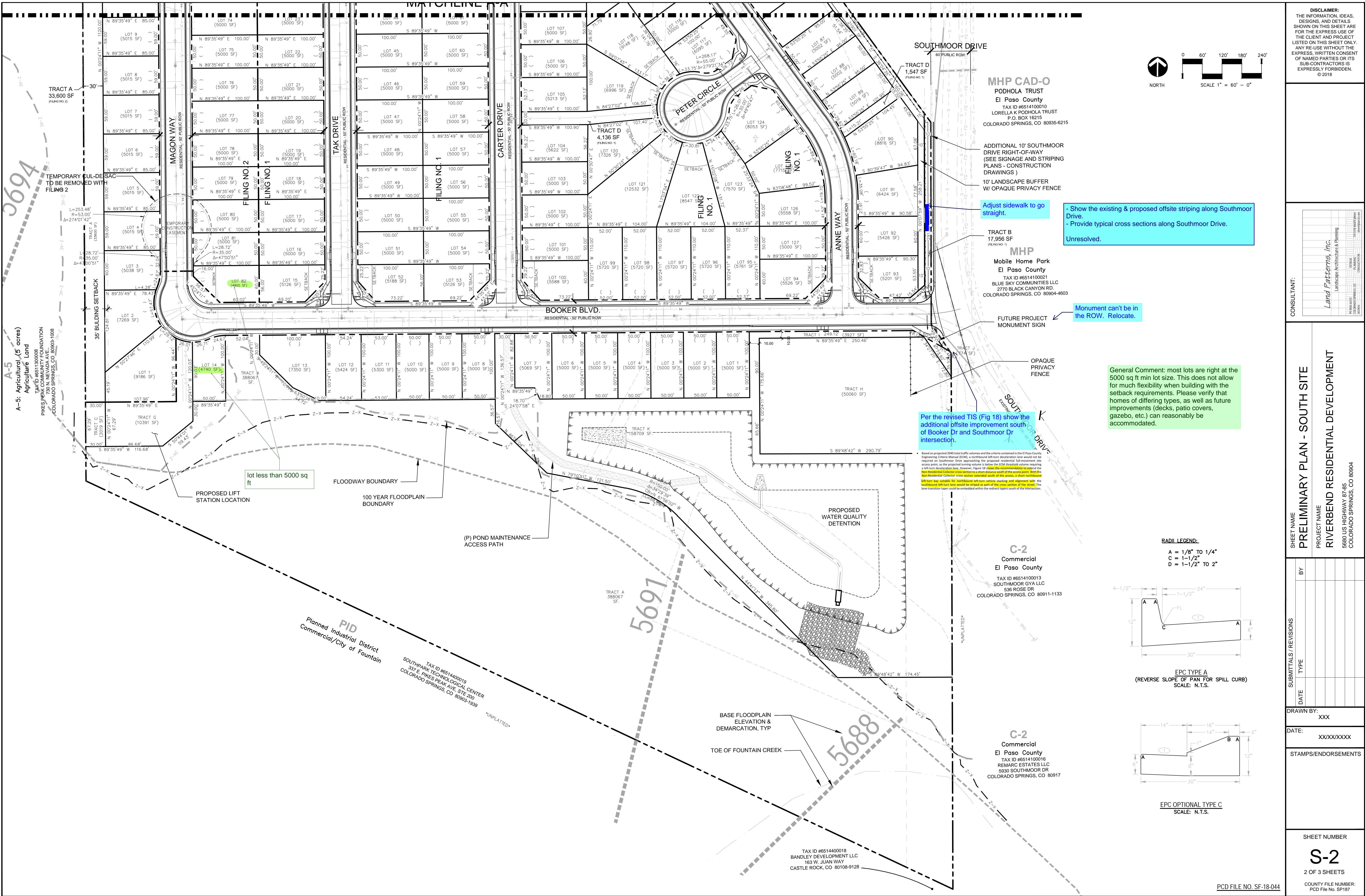


[illegible]



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El Paso County
TAX ID #6514100021
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CONSULTANT:
Land Patterns, Inc.
Landscape Architecture & Planning
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SUITE 100
COLORADO SPRINGS, CO 80905
(719) 579-0000
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SHEET NAME
PRELIMINARY PLAN - SOUTH SITE
PROJECT NAME
RIVERBEND RESIDENTIAL DEVELOPMENT
5680 US HIGHWAY 87-95
COLORADO SPRINGS, CO 80904

SUBMITTALS / REVISIONS	DATE	BY	TYPE

DRAWN BY:
XXX
DATE:
XXXX/XXXX

STAMPS/ENDORSEMENTS

SHEET NUMBER
S-2
2 OF 3 SHEETS
COUNTY FILE NUMBER:
PCD File No. SF187



- Show the existing & proposed offsite striping along Southmoor Drive.
- Provide typical cross sections along Southmoor Drive.
Unresolved.

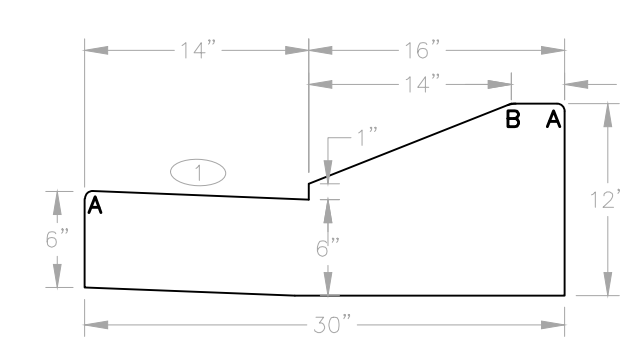
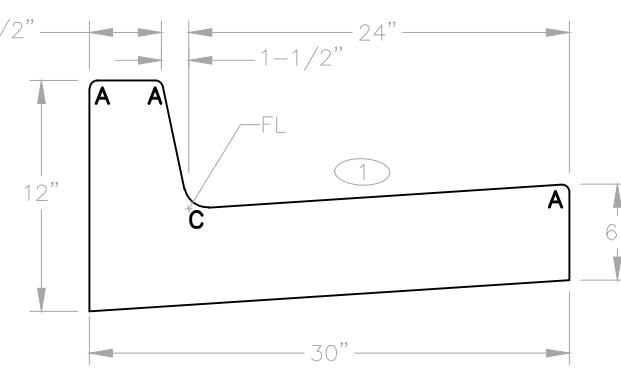
Monument can't be in the ROW. Relocate.

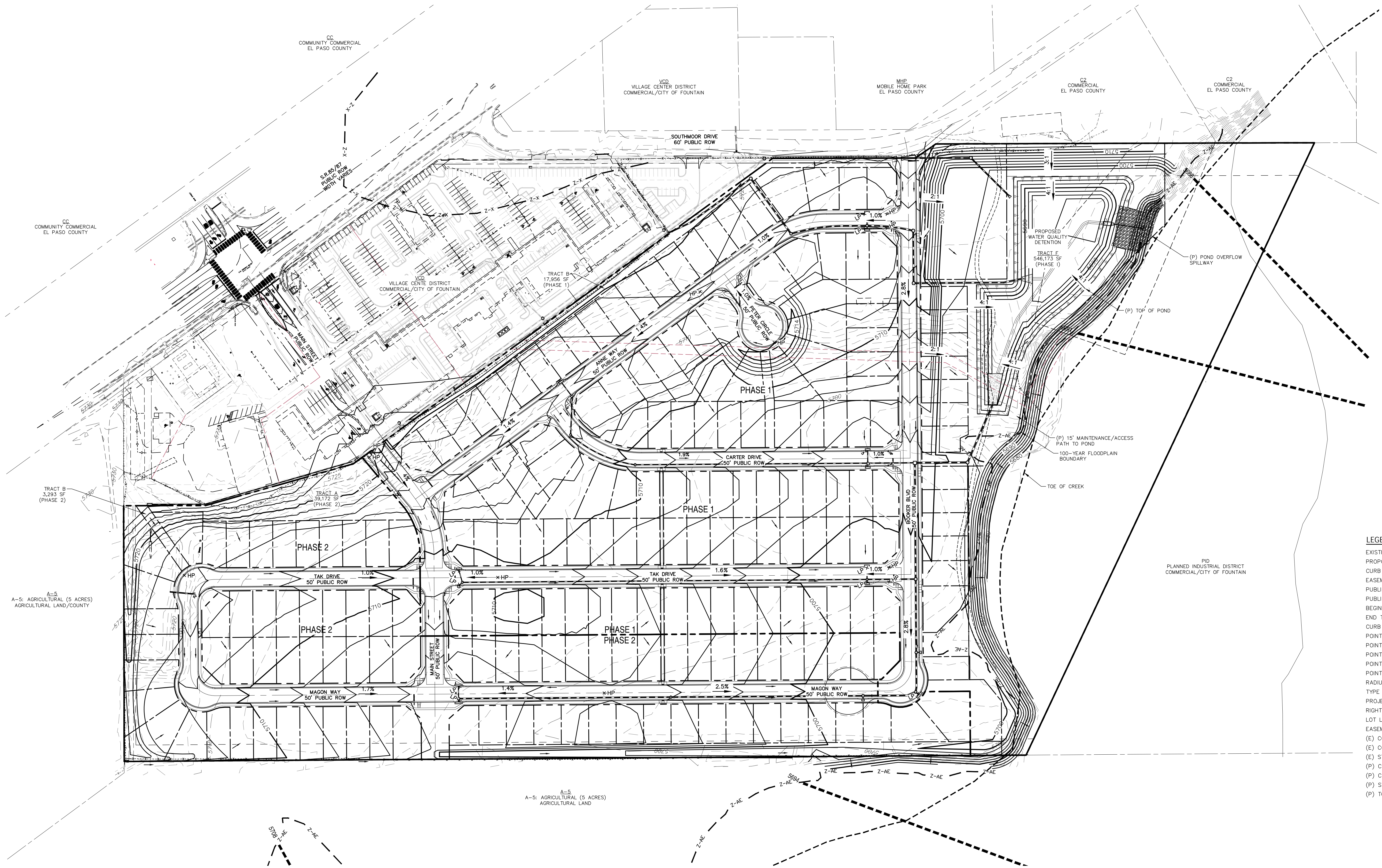
General Comment: most lots are right at the 5000 sq ft min lot size. This does not allow for much flexibility when building with the setback requirements. Please verify that homes of differing types, as well as future improvements (decks, patio covers, gazebo, etc.) can reasonably be accommodated.

Per the revised TIS (Fig 18) show the additional offsite improvement south of Booker Dr and Southmoor Dr intersection.

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 intersection. However, Figure 18 shows the recommendation to add the left-turn deceleration lane. The left-turn deceleration lane would be located south of the intersection. The left-turn deceleration lane would be located south of the intersection. The left-turn deceleration lane would be located south of the intersection.

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





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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RIVERBEND RESIDENTIAL
DEVELOPMENT

PRELIMINARY GRADING PLAN

DESIGNED BY:	DLM	DRAWN BY:	DBM
SCALE:	1" = 100'	DATE:	01/29/20
JOB NUMBER	17-114	SHEET	3 OF 3

PCD FILE NO. SF-18-044