

# CLOVERLEAF FILING 2

## EL PASO COUNTY, COLORADO

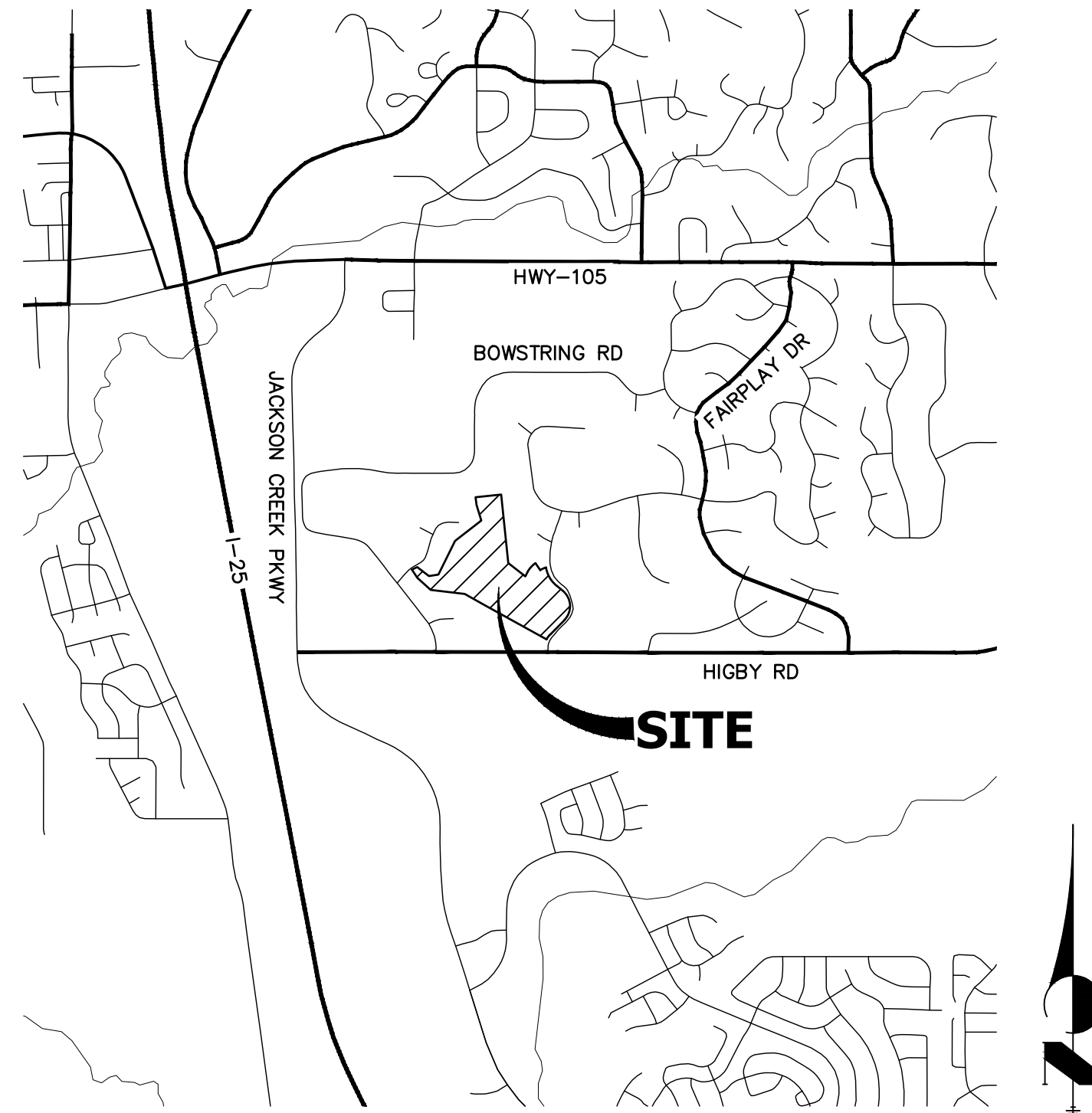
# STORM SEWER AND POND PLANS

### 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.



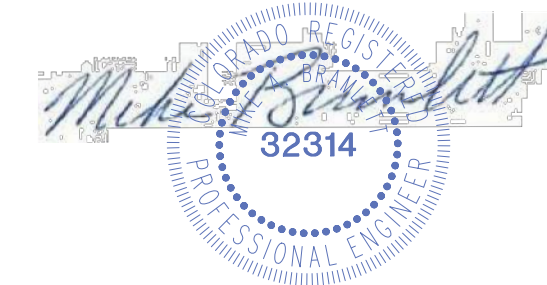
VICINITY MAP  
SCALE: 1"=2000'

### SHEET INDEX

- |       |   |                              |
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| 1     | - | COVER SHEET                  |
| 2     | - | LEGEND                       |
| 3-8   | - | STORM SEWER PLAN AND PROFILE |
| 9-25  | - | POND PLANS AND DETAILS       |
| 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

PROFESSIONAL ENGINEER  
32314

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

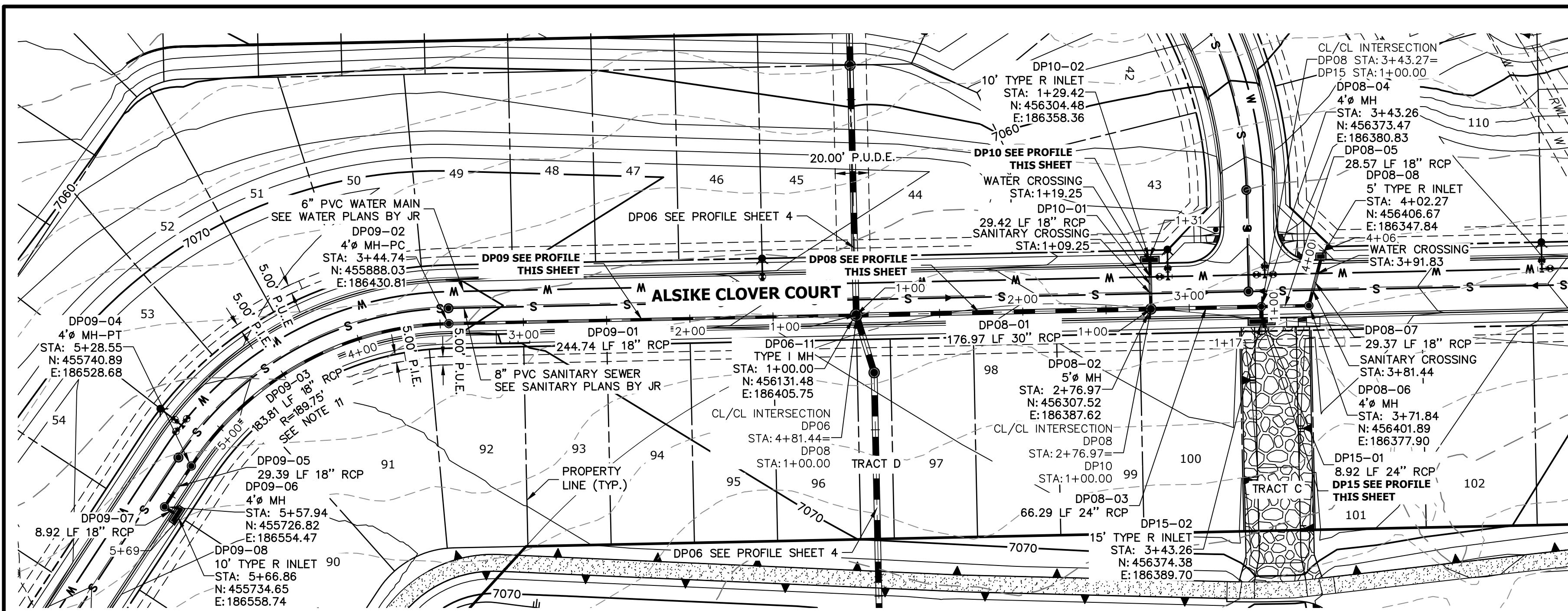
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	1"=2000'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REPLOTTED SHEETS	CLOVERLEAF FILING 2	
												SHEET	OF
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											JOB NO.	25158.01	

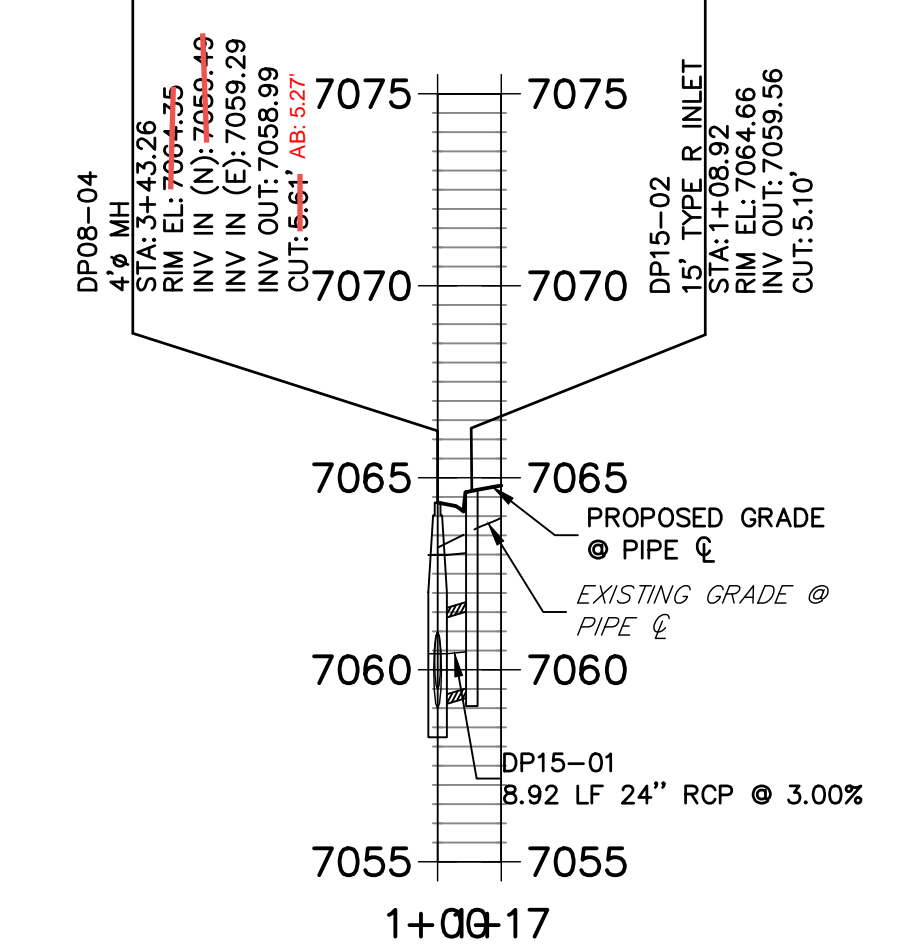




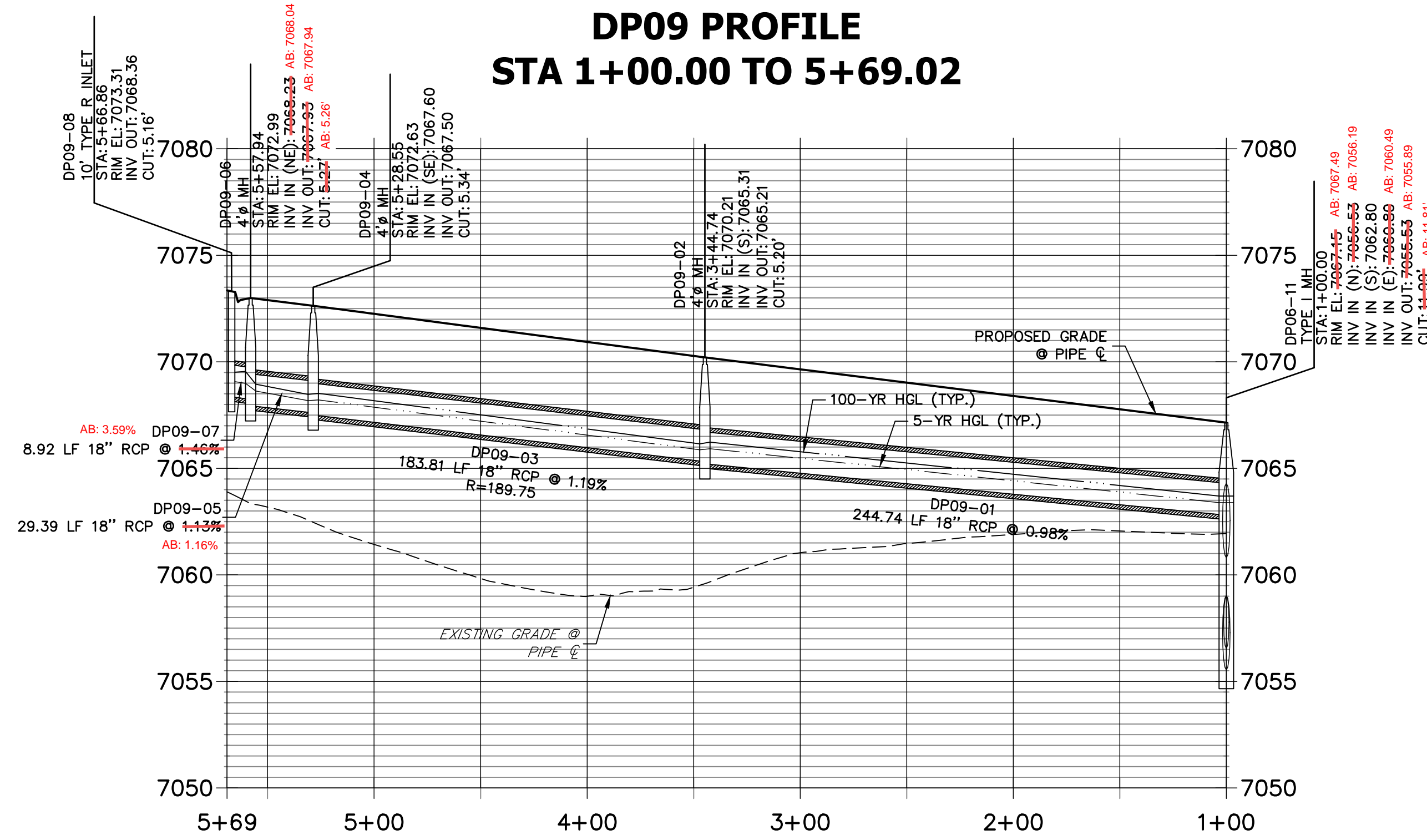




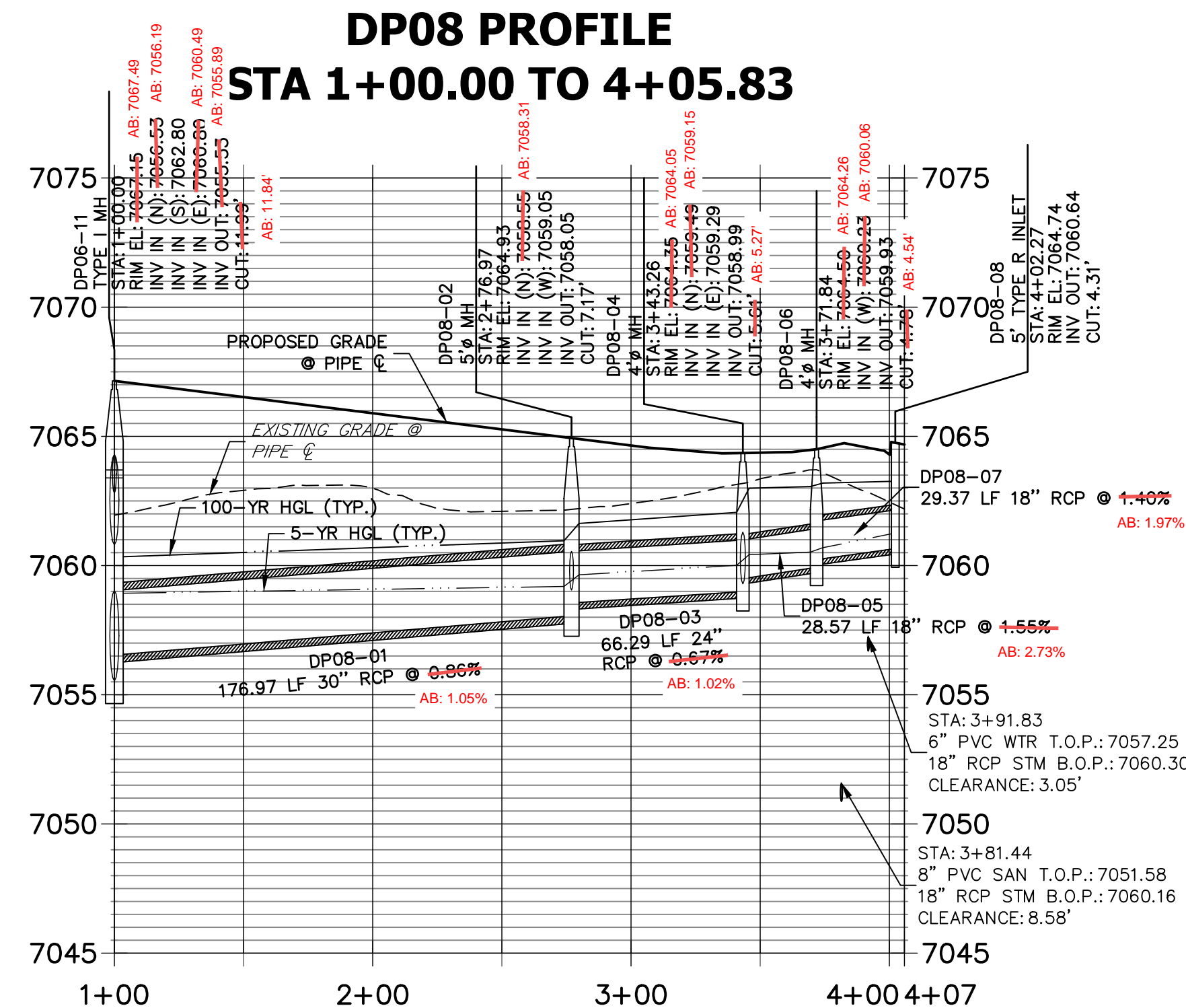
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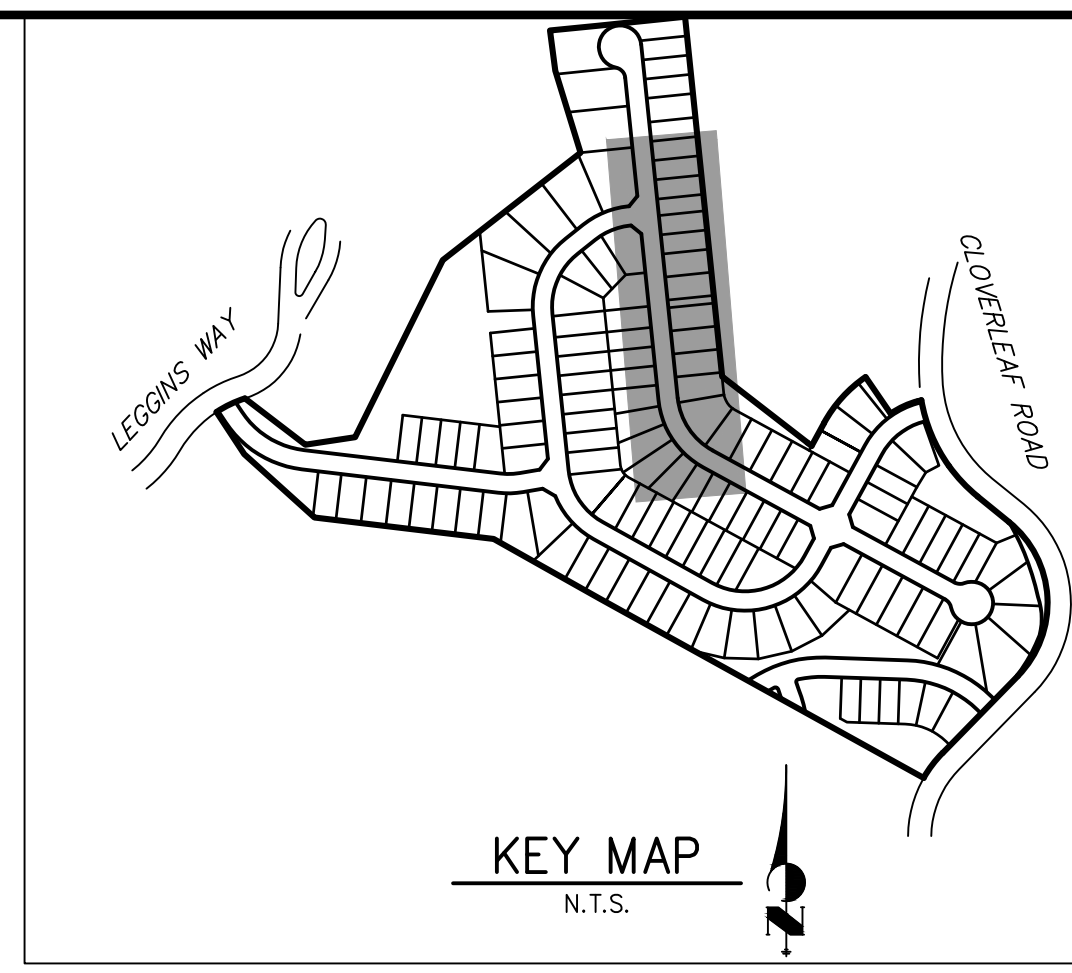
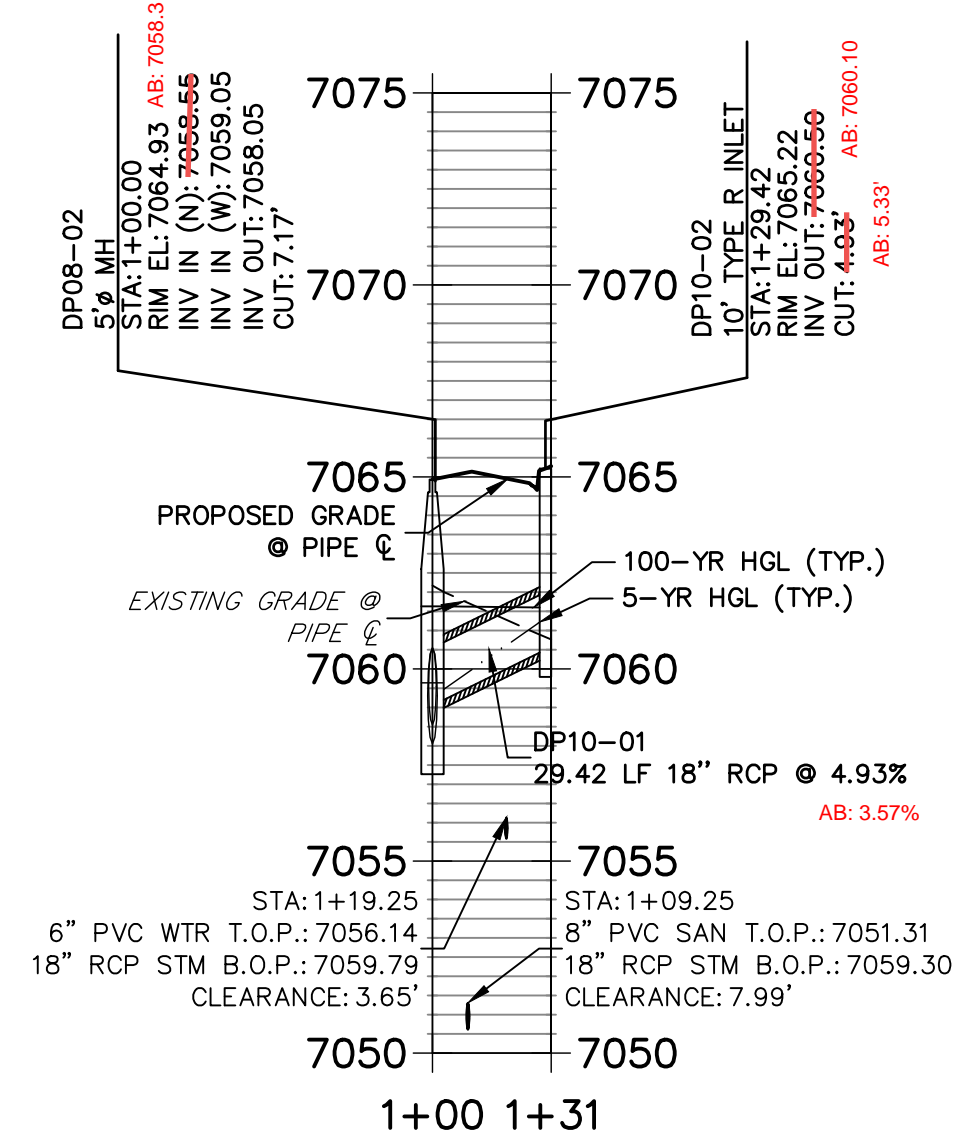
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**DP08 PROFILE  
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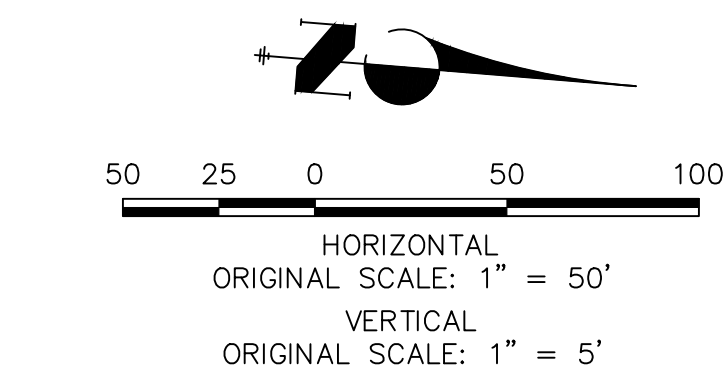
**DP10 PROFILE  
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**NOTES**

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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*  
 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. REVISES 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 Westcon Company  
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No.	REVISION	BY	DATE

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

**CLOVERLEAF FILING 2**

**STORM SEWER PLAN AND PROFILE**

SHEET 3 OF 28  
 JOB NO. 25158.01



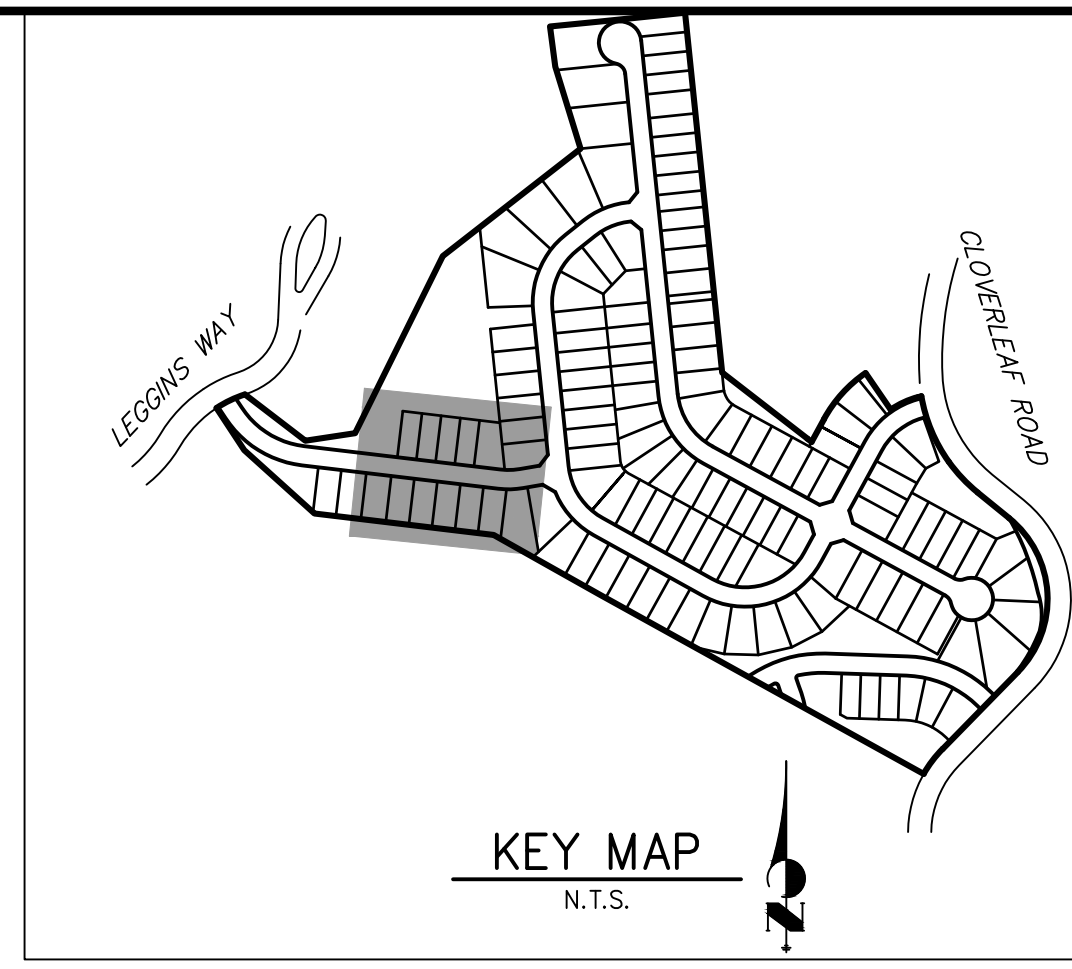
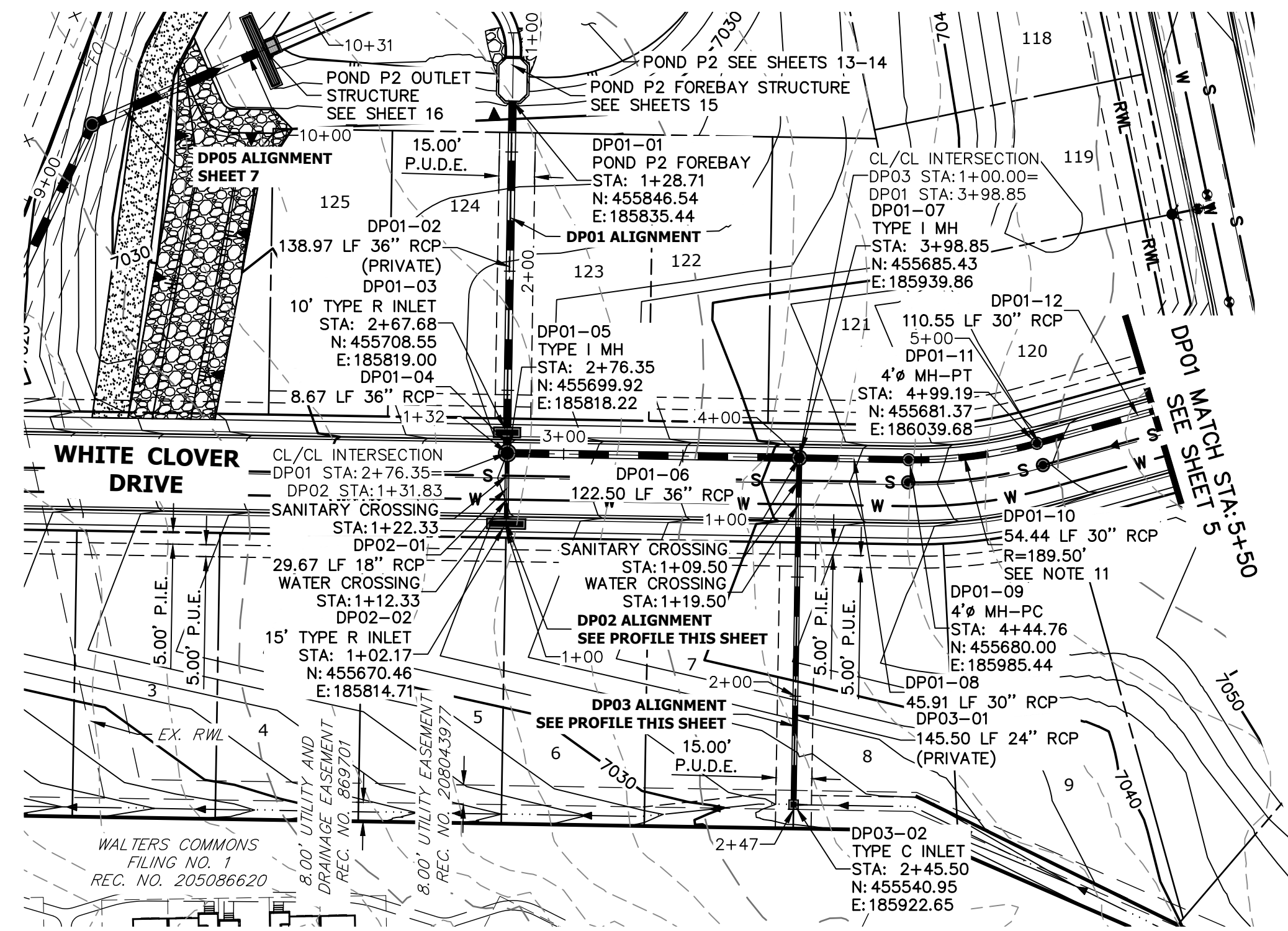
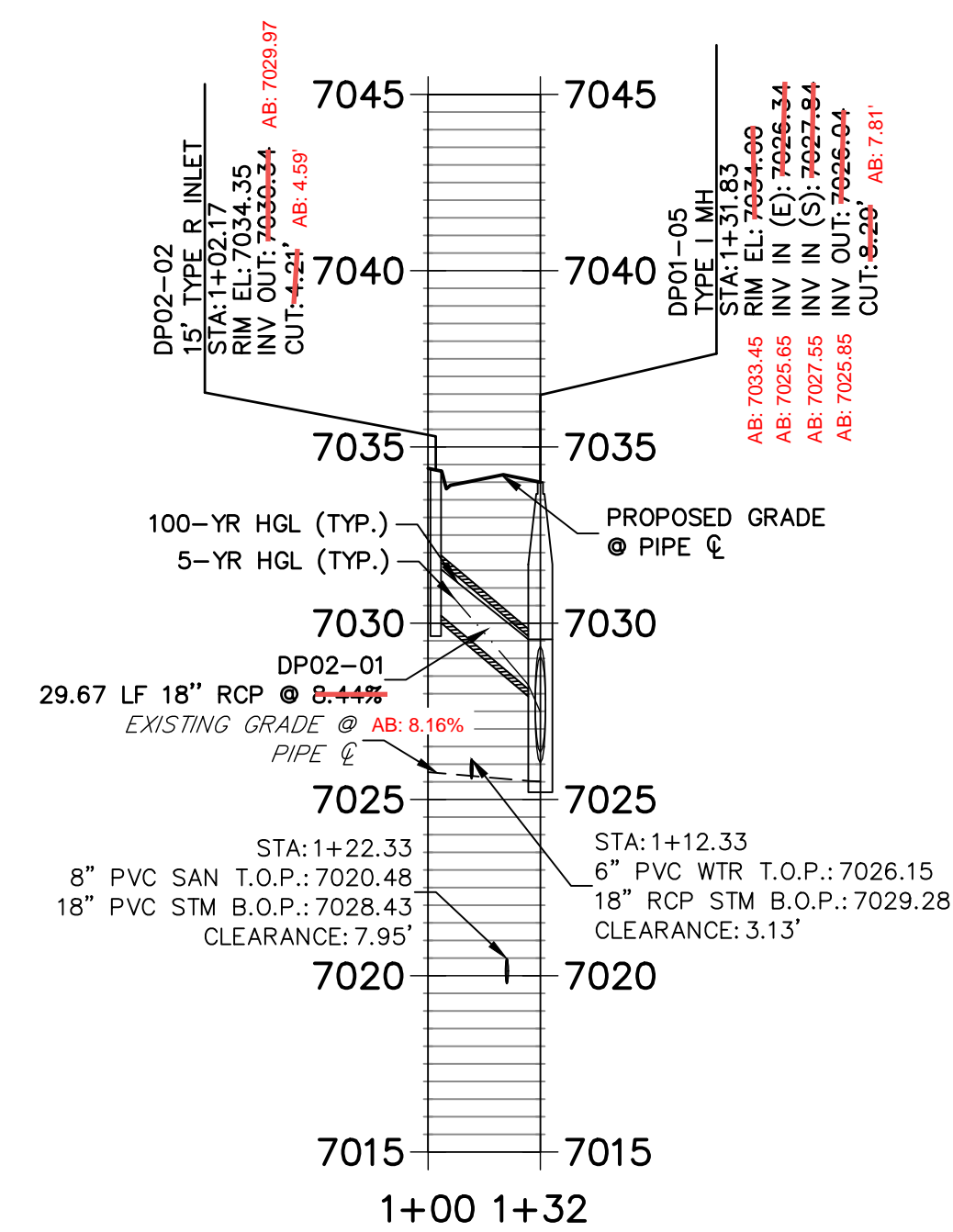




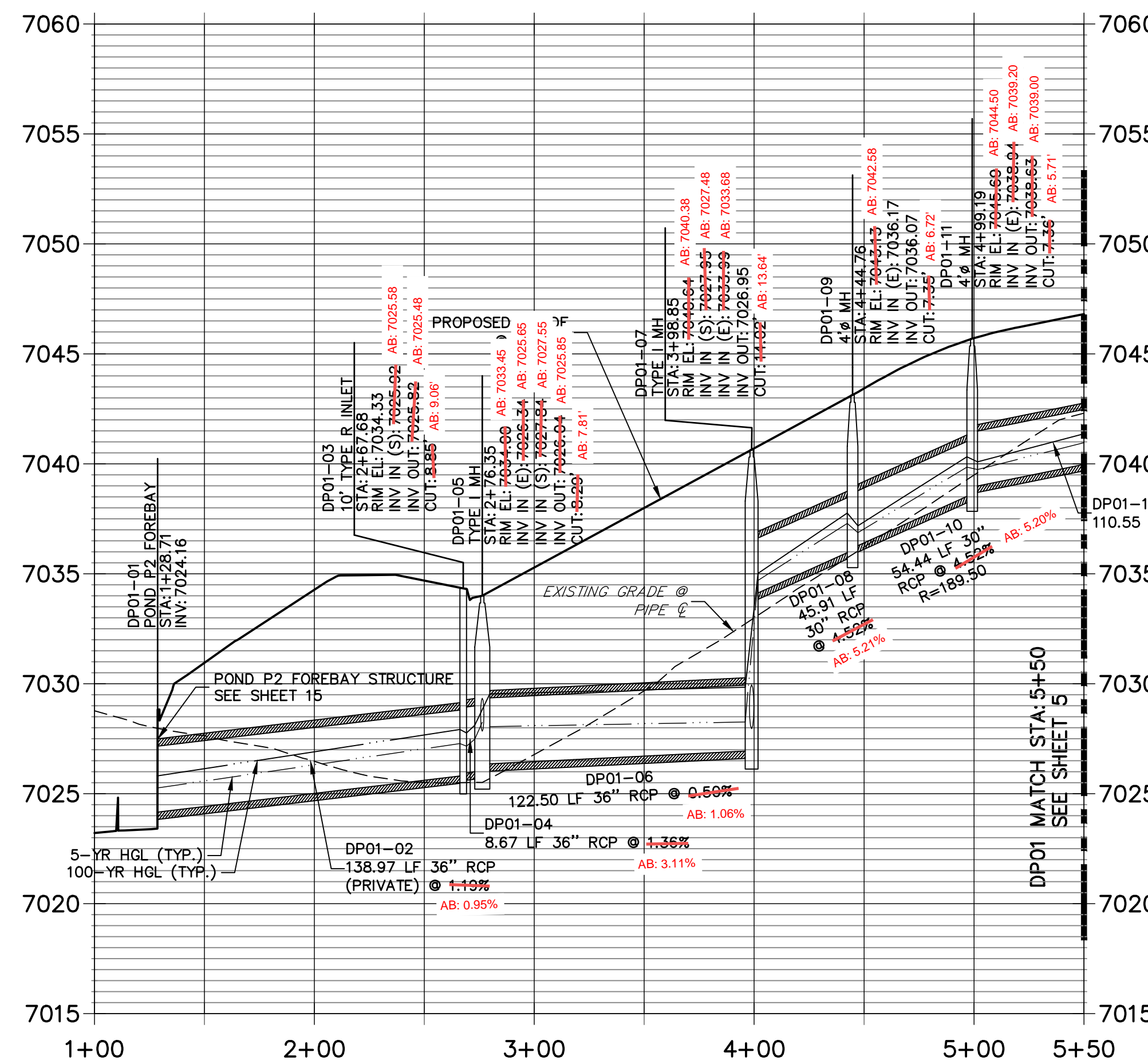




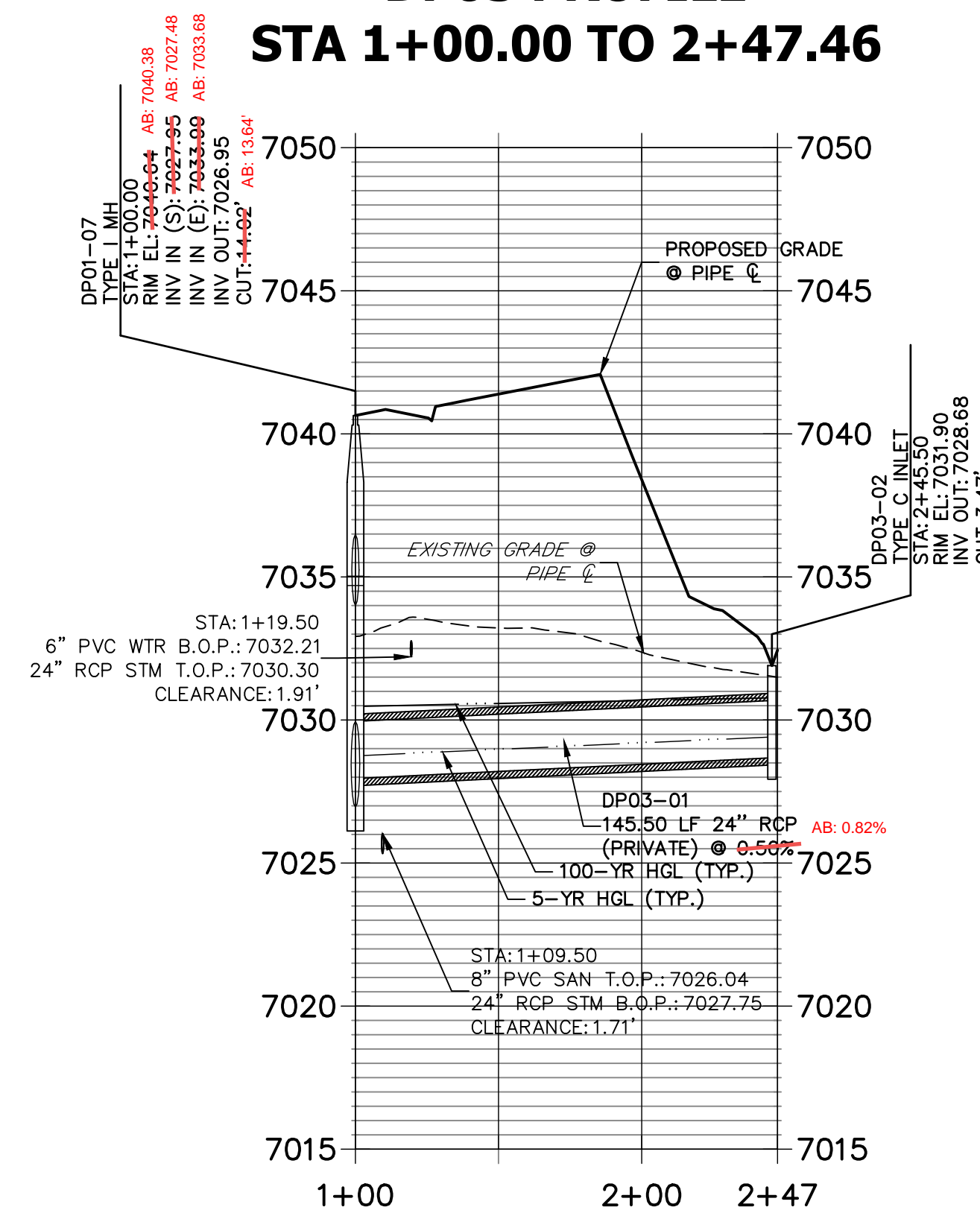
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STA 1+00.00 TO 1+31.83**



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



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



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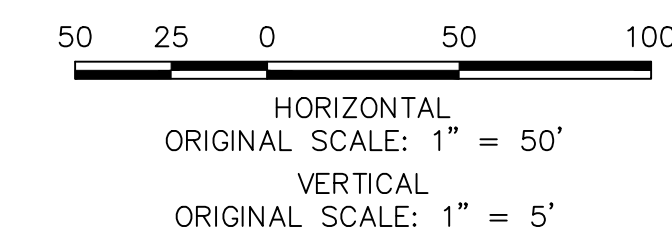
EPC PCD 1/31/22

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett  
32314  
DATE 2/15/21

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



H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION		BY	DATE
						No.	REVISION		
1"=50'	1"=5'	12/15/21	APL	APL					

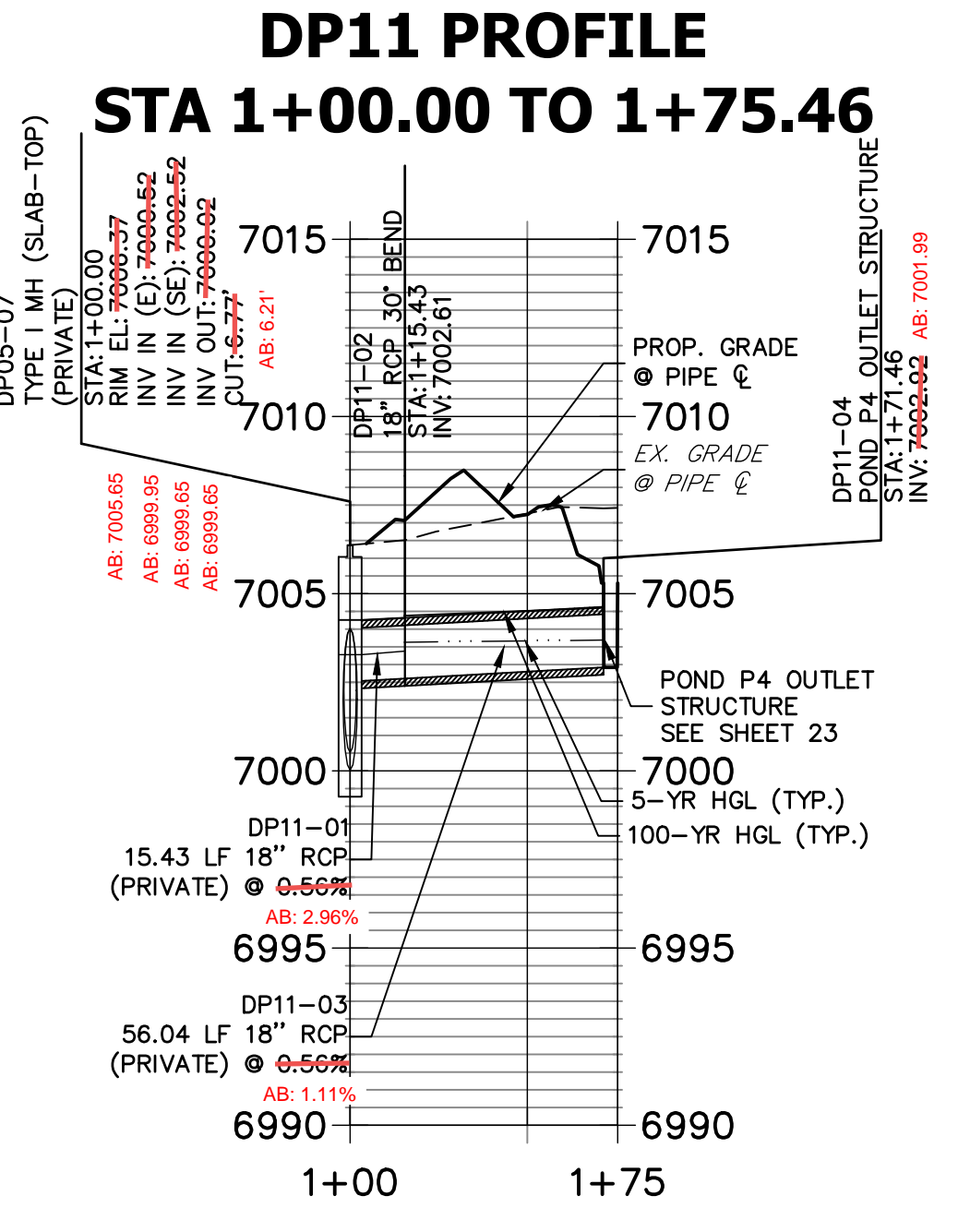
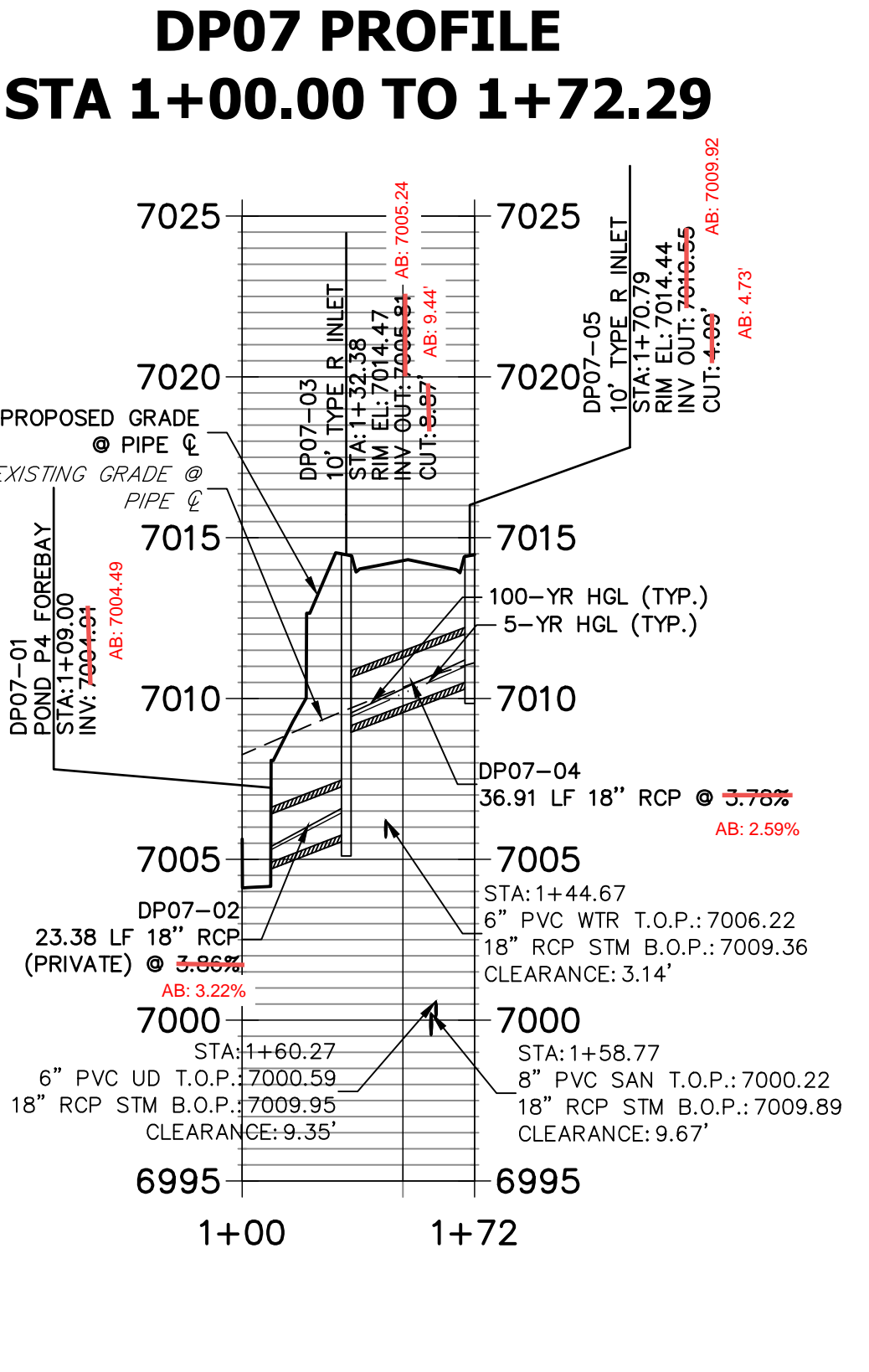
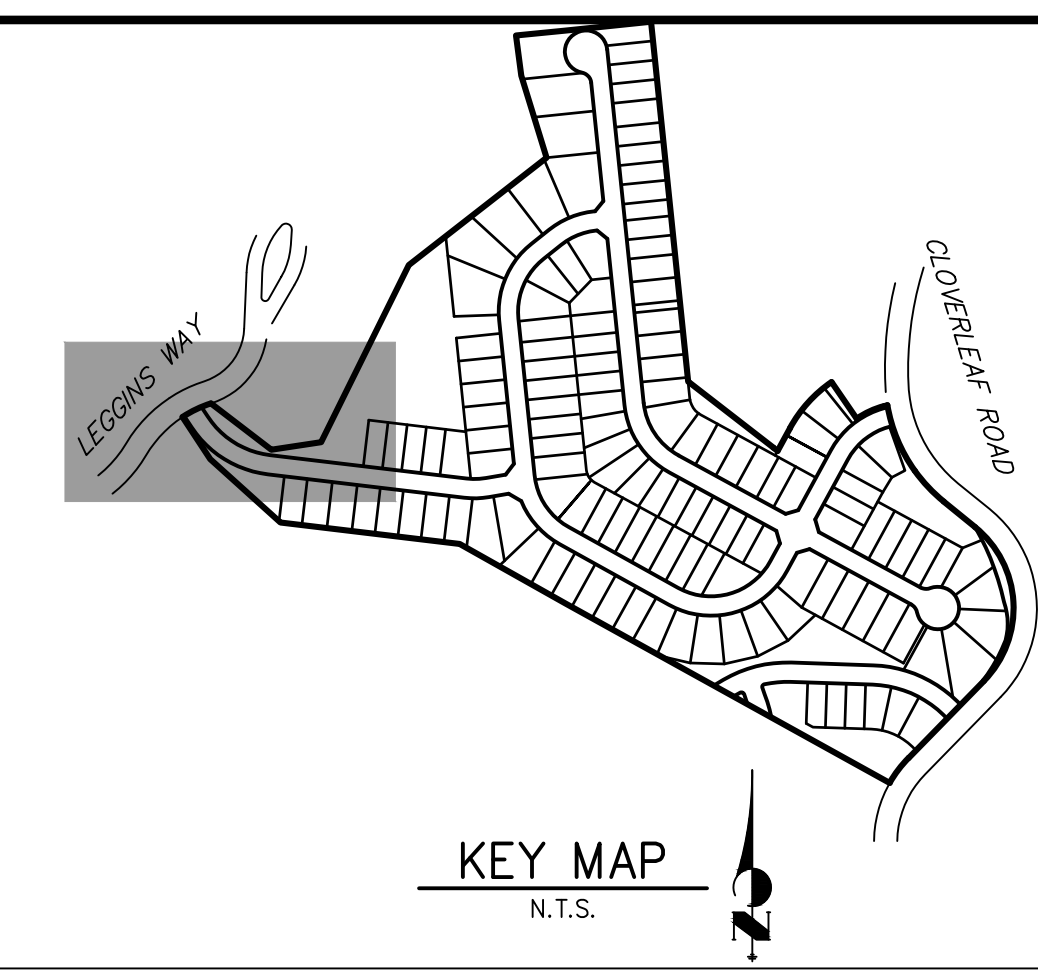
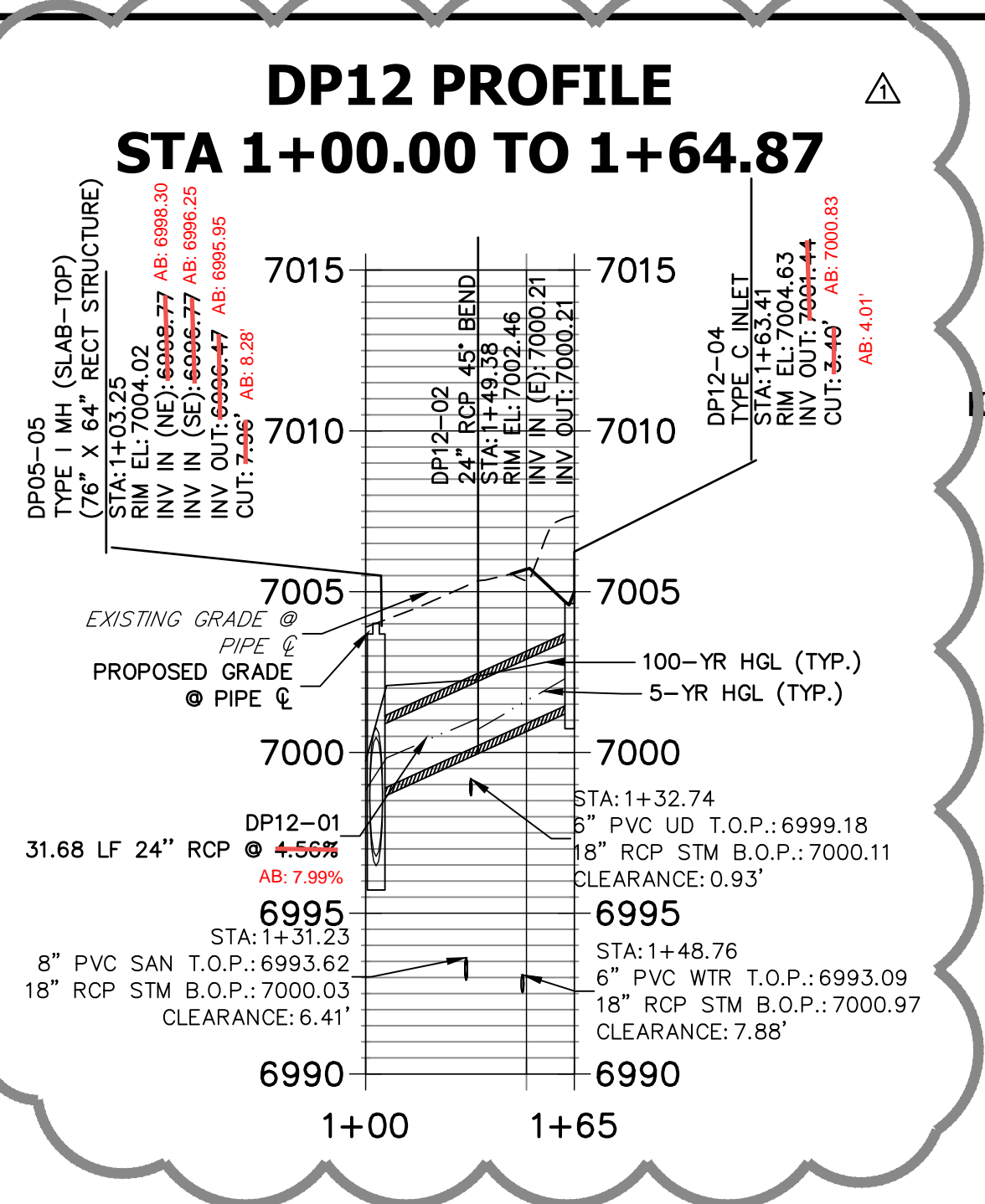
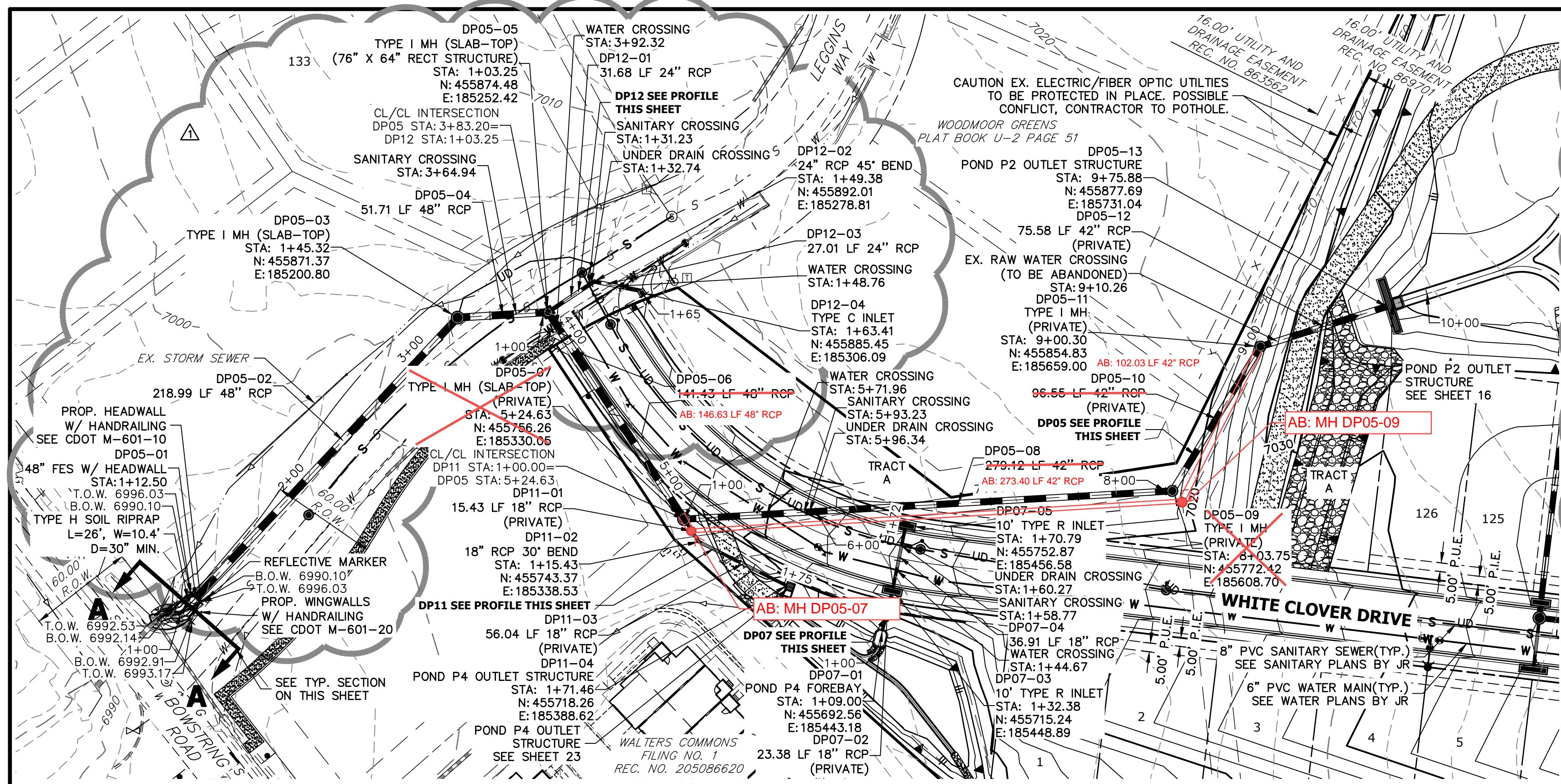
CLOVERLEAF FILING 2  
STORM SEWER PLAN AND PROFILE  
SHEET 6 OF 28  
JOB NO. 25158.01

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

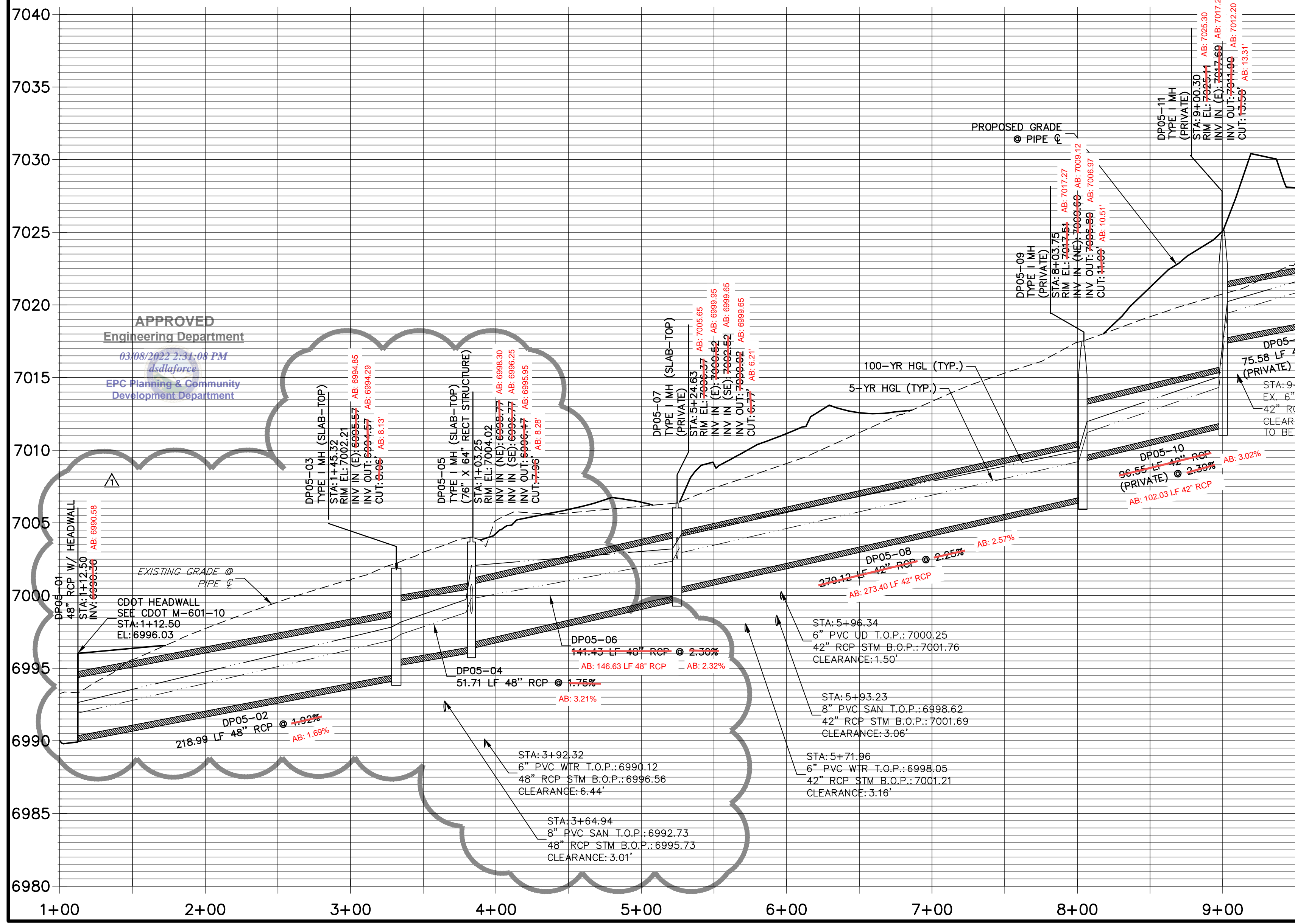
PREPARED FOR  
**MONUMENT HILL CM LLC**  
1864 WOODMOOR DR, STE 100  
COLORADO SPRINGS, CO 80920  
ATTN: JOE DESJARDIN  
(719) 476-0800  
JDESJARDIN@PROTERRACO.COM

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

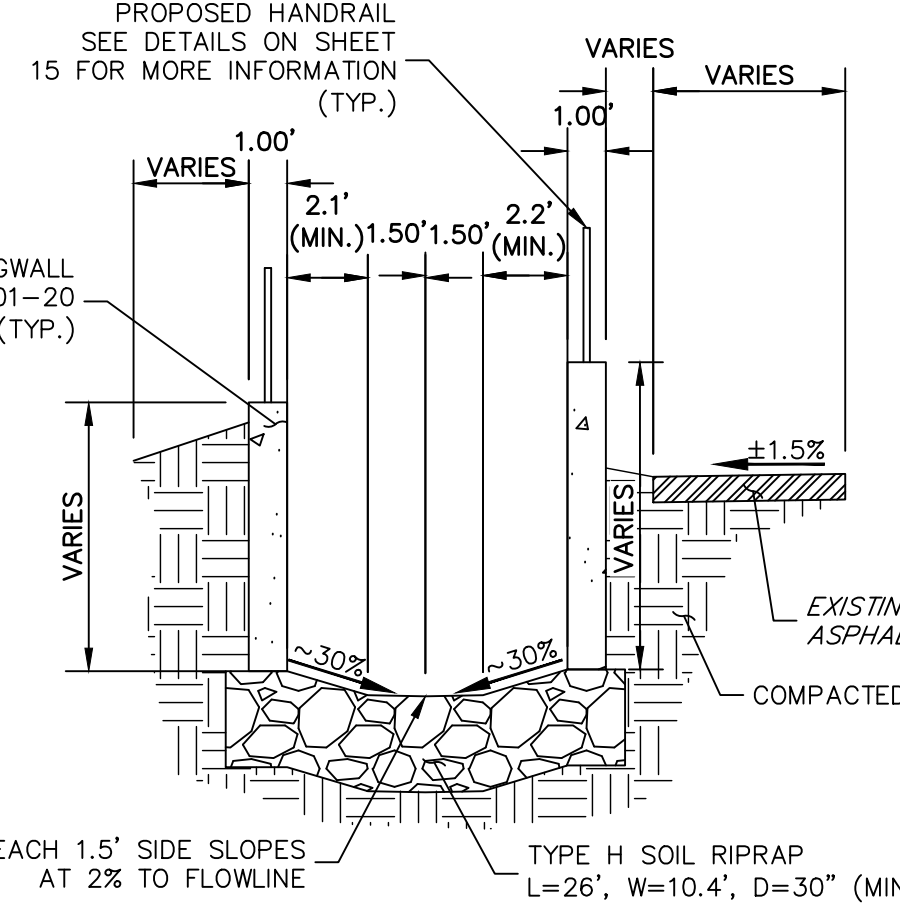




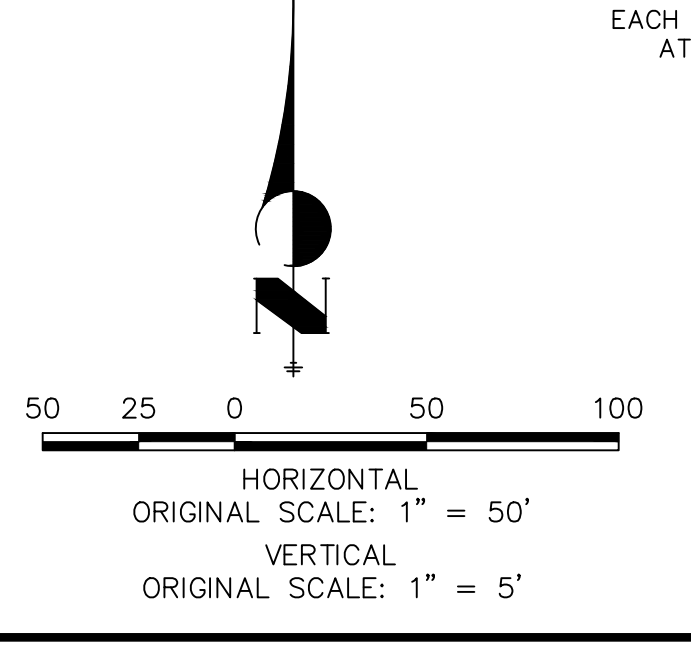
### DP05 PROFILE STA 1+00.00 TO 10+03.11



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



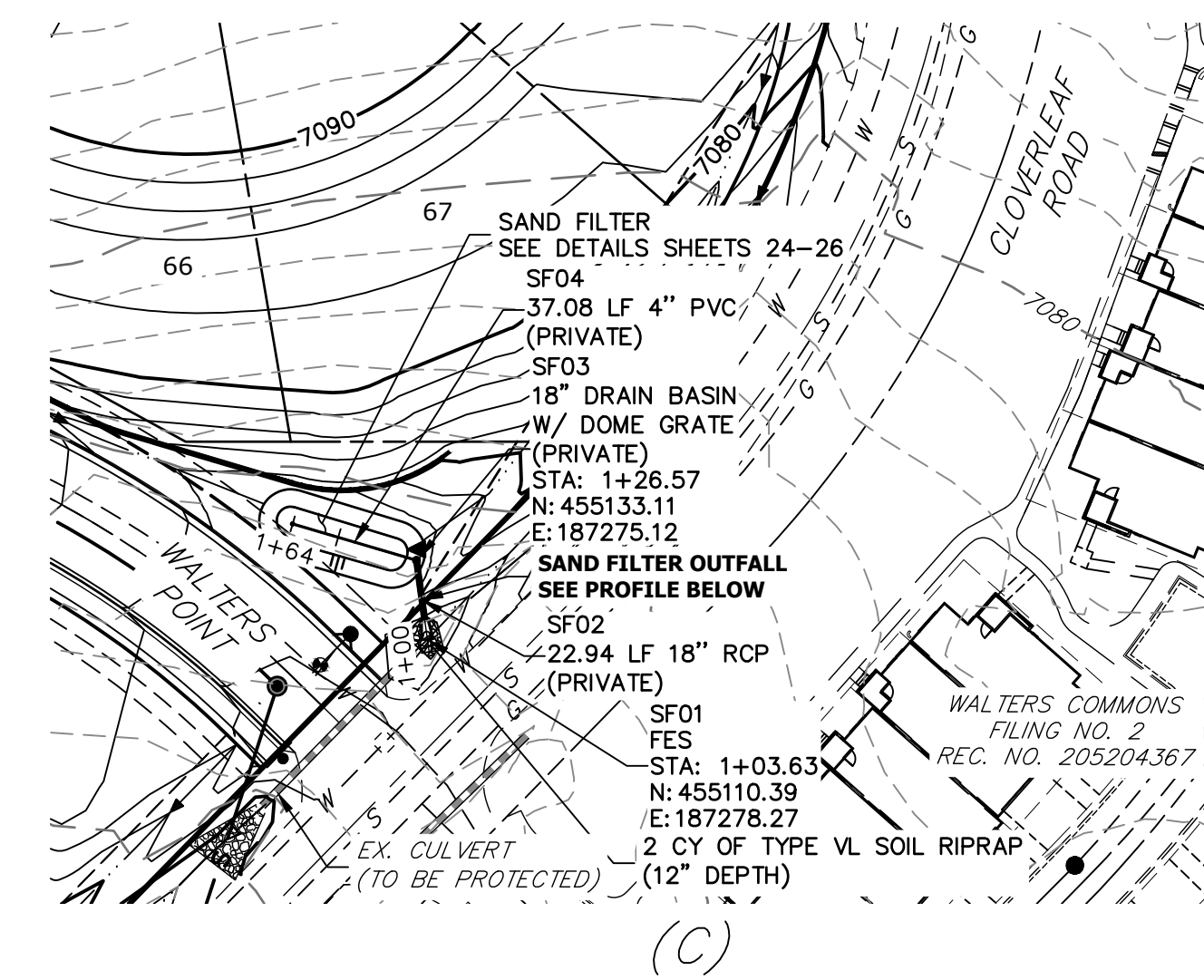
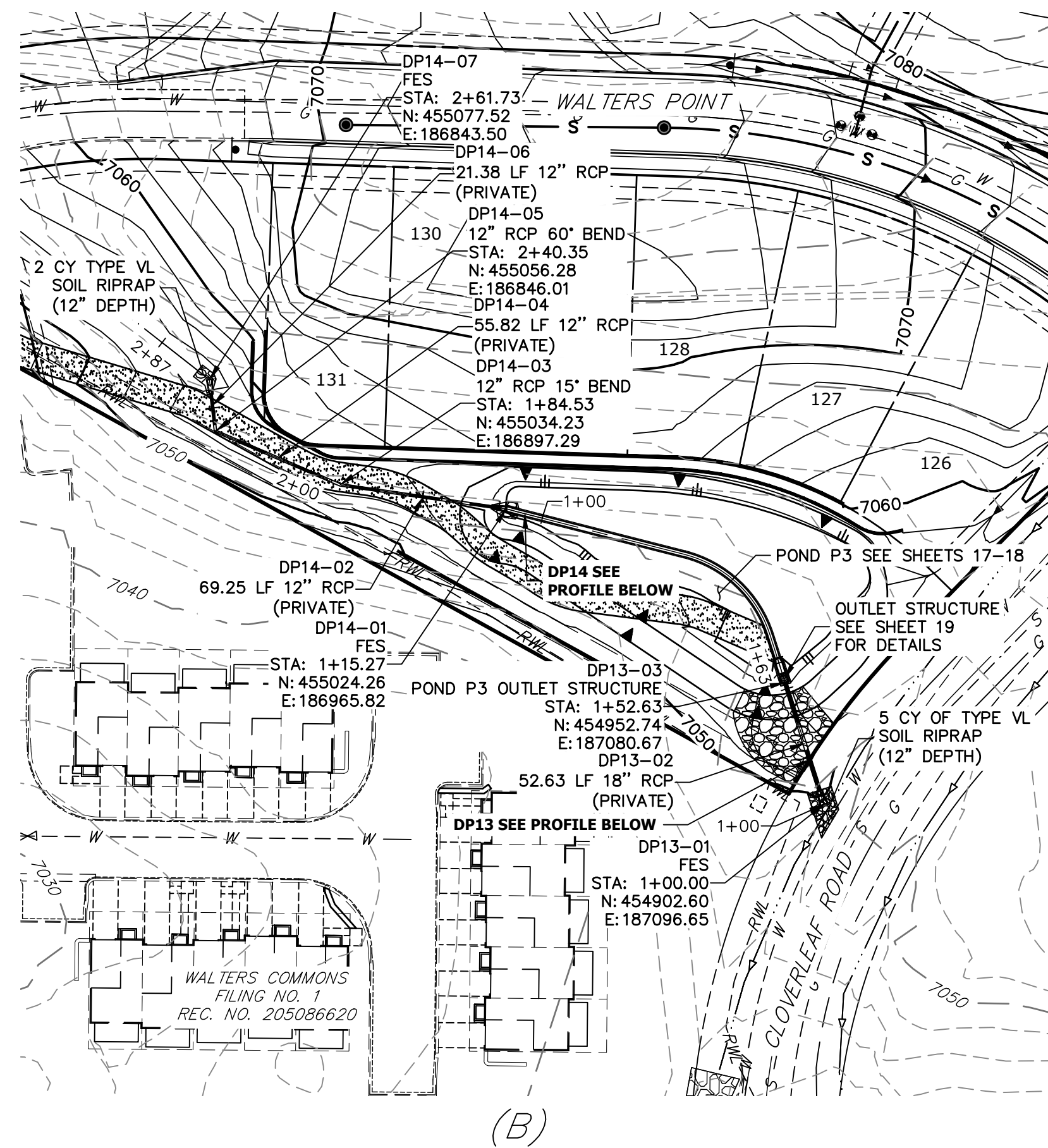
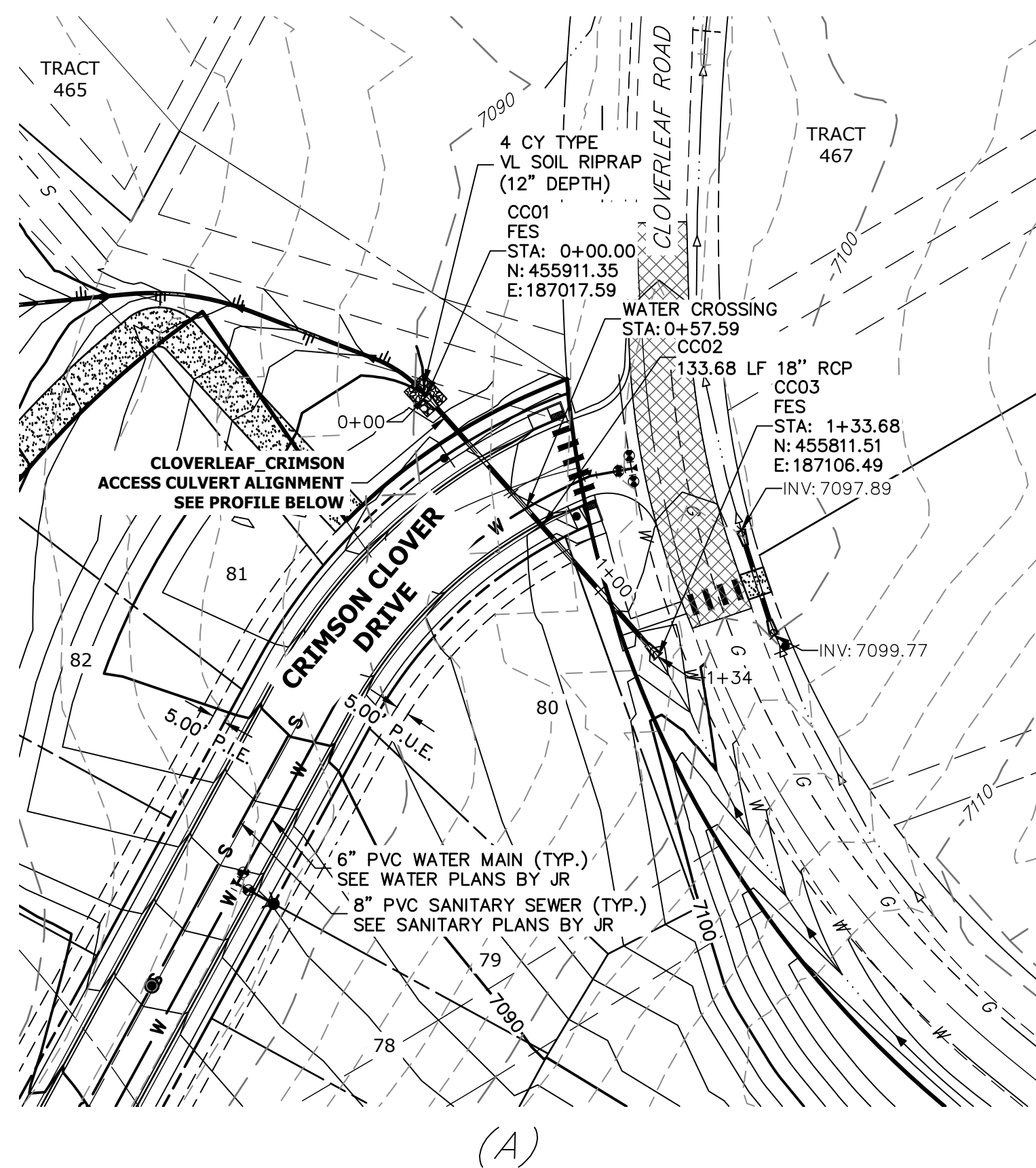
AS-BUILTS  
 05/21/2023  
 SF-21-023



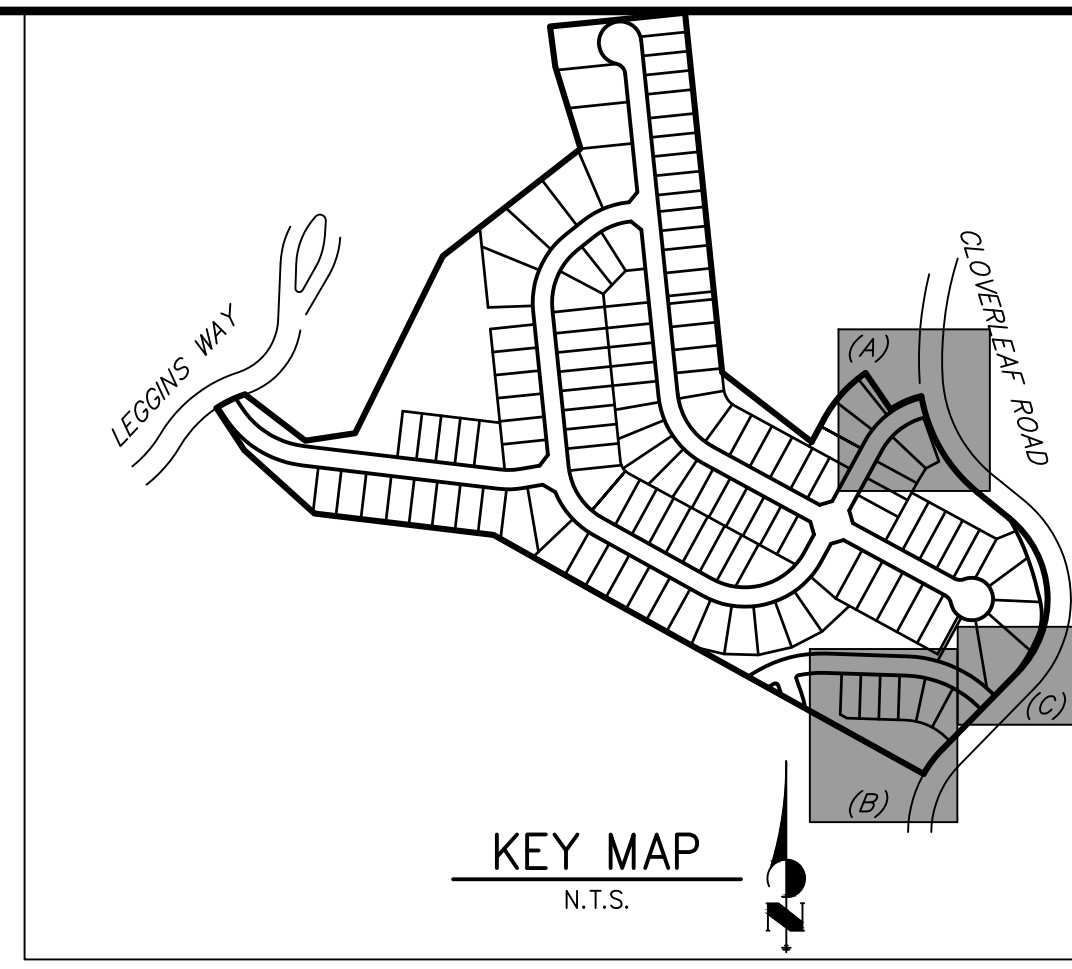
**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Mike A. Bramlett, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 DATE: 03-08-22

PREPARED FOR <b>MONUMENT HILL CM LLC</b> 1864 WOODMOOR DR, STE 100 COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN JDESJARDIN@PROTERRACO.COM	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.
SHEET 7 OF 28	DATE 03-04-22
DESIGNED BY APL	DRAWN BY APL
CHECKED BY	DATE
No. 1	REVISION 1 STORM ALIGNMENT/GRADE PER POTHOLING
BY DATE	REB 03-08-22
H-SCALE 1"=50' V-SCALE 1"=5'	PROJECT CLOVERLEAF FILING 2



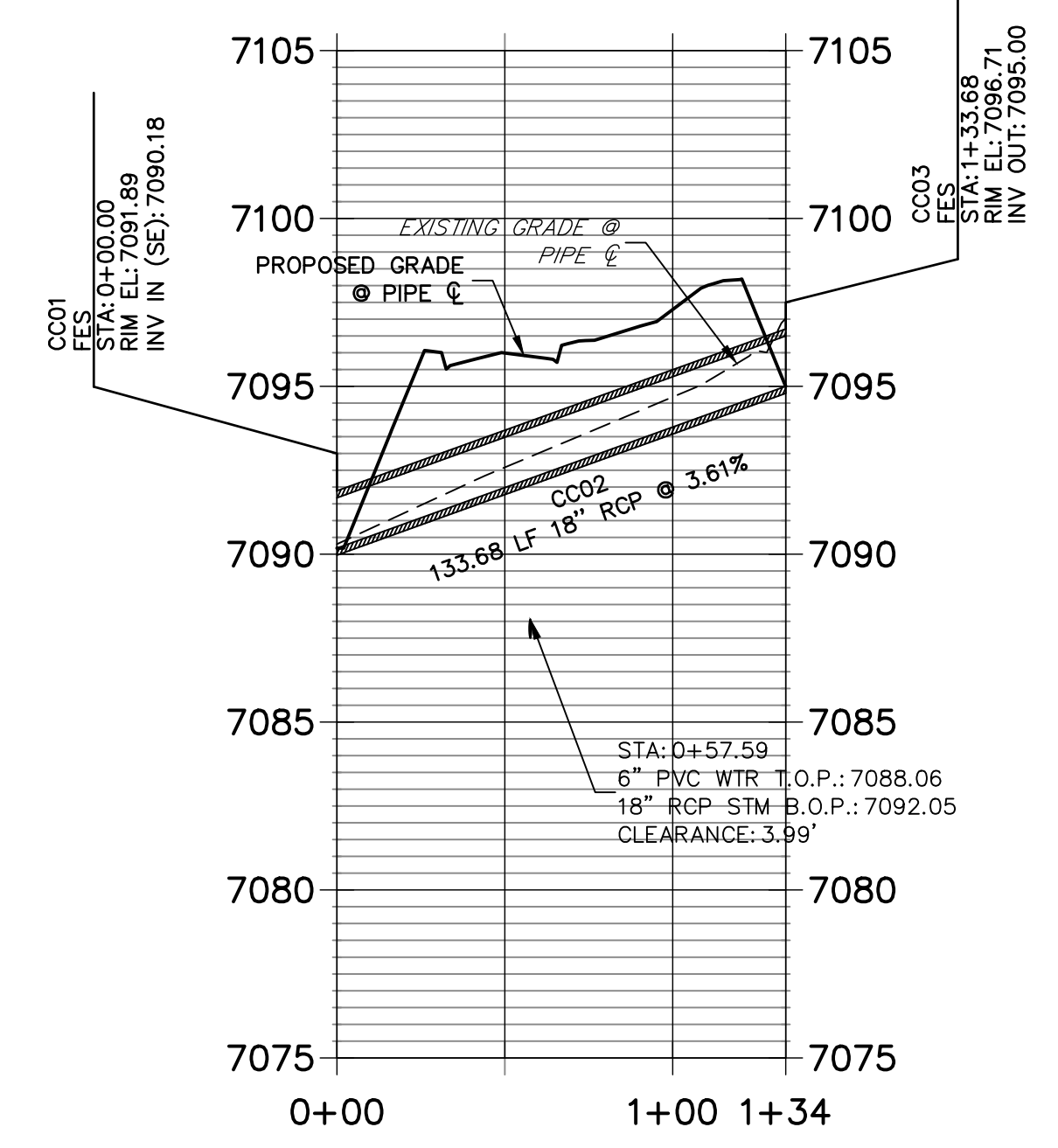


- NOTES**
- SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
  - SEE SHEET 2 FOR ADDITIONAL NOTES.

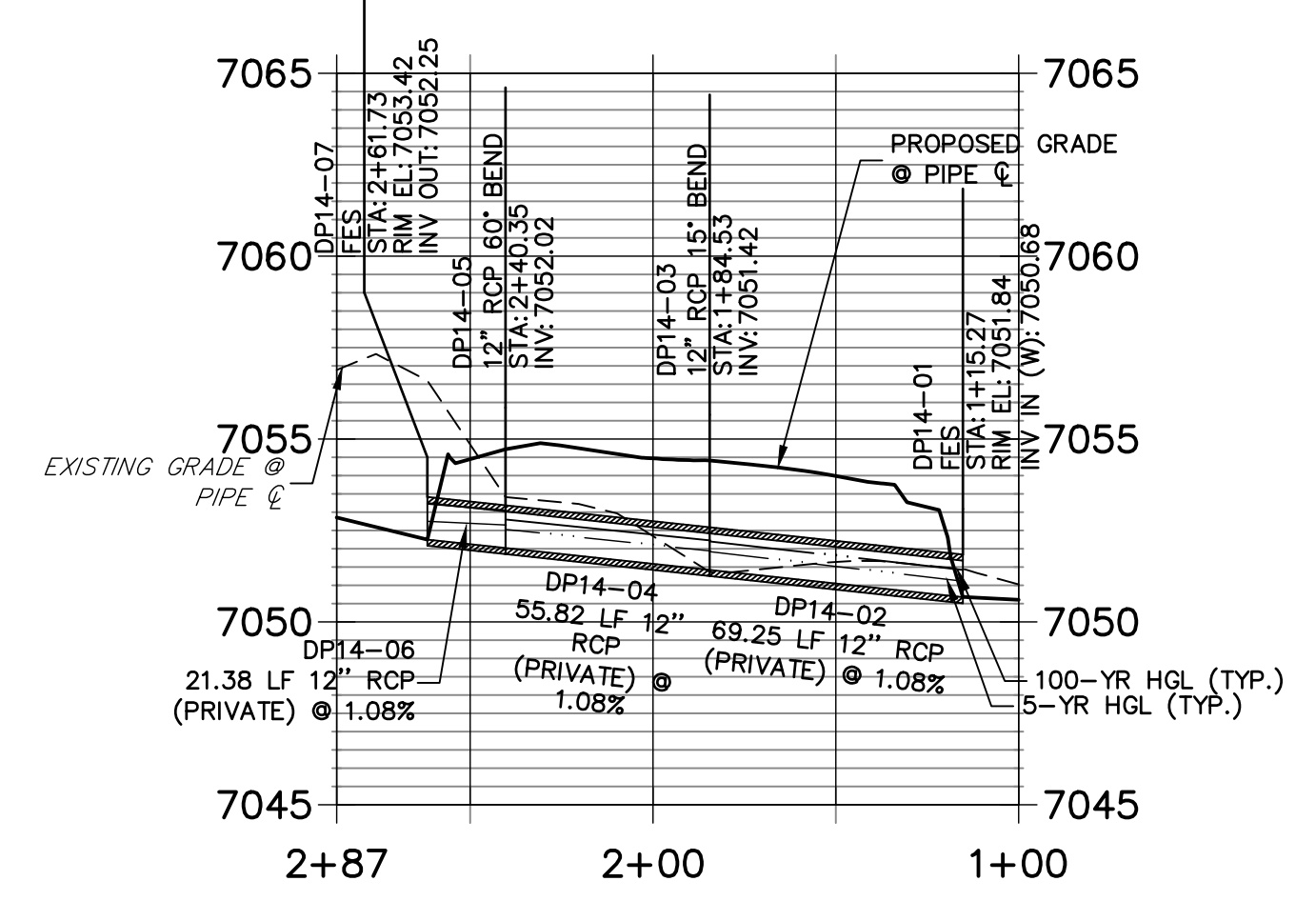


**811**  
Know what's below.  
Call before you dig.

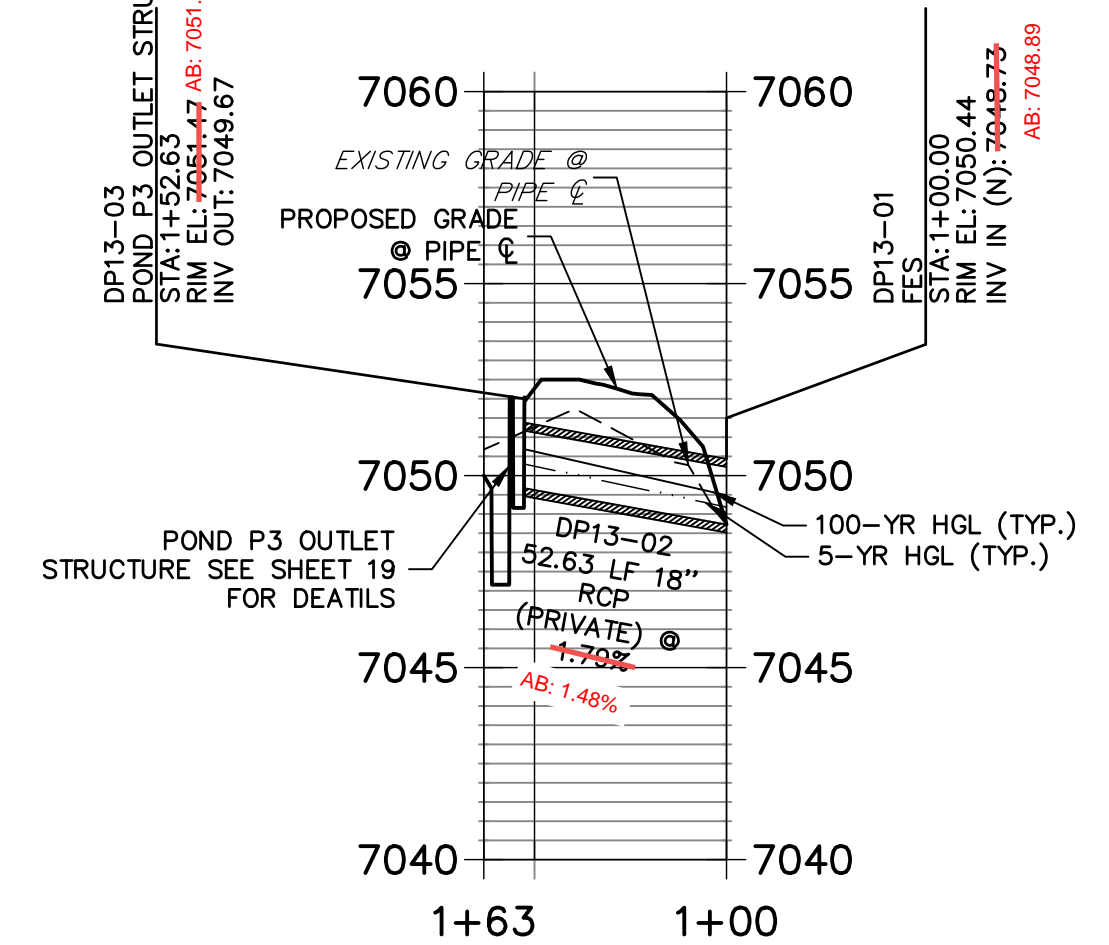
**CLOVERLEAF\_CRIMSON ACCESS CULVERT PROFILE  
STA 0+00.00 TO 1+33.68**



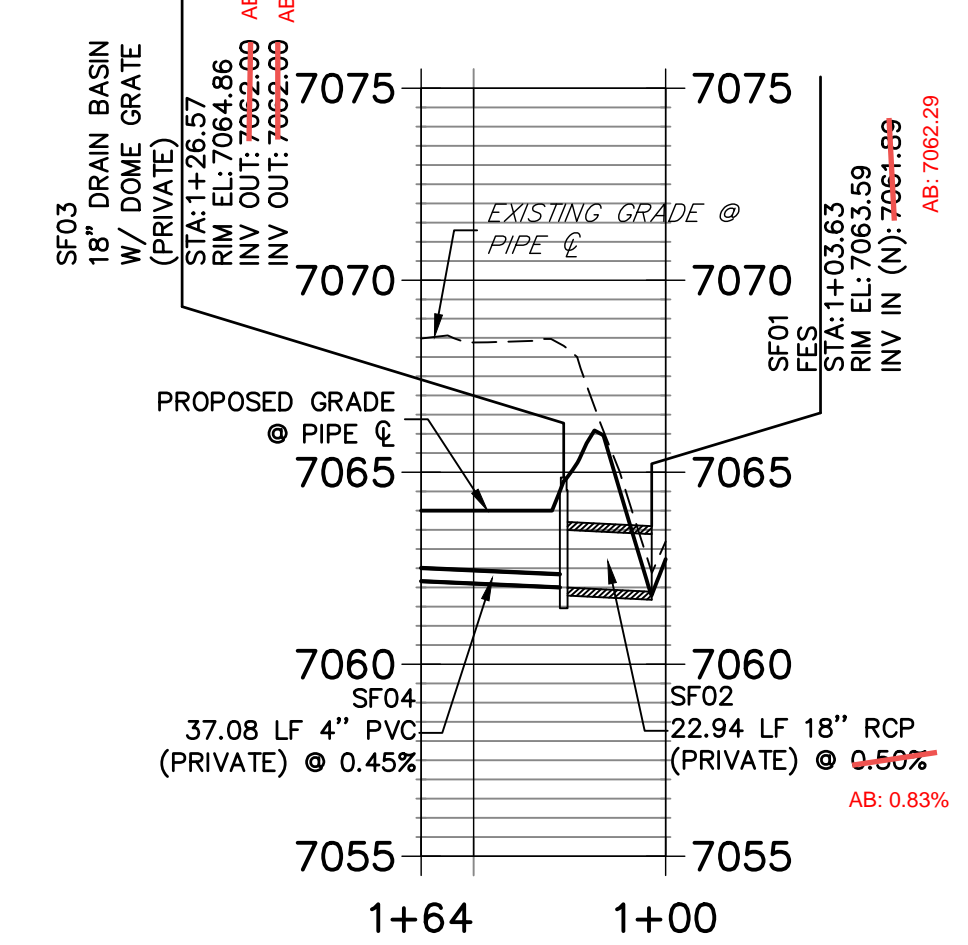
**DP14 PROFILE  
STA 1+00.00 TO 2+86.51**



**DP13 PROFILE  
STA 1+00.00 TO 1+63.18**

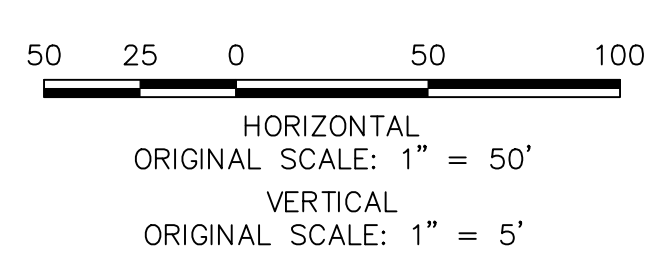


**SAND FILTER PROFILE  
STA 1+00.00 TO 1+63.64**



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

*Mike A. Bramlett*  
32314  
PROFESSIONAL ENGINEER



**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, A LOCAL ENGINEERING FIRM

DATE: 2/15/21

CLOVERLEAF FILING 2	STORM SEWER PLAN AND PROFILE	DESIGNED BY	APL
		CHECKED BY	APL
SHEET 8 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

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

NO.	REVISION	DATE

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

EPC PCD 1/31/22



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

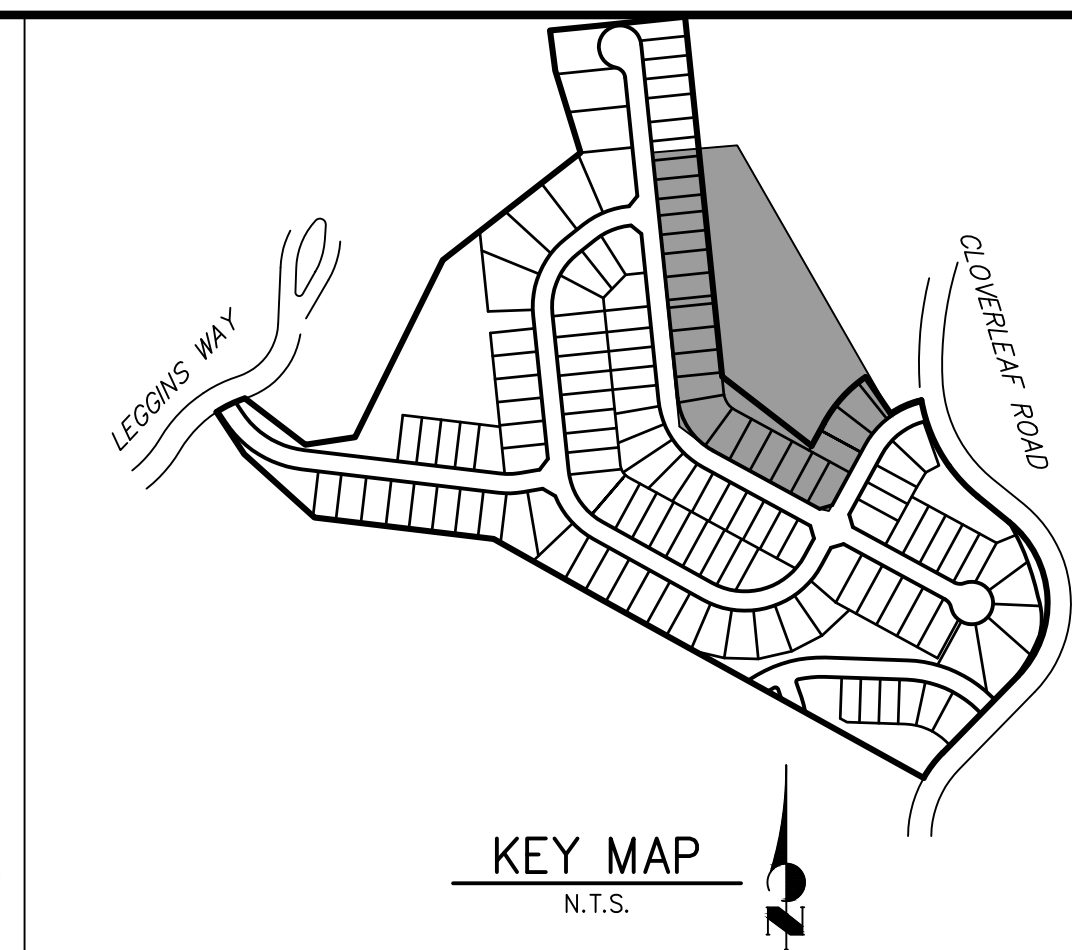
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T19	TOE	N: 455883.90 E: 186660.93	7068.81
T20	TOE	N: 455893.70 E: 186621.30	7069.12
T21	TOE	N: 455898.03 E: 186606.28	7069.23
T22	TOE	N: 455930.48 E: 186595.60	7068.74
T23	TOE	N: 456105.81 E: 186601.23	7066.90
T24	TOE	N: 456167.68 E: 186599.52	7066.05
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'

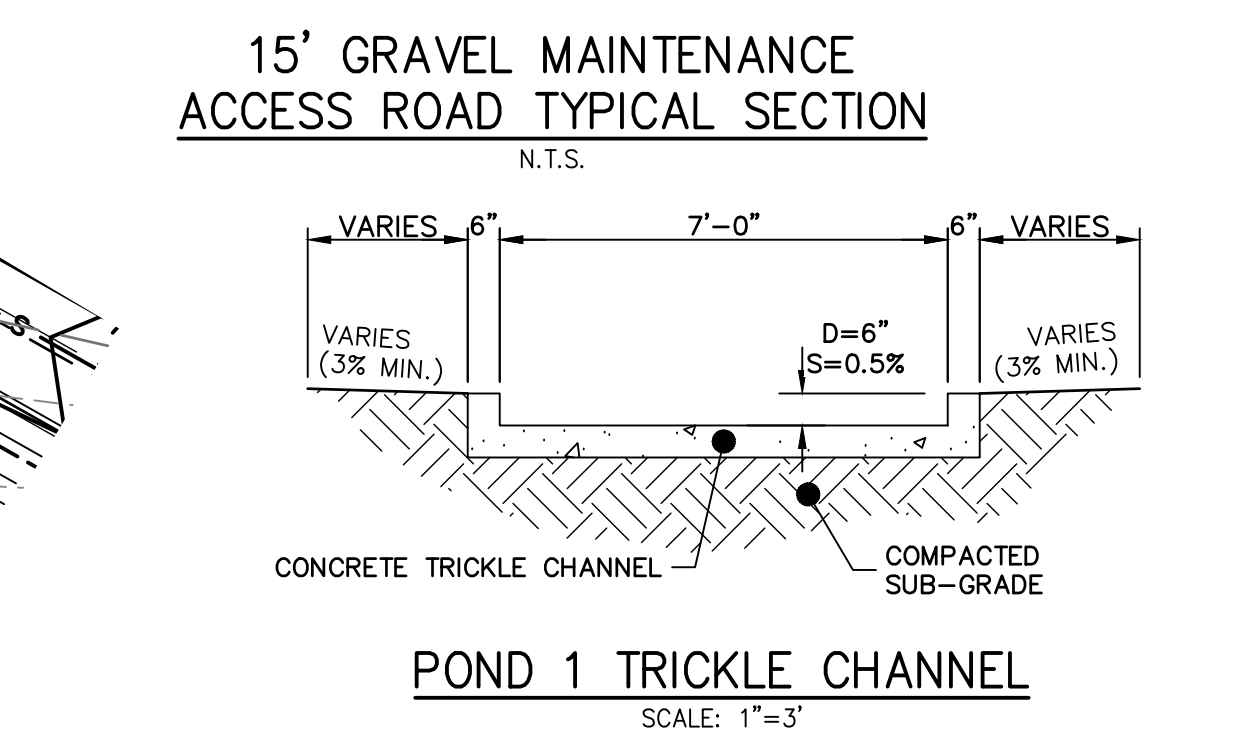
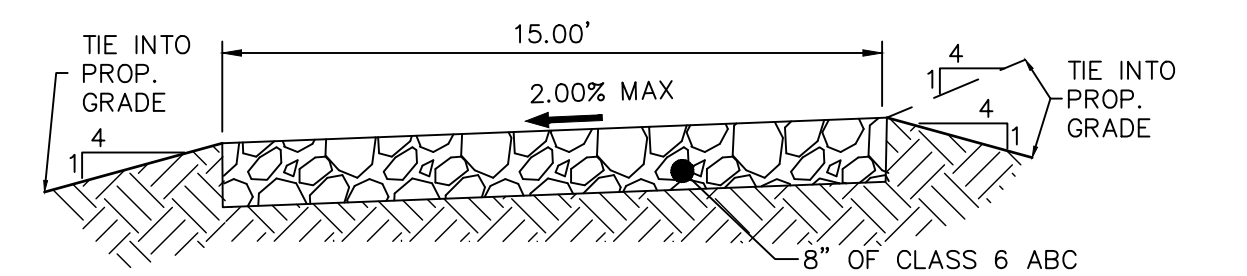
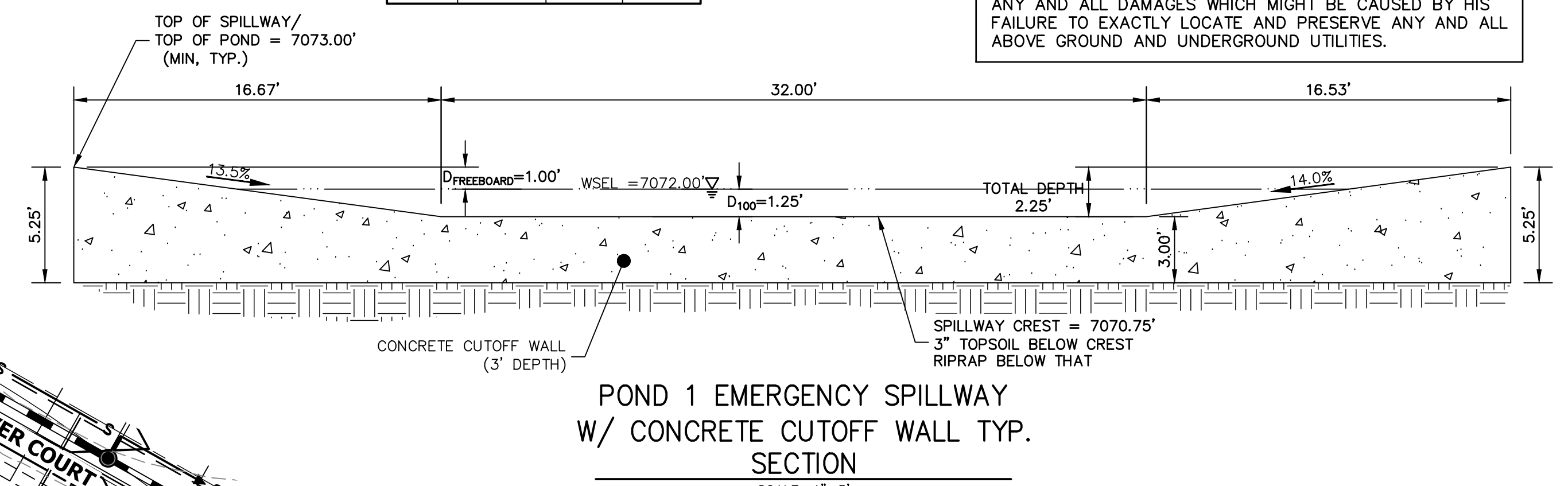
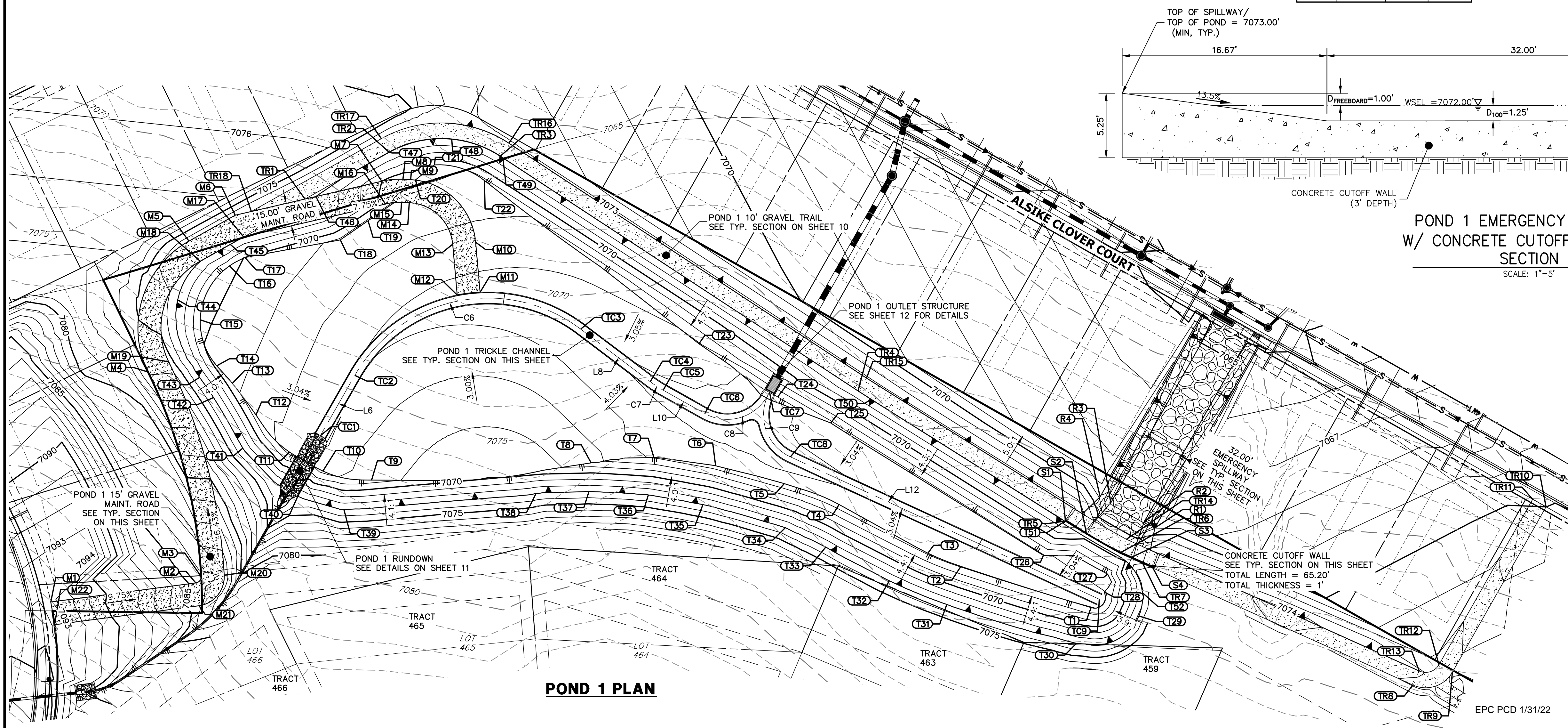
**NOTES**

- 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  
 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 APPROPRIATE REVIEWING AGENCIES, JR 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@PROTERRAC.COM  
 (719) 476-0800

**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	DATE	BY

H-SCALE: 1"=40'  
 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

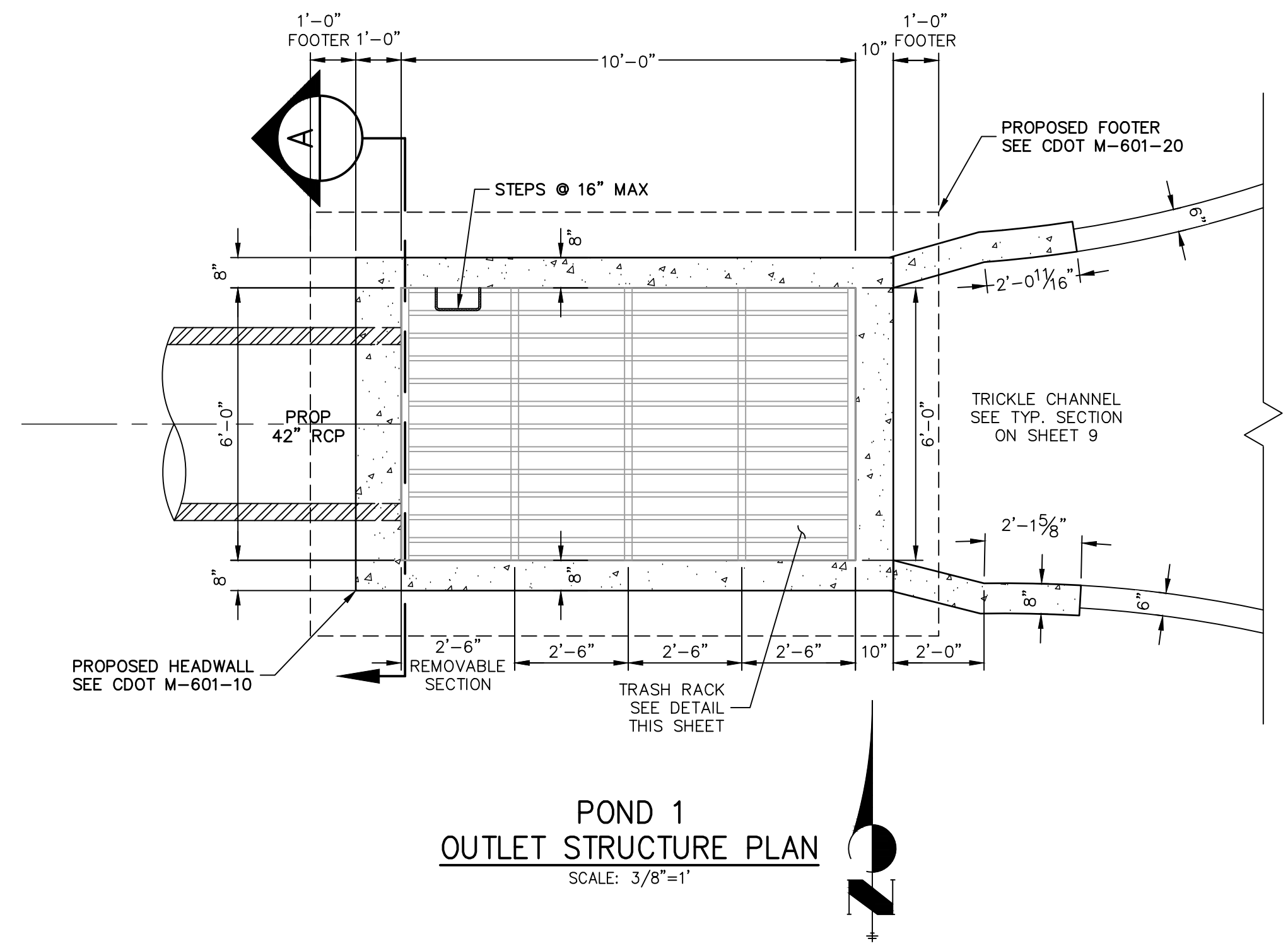




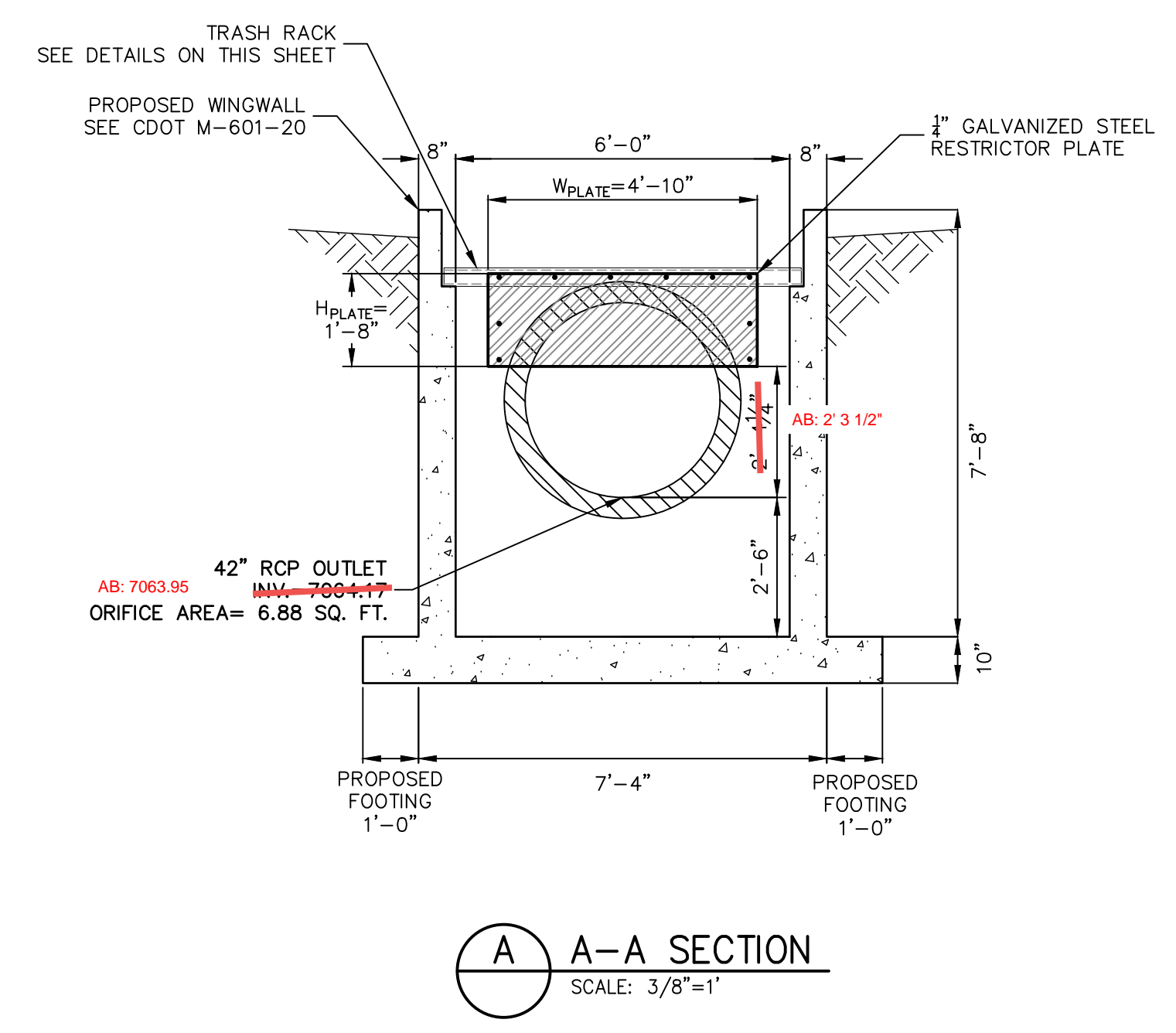
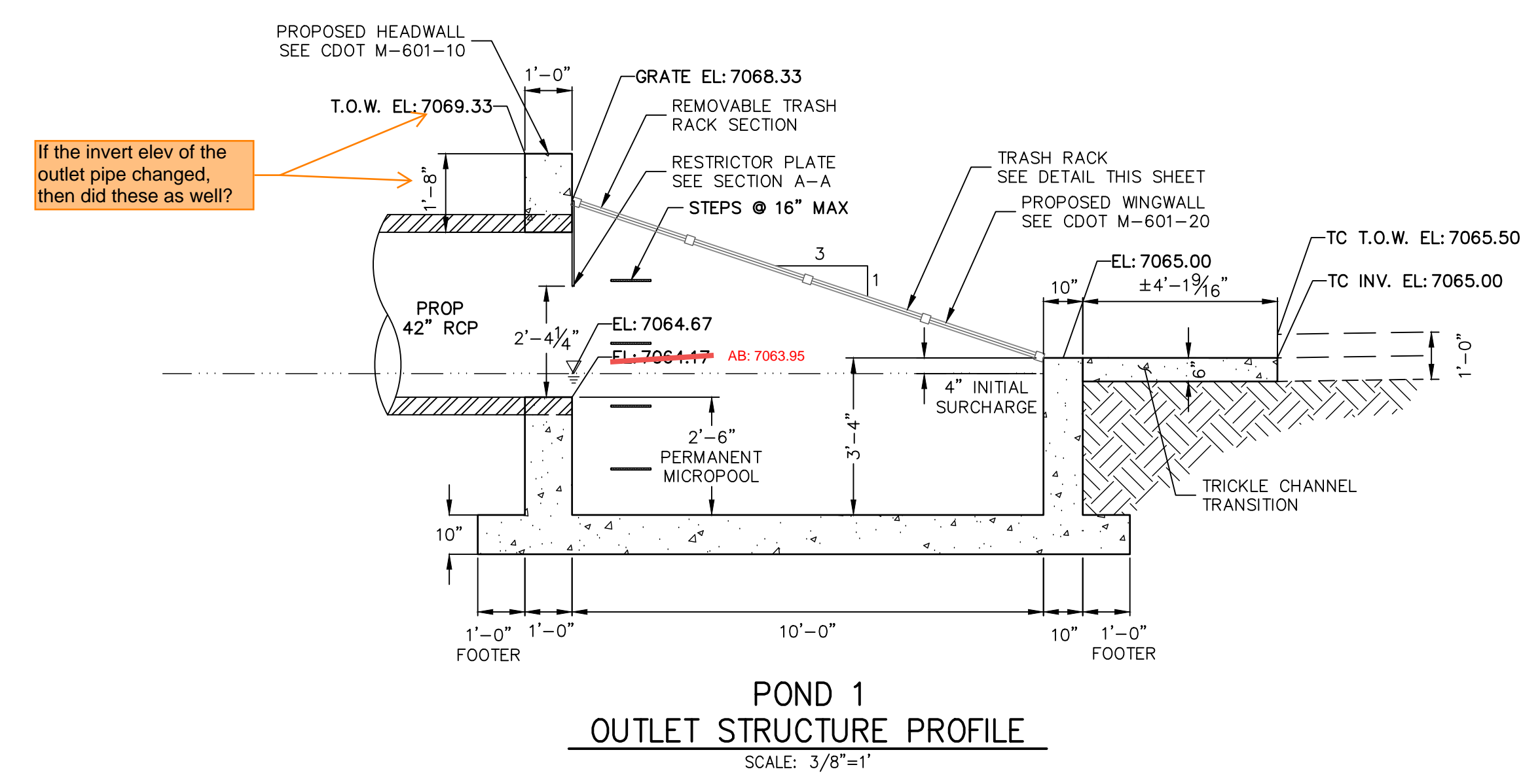




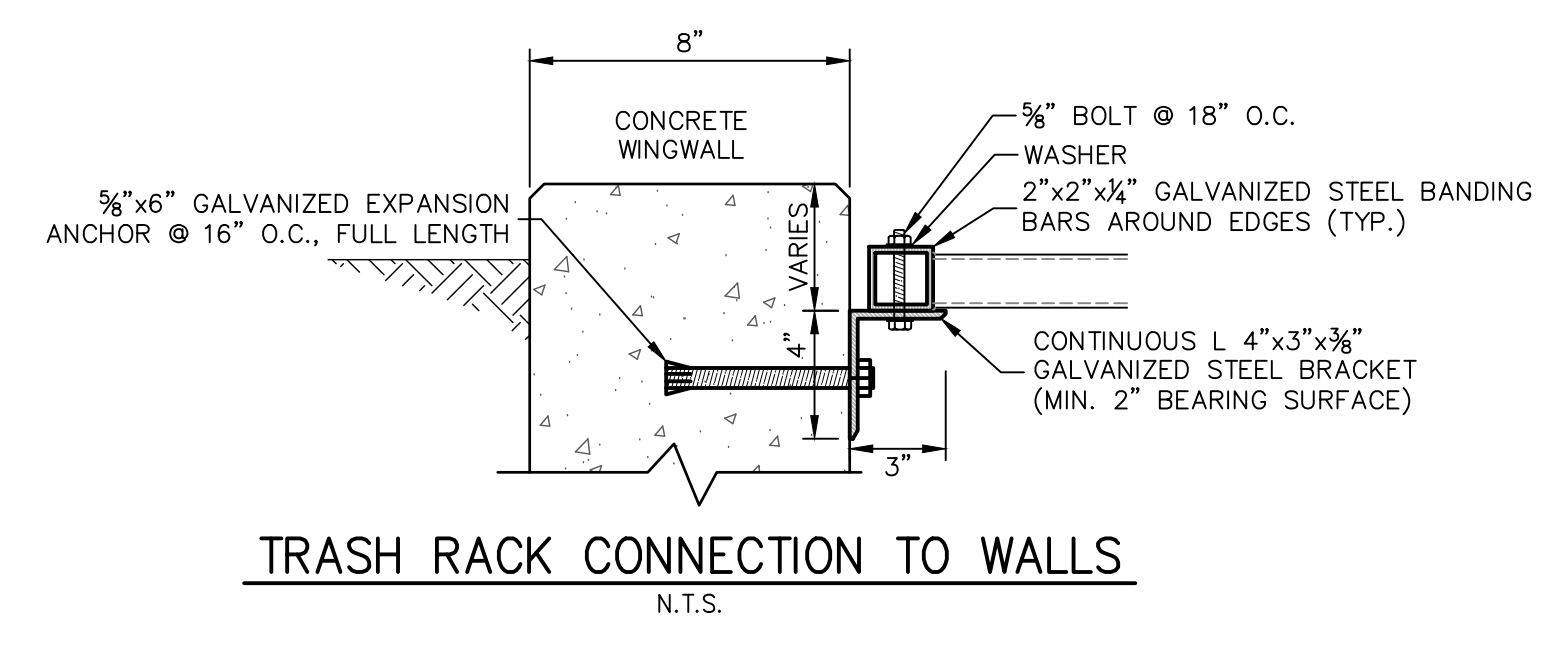
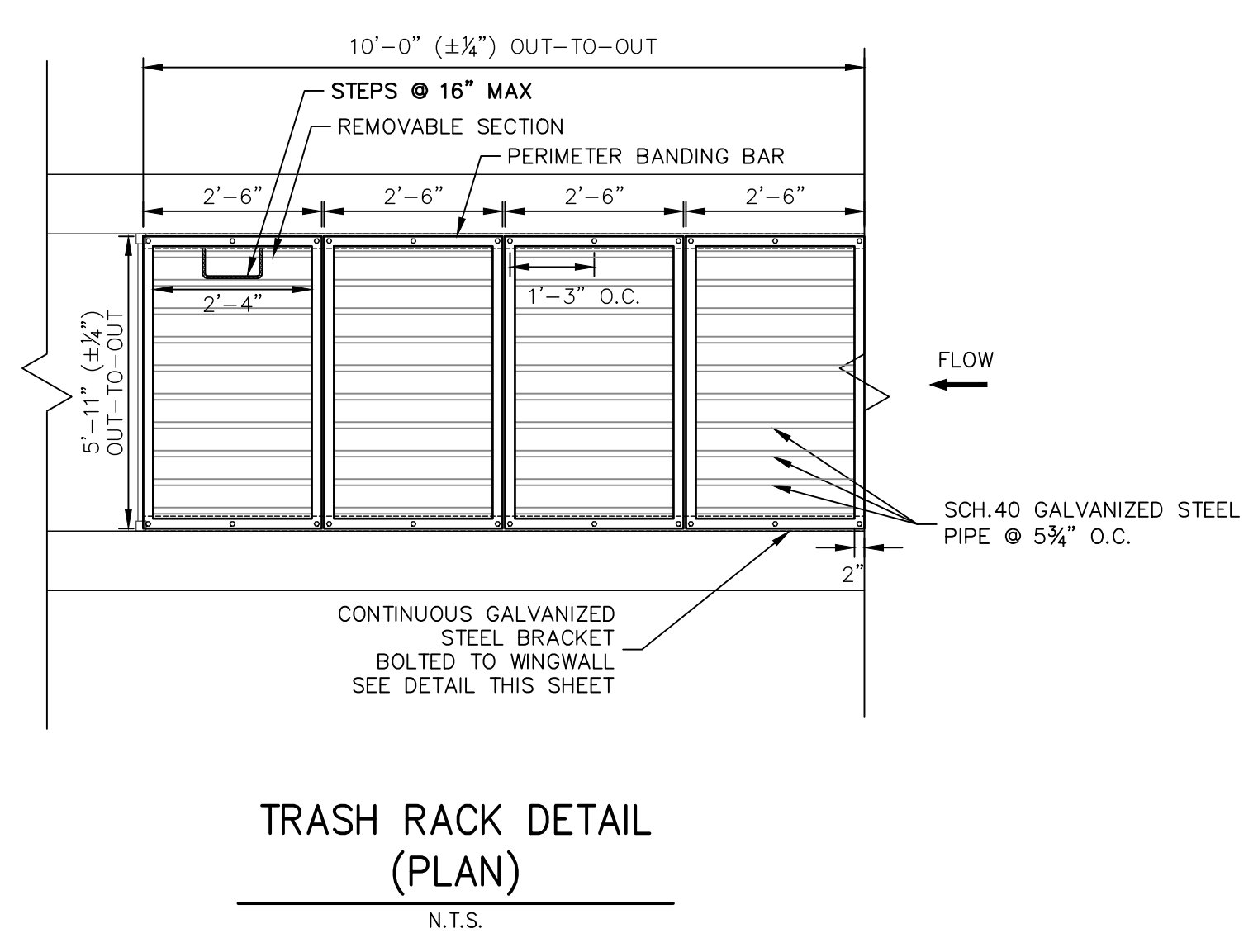




Need MHFD outlet structure calc to verify acceptability of the changes shown on this sheet



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



- 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" x 2" 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.

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 ENGINEER  
DATE: 12/15/21

CLOVERLEAF FILING 2	POND PLANS AND DETAILS	SHEET 12 OF 28	JOB NO. 25158.01	BY	DATE
				NO. REVISION	
H-SCALE	3/8"=1'	DESIGNED BY	GAG	DRAWN BY	GAG
V-SCALE	3/8"=1'	CHECKED BY			
		DATE	12/15/21		

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  
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1864 WOODMOOR DR, STE 100  
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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

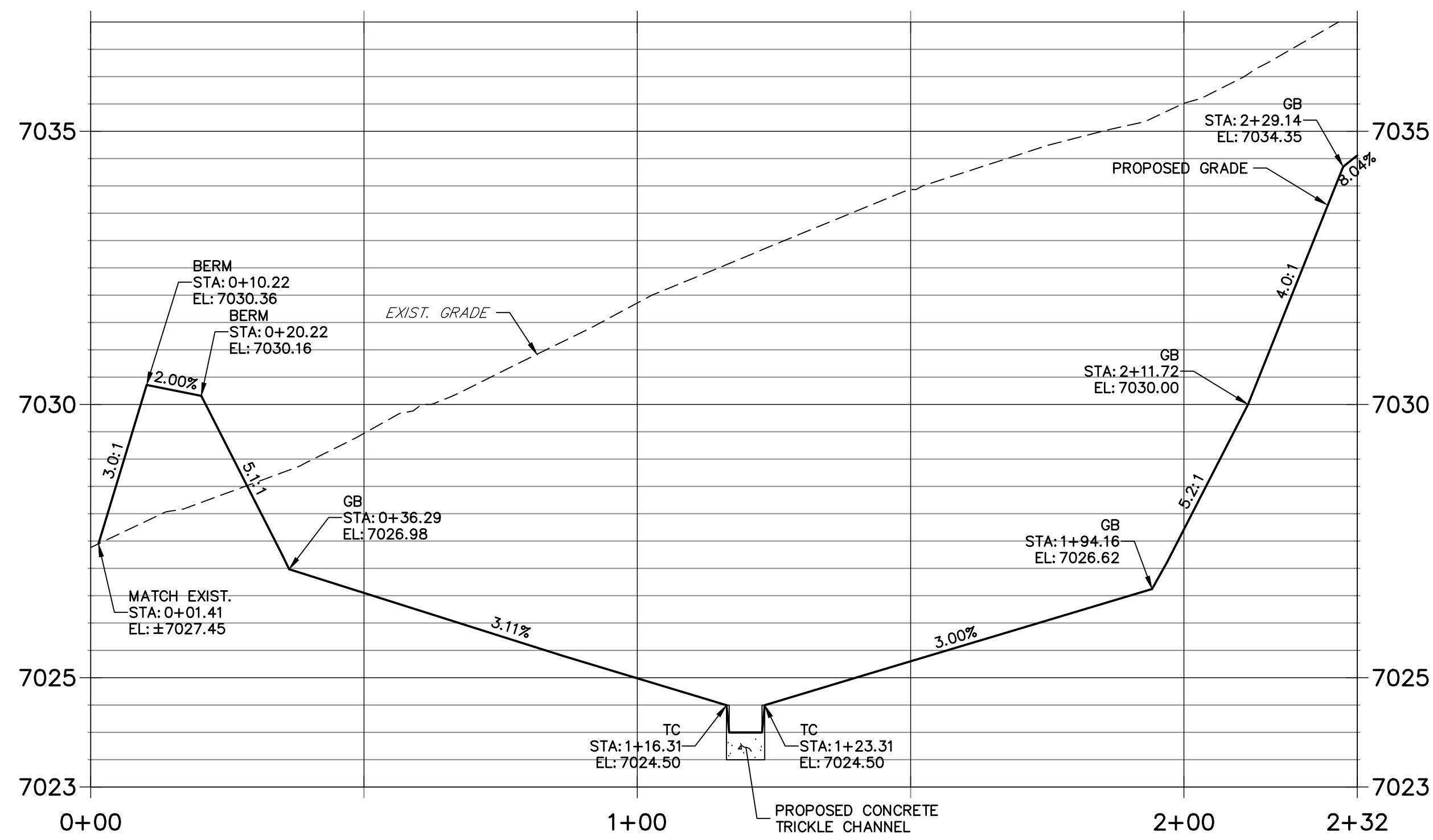
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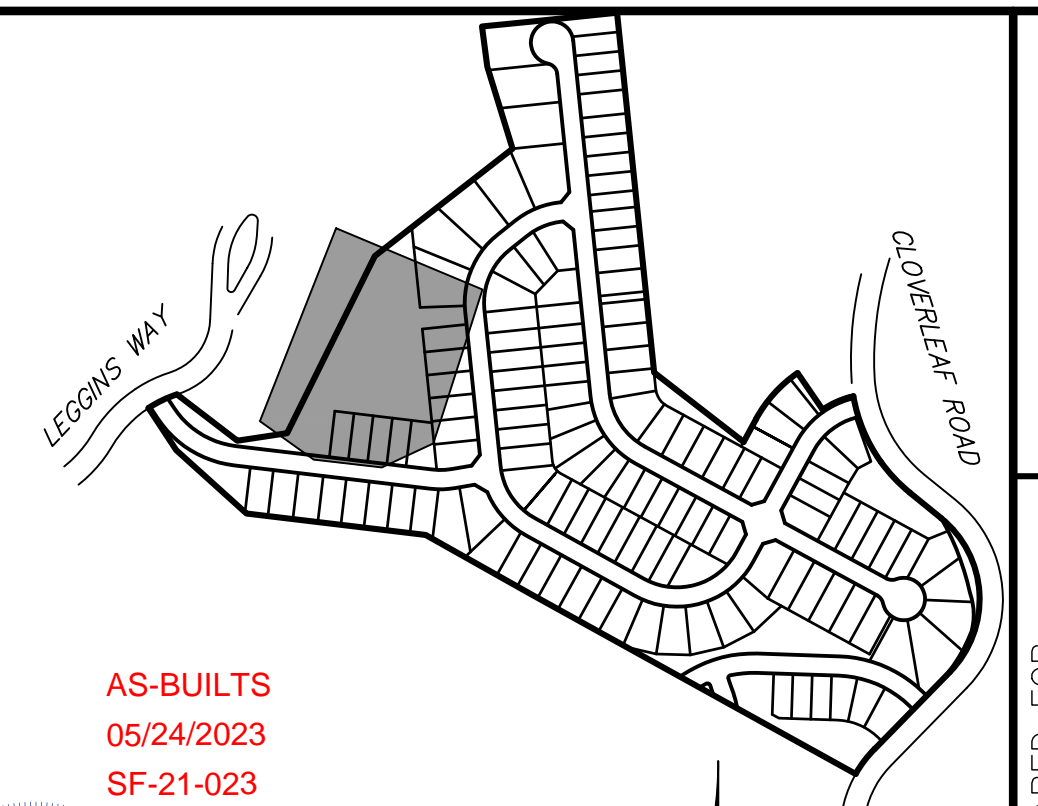
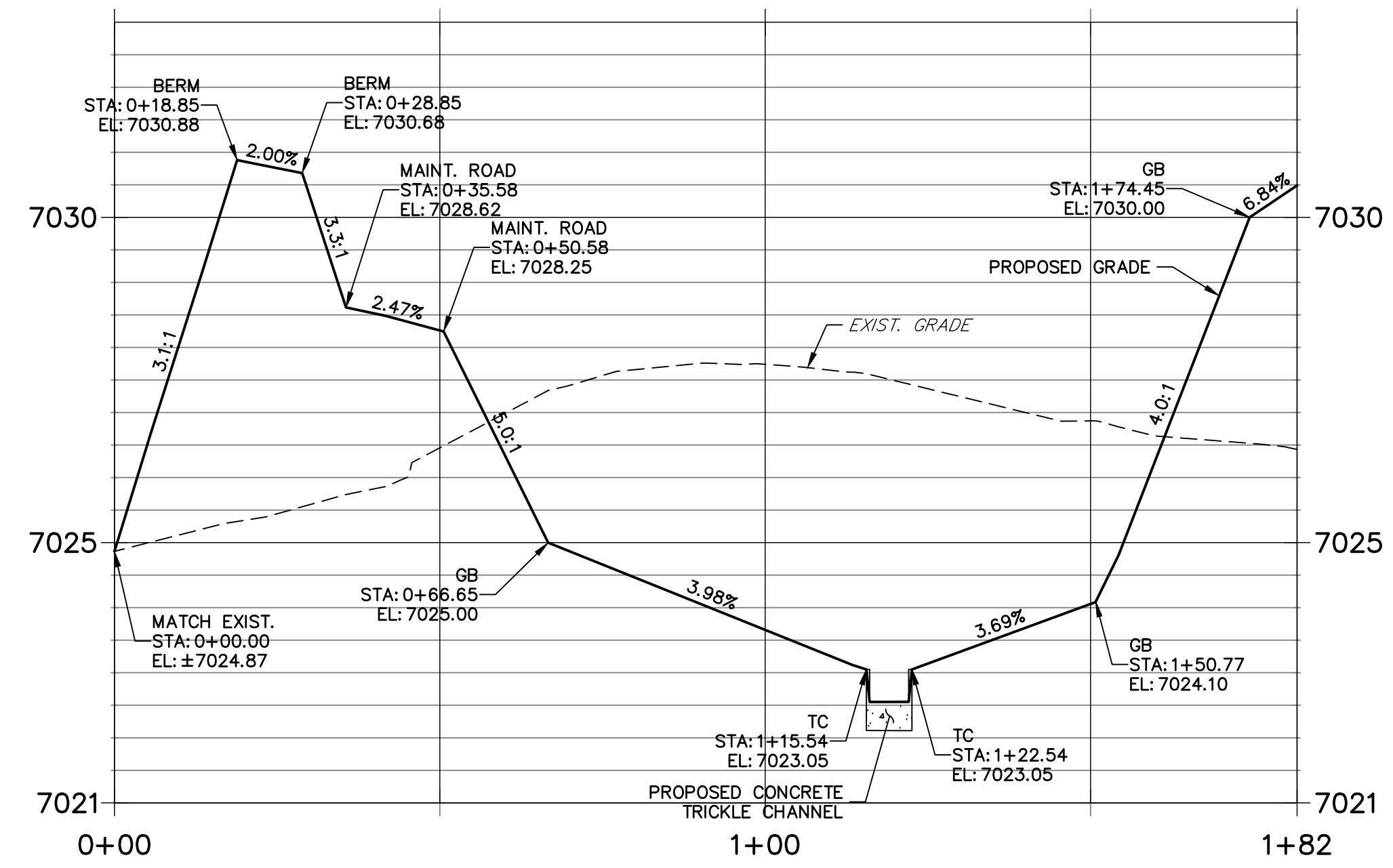




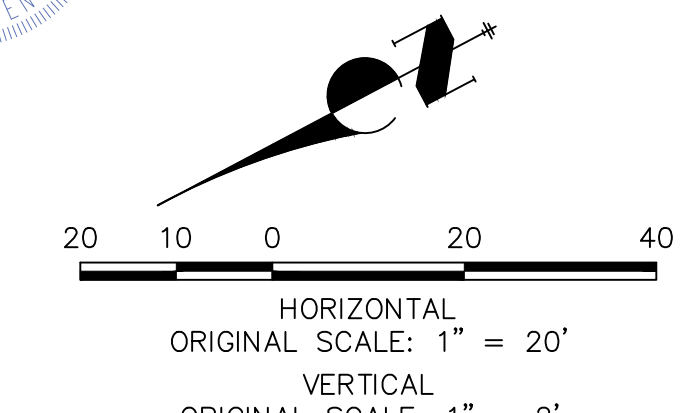
**POND P2-1 PROFILE  
STA 0+00.00 TO 2+31.71**



**POND P2-2 PROFILE  
STA 0+00.00 TO 1+81.73**



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

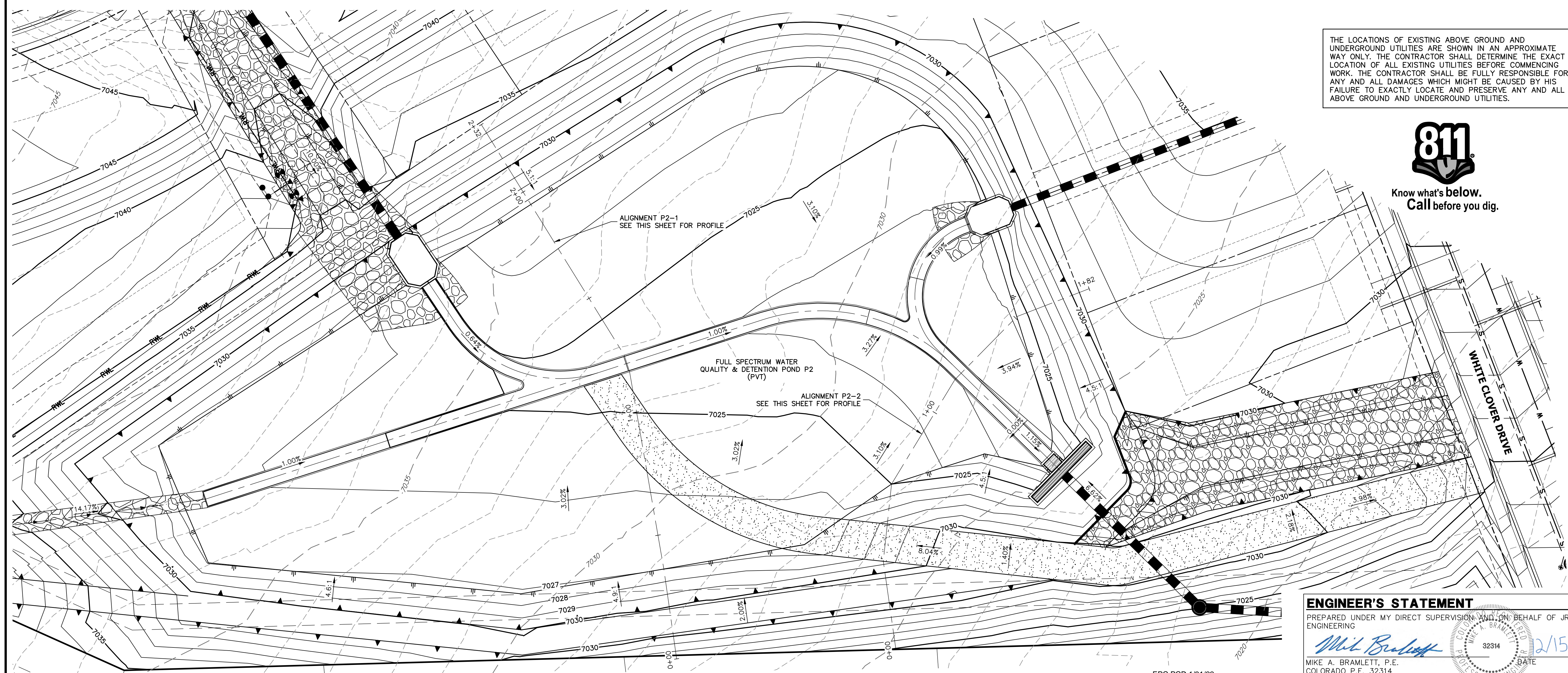


- NOTES**
1. ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
  2. SEE SHEETS 3-8 FOR PROPOSED STORM SEWER DESIGN.
  3. CLOVERLEAF METROPOLITAN DISTRICT WILL OWN AND MAINTAIN ALL RETAINING WALLS WITHIN TRACTS. WALLS ON LOTS WILL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.

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



Know what's below.  
Call before you dig.



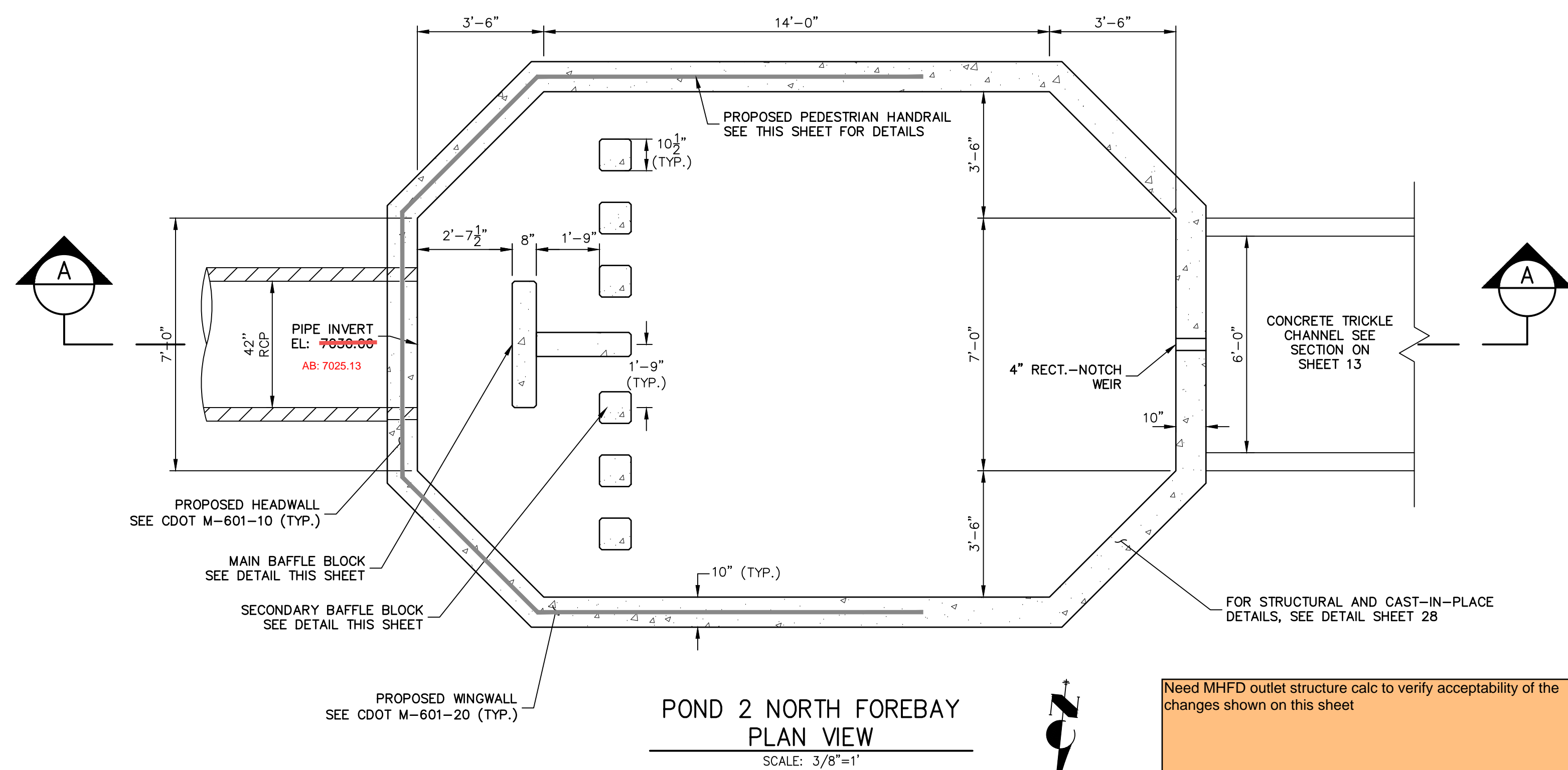
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Mike Bramlett*  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, A LOCAL ENGINEERING FIRM

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, 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
No.	REVISION
H-SCALE 1"=20'	V-SCALE 1"=2'
DESIGNED BY GVT	DATE 12/15/21
DRAWN BY GVT	CHECKED BY
CLOVERLEAF FILING 2	
POND PLANS AND DETAILS	
SHEET 14 OF 28	
JOB NO. 25158.01	

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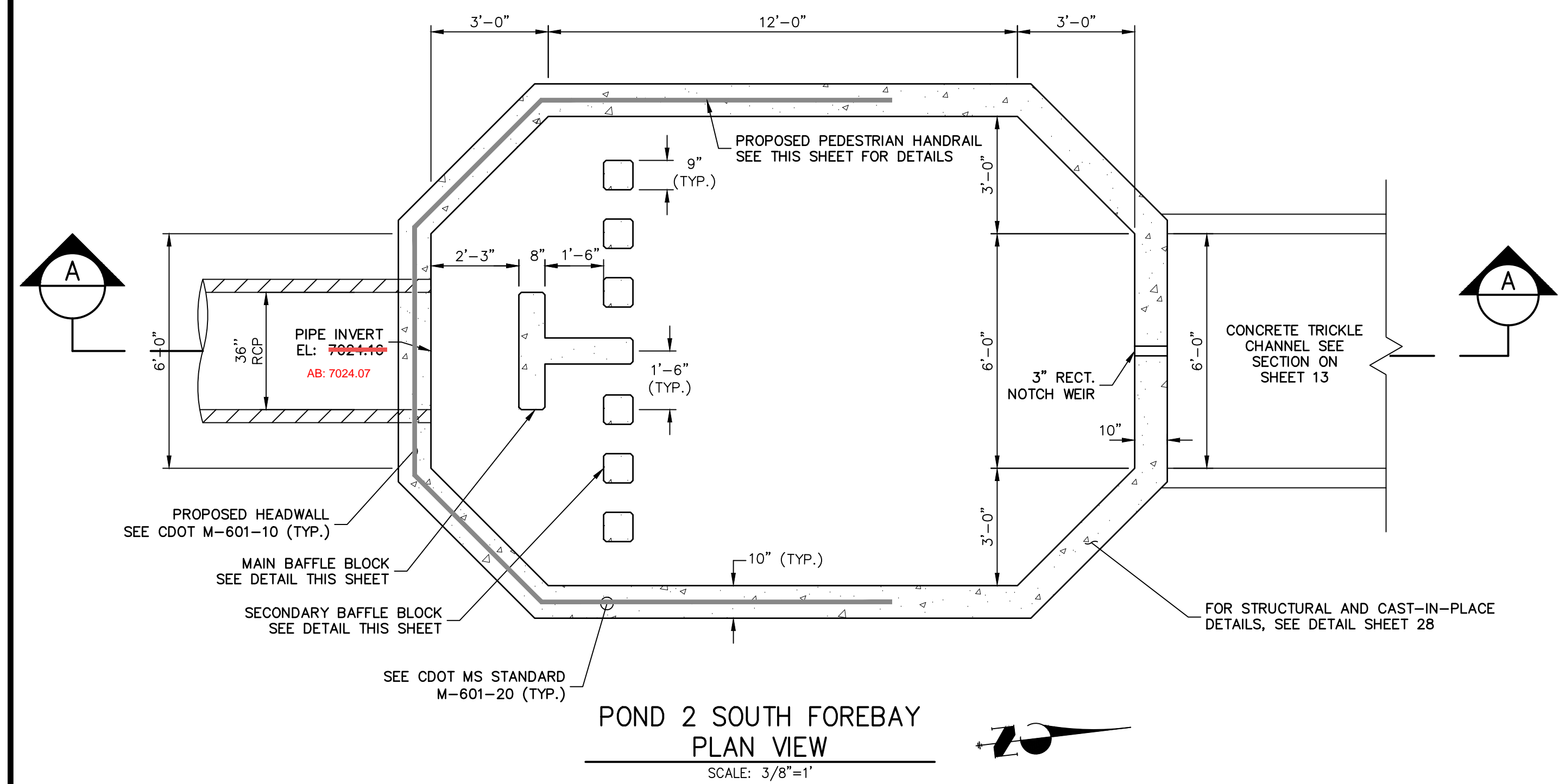
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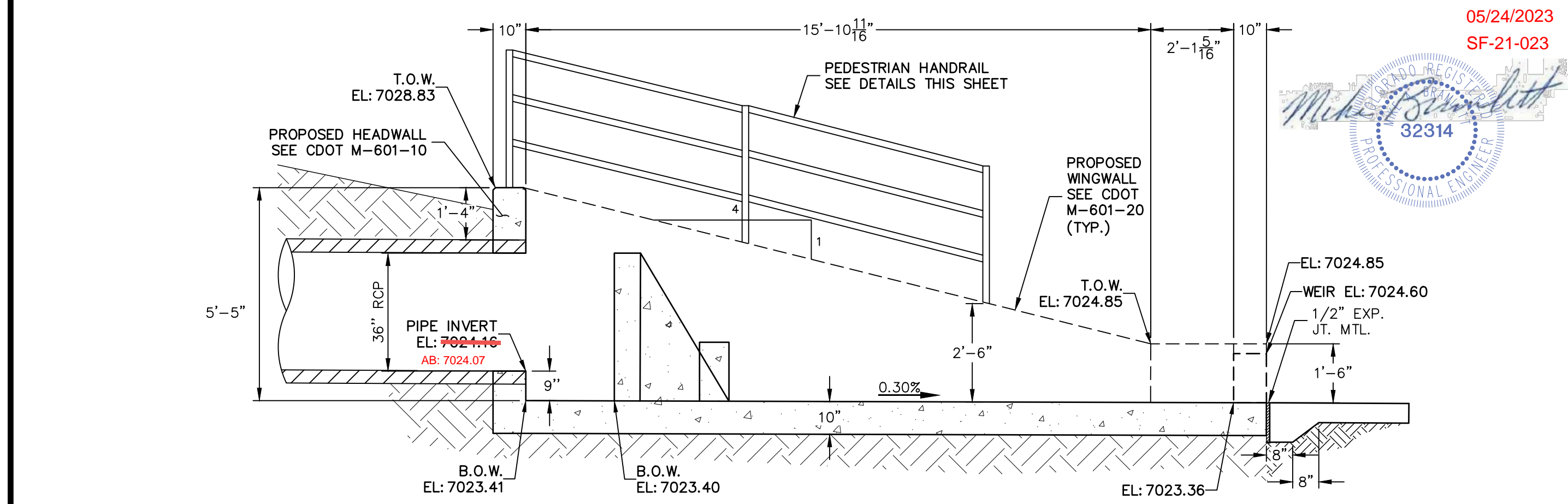


**POND 2 NORTH FOREBAY PLAN VIEW**  
SCALE: 3/8"=1'

Need MHFD outlet structure calc to verify acceptability of the changes shown on this sheet

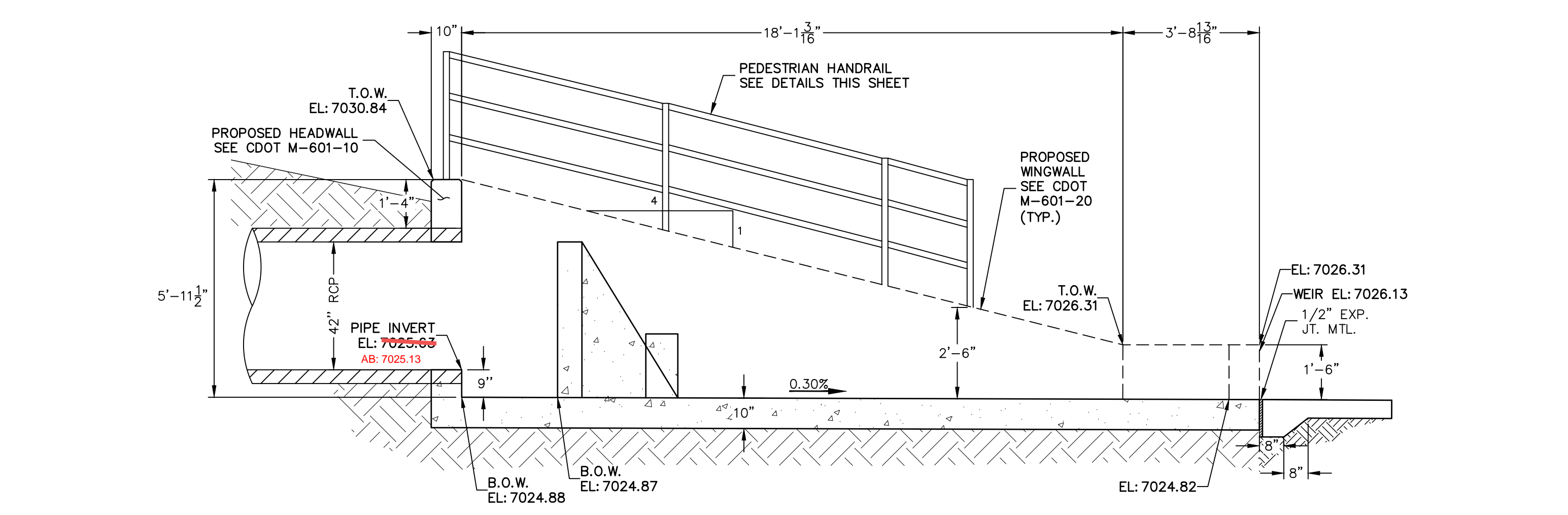


**POND 2 SOUTH FOREBAY PLAN VIEW**  
SCALE: 3/8"=1'

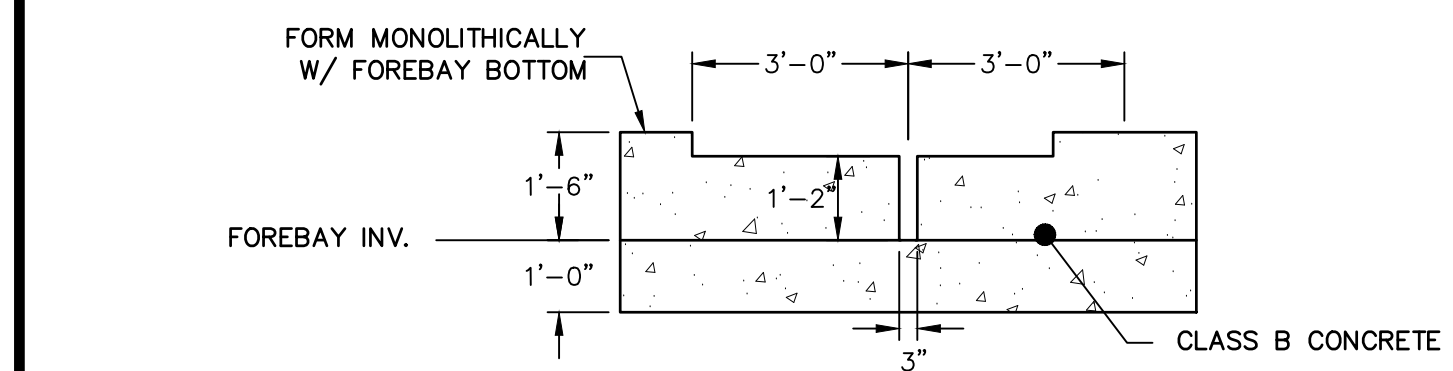


**POND 2 SOUTH FOREBAY CROSS SECTION A-A**  
SCALE: 3/8"=1'

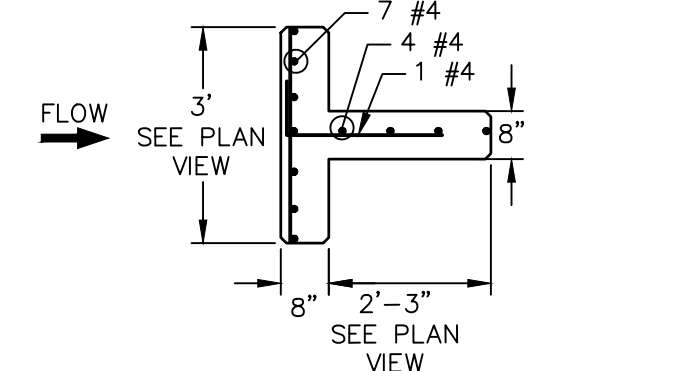
AS-BUILTS  
05/24/2023  
SF-21-023



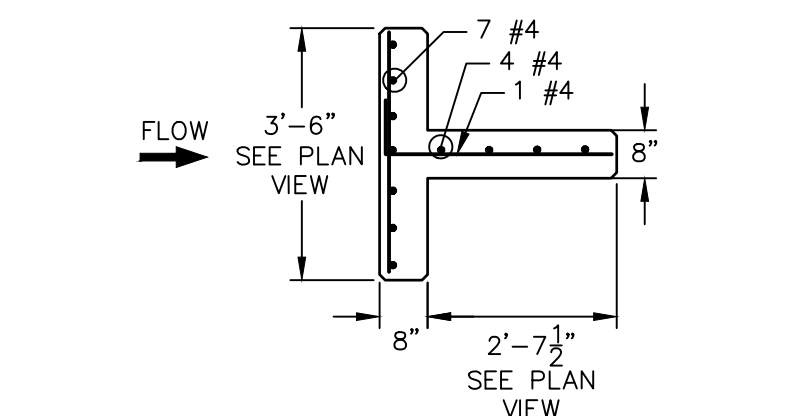
**POND 2 NORTH FOREBAY CROSS SECTION A-A**  
SCALE: 3/8"=1'



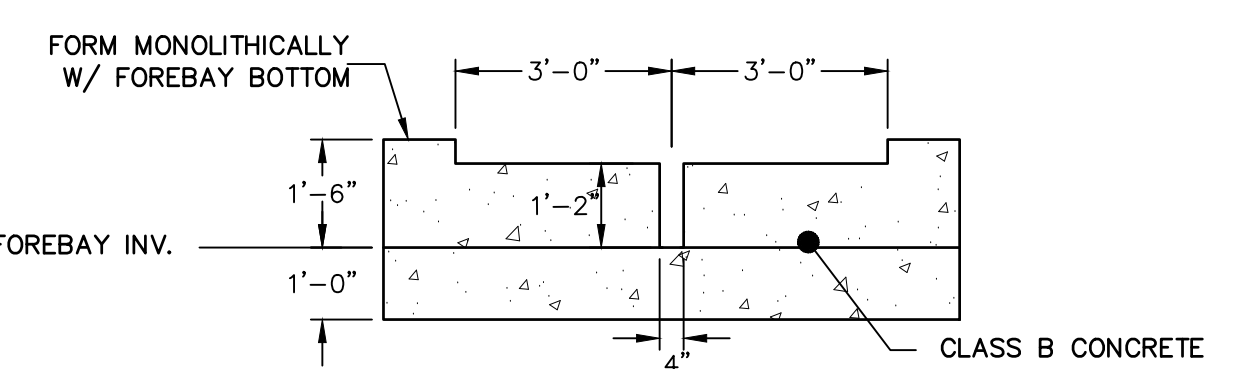
**POND 2 SOUTH FOREBAY SECTION AT WEIR**  
SCALE: 3/8"=1'



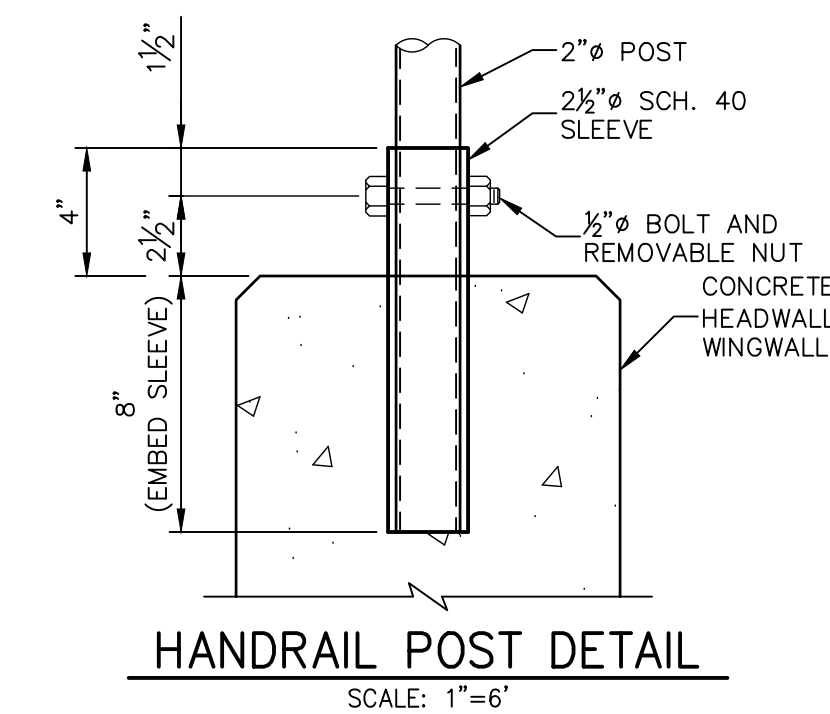
**POND 2 SOUTH FOREBAY MAIN BAFFLE BLOCK PLAN**  
SCALE: 3/8"=1'



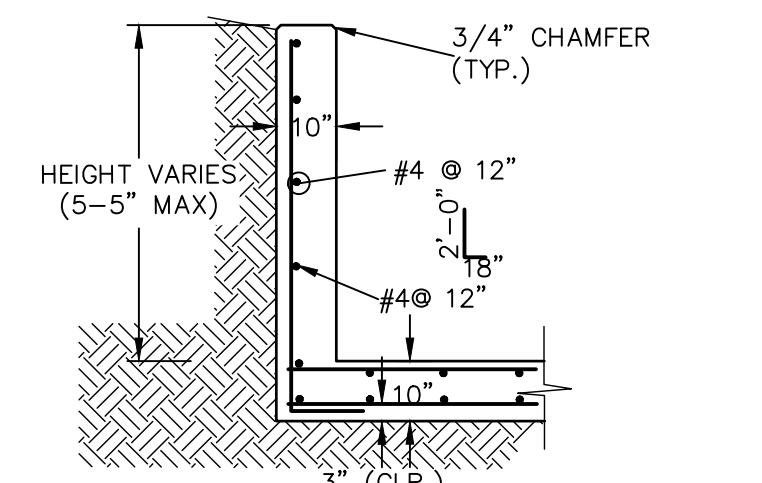
**POND 2 NORTH FOREBAY MAIN BAFFLE BLOCK PLAN**  
SCALE: 3/8"=1'



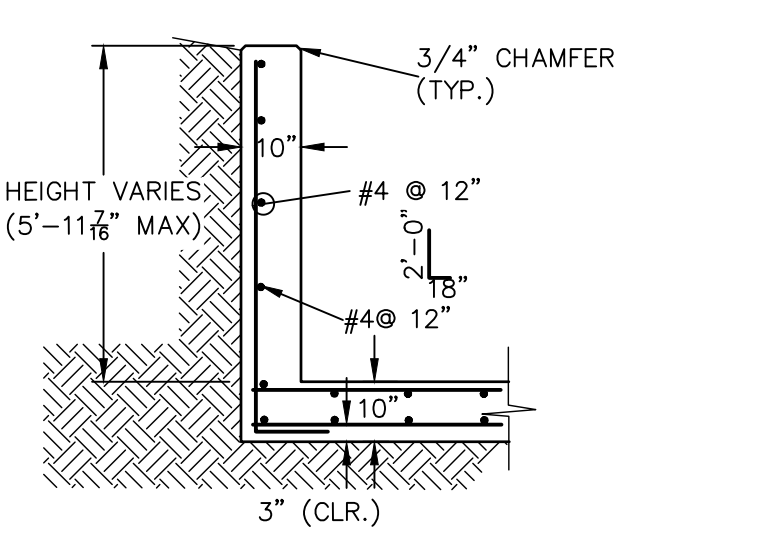
**POND 2 NORTH FOREBAY SECTION AT WEIR**  
SCALE: 3/8"=1'



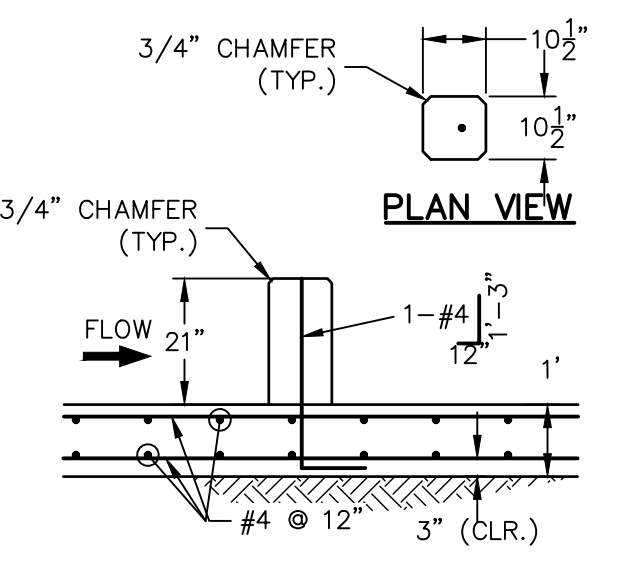
**HANDRAIL POST DETAIL**  
SCALE: 1"=6"



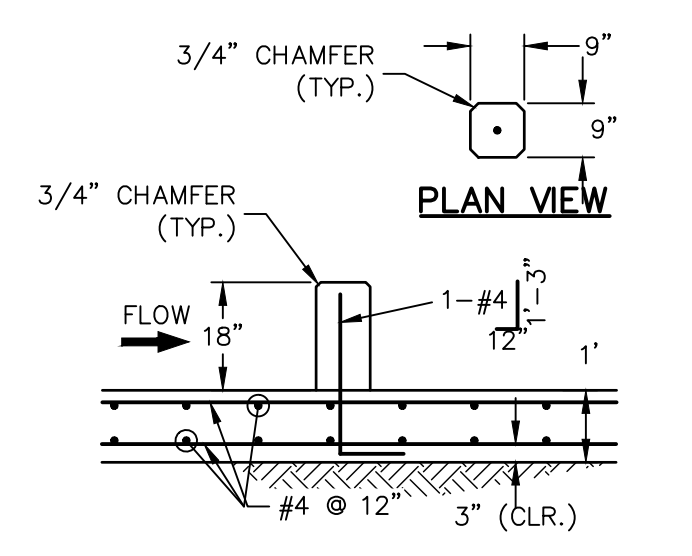
**POND 2 SOUTH WINGWALL REINFORCING DETAIL**  
SCALE: N.T.S.



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



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



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

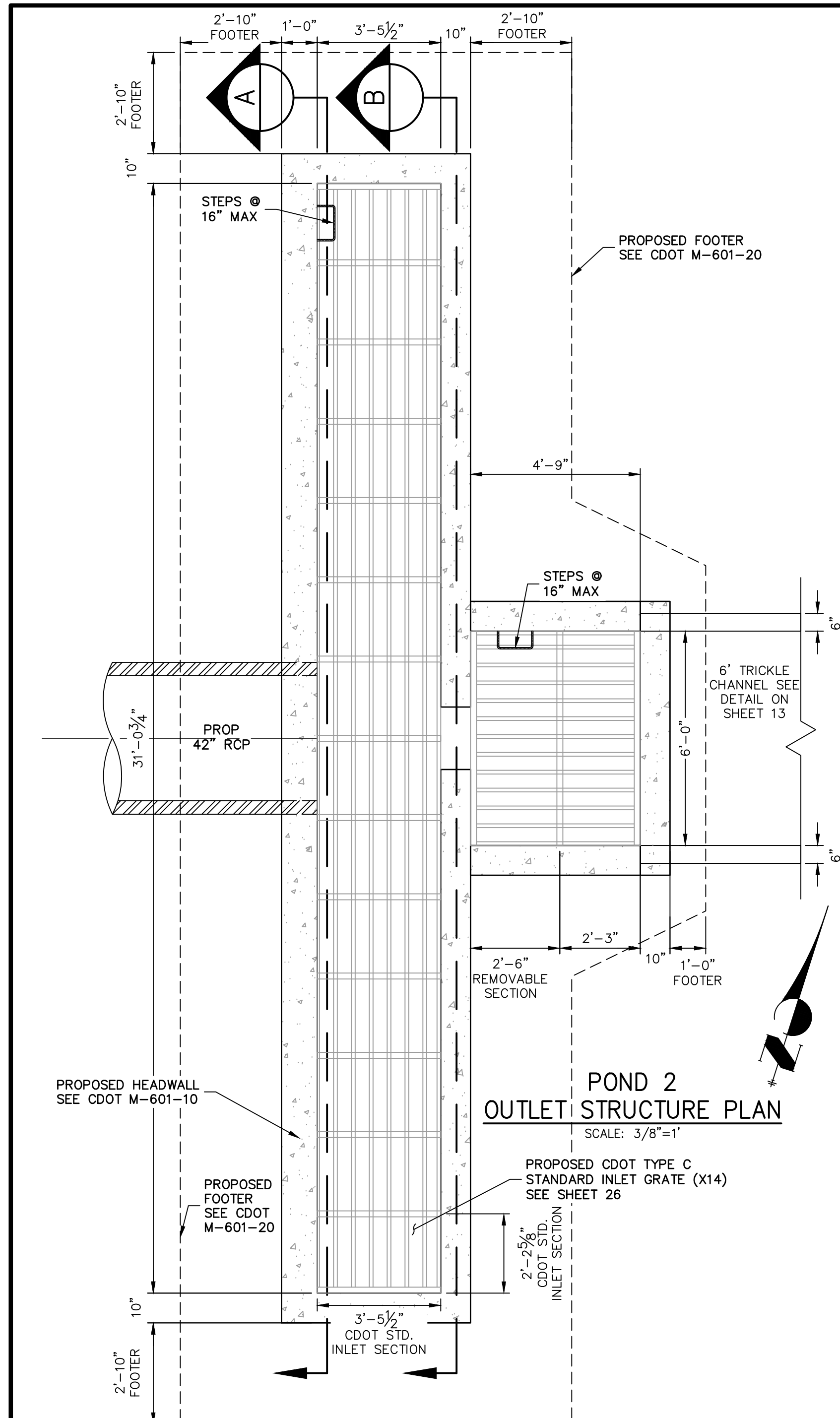


**ENGINEER'S STATEMENT**

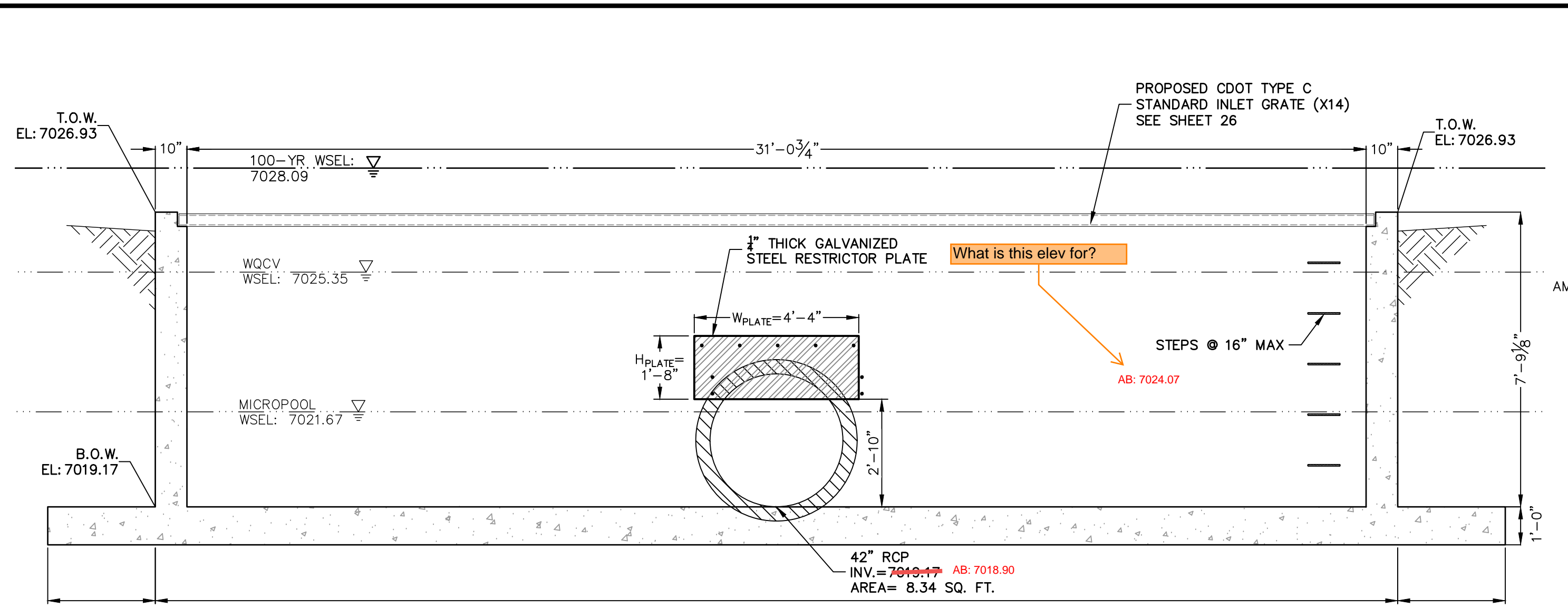
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEERING  
 DATE: 2/15/21

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
BY	J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com
DATE	
REVISION	
NO.	
VARIABLES	
H-SCALE	
V-SCALE	
DATE	12/15/21
DESIGNED BY	GAG
DRAWN BY	GAG
CHECKED BY	
CLOVERLEAF FILING 2	
POND PLANS AND DETAILS	
SHEET	15 OF 28
JOB NO.	25158.01

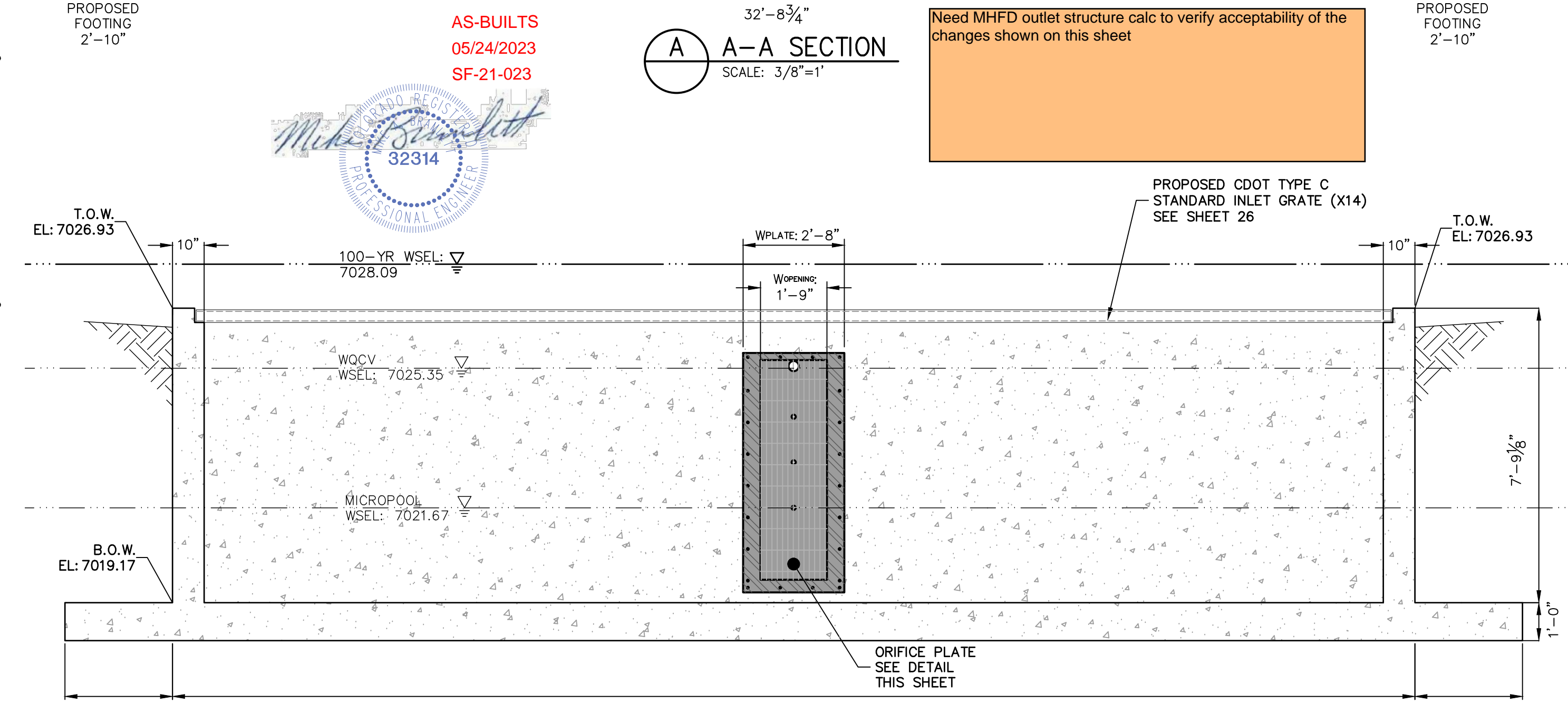




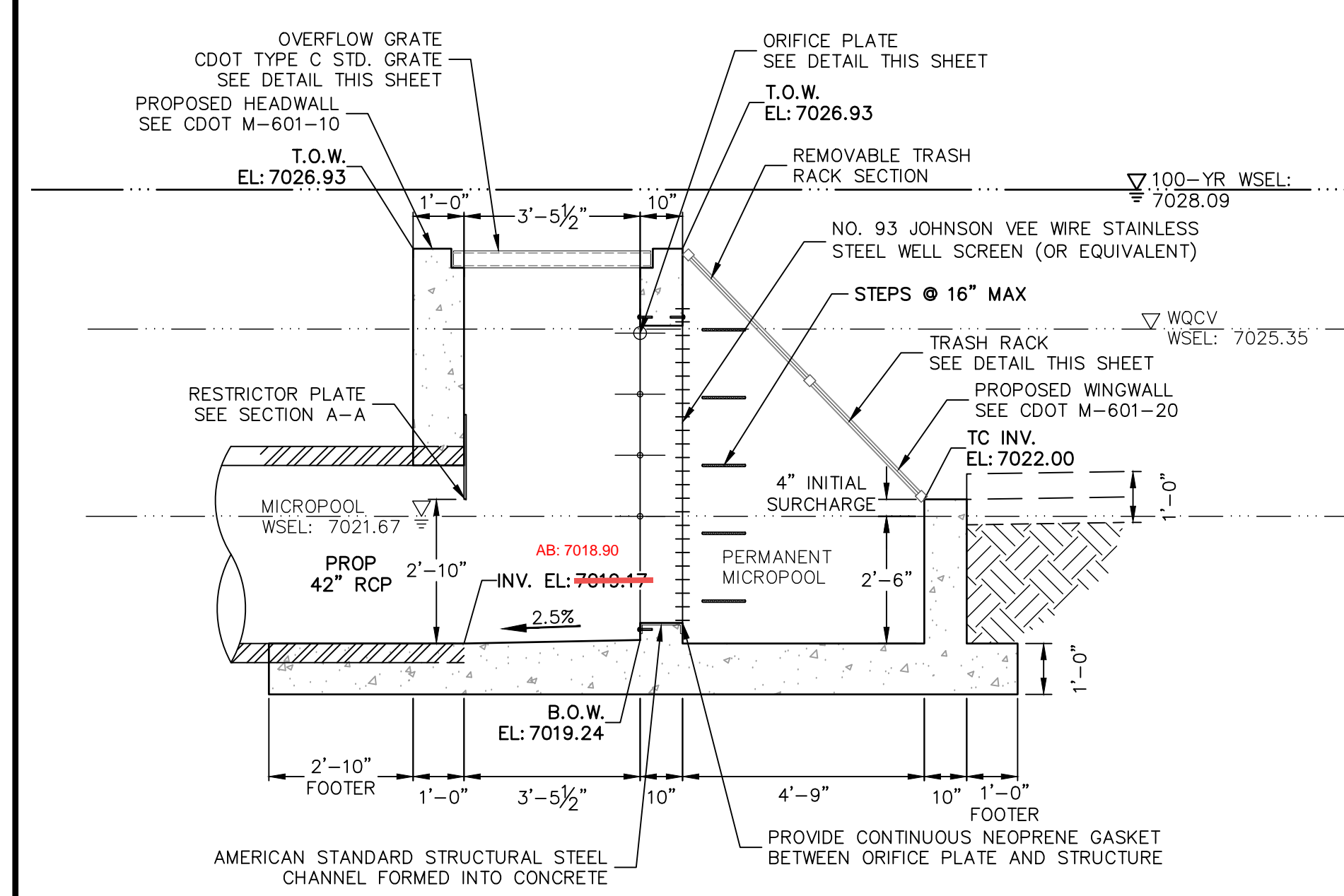
**POND 2 OUTLET STRUCTURE PLAN**  
SCALE: 3/8"=1'



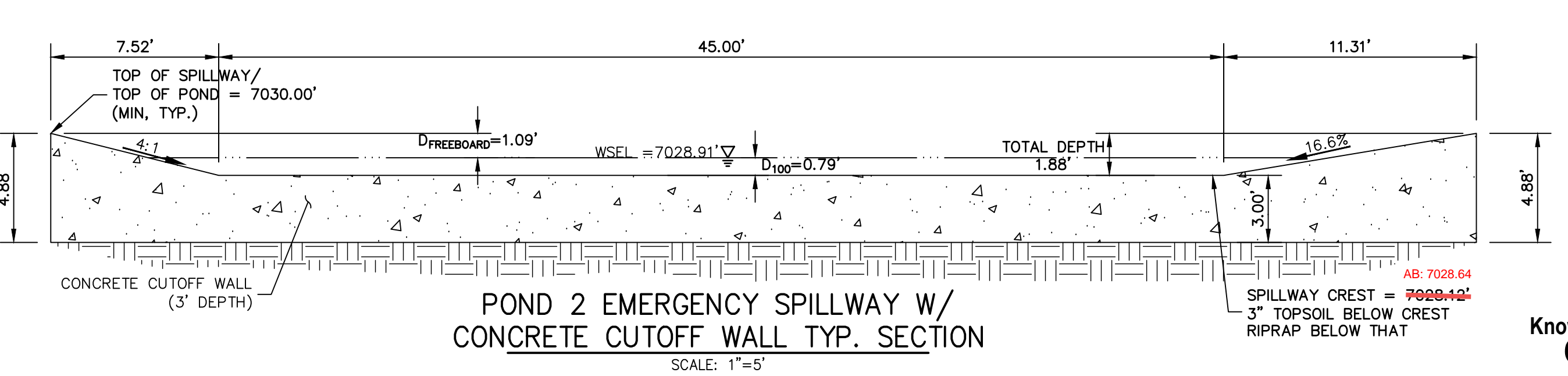
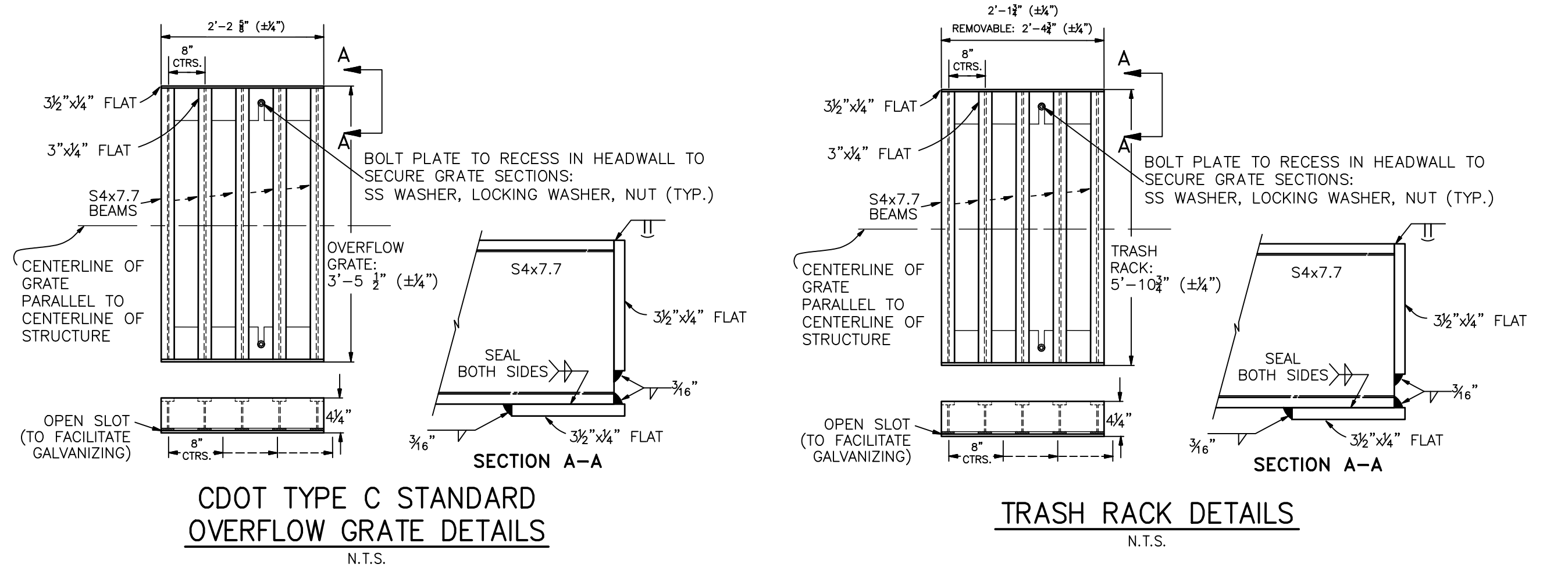
**A-A SECTION**  
SCALE: 3/8"=1'



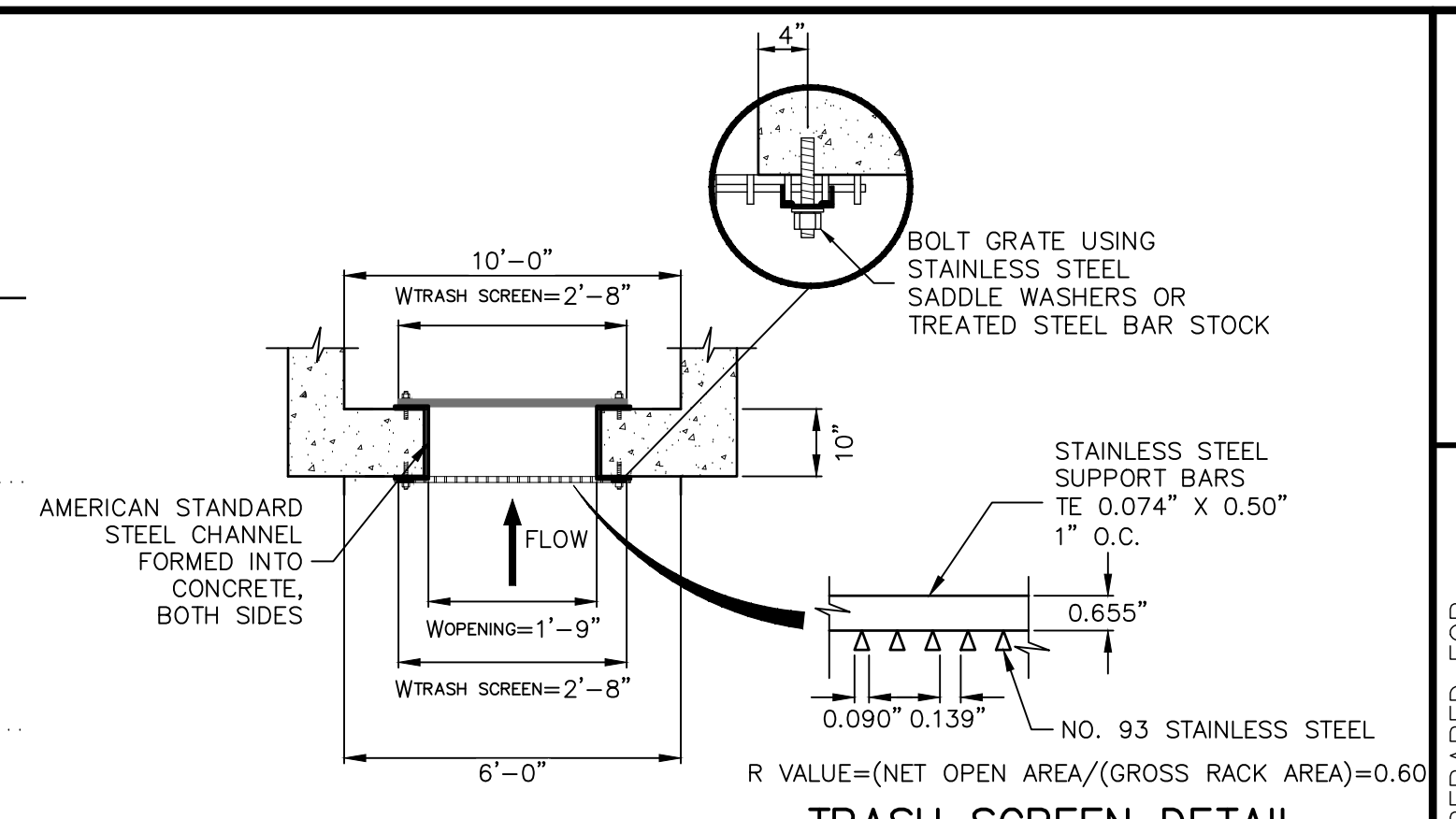
**B-B SECTION**  
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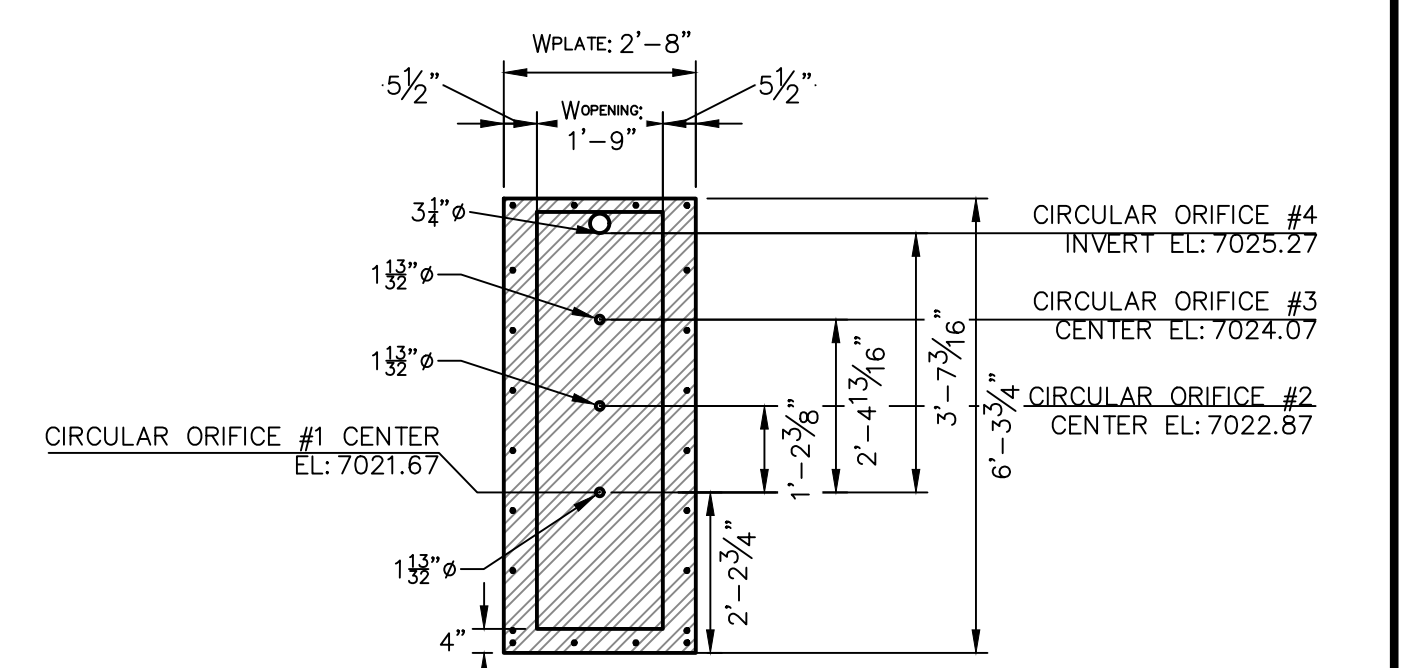
**POND 2 OUTLET STRUCTURE PROFILE**  
SCALE: 3/8"=1'



**POND 2 EMERGENCY SPILLWAY W/ CONCRETE CUTOFF WALL TYP. SECTION**  
SCALE: 1"=5'



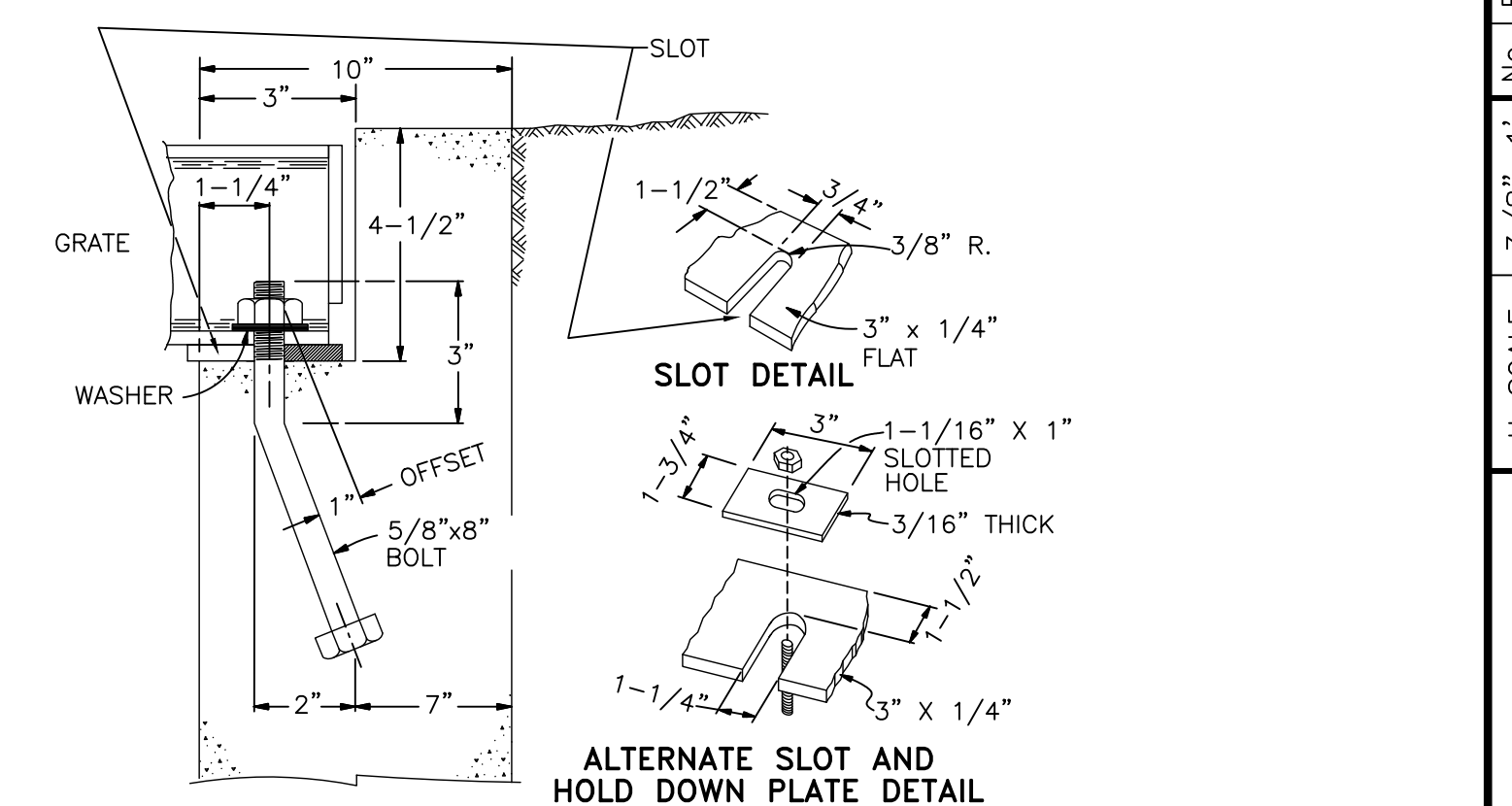
**TRASH SCREEN AND PLATE DETAIL (PLAN)**  
N.T.S.



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

**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"x2" 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.



**OVERFLOW GRATE/TRASH RACK INSTALLATION DETAIL**  
N.T.S.



**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: 2/15/21

FOR AND ON BEHALF OF JR ENGINEERING, A WESTERN COMPANY

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
BY	DATE
NO.	REVISION
H-SCALE	V-SCALE
DATE	DESIGNED BY
DRAWN BY	CHECKED BY
CLOVERLEAF FILING 2	
POND PLANS AND DETAILS	
SHEET 16	OF 28
JOB NO.	25158.01

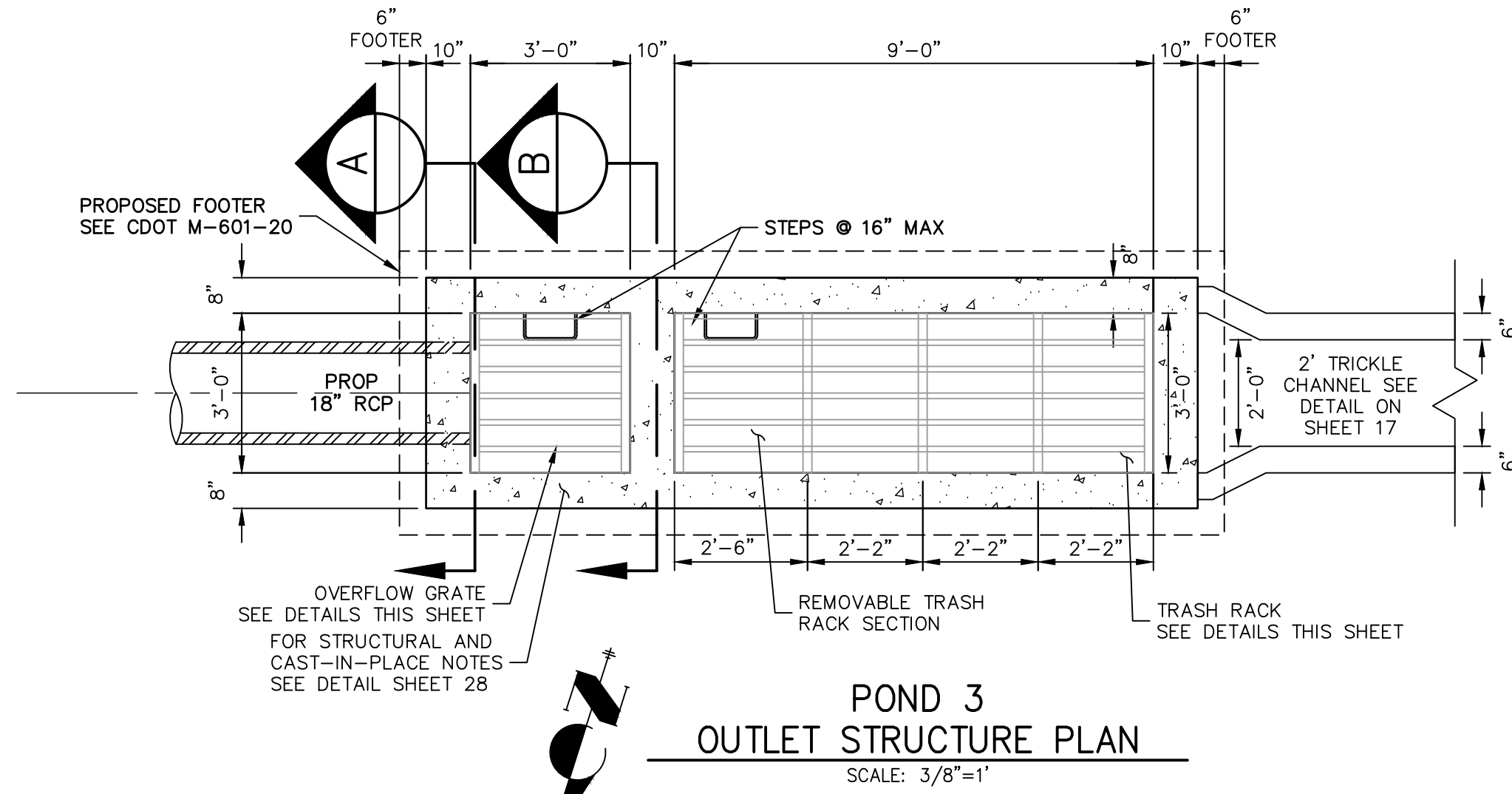




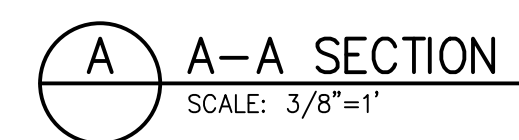
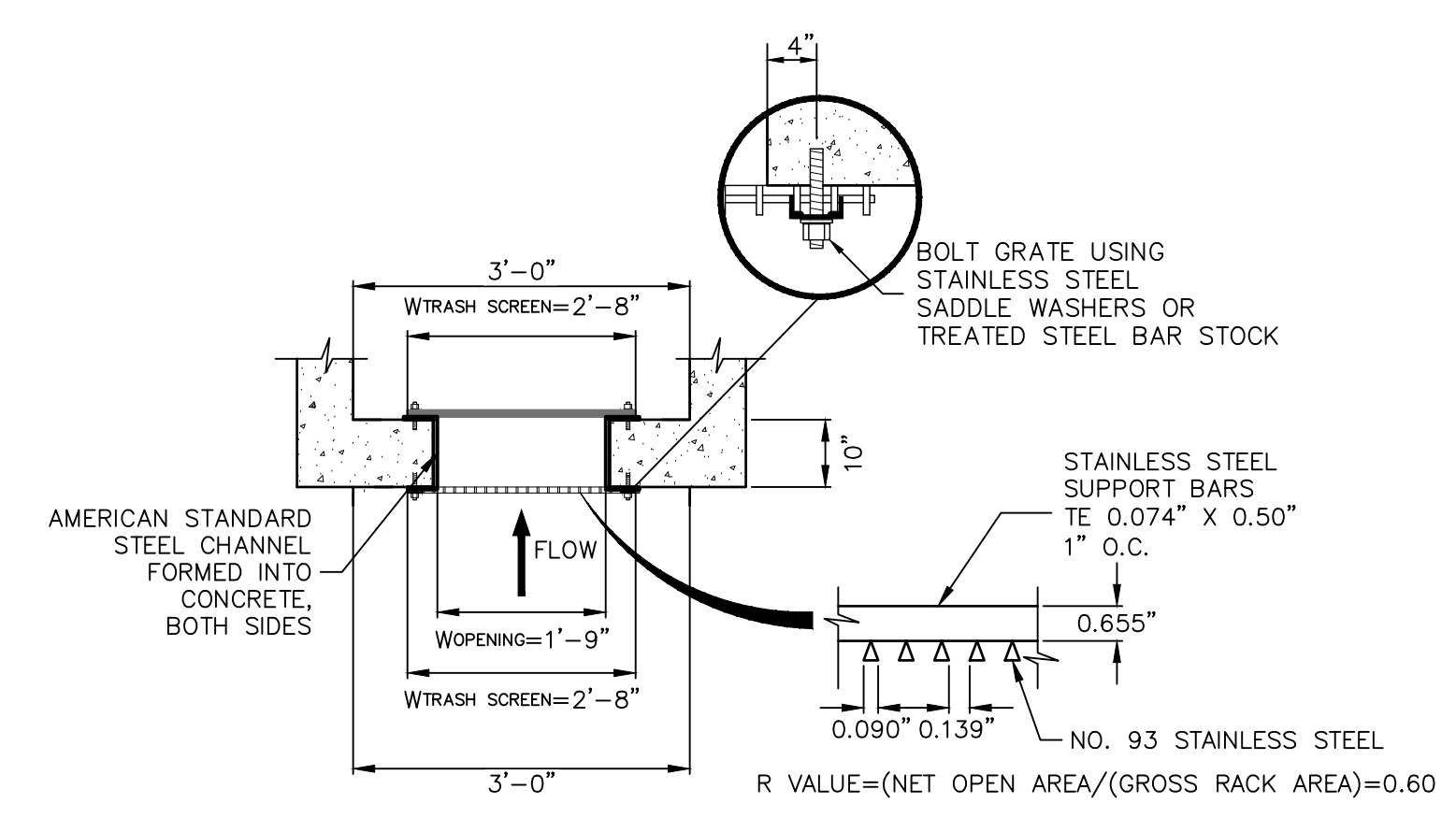
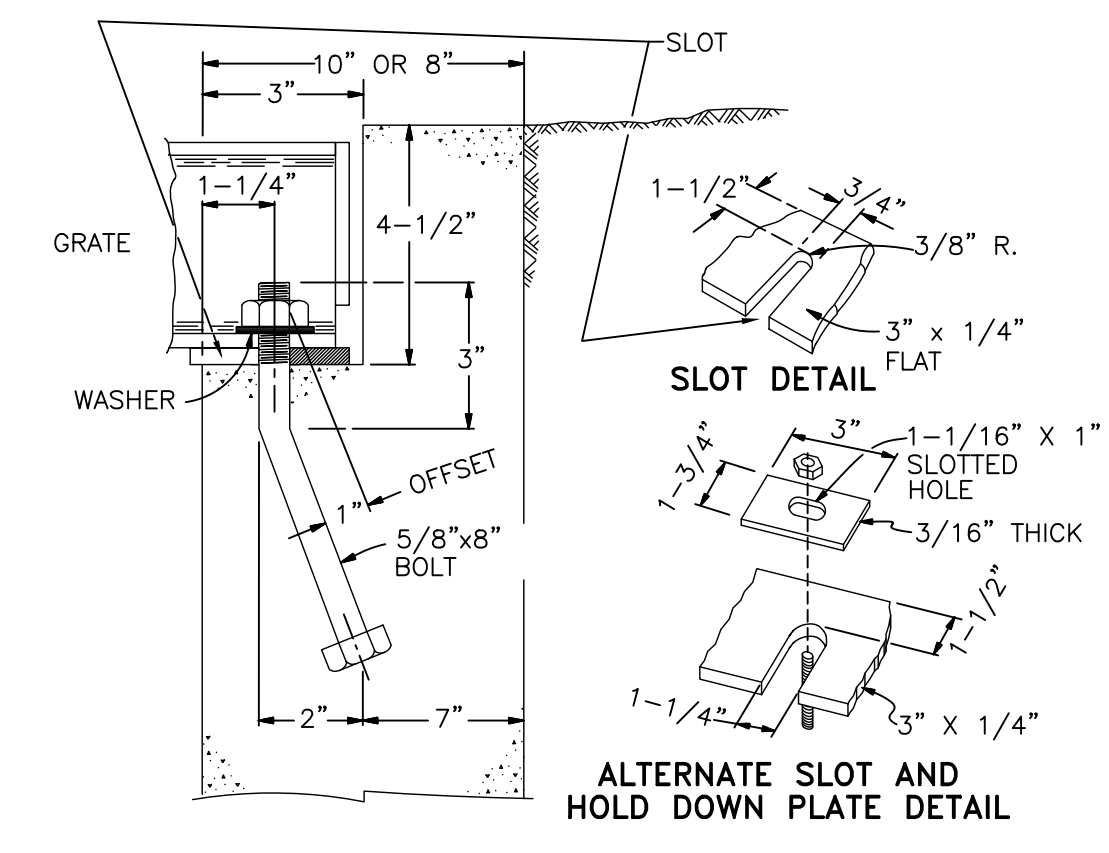
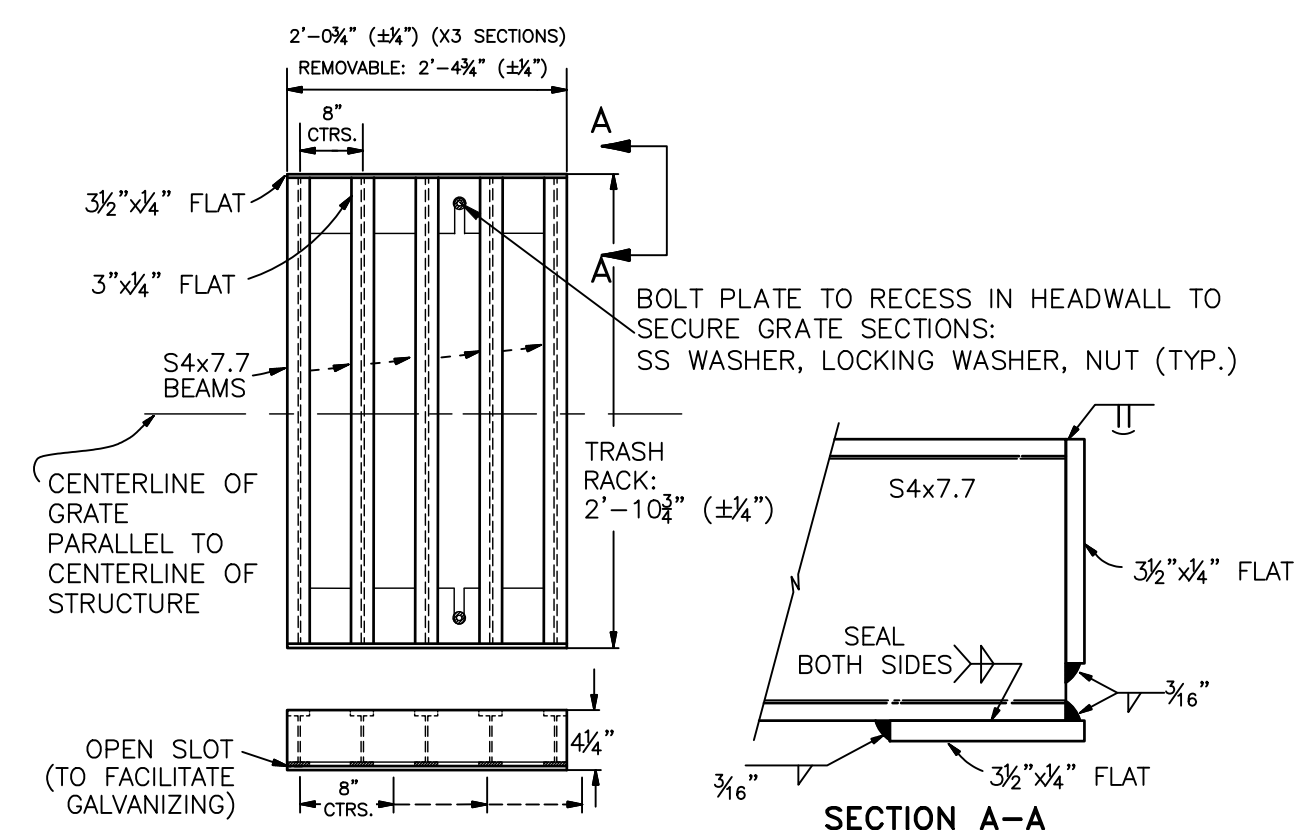
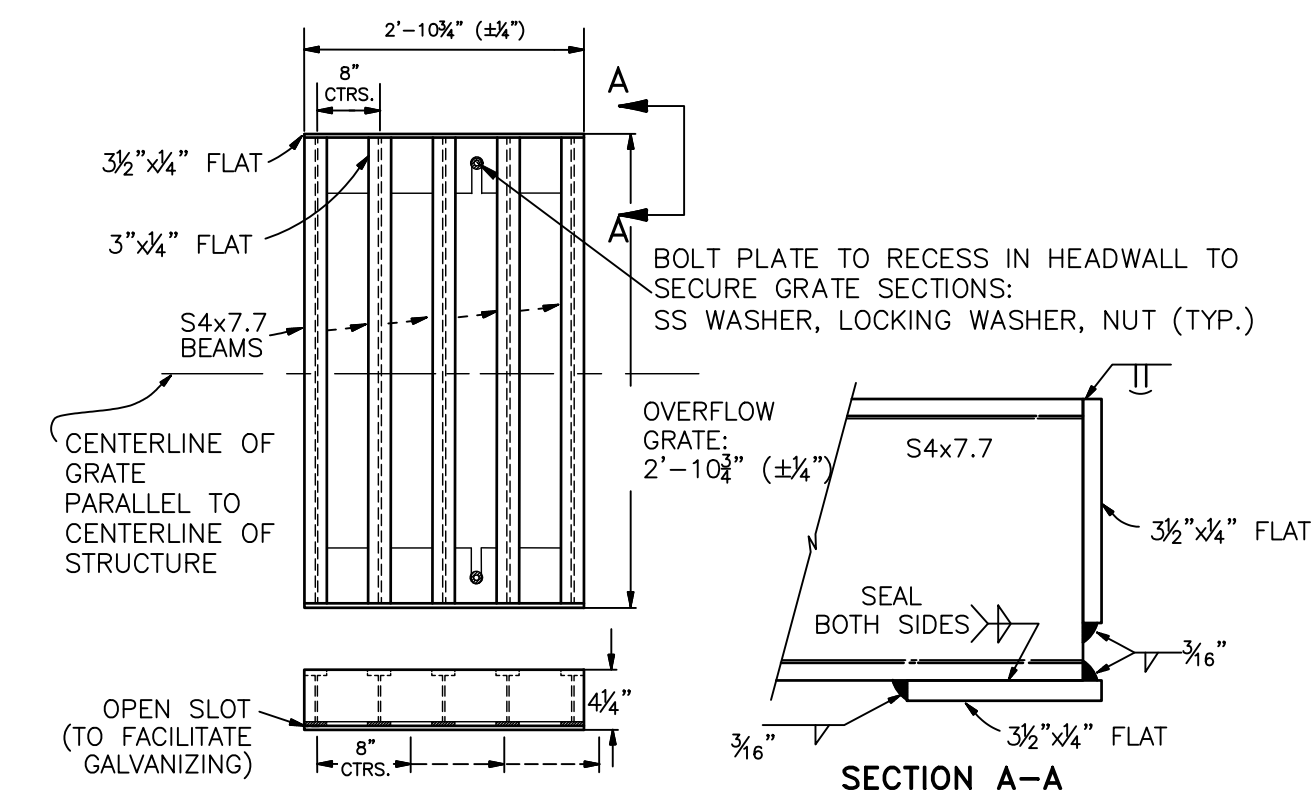
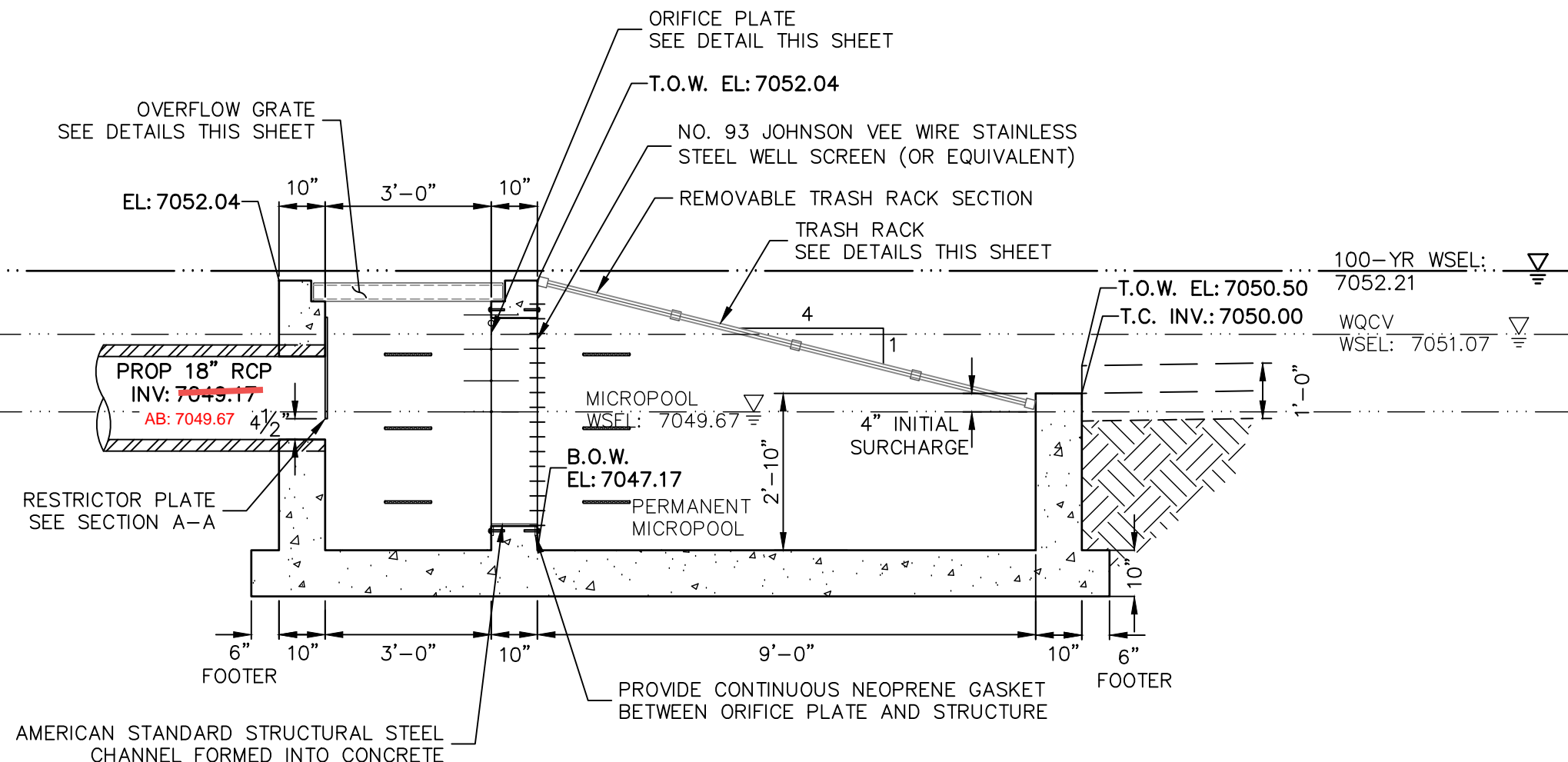








Need MHFD outlet structure calc to verify acceptability of the changes shown on this sheet



**POND 3 OUTLET STRUCTURE NOTES:**

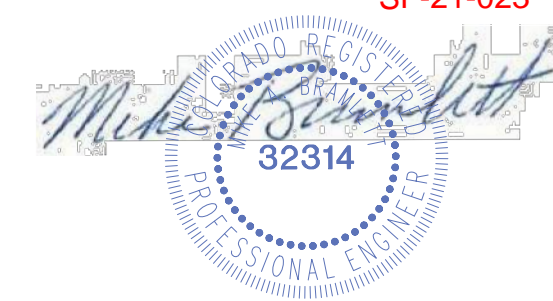
- ORIFICE PLATE:**
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  2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
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  4. REMOVABLE TRASH RACK SECTIONS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE 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.



Know what's below. Call before you dig.

**ENGINEER'S STATEMENT**

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



EPC PCD 1/31/22

CLOVERLEAF FILING 2	POND PLANS AND DETAILS	SHEET 19 OF 28	JOB NO. 25158.01	BY	DATE	NO.	REV.	ON
				3/8"=1"	3/8"=1"	12/15/21	GAG	GAG

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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

**J.R. ENGINEERING**  
 A Westman Company  
 Central 300-740-9383 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

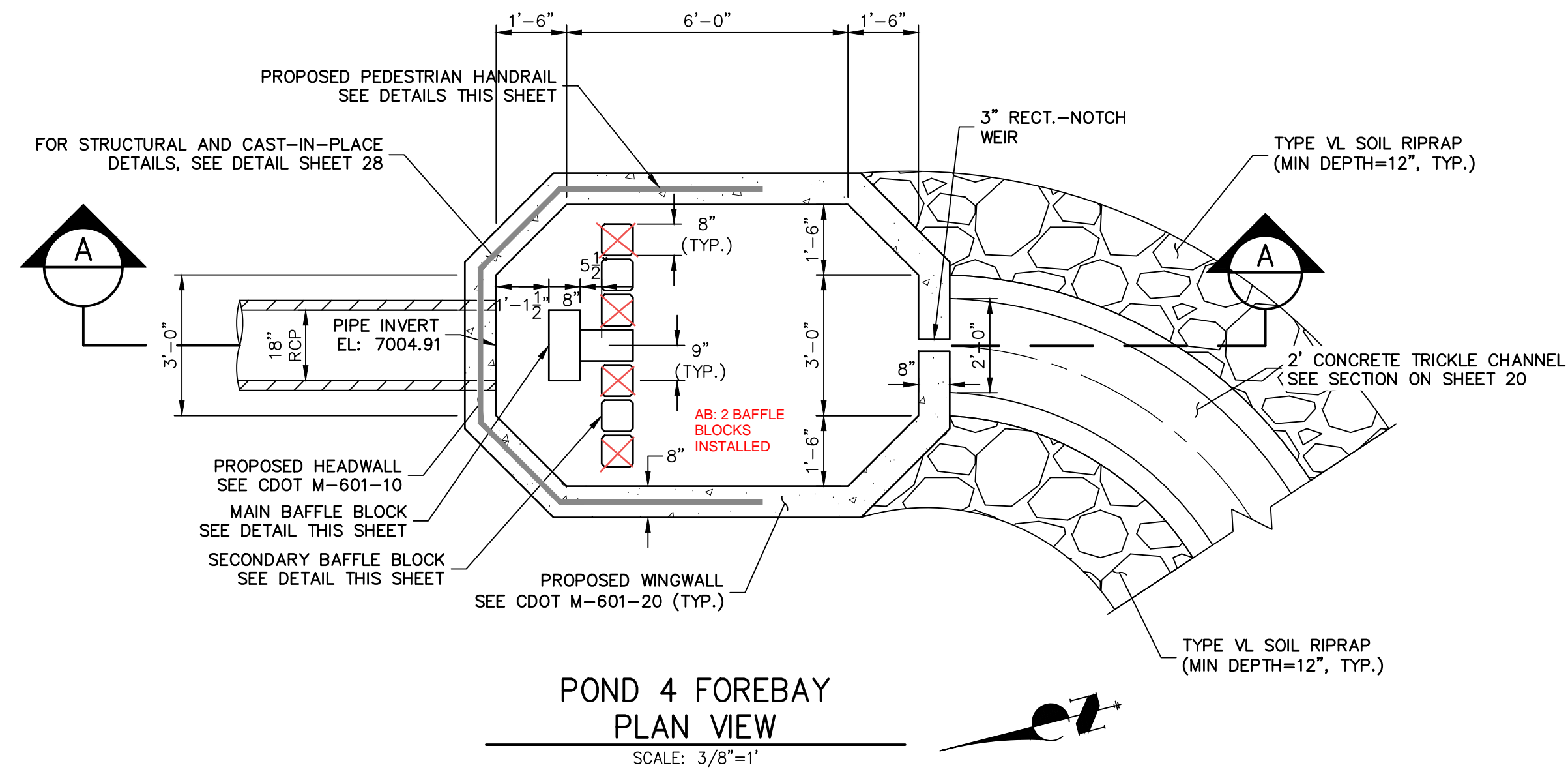




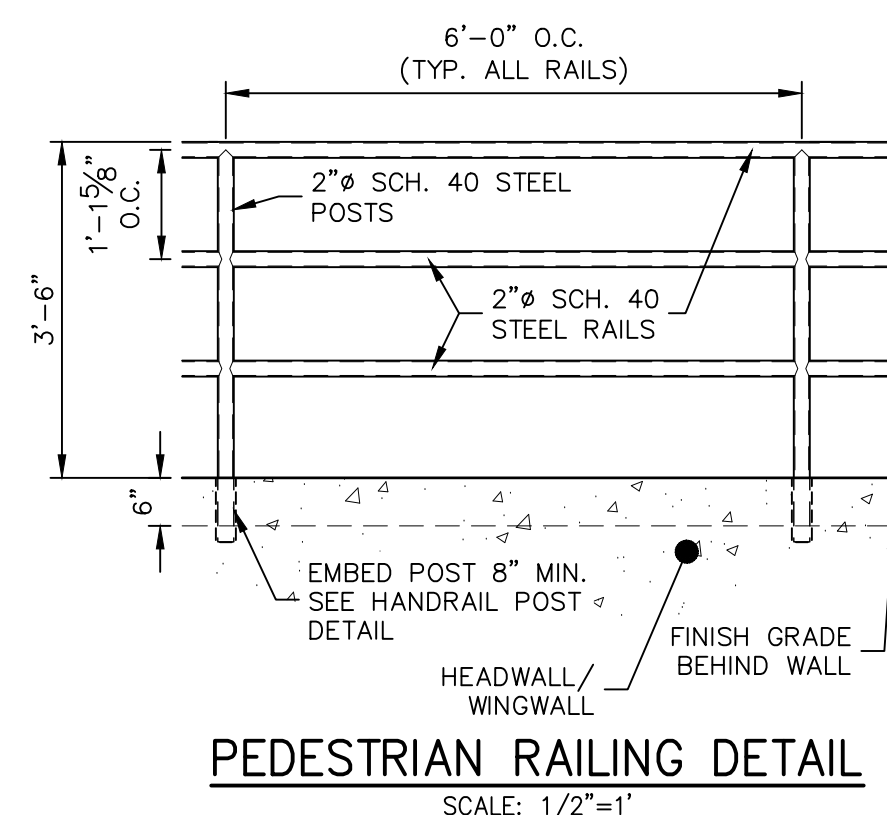
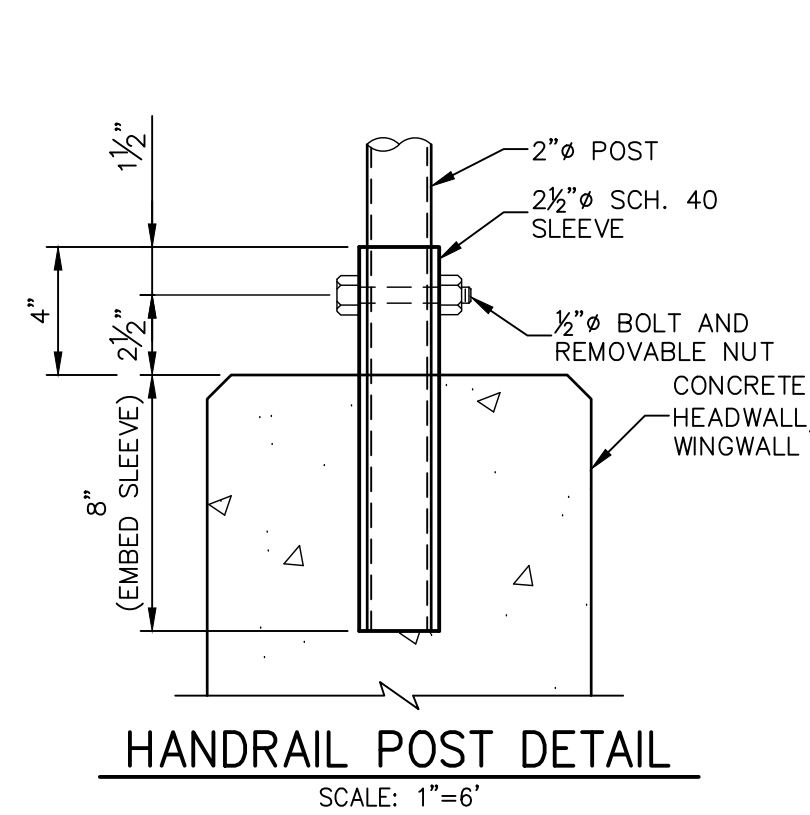
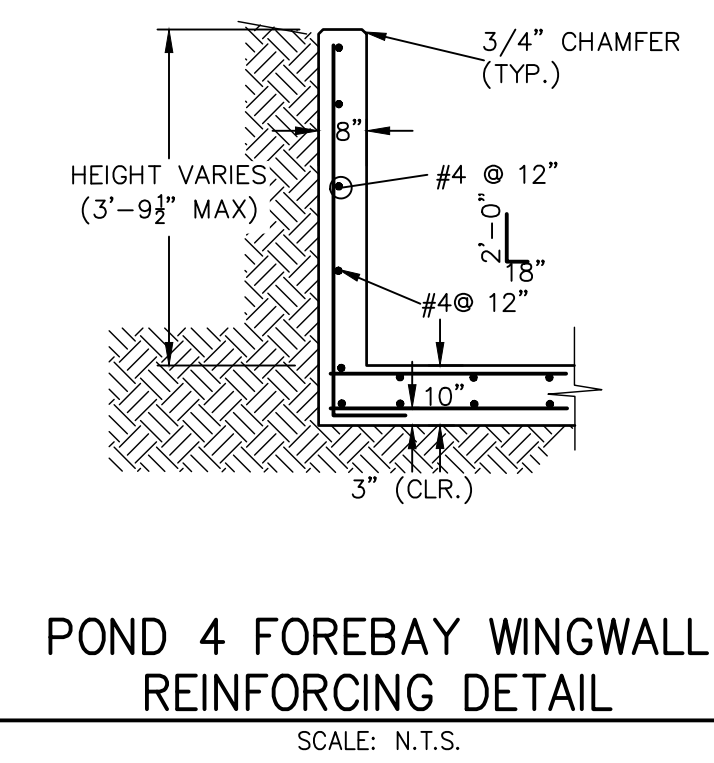
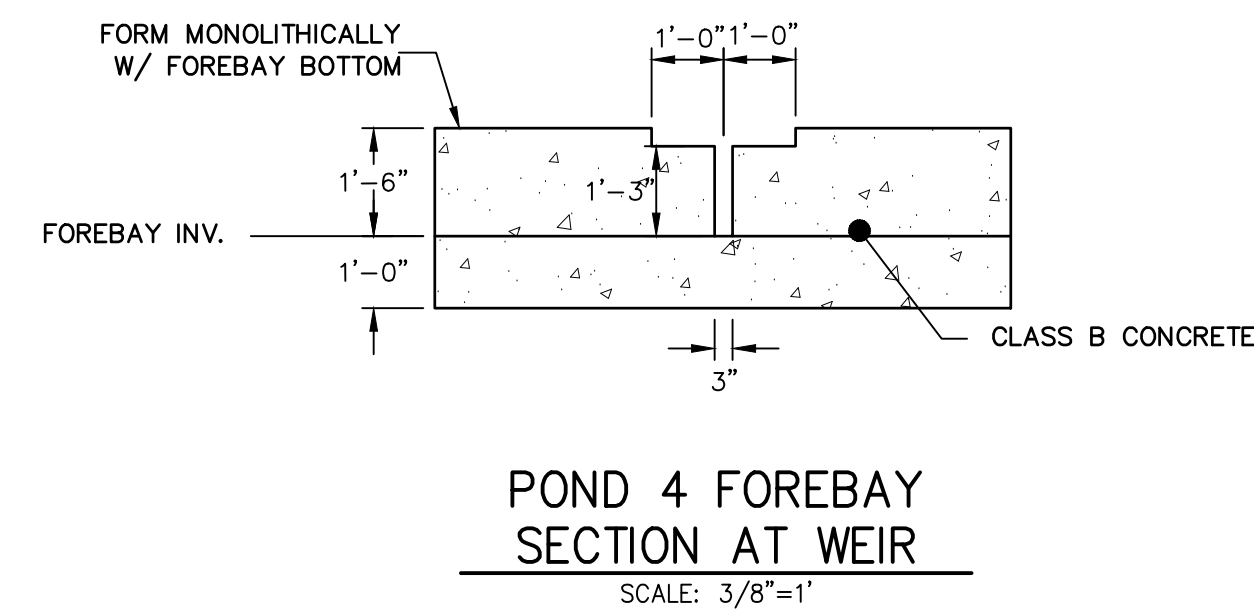
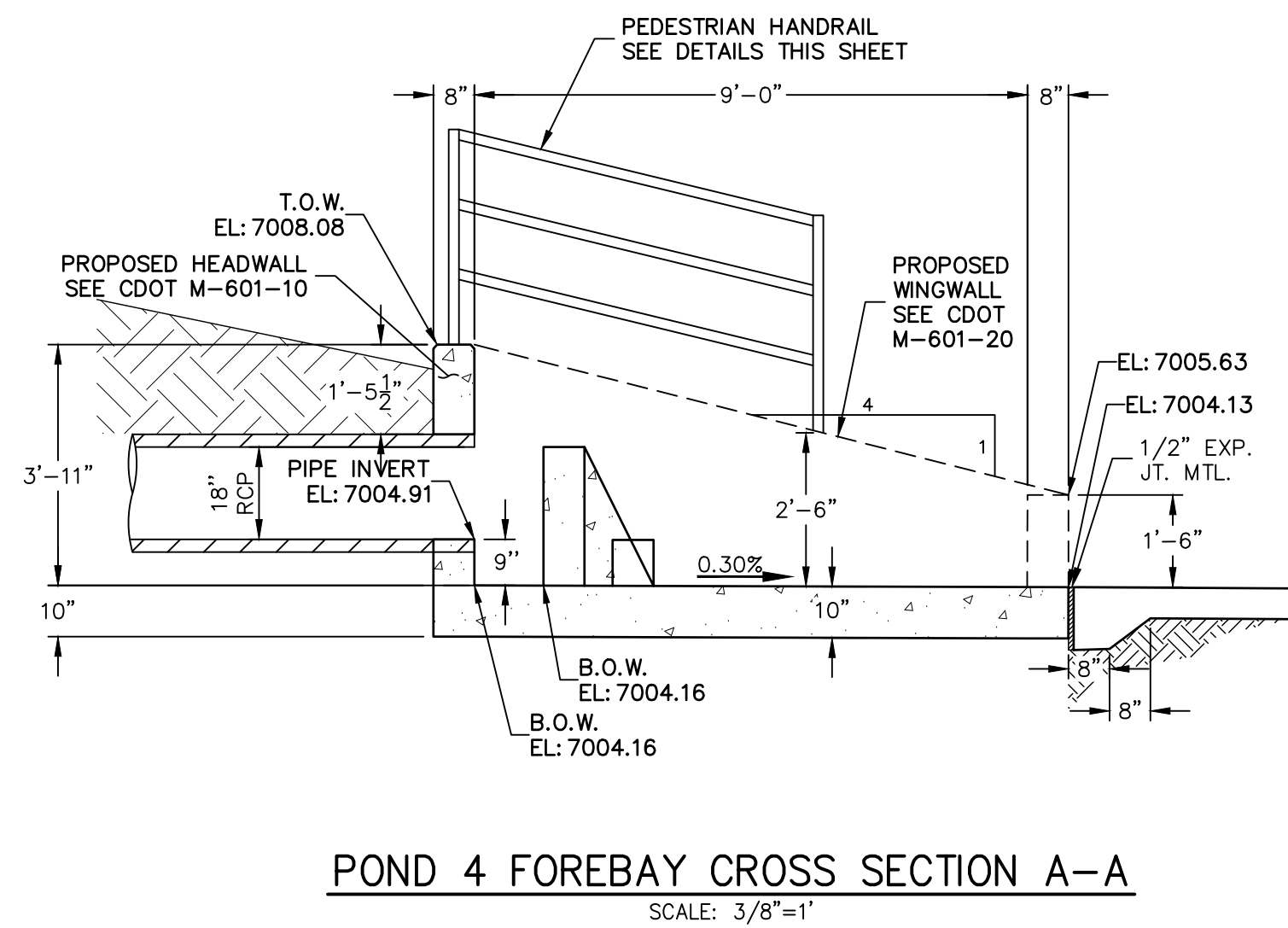
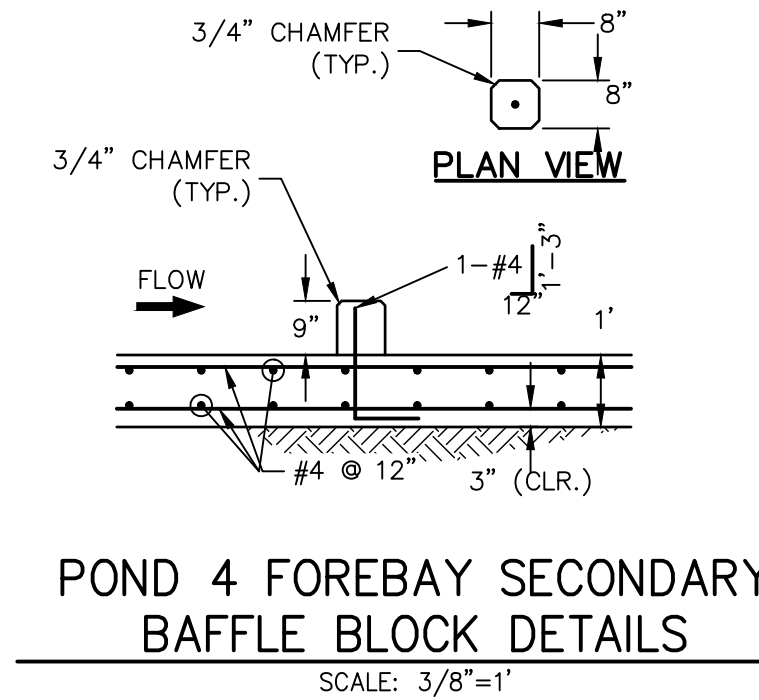








POND 4 FOREBAY MAIN BAFFLE BLOCK PLAN  
SCALE: 3/8"=1'



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

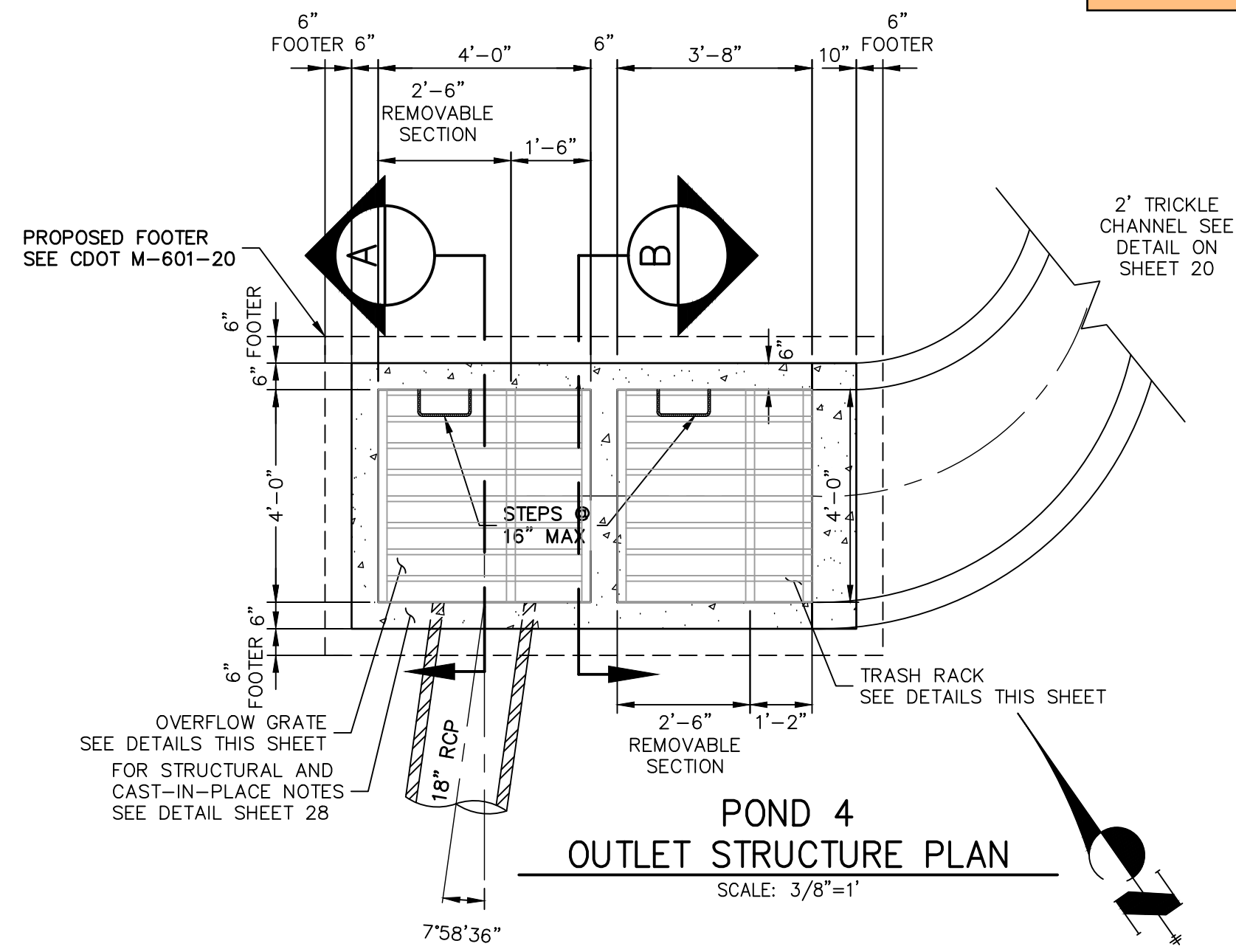
EPC PCD 1/31/22



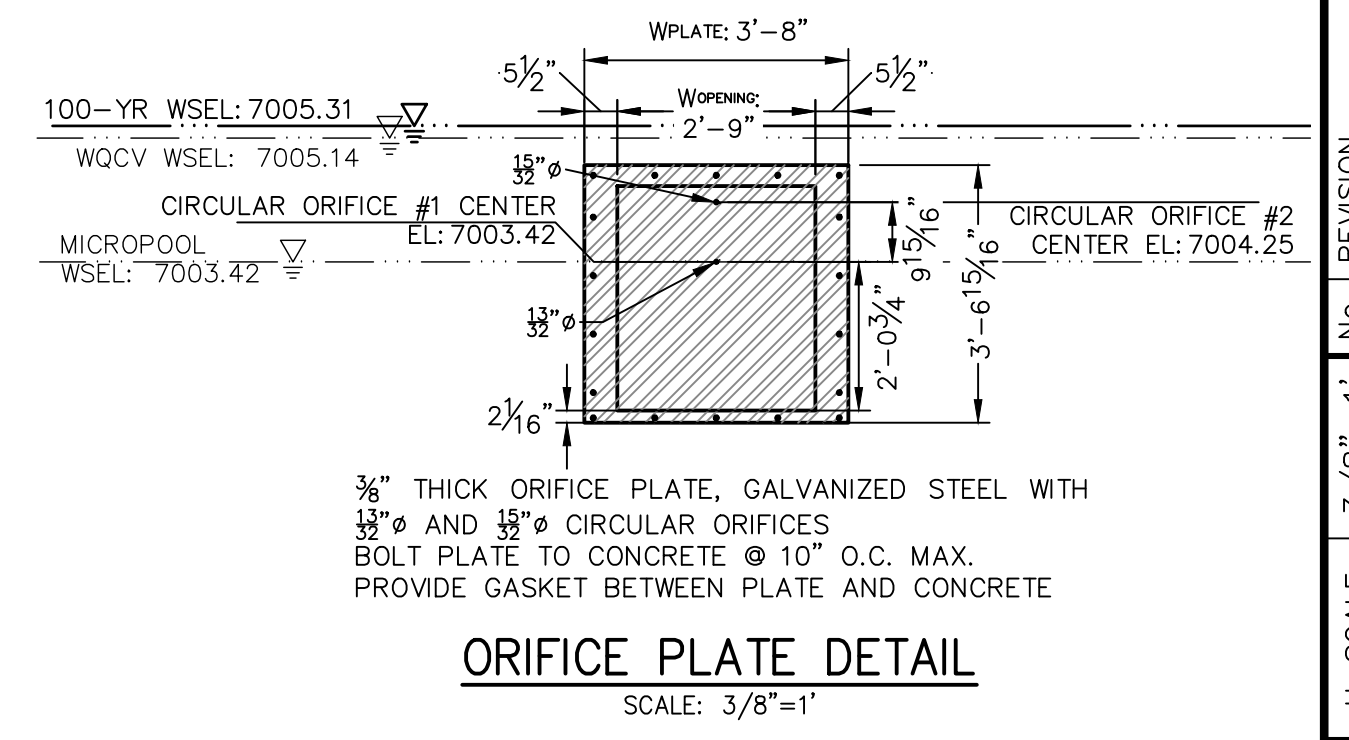
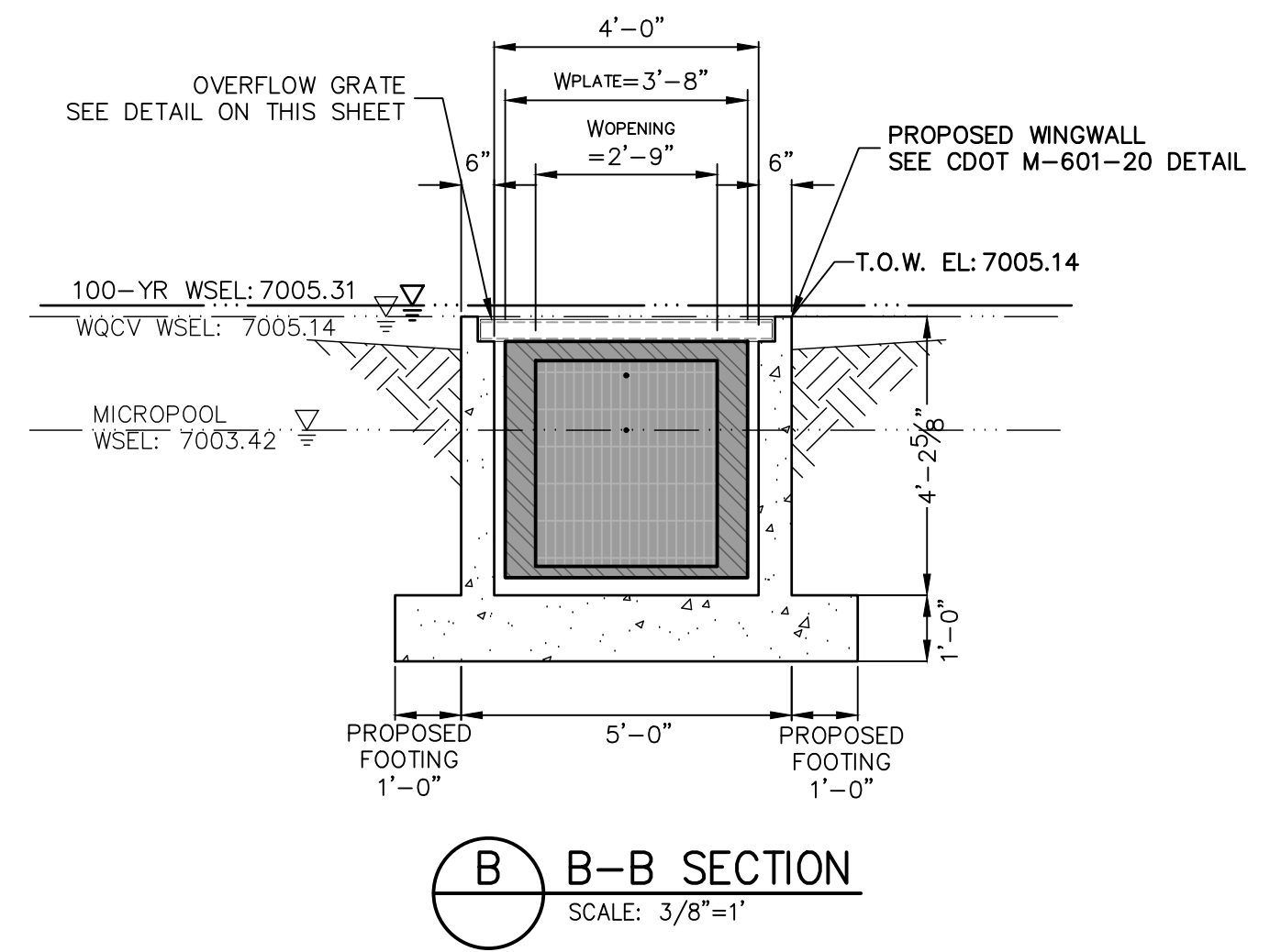
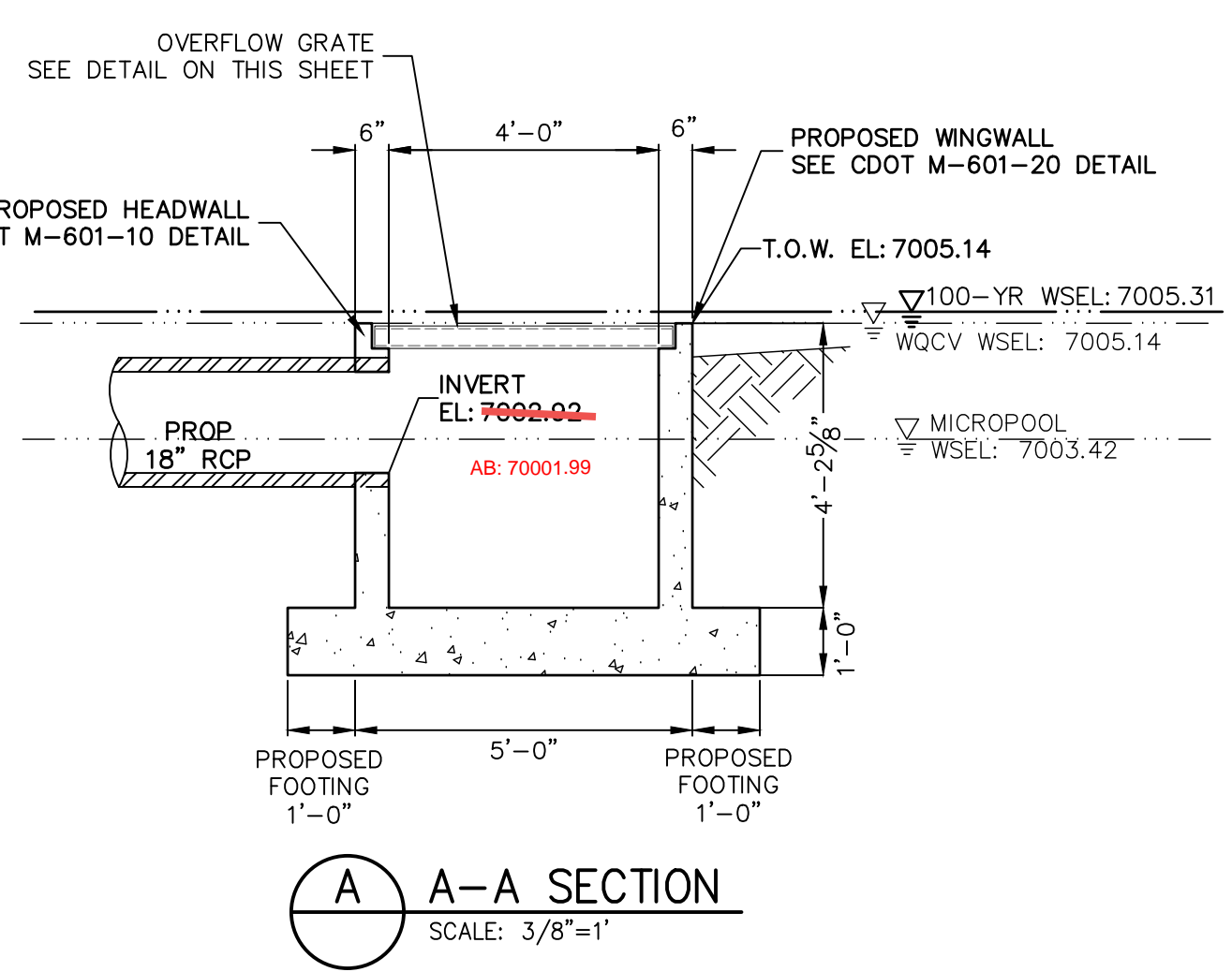
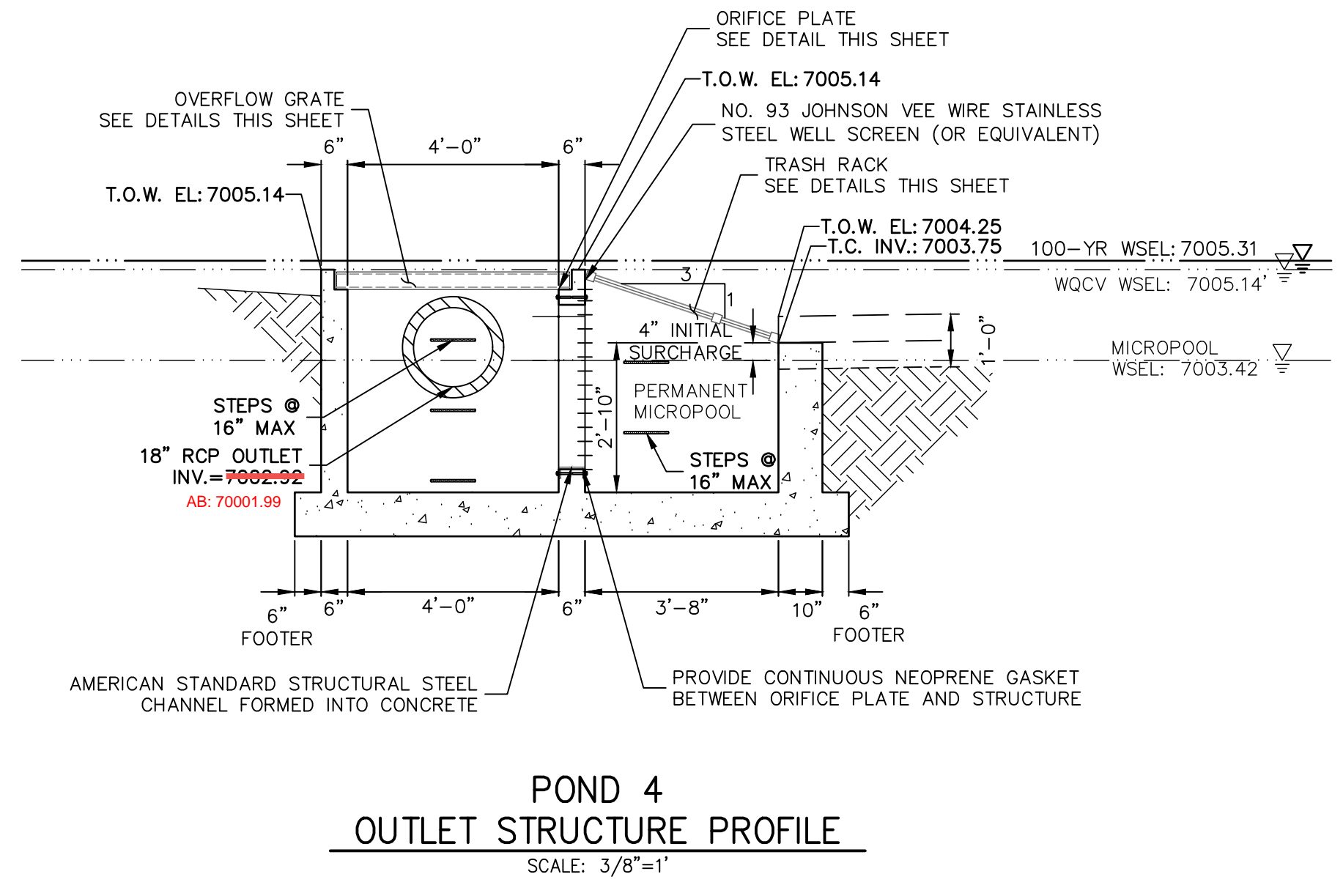
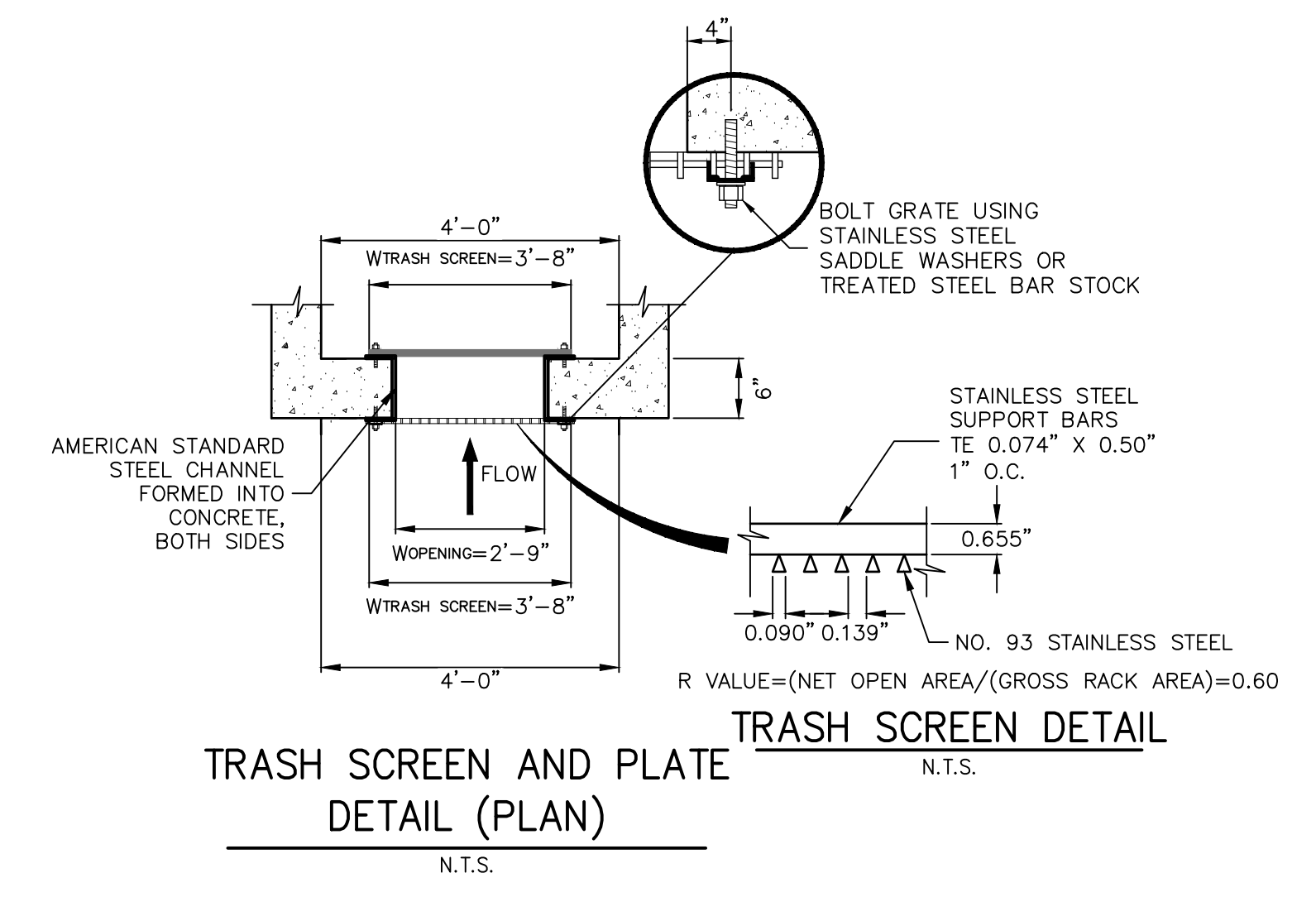
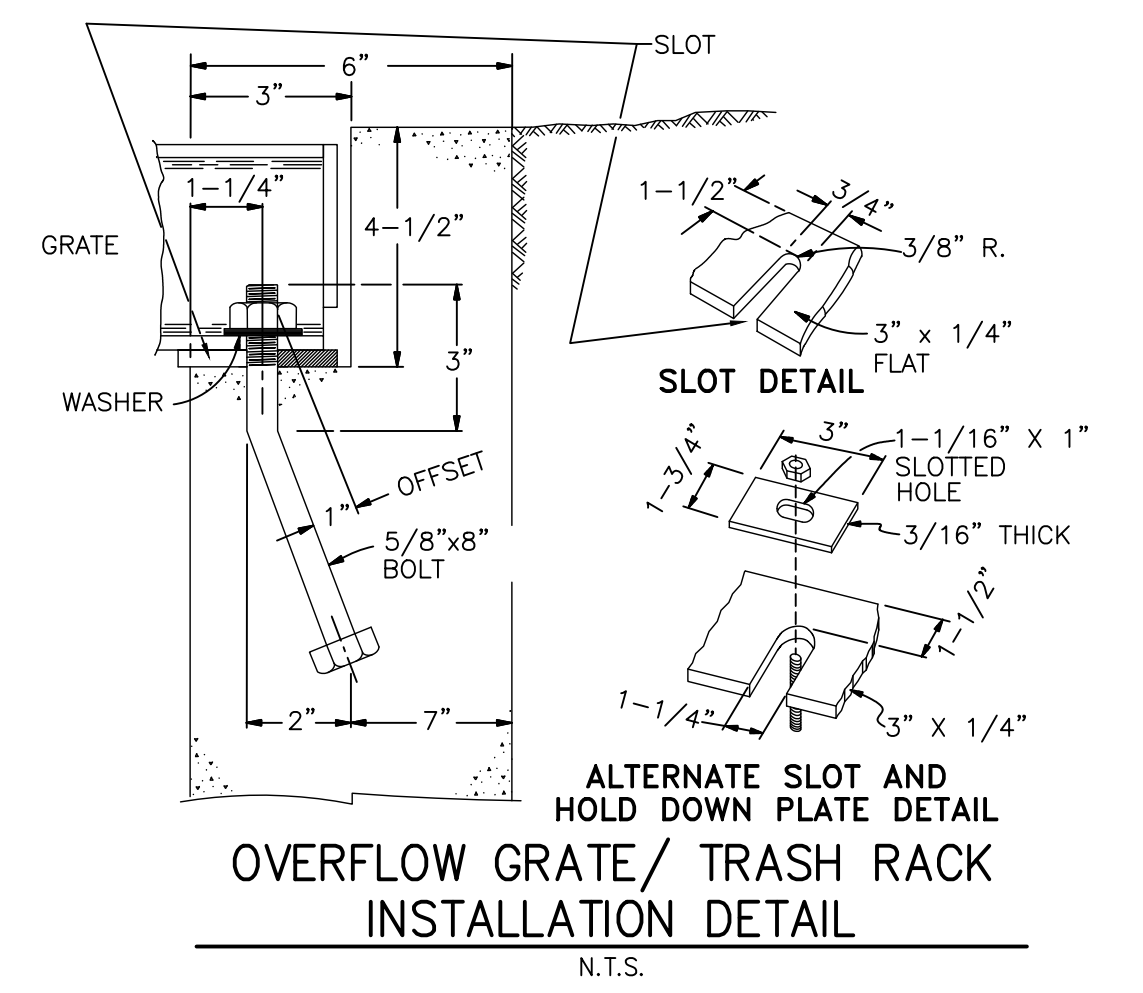
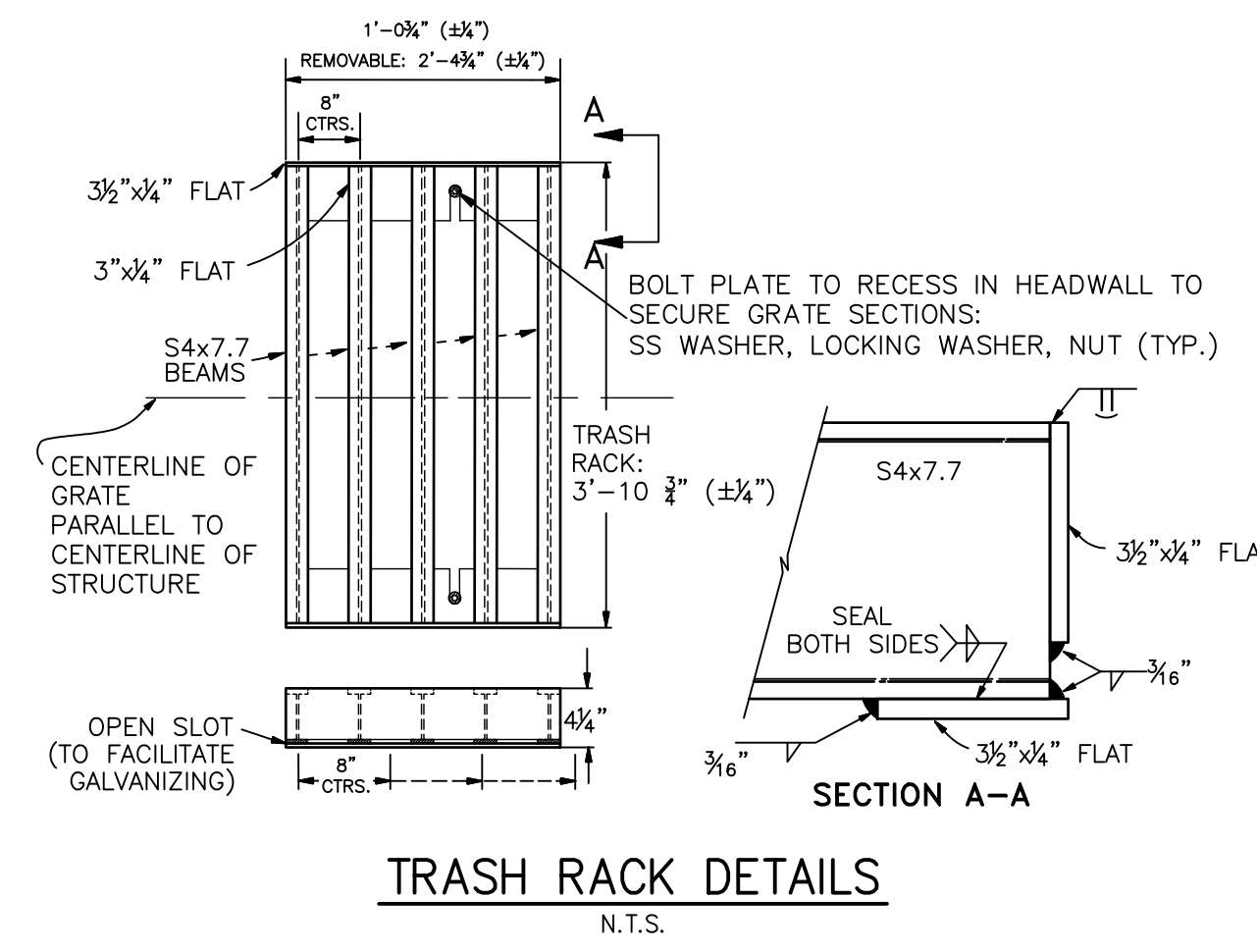
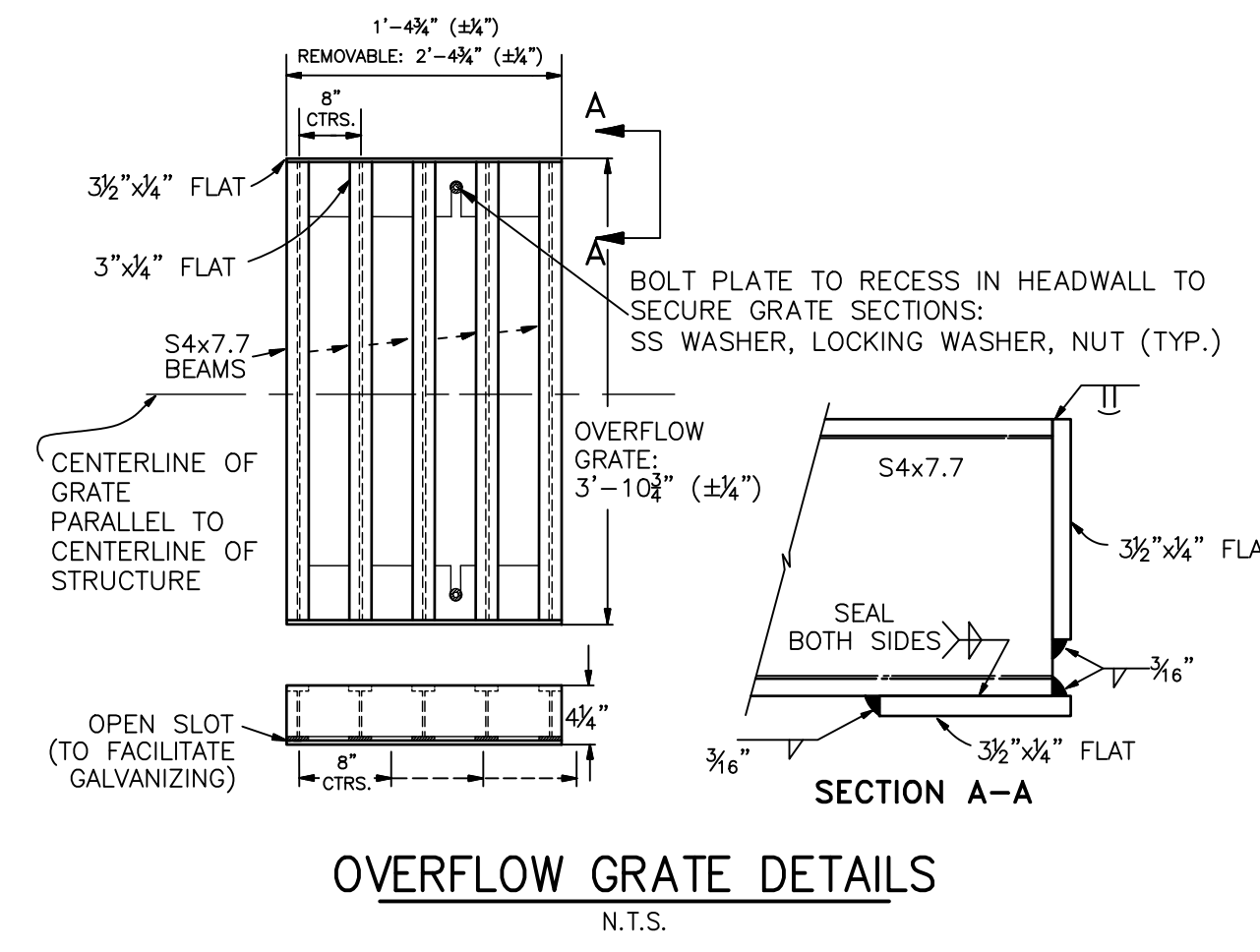
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Mike Bramlett*  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, L.L.C.  
DATE: 2/15/21

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 APPROPRIATE REVIEWING 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	





Need MHFD outlet structure calc to verify acceptability of the changes shown on this sheet



- POND 4 OUTLET STRUCTURE NOTES:**
- ORIFICE PLATE:
    - PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
    - BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
  - TRASH RACKS:
    - TRASH RACKS SHALL BE 1 1/4" SCH.40 STEEL PIPE, GALVANIZED, @ 6" CENTERS. SUPPORT BARS SHALL BE 1/2" x 2" 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, ORIFICE PLATES, 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.

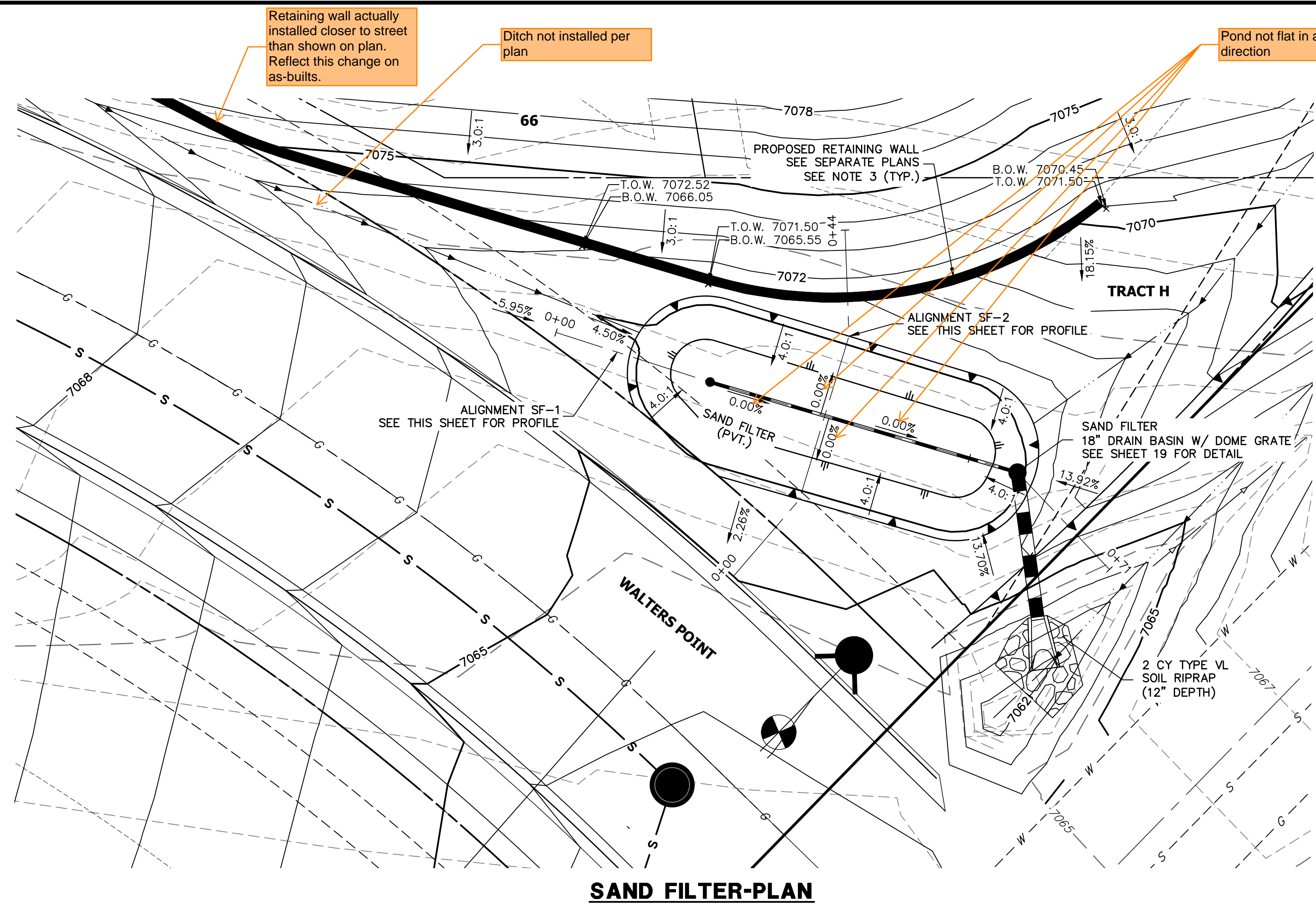


**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER



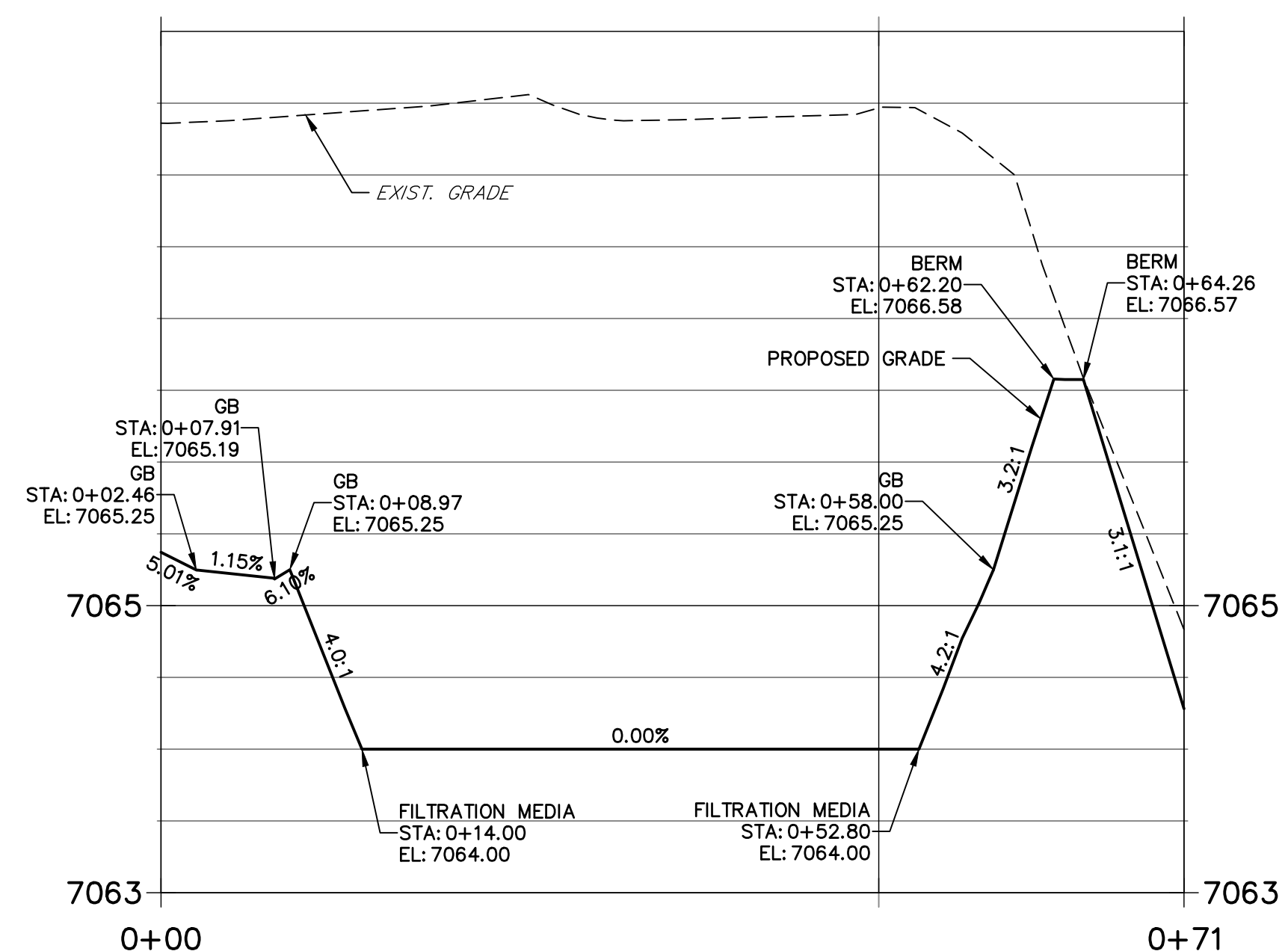
CLOVERLEAF FILING 2	UNLIT SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE. DESIGNATED BY WRITTEN AUTHORIZATION.
	PREPARED FOR <b>MONUMENT HILL CM LLC</b> 1864 WOODMOOR DR, STE 100 COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN (719) 476-0800 JDESJARDIN@PROTERRACO.COM
POND PLANS AND DETAILS	<b>J.R. ENGINEERING</b> A Westman Company  Central 303-740-9383 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com
	BY DATE
SHEET 23 OF 28	No. REVISION
	H-SCALE 3/8"=1' V-SCALE 3/8"=1' DATE 12/15/21 DESIGNED BY GAG DRAWN BY GAG CHECKED BY
JOB NO. 25158.01	



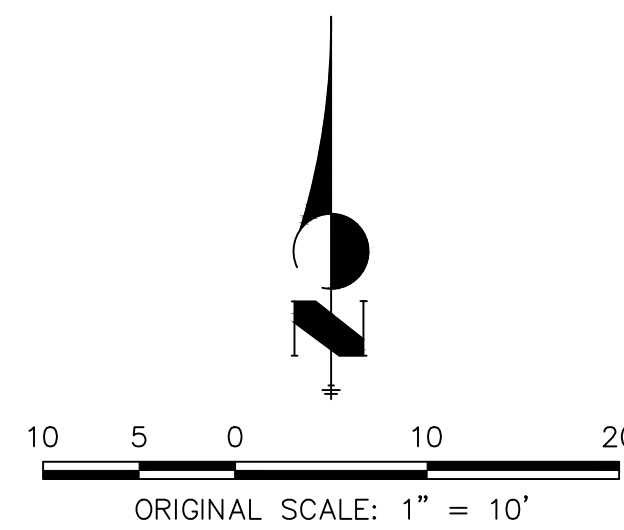
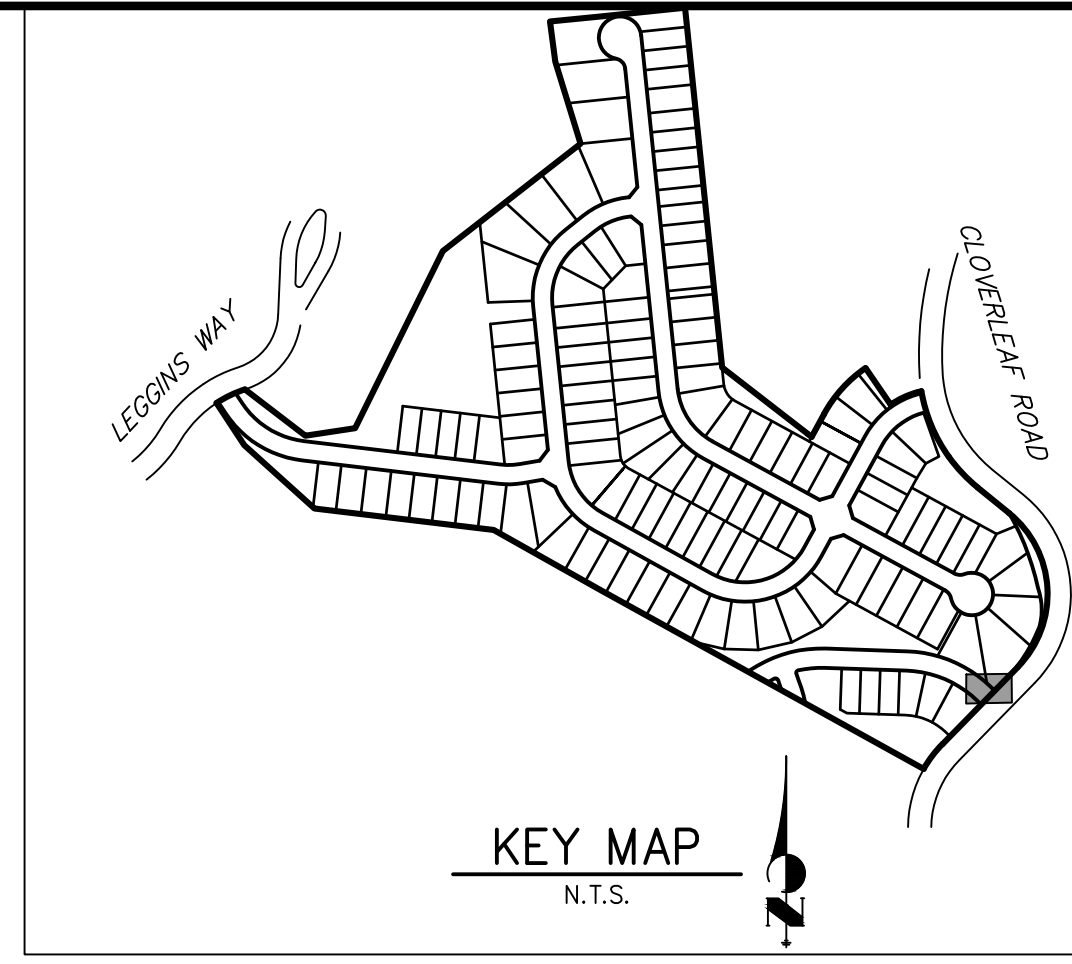
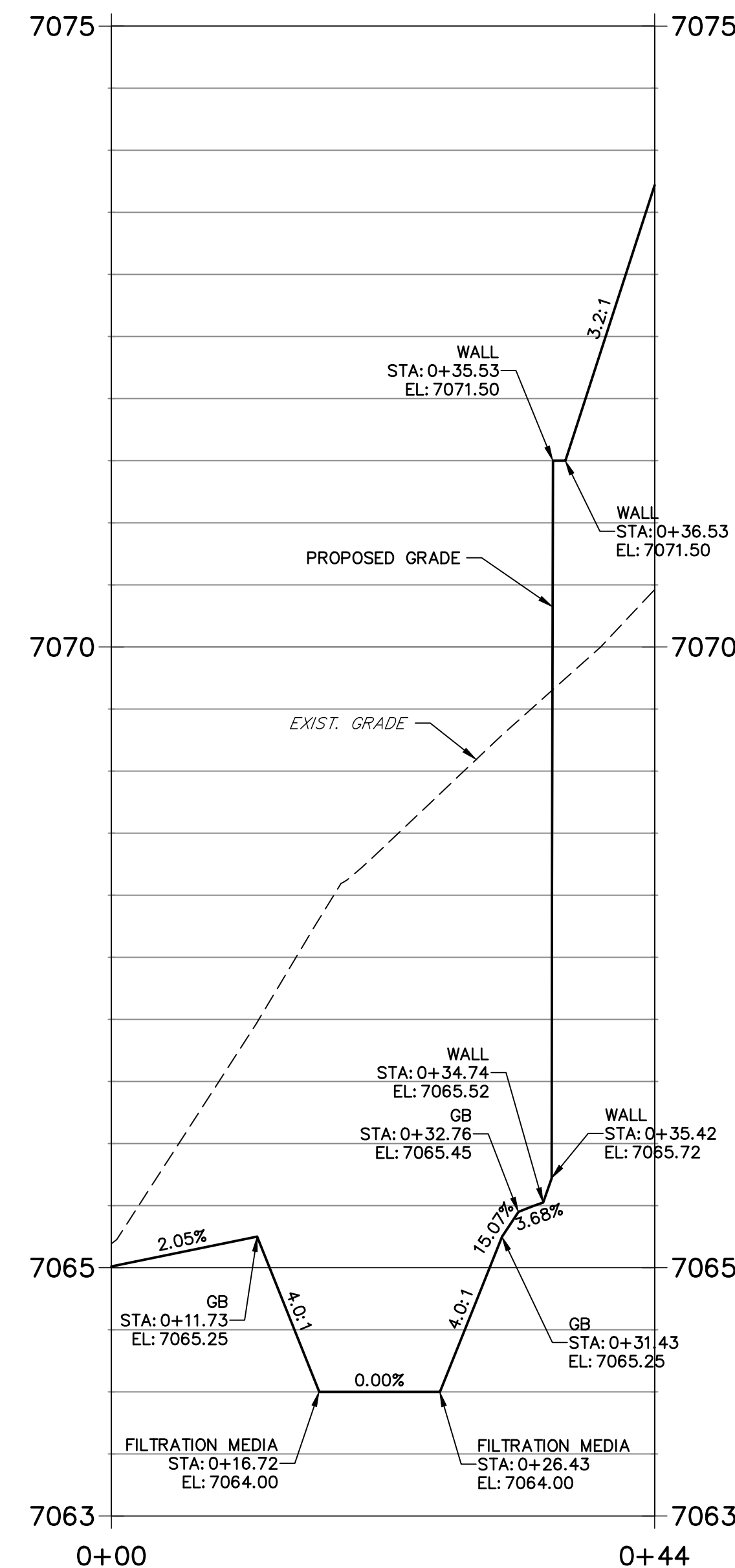


**SAND FILTER-PLAN**

**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**
- 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.



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  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

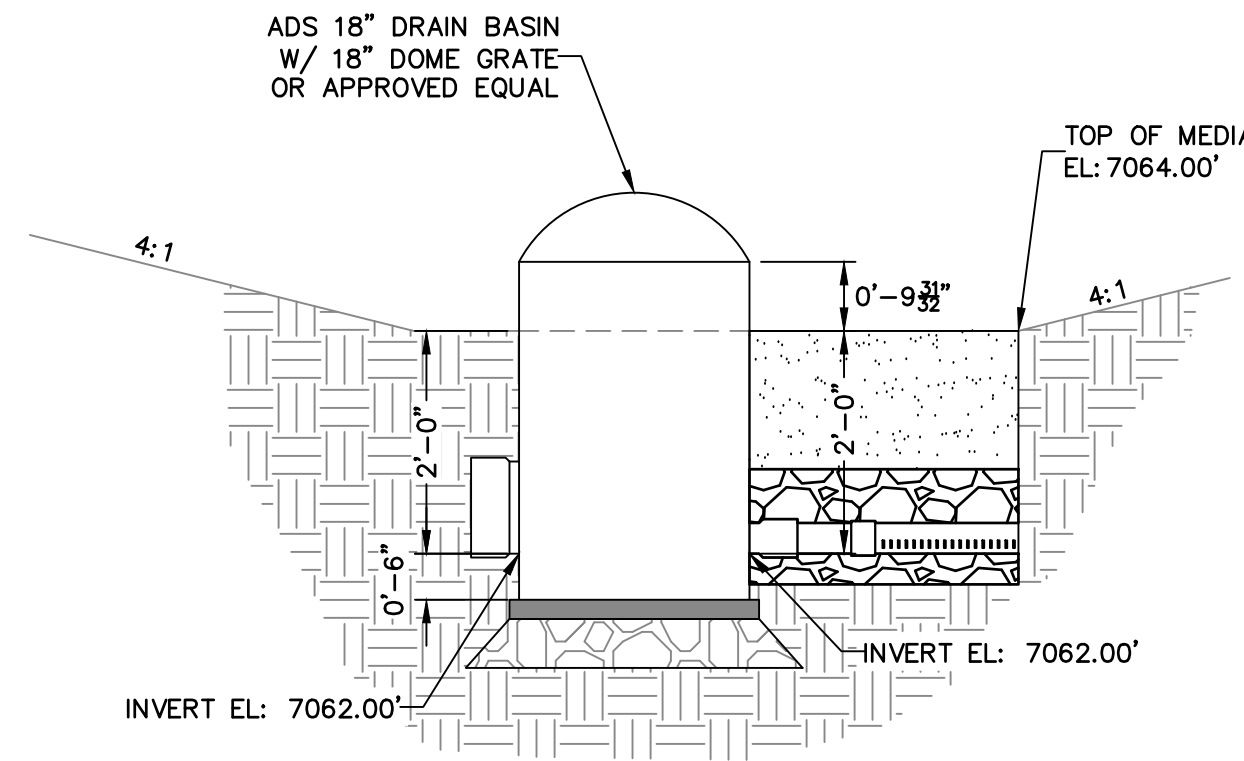
DATE: 2/15/21

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
 <b>J.R. ENGINEERING</b> A Westman Company Centennial 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	

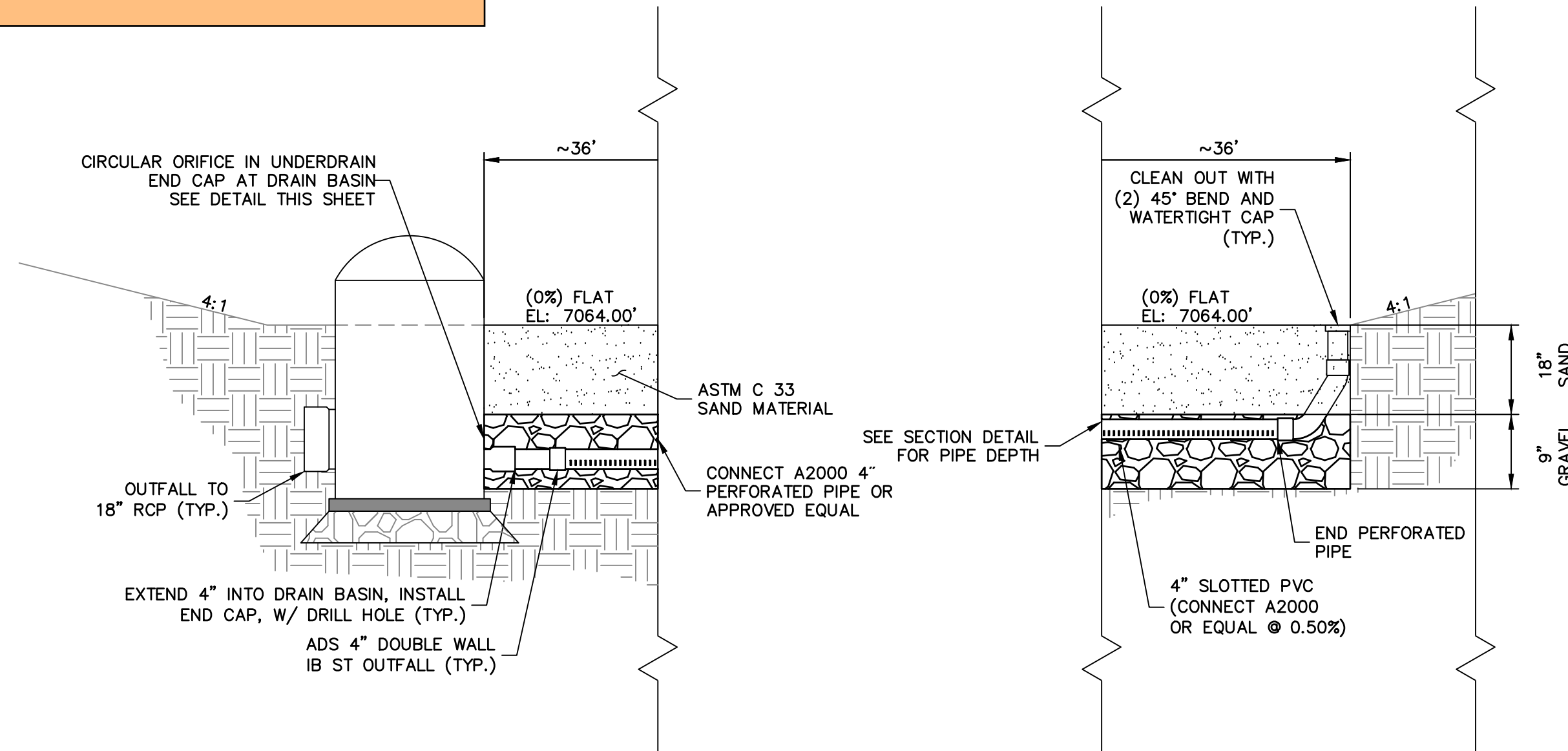


Need MHFD outlet structure calc to verify acceptability of the changes shown on this sheet

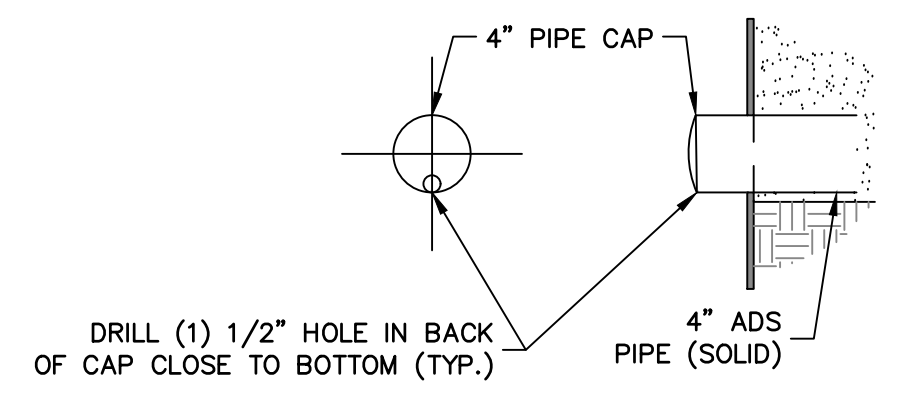
Comments on page two of the Stormwater PA Punchlist:  
 • Per "Drain Basin Outlet Front Detail" on Sheet 25 of 28, the outlet grate was supposed to be installed -9" from the base of the filter media. Instead it was installed flush with filter media. Regrade pond to meet design intent.  
 • Per "Sand Filter Underdrain End Cap Detail" on Sheet 25 of 28, the hole in the end cap was supposed to be installed close to the bottom. Instead it was installed turned 90 degrees from bottom (ie: on the side of the cap). Re-install per plan or address with updated as-built plans and calcs.



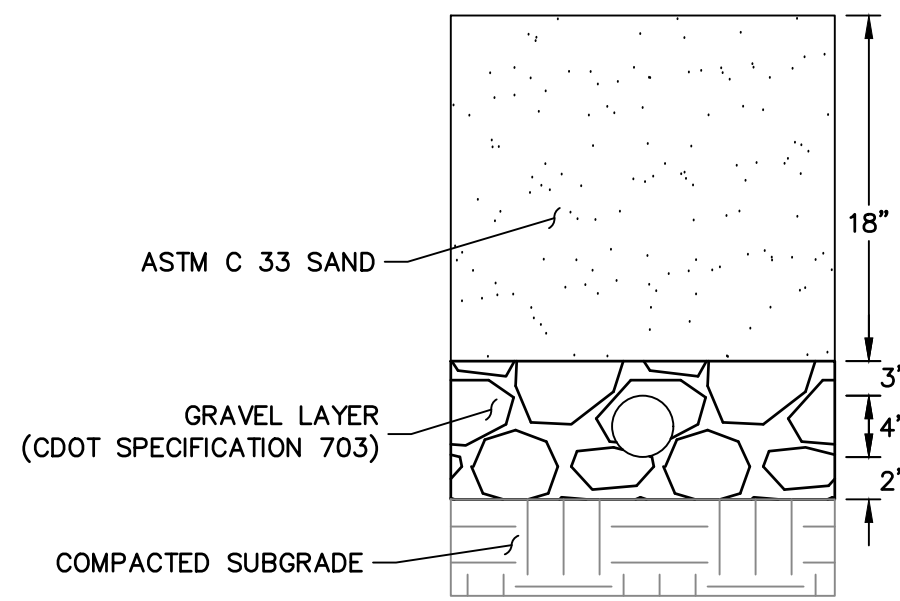
**DRAIN BASIN  
OUTLET FRONT DETAIL**  
SCALE: N.T.S.



**SAND FILTER  
LONGITUDINAL CROSS  
SECTION DETAILS**  
SCALE: N.T.S.  
NOTE: SEE URBAN DRAINAGE VOLUME 3 FACT SHEETS T-6 FOR FURTHER DETAILS AND SPECIFICATIONS.



**SAND FILTER UNDERDRAIN  
END CAP DETAIL**  
SCALE: N.T.S.



**SAND FILTER  
SUB-SURFACE  
TYP. SECTION**  
SCALE: N.T.S.

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05/24/2023  
SF-21-023



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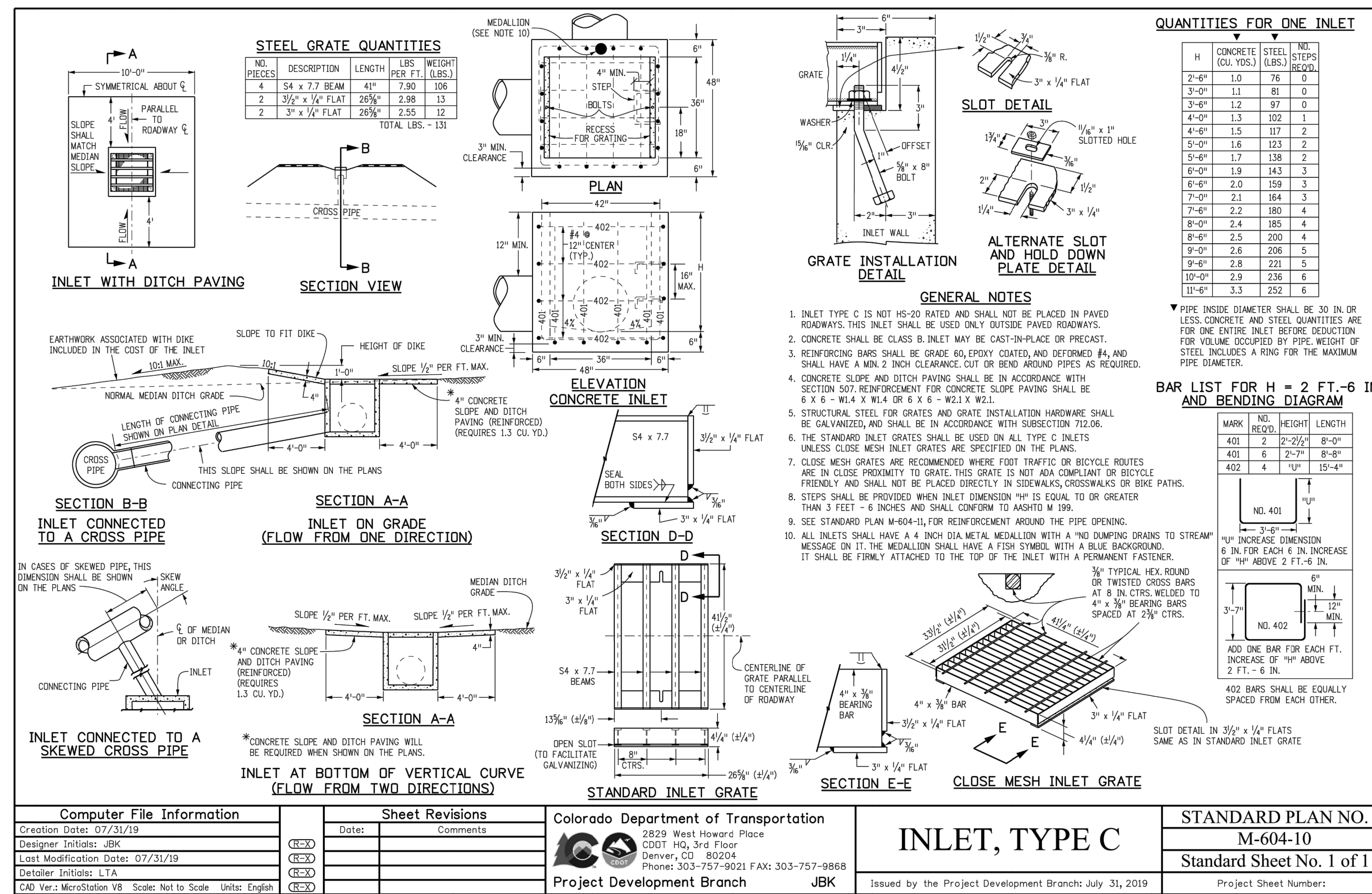
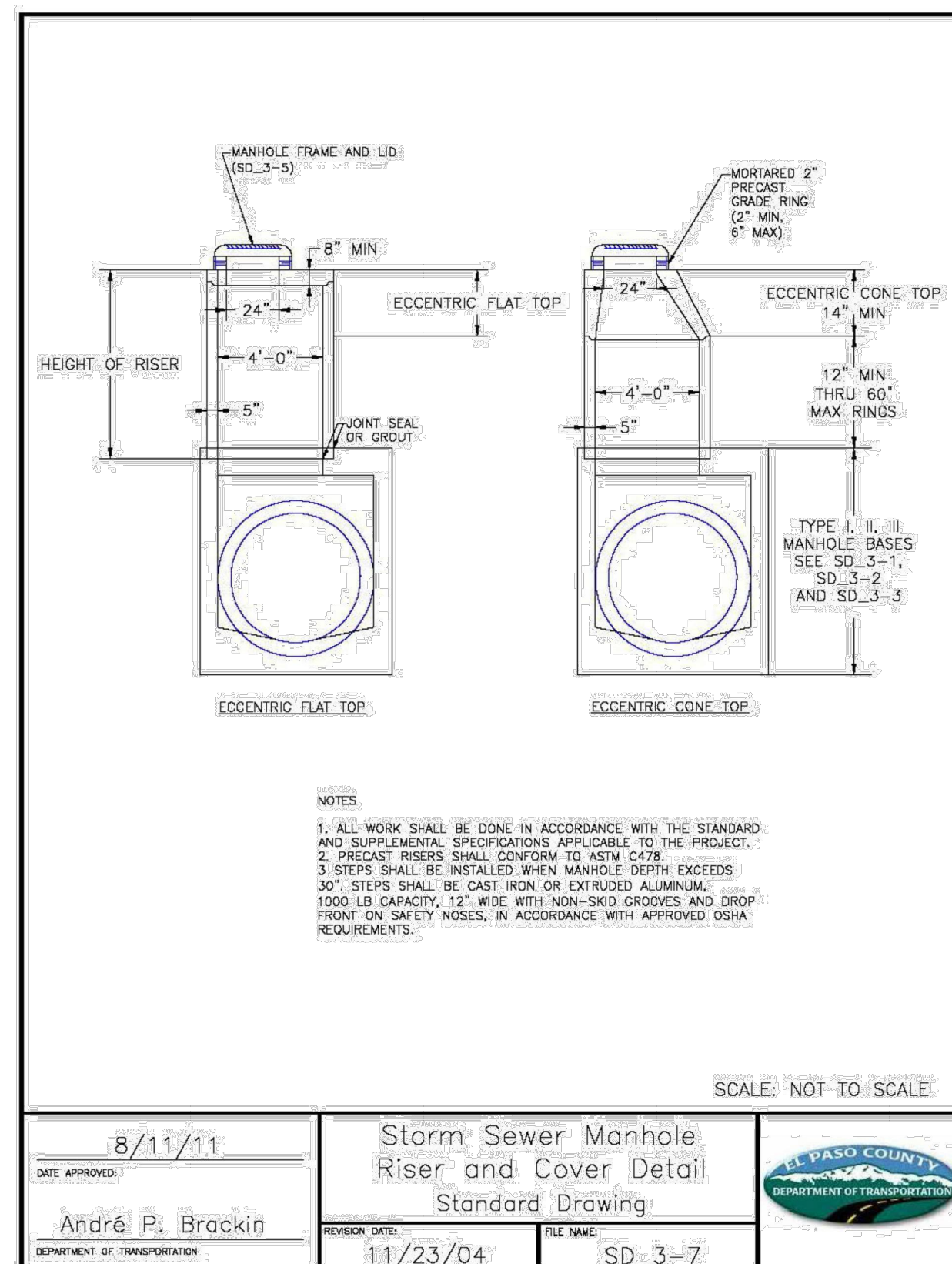
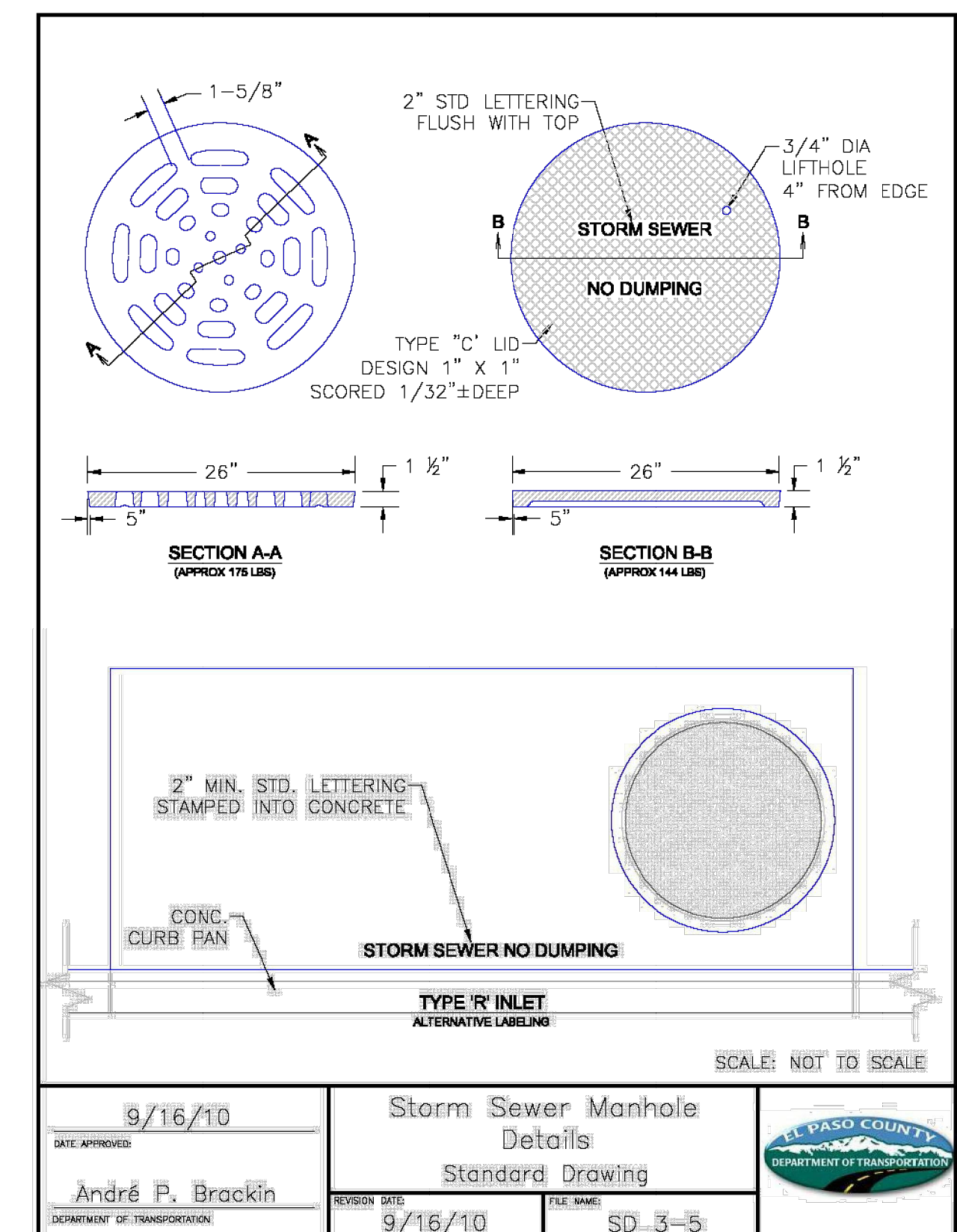
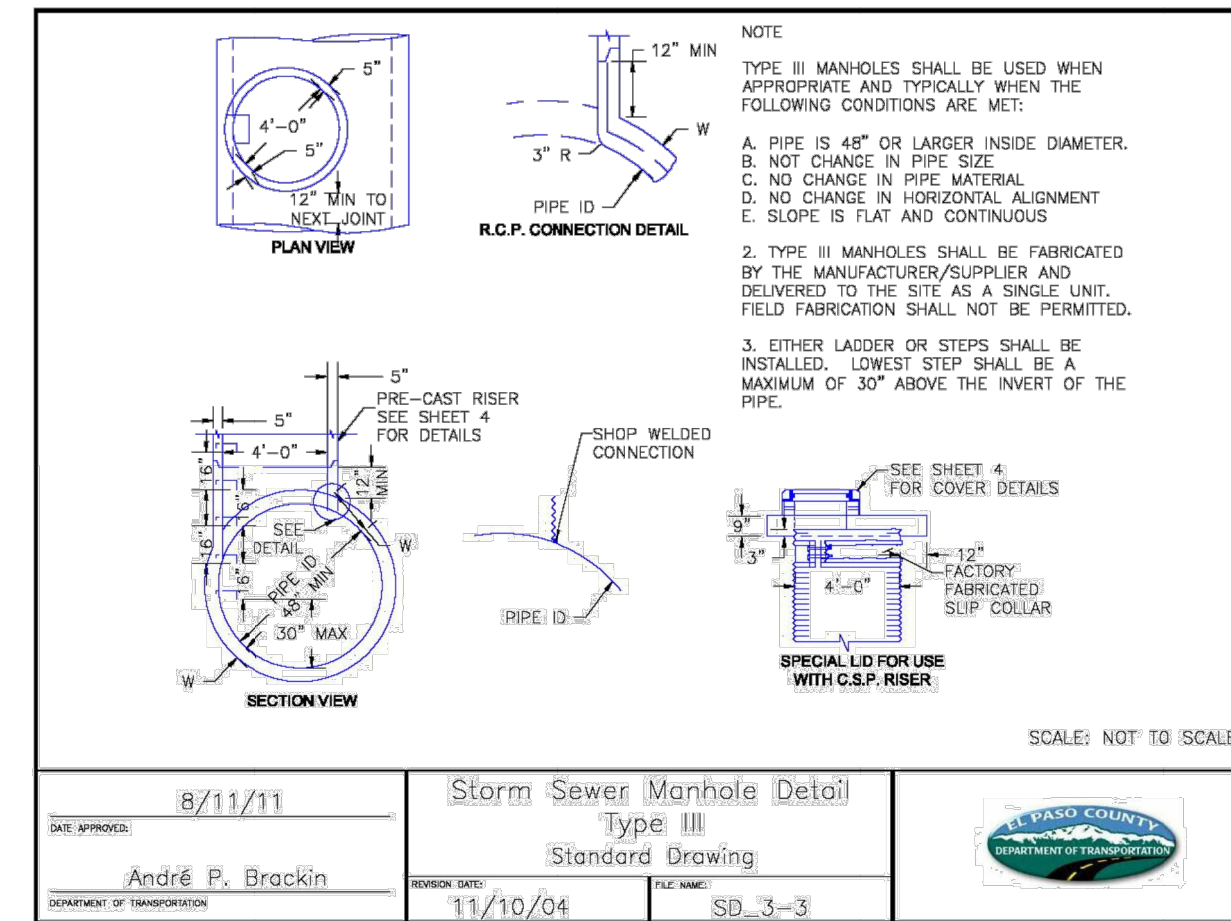
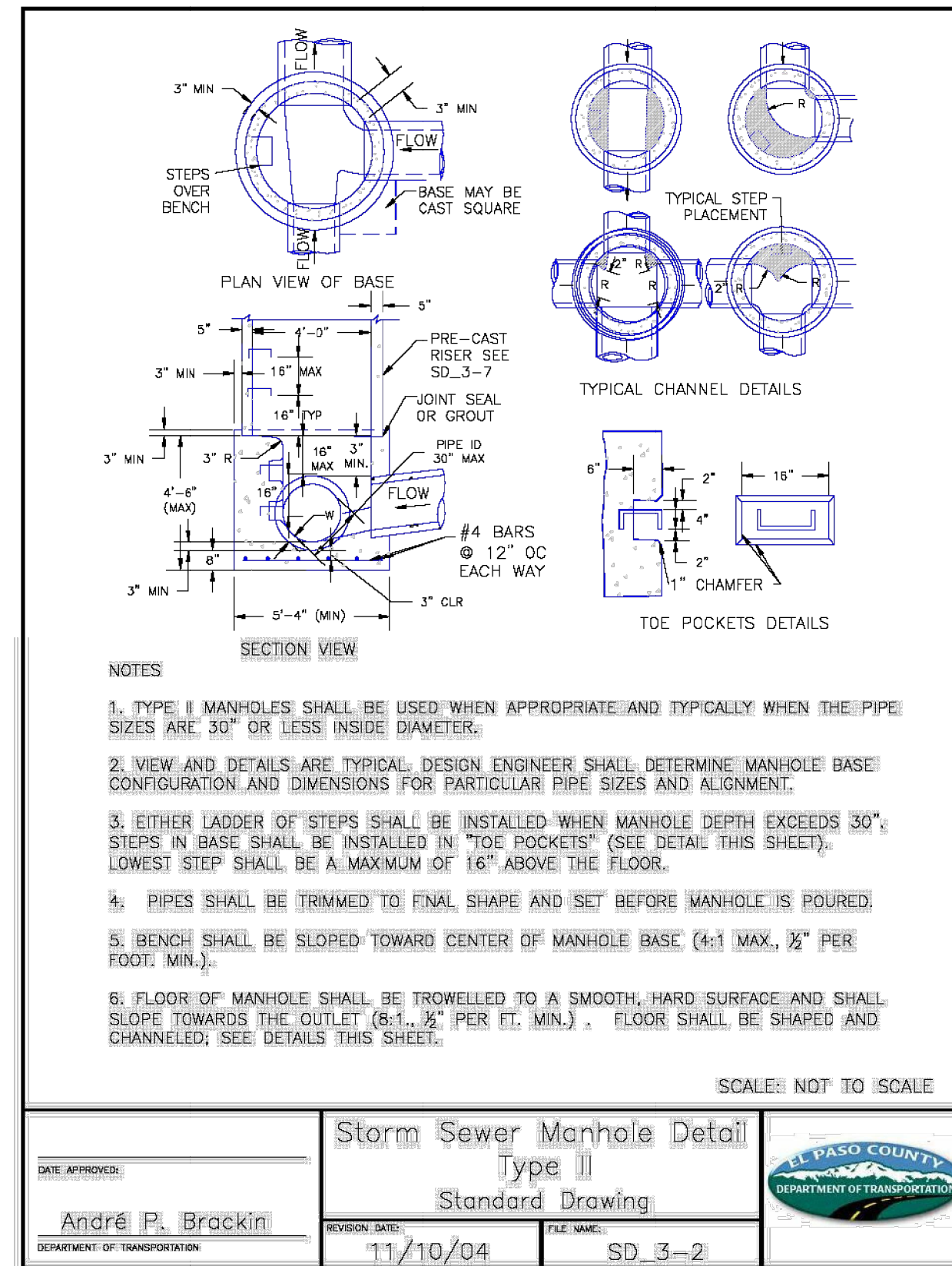
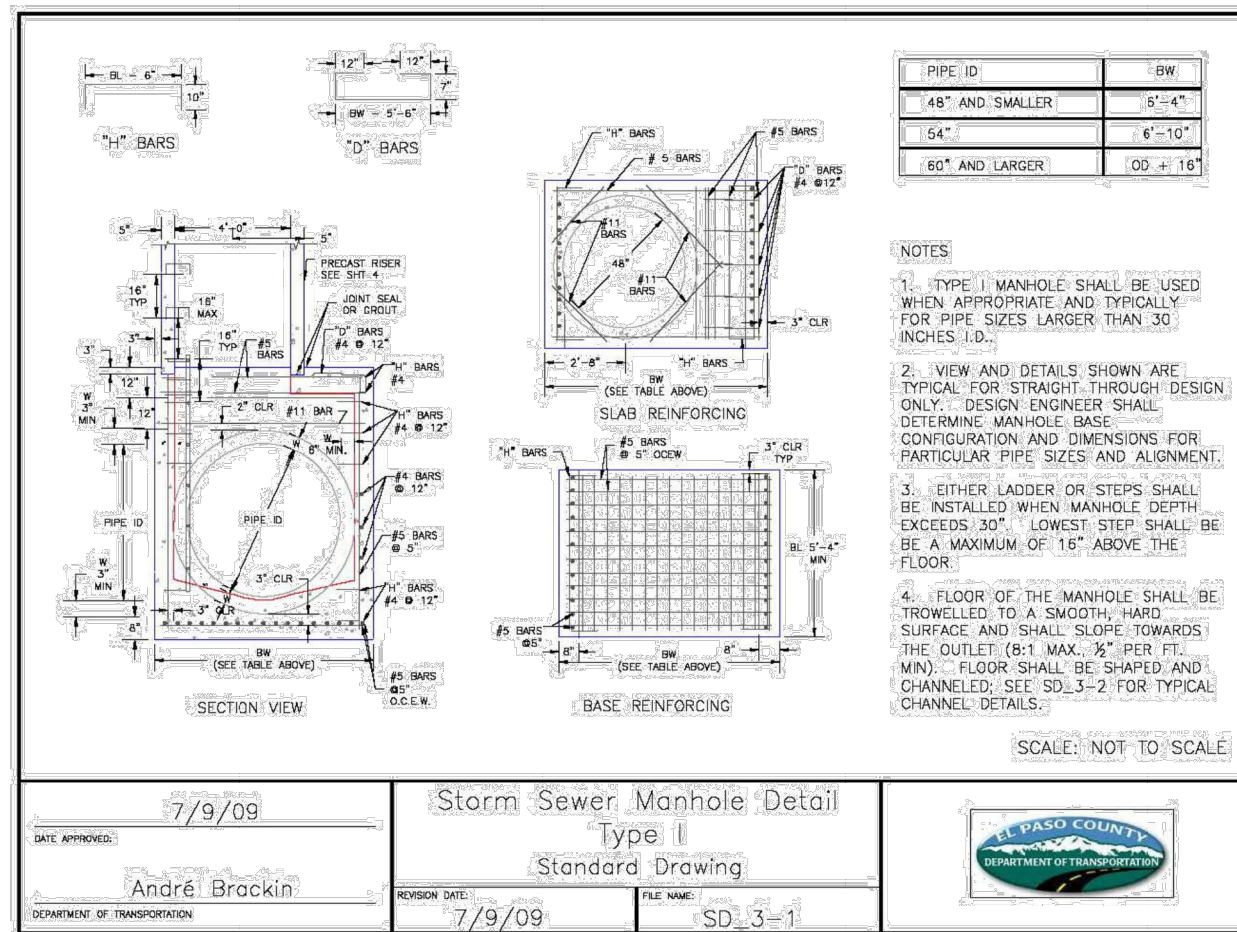
**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Mike A. Bramlett  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER  
 DATE 2/15/21

CLOVERLEAF FILING 2	BY	DATE	No.	REVISION
POND PLANS AND DETAILS	H-SCALE	N.T.S.	N.T.S.	
	V-SCALE	N.T.S.	N.T.S.	
SHEET 25 OF 28	DESIGNED BY	GAG	DATE	12/15/21
	DRAWN BY	GAG	CHECKED BY	
JOB NO.	25158.01			

**J.R. ENGINEERING**  
 A Westman Company  
 Monument Hill CM LLC  
 1864 WOODMOOR DR, STE 100  
 COLORADO SPRINGS, CO 80920  
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 JDESJARDIN@PROTERRACO.COM  
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**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

2/15/21

PREPARED FOR  
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BY DATE

NO. REVISION

1"=50'  
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 V-SCALE

12/15/21  
 DATE

SAV  
 DESIGNED BY

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 DRAWN BY

CHECKED BY

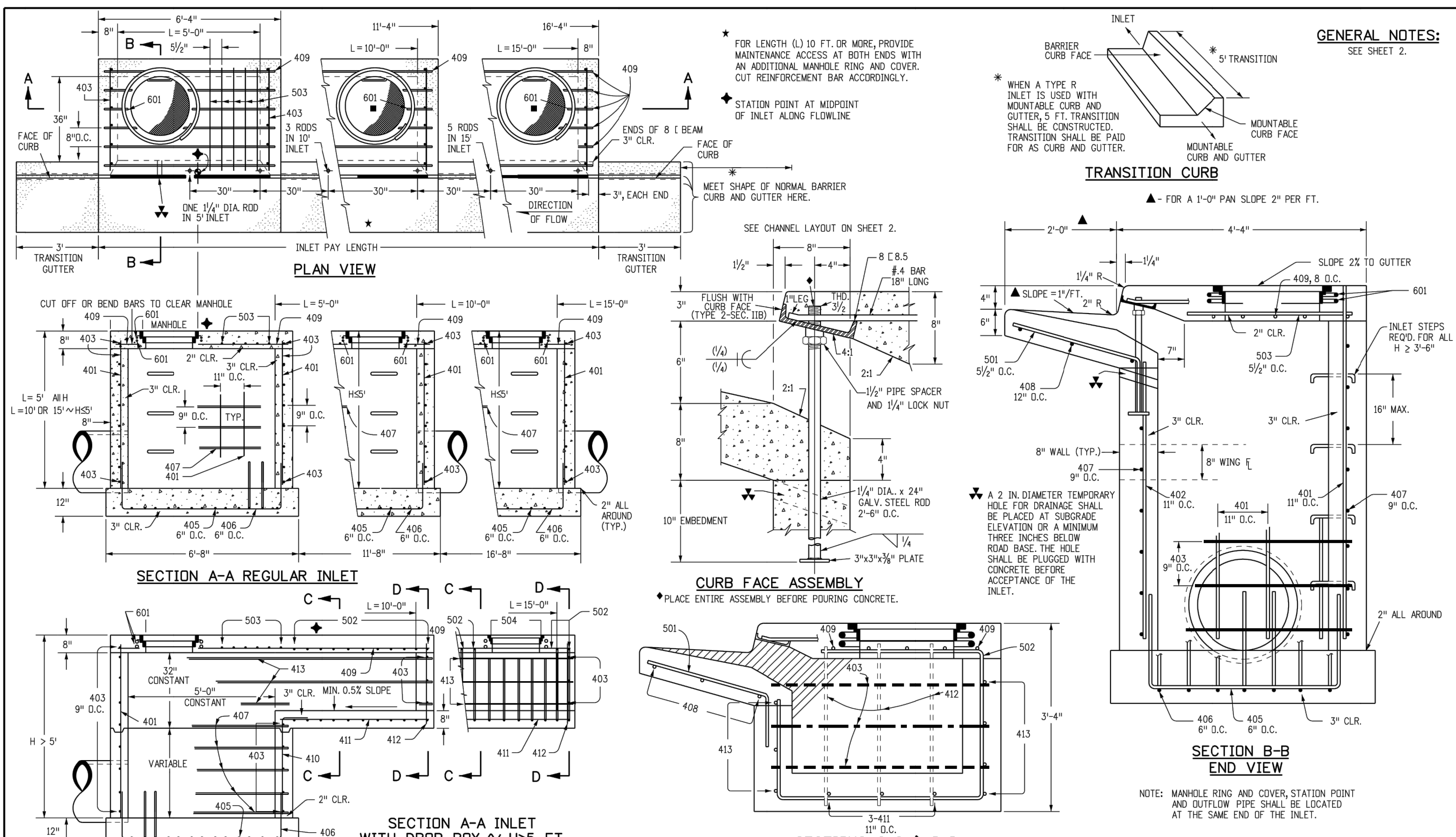
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**DETAIL SHEET**

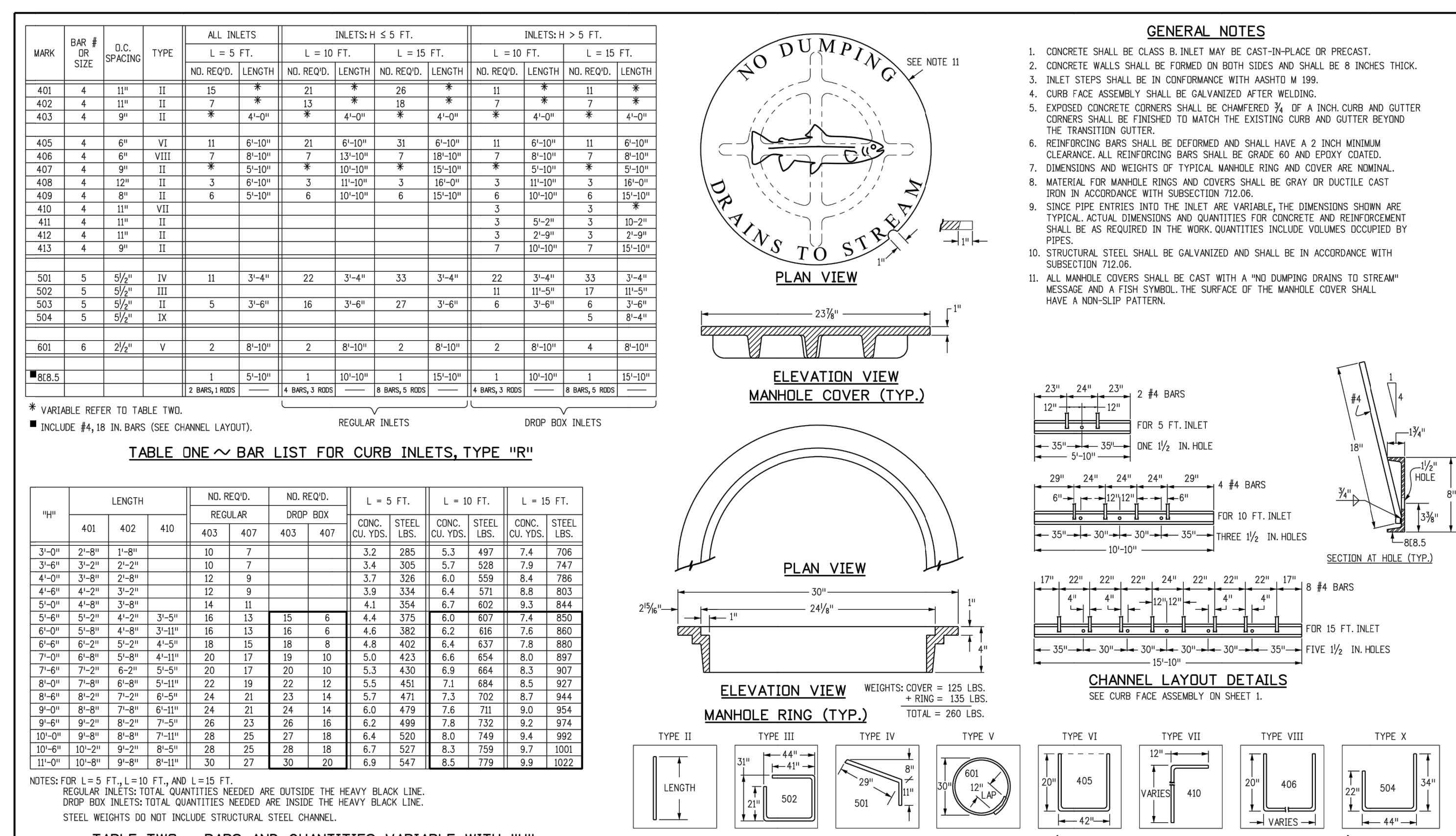
SHEET 26 OF 28

JOB NO. 25158.01

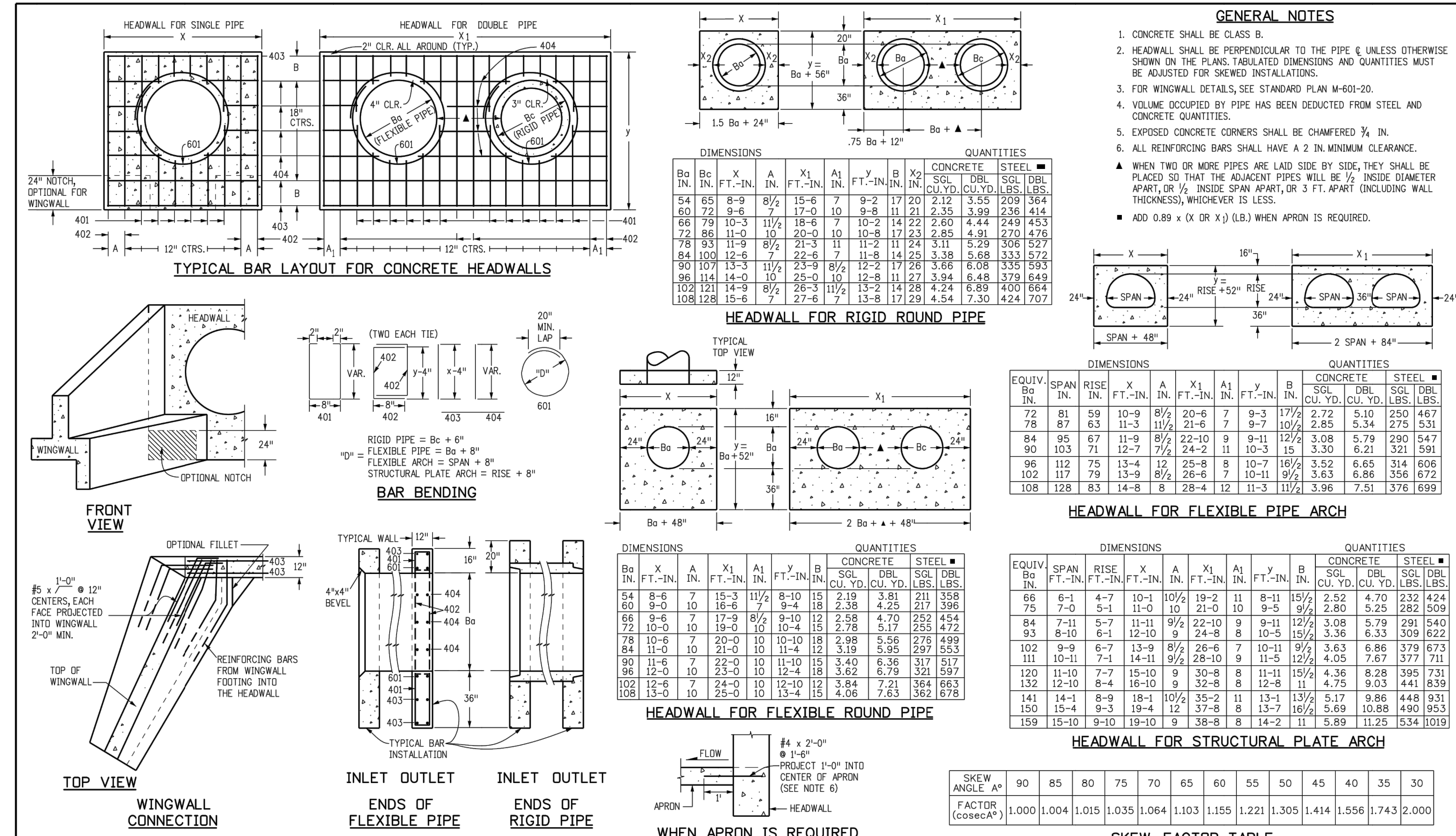




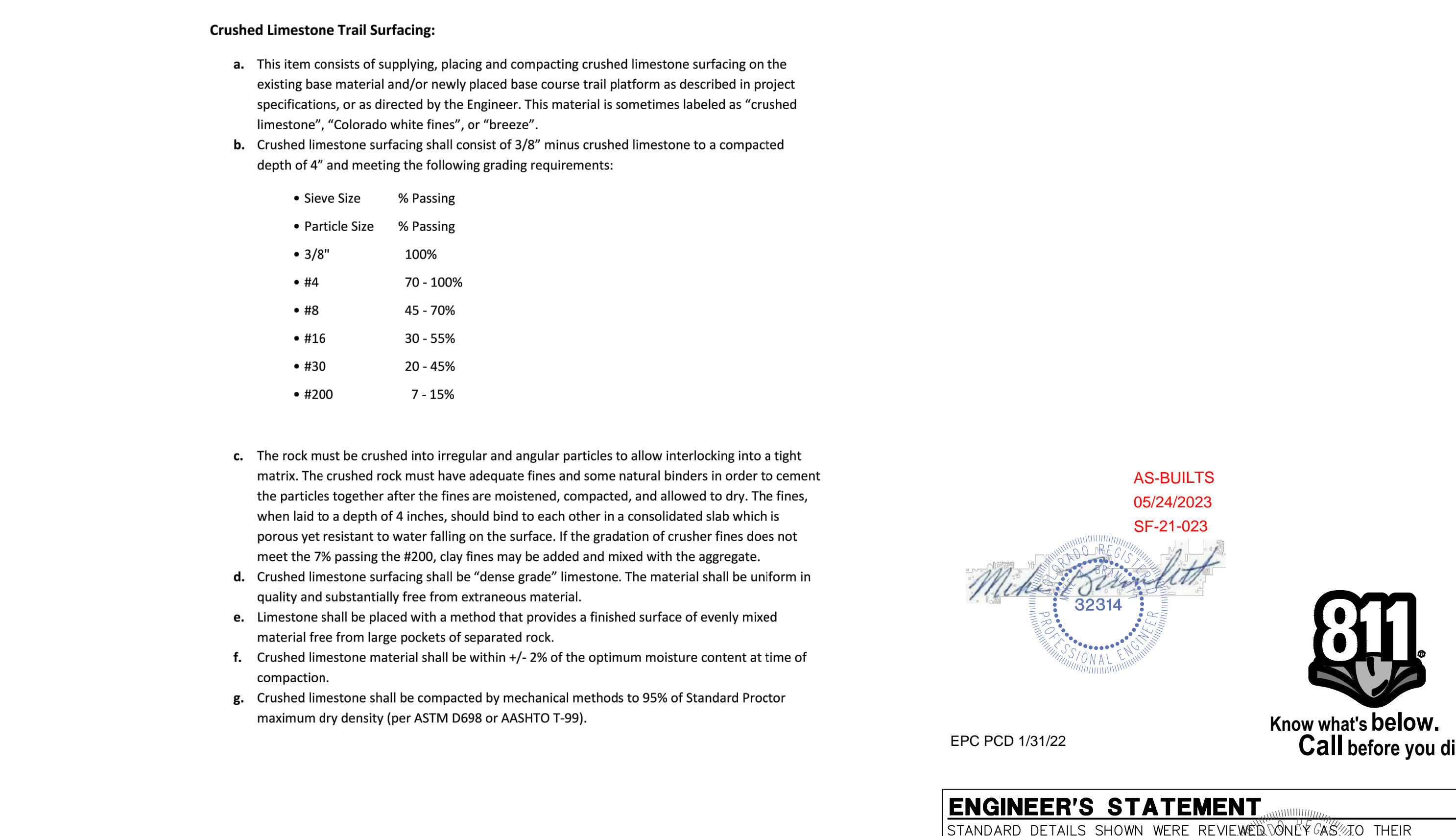
<b>Computer File Information</b>		<b>Sheet Revisions</b>		<b>Colorado Department of Transportation</b>		<b>CURB INLET TYPE R</b>		<b>STANDARD PLAN NO.</b>		
Creation Date: 07/31/19	Designer Initials: JBK	Date:	Comments:	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868		M-604-12		M-604-12		
Last Modification Date: 07/31/19	Detailer Initials: LTA			Project Development Branch JBK		Standard Sheet No. 1 of 2		Standard Sheet No. 1 of 2		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English					Project Development Branch JBK		Project Sheet Number:		Project Sheet Number:	



<b>Computer File Information</b>		<b>Sheet Revisions</b>		<b>Colorado Department of Transportation</b>		<b>CURB INLET TYPE R</b>		<b>STANDARD PLAN NO.</b>		
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Last Modification Date: 07/31/19	Detailer Initials: LTA			Project Development Branch JBK		Standard Sheet No. 2 of 2		Standard Sheet No. 2 of 2		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English					Project Development Branch JBK		Project Sheet Number:		Project Sheet Number:	



<b>Computer File Information</b>		<b>Sheet Revisions</b>		<b>Colorado Department of Transportation</b>		<b>HEADWALL FOR PIPES</b>		<b>STANDARD PLAN NO.</b>		
Creation Date: 07/31/19	Designer Initials: JBK	Date:	Comments:	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868		M-601-10		M-601-10		
Last Modification Date: 07/31/19	Detailer Initials: LTA			Project Development Branch JBK		Standard Sheet No. 1 of 1		Standard Sheet No. 1 of 1		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English					Project Development Branch JBK		Project Sheet Number:		Project Sheet Number:	



<b>Computer File Information</b>		<b>Sheet Revisions</b>		<b>Colorado Department of Transportation</b>		<b>HEADWALL FOR PIPES</b>		<b>STANDARD PLAN NO.</b>		
Creation Date: 07/31/19	Designer Initials: JBK	Date:	Comments:	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868		M-601-10		M-601-10		
Last Modification Date: 07/31/19	Detailer Initials: LTA			Project Development Branch JBK		Standard Sheet No. 1 of 1		Standard Sheet No. 1 of 1		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English					Project Development Branch JBK		Project Sheet Number:		Project Sheet Number:	

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PREPARED FOR  
**MONUMENT HILL CM LLC**  
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BY DATE

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

CLOVERLEAF FILING 2  
 DETAIL SHEET  
 SHEET 27 OF 28  
 JOB NO. 25158.01

**AS-BUILTS**  
 05/24/2023  
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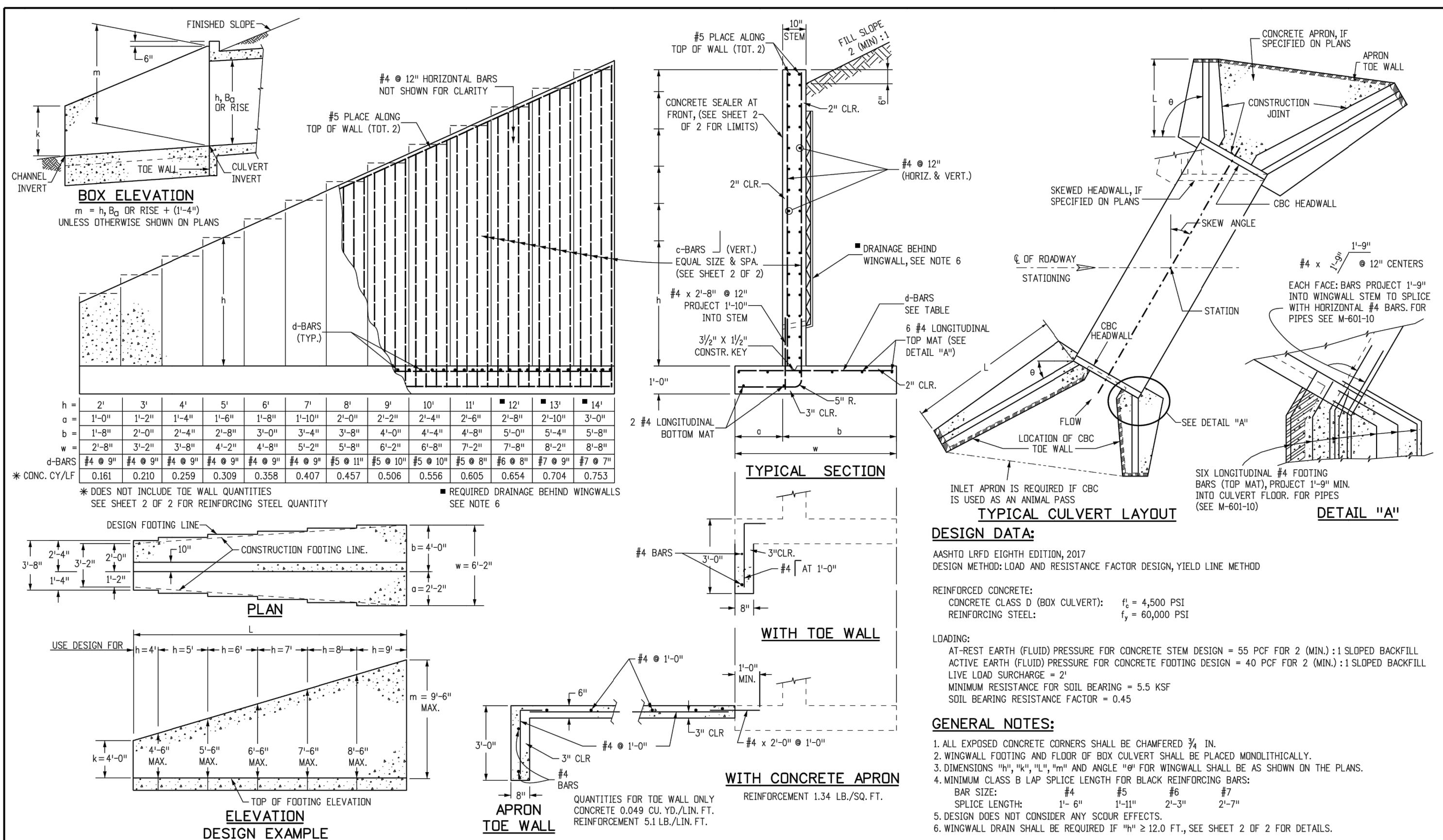
EPC PCD 1/31/22

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

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

DATE: 2/15/21





**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	REINFORCING STEEL	c-BARS	REINFORCING STEEL	c-BARS	REINFORCING STEEL	c-BARS	REINFORCING STEEL	c-BARS	REINFORCING STEEL	c-BARS	REINFORCING STEEL	c-BARS	REINFORCING STEEL	c-BARS	REINFORCING STEEL	c-BARS	REINFORCING STEEL	
4	4	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
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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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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. 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<sub>c</sub> = 4,500 psi  
 REINFORCING STEEL: f<sub>y</sub> = 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.

BAR SIZE	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.

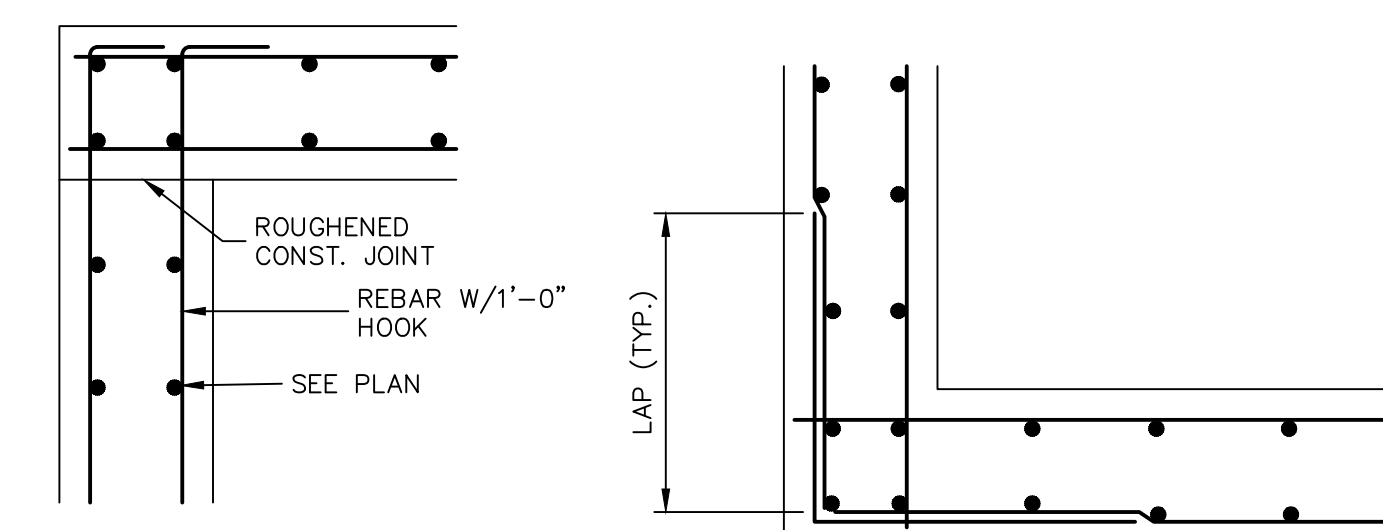
STATIONS, ELEVATIONS, AND DIMENSIONS CONTAINED IN THESE PLANS ARE CALCULATED FROM A RECENT FIELD SURVEY. THE CONTRACTOR SHALL VERIFY ALL DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING ANY MATERIAL.

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.

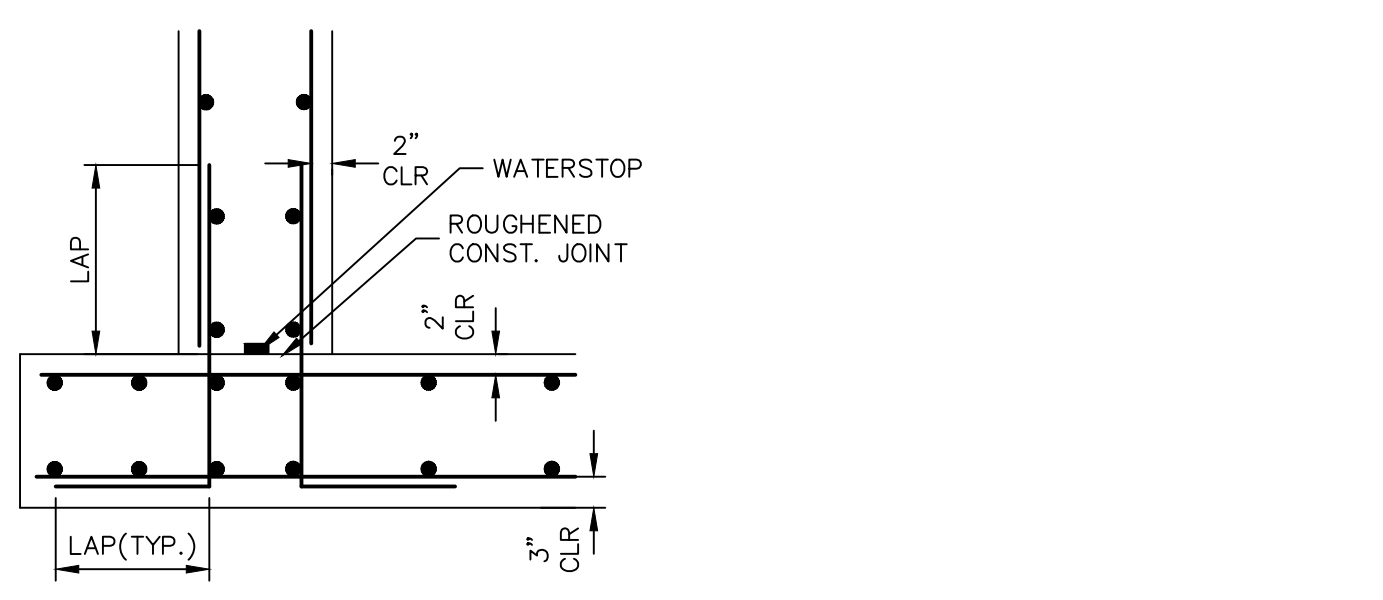
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

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.&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<sub>c</sub>.
- 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

Mike Bramlett  
 32314  
 PROFESSIONAL ENGINEER

EPC PCD 1/31/22



**ENGINEER'S STATEMENT**

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

Mike Bramlett  
 32314  
 DATE: 12/15/21

MIKE A. BRAMLETT, P.E.  
 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: N/A N/A 12/15/21 SAV SAV

CLOVERLEAF FILING 2  
 DETAIL SHEET  
 SHEET 28 OF 28  
 JOB NO. 25158.01



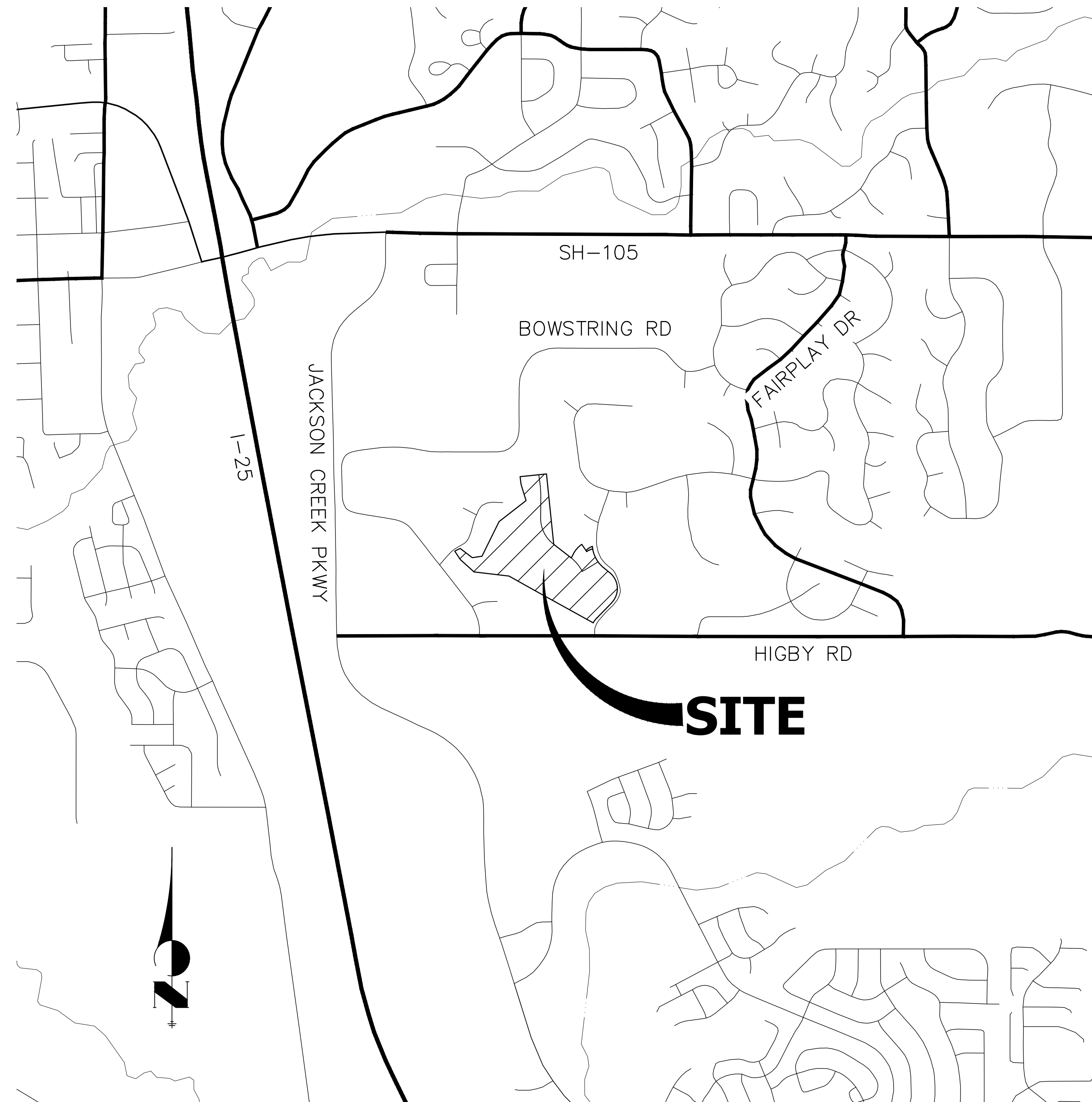
# CLOVERLEAF FILING NO. 2

**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

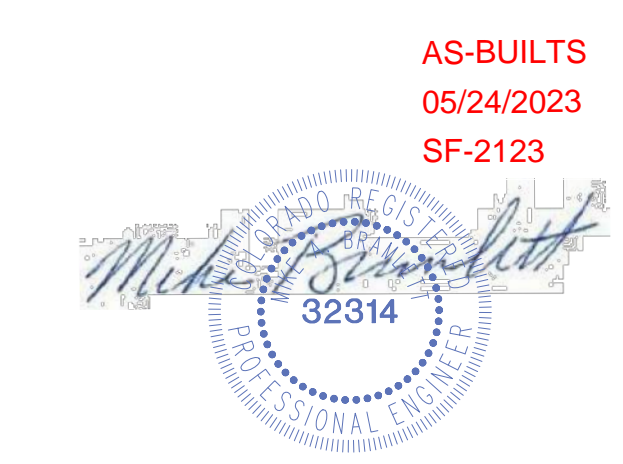
THE BASIS OF BEARINGS IS THE WESTERLY LINE OF TRACT, B, WOODMOOR PLACER, BEING MONUMENTED BY A 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE AT BOTH ENDS. SAID LINE BEARING N26°20'33"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

### 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



### 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

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

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Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=1,000'	N/A	11/11/21	N/A	N/A















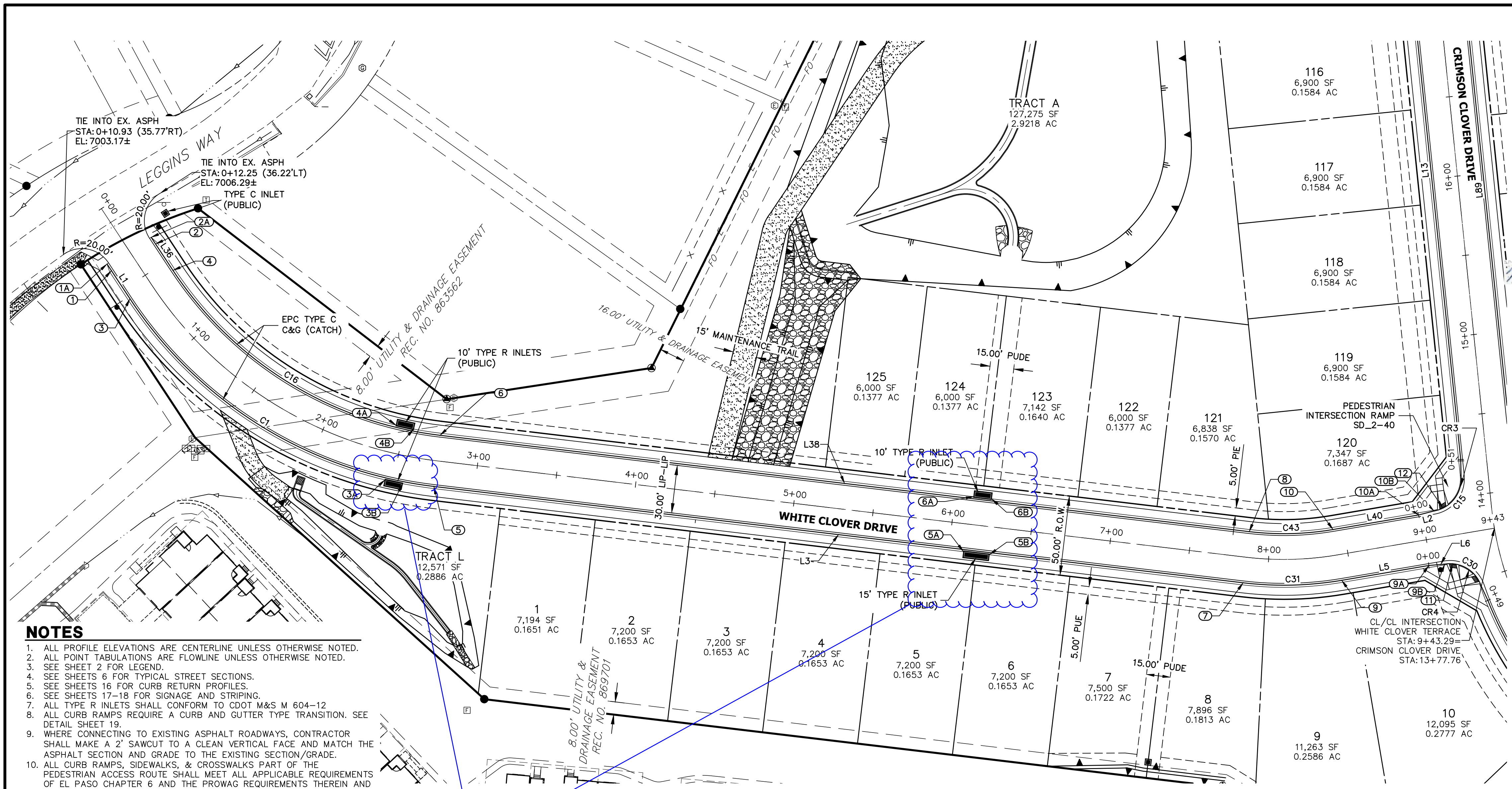












UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

AS-BUILTS  
 05/24/2023  
 SF-2123

SEE SHEET 10  
 CRIMSON CLOVER DR

KEY MAP  
 N.T.S.

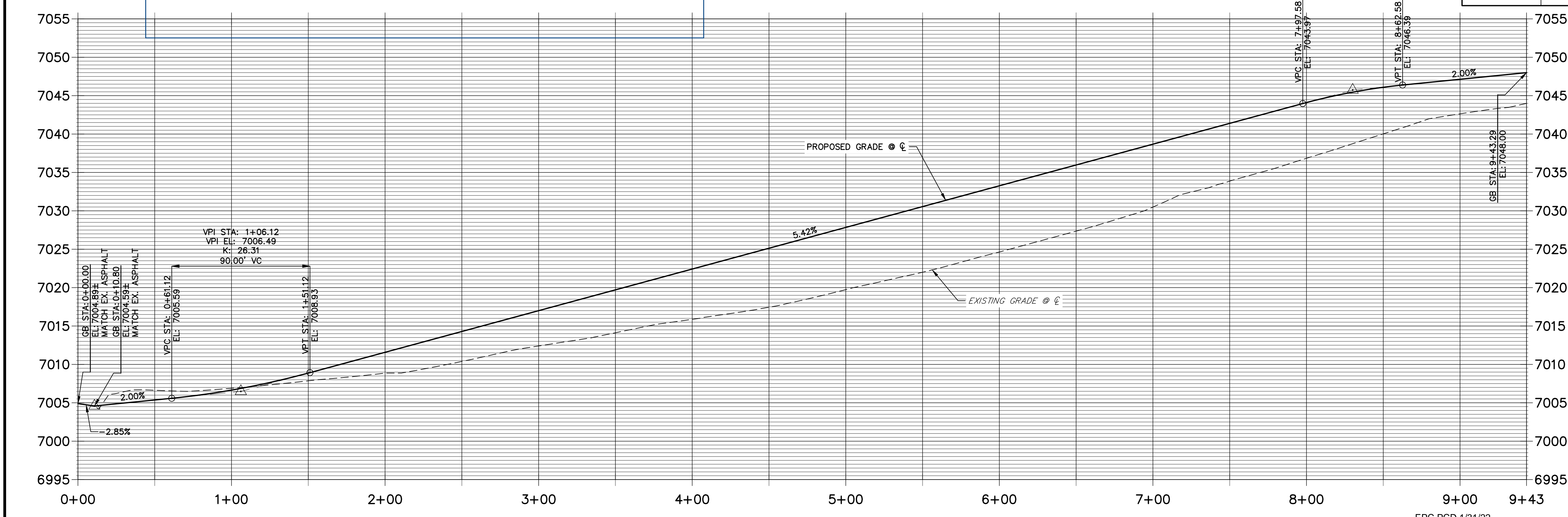
- NOTES**
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  2. ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
  3. SEE SHEET 2 FOR LEGEND.
  4. SEE SHEETS 6 FOR TYPICAL STREET SECTIONS.
  5. SEE SHEETS 16 FOR CURB RETURN PROFILES.
  6. SEE SHEETS 17-18 FOR SIGNAGE AND STRIPING.
  7. 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.

**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

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

Show where the sidewalk goes around the inlets



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.

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

**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: 11/11/21

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

CLOVERLEAF FILING NO. 2  
 ROADWAY PLAN AND PROFILE

SHEET 7 OF 20  
 JOB NO. 25158.01

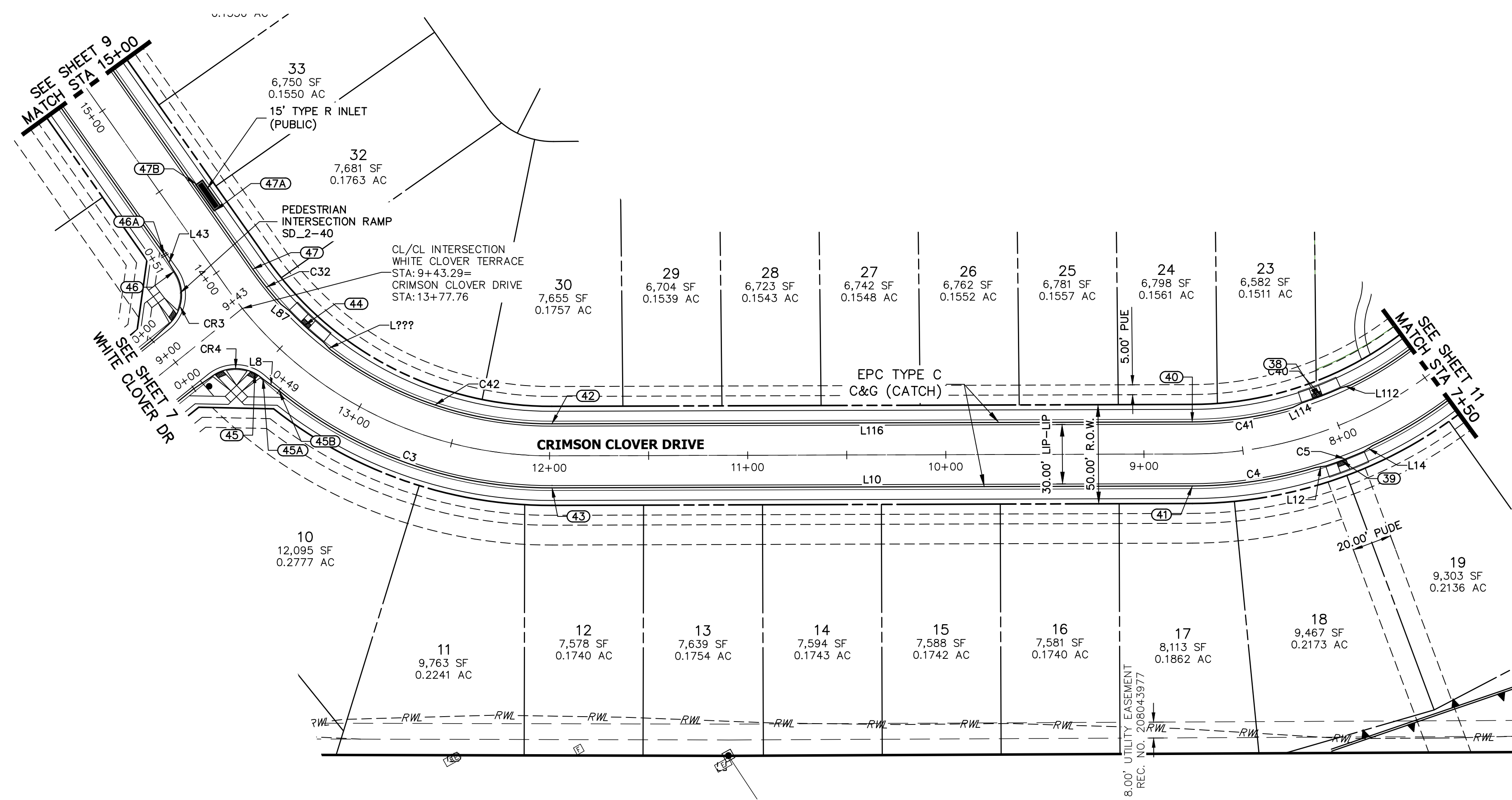




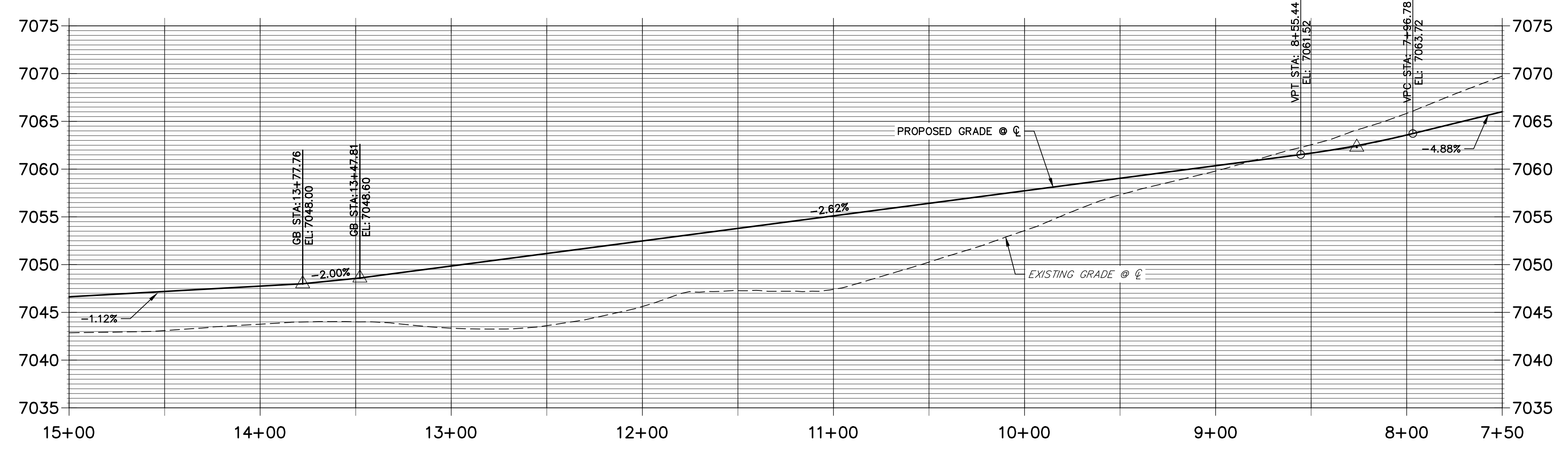








**CRIMSON CLOVER DRIVE PROFILE 2  
STA 7+50.00 TO 15+00.00**



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

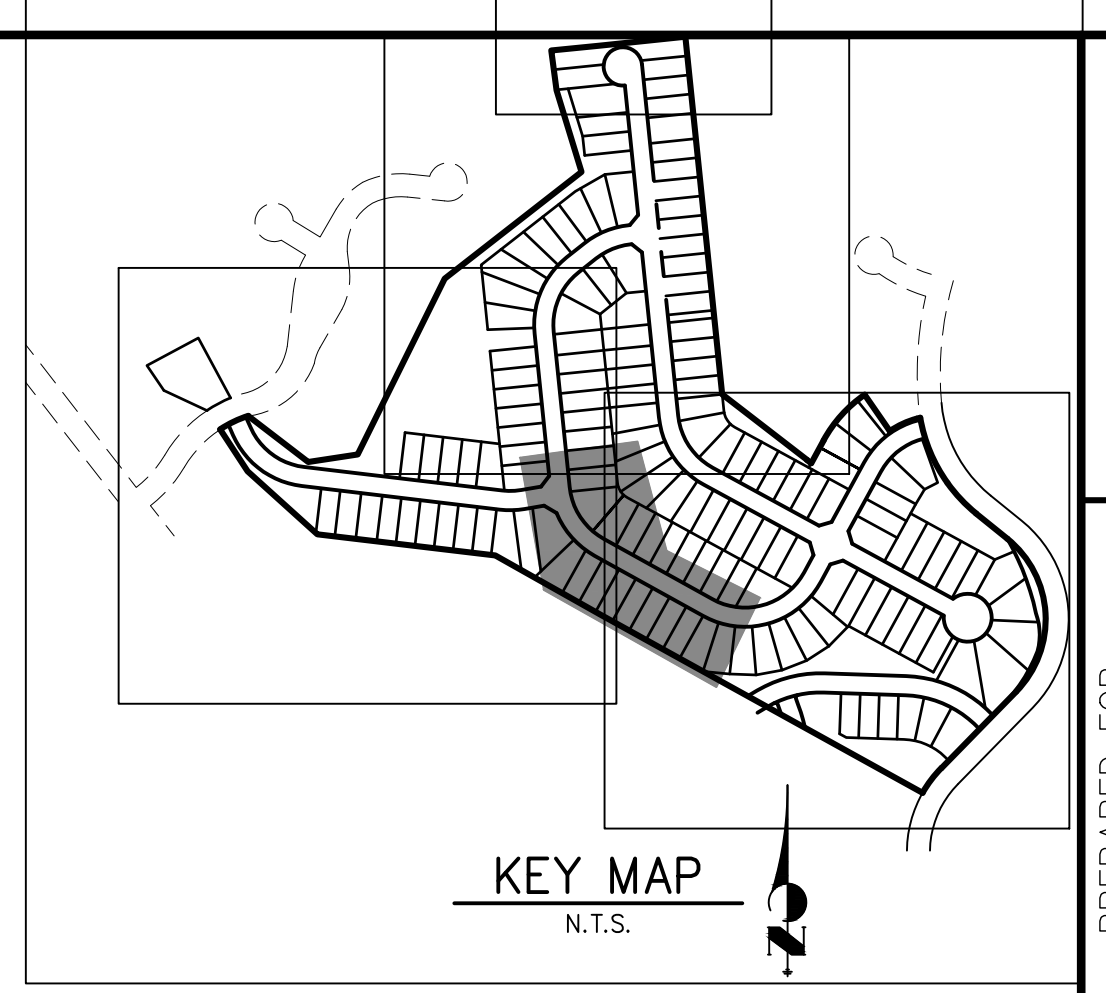
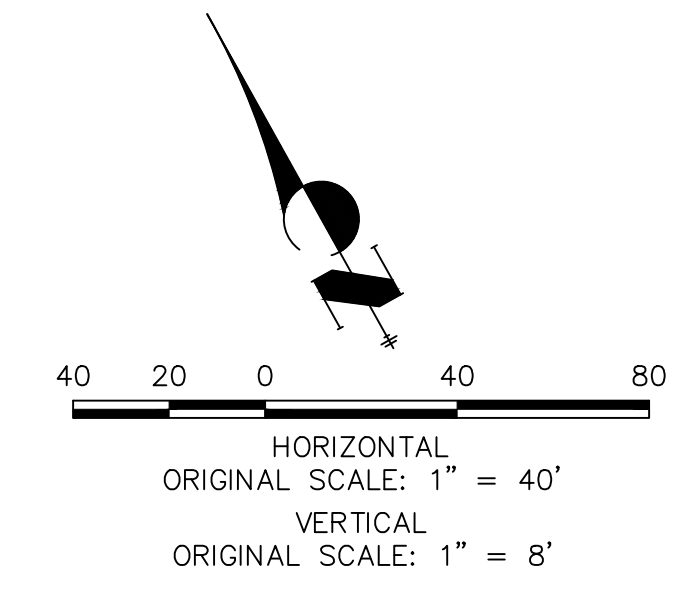
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  - WHERE CONNECTING TO EXISTING ASPHALT ROADWAYS, CONTRACTOR SHALL MAKE A 2' SAWCUT TO A CLEAN VERTICAL FACE AND MATCH THE ASPHALT SECTION AND GRADE TO THE EXISTING SECTION/GRADE.
  - ALL CURB RAMPS, SIDEWALKS, & CROSSWALKS PART OF THE PEDESTRIAN ACCESS ROUTE SHALL MEET ALL APPLICABLE REQUIREMENTS OF EL PASO CHAPTER 6 AND THE PROWAG REQUIREMENTS THEREIN AND THE LATEST ADA REGULATIONS.

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: 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 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

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	

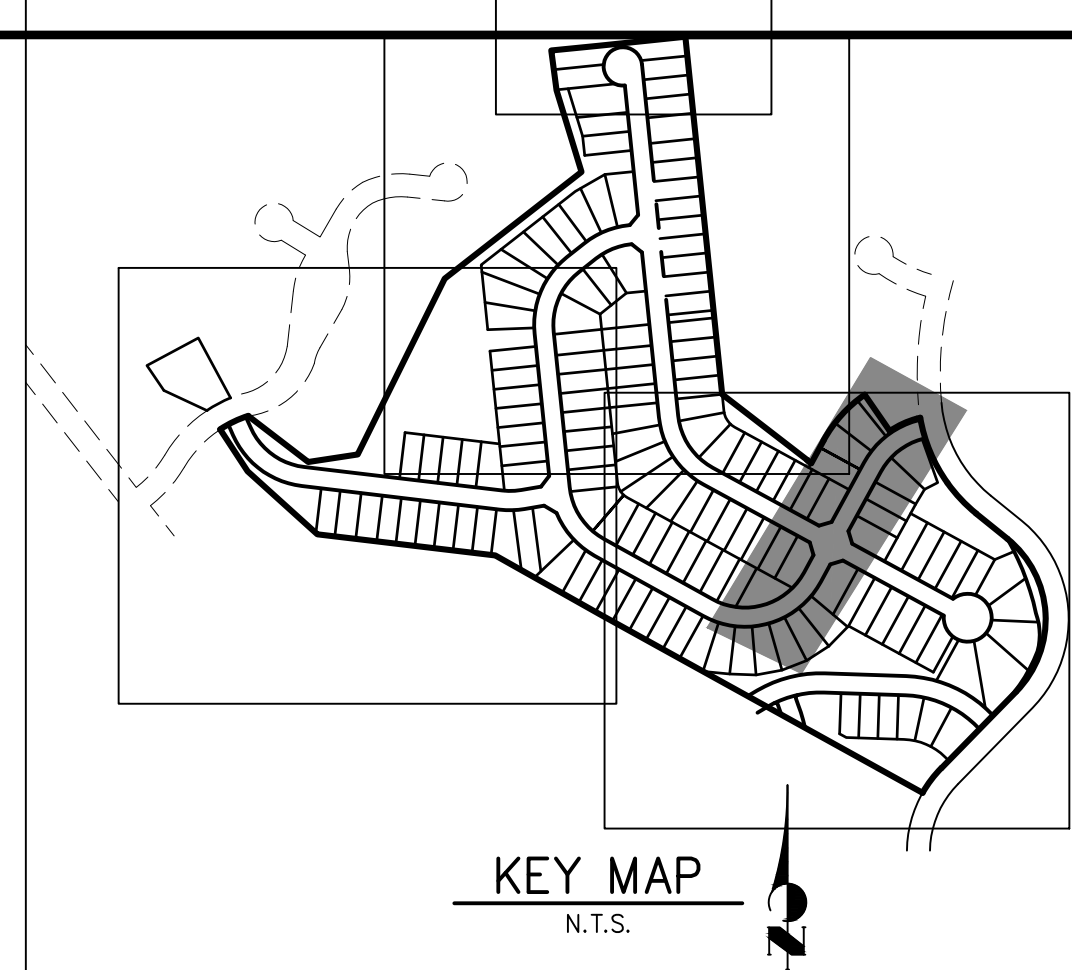
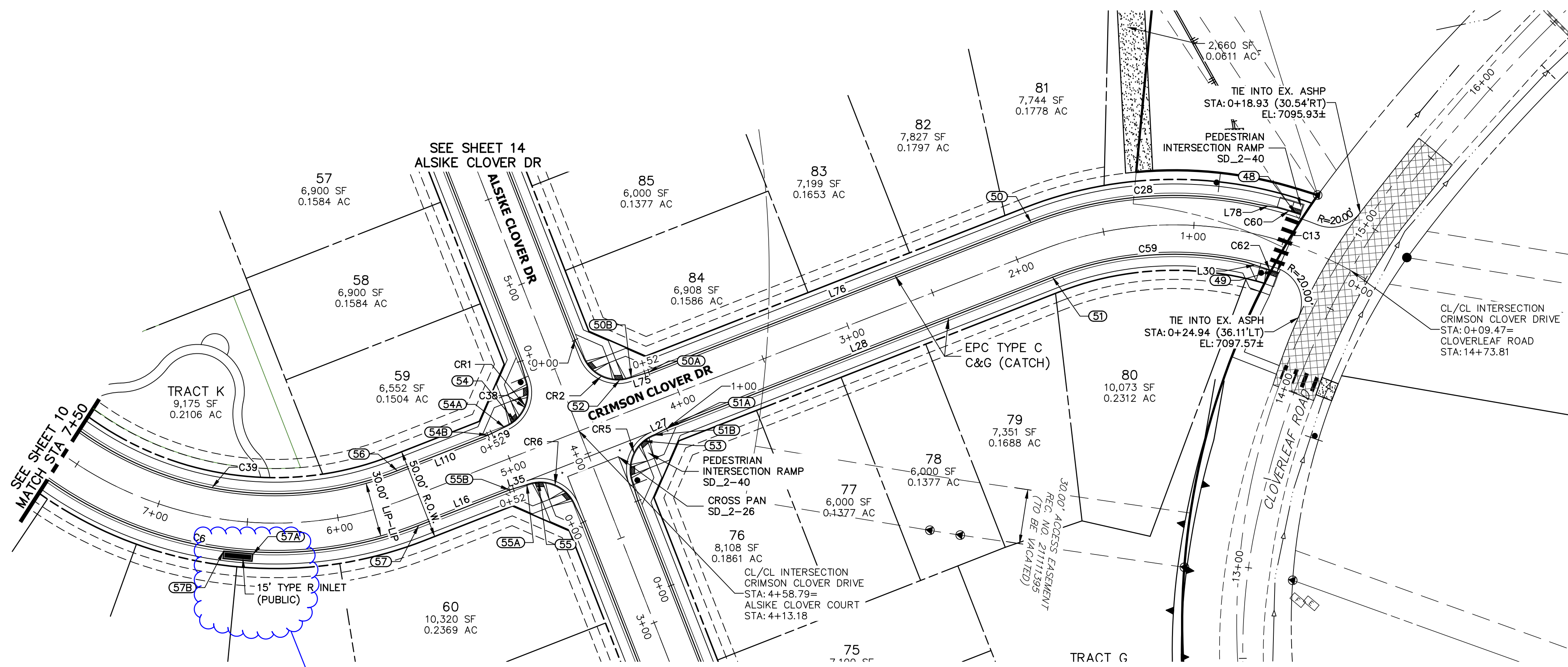
**CLOVERLEAF FILING NO. 2**

**ROADWAY PLAN AND PROFILE**

SHEET 10 OF 20

JOB NO. 25158.01





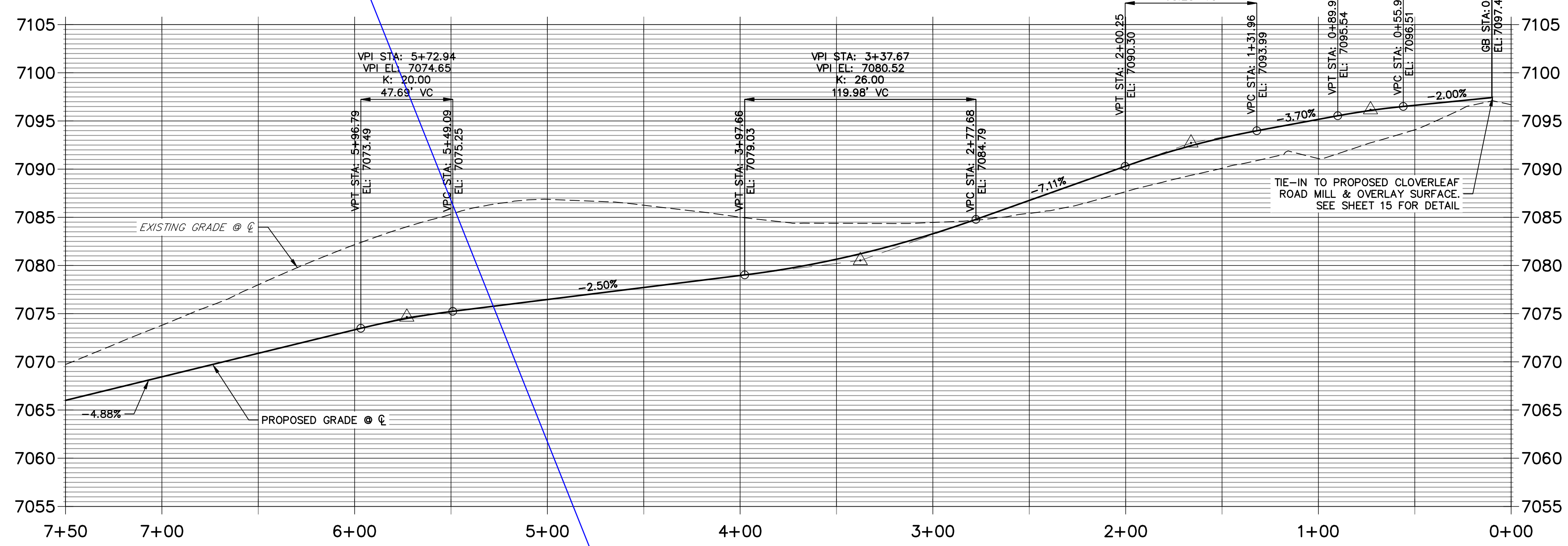
**LINE TABLE**

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

Show where the sidewalk goes around the inlet

- 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.

AS-BUILTS  
05/24/2023  
SF-2123

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

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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, JR ENGINEERING APPROVES THEIR USE AS 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: \_\_\_\_\_

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V-SCALE: 1"=8'  
DATE: 11/11/21  
DESIGNED BY: XXX  
DRAWN BY: CRB  
CHECKED BY: \_\_\_\_\_

**CLOVERLEAF FILING NO. 2**

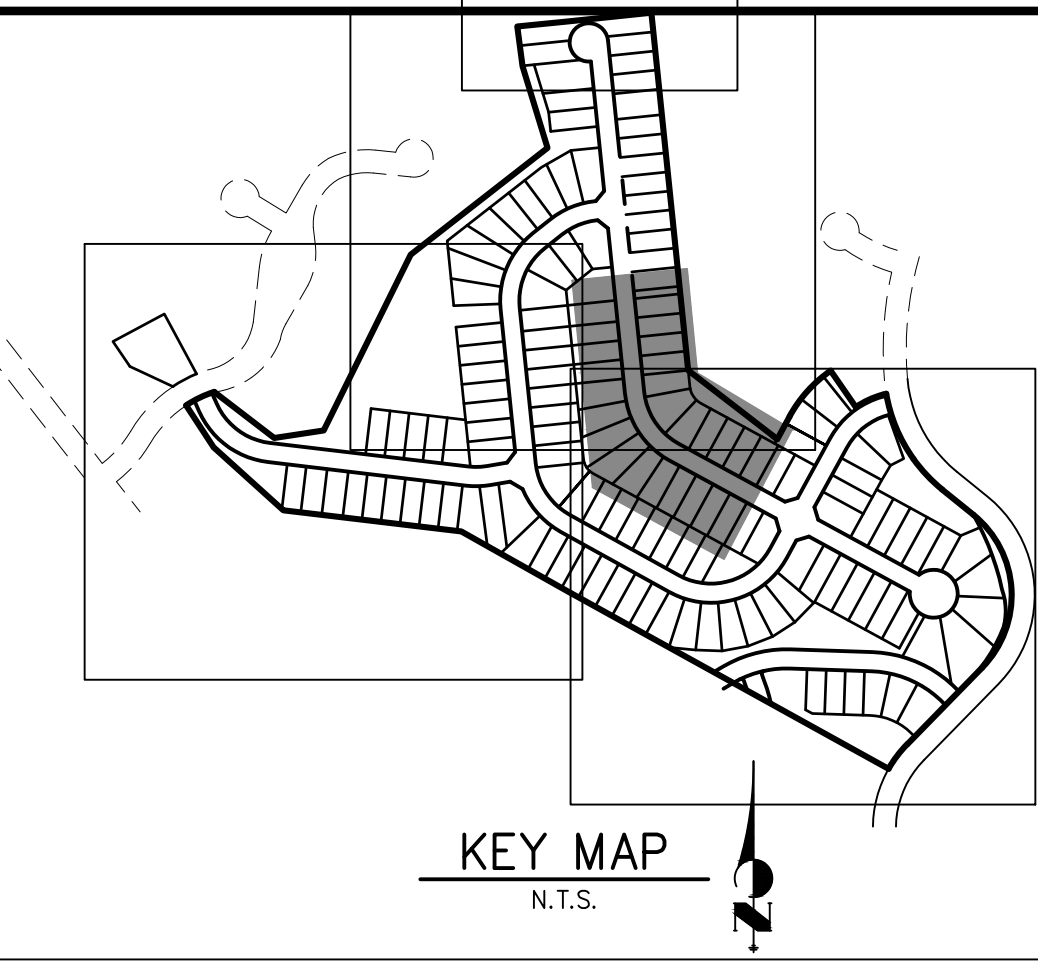
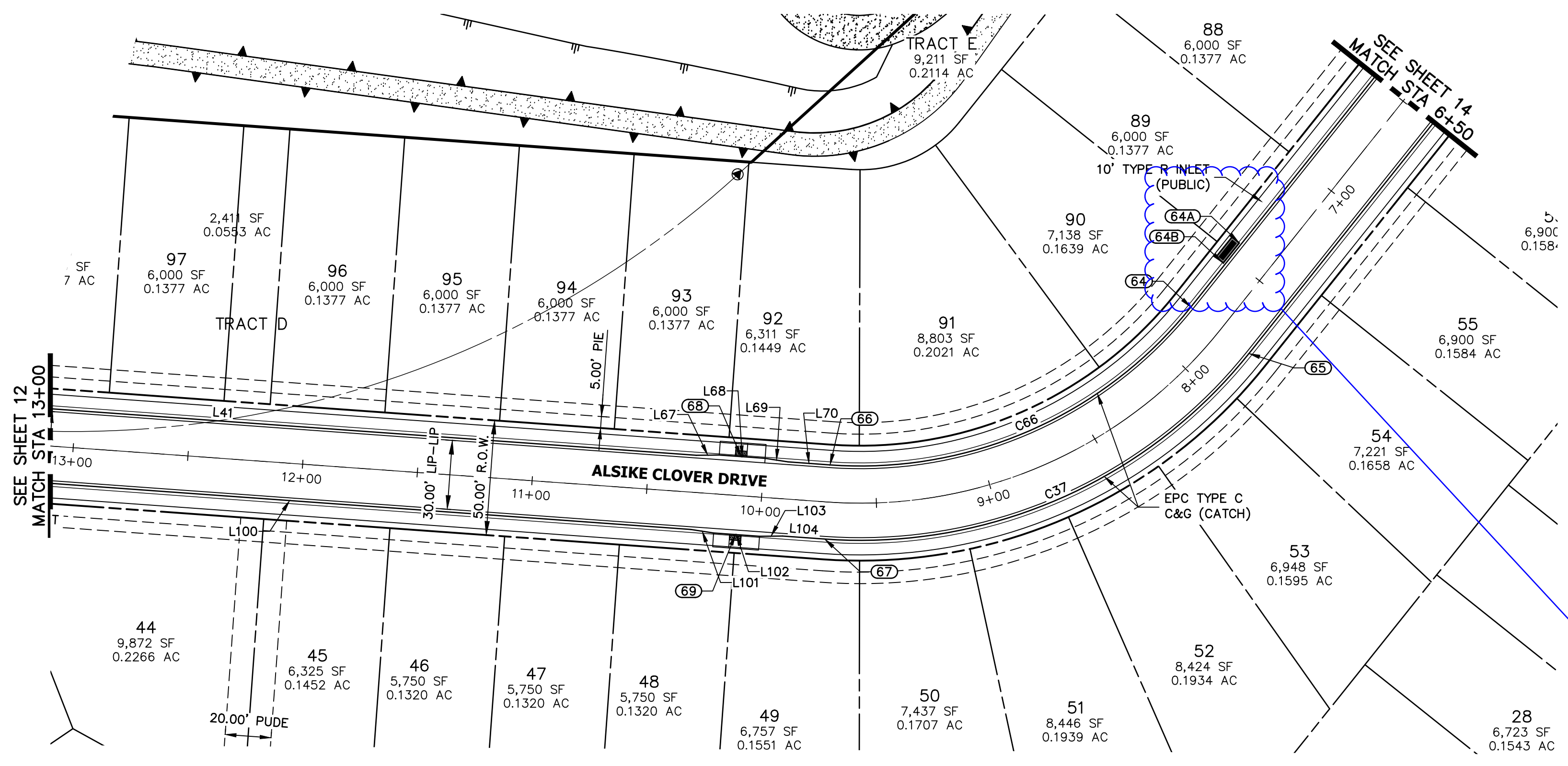
**ROADWAY PLAN AND PROFILE**

SHEET 11 OF 20  
JOB NO. 25158.01



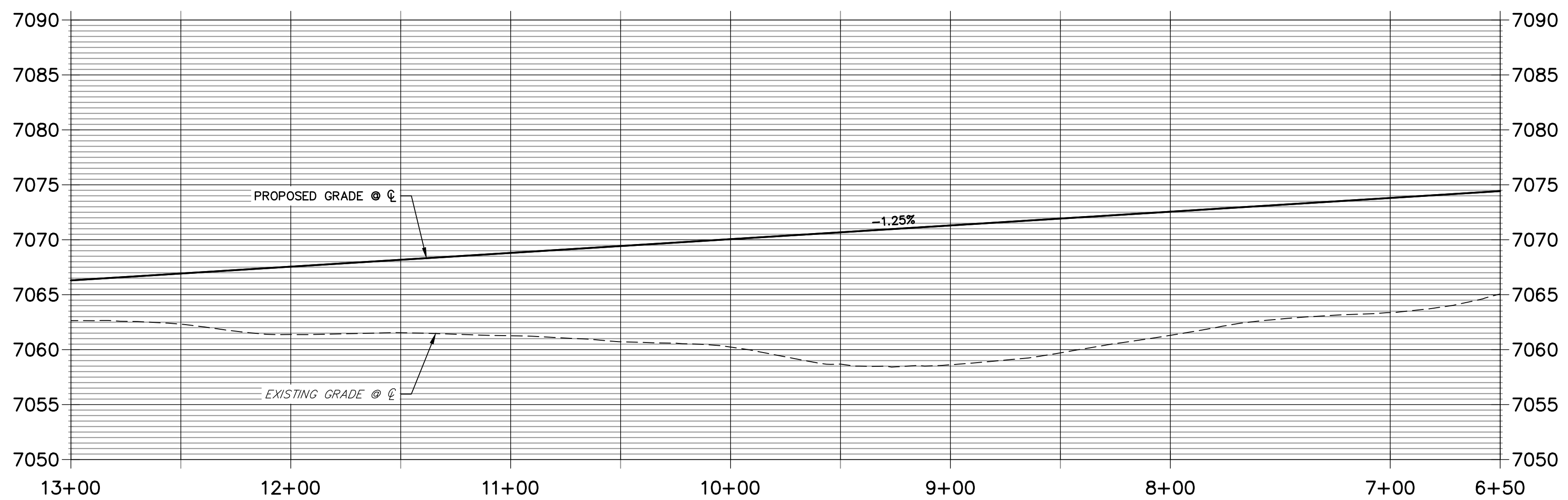






**ALSIKE CLOVER COURT PROFILE 2  
STA 6+50.00 TO 13+00.00**

Show where the sidewalk goes around the inlet



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'

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

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05/24/2023  
SF-2123

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

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

DATE: 11/11/21

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**MONUMENT HILL CM LLC**  
1864 WOODMOOR DR., STE. 100  
COLORADO SPRINGS, CO 80920  
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No. REVISION: [ ] [ ] [ ] [ ]

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DATE: 11/11/21  
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DRAWN BY: CRB  
CHECKED BY: [ ]

CLOVERLEAF FILING NO. 2  
ROADWAY PLAN AND PROFILE

SHEET 13 OF 20  
JOB NO. 25158.01

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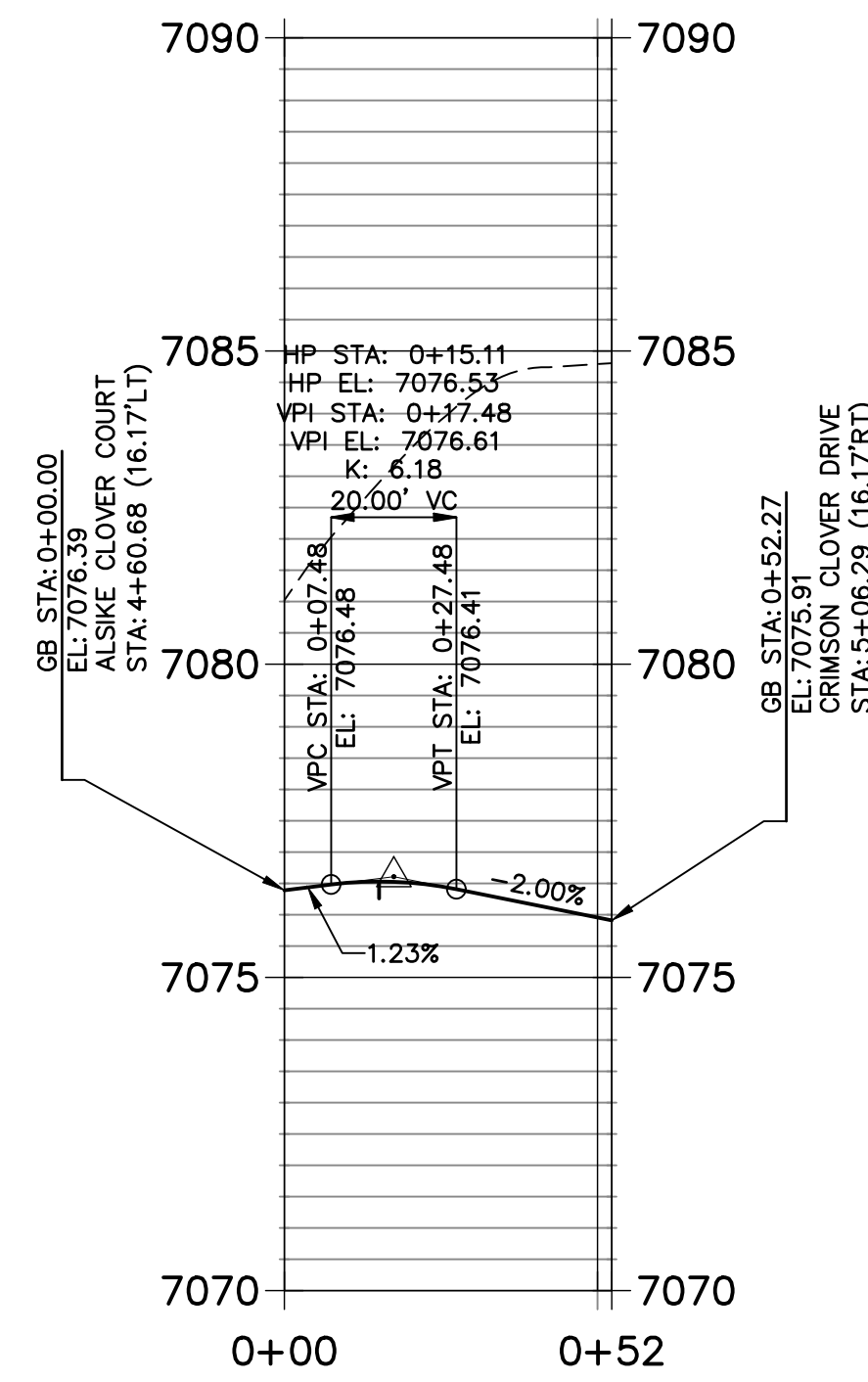




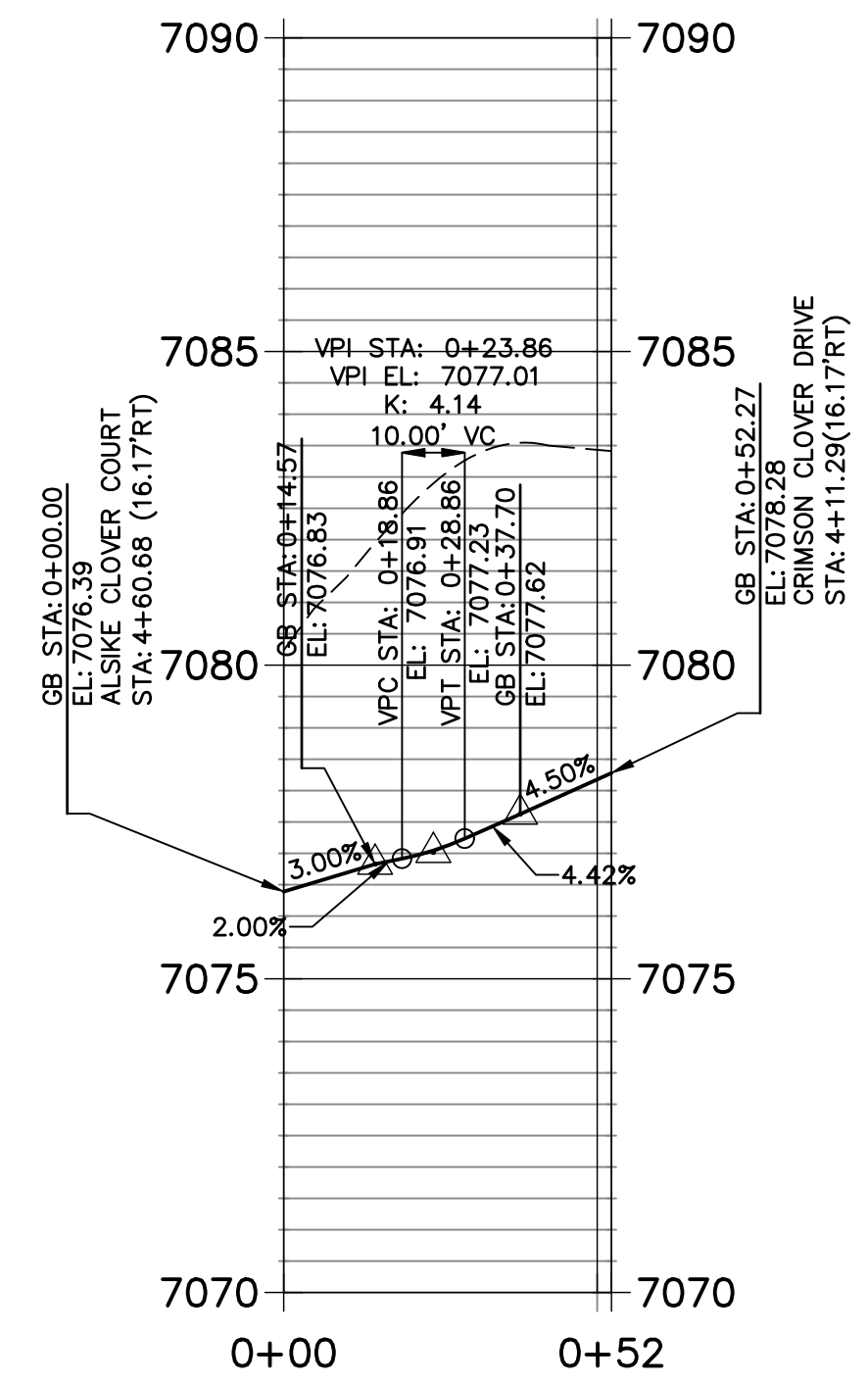




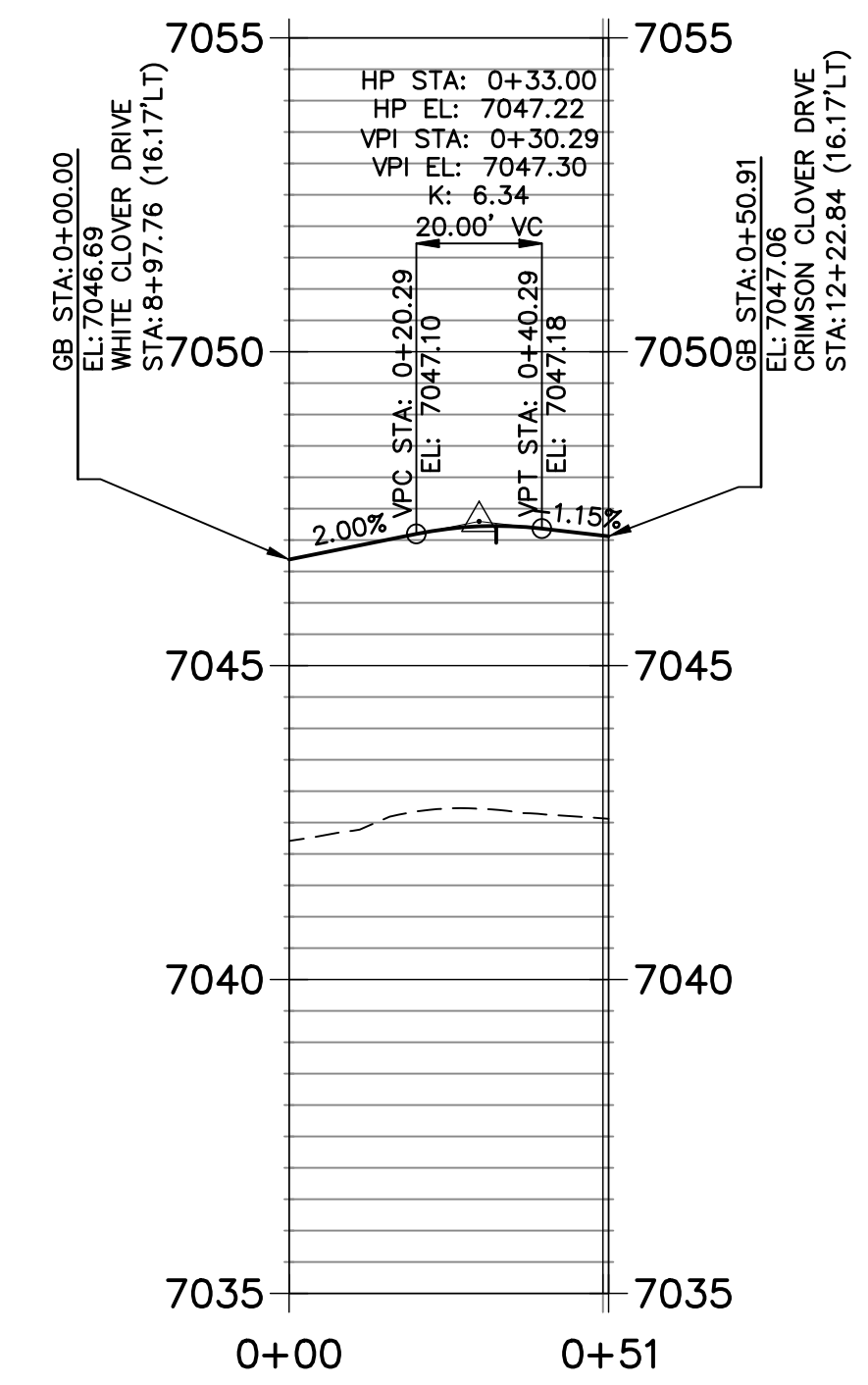
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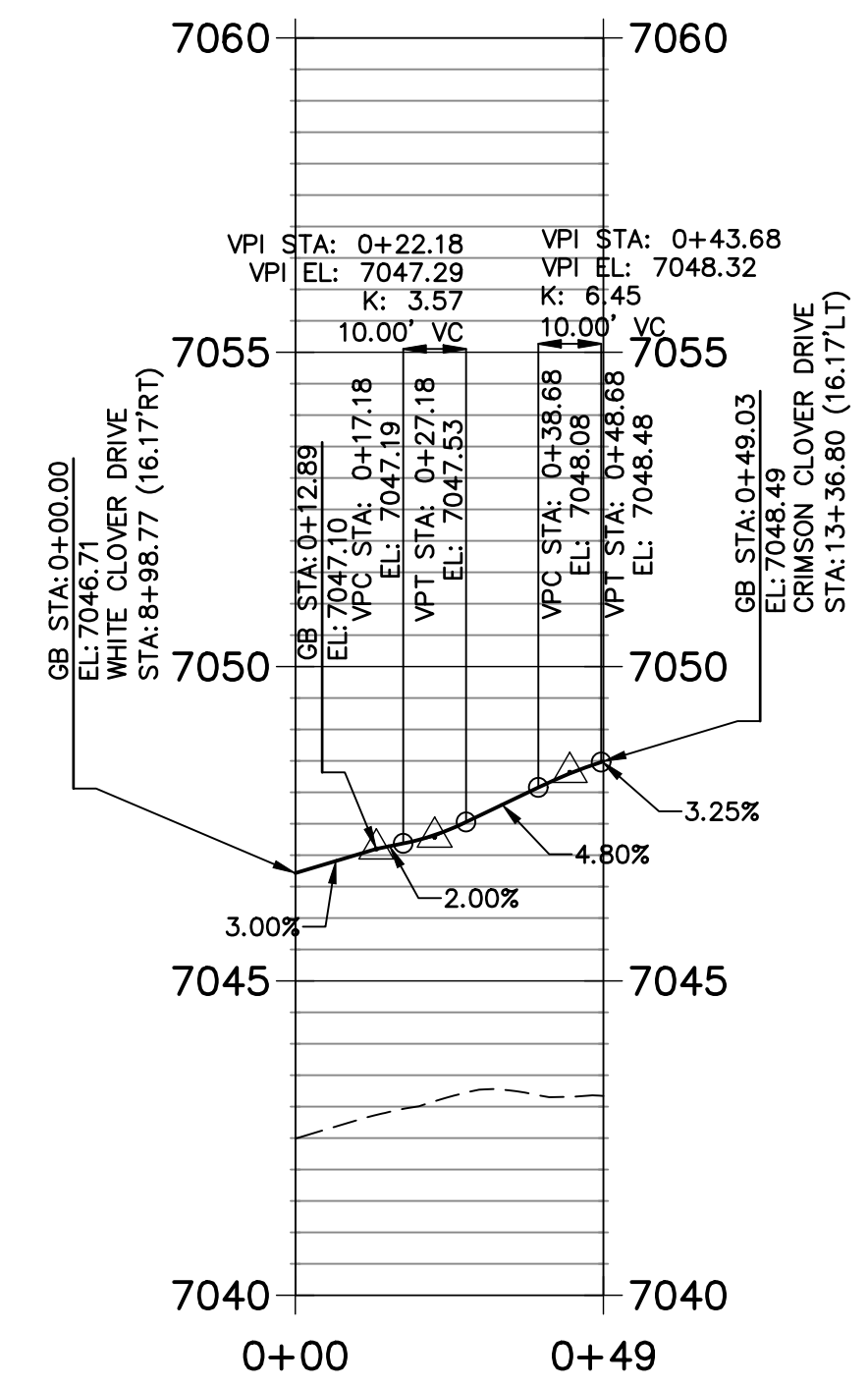
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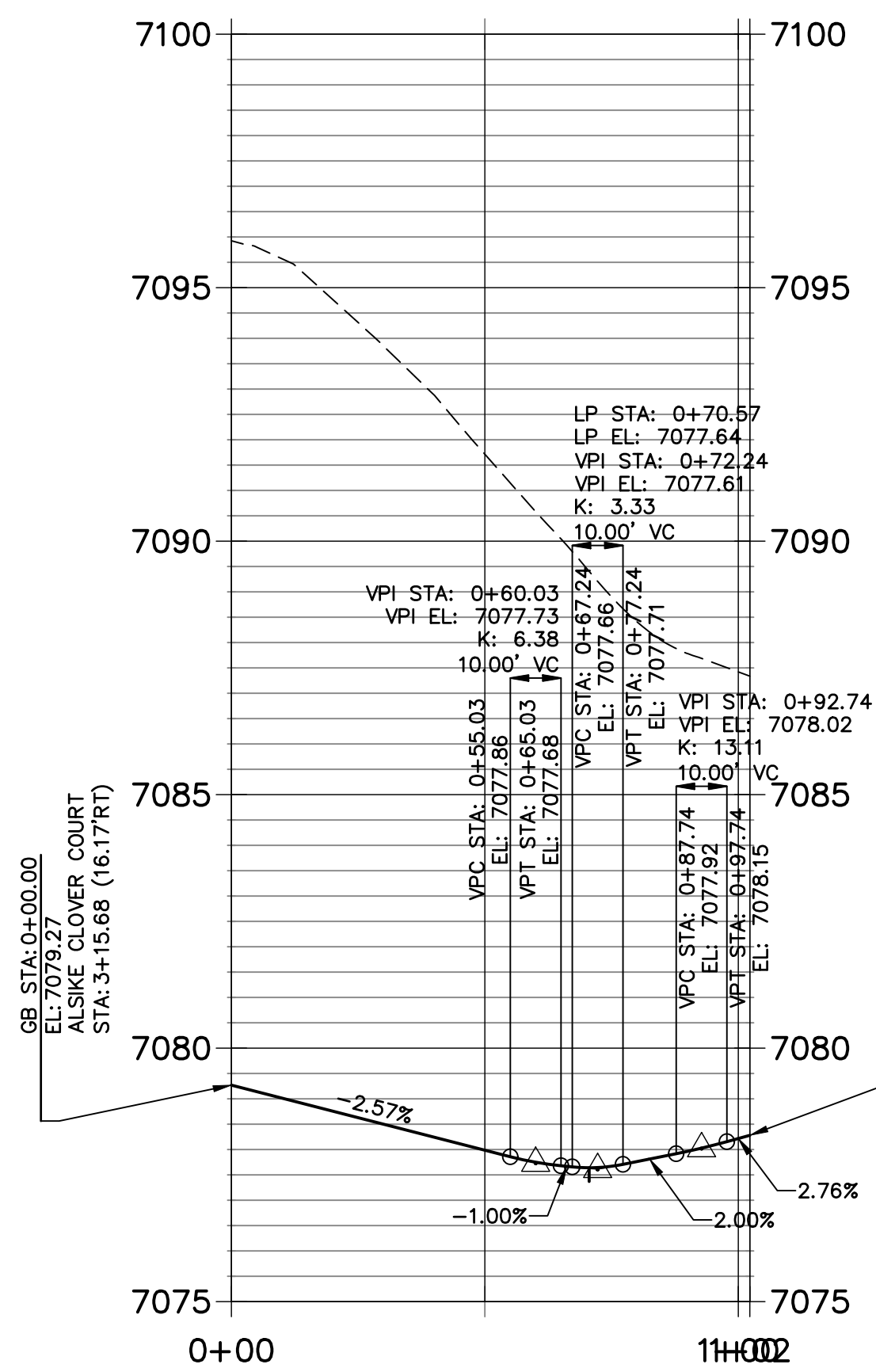
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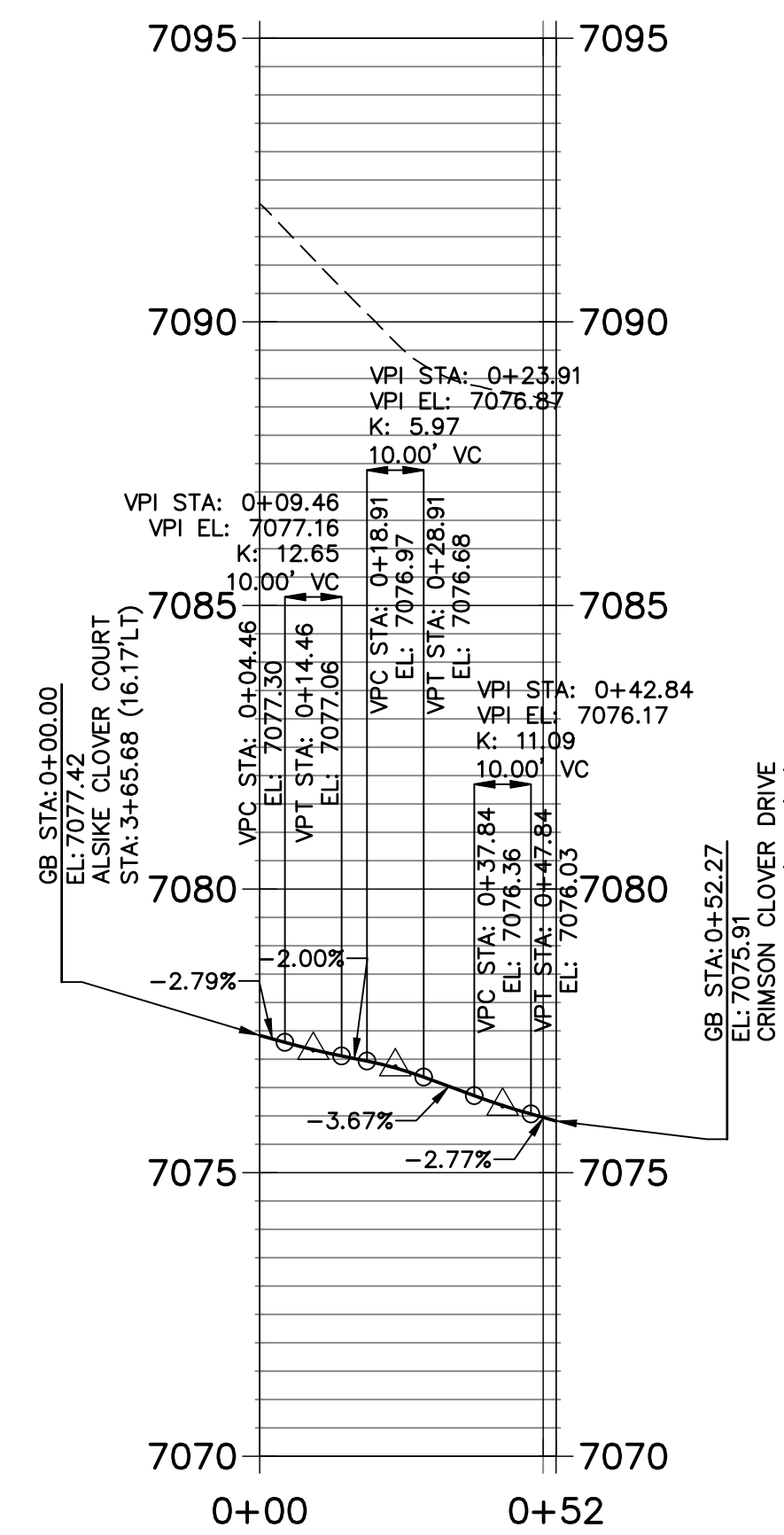
**CR4 PROFILE**  
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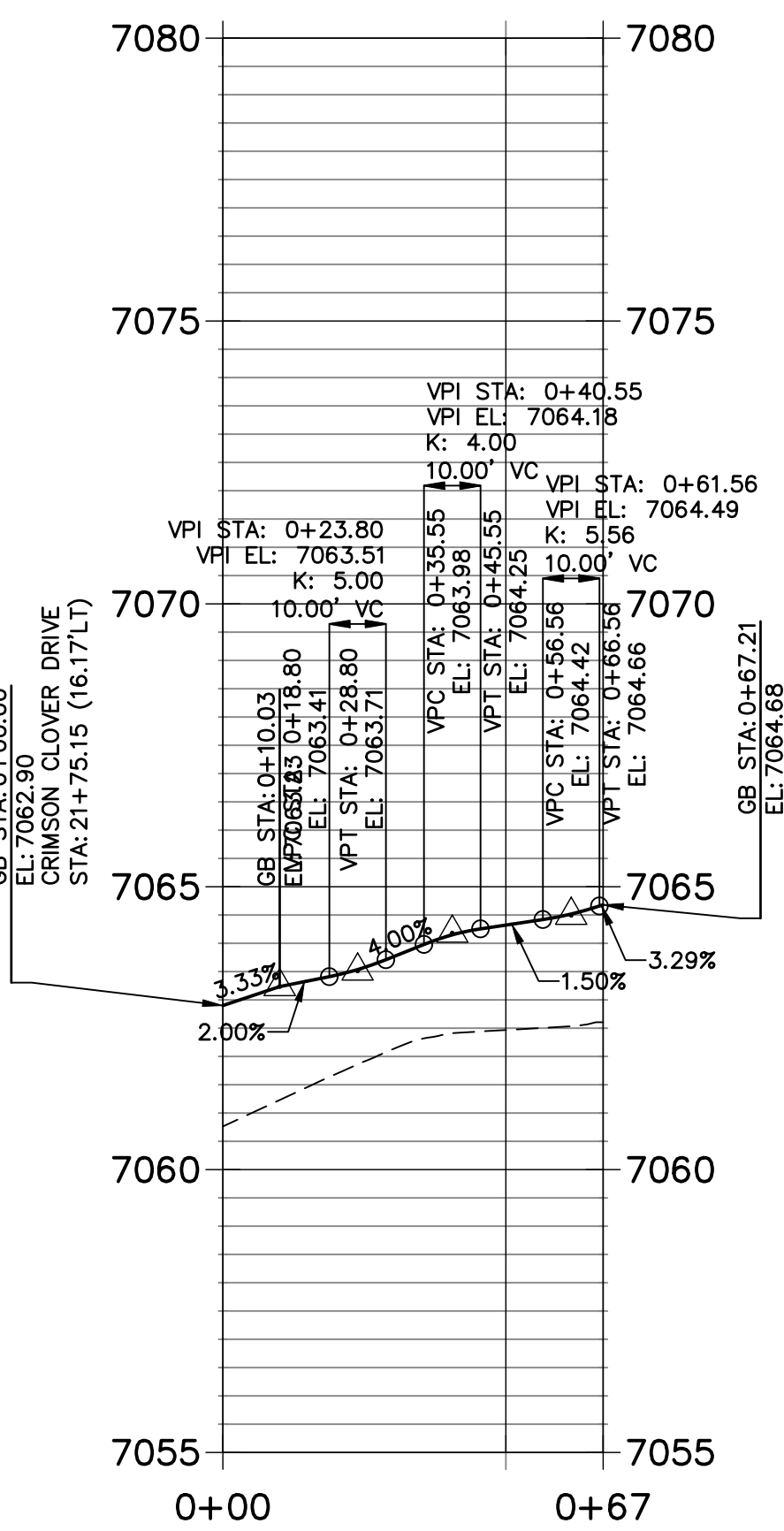
**CR5 PROFILE**  
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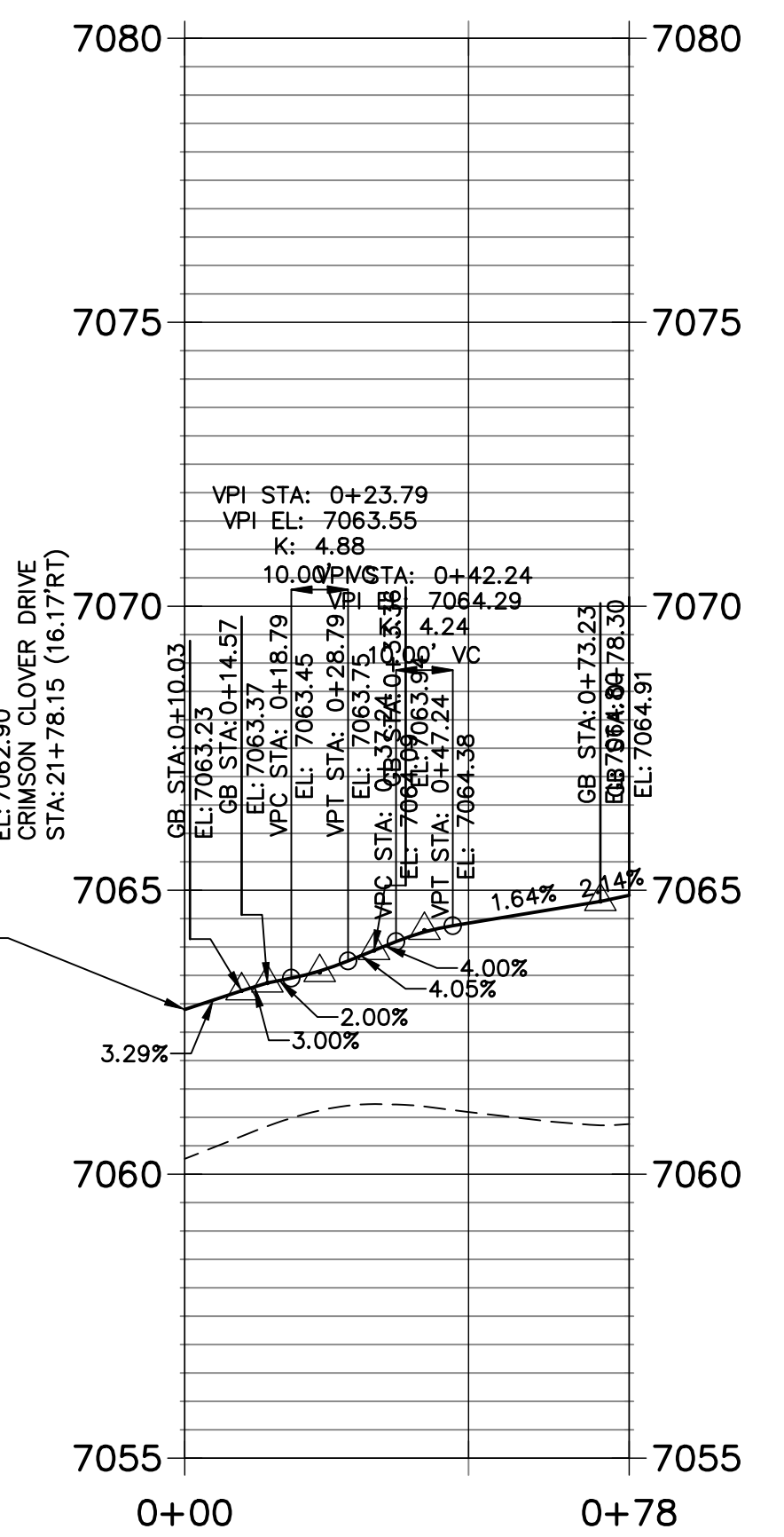
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STA 0+00.00 TO 0+52.27



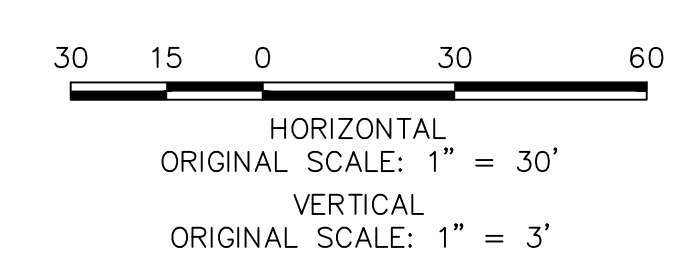
**CR7 PROFILE**  
STA 0+00.00 TO 0+67.21



**CR8 PROFILE**  
STA 0+00.00 TO 0+78.30



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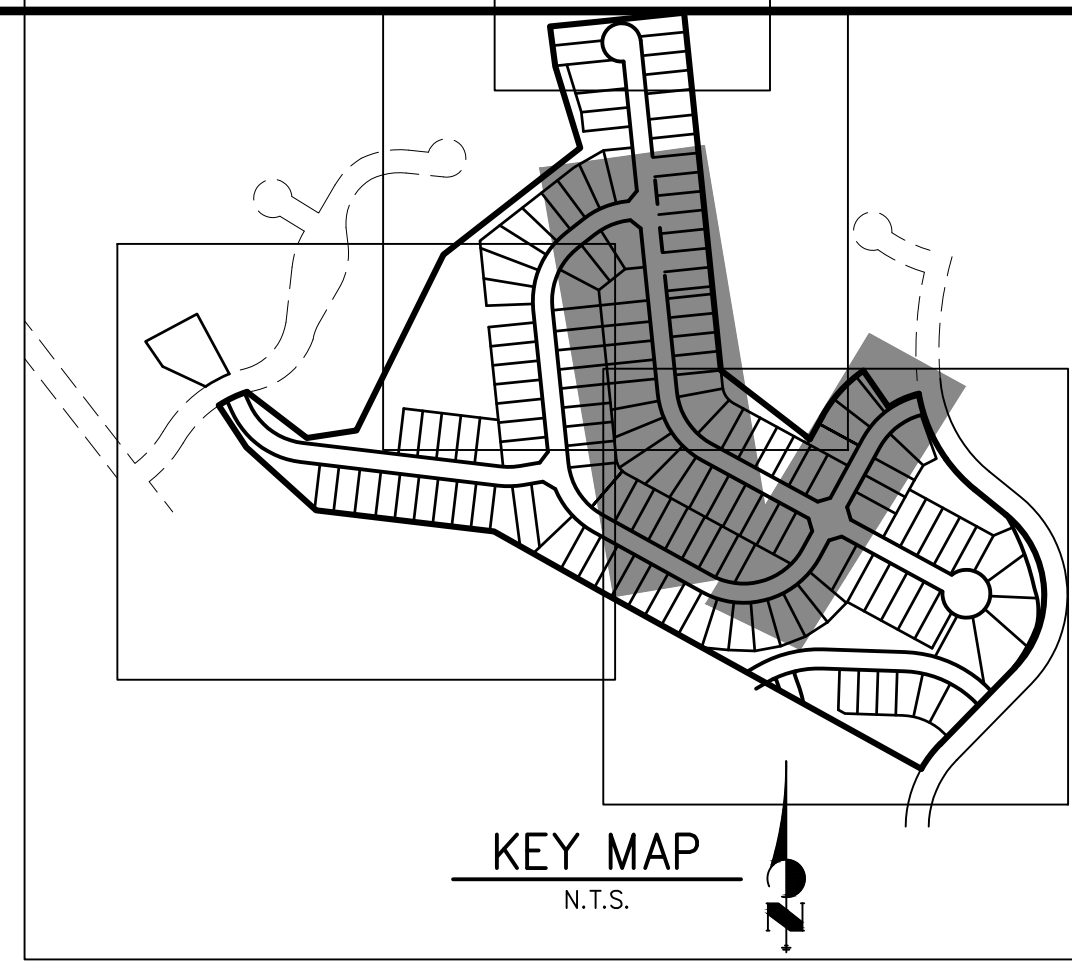
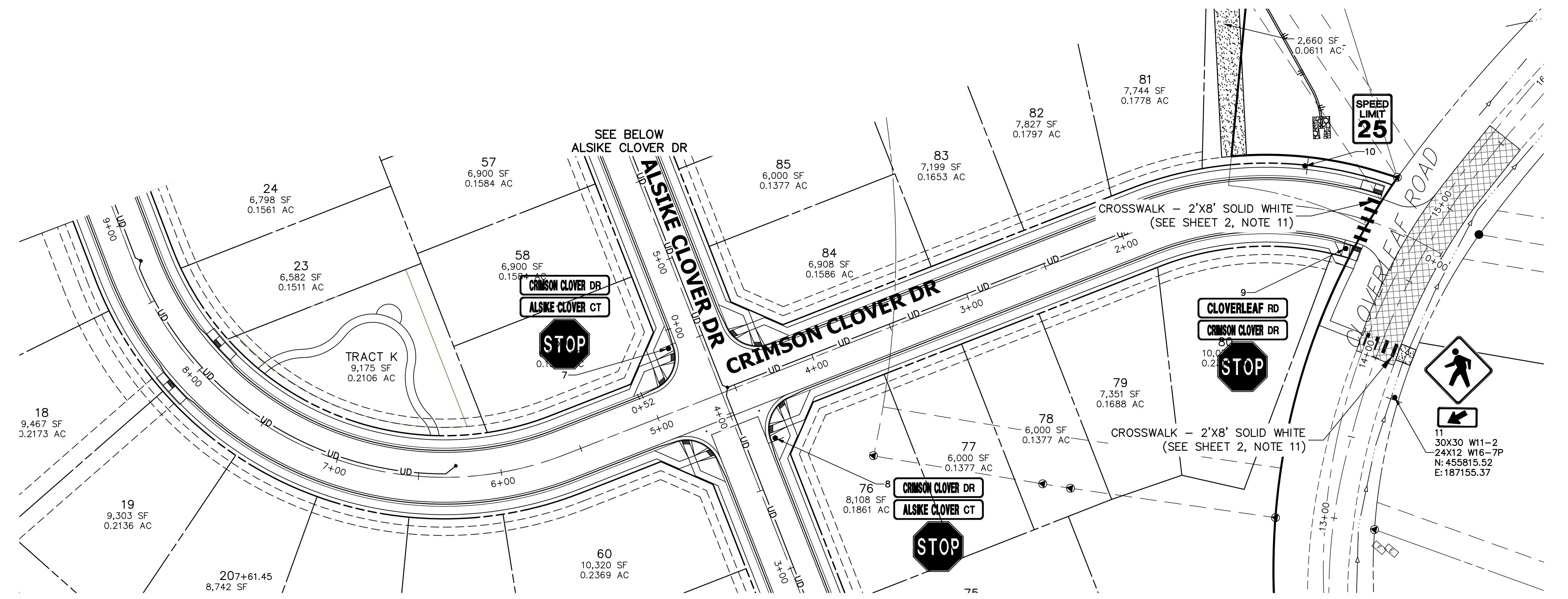
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Mike Bramlett*  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC  
DATE: 11/11/21

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
<p>J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>	
BY	DATE
No.	REVISION
H-SCALE	1"=40'
V-SCALE	1"=8'
DATE	11/11/21
DESIGNED BY	XXX
DRAWN BY	CRB
CHECKED BY	
CLOVERLEAF FILING NO. 2	
CURB RETURN PROFILES	
SHEET	16 OF 20
JOB NO.	25158.01



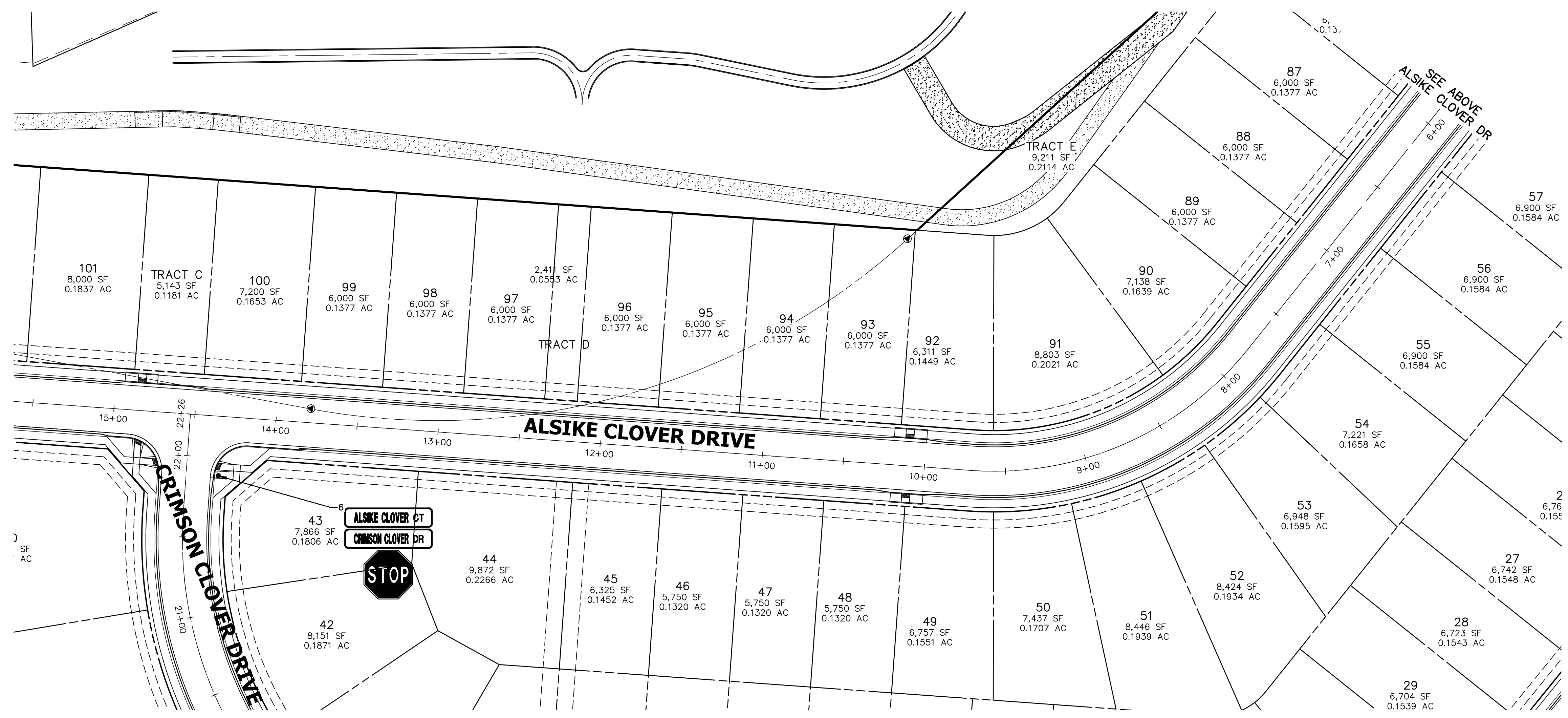






**SIGN TABULATION**

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

*Mike A. Bramlett*  
32314  
PROFESSIONAL ENGINEER

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ORIGINAL SCALE: 1" = 40'

**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: 11/11/21

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BY	DATE	REVISION

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

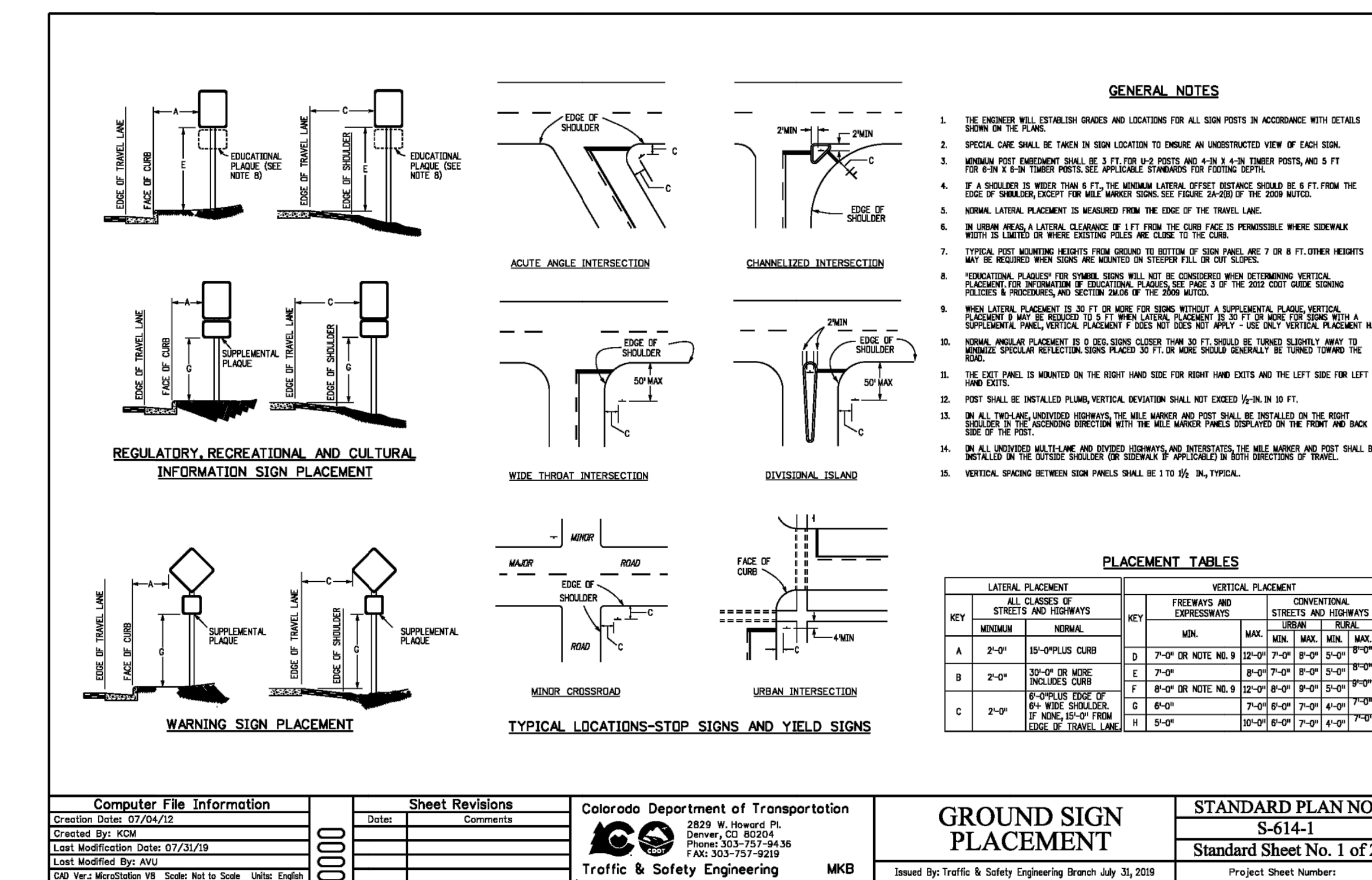
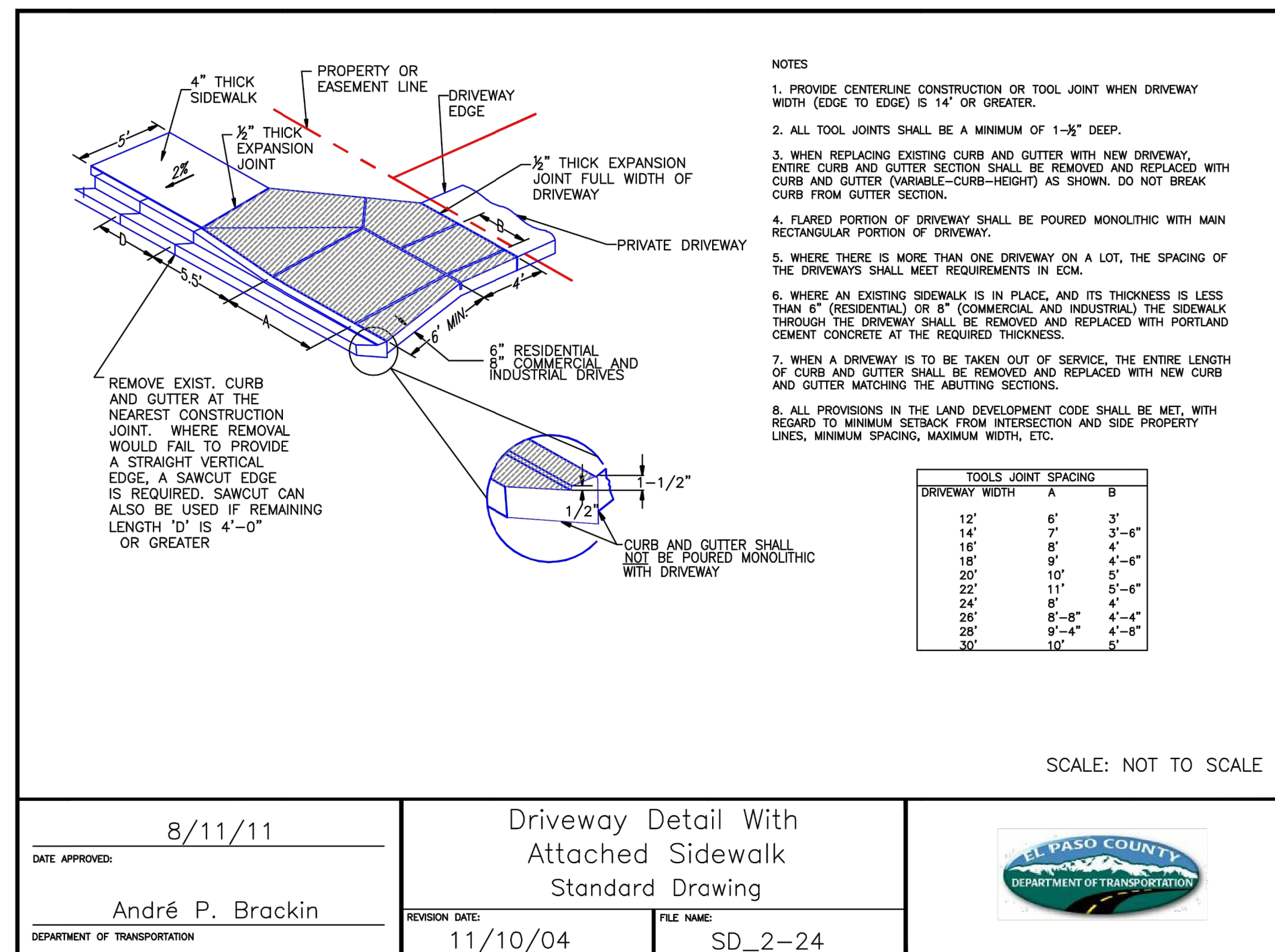
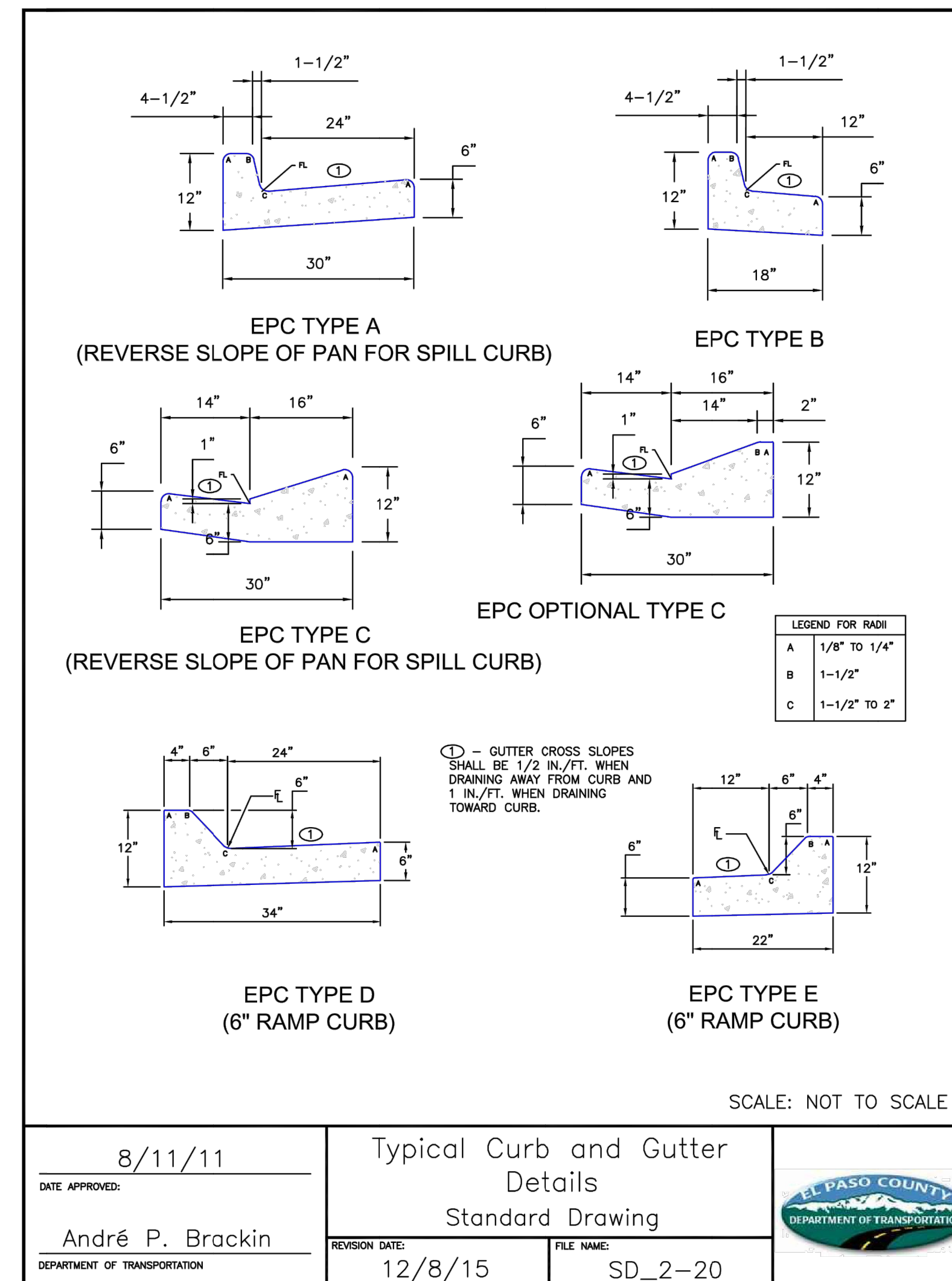
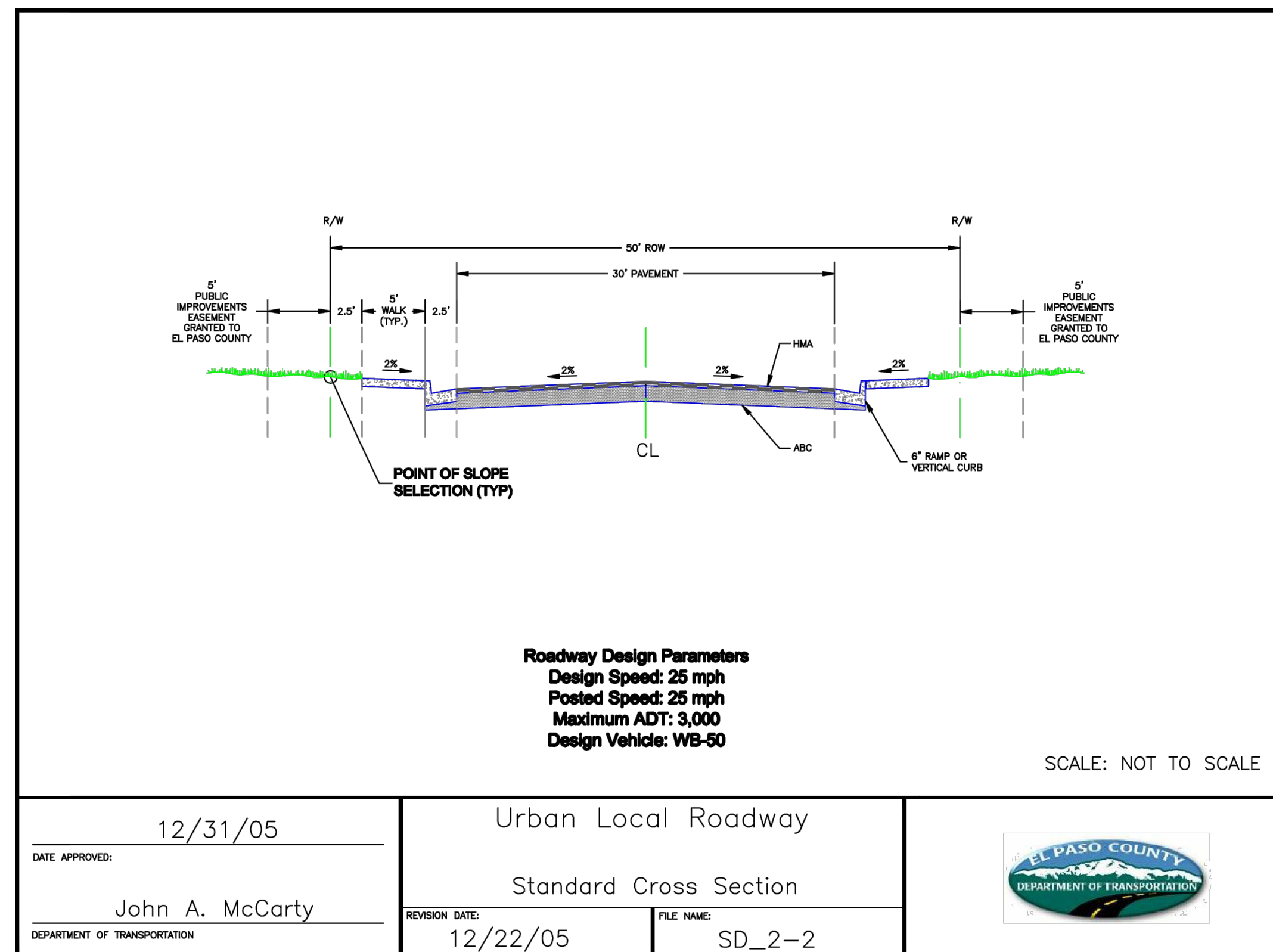
**CLOVERLEAF FILING NO. 2**  
**SIGNAGE AND STRIPING PLAN**

SHEET 18 OF 20  
JOB NO. 25158.01

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EPC PCD 1/31/22





**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).

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 SF-2123

Mike Bramlett  
 32314  
 PROFESSIONAL ENGINEER

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

CLOVERLEAF FILING NO. 2  
 COUNTY DETAILS

SHEET 19 OF 20  
 JOB NO. 25158.01

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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

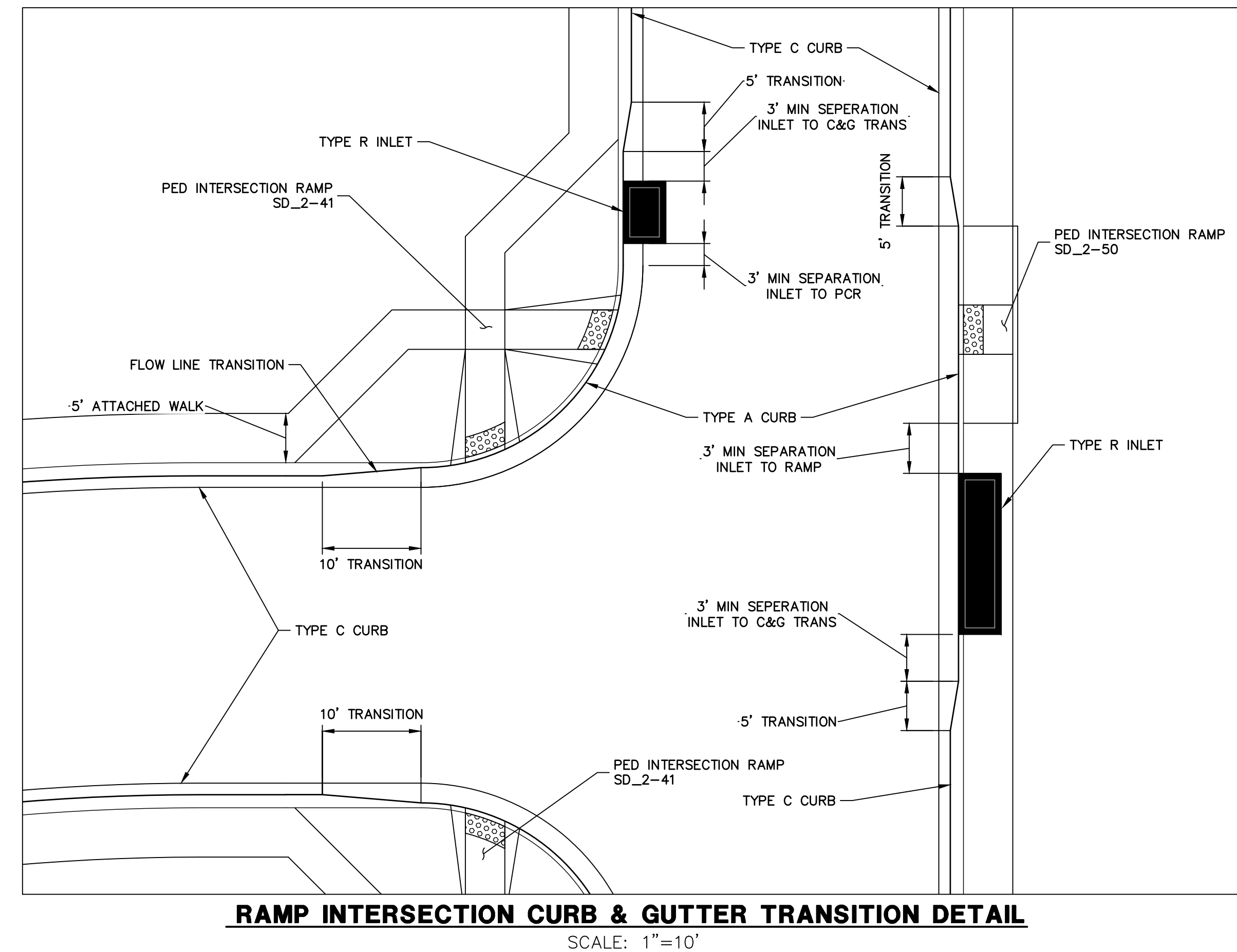
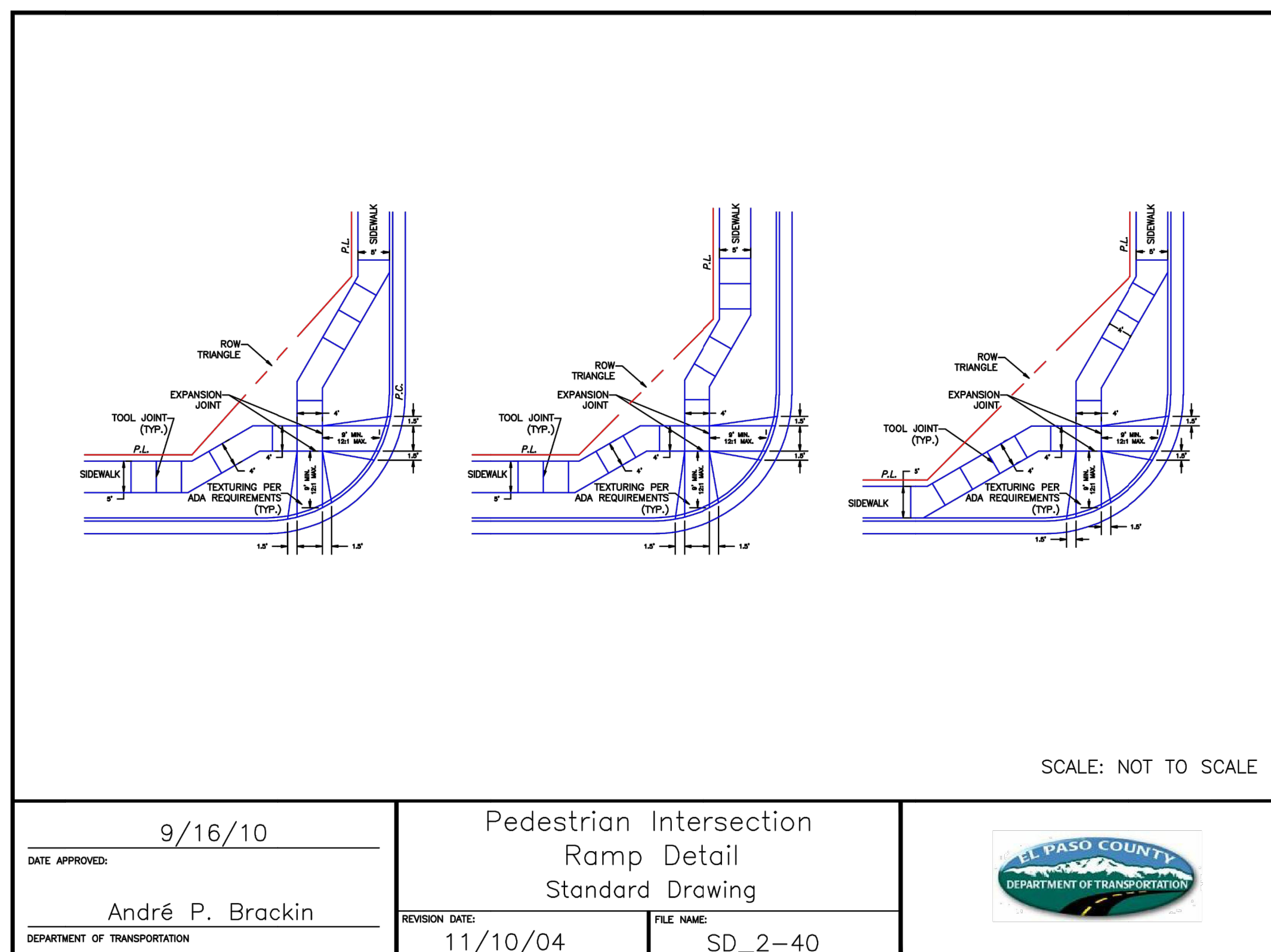
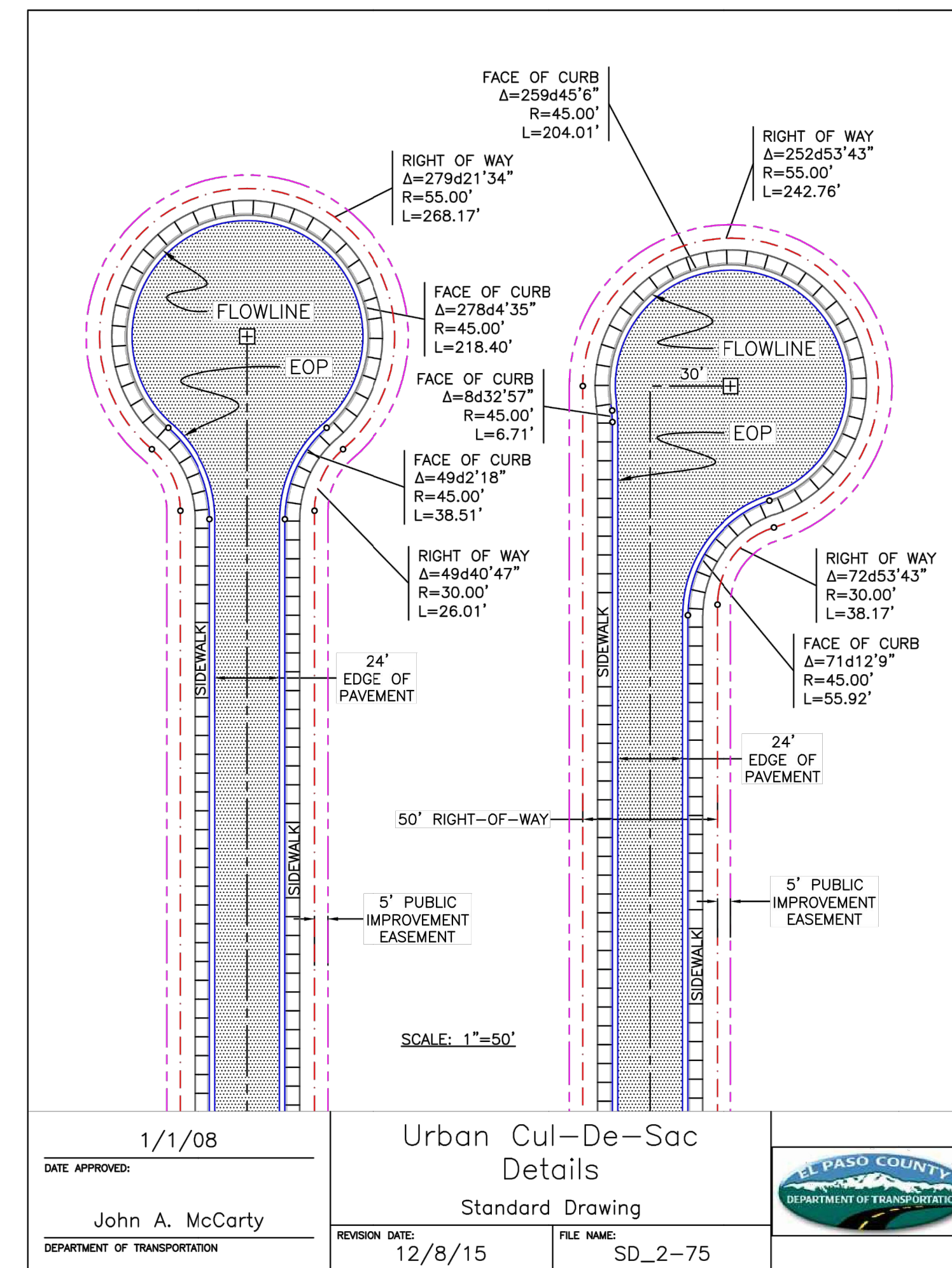
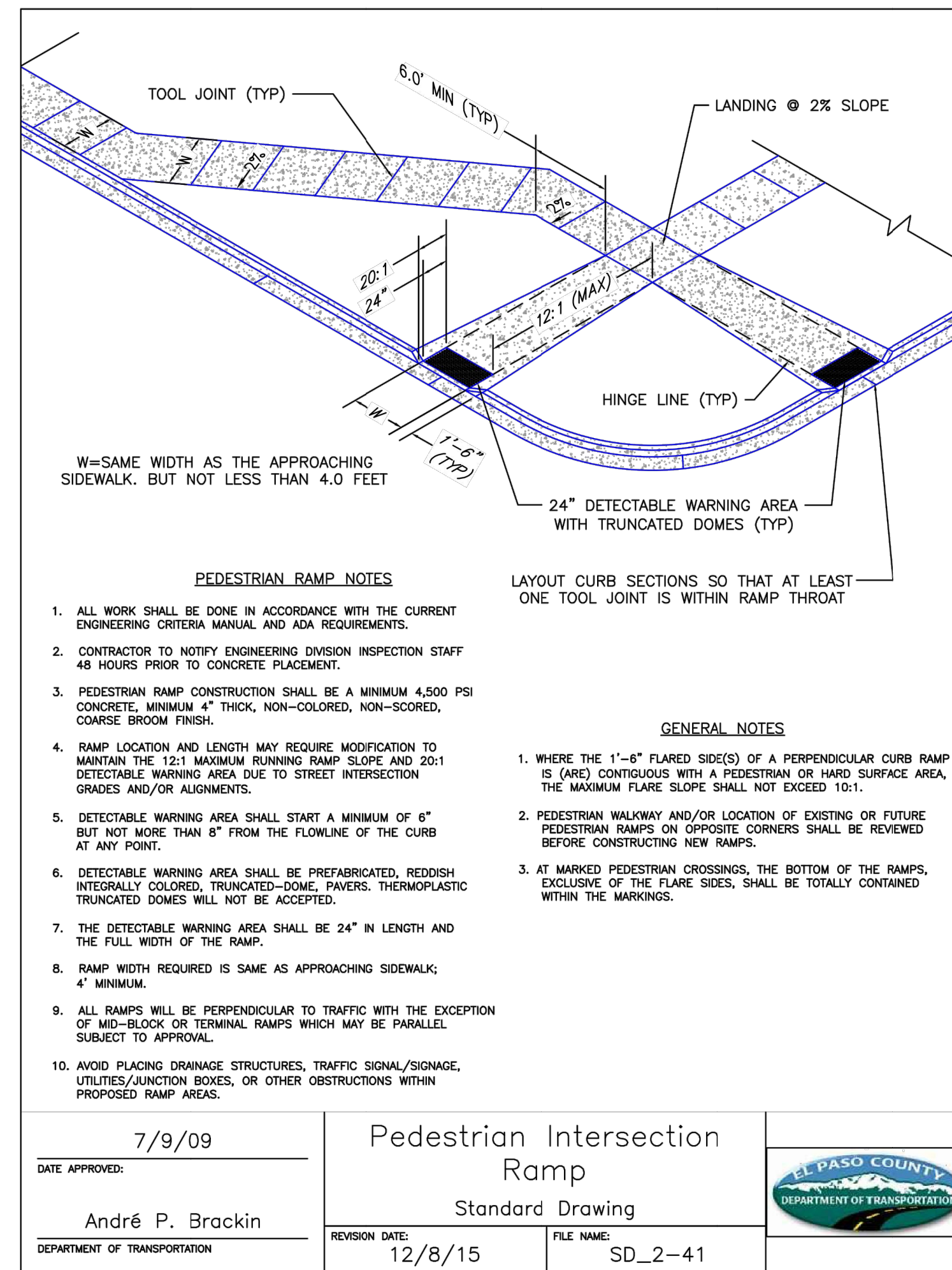
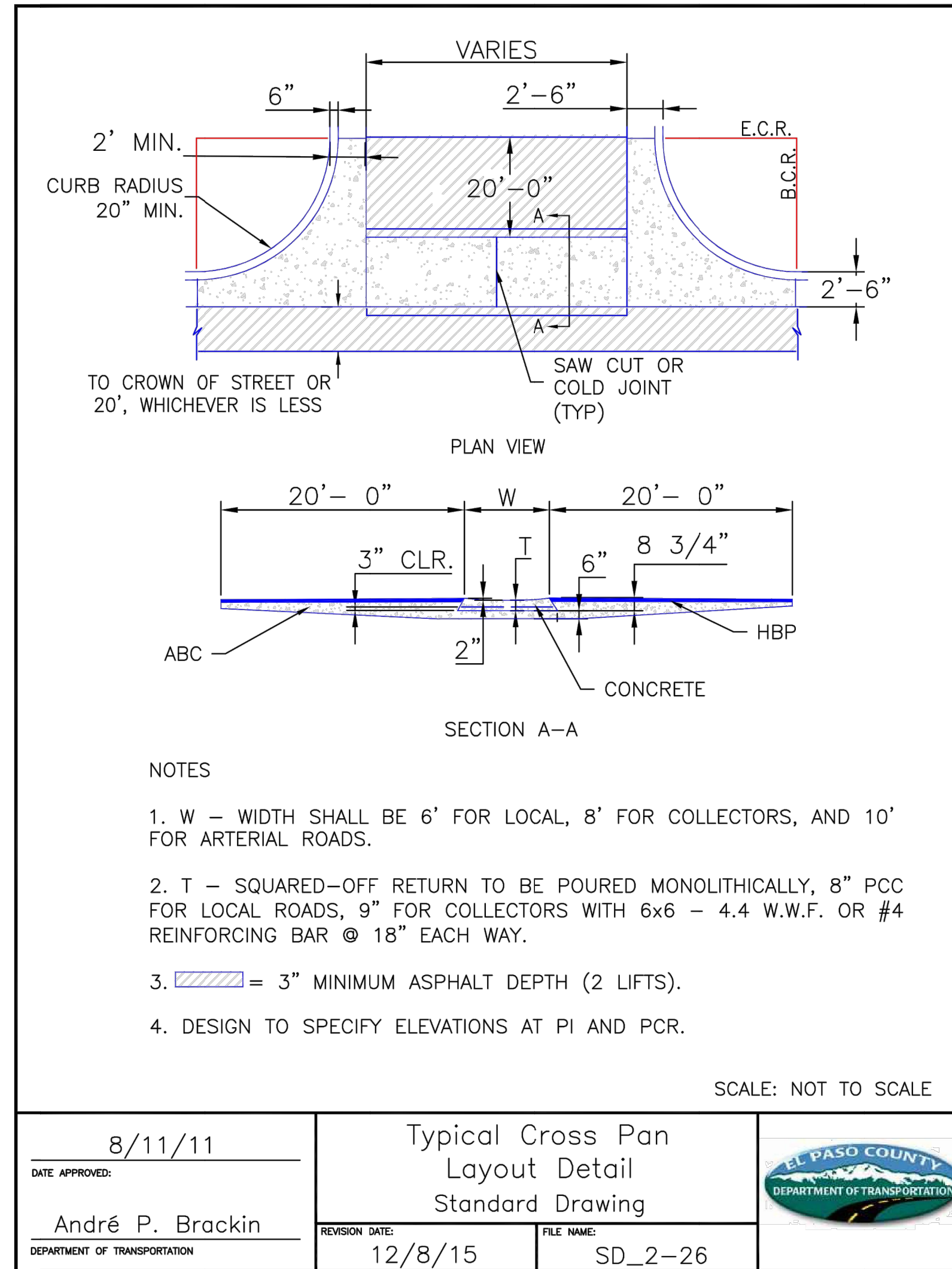
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 A Westman Company  
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BY	DATE	No.	REVISION

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				11/11/21	N/A	N/A	N/A

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05/24/2023  
SF-2123

Professional Engineer Seal: Mike Bramlett, No. 32314

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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

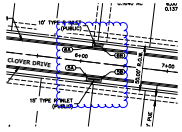
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	BY	DATE
J.R. ENGINEERING A Westman Company Central 303-740-9383 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com	No.	REVISION
		H-SCALE
CLOVERLEAF FILING NO. 2	V-SCALE	N/A
	DESIGNED BY	N/A
COUNTY DETAILS	DRAWN BY	N/A
	CHECKED BY	N/A
SHEET 20 OF 20	JOB NO. 25158.01	

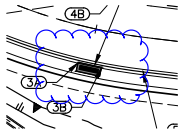


# V1\_As-Built Construction Drawing.pdf Markup Summary

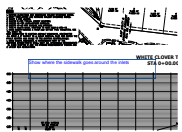
Brad (10)



**Subject:** Cloud  
**Page Label:** [8] 8 SI02  
**Author:** Brad  
**Date:** 8/9/2023 4:02:09 PM  
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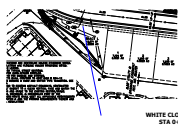


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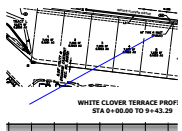


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**Date:** 8/9/2023 4:02:31 PM  
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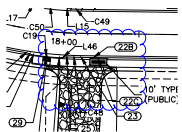
Show where the sidewalk goes around the inlets



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**Page Label:** [8] 8 SI02  
**Author:** Brad  
**Date:** 8/9/2023 4:02:36 PM  
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**Subject:** Line  
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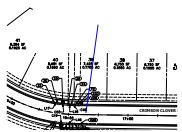


**Subject:** Cloud  
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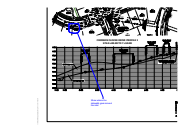


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**Date:** 8/9/2023 4:03:11 PM  
**Color:** ■

Show where the sidewalk goes around the inlet



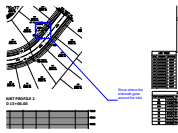
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**Date:** 8/9/2023 4:03:16 PM  
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**Subject:** Cloud+  
**Page Label:** [12] 12 SI06  
**Author:** Brad  
**Date:** 8/9/2023 4:04:21 PM  
**Color:** ■

Show where the sidewalk goes around the inlet

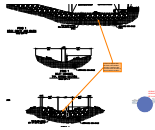




**Subject:** Cloud+  
**Page Label:** [14] 14 SI08  
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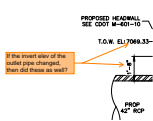
Show where the sidewalk goes around the inlet

Glenn Reese - EPC Stormwater (18)



**Subject:** SW - Textbox with Arrow  
**Page Label:** [24] 25 SF-Detail  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 8/1/2023 8:43:58 AM  
**Color:** ■

It does not appear that this basin was installed per plan. Install per plan or revise these as-builts to show installed condition.



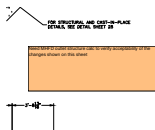
**Subject:** SW - Textbox with Arrow  
**Page Label:** [25] 26 DT01  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 8/1/2023 8:44:04 AM  
**Color:** ■

If the invert elev of the outlet pipe changed, then did these as well?



**Subject:** SW - Textbox  
**Page Label:** [25] 26 DT01  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 8/1/2023 8:44:04 AM  
**Color:** ■

Need MHFD outlet structure calc to verify acceptability of the changes shown on this sheet



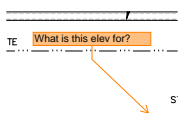
**Subject:** SW - Textbox  
**Page Label:** [27] 28 DT03  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 8/1/2023 8:44:21 AM  
**Color:** ■

Need MHFD outlet structure calc to verify acceptability of the changes shown on this sheet



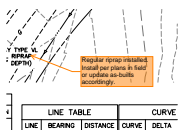
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**Page Label:** [27] 28 DT03  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 8/1/2023 8:44:30 AM  
**Color:** ■

Need MHFD outlet structure calc to verify acceptability of the changes shown on this sheet



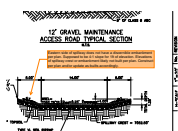
**Subject:** SW - Textbox with Arrow  
**Page Label:** [27] 28 DT03  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 8/1/2023 8:44:30 AM  
**Color:** ■

What is this elev for?



**Subject:** SW - Textbox with Arrow  
**Page Label:** [27] 28 DT03  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 8/1/2023 8:44:39 AM  
**Color:** ■

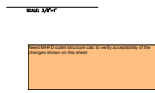
Regular riprap installed. Install per plans in field or update as-builts accordingly.



**Subject:** SW - Textbox with Arrow  
**Page Label:** [27] 28 DT03  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 8/1/2023 8:44:39 AM  
**Color:** ■

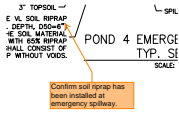
Eastern side of spillway does not have a discernible embankment per plan. Supposed to be 4:1 slope for 1ft of elevation. Elevations of spillway crest or embankment likely not built per plan. Construct per plan and/or update as-builts accordingly.





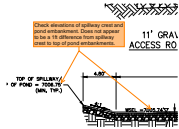
**Subject:** SW - Textbox  
**Page Label:** [27] 28 DT03  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 8/1/2023 8:44:47 AM  
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Need MHFD outlet structure calc to verify acceptability of the changes shown on this sheet



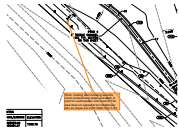
**Subject:** SW - Textbox with Arrow  
**Page Label:** [27] 28 DT03  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 8/1/2023 8:44:54 AM  
**Color:** ■

Confirm soil riprap has been installed at emergency spillway.



**Subject:** SW - Textbox with Arrow  
**Page Label:** [27] 28 DT03  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 8/1/2023 8:44:54 AM  
**Color:** ■

Check elevations of spillway crest and pond embankment. Does not appear to be a 1ft difference from spillway crest to top of pond embankments.



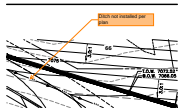
**Subject:** SW - Textbox with Arrow  
**Page Label:** [27] 28 DT03  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 8/1/2023 8:44:54 AM  
**Color:** ■

When creating and reviewing as-builts, check embankment slopes and depth of pond on southwestern side of pond. This area does not appear to be installed per plan as slopes are much flatter than 3.9:1.



**Subject:** SW - Textbox  
**Page Label:** [27] 28 DT03  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 8/1/2023 8:45:01 AM  
**Color:** ■

Need MHFD outlet structure calc to verify acceptability of the changes shown on this sheet



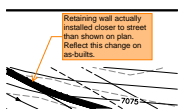
**Subject:** SW - Textbox with Arrow  
**Page Label:** [27] 28 DT03  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 8/1/2023 8:47:01 AM  
**Color:** ■

Ditch not installed per plan



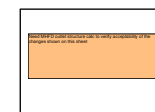
**Subject:** SW - Textbox with Arrow  
**Page Label:** [27] 28 DT03  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 8/1/2023 8:47:01 AM  
**Color:** ■

Pond not flat in any direction



**Subject:** SW - Textbox with Arrow  
**Page Label:** [27] 28 DT03  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 8/1/2023 8:47:01 AM  
**Color:** ■

Retaining wall actually installed closer to street than shown on plan. Reflect this change on as-builts.



**Subject:** SW - Textbox  
**Page Label:** [27] 28 DT03  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 8/1/2023 8:47:07 AM  
**Color:** ■

Need MHFD outlet structure calc to verify acceptability of the changes shown on this sheet



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**Subject:** SW - Textbox  
**Page Label:** [27] 28 DT03  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 8/1/2023 8:47:07 AM  
**Color:** ■

The Drain Basin Outlet Front Detail on Sheet 25 of 28, the outlet grate was supposed to be installed ~9" from the base of the filter media. Instead it was installed flush with filter media. Regrade pond to meet design intent.

Per "Sand Filter Underdrain End Cap Detail" on Sheet 25 of 28, the hole in the end cap was supposed to be installed close to the bottom. Instead it was installed turned 90 degrees from bottom (ie: on the side of the cap). Re-install per plan or address with updated as-built plans and calcs.

Comments on page two of the Stormwater PA Punchlist:

- Per "Drain Basin Outlet Front Detail" on Sheet 25 of 28, the outlet grate was supposed to be installed ~9" from the base of the filter media. Instead it was installed flush with filter media. Regrade pond to meet design intent.
- Per "Sand Filter Underdrain End Cap Detail" on Sheet 25 of 28, the hole in the end cap was supposed to be installed close to the bottom. Instead it was installed turned 90 degrees from bottom (ie: on the side of the cap). Re-install per plan or address with updated as-built plans and calcs.