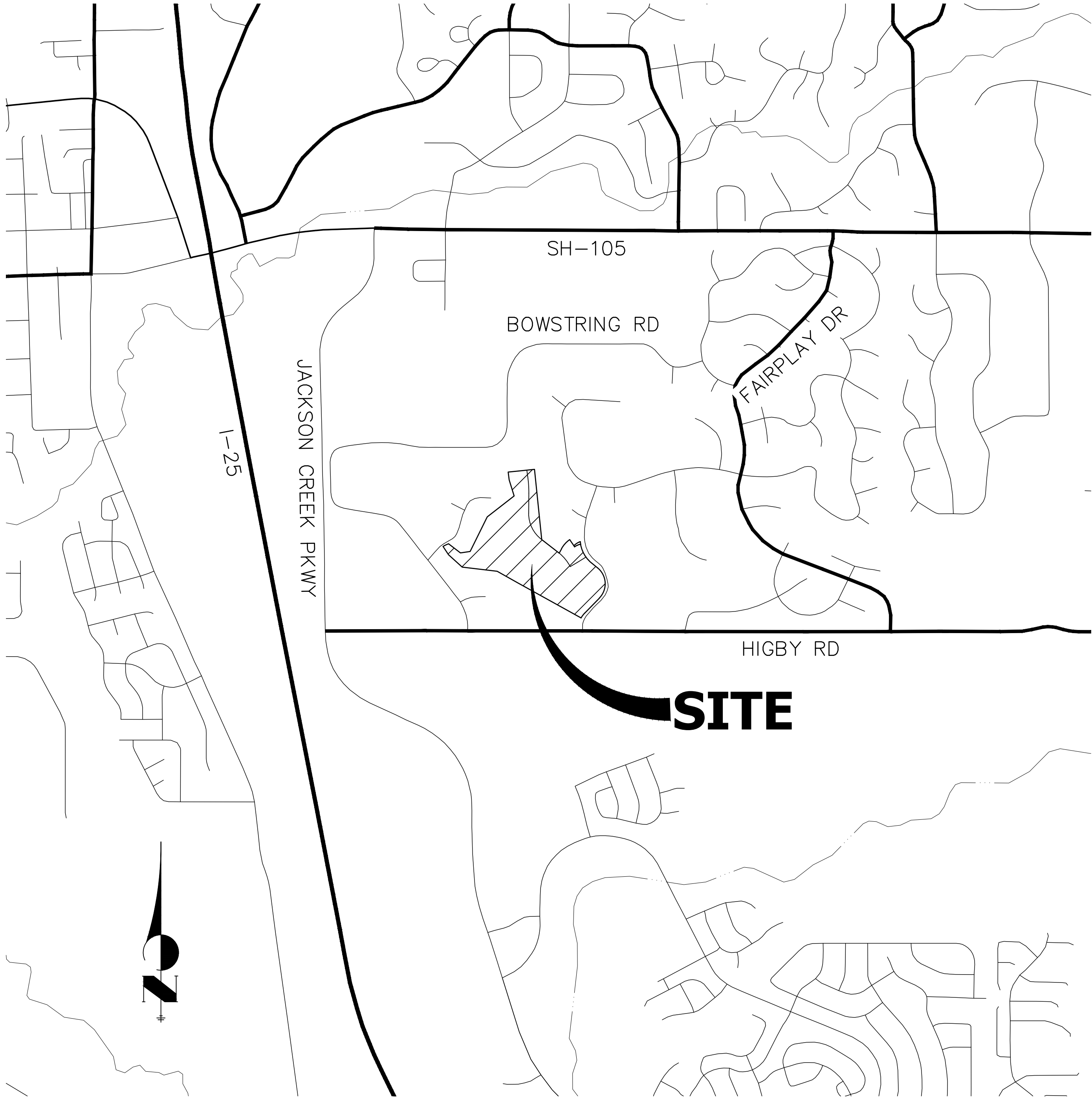


CLOVERLEAF FILING NO. 2
LOCATED IN NE1/4 OF SECTION 23 AND NW1/4 OF SECTION 24,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO
CONSTRUCTION PLANS

CONTACTS:

OWNER/DEVELOPER	PT CLOVERLEAF, LLC 1864 WOODMOOR DRIVE, SUITE 100 COLORADO SPRINGS, CO 80920 P~719-476-0800
ENGINEER/SURVEYOR	JR ENGINEERING, LLC ATTN: MIKE A. BRAMLETT 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P~303-267-6240
FIRE PROTECTION DISTRICT	TRI-LAKES MONUMENT FPD 16055 OLD FOREST POINT, SUITE 103 MONUMENT, CO 80132 P~719-484-0911
DISTRICT	WOODMOOR WATER & SANITATION DISTRICT NO. 1 1845 WOODMOOR DRIVE MONUMENT, CO 80132 P~719-488-2525 EXT. 0
EL PASO COUNTY	PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUIT 110 COLORADO SPRINGS, CO 80910 P~719-520-6819 DEPARTMENT OF PUBLIC WORKS 3275 AKERS DR COLORADO SPRINGS, CO 80922 P~719-529-6460



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

BENCHMARK

NGS MONUMENT T 294 BEING MONUMENTED BY A 3-1/4" BRASS DISC SET IN A 4'X4' BOULDER, LOCATED 1.8 MILES EAST ALONG HIGBY ROAD FROM ITS INTERSECTION WITH JACKSON CREEK PARKWAY, 40 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 6 FEET SOUTH OF A FENCE, AND 6.2 FEET SOUTH OF A WITNESS POST. SAID MONUMENT HAVING A PUBLISHED ELEVATION OF 7247.10 FEET, NAVD88.

BASIS OF BEARING

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

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

SHEET INDEX

1	COVER SHEET
2	LEGEND AND GENERAL NOTES
3-5	HORIZONTAL CONTROL PLAN
6	TYPICAL SECTIONS
7-14	ROADWAY PLAN AND PROFILE
15	MILL AND OVERLAY PLAN
16	CURB RETURN PROFILES
17-18	SIGNAGE AND STRIPING PLAN
19-20	COUNTY DETAILS

Revise sheet index to contain entire plan set.

Unresolved. If the intent is to have separate standalone sets then upload each plan set as separate documents on eDARP.

Each of these plan sets/cover sheets will need to be approved by the County.

OWNER/DEVELOPER STATEMENT

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

JOE DESJARDIN DATE

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

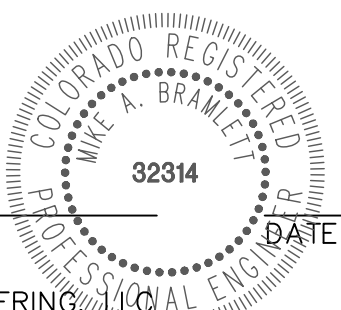
JENNIFER IRVINE, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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

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



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
PT CLOVERLEAF, LLC
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COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
719-476-0800
JDESJARDIN@PROTERRA.CO.COM

J.R. ENGINEERING
A Western Company



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

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	CLOVERLEAF FILING NO. 2	COVER SHEET	SHEET 1 OF 20	JOB NO. 25158.01
				1"=1,000'	N/A	08/18/21	N/A	N/A	N/A				

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.

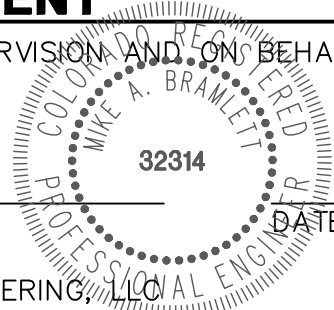


Know what's below.
Call before you dig.

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



CLOVERLEAF FILING NO. 2

LEGEND AND GENERAL NOTES

SHEET 2 OF 20

JOB NO. 25158.01

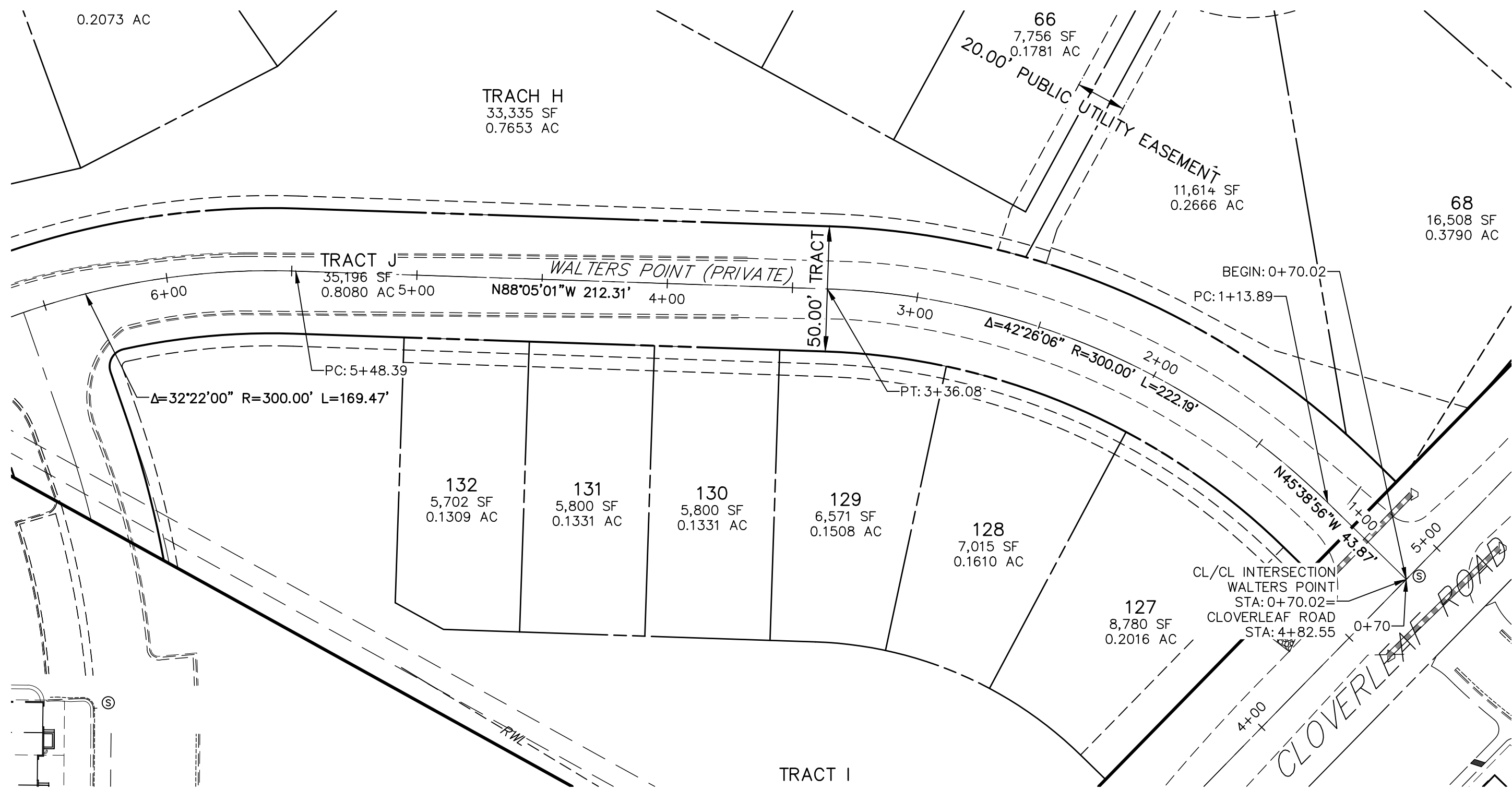
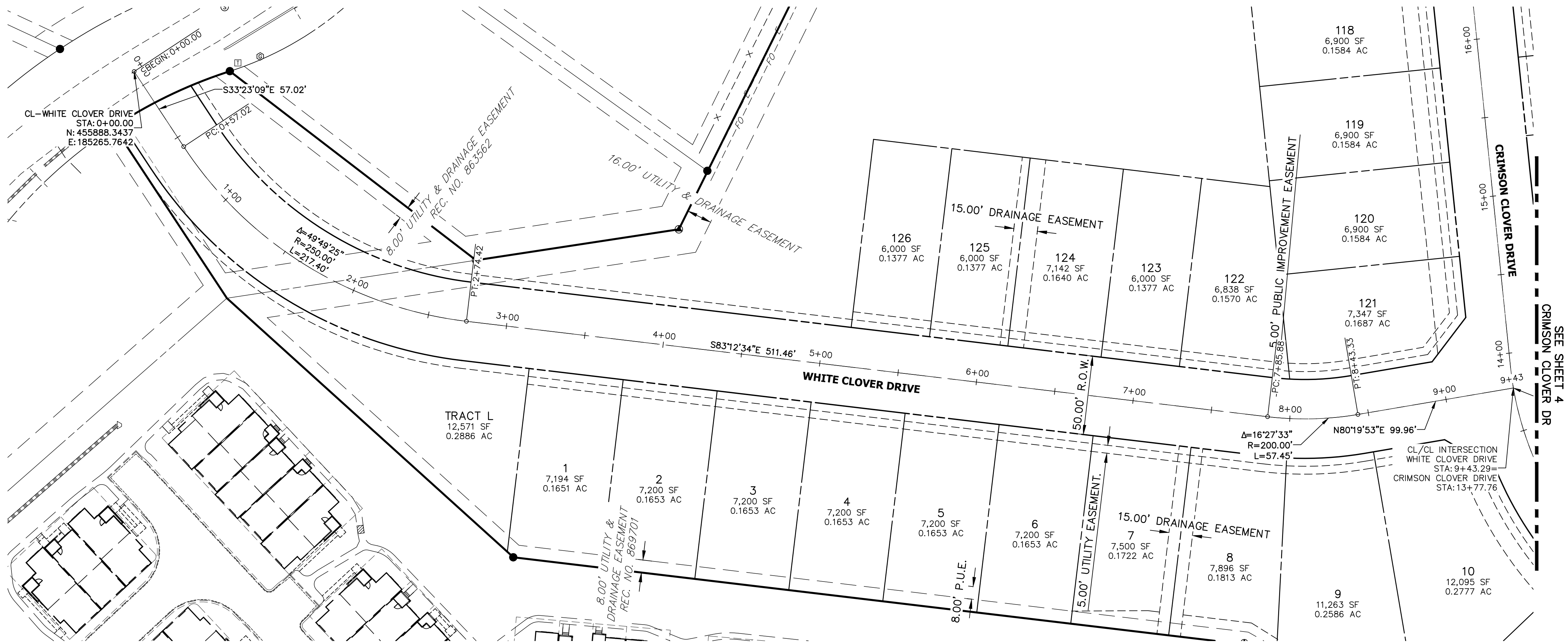
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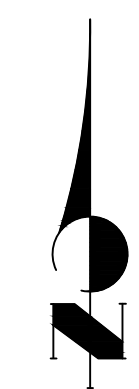
PT CLOVERLEAF, LLC
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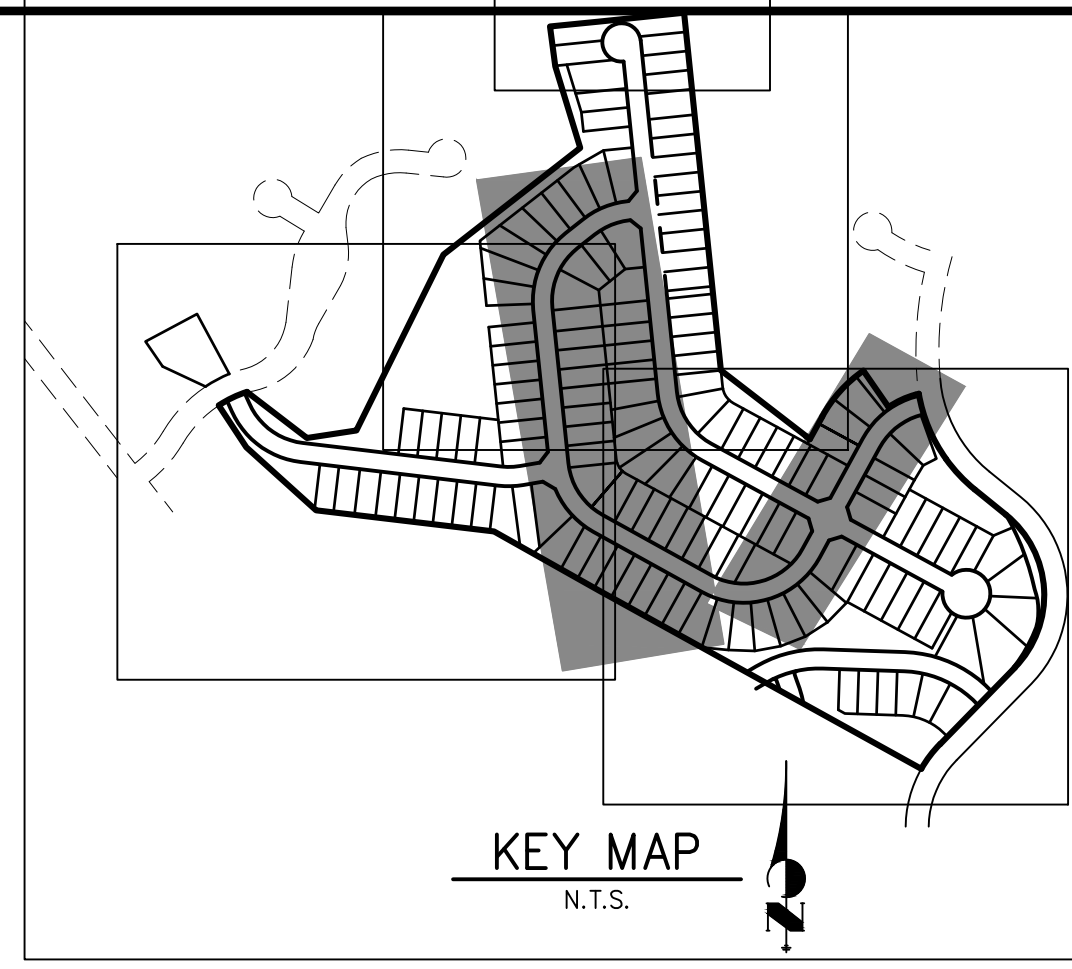
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

CLOVERLEAF FILING NO. 2		HORIZONTAL CONTROL PLAN		SHEET 3 OF 20		JOB NO. 25158.01	
H-SCALE		1"=40'		No.		REVISION	
V-SCALE		N/A		BY		DATE	
DATE		08/18/21					
DESIGNED BY		XXX					
DRAWN BY		CRB					
CHECKED BY							



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.

PREPARED FOR
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719-476-0800

J·R ENGINEERING
A Westrian Company



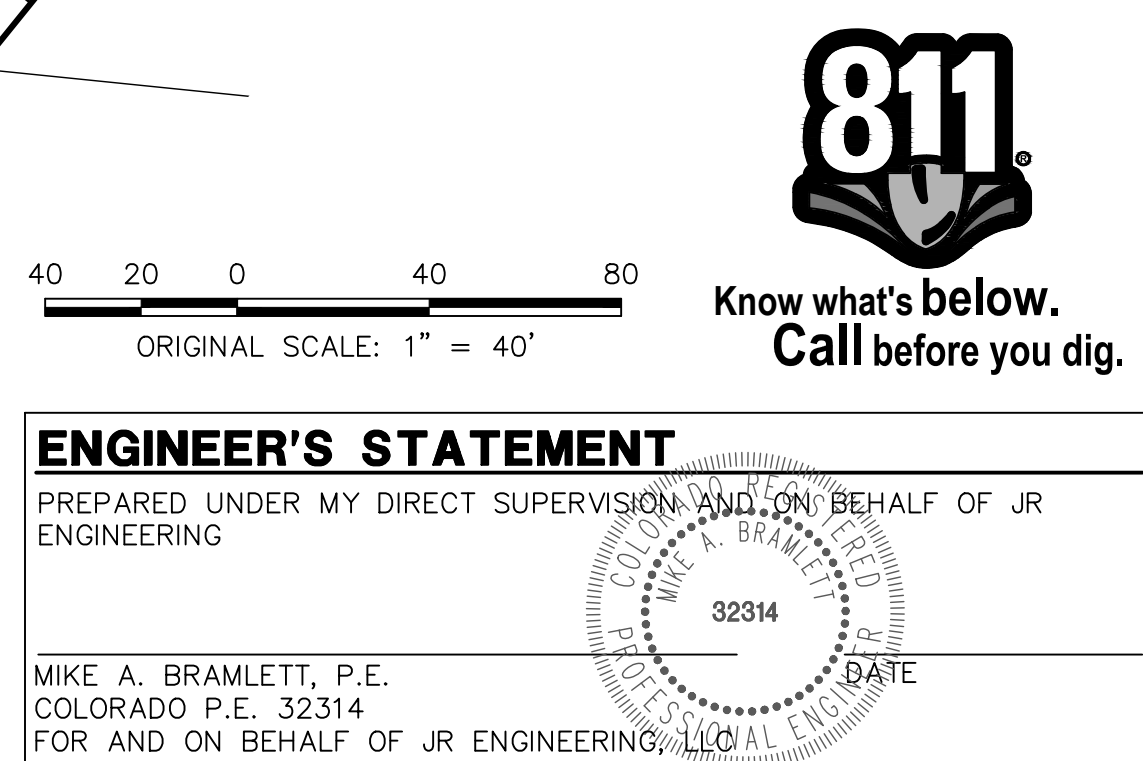
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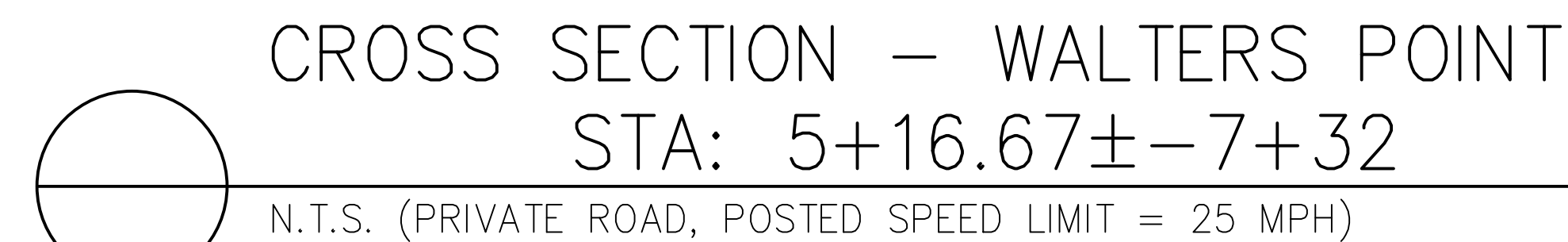
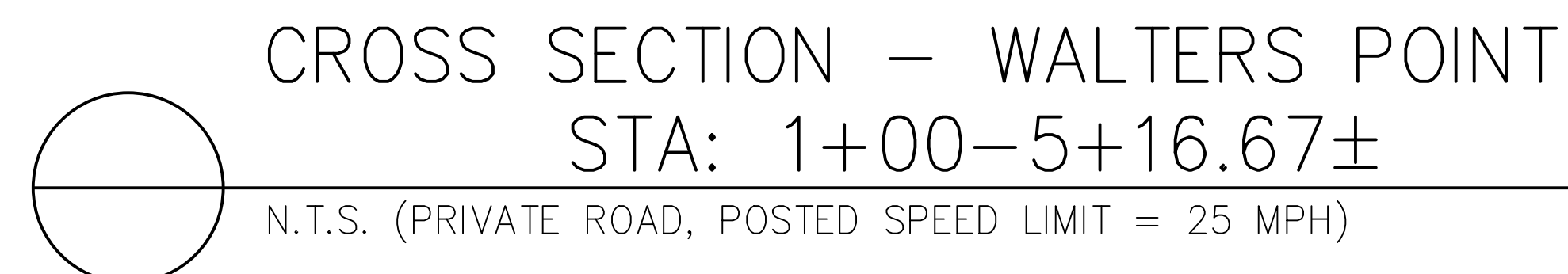
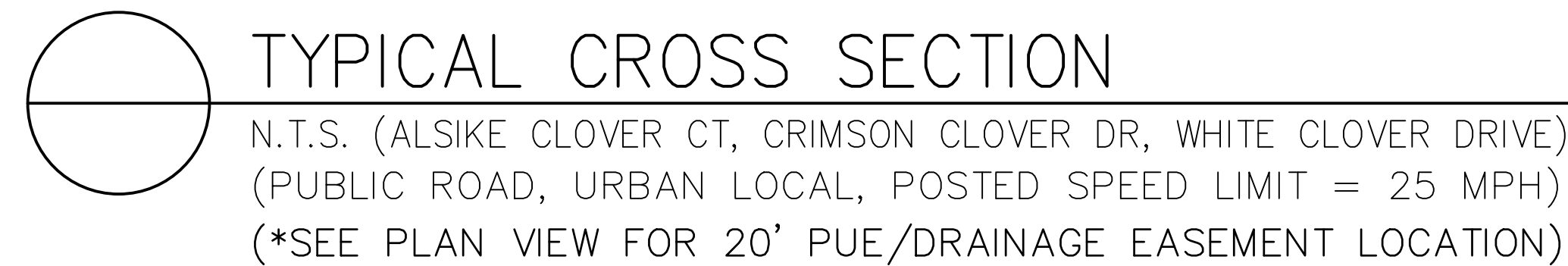
H-SCALE	1"=40'	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	08/18/21				
DESIGNED BY	XXX				
DRAWN BY	CRB				

CLOVERLEAF FILING NO. 2

HORIZONTAL CONTROL PLAN

SHEET	4	OF	20
JOB NO.	25158.01		





6.00'

2.00% TYP.

4:1 MAX

8" CLASS 6
↑ AGGREGATE BASE COURSE

Crushed Limestone Trail Surfacing:

- a. 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".
- b. 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%
- c. 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 flow 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.
- d. Crushed limestone surfacing shall be "dense grade" limestone. The material shall be uniform in quality and substantially free from extraneous material.
- e. Limestone shall be placed with a method that provides a finished surface of evenly mixed material free from large pockets of separated rock.
- f. Crushed limestone material shall be placed within +/- .2% of the optimum moisture content at time of compaction.
- g. Crushed limestone shall be compacted by mechanical methods to 95% of Standard Proctor maximum dry density (per ASTM D698 or AASHTO T-99).

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

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

	V-SCALE	N/A								
	DATE	08/18/21								
	DESIGNED BY	N/A								
	DRAWN BY	N/A								
	CHECKED BY									

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PAGE 6 OF 20

NO. 25158.01



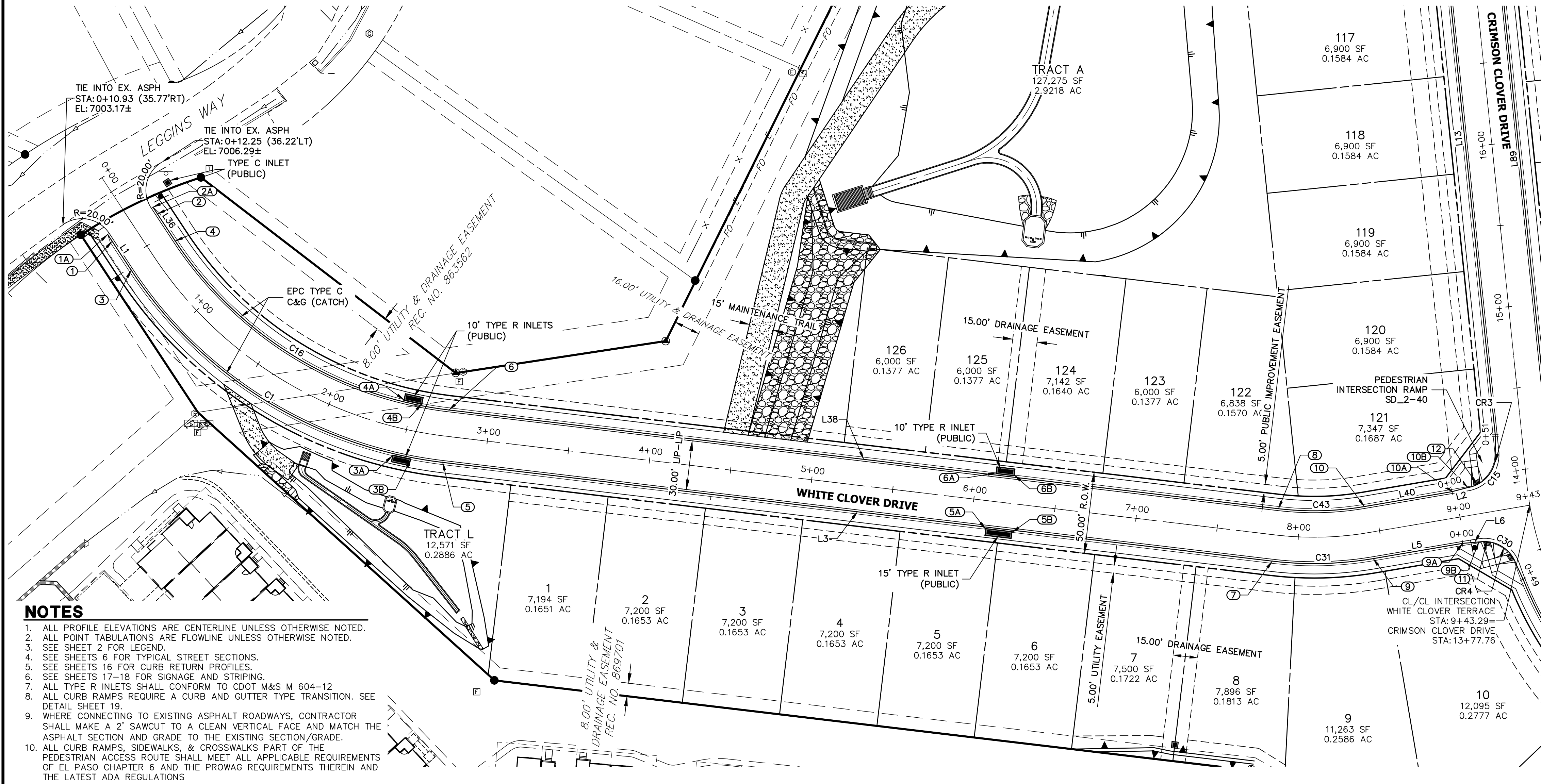
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ENGINEER'S STATEMENT

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ENGINEERING

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

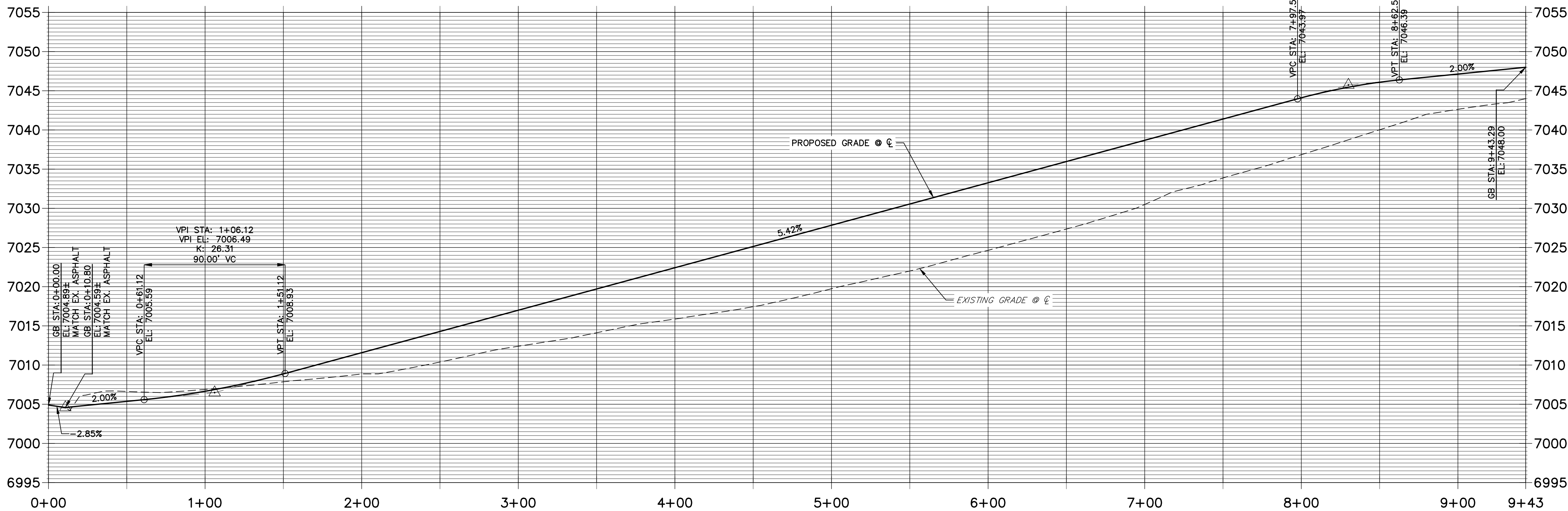
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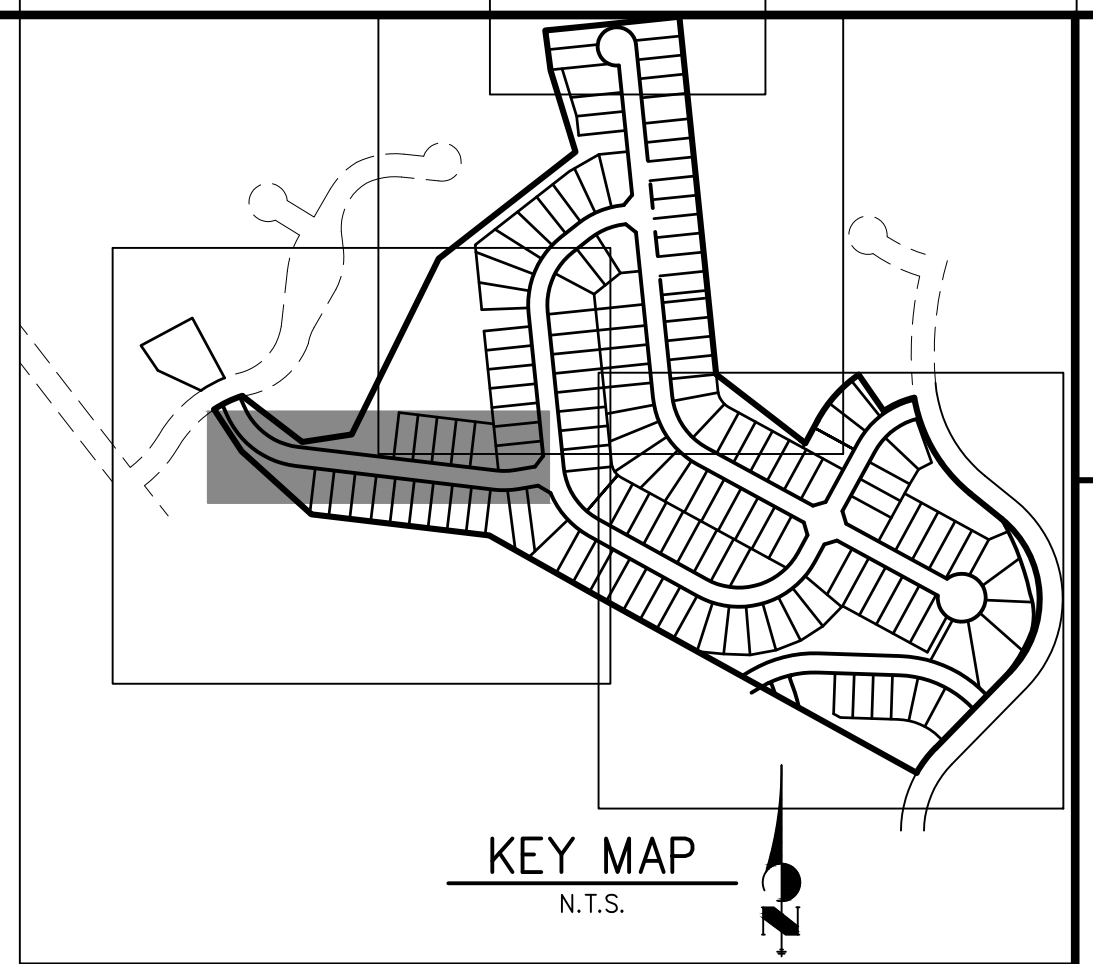
NOTES

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



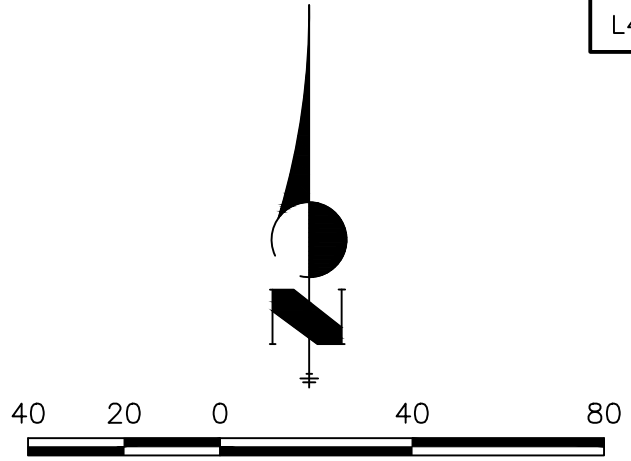
SEE SHEET 10
CRIMSON CLOVER DR



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 0" 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 0" C&G
3B	2+56.00	17.50' (RT)	WHITE CLOVER TERRACE	7014.72		INLET SIDE TBC
3A	2+45.41	17.50' (RT)	WHITE CLOVER TERRACE	7014.15		INLET SIDE TBC
3	0+57.02	16.17' (RT)	WHITE CLOVER TERRACE	7005.11		PC
4B	2+56.30	17.50' (LT)	WHITE CLOVER TERRACE	7014.72		INLET SIDE TBC
4A	2+44.12	17.50' (LT)	WHITE CLOVER TERRACE	7014.06		INLET SIDE TBC
4	0+57.02	16.17' (LT)	WHITE CLOVER TERRACE	7005.11		PC
5B	6+25.64	17.50' (RT)	WHITE CLOVER TERRACE	7034.76		INLET SIDE TBC
5A	6+09.31	17.50' (RT)	WHITE CLOVER TERRACE	7033.87		INLET SIDE TBC
5	2+74.42	16.17' (RT)	WHITE CLOVER TERRACE	7015.22		PT
6B	6+22.90	17.50' (LT)	WHITE CLOVER TERRACE	7034.61		INLET SIDE TBC
6A	6+11.57	17.50' (LT)	WHITE CLOVER TERRACE	7033.99		INLET SIDE TBC
6	2+74.42	16.17' (LT)	WHITE CLOVER TERRACE	7015.22		PT
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
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
9	8+43.33	16.17' (RT)	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
10	8+43.33	16.17' (LT)	WHITE CLOVER TERRACE	7045.51		PT
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'

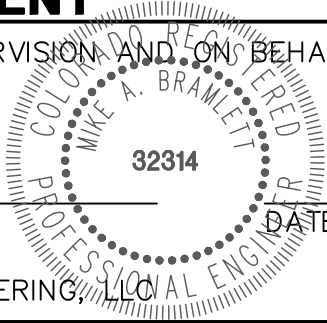
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S33°23'09"E	26.11'
L2	N75°34'04"E	10.03'
L3	S83°12'34"E	511.46'
L5	N80°19'53"E	55.44'
L8	S24°49'55"E	10.05'
L10	S60°56'23"E	323.19'
L36	S33°23'09"E	24.81'
L38	S83°12'34"E	511.46'
L40	N80°19'53"E	54.42'



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



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
PT CLOVERLEAF, LLC
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719-476-0800
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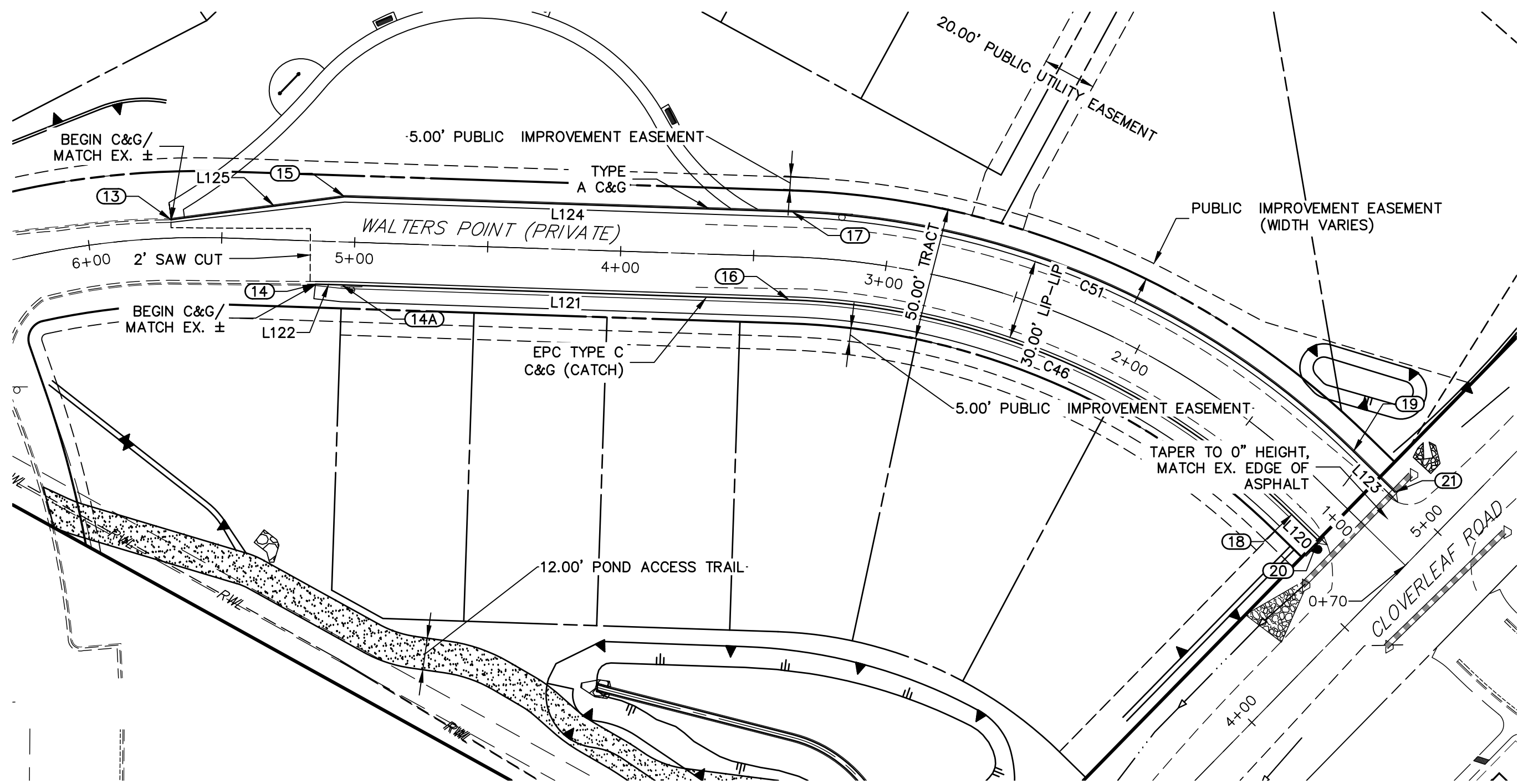
No.	REVISION	BY	DATE
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CLOVERLEAF FILING NO. 2

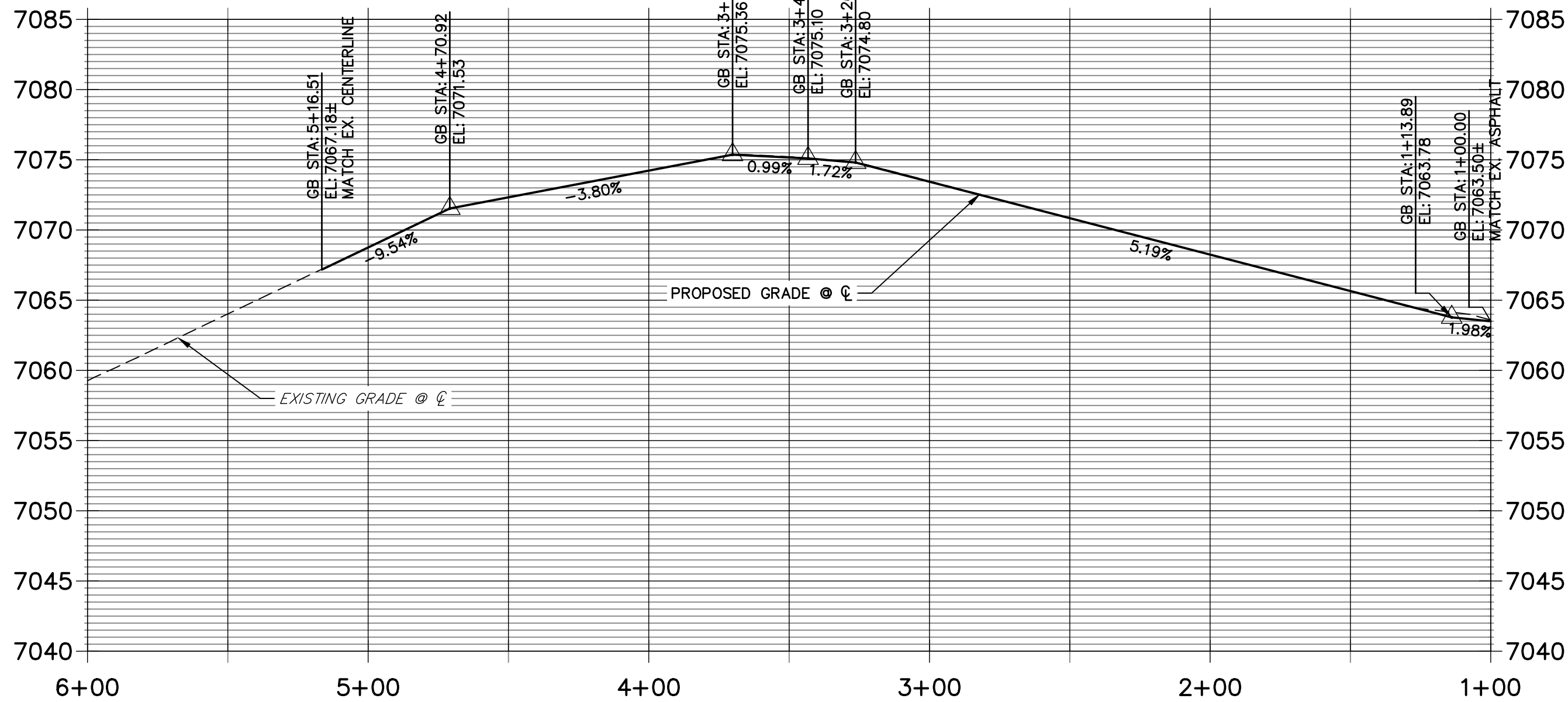
ROADWAY PLAN AND PROFILE

SHEET 7 OF 20

JOB NO. 25158.01



WALTERS POINT PROFILE
STA 1+00.00 TO 6+00.00



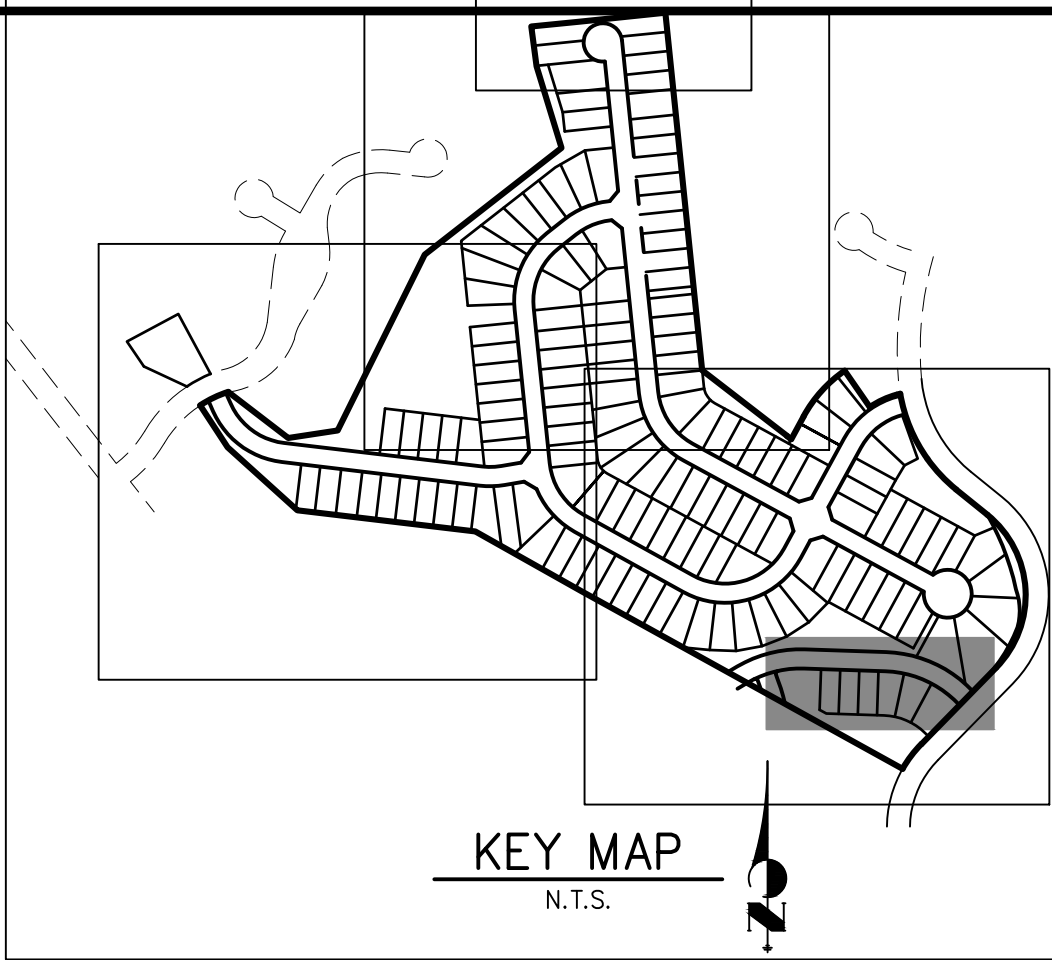
LINE TABLE		
LINE	BEARING	DISTANCE
L120	N45°38'56"W	13.86'
L121	N88°05'01"W	168.19'
L122	N88°28'28"W	9.99'
L123	N45°38'56"W	21.86'
L124	N88°05'01"W	168.25'
L125	S82°26'57"W	65.83'

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
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

Submit a deviation request for the proposed exclusion of sidewalk along Walters Point.

Unresolved. The deviation request was not included with the latest submittal.



- 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.
 - 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 RAMP 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

40 20 0 40 80

HORIZONTAL
ORIGINAL SCALE: 1" = 40'

VERTICAL
ORIGINAL SCALE: 1" = 8'

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

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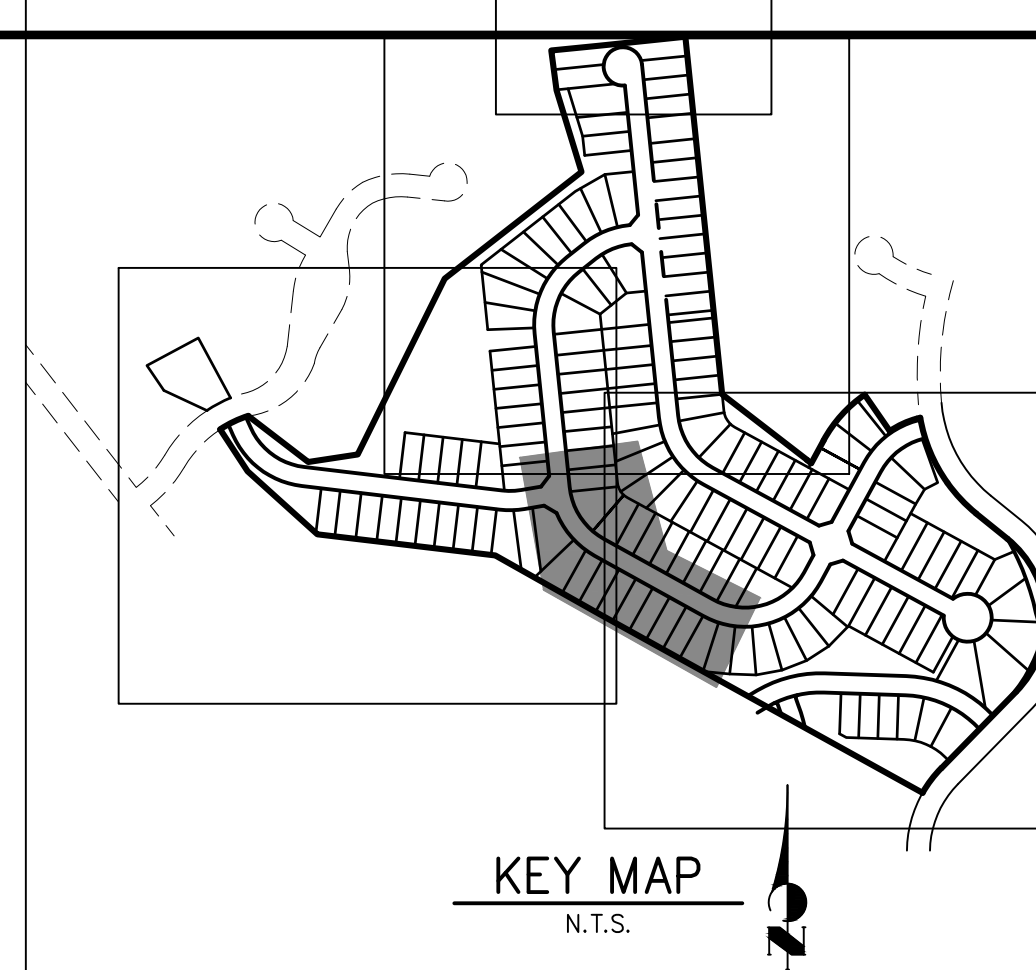
No.	REVISION	BY	DATE

CLOVERLEAF FILING NO. 2

ROADWAY PLAN AND PROFILE

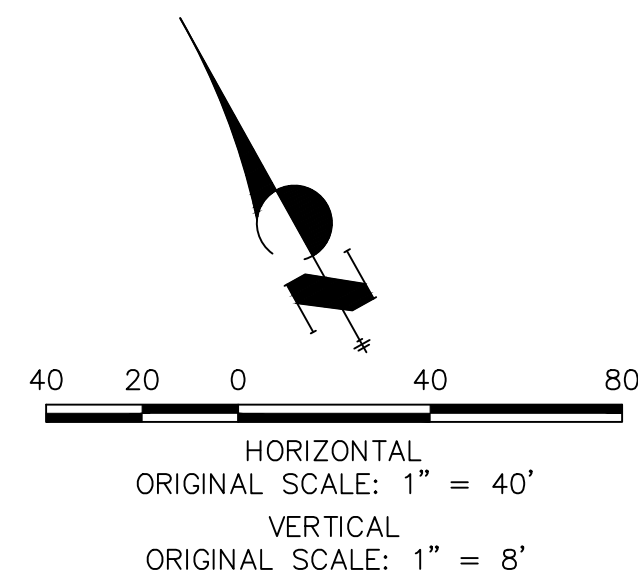
SHEET 8 OF 20

JOB NO. 25158.01



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'

CRIMSON CLOVER DRIVE PROFILE 2



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 CURB INLETS SHALL CONFORM TO COTTA 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, & CROSSEWALKS PART OF THE PEDESTRIAN ACCESS ROUTE SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE PASO CHAPTER AND THE PROWAG REQUIREMENTS THEREIN AND THE LATEST ADA REGULATIONS.

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

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



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

PREPARED FOR

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

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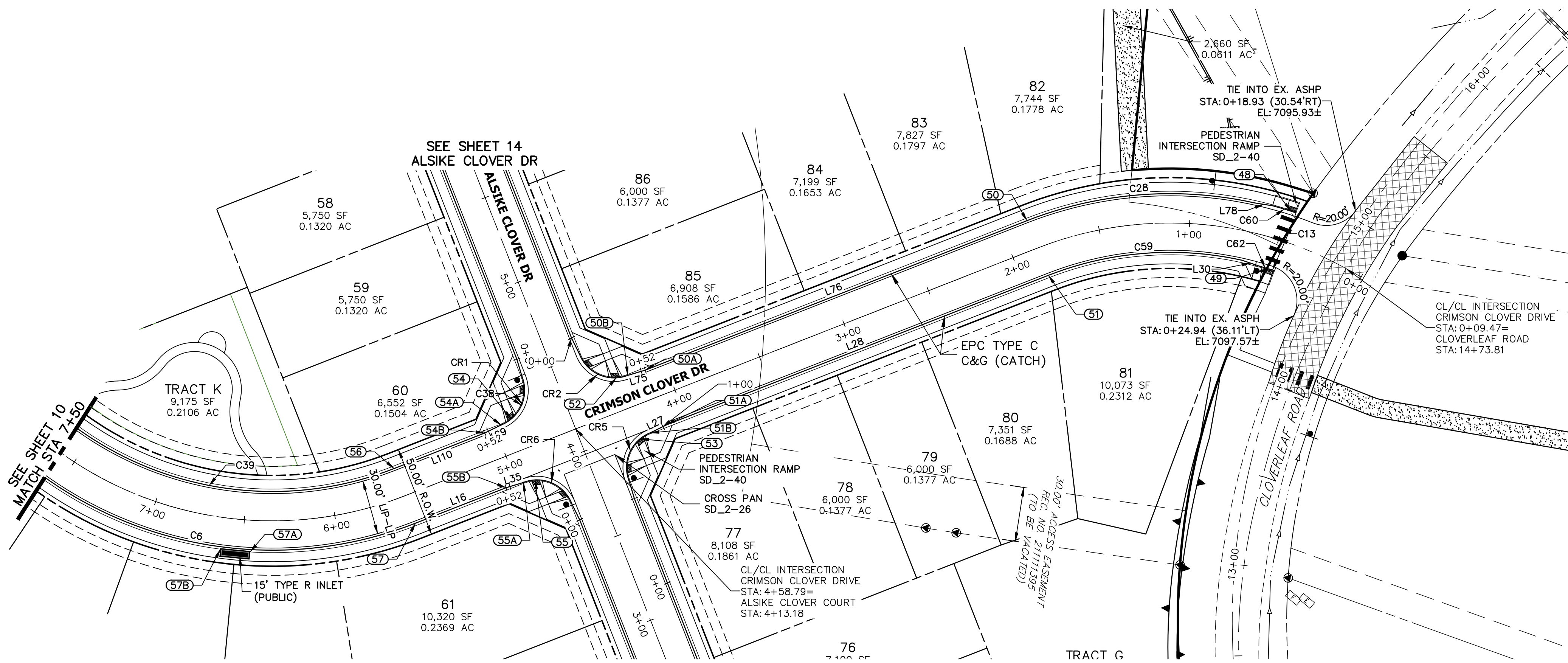
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CLOVERLEAF FILING NO. 2

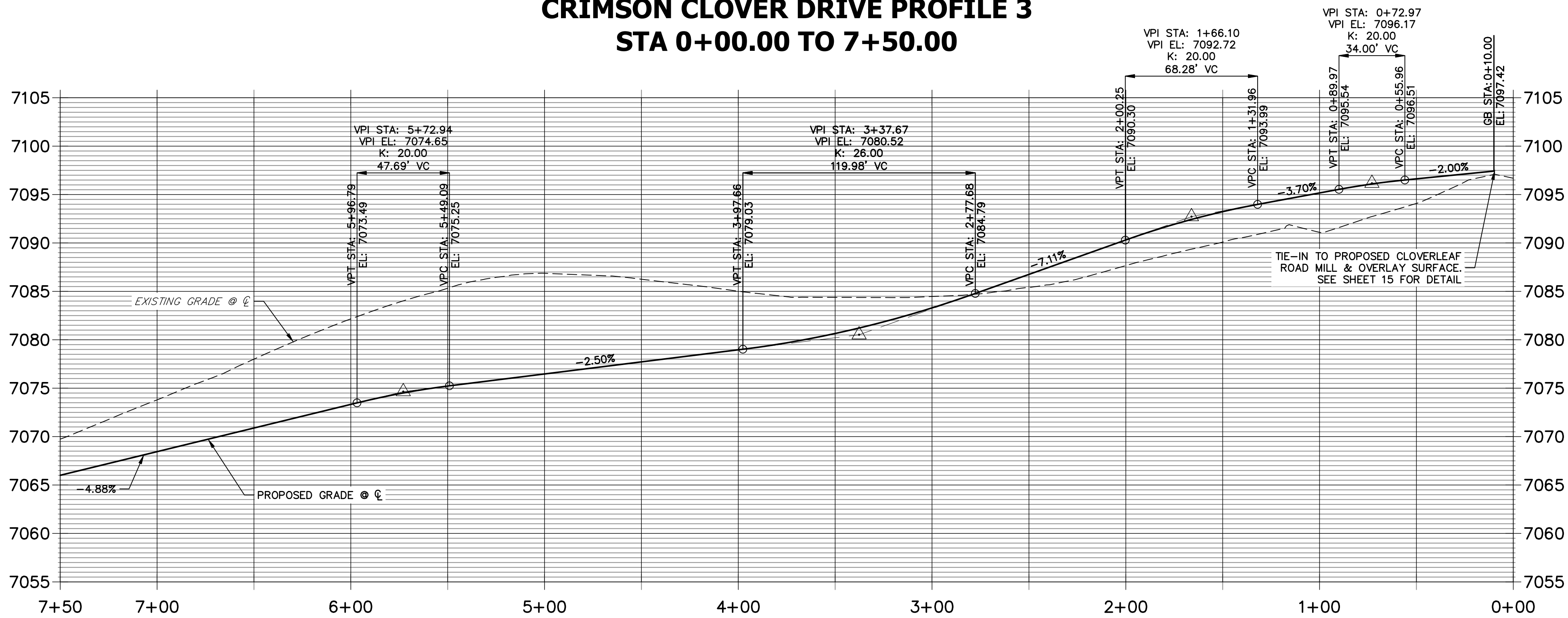
ROADWAY PLAN AND PROFILE

SHEET 10 OF 20

JOB NO. 25158.01

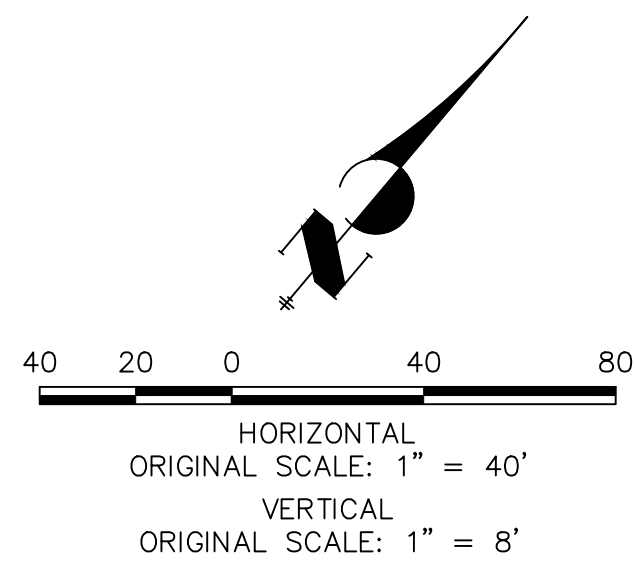


CRIMSON CLOVER DRIVE PROFILE 3
STA 0+00.00 TO 7+50.00



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.
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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
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
50	1+85.42	16.17' (RT)	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
51	1+85.42	16.17' (LT)	CRIMSON CLOVER DRIVE	7090.89		PT
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
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
57	5+59.90	16.17' (LT)	CRIMSON CLOVER DRIVE	7074.55		PC



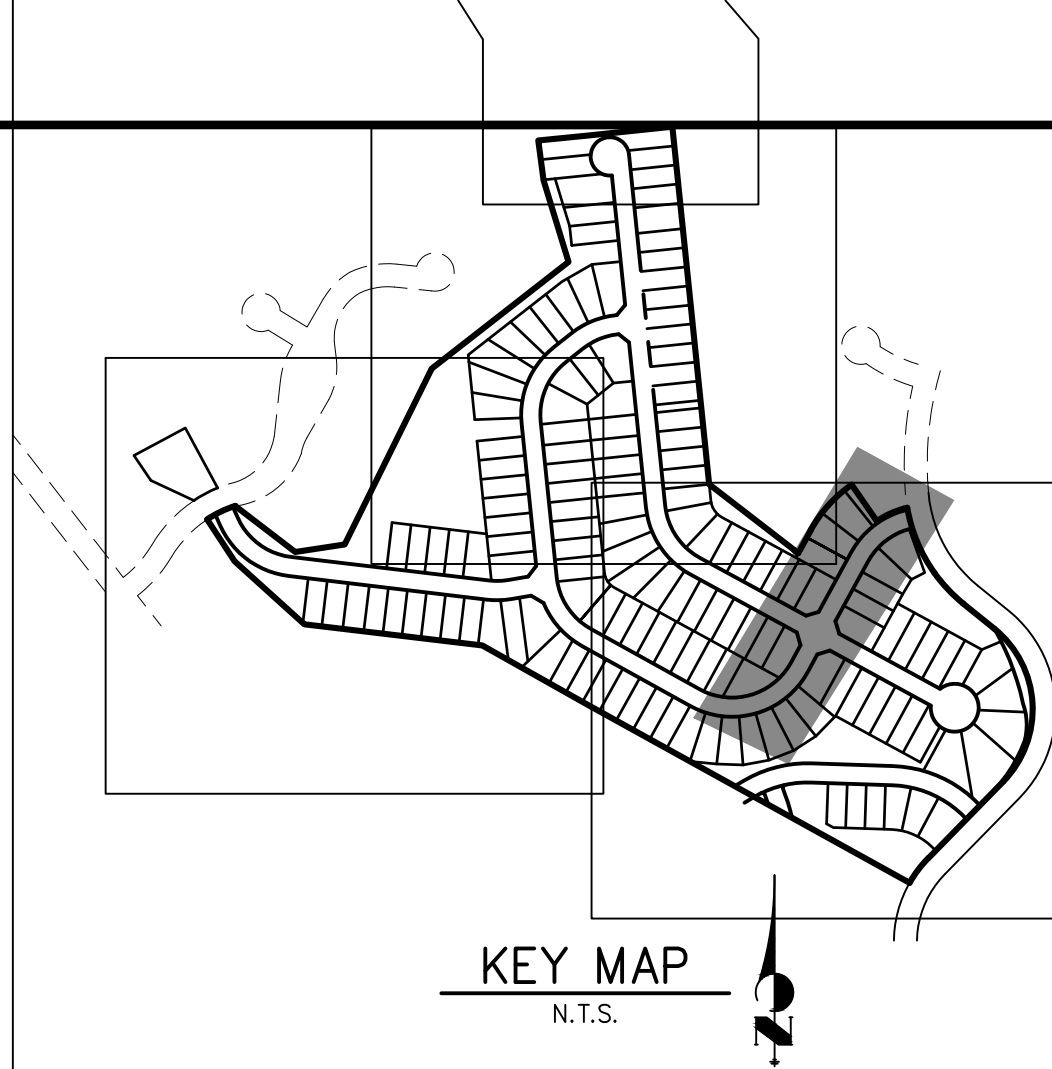
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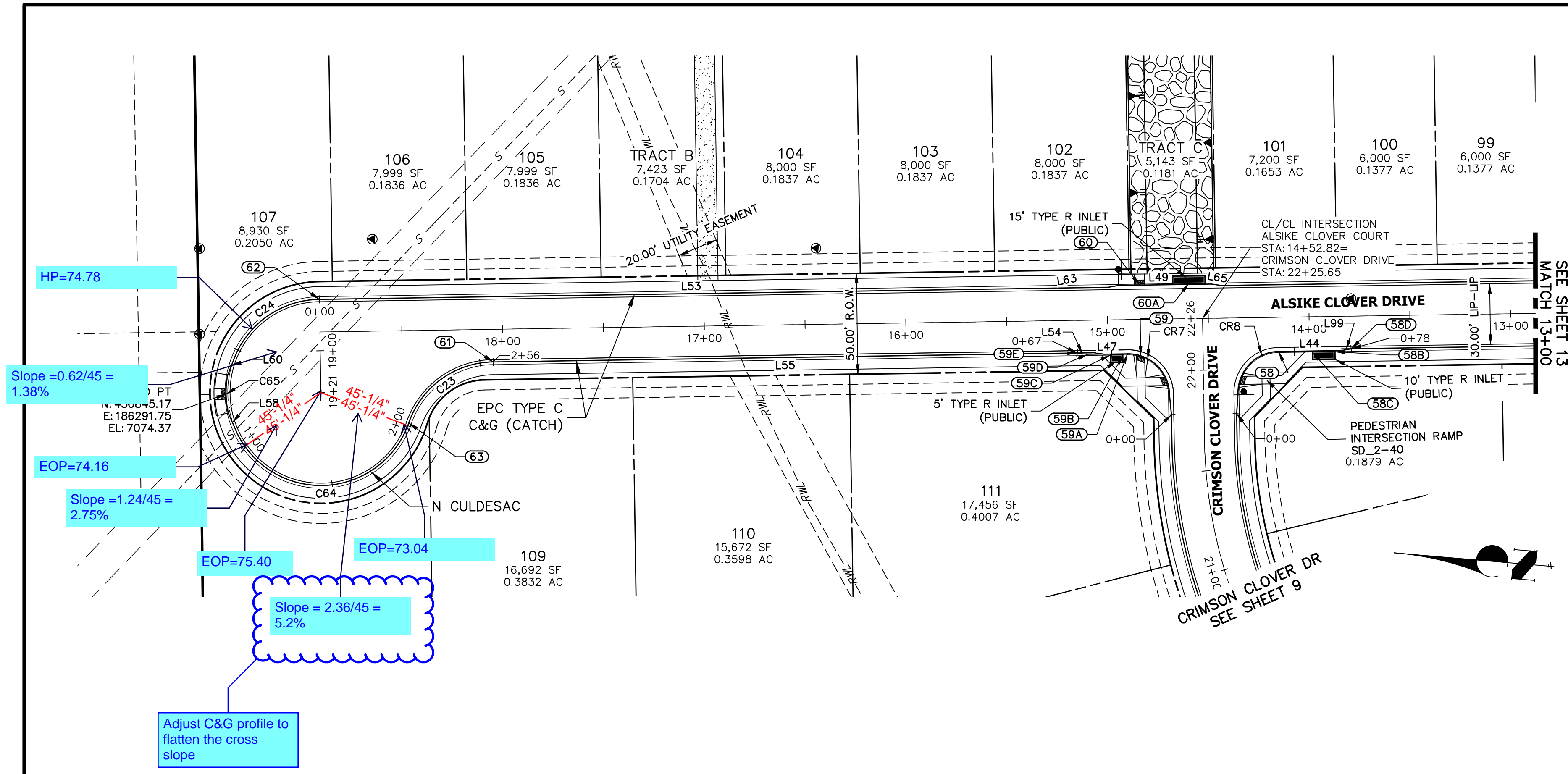
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CLOVERLEAF FILING NO. 2		ROADWAY PLAN AND PROFILE	
SHEET 11	OF 20	JOB NO.	25158.01

PREPARED FOR
PT CLOVERLEAF, LLC
1864 WOODMOOR DR., STE. 100
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719-476-0800
JDESJARDIN@PROTERRACO.COM

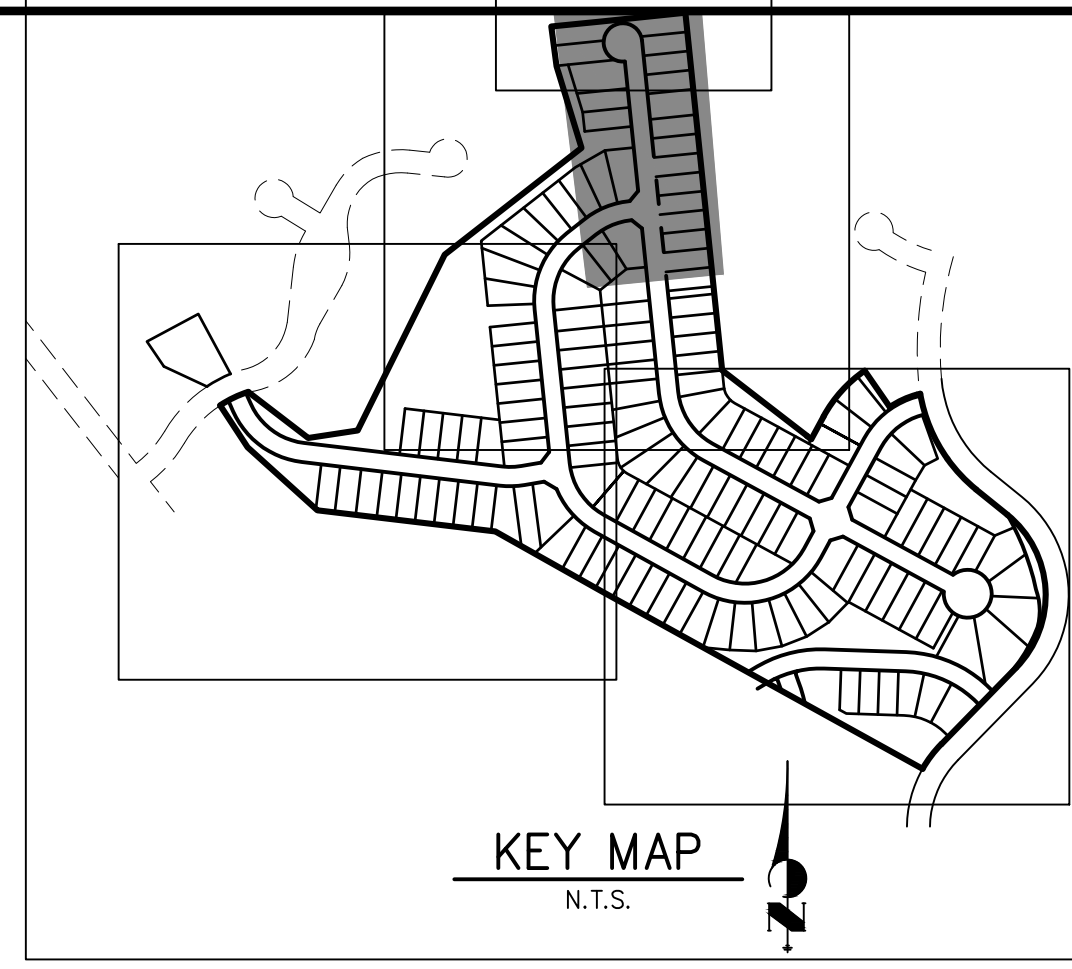
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DESIGNATED BY WRITTEN
AUTHORIZATION.





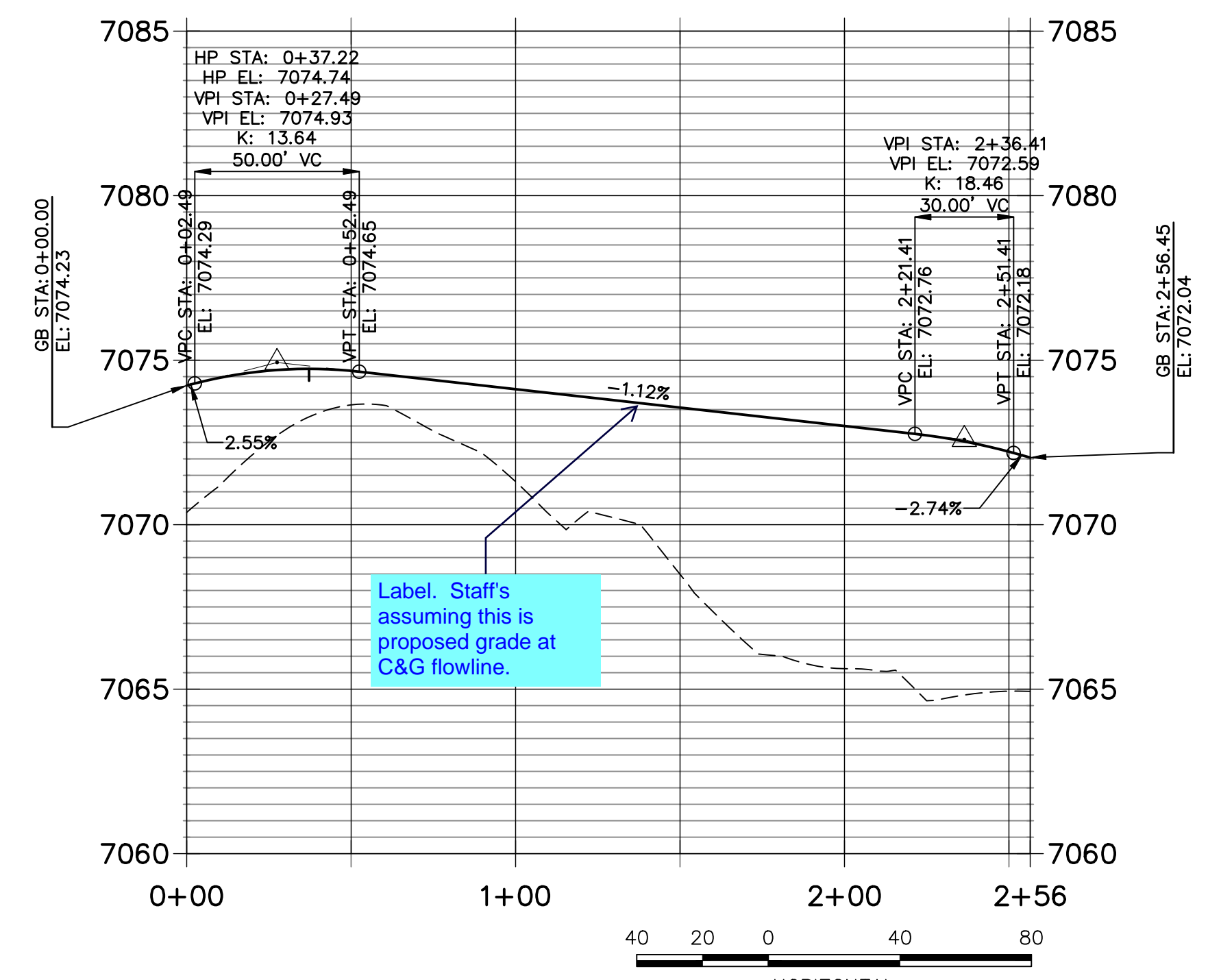
LINE TABLE		
LINE	BEARING	DISTANCE
L44	S05°52'43"E	30.99'
L47	N05°52'43"W	19.90'
L49	S05°52'43"E	68.50'
L53	S05°52'42"E	369.01'
L54	N03°35'02"E	5.07'
L55	N05°52'43"W	289.77'
L58	N61°32'49"E	10.36'
L60	S73°25'41"E	10.36'
L63	S15°19'07"E	5.07'
L65	S03°33'54"W	5.07'
L99	S15°20'27"E	5.07'

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
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
58	14+15.32	17.00' (LT)	ALSIKE CLOVER COURT	7064.26		PCR
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
59	14+83.82	18.06' (LT)	ALSIKE CLOVER COURT	7063.98		RAMP MID PT
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 PROFILE
STA 0+00.00 TO 2+56.45

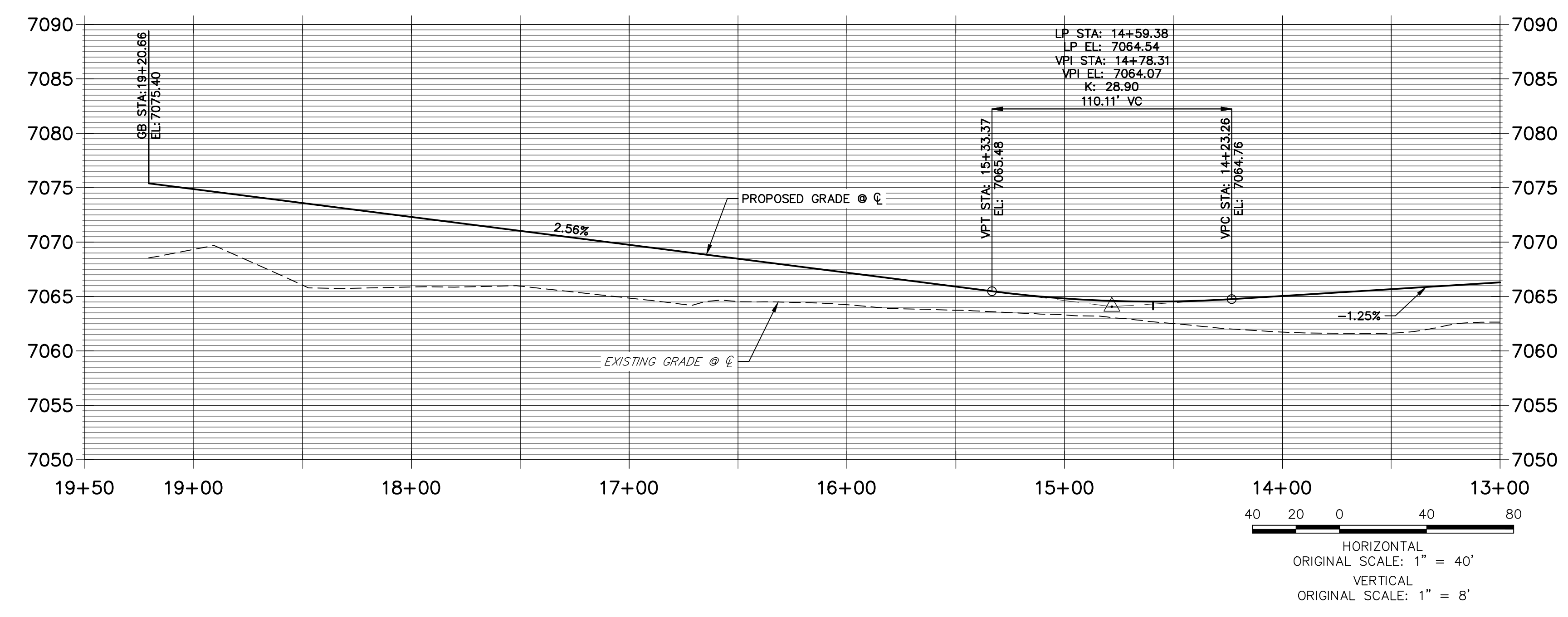


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ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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



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BY	DATE	No.	REVISION

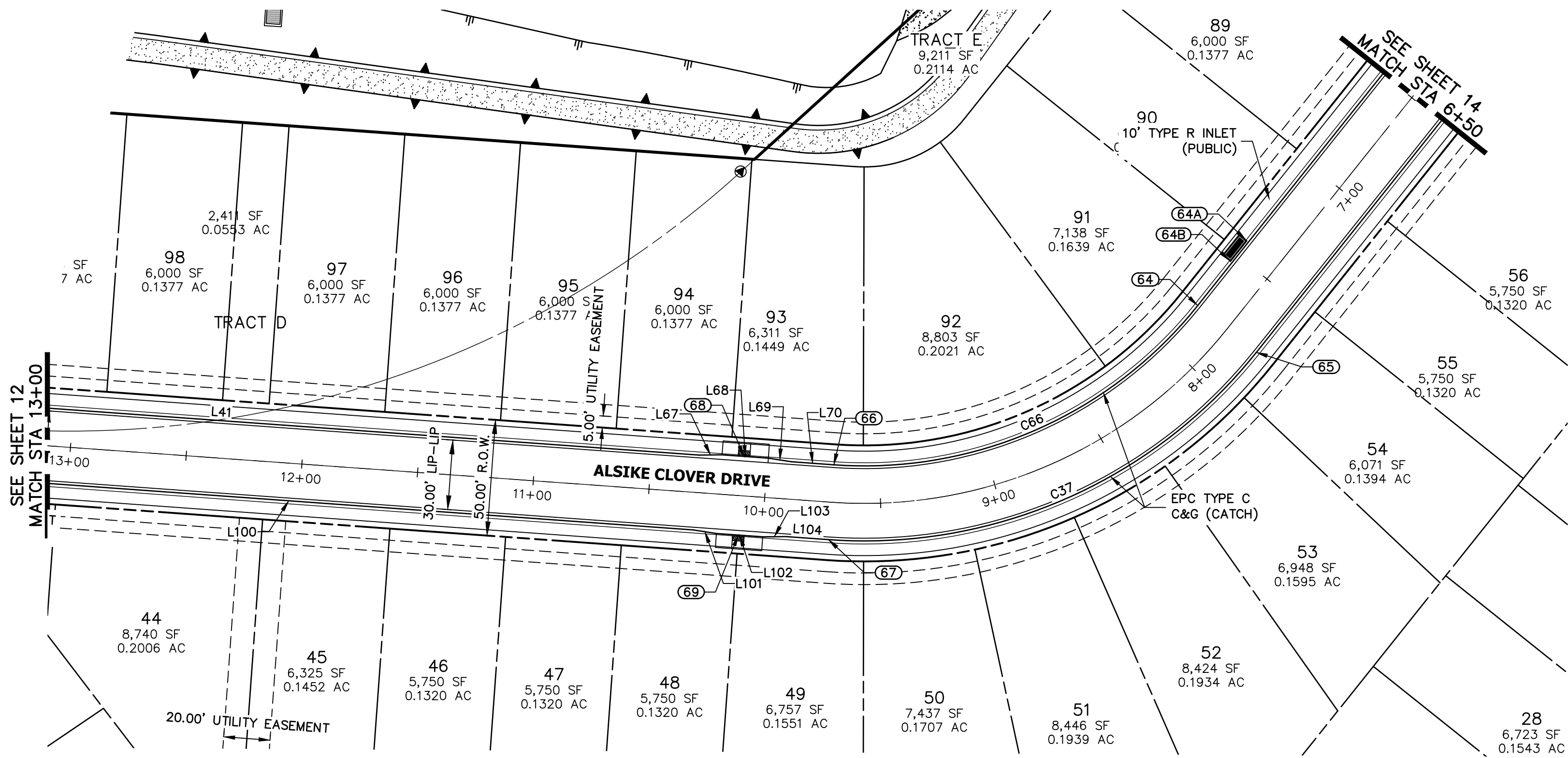
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CLOVERLEAF FILING NO. 2

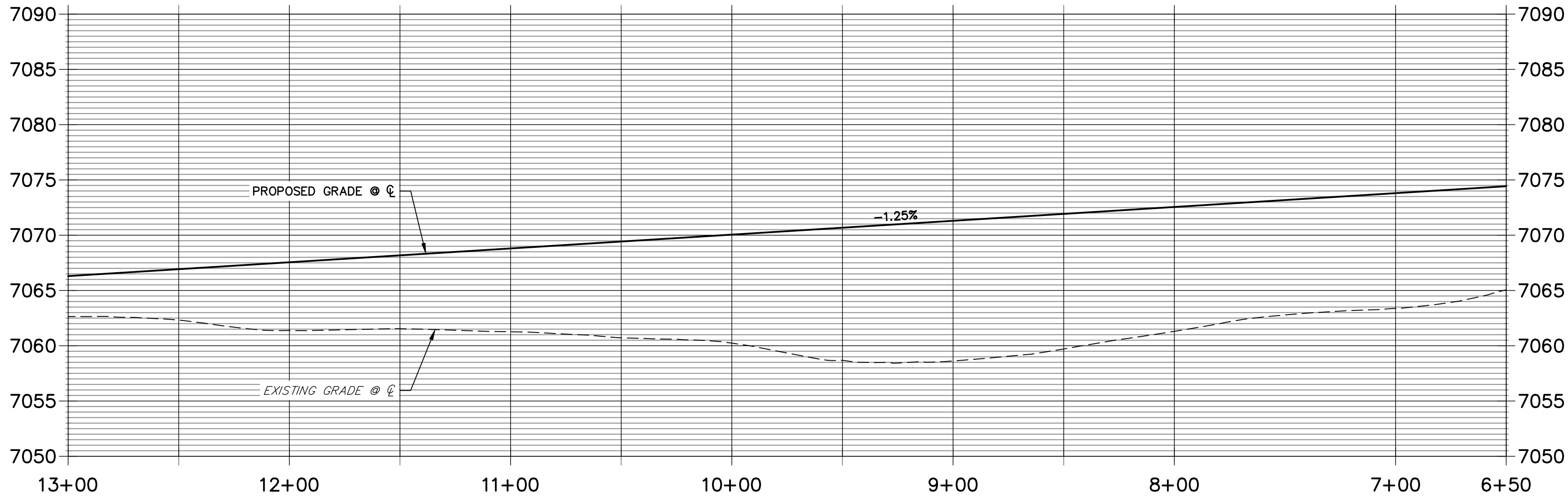
ROADWAY PLAN AND PROFILE

SHEET 12 OF 20

JOB NO. 25158.01



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



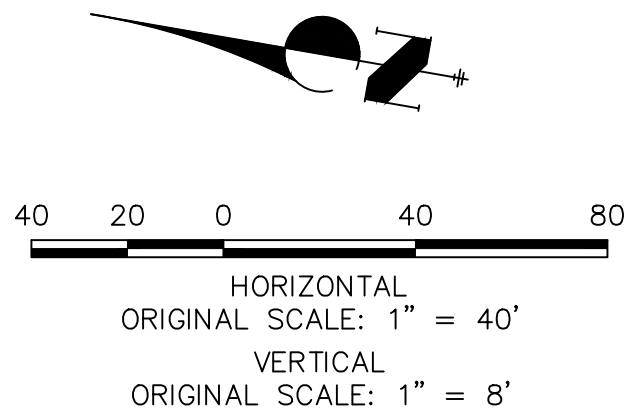
LINE TABLE		
LINE	BEARING	DISTANCE
L41	S05°52'42"E	413.50'
L67	S10°38'26"E	10.03'
L68	S05°52'43"E	20.00'
L69	S01°06'56"E	10.03'
L70	S05°52'41"E	18.35'
L99	S15°20'27"E	5.07'
L100	S05°52'43"E	349.67'
L101	S01°06'54"E	10.03'
L102	S05°52'43"E	20.00'
L103	S10°38'32"E	10.03'

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

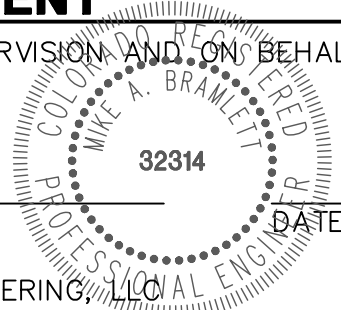
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- ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
- SEE SHEET 2 FOR LEGEND.
- SEE SHEETS 6 FOR TYPICAL STREET SECTIONS.
- SEE SHEETS 16 FOR CURB RETURN PROFILES.
- SEE SHEETS 17-18 FOR SIGNAGE AND STRIPING.
- ALL TYPE R INLETS SHALL CONFORM TO CDOT M&S M 604-12.
- ALL CURB RAMPS REQUIRE A CURB AND GUTTER TYPE TRANSITION. SEE DETAIL SHEET 19.
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- 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, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



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 08/18/21
DESIGNED BY XXX
DRAWN BY CRB
CHECKED BY

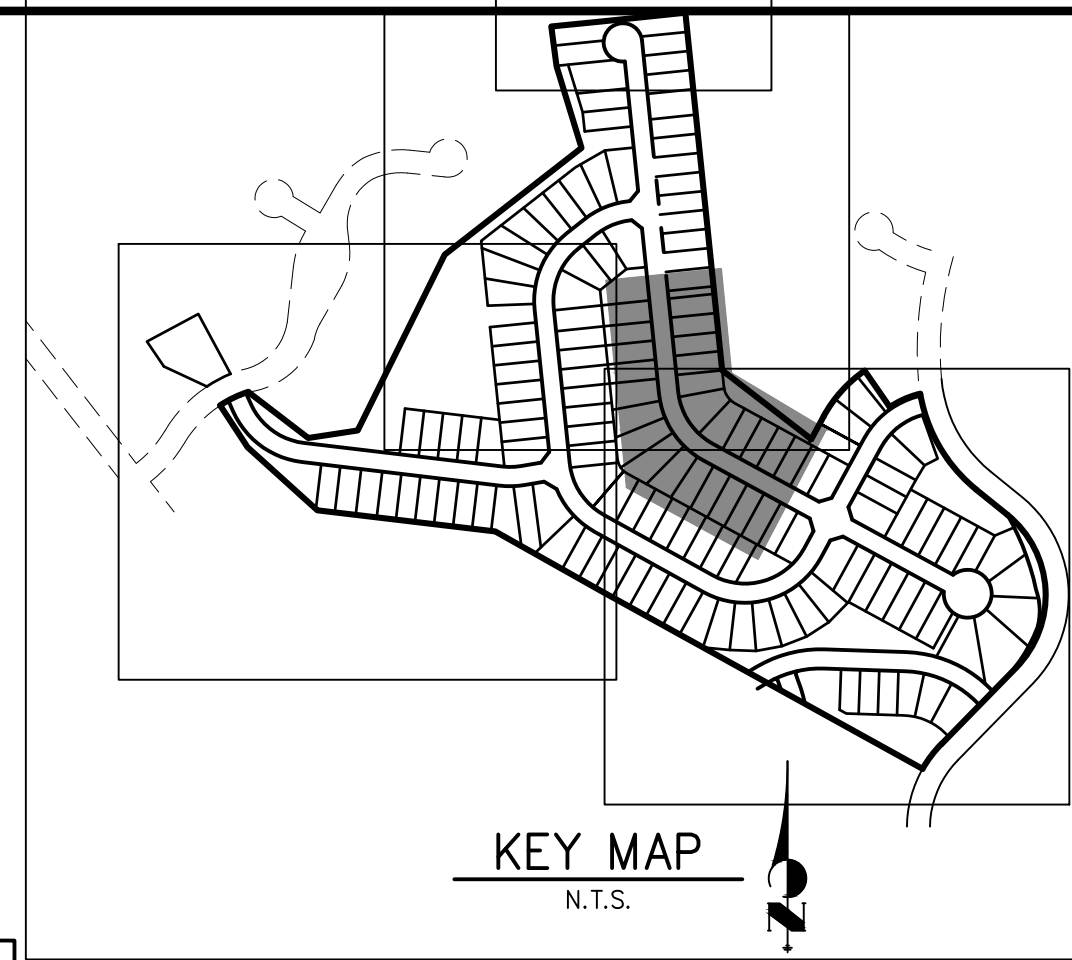
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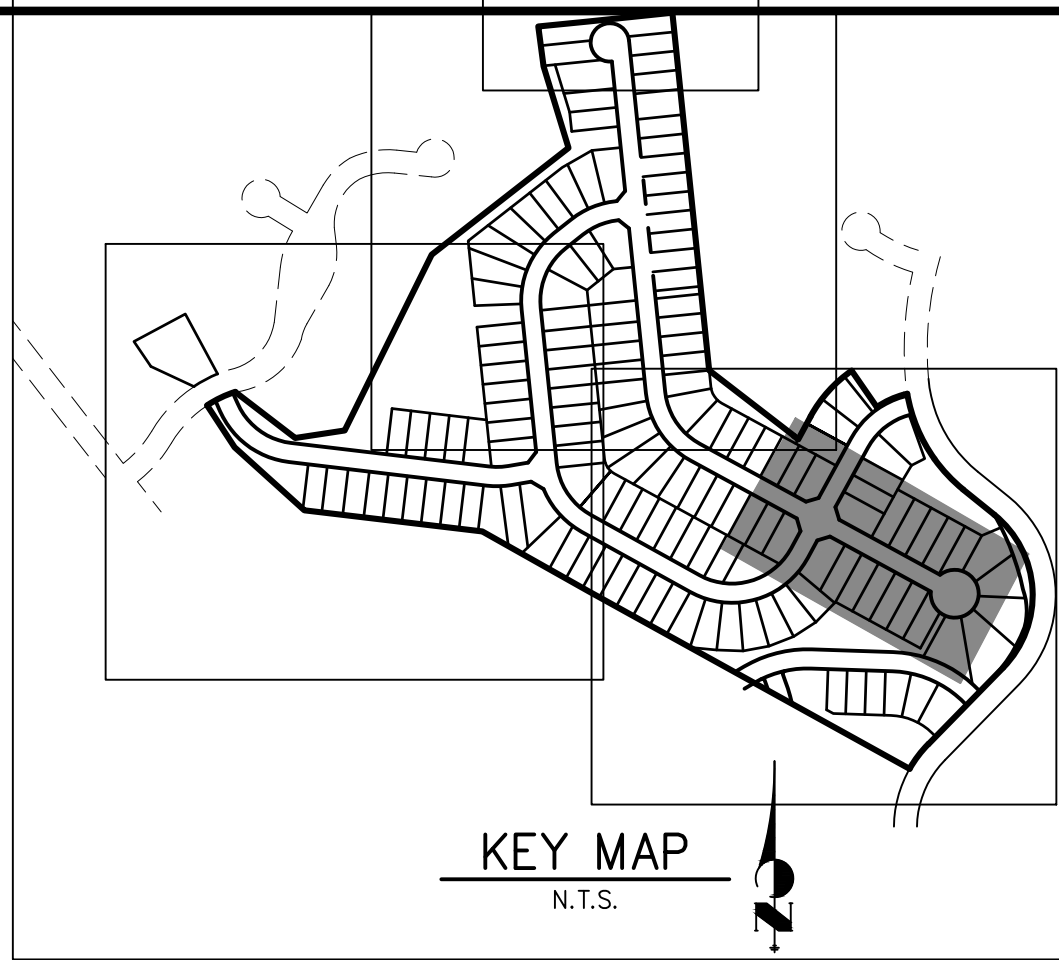
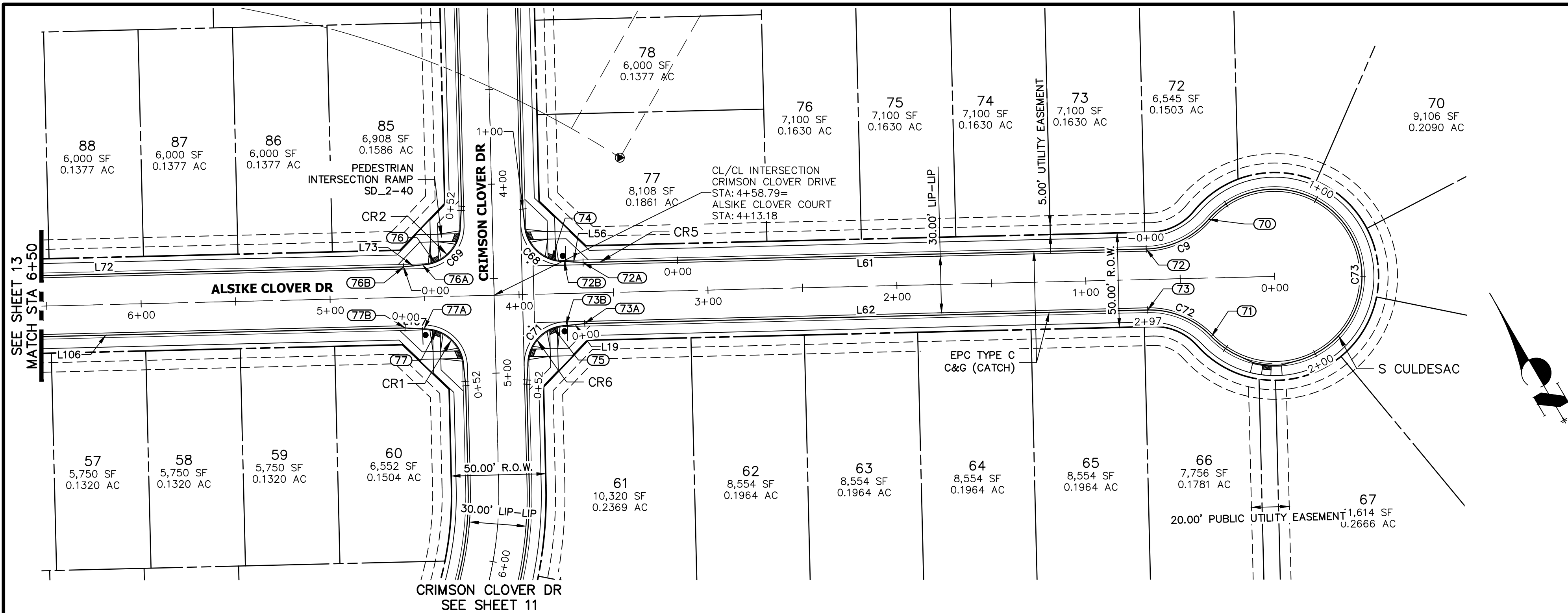


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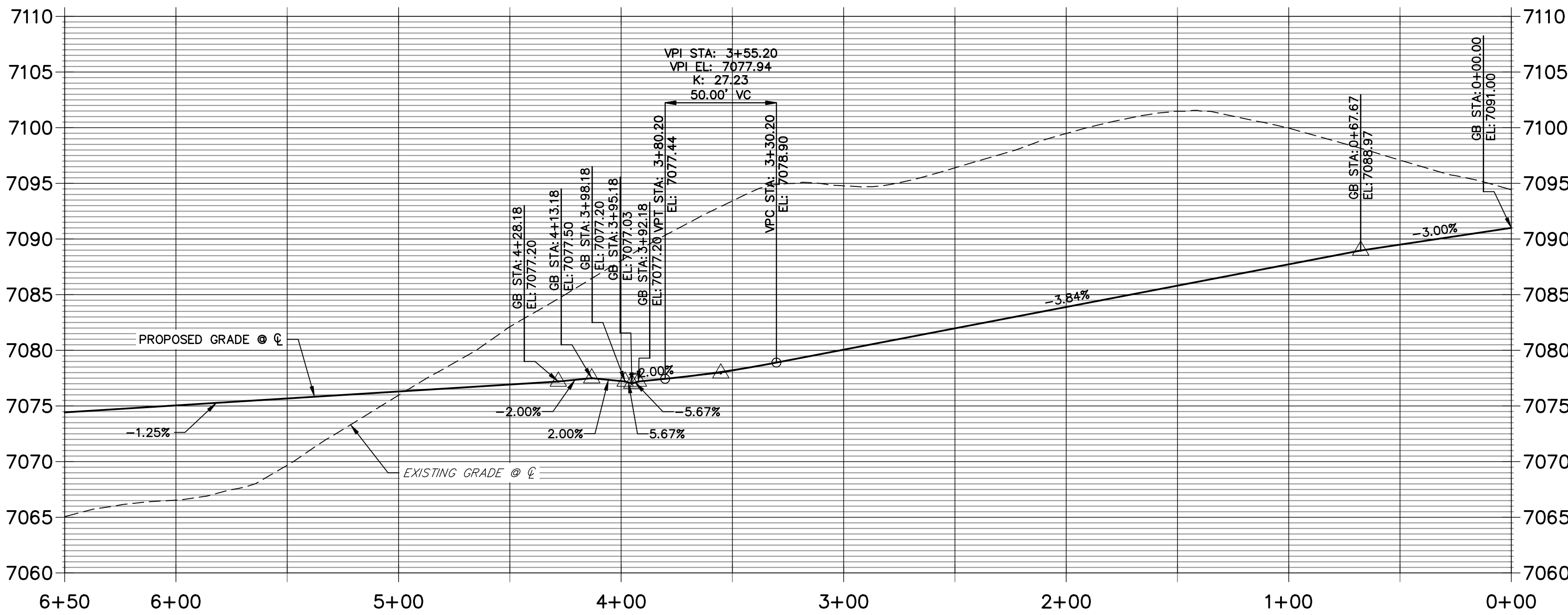
PREPARED FOR
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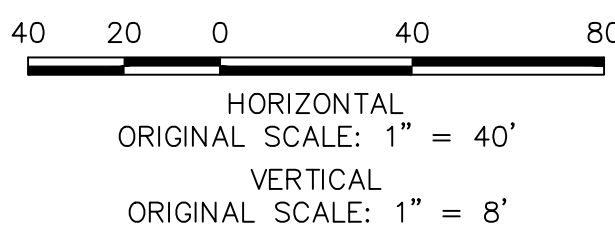
ALSIKE CLOVER COURT PROFILE 3
STA 0+00.00 TO 6+50.00



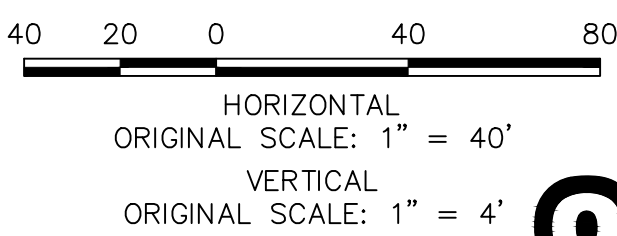
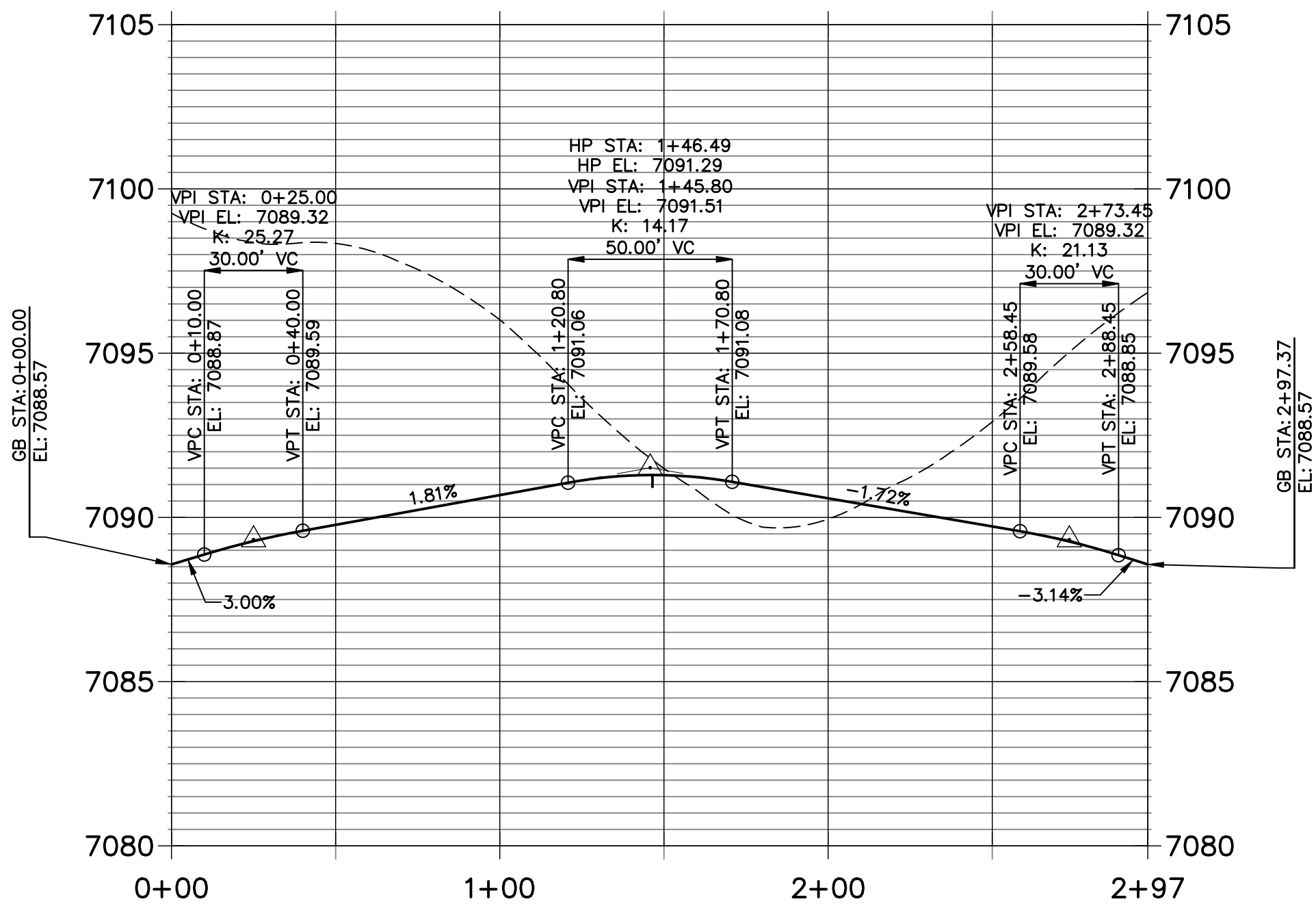
LINE TABLE		
LINE	BEARING	DISTANCE
L19	S66°08'41"E	10.03'
L56	N56°37'03"W	10.03'
L61	N61°22'52"W	298.08'
L62	S61°22'52"E	298.08'
L72	S61°22'52"E	316.88'
L73	S66°08'41"E	10.03'
L106	S61°22'52"E	316.88'
L107	S56°37'03"E	10.03'

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
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
76	4+44.18	18.06' (RT)	ALSIKE CLOVER COURT	7076.87		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
77	4+44.18	18.06' (LT)	ALSIKE CLOVER COURT	7076.53		RAMP MID PT



S CULDESAC PROFILE
STA 0+00.00 TO 2+97.37



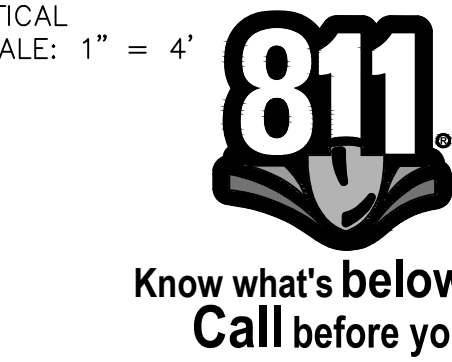
NOTES

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

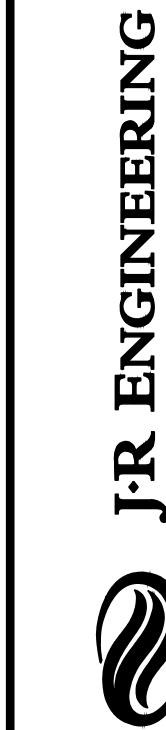


CLOVERLEAF FILING NO. 2

ROADWAY PLAN AND PROFILE

SHEET 14 OF 20

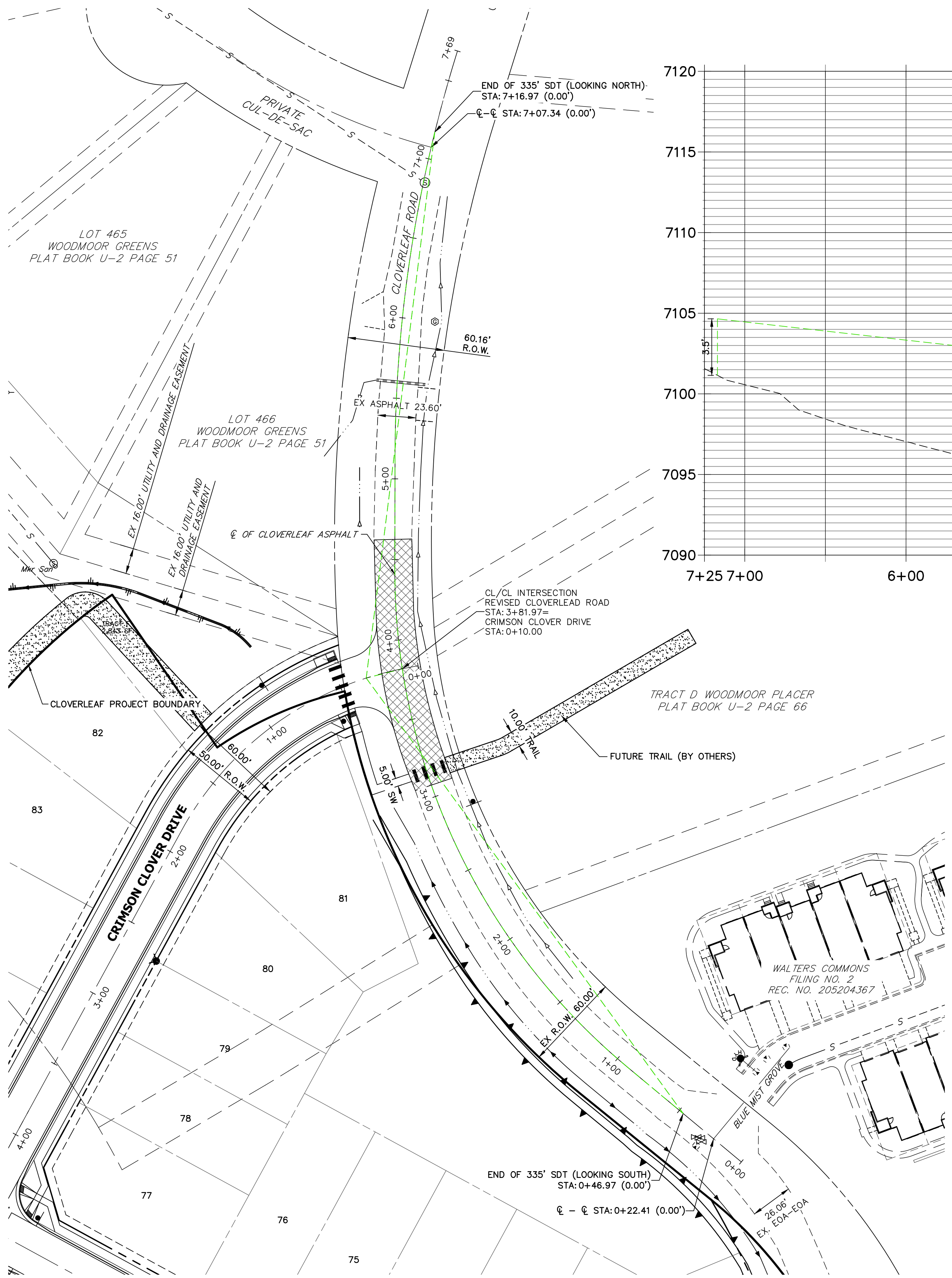
JOB NO. 25158.01



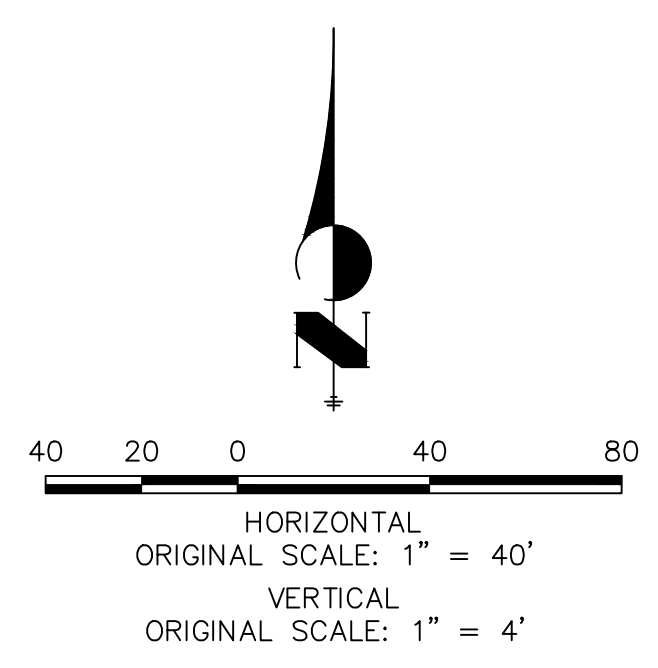
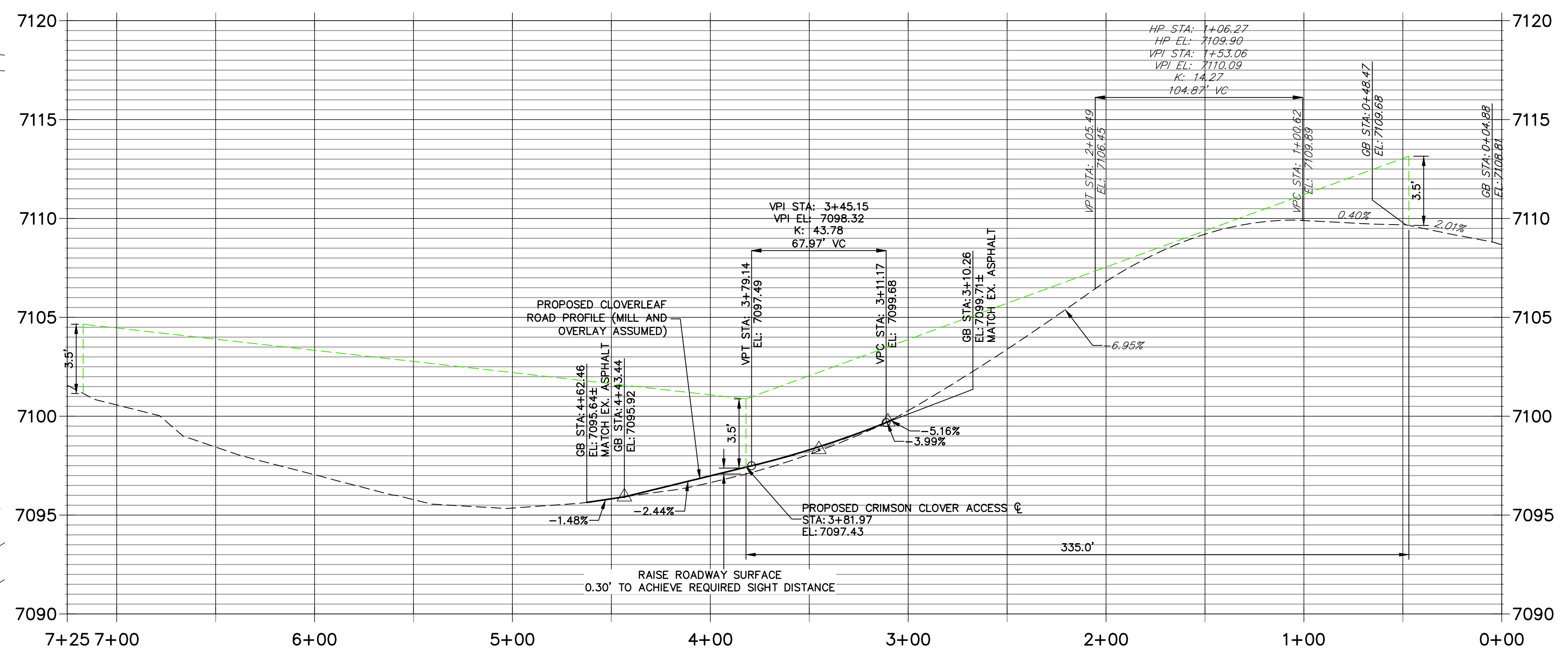
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CLOVERLEAF ROAD PROFILE
STA 0+00.00 TO 7+25.00



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

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No.	REVISION	BY	DATE	1"=40'	1"=4'	DESIGNED BY	DRAWN BY	CHECKED BY
				H-SCALE	V-SCALE			
				08/18/21	XXX	CRB		

CLOVERLEAF FILING NO. 2

MILL AND OVERLAY PLAN

SHEET 15 OF 20

JOB NO. 25158.01

Profile view of a road section showing a 20.00' vertical curve. The profile starts at station 0+00 (elevation 7070.00) and ends at station 0+52 (elevation 7070.00). The vertical curve is defined by a 1.23% grade from station 0+00 to station 0+26.00 (VPI), and a -2.00% grade from station 0+26.00 to station 0+52. Key points include VPC at station 0+07.48 (elevation 7076.48), VPI at station 0+27.48 (elevation 7076.61), and VPT at station 0+27.48 (elevation 7076.41). The curve length is 20.00 feet. The profile is labeled with 'GB STA: 0+00.00' and 'GE STA: 0+52.27'. The road is labeled 'ALWAYS IN CLOVER DRIVE' and 'ALWAYS IN CLOVER DRIVE'.

Profile view of CRIMSON CLOVER DRIVE. The vertical axis shows elevations from 7070 to 7090. The horizontal axis shows stationing from 0+00 to 0+52. The profile includes a vertical curve with grades of 3.00%, 2.00%, 1.45%, and 4.42%. Key points include VPI STA: 0+23.86, VFC STA: 0+18.86, and VEC STA: 0+28.86. The profile is labeled with 'CRIMSON CLOVER DRIVE' and 'STA: 4+11.29(16.17 RT)'.

GB STA: 0+00.00
 EL: 7046.69
 WHITE CLOVER DRIVE
 STA: 8+97.76 (1617'L)
 HP STA: 0+33.00
 HP EL: 7047.22
 VPI STA: 0+30.29
 VPI EL: 7047.30
 K: 6.34
 20.00' VC
 PC STA: 0+20.29
 EL: 7047.10
 PI STA: 0+40.29
 EL: 7047.18
 PT STA: 0+50.91
 EL: 7046.69
 RIMMON CROSS OVER DRIVE
 STA: 12+22.84 (1617'L)
 2.00%
 -1.15%
 0+00
 0+51
 7035
 7040
 7045
 7050
 7055

GB STA: 0+00.00
 EL: 7046.71
 WHITE CLOVER DRIVE
 STA: 8+96.77 (16.17' RT)

GB STA: 0+22.83
 EL: 7047.01
 VPI STA: 0+22.18
 EL: 7047.29
 K: 3.57
 VPI STA: 0+27.18
 EL: 7047.53

GB STA: 0+43.68
 EL: 7048.32
 VPI STA: 0+43.68
 EL: 7048.32
 K: 6.45
 VPI STA: 0+48.48
 EL: 7048.48

GB STA: 0+49.03
 EL: 7048.49
 CRIMSON CLOVER DRIVE
 STA: 13+36.60 (16.17' LT)

3.00%
 2.00%
 4.80%
 3.25%

7060
 7055
 7050
 7045
 7040

0+00
 0+49

[illegible]

Profile view of CRIMSON CLOVER DRIVE. The vertical axis shows elevations from 7070 to 7095. The horizontal axis shows stationing from 0+00 to 0+52. The profile includes a dashed line for the proposed grade and a solid line for the existing ground. Key data points and curves are labeled:

- Station 0+00.00:** GB STA: 0+00.00, EL: 7077.42, USURE: 16.17%.
- Station 0+04.46:** VPC STA: 0+04.46, EL: 7077.30.
- Station 0+18.91:** VPT STA: 0+18.91, EL: 7077.06.
- Station 0+23.91:** VPI STA: 0+23.91, EL: 7076.87, K: 5.97.
- Station 0+28.91:** VPT STA: 0+28.91, EL: 7076.66.
- Station 0+37.84:** VPC STA: 0+37.84, EL: 7076.36.
- Station 0+42.84:** VPI STA: 0+42.84, EL: 7076.17, K: 11.09.
- Station 0+47.84:** VPT STA: 0+47.84, EL: 7076.03.
- Station 0+52.27:** GB STA: 0+52.27, EL: 7075.91.

Vertical curve segments are labeled with their lengths: 10.00' VC (between 0+04.46 and 0+18.91), 11.00' VC (between 0+23.91 and 0+37.84), and 11.00' VC (between 0+42.84 and 0+52.27). Slopes are indicated as -2.79%, -2.00%, -3.67%, and -2.77%.

Profile view of CRIMSON CLOVER DRIVE showing elevation (7055 to 7080) versus stationing (0+00 to 0+78). The profile includes a dashed line for the existing ground and a solid line for the proposed road grade. Key features include vertical curve data (VPI STA, VPT STA, EL, L), sight triangle data (GB STA, EL), and grade percentages (3.29%, 2.00%, 3.00%, 4.05%, 1.64%, 2.44%).

Station	Elevation (ft)	Feature
0+00	7062.90	GB STA
0+10.03	7063.25	GB STA
0+14.57	7063.37	GB STA
0+18.79	7063.48	VPI STA
0+23.79	7063.55	VPI STA
0+28.79	7063.79	VPI STA
0+33.79	7063.85	VPI STA
0+38.79	7063.95	VPI STA
0+43.79	7064.23	VPI STA
0+48.79	7064.29	VPI STA
0+53.79	7064.29	VPI STA
0+58.79	7064.29	VPI STA
0+63.79	7064.29	VPI STA
0+68.79	7064.29	VPI STA
0+73.79	7064.29	VPI STA
0+78.79	7064.29	VPI STA



32314

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CLOVERLEAF FILING NO. 2	V-SCALE		1" = 8'	NO.	REVISION	BY	DATE
	H-SCALE		1" = 40'				
	DATE		08/18/21				
	DESIGNED BY		XXX				
CURB RETURN PROFILES	DRAWN BY		CRB	NO.	REVISION	BY	DATE
	CHECKED BY						
SHEET	7	OF	20				
JOB NO.	25158.01						



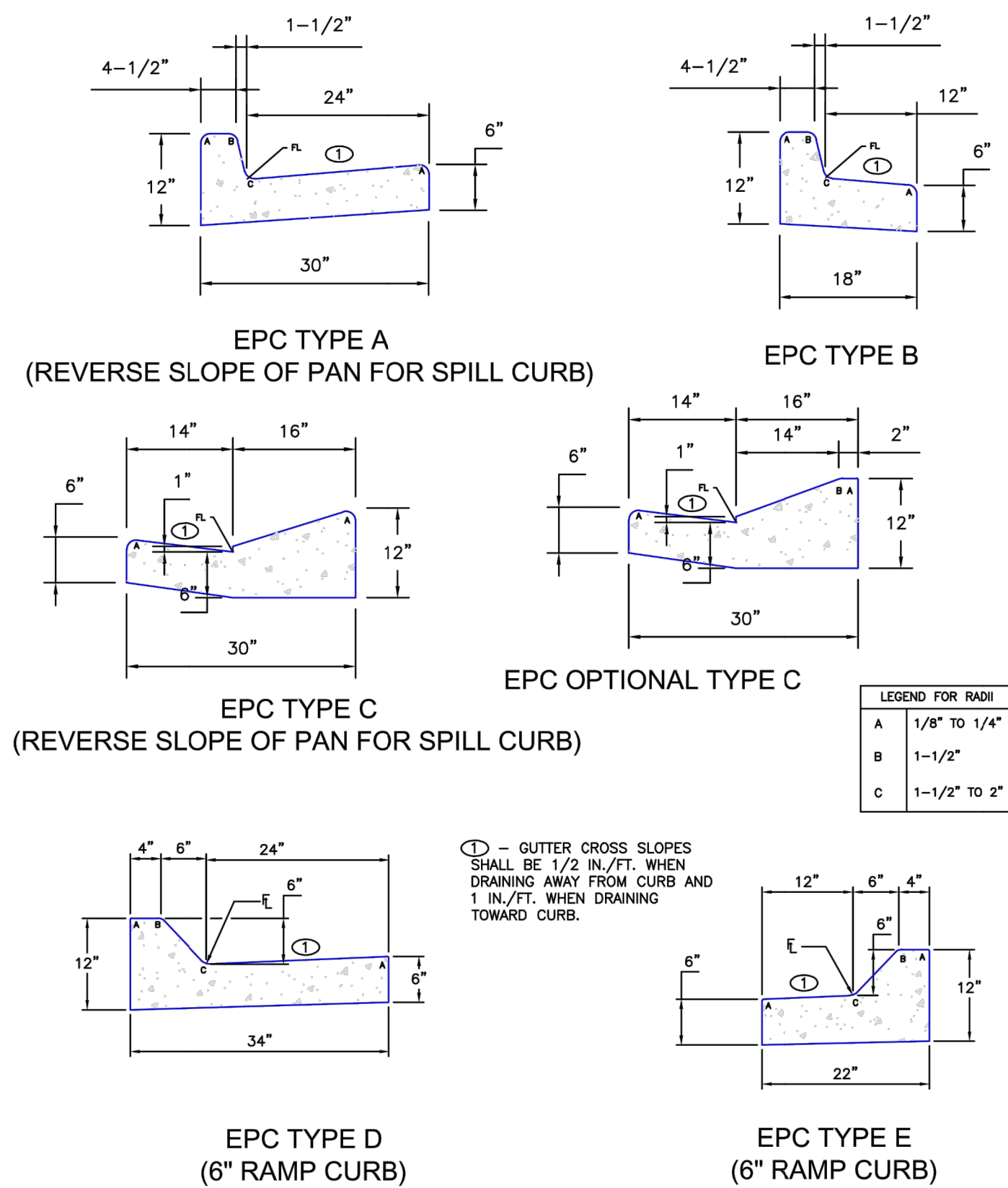
12/31/05

DATE APPROVED:

John A. McCarty

DEPARTMENT OF TRANSPORTATION

REVISION DATE: 12/22/05	FILE NAME: SD_2-2
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8/11/11

DATE APPROVED:

André P. Brackin

DEPARTMENT OF TRANSPORTATION

REVISION DATE: 12/8/15	FILE NAME: SD 2-20
---------------------------	-----------------------

1. PROVIDE CENTERLINE CONSTRUCTION OR JOINT ALIGN WITH DRIVEWAY WIDTH (EDGE TO EDGE) IS 14' OR GREATER.
2. ALL JOINT JOINTS SHALL BE A MINIMUM OF $1\frac{1}{2}$ " 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 OR GUTTER FROM EXISTING CURB OR GUTTER THICKNESS.
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 ECM.
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 WITH THE SAME 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 ADJUTING SECTIONS.
8. ALL PROVISIONS IN THE LAND DEVELOPMENT CODE SHALL BE MET, WITH THE ADDITION OF MINIMUM SPACING OF DRIVEWAYS AND SIDE PROPERTY LINES, MINIMUM SPACING, MAXIMUM WIDTH, ETC.

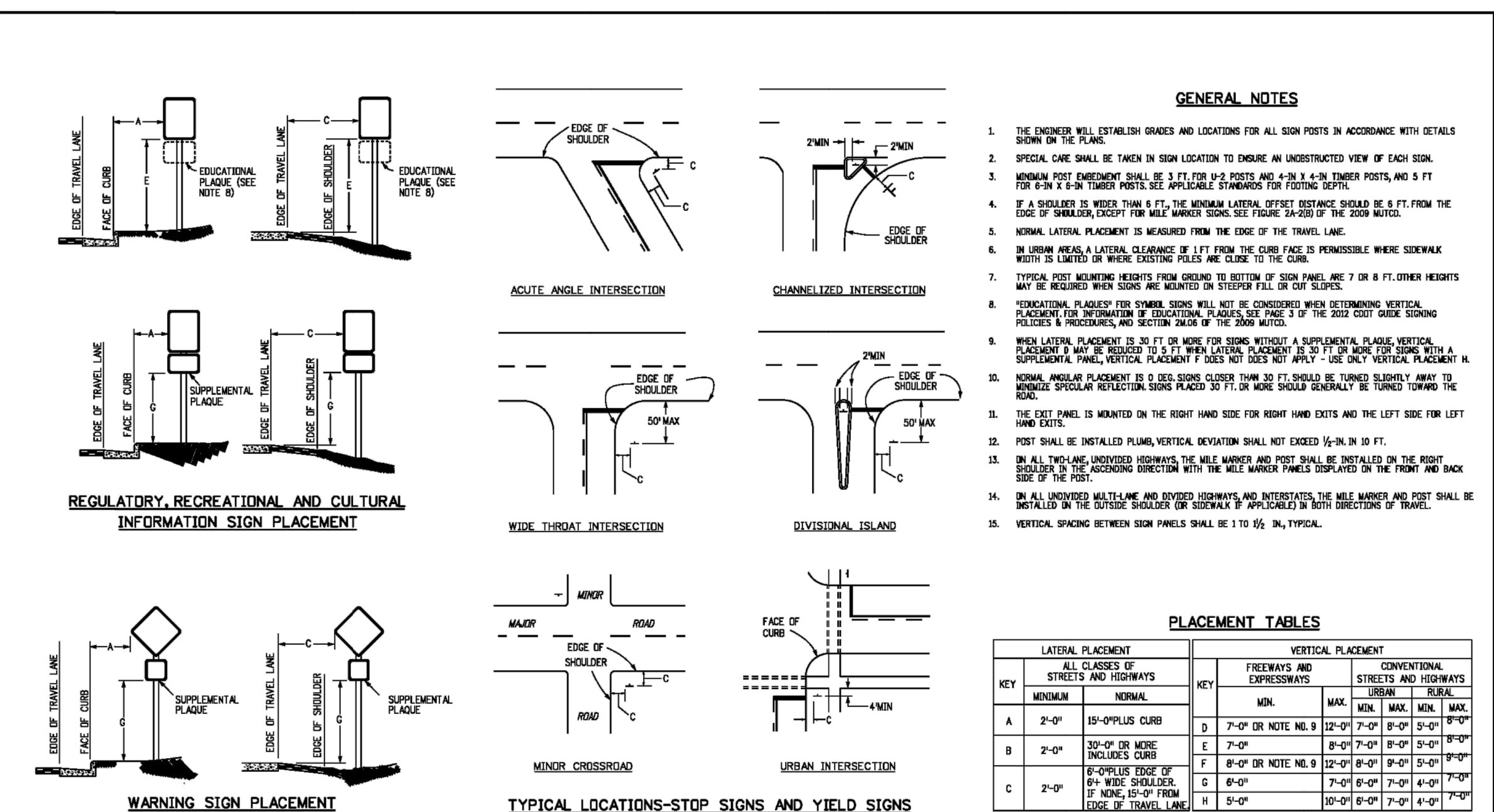
8/11/11

DATE APPROVED:

André P. Brackin

DEPARTMENT OF TRANSPORTATION


REVISION DATE: 11/10/04	FILE NAME: SD 2-2
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PLACEMENT TABLES

LATERAL PLACEMENT			VERTICAL PLACEMENT						
KEY	ALL CLASSES OF STREETS AND HIGHWAYS		KEY	FREEDWAYS AND EXPRESSWAYS		CONVENTIONAL STREETS AND HIGHWAYS			
	MEDIAN	NORMAL		NON.	MAX.	URBAN			RURAL
						MIN.	MAX.	MIN.	
A	2'-0"	15'-0"PLUS CURB	D	7'-0" OR NOTE NO. 9	12'-0"	7'-0"	8'-0"	5'-0"	9'-0"
B	2'-0"	30'-0" OR MORE INCLUDING CURBS	E	7'-0"	8'-0"	7'-0"	8'-0"	5'-0"	9'-0"
C		6'-0"PLUS EDGE OF 64" WIDE SHOULDER. IF NONE, 15'-0" FROM EDGE OF TRAVEL LANE	F	8'-0" OR NOTE NO. 9	12'-0"	8'-0"	8'-0"	5'-0"	9'-0"
			G	8'-0"	7'-0"	8'-0"	8'-0"	4'-0"	7'-0"
			H	5'-0"	10'-0"	6'-0"	7'-0"	4'-0"	6'-0"

Computer File Information		Sheet Revisions		Colorado Department of Transportation		GROUND SIGN PLACEMENT		STANDARD PLAN NO.	
Creation Date: 07/04/12		Date:		2829 W. Hoarst Pl. Denver, CO 80204 Phone: 303-757-9436 Fax: 303-757-9219				S-614-1	
Created By: CCM		Comments:		Traffic & Safety Engineering				Standard Sheet No. 1 of 2	
Last Modification Date: 07/31/19				MKB					
Last Modified By: AVU						Issued By: Traffic & Safety Engineering Branch July 31, 2019		Project Sheet Number:	
CAD Ver.: Modification V8 Scale: Not to Scale Units: English									

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719-476-0800

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NO.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	08/18/2018
DESIGNED BY	N/A
DRAWN BY	N/A

CLOVERLEAF FILING NO. 2

COUNTY DETAILS

SHEET 19 OF 20

JOB NO. 25158.01

CLOVERLEAF FILING NO. 2

EL PASO COUNTY, COLORADO

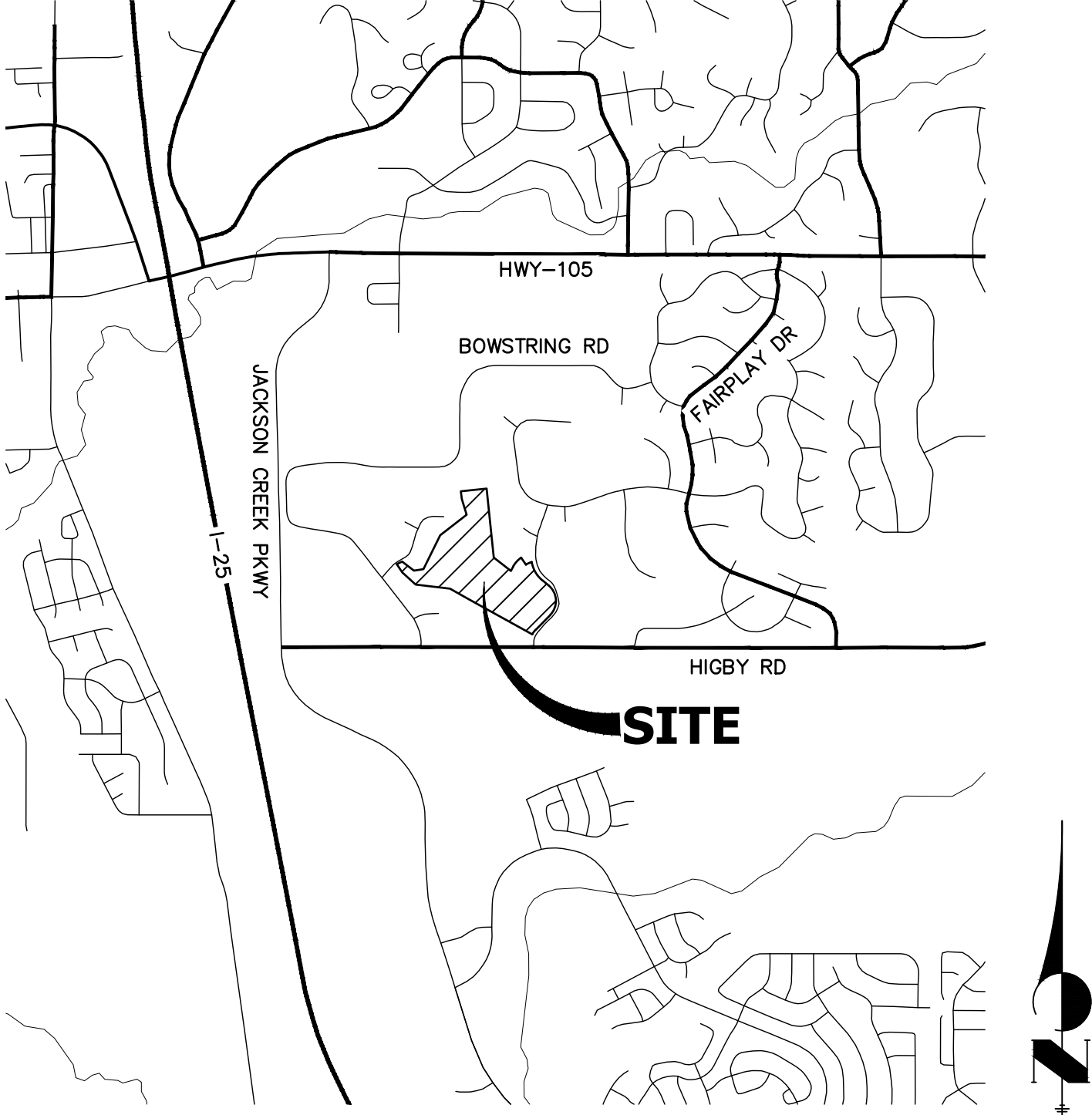
STORM SEWER AND POND PLANS

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

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

STORM SEWER GENERAL NOTES

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



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

- | | | |
|------|---|------------------------|
| 1 | - | TITLE |
| 2 | - | LEGEND |
| 3-8 | - | STORM SEWER PLANS |
| 9-25 | - | POND PLANS AND DETAILS |
| 26 | - | DETAIL SHEET |

Remove cover sheet and update the sheet index on page one of this pdf document to include the storm sewer and pond plans.

Unresolved. If the intent is to have separate standalone sets then upload each plan set as separate documents on eDARP.

Each of these plan sets/cover sheets will need to be approved by the County.

CONTACTS:

OWNER/DEVELOPER	PT CLOVERLEAF, LLC 1864 WOODMOOR DRIVE, SUITE 100 COLORADO SPRINGS, CO 80920 P~719-476-0800
ENGINEER/SURVEYOR	JR ENGINEERING, LLC ATTN: MIKE A. BRAMLETT 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P~303-267-6240
FIRE PROTECTION DISTRICT	TRI-LAKES MONUMENT FPD 16055 OLD FOREST POINT, SUITE 103 MONUMENT, CO 80132 P~719-484-0911
DISTRICT	WOODMOOR WATER & SANITATION DISTRICT NO. 1 1845 WOODMOOR DRIVE MONUMENT, CO 80132 P~719-488-2525 EXT. 0
EL PASO COUNTY	PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUIT 110 COLORADO SPRINGS, CO 80910 P~719-520-6819 DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 P~719-529-6460

BENCHMARK

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

BASIS OF BEARING

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

OWNER/DEVELOPER STATEMENT

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

JOE DESJARDIN _____ DATE _____

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

EL PASO COUNTY STATEMENT

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

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

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

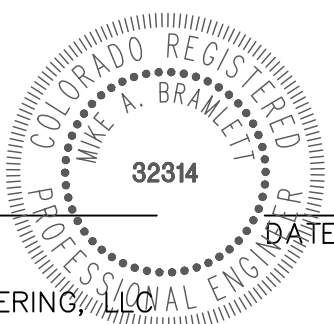
JENNIFER IRVINE, P.E. _____ DATE _____

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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

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



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

J.R. ENGINEERING
A Western Company



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

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	SHEET	OF	JOB NO.
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CLOVERLEAF FILING 2 COVER SHEET												



Know what's below.
Call before you dig.

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LAYER LINETYPE LEGEND

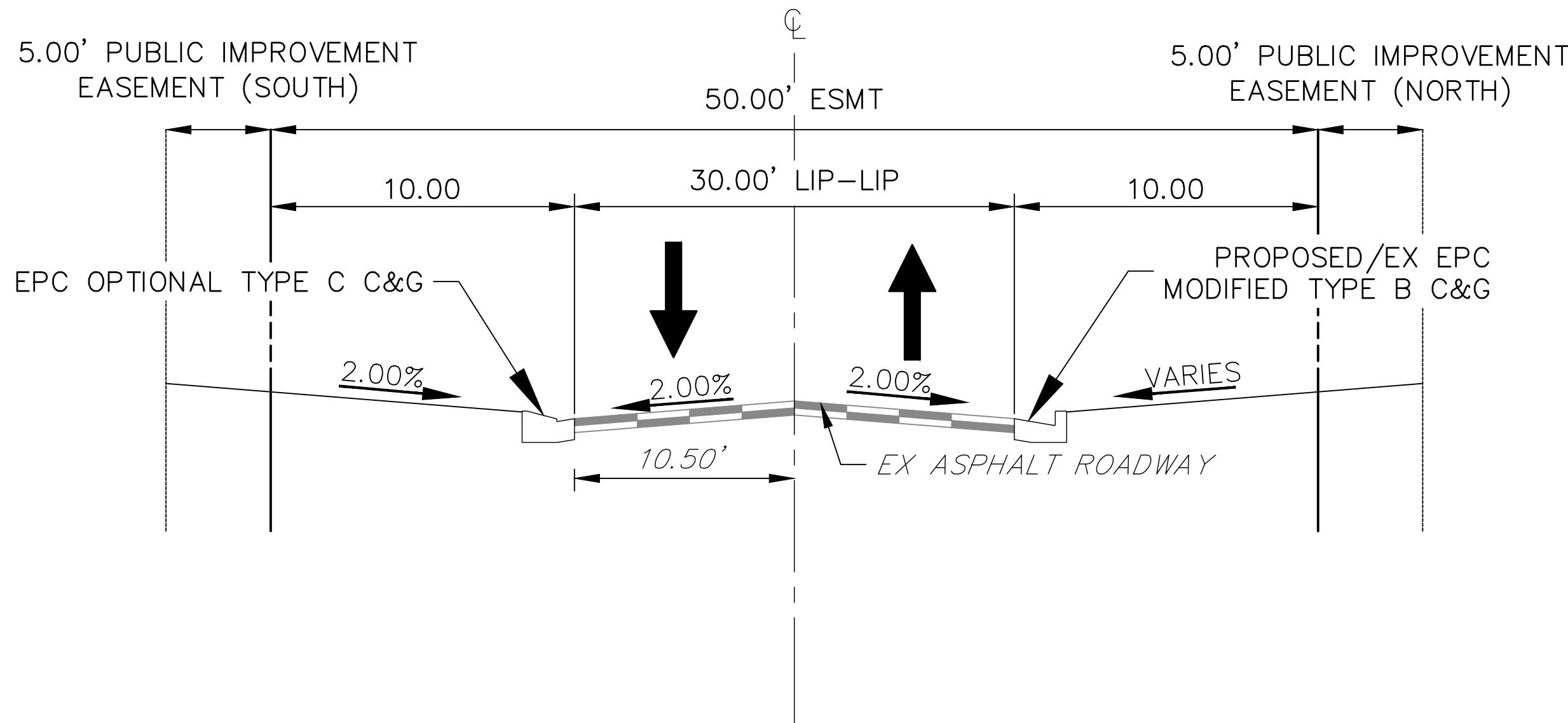
	EXISTING	PROPOSED
PHASE LINE		
MATCH LINE		
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
R.O.W. A LINE		
CENTERLINE		
CITY LIMITS		
WIRE FENCE		
CHAIN LINK FENCE		
WOOD FENCE		
MASONRY FENCE		
GUARDRAIL		
CONC. BARRIER		
CABLE TV		
ELECTRIC		
FIBER OPTIC		
GAS MAIN		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

LANDSCAPE LEGEND

	EXISTING	PROPOSED
TREE - CONIFEROUS		
TREE - DECIDUOUS		
SHRUB/BUSH		
SHRUBS AND BUSHES		
IRRIGATION BOX		
IRRIGATION SPRINKLER		
IRRIGATION VALVE		
BOLLARD		
FLAGPOLE		

UTILITIES LEGEND

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



CROSS SECTION - WALTERS POINT
STA: 0+00-5+69.03±
N.T.S.

NOTES

- SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
- ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
- PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL, FROM CENTER OF MANHOLE TO INSIDE INLET WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FES OR HEADWALL.
- ALL MANHOLE COVERS SHALL BE ORIENTED TO AVOID CURB, GUTTER, SIDEWALK AND CROSSPANS UNLESS OTHERWISE NOTED.
- ALL MANHOLES SHALL HAVE AN ECCENTRIC CONE UNLESS OTHERWISE NOTED.
- PROVIDE A MINIMUM OF 18" FROM THE RIM TO THE TOP OF SLAB FOR ALL FLAT TOP MANHOLES.
- ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES.
- INLET STATIONING IS TO CENTER OF INLET.
- PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
- ALL CURVED PIPES SHALL BE BUILT IN ACCORDANCE WITH THE AMERICAN CONCRETE PIPE ASSOCIATION (ACPA) DESIGN DATA 21. PIPE MANUFACTURE TO BE USED MUST BE ABLE TO MEET LENGTH AND JOINT OPENING CRITERIA PER ACPA.
- ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES.
- PIPE BEDDING SHALL CONFORM TO EL PASO COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS. BEDDING FOR RCP PIPE SHALL BE AG7122 NO. 57/67 CRUSHED ROCK. SQUEEGEE OR MIXTURES CONTAINING SQUEEGEE SHALL NOT BE USED. BEDDING SHALL BE SIX TO EIGHT INCHES DEEP UNDER THE PIPE AND BACKFILLED TO THE SPRING LINE.
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- ALL STORM SEWER PIPES, INLETS, MANHOLES, AND UNDERGROUND FACILITY ARE PUBLIC. ALL OTHER UTILITIES AND EASEMENTS ARE PRIVATE, UNLESS OTHERWISE NOTED.
- WHERE PIPES ENTER STRUCTURES ON A SKEW, CONTRACTOR IS REQUIRED TO EXTEND PIPE TO ENSURE THAT BOTH EDGES OF THE PIPE EXTEND INTO THE STRUCTURE. CONTRACTOR WILL THEN BE REQUIRED TO CUT PIPE FLUSH WITH THE INSIDE FACE OF THE STRUCTURE AND GROUT IN PLACE. UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS AND EL PASO COUNTY STANDARDS AND SPECIFICATION.
- SEE DETAIL SHEETS FOR APPLICABLE DETAILS.
- ALL RCP PIPES SHALL BE TYPE III CLASSIFICATION **ADD NOTE ABOUT EXTENDED LIFE INSTALL WHERE APPLICABLE?

ENGINEER'S STATEMENT

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



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

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

PREPARED FOR
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1864 WOODMOOR DRIVE
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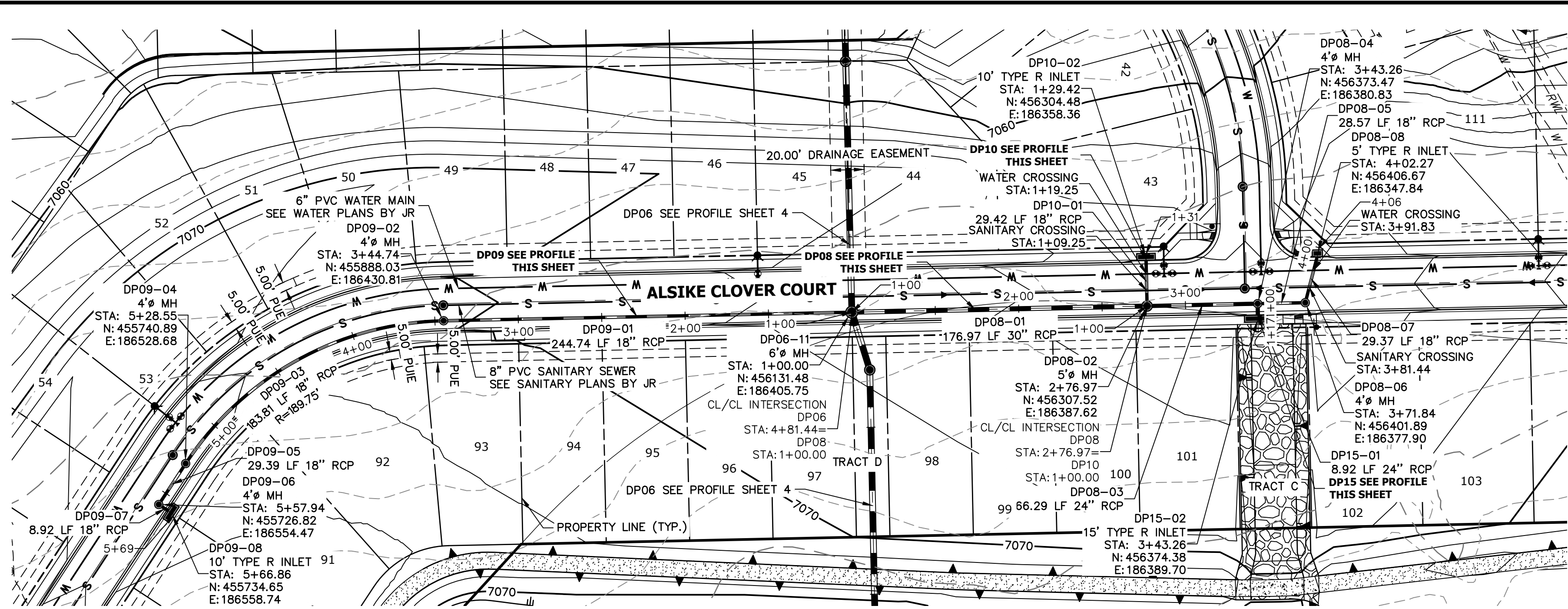
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				04/27/2021	SAV	SAV	

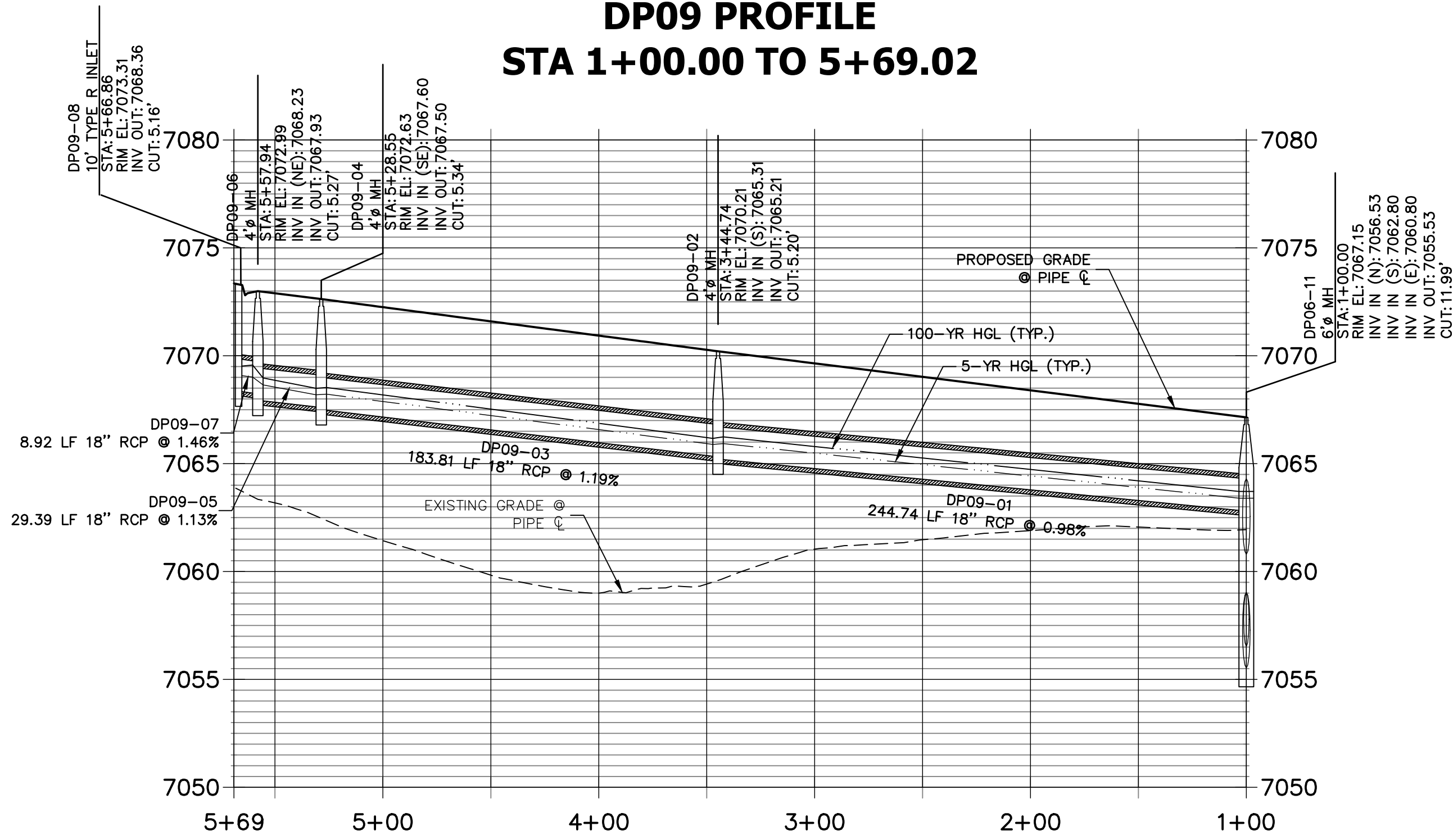
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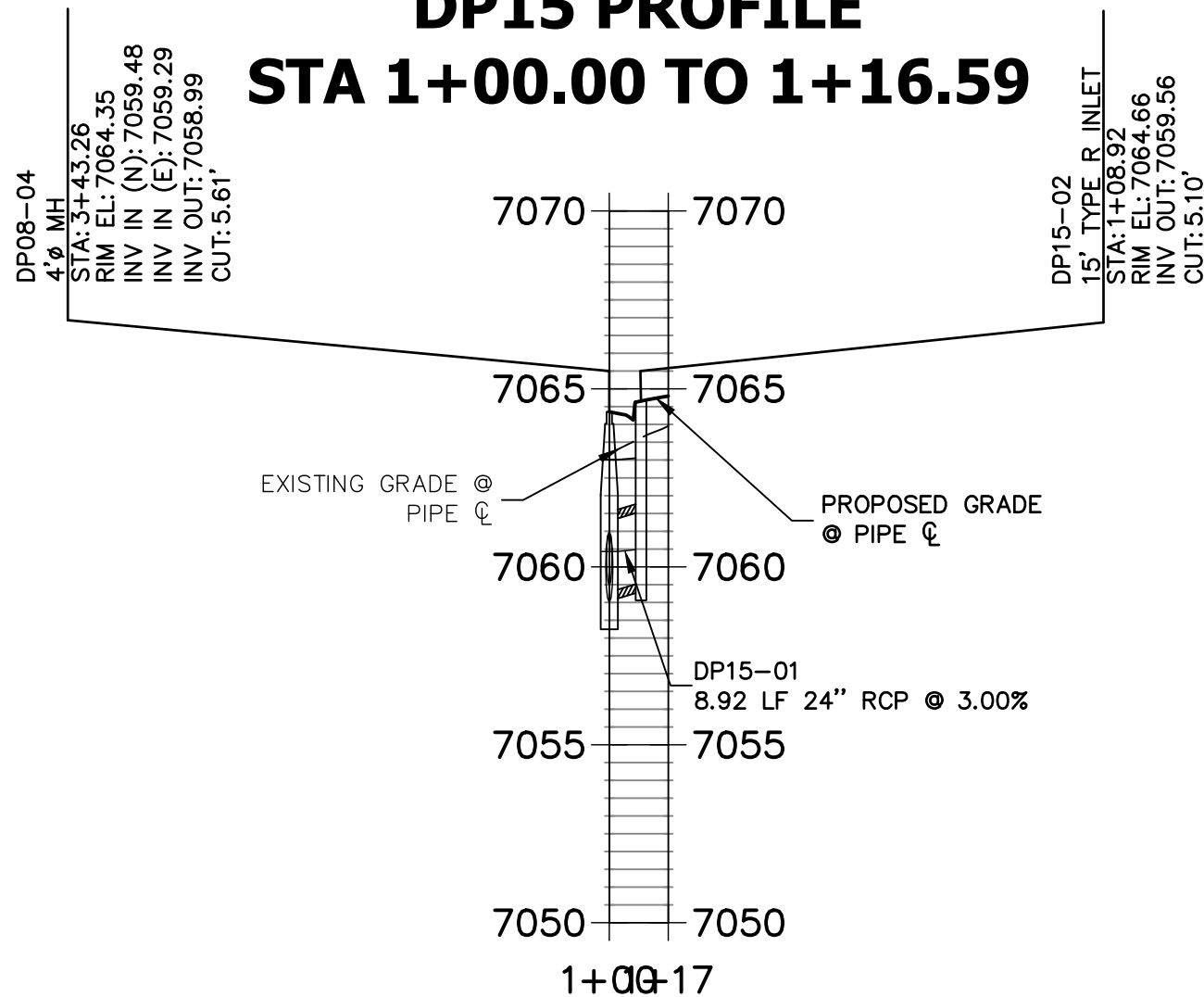
Know what's below.
Call before you dig.



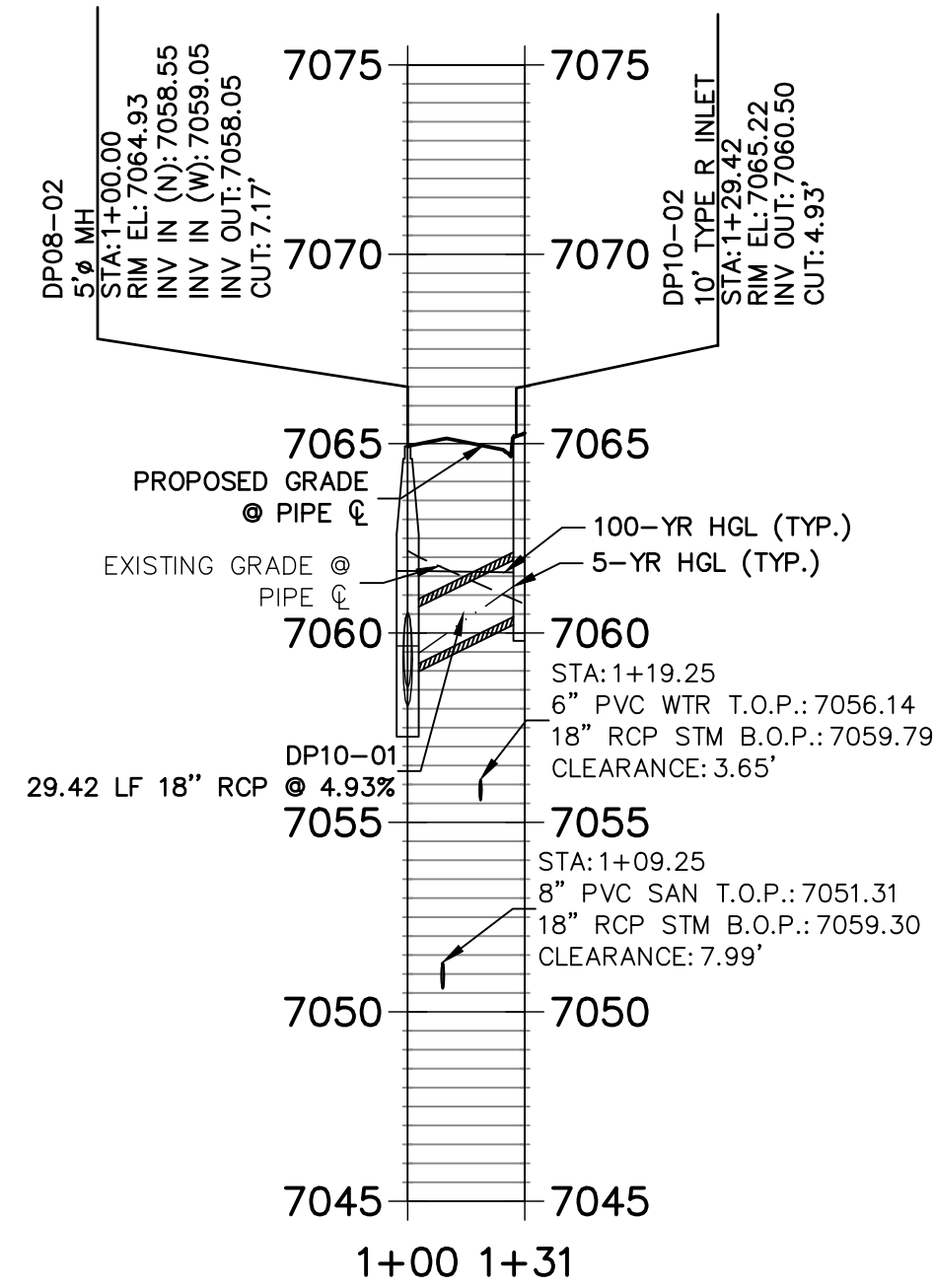
DP09 PROFILE
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DP15 PROFILE
STA 1+00.00 TO 1+16.59



DP10 PROFILE
STA 1+00.00 TO 1+30.92



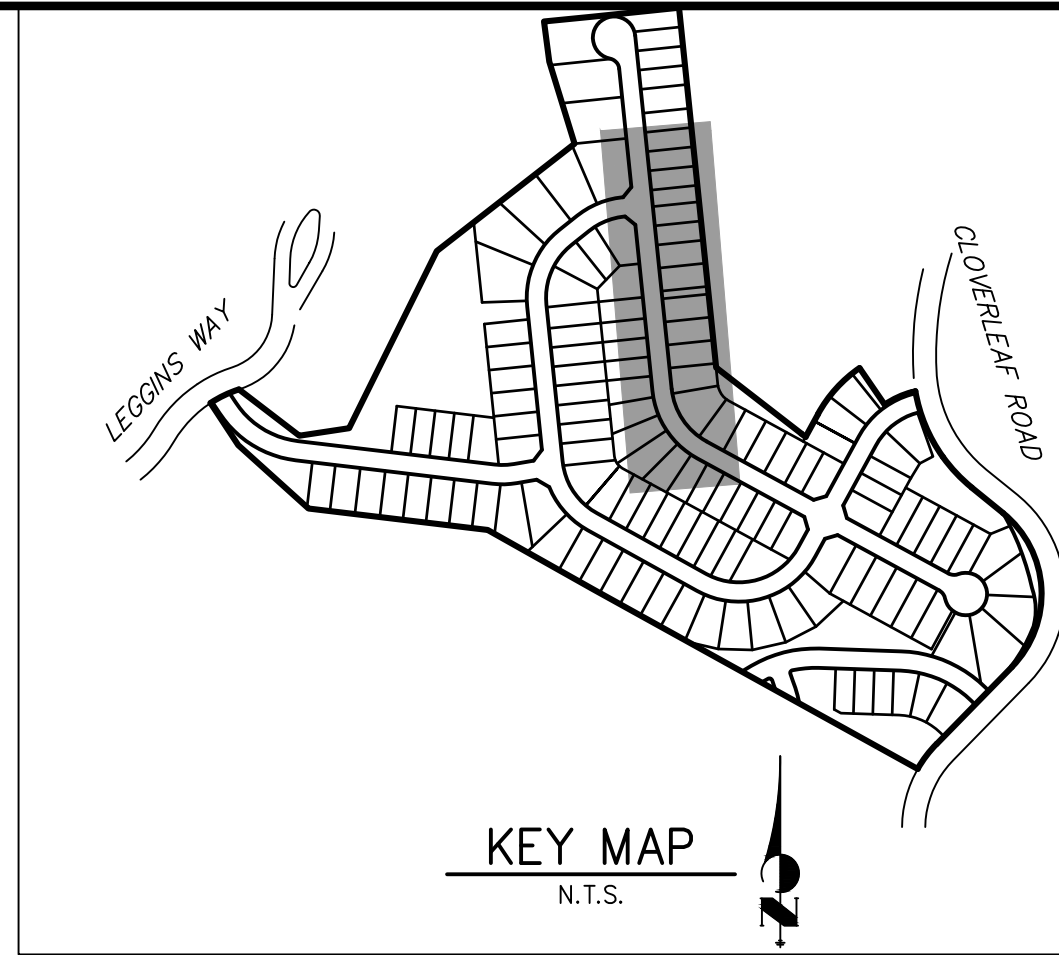
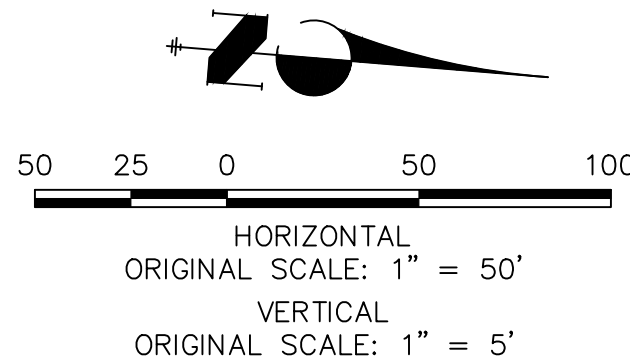
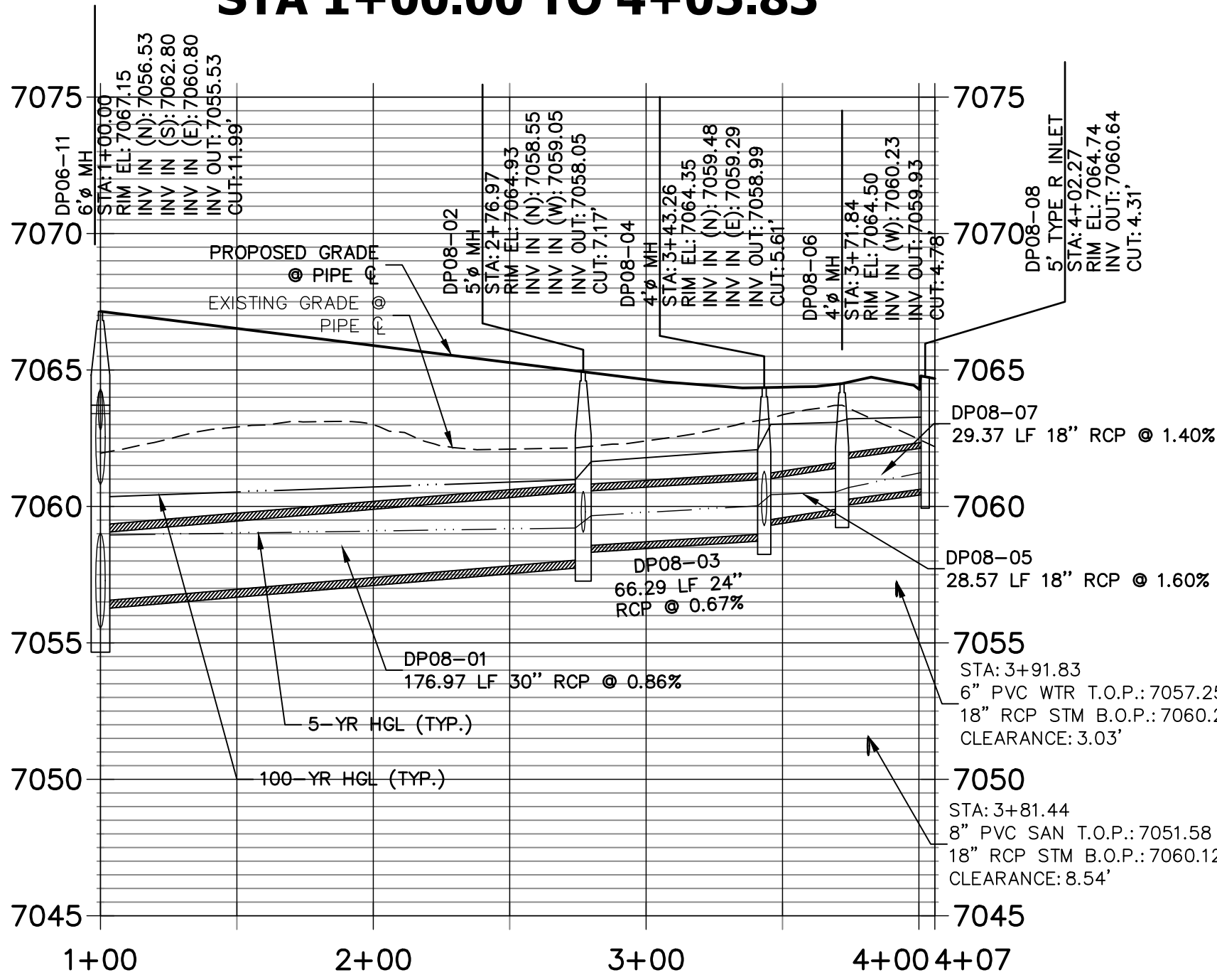
Adjust so the inside top slopes of the conduits are continuous through the manhole per ECM 3.3.1.J.2 or submit a deviation request to allow drop manholes for the ECM Administrators consideration.

Staff recommends you review the approved deviation request for Trails at Aspen Ridge, SF192 in preparing your deviation request.

Unresolved. Staff did not see a deviation request included with the resubmittal.

8 PROFILE

STA 1+00.00 TO 4+05.83



NOTES

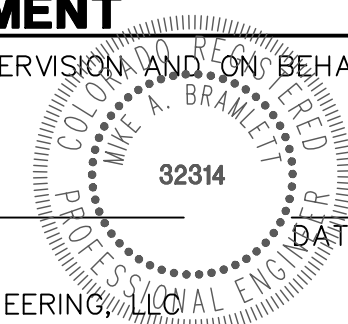
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- ALL CURVED PIPES SHALL BE BUILT IN ACCORDANCE WITH THE AMERICAN CONCRETE PIPE ASSOCIATION (ACPA) DESIGN DATA 21. PIPE MANUFACTURER TO BE USED MUST BE ABLE TO MEET LENGTH AND JOINT OPENING CRITERIA PER ACPA & ALL APPLICABLE EL PASO COUNTY CRITERIA AND STANDARDS.
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- ALL STORM SEWER PIPES, INLETS, MANHOLES, AND APPURTENANCES WITHIN THE R.O.W. ARE PUBLIC. STORM FACILITIES OUTSIDE OF THE PUBLIC R.O.W. ARE PRIVATE, UNLESS OTHERWISE NOTED.
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- SEE DETAIL SHEETS FOR APPLICABLE DETAILS.
- ALL INLETS REQUIRE A CURB TYPE AND FL TRANSITION (LOCAL DEPRESSION) DETAILED PER CDOT (M-604-12) TYPE R INLET DETAIL. SEE JR ROADWAY PLAN SHEETS AND DETAIL SHEET.
- ALL RCP PIPES SHALL BE TYPE III CLASSIFICATION.
- PIPES WITH PRESSURE HEAD SHALL USE WATER TIGHT JOINTS WITH A 100-YEAR SERVICE LIFE.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



CLOVERLEAF FILING 2

STORM SEWER PLAN AND
PROFILE

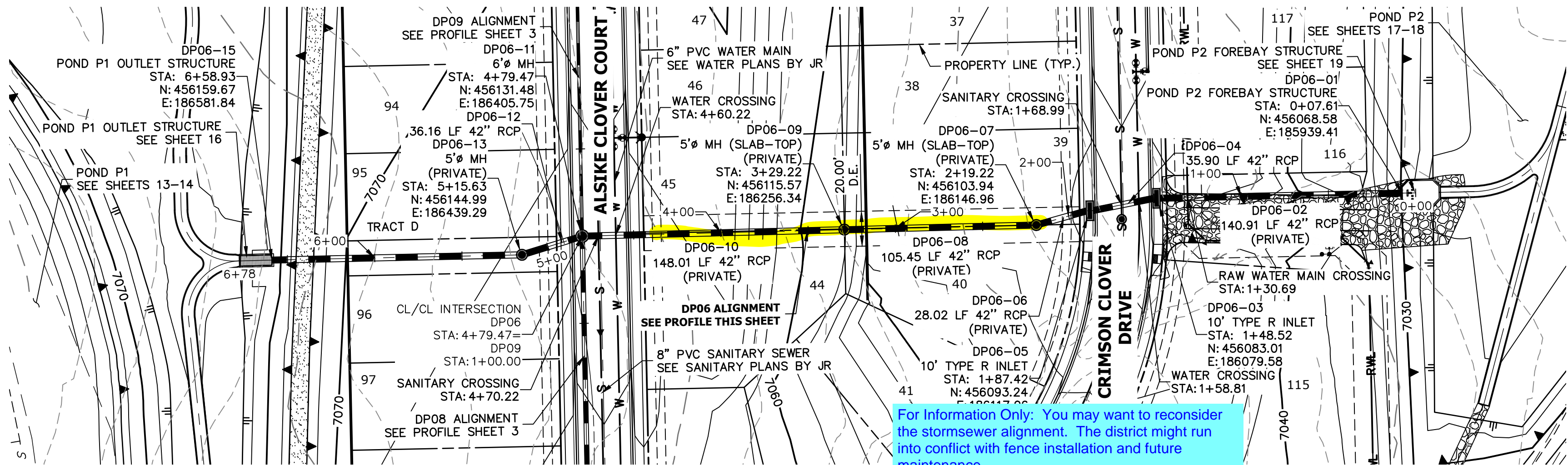
SHEET 3 OF 28

JOB NO. 25158.01

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

PT CLOVERLEAF, LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
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JDESJARDIN@PROTERRACO.COM

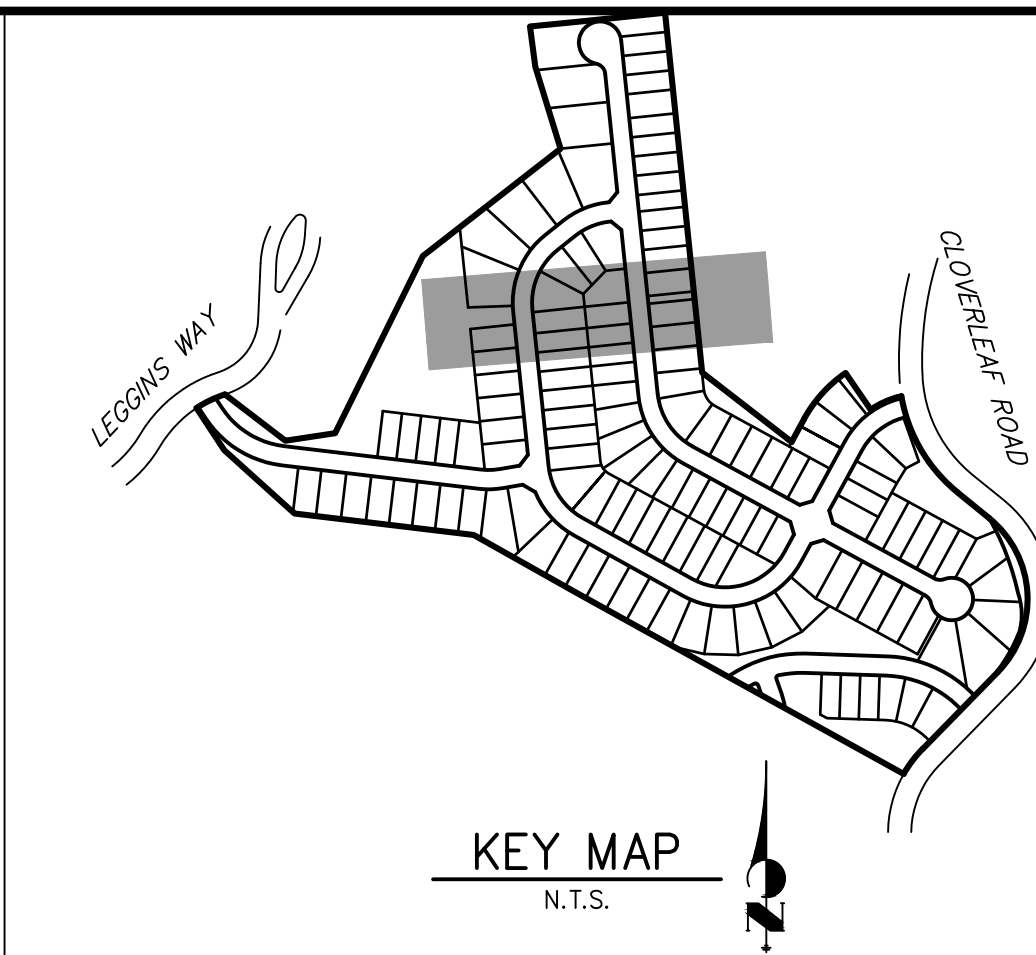
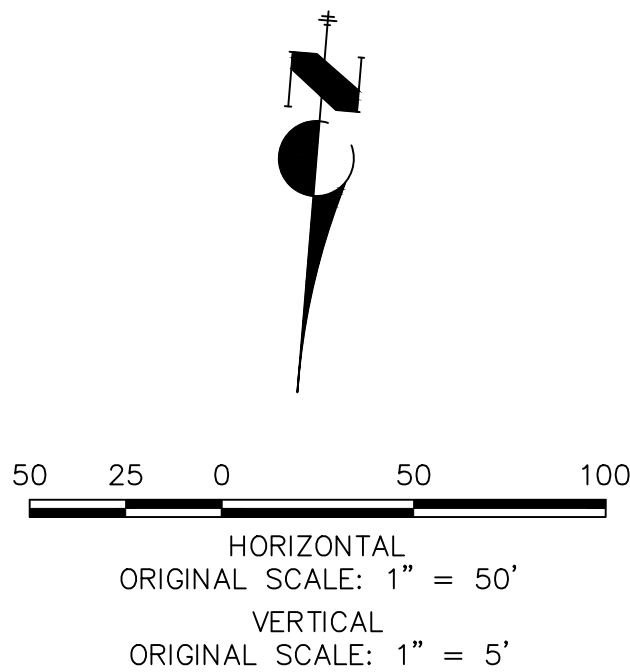
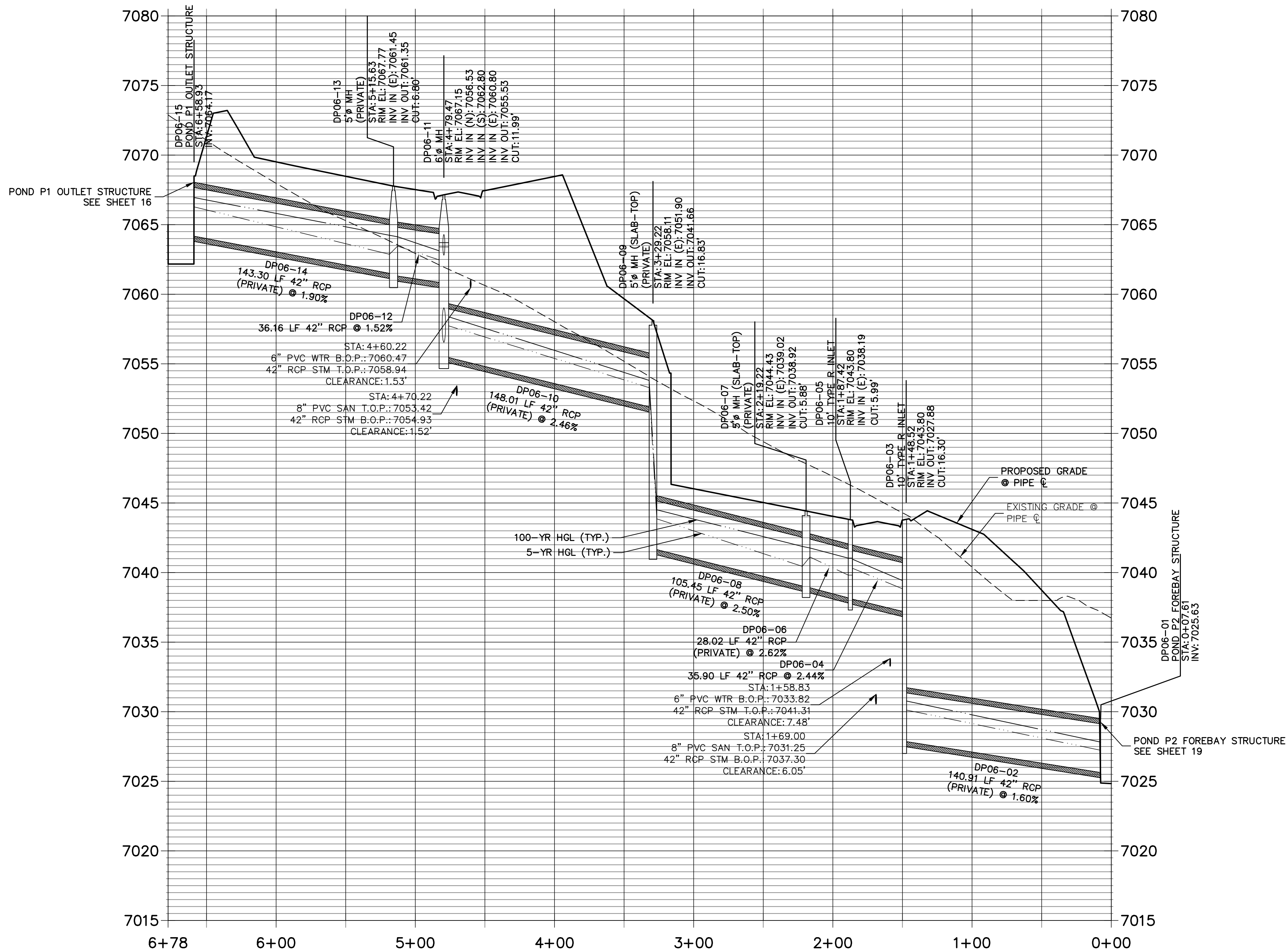
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AGENCIES, JR ENGINEERING
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AUTHORIZATION.



For Information Only: You may want to reconsider the stormsewer alignment. The district might run into conflict with fence installation and future maintenance.

1. Fences are typically installed on the side lot line and the 1 ft cover may not be sufficient for the fence post installation.
2. The district might not be able to access manhole DP06-09. High likely hood the homeowner will install the fence across the manhole.
3. Repair or replacement of the stormsewer would also result in the need to remove/replace fencing.

DP06 PROFILE STA 0+00.00 TO 6+78



Know what's below.
Call before you dig.

NOTES

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2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
4. PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL, FROM CENTER OF MANHOLE TO INSIDE INLET WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FES OR HEADWALL.
5. ALL MANHOLE COVERS SHALL BE ORIENTED TO AVOID CURB, GUTTER, SIDEWALK AND CROSSPANS UNLESS OTHERWISE NOTED.
6. ALL MANHOLES ARE EL PASO COUNTY TYPE II UNLESS OTHERWISE SPECIFIED.
7. ALL MANHOLES SHALL HAVE AN ECCENTRIC CONE UNLESS OTHERWISE NOTED.
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10. PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
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13. PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
14. ALL STORM SEWER PIPES, INLETS, MANHOLES, AND APPURTENANCES WITHIN THE R.O.W. ARE PUBLIC. STORM FACILITIES OUTSIDE OF THE PUBLIC R.O.W. ARE PRIVATE, UNLESS OTHERWISE NOTED.
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ENGINEER'S STATEMENT

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

DATE
32314

CLOVERLEAF FILING 2

STORM SEWER PLAN AND
PROFILE

SHEET 4 OF 28

JOB NO. 25158.01

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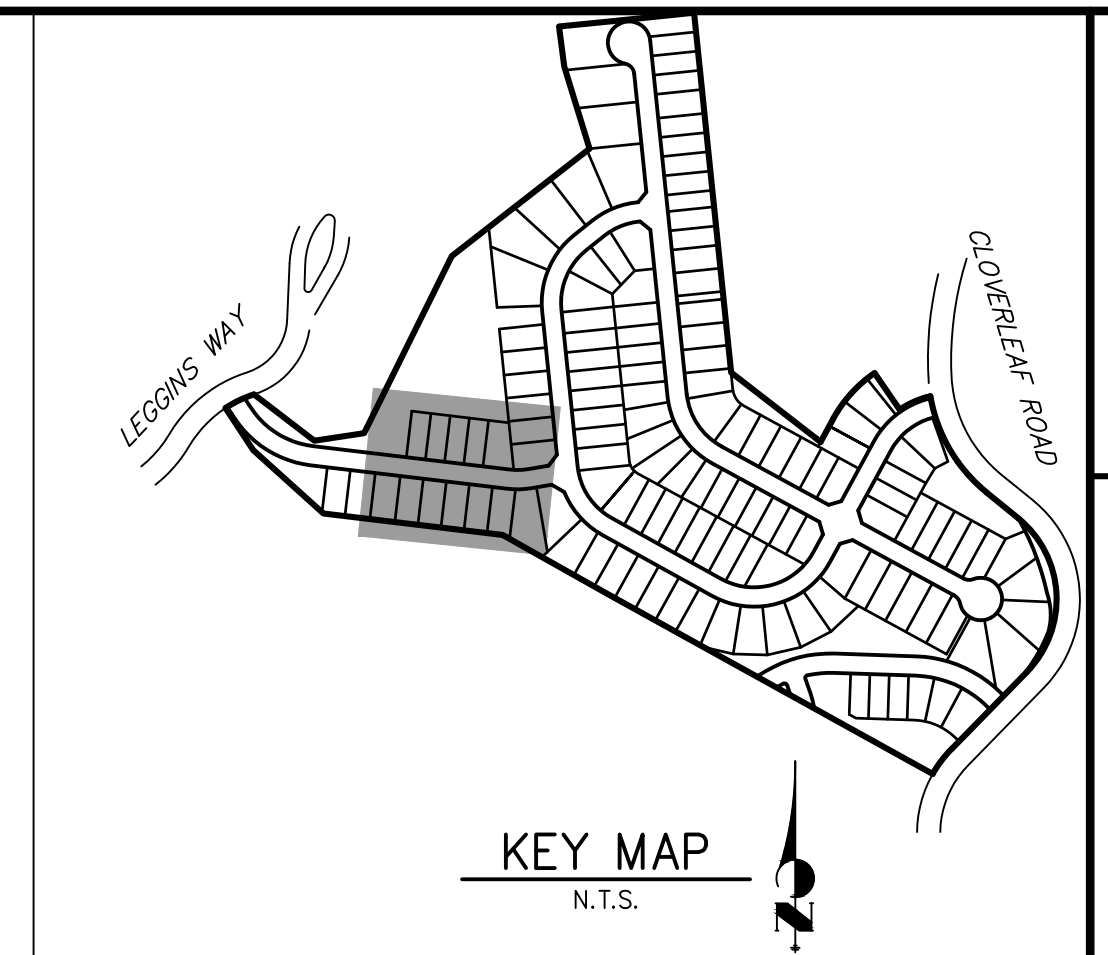
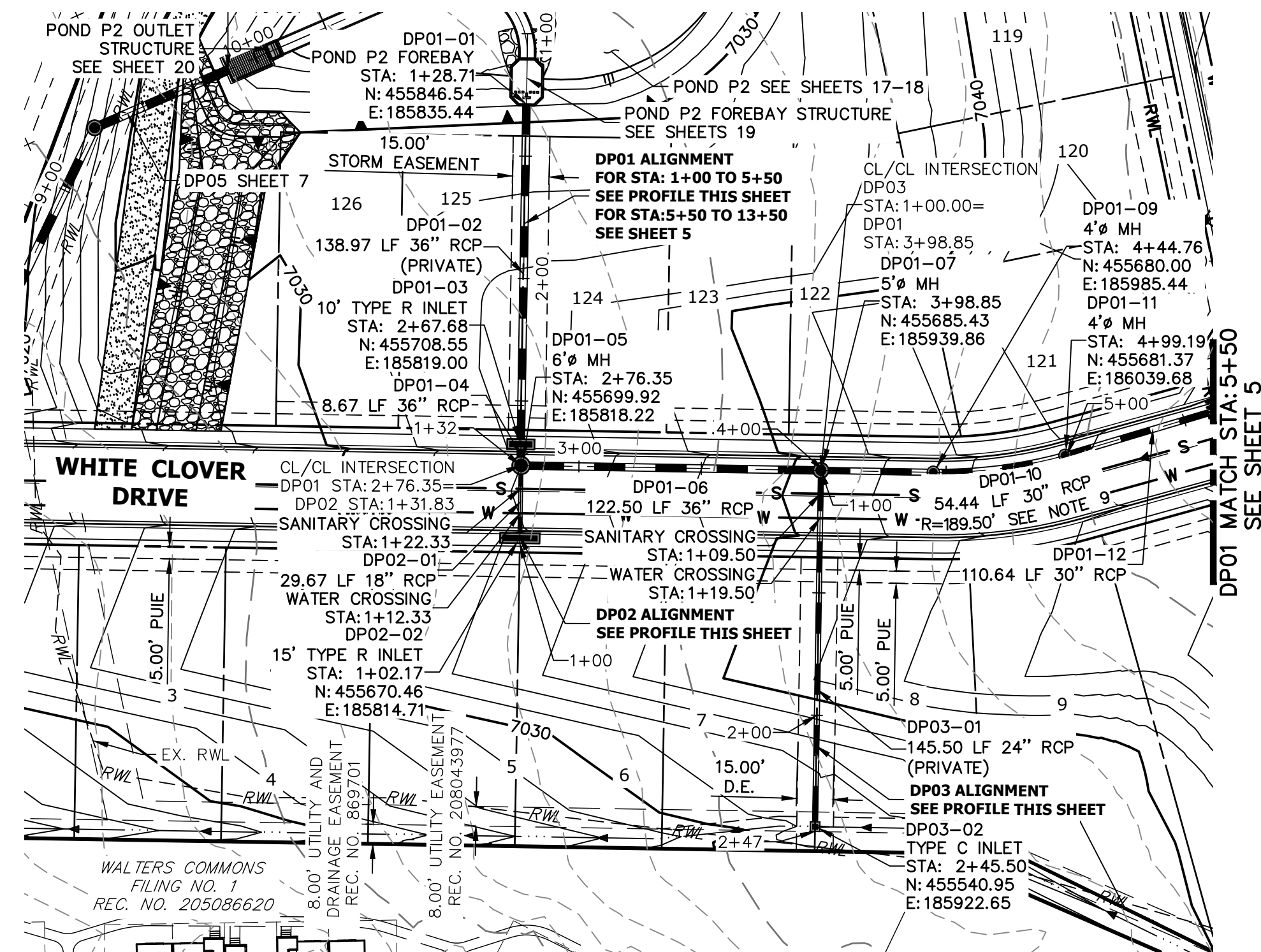


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Profile view of the proposed sewer line from station 1+00 to 1+32. The diagram shows the existing ground profile, the proposed sewer line with manholes (DP02-02, DP02-01, DP01-05), and various data points for manholes, inlets, and pipe segments. Key data includes manhole elevations (e.g., 7045.00, 7034.35), pipe materials (18" RCP, 8" PVC), and clearances (7.95', 3.13').



Profile view of DP03-01 showing existing and proposed grades, pipe inverts, and structure details.

Left Side Data:

- DP01-07
- 5% MH
- STA: 1+09.00
- R/W EL: 7040.64
- INV IN (S): 7027.95
- INV IN (E): 7033.99
- INV OUT: 7026.95
- CUT: 14.02'

Right Side Data:

- DP03-02
- TYPE C INLET
- STA: 2+45.50
- R/W EL: 7031.90
- INV OUT: 7028.68
- CUT: 3.47'

Structure Details:

- DP03-01
- 8" PVC SAN T.O.P.: 7026.04
- 18" RCP STM B.O.P.: 7027.75
- CLEARANCE: 1.71'
- 100-YR HGL (TYP.)
- 5-YR HGL (TYP.)
- 8" PVC SAN T.O.P.: 7026.04
- 18" RCP STM B.O.P.: 7027.75
- CLEARANCE: 1.71'

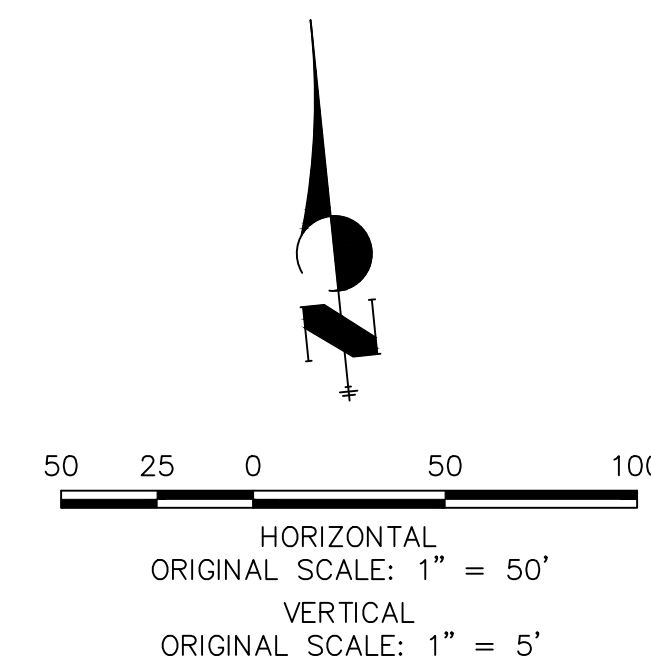
Grade and Invert Data:

- PROPOSED GRADE
- EXISTING GRADE
- PIPE C
- PIPE I

Stationing:

- 1+00
- 2+00
- 2+47

Profile view of DP01 from station 1+00 to 5+50. The vertical axis shows elevation from 7015 to 7060 feet. The horizontal axis shows stationing from 1+00 to 5+50. The profile includes a proposed grade line, an existing grade line, and a 5-year high water level (HGL) line. Key features include a pond forebay structure at station 1+00, a 10-inch type R inlet at station 2+00, and a 54-inch type R inlet at station 5+00. Pipe segments are labeled with their respective diameters, lengths, and slopes. For example, DP01-06 is a 122.50 LF 36-inch RCP pipe with a 0.50% slope. The profile also shows a match at station 5+50 to sheet 5.



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1	SHEET	6	OF	28	CLOVERLEAF FILING 2	H-SCALE	1"=50'	No.	REVISION	BY	DATE	
						V-SCALE	1"=5'					
						STORM SEWER PLAN AND PROFILE	DATE	08/18/21				
							DESIGNED BY	APL				
							DRAWN BY	APL				
						CHECKED BY						
JOB NO.	25158.01											

CLOVERLEAF FILING 2

STORM SEWER PLAN AND PROFILE

SHEET 6 OF 28

JOB NO. 25158.01

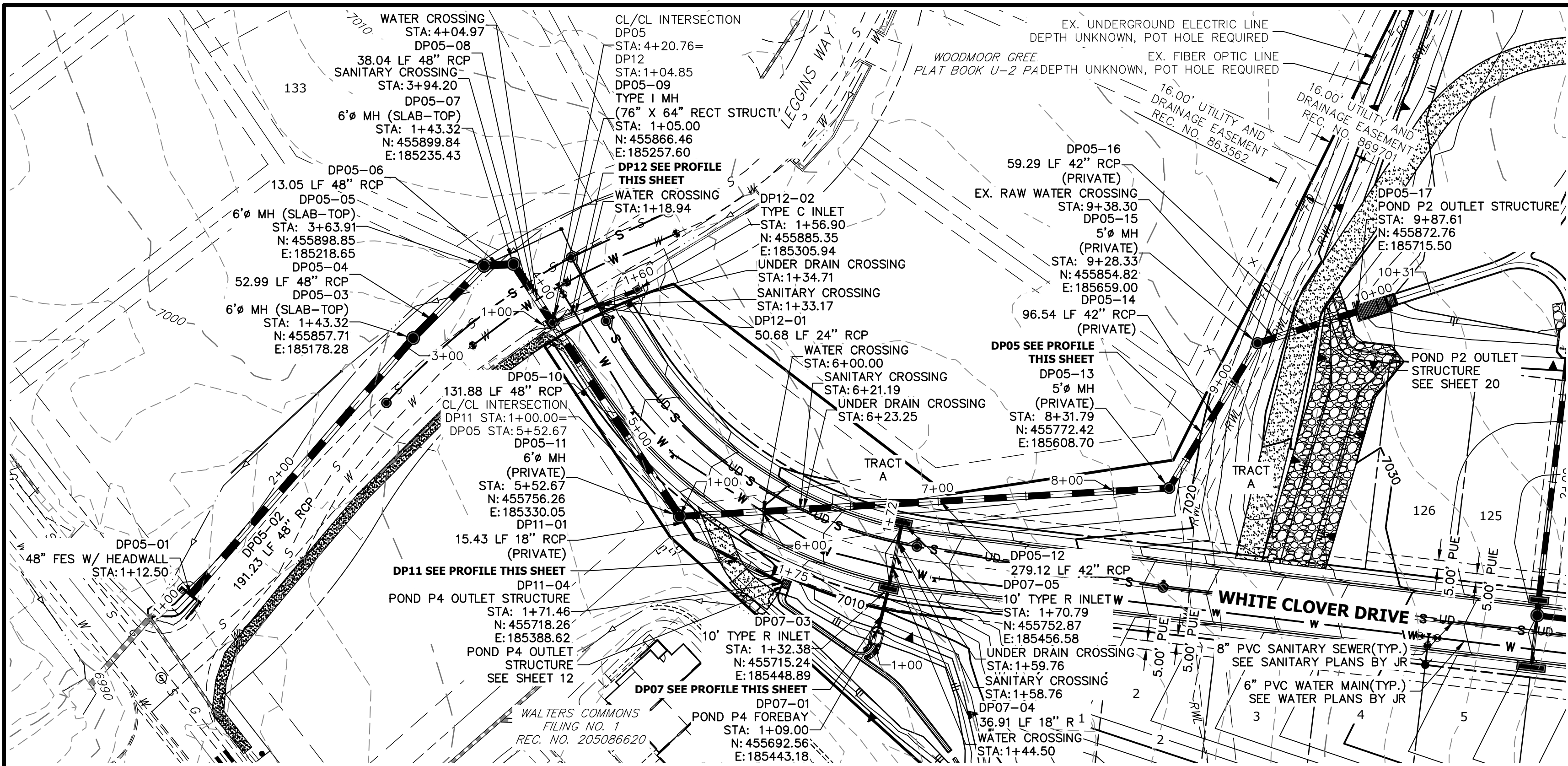
ENGINEER'S STATEMENT

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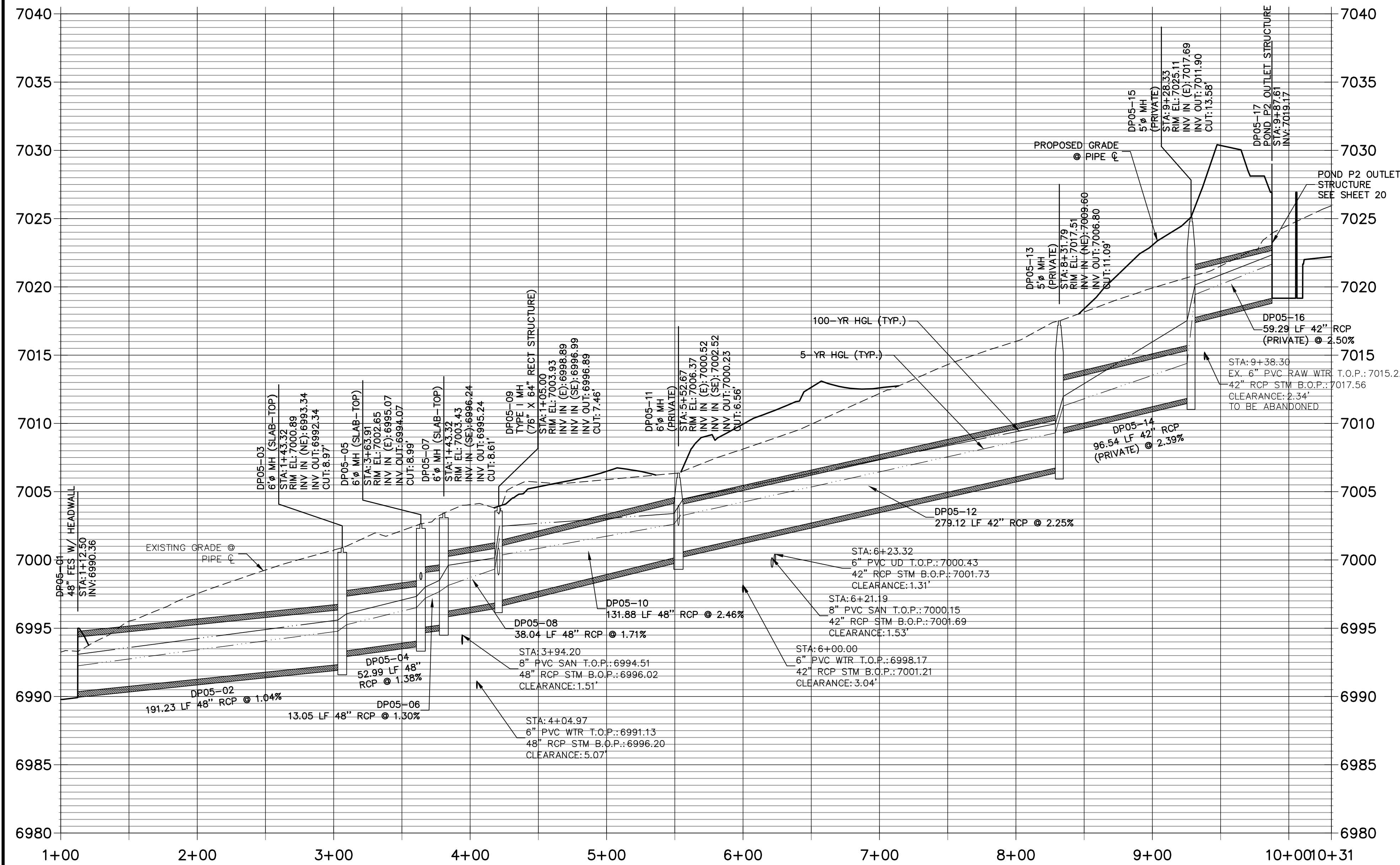
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF

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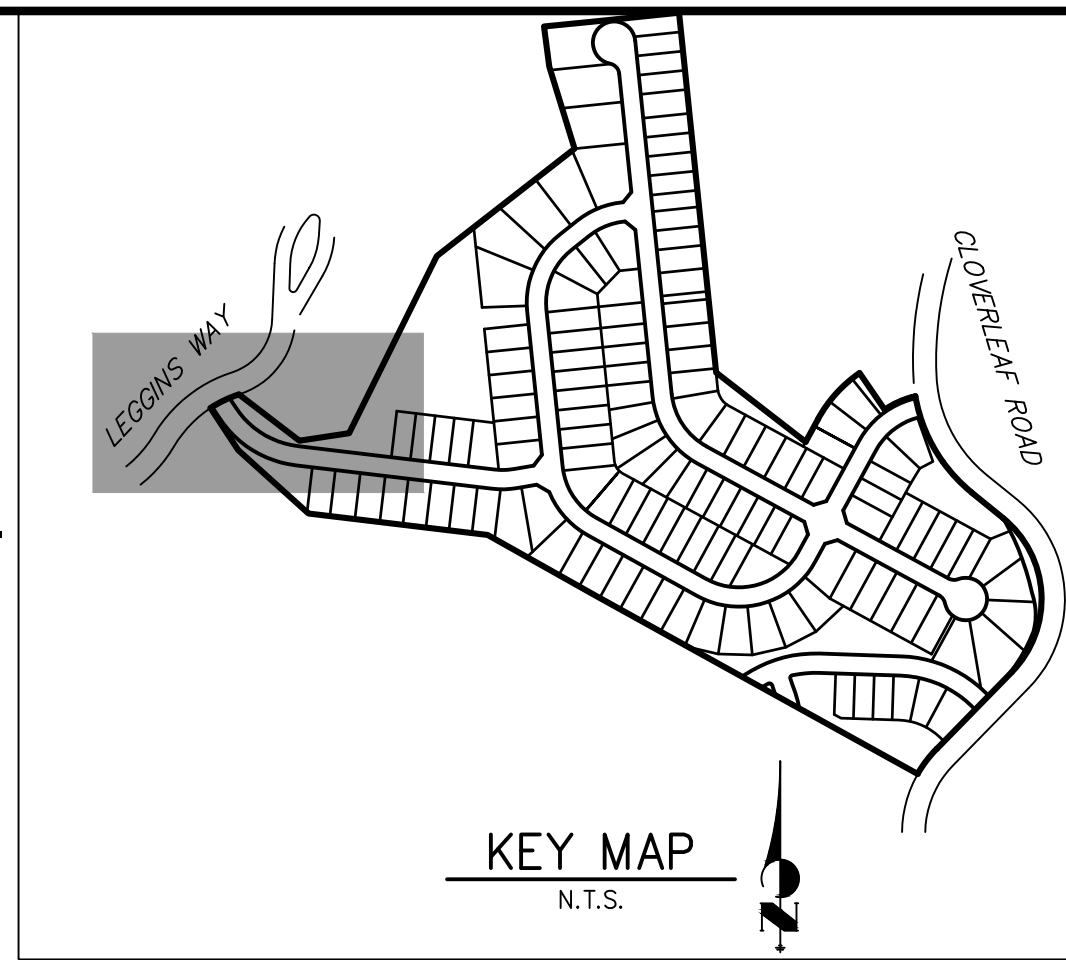
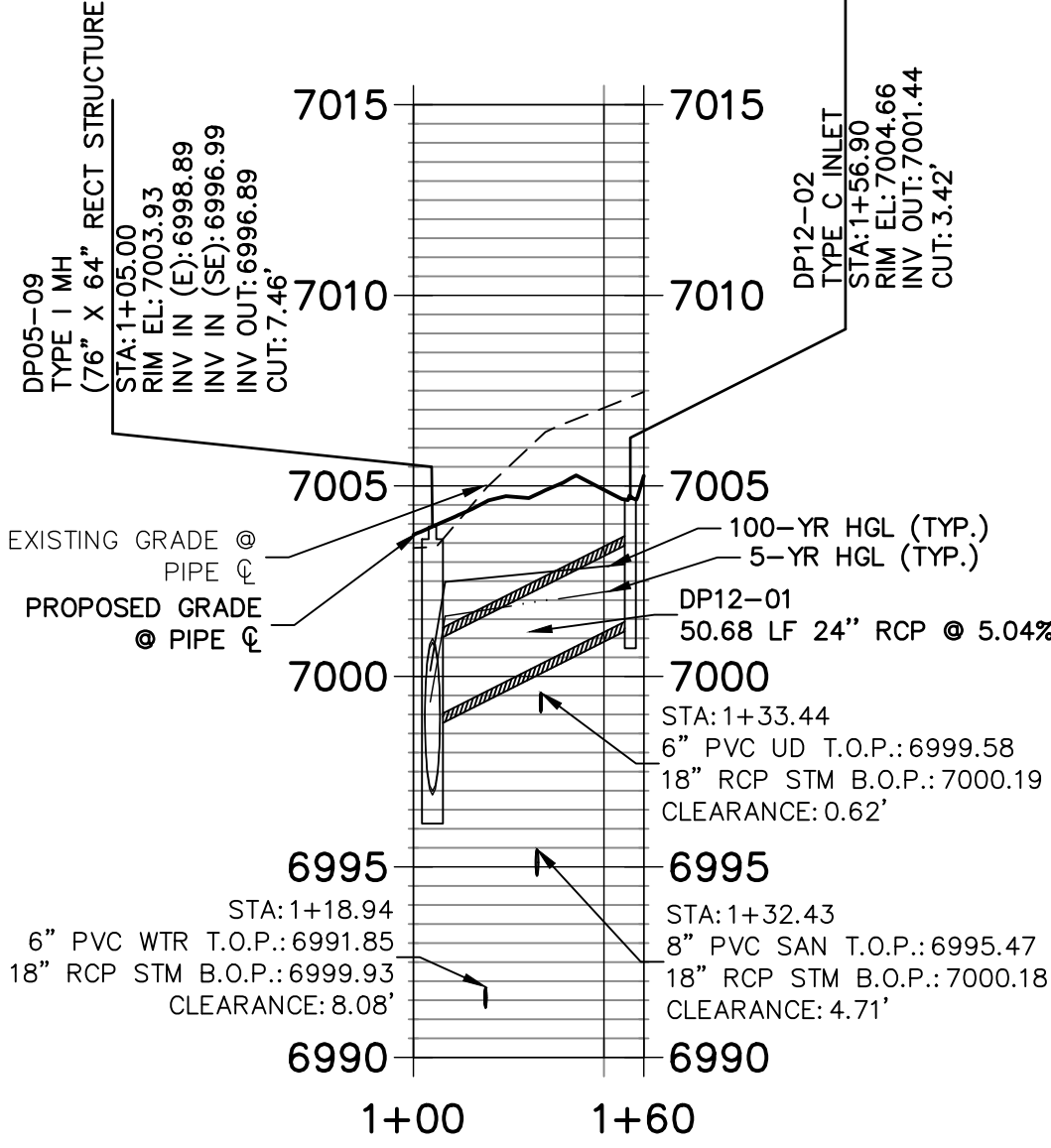
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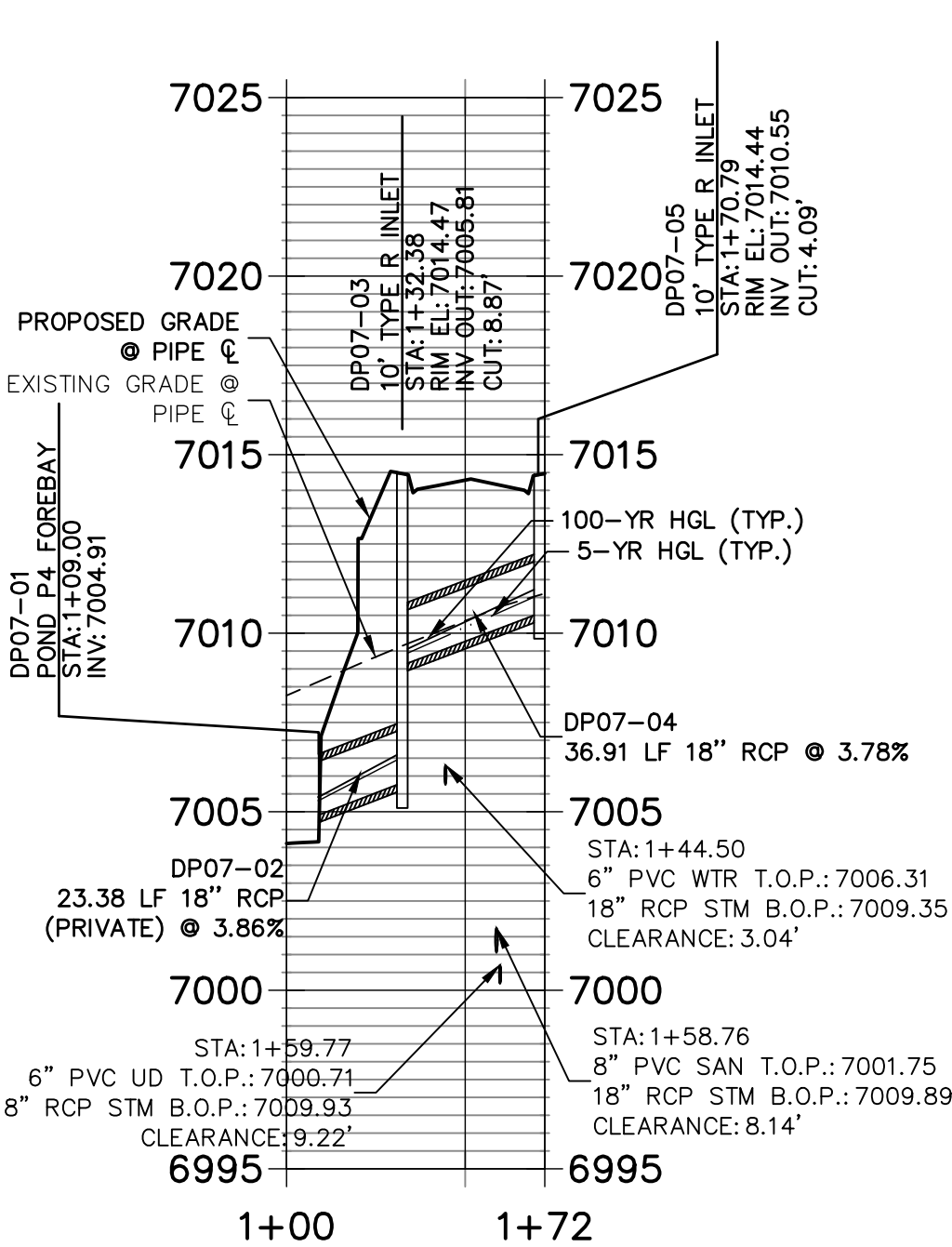
DP05 PROFILE
STA 1+00.00 TO 10+31.15



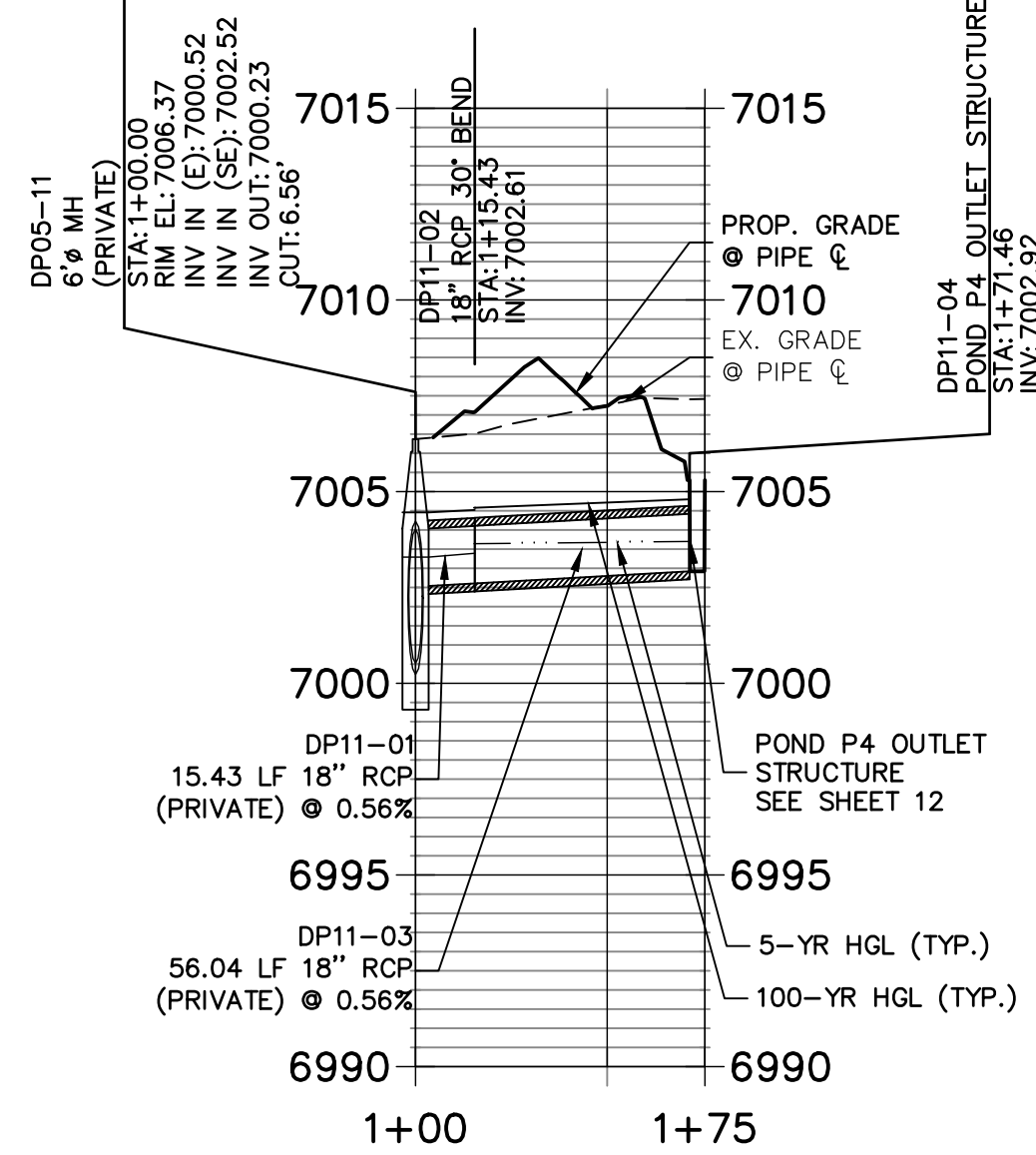
DP12 PROFILE
STA 1+00.00 TO 1+60.47



DP07 PROFILE
STA 1+00.00 TO 1+72.29

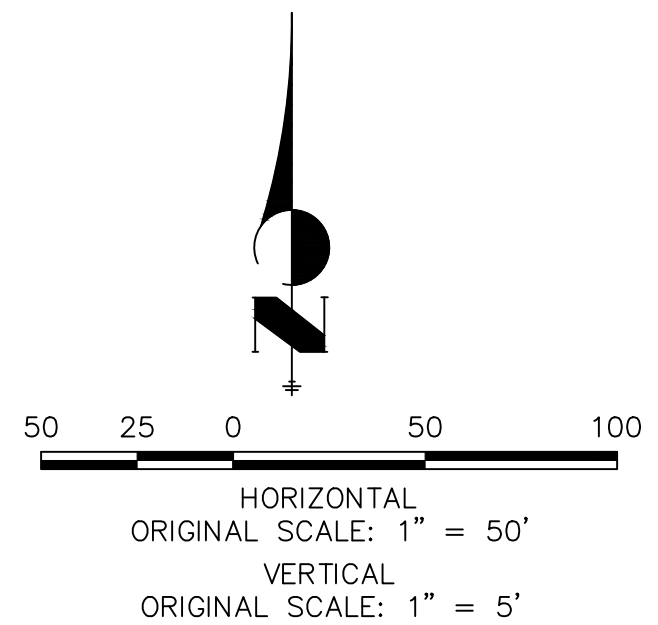


DP11 PROFILE
STA 1+00.00 TO 1+75.46



NOTES


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

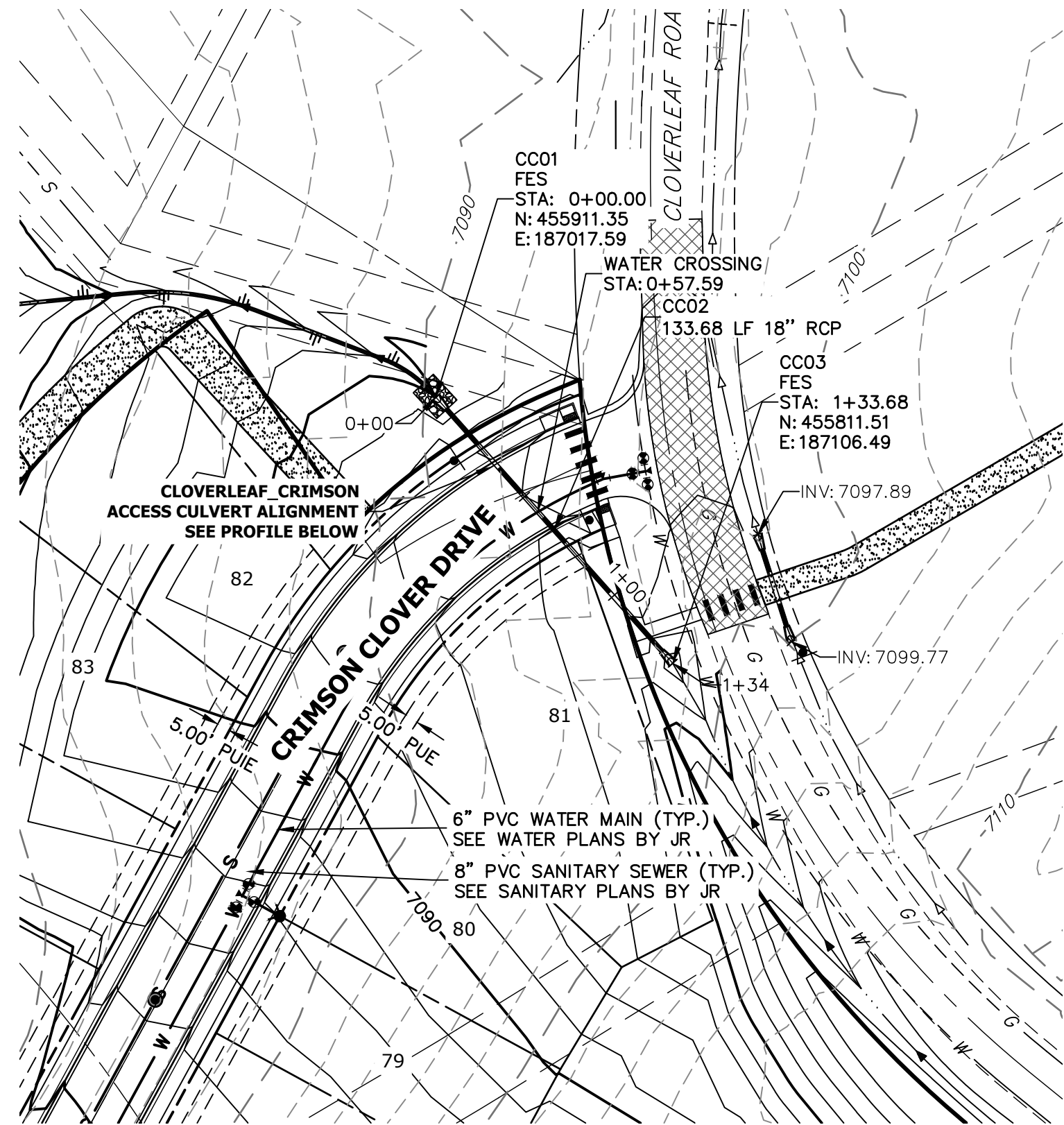


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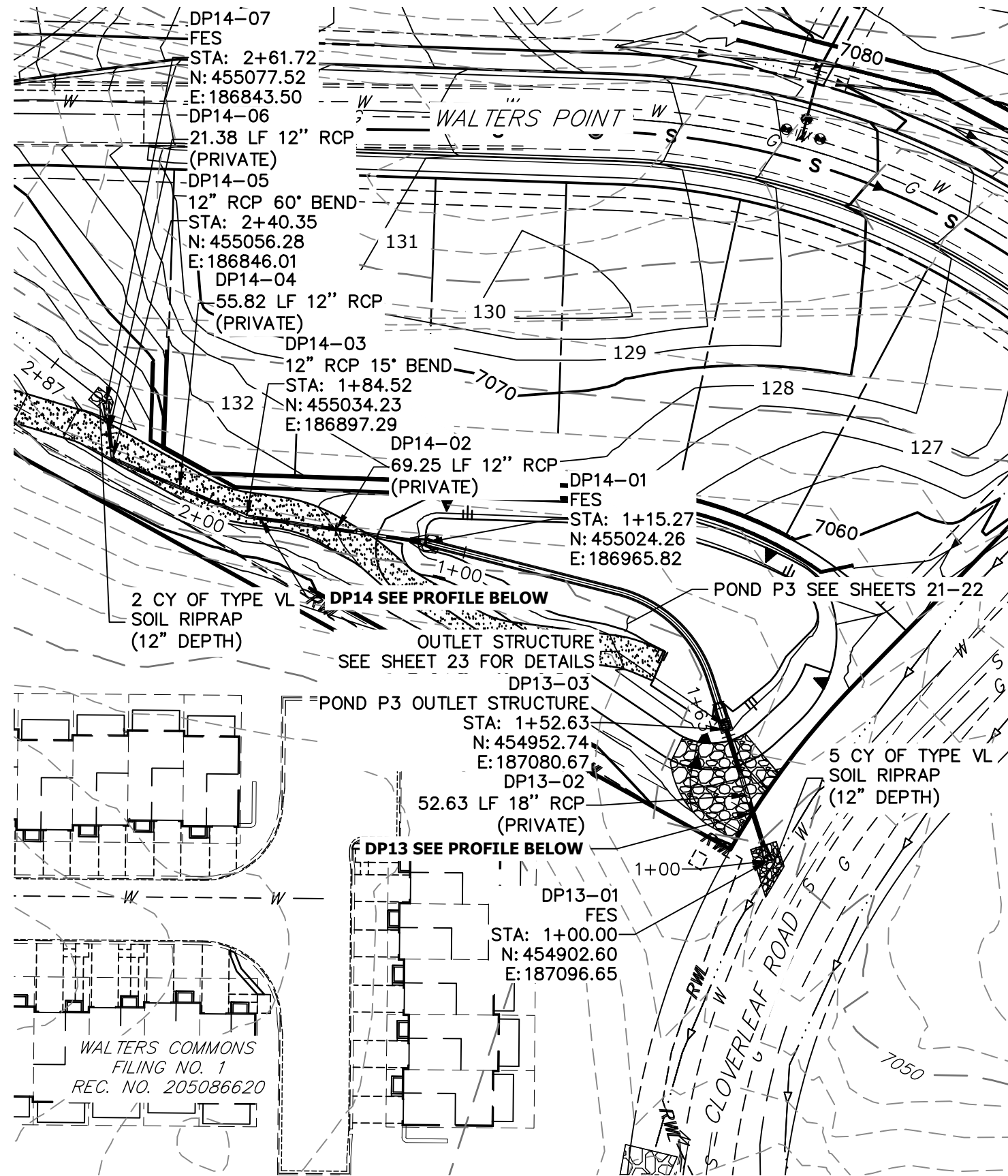
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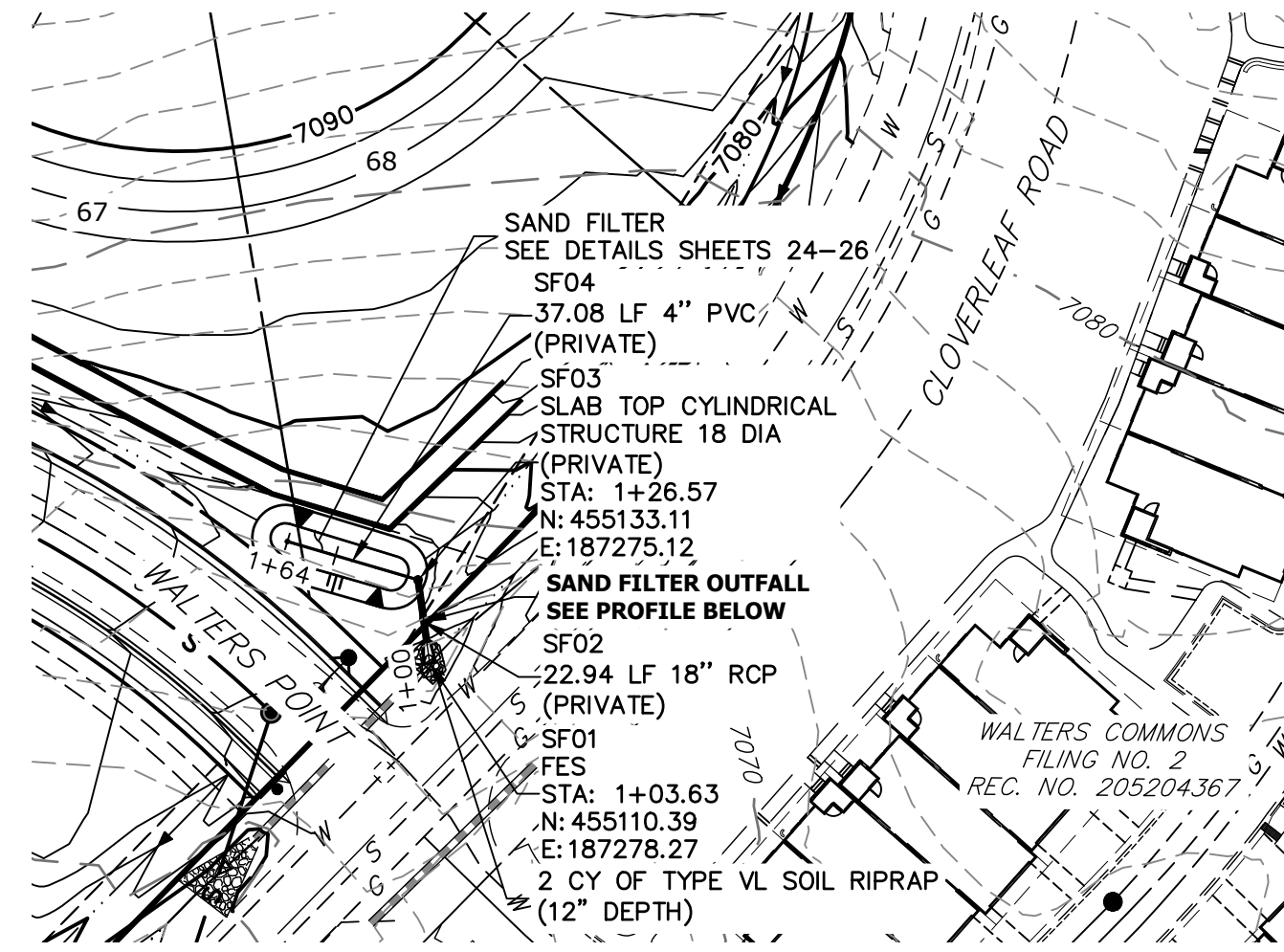
CLOVERLEAF FILING 2				H-SCALE V-SCALE		1"=50' 1"=5'	No.	REVISION	BY	DATE	 J-R ENGINEERING A Western Company Central 303-740-9383 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com	PT CLOVERLEAF, LLC 1864 WOODMOOR DRIVE COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN (719) 476-0800 JDESJARDIN@PROTERRACO.COM	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
STORM SEWER PLAN AND PROFILE				DATE		08/18/21							
				DESIGNED BY		APL							
				DRAWN BY		APL							
				CHECKED BY									
SHEET 7 OF 28													
JOB NO. 25158.01													



(A)



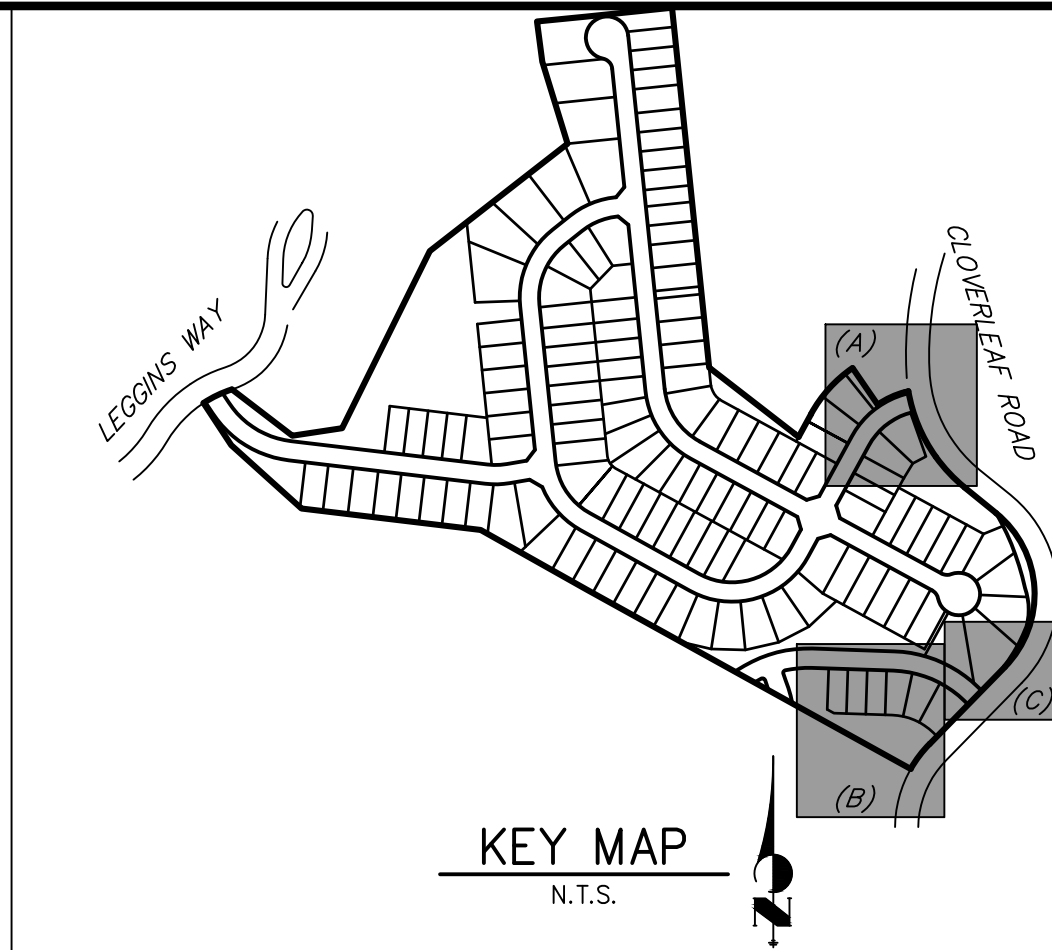
(B)



(C)

NOTES

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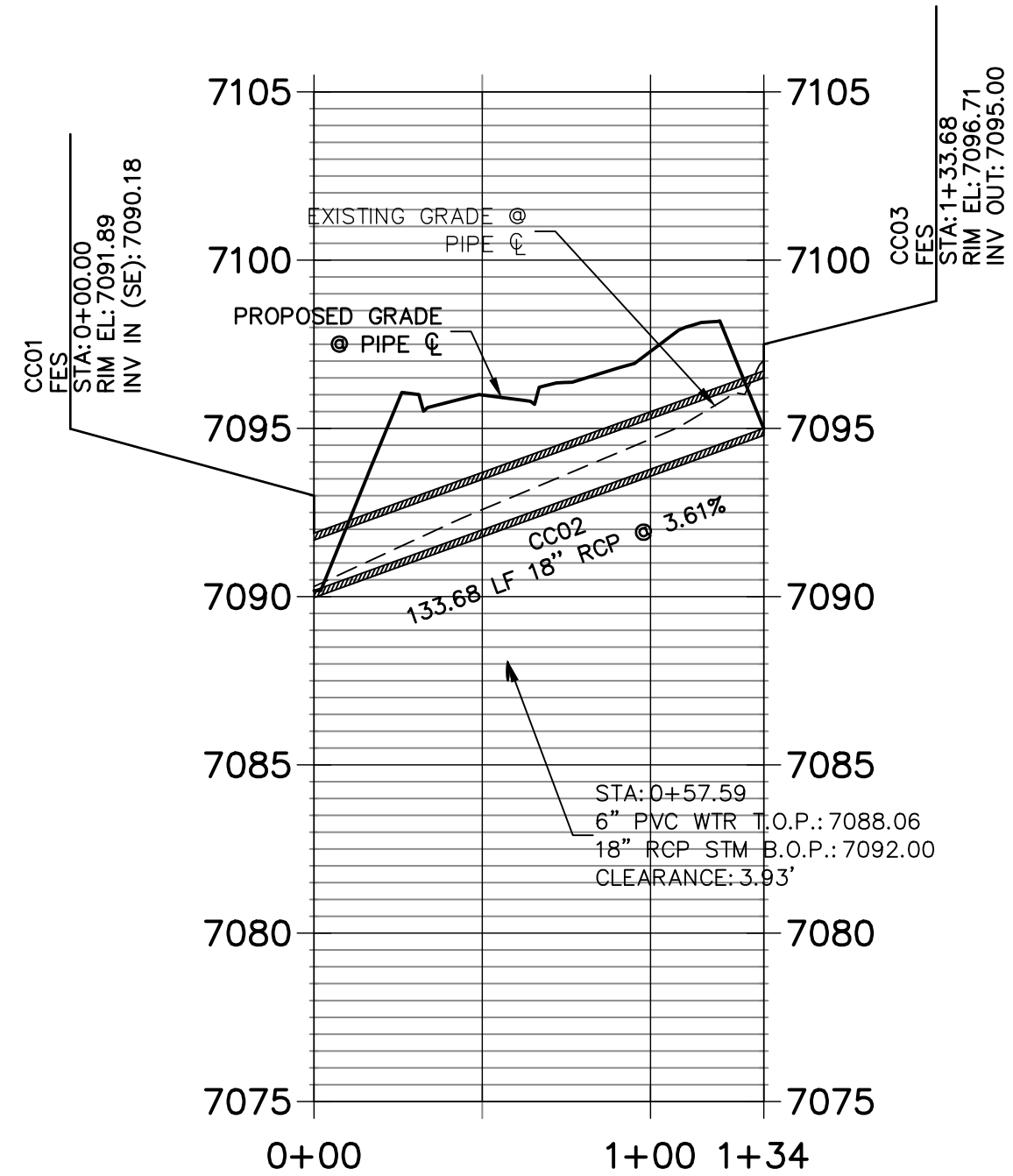


KEY MAP
N.T.S.

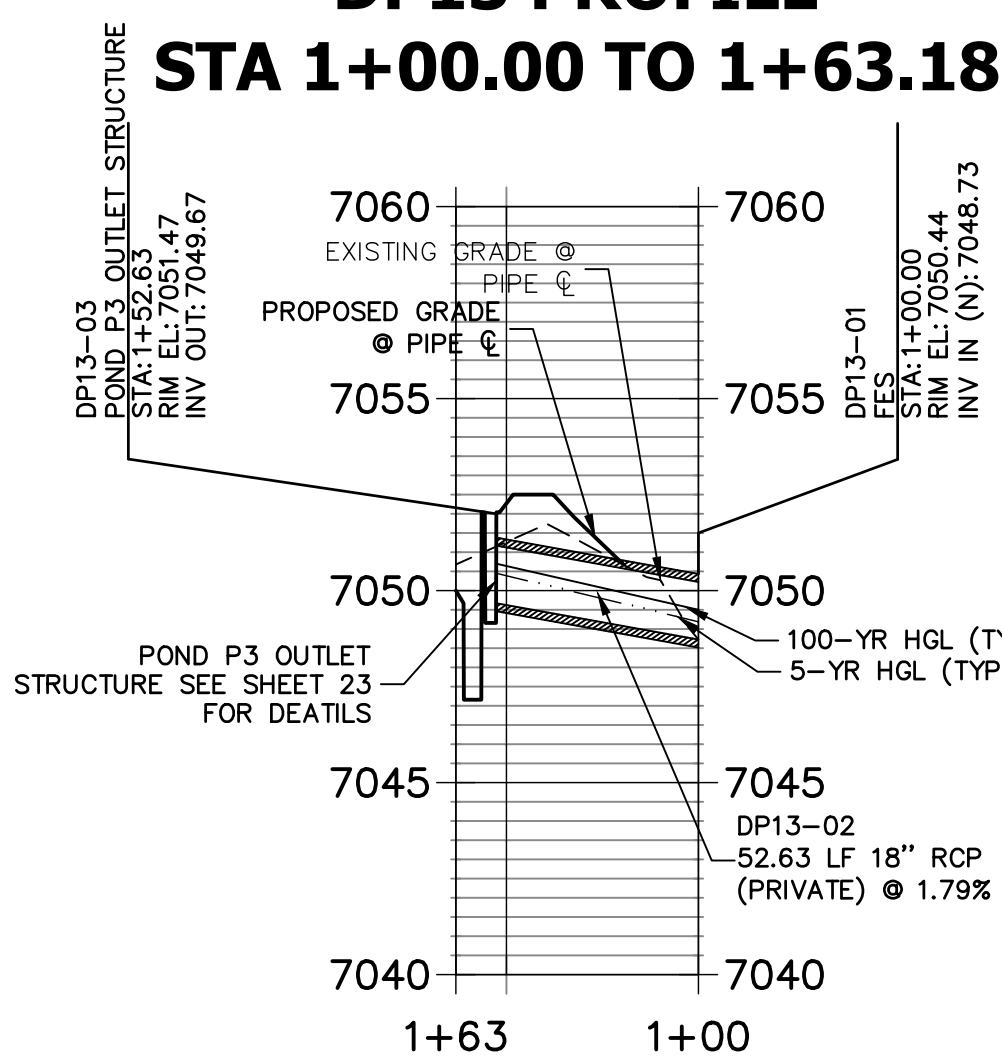


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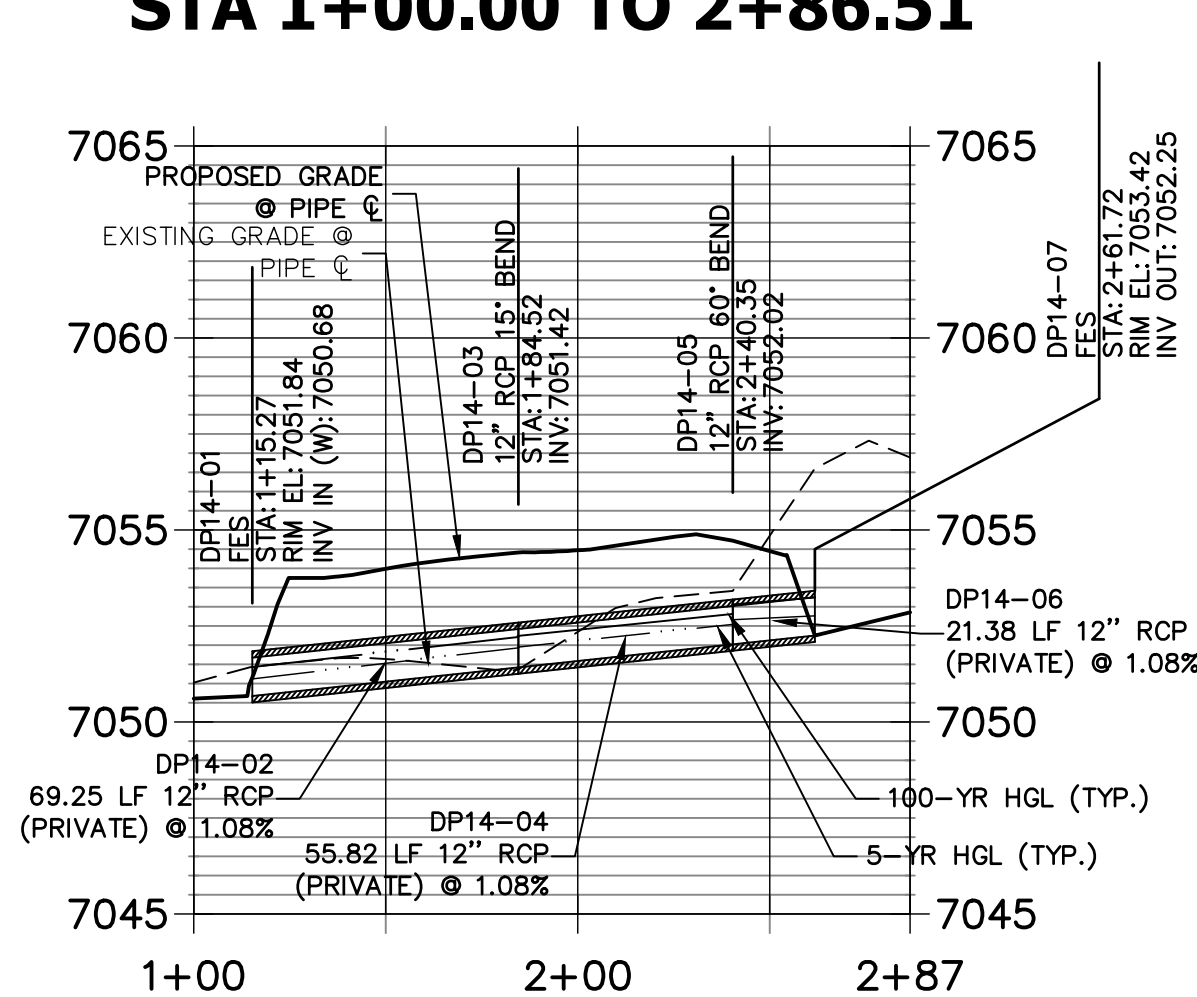
CLOVERLEAF_CRIMSON ACCESS CULVERT PROFILE STA 0+00.00 TO 1+33.68



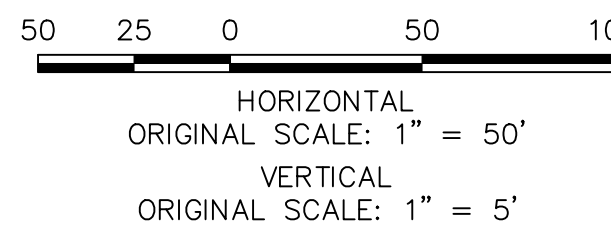
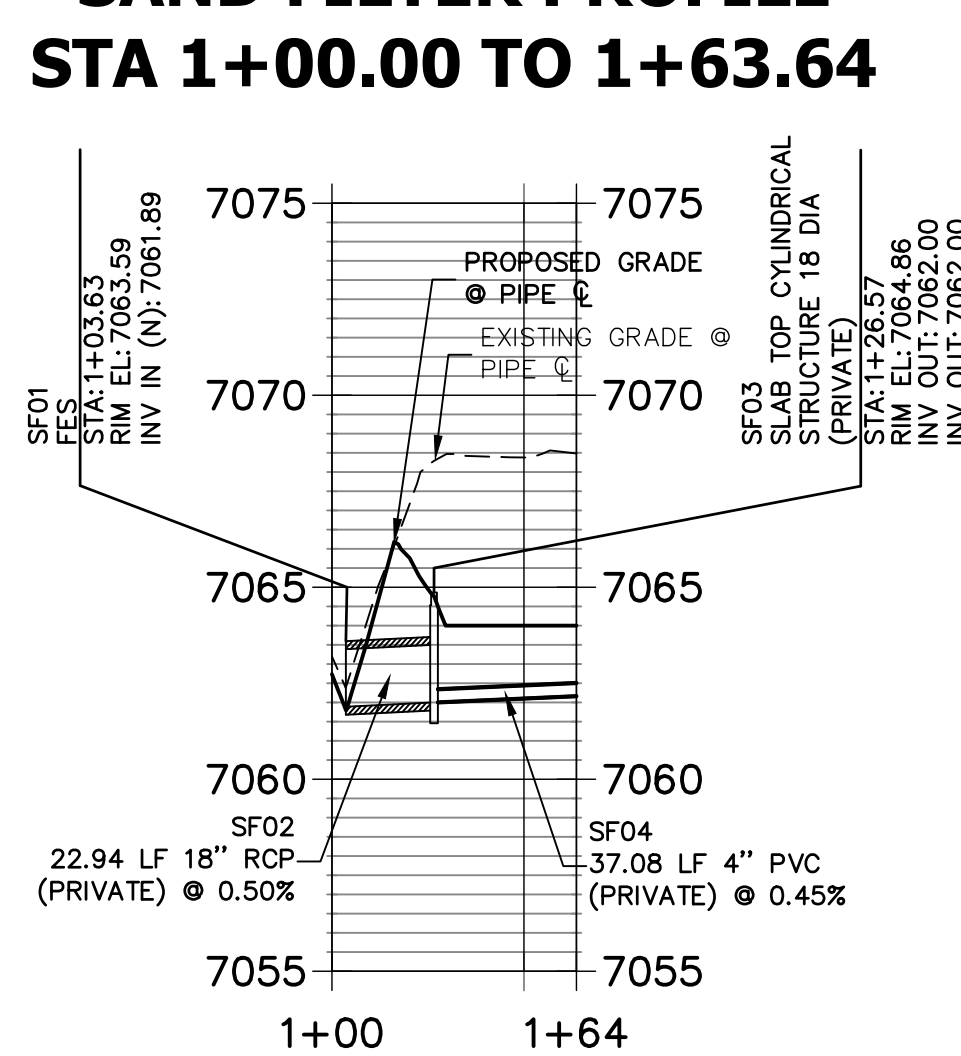
DP13 PROFILE STA 1+00.00 TO 1+63.18



DP14 PROFILE STA 1+00.00 TO 2+86.51



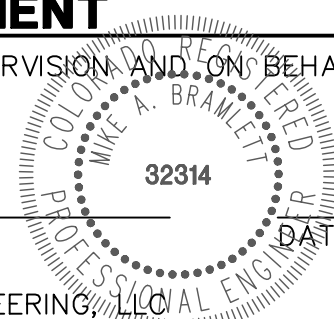
SAND FILTER PROFILE STA 1+00.00 TO 1+63.64



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CLOVERLEAF FILING 2

STORM SEWER PLAN AND
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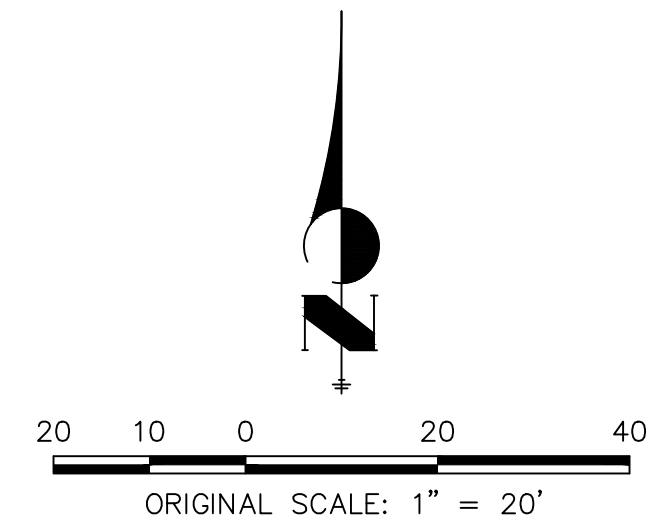
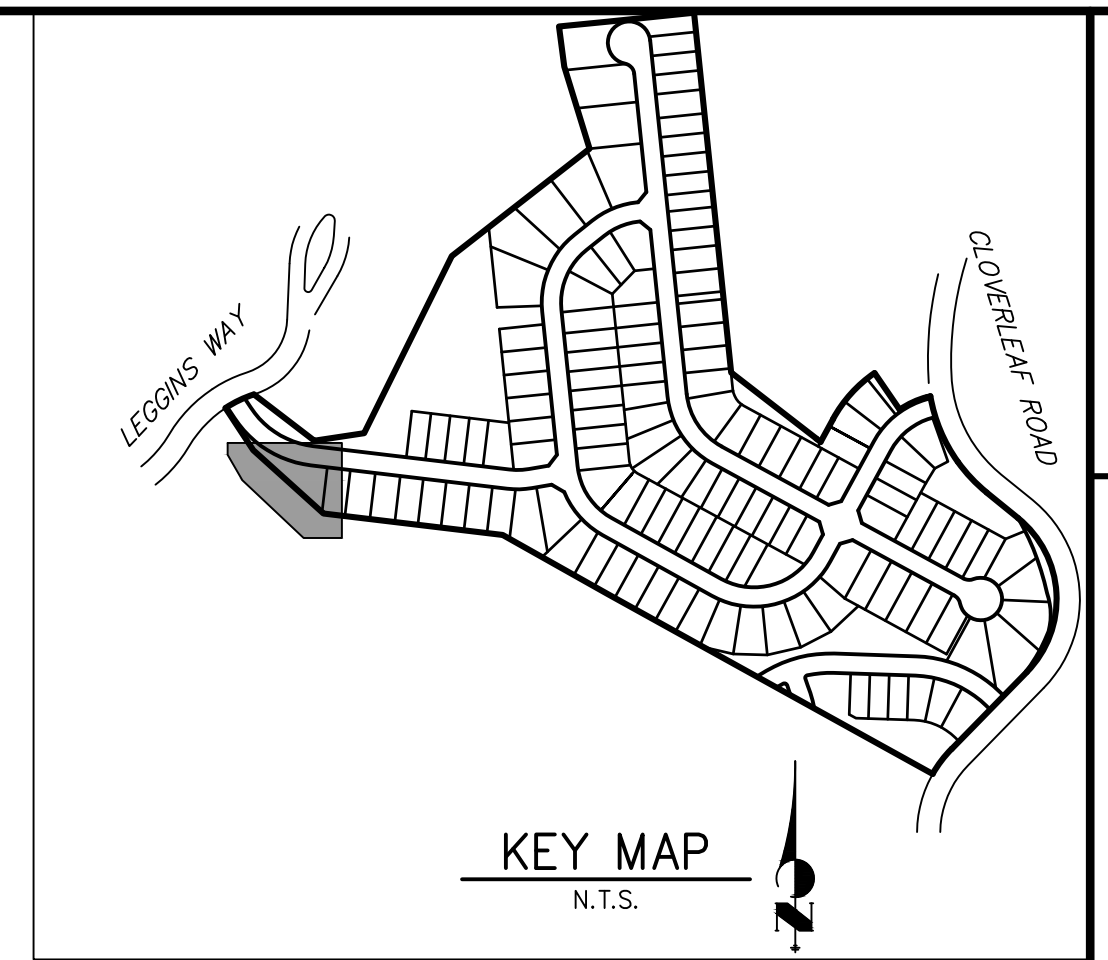
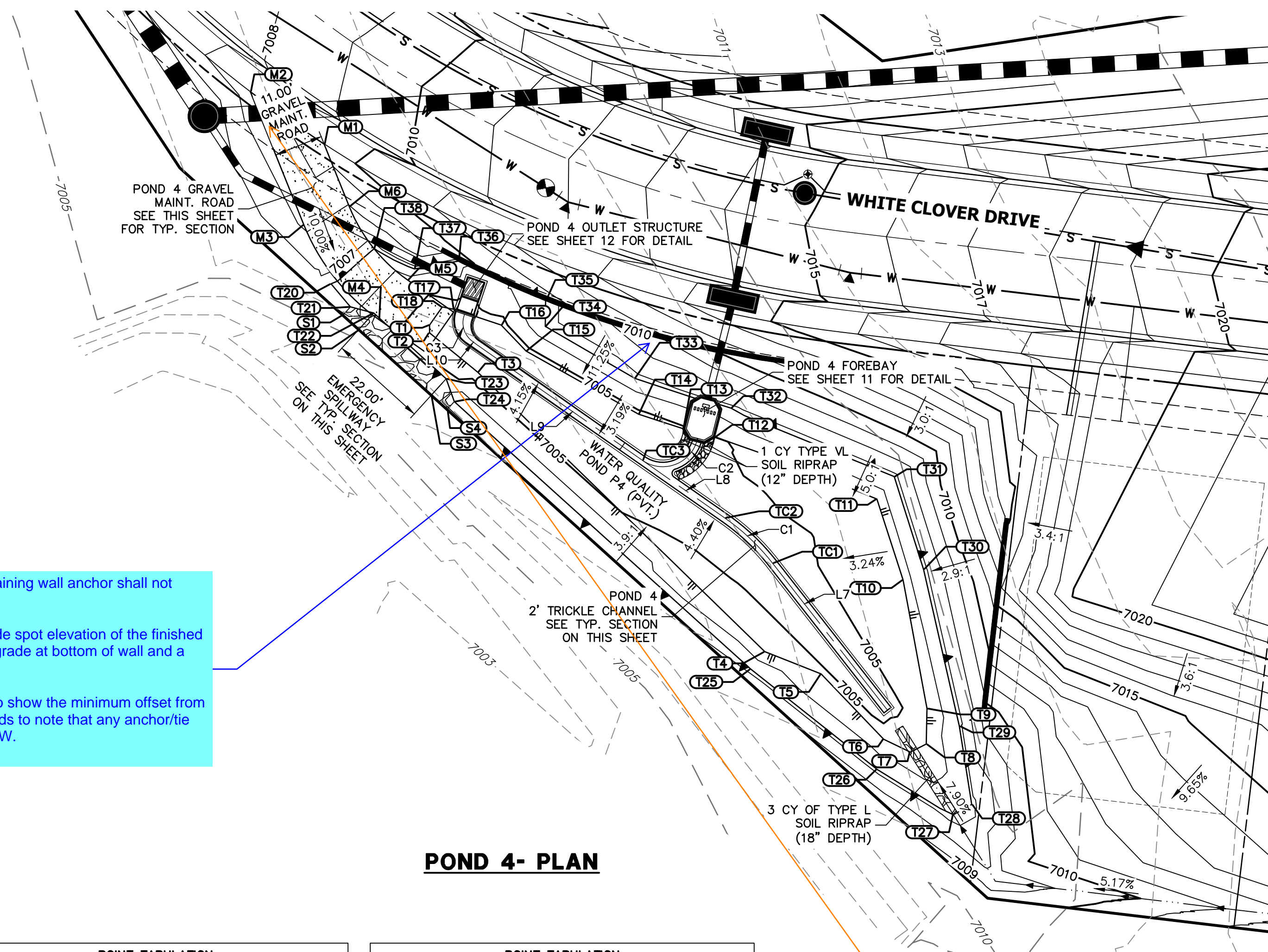
SHEET 8 OF 28

JOB NO. 25158.01

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NOTES

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

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

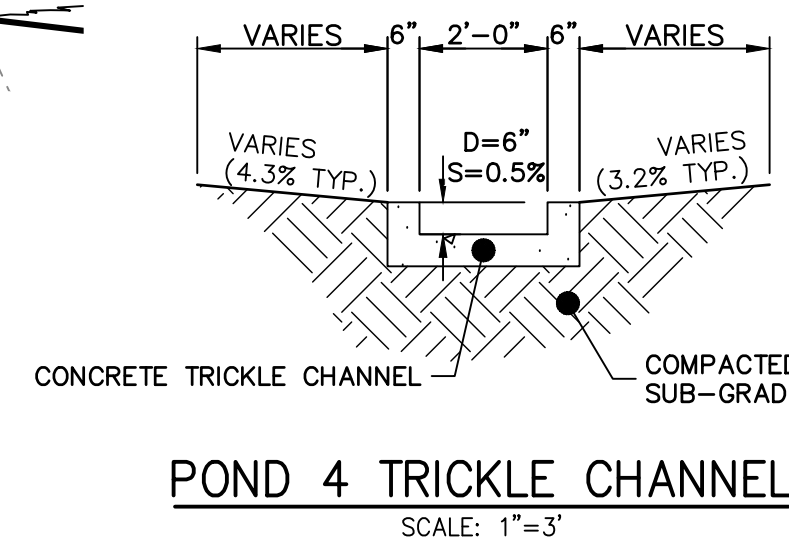


Know what's **below**.
Call before you dig.

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
M1	MAINT. ROAD	N: 455750.02 E: 185356.98	7009.59
M2	MAINT. ROAD	N: 455761.83 E: 185340.37	7008.60
M3	MAINT. ROAD	N: 455731.89 E: 185352.41	7008.17
M4	MAINT. ROAD	N: 455710.46 E: 185369.44	7005.51
M5	MAINT. ROAD	N: 455719.48 E: 185375.75	7005.63
M6	MAINT. ROAD	N: 455736.00 E: 185362.62	7007.95
S1	SPILLWAY	N: 455711.59 E: 185361.21	7005.84
S2	SPILLWAY	N: 455708.27 E: 185364.86	7005.55
S3	SPILLWAY	N: 455693.57 E: 185381.04	7005.75
S4	SPILLWAY	N: 455690.35 E: 185384.61	7005.80
T1	TOE	N: 455709.33 E: 185380.66	7004.48
T2	TOE	N: 455707.59 E: 185380.66	7004.35
T3	TOE	N: 455698.78 E: 185391.47	7004.49
T4	TOE	N: 455635.91 E: 185456.05	7005.28
T5	TOE	N: 455630.92 E: 185468.70	7005.06
T6	TOE	N: 455616.22 E: 185482.78	7005.15
T7	TOE	N: 455613.34 E: 185488.78	7005.28

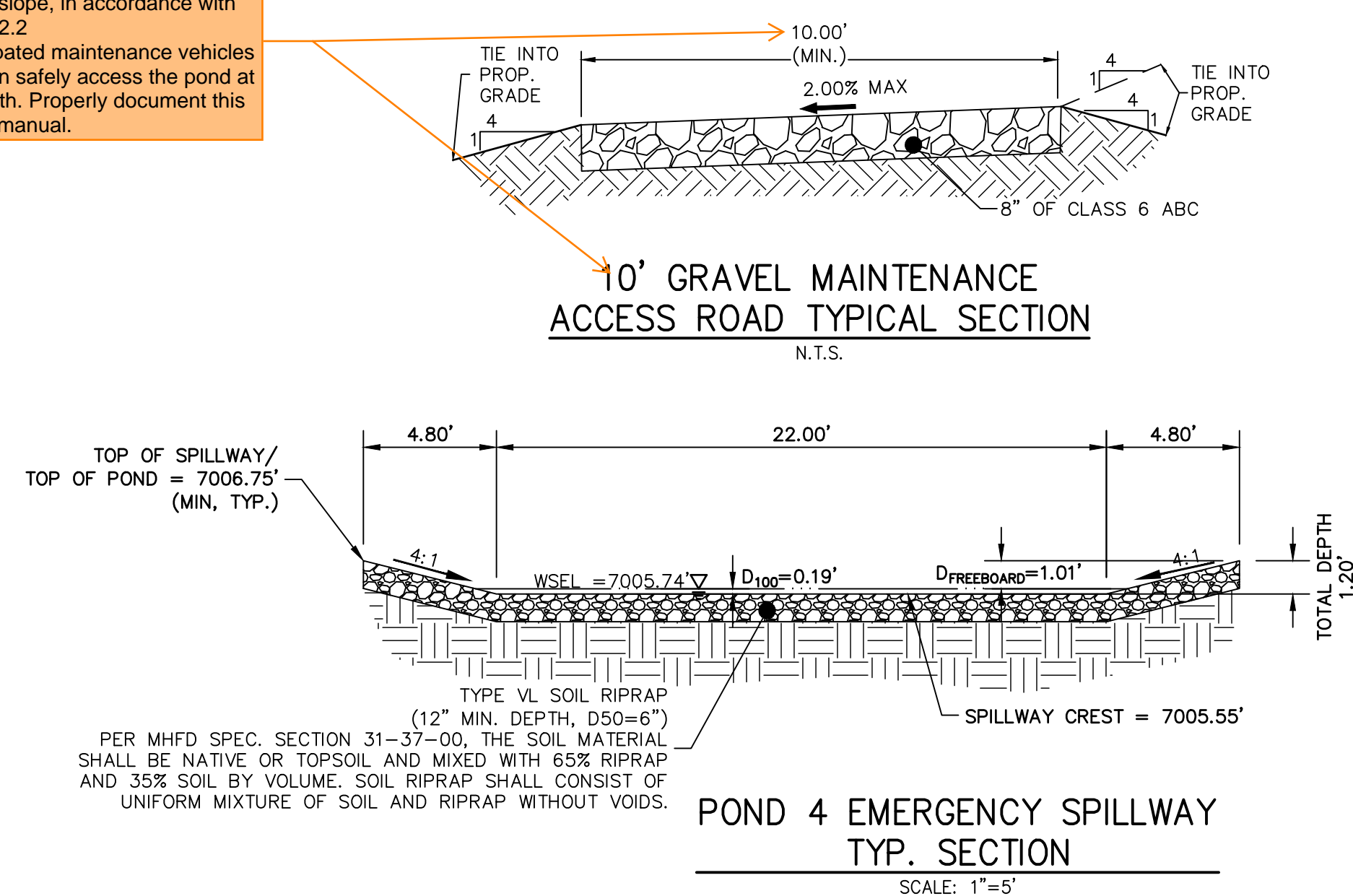
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
T8	TOE	N: 455615.15 E: 185492.35	7005.36
T9	TOE	N: 455623.15 E: 185492.51	7005.20
T10	TOE	N: 455652.05 E: 185487.14	7005.59
T11	TOE	N: 455670.22 E: 185481.24	7005.50
T12	TOE	N: 455684.19 E: 185444.86	7005.07
T13	TOE	N: 455686.05 E: 185437.70	7004.86
T14	TOE	N: 455689.31 E: 185427.66	7004.75
T15	TOE	N: 455703.50 E: 185402.36	7004.73
T16	TOE	N: 455709.36 E: 185396.77	7004.70
T17	TOE	N: 455712.88 E: 185386.20	7004.34
T18	TOE	N: 455713.43 E: 185383.53	7004.55
T20	TOP/MAINT. TRAIL	N: 455718.62 E: 185358.52	7006.75
T21	TOP/SPILLWAY	N: 455713.43 E: 185362.88	7006.75
T22	TOP/SPILLWAY	N: 455712.06 E: 185368.12	7005.71
T23	TOP/SPILLWAY	N: 455697.27 E: 185384.40	7005.20
T24	TOP/SPILLWAY	N: 455692.14 E: 185386.23	7006.75
T25	TOP	N: 455632.02 E: 185452.86	7006.75

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
T26	TOP	N: 455609.46 E: 185481.27	7006.75
T27	TOP	N: 455599.25 E: 185498.45	7006.75
T28	TOP	N: 455601.57 E: 185502.57	7006.75
T29	TOP	N: 455619.17 E: 185499.78	7006.75
T30	TOP	N: 455654.39 E: 185491.75	7006.75
T31	TOP	N: 455675.28 E: 185485.14	7006.75
T32	TOP	N: 455690.68 E: 185448.43	7006.75
T33	TOP	N: 455697.37 E: 185426.80	7006.75
T34	TOP	N: 455709.06 E: 185406.69	7006.75
T35	TOP	N: 455714.85 E: 185406.77	7006.75
T36	TOP	N: 455723.72 E: 185387.16	7006.75
T37	TOP	N: 455721.98 E: 185377.28	7006.75
T38	TOP	N: 455726.53 E: 185368.21	7006.75
TC1	TRICKLE CHANNEL	N: 455655.80 E: 185457.80	7004.22
TC2	TRICKLE CHANNEL	N: 455665.97 E: 185447.07	7004.14
TC3	TRICKLE CHANNEL	N: 455678.94 E: 185428.51	7004.03



Maintenance Roadway: Stabilized access ramp shall be a minimum of 15 ft wide and no greater than 12% slope, in accordance with DCMv1, Chap 11.2.2

- Unless the anticipated maintenance vehicles and equipment can safely access the pond at specified road width. Properly document this in the Pond O&M manual.



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

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

CLOVERLEAF FILING 2	SHEET	9	OF	28
	POND PLANS AND DETAILS			
	H-SCALE	1"=20'		
	V-SCALE	N/A		
	DATE	08/18/21		
DESIGNED BY	GVT			
	DRAWN BY	GAG		
	CHECKED BY			



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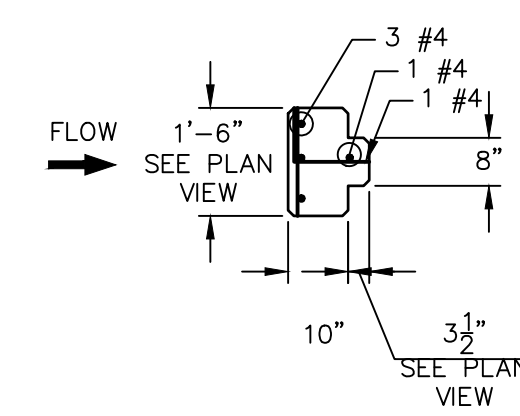
PT CLOVERLEAF, LLC

1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920

ATTN: JOE DESJARDIN
(719) 476-0800

JDESJARDIN@PROTERRACCO.COM

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AUTHORIZATION.



3/4" CHAMFER (TYP.)

3/4" CHAMFER (TYP.)

FLOW

9"

1-#4

12"

1"

#4 @ 12"

3" (CLR.)

PLAN VIEW

[illegible]

Diagram illustrating the cross-section of a concrete structure, likely a bridge deck or wall, showing dimensions and materials.

Key dimensions and features:

- FORM MONOLITHICALLY W/ FOREBAY BOTTOM:** Label pointing to the upper concrete section.
- FOREBAY INV.:** Label pointing to the horizontal line representing the forebay invert.
- Vertical Dimensions:**
 - 1'-6" (Total height from forebay invert to the top of the upper section)
 - 1'-3" (Height of the upper section above the forebay invert)
 - 1'-0" (Height of the lower section below the forebay invert)
- Horizontal Dimensions:**
 - 1'-0" 1'-0" (Two segments of the top width)
 - 3" (Width of the base reinforcement area)
- Materials:**
 - CLASS B CONCRETE:** Label pointing to the lower concrete section.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

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

CLOVERLEAF FILING 2

POND PLANS AND DETAILS

SHEET 11 OF 28

JOB NO. 25158.01

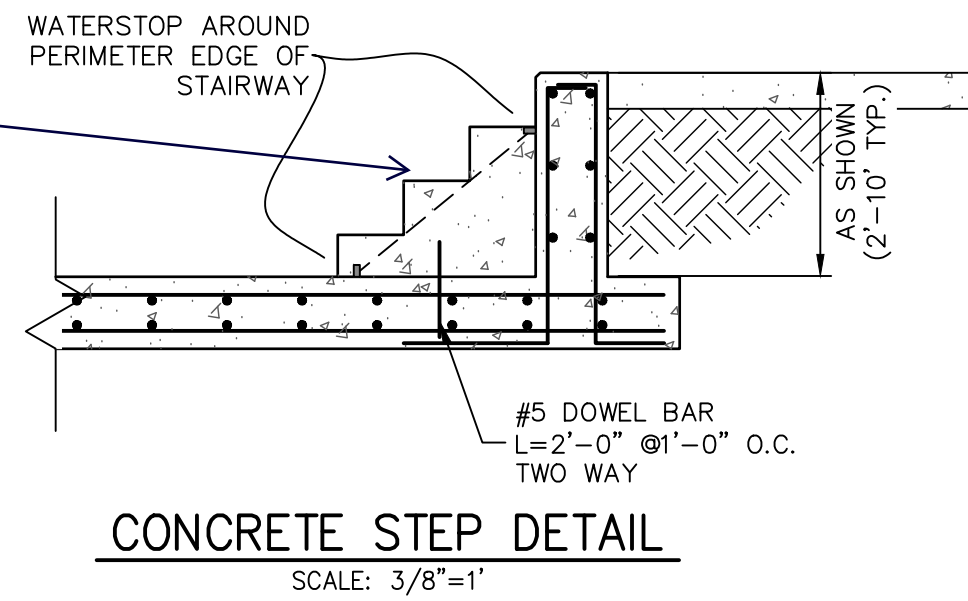
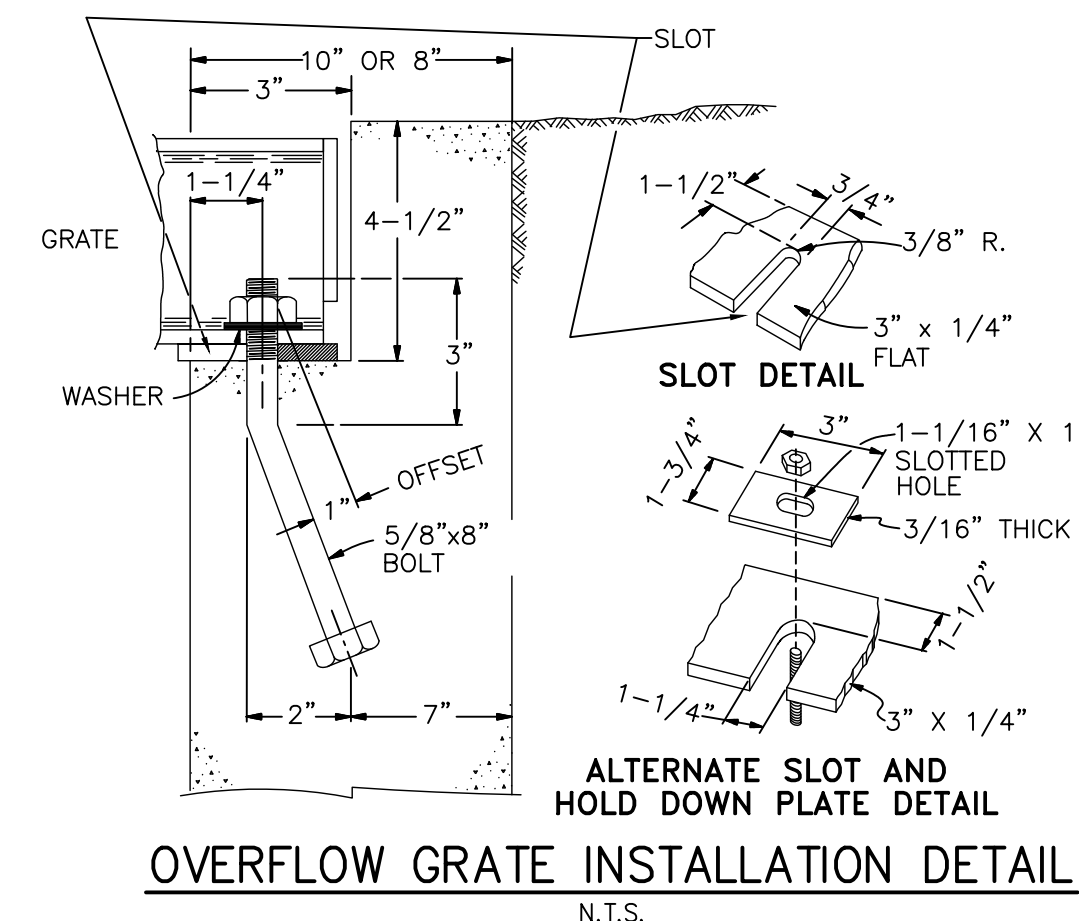
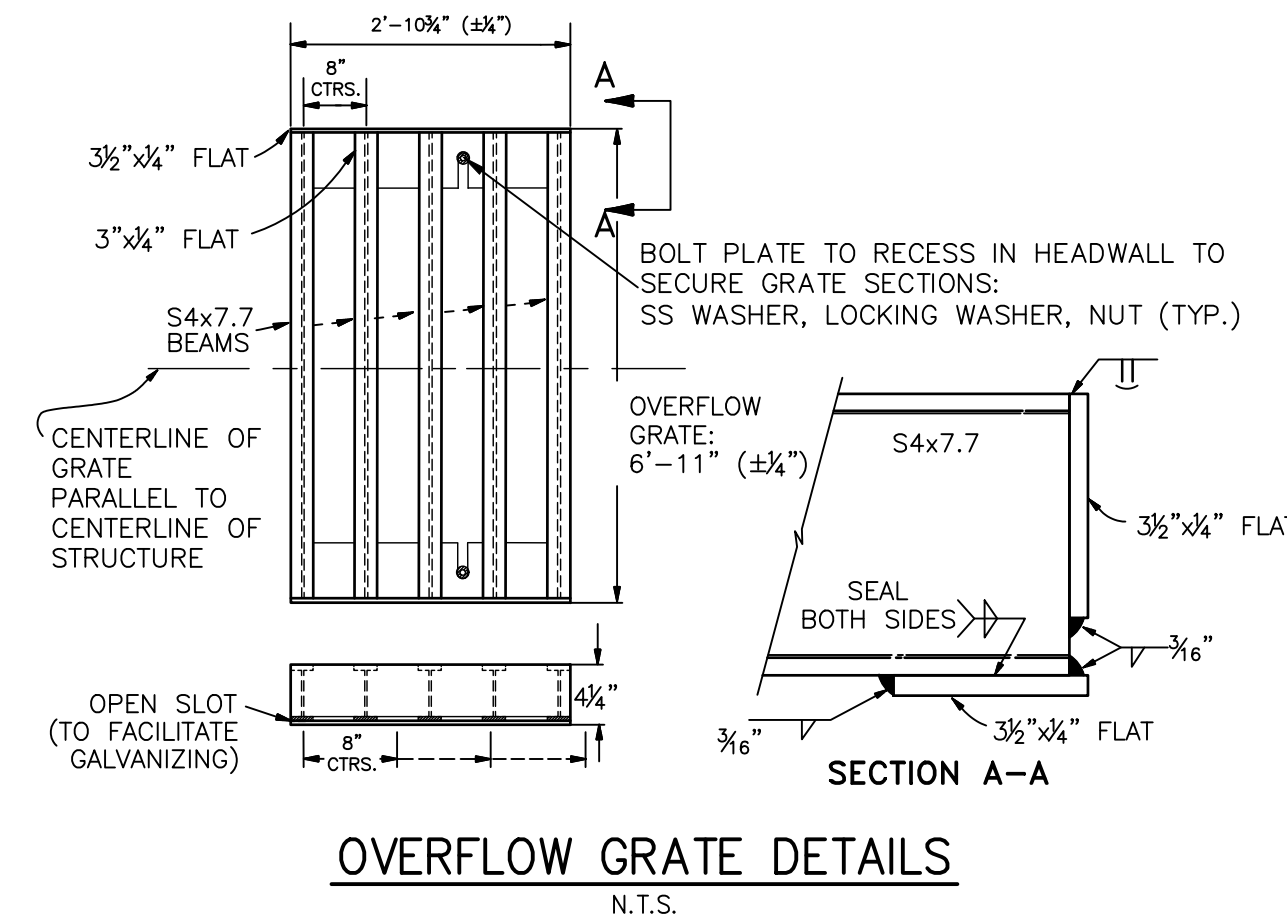
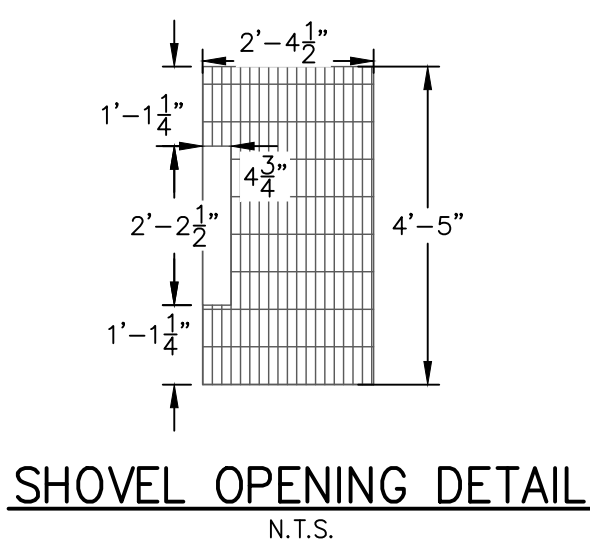
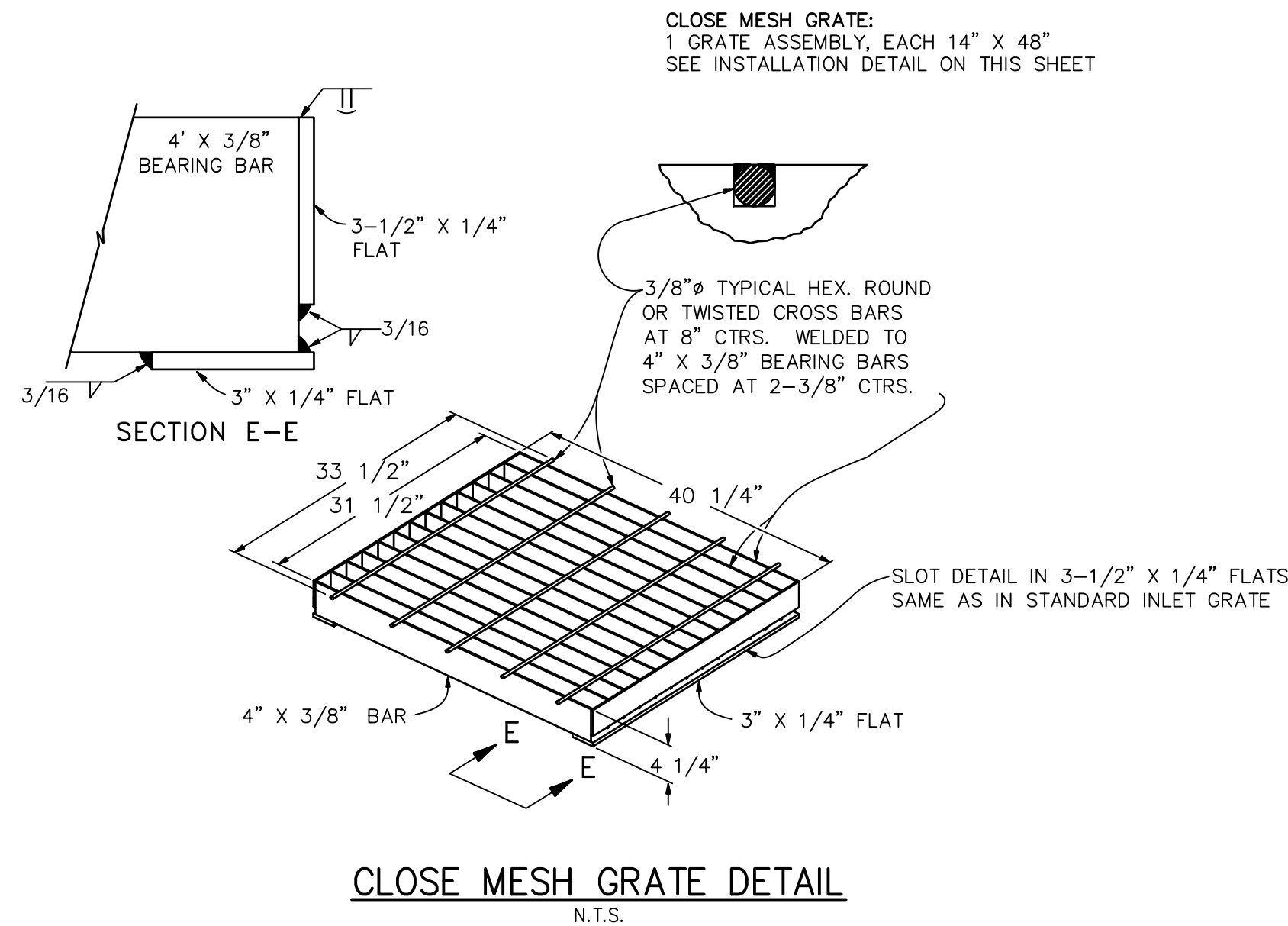
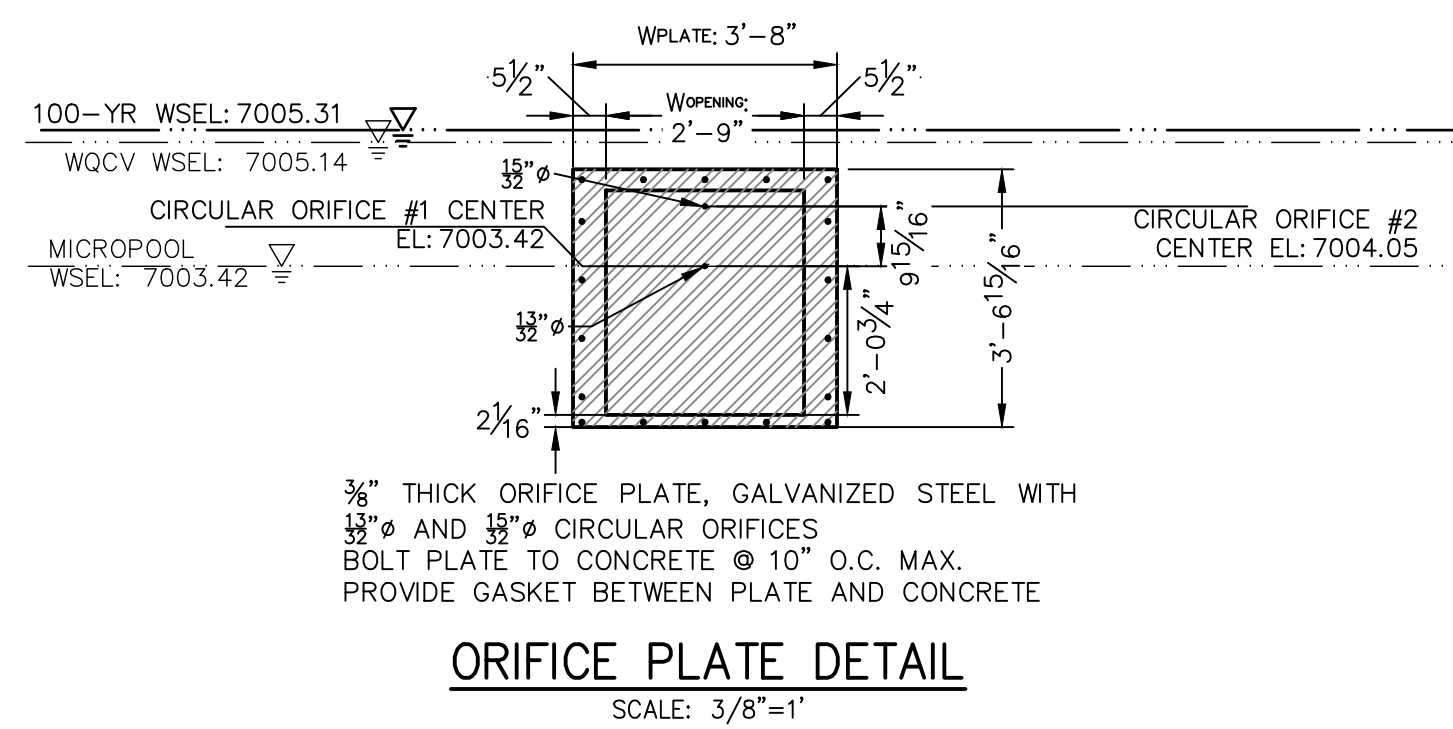
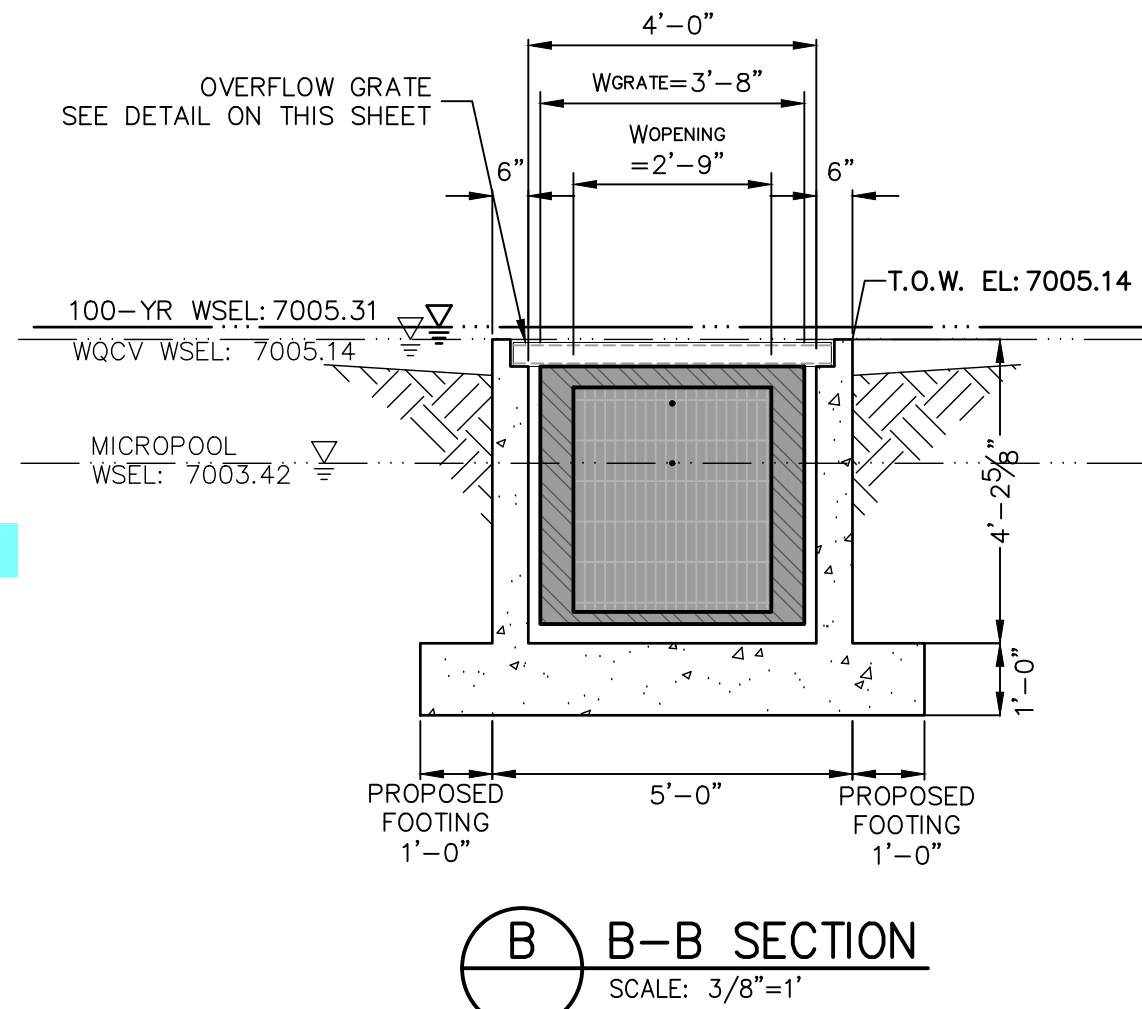
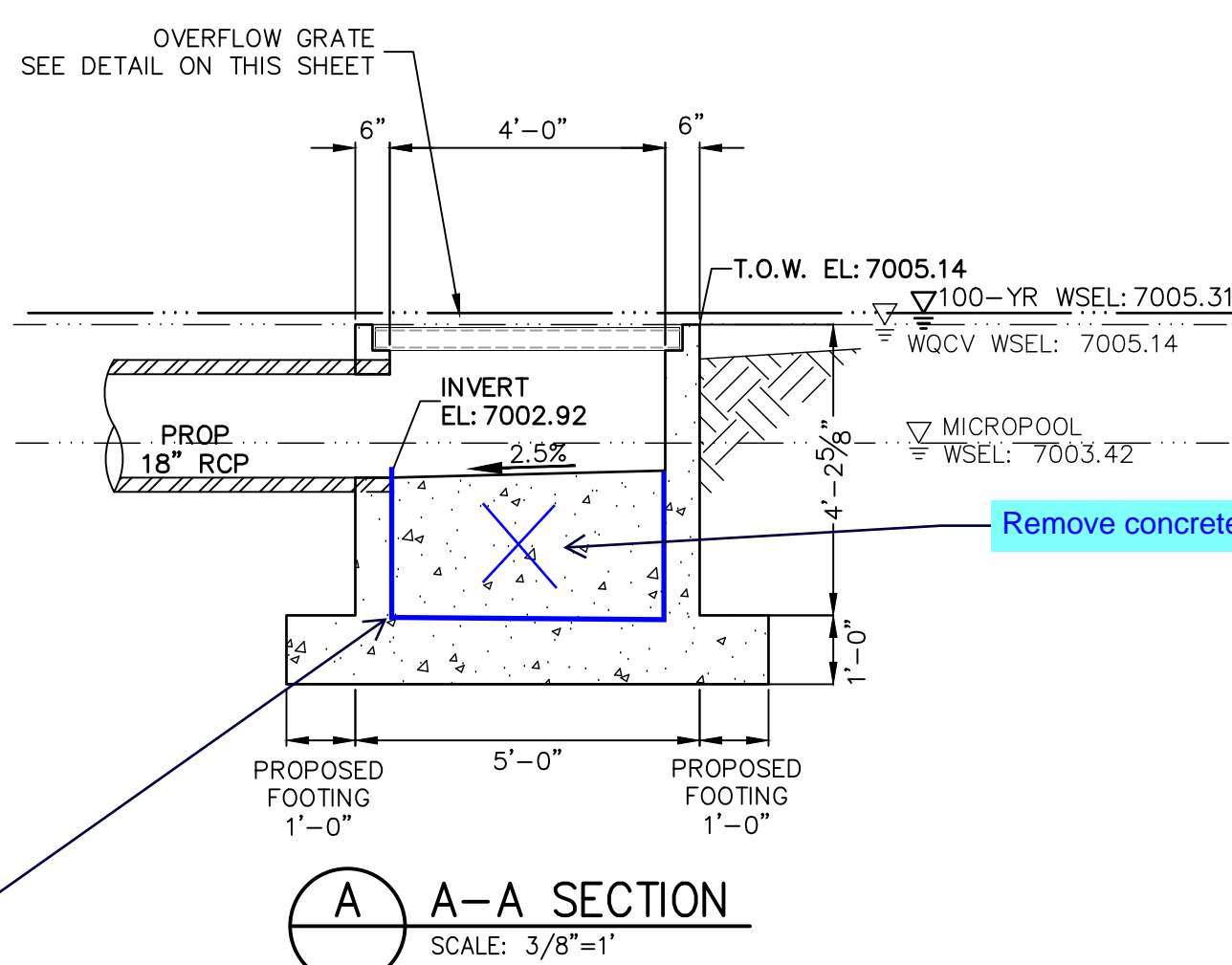
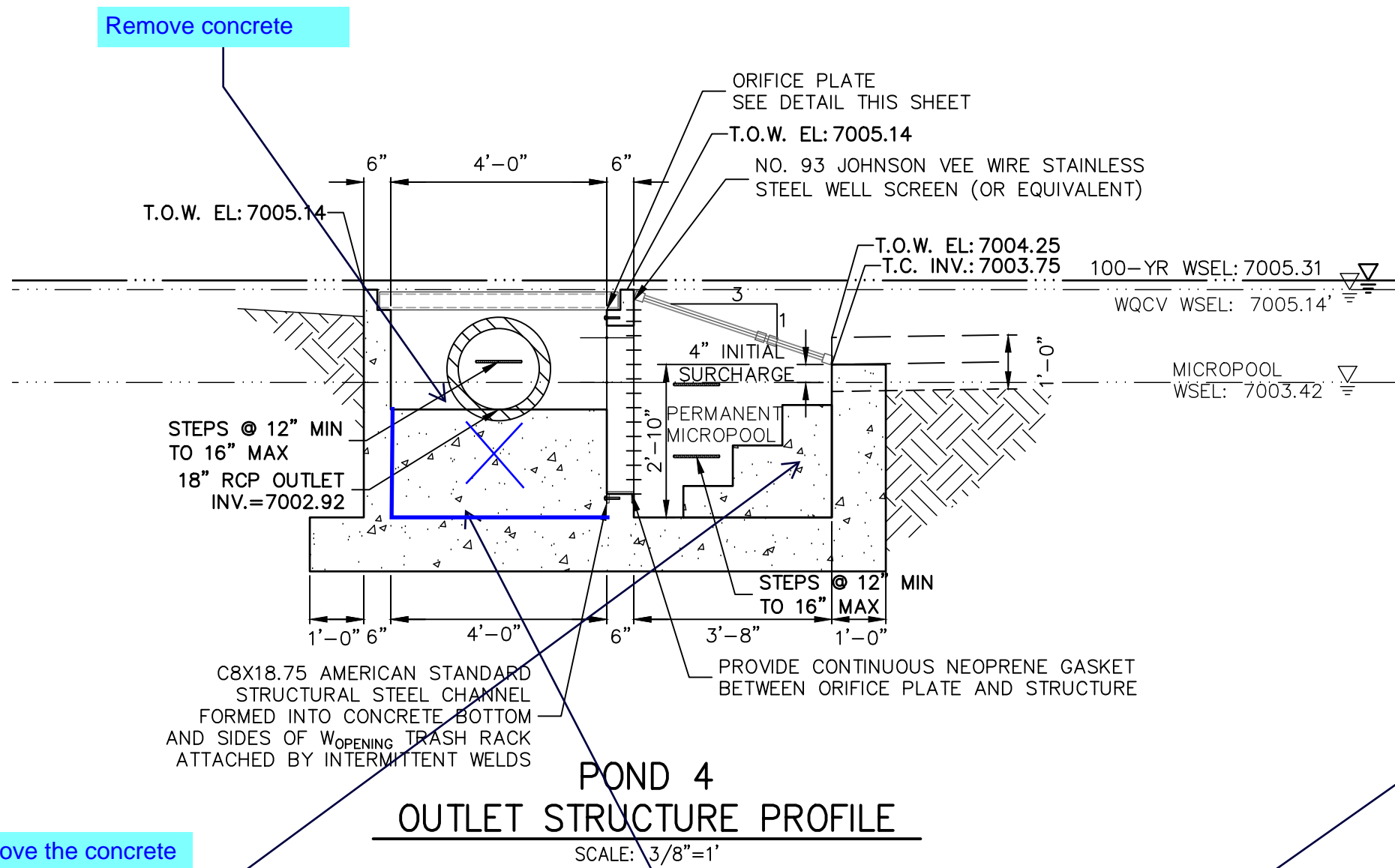
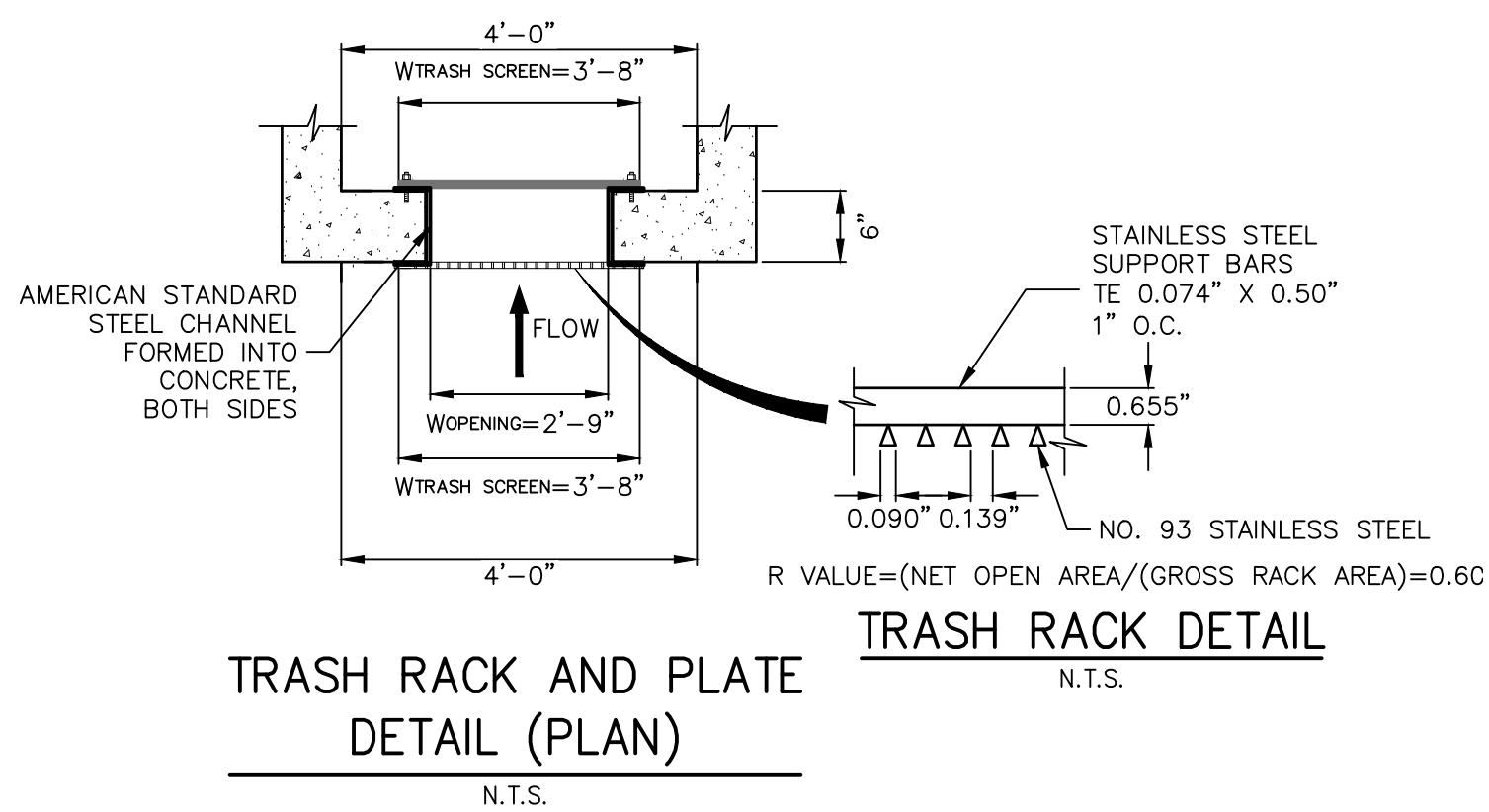
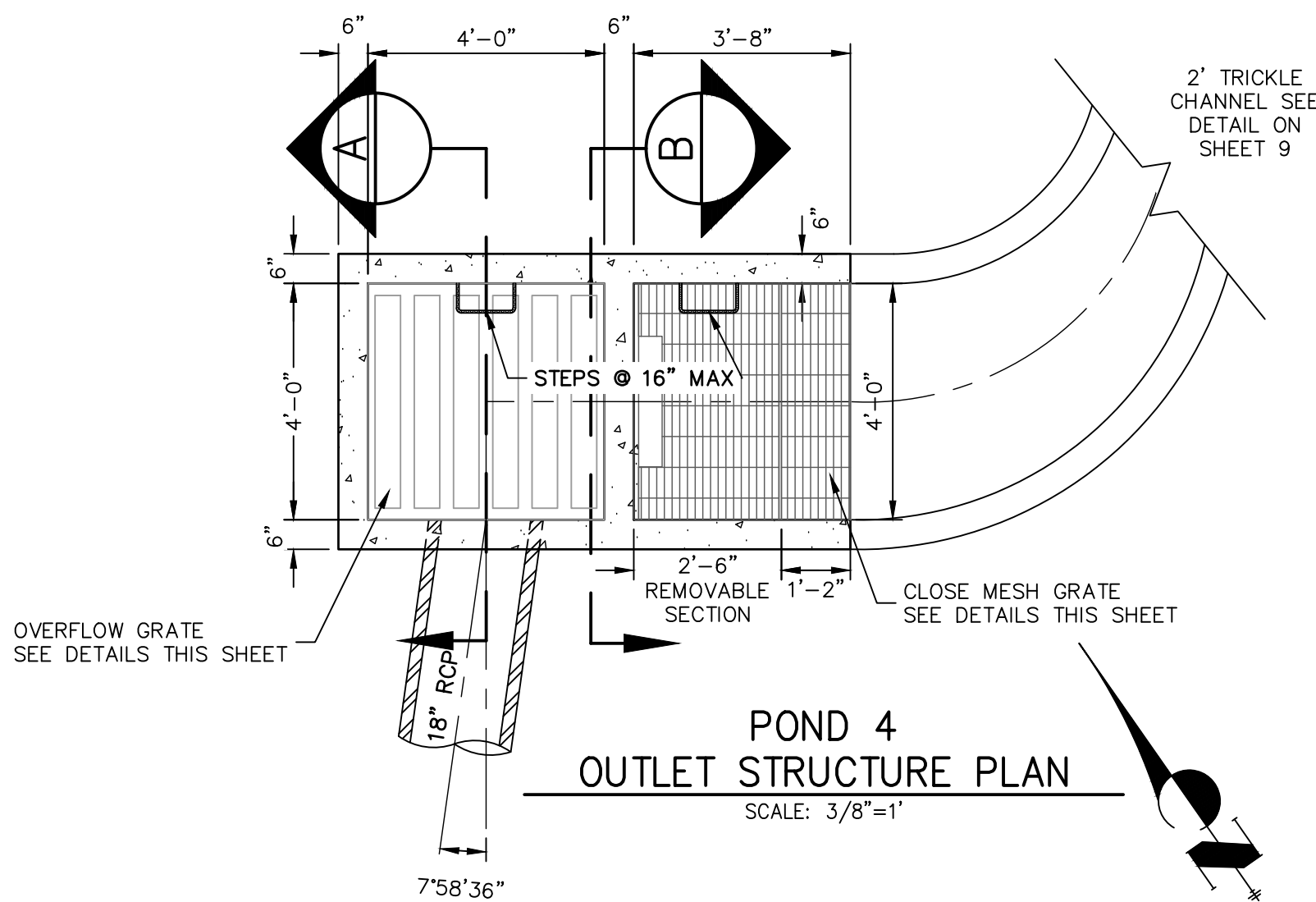
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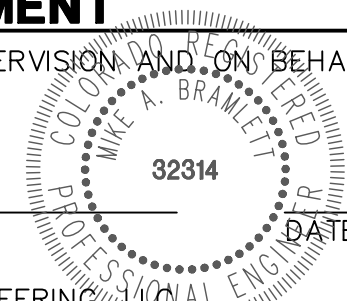
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ENGINEER'S STATEMENT

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



CLOVERLEAF FILING 2

POND PLANS AND DETAILS

SHEET 12 OF 28

JOB NO. 25158.01

BY DATE

REVISION

H-SCALE 3/8"=1'

V-SCALE 3/8"=1'

DATE 08/18/21

DESIGNED BY GAG

DRAWN BY GAG

CHECKED BY

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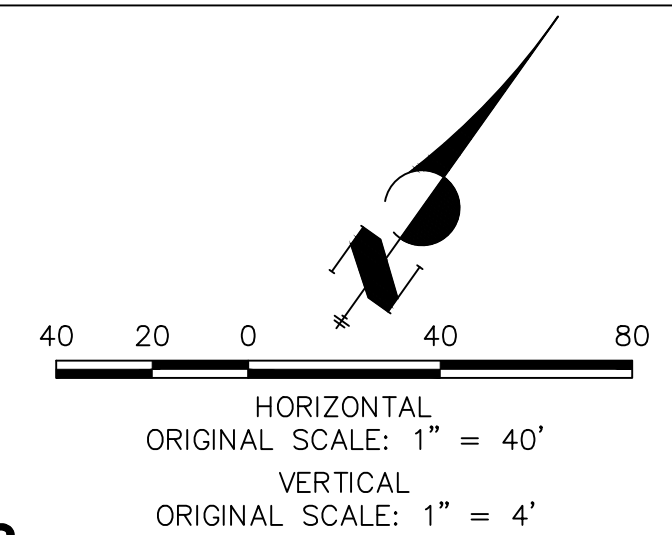
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PREPARED FOR

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1864 WOODMOOR DRIVE
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Profile view of the proposed concrete trickle channel. The vertical axis shows elevation from 7062 to 7080 feet. The horizontal axis shows stationing from 0+00 to 2+00+22. The profile starts at a match exist at station 0+08.76 (elevation 7078.10). It descends at a 4.01% grade to station 0+46.86 (elevation 7068.70). From there, it descends at a 3.02% grade to station 1+29.66 (elevation 7066.19). At this point, there is a vertical curve (TC) and a proposed concrete trickle channel. The profile then ascends at a 3.03% grade to station 1+73.66 (elevation 7067.29). Another vertical curve (TC) is shown at station 1+73.66. The profile continues to ascend at a 2.91% grade to station 2+09.45 (elevation 7073.22). From there, it descends at a 3.04% grade to station 2+19.61 (elevation 7071.51). The profile ends at station 2+21.22 (elevation 7071.31). The proposed concrete trickle channel is shown as a dashed line below the profile.

[illegible]


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

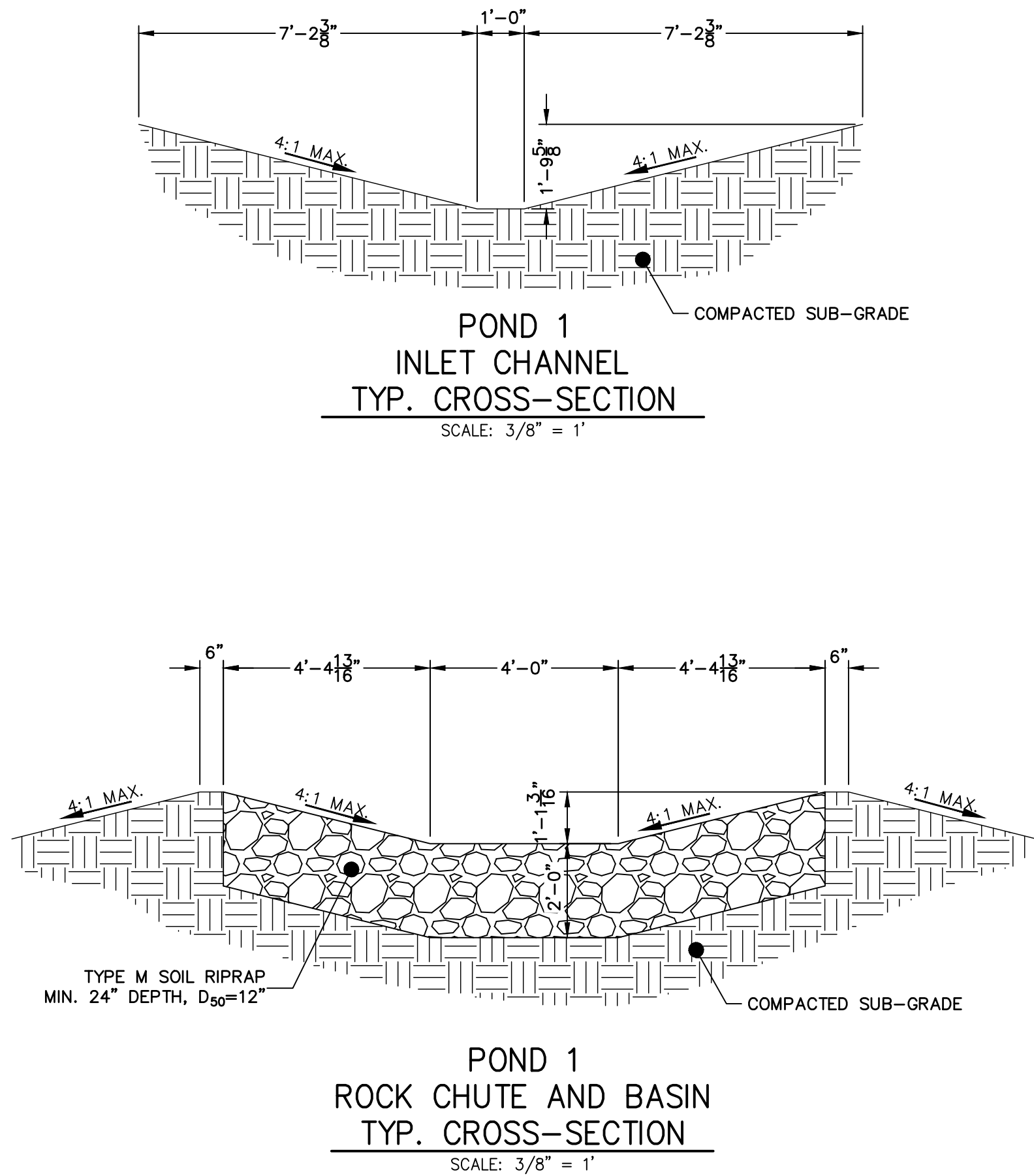
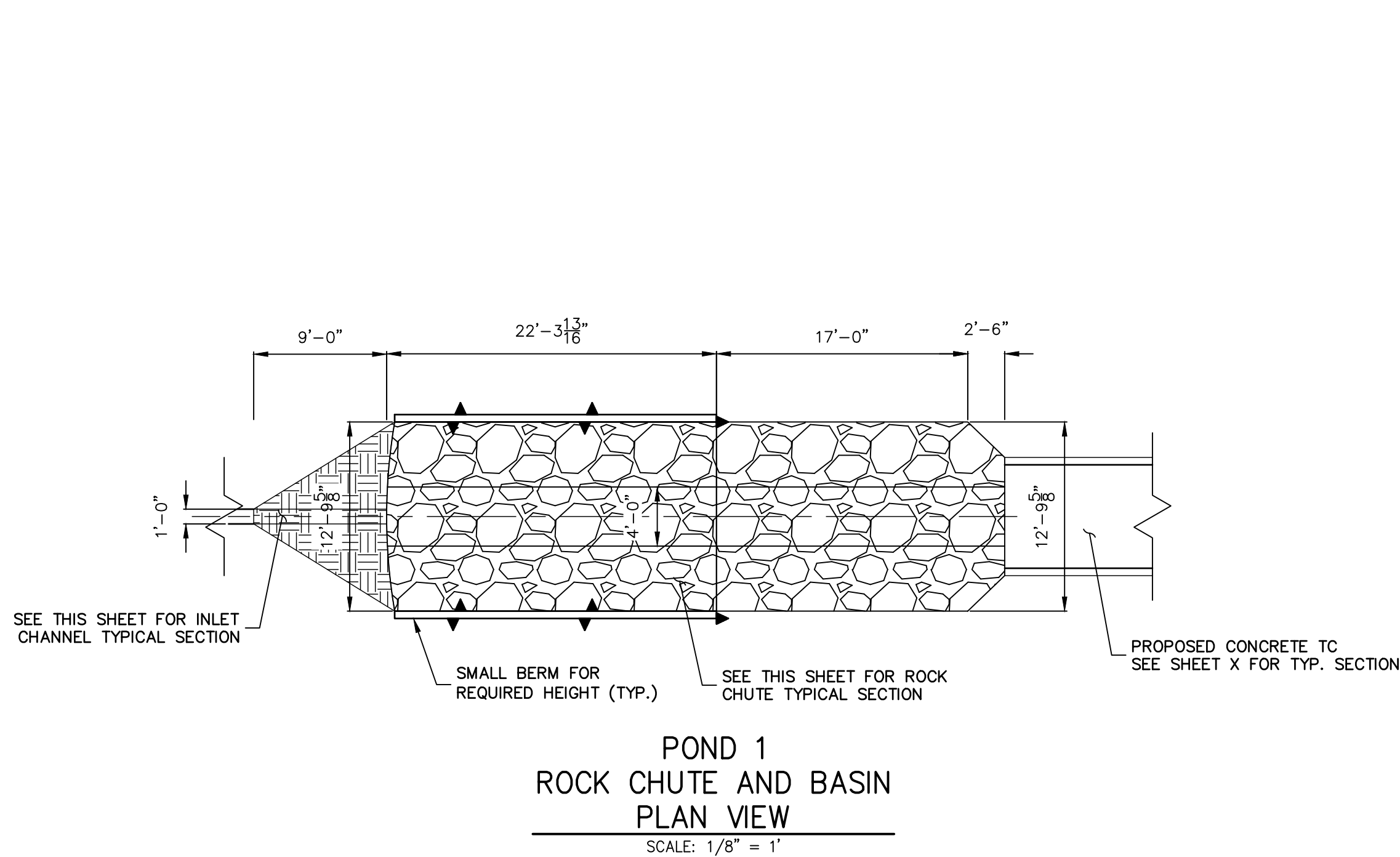
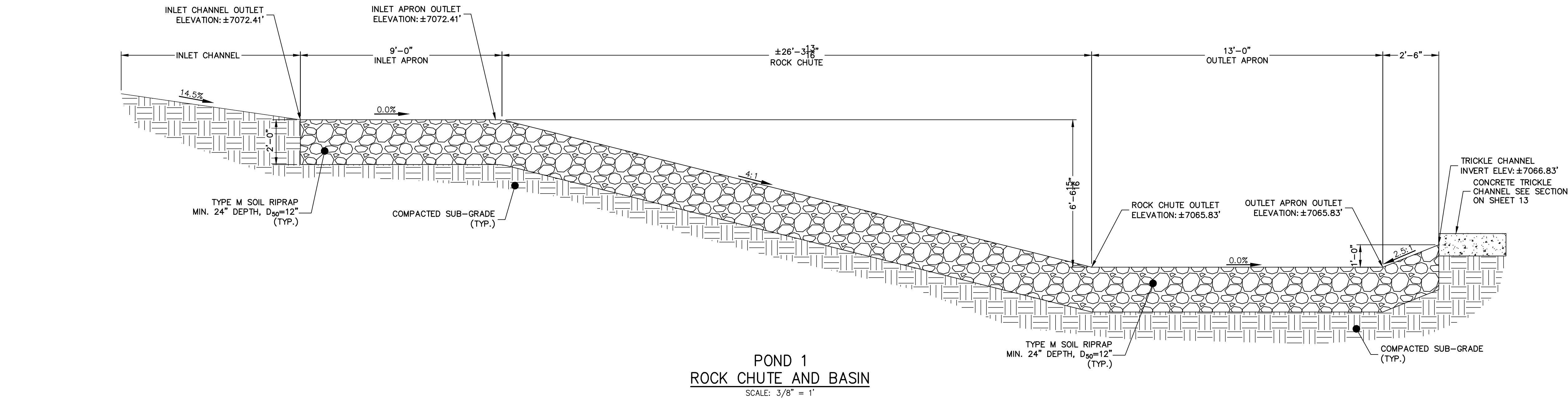


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ENGINEERING

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



CLOVERLEAF FILING 2		PT CLOVERLEAF, LLC 1864 WOODMOOR DRIVE COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN (719) 476-0800 JDESJARDIN@PROTERRA.CO.COM		UNTIL SUCH TIME AS THE DRAWINGS ARE APPROPRIATELY REVIEWED AND APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
POND PLANS AND DETAILS		 JR ENGINEERING A Westran Company		Centennial 303-740-9888 • Colorado Springs 719-592-2588 Fort Collins 970-491-8888 • www.jrengineering.com	
SHEET 14 OF 28		V-SCALE 1"=4' H-SCALE 1"=40' No. REVISION BY DATE			
		DESIGNED BY GVT DATE 08/18/21			
		DRAWN BY GVT			
		CHECKED BY			



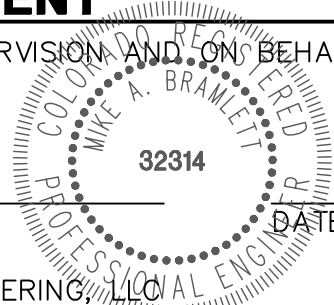
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ENGINEER'S STATEMENT

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

FOR AND ON BEHALF OF JR ENGINEERING, LLC



CLOVERLEAF FILING 2

POND PLANS AND DETAILS

SHEET 15 OF 28

JOB NO. 25158.01

NO.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
		08/18/21	GAG	GAG	

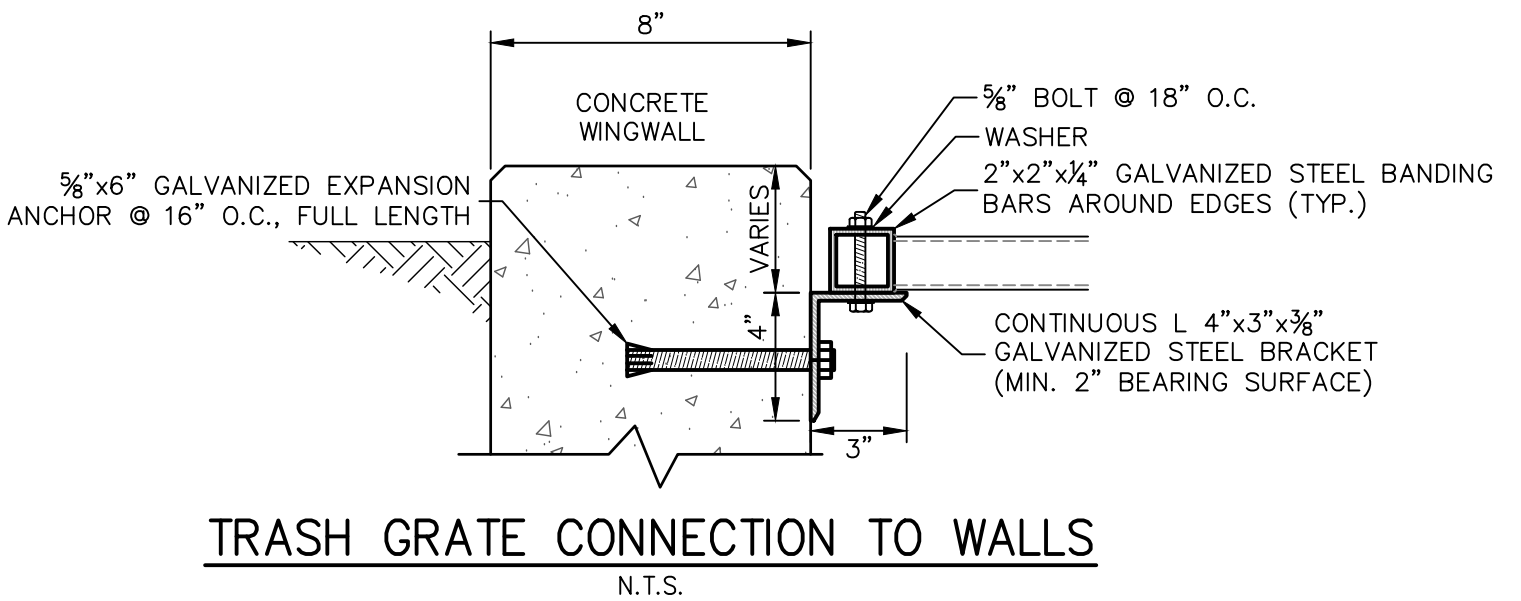
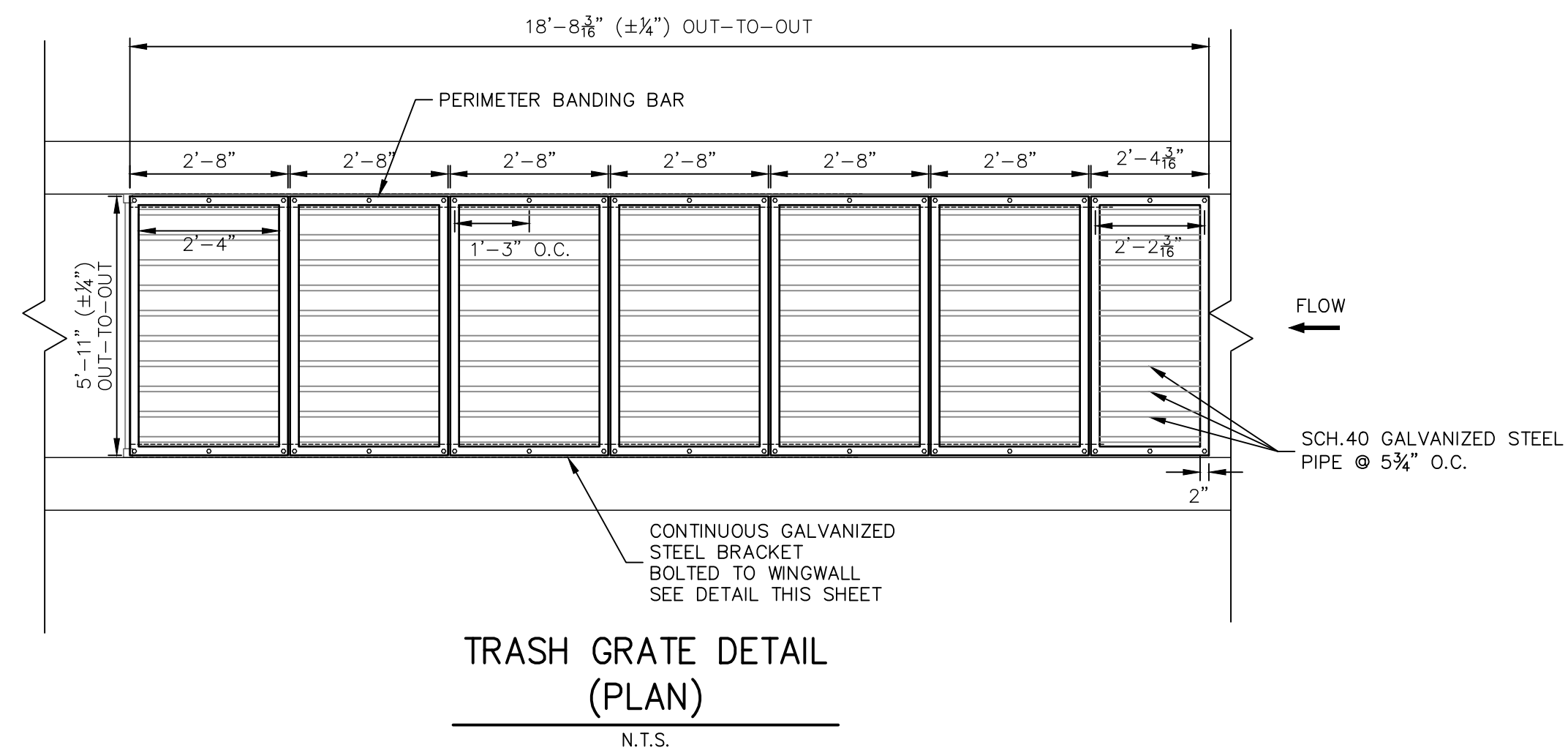
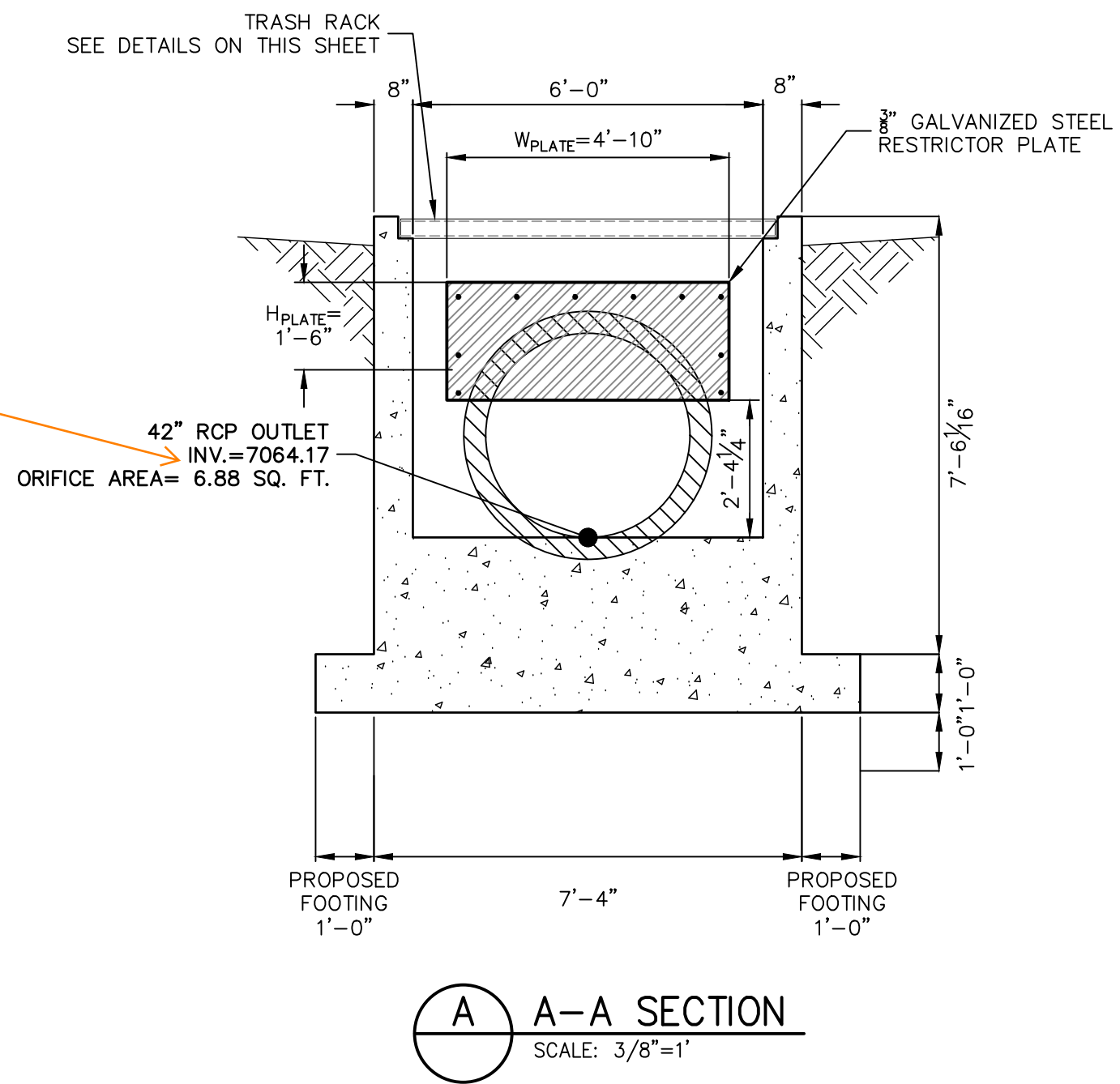
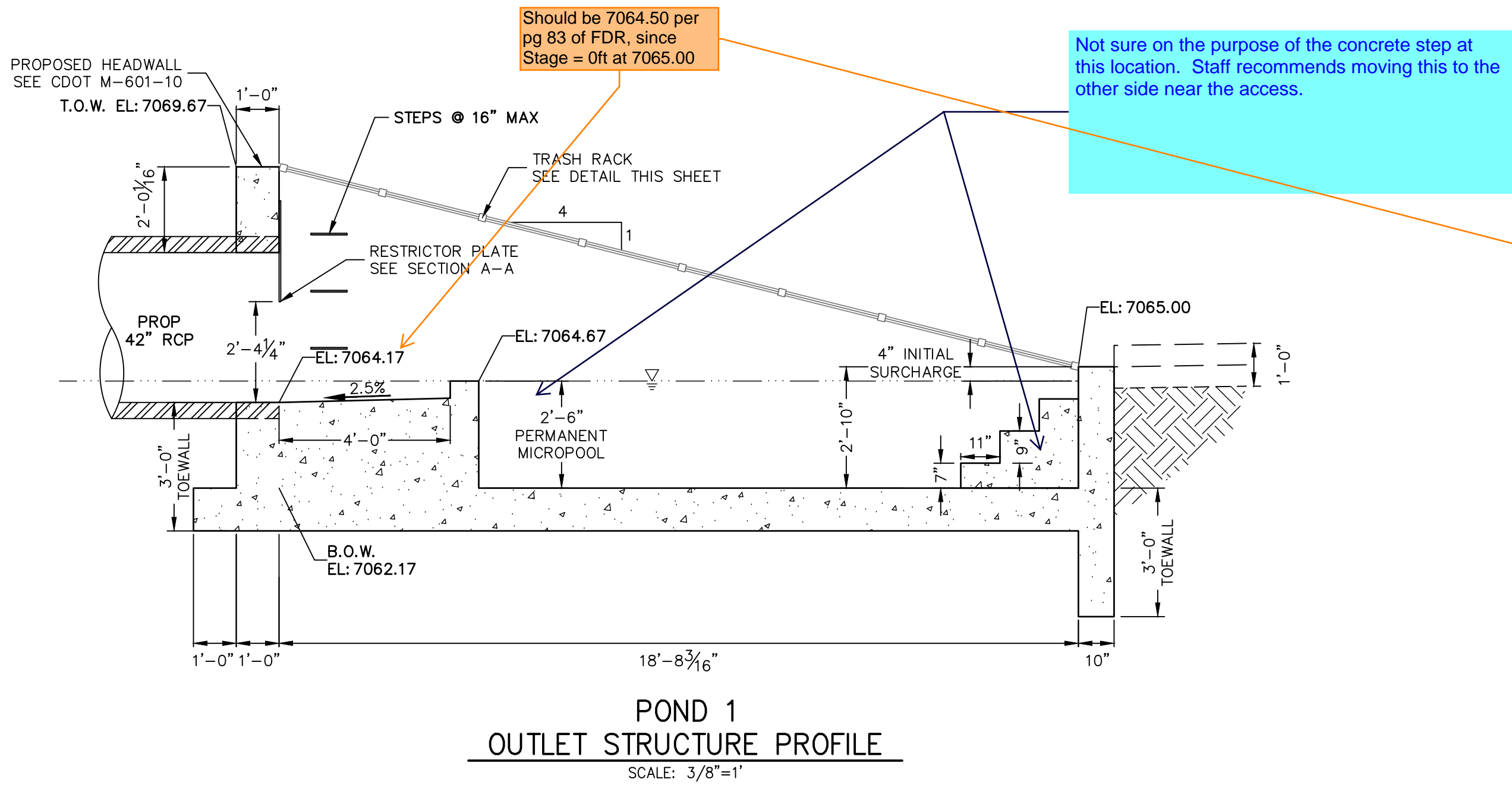
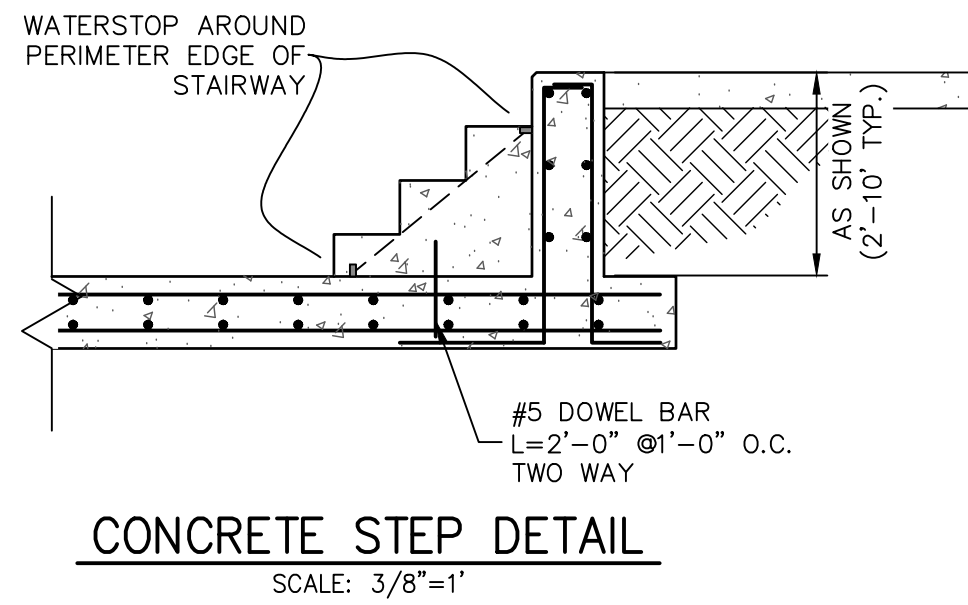
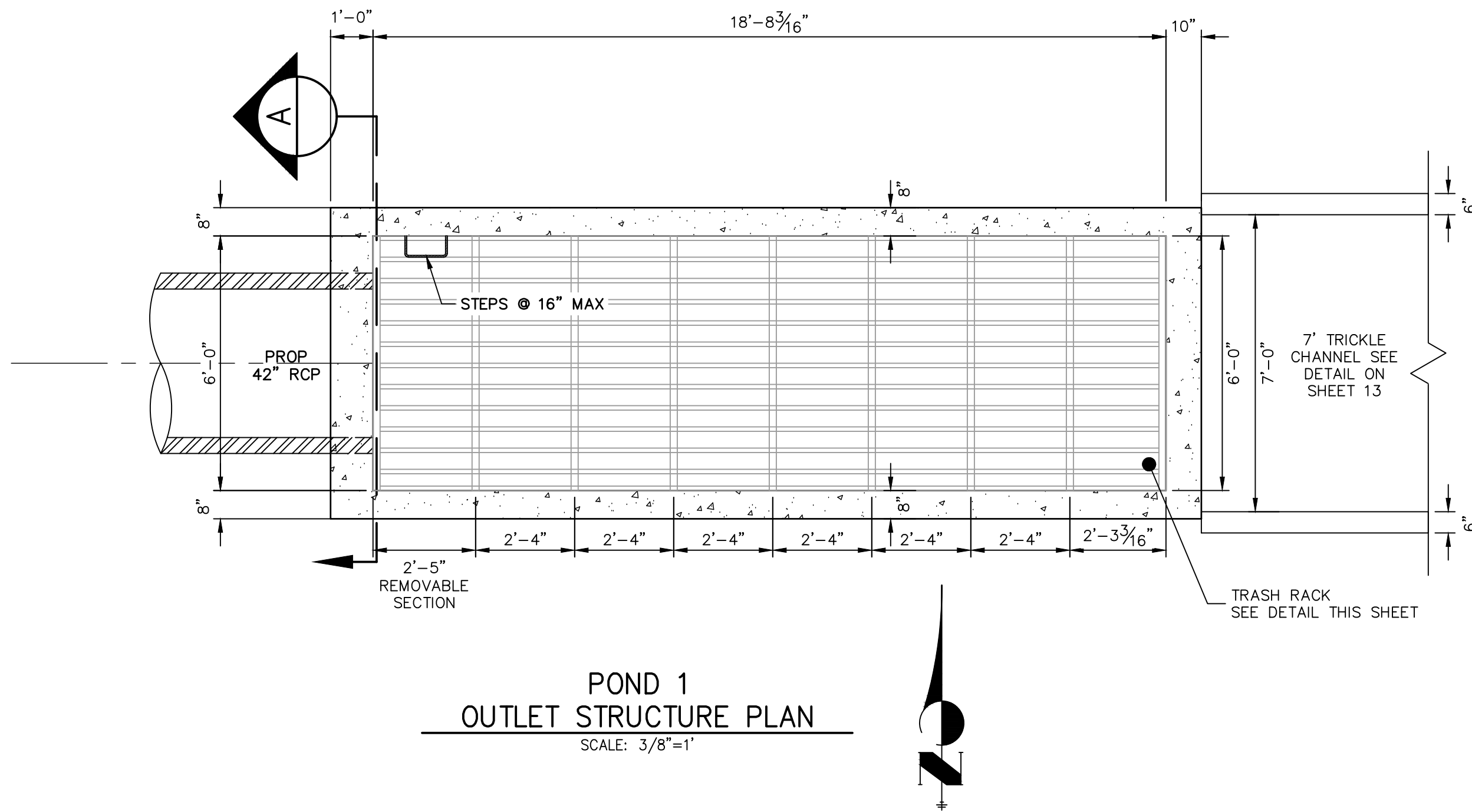
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A Western Company



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1864 WOODMOOR DRIVE
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ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE

CLOVERLEAF FILING 2		H-SCALE 3/8" = 1'		3/8" = 1'		DATE		BY		DATE		PREPARED FOR		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THIS DOCUMENT IS NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
POND PLANS AND DETAILS		V-SCALE		3/8" = 1'								PT CLOVERLEAF, LLC		COLORADO SPRINGS, CO 80920	
		DATE		08/18/21								ATTN: JOE DESJARDIN			
		DESIGNED BY		GAG								(719) 476-0800			
		DRAWN BY		GAG								JDESJARDIN@PROTERRACO.COM			
		CHECKED BY													
SHEET 16 OF 28															
JOB NO. 25158.01															

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
M1	MAINT. ROAD	N: 455732.46 E: 185646.43	7024.96
M2	MAINT. ROAD	N: 455873.71 E: 185680.33	7030.30
M3	MAINT. ROAD	N: 455879.71 E: 185682.16	7030.07
M4	MAINT. ROAD	N: 455885.10 E: 185685.34	7030.25
M5	MAINT. ROAD	N: 455980.46 E: 185749.61	7026.93
M6	MAINT. ROAD	N: 456028.14 E: 185828.24	7025.31
M7	MAINT. ROAD	N: 456030.85 E: 185852.13	7024.69
M8	MAINT. ROAD	N: 456015.44 E: 185849.40	7024.53
M9	MAINT. ROAD	N: 456013.24 E: 185829.92	7025.02
M10	MAINT. ROAD	N: 455972.07 E: 185762.05	7026.29
M11	MAINT. ROAD	N: 455876.28 E: 185697.48	7030.31
M12	MAINT. ROAD	N: 455873.67 E: 185908.89	7030.17
M13	MAINT. ROAD	N: 455870.73 E: 185695.04	7030.02
S1	SPILLWAY TOE	N: 455826.95 E: 185716.57	7027.84
S2	SPILLWAY TOE	N: 455727.58 E: 185687.58	7027.21
S3	SPILLWAY TOE	N: 455729.47 E: 185671.48	7026.33
S4	SPILLWAY TOE	N: 455831.43 E: 185701.21	7027.84

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
S5	SPILLWAY TOE	N: 455869.23 E: 185700.29	7028.12
S6	SPILLWAY TOP	N: 455824.15 E: 185726.17	7030.34
S7	SPILLWAY TOP	N: 455726.36 E: 185697.65	7027.75
S8	SPILLWAY TOP/MAINT. ROAD	N: 455730.67 E: 185661.41	7025.78
S9	SPILLWAY TOP	N: 455834.23 E: 185691.61	7029.47
T1	TOE	N: 456196.51 E: 185860.07	7026.92
T2	TOE	N: 456194.31 E: 185886.26	7026.49
T3	TOE	N: 456192.25 E: 185910.80	7027.02
T4	TOE/FOREBAY	N: 456074.58 E: 185921.13	7026.28
T5	TOE/FOREBAY	N: 456058.98 E: 185922.64	7026.28
T6	TOE	N: 455935.99 E: 185933.24	7026.52
T7	TOE	N: 455873.95 E: 185908.84	7025.76
T8	TOE/FOREBAY	N: 455856.09 E: 185843.33	7025.17
T9	TOE/FOREBAY	N: 455858.58 E: 185830.11	7024.95
T10	TOE	N: 455873.27 E: 185751.88	7022.81
T11	TOE	N: 455874.19 E: 185748.55	7022.74
T12	TOE	N: 455875.68 E: 185745.43	7022.67

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
T13	TOE	N: 455877.69 E: 185742.61	7022.59
T14	TOE	N: 455883.54 E: 185737.91	7022.57
T15	TOE	N: 455902.00 E: 185753.40	7023.17
T16	TOE	N: 455940.54 E: 185760.17	7025.00
T17	TOE	N: 455982.65 E: 185755.05	7026.66
T18	TOE	N: 456091.94 E: 185790.68	7027.05
T19	TOP	N: 456225.18 E: 185919.99	7030.00
T20	TOP/FOREBAY	N: 456072.49 E: 185939.85	7030.00
T21	TOP/FOREBAY	N: 456064.83 E: 185940.62	7030.00
T22	TOP	N: 455929.91 E: 185949.77	7030.00
T23	TOP	N: 455869.86 E: 185929.94	7030.00
T24	TOP	N: 455836.83 E: 185873.99	7030.00
T25	TOP	N: 455844.40 E: 185742.36	7030.00
T26	TOP	N: 455835.74 E: 185734.87	7030.00
T30	TOP/MAINT. ROAD	N: 455875.64 E: 185698.20	7030.00
T31	TOP/MAINT. ROAD	N: 455945.22 E: 185729.85	7030.00
T32	TOP/MAINT. ROAD	N: 456092.63 E: 185775.71	7030.00

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
T33	TOP/MAINT. ROAD	N: 456208.06 E: 185853.24	7030.00
T34	TOP/MAINT. ROAD	N: 455901.35 E: 185696.29	7030.25
T35	TOP/MAINT. ROAD	N: 456101.53 E: 185767.79	7030.00
T36	TOE/MAINT. ROAD	N: 455887.44 E: 185705.00	7030.12
T37	TOE/MAINT. ROAD	N: 455964.90 E: 185757.21	7026.74
TC1	TRICKLE CHANNEL	N: 456064.41 E: 185898.85	7024.65
TC2	TRICKLE CHANNEL	N: 456052.26 E: 185870.89	7024.45
TC3	TRICKLE CHANNEL	N: 456185.30 E: 185883.03	7025.76
TC4	TRICKLE CHANNEL	N: 456023.30 E: 185854.35	7024.12
TC5	TRICKLE CHANNEL	N: 455955.29 E: 185842.30	7023.43
TC6	TRICKLE CHANNEL	N: 455918.85 E: 185824.82	7023.02
TC7	TRICKLE CHANNEL	N: 455867.13 E: 185837.89	7023.29
TC8	TRICKLE CHANNEL	N: 455893.79 E: 185827.22	7022.99
TC9	TRICKLE CHANNEL	N: 455899.27 E: 185799.02	7022.69
TC10	TRICKLE CHANNEL	N: 455896.72 E: 185791.00	7022.61
TC11	TRICKLE CHANNEL	N: 455878.34 E: 185733.07	7019.17

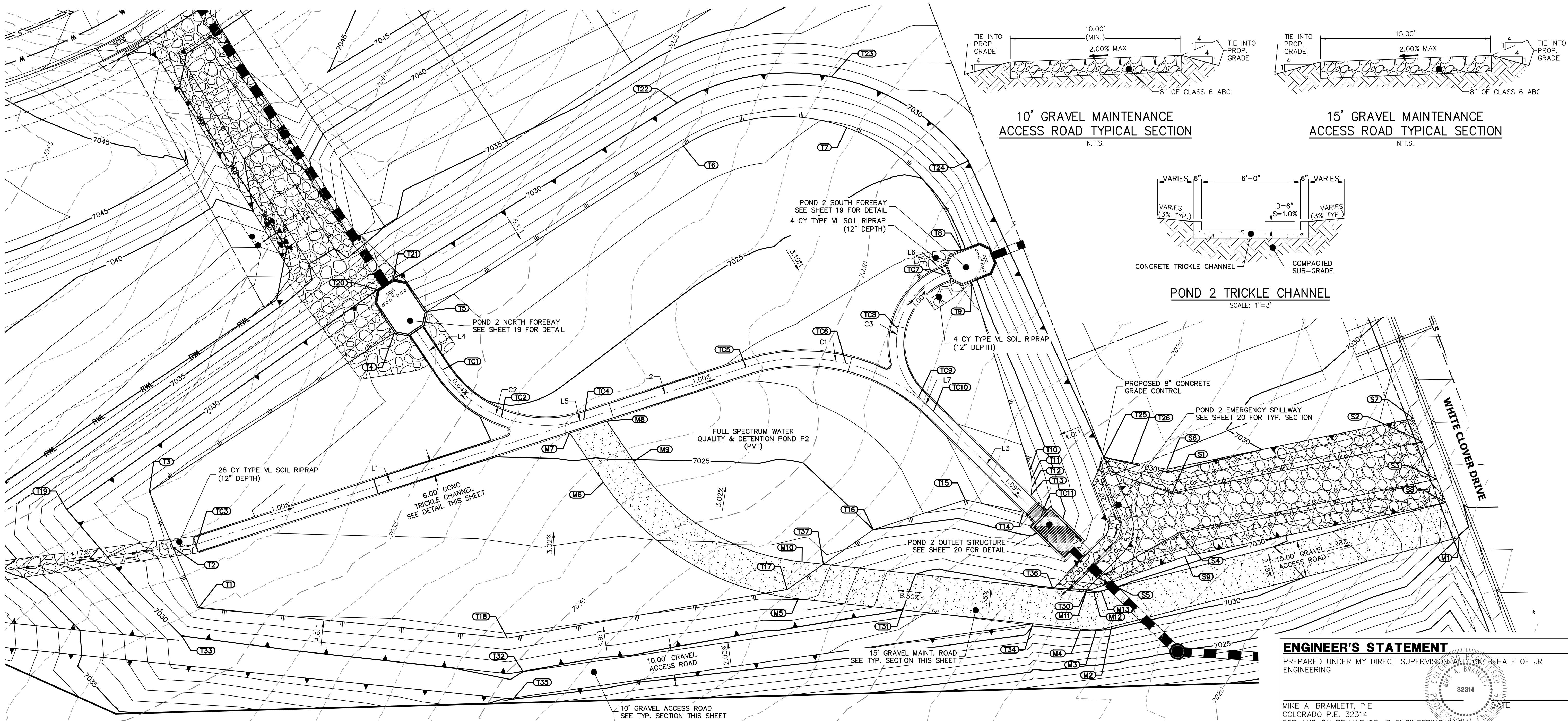
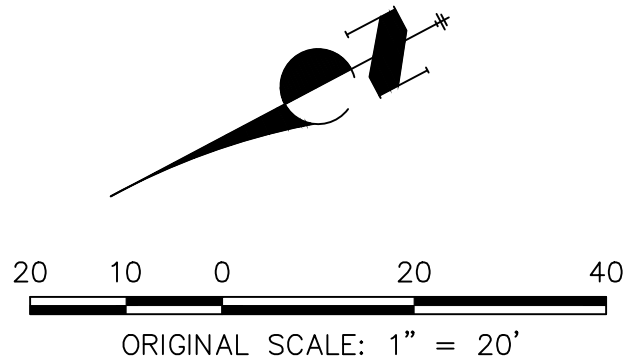
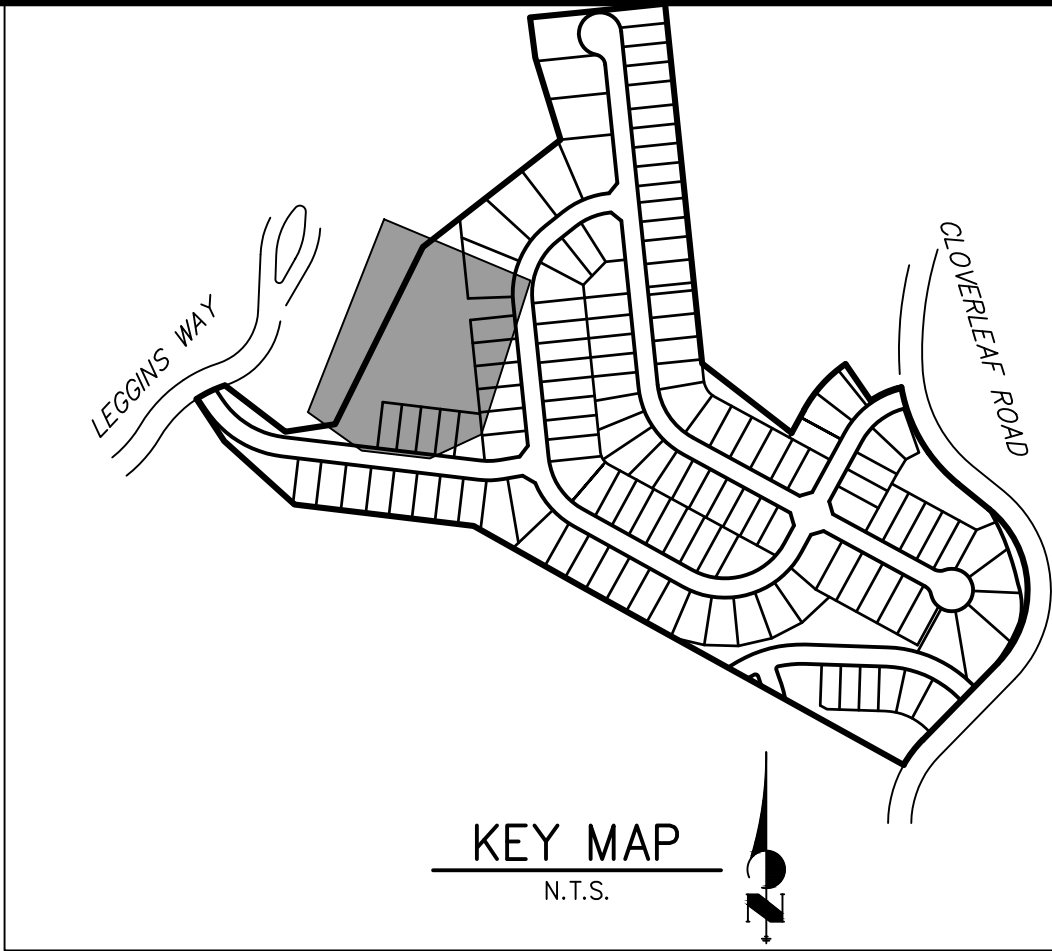
LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	N10°02'28"E	164.48'	C1	62°20'59"	75.20'	81.83'
L2	N10°02'28"E	69.12'	C2	70°25'33"	50.40'	61.95'
L3	N72°23'27"E	60.78'	C3	114°23'59"	30.00'	59.90'
L4	S84°07'17"W	18.94'				
L5	S13°41'44"W	2.84'				
L6	S06°47'26"W	2.01'				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

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



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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



CLOVERLEAF FILING 2	BY	DATE		
	NO.	REVISION		
	H-SCALE	1"=20'	N/A	
	V-SCALE			
POND PLANS AND DETAILS	DESIGNED BY	08/18/21	GVT	
	DRAWN BY		GVT	
	CHECKED BY			
SHEET 17 OF 28		JOB NO. 25158.01		

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

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

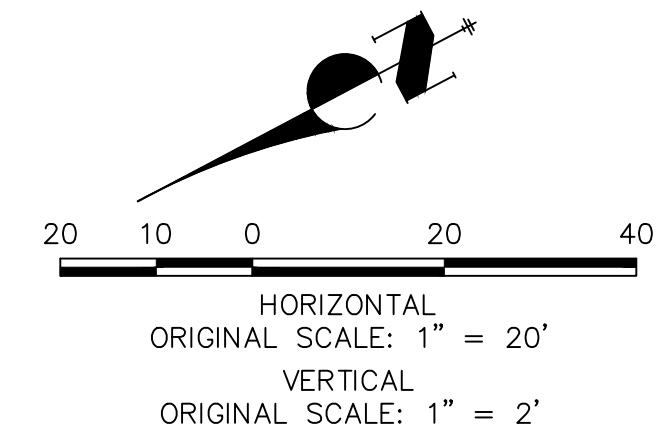
J.R. ENGINEERING
A Western Company



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

The profile view shows the proposed concrete trickle channel with the following details:

- Stationing:** 0+00, 1+00, 2+00, 2+32.
- Elevations:** 7023, 7025, 7030, 7035.
- Proposed Grade:** Dashed line showing the channel profile.
- Existing Grade:** Dashed line showing the ground surface.
- Key Points:**
 - BERM:** STA: 0+10.23, EL: 7030.36; STA: 0+20.24, EL: 7030.17.
 - GB (Ground Boundary):** STA: 0+36.35, EL: 7026.98; STA: 1+11.80, EL: 7030.00; STA: 1+94.22, EL: 7026.62; STA: 2+29.18, EL: 7034.34.
 - TC (Trickle Channel):** STA: 1+16.37, EL: 7024.50; STA: 1+23.37, EL: 7024.50.
- Grades:** 5.01%, 3.11%, 3.00%, 4.01%.
- Match Point:** STA: 0+01.15, EL: 7027.39.



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



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

ALIGNMENT P2-1
SEE THIS SHEET FOR PROFILE

FULL SPECTRUM WATER QUALITY & DETENTION POND P2 (PVT)

ALIGNMENT P2-1
SEE THIS SHEET FOR PROFILE

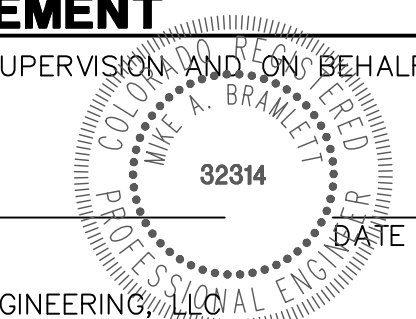
WHITE CLOVER DRIVE

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

MIKE A. BRAMLETT, P.E.
DATE

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



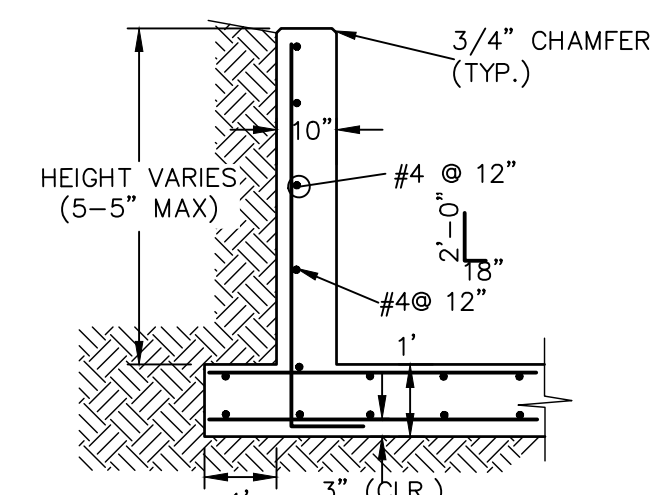
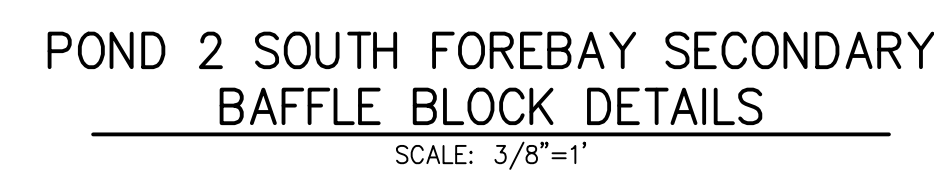
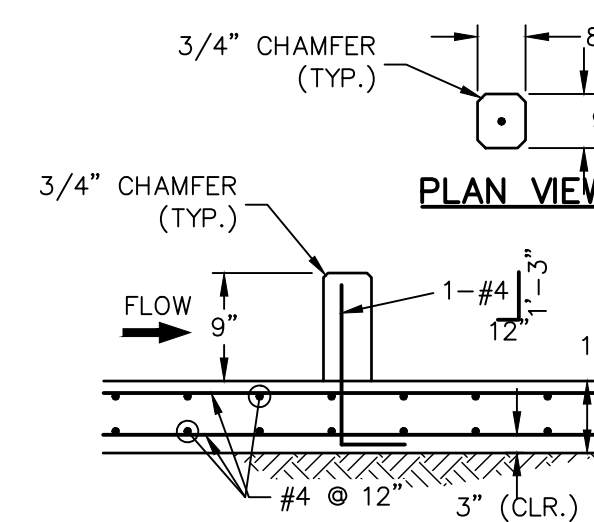
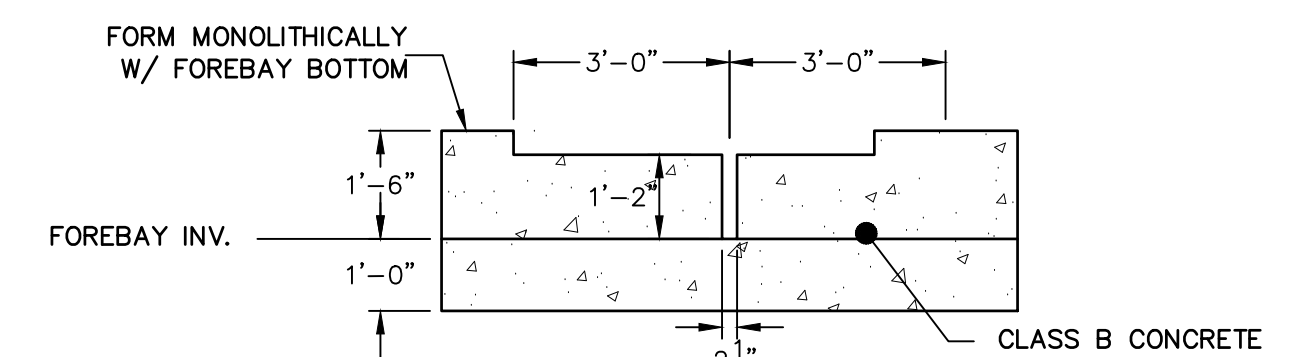
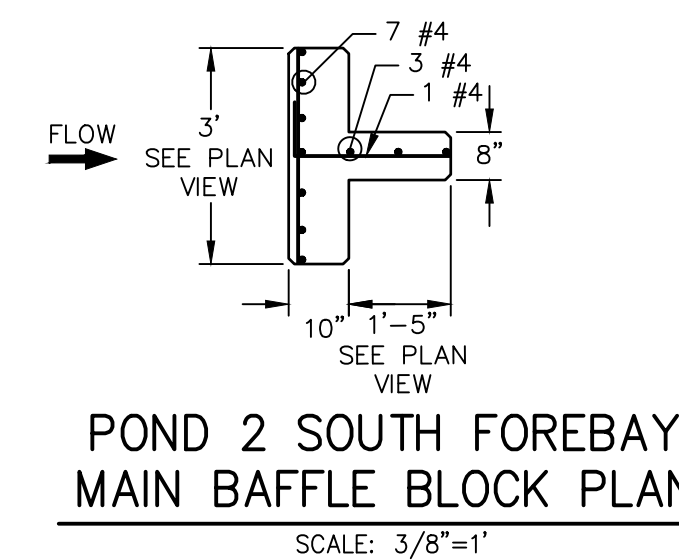
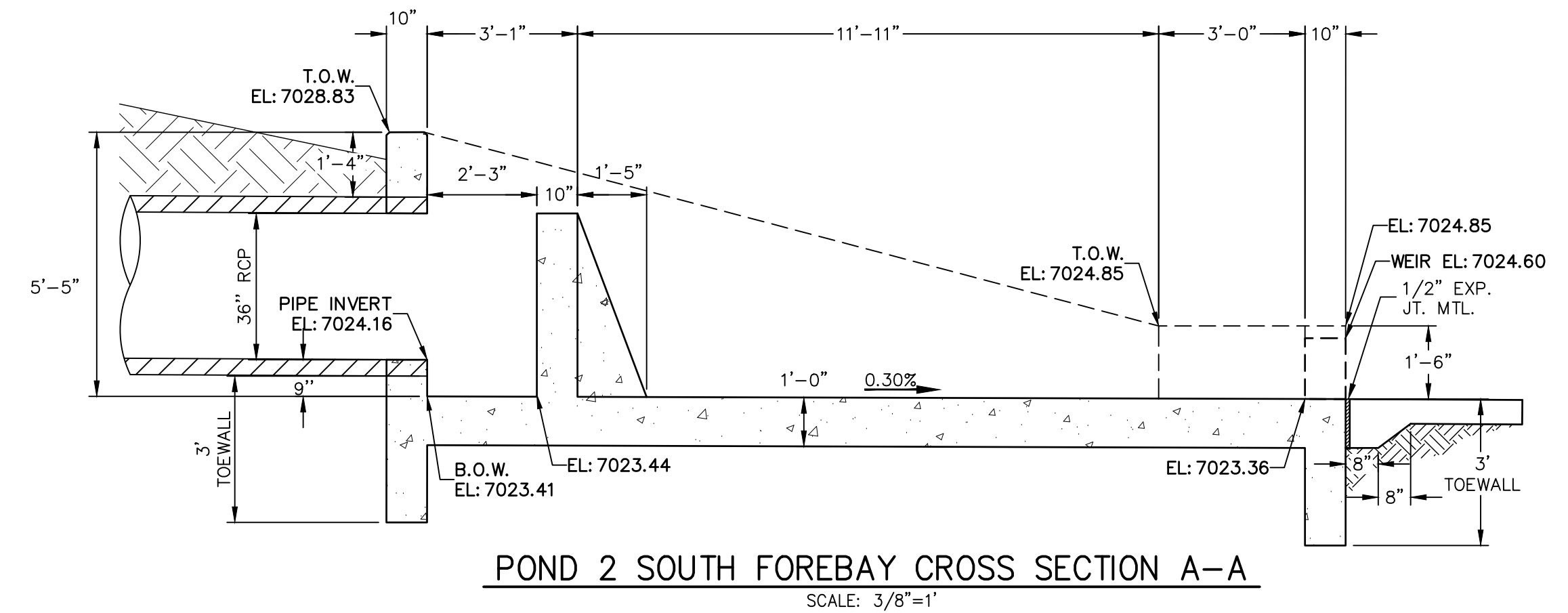
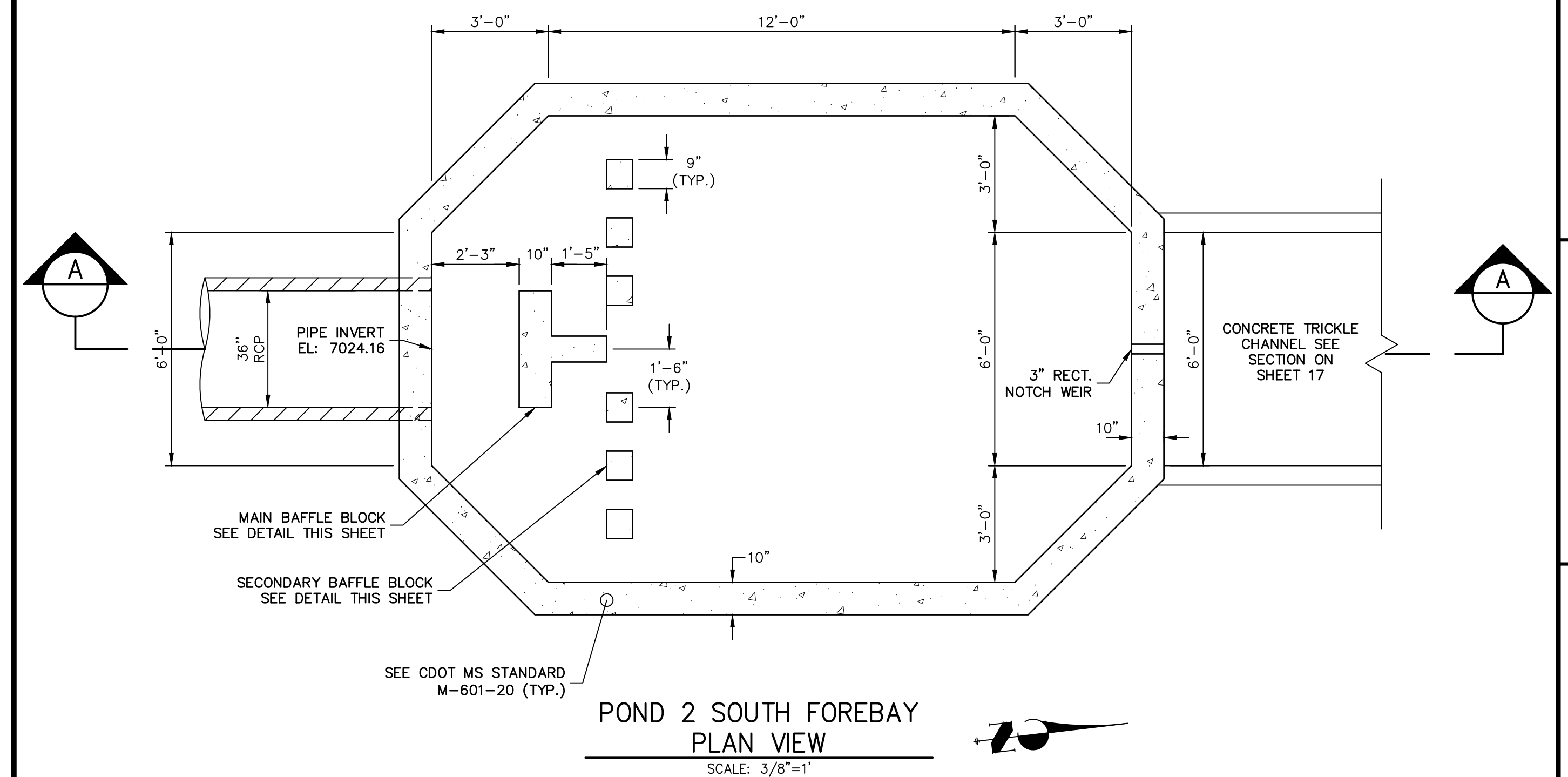
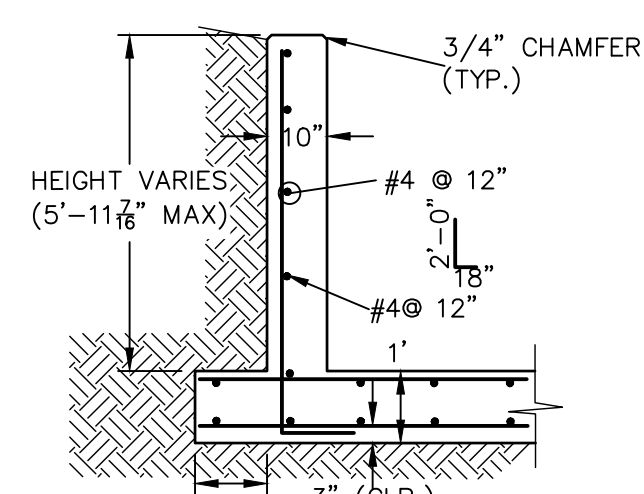
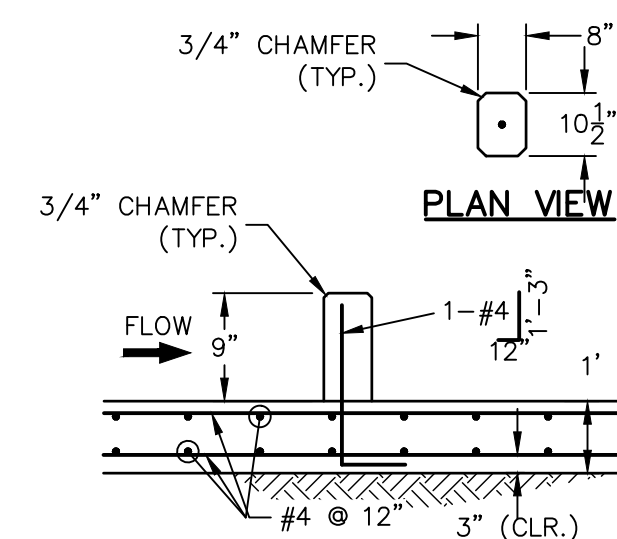
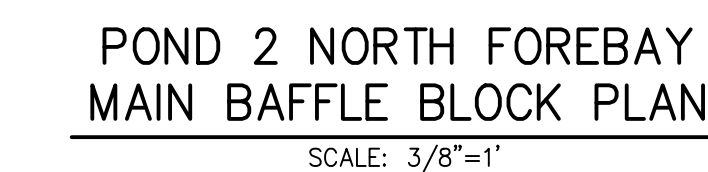
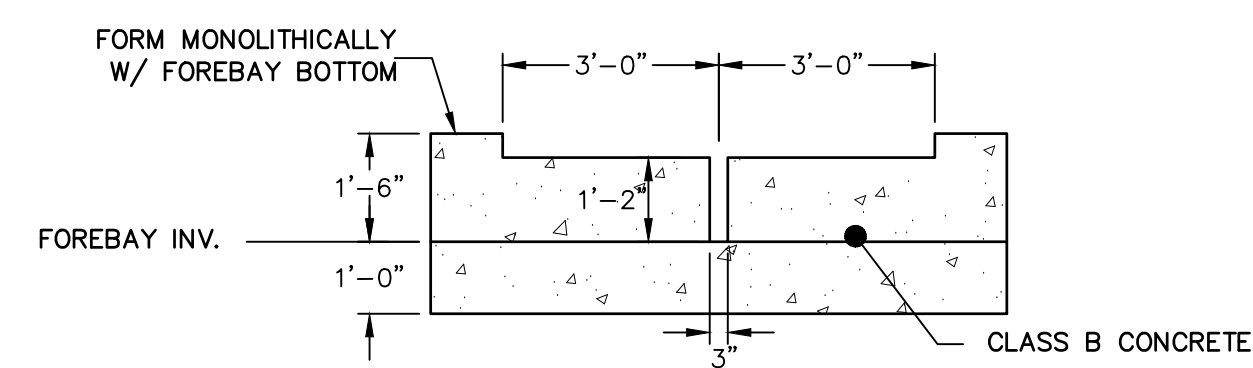
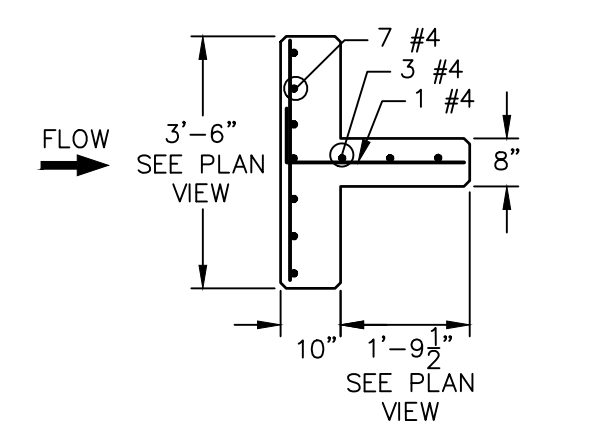
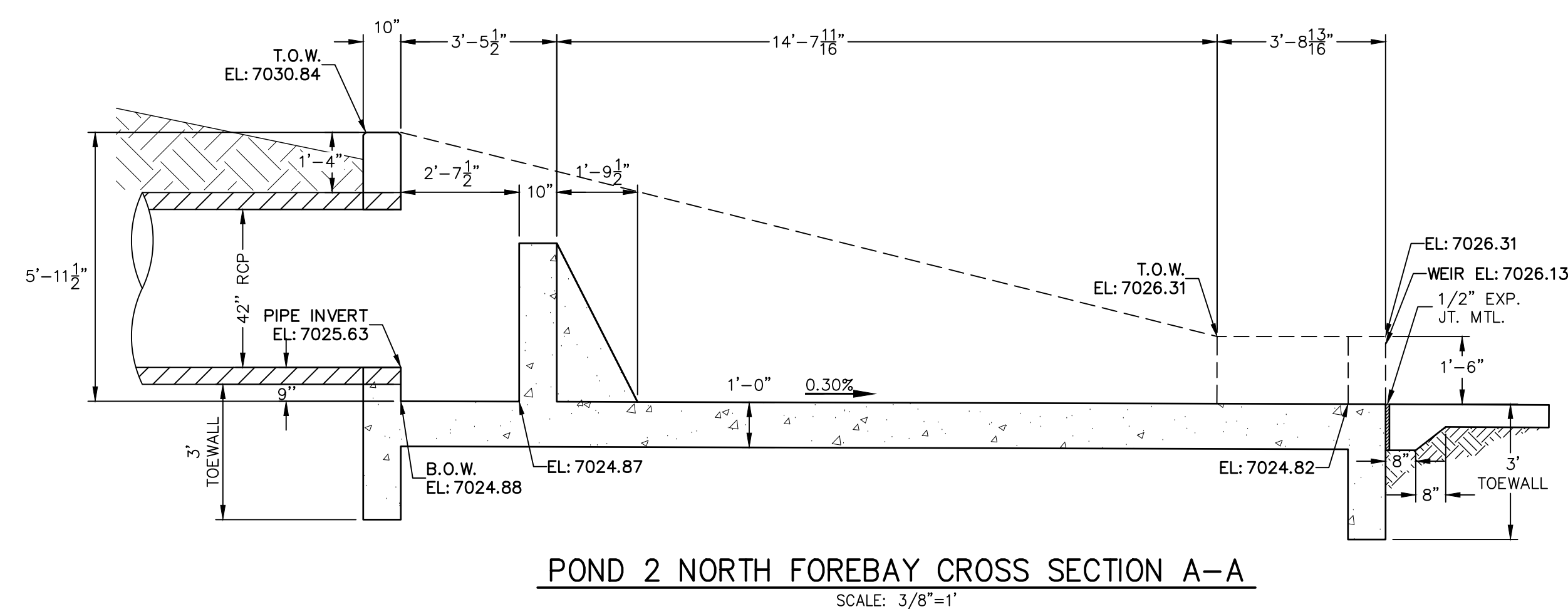
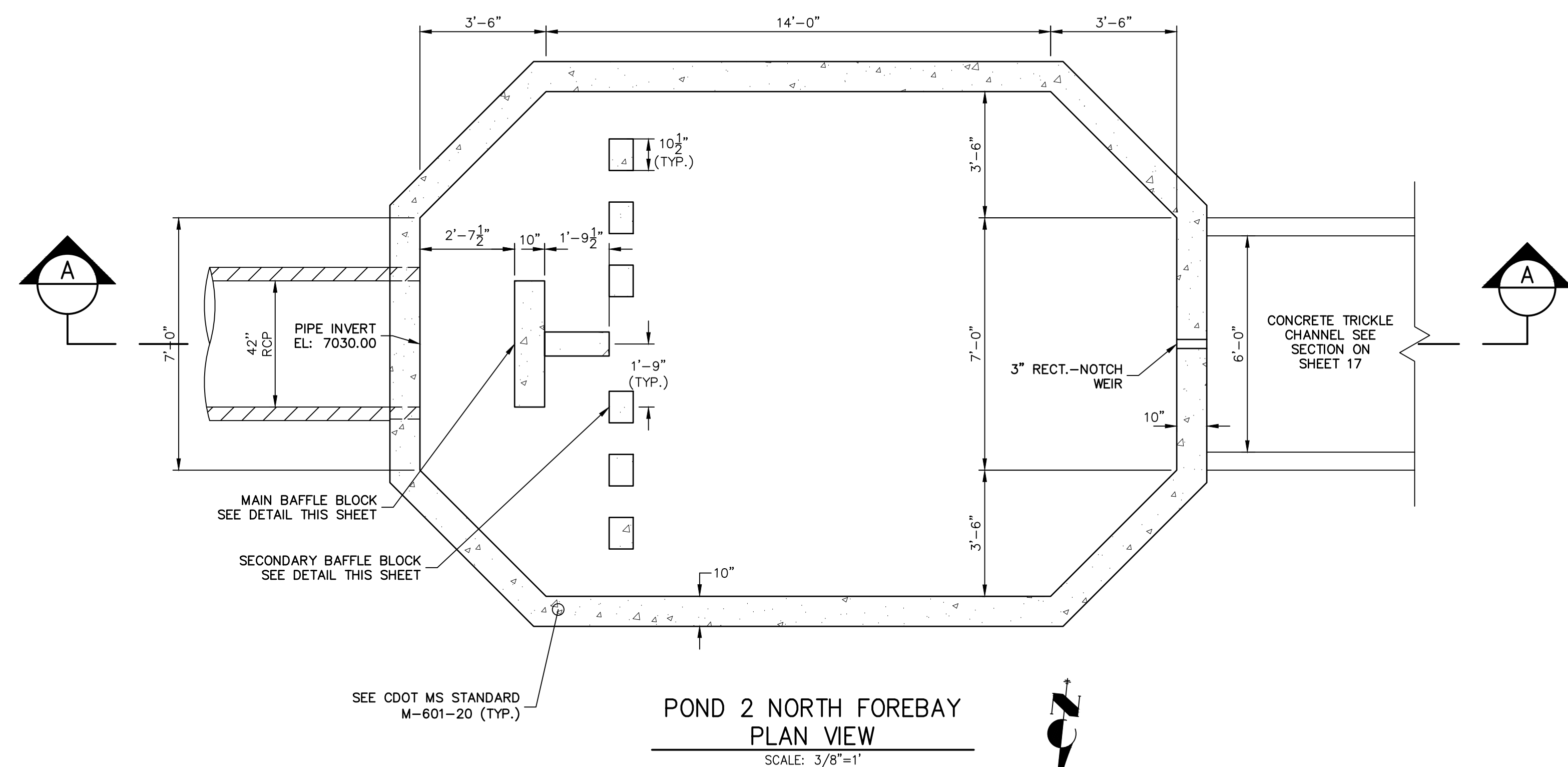
CLOVERLEAF FILING 2	SHEET	18	OF	28	JOB NO.	25158.01
	H-SCALE 1"=20'	H-SCALE 1"=2'				
POND PLANS AND DETAILS	DATE	08/18/21				
	DESIGNED BY	GVT				
	DRAWN BY	GVT				
	CHECKED BY					
	NO.	REVISION	DT	DATE		



J·R ENGINEERING
A Westrian Company

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

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

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

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1864 WOODMOOR DRIVE
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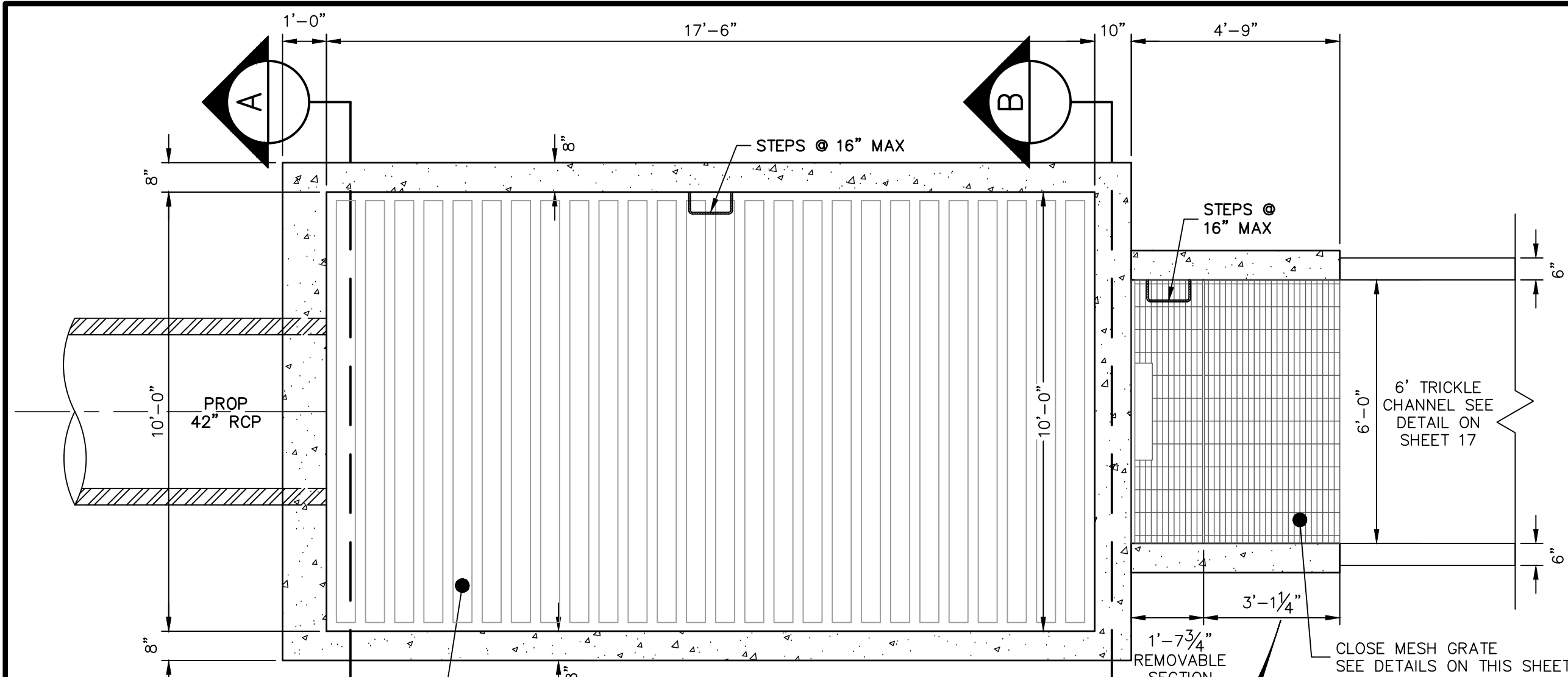
V-SCALE	3/8"=1'
DATE	08/18/21
DESIGNED BY	GAG
DRAWN BY	GAG
CHECKED BY	

CLOVERLEAF FILING 2

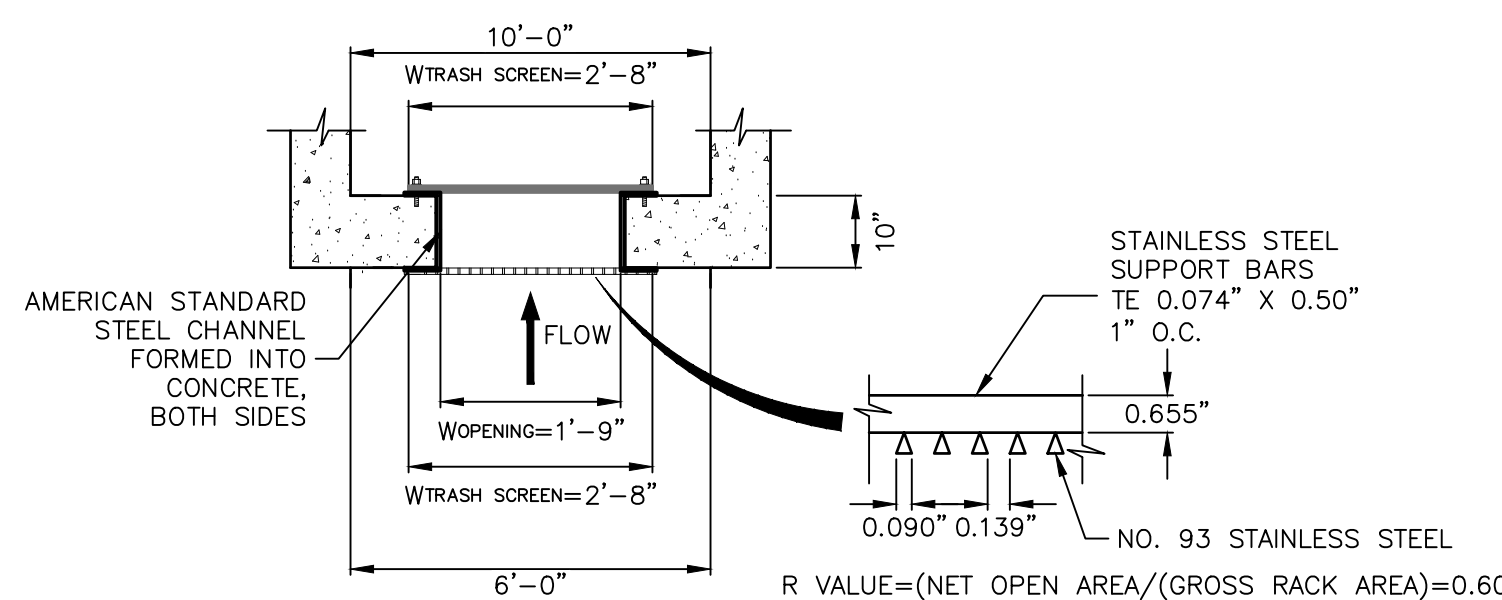
POND PLANS AND DETAILS

SHEET 19 OF 28

NO. 25158.01

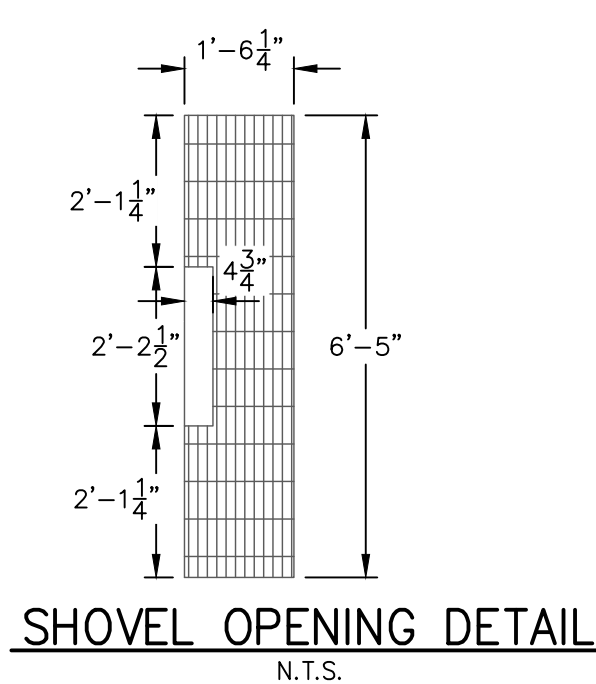


POND 2
OUTLET STRUCTURE PLAN
SCALE: 3/8"=1'

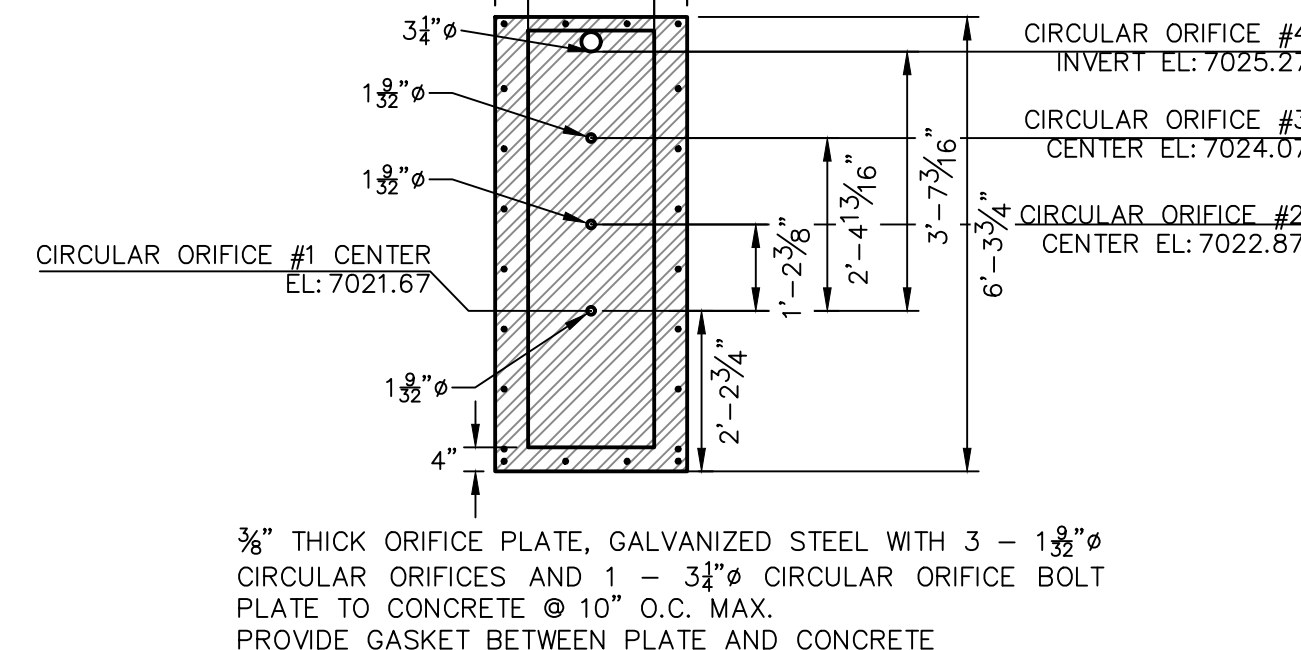


TRASH RACK AND PLATE
DETAIL (PLAN)
N.T.S.

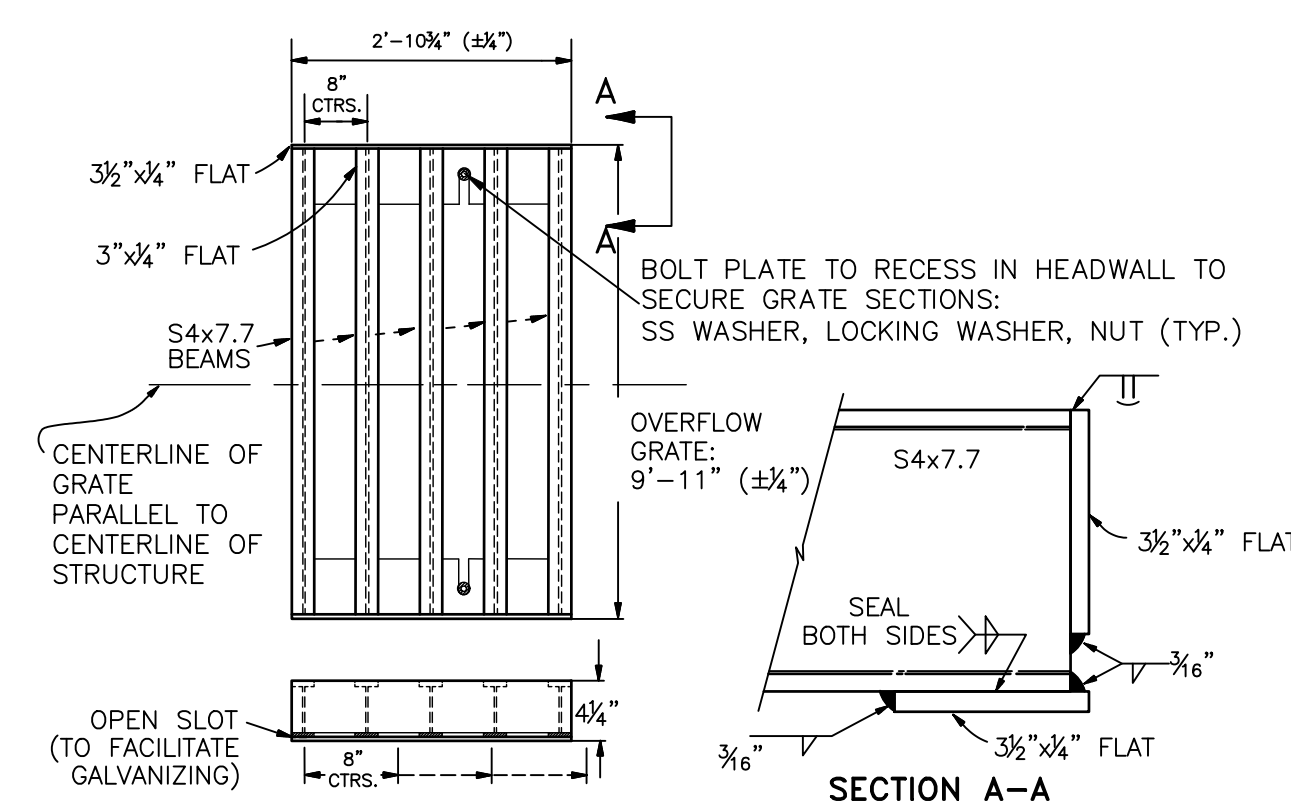
TRASH RACK DETAIL
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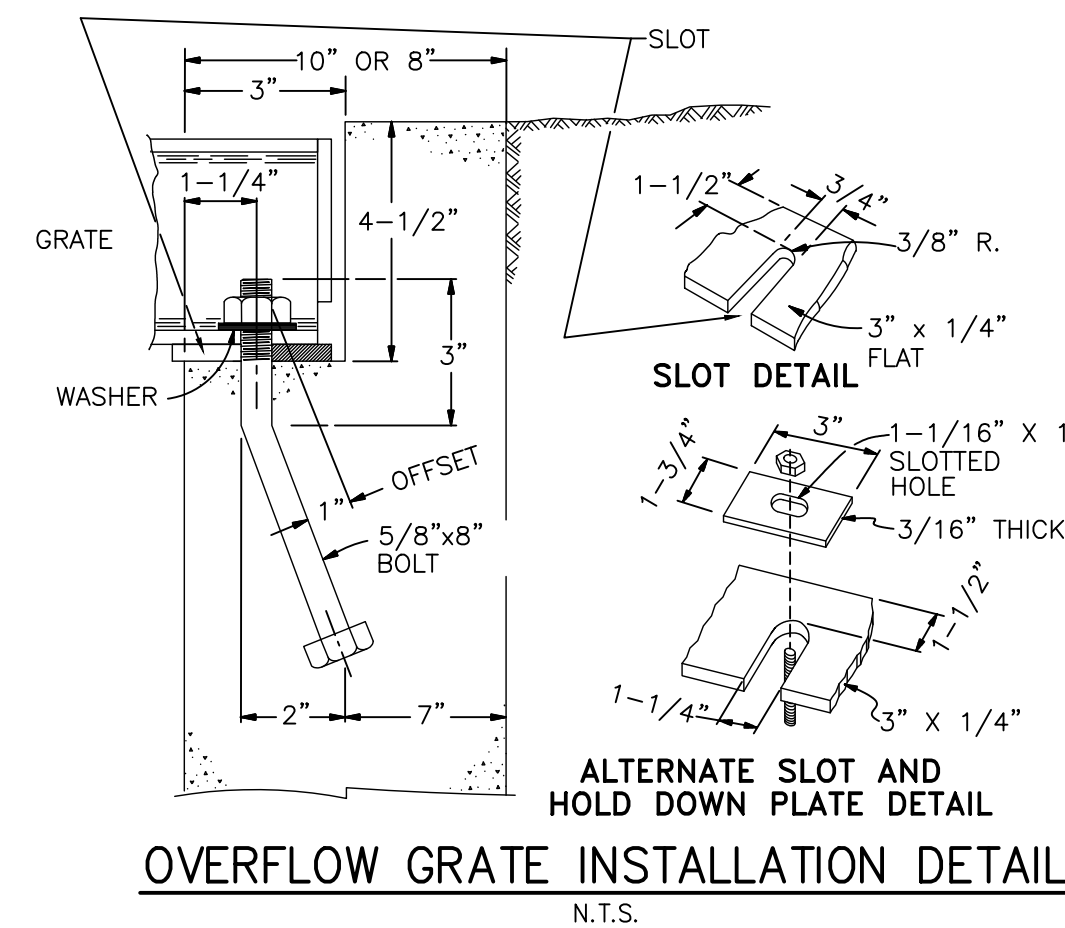
SHOVEL OPENING DETAIL
N.T.S.



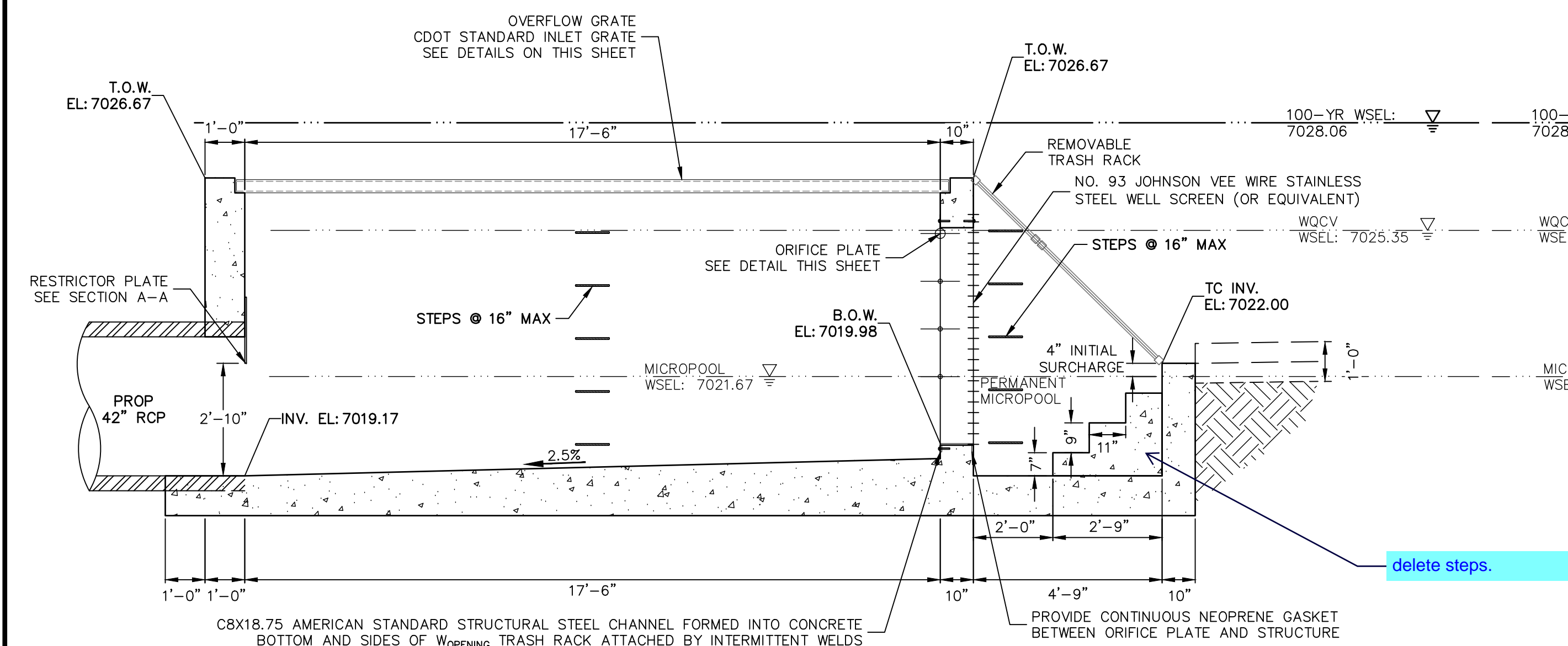
ORIFICE PLATE DETAIL
SCALE: 3/8"=1'



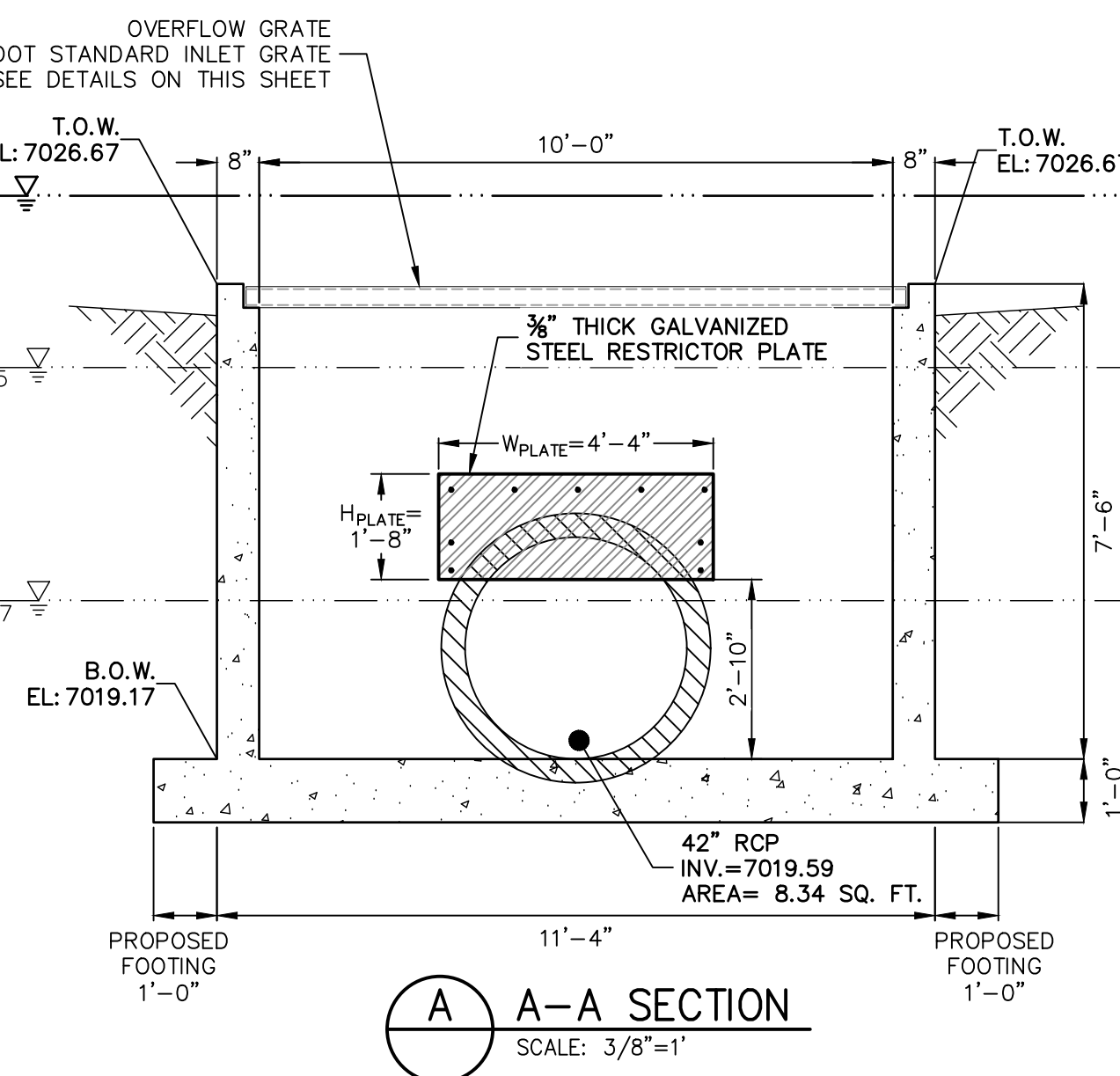
OVERFLOW GRATE DETAILS
N.T.S.



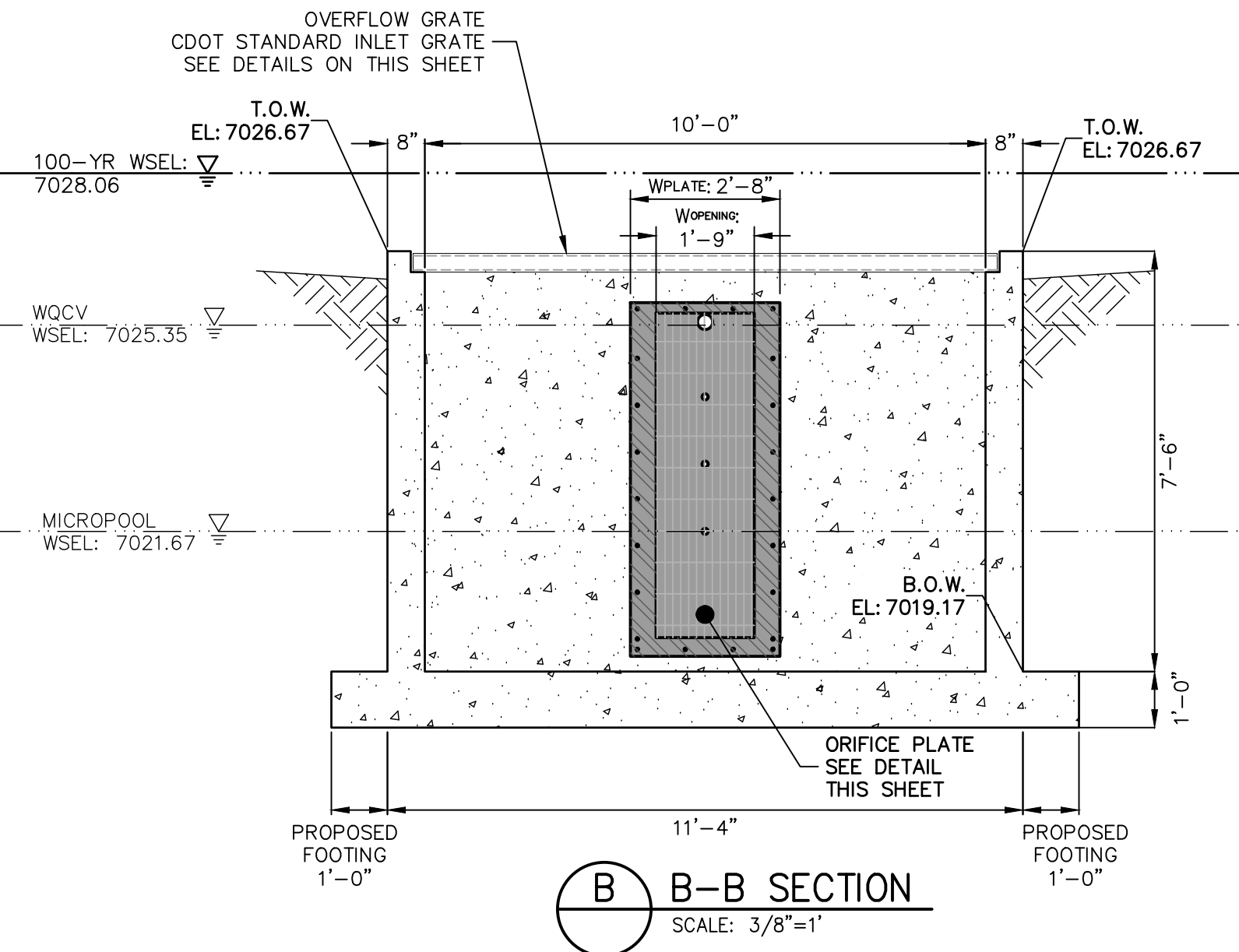
OVERFLOW GRATE INSTALLATION DETAIL
N.T.S.



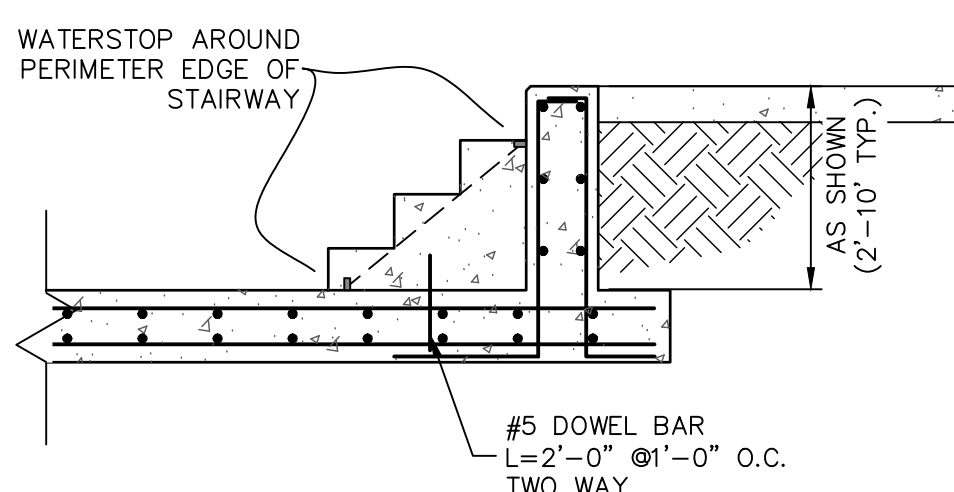
POND 2
OUTLET STRUCTURE PROFILE
SCALE: 3/8"=1'



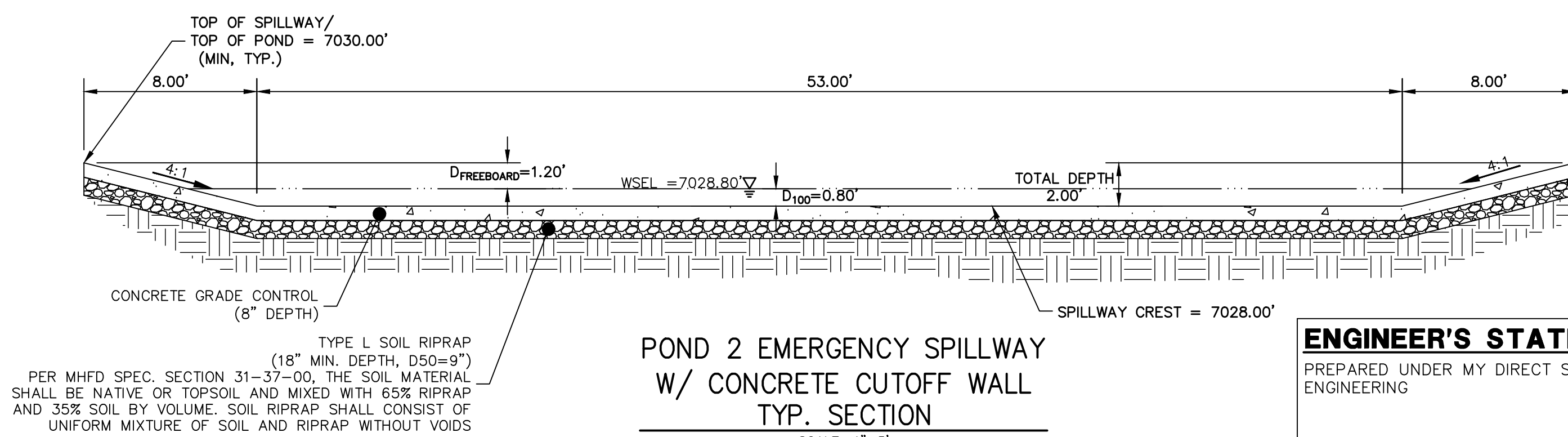
A-A SECTION
SCALE: 3/8"=1'



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



CONCRETE STEP DETAIL
SCALE: 3/8"=1'



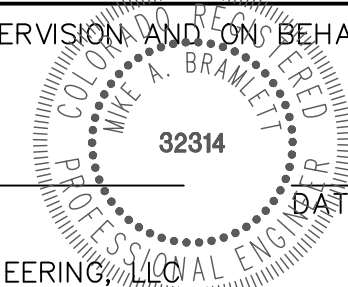
POND 2 EMERGENCY SPILLWAY
W/ CONCRETE CUTOFF WALL
TYP. SECTION
SCALE: 1"=5'



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



BY	DATE	REVISION	No.	3/8"=1'	3/8"=1'	08/18/21	DESIGNED BY	DRAWN BY	CHECKED BY
							GAG	GAG	
CLOVERLEAF FILING 2									
POND PLANS AND DETAILS									
SHEET 20 OF 28									
JOB NO. 25158.01									

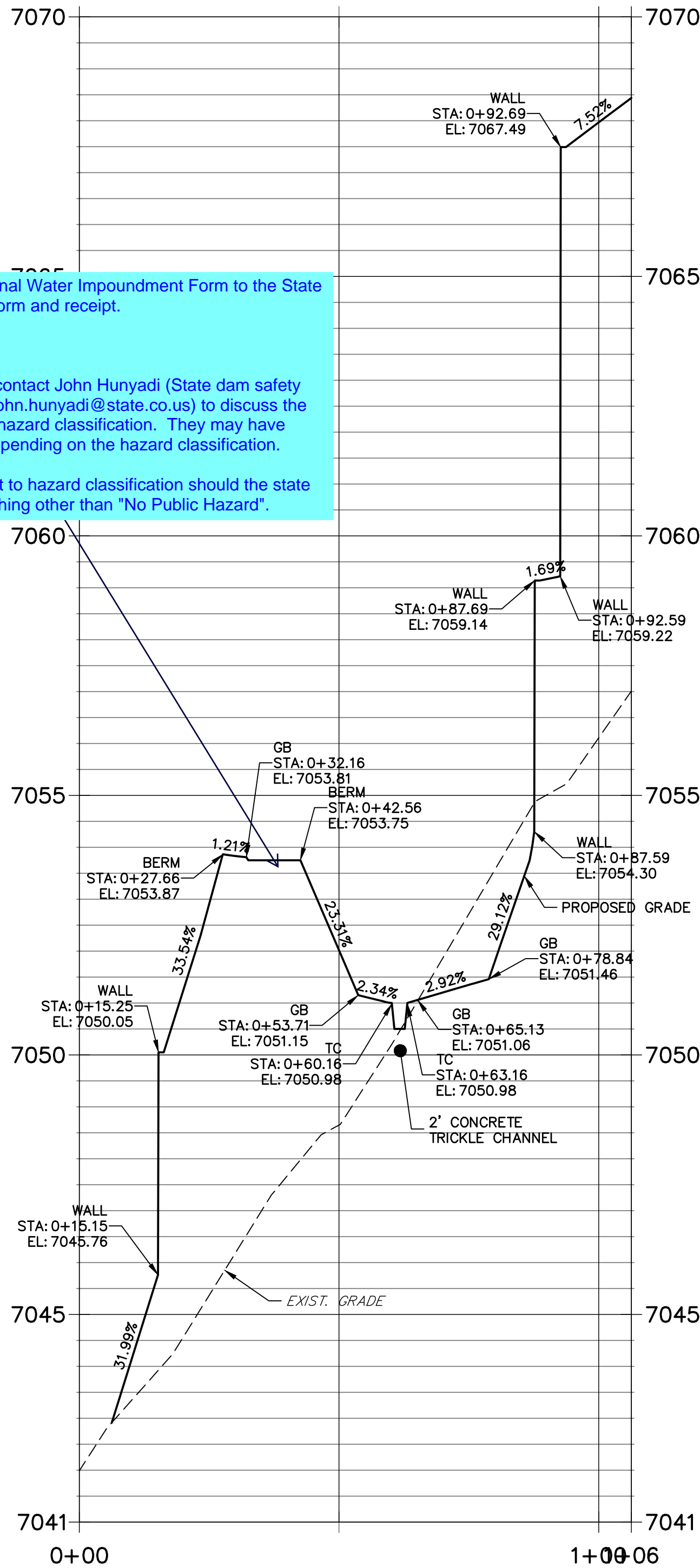
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A Western Company
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Fort Collins 970-491-9888 • www.jrengineering.com



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

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DESIGNATED BY WRITTEN
AUTHORIZATION.

POND P3-1 PROFILE
STA 0+00.00 TO 1+06.29



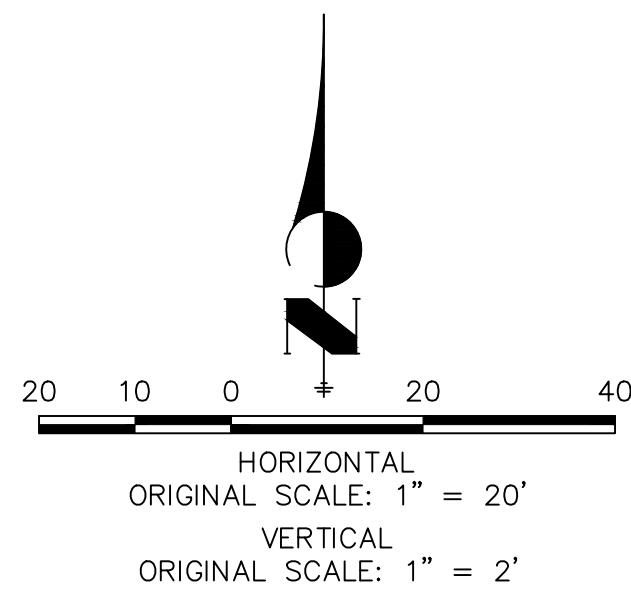
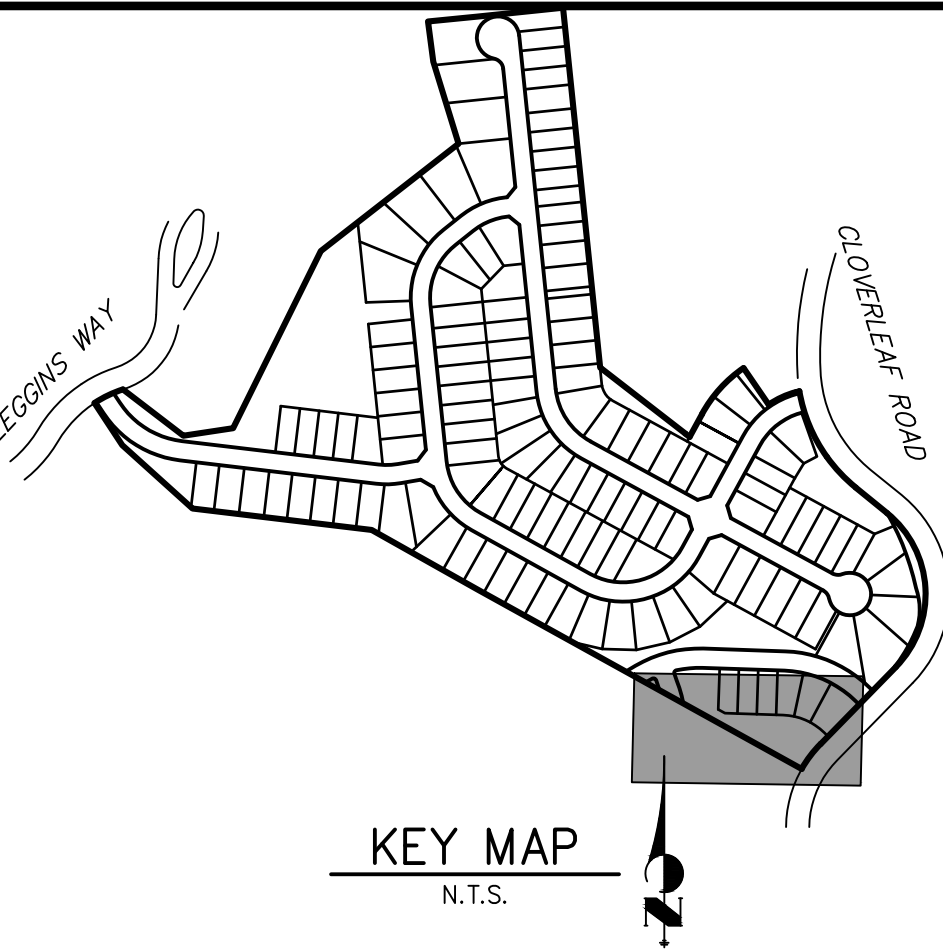
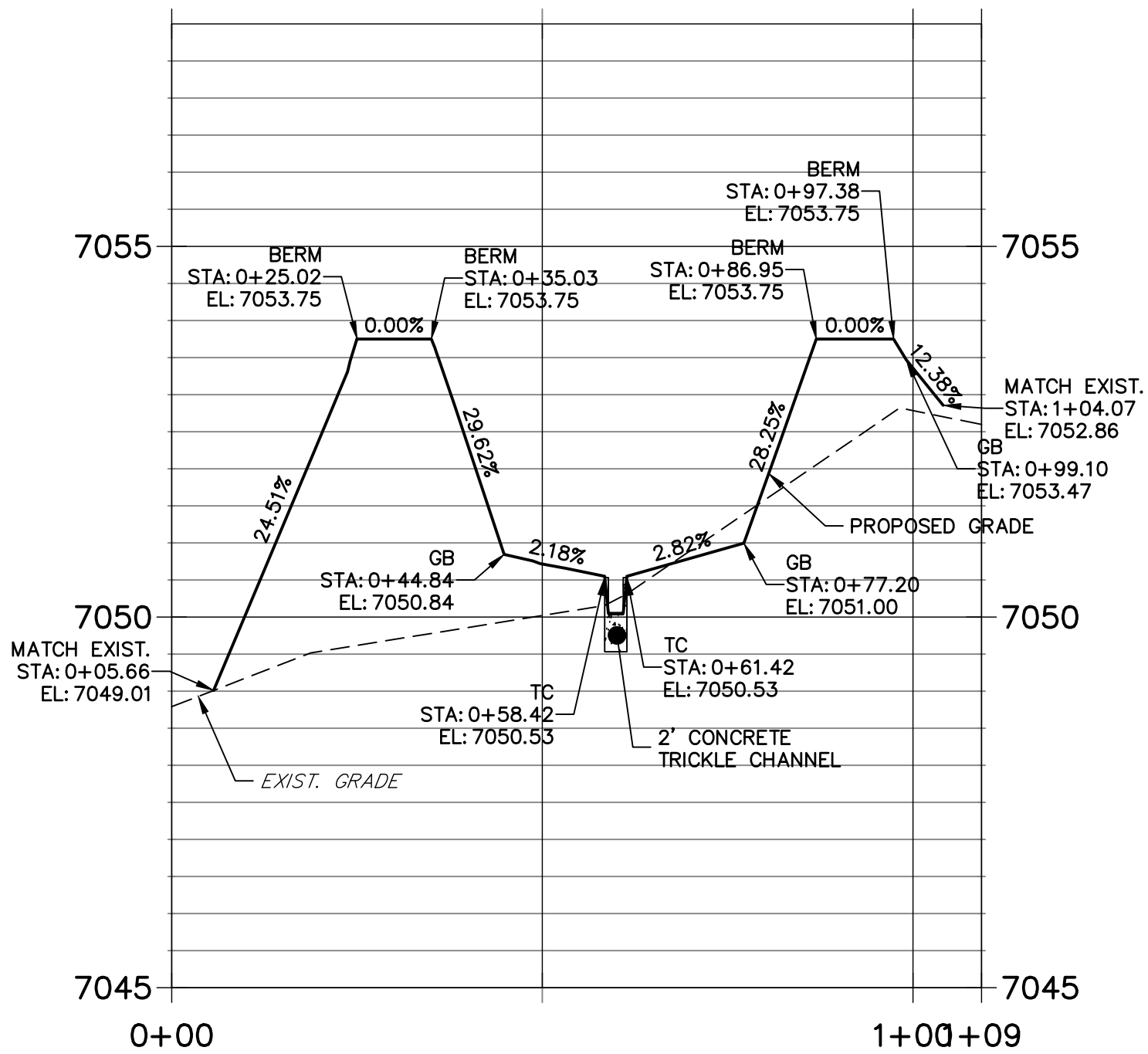
Submit the Non-Jurisdictional Water Impoundment Form to the State and upload a copy of the form and receipt.

Unresolved.

Strongly recommend you contact John Hunyadi (State dam safety engineer, 719-258-0859, john.hunyadi@state.co.us) to discuss the design and determine the hazard classification. They may have additional requirements depending on the hazard classification.

Update the drainage report to hazard classification should the state classify any of this as anything other than "No Public Hazard".

POND P3-2 PROFILE
STA 0+00.00 TO 1+09.25



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

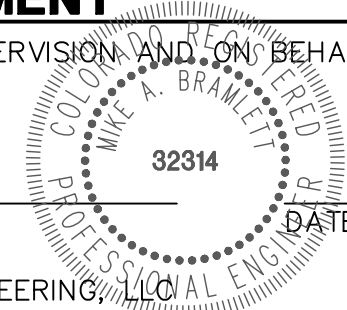
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



CLOVERLEAF FILING 2

POND PLANS AND DETAILS

SHEET 22 OF 28

JOB NO. 25158.01

No. REVISION

H-SCALE 1"=20'

V-SCALE 1"=2'

DATE 08/18/21

DESIGNED BY GVT

DRAWN BY GVT

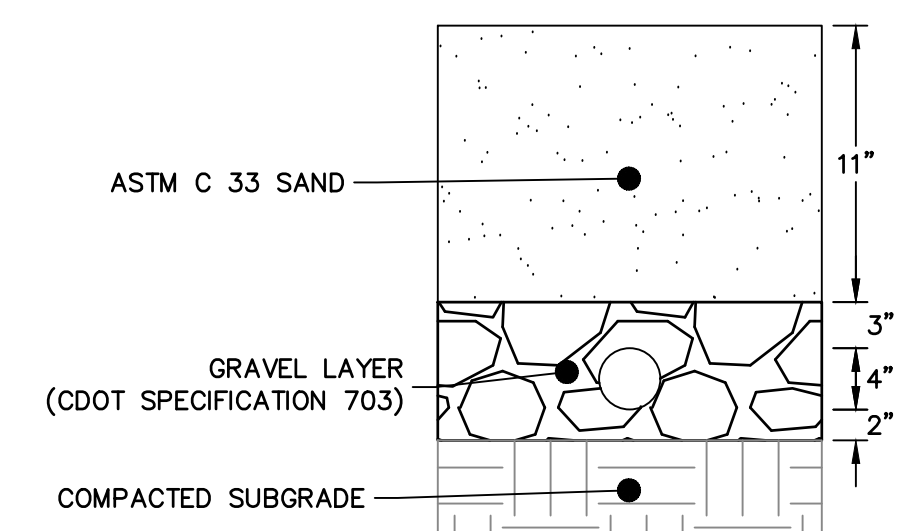
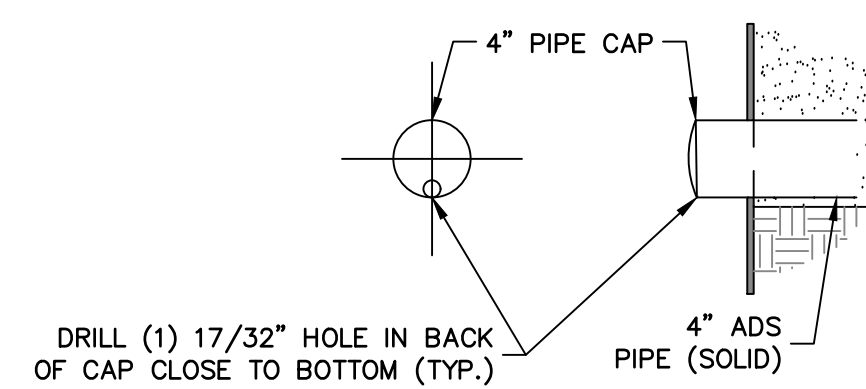
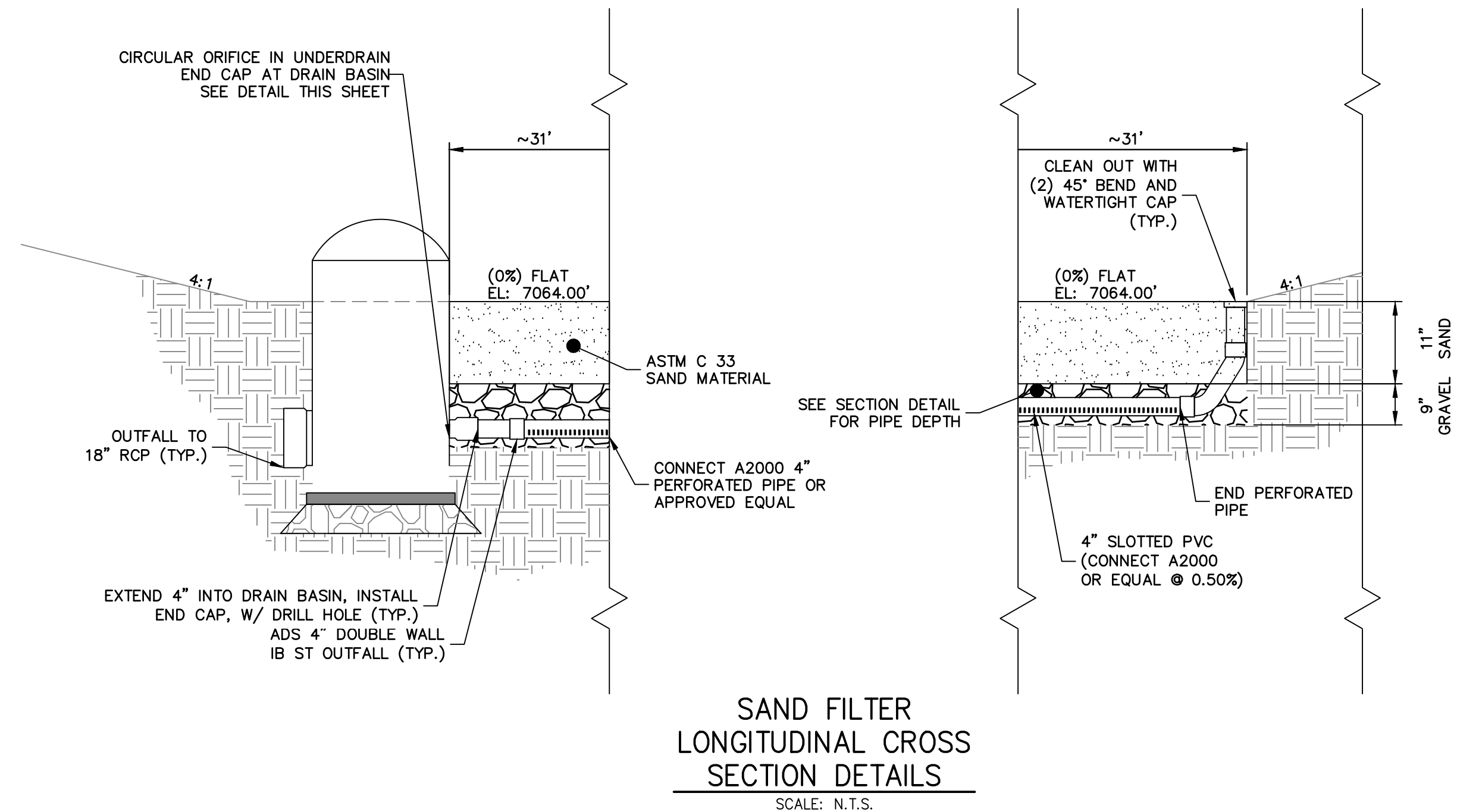
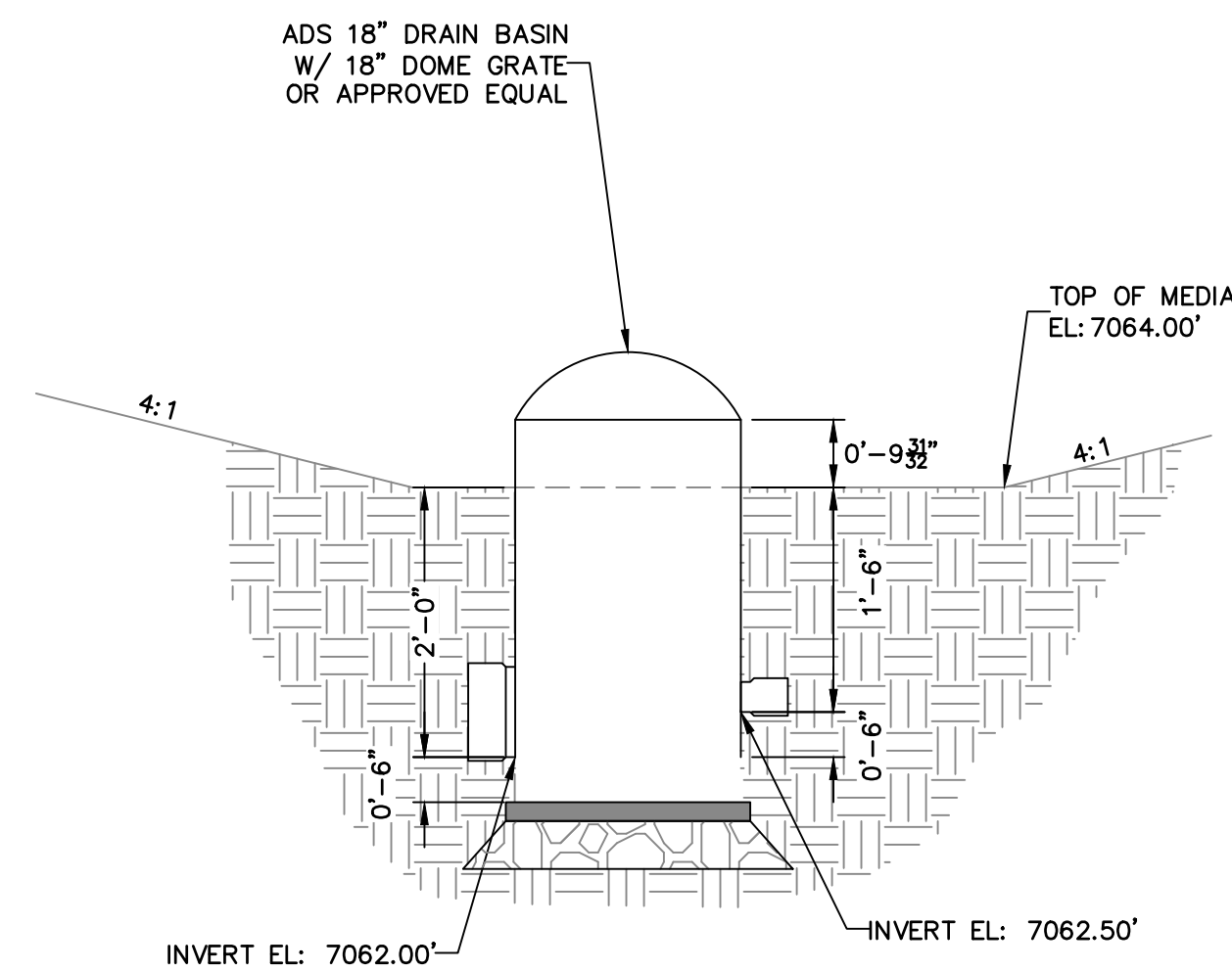
CHECKED BY

BY DATE

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

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ENGINEER'S STATEMENT

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ENGINEERING

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

FOR AND ON BEHALF OF JR ENGINEERING

DATE _____

CLOVERLEAF FILING 2

POND PLANS AND DETAILS

SHEET 25 OF 28

JOB NO. 25158.01

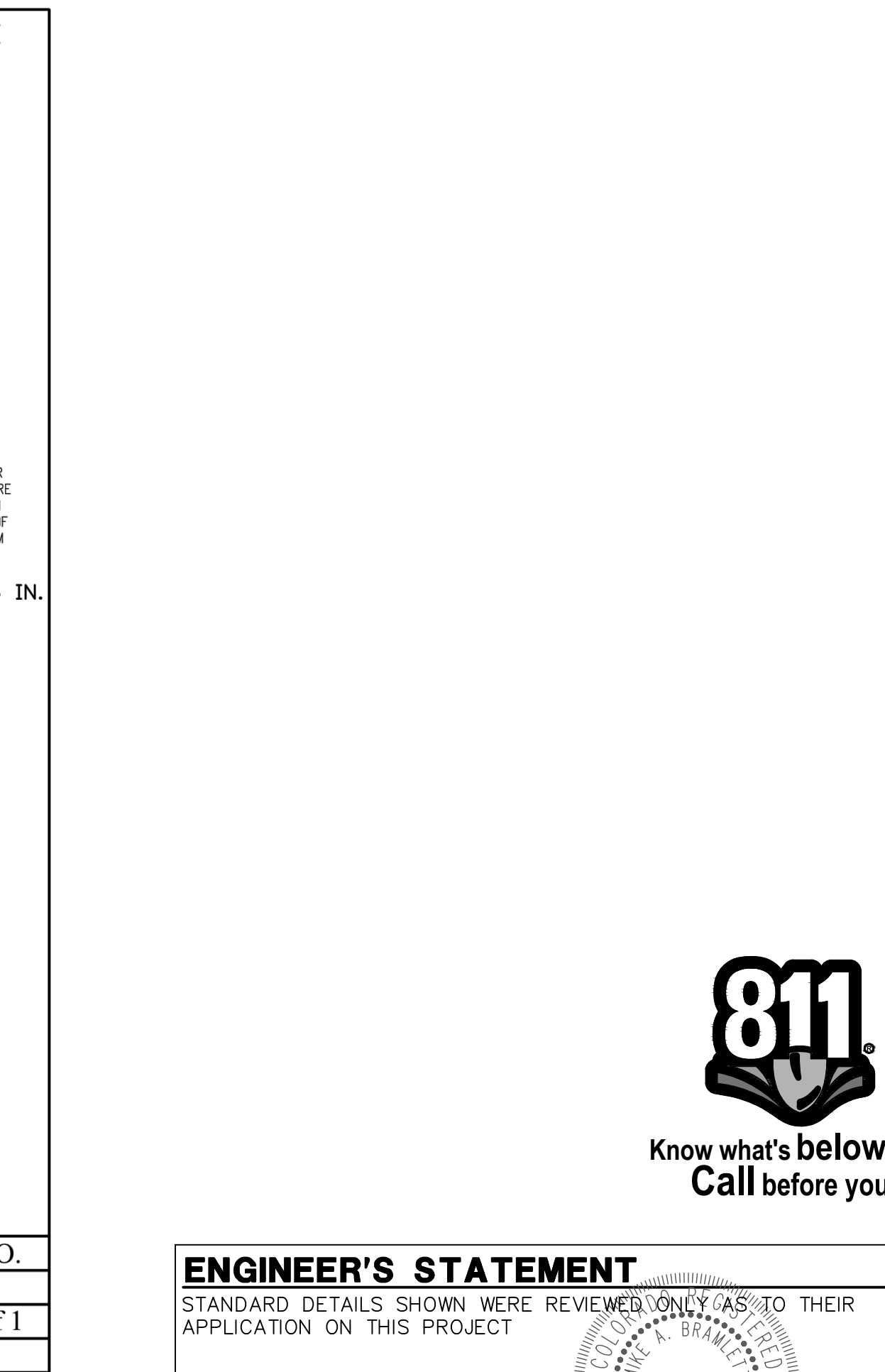
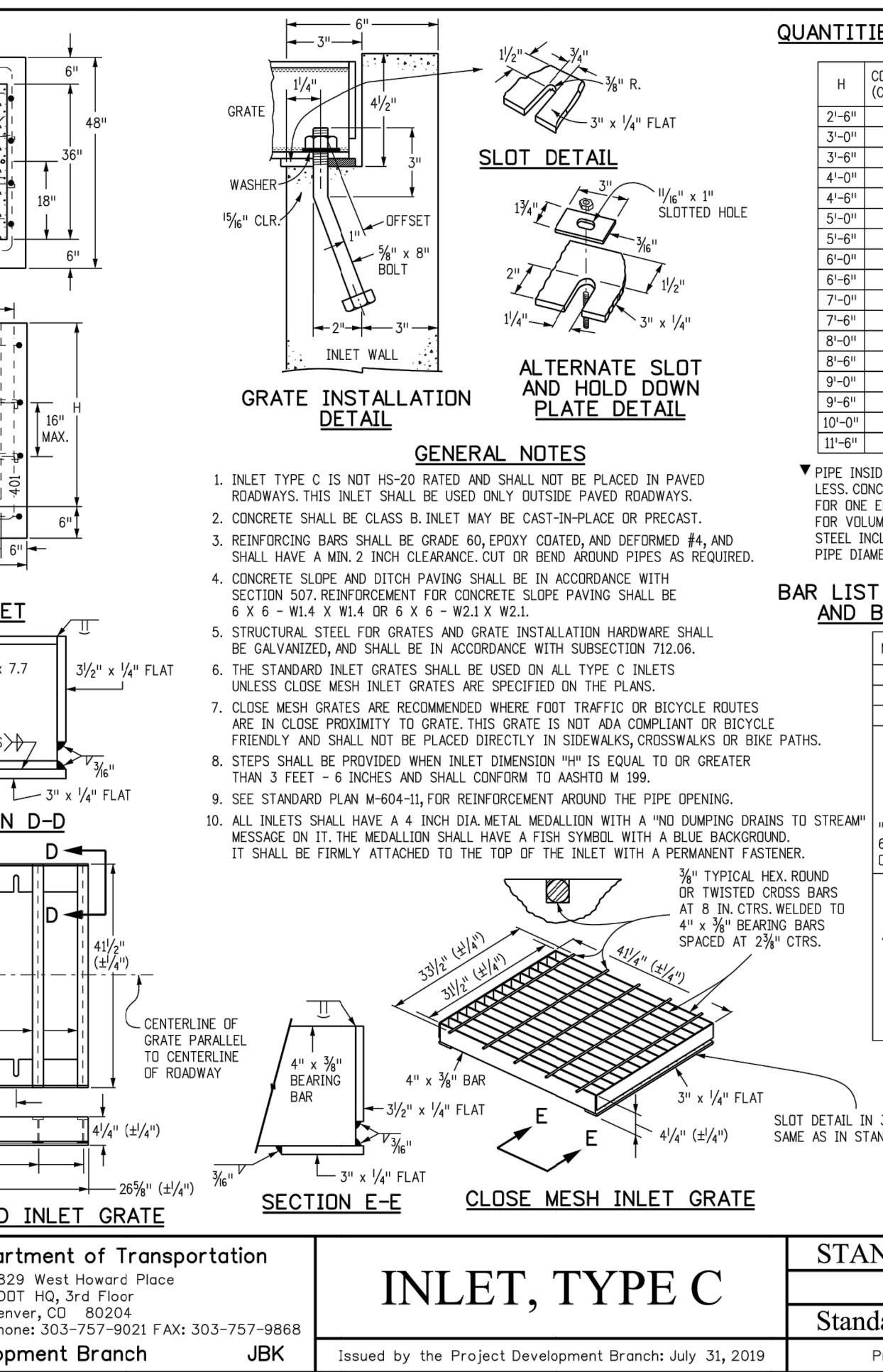
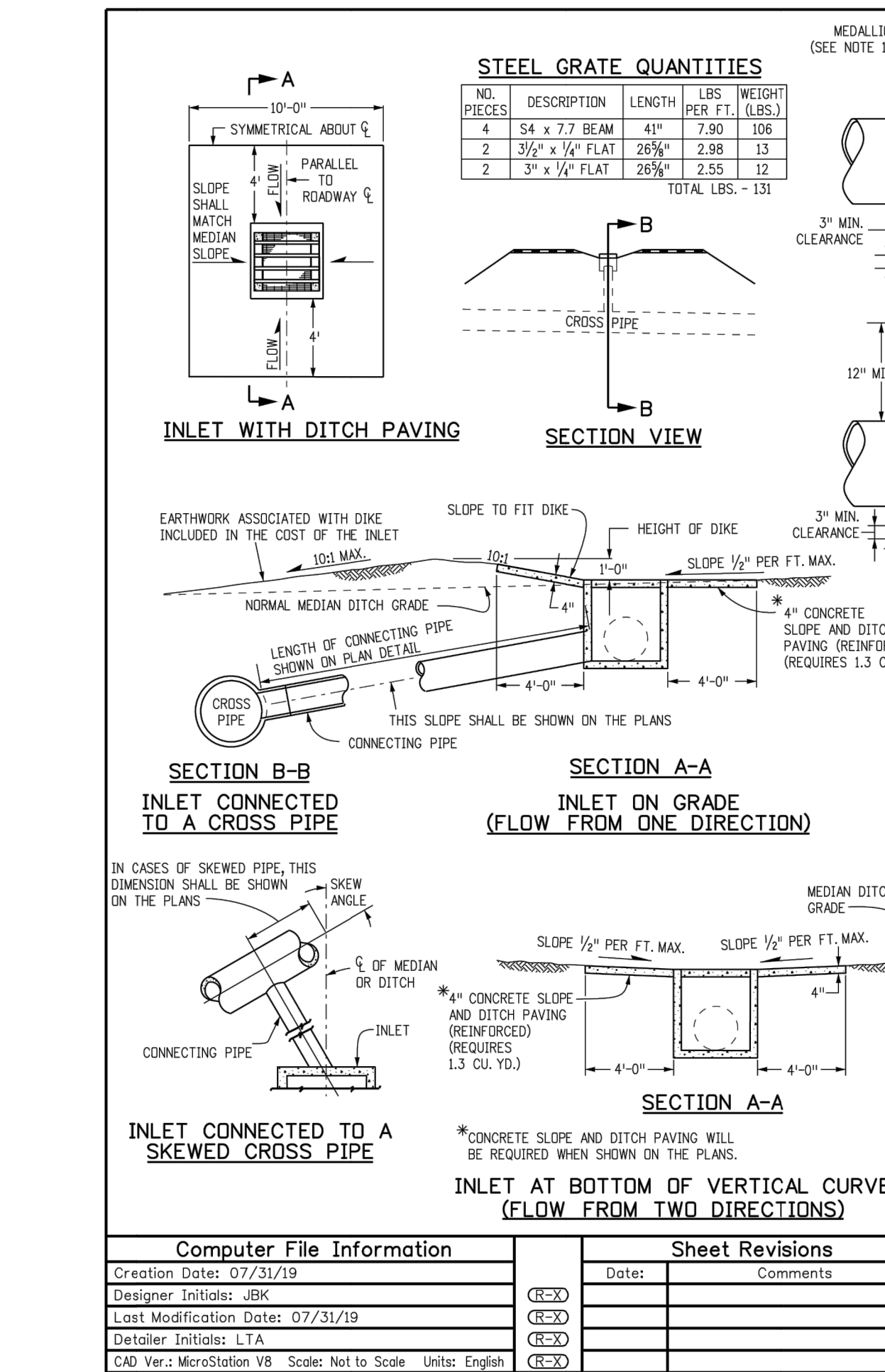
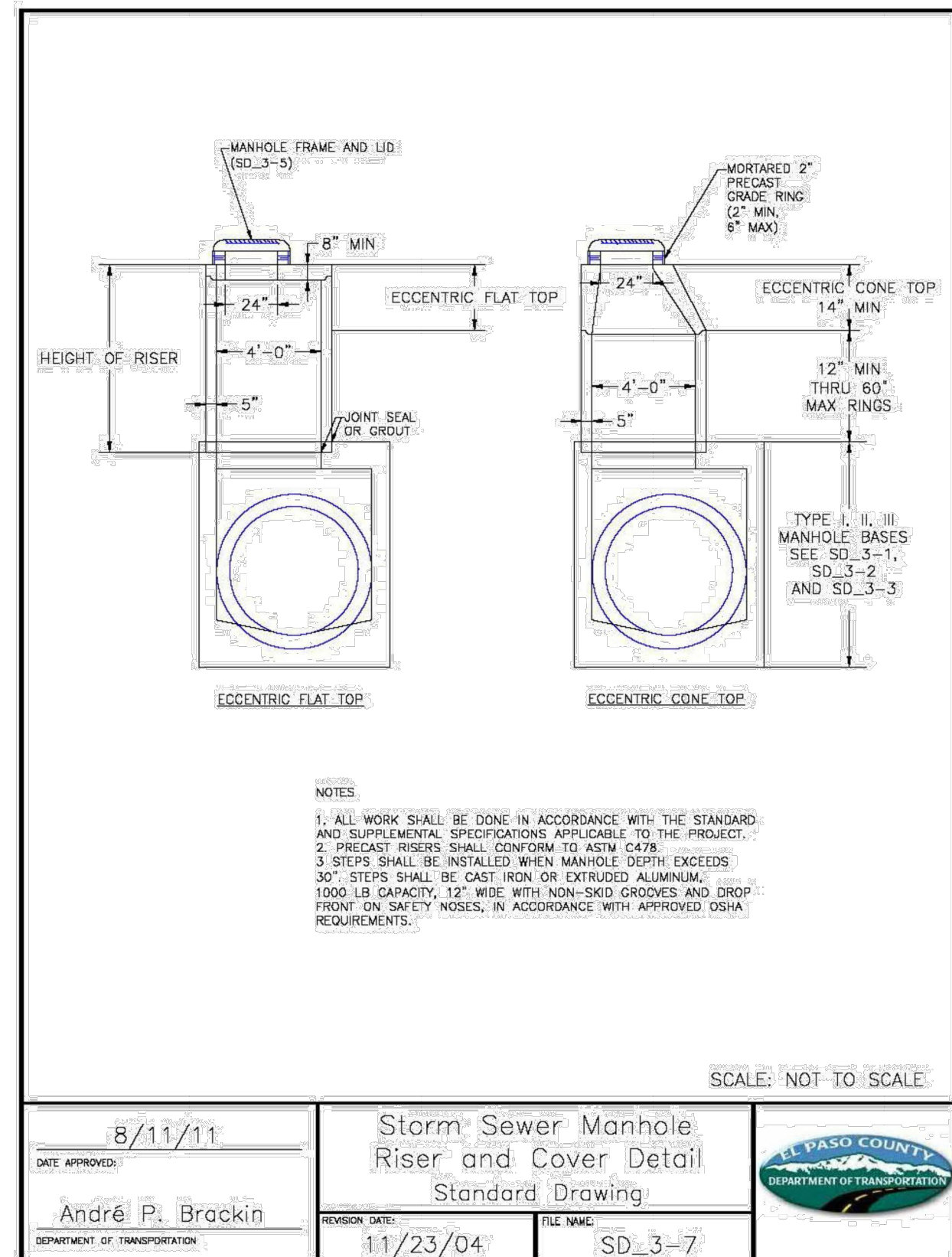
PREPARED FOR

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

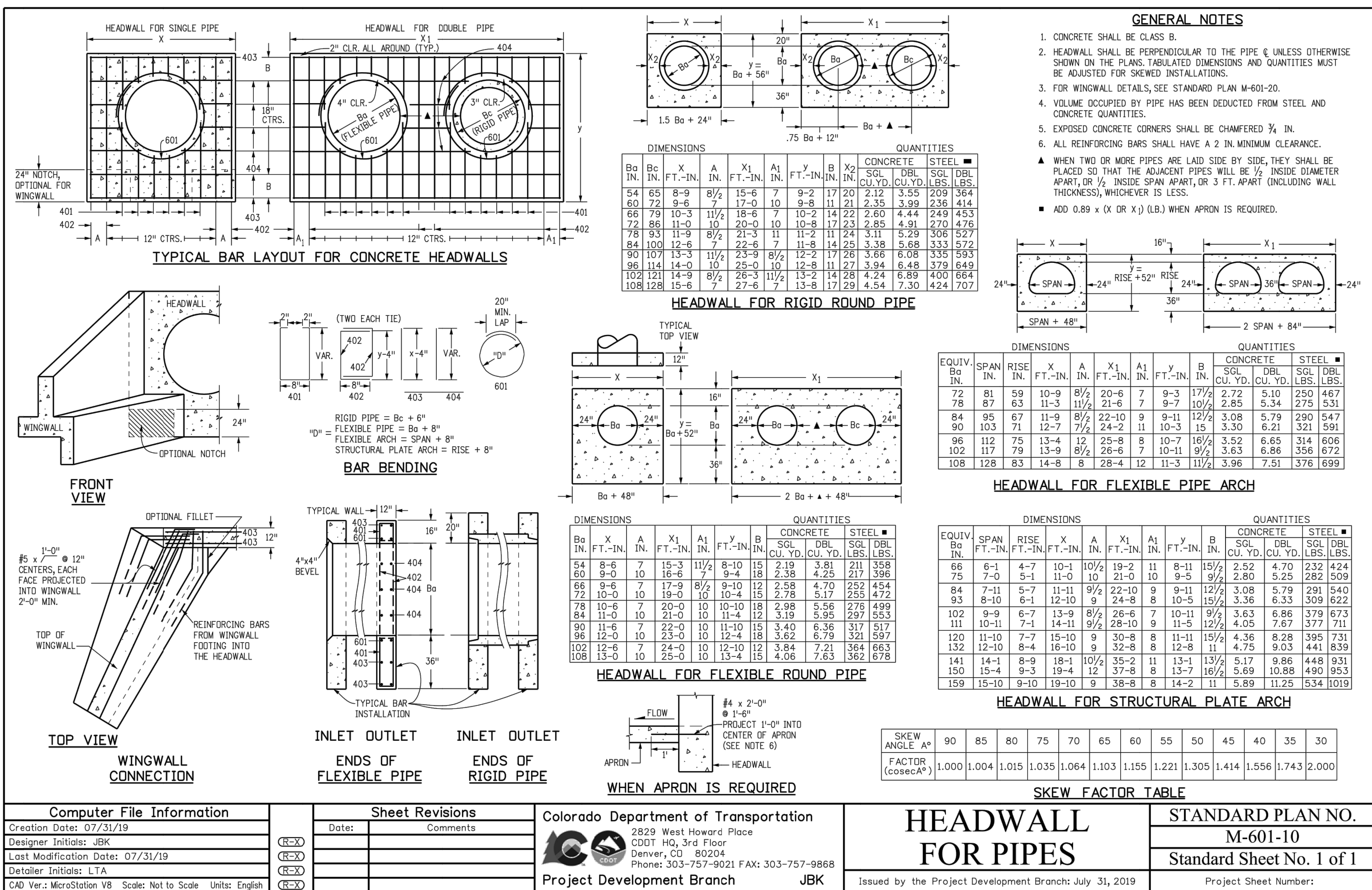
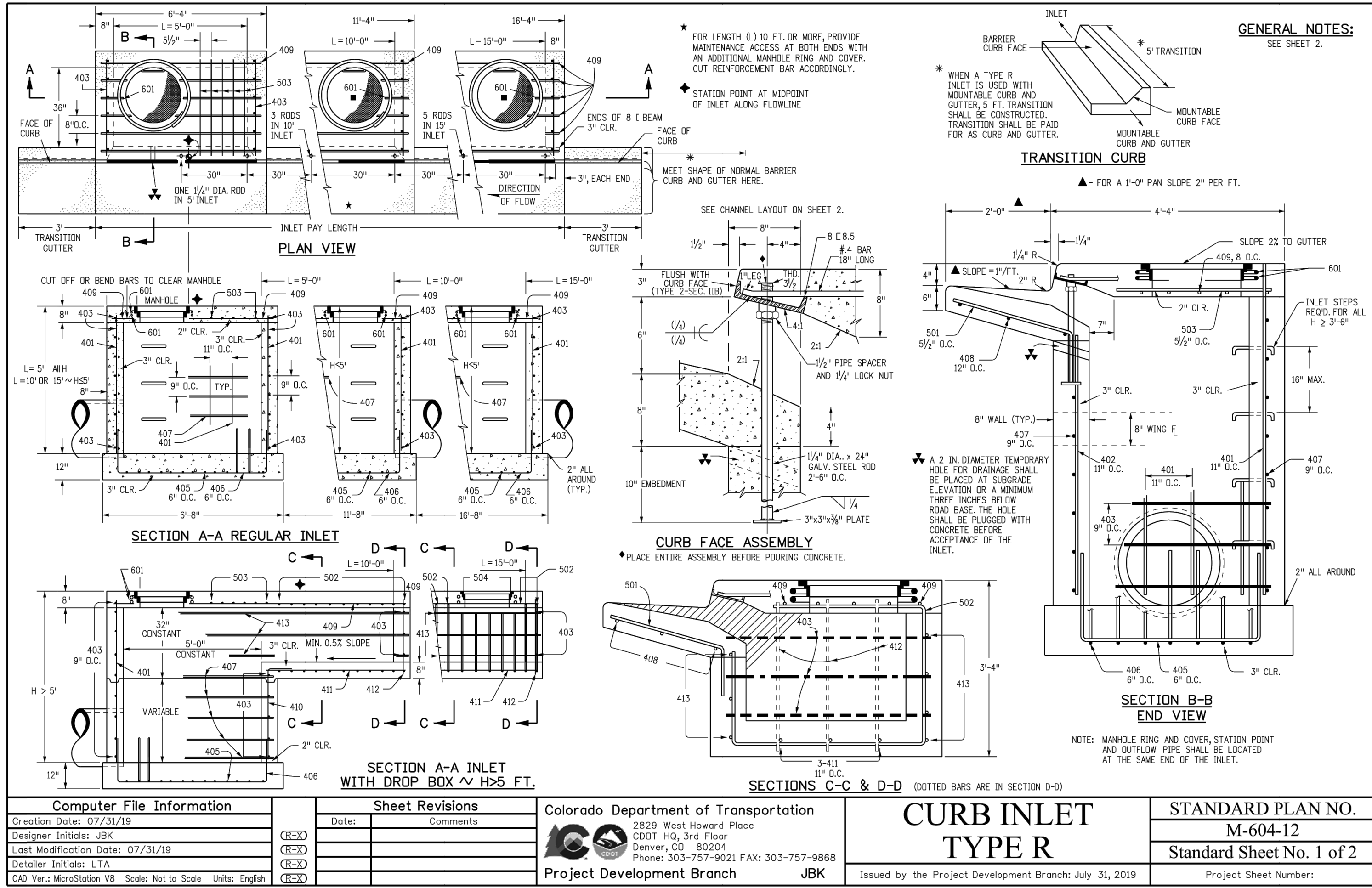
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A Westrian Company

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

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AUTHORIZATION.



CLOVERLEAF FILING 2		H-SCALE	1"=50'	No.	REVISION	BY	DATE
		V-SCALE	N/A				
DETAIL SHEET		DATE	08/18/21				
		DESIGNED BY	SAV				
		DRAWN BY	SAV				
		CHECKED BY					
SHEET	26	OF	28				
JOB NO.	25158.01						



MARK	BAR # OR SIZE	D.C. SPACING	TYPE	ALL INLETS		INLETS: H ≤ 5 FT.						INLETS: H > 5 FT.					
				L = 5 FT.		L = 10 FT.		L = 15 FT.		L = 10 FT.		L = 15 FT.		L = 10 FT.		L = 15 FT.	
				NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*	11	*		
402	4	11"	II	7	*	13	*	18	*	7	*	7	*	7	*		
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"		
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"	11	6'-10"		
406	4	6"	VIII	7	8'-10"	7	8'-10"	7	18'-10"	7	18'-10"	7	8'-10"	7	8'-10"		
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	10'-10"	*	15'-10"		
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"	3	16'-0"		
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"	6	15'-10"		
410	4	11"	VII	3	5'-10"	3	10'-10"	3	15'-10"	3	5'-10"	3	10'-10"	3	15'-10"		
411	4	11"	II	3	2'-9"	3	2'-9"	3	2'-9"	3	2'-9"	3	2'-9"	3	2'-9"		
412	4	11"	II	3	2'-9"	3	2'-9"	3	2'-9"	3	2'-9"	3	2'-9"	3	2'-9"		
413	4	9"	II	3	2'-9"	3	2'-9"	3	2'-9"	3	2'-9"	3	2'-9"	3	2'-9"		
501	5	5/8"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"		
502	5	5/8"	III	11	11'-5"	17	11'-5"	17	11'-5"	11	11'-5"	17	11'-5"	11	11'-5"		
503	5	5/8"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"	6	3'-6"		
504	5	5/8"	IX	3	2'-9"	3	2'-9"	3	2'-9"	3	2'-9"	3	2'-9"	3	2'-9"		
601	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"	4	8'-10"		
818.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"	1	15'-10"		
				2 BARS, 1 RODS		4 BARS, 3 RODS		8 BARS, 5 RODS		4 BARS, 3 RODS		8 BARS, 5 RODS		4 BARS, 3 RODS			

* VARIABLE RAKE TREAD TWO.

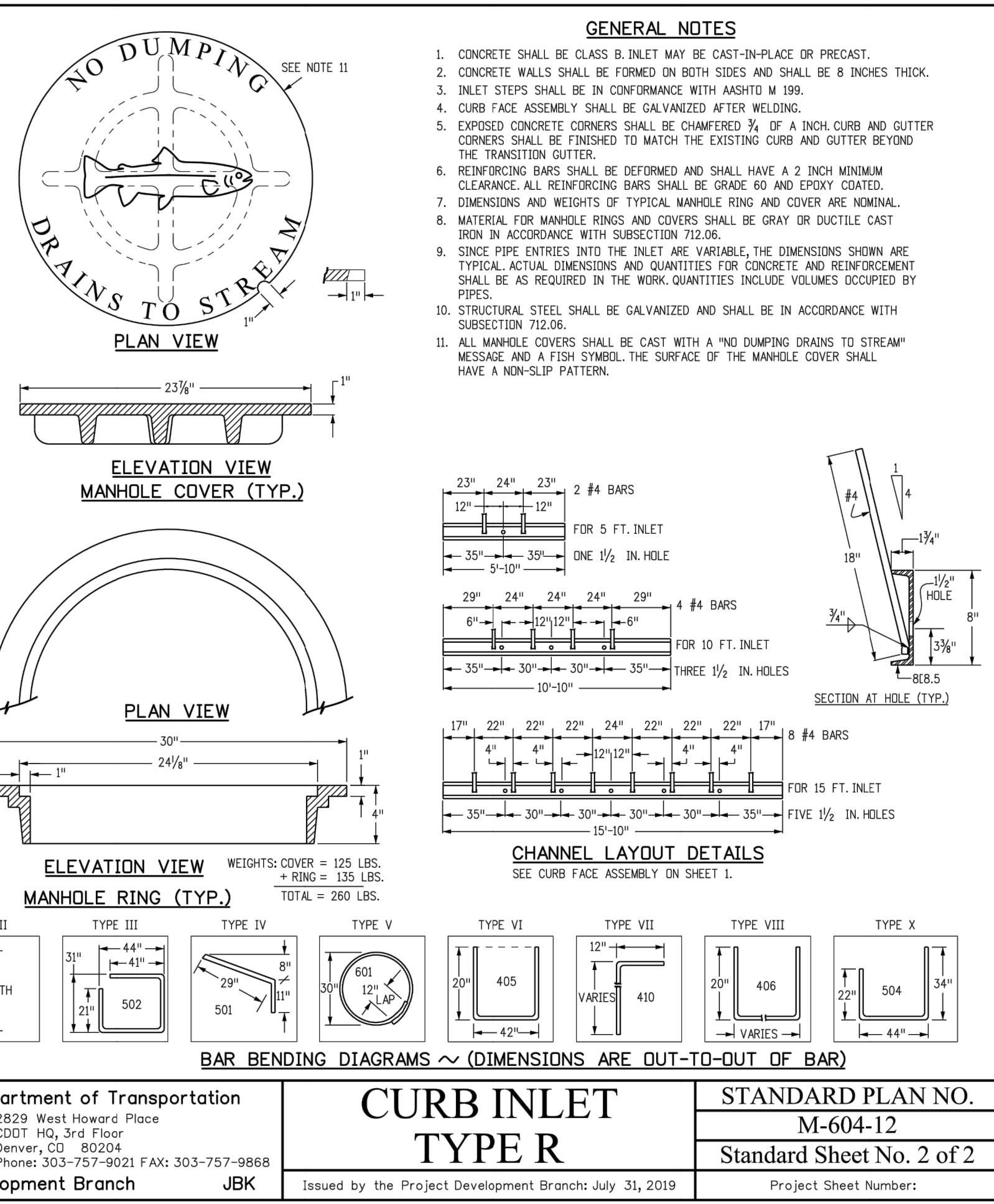
* INCLUDE #4, 18 IN BARS (SEE CHANNEL LAYOUT).

REGULAR INLETS

DROP BOX INLETS

H"	LENGTH	NO. REQ'D.		NO. REQ'D.		L = 5 FT.		L = 10 FT.		L = 15 FT.	
		REGULAR	DROP BOX	REGULAR	DROP BOX	CONC.	STEEL	CONC.	STEEL	CONC.	STEEL
3'-0"	2'-8"	1'-8"	10	7	3.2	285	5.3	497	7.4	706	706
3'-6"	3'-2"	2'-2"	10	7	3.4	305	5.7	528	7.9	747	747
4'-0"	3'-8"	2'-8"	12	9	3.7	326	6.0	559	8.4	786	786
4'-6"	4'-2"	3'-2"	12	9	3.9	354	6.4	571	8.8	803	803
5'-0"	4'-8"	3'-8"	14	11	4.1	354	6.7	602	9.3	844	844
5'-6"	5'-2"	4'-2"	16	13	4.4	375	6.0	607	7.4	850	850
6'-0"	5'-8"	4'-8"	16	13	4.6	382	6.2	616	7.6	860	860
6'-6"	6'-2"	5'-2"	18	15	4.8	402	6.4	637	7.8	880	880
7'-0"	6'-8"	5'-8"	20	17	5.0	423	6.6	654	8.0	897	897
7'-6"	7'-2"	6'-2"	20	17	5.2	430	6.9	664	8.3	907	907
8'-0"	7'-8"	6'-8"	22	19	5.5	451	7.1	684	8.5	927	927
8'-6"	8'-2"	7'-2"	24	21	5.7	471	7.3	702	8.7	944	944
9'-0"	8'-8"	7'-8"	24	21	5.9	479	7.6	711	9.0	954	954
9'-6"	9'-2"	8'-2"	26	23	6.2	499	7.8	732	9.2	974	974
10'-0"	9'-8"	8'-8"	28	25	6.4	520	8.0	749	9.4	992	992
10'-6"	10'-2"	9'-2"	28	25	6.7	527	8.3	759	9.7	1001	1001
11'-0"	10'-8"	9'-8"	30	27	6.9	547	8.5	779	9.9	1022	1022

Computer File Information				Sheet Revisions				Colorado Department of Transportation				CURB INLET TYPE R				STANDARD PLAN NO. M-604-12				Standard Sheet No. 2 of 2			
Creation Date: 07/31/19				Date:				2829 West Howard Place				Issued by the Project Development Branch: July 31, 2019				Project Sheet Number:							
Designer Initials: JBK				Comments:				CDOT HQ, 3rd Floor															
Last Modification Date: 07/31/19								Denver, CO 80204															
Detailer Initials: LTA								Phone: 303-757-9021 FAX: 303-757-9868															
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English								Project Development Branch				JBK											



ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY FOR THEIR APPLICATION ON THIS PROJECT

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

Know what's below.
Call before you dig.

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

BY	DATE	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	SHEET 27 OF 28	JOB NO. 25158.01

PREPARED FOR

PT CLOVERLEAF, LLC

1864 WOODMOOR DRIVE

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c-BARS AND REINFORCING STEEL QUANTITY (EXCLUDE TOE WALL)														* REINFORCING STEEL QUANTITY INCLUDES STEM AND FOOTING QUANTITIES, BUT DOES NOT INCLUDE TOE WALL QUANTITIES.													
L (MULTIPLE OF 6)		S (1.0 x m)		S (1.25 x m)		S (1.5 x m)		S (1.75 x m)		S (2.0 x m)		S (2.25 x m)		S (2.5 x m)		S (2.75 x m)		S (3.0 x m)		S (3.25 x m)		S (3.5 x m)					
m (FT) K (FT)		c-BARS		* REINF. LB./L.F.		c-BARS		* REINF. LB./L.F.		c-BARS		* REINF. LB./L.F.		c-BARS		* REINF. LB./L.F.		c-BARS		* REINF. LB./L.F.		c-BARS		* REINF. LB./L.F.			
14	4	#4	10.0	54.60	#4	10.0	57.10	#4	10.0	59.60	#4	10.0	62.10	#4	10.0	64.60	#4	10.0	67.10	#4	10.0	69.60	#4	10.0	72.10		
	5	#4	10.0	55.86	#4	10.0	60.48	#4	10.0	59.60	#4	10.0	62.89	#4	10.0	67.51	#4	10.0	70.77	#4	10.0	75.39	#4	10.0	78.90		
	6	#5	10.0	64.43	#6	10.0	70.60	#6	10.0	69.89	#6	10.0	74.93	#6	10.0	74.45	#6	10.0	78.30	#6	10.0	83.64	#6	10.0	83.05		
	7	#5	10.0	67.29	#6	10.0	73.76	#6	10.0	72.83	#6	10.0	78.32	#6	10.0	77.84	#6	10.0	81.67	#6	10.0	87.02	#6	10.0	86.06		
	8	#5	10.0	74.71	#6	10.0	83.46	#6	10.0	87.09	#6	10.0	92.54	#6	10.0	94.37	#6	10.0	99.88	#6	10.0	107.11	#6	10.0	108.49		
	9	#5	10.0	70.81	#6	10.0	80.03	#6	10.0	83.09	#6	10.0	87.97	#6	10.0	90.63	#6	10.0	95.65	#6	10.0	103.63	#6	10.0	104.92		
	10	#4	10.0	50.51	#4	10.0	49.25	#5	10.0	57.09	#5	10.0	53.09	#5	10.0	52.46	#5	10.0	55.54	#5	10.0	57.85	#5	10.0	57.51		
	11	#4	10.0	52.66	#4	10.0	51.37	#5	10.0	60.01	#5	10.0	55.46	#5	10.0	54.99	#5	10.0	58.08	#5	10.0	62.79	#5	10.0	60.17		
13	4	#4	10.0	54.92	#4	10.0	59.48	#5	9.9	63.09	#5	9.9	67.56	#5	9.9	67.08	#5	9.9	70.57	#5	9.9	73.12	#5	9.9	72.95		
	5	#4	10.0	57.36	#5	9.9	62.16	#5	9.9	63.05	#5	9.9	70.66	#5	9.9	70.16	#5	9.9	73.67	#5	9.9	76.52	#5	9.9	76.35		
	6	#4	10.0	60.39	#5	9.9	65.31	#5	9.9	67.97	#5	9.9	72.85	#5	9.9	72.85	#5	9.9	76.37	#5	9.9	79.18	#5	9.9	78.92		
	7	#4	10.0	69.37	#5	10.0	76.10	#6	10.0	83.49	#6	10.0	85.37	#6	10.0	84.87	#6	10.0	90.59	#6	10.0	90.29	#6	10.0	97.70		
	8	#4	10.0	62.91	#5	10.0	61.45	#5	9.9	67.87	#5	9.9	73.82	#5	9.9	73.33	#5	9.9	76.96	#5	9.9	84.54	#5	9.9	84.62		
	9	#4	10.0	41.70	#4	10.0	40.42	#4	10.0	39.57	#4	10.0	38.96	#4	10.0	38.50	#4	10.0	37.87	#4	10.0	37.63	#4	10.0	37.25		
12	4	#4	10.0	43.57	#4	10.0	42.27	#4	10.0	41.40	#4	10.0	40.79	#4	10.0	40.33	#4	10.0	39.97	#4	10.0	39.69	#4	10.0	39.45		
	5	#4	10.0	45.48	#4	10.0	44.16	#4	10.0	43.28	#4	10.0	42.66	#4	10.0	43.09	#4	10.0	42.57	#4	10.0	42.27	#4	10.0	42.02		
	6	#4	10.0	47.46	#4	10.0	46.10	#4	10.0	45.21	#4	10.0	44.58	#4	10.0	45.06	#4	10.0	44.54	#4	10.0	44.24	#4	10.0	43.99		
	7	#4	10.0	49.52	#4	10.0	48.13	#4	10.0	47.23	#4	10.0	46.63	#4	10.0	47.15	#4	10.0	46.65	#4	10.0	46.35	#4	10.0	46.10		
	8	#4	10.0	51.73	#4	10.0	50.31	#4	10.0	50.43	#4	10.0	50.43	#4	10.0	50.95	#4	10.0	50.47	#4	10.0	50.98	#4	10.0	50.49		
	9	#4	10.0	54.00	#4	10.0	52.44	#4	10.0	52.45	#4	10.0	52.45	#4	10.0	52.97	#4	10.0	52.48	#4	10.0	52.99	#4	10.0	52.50		
	10	#4	10.0	56.20	#5	10.0	60.87	#5	10.0	59.85	#5	10.0	63.21	#5	10.0	66.60	#5	10.0	69.09	#5	10.0	72.58	#5	10.0	75.97		
	11	#4	10.0	38.84	#4	10.0	38.53	#4	10.0	37.65	#4	10.0	37.03	#4	10.0	36.57	#4	10.0	36.20	#4	10.0	35.81	#4	10.0	35.43		
10	4	#4	10.0	41.68	#4	10.0	39.47	#4	10.0	39.13	#4	10.0	38.79	#4	10.0	38.45	#4	10.0	38.11	#4	10.0	37.76	#4	10.0	37.42		
	5	#4	10.0	43.58	#4	10.0	42.22	#4	10.0	41.31	#4	10.0	40.67	#4	10.0	40.19	#4	10.0	39.82	#4	10.0	39.53	#4	10.0	39.28		
	6	#4	10.0	45.53	#4	10.0	44.14	#4	10.0	43.21	#4	10.0	42.56	#4	10.0	42.07	#4	10.0	41.64	#4	10.0	41.33	#4	10.0	41.03		
	7	#4	10.0	47.58	#4	10.0	46.14	#4	10.0	45.20	#4	10.0	44.53	#4	10.0	44.03	#4	10.0	43.67	#4	10.0	43.35	#4	10.0	43.05		
	8	#4	10.0	49.79	#4	10.0	48.31	#4	10.0	47.34	#4	10.0	46.70	#4	10.0	46.19	#4	10.0	45.74	#4	10.0	45.43	#4	10.0	45.13		
	9	#4	10.0	52.06	#4	10.0	50.54	#4	10.0	50.64	#4	10.0	50.64	#4	10.0	51.17	#4	10.0	50.68	#4	10.0	51.20	#4	10.0	50.71		
	10	#4	10.0	54.00	#4	10.0	52.44	#4	10.0	52.45	#4	10.0	52.45	#4	10.0	52.97	#4	10.0	52.48	#4	10.0	52.99	#4	10.0	52.50		
	11	#4	10.0	38.01	#4	10.0	36.75	#4	10.0	35.85	#4	10.0	35.21	#4	10.0	34.73	#4	10.0	34.36	#4	10.0	33.98	#4	10.0	33.61		
9	4	#4	10.0	39.93	#4	10.0	38.56	#4	10.0	37.64	#4	10.0	36.99	#4	10.0	36.51	#4	10.0	36.13	#4	10.0	35.76	#4	10.0	35.40		
	5	#4	10.0	41.81	#4	10.0	40.40	#4	10.0	39.47	#4	10.0	38.81	#4	10.0	38.31	#4	10.0	37.93	#4	10.0	37.63	#4	10.0	37.32		
	6	#4	10.0	43.75	#4	10.0	42.30	#4	10.0	41.35	#4	10.0	40.67	#4	10.0	40.17	#4	10.0	39.78	#4	10.0	39.47	#4	10.0	39.20		
	7	#4	10.0	45.79	#4	10.0	44.31	#4	10.0	43.37	#4	10.0	42.67	#4	10.0	42.15	#4	10.0	41.74	#4	10.0	41.42	#4	10.0	41.12		
	8	#4	10.0	48.04	#4	10.0	46.50	#4	10.0	45.49	#4	10.0	44.77	#4	10.0	44.29	#4	10.0	43.86	#4	10.0	43.53	#4	10.0	43.24		
	9	#4	10.0	50.43	#4	10.0	48.84	#4	10.0	47.80	#4	10.0	47.06	#4	10.0	46.53	#4	10.0	46.10	#4	10.0	45.75	#4	10.0	45.47		
	10	#4	10.0	36.41	#4	10.0	35.01	#4	10.0	34.08	#4	10.0	33.42	#4	10.0	32.92	#4	10.0	32.54	#4	10.0	32.23	#4	10.0	31.97		
	11	#4	10.0	38.23	#4	10.0	36.80	#4	10.0	35.85	#4	10.0	35.18	#4	10.0	34.67	#4	10.0	34.28	#4	10.0	33.97	#4	10.0	33.70		
8	4	#4	10.0	40.89	#4	10.0	37.64	#4	10.0	37.20	#4	10.0	36.80	#4	10.0	36.40	#4	10.0	36.00	#4	10.0	35.60	#4	10.0	35.20		
	5	#4	10.0	41.99	#4	10.0	40.47	#4	10.0	39.47	#4	10.0	38.76	#4	10.0	38.24	#4	10.0	37.83	#4	10.0	37.50	#4	10.0	37.23		
	6	#4	10.0	43.97	#4	10.0	42.40	#4	10.0	41.36	#4	10.0	40.64	#4	10.0	40.10	#4	10.0	39.68	#4	10.0	39.35	#4	10.0	39.07		
	7	#4	10.0	46.19	#4	10.0	44.56	#4	10.0	43.49	#4	10.0	42.74	#4	10.0	42.18	#4	10.0	41.75	#4	10.0	41.41	#4	10.0	41.13		
	8	#4	10.0	34.90	#4	10.0	33.44	#4	10.0	32.47	#4	10.0	31.78	#4	10.0	31.27	#4	10.0	30.84	#4	10.0	30.53	#4	10.0	30.25		
	9	#4	10.0	36.73	#4	10.0	35.29	#4	10.0	34.33	#4	10.0	33.60	#4	10.0	33.09	#4	10.0	32.66	#4	10.0	32.34	#4	10.0	32.07		
7	4	#4	10.0	38.59	#4	10.0	37.04	#4	10.0	36.01	#4	10.0	35.29	#4	10.0	34.75	#4	10.0	34.33	#4	10.0	33.99	#4	10.0	33.71		
	5	#4	10.0	40.48	#4	10.0	38.86	#4	10.0	37.80	#4	10.0	37.06	#4	10.0	36.50	#4	10.0	36.07	#4	10.0	35.73	#4	10.0	35.44		
	6	#4	10.0	42.39	#4	10.0	40.71	#4	10.0	39.61	#4	10.0	38.84	#4	10.0	38.26	#4	10.0	37.82	#4	10.0	37.47	#4	10.0	37.17		
	7	#4	10.0	44.26	#4	10.0	42.58	#4	10.0	41.48	#4	10.0	40.71	#4	10.0	40.13	#4	10.0	39.69	#4	10.0	39.34	#4	10.0	39.04		

Computer File Information

Creation Date: 07/31/19

Designer Initials: JBK

Last Modification Date: 07/31/19

Designer Initials: JBK

Calulator: Miroslav Vojt

Scale: Noted to Scale

Units: Feet

Sheet References

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Colorado Department of Transportation

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Project Development Branch

JBK

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.

M-601-20

Standard Sheet No. 2 of 2

Project Sheet Number:

1

WINGWALLS FOR PIPE OR BOX CULVERTS

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EXAMPLE:

SELECT THE c-BARS SIZE, SPACING AND STEEL QUANTITY FOR A 25.0 FEET WINGWALL WITH m = 11.8 FT. and k = 6

APPLY CONCRETE SEALER

1'-0"

3'-0" MAX.

PLASTIC DRAINAGE CORE

GEOTEXTILE (DRAINAGE) (CLASS 2) SHALL BE IN ENLIGHTENMENT SIDE D ON BOTH SIDE OF CORE

2X

3" ø DRAIN HOLE, 20'-0" MAX. CENTER TO CENTER, LOCATE 0'-6" ABOVE FINISHED GRADE OR APPROX.

LIMITS OF CONCRETE SEALER AND WINGWALL DRAIN DETAILS

NOTES: 1. THE GEOTEXTILE SHALL BE SECURED TO THE WALL TO PREVENT MOVEMENT DURING BACKFILLING.

2. COST OF GEOTEXTILE DRAIN AND CONCRETE SEALER SHALL BE INCLUDED IN THE WORK.

 **J·R ENGINEERING**
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Fort Collins 970-491-9888 • www.jrengineering.com

CLOVERLEAF FILING 2	SHEET 28 OF 28	
	JOB NO. 25158.01	

ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY FOR THEIR APPLICATION ON THIS PROJECT

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

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

A map showing the location of the site. The map includes several roads: Hwy-105 running horizontally across the top, Jackson Creek Pkwy running vertically on the left, Bowstring Rd running horizontally in the middle, Fairplay Dr running diagonally from the middle to the right, and Higby Rd running horizontally at the bottom. The site is indicated by a hatched rectangular area located south of Bowstring Rd and west of Fairplay Dr. An arrow points from the word "SITE" to this hatched area. Topographic contour lines are shown throughout the map, indicating elevation changes. A north arrow is located in the bottom right corner of the map.

1. 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.
2. 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).
3. 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:
 - 3.1. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - 3.2. CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - 3.3. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
 - 3.4. CDOT M&S STANDARDS
4. 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.
5. 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.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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 FUTURE DED PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. 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.
10. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
11. SIGHT VISIBILITY TRIANGLES ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
12. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
13. 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.
14. 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.

1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL BE IN COMPLIANCE WITH THE SYSTEM SPECIFICATIONS AND THE RULES AND REGULATIONS OF THE DISTRICT.
2. DEVELOPER/OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND OBTAINING ANY AND ALL PERMITS REQUIRED TO PERFORM THE WORK FROM ALL APPLICABLE REGULATORY AGENCIES OR ENTITIES HAVING JURISDICTION, AND WILL PERFORM THE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE ORDINANCES, REGULATIONS, LAWS AND PERMITS ISSUED BY SUCH ENTITIES OR AGENCIES.
3. CONTRACTOR SHALL POTHOLE AND FIELD VERIFY ELEVATIONS, PIPE SIZE, TYPE, ALIGNMENT, ECT. OF EXISTING WATER LINES AT ALL NOTED CONNECTION POINTS TO THE DISTRICTS SYSTEM.
4. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE SYSTEM SPECIFICATIONS, CONSULT THE DISTRICT PRIOR TO COMMENCING WORK.
5. CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 2 WORKING DAYS PRIOR TO PERFORMING SCHEDULED TESTS FOR OBSERVATION BY DISTRICT PERSONNEL.
6. BYPASS PUMPING OF EXISTING FLOWS IS REQUIRED WHEN CONNECTING TO THE DISTRICT'S EXISTING SEWER SYSTEM. CONTRACTOR SHALL PROVIDE 100% REDUNDANT PUMPING CAPACITY WITH CONTINUOUS SUPERVISION DURING PUMPING OPERATIONS WITH THE DISTRICT PRIOR TO COMMENCING PUMPING OPERATIONS.
7. THE COLORADO CENTRAL ZONE (NAD 83) IS THE HORIZONTAL CONTROL FOR IMPROVEMENTS SHOWN ON THE PLAN SET.
8. THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) IS THE VERTICAL CONTROL FOR THE IMPROVEMENTS SHOWN ON THE PLAN SET.

1. SEWER SERVICE TAP CONNECTIONS WILL BE LOCATED A MINIMUM OF FIVE (5) FEET AWAY FROM ANY MANHOLE AND BE INSTALLED AT THE MAIN WITH A GASKET WYE OR TEE FITTING FOR NEW INSTALLATIONS OF SEWER MAIN. FOR SERVICE TAP CONNECTIONS TO EXISTING SEWER MAINS A SEWER SERVICE SADDLE TAP MAY BE INSTALLED.
2. SEWER SERVICE LINES/STUBS WILL BE INSTALLED SUCH THAT A SEWER SERVICE CLEAN OUT IS LOCATED 5 FEET INTO THE PROPERTY OR CENTERED IN THE FRONT LOT EASEMENT, WHICHEVER IS LESS AND BE LOCATED A MINIMUM OF 10 FEET AWAY FROM ANY SIDE LOT LINE. TRACER WIRE FROM THE SEWER TAP AT THE MAIN TO THE CLEAN OUT AT THE PROPERTY LINE SHALL BE INSTALLED AND A METAL TEE POST WILL BE INSTALLED NEXT TO THE CLEAN OUT FOR PROTECTION AND EASE OF LOCATION.
3. A MINIMUM OF 10 FEET OF HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN WATER SERVICE LINES AND SEWER SERVICE LINES.
4. WATER SERVICE LINES/STUBS WILL BE $\frac{3}{4}$ " IN DIAMETER UNLESS OTHERWISE NOTED AND INSTALLED SUCH THAT THE CURB STOP IS LOCATED 5 FEET INTO THE PROPERTY OR CENTERED IN THE FRONT LOT EASEMENT, WHICHEVER IS LESS AND A MINIMUM OF 10 FEET FROM ANY SEWER SERVICE LINE/SEWER CLEAN OUT.
5. CURB STOPS AND BOXES SHALL BE BURIED SUCH THAT 6-FEET (± 0) OF COVER EXISTS AS MEASURED FROM FINISHED GRADE TO THE TOP OF THE SERVICE LINE. A METAL TEE POST WILL BE INSTALLED AT THE CURB STOP BOX FOR PROTECTION AND EASE OF LOCATION.
6. WATER SERVICE TAPS WILL NOT BE LOCATED ON A FIRE HYDRANT LATERAL OR WITHIN 30" FROM A PIPE BELL, VALVE OR MECHANICAL JOINT CONNECTION. WATER TAPS WILL MAINTAIN MINIMUM OF FIVE (5) FOOT SPACING FROM OTHER TAPS ON THE WATER MAIN.
7. DIRECT TAPPING OF WATER SERVICE LINE CORPORATION (I.E. NO SADDLE) WILL NOT BE PERMITTED.



OWNER/DEVELOPER	PT CLOVERLEAF, LLC 1864 WOODMOOR DRIVE, SUITE 100 COLORADO SPRINGS, CO 80920 P~719-476-0800
ENGINEER/SURVEYOR	JR ENGINEERING, LLC ATTN: MIKE A. BRAMLETT 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P~303-287-6240
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

NGS MONUMENT T 29 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.

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. 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

PREPARED UNDER MY DIRECT SUPERVISION AND, ON BEHALF OF JR
ENGINEERING

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

FOR AND ON BEHALF

WATER AND SANITATION DISTRICT NO. 1
FOR CONSTRUCTION

WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION

DATE:

BY:

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PREPARED FOR

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

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

J·R ENGINEERING
A Westrian Company



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

BY	DATE
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No.	REVISION
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CLOVERLEAF FILING NO. 2

COVER SHEET

SHEET 1 OF 24

JOB NO. 25158.01

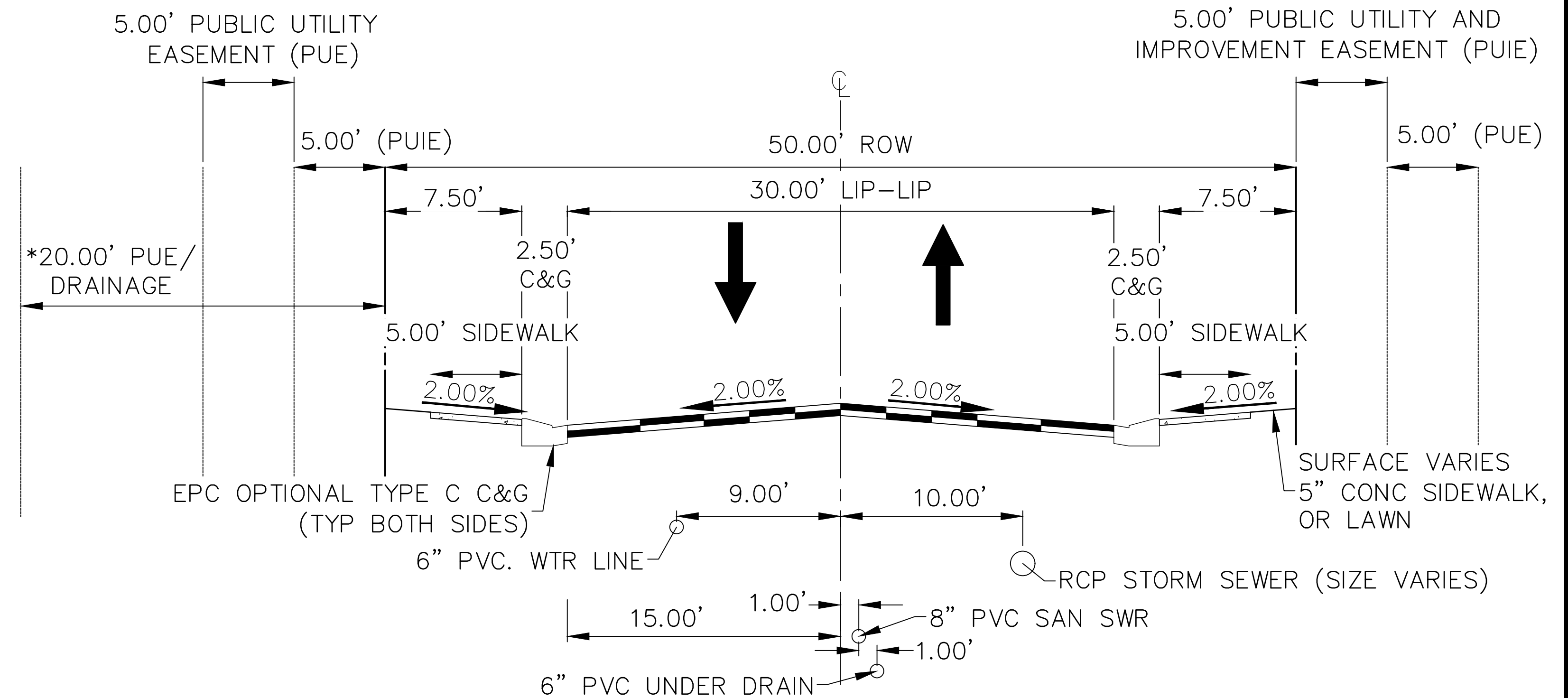
The image displays a side-by-side comparison of two rail track layouts, labeled 'EXISTING' and 'PROPOSED'.

EXISTING: This side shows a single-track layout. It includes various signal types (A, X, O, diamond, square, TV, E, FO, G, IRR, O, OHU, S, T, W, RWL) and track markings (SF, 1001YR, 5001YR, FLDWY). The layout includes various track types, including single-track, double-track, and crossing tracks, and shows the proposed changes to the existing infrastructure.

PROPOSED: This side shows a double-track layout. It includes similar signal types and track markings, but with additional features like a central crossing (X) and a central crossing (X) with a central crossing (X). The layout includes various track types, including single-track, double-track, and crossing tracks, and shows the proposed changes to the existing infrastructure.

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET		■
AREA INLET — SQUARE	□	
AREA INLET — ROUND	○	
FLARED END SECTION	▷	◁
RIPRAP		
SANITARY SEWER		
LINE MARKER	⊙Mkr San	
SERVICE MARKER	△	
CLEAN-OUT	—○—	—●—
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙◁	●◁
WATER LINE		
LINE MARKER	⊙Mkr W	
SERVICE MARKER	△	
FIRE HYDRANT	⊕	⊕
FIRE CONNECTION		⊕
MANHOLE	⊙	●
BEND		⊕
BLOW-OFF VALVE	⊕	⊕
WELL	⊙WELL	●WELL
METER	⊙	●
VALVE	⊕	⊕
REDUCER		⊕
THRUST BLOCK		⊕
CROSS		⊕
PLUG W/ THRUST BLOCK	⊕	⊕
TEE		⊕
REVERSE ANCHOR		⊕
ANODE		⊕
AIR & VACUUM VALVE ASSEMBLY		⊕
TRANSMISSION BLOW-OFF ASSEMBLY		⊕
GAS LINE		
MARKER	⊙Mkr G	
SERVICE MARKER	△	
METER	⊙	●
VALVE	⊕	⊕
PLUG	⊕	⊕
TEE		⊕
DRY UTILITIES		
CABLE TV MARKER	⊙Mkr TV	
CABLE TELEVISION PEDESTAL	⊕	
ELECTRIC MARKER	⊙Mkr E	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	⊕	
ELECTRICAL METER	⊙	
ELECTRICAL MANHOLE	⊙	
FIBER—OPTIC MARKER	⊙Mkr FO	
IRRIGATION PEDESTAL	⊕	
TELEPHONE MARKER	⊙Mkr T	
TELEPHONE PEDESTAL	⊕	
TELEPHONE MANHOLE	⊙	
UTILITY POLE	—○—	—●—
GUY ANCHOR	—○—	—●—
GUY POLE	—○—	—●—
MISC. UTILITIES		
VENT PIPE	⊙VP	●VP
TEST HOLE DESIGNATOR	⊕	⊕

THE
FIRM/AGENCY



N.T.S. (ALSIKE CLOVER CT, CRIMSON CLOVER DR, WHITE CLOVER DRIVE)
(PUBLIC ROAD, URBAN LOCAL, POSTED SPEED LIMIT = 25 MPH)
(*SEE PLAN VIEW FOR 20' PUE/DRAINAGE EASEMENT LOCATION)

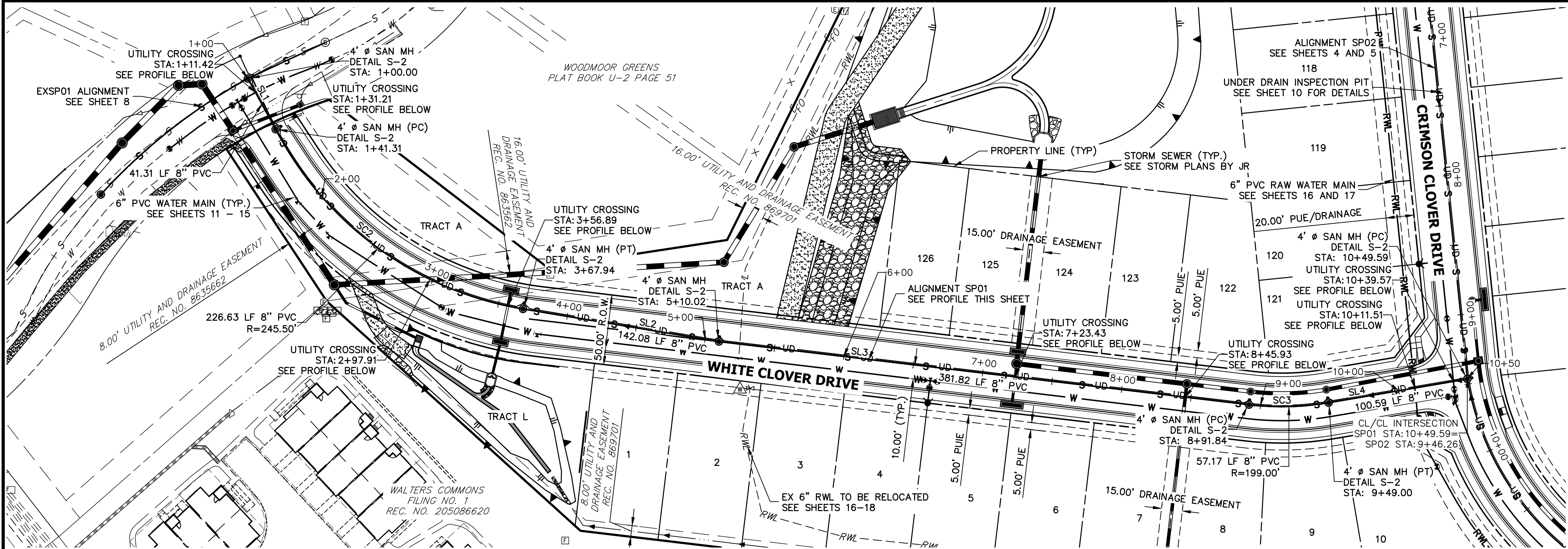
PT CLOVERLEAF, LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACO.COM

V-SCALE	N/A
DATE	08/20/21
DESIGNED BY	APL
DRAWN BY	APL
CHECKED BY	

LEGEND & TYPICAL SECTION

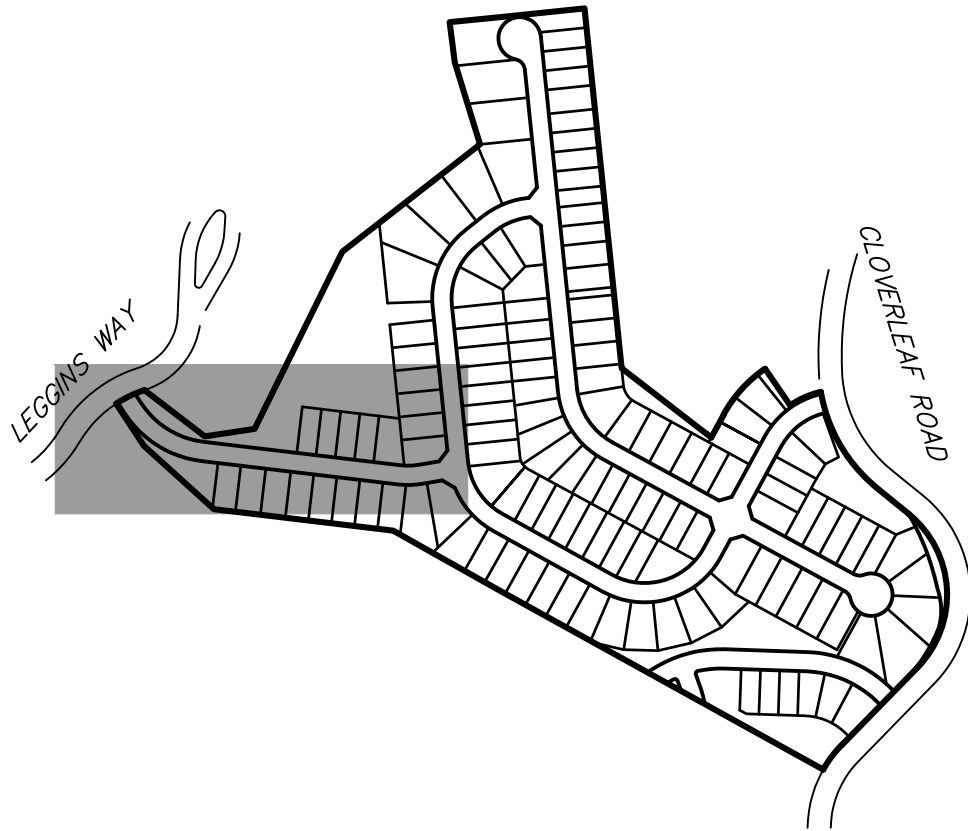
ET 2 OF 24

NO. 25158.01



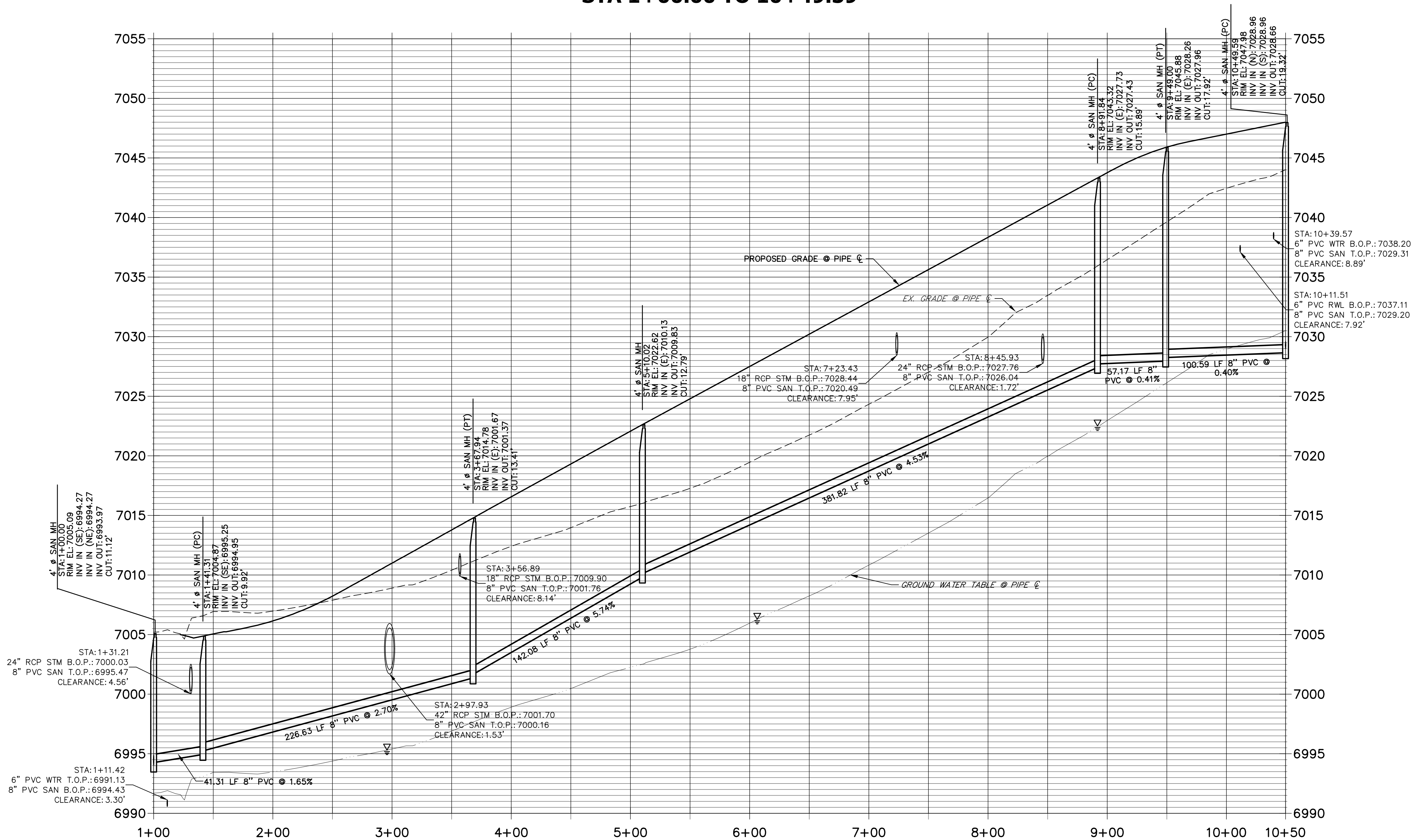
LINE TABLE		
LINE	BEARING	DISTANCE
SL1	S28°42'06"E	41.31'
SL2	S80°33'35"E	142.08'
SL3	S83°12'34"E	381.82'
SL4	N80°19'22"E	100.59'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
SC2	52°53'30"	245.50'	226.63'
SC3	16°27'33"	199.00'	57.17'



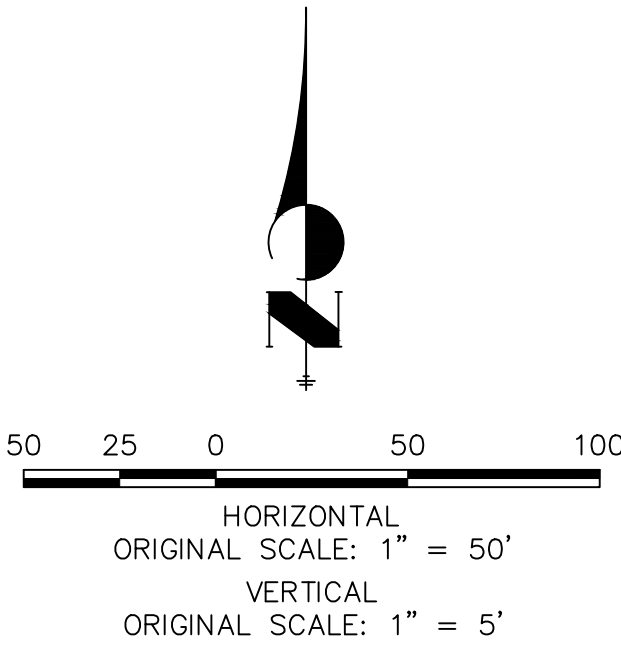
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SP01 PROFILE STA 1+00.00 TO 10+49.59



NOTES

- A 6" PVC UNDER DRAIN IS TO BE RAN 1' OFF OF THE PROPOSED SANITARY MAIN WITH INSPECTIONS PIT TO BE PLACED AS DISPLAYED. SEE DETAILS SHEET 10.
- THE PROPOSED UNDER DRAIN SHALL ONLY DEViate FROM THE TYPICAL UNDER DRAIN TRENCH SECTION AT THE OUTFALL LOCATION SEE SHEET 9.
- ALL 8" PVC SANITARY SEWER PIPES SHALL BE SDR35.



WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION

DATE: BY:

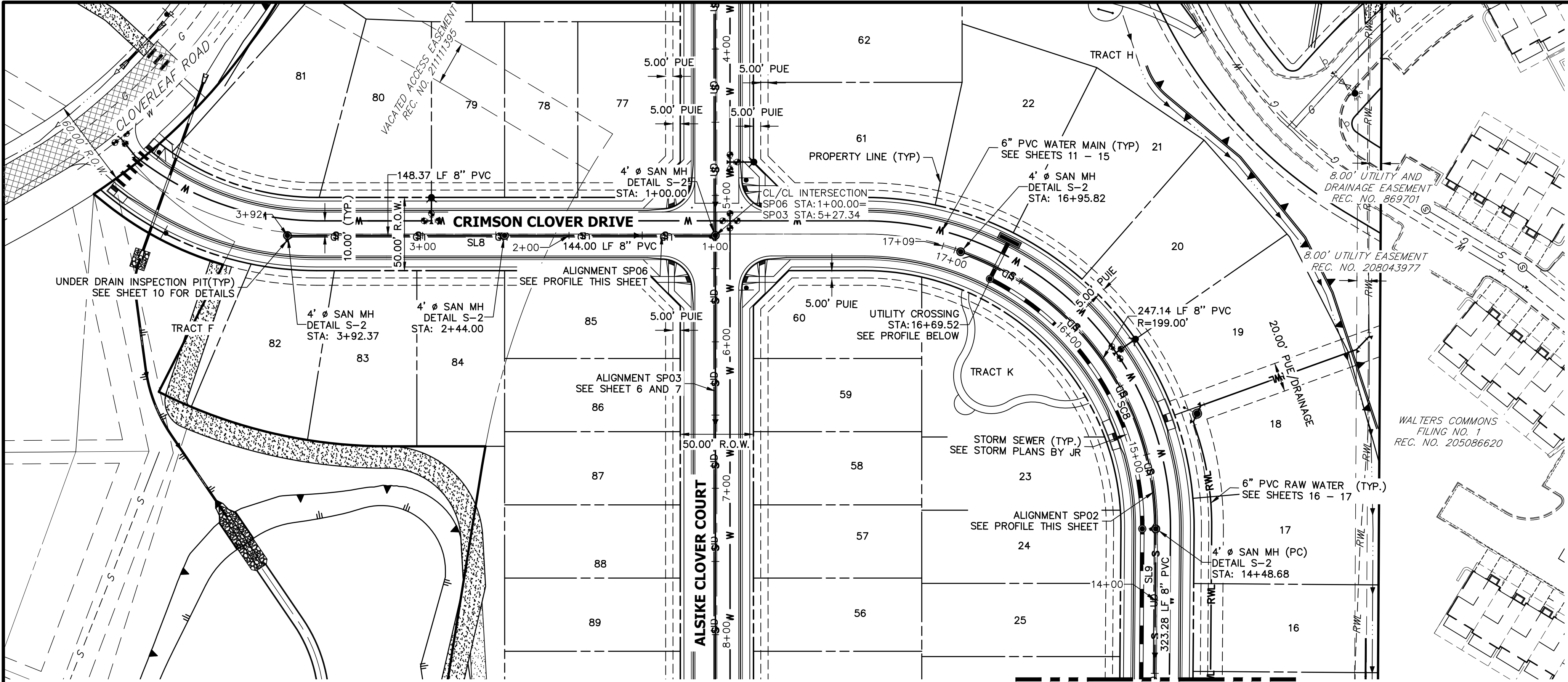
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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
PT CLOVERLEAF, LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
JDESJARDIN@PROTERRACO.COM

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

CLOVERLEAF FILING NO. 2	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
SANITARY SEWER PLAN AND PROFILE	1"=50'	1"=5'	08/20/21	APL	APL					
SHEET 3 OF 24							JOB NO. 25158.01			

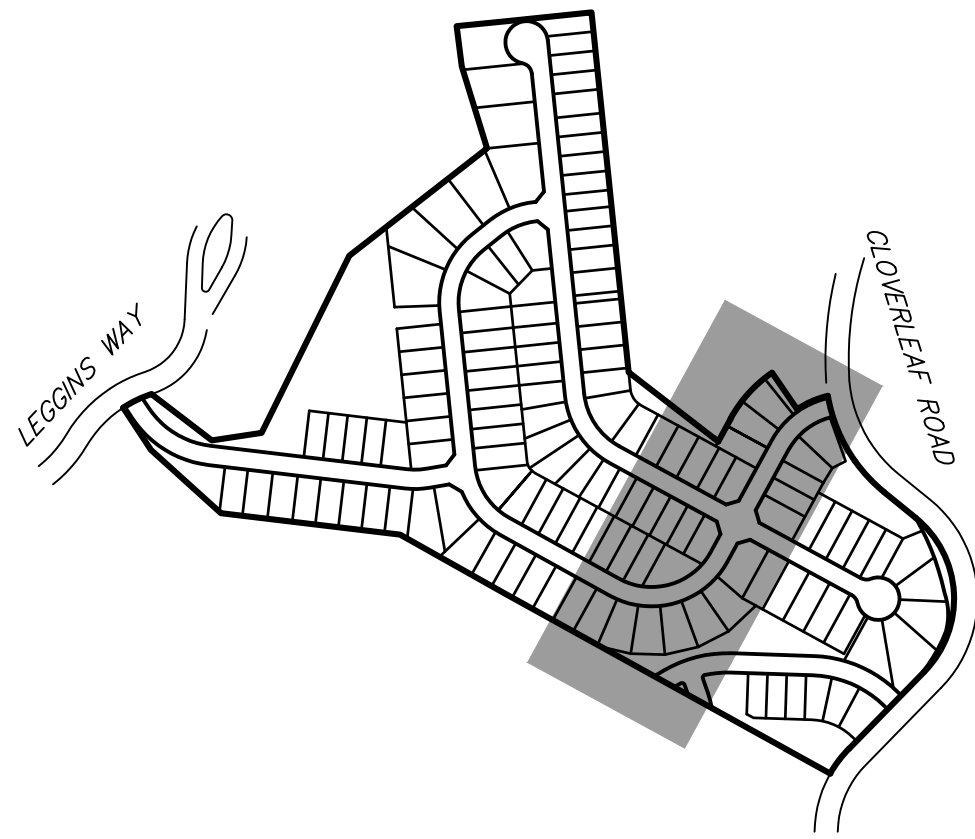


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
SC8	71°09'22"	199.00'	247.14'

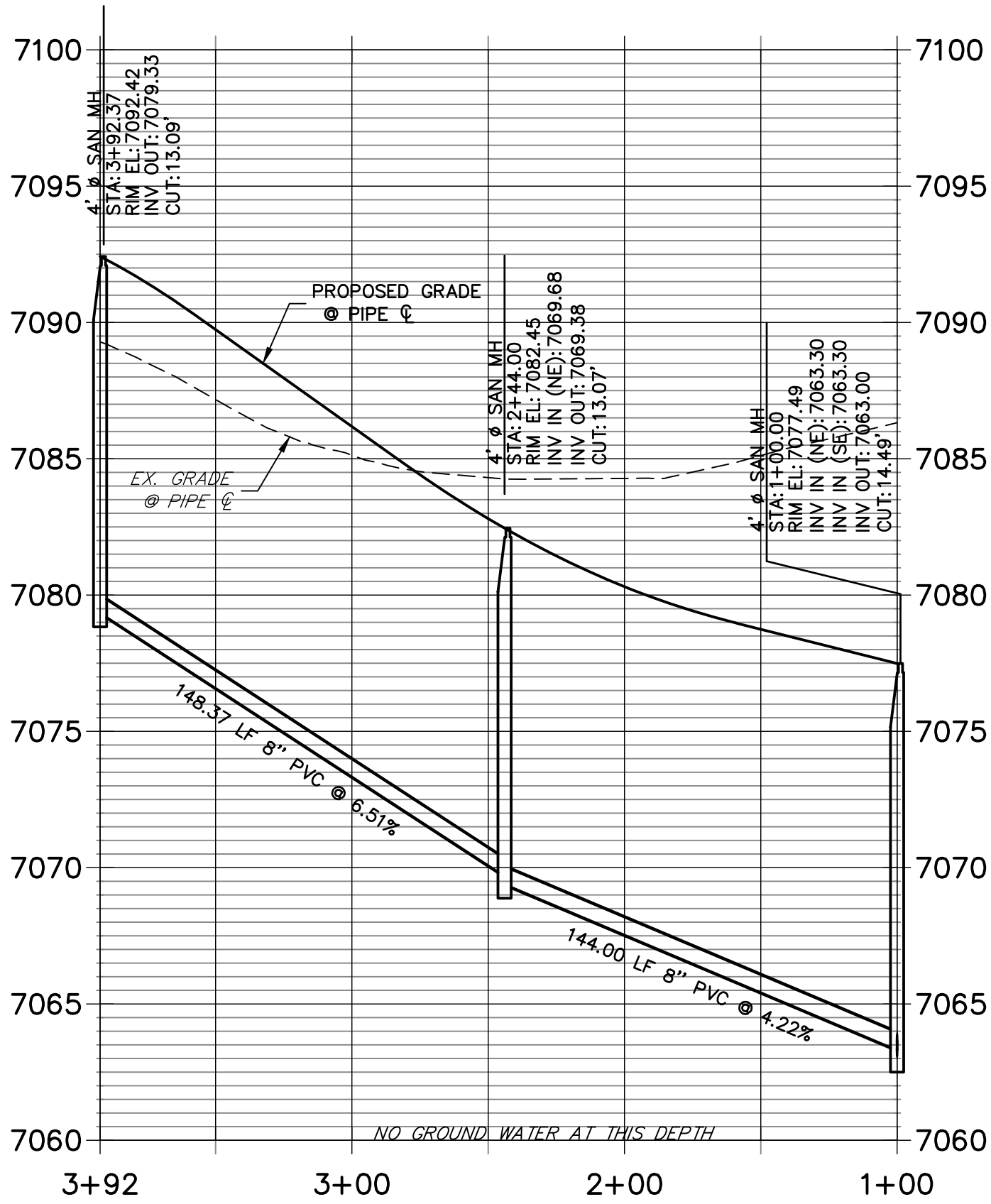
LINE TABLE		
LINE	BEARING	DISTANCE
SL8	N28°37'08"E	292.37'
SL9	N60°57'58"W	323.28'

NOTES

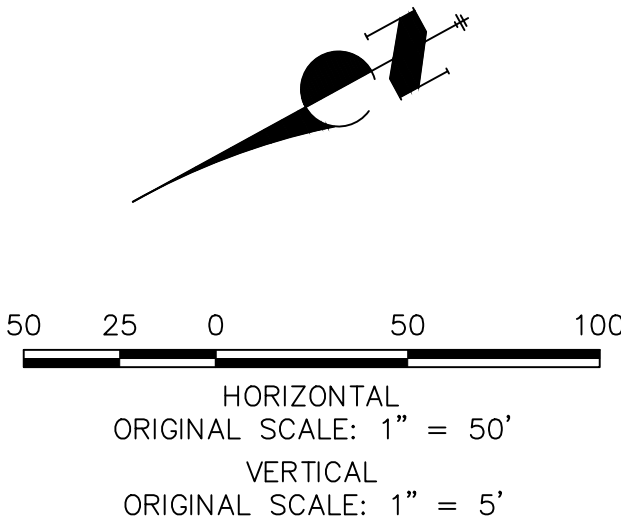
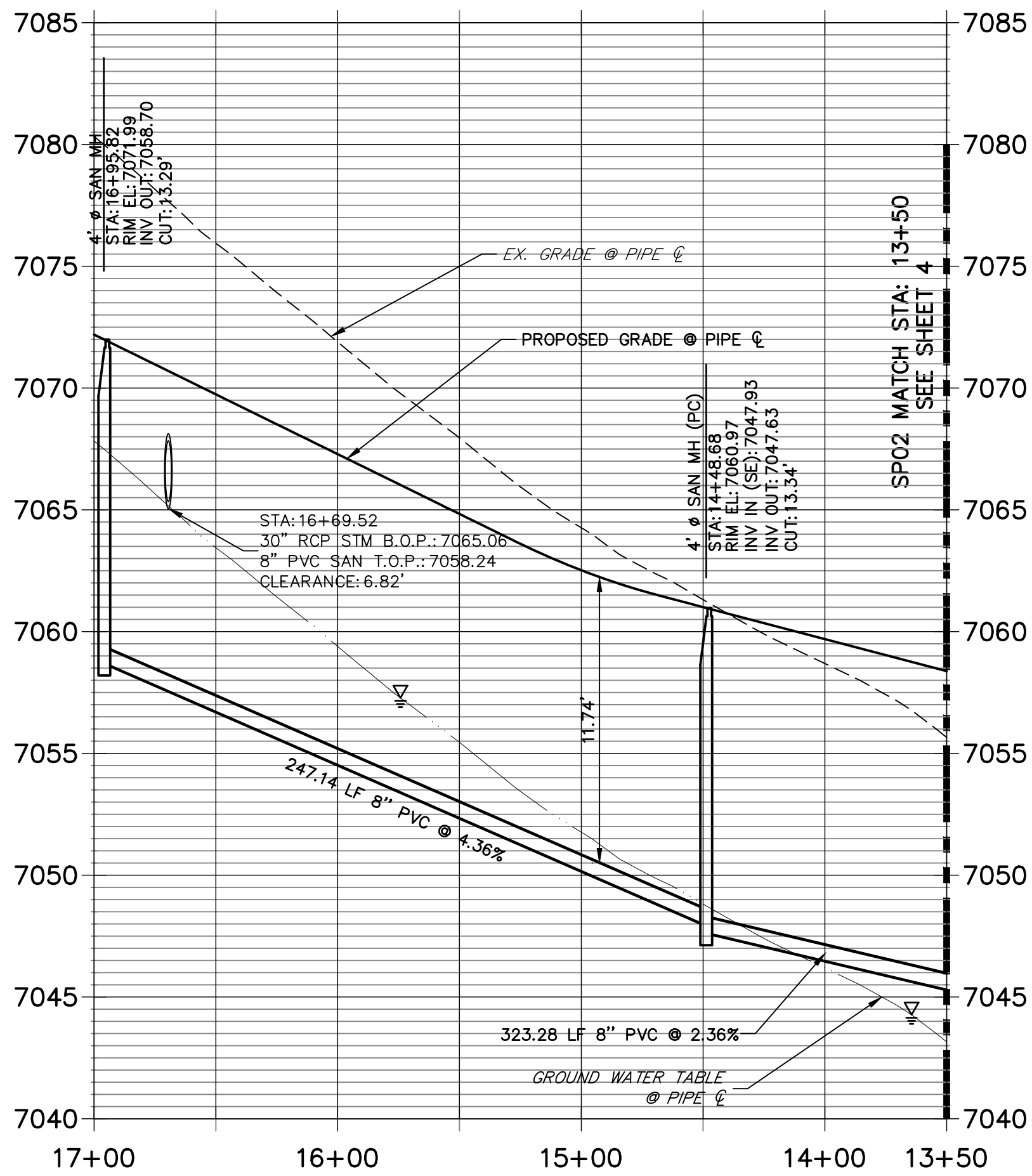
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- THE PROPOSED UNDER DRAIN SHALL ONLY DEViate FROM THE TYPICAL UNDER DRAIN TRENCH SECTION AT THE OUTFALL LOCATION SEE SHEET 9.
- ALL 8" PVC SANITARY SEWER PIPES SHALL BE SDR35.



SP06 PROFILE
STA 1+00.00 TO 3+92.37



SP02 PROFILE (1)
STA 13+50.00 TO 17+00.00



WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION

DATE: BY:

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PREPARED FOR
PT CLOVERLEAF, LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
JDESJARDIN@PROTERRAC.COM

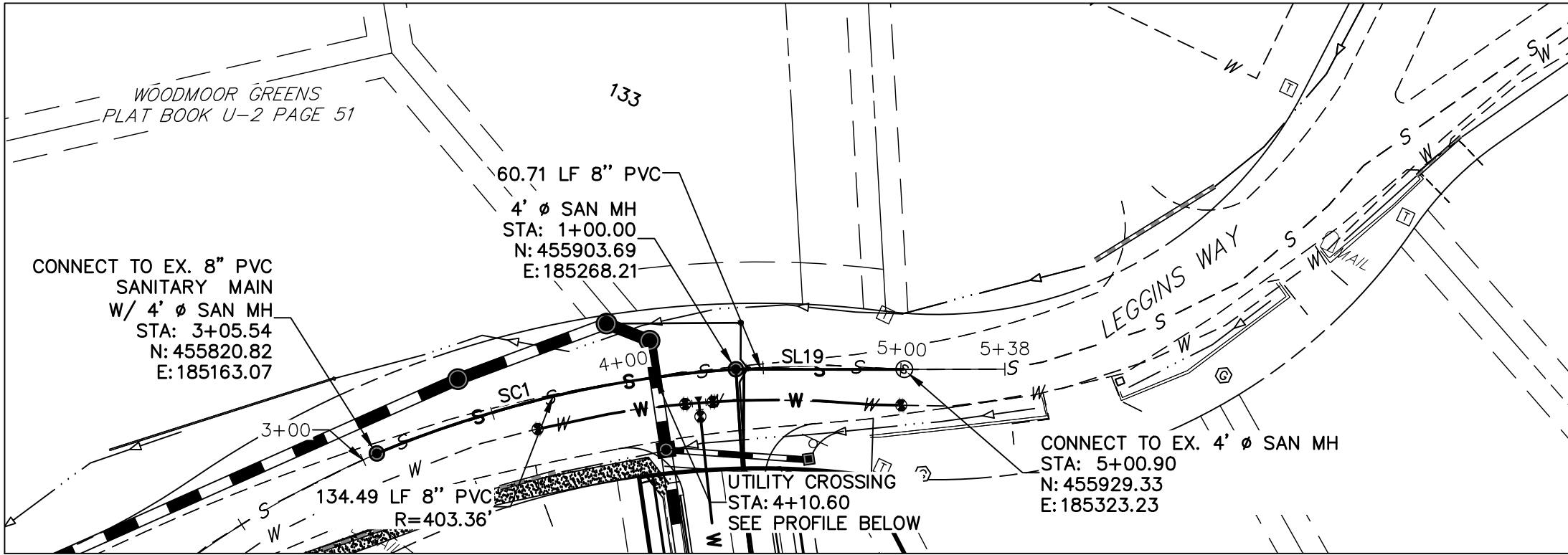
J.R. ENGINEERING
A Western Company
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
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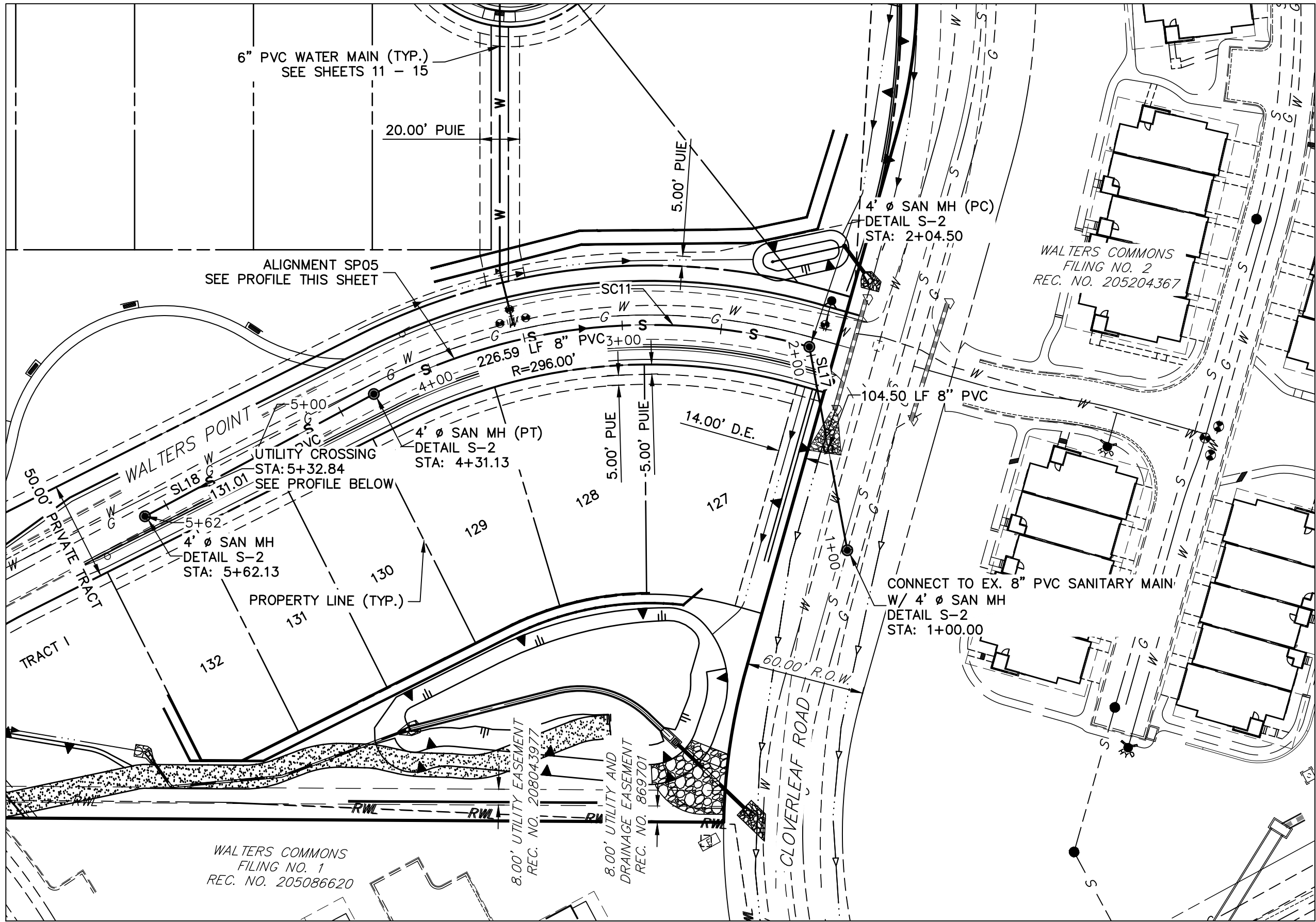
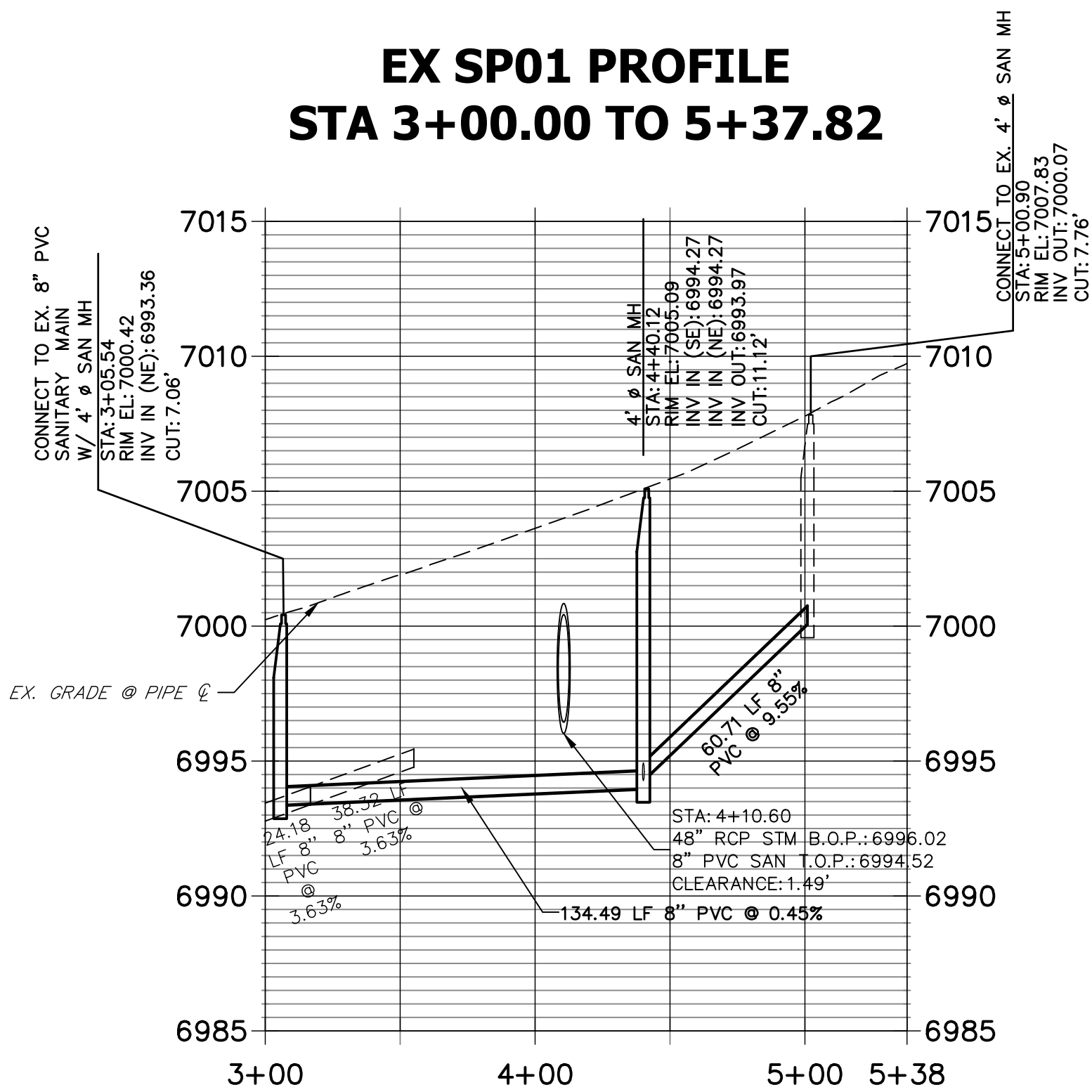
CLOVERLEAF FILING NO. 2	SANITARY SEWER PLAN AND PROFILE
SHEET 5 OF 24	JOB NO. 25158.01

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
SC1	19°06'15"	403.36'	134.49'

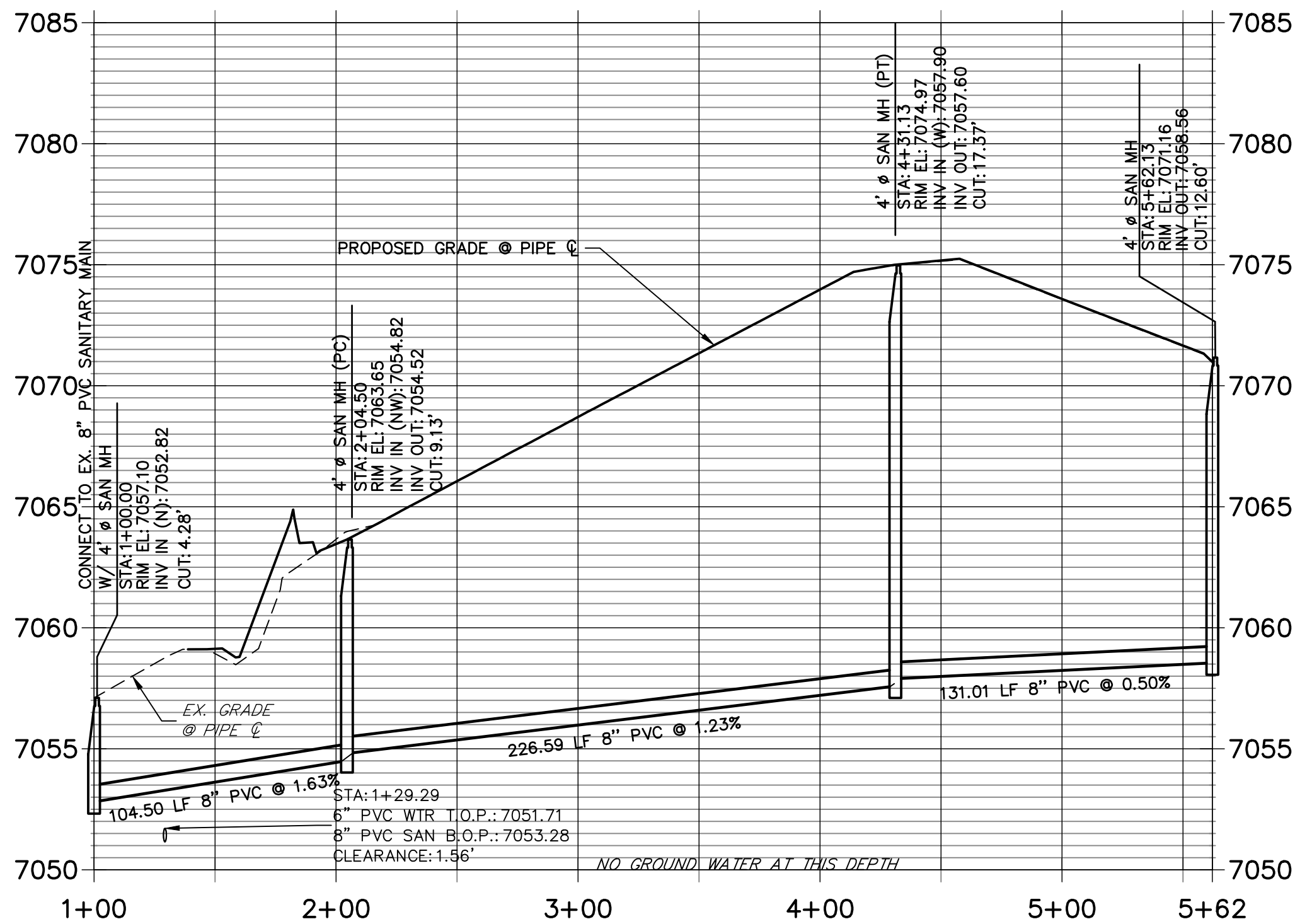
LINE TABLE		
LINE	BEARING	DISTANCE
SL19	N65°01'00"E	60.71'



EX SP01 PROFILE
STA 3+00.00 TO 5+37.82

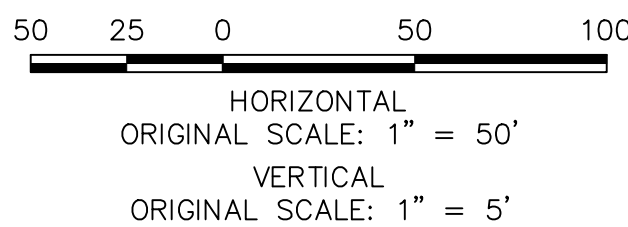


SP05 PROFILE
STA 1+00.00 TO 5+62.13



NOTES

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2. THE PROPOSED UNDER DRAIN SHALL ONLY DEViate FROM THE TYPICAL UNDER DRAIN TRENCH SECTION AT THE OUTFALL LOCATION SEE SHEET 9.
3. ALL 8" PVC SANITARY SEWER PIPES SHALL BE SDR35.



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WOODMOOR WATER AND SANITATION DISTRICT NO. 1
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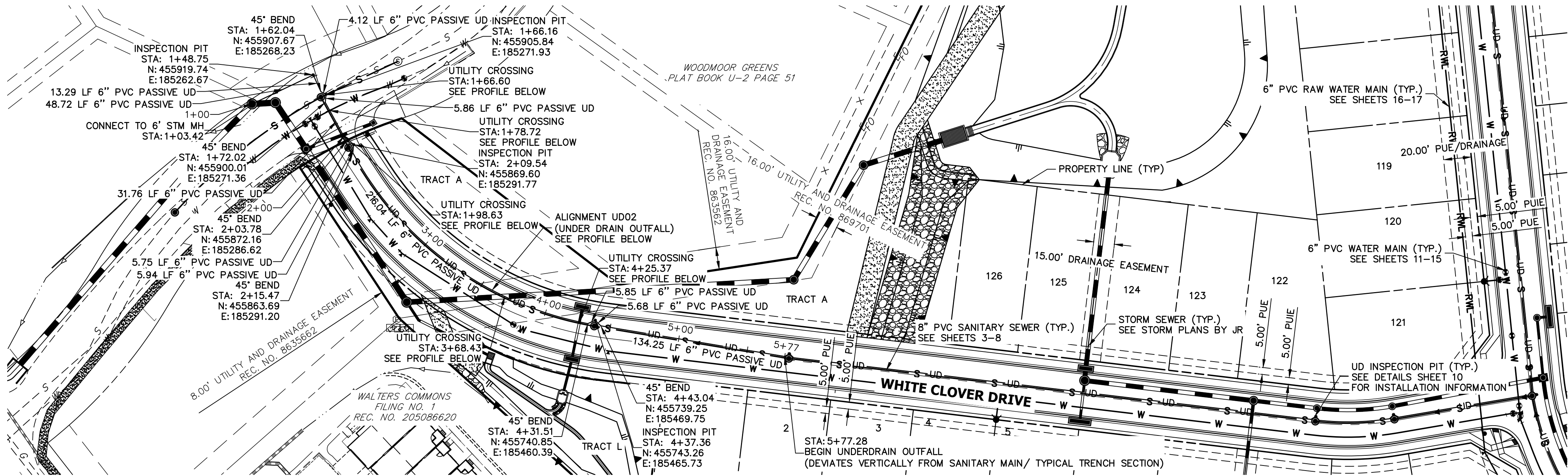
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

CLOVERLEAF FILING NO. 2

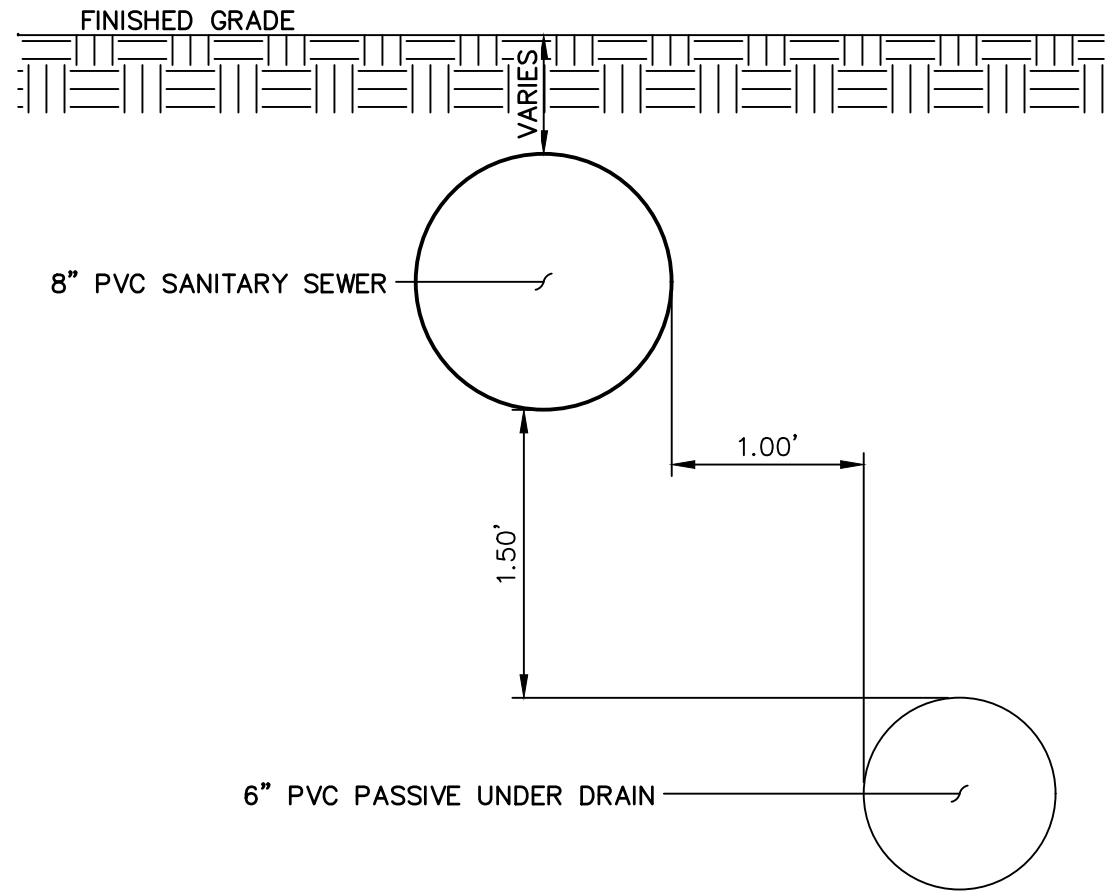
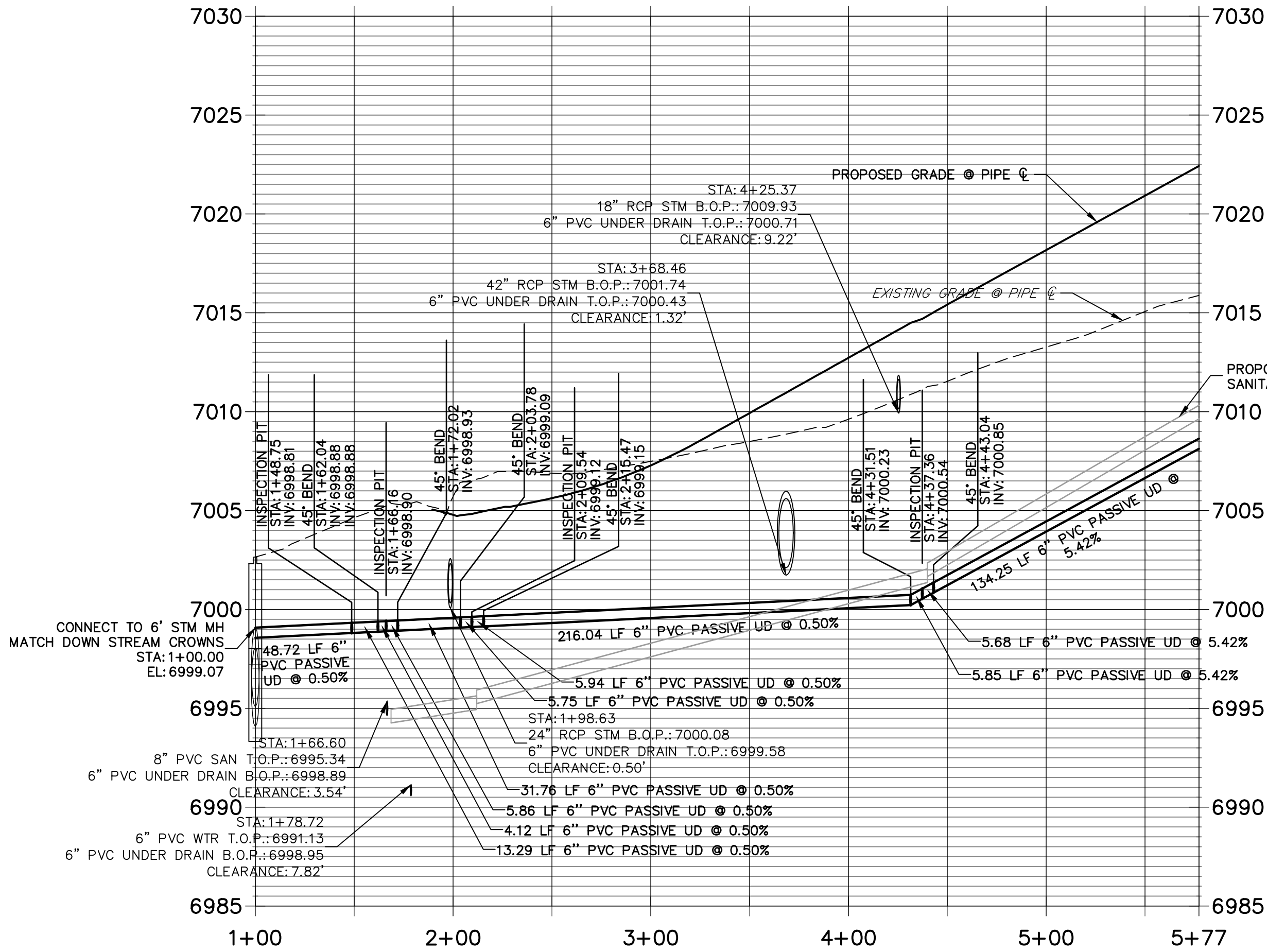
SANITARY SEWER PLAN AND
PROFILE

SHEET 8 OF 24

JOB NO. 25158.01



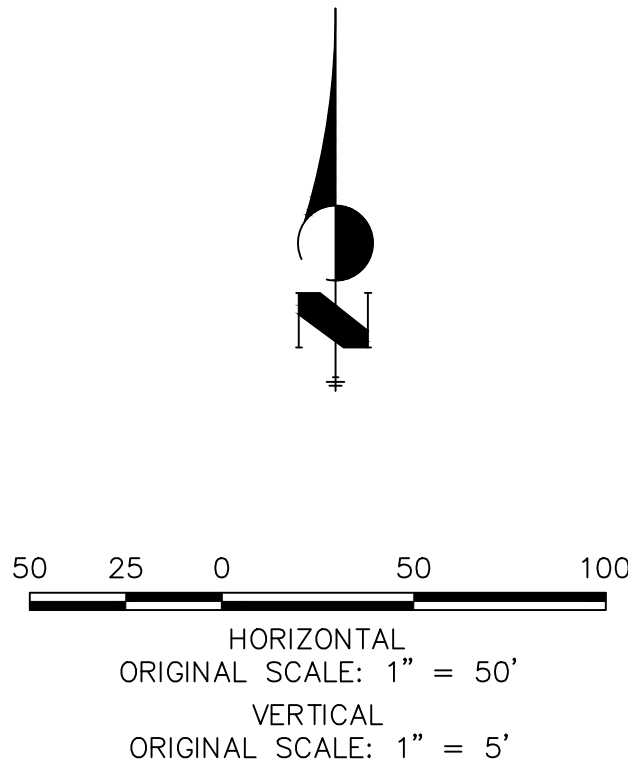
UD02 PROFILE
STA 1+00.00 TO 5+77.28



UNDER DRAIN TRENCH SECTION
SCALE: N.T.S.

NOTES

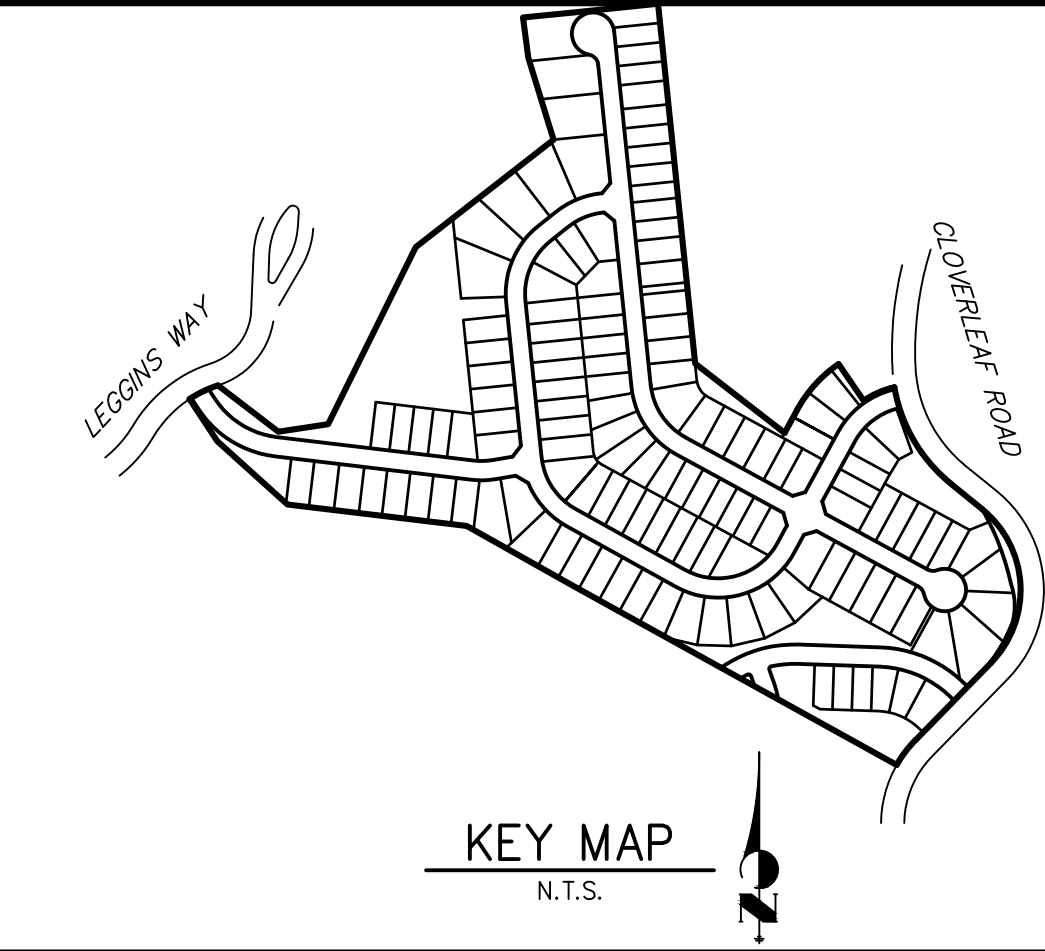
- SEE DETAILS SHEET 10 FOR UNDER DRAIN INSTALLATION INFORMATION.
- UNDER DRAIN IS TO BE LOCATED 1' HORIZONTALLY FROM OUTSIDE OF SANITARY PIPE TO OUTSIDE OF UNDER DRAIN UNTIL OUTFALL. SEE DETAIL THIS SHEET.
- UNDER DRAIN IS TO BE LOCATED 1.5' VERTICALLY FROM BOTTOM OF SANITARY PIPE TO TOP OF UNDER DRAIN UNTIL OUTFALL. SEE DETAIL THIS SHEET.
- FOR UNDER DRAIN SERVICE LOCATION SEE UTILITY SERVICE PLAN SHEETS 19 AND 20.



WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION

DATE: _____ BY: _____

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

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

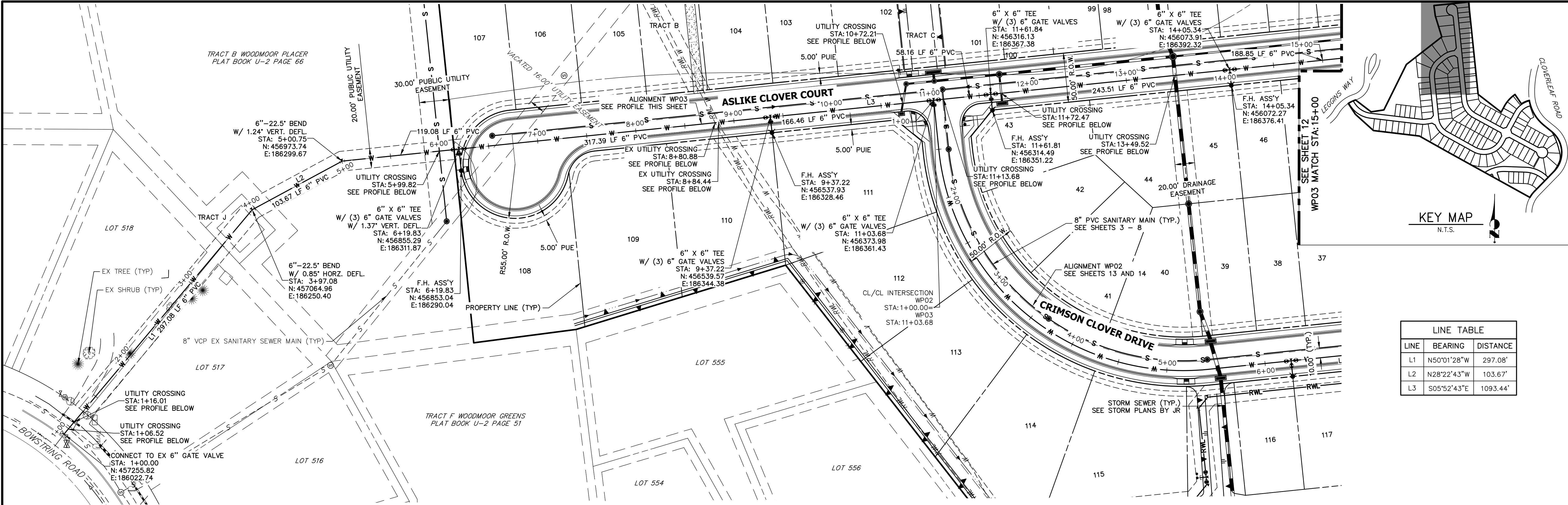
J.R. ENGINEERING
A Western Company

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

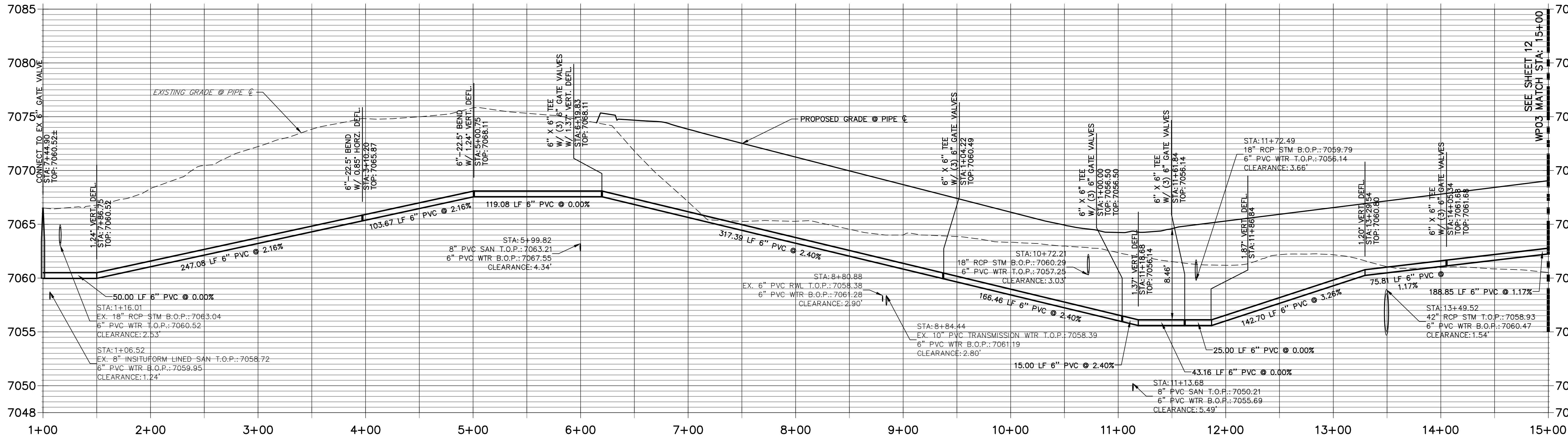
No.	REVISION	BY	DATE	H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 08/20/21	DESIGNED BY APL	DRAWN BY APL	CHECKED BY	SHEET 9 OF 24	JOB NO. 25158.01

CLOVERLEAF FILING NO. 2

UNDER DRAIN

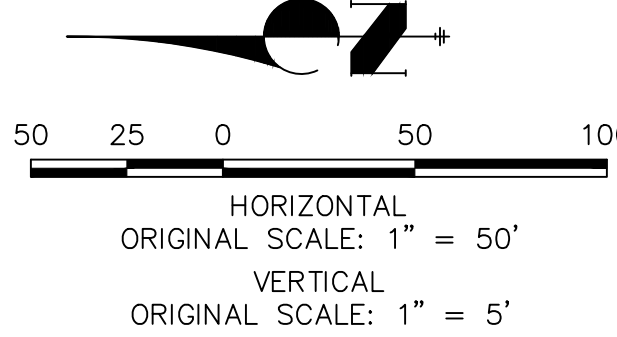


**WP03 PROFILE (1)
STA 1+00.00 TO 15+00.00**



NOTES

- DEFLECTION SHALL BE ACCOMPLISHED BY USING MECHANICAL JOINT FITTINGS, OR USE OF HIGH DEFLECTION COUPLINGS.
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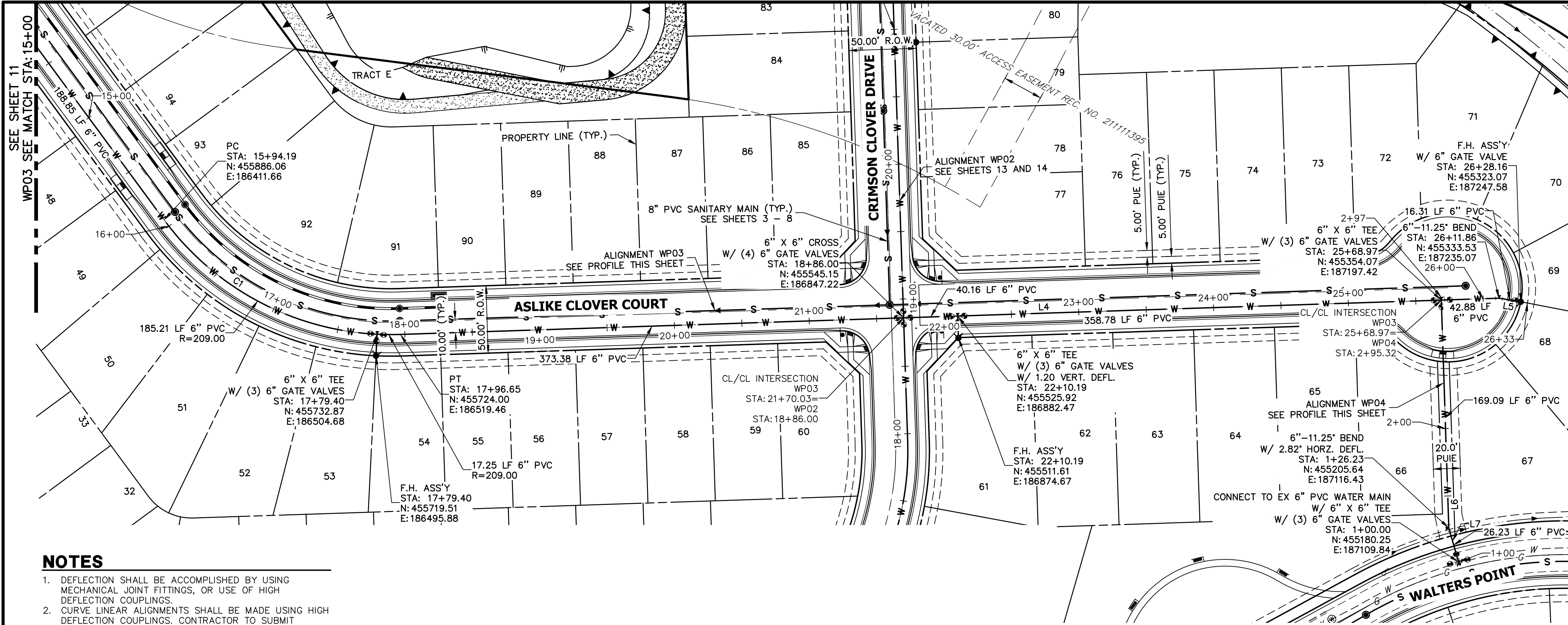
811
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CLOVERLEAF FILING NO. 2

WATER DISTRIBUTION PLAN

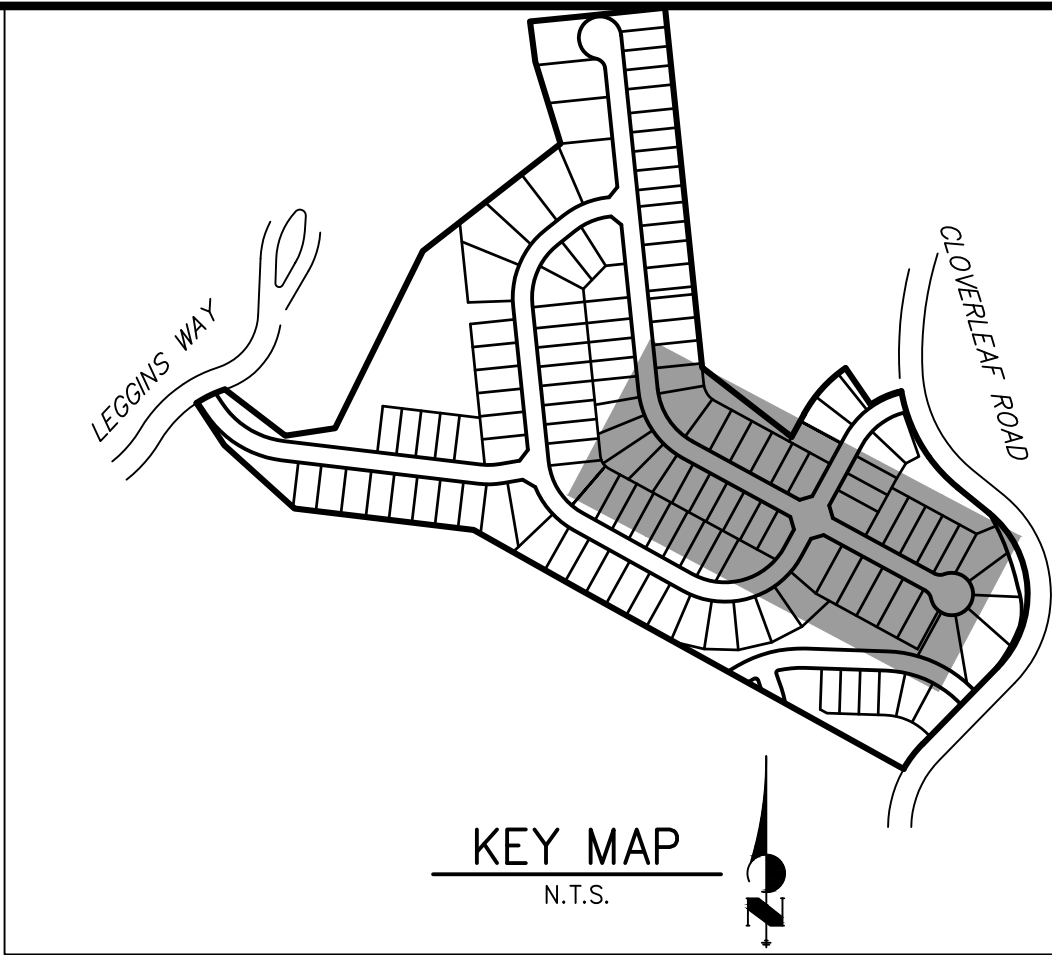
SHEET 11 OF 24

JOB NO. 25158.01



LINE TABLE		
LINE	BEARING	DISTANCE
L4	S61°22'52"E	815.21'
L5	S50°07'52"E	16.31'
L6	S28°37'08"W	169.09'
L7	S14°33'06"W	26.23'

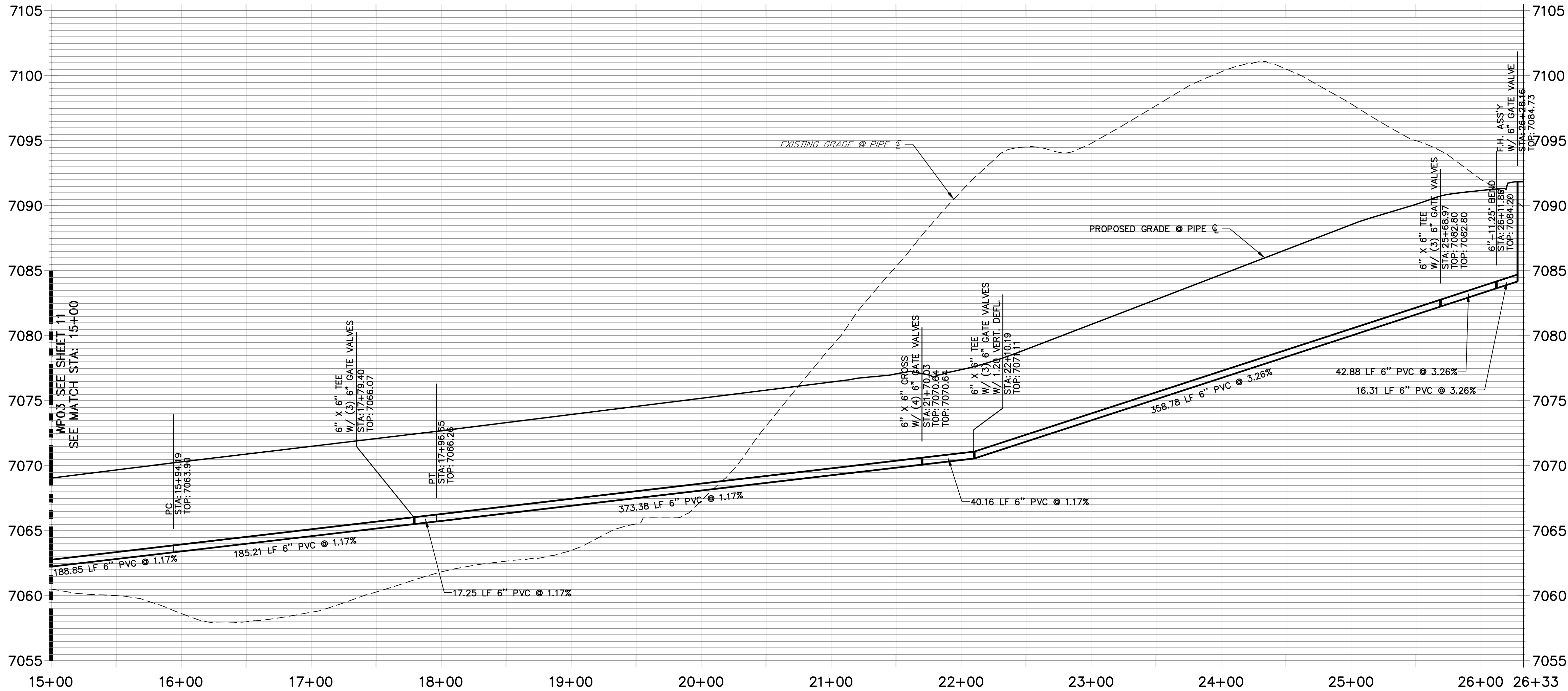
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	55°30'09"	209.00'	202.46'



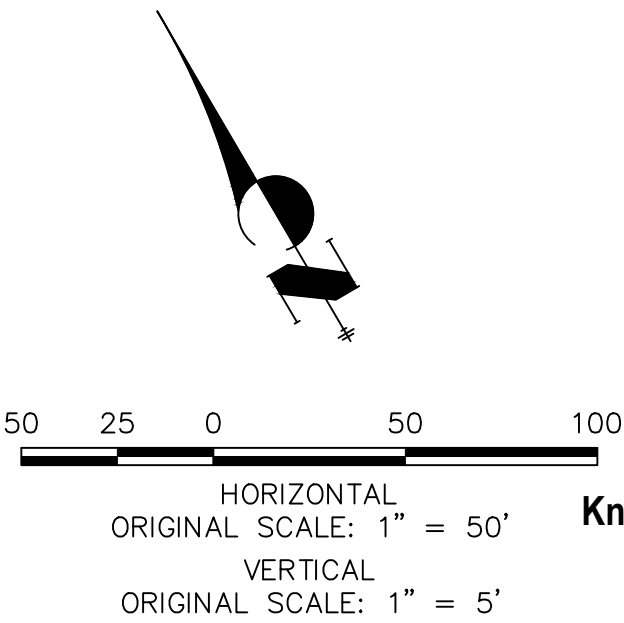
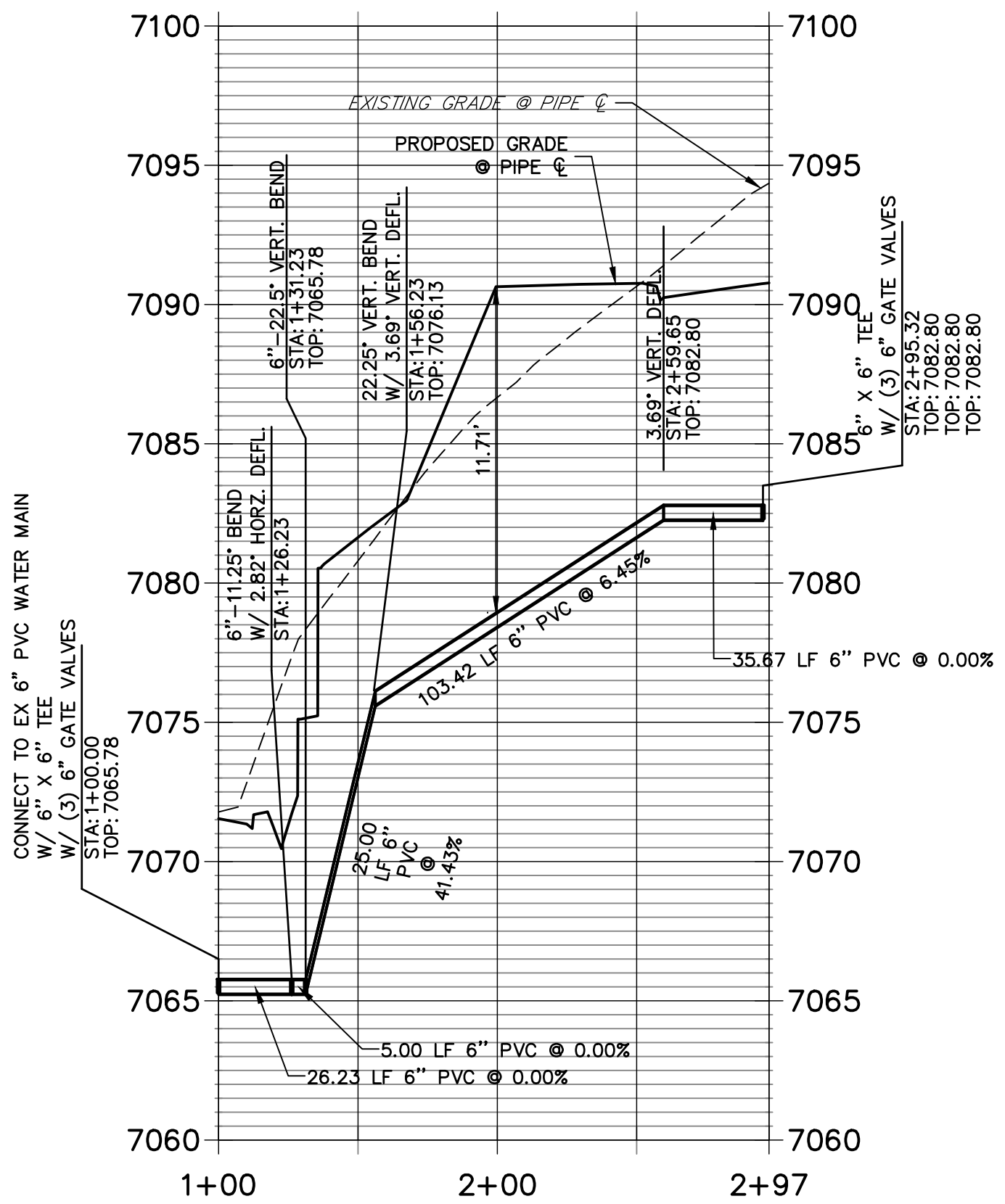
NOTES

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WP03 PROFILE (2) STA 15+00.00 TO 26+32.83



WP04 PROFILE STA 1+00.00 TO 2+97.49



WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION

DATE: BY:

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No.	REVISION	BY	DATE

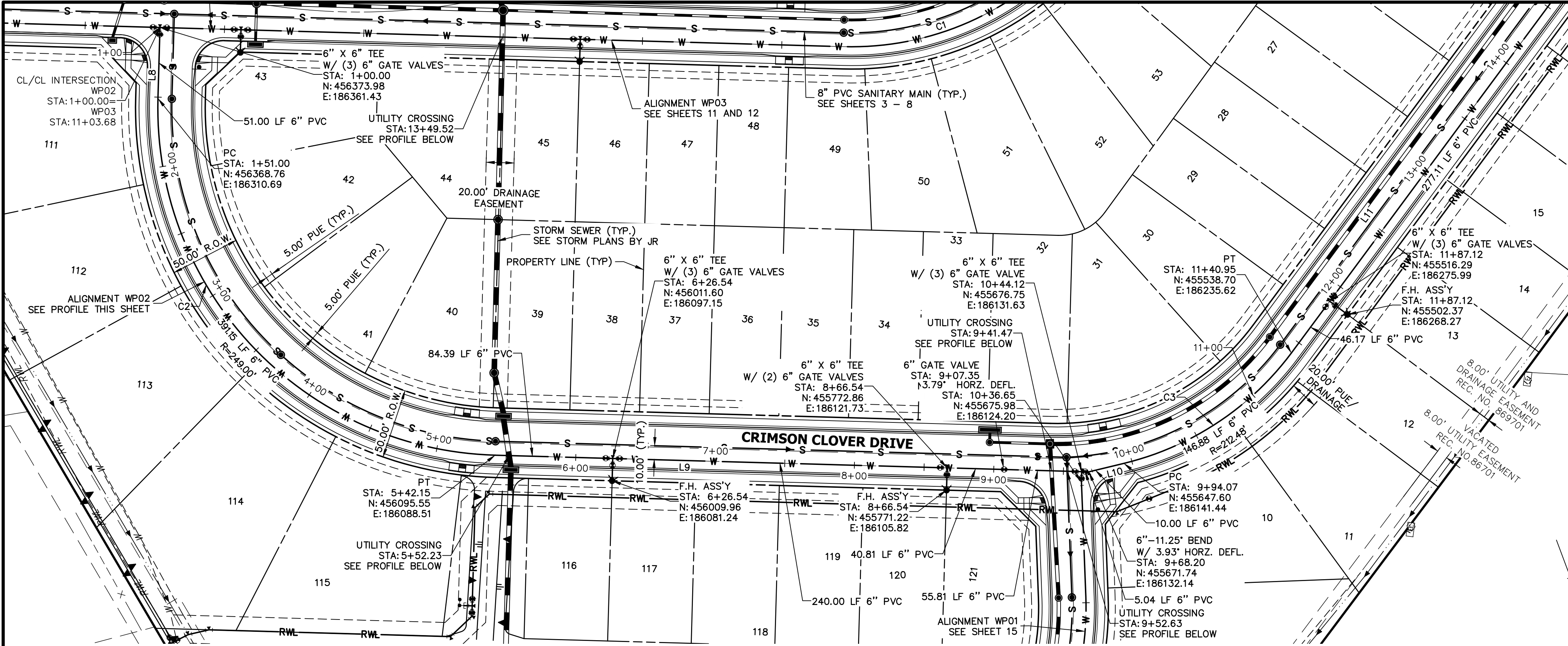
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	08/20/21
DESIGNED BY	APL
DRAWN BY	APL
CHECKED BY	

CLOVERLEAF FILING NO. 2

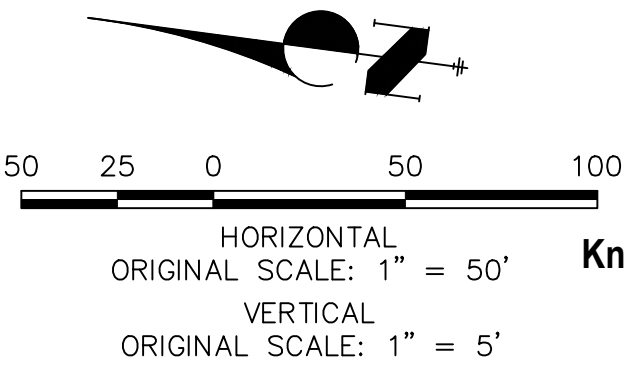
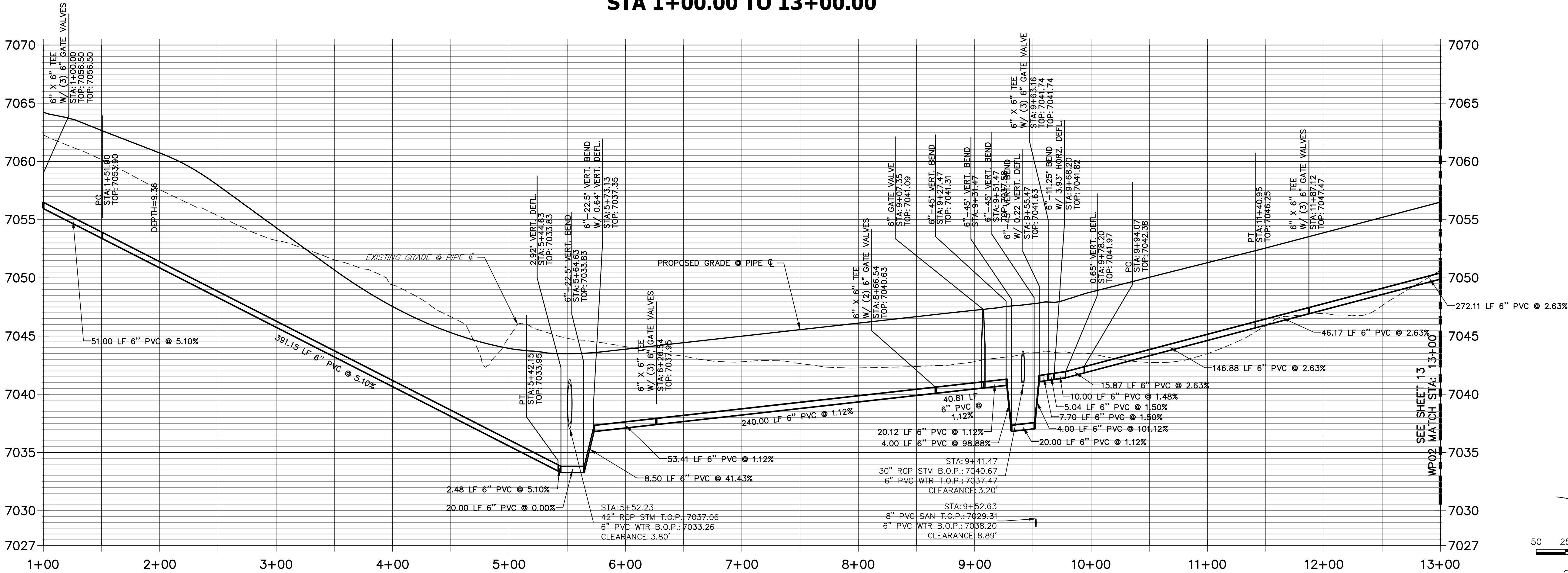
WATER DISTRIBUTION PLAN

SHEET 12 OF 24

JOB NO. 25158.01



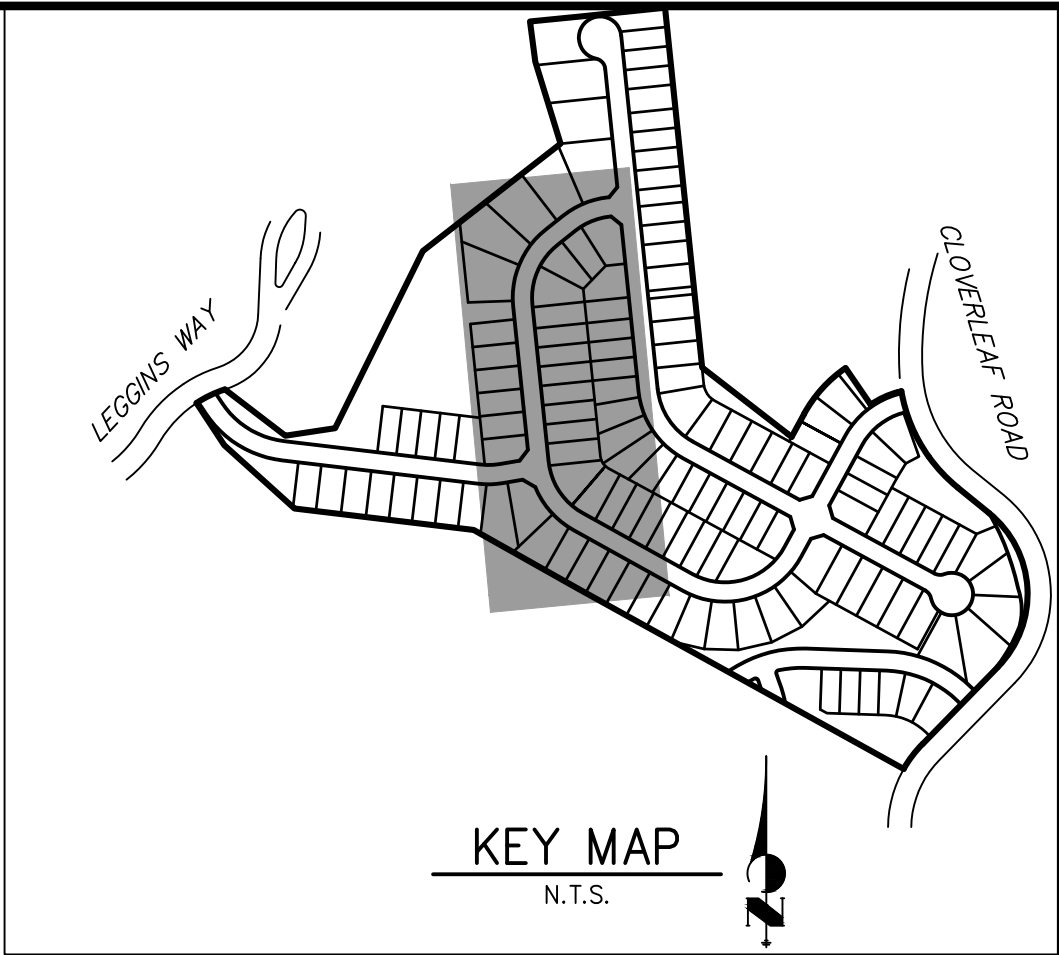
WP02 PROFILE (1)
STA 1+00.00 TO 13+00.00



- NOTES**
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LINE TABLE		
LINE	BEARING	DISTANCE
L8	N84°07'17"E	51.00'
L9	N05°52'43"W	426.07'
L10	N21°03'14"W	25.87'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	90°00'00"	249.00'	391.13'
C3	39°36'18"	212.48'	146.88'



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

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(719) 476-0800
JDESJARDIN@PROTERRAC.COM

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A Westman Company

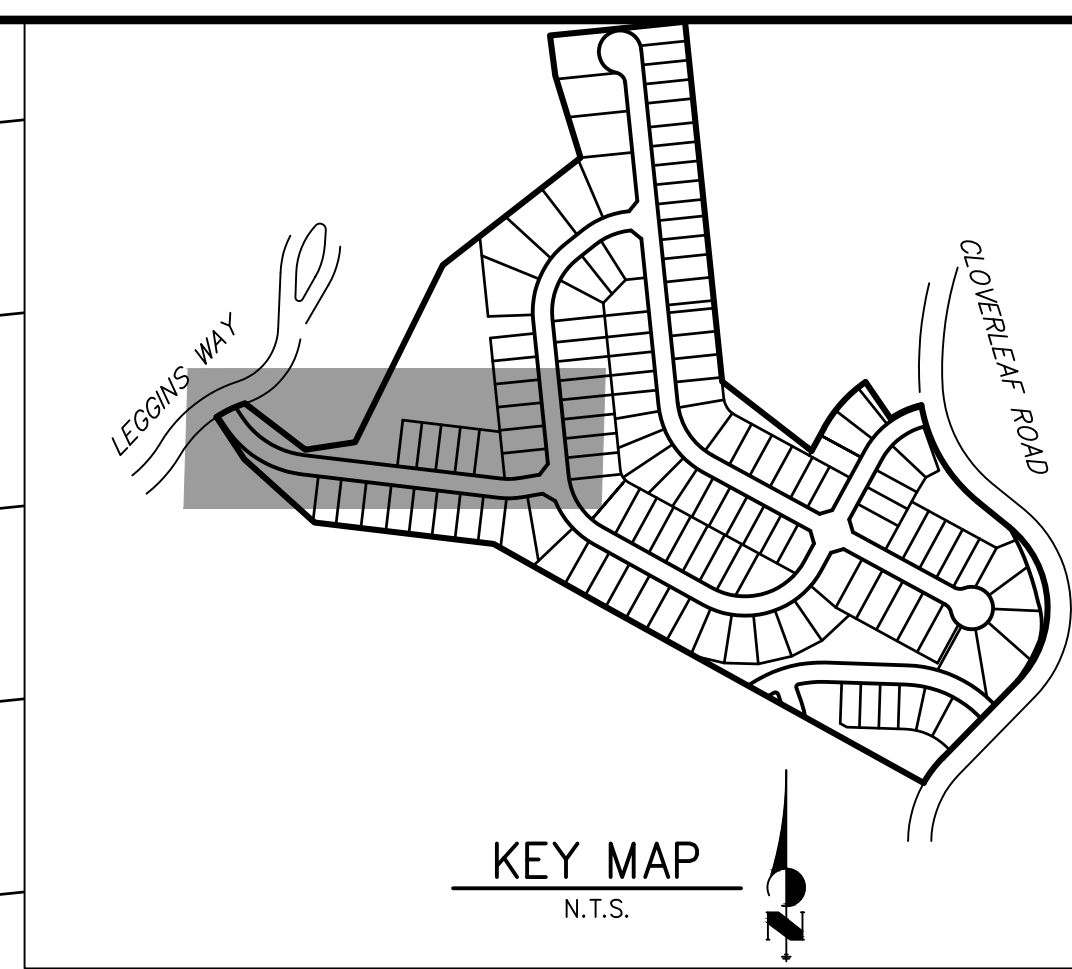
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No.	REVISION	BY	DATE	H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 08/20/21	DESIGNED BY APL	DRAWN BY APL	CHECKED BY	SHEET 14 OF 24	JOB NO. 25158.01

WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION

DATE: _____ BY: _____

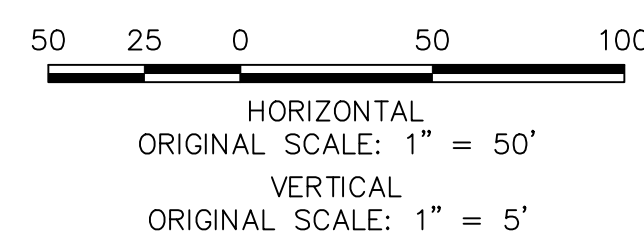
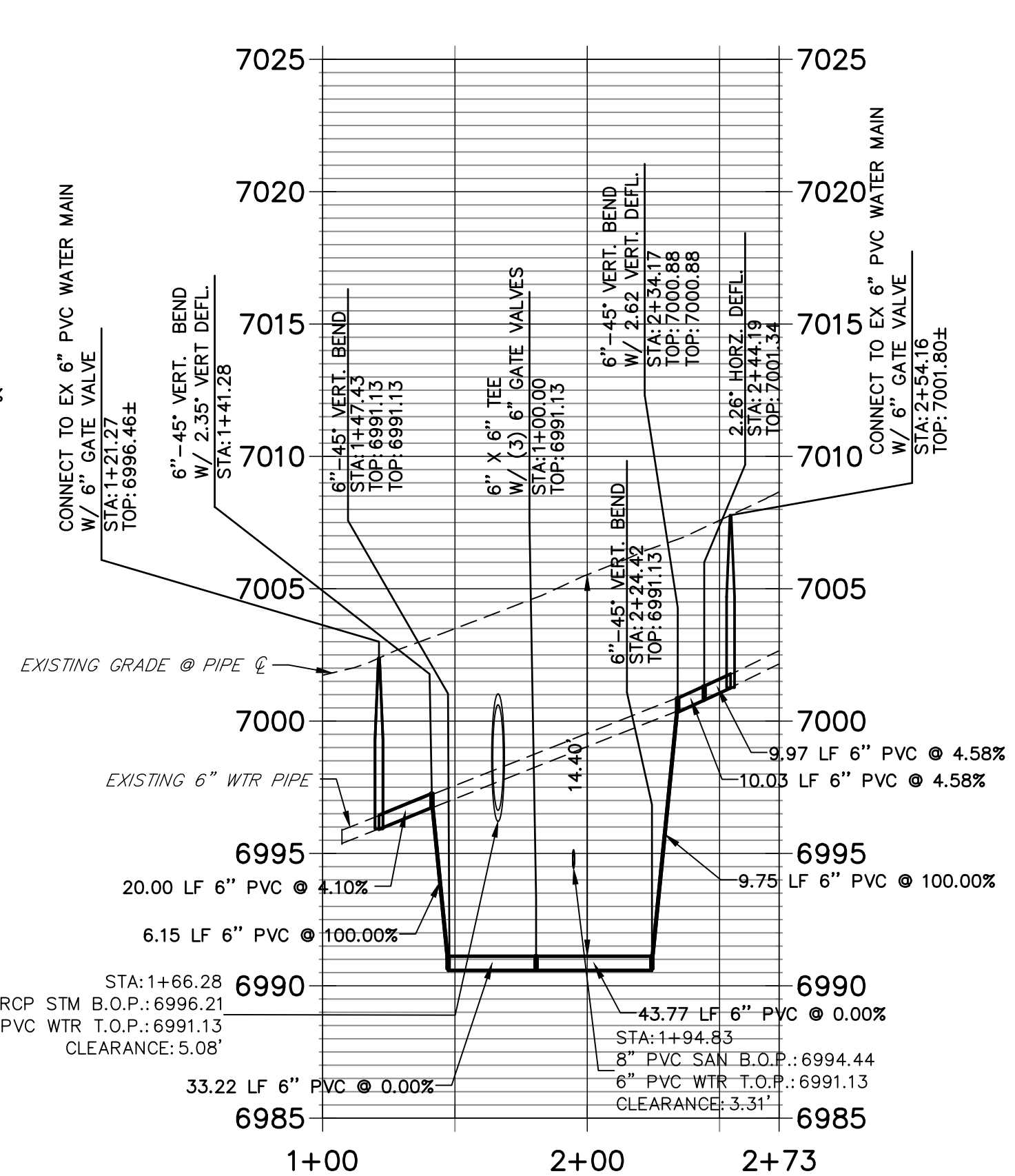
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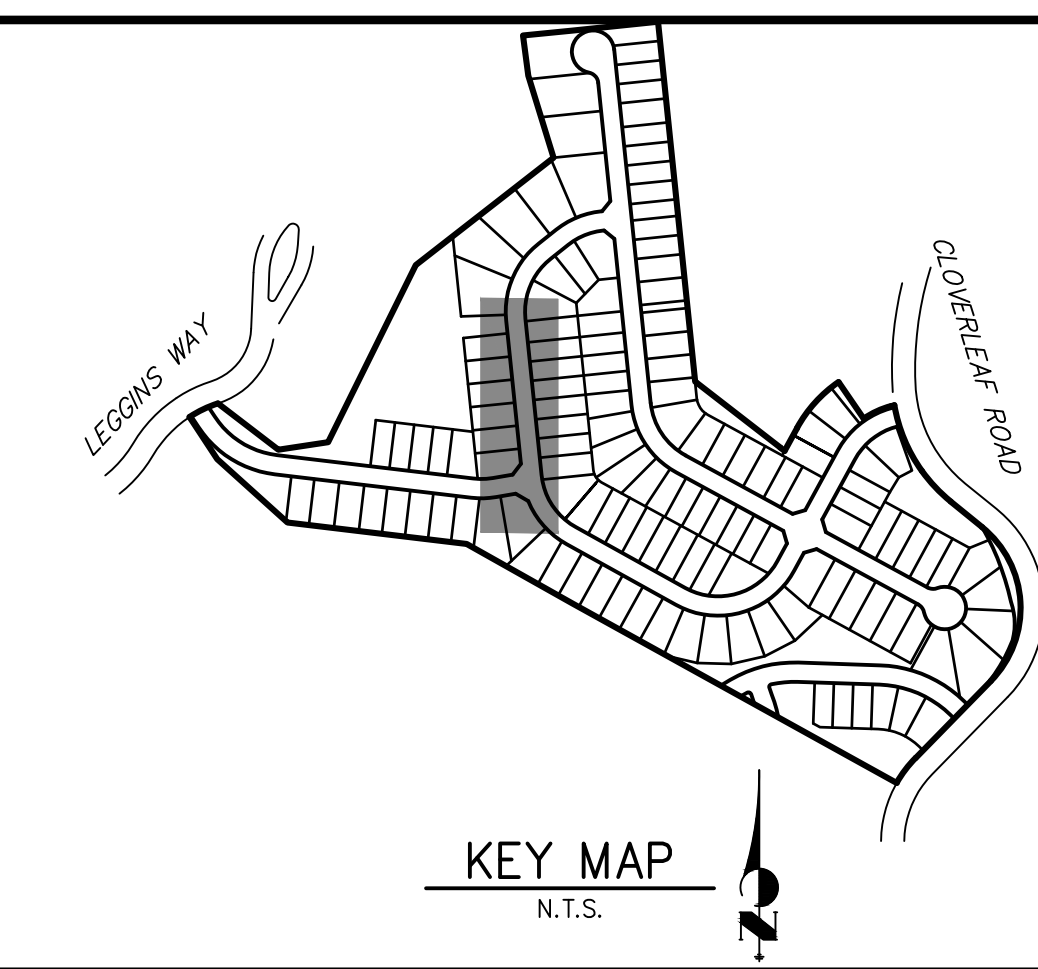
EX WP01 PROFILE
STA 1+00.00 TO 2+72.50

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C6	12°09'57"	362.60'	76.99'
C7	16°27'33"	209.00'	60.04'



DATE: _____ BY: _____

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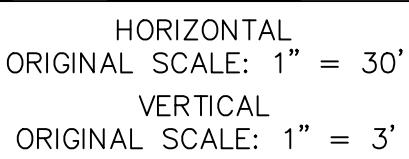
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S34°27'27"E	12.91'
L2	S20°21'56"E	15.28'
L3	S05°52'44"E	173.28'
L4	S50°52'43"E	21.21'
L5	N84°07'17"E	78.00'
L6	S50°52'43"E	14.14'
L7	S05°52'43"E	450.38'
L8	S29°22'16"E	49.29'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	31°34'33"	236.92'	130.57'

[illegible]

- 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.

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WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION

DATE: _____ BY: _____

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CLOVERLEAF FILING NO. 2

RAW WATER PLAN

SHEET 16 OF 24

JOB NO. 25158.01

PREPARED FOR

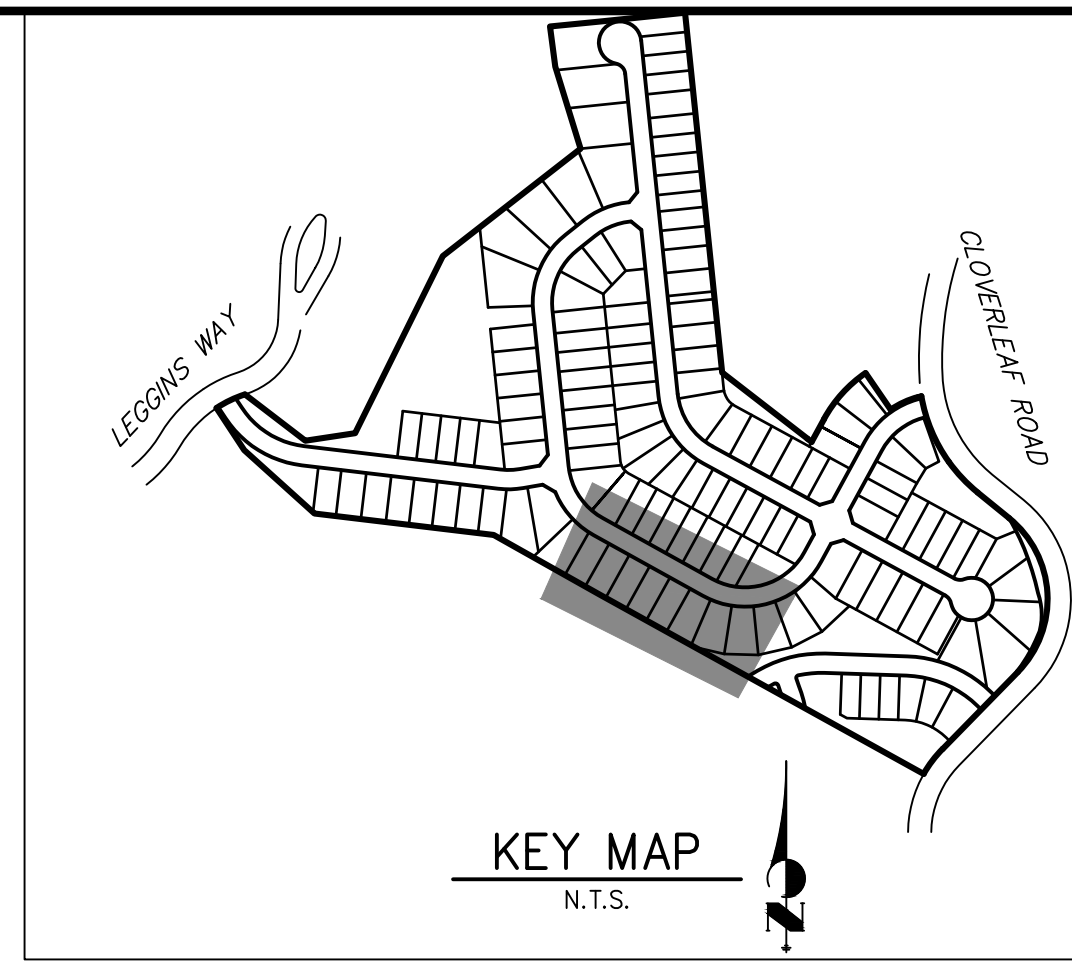
PT CLOVERLEAF, LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80904
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(719) 476-0800
JDESJARDIN@PROTERRACO.COM

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

ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.



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CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	31°34'33"	236.92'	130.57'
C2	18°52'47"	202.91'	66.86'



Diagram illustrating a vertical curve with a horizontal scale of 1" = 30' and a vertical scale of 1" = 3'. The curve is shown with a vertical curve length of 100 feet, a central point at 50 feet, and a vertical offset of 1.5 feet. The horizontal axis is labeled with 30, 15, 0, 30, and 60 feet. The vertical axis is labeled with 3, 1.5, and 0 feet.

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No.	REVISION
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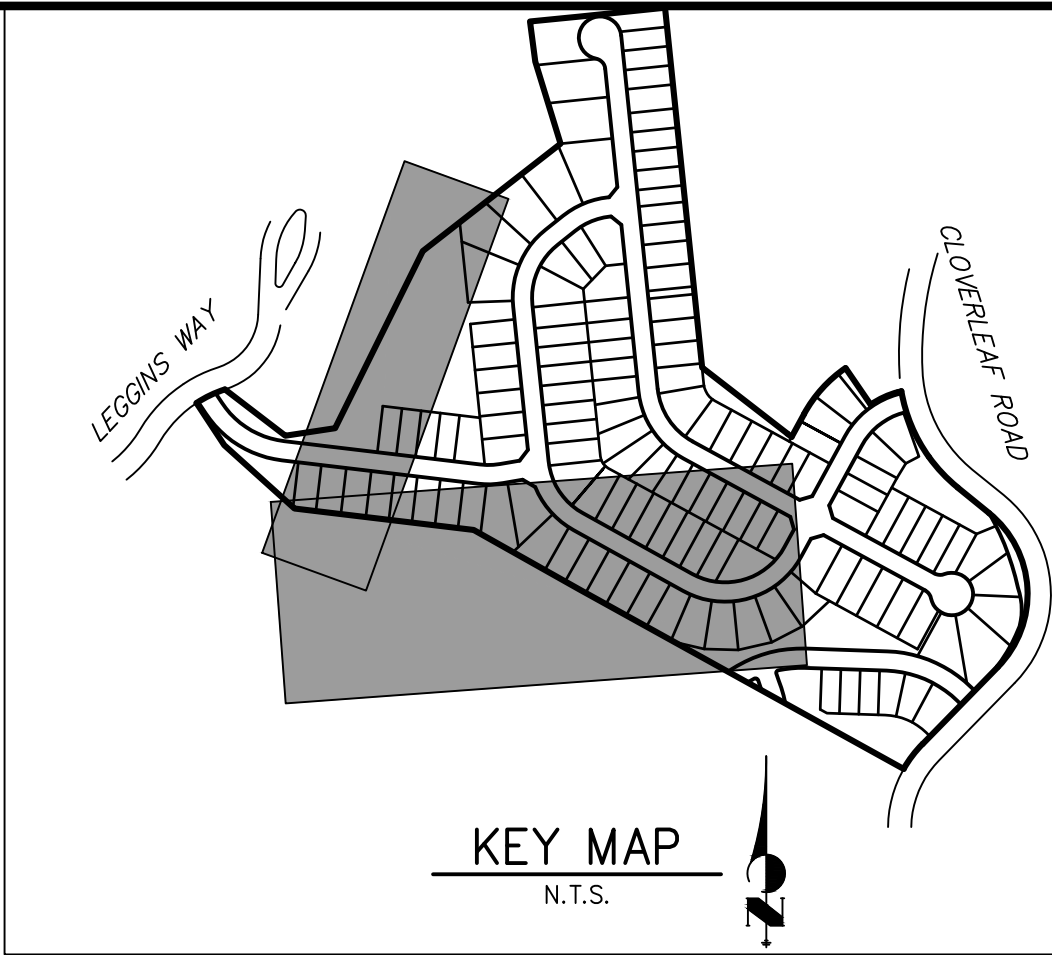
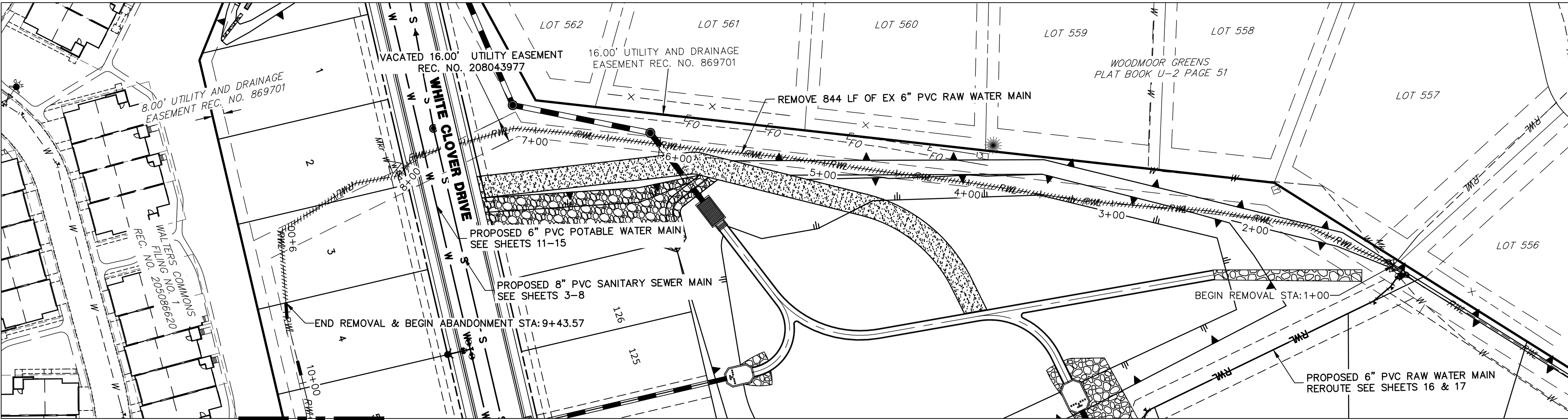
H-SCALE	1"=30'
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CLOVERLEAF FILING NO. 2

RAW WATER PLAN

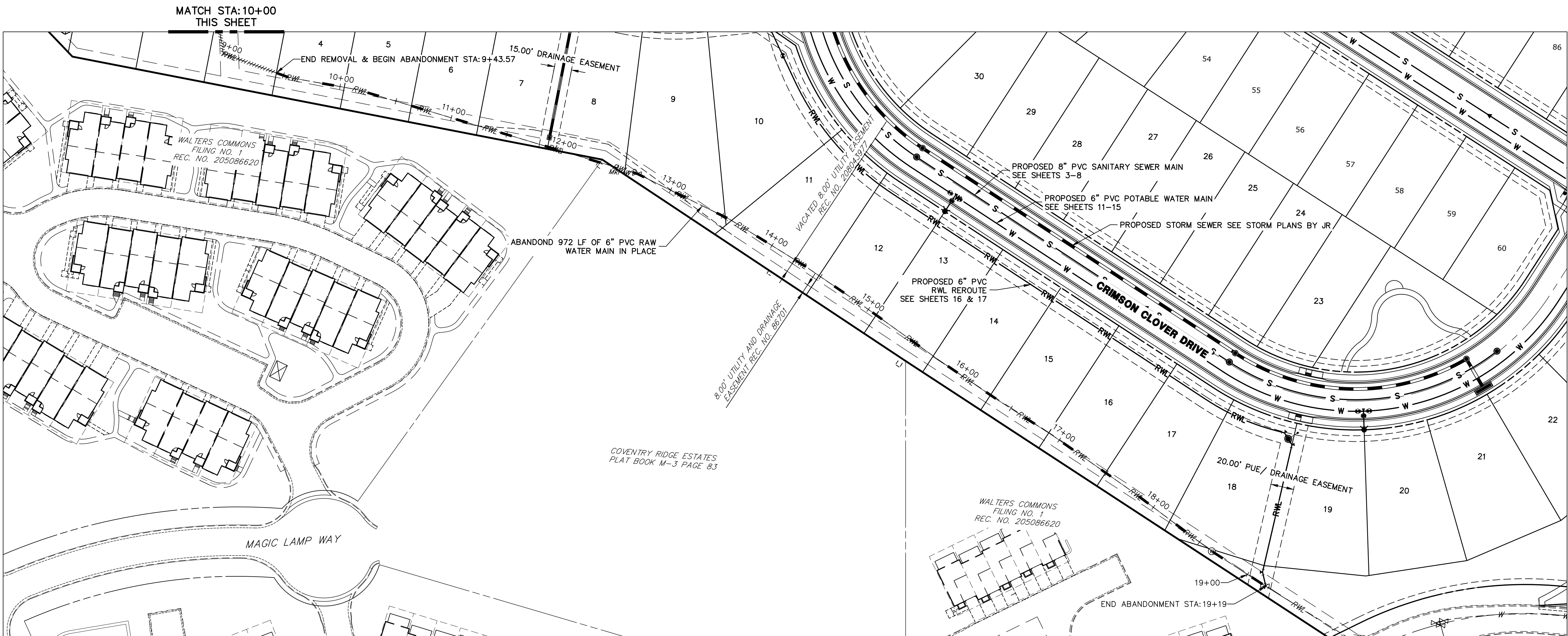
SHEET 17 OF 24

JOB NO. 25158.01



NOTES

1. ABANDONED MAINS SHALL BE FLOWILLED ENTIRELY AND PLUGGED ON BOTH ENDS AND BE IN ACCORDANCE WITH WOODMOOR WATER AND SANITATION DISTRICT SPECIFICATIONS.
2. ALL CONSTRUCTION SHALL MEET REQUIREMENTS FOR EL PASO COUNTY AND WOODMOOR WATER AND SANITATION DISTRICT.



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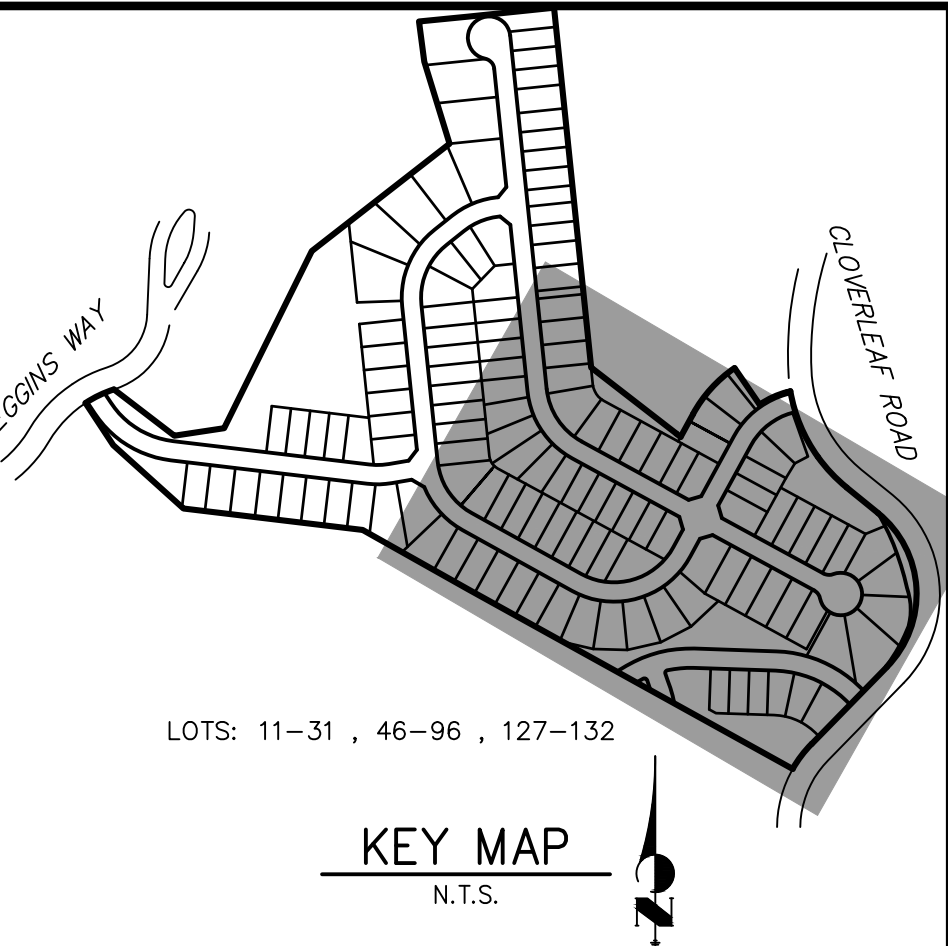
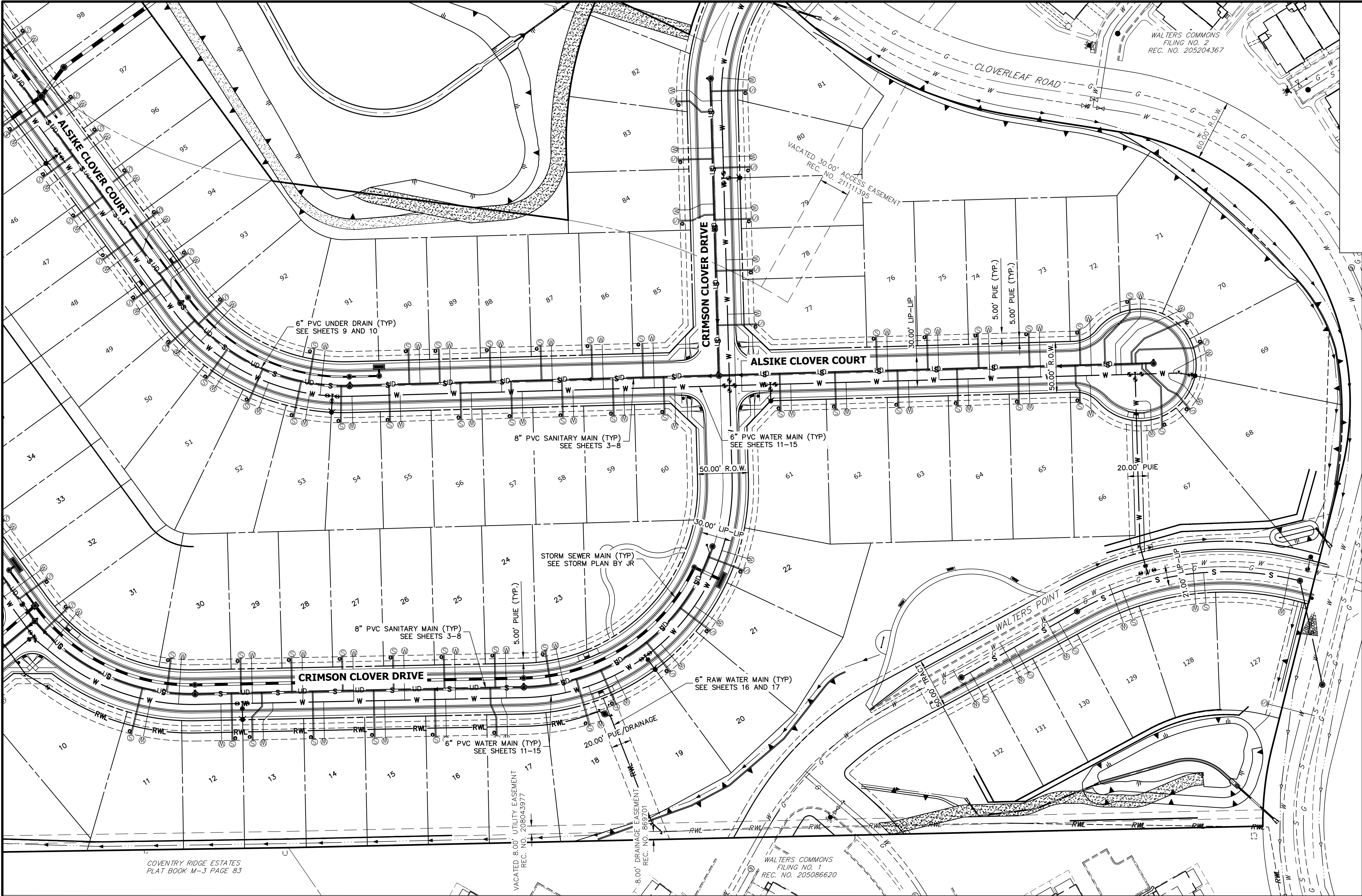
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No.	REVISION	BY	DATE
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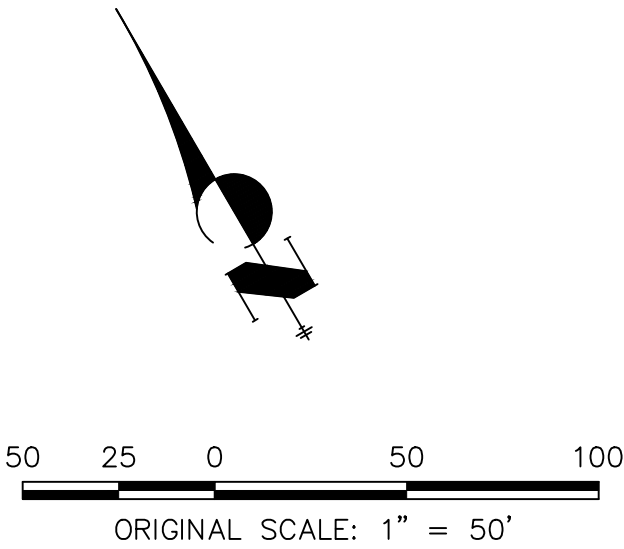
CLOVERLEAF FILING NO. 2	
RAW WATER PLAN	
SHEET 18	OF 24
JOB NO.	25158.01



NOTES

1. ALL SANITARY SERVICE LINES SHALL BE 4" PVC AND INSTALLED PER DETAIL G-8.
2. ALL POTABLE WATER SERVICE LINES SHALL BE 3/4" TYPE K COPPER AND INSTALLED PER DETAIL G-6.
3. A MINIMUM OF 10' SEPARATION BETWEEN WATER AND SANITARY LINES IS REQUIRED. SERVICE SHALL BE AT LEAST 10' AWAY FROM SIDE LOT LINES, PER DETAIL G-5.
4. PROVIDE METAL T-POST AT CURB STOP WHEN CONSTRUCTION OF WATER SERVICE IS COMPLETE.
5. PROVIDE METAL T-POST AT CLEAN OUT WHEN CONSTRUCTION OF SANITARY SERVICE IS COMPLETE.
6. SERVICES STUB OUTS SHALL EXTENDED TO THE INSIDE EDGE OF FRONT UTILITY EASEMENT PER DETAILS G-8 AND G-6.
7. ALL UNDER DRAIN SERVICES SHALL BE INSTALLED PER COLORADO SPRINGS UTILITY FIGURE 13-3. SEE SHEET 10.
8. SEE SHEET 19 FOR TYPICAL UTILITY SERVICE LAYOUT.
9. SANITARY SERVICES SHALL HAVE A MINIMUM SLOPE OF 2%.
10. SERVICES SHALL EXTEND TO THE 20' PUBLIC UTILITY EASEMENT FOR LOTS 116-121 AND 11-18.

LOTS: 11-32 , 46-97 , 127-132



WOODMOOR WATER AND SANITATION DISTRICT NO. 1
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BY	DATE	No.	REVISION

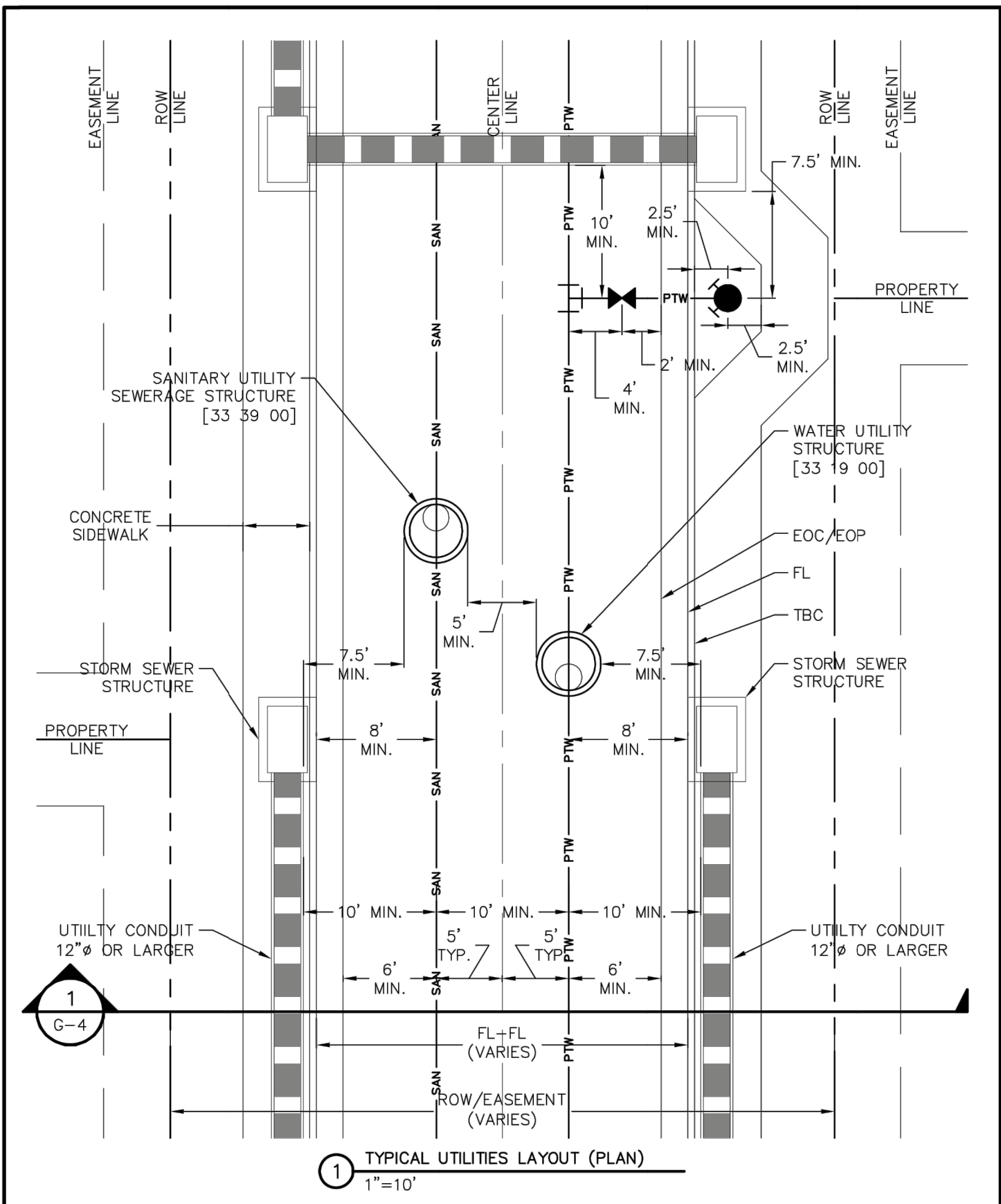
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1"=50'	N/A	08/20/21	APL	APL	


CLOVERLEAF FILING NO. 2

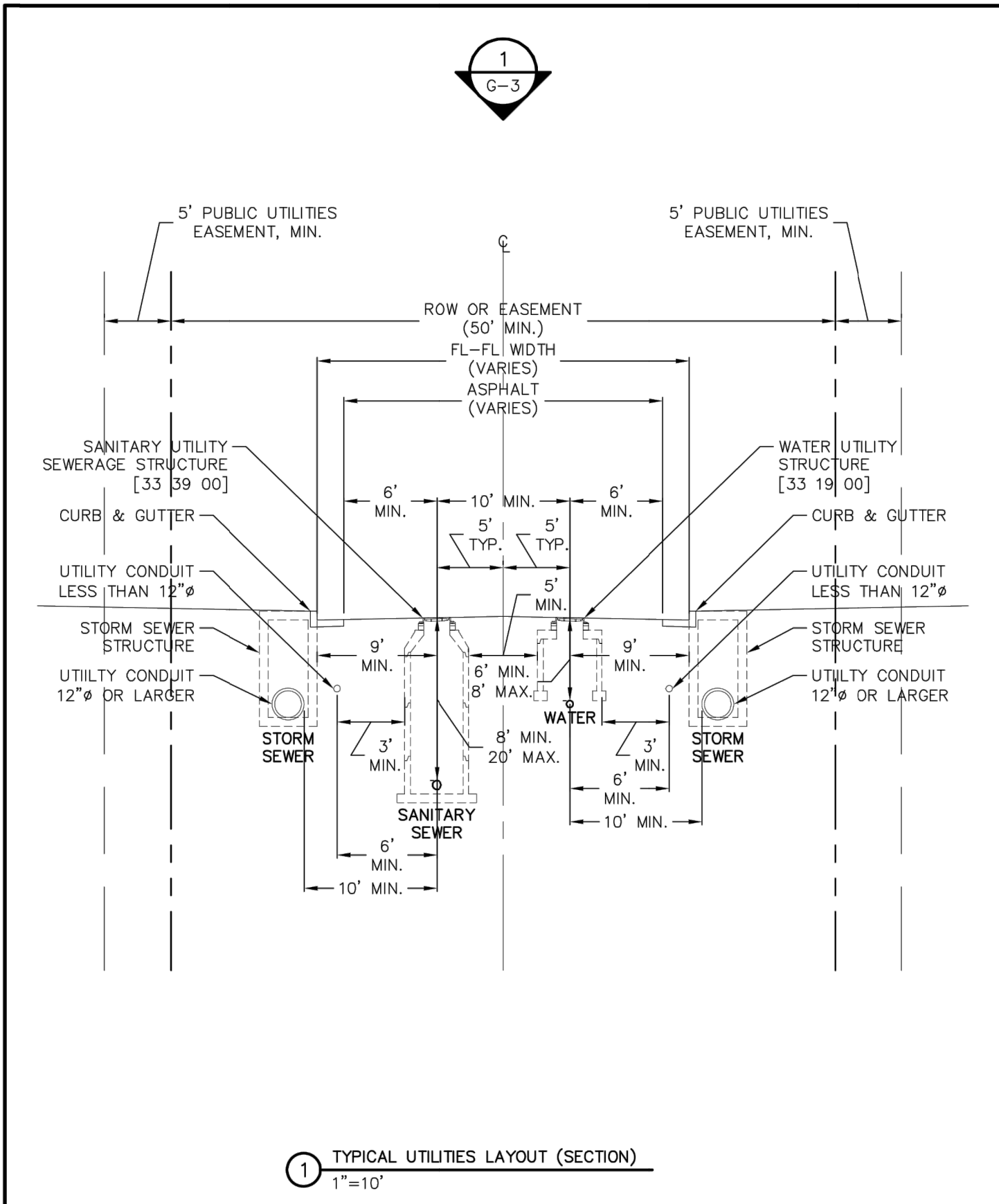
UTILITY SERVICE PLAN


SHEET 20 OF 24

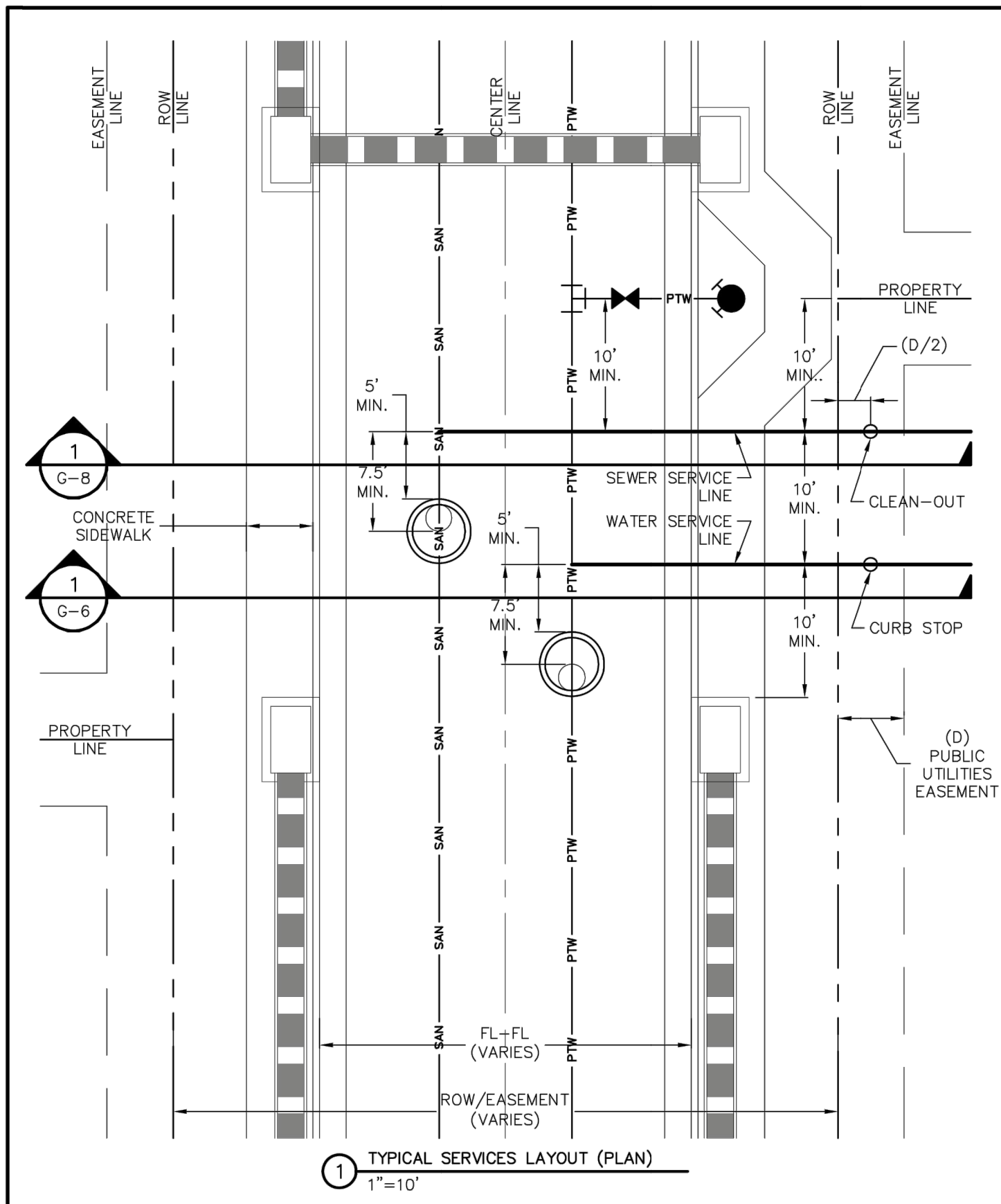
JOB NO. 25158.01




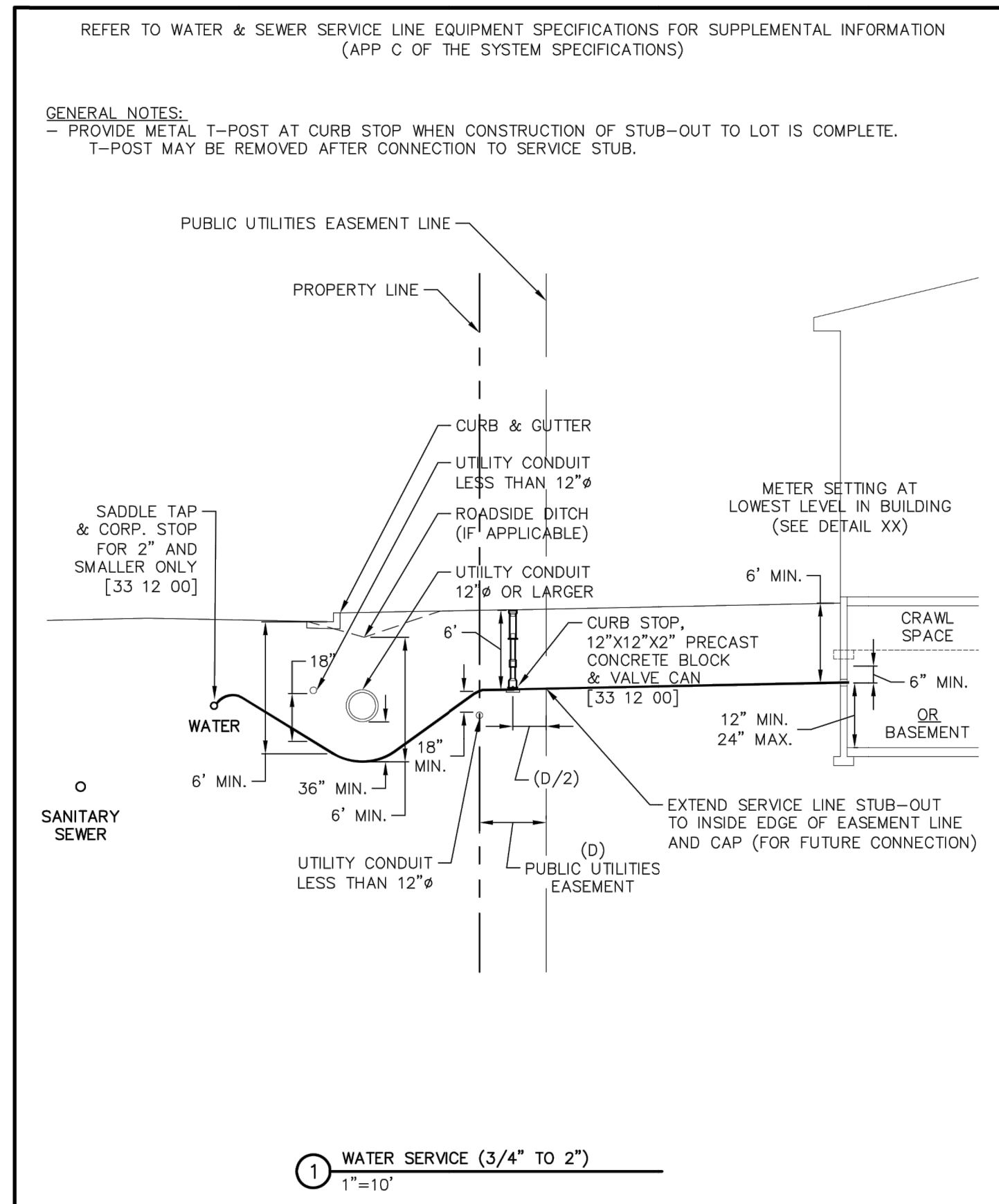
	TYPICAL UTILITIES LAYOUT (PLAN)	G-3
	GENERAL	-
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014	




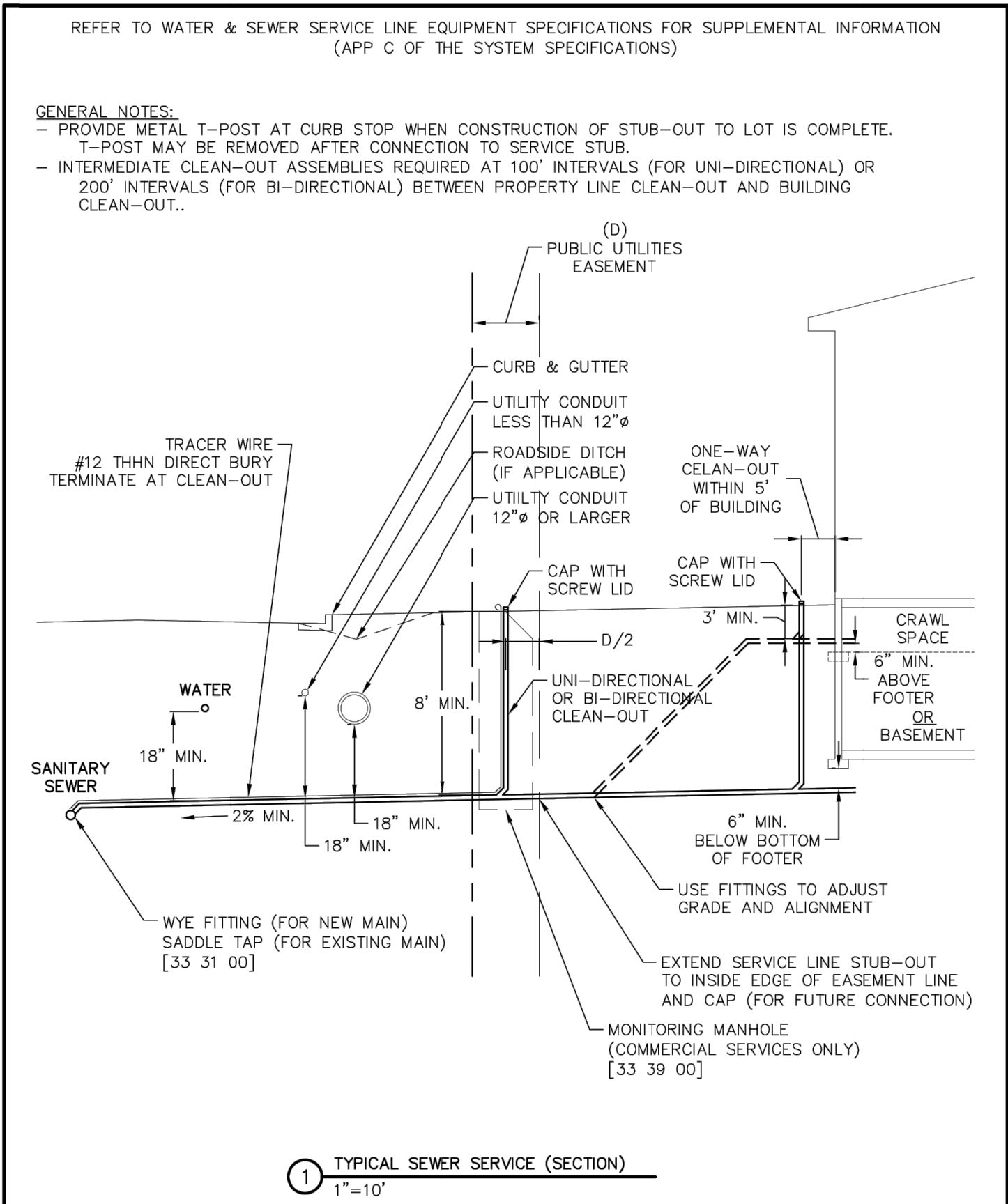
	TYPICAL UTILITIES LAYOUT (SECTION)	G-4
	GENERAL	-
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014	




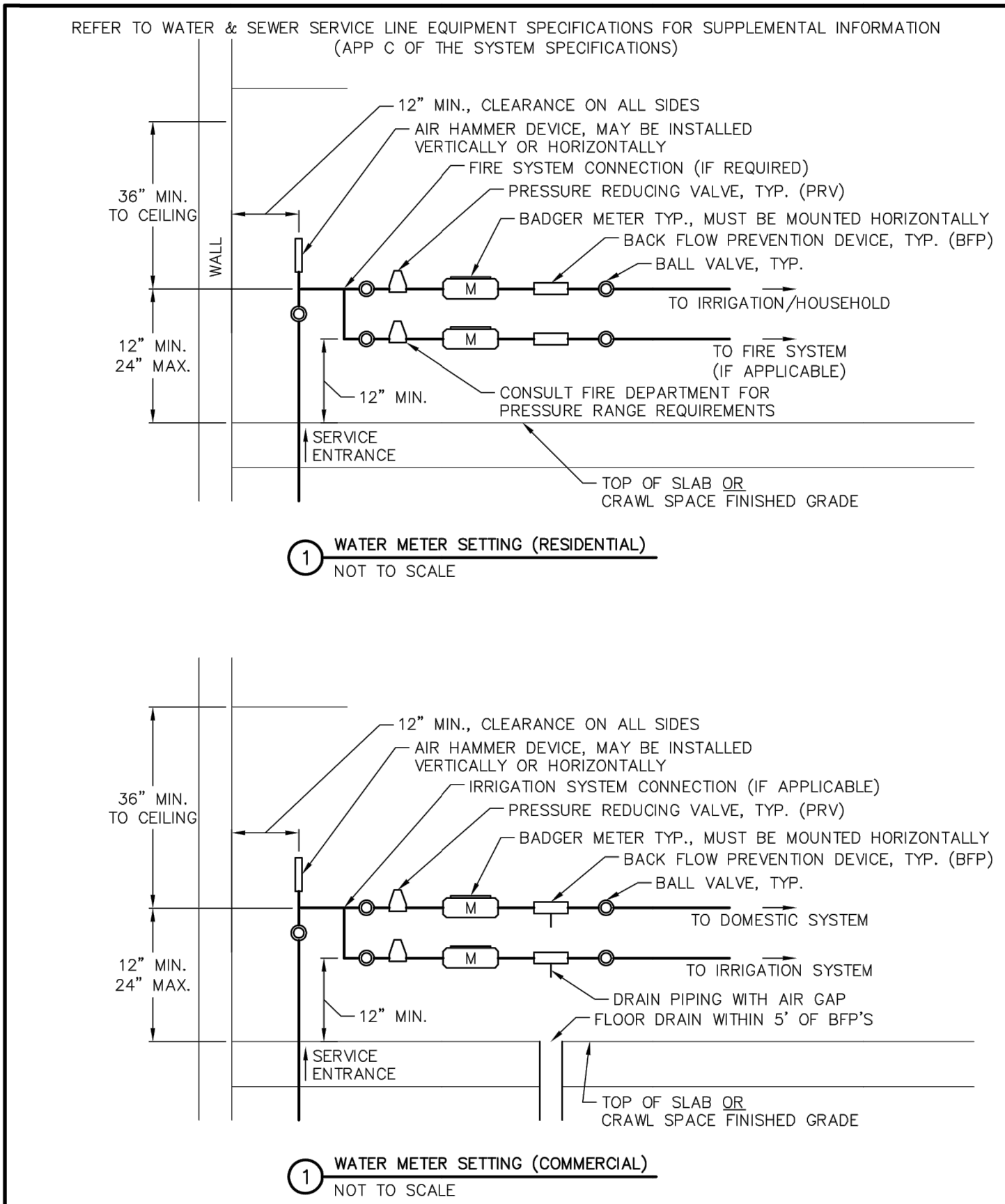
	TYPICAL SERVICES LAYOUT (PLAN)	G-5
	GENERAL	-
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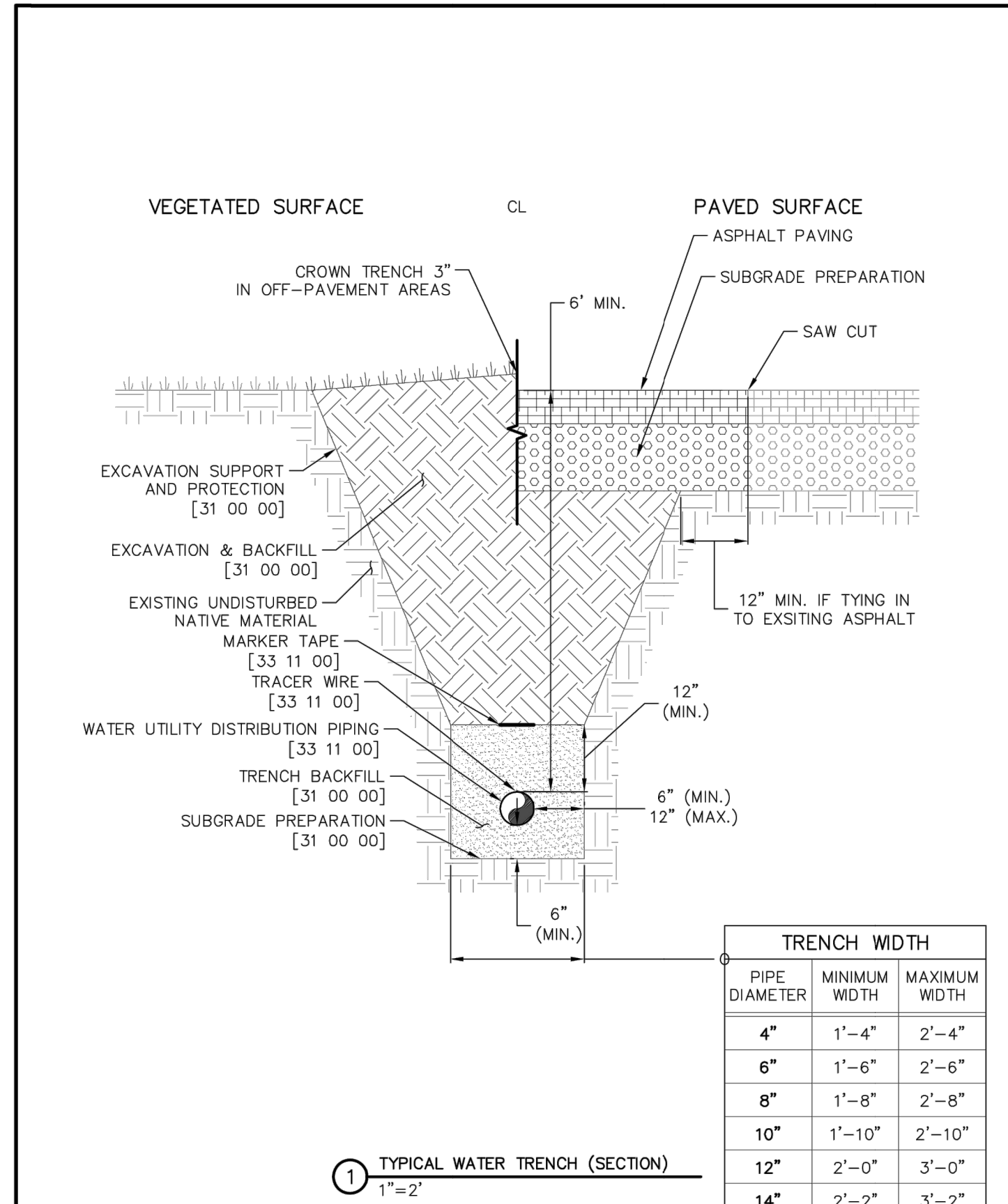
	WATER SERVICE (3/4" TO 2")	G-6
	GENERAL	-
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	TYPICAL SEWER SERVICE (SECTION)	G-8
	GENERAL	-
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014	




	WATER METER SETTING DETAIL	G-9
	GENERAL	-
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014	



	TYPICAL WATER TRENCH	W-1
	WATER UTILITY DISTRIBUTION PIPING	33 11 00
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REFER TO WATER & SEWER SERVICE LINE EQUIPMENT SPECIFICATIONS FOR SUPPLEMENTAL INFORMATION (APP C OF THE SYSTEM SPECIFICATIONS)


GENERAL NOTES:
- PROVIDE METAL T-POST AT CURB STOP WHEN CONSTRUCTION OF STUB-OUT TO LOT IS COMPLETE.
T-POST MAY BE REMOVED AFTER CONNECTION TO SERVICE STUB.

 WOODMOOR
WATER & SANITATION DISTRICT NO. 1

WATER SERVICE (3/4" TO 2")
GENERAL
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014

REFER TO WATER & SEWER SERVICE LINE EQUIPMENT SPECIFICATIONS FOR SUPPLEMENTAL INFORMATION (APP C OF THE SYSTEM SPECIFICATIONS)


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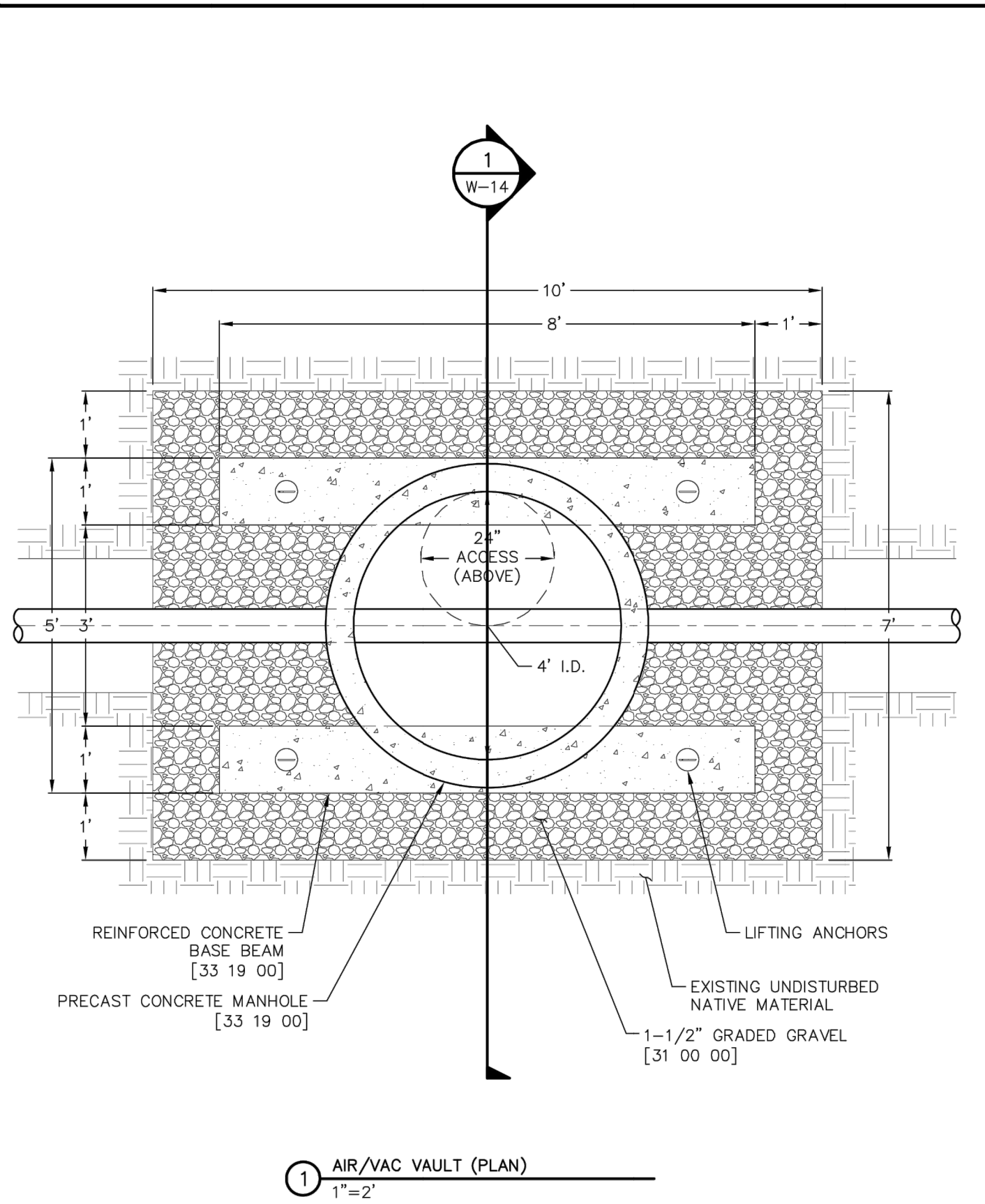
 WOODMOOR
WATER & SANITATION DISTRICT NO. 1


WATER SERVICE (3/4" TO 2")
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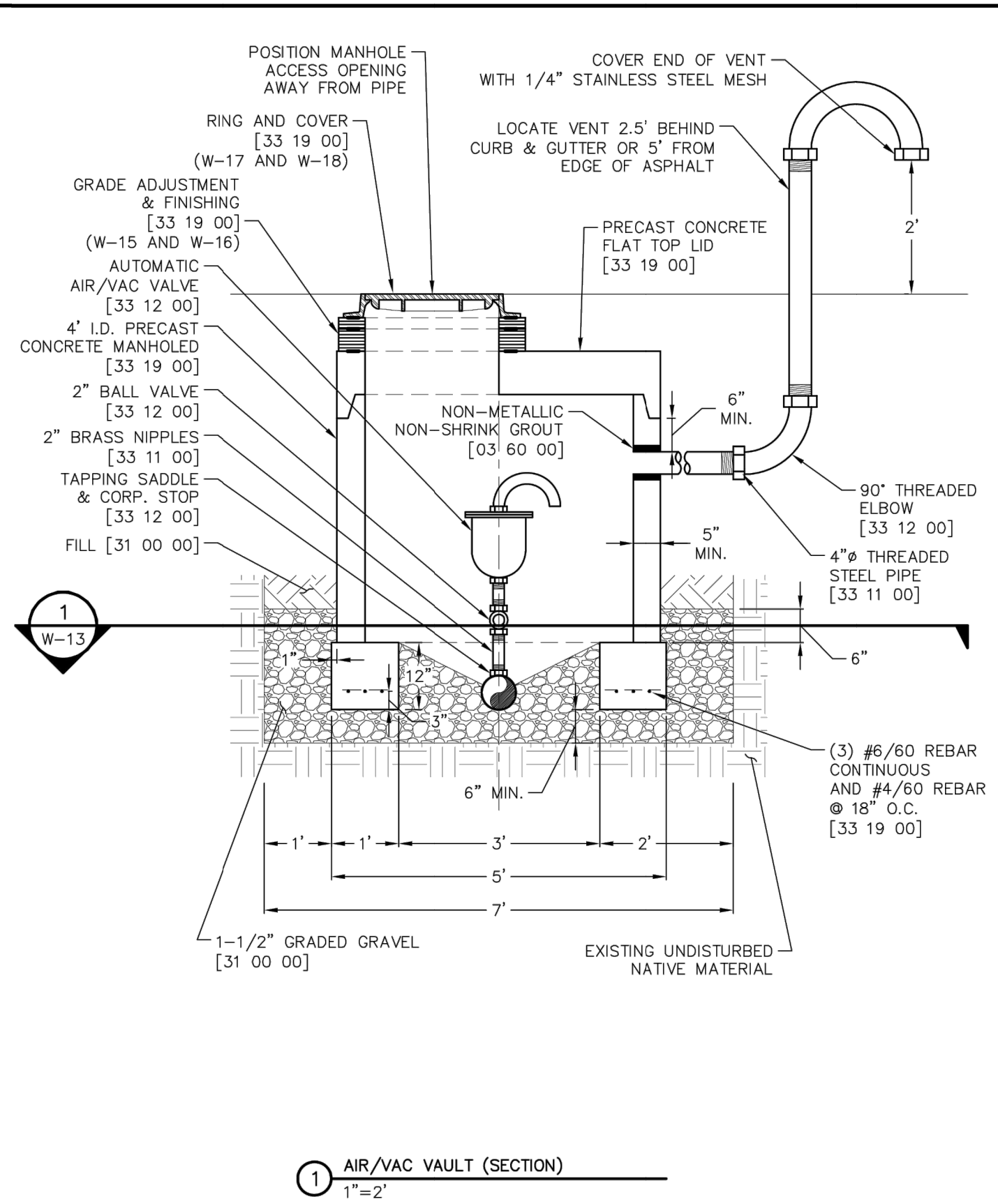
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PREPARED FOR
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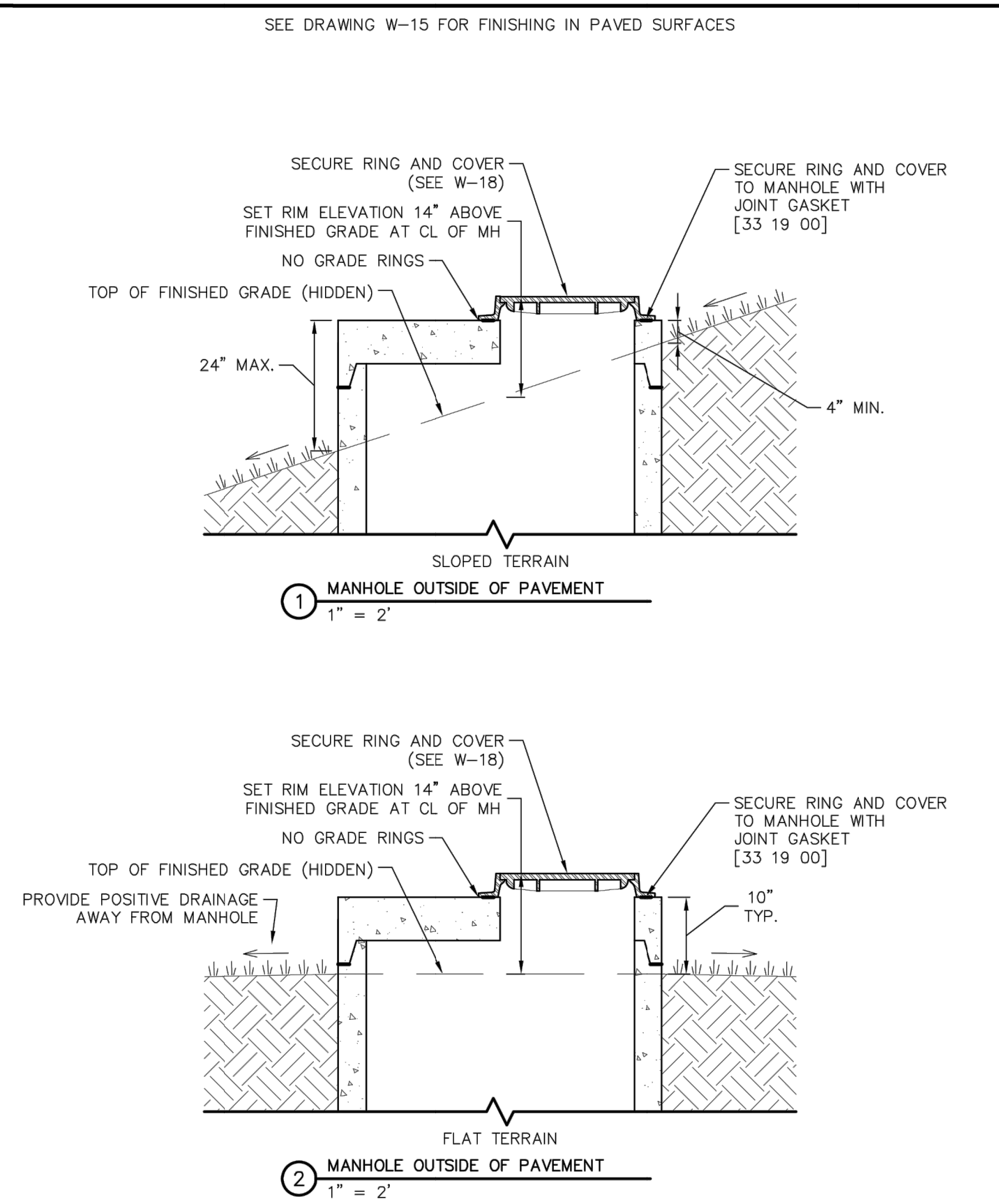
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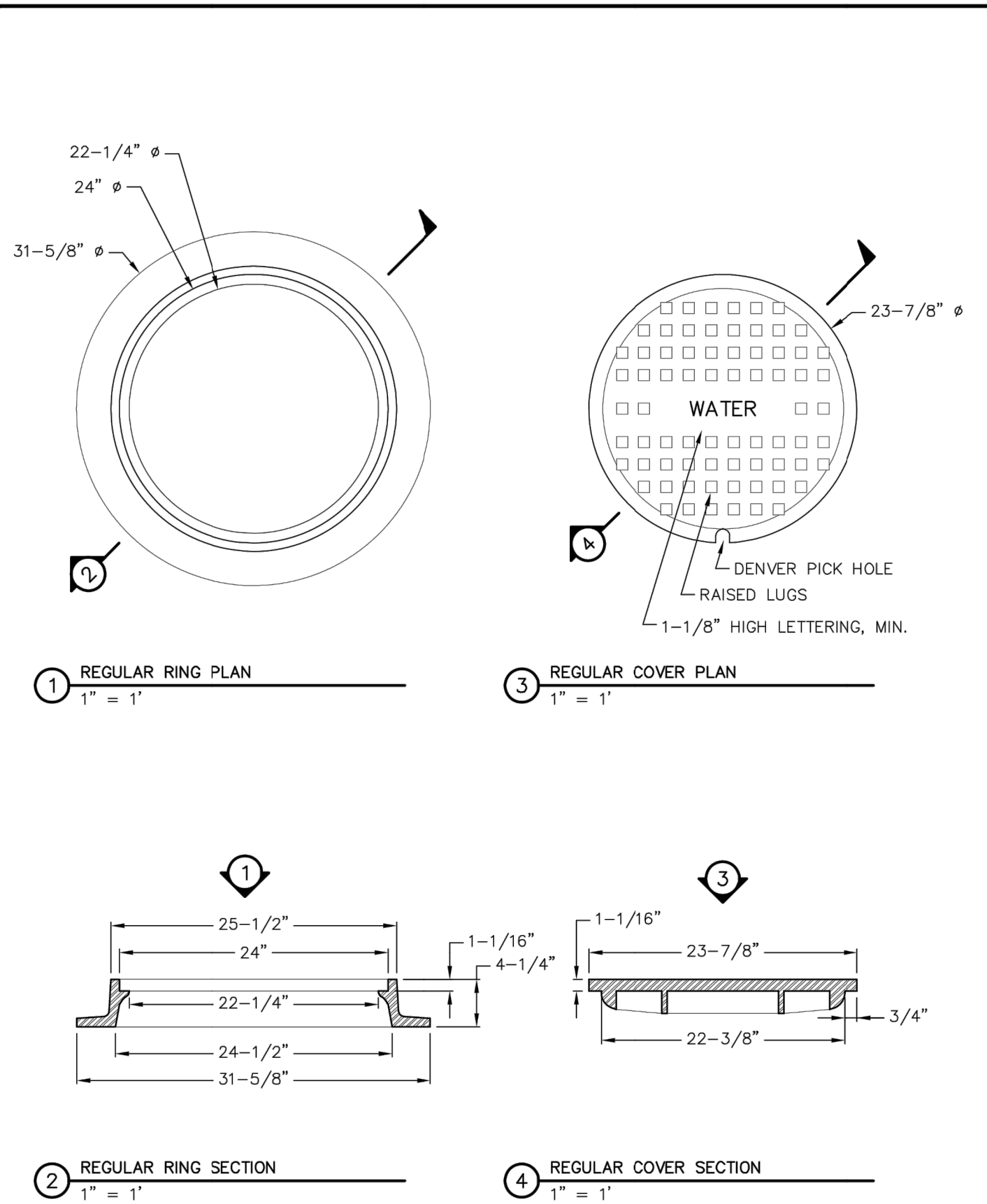
	PRECAST CIRCULAR WATER VAULT		W-13
	WATER UTILITY STRUCTURES		33 19 00
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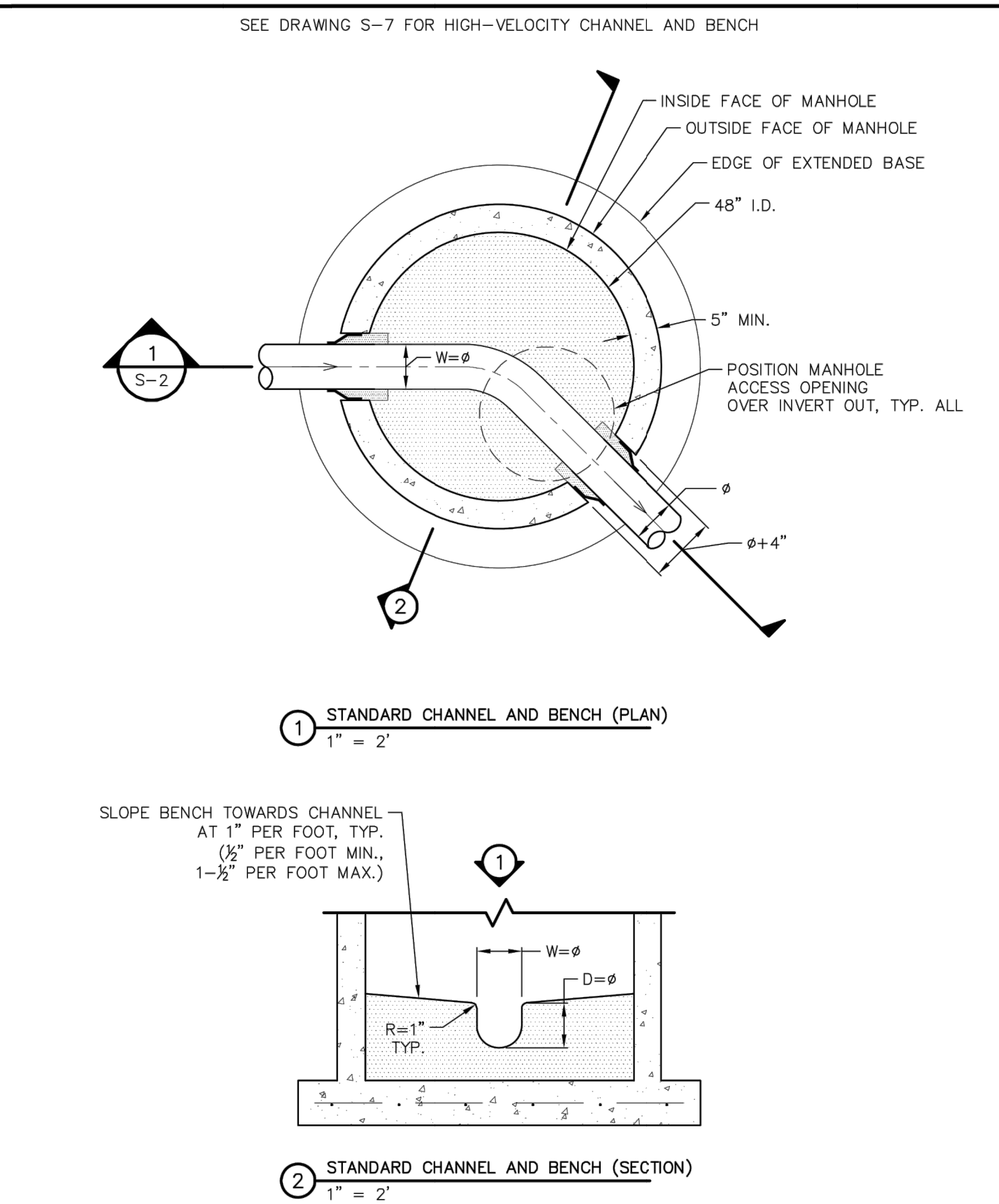
	PRECAST CIRCULAR WATER VAULT		W-14
	WATER UTILITY STRUCTURES		33 19 00
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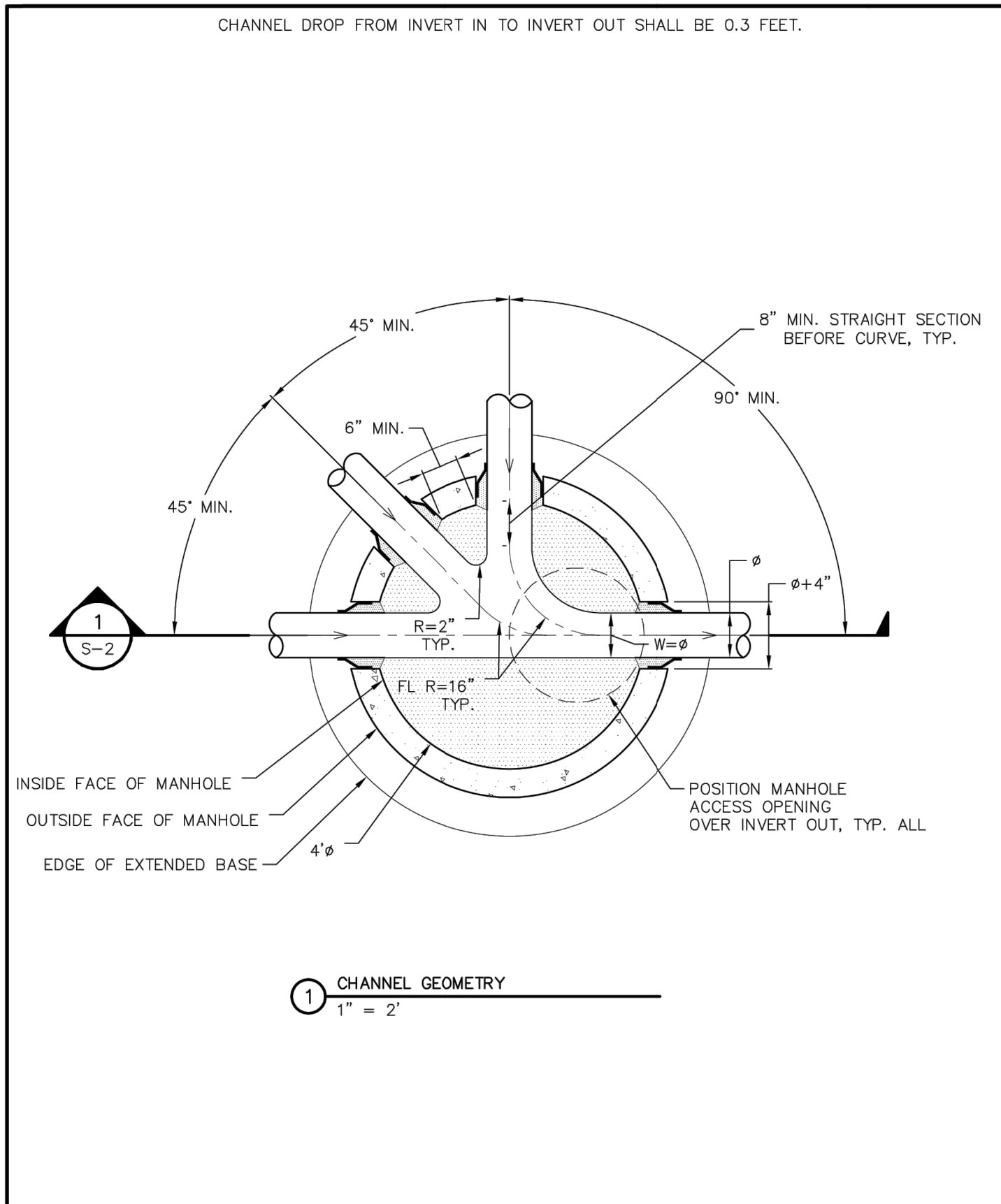
	MANHOLES IN UNPAVED AREAS		W-16
	WATER UTILITY STRUCTURES		33 19 00
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	STANDARD WATER RING & COVER		W-17
	WATER UTILITY STRUCTURES		33 19 00
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.		MAY 13, 2014



	SEWER MANHOLE STANDARD BASE		S-6
	SANITARY UTILITY SEWERAGE STRUCTURES		33 39 00
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.		MAY 13, 2014



	BASE GEOMETRY		S-8
	SANITARY UTILITY SEWERAGE STRUCTURES		33 39 00
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CLOVERLEAF FILING NO. 2	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
DETAIL SHEETS	N/A	N/A	08/20/21	APL	APL					
SHEET 24 OF 24							JOB NO. 25158.01			