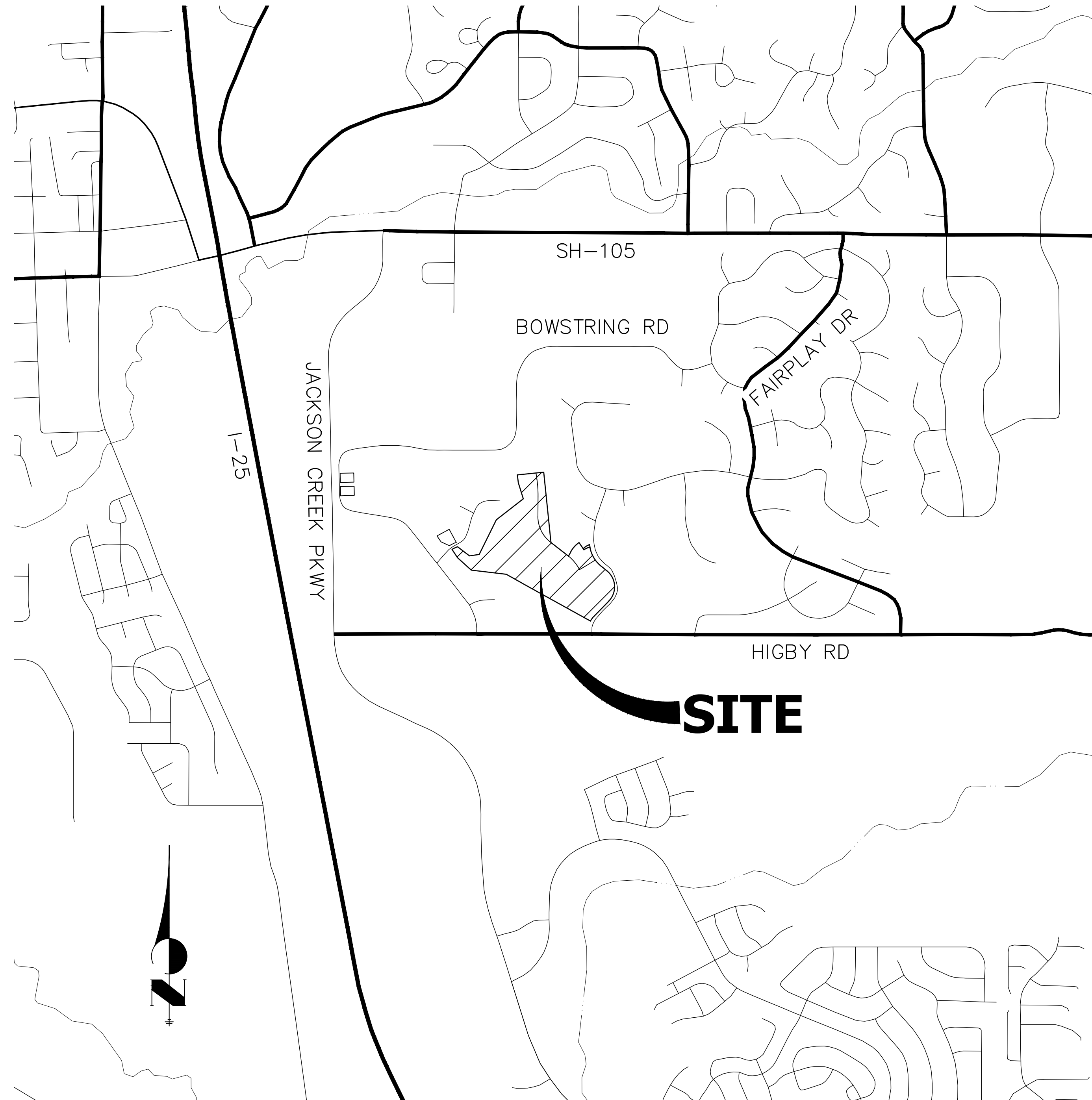


**LOCATED IN NE1/4 OF SECTION 23 AND NW1/4 OF SECTION 24,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO**

ROADWAY PLANS

CONTACTS:

OWNER/DEVELOPER	PT CLOVERLEAF, LLC 1864 WOODMOOR DRIVE, SUITE 100 COLORADO SPRINGS, CO 80920 P~719-476-0800
ENGINEER/SURVEYOR	JIR ENGINEERING, LLC ATTN: MIKE A. BRAMLETT 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P~303-267-6240
FIRE PROTECTION DISTRICT	TRI-LAKES MONUMENT FPD 16055 OLD FOREST POINT, SUITE 103 MONUMENT, CO 80132 P~719-484-0911
DISTRICT	WOODMOOR WATER & SANITATION DISTRICT NO. 1 1845 WOODMOOR DRIVE MONUMENT, CO 80132 P~719-488-2525 EXT. 0



PROJECT LOCATION MAP

SCALE: 1"=1,000'

BENCHMARK

NGS MONUMENT T 294 BEING MONUMENTED BY A 3-1/4" BRASS DISC SET IN A 4'X4' BOULDER, LOCATED 1.8 MILES EAST ALONG HIGBY ROAD FROM ITS INTERSECTION WITH JACKSON CREEK PARKWAY, 40 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 6 FEET SOUTH OF A FENCE, AND 6.2 FEET SOUTH OF A WITNESS POST. SAID MONUMENT HAVING A PUBLISHED ELEVATION OF 7247.10 FEET, NAD83.

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE WESTERLY LINE OF TRACT, B, WOODMOOR PLACER, BEING MONUMENTED BY A 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE AT BOTH ENDS. SAID LINE BEARING N26°20'33"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. 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.

SHEET INDEX

1	COVER SHEET
2	LEGEND AND GENERAL NOTES
3-5	HORIZONTAL CONTROL PLAN
6	TYPICAL SECTIONS
7-14	ROADWAY PLAN AND PROFILE
15	MILL AND OVERLAY PLAN
16-17	SIGNAGE AND STRIPING PLAN
18-19	COUNTY DETAILS

PREPARED FOR

PT CLOVERLEAF, LLC
1864 WOODMOOR DR., STE. 100
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
719-476-0800
JDESJARDIN@PROTERRACO.COM

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A Westrian Company

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Fort Collins 970-491-9888 • www.jirengineering.com

BI	DATE
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No.	REVISION
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EL PASO COUNTY STATEMENT

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 COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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.

JENNIFER IRVINE, P.E. _____ DATE _____

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

CLOVERLEAF SUBDIVISION

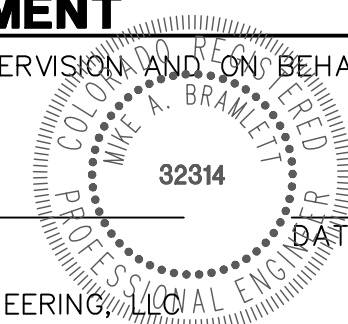
COVER SHEET

SHEET 1 OF 19

JOB NO. 25158.01



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LEGEND

	CURB & GUTTER		PROPOSED PLUG W/ THRUST BLOCK
	PROPOSED WATER LINE		PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER LINE		PROPOSED WATER TEE
	PROPOSED STORM SEWER W/MANHOLE		PROPOSED WATER BEND
	PROPOSED TOP OF SLOPE		PROPOSED FLARED END SECTION
	PROPOSED TOE OF SLOPE		PROPOSED WATER VALVE
	PROPOSED RIGHT OF WAY		EXISTING FIRE HYDRANT
	EASEMENT LINE		EXISTING ELECTRIC PEDESTAL
	EXISTING RIGHT OF WAY		EXISTING WATER MANHOLE
	EXISTING BOUNDARY LINE		EXISTING TELEPHONE PEDESTAL
	EXISTING CURB & GUTTER		EXISTING WATER VALVE
	EXISTING GASLINE		EXISTING FIRE HYDRANT
	EXISTING WATERLINE		EXISTING VALVE
	EXISTING ELECTRIC LINE		EXISTING STREET LIGHT
	EXISTING FENCE		EXISTING SIGN
	EXISTING SANITARY SEWER W/MANHOLE		EXISTING TELEPHONE MANHOLE
	EXISTING STORM SEWER W/MANHOLE		EXISTING FLARED END SECTION
	EXISTING EDGE OF ASPHALT		EXISTING WATER VALVE
	EXISTING EDGE OF CONCRETE		PROPOSED FLOW DIRECTION
	EXISTING BOUNDARY LINE		
	EXISTING PROPERTY LINE		
	EXISTING EASEMENT LINE		

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- 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 NOTIFICATION 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 SOIL 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 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 VERSIONS 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 PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES 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 EL PASO COUNTY PCD. 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 PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD 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 IDENTIFIED IN THE PLANS, SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, 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.

SIGNING AND STRIPING NOTES

- ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 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 THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- 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.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL BE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING. UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 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-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT 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, CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-267-1.
- 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.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

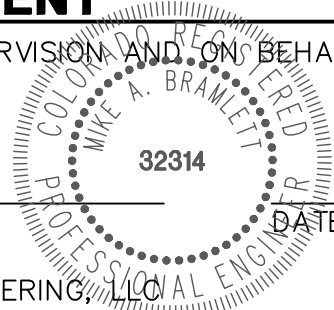


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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



CLOVERLEAF SUBDIVISION

LEGEND AND GENERAL NOTES

SHEET 2 OF 19

JOB NO. 25158.01

PREPARED FOR

PT CLOVERLEAF, LLC

1864 WOODMOOR DR., STE. 100
COLORADO SPRINGS, CO 80920

ATTN: JOE DESJARDIN

719-476-0800

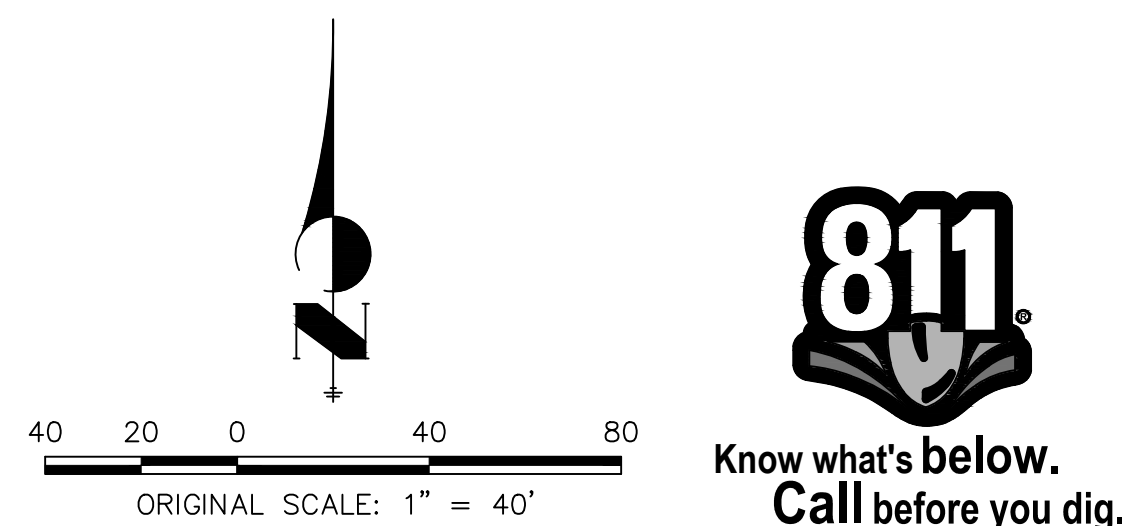
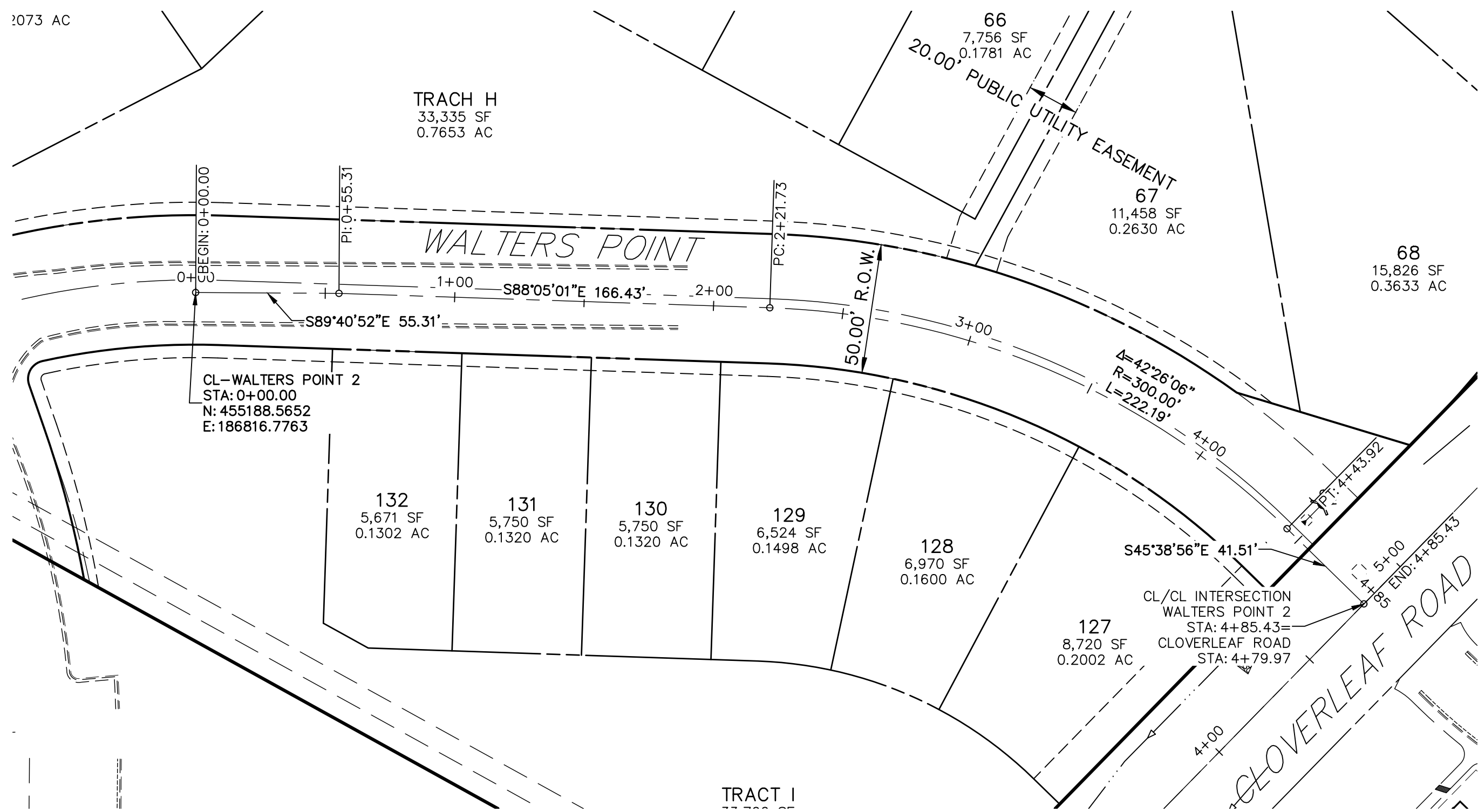
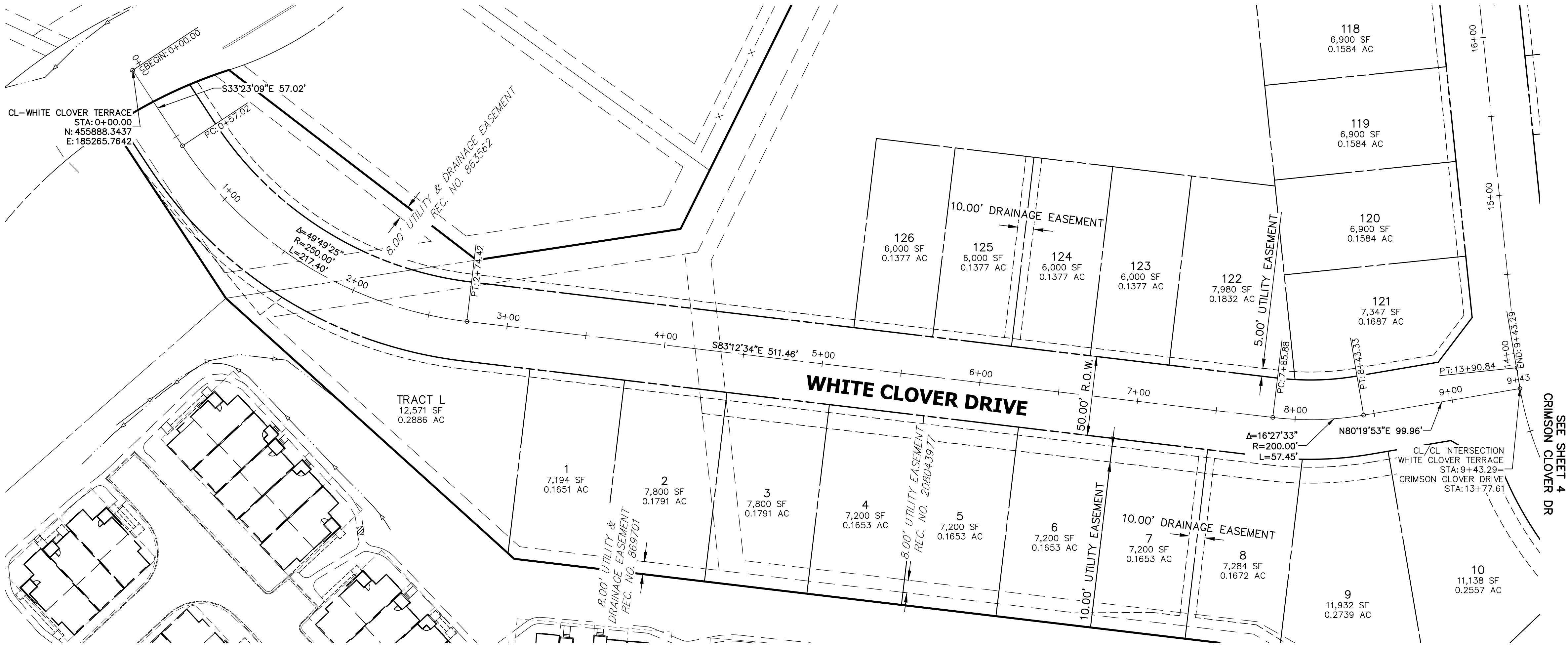
JDESJARDIN@PROTERRACO.COM

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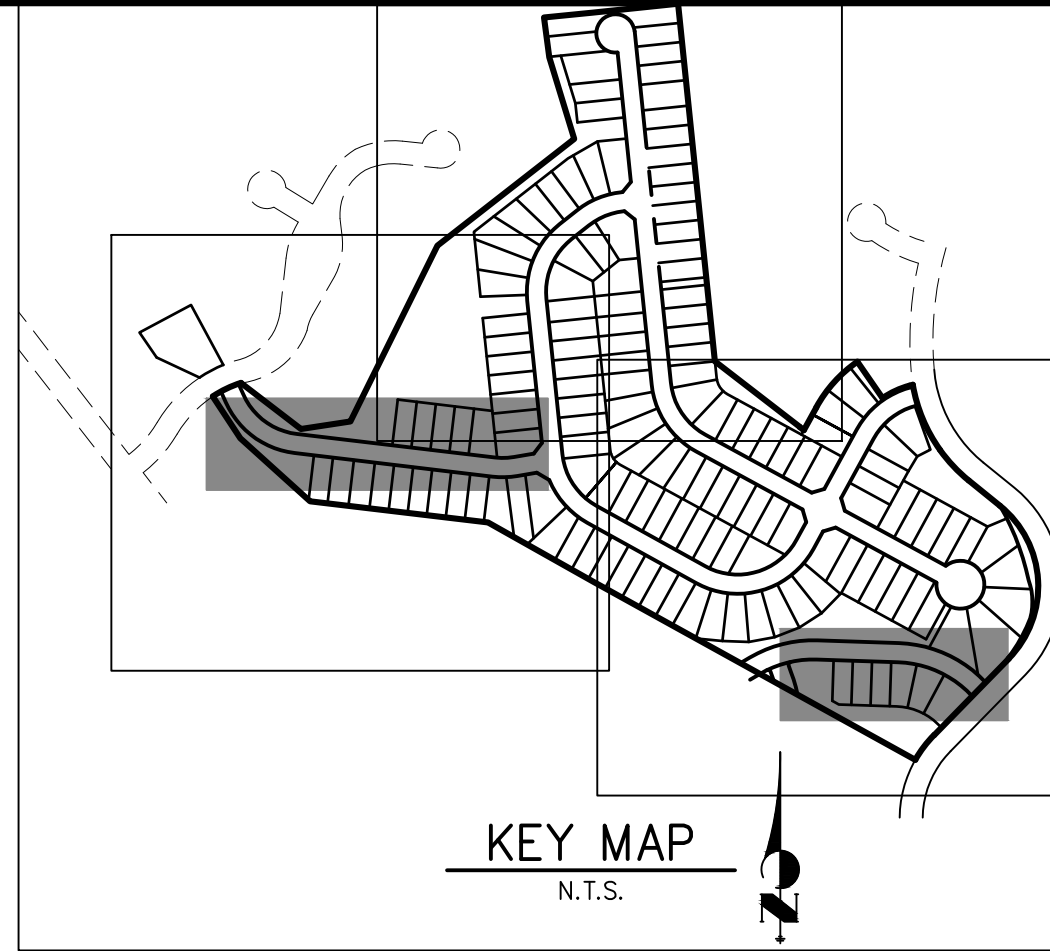


ENGINEER'S STATEMENT


PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE



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HORIZONTAL CONTROL PLAN		V-SCALE		N/A										PT CLOVERLEAF, LLC		1864 WOODMOOR DR., STE. 100	
		DATE		5/14/21										COLORADO SPRINGS, CO 80920		ATTN: JOE DESJARDIN	
		DESIGNED BY		XXX										719-476-0800		JDESJARDIN@PROTERRACO.COM	
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		CHECKED BY															

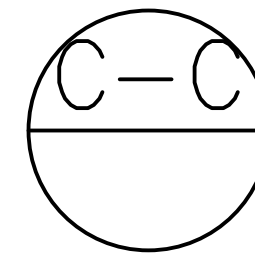
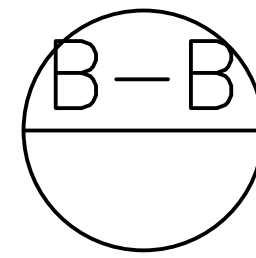
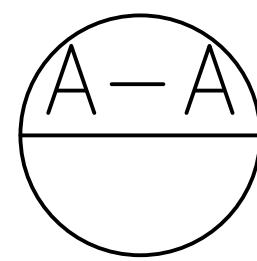


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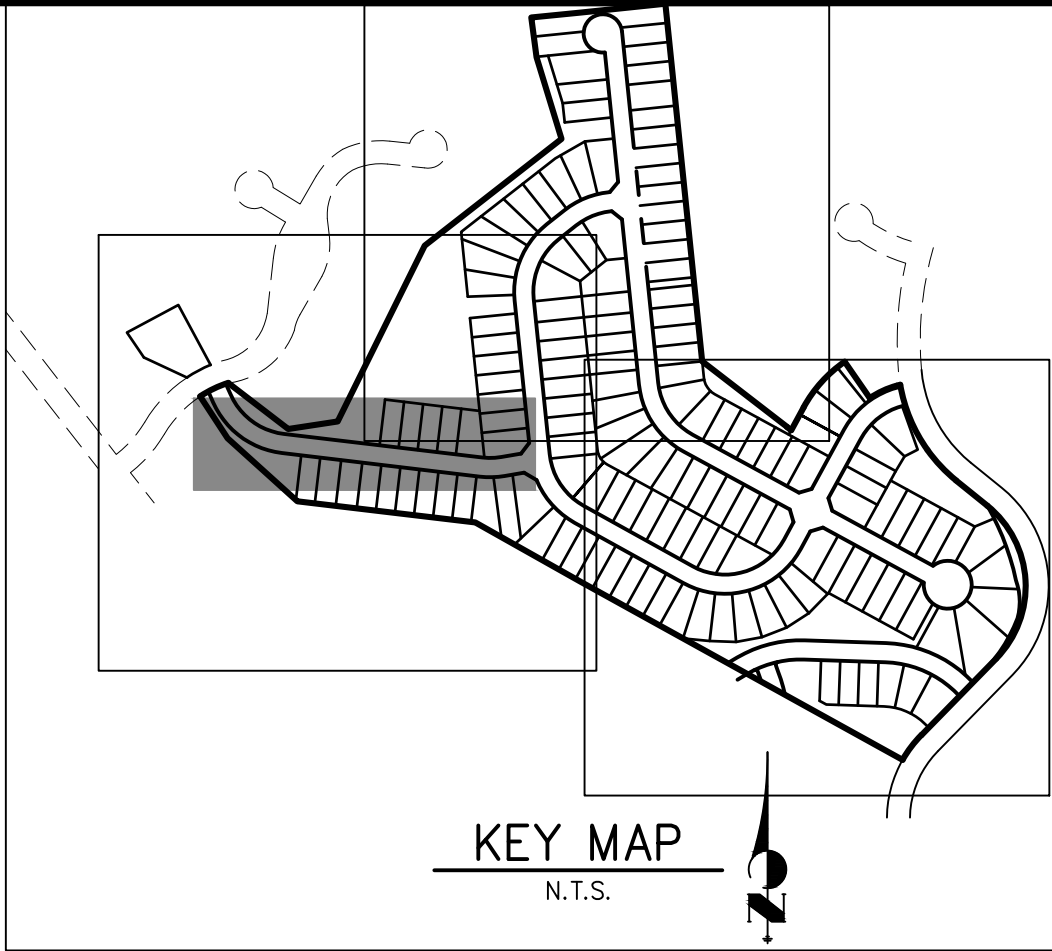
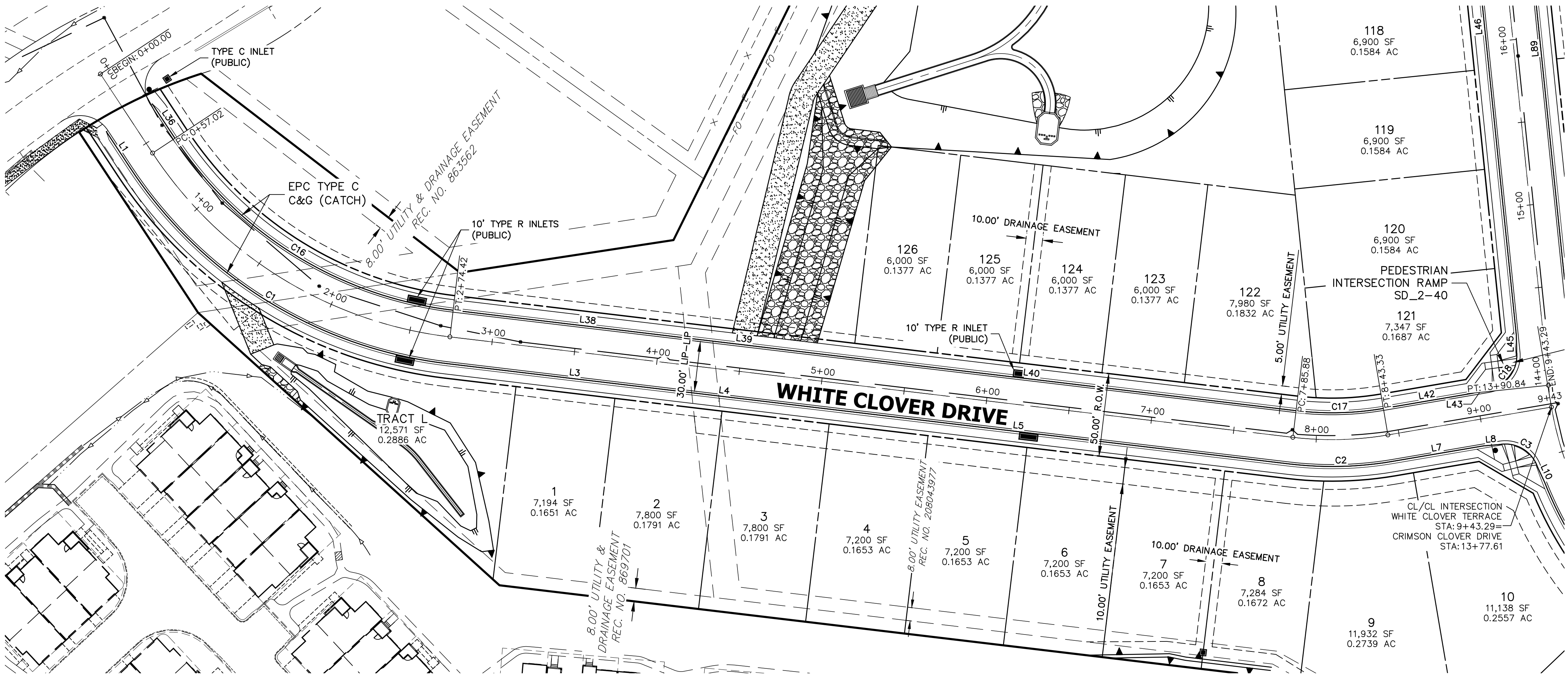
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PT CLOVERLEAF, LLC
1864 WOODMOOR DR., STE. 100
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
719-476-0800
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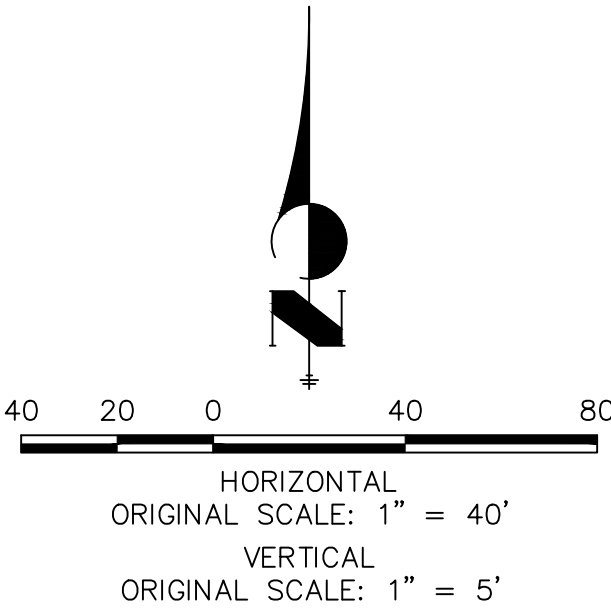
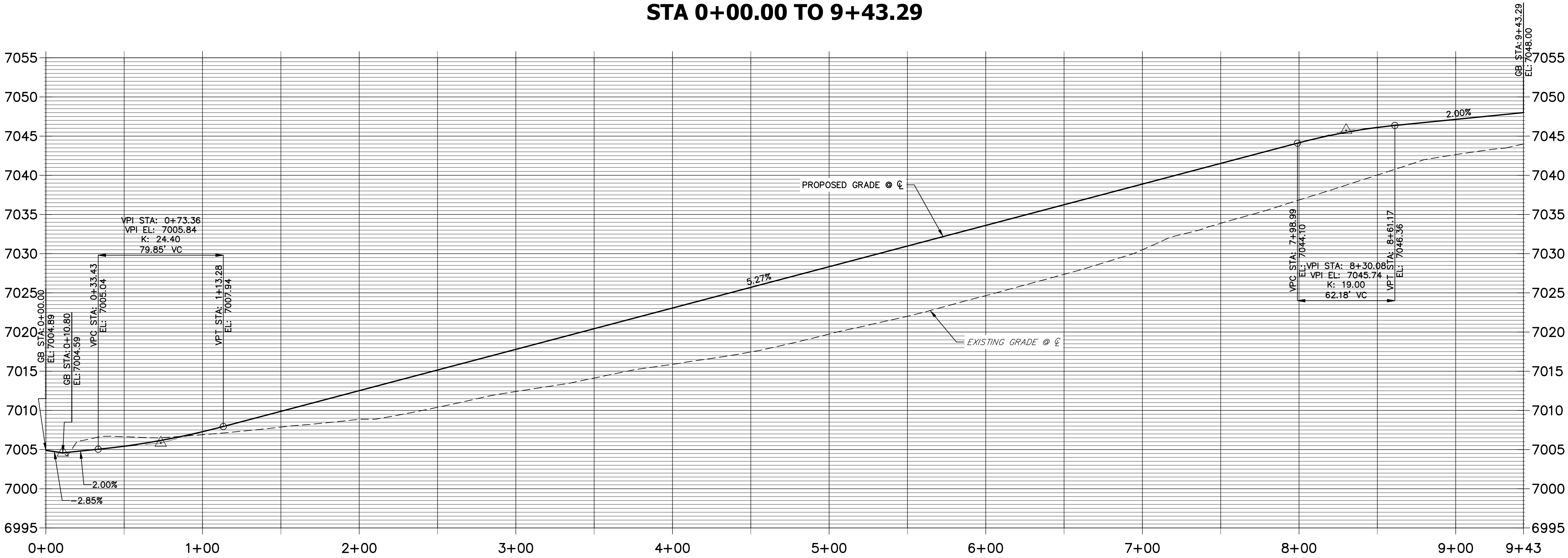
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	V-SCALE		N/A				
	DATE		5/14/21				
TYPICAL SECTIONS	DESIGNED BY		N/A				
	DRAWN BY		N/A				
	CHECKED BY						
SHEET 6 OF 19	JOB NO.		25158.01				



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S33°23'09"E	26.11'
L3	S83°12'34"E	154.55'
L4	S83°12'34"E	27.00'
L5	S83°12'34"E	329.91'
L7	N80°19'53"E	55.44'
L8	N85°05'42"E	10.03'
L10	S24°49'55"E	10.05'
L36	S33°23'09"E	24.81'
L38	S83°12'34"E	162.67'
L39	S83°12'34"E	27.00'
L40	S83°12'34"E	321.79'
L42	N80°19'53"E	54.42'
L43	N75°34'04"E	10.03'
L45	N01°06'54"W	10.03'
L46	N05°52'43"W	374.67'
L89	N05°52'43"W	405.01'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	49°49'25"	266.17'	231.46'
C2	16°27'33"	216.17'	62.10'
C3	80°54'56"	20.50'	28.95'
C16	49°49'25"	233.83'	203.34'
C17	16°27'33"	183.83'	52.81'
C18	86°12'36"	20.50'	30.85'

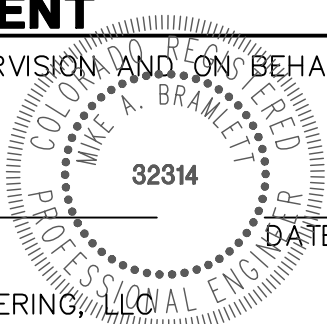
WHITE CLOVER TERRACE PROFILE
STA 0+00.00 TO 9+43.29



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



CLOVERLEAF SUBDIVISION

ROADWAY PLAN AND PROFILE

SHEET 7 OF 19

JOB NO. 25158.01

J.R. ENGINEERING
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PREPARED FOR
PT CLOVERLEAF, LLC
1864 WOODMOOR DR., STE. 100
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
719-476-0800
JDESJARDIN@PROTERRACO.COM

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LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L120	N45°38'56"W	8.02'	C44	89°27'57"	20.00'	31.23'
L121	N88°05'01"W	168.19'	C46	42°26'06"	288.33'	213.55'
L122	S85°50'05"W	10.05'	C49	85°05'23"	20.00'	29.70'
L123	N45°38'56"W	9.74'	C51	42°26'06"	311.50'	230.71'
L124	N88°05'01"W	166.44'				



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PT CLOVERLEAF, LLC
1864 WOODMOOR DR., STE. 100
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
719-476-0800
JDESJARDIN@PROTERRACO.COM

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BY		DATE	

No.		REVISION	

H-SCALE	1"=40'
V-SCALE	1"=5'
DATE	5/14/21
DESIGNED BY	XXX
DRAWN BY	CRB
CHECKED BY	

CLOVERLEAF SUBDIVISION
ROADWAY PLAN AND PROFILE

SHEET 8 OF 19
JOB NO. 25158.01



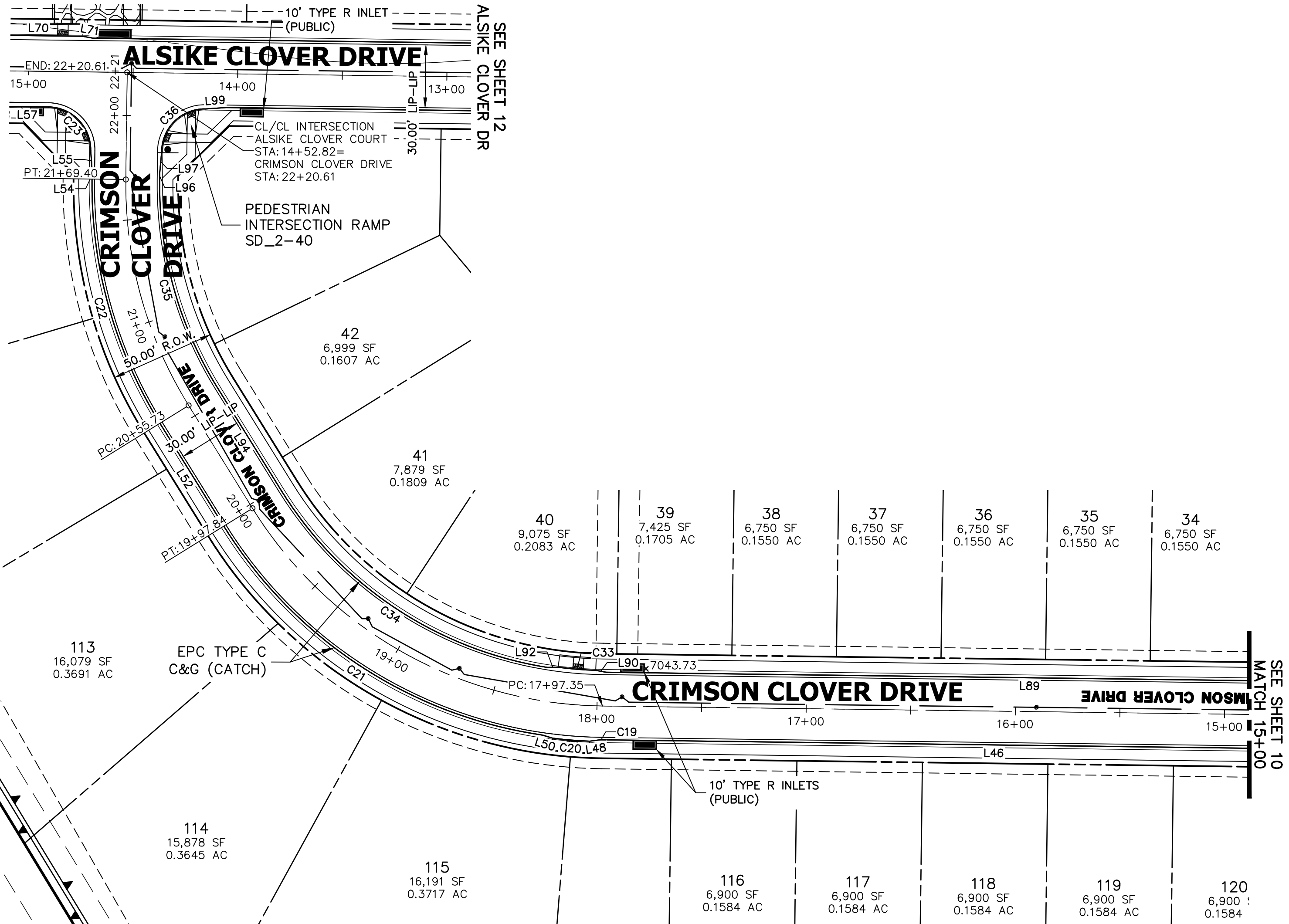
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ORIGINAL SCALE: 1" = 40'
VERTICAL
ORIGINAL SCALE: 1" = 5'

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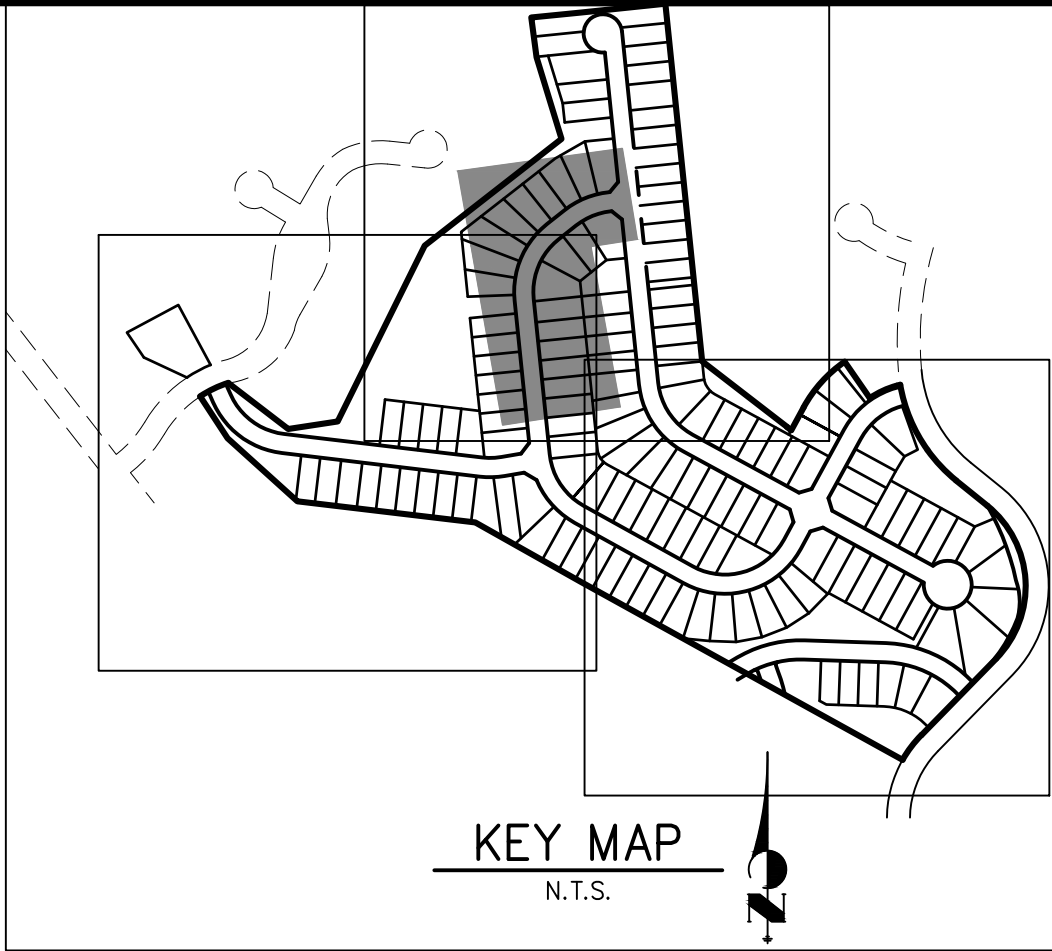
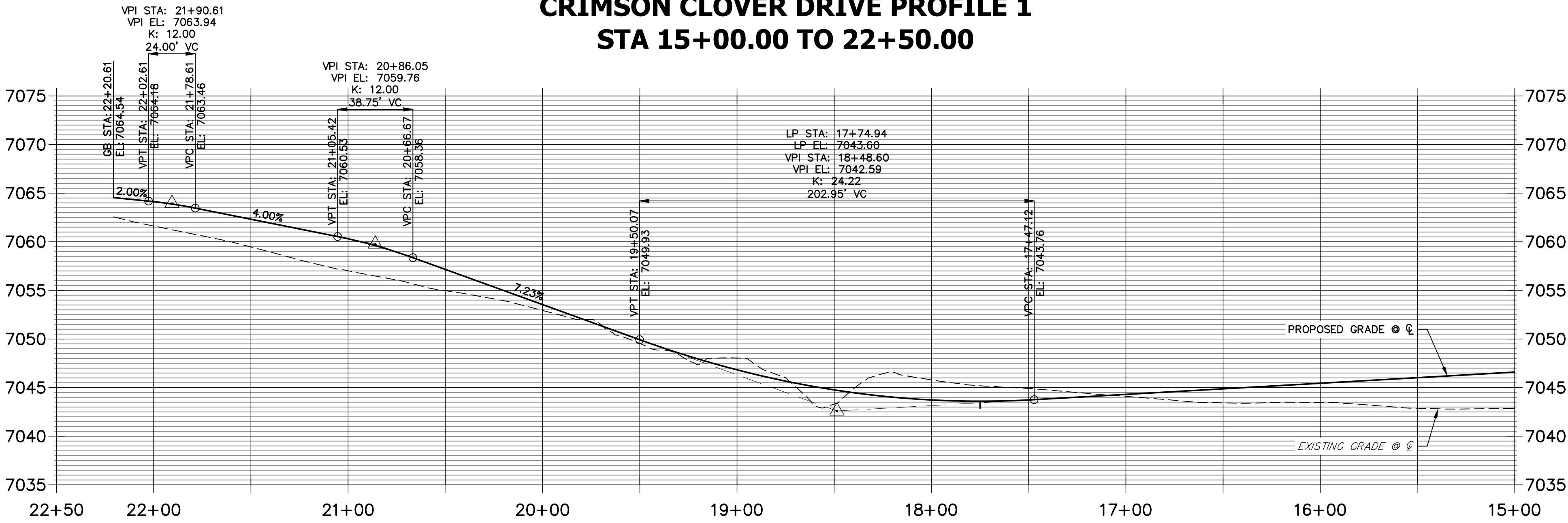
ENGINEER'S STATEMENT
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MIKE A. BRAMLETT, P.E.
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DATE

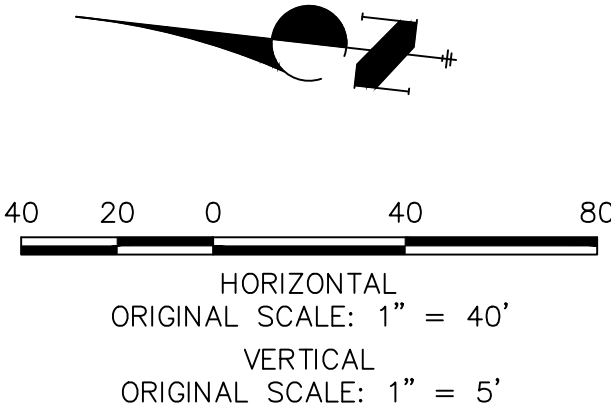


CRIMSON CLOVER DRIVE PROFILE 1
STA 15+00.00 TO 22+50.00



LINE TABLE		
LINE	BEARING	DISTANCE
L46	N05°52'43"W	374.67'
L48	N14°25'01"W	5.08'
L50	N10°30'21"E	5.06'
L52	N51°33'29"E	57.89'
L54	N84°07'17"E	3.71'
L55	N79°21'28"E	10.03'
L57	N05°52'43"W	19.90'
L70	S05°52'43"E	42.33'
L71	S03°33'50"W	5.07'
L89	N05°52'43"W	405.01'
L90	N03°58'59"E	5.06'
L92	N07°47'48"W	5.08'
L94	N51°33'29"E	57.89'
L96	N84°07'17"E	3.71'
L97	N88°53'06"E	10.03'
L99	S10°38'32"E	10.03'

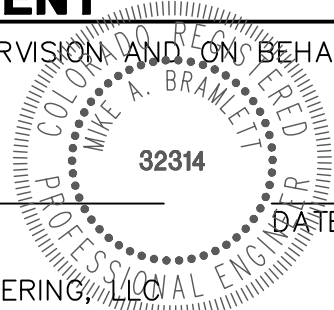
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C19	0°14'34"	216.17'	0.92'
C20	4°40'36"	217.00'	17.71'
C21	49°52'18"	216.17'	188.16'
C22	32°33'48"	216.17'	122.86'
C23	90°00'00"	20.50'	32.20'
C33	5°39'00"	183.00'	18.05'
C34	49°07'54"	183.83'	157.64'
C35	32°33'48"	183.83'	104.48'
C36	90°00'00"	20.50'	32.20'



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



CLOVERLEAF SUBDIVISION

ROADWAY PLAN AND PROFILE

SHEET 9 OF 19

JOB NO. 25158.01



PREPARED FOR
PT CLOVERLEAF, LLC
1864 WOODMOOR DR., STE. 100
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
719-476-0800
JDESJARDIN@PROTERRACO.COM

PREPARED FOR

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



LINE TABLE		
LINE	BEARING	DISTANCE
L8	N85°05'42"E	10.03'
L10	S24°49'55"E	10.05'
L12	S60°57'58"E	323.28'
L14	S68°52'04"E	5.06'
L16	N85°23'23"E	5.06'
L43	N75°34'04"E	10.03'
L45	N01°06'54"W	10.03'
L87	N23°14'32"W	5.06'
L112	N76°27'34"W	5.08'
L114	N87°10'53"W	5.08'
L116	N60°57'58"W	323.28'
L118	N13°15'46"W	5.06'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	80°54'56"	20.50'	28.95'
C4	39°32'13"	216.17'	149.17'
C5	16°43'16"	216.17'	63.09'
C6	5°27'47"	217.00'	20.69'
C18	86°12'36"	20.50'	30.85'
C32	7°06'09"	183.83'	22.79'
C40	6°35'35"	183.00'	21.06'
C41	15°59'31"	183.83'	51.31'
C42	37°24'52"	183.83'	120.04'
C43	7°25'38"	182.99'	23.72'



LINE TABLE	
LINE	DISTANCE
L8	10.03'
L10	10.05'
L12	323.28'
L14	5.06'
L16	5.06'
L43	10.03'
L45	10.03'
L87	5.06'
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C42	120.04'
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CRIMSON CLOVER DRIVE PROFILE 2
STA 7+50.00 TO 15+00.00



LINE TABLE	
LINE	DISTANCE
L8	10.03'
L10	10.05'
L12	323.28'
L14	5.06'
L16	5.06'
L43	10.03'
L45	10.03'
L87	5.06'
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CRIMSON CLOVER DRIVE PROFILE 2
STA 7+50.00 TO 15+00.00



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STA 7+50.00 TO 15+00.00



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L8	10.03'
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CRIMSON CLOVER DRIVE PROFILE 2
STA 7+50.00 TO 15+00.00



LINE TABLE	
LINE	DISTANCE
L8	10.03'
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L14	5.06'
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C42	120.04'
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CRIMSON CLOVER DRIVE PROFILE 2
STA 7+50.00 TO 15+00.00



LINE TABLE	
LINE	DISTANCE
L8	10.03'
L10	10.05'
L12	323.28'
L14	5.06'
L16	5.06'
L43	10.03'
L45	10.03'
L87	5.06'
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C41	51.31'
C42	120.04'
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CRIMSON CLOVER DRIVE PROFILE 2
STA 7+50.00 TO 15+00.00



LINE TABLE	
LINE	DISTANCE
L8	10.03'
L10	10.05'
L12	323.28'
L14	5.06'
L16	5.06'
L43	10.03'
L45	10.03'
L87	5.06'
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C41	51.31'
C42	120.04'
C43	23.72'

CRIMSON CLOVER DRIVE PROFILE 2
STA 7+50.00 TO 15+00.00



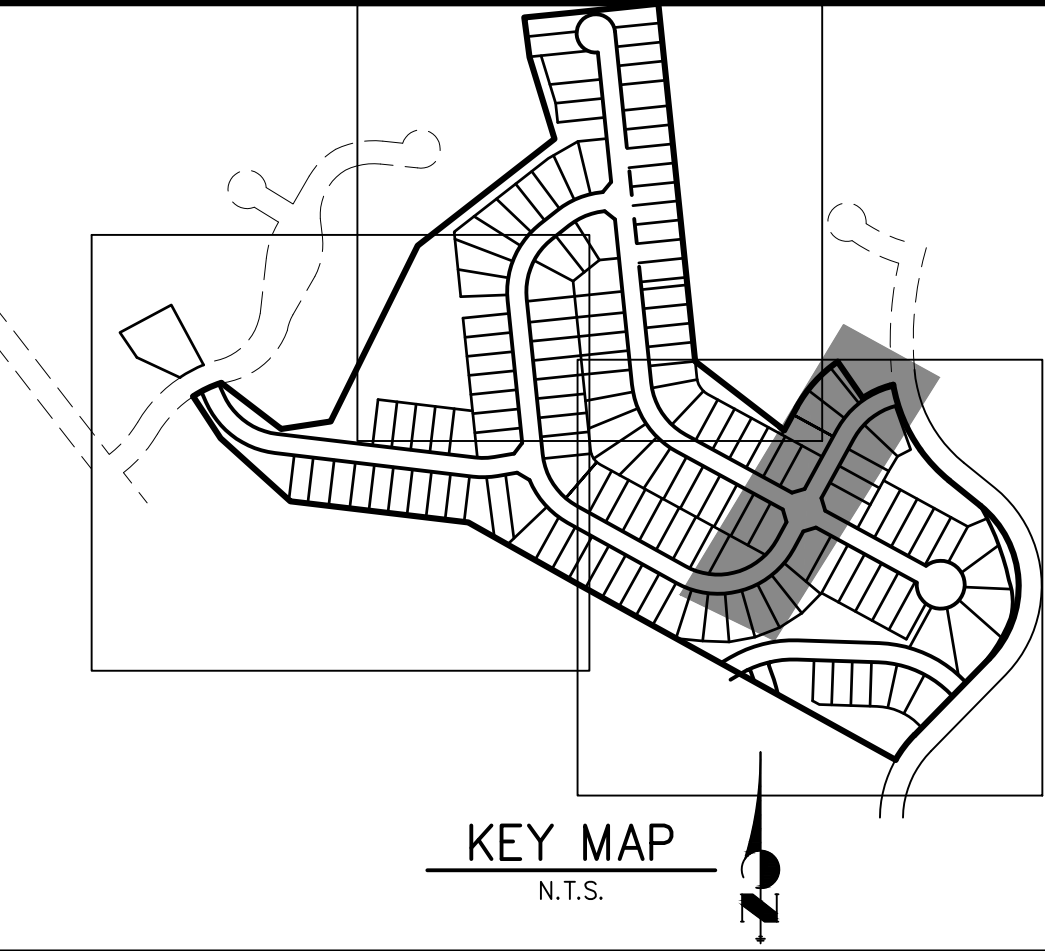
LINE TABLE	
LINE	DISTANCE
L8	10.03'
L10	10.05'
L12	323.28'
L14	5.06'
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C41	51.31'
C42	120.04'
C43	23.72'

CRIMSON CLOVER DRIVE PROFILE 2
STA 7+50.00 TO 15+00.00



||
||
||



PREPARED FOR

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.

PT CLOVERLEAF, LLC
1864 WOODMOOR DR., STE. 100
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
719-476-0800
JDESJARDIN@PROTERRAC.COM

J·R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jirengineering.com

Centennial 303-740-9393 • Colorado Springs 719-
Fort Collins 970-491-9888 • www.jirengineering.com

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C7	65°35'25"	216.17'	247.46'
C8	90°00'00"	20.50'	32.20'
C12	90°00'00"	20.50'	32.20'
C13	33°49'29"	183.83'	108.53'
C14	2°03'15"	183.00'	6.56'
C15	7°03'10"	18.00'	2.22'
C29	90°00'00"	20.50'	32.20'
C30	33°49'29"	216.17'	127.62'
C31	33°33'44"	217.00'	13.49'
C38	90°00'00"	20.50'	32.20'
C39	64°41'55"	183.83'	207.59'

H-SCALE	1"=40'	No.	REVISION	BY	DATE
V-SCALE	1"=5'				
DATE	5/14/21				
DESIGNED BY	XXX				
DRAWN BY	CFB				
CHECKED BY					

CLOVERLEAF SUBDIVISION

ROADWAY PLAN AND PROFILE

SHEET 11 OF 19

JOB NO. 25158.01

CRIMSON CLOVER DRIVE PROFILE 3
STA 0+00.00 TO 7+50.00

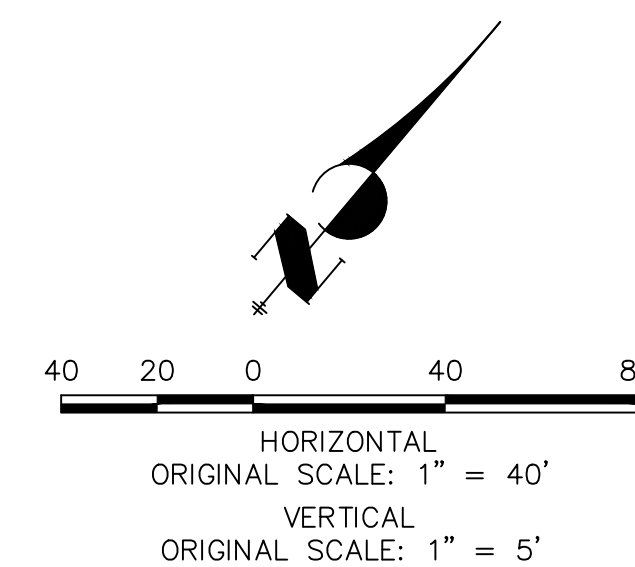
The graph displays the vertical profile of the road. The horizontal axis represents stationing from 7+50 to 0+00. The vertical axis represents elevation in feet, ranging from 7055 to 7105. A dashed line represents the 'EXISTING GRADE @ C', and a solid line represents the 'PROPOSED GRADE @ C'. The proposed grade includes three vertical curves with the following data:

- Curve 1:** VPI STA: 5+72.79, VPI EL: 7074.65, K: 20.00, 47.66' VC. VPT STA: 5+98.62, EL: 7075.49. VPC STA: 5+44.96, EL: 7075.25.
- Curve 2:** VPI STA: 3+37.67, VPI EL: 7080.52, K: 26.00, 119.94' VC. VPT STA: 3+67.63, EL: 7079.03. VPC STA: 2+77.70, EL: 7084.79.
- Curve 3:** VPI STA: 1+66.10, VPI EL: 7092.72, K: 20.00, 68.28' VC. VPT STA: 2+00.25, EL: 7090.10. VPC STA: 1+31.96, EL: 7093.59.

Additional data points for the proposed grade include:

- VPT STA: 0+69.97, VPI EL: 7096.17, K: 20.00, 34.00' VC. VPC STA: 0+55.96, EL: 7096.51.
- CB STA: 0+09.54, EL: 7097.43.

Grades are indicated as follows: -2.50%, -7.11%, -3.70%, and -2.00%.



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

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF

COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING,

32314



LINE TABLE		
LINE	BEARING	DISTANCE
L54	N84°07'17"E	3.71'
L55	N79°21'28"E	10.03'
L57	N05°52'43"W	19.90'
L58	N03°35'02"E	5.07'
L59	N05°52'43"W	287.13'
L60	N05°52'43"W	2.64'
L63	N61°32'49"E	10.36'
L65	S73°25'41"E	10.36'
L67	S05°52'42"E	88.32'
L68	S05°52'42"E	280.69'
L69	S15°19'07"E	5.07'
L70	S05°52'43"E	42.33'
L71	S03°33'50"W	5.07'
L96	N84°07'17"E	3.71'
L97	N88°53'06"E	10.03'
L99	S10°38'32"E	10.03'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C22	32°33'48"	216.17'	122.86'
C23	90°00'00"	20.50'	32.20'
C24	70°00'37"	45.00'	54.99'
C25	135°38'05"	46.17'	109.30'
C26	23°09'44"	47.00'	19.00'
C27	65°44'55"	46.17'	52.98'
C35	32°33'48"	183.83'	104.48'
C36	90°00'00"	20.50'	32.20'



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PREPARED FOR
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1864 WOODMOOR DR., STE. 100
COLORADO SPRINGS, CO 80920
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J.R. ENGINEERING
A Western Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY		DATE	
No.	REVISION		
1"=40'			
V-SCALE	1"=5'		
DATE	5/14/21		
DESIGNED BY	XXX		
DRAWN BY	CRB		
CHECKED BY			

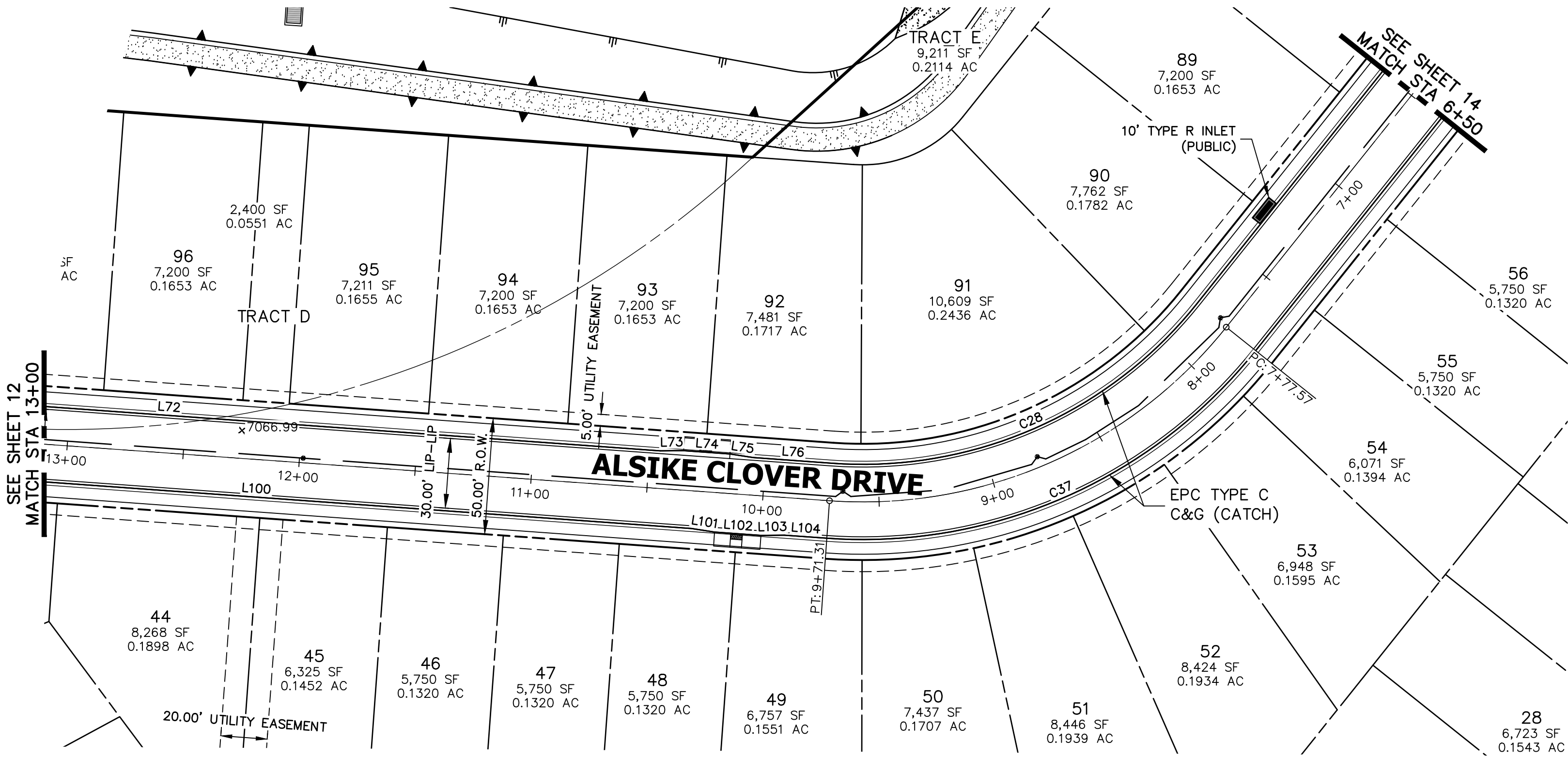
CLOVERLEAF SUBDIVISION
ROADWAY PLAN AND PROFILE

SHEET 12 OF 19
JOB NO. 25158.01

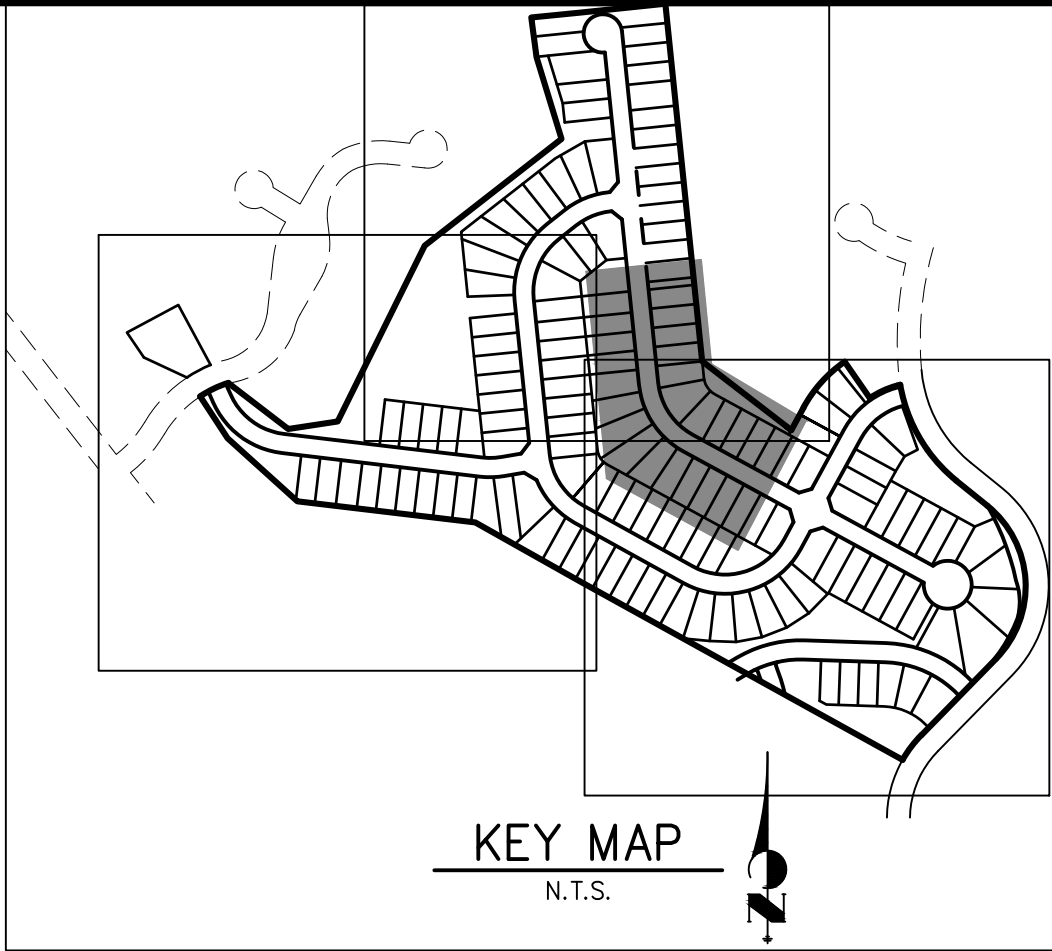
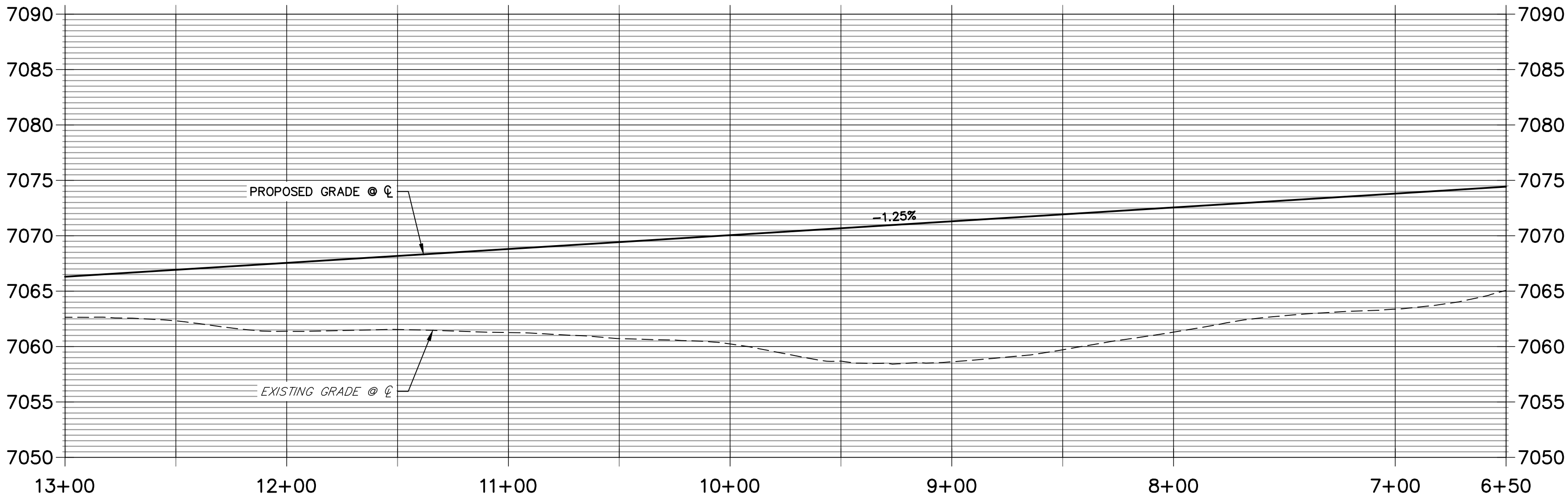


ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



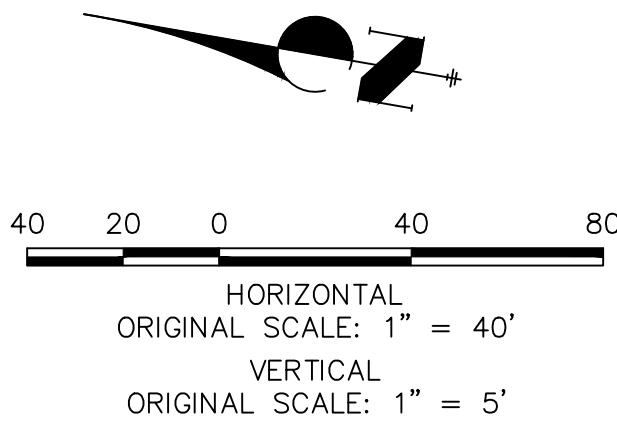


ALSIKE CLOVER COURT PROFILE 2
STA 6+50.00 TO 13+00.00



LINE TABLE		
LINE	BEARING	DISTANCE
L72	S05°52'42"E	423.86'
L73	S10°38'26"E	10.03'
L74	S05°52'43"E	20.00'
L75	S01°06'56"E	10.03'
L76	S05°52'42"E	34.15'
L100	S05°52'43"E	375.66'
L101	S01°06'54"E	10.03'
L102	S05°52'43"E	20.00'
L103	S10°38'32"E	10.03'
L104	S05°52'43"E	18.35'

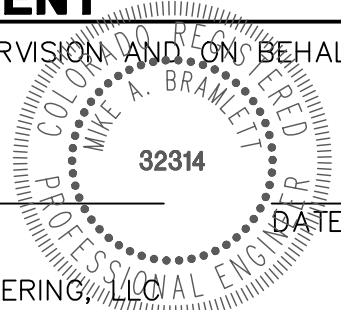
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C28	55°30'09"	183.83'	178.08'
C37	55°30'09"	216.17'	209.40'



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



CLOVERLEAF SUBDIVISION

ROADWAY PLAN AND PROFILE

SHEET 13 OF 19

JOB NO. 25158.01

BY	DATE	REVISION	No.	1"=40'	1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						5/14/21	XXX	CRB	

J.R. ENGINEERING
 A Western Company

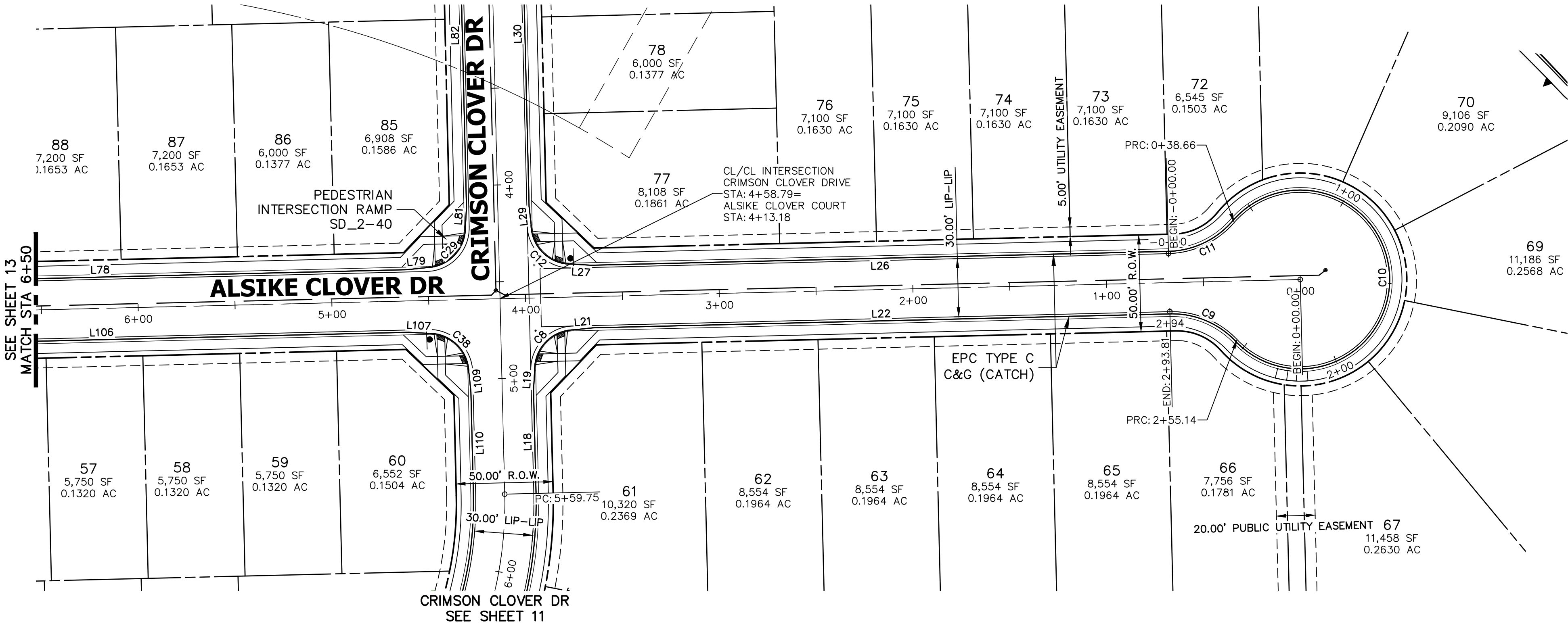


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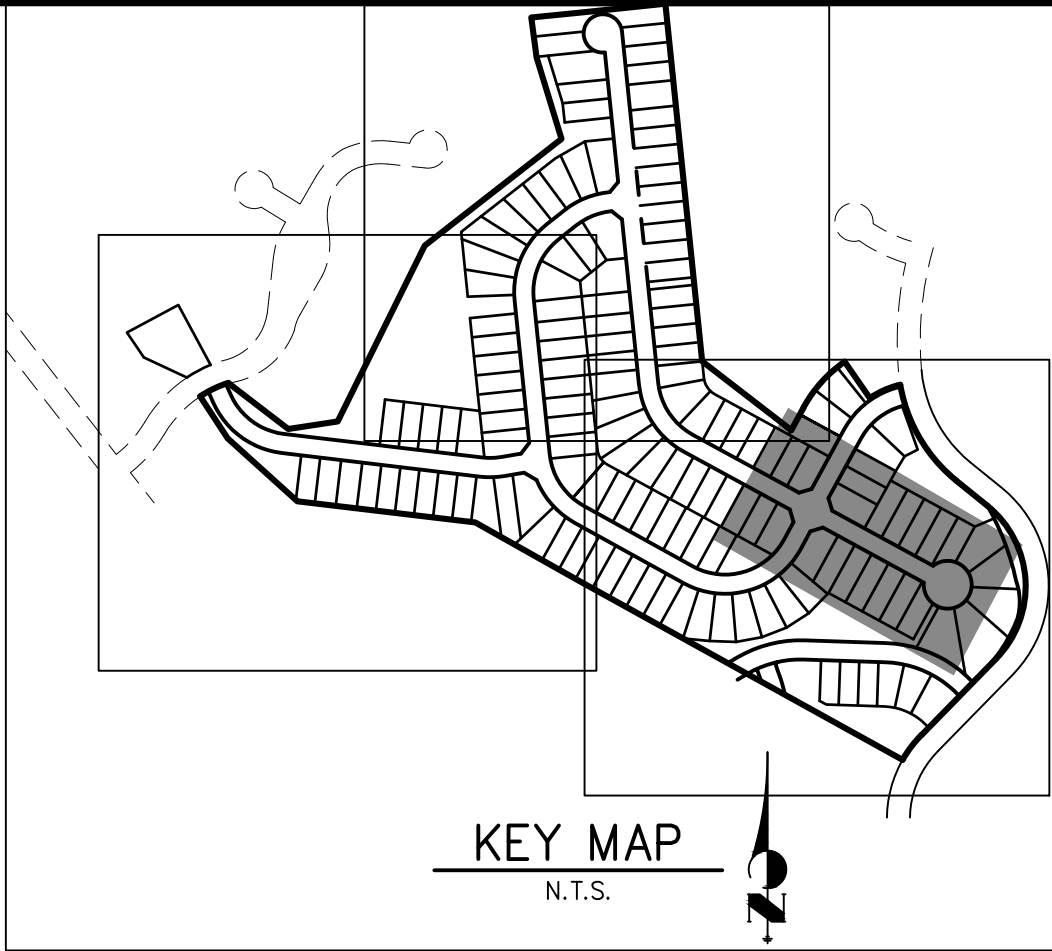
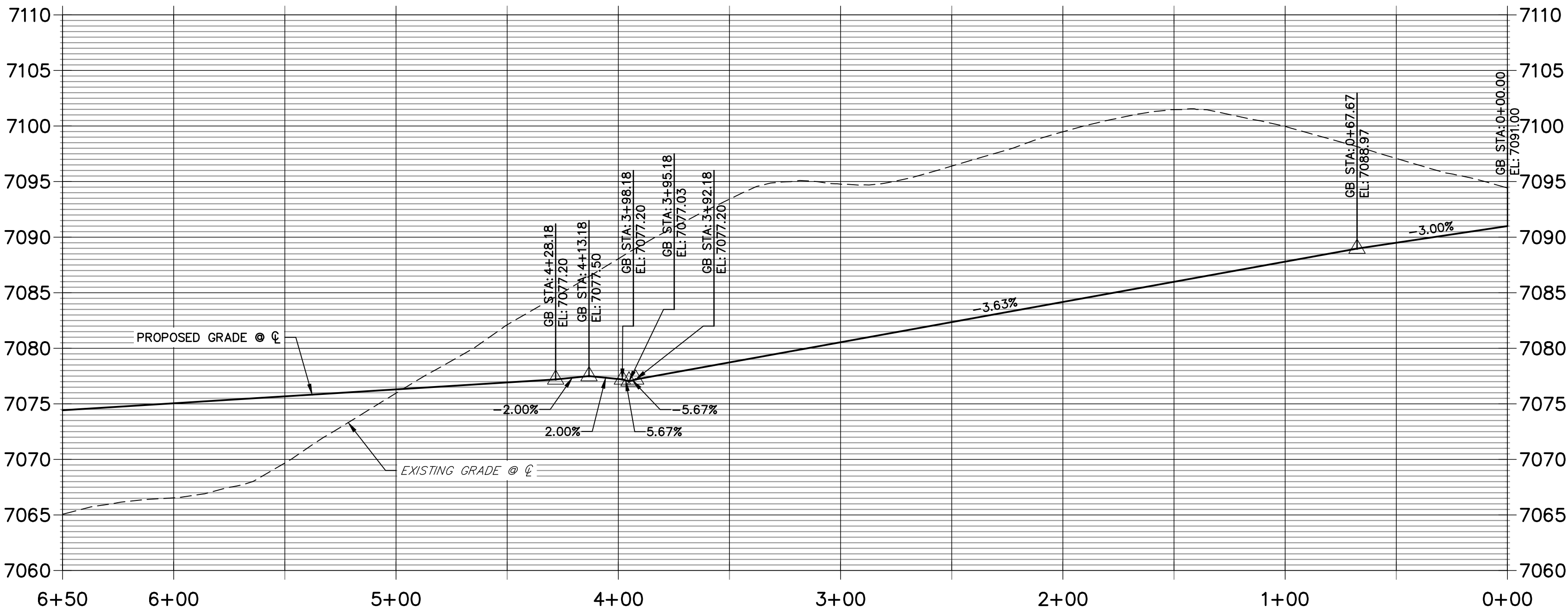
PREPARED FOR

PT CLOVERLEAF, LLC
 1864 WOODMOOR DR., STE. 100
 COLORADO SPRINGS, CO 80920
 ATTN: JOE DESJARDIN
 719-476-0800
 JDESJARDIN@PROTERRACO.COM

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 DESIGNATED BY WRITTEN
 AUTHORIZATION.

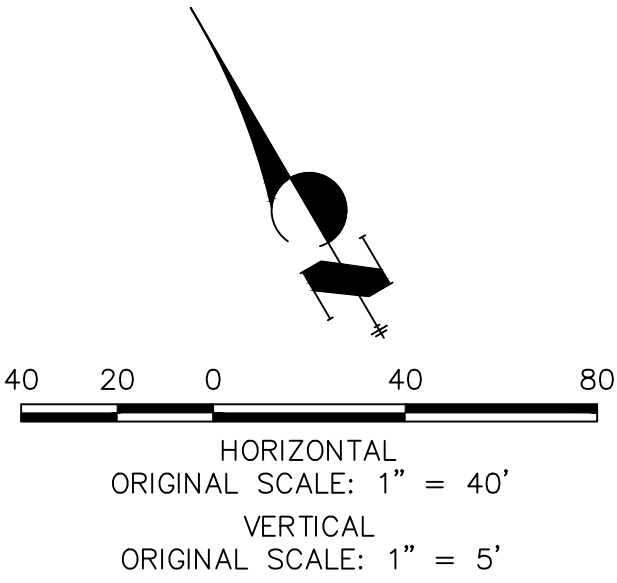


ALSIKE CLOVER COURT PROFILE 3
STA 0+00.00 TO 6+50.00



LINE TABLE		
LINE	BEARING	DISTANCE
L18	N28°37'08"E	53.45'
L19	N33°22'57"E	10.03'
L21	S66°08'41"E	10.03'
L22	S61°22'52"E	298.08'
L26	N61°22'52"W	298.08'
L27	N56°37'03"W	10.03'
L29	N23°51'19"E	10.03'
L30	N28°37'08"E	178.15'
L78	S61°22'52"E	316.88'
L79	S66°08'41"E	10.03'
L81	N33°22'57"E	10.03'
L82	N28°37'08"E	178.15'
L106	S61°22'52"E	316.88'
L107	S56°37'03"E	10.03'
L109	S23°51'19"W	10.03'
L110	S28°37'08"W	53.45'

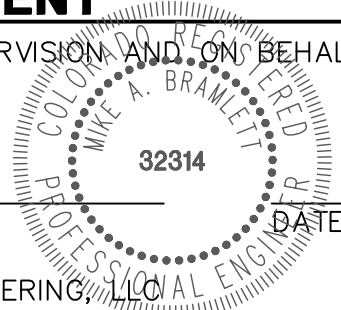
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C8	90°00'00"	20.50'	32.20'
C9	47°51'46"	45.00'	37.59'
C10	275°43'32"	46.17'	222.18'
C11	47°51'46"	45.00'	37.59'
C29	90°00'00"	20.50'	32.20'
C38	90°00'00"	20.50'	32.20'



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



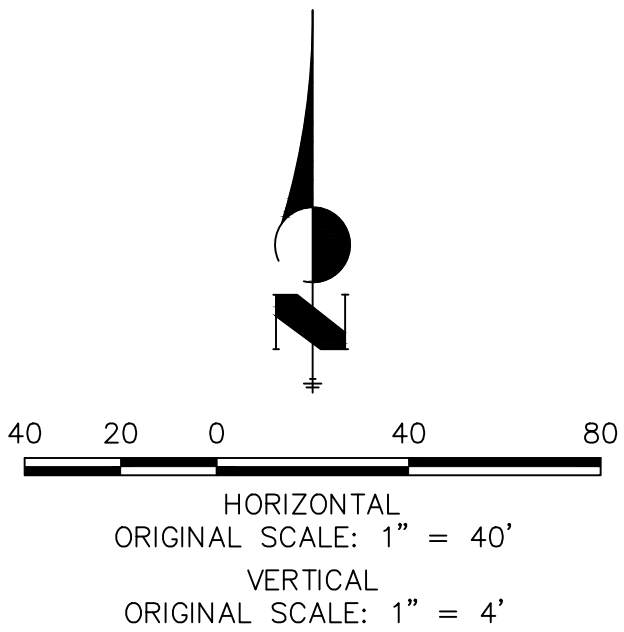
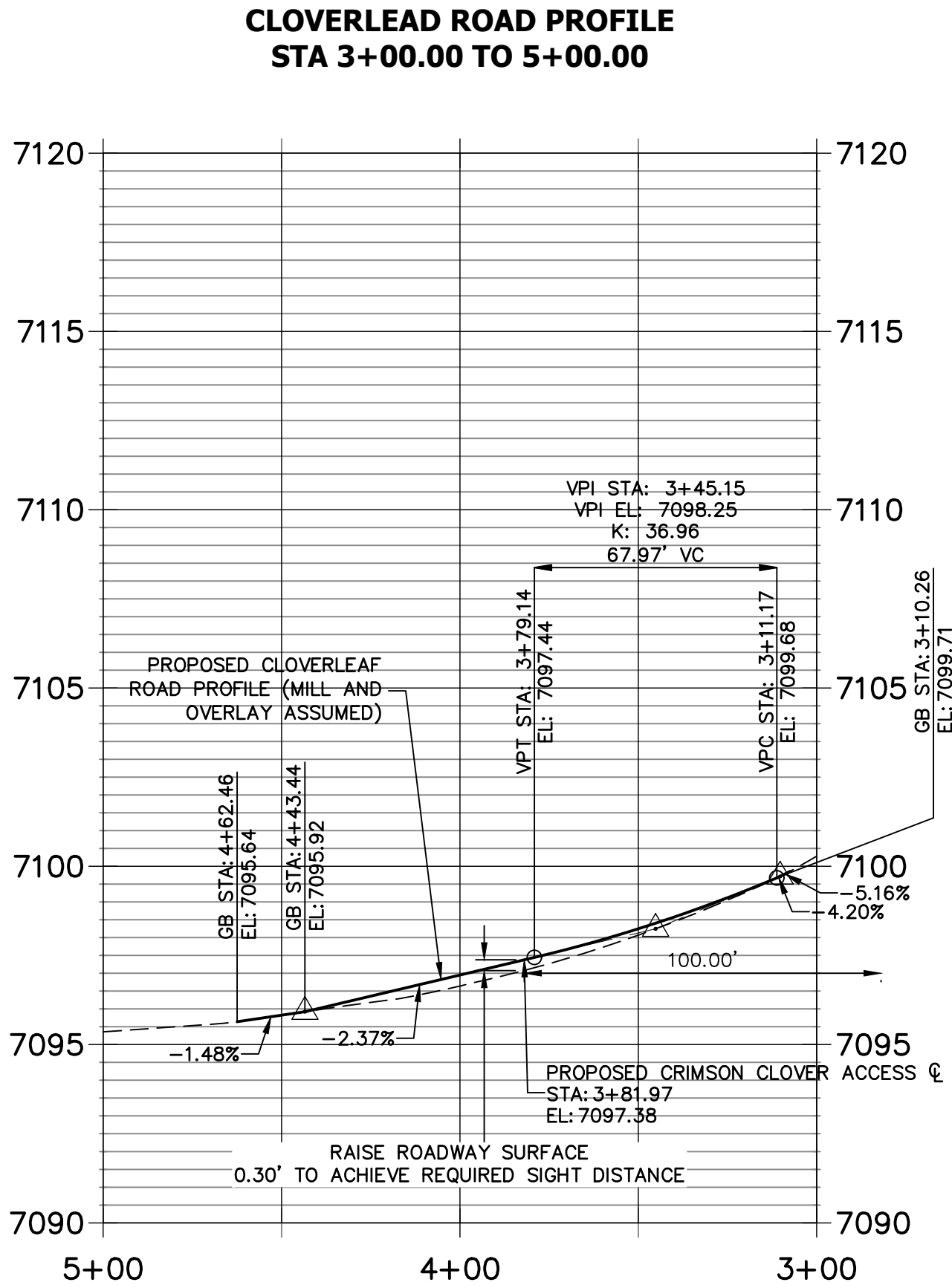
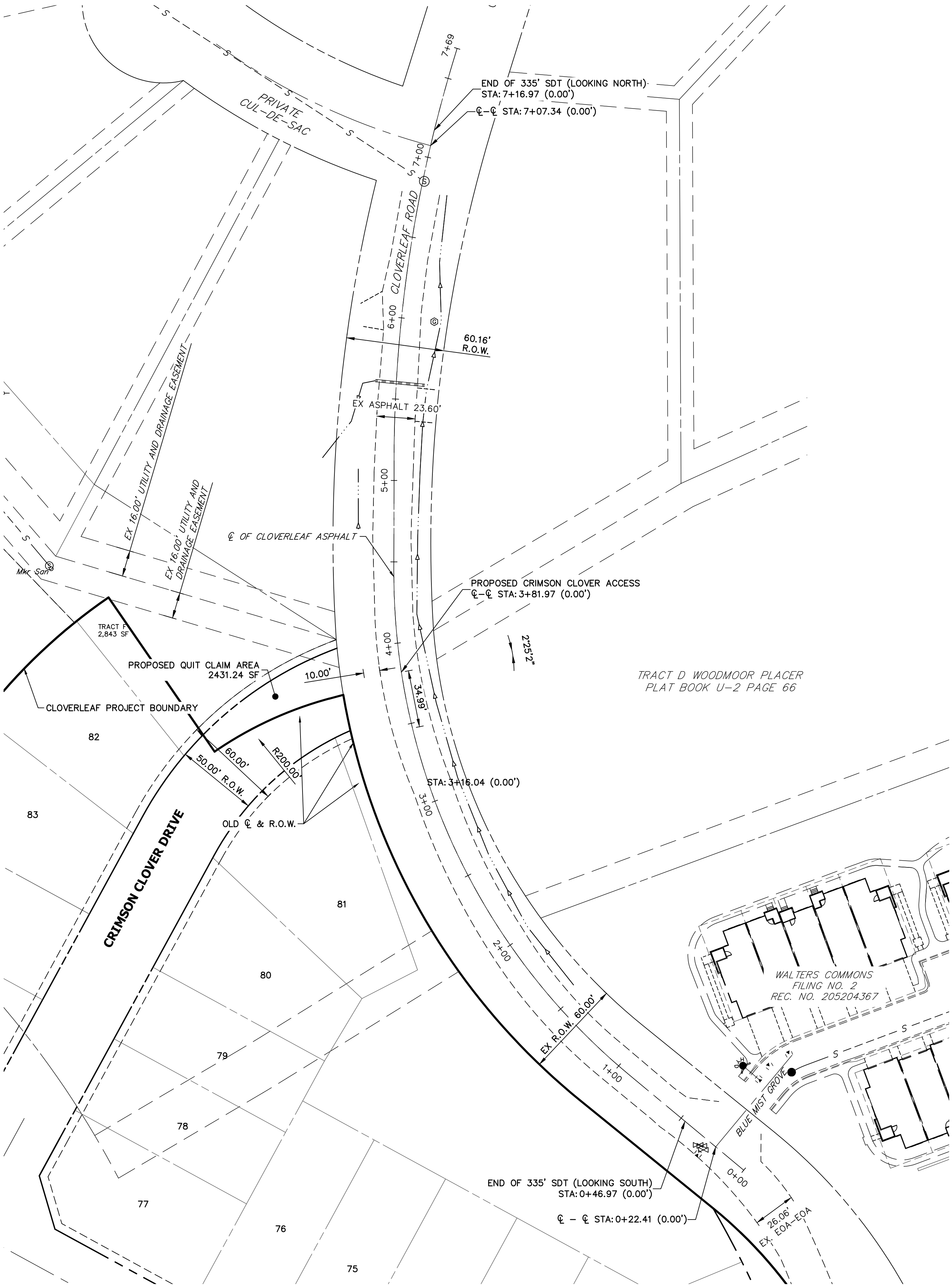
CLOVERLEAF SUBDIVISION ROADWAY PLAN AND PROFILE	H-SCALE 1"=40'	DESIGNED BY XXX	SHEET 14 OF 19
	V-SCALE 1"=5'	DRAWN BY CRB	JOB NO. 25158.01
	DATE 5/14/21	CHECKED BY	



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Fort Collins 970-491-9888 • www.jrengineering.com

PREPARED FOR
PT CLOVERLEAF, LLC
1864 WOODMOOR DR., STE. 100
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
719-476-0800
JDESJARDIN@PROTERRACO.COM

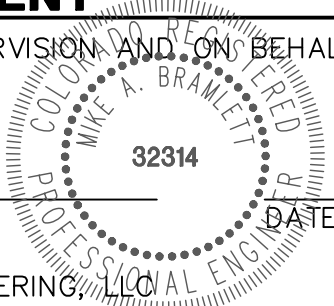
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



CLOVERLEAF SUBDIVISION

MILL AND OVERLAY PLAN

SHEET 15 OF 19

JOB NO. 25158.01

No. REVISION

1"=40'
H-SCALE

1"=4'
V-SCALE

DATE
5/14/21

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XXX

DRAWN BY
CRB

CHECKED BY

BY

DATE

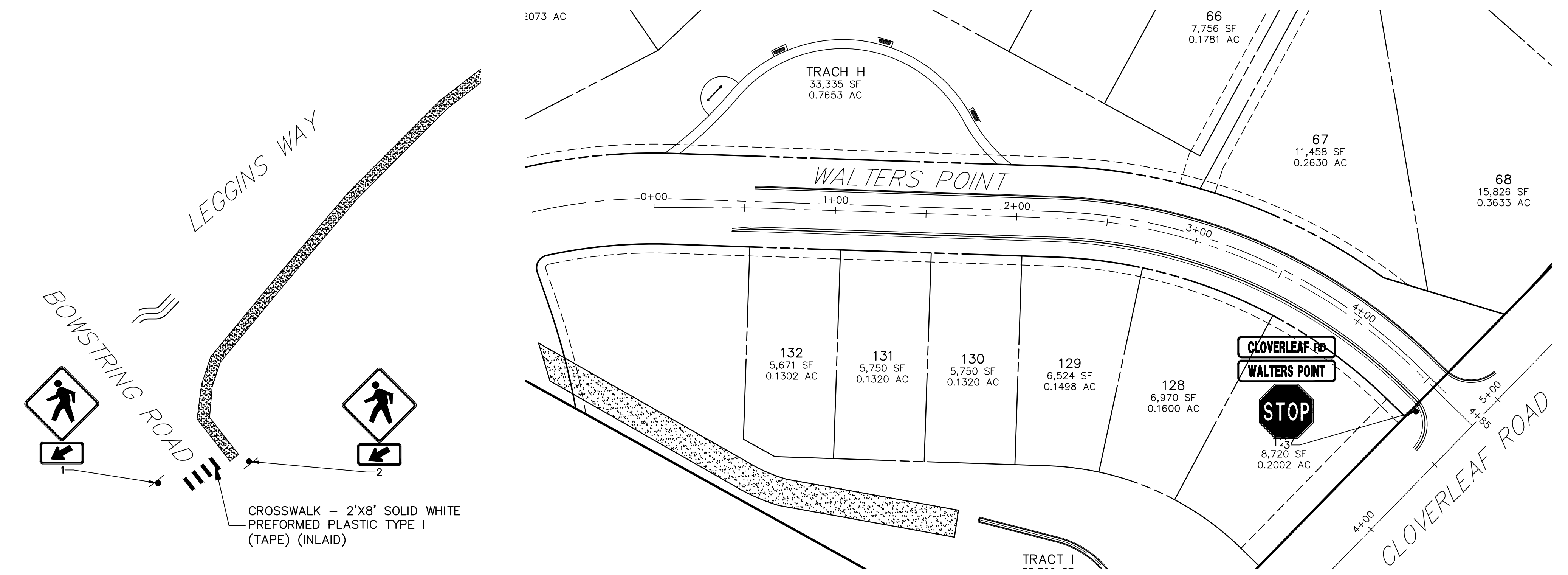
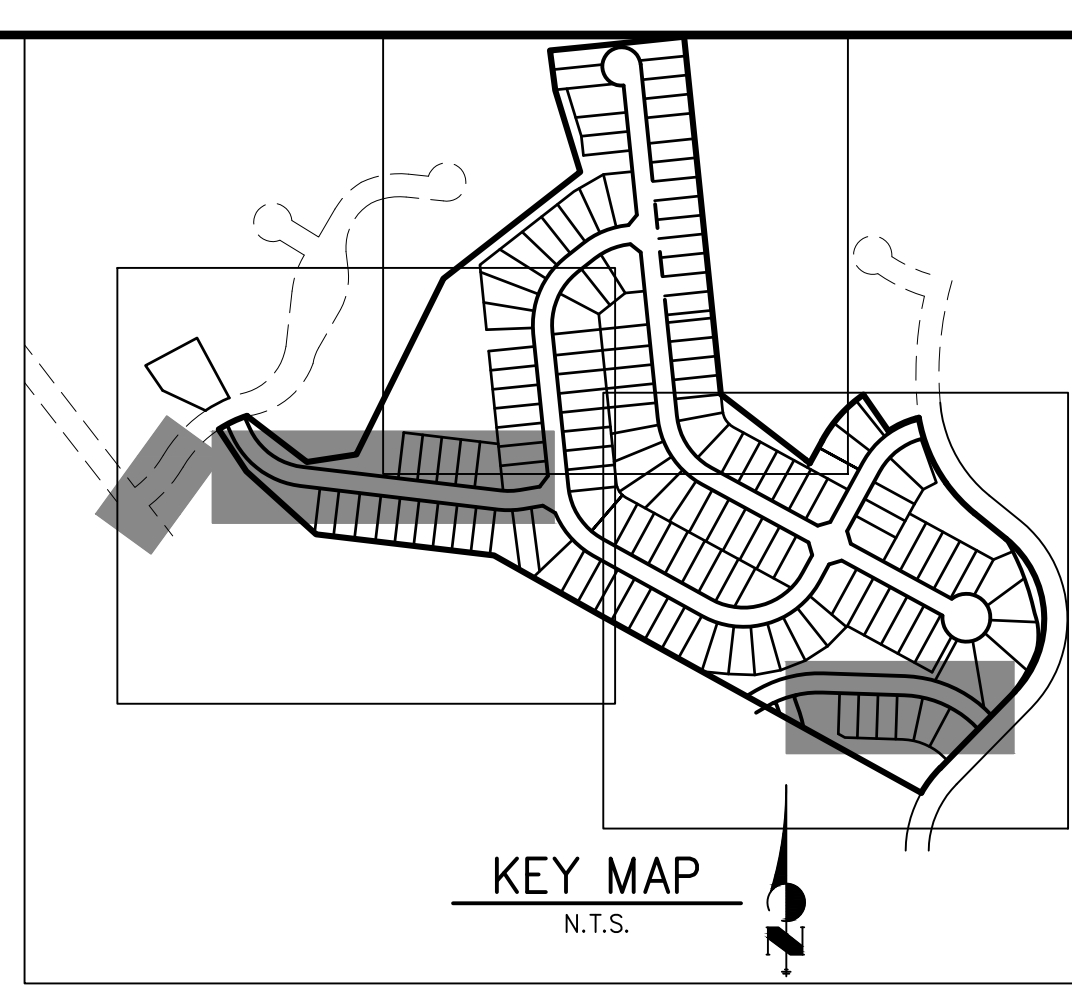
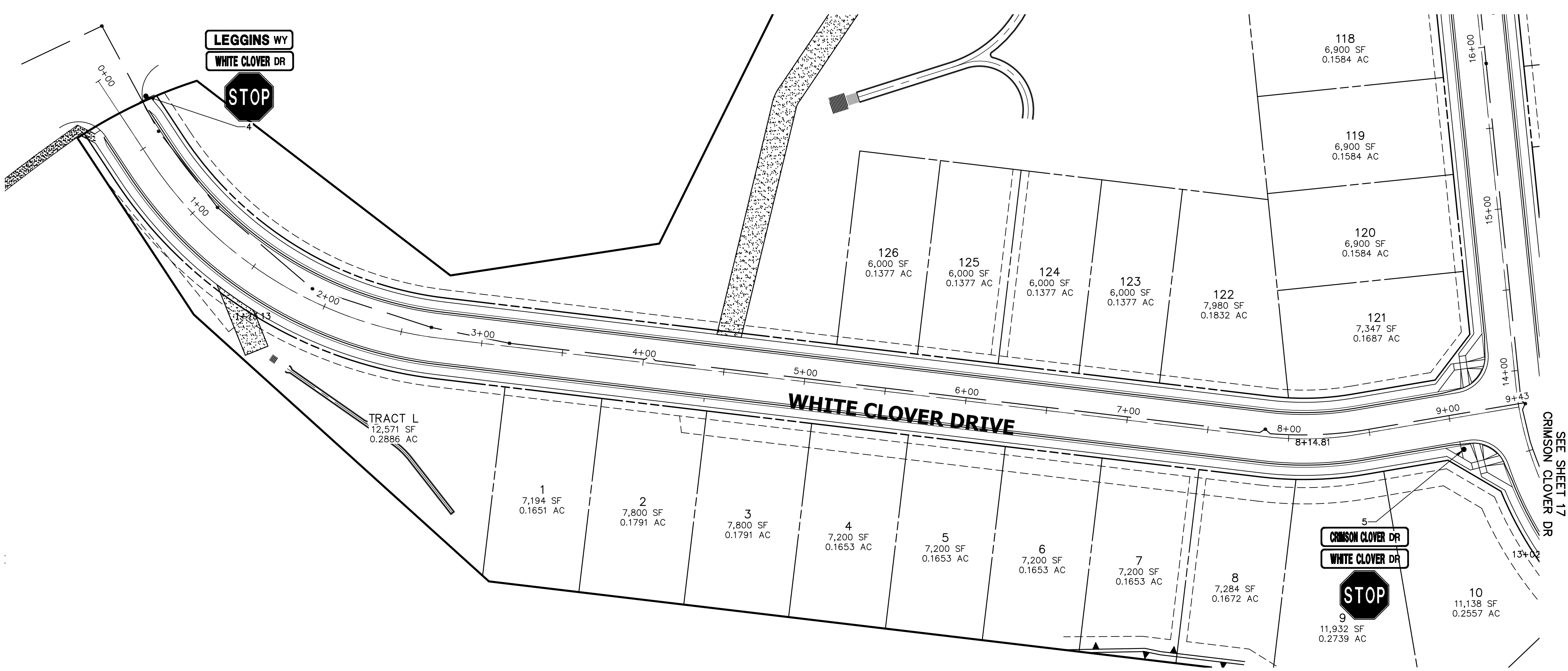


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1864 WOODMOOR DR., STE. 100
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
719-476-0800
JDESJARDIN@PROTERRACO.COM

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SIGN TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	NOTES	DESCRIPTION
1	???	???' (???)	???		30X30 W11-2 24X12 W16-7P
2	???	???' (???)	???		30X30 W11-2 24X12 W16-7P
3	4+57.82	16.08' (RT)	WALTERS POINT 2		30X30 R1-1 54X12 D3-1 (X4)
4	0+23.87	19.35' (LT)	WHITE CLOVER TERRACE		30X30 R1-1 54X12 D3-1 (X4)
5	9+05.59	20.03' (RT)	WHITE CLOVER TERRACE		30X30 R1-1 54X12 D3-1 (X4)

ORIGINAL SCALE: 1" = 40'

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE _____

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PT CLOVERLEAF, LLC
1864 WOODMOOR DR., STE. 100
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
719-476-0800
JDESJARDIN@PROTERRACO.COM

J.R. ENGINEERING
A Western Company

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BY	DATE	REVISION

H-SCALE	1"=40'
V-SCALE	N/A
DATE	5/14/21
DESIGNED BY	XXX
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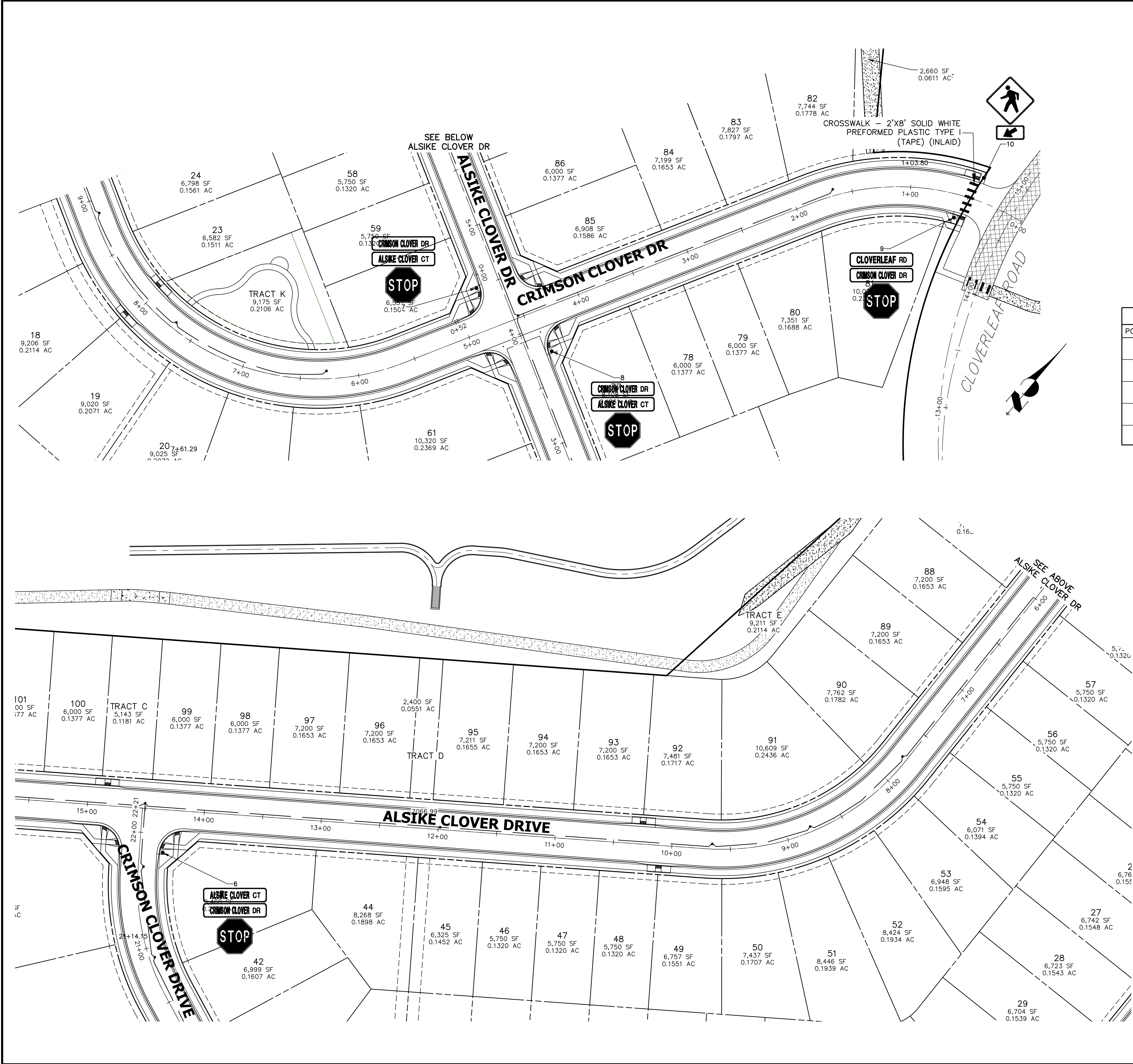
CLOVERLEAF SUBDIVISION

SIGNAGE AND STRIPING PLAN

SHEET 16 OF 19

JOB NO. 25158.01

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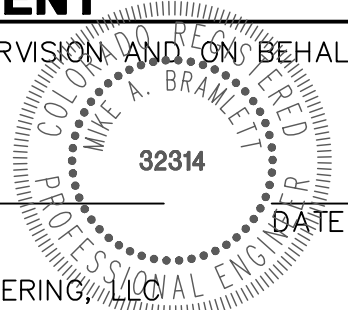
SIGN TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	NOTES	DESCRIPTION
6	21+83.99	19.86' (RT)	CRIMSON CLOVER DRIVE		30X30 R1-1 54X12 D3-1 (X4)
7	4+49.96	20.13' (LT)	ALSIKE CLOVER COURT		30X30 R1-1 54X12 D3-1 (X4)
8	3+76.35	19.98' (RT)	ALSIKE CLOVER COURT		30X30 R1-1 54X12 D3-1 (X4)
9	0+57.08	19.93' (LT)	CRIMSON CLOVER DRIVE		30X30 R1-1 54X12 D3-1 (X4)
10	0+42.99	20.12' (RT)	CRIMSON CLOVER DRIVE		30X30 W11-2 24X12 W16-7P



ENGINEER'S STATEMENT

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MIKE A. BRAMLETT, P.E.
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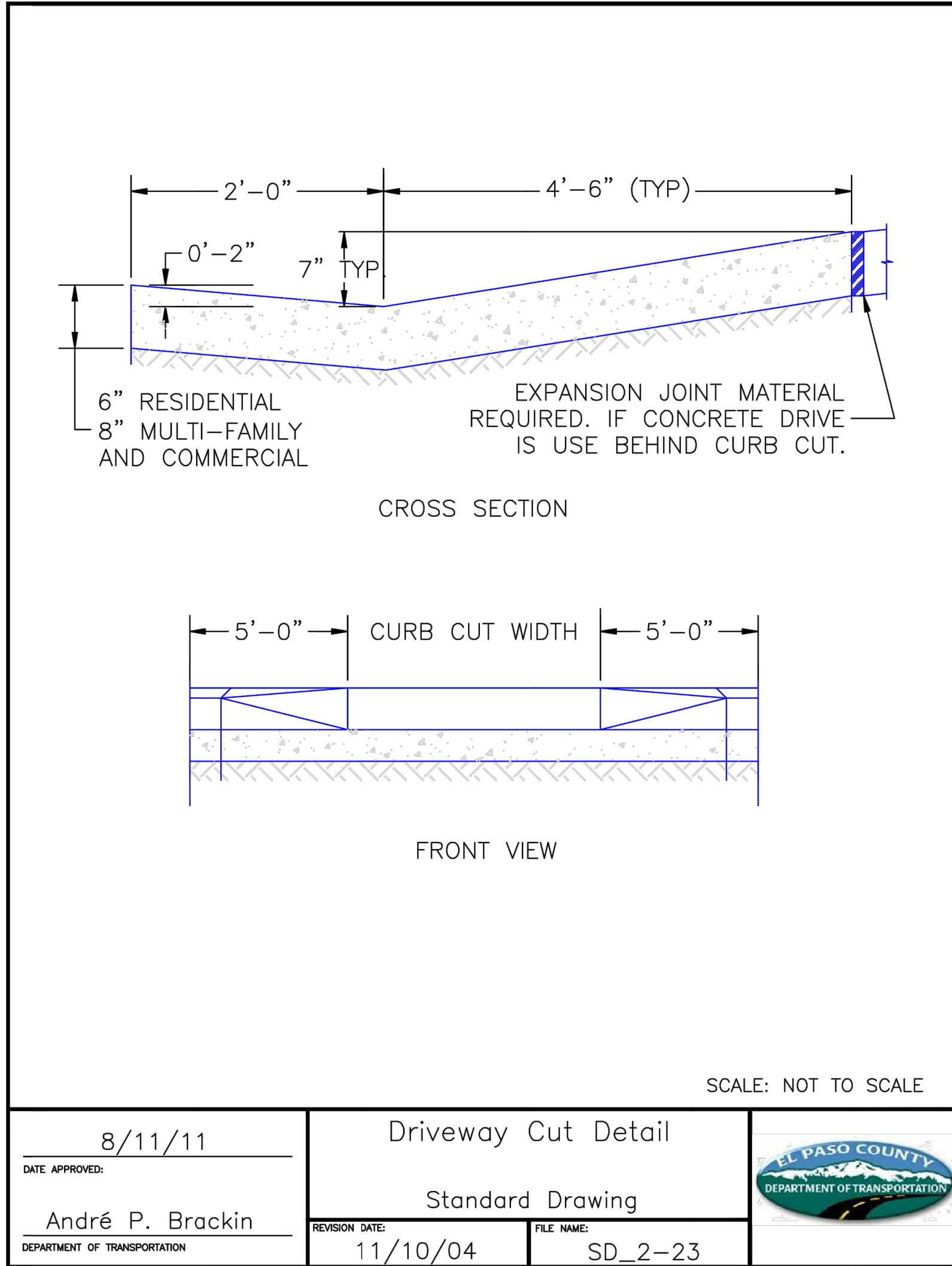
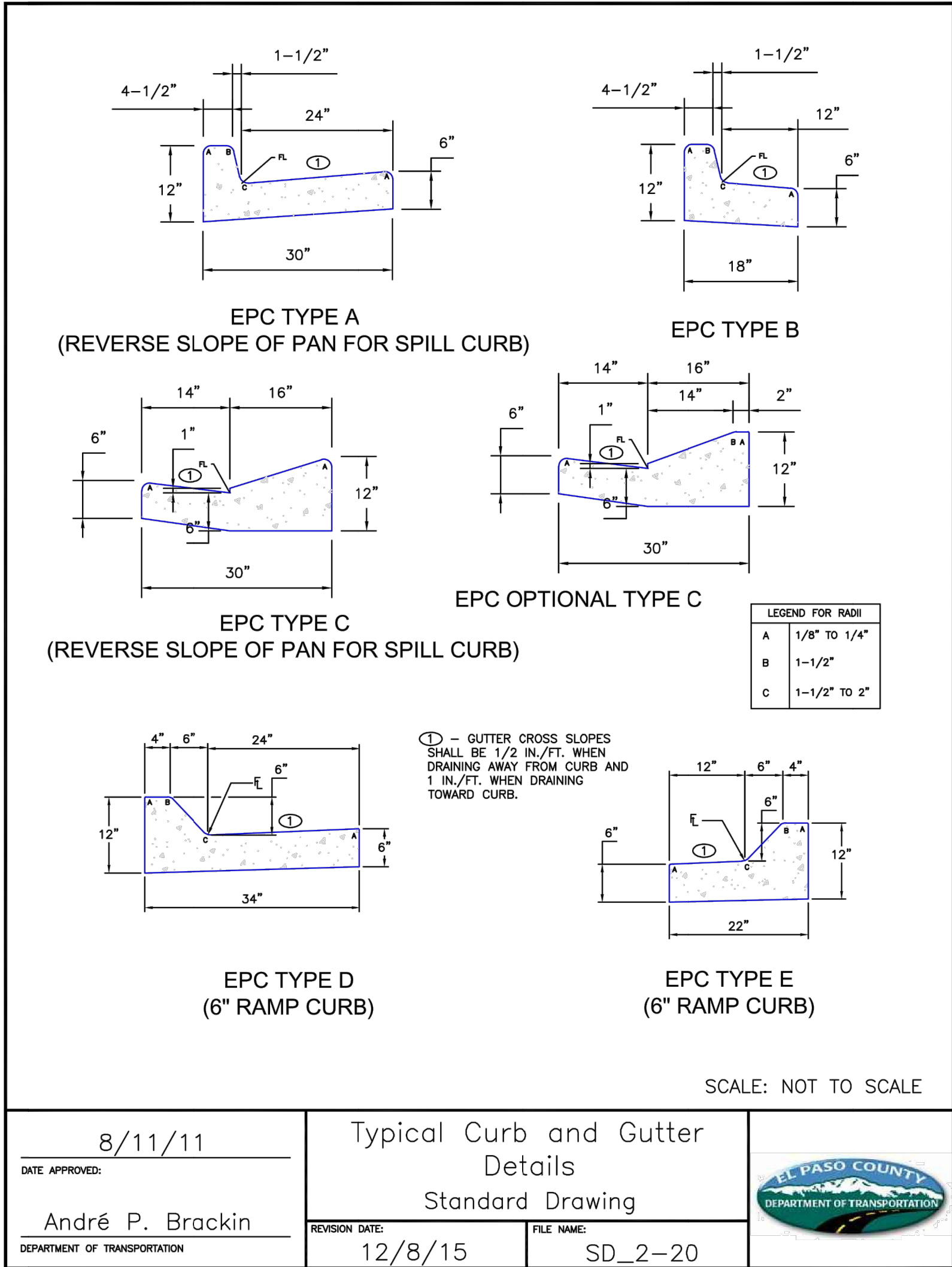
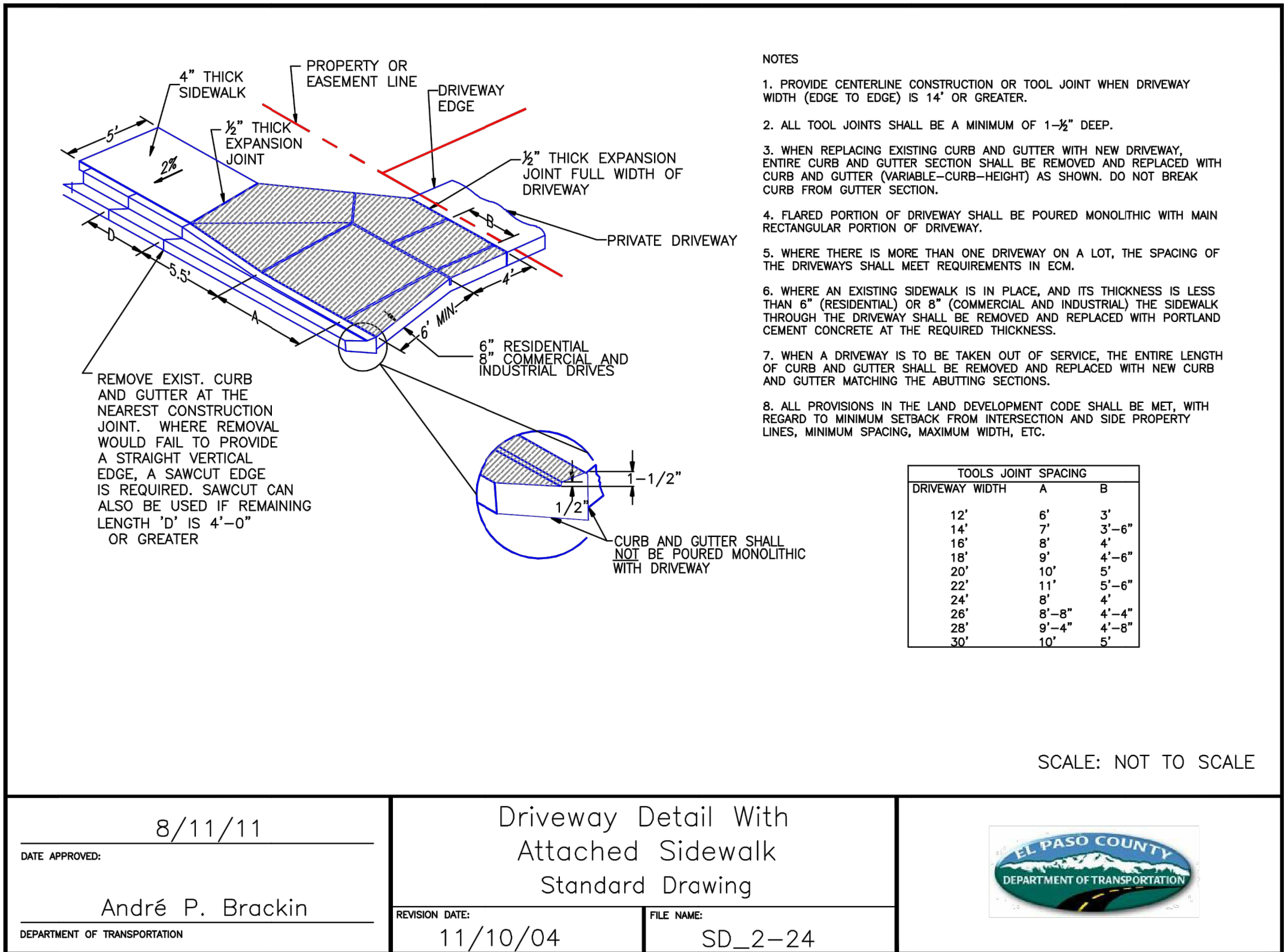
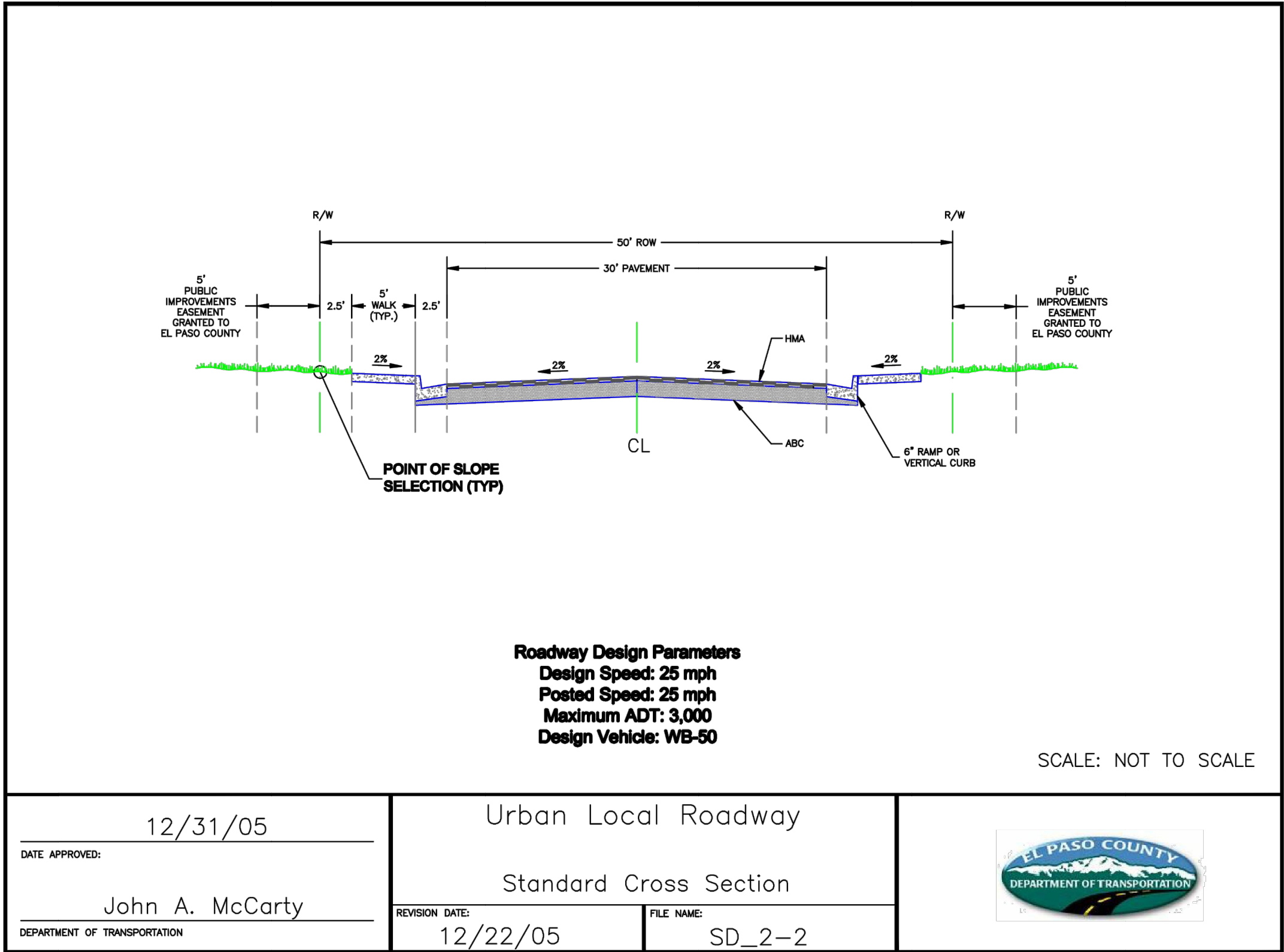
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CLOVERLEAF SUBDIVISION	BY	DATE							
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	SHEET 17 OF 19								
JOB NO. 25158.01									

SIGNAGE AND STRIPING PLAN

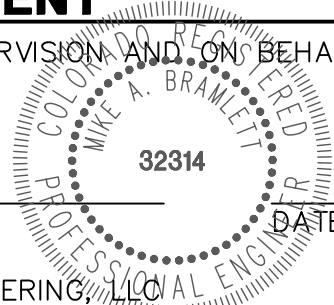
ENGINEER'S STATEMENT



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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



CLOVERLEAF SUBDIVISION

COUNTY DETAILS

SHEET 18 OF 19

JOB NO. 25158.01

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PREPARED FOR

PT CLOVERLEAF, LLC

1864 WOODMOOR DR., STE. 100
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
719-476-0800
JDESJARDIN@PROTERRACO.COM

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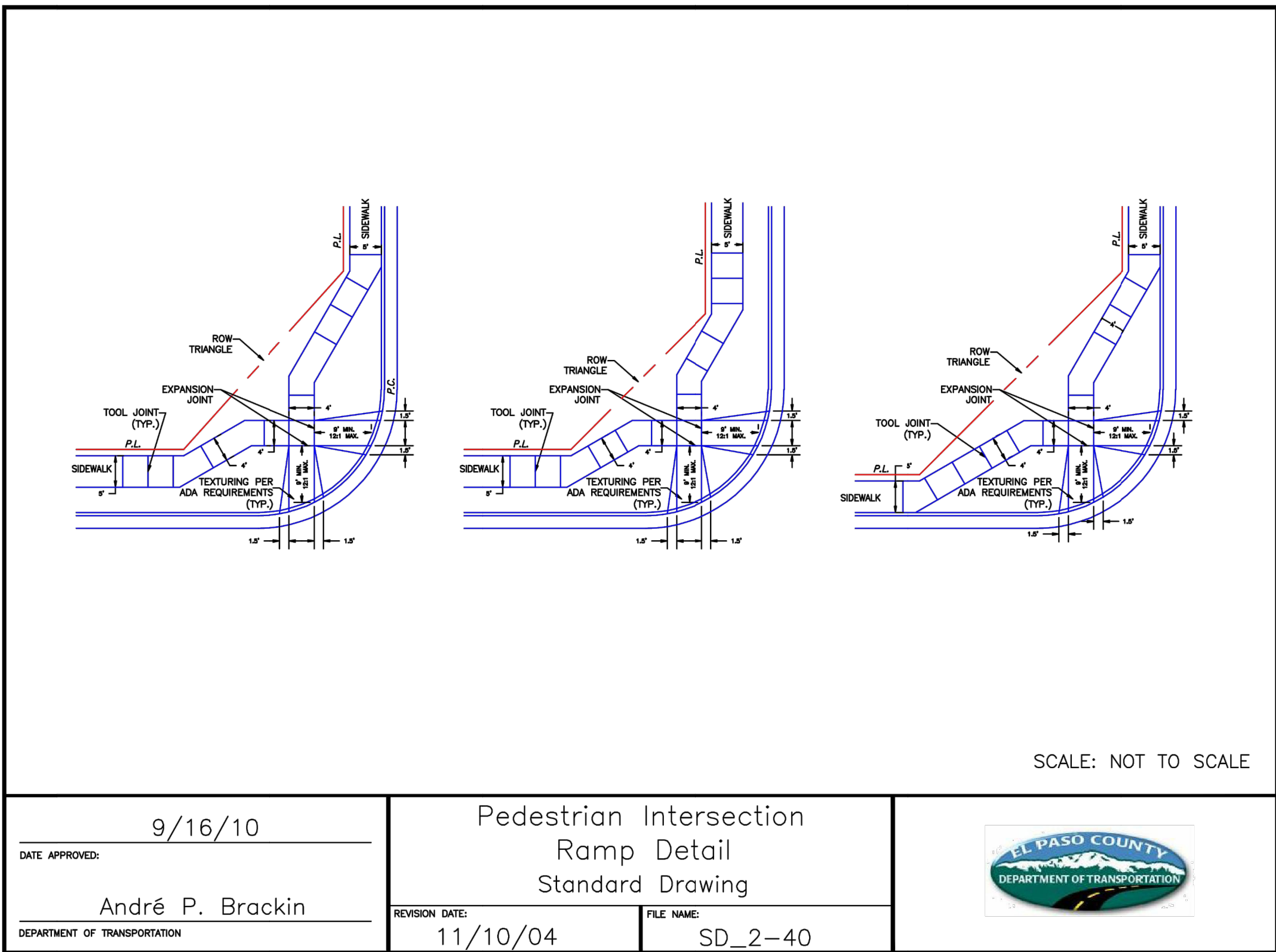
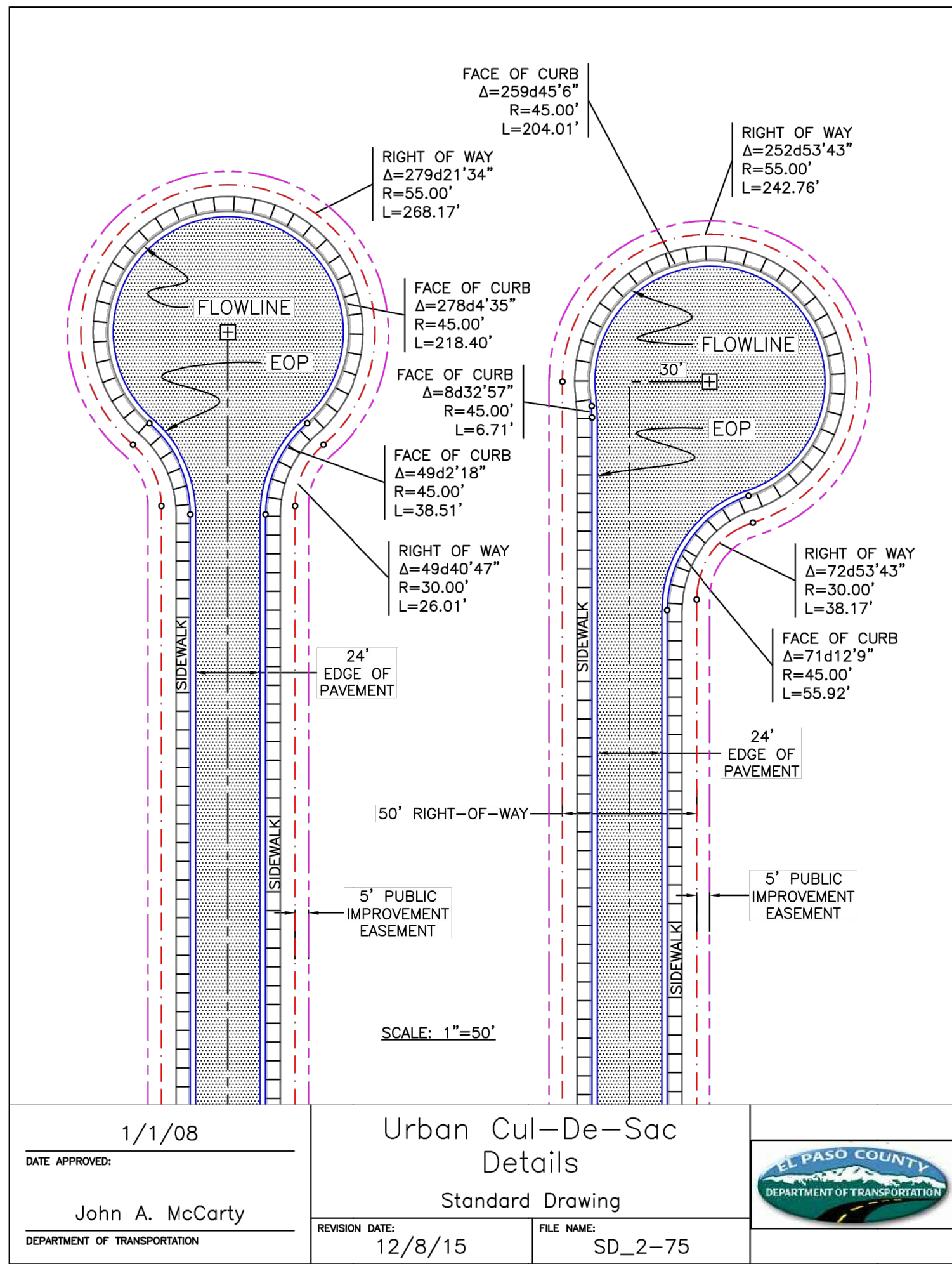
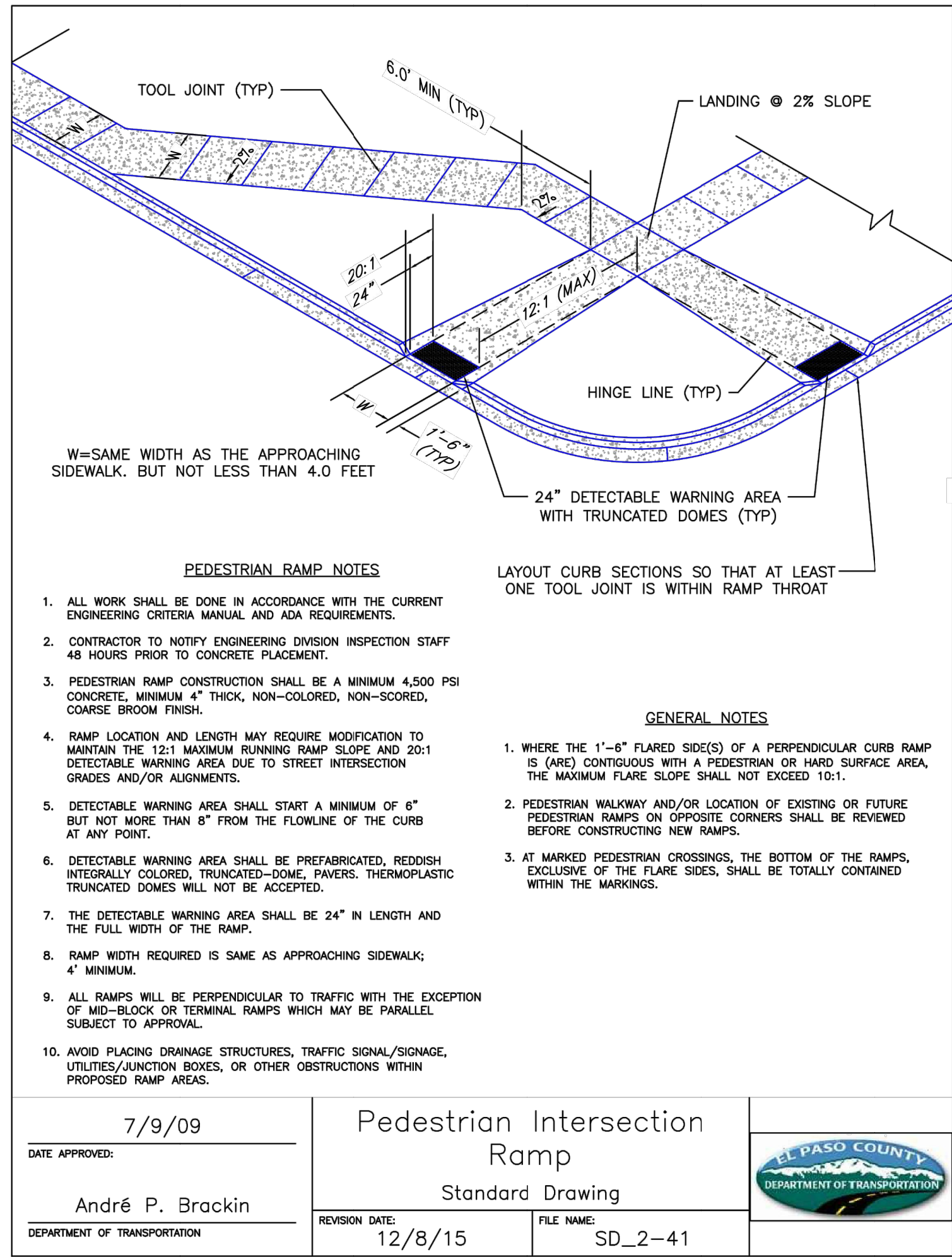
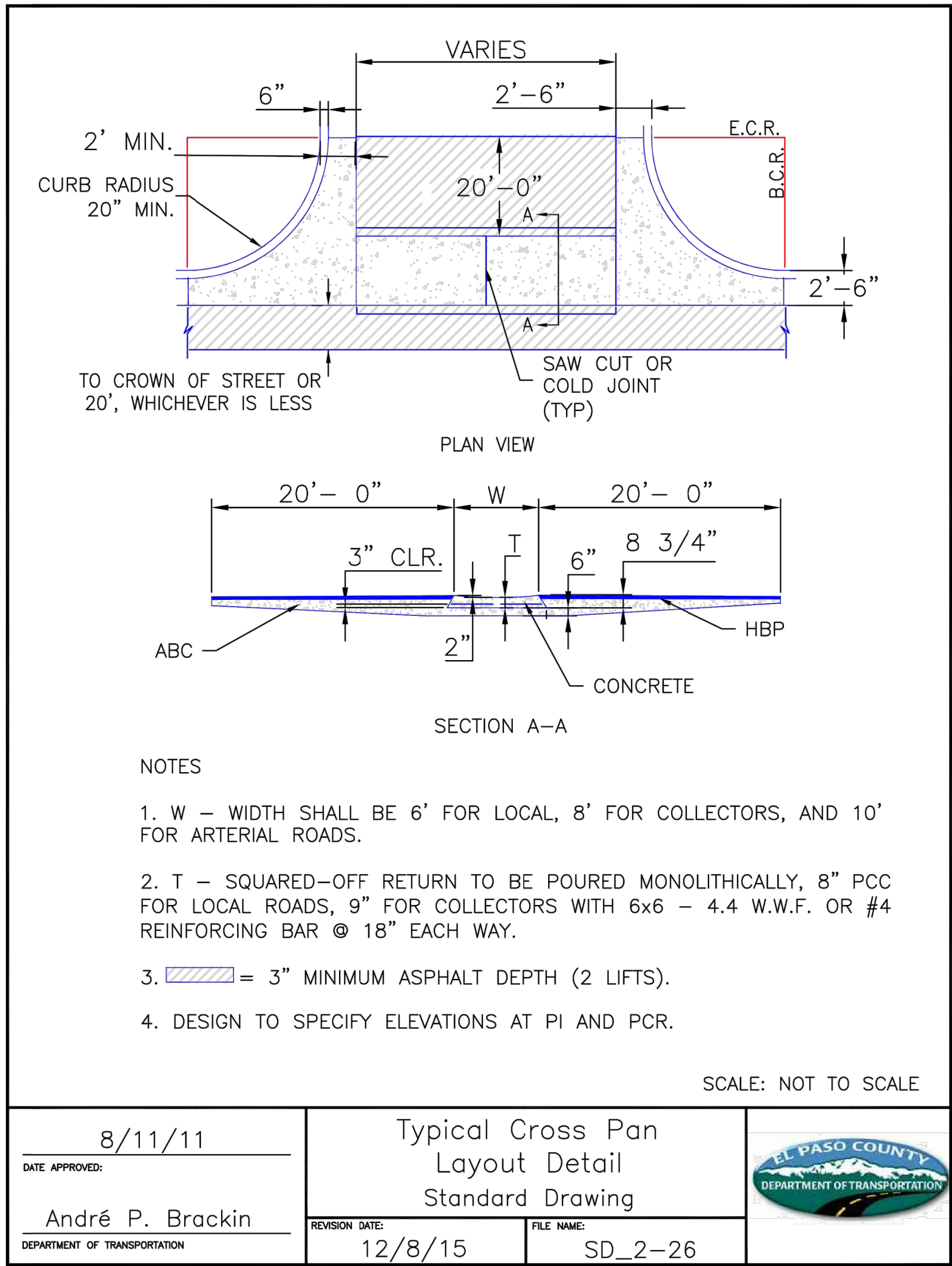
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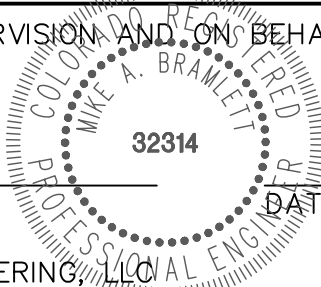


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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



CLOVERLEAF SUBDIVISION

COUNTY DETAILS

SHEET 19 OF 19

JOB NO. 25158.01

PREPARED FOR

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ATTN: JOE DESJARDIN
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BY DATE

No. REVISION

N/A

N/A

5/14/21

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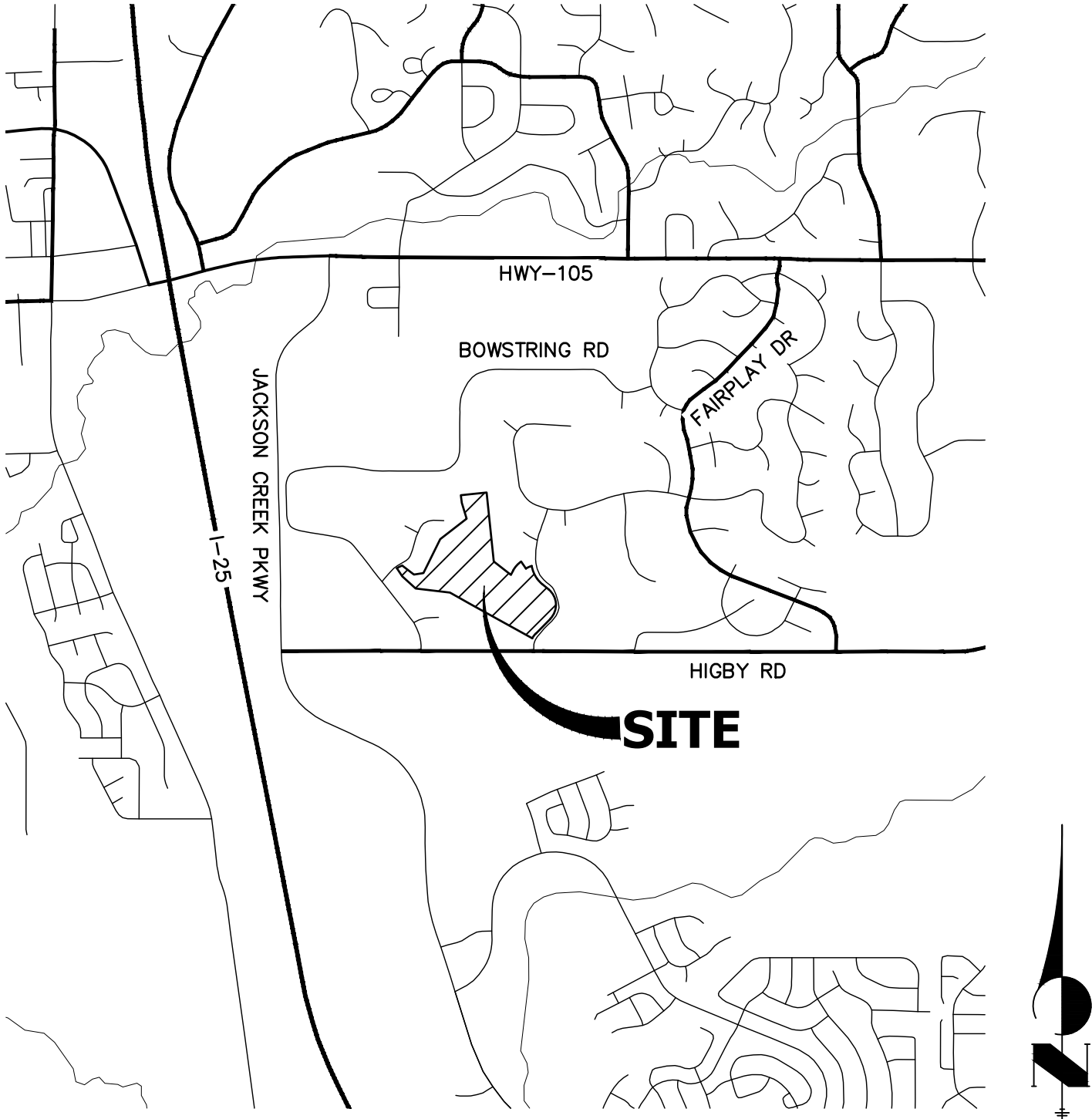
CLOVERLEAF FILING 2
EL PASO COUNTY, COLORADO
STORM SEWER AND POND PLANS

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- 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 NOTIFICATION 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 SOIL 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 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 VERSIONS 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 PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES 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 PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD 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 ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, 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 OWENER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

STORM SEWER GENERAL NOTES

- ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
- ALL STORM SEWER BENDS AND WYES SHOWN ON THE PLAN SHALL BE PREFABRICATED.
- HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS.
- JOINTS SHALL BE IN ACCORDANCE WITH ASTM C443 "STANDARD SPECIFICATIONS FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET." IN NO CASE SHALL THE MAXIMUM JOINT OPENING FOR STRAIGHT ALIGNMENT EXCEED 1 INCH OR ONE AND ONE-HALF INCH ON CURVED ALIGNMENT.
- INLET DIMENSIONS SHOWN ON PLANS REFER TO DISTANCES FROM INSIDE FACES OF BOX BETWEEN THE WIDTHS AND LENGTHS.
- MANHOLE WIDTHS AND LENGTHS SHOWN ON PLAN REFER TO THE EXTERIOR WALL DIMENSIONS.
- ALL STORM SEWER SHALL BE A MINIMUM OF CLASS III REINFORCED CONCRETE PIPE. SPECIFIC SEGMENTS OF STORM SEWER SHALL BE REQUIRED TO BE CONSTRUCTED OF A MINIMUM OF 5000 PSI CONCRETE DUE TO EXCESSIVE VELOCITIES. REFER TO ADDITIONAL NOTES WITHIN CONSTRUCTION PLANS.
- SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
- THE MH RING (FRAME) SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA.
- PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
- CAST IN PLACE MANHOLES SHALL BE CLASS B CONCRETE.
- STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
- ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT ̢ OF WALL. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
- FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
- STUB-OUTS SHALL EXTEND 4 FT MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
- CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL STORM SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
- THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURES TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION.



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

- | | | |
|------|---|------------------------|
| 1 | - | TITLE |
| 2 | - | LEGEND |
| 3-8 | - | STORM SEWER PLANS |
| 9-24 | - | POND PLANS AND DETAILS |
| 25 | - | DETAIL SHEET |

CONTACTS:

OWNER/DEVELOPER	PT CLOVERLEAF, LLC 1864 WOODMOOR DRIVE, SUITE 100 COLORADO SPRINGS, CO 80920 P~719-476-0800
ENGINEER/SURVEYOR	JR ENGINEERING, LLC ATTN: MIKE A. BRAMLETT 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P~303-267-6240
FIRE PROTECTION DISTRICT	TRI-LAKES MONUMENT FPD 16055 OLD FOREST POINT, SUITE 103 MONUMENT, CO 80132 P~719-484-0911
DISTRICT	WOODMOOR WATER & SANITATION DISTRICT NO. 1 1845 WOODMOOR DRIVE MONUMENT, CO 80132 P~719-488-2525 EXT. 0

BENCHMARK

NGS MONUMENT T 294 BEING MONUMENTED BY A 3-1/4" BRASS DISC SET IN A 4'x4' BOULDER, LOCATED 1.8 MILES EAST ALONG HIGBY ROAD FROM ITS INTERSECTION WITH JACKSON CREEK PARKWAY, 40 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 6 FEET SOUTH OF A FENCE, AND 6.2 FEET SOUTH OF A WITNESS POST. SAID MONUMENT HAVING A PUBLISHED ELEVATION OF 7247.10 FEET, NAVD88.

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE WESTERLY LINE OF TRACT, B, WOODMOOR PLACER, BEING MONUMENTED BY A 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE AT BOTH ENDS. SAID LINE BEARING N26°20'33"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

JOE DESJARDIN DATE

PT CLOVERLEAF, LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920

EL PASO COUNTY STATEMENT

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 COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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.

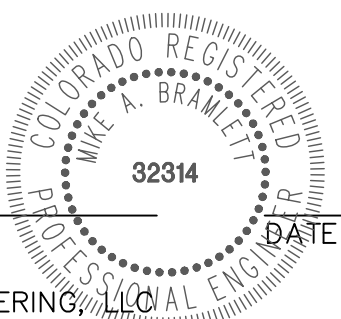
JENNIFER IRVINE, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT 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 PLAN 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.

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



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1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACO.COM

J.R. ENGINEERING
A Western Company

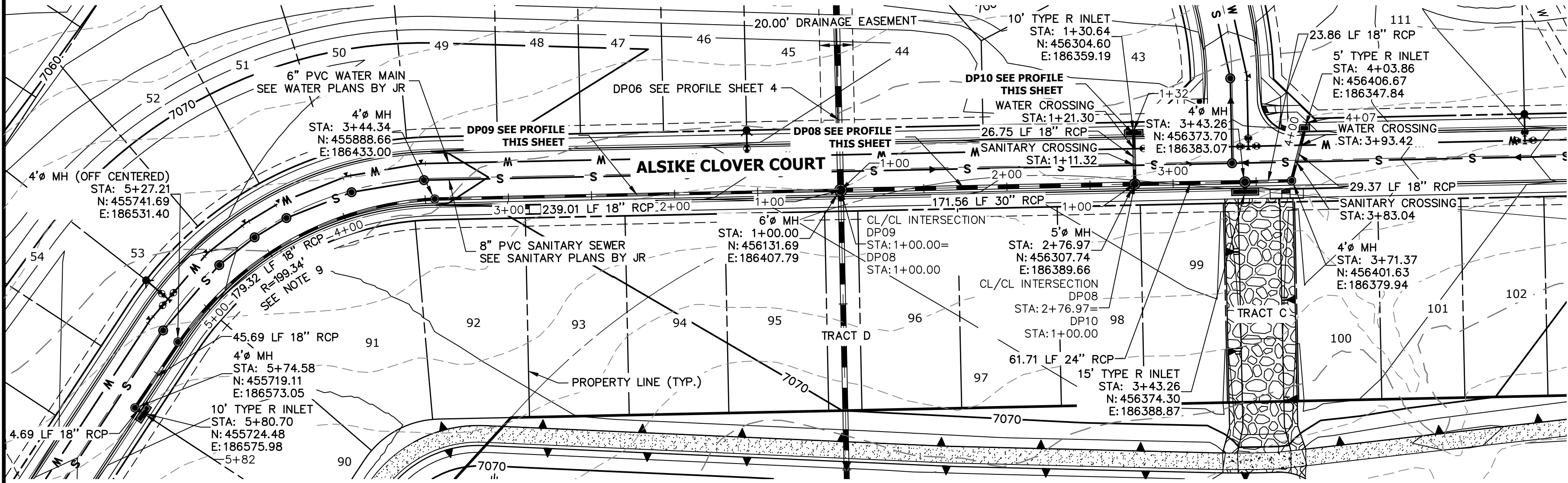


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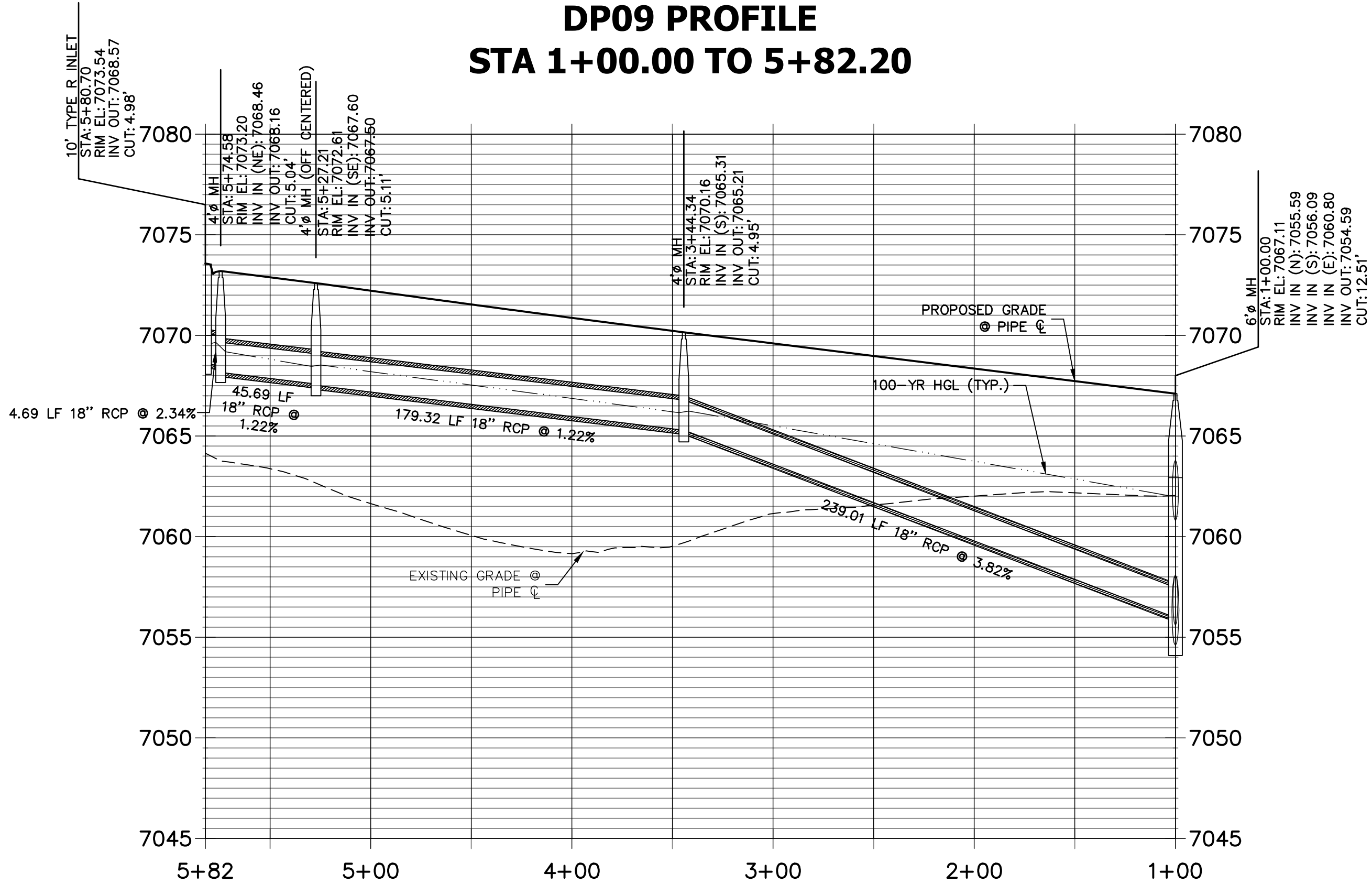
BY	DATE	No.	REVISION	H-SCALE	1"=2000'	V-SCALE	N/A	DATE	Q4/27/2021	DESIGNED BY	SAV	DRAWN BY	SAV	CHECKED BY
CLOVERLEAF FILING 2														
COVER SHEET														
SHEET 1 OF 25														
JOB NO. 25158.01														



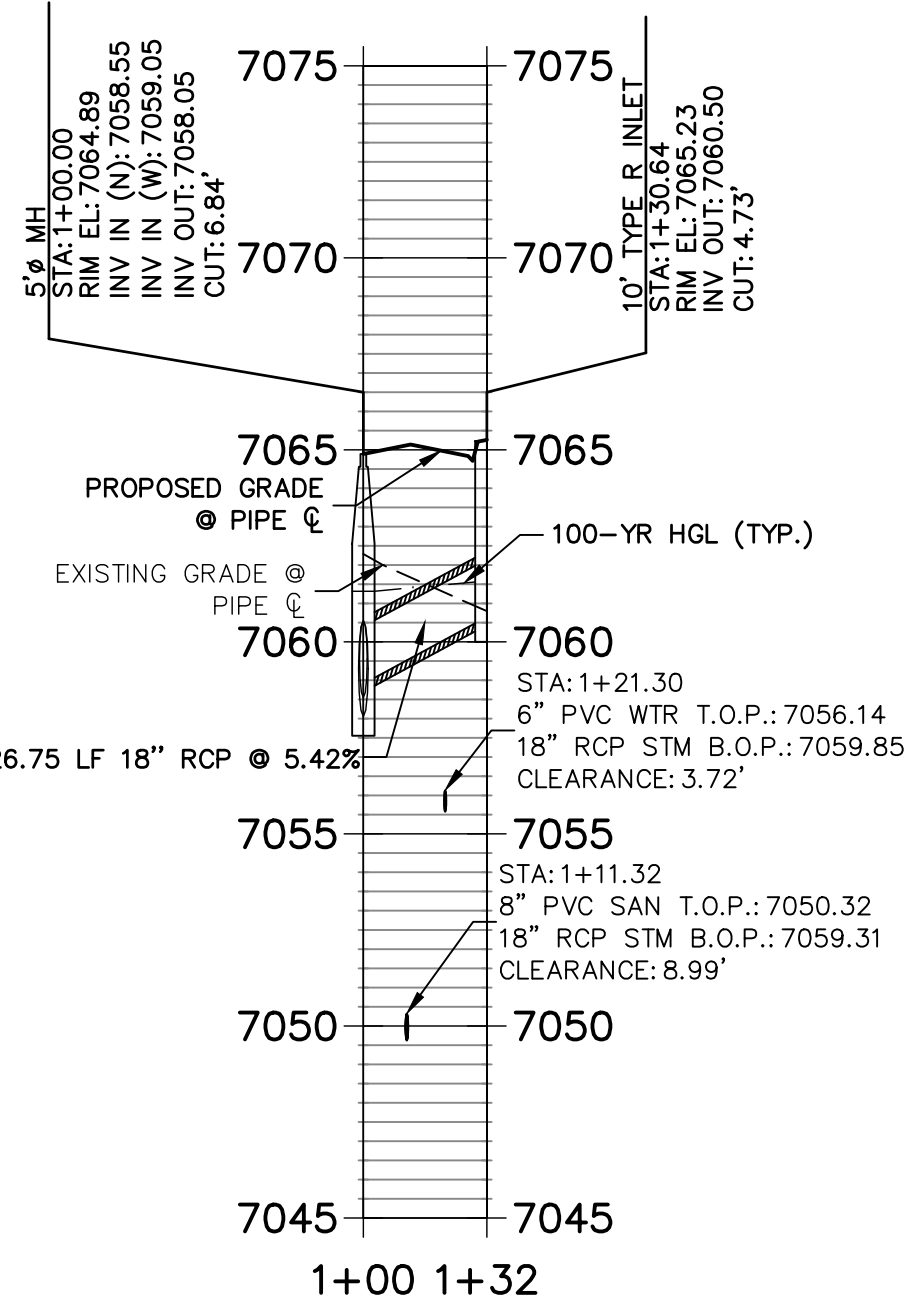
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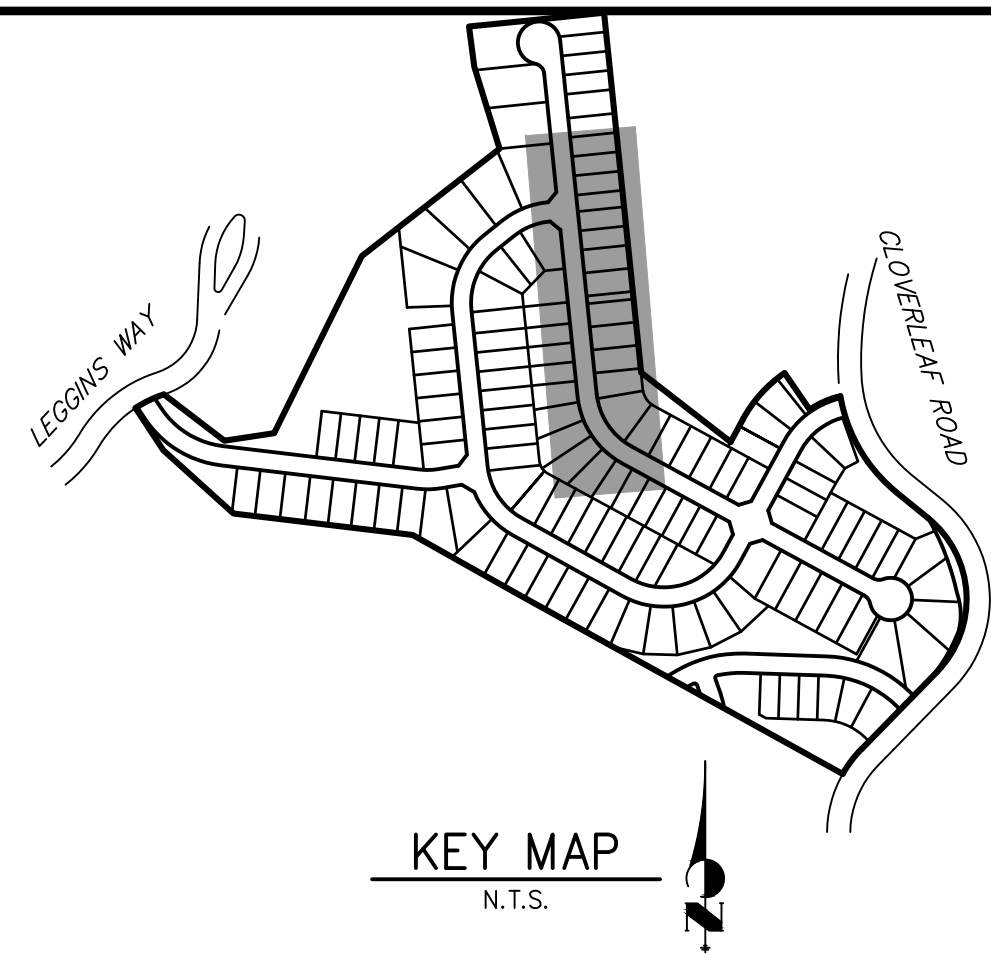
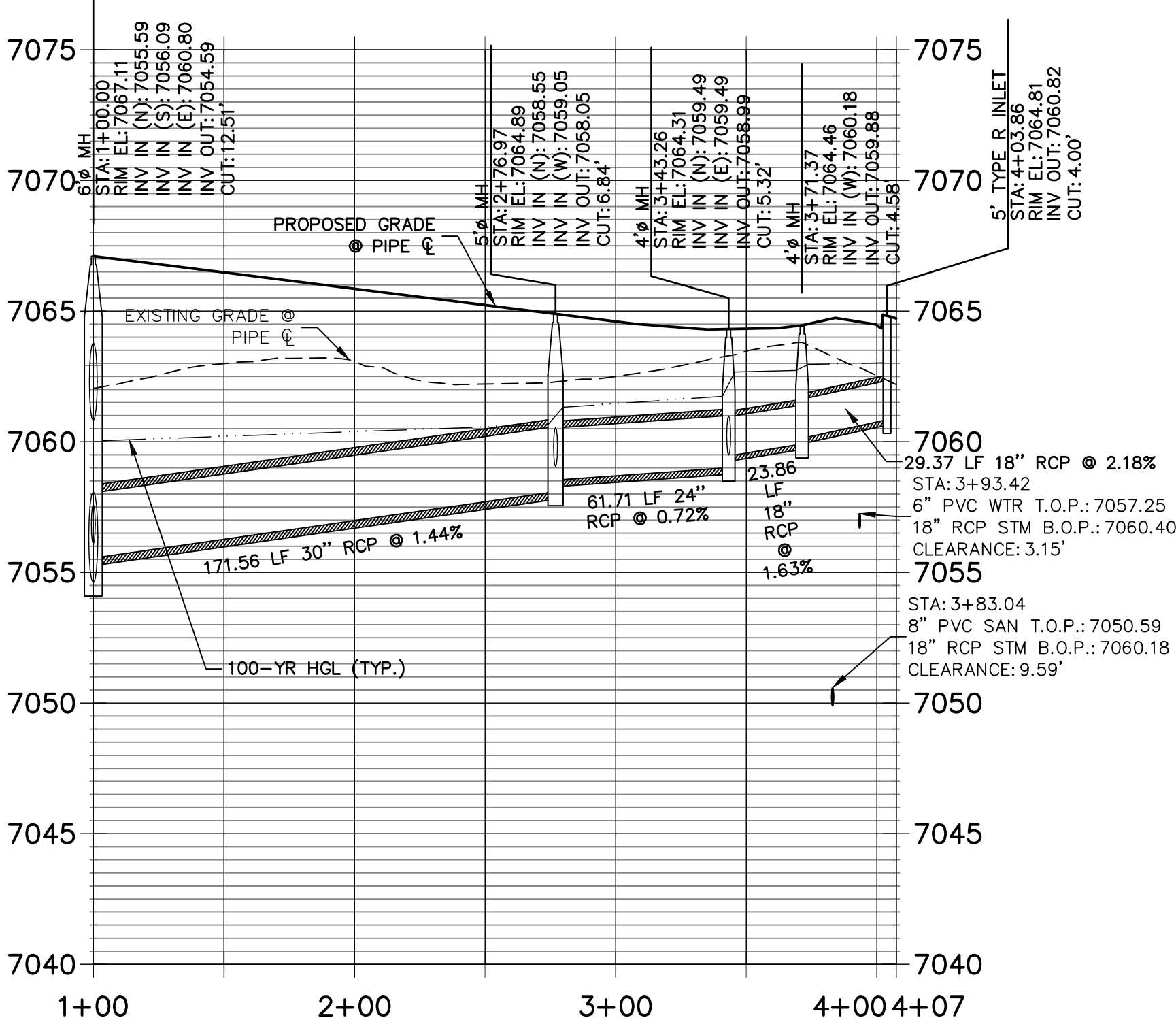
DP09 PROFILE
STA 1+00.00 TO 5+82.20



DP10 PROFILE
STA 1+00.00 TO 1+32.14



DP08 PROFILE
STA 1+00.00 TO 4+07.41

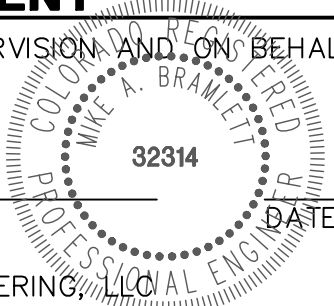


- NOTES**
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MIKE A. BRAMLETT, P.E.
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CLOVERLEAF FILING 2

STORM SEWER PLAN AND
PROFILE

SHEET 3 OF 25

JOB NO. 25158.01

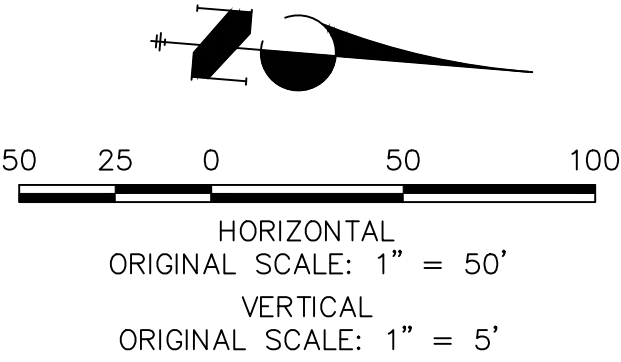
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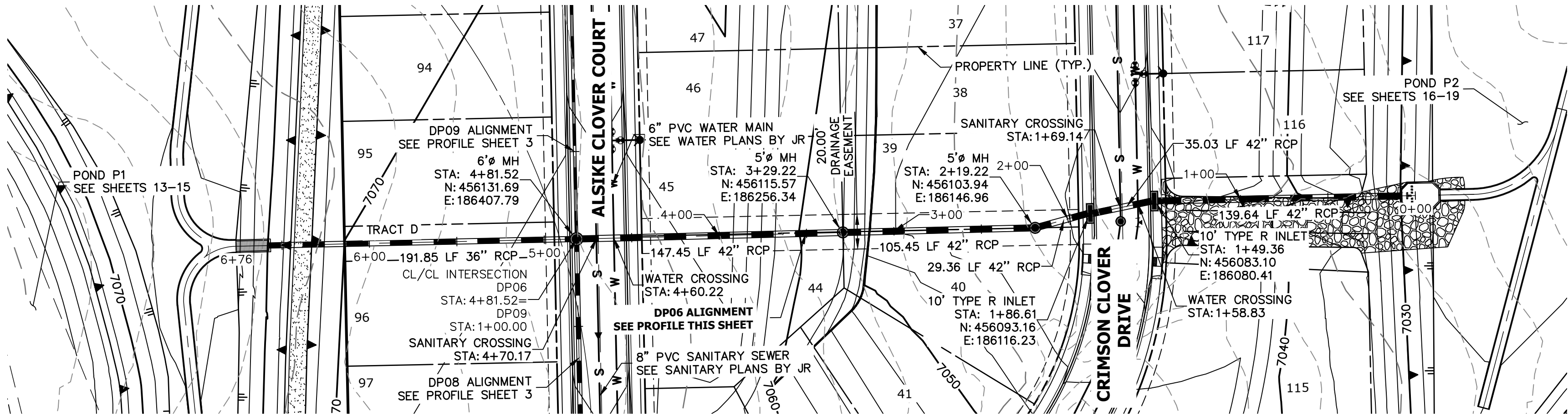
PT CLOVERLEAF, LLC
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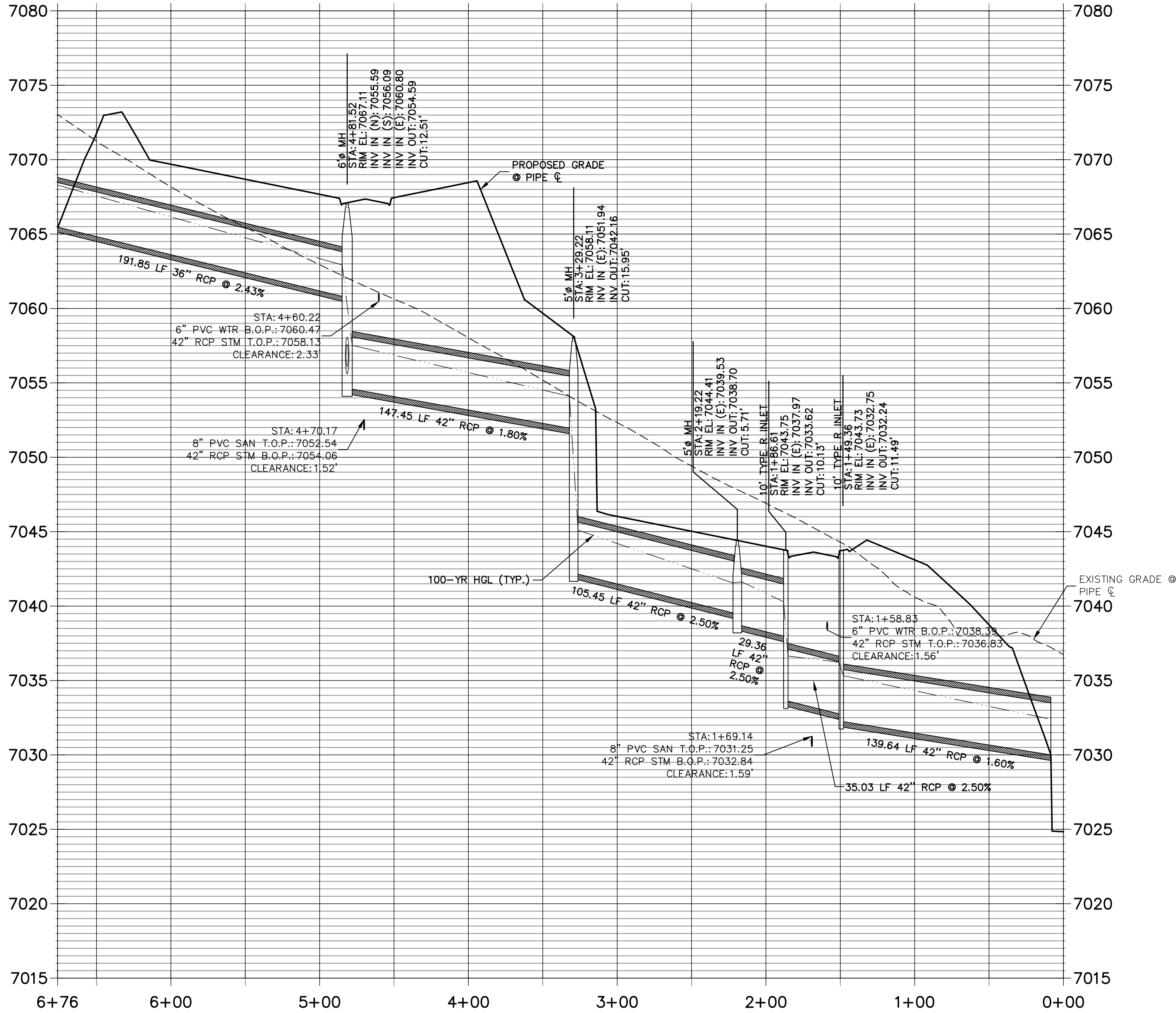


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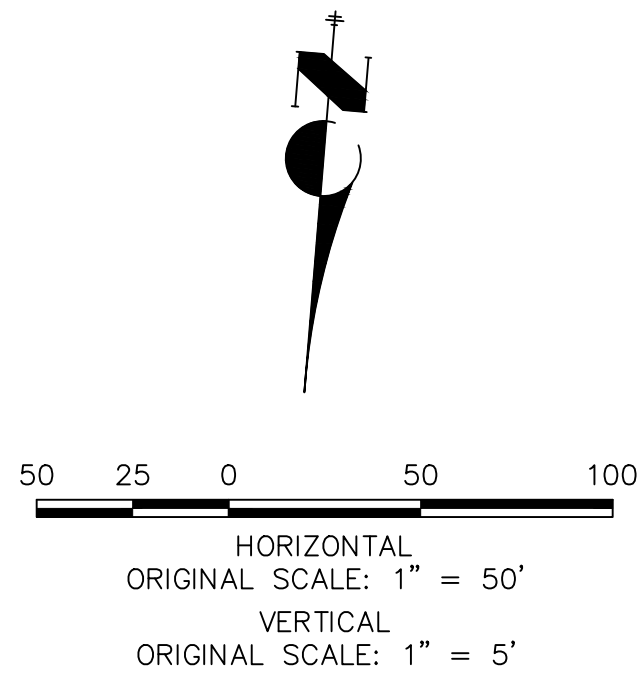


DP06 PROFILE
STA 0+00.00 TO 6+76.22



NOTES

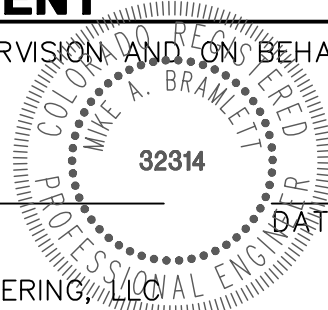
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CLOVERLEAF FILING 2

STORM SEWER PLAN AND
PROFILE

SHEET 4 OF 25

JOB NO. 25158.01



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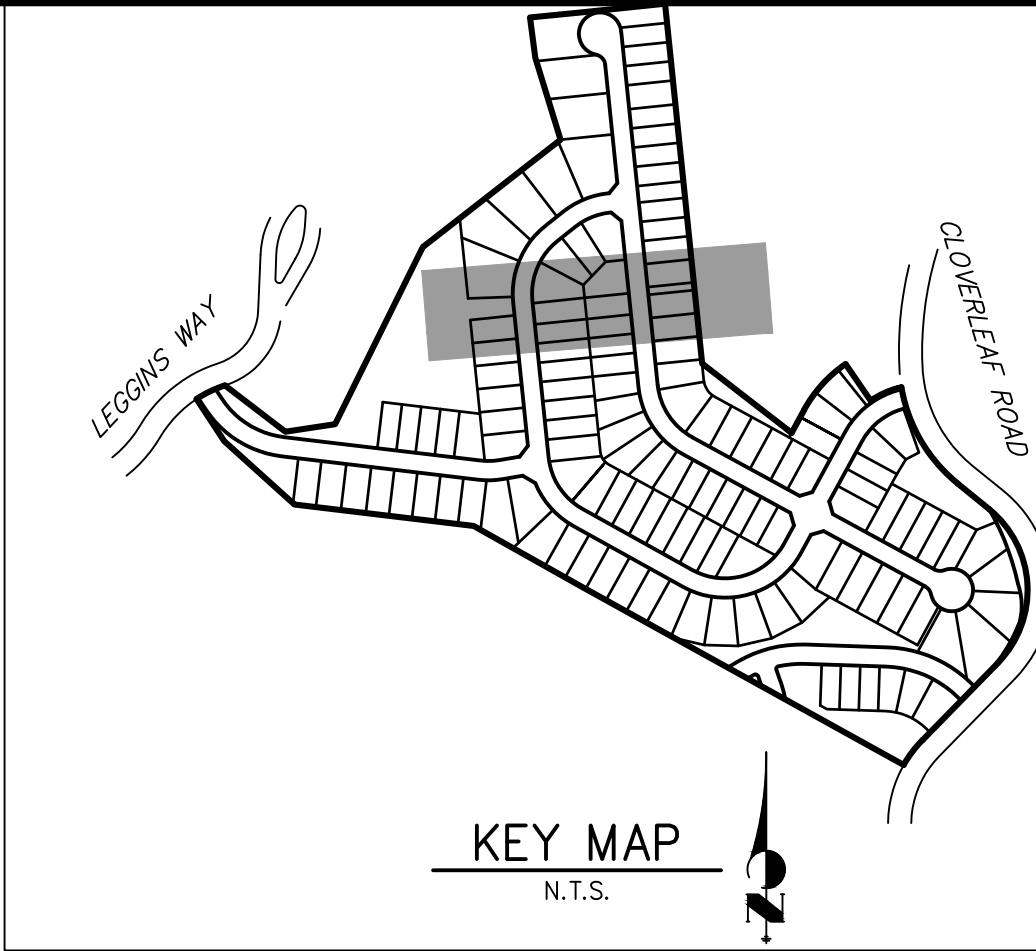
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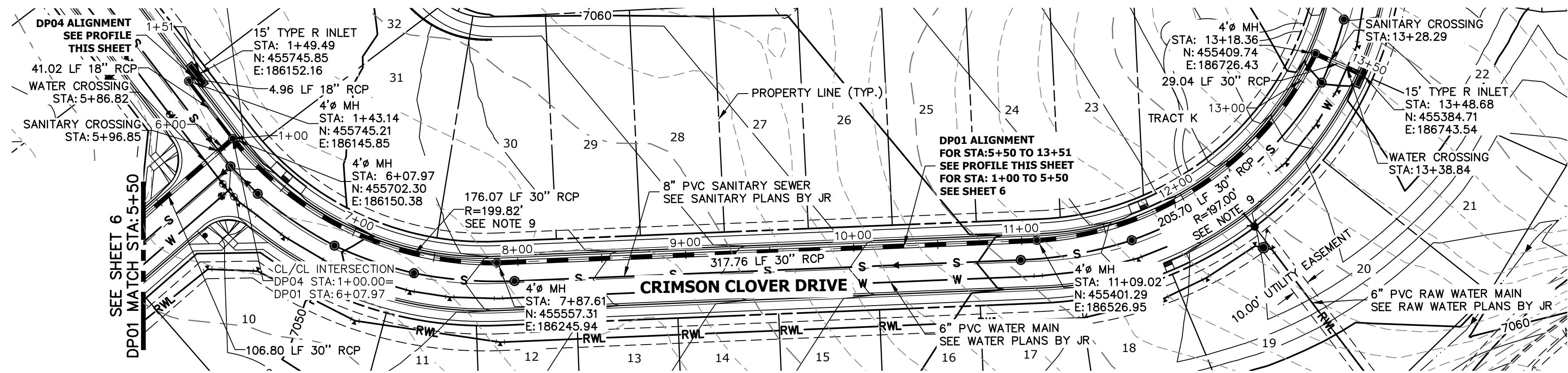
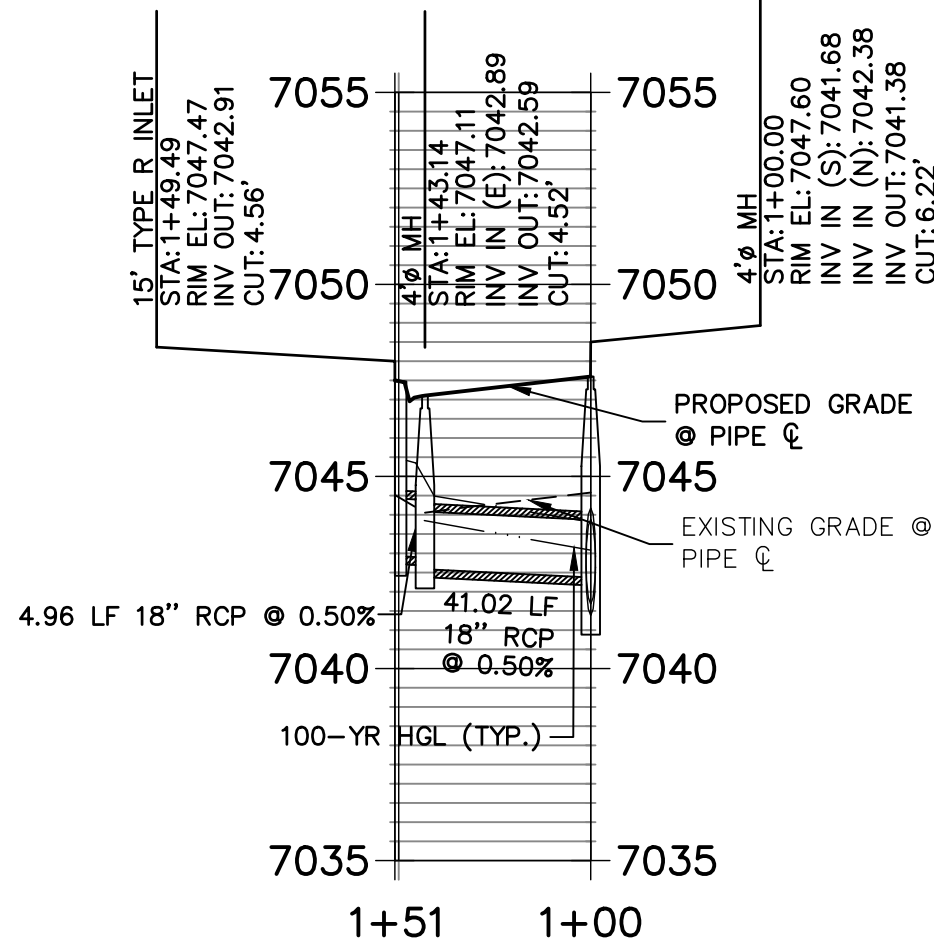
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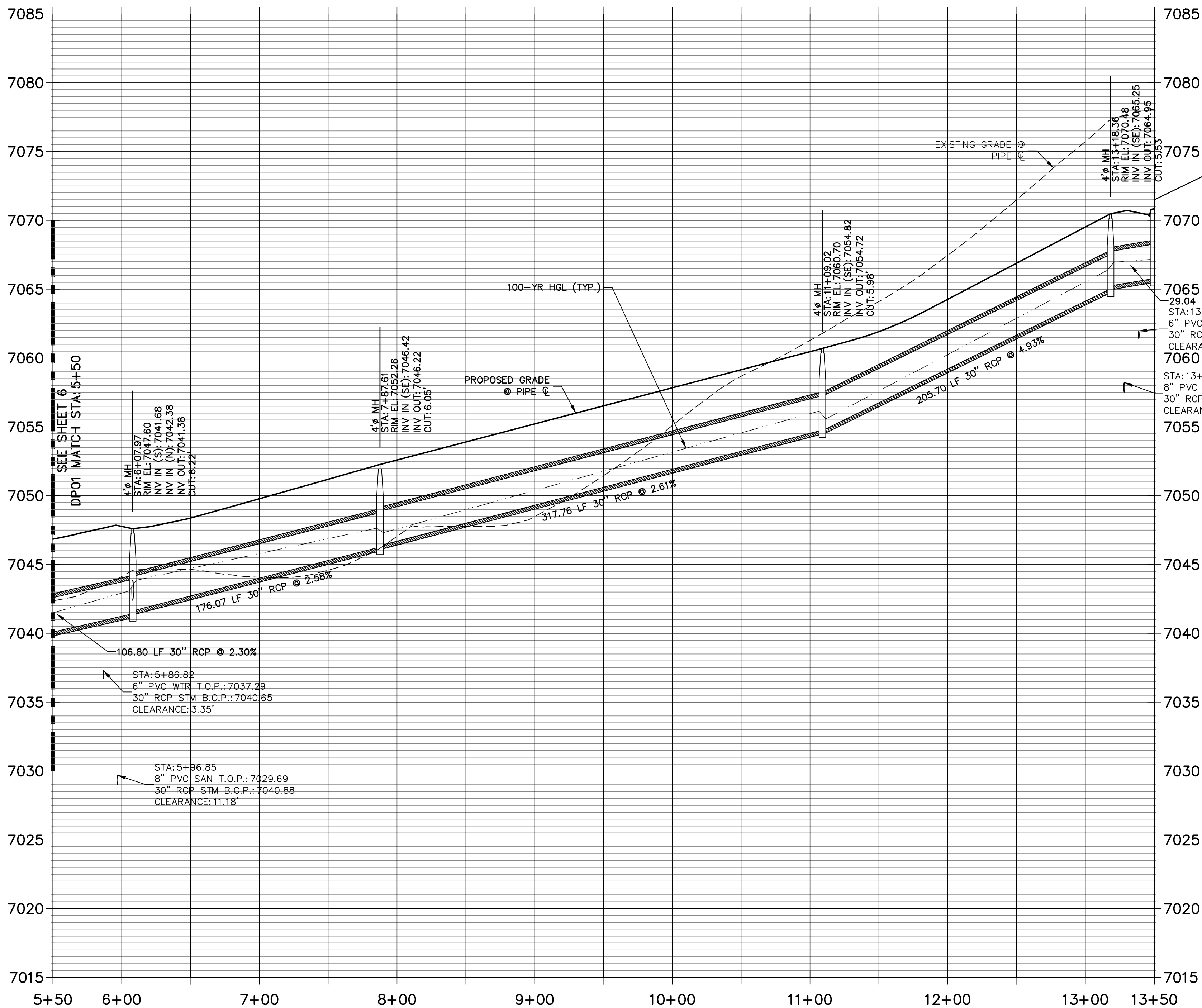
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DP04 PROFILE
STA 1+00.00 TO 1+50.99

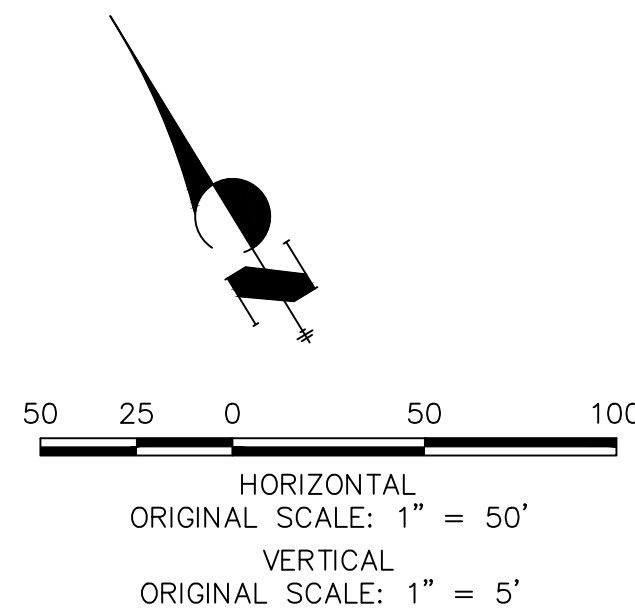


DP01 PROFILE
STA 5+50.00 TO 13+50.18



NOTES

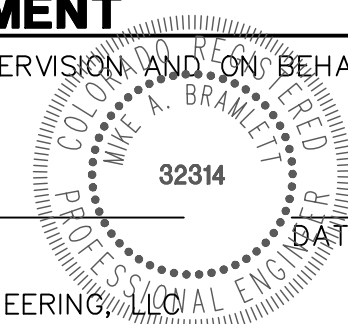
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CLOVERLEAF FILING 2

STORM SEWER PLAN AND
PROFILE

SHEET 5 OF 25

JOB NO. 25158.01

BY DATE

No. REVISION

H-SCALE 1"=50'

V-SCALE 1"=5'

DATE 05/10/21

DESIGNED BY APL

DRAWN BY APL

CHECKED BY

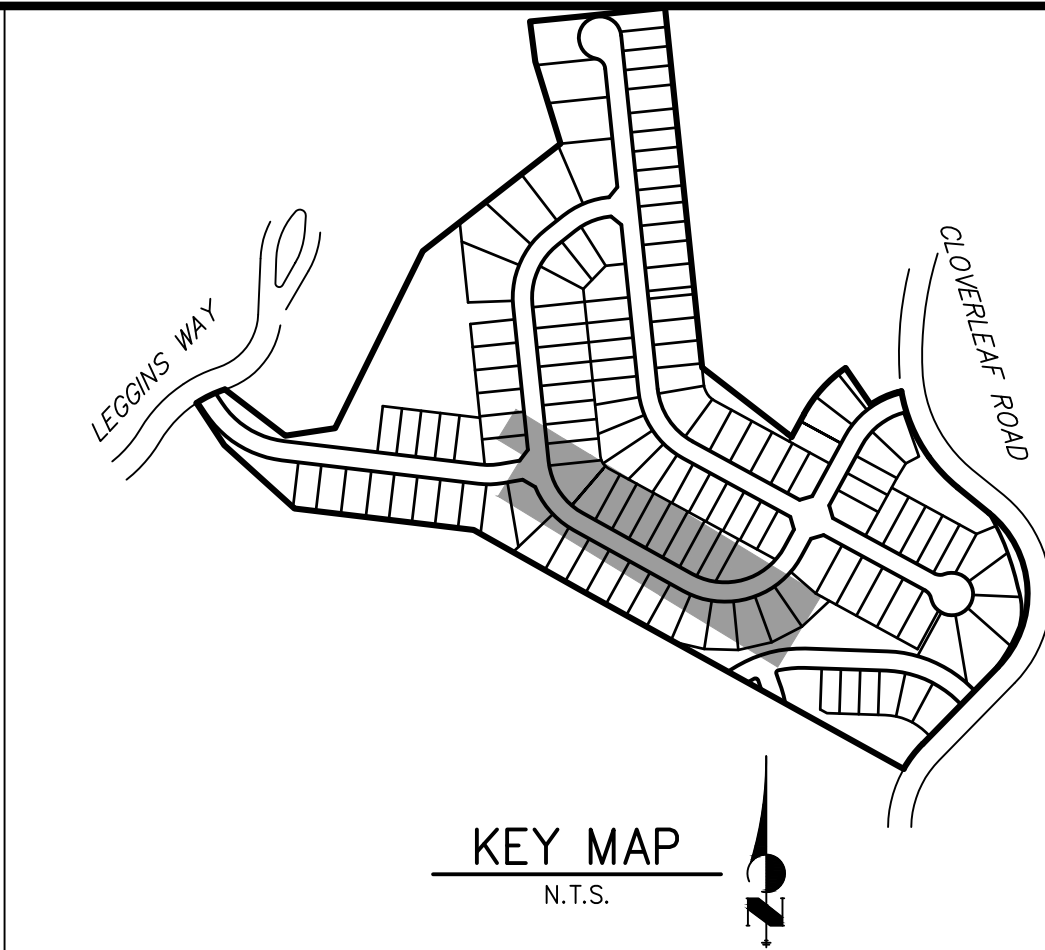
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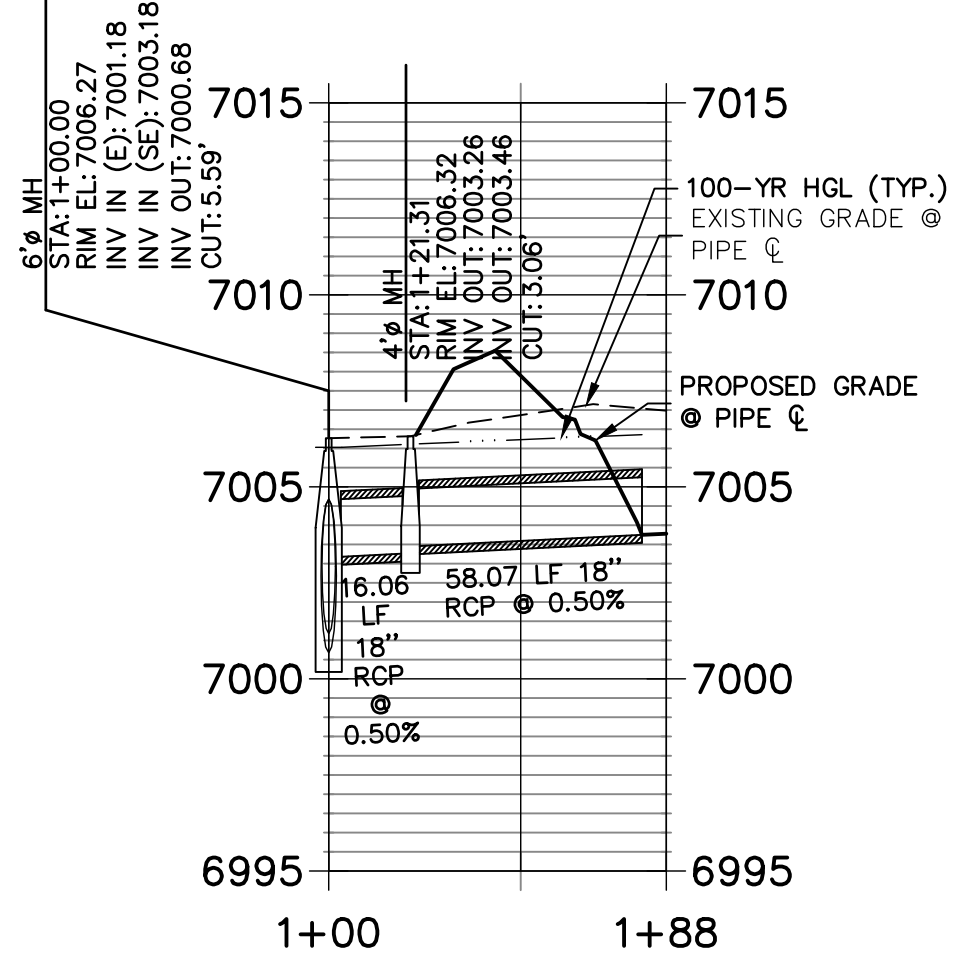
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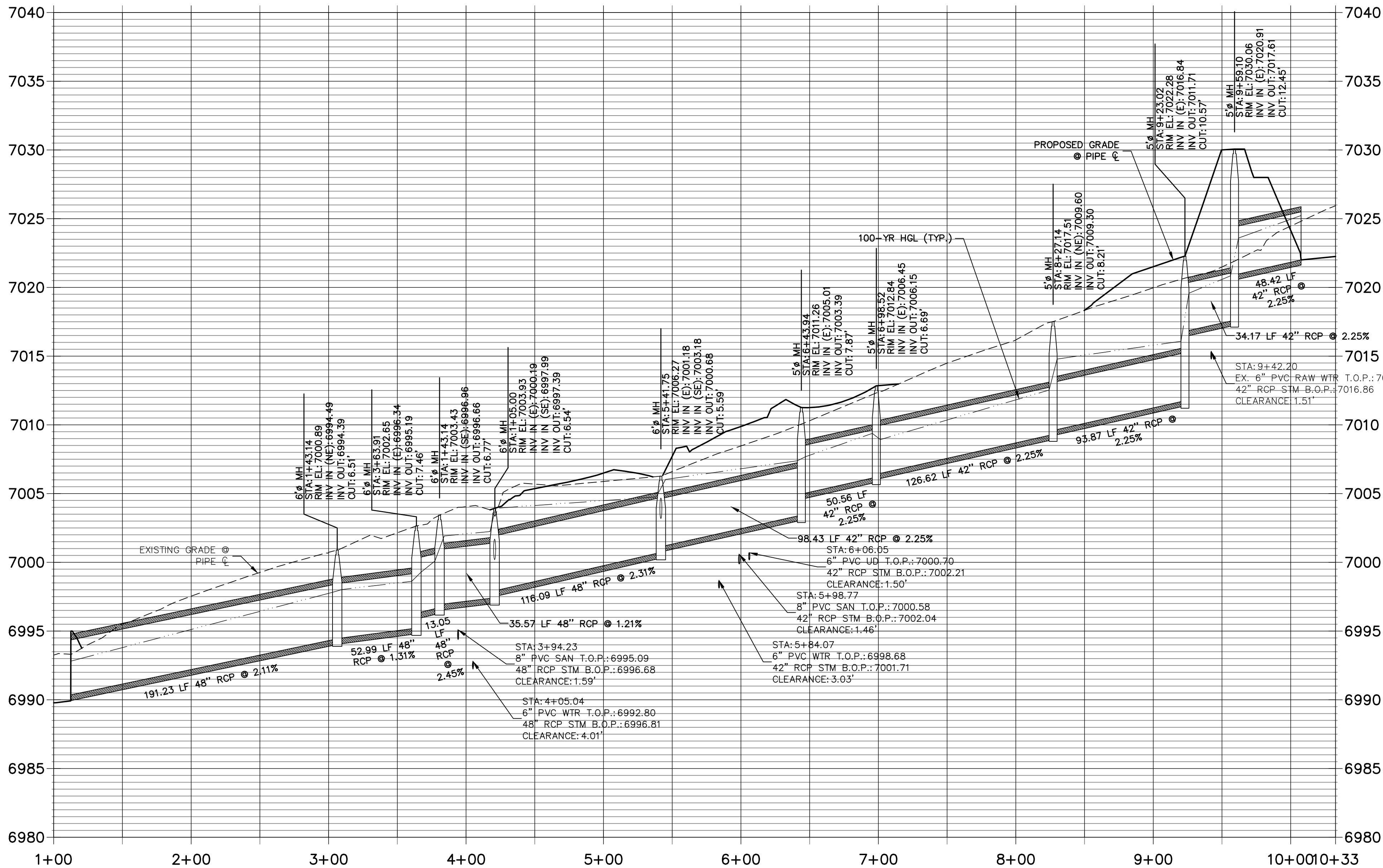


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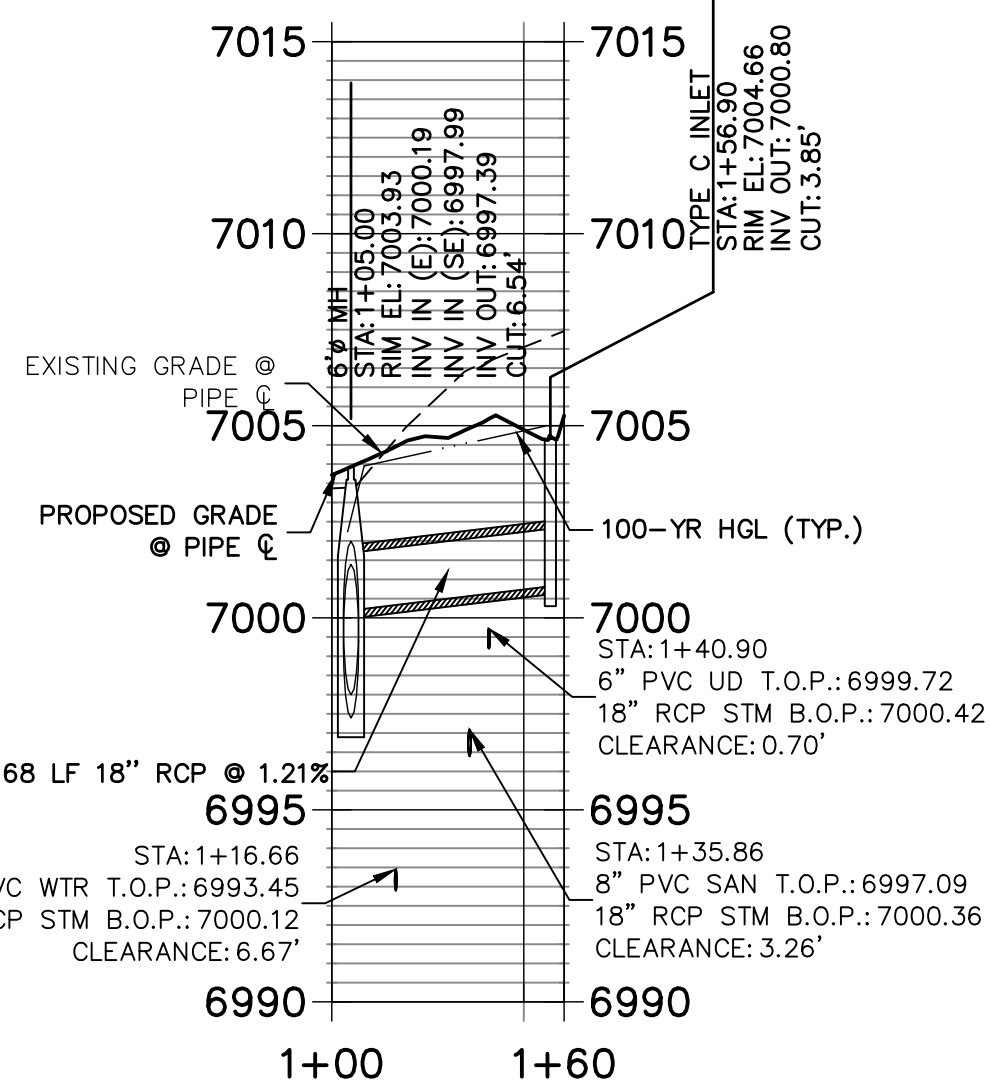
DP11 PROFILE
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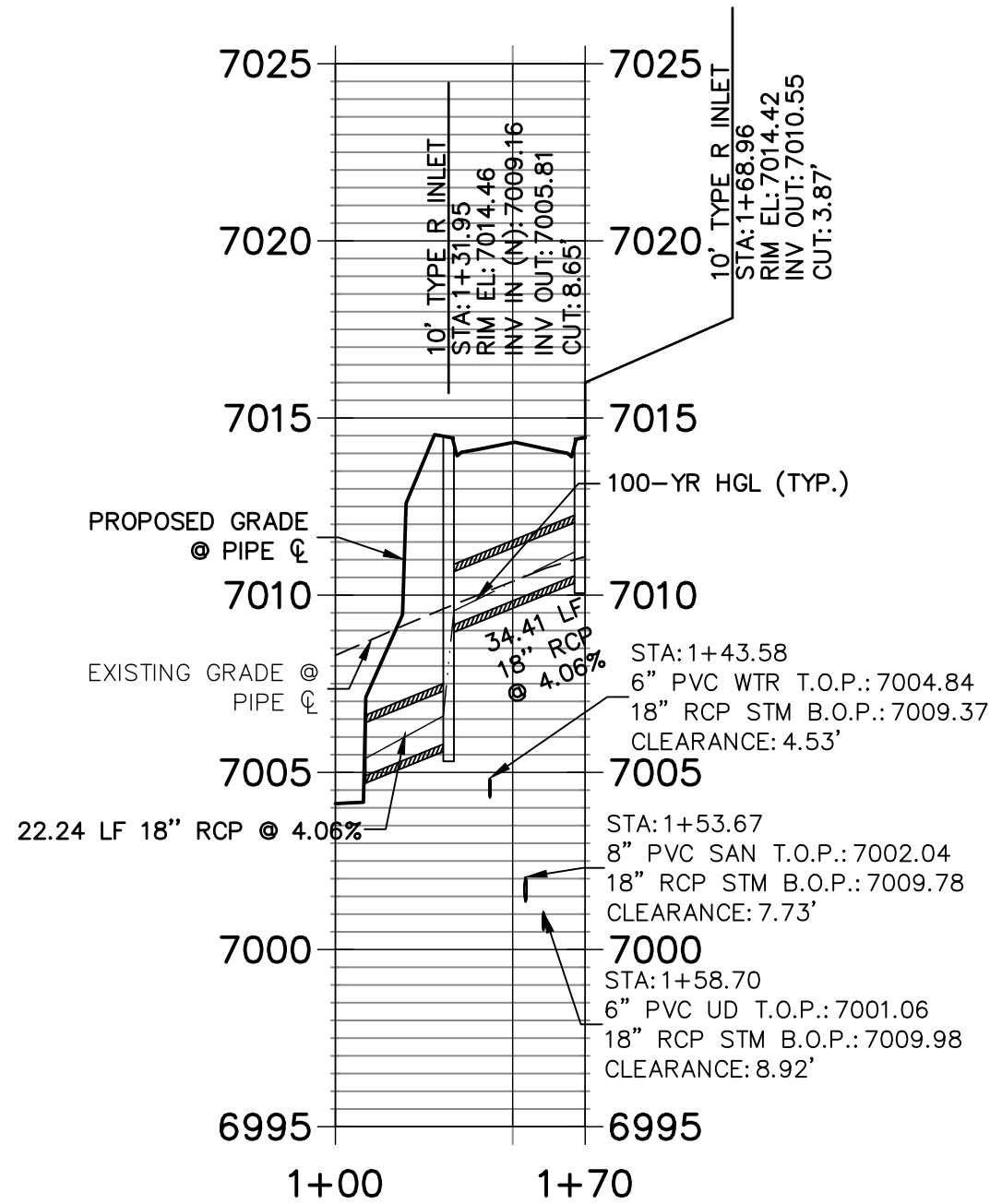
DP05 PROFILE
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DP12 PROFILE
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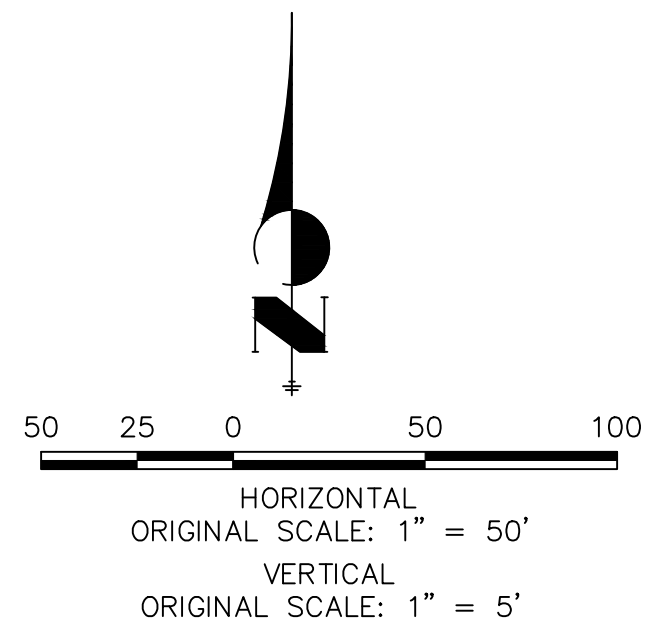


DP07 PROFILE
STA 1+00.00 TO 1+70.46



NOTES

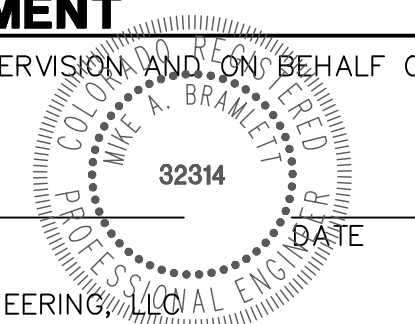
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
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CLOVERLEAF FILING 2

STORM SEWER PLAN AND
PROFILE

SHEET 7 OF 25

JOB NO. 25158.01

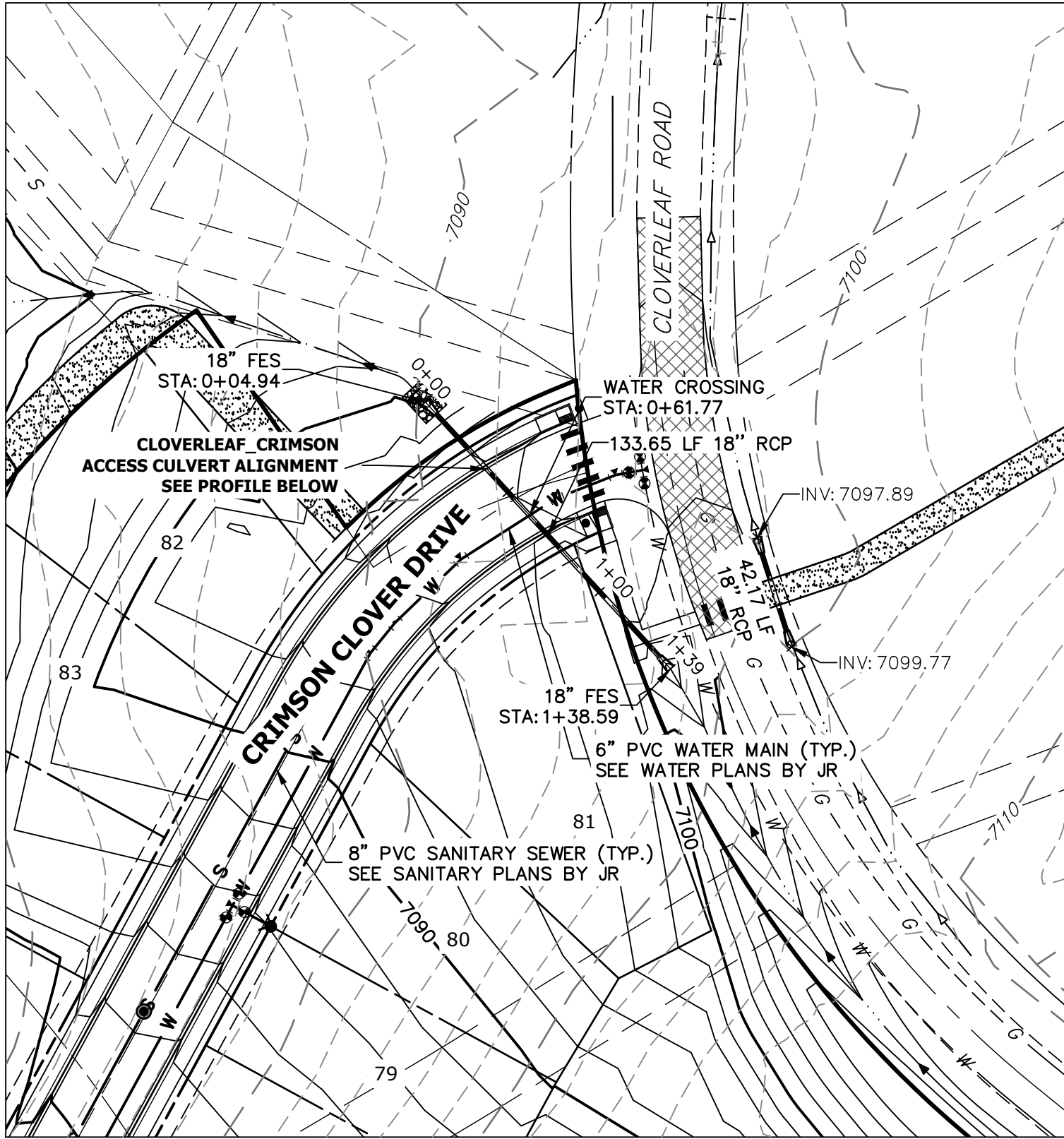
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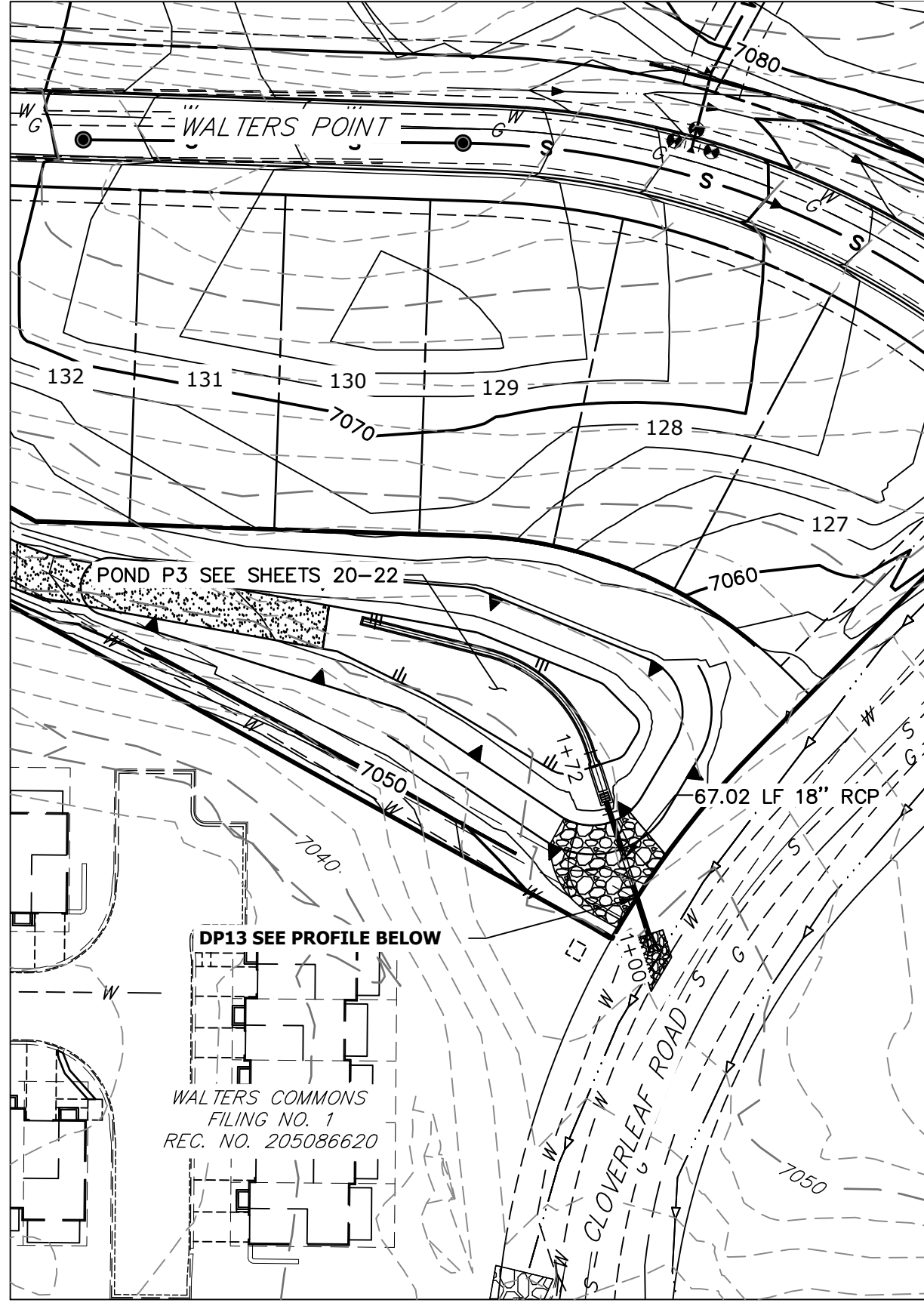
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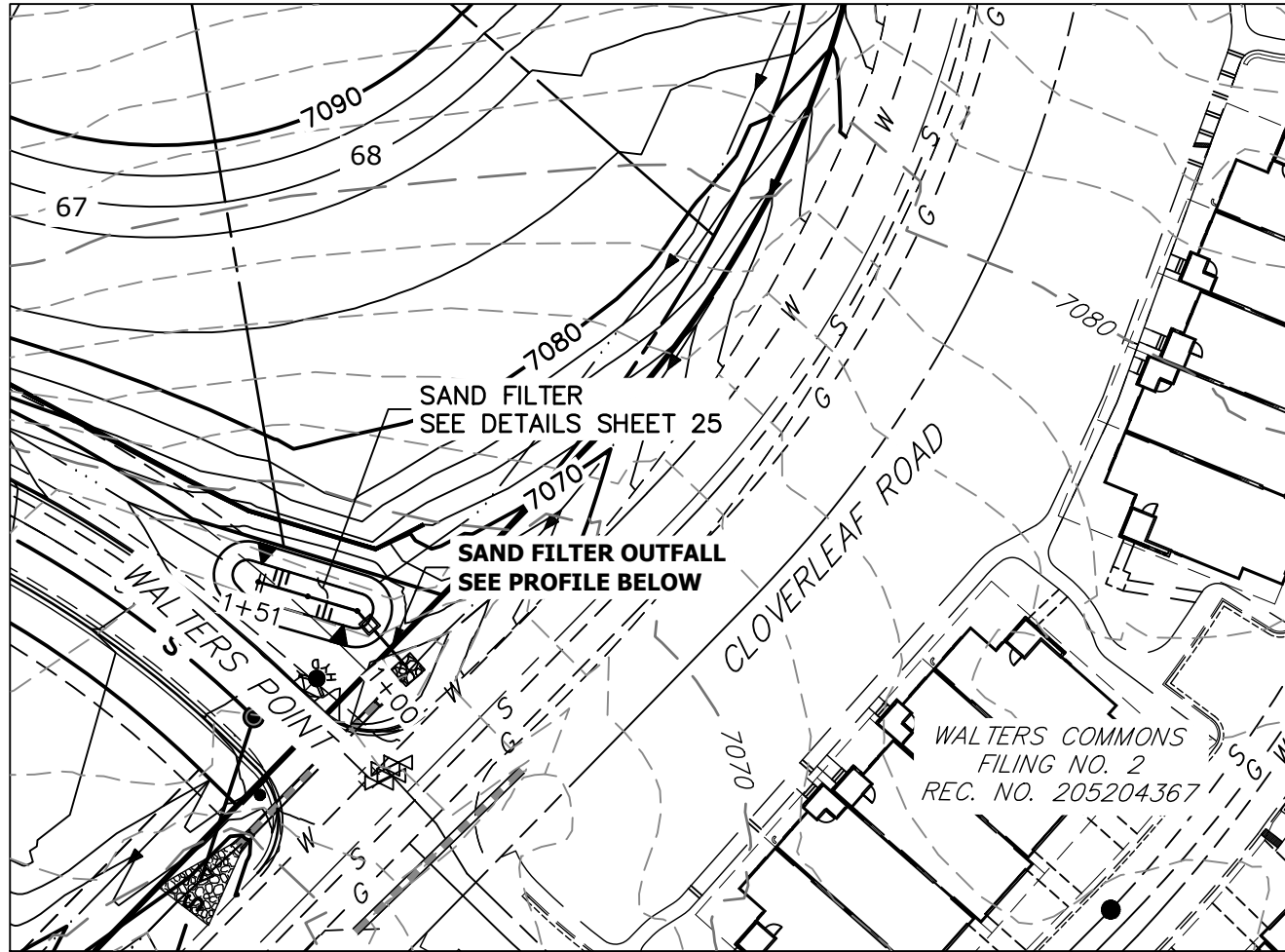
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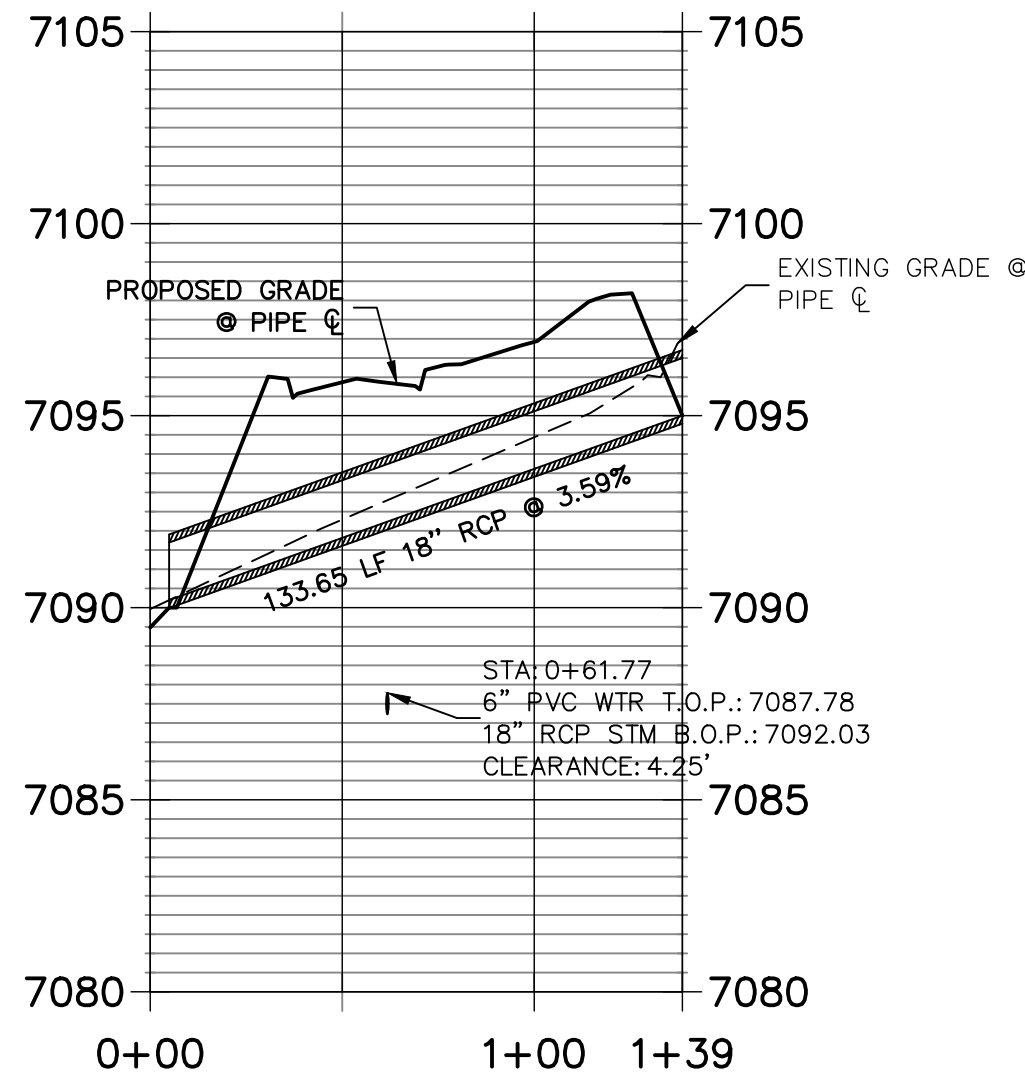


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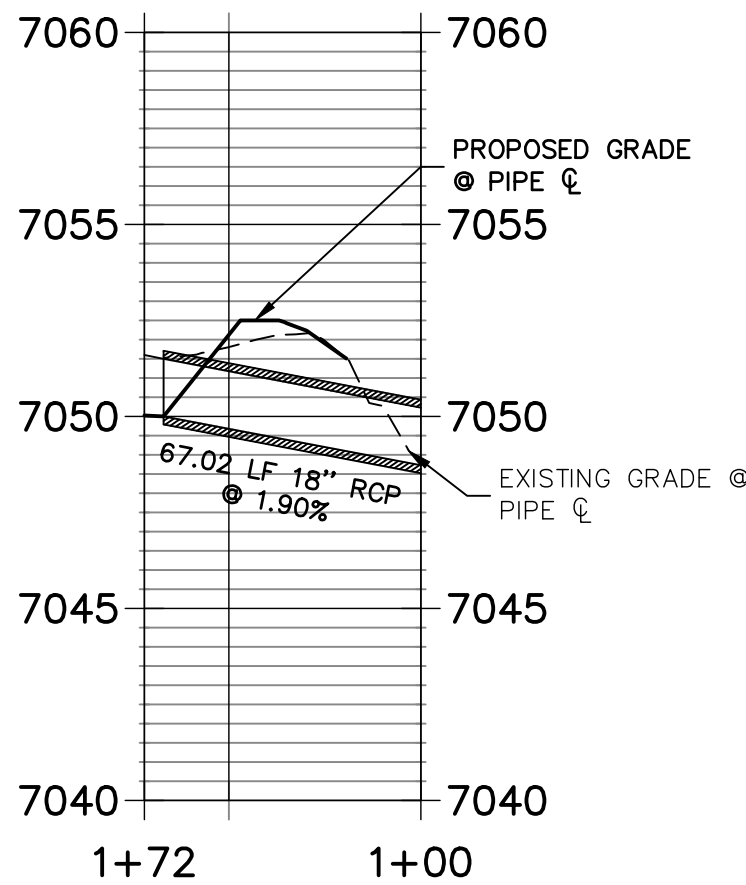


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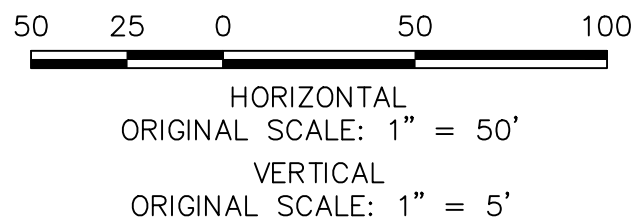
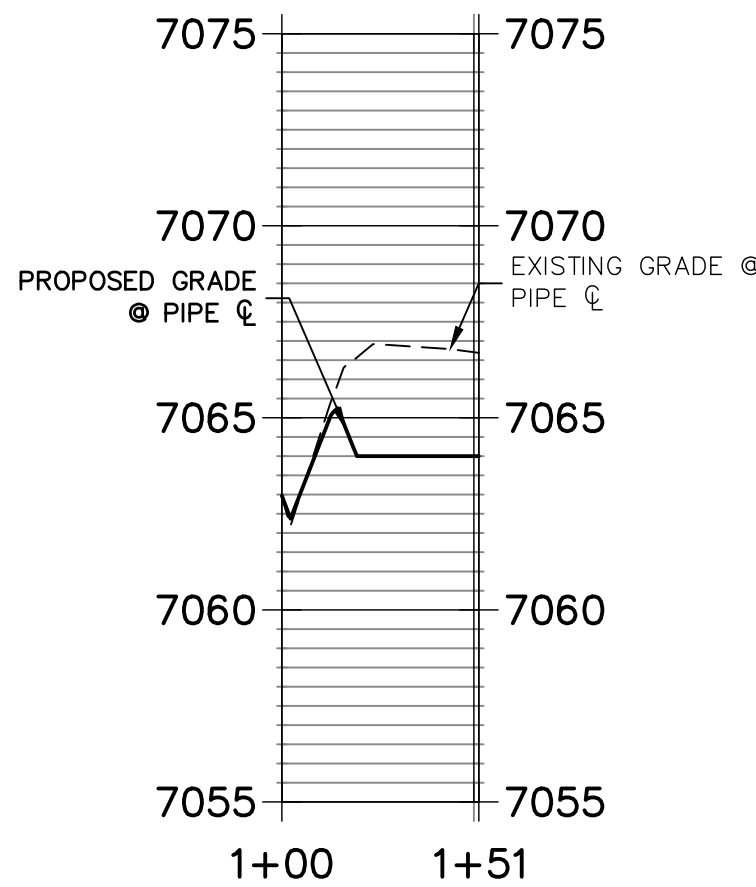
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DP13 PROFILE STA 1+00.00 TO 1+72.02



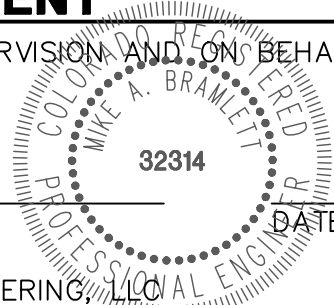
SAND FILTER PROFILE STA 1+00.00 TO 1+51.29



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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CLOVERLEAF FILING 2

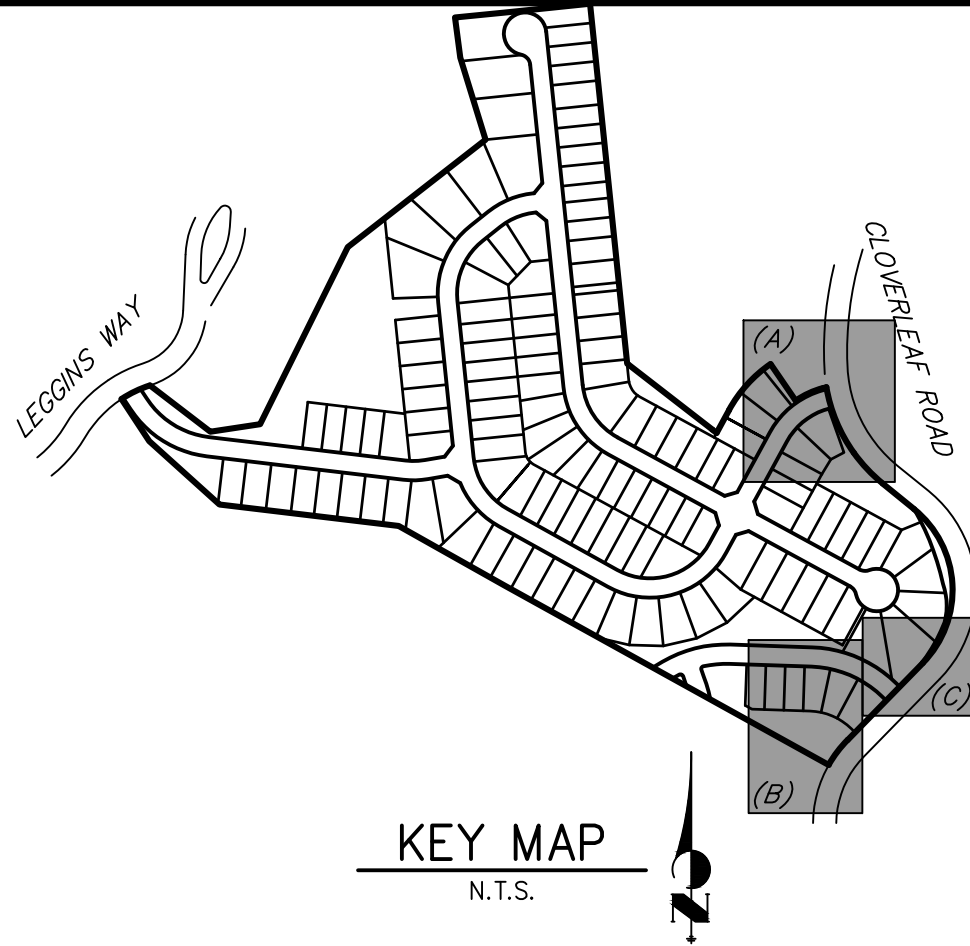
STORM SEWER PLAN AND
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SHEET 8 OF 25

JOB NO. 25158.01

NOTES

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KEY MAP
N.T.S.



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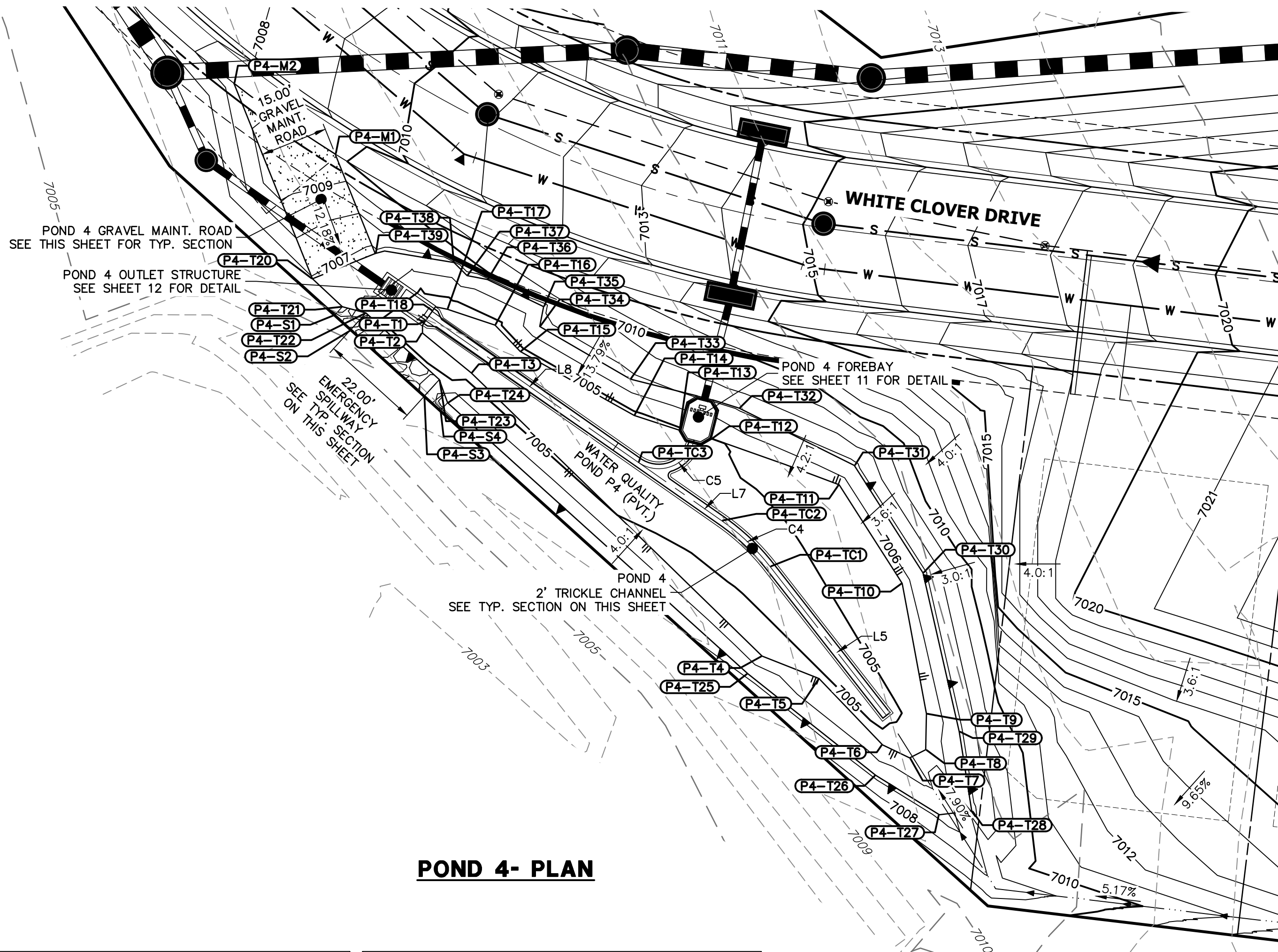


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POND 4- PLAN

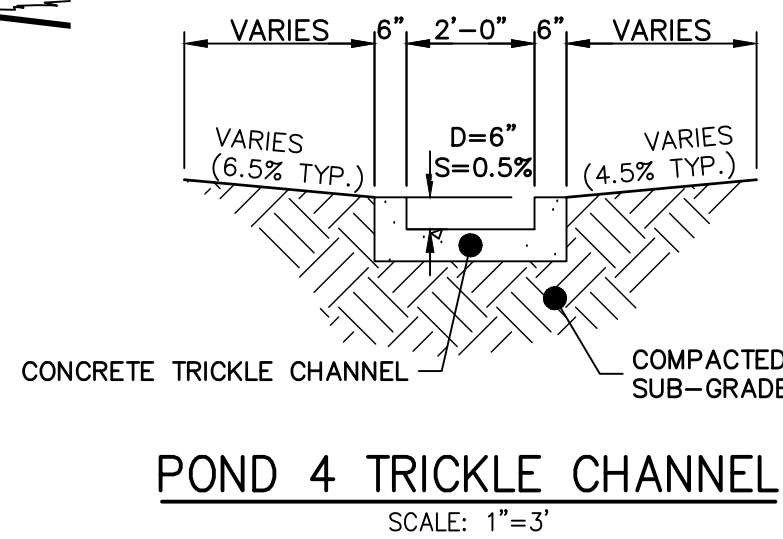
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P4-M1	MAINT. ROAD	N: 455747.33 E: 185361.29	7009.85
P4-M2	MAINT. ROAD	N: 455763.03 E: 185338.81	7008.51
P4-S1	SPILLWAY	N: 455711.59 E: 185361.21	7005.84
P4-S2	SPILLWAY	N: 455708.27 E: 185364.86	7005.55
P4-S3	SPILLWAY/TOP	N: 455693.57 E: 185381.04	7005.75
P4-S4	SPILLWAY/TOP	N: 455690.35 E: 185384.61	7005.80
P4-T1	TOE	N: 455710.15 E: 185381.24	7004.25
P4-T2	TOE	N: 455707.59 E: 185380.66	7004.35
P4-T3	TOE	N: 455698.78 E: 185391.47	7004.49
P4-T4	TOE	N: 455635.91 E: 185456.05	7005.28
P4-T5	TOE	N: 455630.92 E: 185468.70	7005.06
P4-T6	TOE	N: 455616.22 E: 185482.78	7005.15
P4-T7	TOE	N: 455613.34 E: 185488.78	7005.28
P4-T8	TOE	N: 455615.15 E: 185492.35	7005.36
P4-T9	TOE	N: 455623.15 E: 185492.51	7005.20
P4-T10	TOE	N: 455652.05 E: 185487.14	7005.59
P4-T11	TOE	N: 455673.93 E: 185473.16	7005.58

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P4-T12	TOE	N: 455684.19 E: 185444.86	7005.07
P4-T13	TOE	N: 455686.05 E: 185437.70	7004.86
P4-T14	TOE	N: 455689.31 E: 185427.66	7004.75
P4-T15	TOE	N: 455703.50 E: 185402.36	7004.73
P4-T16	TOE	N: 455709.36 E: 185396.77	7004.70
P4-T17	TOE	N: 455712.88 E: 185386.20	7004.40
P4-T18	TOE	N: 455712.61 E: 185382.95	7004.25
P4-T20	TOP/MAINT. TRAIL	N: 455719.64 E: 185356.26	7006.93
P4-T21	TOP/SPILLWAY	N: 455713.43 E: 185362.88	7006.75
P4-T22	TOP/SPILLWAY	N: 455712.06 E: 185368.12	7005.66
P4-T23	TOP/SPILLWAY	N: 455697.27 E: 185384.40	7005.20
P4-T24	TOP/SPILLWAY	N: 455692.14 E: 185386.23	7006.75
P4-T25	TOP	N: 455632.02 E: 185452.86	7006.75
P4-T26	TOP	N: 455609.46 E: 185481.27	7006.75
P4-T27	TOP	N: 455600.72 E: 185495.38	7006.75
P4-T28	TOP	N: 455601.57 E: 185502.57	7006.75
P4-T29	TOP	N: 455619.17 E: 185499.78	7006.75

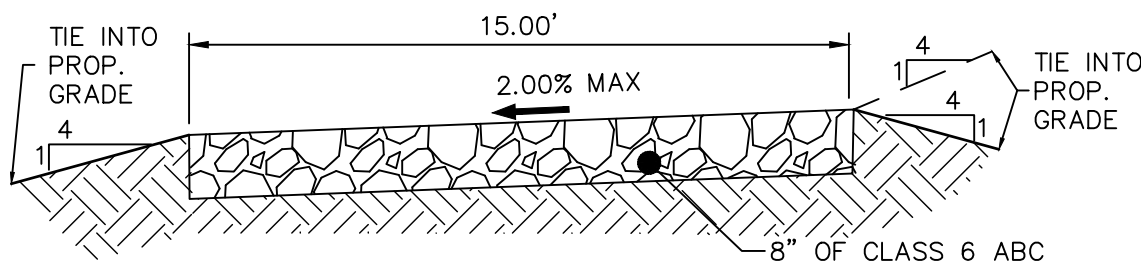
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P4-T30	TOP	N: 455654.39 E: 185491.75	7006.75
P4-T31	TOP	N: 455678.23 E: 185476.50	7006.75
P4-T32	TOP	N: 455690.94 E: 185450.93	7007.12
P4-T33	TOP	N: 455697.37 E: 185426.80	7006.75
P4-T34	TOP	N: 455709.06 E: 185406.69	7006.75
P4-T35	TOP	N: 455713.46 E: 185407.55	7006.75
P4-T36	TOP	N: 455719.48 E: 185395.08	7006.75
P4-T37	TOP	N: 455720.34 E: 185390.56	7006.75
P4-T38	TOP	N: 455723.24 E: 185387.66	7006.76
P4-T39	TOP	N: 455725.24 E: 185370.18	7006.75
P4-TC1	TRICKLE CHANNEL	N: 455655.80 E: 185457.80	7004.22
P4-TC2	TRICKLE CHANNEL	N: 455665.97 E: 185447.07	7004.14
P4-TC3	TRICKLE CHANNEL	N: 455678.94 E: 185428.51	7004.03

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S38°02'12"E	41.93'
L7	S55°02'56"E	22.64'
L8	S55°02'56"E	56.63'

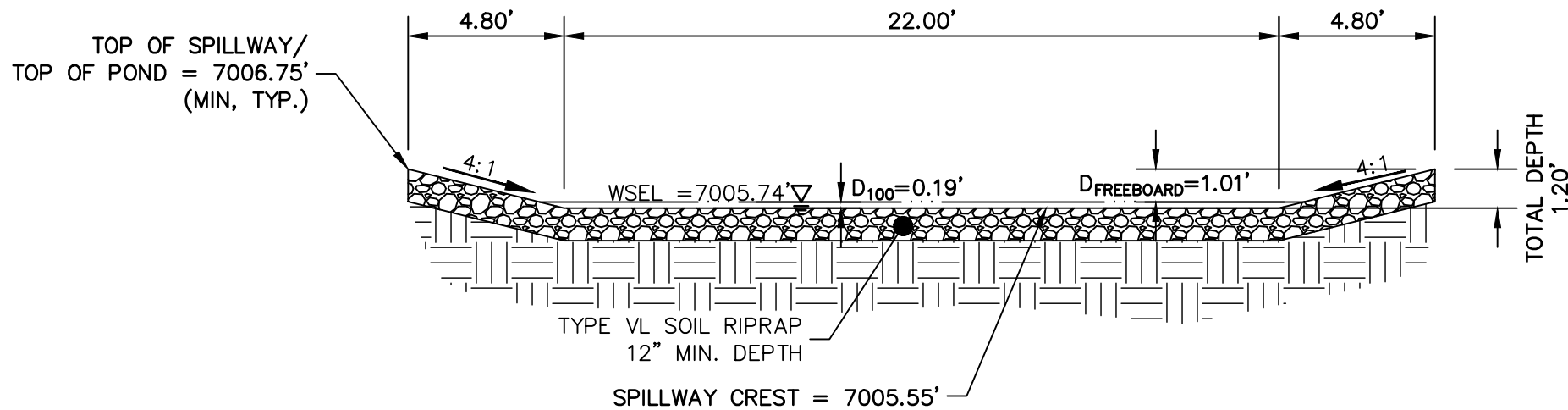
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	
C4	17°00'45"	50.00'	14.85'	
C5	108°16'49"	8.00'	15.12'	



POND 4 TRICKLE CHANNEL



15' GRAVEL MAINTENANCE ACCESS ROAD TYPICAL SECTION



POND 4 EMERGENCY SPILLWAY TYP. SECTION

NOTES

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- SEE SHEETS 3-8 FOR PROPOSED STORM SEWER DESIGN.

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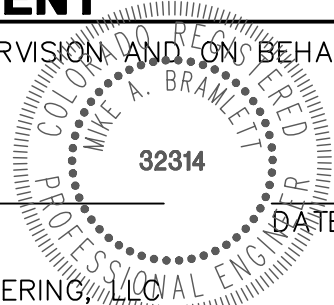


ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING, LLC



CLOVERLEAF FILING 2

POND PLANS AND DETAILS

SHEET 9 OF 25

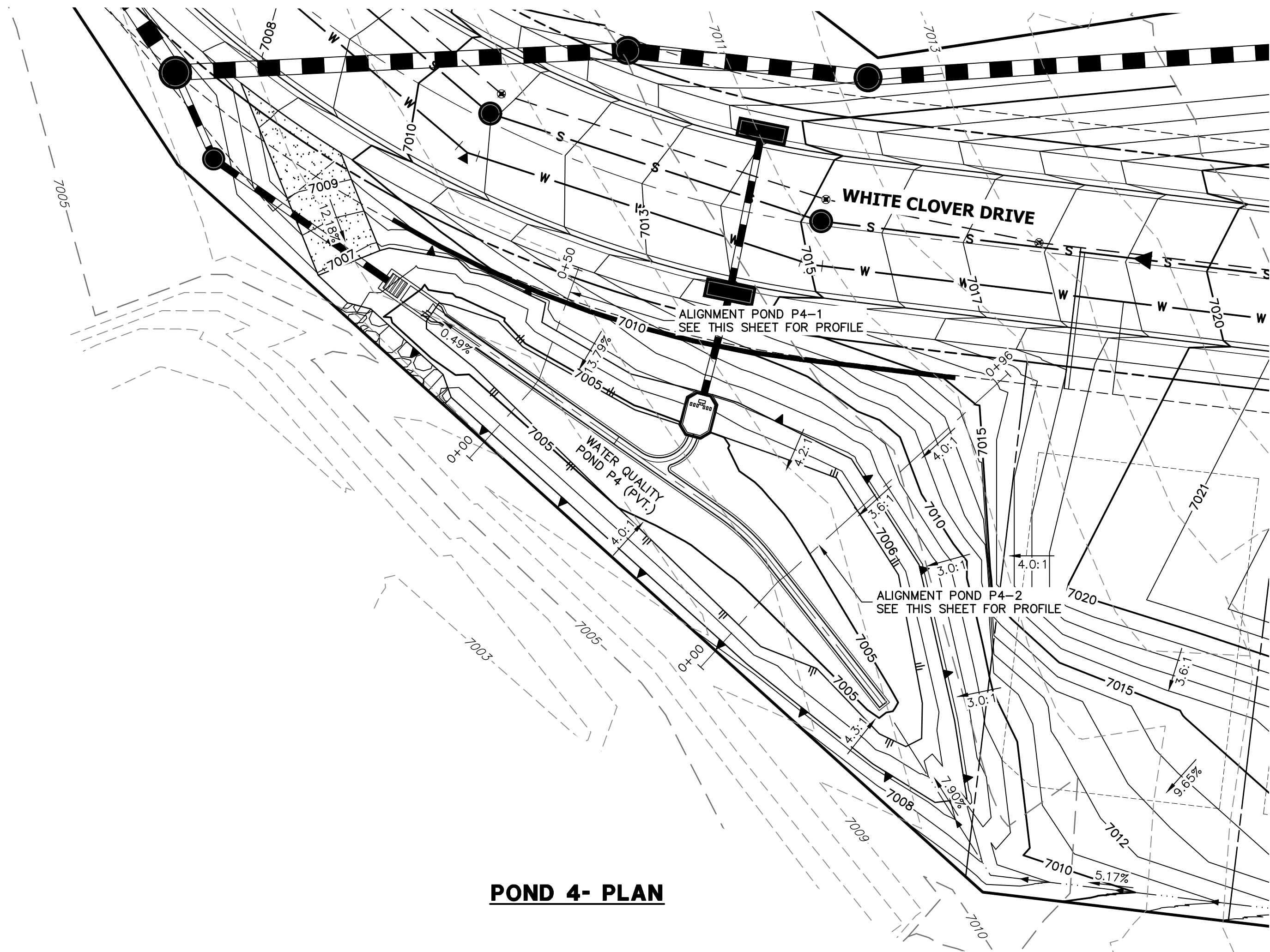
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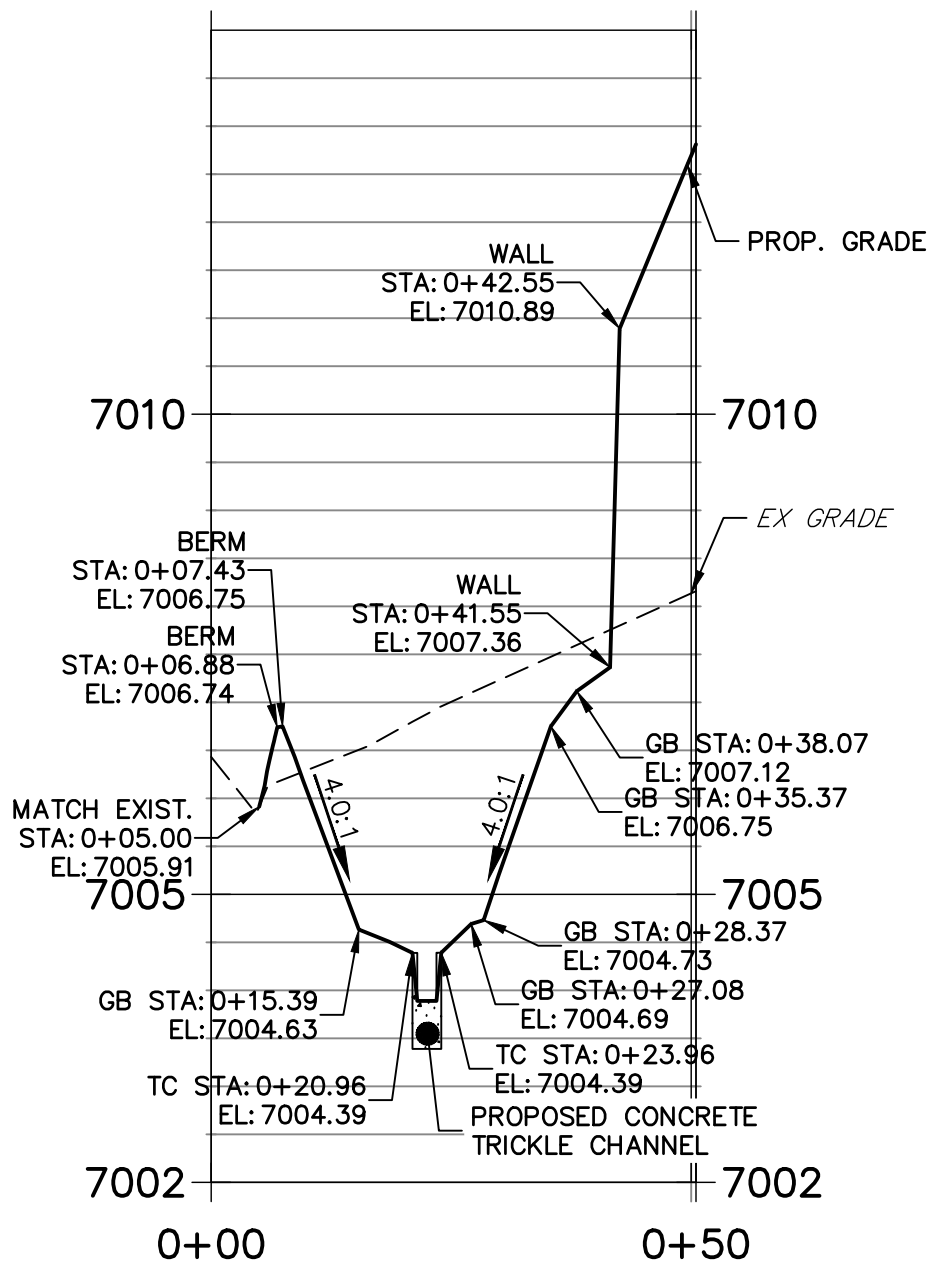
PREPARED FOR
PT CLOVERLEAF, LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
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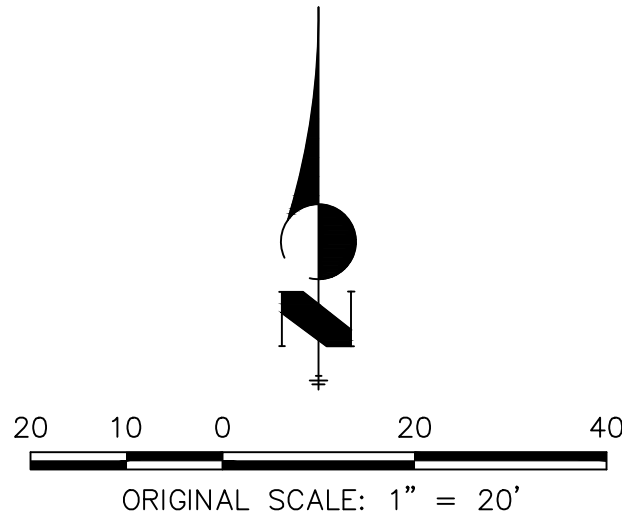
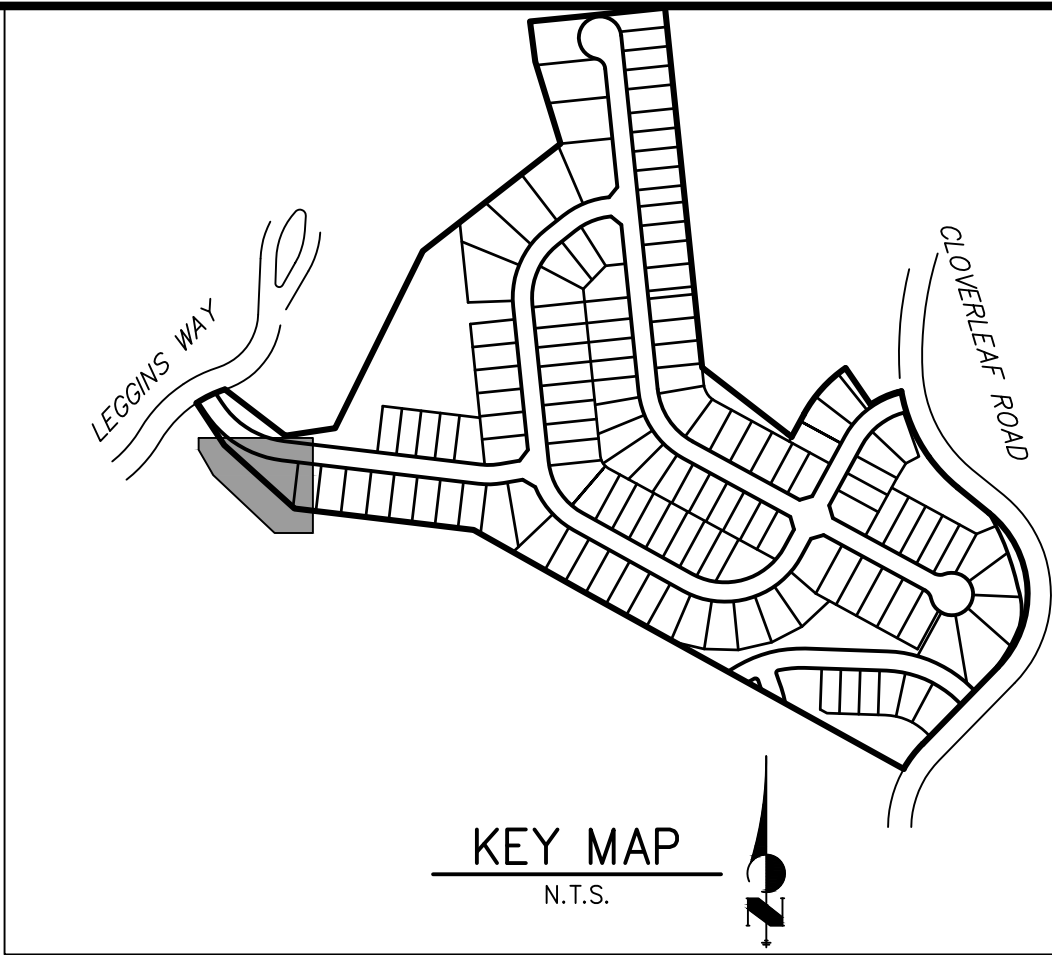
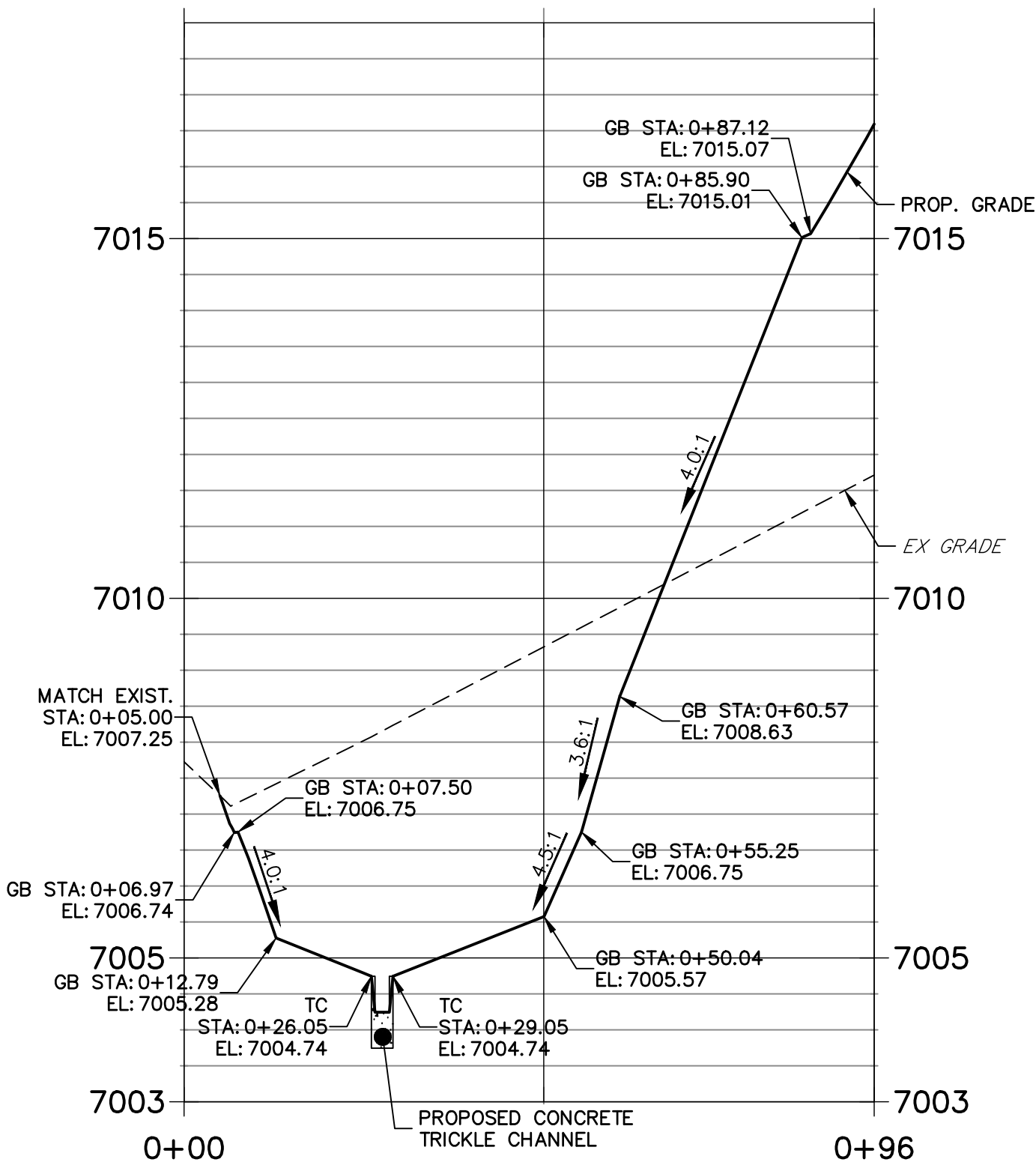


POND 4- PLAN

POND P4-1 PROFILE
STA 0+00.00 TO 0+50.49



POND P4-2 PROFILE
STA 0+00.00 TO 0+95.96



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CLOVERLEAF FILING 2

POND PLANS AND DETAILS

SHEET 10 OF 25

JOB NO. 25158.01

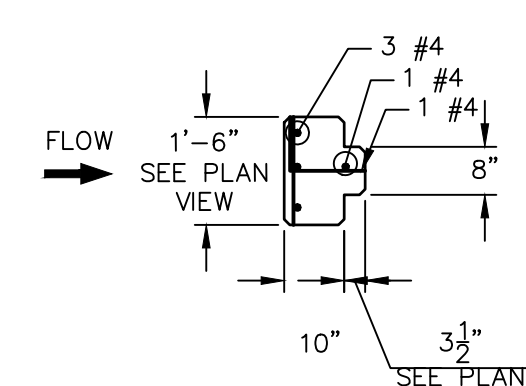
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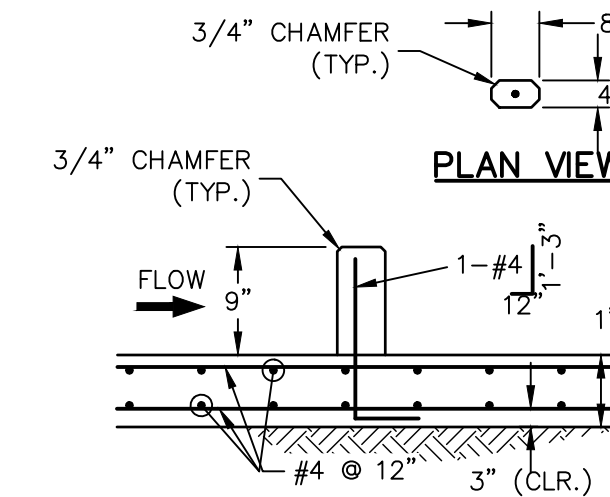
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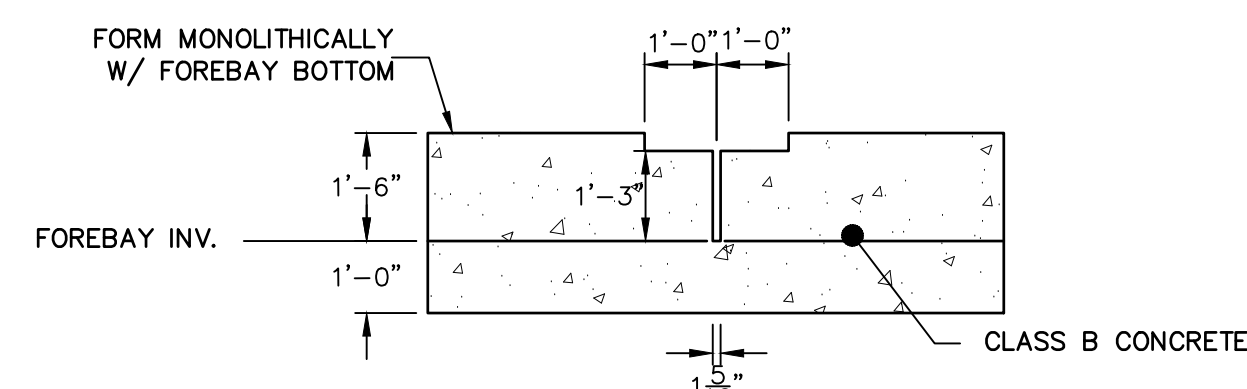
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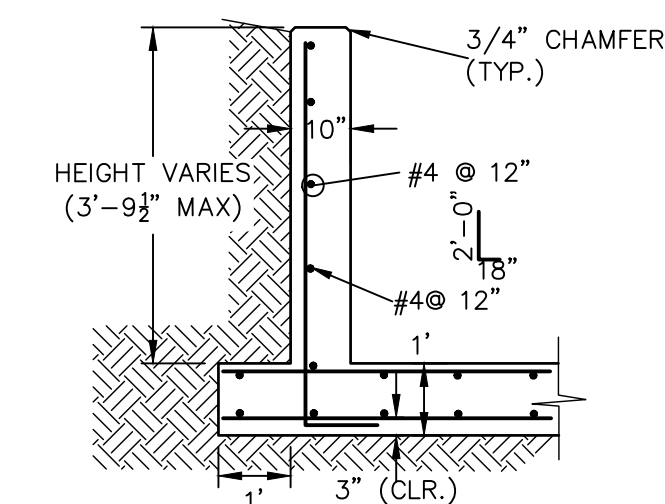
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SCALE: 3/8"=1'

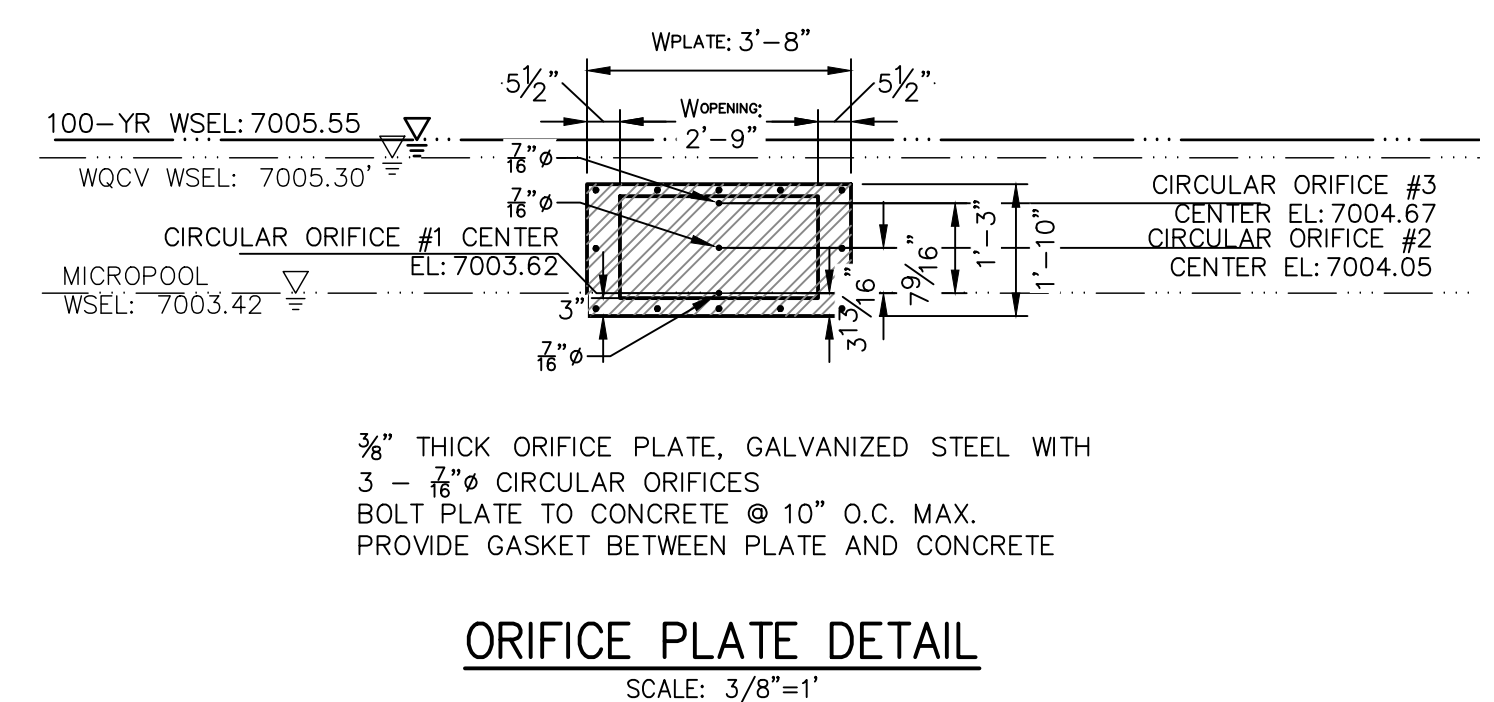
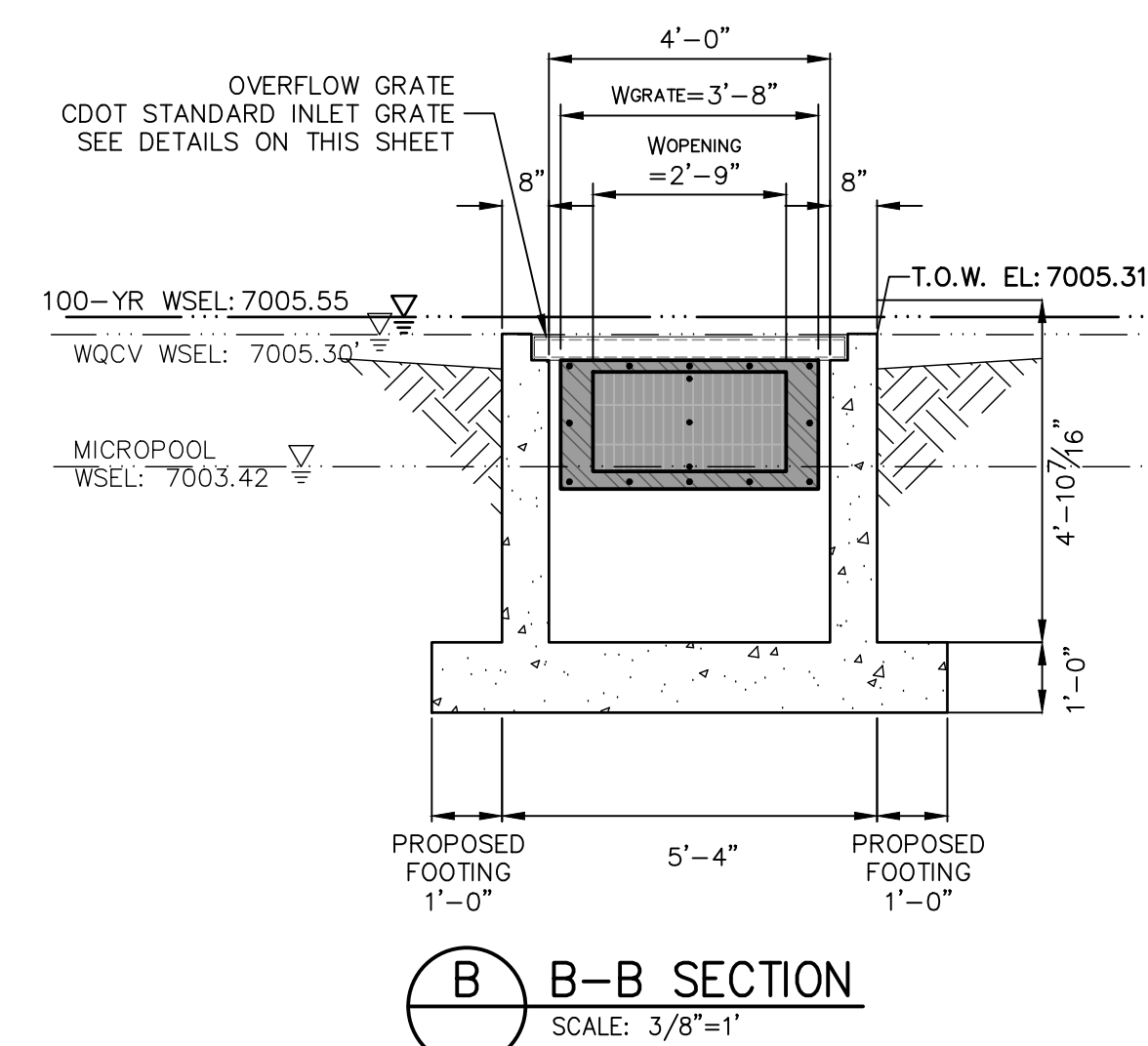
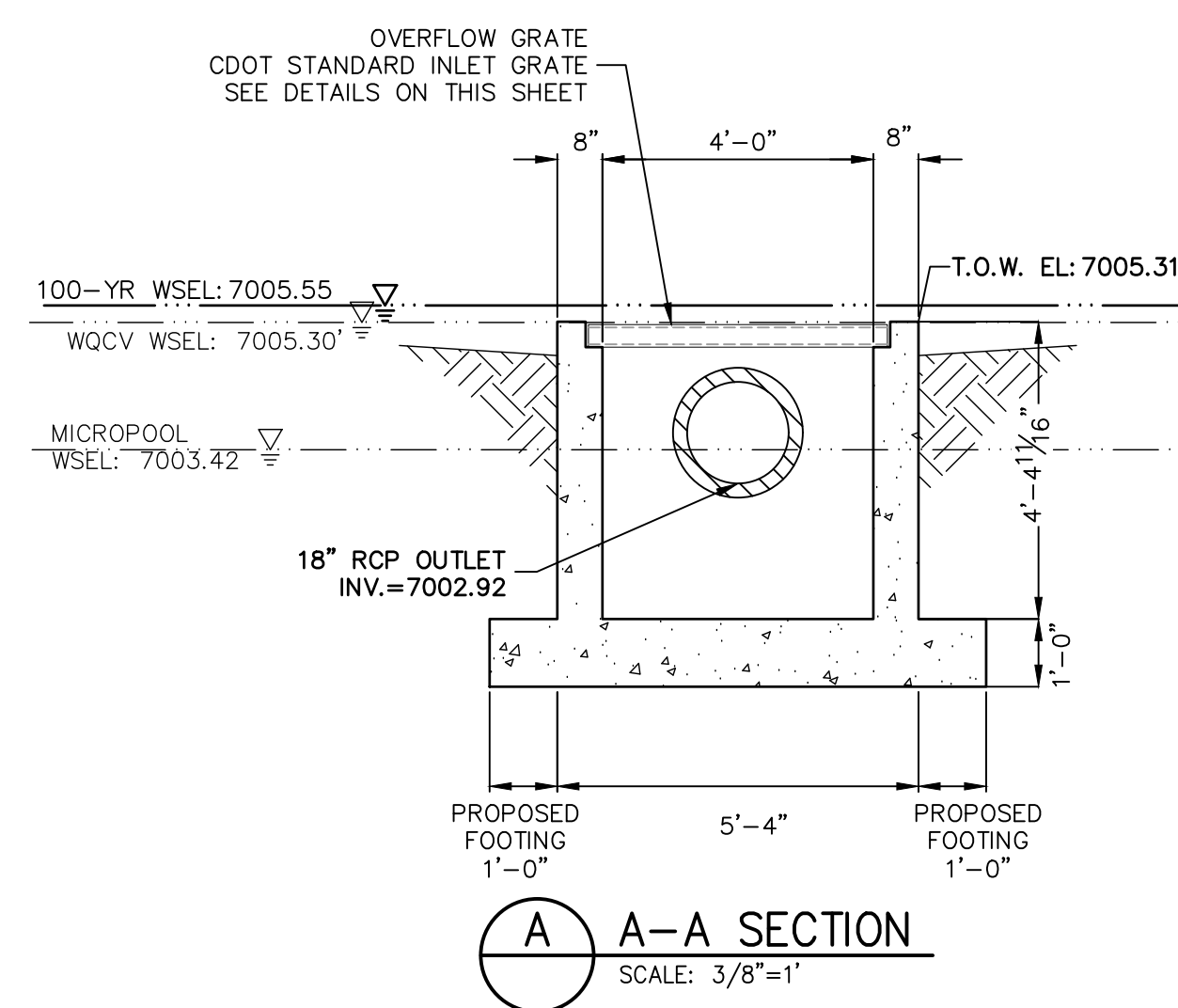
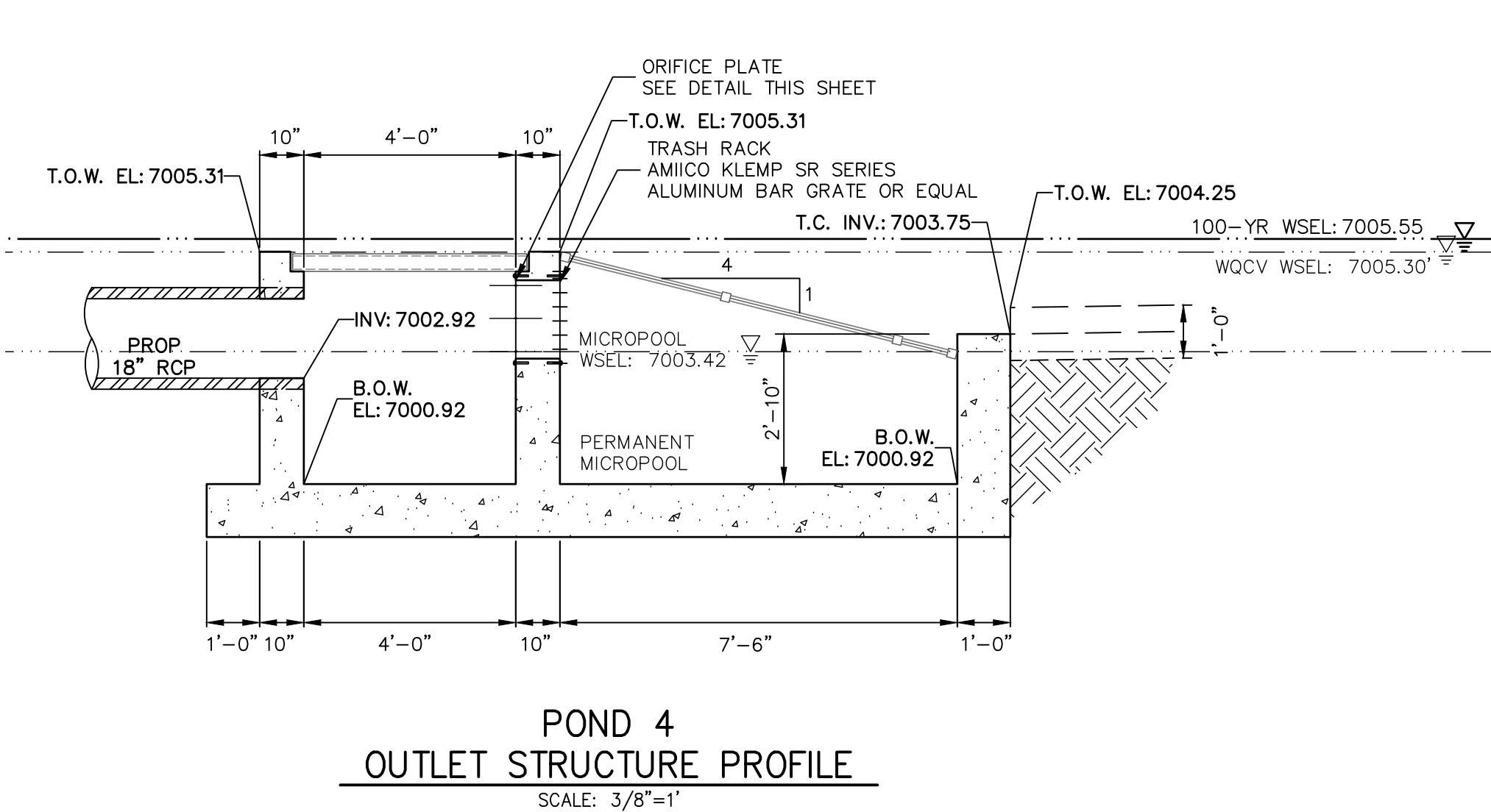
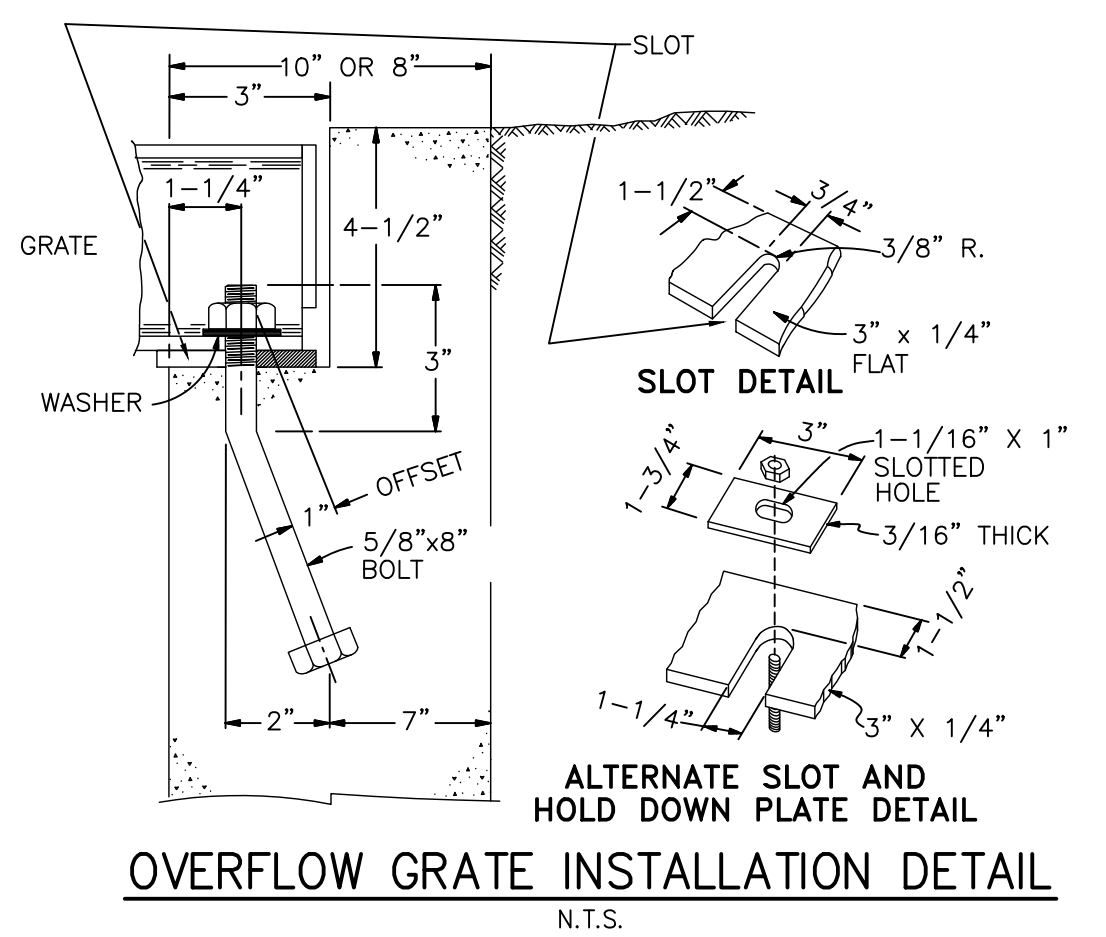
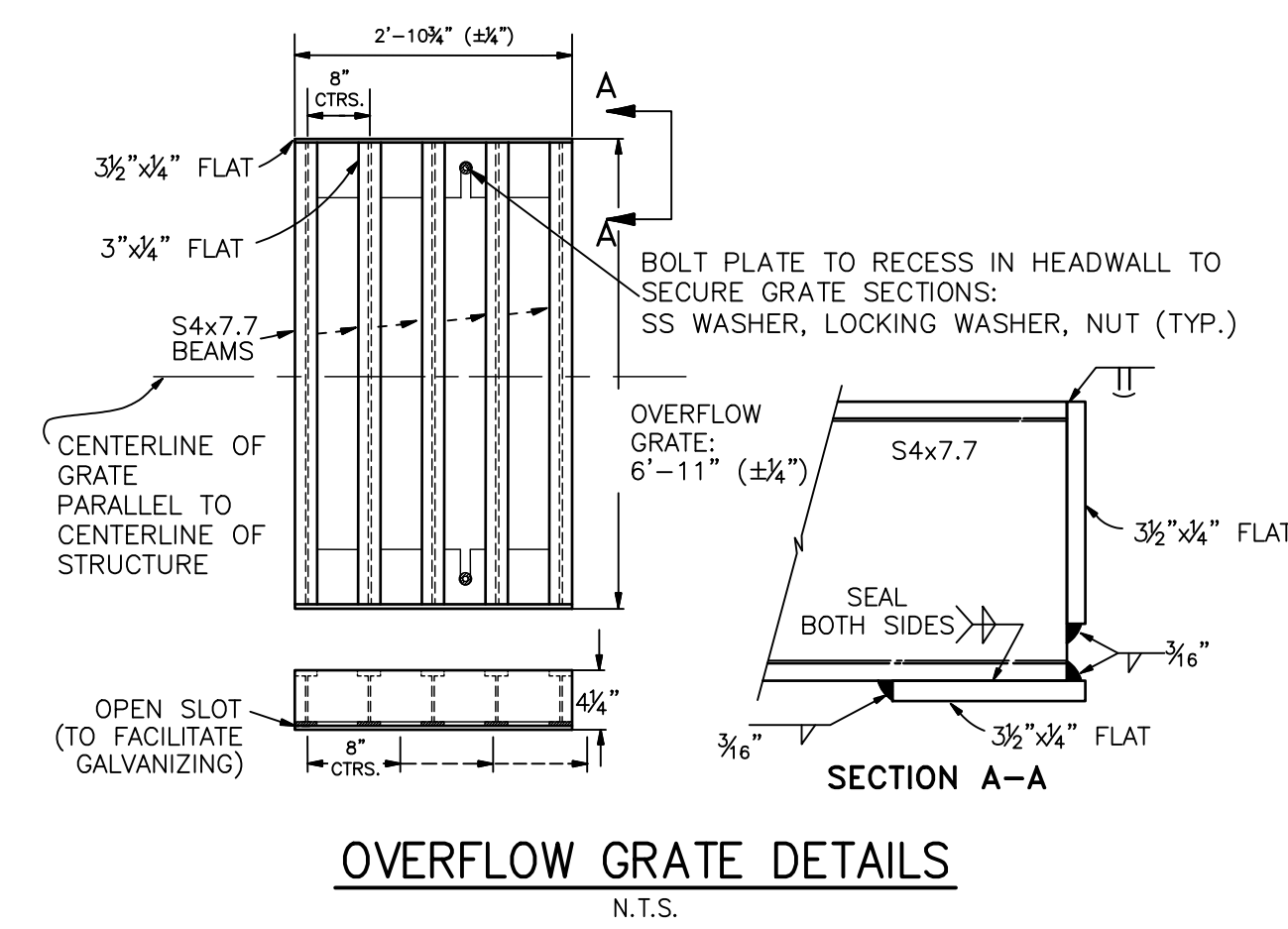
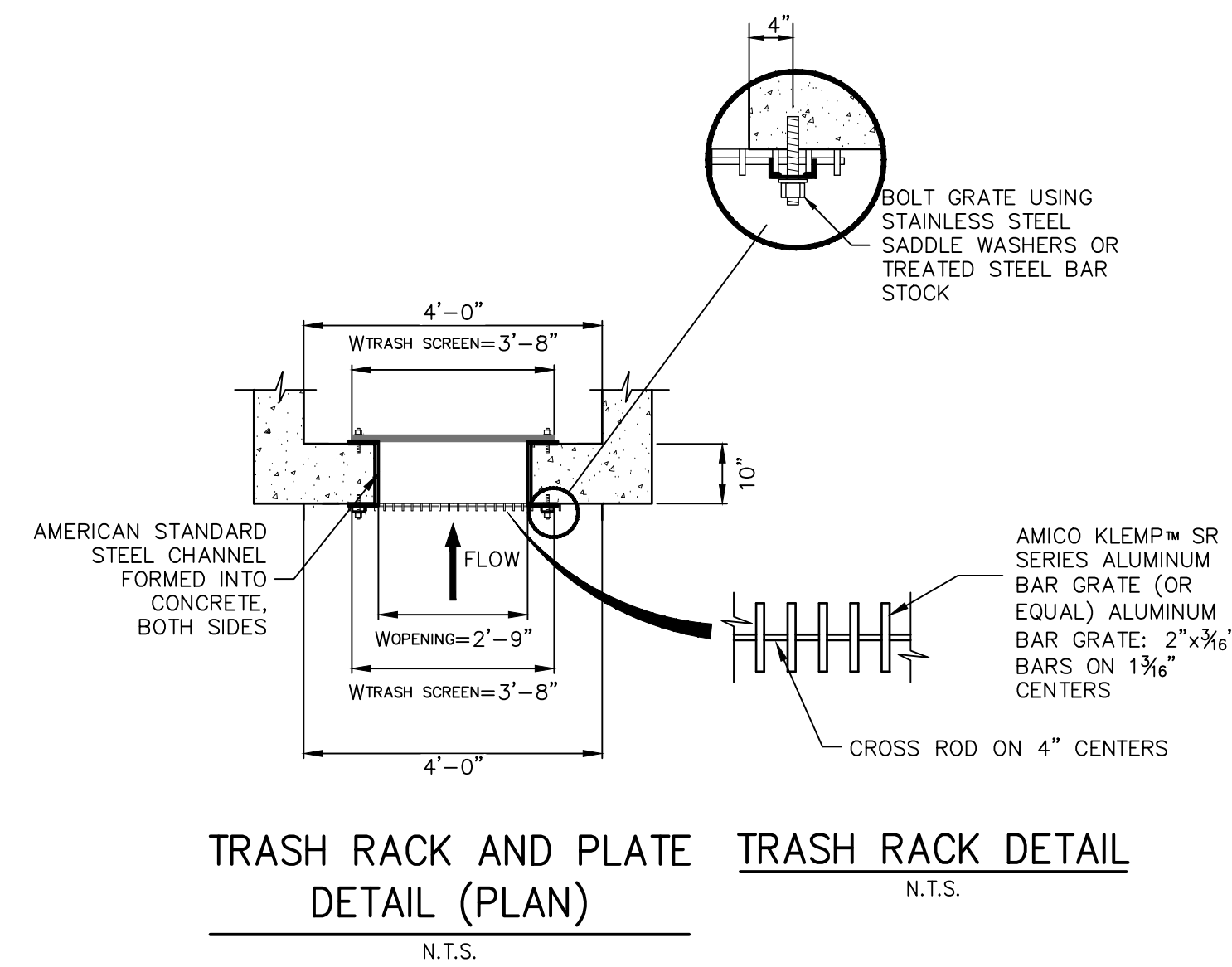
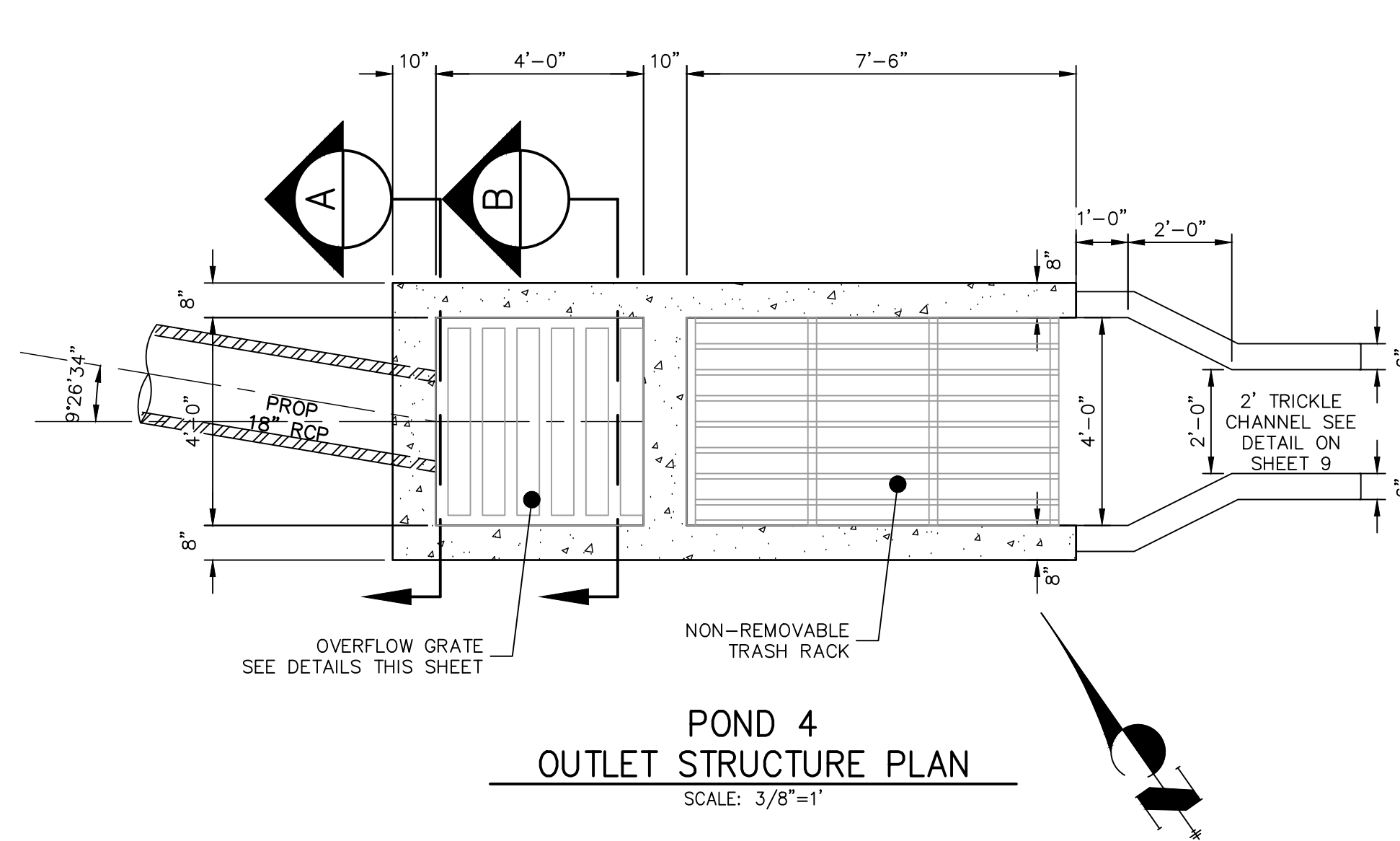


SCALE: 3/8"=1'



SCALE: N.T.S.

SCALE: $3/8"=1$



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1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACO.COM

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NO.	25158.01
12	OF 25
POND PLANS AND DETAILS	

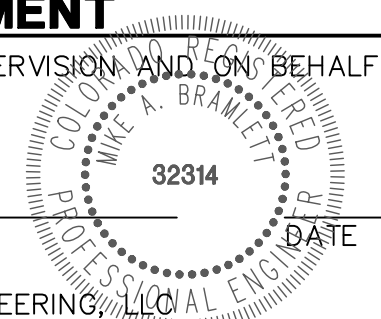


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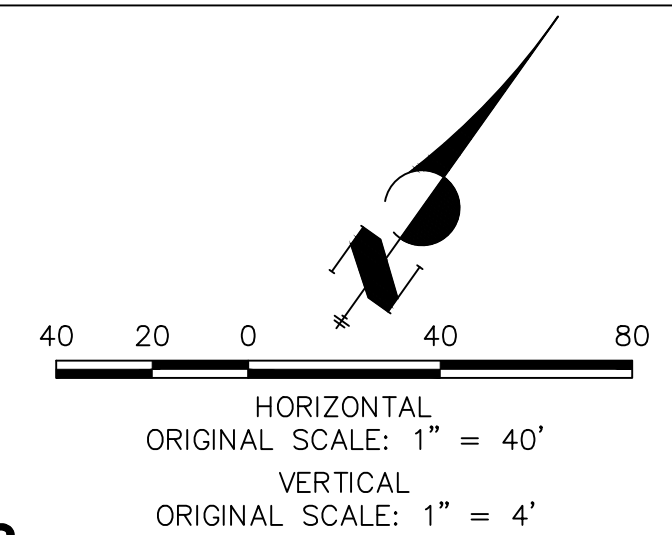
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



Profile view of the proposed concrete trickle channel. The vertical axis shows elevation from 7062 to 7080 feet. The horizontal axis shows stationing from 0+00 to 2+002+22. The profile includes a match existing grade at station 0+08.76 (elevation 7078.10), a proposed grade line, and an existing grade line. Key points include a berm at station 2+09.45 (elevation 7073.22), a berm at station 1+97.45 (elevation 7073.00), and a berm at station 2+21.22 (elevation 7071.31). The proposed concrete trickle channel is shown at the bottom of the profile.



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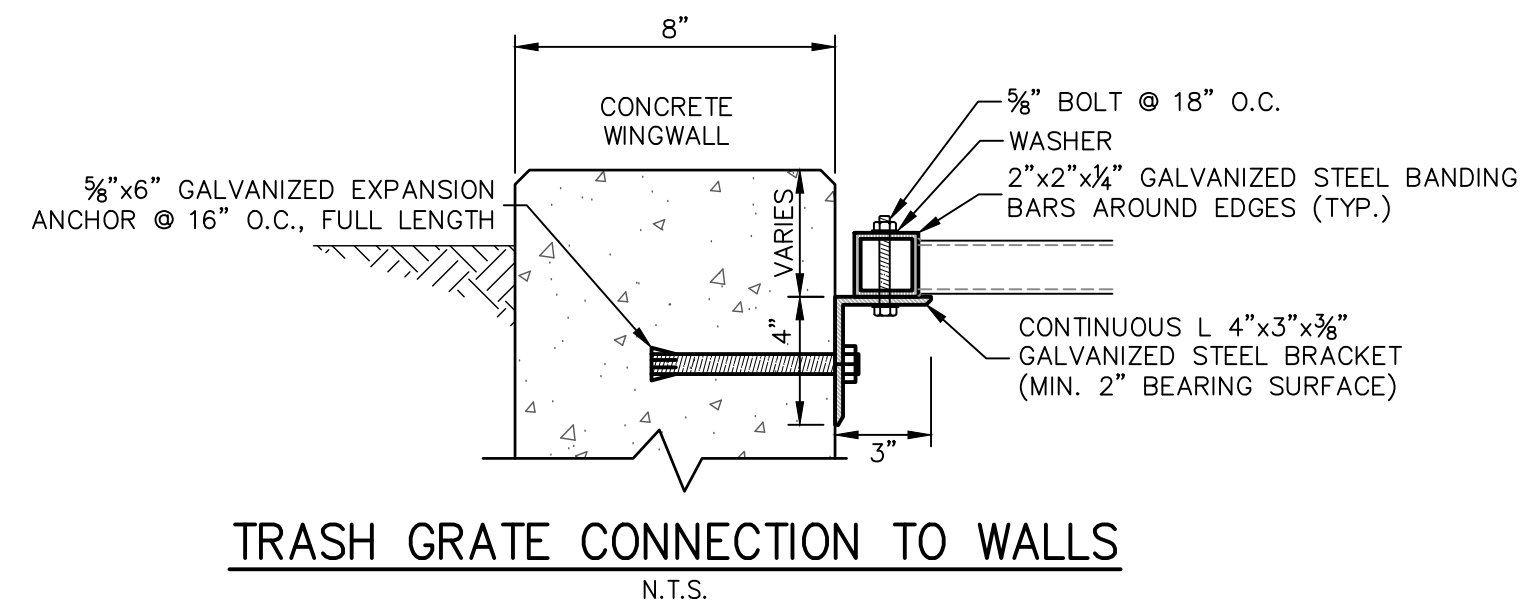
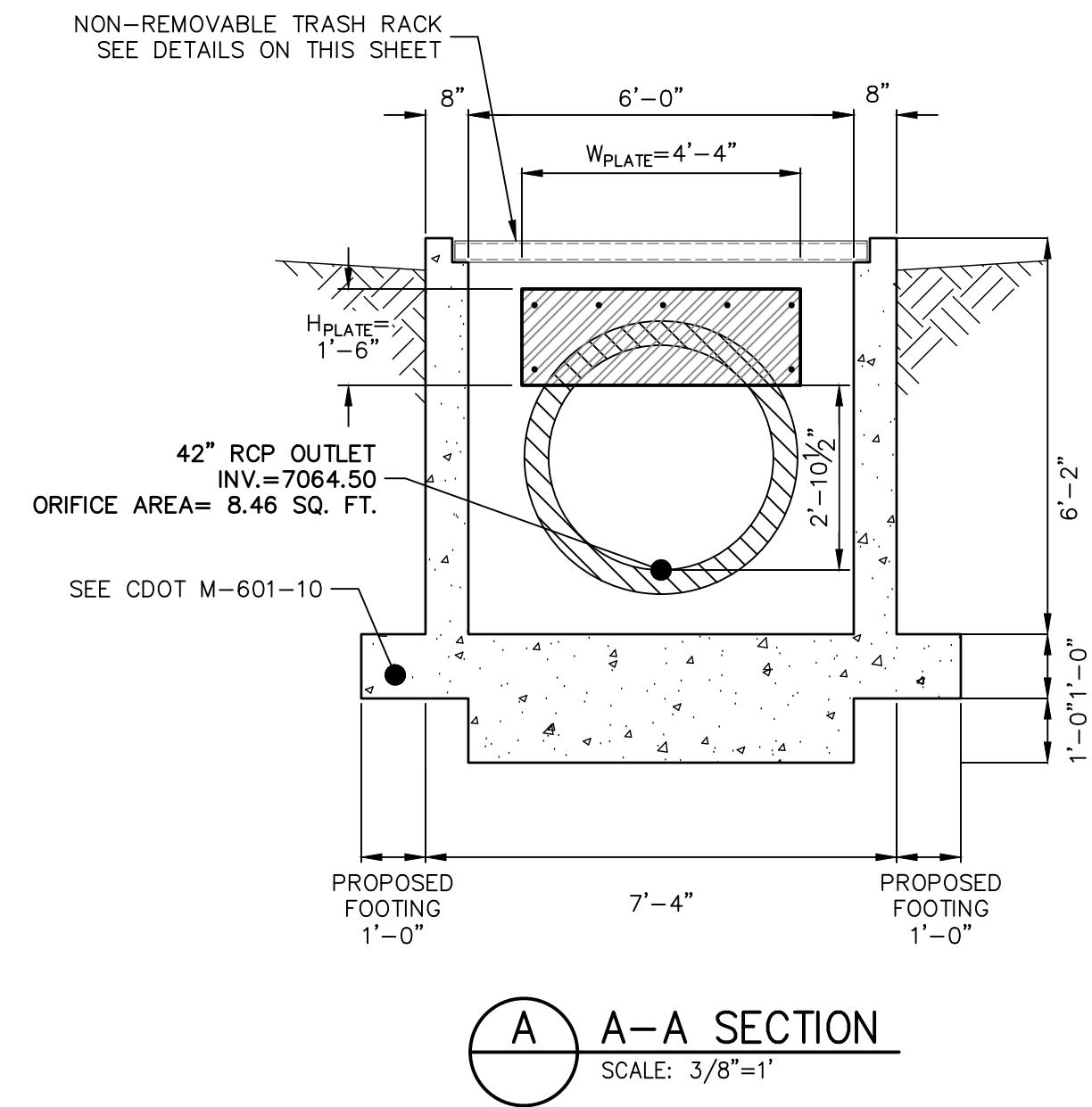
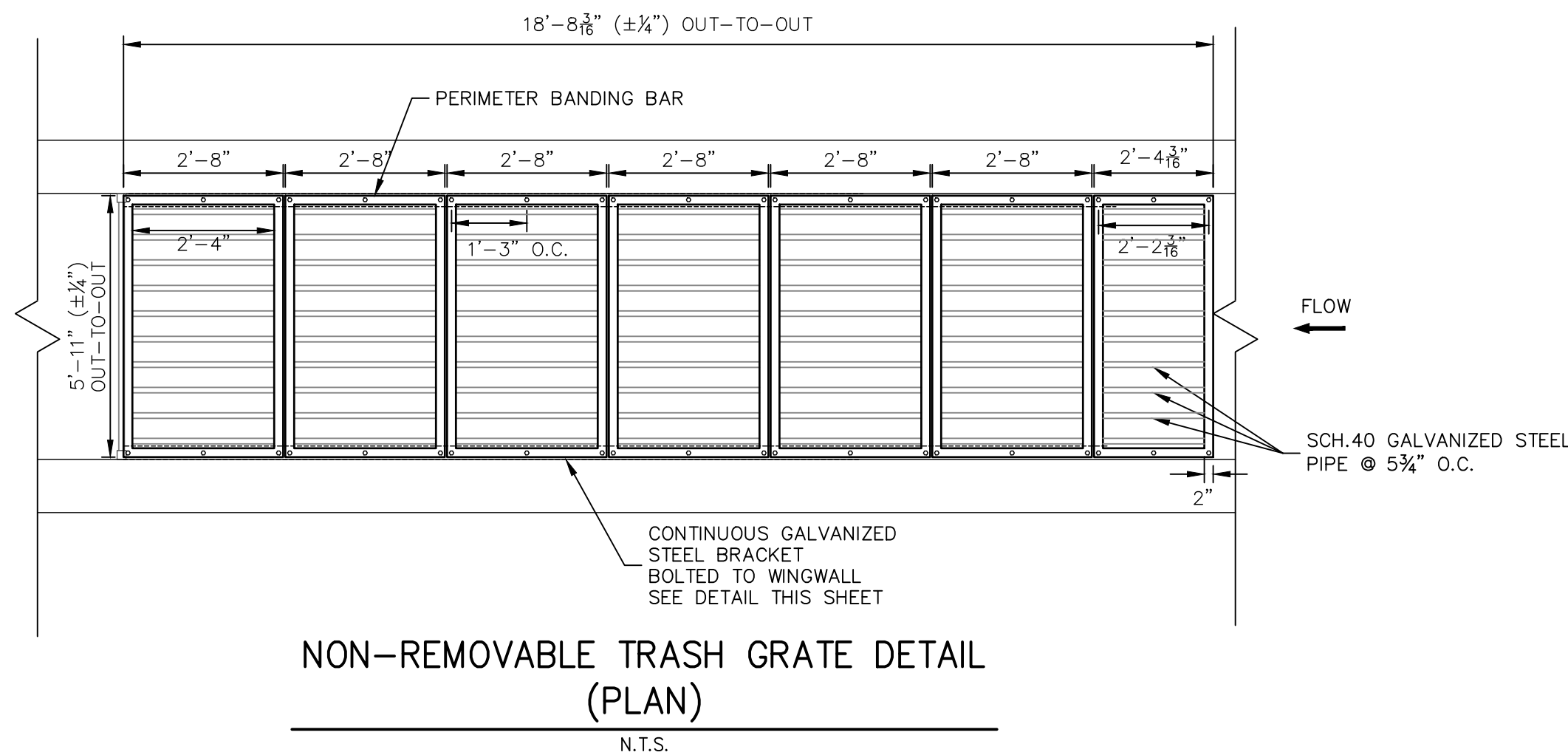
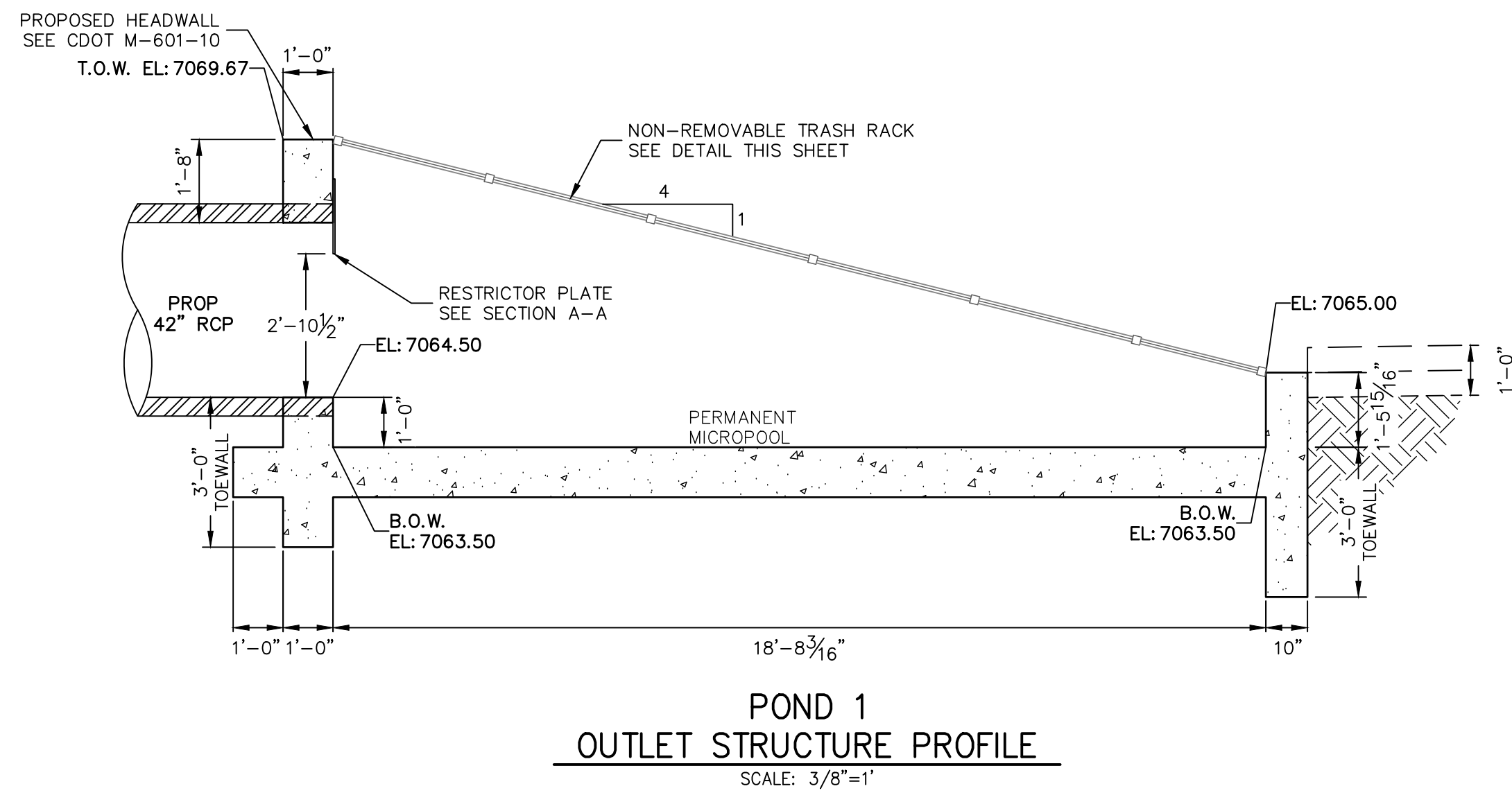
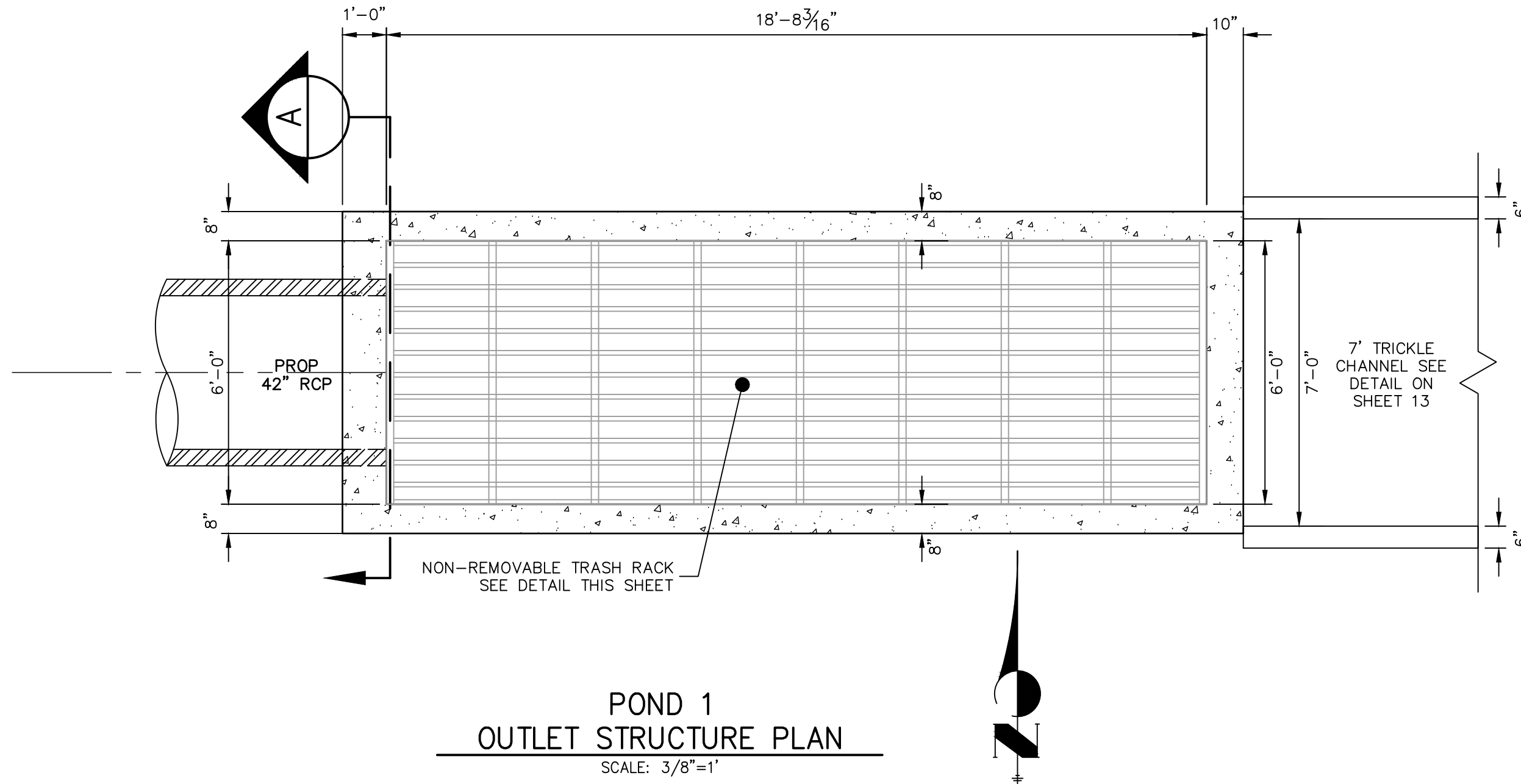
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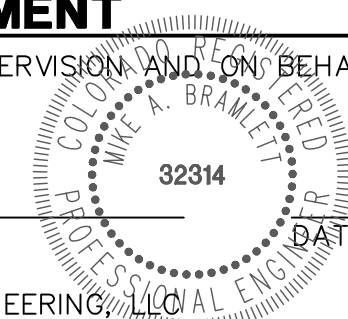
CLOVERLEAF FILING 2	V-Scale		1" = 4'		No.	REVISION	BY	DATE
	H-Scale		1" = 40'					
	DATE		05/10/21					
POND PLANS AND DETAILS	DESIGNED BY		GVT		No.	REVISION	BY	DATE
	DRAWN BY		GVT					
	CHECKED BY							
SHEET 14 OF 25		JOB NO. 25158.01						



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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



CLOVERLEAF FILING 2

POND PLANS AND DETAILS

SHEET 15 OF 25

JOB NO. 25158.01

PREPARED FOR

PT CLOVERLEAF, LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACO.COM

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POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P2-M1	MAINT. ROAD	N: 455732.46 E: 185646.43	7024.96
P2-M2	MAINT. ROAD	N: 455873.71 E: 185680.33	7029.59
P2-M3	MAINT. ROAD	N: 455879.71 E: 185682.16	7029.53
P2-M4	MAINT. ROAD	N: 455885.10 E: 185685.34	7029.84
P2-M5	MAINT. ROAD	N: 455870.73 E: 185695.04	7029.88
P2-M6	MAINT. ROAD	N: 455873.67 E: 185695.89	7029.84
P2-M7	MAINT. ROAD	N: 455876.28 E: 185697.48	7030.09
P2-S1	SPILLWAY TOE	N: 455826.95 E: 185716.57	7027.84
P2-S2	SPILLWAY TOE	N: 455727.56 E: 185687.58	7027.21
P2-S3	SPILLWAY TOE	N: 455729.47 E: 185671.48	7026.33
P2-S4	SPILLWAY TOE	N: 455831.43 E: 185701.21	7027.84
P2-S5	SPILLWAY TOE	N: 455869.23 E: 185700.29	7028.00
P2-S6	SPILLWAY TOP	N: 455824.15 E: 185726.17	7030.34
P2-S7	SPILLWAY TOP	N: 455726.36 E: 185697.65	7027.75
P2-S8	SPILLWAY TOP/MAINT. ROAD	N: 455730.67 E: 185661.41	7025.78
P2-S9	SPILLWAY TOP	N: 455834.23 E: 185691.61	7030.12
P2-T1	TOE	N: 456196.51 E: 185860.07	7026.60

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P2-T2	TOE	N: 456194.31 E: 185886.26	7026.49
P2-T3	TOE	N: 456192.25 E: 185910.80	7026.71
P2-T4	TOE/FOREBAY	N: 456074.58 E: 185921.13	7026.28
P2-T5	TOE/FOREBAY	N: 456058.98 E: 185922.64	7026.28
P2-T6	TOE	N: 455935.99 E: 185933.24	7025.70
P2-T7	TOE	N: 455873.95 E: 185908.84	7025.43
P2-T8	TOE/FOREBAY	N: 455856.09 E: 185843.33	7025.17
P2-T9	TOE/FOREBAY	N: 455858.58 E: 185830.11	7024.95
P2-T10	TOE	N: 455873.27 E: 185751.88	7022.81
P2-T11	TOE	N: 455874.19 E: 185748.55	7022.74
P2-T12	TOE	N: 455875.68 E: 185745.43	7022.67
P2-T13	TOE	N: 455877.69 E: 185742.61	7022.59
P2-T14	TOE	N: 455883.54 E: 185737.91	7022.57
P2-T15	TOE	N: 455902.00 E: 185753.40	7023.31
P2-T16	TOE	N: 455940.54 E: 185760.17	7024.51
P2-T17	TOE	N: 455982.65 E: 185755.05	7026.17
P2-T18	TOE	N: 456091.94 E: 185790.68	7026.60

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P2-T19	TOP	N: 456225.18 E: 185919.99	7030.00
P2-T20	TOP/FOREBAY	N: 456072.49 E: 185939.85	7030.00
P2-T21	TOP/FOREBAY	N: 456064.83 E: 185940.62	7030.00
P2-T22	TOP	N: 455929.91 E: 185949.77	7030.00
P2-T23	TOP	N: 455868.78 E: 185929.80	7030.15
P2-T24	TOP	N: 455836.83 E: 185873.99	7030.00
P2-T25	TOP	N: 455844.40 E: 185742.36	7030.00
P2-T26	TOP	N: 455843.36 E: 185734.18	7028.00
P2-T27	TOP	N: 455845.39 E: 185717.09	7027.94
P2-T28	TOP	N: 455848.73 E: 185709.31	7027.94
P2-T29	TOP	N: 455855.75 E: 185704.57	7027.96
P2-T30	TOP/MAINT. ROAD	N: 455876.86 E: 185697.87	7030.15
P2-T31	TOP/MAINT. ROAD	N: 455935.15 E: 185719.07	7031.03
P2-T32	TOP/MAINT. ROAD	N: 456098.40 E: 185777.78	7029.96
P2-T33	TOP/MAINT. ROAD	N: 456209.92 E: 185852.13	7030.50
P2-T34	TOP/MAINT. ROAD	N: 455901.35 E: 185696.29	7031.38
P2-T35	TOP/MAINT. ROAD	N: 456102.93 E: 185768.78	7030.16

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P2-T36	TOP/MAINT. ROAD	N: 456215.47 E: 185843.81	7030.70
P2-T37	TOE/MAINT. ROAD	N: 455887.44 E: 185705.00	7031.16
P2-T38	TOE/MAINT. ROAD	N: 455964.90 E: 185757.21	7025.78
P2-TC1	TRICKLE CHANNEL	N: 456064.41 E: 185898.85	7024.65
P2-TC2	TRICKLE CHANNEL	N: 456052.26 E: 185870.89	7024.45
P2-TC3	TRICKLE CHANNEL	N: 456185.30 E: 185883.03	7025.76
P2-TC4	TRICKLE CHANNEL	N: 456023.30 E: 185854.35	7024.12
P2-TC5	TRICKLE CHANNEL	N: 455955.29 E: 185842.30	7023.43
P2-TC6	TRICKLE CHANNEL	N: 455918.85 E: 185824.82	7023.02
P2-TC7	TRICKLE CHANNEL	N: 455867.13 E: 185837.89	7023.29
P2-TC8	TRICKLE CHANNEL	N: 455893.79 E: 185827.22	7022.99
P2-TC9	TRICKLE CHANNEL	N: 455899.27 E: 185799.02	7022.69
P2-TC10	TRICKLE CHANNEL	N: 455896.72 E: 185791.00	7022.61
P2-TC11	TRICKLE CHANNEL	N: 455878.34 E: 185733.07	7022.00

LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	N10°02'28"E	164.48'	C1	62°20'59"	75.20'	81.83'
L2	N10°02'28"E	69.12'	C2	70°25'33"	50.40'	61.95'
L3	N72°23'27"E	60.78'	C3	114°23'59"	30.00'	59.90'
L4	S84°07'17"W	18.94'				
L5	S13°41'44"W	2.84'				
L6	S06°47'26"W	2.01'				
L7	N72°23'27"E	8.41'				

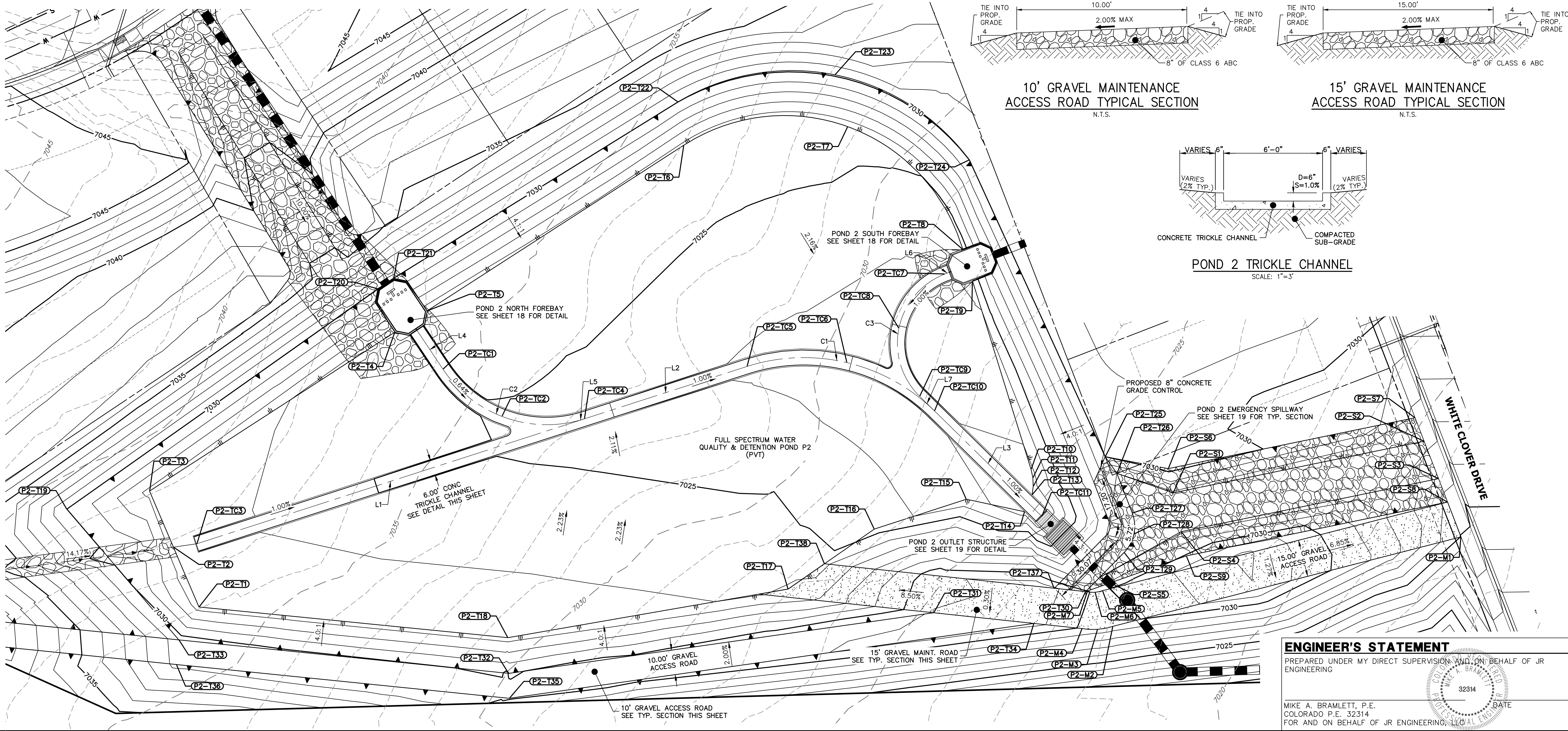
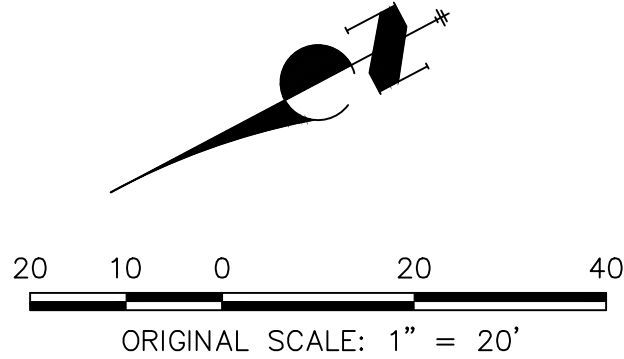
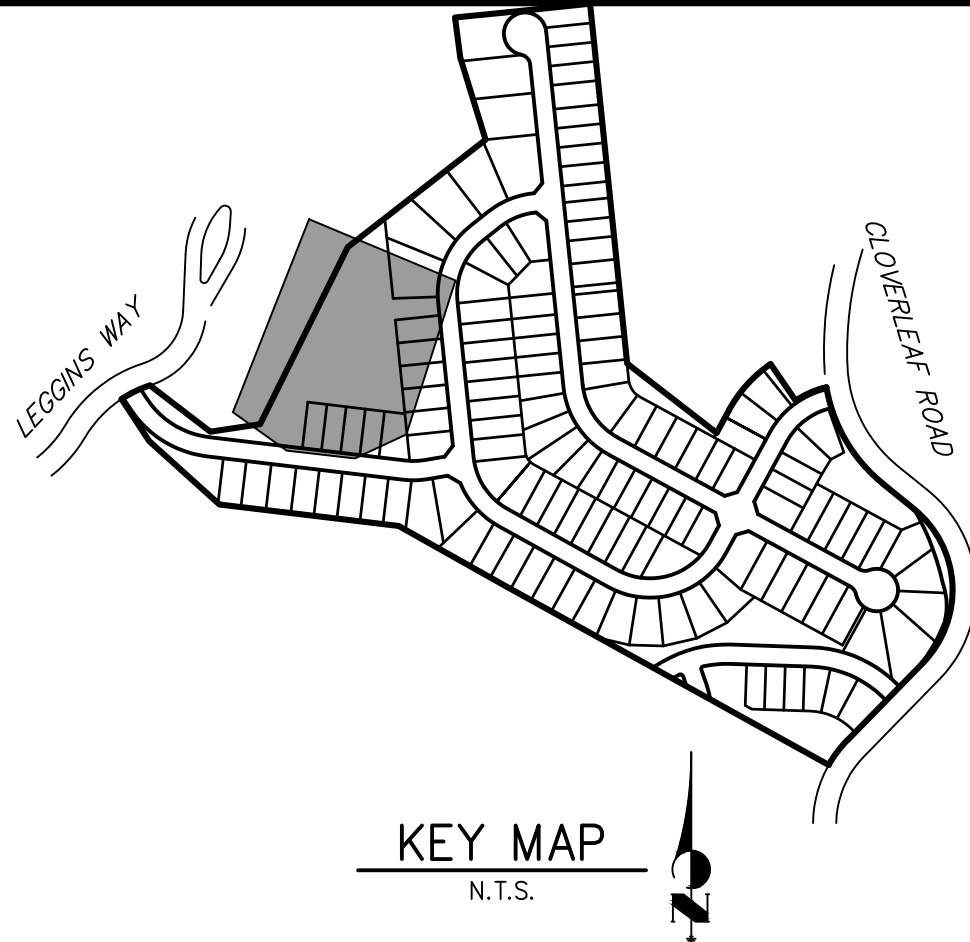
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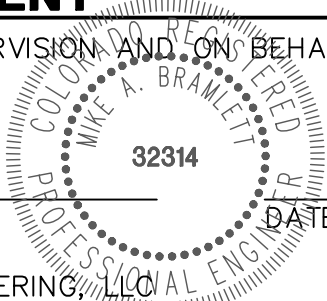
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COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
PT CLOVERLEAF, LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACO.COM

JR ENGINEERING
A Western Company

Central 303-740-9383 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	1"=20'	H-SCALE	N/A	05/10/21	DATE	DESIGNED BY	GVT	GVT	CHECKED BY

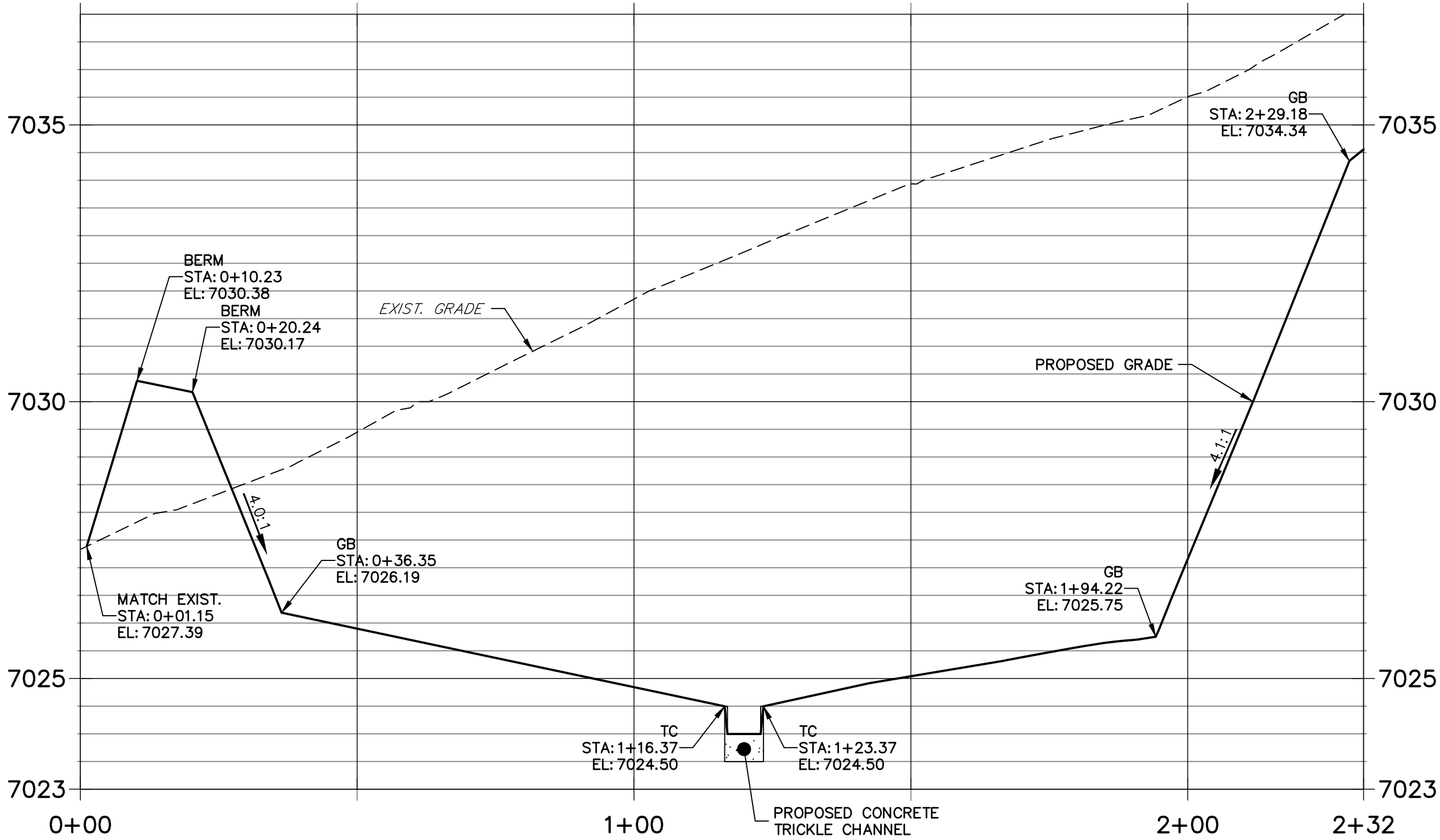
CLOVERLEAF FILING 2

POND PLANS AND DETAILS

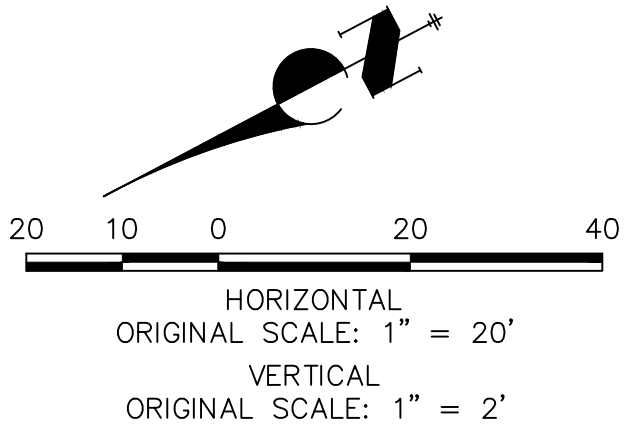
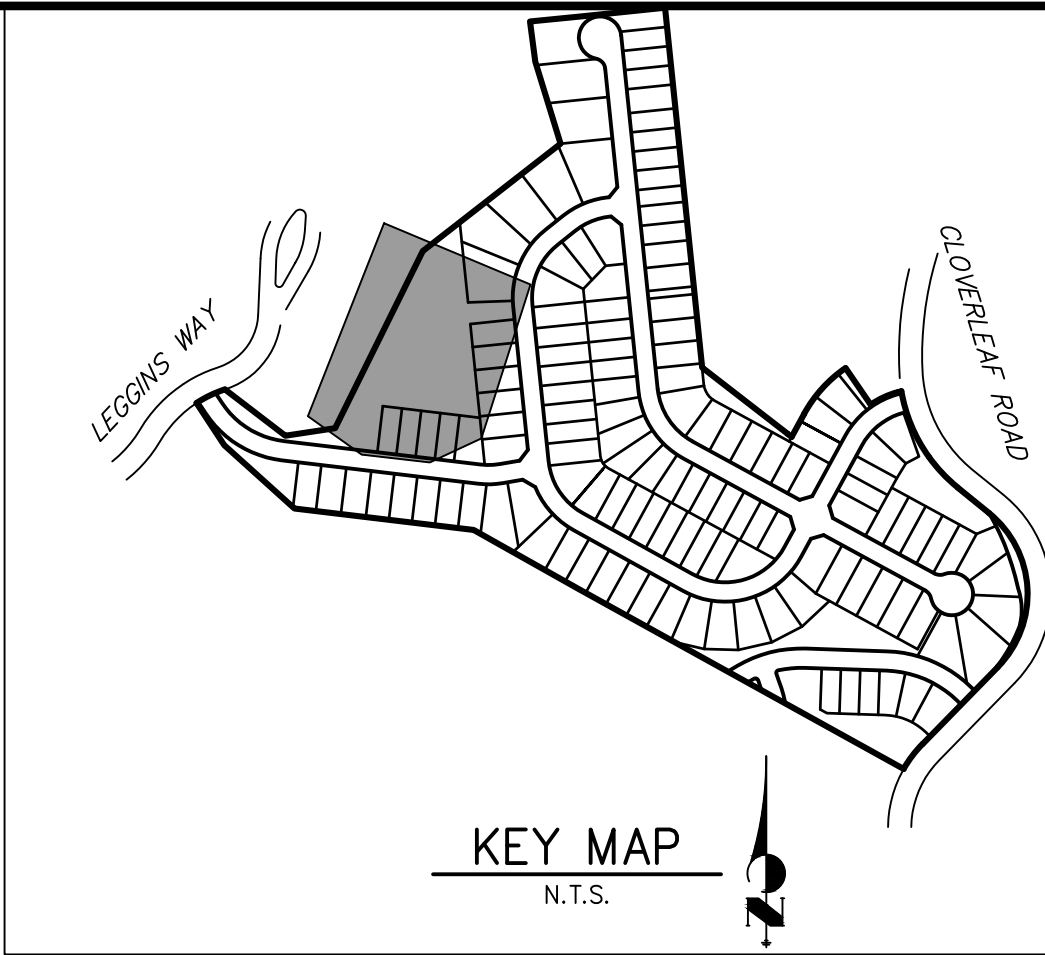
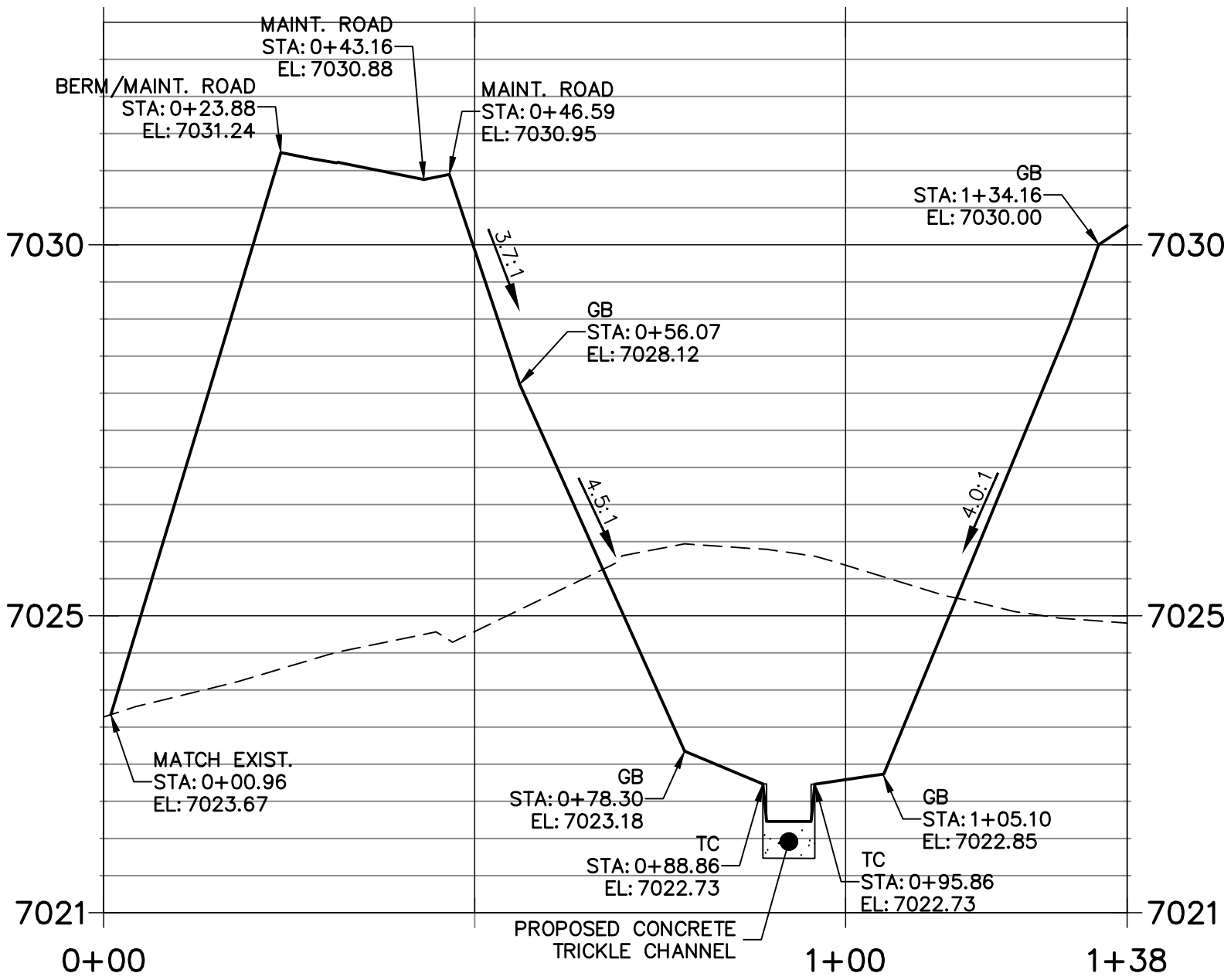
SHEET 16 OF 25

JOB NO. 25158.01

POND P2-1 PROFILE
STA 0+00.00 TO 2+31.77



POND P2-2 PROFILE
STA 0+00.00 TO 1+37.95

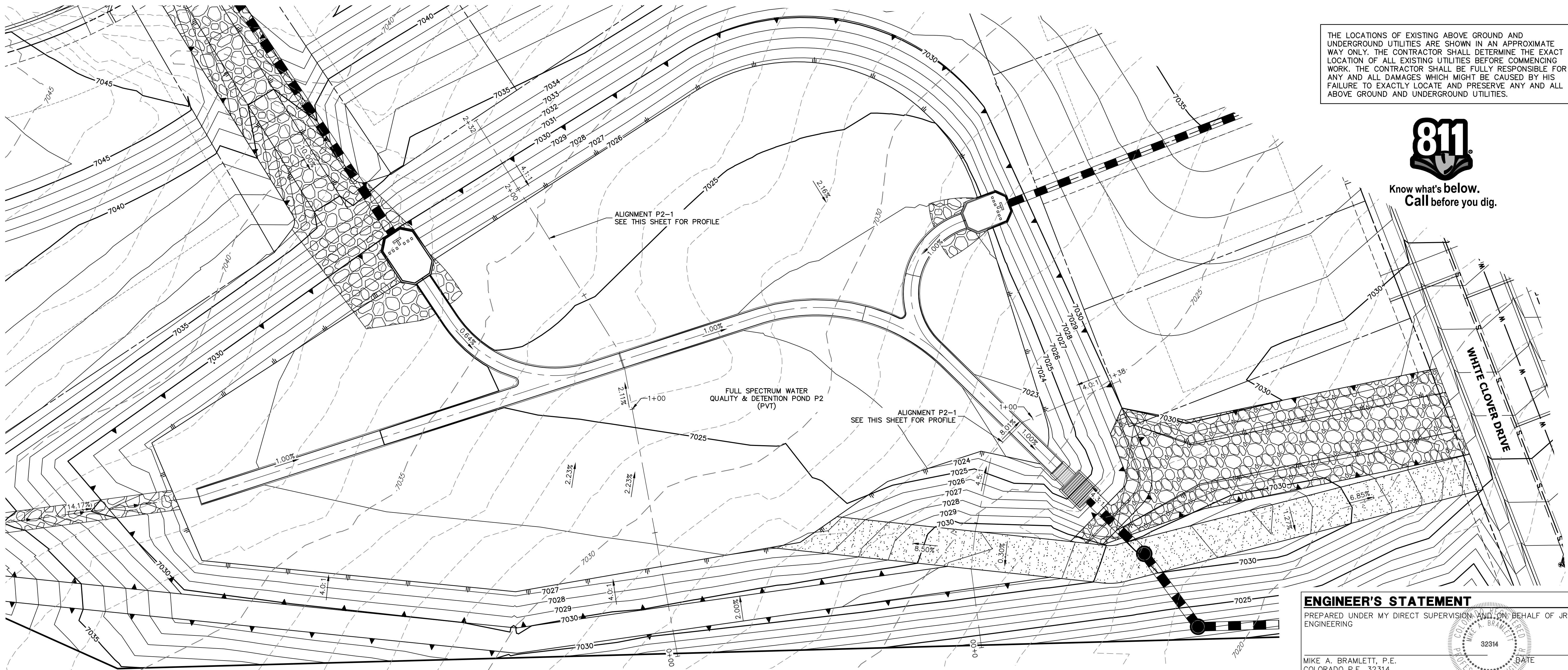


- NOTES**
1. ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
 2. SEE SHEETS 3-8 FOR PROPOSED STORM SEWER DESIGN.

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. 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.



Know what's below.
Call before you dig.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



CLOVERLEAF FILING 2

POND PLANS AND DETAILS

SHEET 17 OF 25

JOB NO. 25158.01

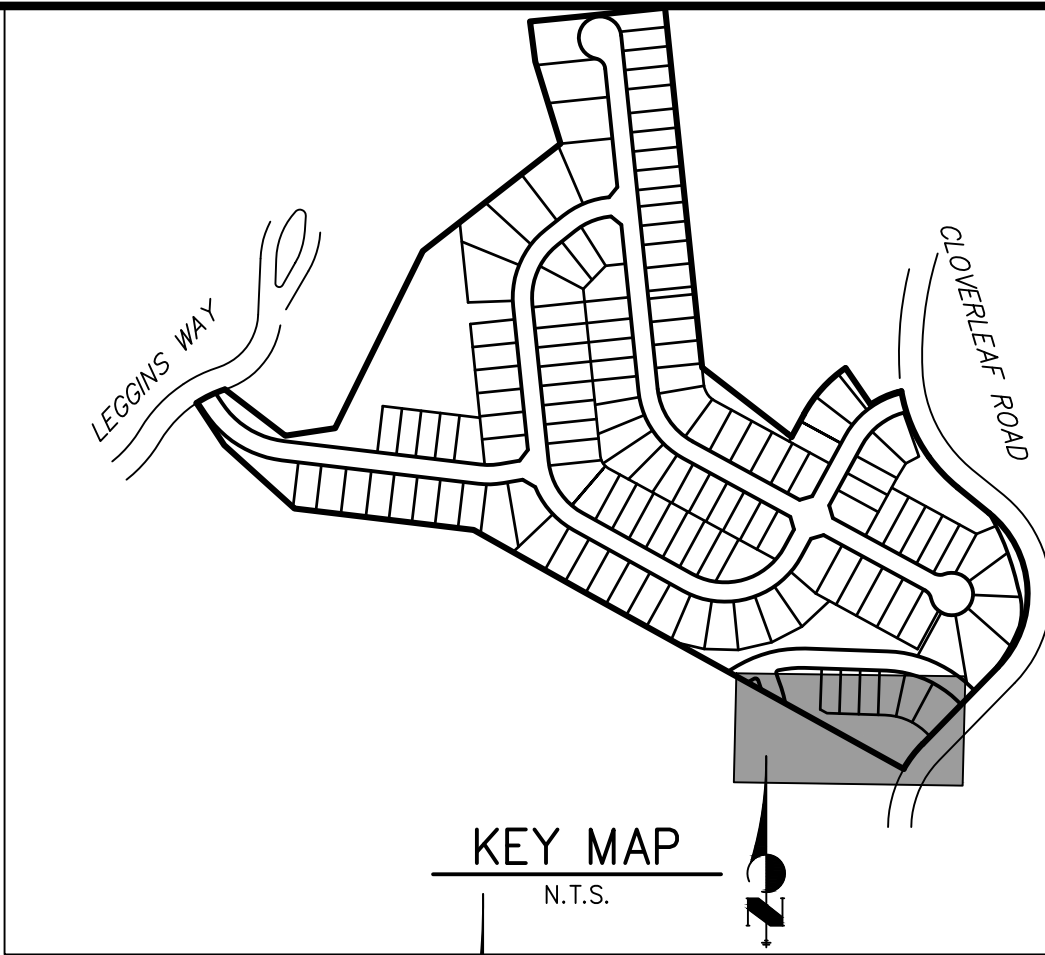
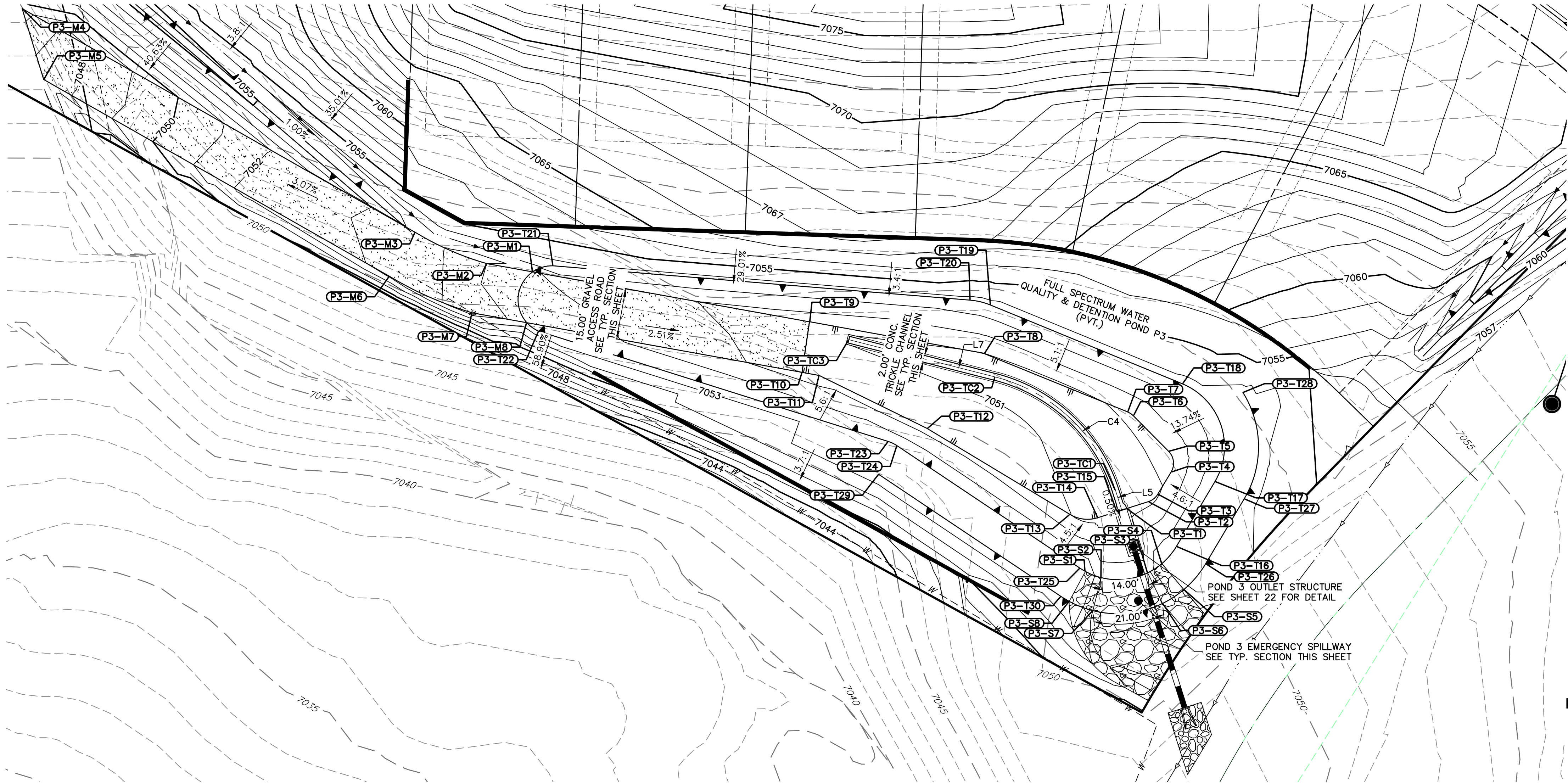
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BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	1"=2'	05/10/21	GVT	GVT	



NOTES

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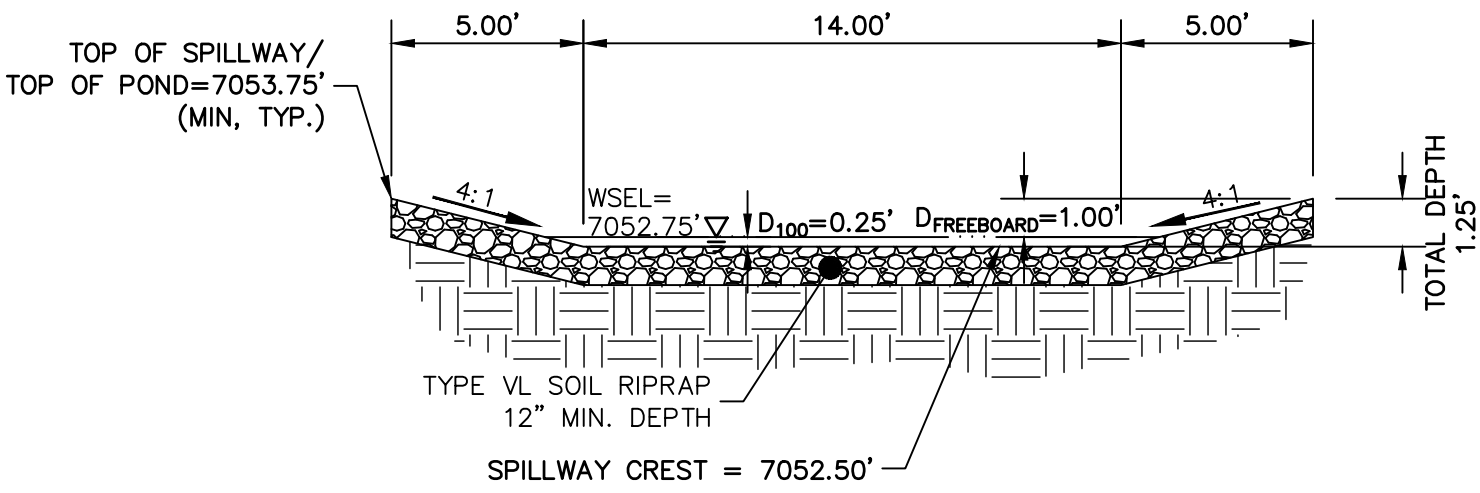
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POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P3-M1	MAINT. ROAD/TOP	N: 455036.49 E: 186903.21	7053.07
P3-M2	MAINT. ROAD	N: 455038.92 E: 186889.75	7054.48
P3-M3	MAINT. ROAD	N: 455048.11 E: 186868.73	7053.44
P3-M4	MAINT. ROAD	N: 455113.88 E: 186753.16	7049.44
P3-M5	MAINT. ROAD	N: 455093.02 E: 186759.49	7047.32
P3-M6	MAINT. ROAD	N: 455035.17 E: 186861.12	7053.14
P3-M7	MAINT. ROAD	N: 455024.45 E: 186885.45	7054.47
P3-M8	TOE/MAINT. ROAD	N: 455021.56 E: 186901.49	7053.74
P3-S1	SPILLWAY TOP	N: 454948.41 E: 187065.65	7053.75
P3-S2	SPILLWAY TOP	N: 454946.60 E: 187070.29	7052.50
P3-S3	SPILLWAY TOP	N: 454948.01 E: 187083.94	7052.50
P3-S4	SPILLWAY TOP	N: 454950.73 E: 187088.12	7053.75
P3-S5	SPILLWAY TOP	N: 454943.10 E: 187094.58	7053.75
P3-S6	SPILLWAY TOP	N: 454939.01 E: 187088.31	7052.50
P3-S7	SPILLWAY TOP	N: 454936.90 E: 187067.84	7052.50
P3-S8	SPILLWAY TOP	N: 454939.63 E: 187060.88	7053.75
P3-T1	TOE/OUTLET	N: 454966.91 E: 187077.76	7050.50

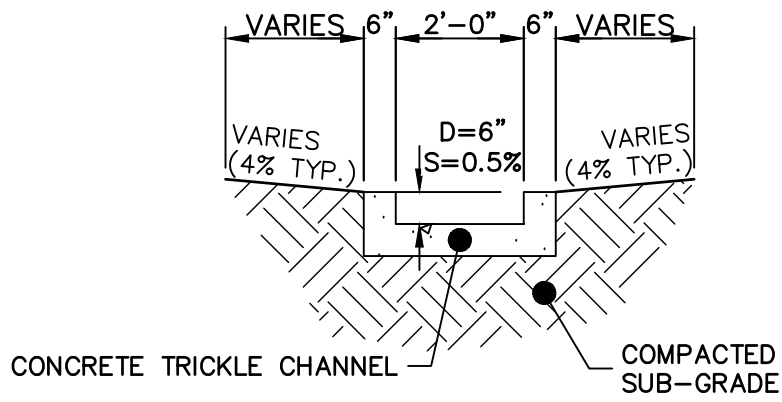
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P3-T2	TOE	N: 454968.95 E: 187084.15	7050.77
P3-T3	TOE	N: 454971.13 E: 187086.92	7050.91
P3-T4	TOE	N: 454977.64 E: 187090.84	7051.16
P3-T5	TOE	N: 454983.74 E: 187090.10	7051.24
P3-T6	TOE	N: 454994.22 E: 187079.69	7051.13
P3-T7	TOE	N: 454995.33 E: 187078.03	7051.11
P3-T8	TOE	N: 455012.45 E: 187035.88	7050.98
P3-T9	TOE/MAINT. ROAD	N: 455021.81 E: 186984.55	7051.32
P3-T10	TOE/MAINT. ROAD	N: 455006.77 E: 186982.44	7051.59
P3-T11	TOE	N: 455006.03 E: 186987.42	7051.53
P3-T12	TOE	N: 454976.96 E: 187019.12	7051.59
P3-T13	TOE	N: 454964.22 E: 187061.11	7051.01
P3-T14	TOE	N: 454964.22 E: 187069.30	7050.71
P3-T15	TOE/OUTLET	N: 454966.00 E: 187074.90	7050.50
P3-T16	TOP	N: 454955.78 E: 187082.39	7053.75
P3-T17	TOP	N: 454974.86 E: 187103.72	7053.75
P3-T18	TOP	N: 455003.57 E: 187094.13	7053.75

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P3-T19	TOP	N: 455026.72 E: 187037.76	7053.75
P3-T20	TOP	N: 455028.16 E: 187031.80	7053.75
P3-T21	TOP	N: 455038.25 E: 186909.20	7053.47
P3-T22	TOP	N: 455019.04 E: 186904.96	7053.75
P3-T23	TOP	N: 454986.61 E: 187007.74	7053.75
P3-T24	TOP	N: 454985.38 E: 187010.30	7053.75
P3-T25	TOP	N: 454949.37 E: 187064.06	7053.75
P3-T26	TOP	N: 454950.67 E: 187100.99	7053.75
P3-T27	TOP	N: 454969.75 E: 187112.32	7053.75
P3-T28	TOP	N: 455001.03 E: 187111.93	7053.75
P3-T29	TOP	N: 454976.96 E: 187004.90	7053.75
P3-T30	TOP	N: 454941.06 E: 187058.50	7053.75
P3-TC1	TRICKLE CHANNEL	N: 454972.28 E: 187074.48	7050.03
P3-TC2	TRICKLE CHANNEL	N: 455005.57 E: 187039.18	7050.28
P3-TC3	TRICKLE CHANNEL	N: 455016.54 E: 186996.14	7050.51

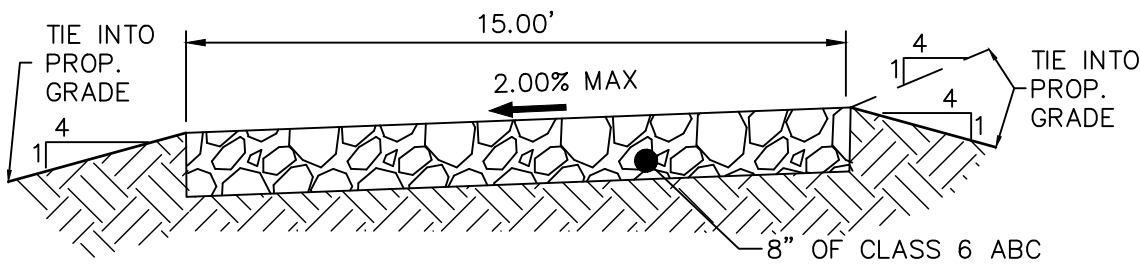
LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L5	S17°39'02"E	6.11'	C4	58°03'03"	50.00'	50.66'
L7	S75°42'05"E	44.42'				



POND 3 EMERGENCY SPILLWAY
TYP. SECTION
SCALE: 1"=5'



POND 3 TRICKLE CHANNEL
SCALE: 1"=3'

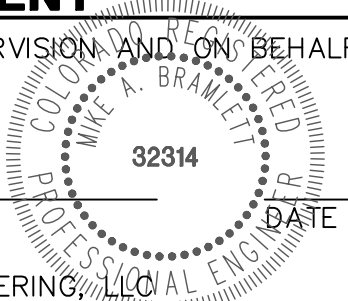


15' GRAVEL MAINTENANCE
ACCESS ROAD TYPICAL SECTION
N.T.S.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



CLOVERLEAF FILING 2

POND PLANS AND DETAILS

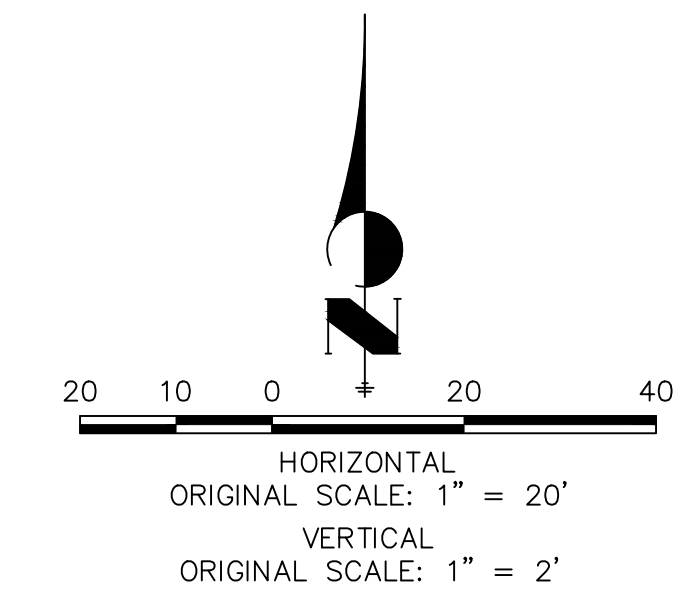
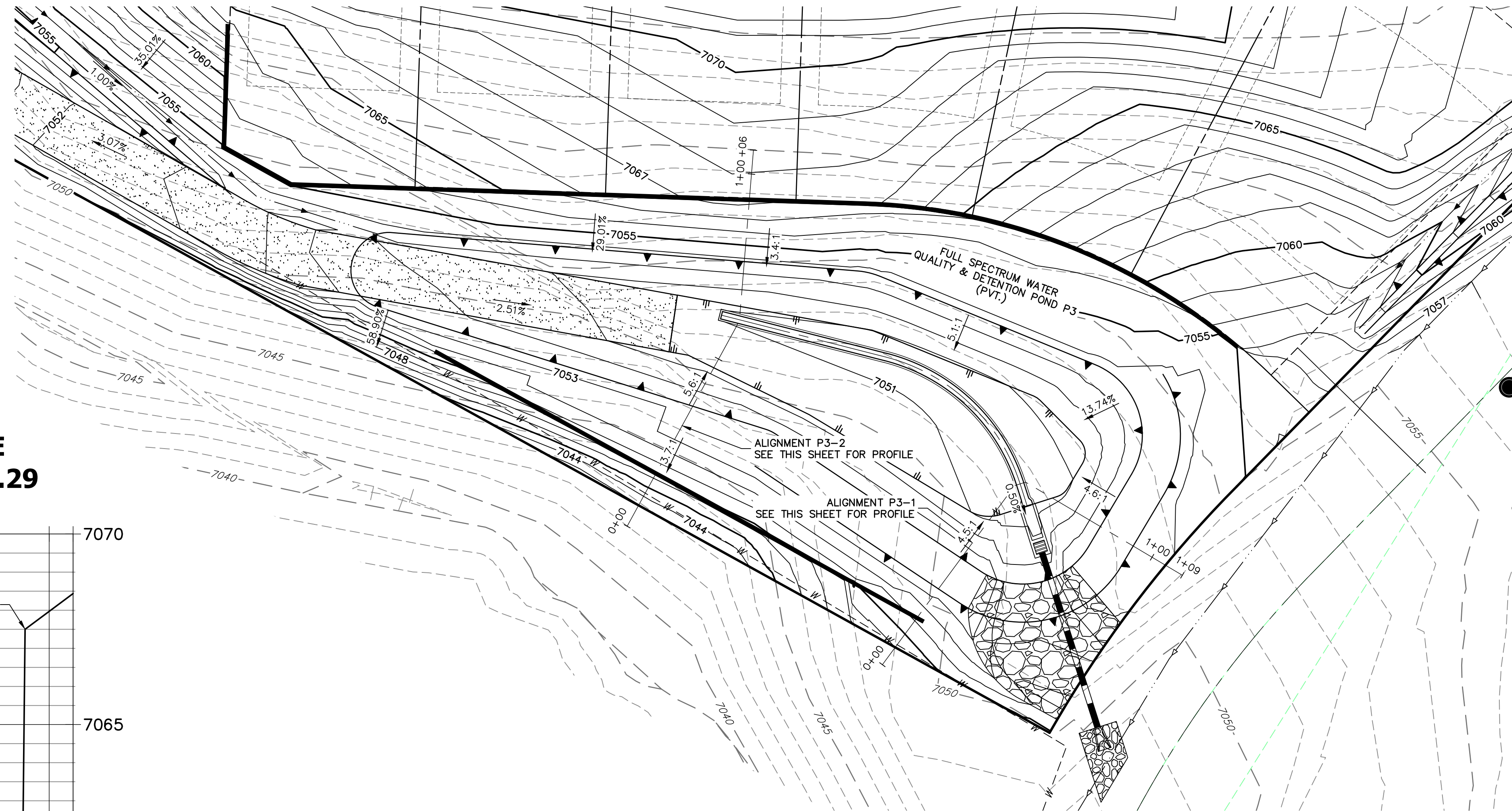
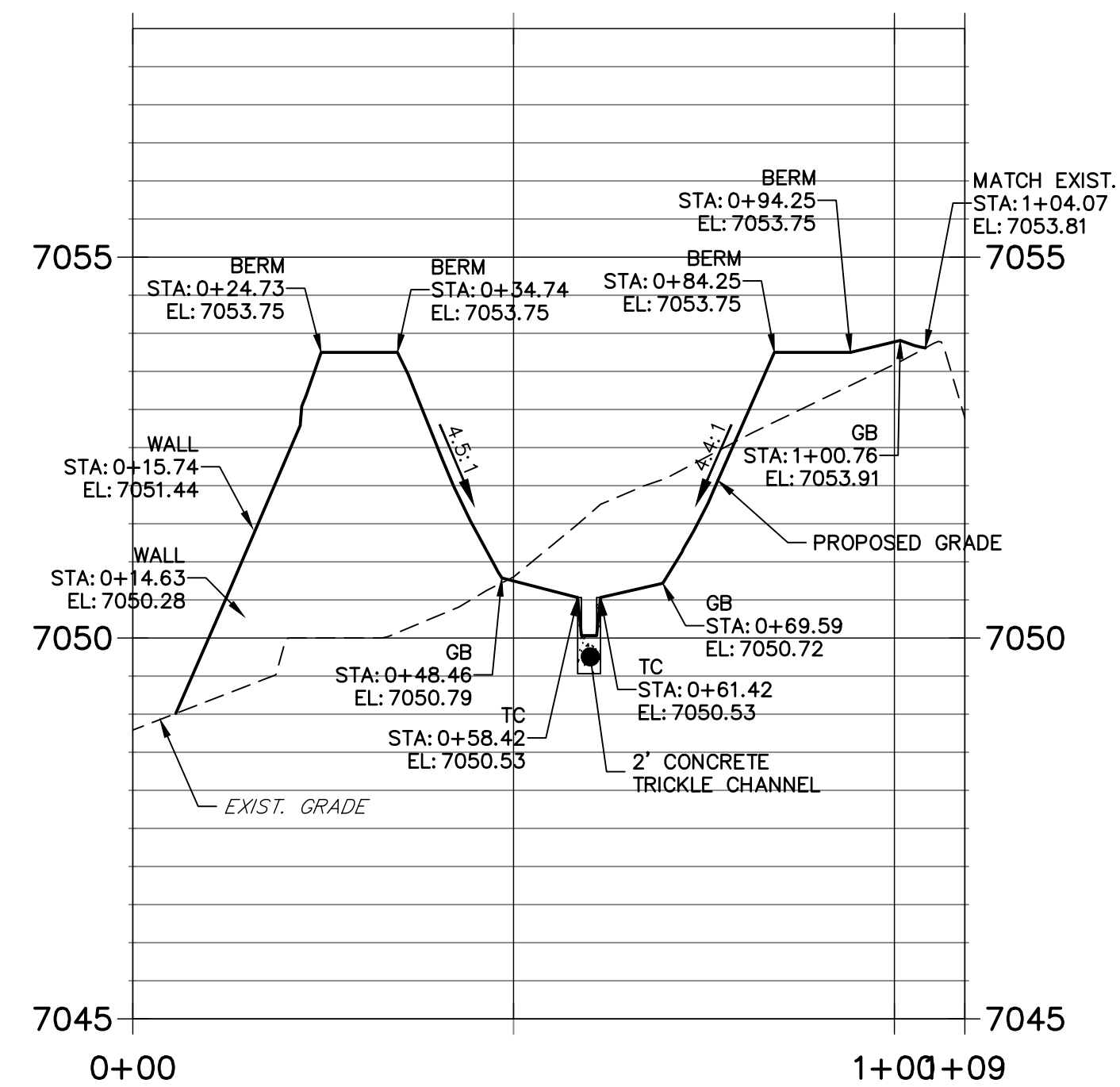
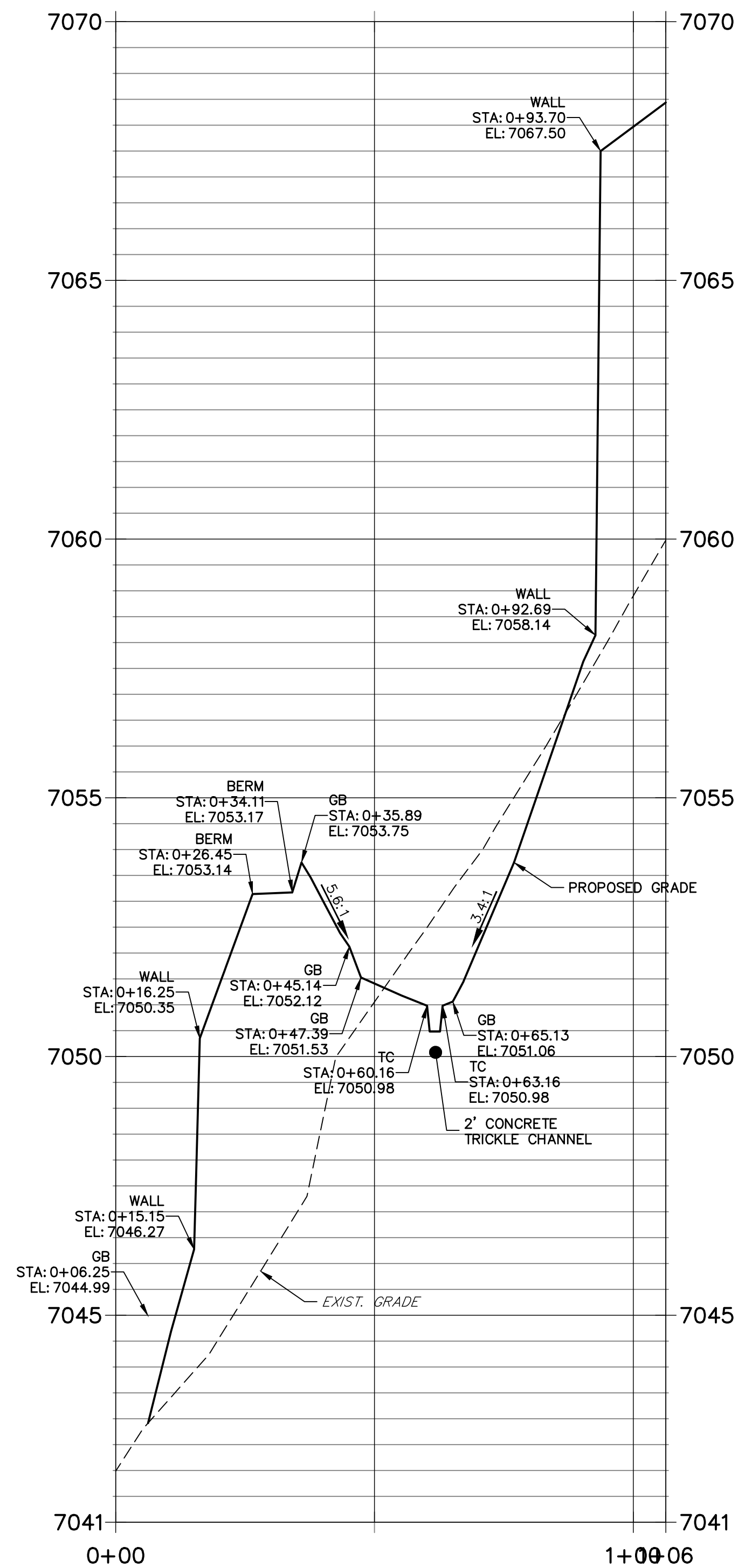
SHEET 20 OF 25

JOB NO. 25158.01

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1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
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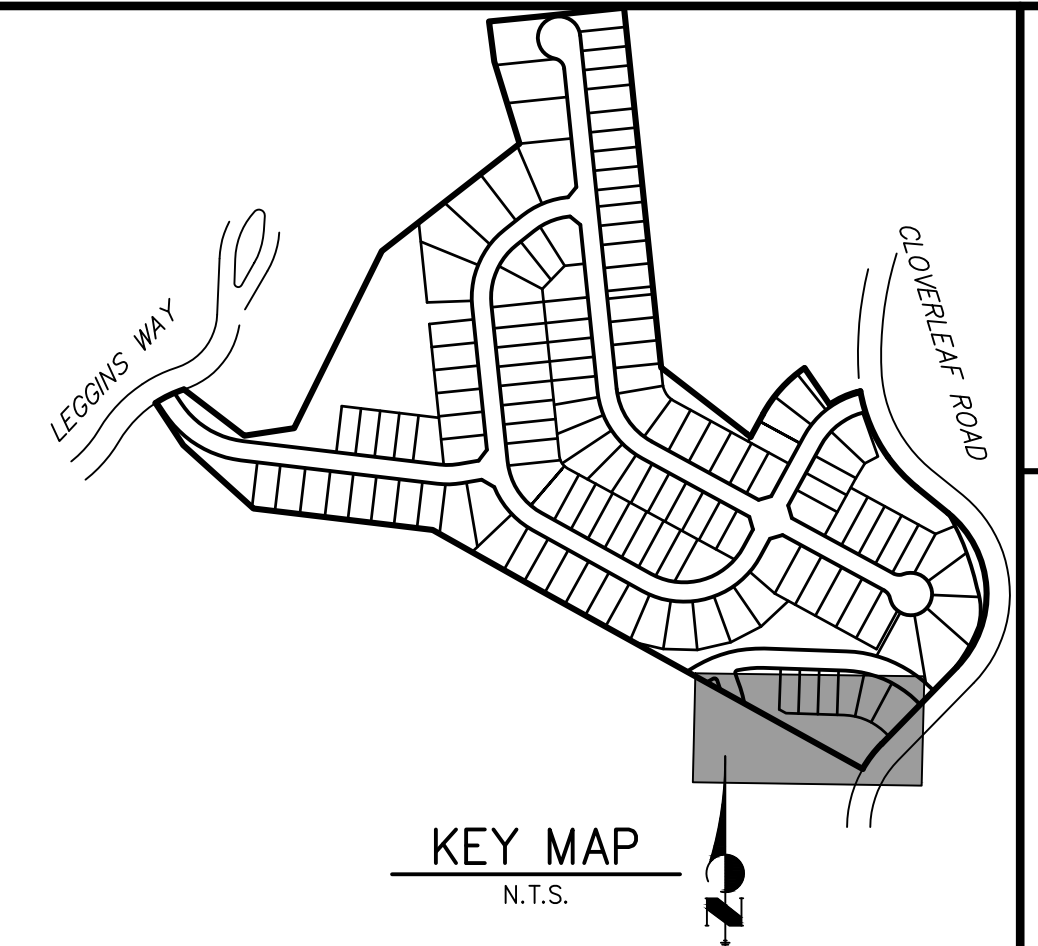
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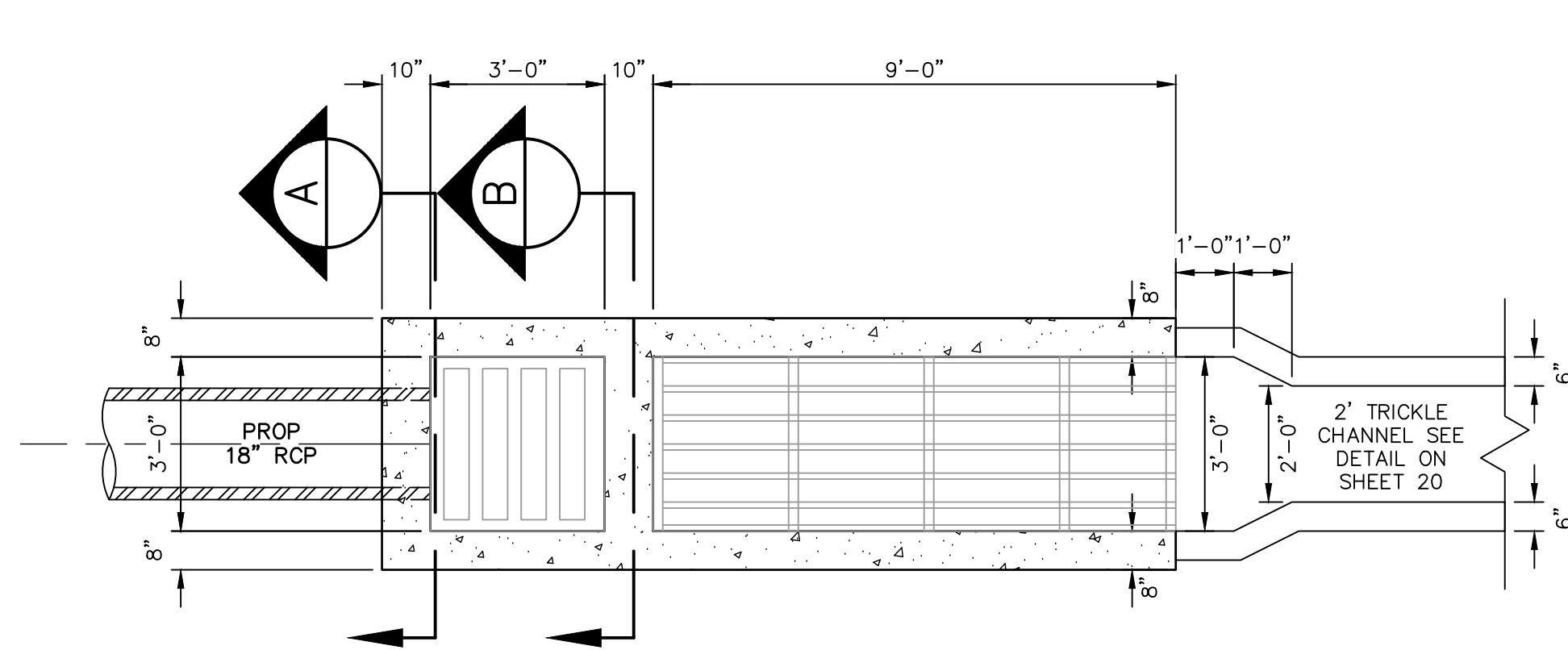
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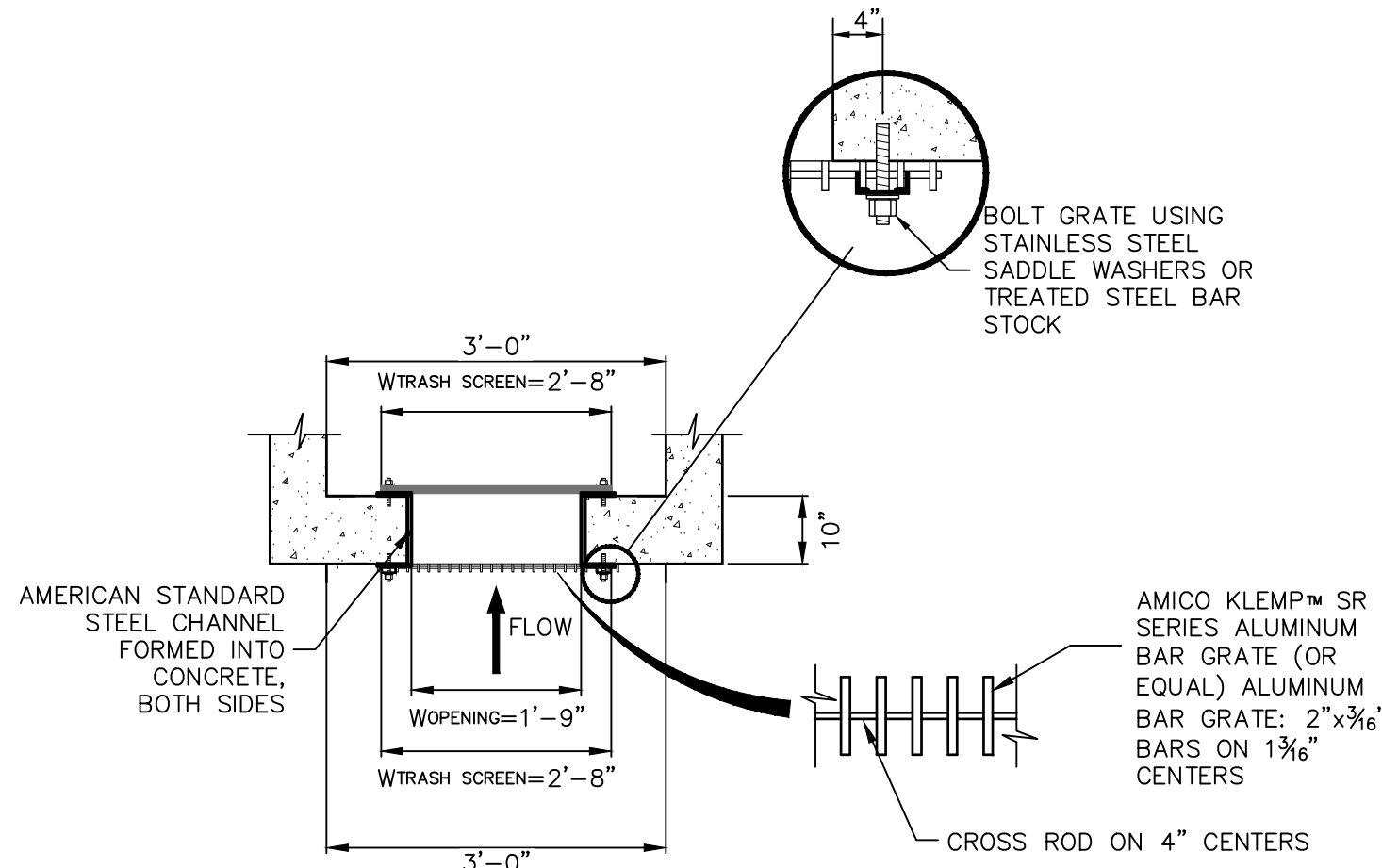
PT CLOVERLEAF, LLC
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Centennial 303-740-9393 • Colorado Springs 719-593-2593
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CLOVERLEAF FILING 2		H-SCALE 1"=20'	No.	REVISION	BY	DATE
		V-SCALE 1"=2'				
POND PLANS AND DETAILS		DATE 05/10/21				
		DESIGNED BY				
		DRAWN BY				
		GVT				
		CHECKED BY				

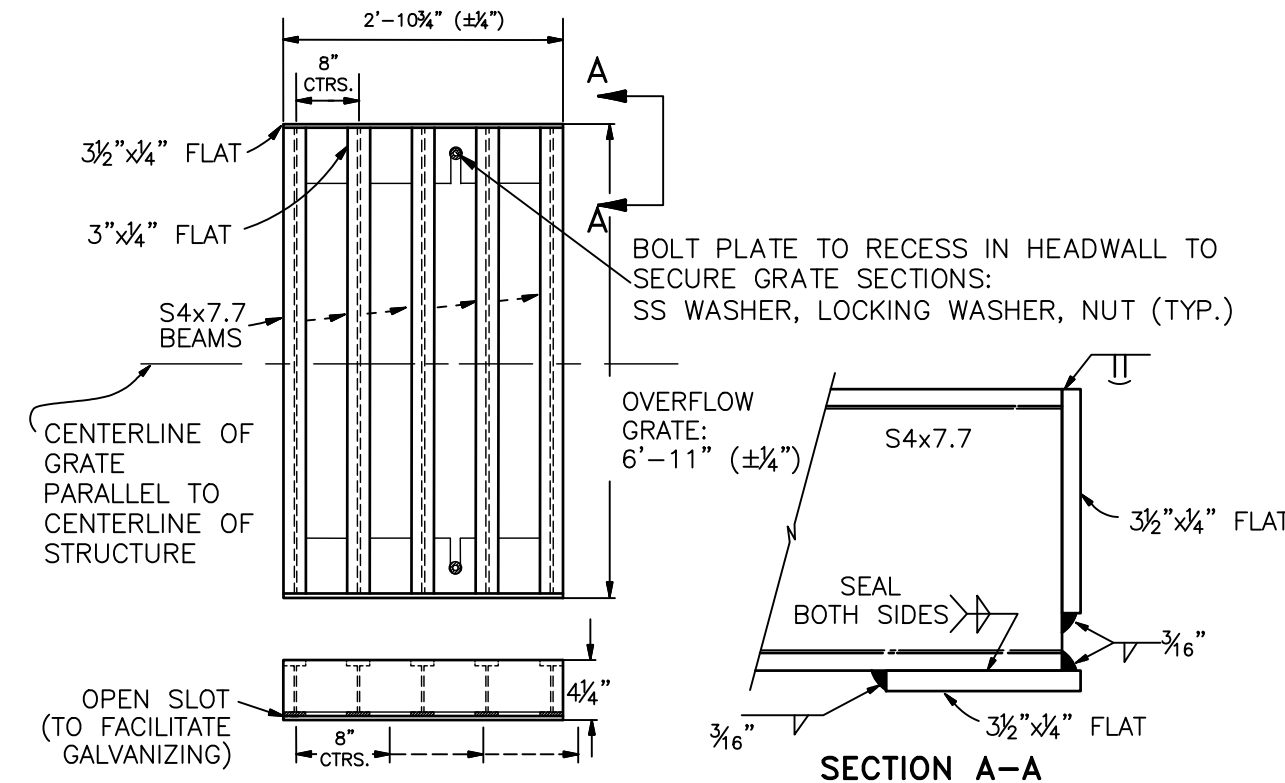


POND 3
OUTLET STRUCTURE PLAN
SCALE: 3/8"=1'

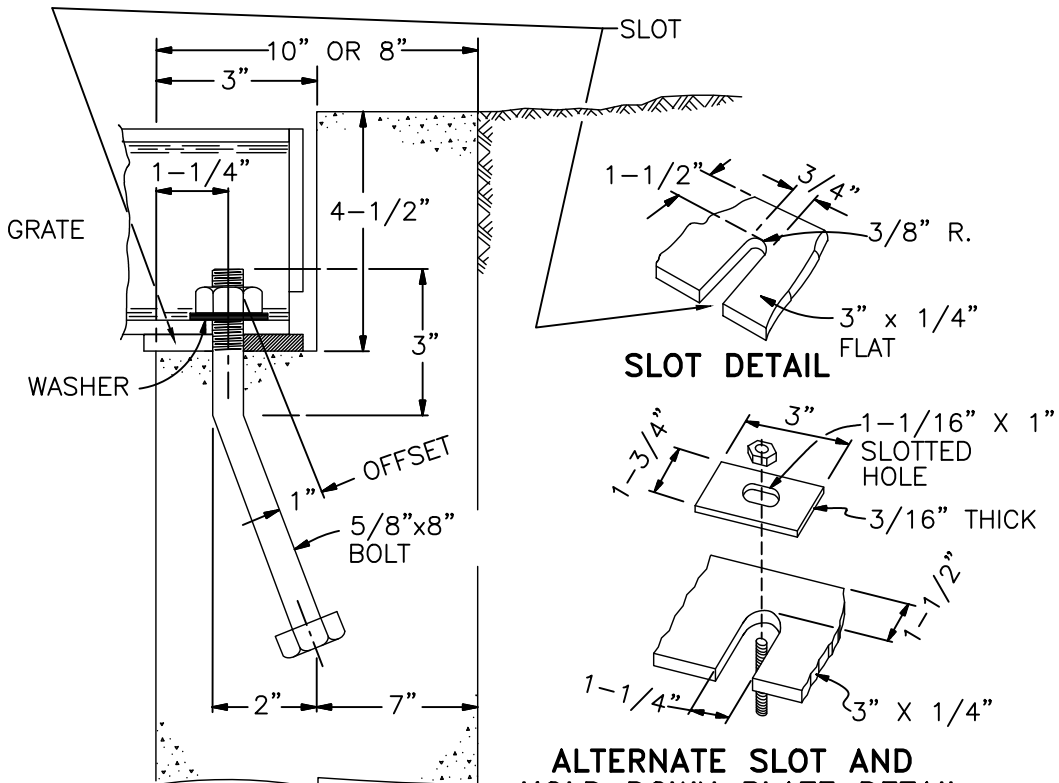


TRASH RACK AND PLATE
DETAIL (PLAN)
N.T.S.

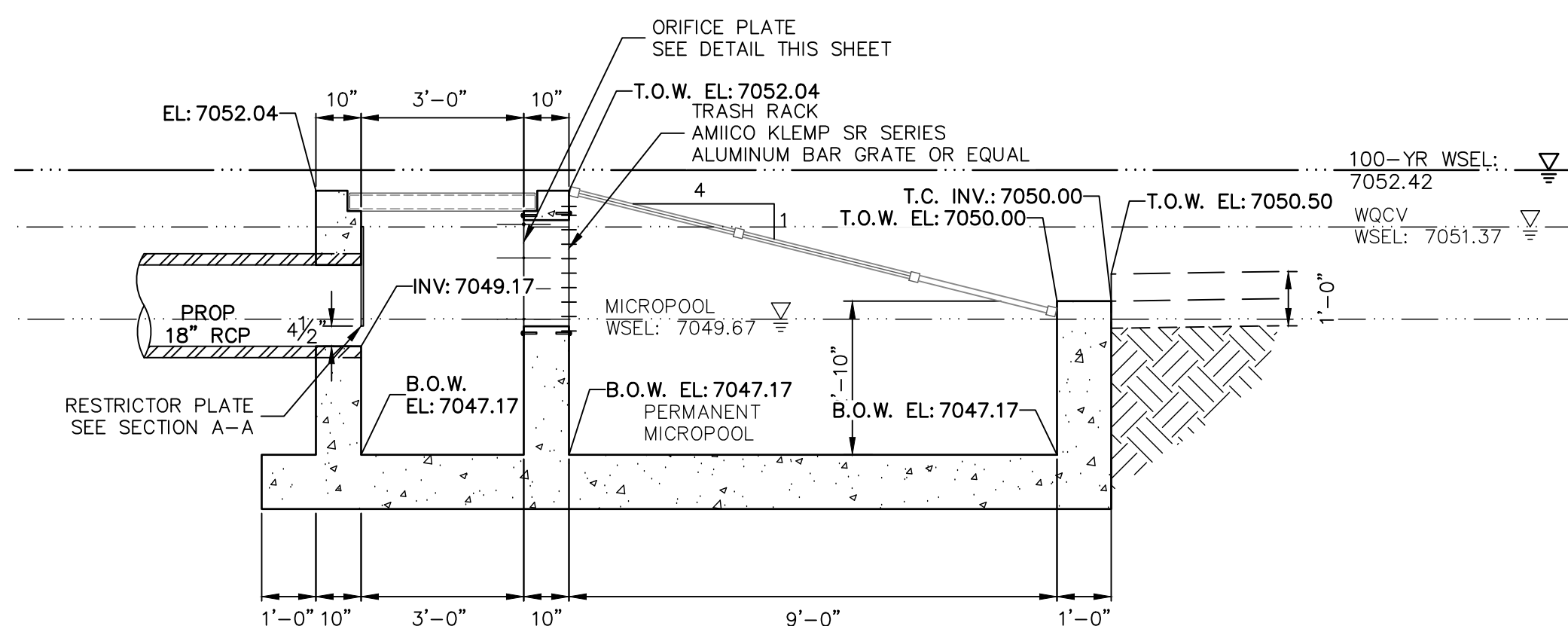
TRASH RACK DETAIL
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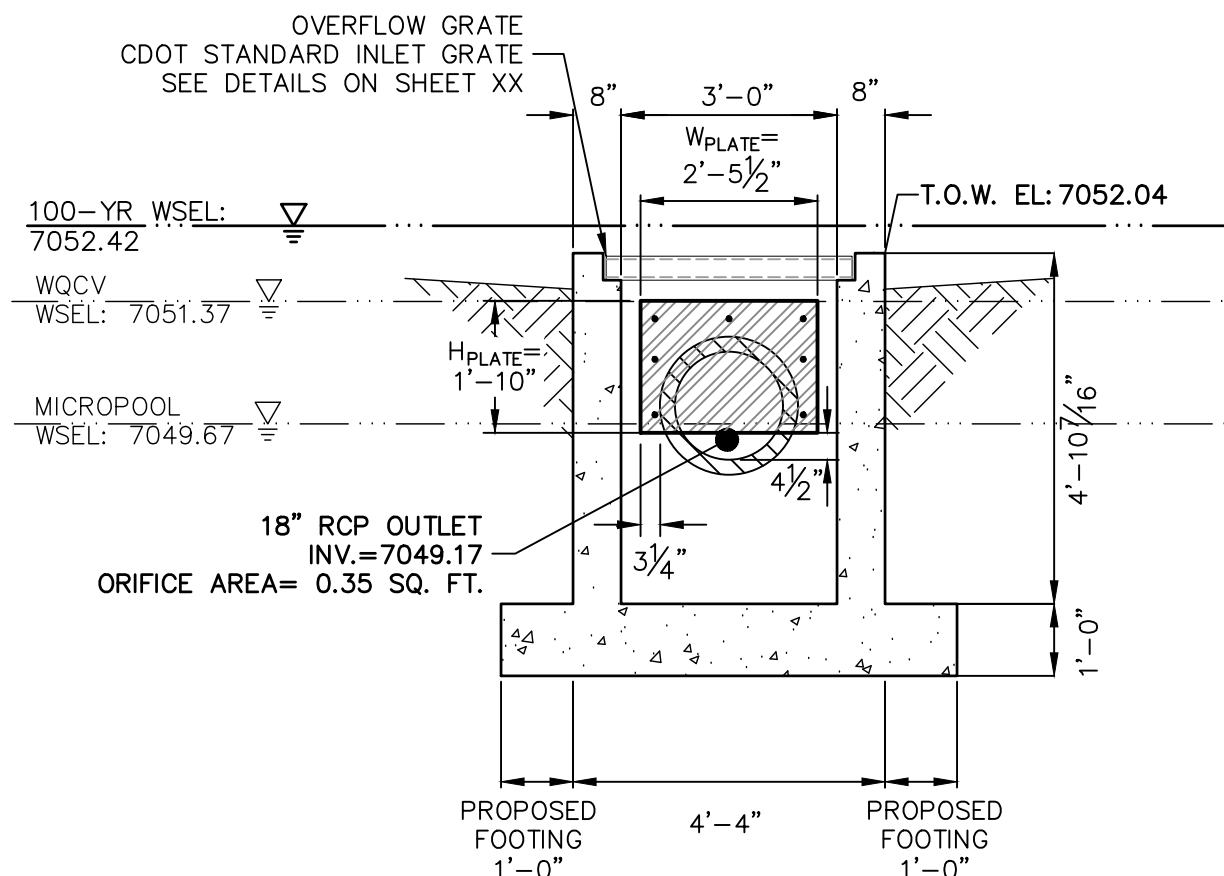
OVERFLOW GRATE DETAILS
N.T.S.



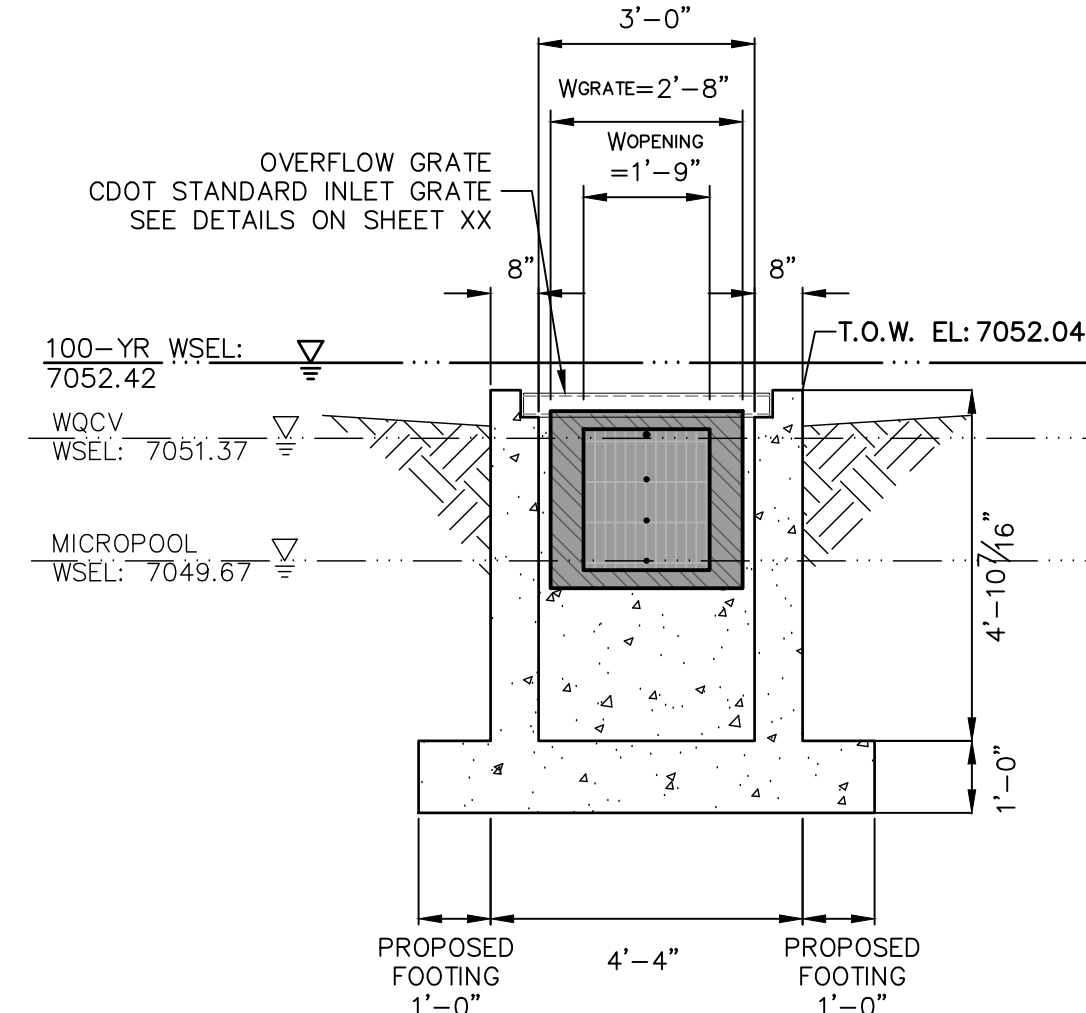
OVERFLOW GRATE INSTALLATION DETAIL
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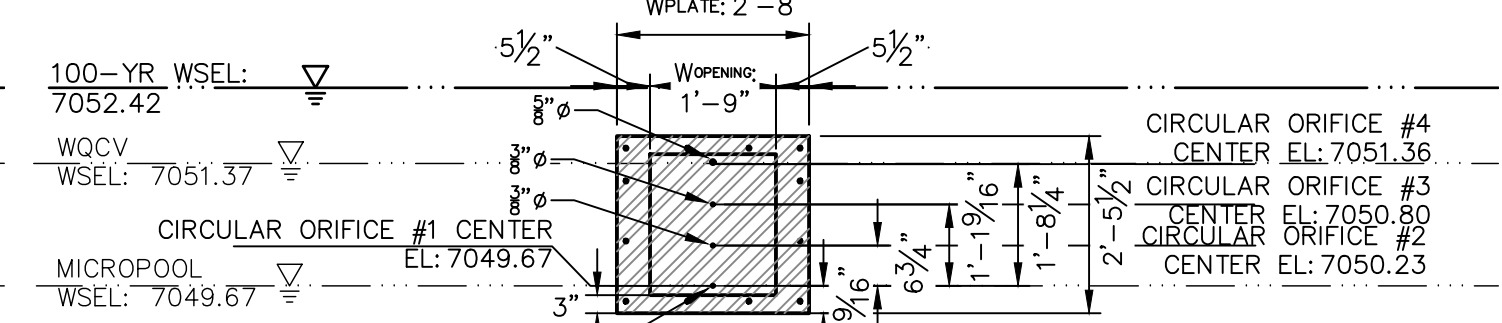
POND 3
OUTLET STRUCTURE PROFILE
SCALE: 3/8"=1'



A-A SECTION
SCALE: 3/8"=1'



B-B SECTION
SCALE: 3/8"=1'

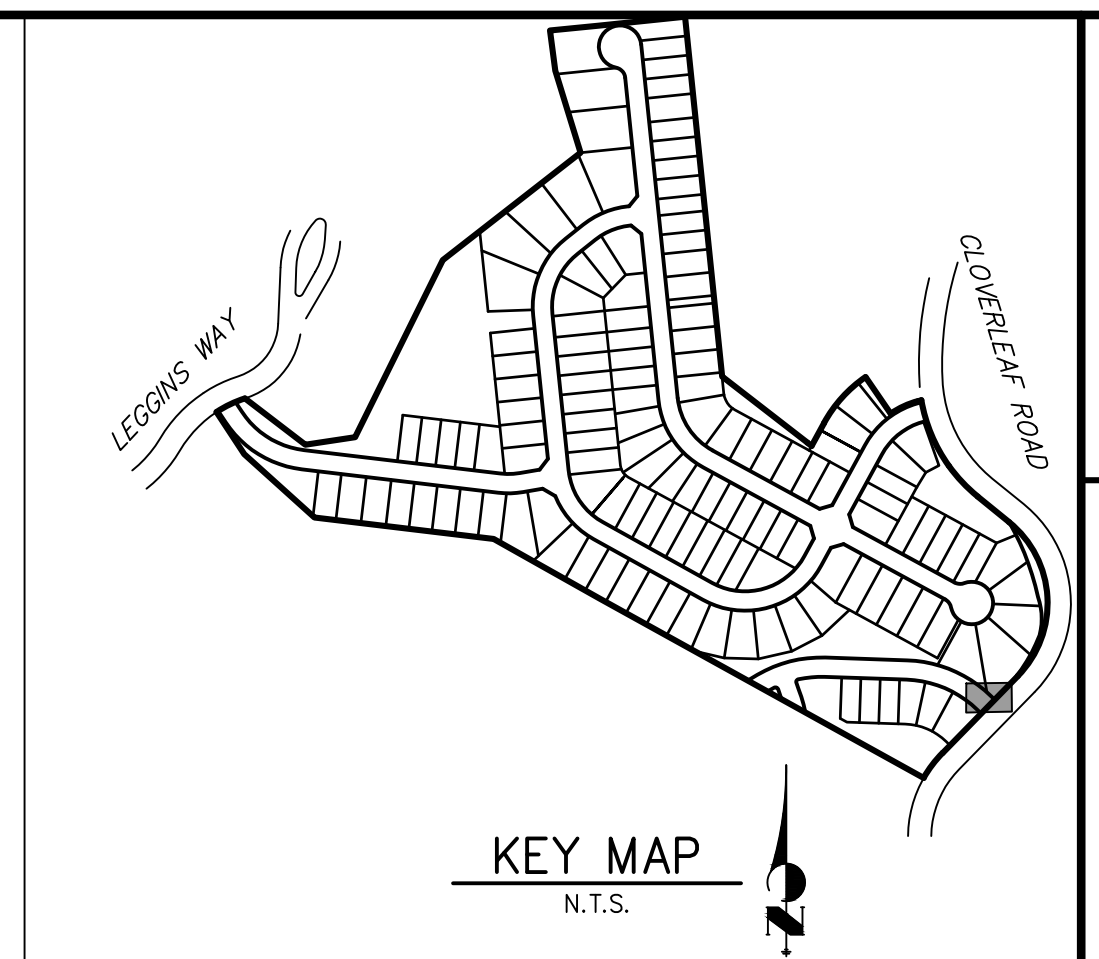
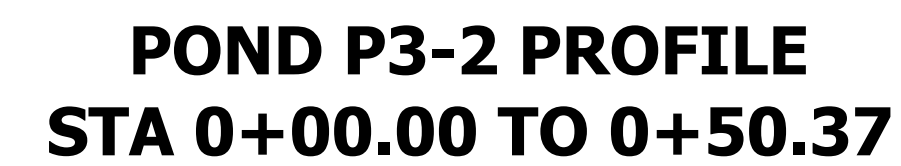
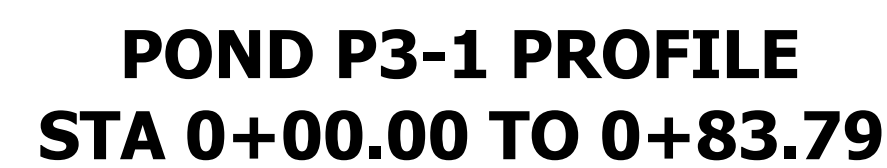
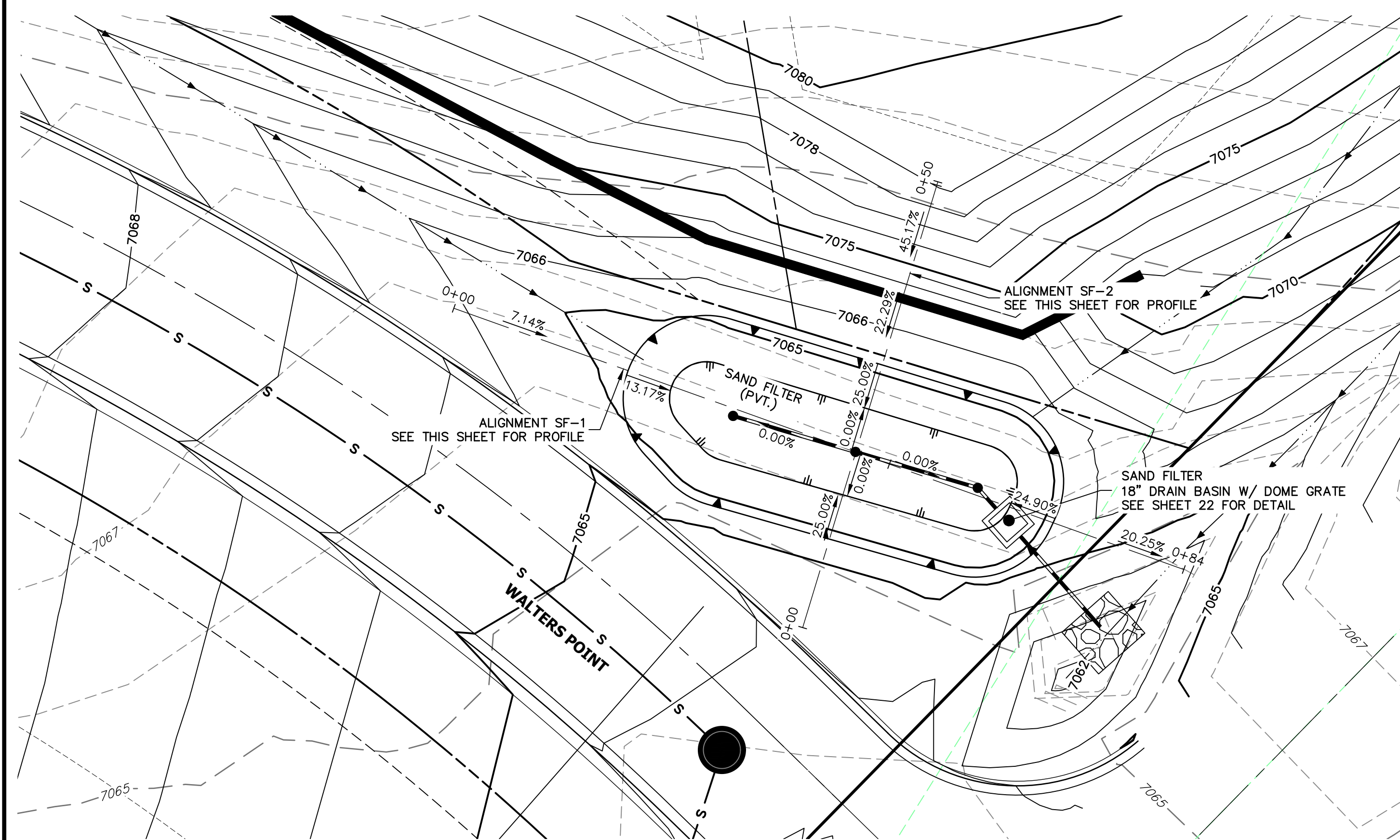


ORIFICE PLATE DETAIL
SCALE: 3/8"=1'



ENGINEER'S STATEMENT	
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING	
MIKE A. BRAMLETT, P.E. COLORADO P.E. 32314 FOR AND ON BEHALF OF JR ENGINEERING, LLC	DATE

CLOVERLEAF FILING 2	POND PLANS AND DETAILS	SHEET 22 OF 25	JOB NO. 25158.01	PREPARED FOR PT CLOVERLEAF, LLC 1864 WOODMOOR DRIVE COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN (719) 476-0800 JDESJARDIN@PROTERRACO.COM	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.		
						BY	DATE
						NO.	REVISION
						H-SCALE V-SCALE DATE DESIGNED BY DRAWN BY CHECKED BY	1"=XX' 1"=X' 05/10/21 XXX XXX XXX



PT CLOVERLEAF, LLC
1864 WOODMOOR DRIVE

DRADO SPRINGS, CO 80
ATTN: JOE DESJARDIN

(719) 476-0800
JDESJARDIN@PROTERRACO.COM

J·R ENGINEERING



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[illegible][illegible][illegible][illegible][illegible][illegible]

CLOVERLEAF FILING 2

POND PLANS AND DETAILS

SHEET 23 OF 25

DB NO. 25158.01

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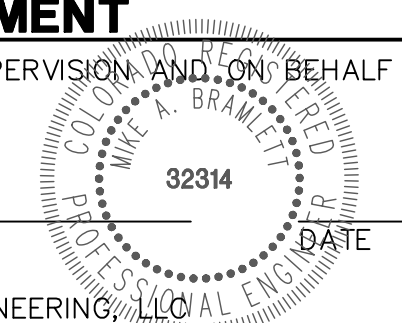
ENGINEER'S STATEMENT

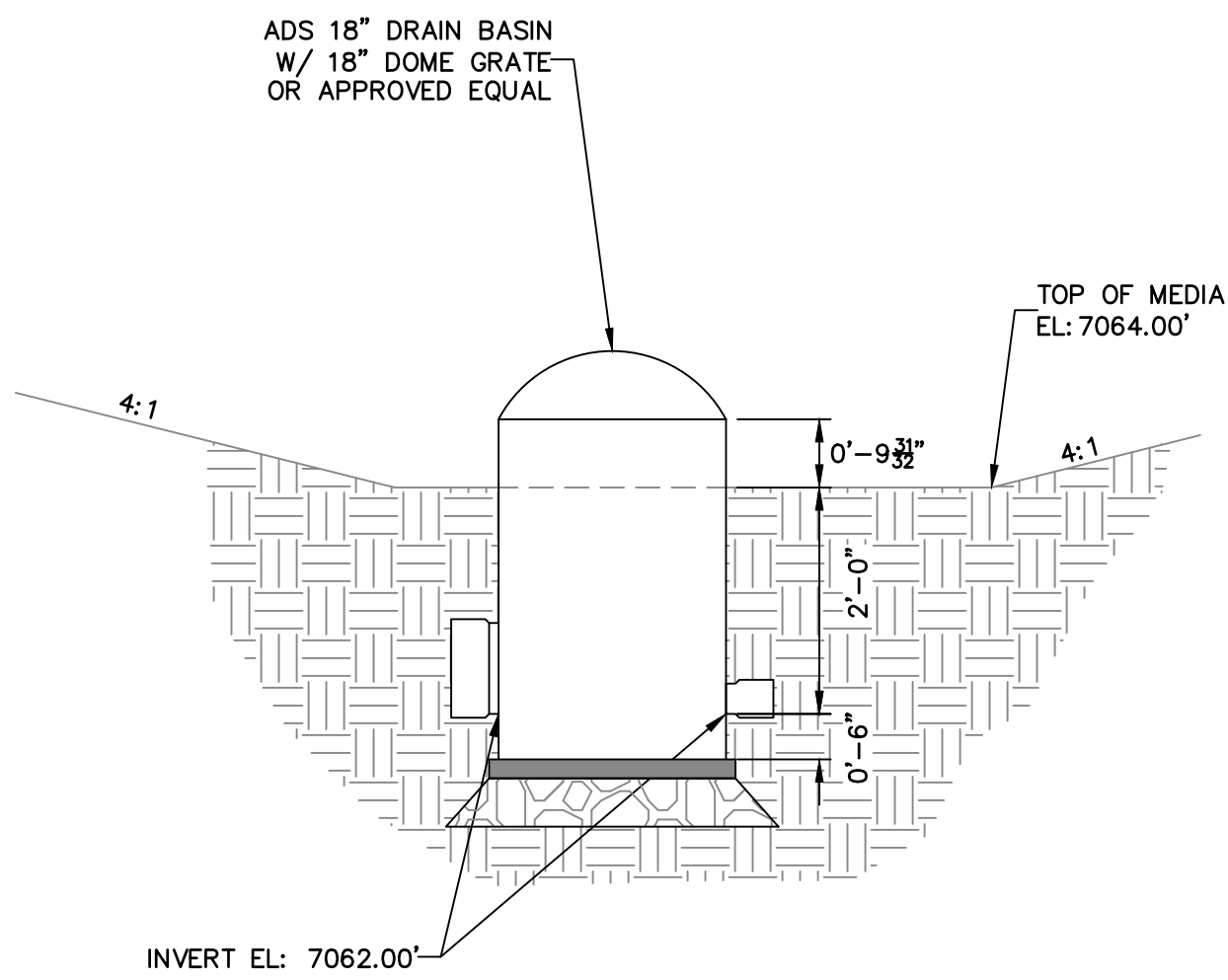
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF

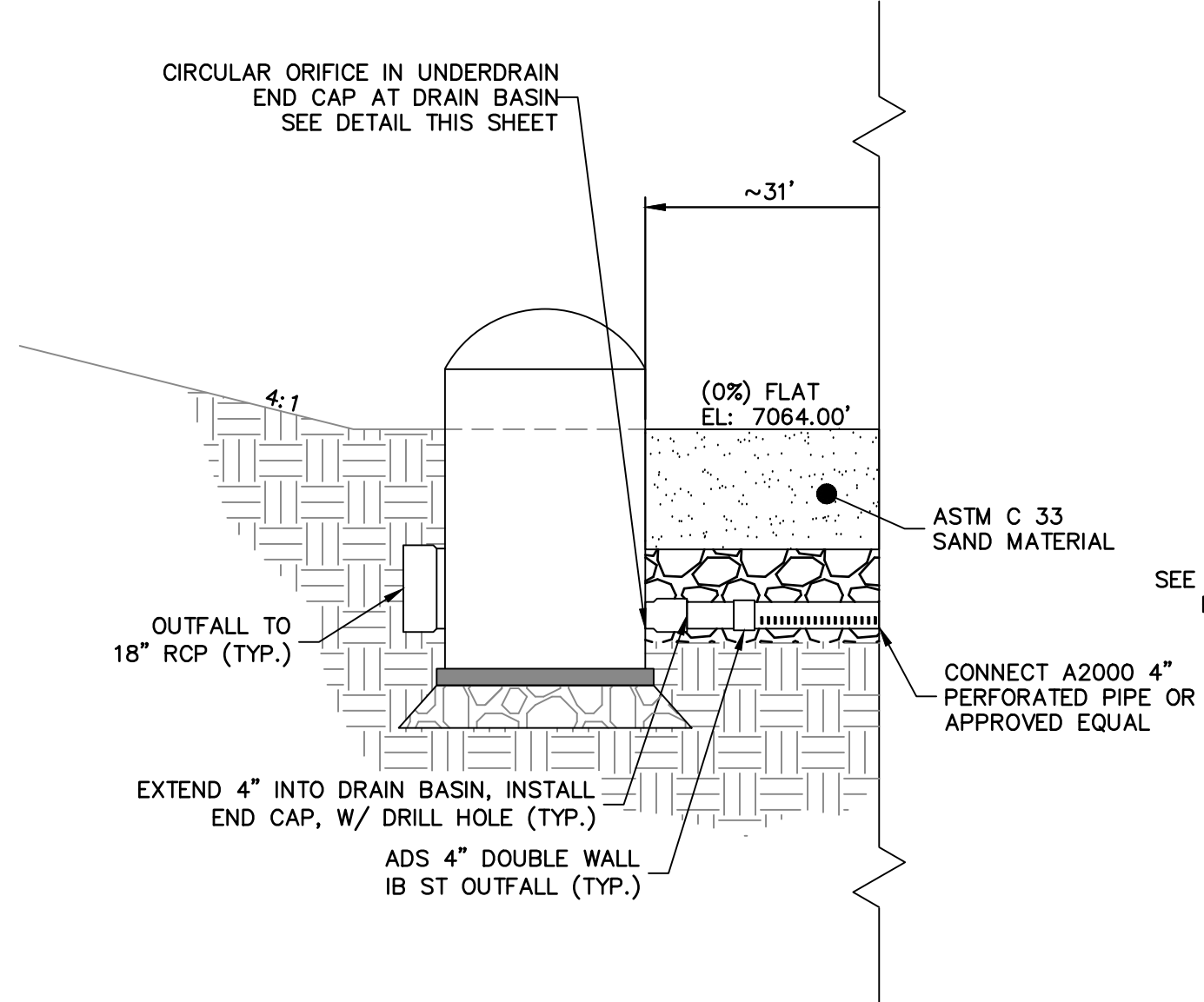
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING,

DATE _____



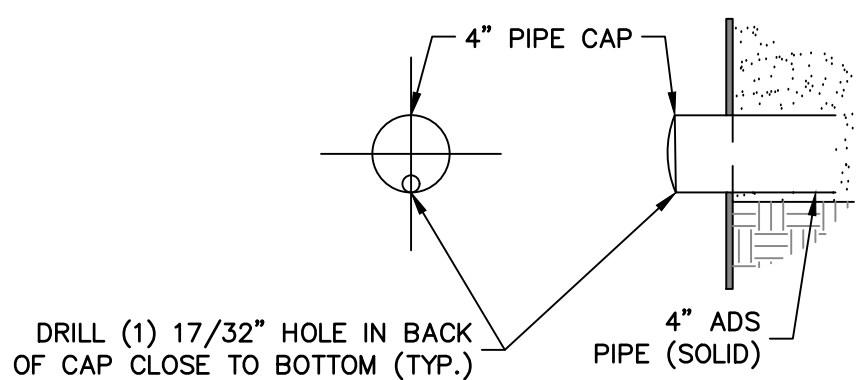


Drain Basin
Outlet Front Detail
Scale: N.T.S.

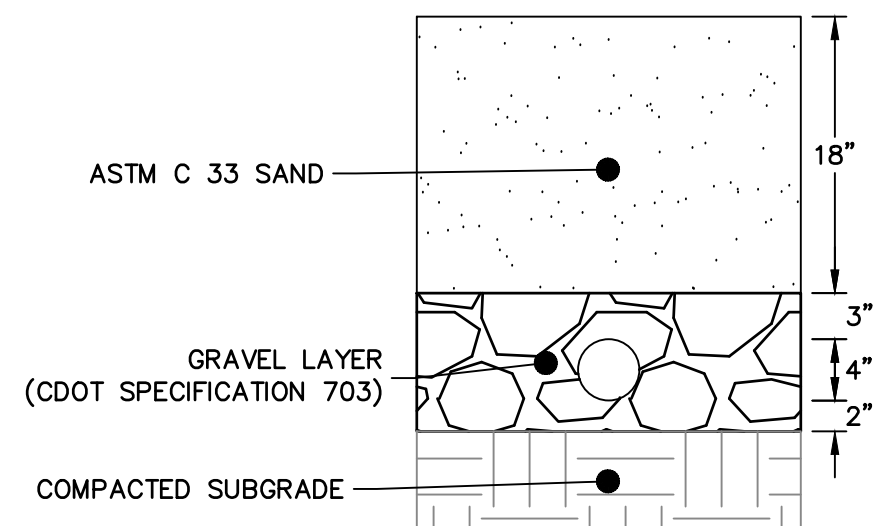


Sand Filter
Longitudinal Cross
Section Details
Scale: N.T.S.

NOTE: SEE URBAN DRAINAGE VOLUME 3 FACT SHEETS T-6 FOR FURTHER DETAILS AND SPECIFICATIONS.



Sand Filter Underdrain
End Cap Detail
Scale: N.T.S.



Sand Filter
Sub-Surface Section
Scale: N.T.S.

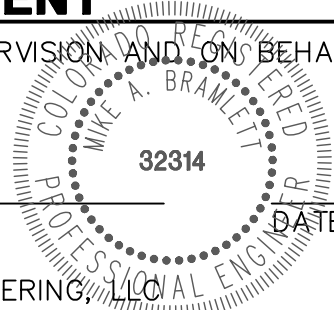


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CLOVERLEAF FILING 2

POND PLANS AND DETAILS

SHEET 24 OF 25

JOB NO. 25158.01

BY	DATE	REVISION	No.	N.T.S.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N.T.S.			05/10/21	GAG	GAG	



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