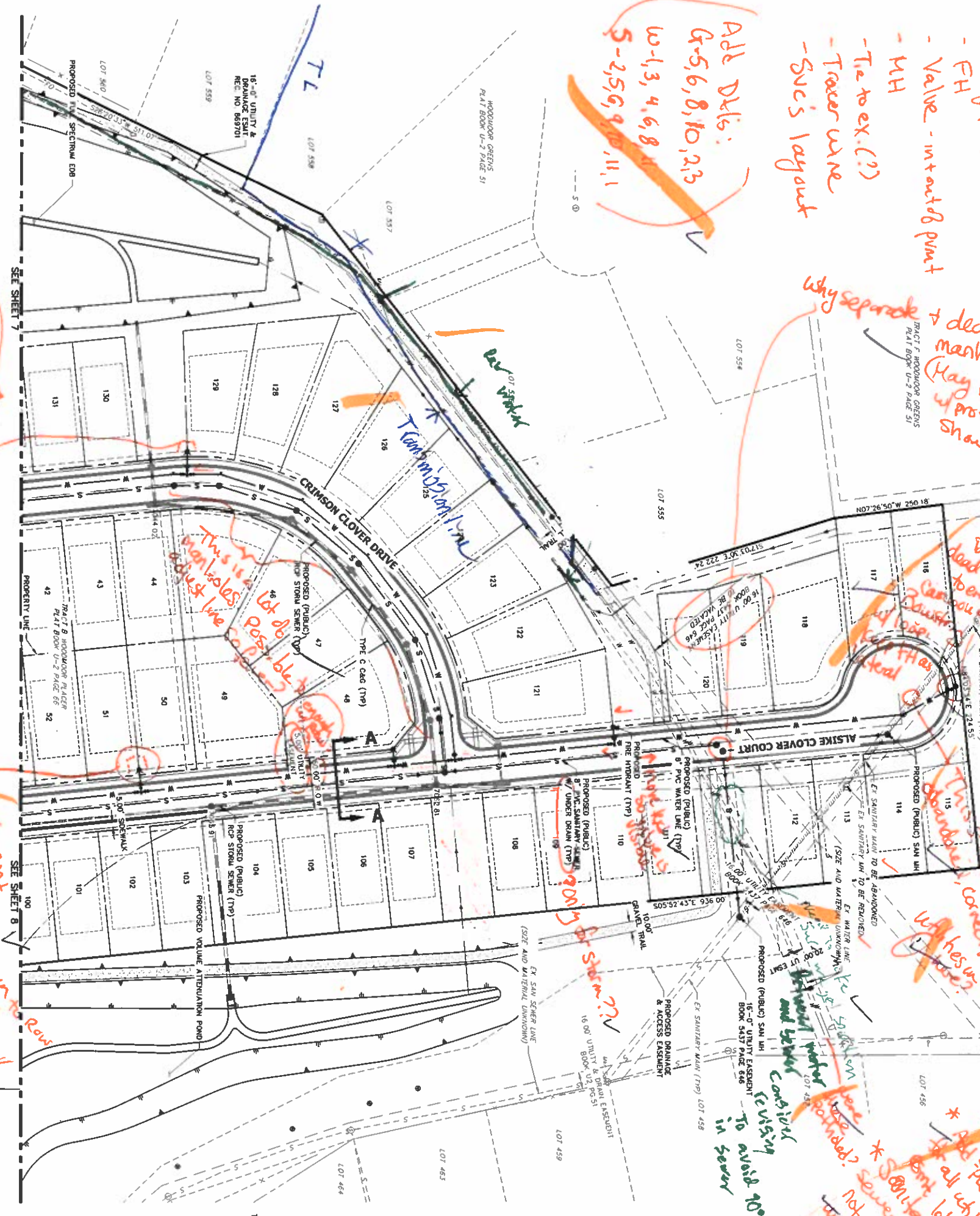


<p>PLANNED BY: LANDSCAPE ARCHITECT</p> <p>DATE: 5/1/2020</p> <p>PROJECT NO.: A. BERSON</p> <p>REVISION BY: E. SWENSON</p>		<p><b>CLOVERLEAF SUBDIVISION</b></p> <p>CLOVERLEAF ROAD EL PASO COUNTY, COLORADO</p>		<p><b>NES</b></p> <p>Land Planning Landscape Architecture Urban Design</p> <p>N.E.S., Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel: 719.471.0073 Fax: 719.471.0267 www.nescolorado.com © 2011, All Rights Reserved.</p>	
<p>DATE: 5/1/2020</p> <p>PROJECT NO.: A. BERSON</p> <p>REVISION BY: E. SWENSON</p>		<p><b>CLOVERLEAF SUBDIVISION</b></p> <p>CLOVERLEAF ROAD EL PASO COUNTY, COLORADO</p>		<p><b>NES</b></p> <p>Land Planning Landscape Architecture Urban Design</p> <p>N.E.S., Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel: 719.471.0073 Fax: 719.471.0267 www.nescolorado.com © 2011, All Rights Reserved.</p>	
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# CLOVERLEAF SUBDIVISION PRELIMINARY UTILITY PLAN



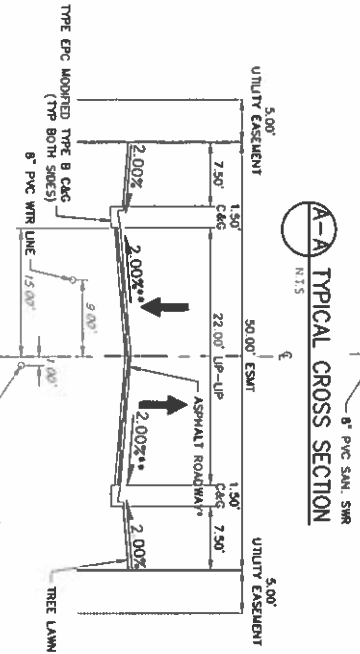
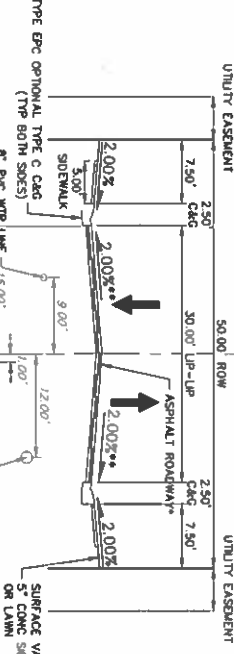
*Handwritten notes (orange/red):*

- Add Details:
- G-5,6,8,10,2,3
- w-1,3,4,6,8,11,1
- Suggests detail page
- Add detail
- X-ing Pops
- FH
- Value - in start of point
- MH
- Tie to ex. (?)
- Tracer wire
- Svc's layout
- Why separate + dead-end manholes? (May be explained w/ profiles + svc lines shown, this is Prelim.)
- Don't like dead-end connections
- This is a lot of possible manholes + duct lines
- 10' from center to make in row
- 10' from center to make in row
- 811



### LEGEND

- 6" VERT CATCH CURB W/ 1" PAV.
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER W/MANHOLE
- PROPOSED TOP OF SLOPE
- PROPOSED RIGHT OF WAY
- EXISTENT LINE
- EXISTING BOUNDARY LINE
- EXISTING CURB & GUTTER
- EXISTING GASLINE
- EXISTING WATERLINE
- EXISTING ELECTRICAL LINE
- EXISTING FENCE
- EXISTING STORM SEWER W/MANHOLE
- EXISTING EDGE OF ASPHALT
- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED PLUG W/ MANHOLE BLOCK
- PROPOSED FIRE HYDRANT
- PROPOSED WATER TEE
- PROPOSED WATER HEAD
- PROPOSED FLARED END SECTION
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRICAL PEDISTAL
- EXISTING WATER MANHOLE
- EXISTING TELEPHONE PEDISTAL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING SIGNAL
- EXISTING TELEPHONE MANHOLE
- EXISTING FLARED END SECTION
- EXISTING WATER VALVE



THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY AND ALL DAMAGES WHICH MAY BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

PRELIMINARY UTILITY PLAN NOTES  
1. ALL WATER AND SANITARY SEWER LINES SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.

CLOVERLEAF SUBDIVISION	
H-SCALE	1"=50'
V-SCALE	N/A
DATE	05/21/20
DESIGNED BY	RB
DRAWN BY	JA
CHECKED BY	

REVISION	
No.	REVISION

BY	DATE

**J-R ENGINEERING**  
A Wessitar Company  
Centennial 303-740-9393 • Colorado Springs 719-590-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

PREPARED FOR  
**PT CLOVERLEAF, LLC**  
1864 WOODMOOR DRIVE, SUITE 100  
COLORADO SPRINGS, CO 80920  
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719-476-0800  
JDESJARDIN@PROTERRACO.COM

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.



**LEGEND**

- 5" VERT CATCH CURB W/ 1" PAN
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER W/ MANHOLE
- PROPOSED TOP OF SLOPE
- PROPOSED RIGHT OF WAY
- EASEMENT LINE
- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING CURB & GUTTER
- EXISTING GASLINE
- EXISTING WATERLINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING STORM SEWER W/ MANHOLE
- EXISTING EDGE OF ASPHALT
- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED PLUG W/ THRUST BLOCK
- PROPOSED FIRE HYDRANT
- PROPOSED WATER TEE
- PROPOSED WATER BEND
- PROPOSED FLARED END SECTION
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC PEDESTAL
- EXISTING WATER MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- EXISTING TELEPHONE MANHOLE
- EXISTING FLARED END SECTION
- EXISTING STORM SEWER W/ MANHOLE
- EXISTING EDGE OF ASPHALT
- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE

**CLOVERLEAF SUBDIVISION**

**PRELIMINARY UTILITY PLAN**

**PRELIMINARY UTILITY PLAN NOTES**

1. ALL WATER AND SANITARY SEWER LINES SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
- \* See + notes from prev pg.

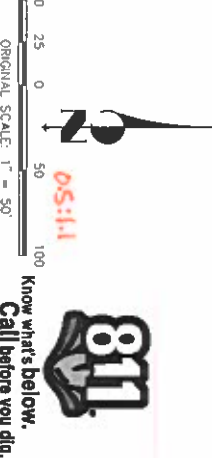
\* Show SS & HD profiles  
 \* Add = public for all utility & mt labels  
 \* \* Rick's Street boxes not needed  
 \* SS does not have under-drain - storm might through



KEY MAP



THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



CLOVERLEAF SUBDIVISION	H-SCALE	1" = 50'	No.	REVISION	BY	DATE
	V-SCALE	N/A				
PRELIMINARY UTILITY PLAN	DATE	05/21/20				
	DESIGNED BY	RB				
	DRAWN BY	JA				
	CHECKED BY					

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 JDESJARDIN@PROTERRACO.COM

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811 Know what's below. Call before you dig.

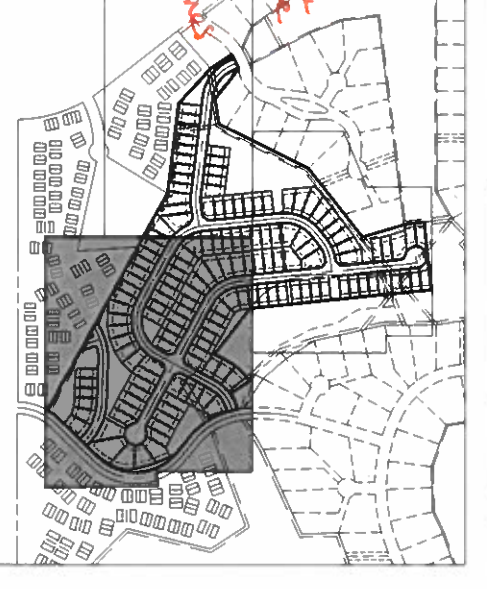
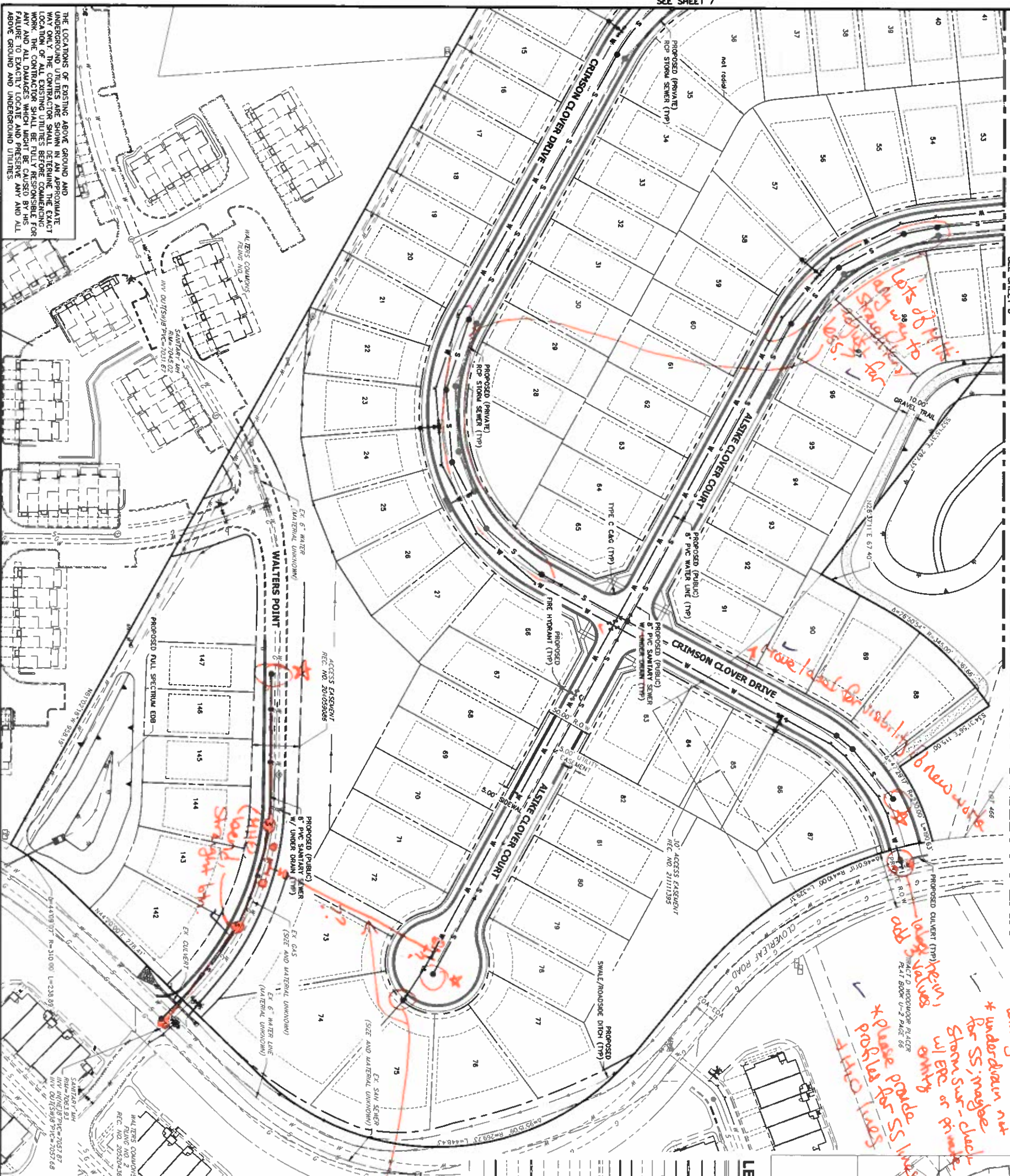


SEE SHEET 7

SEE SHEET 8

# CLOVERLEAF SUBDIVISION

## PRELIMINARY UTILITY PLAN



- LEGEND**
- SCALE: N.T.S.
- 6" VERT CATCH CURB W/ 1" PAU
  - PROPOSED PLUG W/ THRUST BLOCK
  - PROPOSED FIRE HYDRANT
  - PROPOSED WATER TEE
  - PROPOSED WATER BRID
  - PROPOSED FLARED END SECTION
  - PROPOSED WATER VALVE
  - EXISTING FIRE HYDRANT
  - EXISTING ELECTRIC REESTIAL
  - PROPOSED RIGHT OF WAY
  - EXISTING WATER MAINHOLE
  - EXISTING TELEPHONE REESTIAL
  - EXISTING WATER VALVE
  - EXISTING FIRE HYDRANT
  - EXISTING STREET LIGHT
  - EXISTING SIGN
  - EXISTING TELEPHONE MAINHOLE
  - EXISTING FLARED END SECTION
  - EXISTING WATER VALVE
  - EXISTING SANITARY SEWER MAINHOLE
  - EXISTING STORM SEWER MAINHOLE
  - EXISTING EDGE OF ASPHALT
  - EXISTING EDGE OF CONCRETE
  - EXISTING BOUNDARY LINE
  - EXISTING PROPERTY LINE
  - EXISTING EASEMENT LINE

**PRELIMINARY UTILITY PLAN NOTES**

1 ALL WATER AND SANITARY SEWER LINES SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.

See notes from 1st util. pg.

*Handwritten notes:*

\* = Dead end N.H.s - ok w/ ?  
 hard to verify w/o SS profiles

Tie-in to ex H2O behind lot for loop; avoid dead end H2O. where best access? Trace H2O corridor? FH location ok

WASD Sig Block



CLOVERLEAF SUBDIVISION		H-SCALE	1" = 50'	No.	REVISION	BY	DATE
PRELIMINARY UTILITY PLAN		V-SCALE	N/A				
		DATE	05/21/20				
		DESIGNED BY	RB				
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