


### CONTACTS:

A map of the project area showing the location of the site. The map includes major roads: SH-105 (top), I-25 (left), JACKSON CREEK PKWY (vertical line), BOWSTRING RD (horizontal line), FAIRPLAY DR (diagonal line), and HIGBY RD (horizontal line). The site is located south of BOWSTRING RD and east of JACKSON CREEK PKWY, near the intersection of FAIRPLAY DR and HIGBY RD. The site is marked with a black arrow and the word "SITE". Topographic features are shown with contour lines, and a north arrow is located in the bottom left corner.

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

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

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

 **J.R. ENGINEERING**  
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

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

✓ *Joseph W. Desjardin* 12/16/2021

---

JOE DESJARDIN DATE

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

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

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

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. SAID SPECIFICATIONS AND PLANS COMPLY WITH THE STANDARDS 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 AM NOT PROVIDING ANY ASSURANCE OF LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

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

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

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

PCD FILE NO. SF-2123



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

COVER SHEET

SHEET 1 OF 20

JOB NO. 25158.01



LEGEND

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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOIL AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
  - CDOT M&S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSIONS OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND EL PASO COUNTY PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES IDENTIFIED IN THE PLANS, SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

SIGNING AND STRIPING NOTES

- ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL BE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING. UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE.. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE, STOP BARS SHALL BE 24" IN WIDTH, CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-267-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



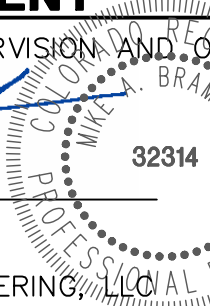
Know what's below.  
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

FOR AND ON BEHALF OF JR ENGINEERING, LLC



12/14/21

DATE

CLOVERLEAF FILING NO. 2

LEGEND AND GENERAL NOTES

SHEET 2 OF 20

JOB NO. 25158.01

H-SCALE	N/A	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	12/14/21				
DESIGNED BY	N/A				
DRAWN BY	N/A				
CHECKED BY					



A Western Company

Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

PREPARED FOR

MONUMENT HILL CM LLC

1864 WOODMOOR DR., STE. 100

COLORADO SPRINGS, CO 80920

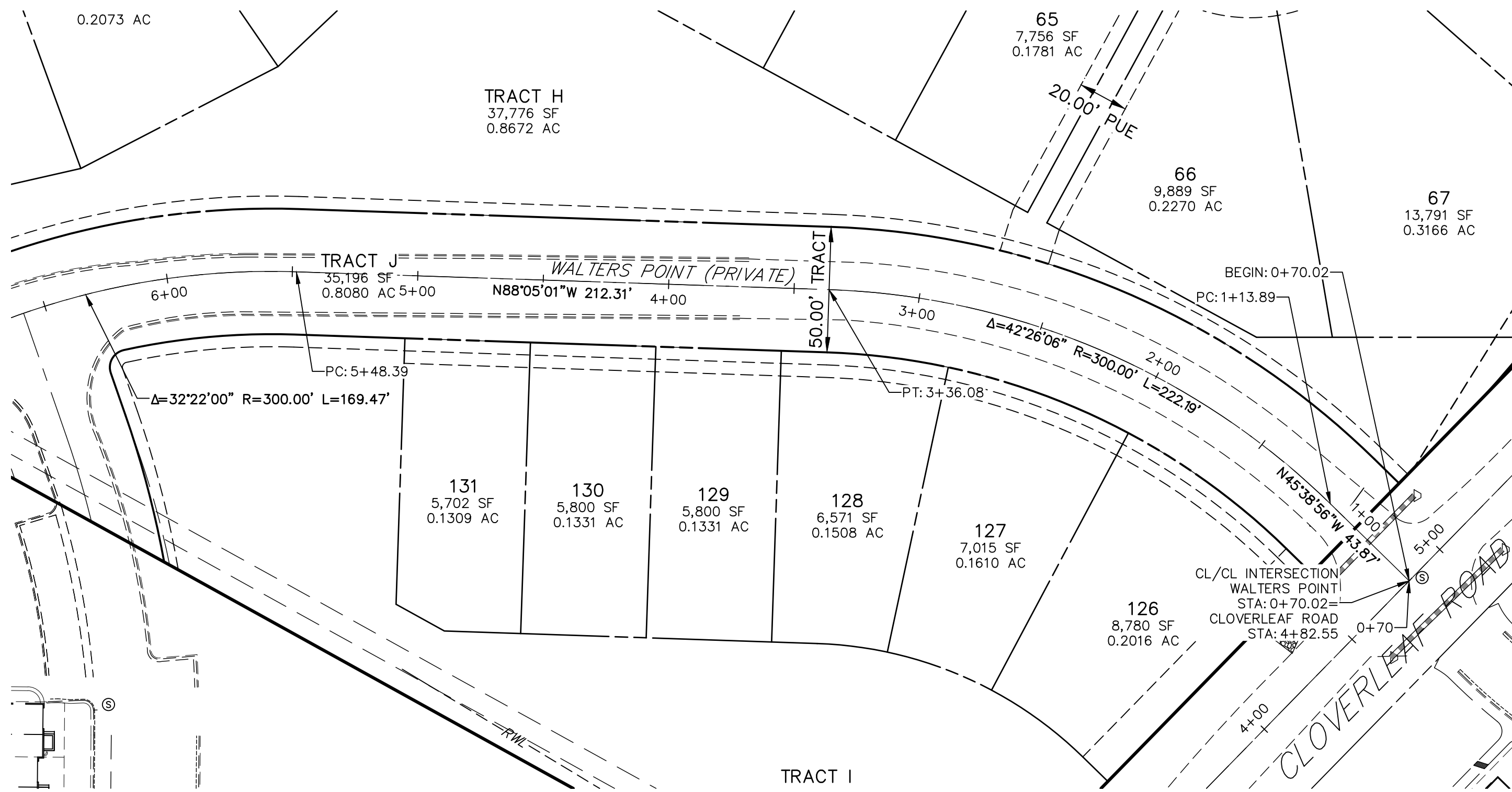
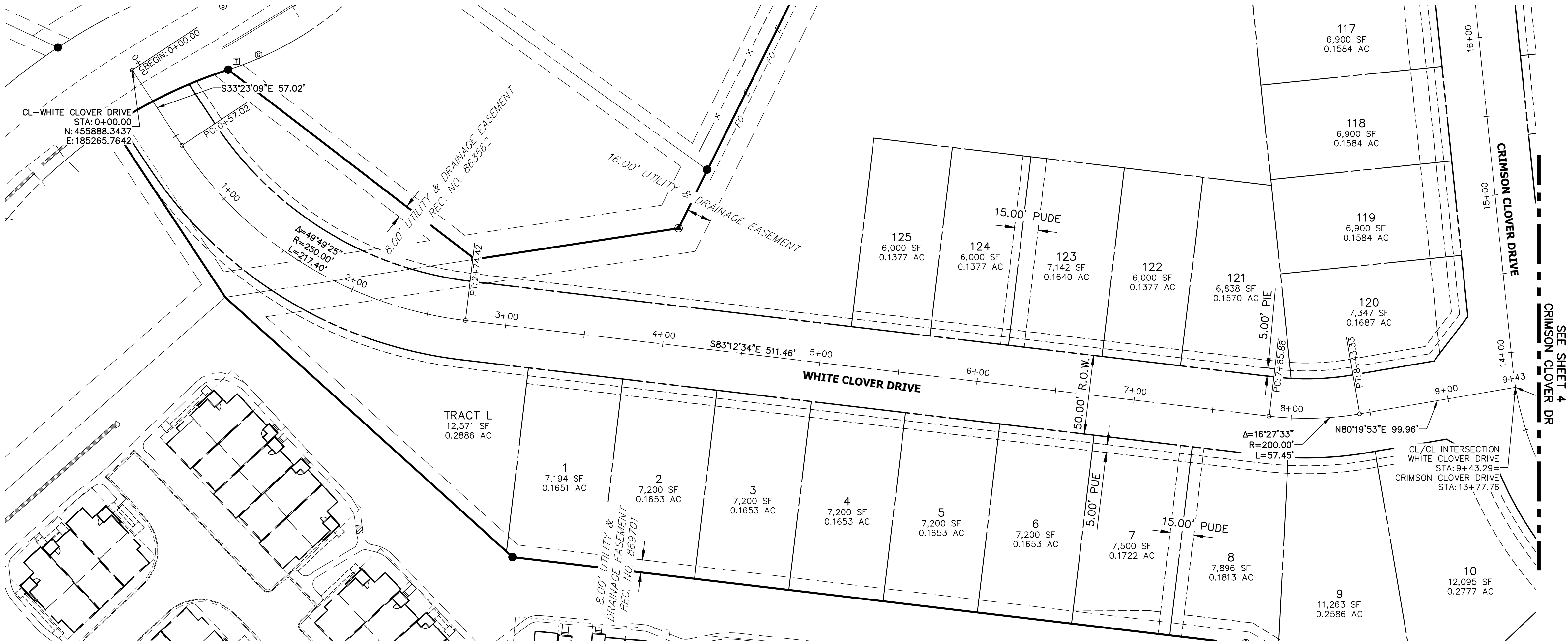
ATTN: JOE DESJARDIN

719-476-0800

JDESJARDIN@PROTERRACO.COM

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



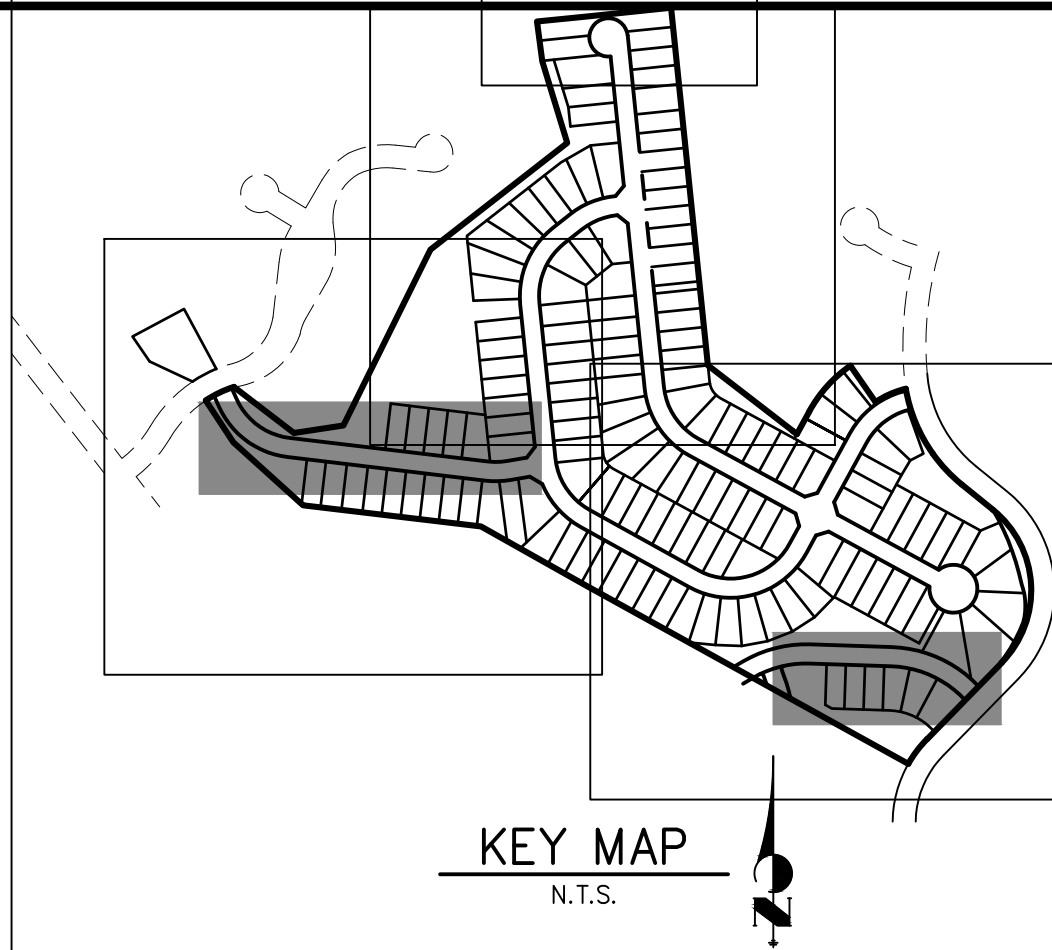


40 20 0 40 80  
ORIGINAL SCALE: 1" = 40'

**811**  
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*  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE 12/14/21



CLOVERLEAF FILING NO. 2		BY DATE		No. REVISION		1"=40'		H-SCALE		V-SCALE		DATE		DESIGNED BY		DRAWN BY		CHECKED BY	
HORIZONTAL CONTROL PLAN						N/A		12/14/21		XXX		CRB							
SHEET 3 OF 20																			
JOB NO. 25158.01																			

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

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

**J.R. ENGINEERING**  
A Western Company

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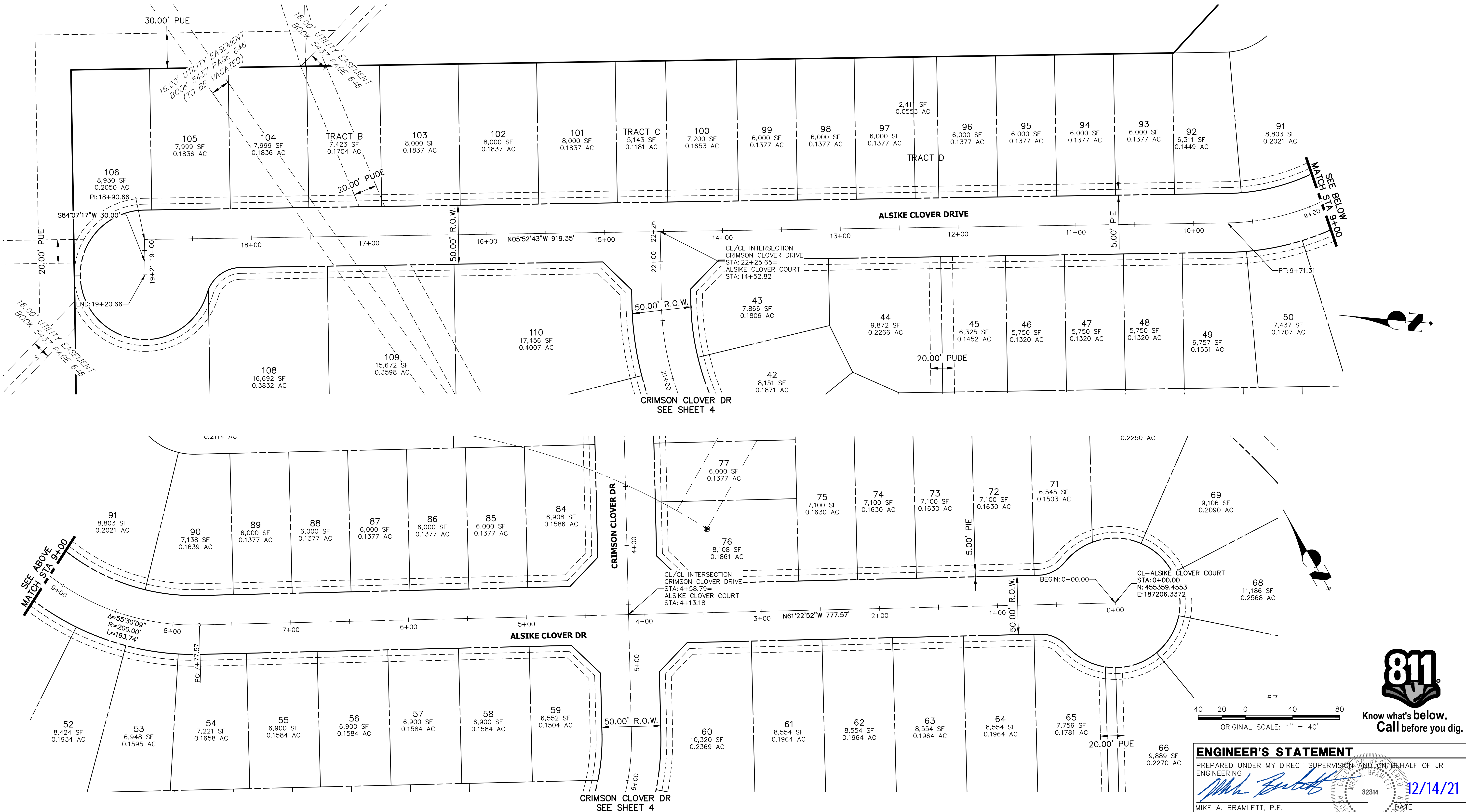
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Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

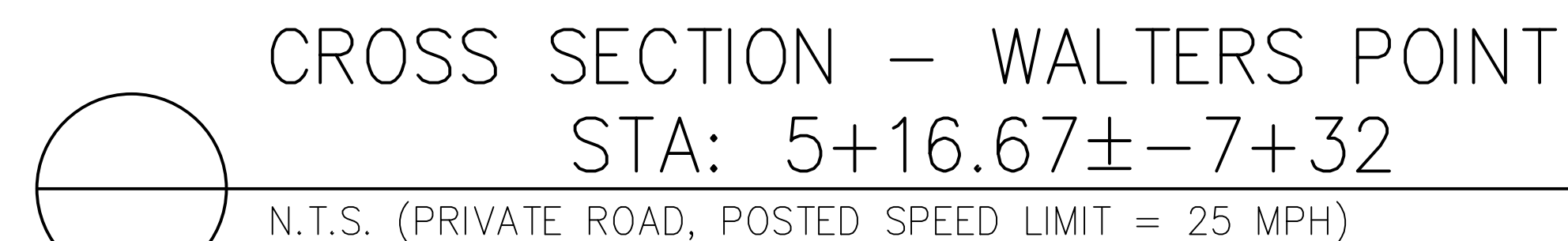
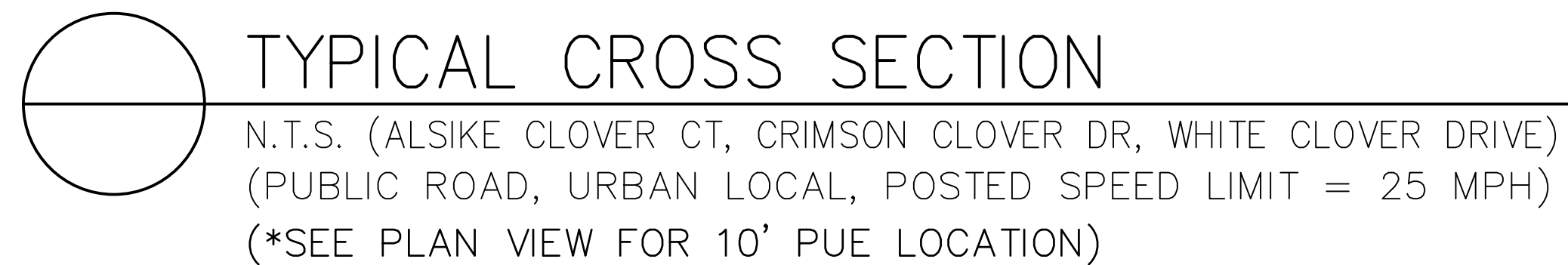
*Mike A. Bramlett*

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

DATE: 12/14/21

CLOVERLEAF FILING NO. 2		HORIZONTAL CONTROL PLAN		SHEET 5 OF 20		JOB NO. 25158.01	
H-SCALE 1"=40'		V-SCALE N/A		DATE 12/14/21		DESIGNED BY XXX	
BY		DATE		REVISION		No.	
J.R. ENGINEERING		A Western Company		CENTRAL 303-740-9888 • COLORADO SPRINGS 719-583-2583		FORT COLLINS 970-491-9888 • WWW.JRENGINEERING.COM	
PREPARED FOR		MONUMENT HILL CM LLC		1864 WOODMOOR DR., STE. 100		COLORADO SPRINGS, CO 80920	
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING AGENCIES, OR ENGINEERS DESIGNATED BY WRITTEN AUTHORIZATION.		ATTN: JOE DESJARDIN		719-476-0800		JDESJARDIN@PROTERRACO.COM	





ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

*Mike A. Bramlett*

32314

12/14/2

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

DATE

FOR AND ON BEHALF OF JR ENGINEERING, LLC

**J·R ENGINEERING**  
A Westrian Company

Centennial 303-740-9383 • Colorado Springs 719-538-2598  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

	V-SCALE	N/A							
	DATE	12/14/21							
	DESIGNED BY	N/A							
	DRAWN BY	N/A							
	CHECKED BY								

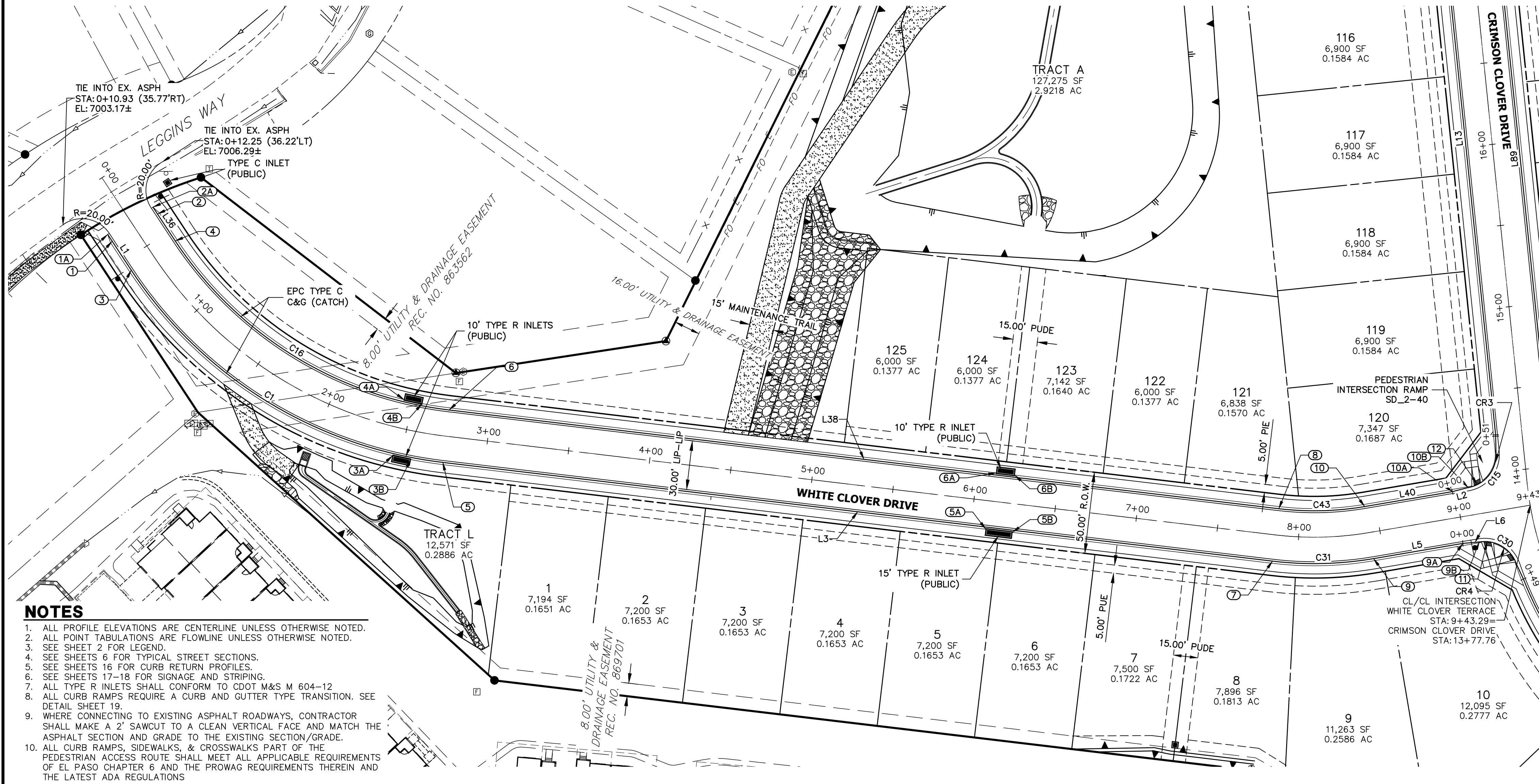
CLOVERLEAF FILING NO. 2

TYPICAL SECTIONS

PAGE 6 OF 20

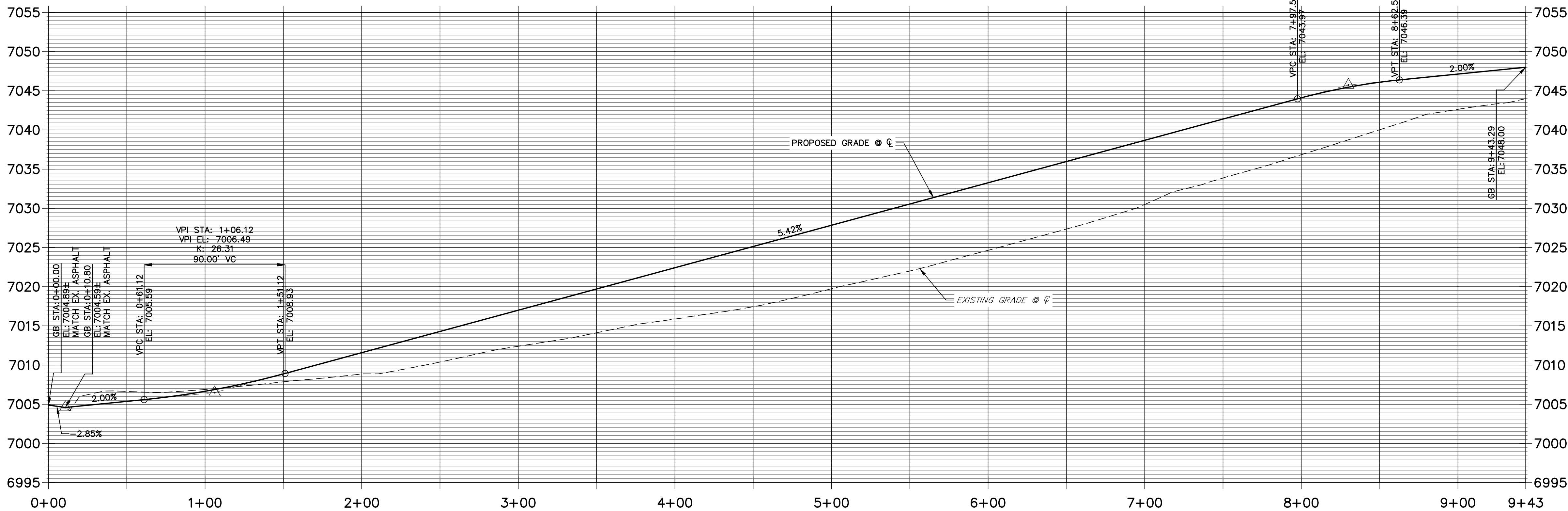
NO. 25158.01



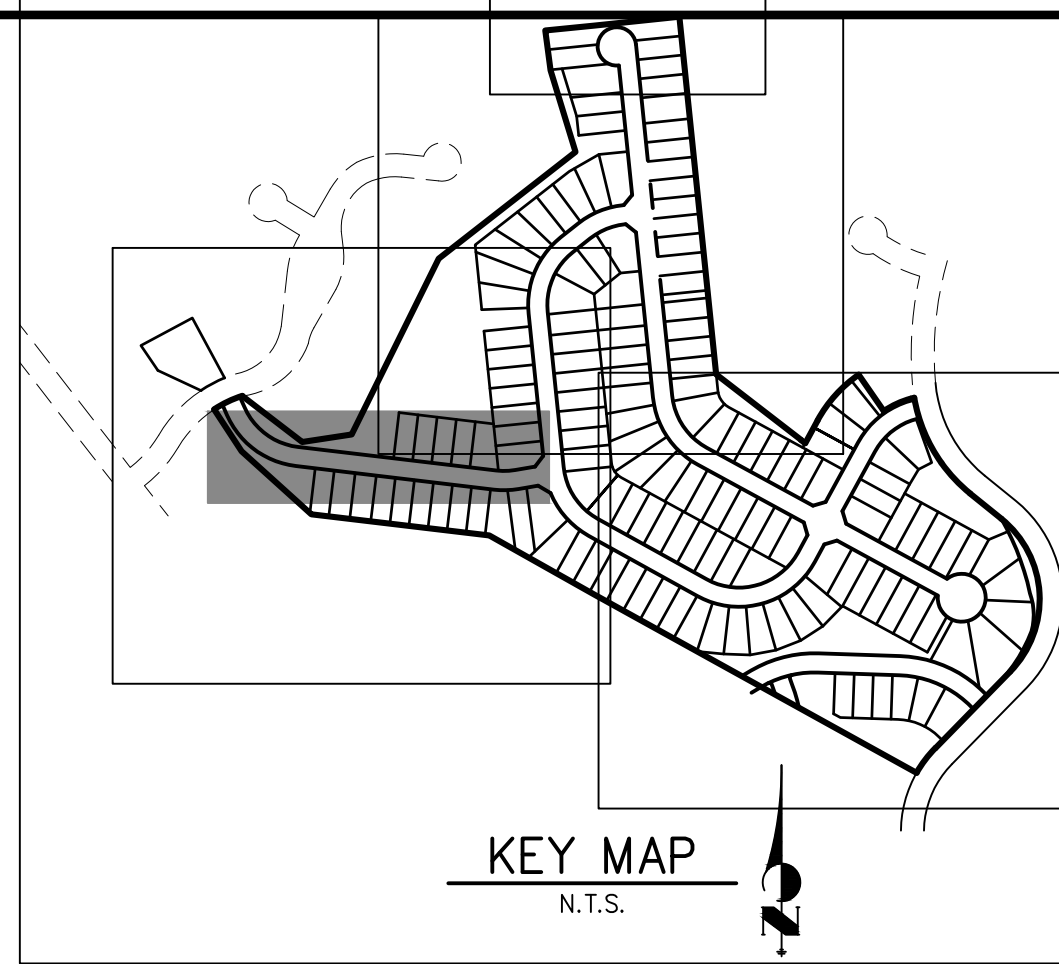


- NOTES**
1. ALL PROFILE ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
  2. ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
  3. SEE SHEET 2 FOR LEGEND.
  4. SEE SHEETS 6 FOR TYPICAL STREET SECTIONS.
  5. SEE SHEETS 16 FOR CURB RETURN PROFILES.
  6. SEE SHEETS 17-18 FOR SIGNAGE AND STRIPING.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

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



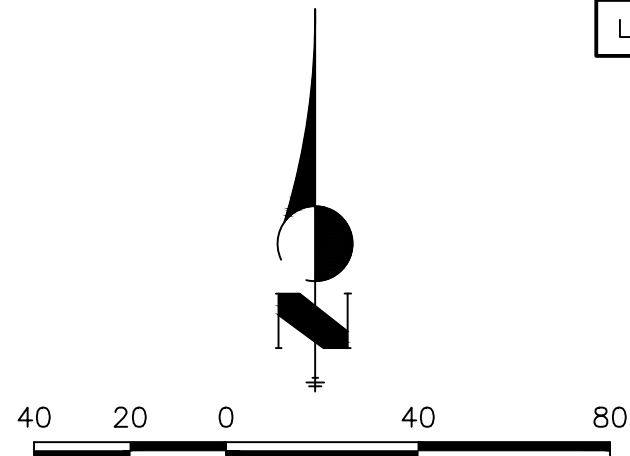
SEE SHEET 10  
CRIMSON CLOVER DR



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

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	49°49'25"	266.17'	231.46'
C15	86°12'36"	20.50'	30.85'
C16	49°49'25"	233.83'	203.34'
C30	80°54'56"	20.50'	28.95'
C31	16°27'33"	216.17'	62.10'
C43	16°27'33"	183.83'	52.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S33°23'09"E	26.11'
L2	N75°34'04"E	10.03'
L3	S83°12'34"E	511.46'
L5	N80°19'53"E	55.44'
L8	S24°49'55"E	10.05'
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'



**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  
12/14/21

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

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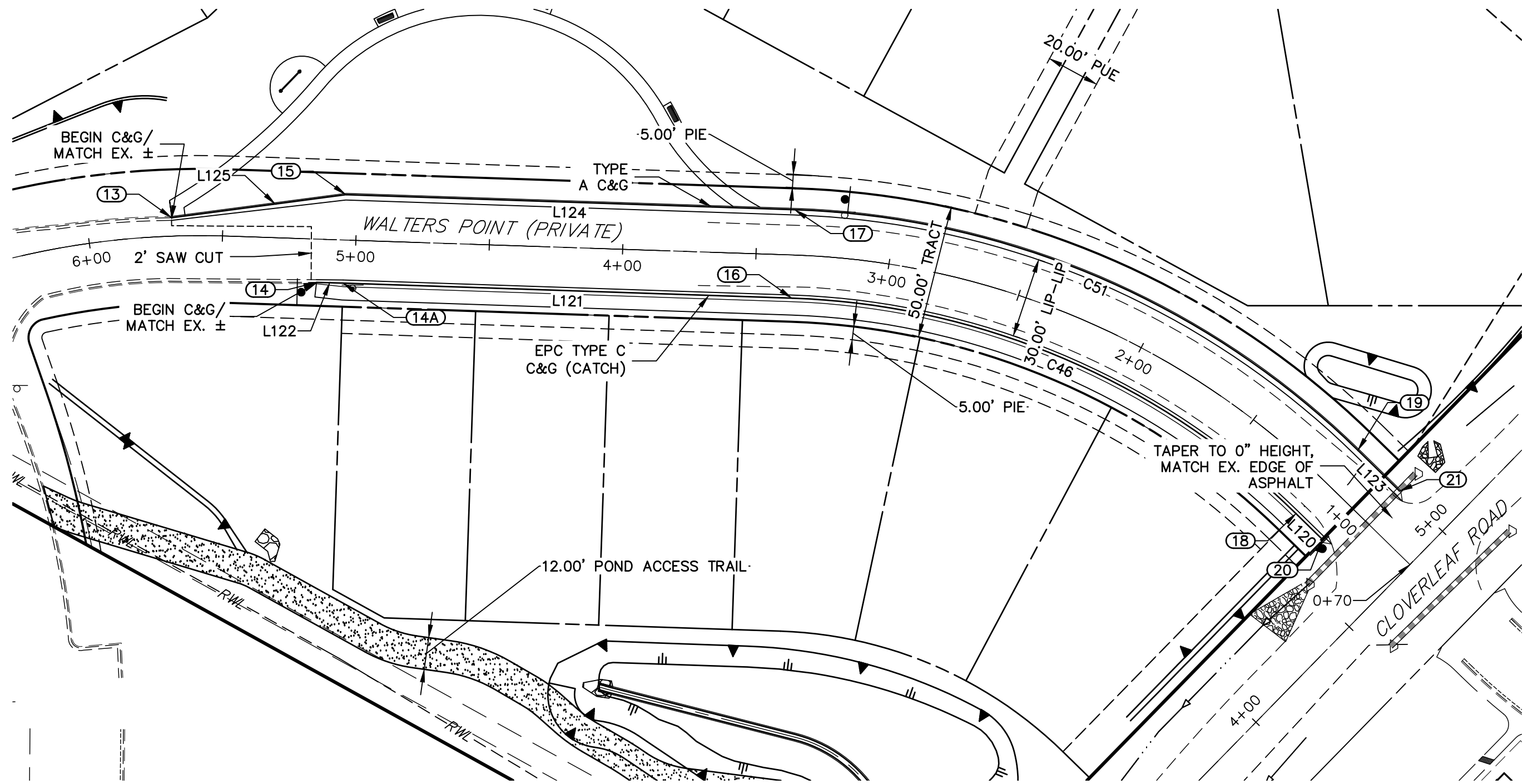
PREPARED FOR  
**MONUMENT HILL CM LLC**  
1864 WOODMOOR DR., STE. 100  
COLORADO SPRINGS, CO 80920  
ATTN: JOE DESJARDIN  
719-476-0800  
JDESJARDIN@PROTERRACO.COM

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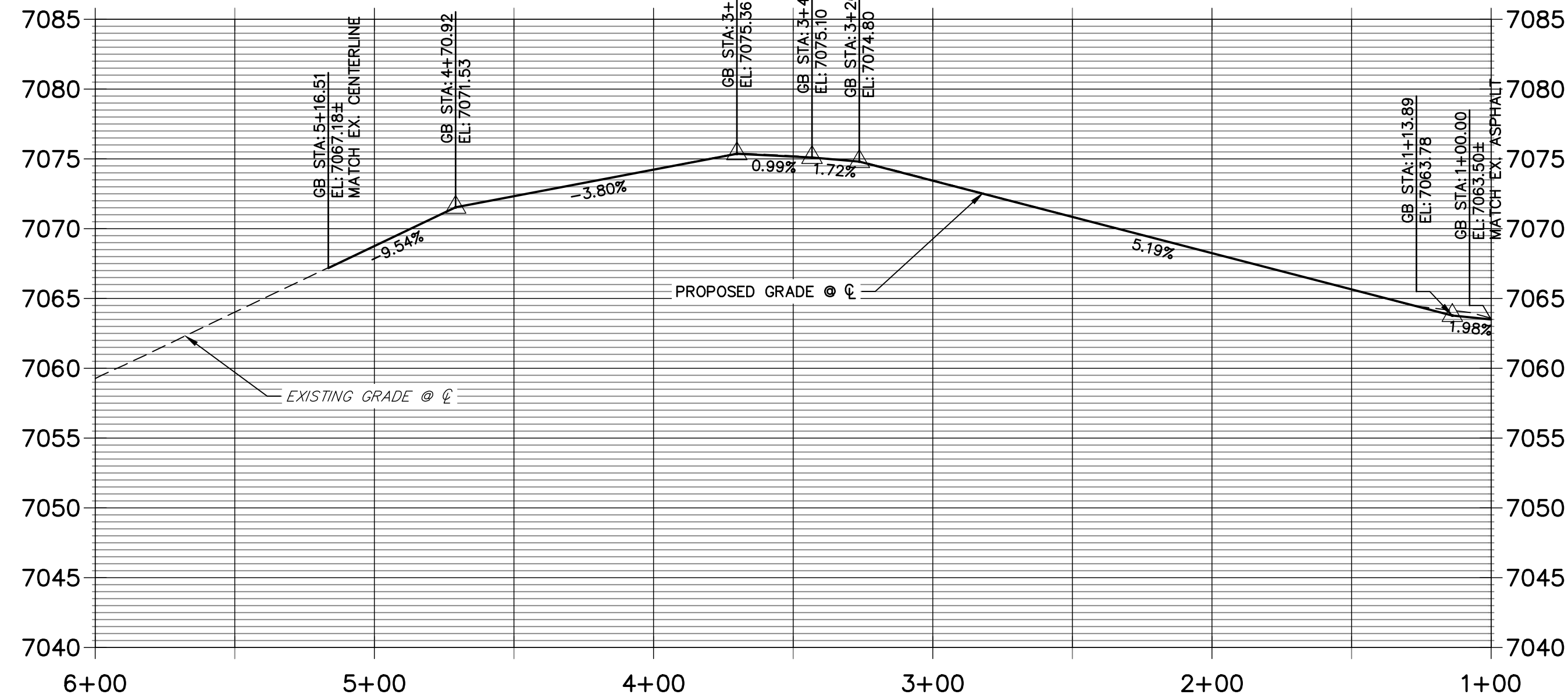
ROADWAY PLAN AND PROFILE

SHEET 7 OF 20  
JOB NO. 25158.01





WALTERS POINT PROFILE  
STA 1+00.00 TO 6+00.00



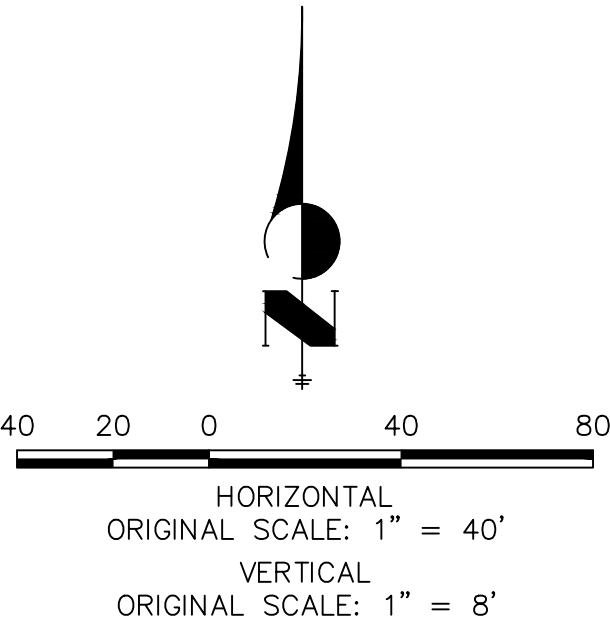
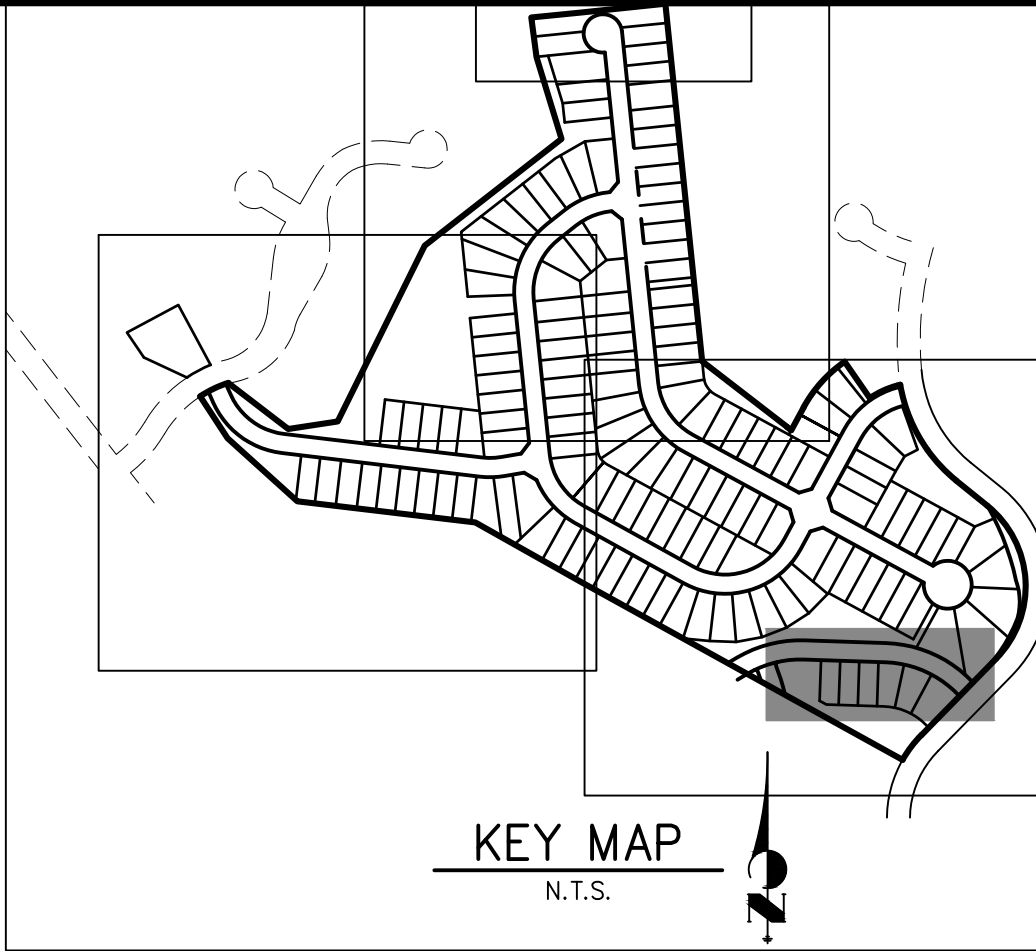
LINE TABLE		
LINE	BEARING	DISTANCE
L120	N45°38'56"W	13.86'
L121	N88°05'01"W	168.19'
L122	N88°28'28"W	9.99'
L123	N45°38'56"W	21.86'
L124	N88°05'01"W	168.25'
L125	S82°26'57"W	65.83'

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

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

NOTES

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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.
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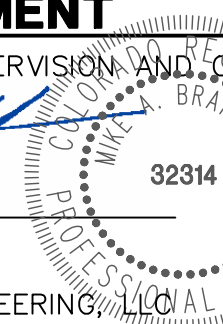


ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

FOR AND ON BEHALF OF JR ENGINEERING



12/14/21

DATE

CLOVERLEAF FILING NO. 2

ROADWAY PLAN AND PROFILE

SHEET 8 OF 20

JOB NO. 25158.01

No.	REVISION	BY	DATE



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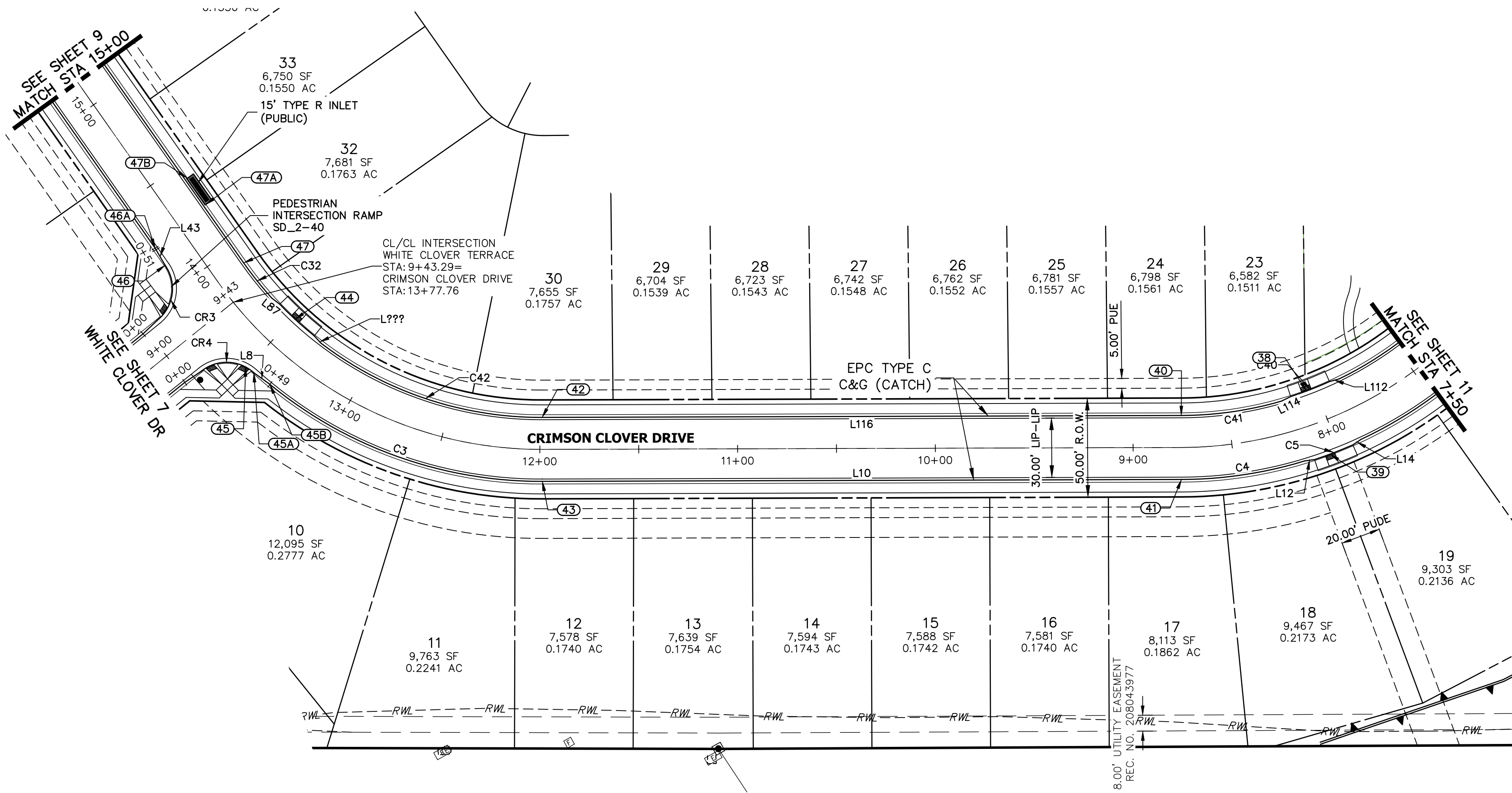
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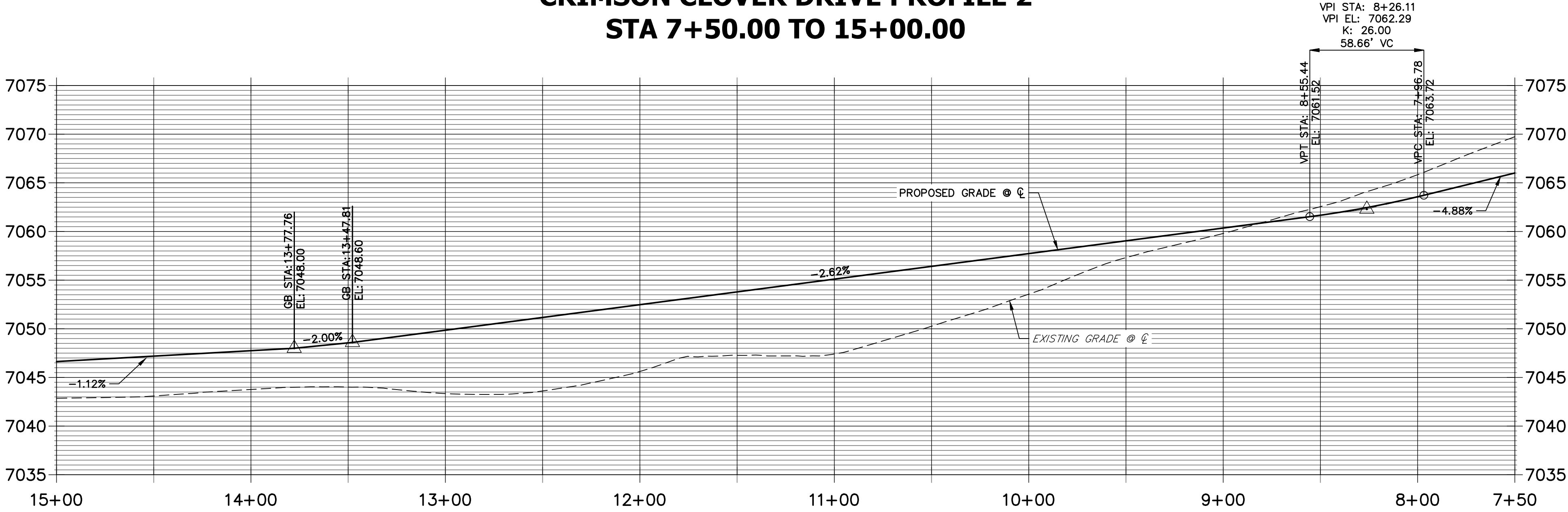








CRIMSON CLOVER DRIVE PROFILE 2  
STA 7+50.00 TO 15+00.00



LINE TABLE		
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 TABLE			
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+98.78	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

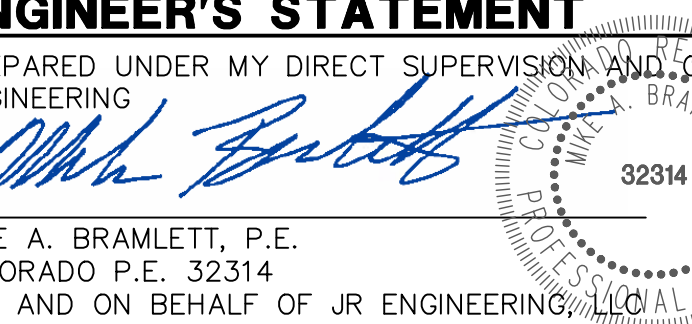
- NOTES**
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**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

DATE 12/14/21

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



CLOVERLEAF FILING NO. 2

ROADWAY PLAN AND PROFILE

SHEET 10 OF 20

JOB NO. 25158.01

BY DATE

No. REVISION

H-SCALE 1"=40'

V-SCALE 1"=8'

DATE 12/14/21

DESIGNED BY XXX

DRAWN BY CRB

CHECKED BY

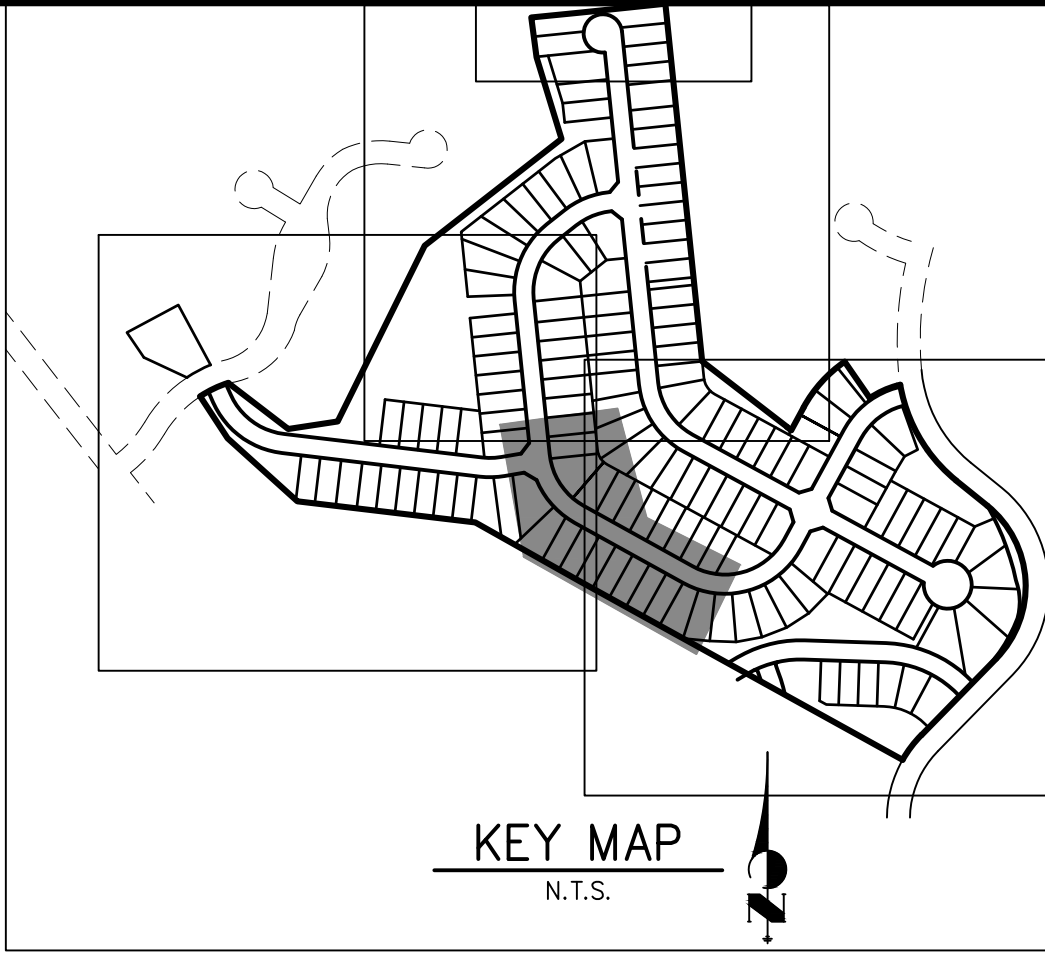


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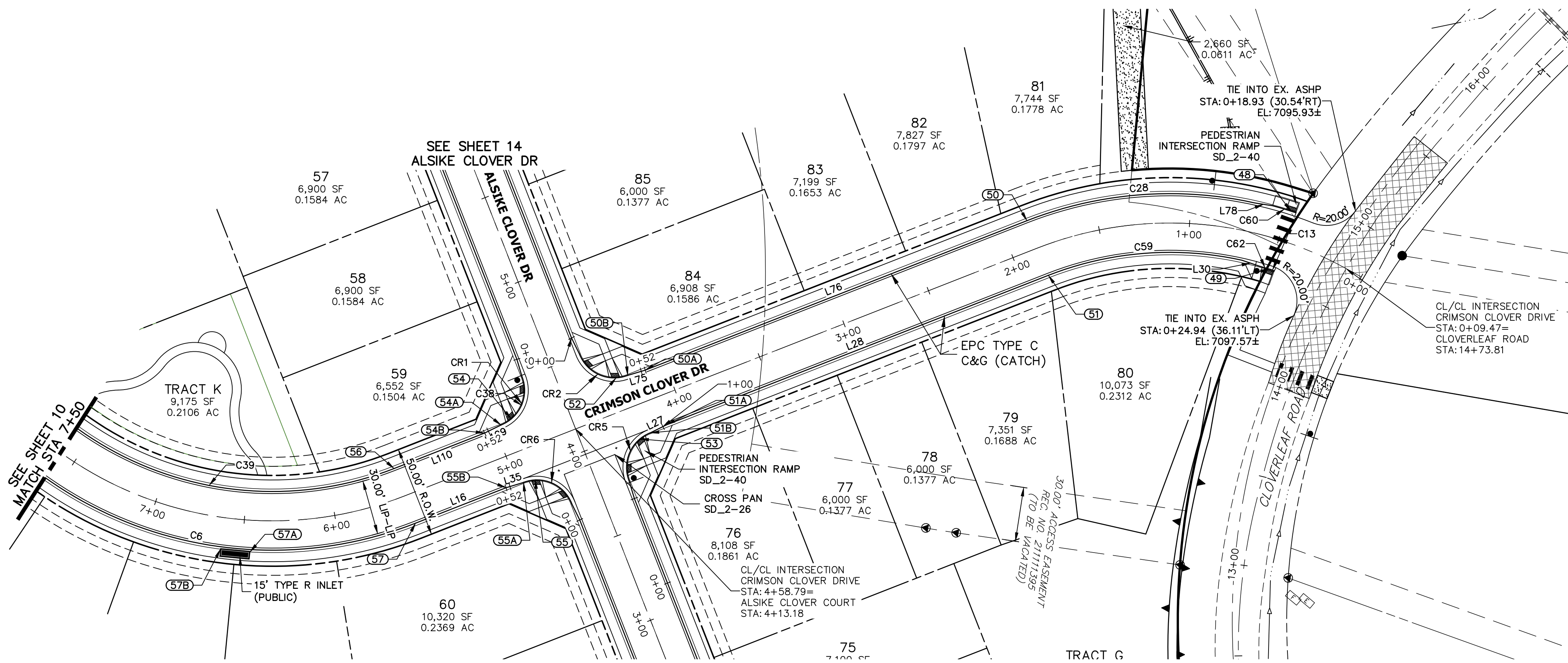
PREPARED FOR

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

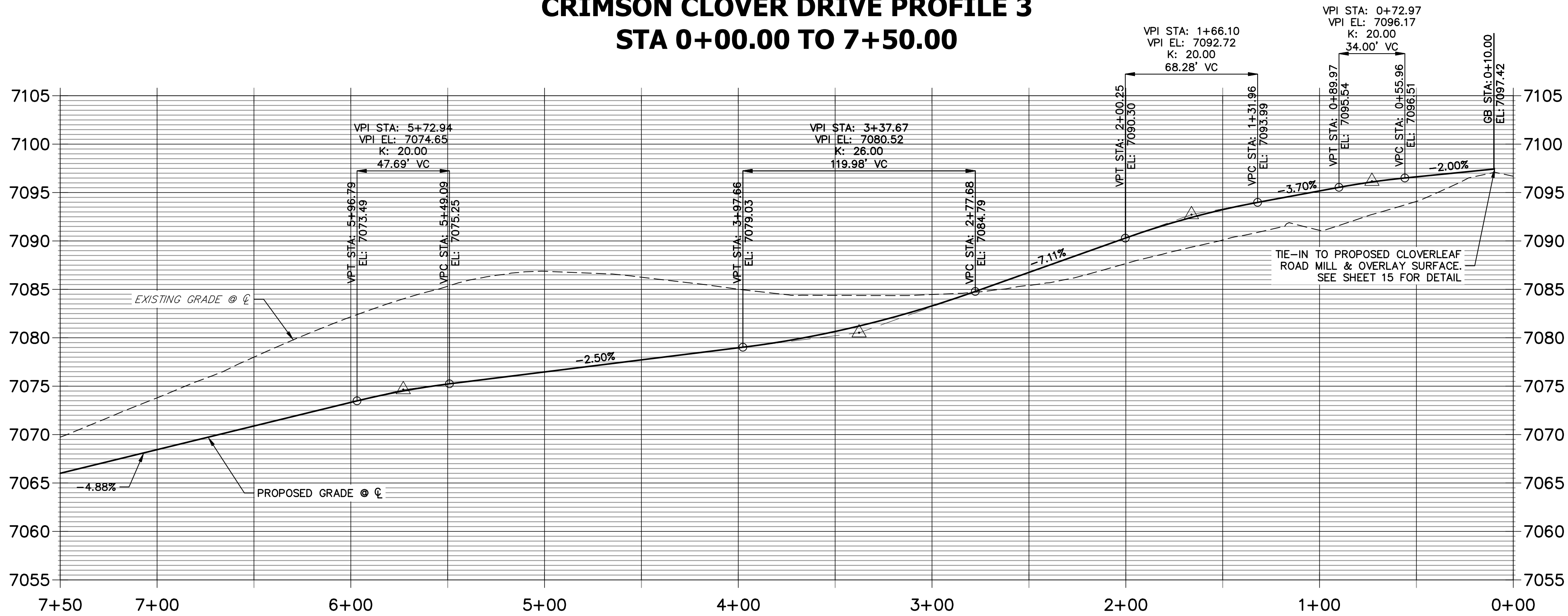
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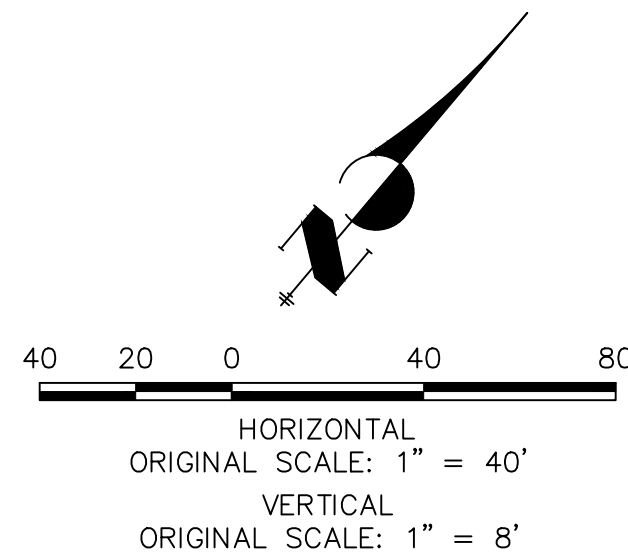


CRIMSON CLOVER DRIVE PROFILE 3  
STA 0+00.00 TO 7+50.00



NOTES

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6. SEE SHEETS 17-18 FOR SIGNAGE AND STRIPING.
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

DATE 12/14/21

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

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'
L35	N33°22'57"E	10.03'
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'

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
51A	4+11.29	16.17' (LT)	CRIMSON CLOVER DRIVE	7078.29		C&G TRANSITION
51B	4+21.29	17.00' (LT)	CRIMSON CLOVER DRIVE	7077.97		PCR
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
54	4+89.79	18.06' (RT)	CRIMSON CLOVER DRIVE	7076.25		RAMP MID PT
54A	4+96.29	17.00' (RT)	CRIMSON CLOVER DRIVE	7076.11		PCR
54B	5+06.29	16.17' (RT)	CRIMSON CLOVER DRIVE	7075.91		C&G TRANSITION
55	4+89.79	18.06' (LT)	CRIMSON CLOVER DRIVE	7076.43		RAMP MID PT
55A	4+96.29	17.00' (LT)	CRIMSON CLOVER DRIVE	7076.20		PCR
55B	5+06.29	16.17' (LT)	CRIMSON CLOVER DRIVE	7075.91		C&G TRANSITION
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
57A	6+45.92	17.50' (LT)	CRIMSON CLOVER DRIVE	7071.17		INLET SIDE TBC
57B	6+60.94	17.50' (LT)	CRIMSON CLOVER DRIVE	7070.43		INLET SIDE TBC



No.	REVISION	BY	DATE	H-SCALE 1"=40'	V-SCALE 1"=8'	DATE 12/14/21	DESIGNED BY XXX	DRAWN BY CRB	CHECKED BY

CLOVERLEAF FILING NO. 2

ROADWAY PLAN AND PROFILE

SHEET 11 OF 20

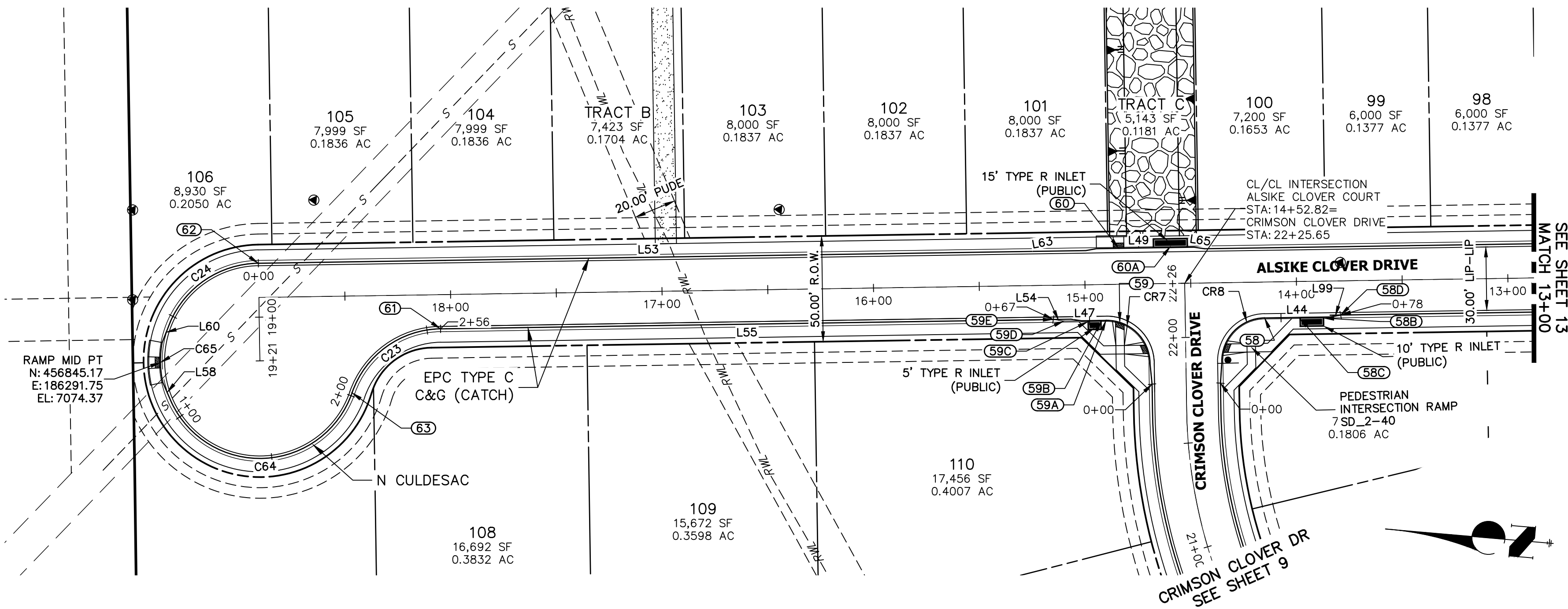
JOB NO. 25158.01

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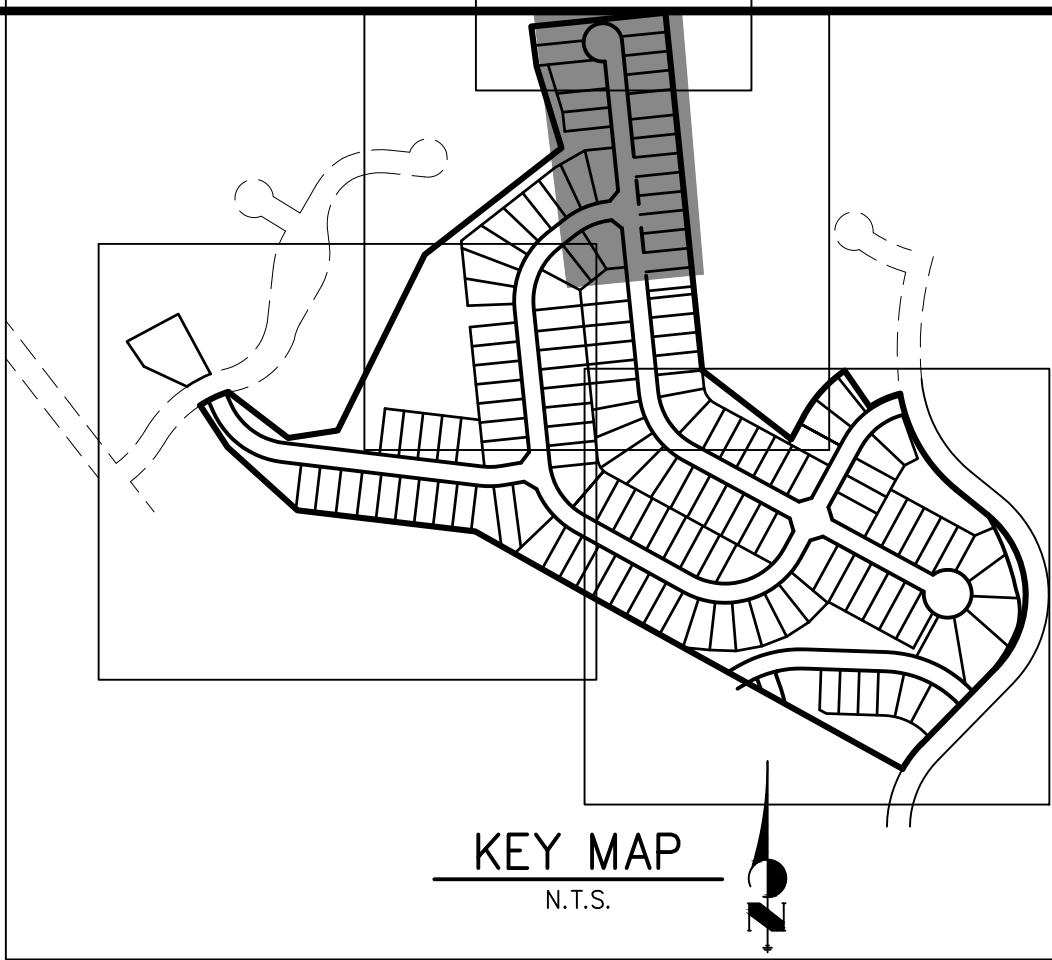
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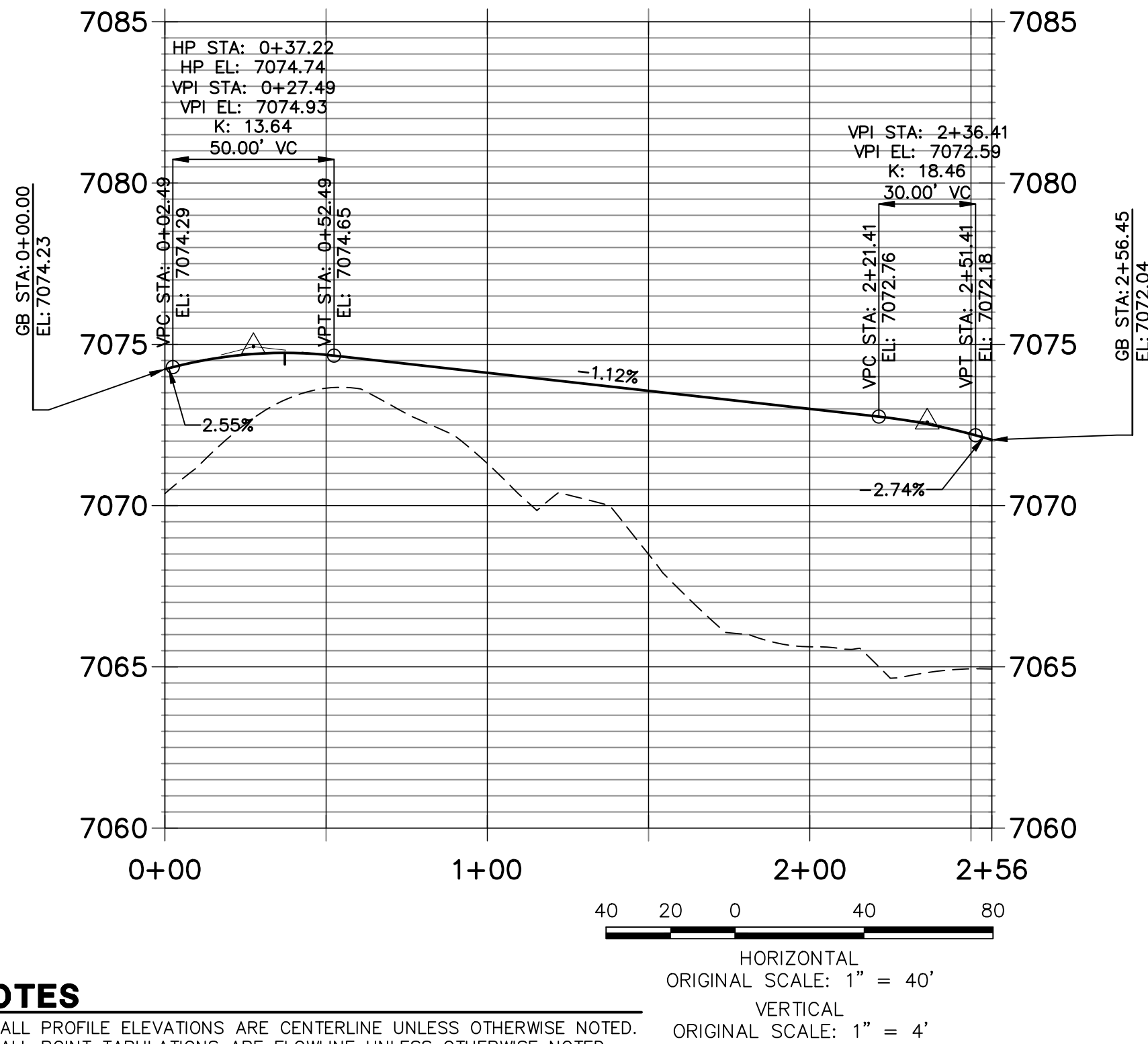
LINE TABLE		
LINE	BEARING	DISTANCE
L44	S05°52'43"E	30.99'
L47	N05°52'43"W	19.90'
L49	S05°52'43"E	68.50'
L53	S05°52'42"E	369.01'
L54	N03°35'02"E	5.07'
L55	N05°52'43"W	289.77'
L58	N61°32'49"E	10.36'
L60	S73°25'41"E	10.36'
L63	S15°19'07"E	5.07'
L65	S03°33'54"W	5.07'
L99	S15°20'27"E	5.07'

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

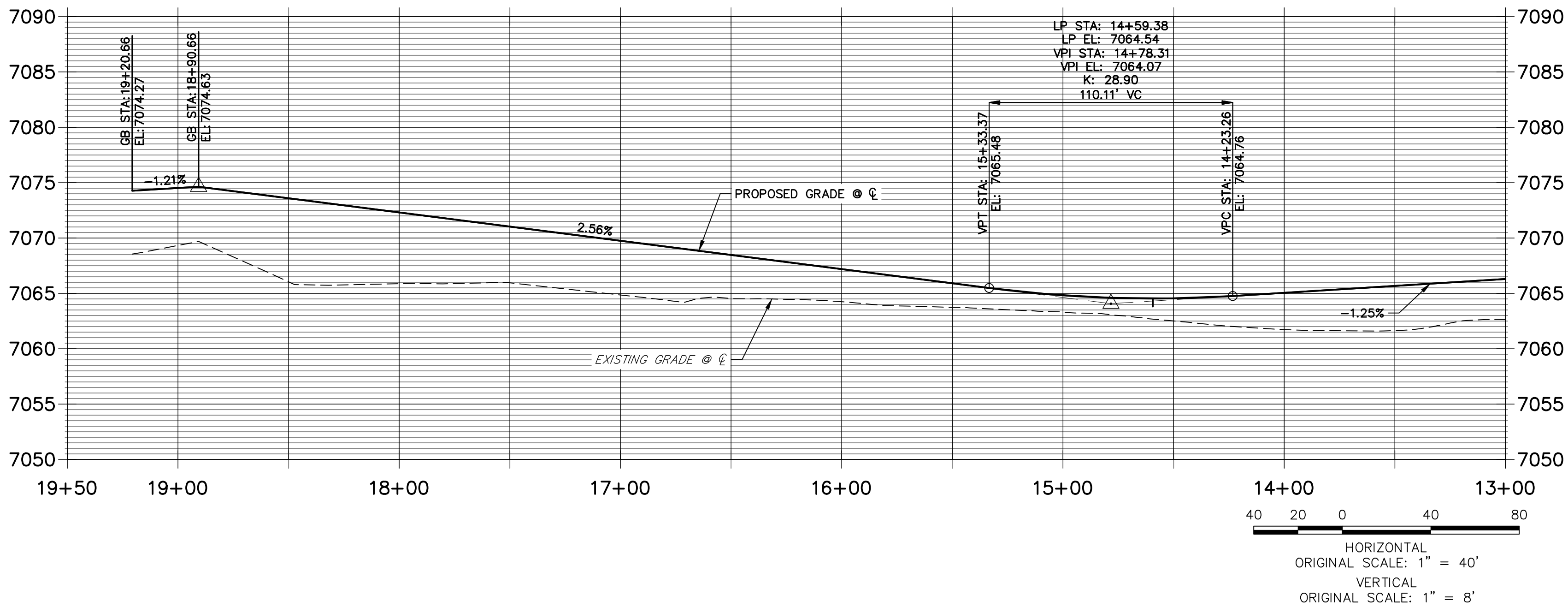


ROADWAY POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
58	14+15.32	17.00' (LT)	ALSIKE CLOVER COURT	7064.26		PCR
58D	13+79.33	16.17' (LT)	ALSIKE CLOVER COURT	7064.91		C&G TRANSITION
58B	13+87.33	17.50' (LT)	ALSIKE CLOVER COURT	7065.25		INLET SIDE TBC
58C	13+98.66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

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



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



NOTES

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ENGINEER'S STATEMENT

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12/14/21

MIKE A. BRAMLETT, P.E.  
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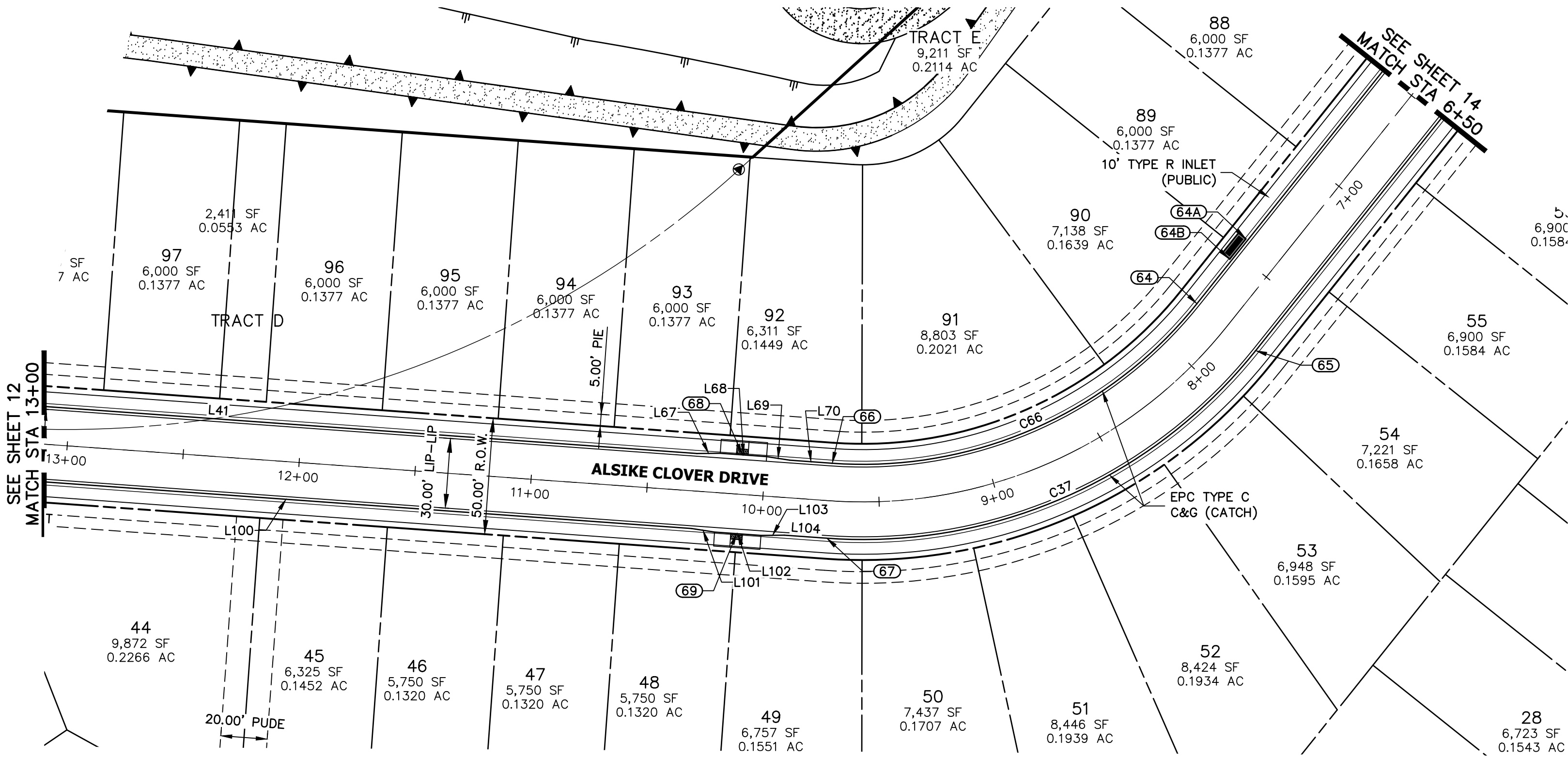
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SHEET 12	OF 20	JOB NO.	25158.01

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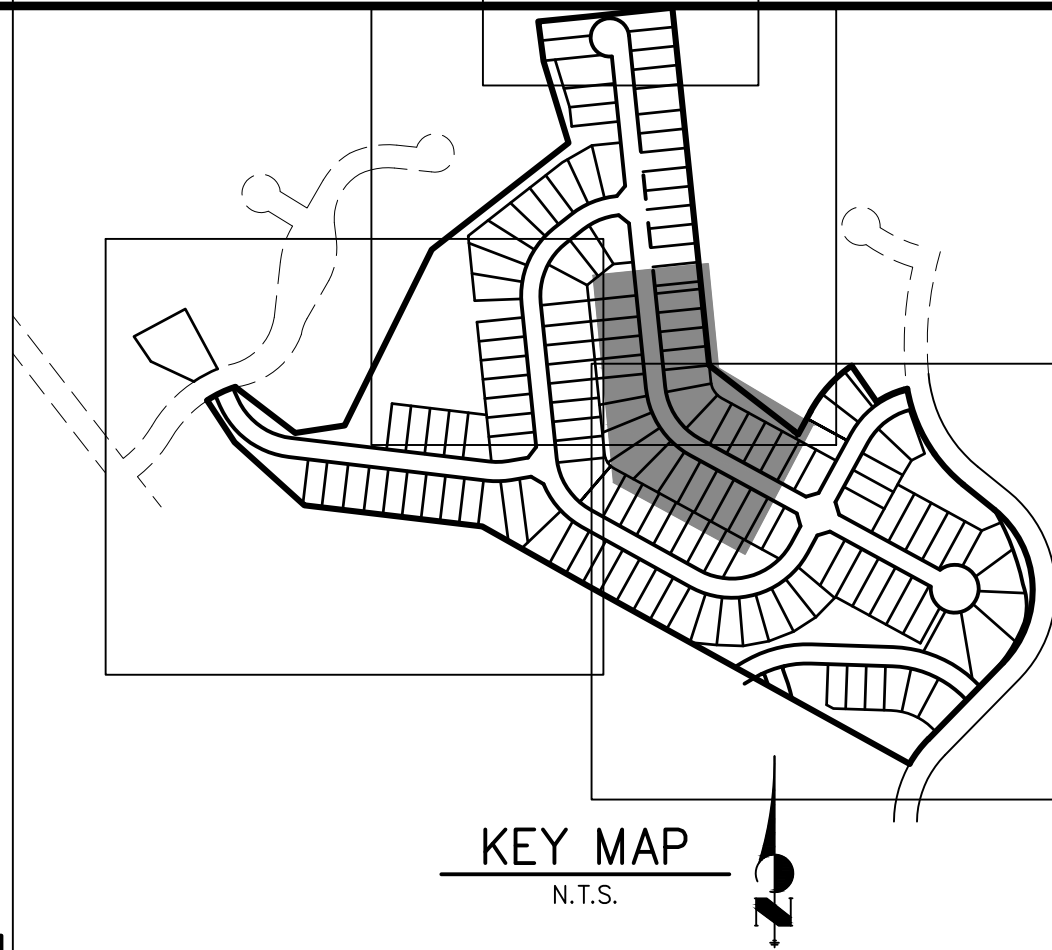
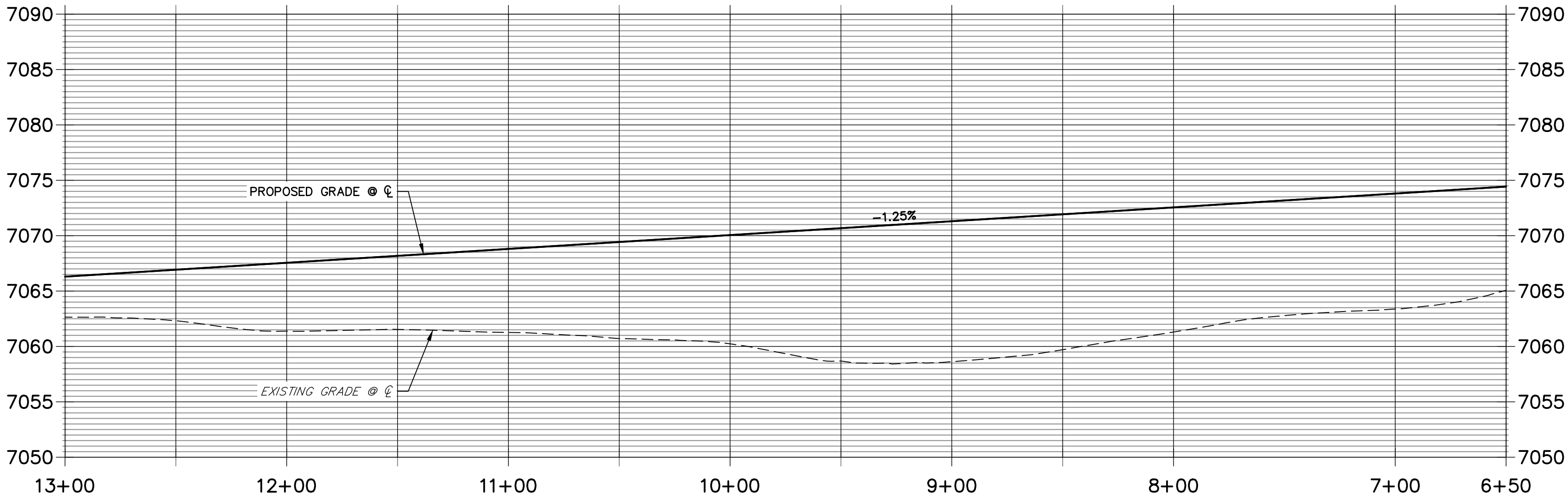
PREPARED FOR  
**MONUMENT HILL CM LLC**  
1864 WOODMOOR DR., STE. 100  
COLORADO SPRINGS, CO 80920  
ATTN: JOE DESJARDIN  
719-476-0800  
JDESJARDIN@PROTERRACO.COM

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

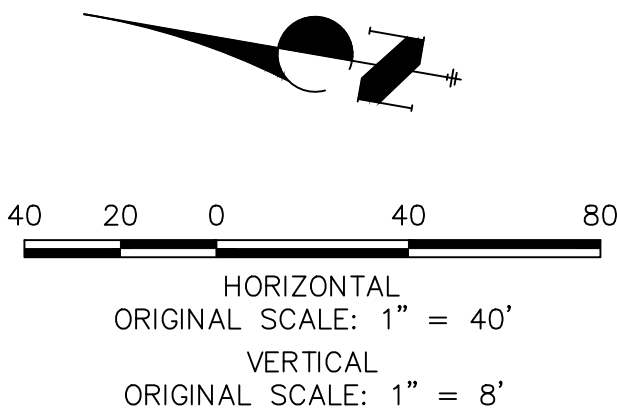


LINE TABLE		
LINE	BEARING	DISTANCE
L41	S05°52'42"E	413.50'
L67	S10°38'26"E	10.03'
L68	S05°52'43"E	20.00'
L69	S01°06'56"E	10.03'
L70	S05°52'41"E	18.35'
L99	S15°20'27"E	5.07'
L100	S05°52'43"E	349.67'
L101	S01°06'54"E	10.03'
L102	S05°52'43"E	20.00'
L103	S10°38'32"E	10.03'

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

ROADWAY POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES
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
64	7+77.57	16.17' (RT)	ALSIKE CLOVER COURT	7072.44	PC
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

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



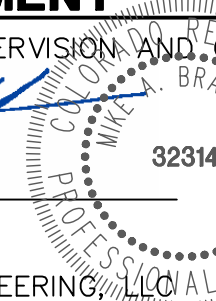
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Mike A. Bramlett*

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

FOR AND ON BEHALF OF JR ENGINEERING, LLC



12/14/21

DATE

CLOVERLEAF FILING NO. 2

ROADWAY PLAN AND PROFILE

SHEET 13 OF 20

JOB NO. 25158.01

BY DATE

No. REVISION

H-SCALE 1"=40'  
V-SCALE 1"=8'  
DATE 12/14/21  
DESIGNED BY XXX  
DRAWN BY CRB  
CHECKED BY

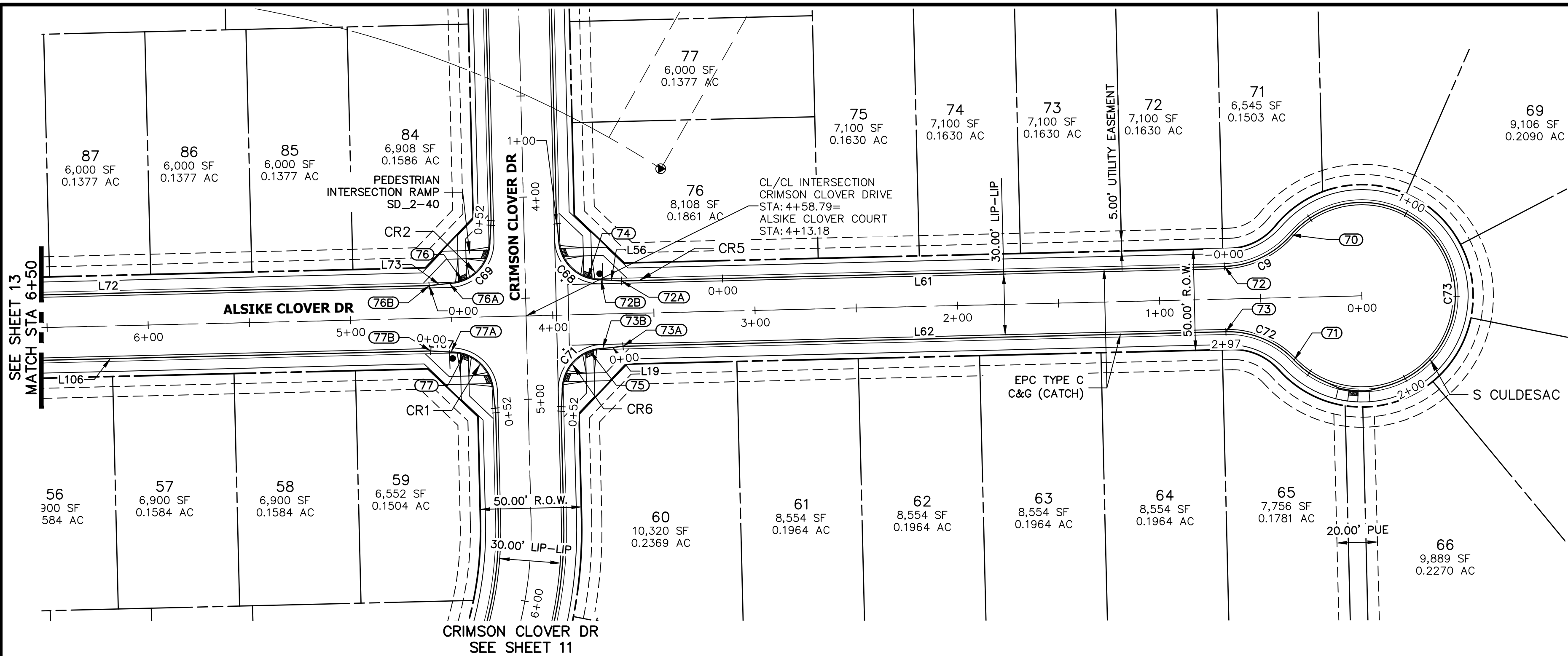


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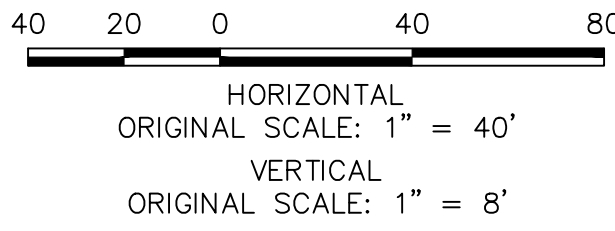
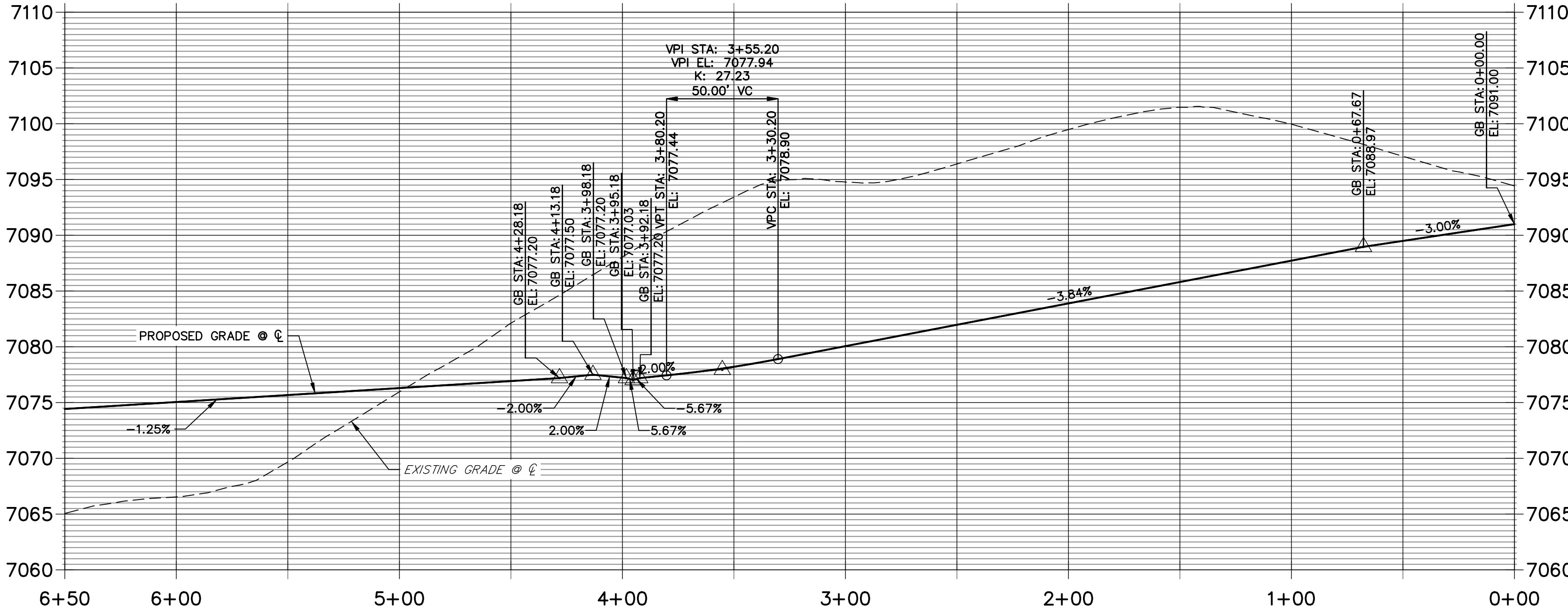
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ATTN: JOE DESJARDIN  
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JDESJARDIN@PROTERRACO.COM

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

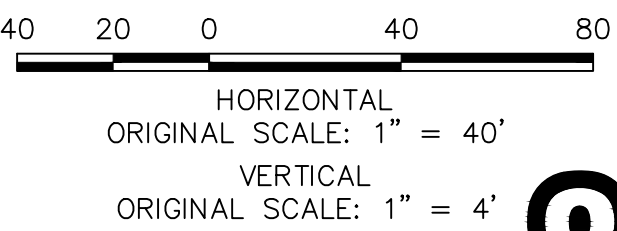
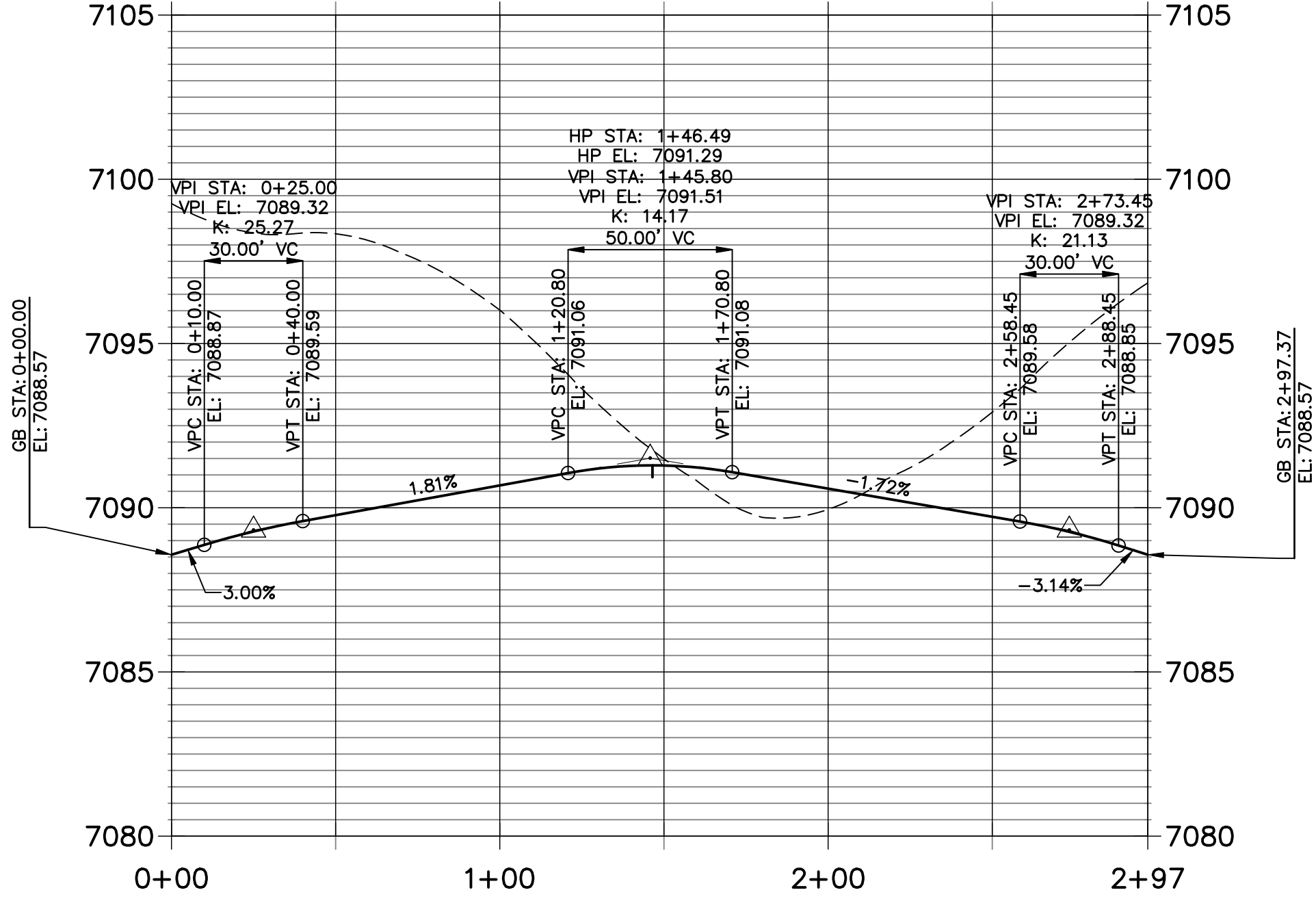


LINE TABLE		
LINE	BEARING	DISTANCE
L19	S66°08'41"E	10.03'
L56	N56°37'03"W	10.03'
L61	N61°22'52"W	298.08'
L62	S61°22'52"E	298.08'
L72	S61°22'52"E	316.88'
L73	S66°08'41"E	10.03'
L106	S61°22'52"E	316.88'
L107	S56°37'03"E	10.03'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C9	47°51'46"	45.00'	37.59'
C38	90°00'00"	20.50'	32.20'
C68	90°00'00"	20.50'	32.20'
C69	90°00'00"	20.50'	32.20'
C71	90°00'00"	20.50'	32.20'
C72	47°51'46"	45.00'	37.59'
C73	27°54'32"	46.17'	222.18'

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

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



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.
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
DATE 12/14/21  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

CLOVERLEAF FILING NO. 2

ROADWAY PLAN AND PROFILE

SHEET 14 OF 20

JOB NO. 25158.01

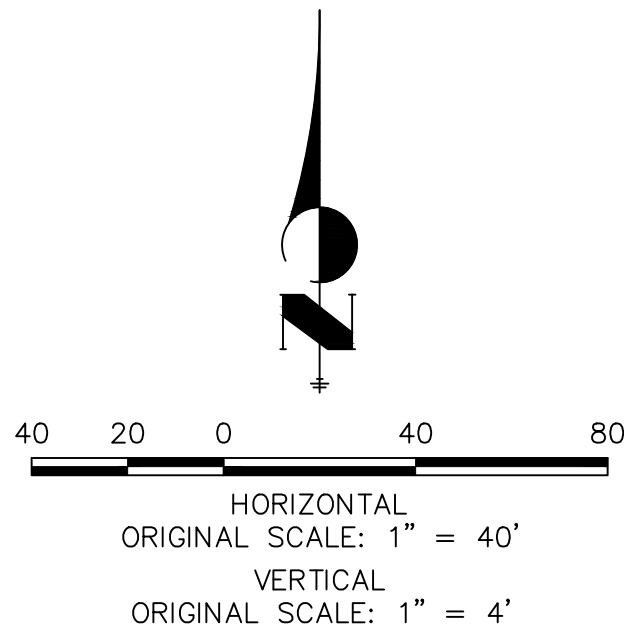
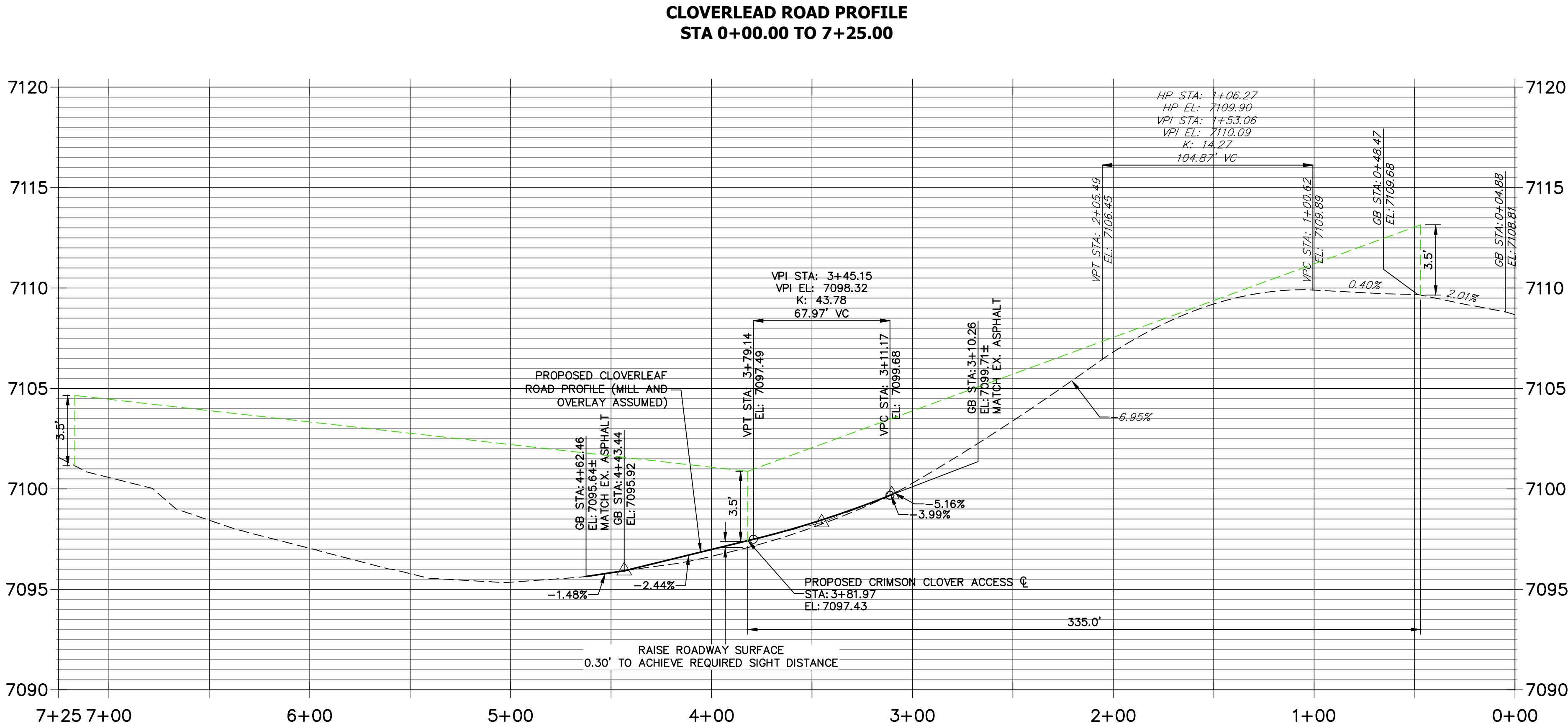
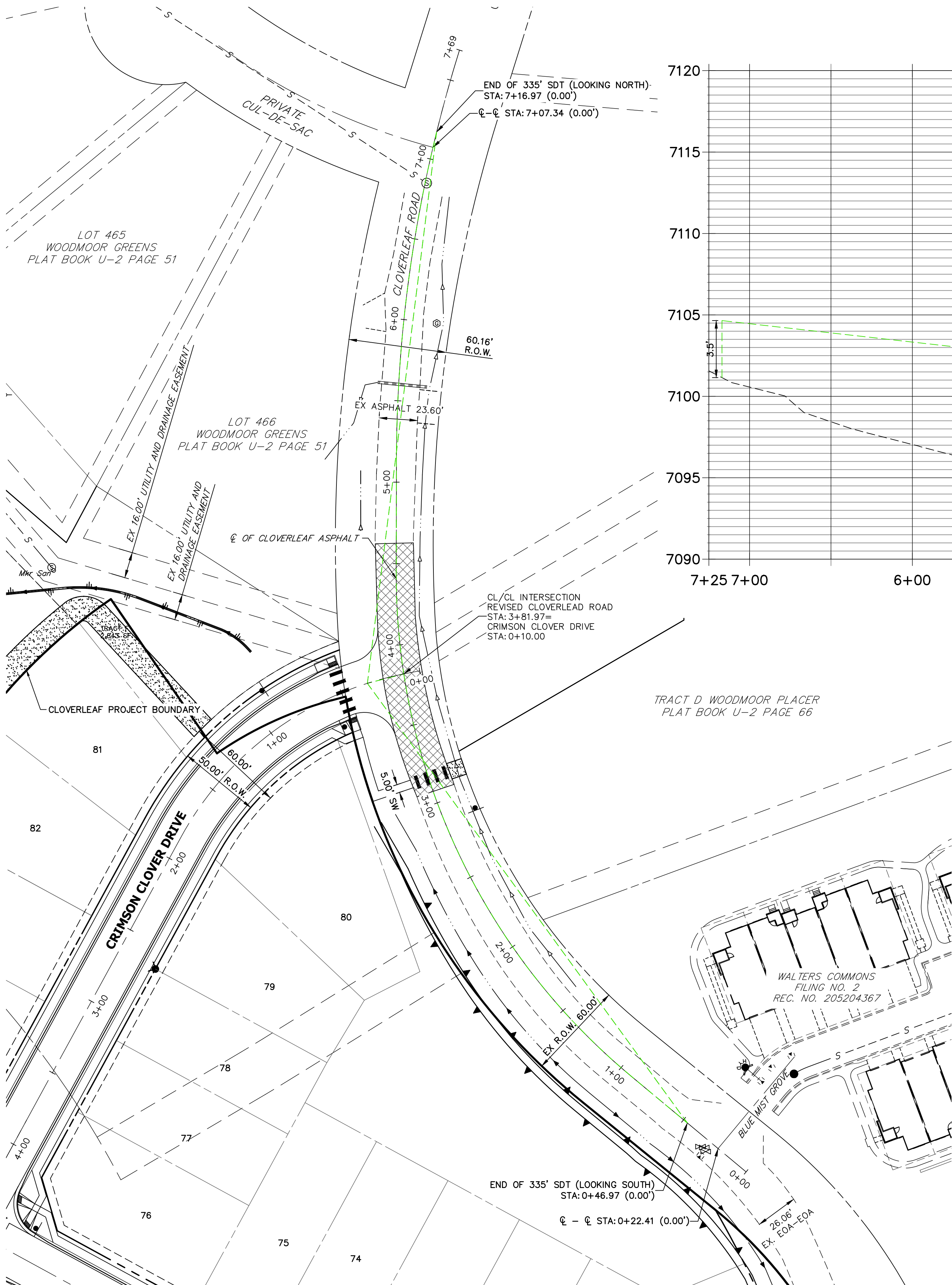
J.R. ENGINEERING  
A Western Company

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

PREPARED FOR

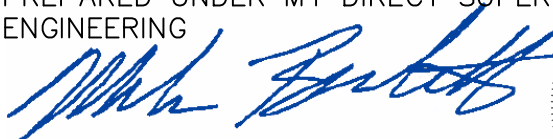
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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING




32314


DATE

12/14/21

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

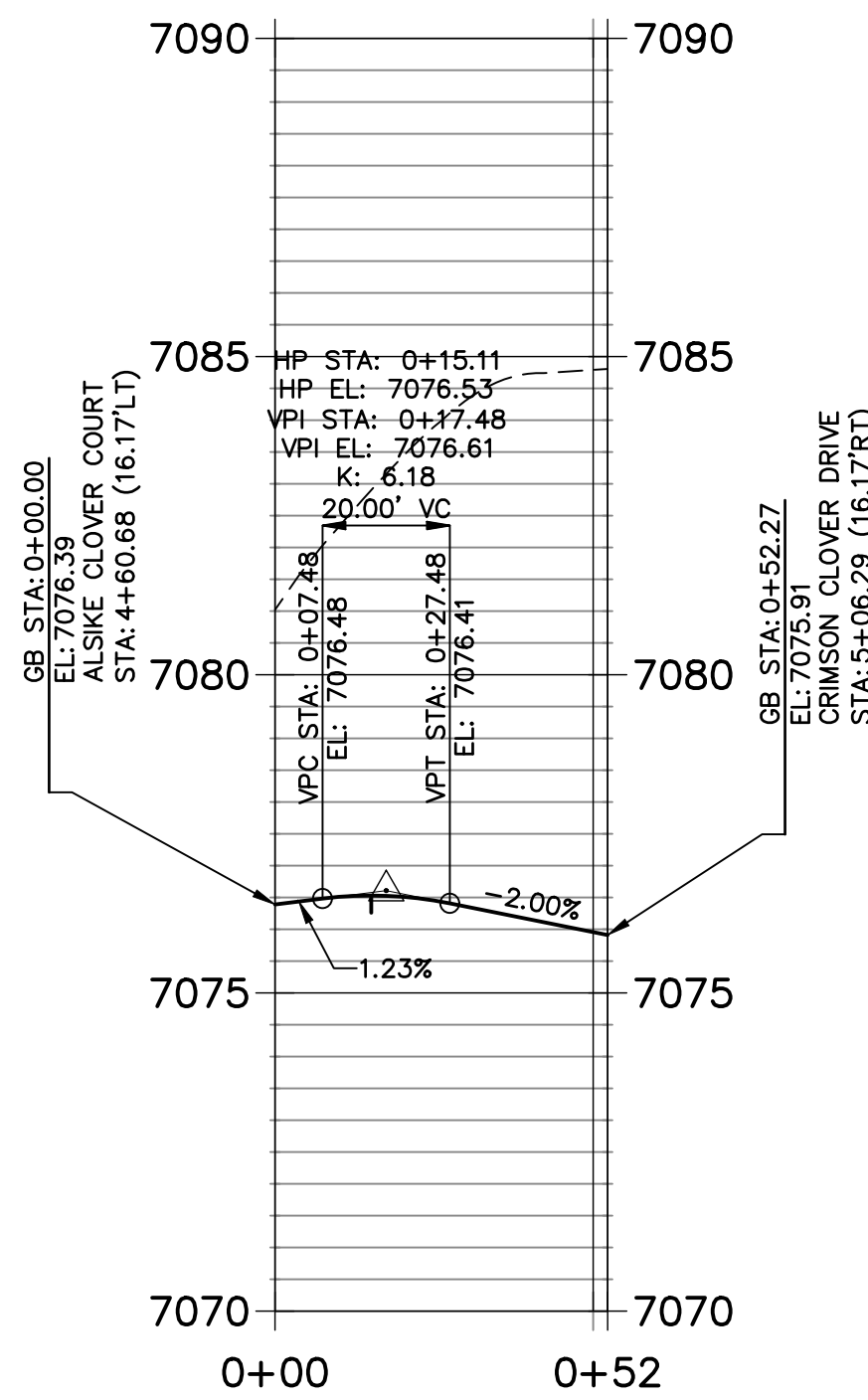


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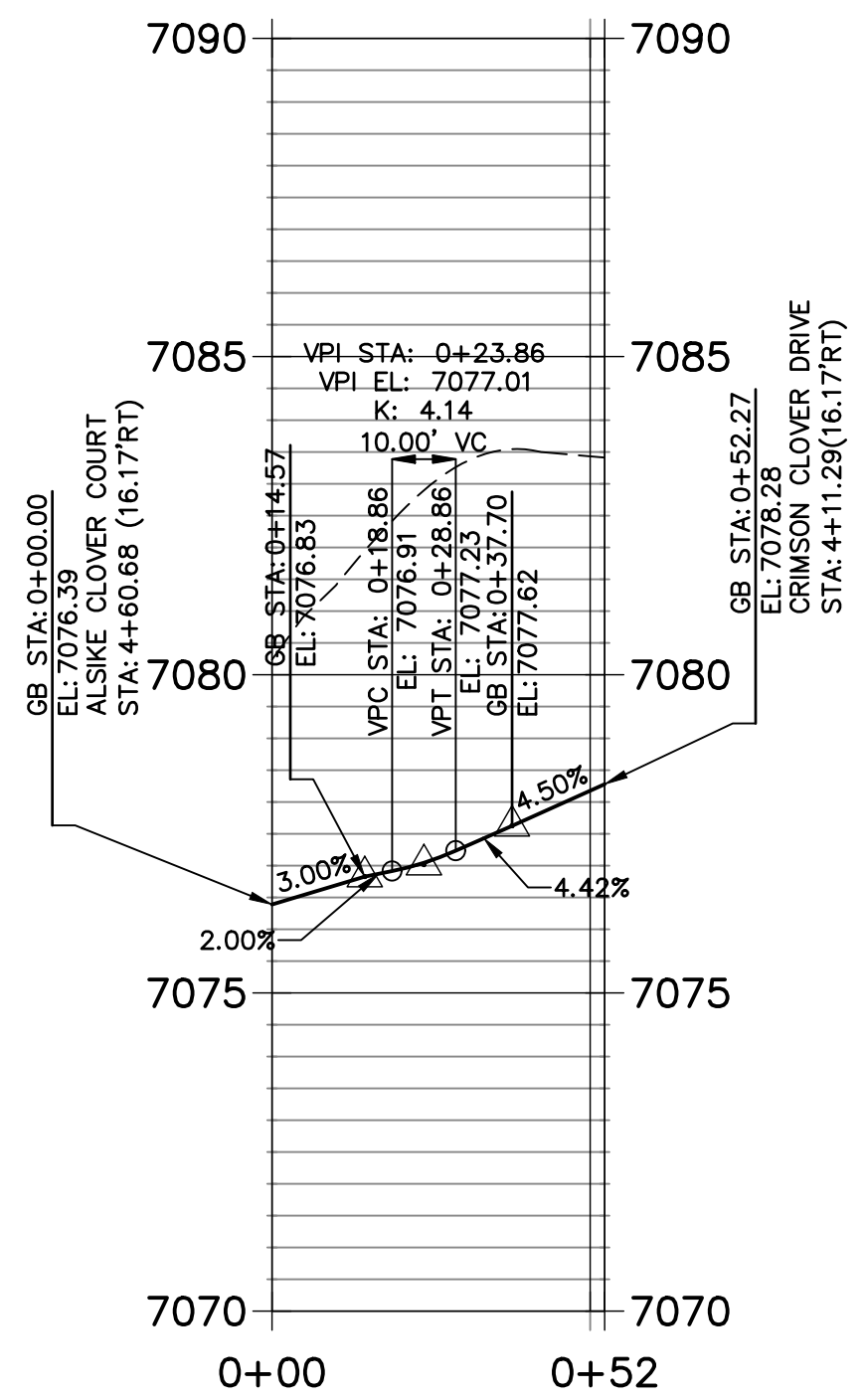
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MONUMENT HILL CM LLC 1864 WOODMOOR DR., STE. 100 COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN 719-476-0800 JDESJARDIN@PROTERRACO.COM				J.R. ENGINEERING A Western Company  Central 303-740-9888 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com			
CLOVERLEAF FILING NO. 2		MILL AND OVERLAY PLAN		SHEET 15 OF 20		JOB NO. 25158.01	
H-SCALE	1"=40'	V-SCALE	1"=4'	DESIGNED BY	DATE	DRAWN BY	CHECKED BY
				XXX	12/14/21	CRB	
BY		DATE		REVISION		No.	



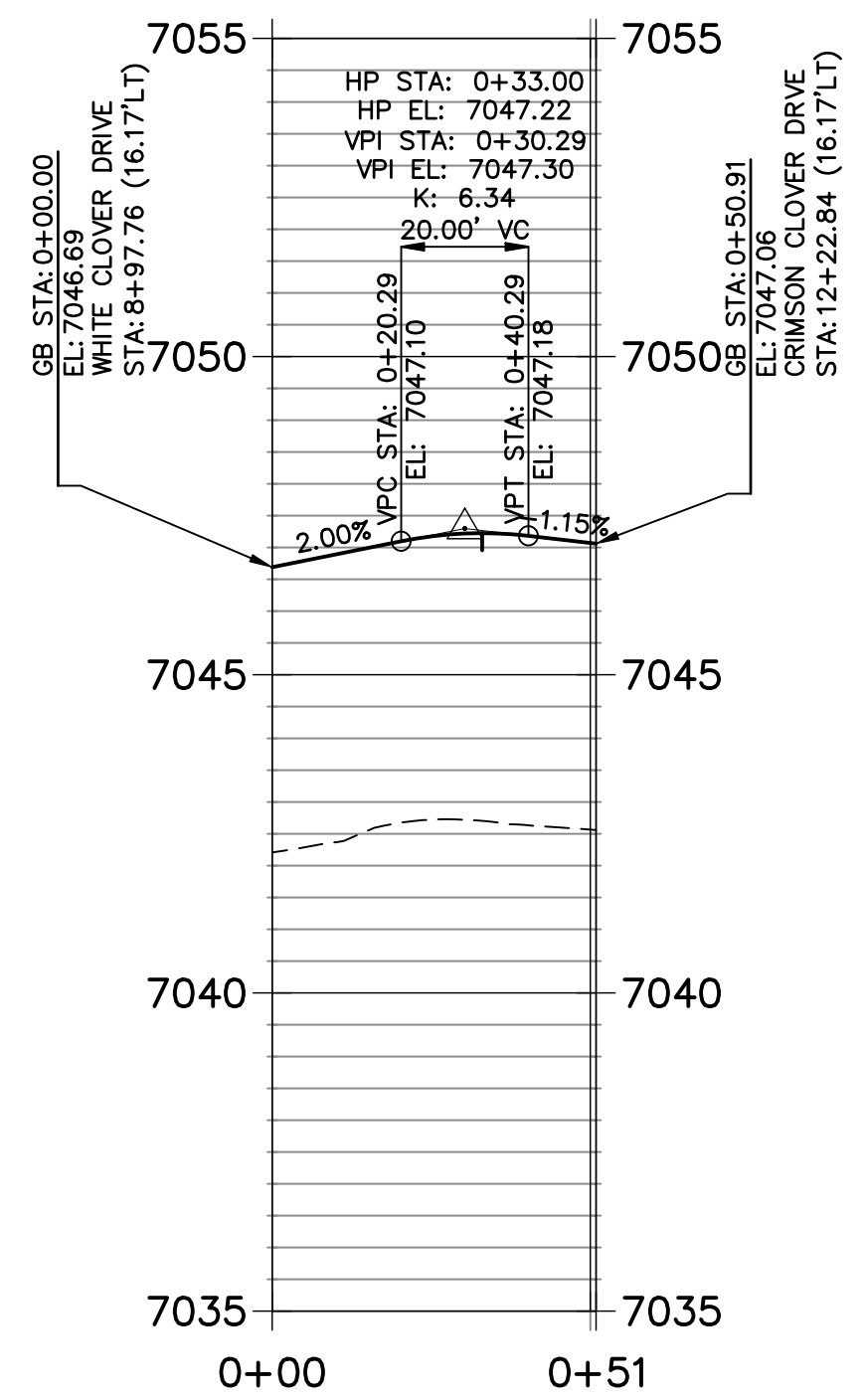
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STA 0+00.00 TO 0+52.27



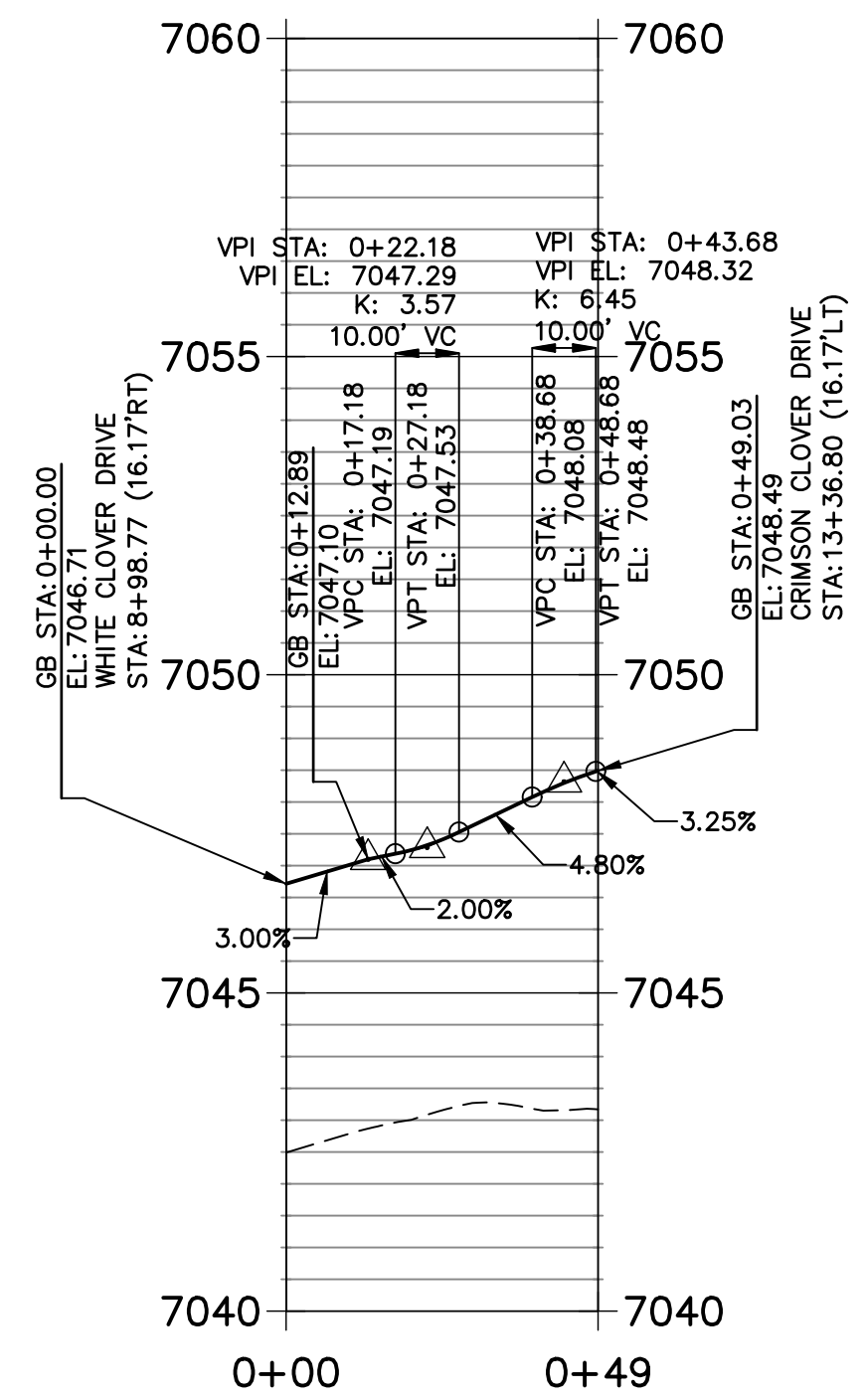
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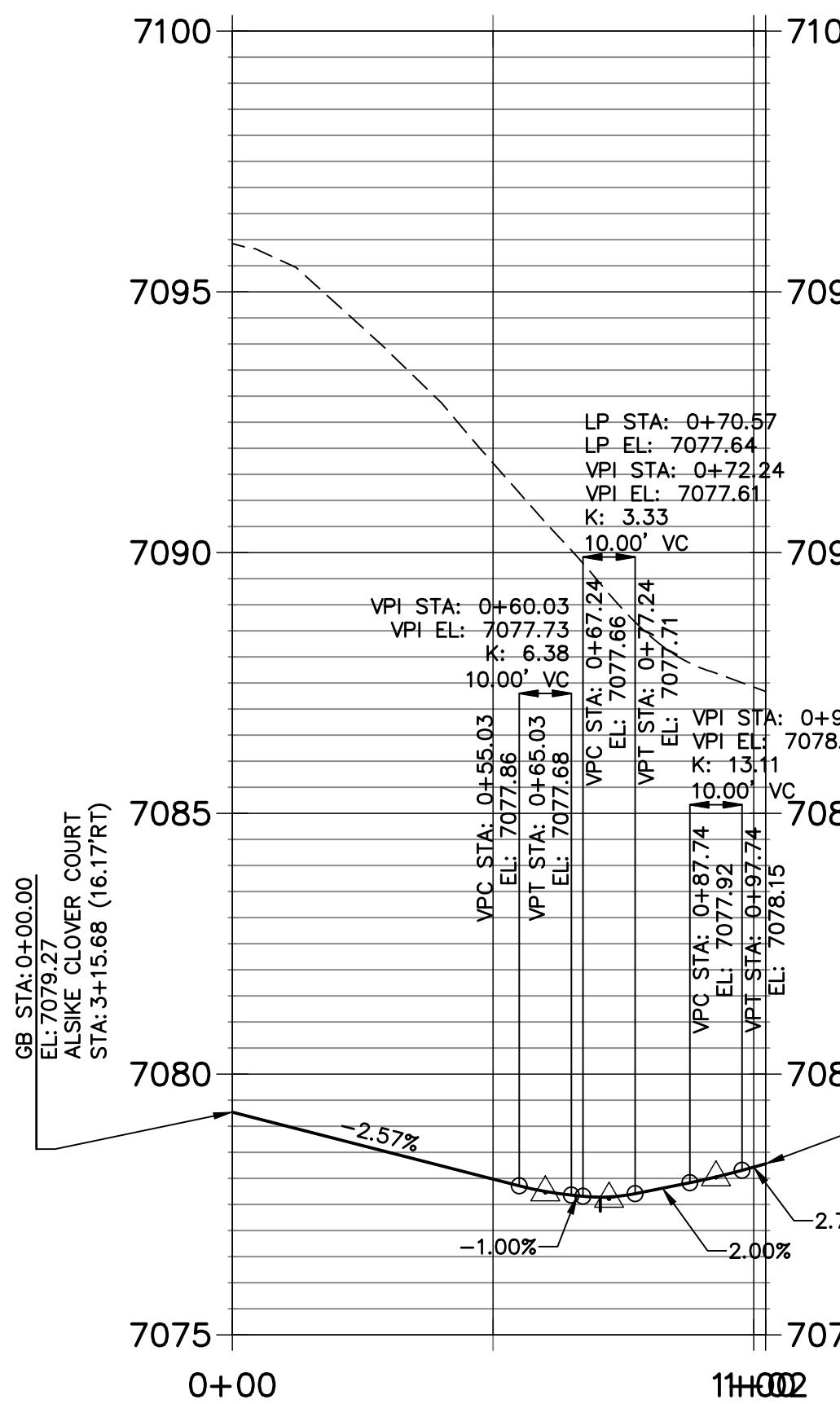
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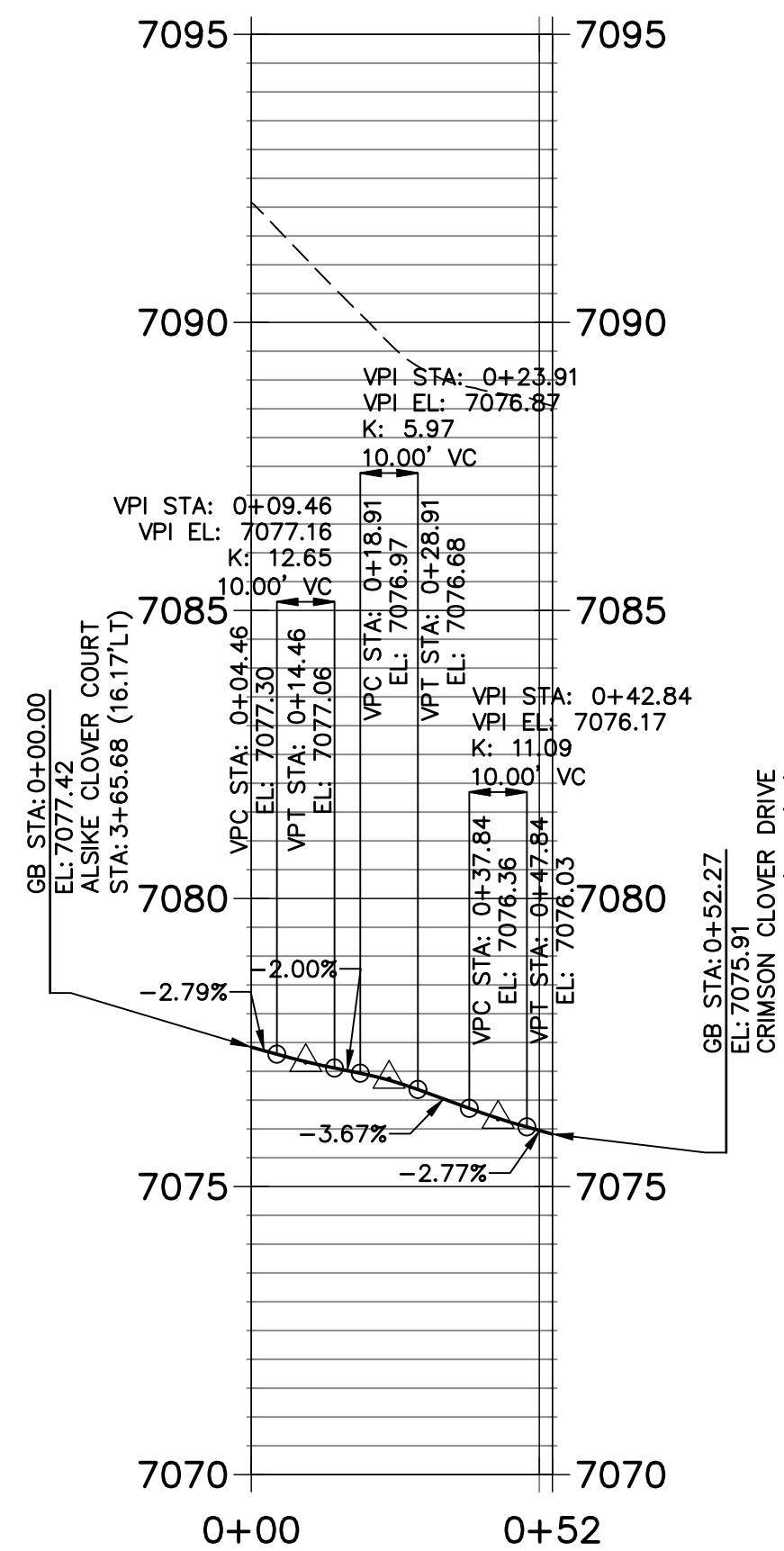
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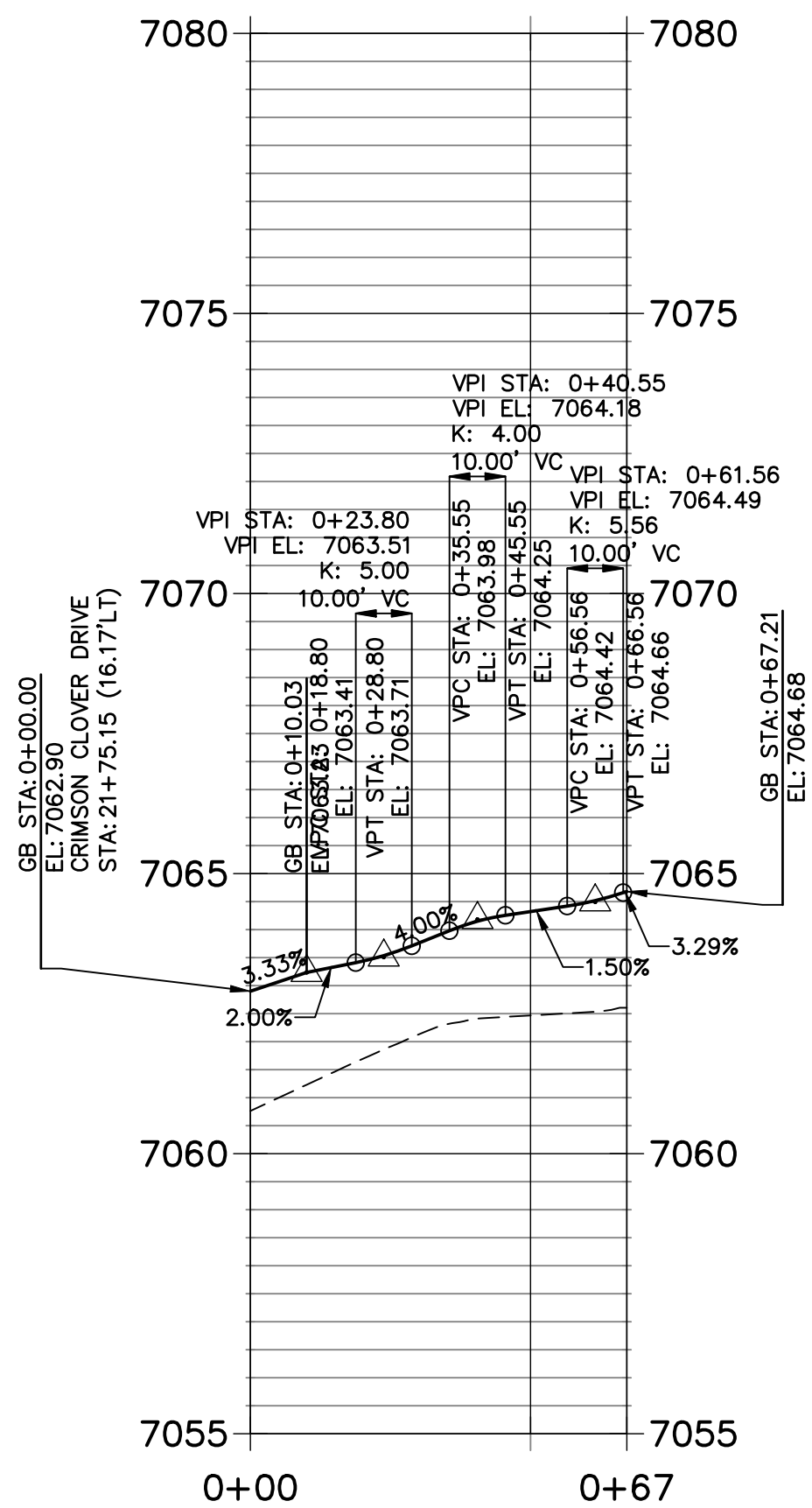
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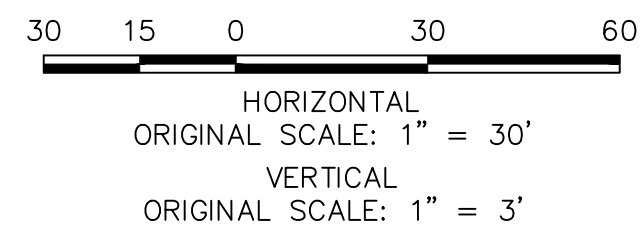
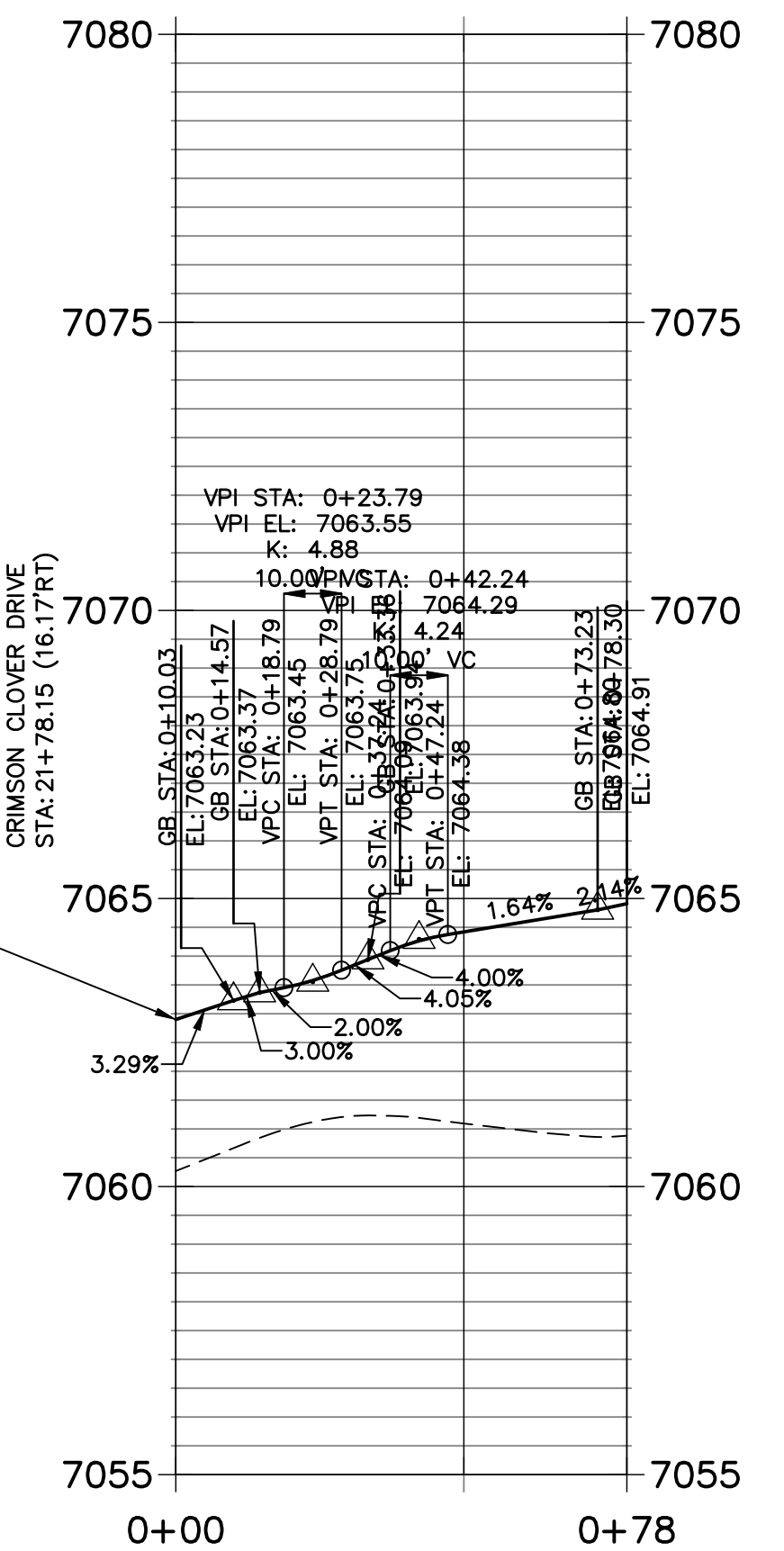
CR6 PROFILE  
STA 0+00.00 TO 0+52.27



CR7 PROFILE  
STA 0+00.00 TO 0+67.21



CR8 PROFILE  
STA 0+00.00 TO 0+78.30



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
DATE 12/14/21  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

CLOVERLEAF FILING NO. 2

CURB RETURN PROFILES

SHEET 7 OF 20  
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

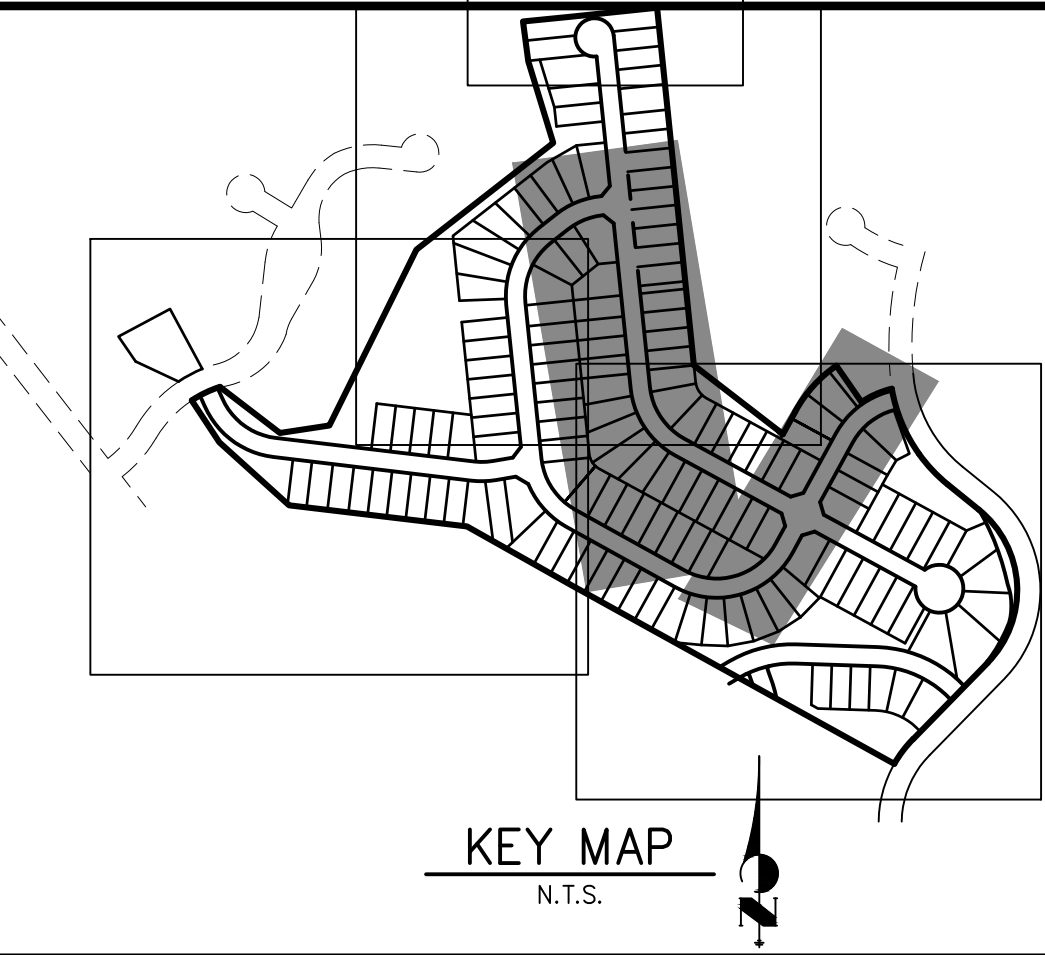
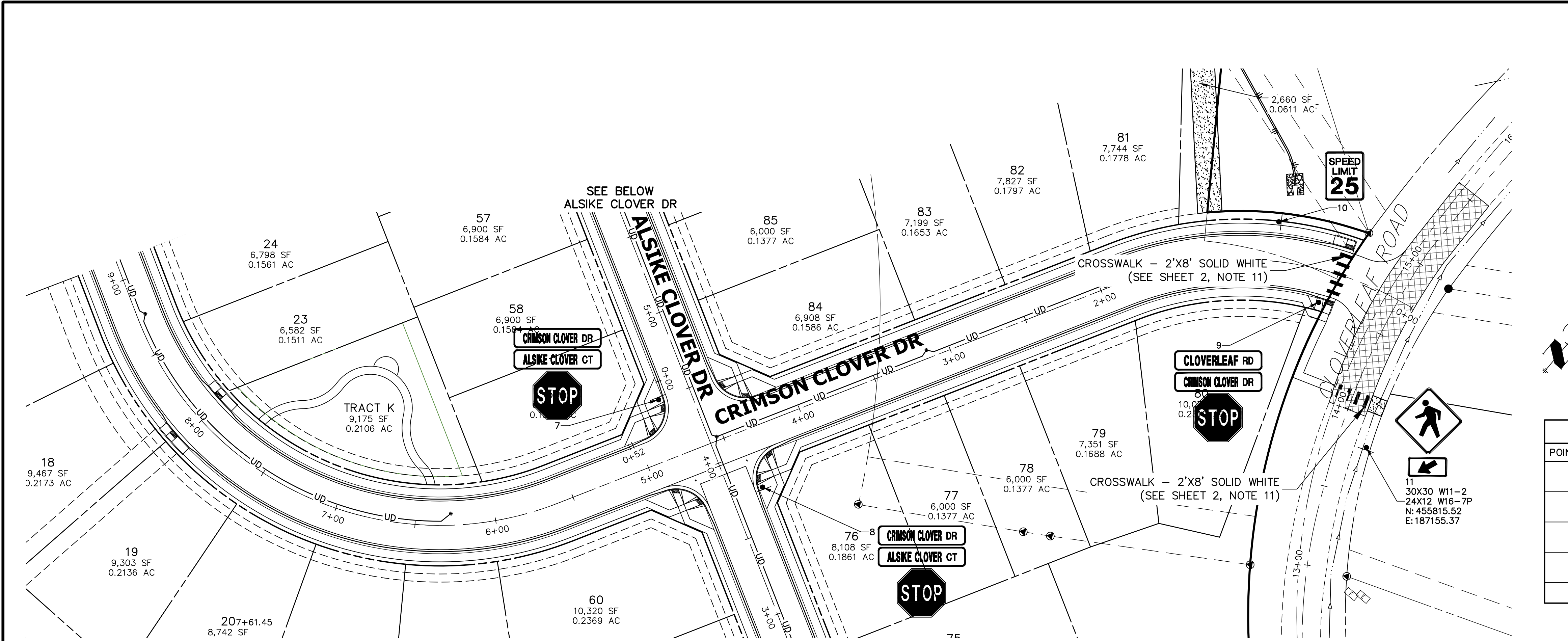
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AUTHORIZATION.

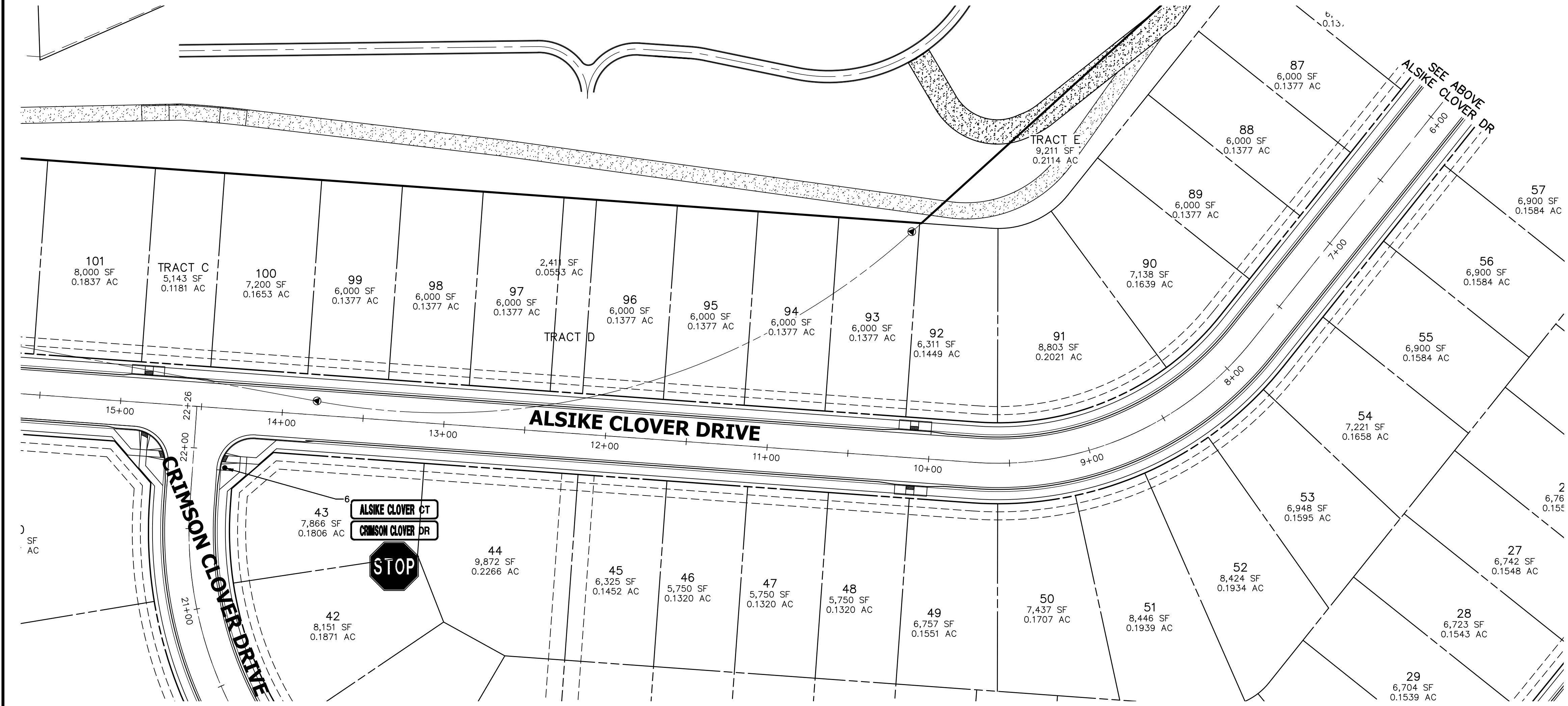









SIGN TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	NOTES	DESCRIPTION
6	21+89.03	19.86' (RT)	CRIMSON CLOVER DRIVE		30X30 R1-1 54X12 D3-1 (X4)
7	4+49.96	20.13' (LT)	ALSIKE CLOVER COURT		30X30 R1-1 54X12 D3-1 (X4)
8	3+76.35	19.98' (RT)	ALSIKE CLOVER COURT		30X30 R1-1 54X12 D3-1 (X4)
9	0+57.08	19.93' (LT)	CRIMSON CLOVER DRIVE		30X30 R1-1 54X12 D3-1 (X4)
10	0+90.05	24.50' (RT)	CRIMSON CLOVER DRIVE		24X30 R2-1





Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Mike Bramlett* 32314 12/14/21

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

ORIGINAL SCALE: 1" = 40'

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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 Western Company

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BY	DATE	No.	REVISION

H-SCALE	1"=40'
V-SCALE	N/A
DATE	12/14/21
DESIGNED BY	XXX
DRAWN BY	CRB
CHECKED BY	

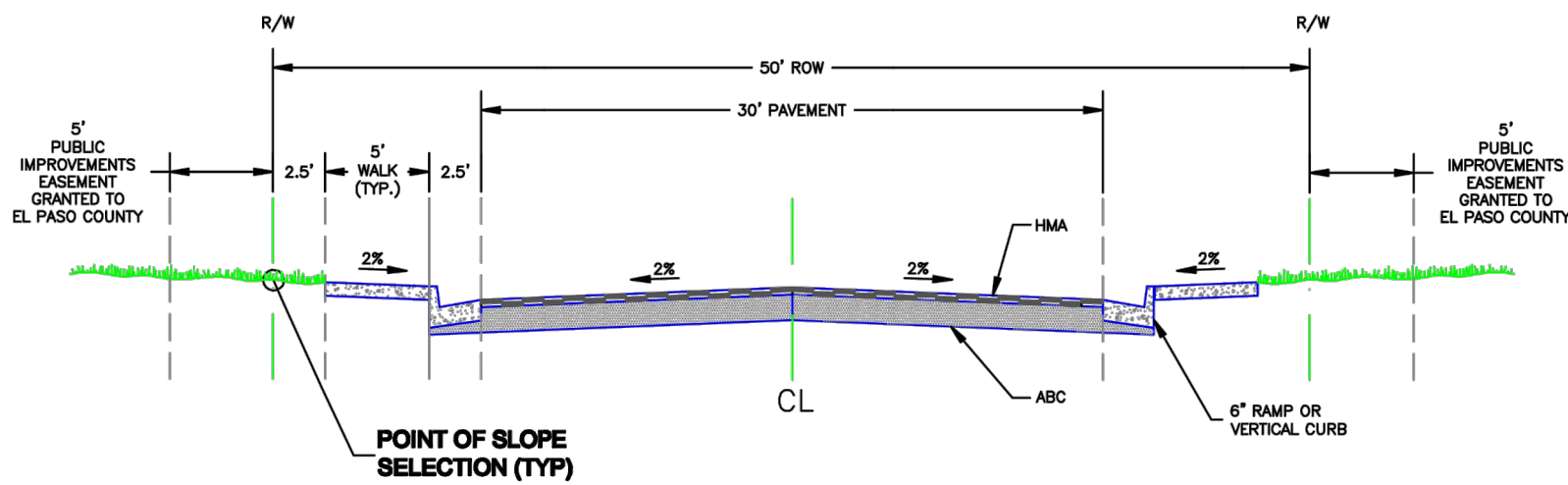
CLOVERLEAF FILING NO. 2

SIGNAGE AND STRIPING PLAN

SHEET 18 OF 20

JOB NO. 25158.01

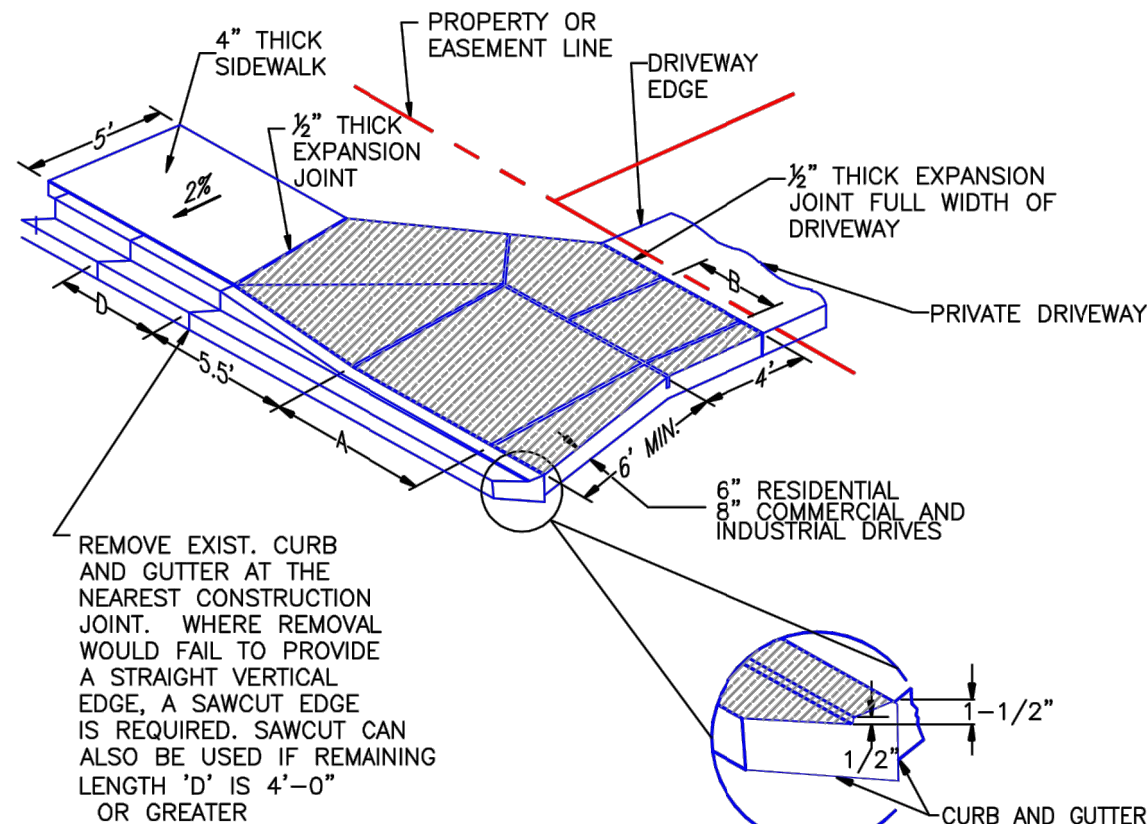




**Roadway Design Parameters**  
Design Speed: 25 mph  
Posted Speed: 25 mph  
Maximum ADT: 3,000  
Design Vehicle: WB-50

SCALE: NOT TO SCALE

12/31/05	Urban Local Roadway	
DATE APPROVED:		
John A. McCarty	Standard Cross Section	
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/22/05	FILE NAME: SD_2-2

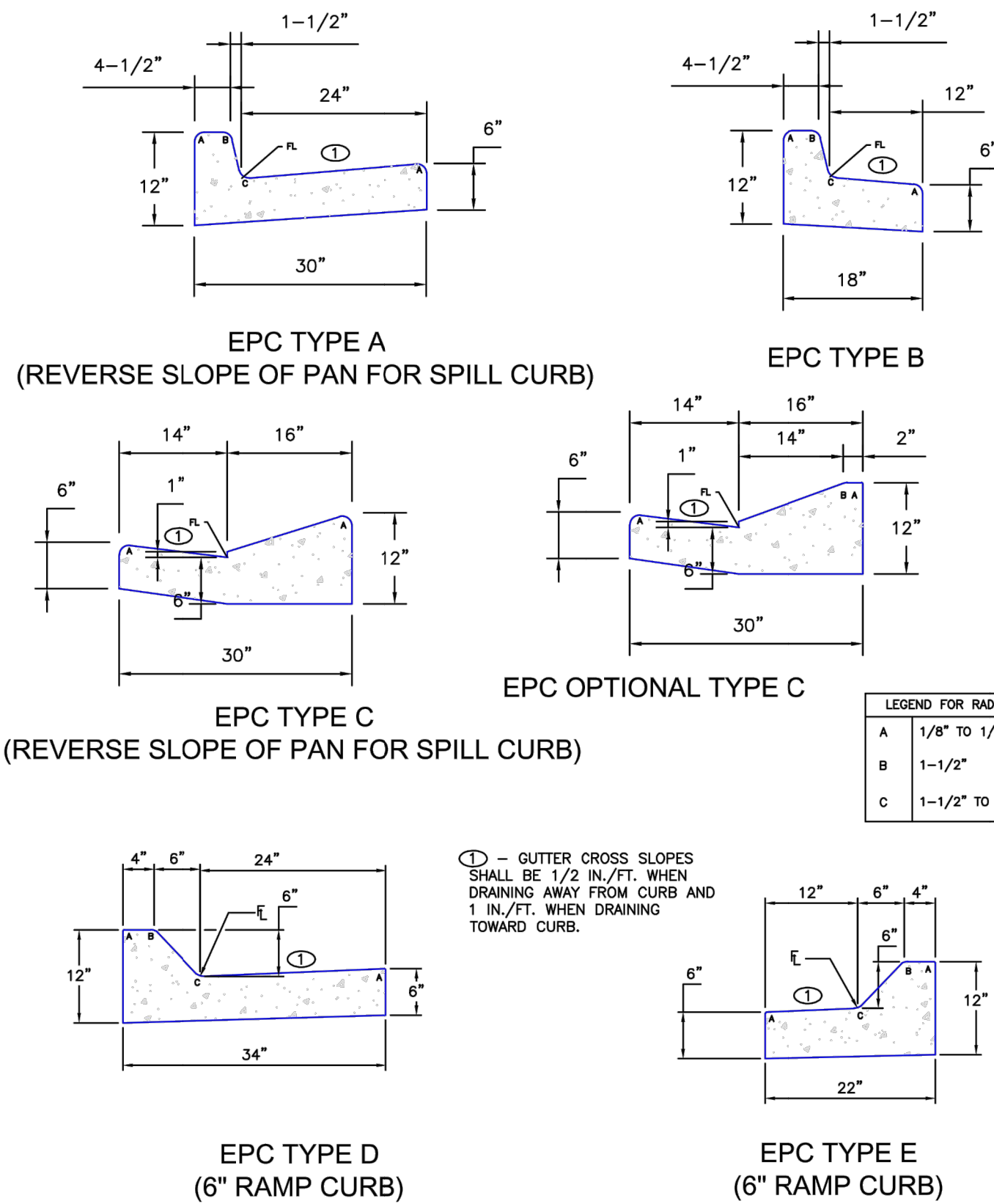


- NOTES
1. PROVIDE CENTERLINE CONSTRUCTION OR TOOL JOINT WHEN DRIVEWAY WIDTH (EDGE TO EDGE) IS 14' OR GREATER.
  2. ALL TOOL JOINTS SHALL BE A MINIMUM OF 1-3/8" DEEP.
  3. WHEN REPLACING EXISTING CURB AND GUTTER WITH NEW DRIVEWAY, ENTIRE CURB AND GUTTER SECTION SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER (VARIABLE-CURB-HEIGHT) AS SHOWN. DO NOT BREAK CURB FROM GUTTER SECTION.
  4. FLARED PORTION OF DRIVEWAY SHALL BE POURED MONOLITHIC WITH MAIN RECTANGULAR PORTION OF DRIVEWAY.
  5. WHERE THERE IS MORE THAN ONE DRIVEWAY ON A LOT, THE SPACING OF THE DRIVEWAYS SHALL MEET REQUIREMENTS IN EGM.
  6. WHERE AN EXISTING SIDEWALK IS IN PLACE, AND ITS THICKNESS IS LESS THAN 6" (RESIDENTIAL) OR 8" (COMMERCIAL AND INDUSTRIAL) THE SIDEWALK THROUGH THE DRIVEWAY SHALL BE REMOVED AND REPLACED WITH PORTLAND CEMENT CONCRETE AT THE REQUIRED THICKNESS.
  7. WHEN A DRIVEWAY IS TO BE TAKEN OUT OF SERVICE, THE ENTIRE LENGTH OF CURB AND GUTTER SHALL BE REMOVED AND REPLACED WITH NEW CURB AND GUTTER MATCHING THE ABUTTING SECTIONS.
  8. ALL PROVISIONS IN THE LAND DEVELOPMENT CODE SHALL BE MET, WITH REGARD TO MINIMUM SETBACK FROM INTERSECTION AND SIDE PROPERTY LINES, MINIMUM SPACING, MAXIMUM WIDTH, ETC.

TOOLS JOINT SPACING		
DRIVEWAY WIDTH	A	B
12'	6'	3'-6"
14'	7'	3'-6"
16'	8'	4'
18'	9'	4'-6"
20'	10'	5'
22'	11'	5'-6"
24'	12'	6'
26'	13'	6'-6"
28'	14'	7'
30'	15'	7'-6"

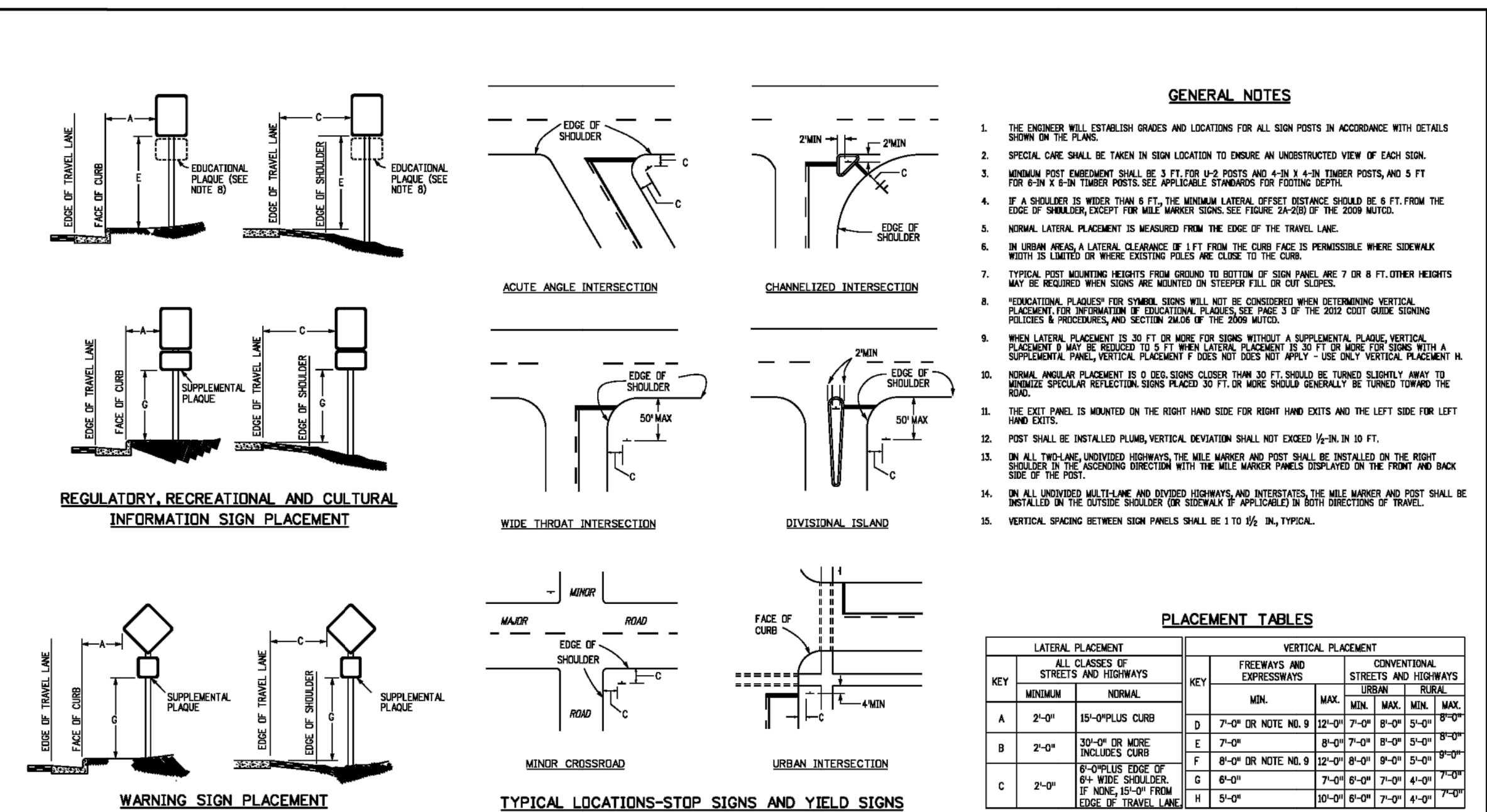
SCALE: NOT TO SCALE

8/11/11	Driveway Detail With Attached Sidewalk Standard Drawing	
DATE APPROVED:		
André P. Brackin		
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 11/10/04	FILE NAME: SD_2-24



SCALE: NOT TO SCALE

8/11/11	Typical Curb and Gutter Details Standard Drawing	
DATE APPROVED:		
André P. Brackin		
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15	FILE NAME: SD_2-20



<b>Computer File Information</b> Creation Date: 07/04/12 Created By: RCM Last Modification Date: 07/31/19 Last Modified By: AVU CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	<b>Sheet Revisions</b> Date: Comments: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	<b>Colorado Department of Transportation</b> 2829 W. Howard Pl. Denver, CO 80204 Phone: 303-757-2643 Fax: 303-757-9219 Traffic & Safety Engineering MKB	<b>STANDARD PLAN NO.</b> S-614-1 Standard Sheet No. 1 of 2 Project Sheet Numbers
--	---	--	---

**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).

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 303-740-9383 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
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N/A	N/A	12/14/21	N/A	N/A	N/A

COVERLEAF FILING NO. 2  
COUNTY DETAILS



Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Mike Bramlett*  
32314  
12/14/21  
DATE  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC





8/11/11  
DATE APPROVED:  
André P. Brackin  
DEPARTMENT OF TRANSPORTATION

Typical Cross Pan  
Layout Detail  
Standard Drawing

REVISION DATE: 12/8/15  
FILE NAME: SD\_2-26



7/9/09  
DATE APPROVED:  
André P. Brackin  
DEPARTMENT OF TRANSPORTATION

Pedestrian Intersection  
Ramp  
Standard Drawing

REVISION DATE: 12/8/15  
FILE NAME: SD\_2-41



1/1/08  
DATE APPROVED:  
John A. McCarty  
DEPARTMENT OF TRANSPORTATION

Urban Cul-De-Sac  
Details  
Standard Drawing

REVISION DATE: 12/8/15  
FILE NAME: SD\_2-75



9/16/10  
DATE APPROVED:  
André P. Brackin  
DEPARTMENT OF TRANSPORTATION

Pedestrian Intersection  
Ramp Detail  
Standard Drawing

REVISION DATE: 11/10/04  
FILE NAME: SD\_2-40



12/14/21  
DATE  
32314  
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

811  
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CLOVERLEAF FILING NO. 2  
COUNTY DETAILS  
SHEET 20 OF 20  
JOB NO. 25158.01

UNTIL SUCH TIME AS  
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APPROVES THEIR USE,  
THEY ARE NOT TO BE  
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PREPARED FOR  
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