

CLOVERLEAF FILING 2

EL PASO COUNTY, COLORADO

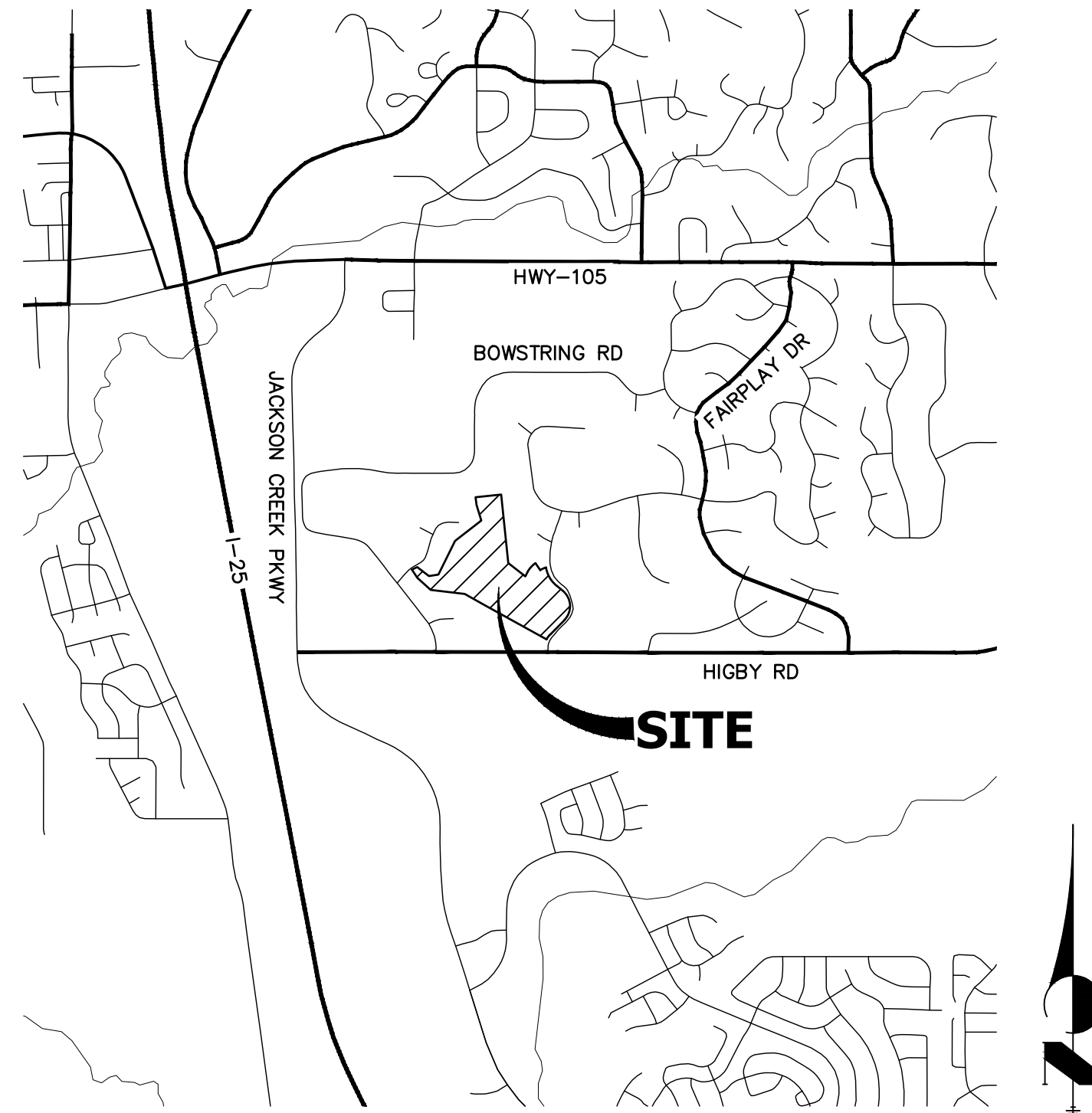
STORM SEWER AND POND PLANS

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 OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

NOTES

- SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
- ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
- PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL, FROM CENTER OF MANHOLE TO INSIDE INLET WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FES OR HEADWALL.
- ALL MANHOLE COVERS SHALL BE ORIENTED TO AVOID CURB, GUTTER, SIDEWALK AND CROSSPANS UNLESS OTHERWISE NOTED.
- ALL MANHOLES ARE EL PASO COUNTY TYPE II UNLESS OTHERWISE SPECIFIED.
- ALL MANHOLES HAVE AN ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED.
- ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES. SEE ROADWAY PLANS FOR REQUIRED ELEVATIONS.
- INLET STATIONING IS TO CENTER OF INLET.
- PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
- ALL CURVED PIPES SHALL BE BUILT IN ACCORDANCE WITH THE AMERICAN CONCRETE PIPE ASSOCIATION (ACPA) DESIGN DATA 21. PIPE MANUFACTURER TO BE USED MUST BE ABLE TO MEET LENGTH AND JOINT OPENING CRITERIA PER ACPA & ALL APPLICABLE EL PASO COUNTY CRITERIA AND STANDARDS.
- PIPE BEDDING SHALL CONFORM TO EL PASO COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS. BEDDING FOR RCP PIPE SHALL BE AG7122 NO. 57/67 CRUSHED ROCK. SQUEEGEE OR MIXTURES CONTAINING SQUEEGEE SHALL NOT BE USED. BEDDING SHALL BE SIX TO EIGHT INCHES DEEP UNDER THE PIPE AND BACKFILLED TO THE SPRING LINE.
- ALL STORM SEWER PIPES, INLETS, MANHOLES, AND APPURTENANCES WITHIN THE R.O.W. ARE PUBLIC. STORM FACILITIES OUTSIDE OF THE PUBLIC R.O.W. ARE PRIVATE, UNLESS OTHERWISE NOTED.
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- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS AND EL PASO COUNTY STANDARDS AND SPECIFICATION.
- SEE DETAIL SHEETS FOR APPLICABLE DETAILS.
- ALL INLETS REQUIRE A CURB TYPE AND FL TRANSITION (LOCAL DEPRESSION) DETAILED PER CDOT (M-604-12) TYPE R INLET DETAIL. SEE JR ROADWAY PLAN SHEETS AND DETAIL SHEET.
- PIPES WITH PRESSURE HEAD SHALL USE WATER TIGHT JOINTS WITH A 100-YEAR SERVICE LIFE.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL EL PASO COUNTY TYPE I MANHOLES PRIOR TO CONSTRUCTION OR ORDERING MATERIALS.



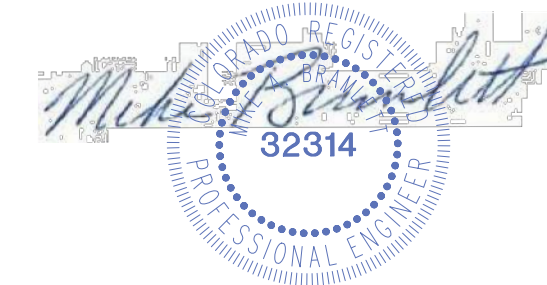
VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

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| 26-28 | - | DETAIL SHEET |

AB: INDICATES AS-BUILT INFORMATION. ANY INFORMATION NOT CROSSED OUT IS ASSUMED TO BE AS-BUILT INFORMATION.

AS-BUILTS
05/24/2023
SF-21-023



PCD File No. SF-21-023

CONTACTS:

OWNER	CND-CLOVERLEAF, LLC ATTN: AZIZ SIDDIQUI 1111 N. POST OAK ROAD HOUSTON, TX 77055 P~224-415-6619
DEVELOPER	MONUMENT HILL CM LLC ATTN: JOE DESJARDIN 1864 WOODMOOR DRIVE, SUITE 100 COLORADO SPRINGS, CO 80920 P~719-476-0800
CONTRACTOR/OPERATOR (EROSION CONTROL)	MONUMENT HILL CM LLC ATTN: CHARLIE WILLIAMS 1864 WOODMOOR DRIVE, SUITE 100 COLORADO SPRINGS, CO 80920 P~719-492-1933
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
EL PASO COUNTY	PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUIT 110 COLORADO SPRINGS, CO 80910 P~719-520-6819 DEPARTMENT OF PUBLIC WORKS 3275 AKERS DR COLORADO SPRINGS, CO 80922 P~719-529-6460

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.

✓ *Joseph W. Desjardin* 11/12/2021
JOE DESJARDIN DATE

MONUMENT HILL CM LLC
1864 WOODMOOR DRIVE, SUITE 100
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 EOM 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.

APPROVED
Engineering Department
01/31/2023 5:48:20 PM
Jennifer Irvine
EPC Planning & Community
Development Department

JENNIFER IRVINE, P.E.

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 11/11/21
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

APPROVED
Professional Engineer
32314
DATE

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

PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DR, STE 100
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
JDESJARDIN@PROTERRACO.COM

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	REPLOTTED SHEETS
GAG	12/15/21	1	

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=2000'	N/A	11/11/21	SAV	SAV	

CLOVERLEAF FILING 2
COVER SHEET

SHEET 1 OF 28
JOB NO. 25158.01

LAYER LINETYPE LEGEND

Table with 3 columns: Layer Name, Existing Linetype, Proposed Linetype. Includes items like PHASE LINE, MATCH LINE, SECTION LINE, PROPERTY LINE, EASEMENT LINE, R.O.W. A LINE, CENTERLINE, CITY LIMITS, WIRE FENCE, CHAIN LINK FENCE, WOOD FENCE, MASONRY FENCE, GUARDRAIL, CONC. BARRIER, CABLE TV, ELECTRIC, FIBER OPTIC, GAS MAIN, IRRIGATION MAIN, OIL/PETRO. MAIN, OVERHEAD UTILITY, SANITARY SEWER, STORM DRAIN, TELEPHONE, WATER MAIN, RAW WATER LINE, SWALE/WATERWAY FLOWLINE, DIVERSION DITCH, MAJOR DRAINAGE BASIN, MINOR DRAINAGE BASIN, TOP OF SLOPE, TOE OF SLOPE, EDGE OF WATER, INDEX CONTOUR, INTERMEDIATE CONTOUR, DEPRESSION CONT. (INDEX), DEPRESSION CONT. (INTER), TOP OF CUTS, TOE OF FILLS, CUT AND FILL LINE, SILT FENCE, 100 YEAR FLOODPLAIN, 500 YEAR FLOODPLAIN, FLOODWAY, BASE FLOOD ELEVATION, EDGE OF WETLANDS, STONE WALL.

UTILITIES LEGEND

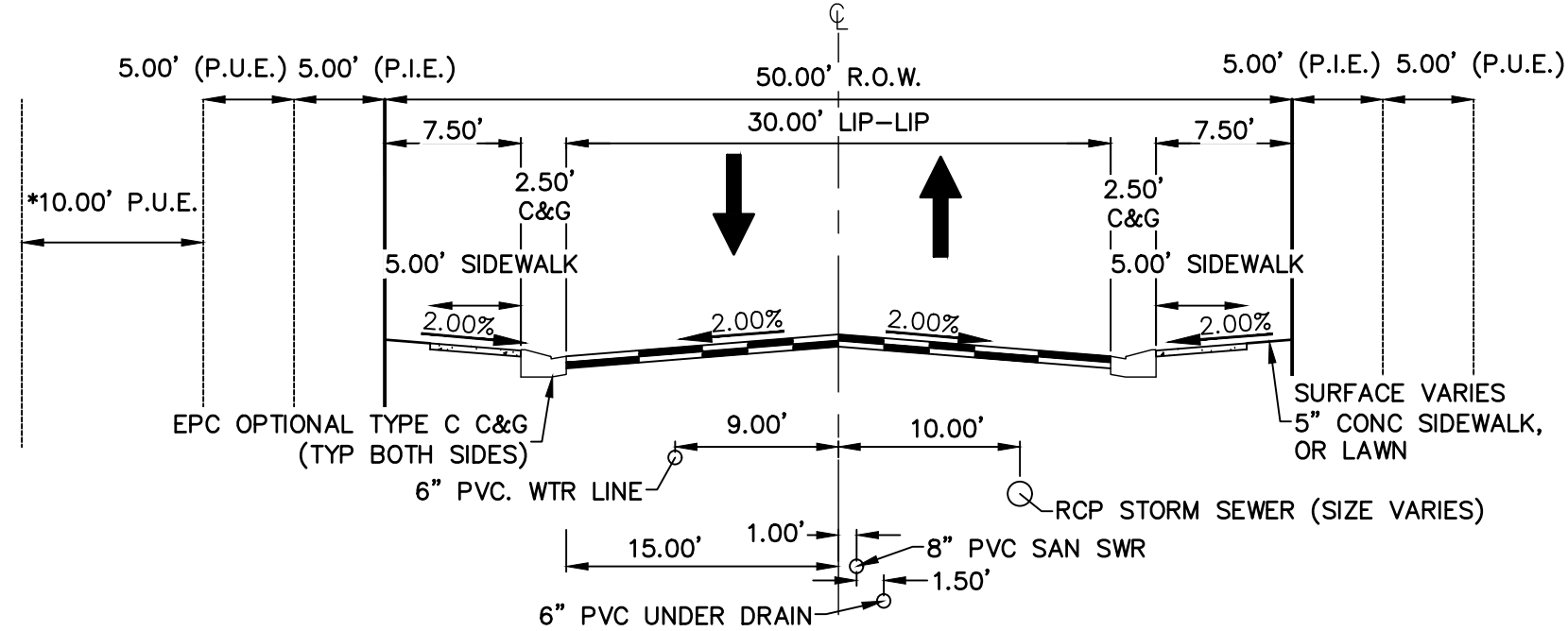
Table with 3 columns: Utility Type, Existing Symbol, Proposed Symbol. Includes categories: STORM SEWER (MANHOLE, STORM INLET, AREA INLET - SQUARE, AREA INLET - ROUND, FLARED END SECTION, RIPRAP), SANITARY SEWER (LINE MARKER, SERVICE MARKER, CLEAN-OUT, MANHOLE W/ DIRECTIONAL FLOW ARROW), WATER LINE (LINE MARKER, SERVICE MARKER, FIRE HYDRANT, FIRE CONNECTION, MANHOLE, BEND, BLOW-OFF VALVE, WELL, METER, VALVE, REDUCER, THRUST BLOCK, CROSS, PLUG W/ THRUST BLOCK, TEE, REVERSE ANCHOR, ANODE, AIR & VACUUM VALVE ASSEMBLY, TRANSMISSION BLOW-OFF ASSEMBLY), GAS LINE (MARKER, SERVICE MARKER, METER, VALVE, PLUG, TEE), DRY UTILITIES (CABLE TV MARKER, CABLE TELEVISION PEDESTAL, ELECTRIC MARKER, ELECTRIC SERVICE MARKER, ELECTRICAL PEDESTAL, ELECTRICAL METER, ELECTRICAL MANHOLE, FIBER-OPTIC MARKER, IRRIGATION PEDESTAL, TELEPHONE MARKER, TELEPHONE PEDESTAL, TELEPHONE MANHOLE, UTILITY POLE, GUY ANCHOR, GUY POLE), MISC. UTILITIES (VENT PIPE, TEST HOLE DESIGNATOR).

LANDSCAPE LEGEND

Table with 3 columns: Landscape Item, Existing Symbol, Proposed Symbol. Includes: TREE - CONIFEROUS, TREE - DECIDUOUS, SHRUB/BUSH, SHRUBS AND BUSHES, IRRIGATION BOX, IRRIGATION SPRINKLER, IRRIGATION VALVE, BOLLARD, FLAGPOLE.



Know what's below. Call before you dig.



TYPICAL CROSS SECTION N.T.S. (ALSKE CLOVER CT, CRIMSON CLOVER DR, WHITE CLOVER DRIVE) (PUBLIC ROAD, URBAN LOCAL, POSTED SPEED LIMIT = 25 MPH) (*SEE PLAN VIEW FOR 10' PUE LOCATION)

NOTES

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AS-BUILTS 05/24/2023 SF-21-023



EPC PCD 1/31/22

ENGINEER'S STATEMENT

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Signature: Mike A. Bramlett, Date: 2/15/21, Seal: Professional Engineer, No. 32314

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

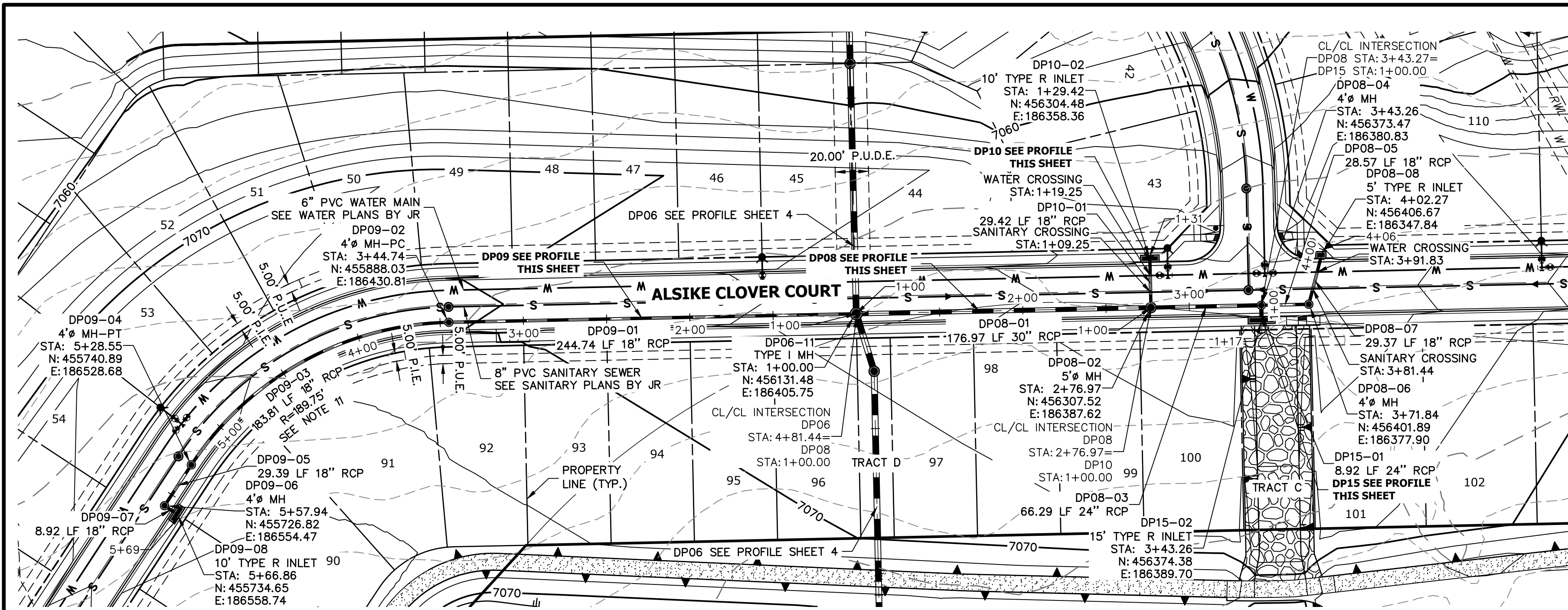
PREPARED FOR: MONUMENT HILL CM LLC, 1864 WOODMOOR DR, STE 100, COLORADO SPRINGS, CO 80920, ATTN: JOE DESJARDIN, (719) 476-0800, JDESJARDIN@PROTERRACO.COM

J.R. ENGINEERING A Westman Company, Centennial 303-740-9888, Colorado Springs 719-588-2583, Fort Collins 970-491-9888, www.jr-engineering.com

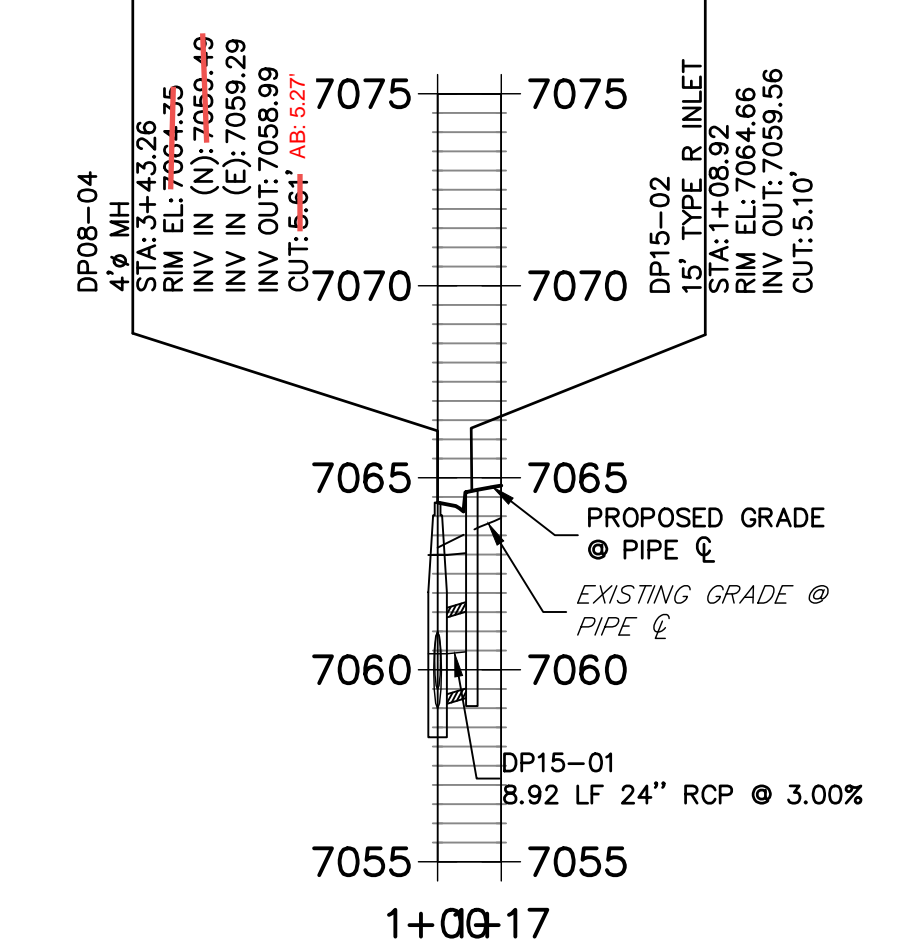
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Table with columns: H-SCALE, V-SCALE, DATE, DESIGNED BY, DRAWN BY, CHECKED BY.

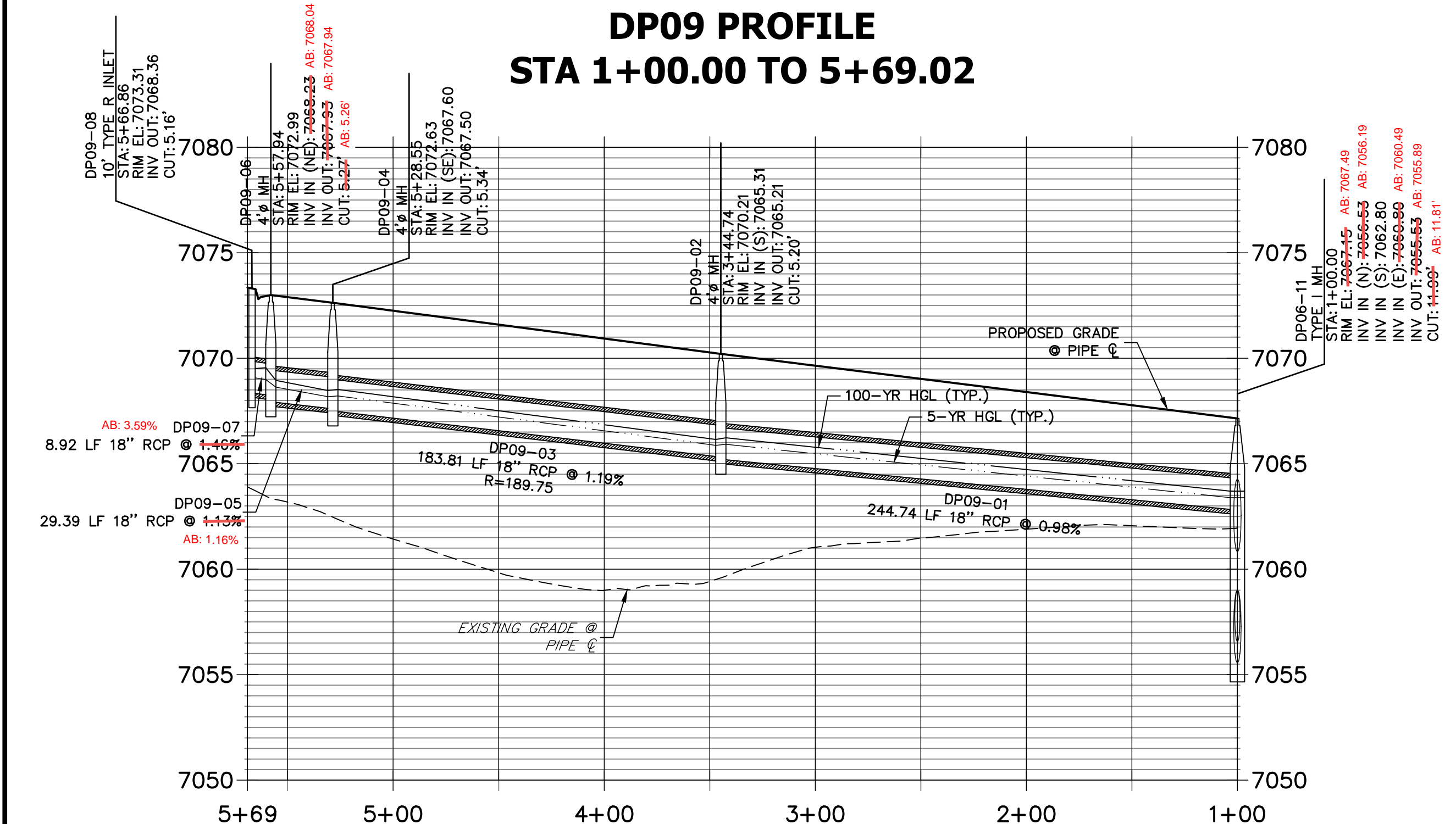
Project information: CLOVERLEAF FILING 2, LEGEND, SHEET 2 OF 28, JOB NO. 25158.01



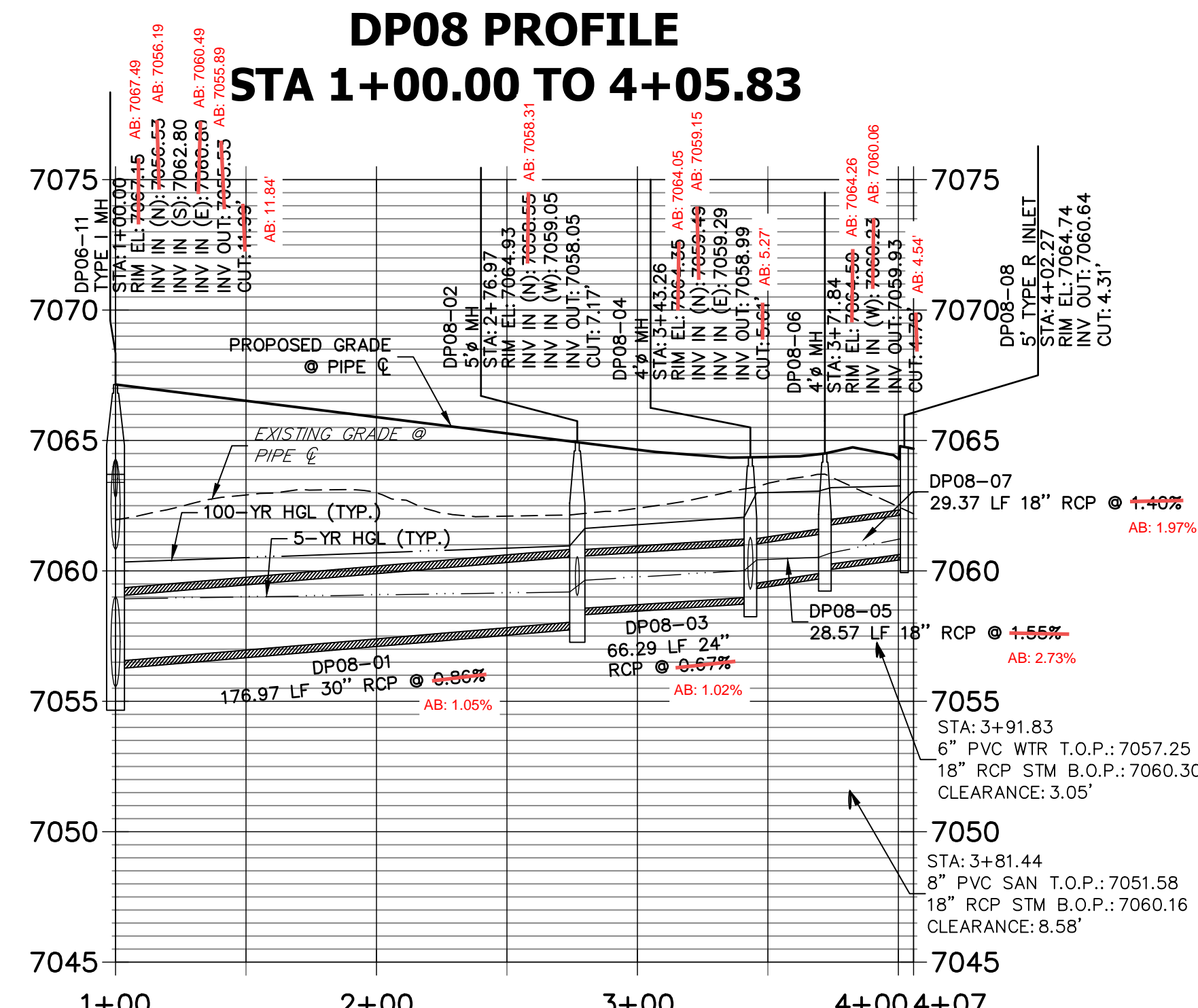
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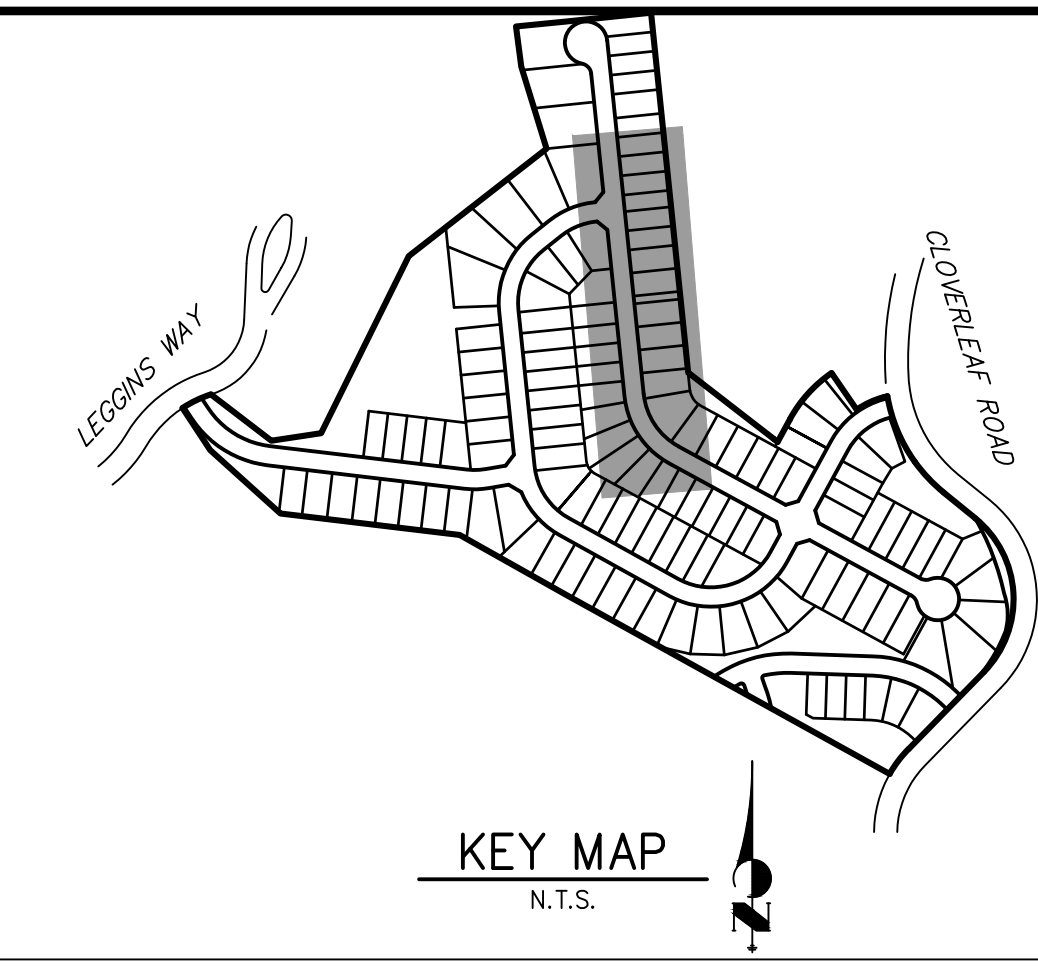
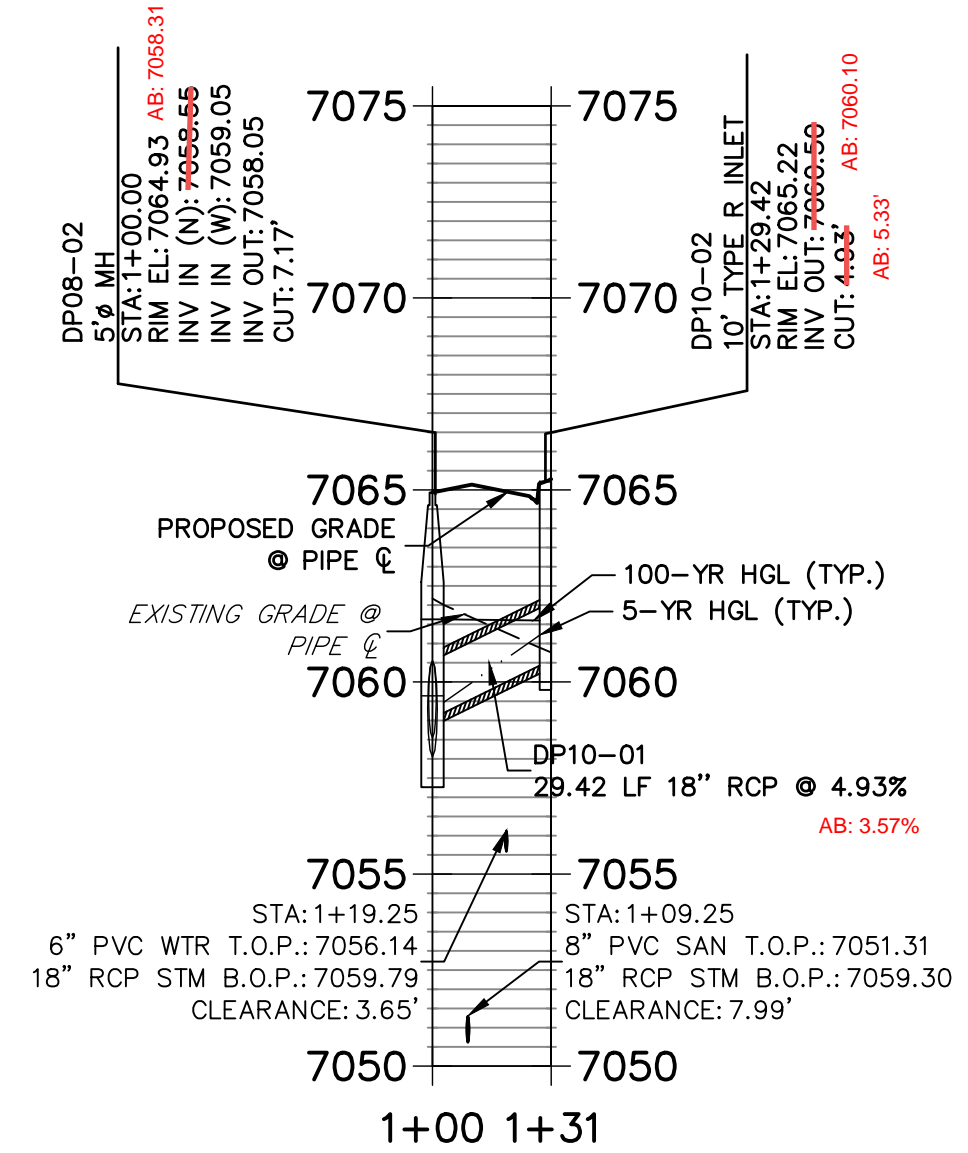
**DP09 PROFILE
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**DP08 PROFILE
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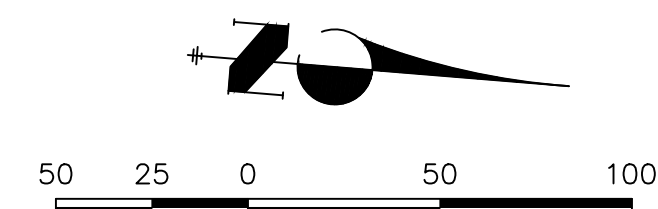
**DP10 PROFILE
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- SEE DETAIL SHEETS FOR APPLICABLE DETAILS.
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- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL EL PASO COUNTY TYPE I MANHOLES PRIOR TO CONSTRUCTION OR ORDERING MATERIALS.

AS-BUILTS
05/24/2023
SF-21-023



EPC PCD 1/31/22

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEERING

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

PREPARED FOR
MONUMENT HILL CM LLC
 1864 WOODMOOR DR, STE 100
 COLORADO SPRINGS, CO 80920
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 (719) 476-0800
 JDESJARDIN@PROTERRACO.COM

J.R. ENGINEERING
 A Westcon Company
 Centennial 300-740-9383 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

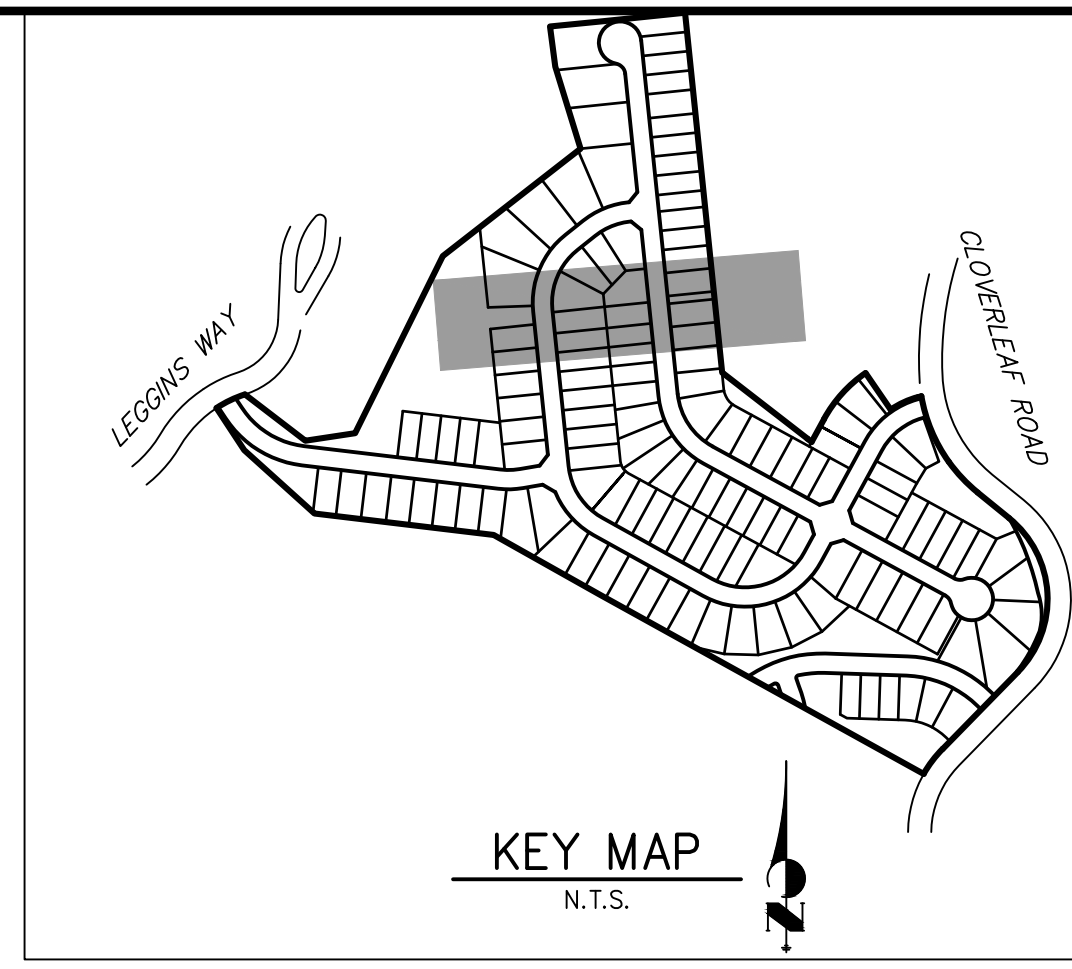
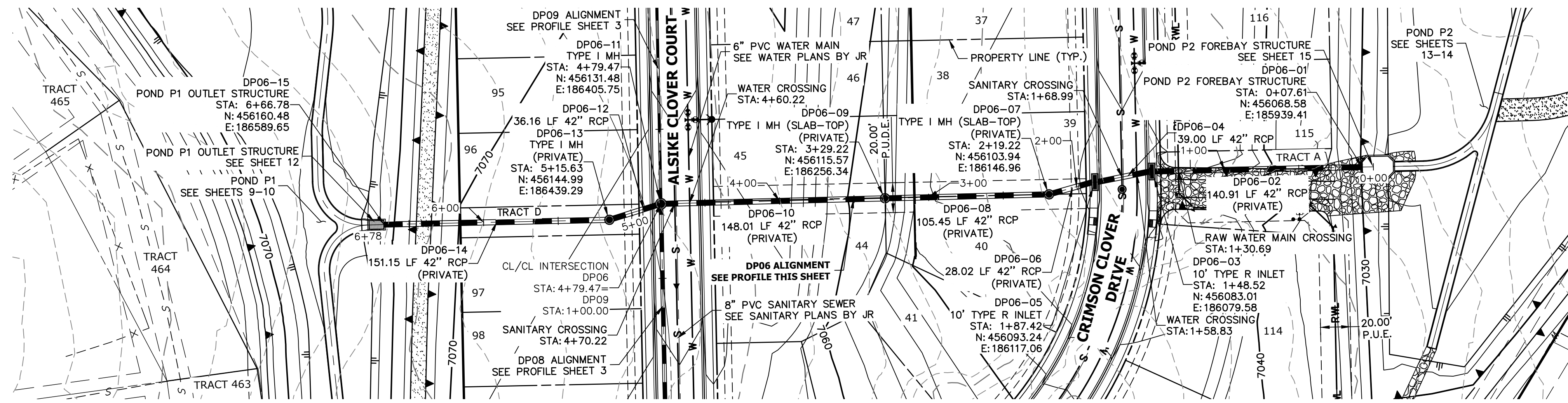
No.	REVISION	BY	DATE

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 DATE 12/15/21
 DESIGNED BY APL
 DRAWN BY APL
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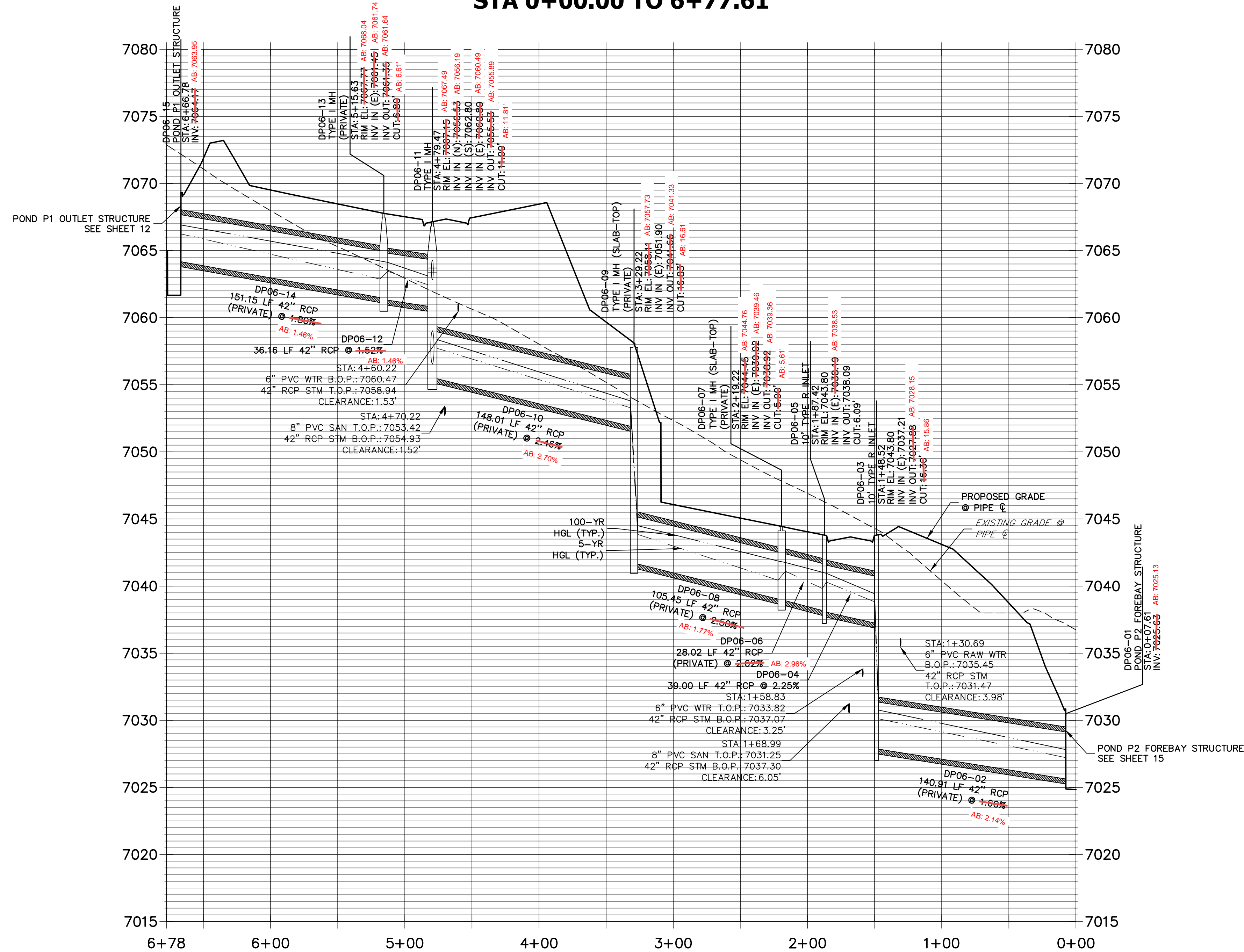
CLOVERLEAF FILING 2

STORM SEWER PLAN AND PROFILE

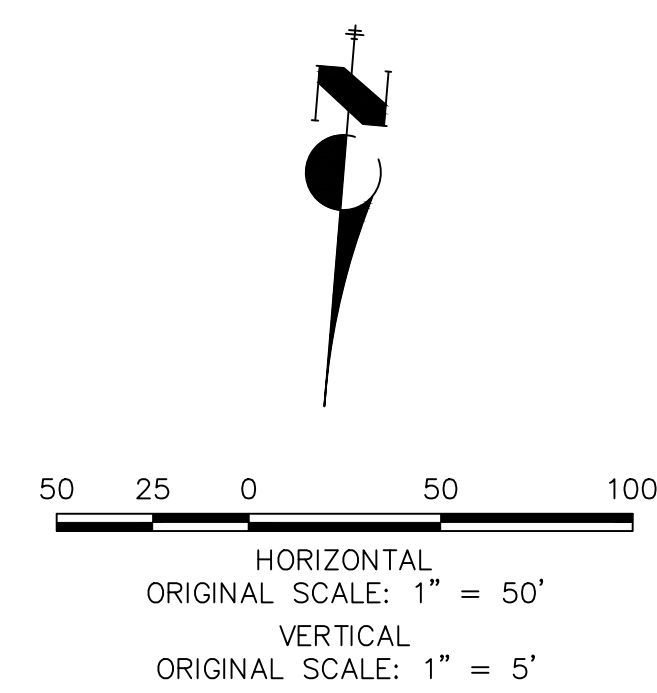
SHEET 3 OF 28
 JOB NO. 25158.01



**DP06 PROFILE
STA 0+00.00 TO 6+77.61**



AS-BUILTS
05/24/2023
SF-21-023



- NOTES**
- SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
 - ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
 - ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
 - PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL, FROM CENTER OF MANHOLE TO INSIDE INLET WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FEES OR HEADWALL.
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 - ALL MANHOLES ARE EL PASO COUNTY TYPE II UNLESS OTHERWISE SPECIFIED.
 - ALL MANHOLES HAVE AN ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED.
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EPC PCD 1/31/22

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

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

PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DR, STE 100
COLORADO SPRINGS, CO 80920
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JDESJARDIN@PROTERRACO.COM

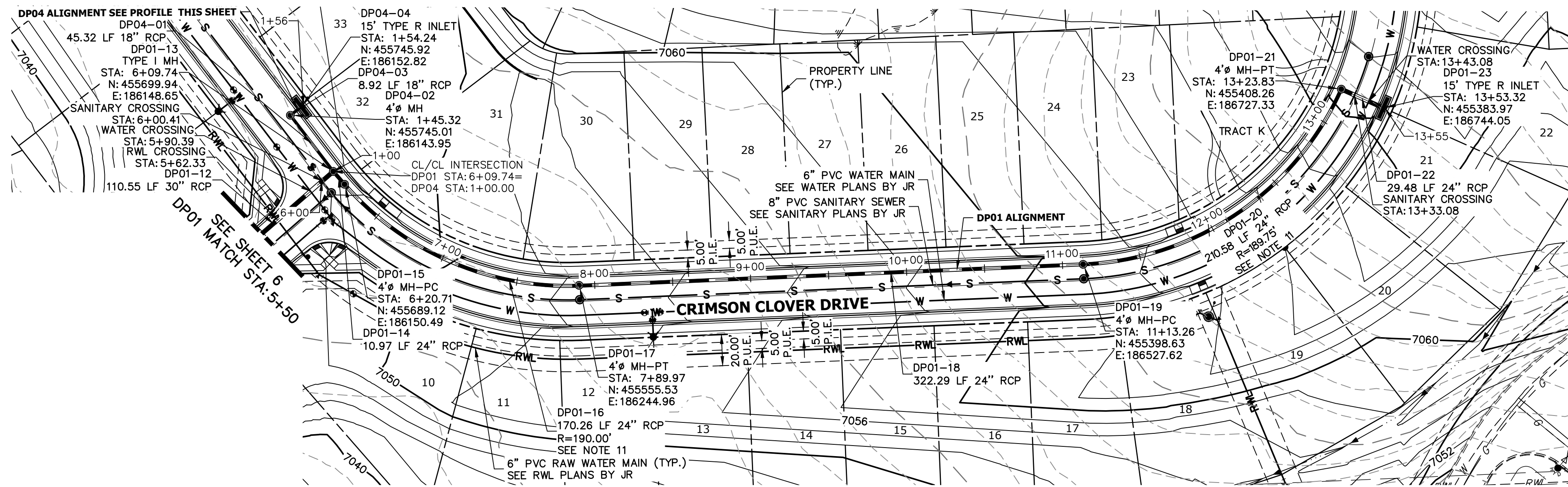
J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE 1"=50'
V-SCALE 1"=5'
DATE 12/15/21
DESIGNED BY APL
DRAWN BY APL
CHECKED BY

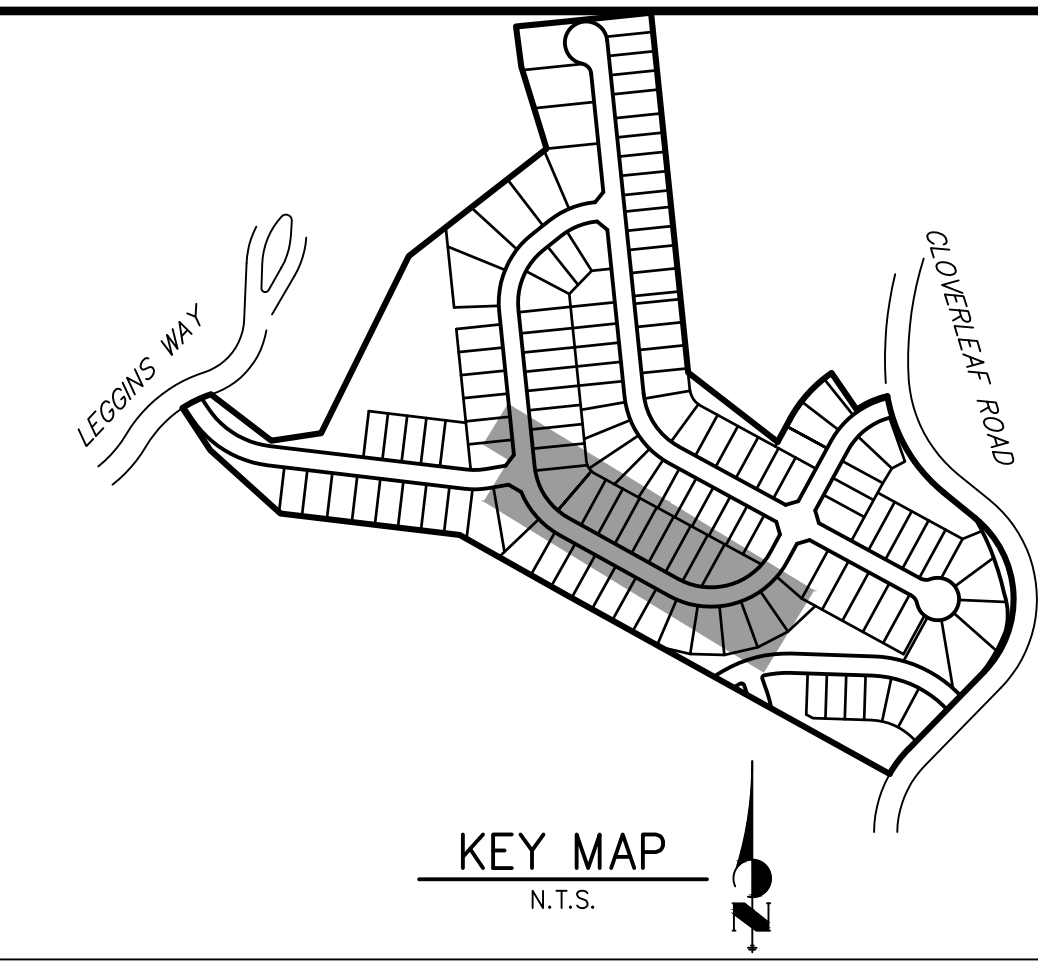
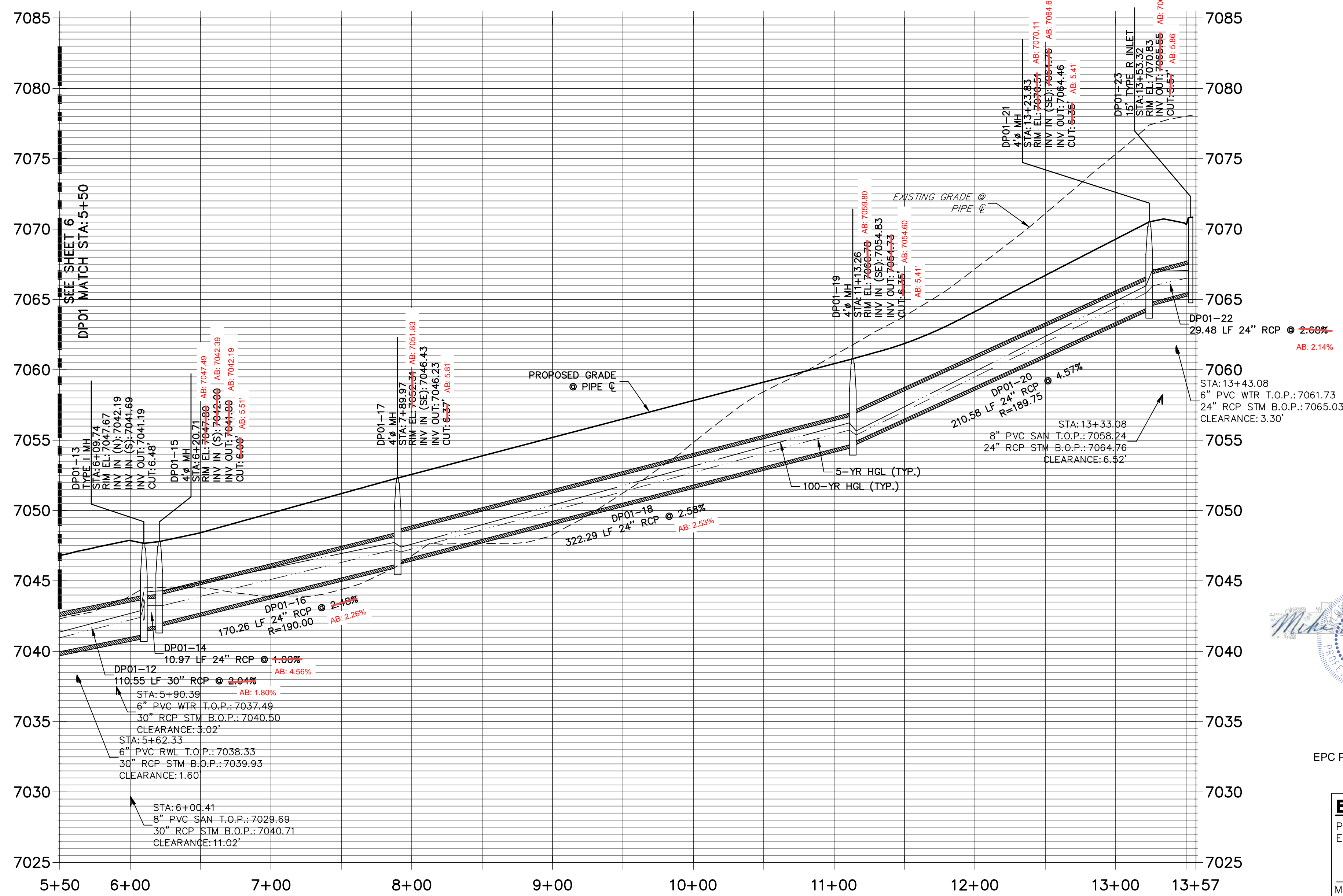
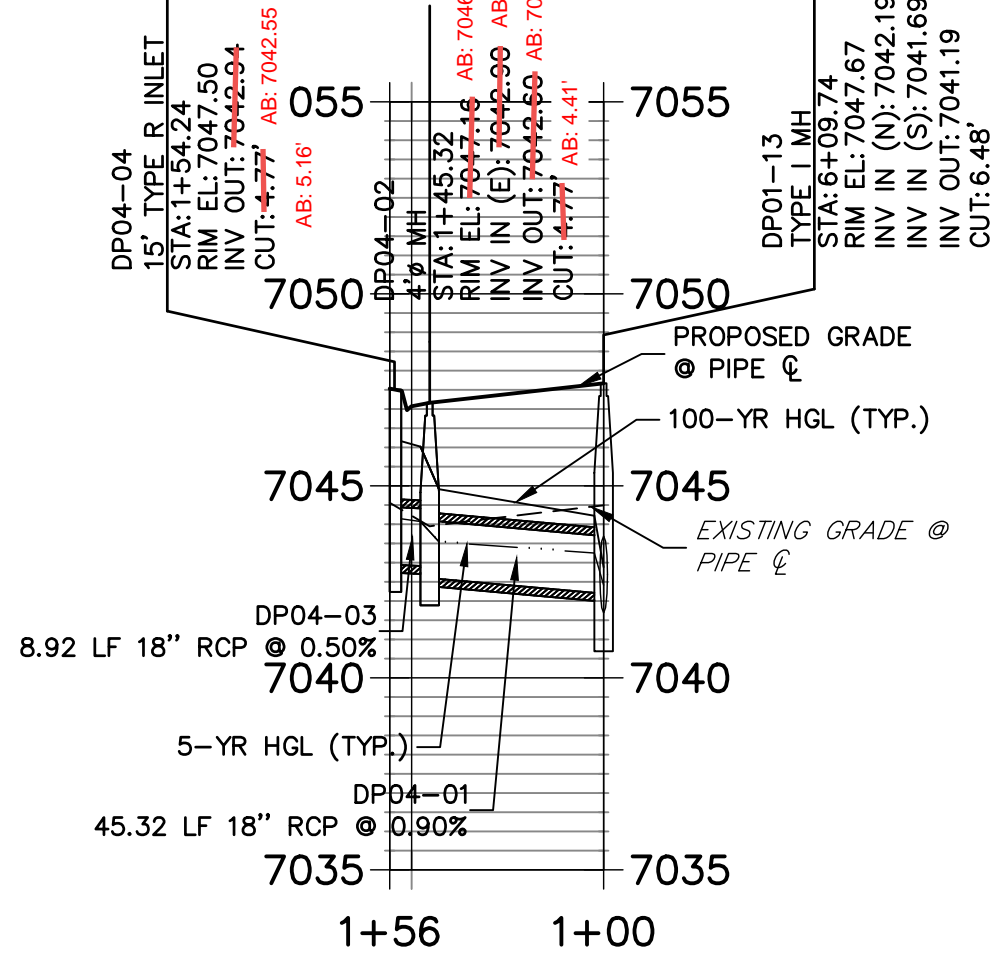
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STORM SEWER PLAN AND PROFILE

SHEET 4 OF 28
JOB NO. 25158.01



DP01 PROFILE STA 5+50.00 TO 13+56.98

DP04 PROFILE STA 1+00.00 TO 1+55.74

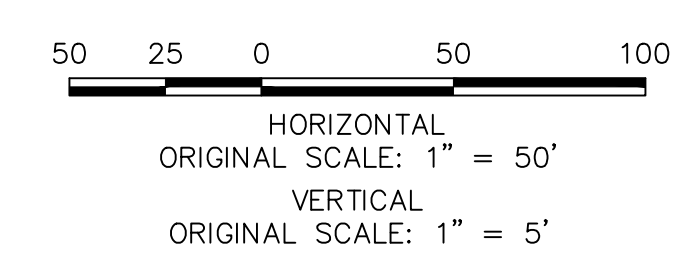


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AS-BUILTS
05/24/2023
SF-21-023



EPC PCD 1/31/22



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett

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

DATE: 12/15/21

FOR AND ON BEHALF OF JR ENGINEERING, A LOCAL ENGINEERING FIRM

UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY PARTISES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DR, STE 100
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BY	DATE	No.	REVISION

H-SCALE 1"=50'
V-SCALE 1"=5'
DATE 12/15/21
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CHECKED BY

CLOVERLEAF FILING 2

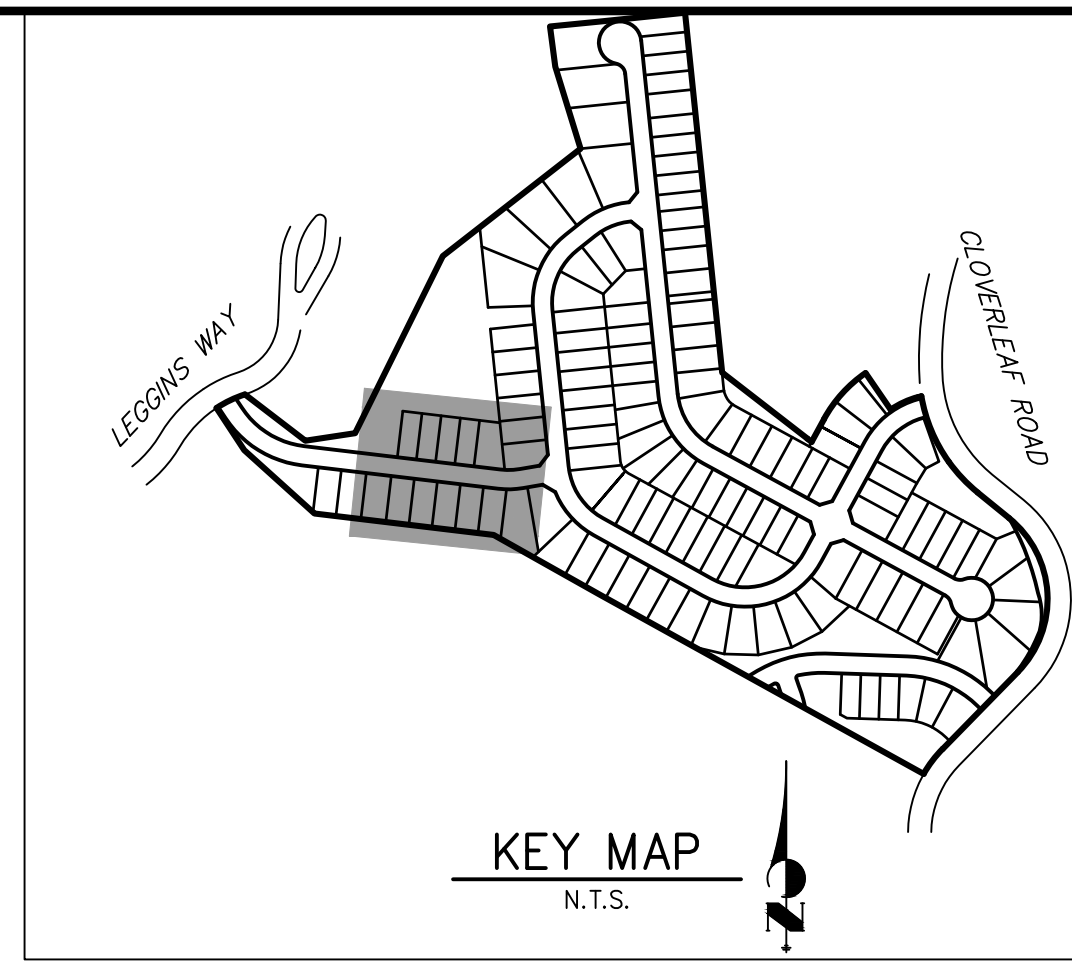
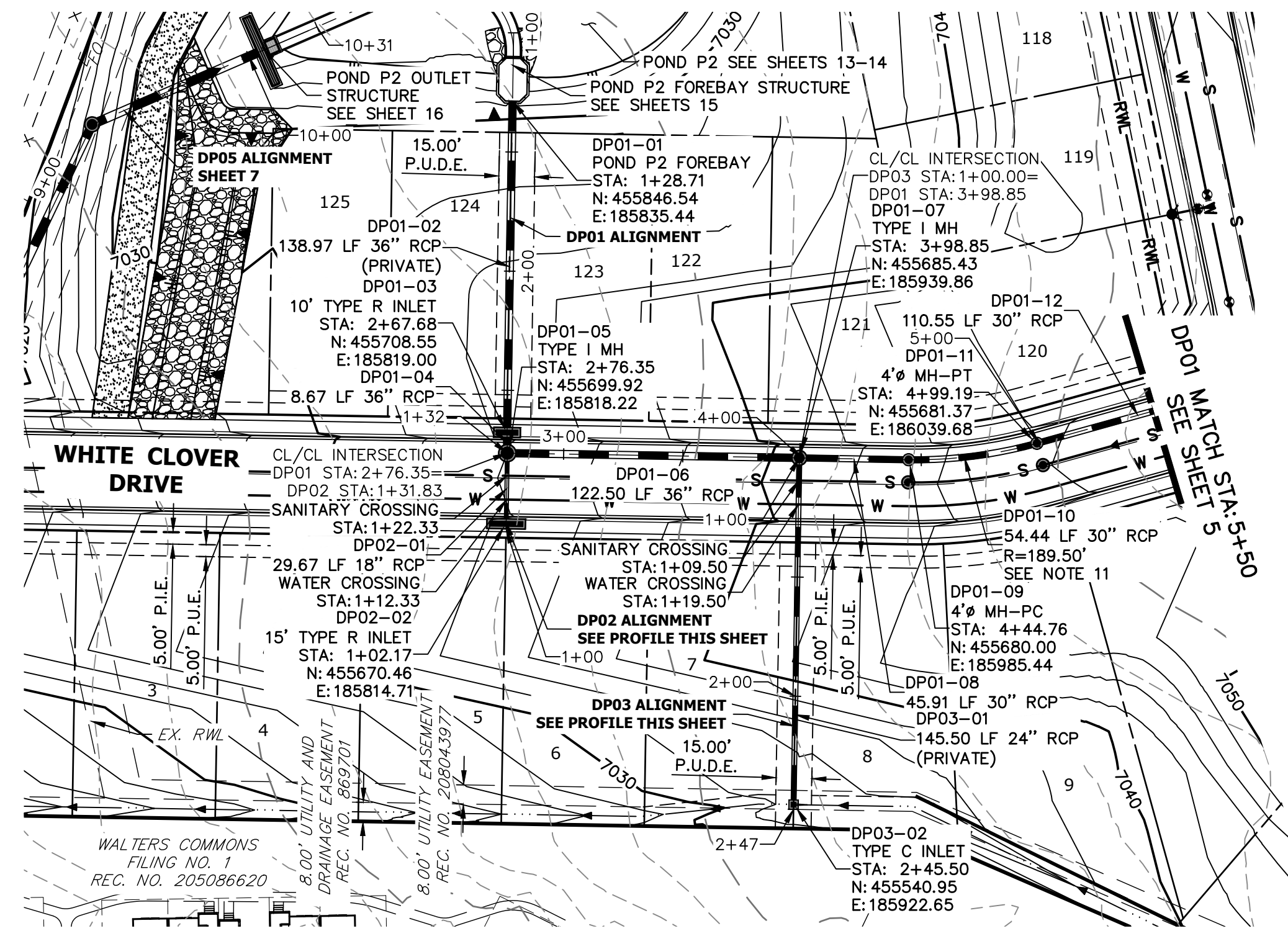
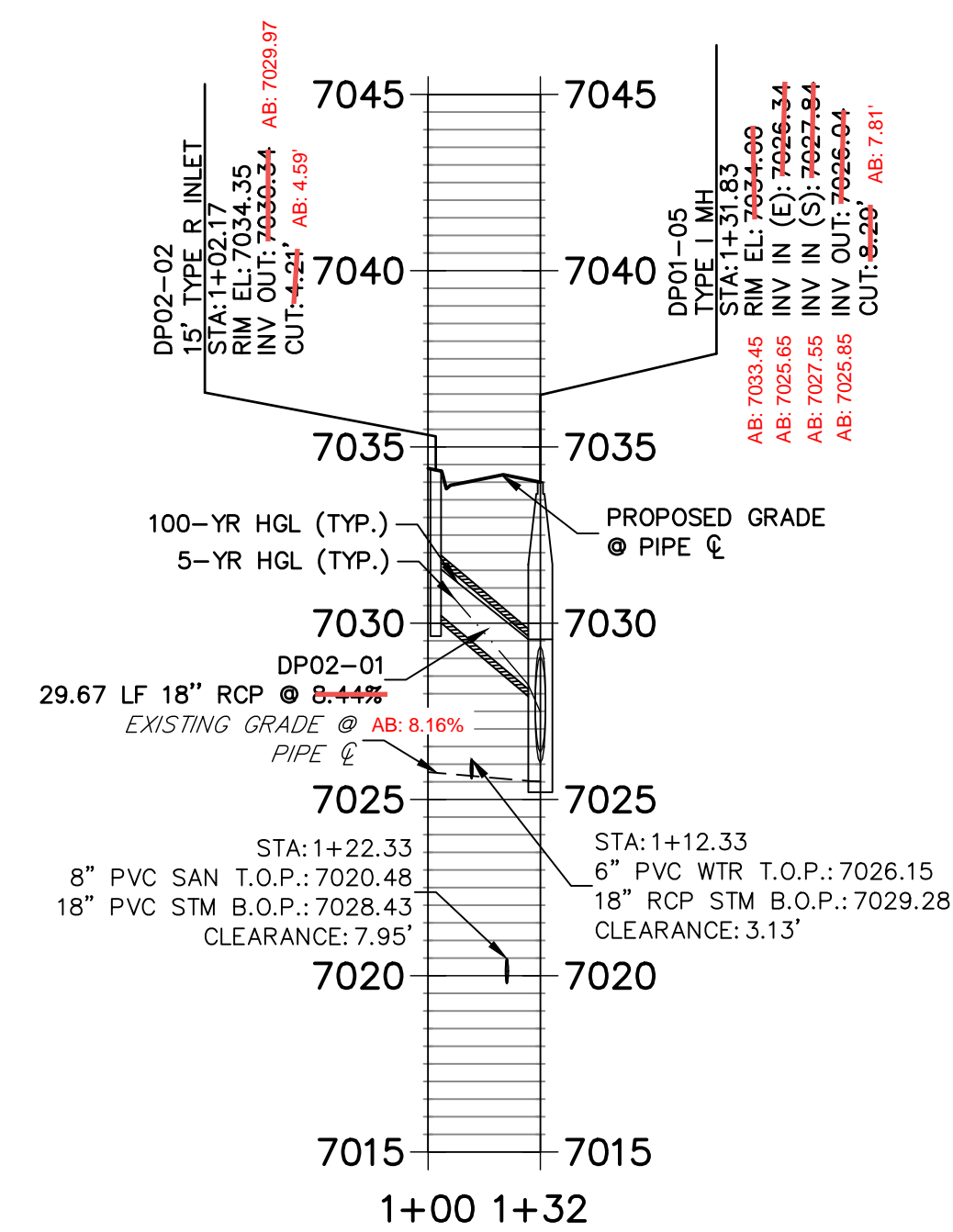
STORM SEWER PLAN AND PROFILE

SHEET 5 OF 28

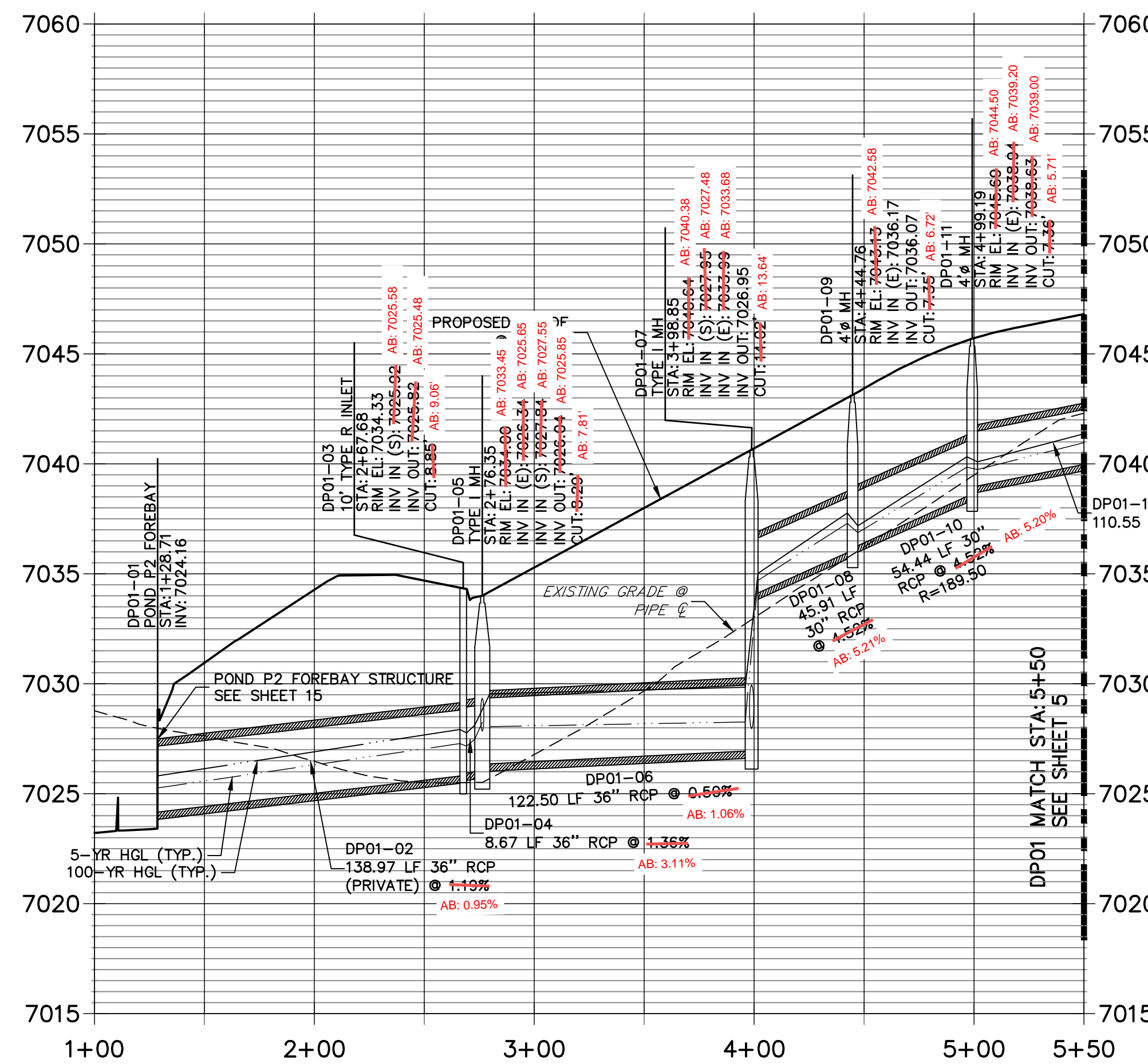
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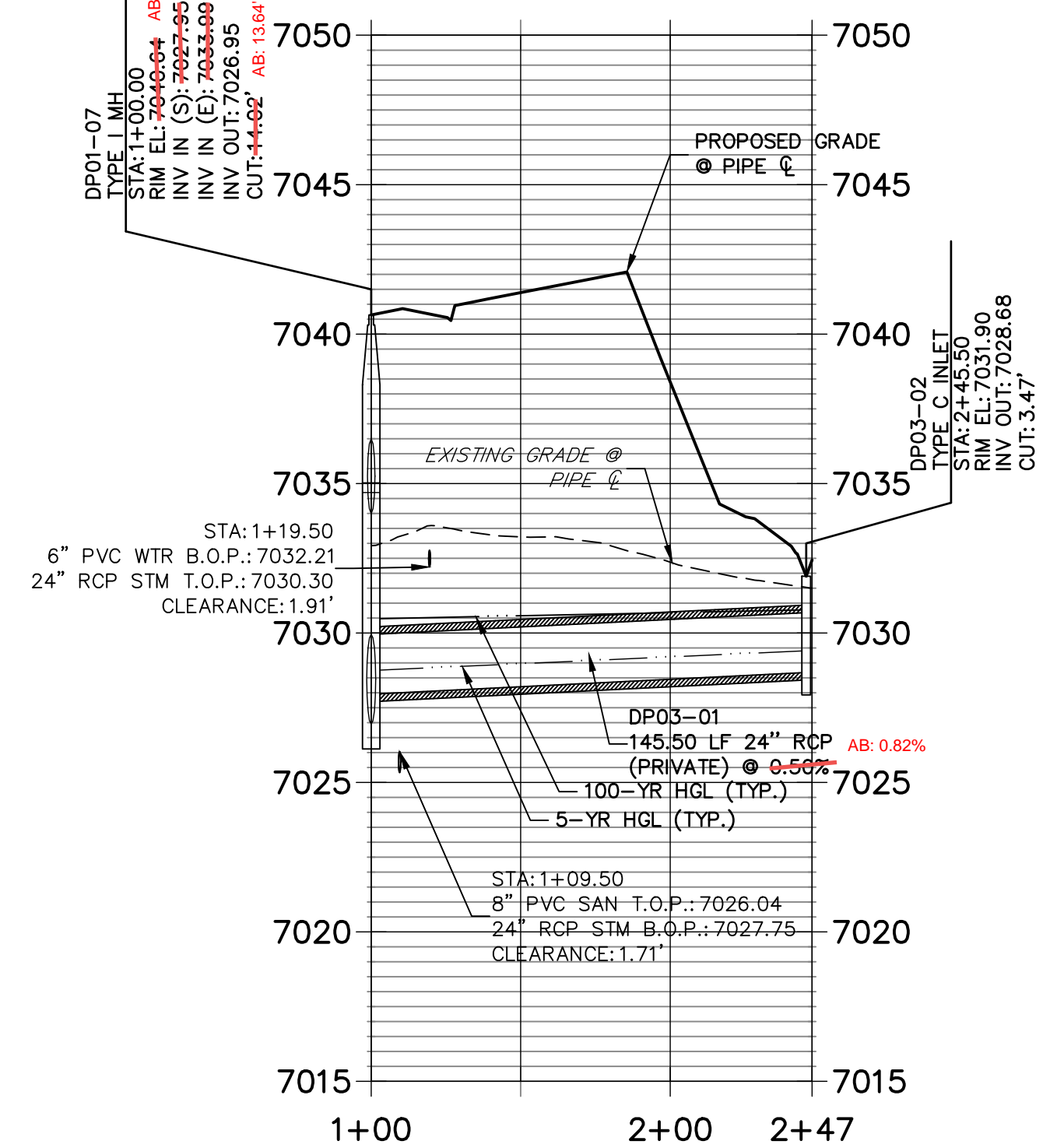
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STA 1+00.00 TO 1+31.83**



**DP01 PROFILE (1)
STA 1+00.00 TO 5+50.00**



**DP03 PROFILE
STA 1+00.00 TO 2+47.46**



NOTES

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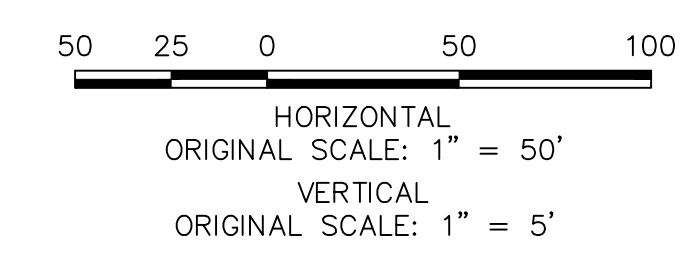
AS-BUILTS
05/24/2023
SF-21-023



EPC PCD 1/31/22

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike Bramlett
 32314
 DATE 2/15/21
 FOR AND ON BEHALF OF JR ENGINEERING, A LOCAL ENGINEERING FIRM



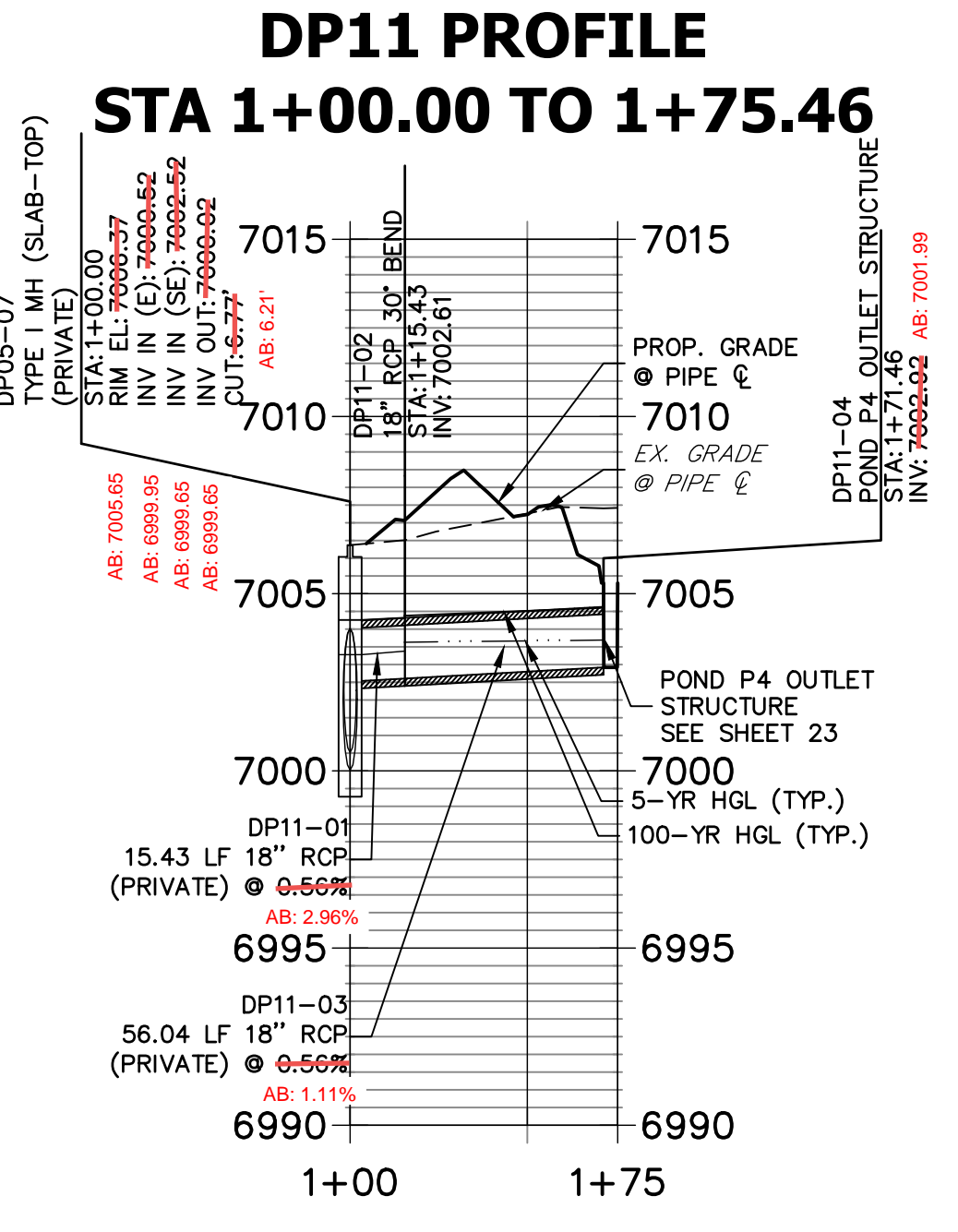
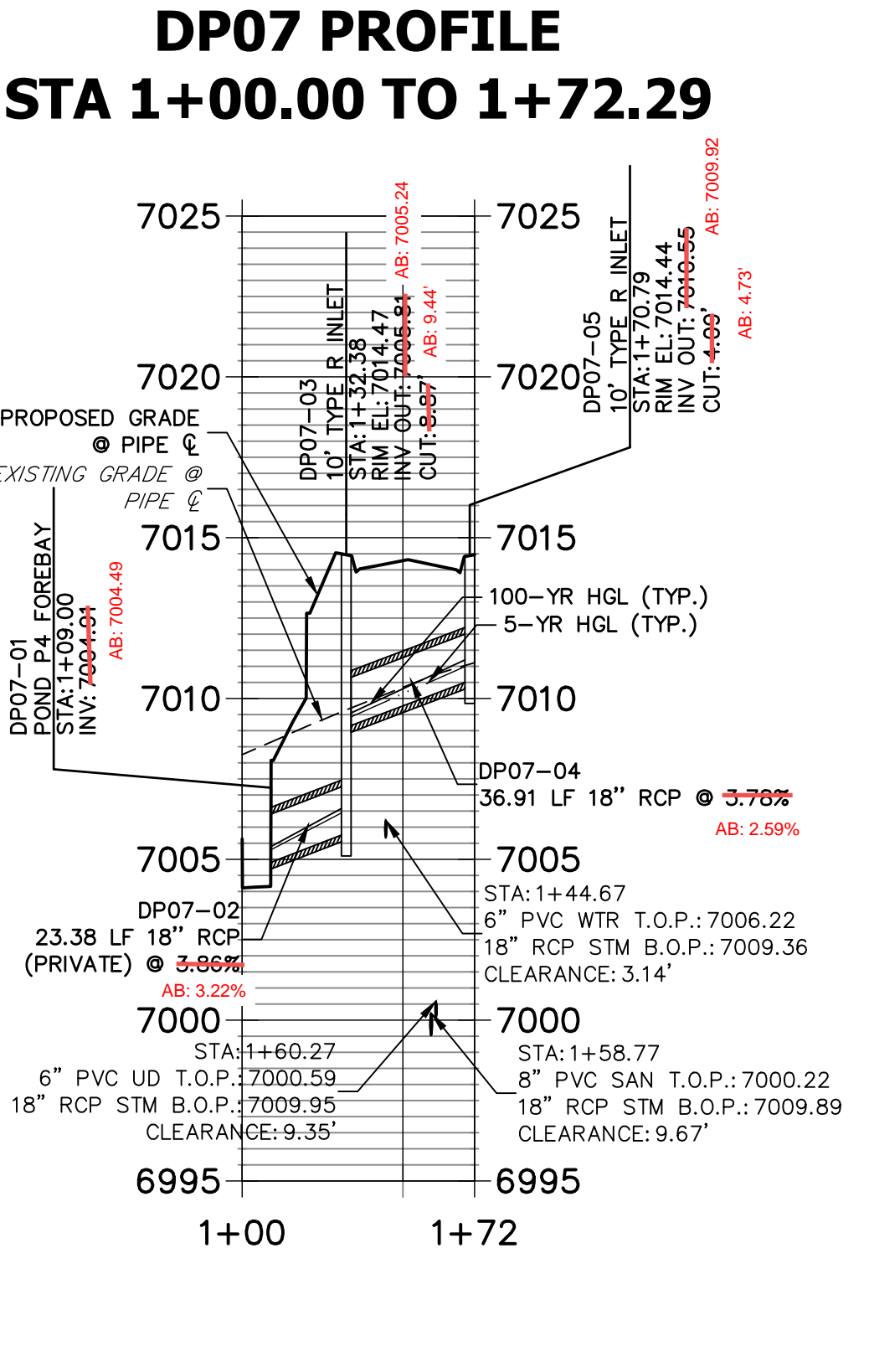
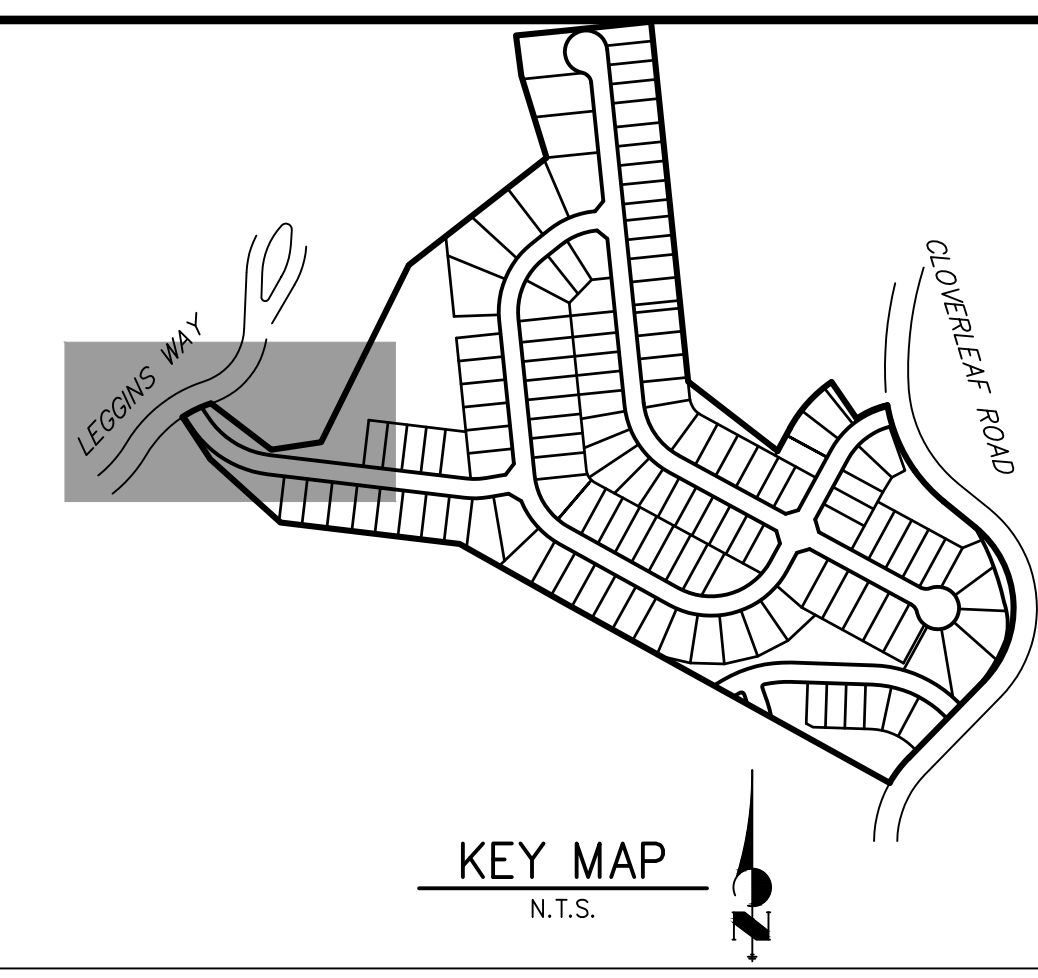
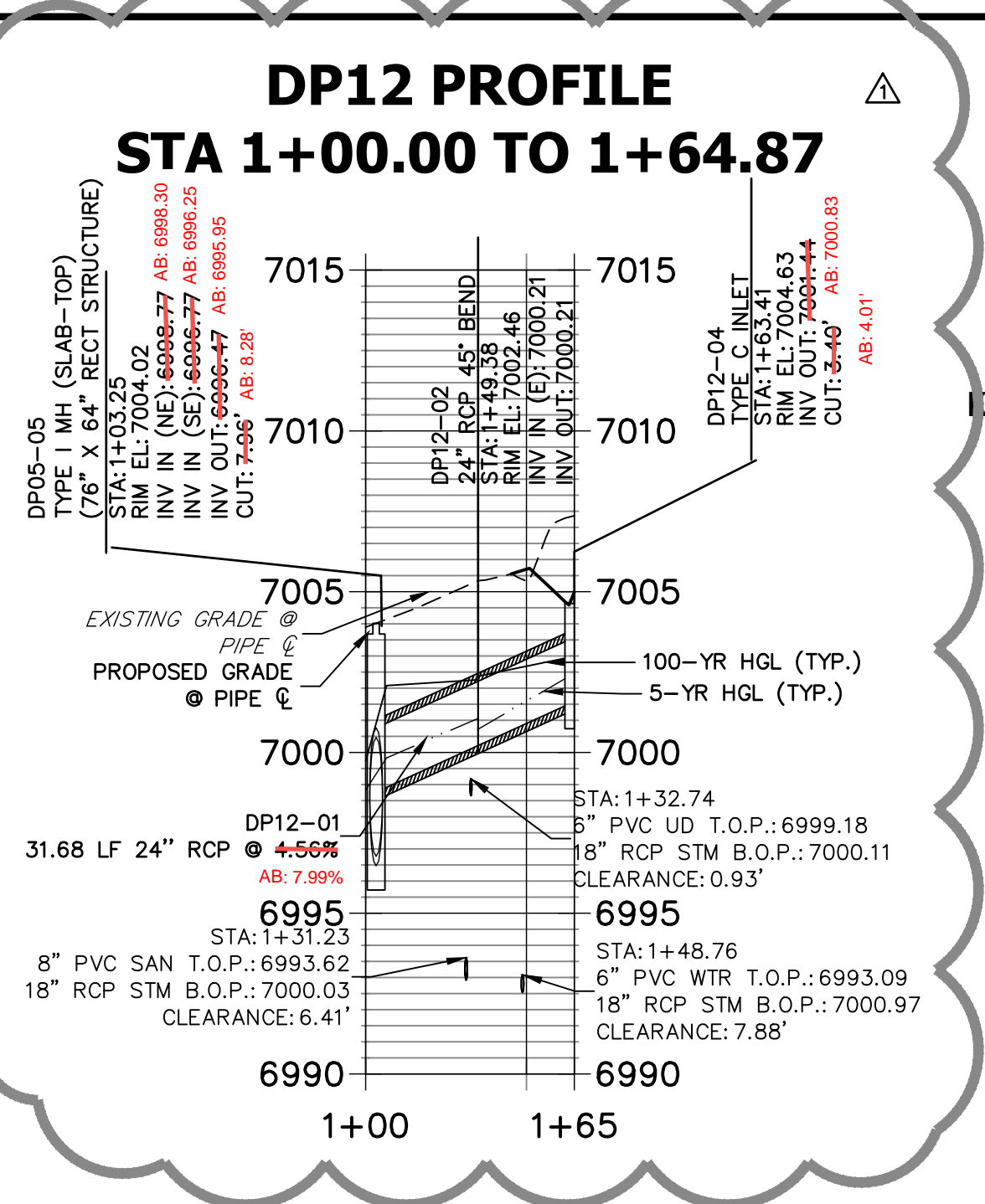
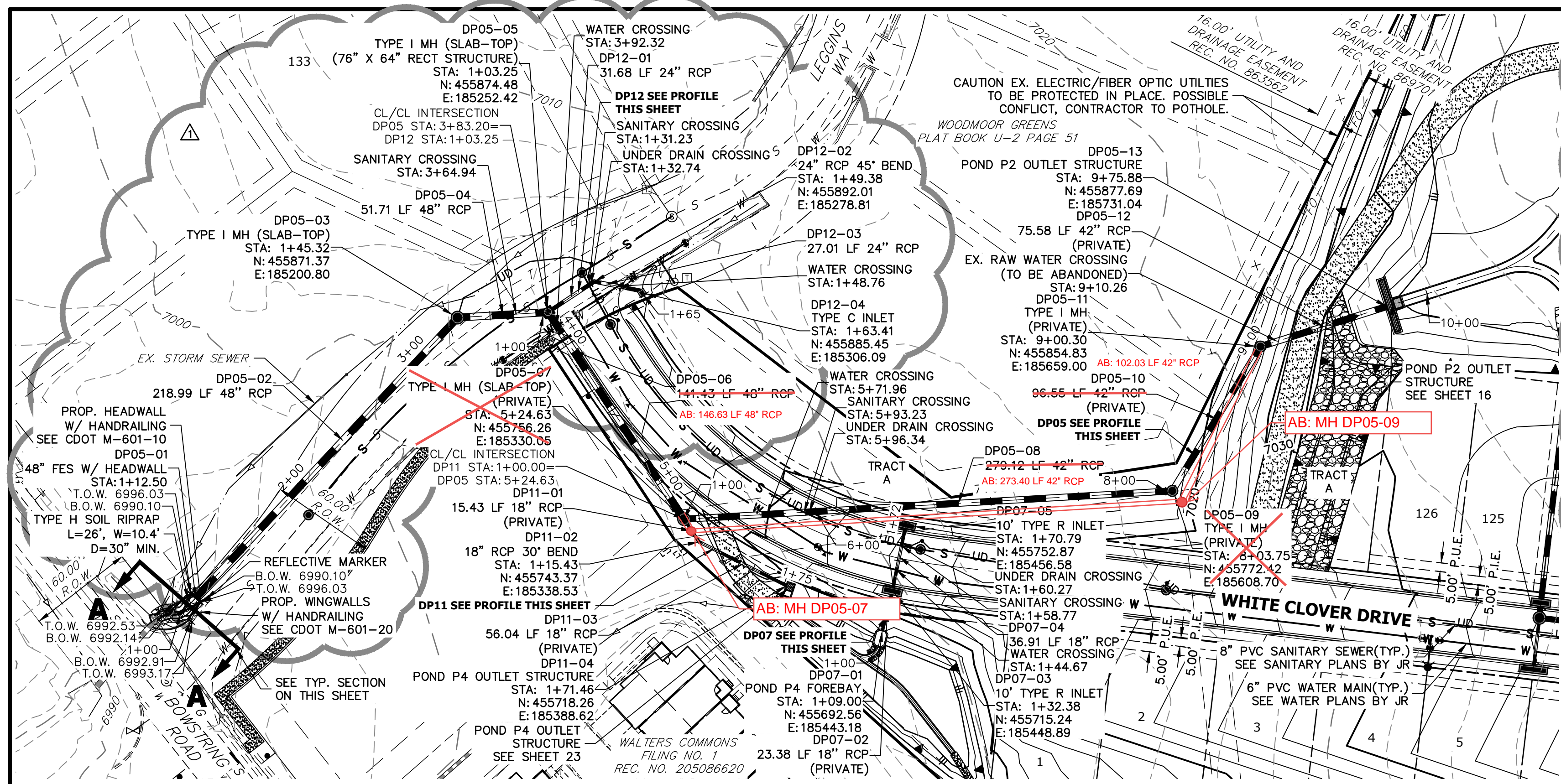
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CLOVERLEAF FILING 2
 STORM SEWER PLAN AND PROFILE
 SHEET 6 OF 28
 JOB NO. 25158.01

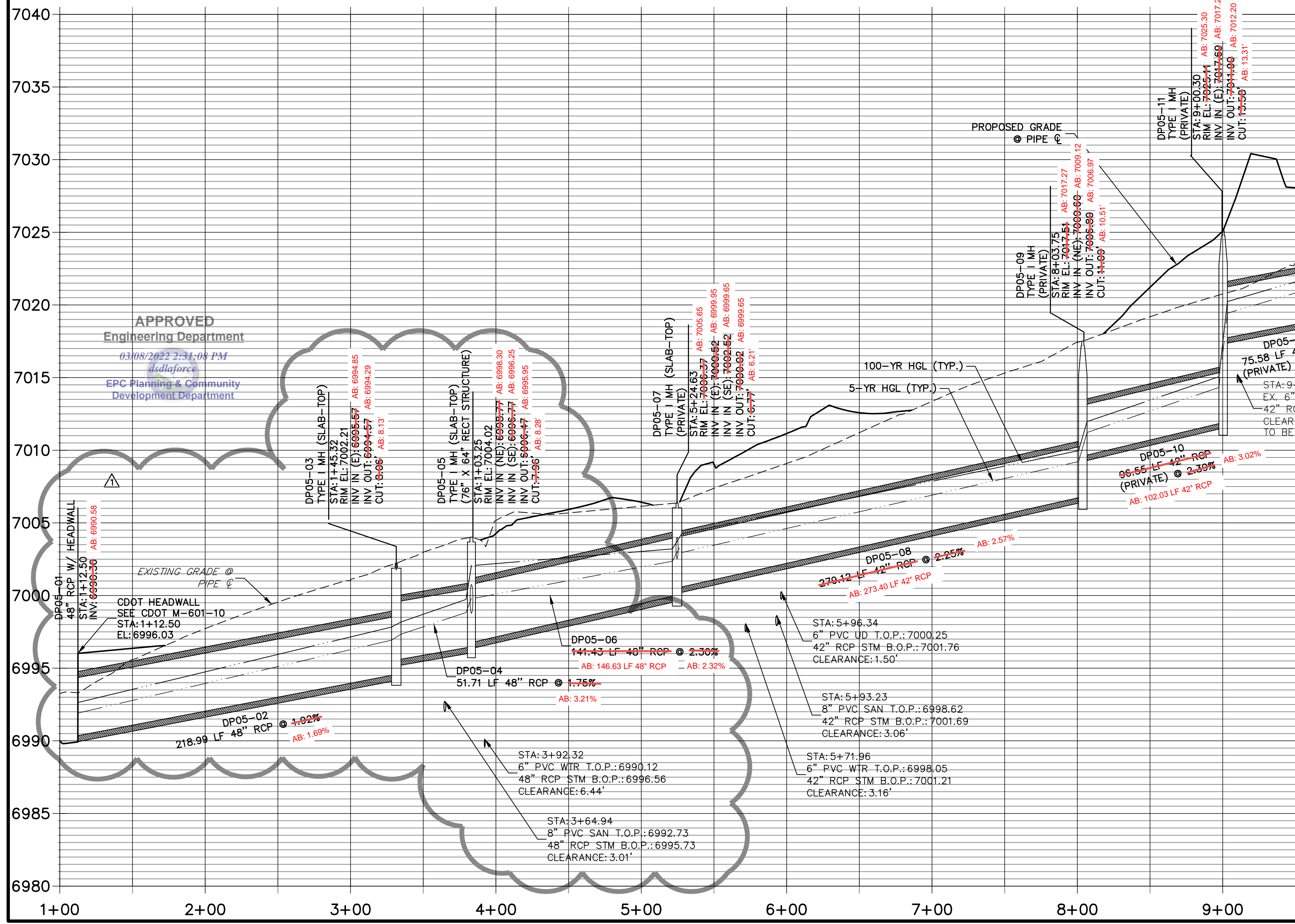
J.R. ENGINEERING
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PREPARED FOR
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 1864 WOODMOOR DR, STE 100
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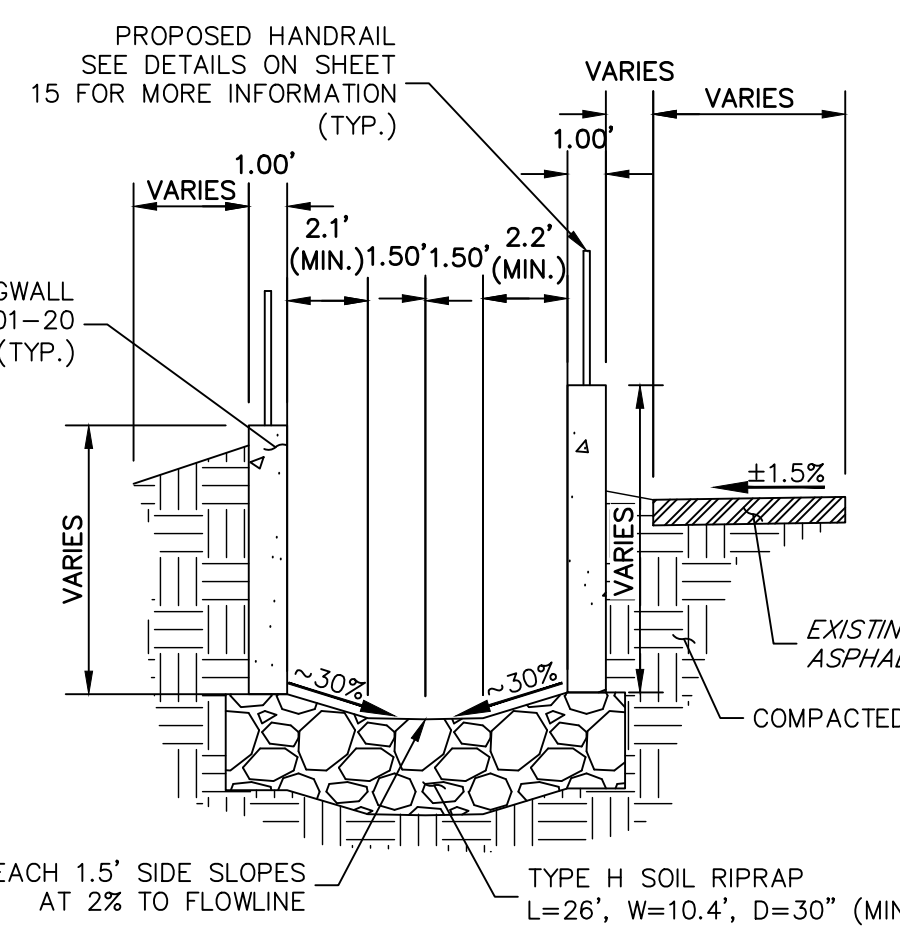
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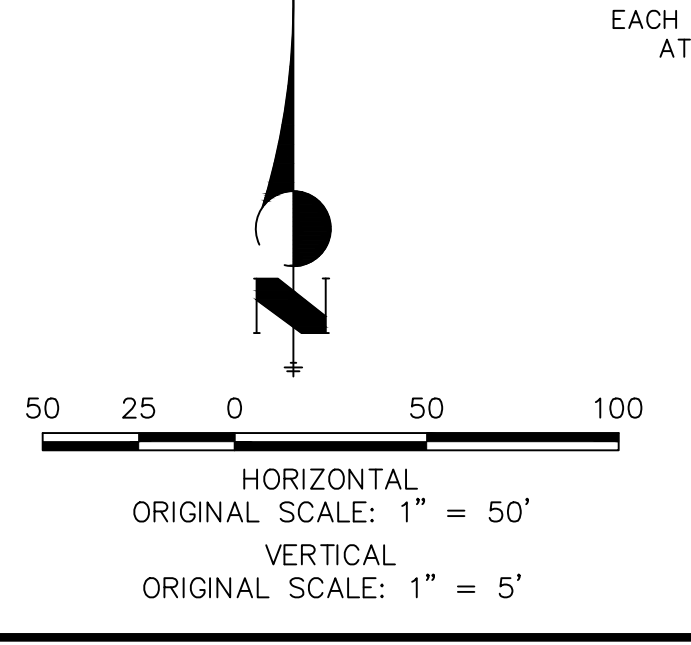
DP05 PROFILE STA 1+00.00 TO 10+03.11



NOTES
 1. SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
 2. SEE SHEET 2 FOR ADDITIONAL NOTES.



AS-BUILTS
 05/21/2023
 SF-21-023



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: 03-08-22

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

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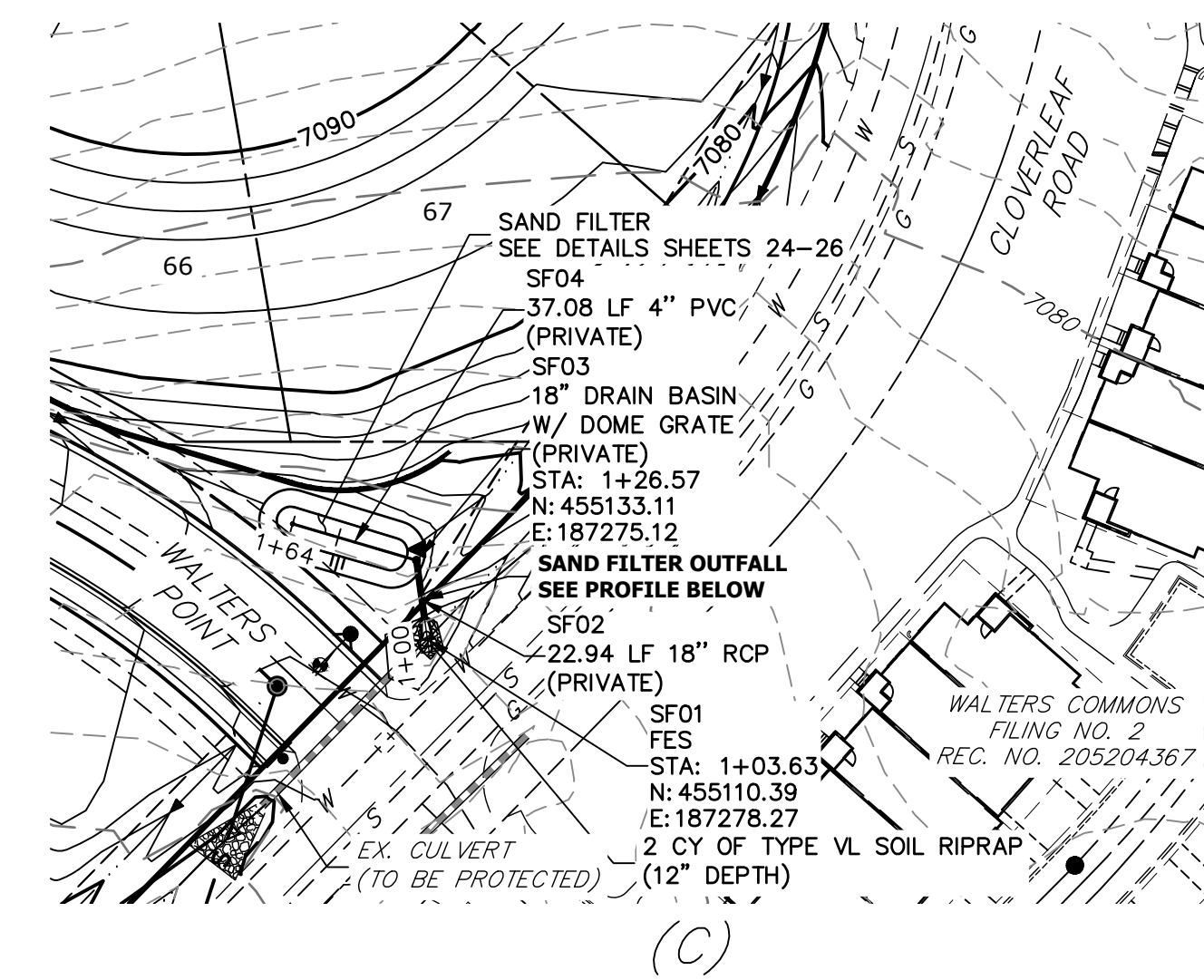
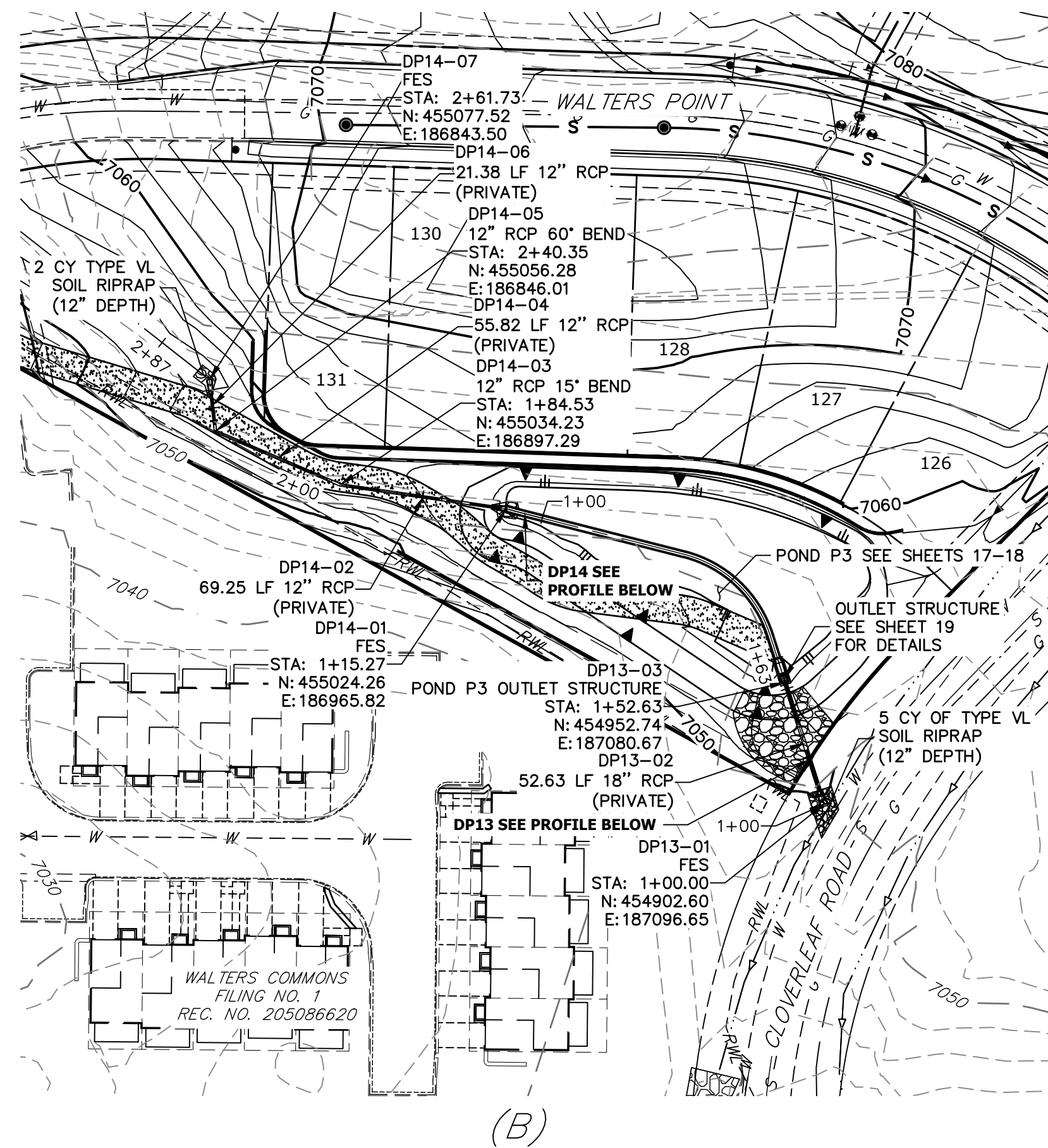
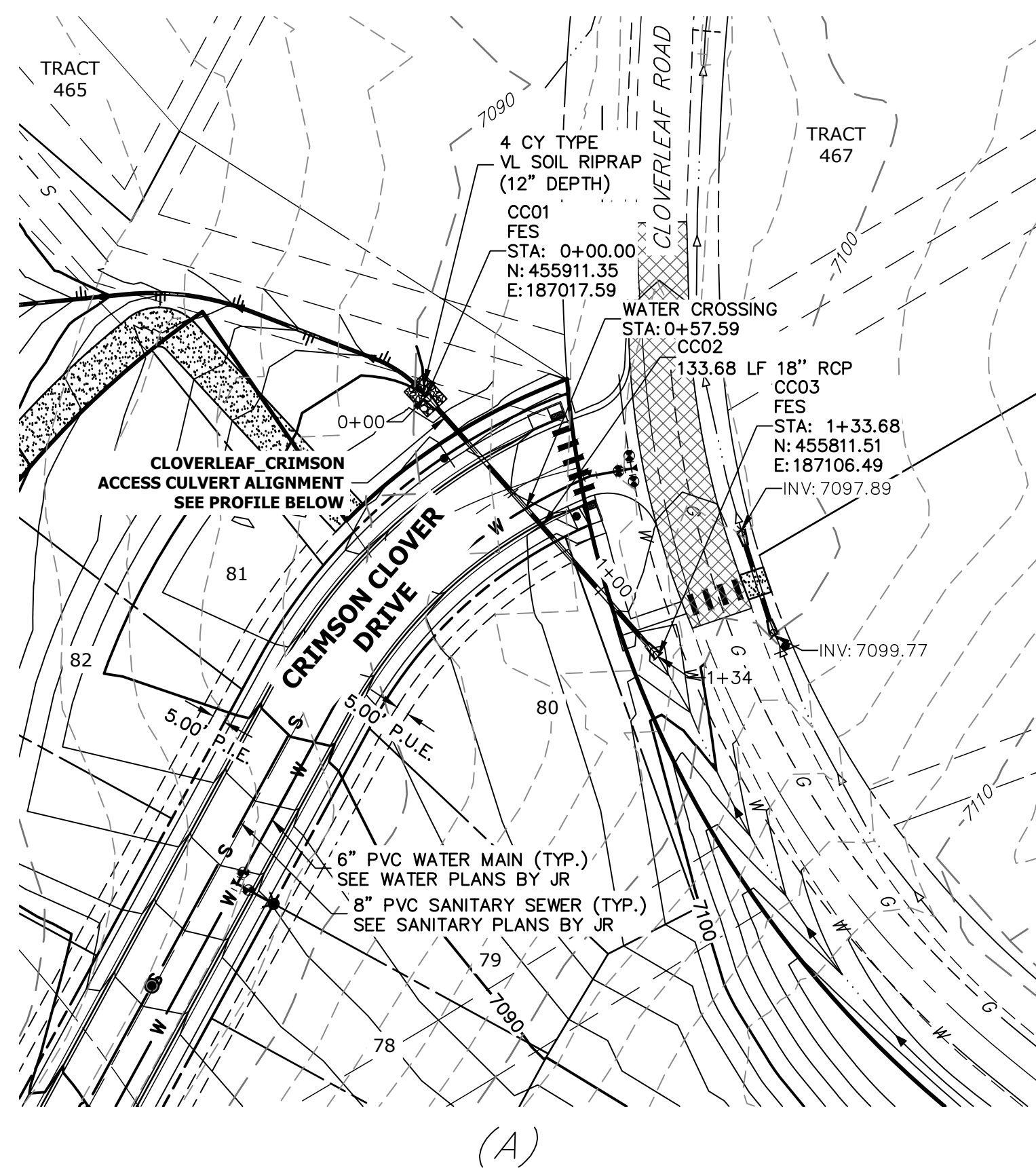
No.	REVISION	DATE
1	STORM ALIGNMENT/GRADE PER POTHOLING	REB 03-08-22

BY DATE
 DESIGNED BY APL
 DRAWN BY APL
 CHECKED BY

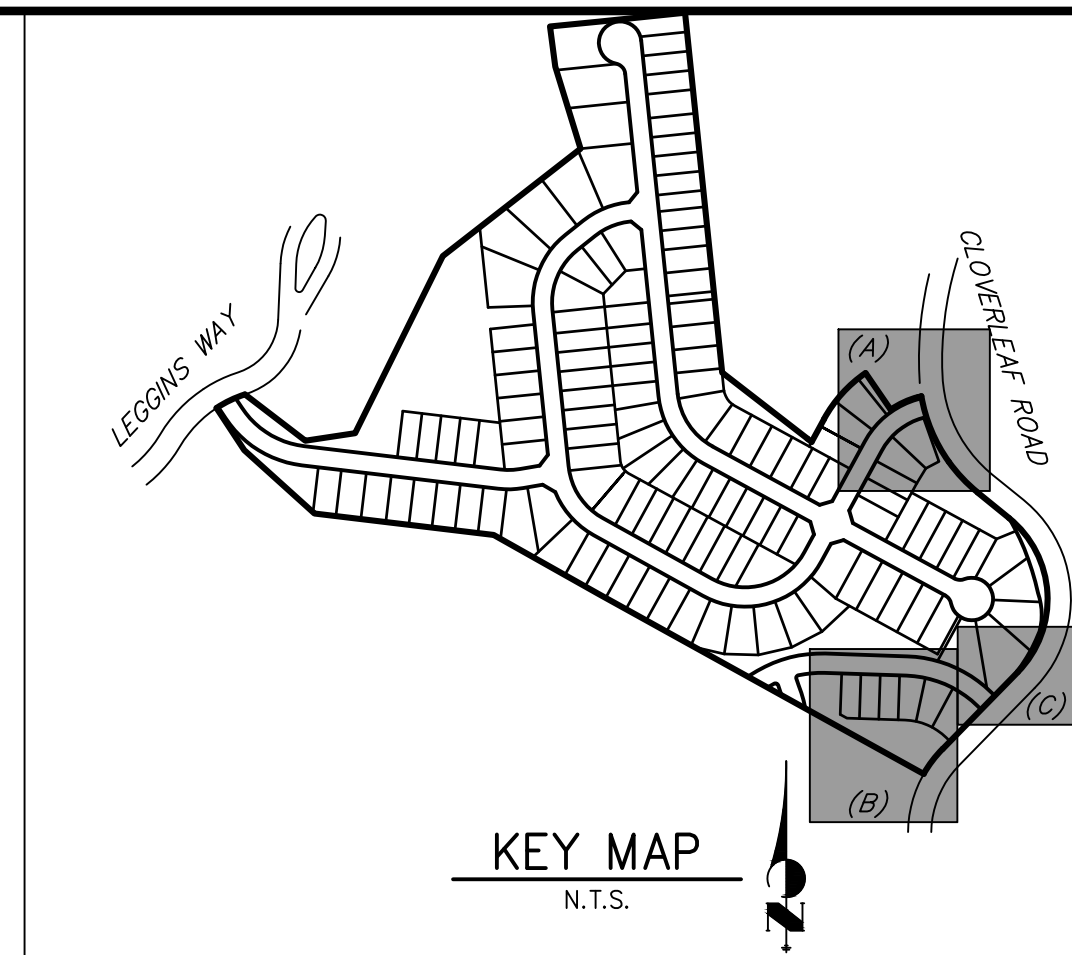
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STORM SEWER PLAN AND PROFILE

SHEET 7 OF 28
 JOB NO. 25158.01

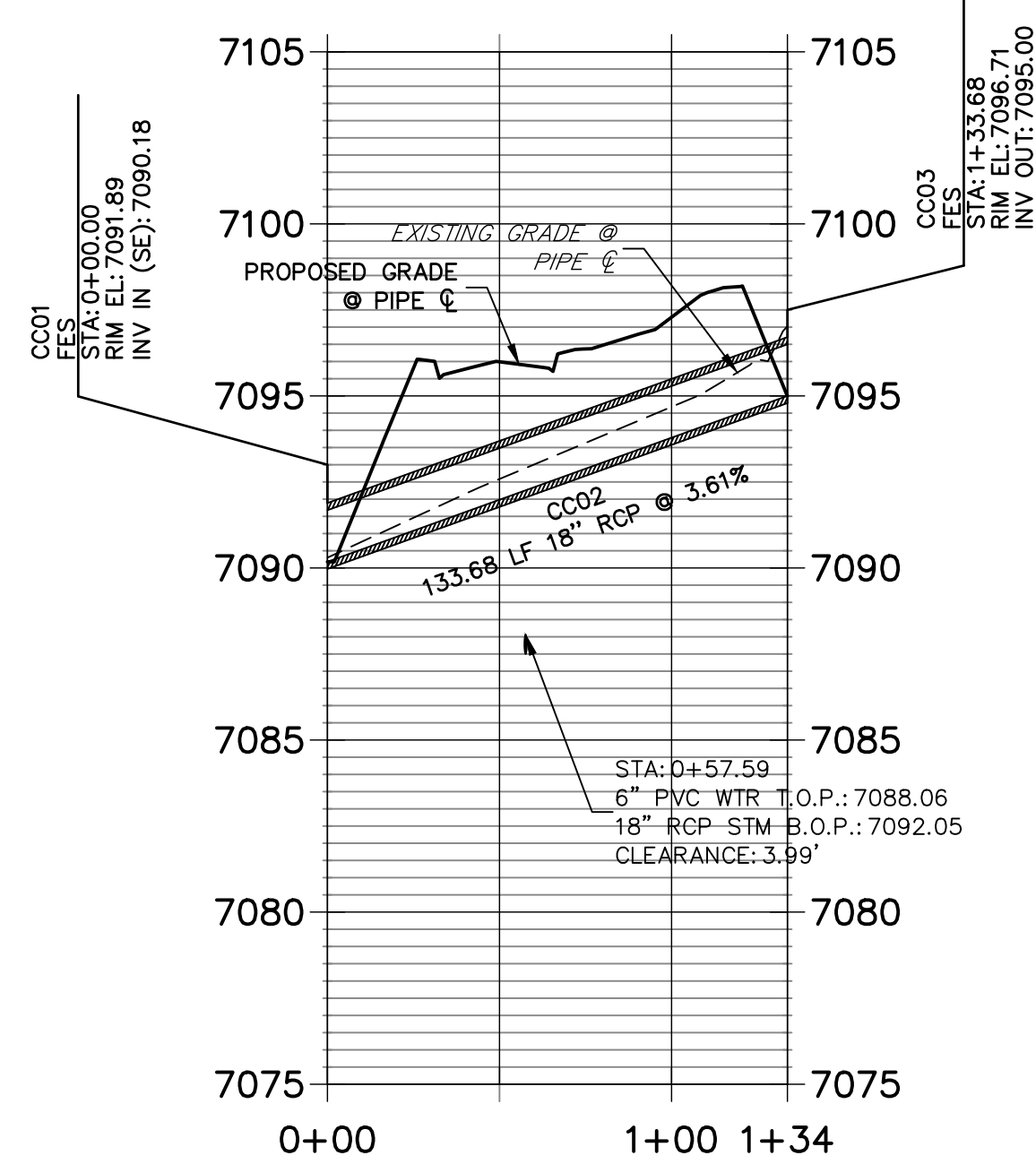


- NOTES**
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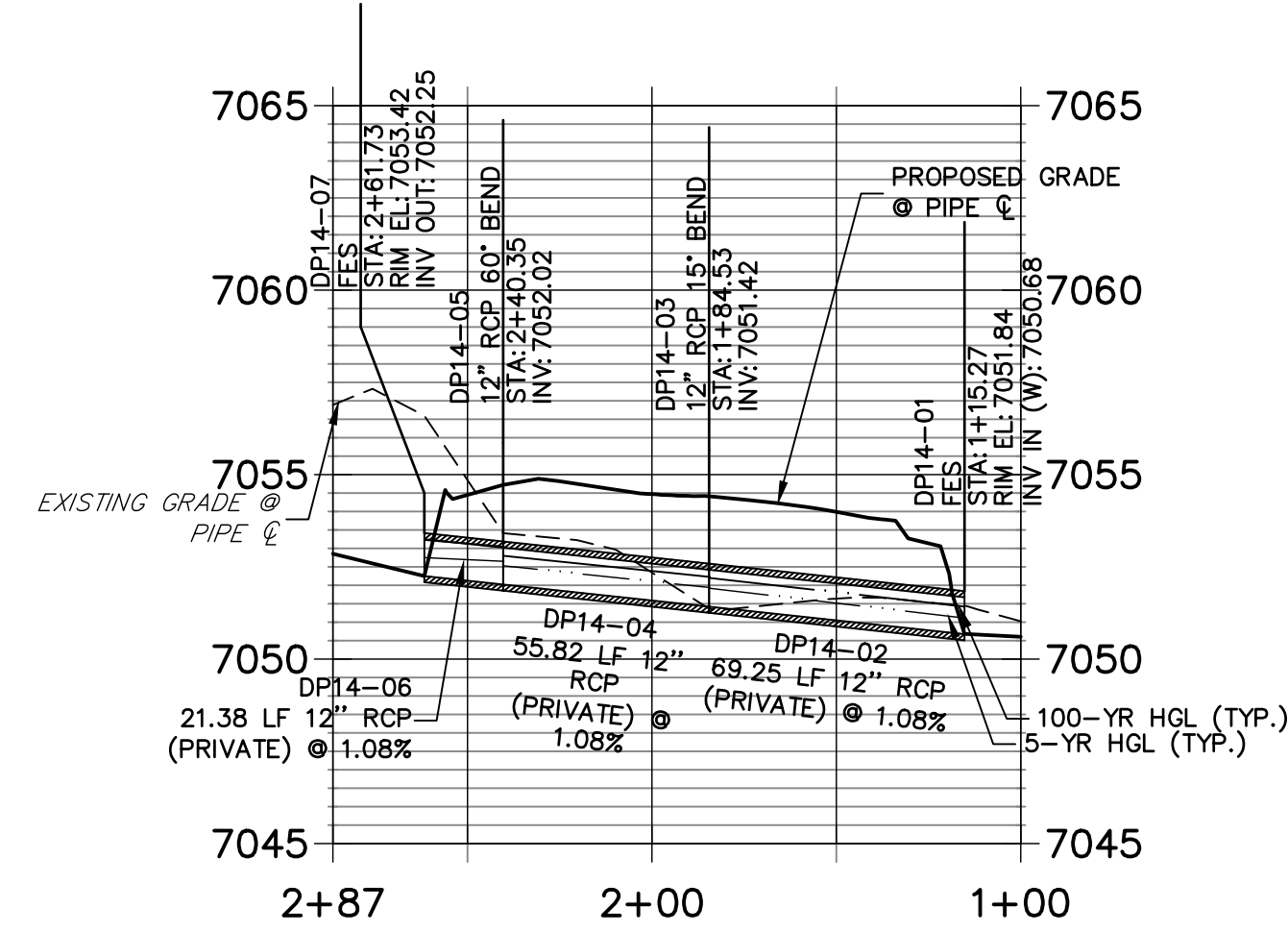


811
Know what's below.
Call before you dig.

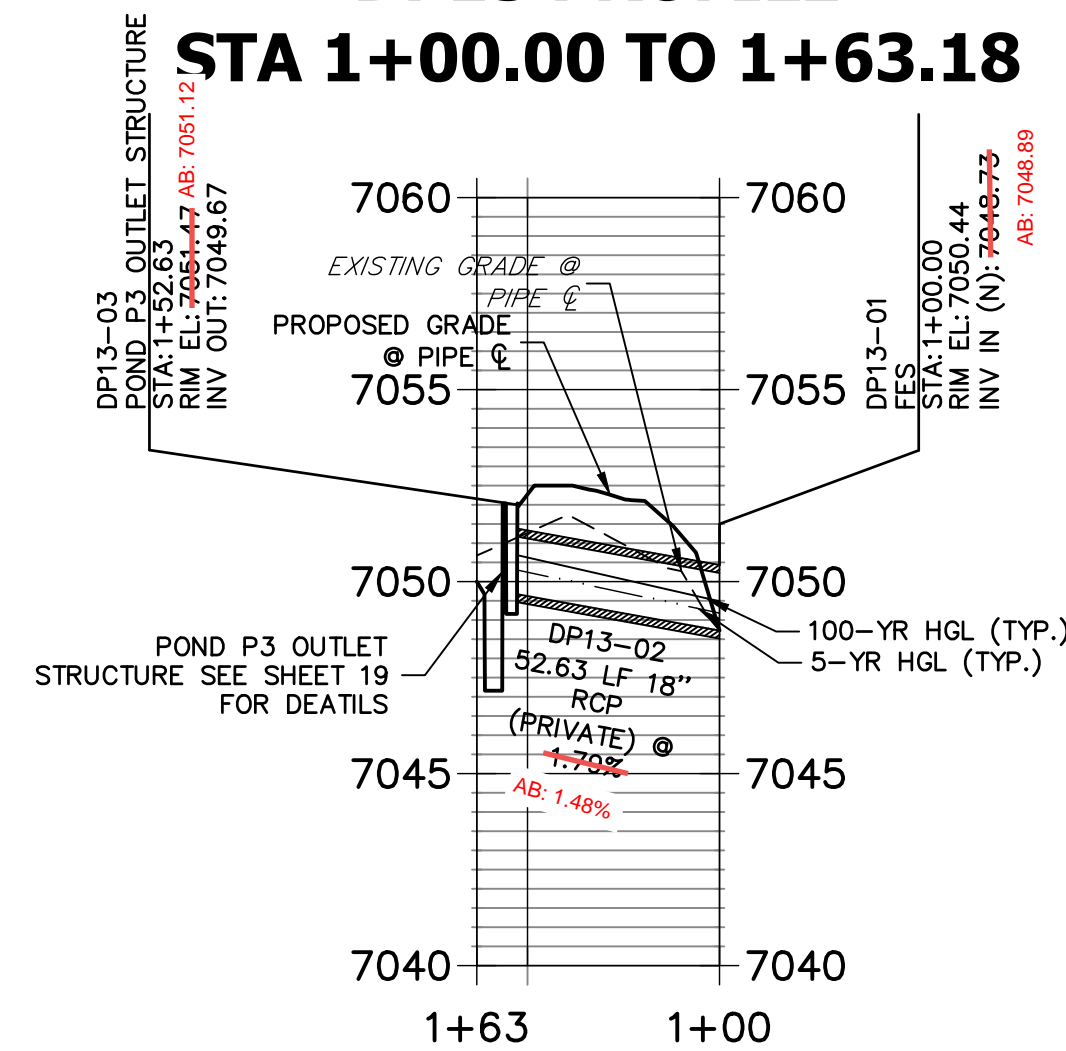
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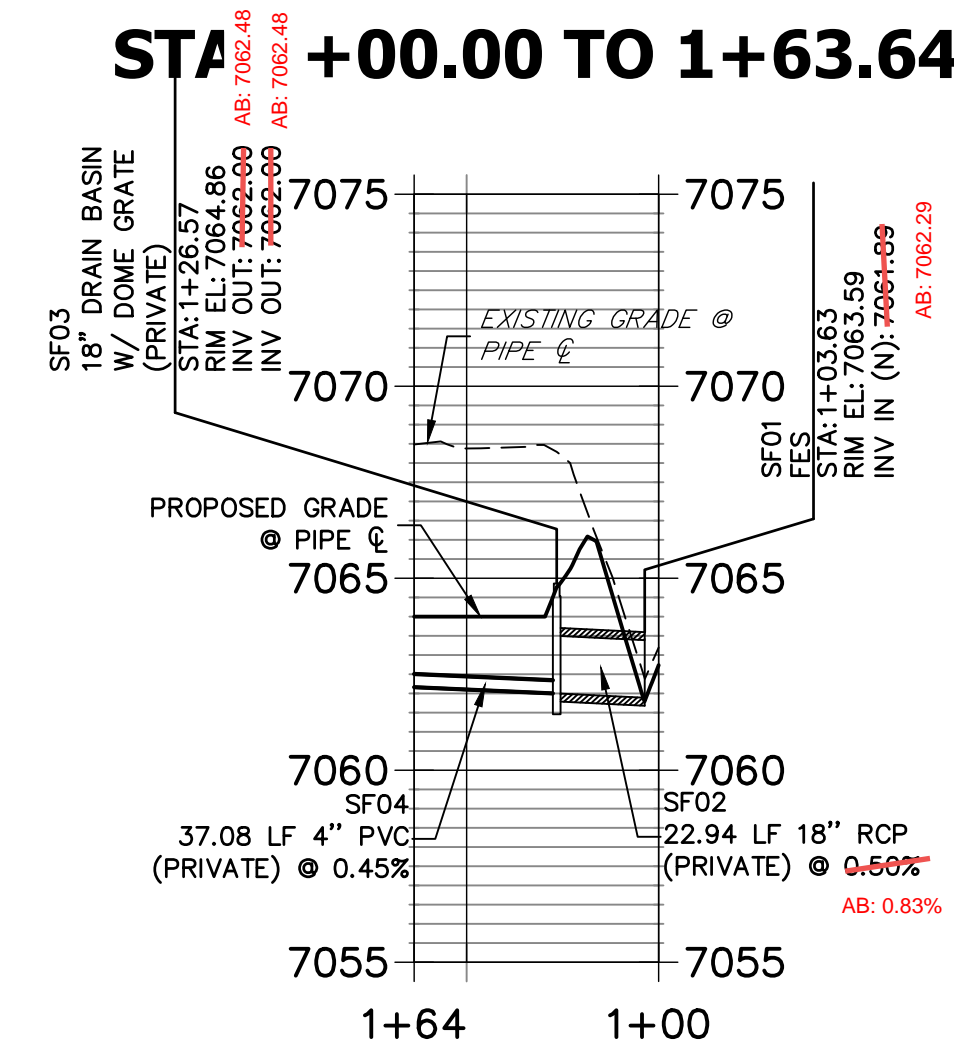
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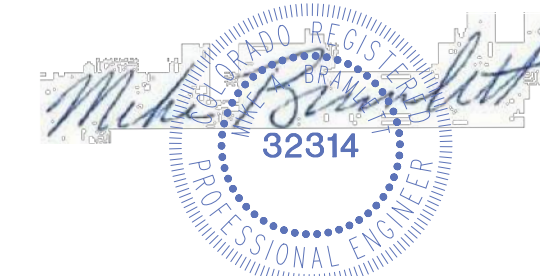
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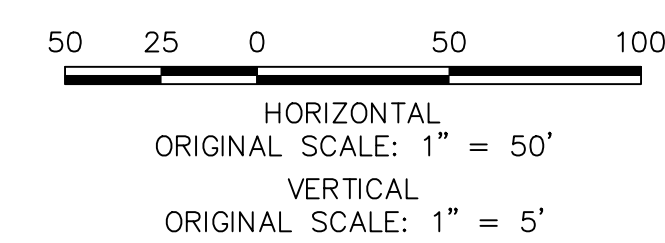
**SAND FILTER PROFILE
STA 1+00.00 TO 1+63.64**



AS-BUILTS
05/24/2023
SF-21-023



EPC PCD 1/31/22



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, LOCAL ENGINEERING PROFESSIONAL CORPORATION
 DATE: 2/15/21

CLOVERLEAF FILING 2	H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 12/15/21	DESIGNED BY APL	DRAWN BY APL	CHECKED BY	No. REVISION	BY	DATE
STORM SEWER PLAN AND PROFILE								SHEET 8	OF 28
JOB NO. 25158.01									

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
MONUMENT HILL CM LLC
 1864 WOODMOOR DR, STE 100
 COLORADO SPRINGS, CO 80920
 ATTN: JOE DESJARDIN
 (719) 476-0800
 JDESJARDIN@PROTERRACO.COM

J.R. ENGINEERING
 A Westman Company

 Centennial 300-740-9888 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
M1	MAINT. ROAD	N: 455859.27 E: 186982.75	7093.41
M2	MAINT. ROAD	N: 455929.11 E: 186917.87	7084.58
M3	MAINT. ROAD	N: 455929.52 E: 186912.45	7084.23
M4	MAINT. ROAD	N: 455824.20 E: 186824.05	7075.94
M5	MAINT. ROAD	N: 455796.60 E: 186739.15	7073.31
M6	MAINT. ROAD	N: 455811.38 E: 186707.97	7073.31
M7	MAINT. ROAD	N: 455876.36 E: 186634.66	7070.00
M8	MAINT. ROAD	N: 455886.75 E: 186625.77	7069.29
M9	MAINT. ROAD	N: 455890.96 E: 186623.06	7069.19
M10	MAINT. ROAD	N: 455949.19 E: 186631.67	7067.59
M11	MAINT. ROAD	N: 455970.30 E: 186656.43	7066.58
M12	MAINT. ROAD	N: 455959.22 E: 186666.55	7066.66
M13	MAINT. ROAD	N: 455937.78 E: 186641.41	7067.67
M14	MAINT. ROAD	N: 455899.07 E: 186635.68	7068.73
M15	MAINT. ROAD	N: 455894.86 E: 186638.38	7068.78
M16	MAINT. ROAD	N: 455886.91 E: 186645.38	7069.43
M17	MAINT. ROAD	N: 455824.02 E: 186716.33	7073.00
M18	MAINT. ROAD	N: 455810.15 E: 186745.57	7073.01
M19	MAINT. ROAD	N: 455831.37 E: 186810.88	7075.63
M20	MAINT. ROAD	N: 455941.26 E: 186933.11	7083.93
M21	MAINT. ROAD	N: 455939.32 E: 186928.86	7084.20
M22	MAINT. ROAD	N: 455869.86 E: 186933.39	7093.83
R1	RIPRAP GRADEBREAK	N: 456417.32 E: 186526.83	7068.83
R2	RIPRAP GRADEBREAK	N: 456409.36 E: 186527.65	7066.79

ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
R3	RIPRAP GRADEBREAK	N: 456384.49 E: 186530.21	7066.79
R4	RIPRAP GRADEBREAK	N: 456376.53 E: 186531.03	7068.83
S1	SPILLWAY TOP AT CUTOFF WALL	N: 456367.48 E: 186557.13	7073.00
S2	SPILLWAY CREST AT CUTOFF WALL	N: 456383.46 E: 186556.01	7070.75
S3	SPILLWAY CREST AT CUTOFF WALL	N: 456415.55 E: 186552.06	7070.75
S4	SPILLWAY TOP AT CUTOFF WALL	N: 456431.34 E: 186548.93	7073.00
T1	TOE	N: 456413.61 E: 186593.15	7067.01
T2	TOE	N: 456328.97 E: 186620.43	7066.90
T3	TOE	N: 456306.32 E: 186625.94	7066.82
T4	TOE	N: 456240.96 E: 186633.60	7066.36
T5	TOE	N: 456203.99 E: 186643.21	7066.25
T6	TOE	N: 456160.89 E: 186659.64	7066.47
T7	TOE	N: 456124.98 E: 186678.53	7066.91
T8	TOE	N: 456093.67 E: 186705.02	7068.38
T9	TOE	N: 455983.58 E: 186797.19	7068.58
T10	TOE	N: 455954.31 E: 186810.68	7067.69
T11	TOE	N: 455929.48 E: 186813.19	7067.67
T12	TOE	N: 455897.60 E: 186806.09	7068.55
T13	TOE	N: 455873.20 E: 186798.26	7069.20
T14	TOE	N: 455858.29 E: 186794.84	7069.61
T15	TOE	N: 455832.24 E: 186776.72	7070.24
T16	TOE	N: 455827.42 E: 186737.04	7070.15
T17	TOE	N: 455832.38 E: 186726.82	7070.00
T18	TOE	N: 455876.42 E: 186681.51	7068.79

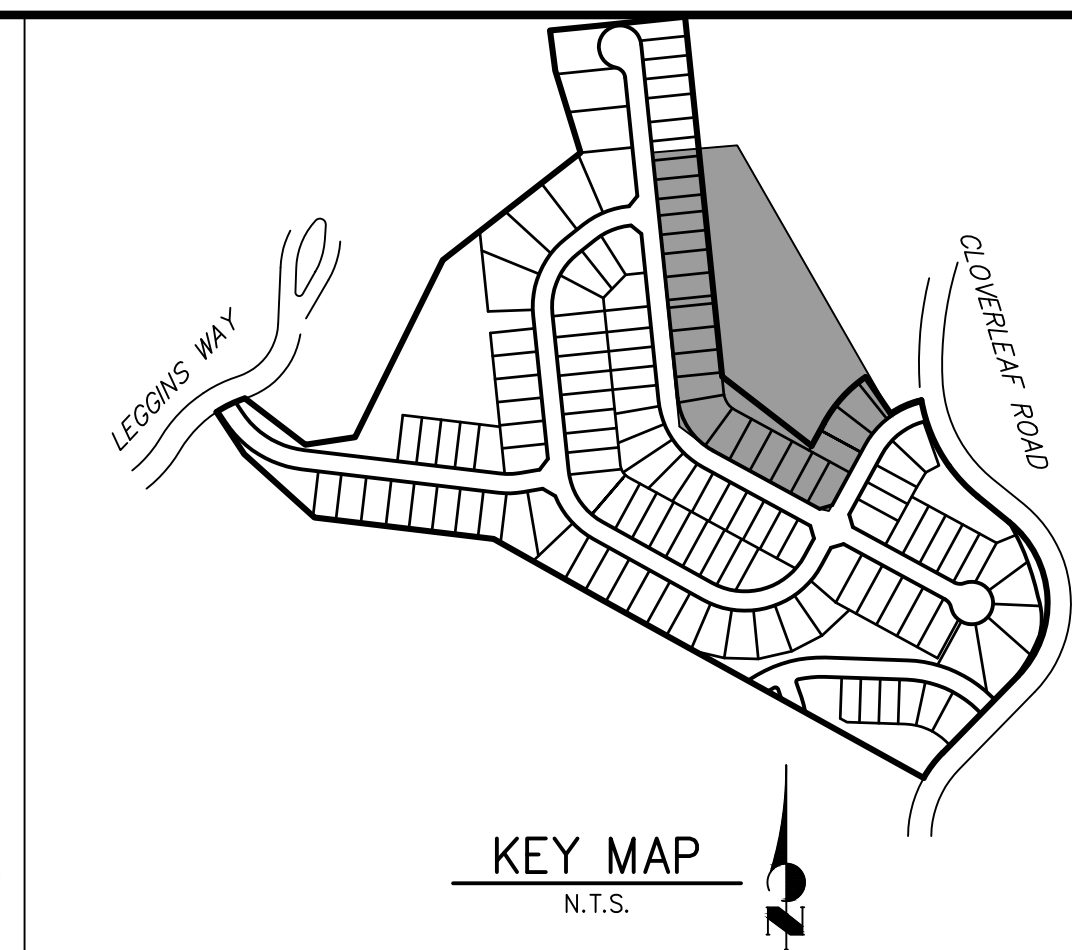
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T19	TOE	N: 455883.90 E: 186660.93	7068.81
T20	TOE	N: 455893.70 E: 186621.30	7069.12
T21	TOE	N: 455898.03 E: 186606.28	7069.23
T22	TOE	N: 455930.48 E: 186595.60	7068.74
T23	TOE	N: 456105.81 E: 186601.23	7066.90
T24	TOE	N: 456167.68 E: 186599.52	7066.05
T25	TOE	N: 456205.64 E: 186593.52	7066.70
T26	TOE	N: 456368.66 E: 186583.49	7066.90
T27	TOE	N: 456409.74 E: 186569.20	7067.31
T28	TOE	N: 456414.59 E: 186580.00	7066.98
T29	TOP	N: 455939.64 E: 186579.64	7073.19
T30	TOP	N: 456419.31 E: 186617.66	7073.00
T31	TOP	N: 456335.84 E: 186645.93	7073.00
T32	TOP	N: 456296.42 E: 186655.10	7073.00
T33	TOP	N: 456249.94 E: 186661.20	7073.00
T34	TOP	N: 456221.20 E: 186666.17	7073.00
T35	TOP	N: 456168.72 E: 186685.03	7073.00
T36	TOP	N: 456136.14 E: 186700.45	7073.00
T37	TOP	N: 456103.33 E: 186721.00	7073.00
T38	TOP	N: 456075.98 E: 186742.05	7073.00
T39	TOP	N: 455979.98 E: 186823.14	7073.00
T40	TOP	N: 455950.58 E: 186833.42	7073.00
T41	TOP	N: 455903.27 E: 186828.70	7073.00
T42	TOP	N: 455868.63 E: 186812.93	7073.00

ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
T43	TOP	N: 455853.68 E: 186607.47	7073.00
T44	TOP	N: 456424.26 E: 186774.67	7073.00
T45	TOP	N: 455819.72 E: 186725.40	7073.00
T46	TOP	N: 455847.07 E: 186667.71	7073.00
T47	TOP	N: 455869.22 E: 186616.76	7073.00
T48	TOP	N: 455897.46 E: 186586.05	7073.00
T49	TOP	N: 455931.76 E: 186576.66	7073.00
T50	TOP	N: 456218.27 E: 186565.74	7073.00
T51	TOP	N: 456367.16 E: 186557.36	7073.00
T52	TOP	N: 456435.17 E: 186565.98	7073.00
TC1	TRICKLE CHANNEL	N: 455939.64 E: 186792.76	7066.83
TC2	TRICKLE CHANNEL	N: 455935.22 E: 186747.86	7066.60
TC3	TRICKLE CHANNEL	N: 456037.60 E: 186638.10	7065.72
TC4	TRICKLE CHANNEL	N: 456094.31 E: 186639.72	7065.43
TC5	TRICKLE CHANNEL	N: 456104.39 E: 186639.33	7065.38
TC6	TRICKLE CHANNEL	N: 456135.29 E: 186636.04	7065.22
TC7	TRICKLE CHANNEL	N: 456161.67 E: 186600.41	7065.00
TC8	TRICKLE CHANNEL	N: 456197.06 E: 186626.73	7065.32
TC9	TRICKLE CHANNEL	N: 456414.78 E: 186585.67	7066.43
TR1	TRAIL	N: 455842.31 E: 186673.08	7073.04
TR2	TRAIL	N: 455869.12 E: 186616.53	7073.04
TR3	TRAIL	N: 455929.77 E: 186576.56	7073.04
TR4	TRAIL	N: 456208.10 E: 186566.22	7073.00
TR5	TRAIL	N: 456367.14 E: 186557.15	7073.05

ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
TR6	TRAIL	N: 456408.08 E: 186553.54	7070.73
TR7	TRAIL	N: 456424.26 E: 186550.33	7071.99
TR8	TRAIL	N: 456613.63 E: 186512.82	7072.86
TR9	TRAIL	N: 456629.64 E: 186491.15	7072.27
TR10	TRAIL	N: 456616.97 E: 186368.07	7070.00
TR11	TRAIL	N: 456607.02 E: 186369.10	7069.74
TR12	TRAIL	N: 456619.69 E: 186492.18	7072.67
TR13	TRAIL	N: 456611.69 E: 186503.01	7073.11
TR14	TRAIL	N: 456406.51 E: 186543.65	7070.93
TR15	TRAIL	N: 456207.73 E: 186556.23	7073.20
TR16	TRAIL	N: 455929.40 E: 186566.57	7073.24
TR17	TRAIL	N: 455860.09 E: 186612.24	7073.24
TR18	TRAIL	N: 455818.52 E: 186699.92	7073.25

LINE	BEARING	DISTANCE
L6	S84°22'20"W	45.12'
L8	N01°38'18"E	56.74'
L10	N06°04'25"W	21.04'
L12	N10°40'50"W	221.56'

CURVE	DELTA	RADIUS	LENGTH
C6	97°15'58"	100.00'	169.76'
C7	7°42'43"	75.00'	10.09'
C8	95°00'29"	30.01'	49.77'
C9	94°37'15"	30.00'	49.54'



AS-BUILTS
05/24/2023
SF-21-023



40 20 0 40 80
ORIGINAL SCALE: 1" = 40'

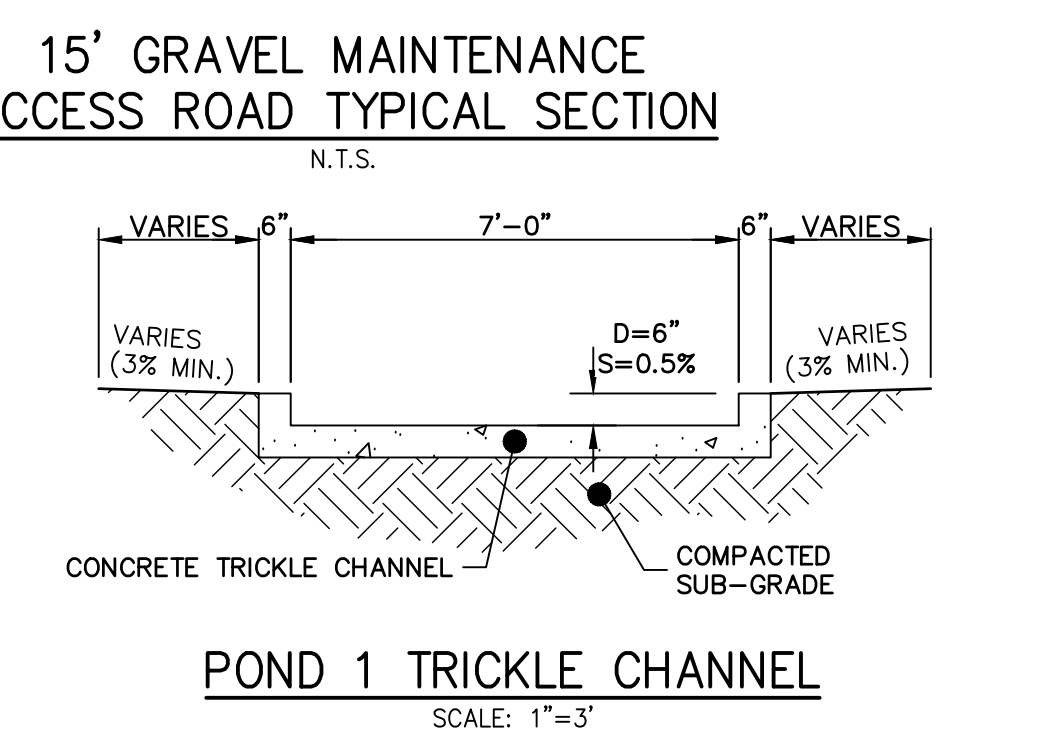
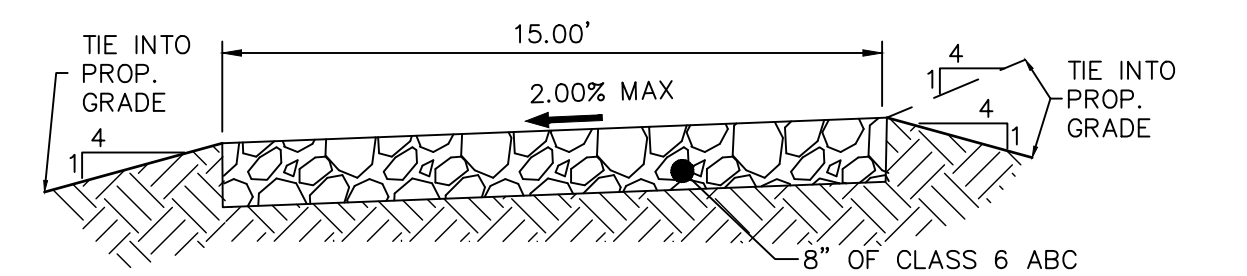
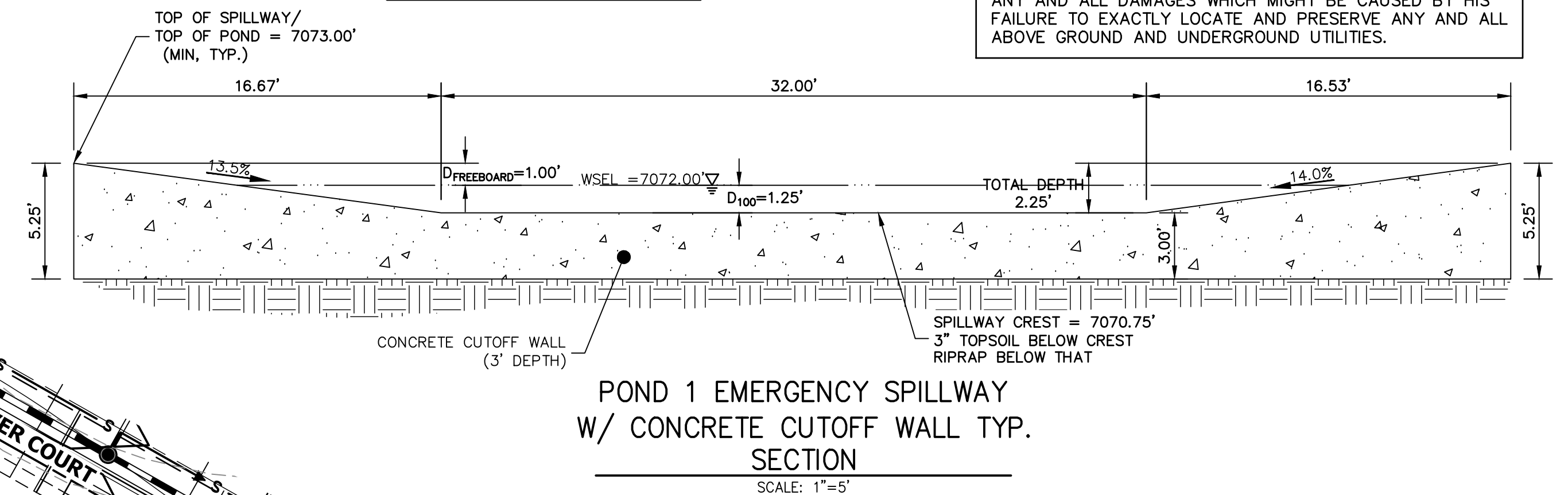
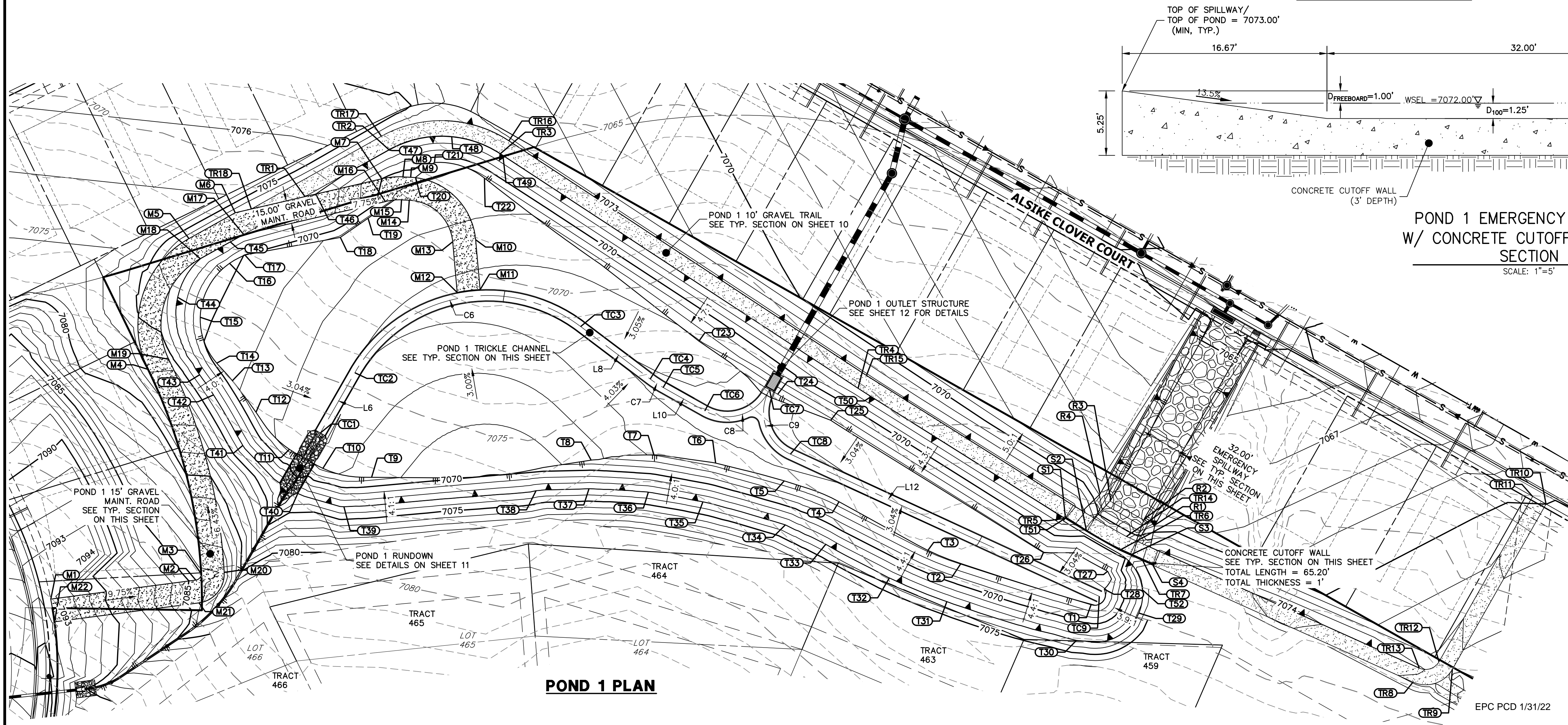
NOTES

- ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
- SEE SHEETS 3-8 FOR PROPOSED STORM SEWER DESIGN.
- CLOVERLEAF METROPOLITAN DISTRICT WILL OWN AND MAINTAIN ALL RETAINING WALLS WITHIN TRACTS. WALLS ON LOTS WILL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.



Know what's below.
Call before you dig.

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.



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE: 2/15/21

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

PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DR., STE 100
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
JDESJARDIN@PROTERRAC.COM
(719) 476-0800

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
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NO.	REVISION	DATE

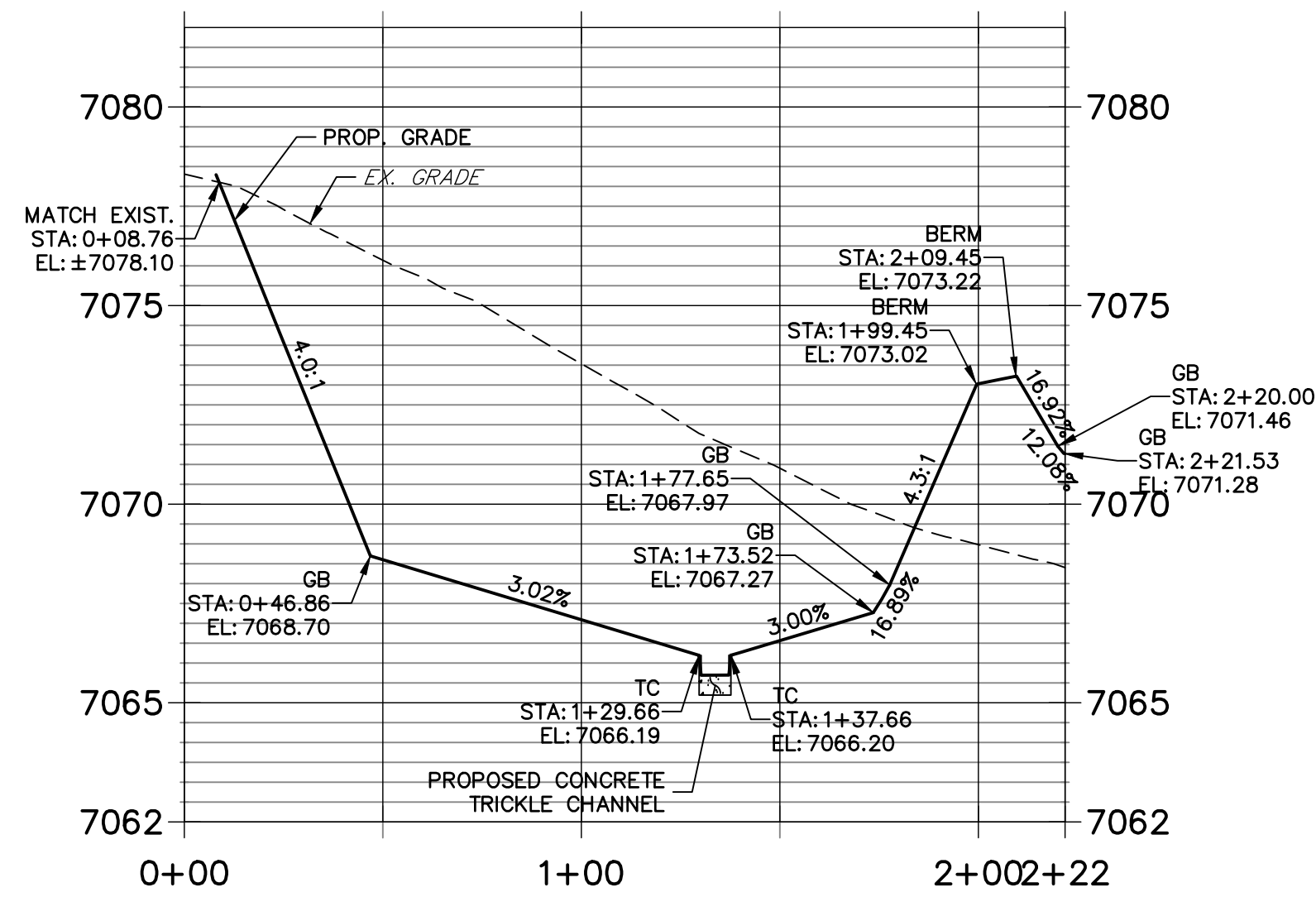
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V-SCALE: N/A
DATE: 12/15/21
DESIGNED BY: GVT
DRAWN BY: GVT
CHECKED BY: GVT

CLOVERLEAF FILING 2

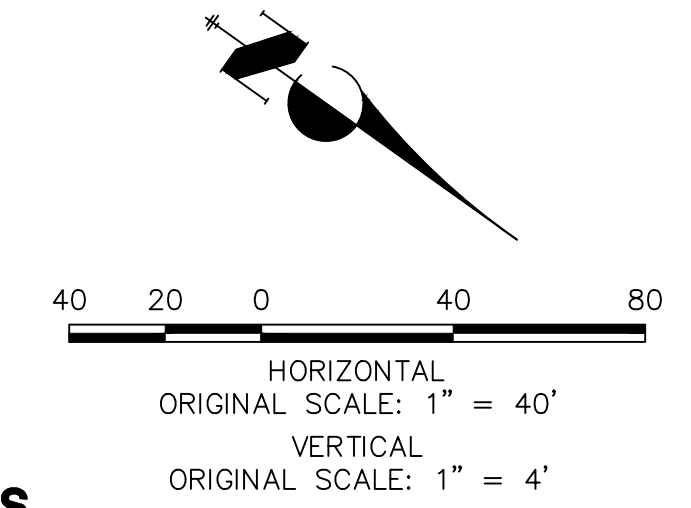
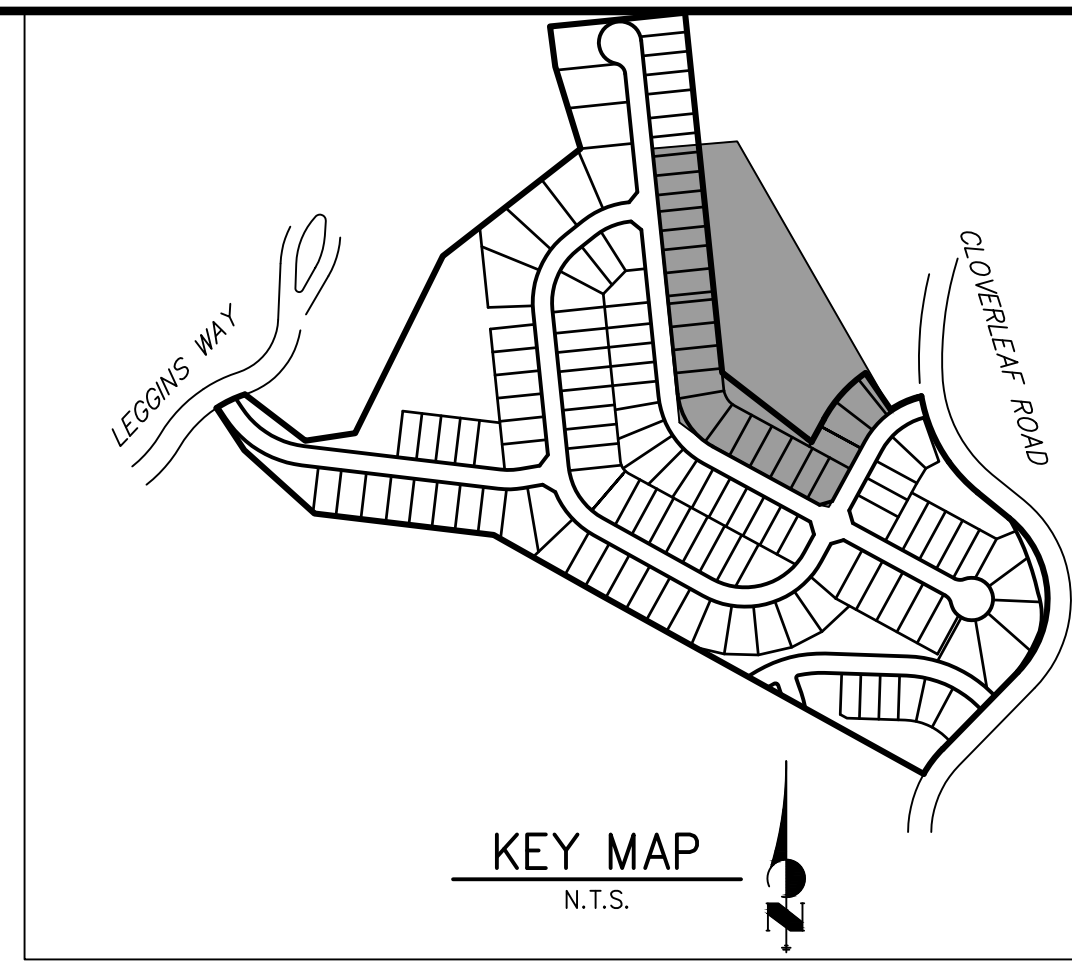
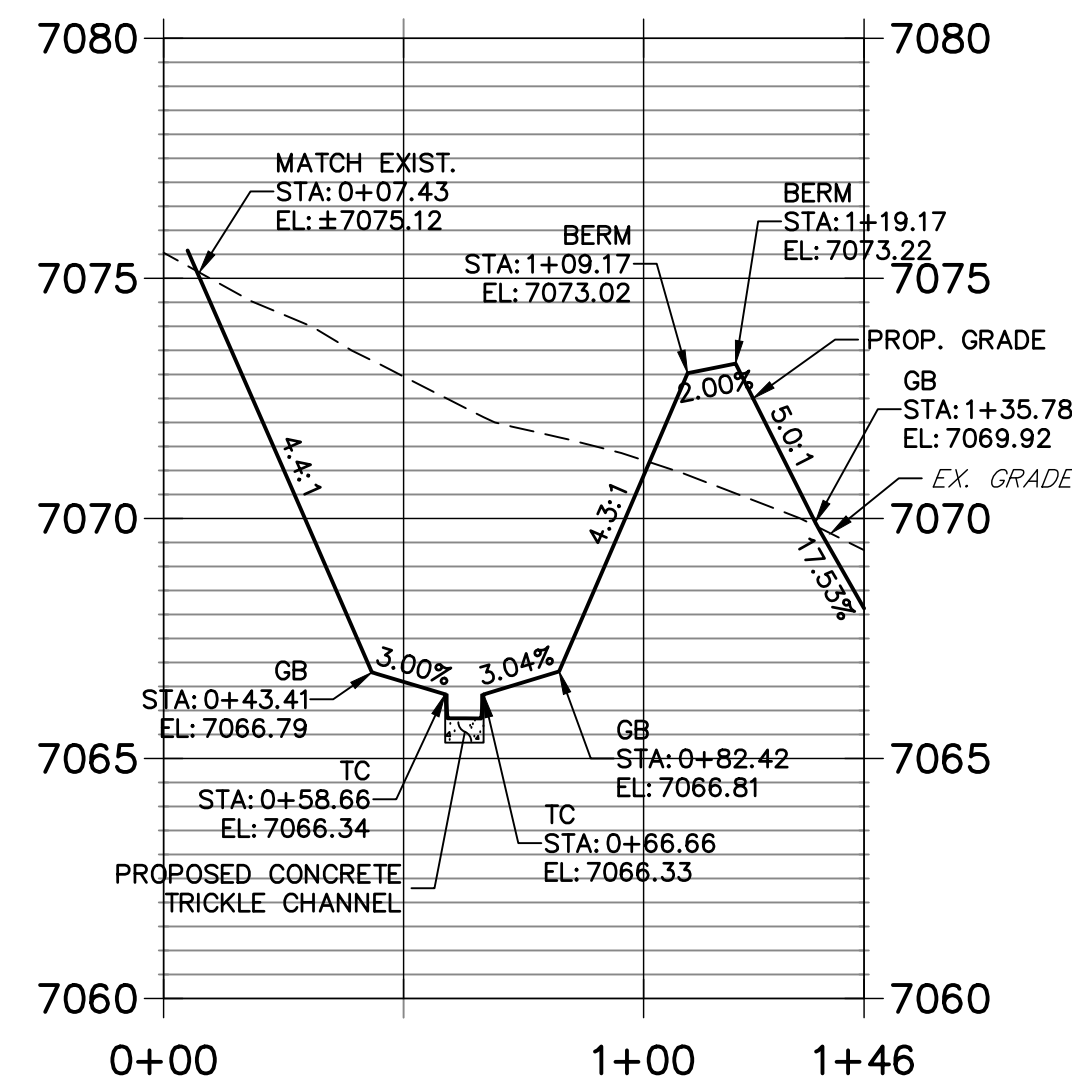
POND PLANS AND DETAILS

SHEET 9 OF 28
JOB NO. 25158.01

**P1-1 PROFILE
STA 0+00.00 TO 2+21.81**



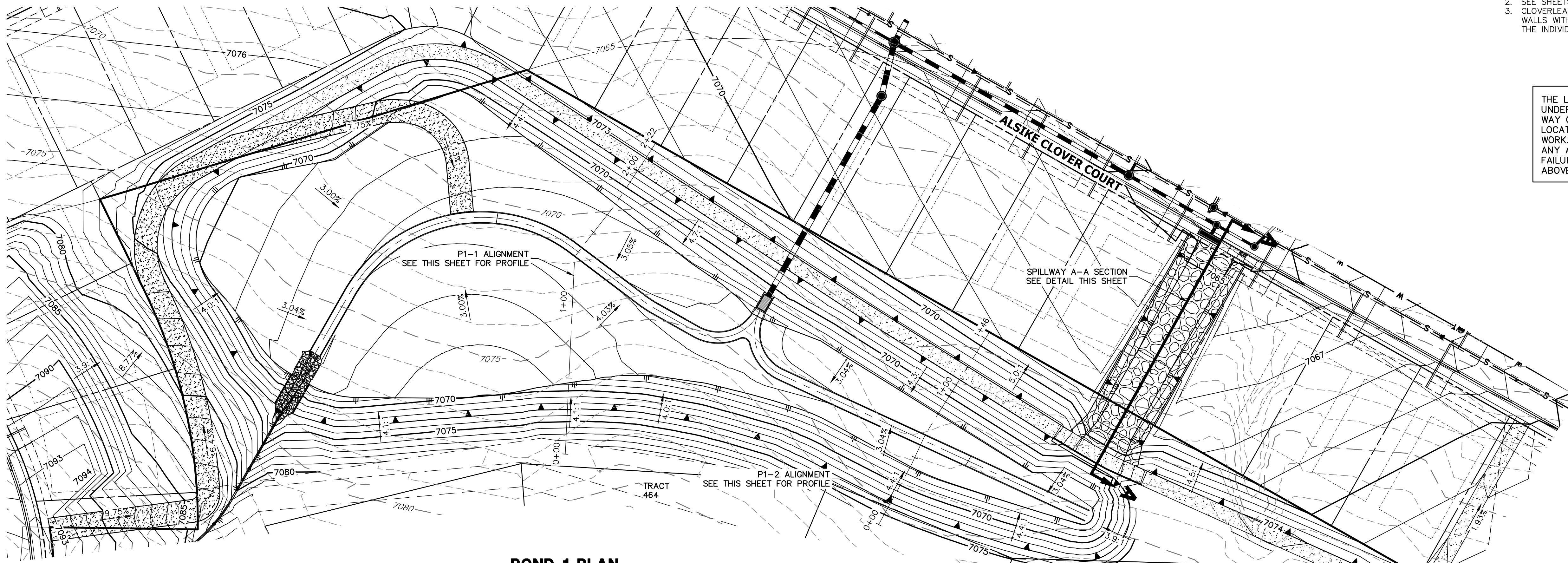
**P1-2 PROFILE
STA 0+00.00 TO 1+45.94**



NOTES

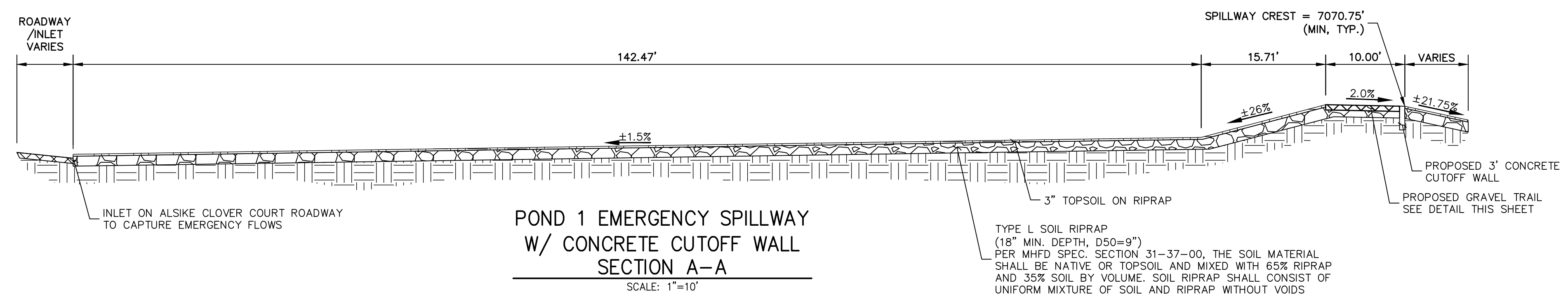
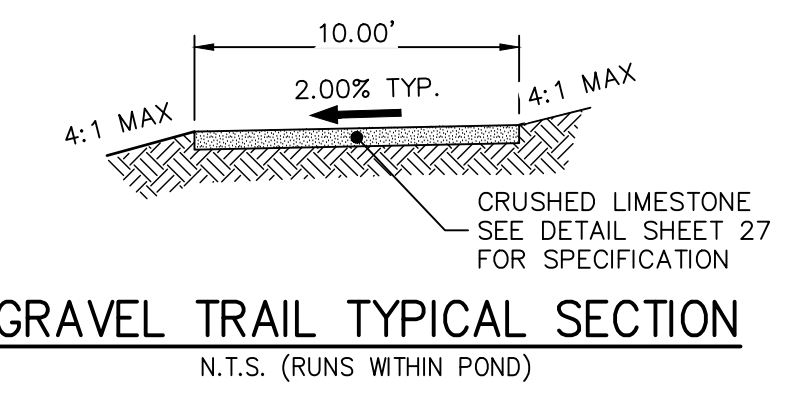
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Call before you dig.

AS-BUILTS
05/24/2023
SF-21-023



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, LOCAL ENGINEER

DATE: 12/15/21

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MONUMENT HILL CM LLC
1864 WOODMOOR DR, STE 100
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
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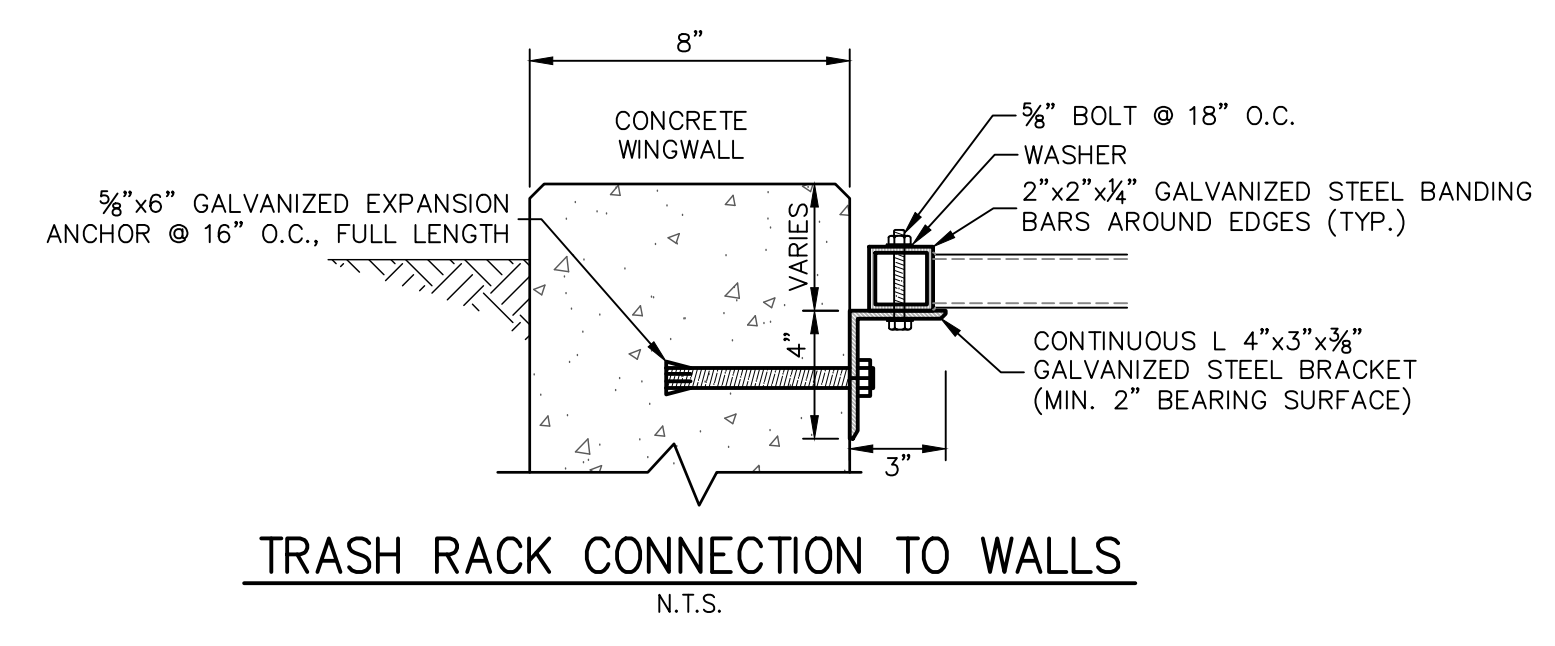
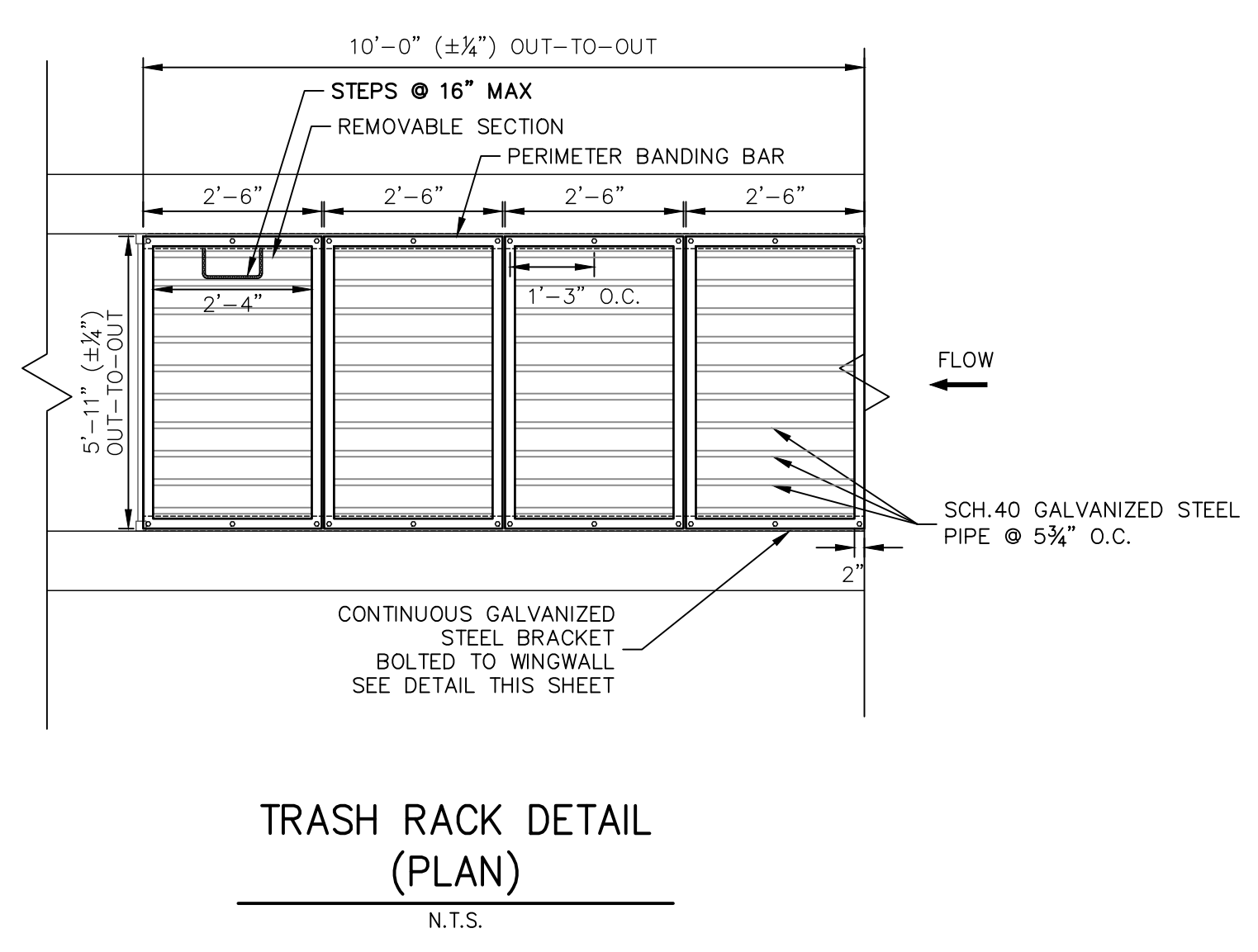
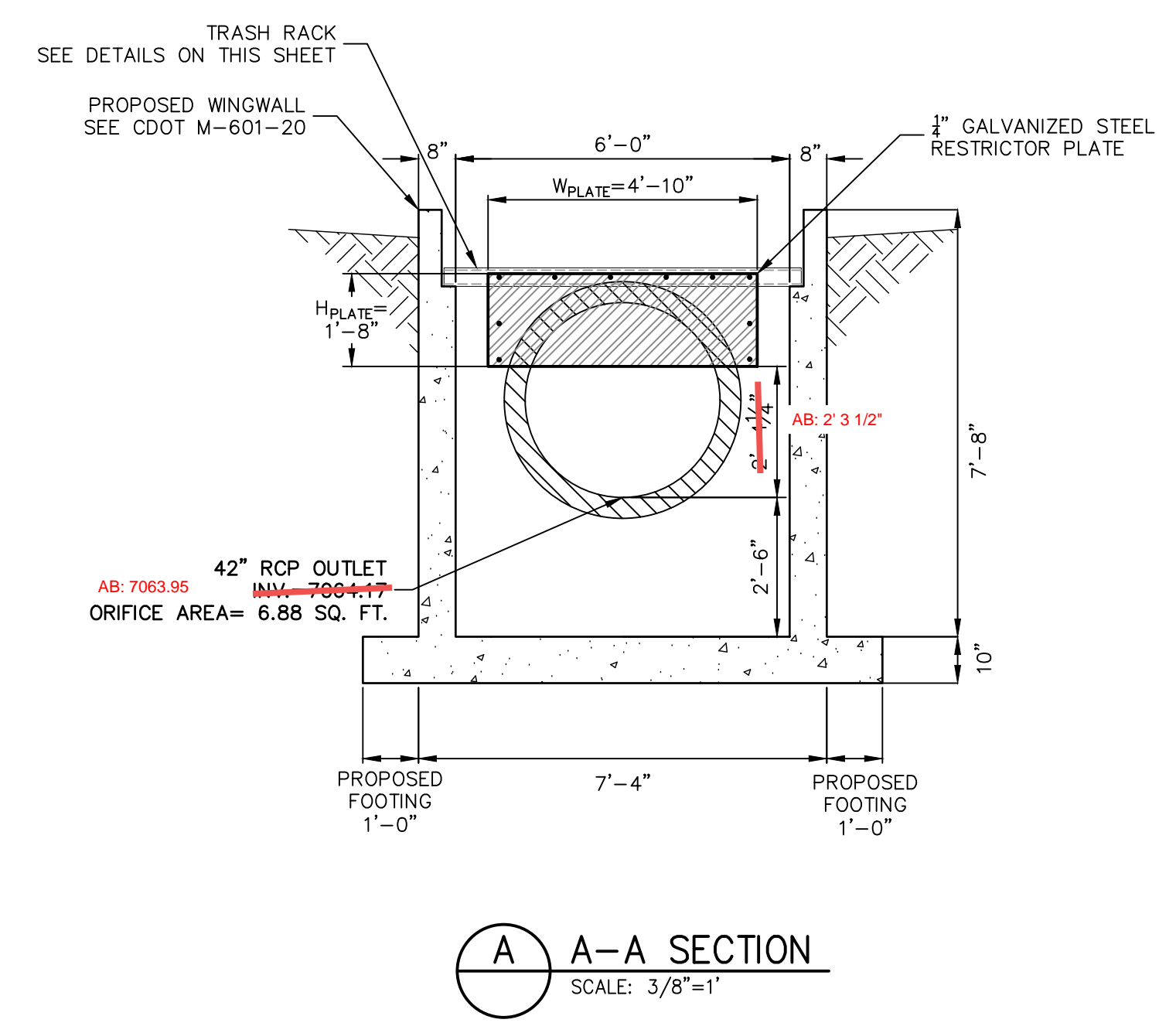
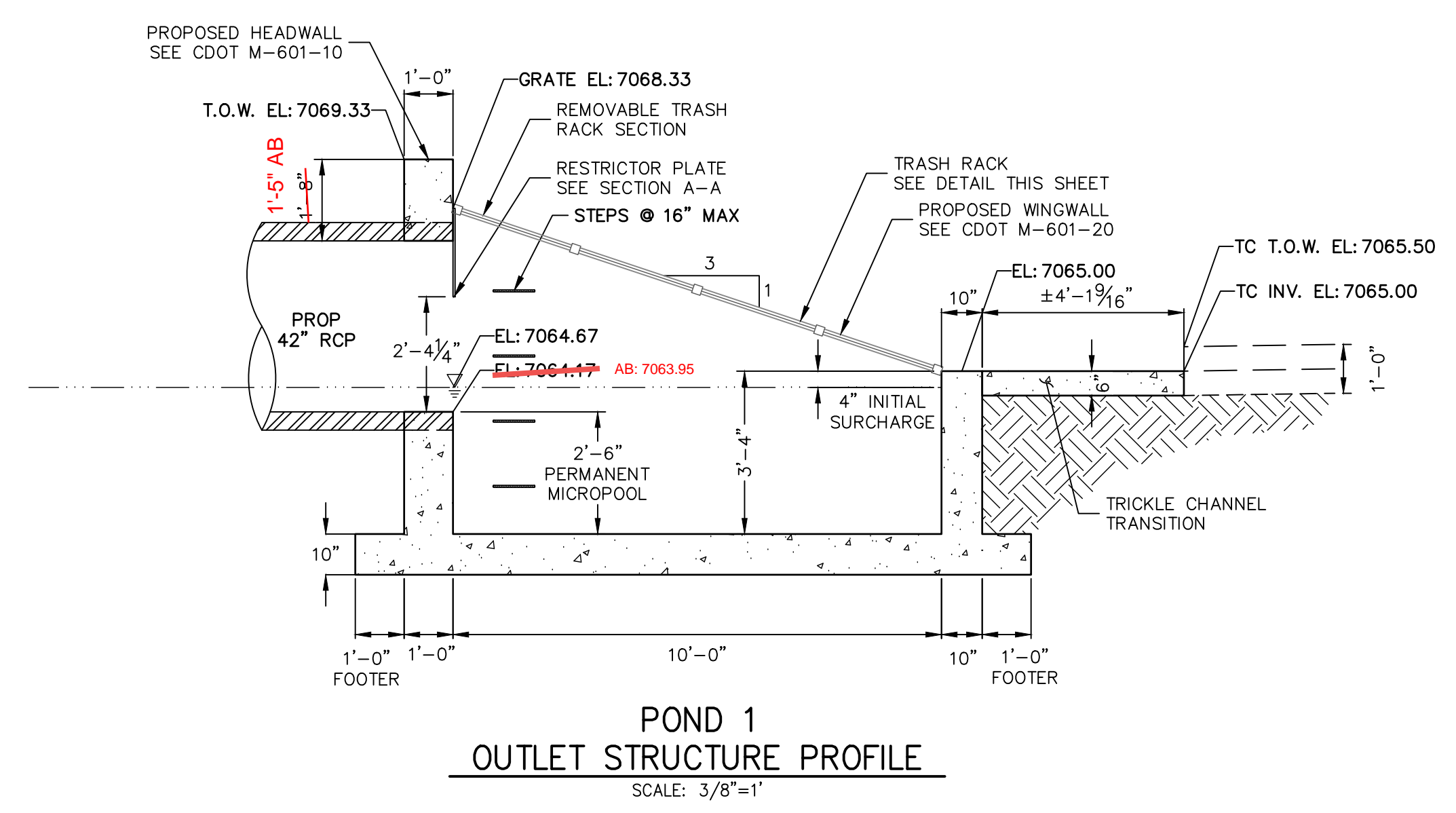
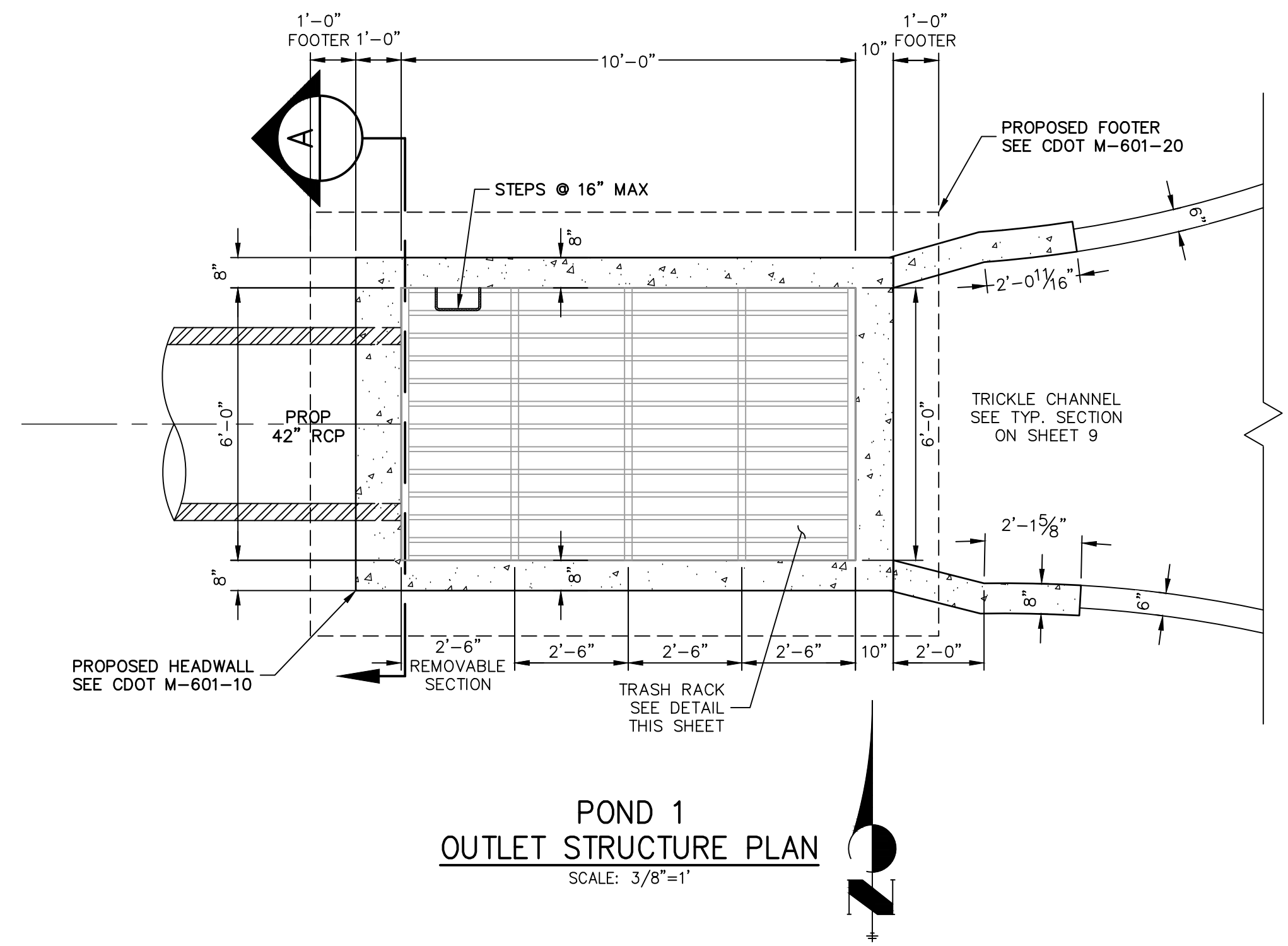
BY	DATE	REVISION

H-SCALE 1"=40'
V-SCALE 1"=4'
DATE 12/15/21
DESIGNED BY GVT
DRAWN BY GVT
CHECKED BY

CLOVERLEAF FILING 2

POND PLANS AND DETAILS

SHEET 10 OF 28
JOB NO. 25158.01



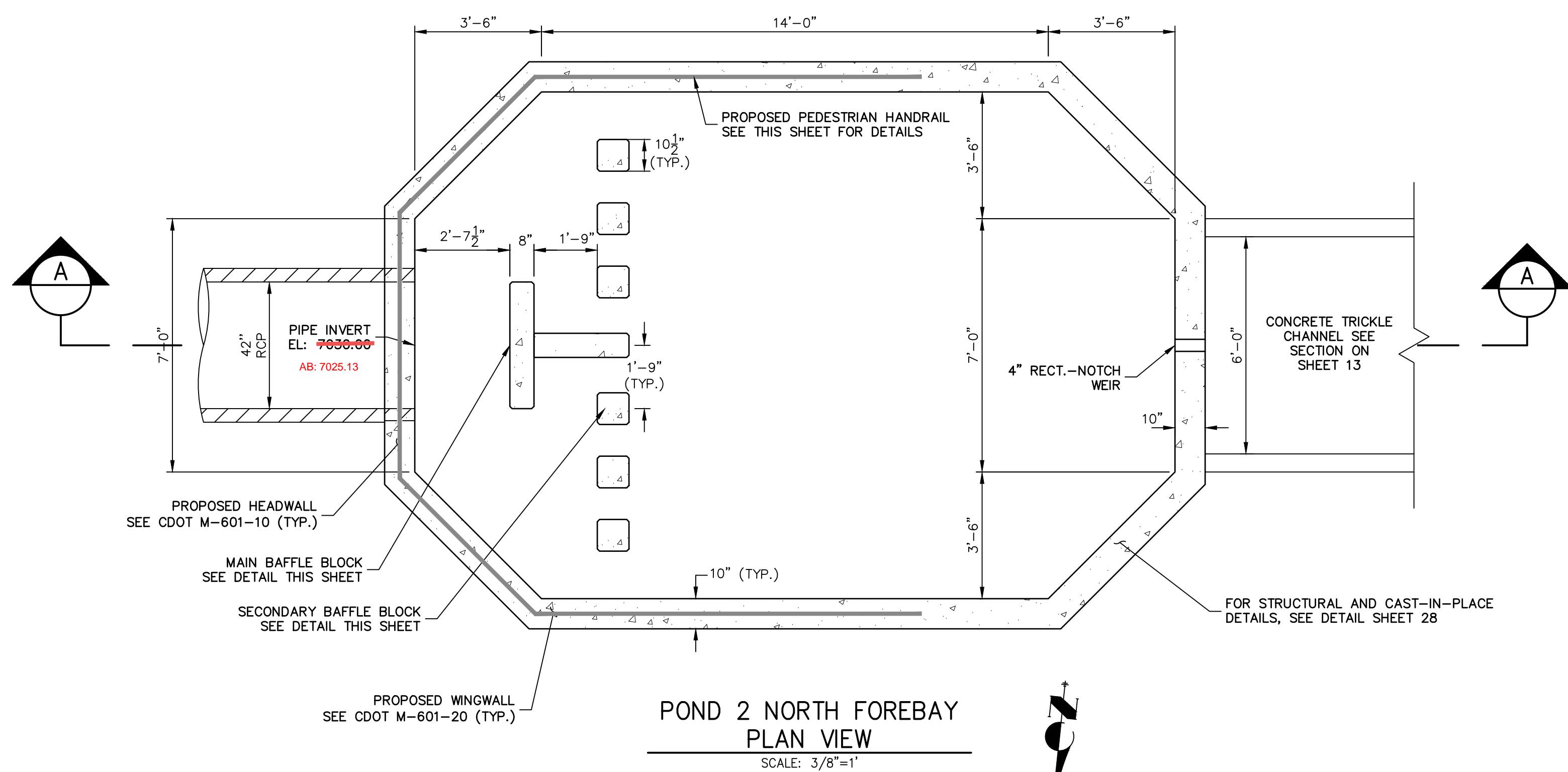
- POND 1 OUTLET STRUCTURE NOTES:**
- TRASH RACKS:**
- TRASH RACKS SHALL BE 1 1/2" SCH.40 STEEL PIPE, GALVANIZED, @ 6" CENTERS. SUPPORT BARS SHALL BE 1/2"x2" STEEL RECTANGULAR BARS, GALVANIZED, @ 36". ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE.
 - REMOVABLE TRASH RACK SECTIONS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
 - STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
 - STRUCTURAL STEEL FOR GRATES AND BARS SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
 - ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

AS-BUILTS
05/24/2023
SF-21-023

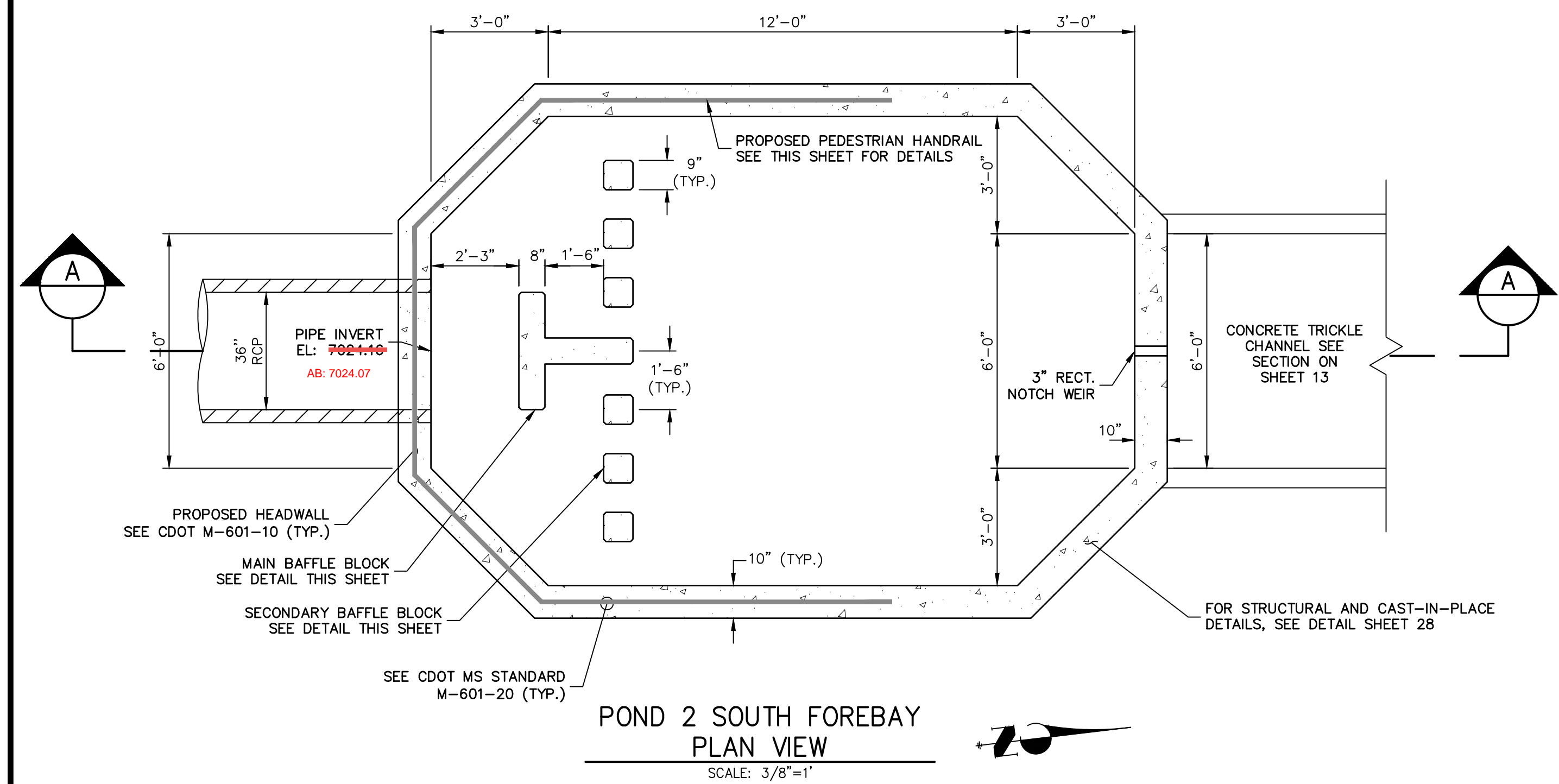


ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MICHAEL A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER
DATE: 12/15/21

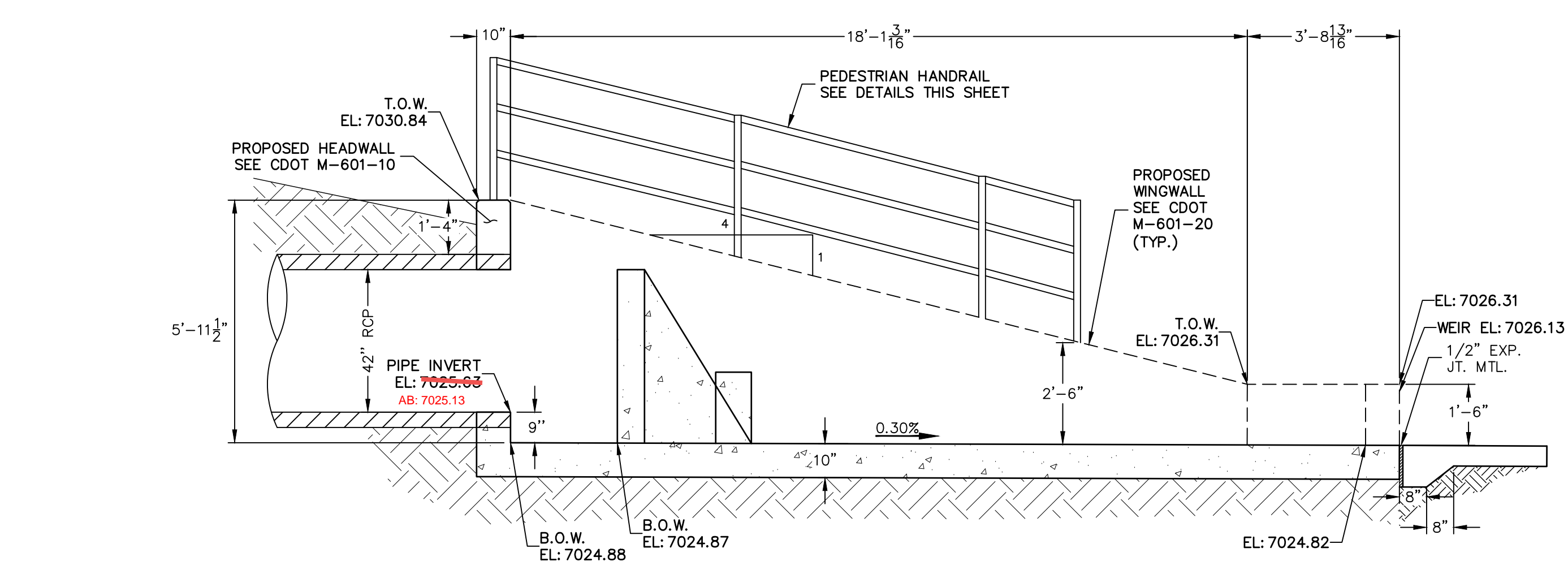
CLOVERLEAF FILING 2	POND PLANS AND DETAILS	SHEET 12 OF 28	JOB NO. 25158.01	PREPARED FOR MONUMENT HILL CM LLC 1864 WOODMOOR DR, STE 100 COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN (719) 476-0800 JDESJARDIN@PROTERRACO.COM	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE. DESIGNATED BY WRITTEN AUTHORIZATION.
No.	REVISION	BY	DATE		
H-SCALE	3/8"=1'	DESIGNED BY	GAG		
V-SCALE	3/8"=1'	DRAWN BY	GAG		
DATE	12/15/21	CHECKED BY			



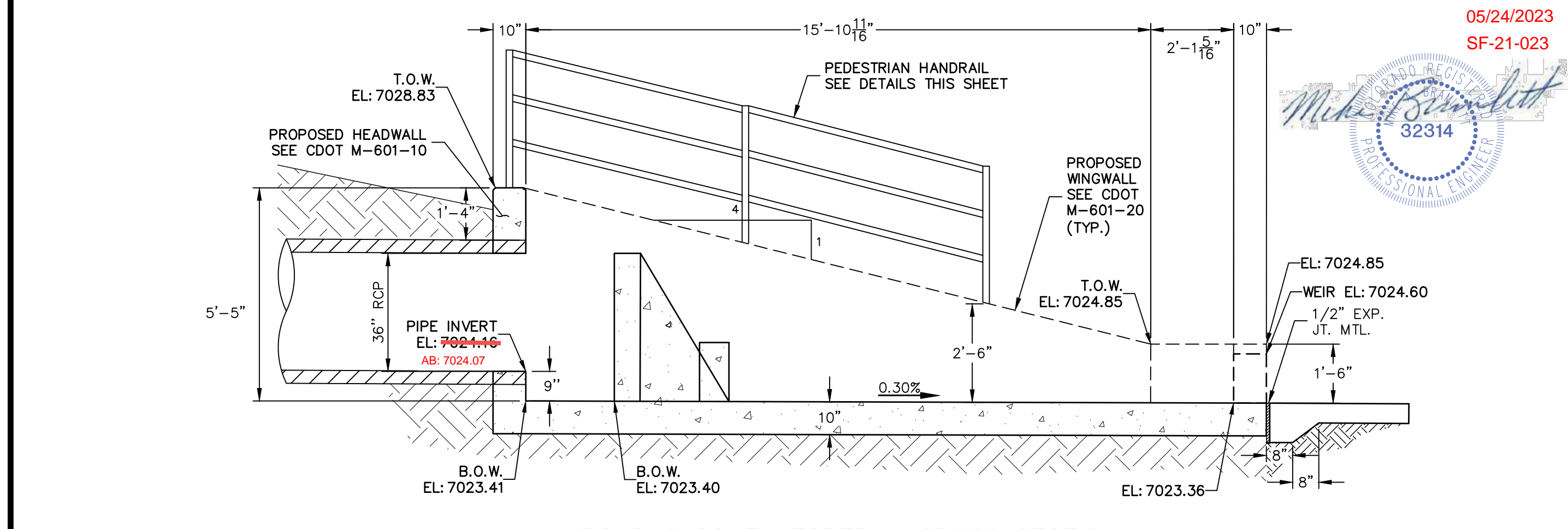
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SCALE: 3/8"=1'



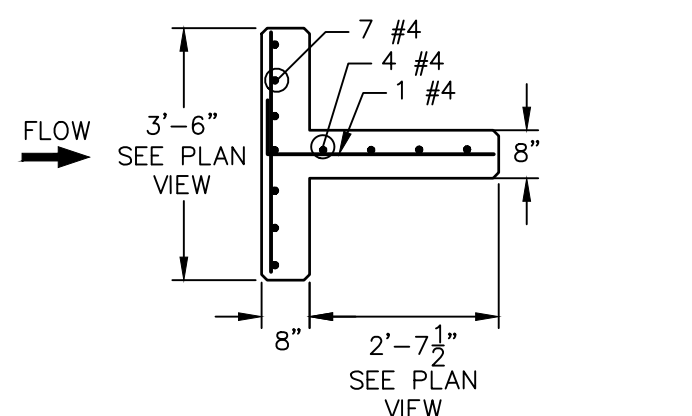
POND 2 SOUTH FOREBAY PLAN VIEW
SCALE: 3/8"=1'



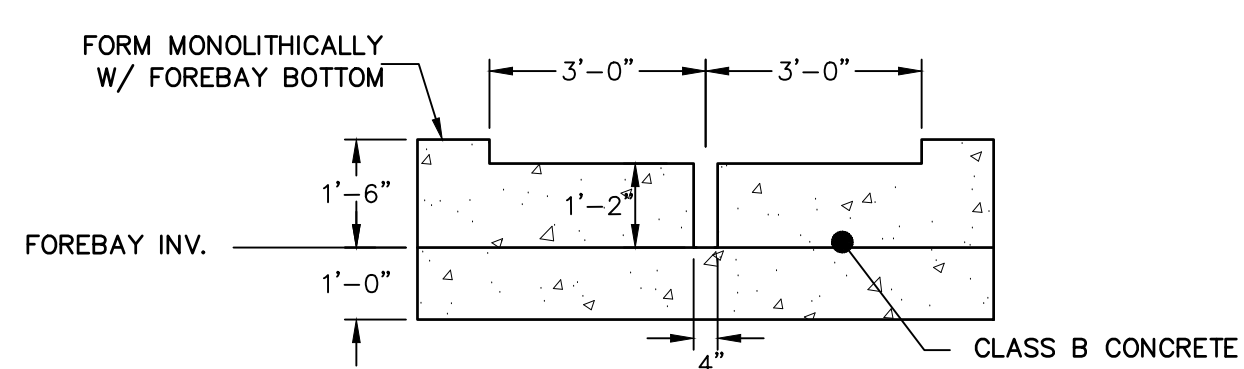
POND 2 NORTH FOREBAY CROSS SECTION A-A
SCALE: 3/8"=1'



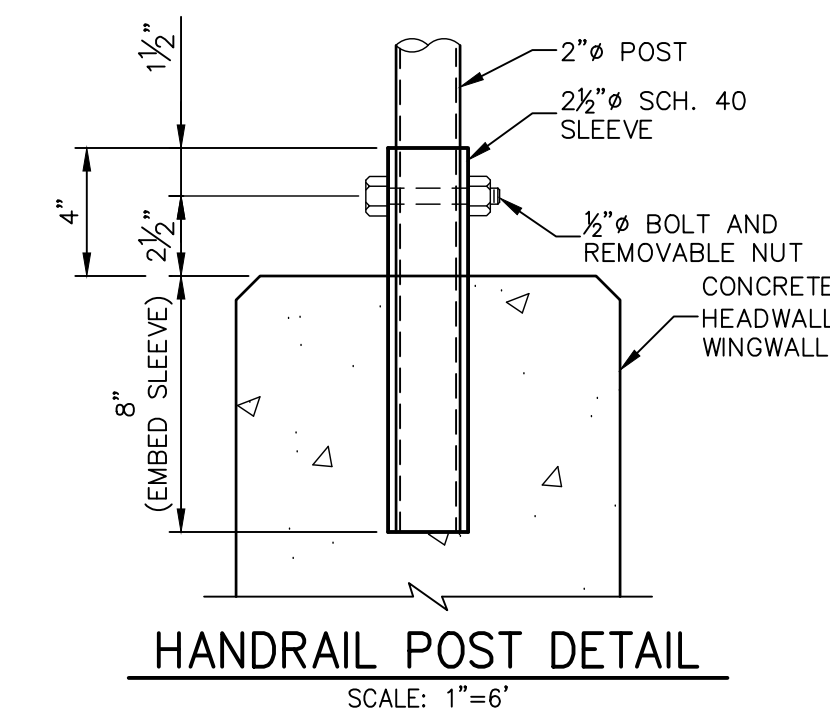
POND 2 SOUTH FOREBAY CROSS SECTION A-A
SCALE: 3/8"=1'



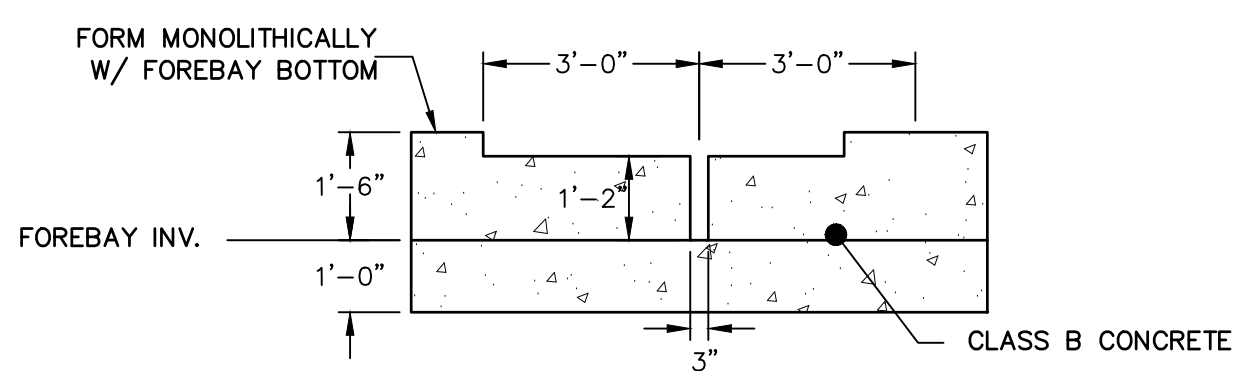
POND 2 NORTH FOREBAY MAIN BAFFLE BLOCK PLAN
SCALE: 3/8"=1'



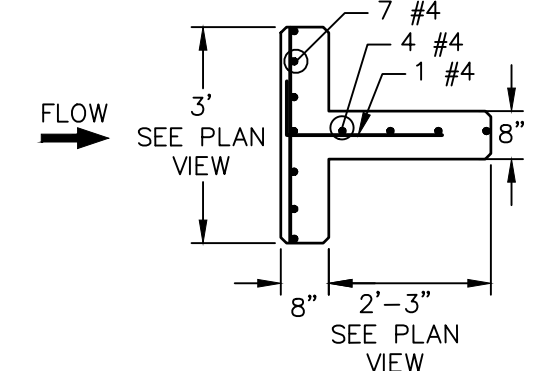
POND 2 NORTH FOREBAY SECTION AT WEIR
SCALE: 3/8"=1'



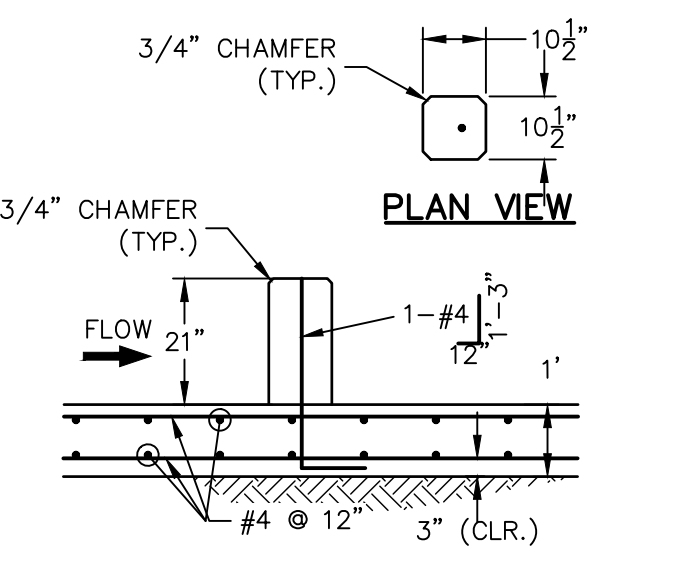
HANDRAIL POST DETAIL
SCALE: 1"=6"



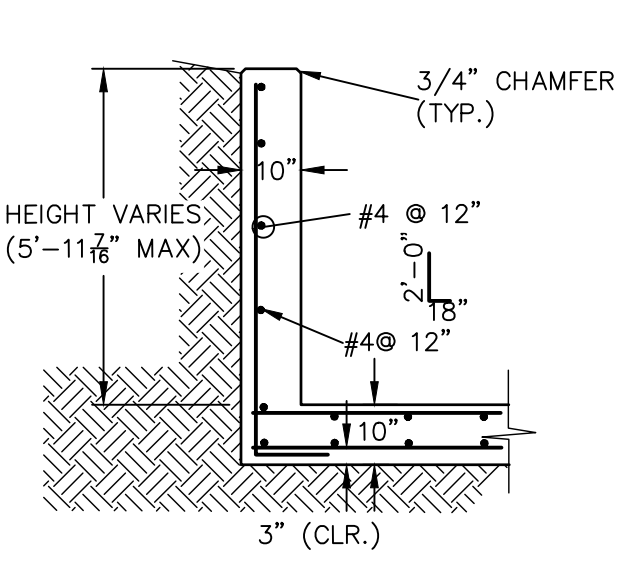
POND 2 SOUTH FOREBAY SECTION AT WEIR
SCALE: 3/8"=1'



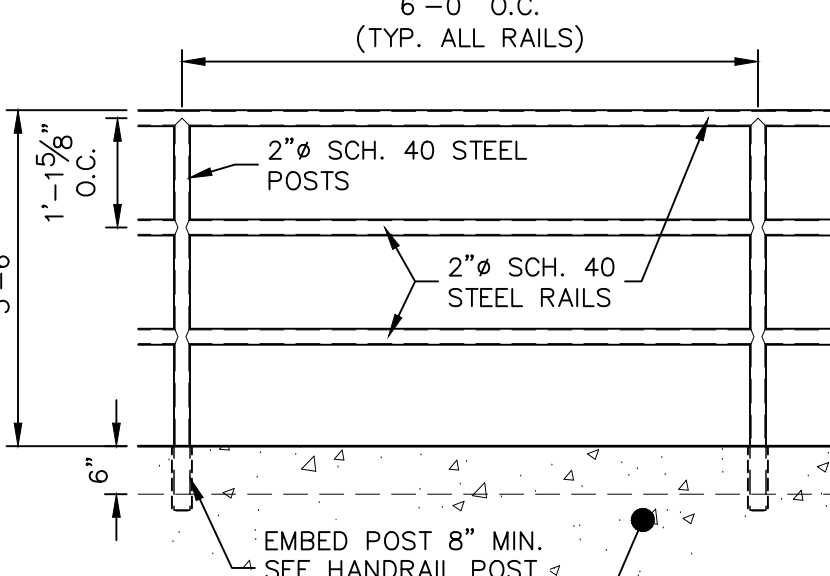
POND 2 SOUTH FOREBAY MAIN BAFFLE BLOCK PLAN
SCALE: 3/8"=1'



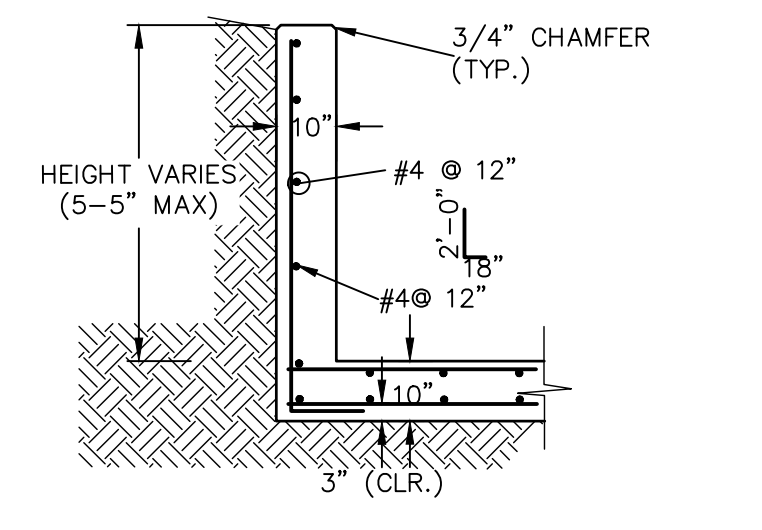
POND 2 NORTH FOREBAY SECONDARY BAFFLE BLOCK DETAILS
SCALE: 3/8"=1'



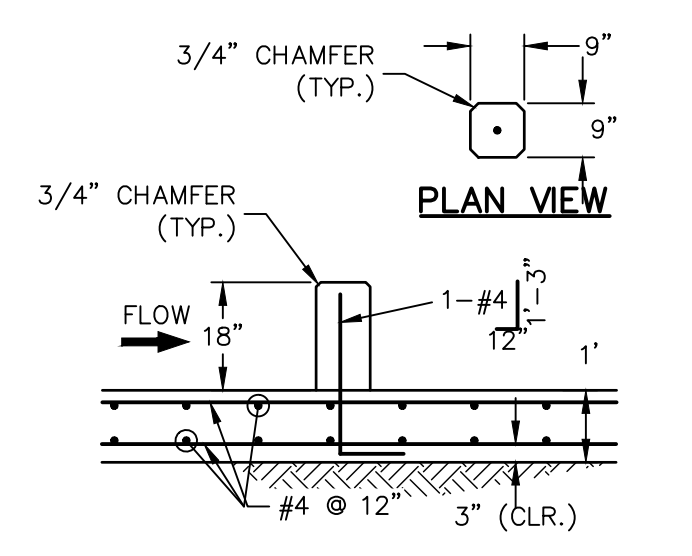
POND 2 NORTH FOREBAY WINGWALL REINFORCING DETAIL
SCALE: N.T.S.



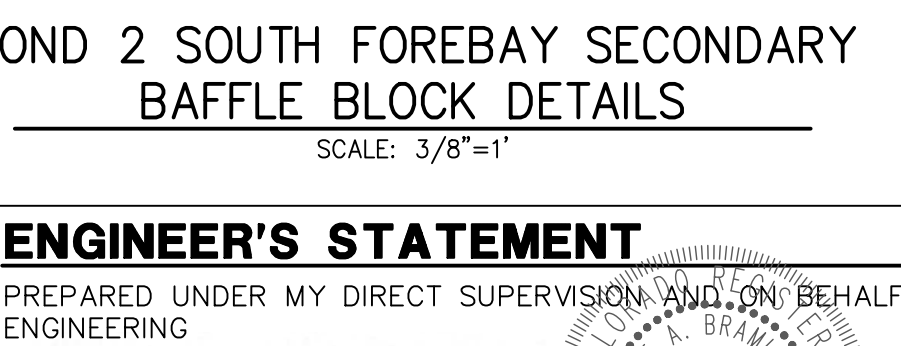
PEDESTRIAN RAILING DETAIL
SCALE: 1/2"=1'



POND 2 SOUTH WINGWALL REINFORCING DETAIL
SCALE: N.T.S.



POND 2 SOUTH FOREBAY MAIN BAFFLE BLOCK PLAN
SCALE: 3/8"=1'



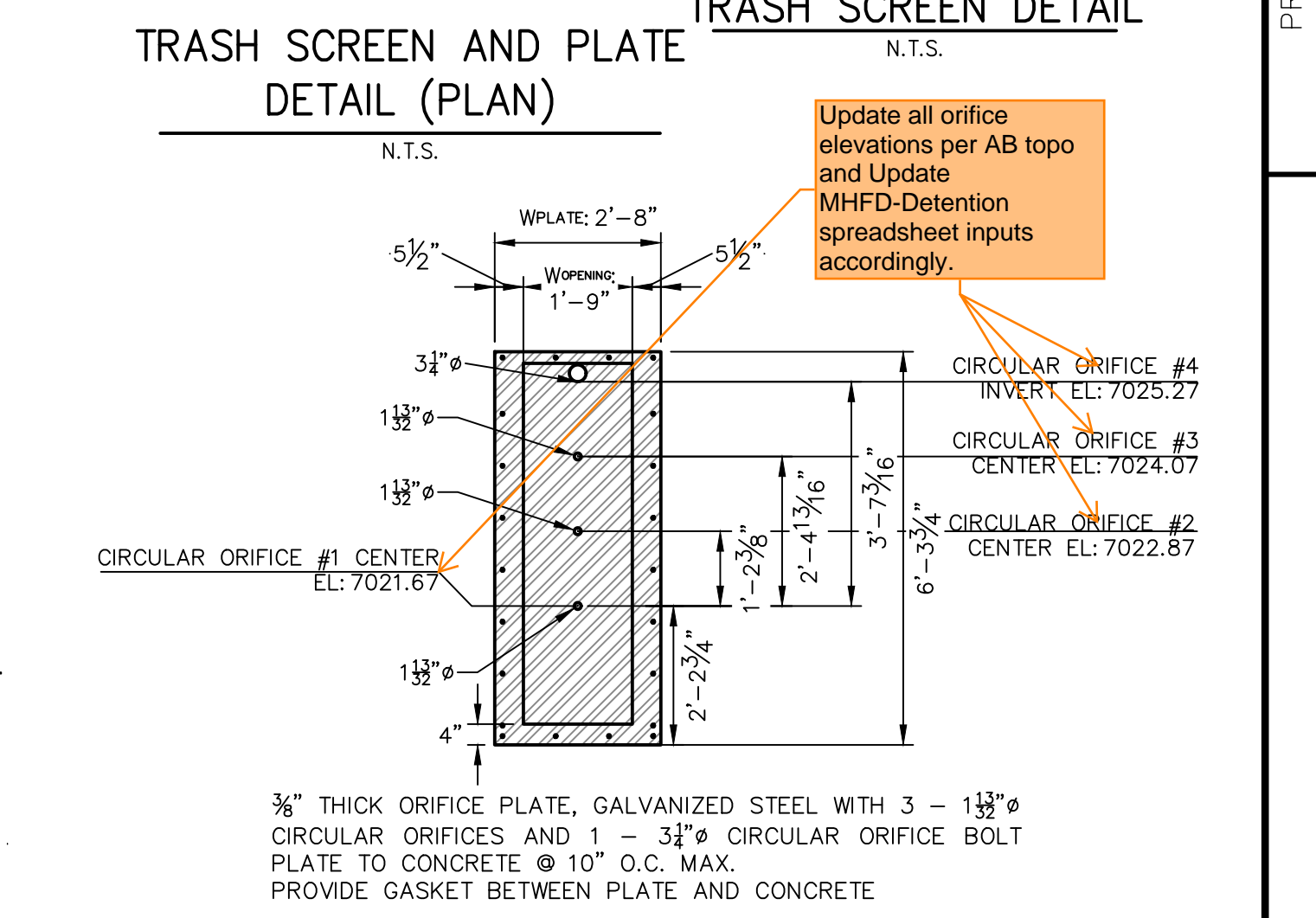
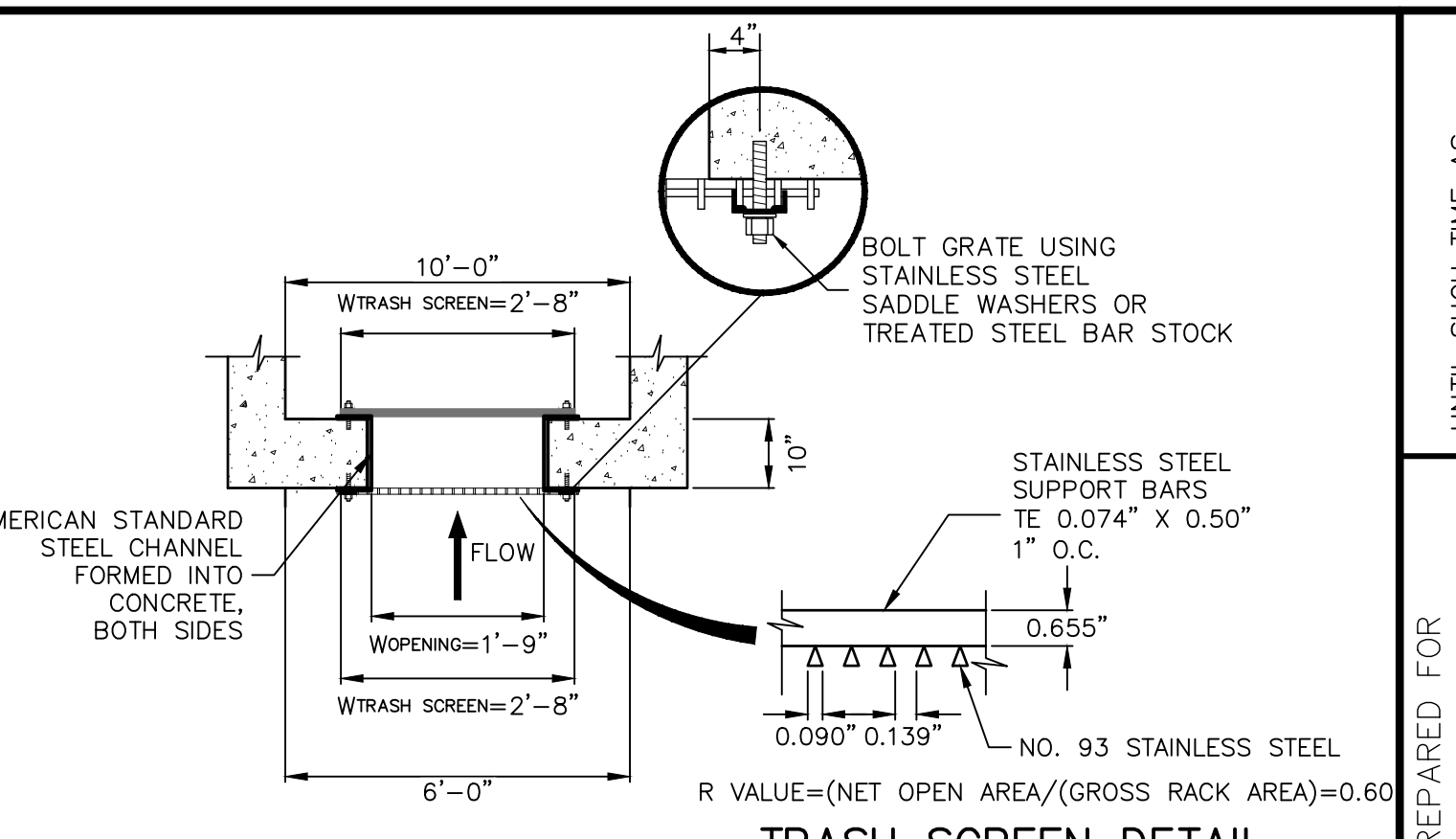
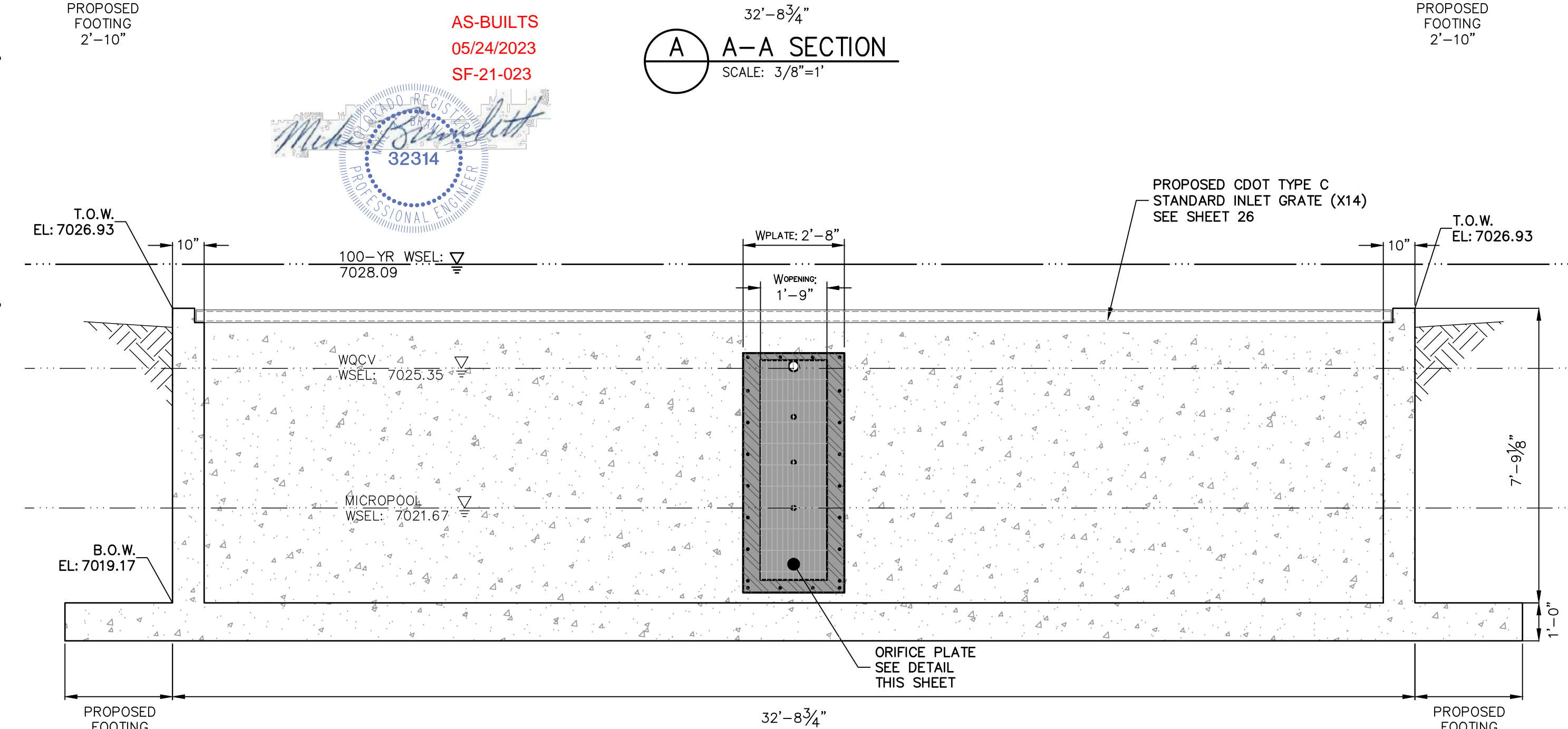
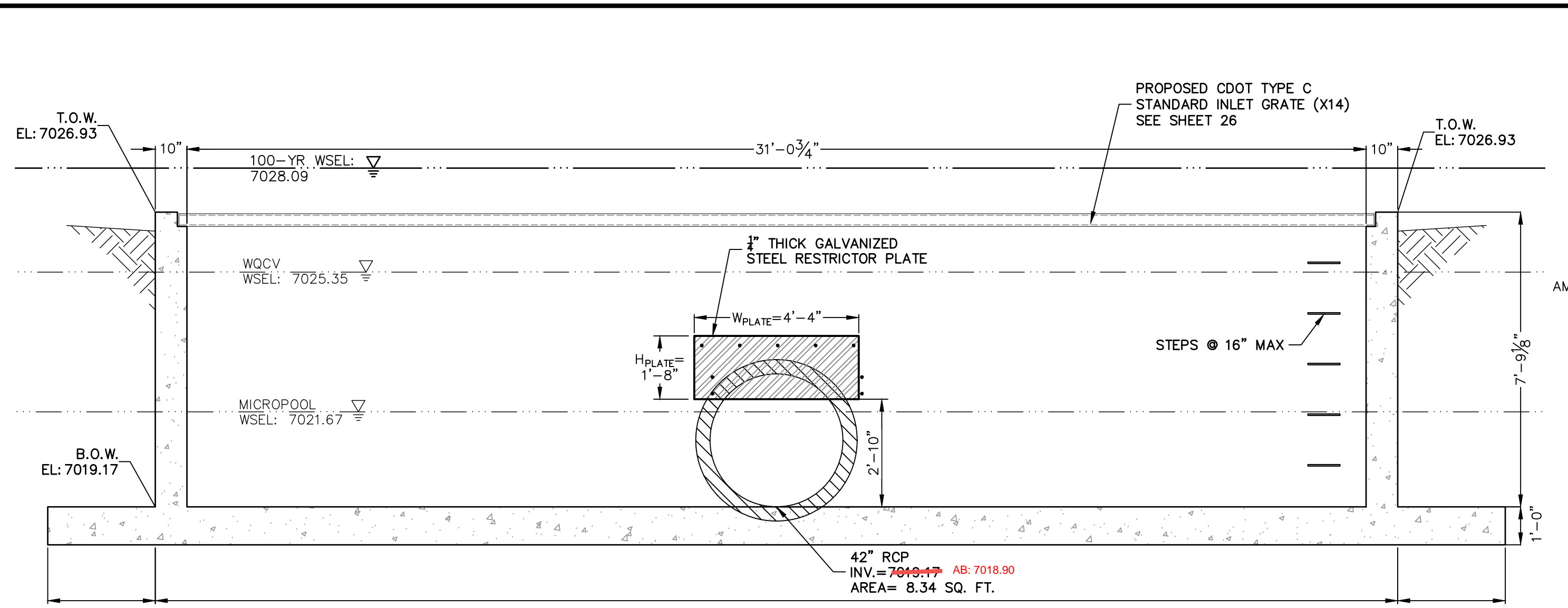
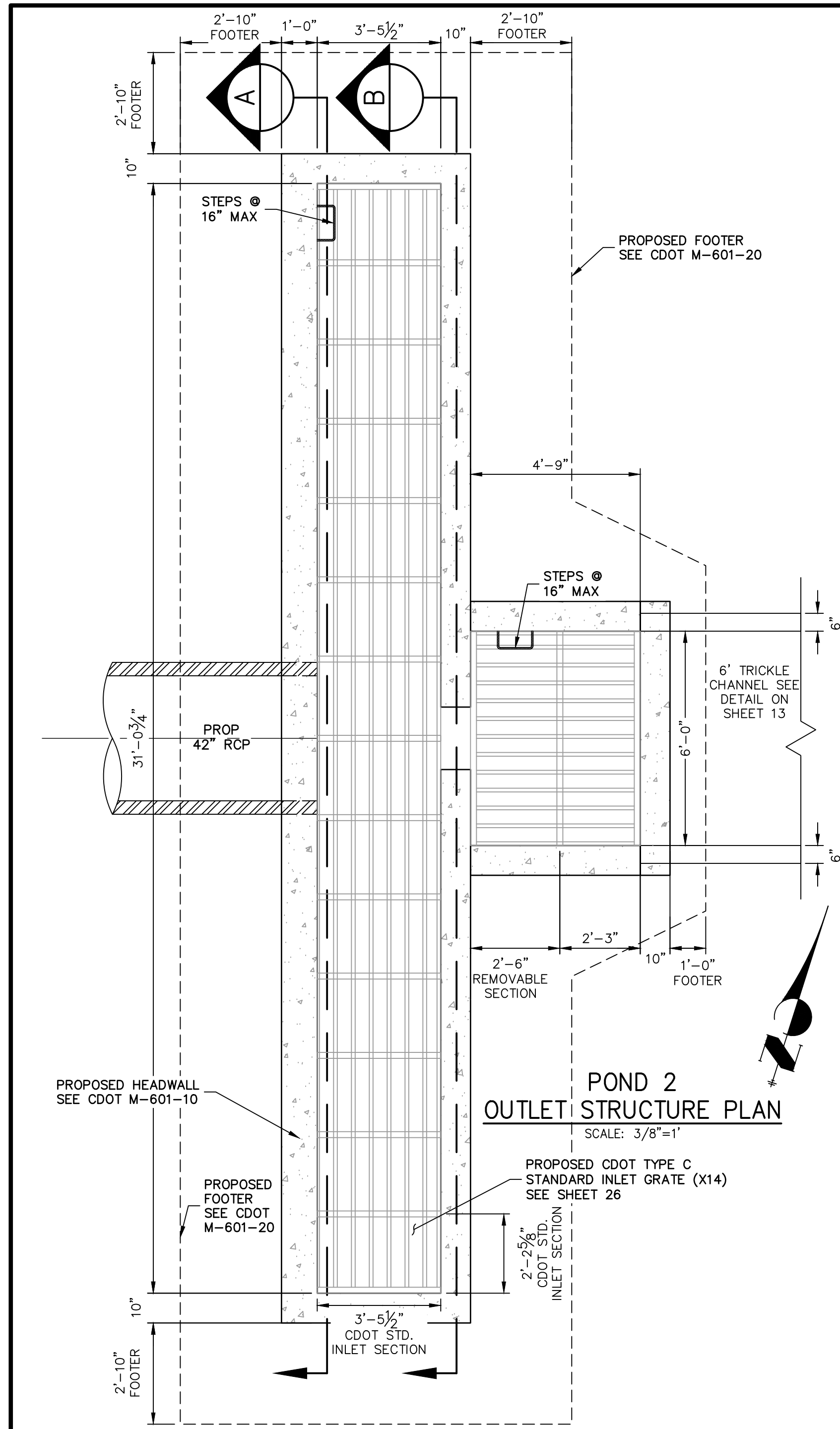
POND 2 SOUTH FOREBAY SECONDARY BAFFLE BLOCK DETAILS
SCALE: 3/8"=1'

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE: 2/15/21

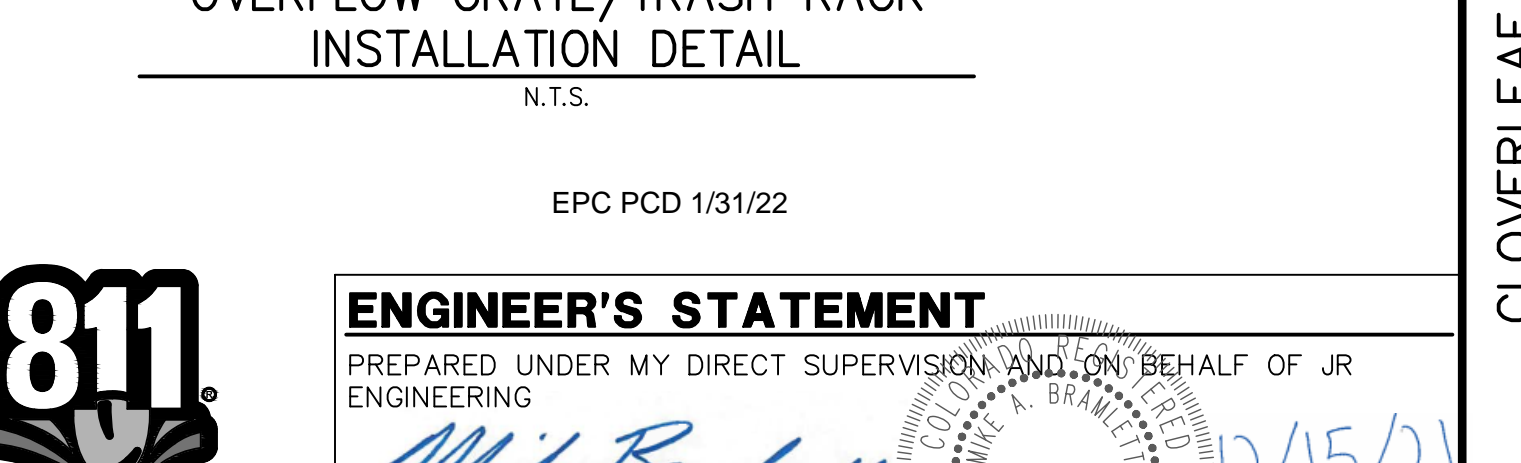
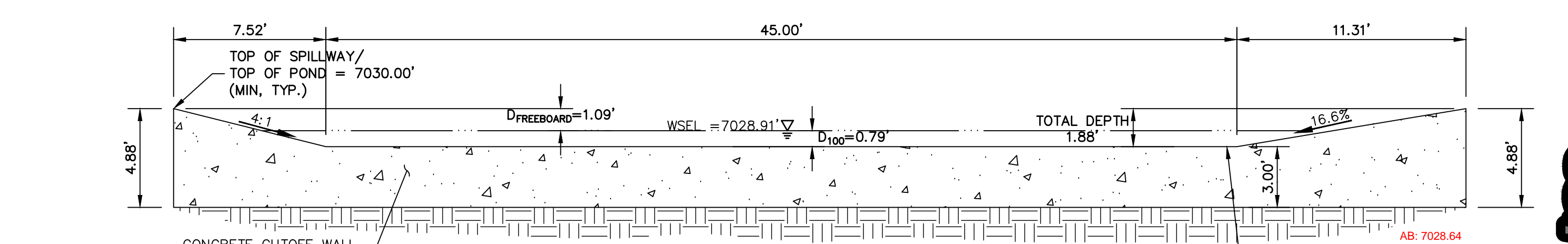
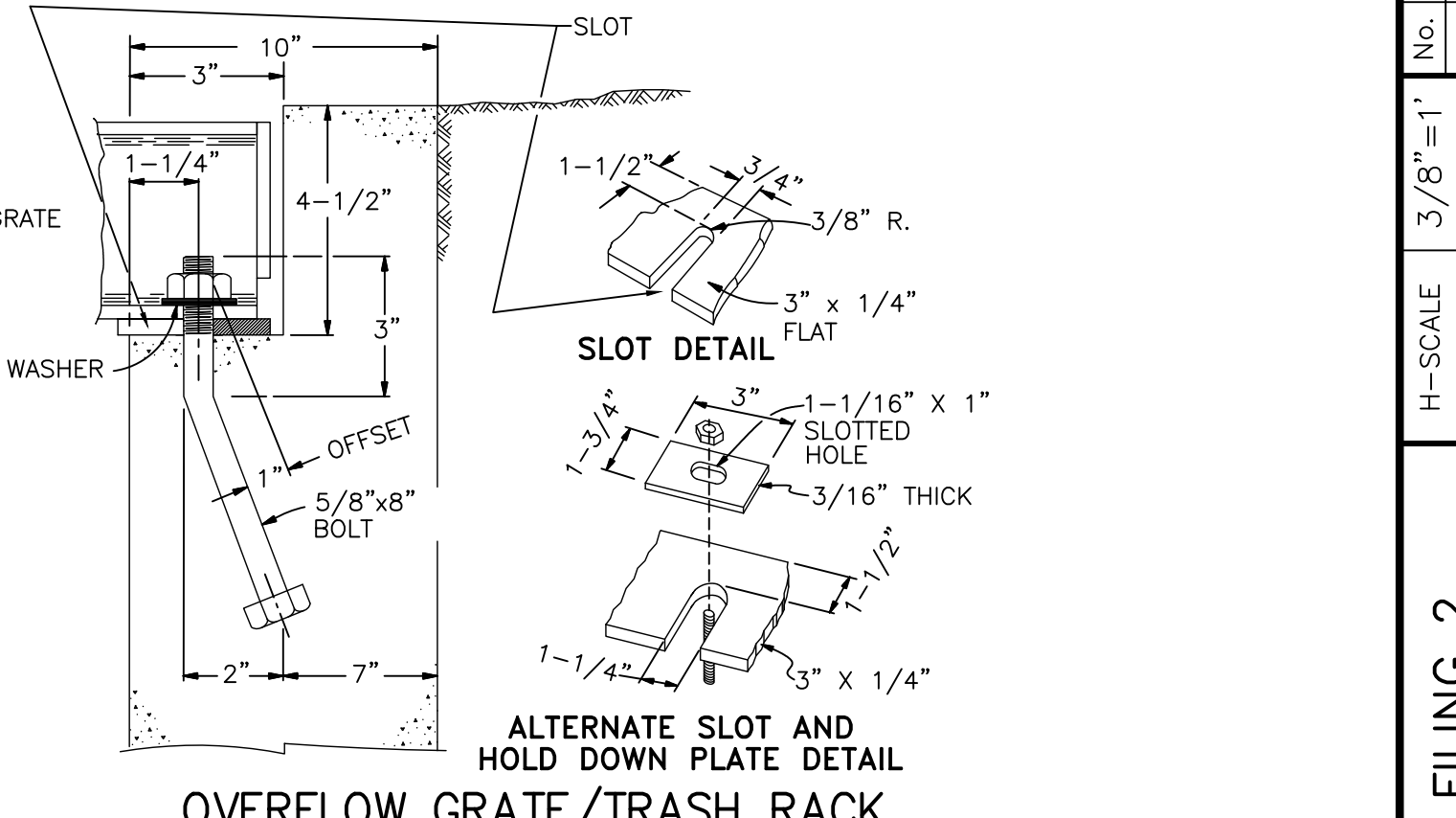
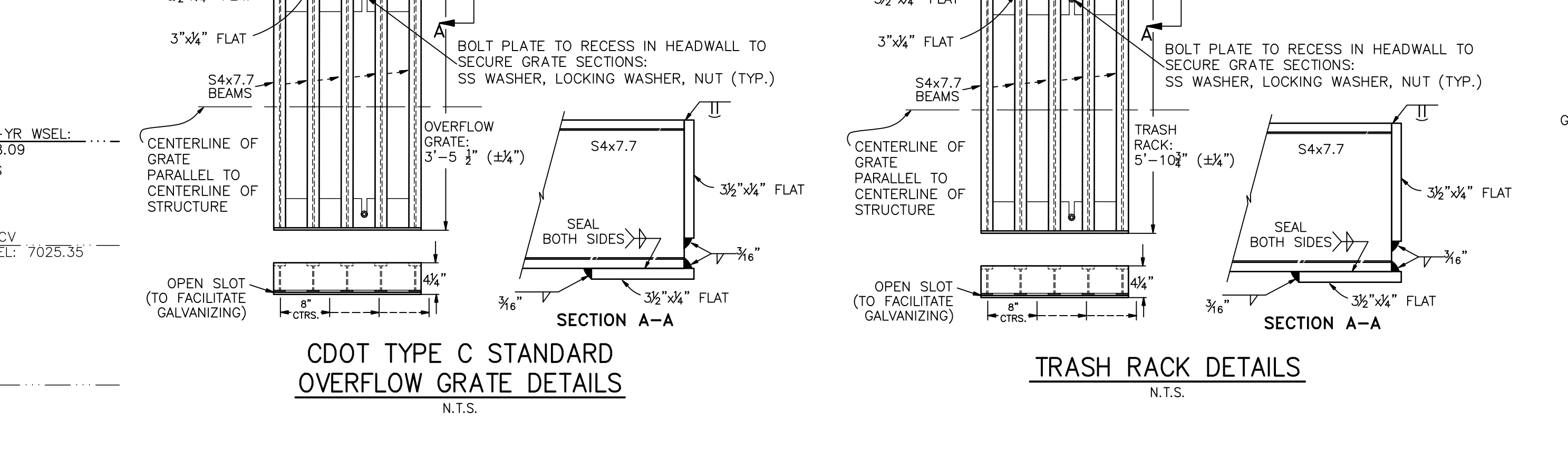
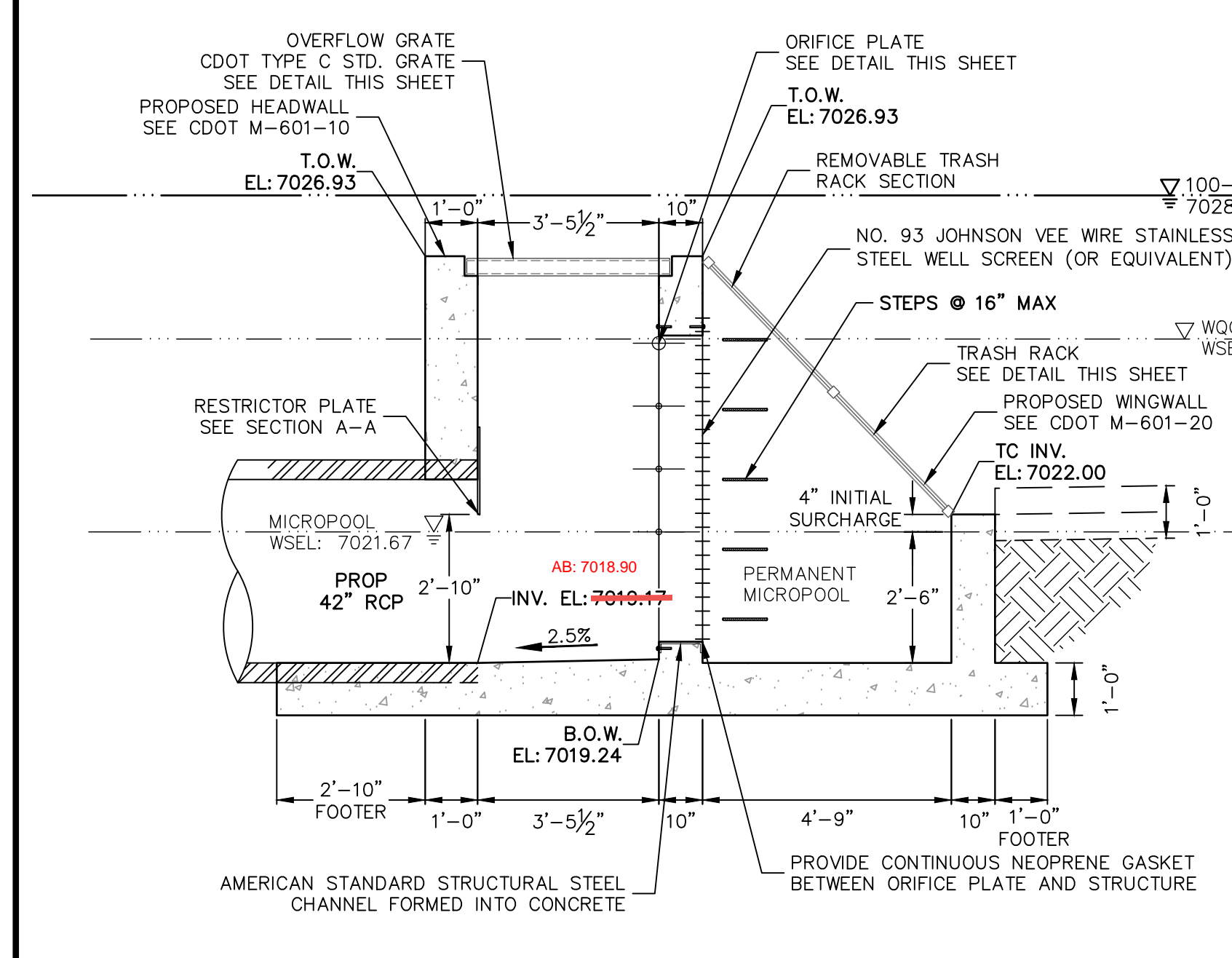


EPC PCD 1/31/22

PREPARED FOR	MONUMENT HILL CM LLC 1864 WOODMOOR DR, STE 100 COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN DESIGNATED BY WRITTEN AUTHORIZATION	
	J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE	
No.	REVISION	
VARIABLES	VARIABLES	
H-SCALE	V-SCALE	
DATE	DESIGNED BY	GAG
	DRAWN BY	GAG
	CHECKED BY	
CLOVERLEAF FILING 2		
POND PLANS AND DETAILS		
SHEET 15 OF 28		
JOB NO. 25158.01		

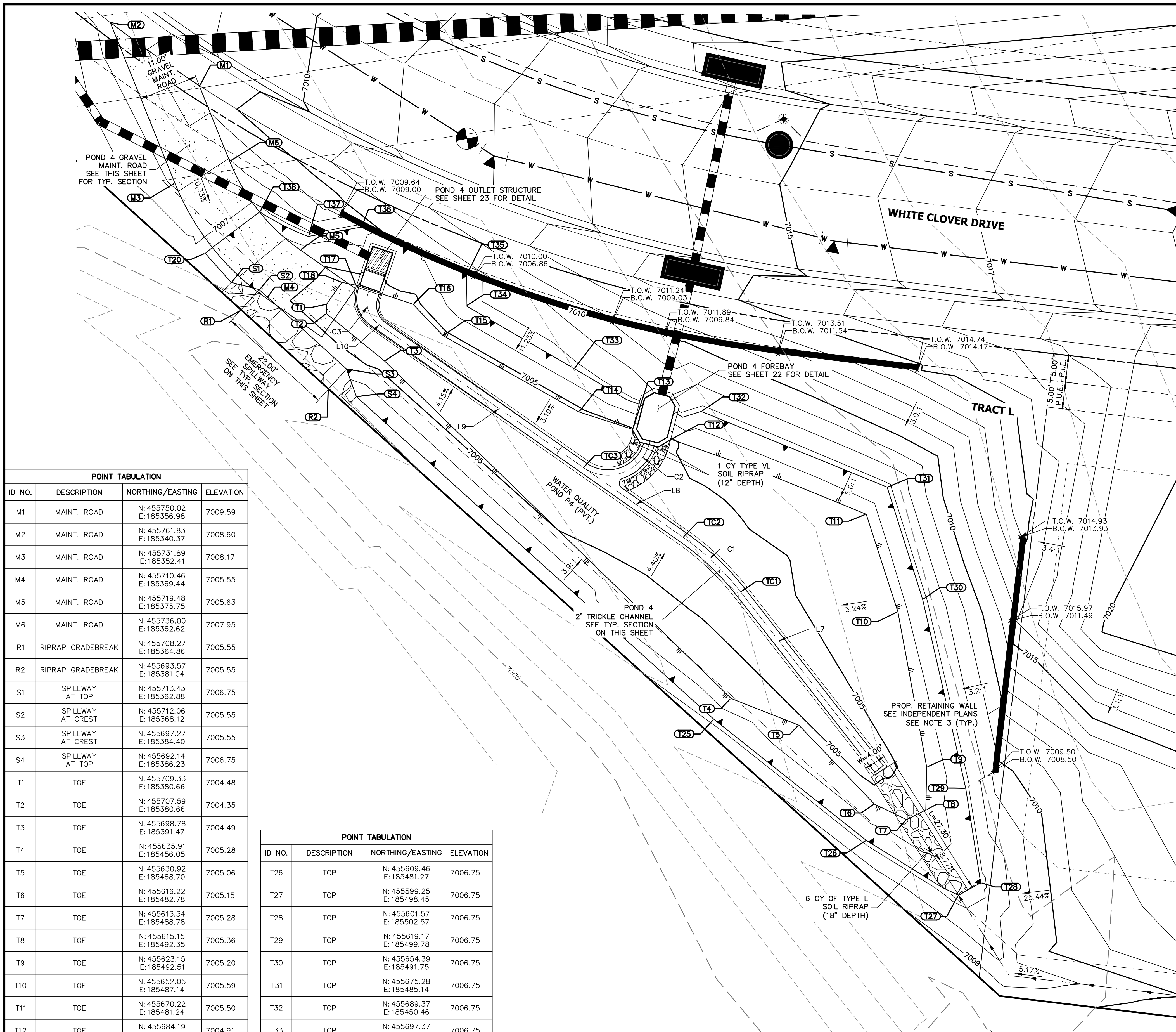


- POND 2 OUTLET STRUCTURE NOTES:**
- ORIFICE PLATE:**
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
- TRASH RACKS:**
3. TRASH RACKS SHALL BE 1 1/4" SCH. 40 STEEL PIPE, GALVANIZED, @ 6" CENTERS. SUPPORT BARS SHALL BE 1/4" x 2" STEEL RECTANGULAR BARS, GALVANIZED, @ 36". ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE.
 4. REMOVABLE TRASH RACK SECTIONS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
 5. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
 6. STRUCTURAL STEEL FOR GRATES, ORIFICE PLATES, AND BARS SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
 7. ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
 8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.



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, LOCAL ENGINEER

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	MONUMENT HILL CM LLC 1864 WOODMOOR DR, STE 100 COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN (719) 476-0800 JDESJARDIN@PROTERRACO.COM
BY	DATE
NO.	REVISION
H-SCALE	3/8"=1'
V-SCALE	3/8"=1'
DATE	12/15/21
DESIGNED BY	GAG
DRAWN BY	GAG
CHECKED BY	
CLOVERLEAF FILING 2	
POND PLANS AND DETAILS	
SHEET	16 OF 28
JOB NO.	25158.01



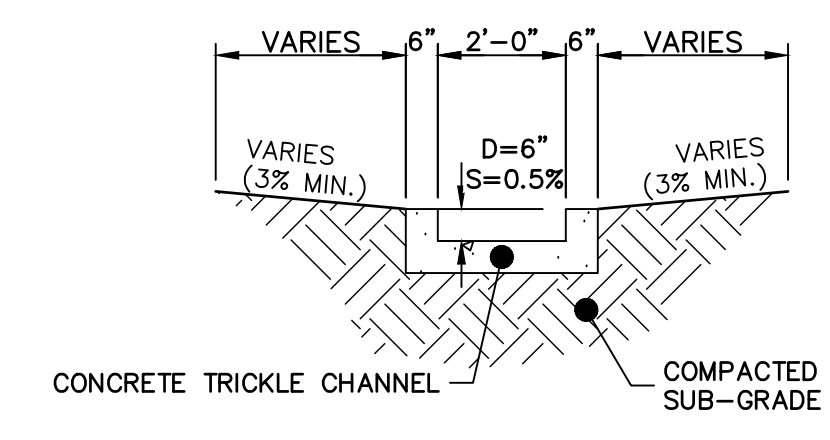
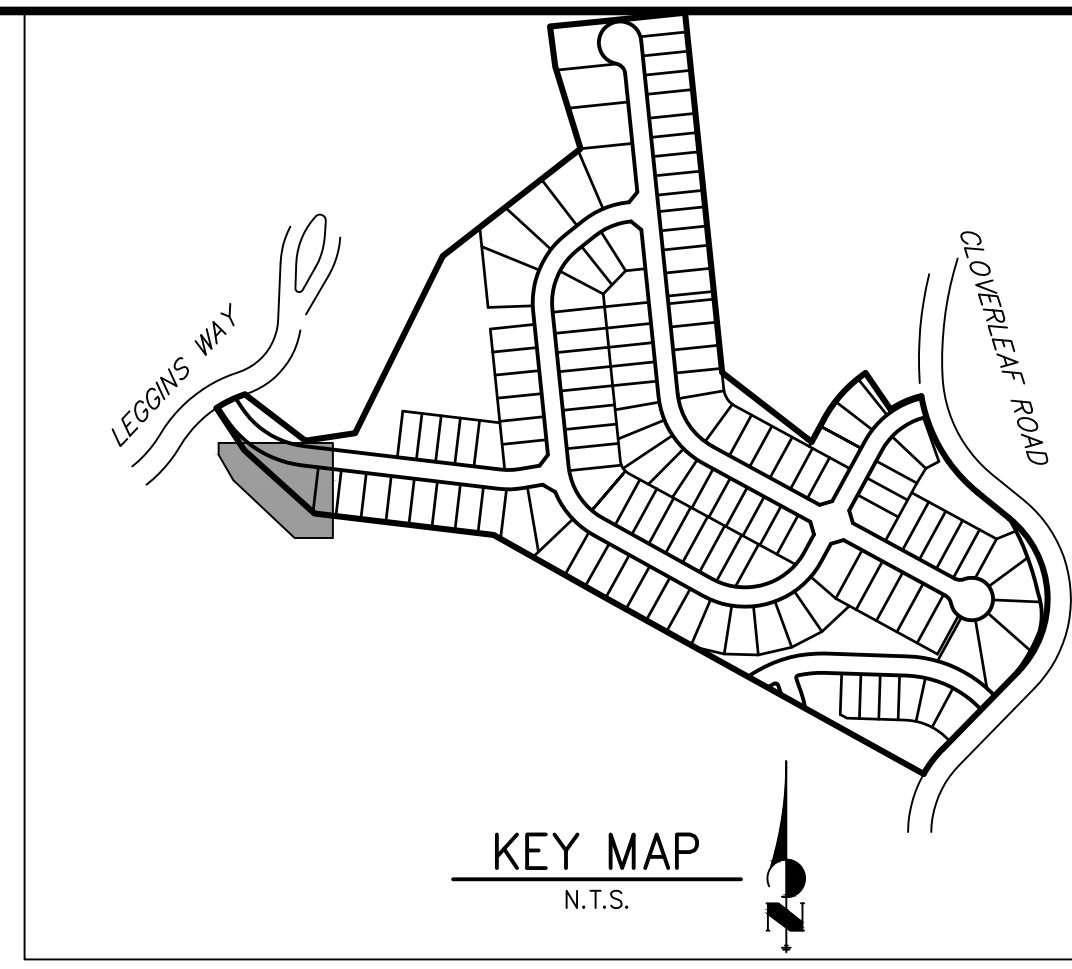
POND 4 - PLAN

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
M1	MAINT. ROAD	N: 455750.02 E: 185356.98	7009.59
M2	MAINT. ROAD	N: 455761.83 E: 185340.37	7008.60
M3	MAINT. ROAD	N: 455731.89 E: 185352.41	7008.17
M4	MAINT. ROAD	N: 455710.46 E: 185369.44	7005.55
M5	MAINT. ROAD	N: 455719.48 E: 185375.75	7005.63
M6	MAINT. ROAD	N: 455736.00 E: 185362.62	7007.95
R1	RIPRAP GRADEBREAK	N: 455708.27 E: 185364.86	7005.55
R2	RIPRAP GRADEBREAK	N: 455693.57 E: 185381.04	7005.55
S1	SPILLWAY AT TOP	N: 455713.43 E: 185362.88	7006.75
S2	SPILLWAY AT CREST	N: 455712.06 E: 185368.12	7005.55
S3	SPILLWAY AT CREST	N: 455697.27 E: 185384.40	7005.55
S4	SPILLWAY AT TOP	N: 455692.14 E: 185386.23	7006.75
T1	TOE	N: 455709.33 E: 185380.66	7004.48
T2	TOE	N: 455707.59 E: 185380.66	7004.35
T3	TOE	N: 455698.78 E: 185391.47	7004.49
T4	TOE	N: 455635.91 E: 185456.05	7005.28
T5	TOE	N: 455630.92 E: 185468.70	7005.06
T6	TOE	N: 455616.22 E: 185482.78	7005.15
T7	TOE	N: 455613.34 E: 185488.78	7005.28
T8	TOE	N: 455615.15 E: 185492.35	7005.36
T9	TOE	N: 455623.15 E: 185492.51	7005.20
T10	TOE	N: 455652.05 E: 185487.14	7005.59
T11	TOE	N: 455670.22 E: 185481.24	7005.50
T12	TOE	N: 455684.19 E: 185444.86	7004.91
T13	TOE	N: 455686.05 E: 185437.70	7004.92
T14	TOE	N: 455689.31 E: 185427.66	7004.75
T15	TOE	N: 455703.50 E: 185402.36	7004.73
T16	TOE	N: 455709.36 E: 185396.77	7004.70
T17	TOE	N: 455712.88 E: 185386.20	7004.34
T18	TOE	N: 455713.43 E: 185383.53	7004.54
T20	TOP	N: 455718.82 E: 185358.07	7006.75
T25	TOP	N: 455632.02 E: 185452.86	7006.75

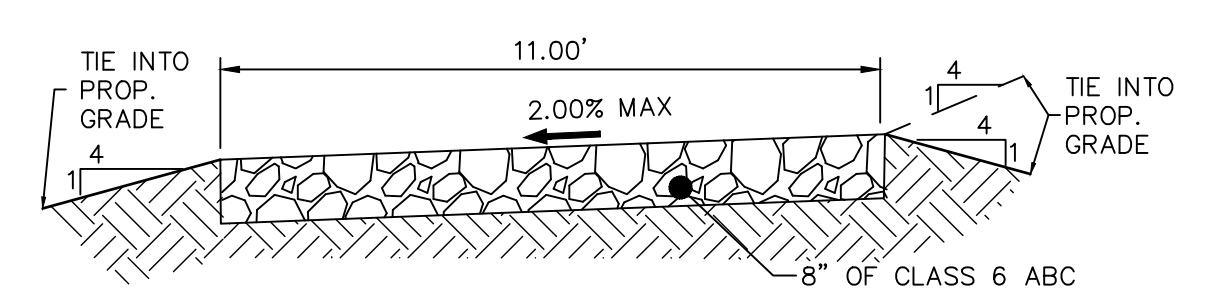
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
T26	TOP	N: 455609.46 E: 185481.27	7006.75
T27	TOP	N: 455599.25 E: 185498.45	7006.75
T28	TOP	N: 455601.57 E: 185502.57	7006.75
T29	TOP	N: 455619.17 E: 185499.78	7006.75
T30	TOP	N: 455654.39 E: 185491.75	7006.75
T31	TOP	N: 455675.28 E: 185485.14	7006.75
T32	TOP	N: 455689.37 E: 185450.46	7006.75
T33	TOP	N: 455697.37 E: 185426.80	7006.75
T34	TOP	N: 455709.06 E: 185406.69	7006.75
T35	TOP	N: 455714.85 E: 185406.77	7006.75
T36	TOP	N: 455723.72 E: 185387.16	7006.75
T37	TOP	N: 455721.98 E: 185377.28	7006.75
T38	TOP	N: 455726.53 E: 185368.21	7006.75
TC1	TRICKLE CHANNEL	N: 455655.80 E: 185457.80	7004.22
TC2	TRICKLE CHANNEL	N: 455665.97 E: 185447.07	7004.14
TC3	TRICKLE CHANNEL	N: 455678.94 E: 185428.51	7004.03

LINE TABLE		
LINE	BEARING	DISTANCE
L7	S38°02'12"E	41.93'
L8	S55°02'56"E	22.64'
L9	S55°02'56"E	45.61'
L10	S52°30'58"E	1.00'

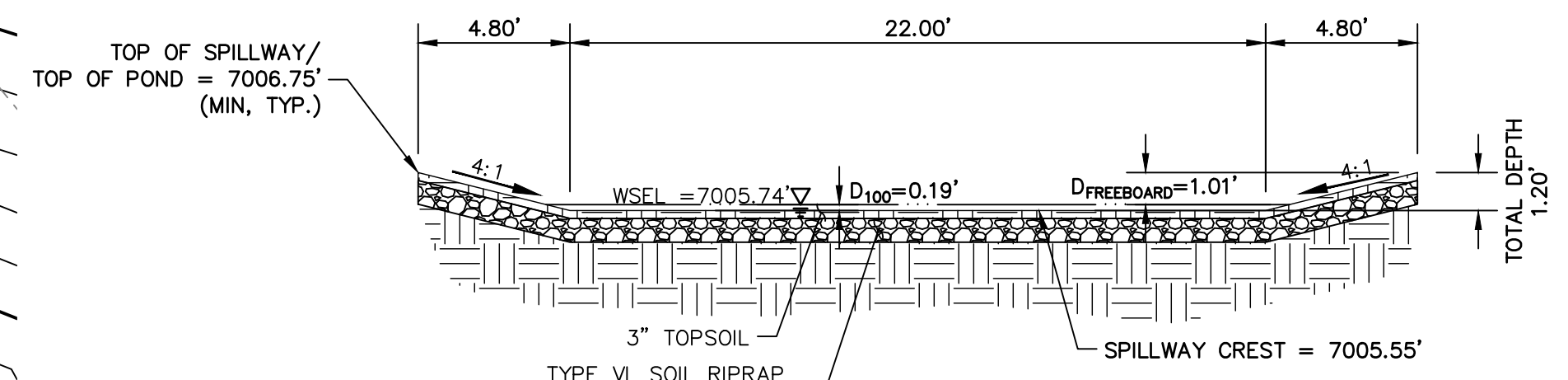
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	17°00'45"	50.00'	14.85'
C2	108°16'49"	8.00'	15.12'
C3	76°09'24"	5.16'	6.86'



POND 4 TRICKLE CHANNEL
SCALE: 1"=3'



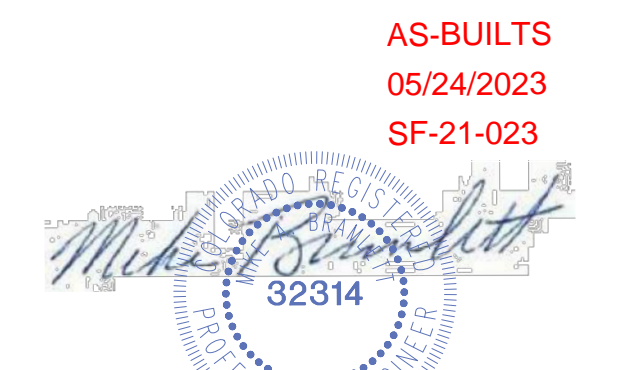
11' GRAVEL MAINTENANCE ACCESS ROAD TYPICAL SECTION
N.T.S.



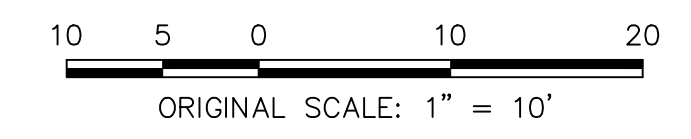
POND 4 EMERGENCY SPILLWAY TYP. SECTION
SCALE: 1"=5'

NOTES

1. ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
2. SEE SHEETS 3-8 FOR PROPOSED STORM SEWER DESIGN.
3. CLOVERLEAF METROPOLITAN DISTRICT WILL OWN AND MAINTAIN ALL RETAINING WALLS WITHIN TRACTS. WALLS ON LOTS WILL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.



AS-BUILTS
05/24/2023
SF-21-023



ENGINEER'S STATEMENT

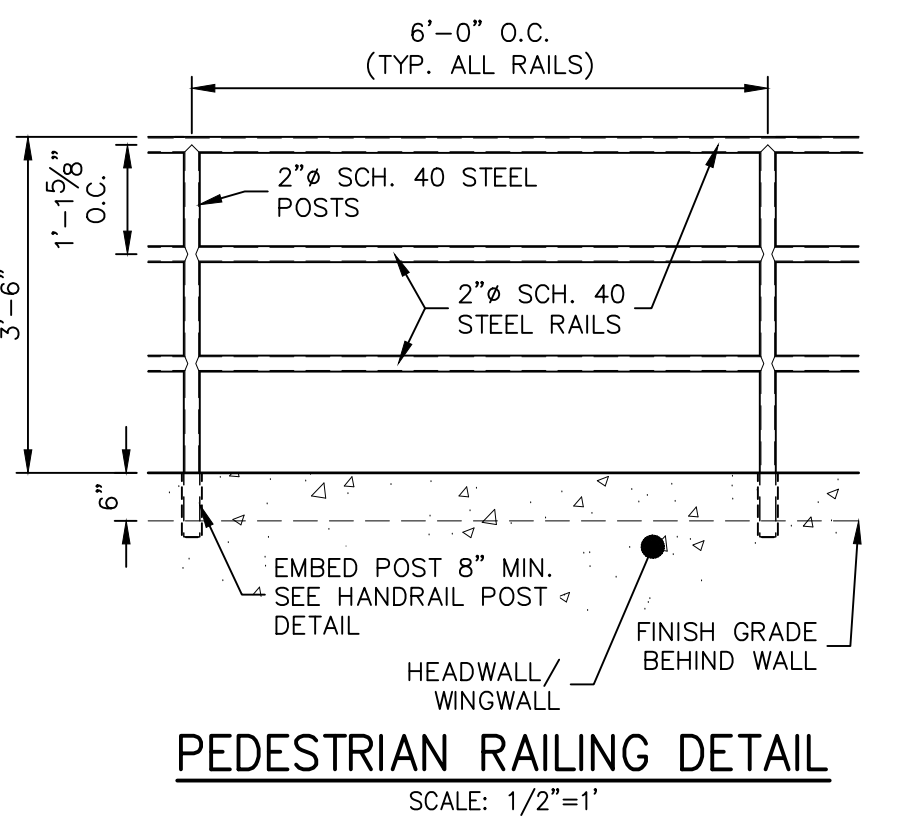
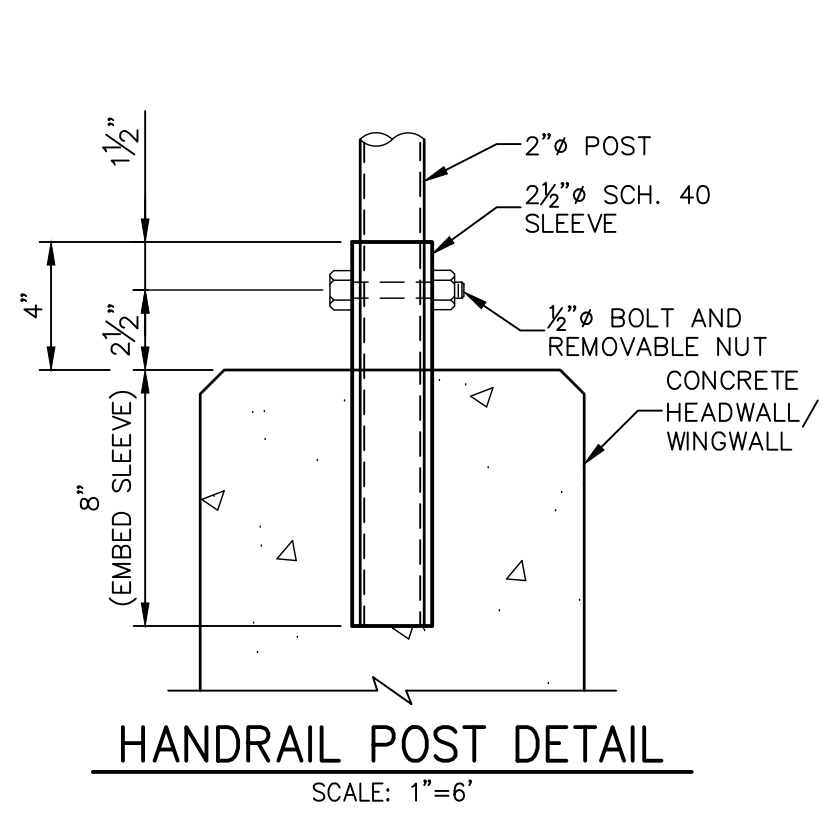
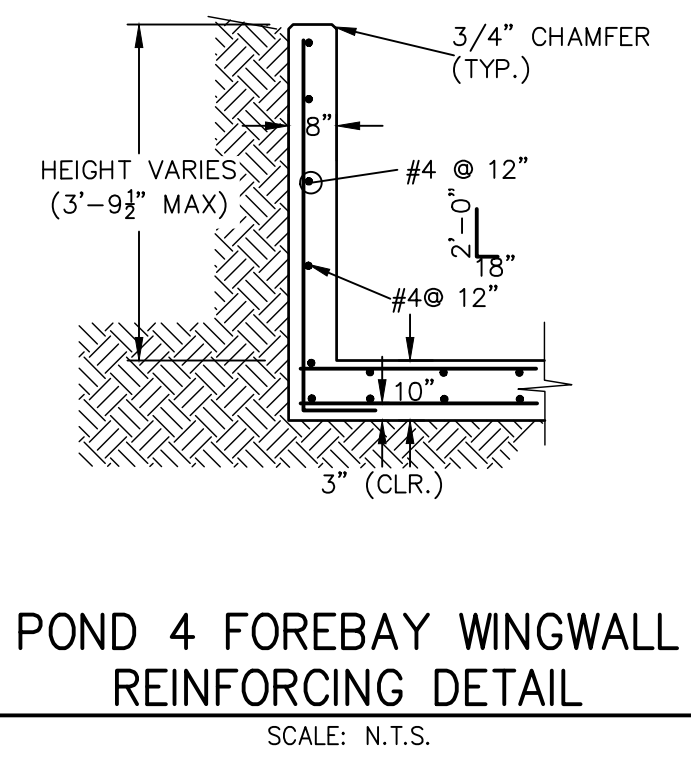
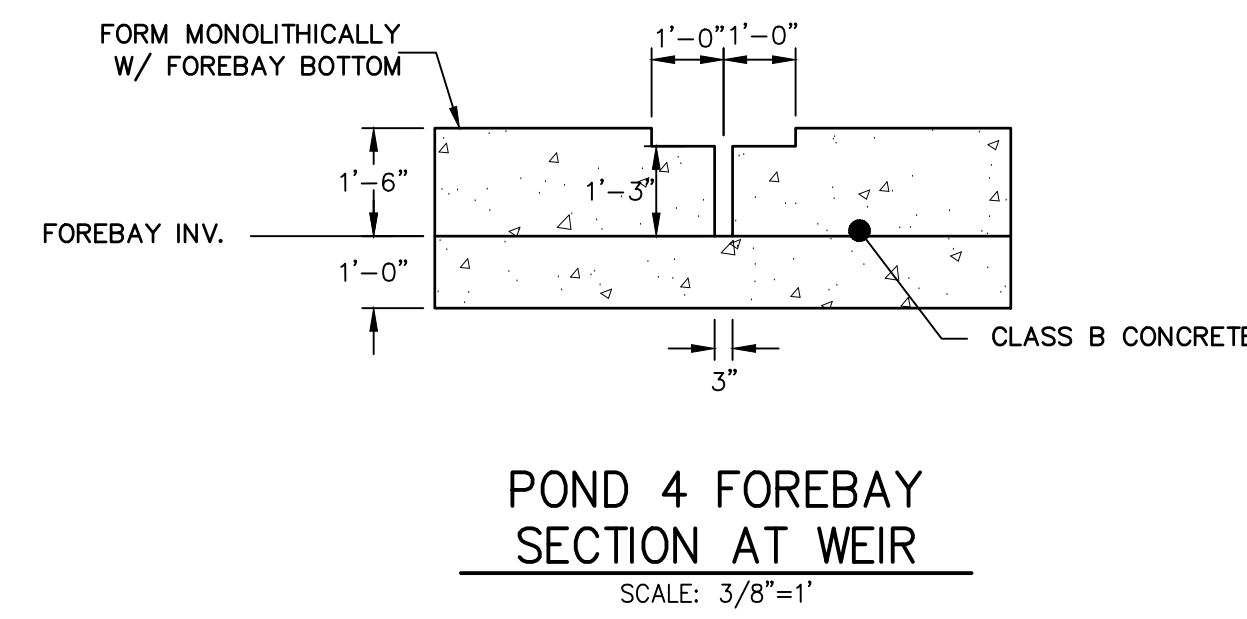
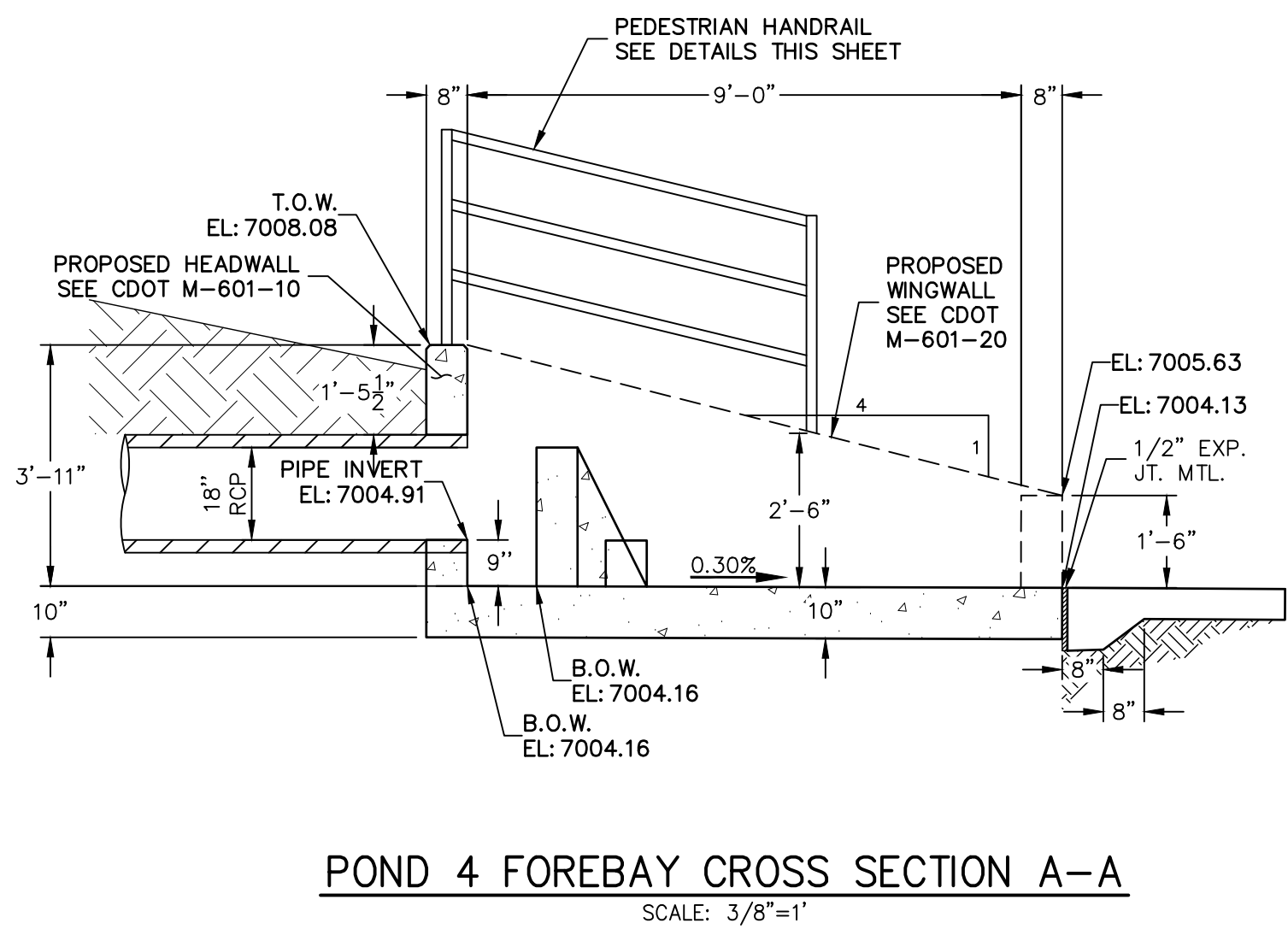
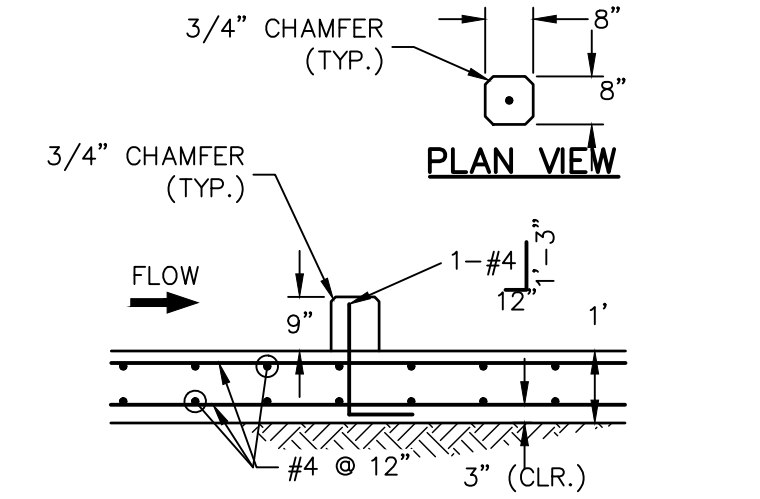
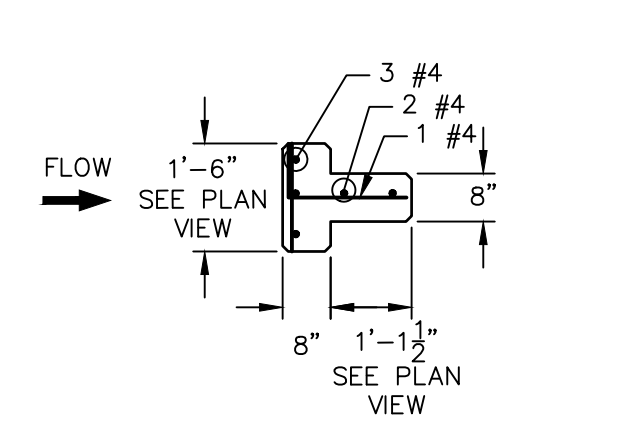
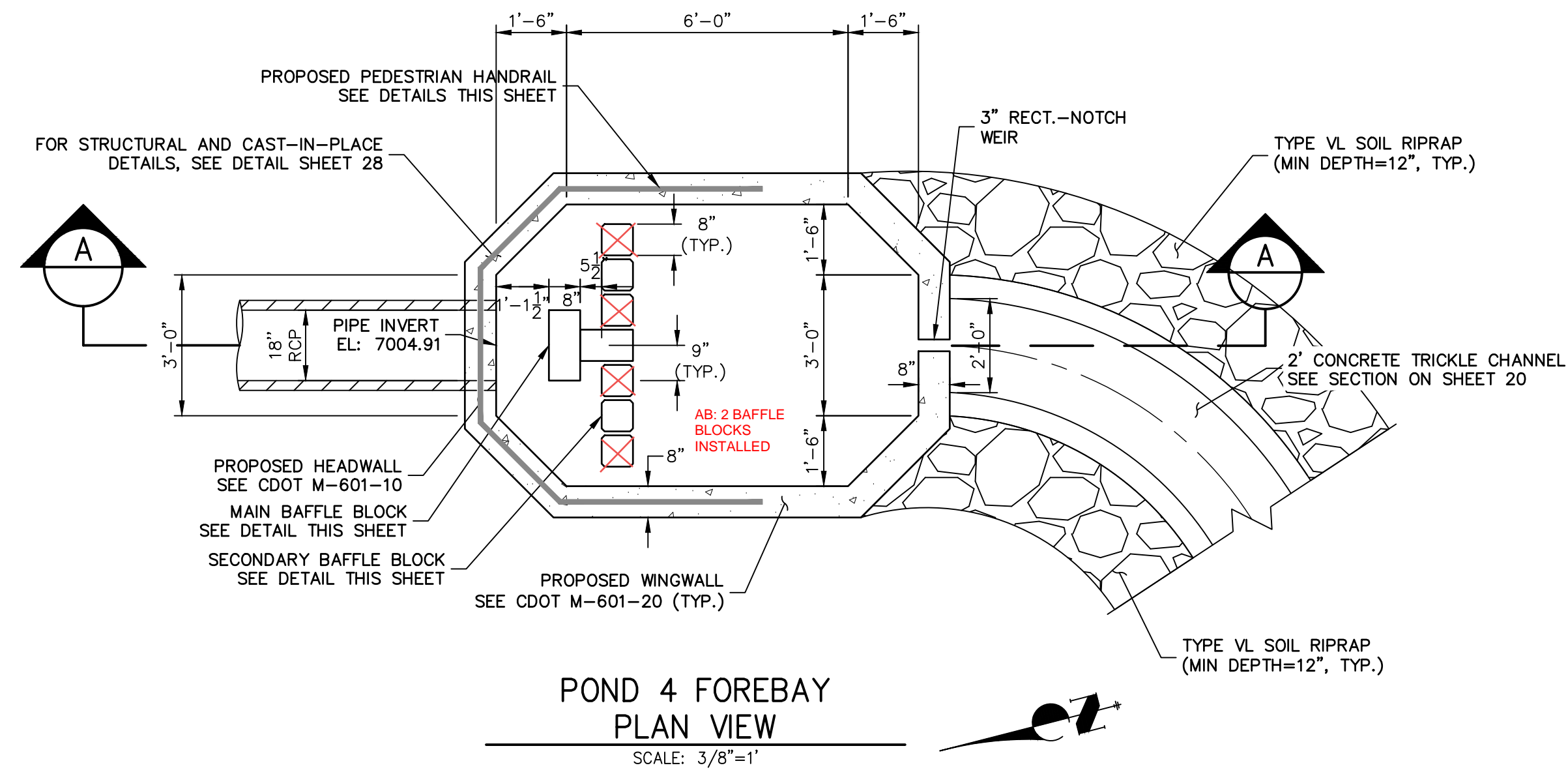
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEERING DISTRICT

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
MONUMENT HILL CM LLC
 1864 WOODMOOR DR, STE 100
 COLORADO SPRINGS, CO 80920
 ATTN: JOE DESJARDIN
 (719) 476-0800
 JDESJARDIN@PROTERRACO.COM

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY		DATE	
		NAME	DATE	NAME	DATE
1					

CLOVERLEAF FILING 2
POND PLANS AND DETAILS
 SHEET 20 OF 28
 JOB NO. 25158.01



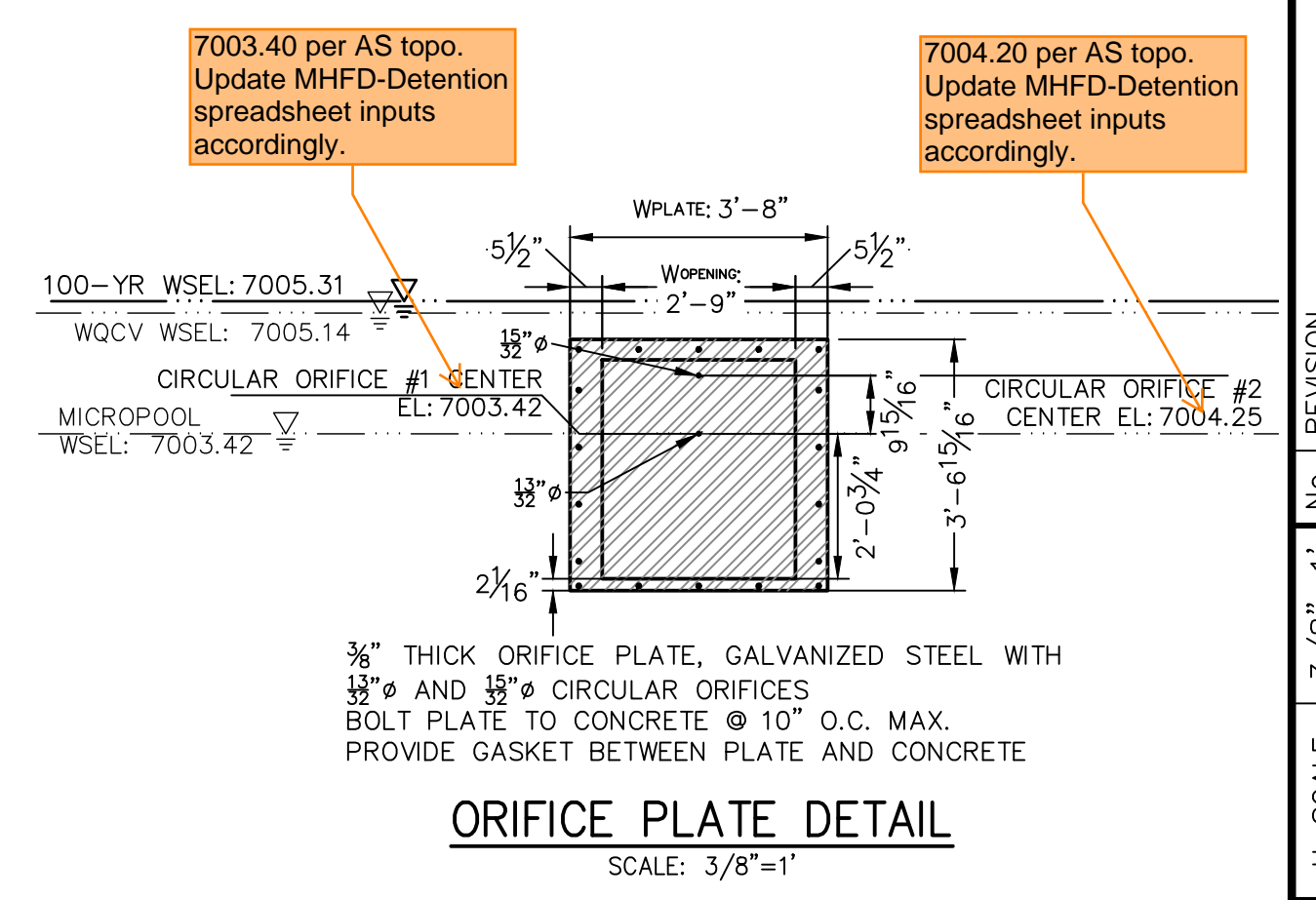
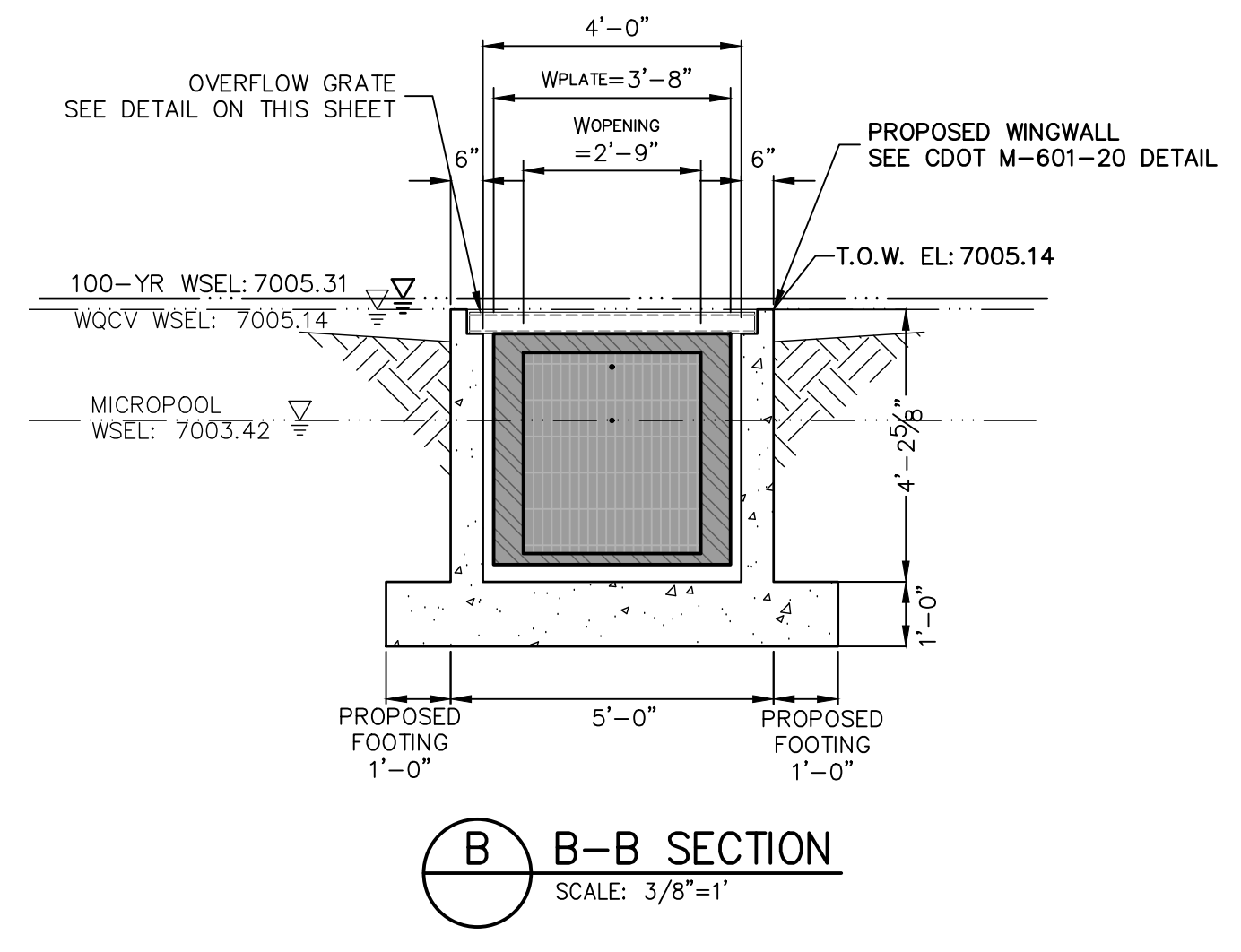
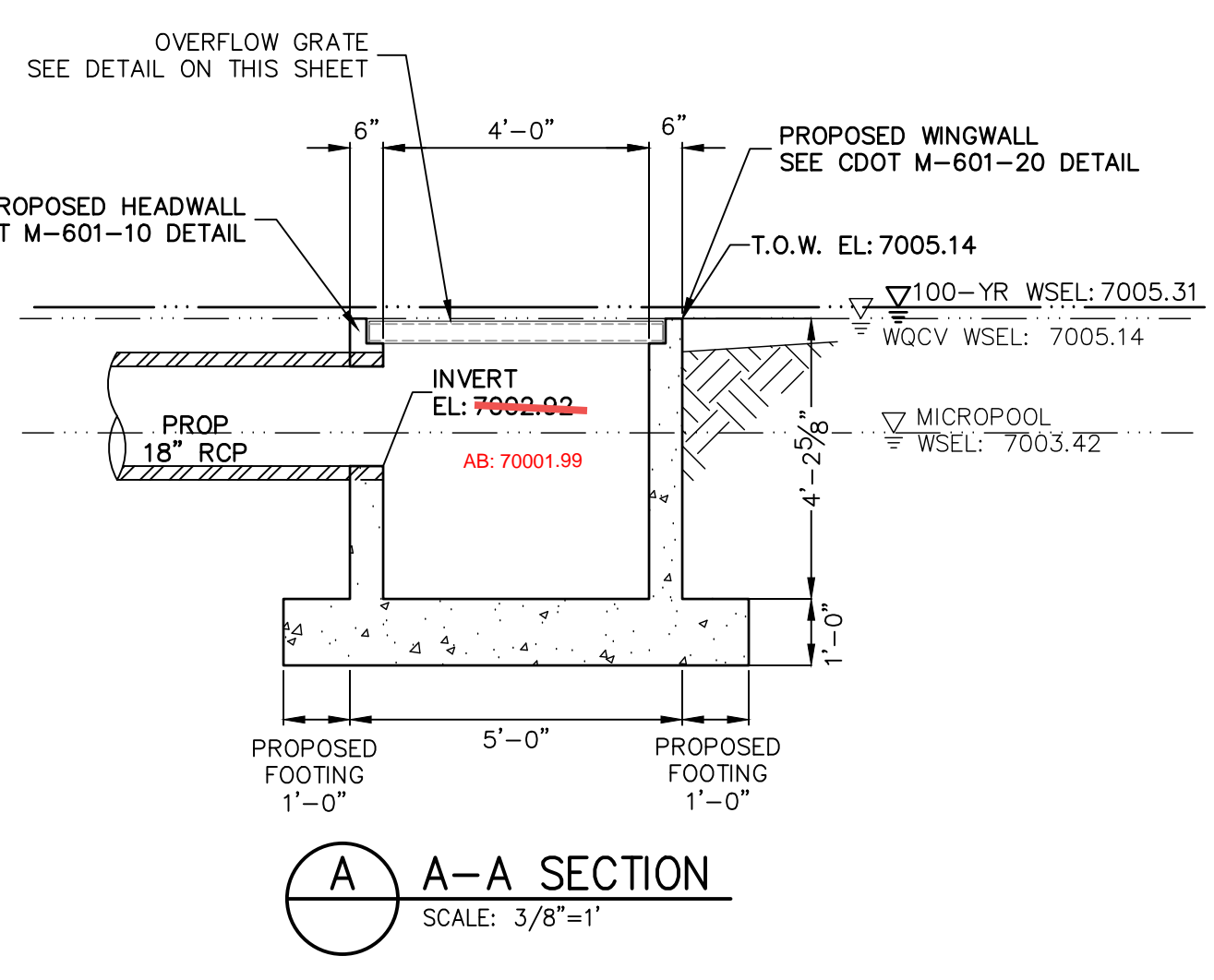
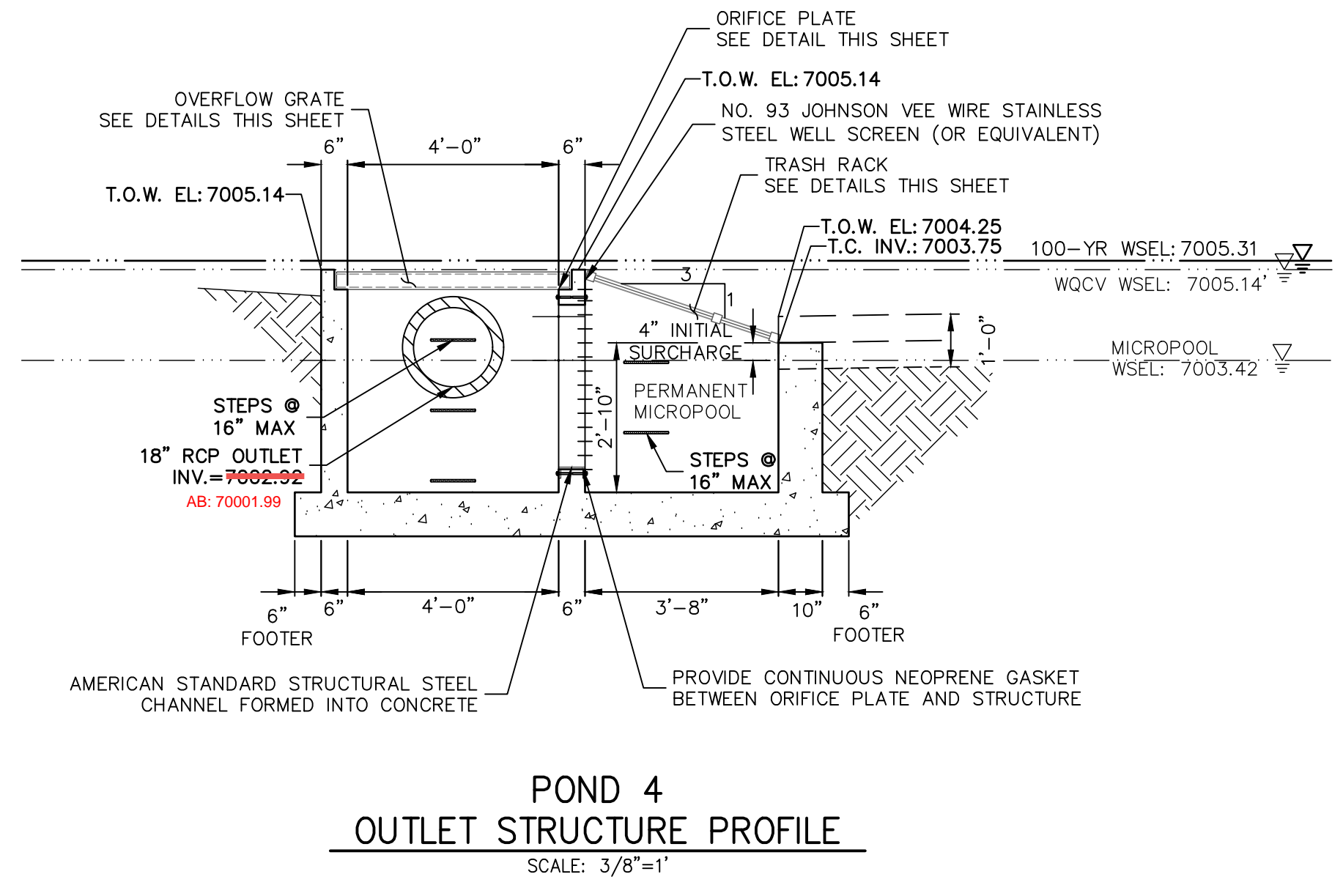
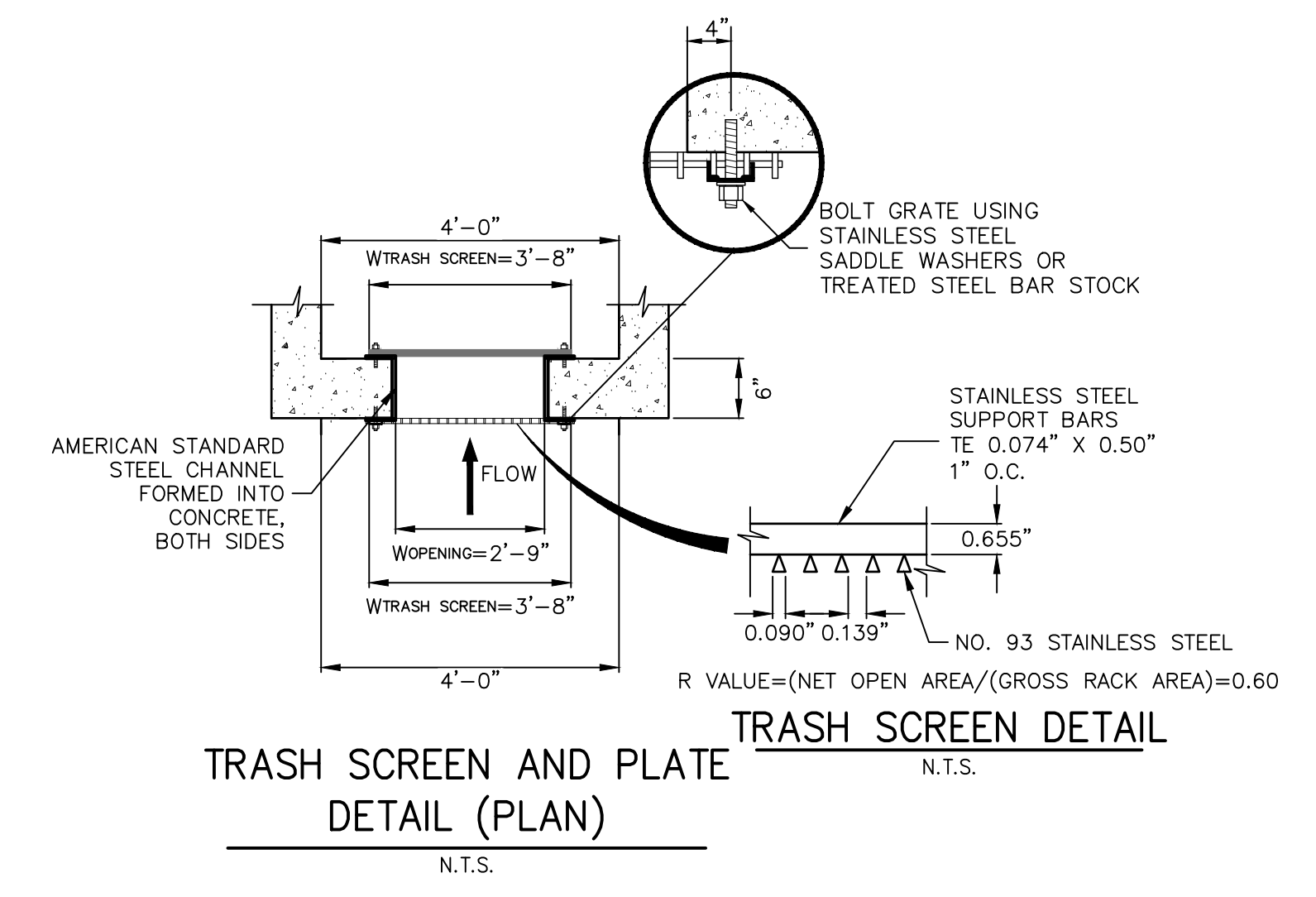
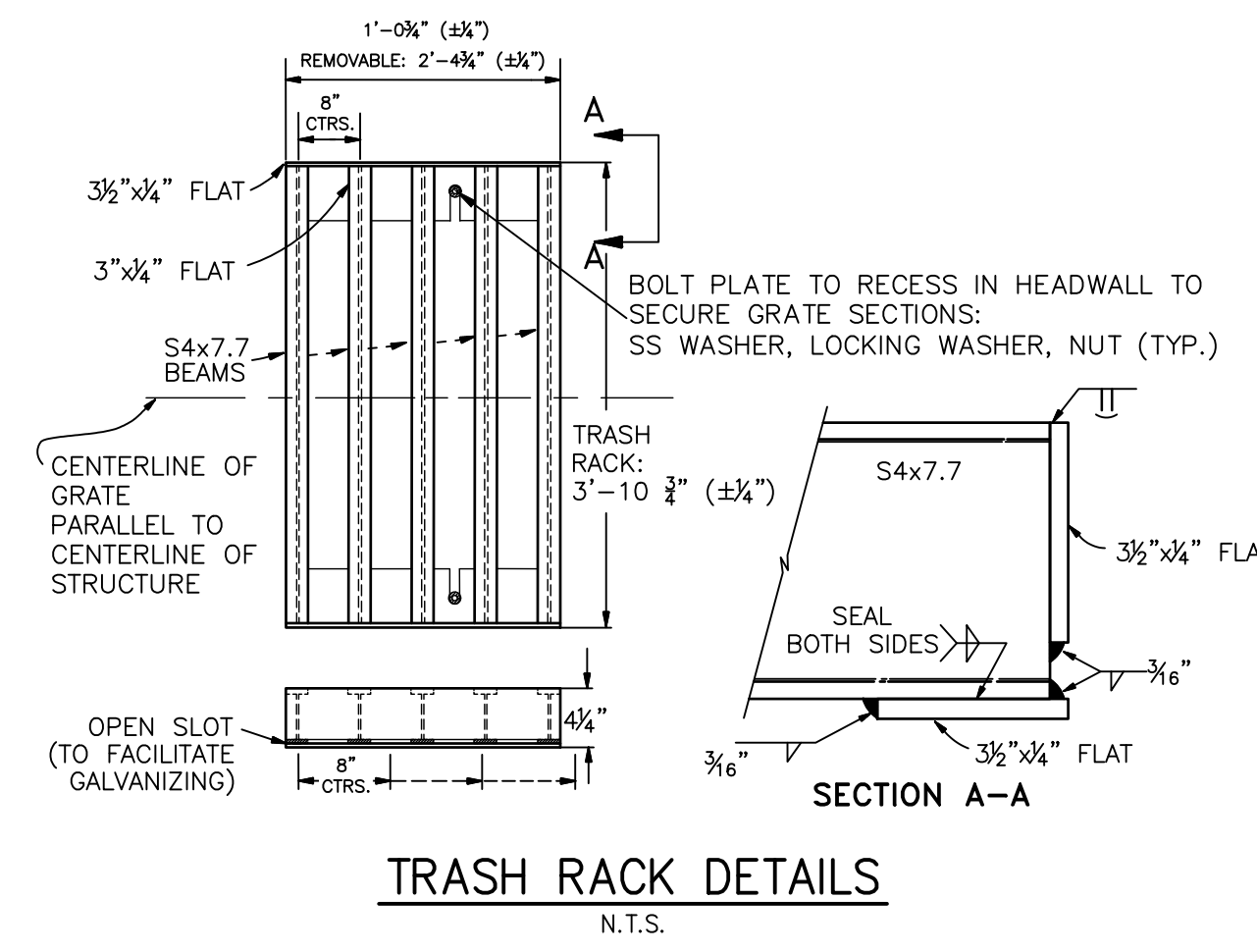
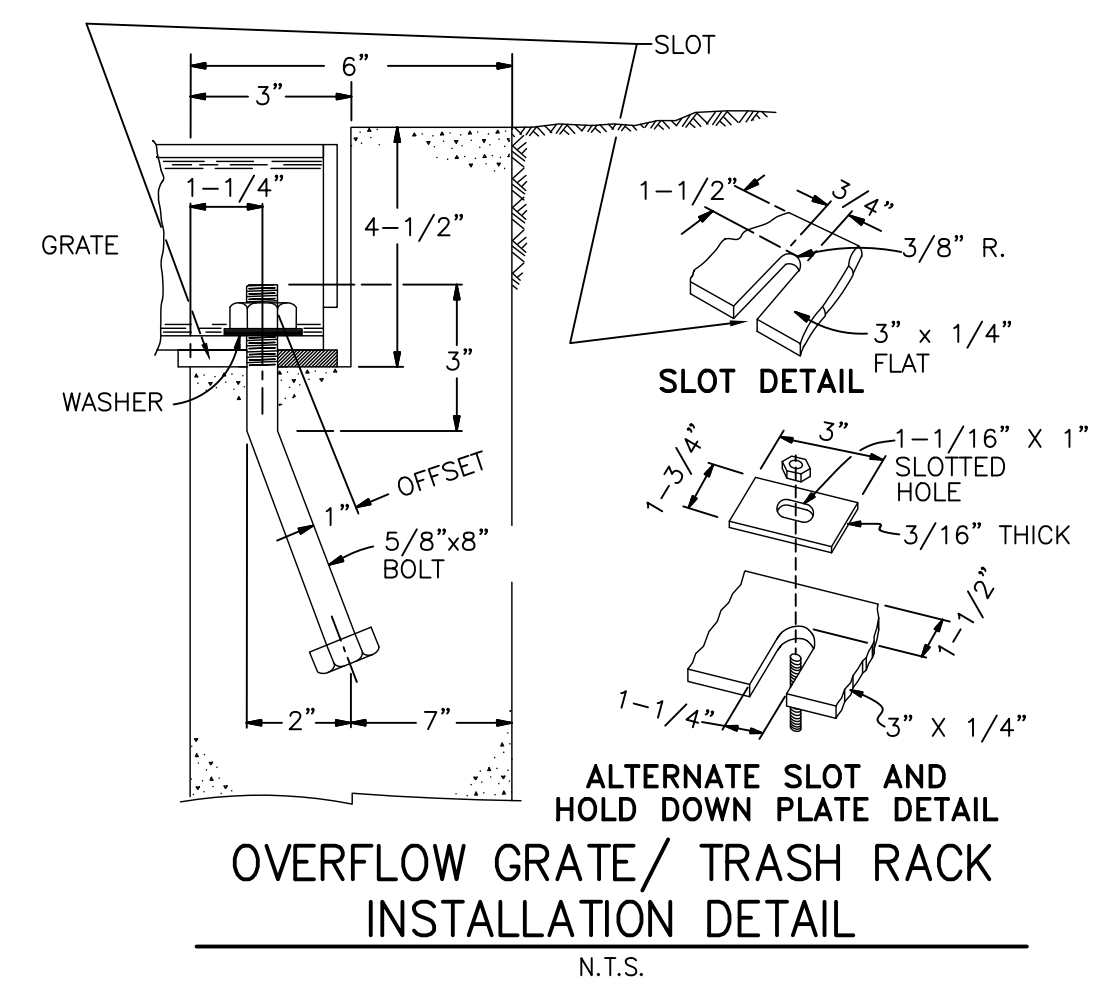
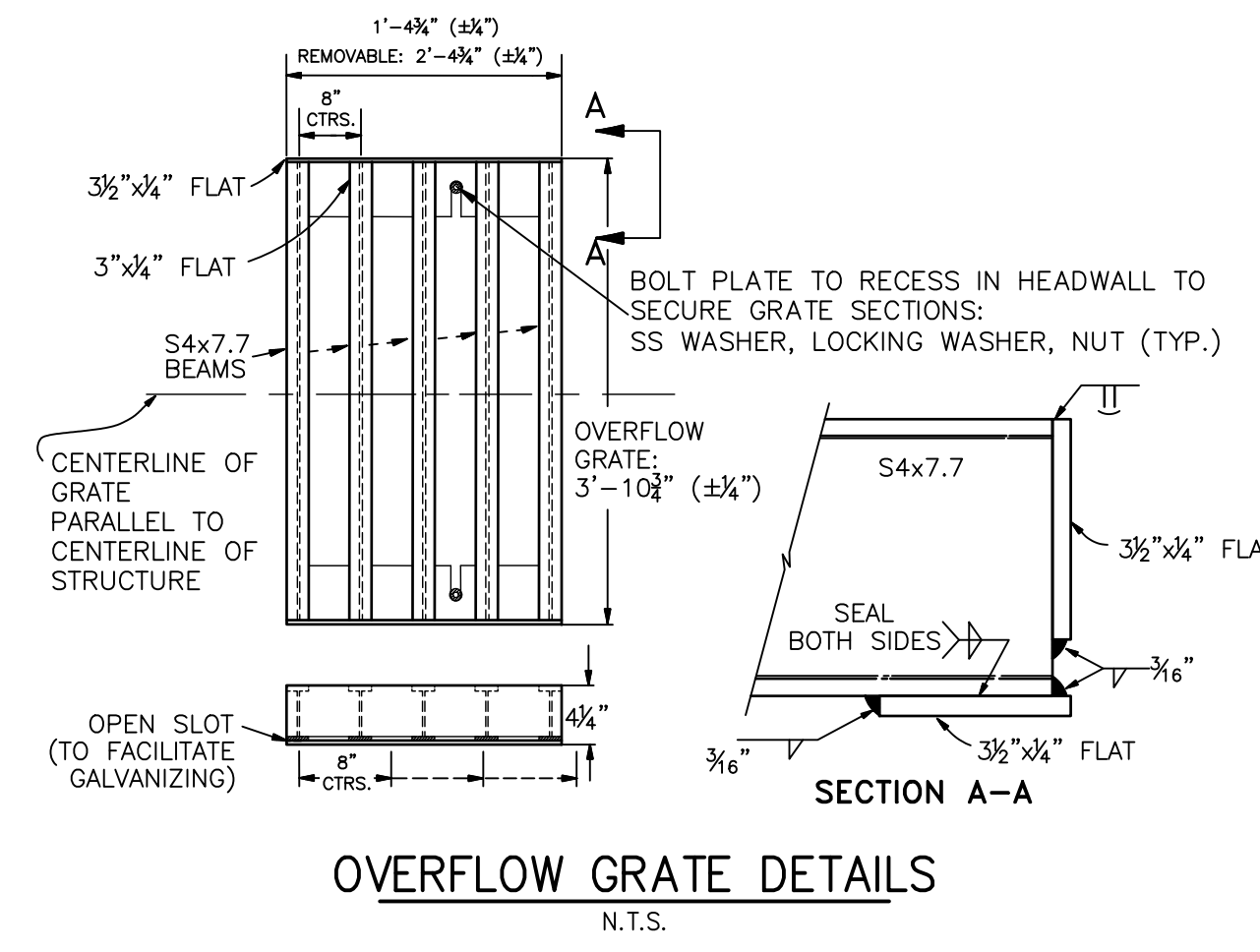
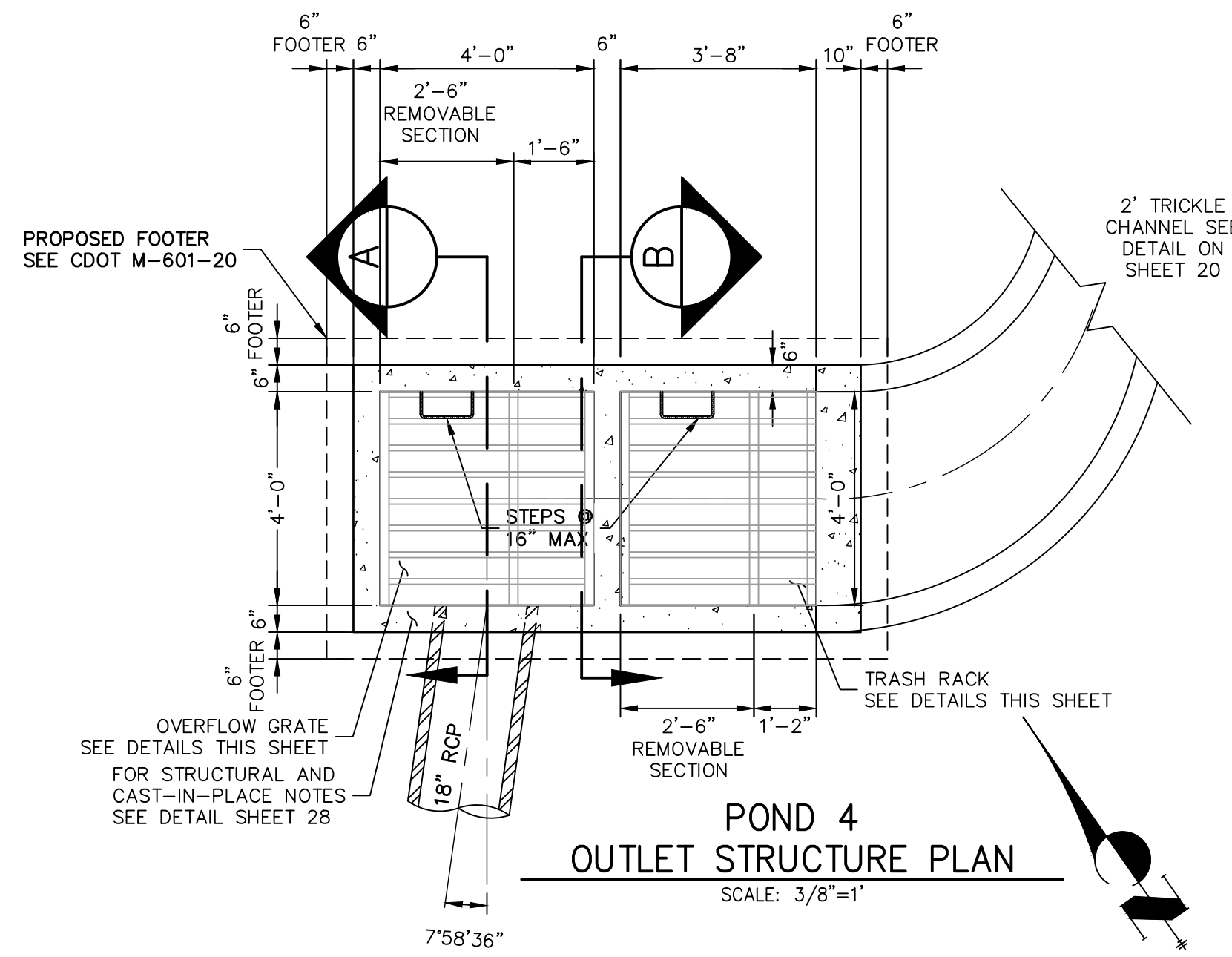
AS-BUILTS
05/24/2023
SF-21-023

EPC PCD 1/31/22



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, L.L.C.
DATE: 2/15/21

CLOVERLEAF FILING 2	POND PLANS AND DETAILS	SHEET 22 OF 28	JOB NO. 25158.01	CHECKED BY	DRAWN BY	DESIGNED BY	DATE	V-SCALE	H-SCALE	VARIES	No. REVISION	BY	DATE	PREPARED FOR	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.
														MONUMENT HILL CM LLC 1864 WOODMOOR DR, STE 100 COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN (719) 476-0800 JDESJARDIN@PROTERRACO.COM	



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AS-BUILTS
05/24/2023
SF-21-023



EPC PCD 1/31/22



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike A. Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER
 DATE: 2/15/21

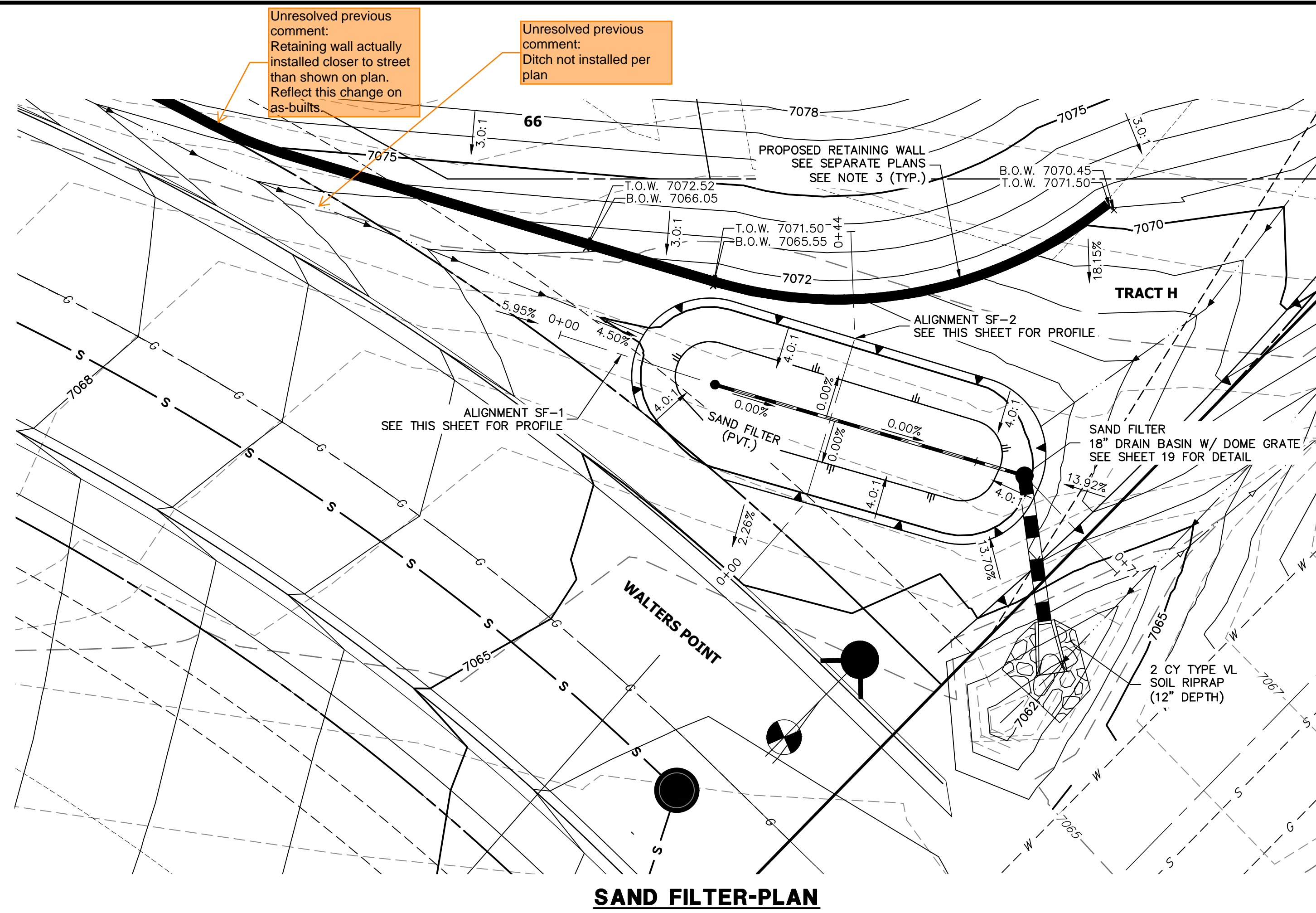
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
MONUMENT HILL CM LLC
 1864 WOODMOOR DR, STE 100
 COLORADO SPRINGS, CO 80920
 ATTN: JOE DESJARDIN
 (719) 476-0800
 JDESJARDIN@PROTERRACO.COM

J.R. ENGINEERING
 A Westman Company
 Central 303-740-9383 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

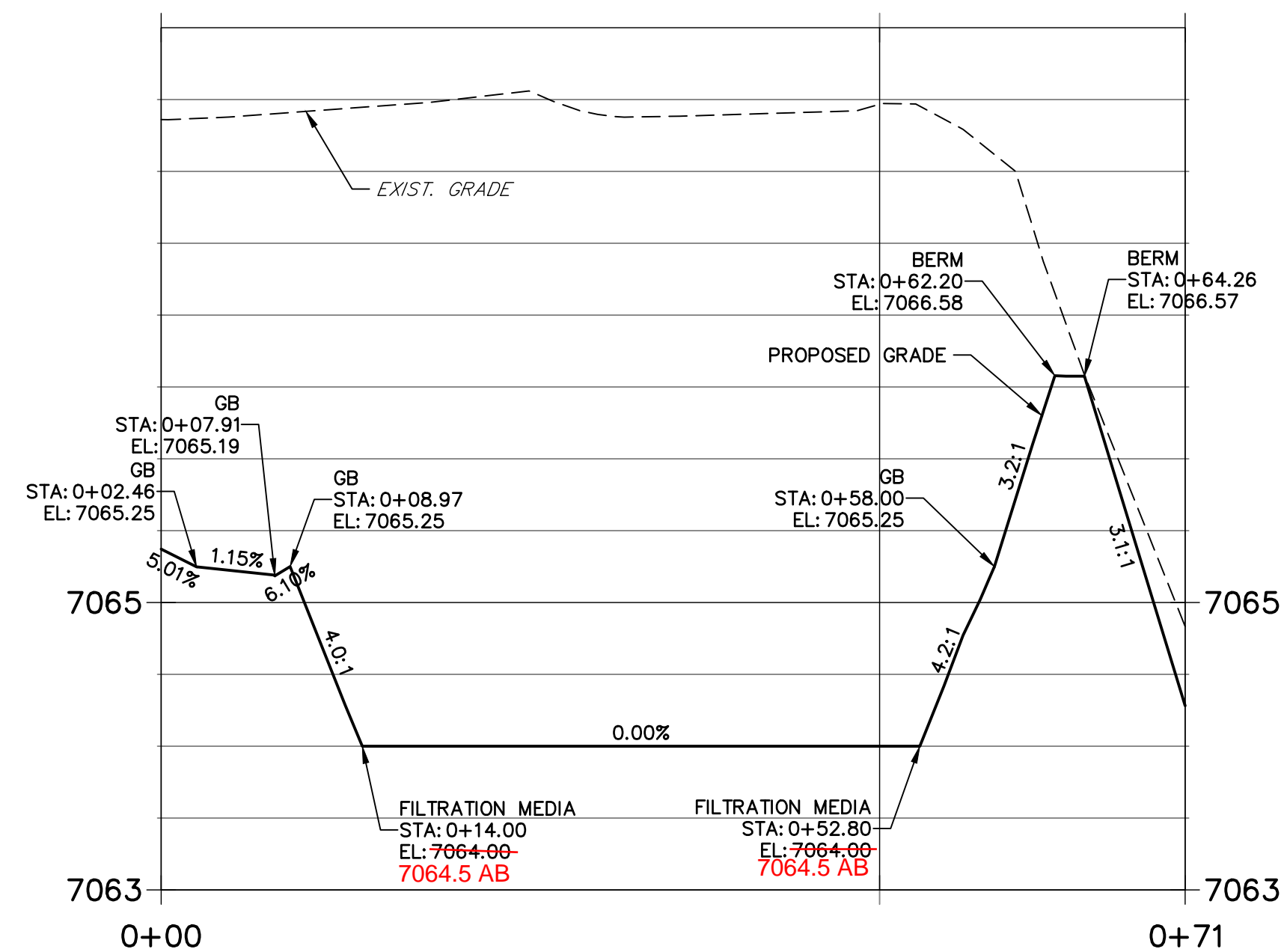
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CLOVERLEAF FILING 2
 POND PLANS AND DETAILS
 SHEET 23 OF 28
 JOB NO. 25158.01

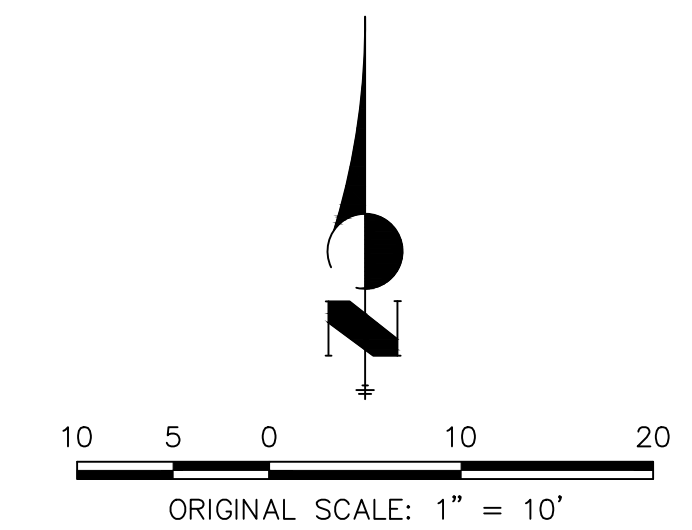
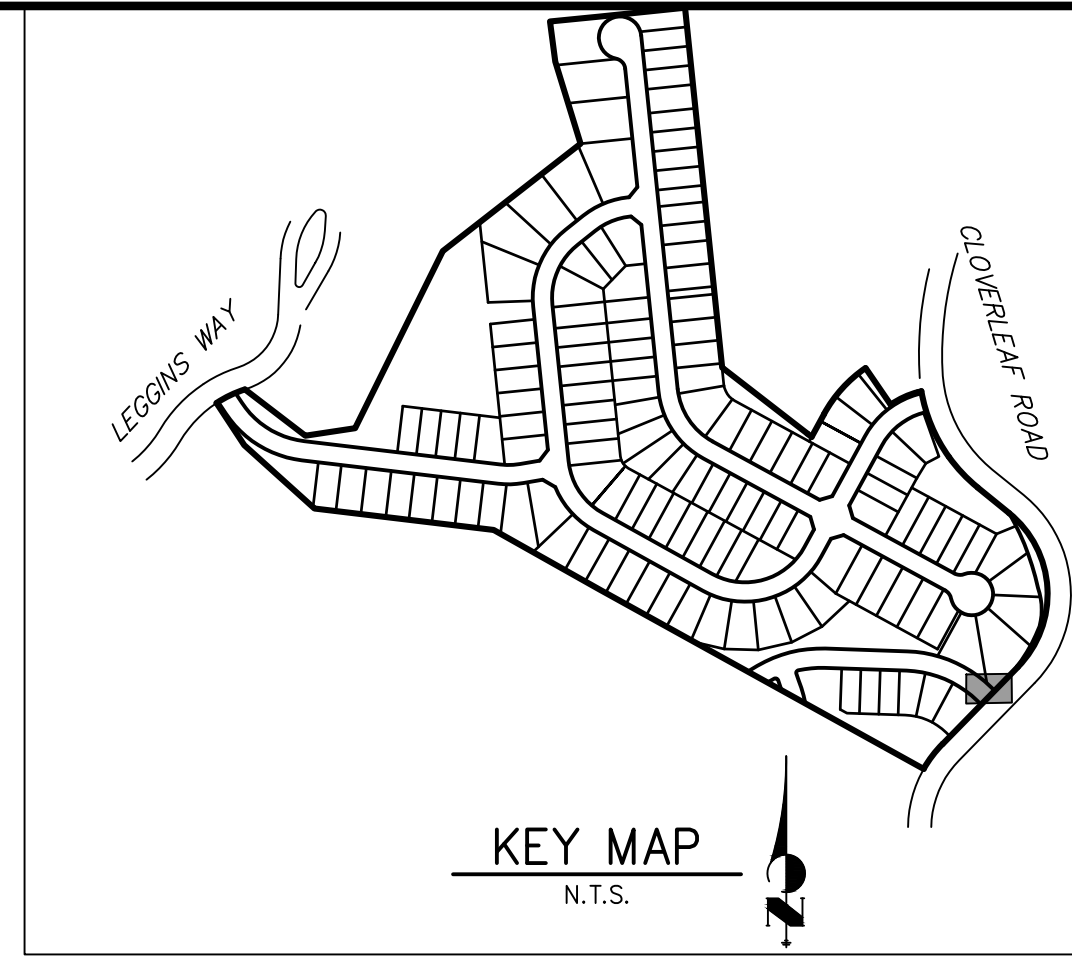
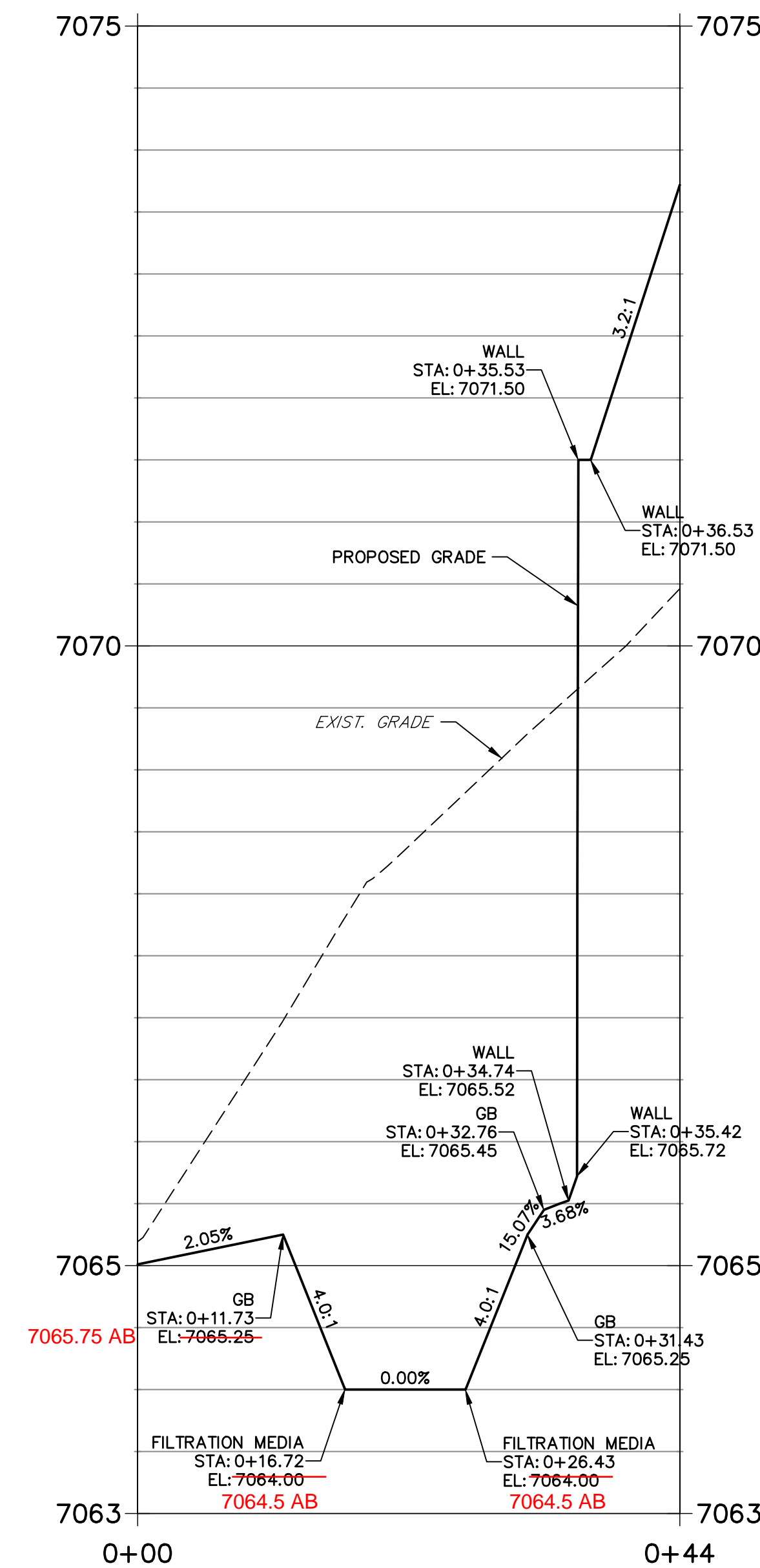


SAND FILTER-PLAN

**POND SF-1 PROFILE
STA 0+00.00 TO 0+71.26**



**POND SF-2 PROFILE
STA 0+00.00 TO 0+43.72**



NOTES

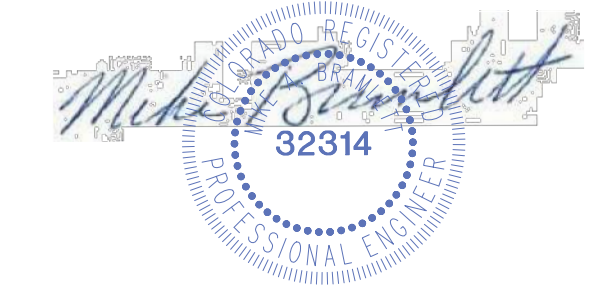
1. ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
2. SEE SHEETS 3-8 FOR PROPOSED STORM SEWER DESIGN.
3. CLOVERLEAF METROPOLITAN DISTRICT WILL OWN AND MAINTAIN ALL RETAINING WALLS WITHIN TRACTS. WALLS ON LOTS WILL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.



Know what's below.
Call before you dig.

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.

AS-BUILTS
05/24/2023
SF-21-023



EPC PCD 1/31/22

ENGINEER'S STATEMENT

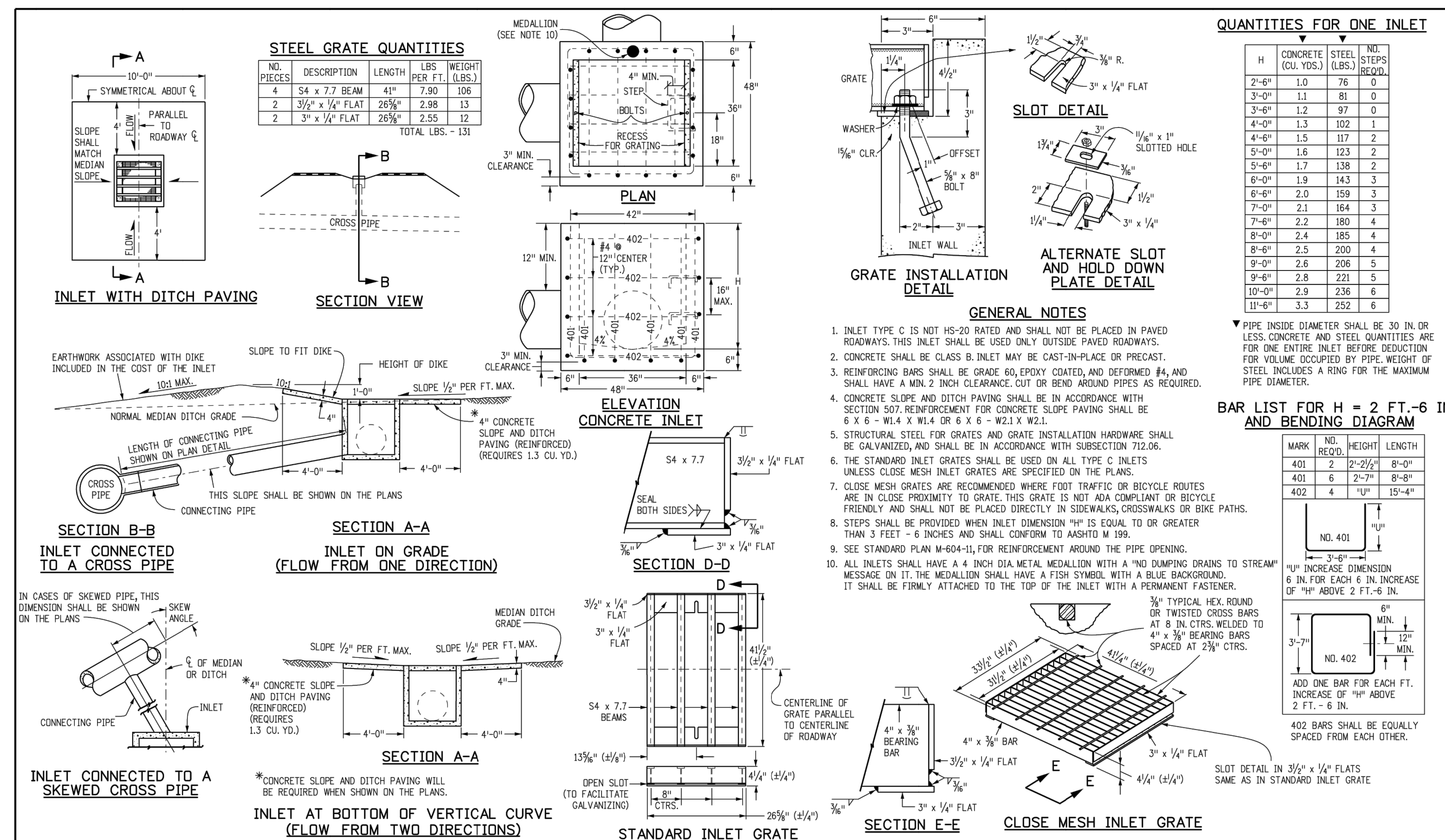
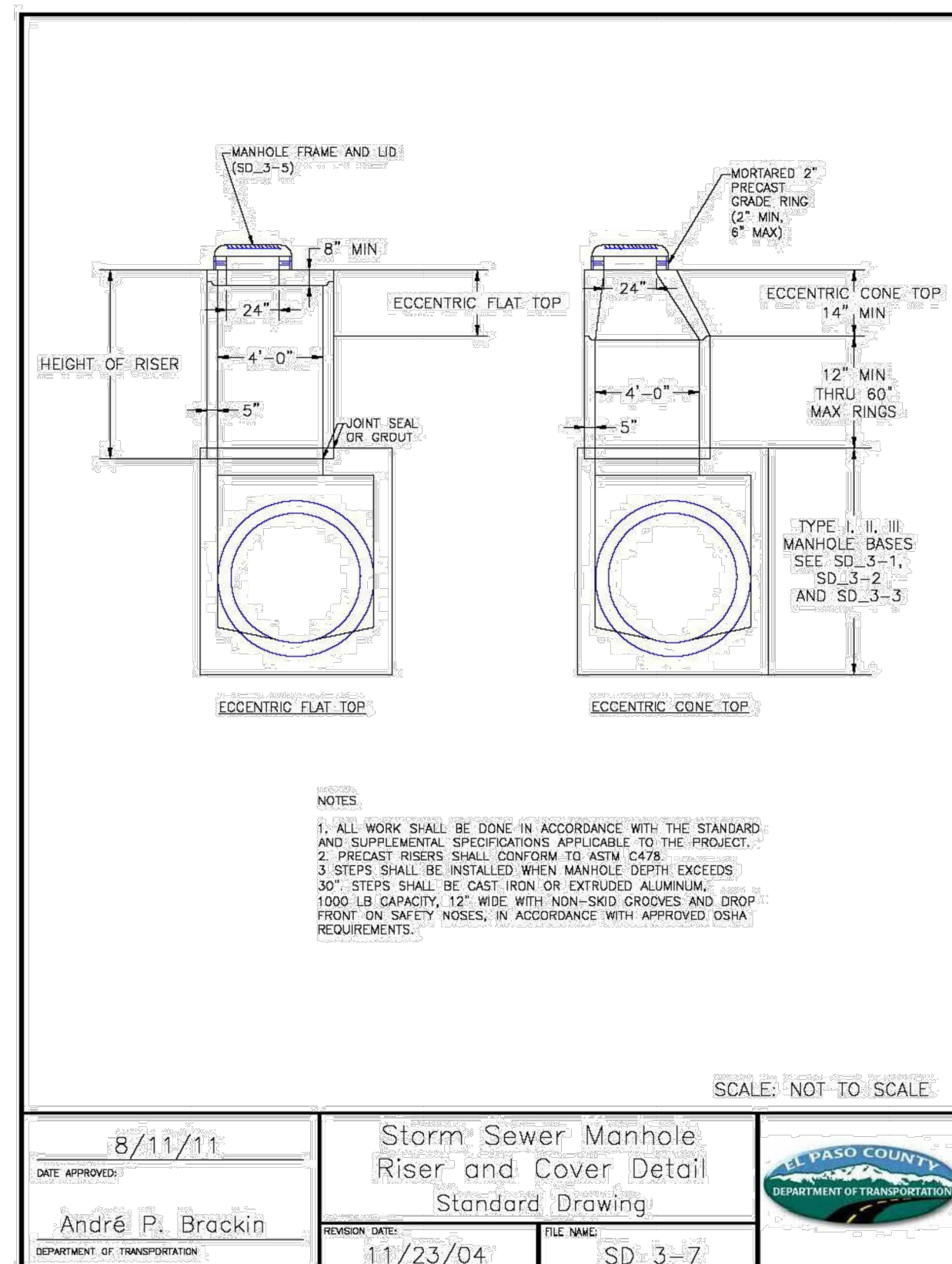
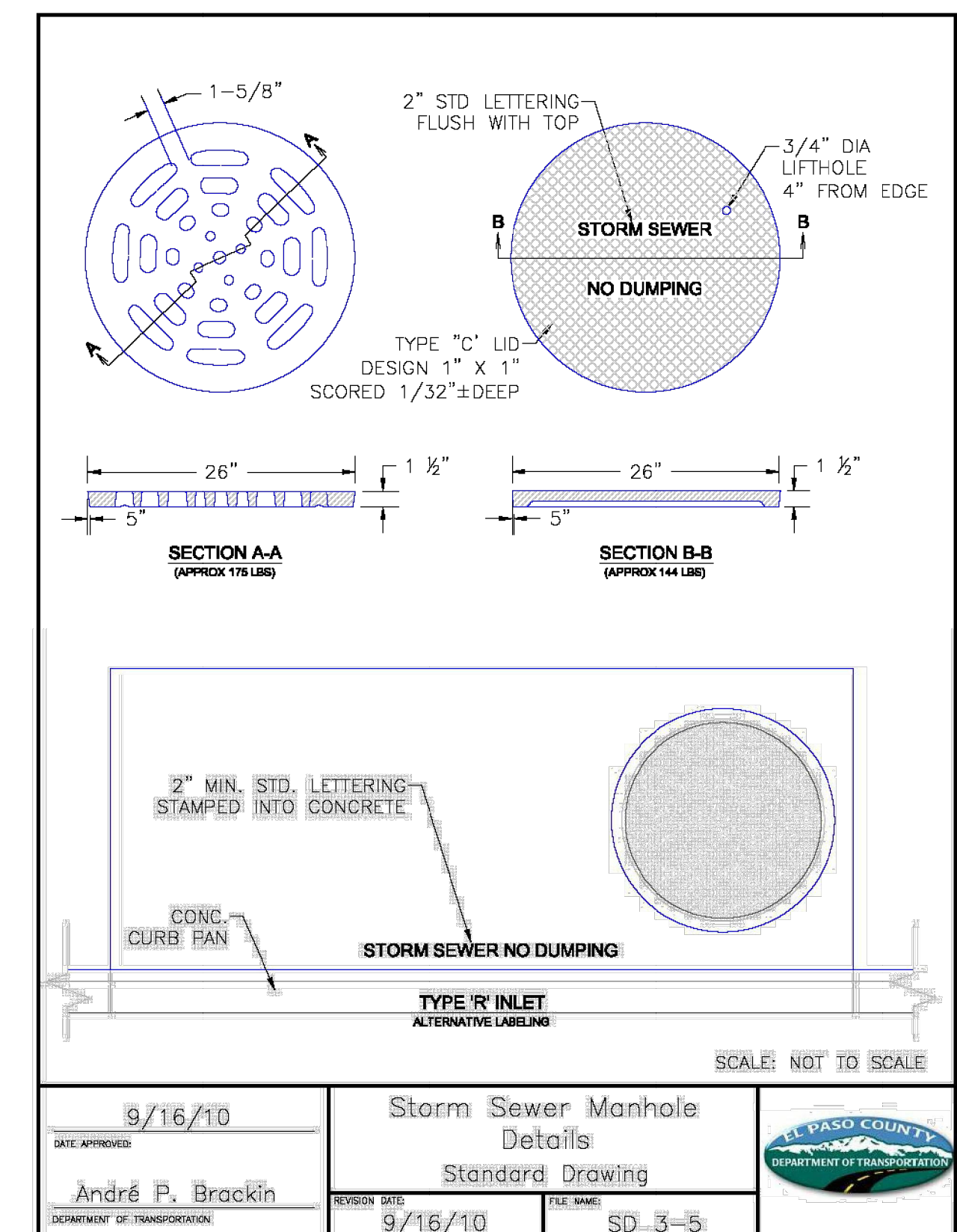
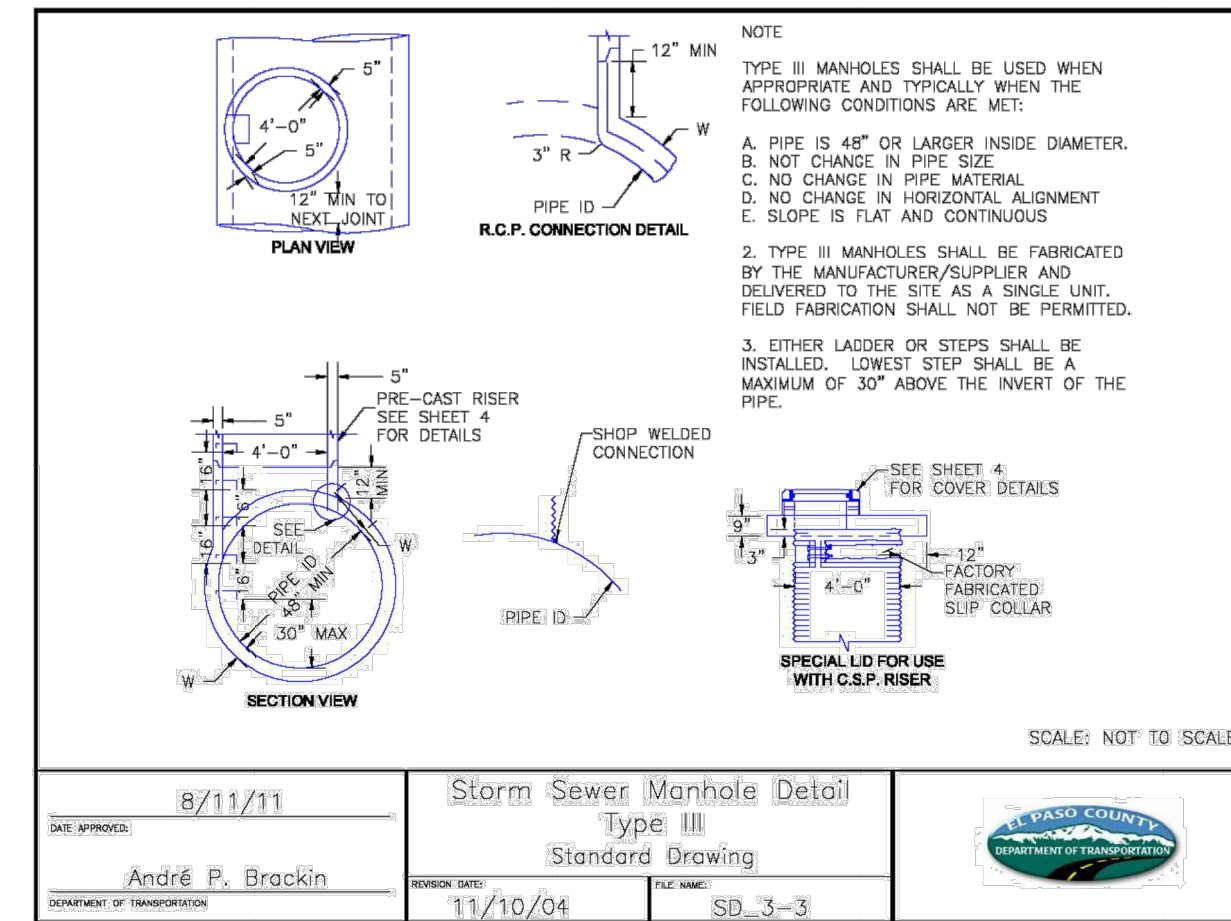
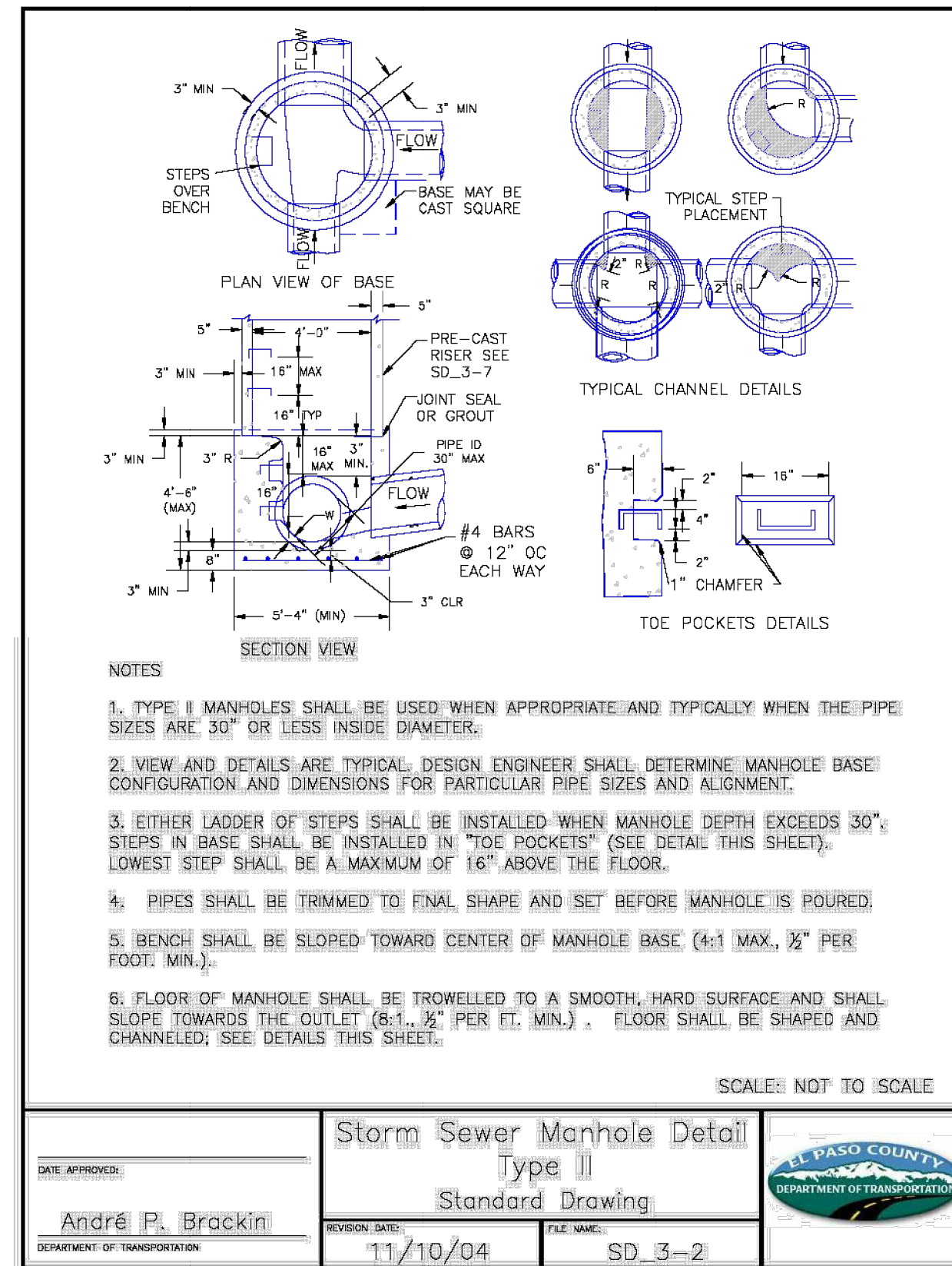
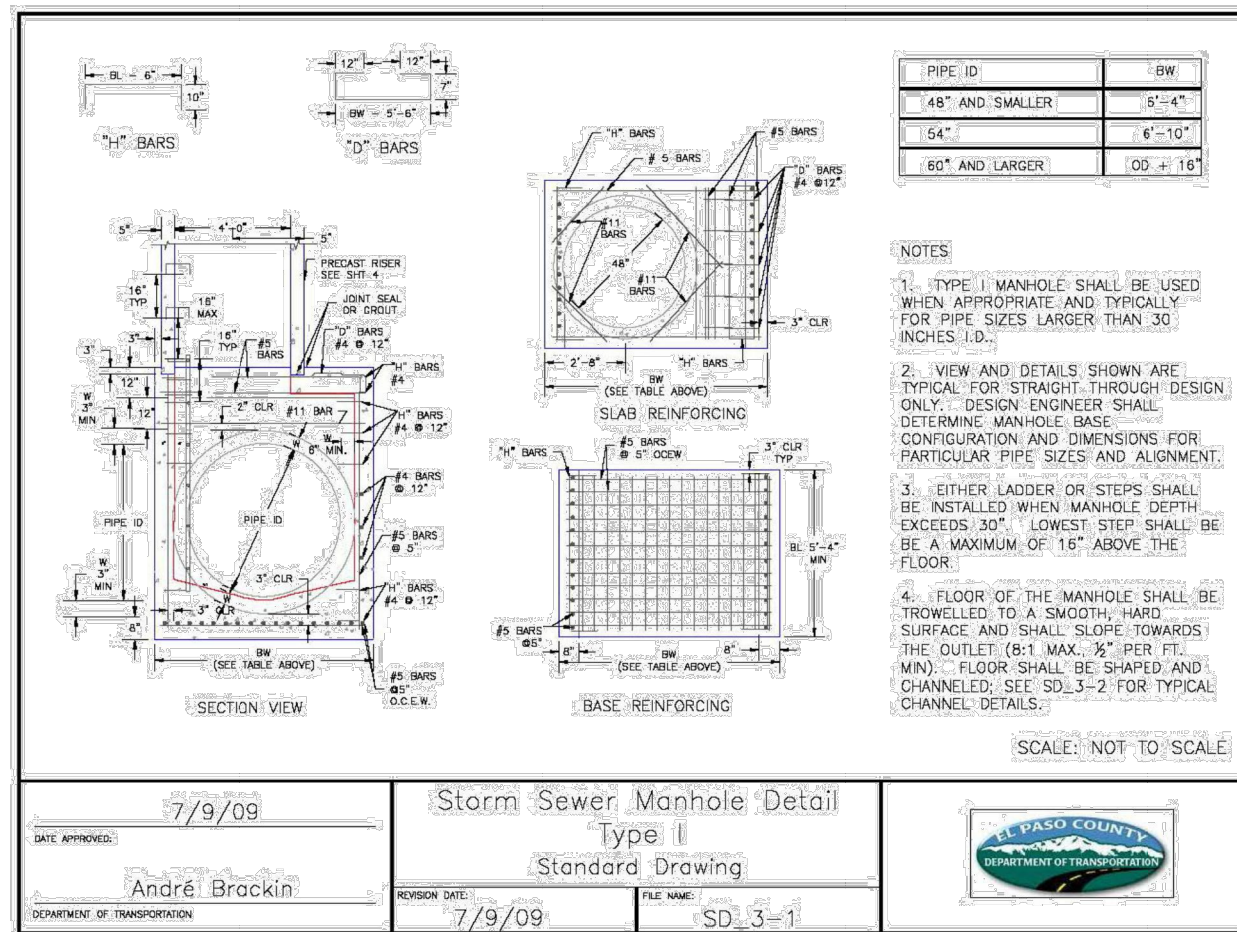
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett

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

DATE: 2/15/21

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	MONUMENT HILL CM 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	Central 300-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY	DATE
No.	REVISION
H-SCALE 1"=10'	12/15/21
V-SCALE 1"=1'	GAG
DESIGNED BY	GAG
DRAWN BY	GAG
CHECKED BY	
CLOVERLEAF FILING 2	
POND PLANS AND DETAILS	
SHEET 24 OF 28	
JOB NO.	25158.01



AS-BUILTS
 05/24/2023
 SF-21-023

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

ENGINEER'S STATEMENT
 STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

Mike A. Bramlett, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER

DATE: 2/15/21

PREPARED FOR
MONUMENT HILL CM LLC
 1864 WOODMOOR DR, STE 100
 COLORADO SPRINGS, CO 80920
 ATTN: JOE DESJARDIN
 (719) 476-0800
 JDESJARDIN@PROTERRACO.COM

J.R. ENGINEERING
 A Westman Company
 Central 303-740-9383 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

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

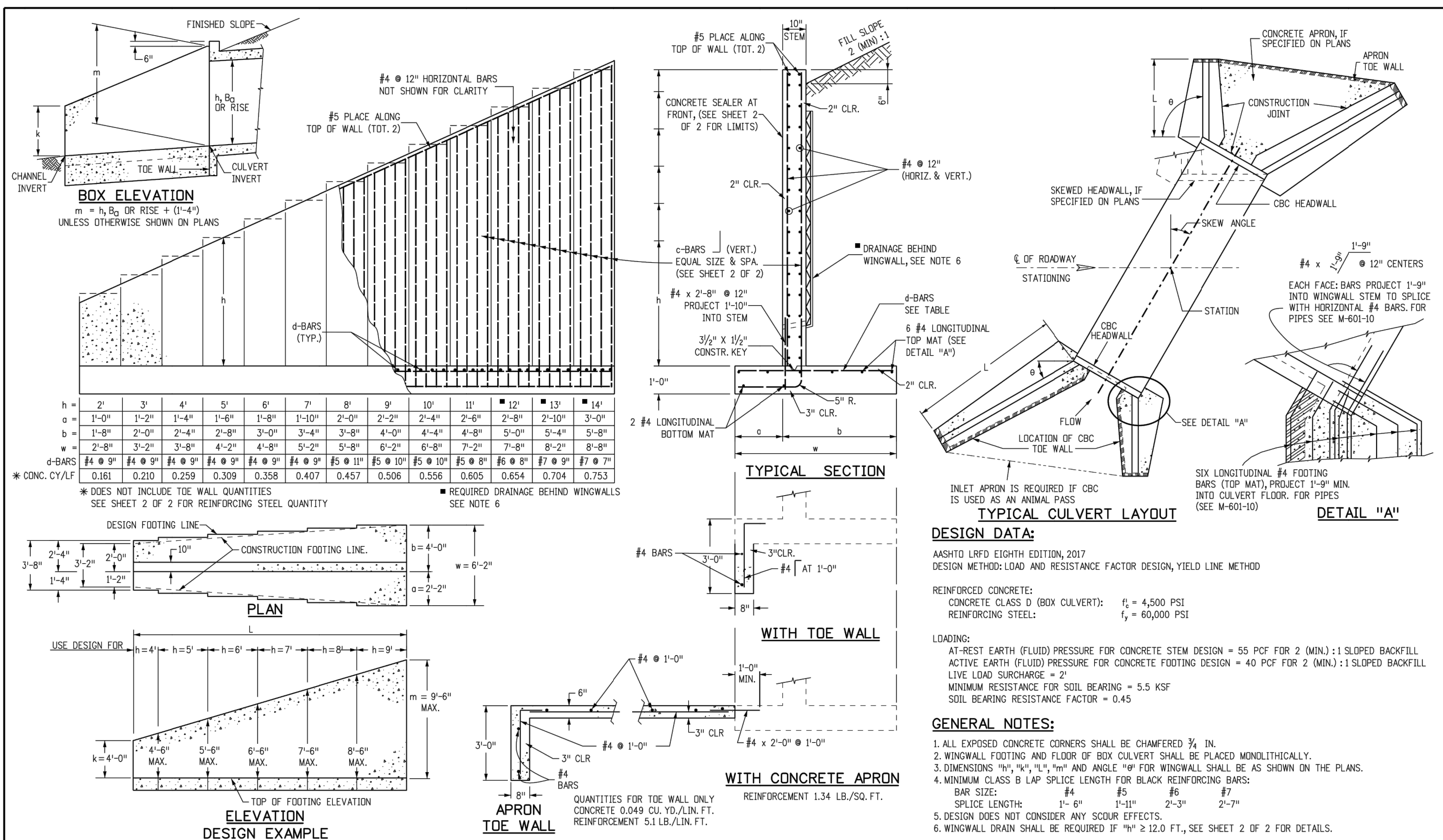
BY	DATE	NO.	REVISION

H-SCALE 1"=50'
 V-SCALE N/A
 DATE 12/15/21
 DESIGNED BY SAV
 DRAWN BY SAV
 CHECKED BY

CLOVERLEAF FILING 2

DETAIL SHEET

SHEET 26 OF 28
 JOB NO. 25158.01



c-BARS AND REINFORCING STEEL QUANTITY (EXCLUDE TOE WALL)

* REINFORCING STEEL QUANTITY INCLUDES STEM AND FOOTING QUANTITIES, BUT DOES NOT INCLUDE TOE WALL QUANTITIES.

L (MULTIPLE OF) m	k (FT)	≤ (1.0 x m)		≤ (1.25 x m)		≤ (1.5 x m)		≤ (1.75 x m)		≤ (2.0 x m)		≤ (2.25 x m)		≤ (2.5 x m)		≤ (2.75 x m)		≤ (3.0 x m)		
		c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.	c-BARS	REINF. LB./L.F.	
4	14	#4 10' 12'	53.60	#4 10' 12'	57.85	#4 10' 12'	62.10	#4 10' 12'	66.35	#4 10' 12'	70.60	#4 10' 12'	74.85	#4 10' 12'	79.10	#4 10' 12'	83.35	#4 10' 12'	87.60	#4 10' 12'
5	15	#4 10' 12'	64.43	#4 10' 12'	70.60	#4 10' 12'	76.77	#4 10' 12'	82.94	#4 10' 12'	89.11	#4 10' 12'	95.28	#4 10' 12'	101.45	#4 10' 12'	107.62	#4 10' 12'	113.79	#4 10' 12'
6	18	#4 10' 12'	67.29	#4 10' 12'	73.78	#4 10' 12'	80.27	#4 10' 12'	86.76	#4 10' 12'	93.25	#4 10' 12'	99.74	#4 10' 12'	106.23	#4 10' 12'	112.72	#4 10' 12'	119.21	#4 10' 12'
7	21	#4 10' 12'	74.71	#4 10' 12'	83.46	#4 10' 12'	92.21	#4 10' 12'	100.96	#4 10' 12'	109.71	#4 10' 12'	118.46	#4 10' 12'	127.21	#4 10' 12'	135.96	#4 10' 12'	144.71	#4 10' 12'
8	24	#4 10' 12'	81.03	#4 10' 12'	91.03	#4 10' 12'	101.03	#4 10' 12'	111.03	#4 10' 12'	121.03	#4 10' 12'	131.03	#4 10' 12'	141.03	#4 10' 12'	151.03	#4 10' 12'	161.03	#4 10' 12'
9	27	#4 10' 12'	87.35	#4 10' 12'	98.35	#4 10' 12'	109.35	#4 10' 12'	120.35	#4 10' 12'	131.35	#4 10' 12'	142.35	#4 10' 12'	153.35	#4 10' 12'	164.35	#4 10' 12'	175.35	#4 10' 12'
10	30	#4 10' 12'	93.67	#4 10' 12'	105.67	#4 10' 12'	117.67	#4 10' 12'	129.67	#4 10' 12'	141.67	#4 10' 12'	153.67	#4 10' 12'	165.67	#4 10' 12'	177.67	#4 10' 12'	189.67	#4 10' 12'
11	33	#4 10' 12'	99.99	#4 10' 12'	112.99	#4 10' 12'	125.99	#4 10' 12'	138.99	#4 10' 12'	151.99	#4 10' 12'	164.99	#4 10' 12'	177.99	#4 10' 12'	190.99	#4 10' 12'	203.99	#4 10' 12'
12	36	#4 10' 12'	106.31	#4 10' 12'	120.31	#4 10' 12'	134.31	#4 10' 12'	148.31	#4 10' 12'	162.31	#4 10' 12'	176.31	#4 10' 12'	190.31	#4 10' 12'	204.31	#4 10' 12'	218.31	#4 10' 12'
13	39	#4 10' 12'	112.63	#4 10' 12'	127.63	#4 10' 12'	142.63	#4 10' 12'	157.63	#4 10' 12'	172.63	#4 10' 12'	187.63	#4 10' 12'	202.63	#4 10' 12'	217.63	#4 10' 12'	232.63	#4 10' 12'
14	42	#4 10' 12'	118.95	#4 10' 12'	134.95	#4 10' 12'	150.95	#4 10' 12'	166.95	#4 10' 12'	182.95	#4 10' 12'	198.95	#4 10' 12'	214.95	#4 10' 12'	230.95	#4 10' 12'	246.95	#4 10' 12'

Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/31/19	Designer Initials: JBK	Date:	Comments:	2829 West Howard Place	CDOT HO, 3rd Floor	Denver, CO 80204	M-601-20
Last Modification Date: 07/31/19	Detailer Initials: LTA			Phone: 303-757-9021 FAX: 303-757-9868			Standard Sheet No. 1 of 2
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English		Project Development Branch	JBK		Project Sheet Number:

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Last Modification Date: 07/31/19	Detailer Initials: LTA			Phone: 303-757-9021 FAX: 303-757-9868			Standard Sheet No. 2 of 2
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English		Project Development Branch	JBK		Project Sheet Number:

GENERAL STRUCTURE NOTES:

ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OR COUNTY STANDARD CONSTRUCTION SPECIFICATIONS. EXCEPT AS SHOWN IN THE PLANS, STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT M-206-1, AND M-206-2 EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213

THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO A 1-800-922-1987 AT LEAST 2 DAYS (NOT INCLUDING THE DAY OF NOTIFICATION) PRIOR TO ANY EXCAVATION OF OTHER.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DESIGNING AND PROVIDING ALL BRACING AND SHORING AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE EXCAVATION PROCEDURES INCLUDING ANY SHORING REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL METHODS AND MEANS OF CONSTRUCTION AS WELL AS ALL JOB SITE SAFETY & HEALTH PRECAUTIONS.

ALL SOILS WORK INCLUDING (BUT NOT LIMITED TO) PIER DRILLING AND CONSTRUCTION, SOILS EXCAVATION, FILL PLACEMENT, AND STRUCTURE BACKFILL SHALL BE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT, UNLESS MORE STRINGENT REQUIREMENTS ARE PRINTED ON THE "IRRIGATION NOTES".

BACKFILL SHALL NOT BEGIN UNTIL CONCRETE WALLS REACH COMPRESSION STRENGTH AT LEAST 80 PERCENT OF THE REQUIRED 28 DAY STRENGTH, 0.8fc'.

REINFORCED CONCRETE:
 CLASS D CONCRETE: $f'_c = 4,500$ psi
 REINFORCING STEEL: $f_y = 60,000$ psi
 ALL CAST-IN-PLACE CONCRETE SHALL BE CLASS D UNLESS NOTED OTHERWISE.

REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 U.N.O.
 REINFORCING BARS TO BE WELDED SHALL CONFORM TO ASTM A706, GRADE 60.
 ALL REINFORCING, EXCEPT PIER REINFORCING, SHALL BE EPOXY COATED AND SHALL CONFORM TO ASTM A775.
 ALL REINFORCING SHALL HAVE 2" CONCRETE COVER, U.N.O. ON PLANS, 3" AGAINST GROUND (BOTTOM SLAB)
 ALL REINFORCING SHALL BE HOOKED AROUND CORNERS AND LAPPED, SEE DETAILS.
 ALL LAP SPLICE LOCATIONS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

THE FOLLOWING TABLE GIVES THE MINIMUM CLASS B (STAGGERED) LAP SPLICE LENGTH FOR EPOXY COATED REINFORCING BARS PLACED IN ACCORDANCE WITH SUBSECTION 602.06. THESE SPLICE LENGTHS SHALL BE INCREASED BY 25% FOR BARS SPACED AT LESS THAN 6" ON CENTER, INCREASED BY 40% FOR HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW (TOP BARS), AND INCREASED BY 75% IF BOTH CONDITIONS EXIST. THE INCREASES ABOVE FOR #6 THRU #11 BARS MAY BE 25%, 13%, AND 42% RESPECTIVELY.

#4	1'-3"	#5	1'-7"
#6	2'-5"	#7	2'-10"
#8	3'-8"	#9	4'-8"
#10	5'-11"	#11	7'-3"

WHEN THE CONTRACTOR ELECTS TO SUBSTITUTE EPOXY COATED REINFORCEMENT FOR BLACK REINFORCING BARS. THE MINIMUM LAP SPLICE SHALL BE AS DESCRIBED ABOVE.

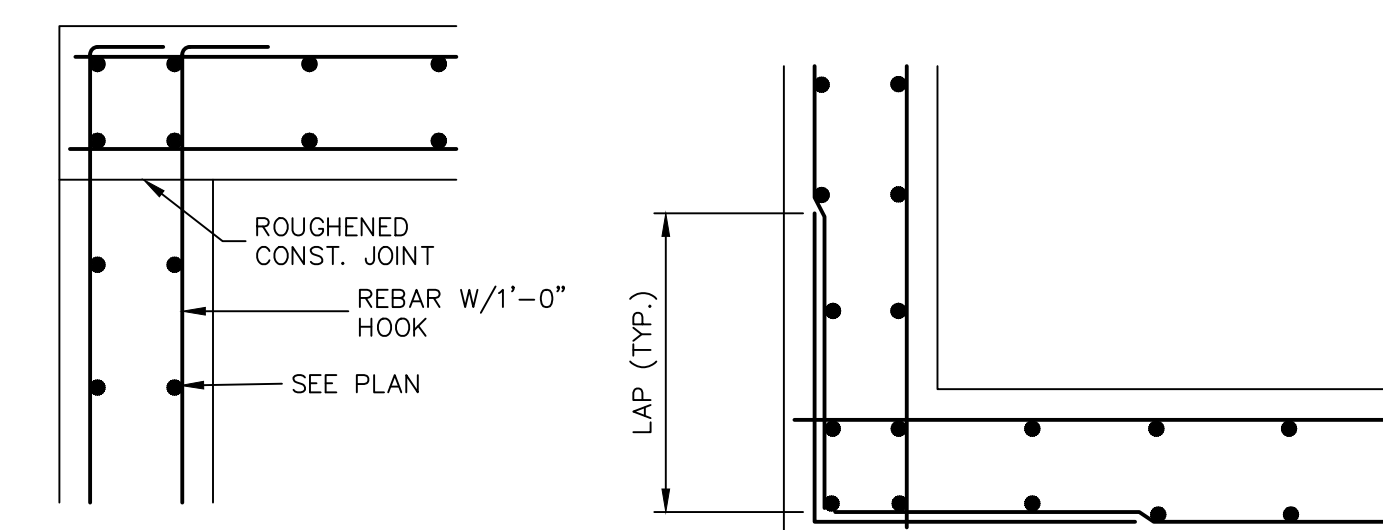
STATIONS, ELEVATIONS, AND DIMENSIONS CONTAINED IN THESE PLANS ARE CALCULATED FROM A RECENT FIELD SURVEY. THE CONTRACTOR SHALL VERIFY ALL DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING ANY MATERIAL.

THE CONTRACTOR SHALL SUBMIT REINFORCING STEEL PLACING DRAWINGS (PRIOR TO CONSTRUCTION) TO THE ENGINEER FOR REVIEW FOR CONFORMANCE WITH THE DESIGN DRAWINGS. THE DESIGN DRAWINGS SHALL GOVERN OVER PLACING DRAWINGS IN ALL CASES UNLESS MODIFICATIONS ARE APPROVED IN WRITING BY ENGINEER.

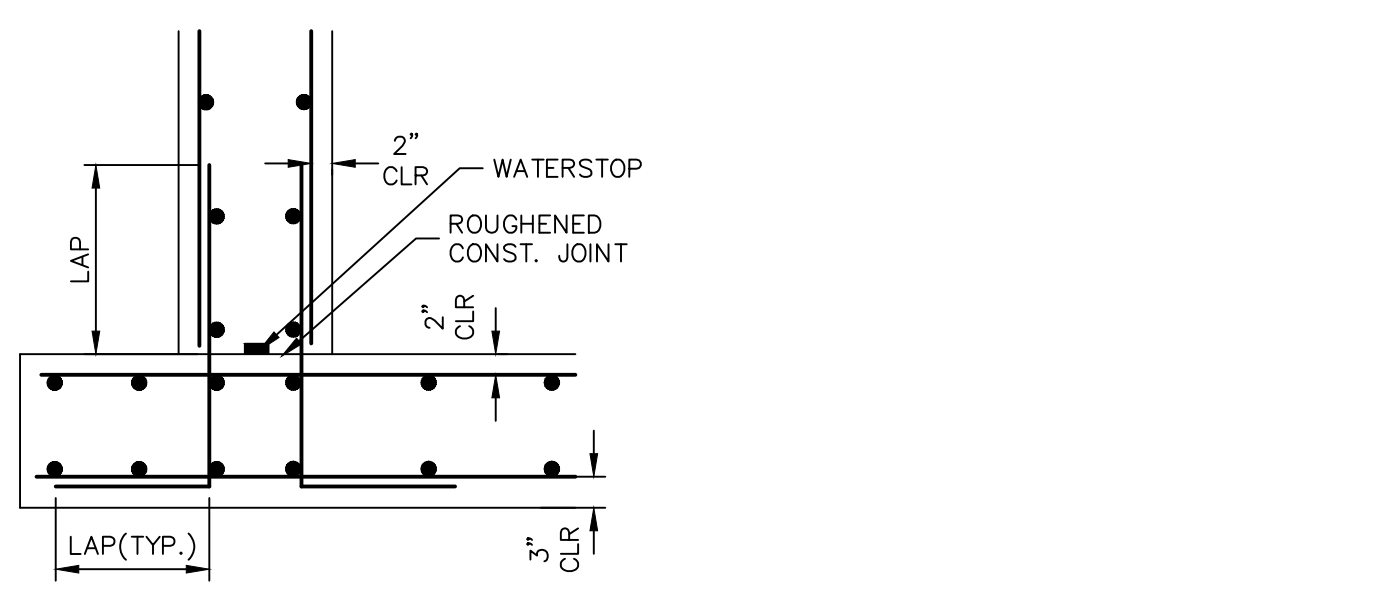
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

E.F. = EACH FACE
 F.A. = FAR FACE
 N.F. = NEAR FACE
 I.F. = INSIDE FACE
 T.W. = TWO WAY
 E.S. = EACH SIDE

O.F. = OUTSIDE FACE
 T.A.B. = TOP AND BOTTOM
 T.F. = TOP FACE
 B.F. = BOTTOM FACE
 T.F. = TWO FACES
 Lp = LAP LENGTH



TYPICAL TOP CORNER WALL SECTION DETAIL
TYPICAL WALL CORNER PLAN VIEW



TYPICAL BOTTOM CORNER WALL SECTION DETAIL

CAST-IN-PLACE STRUCTURAL NOTES:

- ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED.
- ALL CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
- DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, F'c.
- ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
- CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
- HEADWALLS FOR PIPES SHALL BE CONSTRUCTED PER CDOT M-601-10.
- WINGWALLS SHALL BE CONSTRUCTED PER CDOT M-601-20.

AS-BUILTS
 05/24/2023
 SF-21-023

Professional Engineer Seal: 32314

EPC PCD 1/31/22

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

ENGINEER'S STATEMENT
 STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

Mike Bramlett
 05/24/2023
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

PREPARED FOR
MONUMENT HILL CM LLC
 1864 WOODMOOR DR, STE 100
 COLORADO SPRINGS, CO 80920
 ATTN: JOE DESJARDIN
 (719) 476-0800
 JDESJARDIN@PROTERRACCO.COM

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9083 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE
 No. REVISION
 H-SCALE N/A
 V-SCALE N/A
 DATE 12/15/21
 DESIGNED BY SAV
 DRAWN BY SAV
 CHECKED BY

CLOVERLEAF FILING 2
DETAIL SHEET

SHEET 28 OF 28
 JOB NO. 25158.01

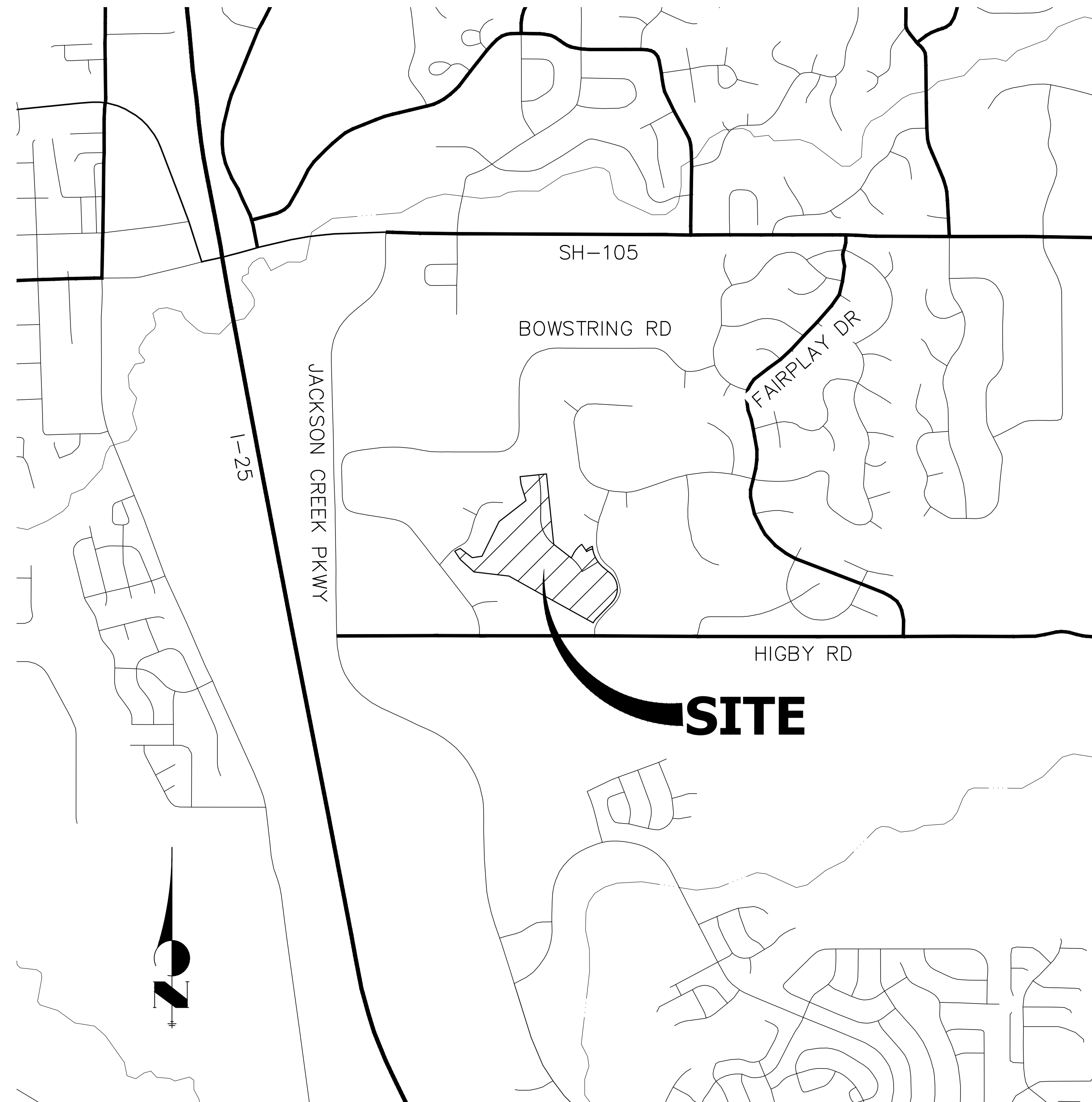
CLOVERLEAF FILING NO. 2

**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**

CONSTRUCTION PLANS

CONTACTS:

OWNER	CND-CLOVERLEAF, LLC ATTN: AZIZ SIDDIQUI 1111 N. POST OAK ROAD HOUSTON, TX 77055 P~224-415-6619
DEVELOPER	MONUMENT HILL CM LLC ATTN: JOE DESJARDIN 1864 WOODMOOR DRIVE, SUITE 100 COLORADO SPRINGS, CO 80920 P~719-476-0800
CONTRACTOR/OPERATOR (EROSION CONTROL)	MONUMENT HILL CM LLC ATTN: CHARLIE WILLIAMS 1864 WOODMOOR DRIVE, SUITE 100 COLORADO SPRINGS, CO 80920 P~719-492-1933
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
EL PASO COUNTY	PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 P~719-520-6819 DEPARTMENT OF PUBLIC WORKS 3275 AKERS DR COLORADO SPRINGS, CO 80922 P~719-529-6460



PROJECT LOCATION MAP
SCALE: 1"=1,000'

**AB: INDICATES AS-BUILT INFORMATION. ANY INFORMATION NOT
CROSSED OUT IS ASSUMED TO BE AS-BUILT INFORMATION.**

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.

BASIS OF BEARING

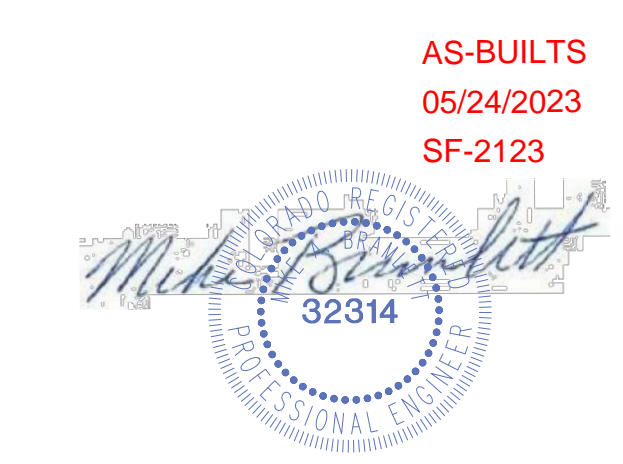
THE BASIS OF BEARINGS IS THE WESTERLY LINE OF TRACT, B, WOODMOOR PLACER, BEING MONUMENTED BY A 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE AT BOTH ENDS. SAID LINE BEARING N26°20'33"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

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.

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	CURB RETURN PROFILES
17-18	SIGNAGE AND STRIPING PLAN
19-20	COUNTY DETAILS



AS-BUILTS
05/24/2023
SF-2123

OWNER/DEVELOPER STATEMENT

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

✓ Joseph W. Desjardin 11/12/2021
JOE DESJARDIN DATE

MONUMENT HILL CM LLC
1864 WOODMOOR DRIVE, SUITE 100
MONUMENT, CO. 80132

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 EGM 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.

APPROVED
Engineering Department
01/31/2023 5:46:13 PM
Jennifer Irvine
EPC Planning & Community
Development Department

JENNIFER IRVINE, P.E.
COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

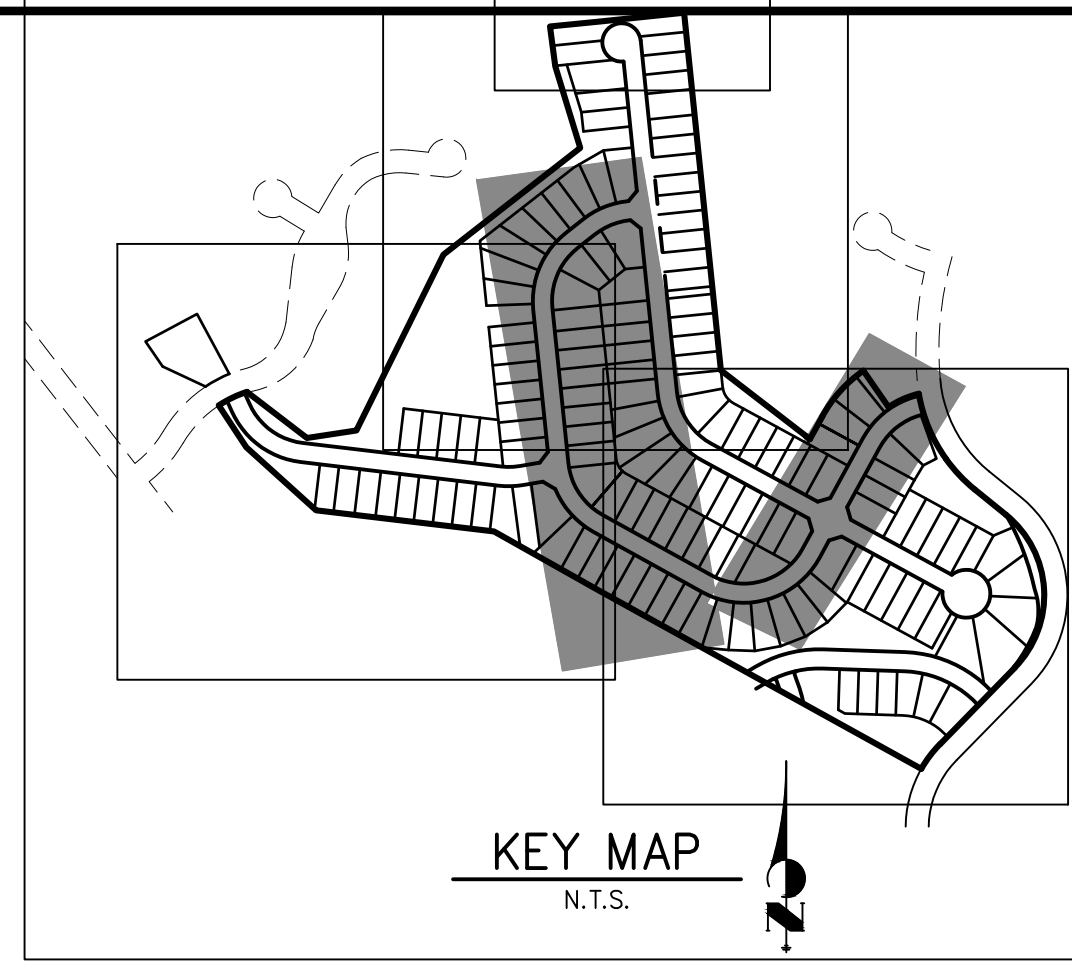
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS 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 11/11/21
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



PCD FILE NO. SF-2123

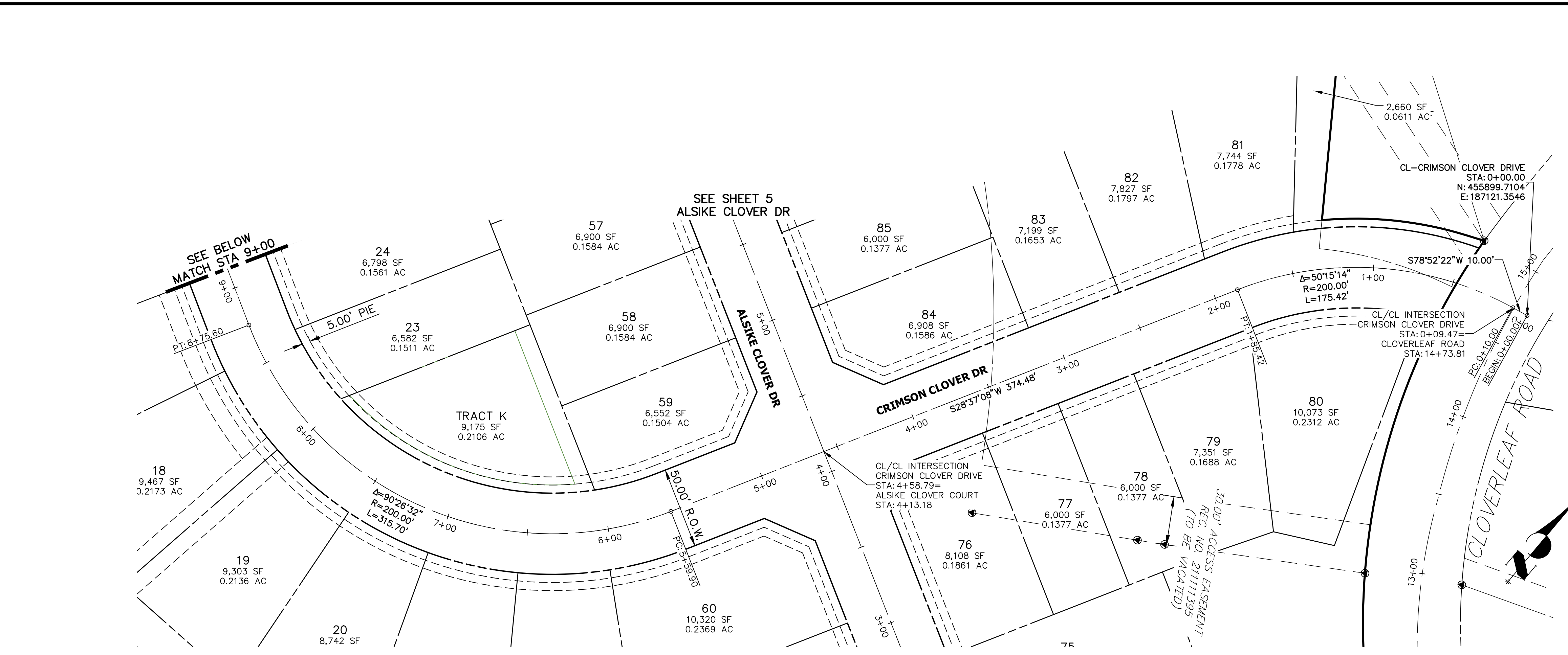
PREPARED FOR	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.
MONUMENT HILL CM LLC	1864 WOODMOOR DR., STE. 100 COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN 719-476-0800 JDESJARDIN@PROTERRACO.COM
J.R. ENGINEERING	A Westman Company Central 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY	
DATE	
No.	
REVISION	
H-SCALE	
V-SCALE	
DATE	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
CLOVERLEAF FILING NO. 2	COVER SHEET
SHEET 1 OF 20	
JOB NO.	25158.01



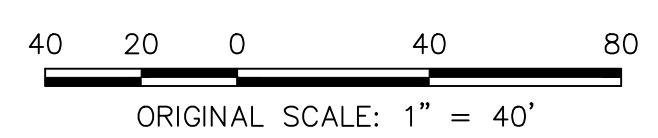
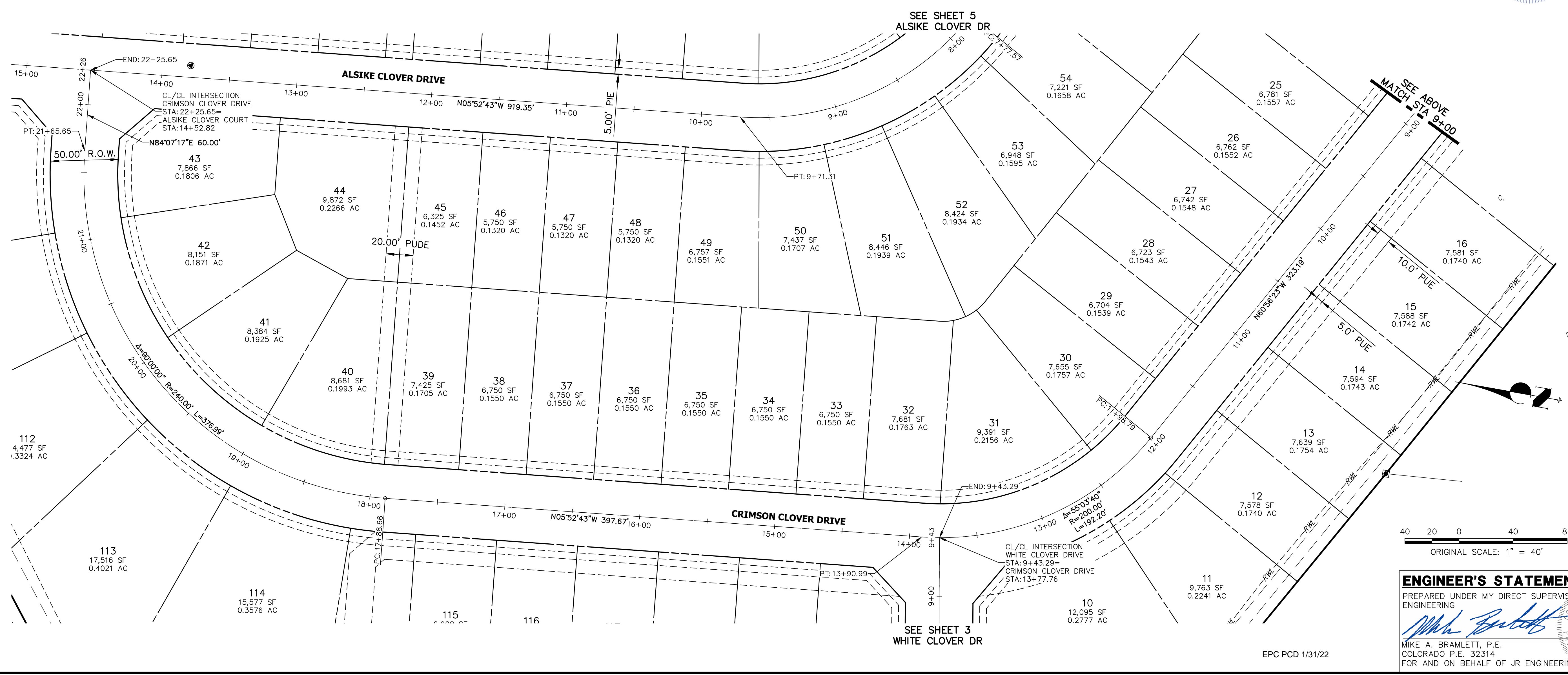
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
MONUMENT HILL CM LLC
 1864 WOODMOOR DR., STE. 100
 COLORADO SPRINGS, CO 80920
 ATTN: JOE DESJARDIN
 JDESJARDIN@PROTERRACO.COM

J.R. ENGINEERING
 A Westman Company
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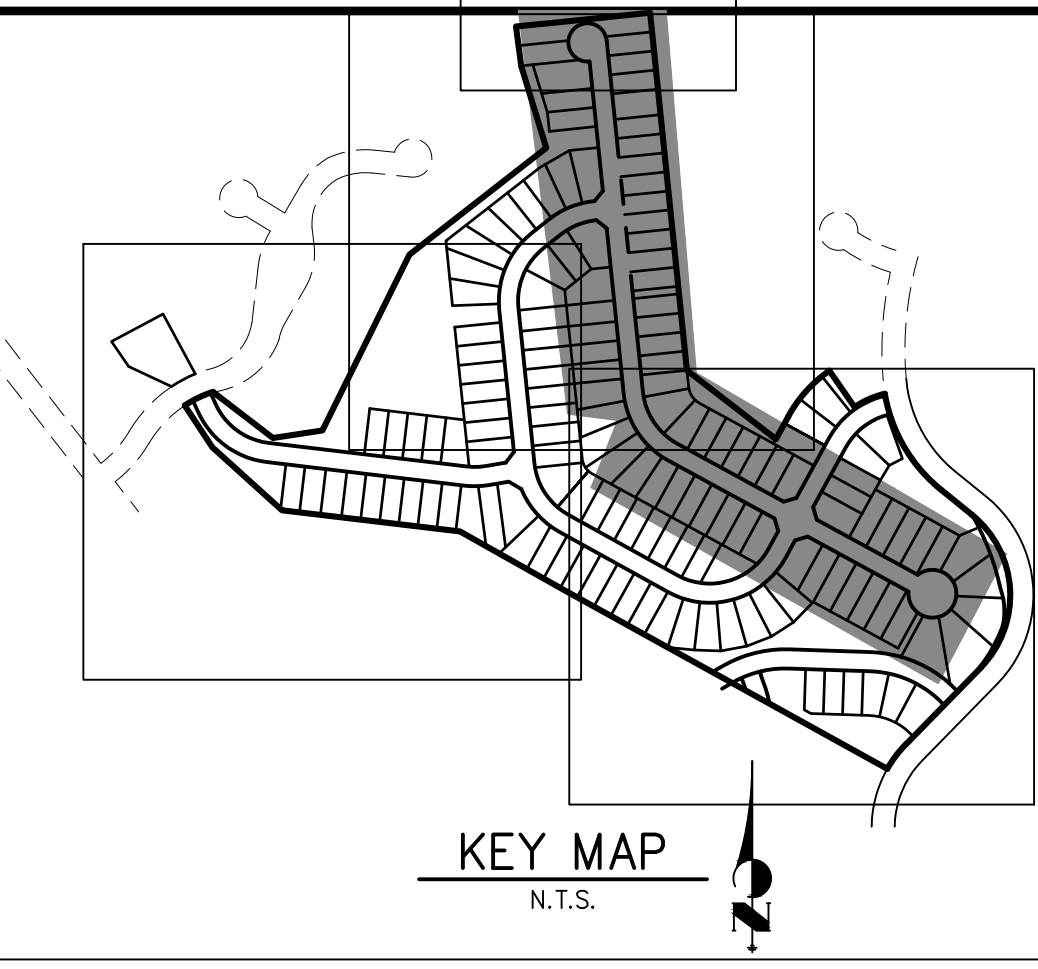
811
 Know what's below.
 Call before you dig.

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

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
CLOVERLEAF FILING NO. 2									
HORIZONTAL CONTROL PLAN									
SHEET 4 OF 20									
JOB NO. 25158.01									


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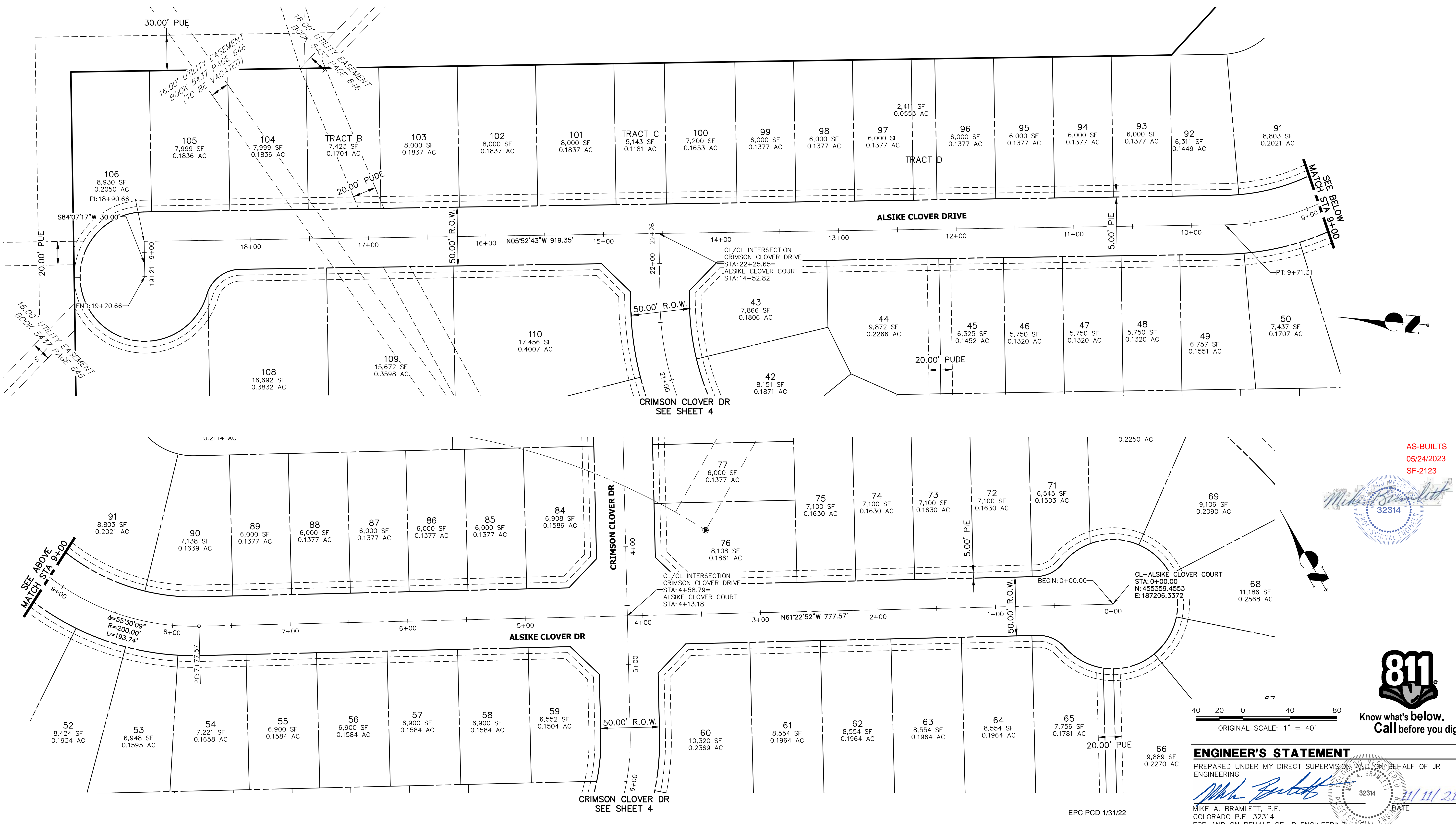
EPC PCD 1/31/22



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

PREPARED FOR
MONUMENT HILL CM LLC
 1864 WOODMOOR DR., STE. 100
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 ATTN: JOE DESJARDIN
 719-476-0800
 JDESJARDIN@PROTERRACO.COM

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



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 05/24/2023
 SF-2123

Mike Bramlett
 32314
 PROFESSIONAL ENGINEER

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, A PROFESSIONAL ENGINEERING FIRM
 DATE: 5/11/21



ORIGINAL SCALE: 1" = 40'

H-SCALE	V-SCALE	BY DATE		NO. REVISION	
		N/A	DATE	NO.	DATE
1"=40'	N/A		11/11/21		
		DESIGNED BY	XXX	CHECKED BY	CRB
CLOVERLEAF FILING NO. 2					
HORIZONTAL CONTROL PLAN					
SHEET 5 OF 20				JOB NO. 25158.01	

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

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

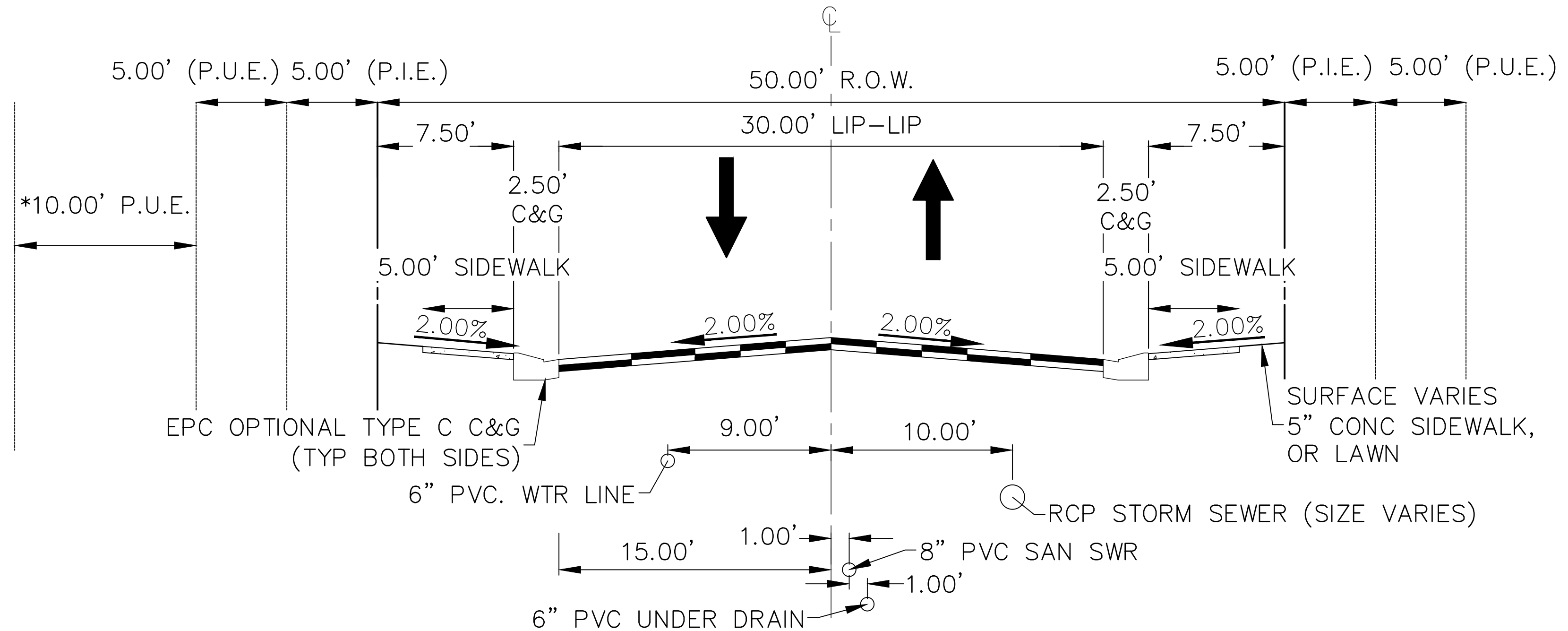
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BY	DATE

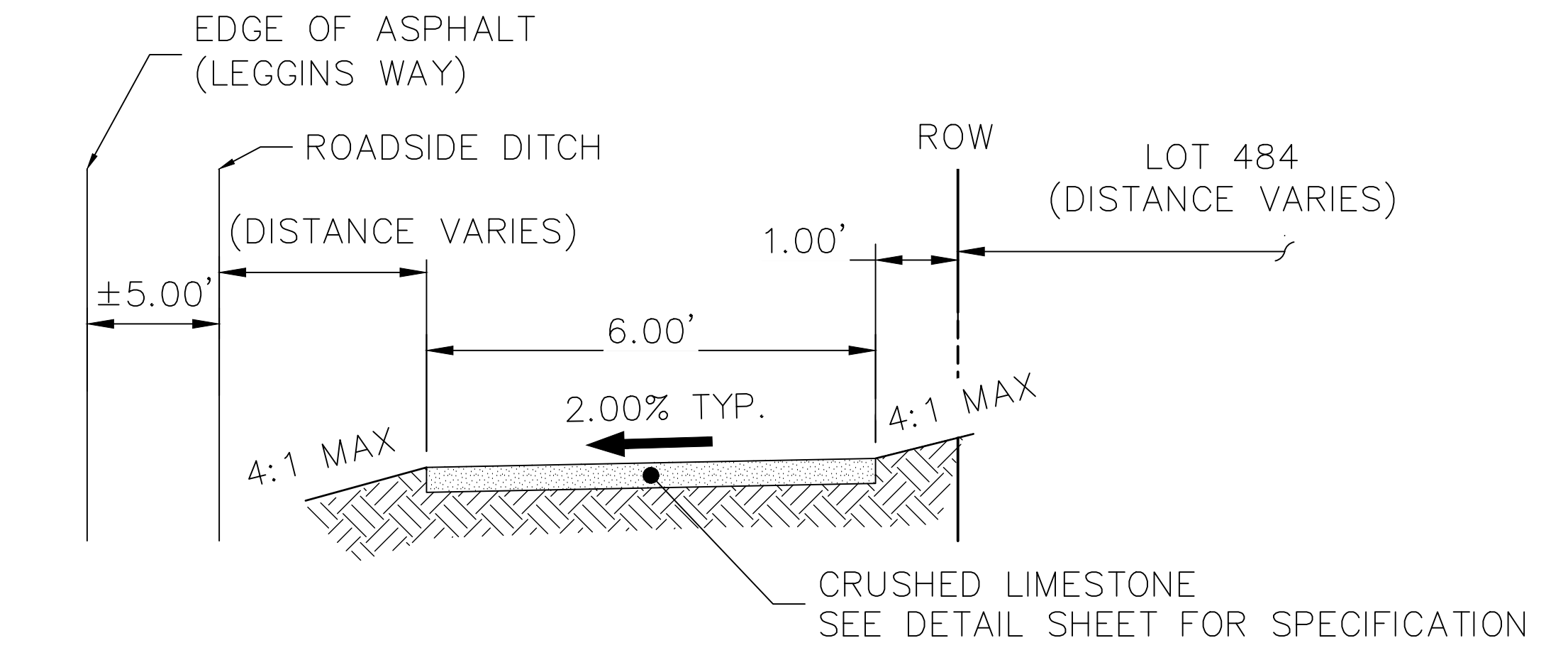
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N/A	N/A	N/A	N/A	11/11/21	N/A	N/A	N/A

CLOVERLEAF FILING NO. 2
 TYPICAL SECTIONS

SHEET 6 OF 20
 JOB NO. 25158.01

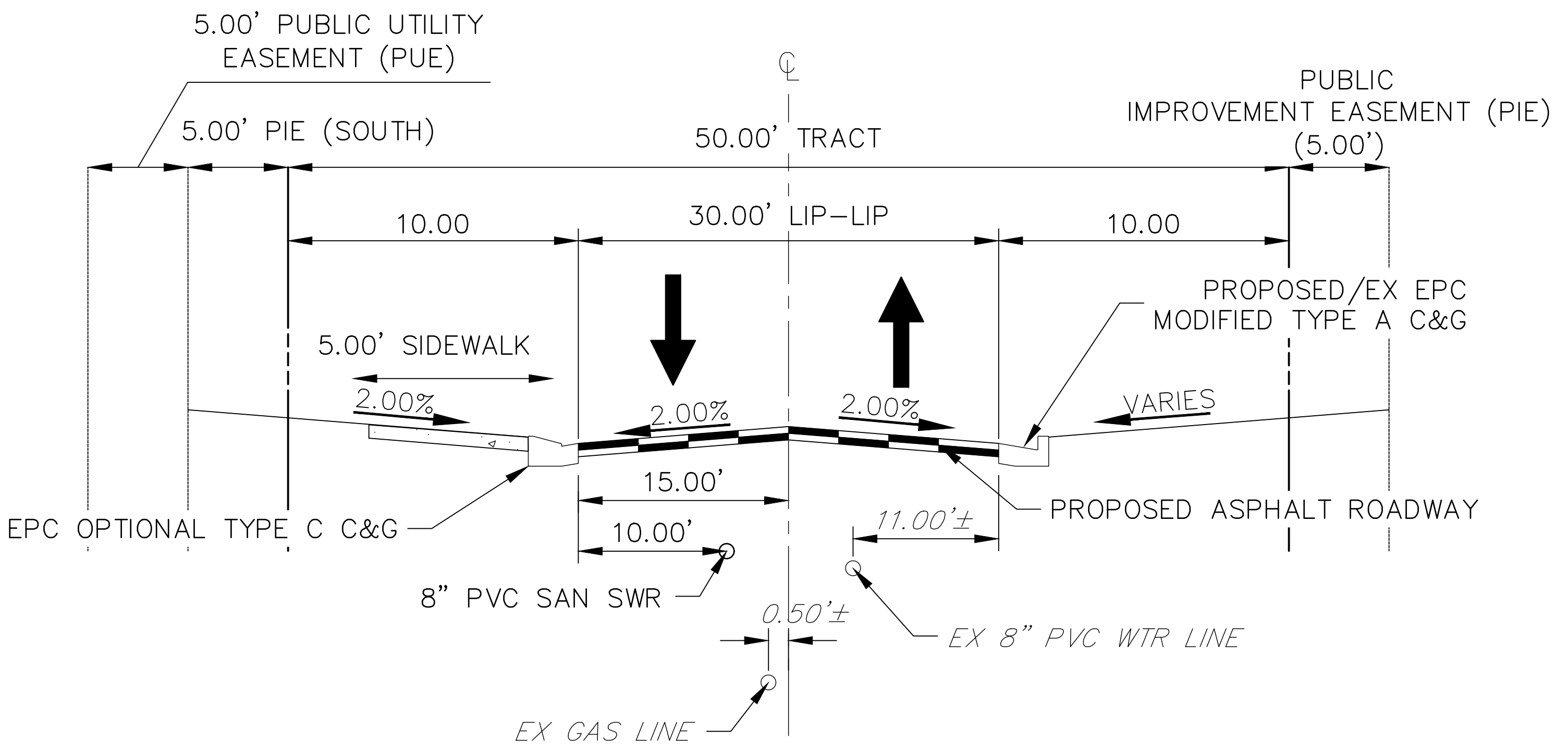


TYPICAL CROSS SECTION
 N.T.S. (ALSIKE CLOVER CT, CRIMSON CLOVER DR, WHITE CLOVER DRIVE)
 (PUBLIC ROAD, URBAN LOCAL, POSTED SPEED LIMIT = 25 MPH)
 (*SEE PLAN VIEW FOR 10' PUE LOCATION)

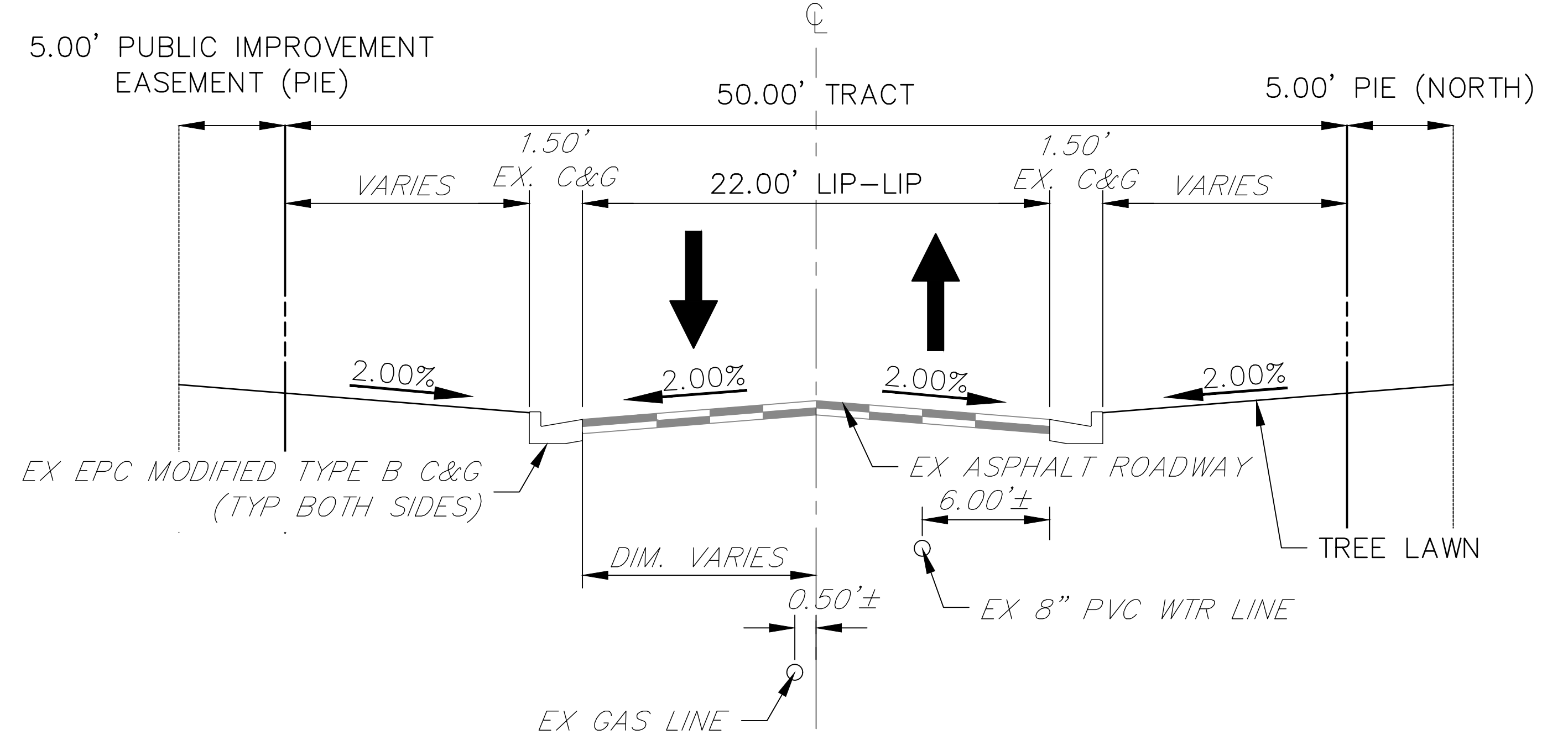


GRAVEL TRAIL TYPICAL SECTION
 N.T.S. (RUNS ALONGSIDE LEGGINS WAY)

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 05/24/2023
 SF-2123



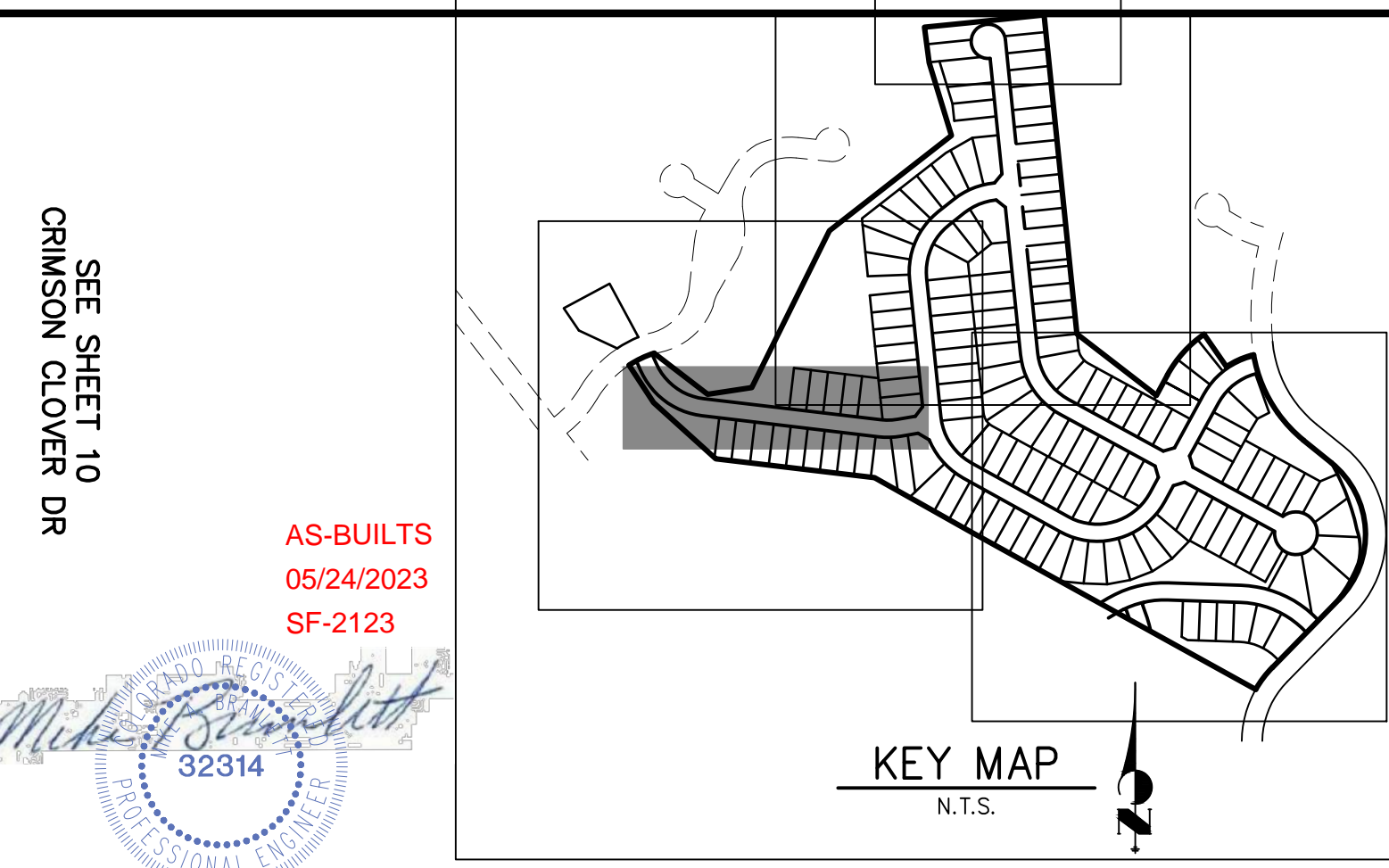
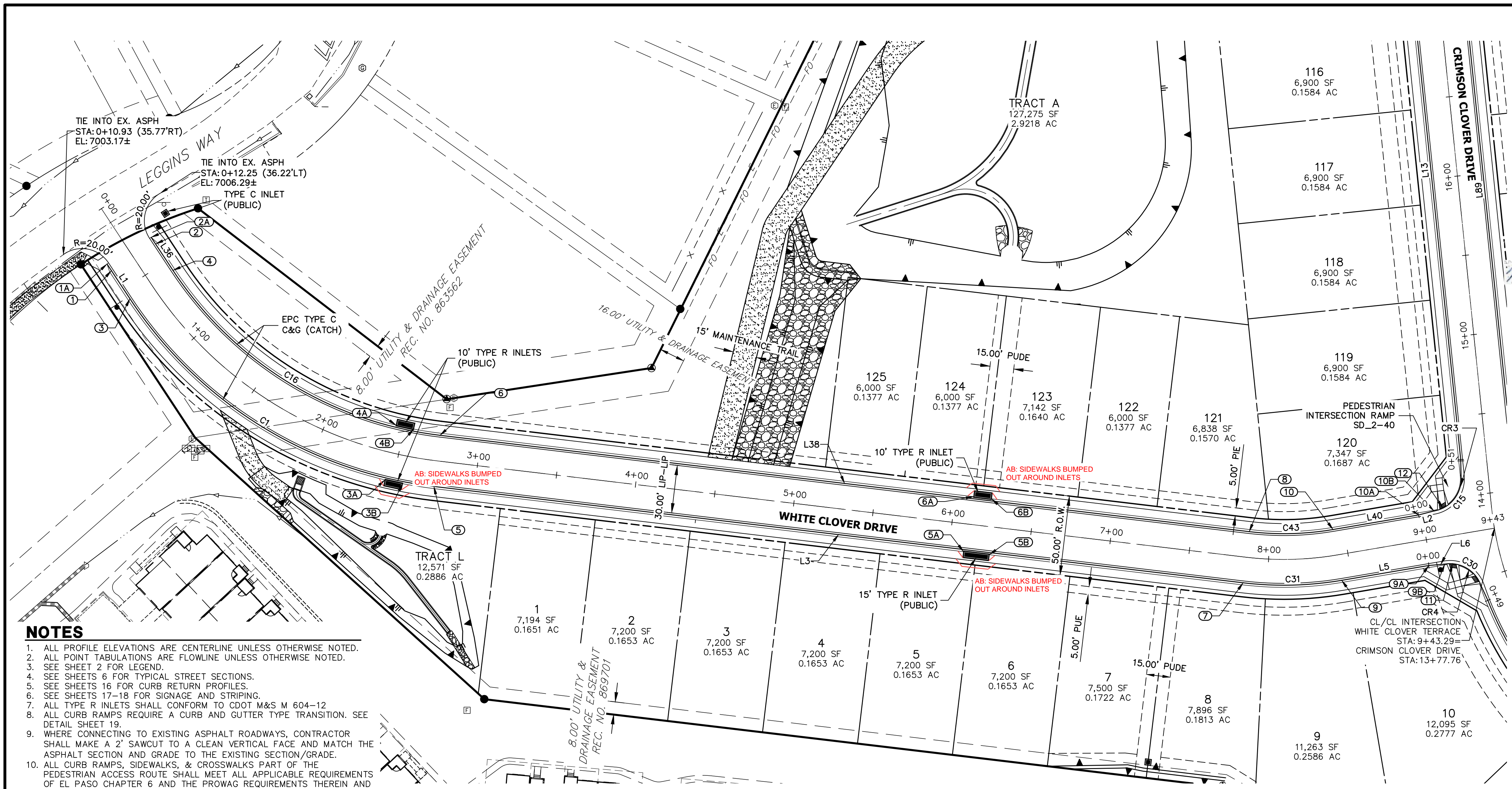
CROSS SECTION - WALTERS POINT
 STA: 1+00-5+16.67±
 N.T.S. (PRIVATE ROAD, POSTED SPEED LIMIT = 25 MPH)



CROSS SECTION - WALTERS POINT
 STA: 5+16.67±-7+32
 N.T.S. (PRIVATE ROAD, POSTED SPEED LIMIT = 25 MPH)



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEERING
 DATE: 11/11/21



SEE SHEET 10
CRIMSON CLOVER DR

AS-BUILTS
05/24/2023
SF-2123

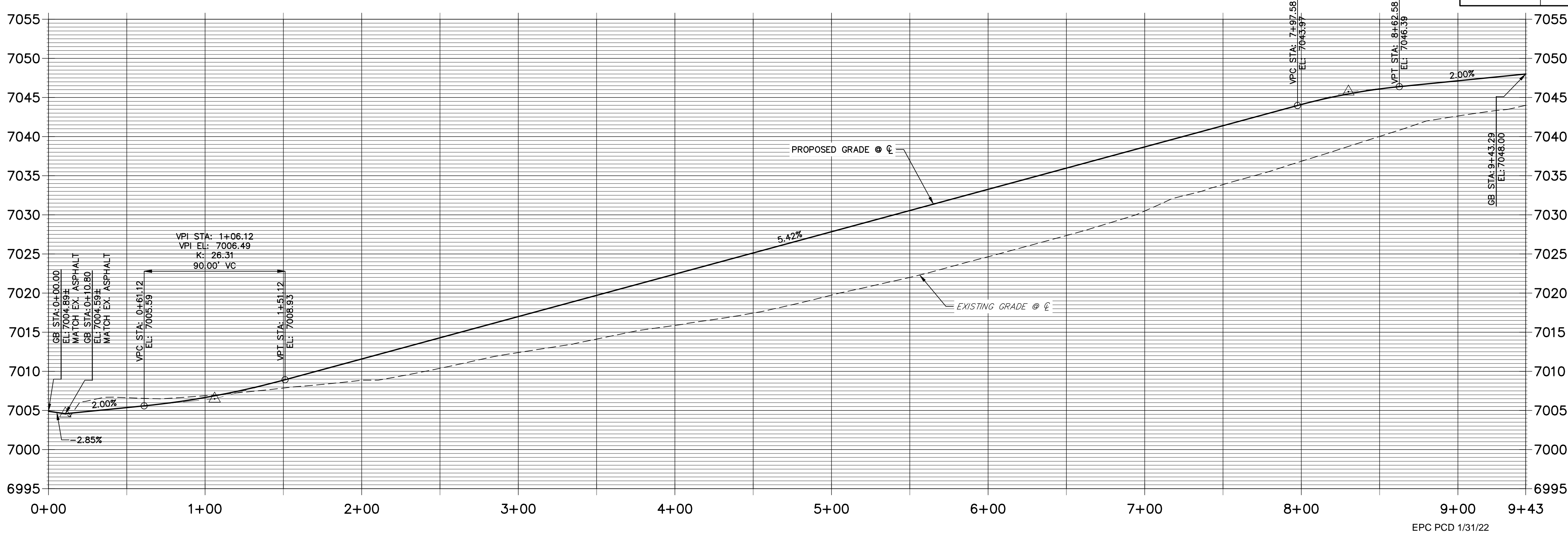
32314

ROADWAY POINT TABULATION

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
1	0+35.92	16.17' (RT)	WHITE CLOVER TERRACE	7004.69		BEGIN TYPE C C&G
1A	0+30.92	16.17' (RT)	WHITE CLOVER TERRACE	7004.59		BEGIN "O" C&G
2	0+37.21	16.17' (LT)	WHITE CLOVER TERRACE	7004.72		BEGIN TYPE C C&G
2A	0+32.21	16.17' (LT)	WHITE CLOVER TERRACE	7004.70		BEGIN "O" C&G
3	0+57.02	16.17' (RT)	WHITE CLOVER TERRACE	7005.11		PC
3A	2+45.41	17.50' (RT)	WHITE CLOVER TERRACE	7014.15		INLET SIDE TBC
3B	2+56.00	17.50' (RT)	WHITE CLOVER TERRACE	7014.72		INLET SIDE TBC
4	0+57.02	16.17' (LT)	WHITE CLOVER TERRACE	7005.11		PC
4A	2+44.12	17.50' (LT)	WHITE CLOVER TERRACE	7014.06		INLET SIDE TBC
4B	2+56.30	17.50' (LT)	WHITE CLOVER TERRACE	7014.72		INLET SIDE TBC
5	2+74.42	16.17' (RT)	WHITE CLOVER TERRACE	7015.22		PT
5A	6+09.31	17.50' (RT)	WHITE CLOVER TERRACE	7033.87		INLET SIDE TBC
5B	6+25.64	17.50' (RT)	WHITE CLOVER TERRACE	7034.76		INLET SIDE TBC
6	2+74.42	16.17' (LT)	WHITE CLOVER TERRACE	7015.22		PT
6A	6+11.57	17.50' (LT)	WHITE CLOVER TERRACE	7033.99		INLET SIDE TBC
6B	6+22.90	17.50' (LT)	WHITE CLOVER TERRACE	7034.61		INLET SIDE TBC
7	7+85.88	16.17' (RT)	WHITE CLOVER TERRACE	7042.94		PC
8	7+85.88	16.17' (LT)	WHITE CLOVER TERRACE	7042.94		PC
9	8+43.33	16.17' (RT)	WHITE CLOVER TERRACE	7045.51		PT
9A	8+98.77	16.17' (RT)	WHITE CLOVER TERRACE	7046.71		C&G TRANSITION
9B	9+08.77	17.00' (RT)	WHITE CLOVER TERRACE	7047.01		PCR
10	8+43.33	16.17' (LT)	WHITE CLOVER TERRACE	7045.51		PT
10A	8+97.76	16.17' (LT)	WHITE CLOVER TERRACE	7046.69		C&G TRANSITION
10B	9+07.76	17.00' (LT)	WHITE CLOVER TERRACE	7046.89		PCR
11	9+13.66	17.59' (RT)	WHITE CLOVER TERRACE	7047.14		RAMP MID PT
12	9+13.61	17.85' (LT)	WHITE CLOVER TERRACE	7047.01		RAMP MID PT

- NOTES**
1. ALL PROFILE ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
 3. SEE SHEET 2 FOR LEGEND.
 4. SEE SHEETS 6 FOR TYPICAL STREET SECTIONS.
 5. SEE SHEETS 16 FOR CURB RETURN PROFILES.
 6. SEE SHEETS 17-18 FOR SIGNAGE AND STRIPING.
 7. ALL TYPE R INLETS SHALL CONFORM TO CDOT M&S M 604-12.
 8. ALL CURB RAMPS REQUIRE A CURB AND GUTTER TYPE TRANSITION. SEE DETAIL SHEET 19.
 9. WHERE CONNECTING TO EXISTING ASPHALT ROADWAYS, CONTRACTOR SHALL MAKE A 2" SAWCUT TO A CLEAN VERTICAL FACE AND MATCH THE ASPHALT SECTION AND GRADE TO THE EXISTING SECTION/GRADE.
 10. ALL CURB RAMPS, SIDEWALKS, & CROSSWALKS PART OF THE PEDESTRIAN ACCESS ROUTE SHALL MEET ALL APPLICABLE REQUIREMENTS OF EL PASO CHAPTER 6 AND THE PROWAG REQUIREMENTS THEREIN AND THE LATEST ADA REGULATIONS.

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



CURVE TABLE				LINE TABLE		
CURVE	DELTA	RADIUS	LENGTH	LINE	BEARING	DISTANCE
C1	49°49'25"	266.17'	231.46'	L1	S33°23'09"E	26.11'
C15	86°12'36"	20.50'	30.85'	L2	N75°34'04"E	10.03'
C16	49°49'25"	233.83'	203.34'	L3	S83°12'34"E	511.46'
C30	80°54'56"	20.50'	28.95'	L5	N80°19'53"E	55.44'
C31	16°27'33"	216.17'	62.10'	L8	S24°49'55"E	10.05'
C43	16°27'33"	183.83'	52.81'	L10	S60°56'23"E	323.19'
				L36	S33°23'09"E	24.81'
				L38	S83°12'34"E	511.46'
				L40	N80°19'53"E	54.42'

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

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
DATE: 11/11/21
32314

FOR AND ON BEHALF OF JR ENGINEERING, L.L.C. LOCAL ENGINEER

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

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

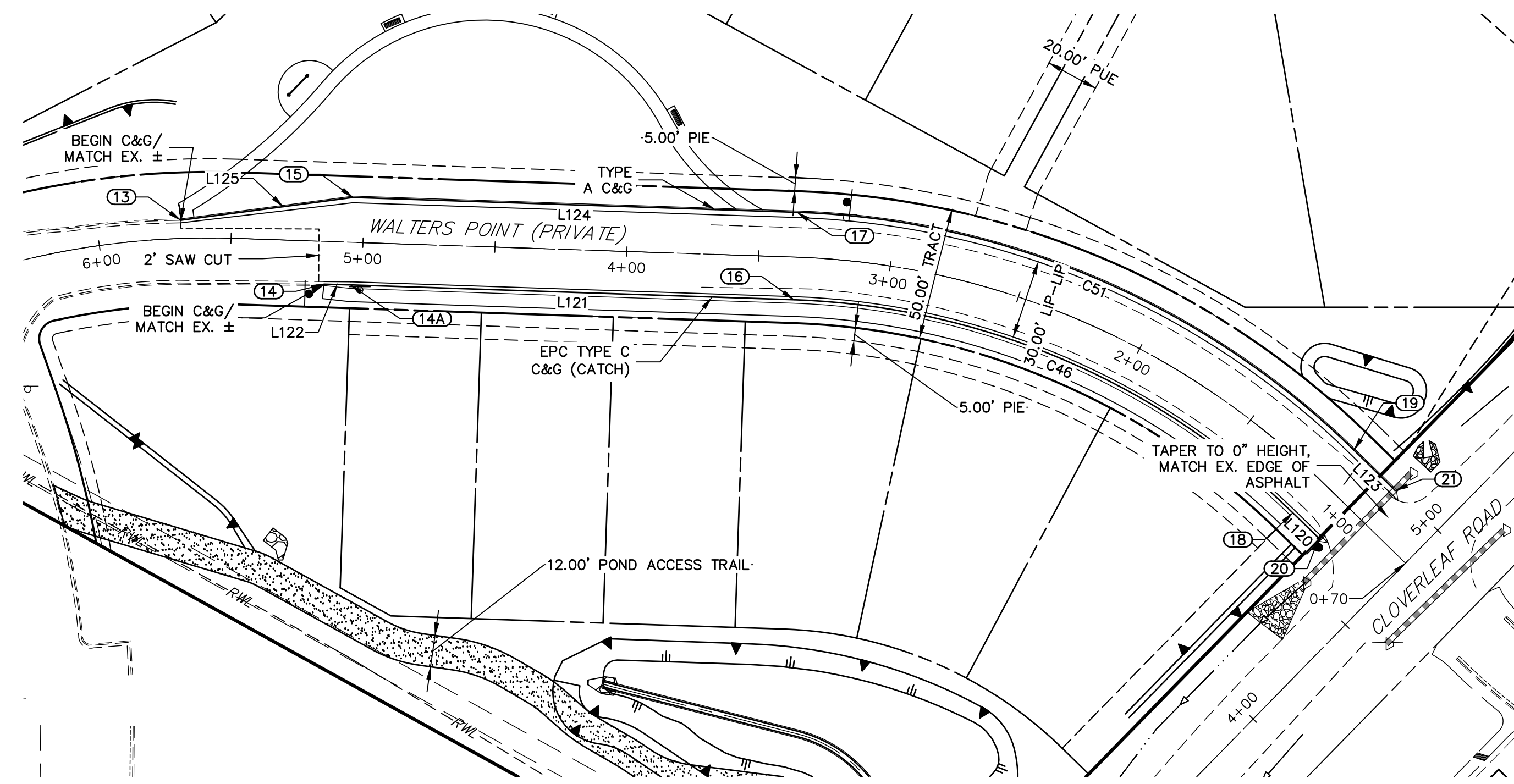
J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

NO. REVISION
BY DATE

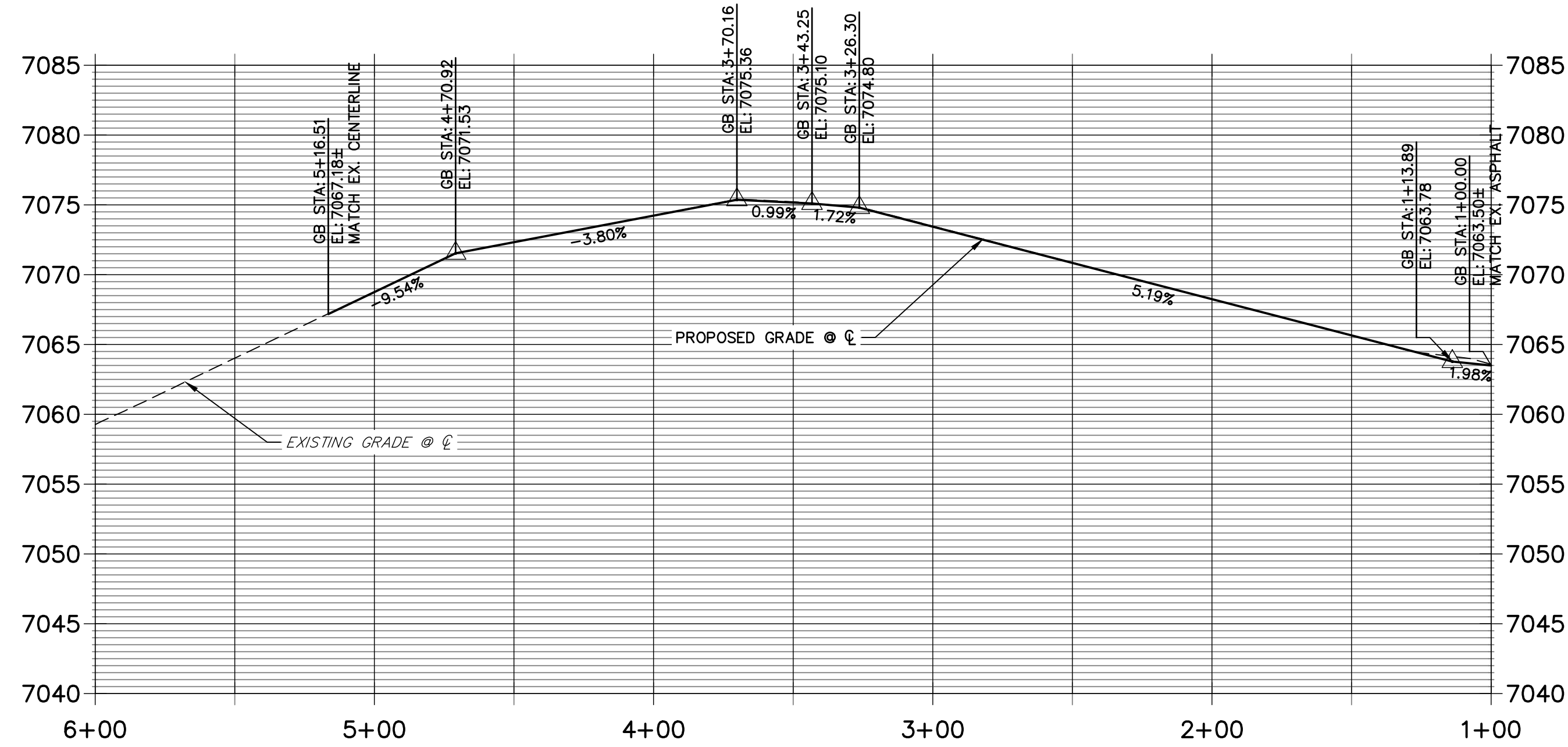
H-SCALE 1"=40'
V-SCALE 1"=8'

DATE 11/11/21
DESIGNED BY XXX
DRAWN BY CRB
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CLOVERLEAF FILING NO. 2
ROADWAY PLAN AND PROFILE
SHEET 7 OF 20
JOB NO. 25158.01



**WALTERS POINT PROFILE
STA 1+00.00 TO 6+00.00**



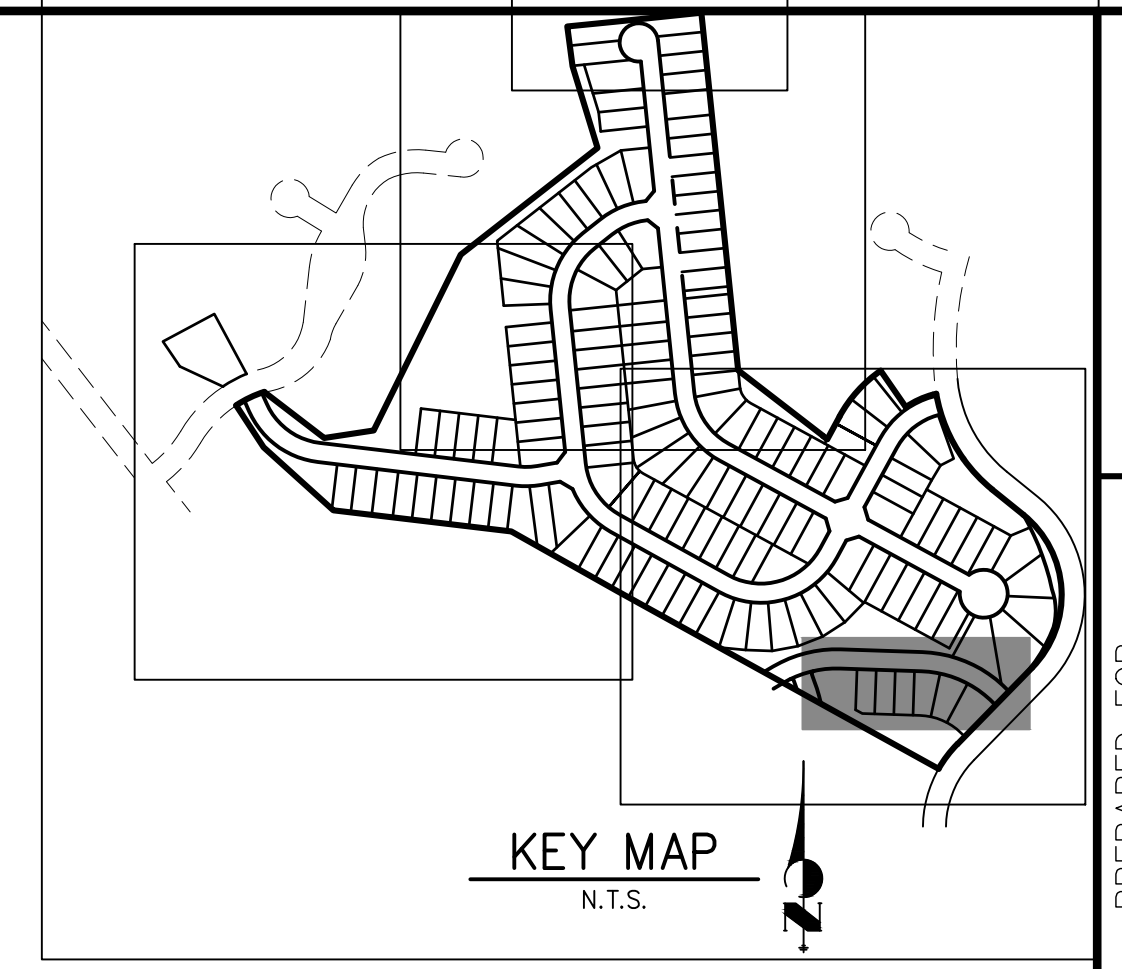
LINE	BEARING	DISTANCE
L120	N45°38'56"W	13.86'
L121	N88°05'01"W	168.19'
L122	N88°28'28"W	9.99'
L123	N45°38'56"W	21.86'
L124	N88°05'01"W	168.25'
L125	S82°26'57"W	65.83'

CURVE	DELTA	RADIUS	LENGTH
C46	42°26'06"	283.83'	210.22'
C51	42°26'06"	317.00'	234.78'

ROADWAY POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
13	5+68.82	6.88' (RT)	WALTERS POINT	7062.40		BEGIN C&G
14A	5+04.26	16.17' (LT)	WALTERS POINT	7067.96		PI
14	5+14.26	16.23' (LT)	WALTERS POINT	7067.31		BEGIN C&G
15	5+04.33	17.00' (RT)	WALTERS POINT	7067.88		PI
16	3+36.08	16.17' (LT)	WALTERS POINT	7074.59		PC
17	3+36.08	17.00' (RT)	WALTERS POINT	7074.51		PC
18	1+13.89	16.17' (LT)	WALTERS POINT	7063.39		PT
19	1+13.89	17.00' (RT)	WALTERS POINT	7064.38		PT
20	1+00.03	16.17' (LT)	WALTERS POINT	7062.65		END C&G
21	0+92.03	17.00' (RT)	WALTERS POINT	7064.08		END C&G

NOTES

- ALL PROFILE ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
- SEE SHEET 2 FOR LEGEND.
- SEE SHEETS 6 FOR TYPICAL STREET SECTIONS.
- SEE SHEETS 16 FOR CURB RETURN PROFILES.
- SEE SHEETS 17-18 FOR SIGNAGE AND STRIPING.
- ALL TYPE R INLETS SHALL CONFORM TO CDOT M&S M 604-12.
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- ALL CURB RAMP, SIDEWALKS, & CROSSWALKS PART OF THE PEDESTRIAN ACCESS ROUTE SHALL MEET ALL APPLICABLE REQUIREMENTS OF EL PASO CHAPTER 8 AND THE PROWAG REQUIREMENTS THEREIN AND THE LATEST ADA REGULATIONS.



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

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

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No.	REVISION	BY	DATE

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 05/24/2023
 SF-2123

Mike Bramlett
 32314
 PROFESSIONAL ENGINEER

40 20 0 40 80
 HORIZONTAL ORIGINAL SCALE: 1" = 40'
 VERTICAL ORIGINAL SCALE: 1" = 8'

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 Know what's below.
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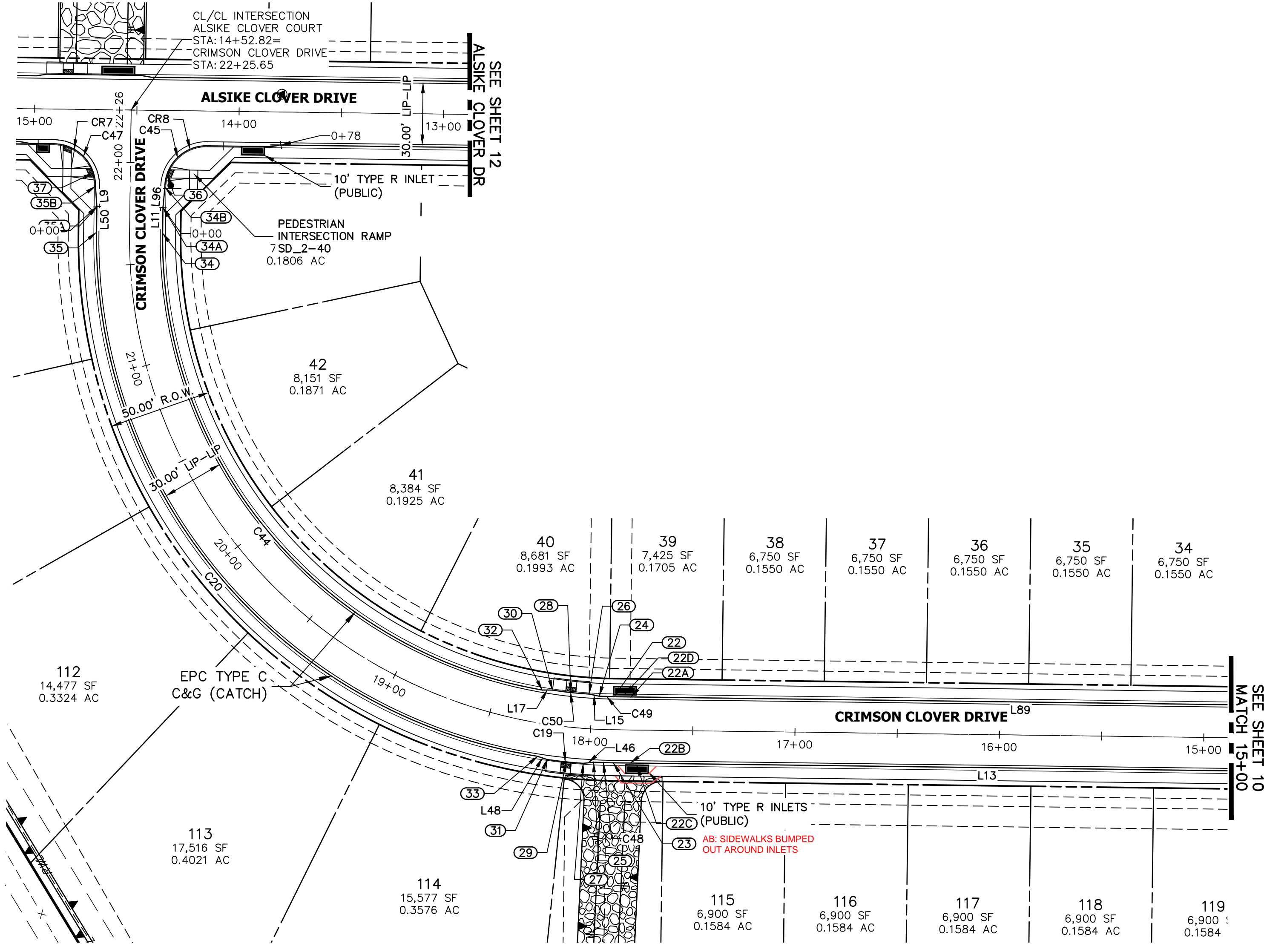
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE: 11/11/21

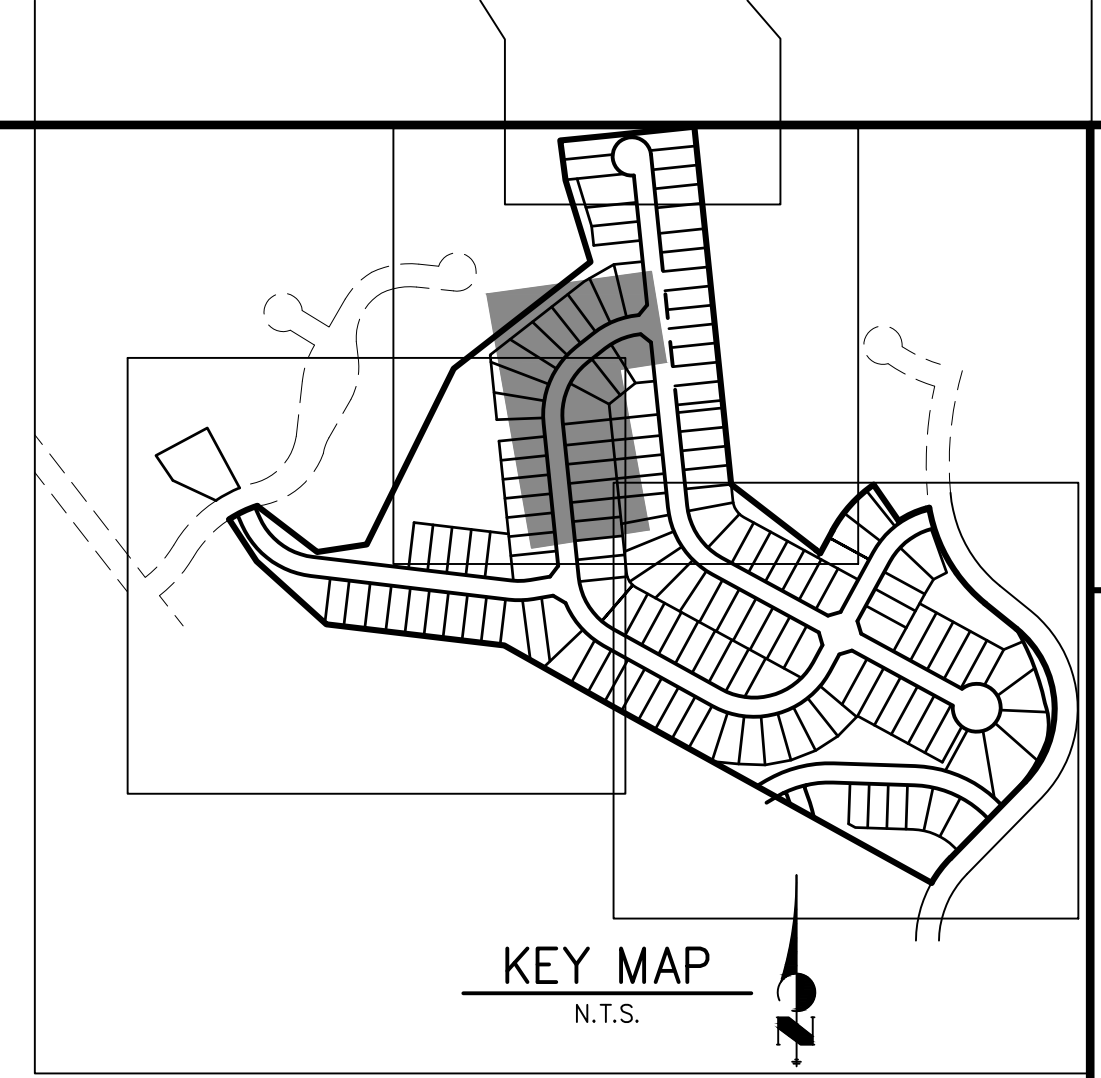
CLOVERLEAF FILING NO. 2
 ROADWAY PLAN AND PROFILE

SHEET 8 OF 20
 JOB NO. 25158.01



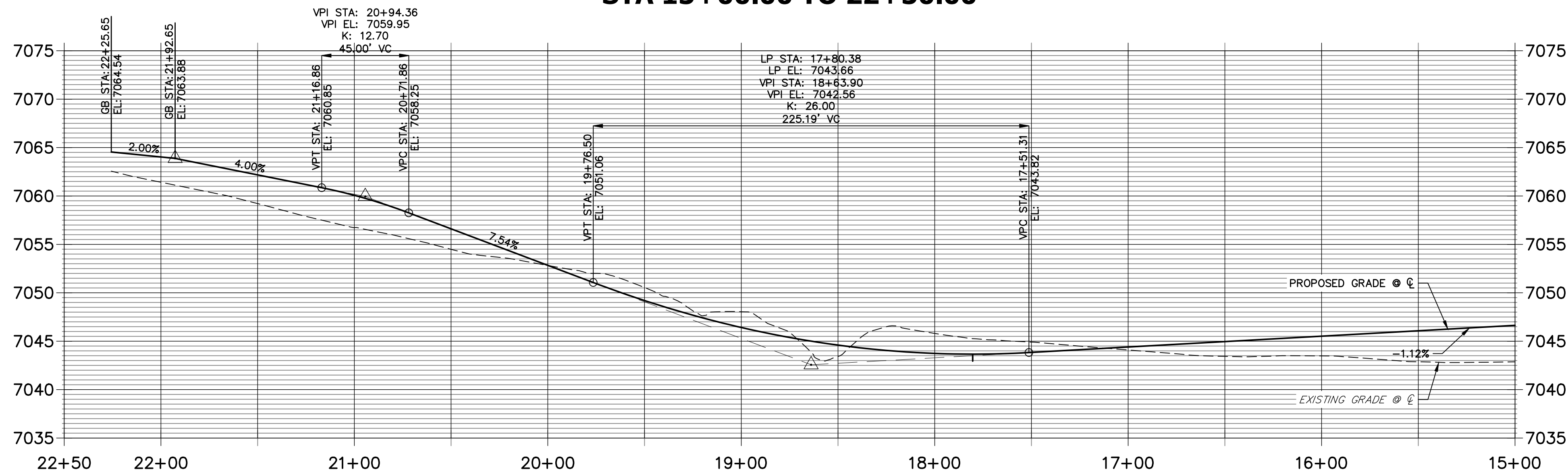
LINE	BEARING	DISTANCE
L9	N79°21'28"E	10.03'
L11	N84°06'22"E	12.50'
L13	N05°52'43"W	365.82'
L15	N05°31'21"E	5.06'
L17	N06°15'26"W	4.98'
L46	N13°03'28"W	5.10'
L48	N11°51'54"E	4.92'
L50	N84°08'12"E	12.50'
L54	N03°35'02"E	5.07'
L55	N05°52'43"W	289.77'
L70	S05°52'41"E	18.35'
L89	N05°52'41"W	397.67'
L96	N88°53'06"E	10.03'
L99	S15°20'27"E	5.07'

CURVE	DELTA	RADIUS	LENGTH
C19	4°40'36"	217.00'	17.71'
C20	81°40'19"	256.22'	365.22'
C44	80°55'33"	223.83'	316.14'
C45	90°00'00"	20.50'	32.20'
C47	90°00'00"	20.50'	32.20'
C48	2°14'30"	247.14'	9.67'
C49	1°45'58"	237.26'	7.31'
C50	5°29'48"	189.10'	18.14'

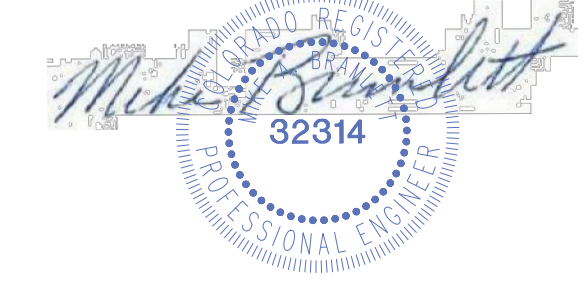


POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
22B	17+80.38	16.17' (LT)	CRIMSON CLOVER DRIVE	7043.26		LP
22A	17+80.38	16.17' (RT)	CRIMSON CLOVER DRIVE	7043.26		LP
22	17+88.66	16.17' (RT)	CRIMSON CLOVER DRIVE	7043.28		PC
23	17+88.66	16.17' (LT)	CRIMSON CLOVER DRIVE	7043.28		PC
24	17+96.50	16.17' (RT)	CRIMSON CLOVER DRIVE	7043.32		C&G TRANSITION
25	17+97.72	16.17' (LT)	CRIMSON CLOVER DRIVE	7043.33		C&G TRANSITION
26	18+01.89	16.95' (RT)	CRIMSON CLOVER DRIVE	7043.38		RAMP PT
27	18+02.42	17.05' (LT)	CRIMSON CLOVER DRIVE	7043.38		RAMP PT
28	18+11.60	16.91' (RT)	CRIMSON CLOVER DRIVE	7043.55		RAMP MID PT
29	18+10.18	17.07' (LT)	CRIMSON CLOVER DRIVE	7043.47		RAMP MID PT
30	18+21.31	16.94' (RT)	CRIMSON CLOVER DRIVE	7043.62		RAMP PT
31	18+18.96	17.04' (LT)	CRIMSON CLOVER DRIVE	7043.57		RAMP PT
32	18+26.67	16.17' (RT)	CRIMSON CLOVER DRIVE	7043.68		C&G TRANSITION
33	18+23.49	16.19' (LT)	CRIMSON CLOVER DRIVE	7043.62		C&G TRANSITION
34B	21+88.15	17.00' (RT)	CRIMSON CLOVER DRIVE	7063.23		PCR
34A	21+78.15	16.17' (RT)	CRIMSON CLOVER DRIVE	7062.90		C&G TRANSITION
34	21+65.65	16.17' (RT)	CRIMSON CLOVER DRIVE	7062.40		PT
35A	21+78.15	16.17' (LT)	CRIMSON CLOVER DRIVE	7062.90		C&G TRANSITION
35B	21+88.15	17.00' (LT)	CRIMSON CLOVER DRIVE	7063.23		PCR
35	21+65.65	16.17' (LT)	CRIMSON CLOVER DRIVE	7062.40		PT
36	21+94.65	18.06' (RT)	CRIMSON CLOVER DRIVE	7063.41		RAMP MID PT
37	21+94.65	18.06' (LT)	CRIMSON CLOVER DRIVE	7063.37		RAMP MID PT

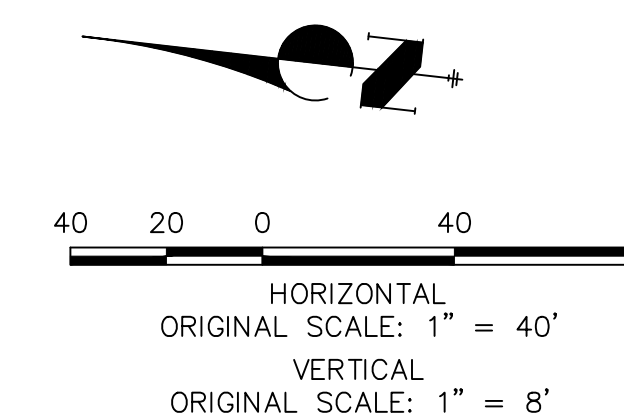
CRIMSON CLOVER DRIVE PROFILE 1 STA 15+00.00 TO 22+50.00



AS-BUILTS
05/24/2023
SF-2123



- NOTES**
- ALL PROFILE ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
 - ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
 - SEE SHEET 2 FOR LEGEND.
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EPC PCD 1/31/22

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, INC.

J.R. ENGINEERING
A Westman Company
Central 300-740-9888 • Colorado Springs 719-583-2693
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE: 1"=40'
V-SCALE: 1"=8'
DATE: 11/11/21
DESIGNED BY: XXX
DRAWN BY: CRB
CHECKED BY: [Signature]

ROADWAY PLAN AND PROFILE

CLOVERLEAF FILING NO. 2

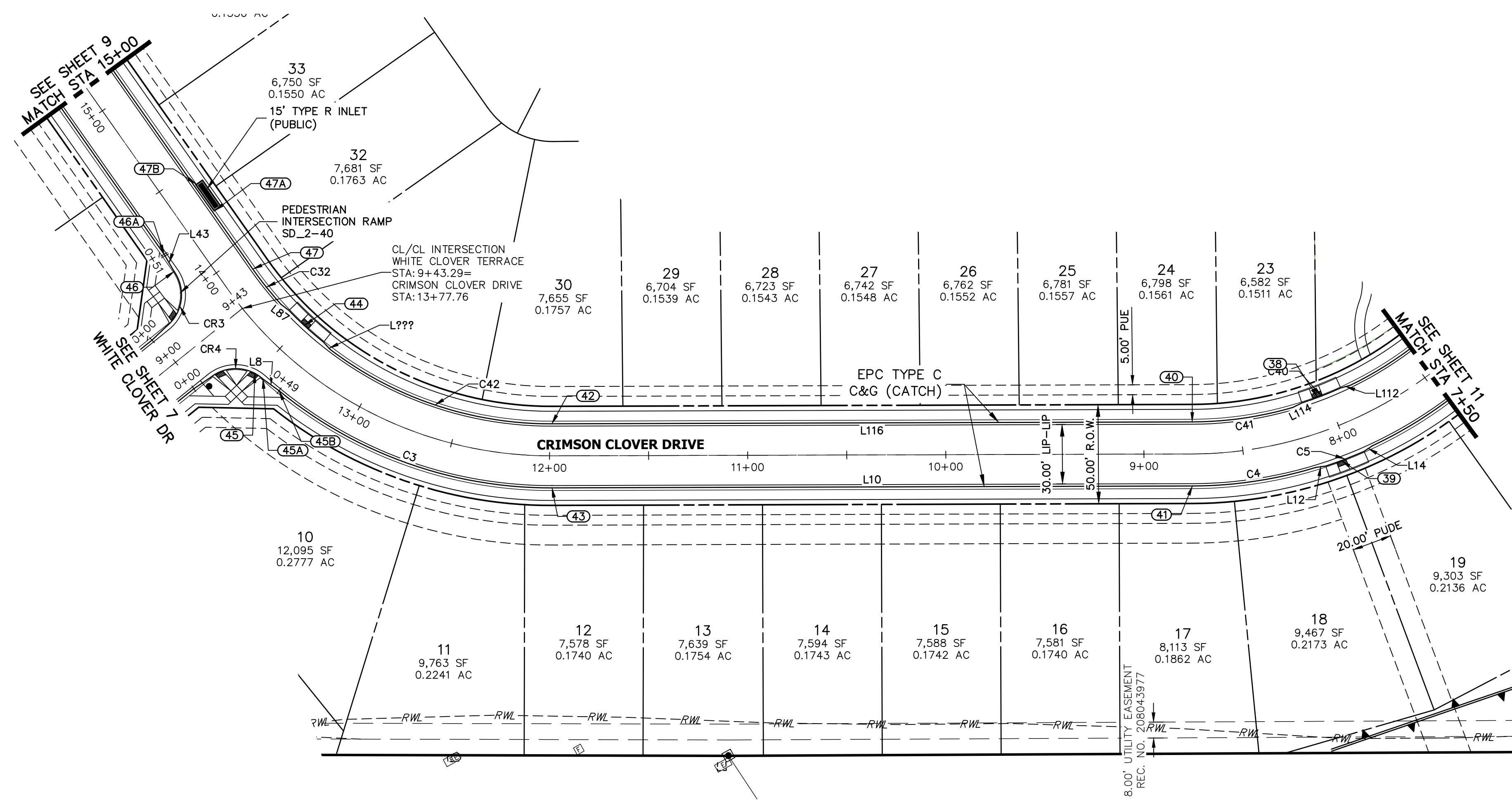
SHEET 9 OF 20

JOB NO. 25158.01

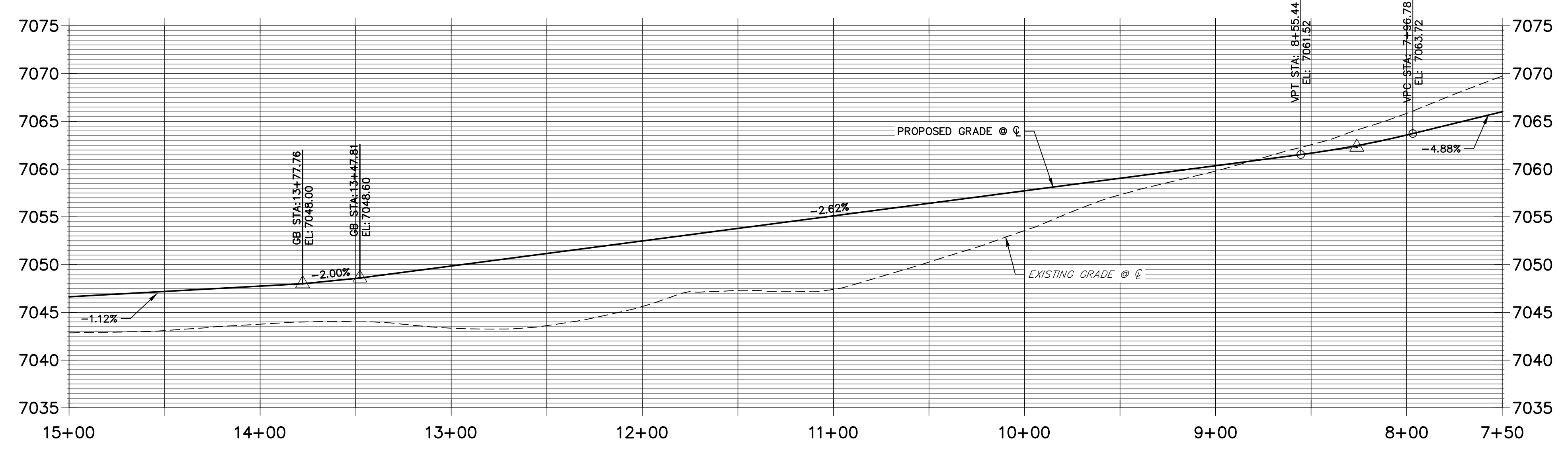
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PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DR., STE. 100
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
719-476-0800
JDESJARDIN@PROTERRACO.COM

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



LINE	BEARING	DISTANCE
L8	S24°49'55"E	10.05'
L10	S60°56'23"E	323.19'
L12	S68°52'04"E	5.06'
L14	N85°23'23"E	5.06'
L16	N28°37'08"E	53.45'
L43	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°56'23"W	323.20'

CURVE	DELTA	RADIUS	LENGTH
C3	39°32'13"	216.17'	149.17'
C4	16°12'24"	223.40'	63.19'
C5	5°27'47"	217.00'	20.69'
C6	65°35'25"	216.17'	247.46'
C32	7°06'09"	183.83'	22.79'
C40	6°35'35"	183.00'	21.06'
C41	15°21'13"	191.82'	51.40'
C42	37°24'52"	183.83'	120.04'

ROADWAY POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
38	8+04.85	17.00' (RT)	CRIMSON CLOVER DRIVE	7062.88		RAMP MID PT
39	8+04.85	17.00' (LT)	CRIMSON CLOVER DRIVE	7062.88		RAMP MID PT
40	8+75.60	16.17' (RT)	CRIMSON CLOVER DRIVE	7060.60		PT
41	8+75.60	16.17' (LT)	CRIMSON CLOVER DRIVE	7060.60		PT
42	11+98.79	16.17' (RT)	CRIMSON CLOVER DRIVE	7052.11		PC
43	11+98.79	16.17' (LT)	CRIMSON CLOVER DRIVE	7052.11		PC
44	13+48.87	17.00' (RT)	CRIMSON CLOVER DRIVE	7048.15		RAMP MID PT
45	13+50.64	17.67' (LT)	CRIMSON CLOVER DRIVE	7047.85		RAMP MID PT
45A	13+46.05	17.00' (LT)	CRIMSON CLOVER DRIVE	7048.09		PCR
45B	13+36.80	16.17' (LT)	CRIMSON CLOVER DRIVE	7048.49		C&G TRANSITION
46	14+12.84	17.00' (LT)	CRIMSON CLOVER DRIVE	7047.18		PCR
46A	14+22.84	16.17' (LT)	CRIMSON CLOVER DRIVE	7047.06		C&G TRANSITION
47	13+90.99	16.17' (RT)	CRIMSON CLOVER DRIVE	7047.45		PT
47A	14+26.10	17.50' (RT)	CRIMSON CLOVER DRIVE	7047.56		INLET SIDE TBC
47B	14+42.43	17.50' (RT)	CRIMSON CLOVER DRIVE	7047.38		INLET SIDE TBC

AS-BUILTS
05/24/2023
SF-2123

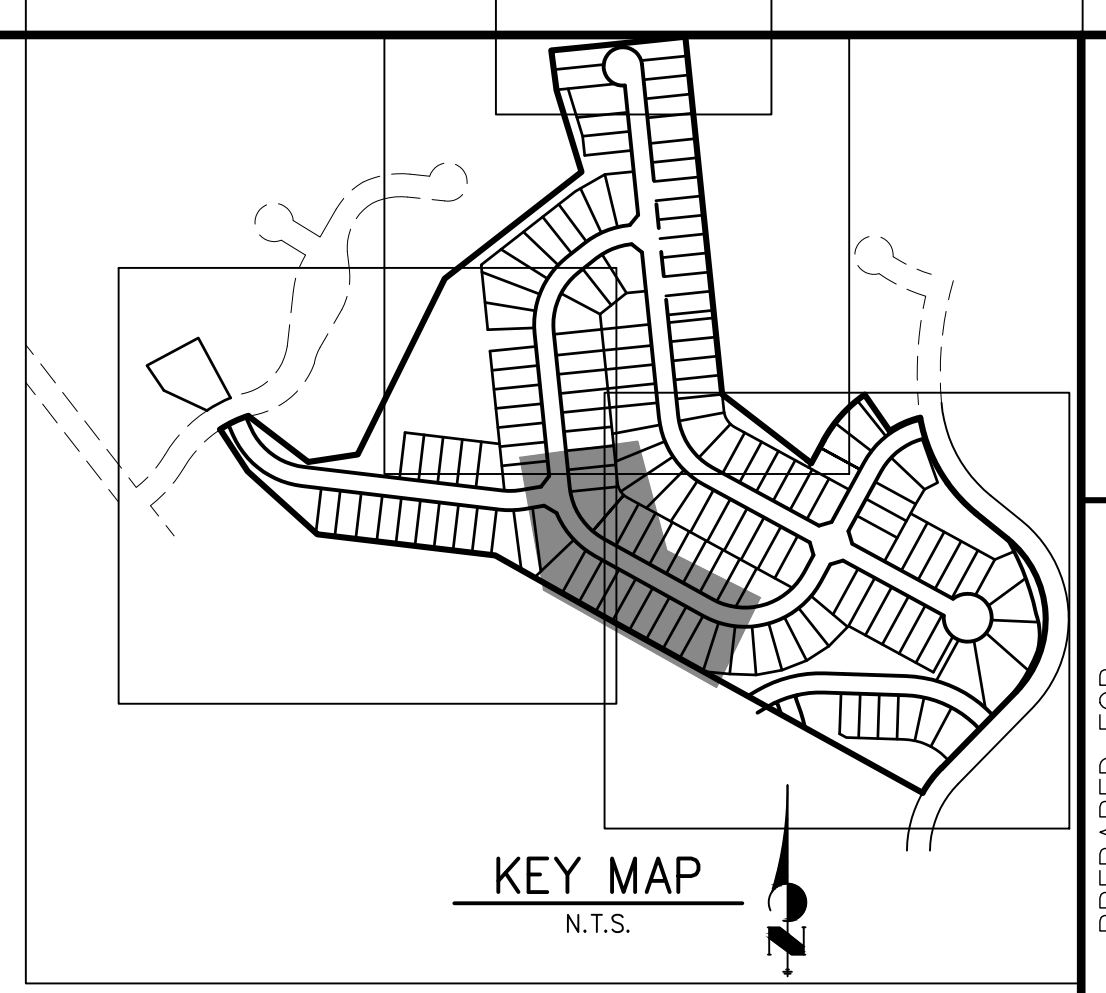
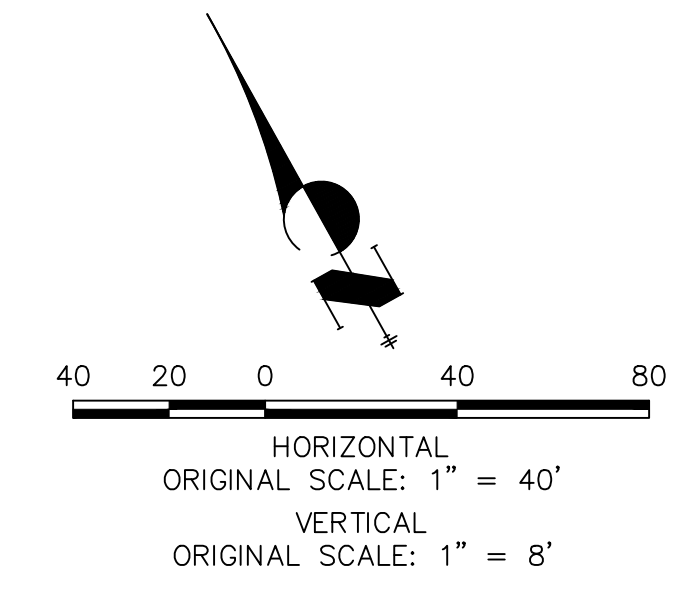
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EPC PCD 1/31/22

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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER

DATE: 11/11/21



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

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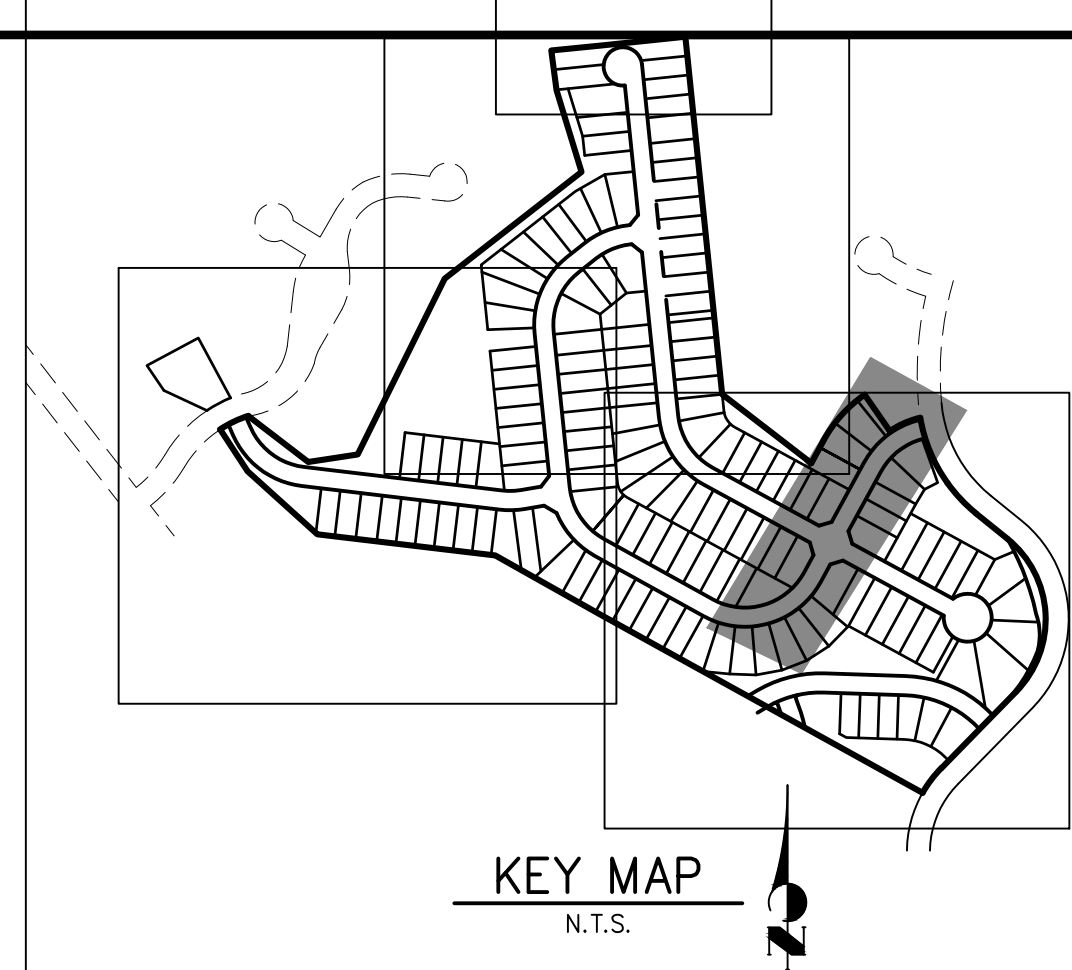
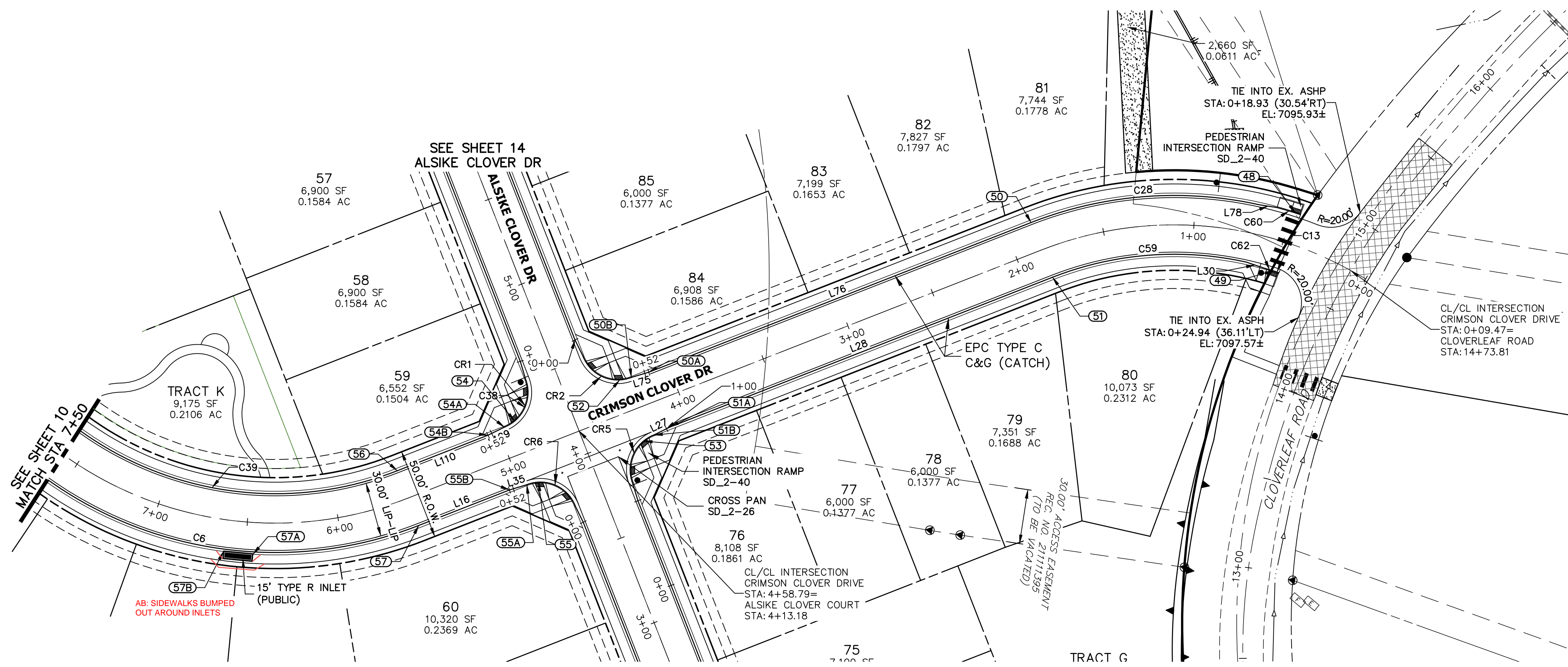
No.	REVISION	BY	DATE						
				H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1				1"=40'	1"=8'	11/11/21	XXX	CRB	

CLOVERLEAF FILING NO. 2

ROADWAY PLAN AND PROFILE

SHEET 10 OF 20

JOB NO. 25158.01



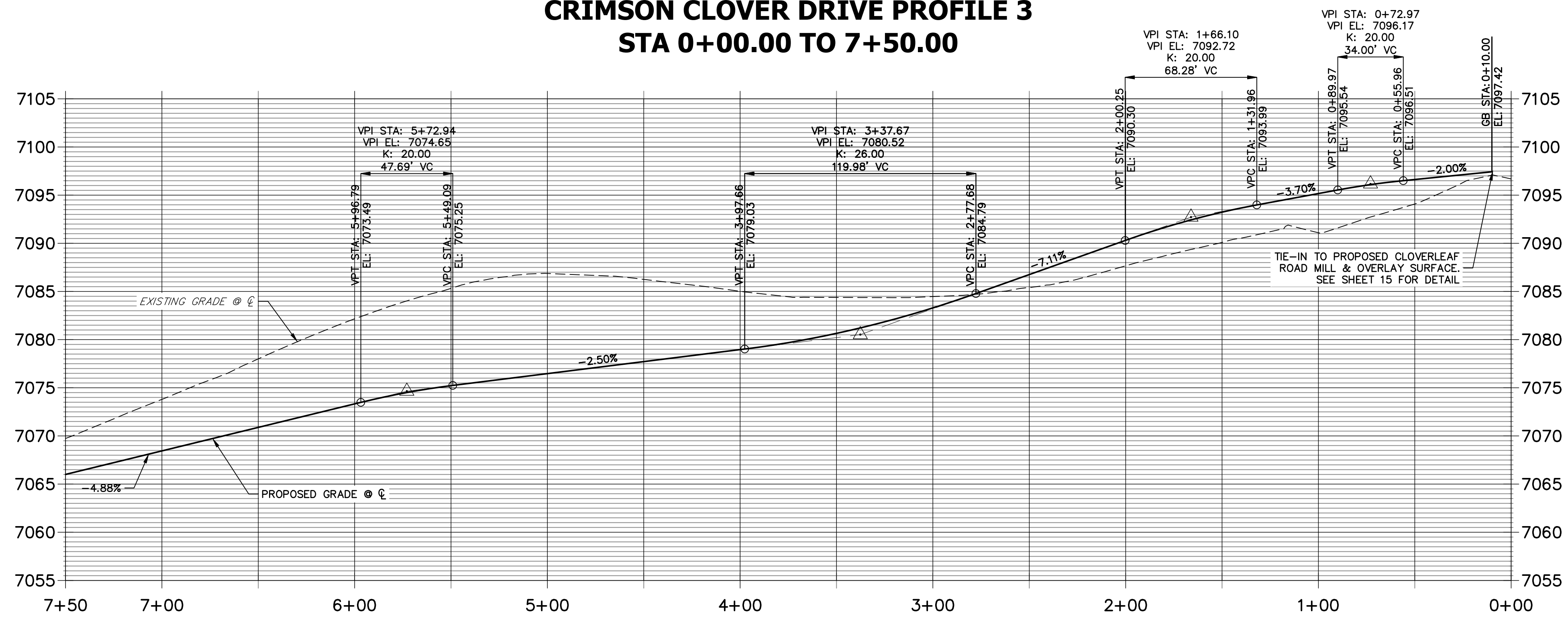
LINE TABLE

LINE	BEARING	DISTANCE
L16	N28°37'08"E	53.45'
L27	N23°51'19"E	10.03'
L28	N28°37'08"E	225.87'
L30	N68°45'34"E	10.06'
L75	N33°22'57"E	10.03'
L76	N28°37'08"E	225.87'
L78	N59°01'03"E	10.06'
L107	S56°37'03"E	10.03'
L109	S23°51'19"W	10.03'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C6	65°35'25"	216.17'	247.46'
C13	7°03'10"	18.00'	2.22'
C28	33°49'29"	216.17'	127.62'
C38	90°00'00"	20.50'	32.20'
C39	64°41'55"	183.83'	207.59'
C59	33°49'29"	183.83'	108.53'
C60	3°33'44"	217.00'	13.49'

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



ROADWAY POINT TABULATION

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
48	0+48.42	17.00' (RT)	CRIMSON CLOVER DRIVE	7096.19		RAMP MID PT
49	0+50.18	17.00' (LT)	CRIMSON CLOVER DRIVE	7096.14		RAMP MID PT
50	1+85.42	16.17' (RT)	CRIMSON CLOVER DRIVE	7090.89		PT
50A	4+11.29	16.17' (RT)	CRIMSON CLOVER DRIVE	7078.29		C&G TRANSITION
50B	4+21.29	17.00' (RT)	CRIMSON CLOVER DRIVE	7077.83		PCR
51	1+85.42	16.17' (LT)	CRIMSON CLOVER DRIVE	7090.89		PT
51B	4+21.29	17.00' (LT)	CRIMSON CLOVER DRIVE	7077.97		PCR
51A	4+11.29	16.17' (LT)	CRIMSON CLOVER DRIVE	7078.29		C&G TRANSITION
52	4+27.79	18.06' (RT)	CRIMSON CLOVER DRIVE	7077.54		RAMP MID PT
53	4+27.79	18.06' (LT)	CRIMSON CLOVER DRIVE	7077.87		RAMP MID PT
54B	5+06.29	16.17' (RT)	CRIMSON CLOVER DRIVE	7075.91		C&G TRANSITION
54A	4+96.29	17.00' (RT)	CRIMSON CLOVER DRIVE	7076.11		PCR
54	4+89.79	18.06' (RT)	CRIMSON CLOVER DRIVE	7076.25		RAMP MID PT
55B	5+06.29	16.17' (LT)	CRIMSON CLOVER DRIVE	7075.91		C&G TRANSITION
55A	4+96.29	17.00' (LT)	CRIMSON CLOVER DRIVE	7076.20		PCR
55	4+89.79	18.06' (LT)	CRIMSON CLOVER DRIVE	7076.43		RAMP MID PT
56	5+59.90	16.17' (RT)	CRIMSON CLOVER DRIVE	7074.55		PC
57	5+59.90	16.17' (LT)	CRIMSON CLOVER DRIVE	7074.55		PC
57B	6+60.94	17.50' (LT)	CRIMSON CLOVER DRIVE	7070.43		INLET SIDE TBC
57A	6+45.92	17.50' (LT)	CRIMSON CLOVER DRIVE	7071.17		INLET SIDE TBC

NOTES

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AS-BUILTS
05/24/2023
SF-2123

Mike Bramlett
32314
PROFESSIONAL ENGINEER

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Know what's below.
Call before you dig.

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
DATE: 11/11/21
32314

FOR AND ON BEHALF OF JR ENGINEERING, LLC
LOCAL ENGINEER

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

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COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
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JDESJARDIN@PROTERRACO.COM

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BY: _____ DATE: _____

No. REVISION: _____

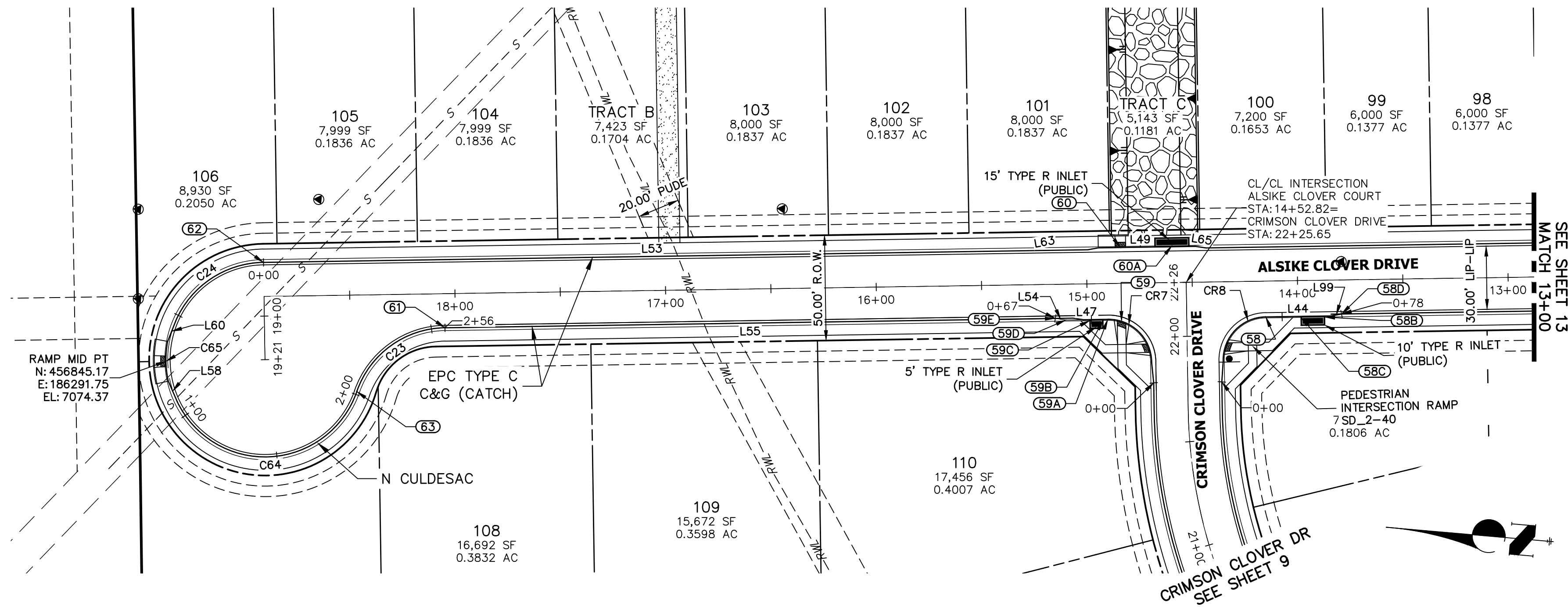
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DATE: 11/11/21
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ROADWAY PLAN AND PROFILE

SHEET 11 OF 20
JOB NO. 25158.01

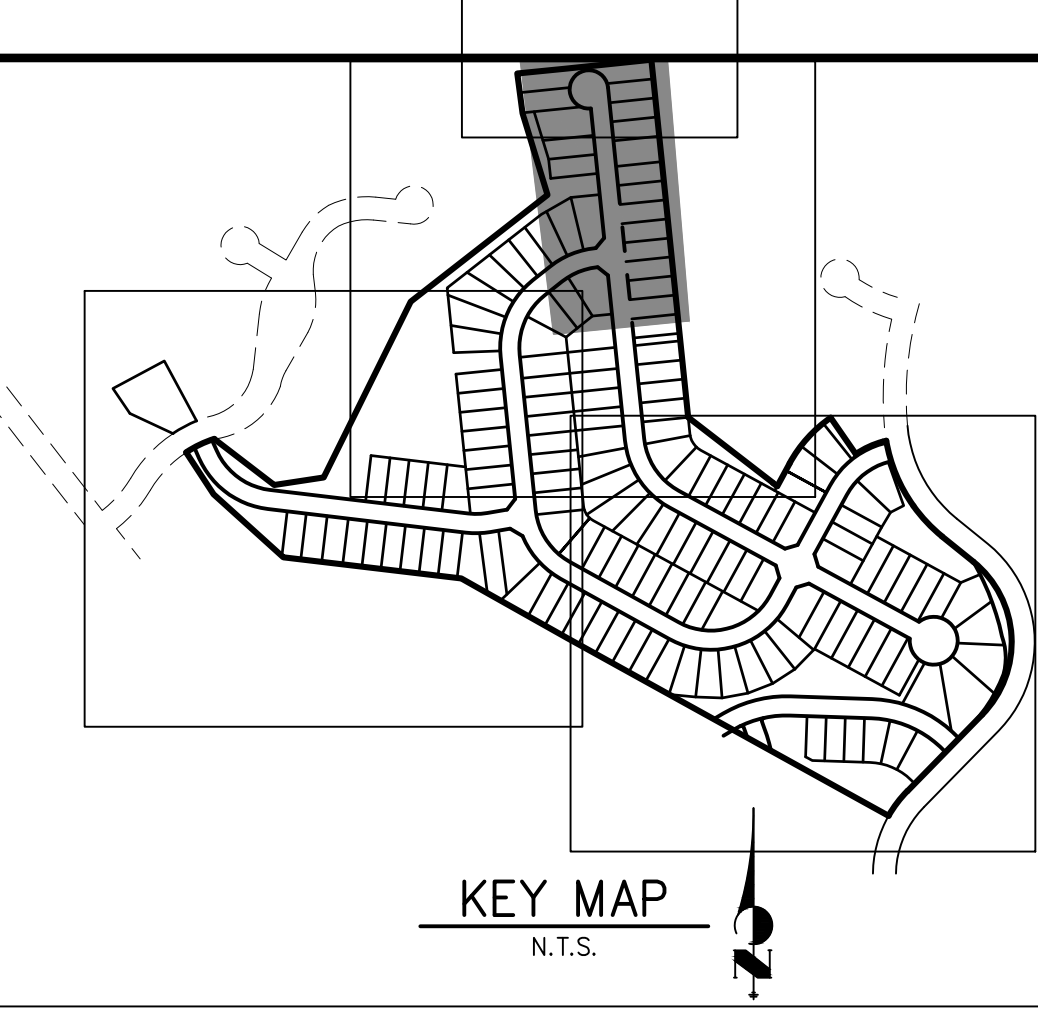
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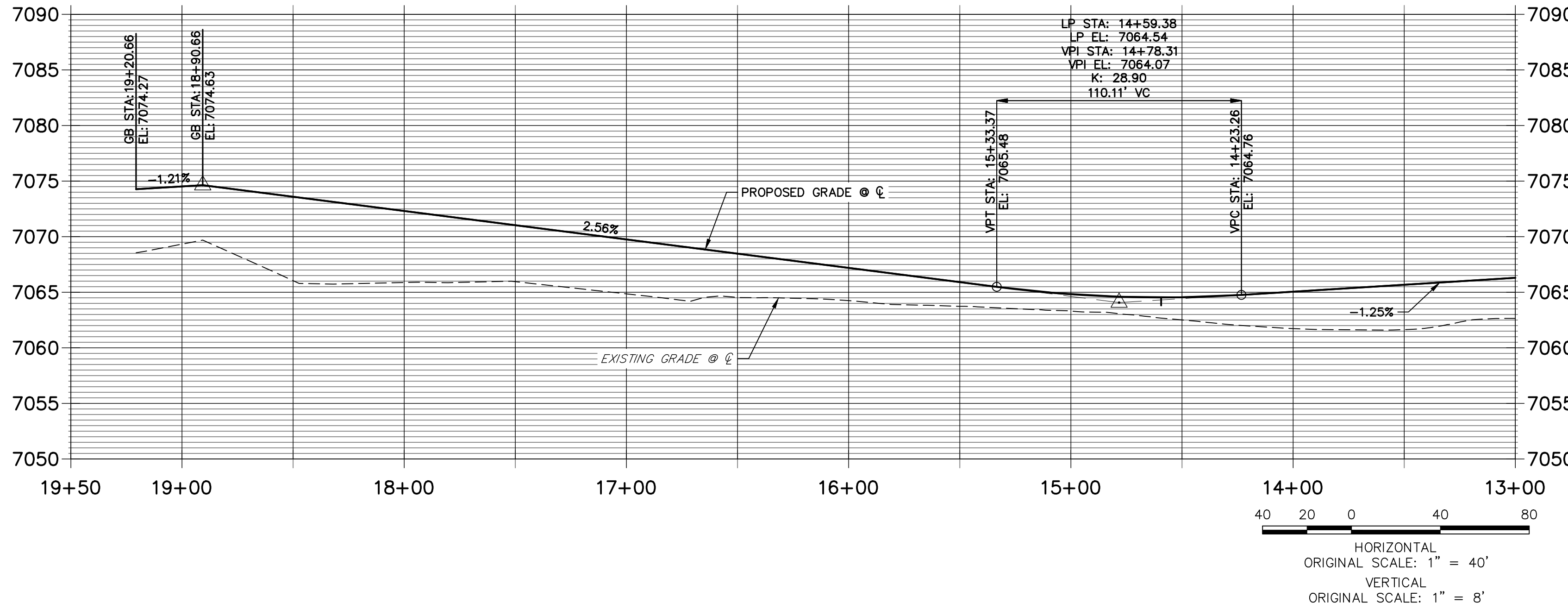
LINE	BEARING	DISTANCE
L44	S05°52'43"E	30.99'
L47	N05°52'43"W	19.90'
L49	S05°52'43"E	68.50'
L53	S05°52'42"E	369.01'
L54	N03°35'02"E	5.07'
L55	N05°52'43"W	289.77'
L58	N61°32'49"E	10.36'
L60	S73°25'41"E	10.36'
L63	S15°19'07"E	5.07'
L65	S03°33'54"W	5.07'
L99	S15°20'27"E	5.07'

CURVE	DELTA	RADIUS	LENGTH
C23	70°00'37"	45.00'	54.99'
C24	65°44'55"	46.17'	52.98'
C64	135°38'05"	46.17'	109.30'
C65	23°09'44"	47.00'	19.00'

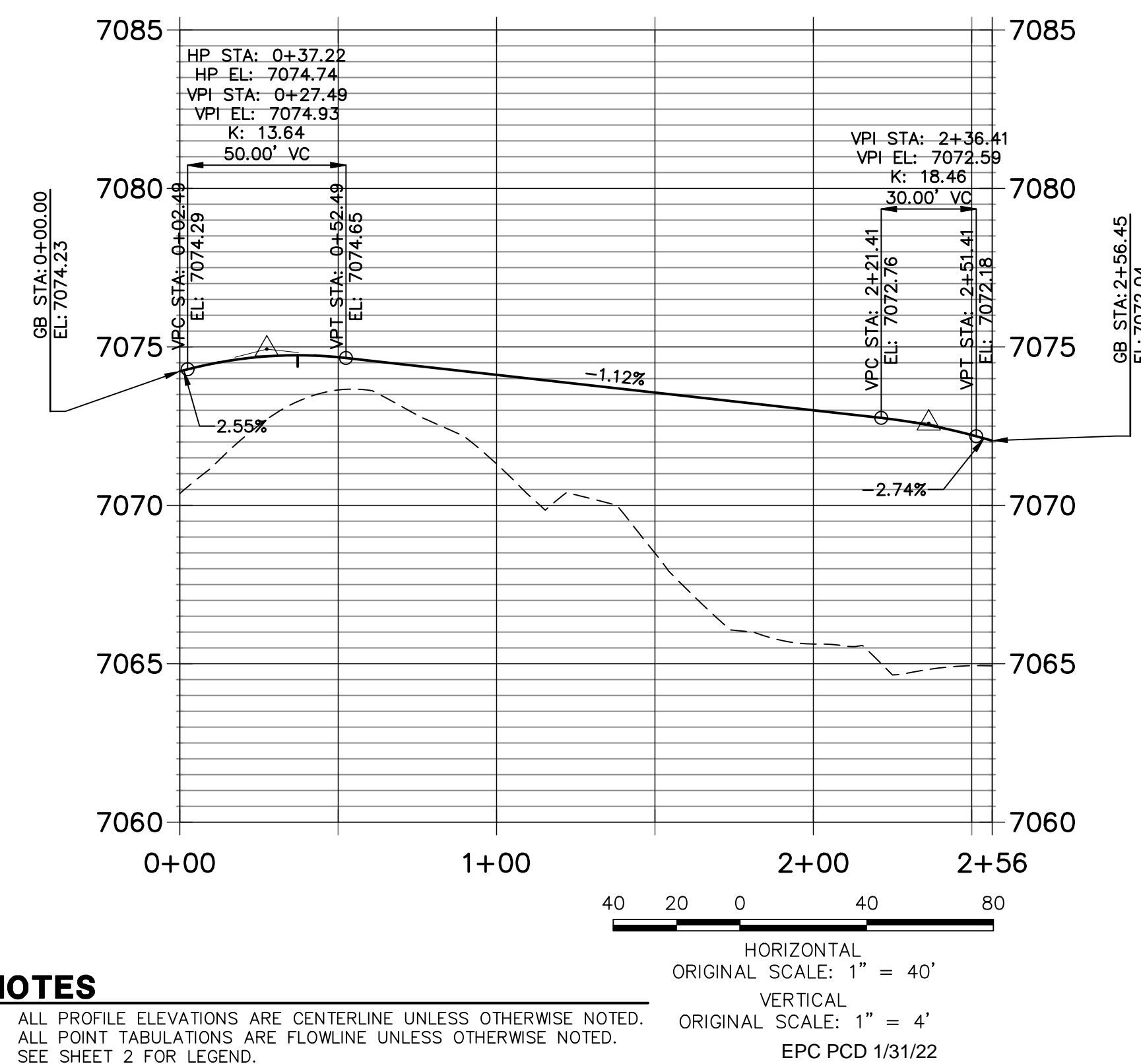
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
58	14+15.32	17.00' (LT)	ALSIKE CLOVER COURT	7064.26		PCR
58B	13+87.33	17.50' (LT)	ALSIKE CLOVER COURT	7065.25		INLET SIDE TBC
58C	13+98.66	17.50' (LT)	ALSIKE CLOVER COURT	7065.07		INLET SIDE TBC
58D	13+79.33	16.17' (LT)	ALSIKE CLOVER COURT	7064.91		C&G TRANSITION
59	14+83.82	18.06' (LT)	ALSIKE CLOVER COURT	7063.98		RAMP MID PT
59A	14+90.32	17.00' (LT)	ALSIKE CLOVER COURT	7064.19		PCR
59B	14+92.55	17.50' (LT)	ALSIKE CLOVER COURT	7064.73		INLET SIDE TBC
59C	14+98.89	17.50' (LT)	ALSIKE CLOVER COURT	7064.83		INLET SIDE TBC
59D	15+10.22	17.00' (LT)	ALSIKE CLOVER COURT	7064.53		C&G TRANSITION
59E	15+15.22	16.17' (LT)	ALSIKE CLOVER COURT	7064.71		C&G TRANSITION
60	14+83.82	17.00' (RT)	ALSIKE CLOVER COURT	7064.19		RAMP MID PT
60A	14+59.38	17.50' (RT)	ALSIKE CLOVER COURT	7064.62		LP/ INLET MID TBC
61	18+04.98	16.17' (LT)	ALSIKE CLOVER COURT	7072.04		PT/END N CULDESAC
62	18+90.66	16.17' (RT)	ALSIKE CLOVER COURT	7074.23		PC/BEGIN N CULDESAC
63	18+47.27	45.78' (LT)	ALSIKE CLOVER COURT	7072.97		PRC



ALSIKE CLOVER COURT PROFILE 1
STA 13+00.00 TO 19+50.00



N CULDESAC FL PROFILE
STA 0+00.00 TO 2+56.45



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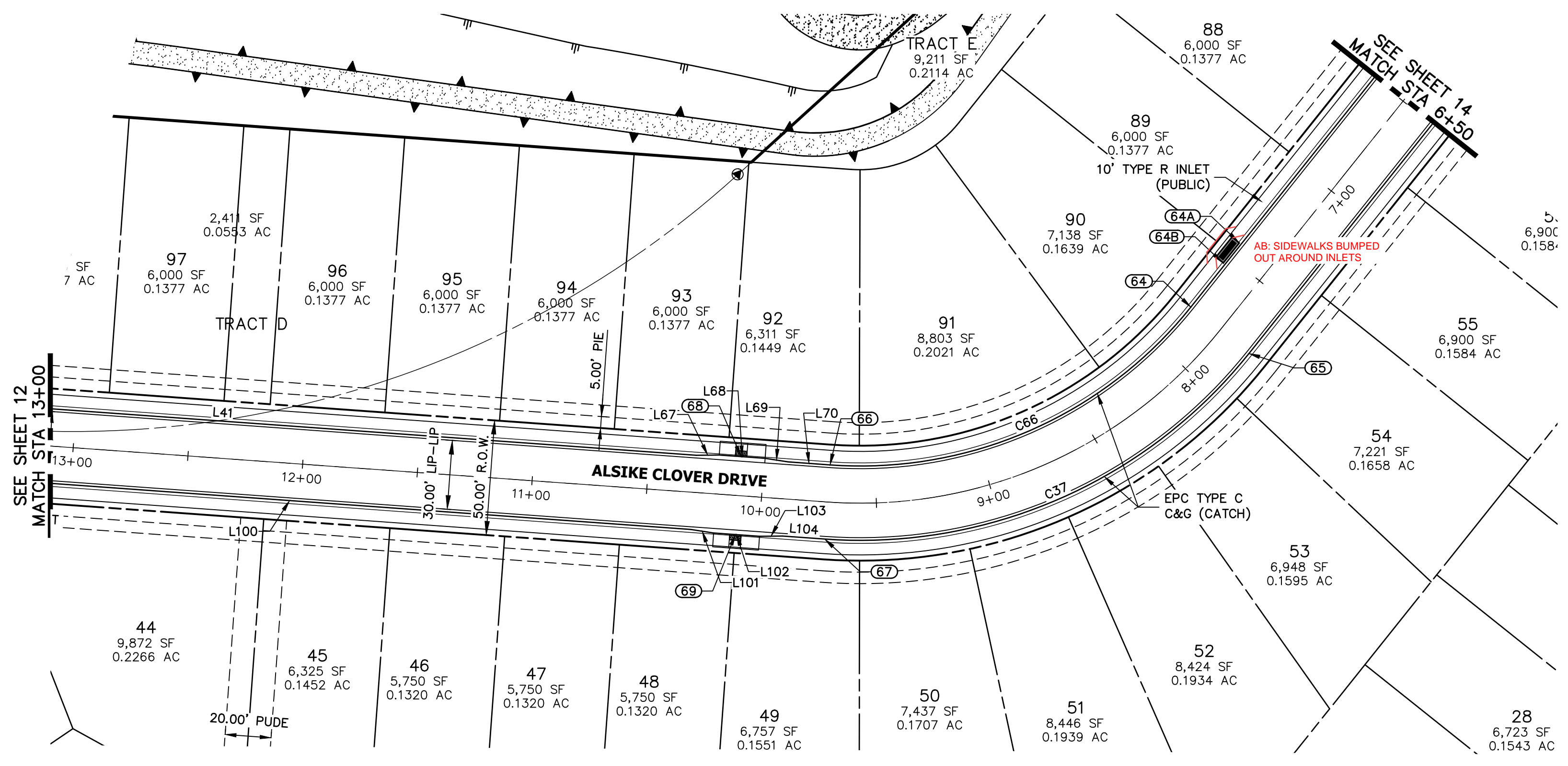
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BY	DATE

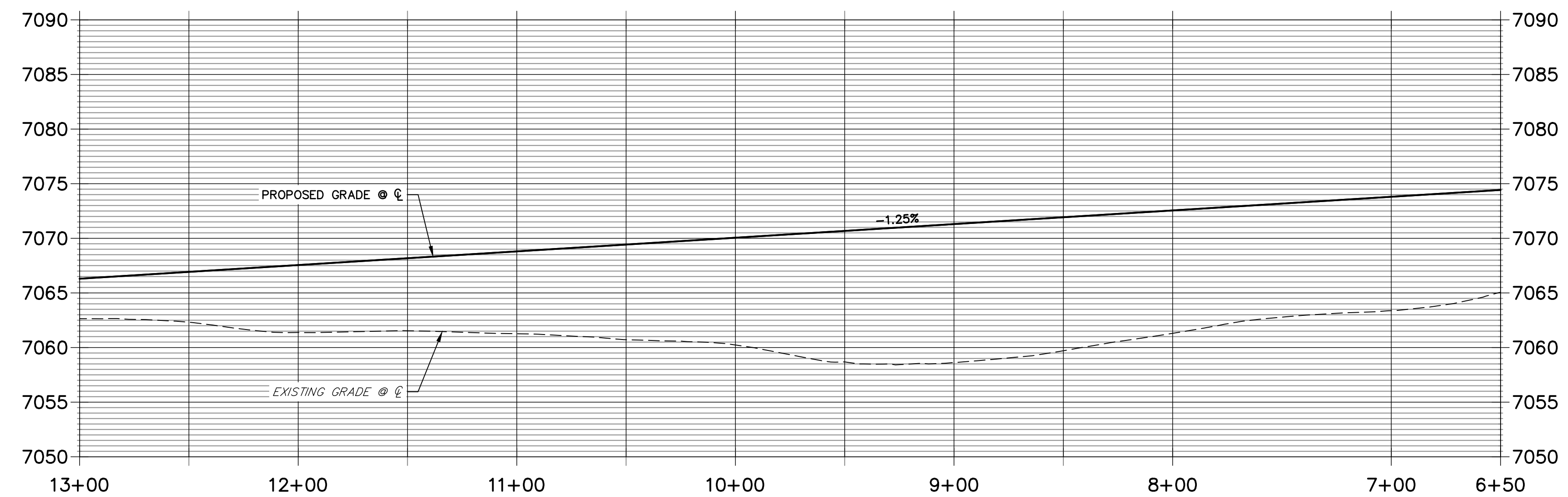
No.	REVISION

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1"=40'	VARIES	11/11/21	XXX	CRB	

CLOVERLEAF FILING NO. 2
 ROADWAY PLAN AND PROFILE
 SHEET 12 OF 20
 JOB NO. 25158.01



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



LINE	BEARING	DISTANCE
L41	S05°52'42"E	413.50'
L67	S10°38'26"E	10.03'
L68	S05°52'43"E	20.00'
L69	S01°06'56"E	10.03'
L70	S05°52'41"E	18.35'
L99	S15°20'27"E	5.07'
L100	S05°52'43"E	349.67'
L101	S01°06'54"E	10.03'
L102	S05°52'43"E	20.00'
L103	S10°38'32"E	10.03'

CURVE	DELTA	RADIUS	LENGTH
C37	55°30'09"	216.17'	209.40'
C66	55°30'09"	183.83'	178.08'

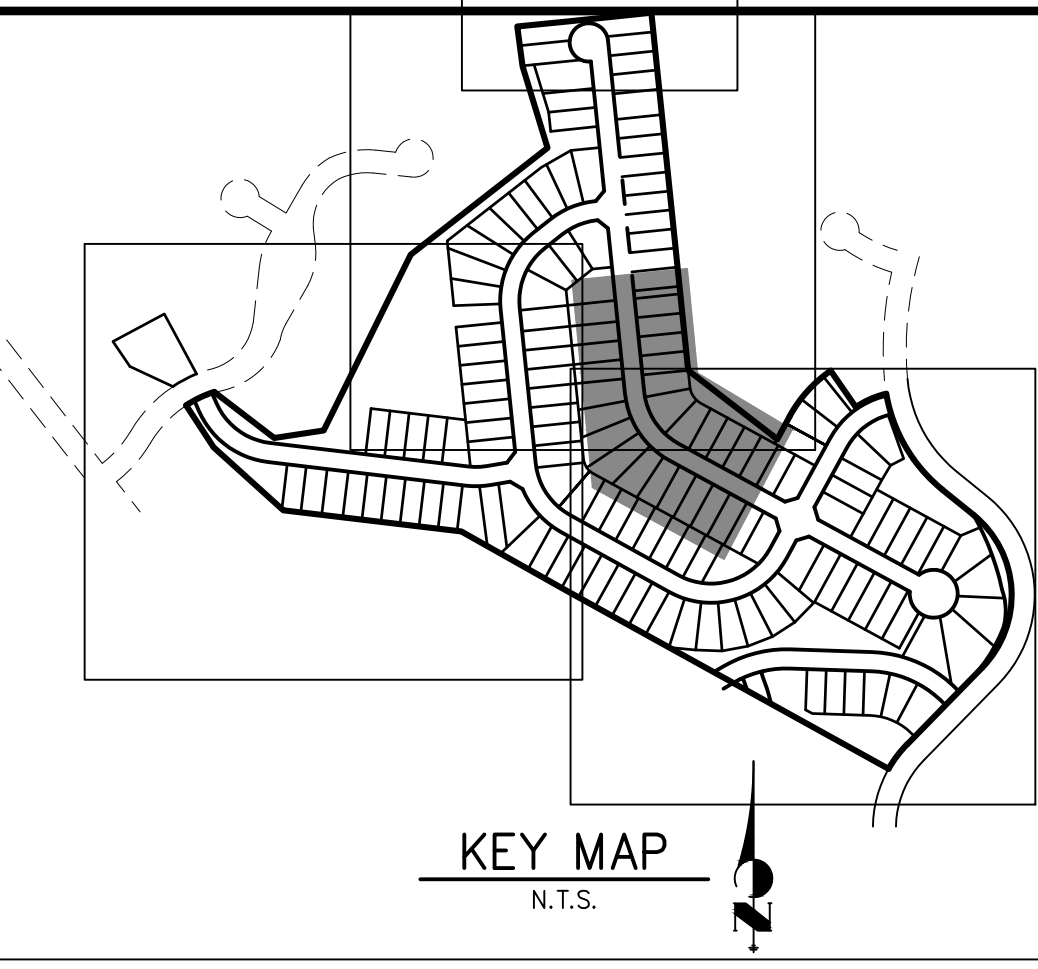
ROADWAY POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
64	7+77.57	16.17' (RT)	ALSIKE CLOVER COURT	7072.44		PC
64A	7+42.52	17.50' (RT)	ALSIKE CLOVER COURT	7073.35		INLET SIDE TBC
64B	7+53.85	17.50' (RT)	ALSIKE CLOVER COURT	7073.20		INLET SIDE TBC
65	7+77.57	16.17' (LT)	ALSIKE CLOVER COURT	7072.41		PC
66	9+71.31	16.17' (RT)	ALSIKE CLOVER COURT	7070.01		PT
67	9+71.31	16.17' (LT)	ALSIKE CLOVER COURT	7069.99		PT
68	10+10.15	17.00' (RT)	ALSIKE CLOVER COURT	7069.46		RAMP MID PT
69	10+10.15	17.00' (LT)	ALSIKE CLOVER COURT	7069.46		RAMP MID PT

AS-BUILTS
05/24/2023
SF-2123

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COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER
DATE 11/11/21

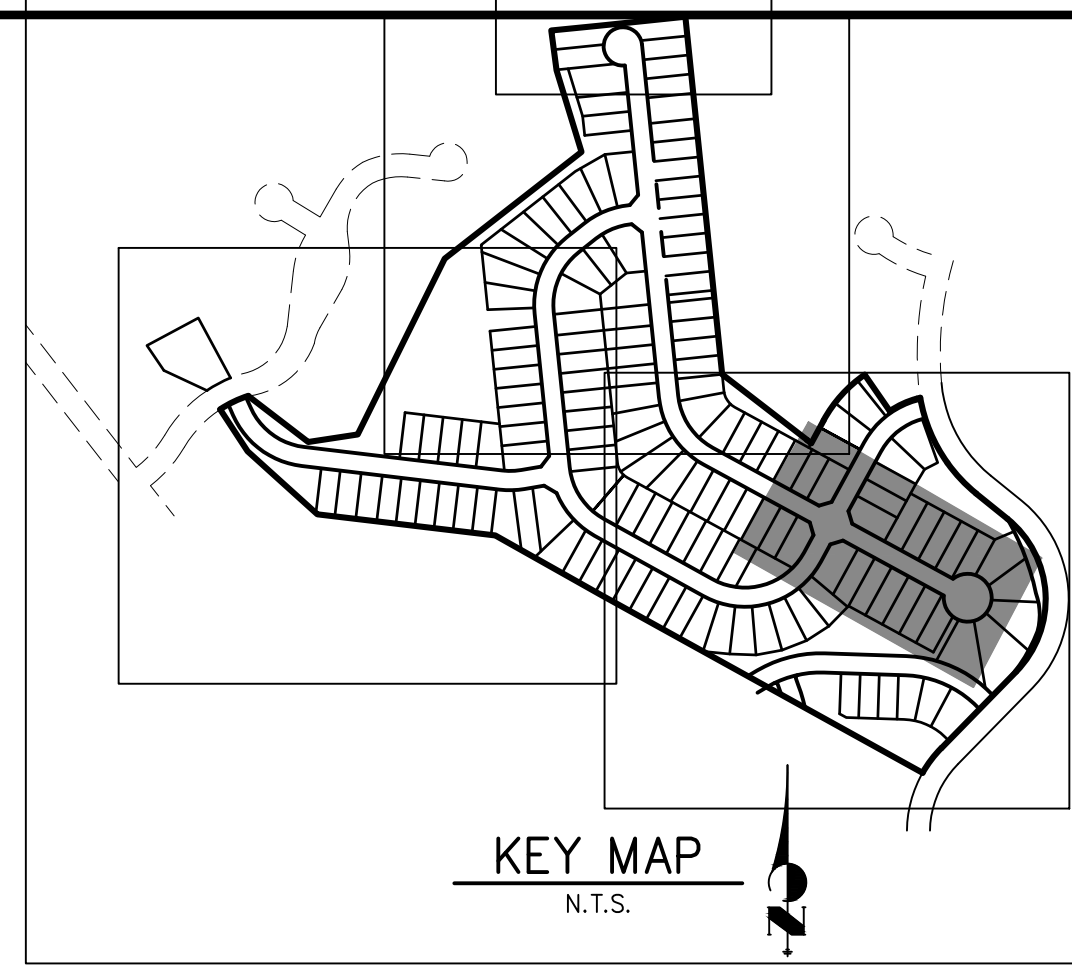
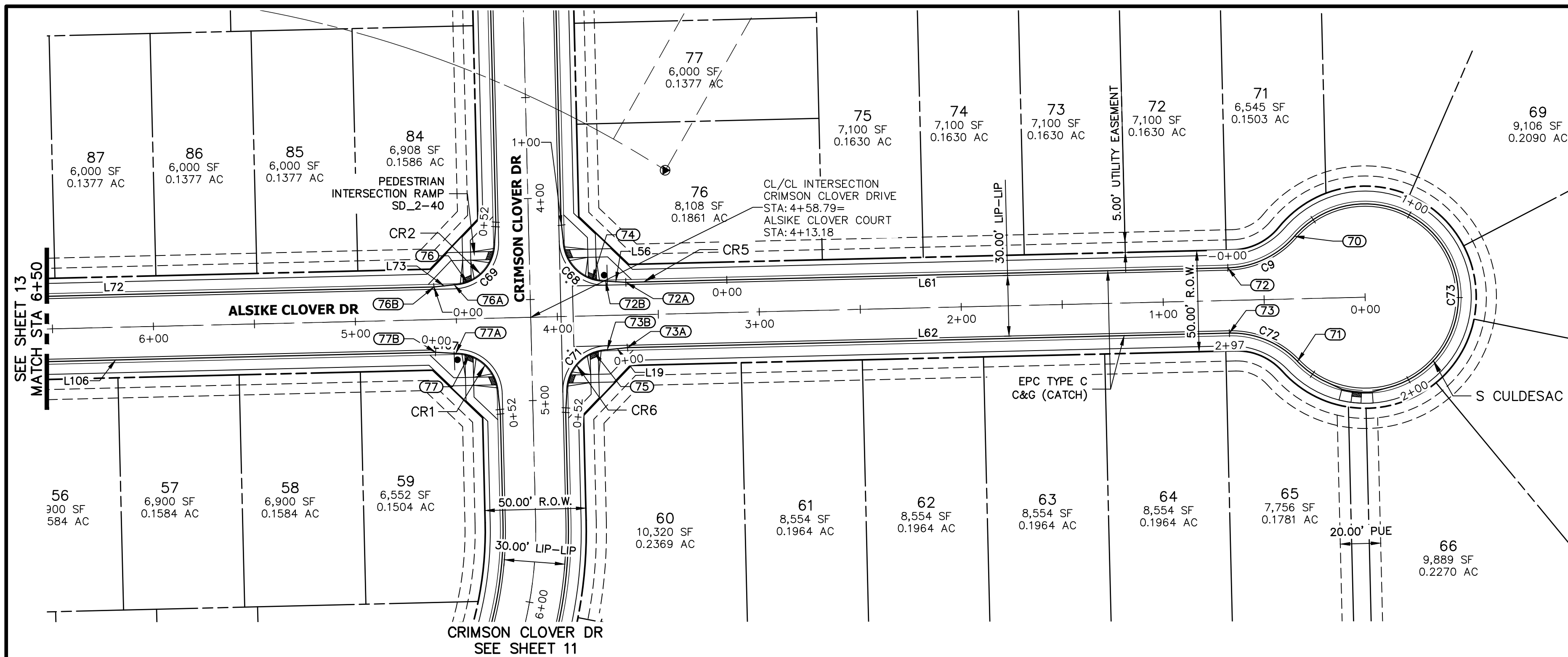


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, APPROVED FOR USES DESIGNATED BY WRITTEN AUTHORIZATION.
PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DR., STE. 100
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
719-476-0800
JDESJARDIN@PROTERRACO.COM

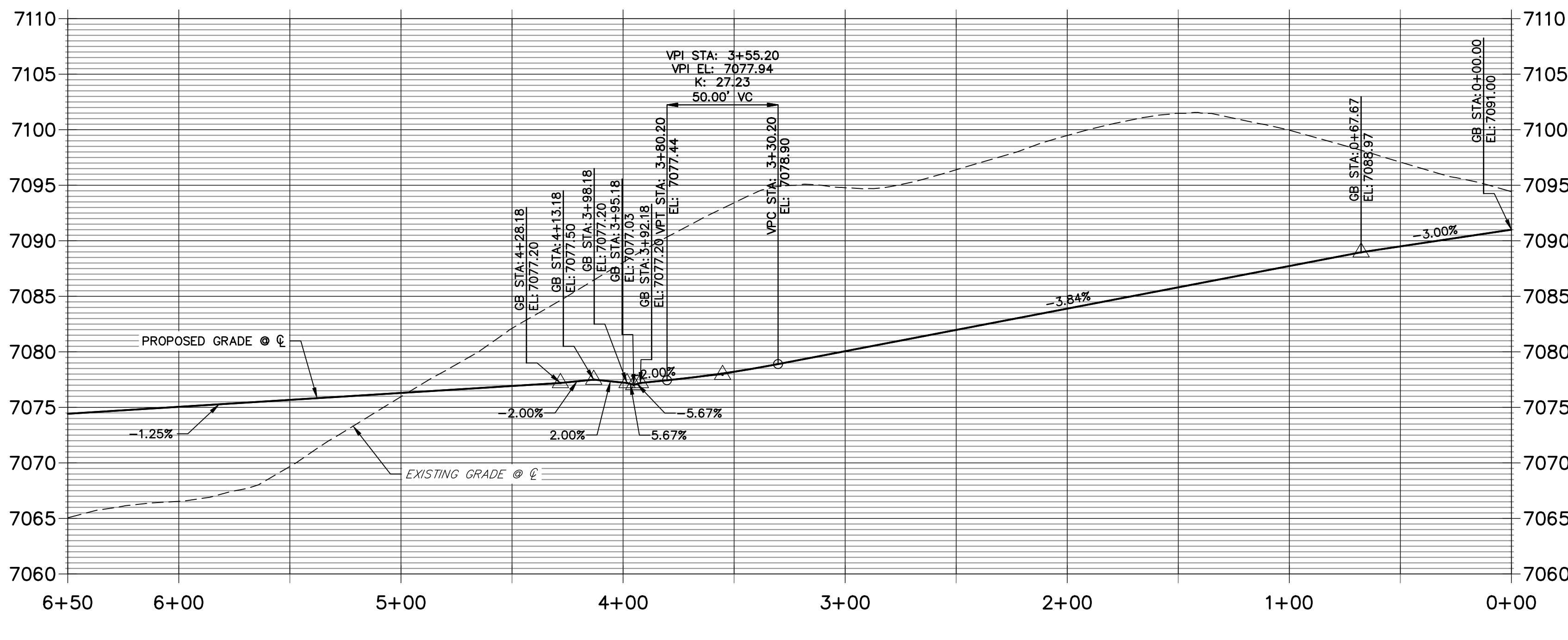
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=40'	1"=8'	11/11/21	XXX	CRB	

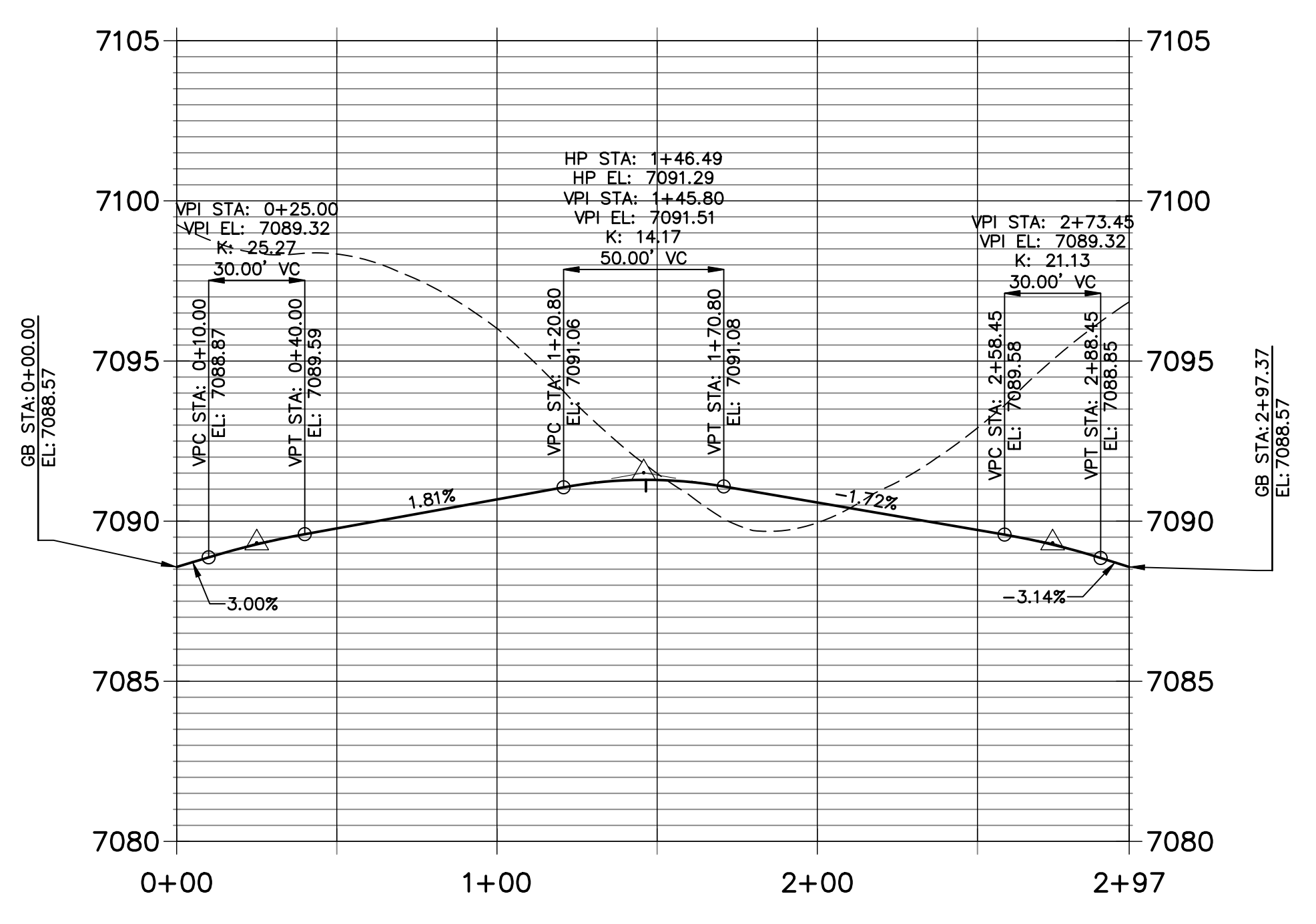
CLOVERLEAF FILING NO. 2
ROADWAY PLAN AND PROFILE
SHEET 13 OF 20
JOB NO. 25158.01



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



**S CULDESAC FL PROFILE
STA 0+00.00 TO 2+97.37**



LINE	BEARING	DISTANCE
L19	S66°08'41"E	10.03'
L56	N56°37'03"W	10.03'
L61	N61°22'52"W	298.08'
L62	S61°22'52"E	298.08'
L72	S61°22'52"E	316.88'
L73	S66°08'41"E	10.03'
L106	S61°22'52"E	316.88'
L107	S56°37'03"E	10.03'

CURVE	DELTA	RADIUS	LENGTH
C9	47°51'46"	45.00'	37.59'
C38	90°00'00"	20.50'	32.20'
C68	90°00'00"	20.50'	32.20'
C69	90°00'00"	20.50'	32.20'
C71	90°00'00"	20.50'	32.20'
C72	47°51'46"	45.00'	37.59'
C73	27°54'33"	46.17'	222.18'

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
70	0+34.24	30.98' (RT)	ALSIKE CLOVER COURT	7089.57		PRC
71	0+34.24	30.98' (LT)	ALSIKE CLOVER COURT	7089.57		PRC
72	0+67.61	16.17' (RT)	ALSIKE CLOVER COURT	7088.58		PT
72A	3+65.68	16.17' (RT)	ALSIKE CLOVER COURT	7077.99		C&G TRANSITION
72B	3+75.68	17.00' (RT)	ALSIKE CLOVER COURT	7077.73		PCR
73	0+67.61	16.17' (LT)	ALSIKE CLOVER COURT	7088.57		PT
73A	3+65.68	16.17' (LT)	ALSIKE CLOVER COURT	7077.38		C&G TRANSITION
73B	3+75.68	17.00' (LT)	ALSIKE CLOVER COURT	7077.15		PCR
74	3+82.18	18.06' (RT)	ALSIKE CLOVER COURT	7077.66		RAMP MID PT
75	3+82.18	18.06' (LT)	ALSIKE CLOVER COURT	7077.01		RAMP MID PT
76	4+44.18	18.06' (RT)	ALSIKE CLOVER COURT	7076.87		RAMP MID PT
76A	4+50.68	17.00' (RT)	ALSIKE CLOVER COURT	7076.69		PCR
76B	4+60.68	16.17' (RT)	ALSIKE CLOVER COURT	7076.39		C&G TRANSITION
77	4+44.18	18.06' (LT)	ALSIKE CLOVER COURT	7076.53		RAMP MID PT
77A	4+50.68	17.00' (LT)	ALSIKE CLOVER COURT	7076.51		PCR
77B	4+60.68	16.17' (LT)	ALSIKE CLOVER COURT	7076.39		C&G TRANSITION

HORIZONTAL
ORIGINAL SCALE: 1" = 40'
VERTICAL
ORIGINAL SCALE: 1" = 8'

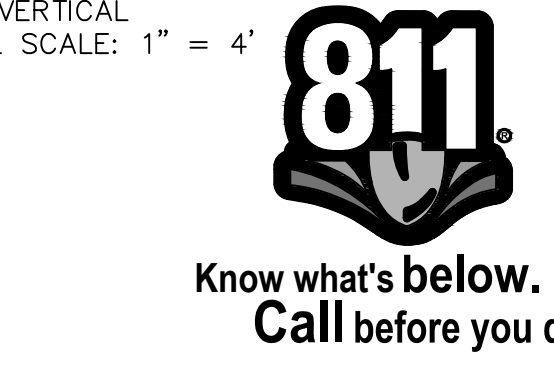
NOTES

- ALL PROFILE ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
- SEE SHEET 2 FOR LEGEND.
- SEE SHEETS 6 FOR TYPICAL STREET SECTIONS.
- SEE SHEETS 16 FOR CURB RETURN PROFILES.
- SEE SHEETS 17-18 FOR SIGNAGE AND STRIPING.
- ALL TYPE R INLETS SHALL CONFORM TO CDOT M&S M 604-12
- ALL CURB RAMPS REQUIRE A CURB AND GUTTER TYPE TRANSITION. SEE DETAIL SHEET 19.
- WHERE CONNECTING TO EXISTING ASPHALT ROADWAYS, CONTRACTOR SHALL MAKE A 2' SAWCUT TO A CLEAN VERTICAL FACE AND MATCH THE ASPHALT SECTION AND GRADE TO THE EXISTING SECTION/GRADE.
- ALL CURB RAMPS, SIDEWALKS, & CROSSWALKS PART OF THE PEDESTRIAN ACCESS ROUTE SHALL MEET ALL APPLICABLE REQUIREMENTS OF EL PASO CHAPTER 6 AND THE PROWAG REQUIREMENTS THEREIN AND THE LATEST ADA REGULATIONS

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 11/11/21
 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER



EPC PCD 1/31/22

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

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

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

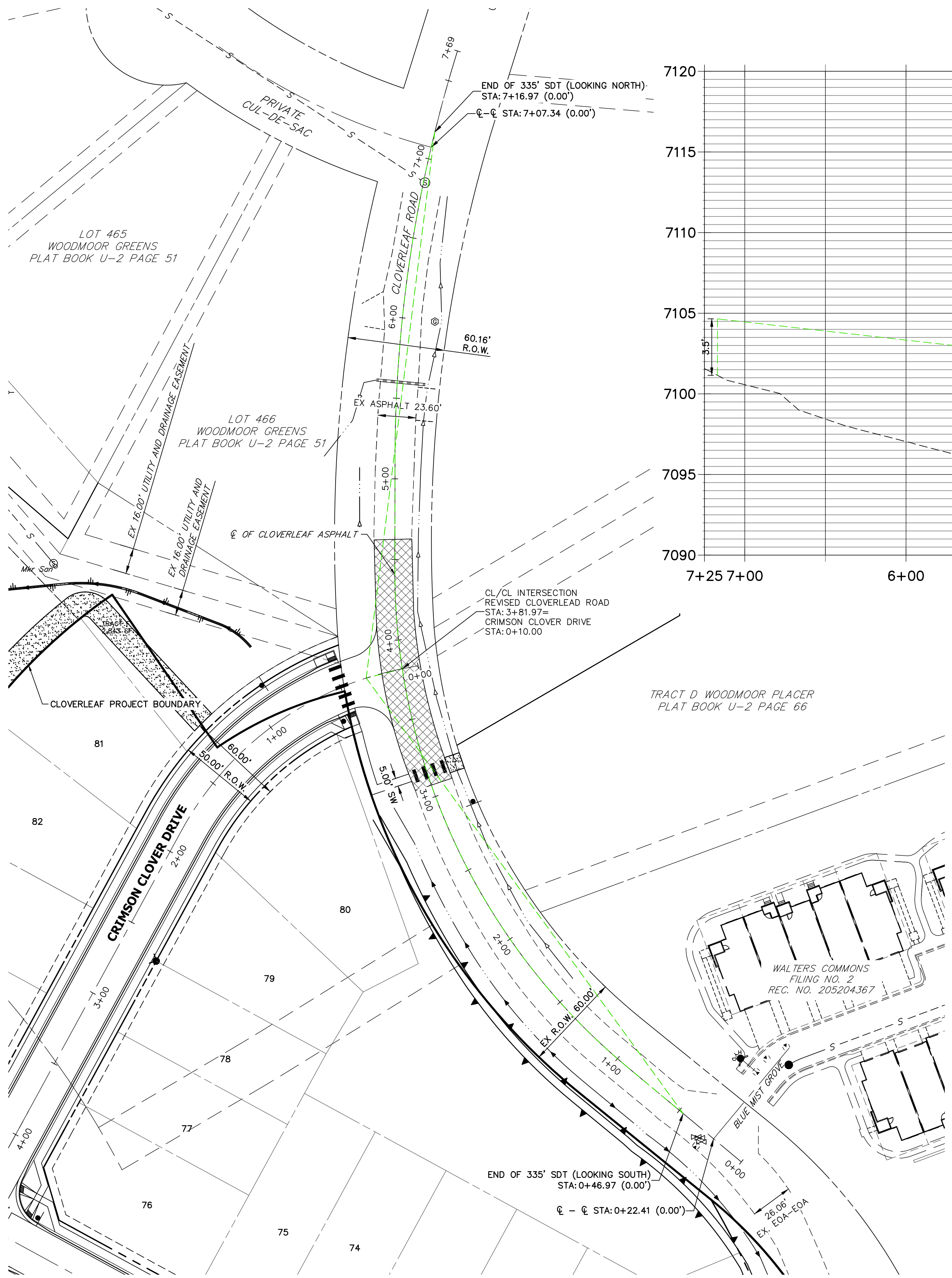
BY	DATE	REVISION

H-SCALE 1"=40'
 V-SCALE VARIES
 DATE 11/11/21
 DESIGNED BY XXX
 DRAWN BY CRB
 CHECKED BY

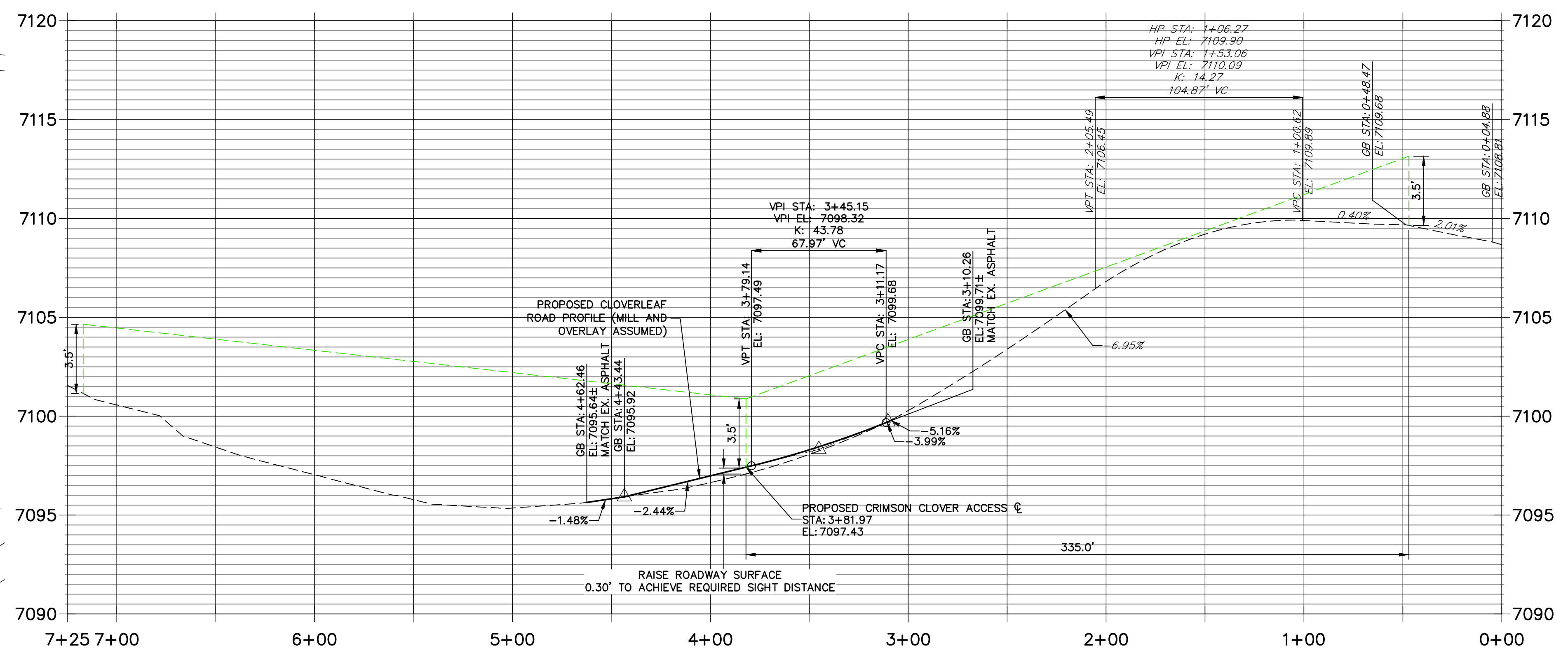
CLOVERLEAF FILING NO. 2

ROADWAY PLAN AND PROFILE

SHEET 14 OF 20
 JOB NO. 25158.01



**CLOVERLEAF ROAD PROFILE
STA 0+00.00 TO 7+25.00**



AS-BUILTS
05/24/2023
SF-2123

Mike Bramlett
32314
PROFESSIONAL ENGINEER

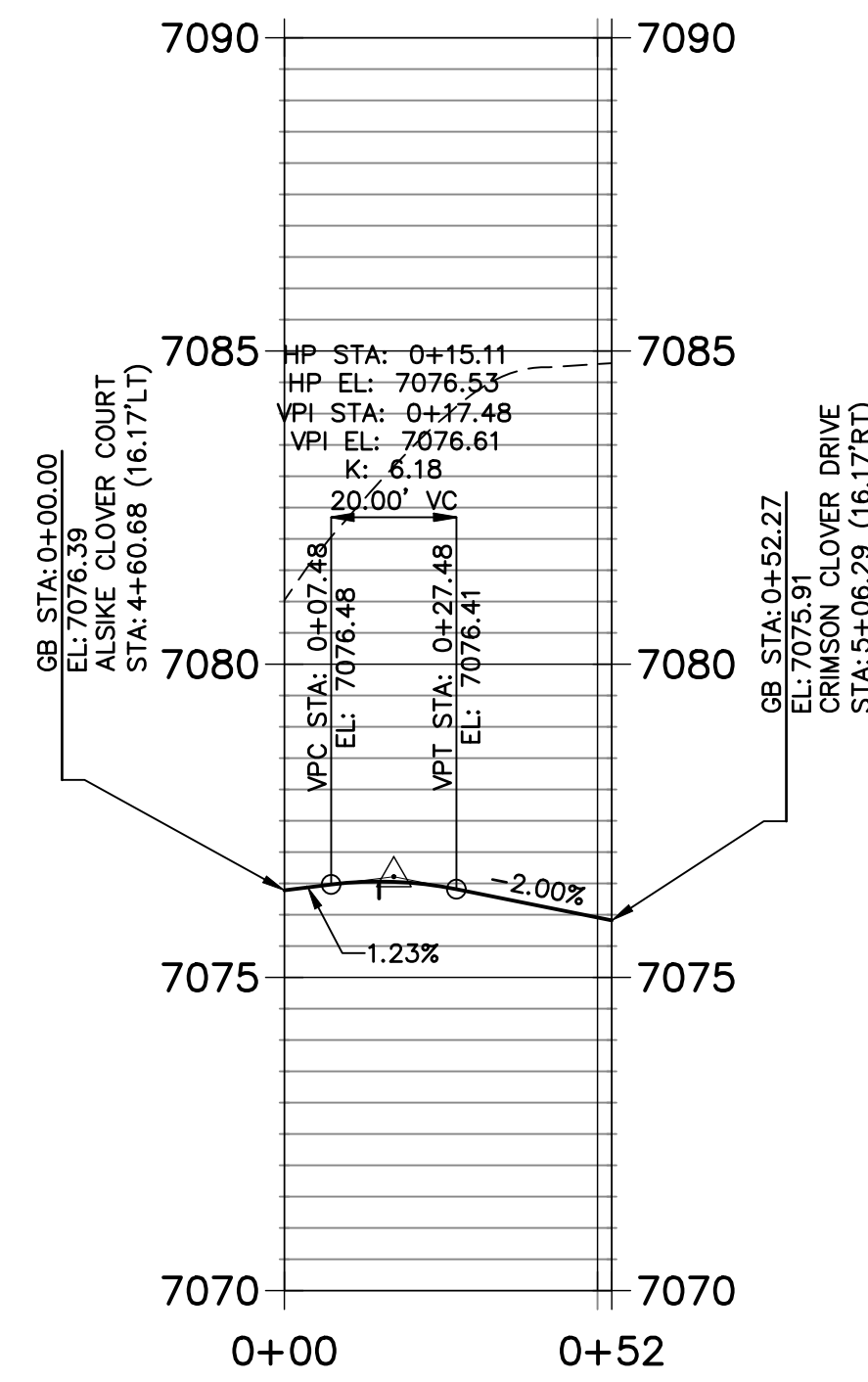
811
Know what's below.
Call before you dig.

HORIZONTAL ORIGINAL SCALE: 1" = 40'
VERTICAL ORIGINAL SCALE: 1" = 4'

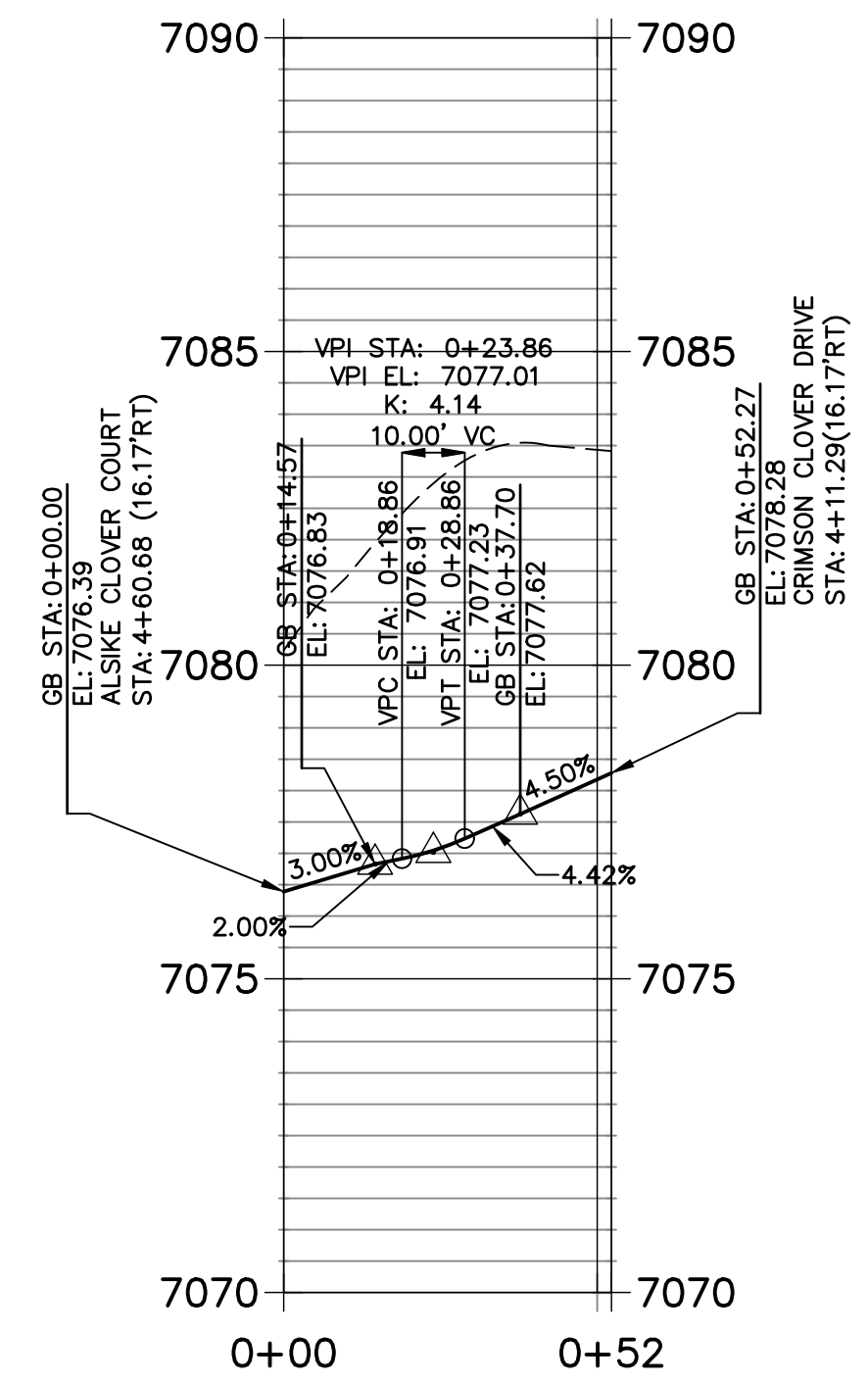
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
 MKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER
 DATE: 11/11/21

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	MONUMENT HILL CM LLC 1864 WOODMOOR DR., STE. 100 COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN 719-476-0800 JDESJARDIN@PROTERRACO.COM
<p>J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com</p>	
BY	DATE
No.	REVISION
H-SCALE	1" = 40'
V-SCALE	1" = 4'
DATE	11/11/21
DESIGNED BY	XXX
DRAWN BY	CRB
CHECKED BY	
CLOVERLEAF FILING NO. 2	
MILL AND OVERLAY PLAN	
SHEET	15 OF 20
JOB NO.	25158.01

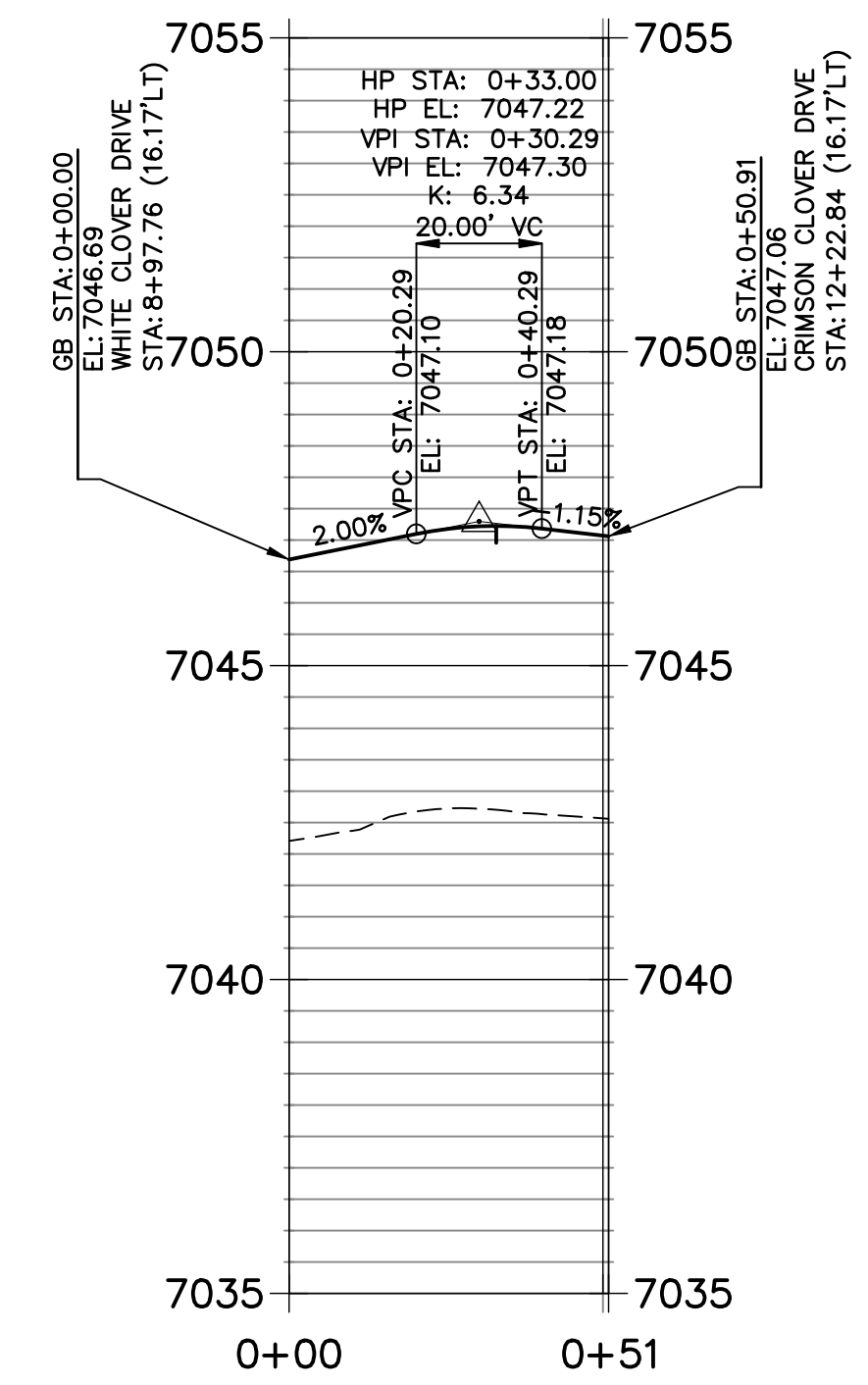
CR1 PROFILE
STA 0+00.00 TO 0+52.27



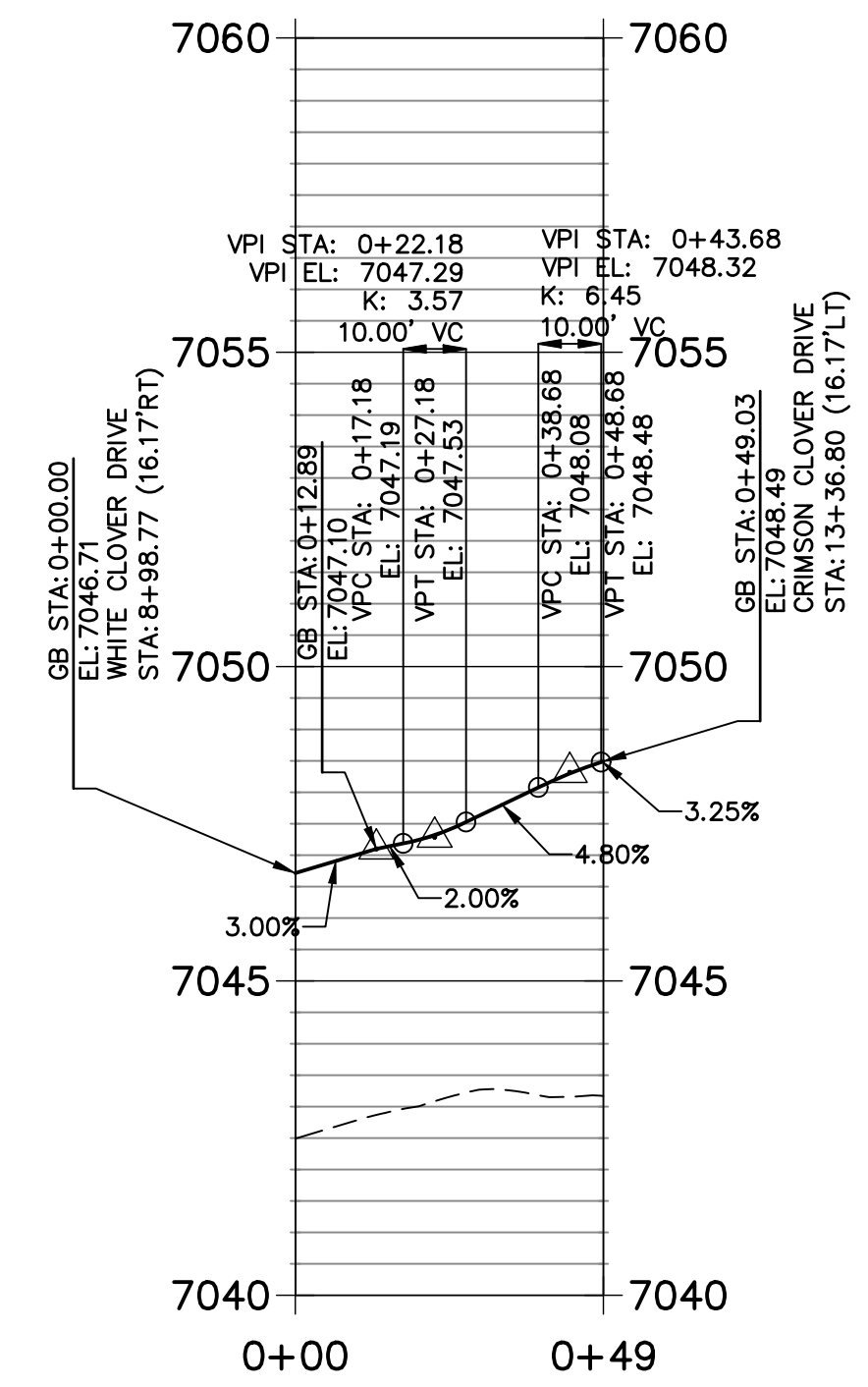
CR2 PROFILE
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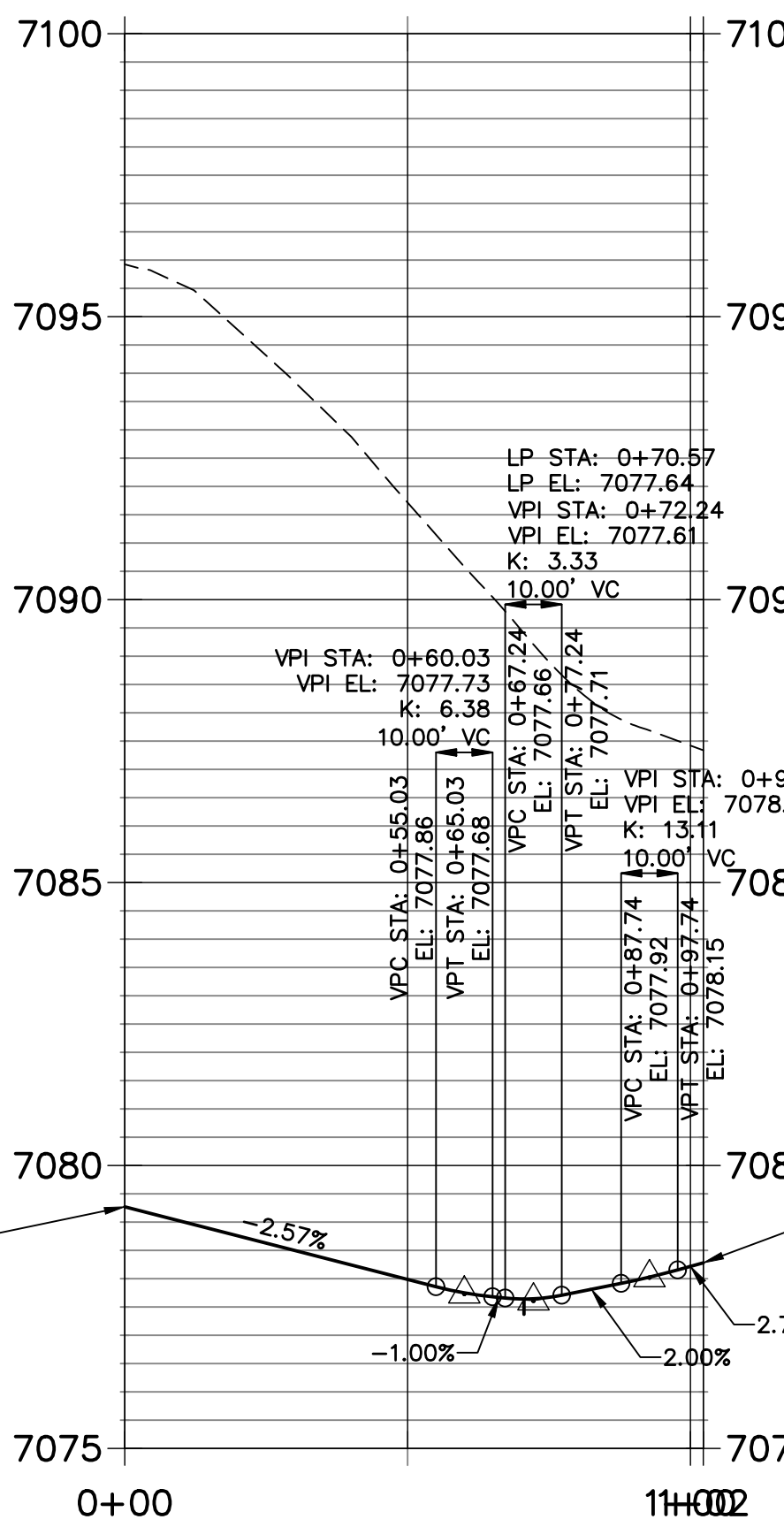
CR3 PROFILE
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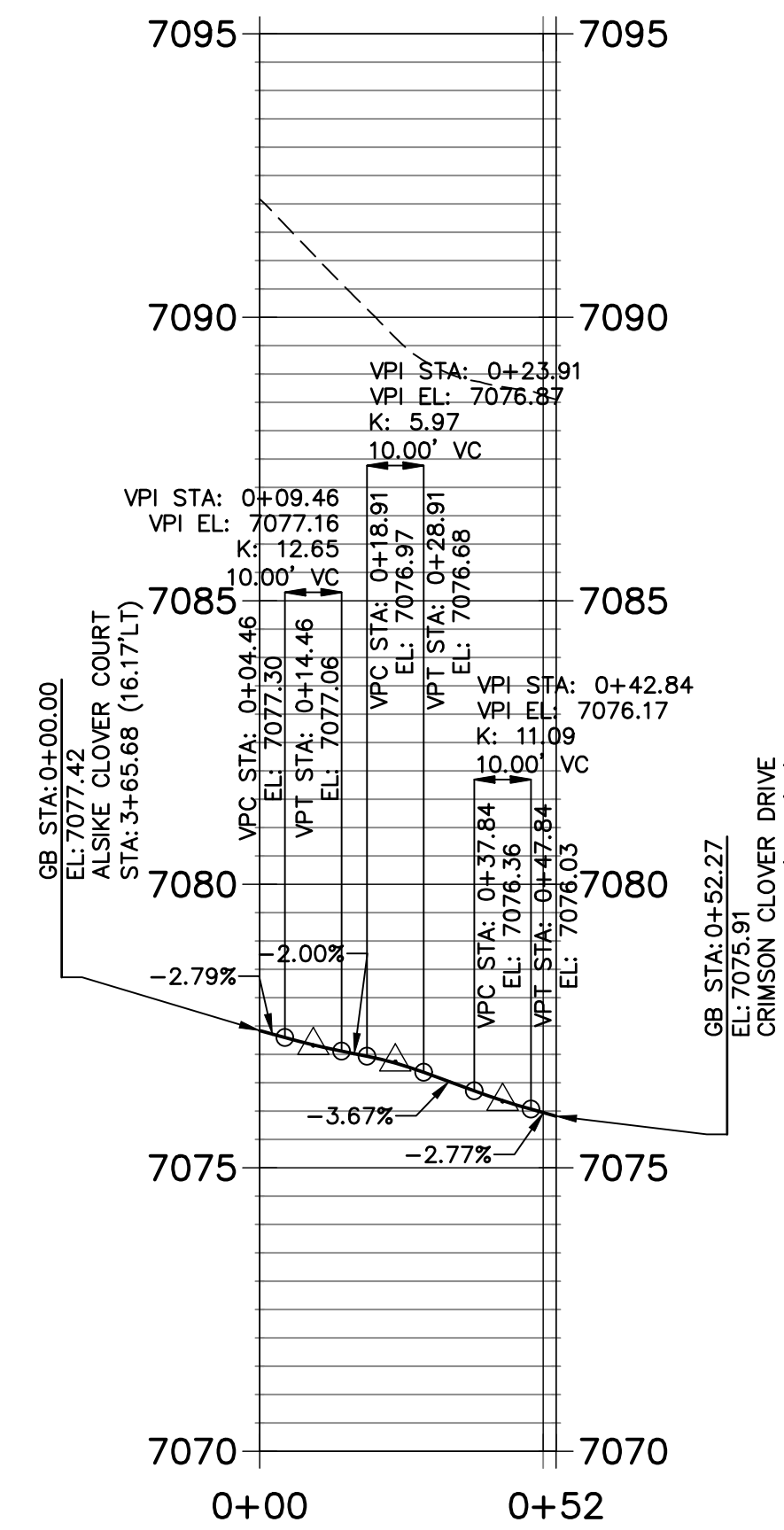
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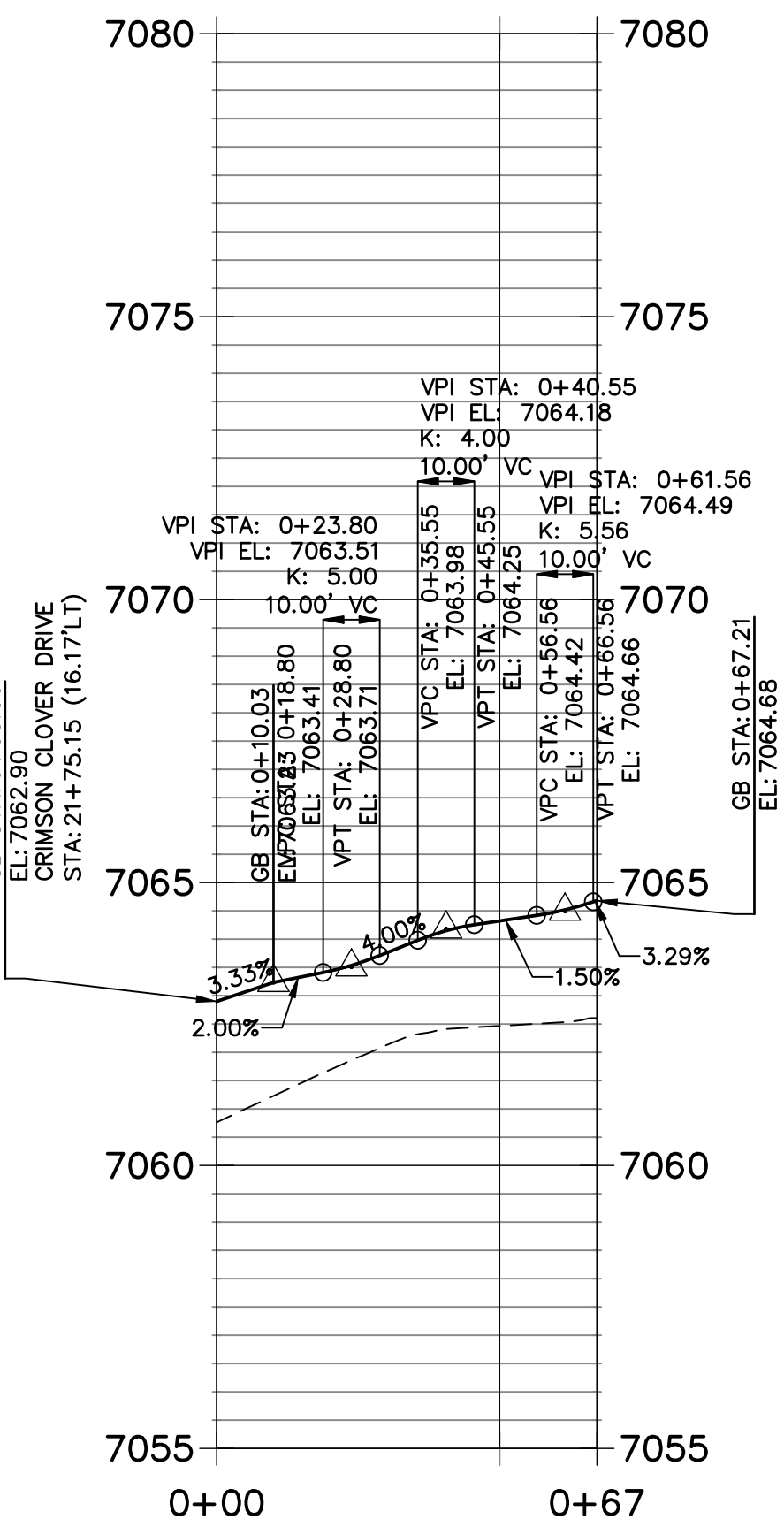
CR5 PROFILE
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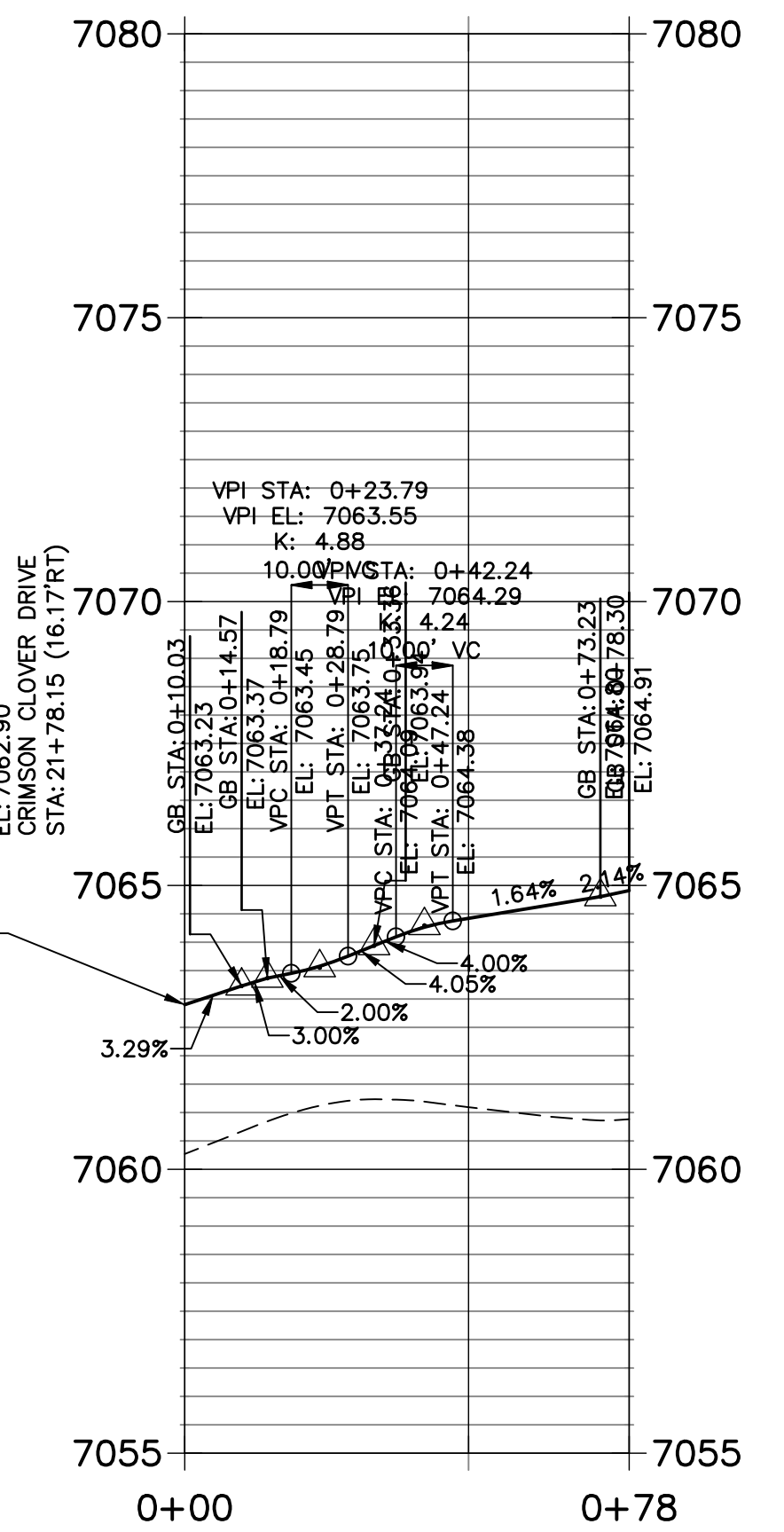
CR6 PROFILE
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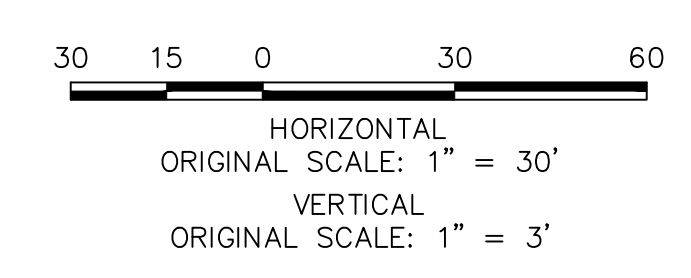
CR7 PROFILE
STA 0+00.00 TO 0+67.21



CR8 PROFILE
STA 0+00.00 TO 0+78.30



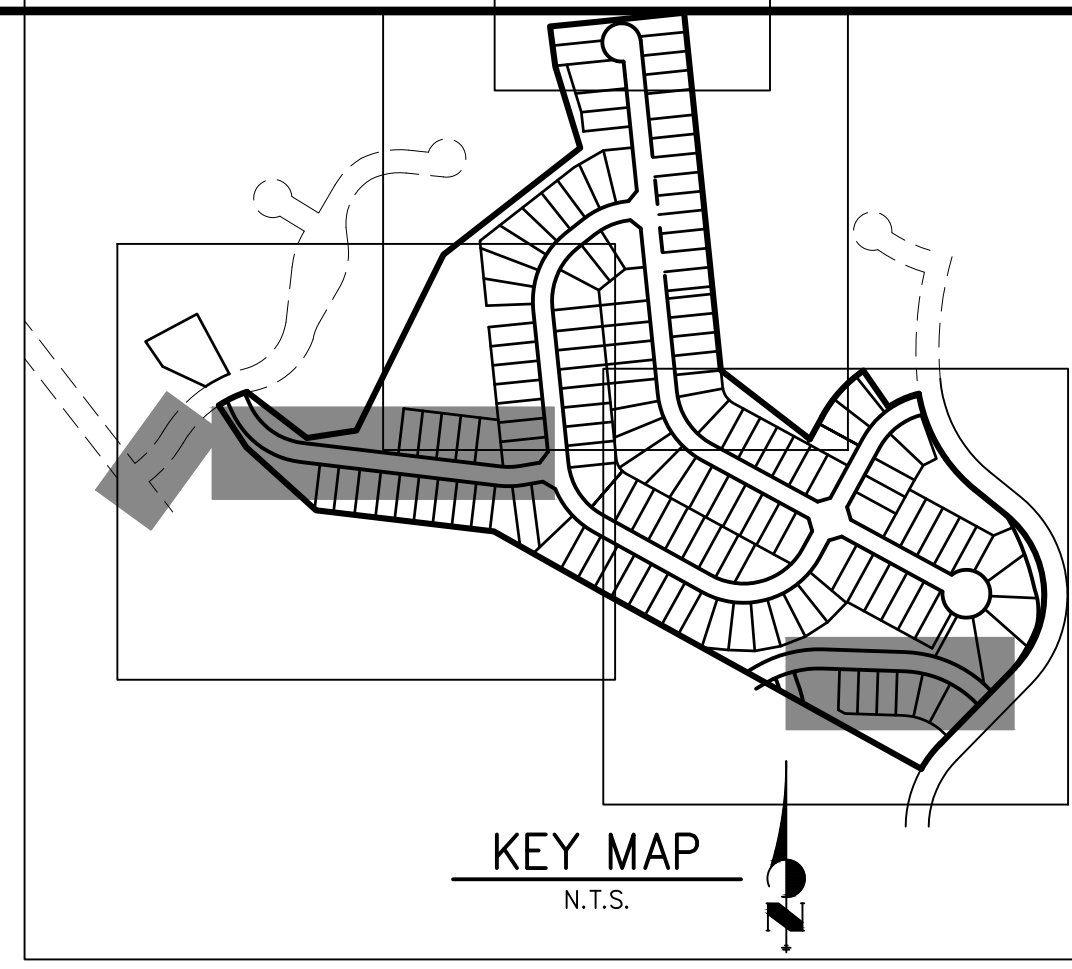
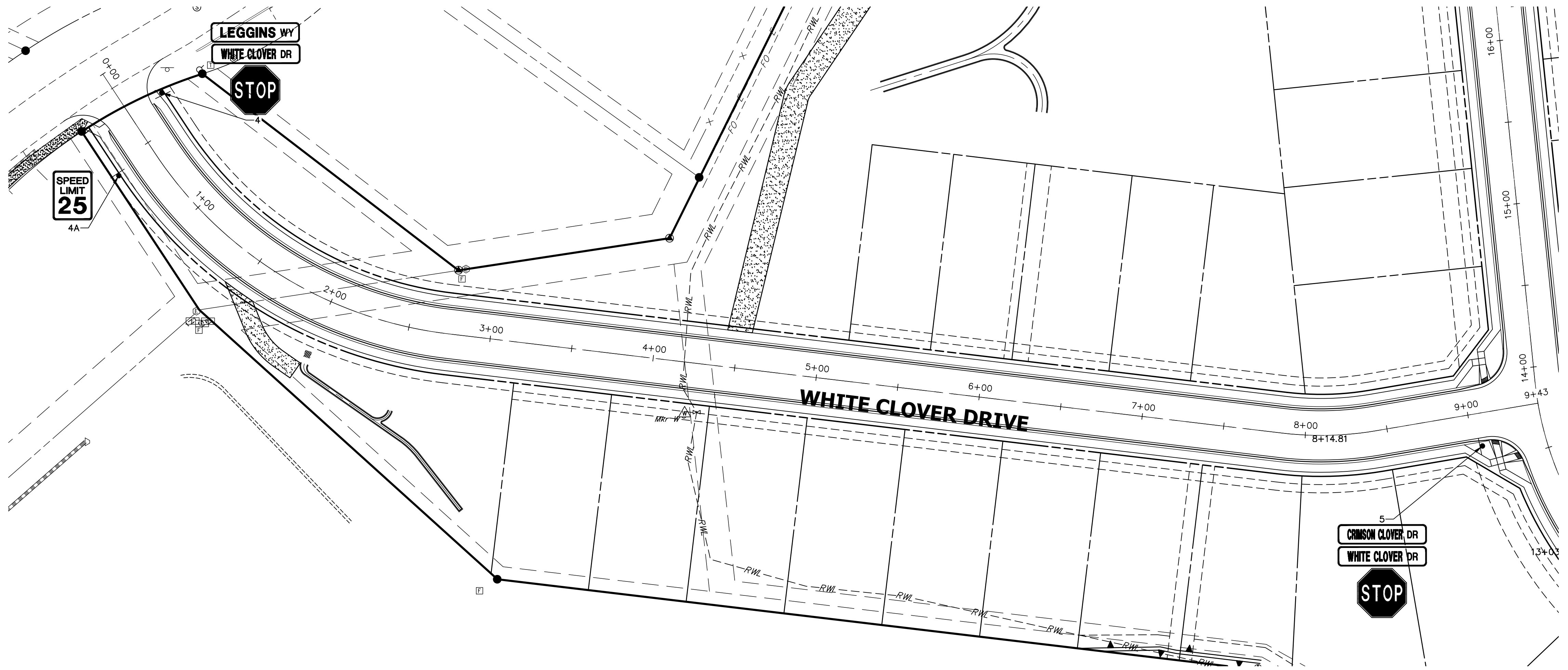
AS-BUILTS
05/24/2023
SF-2123



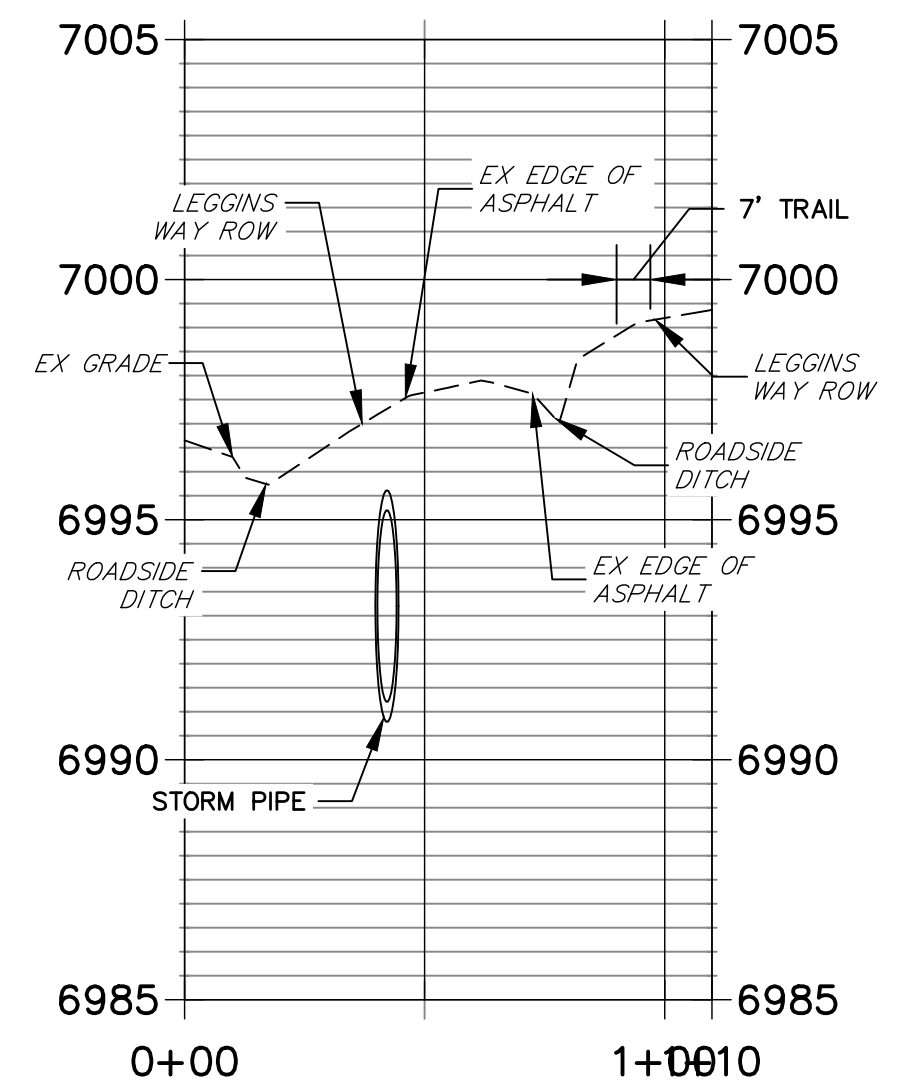
811
Know what's below.
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ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE: 11/11/21

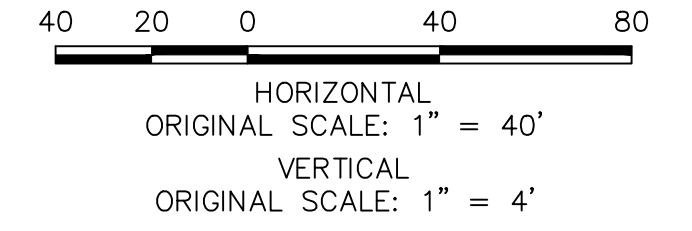
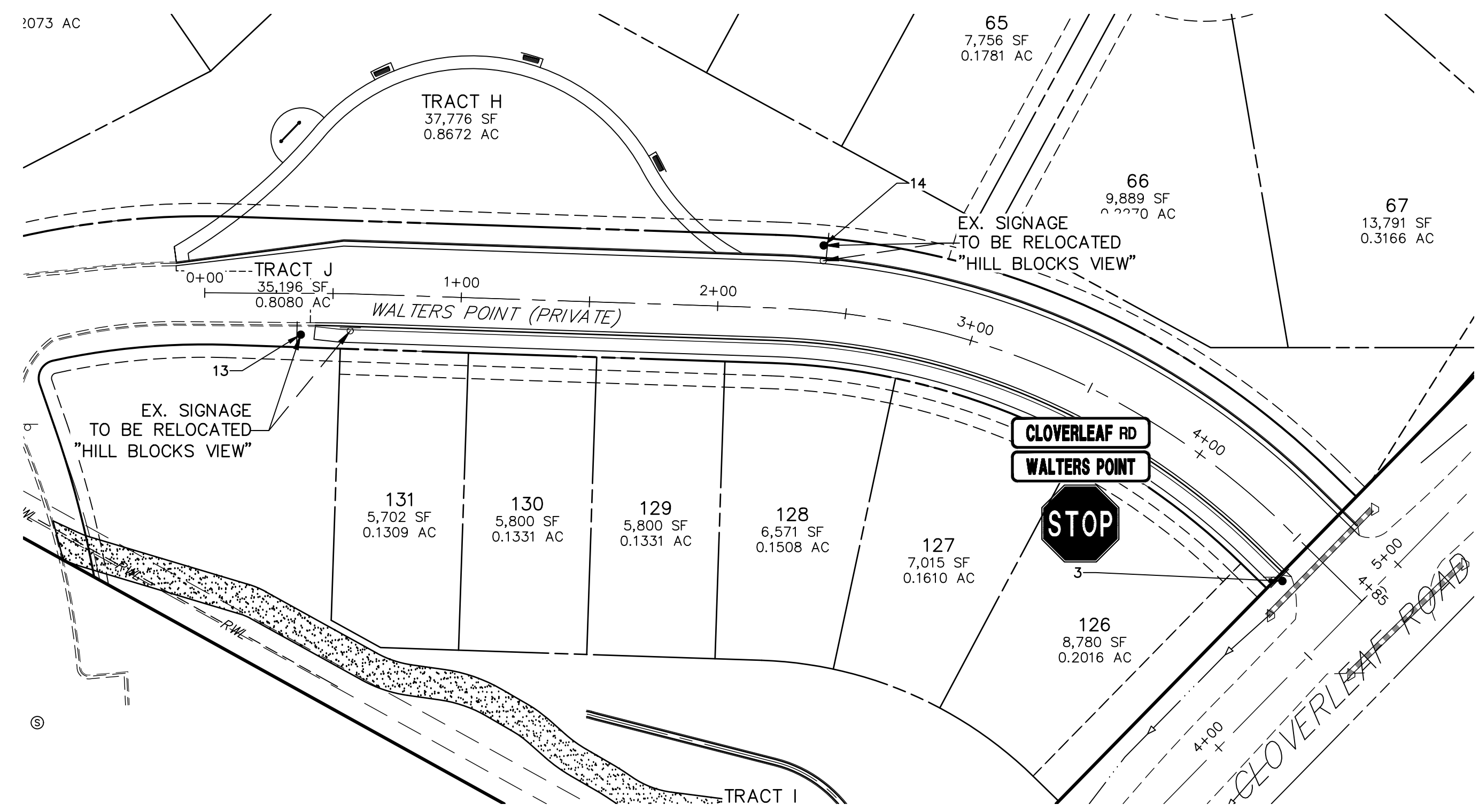
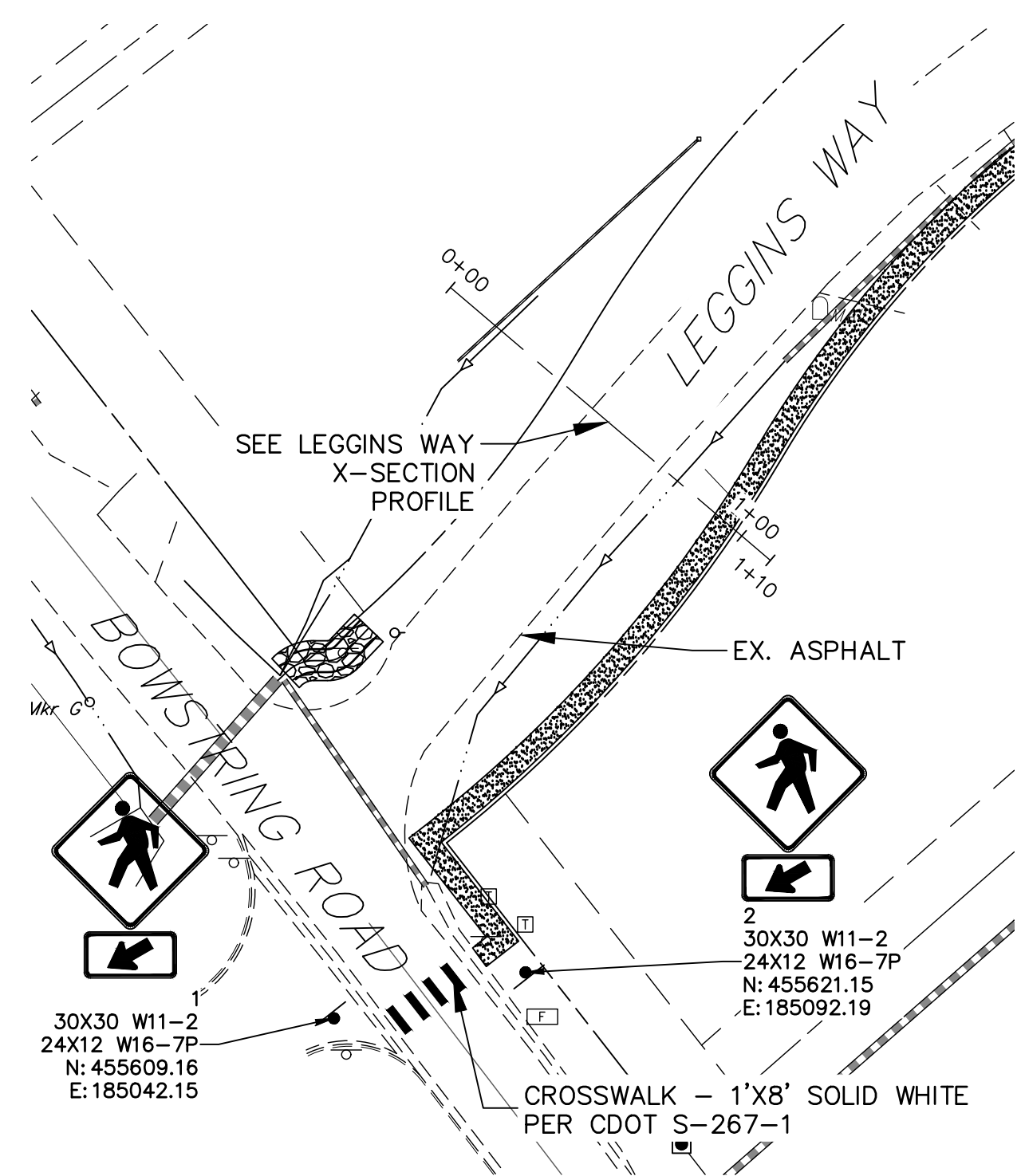
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE. DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	MONUMENT HILL CM LLC 1864 WOODMOOR DR., STE. 100 COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN 719-476-0800 JDESJARDIN@PROTERRACO.COM
J.R. ENGINEERING A Westman Company	Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY	DATE
No.	REVISION
H-SCALE 1"=40'	V-SCALE 1"=8'
DESIGNED BY XXX	DRAWN BY CRB
CHECKED BY	
CLOVERLEAF FILING NO. 2	CURB RETURN PROFILES
SHEET 16	OF 20
JOB NO.	25158.01



**LEGGINS WAY X-SECTION PROFILE
STA 0+00.00 TO 1+09.84**



SIGN TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	NOTES	DESCRIPTION
3	4+57.82	16.08' (RT)	WALTERS POINT 2		30X30 R1-1 54X12 D3-1 (X4)
4	0+29.27	23.73' (LT)	WHITE CLOVER TERRACE		30X30 R1-1 54X12 D3-1 (X4)
4A	0+57.02	25.90' (RT)	WHITE CLOVER TERRACE		24X30 R2-1
5	9+05.59	20.03' (RT)	WHITE CLOVER TERRACE		30X30 R1-1 54X12 D3-1 (X4)
13	0+37.53	16.09' (RT)	WALTERS POINT 2		"HILL BLOCKS VIEW"
14	2+39.03	25.52' (LT)	WALTERS POINT 2		"HILL BLOCKS VIEW"



AS-BUILTS
05/24/2023
SF-2123



EPC PCD 1/31/22

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike Bramlett
 11/11/21
 32314
 DATE

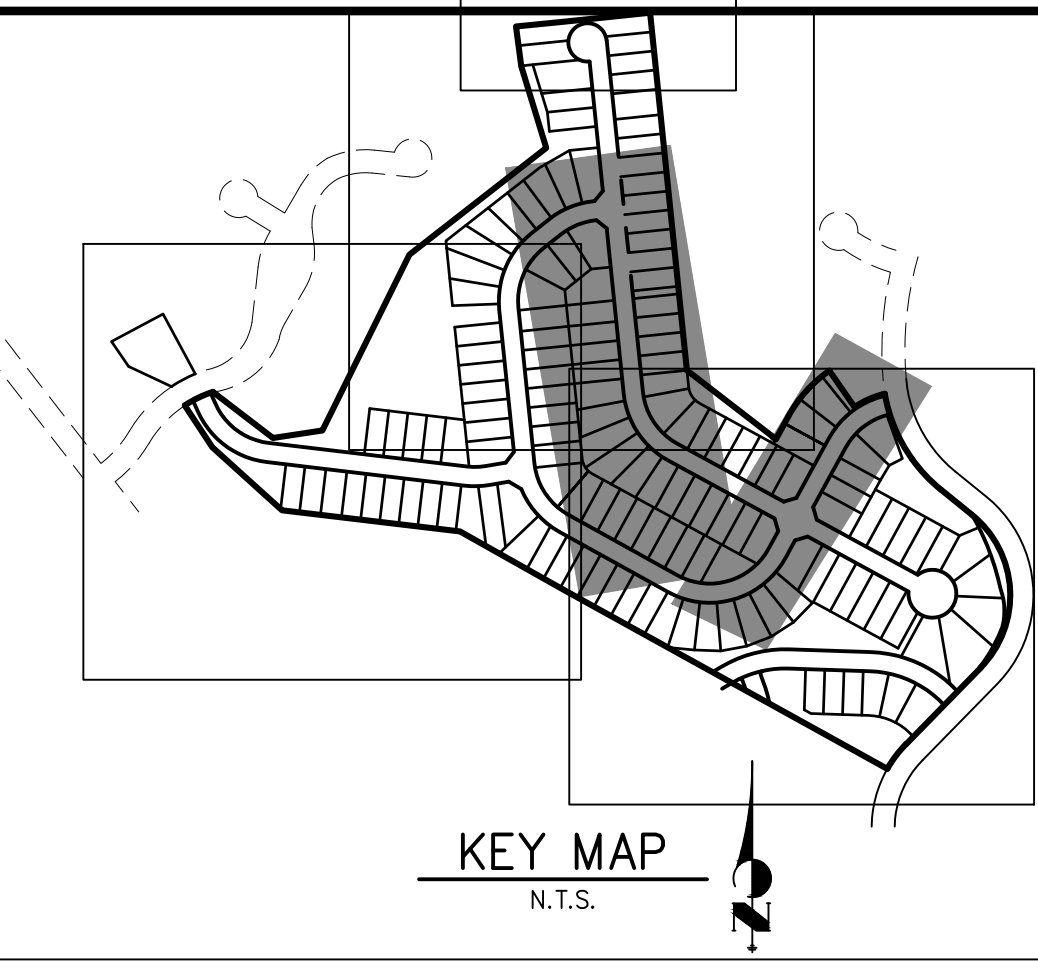
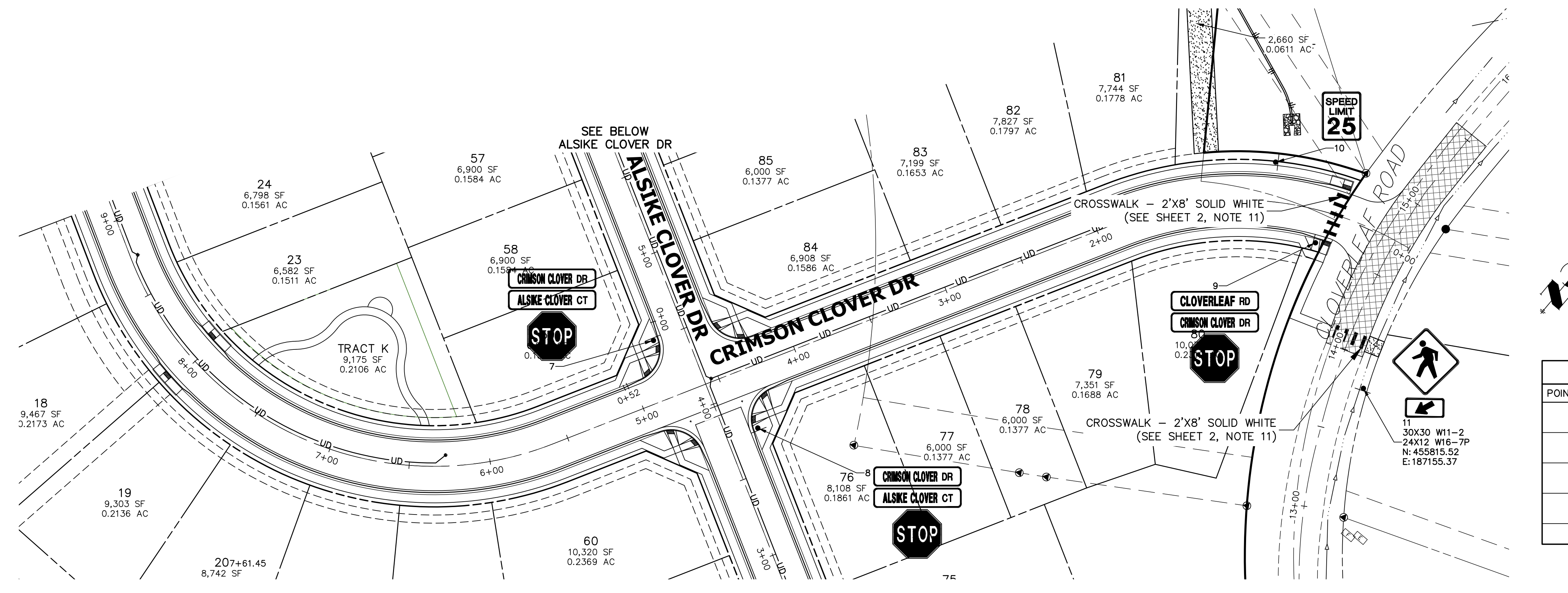
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MONUMENT HILL CM LLC
 1864 WOODMOOR DR., STE. 100
 COLORADO SPRINGS, CO 80920
 ATTN: JOE DESJARDIN
 719-476-0800
 JDESJARDIN@PROTERRACO.COM

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

CLOVERLEAF FILING NO. 2
 SIGNAGE AND STRIPING PLAN
 SHEET 17 OF 20
 JOB NO. 25158.01

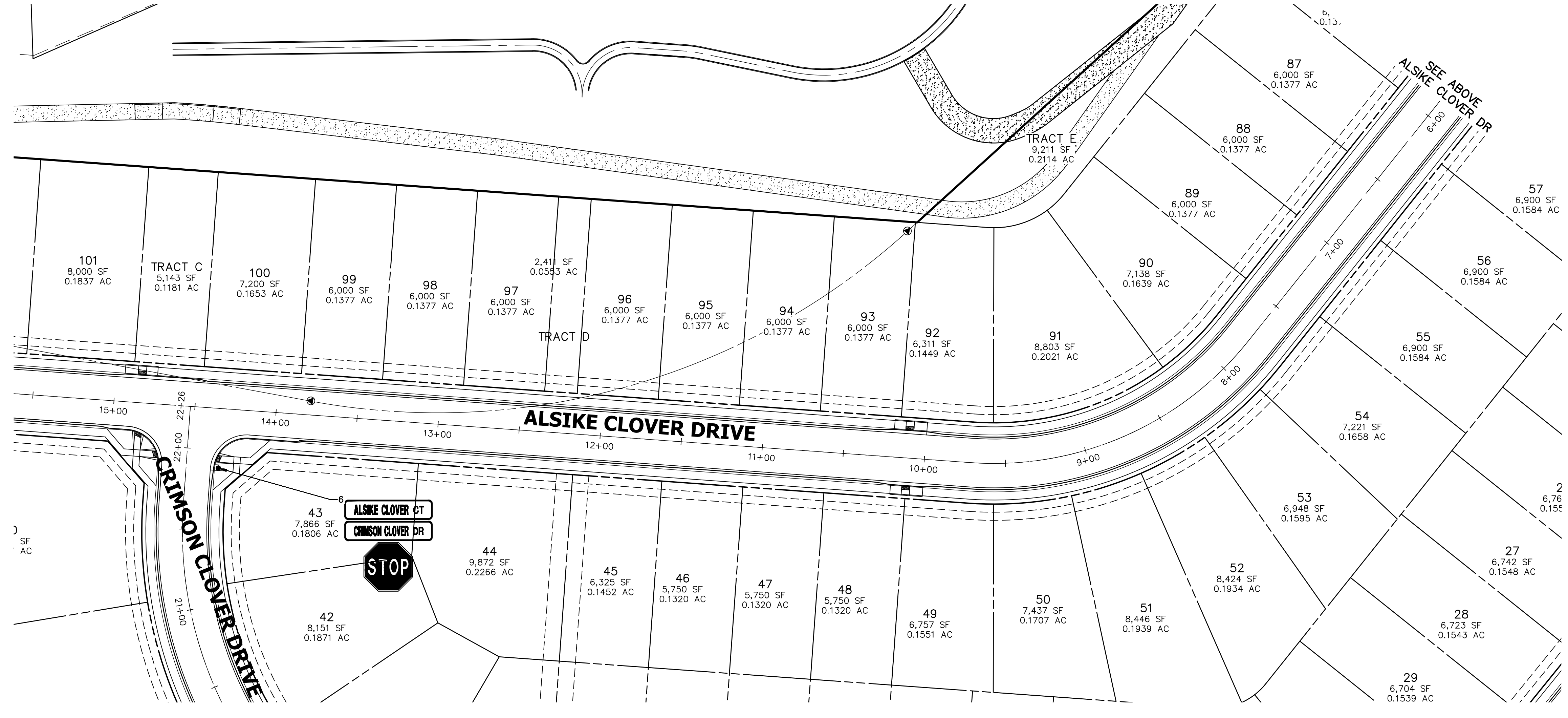


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PREPARED FOR
MONUMENT HILL CM LLC
 1864 WOODMOOR DR., STE. 100
 COLORADO SPRINGS, CO 80920
 ATTN: JOE DESJARDIN
 719-476-0800
 JDESJARDIN@PROTERRACO.COM

SIGN TABULATION

POINT NUMBER	STATION	OFFSET	ALIGNMENT	NOTES	DESCRIPTION
6	21+89.03	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+90.05	24.50' (RT)	CRIMSON CLOVER DRIVE		24X30 R2-1



AS-BUILTS
 05/24/2023
 SF-2123

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

ENGINEER'S STATEMENT
 I HEREBY CERTIFY THAT I AM THE REGISTERED PROFESSIONAL ENGINEER WHO HAS DESIGNED AND STRIPPED THIS PROJECT.
 DATE: 11/11/21
 32314

ORIGINAL SCALE: 1" = 40'
 40 20 0 40 80

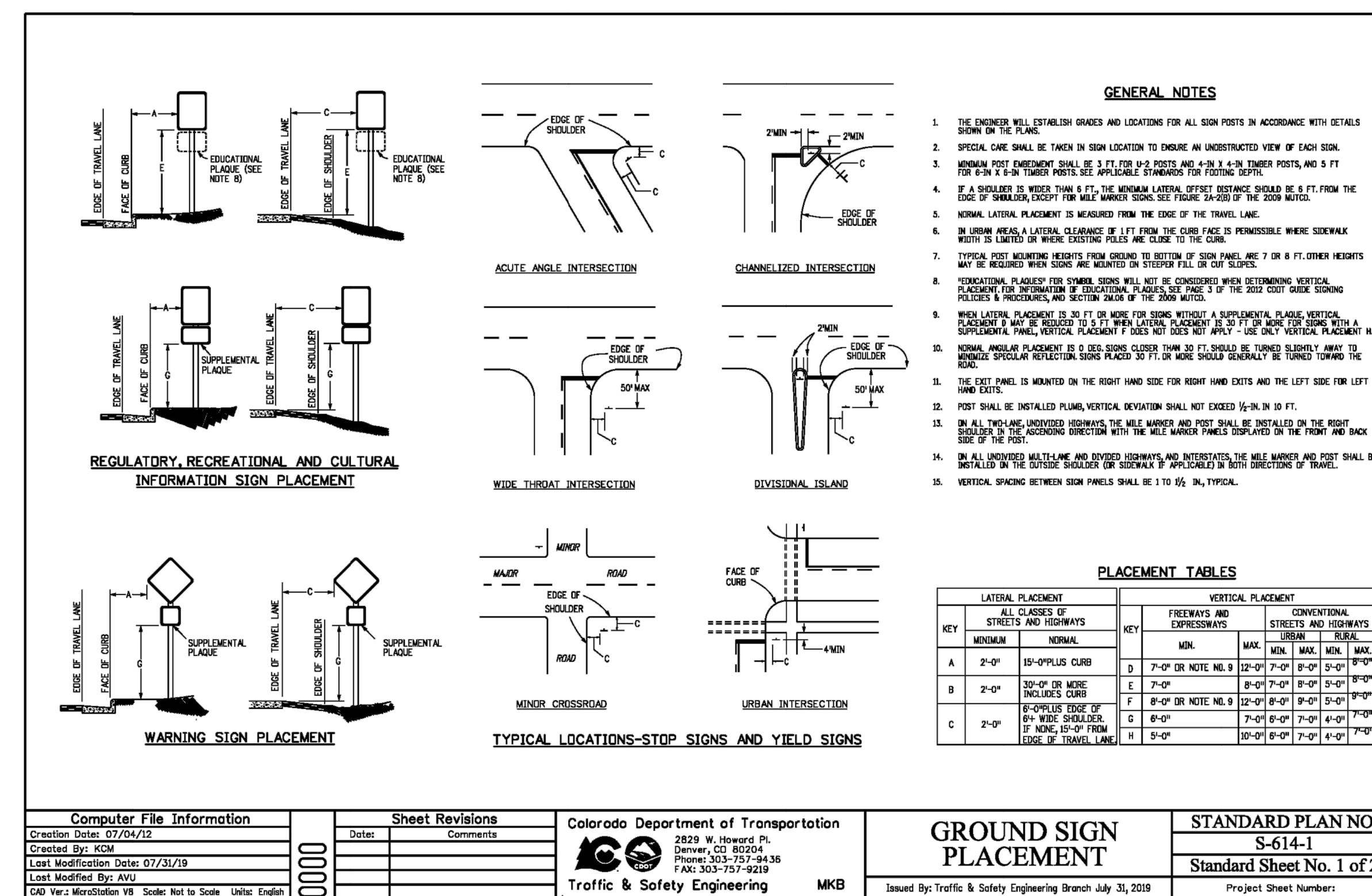
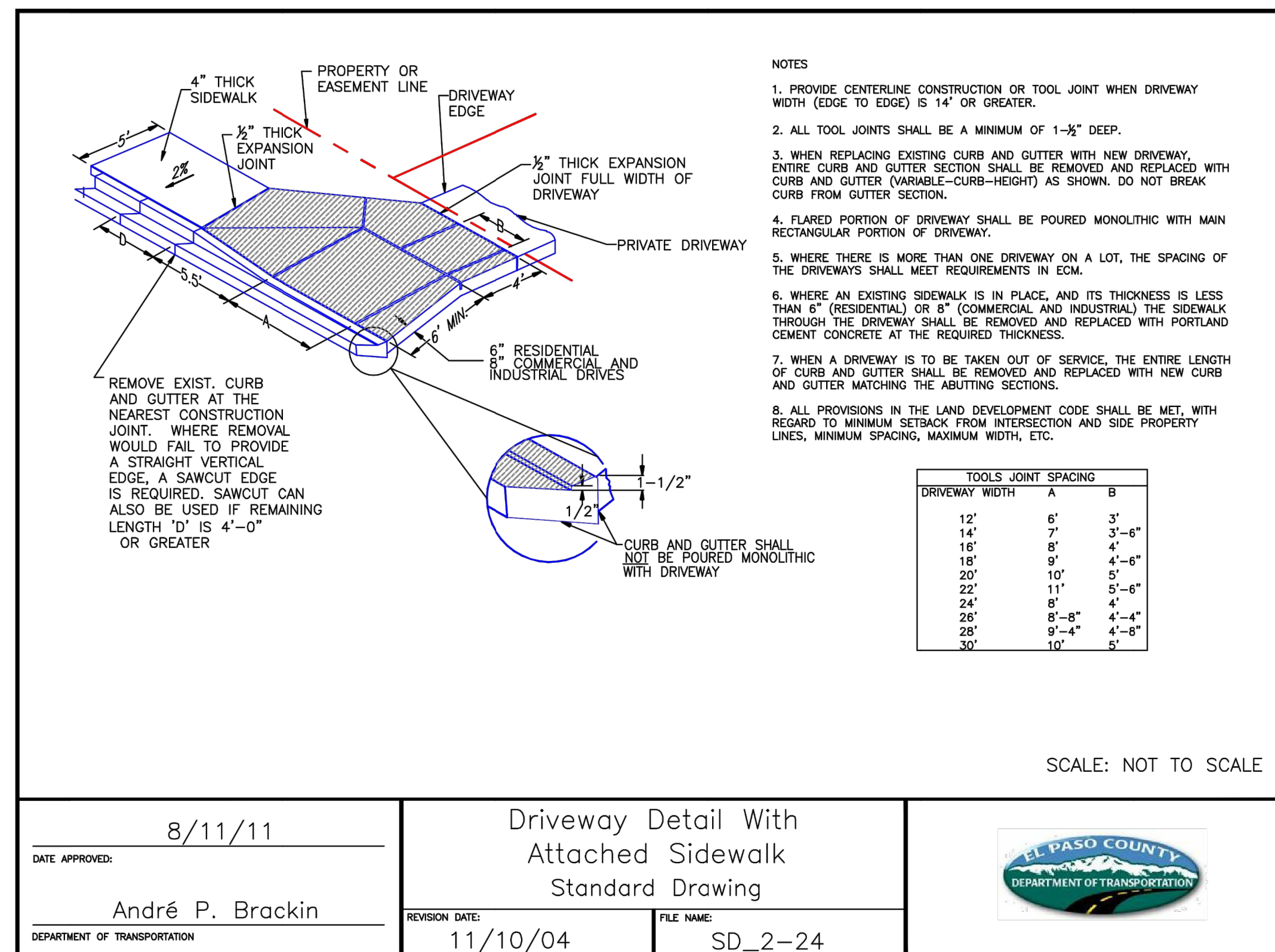
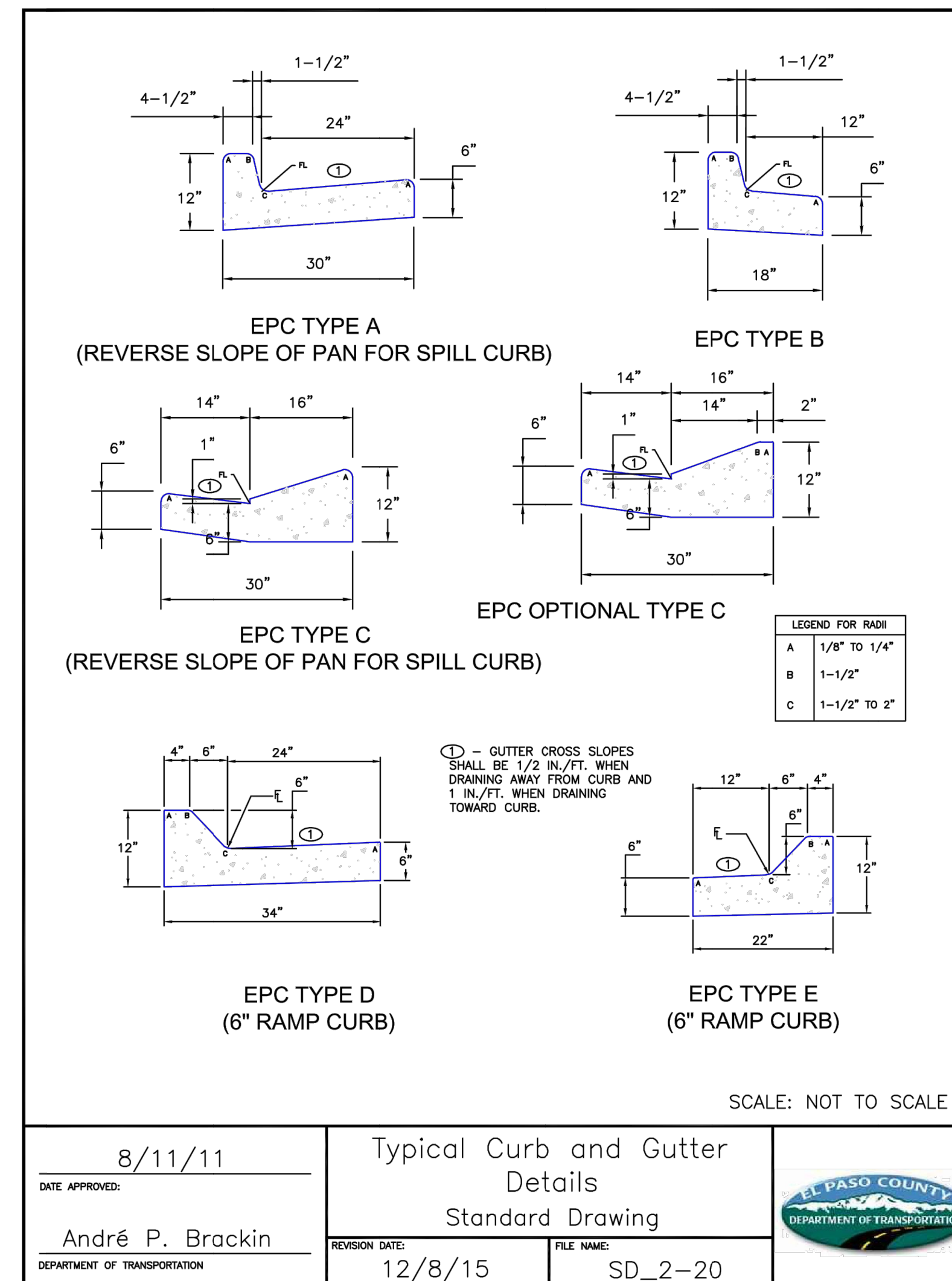
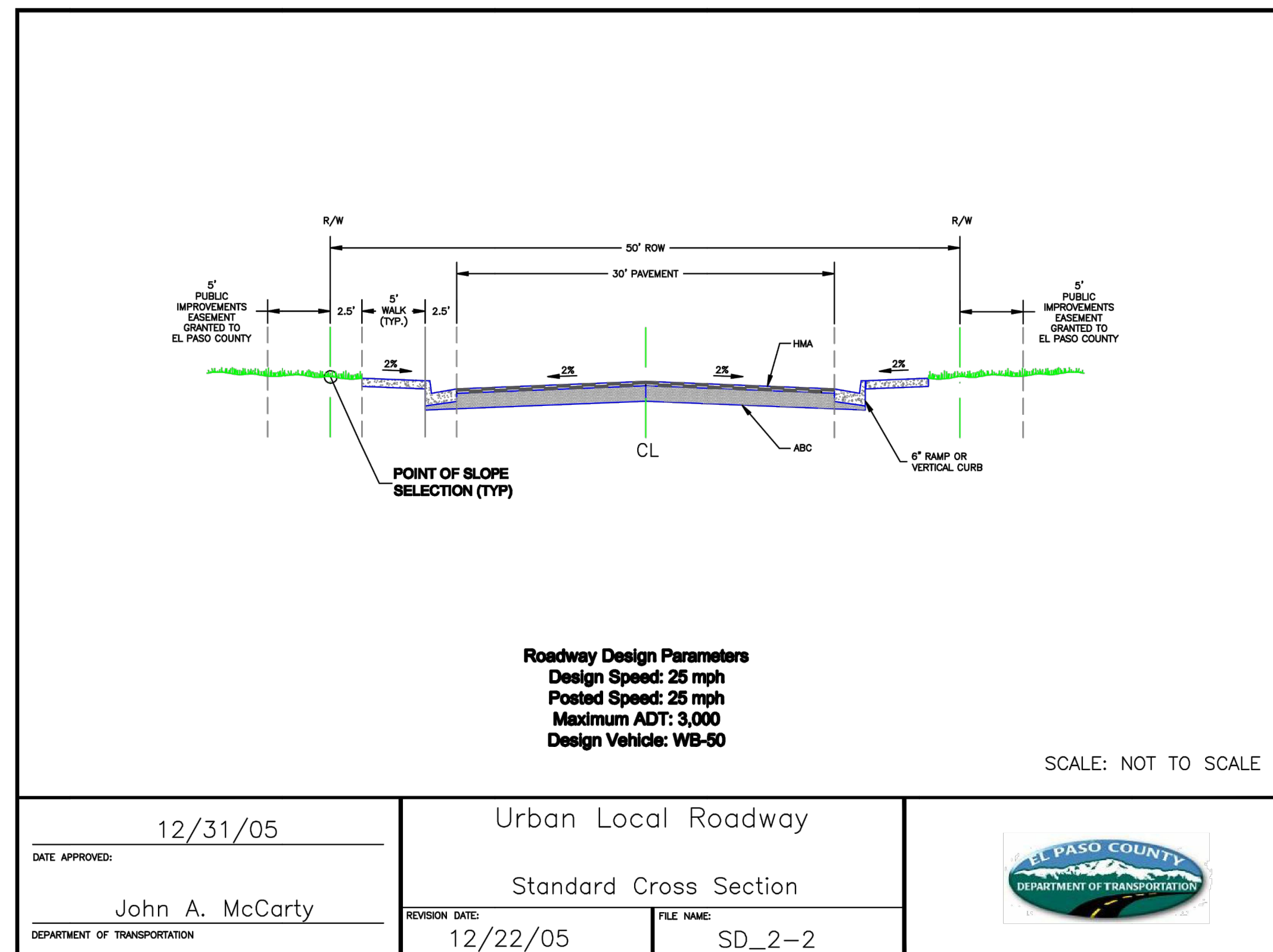
EPC PCD 1/31/22

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9383 • Colorado Springs 719-589-2683
 Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE	

CLOVERLEAF FILING NO. 2
 SIGNAGE AND STRIPING PLAN

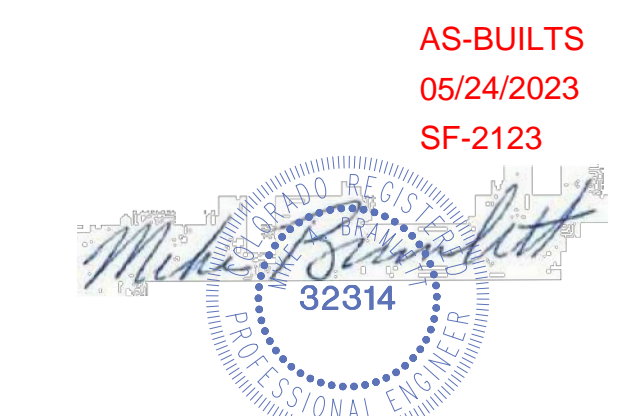
SHEET 18 OF 20
 JOB NO. 25158.01



Crushed Limestone Trail Surfacing:

- This item consists of supplying, placing and compacting crushed limestone surfacing on the existing base material and/or newly placed base course trail platform as described in project specifications, or as directed by the Engineer. This material is sometimes labeled as "crushed limestone", "Colorado white fines", or "breeze".
- Crushed limestone surfacing shall consist of 3/8" minus crushed limestone to a compacted depth of 4" and meeting the following grading requirements:

Sieve Size	% Passing
Particle Size	% Passing
3/8"	100%
#4	70 - 100%
#8	45 - 70%
#16	30 - 55%
#30	20 - 45%
#200	7 - 15%
- The rock must be crushed into irregular and angular particles to allow interlocking into a tight matrix. The crushed rock must have adequate fines and some natural binders in order to cement the particles together after the fines are moistened, compacted, and allowed to dry. The fines, when laid to a depth of 4 inches, should bind to each other in a consolidated slab which is porous yet resistant to water falling on the surface. If the gradation of crusher fines does not meet the 7% passing the #200, clay fines may be added and mixed with the aggregate.
- Crushed limestone surfacing shall be "dense grade" limestone. The material shall be uniform in quality and substantially free from extraneous material.
- Limestone shall be placed with a method that provides a finished surface of evenly mixed material free from large pockets of separated rock.
- Crushed limestone material shall be within +/- 2% of the optimum moisture content at time of compaction.
- Crushed limestone shall be compacted by mechanical methods to 95% of Standard Proctor maximum dry density (per ASTM D698 or AASHTO T-99).



EPC PCD 1/31/22

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike A. Bramlett
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEERING

DATE: 11/11/21

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

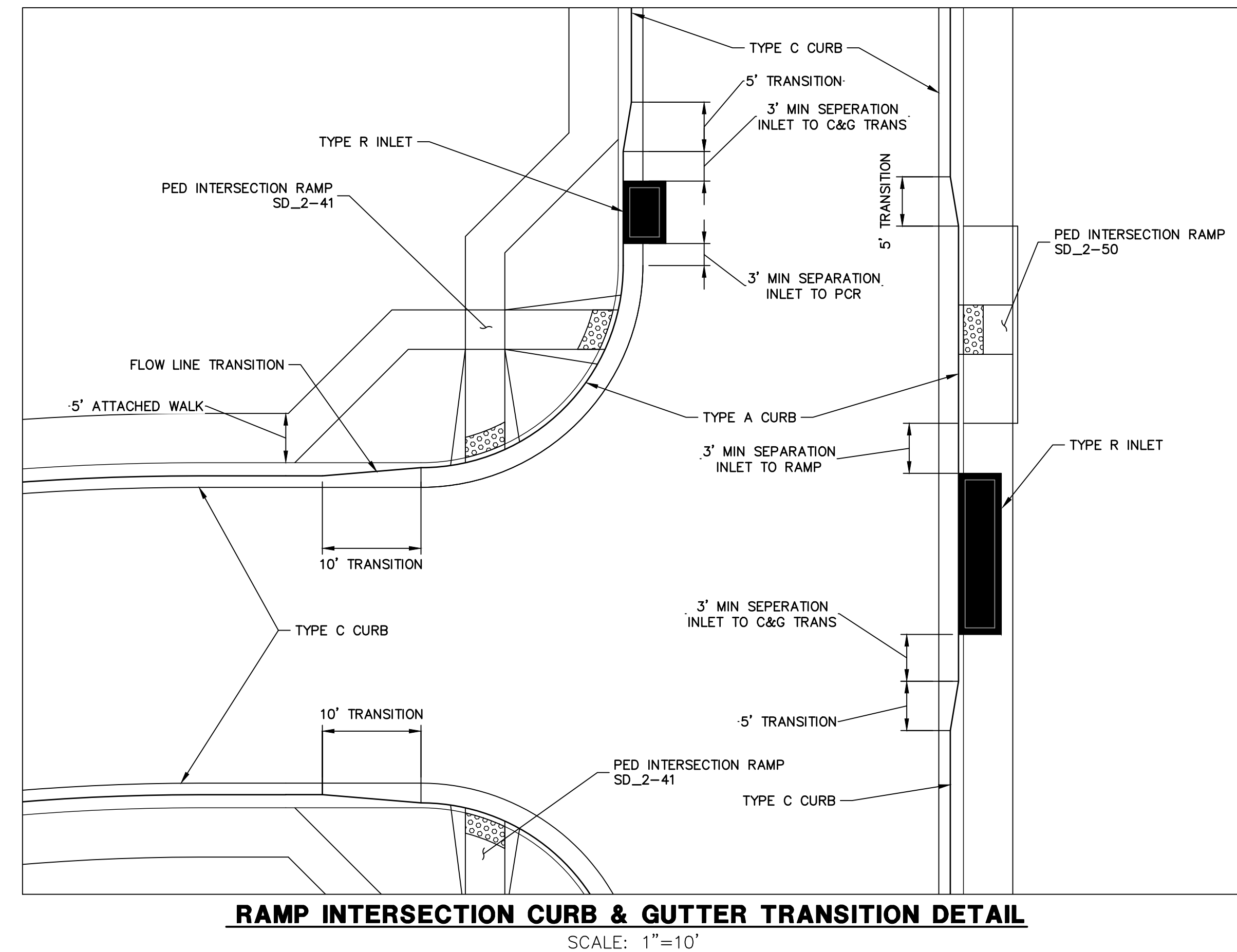
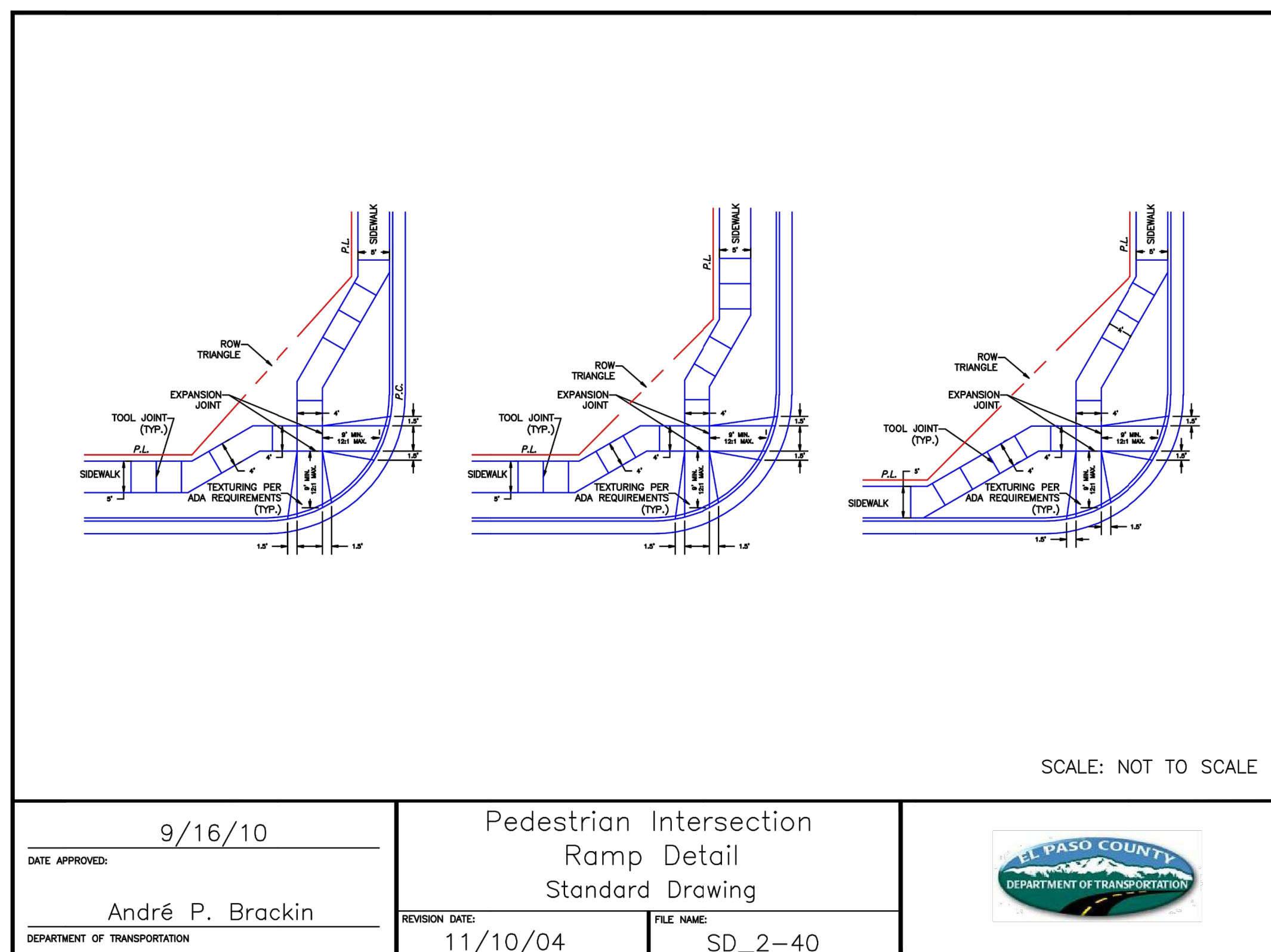
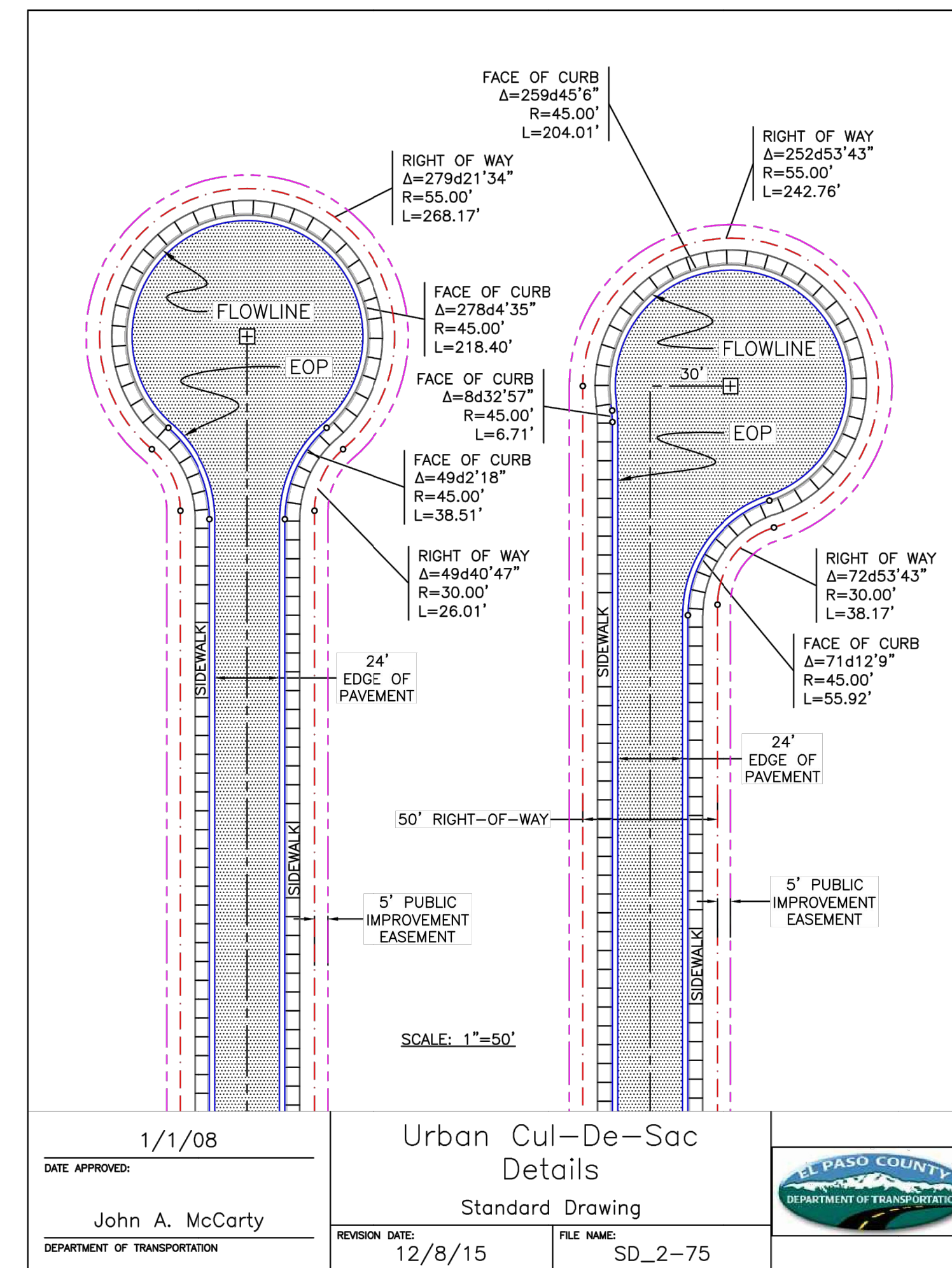
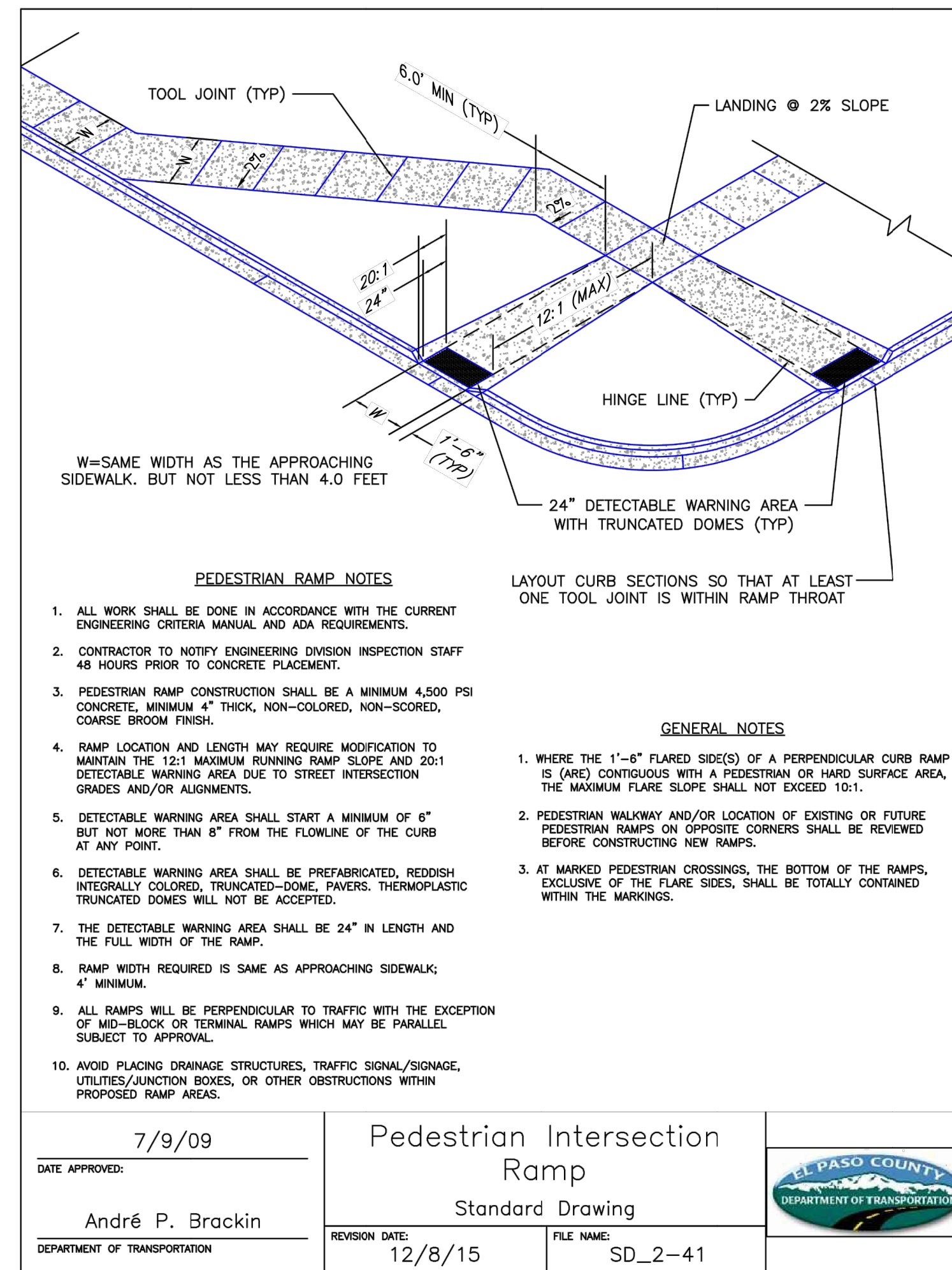
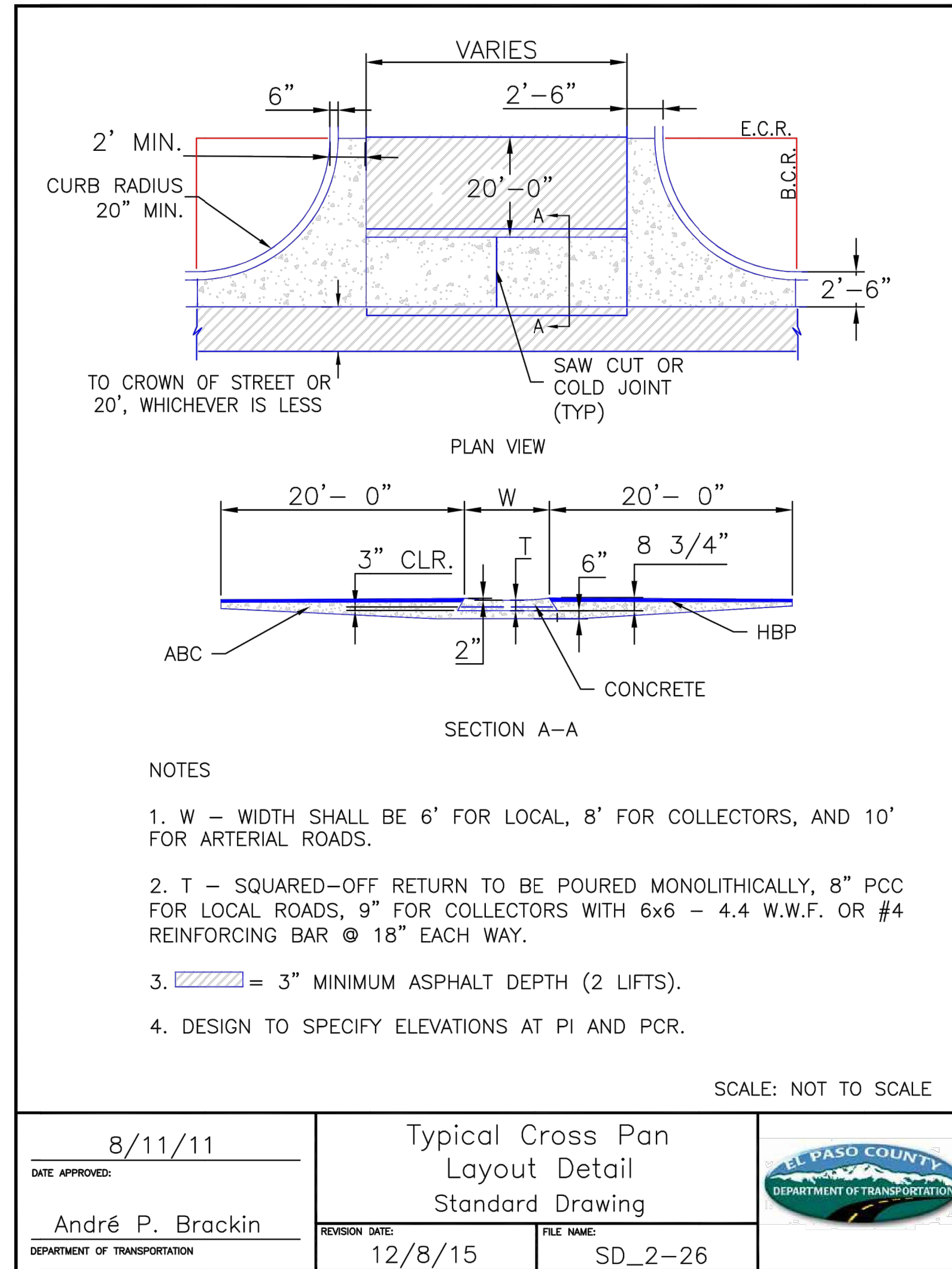
PREPARED FOR
MONUMENT HILL CM LLC
 1864 WOODMOOR DR., STE. 100
 COLORADO SPRINGS, CO 80920
 ATTN: JOE DESJARDIN
 719-476-0800
 JDESJARDIN@PROTERRACO.COM

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

BY	DATE	REVISION	NO.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	11/11/21	N/A	N/A	N/A

CLOVERLEAF FILING NO. 2
 COUNTY DETAILS

SHEET 19 OF 20
 JOB NO. 25158.01



AS-BUILTS
05/24/2023
SF-2123

Mike Bramlett
32314
PROFESSIONAL ENGINEER

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

EPC PCD 1/31/22

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, LOCAL ENGINEER

DATE: 11/11/21

UNLIT SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE. DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR	MONUMENT HILL CM LLC 1864 WOODMOOR DR., STE. 100 COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN 719-476-0800 JDESJARDIN@PROTERRACO.COM					
	BY	DATE					
J.R. ENGINEERING A Westman Company Central 303-740-9383 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com	No.	REVISION					
		H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
CLOVERLEAF FILING NO. 2	COUNTY DETAILS						
SHEET 20 OF 20							
JOB NO. 25158.01							