

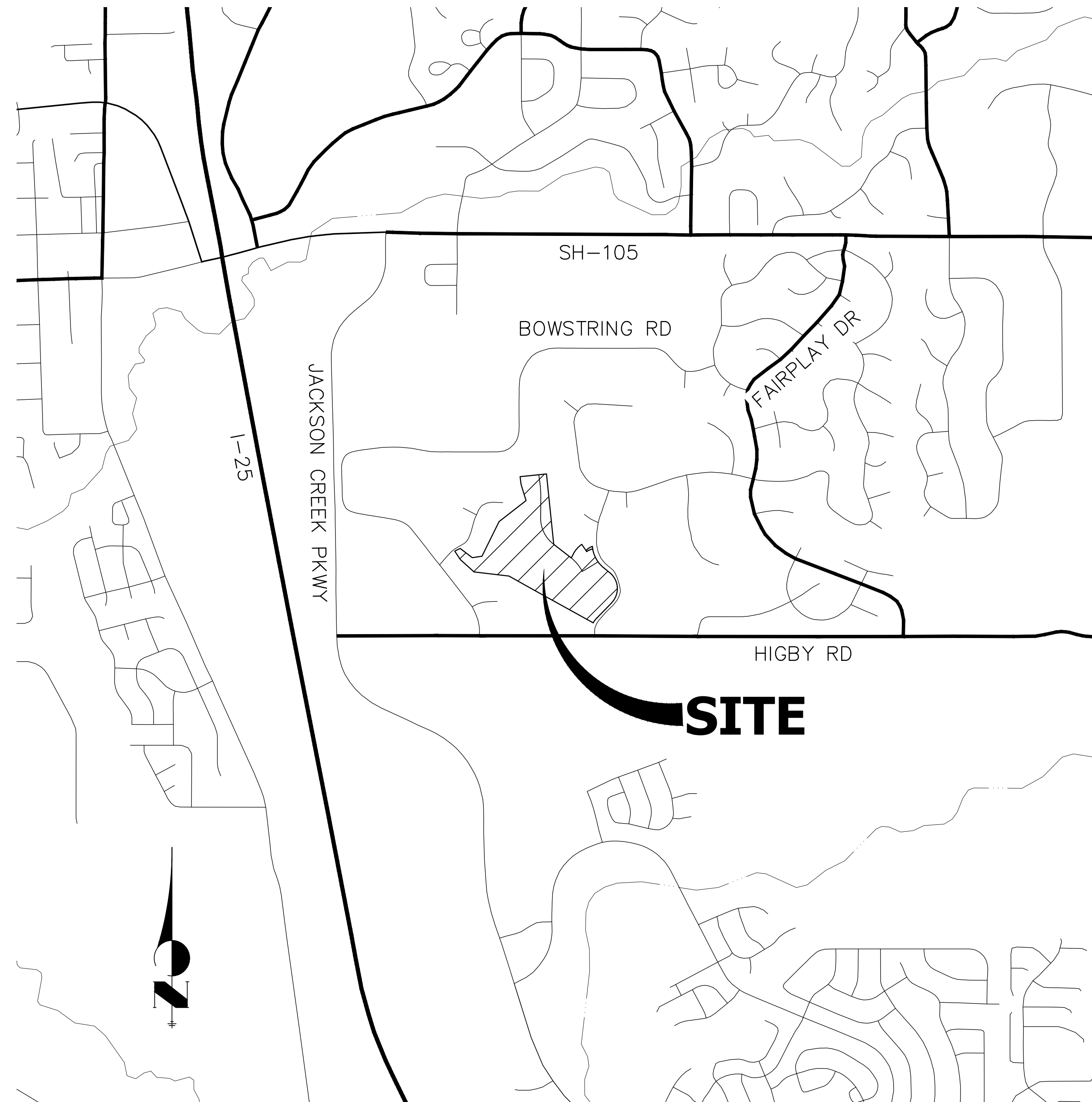
CLOVERLEAF FILING NO. 2

**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'

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

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2	LEGEND AND GENERAL NOTES
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15	MILL AND OVERLAY PLAN
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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
John Irvine
EPC Planning & Community
Development Department

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

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLAN AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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



PCD FILE NO. SF-2123

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

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=1,000'	N/A	11/11/21	N/A	N/A
CLOVERLEAF FILING NO. 2								
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 PROPERTY LINE		EXISTING WATER VALVE
	EXISTING CURB & GUTTER		EXISTING FIRE HYDRANT
	EXISTING GASLINE		EXISTING VALVE
	EXISTING WATERLINE		EXISTING STREET LIGHT
	EXISTING ELECTRIC LINE		EXISTING SIGN
	EXISTING FENCE		EXISTING TELEPHONE MANHOLE
	EXISTING SANITARY SEWER W/MANHOLE		EXISTING FLARED END SECTION
	EXISTING STORM SEWER W/MANHOLE		EXISTING WATER VALVE
	EXISTING EDGE OF ASPHALT		PROPOSED FLOW DIRECTION
	EXISTING EDGE OF CONCRETE		
	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.

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

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

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

No.	REVISION	BY		DATE	
		BY	DATE	BY	DATE

CLOVERLEAF FILING NO. 2	LEGEND AND GENERAL NOTES	SHEET 2 OF 20
		JOB NO. 25158.01

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 Call before you dig.

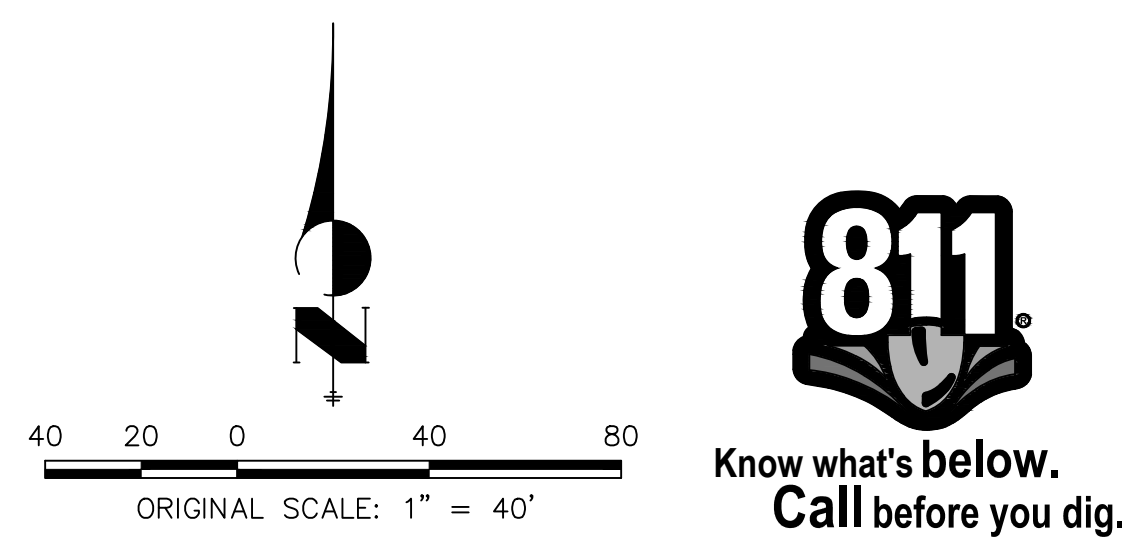
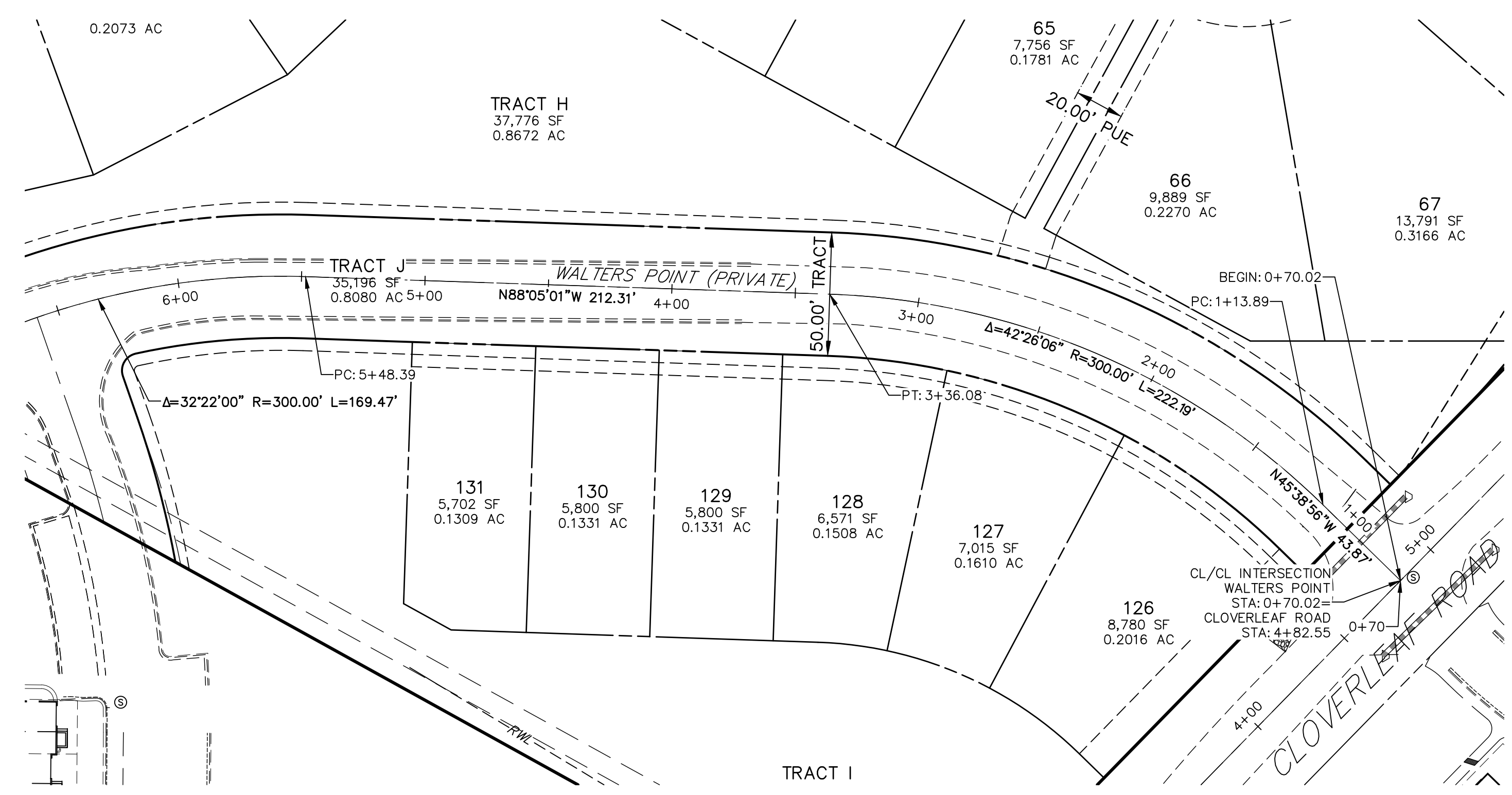
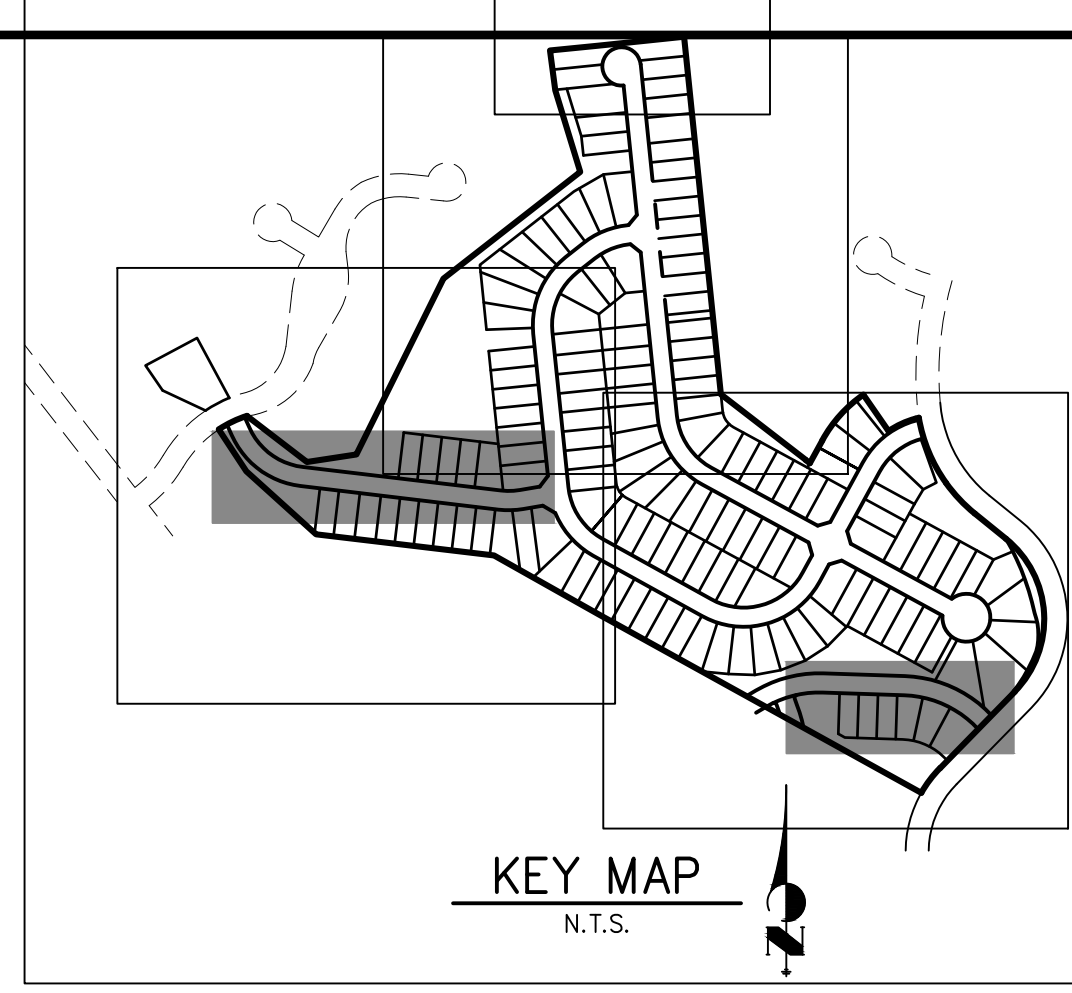
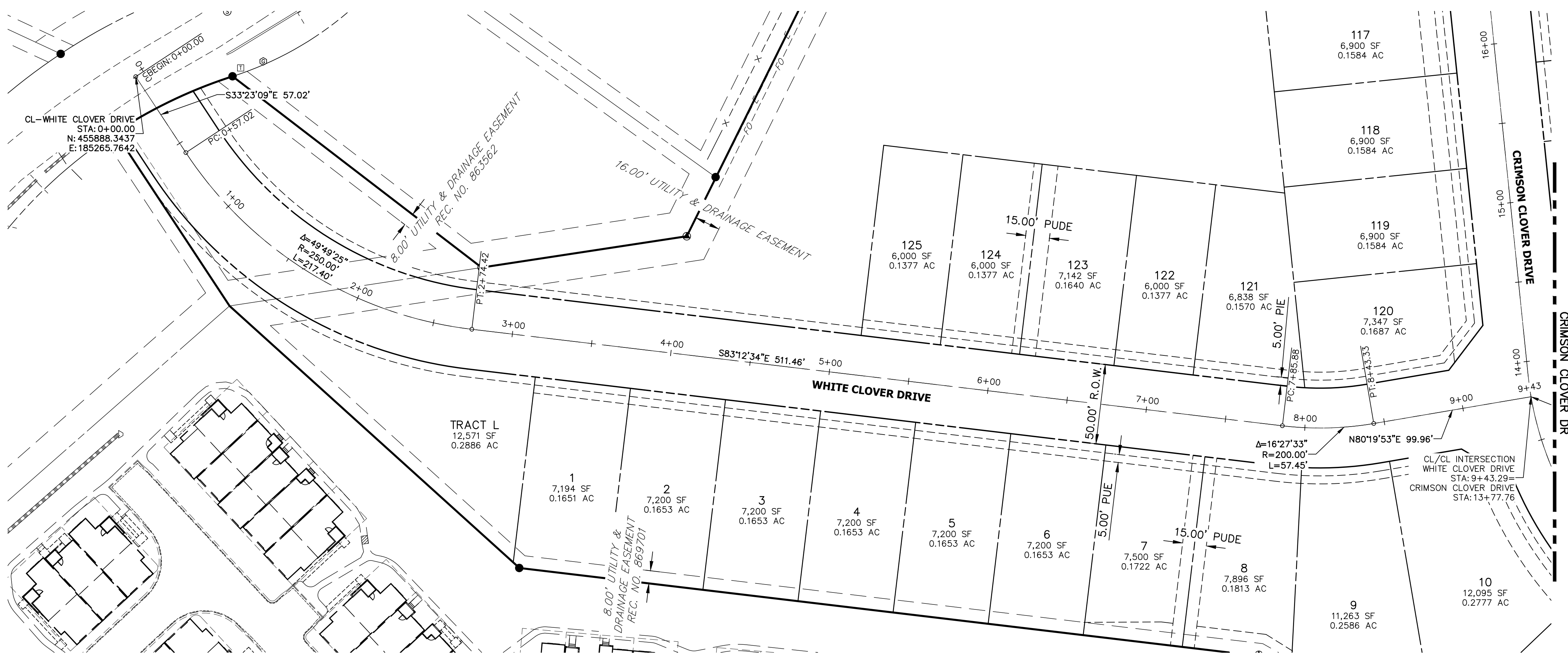
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ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE: 11/11/21

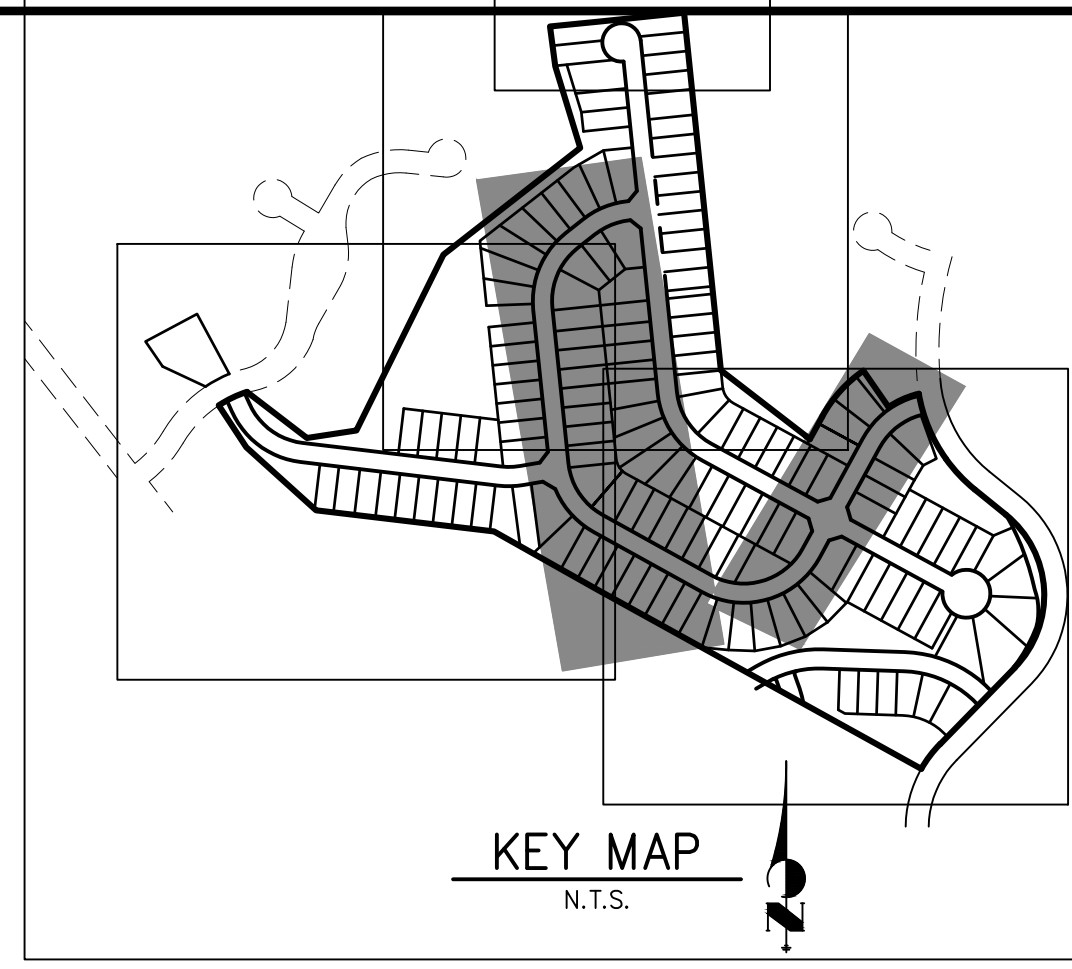
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ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike Bramlett
 32314
 11/11/21
 DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION. PREPARED FOR MONUMENT HILL CM LLC 1864 WOODMOOR DR., STE. 100 COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN JDESJARDIN@PROTERRACO.COM	J.R. ENGINEERING A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
		No.	REVISION
H-SCALE	1"=40'	N/A	
V-SCALE	N/A		
DESIGNED BY	DATE	11/11/21	XXX
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		JOB NO.	25158.01

EPC PCD 1/31/22

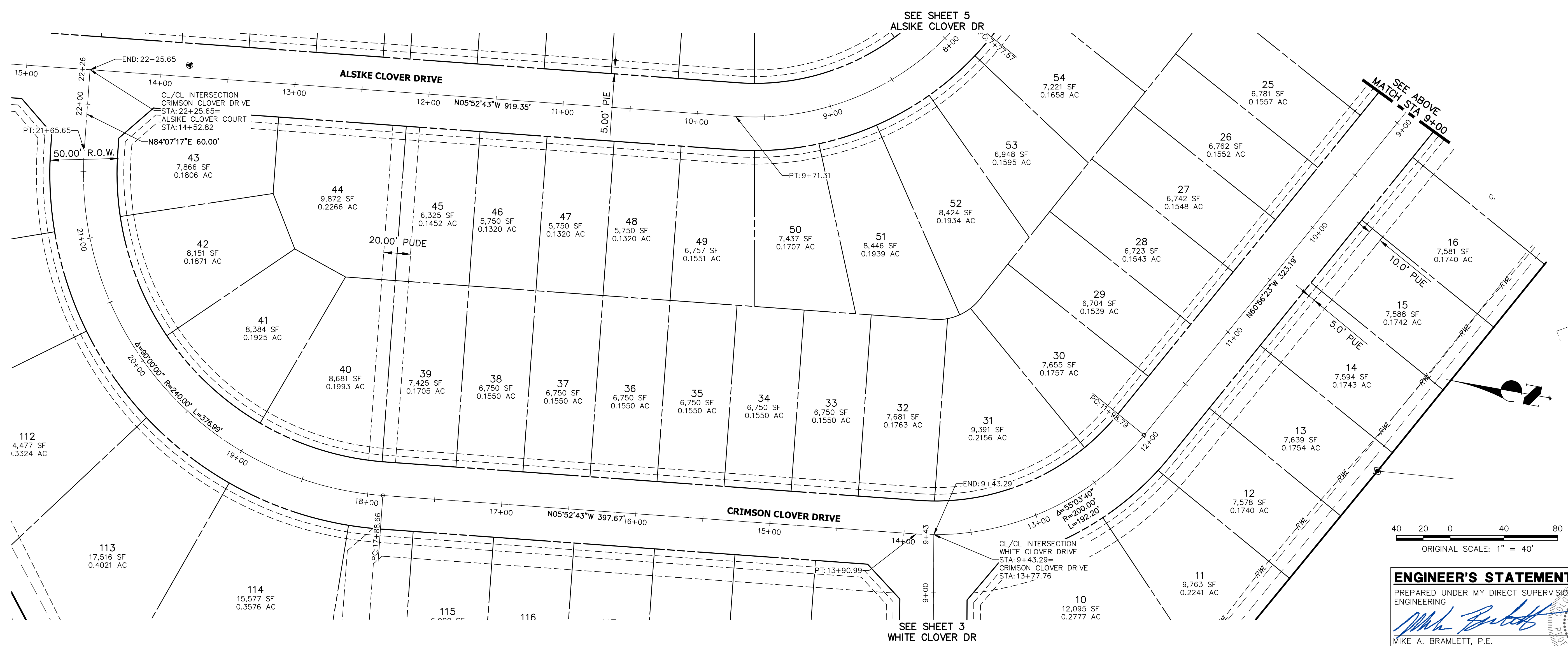
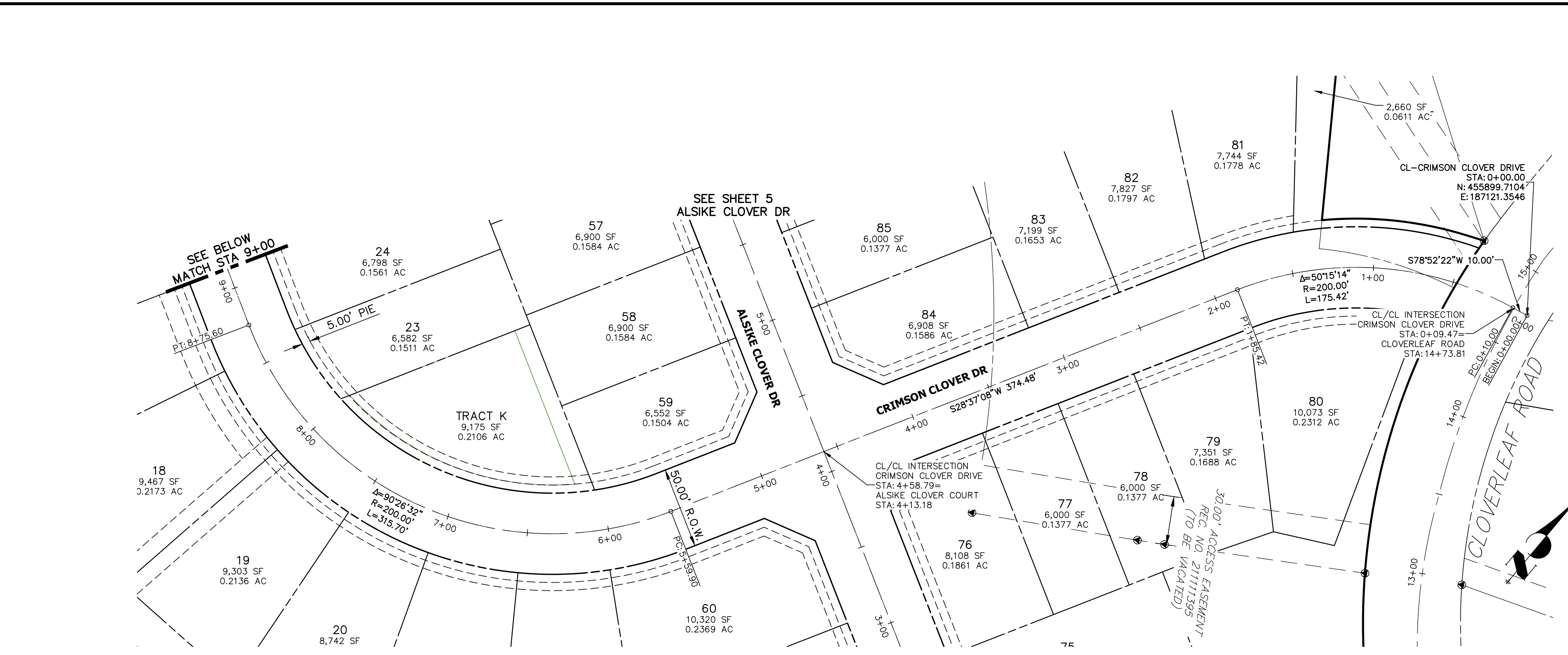


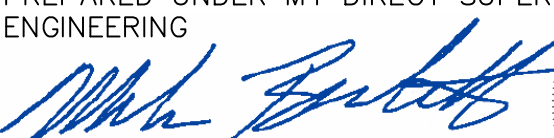
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PREPARED FOR
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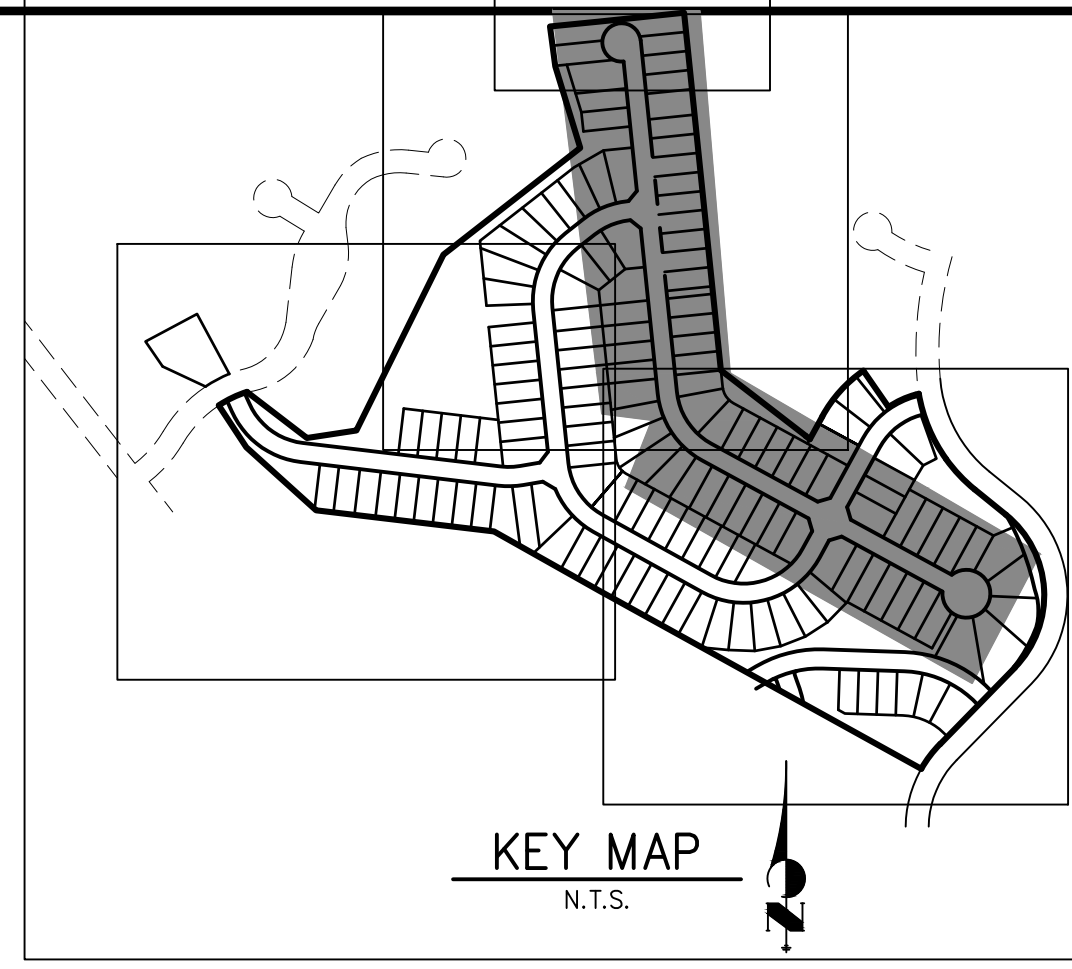


ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

CLOVERLEAF FILING NO. 2	H-SCALE 1" = 40'	V-SCALE N/A	DATE 11/11/21	DESIGNED BY	XXX
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HORIZONTAL CONTROL PLAN	No. REVISION		BY	DATE	
SHEET 4 OF 20	JOB NO. 25158.01				

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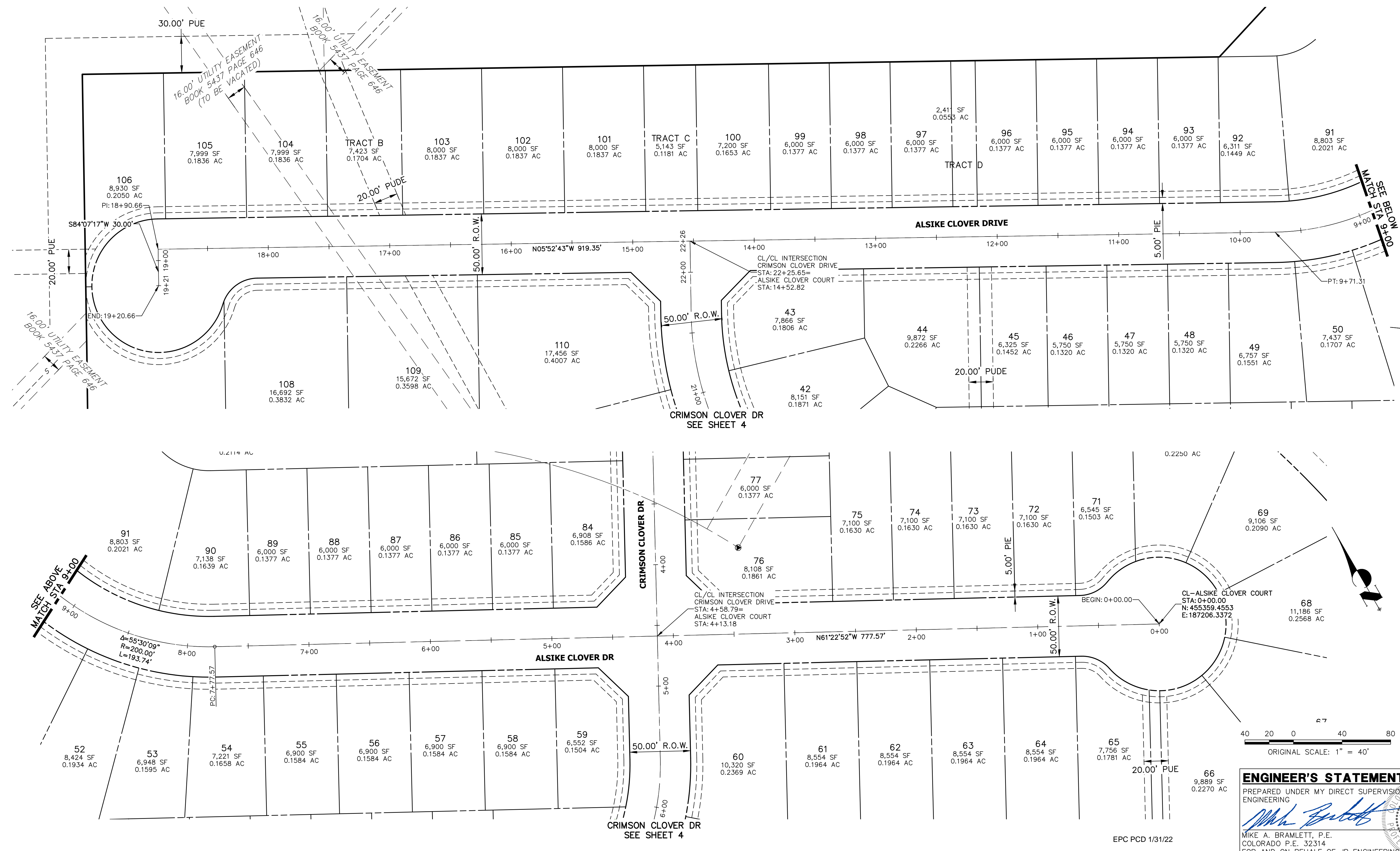


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 719-476-0800
 JDESJARDIN@PROTERRACO.COM

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 A Westman Company

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



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: 11/11/21

No.	REVISION	BY	DATE	H-SCALE		V-SCALE		DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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CLOVERLEAF FILING NO. 2
 HORIZONTAL CONTROL PLAN

SHEET 5 OF 20
 JOB NO. 25158.01

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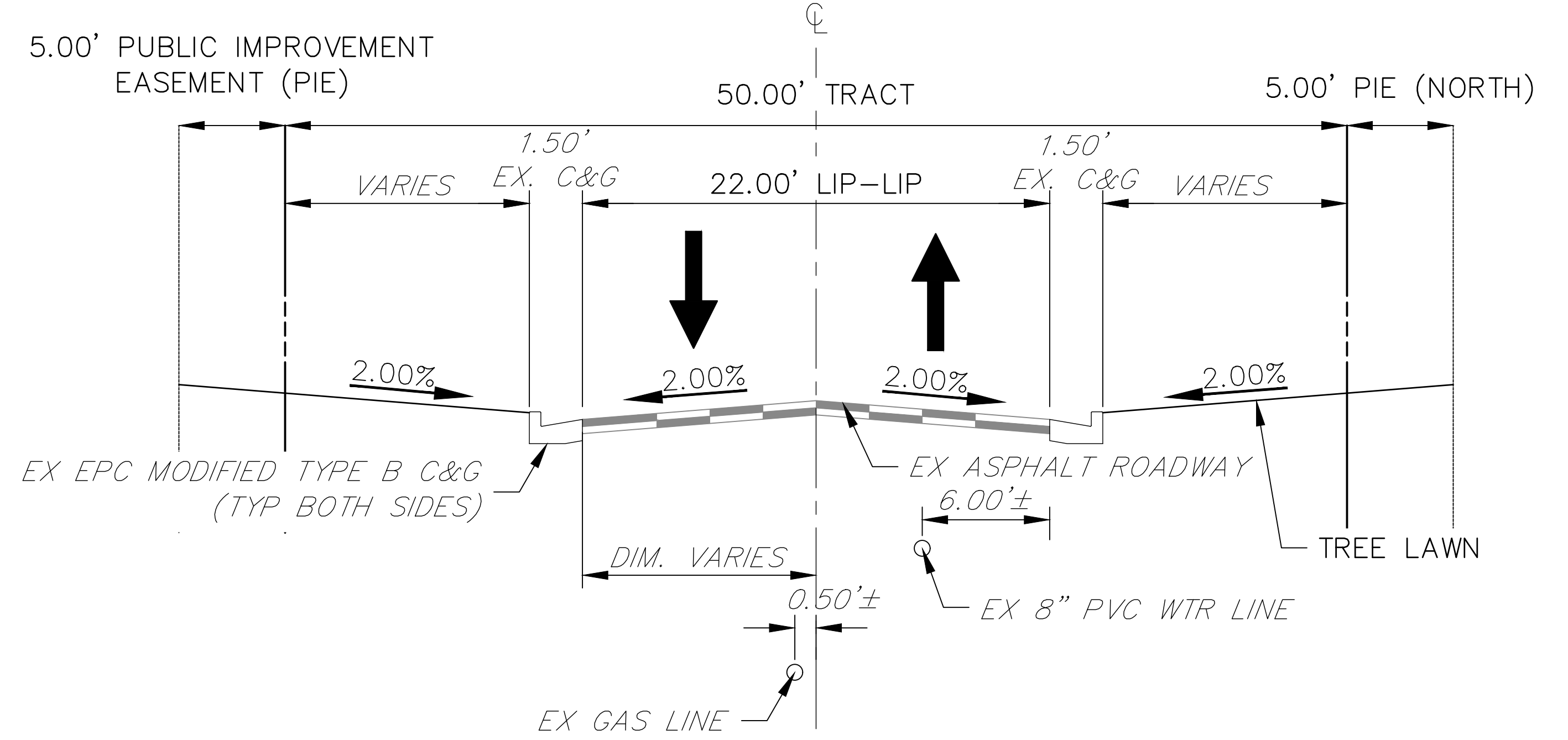
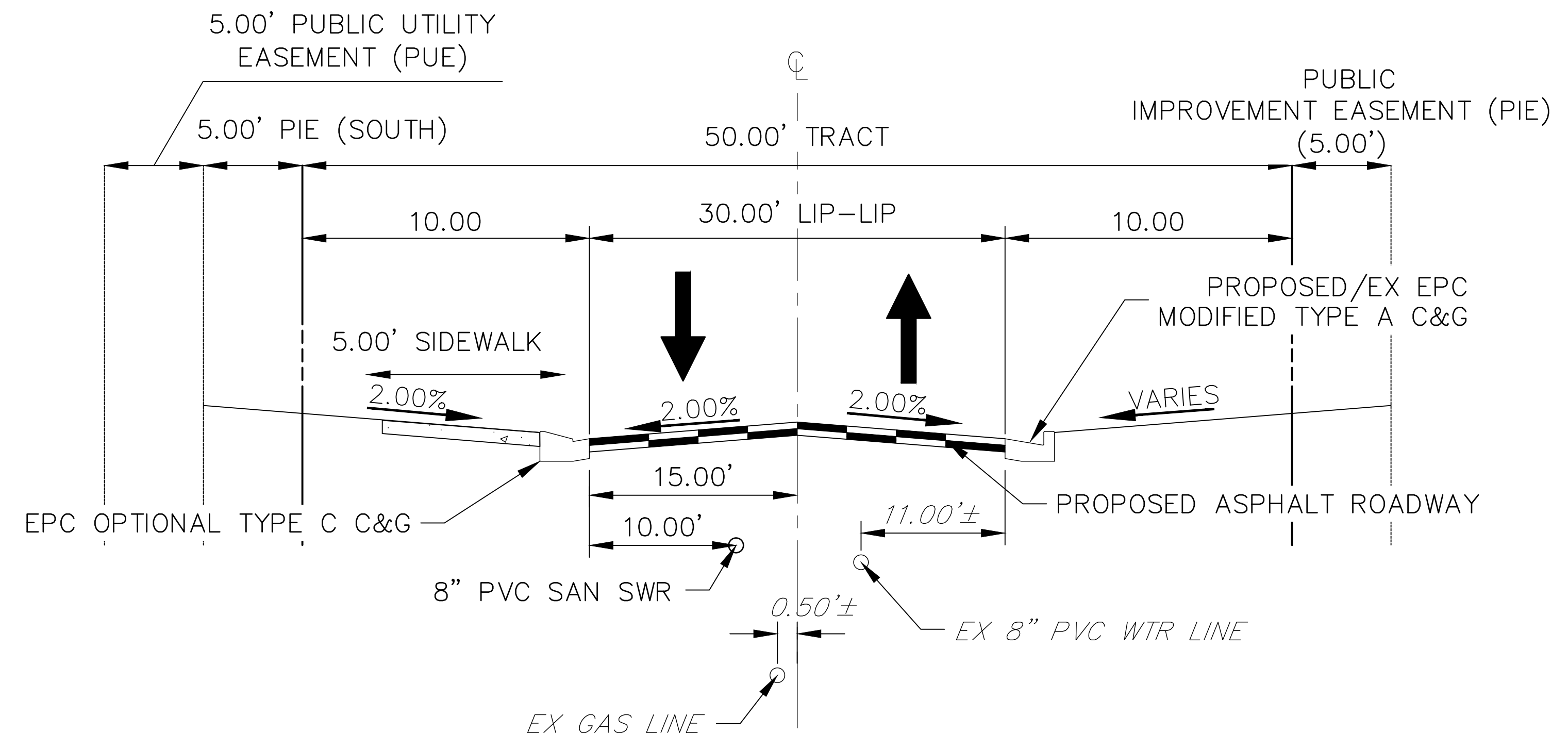
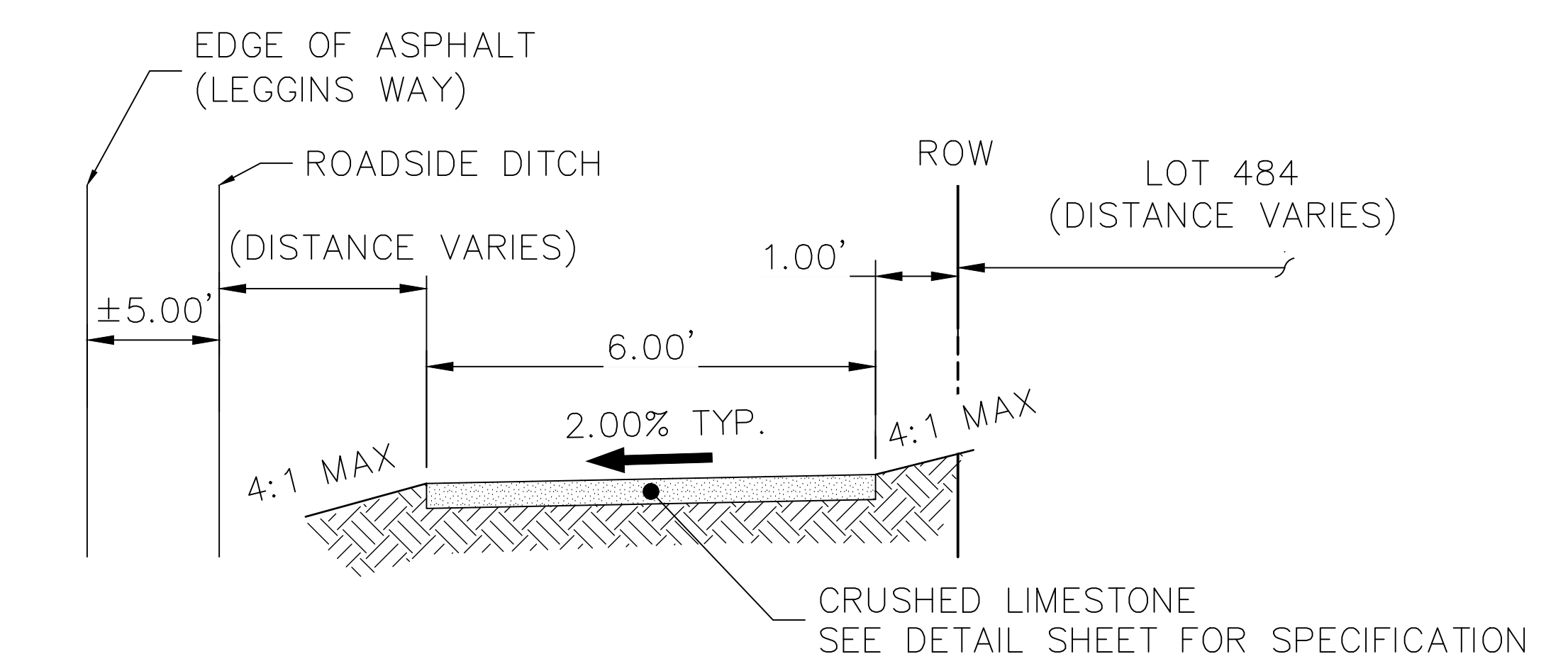
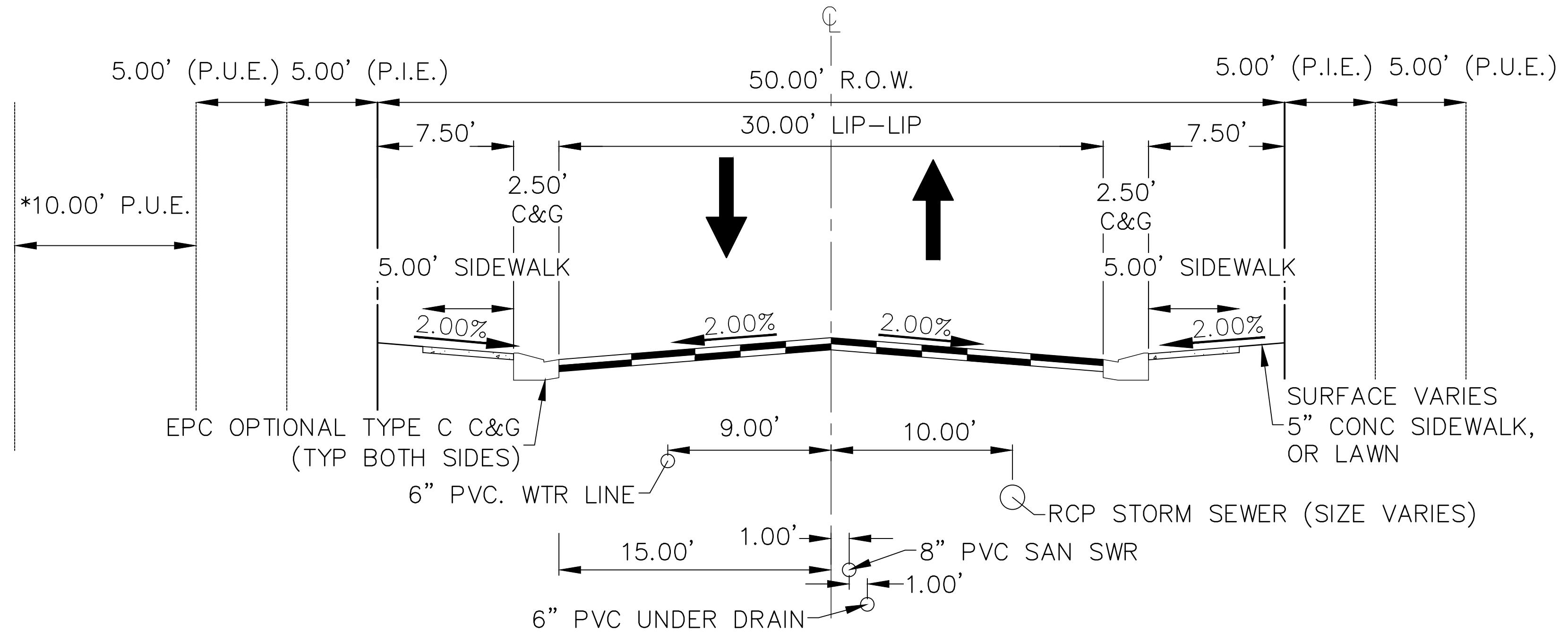
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BY	DATE				
No.	REVISION				

H-SCALE	N/A
V-SCALE	N/A
DATE	11/11/21
DESIGNED BY	N/A
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CLOVERLEAF FILING NO. 2
 TYPICAL SECTIONS
 SHEET 6 OF 20
 JOB NO. 25158.01



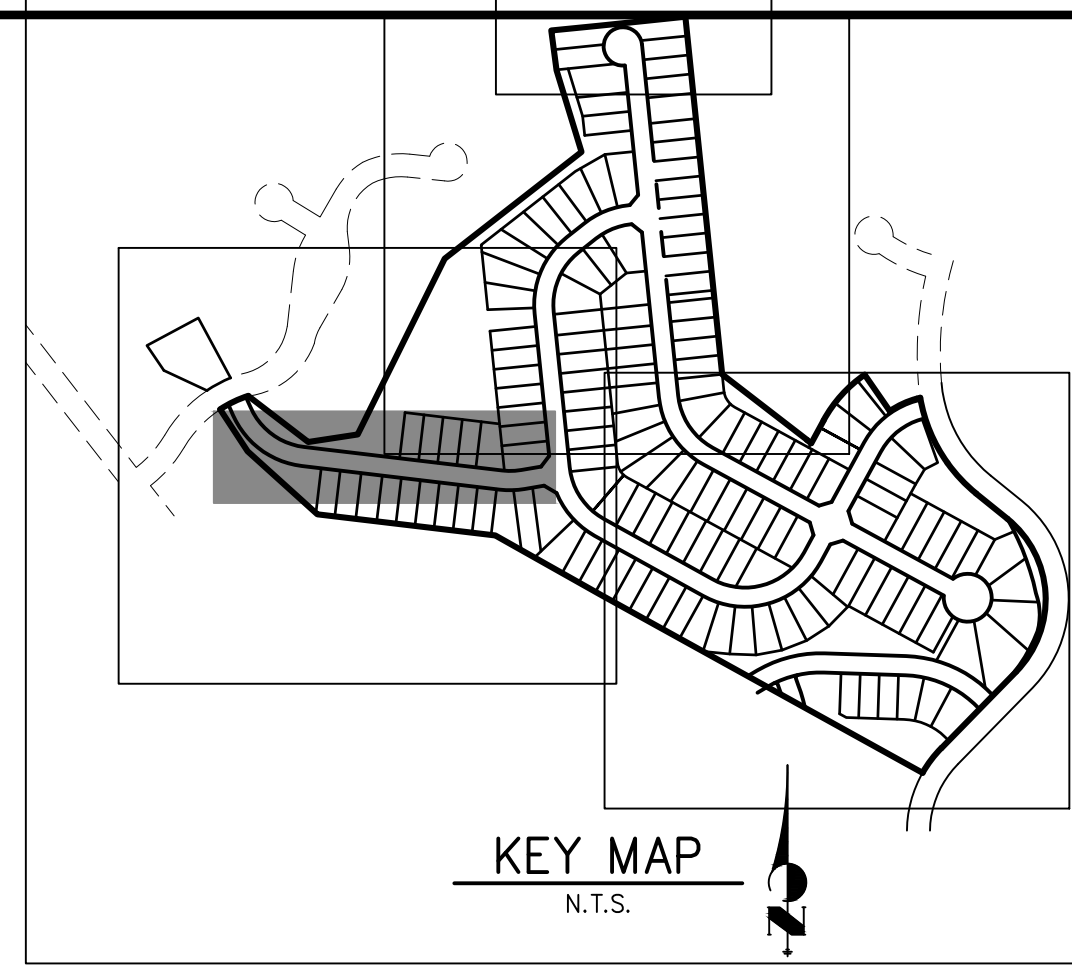
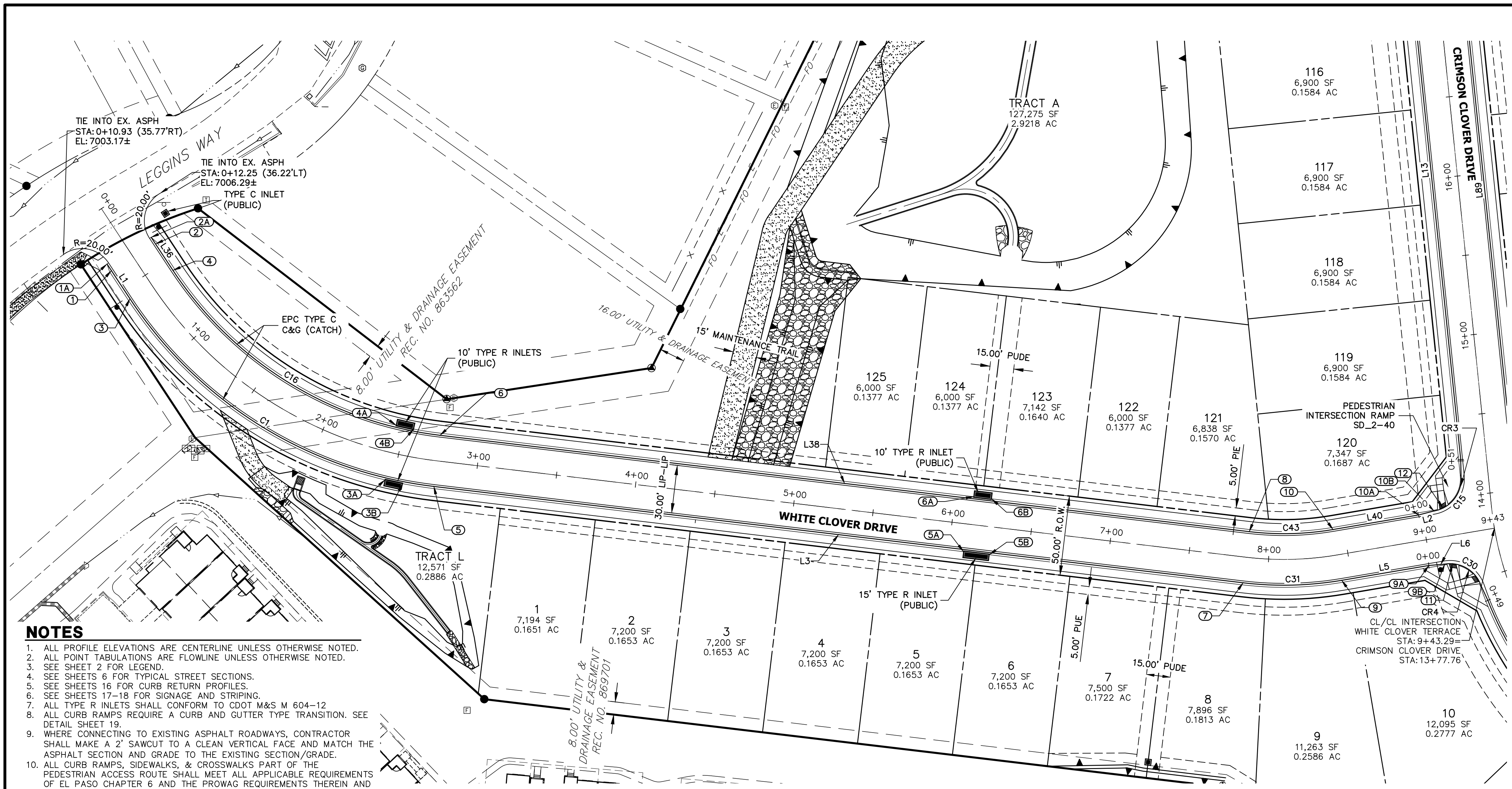
CROSS SECTION - WALTERS POINT
 STA: 1+00-5+16.67±
 N.T.S. (PRIVATE ROAD, POSTED SPEED LIMIT = 25 MPH)

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

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

EPC PCD 1/31/22

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

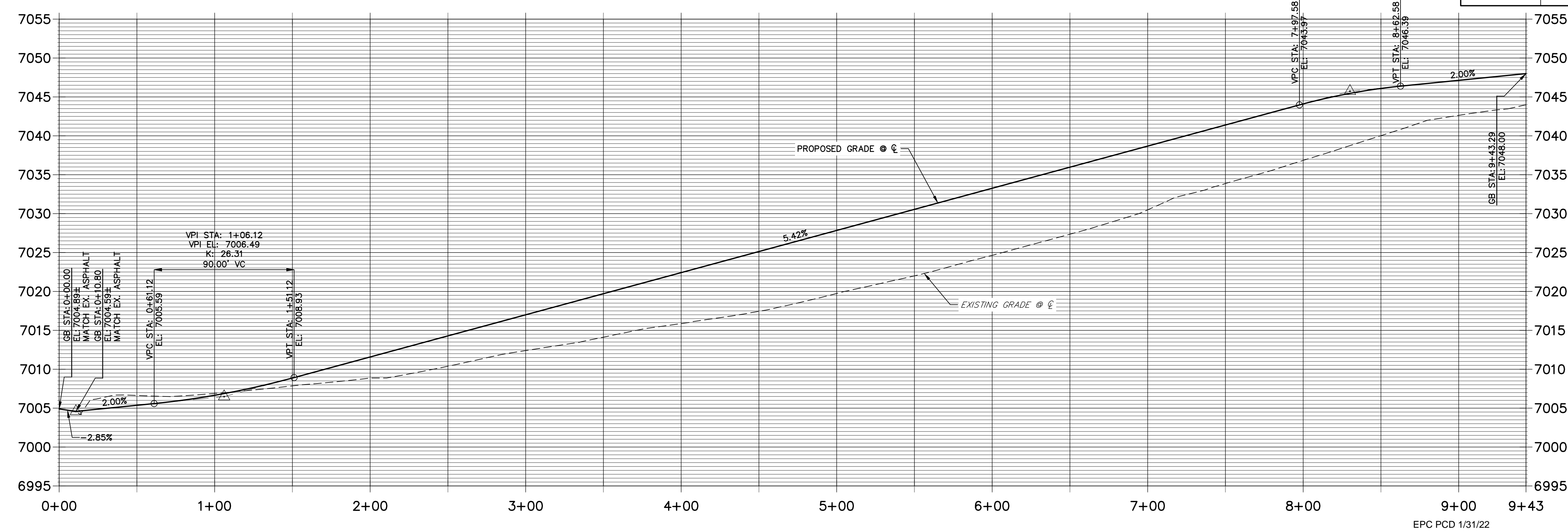
PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DR., STE. 100
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
JDESJARDIN@PROTERRACO.COM
719-476-0800

- 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.

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**



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: 11/11/21

32314

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

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

CLOVERLEAF FILING NO. 2

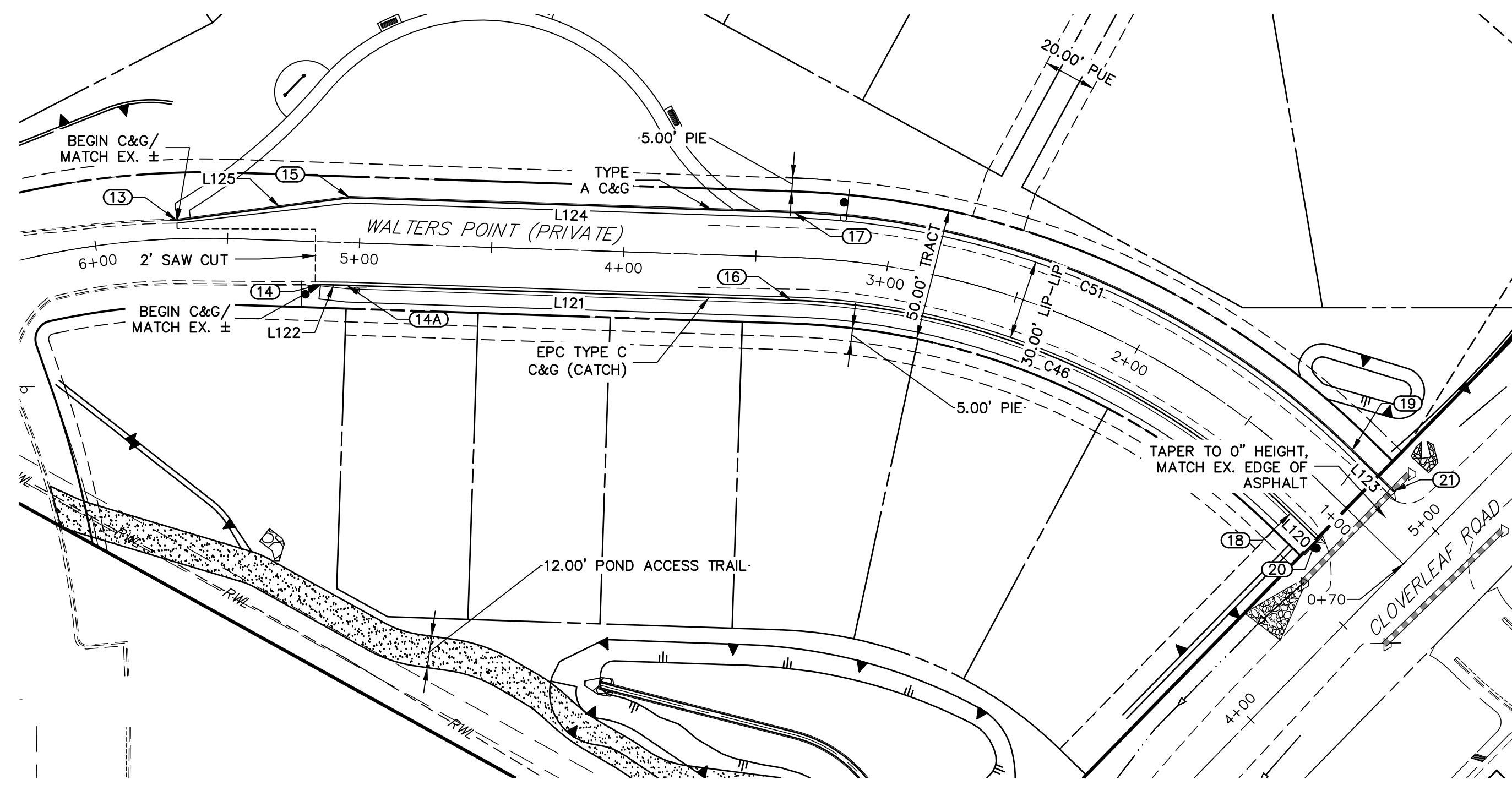
ROADWAY PLAN AND PROFILE

SHEET 7 OF 20

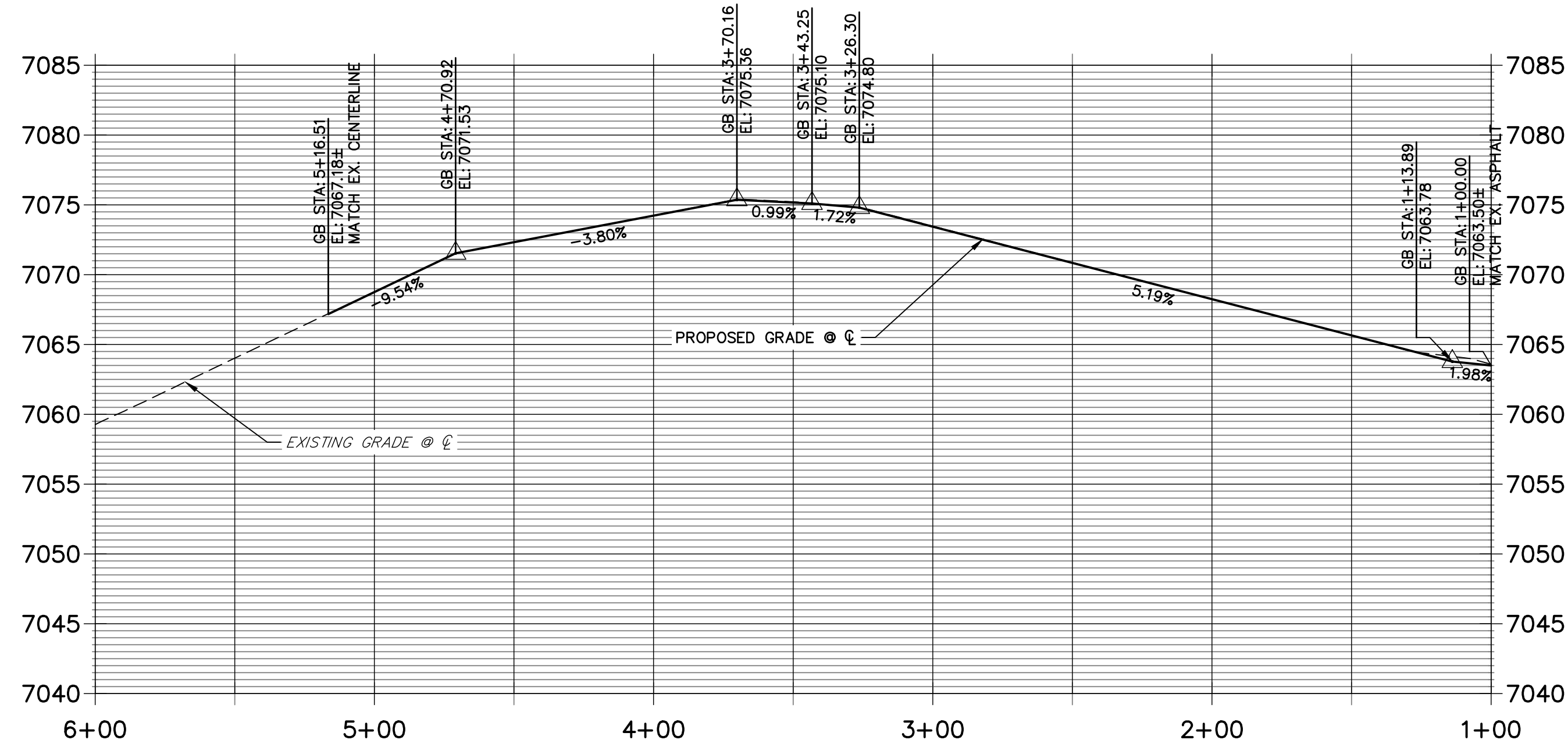
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REVISIONS:

No.	REVISION	BY	DATE



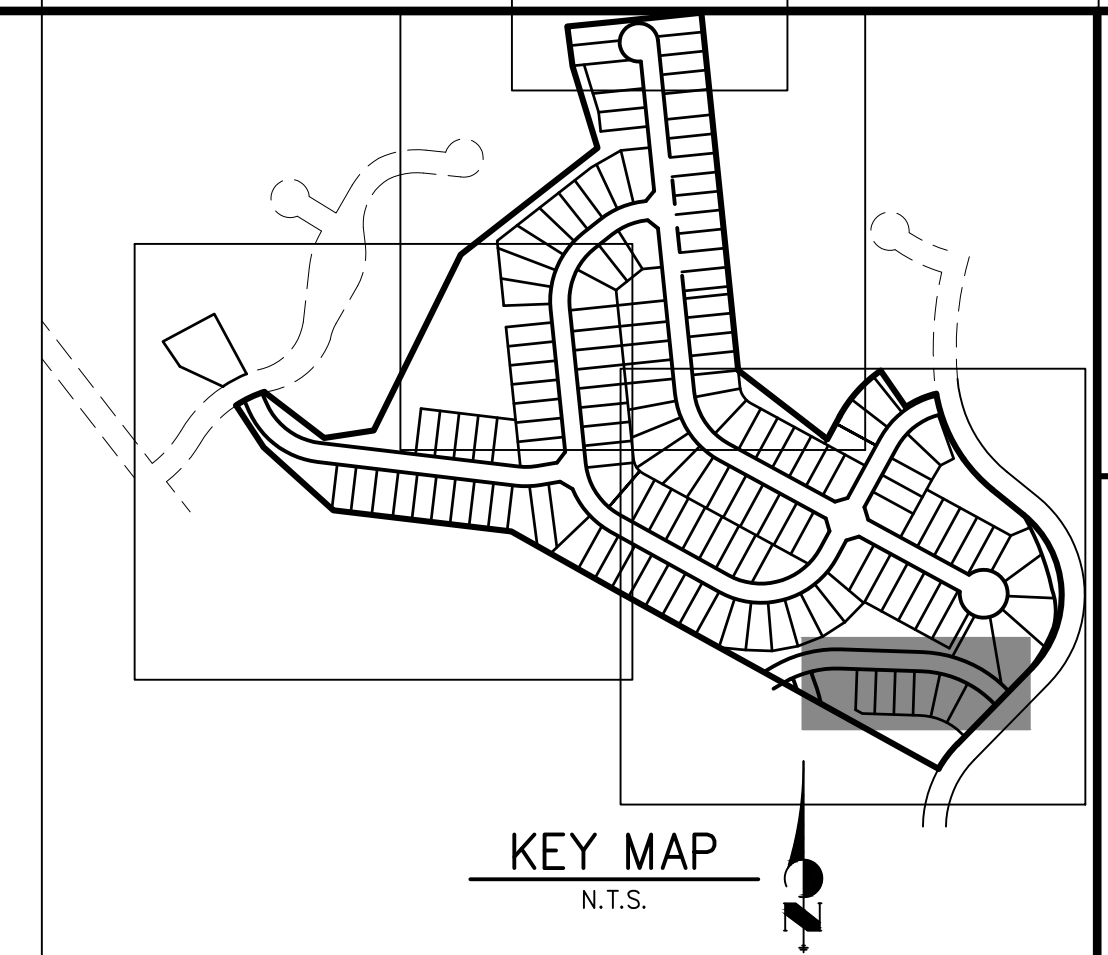
**WALTERS POINT PROFILE
STA 1+00.00 TO 6+00.00**



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

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

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



NOTES

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PREPARED FOR
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J.R. ENGINEERING
A Westman Company

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

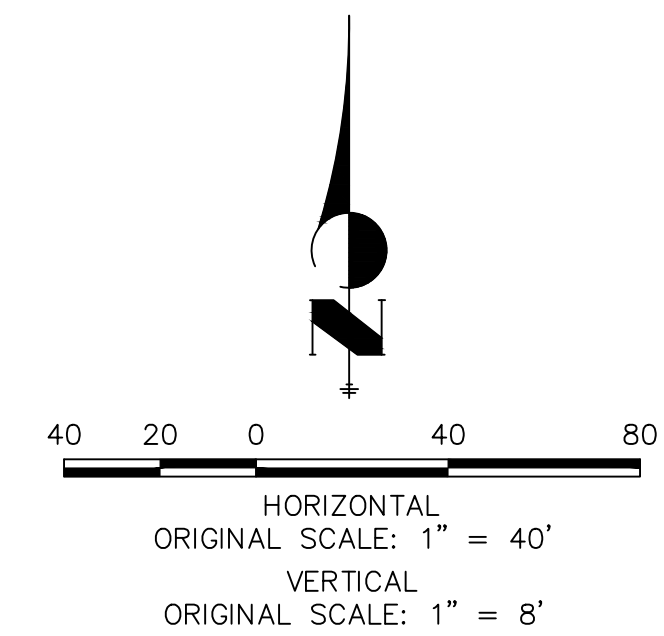
No.	REVISION	BY	DATE

CLOVERLEAF FILING NO. 2

ROADWAY PLAN AND PROFILE

SHEET 8 OF 20

JOB NO. 25158.01



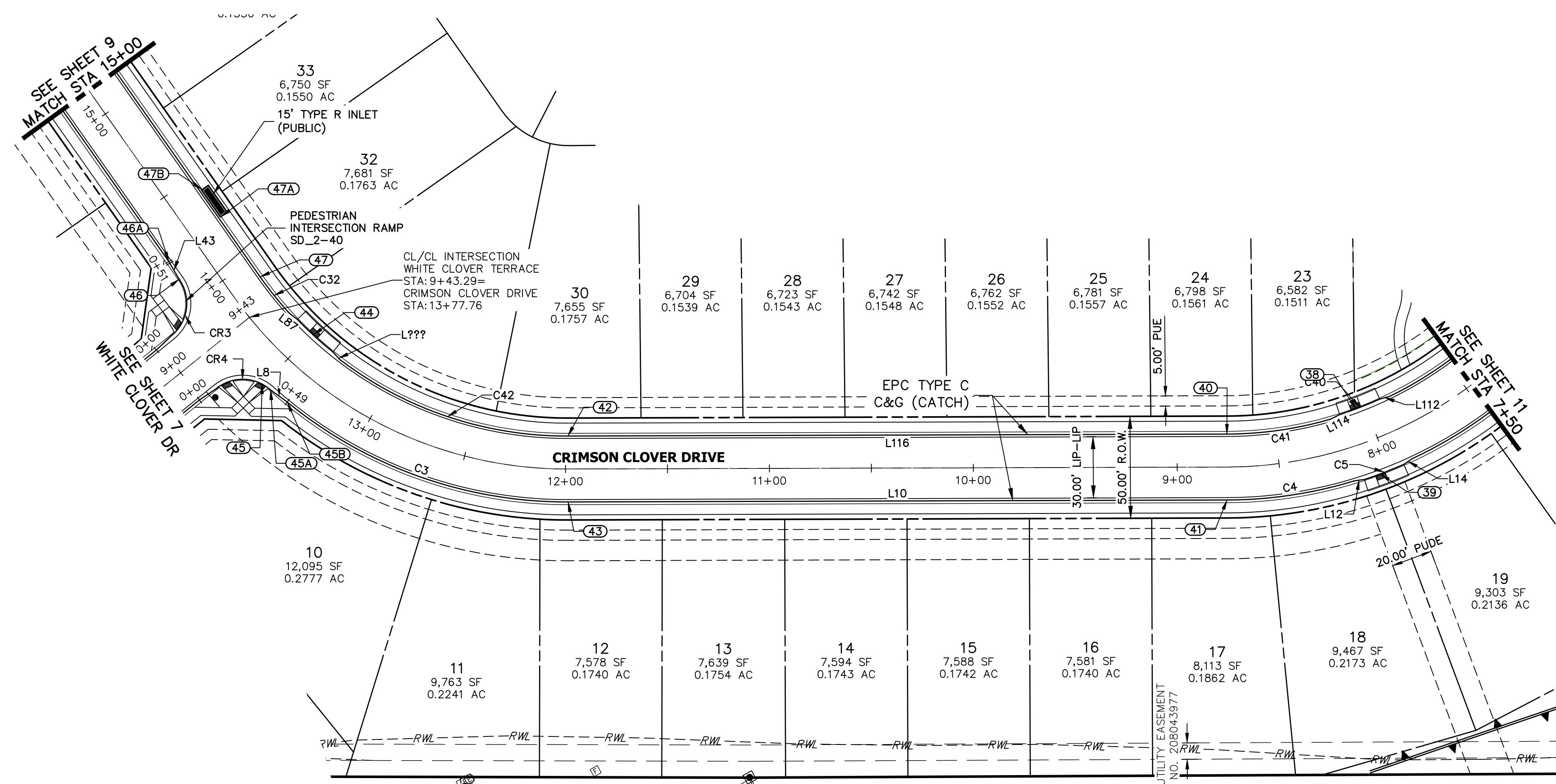
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

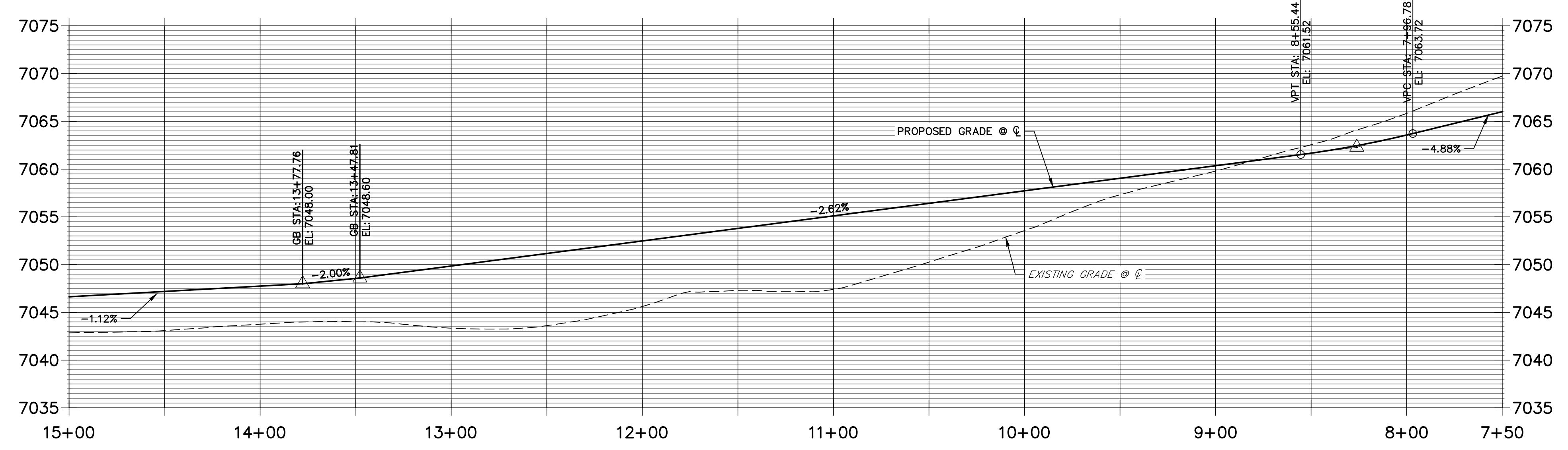
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

DATE: 11/11/21

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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'
L14	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

NOTES

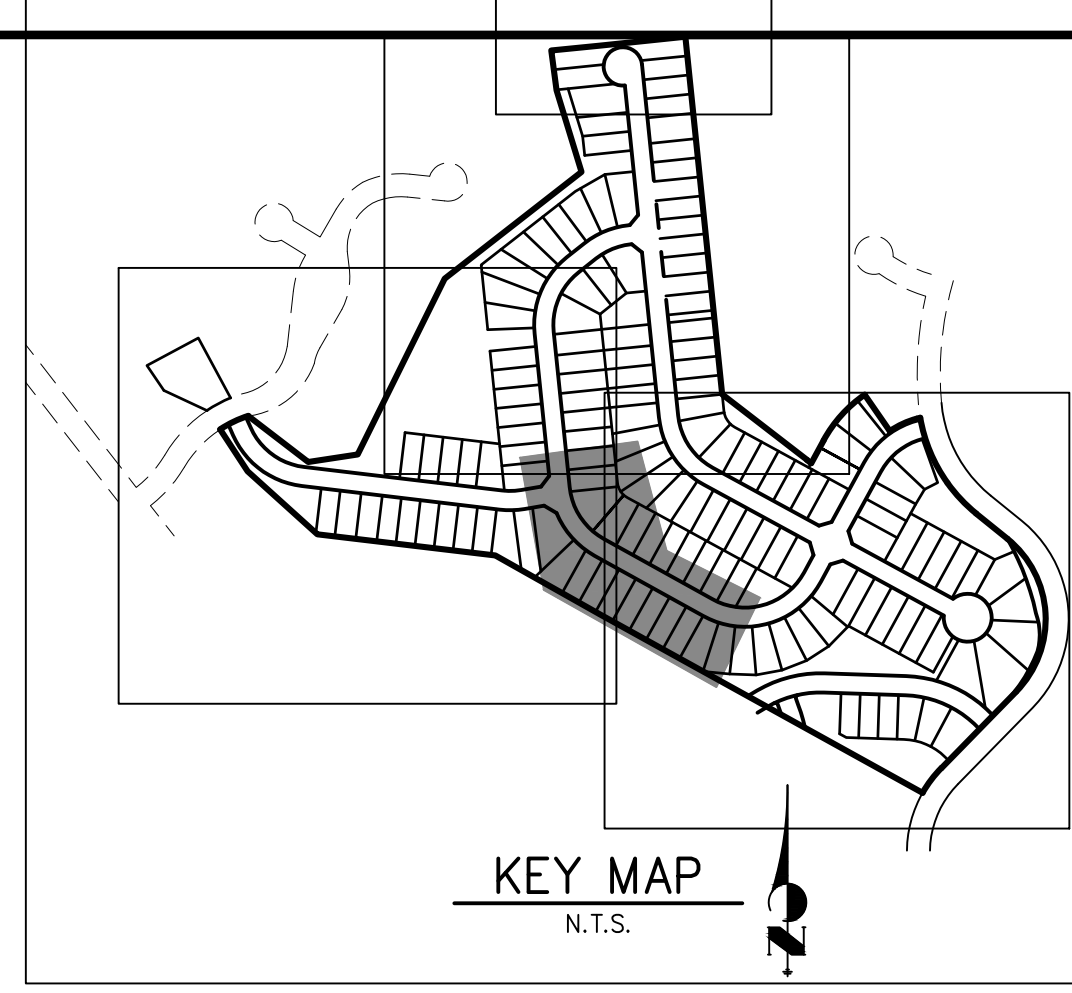
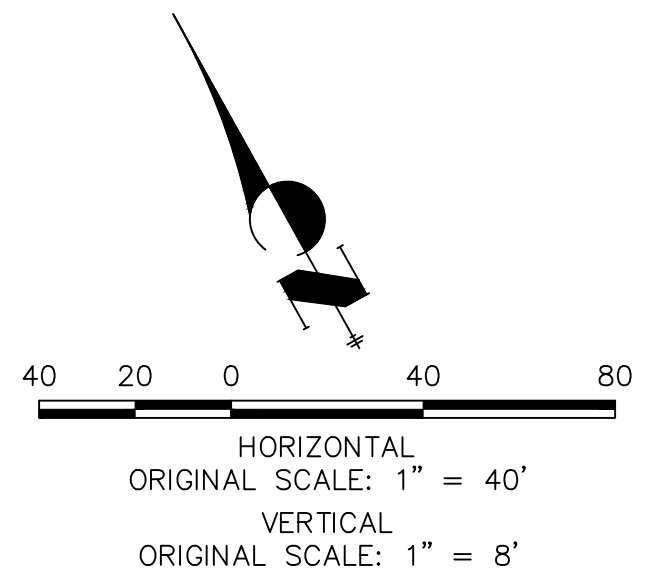
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EPC PCD 1/31/22

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEERING PROFESSIONAL CORPORATION
 DATE: 11/11/21

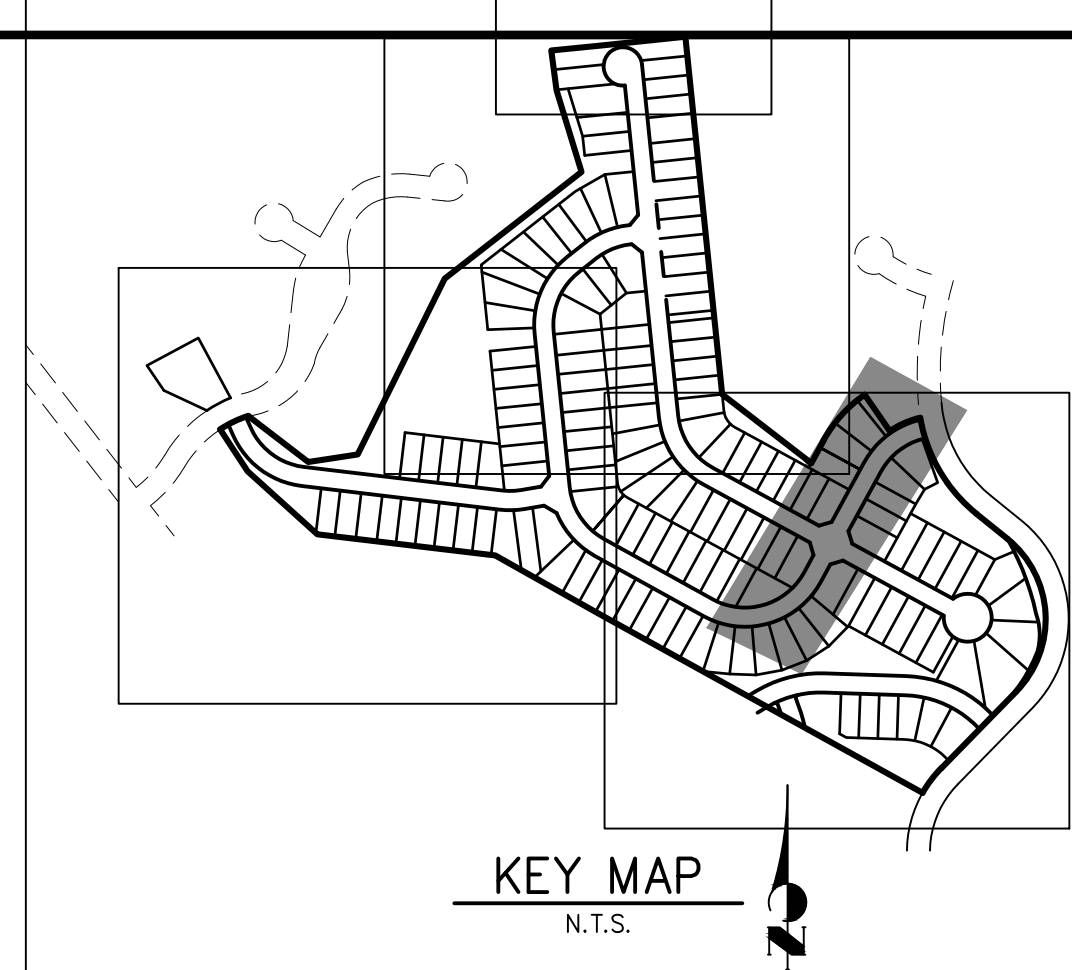
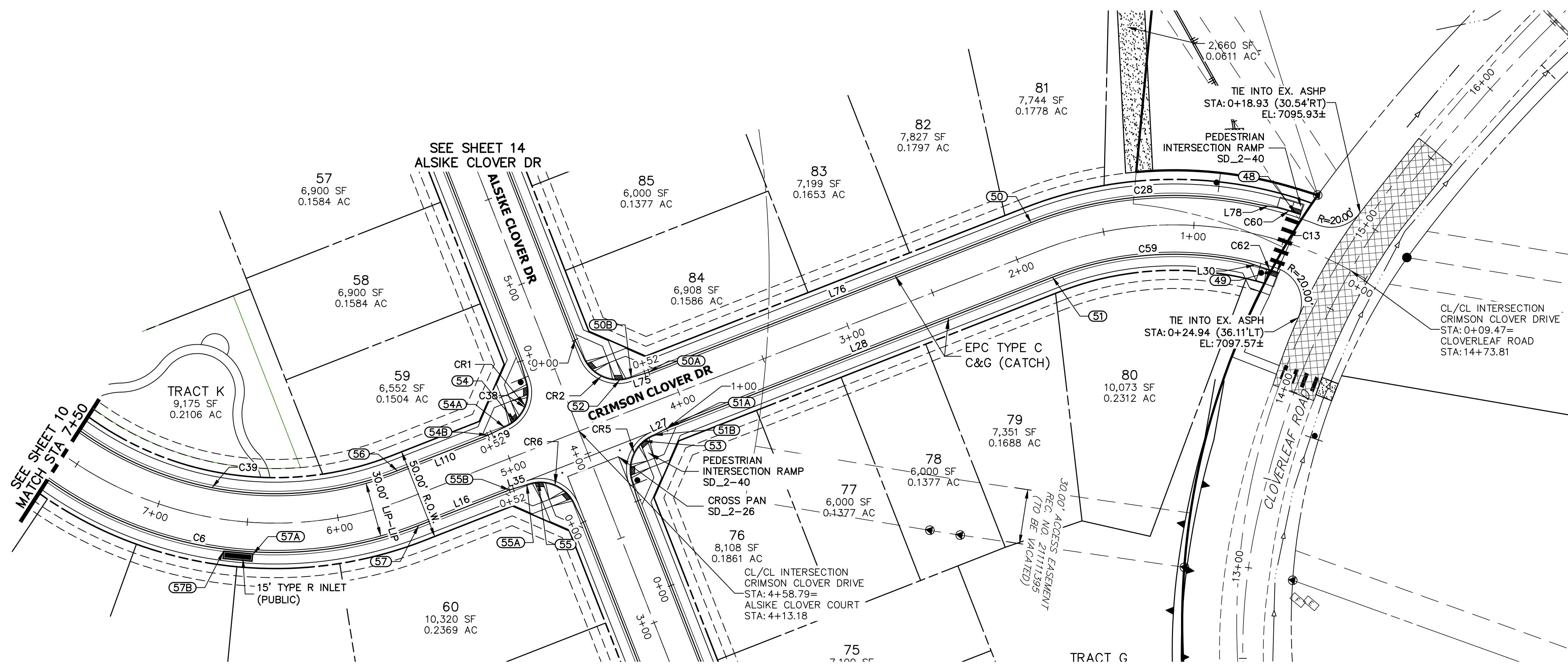


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
MONUMENT HILL CM LLC
 1864 WOODMOOR DR., STE. 100
 COLORADO SPRINGS, CO 80920
 ATTN: JOE DESJARDIN
 719-476-0800
 JDESJARDIN@PROTERRACO.COM

J.R. ENGINEERING
 A Westman Company

 Centennial 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	



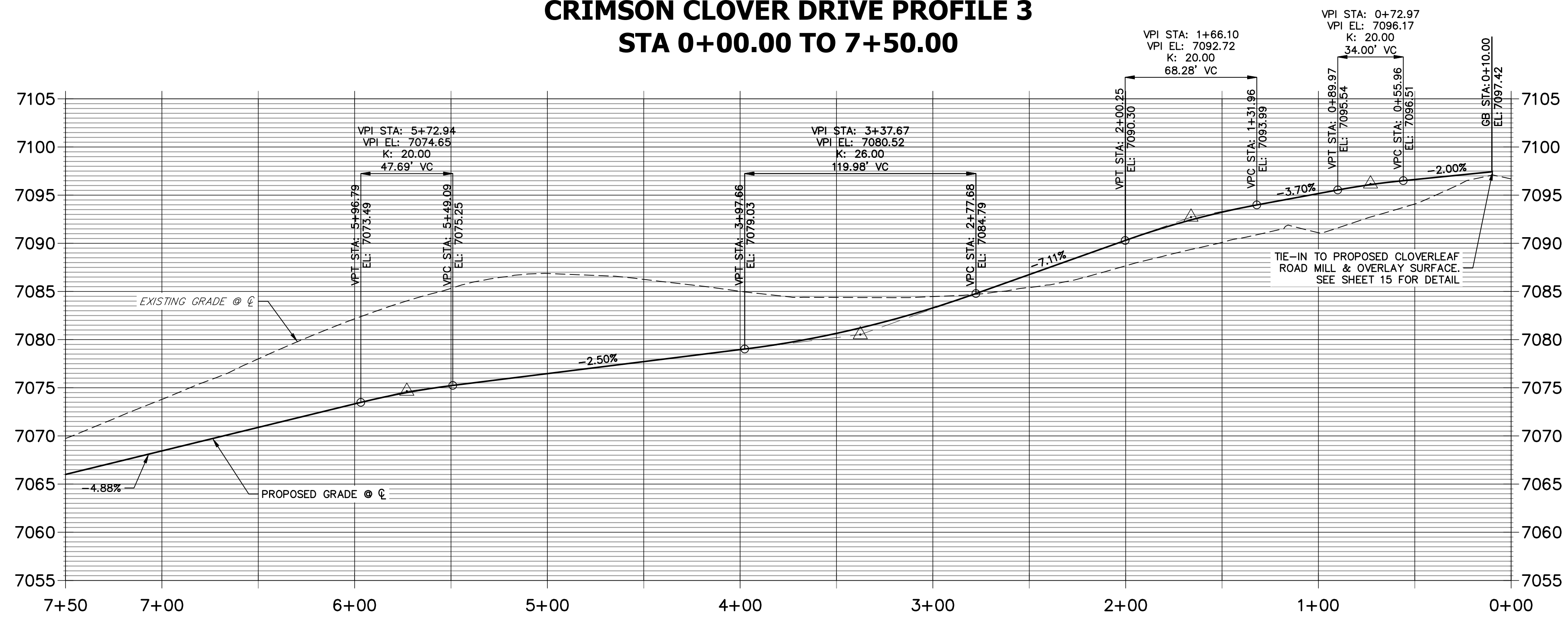
LINE TABLE

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

CURVE TABLE

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

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

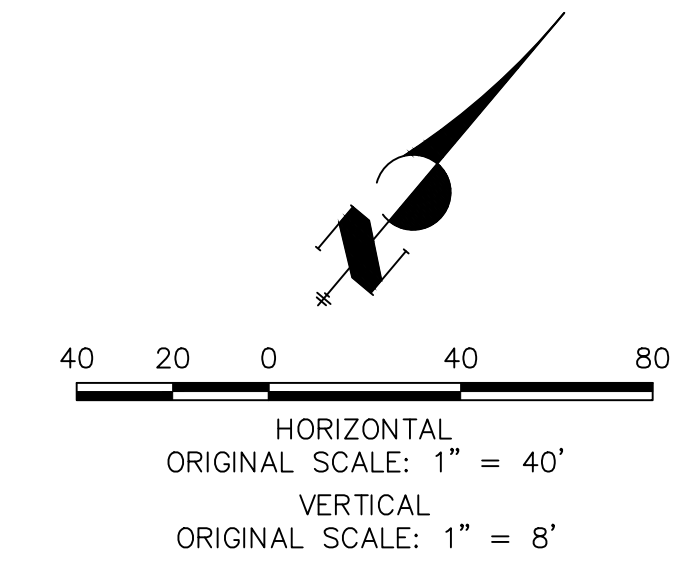


ROADWAY POINT TABULATION

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

NOTES

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 Mike A. Bramlett, P.E.
 COLORADO P.E. 32314
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BY: _____ DATE: _____

No. REVISION: _____

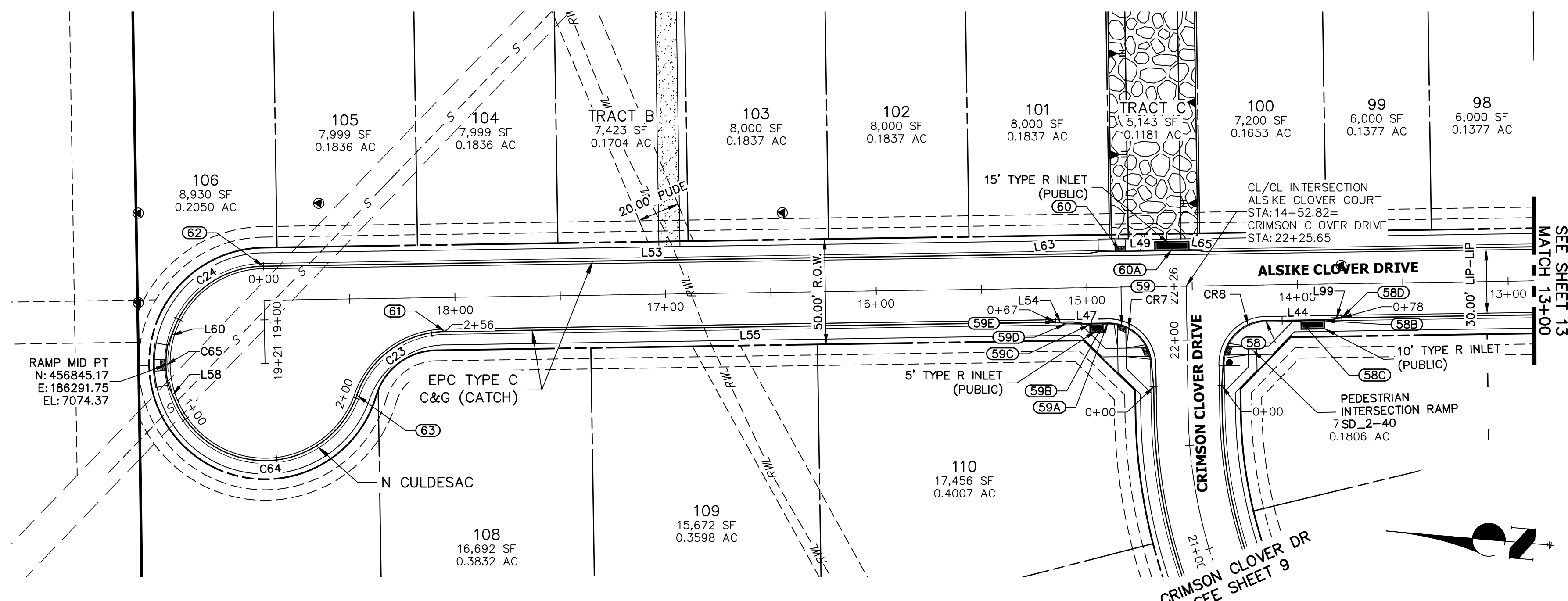
H-SCALE: 1"=40'
 V-SCALE: 1"=8'
 DATE: 11/11/21
 DESIGNED BY: XXX
 DRAWN BY: CRB
 CHECKED BY: _____

CLOVERLEAF FILING NO. 2

ROADWAY PLAN AND PROFILE

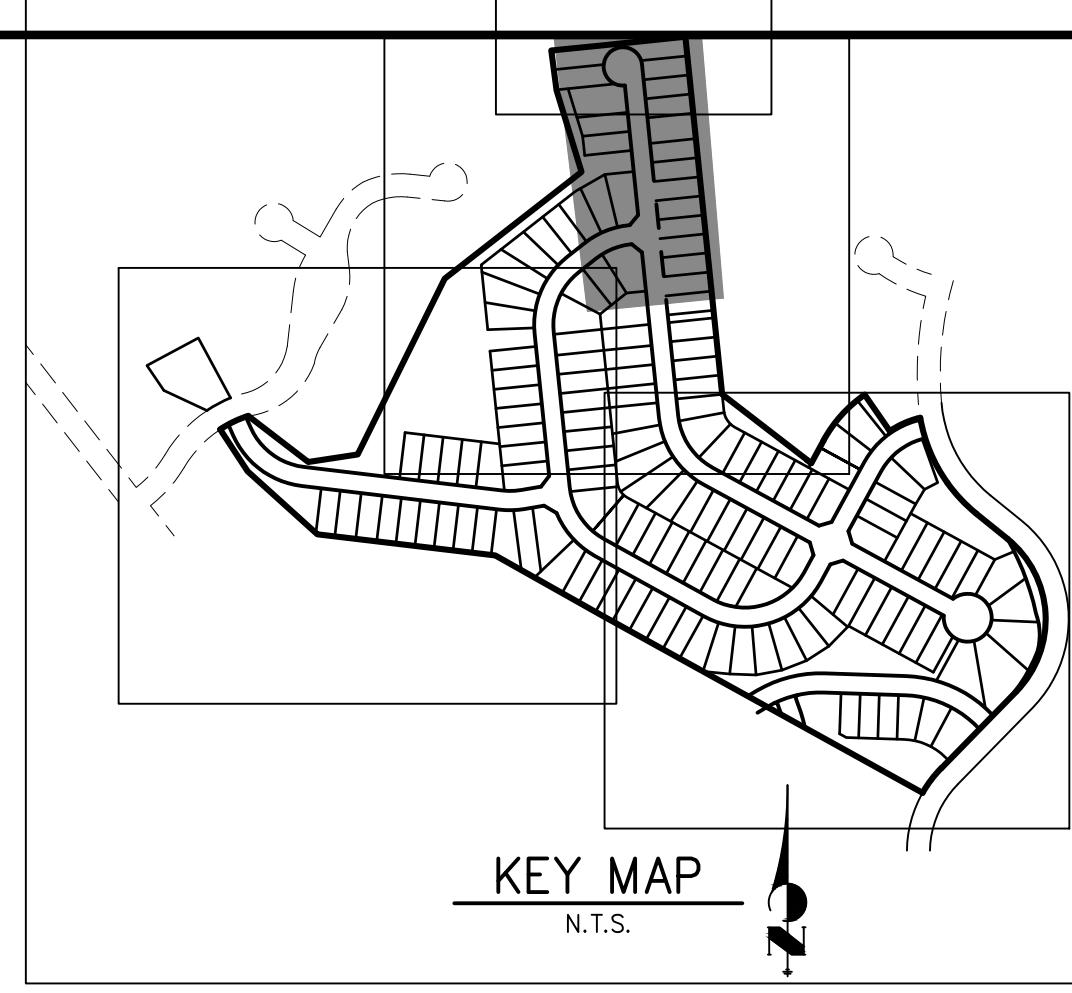
SHEET 11 OF 20
 JOB NO. 25158.01

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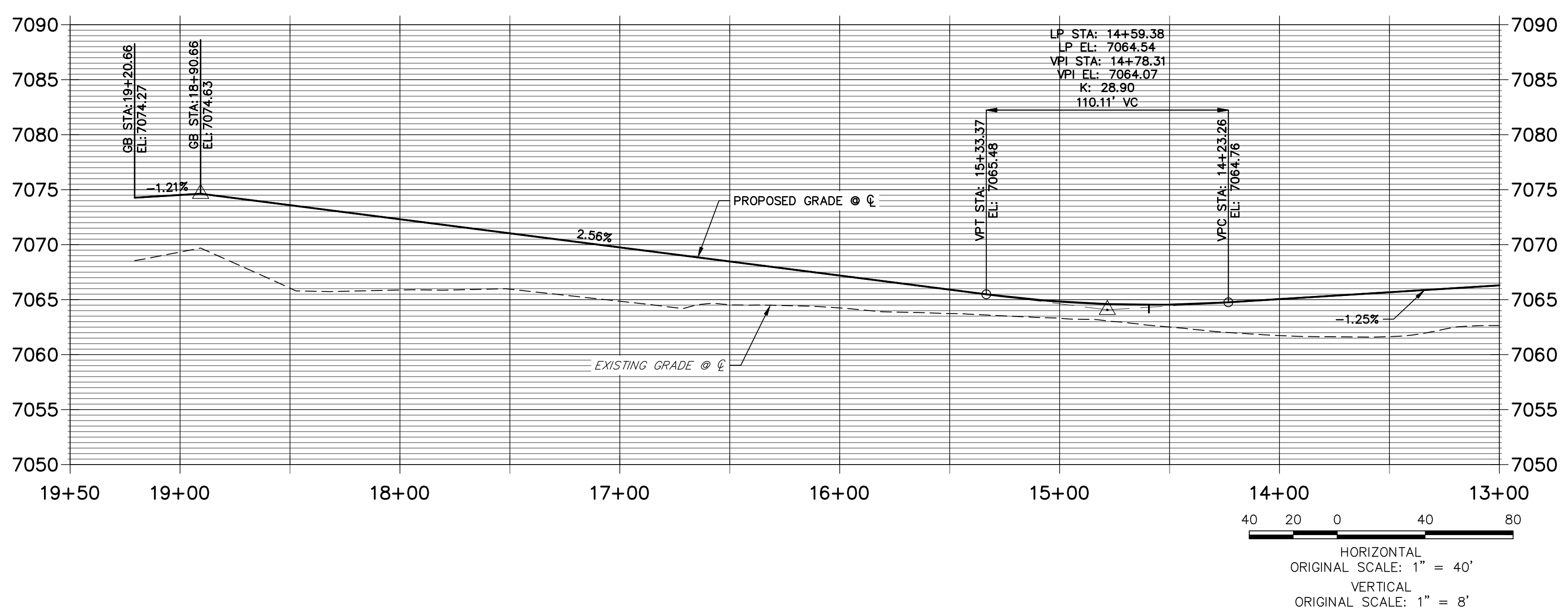
LINE	BEARING	DISTANCE
L44	S05°52'43"E	30.99'
L47	N05°52'43"W	19.90'
L49	S05°52'43"E	68.50'
L53	S05°52'42"E	369.01'
L54	N03°35'02"E	5.07'
L55	N05°52'43"W	289.77'
L58	N61°32'49"E	10.36'
L60	S73°25'41"E	10.36'
L63	S15°19'07"E	5.07'
L65	S03°33'54"W	5.07'
L99	S15°20'27"E	5.07'

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

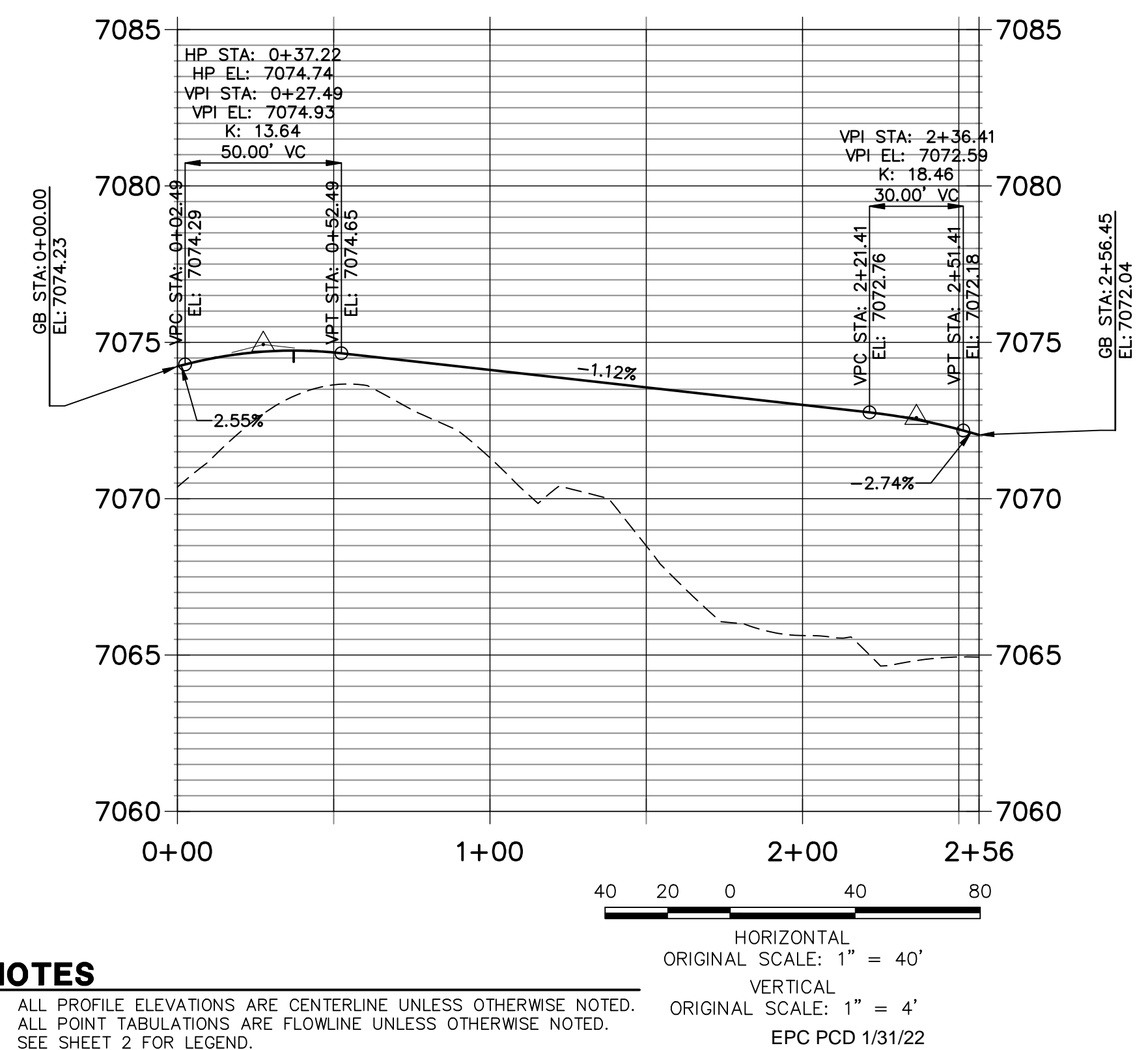


POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
58	14+15.32	17.00' (LT)	ALSIKE CLOVER COURT	7064.26		PCR
58B	13+87.33	17.50' (LT)	ALSIKE CLOVER COURT	7065.25		INLET SIDE TBC
58C	13+98.66	17.50' (LT)	ALSIKE CLOVER COURT	7065.07		INLET SIDE TBC
58D	13+79.33	16.17' (LT)	ALSIKE CLOVER COURT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

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



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



- 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, & GROSSWALKS 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, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, L.L.C.
 DATE: 11/11/21

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

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

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

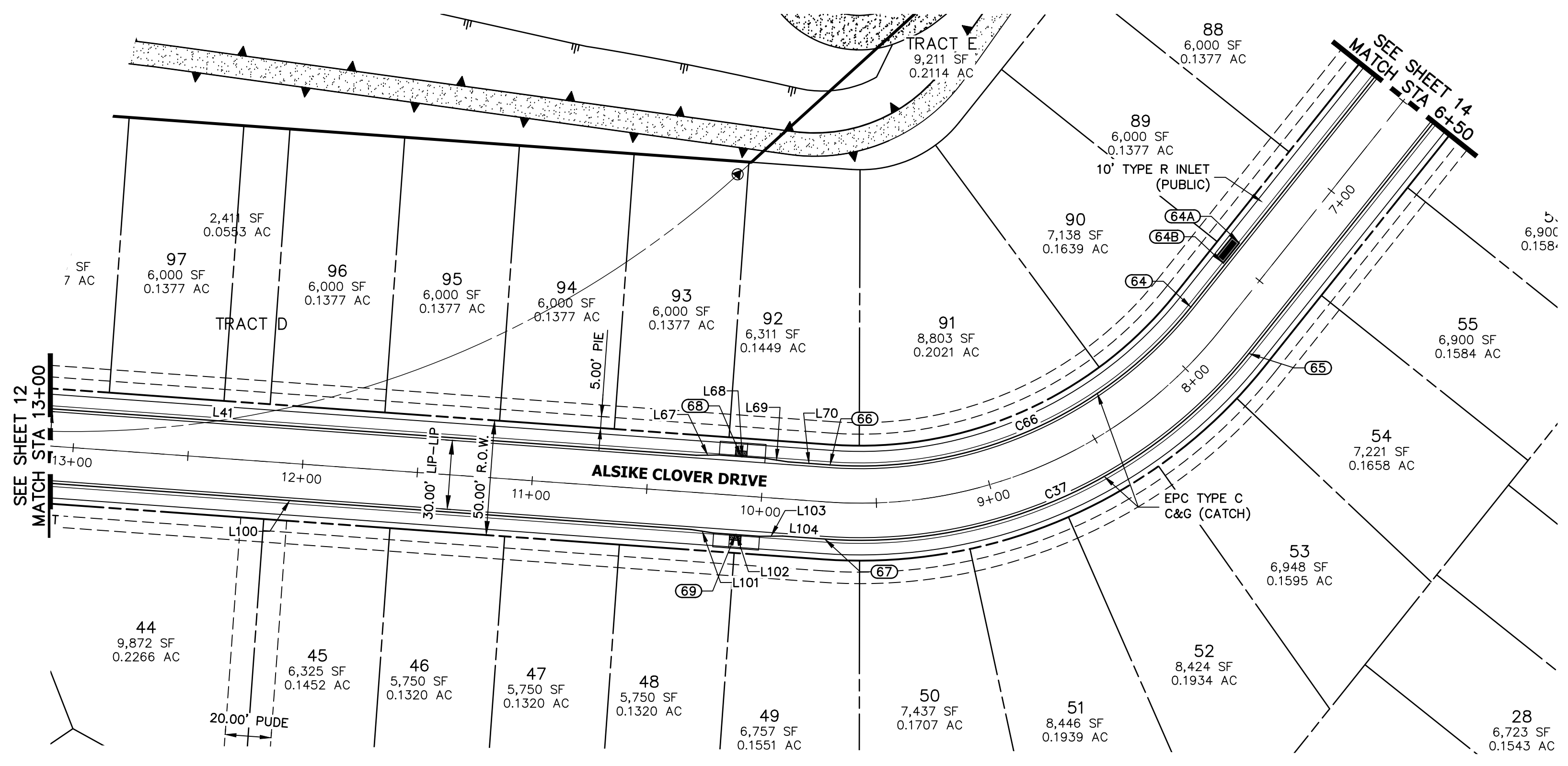
BY	DATE	No.	REVISION

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

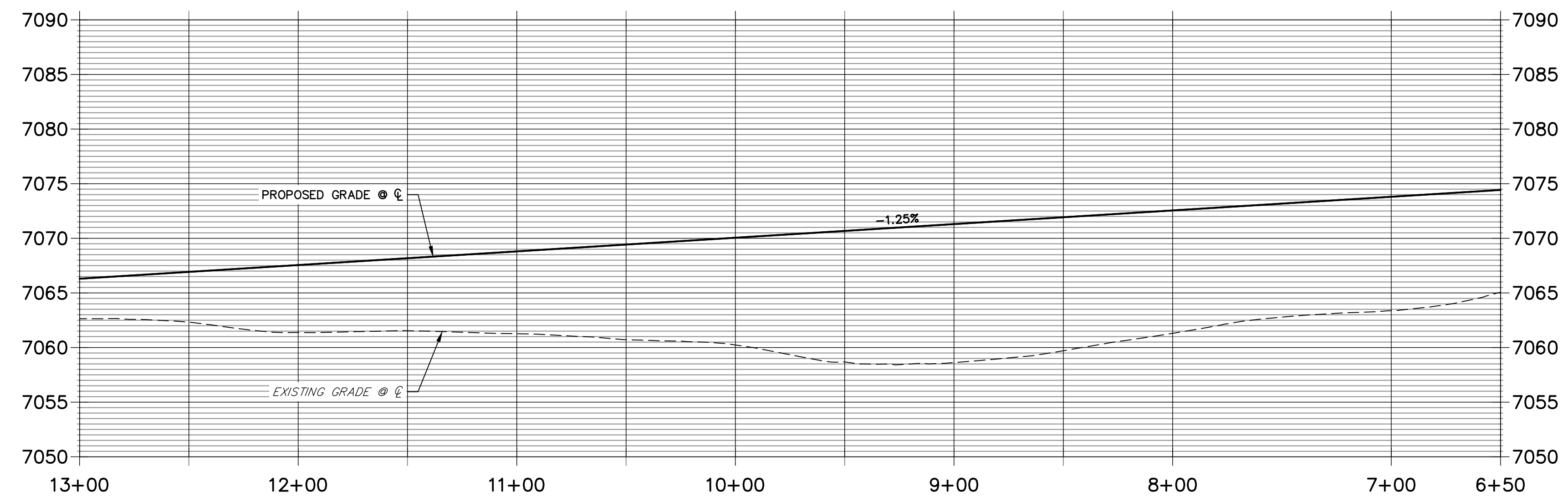
811
 Know what's below.
 Call before you dig.

ENGINEER'S STATEMENT
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 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, L.L.C.
 DATE: 11/11/21

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



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



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

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

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

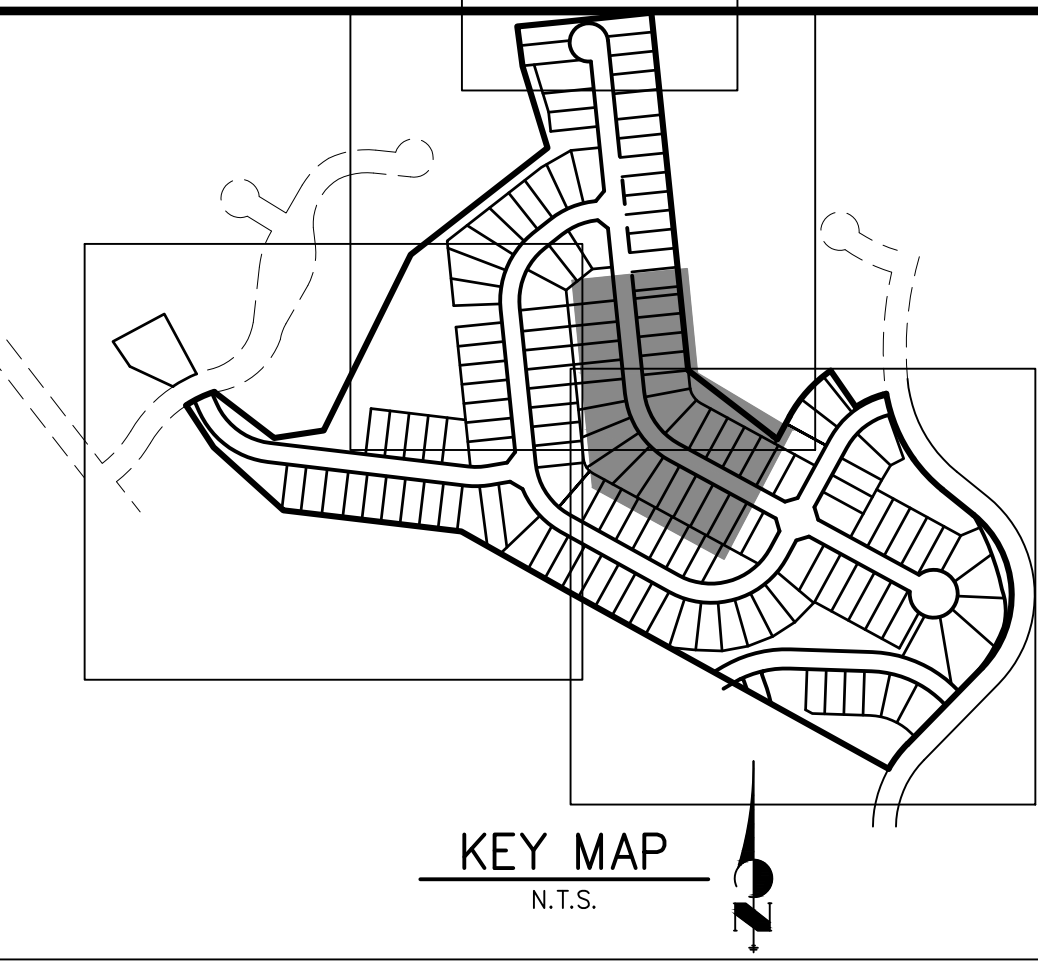
- NOTES**
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 - ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
 - SEE SHEET 2 FOR LEGEND.
 - SEE SHEETS 6 FOR TYPICAL STREET SECTIONS.
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 - SEE SHEETS 17-18 FOR SIGNAGE AND STRIPING.
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811 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
MIRE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER

DATE: 11/11/21

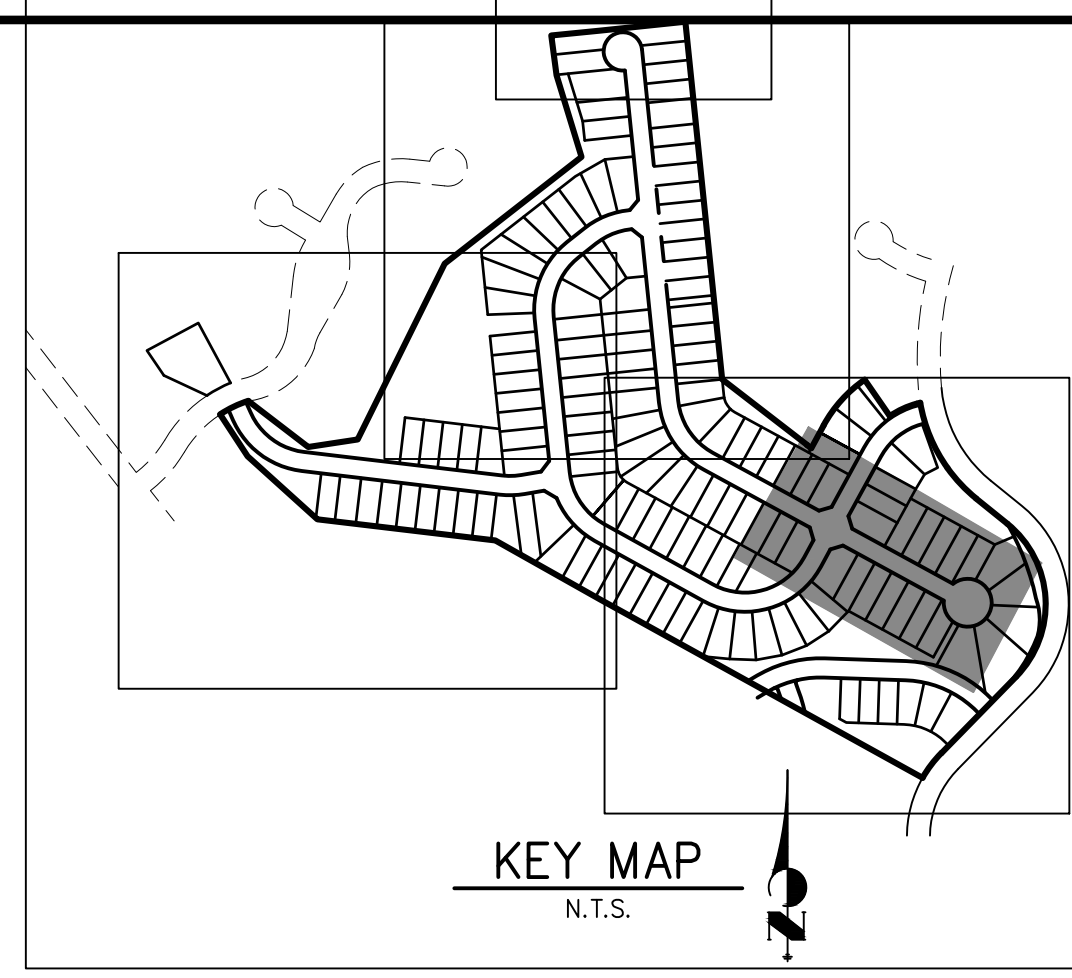
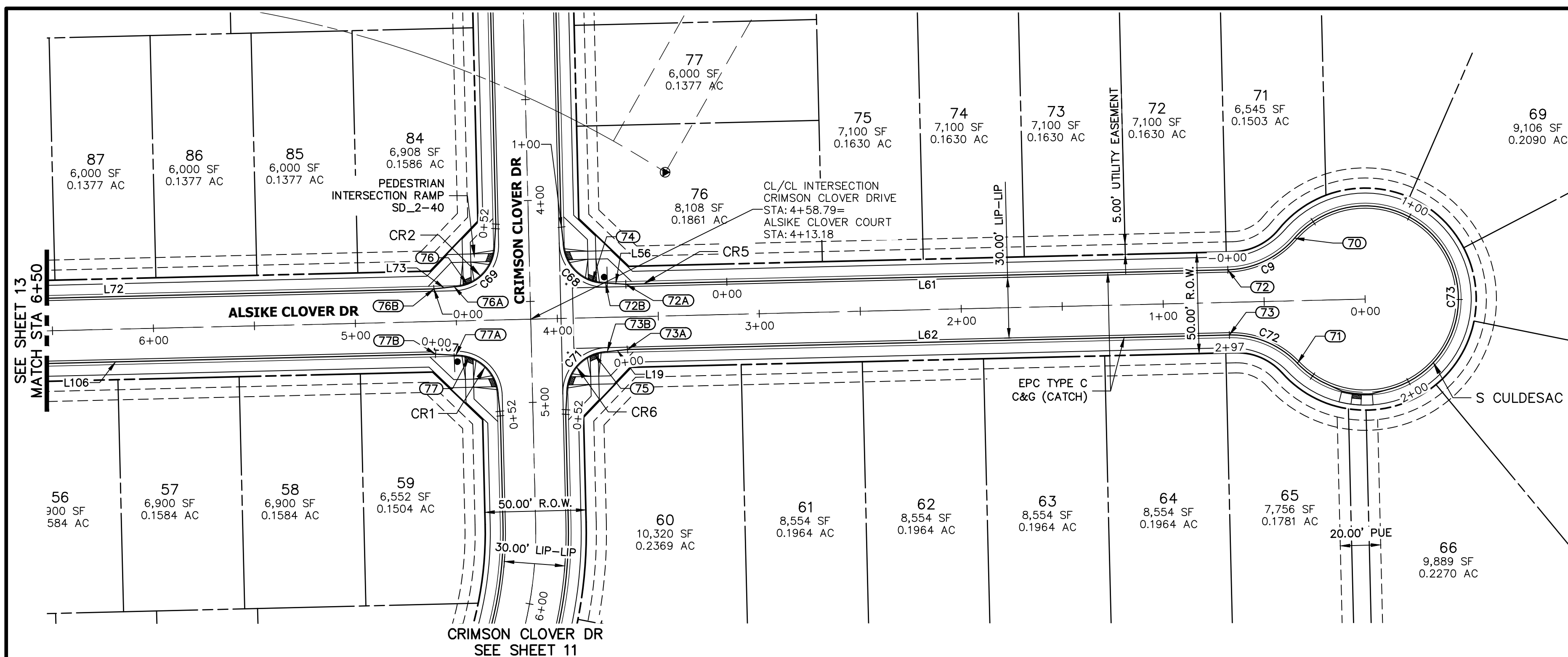


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.
PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DR., STE. 100
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
719-476-0800
JDESJARDIN@PROTERRACO.COM

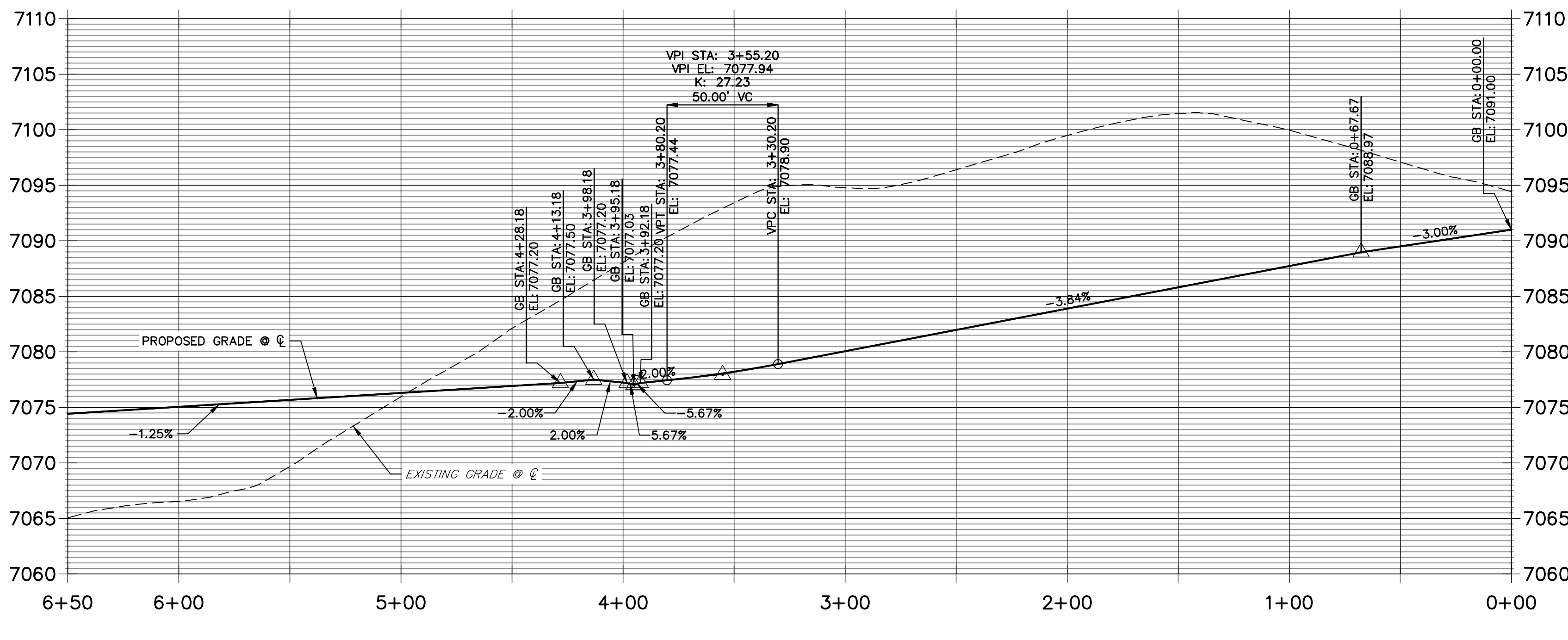
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A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

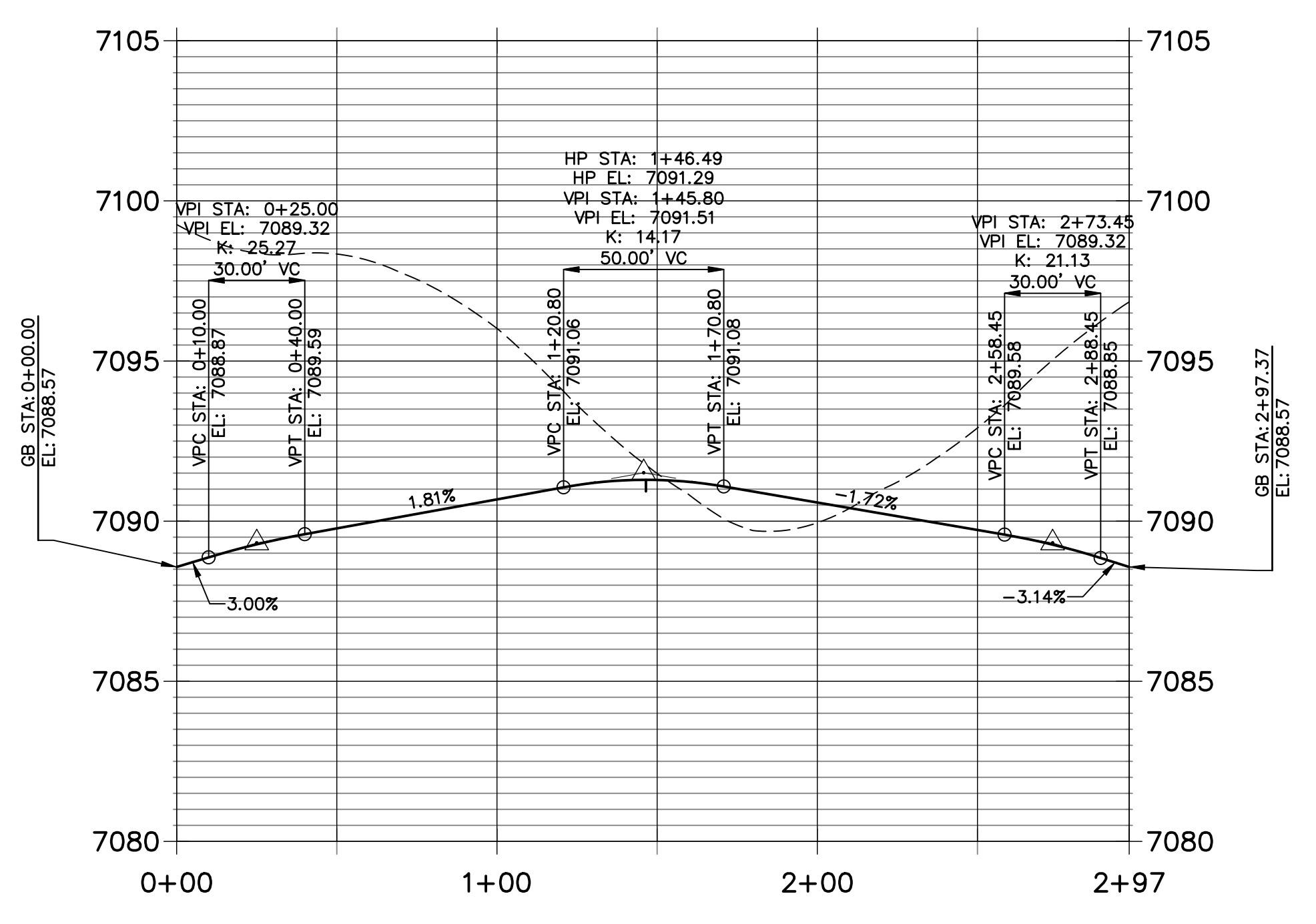
CLOVERLEAF FILING NO. 2
ROADWAY PLAN AND PROFILE
SHEET 13 OF 20
JOB NO. 25158.01



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



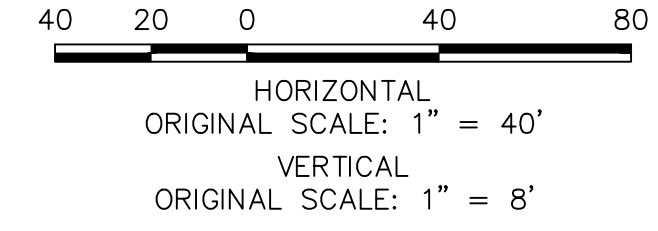
**S CULDESAC FL PROFILE
STA 0+00.00 TO 2+97.37**



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

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

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



NOTES

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



UNLESS 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
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 719-476-0800
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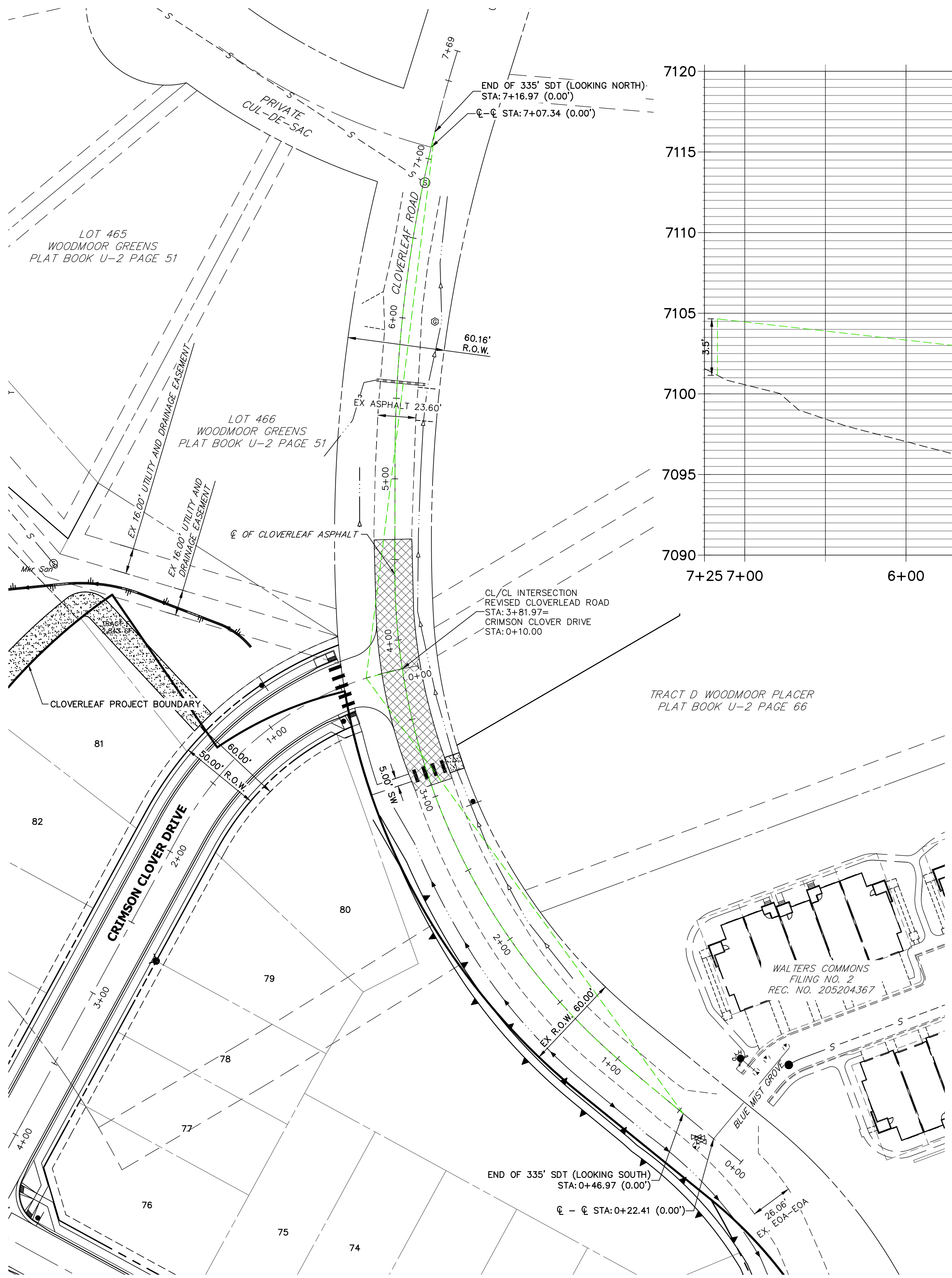
No.	REVISION	BY	DATE

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

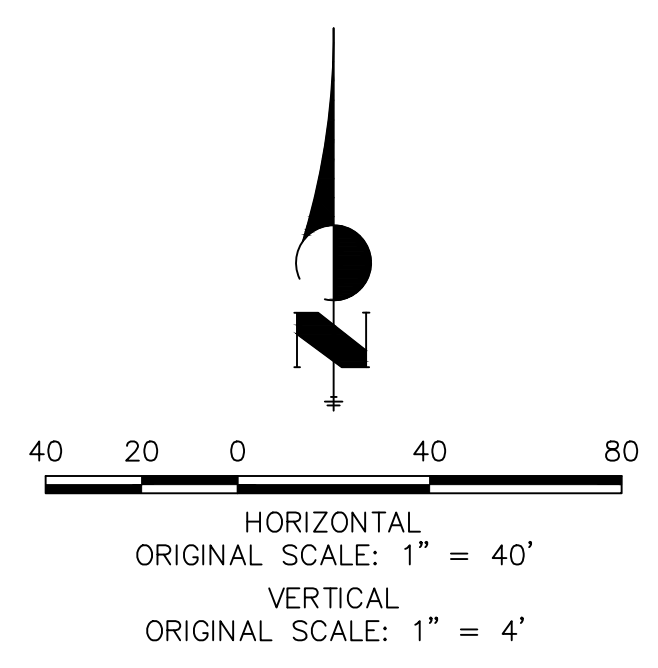
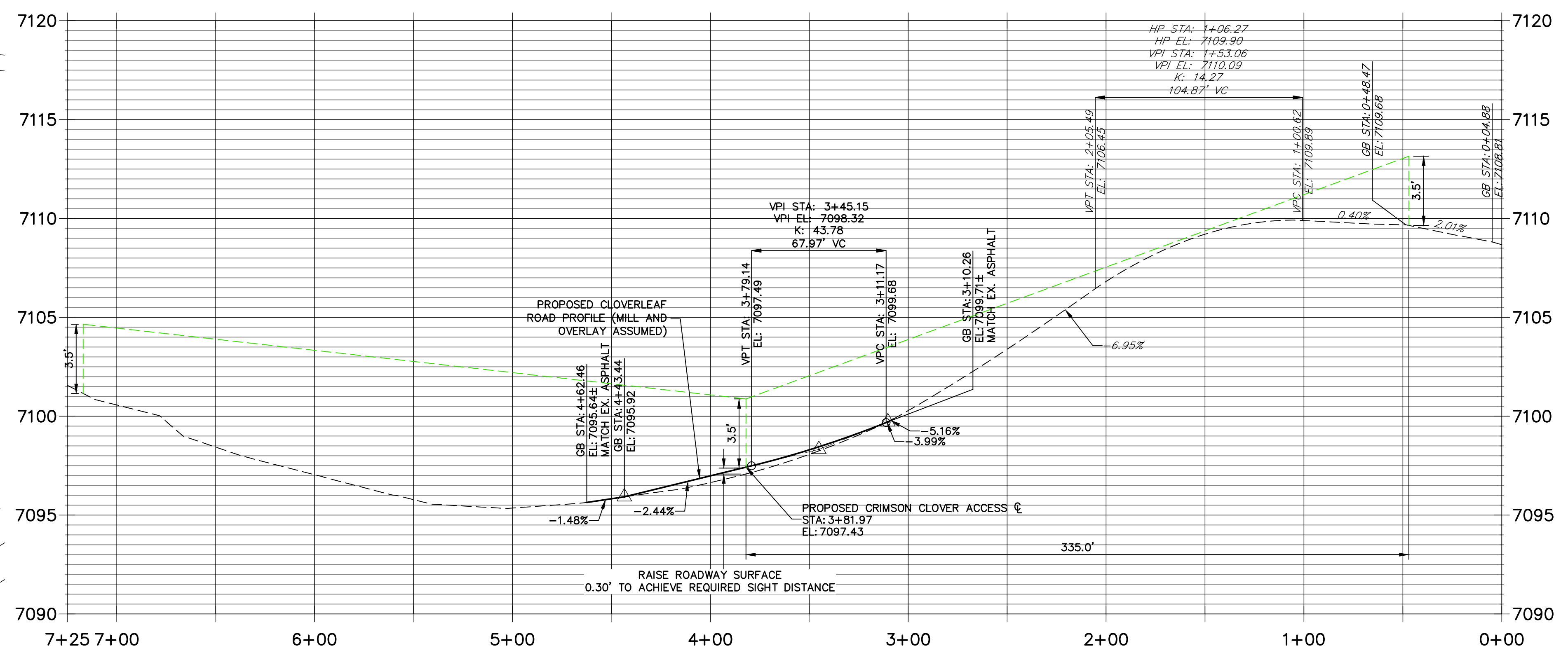
CLOVERLEAF FILING NO. 2

ROADWAY PLAN AND PROFILE

SHEET 14 OF 20
 JOB NO. 25158.01



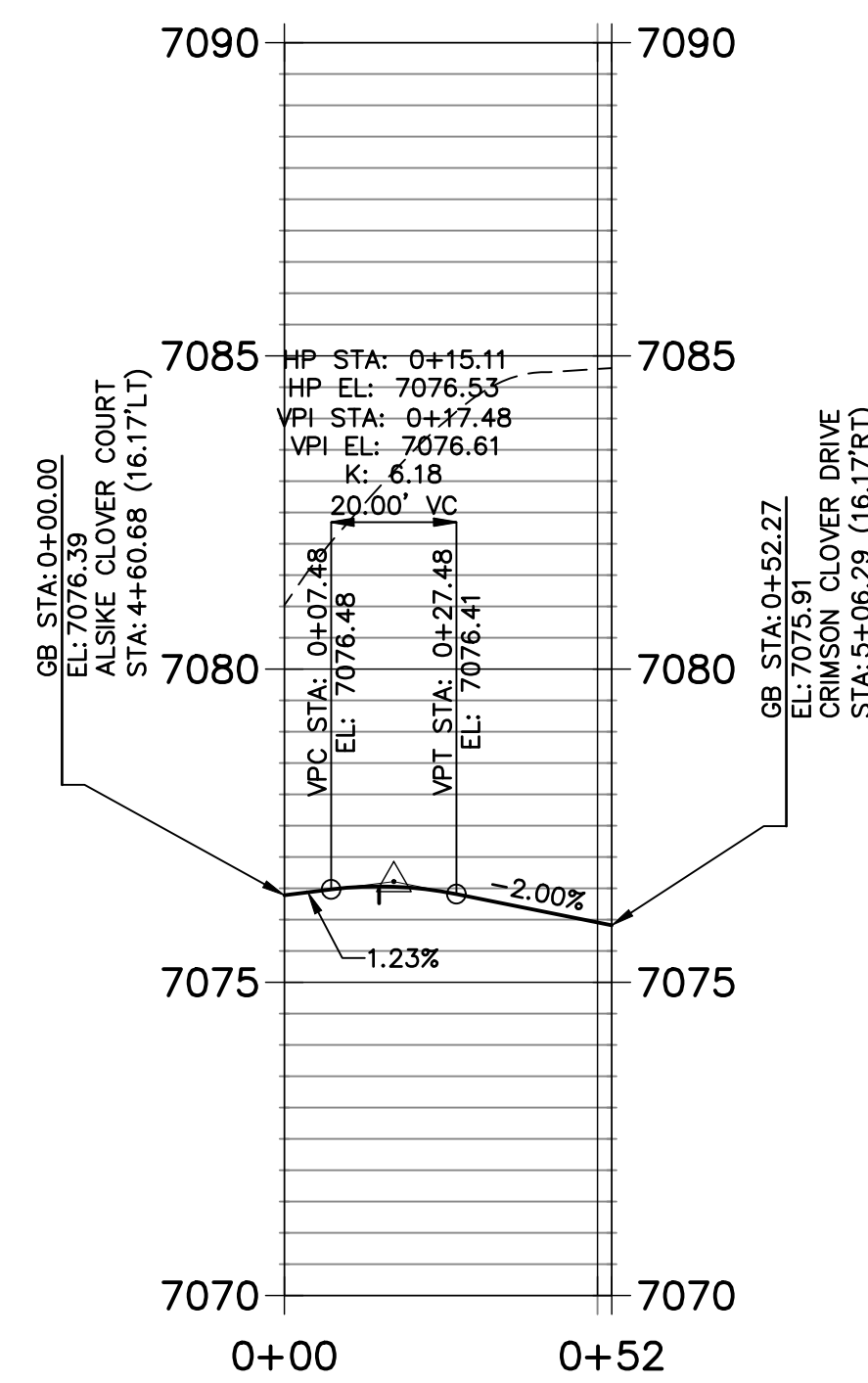
**CLOVERLEAF ROAD PROFILE
STA 0+00.00 TO 7+25.00**



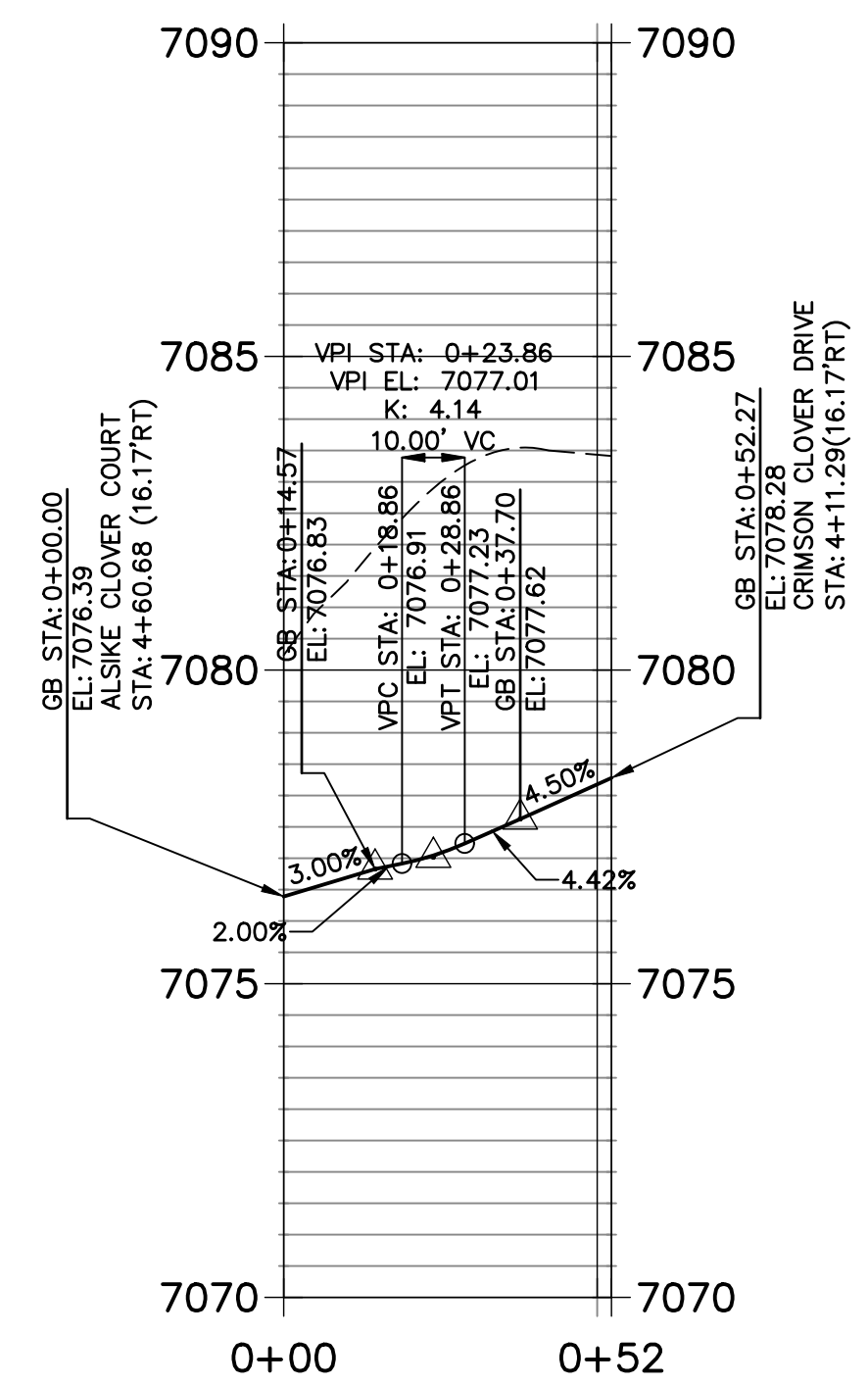
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike A. Bramlett
 MKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER
 DATE 11/11/21

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

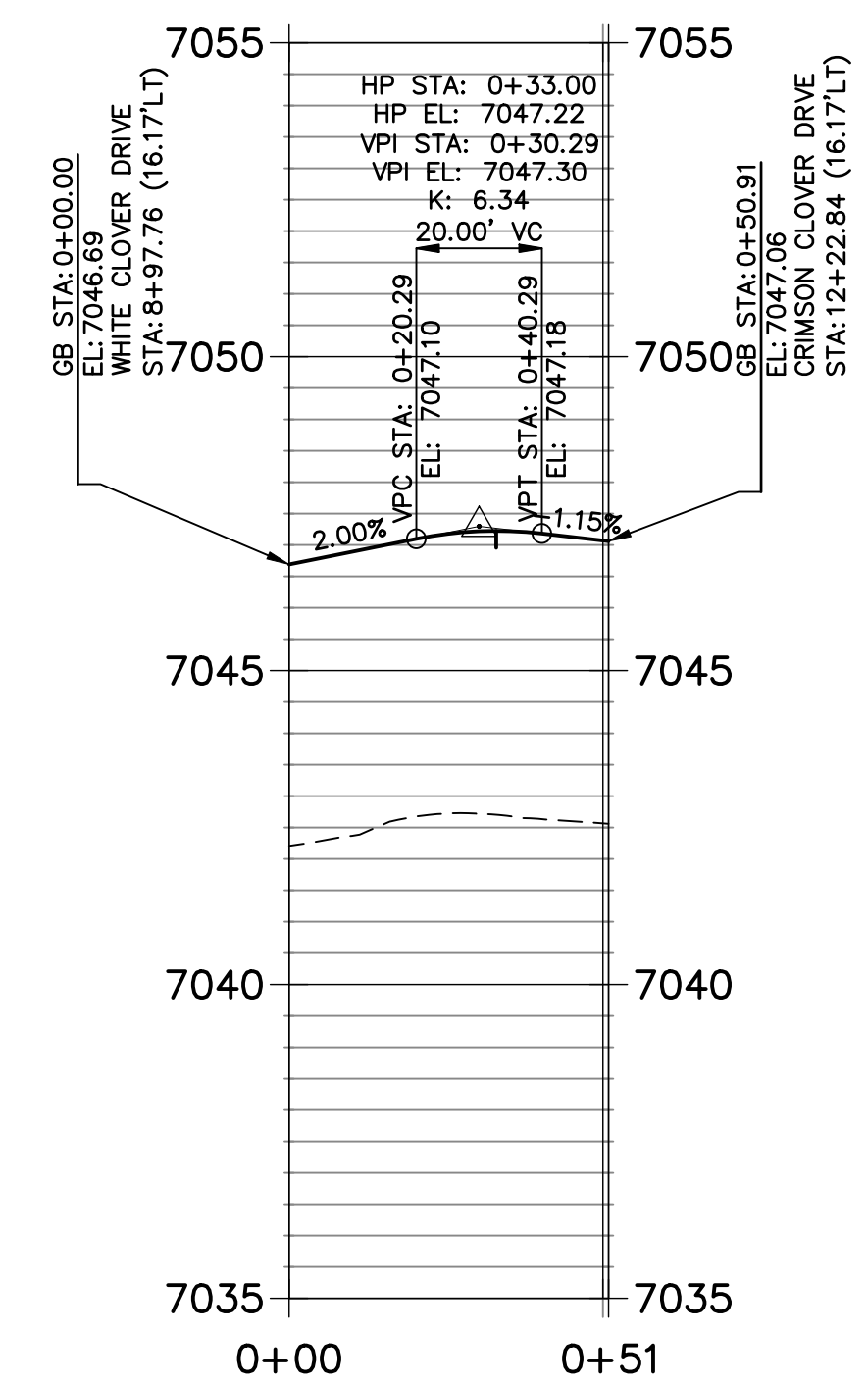
CR1 PROFILE
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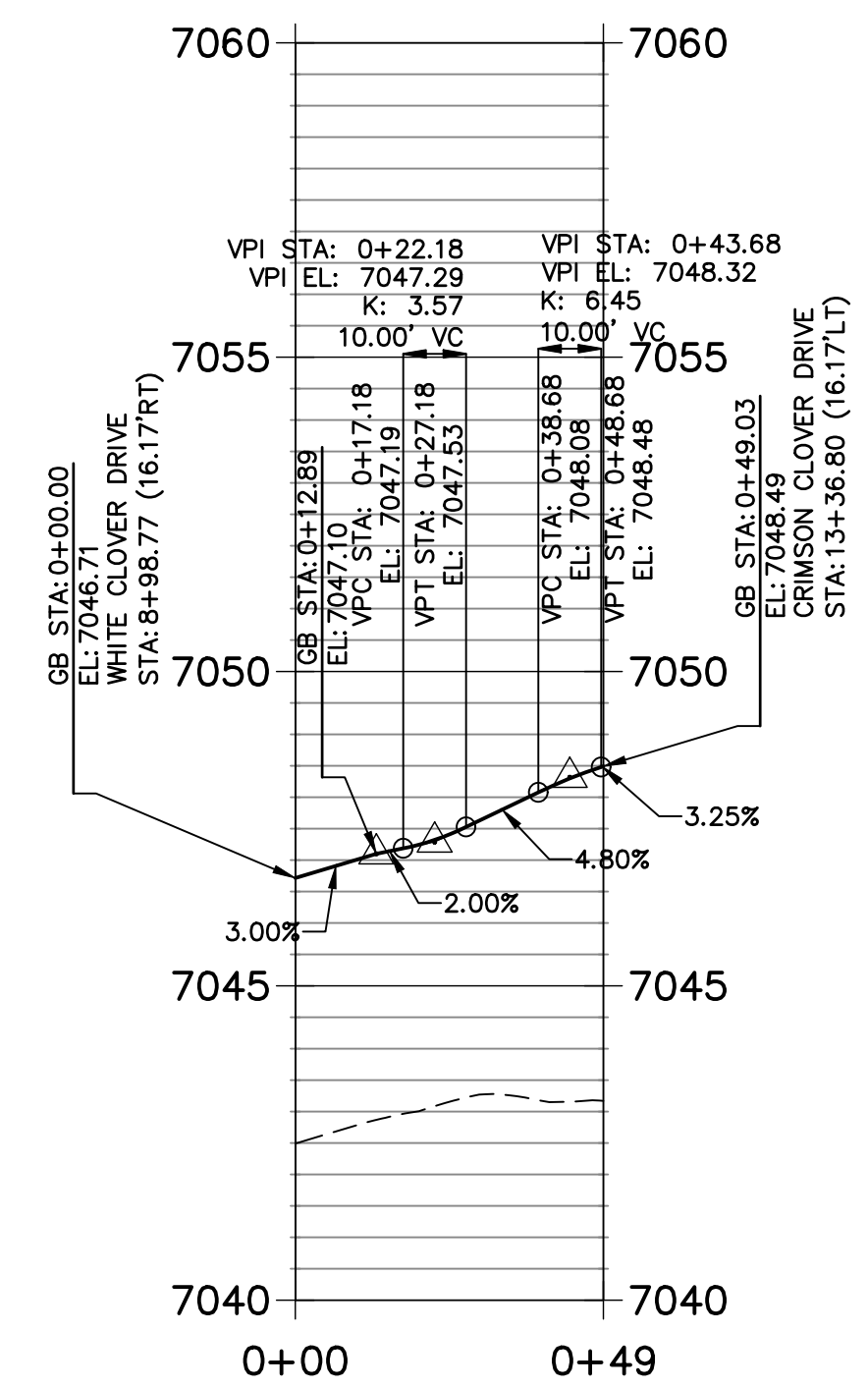
CR2 PROFILE
STA 0+00.00 TO 0+52.27



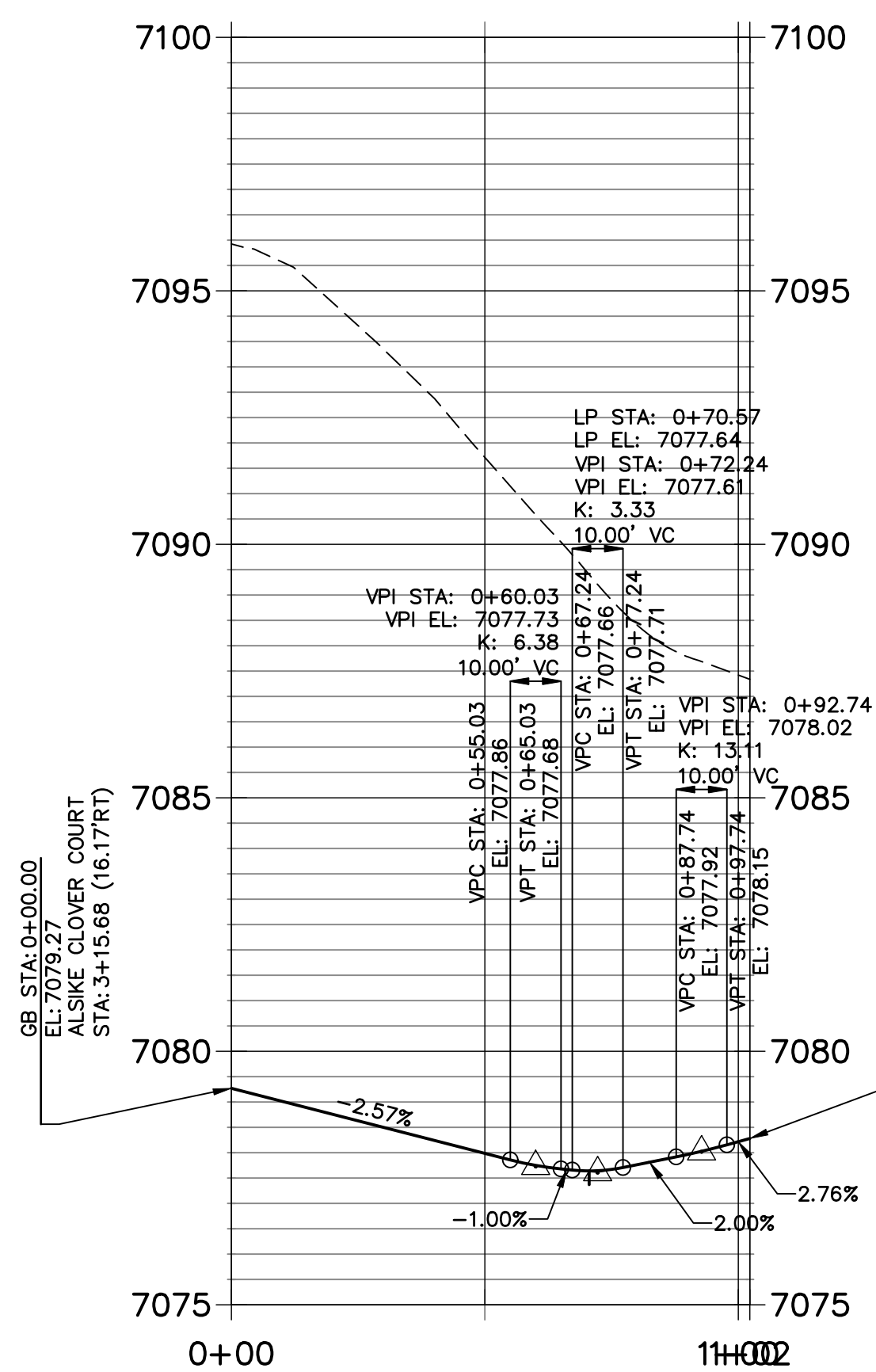
CR3 PROFILE
STA 0+00.00 TO 0+50.91



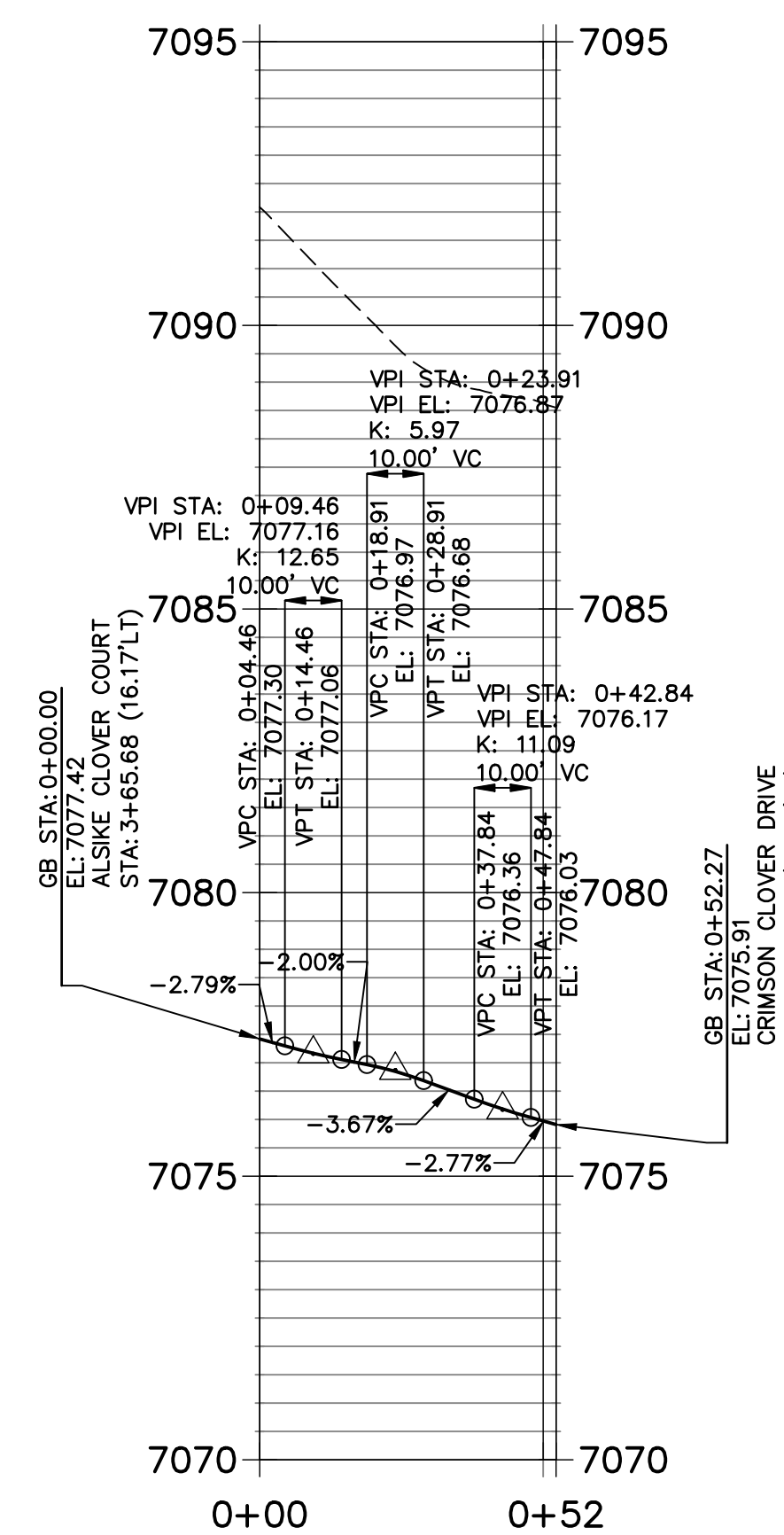
CR4 PROFILE
STA 0+00.00 TO 0+49.03



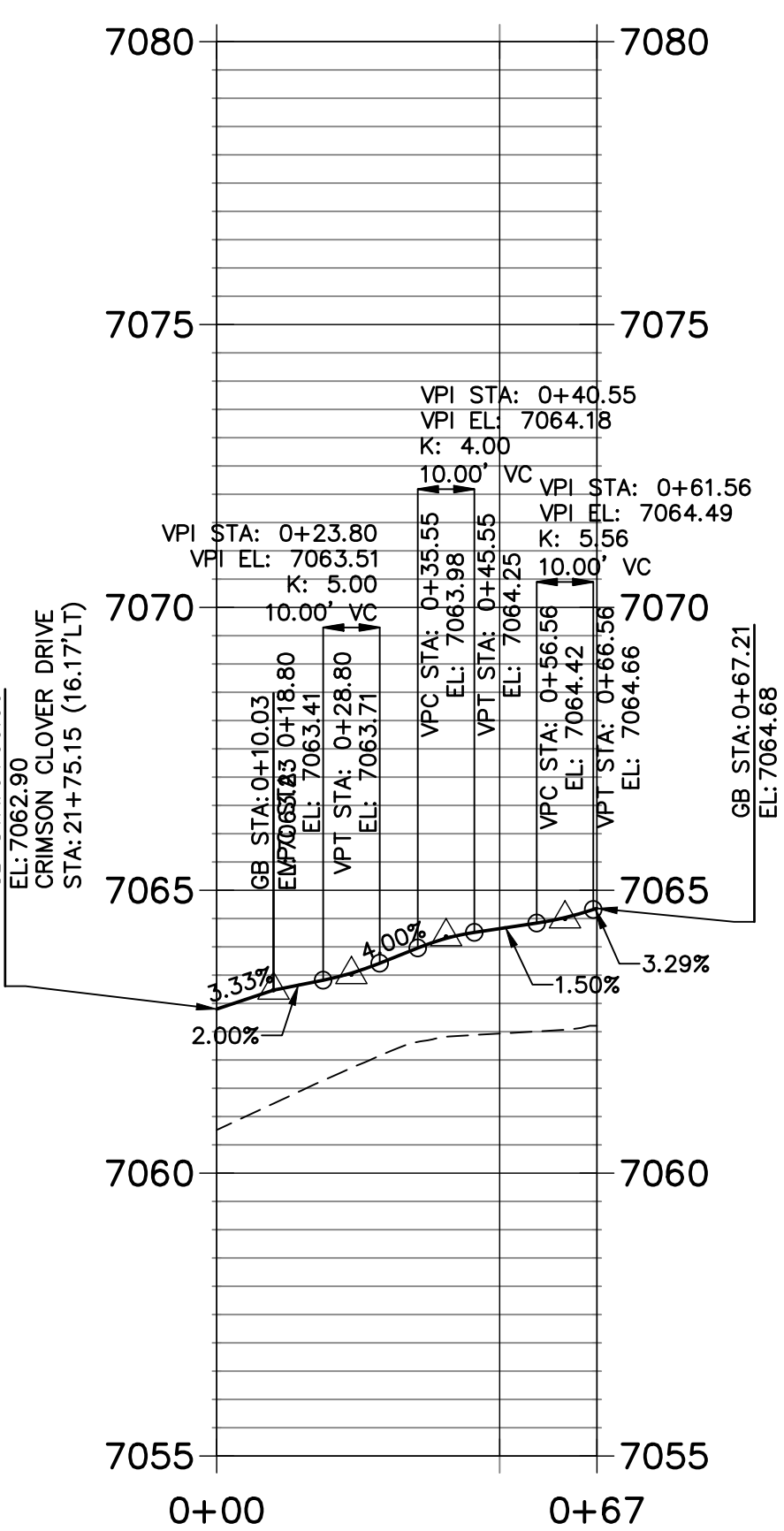
CR5 PROFILE
STA 0+00.00 TO 1+02.27



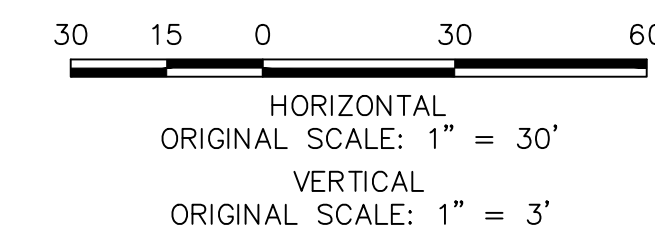
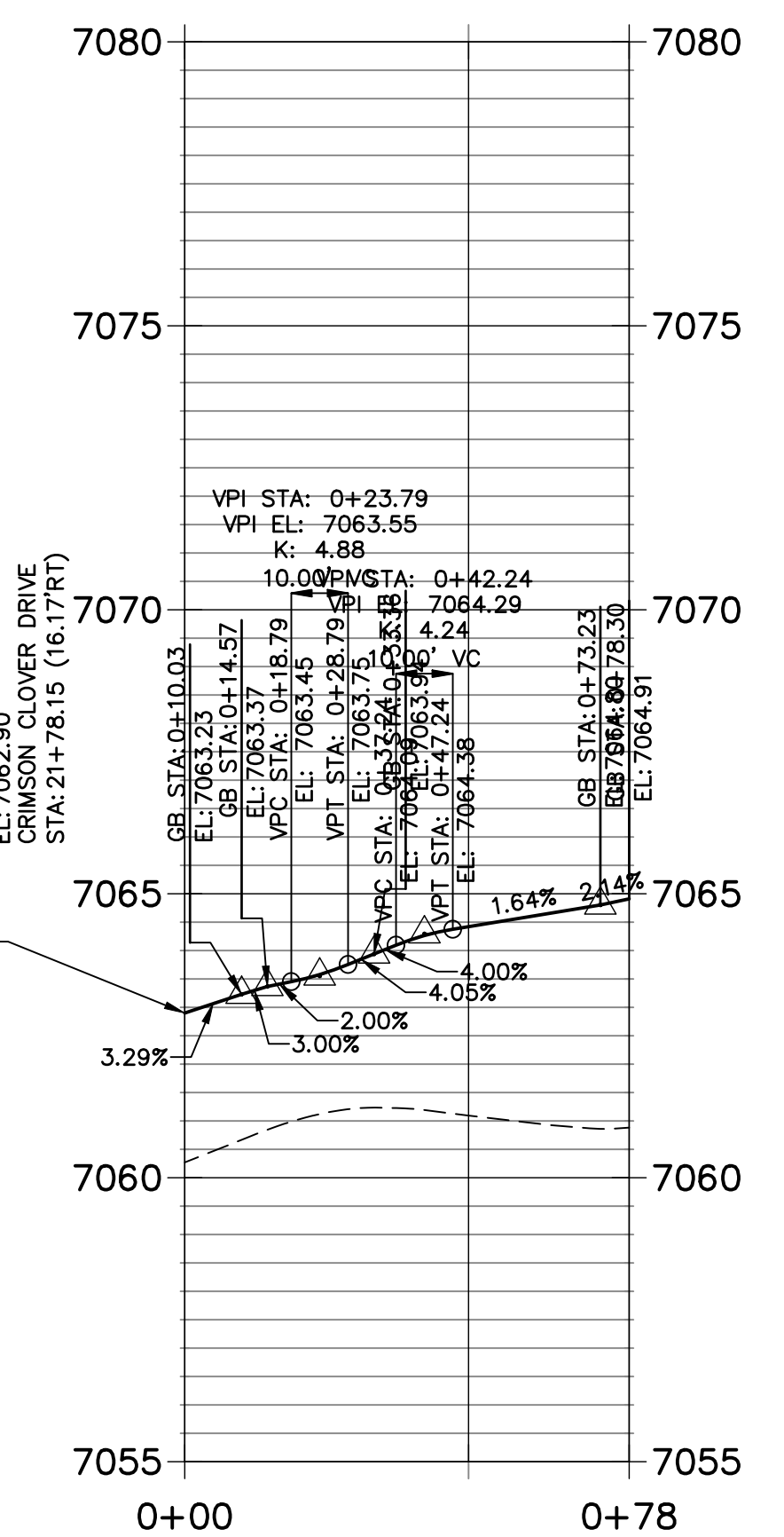
CR6 PROFILE
STA 0+00.00 TO 0+52.27



CR7 PROFILE
STA 0+00.00 TO 0+67.21



CR8 PROFILE
STA 0+00.00 TO 0+78.30



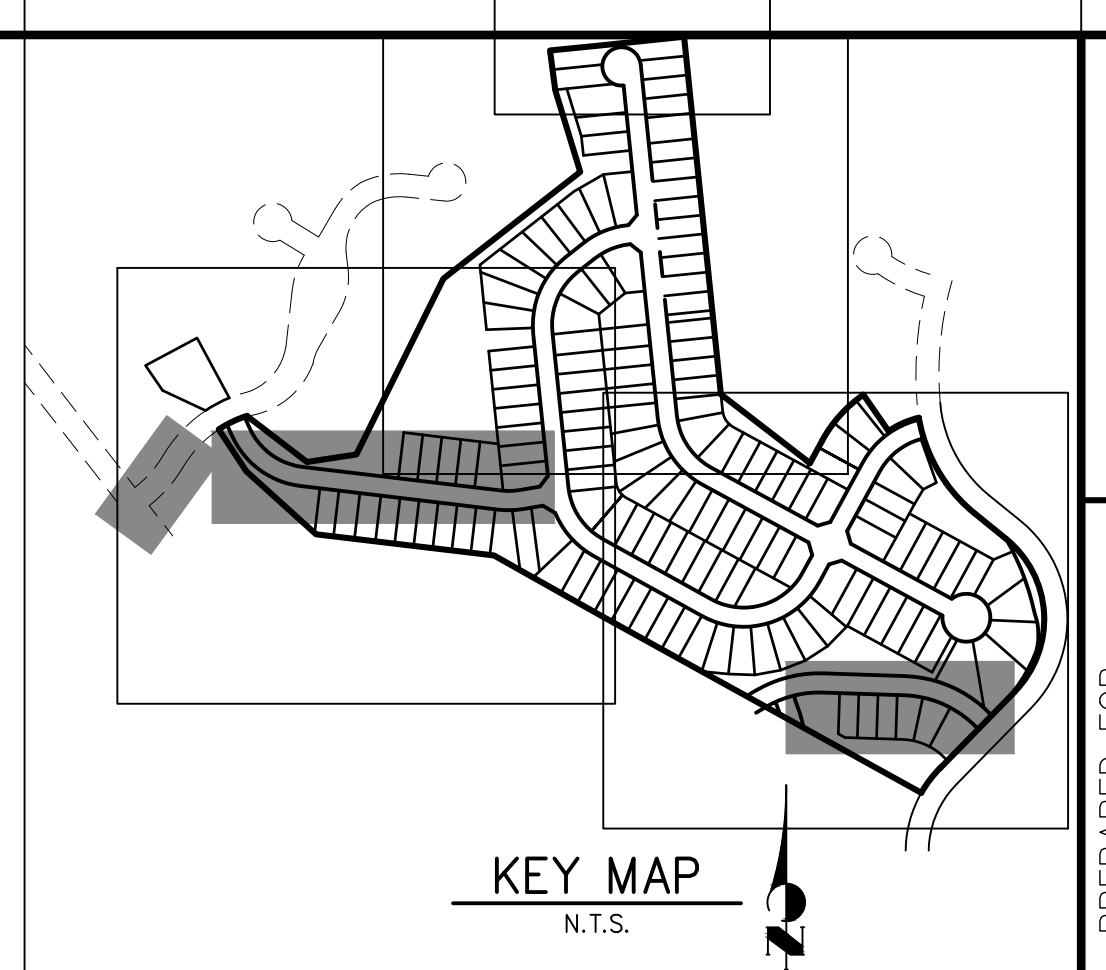
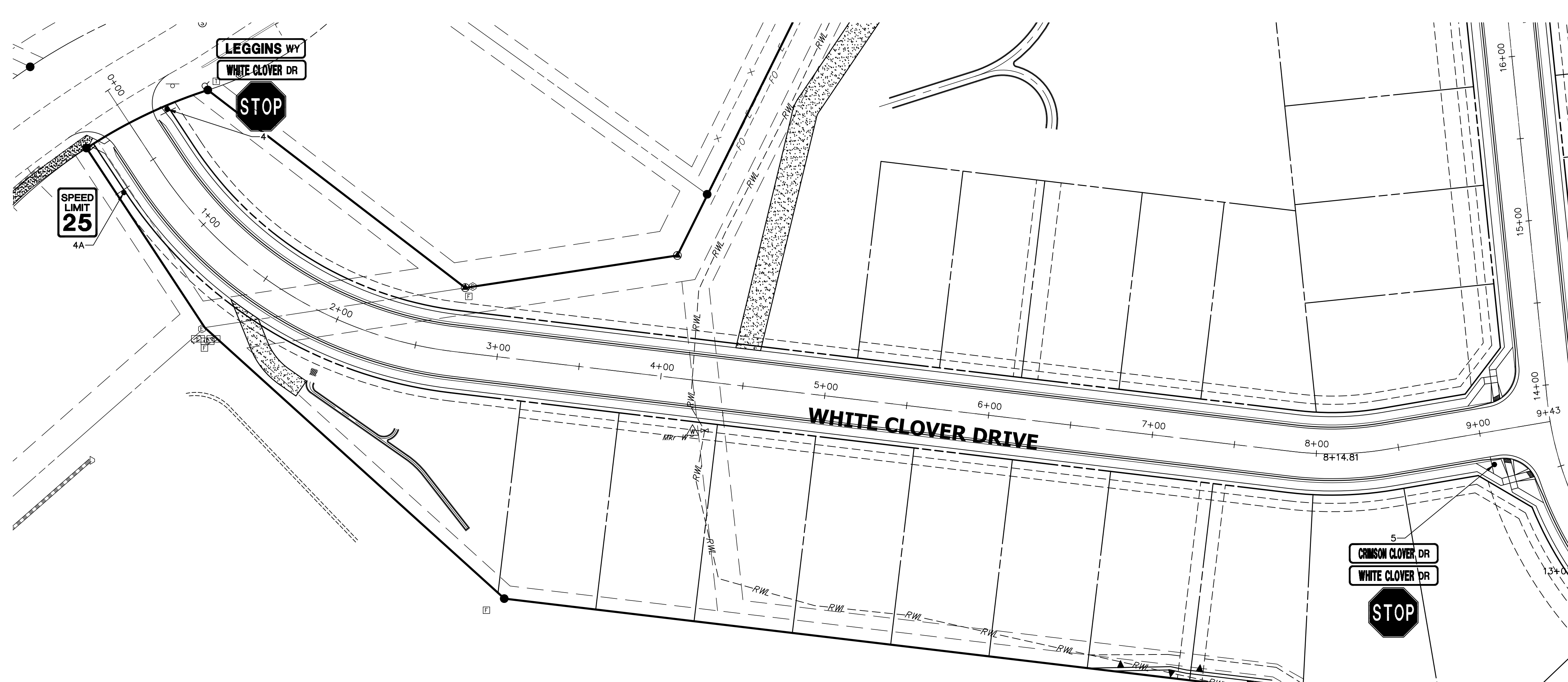
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER
DATE: 11/11/21

CLOVERLEAF FILING NO. 2	DESIGNED BY	XXX
	DRAWN BY	CRB
CURB RETURN PROFILES	DATE	11/11/21
	DESIGNED BY	XXX
SHEET 16 OF 20	DATE	11/11/21
	DRAWN BY	CRB
JOB NO. 25158.01	DATE	11/11/21
	DRAWN BY	CRB

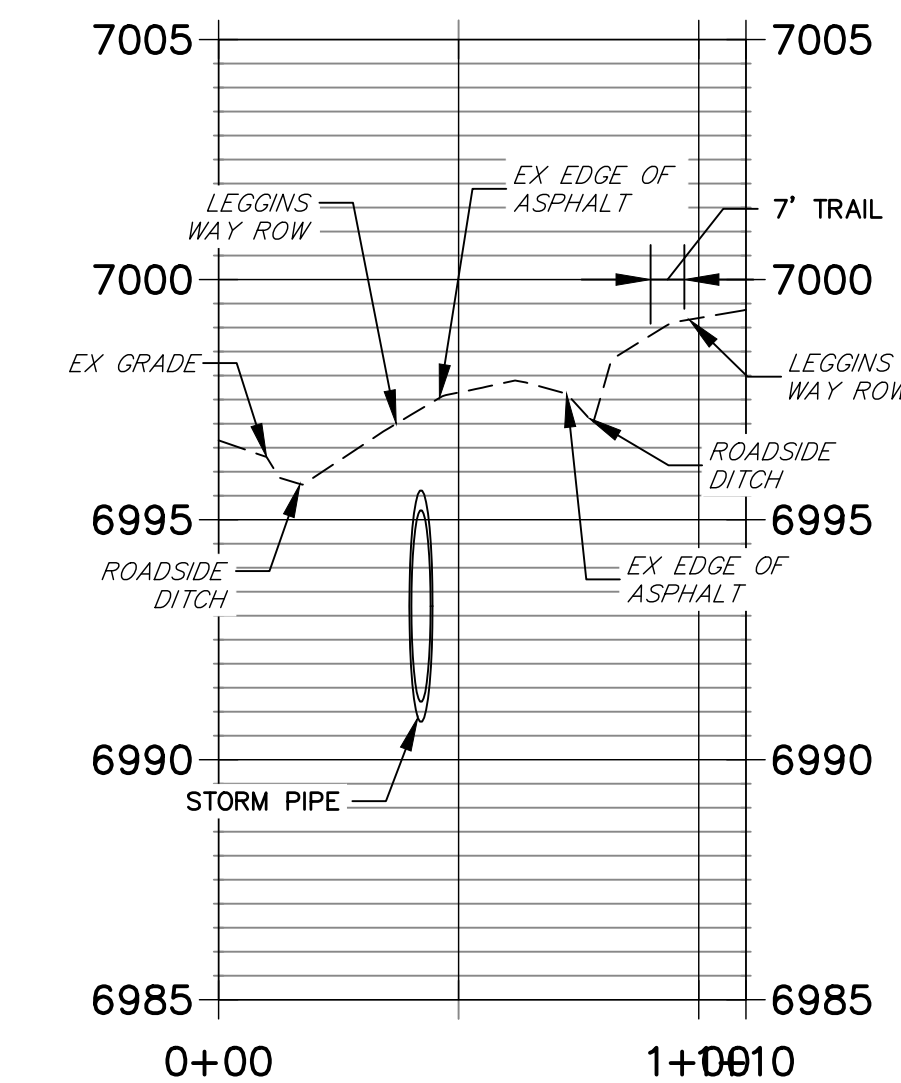
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PREPARED FOR
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COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
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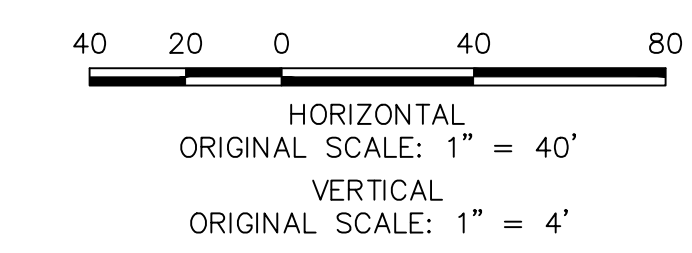
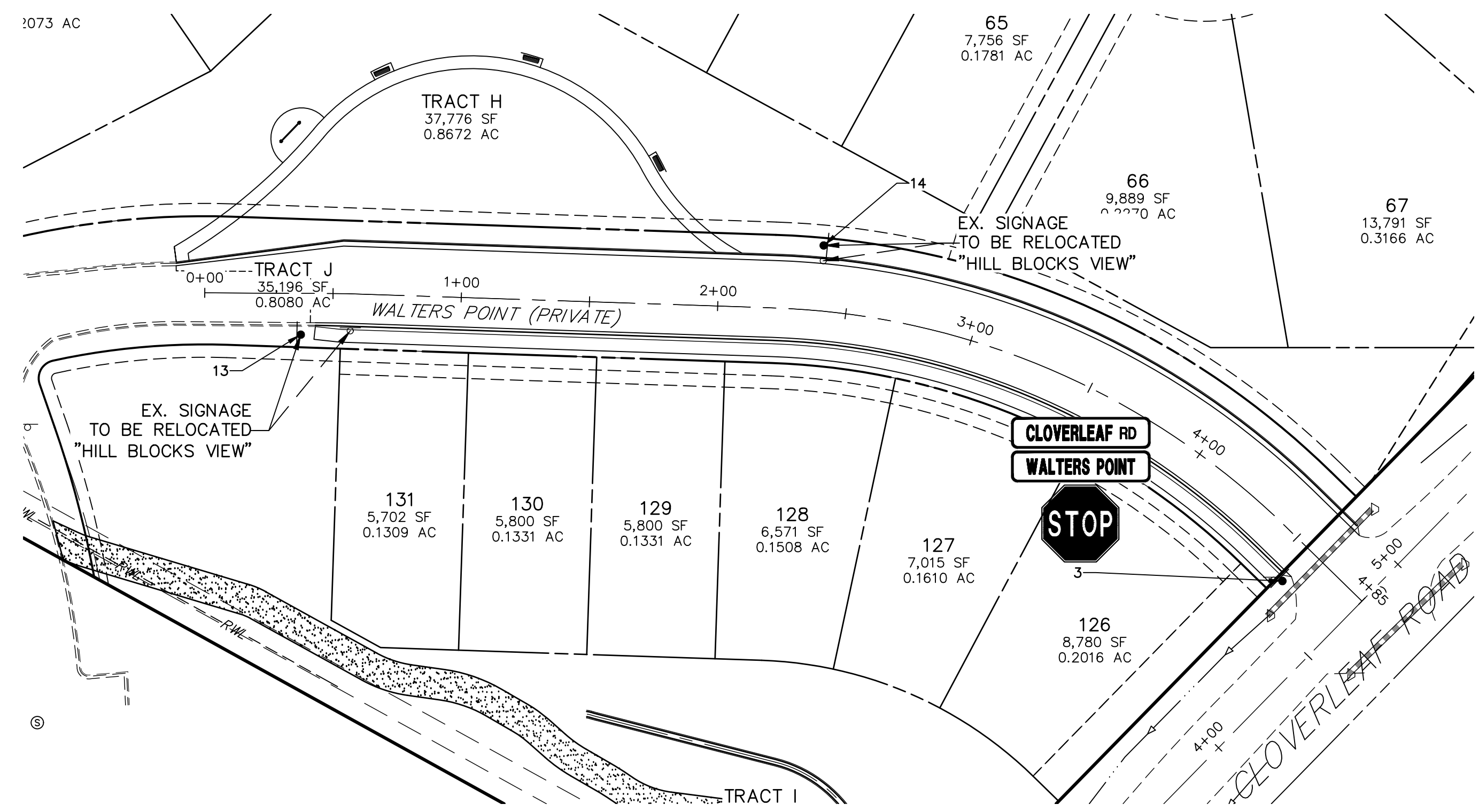
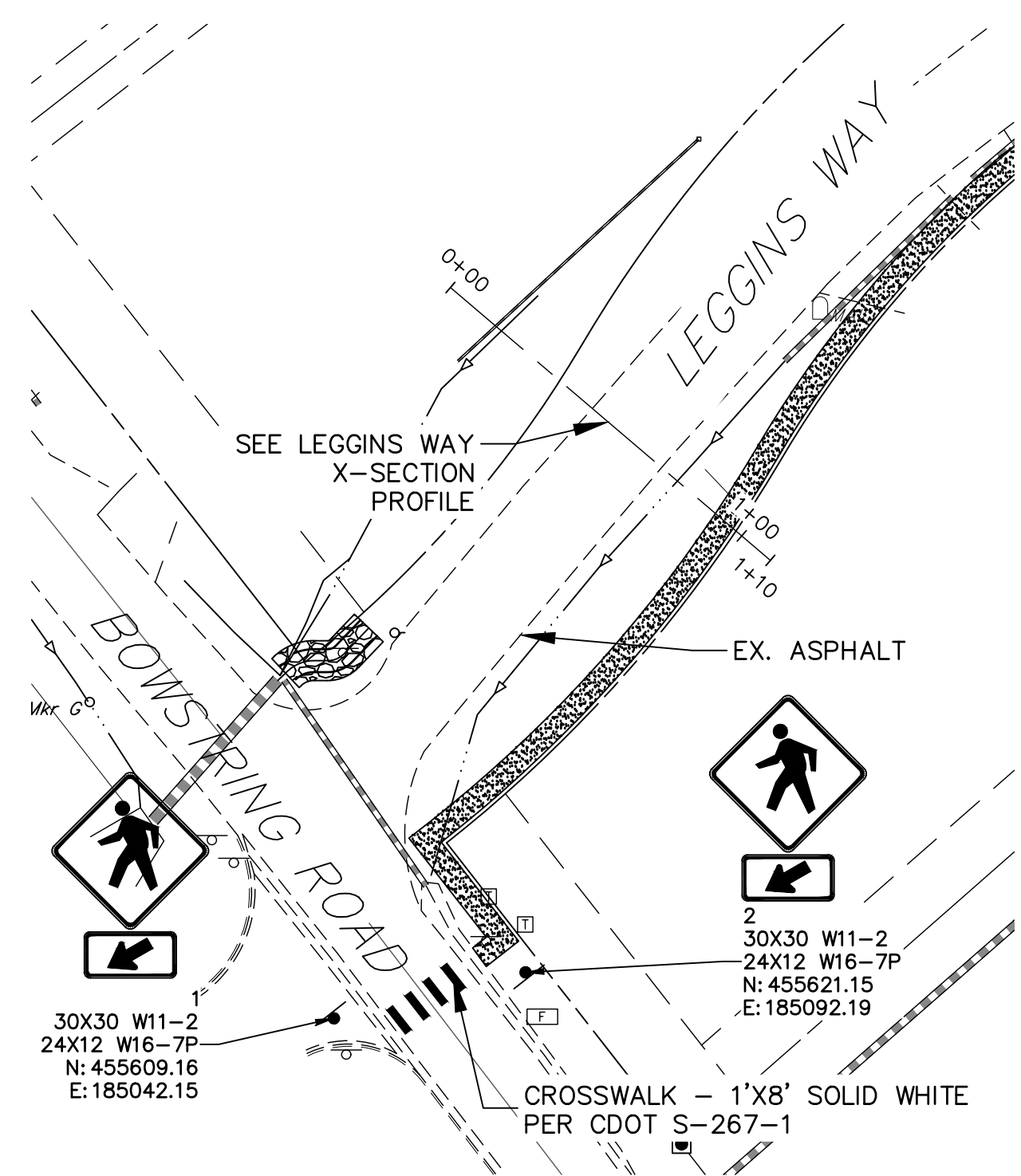
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.



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



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



EPC PCD 1/31/22

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

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

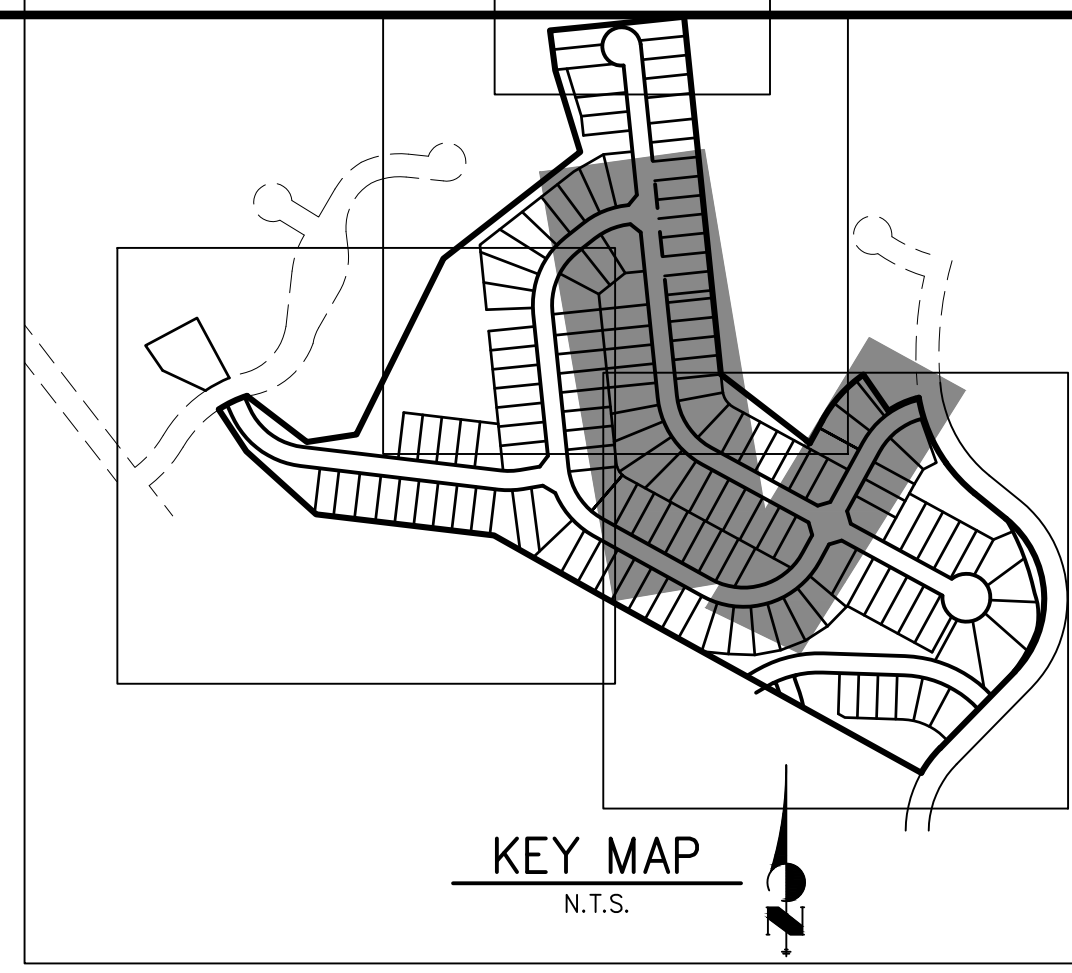
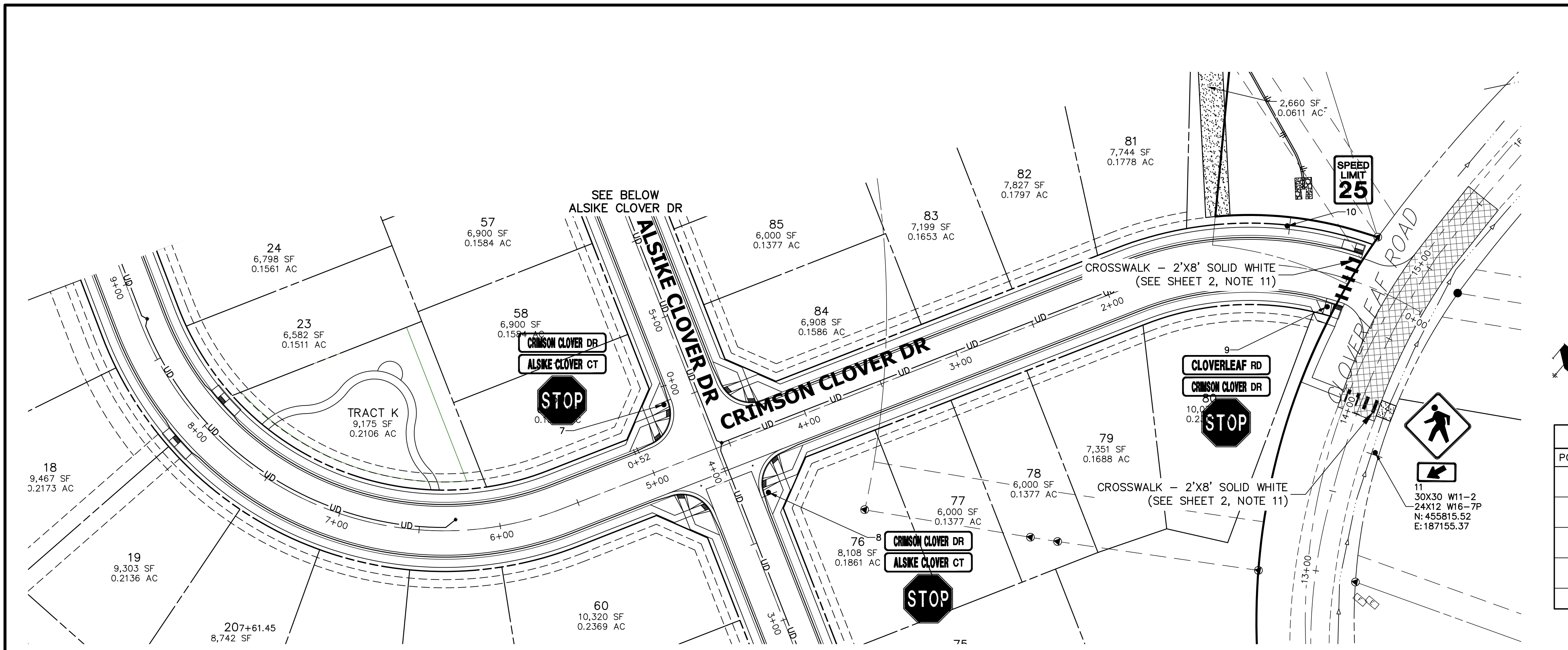
J.R. ENGINEERING
 A Westman Company
 Central 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

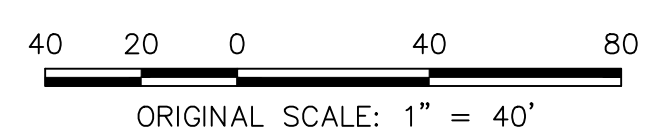
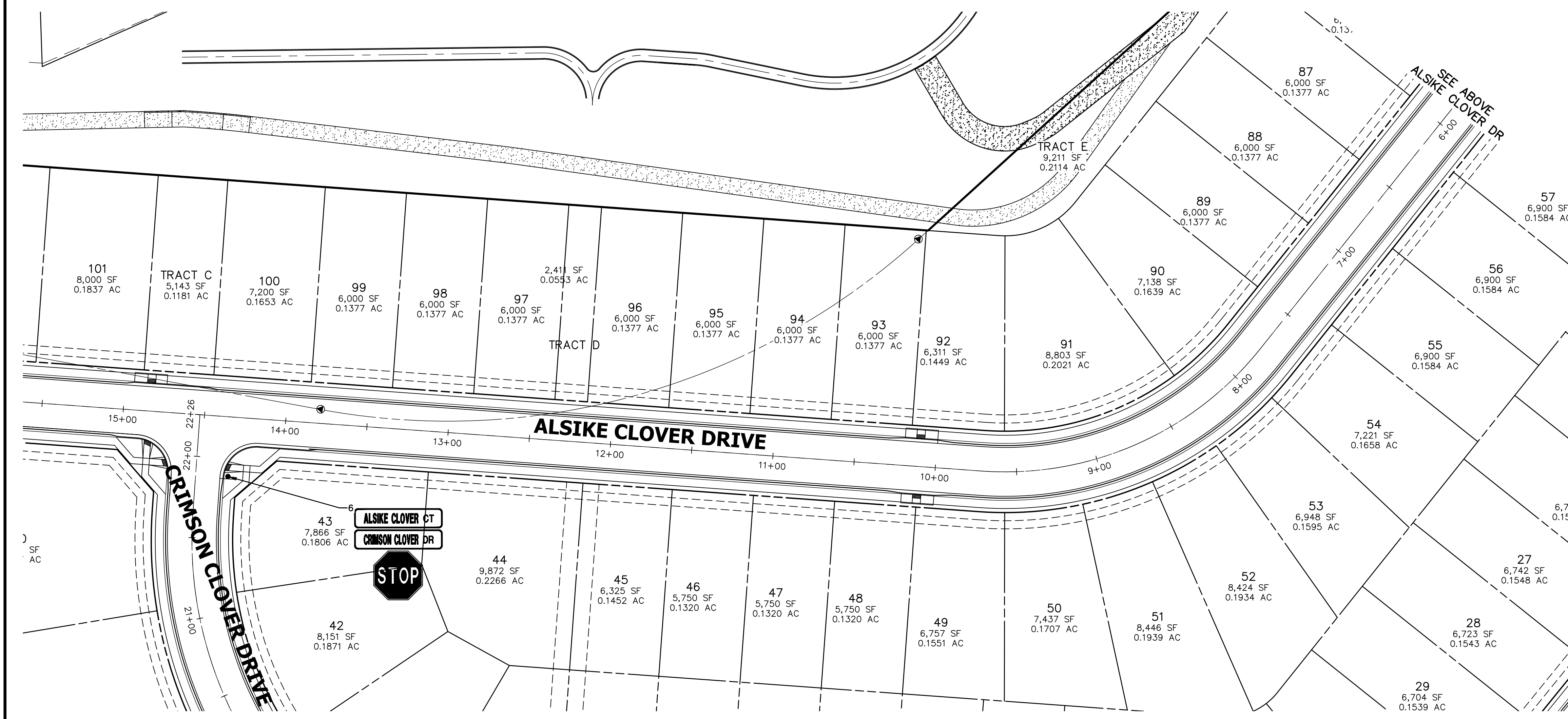
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 V-SCALE: N/A
 DATE: 11/11/21
 DESIGNED BY: XXX
 DRAWN BY: CRB
 CHECKED BY:

CLOVERLEAF FILING NO. 2
SIGNAGE AND STRIPING PLAN

SHEET 17 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



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, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

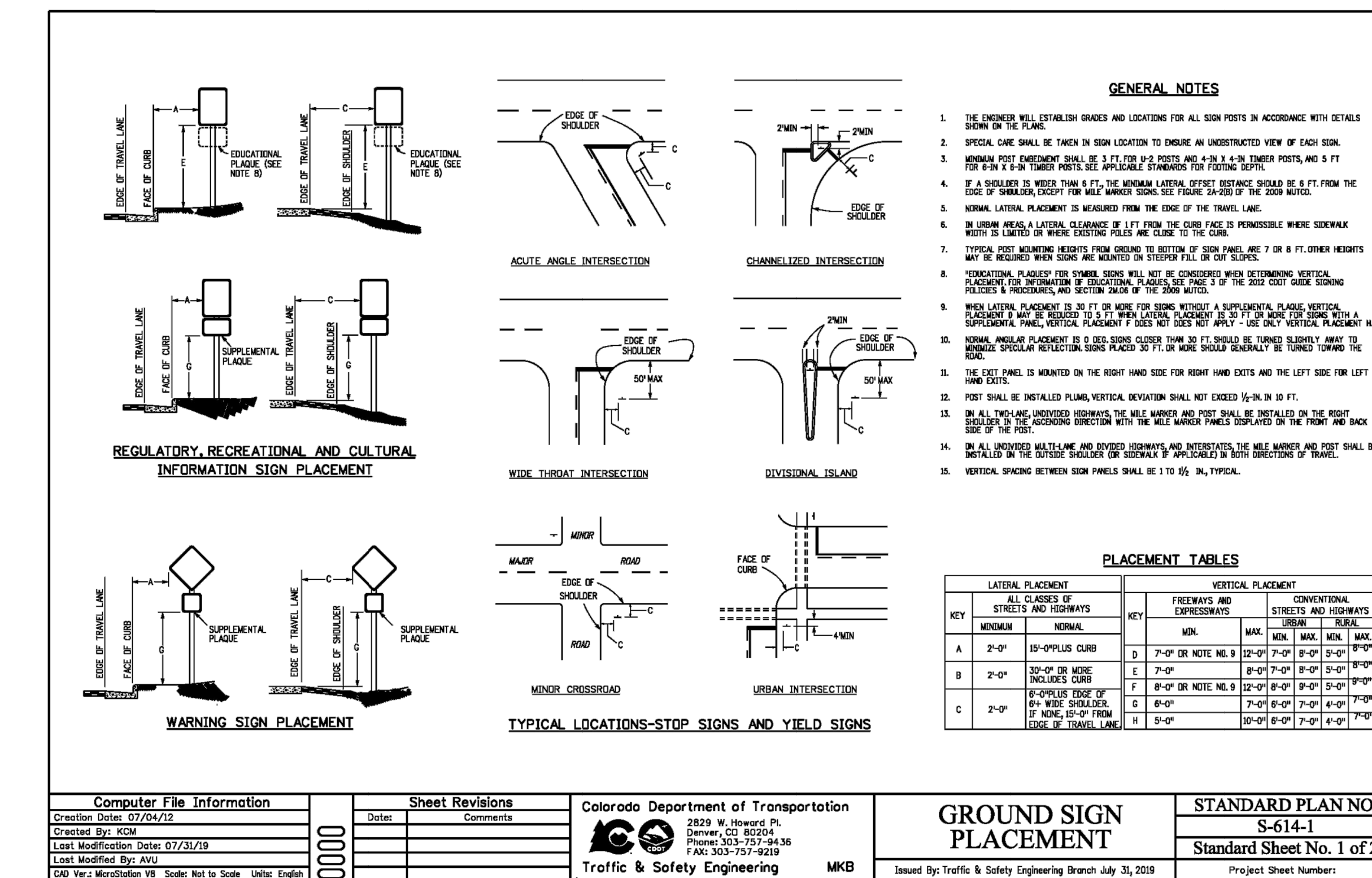
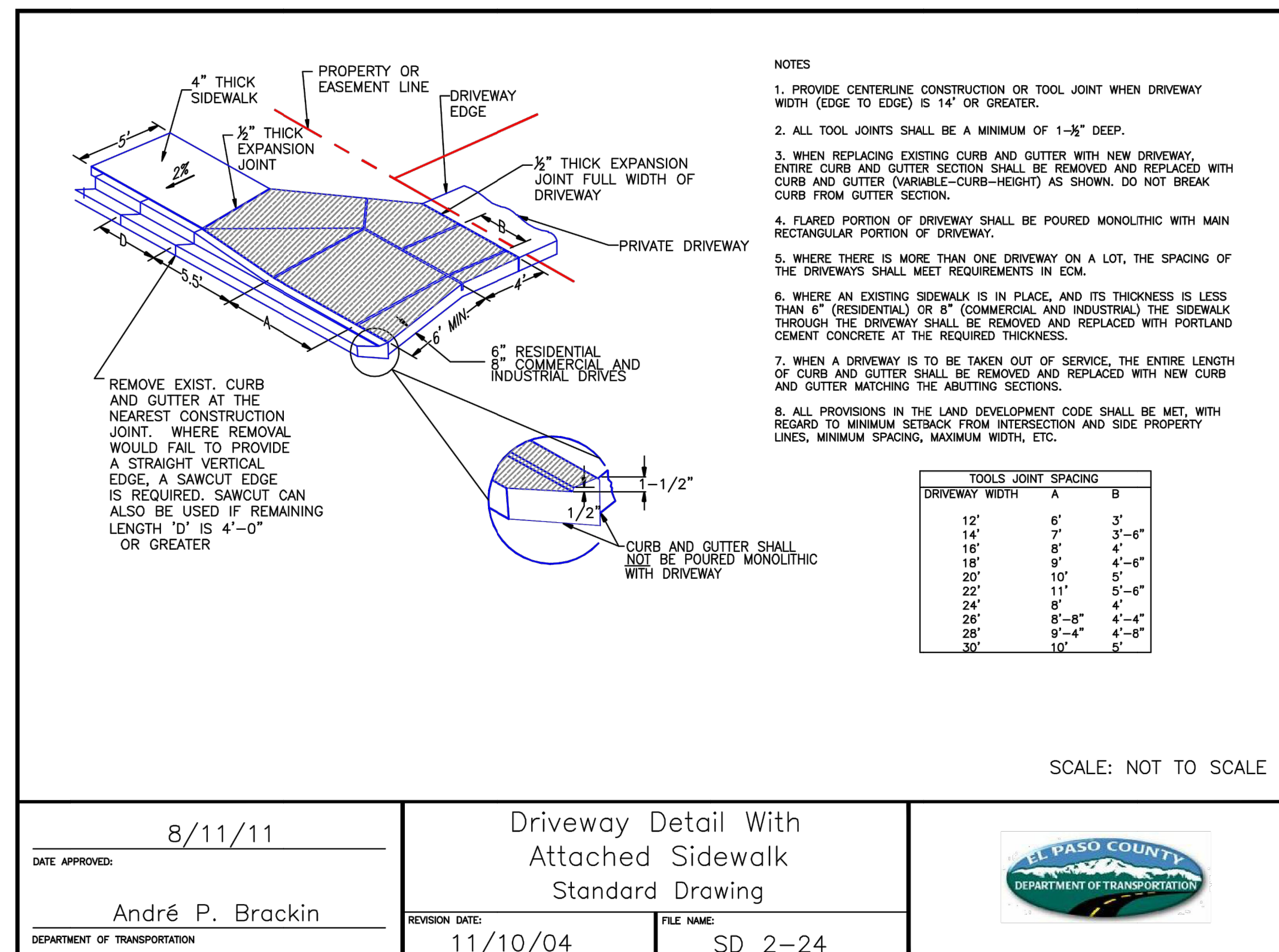
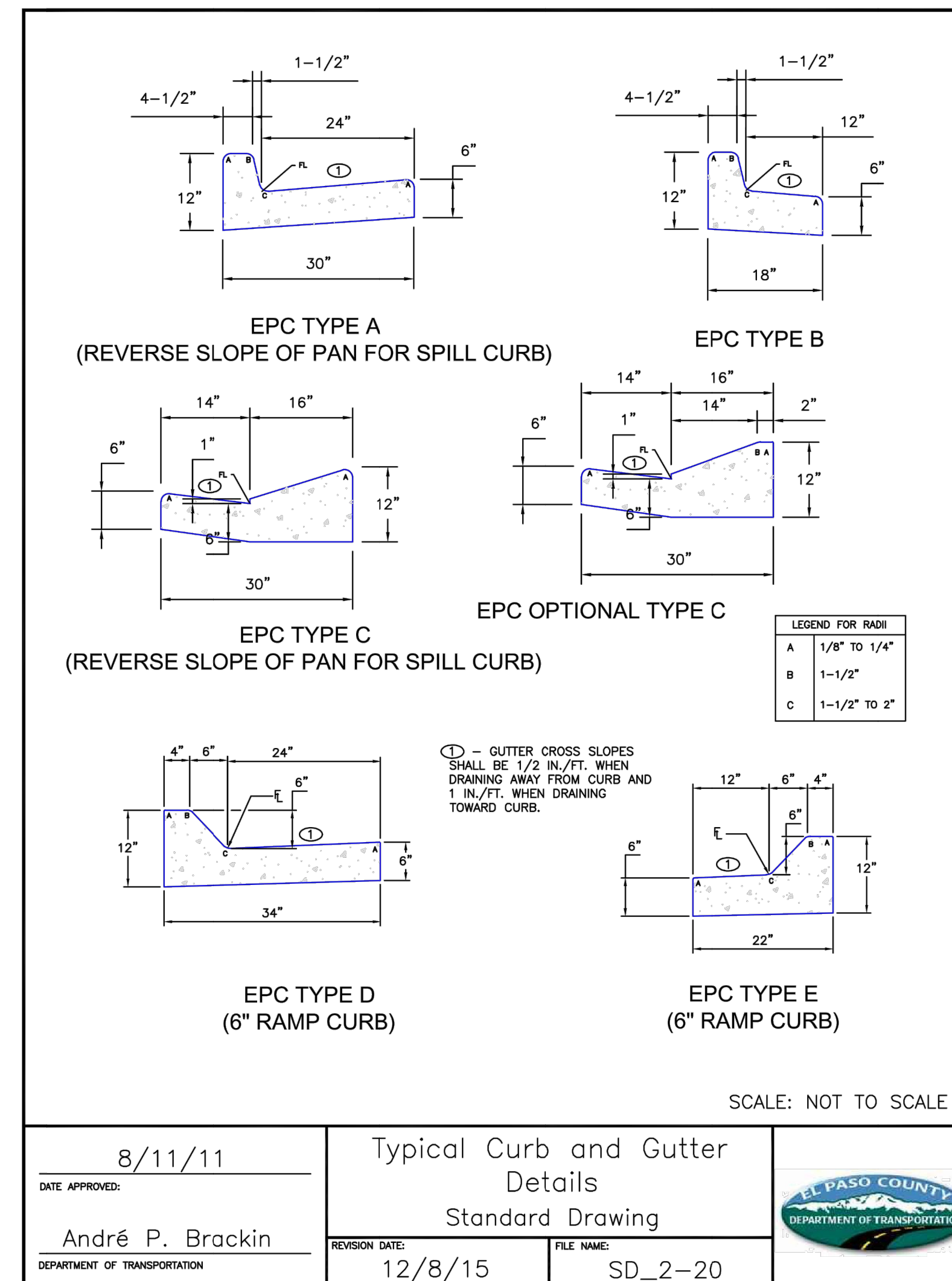
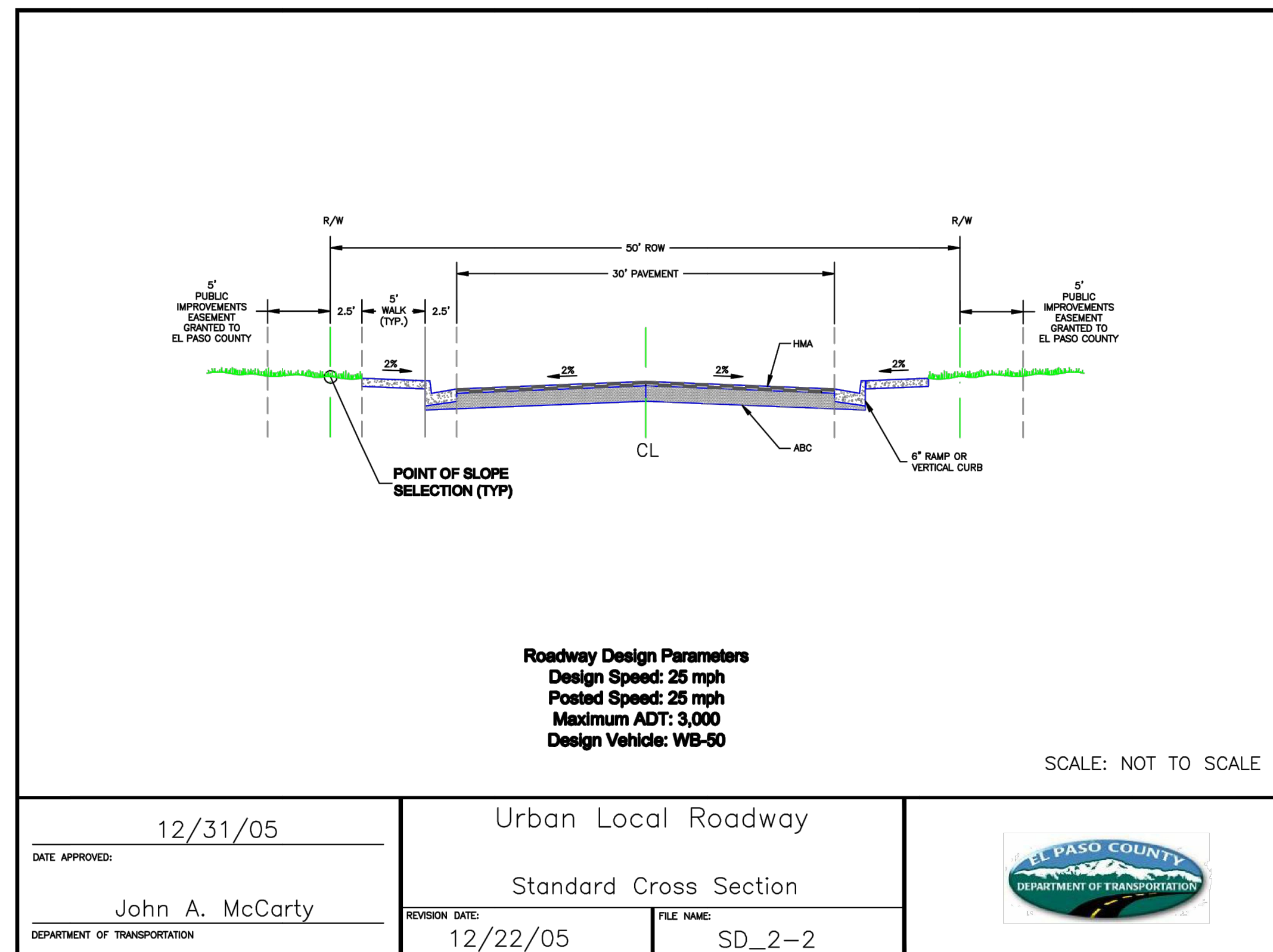
PREPARED FOR
MONUMENT HILL CM LLC
 1864 WOODMOOR DR., STE. 100
 COLORADO SPRINGS, CO 80920
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BY	DATE	REVISION

H-SCALE 1"=40'
 V-SCALE N/A
 DATE 11/11/21
 DESIGNED BY XXX
 DRAWN BY CRB
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CLOVERLEAF FILING NO. 2
 SIGNAGE AND STRIPING PLAN
 SHEET 18 OF 20
 JOB NO. 25158.01



EPC PCD 1/31/22

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

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

FOR AND ON BEHALF OF JR ENGINEERING, LLC LOCAL ENGINEER

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
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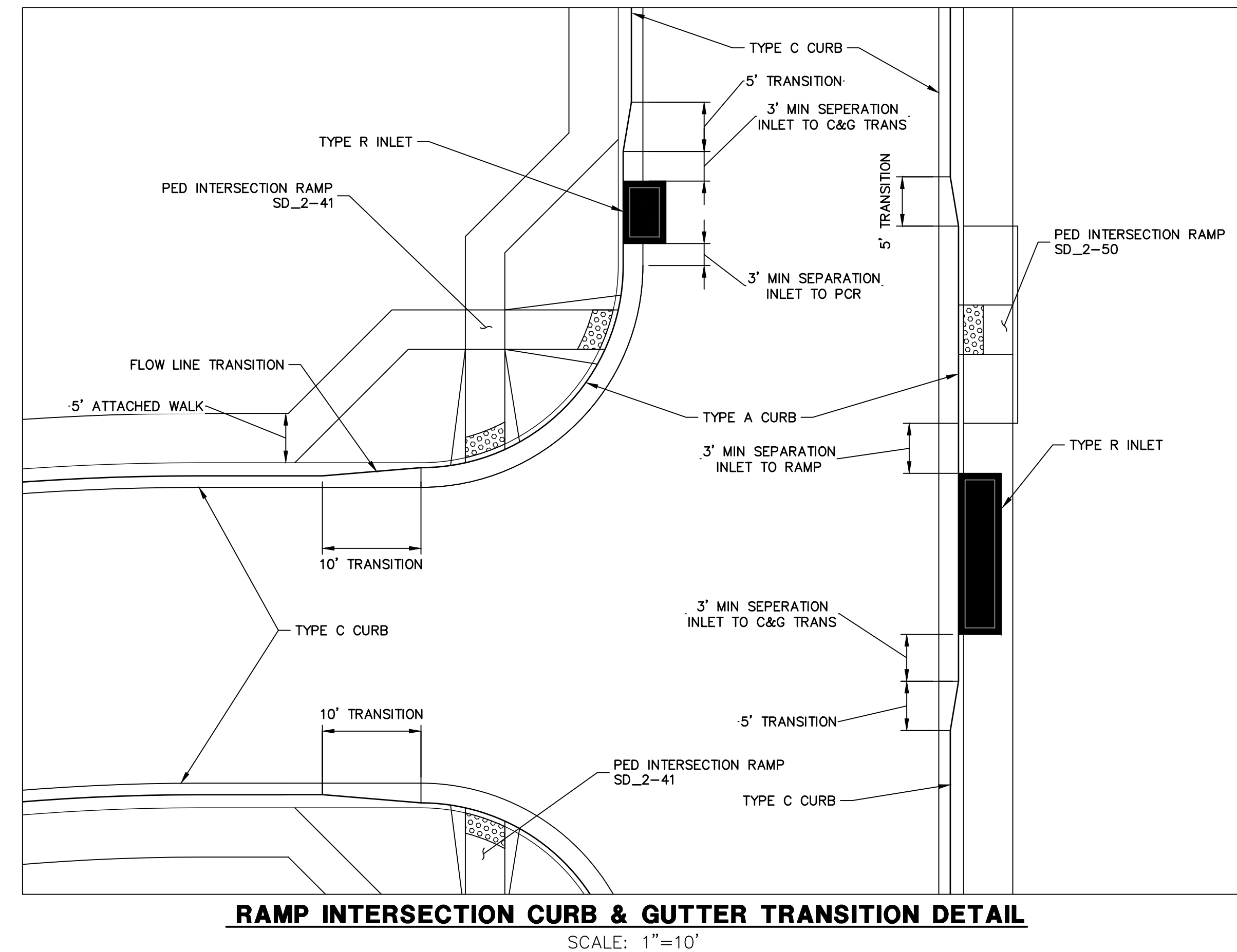
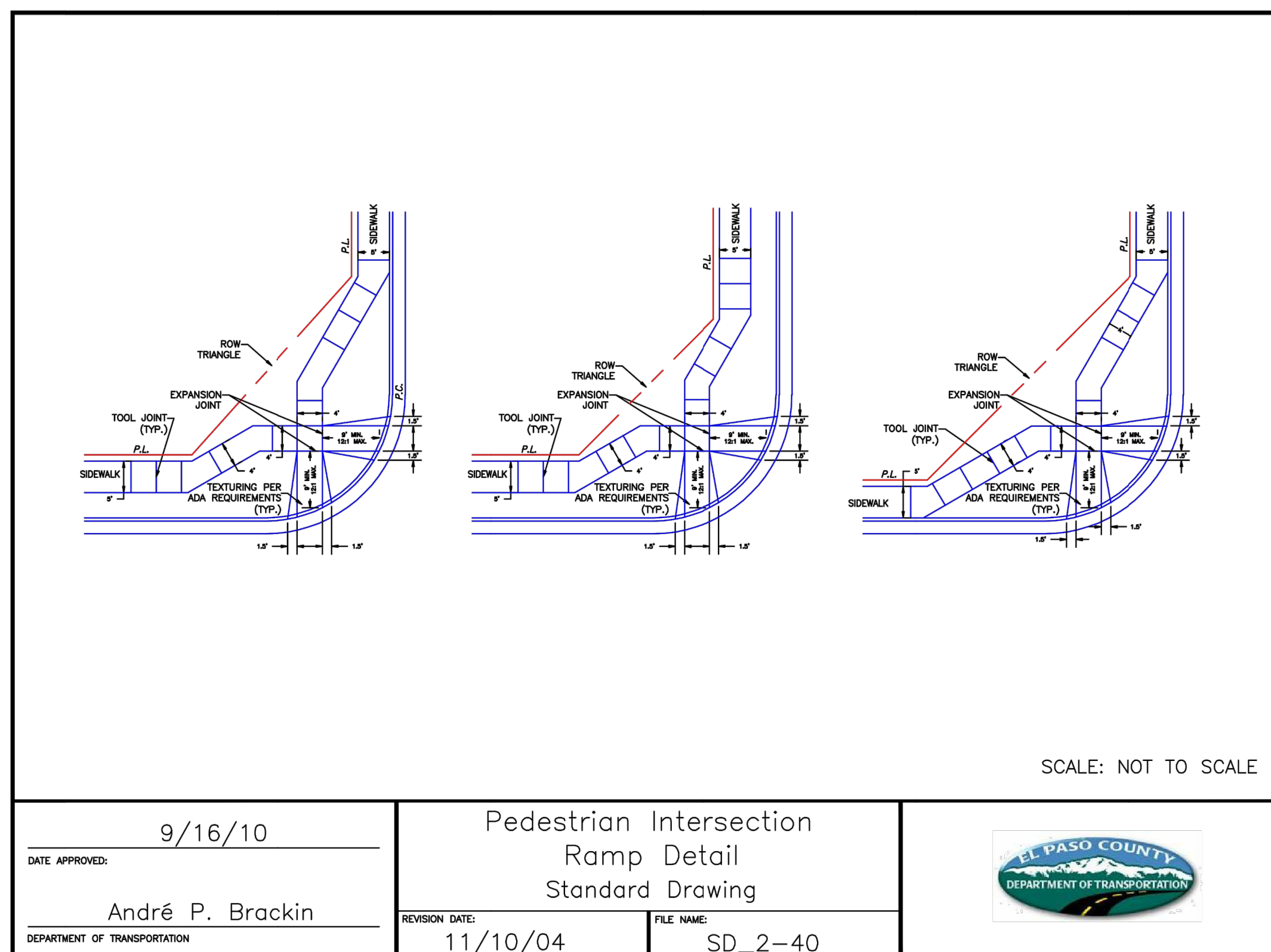
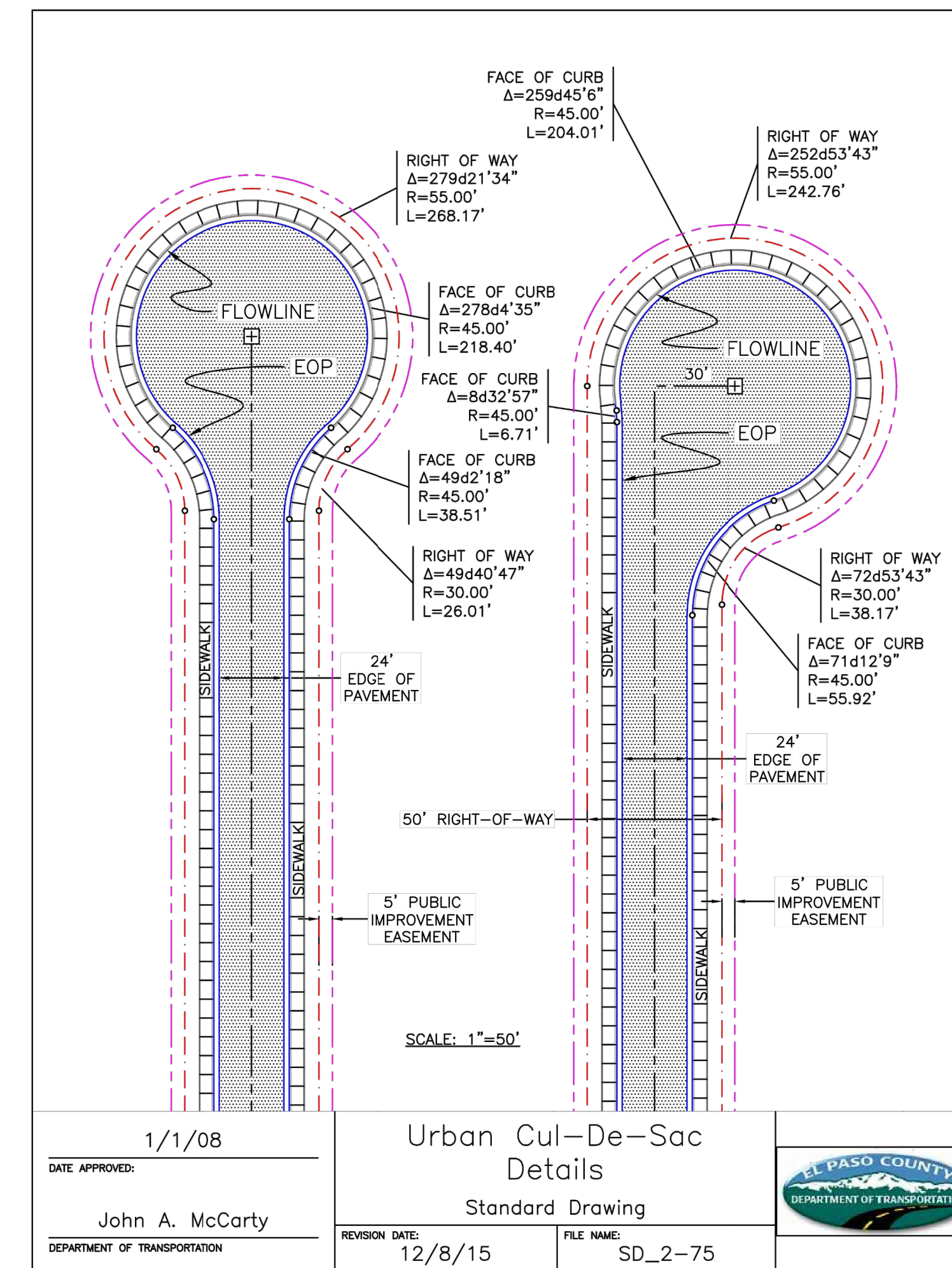
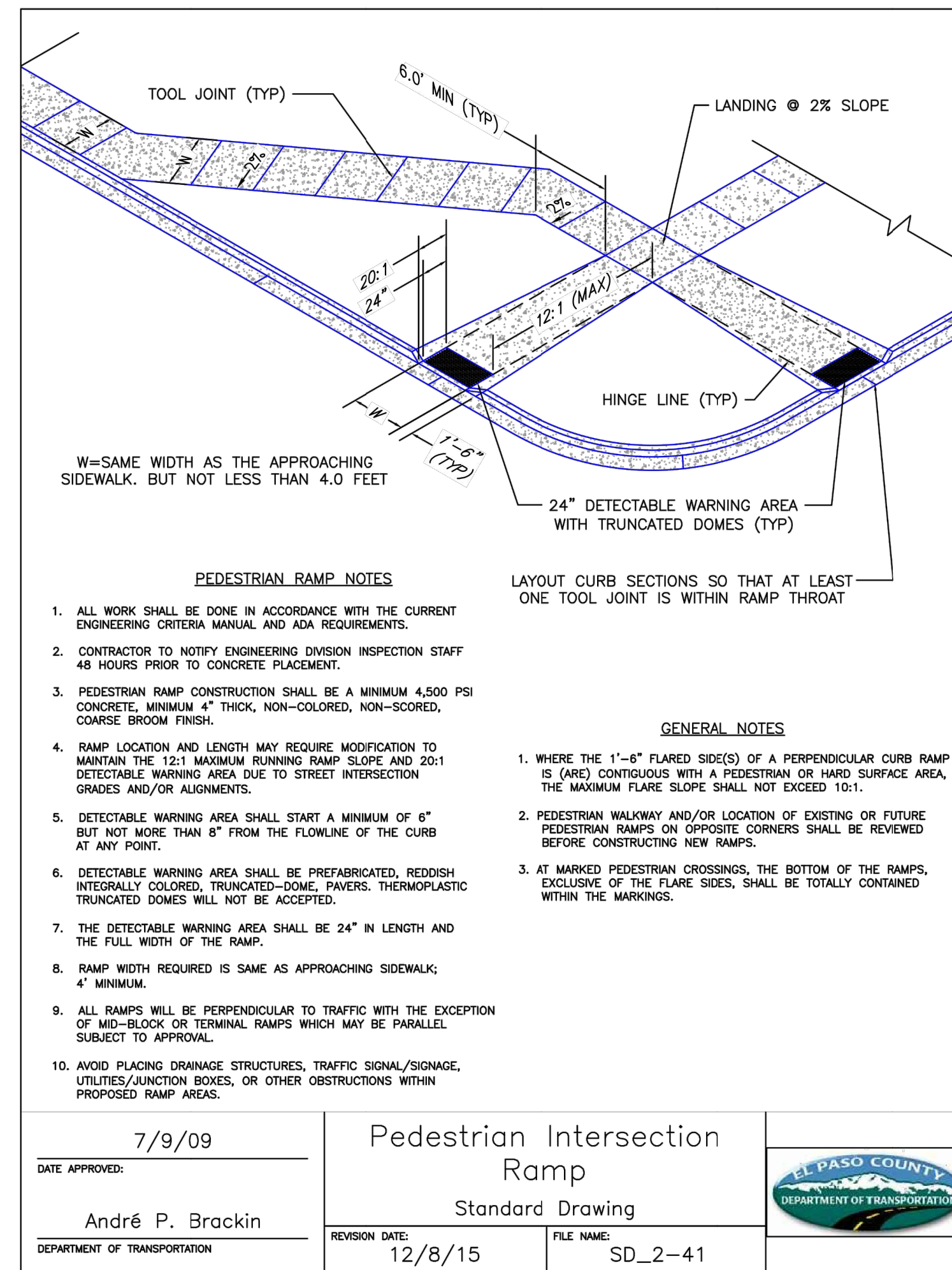
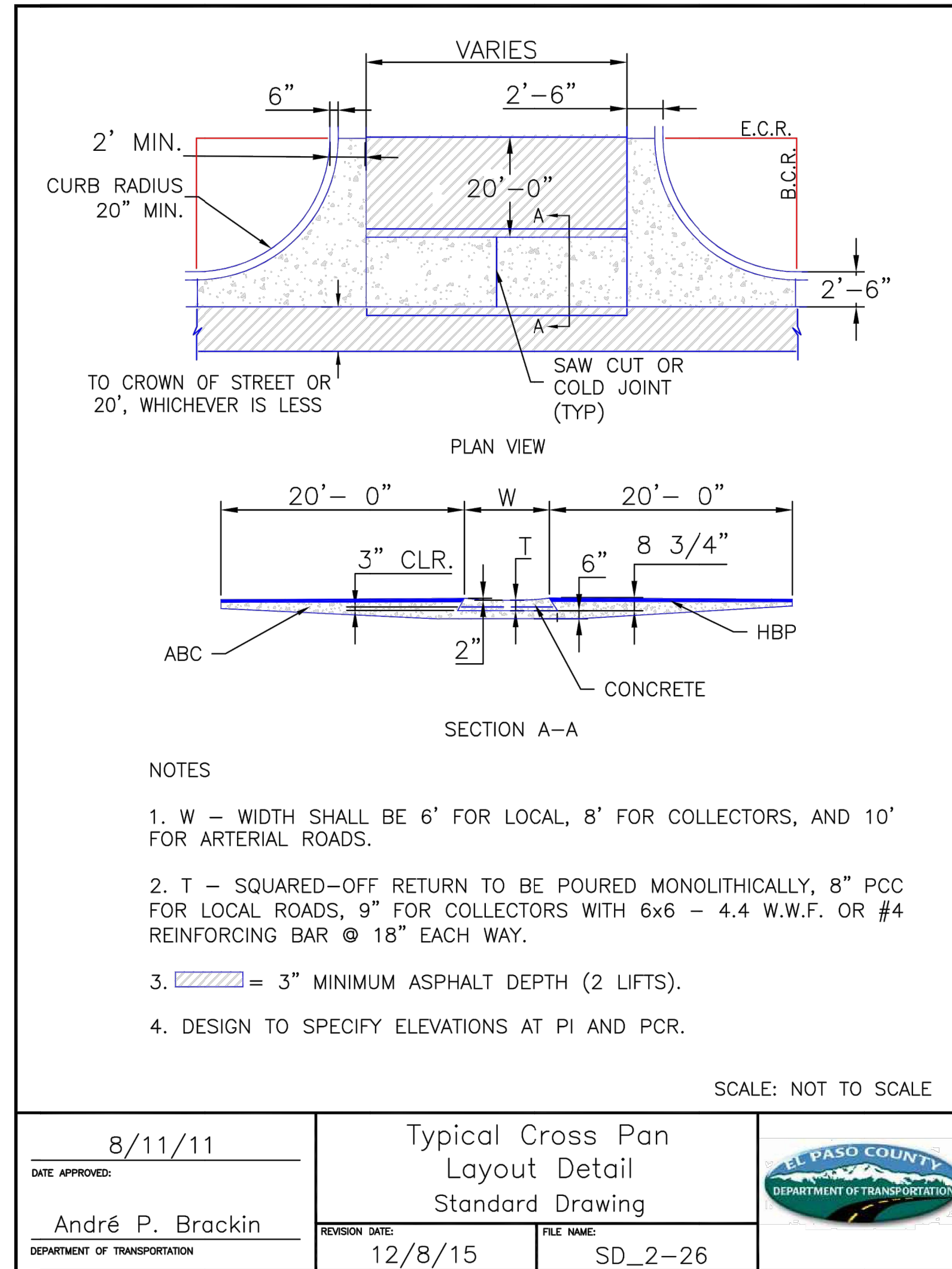
BY DATE

No. REVISION

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

CLOVERLEAF FILING NO. 2
 COUNTY DETAILS

SHEET 19 OF 20
 JOB NO. 25158.01



EPC PCD 1/31/22



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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett 11/11/21

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

UNLIT SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE. DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR MONUMENT HILL CM LLC 1864 WOODMOOR DR., STE. 100 COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN 719-476-0800 JDESJARDIN@PROTERRACO.COM	J.R. ENGINEERING A Westman Company Central 303-740-9383 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com
BY	DATE	REVISION
H-SCALE	N/A	N/A
V-SCALE	N/A	N/A
DESIGNED BY	DATE	11/11/21
DRAWN BY	N/A	N/A
CHECKED BY	N/A	N/A
CLOVERLEAF FILING NO. 2		
COUNTY DETAILS		
SHEET	20	OF 20
JOB NO.	25158.01	