

# CLOVERLEAF FILING NO. 2

## EL PASO COUNTY, COLORADO

### PUBLIC UTILITY PLAN

#### STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

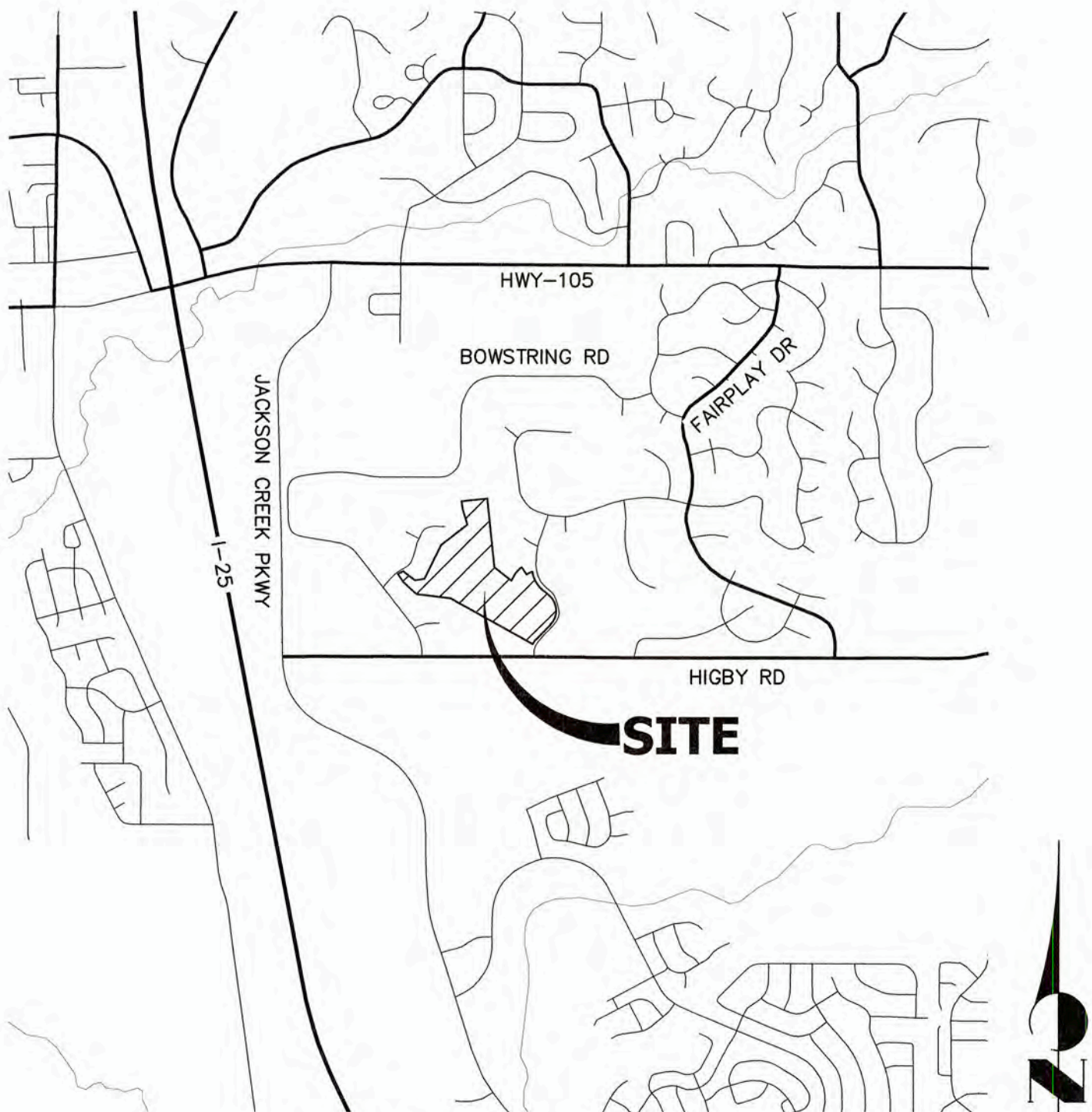
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION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

#### STANDARD NOTES FOR WOODMOOR CONSTRUCTION PLANS

- ALL MATERIALS AND INSTALLATION PROCEDURES WILL BE IN COMPLIANCE WITH THE SYSTEM SPECIFICATIONS AND THE RULES AND REGULATIONS OF THE DISTRICT.
- 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.
- 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.
- IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE SYSTEM SPECIFICATIONS, CONSULT THE DISTRICT PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 2 WORKING DAYS PRIOR TO PERFORMING SCHEDULED TESTS FOR OBSERVATION BY DISTRICT PERSONNEL.
- 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.
- THE COLORADO CENTRAL ZONE (NAD 83) IS THE HORIZONTAL CONTROL FOR IMPROVEMENTS SHOWN ON THE PLAN SET.
- THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) IS THE VERTICAL CONTROL FOR THE IMPROVEMENTS SHOWN ON THE PLAN SET.

#### WATER AND SEWER SERVICE LINE NOTES

- 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.
- 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.
- A MINIMUM OF 10 FEET OF HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN WATER SERVICE LINES AND SEWER SERVICE LINES.
- 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.
- CURB STOPS AND BOXES SHALL BE BURIED SUCH THAT 6-FEET ( $\pm 0'$ ) 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.
- 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.
- DIRECT TAPPING OF WATER SERVICE LINE CORPORATION ( I.E. NO SADDLE) WILL NOT BE PERMITTED.



VICINITY MAP

SCALE: 1"=2000'

#### SHEET INDEX

1	-	COVER SHEET
2	-	LEGEND & TYPICAL SECTION
3-8	-	SANITARY SEWER PLAN AND PROFILE
9-10	-	UNDER DRAIN
11-16	-	WATER DISTRIBUTION PLAN
17-19	-	RAW WATER PLAN
20-21	-	UTILITY SERVICE PLAN
22-25	-	DETAIL SHEETS

#### CONTACTS:

OWNER	CND-CLOVERLEAF, LLC ATTN: AZIZ SIDDIQUI 1111 N. POST OAK ROAD HOUSTON, TX 77055 P~224-415-6619
DEVELOPER	MONUMENT HILL CM LLC ATTN: JOE DESJARDIN 1864 WOODMOOR DRIVE, SUITE 100 COLORADO SPRINGS, CO 80920 P~719-476-0800
CONTRACTOR/OPERATOR (EROSION CONTROL)	MONUMENT HILL CM LLC ATTN: CHARLIE WILLIAMS 1864 WOODMOOR DRIVE, SUITE 100 COLORADO SPRINGS, CO 80920 P~719-492-1933
ENGINEER/SURVEYOR	JR ENGINEERING, LLC ATTN: MIKE A. BRAMLETT 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P~303-267-6240
FIRE PROTECTION DISTRICT	TRI-LAKES MONUMENT FPD 16055 OLD FOREST POINT, SUITE 103 MONUMENT, CO 80132 P~719-484-0911
DISTRICT	WOODMOOR WATER & SANITATION DISTRICT NO. 1 1845 WOODMOOR DRIVE MONUMENT, CO 80132 P~719-488-2525 EXT. 0
EL PASO COUNTY	PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 P~719-520-6819  DEPARTMENT OF PUBLIC WORKS 3275 AKERS DR COLORADO SPRINGS, CO 80922 P~719-529-6460

#### 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 ILLIGIBLE AT BOTH ENDS. SAID LINE BEARING N26°20'33"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

#### WATER & SEWER MAIN EXTENSIONS

ANY CHANGES OR ALTERATIONS AFFECTING THE GRADE, ALIGNMENT, ELEVATION AND/OR DEPTH OF COVER OF ANY WATER OR SEWER MAINS OR OTHER APPURTENANCE SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL OPERATIONAL DAMAGES AND DEFECTS IN INSTALLATION AND MATERIAL FOR MAINS AND SERVICES FROM THE DATE OF APPROVAL UNTIL FINAL ACCEPTANCE IS ISSUED.

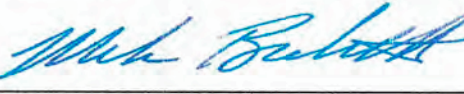
SIGNED		DATE	02/01/2022
JOE DESJARDIN MONUMENT HILL, LLC 1864 WOODMOOR DRIVE COLORADO SPRINGS, CO 80920 (719) 476-0800			

#### 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	
<b>ENGINEER'S STATEMENT</b>	
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING	
	DATE 02/01/2022
MIKE A. BRAMLETT, P.E. COLORADO P.E. 32314	DATE
FOR AND ON BEHALF OF JR ENGINEERING	

WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
APPROVED FOR CONSTRUCTION

DATE: 03/03/2022

BY: 

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

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

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

**JR ENGINEERING**  
A Western Company  
  
Central 303-740-9383 • Colorado Springs 719-595-2593  
Fort Collins 970-491-8888 • www.jrengineering.com

DATE	BY	REVISION	No.	1"=2000'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A			02/01/22	APL	APL	

CLOVERLEAF FILING NO. 2	COVER SHEET
SHEET 1 OF 25	JOB NO. 25158.01



Know what's below.  
Call before you dig.

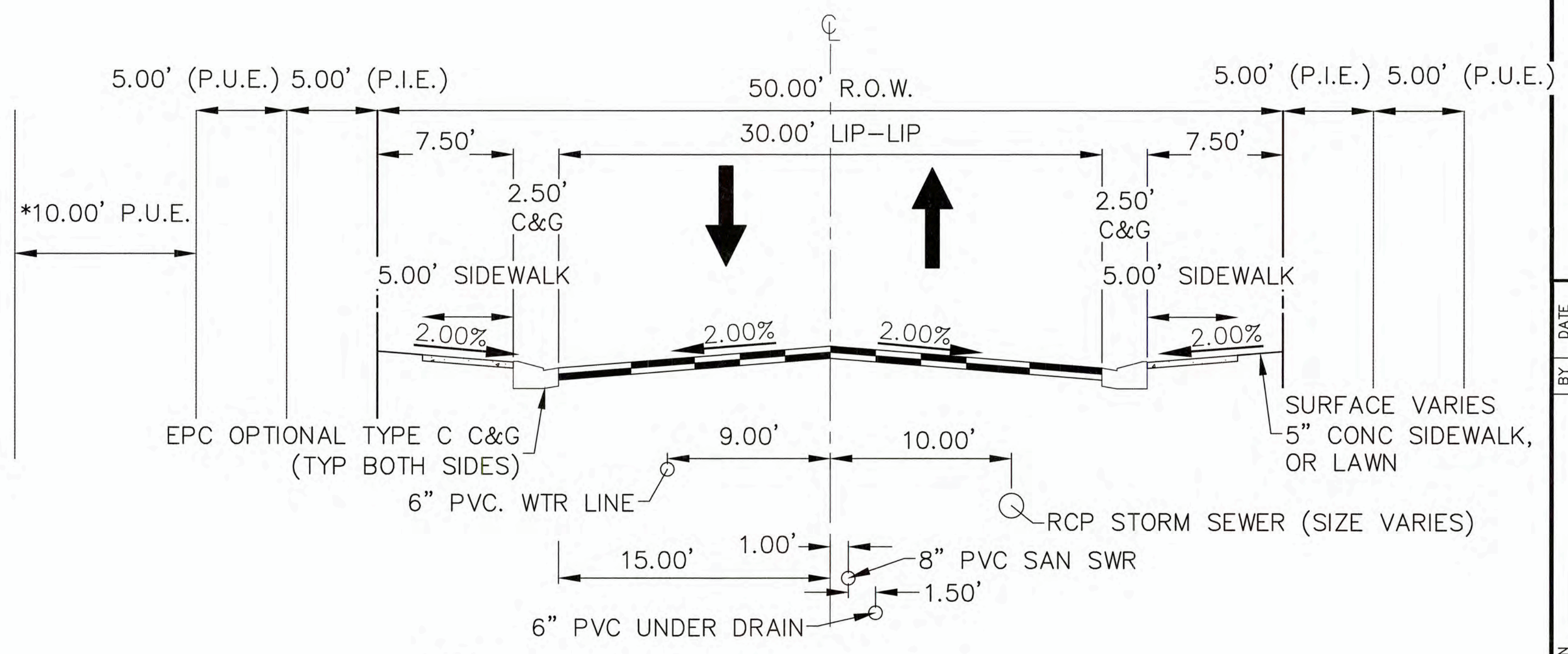


LAYER LINETYPE LEGEND

	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		

UTILITIES LEGEND

	EXISTING	PROPOSED
<b>STORM SEWER</b>		
MANHOLE		
STORM INLET		
AREA INLET - SQUARE		
AREA INLET - ROUND		
FLARED END SECTION		
RIPRAP		
<b>SANITARY SEWER</b>		
LINE MARKER		
SERVICE MARKER		
CLEAN-OUT		
MANHOLE W/ DIRECTIONAL FLOW ARROW		
<b>WATER LINE</b>		
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		
<b>GAS LINE</b>		
MARKER		
SERVICE MARKER		
METER		
VALVE		
PLUG		
TEE		
<b>DRY UTILITIES</b>		
CABLE TV MARKER		
CABLE TELEVISION PEDESTAL		
ELECTRIC MARKER		
ELECTRIC SERVICE MARKER		
ELECTRICAL PEDESTAL		
ELECTRICAL METER		
ELECTRICAL MANHOLE		
FIBER-OPTIC MARKER		
IRRIGATION PEDESTAL		
TELEPHONE MARKER		
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
UTILITY POLE		
GUY ANCHOR		
GUY POLE		
<b>MISC. UTILITIES</b>		
VENT PIPE		
TEST HOLE DESIGNATOR		
FIRM/AGENCY		



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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**MONUMENT HILL CM LLC**  
1864 WOODMOOR DRIVE  
COLORADO SPRINGS, CO 80920  
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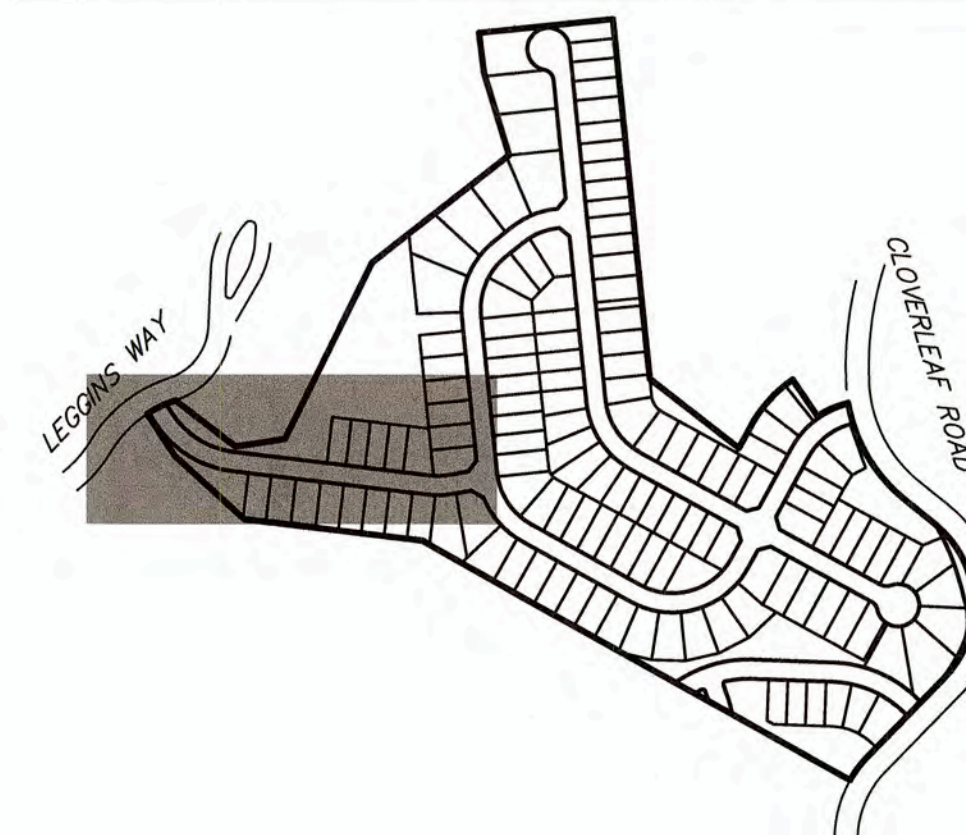
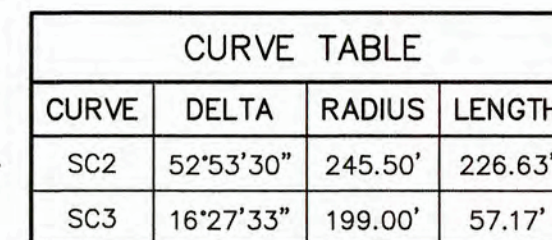
BY	DATE	REVISION	No.	N/A	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
							02/18/22	APL	APL	

CLOVERLEAF FILING NO. 2  
LEGEND & TYPICAL SECTION  
SHEET 2 OF 25  
JOB NO. 25158.01

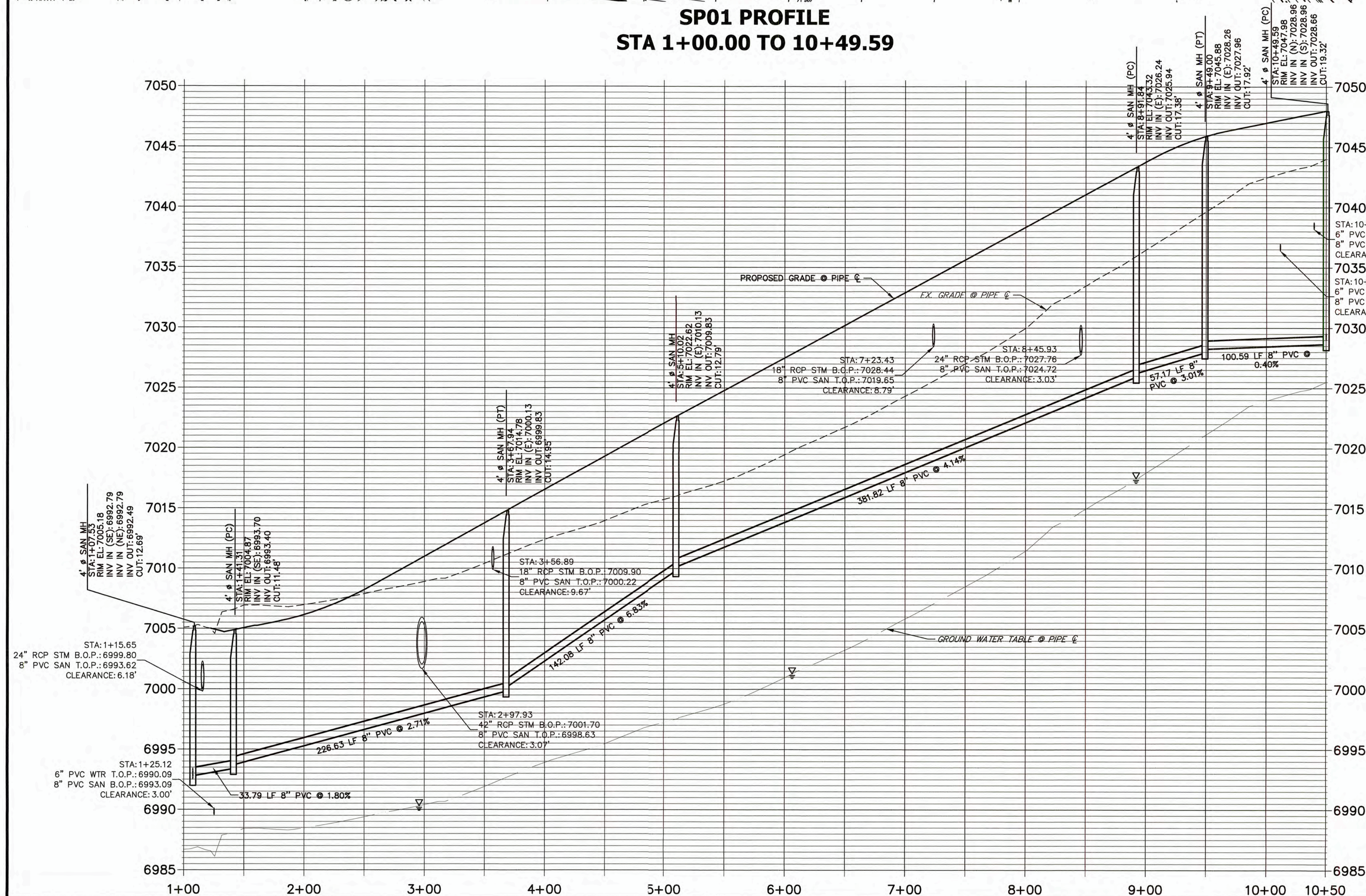


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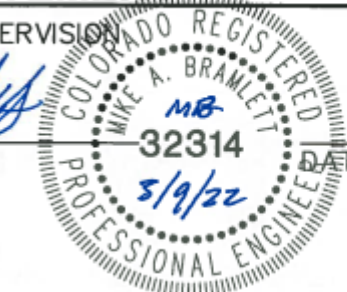




THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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



1. A 6" PVC UNDER DRAIN IS TO BE RAN 18" BELOW AND 18" HORIZONTAL FROM THE PROPOSED SANITARY MAIN WITH CLEAN-OUTS TO BE PLACED PER THE DETAILS ON SHEET 10.
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.
4. ALL CURVLINEAR SANITARY PIPE SHALL BE ACCOMPLISHED BY USING 3' ELBOW FITTINGS BETWEEN STRAIGHT PIPE SEGMENTS TO FORM THE SPECIFIED RADIUS. DEFLECTING AT PIPE BELL & SPIGOTS AND JOINT DEFLECTIONS ARE NOT ALLOWED ON SANITARY MAINS.



HORIZONTAL  
ORIGINAL SCALE: 1" = 50'  
VERTICAL  
ORIGINAL SCALE: 1" = 5'

Know what's **below**.  
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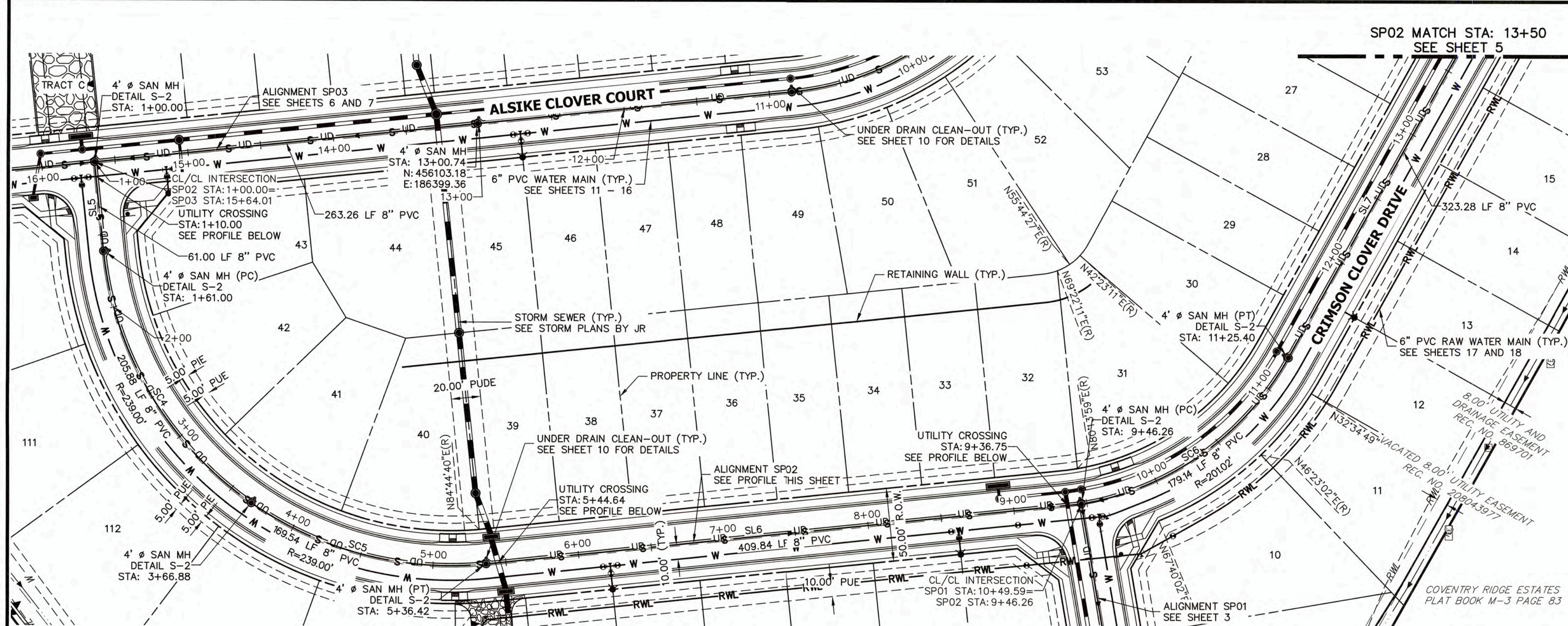
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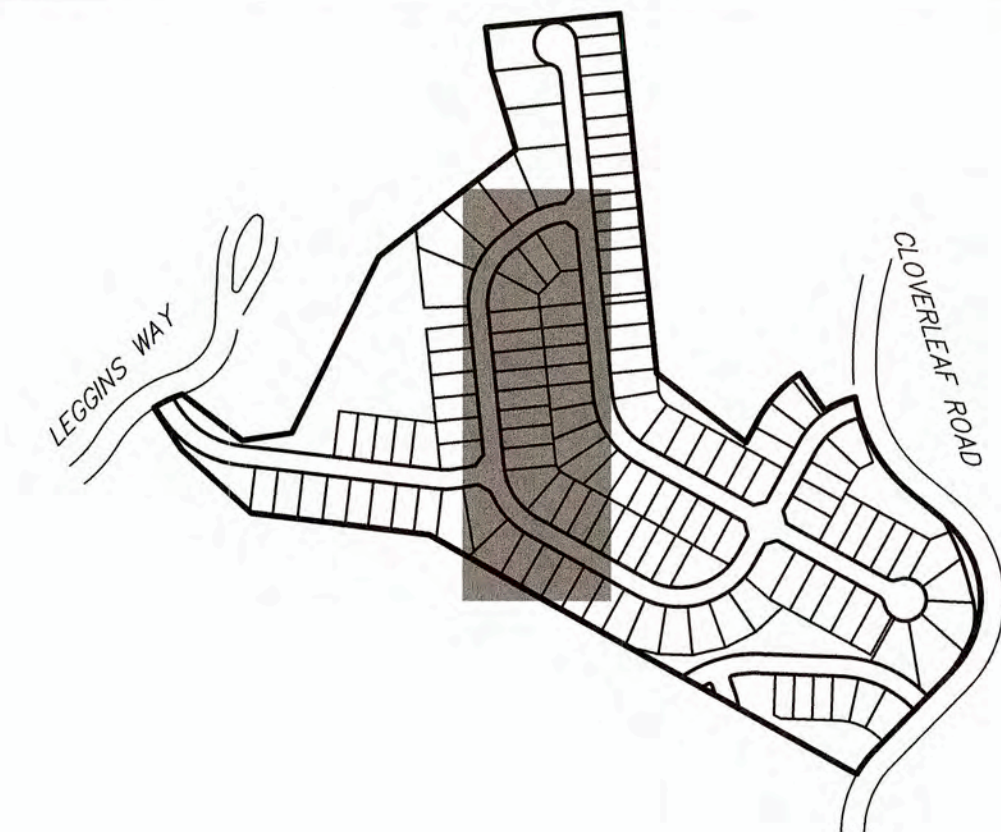
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Fort Collins 970-491-9888 • [www.jengineering.com](http://www.jengineering.com)





LINE TABLE		
LINE	BEARING	DISTANCE
SL5	N84°07'17"E	61.00'
SL6	N05°52'43"W	409.84'
SL7	N60°57'58"W	323.28'

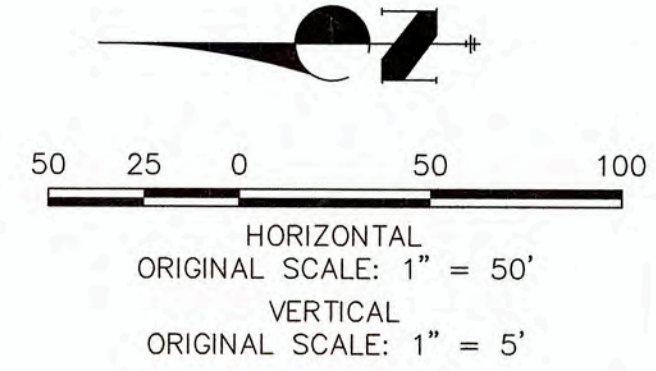
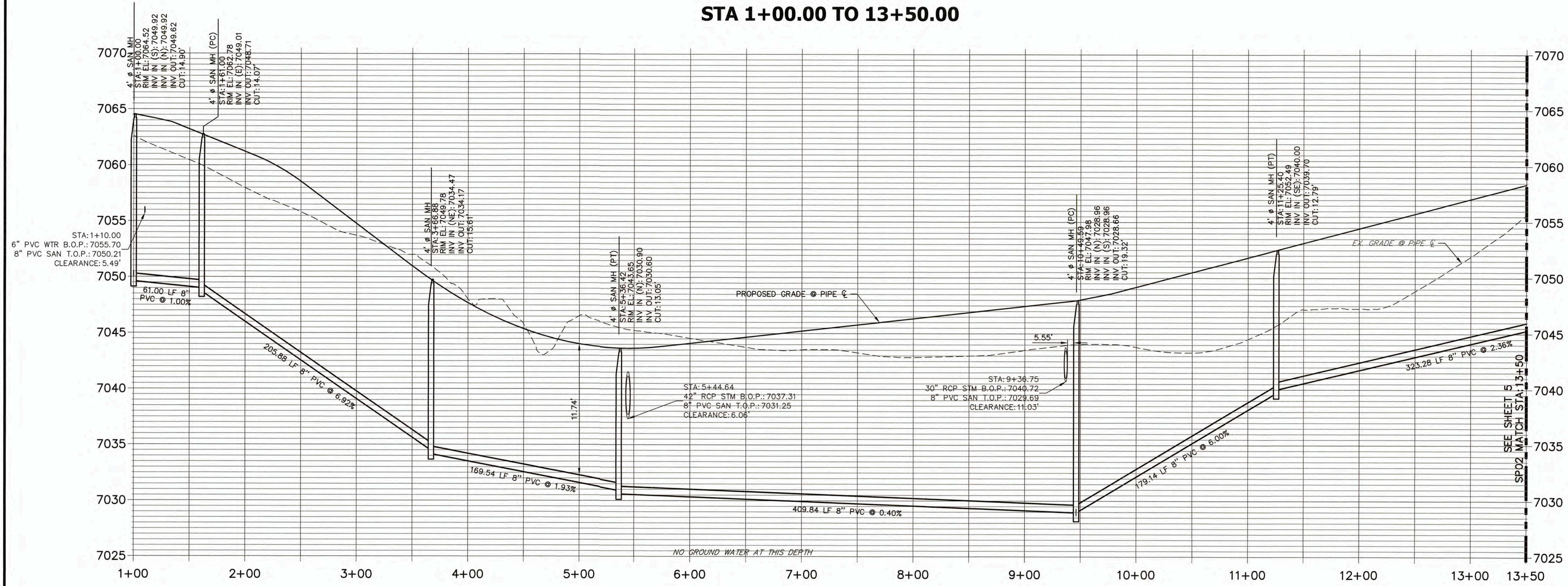
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
SC4	49°20'56"	239.00'	205.85'
SC5	40°39'04"	239.00'	169.57'
SC6	51°03'38"	201.02'	179.14'



### NOTES

1. A 6" PVC UNDER DRAIN IS TO BE RAN 18" BELOW AND 18" HORIZONTAL FROM THE PROPOSED SANITARY MAIN WITH CLEAN-OUTS TO BE PLACED PER THE DETAILS ON SHEET 10.
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.
4. ALL CURVILINEAR SANITARY PIPE SHALL BE ACCOMPLISHED BY USING 3' ELBOW FITTINGS BETWEEN STRAIGHT PIPE SEGMENTS TO FORM THE SPECIFIED RADIUS. DEFLECTING AT PIPE BELL & SPIGOTS AND JOINT DEFLECTIONS ARE NOT ALLOWED ON SANITARY MAINS.

### SP02 PROFILE STA 1+00.00 TO 13+50.00



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### ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION  
 BY: *Mike Bramlett*  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF  
 JR ENGINEERING, LLC

WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
 APPROVED FOR CONSTRUCTION

DATE: 3/3/22 BY: *Act*

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

CLOVERLEAF FILING NO. 2

SANITARY SEWER PLAN AND  
 PROFILE

SHEET 4 OF 25

JOB NO. 25158.01

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	03/03/22	APL	APL	
No.	REVISION	BY	DATE		

PREPARED FOR

**JR ENGINEERING**  
 A Western Company

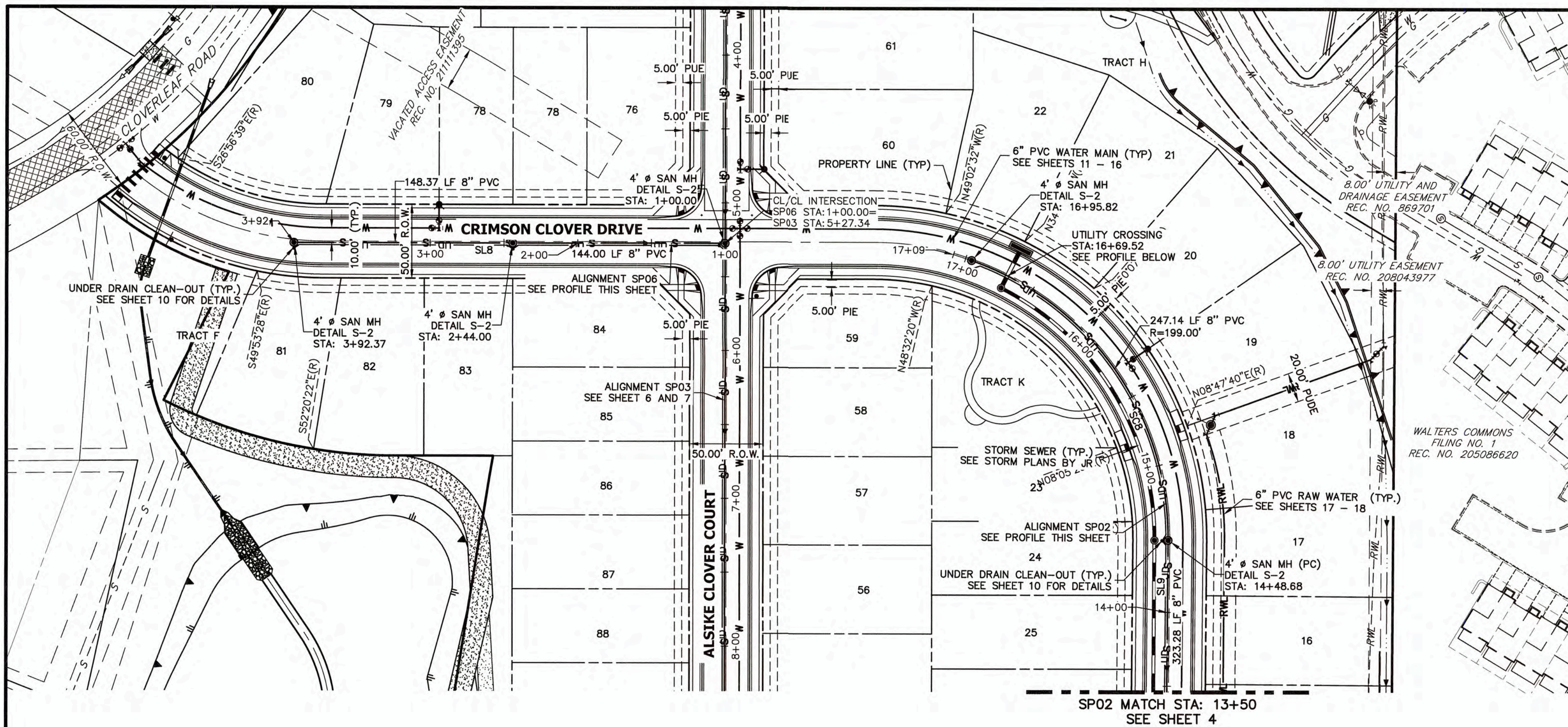


Central 303-740-5333 • Colorado Springs 719-595-2593  
 Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

**MONUMENT HILL CM LLC**  
 1864 WOODMOOR DRIVE  
 COLORADO SPRINGS, CO 80920  
 ATTN: JOE DESJARDIN  
 (719) 476-0800  
[JDESJARDIN@PROTERRACO.COM](mailto:JDESJARDIN@PROTERRACO.COM)

UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING ENGINEER, THEY ARE NOT TO BE USED FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.





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

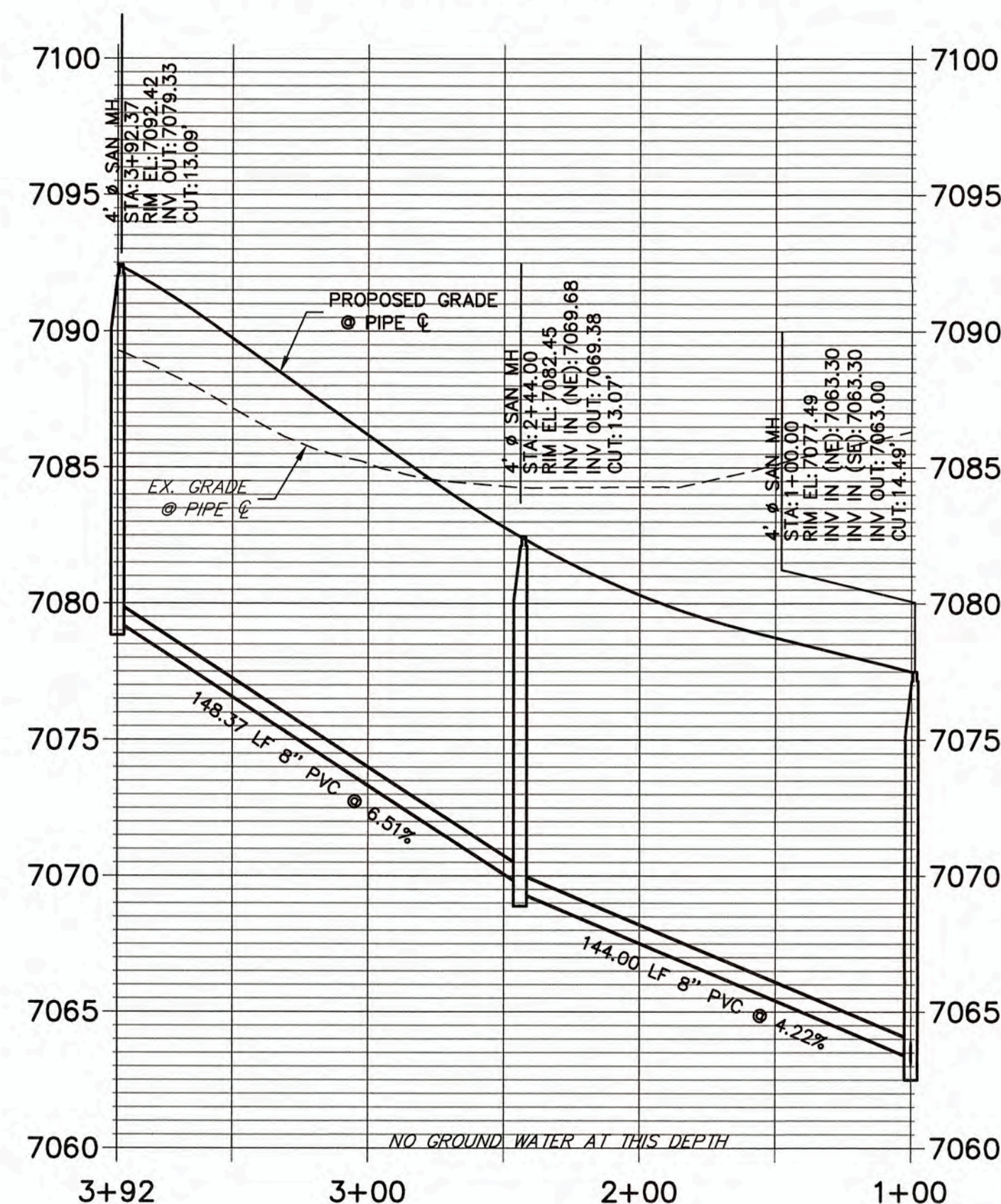
LINE TABLE		
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SL9	N60°57'58"W	323.28'



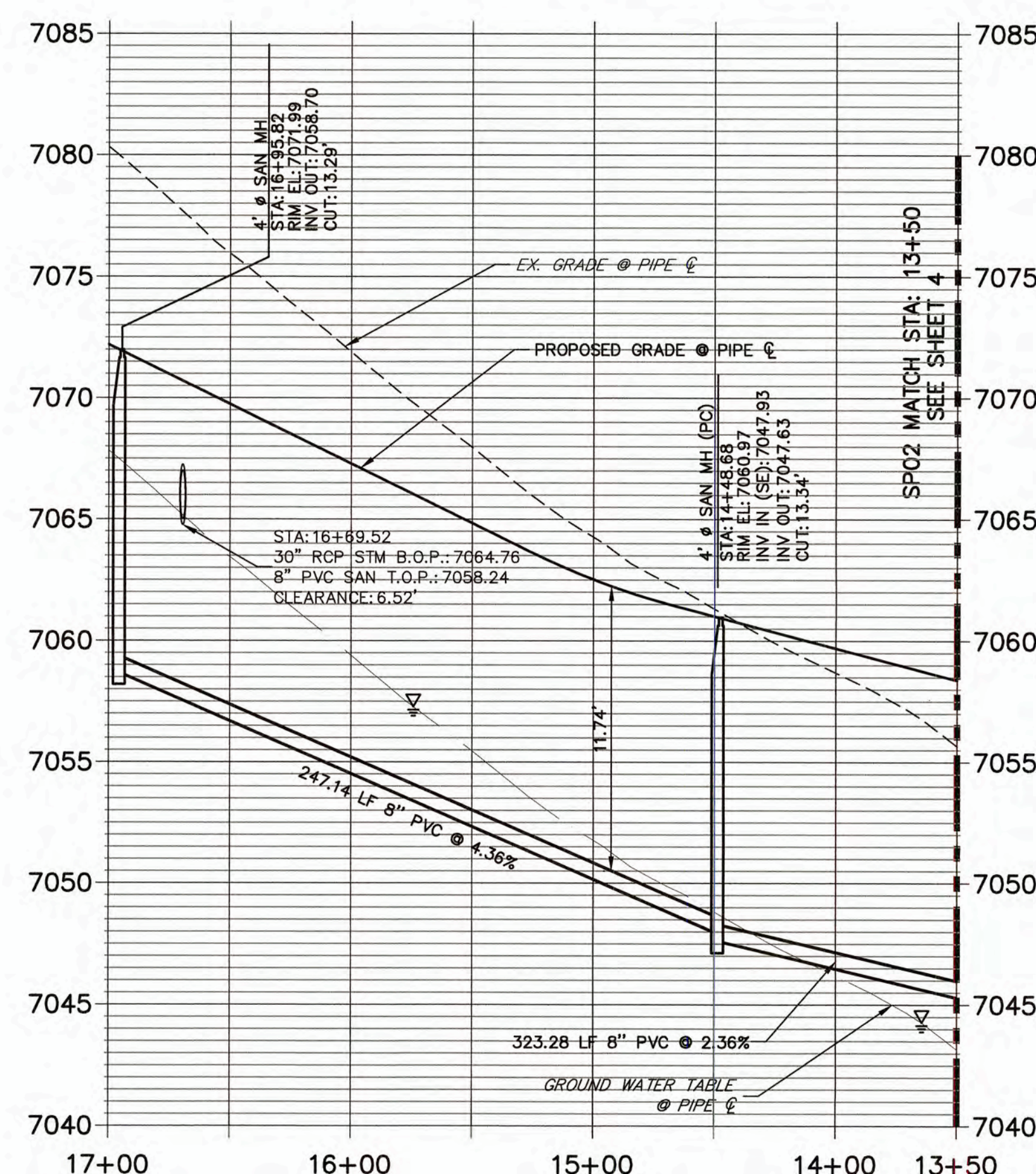
### NOTES

- A 6" PVC UNDER DRAIN IS TO BE RAN 18" BELOW AND 18" HORIZONTAL FROM THE PROPOSED SANITARY MAIN WITH CLEAN-OUTS TO BE PLACED PER THE DETAILS ON 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.
- ALL CURVILINEAR SANITARY PIPE SHALL BE ACCOMPLISHED BY USING 3' ELBOW FITTINGS BETWEEN STRAIGHT PIPE SEGMENTS TO FORM THE SPECIFIED RADIUS. DEFLECTING AT PIPE BELL & SPIGOTS AND JOINT DEFLECTIONS ARE NOT ALLOWED ON SANITARY MAINS.

**SP06 PROFILE  
STA 1+00.00 TO 3+92.37**

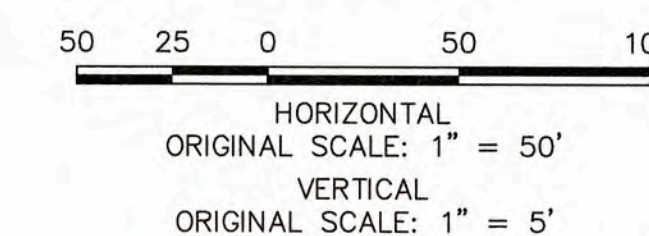


**SP02 PROFILE (1)  
STA 13+50.00 TO 17+00.00**



### ENGINEER'S STATEMENT

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



WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
APPROVED FOR CONSTRUCTION

DATE: 3/3/22

BY: *ARH*

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

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

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

**JR ENGINEERING**  
A Westlan Company  
  
Central 303-740-9333 • Colorado Springs 719-593-2533  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

No.	REVISION	BY	DATE

H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 03/03/22	DESIGNED BY APL	DRAWN BY APL	CHECKED BY
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CLOVERLEAF FILING NO. 2

SANITARY SEWER PLAN AND PROFILE

SHEET 5 OF 25

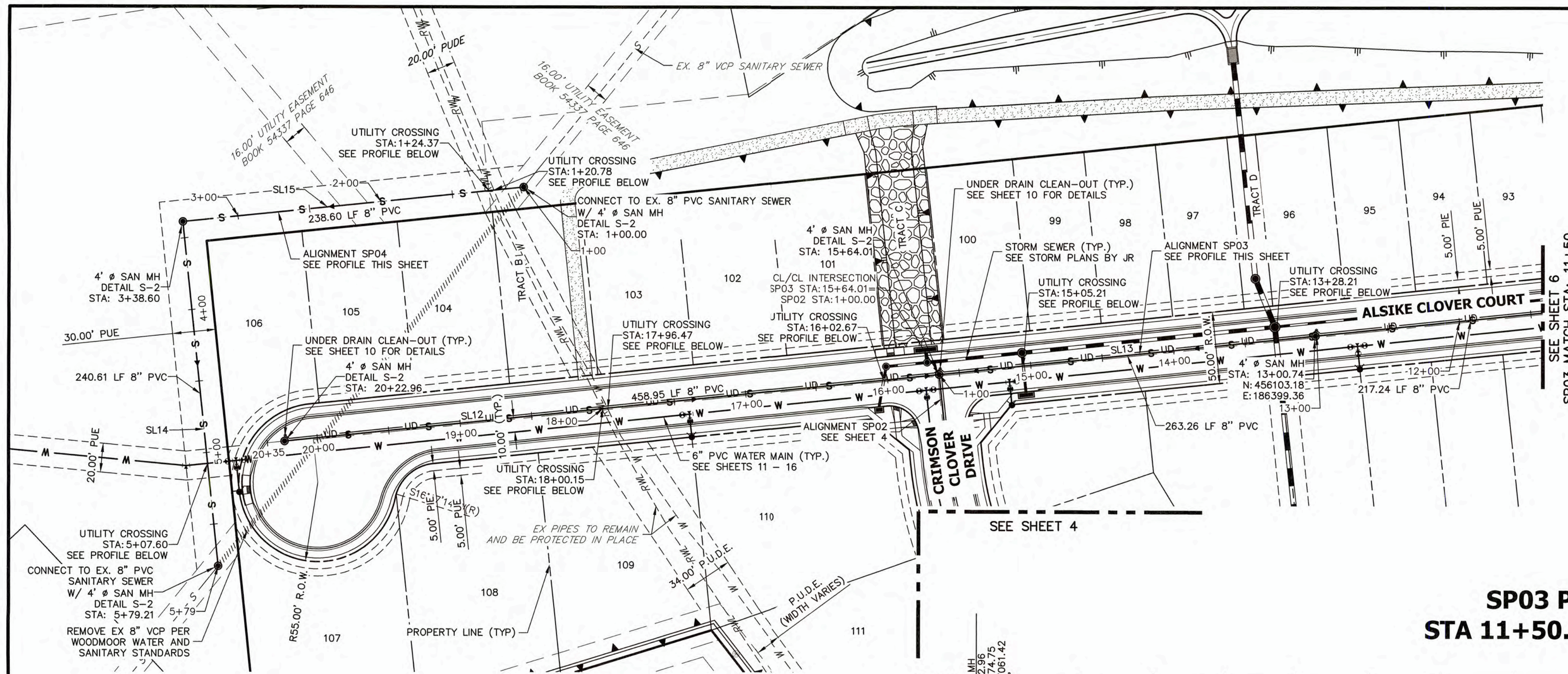
JOB NO. 25158.01

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.

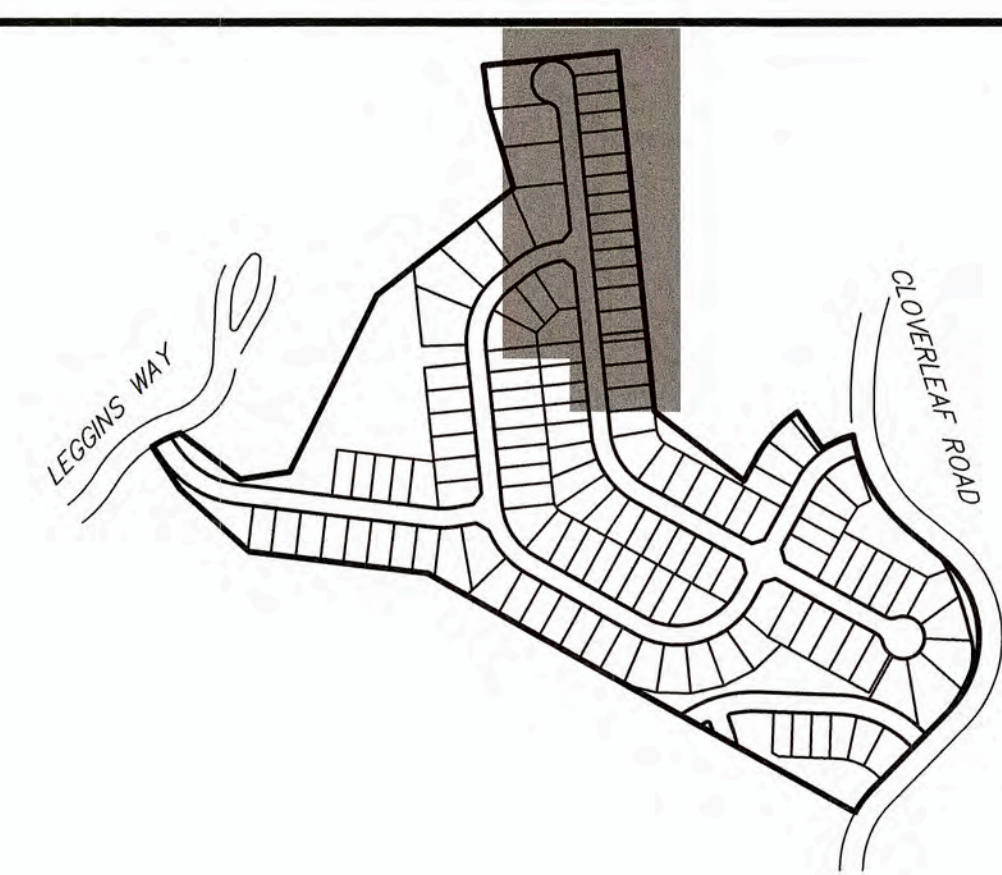






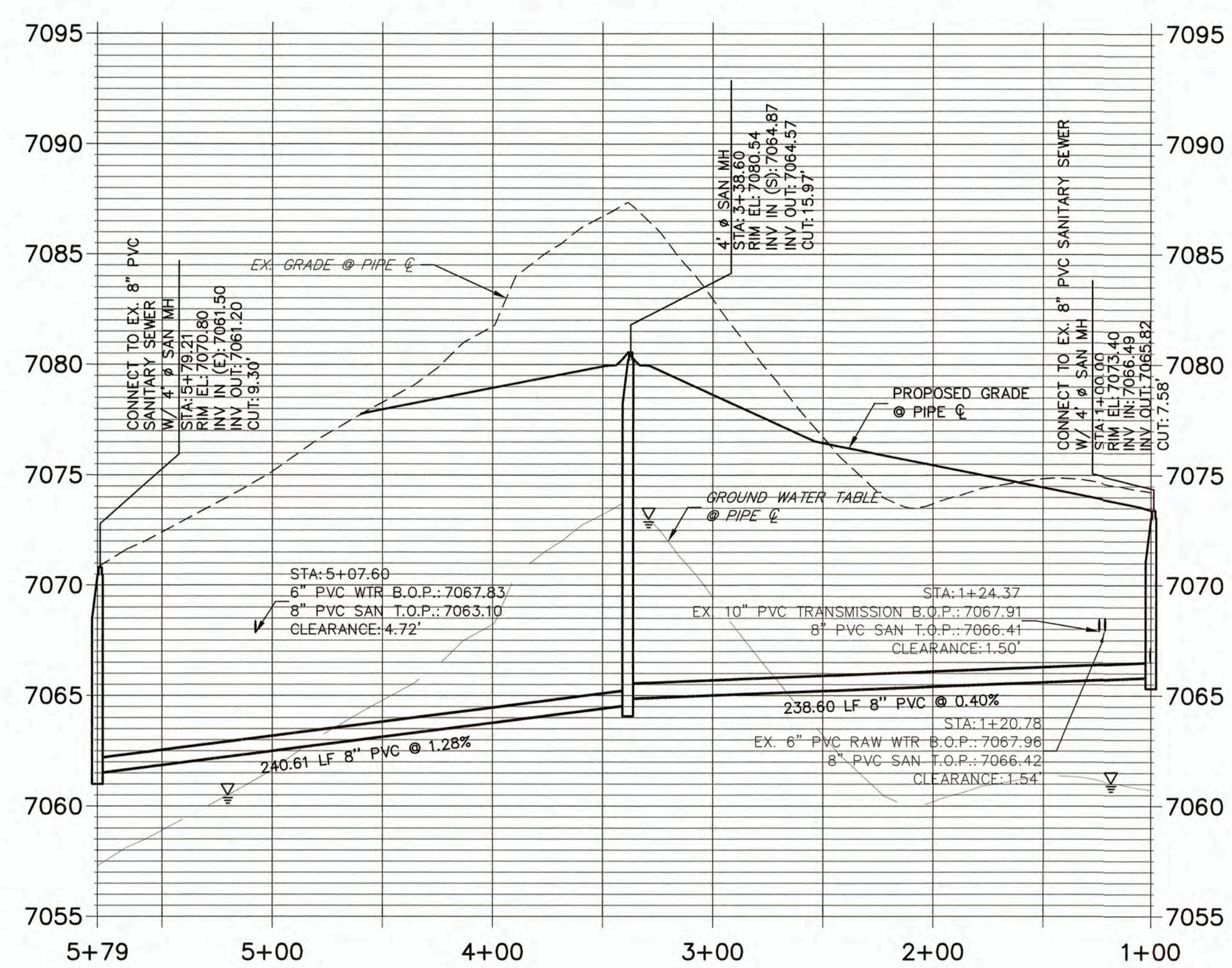


LINE TABLE		
LINE	BEARING	DISTANCE
SL12	N05°52'43"W	458.95'
SL13	N05°52'43"W	480.51'
SL14	S84°03'34"W	240.61'
SL15	N05°52'43"W	238.60'

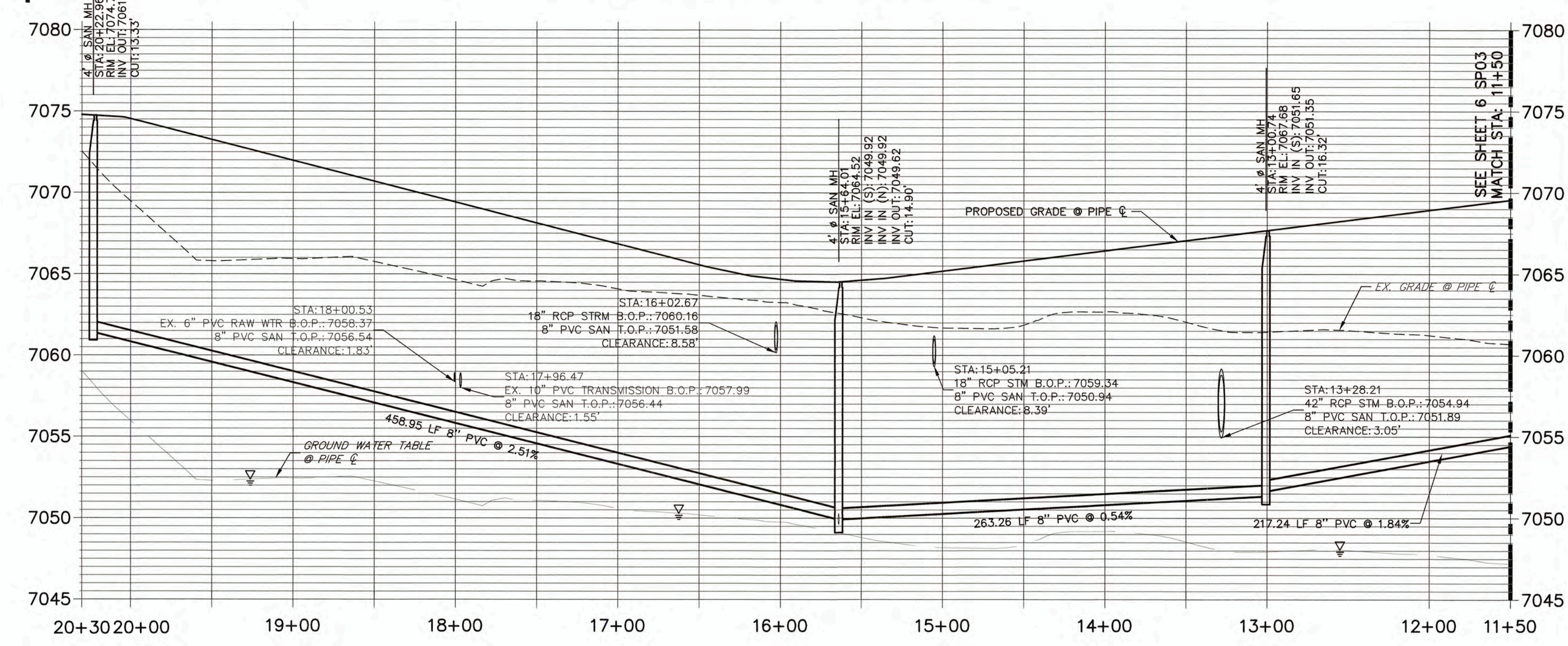


- NOTES**
- A 6\"/>
  - THE PROPOSED UNDER DRAIN SHALL ONLY DEVIATE FROM THE TYPICAL UNDER DRAIN TRENCH SECTION AT THE OUTFALL LOCATION, SEE SHEET 9.
  - ALL 8\"/>
  - ALL CURVILINEAR SANITARY PIPE SHALL BE ACCOMPLISHED BY USING 3\"/>

**SP04 PROFILE**  
**STA 1+00.00 TO 5+79.21**

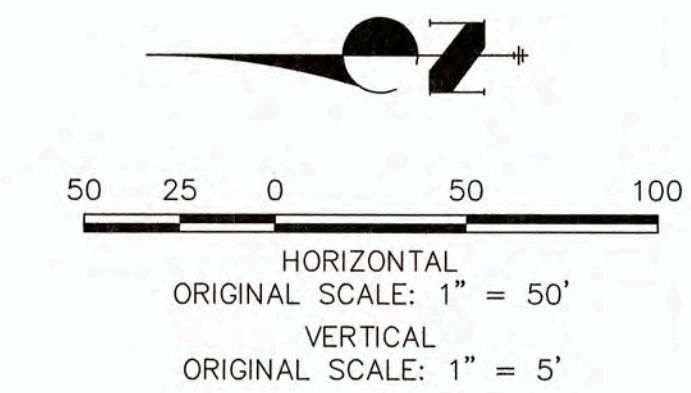


**SP03 PROFILE (2)**  
**STA 11+50.00 TO 20+30.00**



**ENGINEER'S STATEMENT**

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



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.



WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
APPROVED FOR CONSTRUCTION

DATE: 3/3/22 BY: *trh*  
THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE DISTRICT, NO ENGINEERING AGENCIES OR ENGINEERS SHALL BE ALLOWED TO APPROVE THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

**JR ENGINEERING**  
A Western Company

Central 303-740-3333 • Colorado Springs 719-592-2533  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

NO.	REVISION	BY	DATE

H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 03/03/22	DESIGNED BY APL	DRAWN BY APL	CHECKED BY
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CLOVERLEAF FILING NO. 2

SANITARY SEWER PLAN AND PROFILE

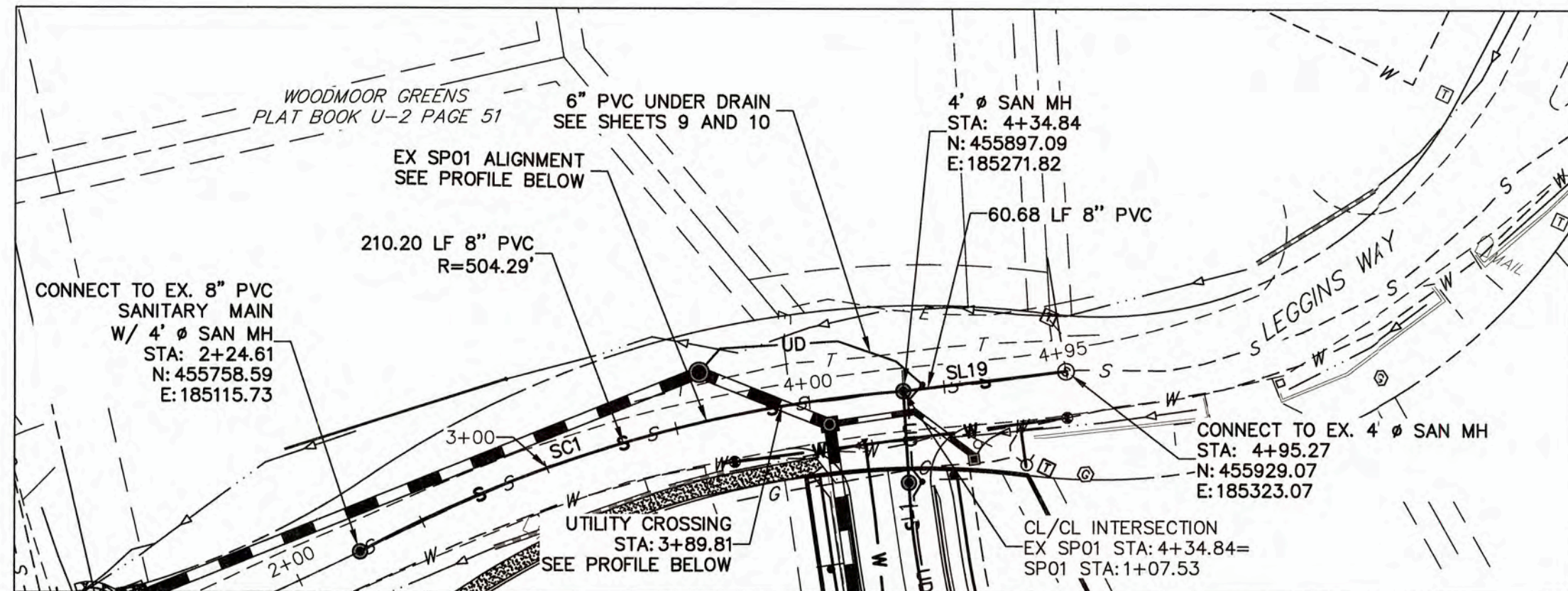
SHEET 7 OF 25

JOB NO. 25158.01

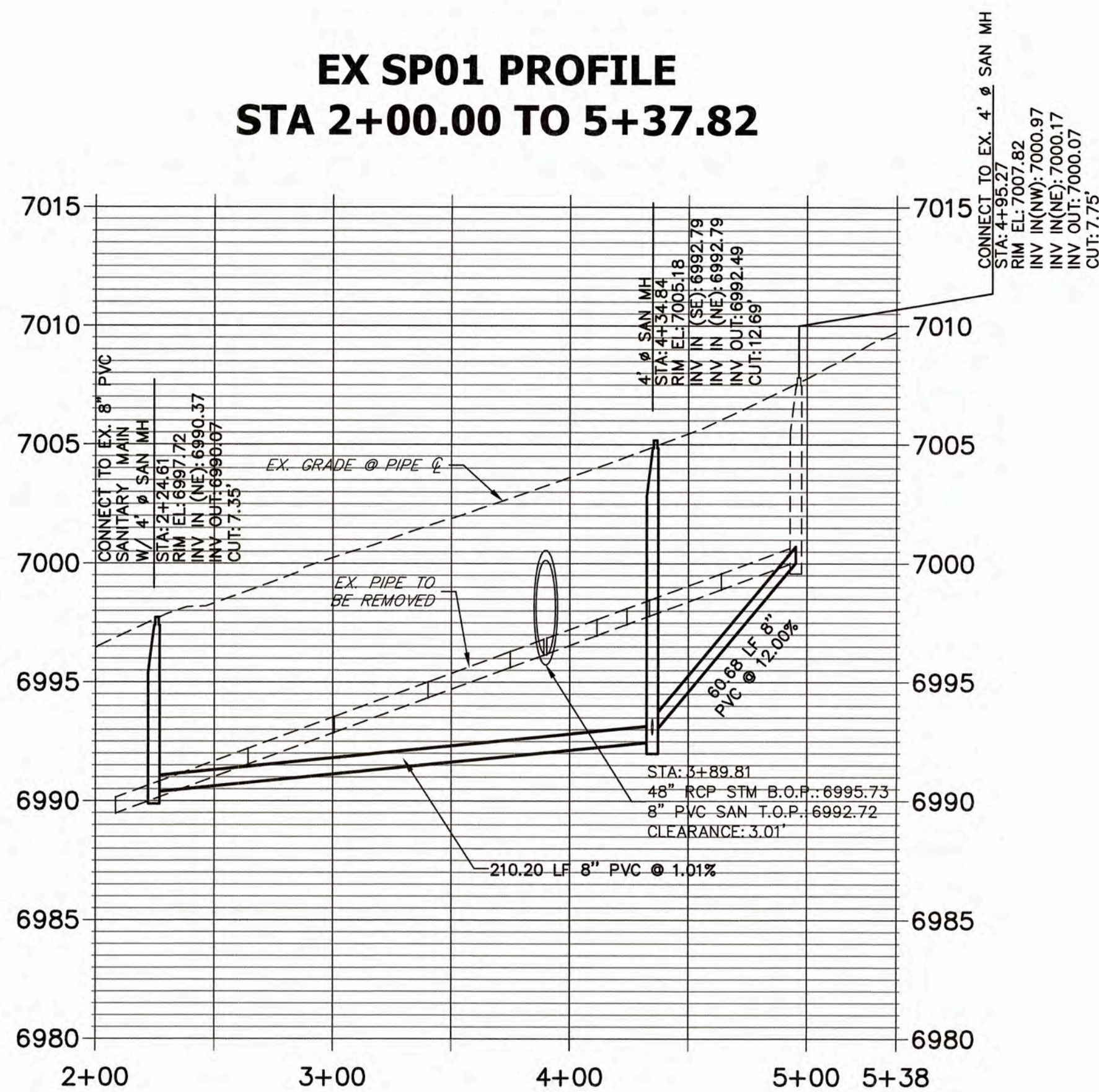


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
SC1	23°47'02"	506.35'	210.19'

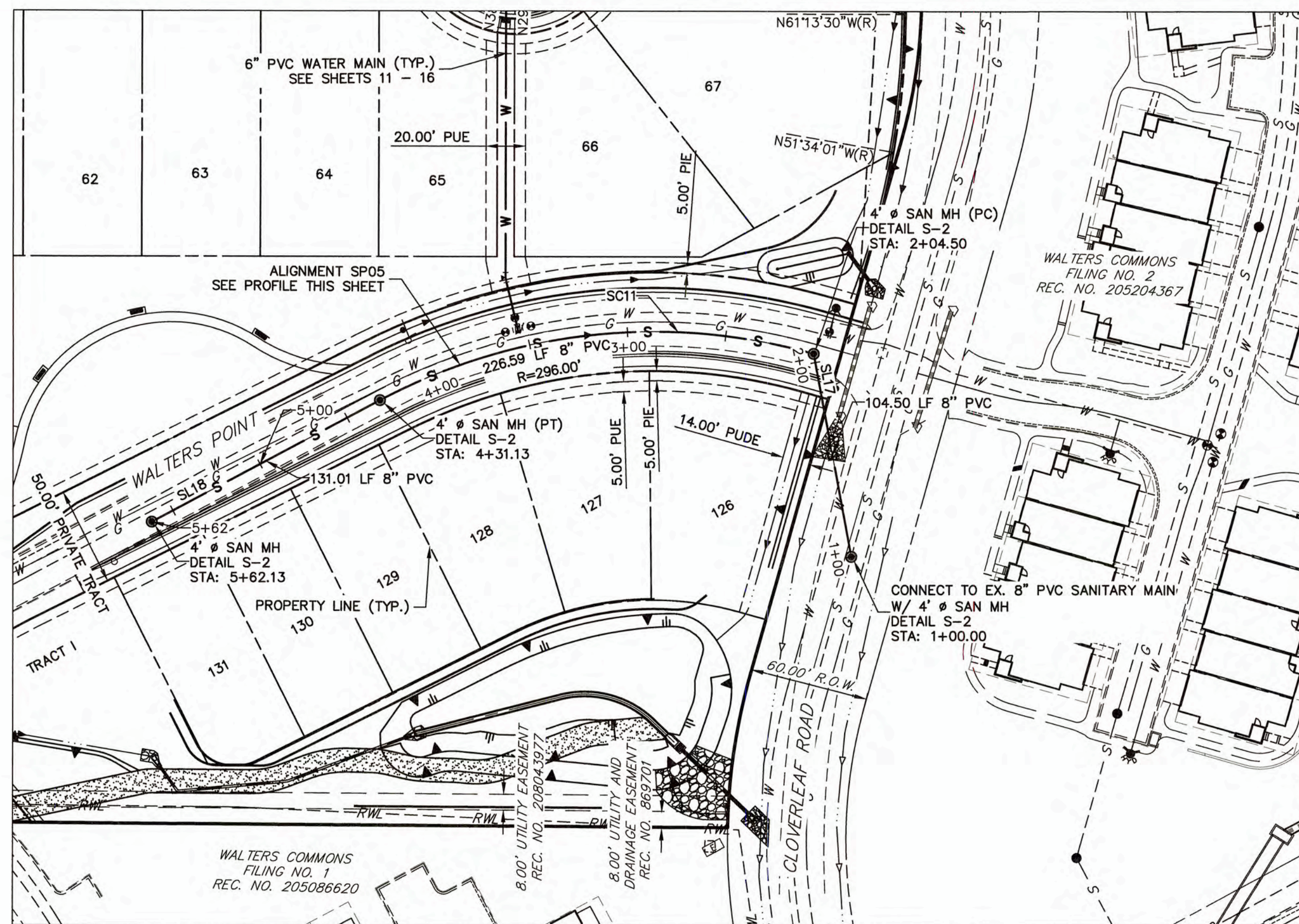
LINE TABLE		
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SL19	N57°54'23"E	60.68'



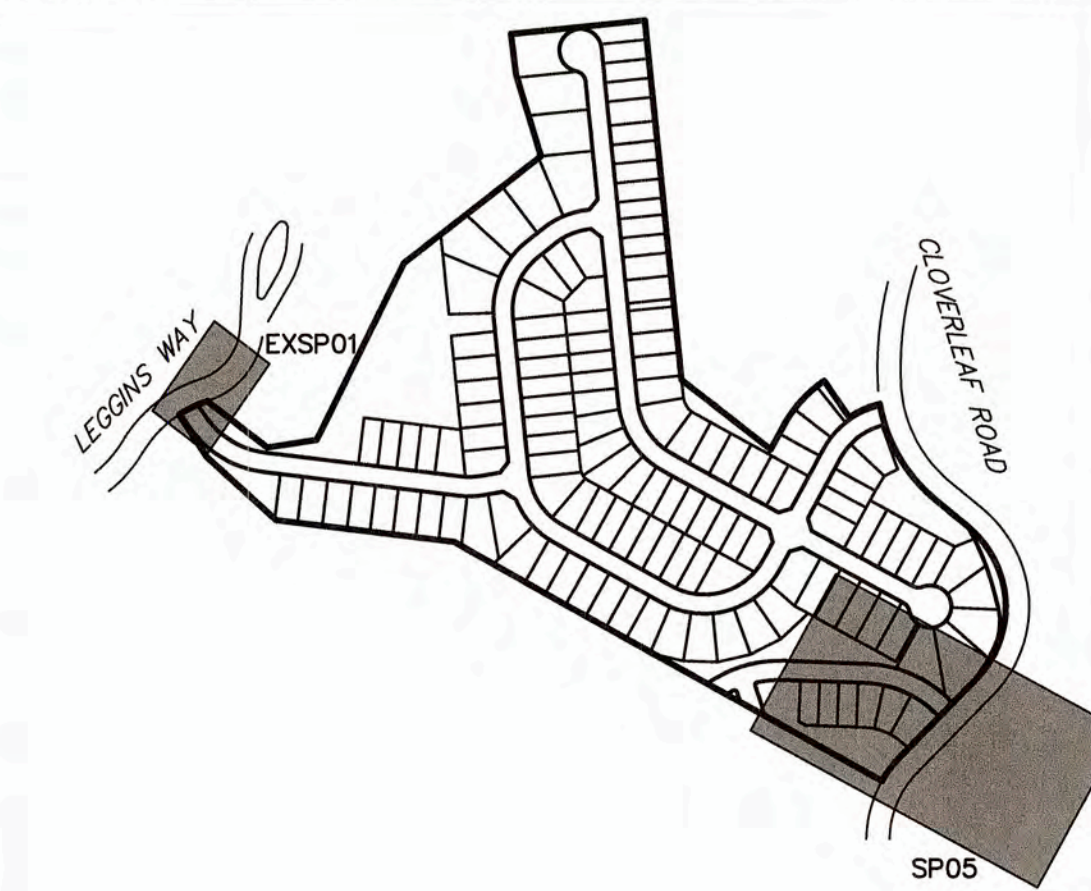
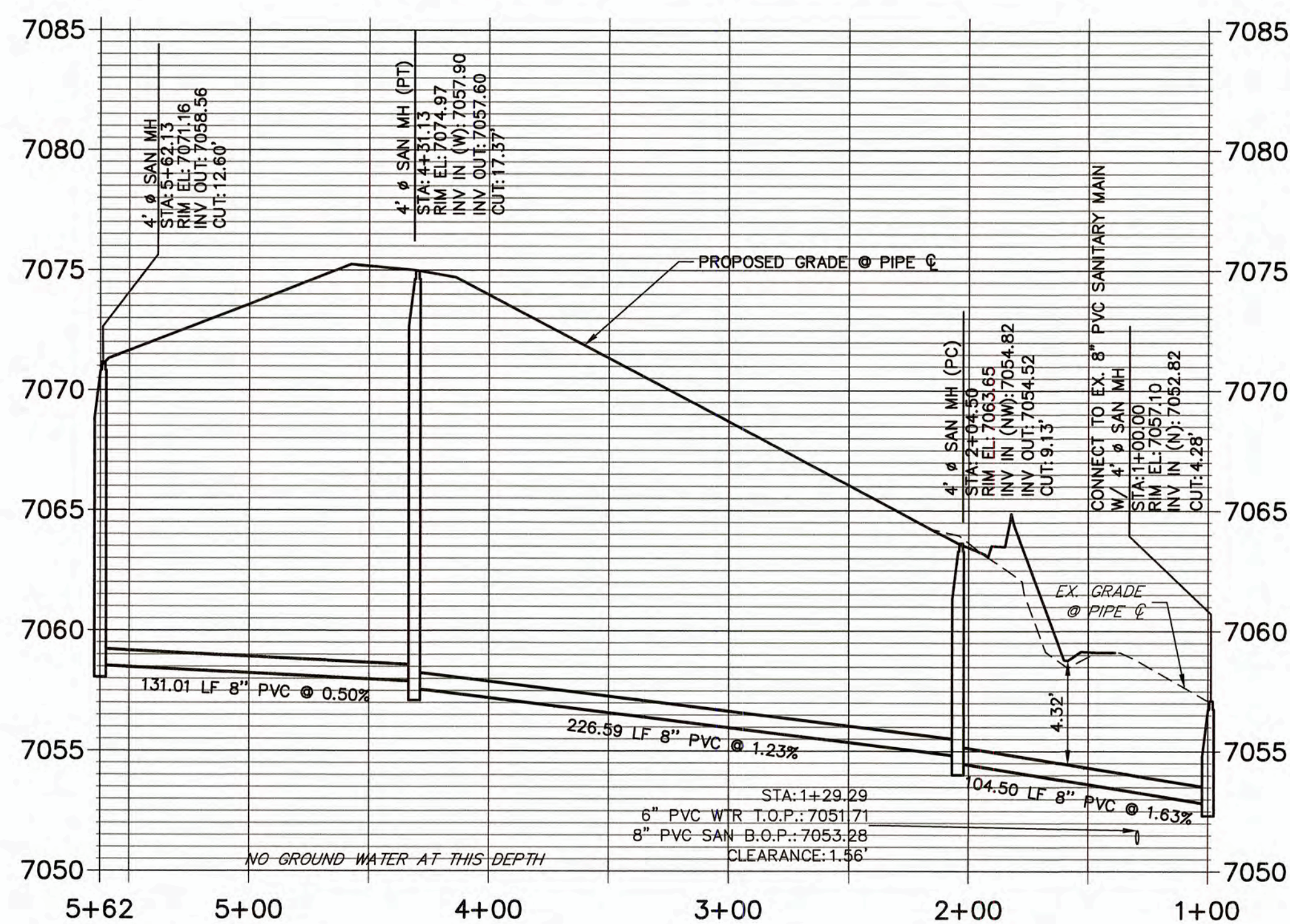
**EX SP01 PROFILE  
STA 2+00.00 TO 5+37.82**



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.



**SP05 PROFILE  
STA 1+00.00 TO 5+62.13**



LINE TABLE		
LINE	BEARING	DISTANCE
SL17	S18°03'22"W	104.50'
SL18	S89°30'04"E	131.01'

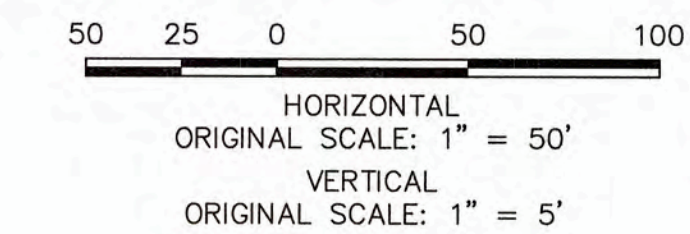
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
SC11	43°51'37"	296.00'	226.59'

#### NOTES

- A 6" PVC UNDER DRAIN IS TO BE RAN 18" BELOW AND 18" HORIZONTAL FROM THE PROPOSED SANITARY MAIN WITH CLEAN-OUTS TO BE PLACED PER THE DETAILS ON SHEET 10.
- THE PROPOSED UNDER DRAIN SHALL ONLY DEVIATE FROM THE TYPICAL UNDER DRAIN TRENCH SECTION AT THE OUTFALL LOCATION, SEE SHEET 9.
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- ALL CURVILINEAR SANITARY PIPE SHALL BE ACCOMPLISHED BY USING 3' ELBOW FITTINGS BETWEEN STRAIGHT PIPE SEGMENTS TO FORM THE SPECIFIED RADIUS. DEFLECTING AT PIPE BELL & SPIGOTS AND JOINT DEFLECTIONS ARE NOT ALLOWED ON SANITARY MAINS.

#### ENGINEER'S STATEMENT

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



WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
APPROVED FOR CONSTRUCTION

DATE: 3/3/22 BY:

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

No.	REVISION	BY	DATE	H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 03/03/22	DESIGNED BY APL	DRAWN BY APL	CHECKED BY	CLOVERLEAF FILING NO. 2	SHEET 8 OF 25	JOB NO. 25158.01

SANITARY SEWER PLAN AND  
PROFILE



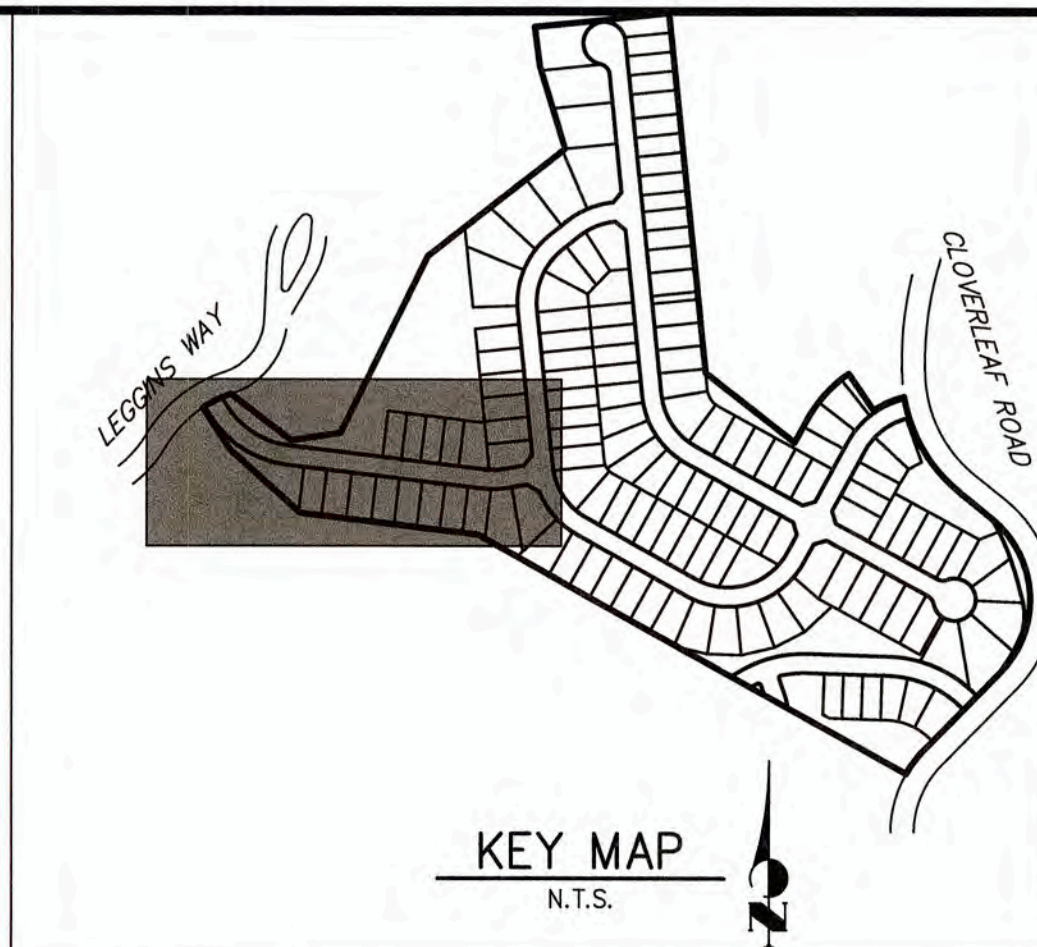
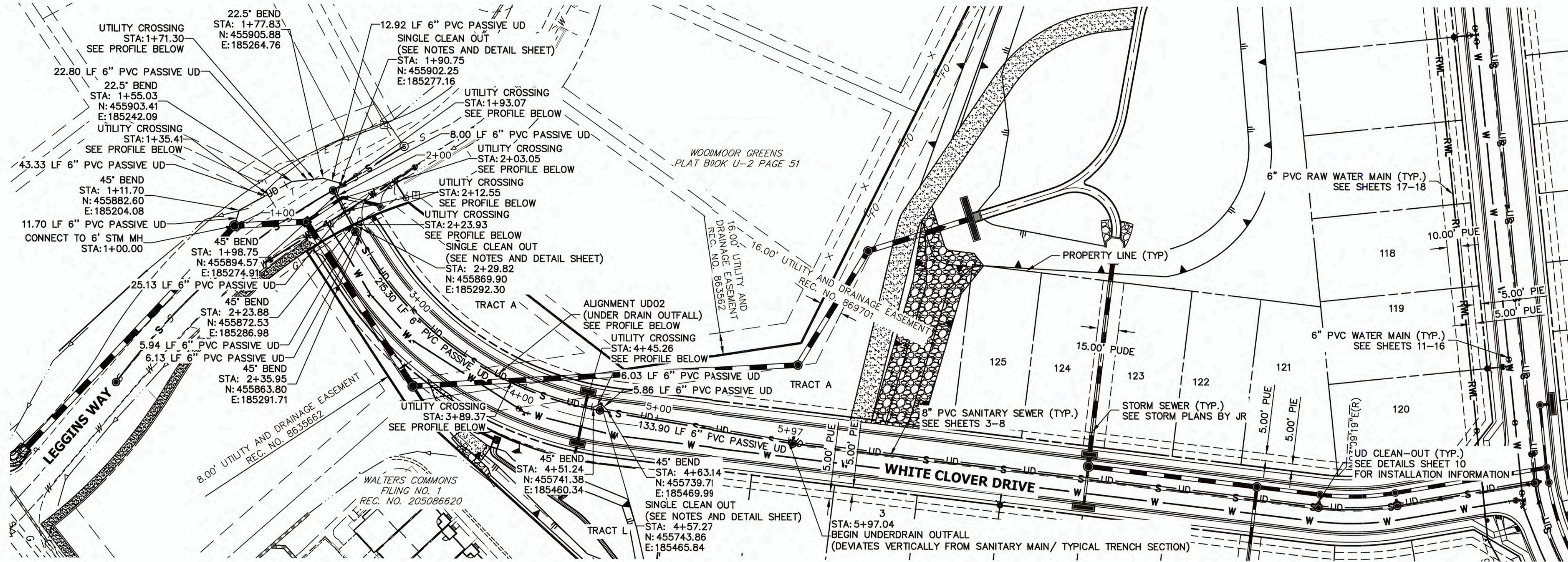
**JR ENGINEERING**  
A Westland Company  
Central 303-740-3333 • Colorado Springs 719-552-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

PREPARED FOR

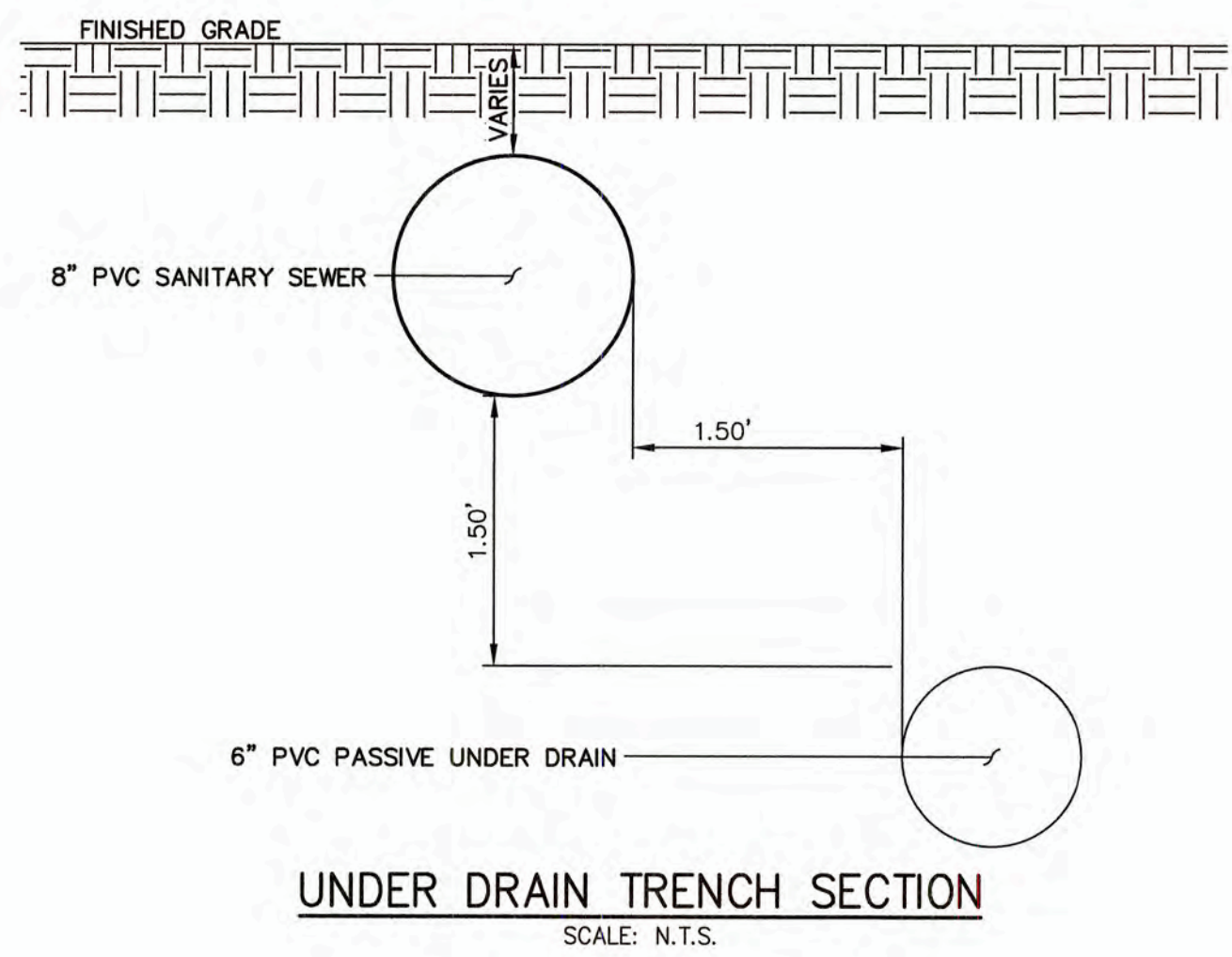
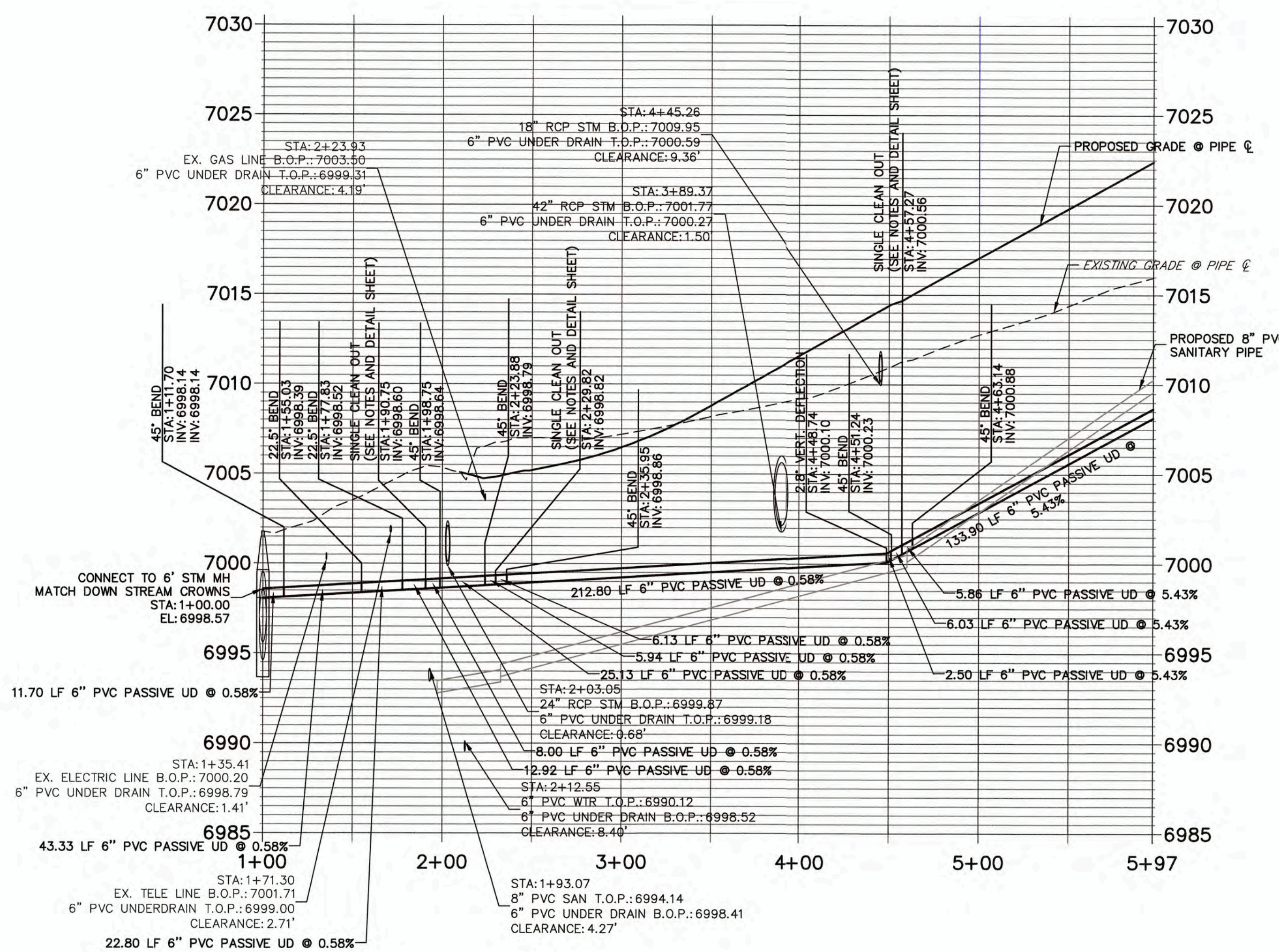
**MONUMENT HILL CM LLC**  
1864 WOODMOOR DRIVE  
COLORADO SPRINGS, CO 80920  
ATTN: JOE DESJARDIN  
(719) 476-0800  
JDESJARDIN@PROTERRACCO.COM

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





**UD02 PROFILE  
STA 1+00.00 TO 5+97.04**



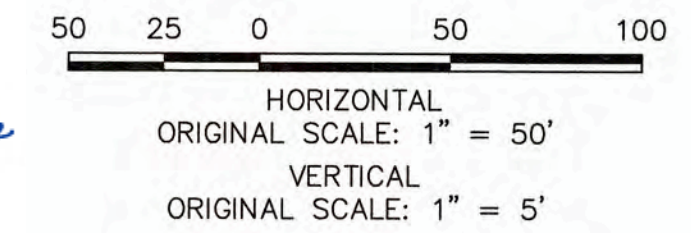
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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

**NOTES**

1. SEE DETAILS SHEET 10 FOR UNDER DRAIN INSTALLATION INFORMATION.
2. UNDER DRAIN IS TO BE LOCATED 1.5' HORIZONTALLY FROM OUTSIDE OF SANITARY PIPE TO OUTSIDE OF UNDER DRAIN UNTIL OUTFALL. SEE DETAIL THIS SHEET.
3. 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.
4. FOR UNDER DRAIN SERVICE LOCATION SEE UTILITY SERVICE PLAN SHEETS 20 AND 21.
5. A SINGLE 1-WAY UNDER DRAIN CLEAN-OUT SHALL BE PLACED ADJACENT TO EACH SANITARY SEWER MANHOLE. SEE DETAIL C6-1 FOR UNDER DRAIN DESIGN NEXT TO SANITARY SEWER MANHOLES WITH 2 TOTAL CONNECTIONS. SEE DETAIL TITLED "UNDER DRAIN - TEE DETAIL" FOR UNDER DRAIN DESIGN NEXT TO SANITARY SEWER MANHOLES WITH 3 TOTAL CONNECTIONS.

**ENGINEER'S STATEMENT**

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



WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
 APPROVED FOR CONSTRUCTION

DATE: 3/3/22 BY: [Signature]

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

CLOVERLEAF FILING NO. 2

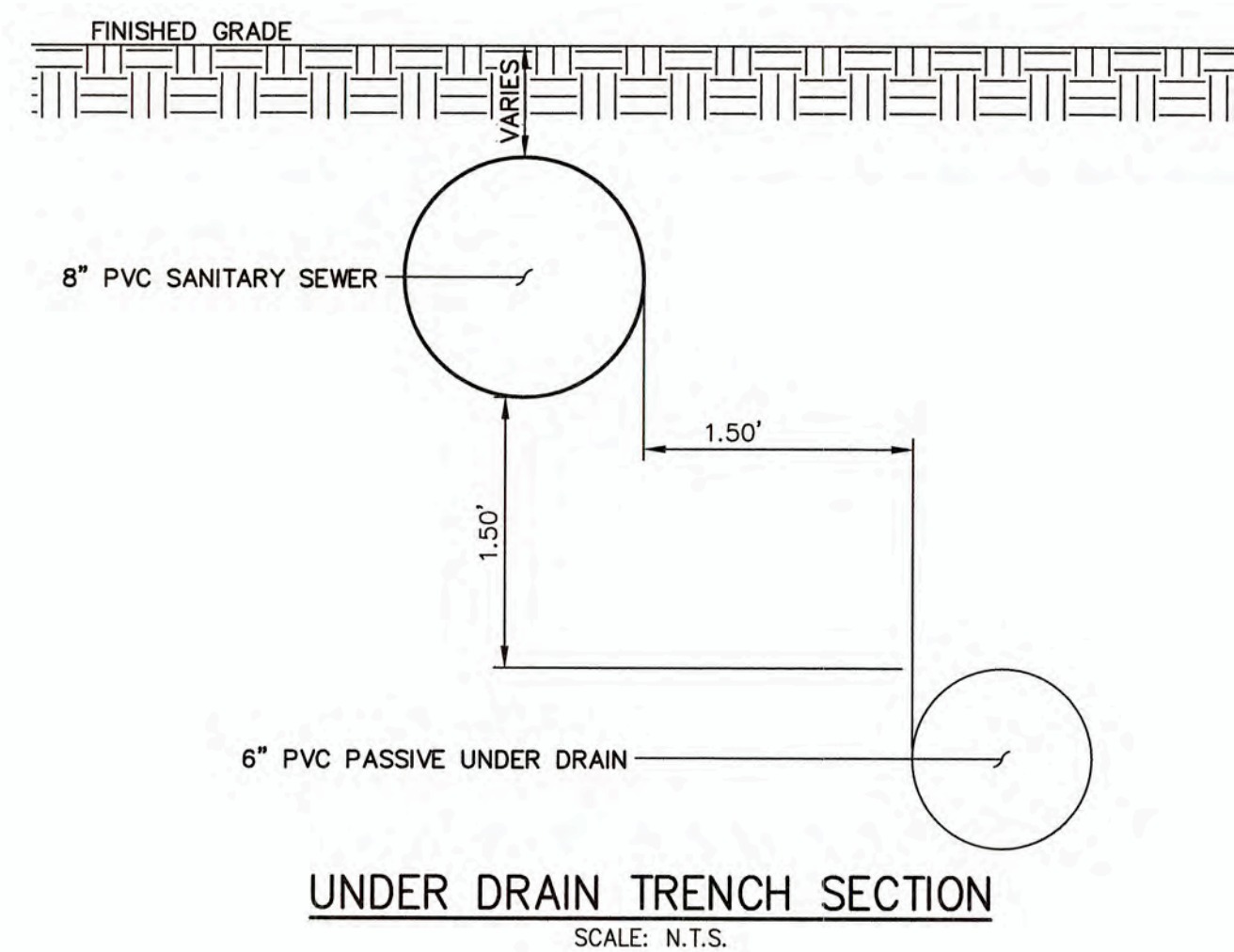
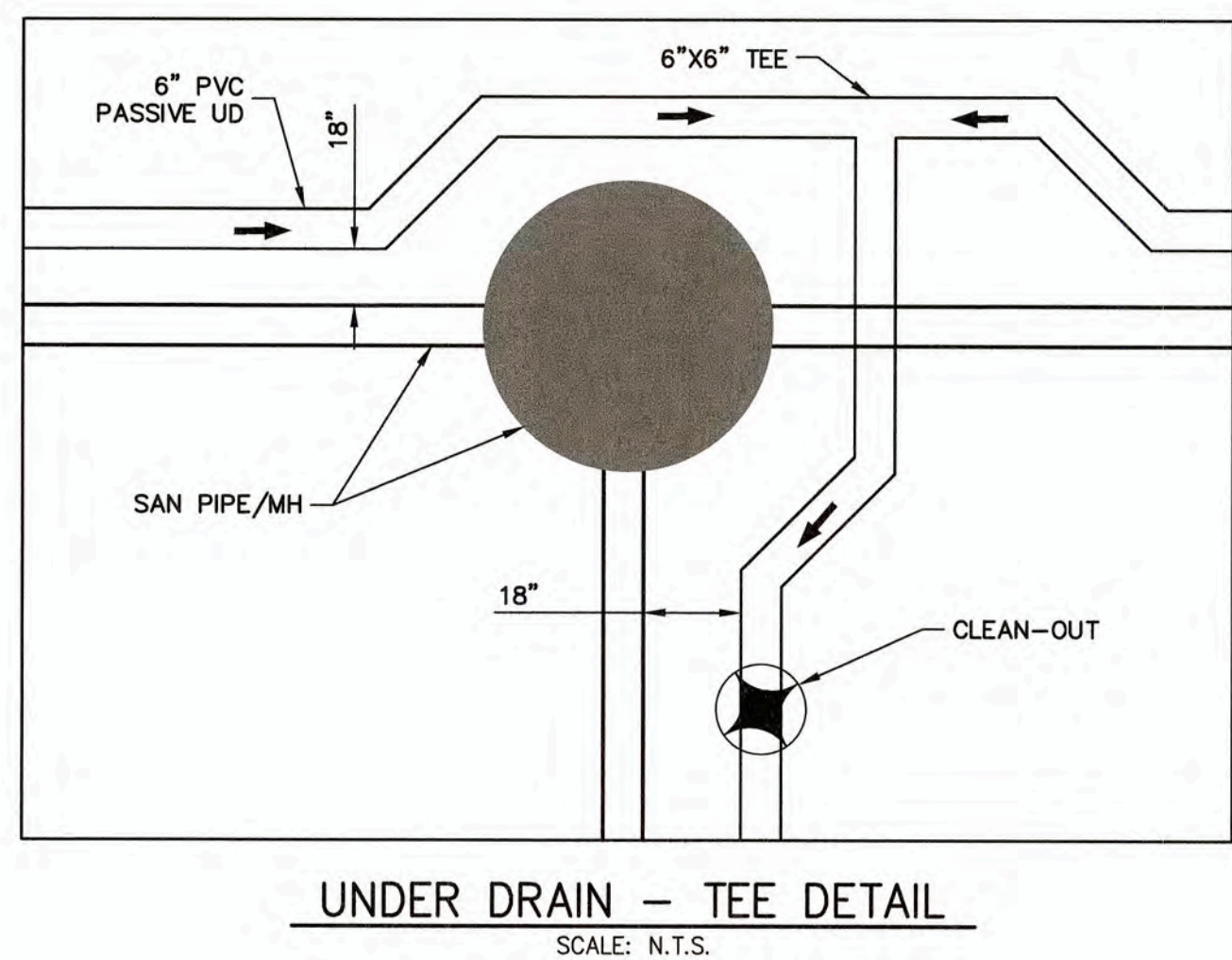
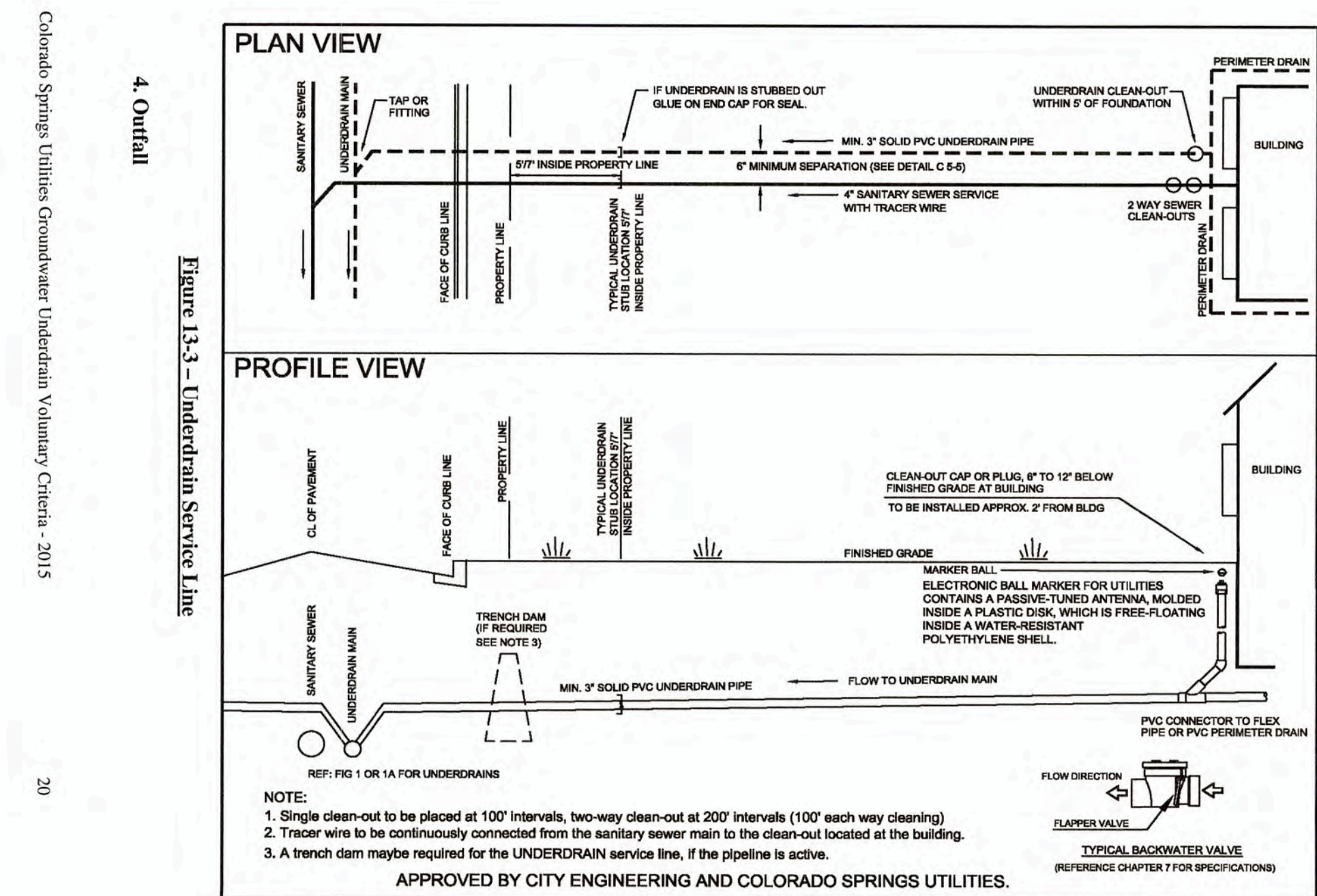
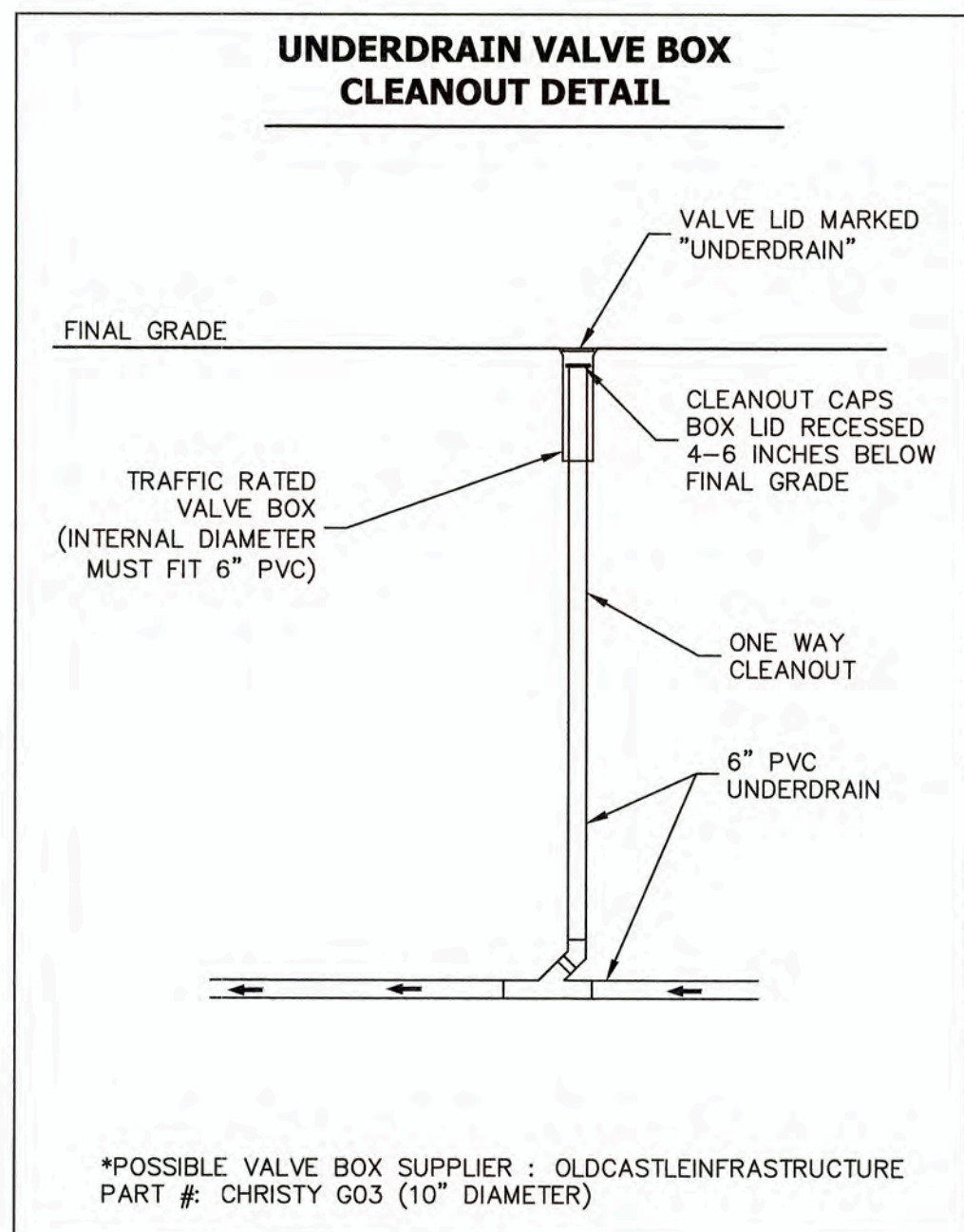
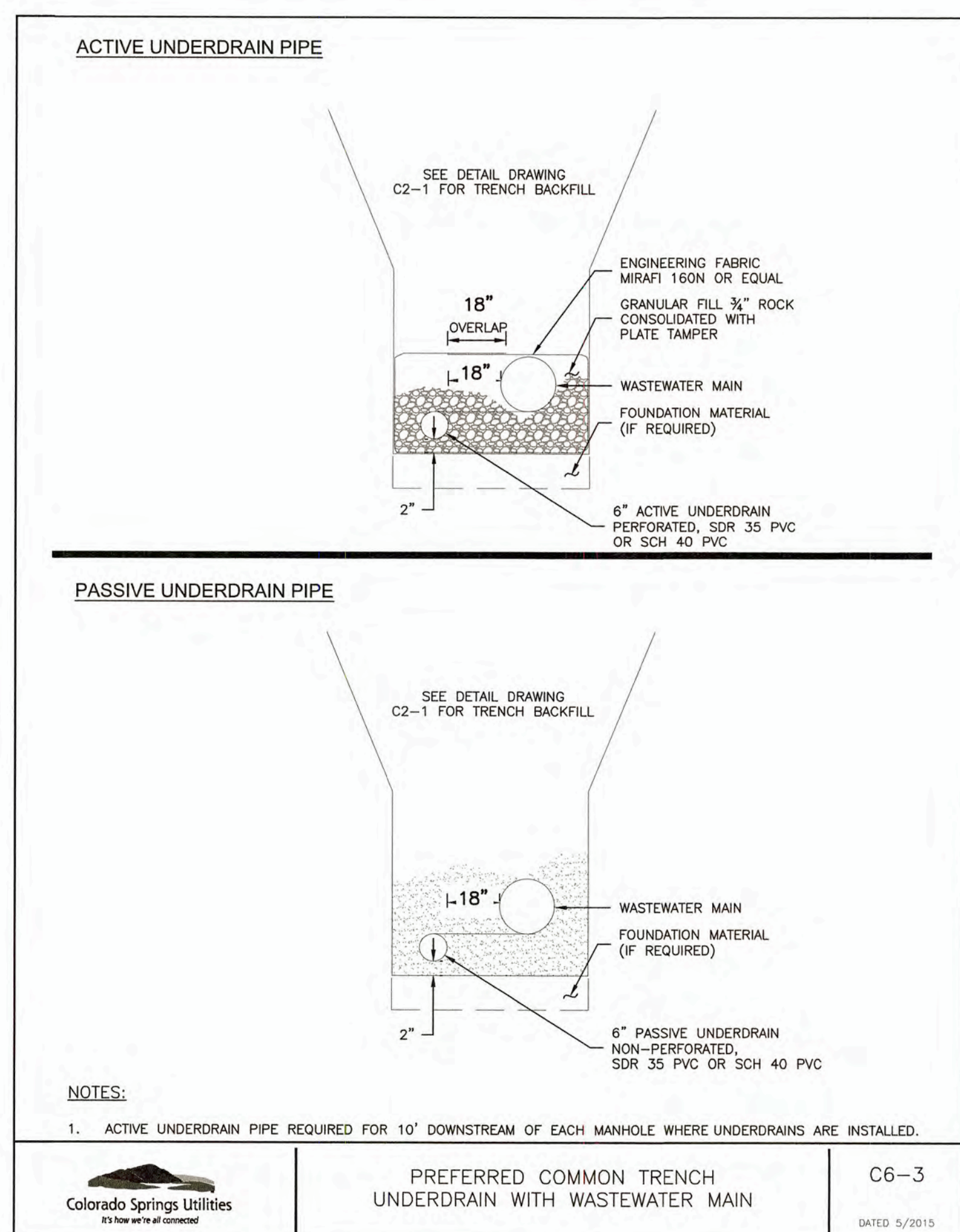
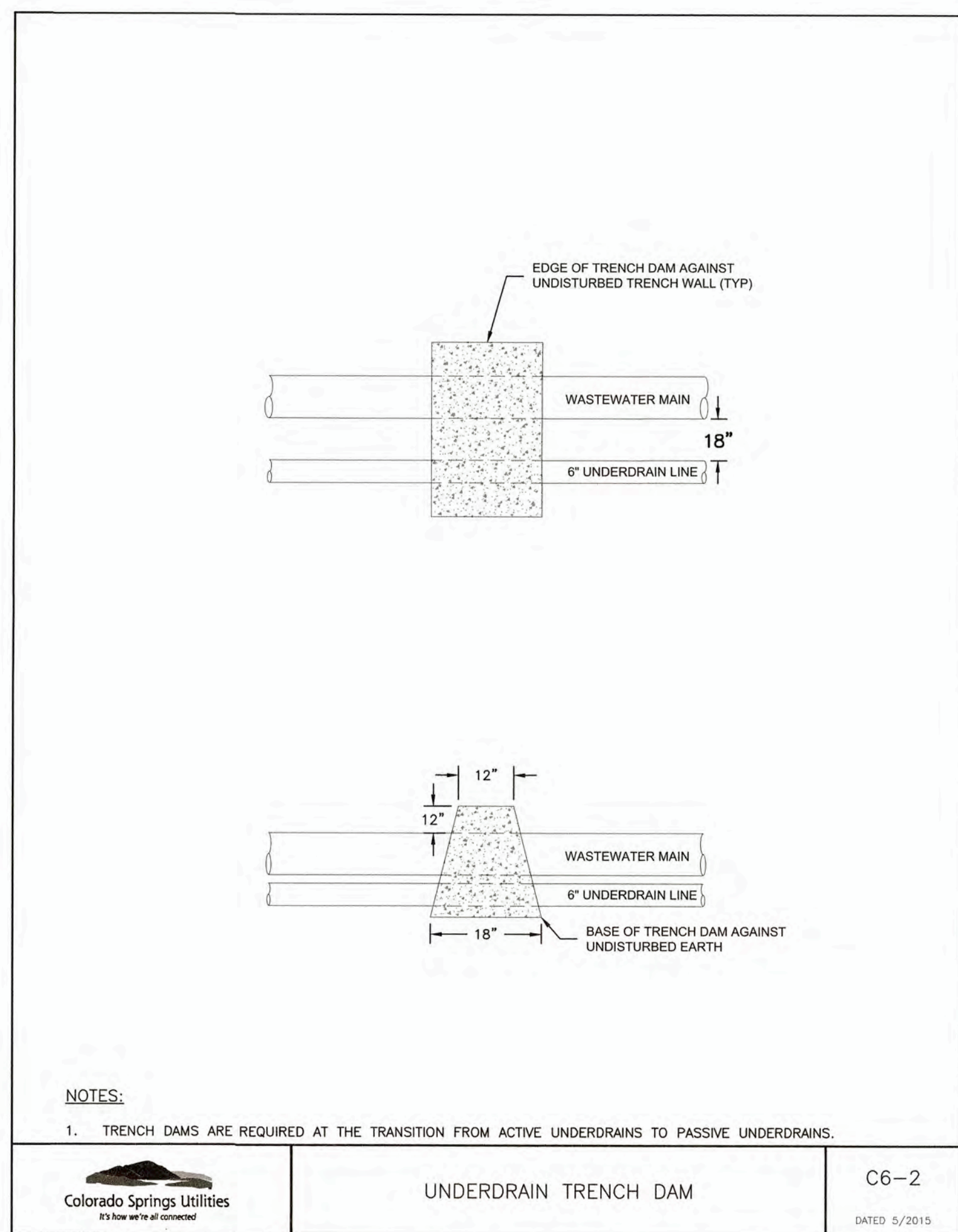
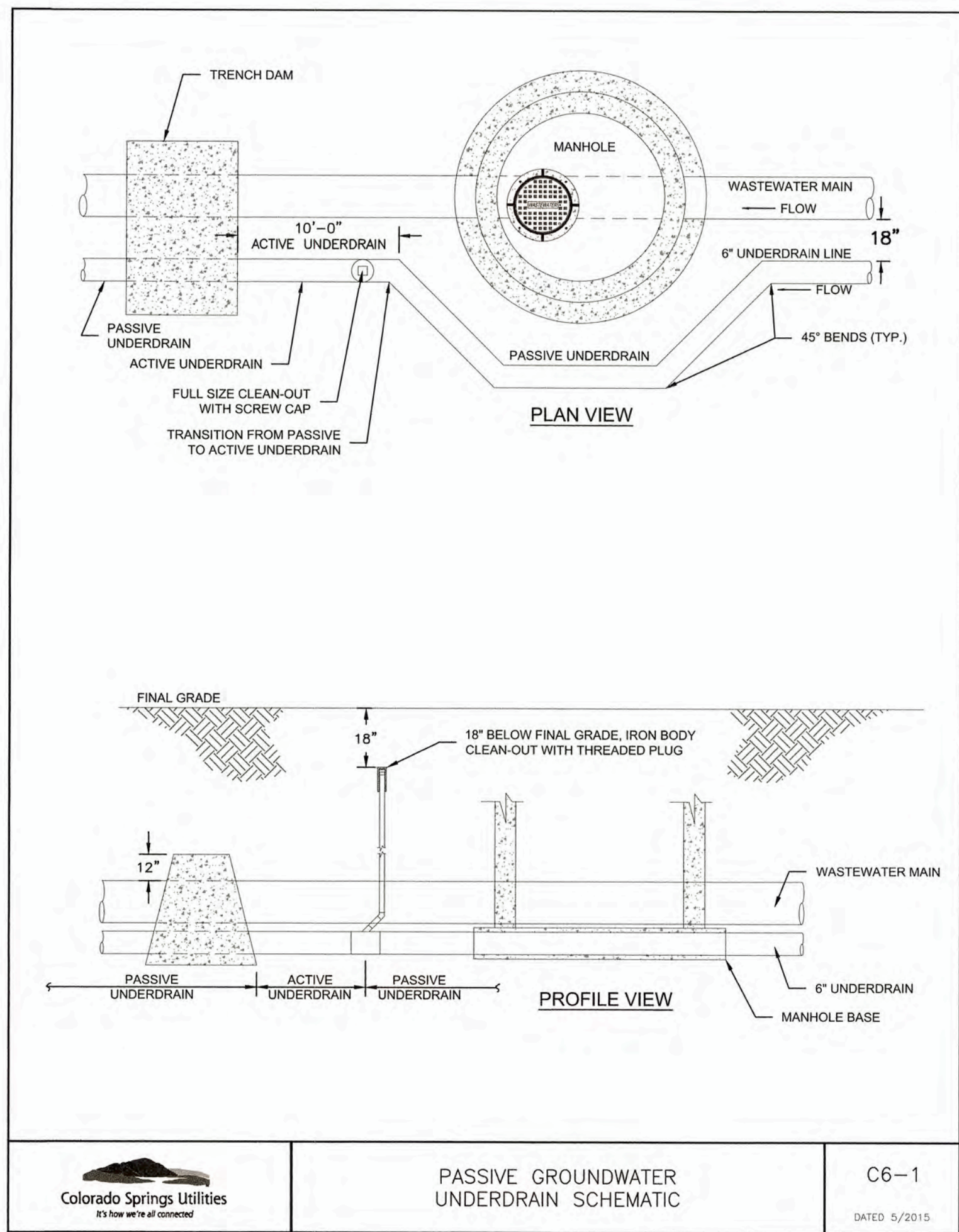
UNDER DRAIN

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

**J.R. ENGINEERING**  
 A Westman Company  
 Central 303-740-3333 • Colorado Springs 719-595-2555  
 Fort Collins 970-491-9888 • www.jrengineering.com

UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEER, THE ENGINEER APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.





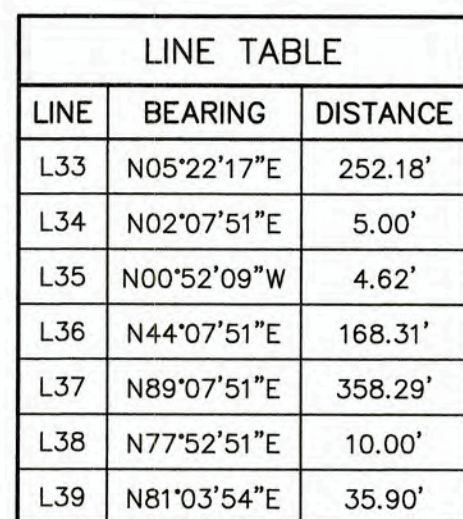
**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY SUPERVISION  
 Mike Bramlett  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF  
 JR ENGINEERING, LLC  
 DATE: 5/9/22

WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
 APPROVED FOR CONSTRUCTION  
 DATE: 3/3/22 BY: *John*  
 THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.



UNTIL SUCH TIME AS THESE DRAWINGS ARE REVIEWED BY THE APPROPRIATE AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.				PREPARED FOR <b>MONUMENT HILL CM LLC</b> 1864 WOODMOOR DRIVE COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN (719) 476-0800 JDESJARDIN@PROTERRACO.COM			
<b>JR ENGINEERING</b> A Westland Company Centennial 303-740-3333 • Colorado Springs 719-559-2593 Fort Collins 970-491-9888 • www.jrengineering.com				CLOVERLEAF FILING NO. 2 UNDER DRAIN			
H-SCALE V-SCALE DATE DESIGNED BY DRAWN BY CHECKED BY	N/A N/A 03/03/22 AFL AFL AFL	No. 1	REVISION 1	BY DATE	SHEET 10 OF 25 JOB NO. 25158.01		






LINE TABLE		
LINE	BEARING	DISTANCE
L33	N05°22'17"E	252.18'
L34	N02°07'51"E	5.00'
L35	N00°52'09"W	4.62'
L36	N44°07'51"E	168.31'
L37	N89°07'51"E	358.29'
L38	N77°52'51"E	10.00'
L39	N81°03'54"E	35.90'

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

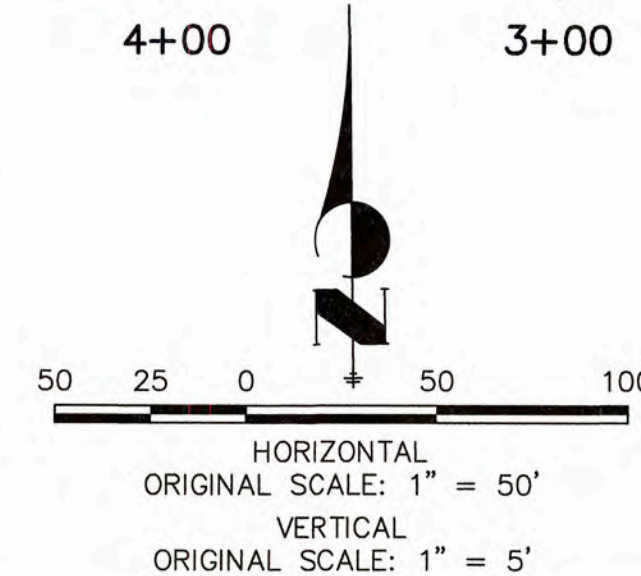
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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

PREPARED UNDER MY SUPERVISION

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



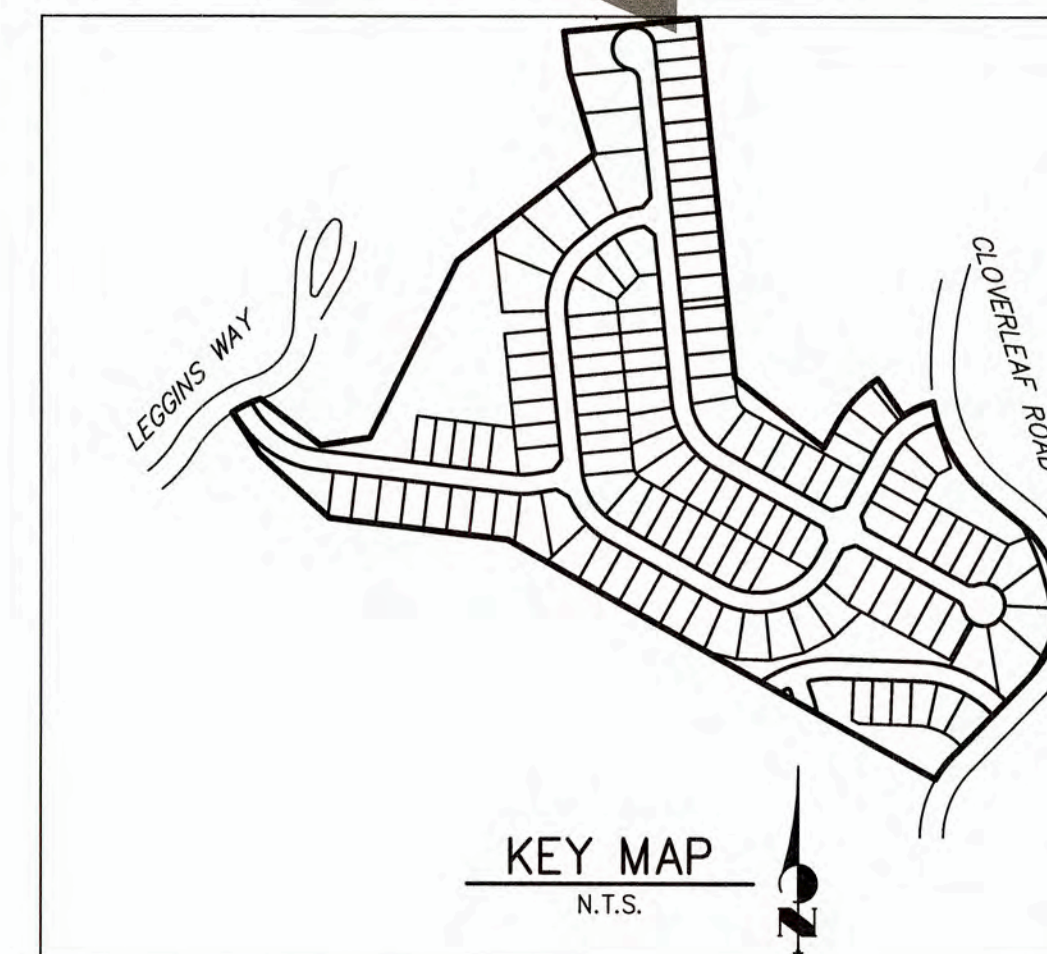
1. DEFLECTION SHALL BE ACCOMPLISHED BY USING HIGH DEFLECTION COUPLINGS (HD COUPLING).
2. CURVE LINEAR ALIGNMENTS SHALL BE MADE USING HIGH DEFLECTION COUPLINGS. CONTRACTOR TO SUBMIT PRODUCT/MATERIAL SPECIFICATIONS TO WOODMOOR WATER AND SANITATION DISTRICT FOR APPROVAL PRIOR TO PURCHASE/CONSTRUCTION.
3. ALL PIPES WITH GREATER THAN 10% VERTICAL SLOPE SHALL BE RESTRAINED PER DETAIL W-11 SHEET.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WOODMOOR WATER AND SANITATION DISTRICT AND EL PASO COUNTY.



WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
APPROVED FOR CONSTRUCTION

BY: AEH

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.



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.

**MONUMENT HILL CM LLC**  
1864 WOODMOOR DRIVE  
COLORADO SPRINGS, CO 80920  
ATTN: JOE DESJARDIN  
(719) 476-0800  
JDESJARDIN@BOTTEBACCO.COM

**J·R ENGINEERING**



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

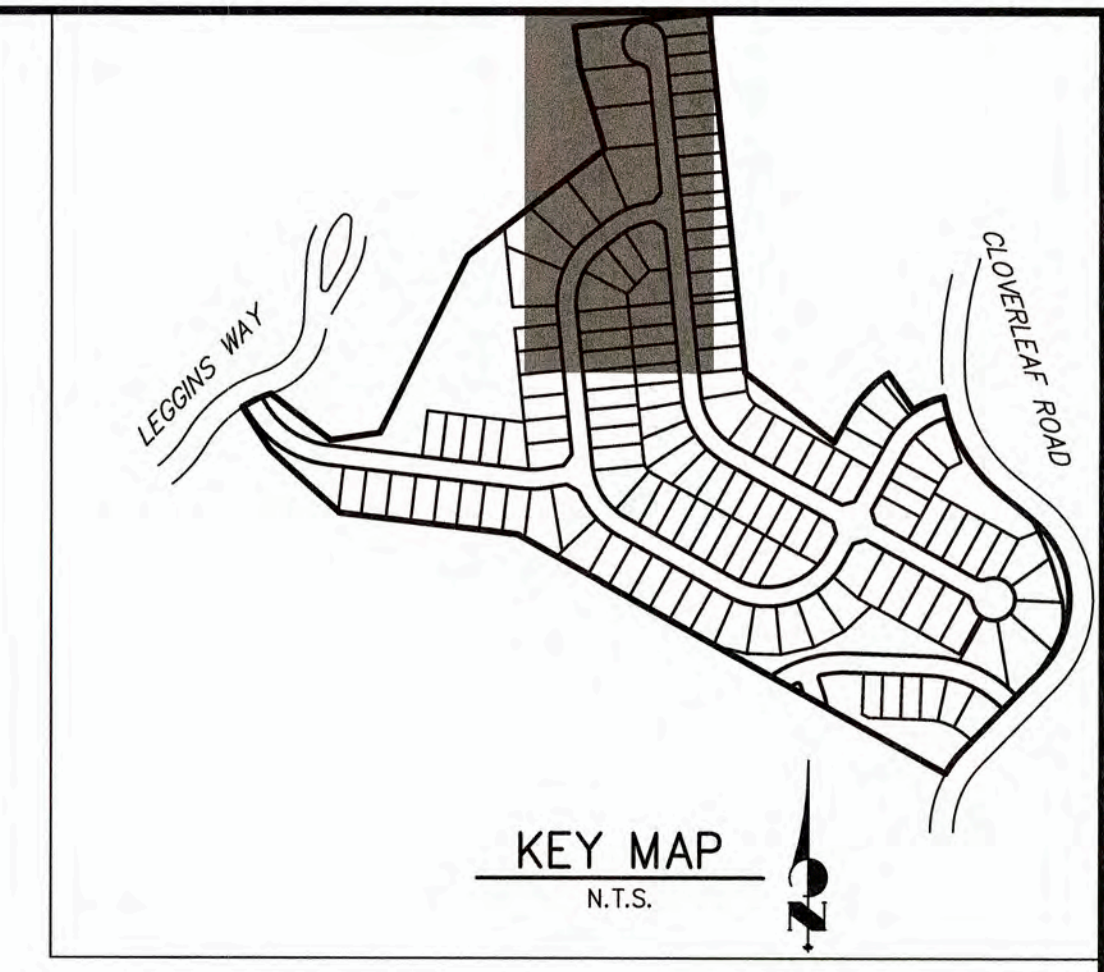
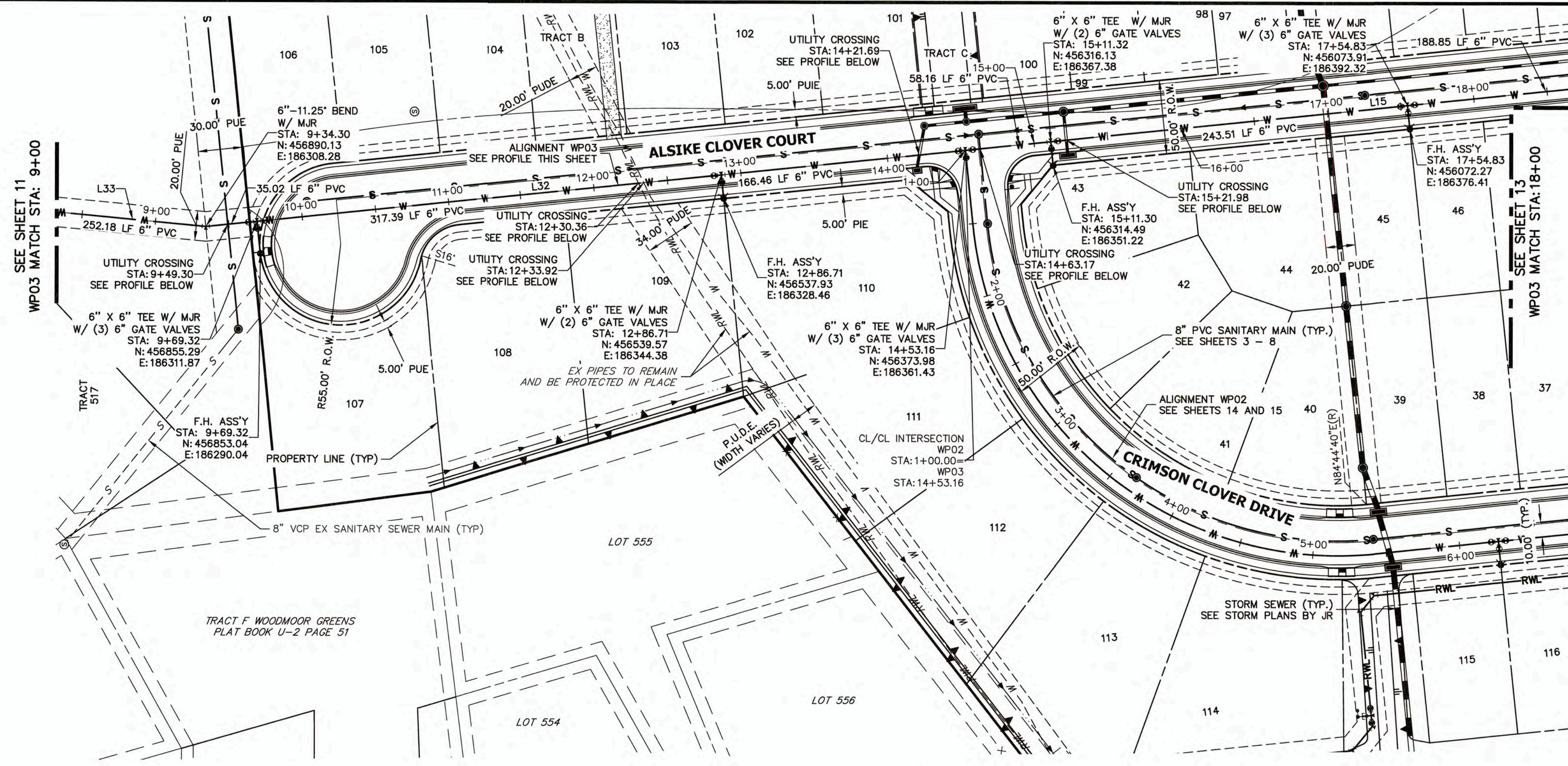
CLOVERLEAF FILING NO. 2

## WATER DISTRIBUTION PLAN

SHEET 11 OF 25

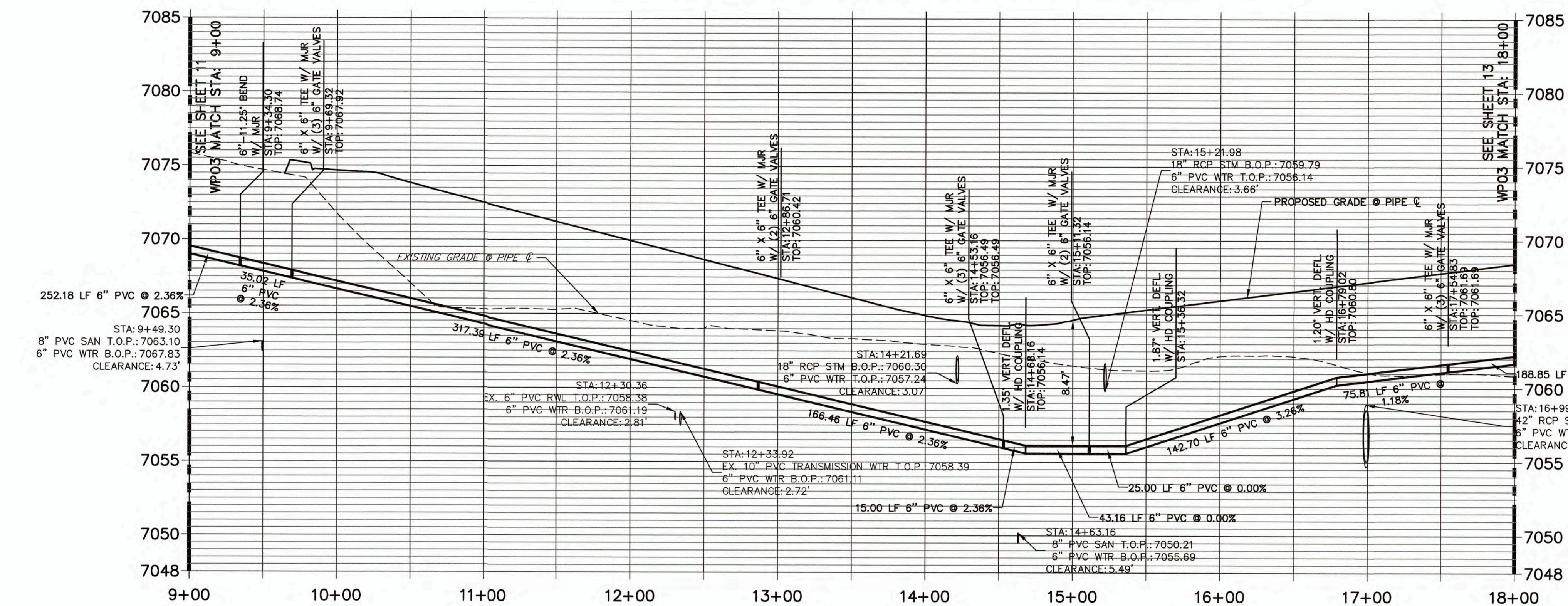
JOB NO. 25158.01





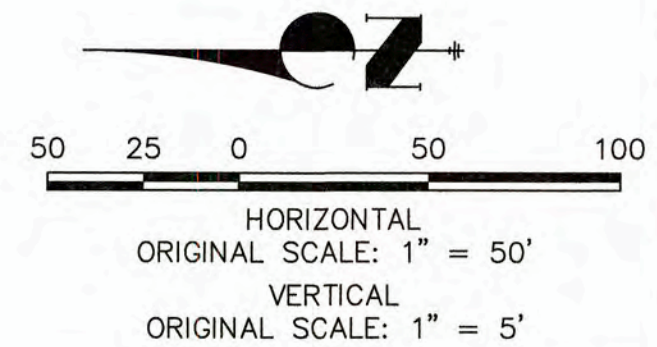
LINE TABLE		
LINE	BEARING	DISTANCE
L15	S05°52'43"E	490.51'
L32	S05°52'43"E	430.87'

**WP03 PROFILE (1)**  
**STA 9+00.00 TO 18+00.00**



**NOTES**

1. DEFLECTION SHALL BE ACCOMPLISHED BY USING HIGH DEFLECTION COUPLINGS (HD COUPLING).
2. CURVE LINEAR ALIGNMENTS SHALL BE MADE USING HIGH DEFLECTION COUPLINGS. CONTRACTOR TO SUBMIT PRODUCT/MATERIAL SPECIFICATIONS TO WOODMOOR WATER AND SANITATION DISTRICT FOR APPROVAL PRIOR TO PURCHASE/CONSTRUCTION.
3. ALL PIPES WITH GREATER THAN 10% VERTICAL SLOPE SHALL BE RESTRAINED PER DETAIL W-11. SEE SHEET 24.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WOODMOOR WATER AND SANITATION DISTRICT AND EL PASO COUNTY.



**ENGINEER'S STATEMENT**

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

WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
 APPROVED FOR CONSTRUCTION

DATE: 3/3/22 BY: ARH  
 THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCY, THEY ARE NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

**JR ENGINEERING**  
 A Westman Company  
  
 Centennial 303-740-3333 • Colorado Springs 719-530-2533  
 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

CLOVERLEAF FILING NO. 2

WATER DISTRIBUTION PLAN

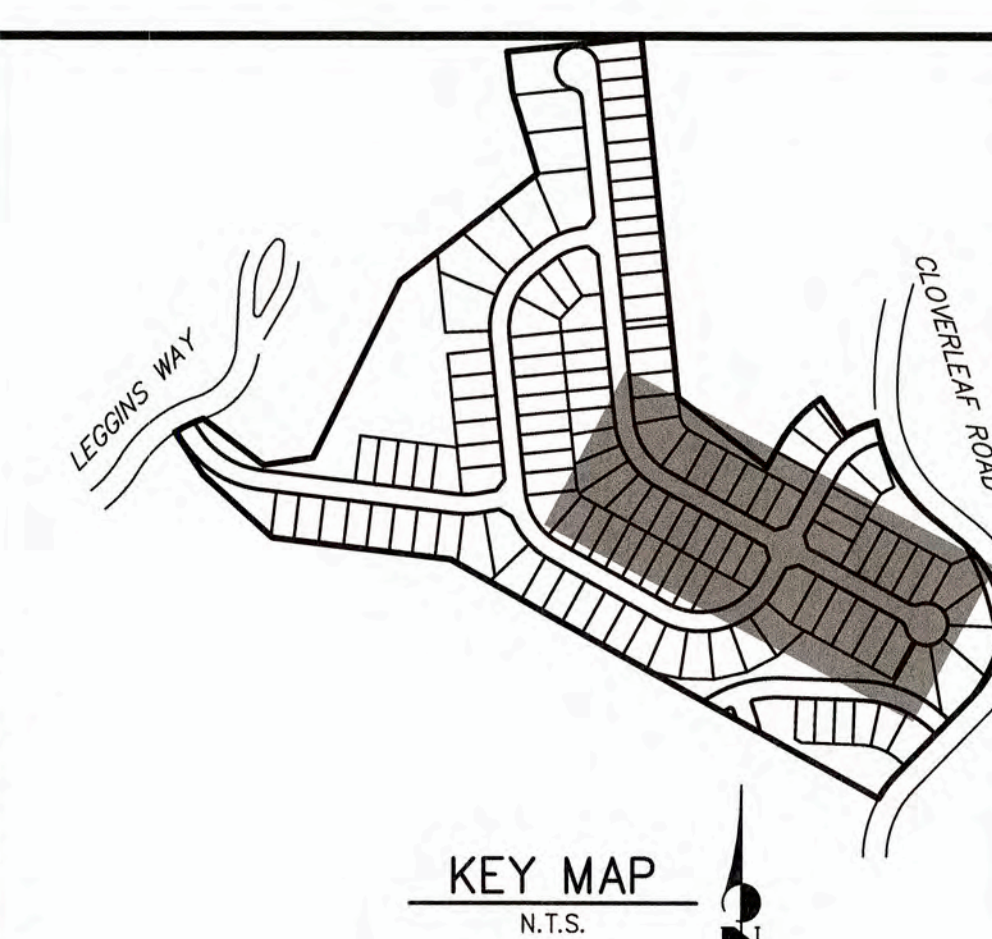
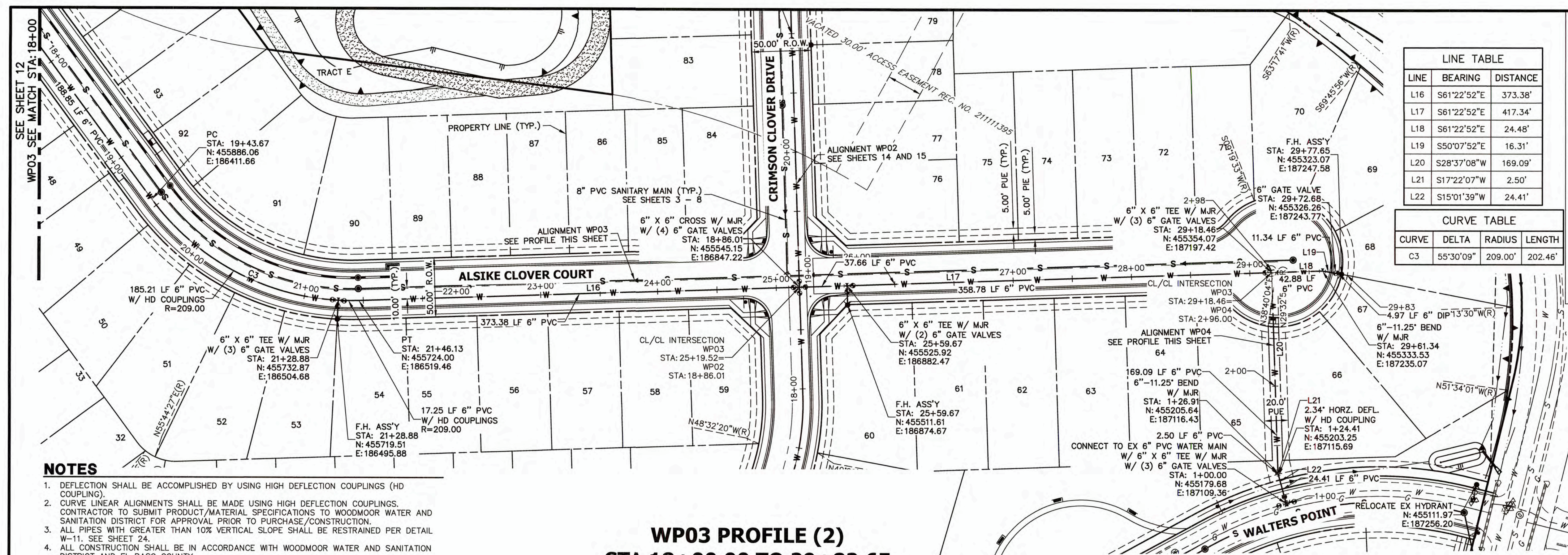
SHEET 12 OF 25

JOB NO. 25158.01



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.





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

**MONUMENT HILL CM LLC**  
1864 WOODMOOR DRIVE  
COLORADO SPRINGS, CO 80920  
ATTN: JOE DESJARDIN  
(719) 476-0800  
JDESJARDIN@PROTERRACCO.COM

**J·R ENGINEERING**  
A Westrian Company



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

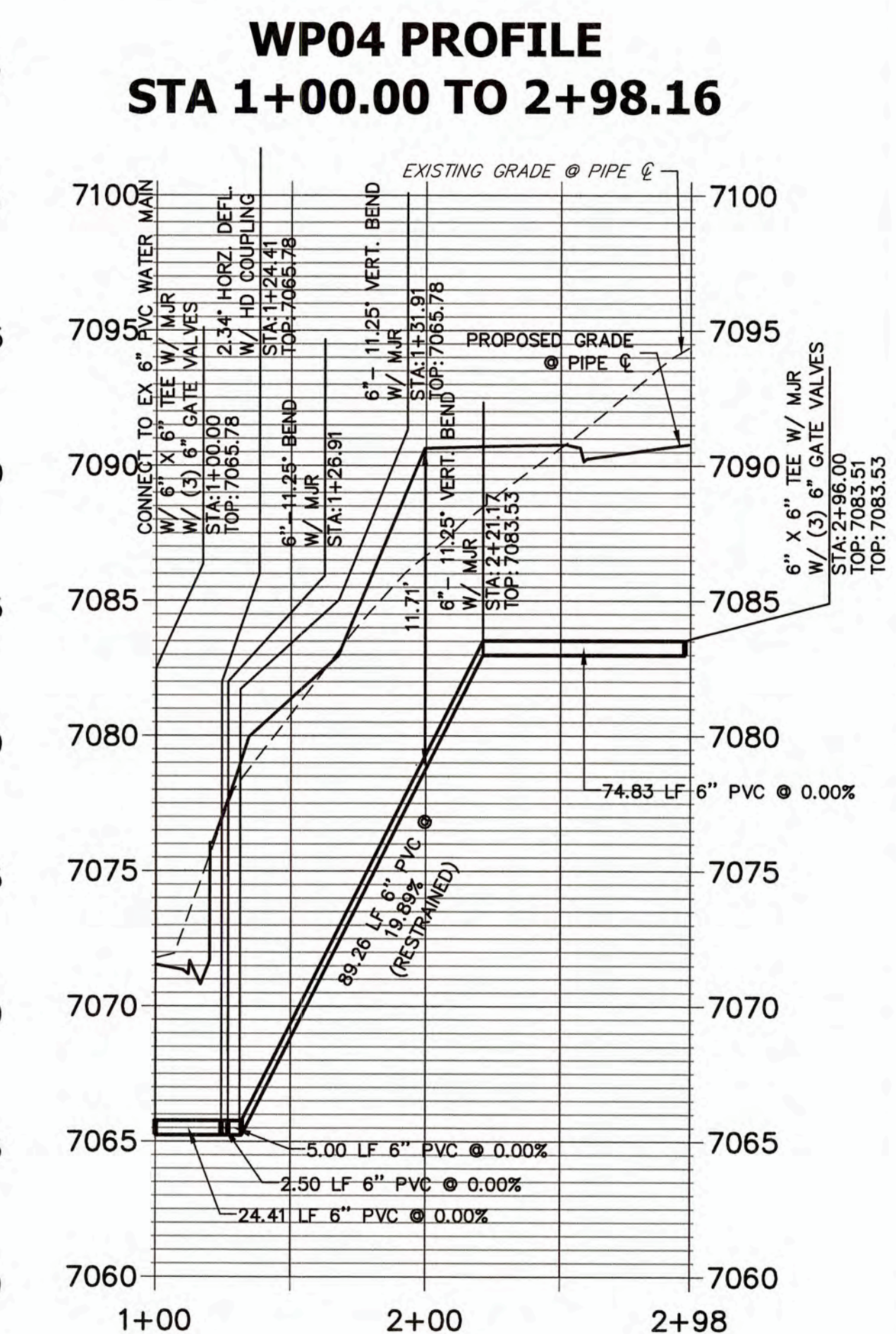
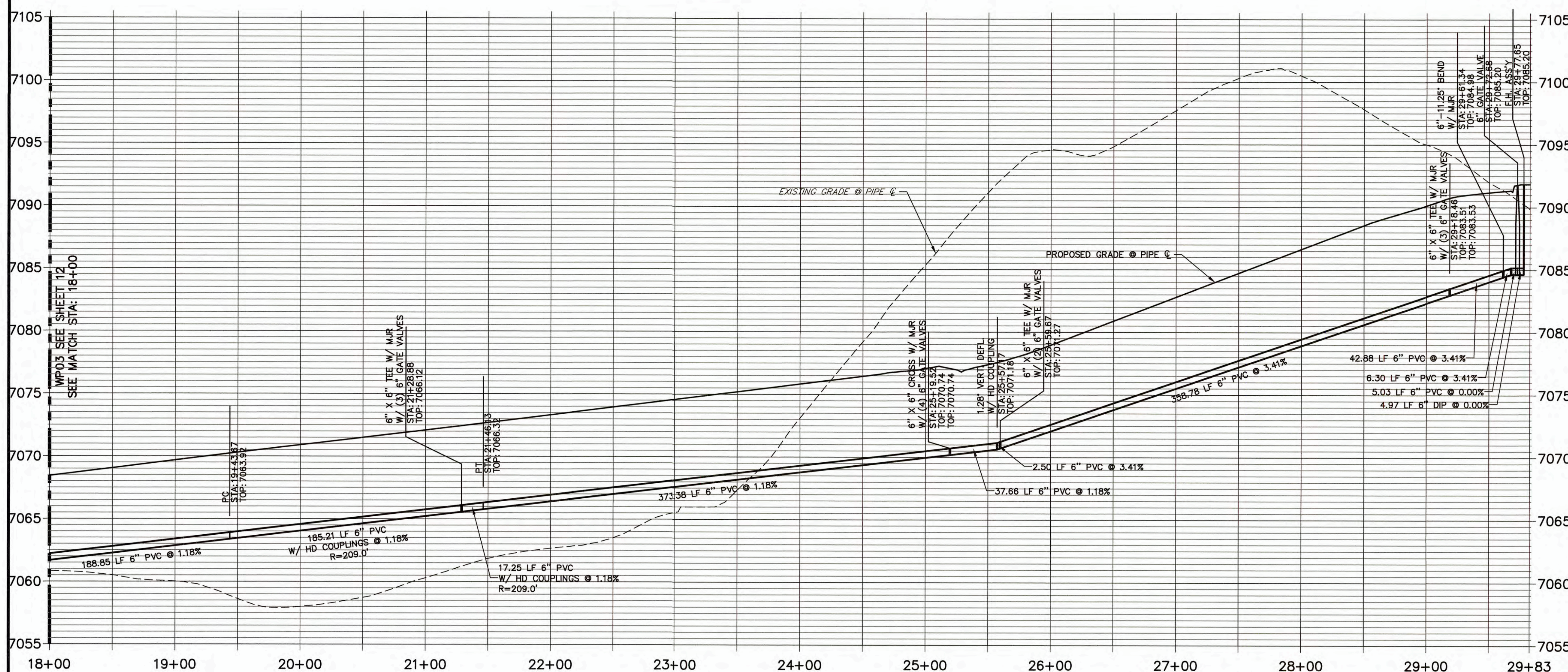
H-SCALE	1"=50'	No.	REVISION	BY	DATE
V-SCALE	1"=5'				
DATE	03/03/22				
DESIGNED BY	APL				
DRAWN BY	APL				
CHECKED BY					
APPROVED BY					

CLOVERLEAF FILING NO. 2

WATER DISTRIBUTION PLAN

SHEET 13 OF 25

JOB NO. 25158.01



WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
APPROVED FOR CONSTRUCTION

DATE: 3/3/22

BY: ARH

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.



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

### ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

*Mike Bunkoff*

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

JR ENGINEERING, LLC

50      25      0                      50                      100

HORIZONTAL  
ORIGINAL SCALE: 1" = 50'

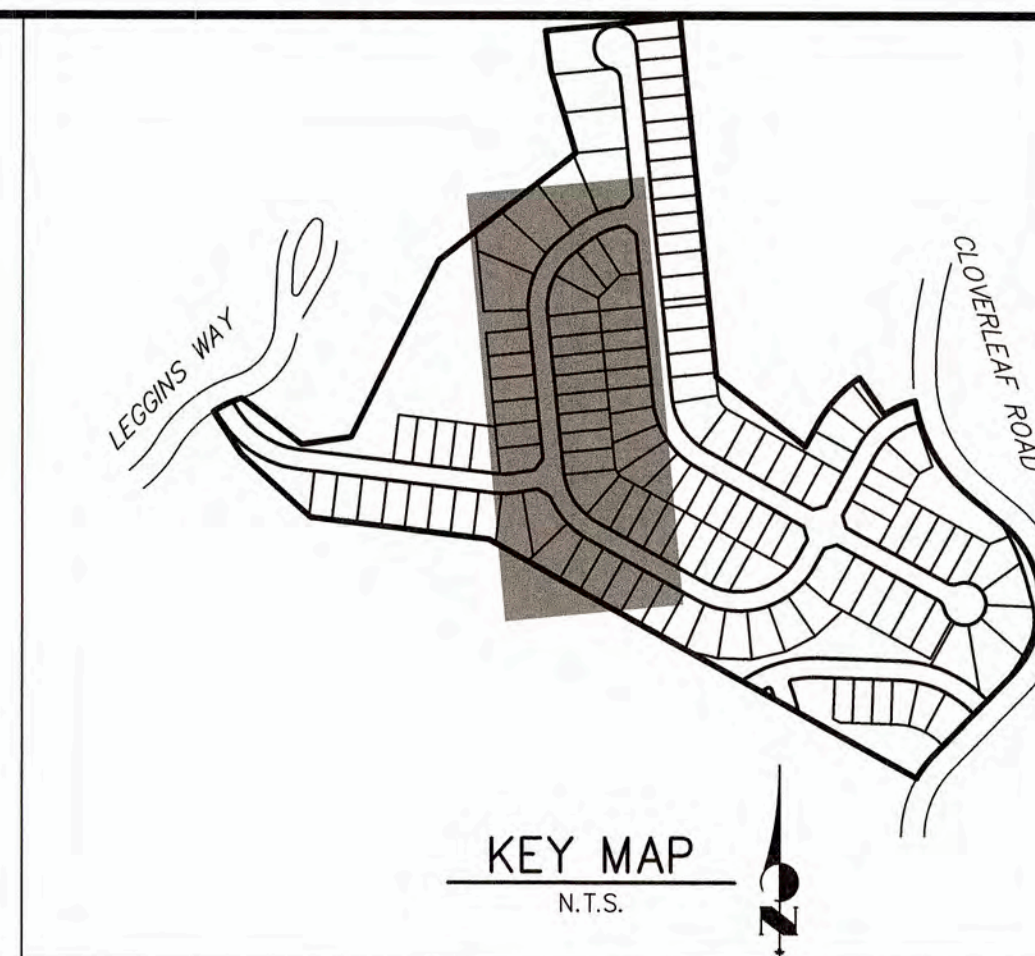
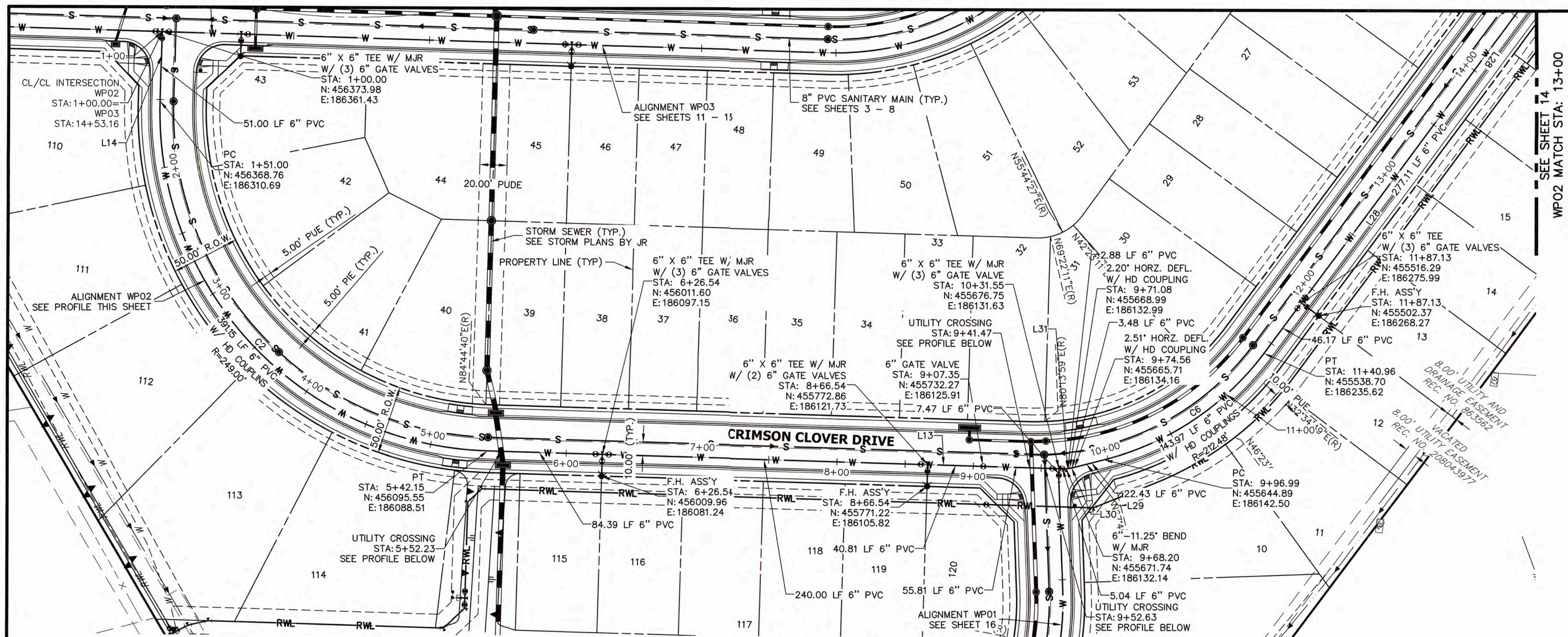
VERTICAL  
ORIGINAL SCALE: 1" = 5'

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.





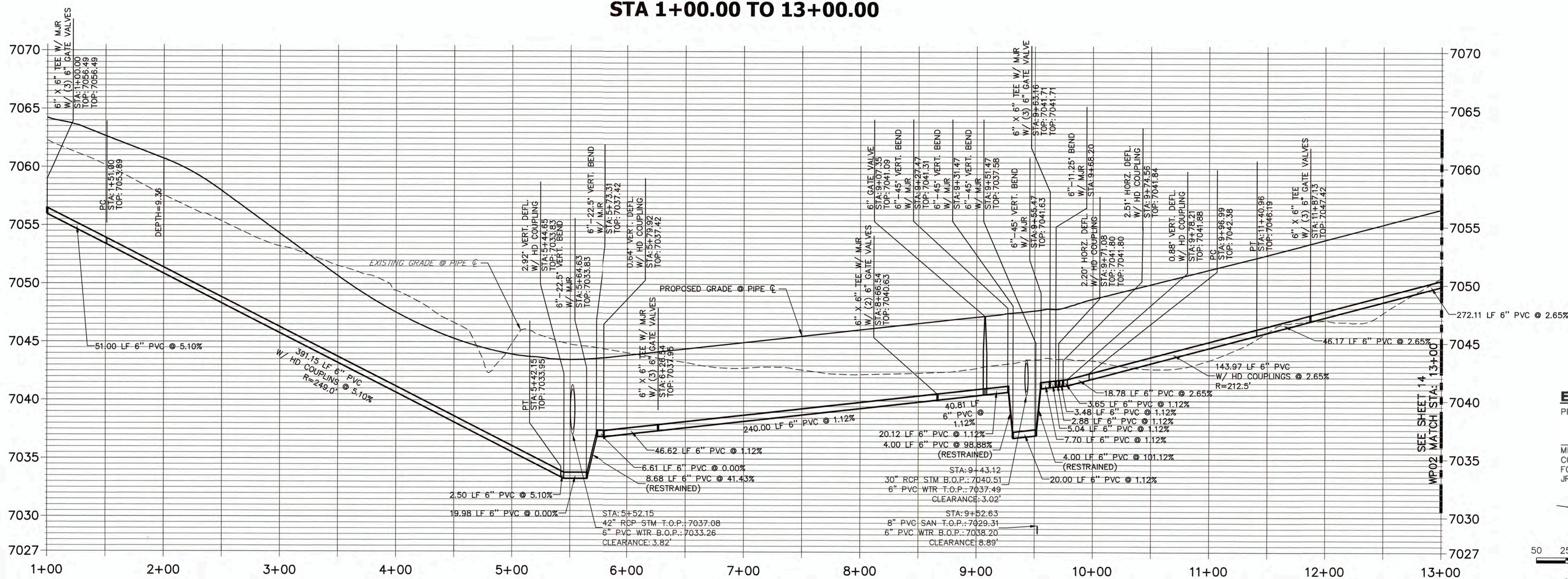




# NOTES

1. DEFLECTION SHALL BE ACCOMPLISHED BY USING HIGH DEFLECTION COUPLINGS (HD COUPLING).
2. CURVE LINEAR ALIGNMENTS SHALL BE MADE USING HIGH DEFLECTION COUPLINGS. CONTRACTOR TO SUBMIT PRODUCT/MATERIAL SPECIFICATIONS TO WOODMOOR WATER AND SANITATION DISTRICT FOR APPROVAL PRIOR TO PURCHASE/CONSTRUCTION.
3. ALL PIPES WITH GREATER THAN 10% VERTICAL SLOPE SHALL BE RESTRAINED PER DETAIL W-11. SEE SHEET 24.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WOODMOOR WATER AND SANITATION DISTRICT AND EL PASO COUNTY.

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



LINE TABLE		
LINE	BEARING	DISTANCE
L13	N05°52'43"W	426.07'
L14	N84°07'17"E	51.00'
L28	N60°57'58"W	323.29'
L29	N21°50'21"W	22.43'
L30	N19°19'43"W	3.86'
L31	N17°07'43"W	2.50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	90°00'00"	249.00'	391.13'
C6	38°49'11"	212.48'	143.96'

## ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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



50 25 0 50 100  
HORIZONTAL  
ORIGINAL SCALE: 1" = 50'

VERTICAL  
ORIGINAL SCALE: 1" = 5'

Know what's below.  
Call before you dig.

WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
APPROVED FOR CONSTRUCTION

DATE: 3/3/22

BY: AWA

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING AND/OR ITS EMPLOYEES SHALL BE RESPONSIBLE FOR THE DESIGNATION BY WRITTEN AUTHORIZATION.

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

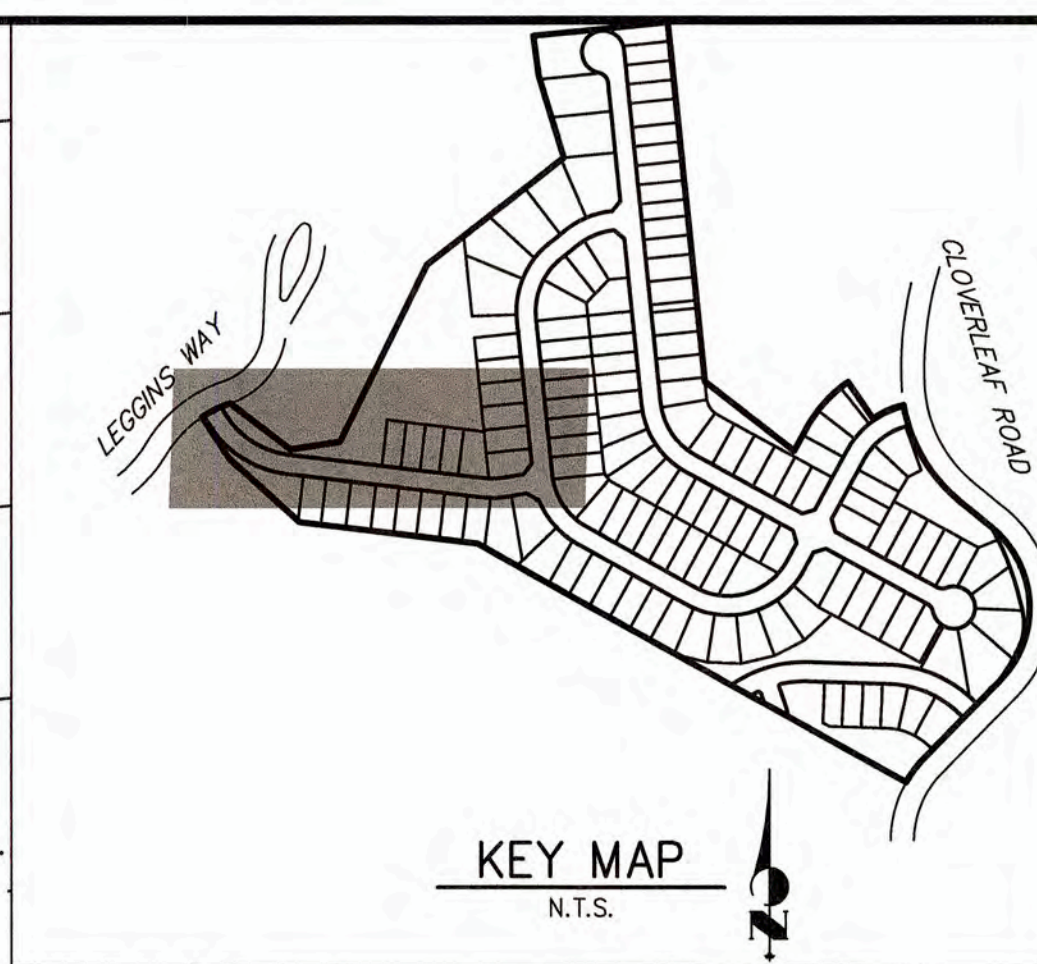
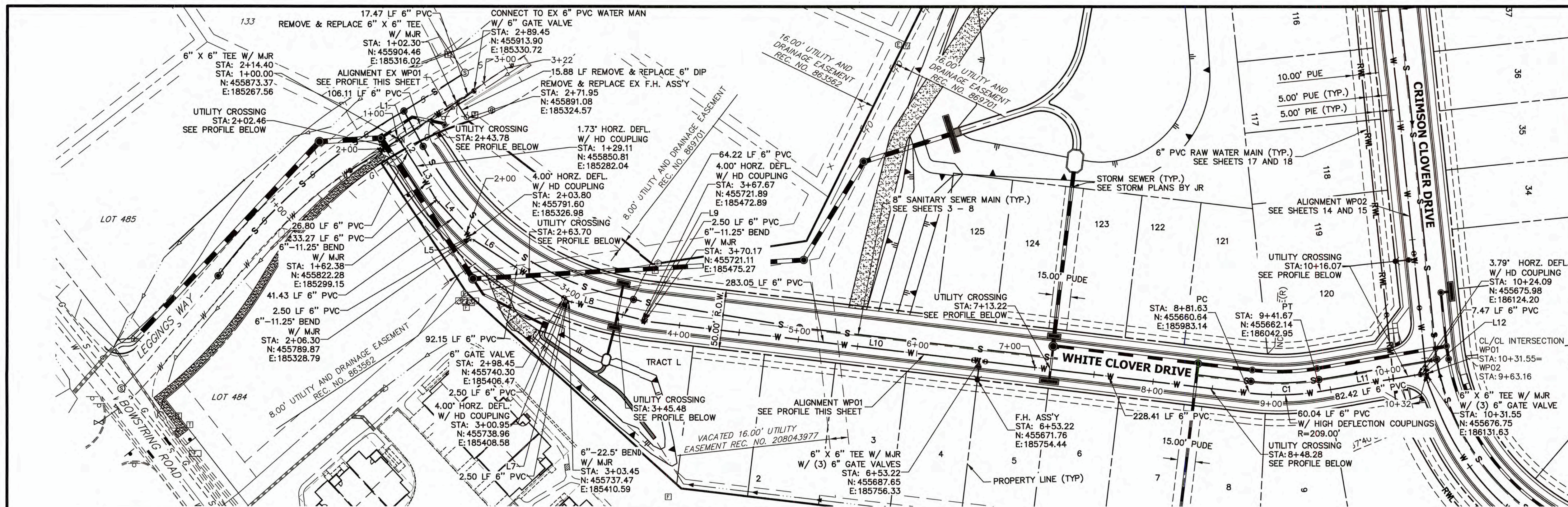
**JR ENGINEERING**  
A Western Company



Central 303-740-8888 • Colorado Springs 719-595-2593  
Fort Collins 970-491-8888 • www.jrengineering.com

No.	REVISION	BY	DATE	H-SCALE 1"=50'	V-SCALE 1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	CLOVERLEAF FILING NO. 2	WATER DISTRIBUTION PLAN	SHEET 15 OF 25	JOB NO. 25158.01
						03/03/22	AWL	AWL					





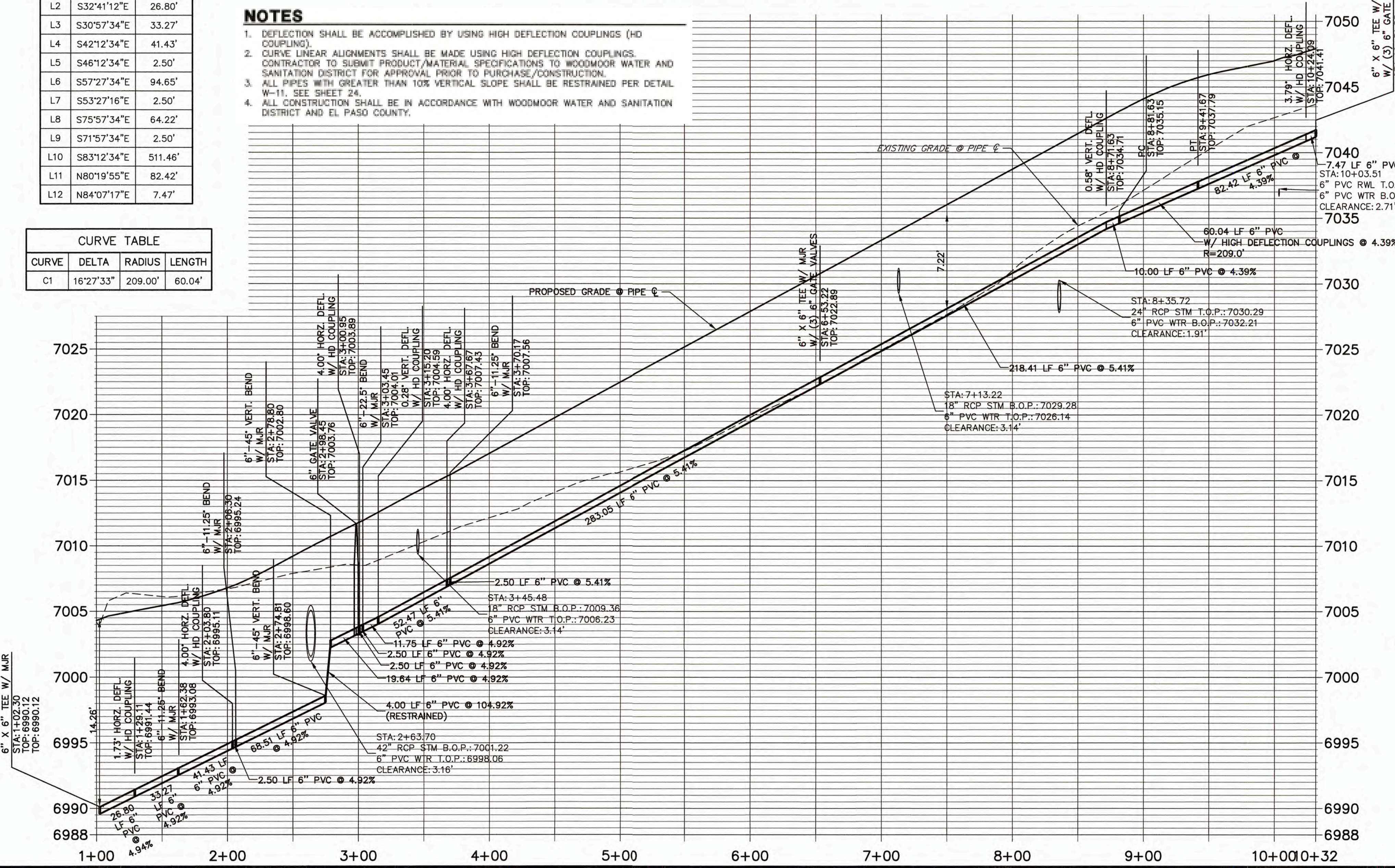
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LINE	BEARING	DISTANCE
L1	S57°18'48"W	127.85'
L2	S32°41'12"E	28.80'
L3	S30°57'34"E	33.27'
L4	S42°12'34"E	41.43'
L5	S46°12'34"E	2.50'
L6	S57°27'34"E	94.65'
L7	S53°27'16"E	2.50'
L8	S75°57'34"E	64.22'
L9	S71°57'34"E	2.50'
L10	S83°12'34"E	511.46'
L11	N80°19'55"E	82.42'
L12	N84°07'17"E	7.47'

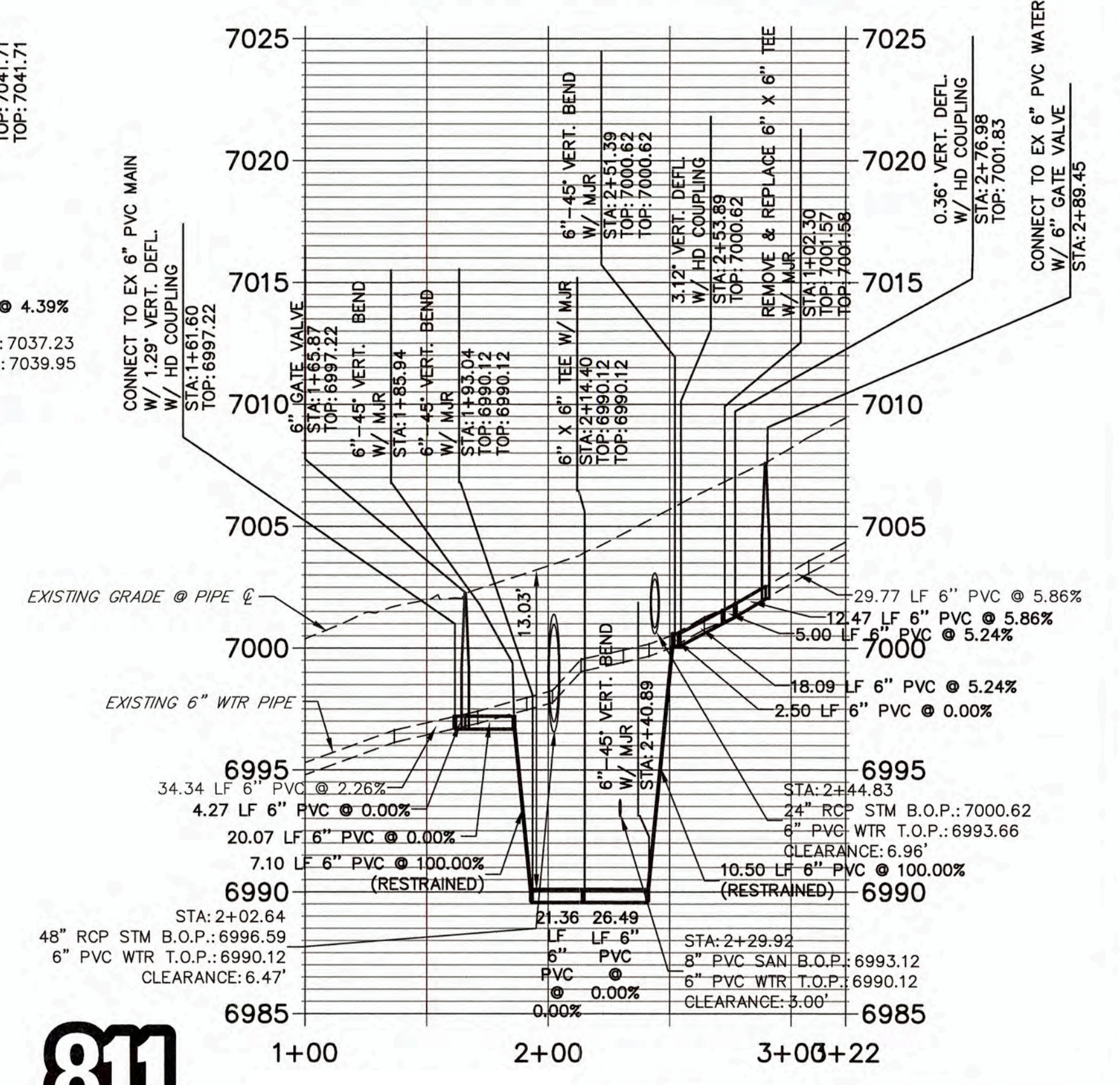
CURVE	DELTA	RADIUS	LENGTH
C1	16°27'33"	209.00'	60.04'

- NOTES**
- DEFLECTION SHALL BE ACCOMPLISHED BY USING HIGH DEFLECTION COUPLINGS (HD COUPLINGS).
  - CURVE LINEAR ALIGNMENTS SHALL BE MADE USING HIGH DEFLECTION COUPLINGS. CONTRACTOR TO SUBMIT PRODUCT/MATERIAL SPECIFICATIONS TO WOODMOOR WATER AND SANITATION DISTRICT FOR APPROVAL PRIOR TO PURCHASE/CONSTRUCTION.
  - ALL PIPES WITH GREATER THAN 10% VERTICAL SLOPE SHALL BE RESTRAINED PER DETAIL W-11, SEE SHEET 24.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WOODMOOR WATER AND SANITATION DISTRICT AND EL PASO COUNTY.

**WP01 PROFILE**  
STA 1+00.00 TO 10+31.55



**EX WP01 PROFILE**  
STA 1+00.00 TO 3+22.44



**ENGINEER'S STATEMENT**

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

WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
 APPROVED FOR CONSTRUCTION

DATE: 3/3/22 BY: AEL  
 THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

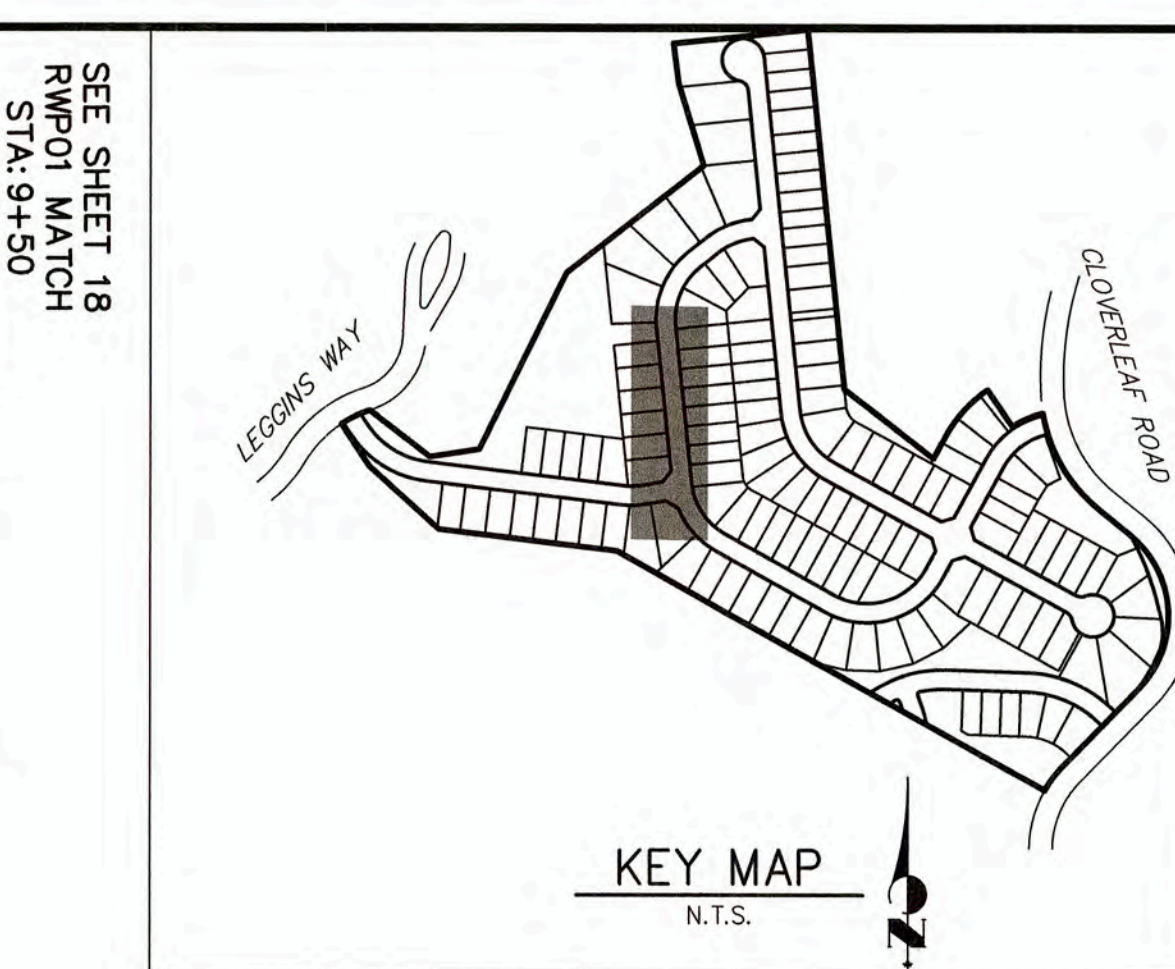
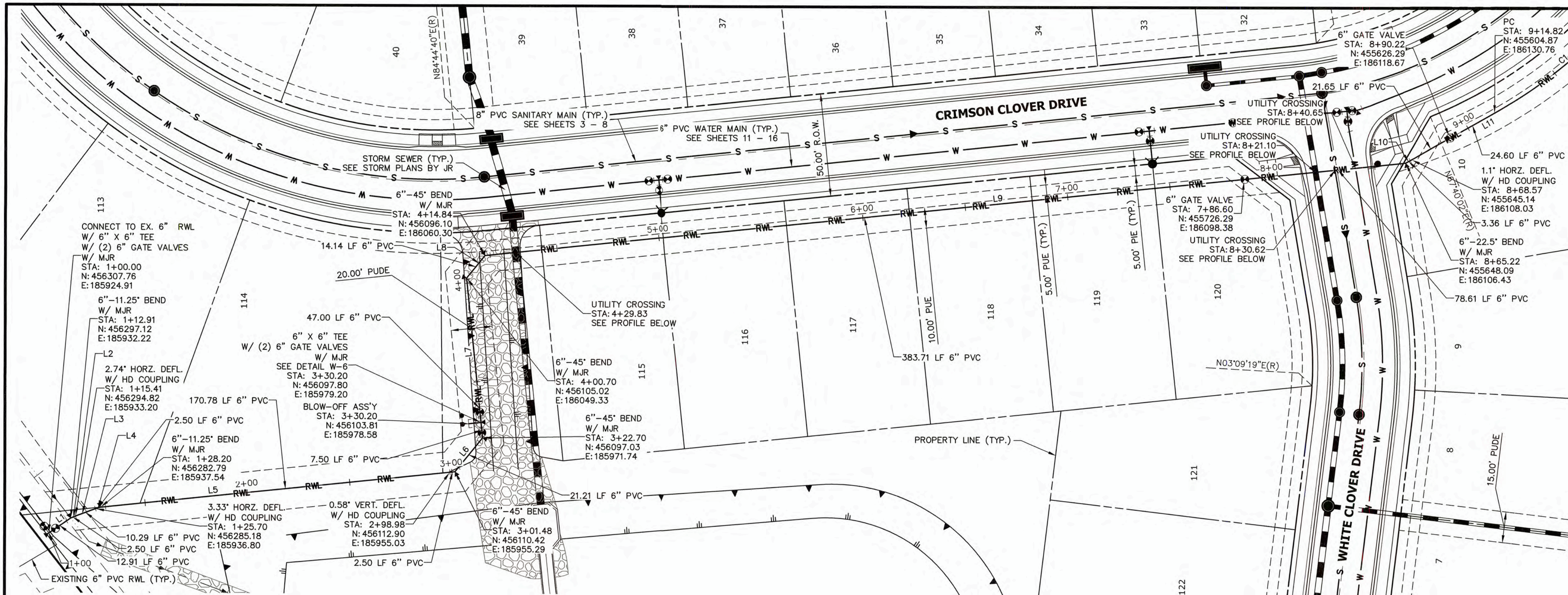
UNLESS SUCH TIME AS THESE DRAWINGS ARE PREPARED BY AN ENGINEER, ARCHITECT, OR OTHER PROFESSIONAL PERSON, THEY ARE NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER, ARCHITECT, OR OTHER PROFESSIONAL PERSON.

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

**JR ENGINEERING**  
 A Western Company  
 Centennial 303-740-9383 • Colorado Springs 719-550-2558  
 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	DATE	BY
1		03/03/22	APL
2			APL





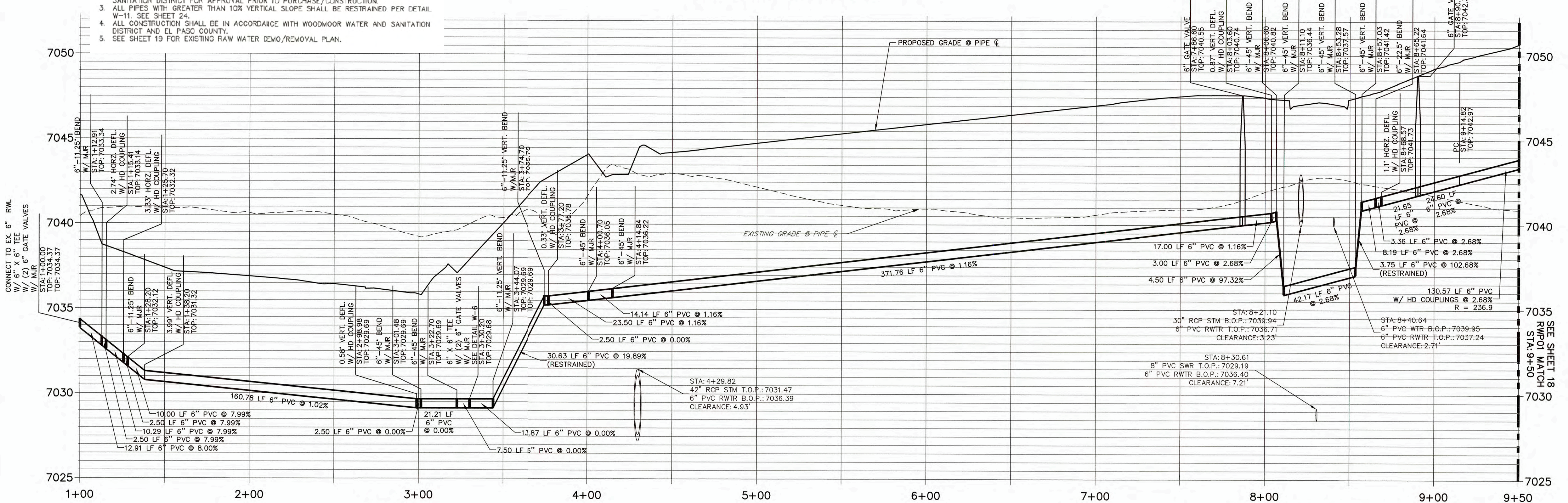
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S34°27'27"E	12.91'
L2	S23°12'27"E	2.50'
L3	S20°27'41"E	10.29'
L4	S17°07'43"E	2.50'
L5	S05°52'44"E	173.28'
L6	S50°52'43"E	21.21'
L7	N84°07'17"E	78.00'
L8	S50°52'43"E	14.14'
L9	S05°52'43"E	450.38'
L10	S28°22'43"E	3.36'
L11	S29°26'36"E	46.23'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	31°30'13"	236.92'	130.27'

NOTES

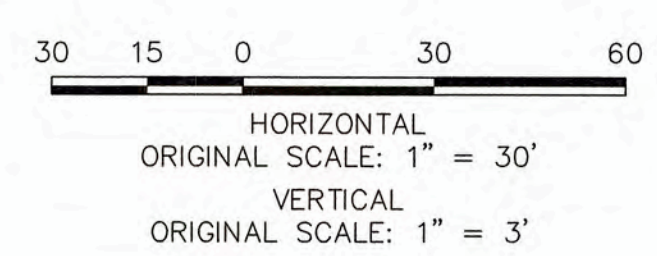
- DEFLECTION SHALL BE ACCOMPLISHED BY USING HIGH DEFLECTION COUPLINGS.
- CURVE LINEAR ALIGNMENTS SHALL BE MADE USING HIGH DEFLECTION COUPLINGS.
- CONTRACTOR TO SUBMIT PRODUCT/MATERIAL SPECIFICATIONS TO WOODMOOR WATER AND SANITATION DISTRICT FOR APPROVAL PRIOR TO PURCHASE/CONSTRUCTION.
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- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WOODMOOR WATER AND SANITATION DISTRICT AND EL PASO COUNTY.
- SEE SHEET 19 FOR EXISTING RAW WATER DEMO/REMOVAL PLAN.

RWP01 PROFILE  
STA 1+00.00 TO 9+50.00



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



WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
APPROVED FOR CONSTRUCTION  
DATE: 3/3/22 BY: *ASL*  
THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

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

**J-R ENGINEERING**  
A Western Company  
  
Central 303-740-3333 • Colorado Springs 719-553-2553  
Fort Collins 970-491-9888 • www.jrengineering.com

DATE	BY	REVISION
03/03/22 <td></td> <td></td>		

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	03/03/22	APL	SAV	

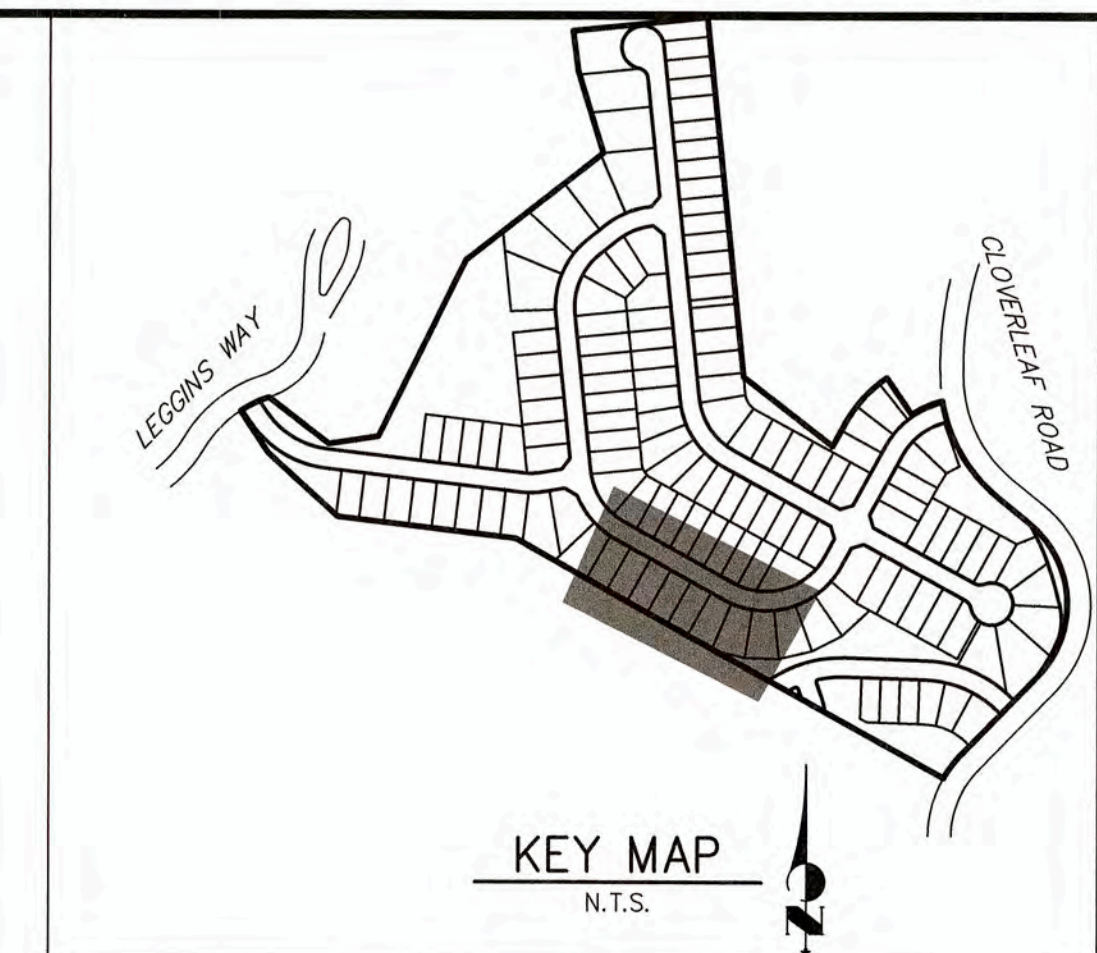
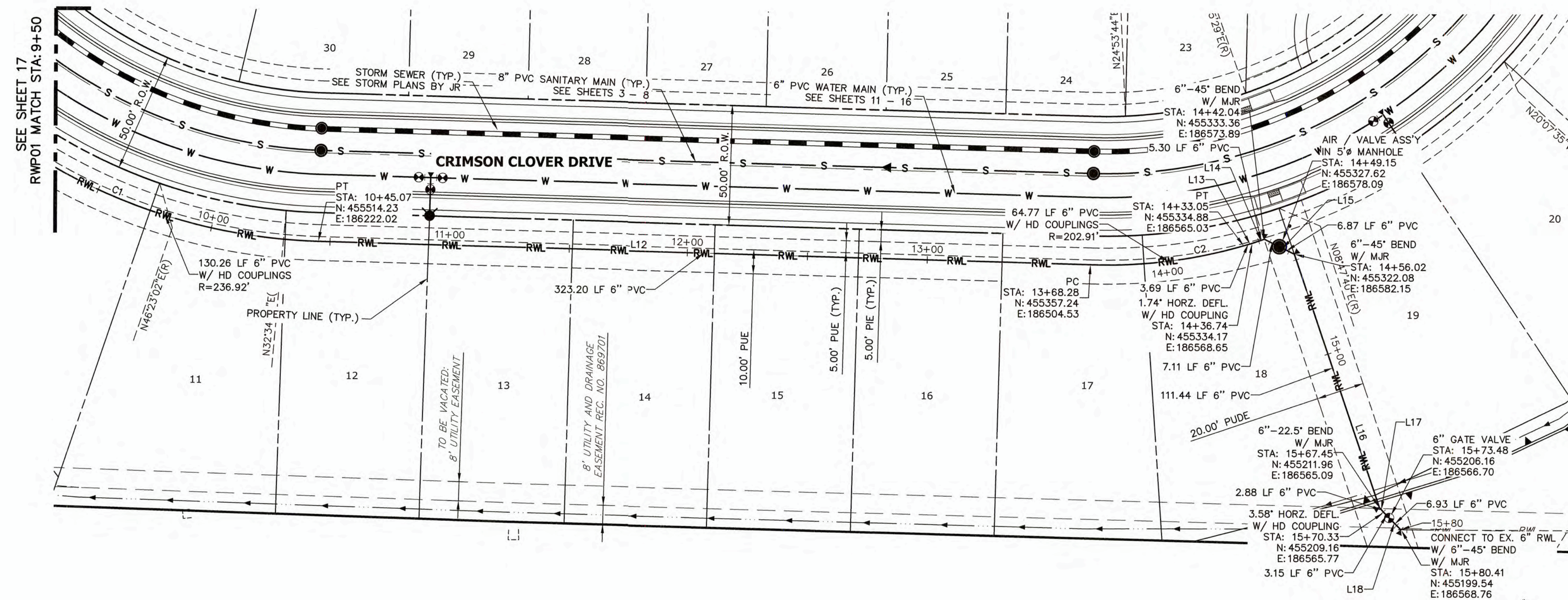
CLOVERLEAF FILING NO. 2

RAW WATER PLAN

SHEET 17 OF 25

JOB NO. 25158.01





<p>PREPARED FOR</p> <p><b>MONUMENT HILL CM LLC</b></p> <p>1864 WOODMOOR DRIVE</p> <p>COLORADO SPRINGS, CO 80920</p> <p>ATTN: JOE DESJARDIN</p> <p>(719) 476-0800</p> <p>JDESJARDIN@PROTERRACOM.COM</p>	<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ARCHITECT. NO REVIEWING OR REVISIONS ARE ALLOWED. THESE DRAWINGS APPROVE THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.</p>
--	--



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

Centennial 303-740-9333 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9988 • [www.jrengineering.com](http://www.jrengineering.com)

## NOTES

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2. CURVE LINEAR ALIGNMENTS SHALL BE MADE USING HIGH DEFLECTION COUPLINGS.
3. CONTRACTOR TO SUBMIT PRODUCT/MATERIAL SPECIFICATIONS TO WOODMOOR WATER AND SANITATION DISTRICT FOR APPROVAL PRIOR TO PURCHASE/CONSTRUCTION.
4. ALL PIPES WITH GREATER THAN 10% VERTICAL SLOPE SHALL BE RESTRAINED PER DETAIL W-11. SEE SHEET 19 FOR EXISTING RAW WATER DEMO/REMOVAL PLAN.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WOODMOOR WATER AND SANITATION DISTRICT AND EL PASO COUNTY.
6. SEE SHEET 19 FOR EXISTING RAW WATER DEMO/REMOVAL PLAN.

LINE TABLE		
LINE	BEARING	DISTANCE
L12	S60°56'23"E	323.20'
L13	S78°51'52"E	3.69'
L14	S81°11'33"E	5.30'
L15	S36°11'33"E	13.98'
L16	S08°48'27"W	111.44'
L17	S13°41'33"E	2.88'
L18	S17°16'07"E	10.08'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	31°30'13"	236.92'	130.27'
C2	18°17'25"	202.91'	64.77'

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 SUPERVISION

*Mike Bramlett*  
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.



HORIZONTAL  
ORIGINAL SCALE: 1" = 30'

VERTICAL  
ORIGINAL SCALE: 1" = 3'

WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
APPROVED FOR CONSTRUCTION

DATE: 3/3/22

BY: ARH

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

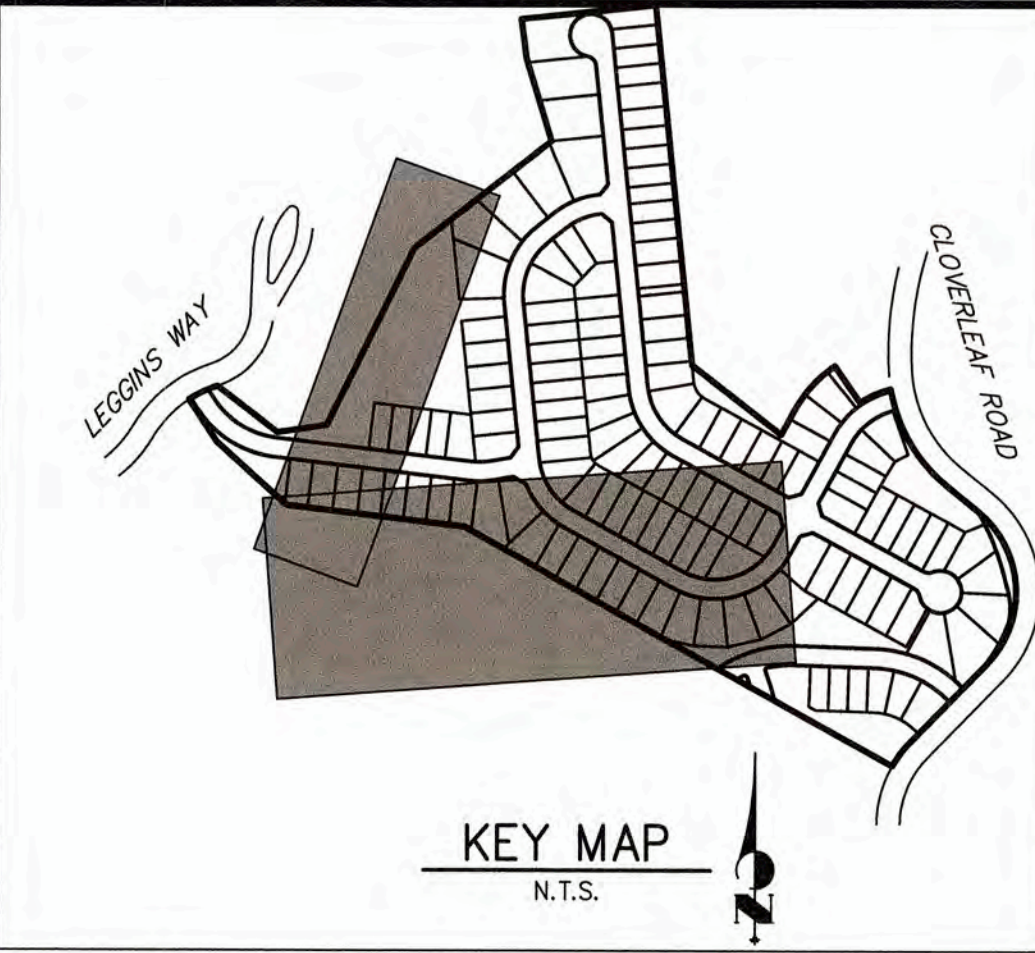
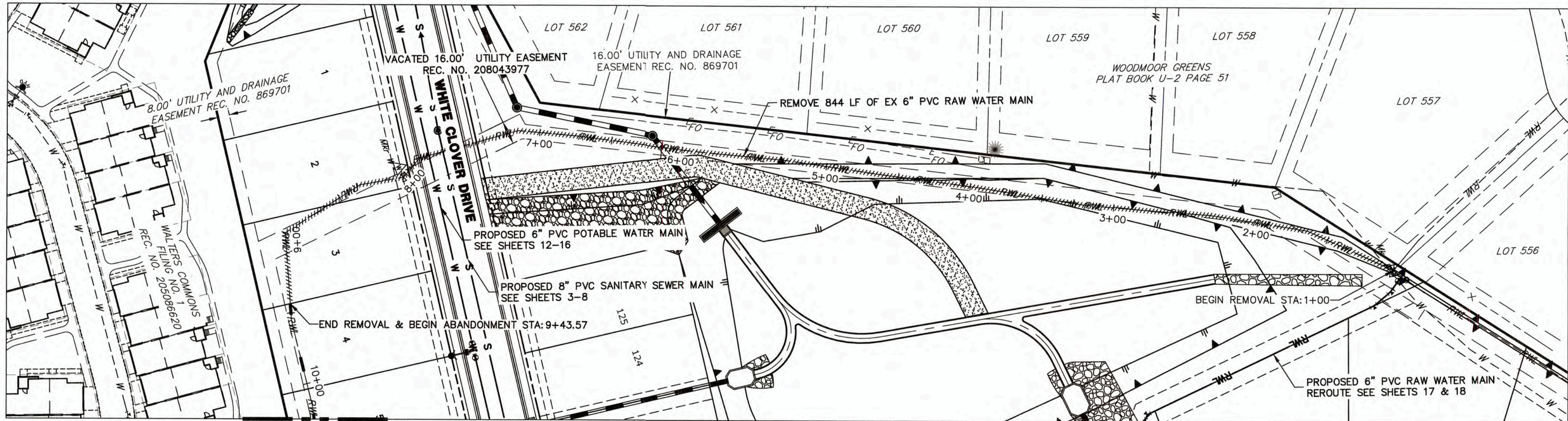
CLOVERLEAF FILING NO. 2

RAW WATER PLAN

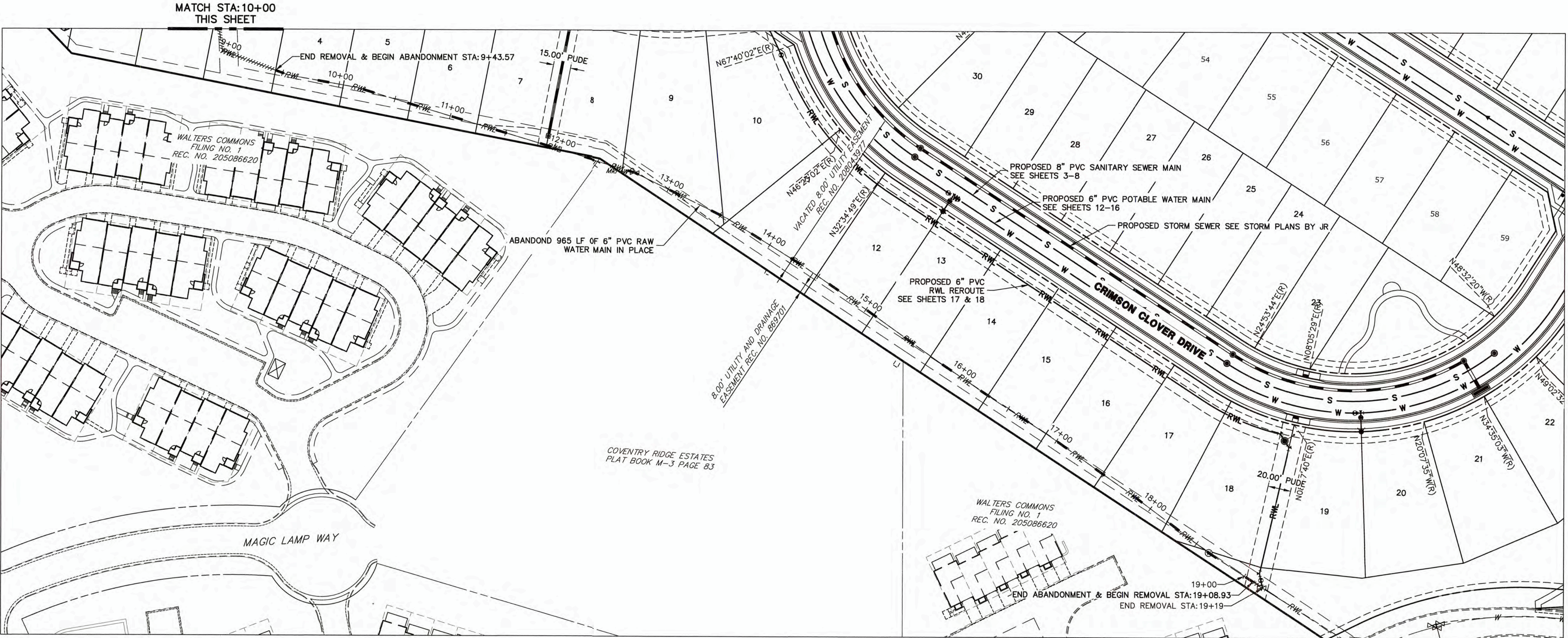
SHEET 18 OF 25

JOB NO.	25158.01
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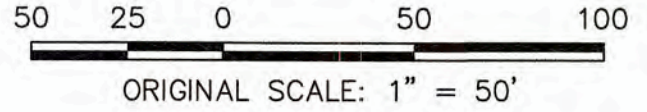
- NOTES**
1. ABANDONED MAINS SHALL BE FLOWFILLED ENTIRELY AND PLUGGED ON BOTH ENDS AND BE IN ACCORDANCE WITH WOODMOOR WATER AND SANITATION DISTRICT SPECIFICATIONS.
  2. ALL CONSTRUCTION SHALL MEET REQUIREMENTS FOR EL PASO COUNTY AND WOODMOOR WATER AND SANITATION DISTRICT.



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



WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
 APPROVED FOR CONSTRUCTION

DATE: 3/3/22 BY: *JRH*

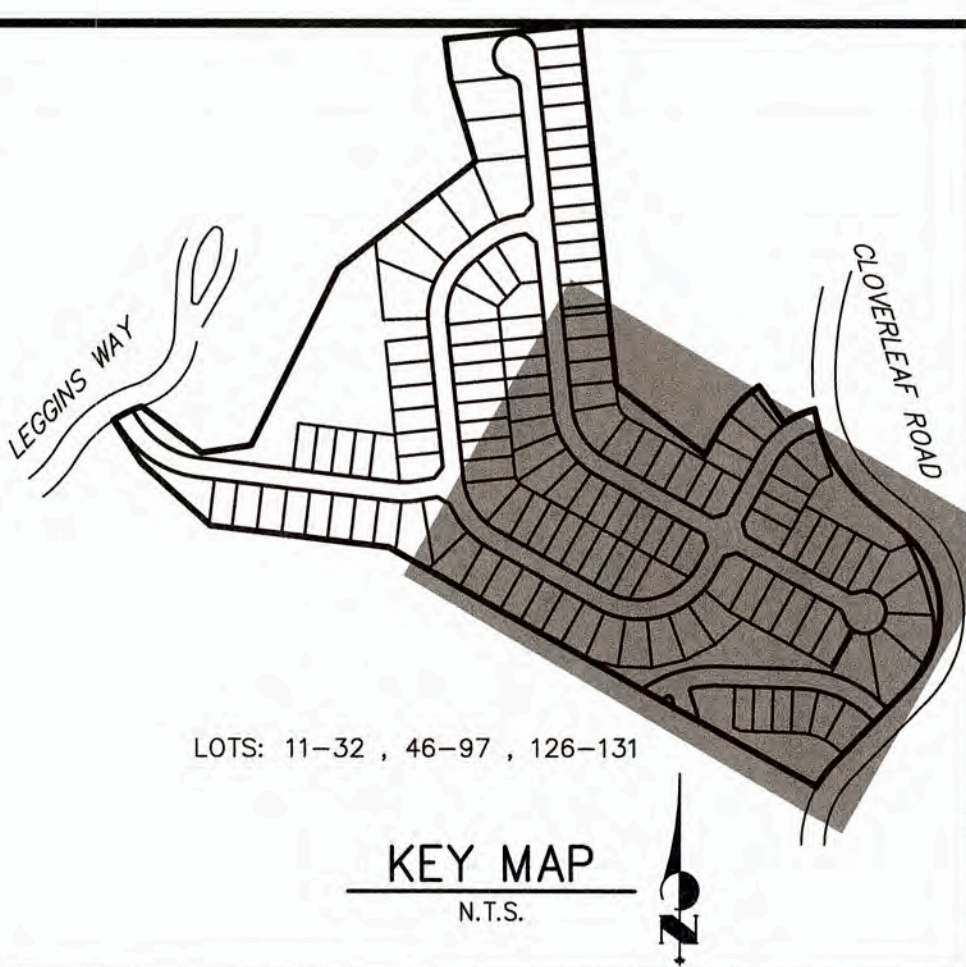
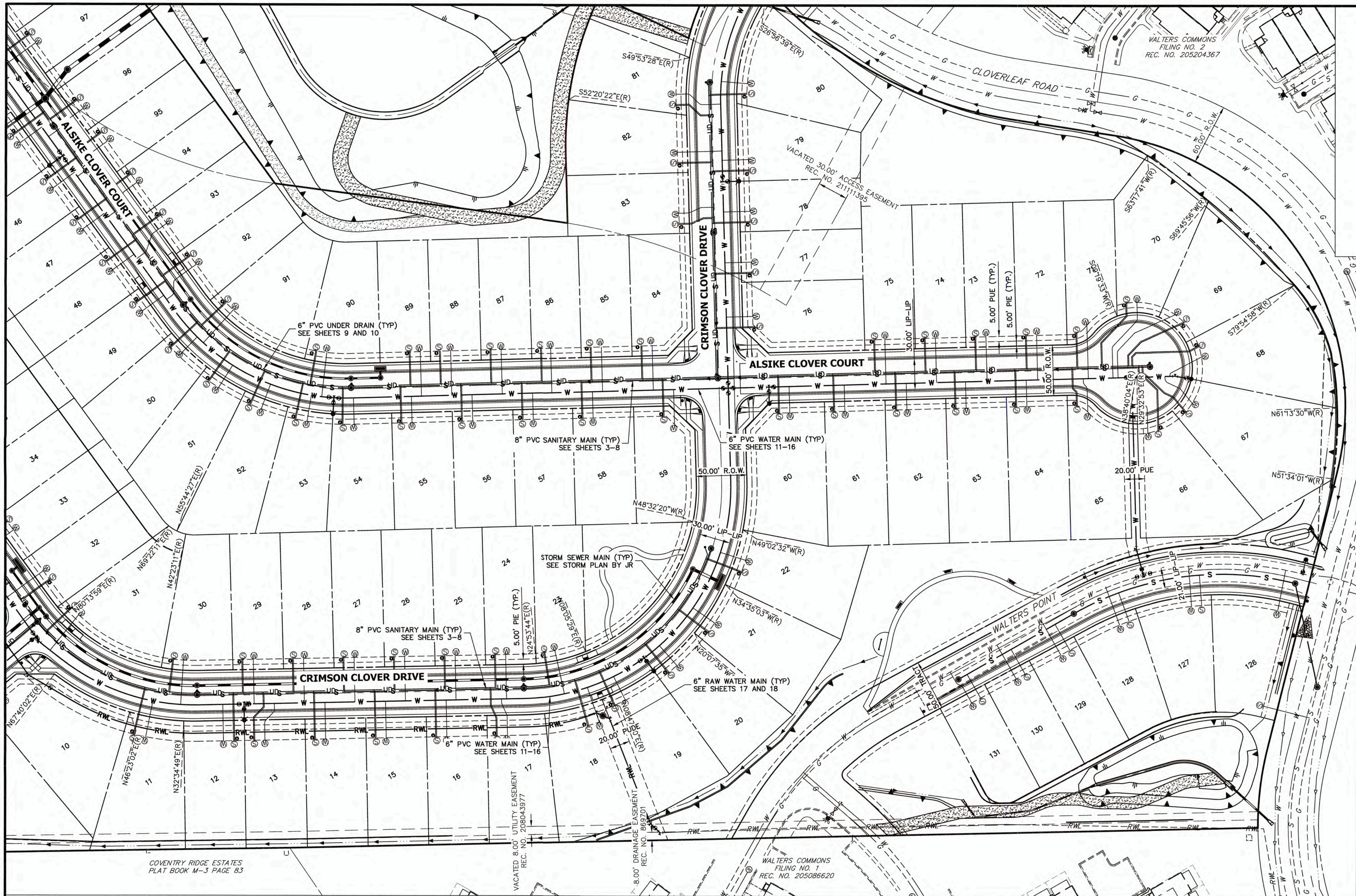
THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

PREPARED FOR <b>MONUMENT HILL CM LLC</b> 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 APPROPRIATE REVIEWING AGENCIES, THEY ARE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
<b>JR ENGINEERING</b> A Western Company Centennial 303-740-3333 • Colorado Springs 719-533-2533 Fort Collins 970-491-9888 • www.jrengineering.com		SHEET 19 OF 25 JOB NO. 25158.01	





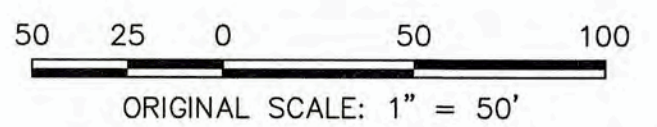




**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

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



**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" 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. ALL SANITARY SEWER TAPS MUST BE A MINIMUM OF 5' FROM OTHER SANITARY SEWER TAPS, JOINTS, AND MANHOLES.
5. ALL WATER SERVICE TAPS MUST BE A MINIMUM OF 30" FROM VALVES, FITTINGS, AND JOINTS, AND 5' FROM OTHER WATER TAPS.
6. PROVIDE METAL T-POST AT CURB STOP WHEN CONSTRUCTION OF WATER SERVICE IS COMPLETE.
7. PROVIDE METAL T-POST AT CLEAN OUT WHEN CONSTRUCTION OF SANITARY SERVICE IS COMPLETE.
8. SERVICES STUB OUTS SHALL EXTENDED TO THE INSIDE EDGE OF FRONT UTILITY EASEMENT PER DETAILS G-8 AND G-6.
9. ALL UNDER DRAIN SERVICES SHALL BE INSTALLED PER COLORADO SPRINGS UTILITY FIGURE 13-3. SEE SHEET 10.
10. SEE THIS SHEET FOR TYPICAL UTILITY SERVICE LAYOUT.
11. SANITARY SERVICES SHALL HAVE A MINIMUM SLOPE OF 2%.
12. SERVICES SHALL EXTEND TO THE 20' PUBLIC UTILITY EASEMENT FOR LOTS 116-121 AND 11-18.

WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
APPROVED FOR CONSTRUCTION

DATE: 3/3/22 BY: AEB

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

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No.	REVISION	BY	DATE
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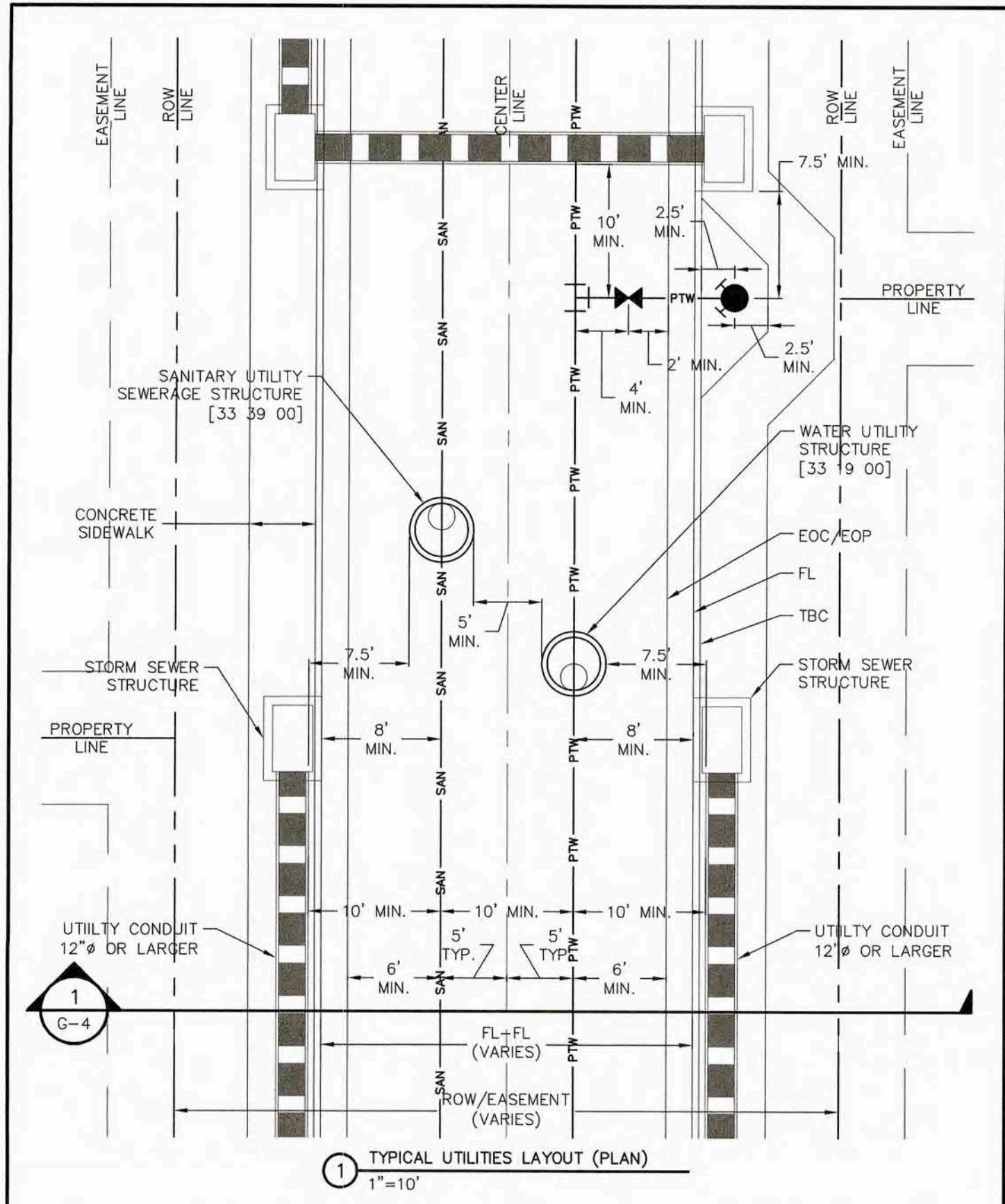
CLOVERLEAF FILING NO. 2

UTILITY SERVICE PLAN

SHEET 21 OF 25

JOB NO. 25158.01





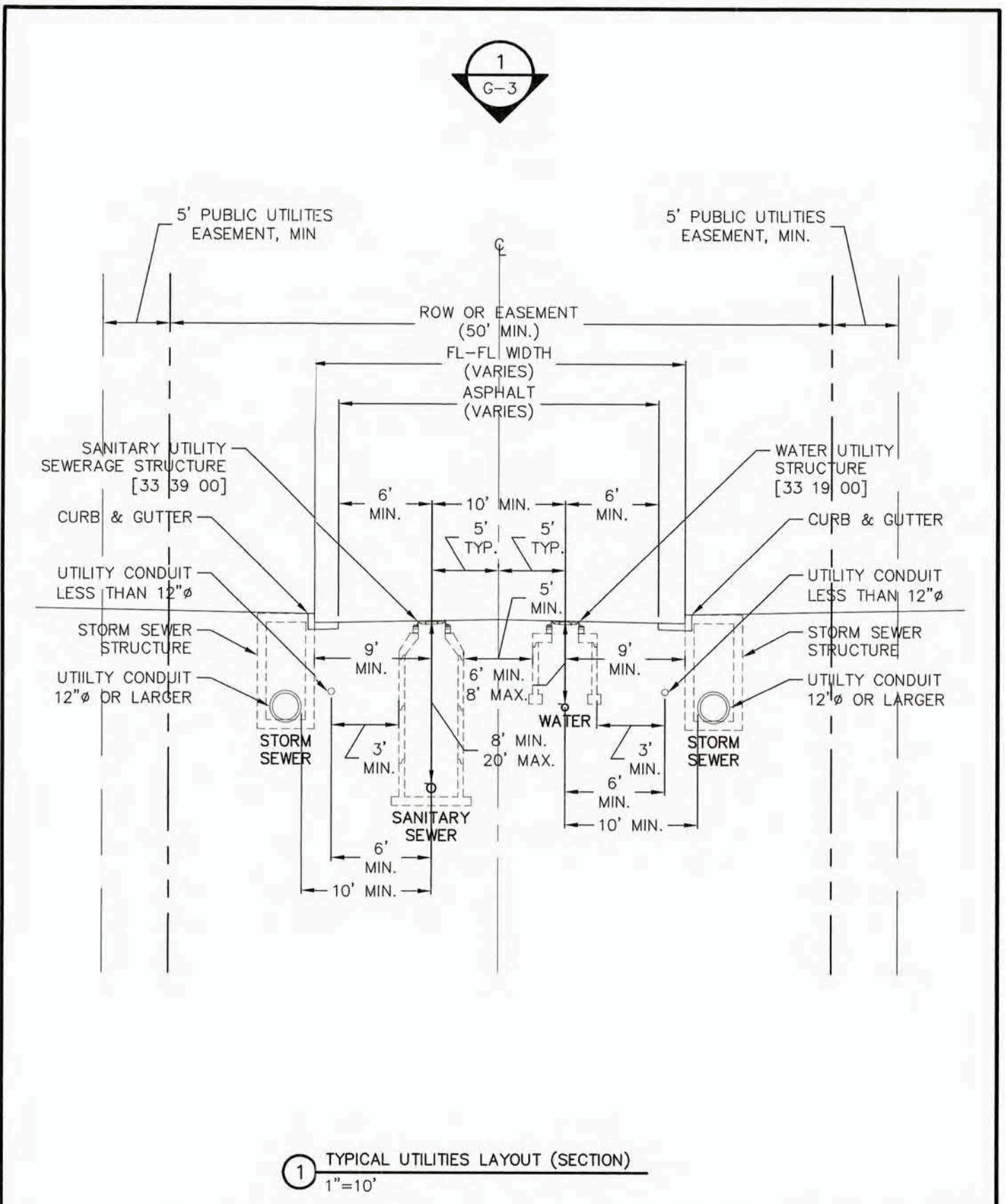
**WOODMOOR**  
WATER & SANITATION DISTRICT NO. 1

TYPICAL UTILITIES LAYOUT (PLAN)  
GENERAL

G-3  
-

THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.

MAY 13, 2014



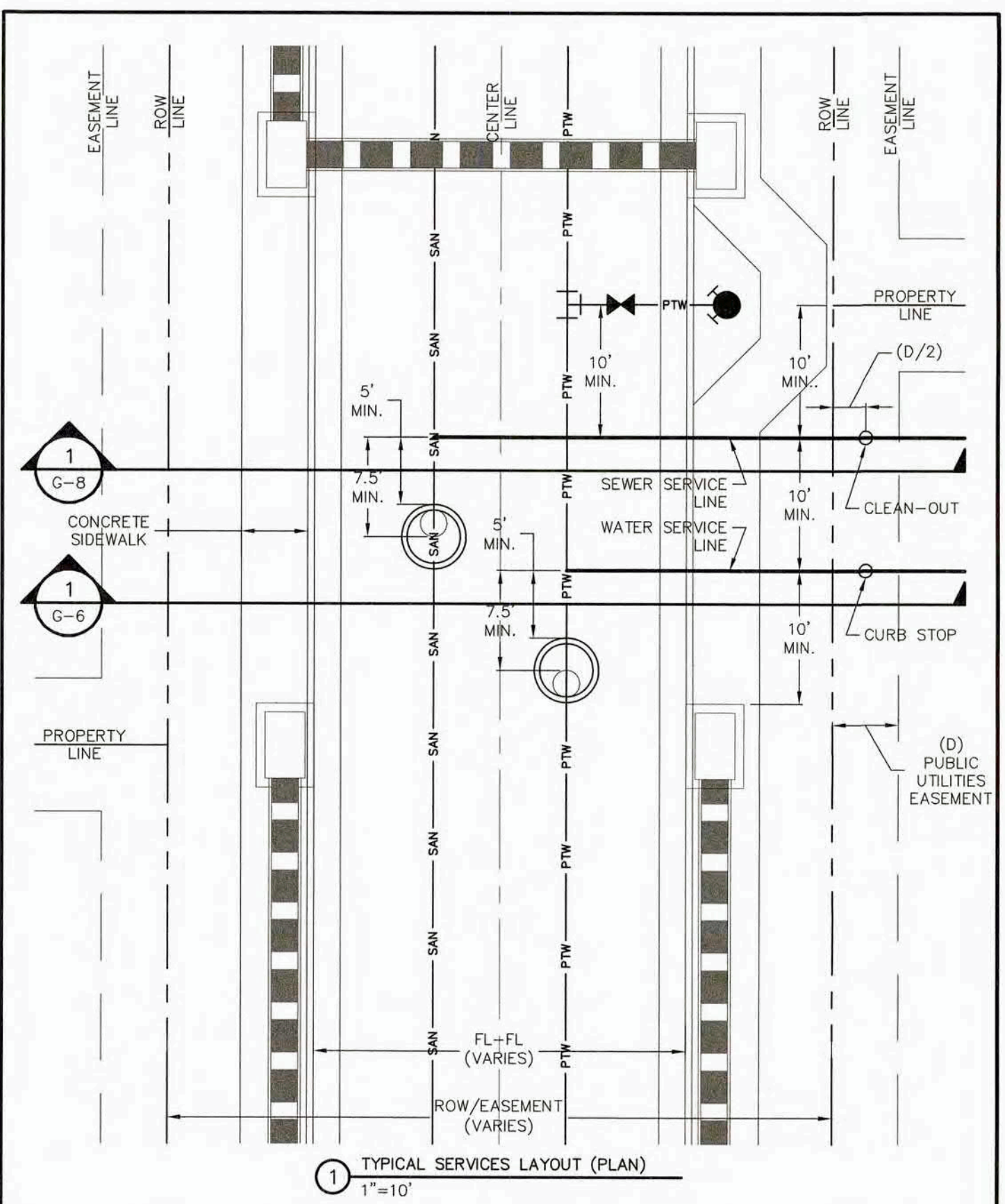
**WOODMOOR**  
WATER & SANITATION DISTRICT NO. 1

TYPICAL UTILITIES LAYOUT (SECTION)  
GENERAL

G-4  
-

THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.

MAY 13, 2014



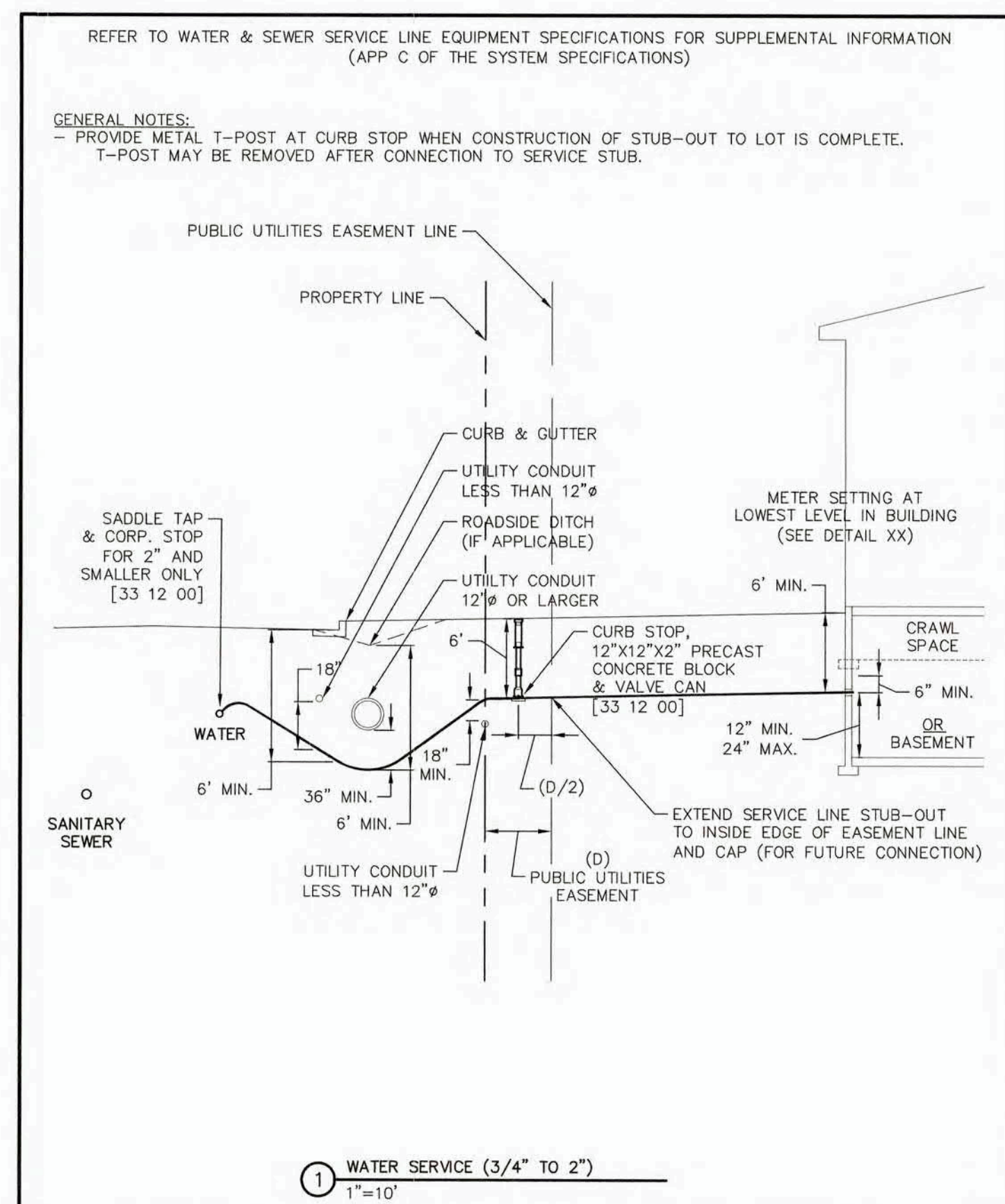
**WOODMOOR**  
WATER & SANITATION DISTRICT NO. 1

TYPICAL SERVICES LAYOUT (PLAN)  
GENERAL

G-5  
-

THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.

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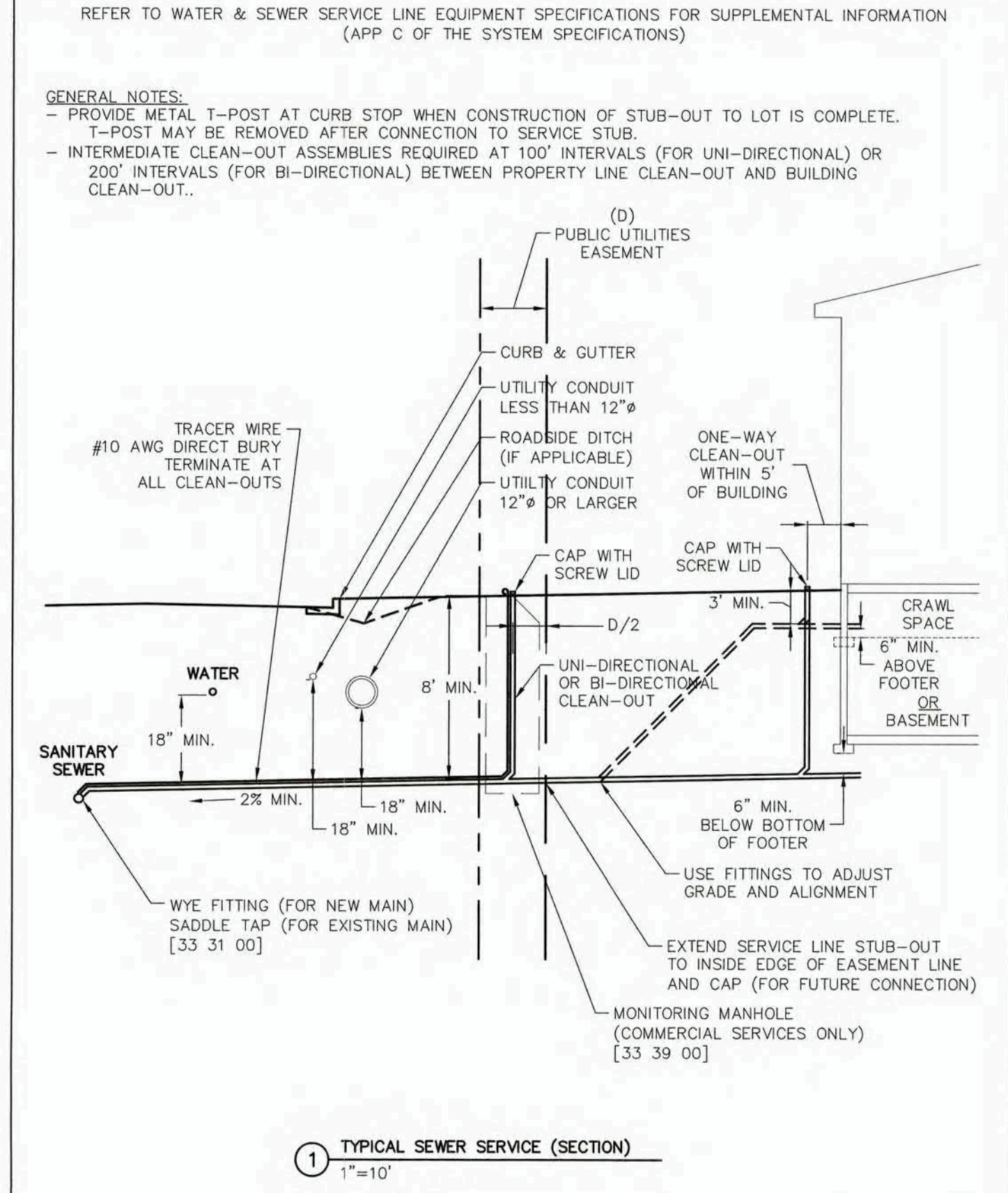
**WOODMOOR**  
WATER & SANITATION DISTRICT NO. 1

WATER SERVICE (3/4" TO 2")  
GENERAL

G-6  
-

THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.

MAY 13, 2014



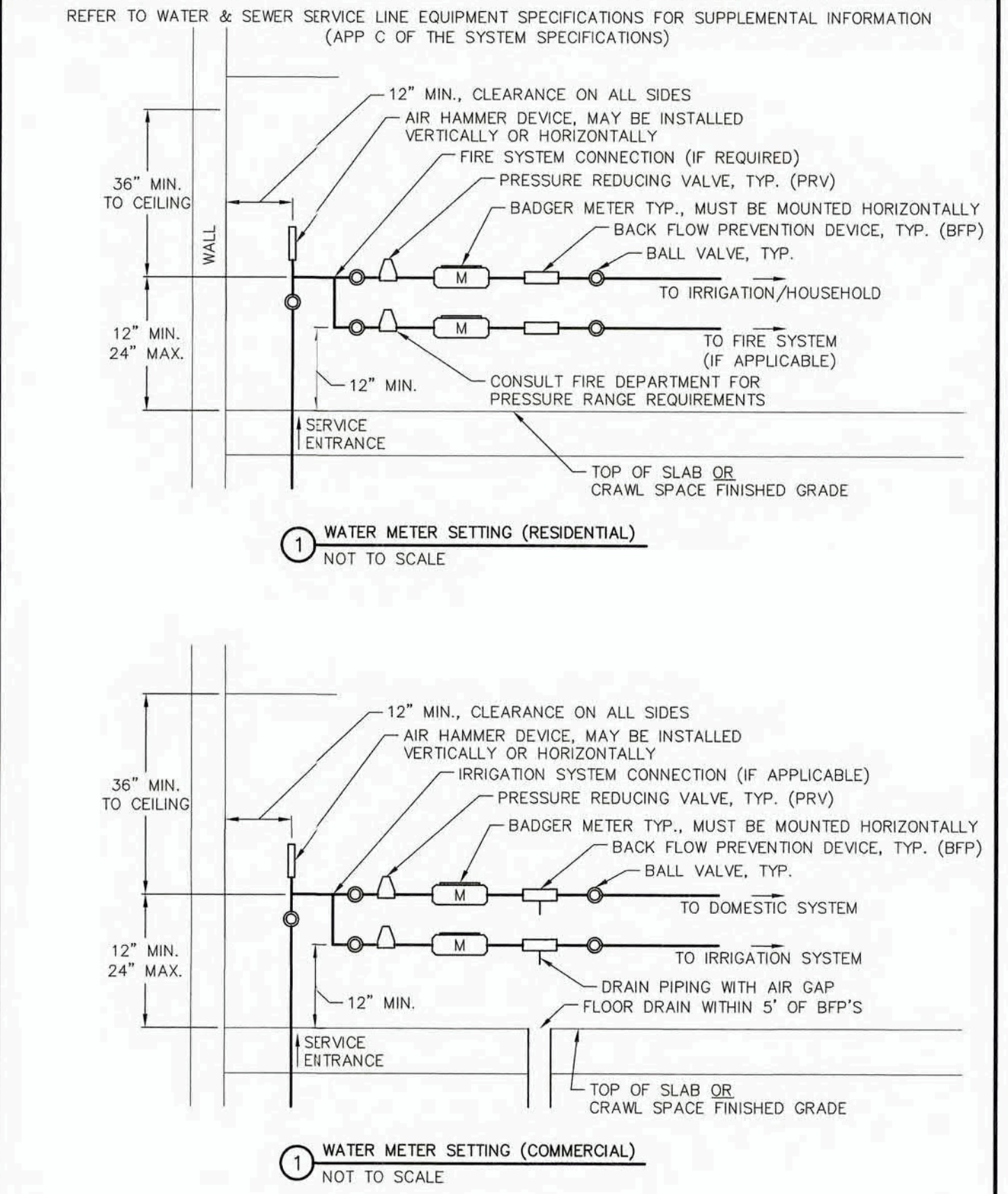
**WOODMOOR**  
WATER & SANITATION DISTRICT NO. 1

TYPICAL SEWER SERVICE (SECTION)  
GENERAL

G-8  
-

THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.

MAY 13, 2014



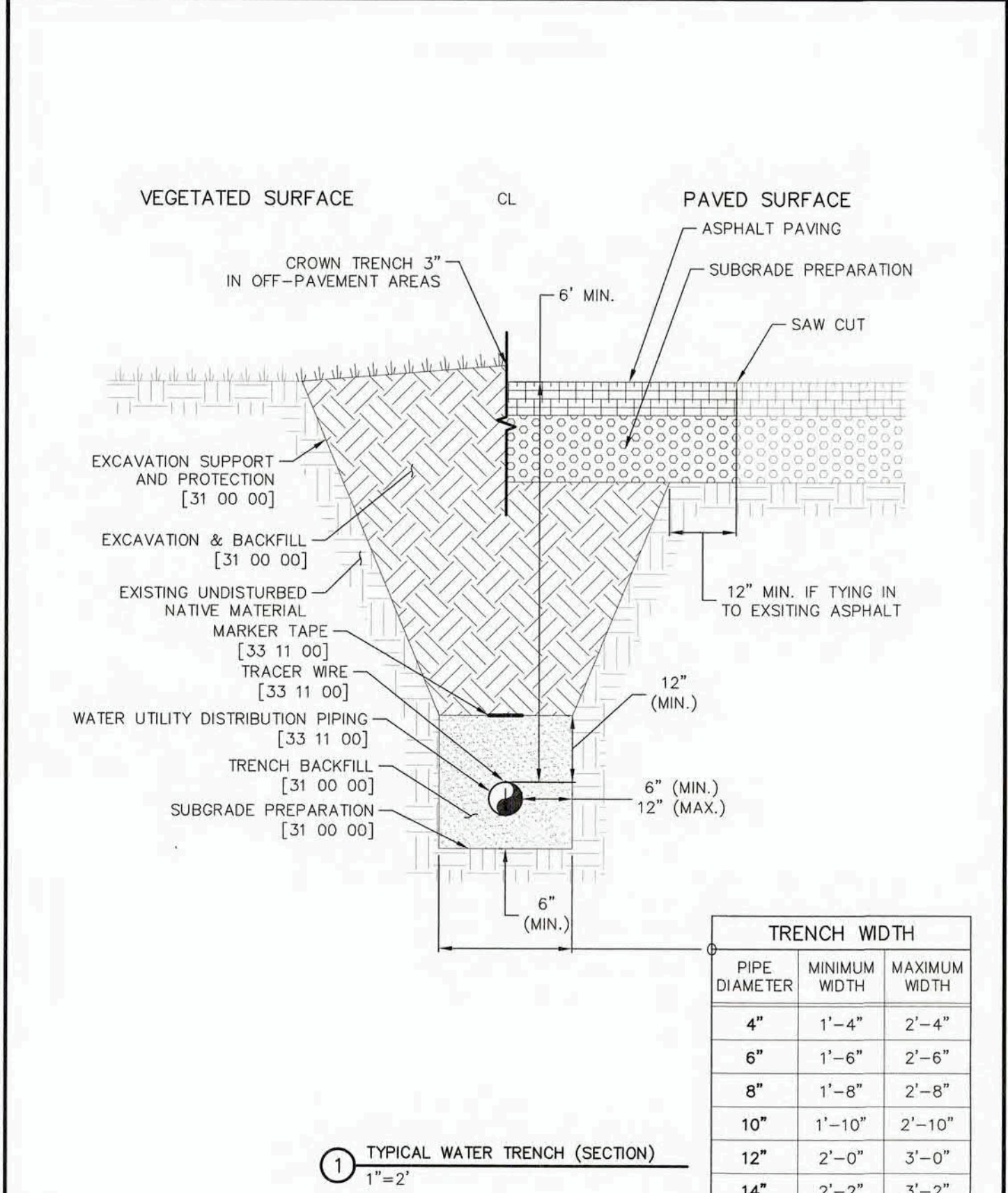
**WOODMOOR**  
WATER & SANITATION DISTRICT NO. 1

WATER METER SETTING DETAIL  
GENERAL

G-9  
-

THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.

MAY 13, 2014



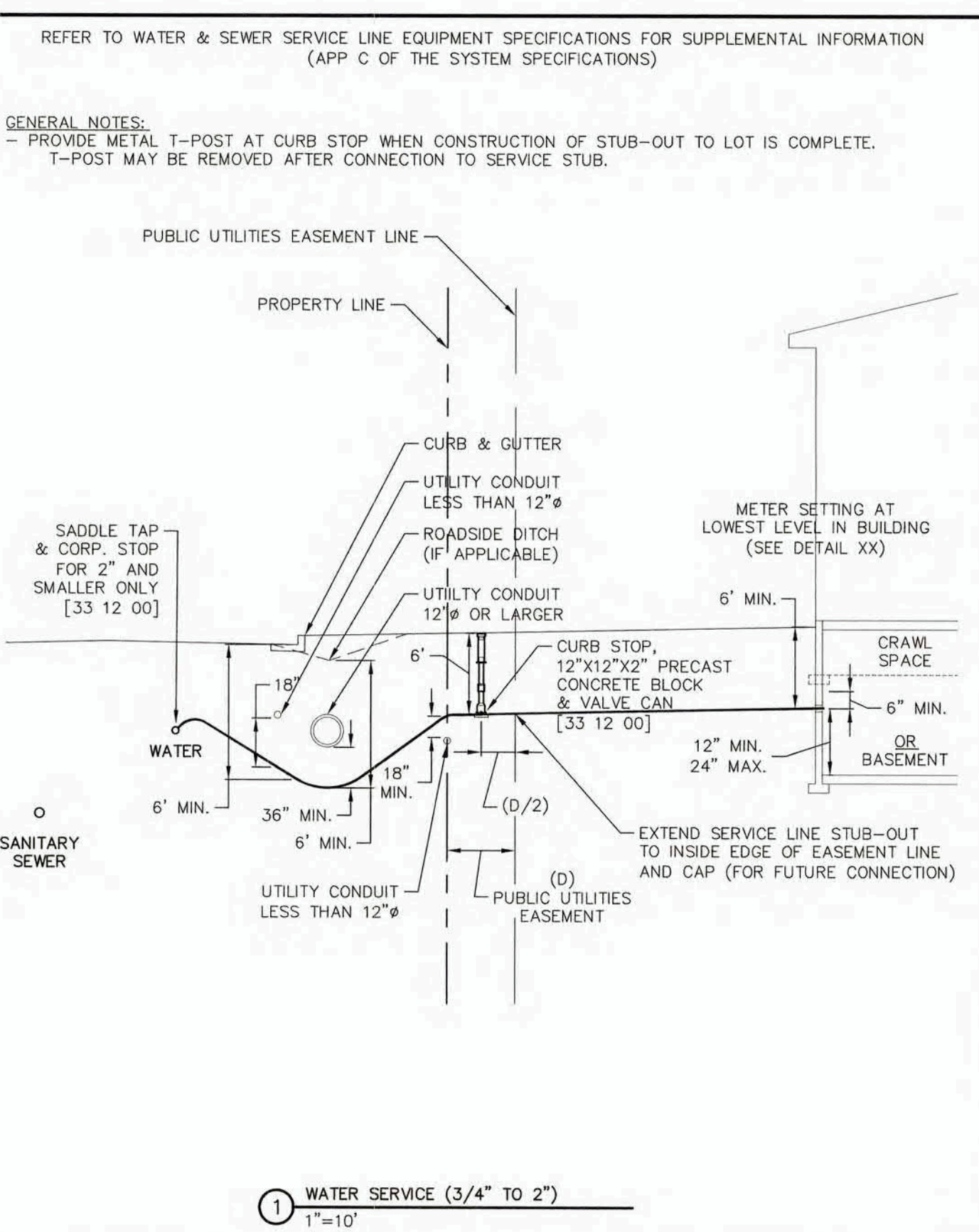
**WOODMOOR**  
WATER & SANITATION DISTRICT NO. 1

TYPICAL WATER TRENCH  
WATER UTILITY DISTRIBUTION PIPING

W-1  
33 11 00

THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.

MAY 13, 2014



**WOODMOOR**  
WATER & SANITATION DISTRICT NO. 1

WATER SERVICE (3/4" TO 2")  
GENERAL

G-6  
-

THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.

MAY 13, 2014

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PREPARED FOR  
**MONUMENT HILL CM LLC**  
1864 WOODMOOR DRIVE  
COLORADO SPRINGS, CO 80920  
ATTN: JOE DESJARDIN  
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DATE	BY	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	03/03/22	APL	APL	

CLOVERLEAF FILING NO. 2

DETAIL SHEETS

SHEET 22 OF 25

JOB NO. 25158.01



Know what's below.  
Call before you dig.







CALCULATION METHOD & ASSUMPTIONS  
 EBAA IRON RESTRAINED LENGTH CALCULATOR (VERSION 5.4)  
 PIPE MATERIAL: PVC  
 SOIL TYPE: CH, GRAN. FILL  
 SAFETY FACTOR: 1.5:1  
 TRENCH TYPE: 5  
 DEPTH OF BURY: 6 FEET  
 TEST PRESSURE: 200 PSI

DEAD-ENDS AND VALVES	
NOMINAL PIPE DIAMETER	LENGTH
[IN]	[FT]
4"	44
6"	62
8"	82

**NOTES:**

1. RESTRAINED PIPE LENGTH SHALL BE ACHIEVED WITH MECHANICAL JOINT RESTRAINTS OR BELL RESTRAINTS. DO NOT USE THREADED TEES, RODS OR CONCRETE KICKER BLOCKS.
2. FOR VALVES, BENDS, AND TEE RUNS THE LENGTHS OF TIED PIPES ARE MEASURED EACH WAY.
3. FOR DEAD-ENDS, TEE BRANCHES, AND REDUCERS THE LENGTHS OF TIED PIPE ARE MEASURED ONE WAY IN THE OPPOSITE DIRECTION OF THE APPLIED THRUST.
4. F.O. = MECHANICAL JOINT RESTRAINT AT FITTING ONLY.

VEGETATED SURFACE

PAVED SURFACE

CROWN TRENCH 3" IN OFF-PAVEMENT AREAS

CL

8" MIN. 20' MAX.

ASPHALT PAVING

SUBGRADE PREPARATION

SAW CUT

EXCAVATION SUPPORT AND PROTECTION [31 00 00]

EXCAVATION & BACKFILL [31 23 23]

EXISTING UNDISTURBED NATIVE MATERIAL MARKER TAPE [33 11 09]

TRACER WIRE [33 31 00]

WATER UTILITY DISTRIBUTION PIPING [33 31 00]

TRENCH BACKFILL [31 00 00]

SUBGRADE PREPARATION [31 00 00]

12" MIN. IF TYING IN TO EXISTING ASPHALT

12" (MIN.)

6" (MIN.)

12" (MAX.)

6" (MIN.)

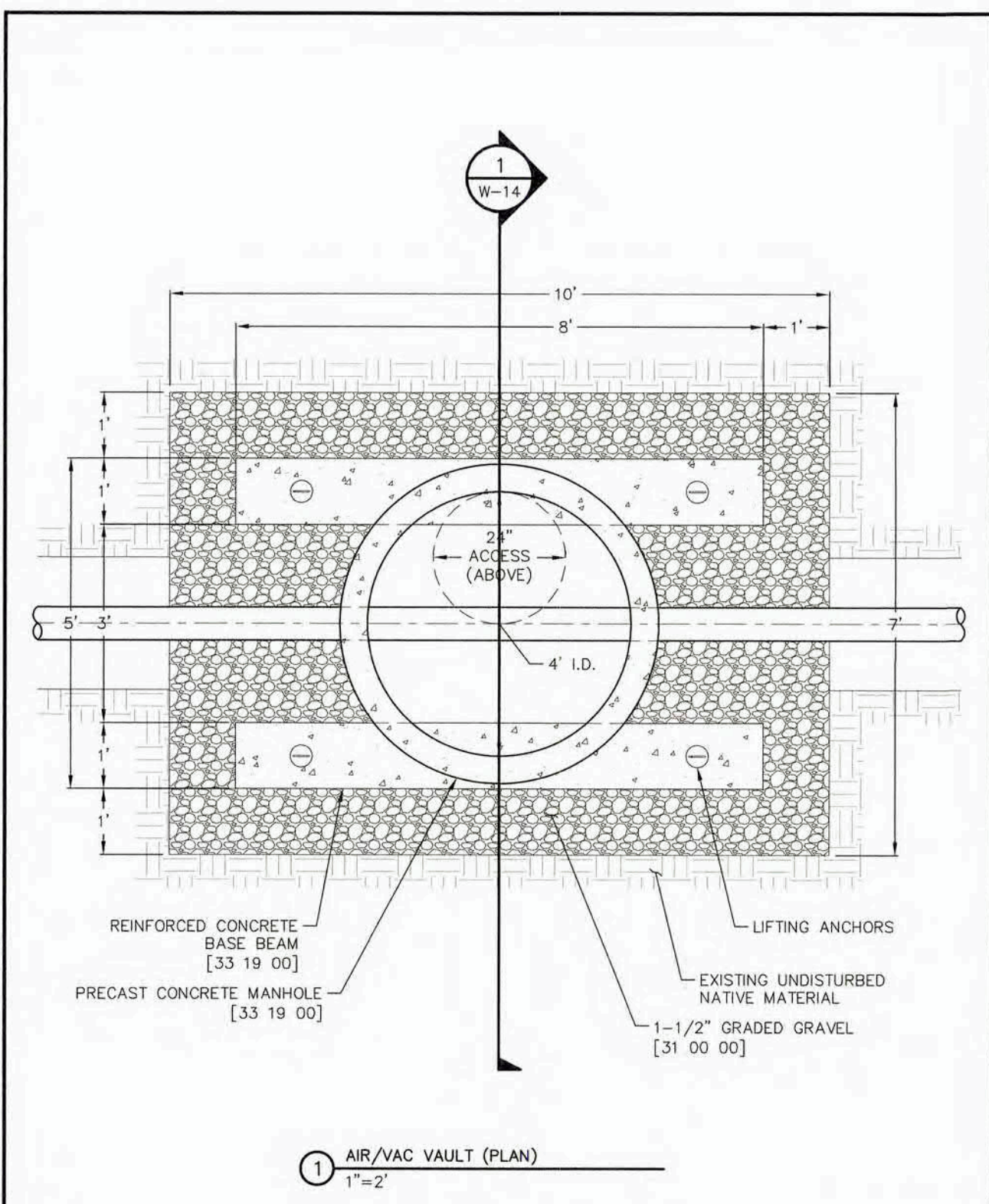
**TRENCH WIDTH**


PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
10"	1'-10"	2'-10"
12"	2'-0"	3'-0"
14"	2'-2"	3'-2"

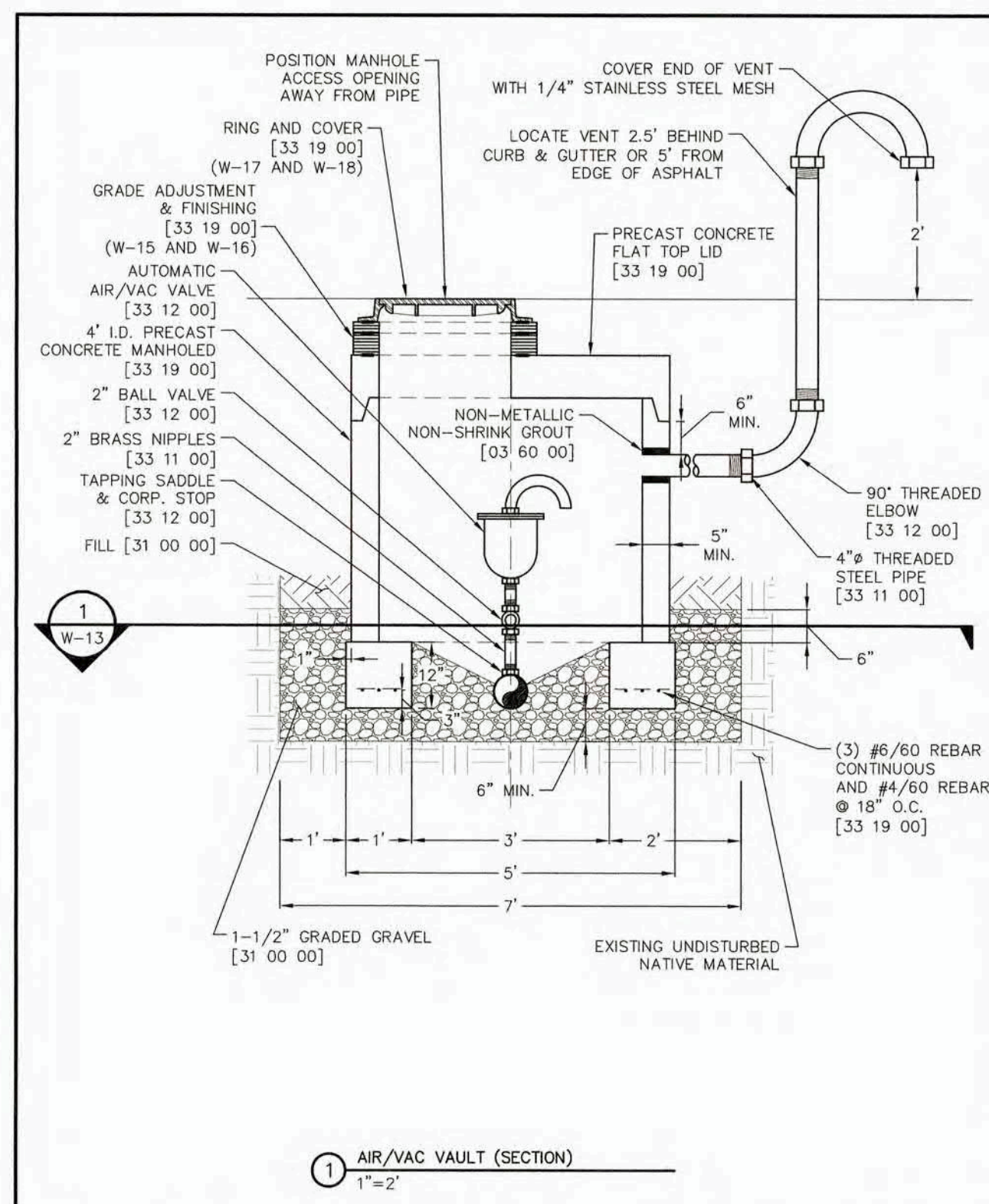
1 TYPICAL TRENCH SECTION


1"=2'


 <b>WOODMOOR</b> WATER & SANITATION DISTRICT NO. 1	TYPICAL SEWER TRENCH SECTION	S-1
	SANITARY UTILITY SEWERAGE PIPING	33 31 00
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM	MAY 15, 2014

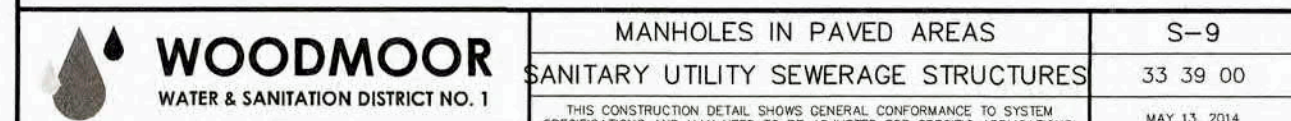


 <b>WOODMOOR</b> WATER & SANITATION DISTRICT NO. 1	PRECAST CIRCULAR WATER VAULT	W-13
	WATER UTILITY STRUCTURES	33 19 00
	THIS CONSTRUCTION DETAIL SHOWS GENERAL PERFORMANCE TO SYSTEM	



 <b>WOODMOOR</b> WATER & SANITATION DISTRICT NO. 1	PRECAST CIRCULAR WATER VAULT	W-14
	WATER UTILITY STRUCTURES	33 19 0
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM	

 <b>WOODMOOR</b> WATER & SANITATION DISTRICT NO. 1	TYPICAL ECCENTRIC CONE MANHOLE	S-2
	SANITARY UTILITY SEWERAGE STRUCTURES	33 39 00
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM		MAY 13, 2014



Know what's **below**.  
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CLOVERLEAF FILING NO. 2	H-SCALE	N/A	No.	REVISION	BY	DATE
	V-SCALE	N/A				
	DATE	03/03/22				
	DESIGNED BY	APL				
DETAIL SHEETS	DRAWN BY	APL				
	CHECKED BY					
SHEET 24 OF 25						
JOB NO.	25158.01					

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PREPARED FOR

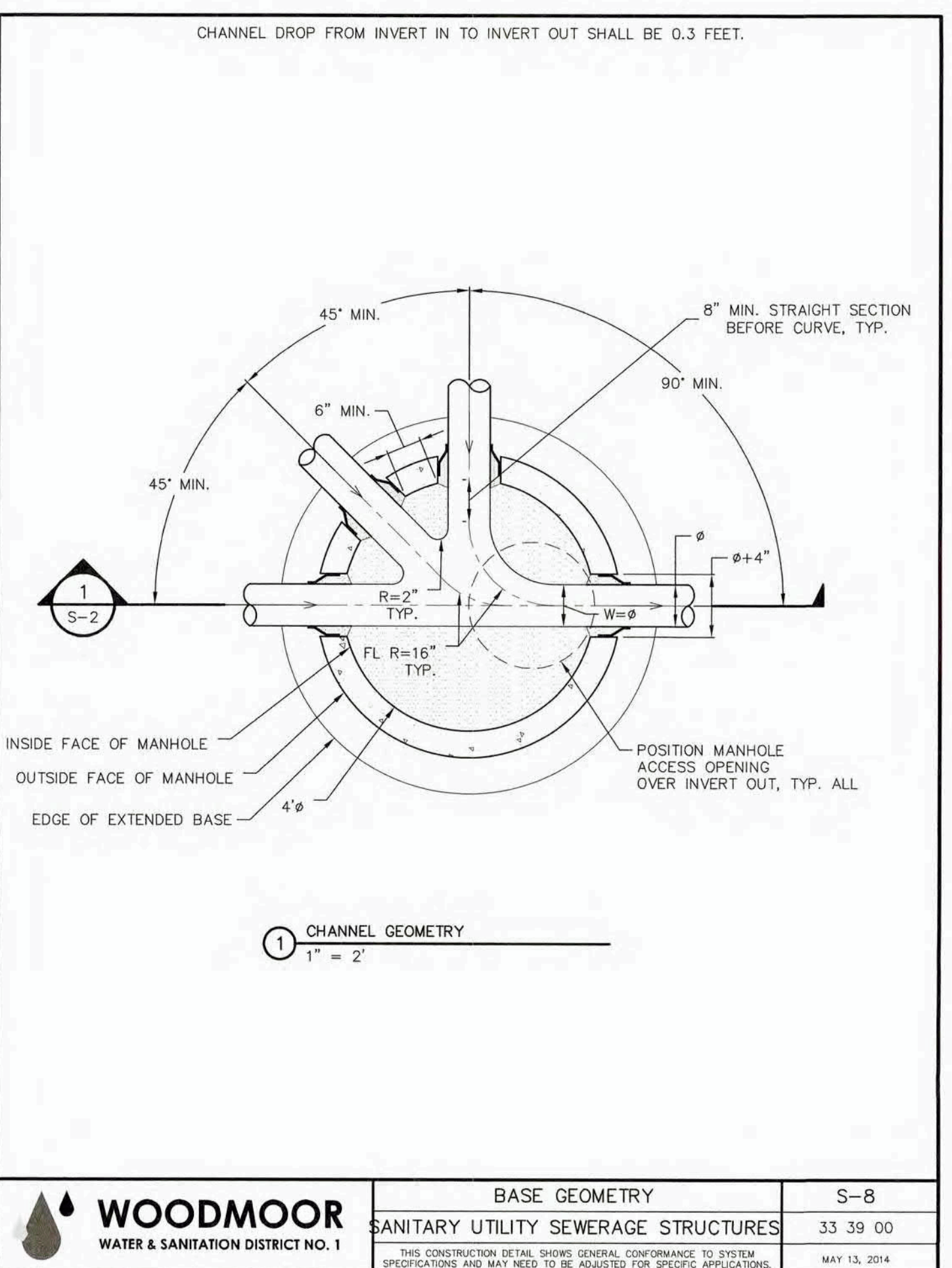
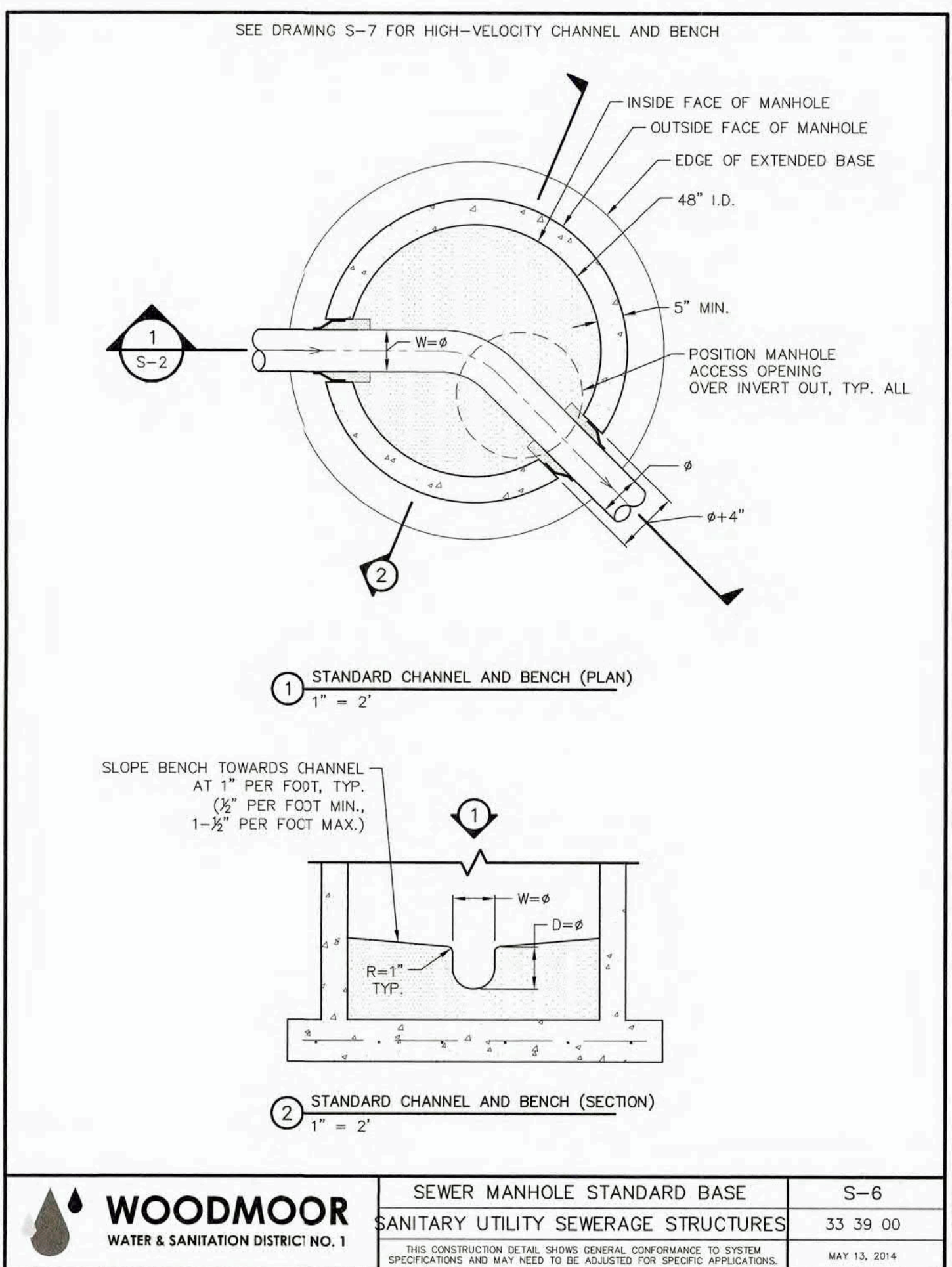
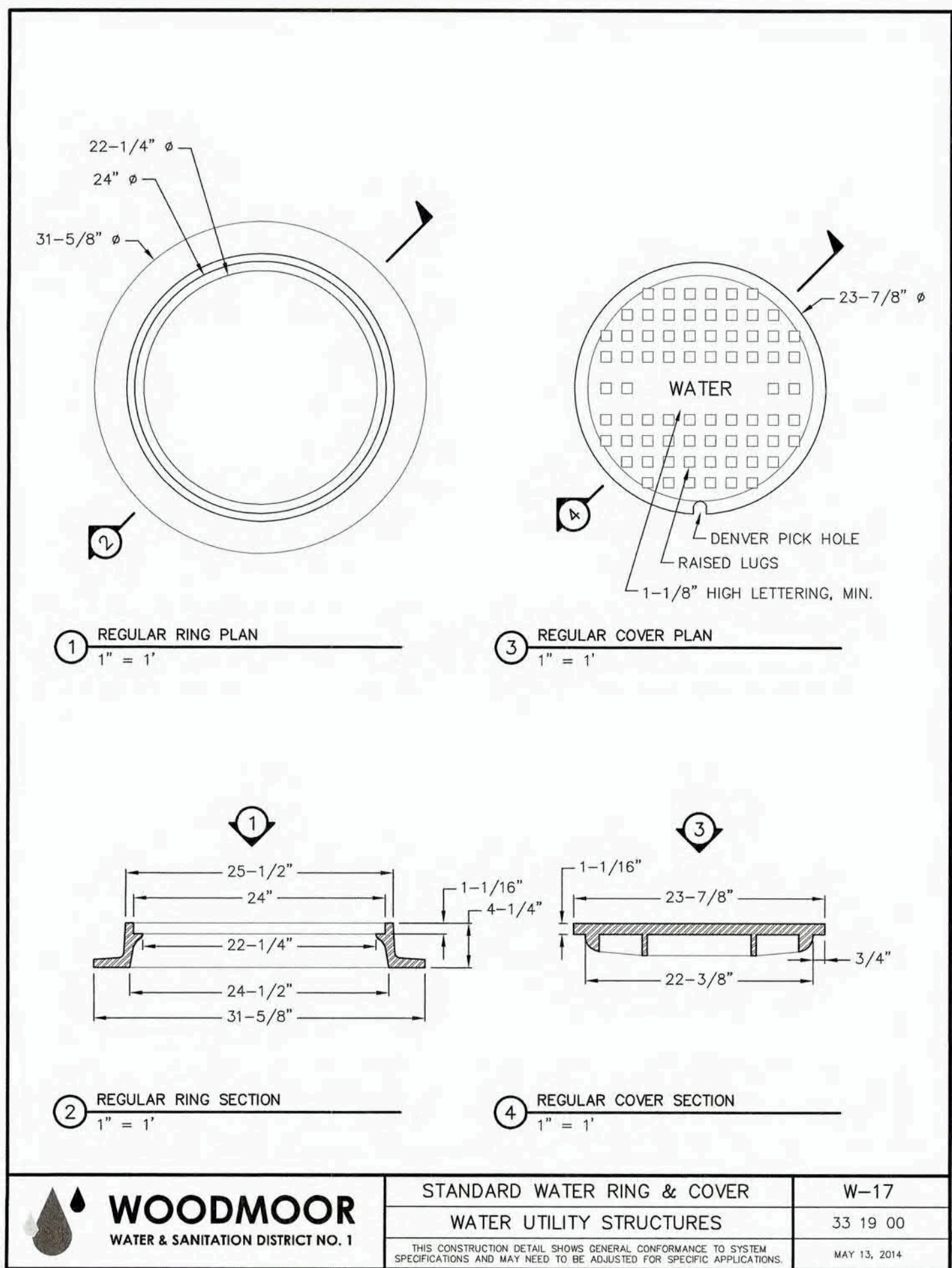
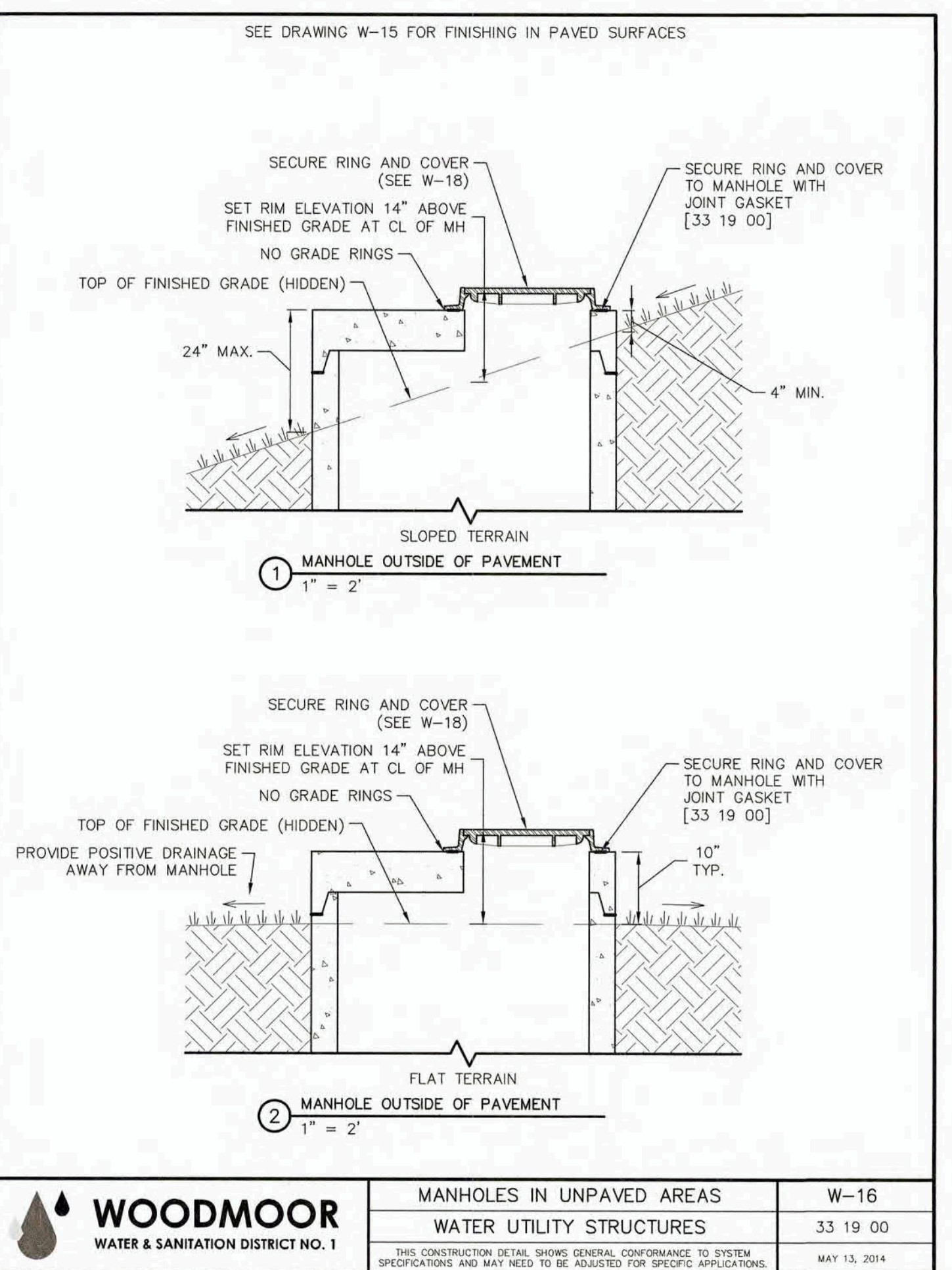
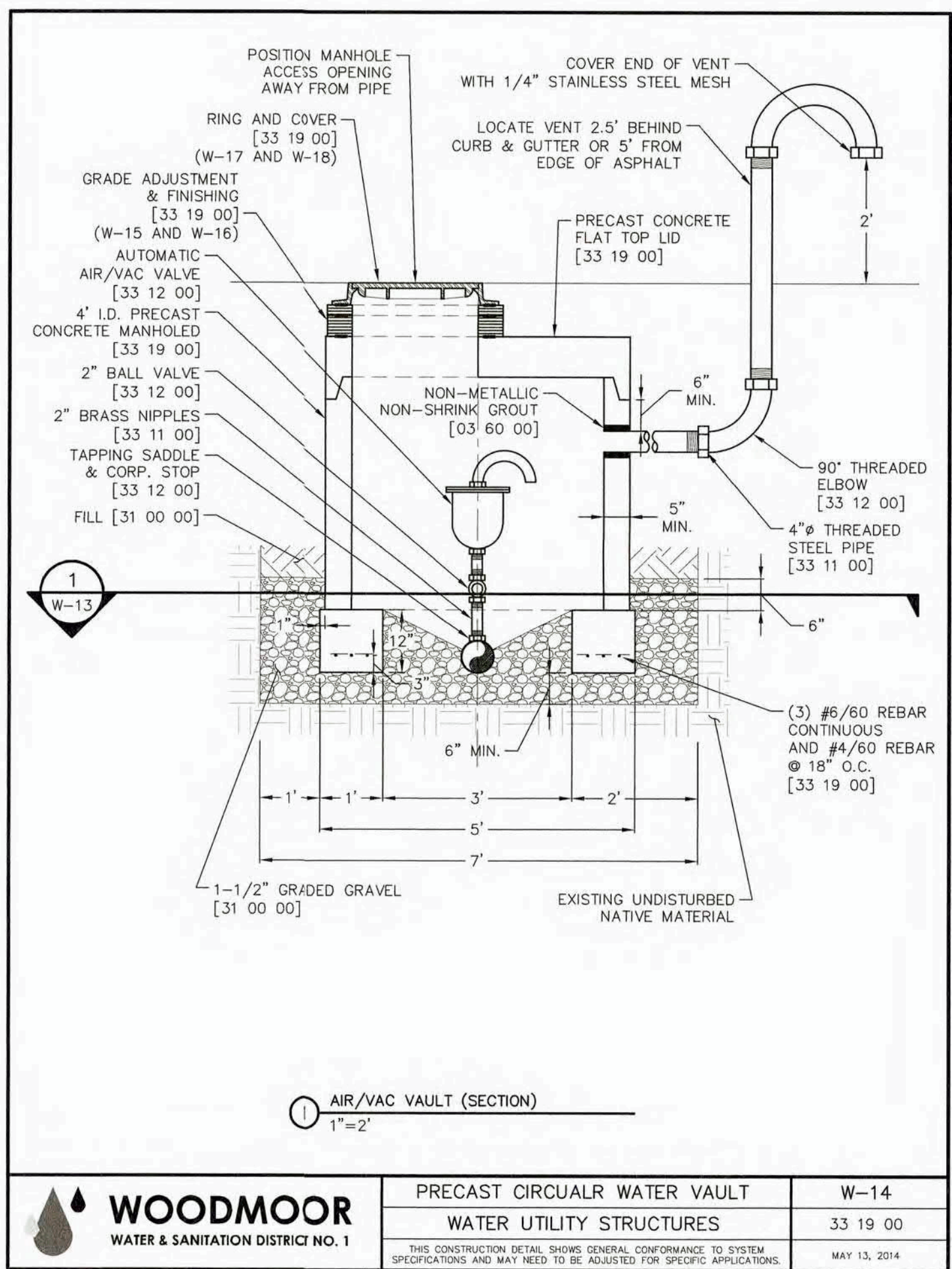
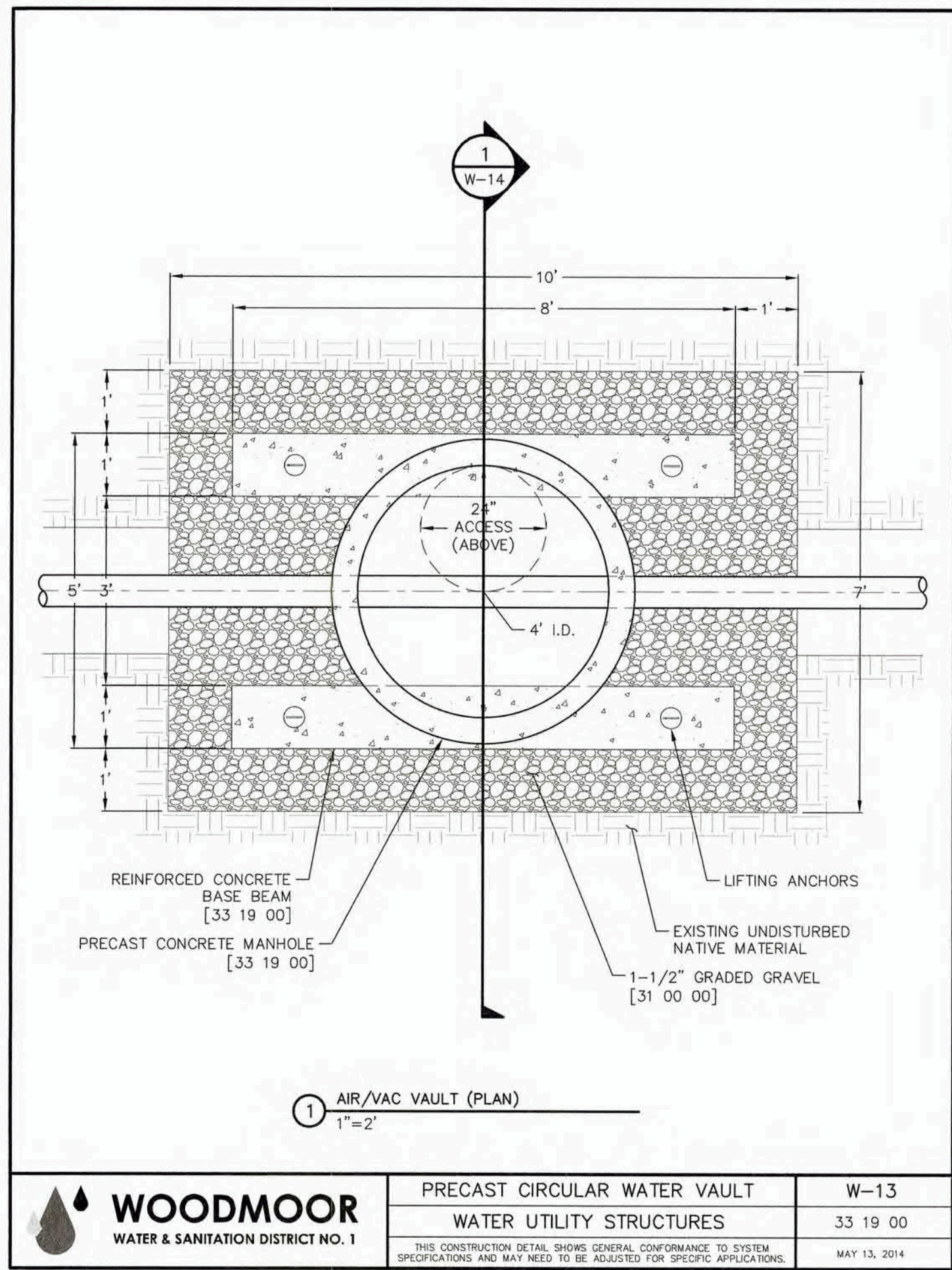
**MONUMENT HILL CM LLC**  
1864 WOODMOOR DRIVE  
COLORADO SPRINGS, CO 80920  
ATTN: JOE DESJARDIN  
(719) 476-0800  
JDESJARDIN@PROTERRACOM

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Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)





PIPE SIZE AND MATERIAL	ALLOWABLE DEFLECTION	PIPE LENGTH AND CORRESPONDING RADIUS									
4" - 12" DIP	4"100	20'	18'	16'	14'	12'	10'	8'	6'	4'	
14" - 18" DIP	3"112	356'	322'	287'	251'	215'	179'	143'	107'	100'	
18" - 36" DIP	2"24"	477'	430'	382'	334'	286'	239'	191'	143'	100'	
4" - 36" SDR 35 PVC	3"100	362'	344'	306'	267'	230'	191'	153'	115'	100'	

\*DEFLECTION NOT TO BE USED FOR CURVILINEAR SANITARY SEWER PIPE.  
(SEE SANITARY SEWER NOTE ON SHEETS 3-B)

- NOTES:
- COLORADO SPRINGS UTILITIES USES A 1.25 SAFETY FACTOR FOR DIP SLIP JOINT DEFLECTION FROM THE MANUFACTURER'S ALLOWABLE DEFLECTION.
  - SDR 35 PVC SHALL NOT BE DEFLECTED WITHOUT THE USE OF FABRICATED 3° BENDS.
  - MINIMUM RADIUS FOR DIP AND SDR 35 PVC SHALL BE 100'.

Colorado Springs Utilities It's how we try to all connected	MINIMUM RADIUS FOR DIP AND PVC PIPE	C2-2 DATED: 5/2015
--	-------------------------------------	-----------------------



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UNTIL SUCH TIME AS  
THESE DRAWINGS ARE  
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APPROPRIATE REVIEWING  
ENGINEER, NO CONSTRUCTION  
SHALL BE PERMITTED.  
ONLY FOR THE PURPOSES  
DESIGNATED BY WRITTEN  
AUTHORIZATION.

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DATE	BY	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						03/03/22	APL	APL	

CLOVERLEAF FILING NO. 2	DETAIL SHEETS
SHEET 25 OF 25	JOB NO. 25158.01