

VICINITY MAP:

TRACTS	TRACT #	AREA	USE	MAINTENANCE RESPONSIBILITY
PHASE 1				
TRACT A	38787 SF		PUBLIC UTILITY/PLANNING OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT B	21849 SF		PUBLIC UTILITY/PLANNING OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT C	2019 SF		FRANCONIA/LANDSCAPE BUFFER	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT D	4136 SF		SECURITY WATER AND SANITATION DISTRICT	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT E	1400 SF		PUBLIC ACCOMMODATION LANDSCAPE	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT F	800 SF		PUBLIC ACCOMMODATION LANDSCAPE	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT G	10391 SF		PUBLIC UTILITY/PRIVATE UTILITY	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT H	50000 SF		PUBLIC UTILITY	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT I	3927 SF		PUBLIC UTILITY/FRANCONIA/LANDSCAPE BUFFER	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT J	774 SF		PUBLIC ACCESS LANDSCAPE	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT K	14708 SF		PUBLIC UTILITY/PRIVATE UTILITY WATER QUALITY DETENTION	RIVERBEND CROSSING METROPOLITAN DISTRICT
PHASE 2				
TRACT A	38338 S.F.		PUBLIC UTILITY/FRANCONIA/LANDSCAPE BUFFER	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT B	5,750 SF		PUBLIC UTILITY/FRANCONIA/LANDSCAPE BUFFER	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT C	3,263 SF		PUBLIC ACCESS UTILITIES	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT D	33,000 SF		PUBLIC ACCESS/FRANCONIA/LANDSCAPE BUFFER	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT E	800 SF		PUBLIC ACCESS/FRANCONIA/LANDSCAPE BUFFER	RIVERBEND CROSSING METROPOLITAN DISTRICT

CURVE	ARC	LENGTH	RADIUS	DELTA	ANGLE	CHORD	BEARING	CHORD	LENGTH
C1	14.45'	60.00'	137.06'	47°	N 44°35'49" E	111.69'			
C2	14.45'	60.00'	137.06'	47°	N 44°35'49" E	111.69'			
C3	24.67'	60.00'	233.93'	77°	N 77°49'08" E	24.49'			
C4	24.67'	60.00'	233.93'	77°	N 77°49'08" E	24.49'			
C5	14.45'	60.00'	137.06'	47°	S 45°24'11" E	111.69'			
C6	24.67'	60.00'	233.93'	77°	S 112°21'11" W	24.49'			
C7	81.68'	52.00'	90.00'	00°	N 44°35'49" E	173.54'			

**DISCLAIMER:**  
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**CONSULTANT:**

Land Patterns, Inc.  
10000 E. Highway 97-85  
Colorado Springs, CO 80904

**SHEET NAME**  
PRELIMINARY PLAN - NORTH SITE

**PROJECT NAME**  
RIVERBEND RESIDENTIAL DEVELOPMENT

5680 US HIGHWAY 97-85  
COLORADO SPRINGS, CO 80904

DATE	BY	REVISIONS

**DRAWN BY:** xxx

**DATE:** 10/20/2020

**STAMPS/ENDORSEMENTS**

**SHEET NUMBER**

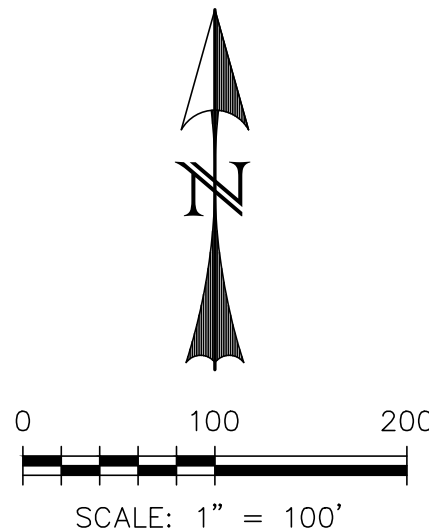
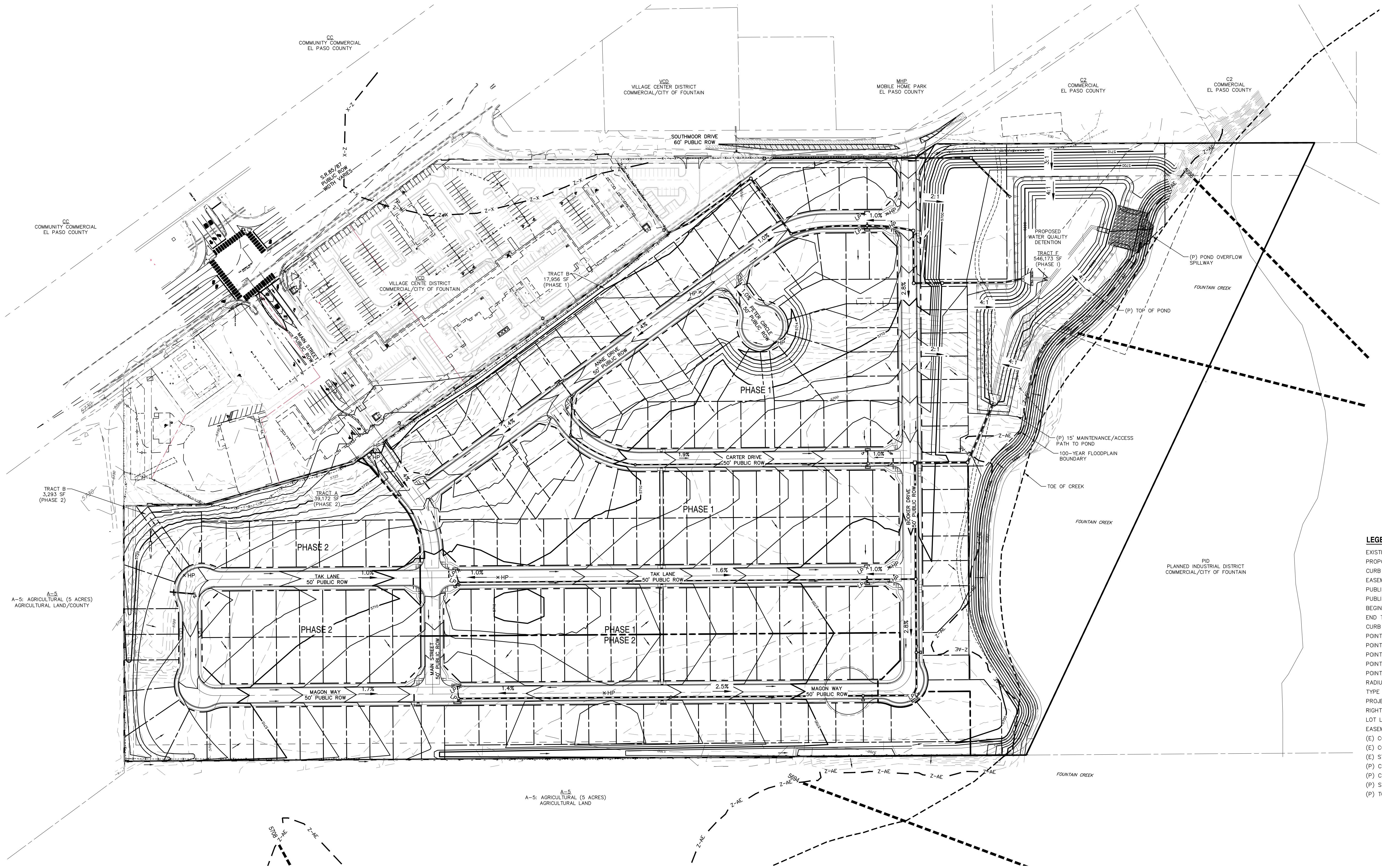
**S-1**  
1 OF 3 SHEETS

COUNTY FILE NUMBER:  
PCD File No. SP187









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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PREPARED FOR:  
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6800 JERICHO TURNPIKE  
SUITE 1200W #204  
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	17-114	SHEET	3 OF 3

PCD FILE NO. SP187