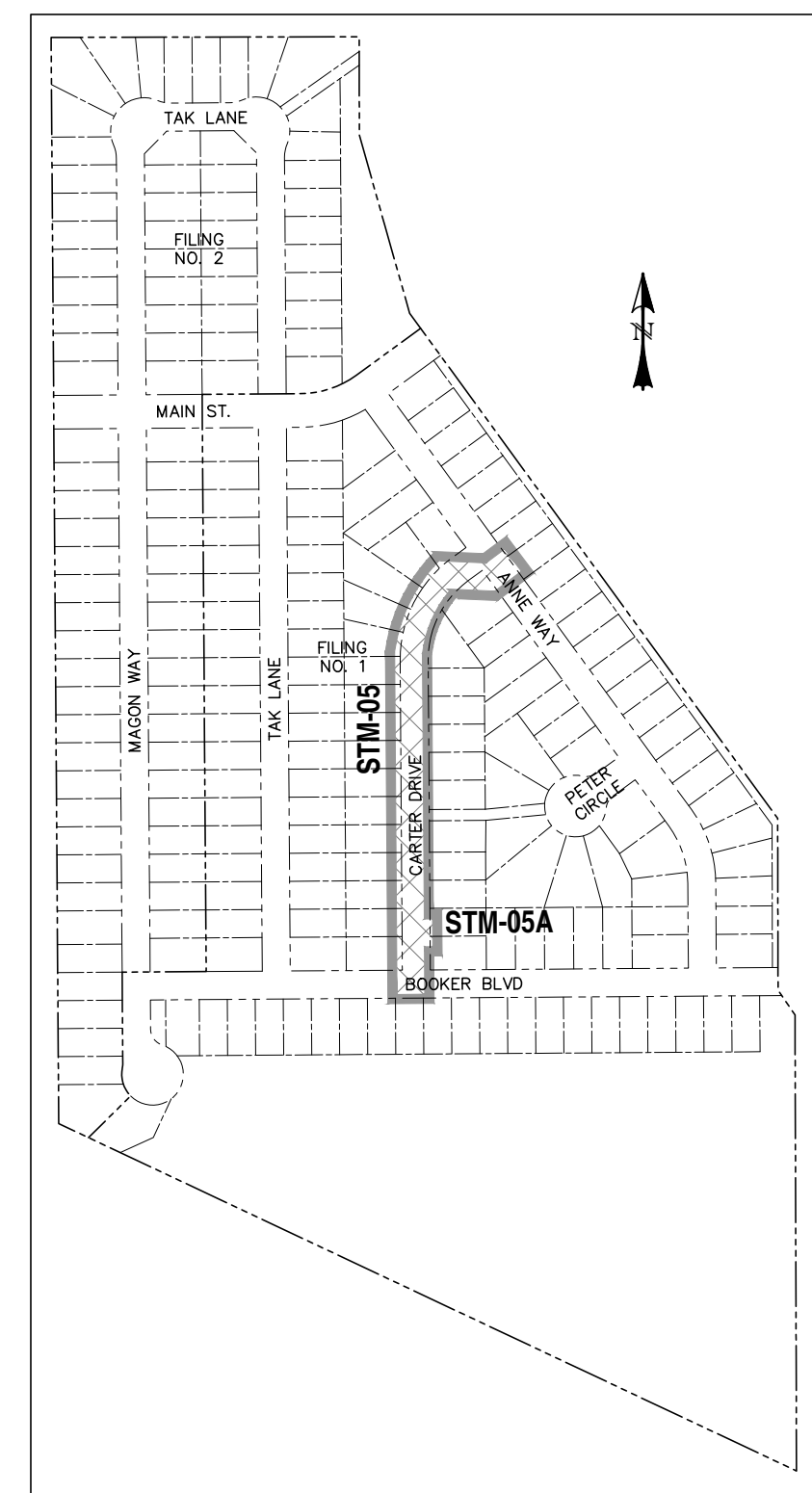


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									SCALE: 1" = 50'	DATE: 08/03/18
									JOB NUMBER 17-114	SHEET 17 OF 17
									RIVERBEND CROSSING FILING NOS 1 & 2 STORM SEWER 04, 04A & 04B PLAN & PROFILE	

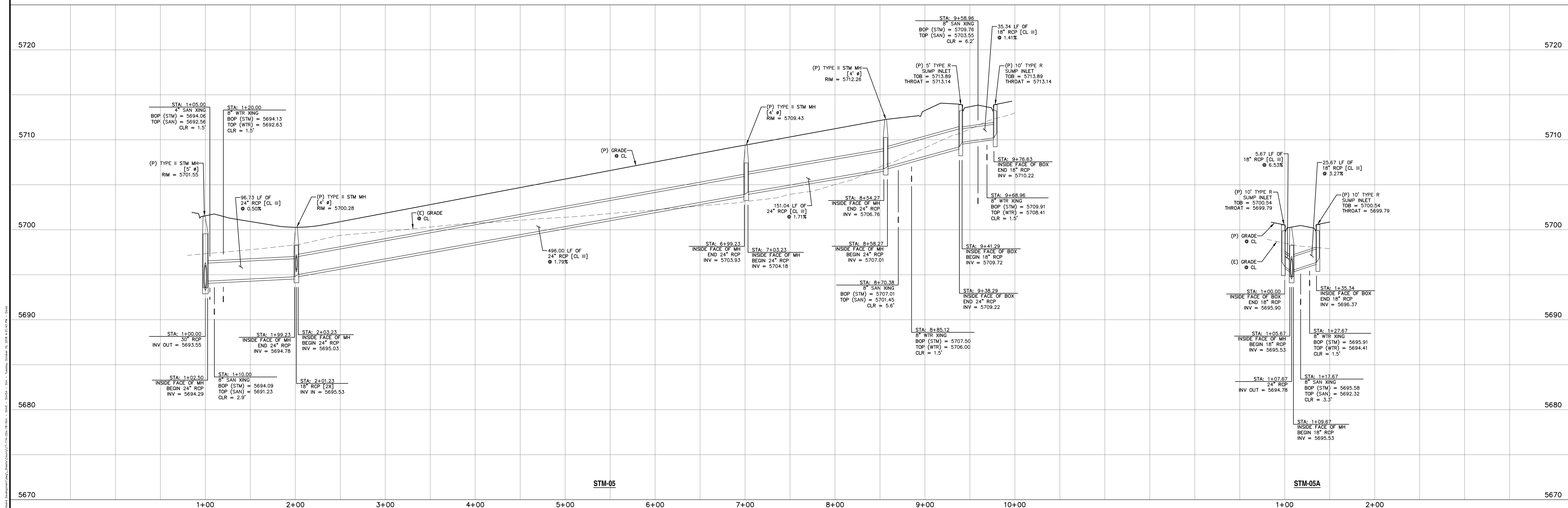
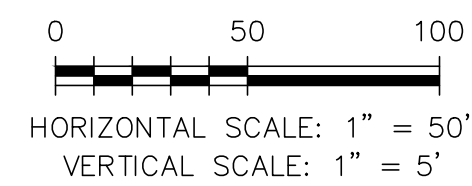


LINE TABLE		
LINE	BEARING	DISTANCE
L26	N0° 24' 10.53"W	96.73
L27	S89° 35' 49.47"W	5.67
L28	N89° 35' 49.47"E	25.67
L29	N0° 24' 10.53"W	496.00
L30	S87° 28' 35.35"E	80.02
L31	N53° 03' 31.19"E	35.34

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	32°03'06"	270.00	151.04



LOCATION MAP
SCALE: N.T.S.



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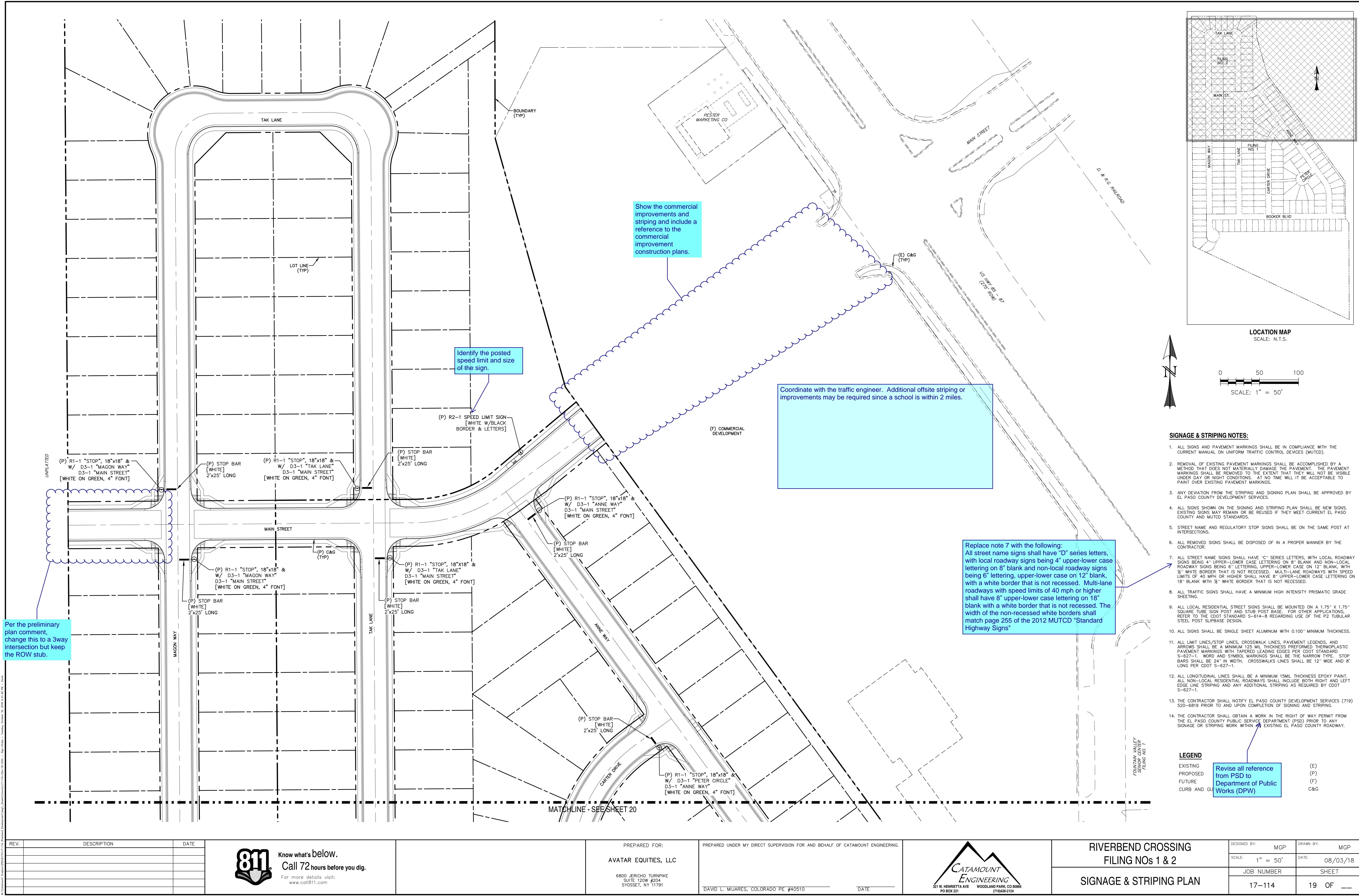
PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MUJARES, COLORADO PE #40510

DATE: _____

CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE
WOODLAND PARK, CO 80869
PO BOX 221 (719)426-2124

RIVERBEND CROSSING
FILING NOS 1 & 2
STORM SEWER 05 & 05A
PLAN & PROFILE

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SCALE: 1" = 50'	DATE: 08/03/18
JOB NUMBER	SHEET
17-114	18 OF ____



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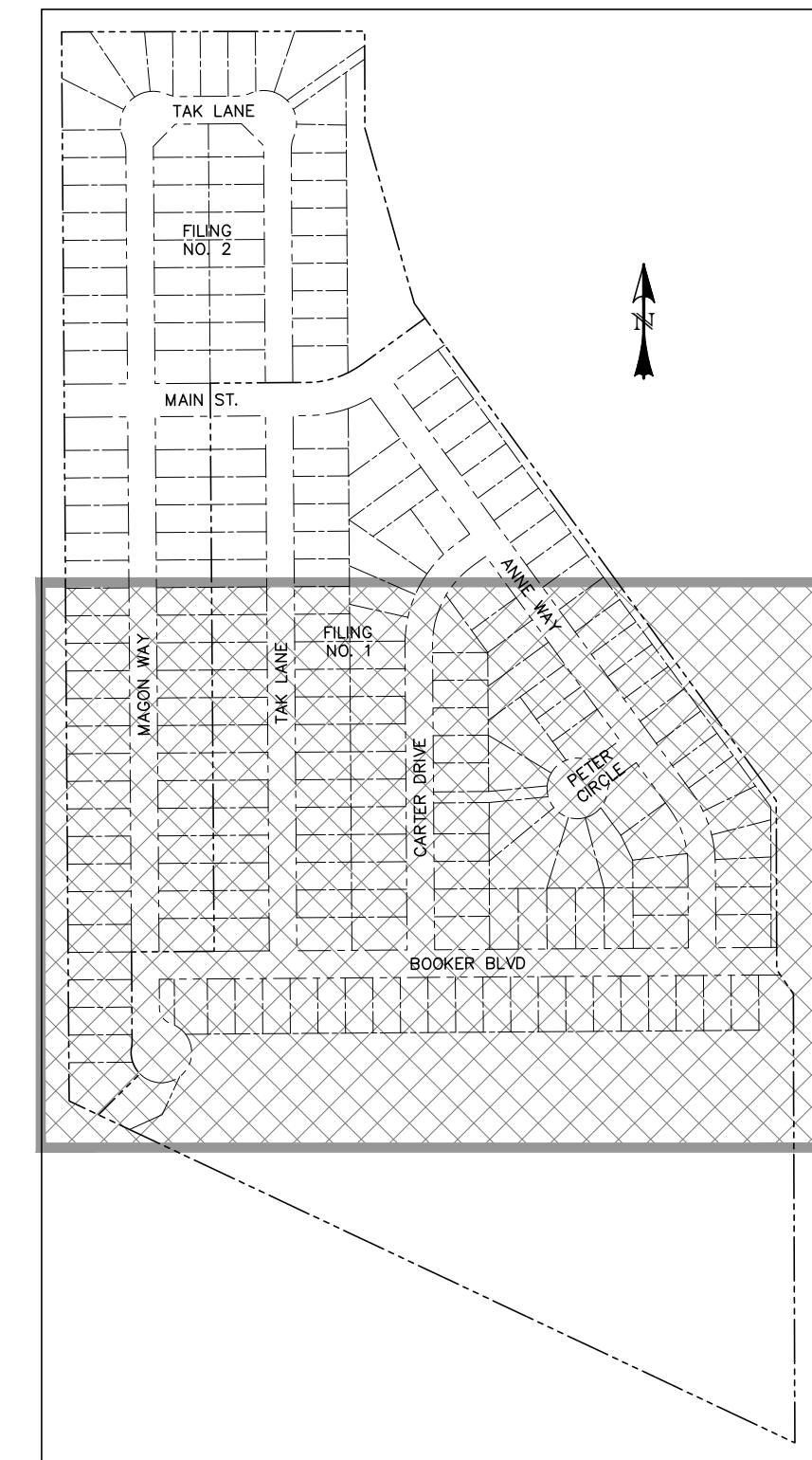
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AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

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
FILING NOS 1 & 2
SIGNAGE & STRIPING PLAN

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 08/03/18
JOB NUMBER 17-114	SHEET 19 OF 19



0 50 100
SCALE: 1" = 50'

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 DRY OR WET CONDITIONS AT ANY TIME. IT WILL 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 REUSED 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 "C" SERIES LETTERS, WITH LOCAL ROADWAYS HAVING 1 1/4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAYS SIGNS BEING 6" LETTERING. UPPER-LOWER CASE ON 12" BLANK, WITH 1/2" WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING. 18" BLANK WITH 1/2" WHITE BORDER THAT IS NOT RECESSED.
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-614-R REGARDING USE OF THE P2 TUBULAR STEEL POST CURBAGE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LIMITS/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAINT OF 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. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL 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) 522-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM EL PASO COUNTY DEVELOPMENT SERVICES PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

(E)
(P)
(F)
C&G



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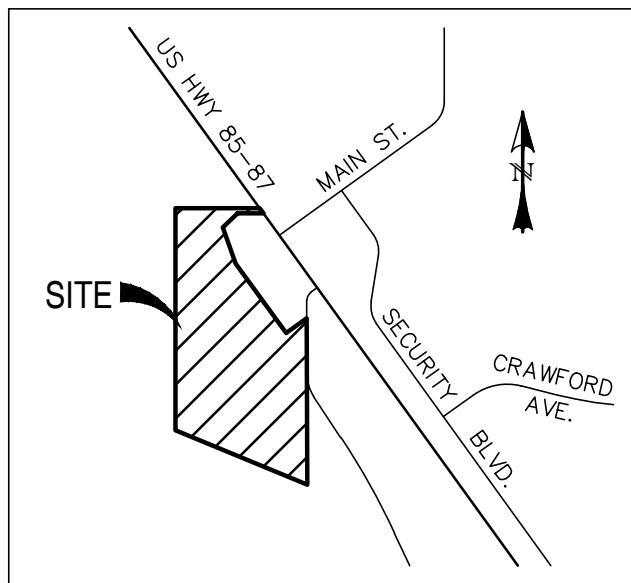


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JOB NUMBER	SHEET
17-114	20 OF ____

RIVERBEND CROSSING

UTILITY CONSTRUCTION DRAWINGS

EL PASO COUNTY, COLORADO



VICINITY MAP
SCALE: N.T.S.

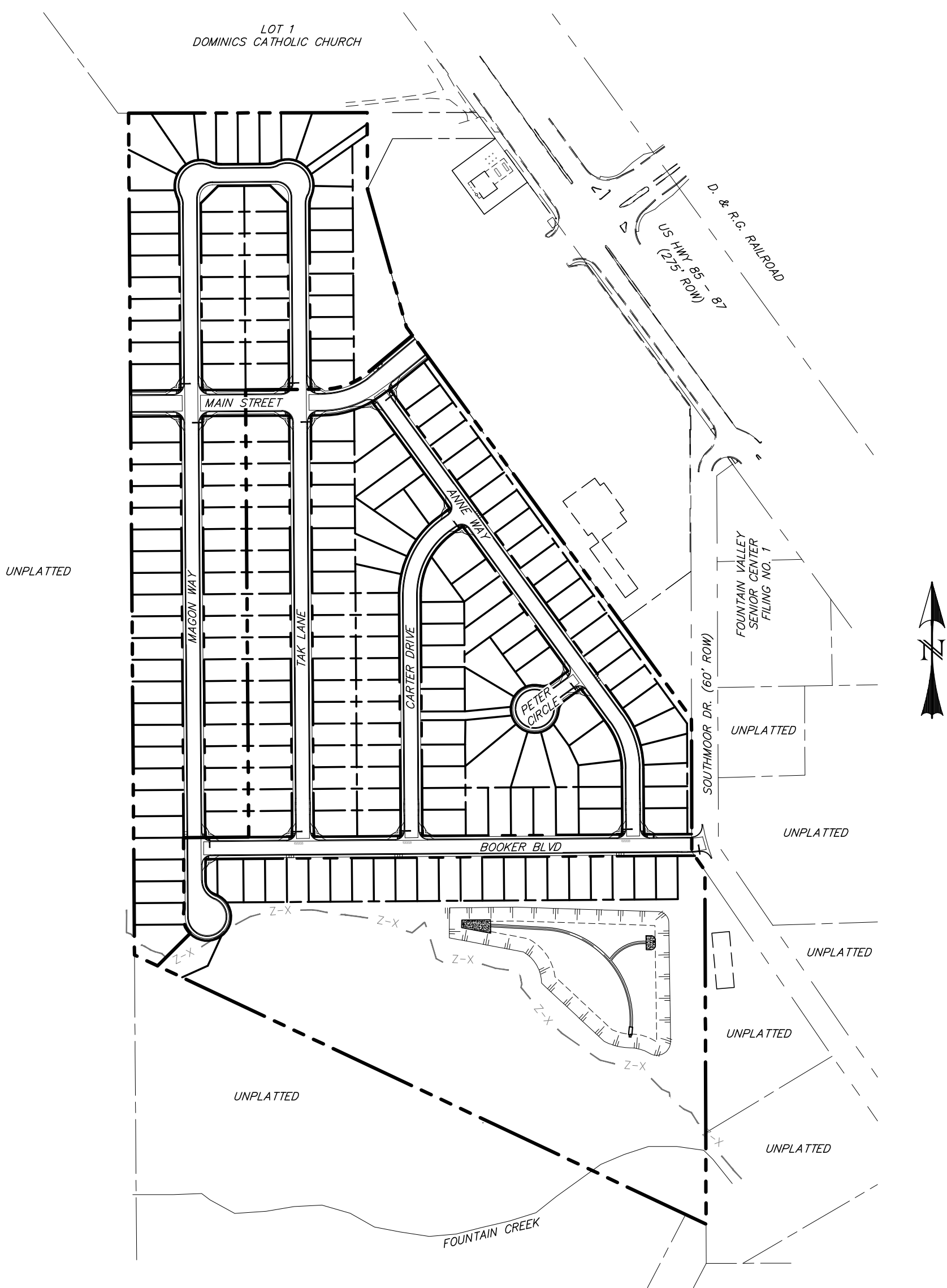
WASTEWATER GENERAL NOTES:

THE CONTRACTOR SHALL NOTIFY THE SECURITY SANITATION DISTRICT SUPERINTENDENT, WILLIAM ADRIANSEN 491--6122) 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO OUTLINE METHODS OF CONSTRUCTION, MATERIALS TO BE USED, AND CONSTRUCTION STAKING.

- ALL SEWER MAIN AND SERVICE INSTALLATION SHALL BE INSTALLED IN ACCORDANCE WITH SECURITY SANITATION DISTRICT STANDARD SPECIFICATIONS. THE SECURITY SANITATION DISTRICT STANDARD SPECIFICATIONS AND CONSIDERED A PART OF THE APPROVED PLAN SET.
- ALL PVC PIPE SHALL BE IN CONFORMANCE WITH ASTM D3034 SDR 26 PVC PIPE (GREEN IN COLOR) AND INSTALLED PER ASTM D2321.
- THE CONTRACTOR SHALL ATTEND A PRECONSTRUCTION CONFERENCE HOSTED BY THE SECURITY SANITATION DISTRICT OR THEIR DESIGNATED REPRESENTATIVE ONE (1) WEEK PRIOR TO THE START OF CONSTRUCTION TO OUTLINE THE METHODS OF CONSTRUCTION, MATERIALS TO BE USED, CONSTRUCTION STAKING AND MANHOLE ENTRY AUTHORIZATION.
- MANHOLE ENTRY PERMIT: THE SECURITY SANITATION DISTRICT WILL AUTHORIZE THE CONTRACTOR TO ENTER DISTRICT-OWNED MANHOLES; HOWEVER, THE DISTRICT WILL NOT ISSUE AN "ENTRY PERMIT" TO THE CONTRACTOR FOR ANY CONFINED SPACE. PRIOR TO ANY ENTRY, THE CONTRACTOR SHALL PROVIDE HIS OWN PERSONNEL CAPABLE AND QUALIFIED TO ISSUE AN ENTRY PERMIT AND SHALL BE EQUIPPED FOR ENTRY INTO CONFINED SPACES. THE SECURITY SANITATION DISTRICT WILL ASSUME NO RESPONSIBILITY FOR THE CONTRACTOR'S ENTRY INTO DISTRICT-OWNED MANHOLES.
- IF A BYPASS PUMPING PLAN OR FLOW MANAGEMENT PLAN IS NEEDED, IT SHALL BE REVIEWED AND APPROVED BY THE SECURITY SANITATION DISTRICT, PRIOR TO DESIGN APPROVAL. THE CONTRACTOR SHALL HAVE 100% REDUNDANT PUMPING CAPACITY WITH 24 HOUR SUPERVISION DURING ALL PUMPING OPERATIONS.
- ALL MANHOLES LOCATED WITHIN THE PROJECT LIMITS SHALL BE LOCATED AND RAISED BY THE CONTRACTOR. IF THE MANHOLE IS IN POOR CONDITION OR IF THE DISTANCE BETWEEN THE RING/COVER AND CONE OF THE MANHOLE EXCEEDS THE WASTEWATER STANDARDS, THE CONTRACTOR MAY BE REQUIRED TO REPLACE PART OR ALL OF THE EXISTING MANHOLE.
- ALL MANHOLES TO BE ABANDONED SHALL HAVE THE "IN" AND "OUT" INVERTS PLUGGED WITH A WATERTIGHT MECHANICAL PLUG AND GROUTED, THE CONE SECTION SHALL BE REMOVED AND DISPOSED, AND THE MANHOLE FILLED WITH COMPACTED FILL OR GROUTED FULL.
- IF AN ABANDONED SEWER LINE FALLS UNDER A PROPOSED STRUCTURE IT SHALL BE REMOVED OR GROUTED FULL.
- IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE SECURITY SANITATION DISTRICT OR THEIR DESIGNATED REPRESENTATIVE AND THE ENGINEER IMMEDIATELY SO THAT APPROPRIATE ACTION CAN BE TAKEN BY THE OWNER/DEVELOPER.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE WASTEWATER PIPELINES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF THE SECURITY SANITATION DISTRICT OR THEIR DESIGNATED REPRESENTATIVE.
- ALL SEPTIC TANKS TO BE ABANDONED SHALL HAVE INVERTS PLUGGED, THE LID REMOVED, AND THE TANK FILLED WITH APPROVED (GRANULAR) COMPACTED FILL. THE EL PASO COUNTY DEPARTMENT OF HEALTH SHALL BE NOTIFIED WHEN ANY SEPTIC TANK IS ABANDONED. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF HEALTH AND PAY ALL NECESSARY FEES AND PERMITS.
- THE CONTRACTOR WILL BE REQUIRED TO REPLACE EXISTING MANHOLES THAT, IN THE SECURITY SANITATION DISTRICT INSPECTOR'S VIEW, ARE FOUND TO BE IN POOR CONDITION AND CAN NO LONGER BE MODIFIED OR USED.
- THE CONTRACTOR WILL VERIFY AND RECONNECT ALL EXISTING SERVICE CONNECTIONS WITH THE APPROVAL OF THE SECURITY SANITATION DISTRICT OR THEIR DESIGNATED REPRESENTATIVE. THE CONTRACTOR SHALL NOTE THAT SERVICES OTHER THAN THOSE FROM ADJACENT STRUCTURES MAY BE ENCOUNTERED.
- ALL PIPELINES SHALL BE "AS-BUILT" SURVEYED AND "AS-BUILT" DRAWINGS SUBMITTED TO THE SECURITY SANITATION DISTRICT FOR REVIEW AND ACCEPTANCE IN ACCORDANCE WITH THE SECURITY SANITATION DISTRICT SEWER USE REGULATIONS, POLICIES, PROCEDURES AND STANDARD SPECIFICATIONS.
- PRIOR TO FINAL ACCEPTANCE BY THE SECURITY SANITATION DISTRICT, ALL SANITARY SEWER LINES SHALL BE PROFESSIONALLY CLEANED, INSPECTED BY INTERNAL VIDEO CAMERA, AND RECORDS AND VIDEOTAPE (VHS) RECORDINGS OR DIGITAL VIDEO DISC (DVD) RECORDINGS FURNISHED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- FOR CURVILINEAR SANITARY SEWER: MECHANICAL MEANS SHOULD NOT BE USED TO ACCOMPLISH THESE RADII. IT IS THE INTENT THAT THIS SHOULD BE ACCOMPLISHED MANUALLY IN THE TRENCH BY THE WORKERS. THE CURVE SHOULD BE ACCOMPLISHED BY BENDING THE PIPE RATHER THAN DEFLECTING THE JOINTS. OVER-BELLING OF JOINTS SHOULD BE AVOIDED.

WATER GENERAL NOTES:

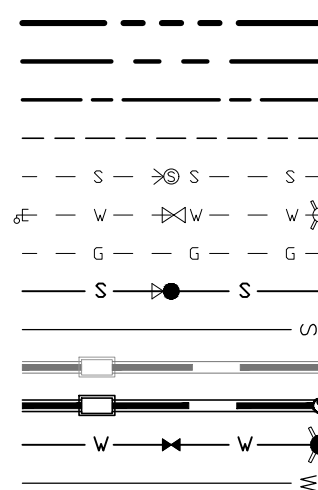
- "DISTRICT MAINS" AS DEFINED IN SECTION 2.01 (A) OF THE SECURITY WATER DISTRICT STANDARD SPECIFICATIONS WILL BE LOCATED WITHIN PUBLIC RIGHT-OF-WAY AND OR EASEMENTS AS DETERMINED BY THE WATER DISTRICT. PUBLIC RIGHT-OF-WAYS MUST BE APPROVED BY THE LOCAL LAND USE AUTHORITY. THE WATER DISTRICT MUST RECEIVE AND ACCEPT SIGNED AND RECORDED COPIES OF ALL EASEMENT AGREEMENTS PRIOR TO THE START OF CONSTRUCTION.
- POT-HOLING FOR WATER MAINS CROSSING EXISTING UTILITIES OR OBSTRUCTIONS WILL BE PERFORMED AND RESULTS INCORPORATED INTO THE DESIGN STAGE OF THESE PLANS. COPIES OF THE RESULTS WILL BE ATTACHED TO THE FINAL APPROVED SETS OF WATER MAIN PLANS AND/ OR DRAWINGS.
- PRIOR TO INSTALLATION OF ANY WATER MAINS ALL PRELIMINARY EARTHWORK SHALL BE COMPLETED. COMPLETION IS DEFINED AS APPROXIMATELY SEVEN (7) INCHES BELOW FINISHED STREET GRADE. SWD STD SPEC 5.18
- BEDDING MATERIALS SHALL BE CLEAN WELL GRADED SAND OR SQUEEGE SAND, FROM SIX (6) INCHES BELOW THE PIPE TO SIX (6) INCHES ABOVE. IF APPROVED BY THE DISTRICT FINES FROM THE TRENCH EXCAVATION MAY BE USED. NO FROST, TRASH, OR ORGANIC MATERIALS WILL BE USED FOR BACKFILL. SEE: SWD STD SPEC 5.19 FOR BACKFILL AND COMPACTION.
- ALL WATER MAINS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED WITH DUCTILE IRON PIPE (DIP), AWWA STD. C151/A21.51-02, "350 PSI PRESSURE CLASS". ALL WATER MAINS WILL BE INSTALLED TO A DEPTH OF FIVE (5) FEET FROM FINISHED SURFACE TO FLOW LINE UP TO EIGHT (8) INCH DIAMETER AND FOUR (4) FEET OF COVER FOR TWELVE (12) INCH DIAMETER AND LARGER MAINS FROM FINAL GRADE TO TOP OF PIPE.
- ALL MAINS AND APPURTENANCES SHALL BE POLYETHYLENE WRAPPED. NO JOINT BONDING, ANODES OR TEST STATIONS ARE REQUIRED UNLESS SPECIFIED BY THE DISTRICT. A CONTINUOUS BARE SOLID NO. 6 COPPER LOCATION WIRE SHALL BE LAID ABOVE THE MAIN. SPLICES IN THE TRACER WIRE SHOULD BE ACCOMPLISHED WITH CRIMP CONNECTIONS AT TEES, CROSSES AND UP THROUGH EACH VALVE BOX (TYLER SLIP-TYPE BOXES).
- PRIOR TO CONSTRUCTION, WATER MAINS AND ALL APPURTENANCES, INCLUDING CURB-STOPS, SHALL BE STAKED AT TWENTY-FIVE (25) FOOT INTERVALS FOR FINAL GRADE AND LOCATION.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE SECURITY WATER DISTRICT INSPECTOR'S OFFICE TWO (2) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION. THE DISTRICT WILL BE NOTIFIED FIVE (5) WORKING DAYS PRIOR TO ANY SHUTDOWN OF SERVICE DUE TO CONSTRUCTION.
- SERVICE LINES: WET TAPS ONLY. LINES ONE (1) INCH AND SMALLER DIAMETER SHALL BE DIRECT (CC THREADED) TAPS. TAPS ONE AND A HALF (1½) INCH AND LARGER REQUIRE A TWELVE (12) INCH LONG, CC THREADED, FUSION EPOXY COATED, STEEL TAPPING SLEEVE OR CUT IN "TEE".
- STANDARD DISTRICT PRACTICE FOR DISINFECTION OF WATER MAINS (AWWA STANDARD C601-81) INCLUDES ADDITION OF CALCIUM HYPOCHLORITE GRANULES IN EACH JOINT OF PIPE TO ACHIEVE MORE THAN 50 PPM RESIDUAL AND A MORE THAN 25 PPM RESIDUAL AFTER TWENTY-FOUR (24) HOURS. SEE: SWD STD SPEC 6.26
- AFTER DISINFECTION, FLUSHING AND NEGATIVE BACTERIAL TEST RESULTS ARE ACHIEVED, THE MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED AT 200 PSI FOR THIRTY (30) MINUTES WITH NO LOSS. SERVICE LINE TAPPING CAN BE PERFORMED THEREAFTER.
- ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD C502-05. MUELLER CENTURION IS THE DISTRICT'S ACCEPTED MANUFACTURER AND MODEL.
- REUSE OF ANY MATERIALS OR REJECTION OF ANY NEW MATERIALS IS LEFT TO THE DISCRETION OF THE SECURITY WATER DISTRICT'S INSPECTOR.
- THE CONTRACTOR SHALL SUPPORT, PROTECT AND MAINTAIN ALL WATER MAINS AND APPURTENANCES TO BE CONTINUOUSLY FUNCTIONAL DURING ALL PHASES OF CONSTRUCTION.
- PLAN AND PROFILE DRAWINGS FOR WATER MAINS PREPARED BY A CONSULTING FIRM OR INDIVIDUAL SHALL BEAR THE SIGNATURE OF A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO. THE SEALING SHALL BE 1" = 50' HORIZONTAL MINIMUM AND 1" = 5' VERTICAL. SEE: SWD STD SPEC 2.05 AND 2.06 FOR MORE DETAILS. AS-BUILT DRAWINGS SHALL BE PROVIDED PER SWD REQUIREMENTS.



SITE MAP
SCALE: N.T.S.

LEGEND

EXISTING	(E)	BOUNDARY	---
PROPOSED	(P)	RIGHT-OF-WAY	---
CURB & GUTTER	C&G	LOT LINE	---
PUBLIC	PUB	EASEMENT	---
IMPROVEMENT	IMP	(E) SANITARY MAIN, MH	---
EASEMENT	ESMT	(E) WATER MAIN, BOV, VALVE, FH	---
FIRE HYDRANT	FH	(E) GAS MAIN	---
MANHOLE	MH	(P) SANITARY MAIN, MH	---
SANITARY	SAN	(P) SANITARY SEWER SERVICE	---
SEWER	SHR	(E) STORM SEWER, INLET, MH	---
STORM	STM	(P) STORM SEWER, INLET, MH	---
WATER	WTR	(P) WATER MAIN, VALVE, FH	---
POINT OF CURVATURE	PC	(P) WATER SERVICE	---
POINT OF TANGENCY	PT		
POINT ON CURVE	POC		
POINT OF COMPOUND CURVATURE	PCC		
POINT OF REVERSE CURVATURE	PRC		



Provide an underdrain sytem.

SECURITY SANITATION DISTRICT STATEMENT

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED SEWER FACILITIES WILL BE MADE IN ACCORDANCE WITH SANITATION DISTRICT SPECIFICATIONS. ANY CHANGES REQUIRED TO MEET THE ABOVE STIPULATIONS SHALL BE AT THE EXPENSE OF THE OWNER/DEVELOPER.

ANY SEWER MAIN, SERVICE LINE, OR APPURTENANCE TO EITHER, THAT IS TO BE RELOCATED OR ADJUSTED BECAUSE OF CONSTRUCTION OR DEVELOPMENT SHALL BE ACCOMPLISHED BY THE DEVELOPER, BUILDER, CONTRACTOR, OR PERSON(S) REQUIRING THE MOVEMENT, RELOCATION OR ADJUSTMENT. THIS SHALL BE AT NO EXPENSE TO THE SECURITY SANITATION DISTRICT.

SIGNED _____ DATE _____
OWNER/DEVELOPER

SECURITY SANITATION PLAN APPROVAL

SIGNED _____ DATE _____
SECURITY SANITATION DISTRICT

SECURITY WATER DISTRICT STATEMENT

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH THE SECURITY WATER DISTRICT STANDARD SPECIFICATIONS. ANY CHANGES REQUIRED TO MEET THE ABOVE STIPULATIONS SHALL BE AT THE EXPENSE OF THE OWNER/DEVELOPER.

ANY WATER MAIN, SERVICE LINE OR APPURTENANCE THAT IS TO BE RELOCATED BECAUSE OF CONSTRUCTION OR DEVELOPMENT SHALL BE ACCOMPLISHED BY THE DEVELOPER, BUILDER, CONTRACTOR, OR PERSONS REQUIRING THE MOVEMENT, RELOCATION OR ADJUSTMENT. THIS SHALL BE AT NO EXPENSE TO THE SECURITY WATER DISTRICT.

SIGNED _____ DATE _____
OWNER/DEVELOPER

DBA _____

ADDRESS _____

ALL FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE SECURITY WATER DISTRICT STANDARD SPECIFICATIONS.

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER INSTALLATION PLAN ARE ADEQUATE TO SATISFY THE FIRE PROTECTION AGENCY FOR THIS AREA.

SIGNED _____ DATE _____
AGENCY

SECURITY WATER PLAN APPROVAL

SIGNED _____ DATE _____
SECURITY WATER DISTRICT

SHEET INDEX:

TITLE SHEET	1 OF X
SANITARY SEWER PLAN & PROFILES	
- BOOKER BLVD	2 OF X
- TAK LANE	3 OF X
- TAK LANE & MAGON WAY	4 OF X
- MAGON WAY	5 OF X
- CARTER DRIVE	6 OF X
- PETER CIRCLE	6 OF X
- ANNE WAY	7 OF X
WATER MAIN PLAN & PROFILES	
- BOOKER BLVD	8 OF X
- ANNE WAY	9 OF X
- CARTER DRIVE	10 OF X
- WTR-DT	11 OF X
- MAIN STREET	12 OF X
- TAK LANE	13 OF X
- TAK LANE & MAGON WAY	14 OF X
- MAGON WAY	15 OF X

REV.	DESCRIPTION	DATE



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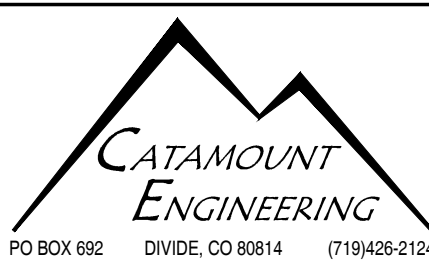
PREPARED FOR:
AVATAR EQUITIES, LLC

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

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

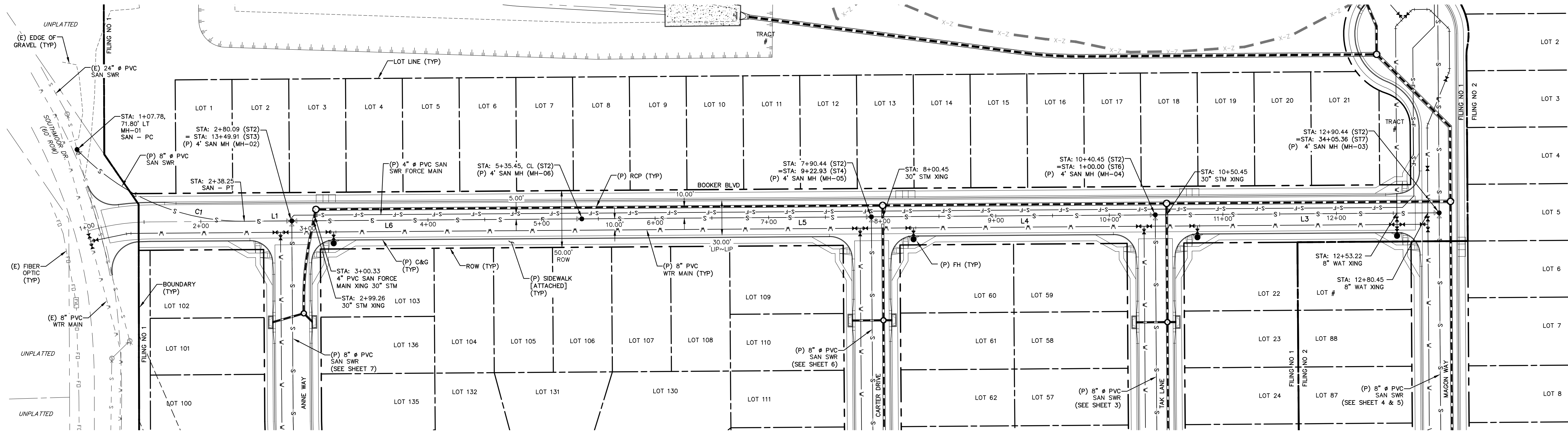
DAVID L. MIJARES, COLORADO PE #40510

DATE



RIVERBEND
CROSSING
UTILITY CONSTRUCTION DRAWINGS

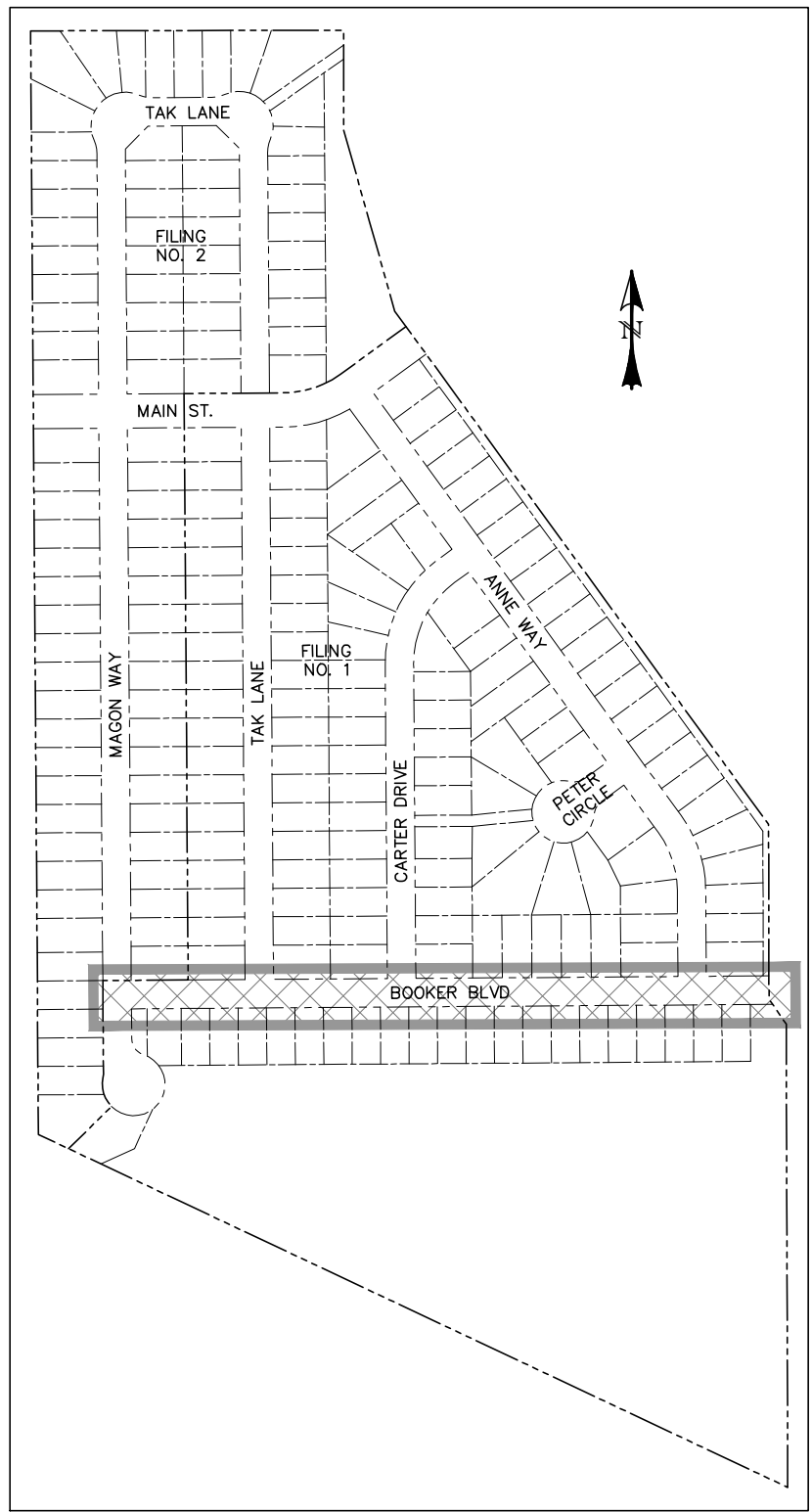
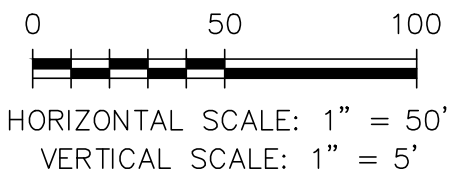
DESIGNED BY: MCP	DRAWN BY: MCP
SCALE: N/A	DATE: 10/16/18
JOB NUMBER 17-114	SHEET 1 OF 15



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89° 35' 49.47"W	41.83
L3	N89° 35' 49.47"E	250.00
L4	N89° 35' 49.47"E	250.00

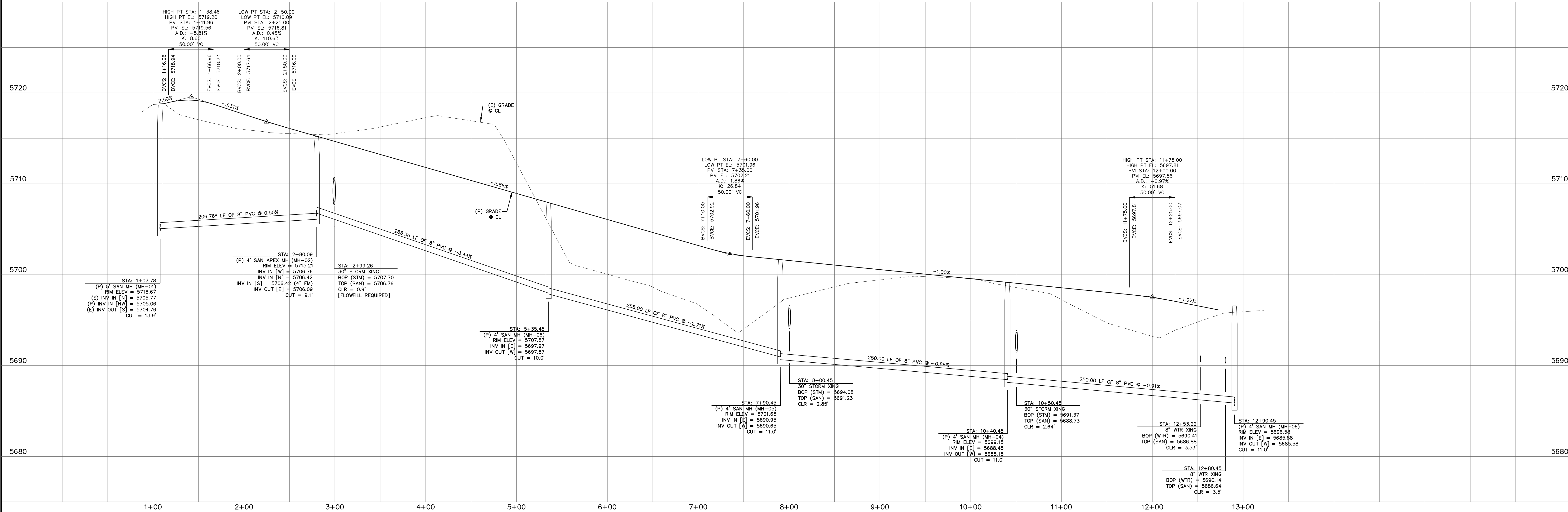
LINE TABLE		
LINE	BEARING	DISTANCE
L5	N89° 35' 49.47"E	255.00
L6	N89° 35' 49.47"E	255.37

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	47°14'49"	200.00	164.92



LOCATION MAP
SCALE: N.T.S.

* PIPE LENGTH DOES NOT EQUAL DIFFERENCE IN STATIONING.



REV.	DESCRIPTION	DATE

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

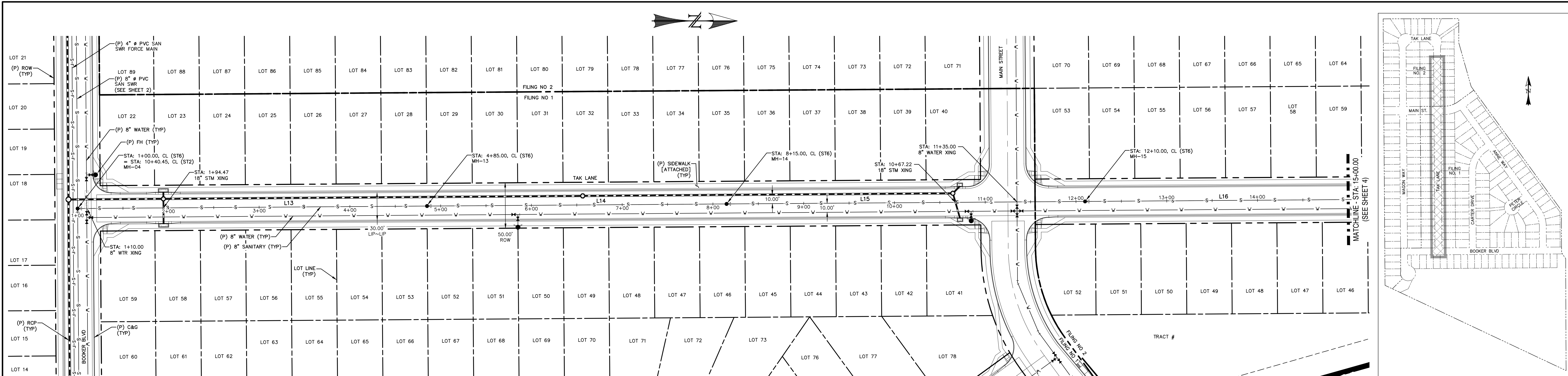
PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MIJARES, COLORADO PE #40510
DATE

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

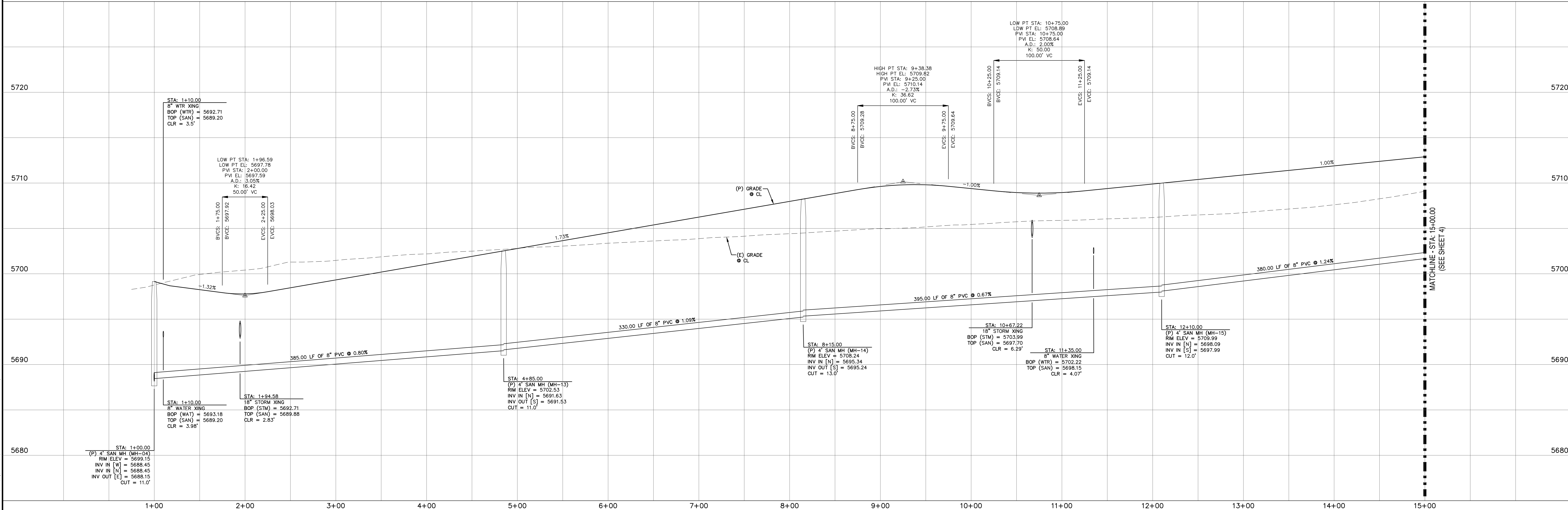
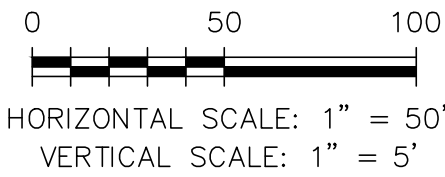
RIVERBEND
CROSSING
BOOKER BLVD
SANITARY SEWER PLAN & PROFILE

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

DRAWN BY: MGP
DATE: 10/16/18
SHEET: 2 OF 2



LINE TABLE		
LINE	BEARING	DISTANCE
L13	N0° 24' 10.53"W	385.00
L14	N0° 24' 10.53"W	330.00
L15	N0° 24' 10.53"W	395.00
L16	N0° 24' 10.53"W	380.00



REV.	DESCRIPTION	DATE

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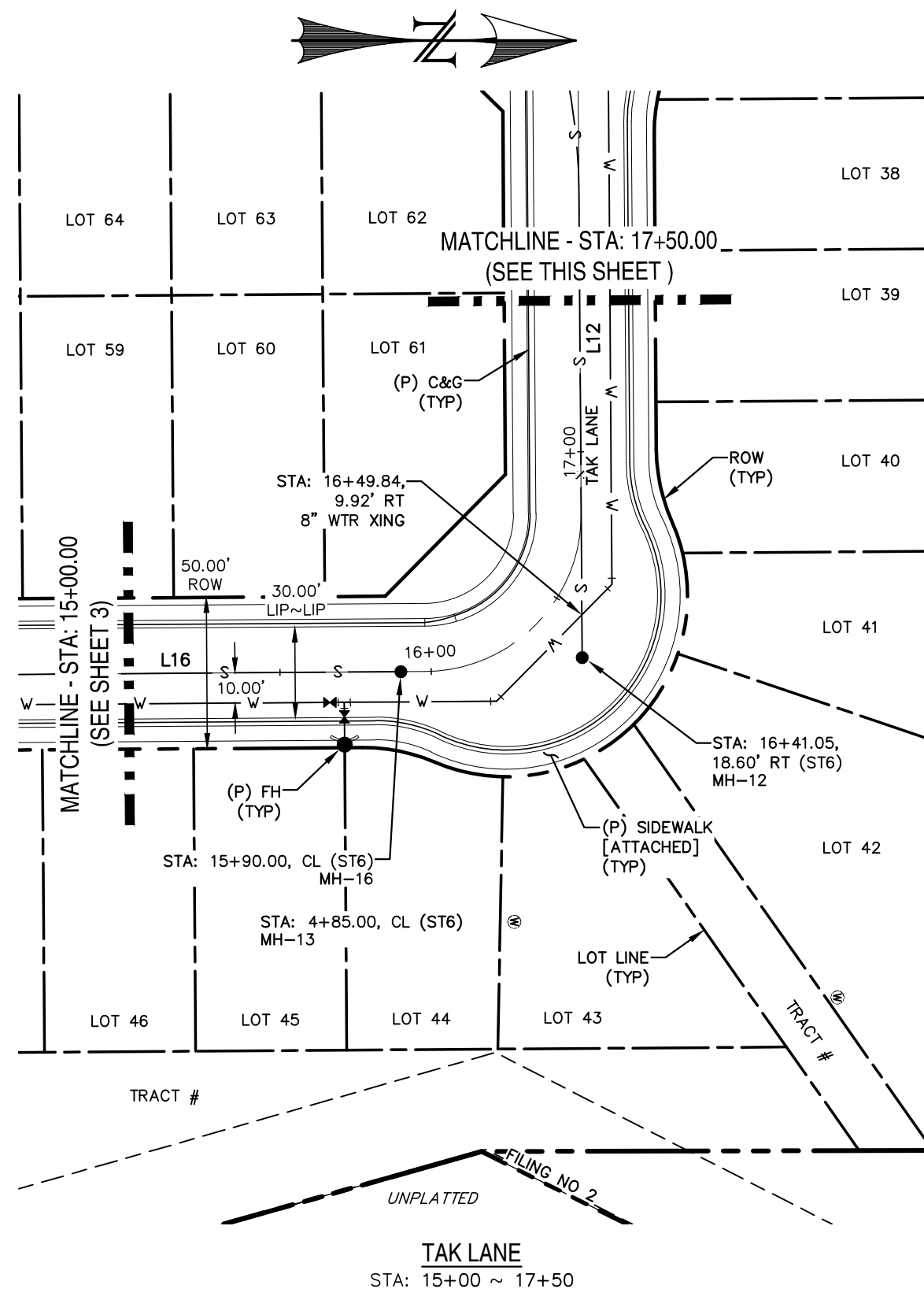
PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MIJARES, COLORADO PE #40510

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

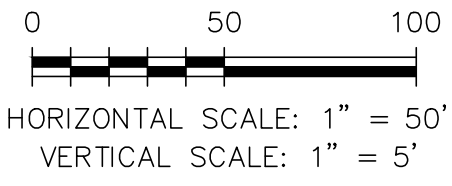
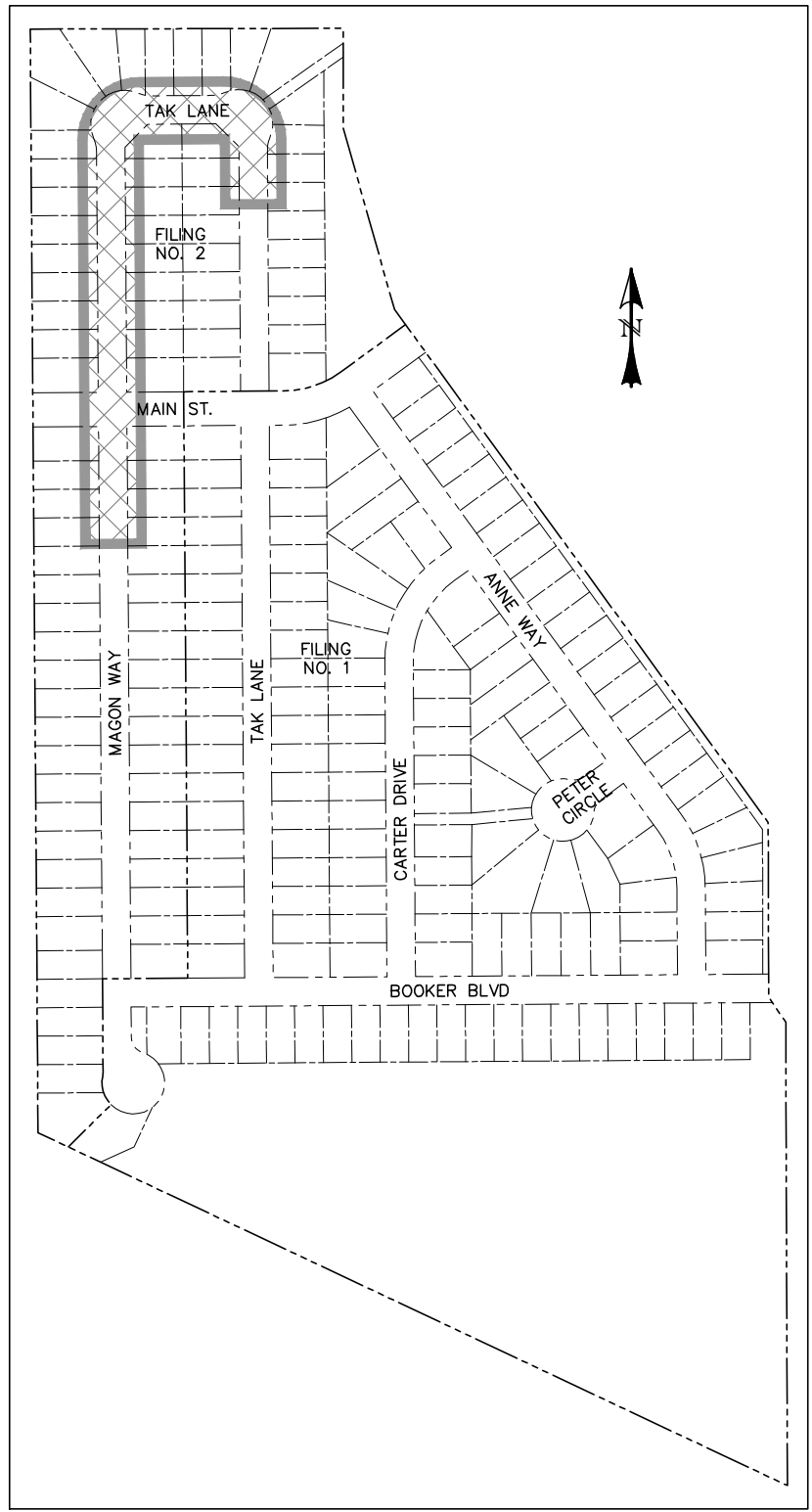
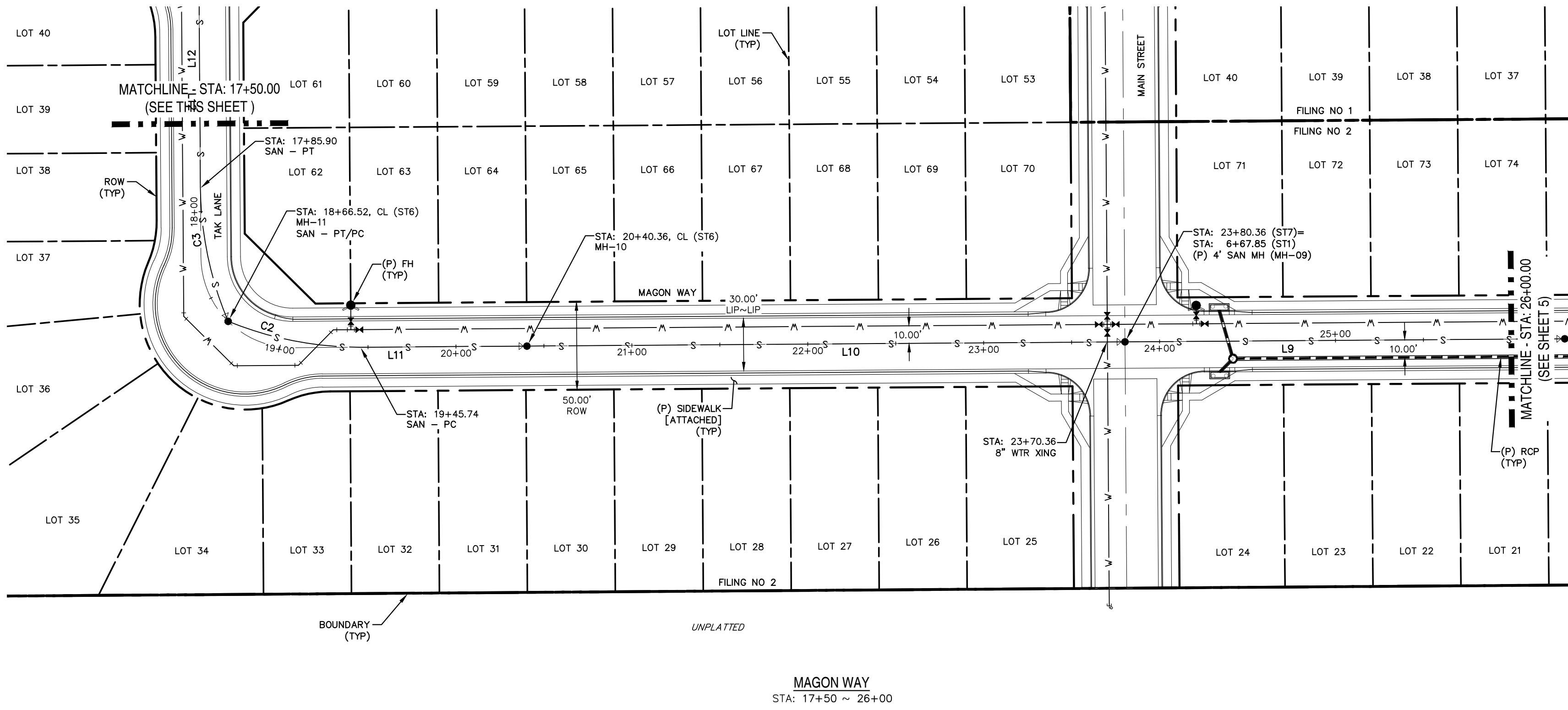
RIVERBEND CROSSING
TAK LANE
SANITARY SEWER PLAN & PROFILE

DESIGNED BY: MCP	DRAWN BY: MCP
SCALE: 1" = 50'	DATE: 10/16/18
JOB NUMBER	SHEET
17-114	3 OF --

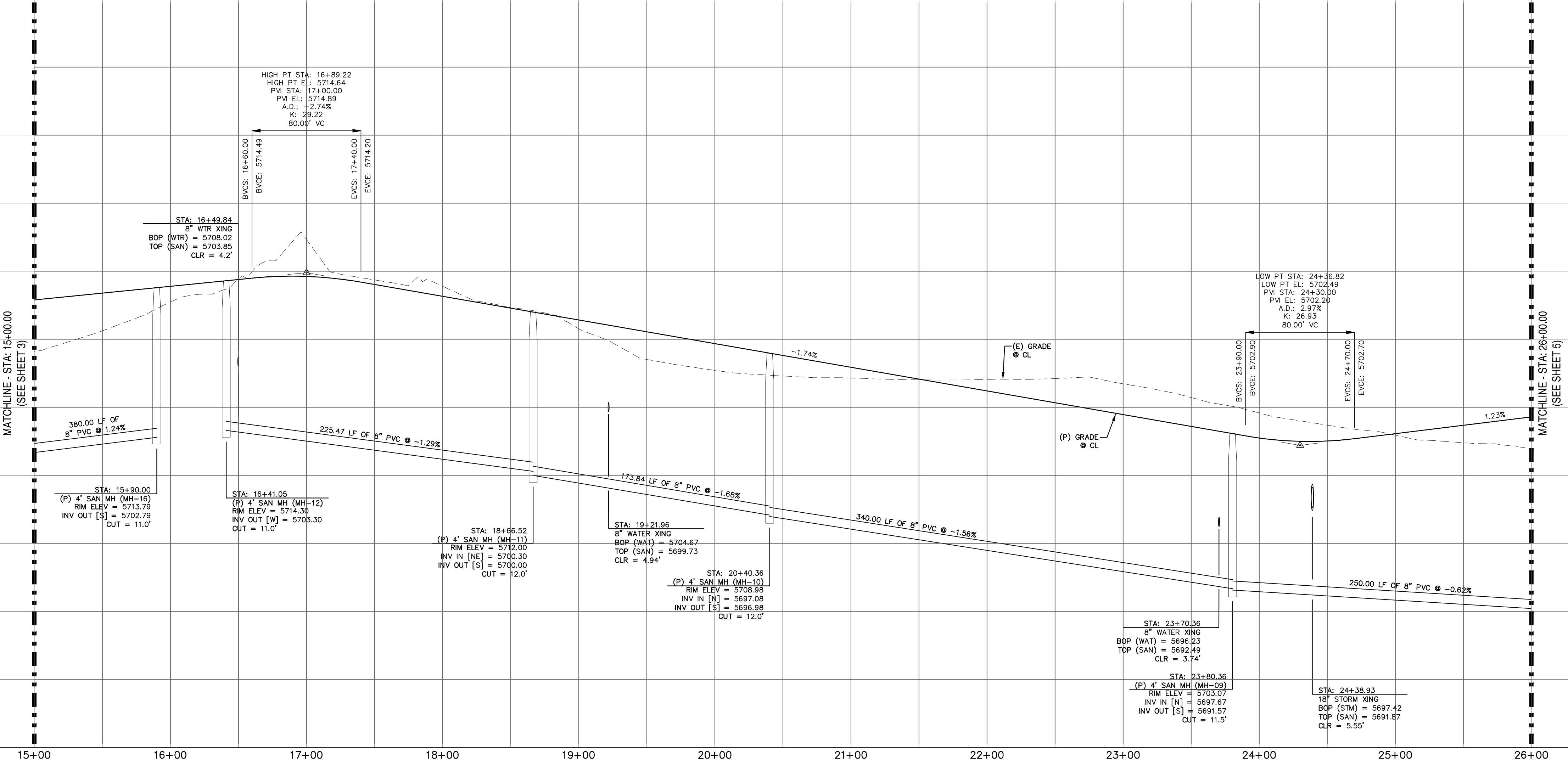


LINE TABLE		
LINE	BEARING	DISTANCE
L9	N0° 24' 10.53"W	250.00
L10	N0° 24' 10.53"W	340.00
L11	N0° 23' 59.75"W	94.62
L12	N89° 35' 49.47"E	153.97
L16	N0° 24' 10.53"W	380.00

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	22°06'07"	200.00	77.15
C3	22°30'17"	200.00	78.56



* PIPE LENGTH DOES NOT EQUAL DIFFERENCE IN STATIONING.



REV.	DESCRIPTION	DATE	DESIGNED BY: MCP	DRAWN BY: MCP
			SCALE: 1" = 50'	DATE: 08/03/18
			JOB NUMBER	SHEET
			17-114	4 OF 4

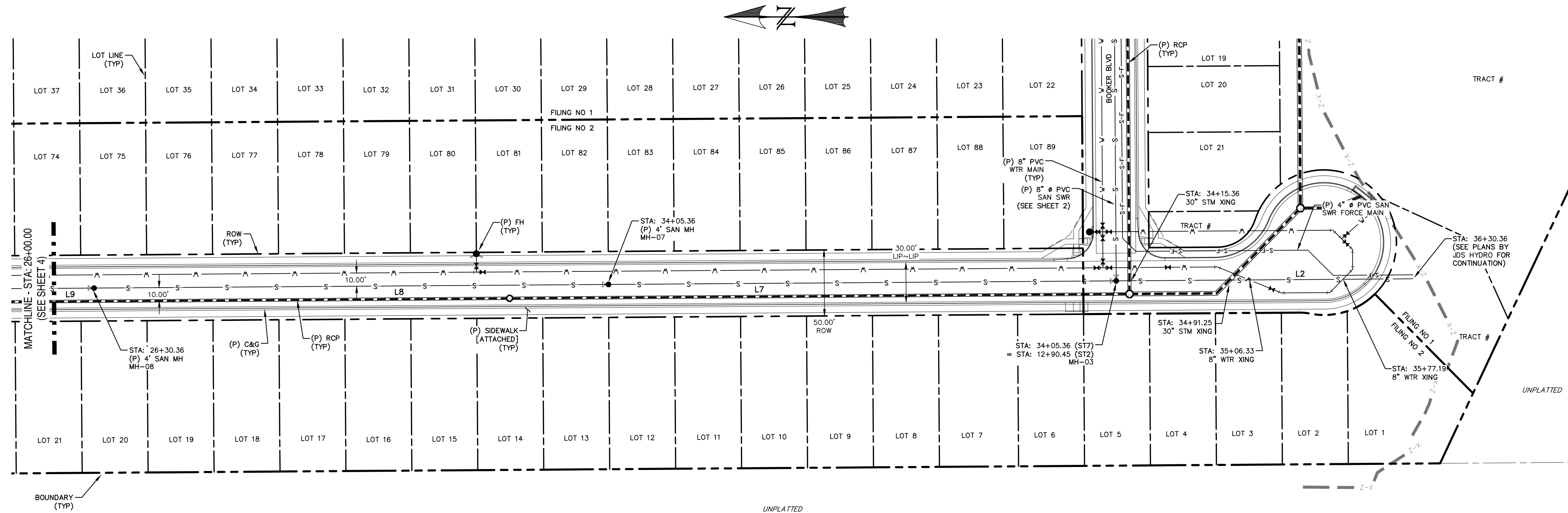
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PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MIJARES, COLORADO PE #40510

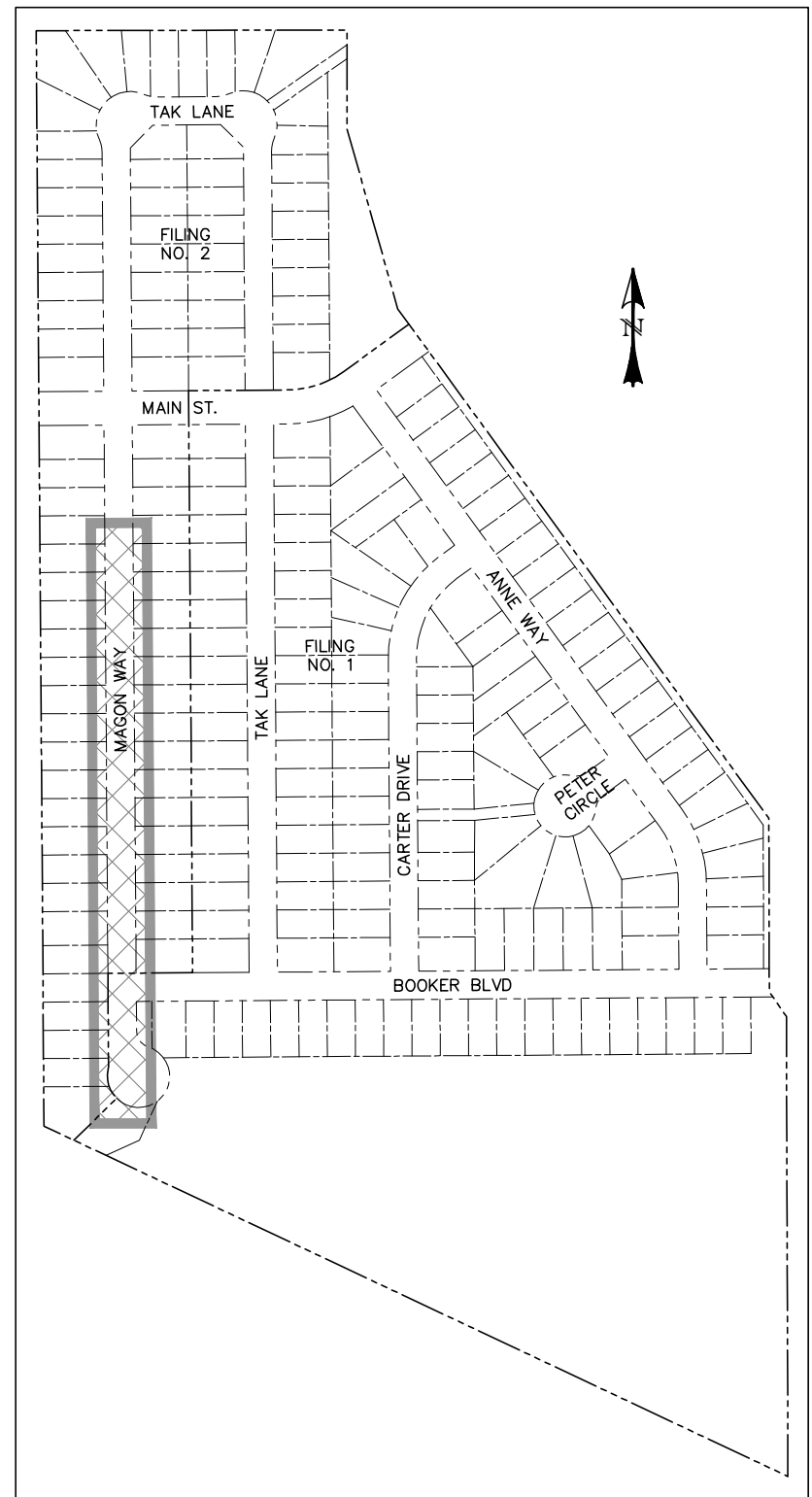
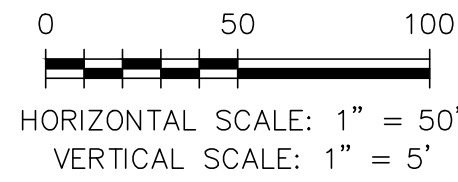
CATAMOUNT ENGINEERING
301 W. HENRIETTA AVE
PO BOX 221
WOODLAND PARK, CO 80866
(719) 428-2124

RIVERBEND CROSSING
FILING NOS 1 & 2
TAK LANE & MAGON WAY
SANITARY SEWER PLAN & PROFILE

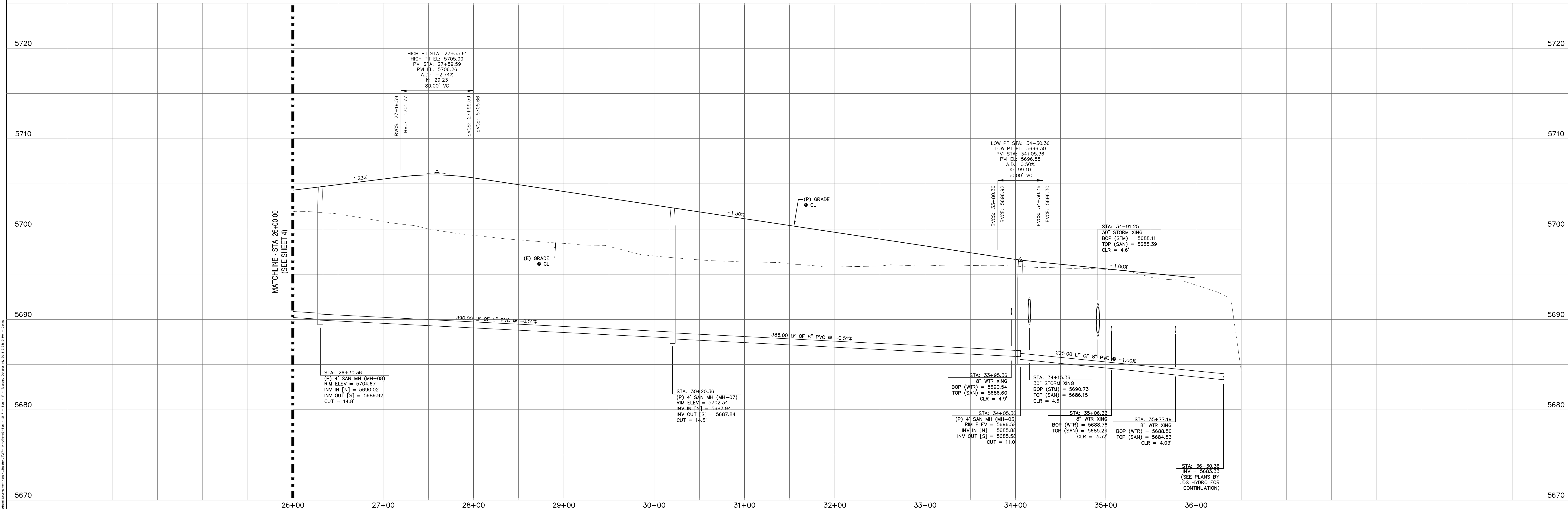


LINE TABLE		
LINE	BEARING	DISTANCE
L2	N0° 24' 10.53"W	225.00
L7	N0° 24' 10.53"W	385.00
L8	N0° 24' 10.53"W	390.00
L9	N0° 24' 10.53"W	250.00

MAGON WAY
STA: 26+50 ~ 36+00



LOCATION MAP
SCALE: N.T.S.



REV.	DESCRIPTION	DATE

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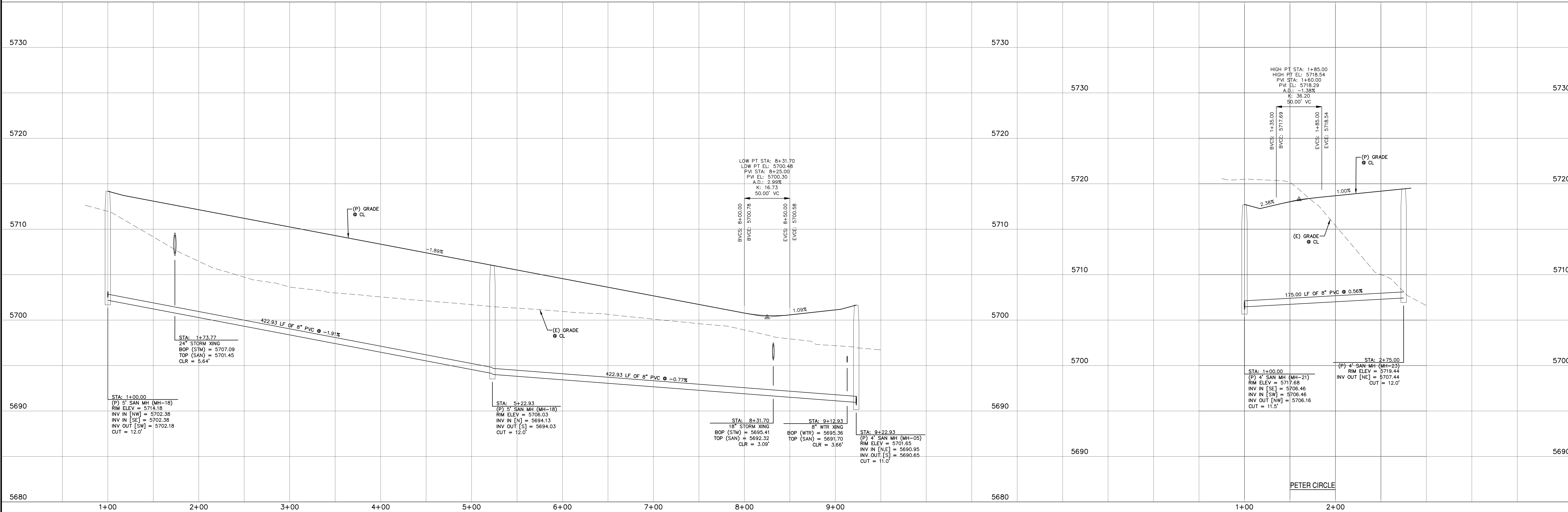
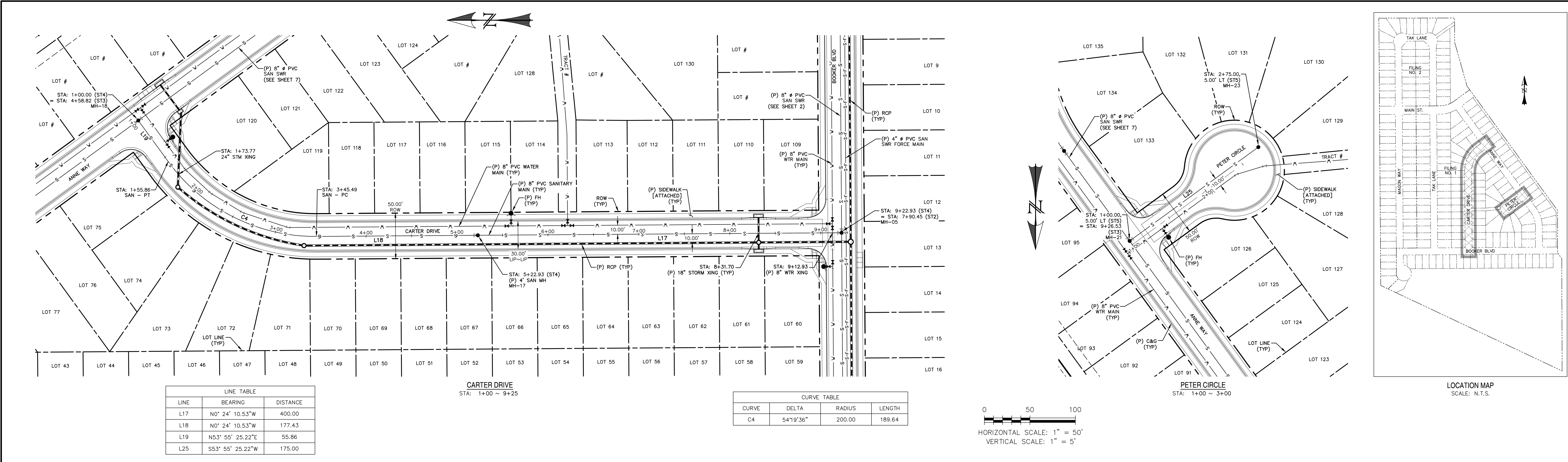
PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

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DAVID L. MIJARES, COLORADO PE #40510


321 W. HENRIETTA AVE
PO BOX 221
WOODLAND PARK, CO 80806
(719) 428-2124

RIVERBEND CROSSING
FILING NOS 1 & 2
MAGON WAY
SANITARY SEWER PLAN & PROFILE

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 08/03/18
JOB NUMBER	SHEET
17-114	5 OF ---




REV.	DESCRIPTION	DATE



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

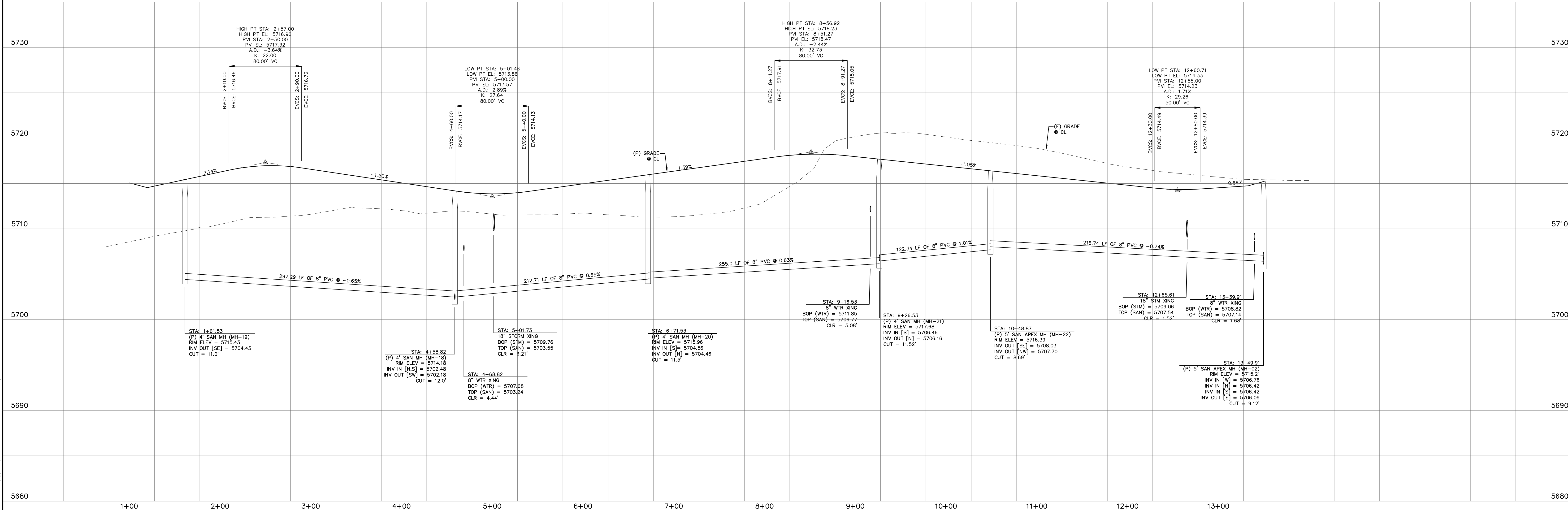
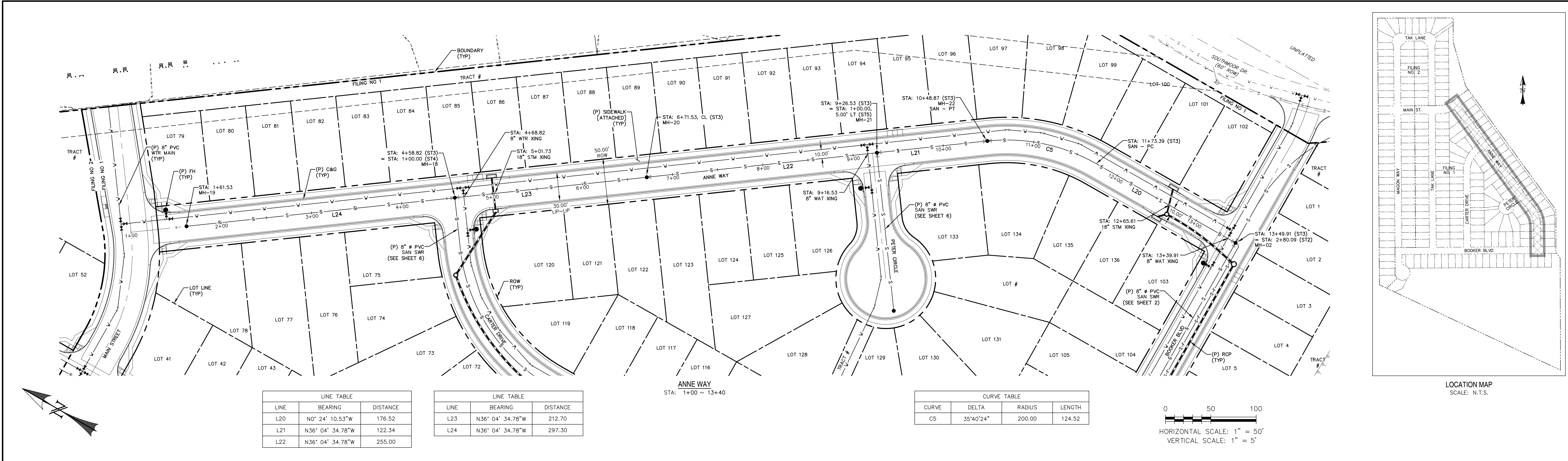
PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MIJARES, COLORADO PE #40510
DATE: _____



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PO BOX 221
WOODLAND PARK, CO 80866
(719) 428-2124

RIVERBEND CROSSING
FILING NOS 1 & 2
CARTER DRIVE & PETER CIRCLE
SANITARY SEWER PLAN & PROFILE

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	08/03/18
JOB NUMBER	17-114	SHEET	6 OF 11



REV.	DESCRIPTION	DATE

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

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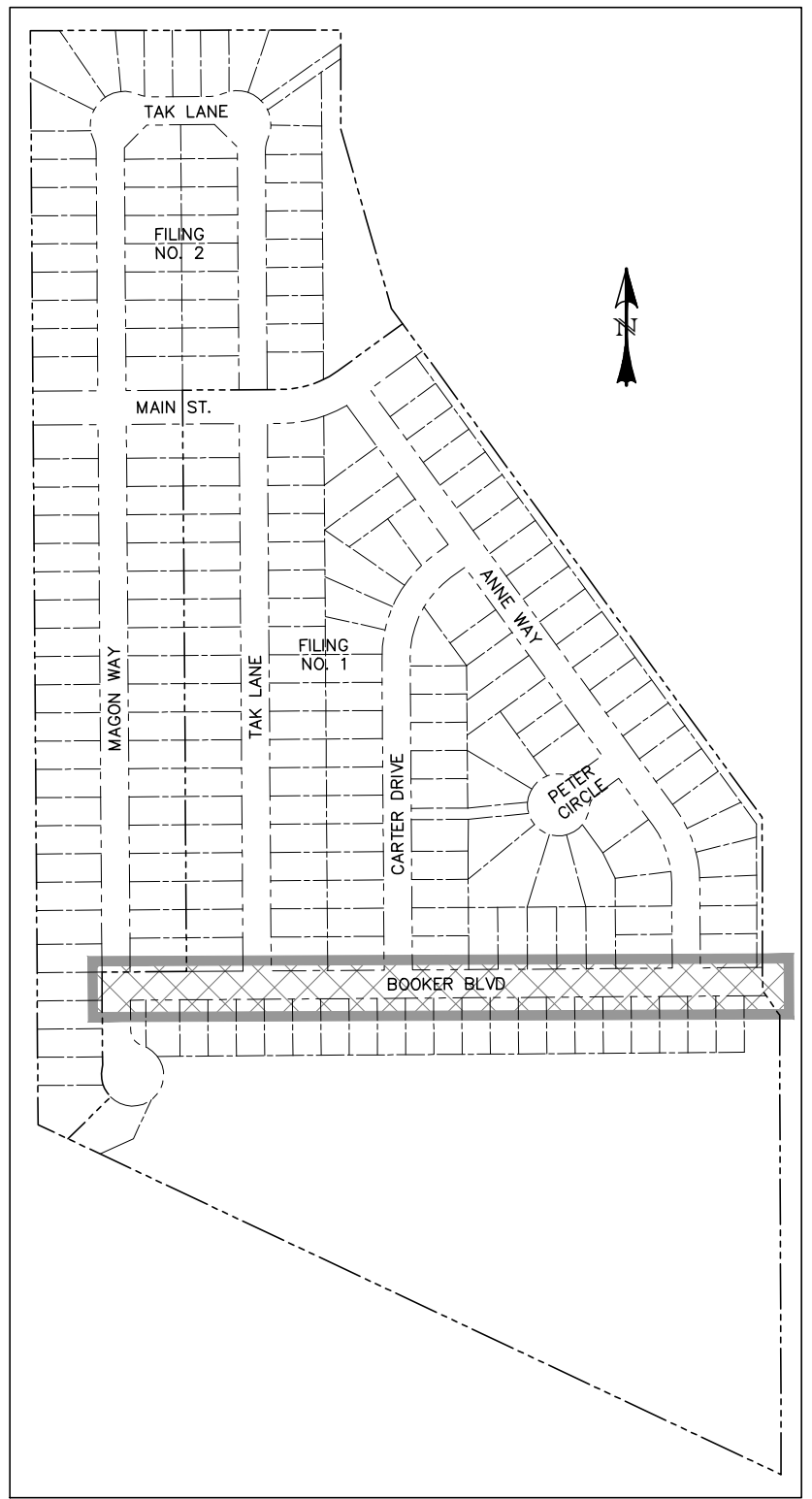
DAVID L. MUJARES, COLORADO PE #40510

DATE: _____

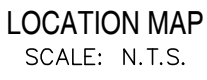
CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE
PO BOX 221
WOODLAND PARK, CO 80806
(719) 428-2124

RIVERBEND CROSSING
FILING NOS 1 & 2
ANNE WAY
SANITARY SEWER PLAN & PROFILE

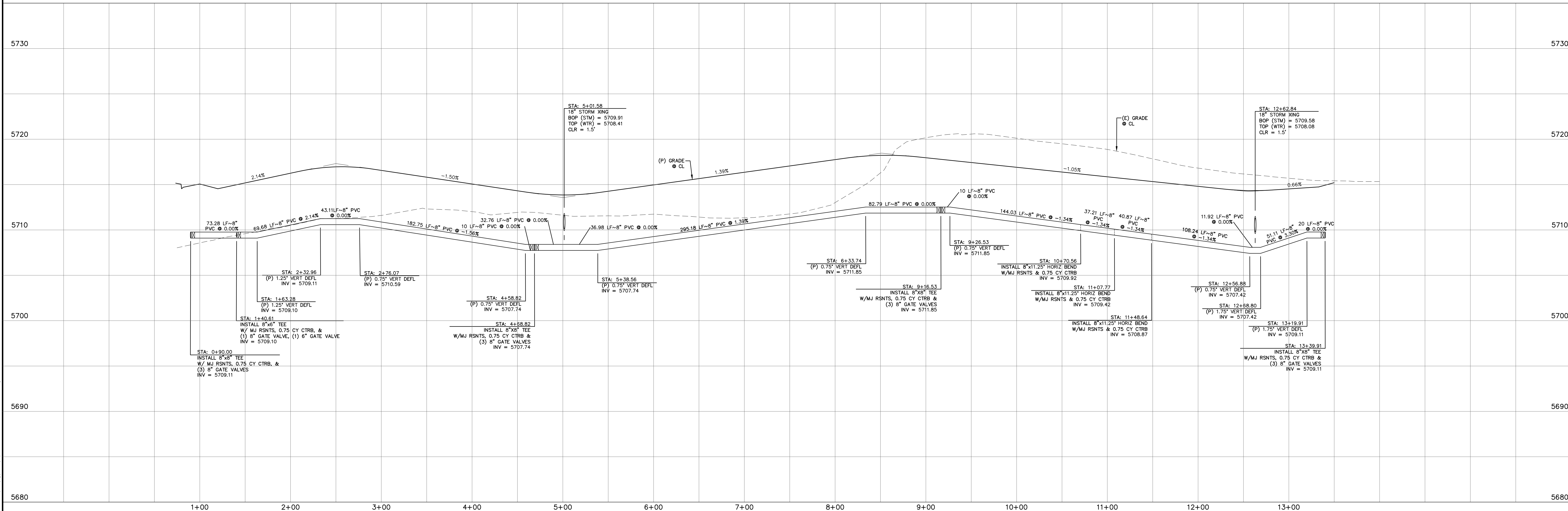
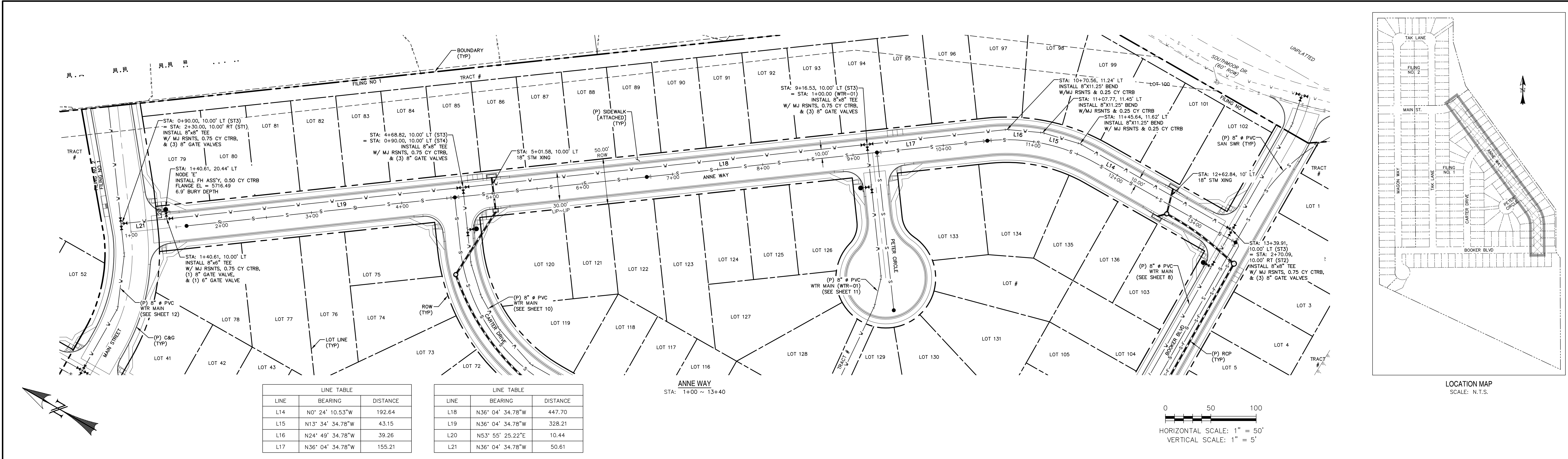
DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 08/03/18
JOB NUMBER	SHEET
17-114	7 OF 11



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



DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 10/16/18
JOB NUMBER	SHEET
17-114	8 OF __



REV.	DESCRIPTION	DATE

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SUITE 120W #204
SYOSSET, NY 11791

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DAVID L. MIJARES, COLORADO PE #40510

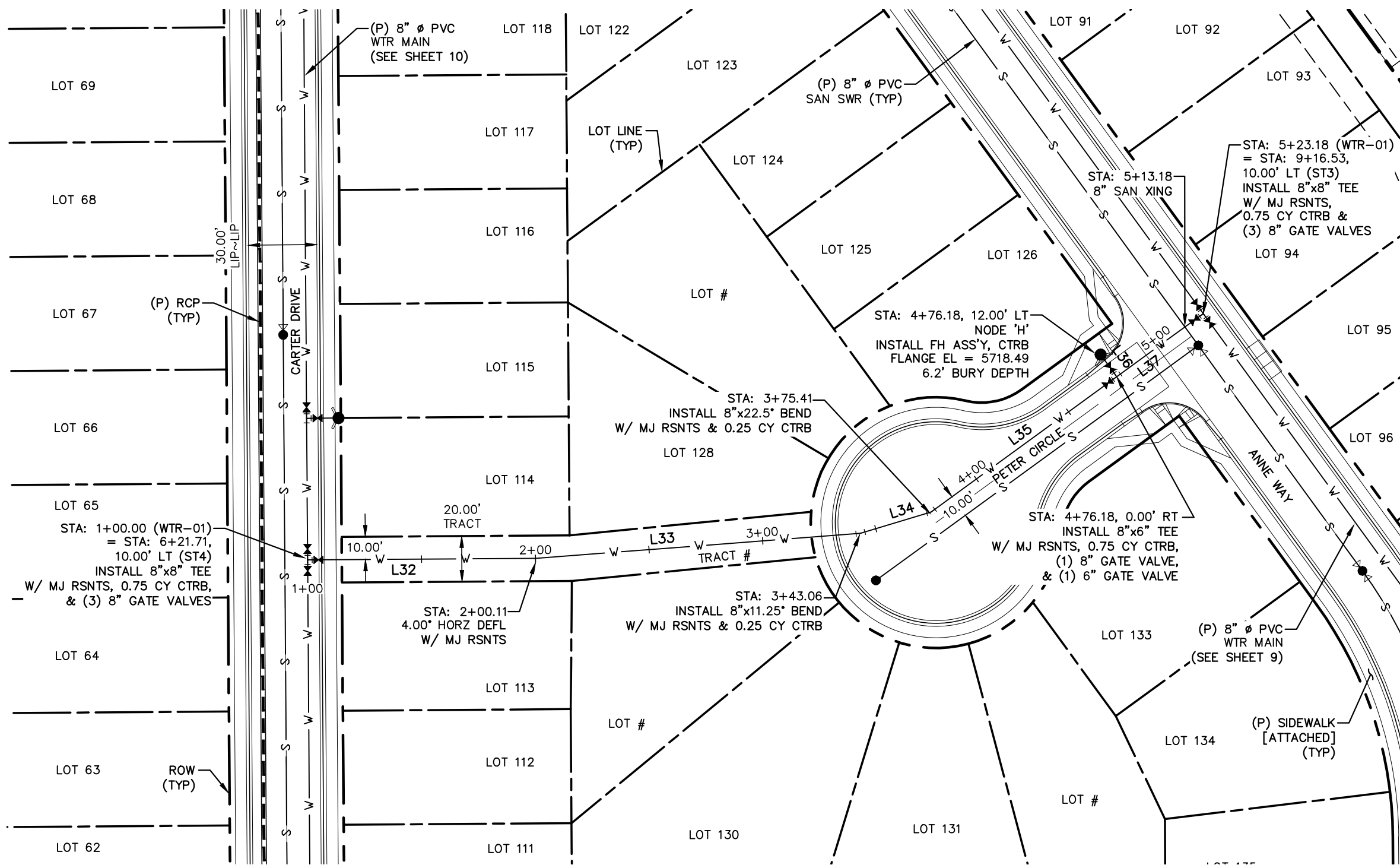
DATE

CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE
PO BOX 221
WOODLAND PARK, CO 80806
(719) 428-2124

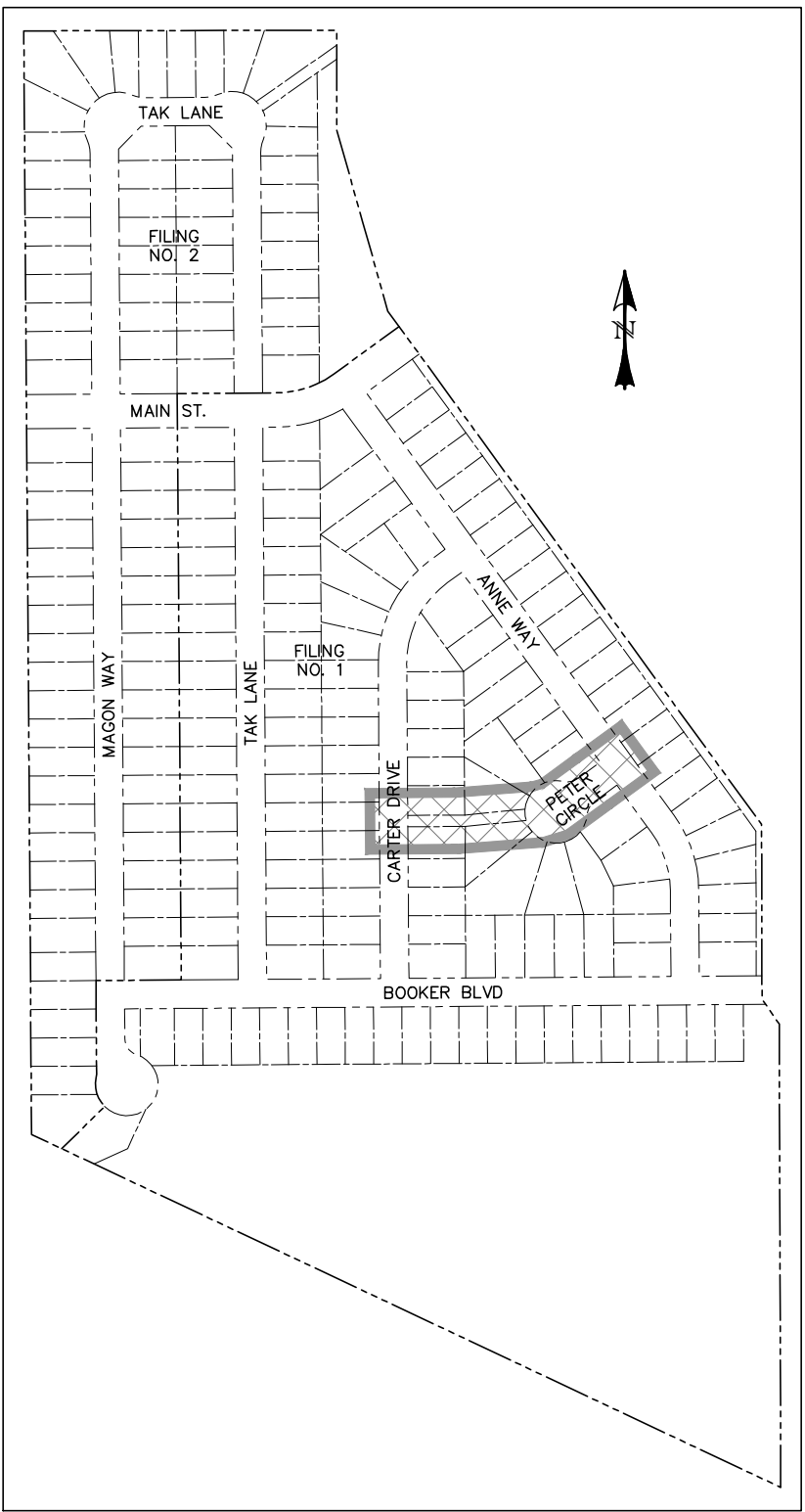
RIVERBEND CROSSING
FILING NOS 1 & 2
ANNE WAY
WATER MAIN PLAN & PROFILE

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

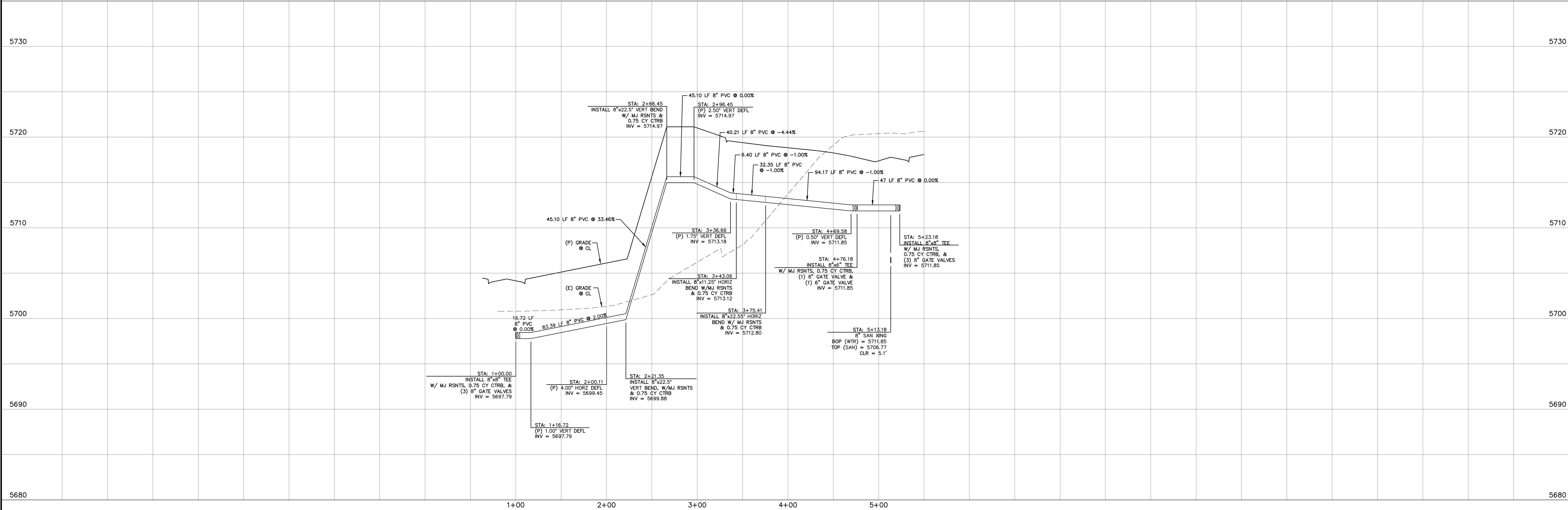
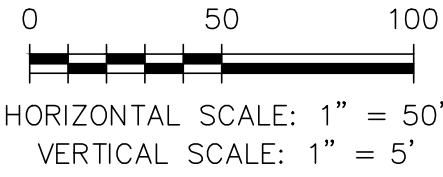
DRAWN BY: MGP
DATE: 08/03/18
SHEET: 9 OF 11





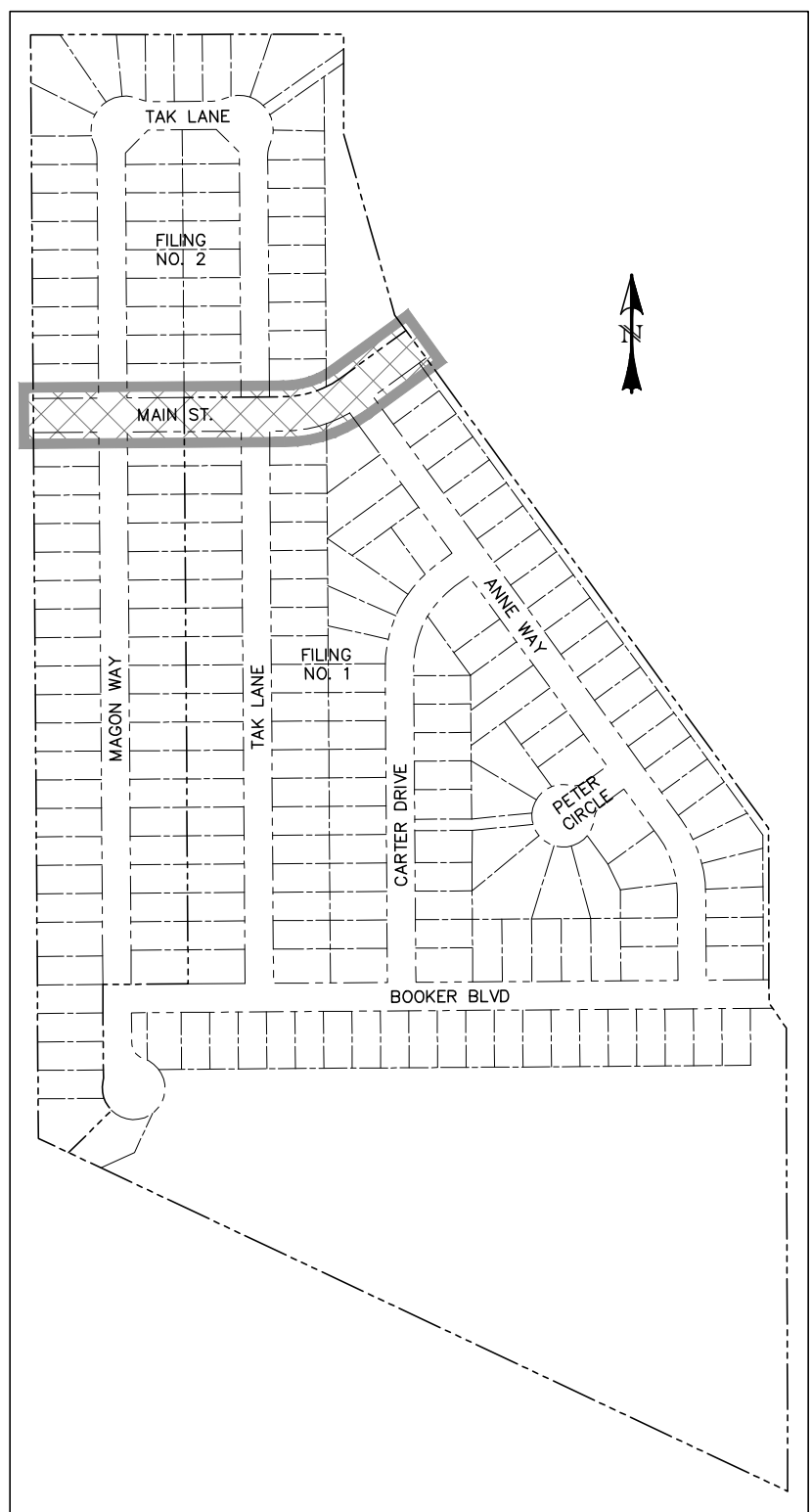
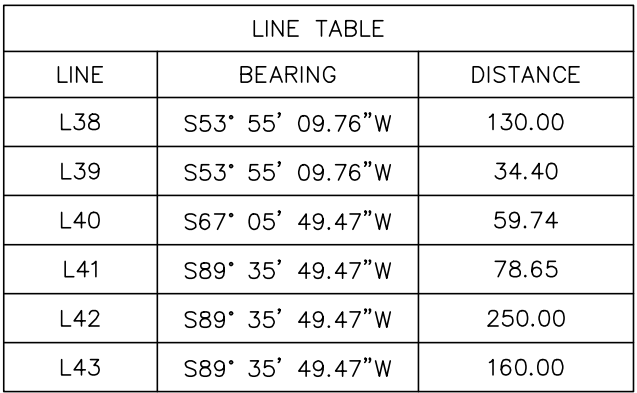
LINE TABLE		
LINE	BEARING	DISTANCE
L32	N89° 35' 49.47"E	100.11
L33	N85° 35' 49.47"E	142.95
L34	N73° 12' 02.16"E	32.35
L35	N53° 55' 25.22"E	100.76
L36	N36° 04' 34.78"W	12.00
L37	N53° 55' 25.22"E	47.00



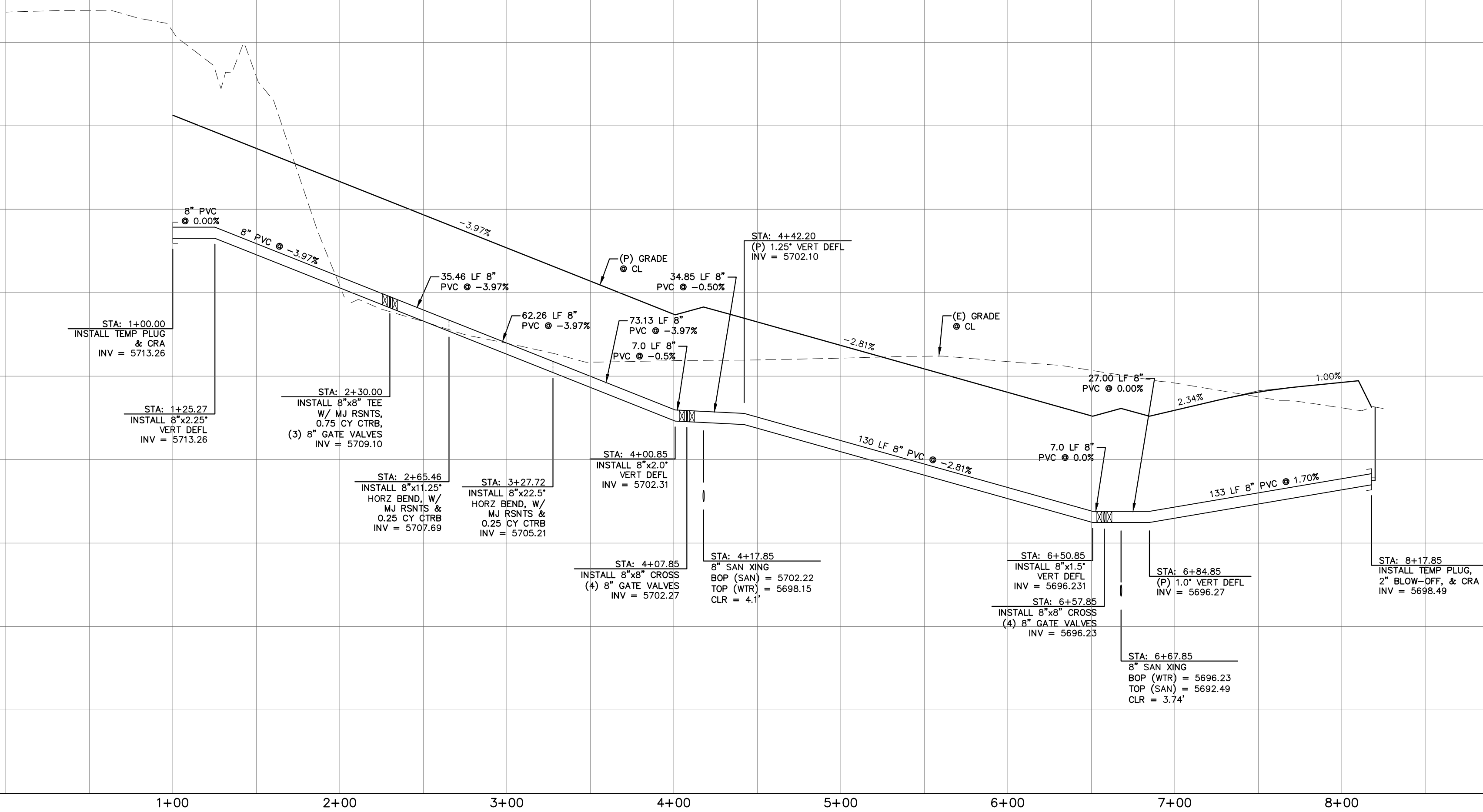
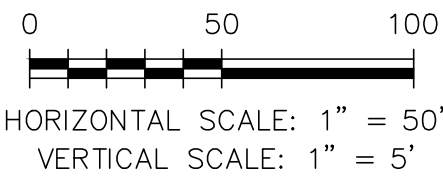
LOCATION MAP
SCALE: N.T.S.



REV.	DESCRIPTION	DATE	 <p>Know what's below. Call 72 hours before you dig. For more details visit: www.call811.com</p>	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	 <p>321 W. HENRIETTA AVE PO BOX 221 WOODLAND PARK, CO 80806 (719) 428-2124</p>	RIVERBEND CROSSING FILING NOS 1 & 2		DESIGNED BY: MGP	DRAWN BY: MGP
WTR-01		SCALE: 1" = 50'					DATE: 08/03/18			
WATER MAIN PLAN & PROFILE		JOB NUMBER					SHEET			
		17-114					11 OF			



LOCATION MAP
SCALE: N.T.S.



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AVATAR EQUITIES, LLC

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

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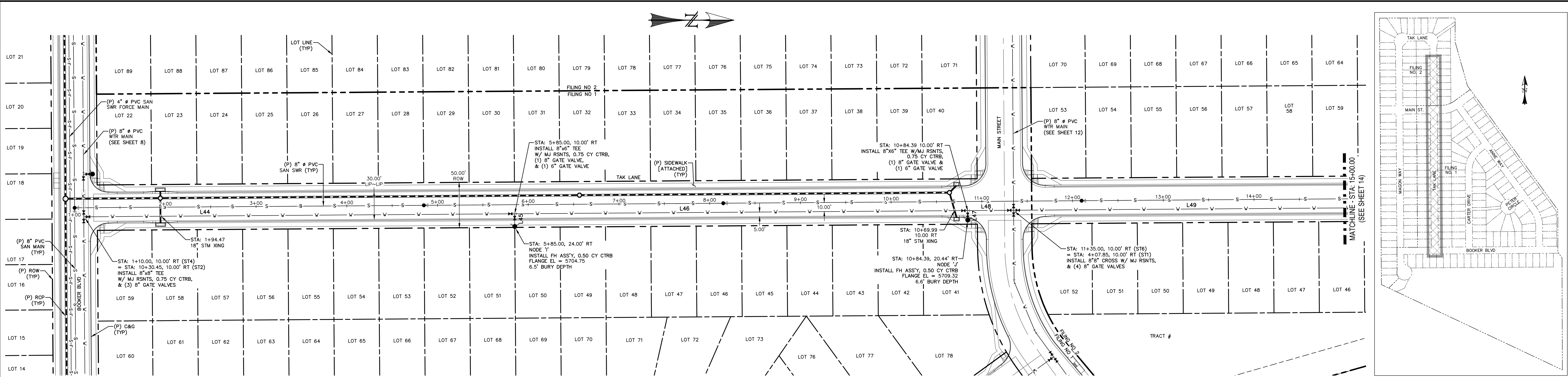
DAVID L. MIJARES, COLORADO PE #40510

DATE

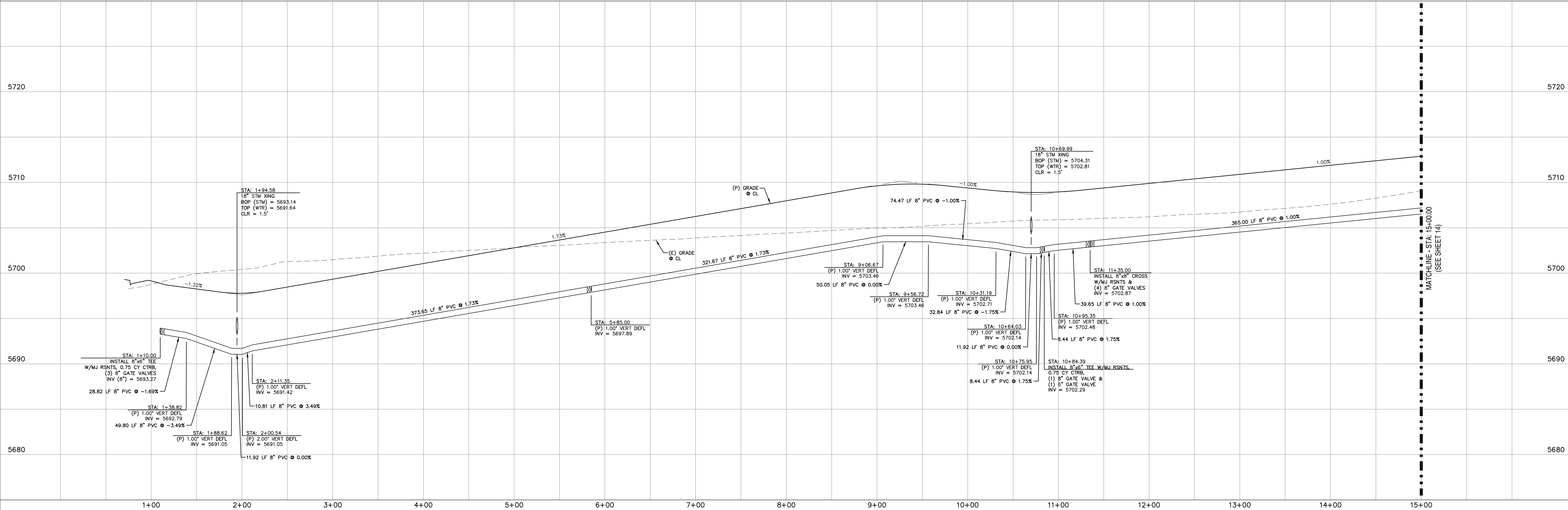
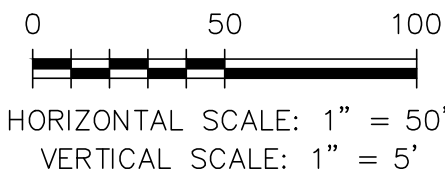


RIVERBEND CROSSING
FILING NOs 1 & 2
MAIN STREET
WATER MAIN PLAN & PROFILE

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 08/03/18
JOB NUMBER	SHEET
17-114	12 OF --



LINE TABLE		
LINE	BEARING	DISTANCE
L44	N0° 24' 10.53"W	475.00
L45	N89° 35' 49.47"E	14.00
L46	N0° 24' 10.53"W	499.39



REV.	DESCRIPTION	DATE

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PREPARED FOR:

AVATAR EQUITIES, LLC

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

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DAVID L. MIJARES, COLORADO PE #40510

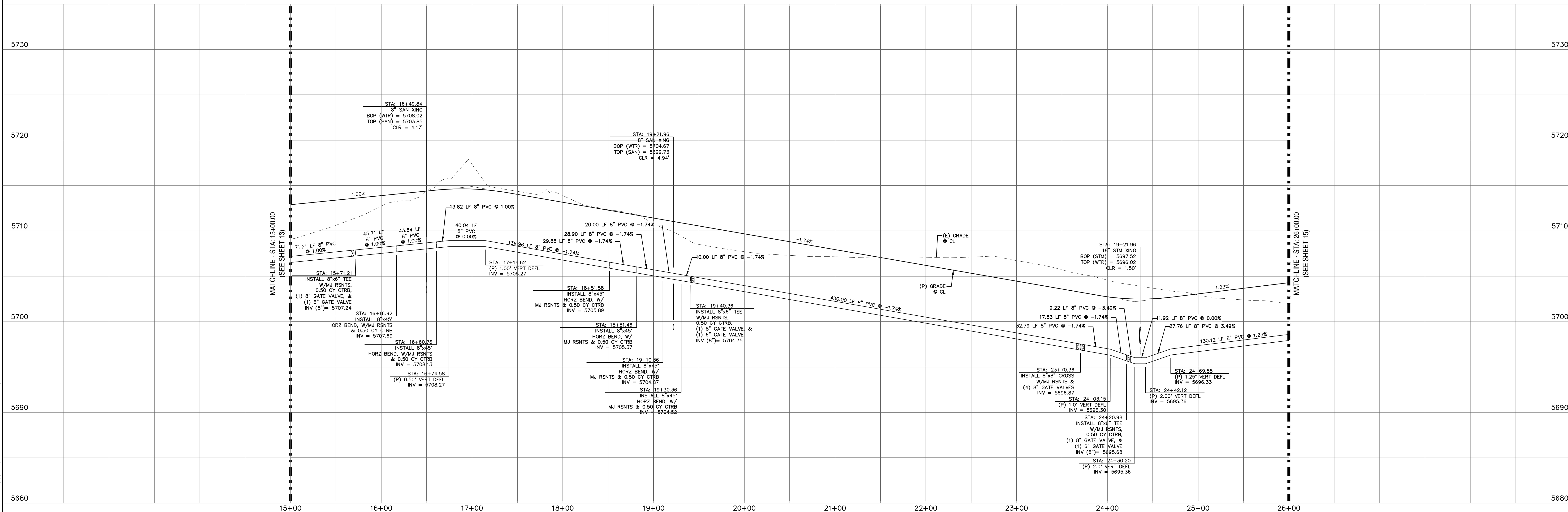
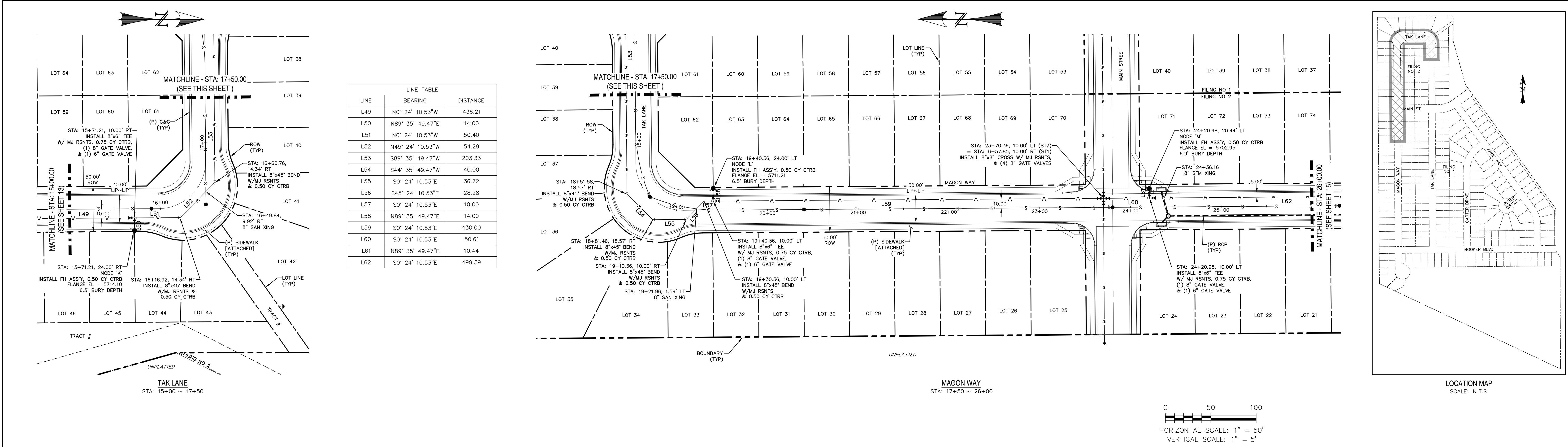
DATE

CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE
PO BOX 221
WOODLAND PARK, CO 80806
(719) 428-2124

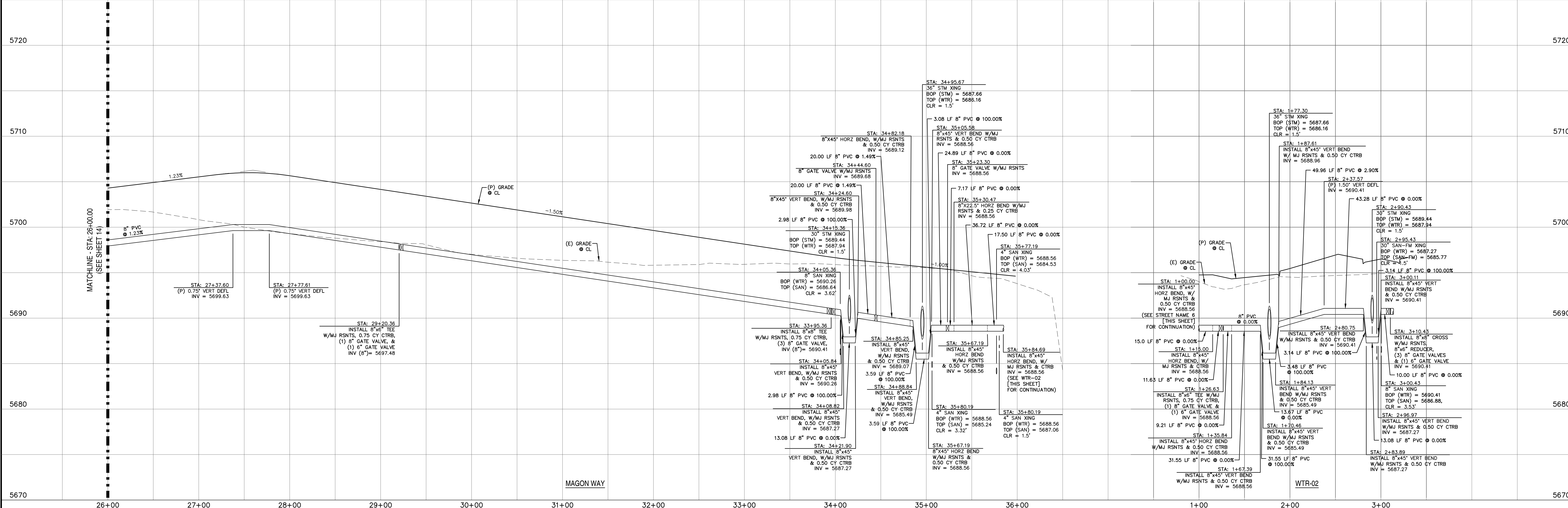
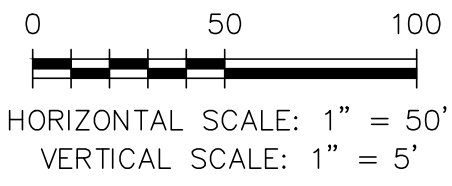
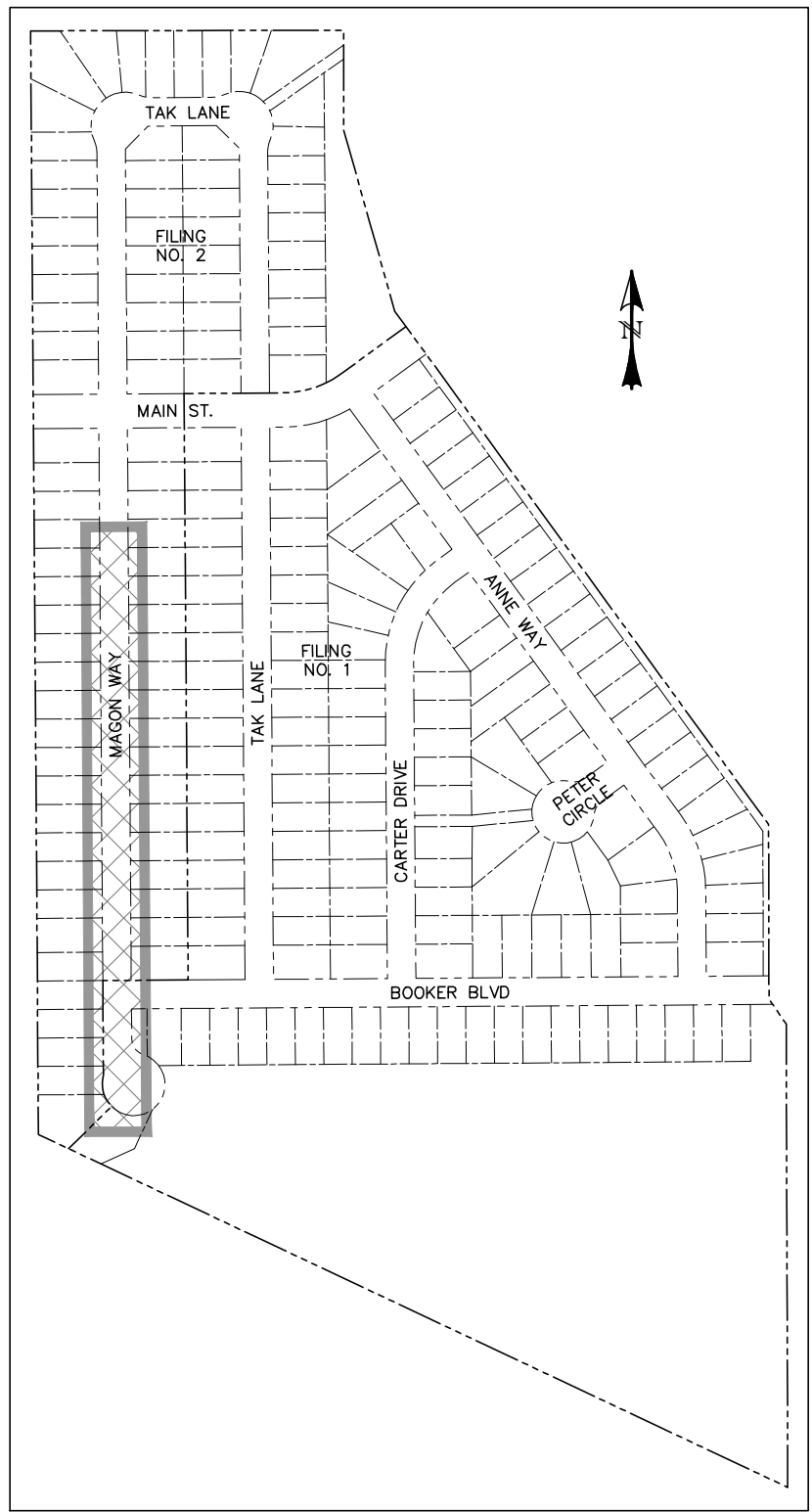
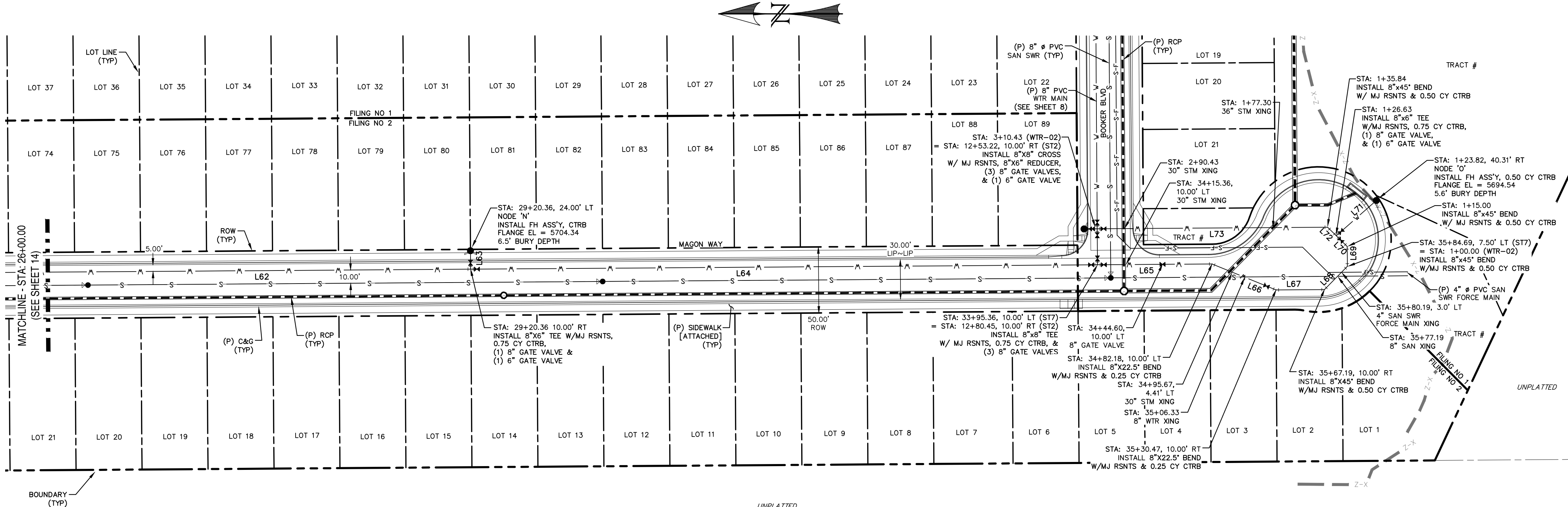
RIVERBEND CROSSING
TAK LANE
WATER PLAN PLAN & PROFILE

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


DRAWN BY: MGP
DATE: 10/16/18
SHEET: 13 OF 14



LINE TABLE		
LINE	BEARING	DISTANCE
L62	S0° 24' 10.53"E	499.39
L63	N89° 35' 49.47"E	14.00
L64	S0° 24' 10.53"E	475.00
L65	S0° 24' 10.53"E	86.82
L66	S22° 05' 49.47"W	52.26
L67	S0° 24' 10.53"E	36.72
L68	S45° 24' 10.53"E	24.75
L69	N89° 35' 49.47"E	15.00
L70	N44° 35' 49.47"E	11.63
L71	S41° 24' 10.53"E	40.40
L72	N44° 35' 49.47"E	9.21
L73	N0° 24' 10.53"W	174.59



REV.	DESCRIPTION	DATE




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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

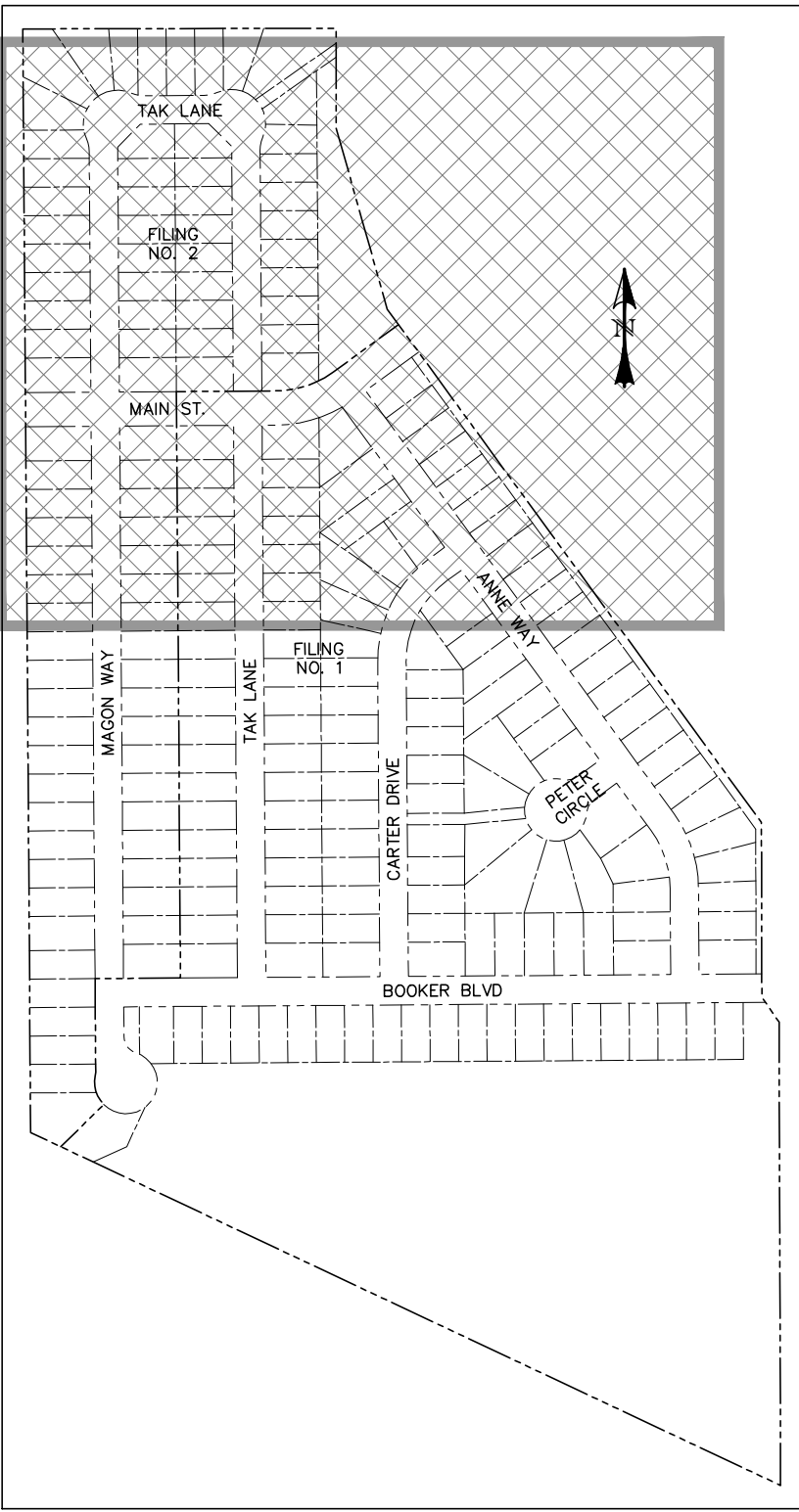
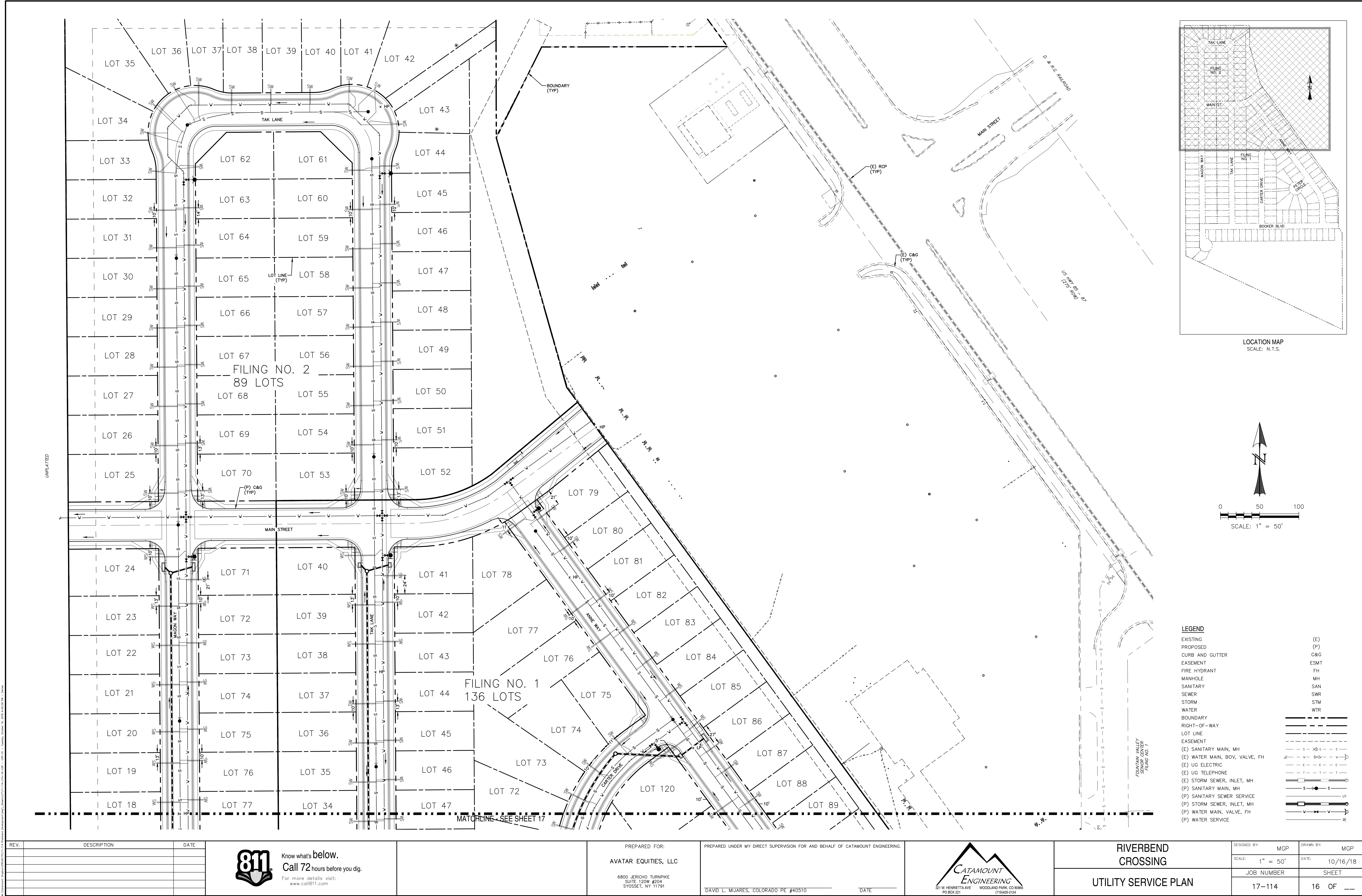
DATE: _____



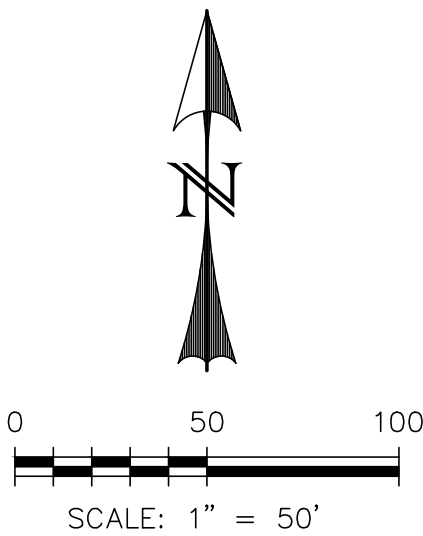
CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE
PO BOX 221
WOODLAND PARK, CO 80866
(719) 428-2124

RIVERBEND CROSSING
FILING NOS 1 & 2
MAGON WAY
WATER MAIN PLAN & PROFILE

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 08/03/18
JOB NUMBER	SHEET
17-114	15 OF ___



LOCATION MAP
SCALE: N.T.S.



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) STORM SEWER, INLET, MH | --- |
| (P) WATER MAIN, VALVE, FH | --- |
| (P) WATER SERVICE | --- |


REV.	DESCRIPTION	DATE



Know what's below.
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www.call811.com

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

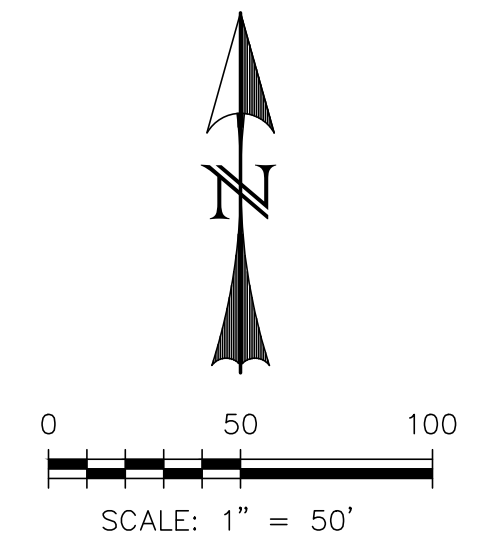
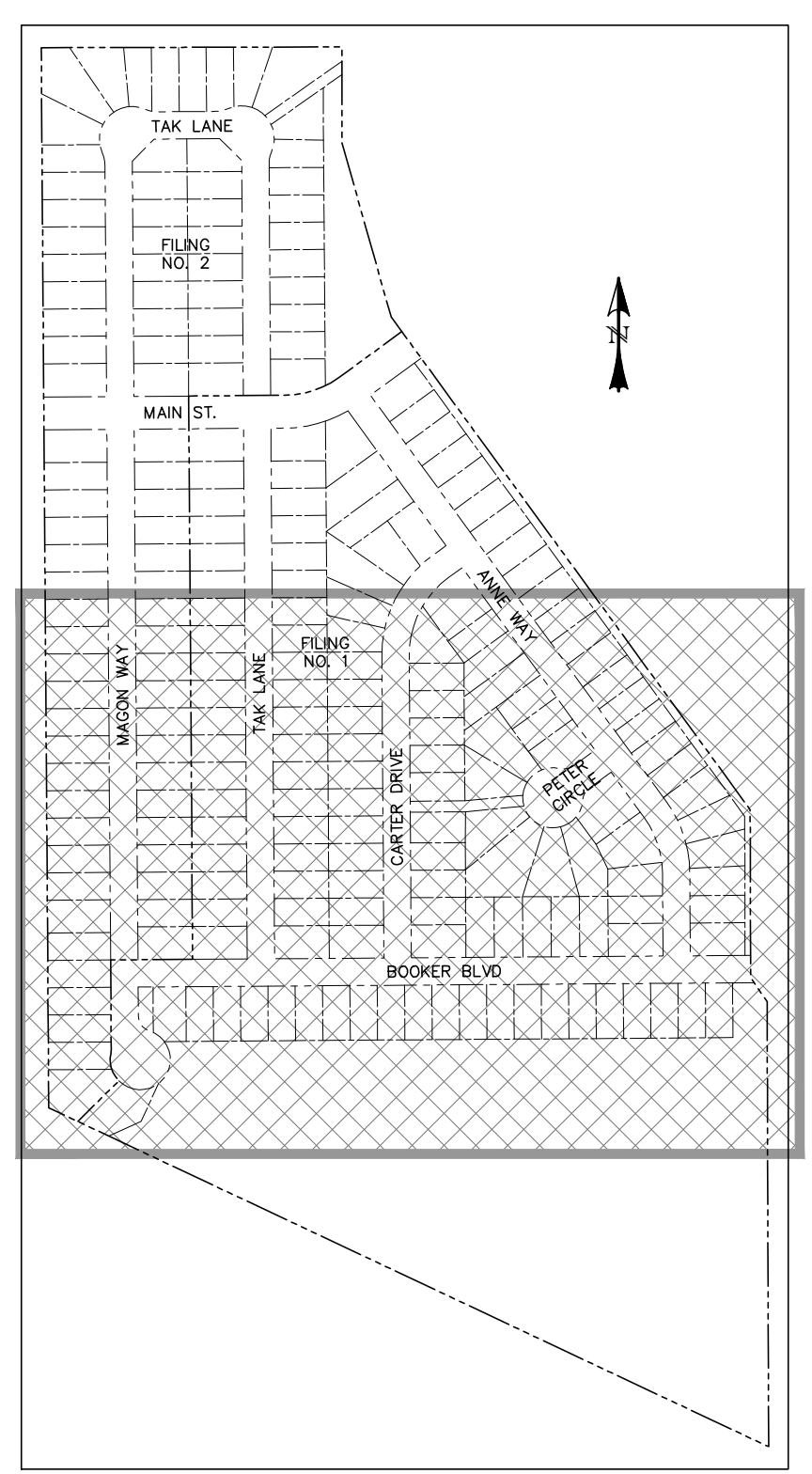
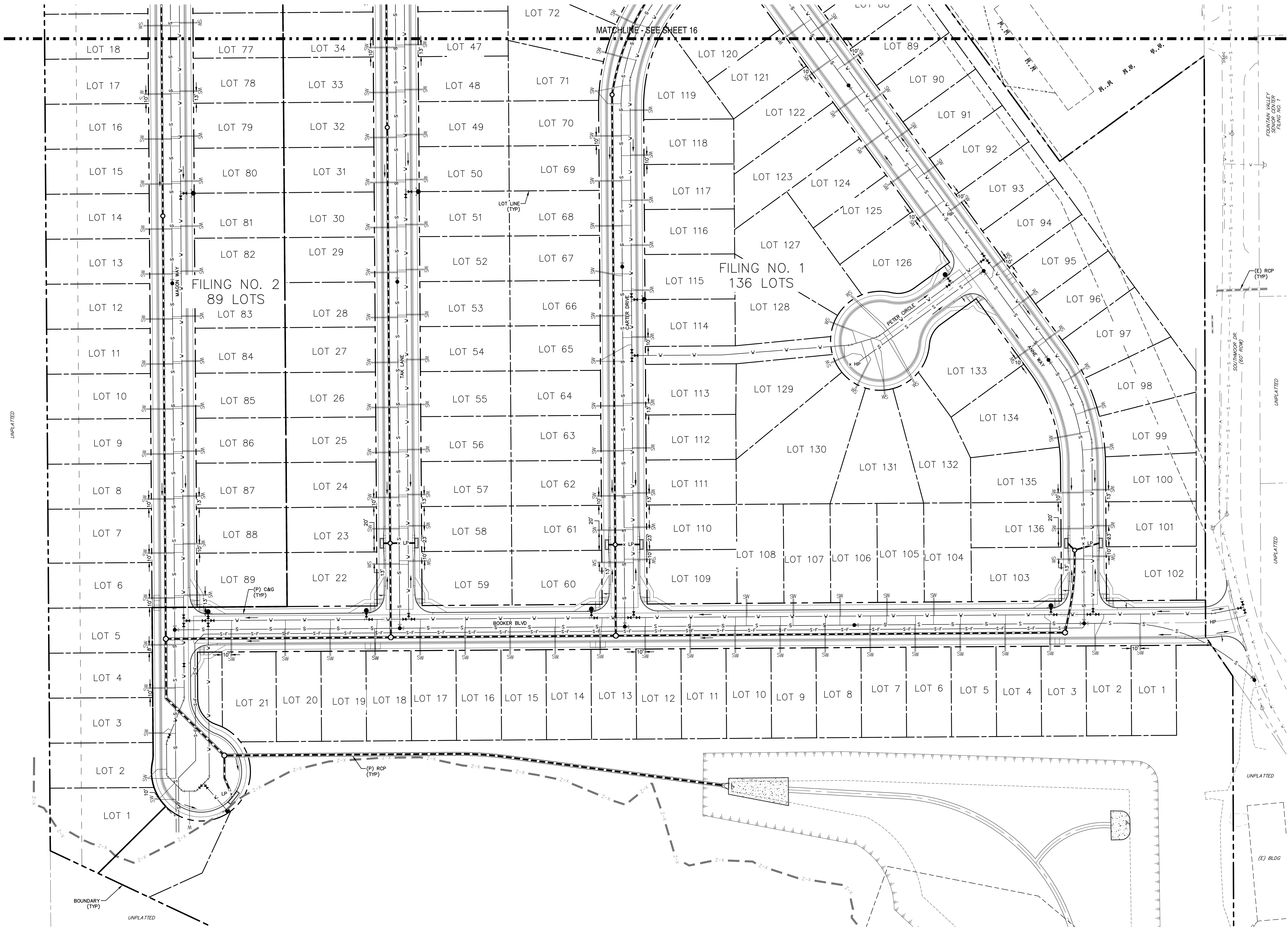
PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MIJARES, COLORADO PE #40510
DATE





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

RIVERBEND CROSSING
UTILITY SERVICE PLAN

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



- 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) STORM SEWER, INLET, MH | |
| (P) WATER MAIN, VALVE, FH | |
| (P) WATER SERVICE | |

REV.	DESCRIPTION	DATE	<div><div>Know what's below. Call 72 hours before you dig. For more details visit: www.call811.com</div></div>	<div>PREPARED FOR: AVATAR EQUITIES, LLC 6800 JERICHO TURNPIKE SUITE 120W #204 SYOSSET, NY 11791</div>	<div>PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING. DAVID L. MIJARES, COLORADO PE #40510</div> <div>DATE</div>	<div><div>CATAMOUNT ENGINEERING 321 W. HENRIETTA AVE PO BOX 221 WOODLAND PARK, CO 80866 (719) 428-2124</div></div>	RIVERBEND CROSSING	DESIGNED BY: MGP	DRAWN BY: MGP
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