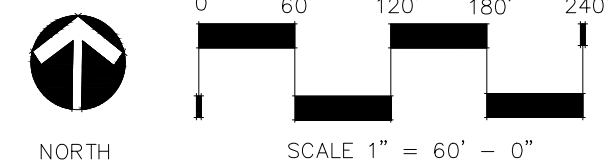


applies to all sheets: the font is inconsistent from lot to lot

~~MATCHLINE A-A~~



DISCLAIMER:
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DESIGNS, AND DETAILS
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CONSULTANT:

SHEET NAME
PRELIMINARY PLAN - SOUTH SITE

PROJECT NAME

5680 US HIGHWAY 87-85
COLORADO SPRINGS CO 80904

[illegible]

DRAWN BY:
XXX

DATE: 10/20/2020

STAMPS/ENDORSEMENTS

SHEET NUMBER

S-2

2 OF 3 SHEETS

COUNTY FILE NUMBER:
PCD File No. SP187

MHP CAD-O
PODHOLA TRUST
El Paso County
TAX ID #6514100010
LORELLA K PODHOLA TRUST
P.O. BOX 16215
COLORADO SPRINGS, CO 80935-6215

ADDITIONAL 10' SOUTHMOOR
DRIVE RIGHT-OF-WAY
(SEE SIGNAGE AND STRIPING
PLANS - CONSTRUCTION
DRAWINGS)
10' LANDSCAPE BUFFER
W/ OPAQUE PRIVACY FENCE

TRACT B
17,956 SF
(FILING NO. 1)
MHP
Mobile Home Park
El Paso County
TAX ID #6514100021
BLUE SKY COMMUNITIES LLC
2770 BLACK CANYON RD.
COLORADO SPRINGS, CO 80904-4603

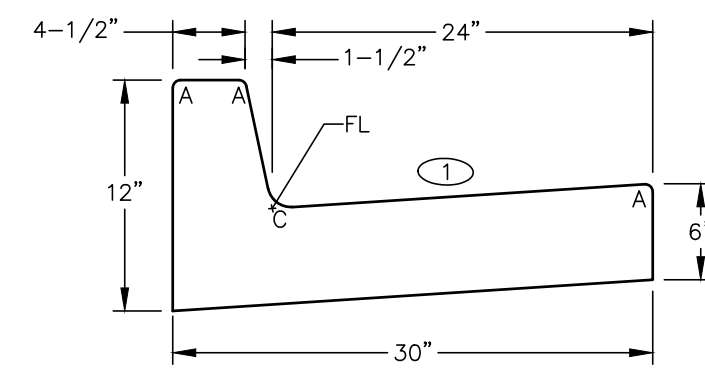
FUTURE PROJECT
MONUMENT SIGN

C-2
Commercial
El Paso County
TAX ID #6514100013
SOUTHMOOR GYA LLC
536 ROSE DR
DO SPRINGS, CO 80911-1133

C-2
Commercial
El Paso County
TAX ID #6514100016
REMARC ESTATES LLC
5930 SOUTHWOR DR
COLORADO SPRINGS, CO 80917

RADI LEGEND:

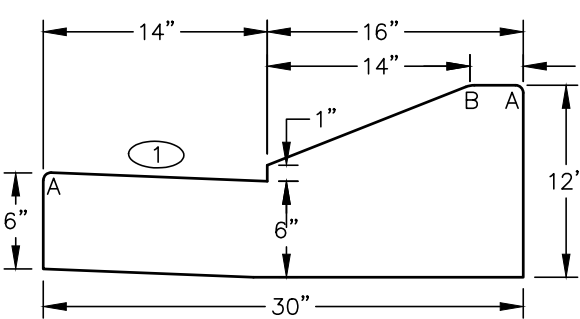
A = 1/8" TO 1/4"
C = 1-1/2"
D = 1-1/2" TO 2"



EPC TYPE A

(REVERSE SLOPE OF PAN FOR SPILL CURB)
SCALE: N.T.S.

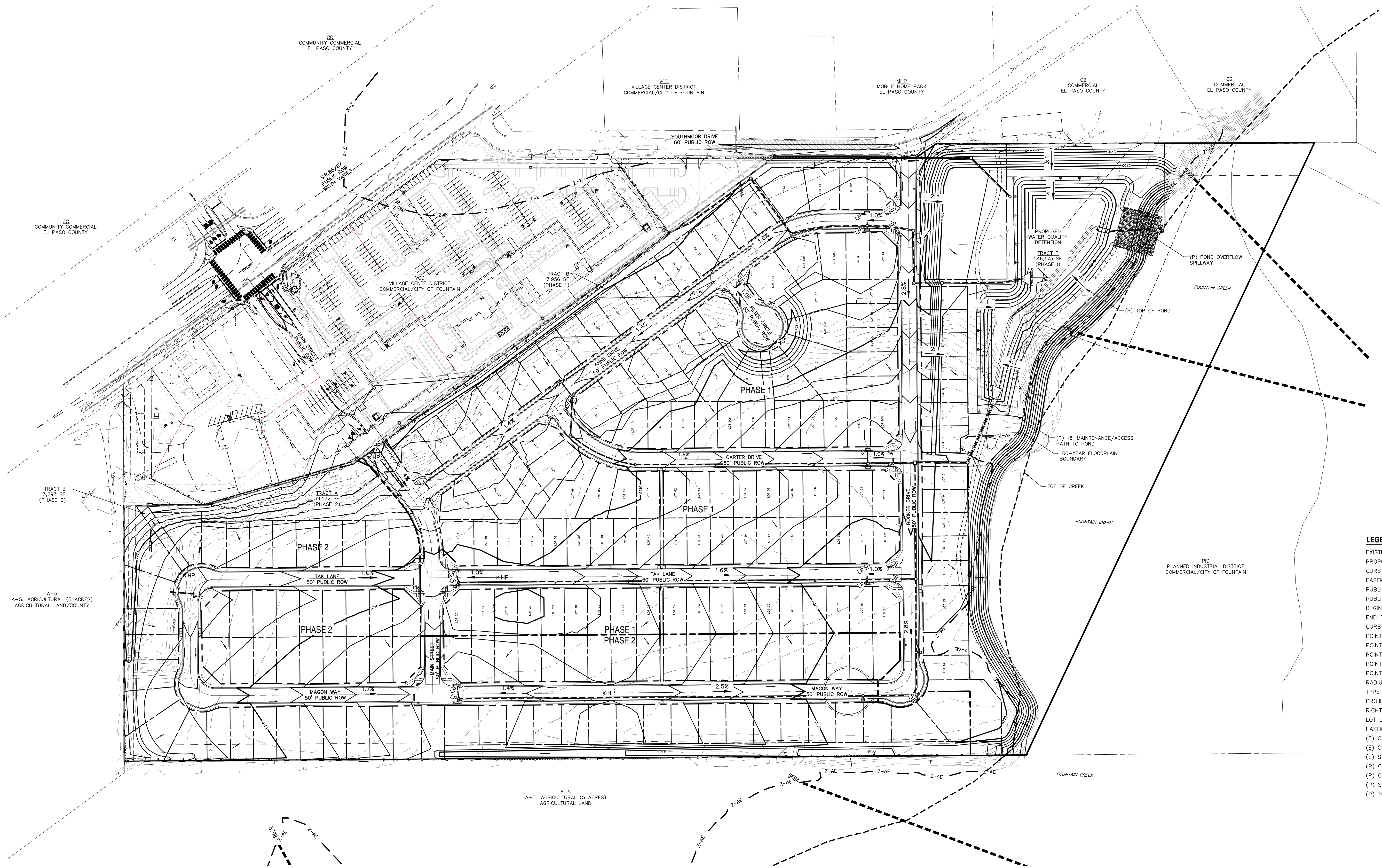
SCALE: N.T.S.



EPC OPTIONAL TYPE C

SCALE: N.T.S.

TAX ID #6514400018
BANDLEY DEVELOPMENT LLC
163 W. JUAN WAY
CASTLE ROCK, CO 80108-9128



LEGEND	
EXISTING	(E)
PROPOSED	(P)
CURB & GUTTER	C&G
EASEMENT	ESMT
PUBLIC	PUB
PUBLIC IMPROVEMENT	PI
BEGIN TRANSITION	BT
END TRANSITION	ET
CURB RETURN	CR
POINT OF CURVATURE	PC
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]
PROJECT 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	---
(P) TOP OF POND	---

REV.	DESCRIPTION	DATE



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SYOSSET, NY 11791



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

RIVERBEND RESIDENTIAL
DEVELOPMENT
PRELIMINARY GRADING PLAN

DESIGNED BY: DLM		DRAWN BY: DBM	
SCALE: 1" = 100'		DATE: 10/20/20	
JOB NUMBER		SHEET	
17-114		3 OF 3	

PCD FILE NO. SP187