

CLOVERLEAF SUBDIVISION
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
ROADWAY PLANS

EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

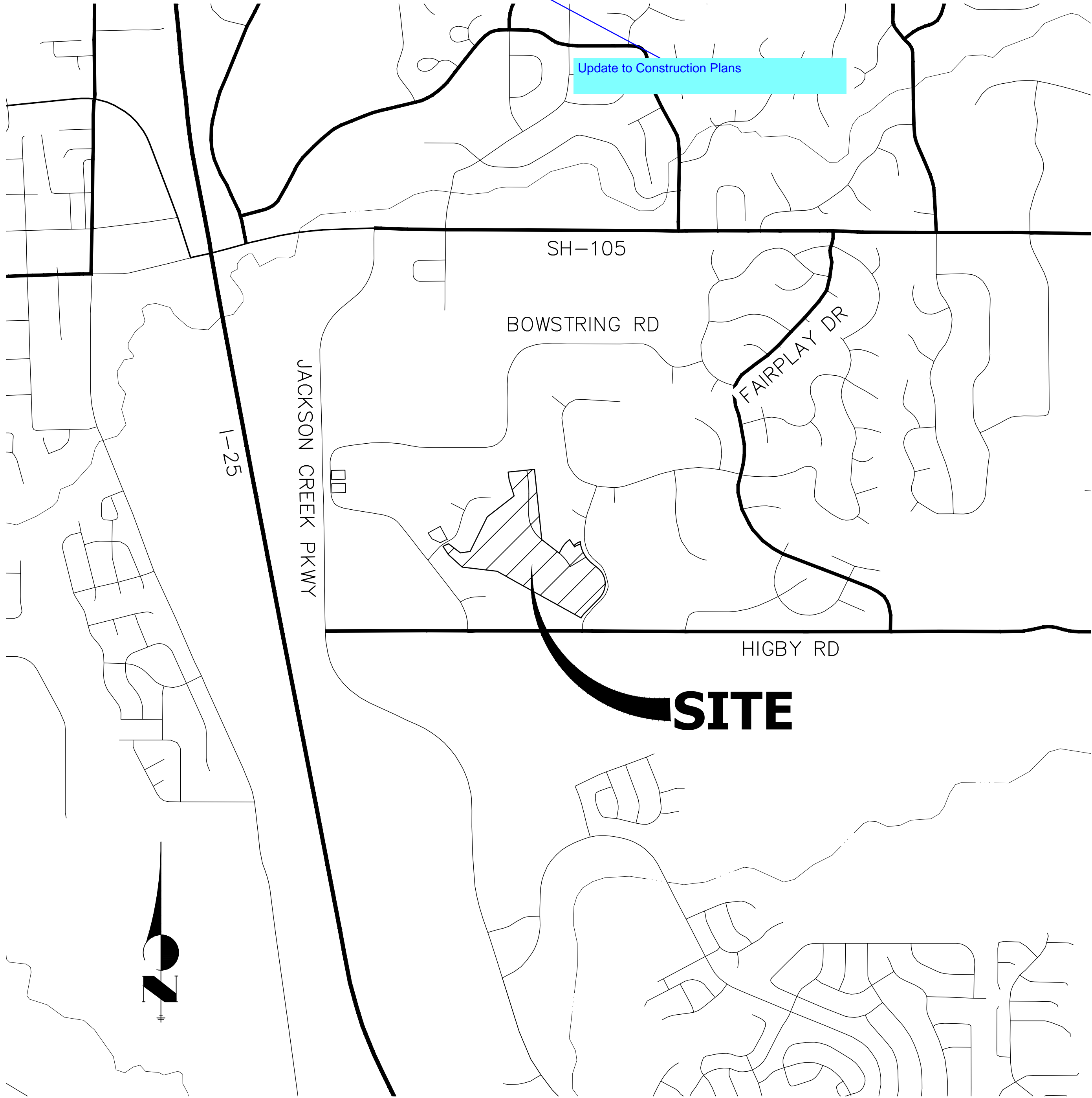
CONTACTS:

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

Add El Paso County

Planning and Community Development
2880 International Cir., Suite 110
Colorado Springs, CO 80910
P 719-520-6819

Department of Public Works
3275 Akers Dr
Colorado Springs, CO 80922
719-529-6460



PROJECT LOCATION MAP

Replace with:
These detailed plans and specifications were prepared under my direction and 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 plans 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.

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
16-17	SIGNAGE AND STRIPING PLAN
18-19	COUNTY DETAILS

Revise sheet index to contain entire plan set.

Add the Developer's signature block:

Owner/Developer's Statement:

I, the owner/developer have read and will comply with the requirements of the grading and erosion control plan and all of the requirements specified in these detailed plans and specifications.

[Name, Title]Date
[Business Name]
[Address]

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.

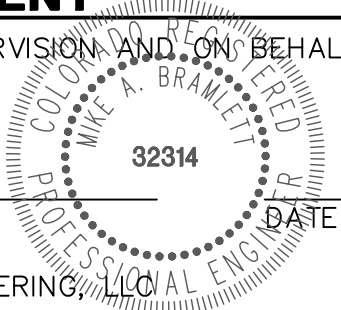
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

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

ENGINEER'S STATEMENT

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



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.

PCD File No. SF-2123



CLOVERLEAF SUBDIVISION	COVER SHEET	SHEET 1 OF 19	JOB NO. 25158.01	No. REVISION		BY	DATE
				1"=1,000'			
				V-SCALE N/A			
				DATE 5/14/21			
				DESIGNED BY N/A			
CLOVERLEAF SUBDIVISION	COVER SHEET	SHEET 1 OF 19	JOB NO. 25158.01	DRAWN BY N/A			
				CHECKED BY			
							
				JR ENGINEERING A Westrian Company			
				Central 303-740-9383 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com			

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.

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 DR., STE. 100
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
719-476-0800
JDESJARDIN@PROTERRACO.COM



J.R. ENGINEERING
A Westman Company


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

BY		DATE		REVISION		No.		N/A		H-SCALE		V-SCALE		DATE		DESIGNED BY		DRAWN BY		CHECKED BY	
										</											

CLOVERLEAF SUBDIVISION	SHEET 2 OF 19	
LEGEND AND GENERAL NOTES	JOB NO. 25158.01	

For Information Only: Engineer's Statement is not required on all sheets, only in the cover sheet.

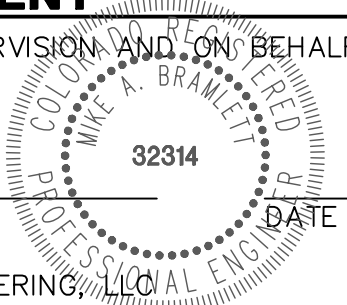
What will be required on all sheets at the final approval is the design engineer's signed/dated PE stamp.



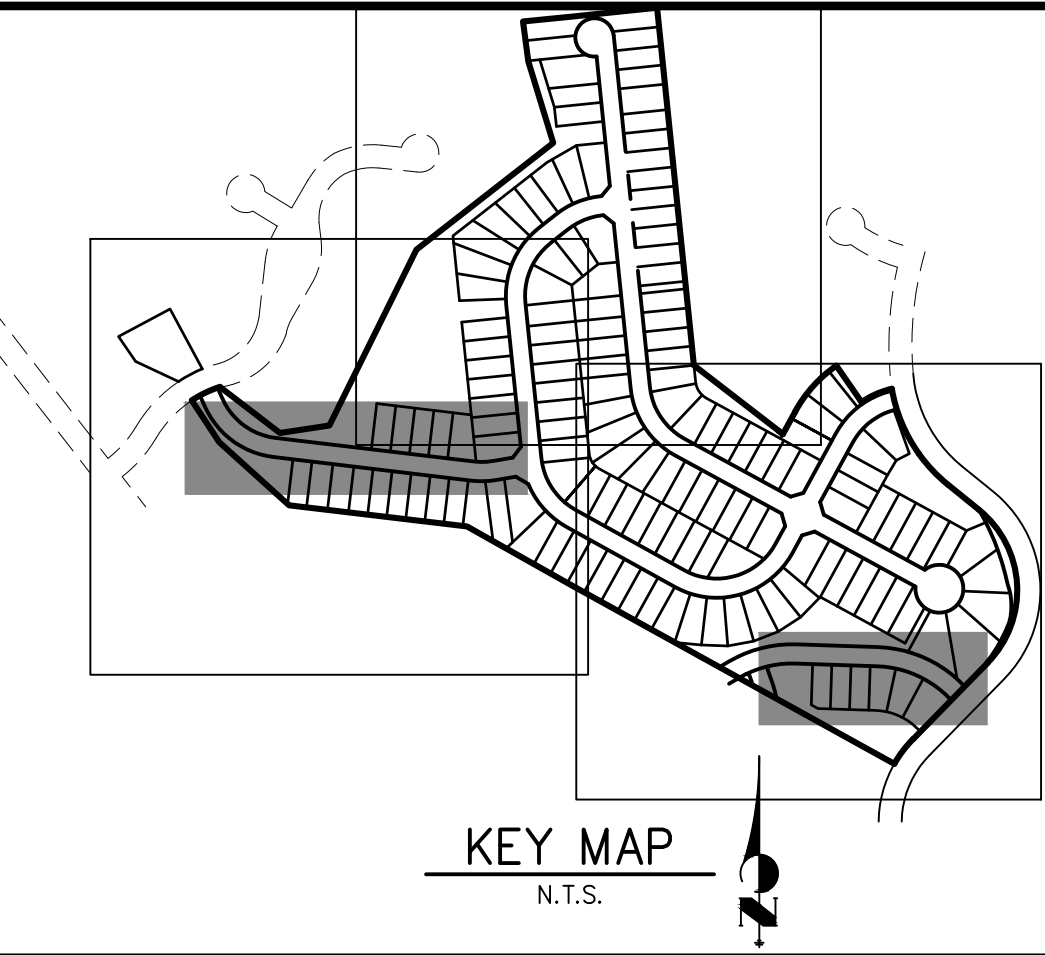
Know what's below.
Call before you dig.

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



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
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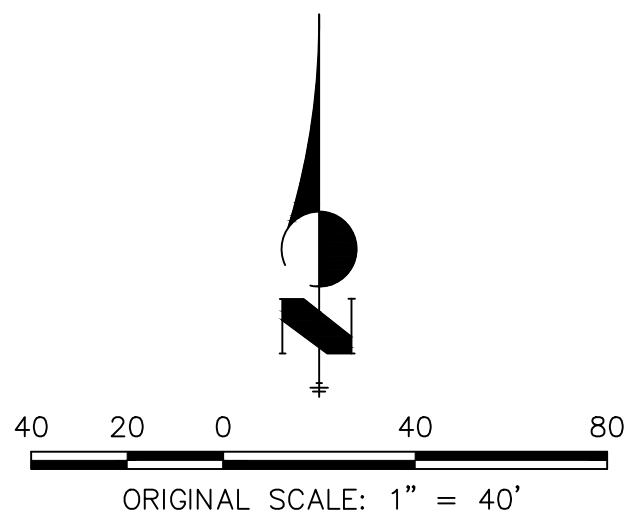
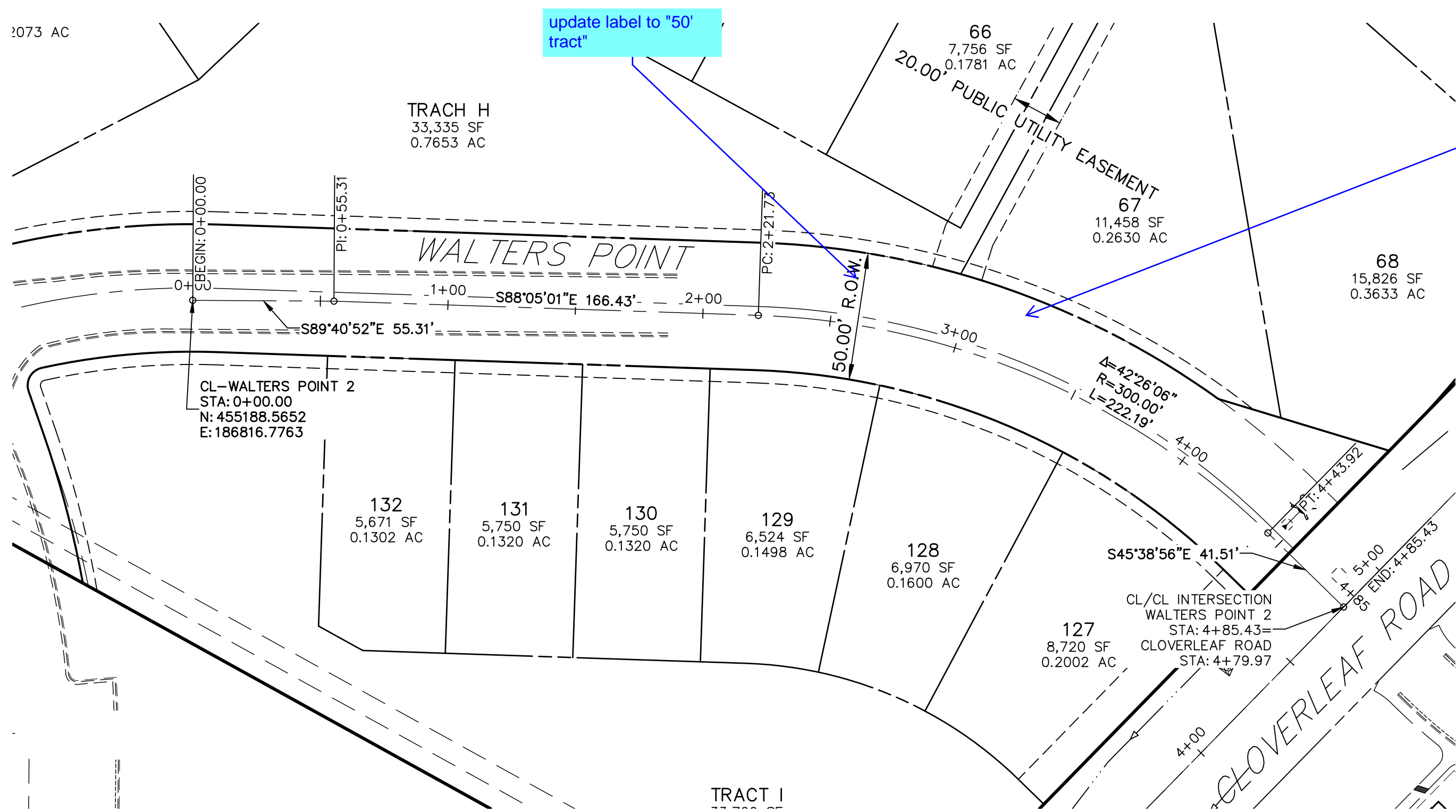
J·R ENGINEERING
A Westrian Company



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

H-SCALE	1"=40'	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	5/14/21				
DESIGNED BY	XXX				
DRAWN BY	CRB				
CHECKED BY					

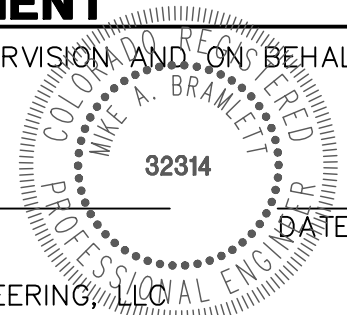
SHEET	3	OF	19
CLOVERLEAF SUBDIVISION			
HORIZONTAL CONTROL PLAN			
JOB NO.		25158.01	



Know what's **below**.
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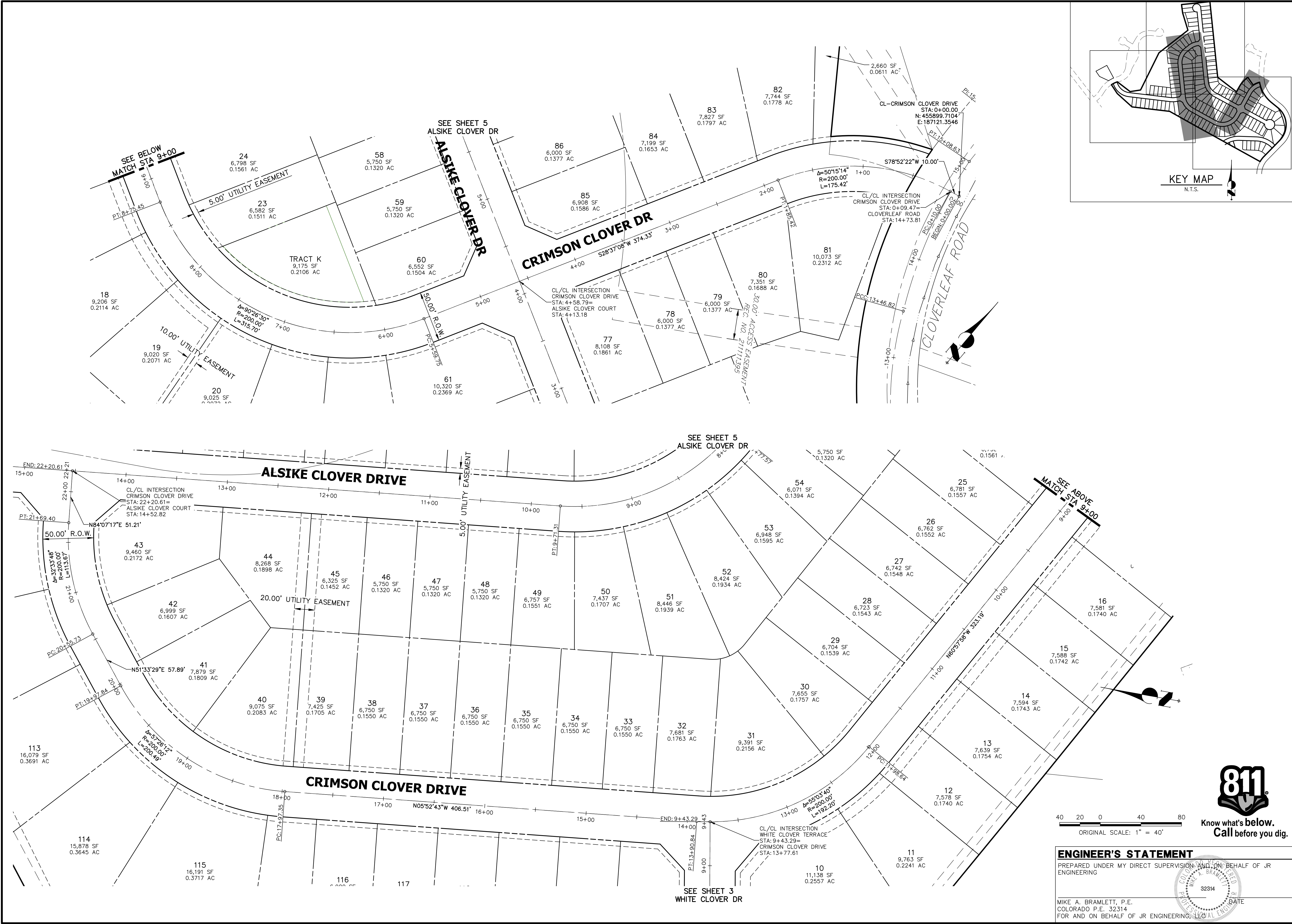
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING



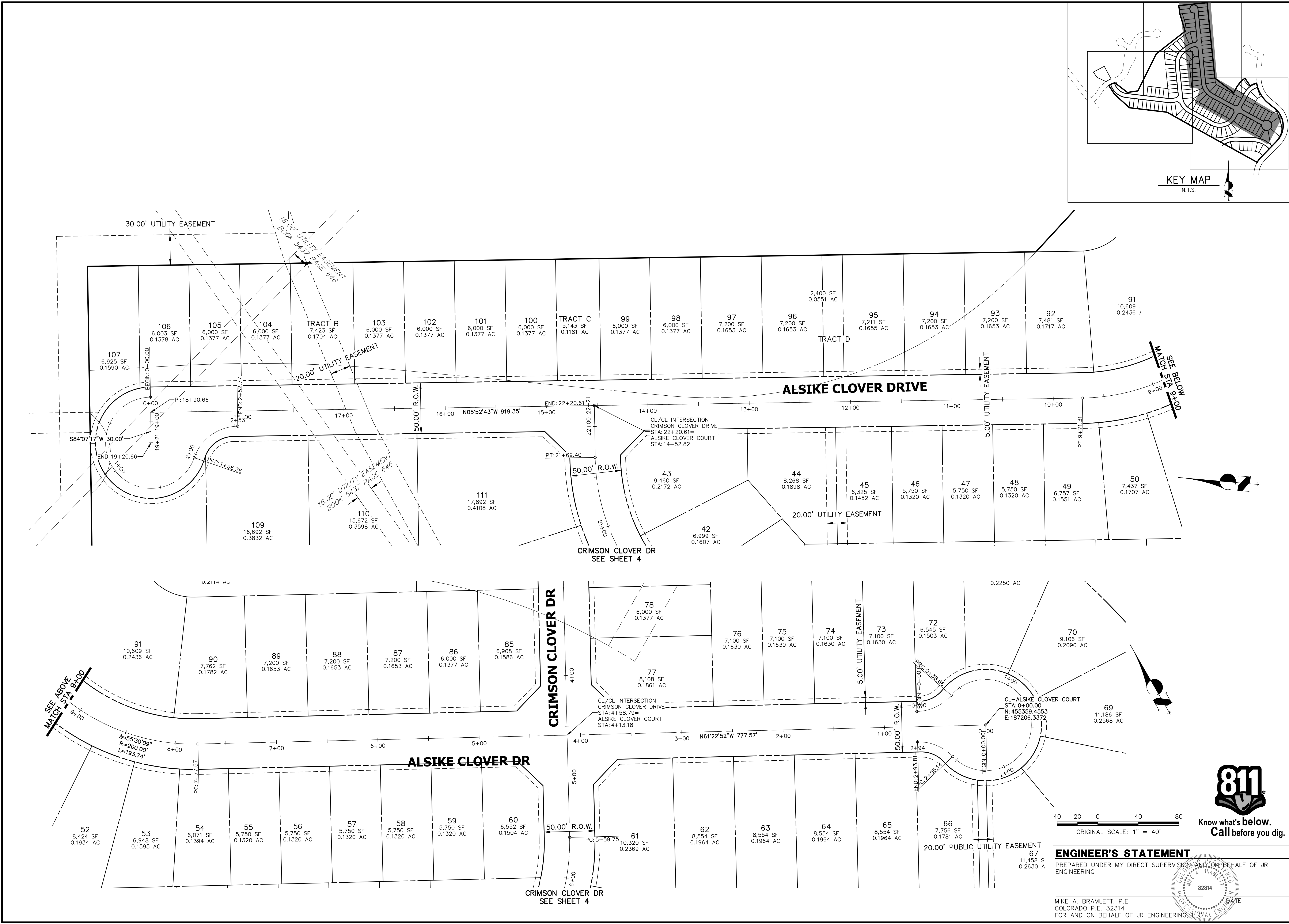
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF


FOR AND ON BEHALF OF JR ENGINEERING



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J.R. ENGINEERING A Western Company		CENTRAL 303-740-9883 • COLORADO SPRINGS 719-583-2583 FORT COLLINS 970-491-9888 • WWW.JRENG.COM	
CLOVERLEAF SUBDIVISION HORIZONTAL CONTROL PLAN	SHEET 4 OF 19 JOB NO. 25158.01	BY DATE	
		REVISION	
H-SCALE V-SCALE DATE DESIGNED BY DRAWN BY CHECKED BY	1"=40' N/A 5/14/21 XXX CRB	No.	
		1"=40'	

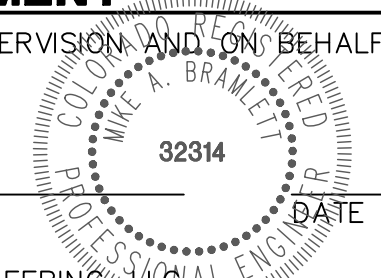
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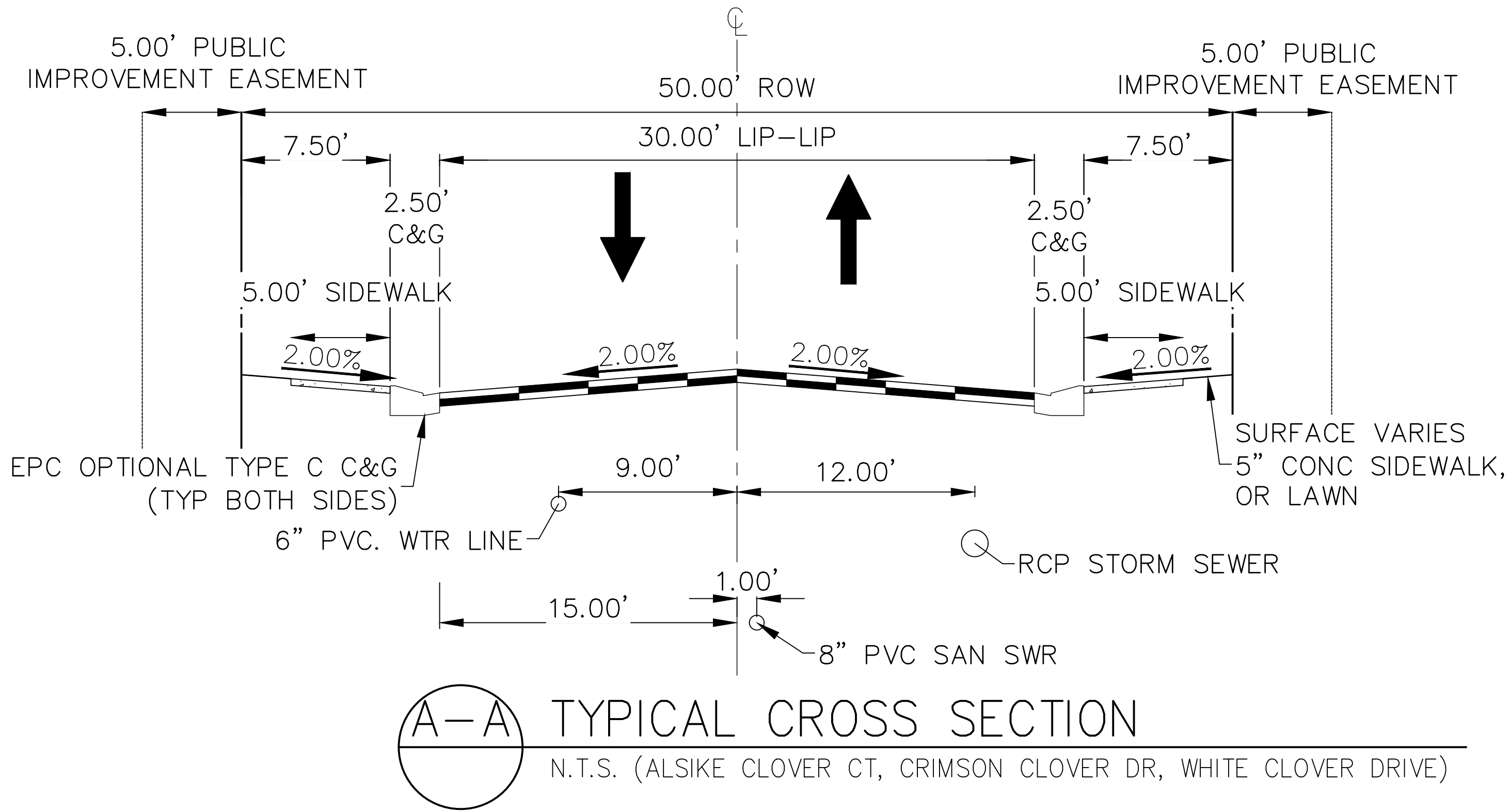


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BY	DATE
No. REVISION	
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V-SCALE	5/14/21
DESIGNED BY	XXX
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CLOVERLEAF SUBDIVISION	
HORIZONTAL CONTROL PLAN	
SHEET 5	OF 19
JOB NO.	25158.01



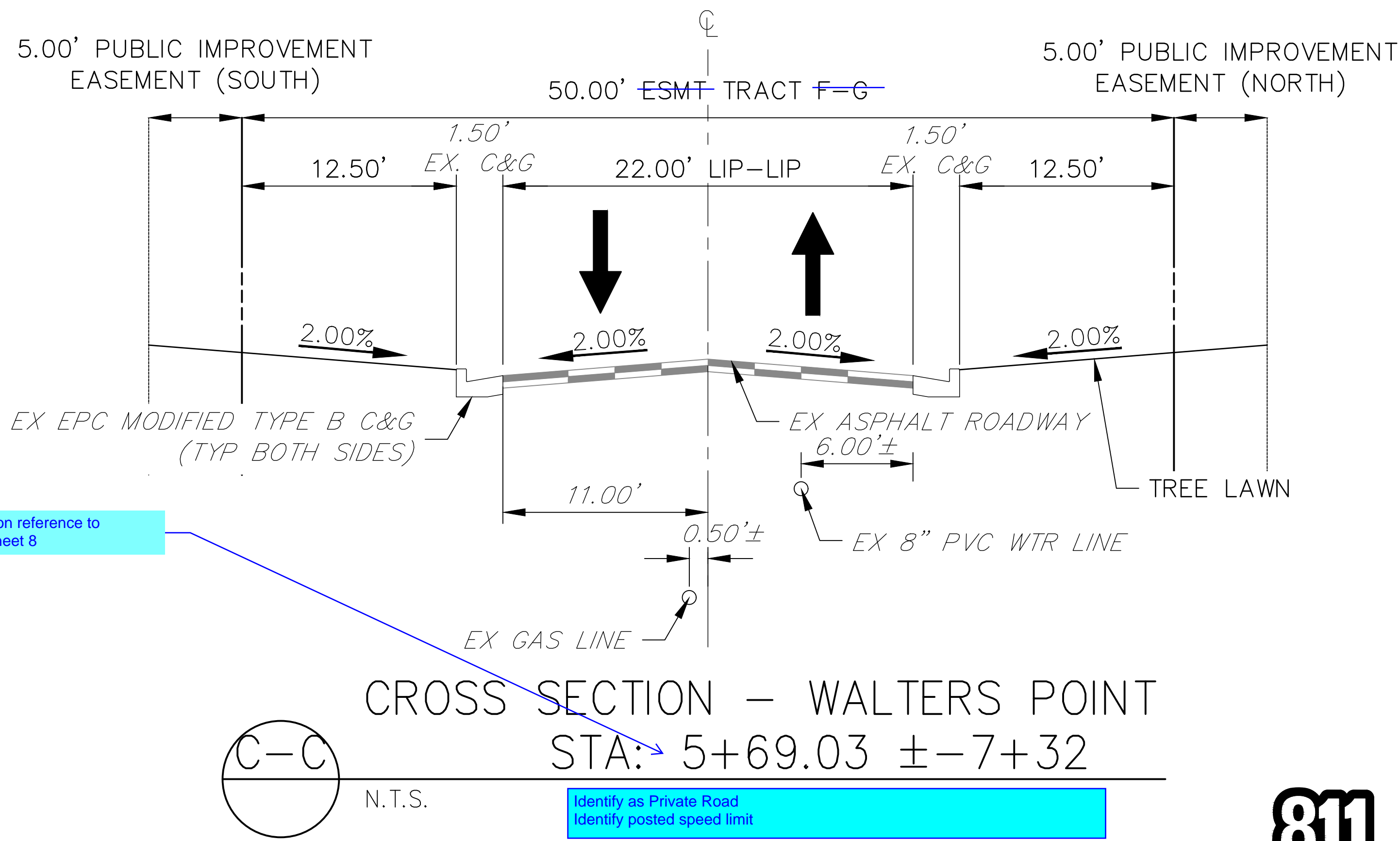
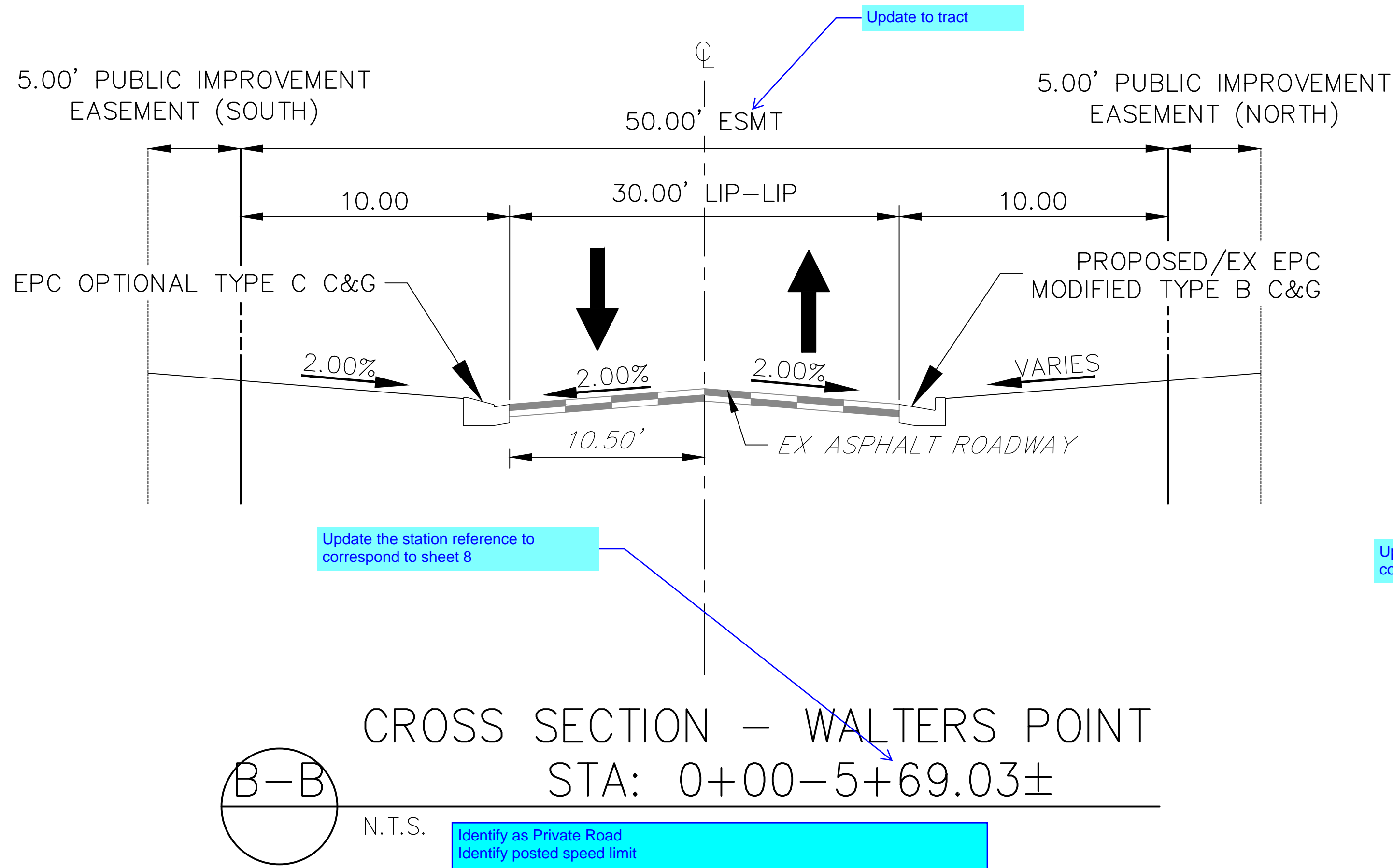
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



Provide typical cross section of the gravel trail along leggins way

Add road classifications to all cross sections as well as proposed speed limit.

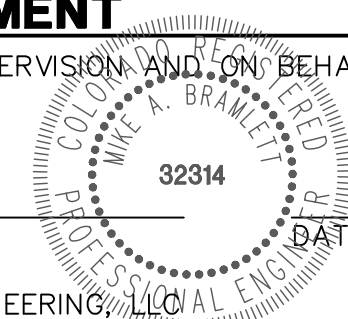


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CLOVERLEAF SUBDIVISION

TYPICAL SECTIONS

SHEET 6 OF 19

JOB NO. 25158.01

REVISION	BY	DATE
No.		
H-SCALE	N/A	
V-SCALE	N/A	
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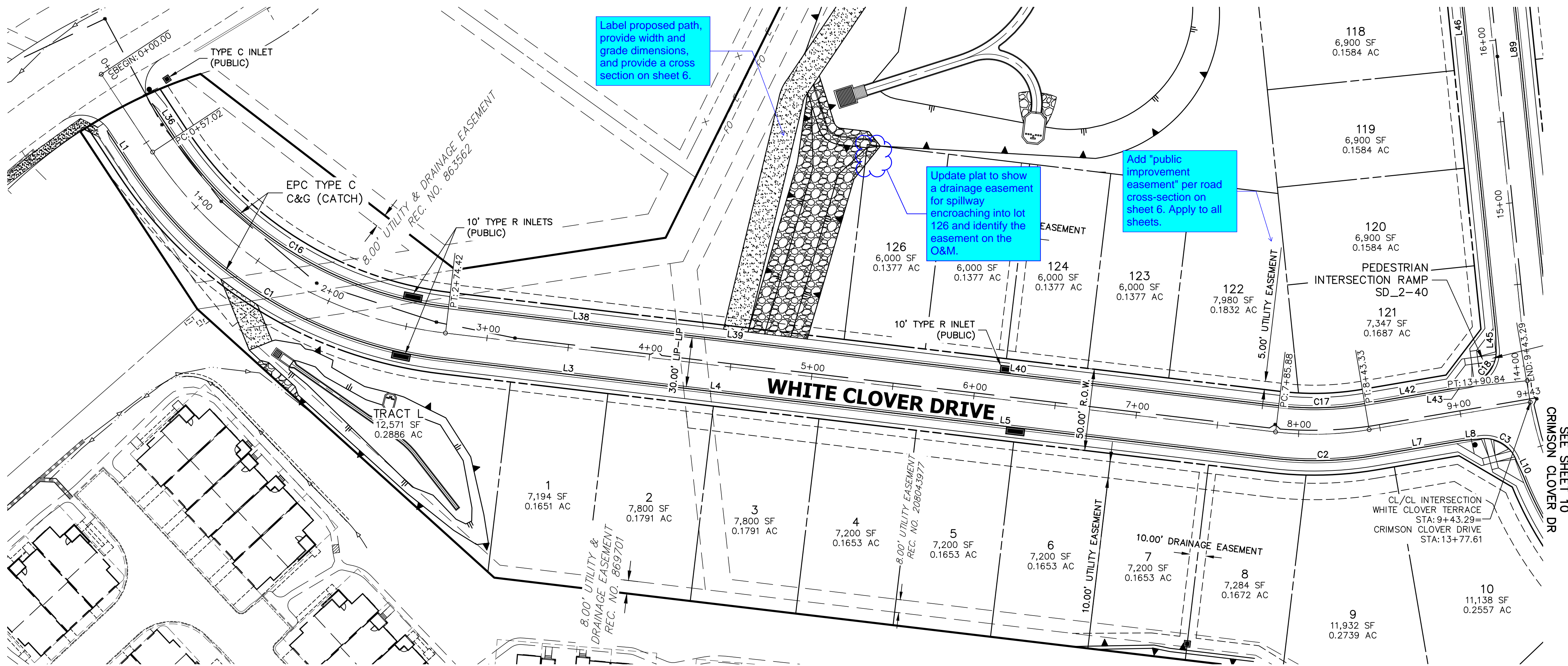
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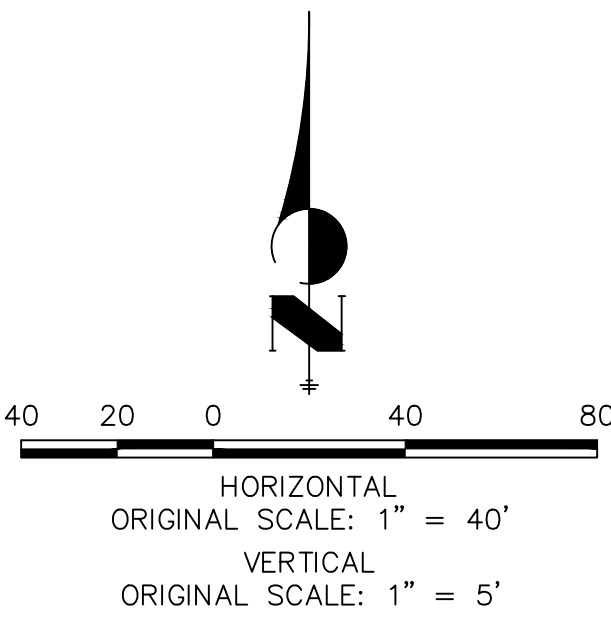
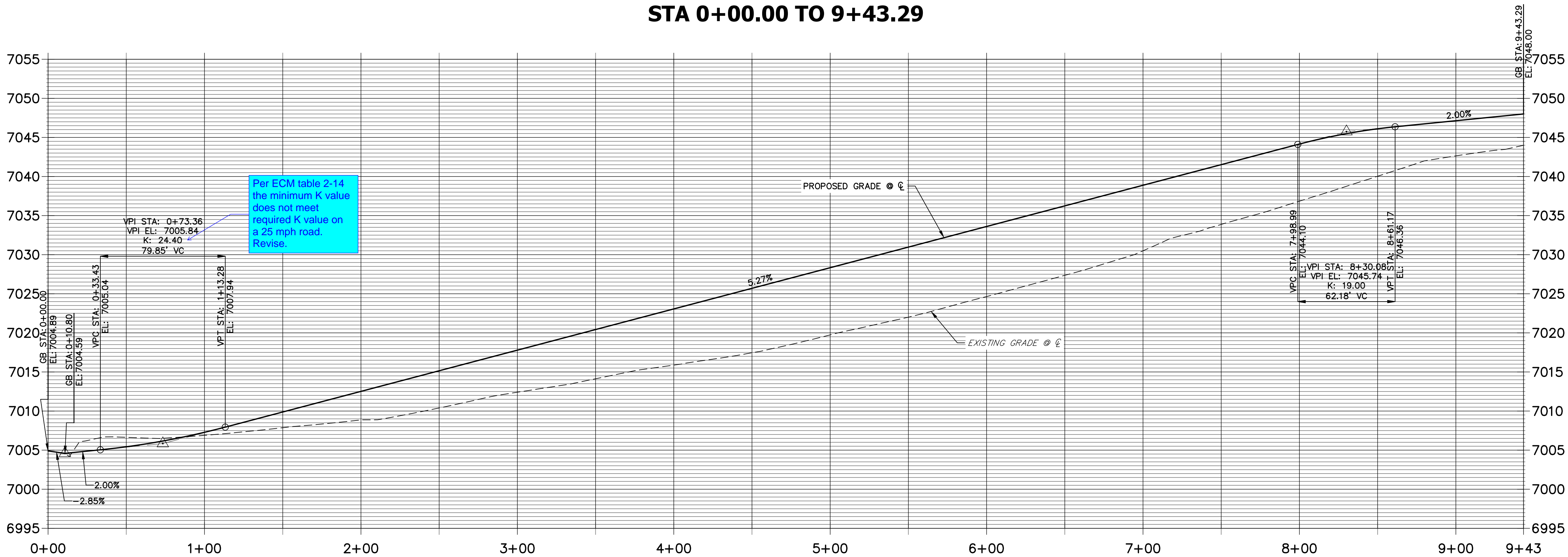
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S33°23'09"E	26.11'
L3	S83°12'34"E	154.55'
L4	S83°12'34"E	27.00'
L5	S83°12'34"E	329.91'
L7	N80°19'53"E	55.44'
L8	N85°05'42"E	10.03'
L10	S24°49'55"E	10.05'
L36	S33°23'09"E	24.81'
L38	S83°12'34"E	162.67'
L39	S83°12'34"E	27.00'
L40	S83°12'34"E	321.79'
L42	N80°19'53"E	54.42'
L43	N75°34'04"E	10.03'
L45	N01°06'54"W	10.03'
L46	N05°52'43"W	374.67'
L89	N05°52'43"W	405.01'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	49°49'25"	266.17'	231.46'
C2	16°27'33"	216.17'	62.10'
C3	80°54'56"	20.50'	28.95'
C16	49°49'25"	233.83'	203.34'
C17	16°27'33"	183.83'	52.81'
C18	86°12'36"	20.50'	30.85'

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



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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

CLOVERLEAF SUBDIVISION

ROADWAY PLAN AND PROFILE

SHEET 7 OF 19

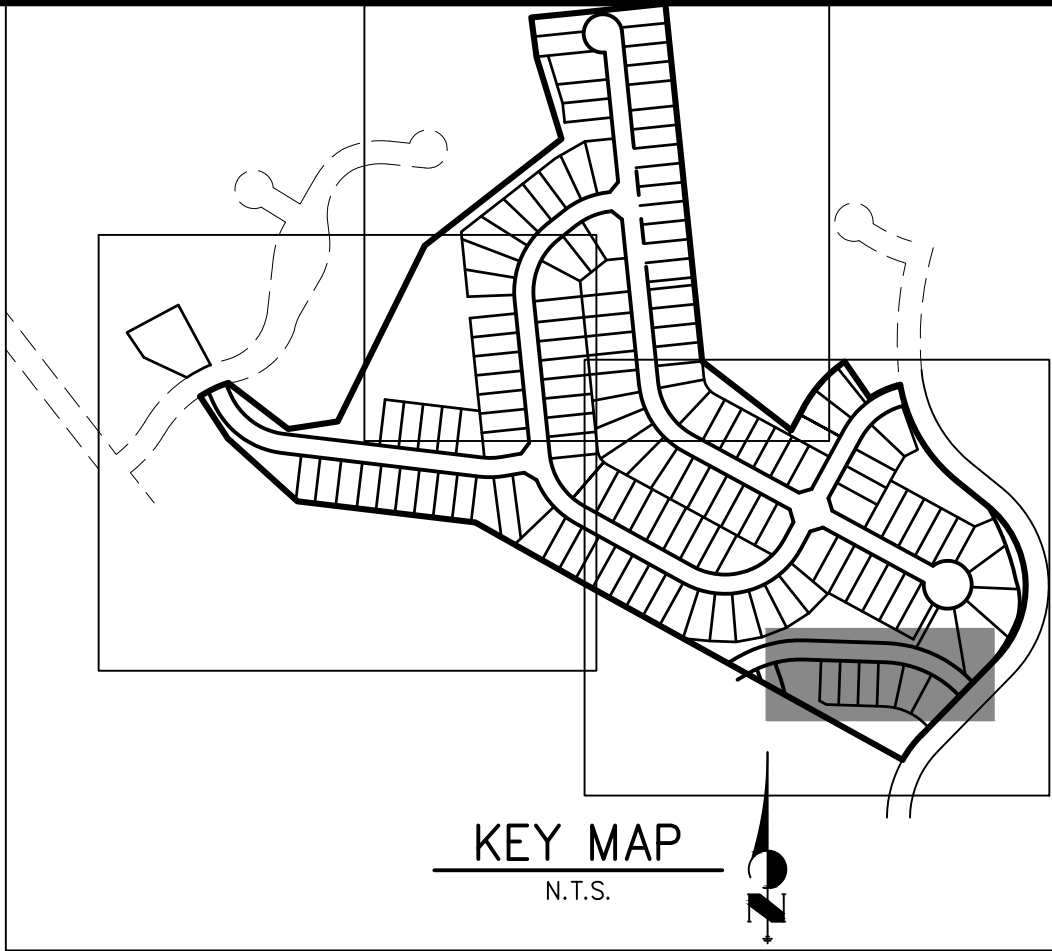
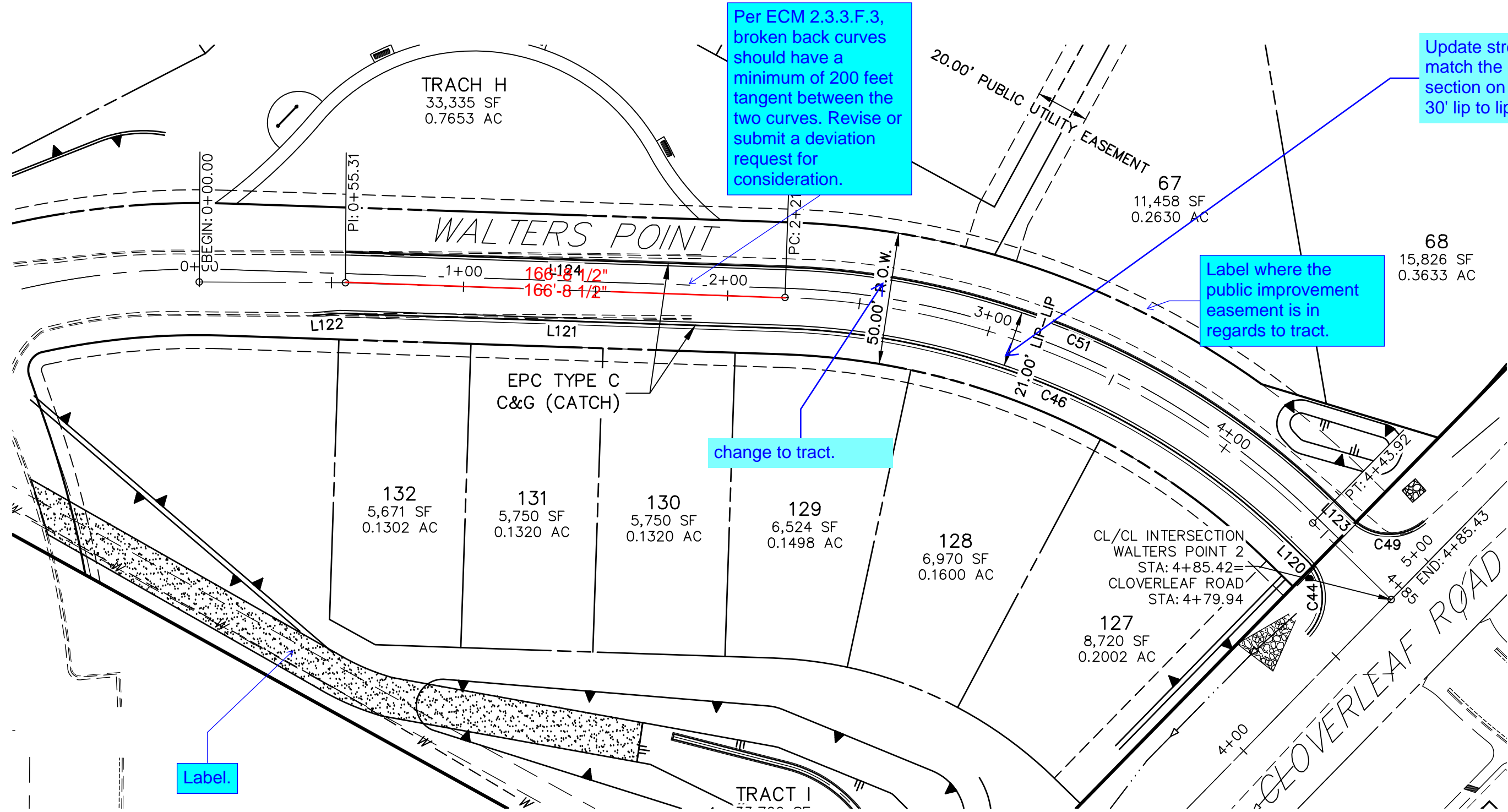
JOB NO. 25158.01

J.R. ENGINEERING
A Western Company

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

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

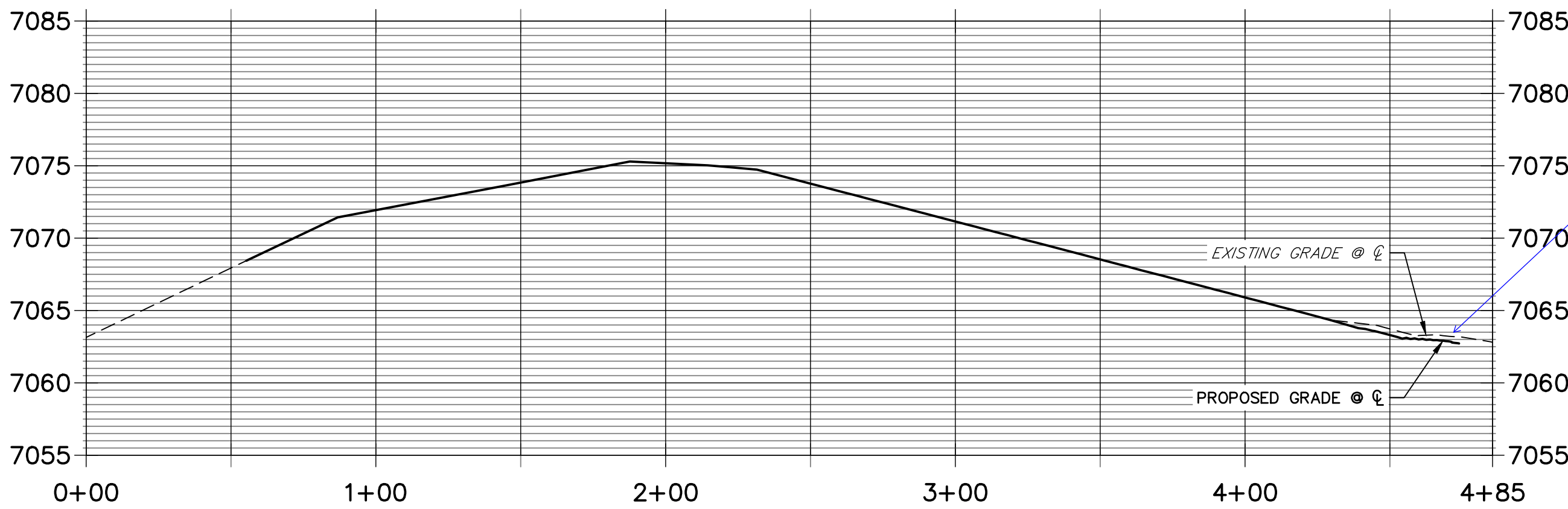
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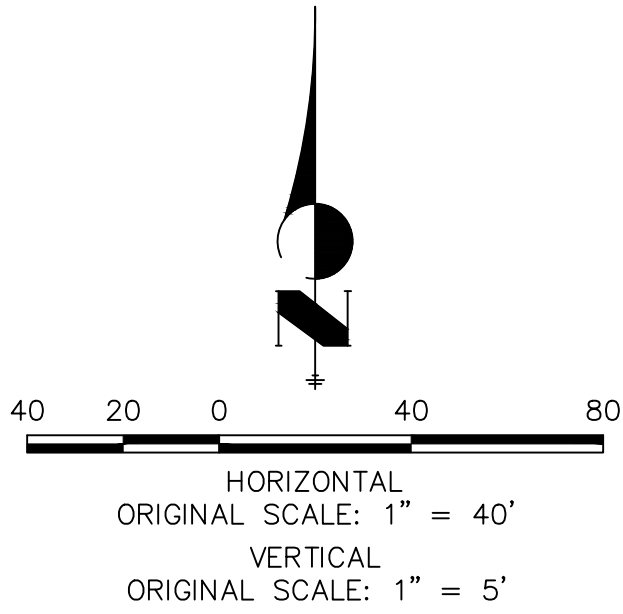
LINE TABLE		
LINE	BEARING	DISTANCE
L120	N45°38'56"W	8.02'
L121	N88°05'01"W	168.19'
L122	S85°50'05"W	10.05'
L123	N45°38'56"W	9.74'
L124	N88°05'01"W	166.44'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C44	89°27'57"	20.00'	31.23'
C46	42°26'06"	288.33'	213.55'
C49	85°05'23"	20.00'	29.70'
C51	42°26'06"	311.50'	230.71'

WALTERS POINT 2 PROFILE
STA 0+00.00 TO 4+85.43



Show tie-in to existing road.



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CLOVERLEAF SUBDIVISION

ROADWAY PLAN AND PROFILE

SHEET 8 OF 19

JOB NO. 25158.01

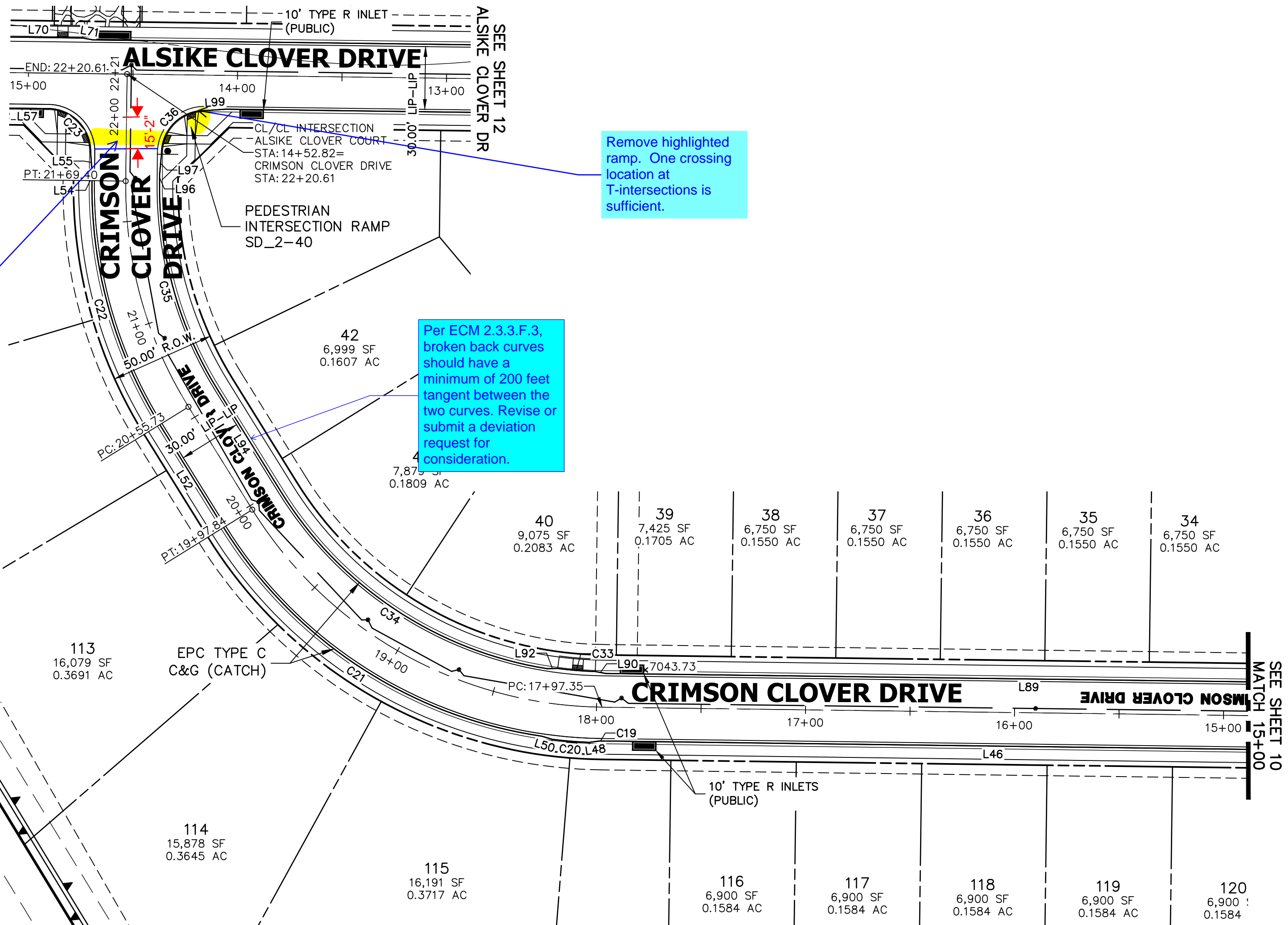
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1"=40'	1"=5'	5/14/21	XXX	CRB				



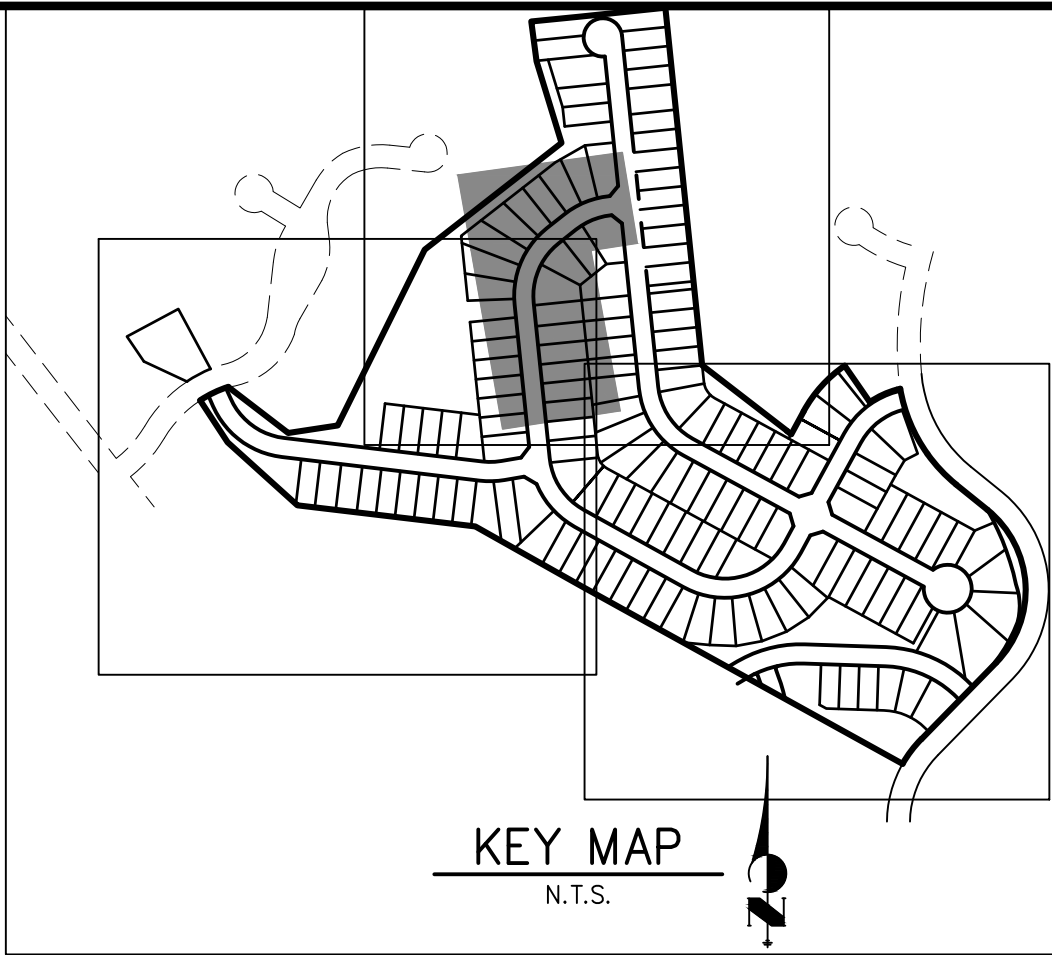
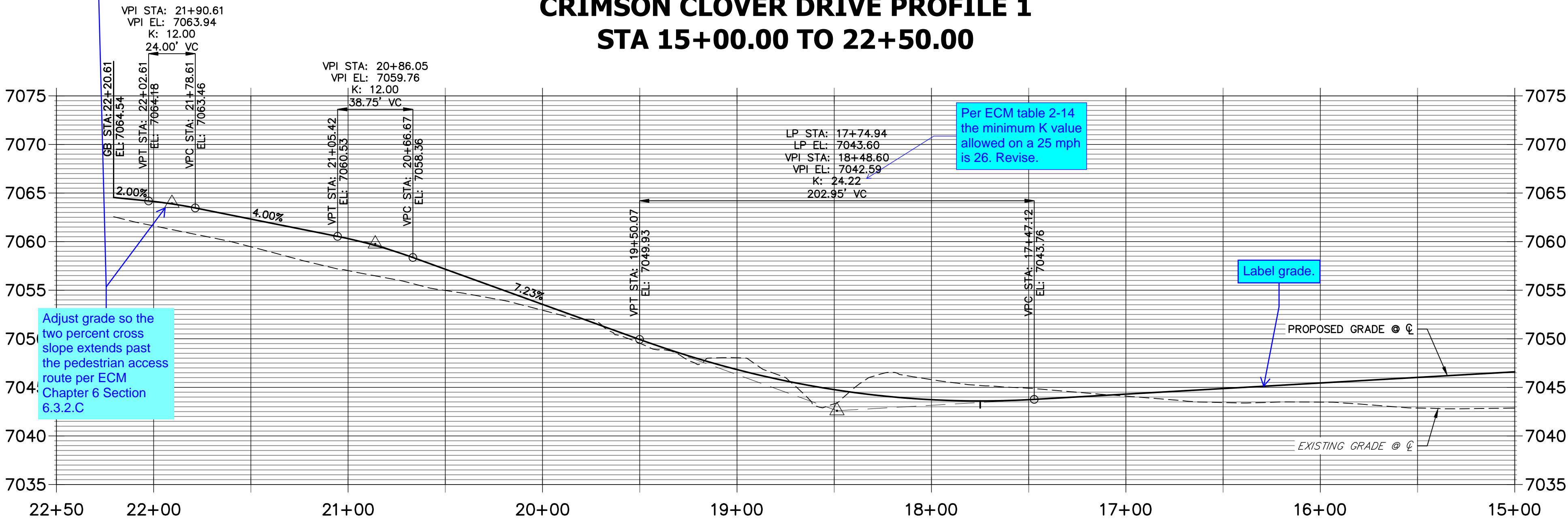
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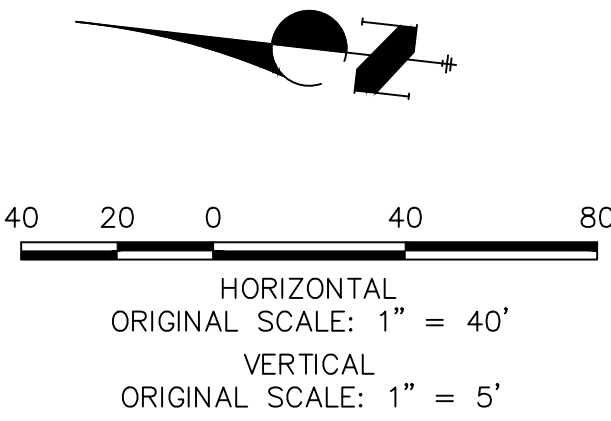


CRIMSON CLOVER DRIVE PROFILE 1
STA 15+00.00 TO 22+50.00



LINE TABLE		
LINE	BEARING	DISTANCE
L46	N05°52'43"W	374.67'
L48	N14°25'01"W	5.08'
L50	N10°30'21"E	5.06'
L52	N51°33'29"E	57.89'
L54	N84°07'17"E	3.71'
L55	N79°21'28"E	10.03'
L57	N05°52'43"W	19.90'
L70	S05°52'43"E	42.33'
L71	S03°33'50"W	5.07'
L89	N05°52'43"W	405.01'
L90	N03°58'59"E	5.06'
L92	N07°47'48"W	5.08'
L94	N51°33'29"E	57.89'
L96	N84°07'17"E	3.71'
L97	N88°53'06"E	10.03'
L99	S10°38'32"E	10.03'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C19	0°14'34"	216.17'	0.92'
C20	4°40'36"	217.00'	17.71'
C21	49°52'18"	216.17'	188.16'
C22	32°33'48"	216.17'	122.86'
C23	90°00'00"	20.50'	32.20'
C33	5°39'00"	183.00'	18.05'
C34	49°07'54"	183.83'	157.64'
C35	32°33'48"	183.83'	104.48'
C36	90°00'00"	20.50'	32.20'

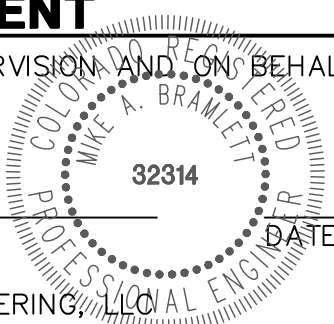


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MIKE A. BRAMLETT, P.E.
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FOR AND ON BEHALF OF JR ENGINEERING, LLC



CLOVERLEAF SUBDIVISION

ROADWAY PLAN AND PROFILE

SHEET 9 OF 19

JOB NO. 25158.01

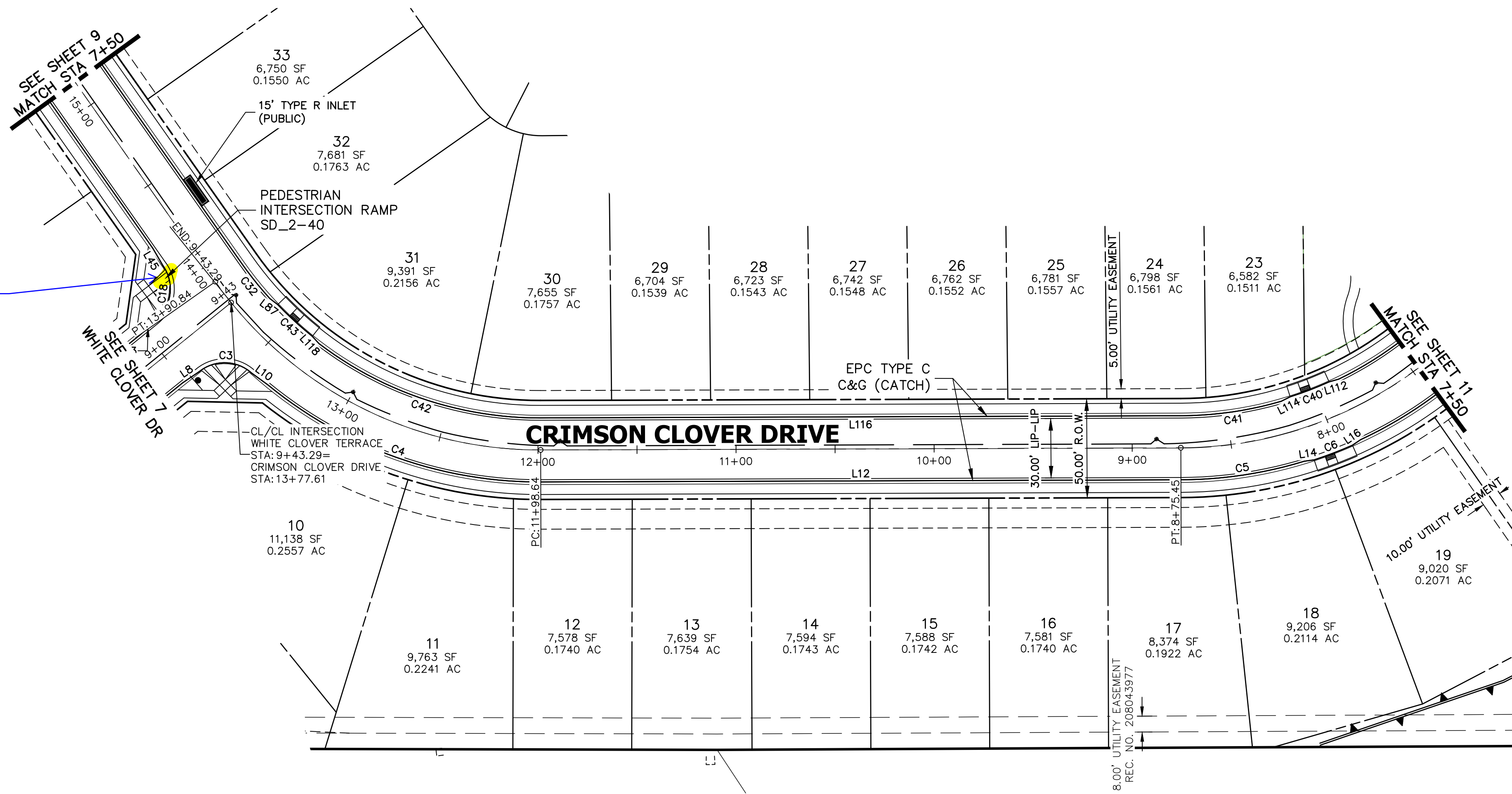
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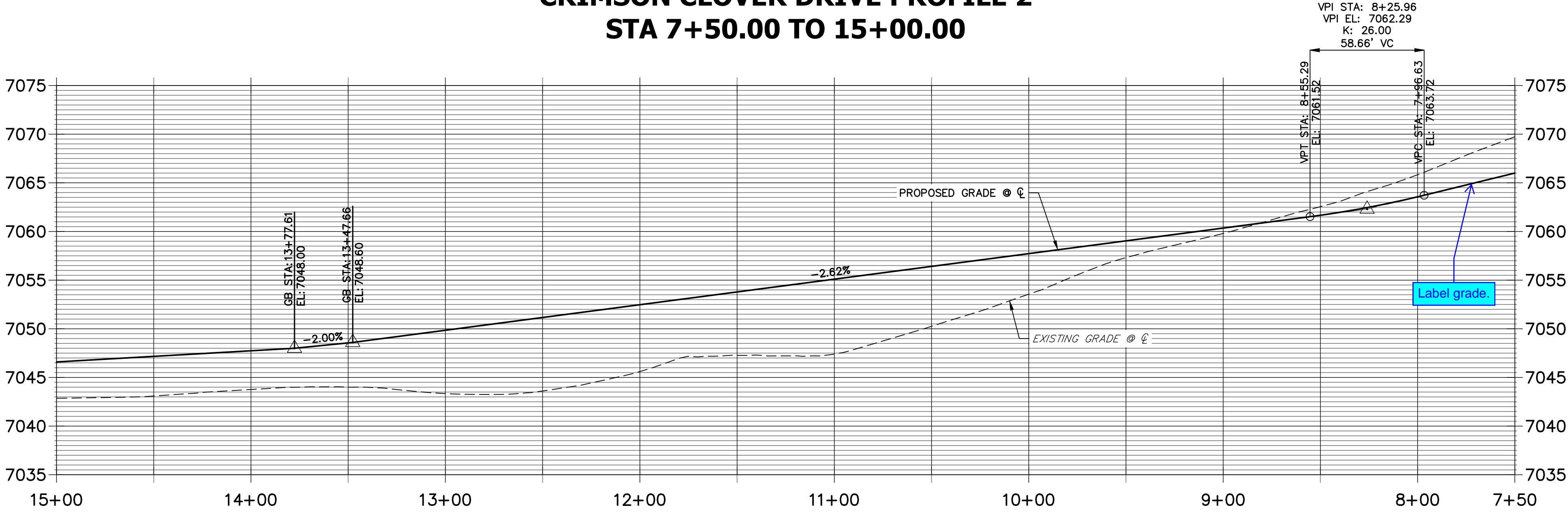
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Remove highlighted ramp. One crossing location at T-intersections is sufficient.

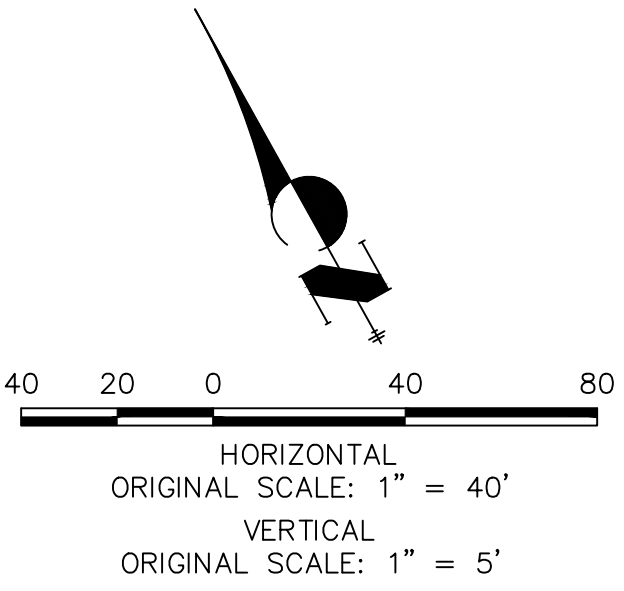


CRIMSON CLOVER DRIVE PROFILE 2
STA 7+50.00 TO 15+00.00



LINE TABLE		
LINE	BEARING	DISTANCE
L8	N85°05'42"E	10.03'
L10	S24°49'55"E	10.05'
L12	S60°57'58"E	323.28'
L14	S68°52'04"E	5.06'
L16	N85°23'23"E	5.06'
L43	N75°34'04"E	10.03'
L45	N01°06'54"W	10.03'
L87	N23°14'32"W	5.06'
L112	N76°27'34"W	5.08'
L114	N87°10'53"W	5.08'
L116	N60°57'58"W	323.28'
L118	N13°15'46"W	5.06'

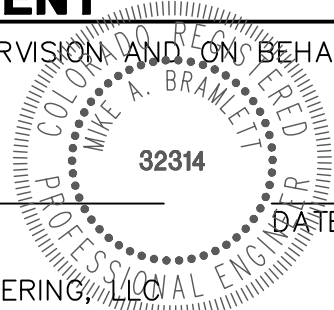
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	80°54'56"	20.50'	28.95'
C4	39°32'13"	216.17'	149.17'
C5	16°43'16"	216.17'	63.09'
C6	5°27'47"	217.00'	20.69'
C18	86°12'36"	20.50'	30.85'
C32	7°06'09"	183.83'	22.79'
C40	6°35'35"	183.00'	21.06'
C41	15°59'31"	183.83'	51.31'
C42	37°24'52"	183.83'	120.04'
C43	7°25'38"	182.99'	23.72'



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CLOVERLEAF SUBDIVISION

ROADWAY PLAN AND PROFILE

SHEET 10 OF 19

JOB NO. 25158.01



LINE TABLE		
LINE	BEARING	DISTANCE
L54	N84°07'17"E	3.71'
L55	N79°21'28"E	10.03'
L57	N05°52'43"W	19.90'
L58	N03°35'02"E	5.07'
L59	N05°52'43"W	287.13'
L60	N05°52'43"W	2.64'
L63	N61°32'49"E	10.36'
L65	S73°25'41"E	10.36'
L67	S05°52'42"E	88.32'
L68	S05°52'42"E	280.69'
L69	S15°19'07"E	5.07'
L70	S05°52'43"E	42.33'
L71	S03°33'50"W	5.07'
L96	N84°07'17"E	3.71'
L97	N88°53'06"E	10.03'
L99	S10°38'32"E	10.03'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C22	32°33'48"	216.17'	122.86'
C23	90°00'00"	20.50'	32.20'
C24	70°00'37"	45.00'	54.99'
C25	135°38'05"	46.17'	109.30'
C26	23°09'44"	47.00'	19.00'
C27	65°44'55"	46.17'	52.98'
C35	32°33'48"	183.83'	104.48'
C36	90°00'00"	20.50'	32.20'



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FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

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CLOVERLEAF SUBDIVISION
ROADWAY PLAN AND PROFILE

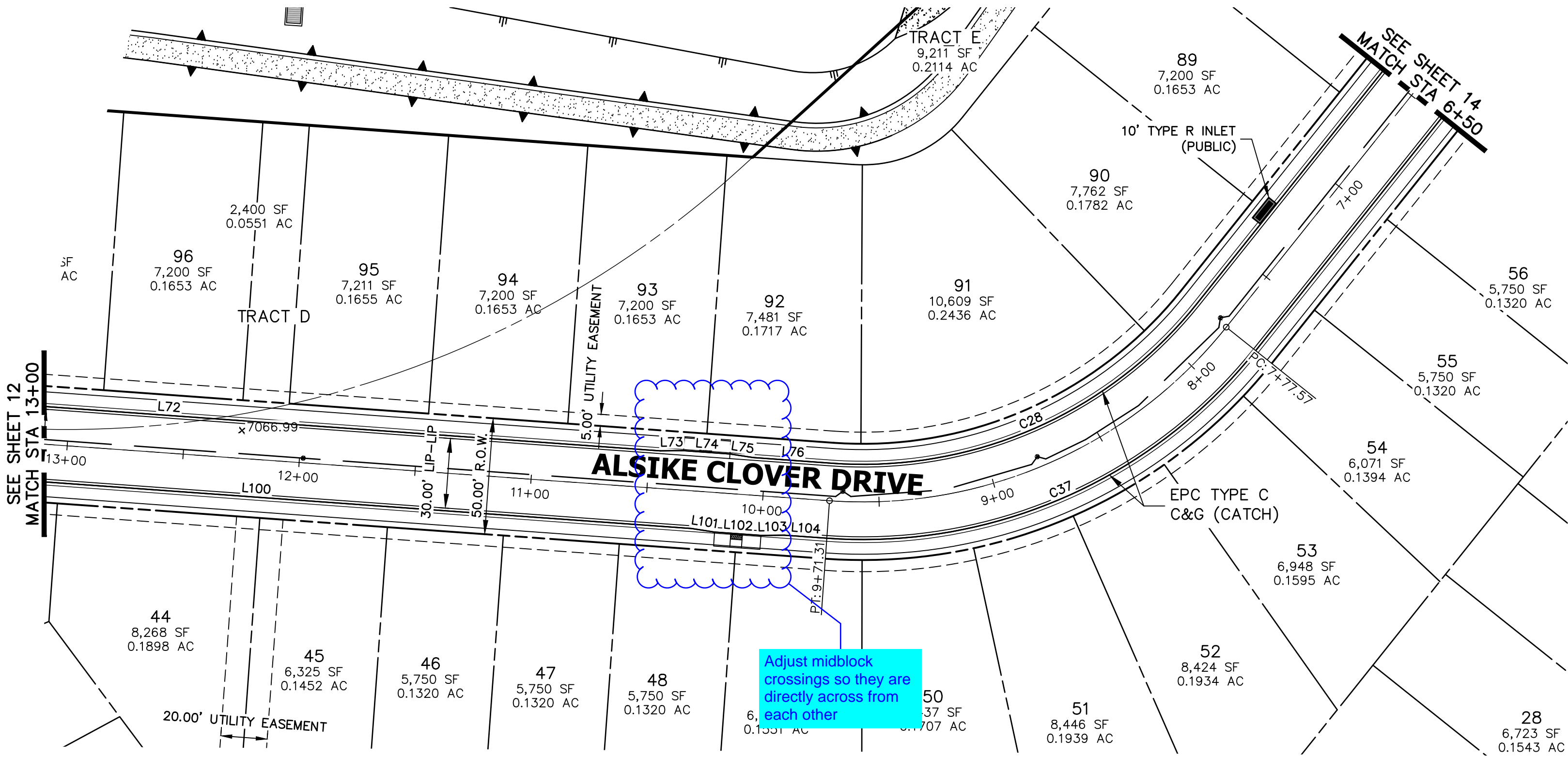
SHEET 12 OF 19
JOB NO. 25158.01

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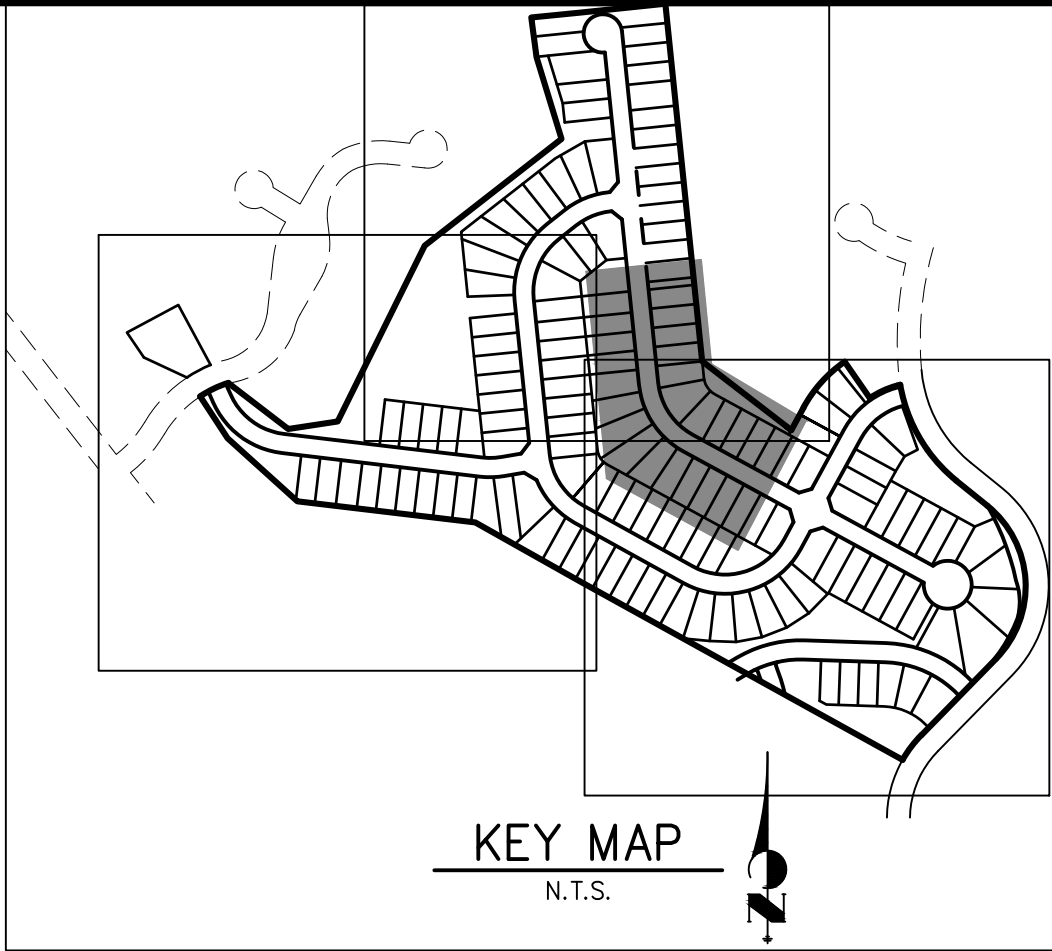
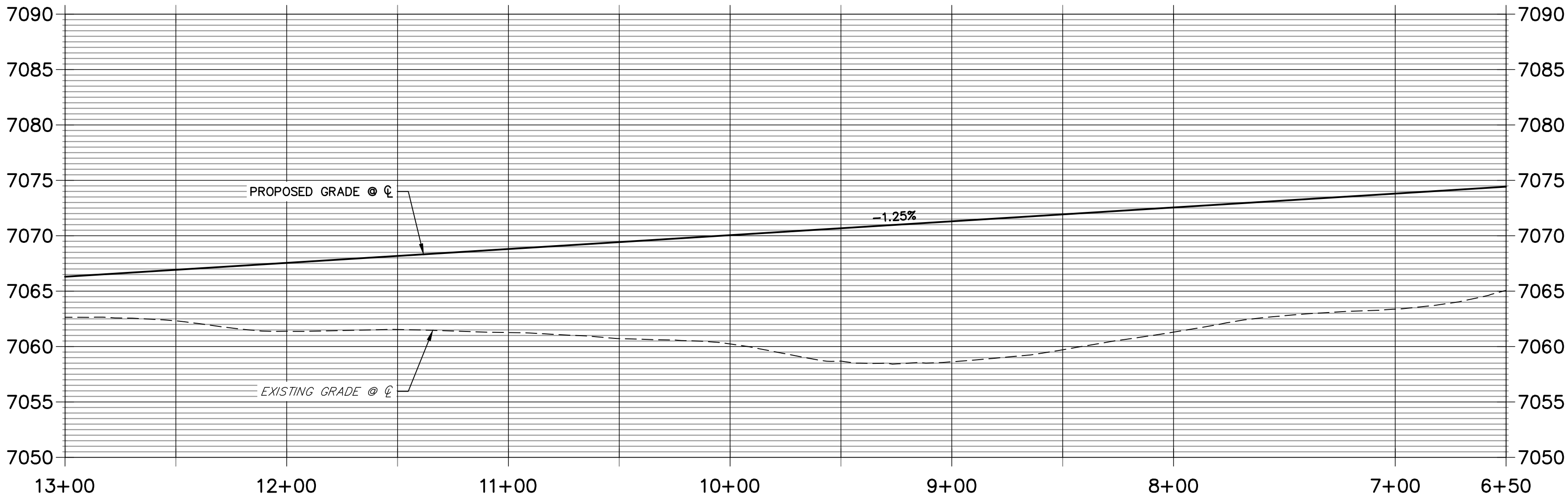
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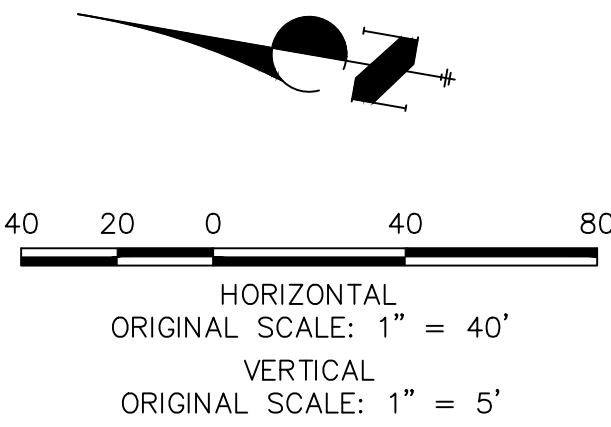


ALSIKE CLOVER COURT PROFILE 2
STA 6+50.00 TO 13+00.00



LINE TABLE		
LINE	BEARING	DISTANCE
L72	S05°52'42"E	423.86'
L73	S10°38'26"E	10.03'
L74	S05°52'43"E	20.00'
L75	S01°06'56"E	10.03'
L76	S05°52'42"E	34.15'
L100	S05°52'43"E	375.66'
L101	S01°06'54"E	10.03'
L102	S05°52'43"E	20.00'
L103	S10°38'32"E	10.03'
L104	S05°52'43"E	18.35'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C28	55°30'09"	183.83'	178.08'
C37	55°30'09"	216.17'	209.40'

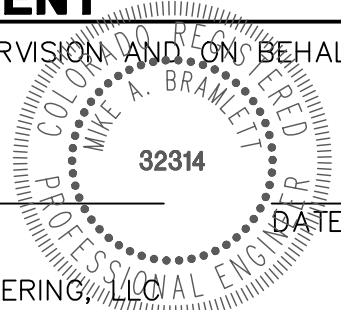


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ENGINEER'S STATEMENT

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



CLOVERLEAF SUBDIVISION

ROADWAY PLAN AND PROFILE

SHEET 13 OF 19

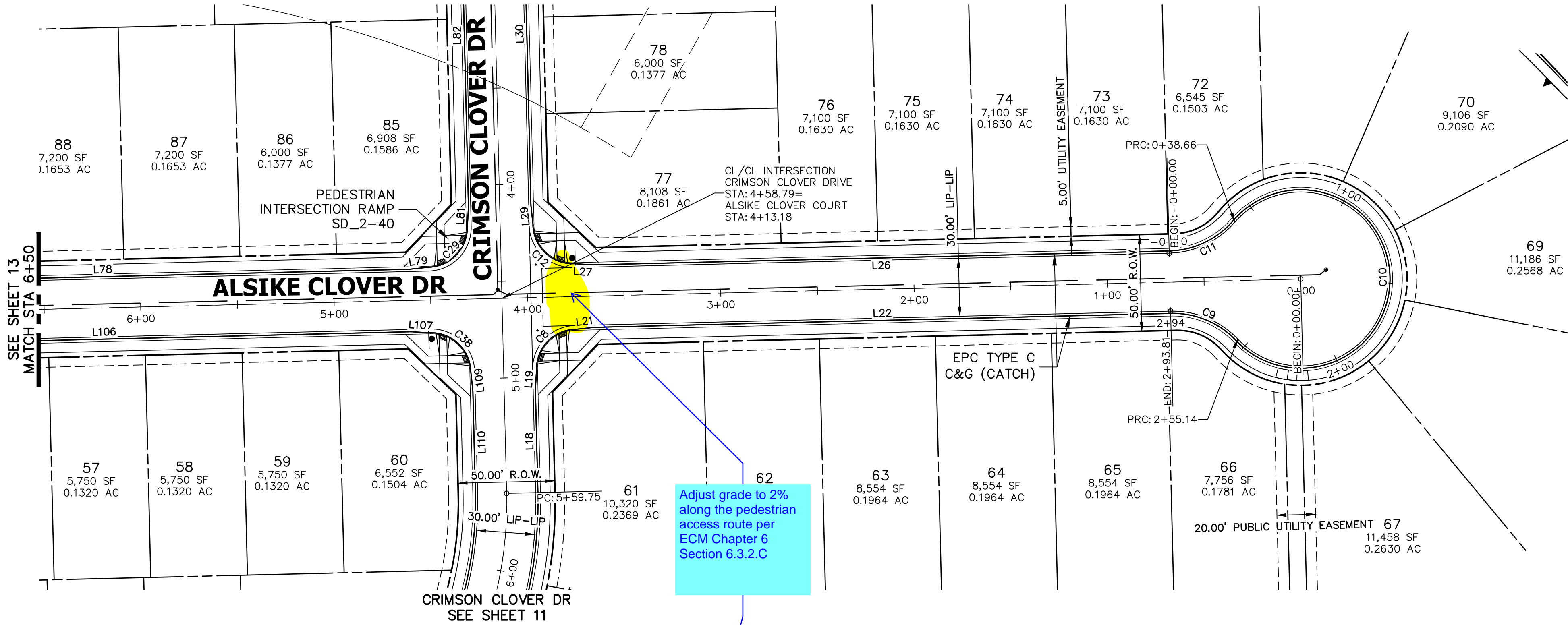
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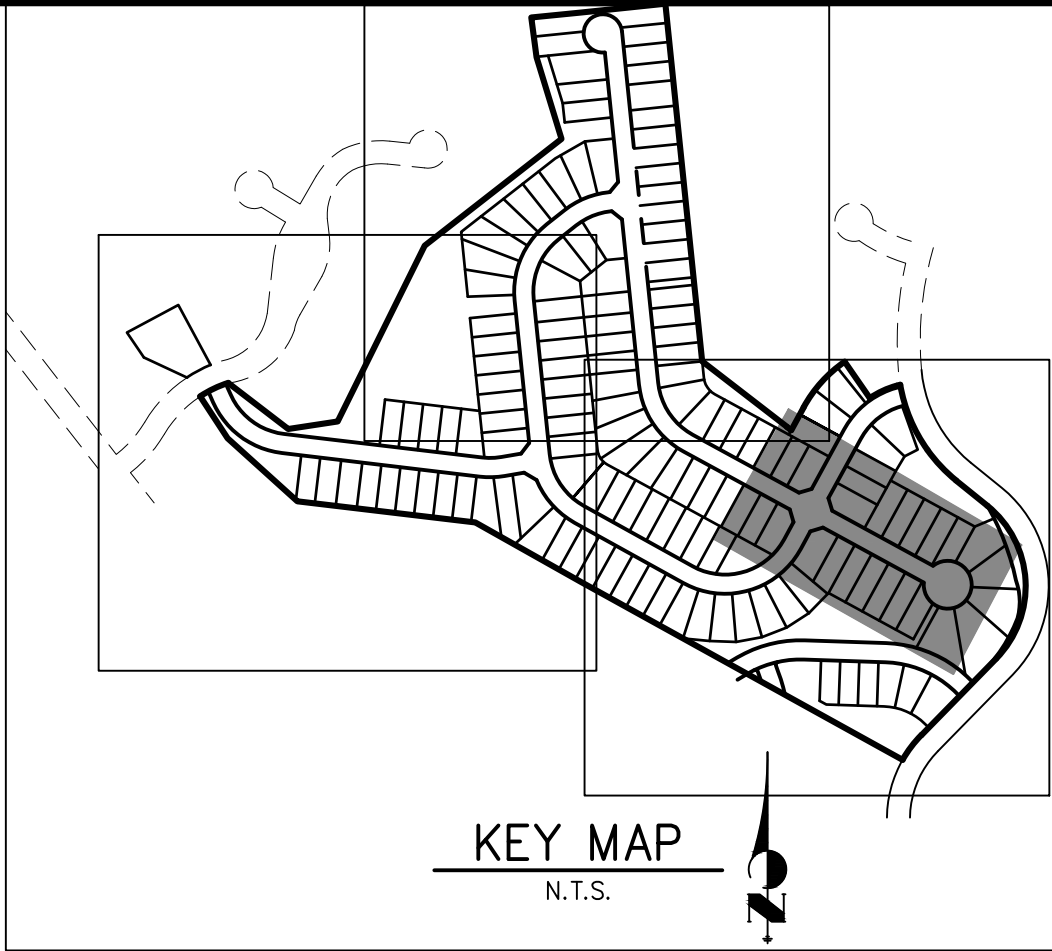
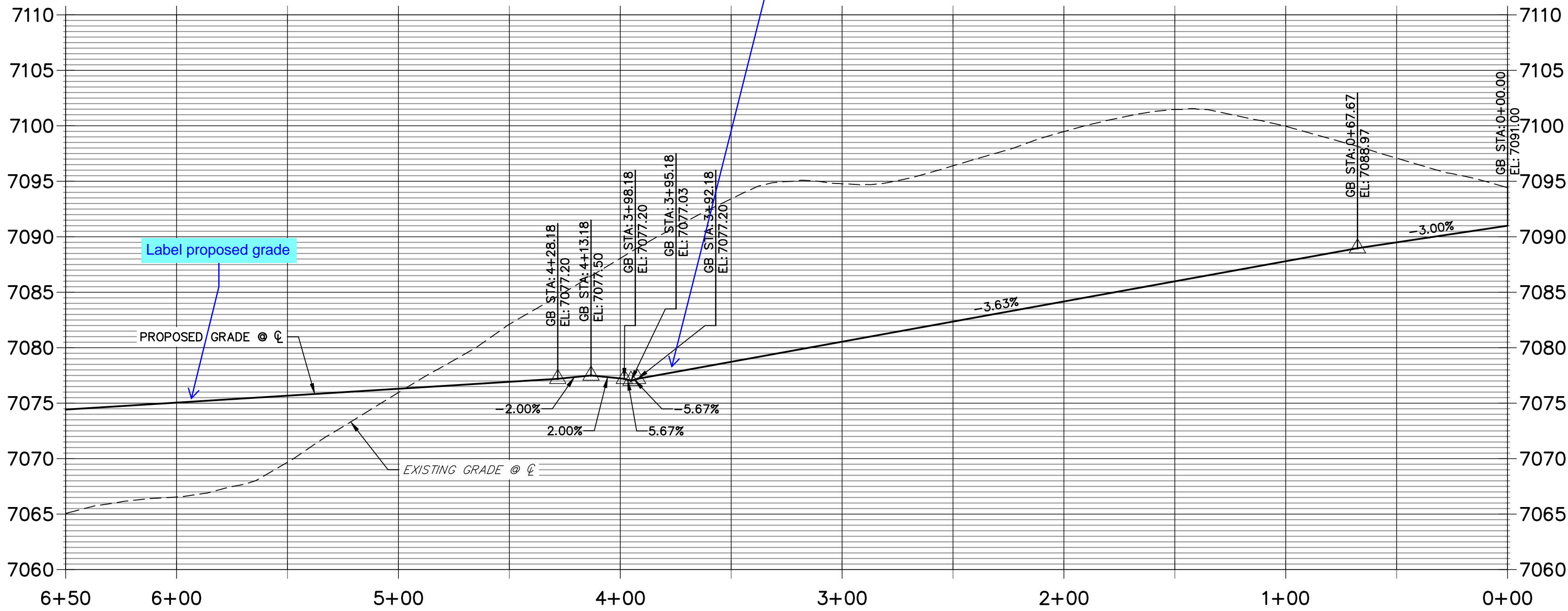
PREPARED FOR
PT CLOVERLEAF, LLC
1864 WOODMOOR DR., STE. 100
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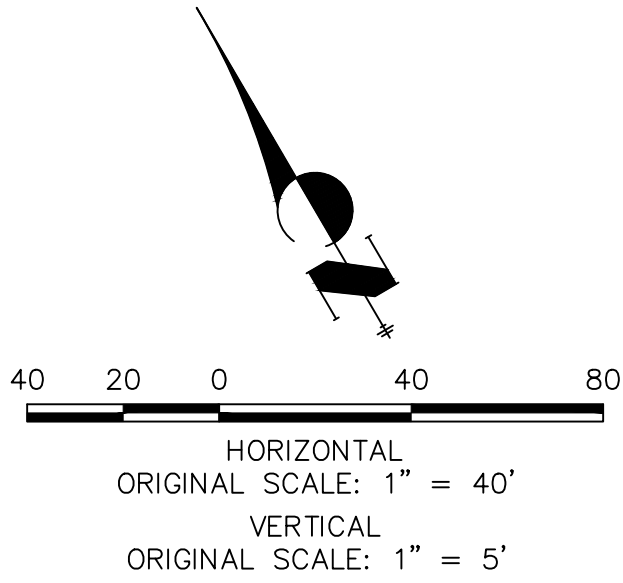
Adjust grade to 2%
along the pedestrian
access route per
ECM Chapter 6
Section 6.3.2.C

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



LINE TABLE		
LINE	BEARING	DISTANCE
L18	N28°37'08"E	53.45'
L19	N33°22'57"E	10.03'
L21	S66°08'41"E	10.03'
L22	S61°22'52"E	298.08'
L26	N61°22'52"W	298.08'
L27	N56°37'03"W	10.03'
L29	N23°51'19"E	10.03'
L30	N28°37'08"E	178.15'
L78	S61°22'52"E	316.88'
L79	S66°08'41"E	10.03'
L81	N33°22'57"E	10.03'
L82	N28°37'08"E	178.15'
L106	S61°22'52"E	316.88'
L107	S56°37'03"E	10.03'
L109	S23°51'19"W	10.03'
L110	S28°37'08"W	53.45'

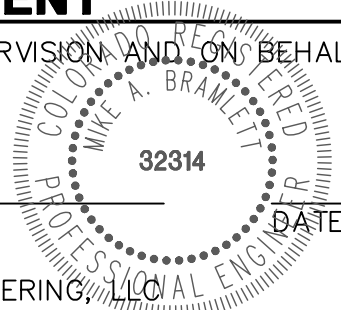
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C8	90°00'00"	20.50'	32.20'
C9	47°51'46"	45.00'	37.59'
C10	275°43'32"	46.17'	222.18'
C11	47°51'46"	45.00'	37.59'
C29	90°00'00"	20.50'	32.20'
C38	90°00'00"	20.50'	32.20'



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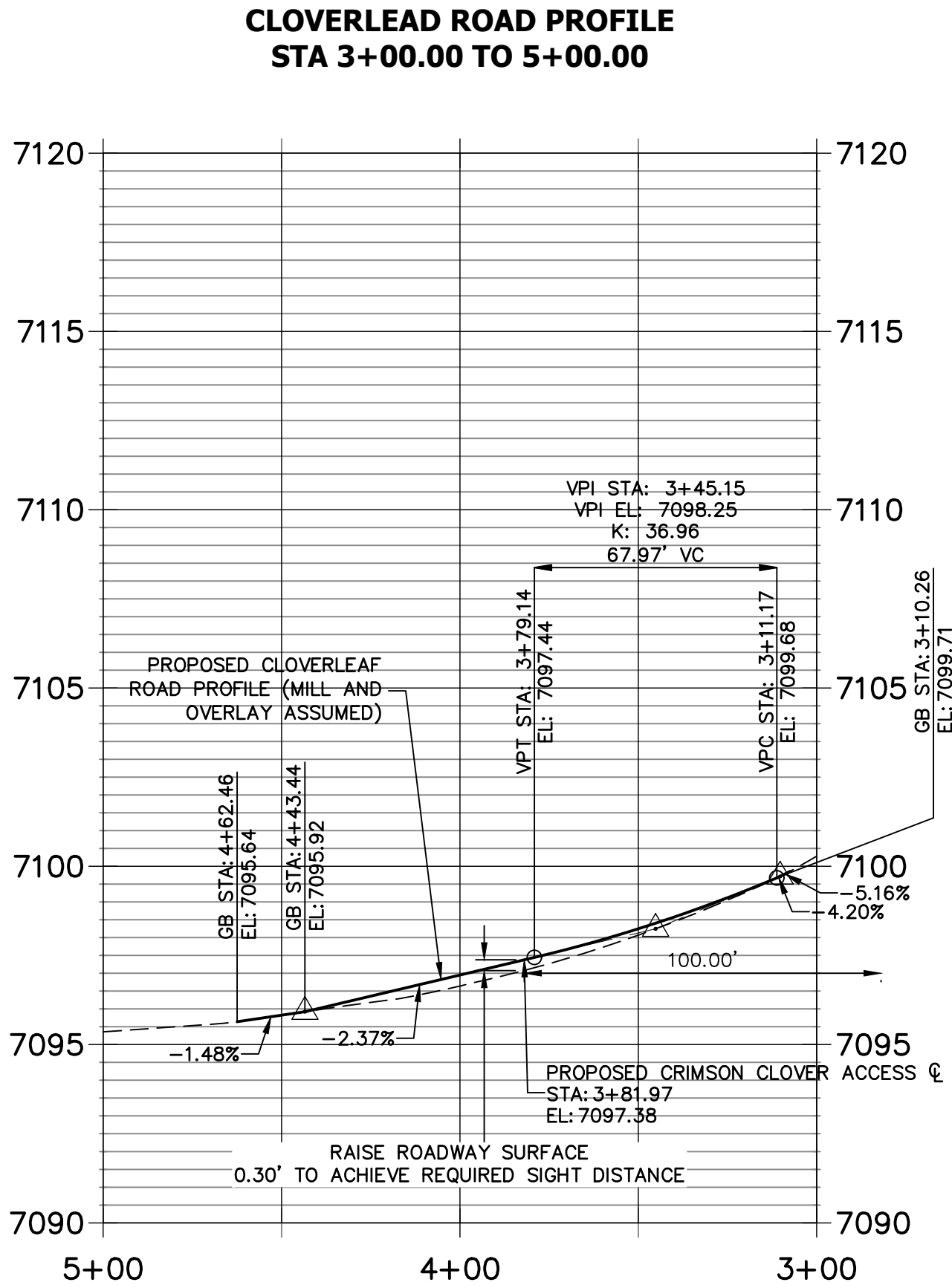
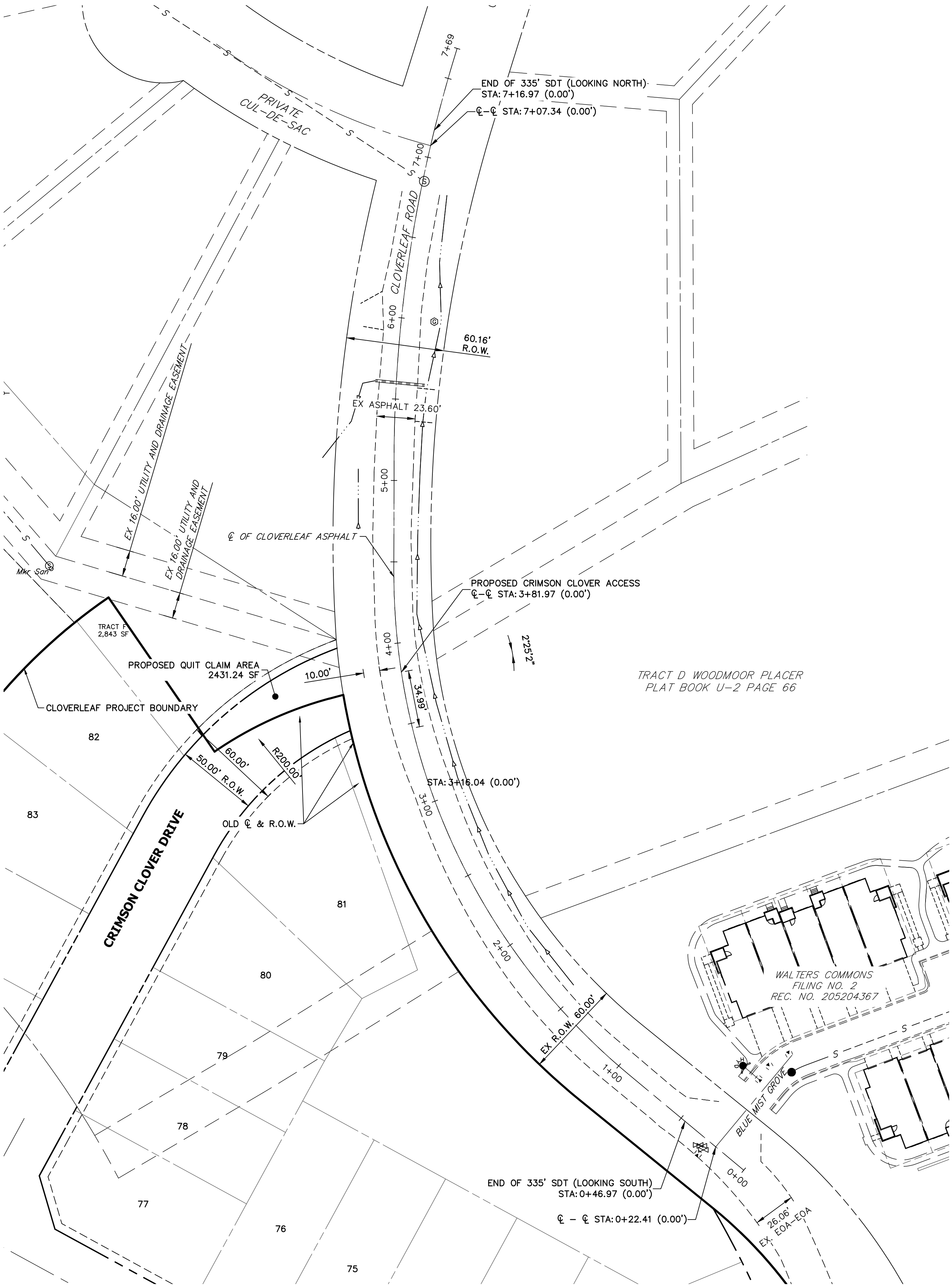
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ATTN: JOE DESJARDIN
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JDESJARDIN@PROTERRACO.COM

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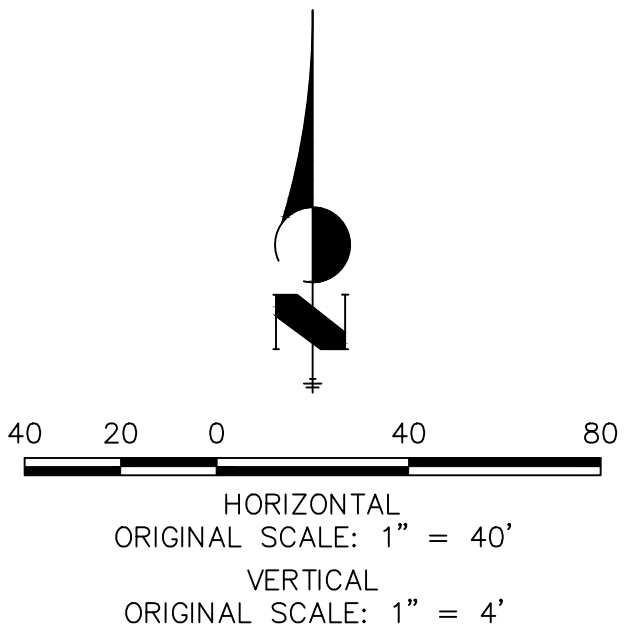
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CLOVERLEAF SUBDIVISION		ROADWAY PLAN AND PROFILE	SHEET 14 OF 19
JOB NO. 25158.01			



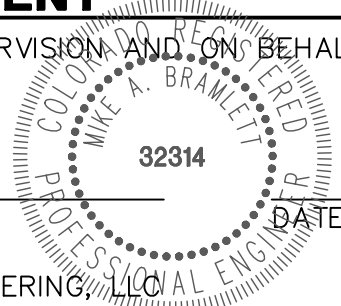
Provide cloverleaf road profile from 0+00 to 7+00.
Show the intersection line of sight on the profile.



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CLOVERLEAF SUBDIVISION

MILL AND OVERLAY PLAN

SHEET 15 OF 19

JOB NO. 25158.01

No. REVISION

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V-SCALE
DATE
DESIGNED BY
DRAWN BY
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1"=4'

5/14/21
XXX
CRB

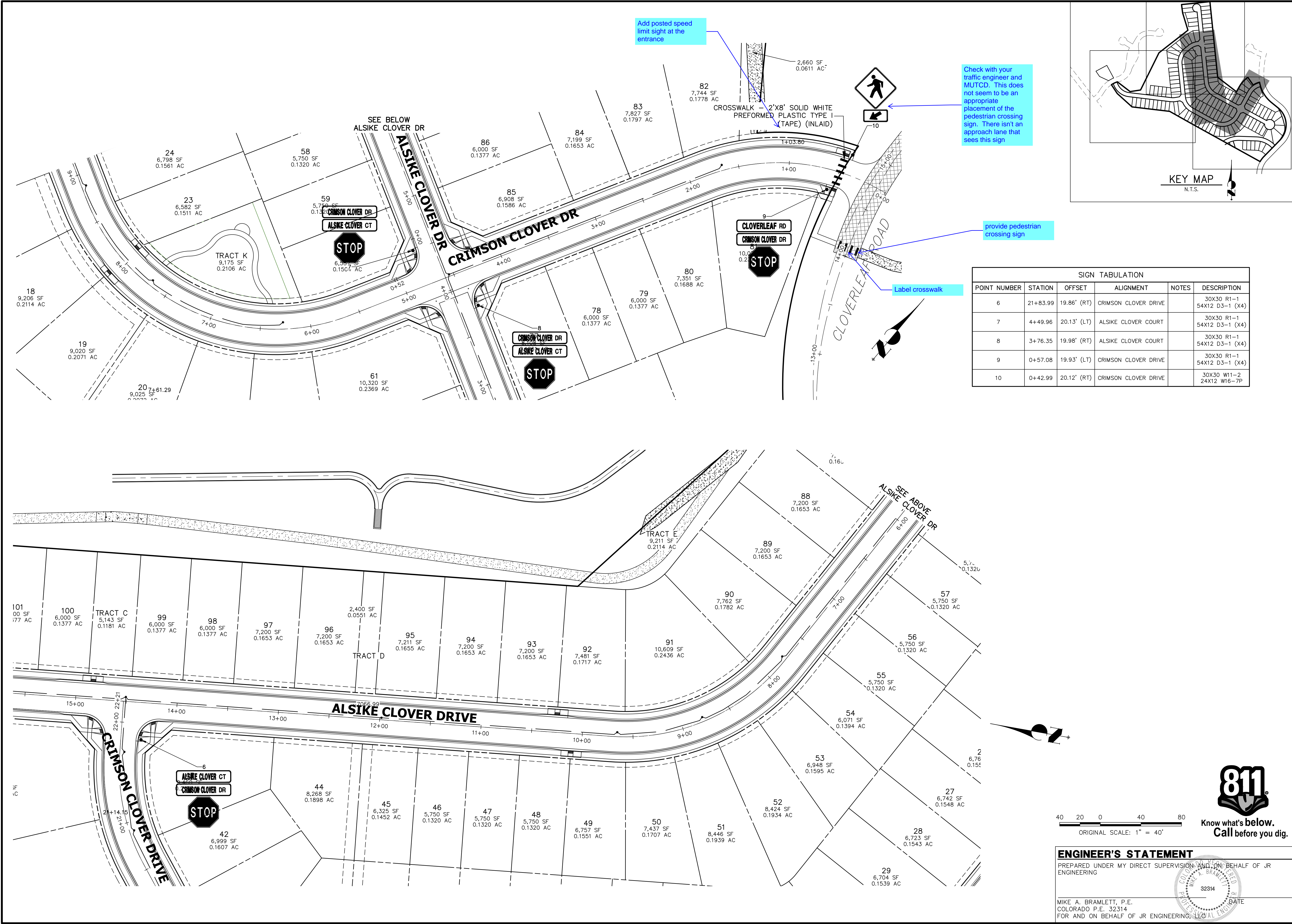
BY DATE



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SIGN TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	NOTES	DESCRIPTION
6	21+83.99	19.86' (RT)	CRIMSON CLOVER DRIVE		30X30 R1-1 54X12 D3-1 (X4)
7	4+49.96	20.13' (LT)	ALSIKE CLOVER COURT		30X30 R1-1 54X12 D3-1 (X4)
8	3+76.35	19.98' (RT)	ALSIKE CLOVER COURT		30X30 R1-1 54X12 D3-1 (X4)
9	0+57.08	19.93' (LT)	CRIMSON CLOVER DRIVE		30X30 R1-1 54X12 D3-1 (X4)
10	0+42.99	20.12' (RT)	CRIMSON CLOVER DRIVE		30X30 W11-2 24X12 W16-7P

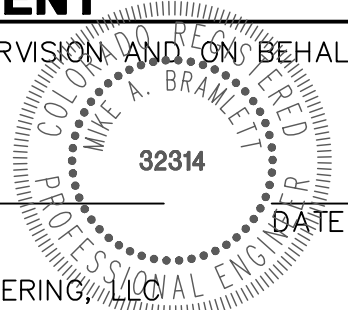
40 20 0 40 80
ORIGINAL SCALE: 1" = 40'

811
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PREPARED FOR
PT CLOVERLEAF, LLC
1864 WOODMOOR DR., STE. 100
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
719-476-0800
JDESJARDIN@PROTERRACO.COM

J.R. ENGINEERING
A Western Company

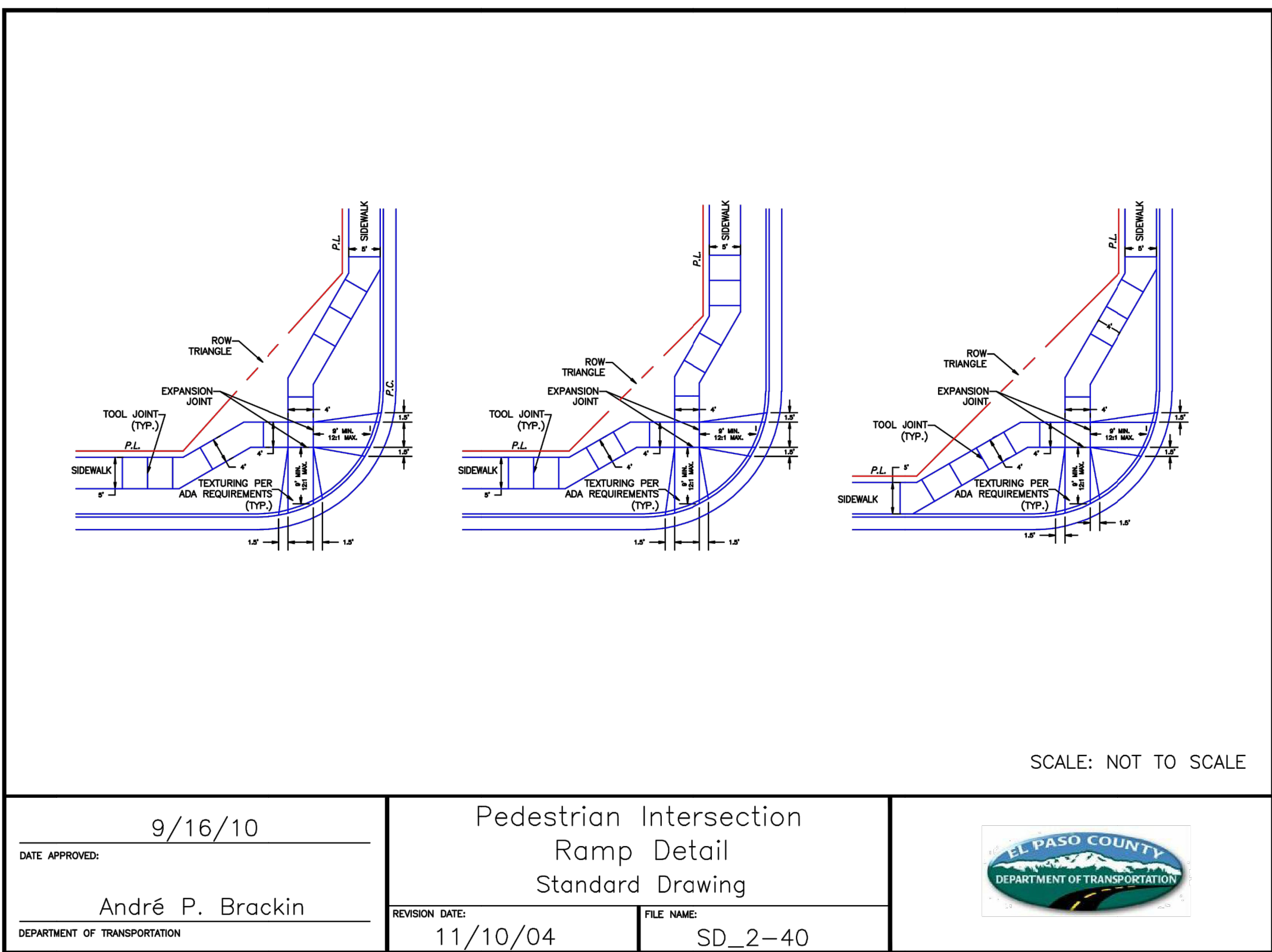
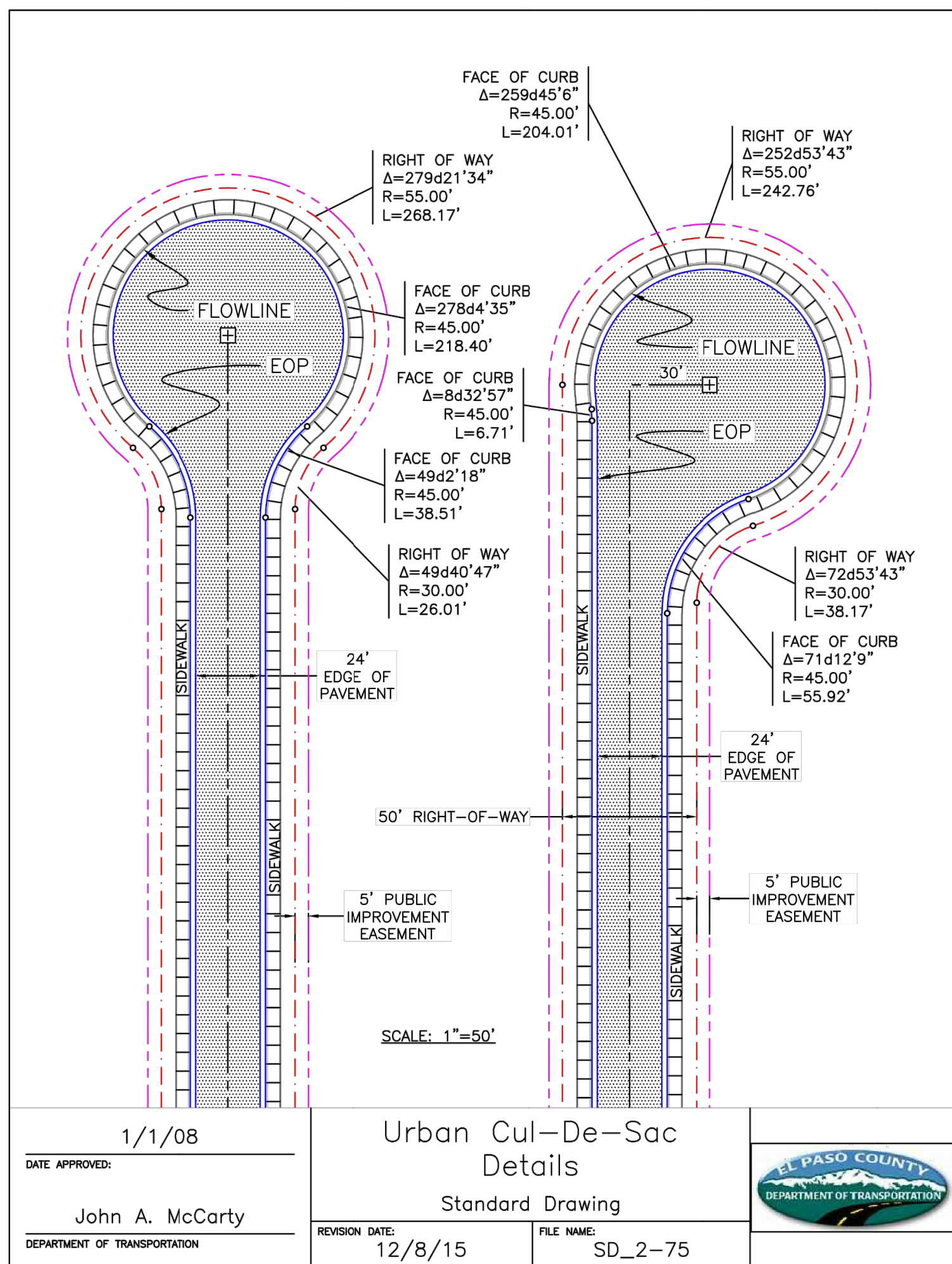
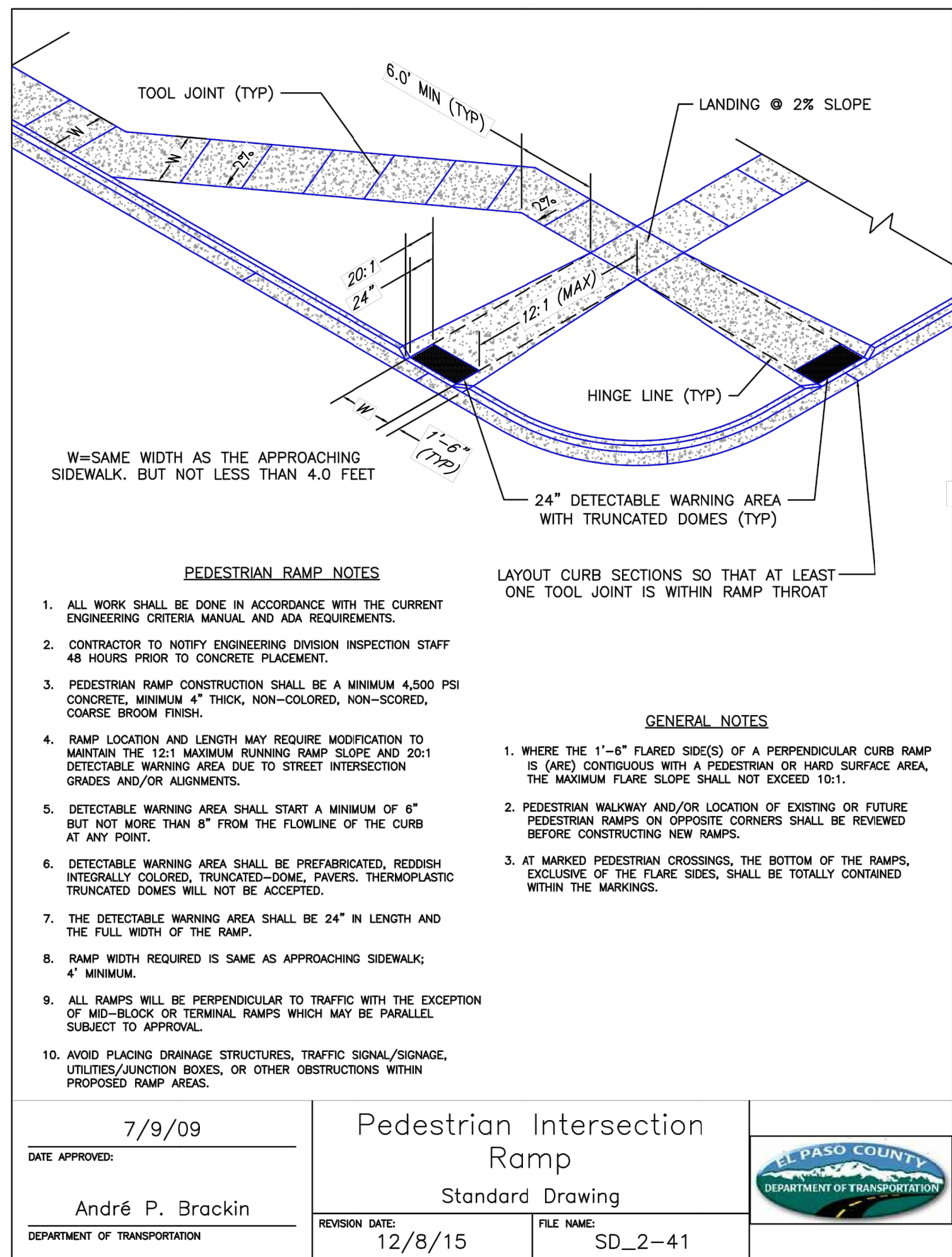
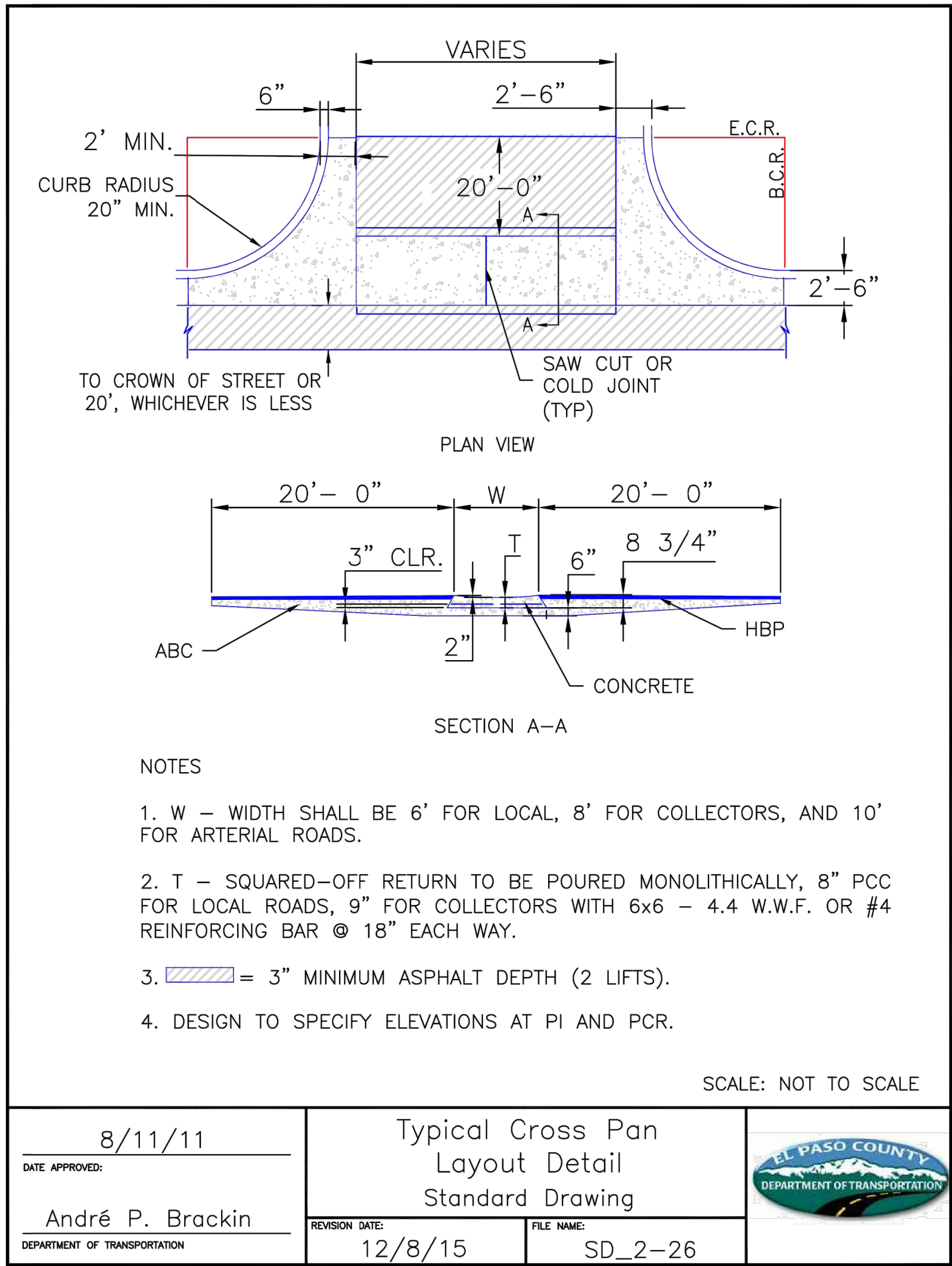
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CLOVERLEAF SUBDIVISION

SIGNAGE AND STRIPING PLAN

SHEET 17 OF 19

JOB NO. 25158.01

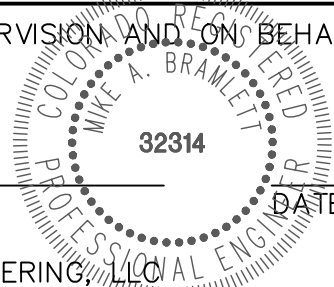


Know what's below.
Call before you dig.

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 SUBDIVISION

COUNTY DETAILS

SHEET 19 OF 19

JOB NO. 25158.01

PREPARED FOR

PT CLOVERLEAF, LLC

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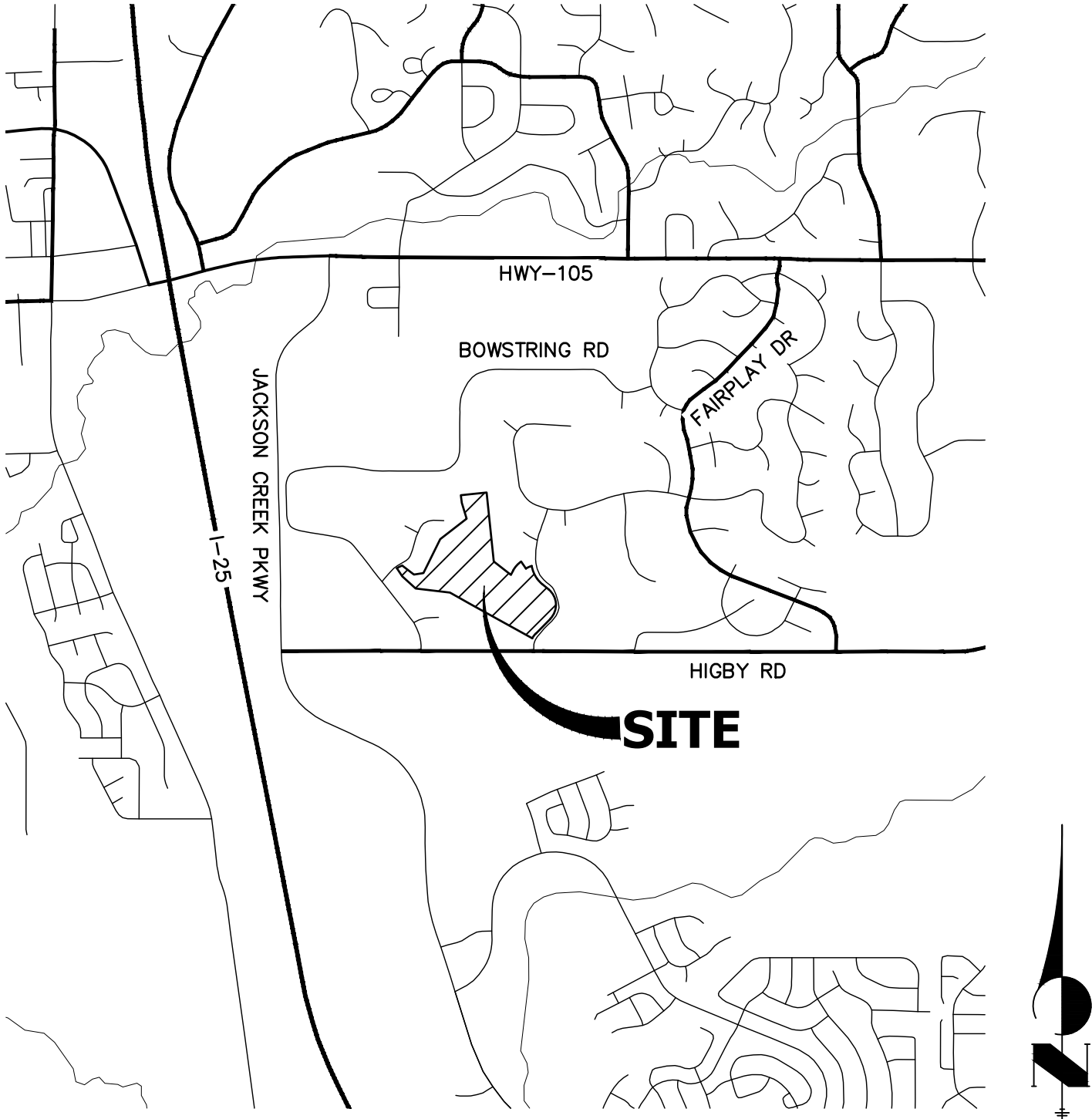
CLOVERLEAF FILING 2
EL PASO COUNTY, COLORADO
STORM SEWER AND POND PLANS

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOIL AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
 - CDOT M&S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSIONS OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE 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 ̢ 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 |
| 9-24 | - | POND PLANS AND DETAILS |
| 25 | - | DETAIL SHEET |

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 80132 625 EXT. 0

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

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.

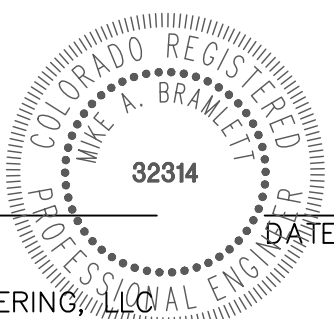
JENNIFER IRVINE, P.E. DATE

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.

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BY	DATE	No.	REVISION	H-SCALE	1"=2000'	V-SCALE	N/A	DATE	Q4/27/2021	DESIGNED BY	SAV	DRAWN BY	SAV	CHECKED BY
CLOVERLEAF FILING 2														
COVER SHEET														
SHEET 1 OF 25														
JOB NO. 25158.01														



Know what's below.
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LAYER LINETYPE LEGEND

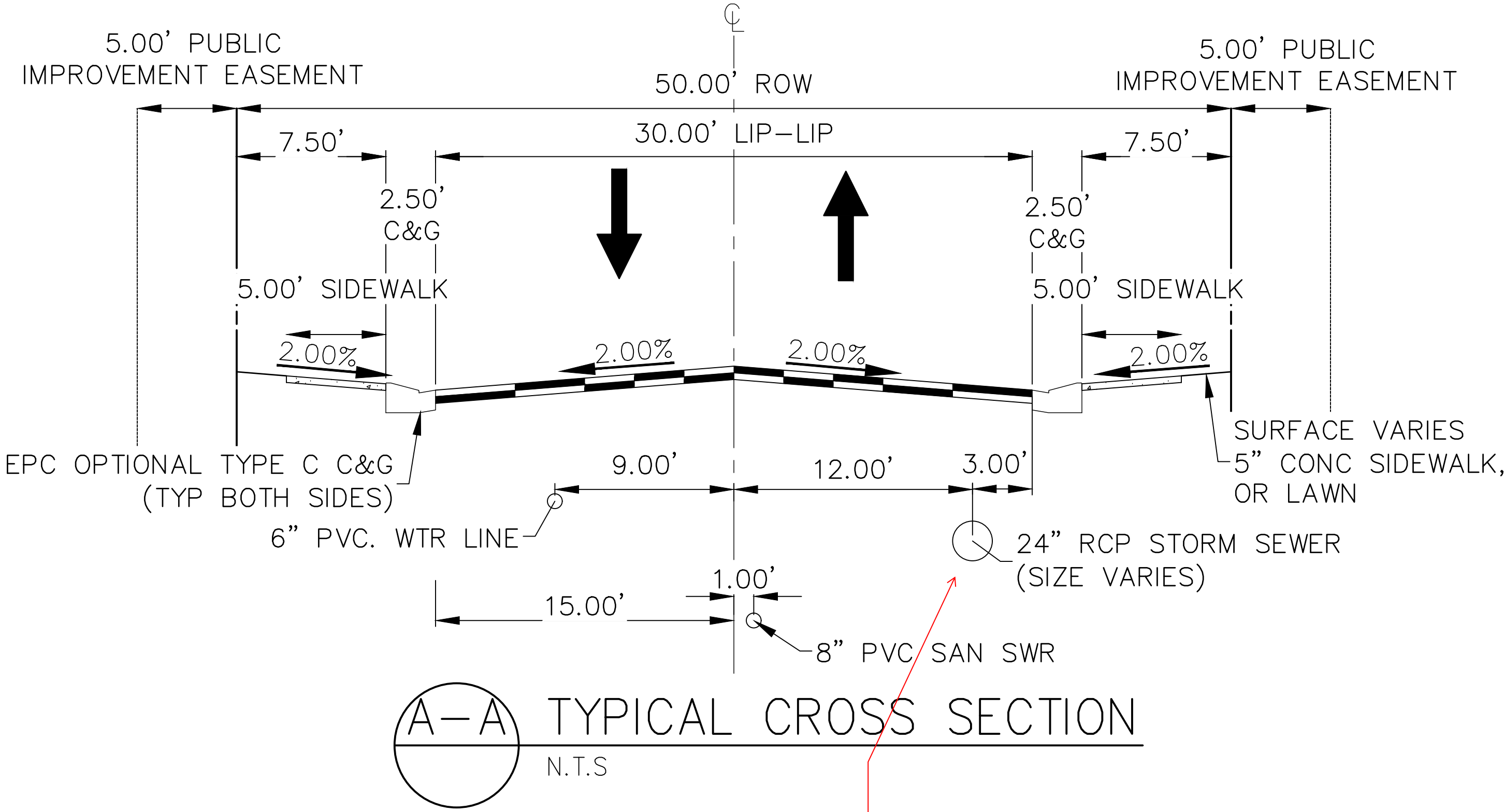
	EXISTING	PROPOSED
PHASE LINE		
MATCH LINE		
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
R.O.W. A LINE		
CENTERLINE		
CITY LIMITS		
WIRE FENCE		
CHAIN LINK FENCE		
WOOD FENCE		
MASONRY FENCE		
GUARDRAIL		
CONC. BARRIER		
CABLE TV		
ELECTRIC		
FIBER OPTIC		
GAS MAIN		
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		

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		
TELEPHONE MANHOLE		
UTILITY POLE		
GUY ANCHOR		
GUY POLE		
MISC. UTILITIES		
VENT PIPE		
TEST HOLE DESIGNATOR		

LANDSCAPE LEGEND

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



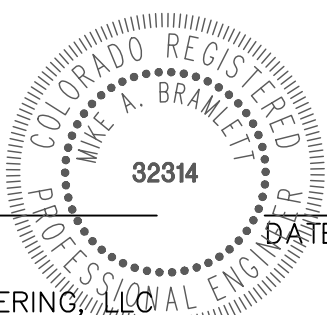
Pending. Meeting on 6/30 to determine final utility cross section



Know what's below.
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ENGINEER'S STATEMENT

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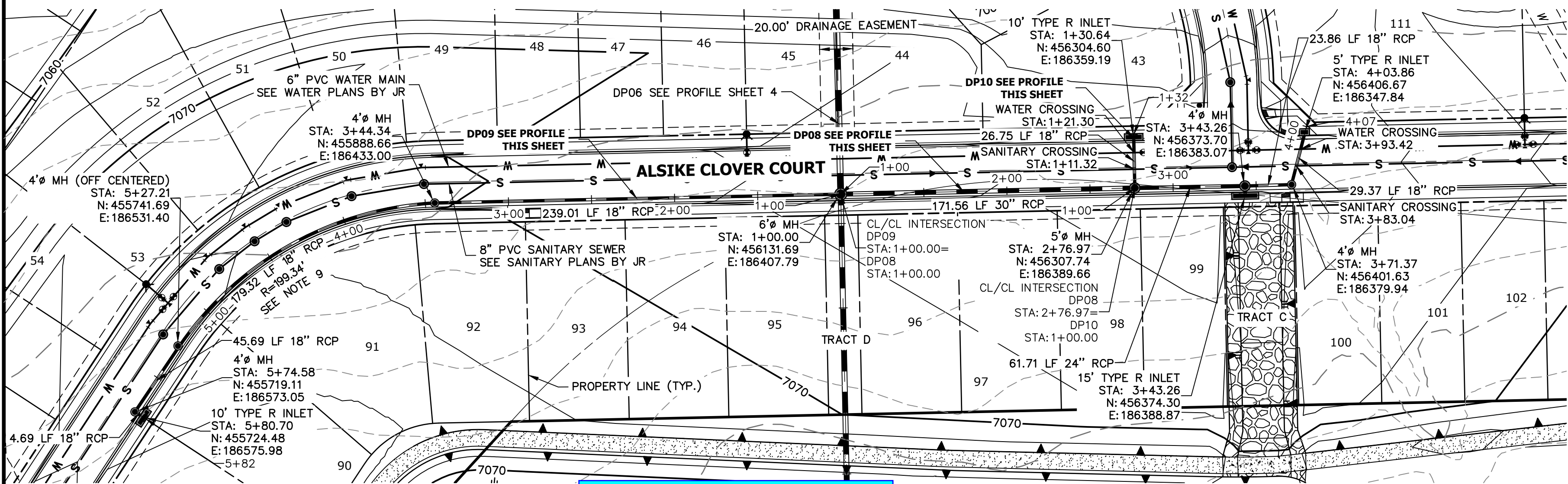


MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

CLOVERLEAF FILING 2

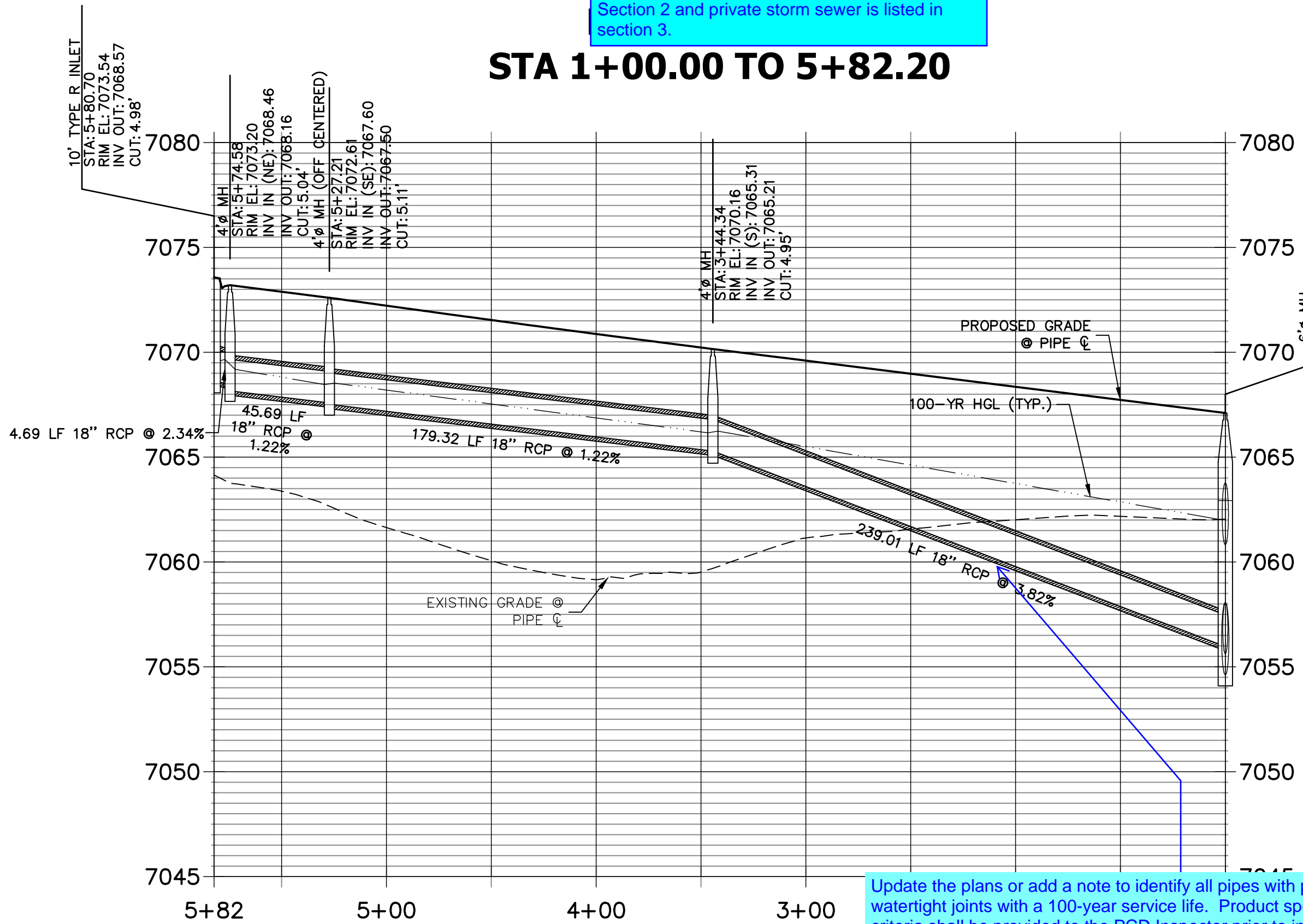
LEGEND

SHEET 2 OF 25
JOB NO. 25158.01



Label storm lines within the ROW as public and outside the ROW as private.
See the preliminary plans for which main is noted as public or private.
Update the financial assurance estimate form accordingly. public storm sewer is listed in Section 2 and private storm sewer is listed in section 3.

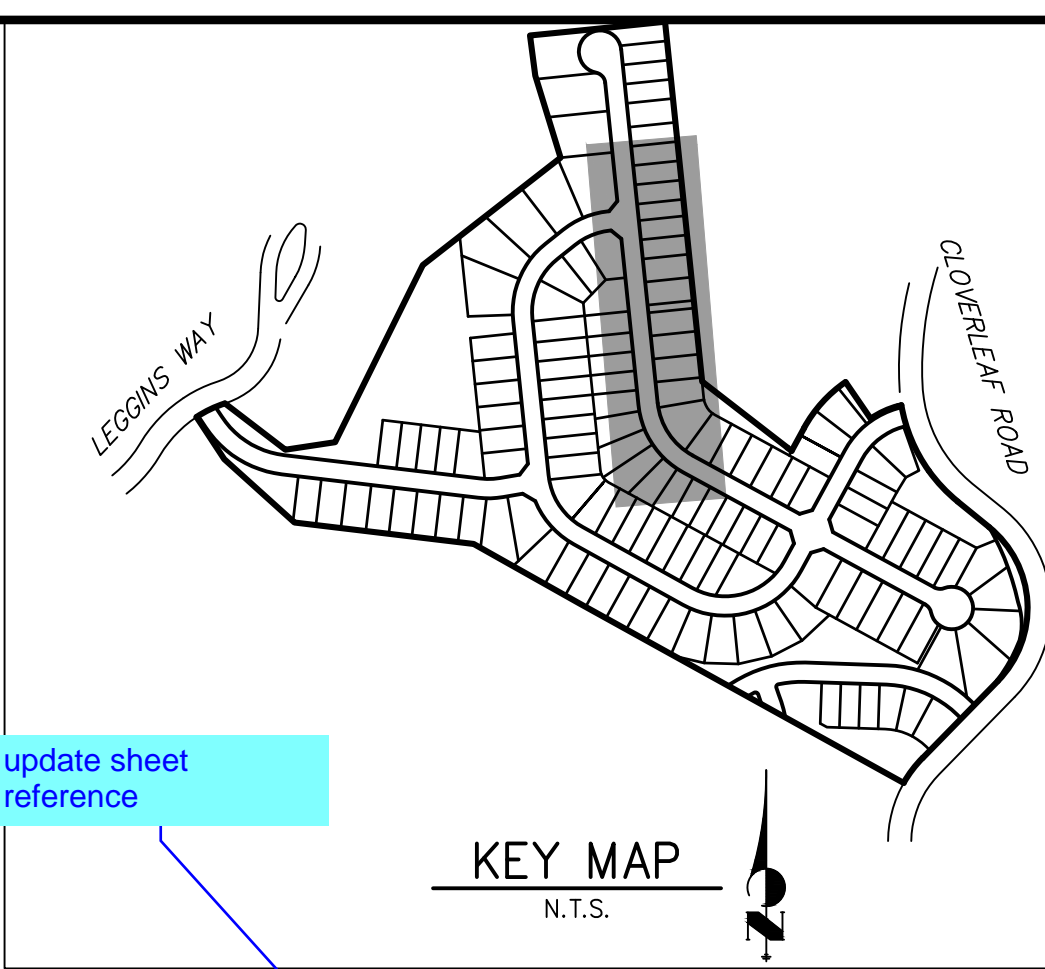
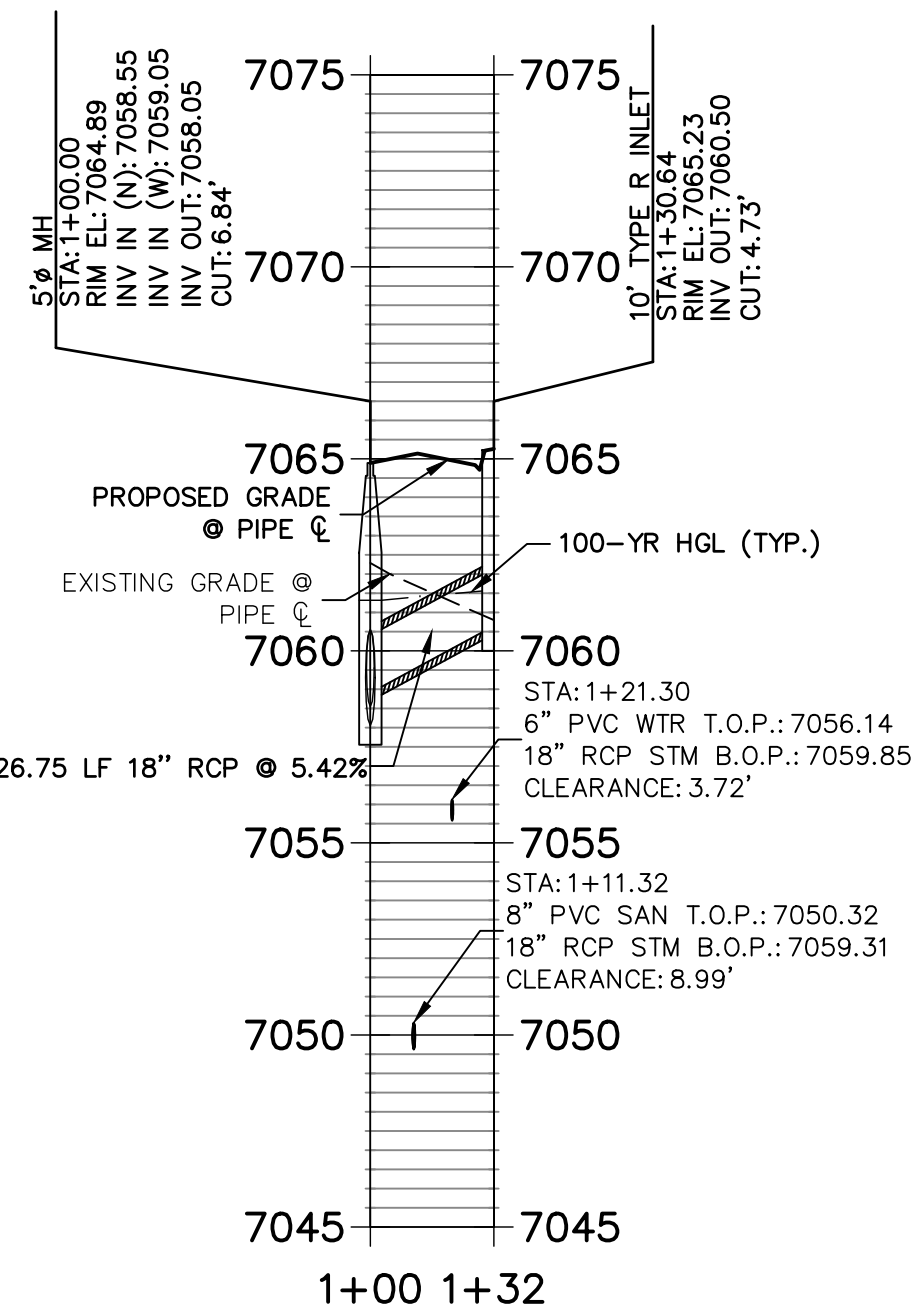
STA 1+00.00 TO 5+82.20



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.

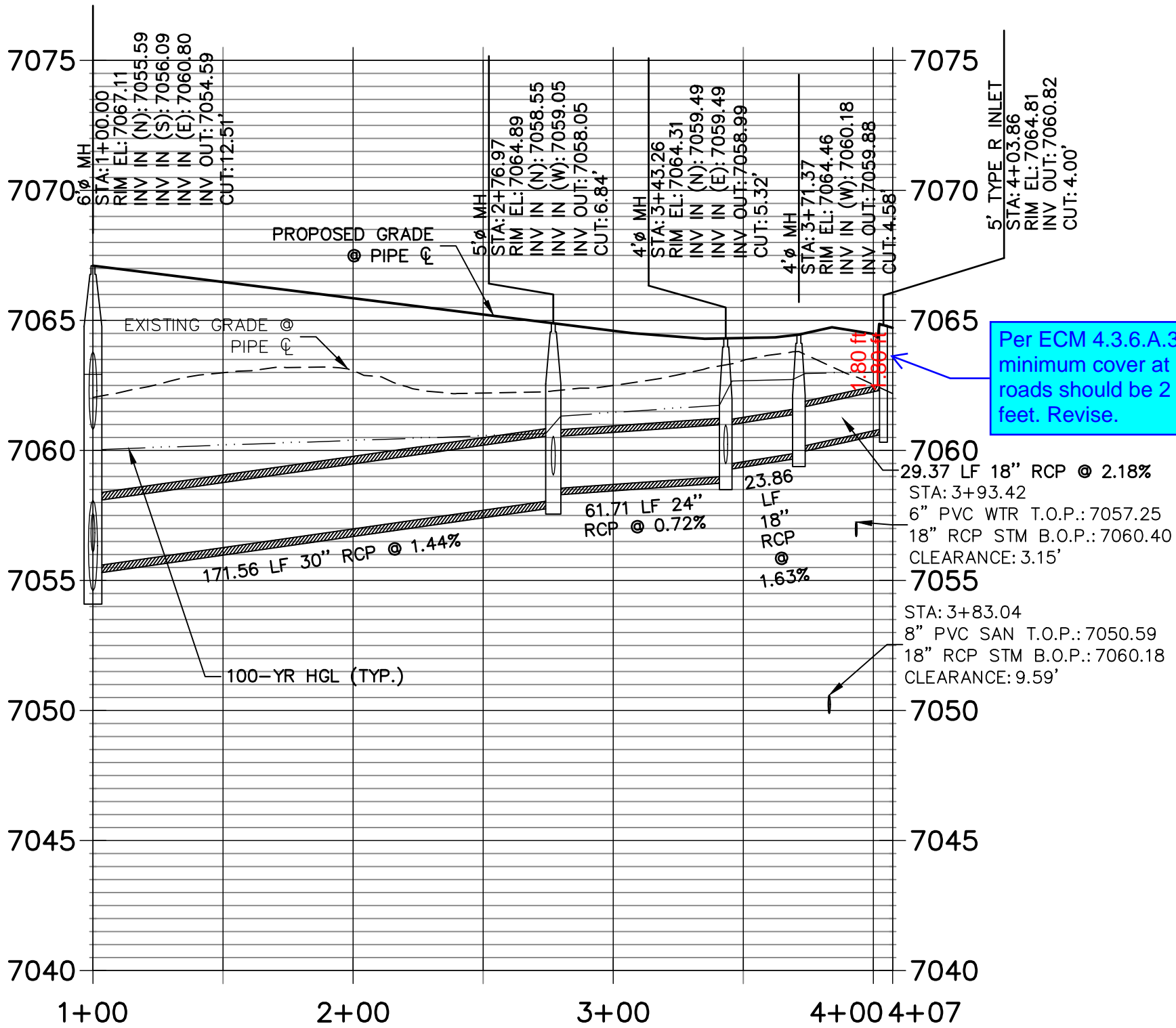
Update the plans or add a note to identify all pipes with pressure head shall use watertight joints with a 100-year service life. Product specification meeting this criteria shall be provided to the PCD Inspector prior to installation.
See ECM 3.3.1 D for the specific criteria.

DP10 PROFILE
STA 1+00.00 TO 1+32.14



- 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 MEASURED FROM THE INSIDE WALL OF INLETS AND FROM THE CENTER OF MANHOLES. PIPE LENGTHS INCLUDE FES LENGTH AND/OR HEADWALL THICKNESS.
 - 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.

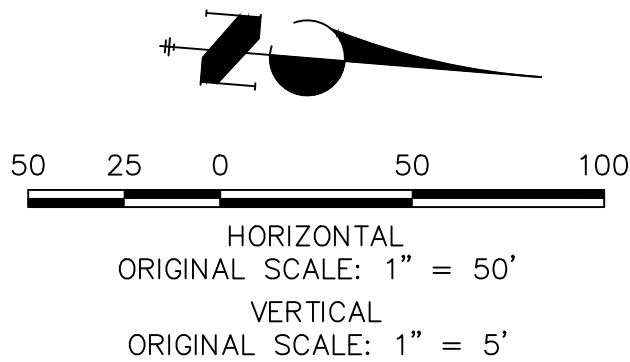
DP08 PROFILE
STA 1+00.00 TO 4+07.41



Per ECM 4.3.6.A.3, minimum cover at roads should be 2 feet. Revise.



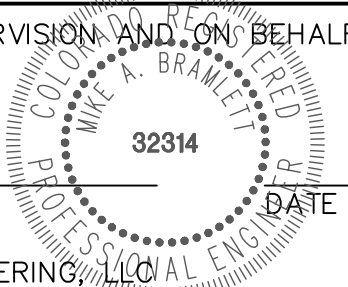
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ENGINEER'S STATEMENT

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



CLOVERLEAF FILING 2

STORM SEWER PLAN AND
PROFILE

SHEET 3 OF 25

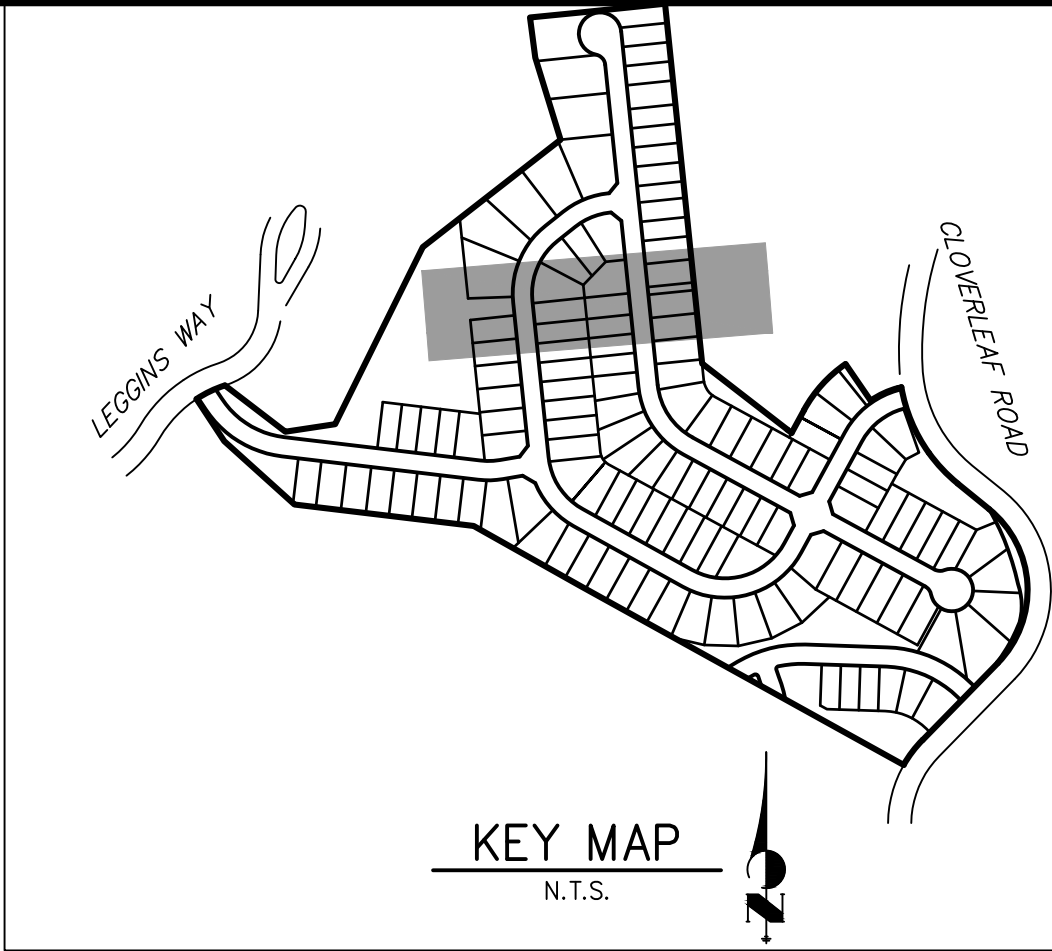
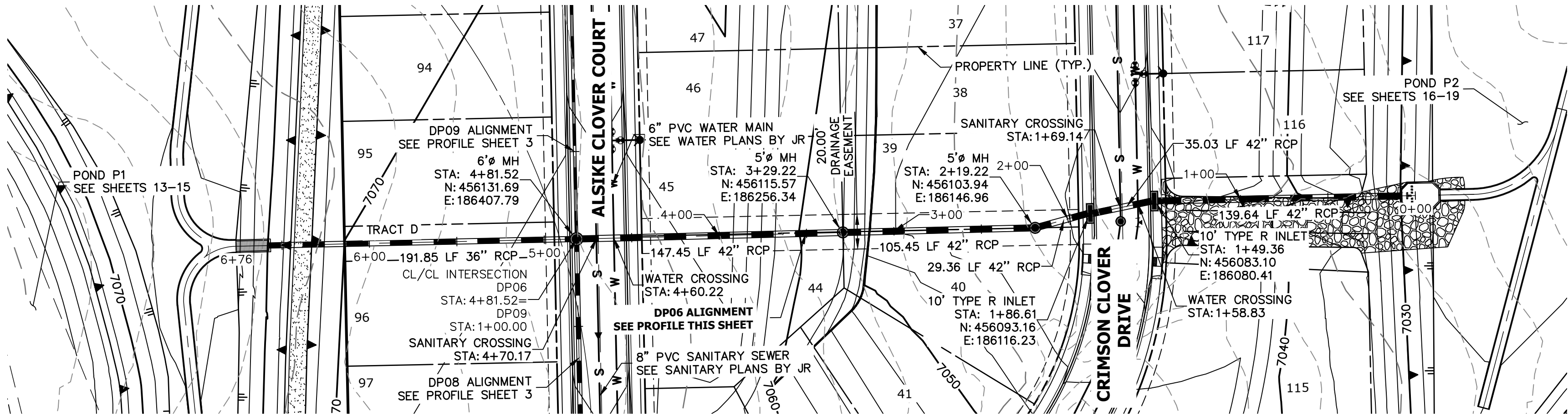
JOB NO. 25158.01



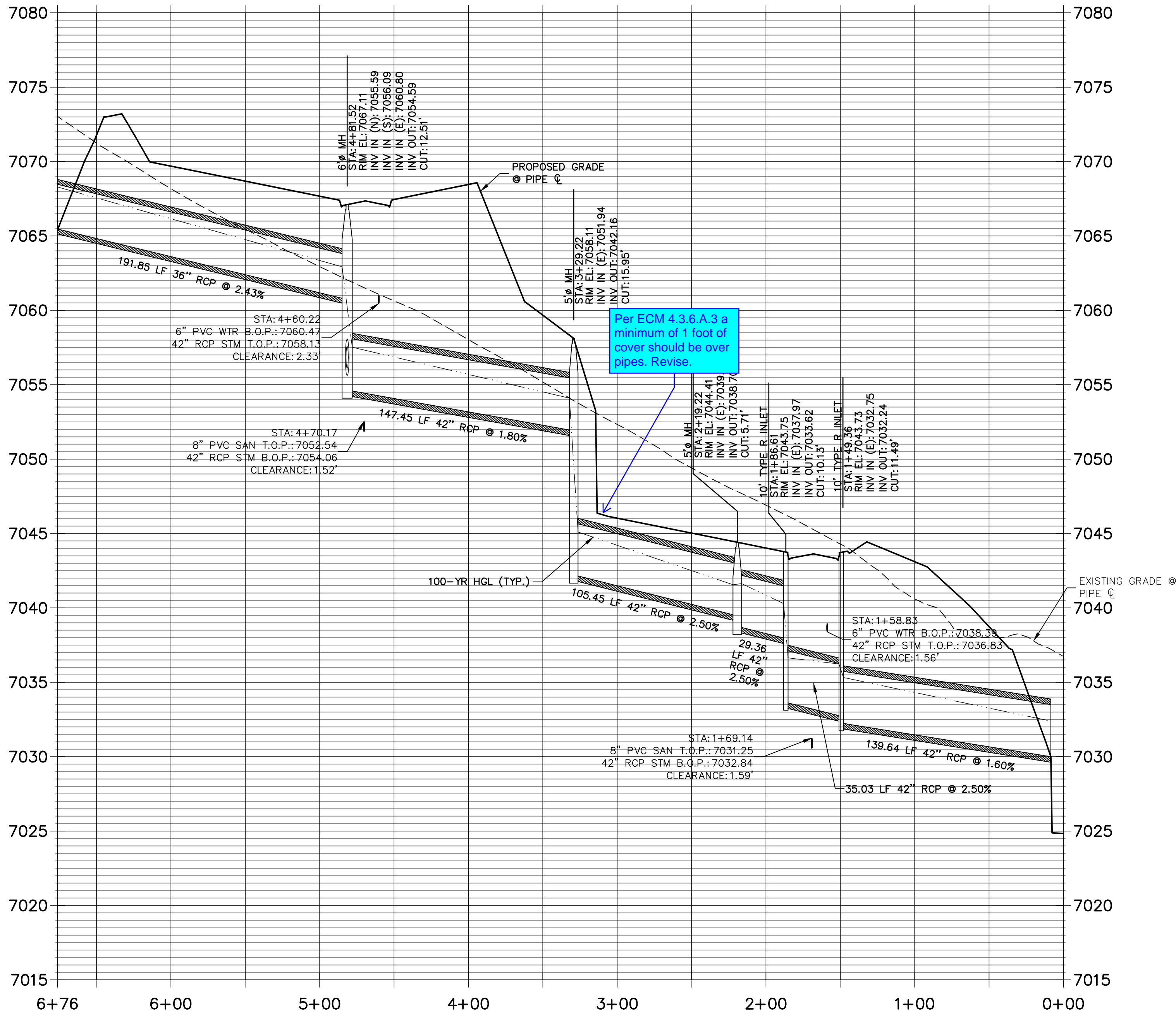
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DESIGNATED BY WRITTEN
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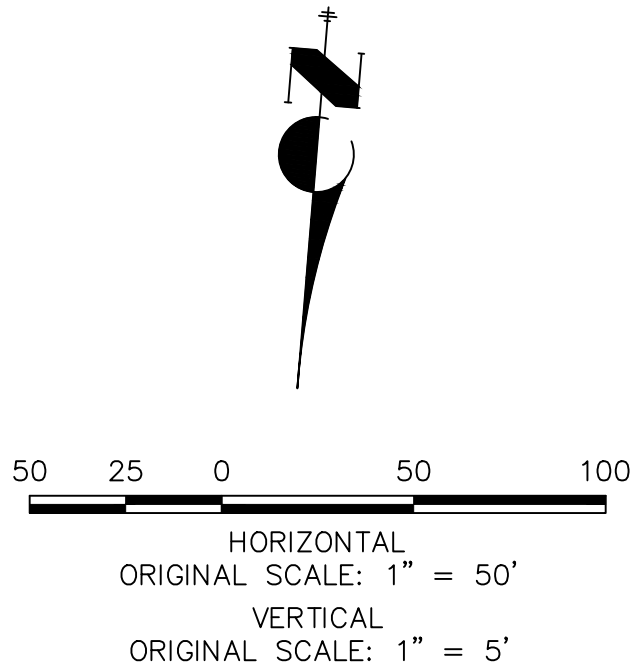


DP06 PROFILE
STA 0+00.00 TO 6+76.22



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 2

STORM SEWER PLAN AND
PROFILE

SHEET 4 OF 25

JOB NO. 25158.01

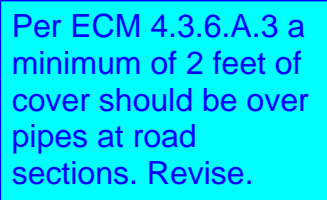
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A Western Company

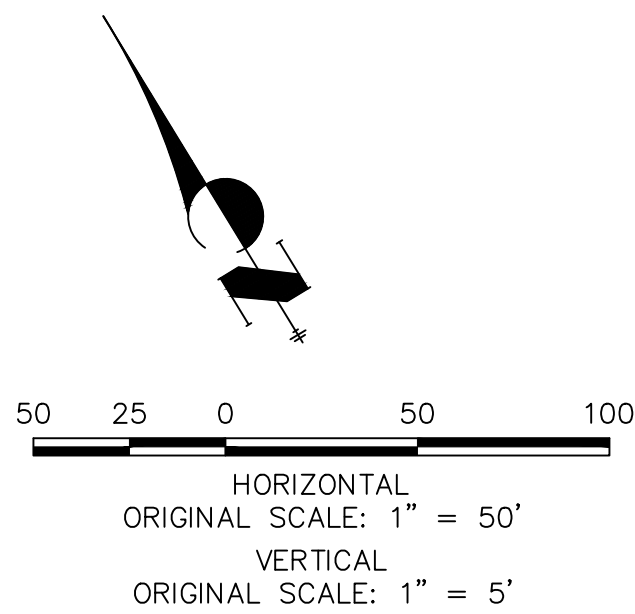

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[illegible]

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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
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32314

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 $1''=50'$

H-SCALE

2

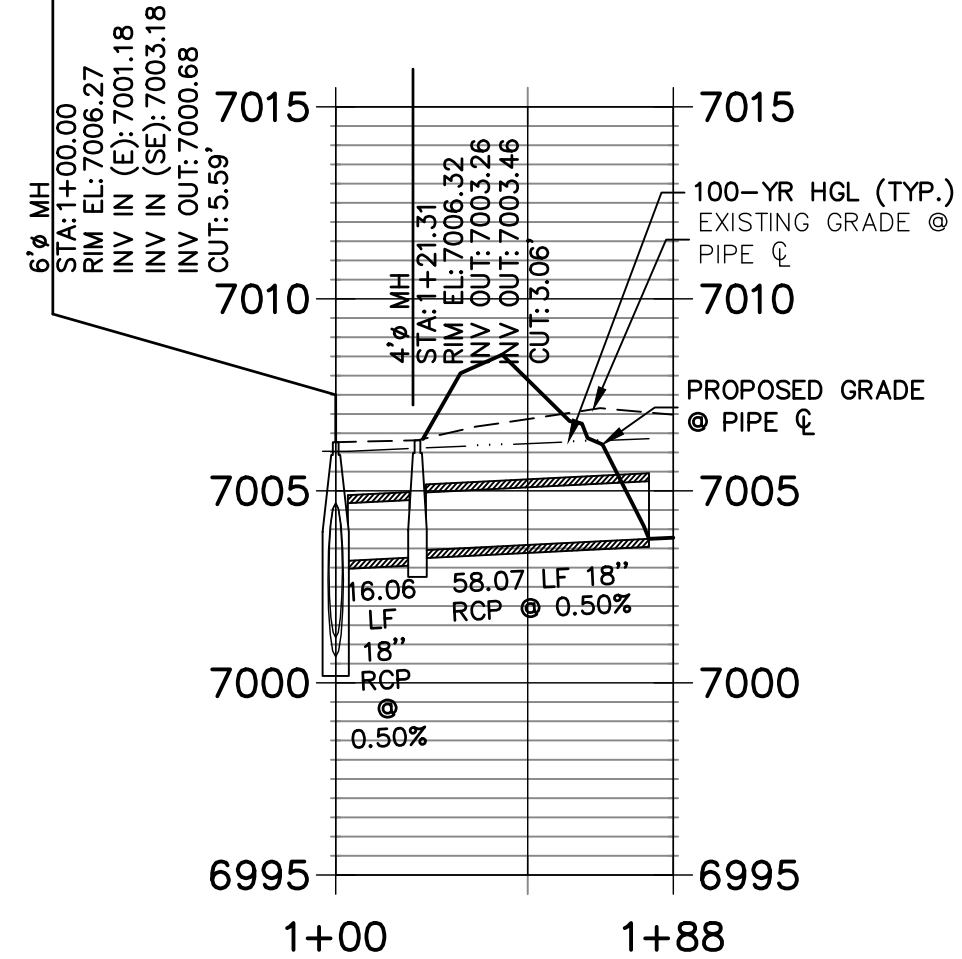
CLOVERLEAF FILING 2

STORM SEWER PLAN AND PROFILE

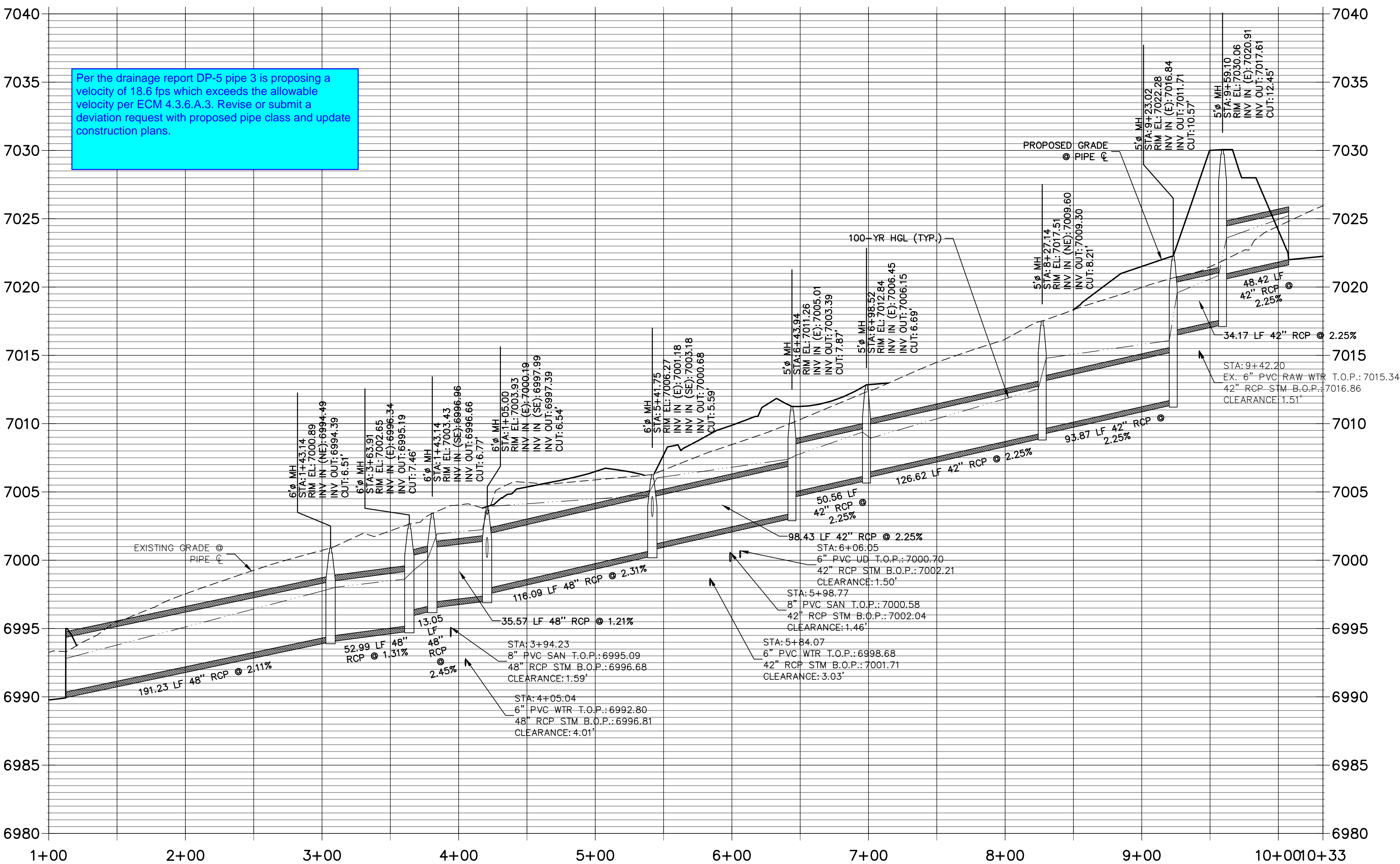
SHEET 5 OF 25

JOB NO. 25158.01

DP11 PROFILE
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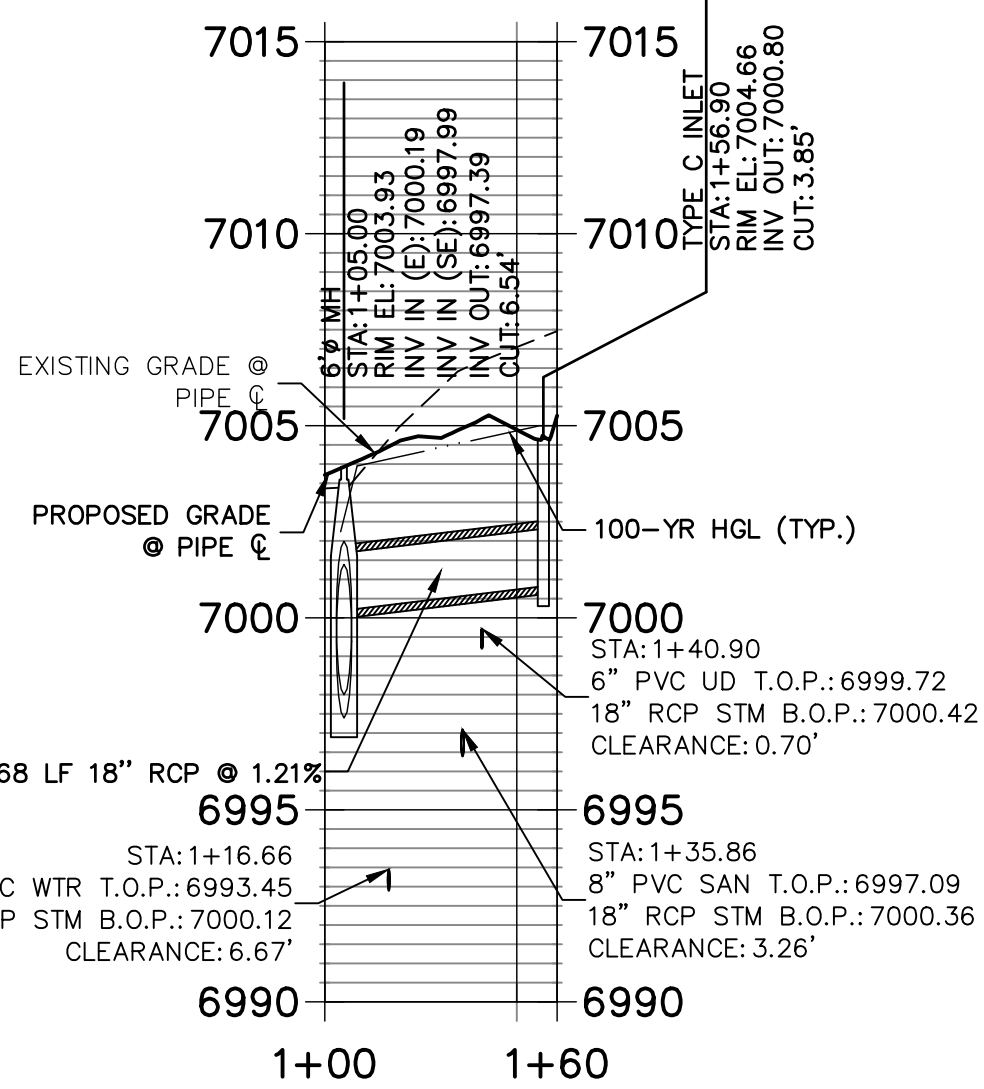


DP05 PROFILE
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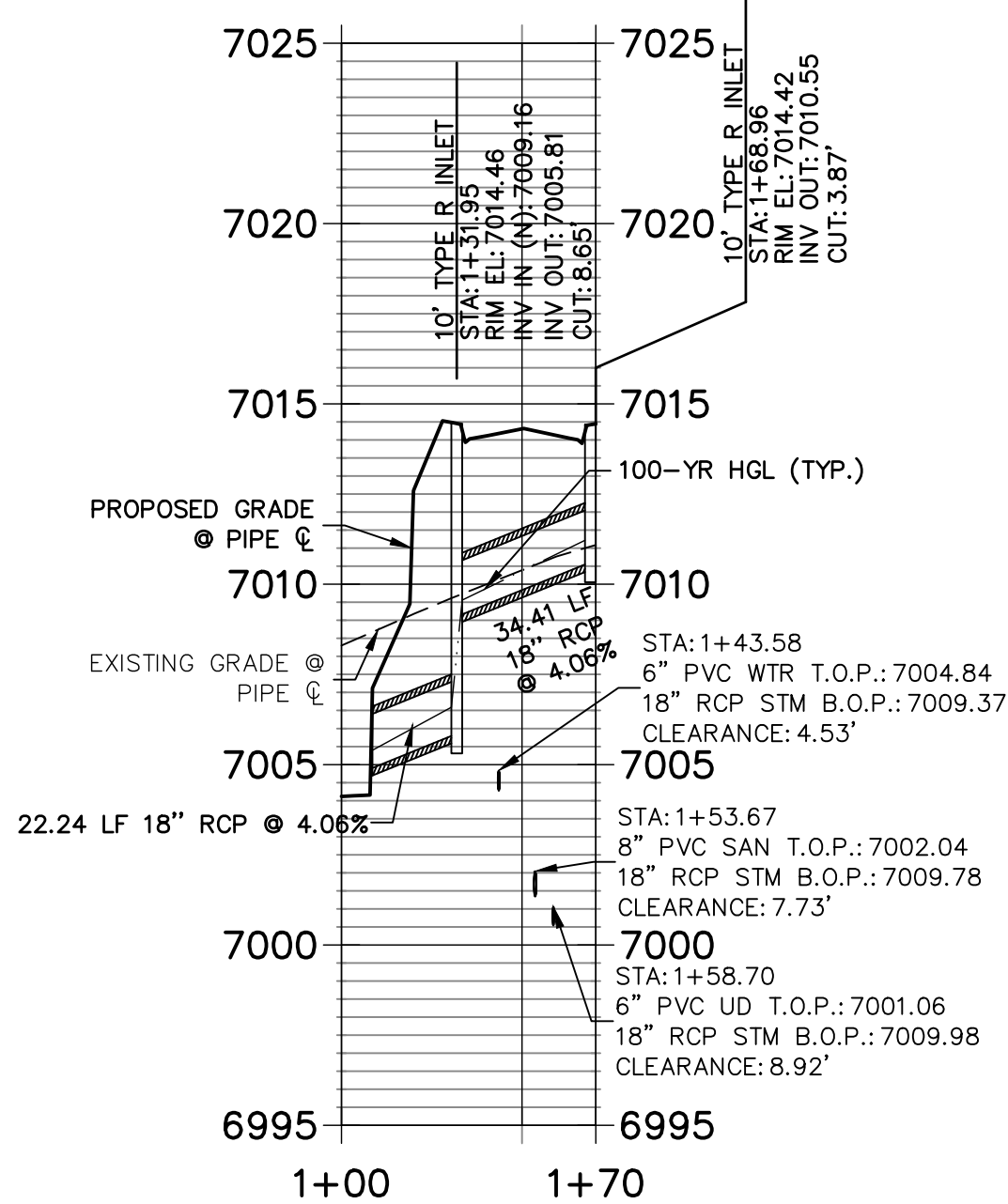


Per the drainage report DP-5 pipe 3 is proposing a velocity of 18.6 fps which exceeds the allowable velocity per ECM 4.3.6.A.3. Revise or submit a deviation request with proposed pipe class and update construction plans.

DP12 PROFILE
STA 1+00.00 TO 1+60.47



DP07 PROFILE
STA 1+00.00 TO 1+70.46

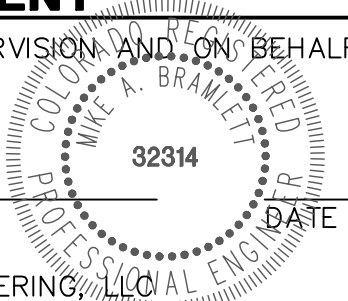


- NOTES**
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ENGINEER'S STATEMENT

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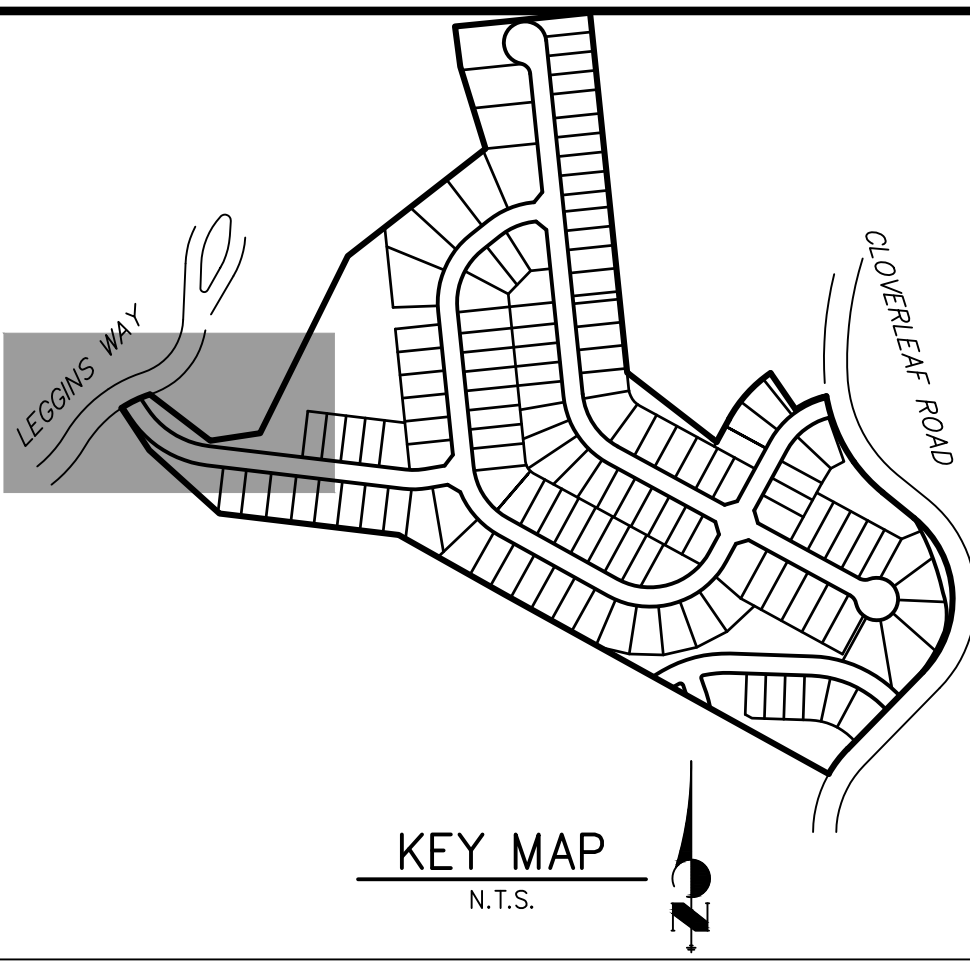
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



CLOVERLEAF FILING 2

STORM SEWER PLAN AND
PROFILE

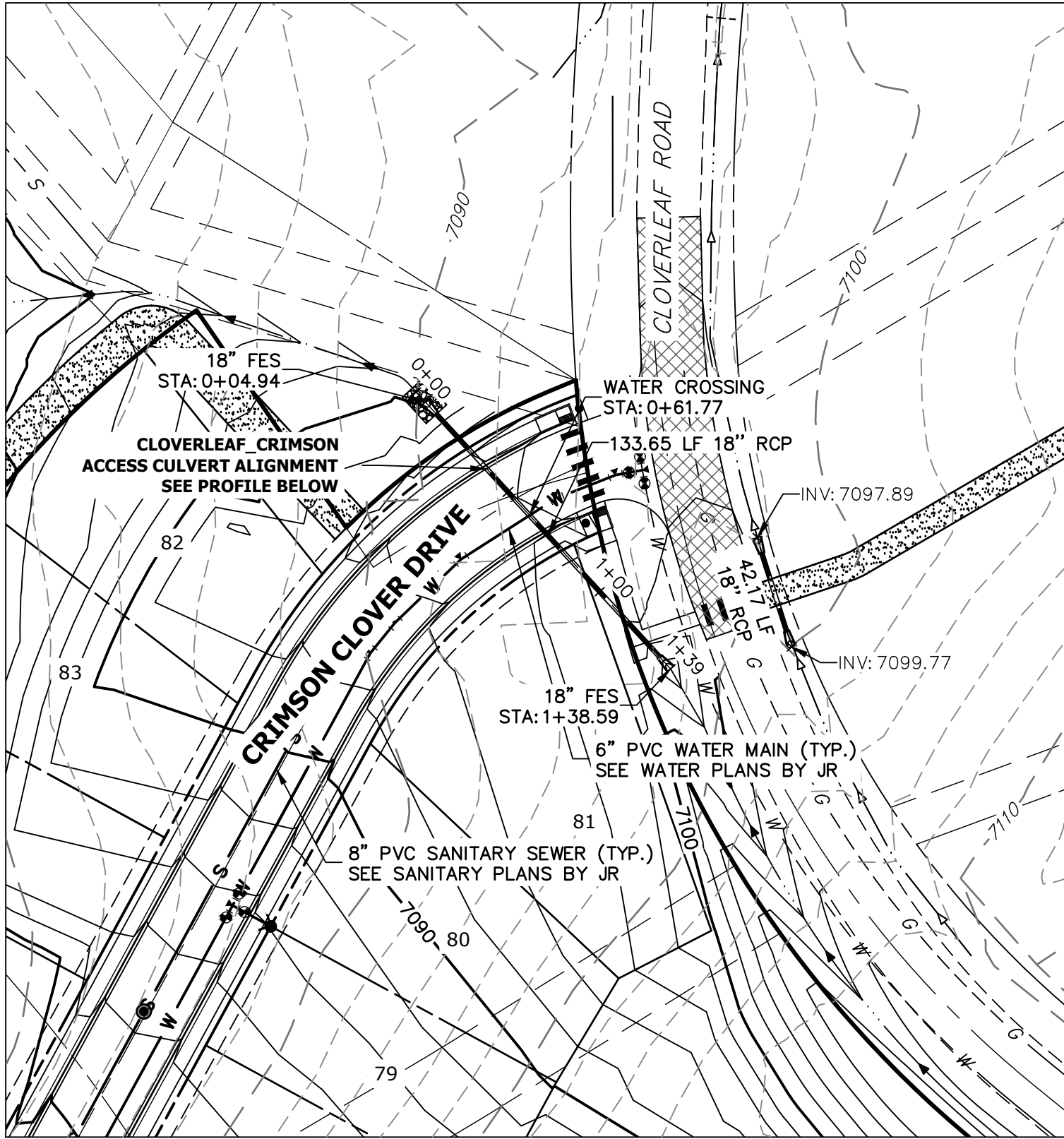
SHEET 7 OF 25
JOB NO. 25158.01



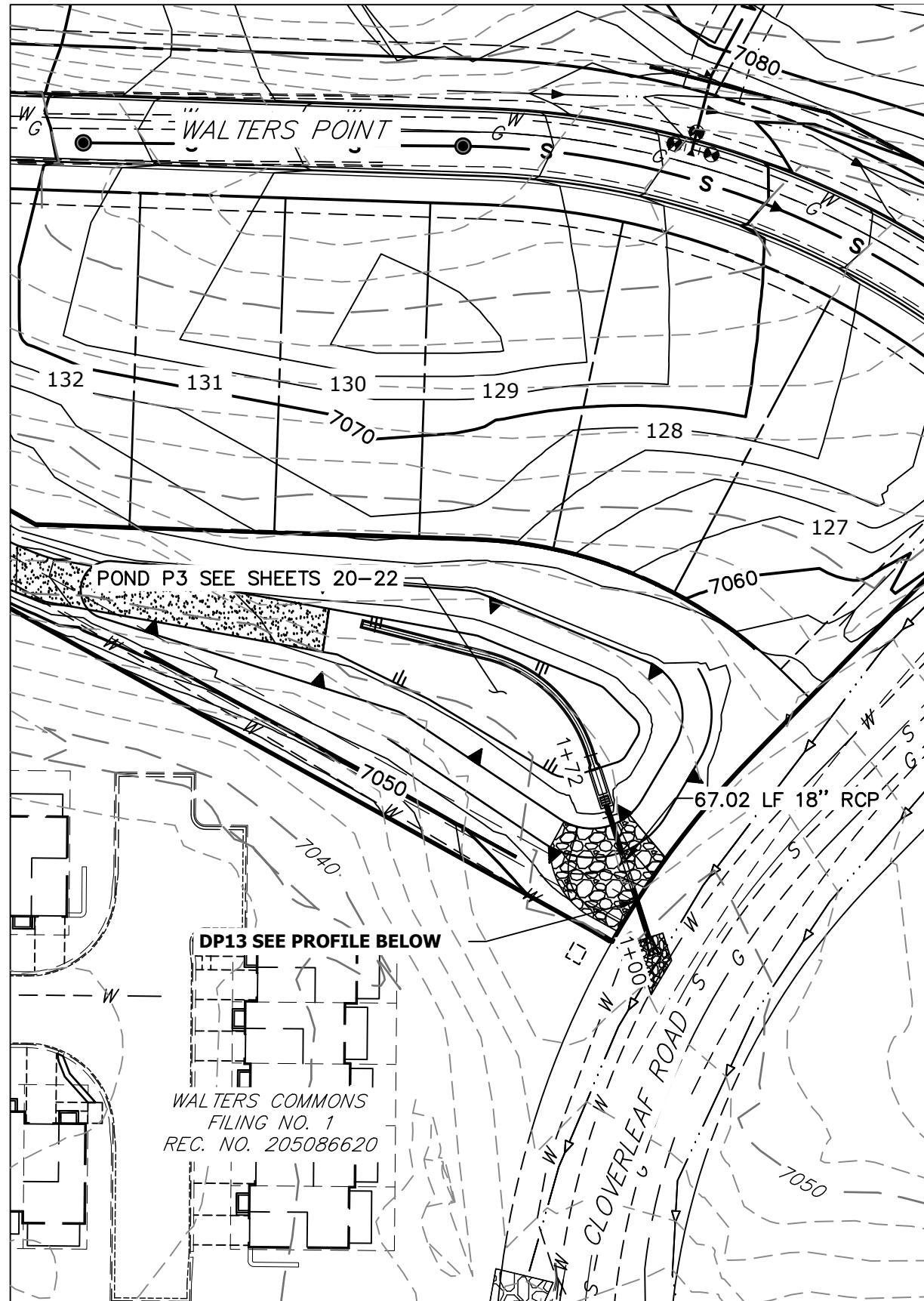
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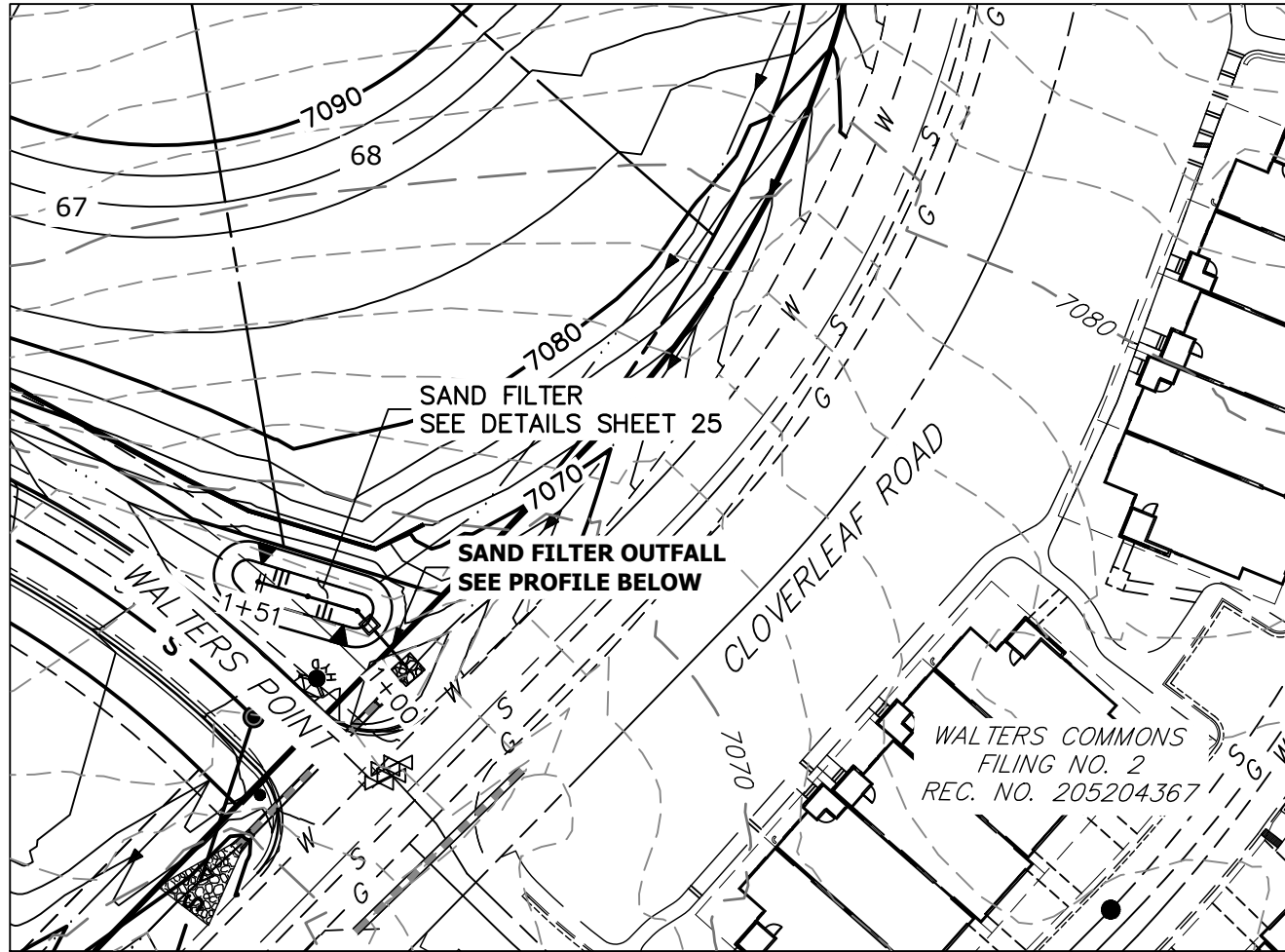
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(A)

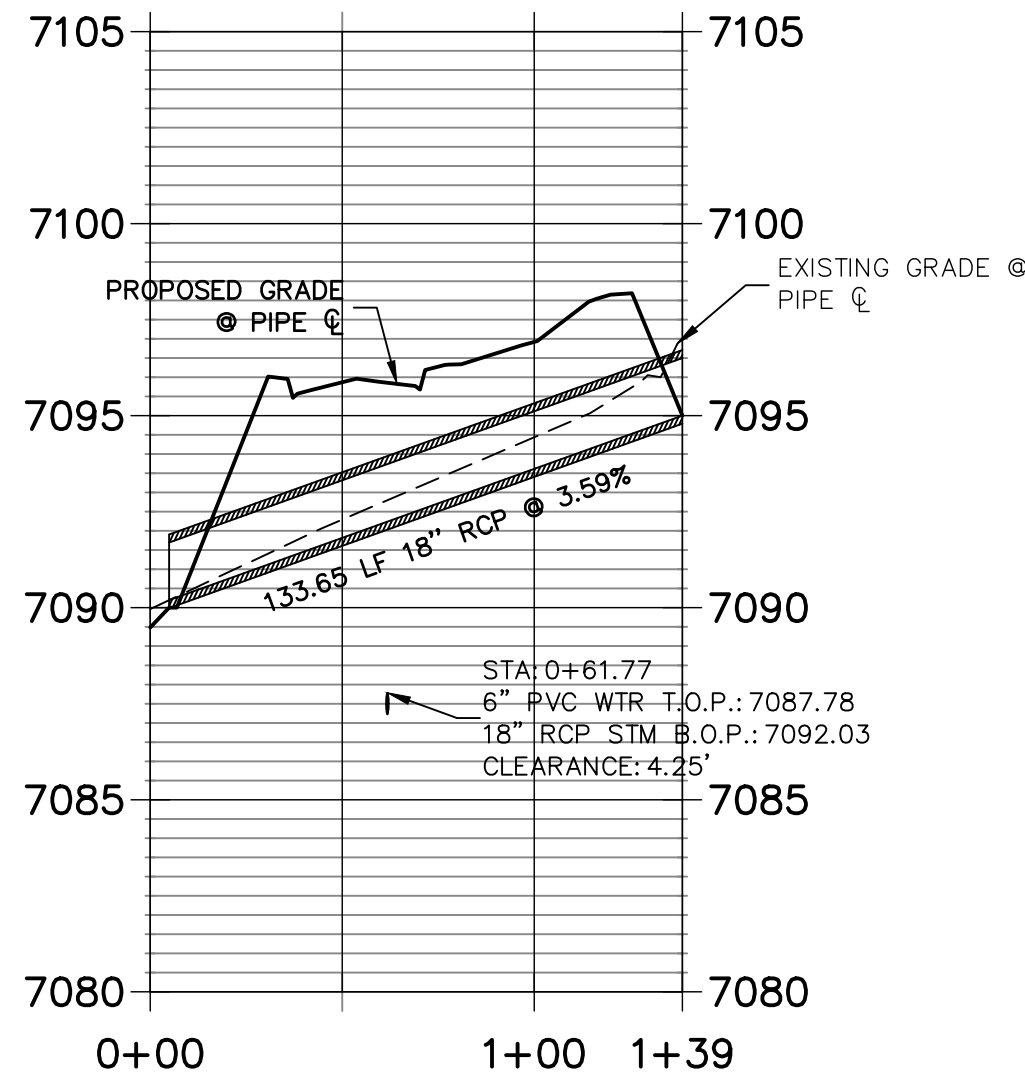


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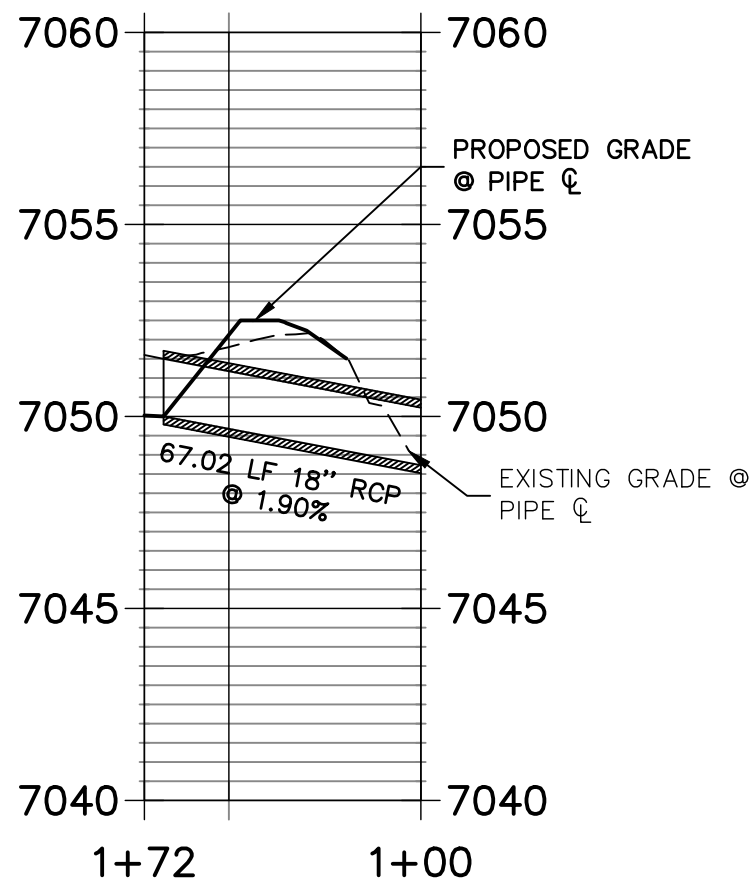


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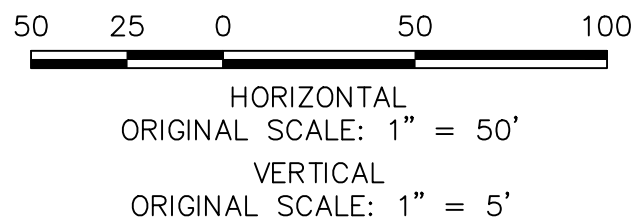
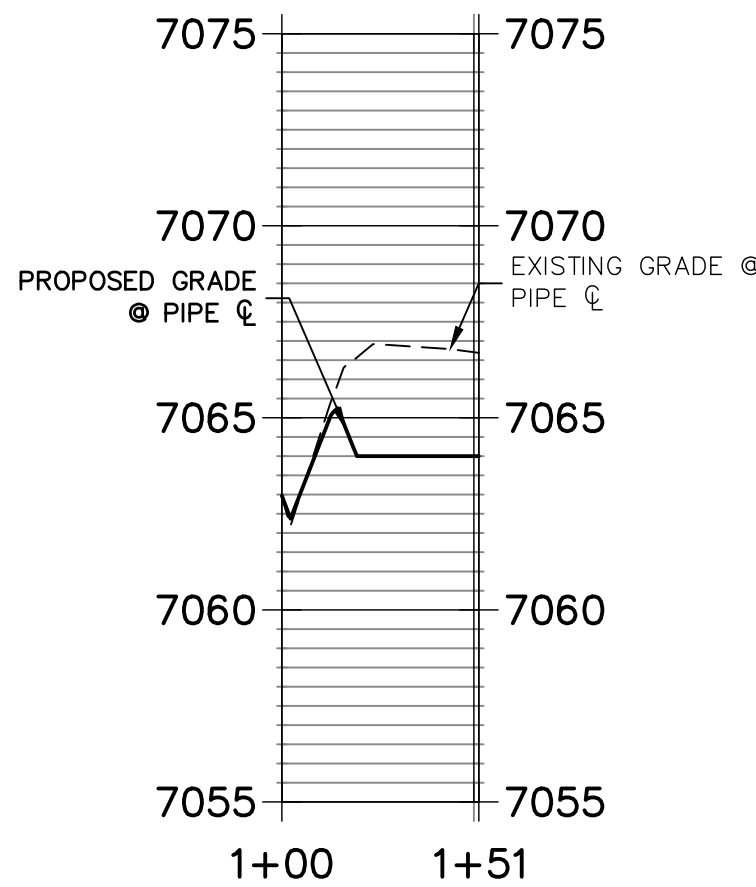
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DP13 PROFILE STA 1+00.00 TO 1+72.02



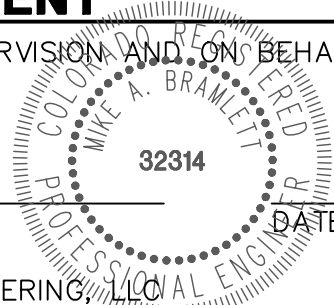
SAND FILTER PROFILE STA 1+00.00 TO 1+51.29



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CLOVERLEAF FILING 2

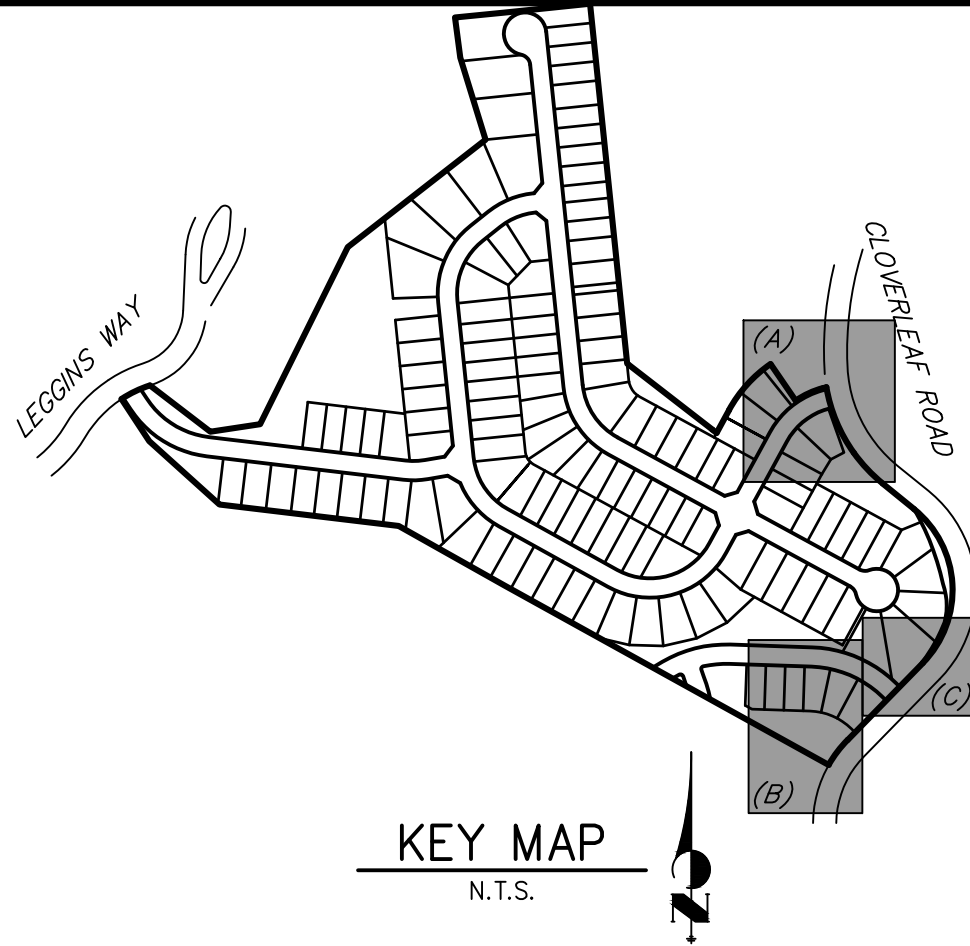
STORM SEWER PLAN AND
PROFILE

SHEET 8 OF 25

JOB NO. 25158.01

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The comments on the four sheets related to Pond 4 (sheets 9-12) are typical comments that should be applied to the sheets with details for the other three ponds.

Access road needs to extend down to outlet structure and trickle channel for maintenance.

Per USDCM Vol 3, detail T-5, pond bottom should have a minimum slope of 3%. Please adjust to minimize future maintenance needs.

provide maintenance access to the forebay

Will ECB be enough here for long-term protection? Consider a more robust form of rundown protection (slope drain, riprap) here to protect against erosion from the concentrated flow from the ditch.

POND 4- PLAN

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P4-M1	MAINT. ROAD	N: 455747.33 E: 185361.29	7009.85
P4-M2	MAINT. ROAD	N: 455763.03 E: 185338.81	7008.51
P4-S1	SPILLWAY	N: 455711.59 E: 185361.21	7005.84
P4-S2	SPILLWAY	N: 455708.27 E: 185364.86	7005.55
P4-S3	SPILLWAY/TOP	N: 455693.57 E: 185381.04	7005.75
P4-S4	SPILLWAY/TOP	N: 455690.35 E: 185384.61	7005.80
P4-T1	TOE	N: 455710.15 E: 185381.24	7004.25
P4-T2	TOE	N: 455707.59 E: 185380.66	7004.35
P4-T3	TOE	N: 455698.78 E: 185391.47	7004.49
P4-T4	TOE	N: 455635.91 E: 185456.05	7005.28
P4-T5	TOE	N: 455630.92 E: 185468.70	7005.06
P4-T6	TOE	N: 455616.22 E: 185482.78	7005.15
P4-T7	TOE	N: 455613.34 E: 185488.78	7005.28
P4-T8	TOE	N: 455615.15 E: 185492.35	7005.36
P4-T9	TOE	N: 455623.15 E: 185492.51	7005.20
P4-T10	TOE	N: 455652.05 E: 185487.14	7005.59
P4-T11	TOE	N: 455673.93 E: 185473.16	7005.58

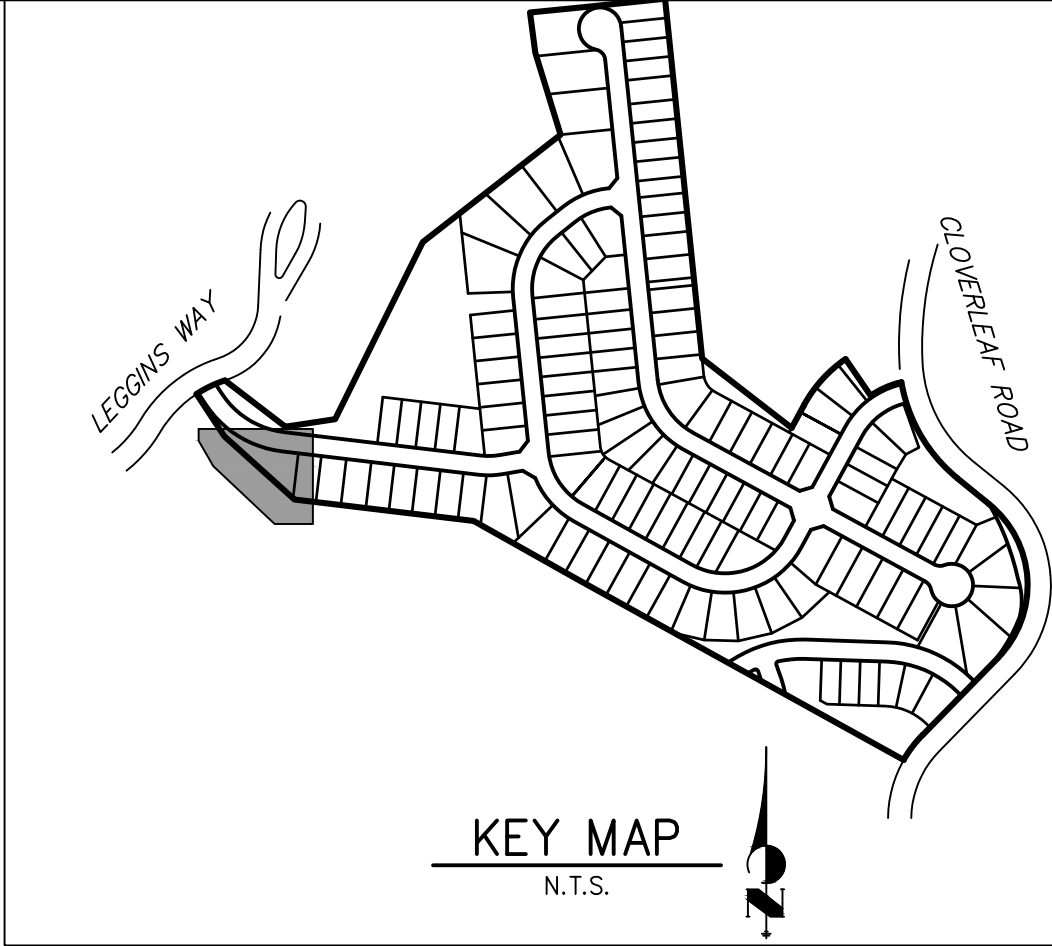
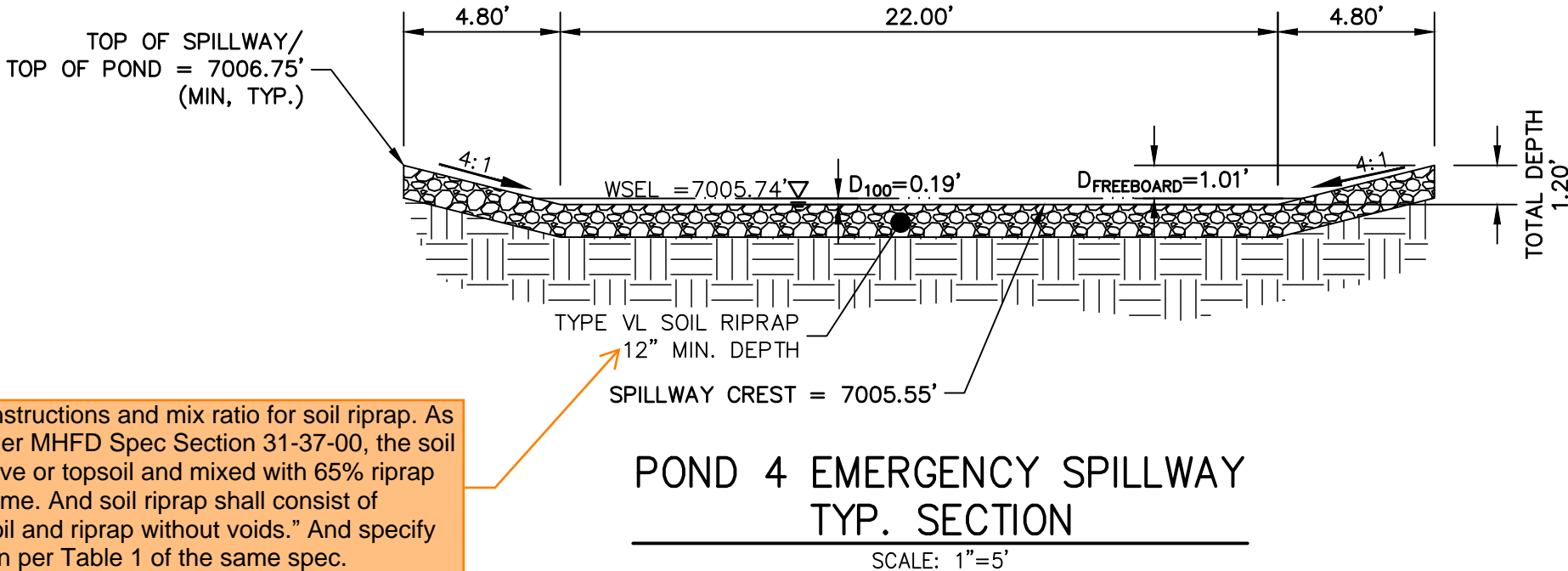
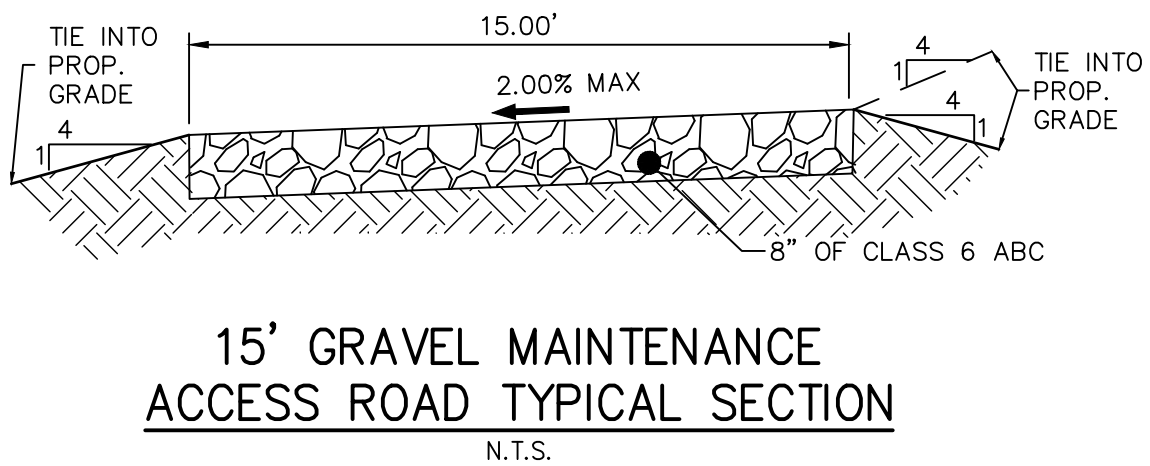
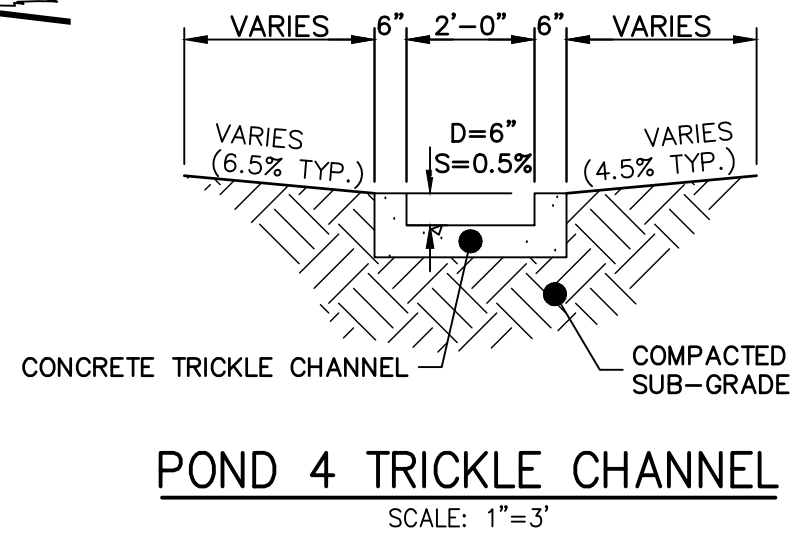
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P4-T12	TOE	N: 455684.19 E: 185444.86	7005.07
P4-T13	TOE	N: 455686.05 E: 185437.70	7004.86
P4-T14	TOE	N: 455689.31 E: 185427.66	7004.75
P4-T15	TOE	N: 455703.50 E: 185402.36	7004.73
P4-T16	TOE	N: 455709.36 E: 185396.77	7004.70
P4-T17	TOE	N: 455712.88 E: 185386.20	7004.40
P4-T18	TOE	N: 455712.61 E: 185382.95	7004.25
P4-T20	TOP/MAINT. TRAIL	N: 455719.64 E: 185356.26	7006.93
P4-T21	TOP/SPILLWAY	N: 455713.43 E: 185362.88	7006.75
P4-T22	TOP/SPILLWAY	N: 455712.06 E: 185368.12	7005.66
P4-T23	TOP/SPILLWAY	N: 455697.27 E: 185384.40	7005.20
P4-T24	TOP/SPILLWAY	N: 455692.14 E: 185386.23	7006.75
P4-T25	TOP	N: 455632.02 E: 185452.86	7006.75
P4-T26	TOP	N: 455609.46 E: 185481.27	7006.75
P4-T27	TOP	N: 455600.72 E: 185495.38	7006.75
P4-T28	TOP	N: 455601.57 E: 185502.57	7006.75
P4-T29	TOP	N: 455619.17 E: 185499.78	7006.75

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P4-T30	TOP	N: 455654.39 E: 185491.75	7006.75
P4-T31	TOP	N: 455678.23 E: 185476.50	7006.75
P4-T32	TOP	N: 455690.94 E: 185450.93	7007.12
P4-T33	TOP	N: 455697.37 E: 185426.80	7006.75
P4-T34	TOP	N: 455709.06 E: 185406.69	7006.75
P4-T35	TOP	N: 455713.46 E: 185407.55	7006.75
P4-T36	TOP	N: 455719.48 E: 185395.08	7006.75
P4-T37	TOP	N: 455720.34 E: 185390.56	7006.75
P4-T38	TOP	N: 455723.24 E: 185387.66	7006.76
P4-T39	TOP	N: 455725.24 E: 185370.18	7006.75
P4-TC1	TRICKLE CHANNEL	N: 455655.80 E: 185457.80	7004.22
P4-TC2	TRICKLE CHANNEL	N: 455665.97 E: 185447.07	7004.14
P4-TC3	TRICKLE CHANNEL	N: 455678.94 E: 185428.51	7004.03

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S38°02'12"E	41.93'
L7	S55°02'56"E	22.64'
L8	S55°02'56"E	56.63'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	
C4	17°00'45"	50.00'	14.85'	
C5	108°16'49"	8.00'	15.12'	

Specify installation instructions and mix ratio for soil riprap. As an example, note: "Per MHFD Spec Section 31-37-00, the soil material shall be native or topsoil and mixed with 65% riprap and 35% soil by volume. And soil riprap shall consist of uniform mixture of soil and riprap without voids." And specify the riprap designation per Table 1 of the same spec.



NOTES

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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.

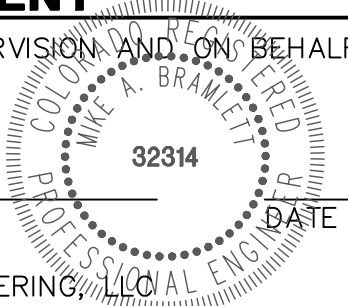


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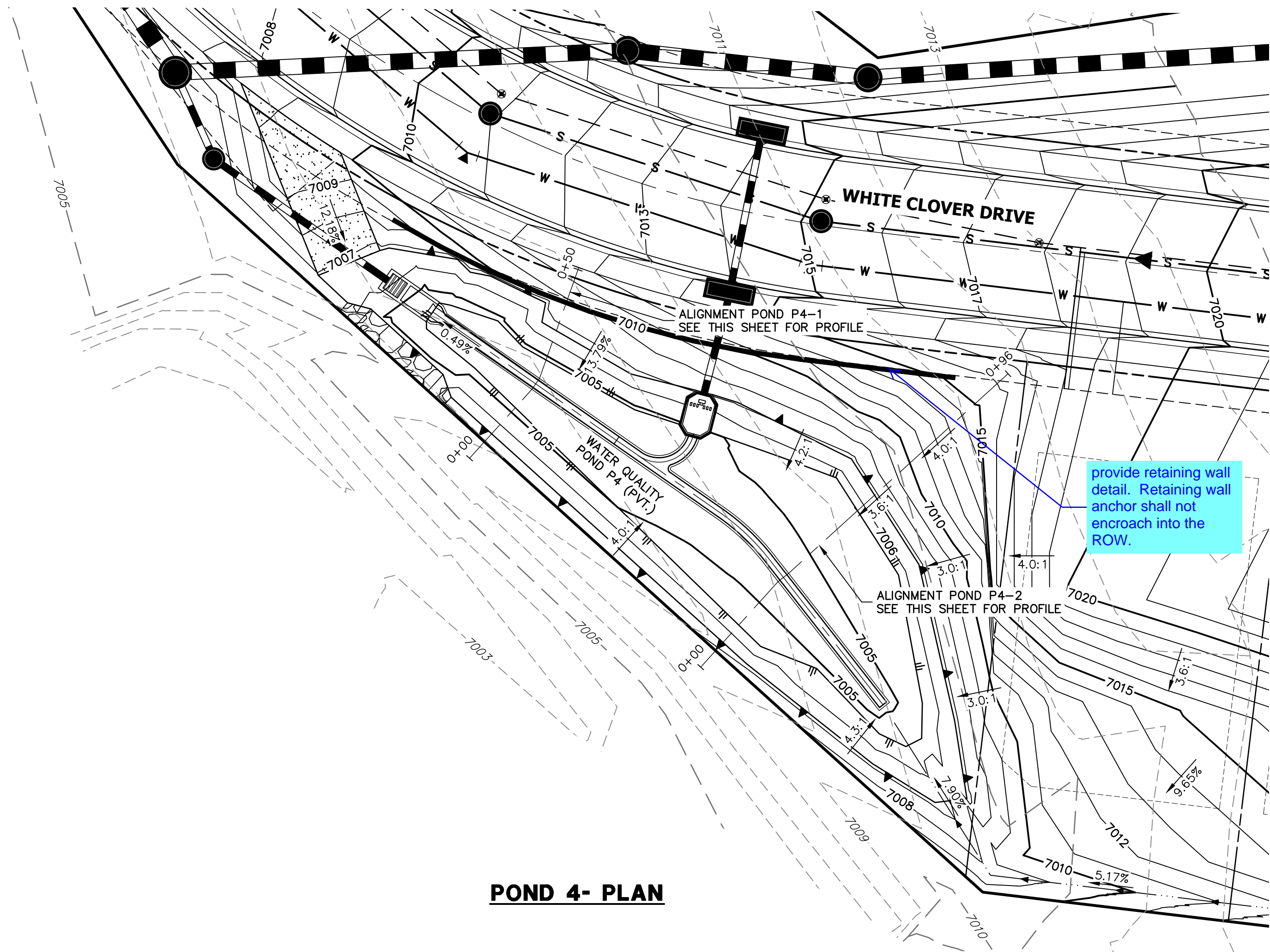
CLOVERLEAF FILING 2	POND PLANS AND DETAILS	BY		DATE		No.	REVISION		H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
									1"=20'	N/A	05/10/21	GVT	GAG	
SHEET 9 OF 25														
JOB NO. 25158.01														

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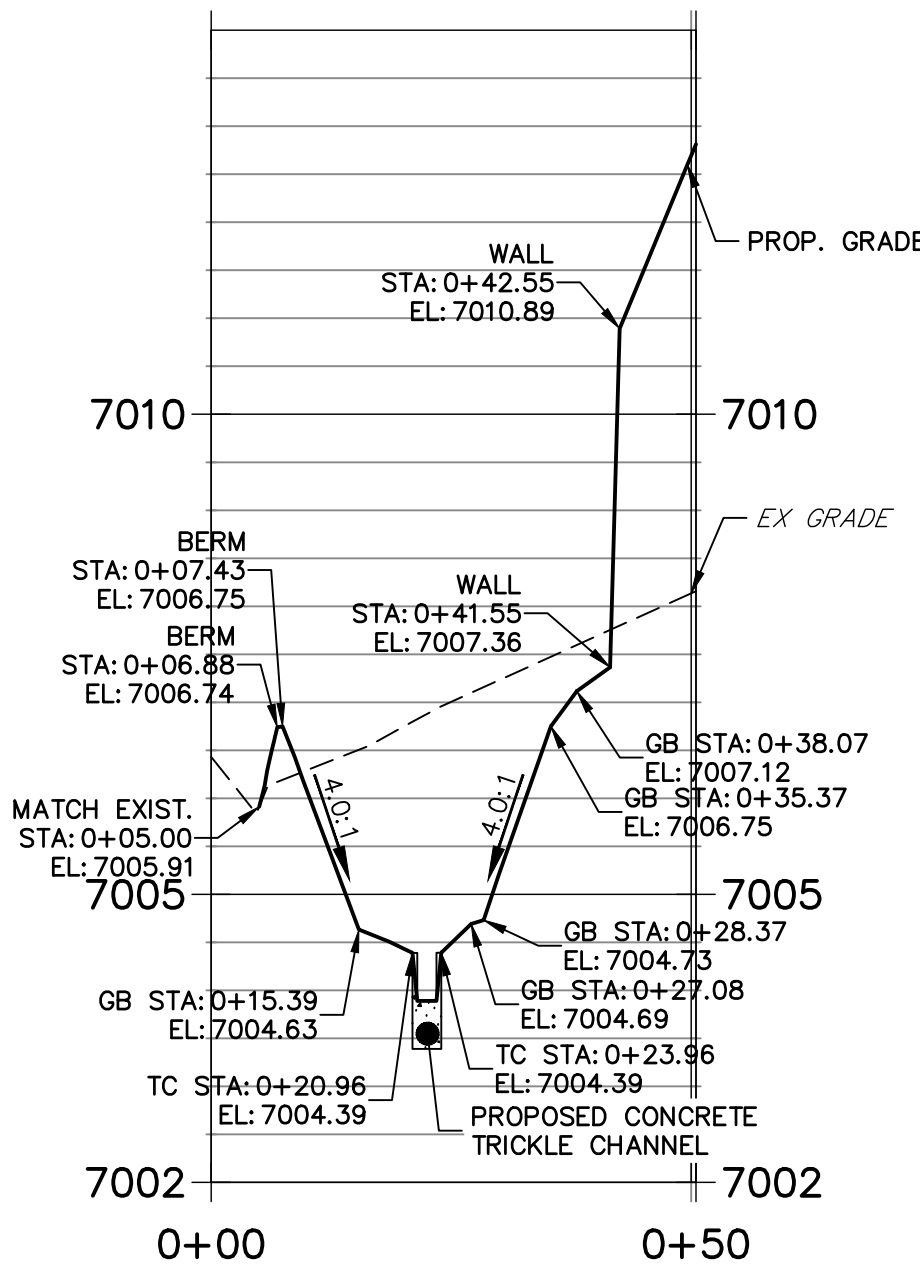
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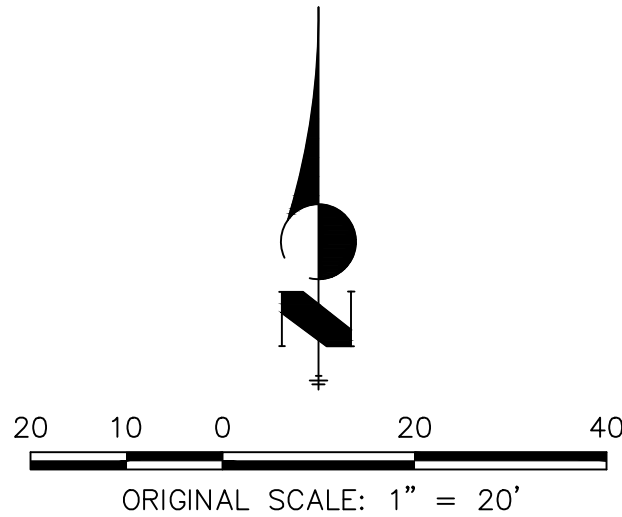
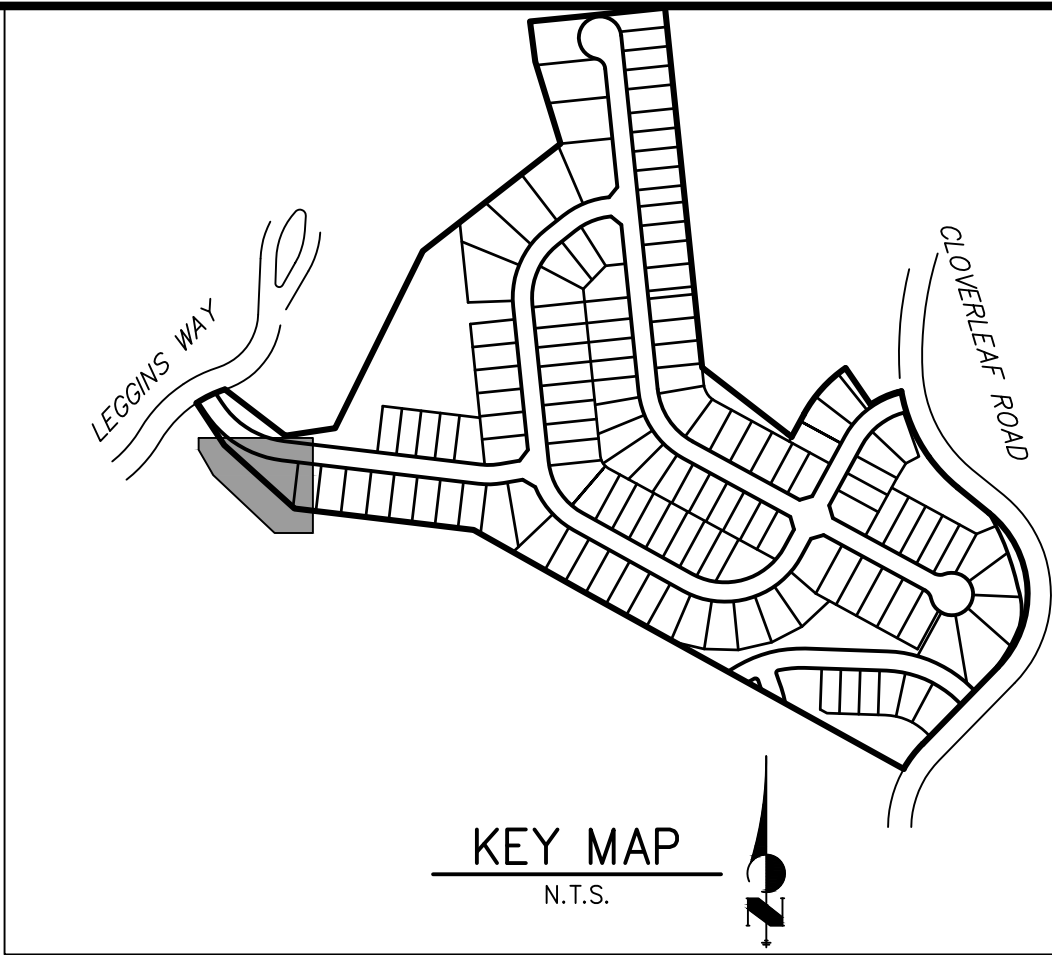
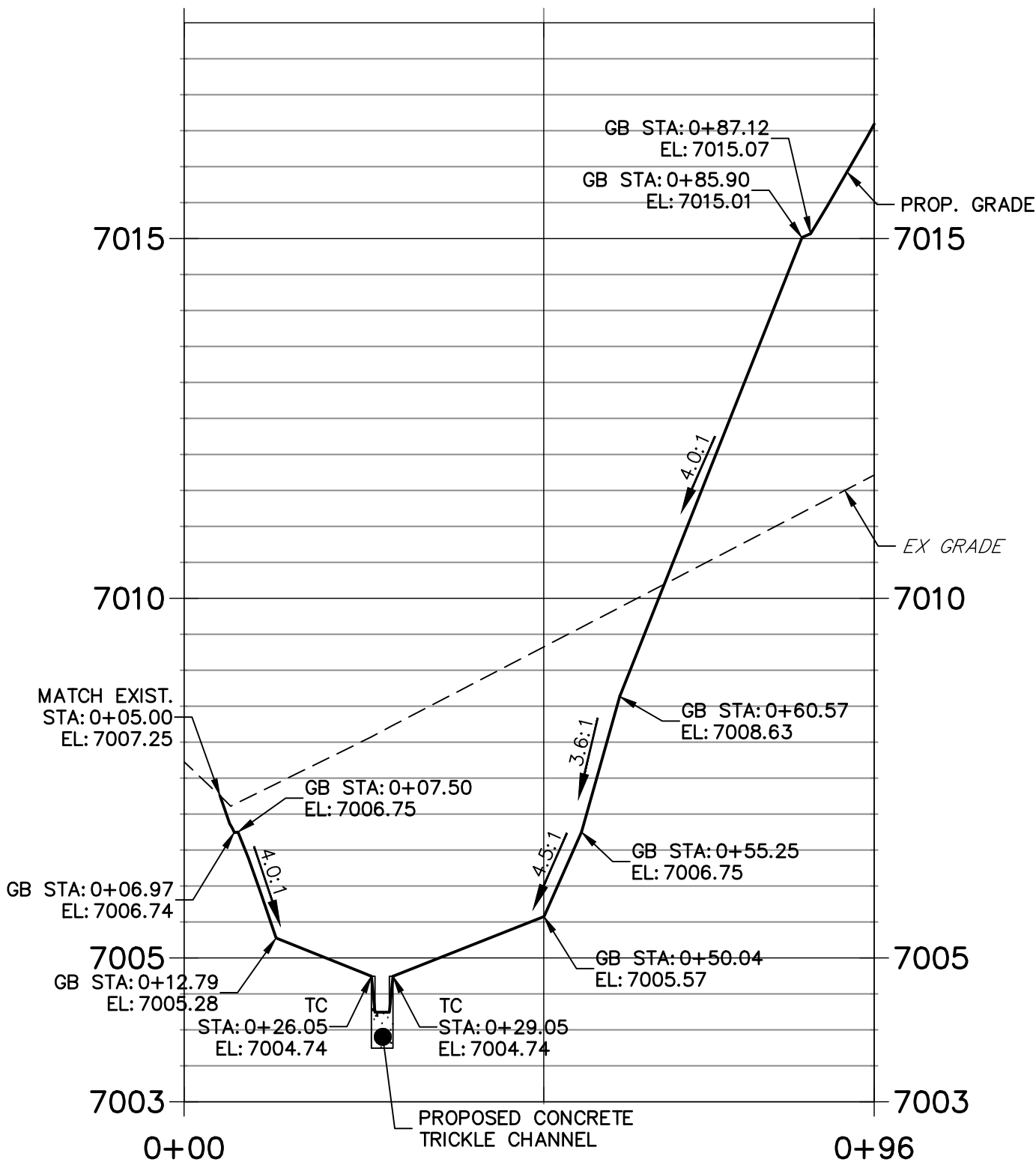


POND 4- PLAN

POND P4-1 PROFILE
STA 0+00.00 TO 0+50.49



POND P4-2 PROFILE
STA 0+00.00 TO 0+95.96



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



CLOVERLEAF FILING 2

POND PLANS AND DETAILS

SHEET 10 OF 25

JOB NO. 25158.01

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POINT TABULATION		
ID NO.	DESCRIPTION	NORTHING/EASTING
P1-M1	MAINT. ROAD	N: 455842.31 E: 186673.08
P1-M2	MAINT. ROAD	N: 455869.12 E: 186616.53
P1-M3	MAINT. ROAD	N: 455893.86 E: 186588.06
P1-M4	MAINT. ROAD	N: 455929.77 E: 186576.56
P1-M5	MAINT. ROAD	N: 456208.10 E: 186566.22
P1-M6	MAINT. ROAD	N: 456374.74 E: 186556.67
P1-M7	MAINT. ROAD	N: 456424.26 E: 186550.33
P1-M8	MAINT. ROAD	N: 456613.63 E: 186512.82
P1-M9	MAINT. ROAD	N: 456625.83 E: 186505.09
P1-M10	MAINT. ROAD	N: 456629.64 E: 186491.15
P1-M11	MAINT. ROAD	N: 456616.97 E: 186368.07
P1-M12	MAINT. ROAD	N: 456807.02 E: 186369.10
P1-M13	MAINT. ROAD	N: 456619.69 E: 186492.18
P1-M14	MAINT. ROAD	N: 456617.79 E: 186499.14
P1-M15	MAINT. ROAD	N: 456611.69 E: 186503.01
P1-M16	MAINT. ROAD	N: 456423.23 E: 186540.35
P1-M17	MAINT. ROAD	N: 456373.60 E: 186546.73
P1-M18	MAINT. ROAD	N: 456219.47 E: 186555.56
P1-M19	MAINT. ROAD	N: 455929.40 E: 186566.57
P1-M20	MAINT. ROAD	N: 455888.36 E: 186579.71
P1-M21	MAINT. ROAD	N: 455860.09 E: 186612.24
P1-M22	MAINT. ROAD	N: 455818.52 E: 186699.92
P1-M23	MAINT. ROAD	N: 455886.75 E: 186625.77

POINT TABULATION		
ID NO.	DESCRIPTION	NORTHING/EASTING
P1-M24	MAINT. ROAD	N: 455876.36 E: 186634.66
P1-M25	MAINT. ROAD	N: 455811.38 E: 186707.97
P1-M26	MAINT. ROAD	N: 455796.60 E: 186739.15
P1-M27	MAINT. ROAD	N: 455793.52 E: 186787.09
P1-M28	MAINT. ROAD	N: 455824.20 E: 186824.05
P1-M29	MAINT. ROAD	N: 455881.31 E: 186862.95
P1-M30	MAINT. ROAD	N: 455929.52 E: 186912.45
P1-M31	MAINT. ROAD	N: 455930.38 E: 186915.24
P1-M32	MAINT. ROAD	N: 455929.11 E: 186917.87
P1-M33	MAINT. ROAD	N: 455859.27 E: 186982.75
P1-M34	MAINT. ROAD	N: 455869.86 E: 186993.39
P1-M35	MAINT. ROAD	N: 455939.32 E: 186928.86
P1-M36	MAINT. ROAD	N: 455945.34 E: 186916.37
P1-M37	MAINT. ROAD	N: 455941.26 E: 186903.11
P1-M38	MAINT. ROAD	N: 455890.96 E: 186851.47
P1-M39	MAINT. ROAD	N: 455831.37 E: 186810.88
P1-M40	MAINT. ROAD	N: 455807.78 E: 186782.45
P1-M41	MAINT. ROAD	N: 455810.15 E: 186745.57
P1-M42	MAINT. ROAD	N: 455824.02 E: 186716.33
P1-M43	MAINT. ROAD	N: 455886.91 E: 186645.38
P1-M44	MAINT. ROAD	N: 455891.37 E: 186640.34
P1-T1	TOE	N: 456412.94 E: 186592.80
P1-T2	TOE	N: 456326.15 E: 186619.93

POINT TABULATION		
ID NO.	DESCRIPTION	NORTHING/EASTING
P1-T3	TOE	N: 456297.00 E: 186626.13
P1-T4	TOE	N: 456229.46 E: 186634.03
P1-T5	TOE	N: 456203.09 E: 186641.82
P1-T6	TOE	N: 456159.05 E: 186658.38
P1-T7	TOE	N: 456125.16 E: 186675.84
P1-T8	TOE	N: 456091.08 E: 186699.84
P1-T9	TOE	N: 455983.58 E: 186797.19
P1-T10	TOE	N: 455950.29 E: 186813.43
P1-T11	TOE	N: 455913.53 E: 186808.84
P1-T12	TOE	N: 455875.63 E: 186792.23
P1-T13	TOE	N: 455864.96 E: 186789.23
P1-T14	TOE	N: 455853.83 E: 186784.59
P1-T15	TOE	N: 455844.13 E: 186777.43
P1-T16	TOE	N: 455833.45 E: 186757.62
P1-T17	TOE	N: 455836.64 E: 186735.33
P1-T18	TOE	N: 455879.52 E: 186683.74
P1-T19	TOE	N: 455888.61 E: 186662.96
P1-T20	TOE	N: 455893.70 E: 186621.30
P1-T21	TOE	N: 455911.68 E: 186605.54
P1-T22	TOE	N: 455934.91 E: 186599.93
P1-T23	TOE	N: 456147.72 E: 186601.88
P1-T24	TOE	N: 456155.68 E: 186601.03
P1-T25	TOE	N: 456198.01 E: 186595.95

POINT TABULATION		
ID NO.	DESCRIPTION	NORTHING/EASTING
P1-T26	TOE	N: 456366.96 E: 186584.79
P1-T27	TOE	N: 456410.29 E: 186580.14
P1-T28	TOE	N: 456417.36 E: 186585.27
P1-T29	TOP	N: 456442.05 E: 186579.64
P1-T30	TOP	N: 456421.44 E: 186615.79
P1-T31	TOP	N: 456336.19 E: 186643.72
P1-T32	TOP	N: 456302.28 E: 186651.65
P1-T33	TOP	N: 456244.73 E: 186659.89
P1-T34	TOP	N: 456227.84 E: 186663.83
P1-T35	TOP	N: 456169.74 E: 186684.23
P1-T36	TOP	N: 456137.86 E: 186699.19
P1-T37	TOP	N: 456104.74 E: 186719.83
P1-T38	TOP	N: 456079.97 E: 186738.34
P1-T39	TOP	N: 455990.53 E: 186814.49
P1-T40	TOP	N: 455945.57 E: 186834.18
P1-T41	TOP	N: 455897.21 E: 186825.72
P1-T42	TOP	N: 455887.59 E: 186812.38
P1-T43	TOP	N: 455853.72 E: 186807.59
P1-T44	TOP	N: 455818.43 E: 186774.06
P1-T45	TOP	N: 455819.72 E: 186725.40
P1-T46	TOP	N: 455847.07 E: 186667.71
P1-T47	TOP	N: 455870.93 E: 186617.38
P1-T48	TOP	N: 455894.96 E: 186589.73

POINT TABULATION		
ID NO.	DESCRIPTION	NORTHING/EASTING
P1-T49	TOP	N: 455929.85 E: 186578.56
P1-T50	TOP	N: 456208.17 E: 186568.22
P1-T51	TOP	N: 456367.26 E: 186559.15
P1-T52	TOP	N: 456408.12 E: 186555.54
P1-TC1	TRICKLE CHANNEL	N: 455895.40 E: 186798.06
P1-TC2	TRICKLE CHANNEL	N: 455891.15 E: 186784.05
P1-TC3	TRICKLE CHANNEL	N: 455889.70 E: 186740.21
P1-TC4	TRICKLE CHANNEL	N: 455910.29 E: 186701.48
P1-TC5	TRICKLE CHANNEL	N: 455938.70 E: 186670.96
P1-TC6	TRICKLE CHANNEL	N: 455975.03 E: 186645.65
P1-TC7	TRICKLE CHANNEL	N: 456018.55 E: 186637.55
P1-TC8	TRICKLE CHANNEL	N: 456094.31 E: 186639.72
P1-TC9	TRICKLE CHANNEL	N: 456125.31 E: 186637.10
P1-TC10	TRICKLE CHANNEL	N: 456145.45 E: 186626.16
P1-TC11	TRICKLE CHANNEL	N: 456151.98 E: 186604.20
P1-TC12	TRICKLE CHANNEL	N: 456151.70 E: 186601.48
P1-TC13	TRICKLE CHANNEL	N: 456163.86 E: 186623.01
P1-TC14	TRICKLE CHANNEL	N: 456187.71 E: 186628.49
P1-TC15	TRICKLE CHANNEL	N: 456414.78 E: 186585.67

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S84°07'17"W	2.74'
L2	N06°04'25"W	21.04'
L3	N01°38'18"E	75.79'
L4	N47°02'38"W	41.70'
L5	S73°08'30"W	14.64'
L6	N10°40'50"W	231.07'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°48'18"	30.00'	47.02'
C2	7°42'43"	75.00'	10.09'
C3	48°40'56"	105.00'	89.22'
C4	59°48'52"	85.00'	88.74'
C5	94°31'50"	30.50'	50.32'

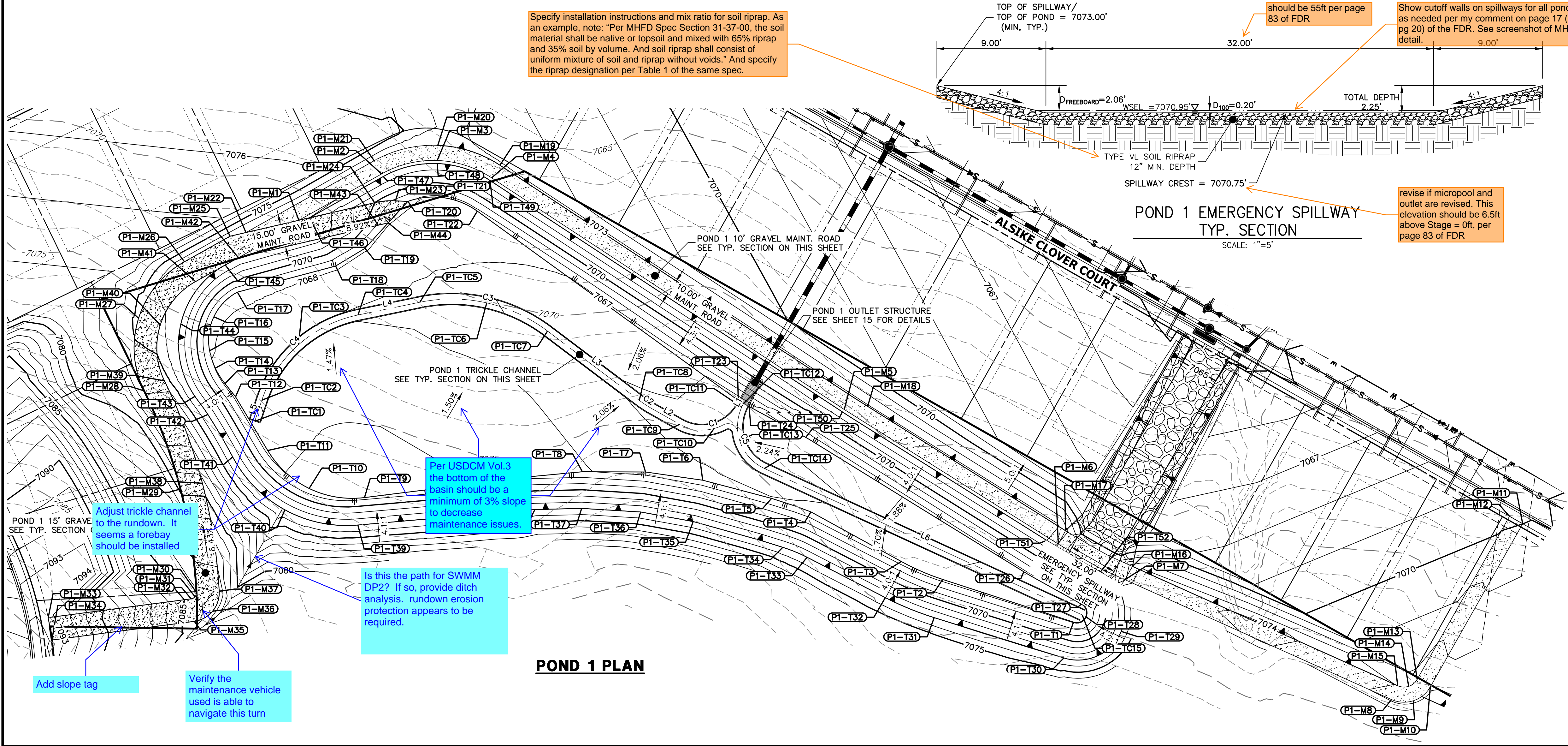


Know what's below.
Call before you dig.

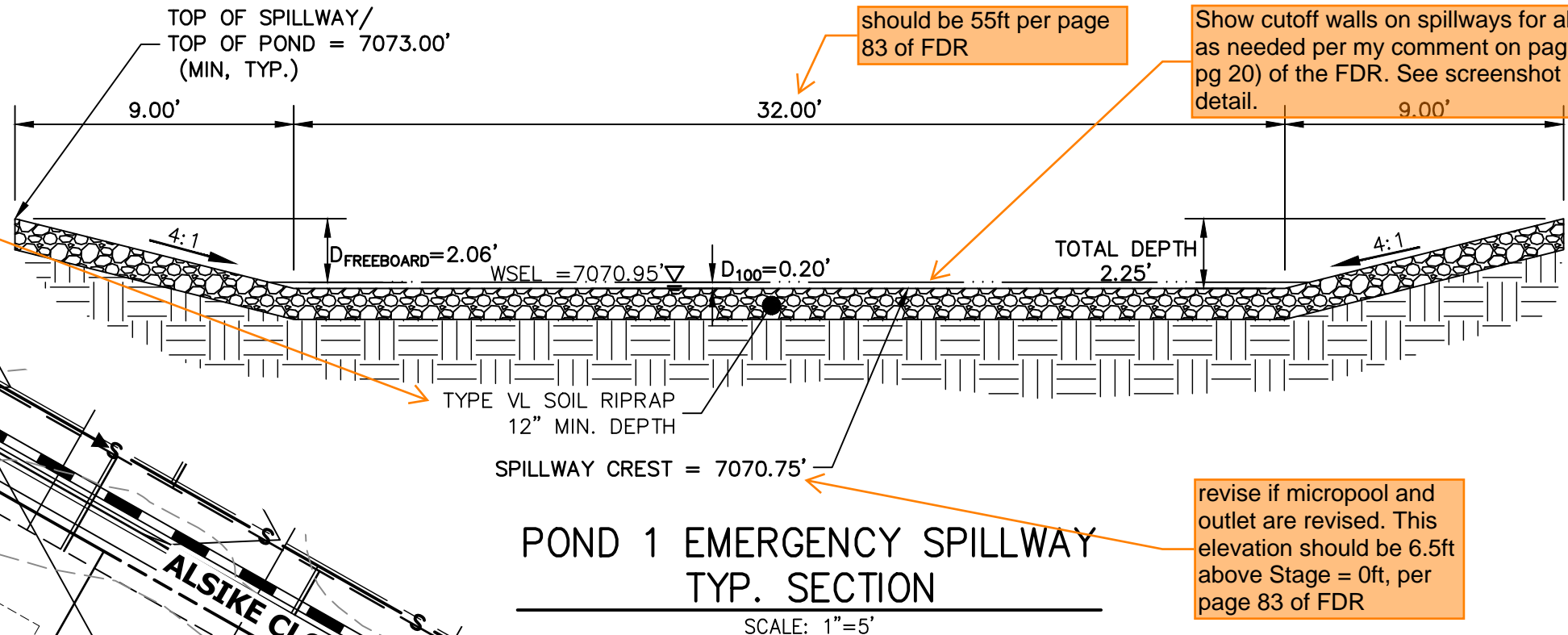
Show cutoff walls on spillways for all ponds as needed per my comment on page 17 (pdf pg 20) of the FDR. See screenshot of MHFD detail.

revise if micropool and outlet are revised. This elevation should be 6.5ft above Stage = 0ft, per page 83 of FDR

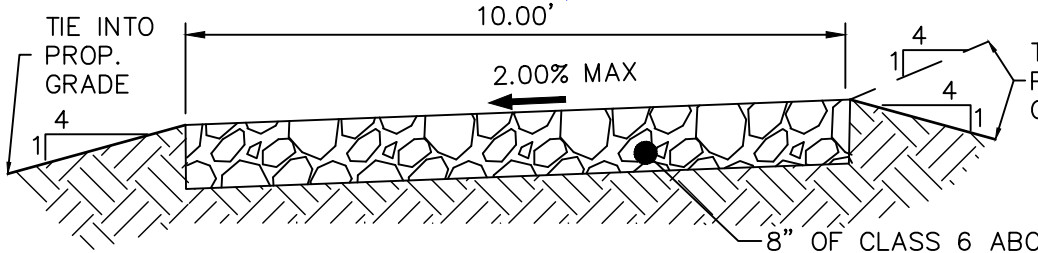
Per DCM 6.5.3 access roads should be a minimum of 15 feet. Revise.



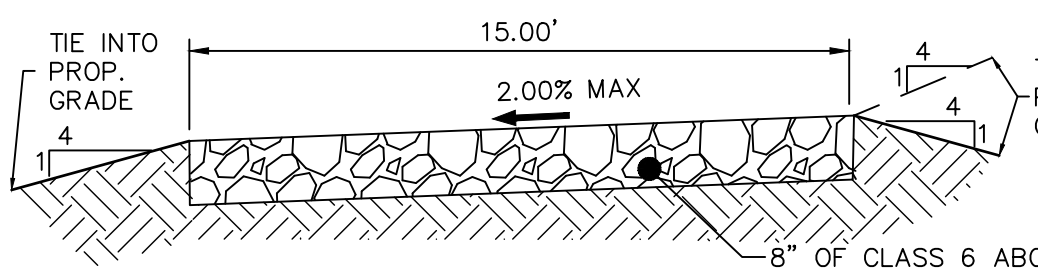
POND 1 PLAN



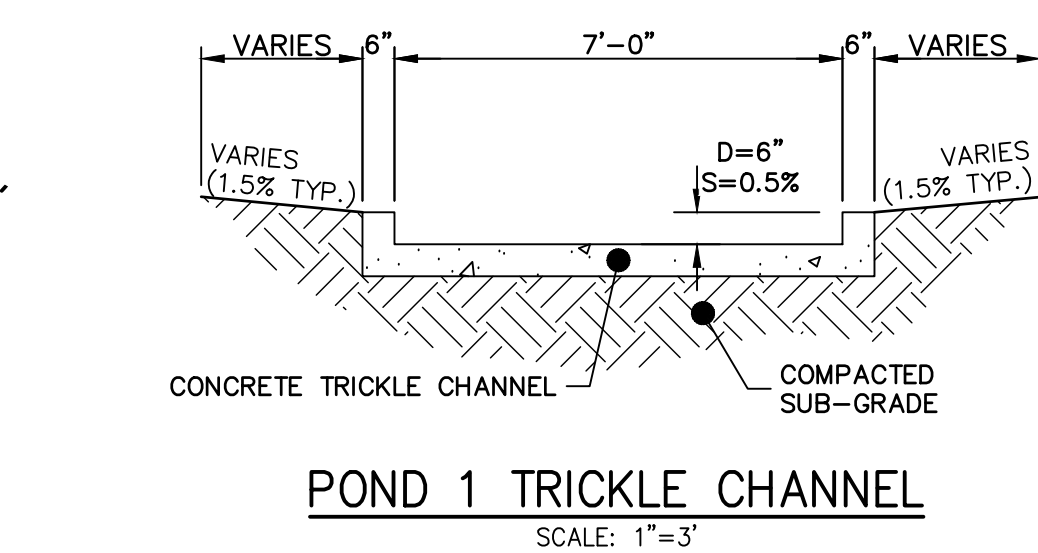
POND 1 EMERGENCY SPILLWAY TYP. SECTION
SCALE: 1"=5'



10' GRAVEL MAINTENANCE ACCESS ROAD TYPICAL SECTION
N.T.S.



15' GRAVEL MAINTENANCE ACCESS ROAD TYPICAL SECTION
N.T.S.



POND 1 TRICKLE CHANNEL
SCALE: 1"=3'

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

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.

FOR DRIVE

ATTN: JOE DESJARDIN

JDESJARDIN@PROTERRACO.COM

Central 303-740-9383 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=40'	N/A	05/10/21	GVT	GVT	

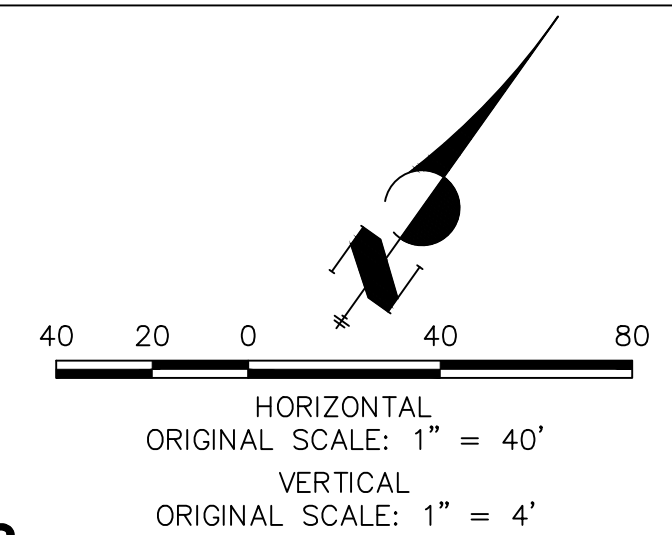
COVERLEAF FILING 2

POND PLANS AND DETAILS

SHEET 13 OF 25

JOB NO. 25158.01

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+002+22. The profile includes a match existing section at station 0+08.76 (elevation 7078.10), a proposed grade line, an existing grade line, a berm at station 2+09.45 (elevation 7073.22), and a proposed concrete trickle channel at station 1+29.66 (elevation 7066.23). Slopes are indicated as 4:1, 2:1, and 2:1.2.



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



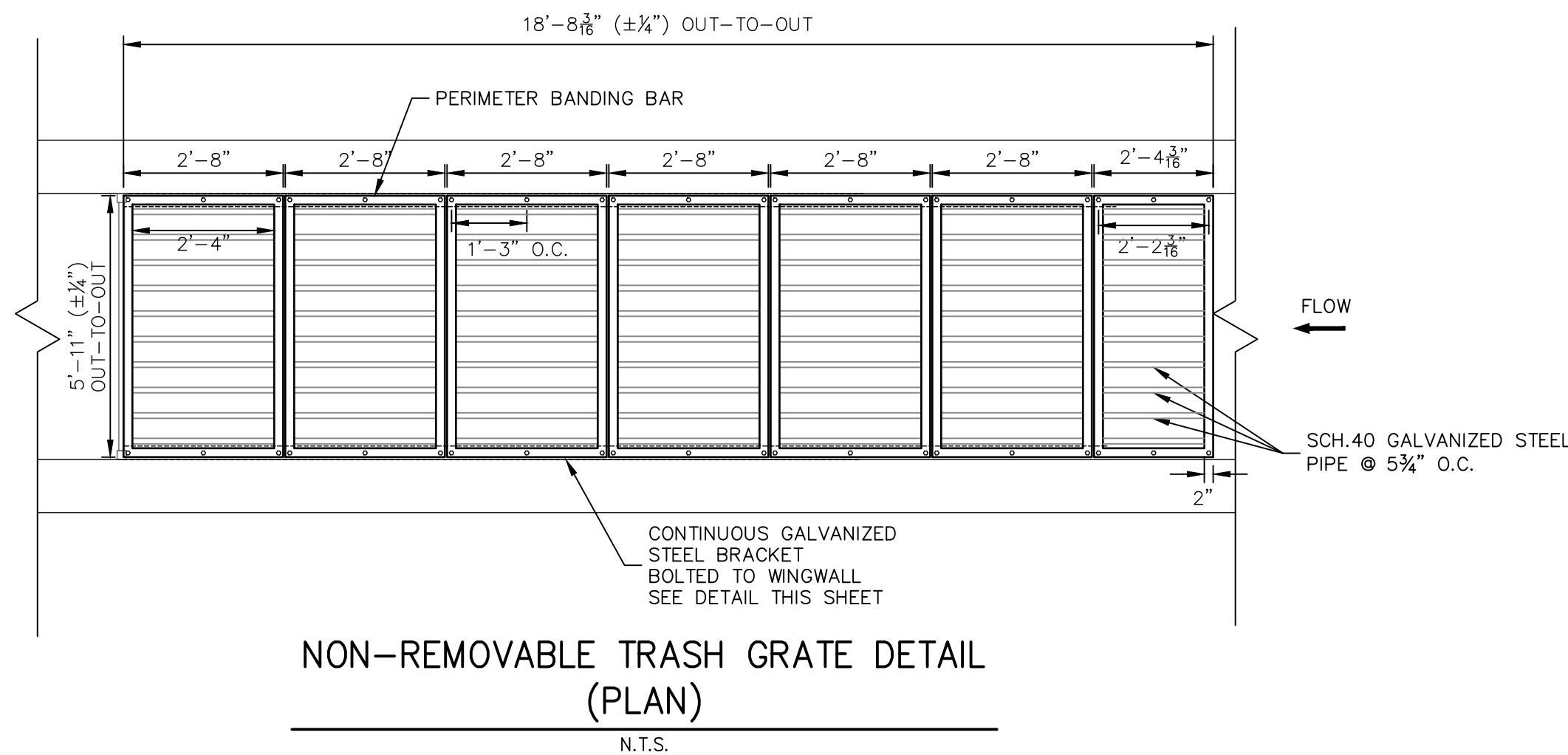
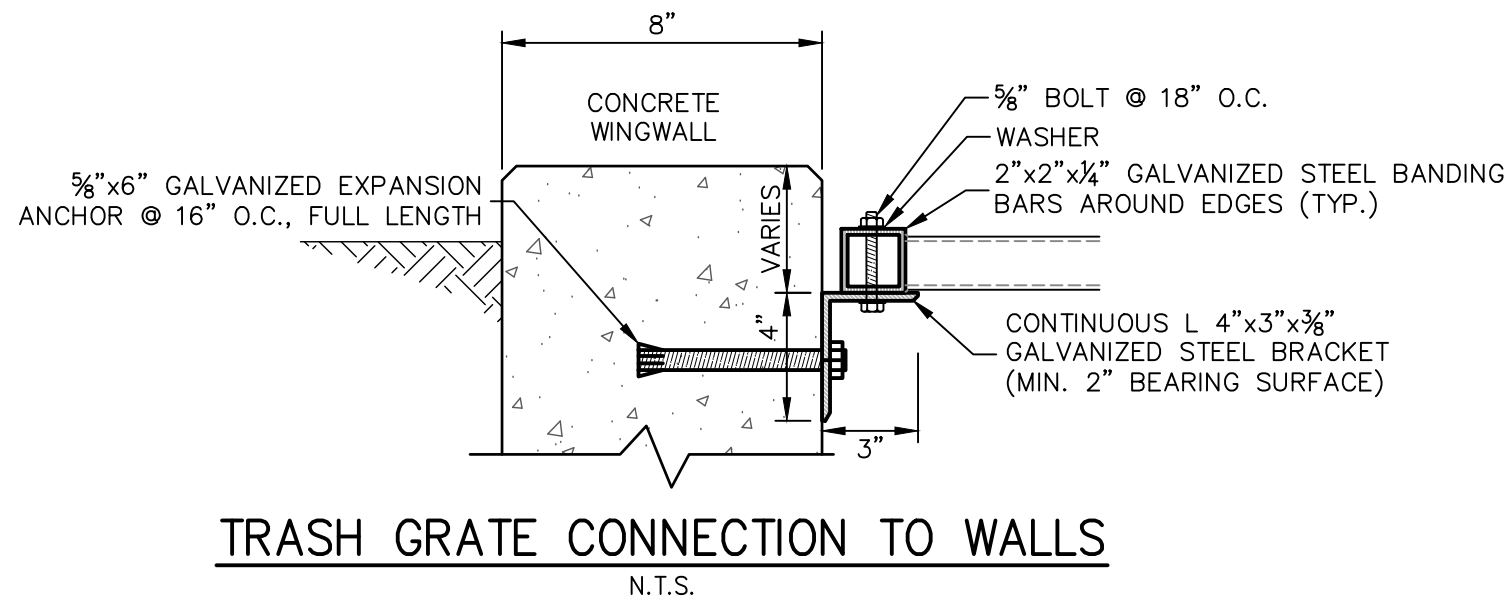
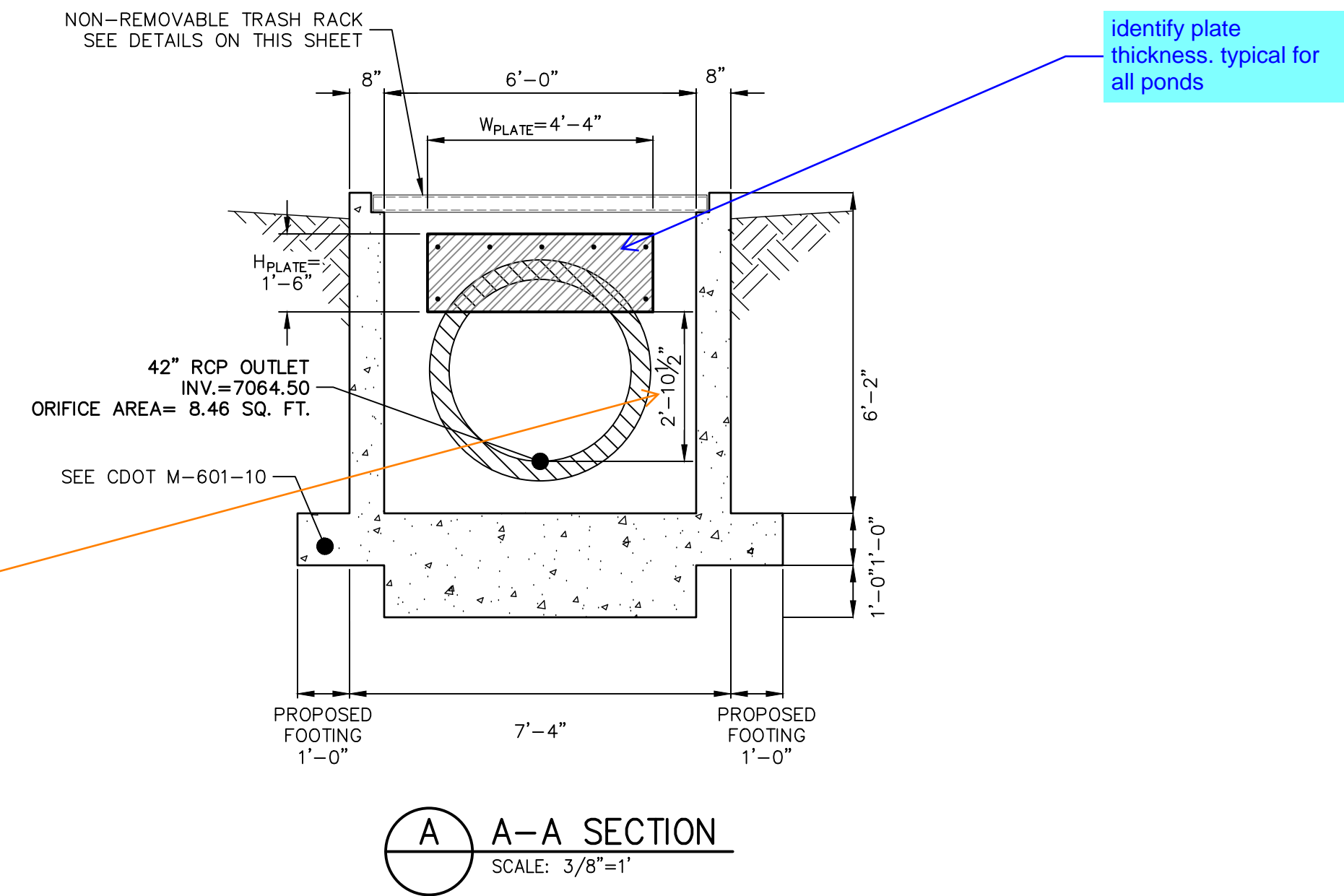
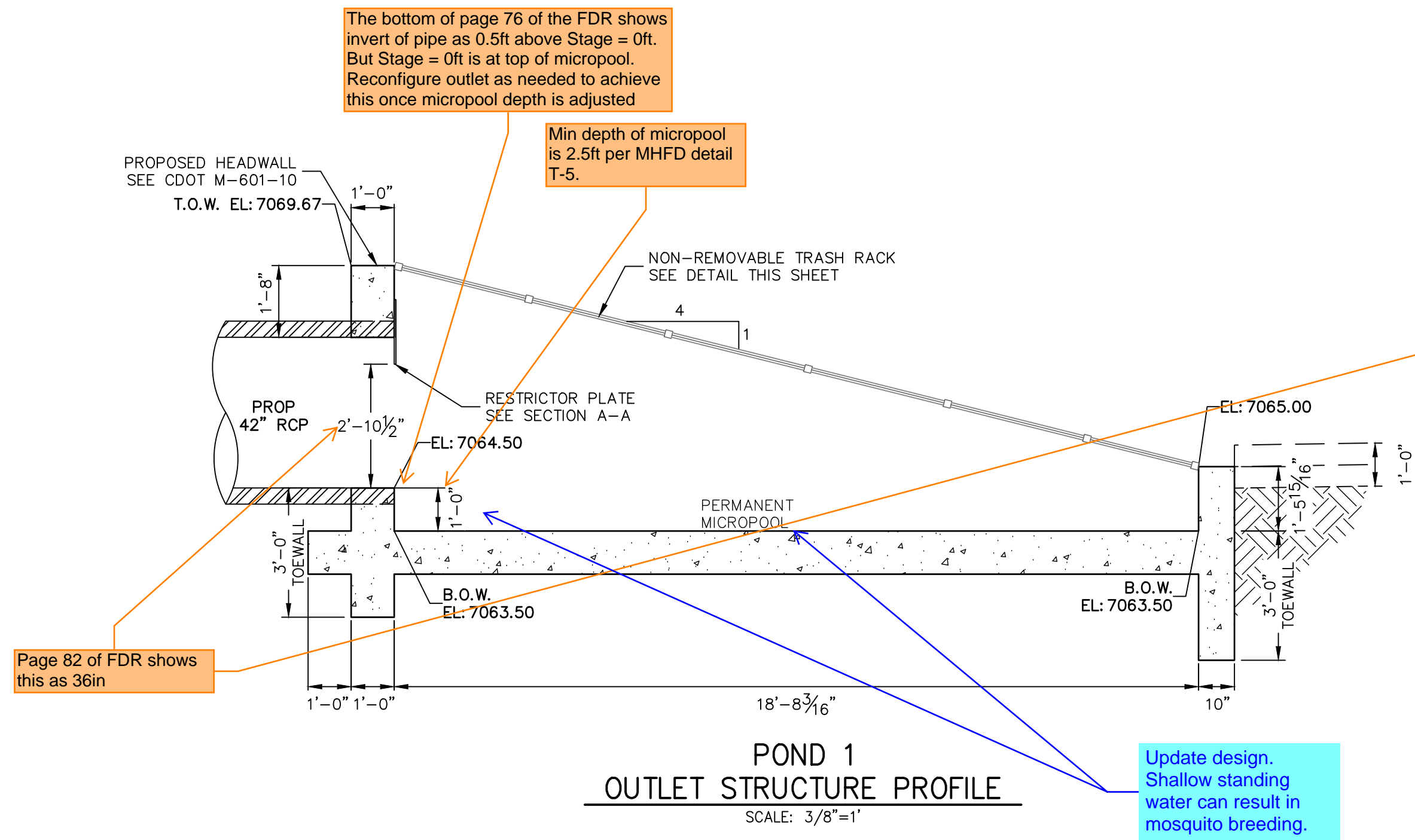
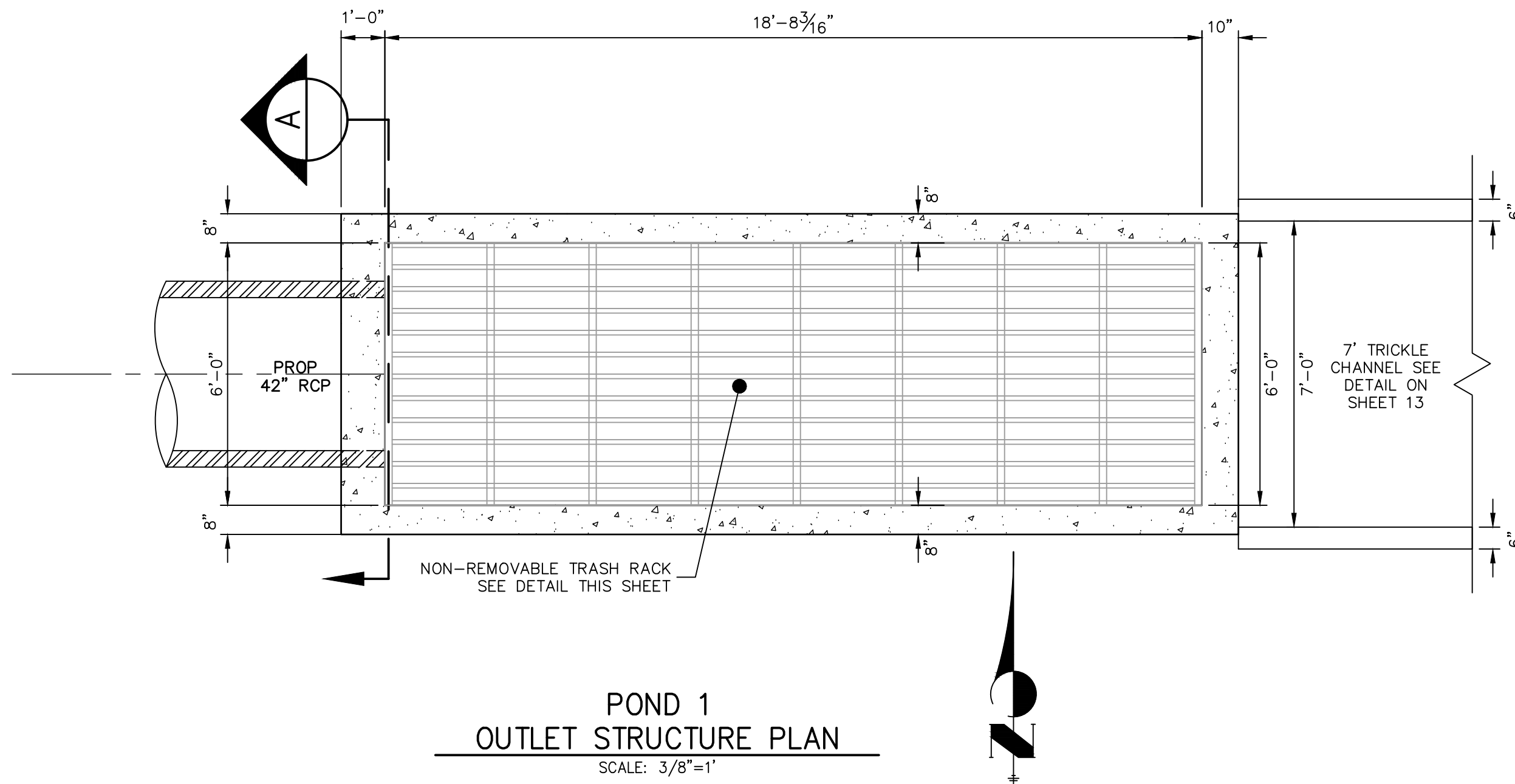
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

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

32314

DATE _____

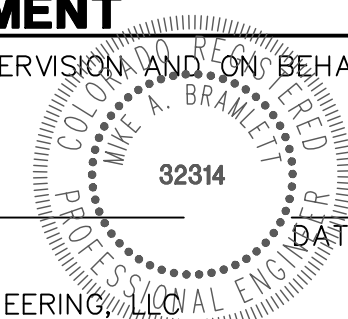
[illegible]



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 15 OF 25

JOB NO. 25158.01

No. REVISION

1"=XX'
1"=X'

DATE
05/10/21

DESIGNED BY
XXX

DRAWN BY
XXX

CHECKED BY
XXX

BY

DATE

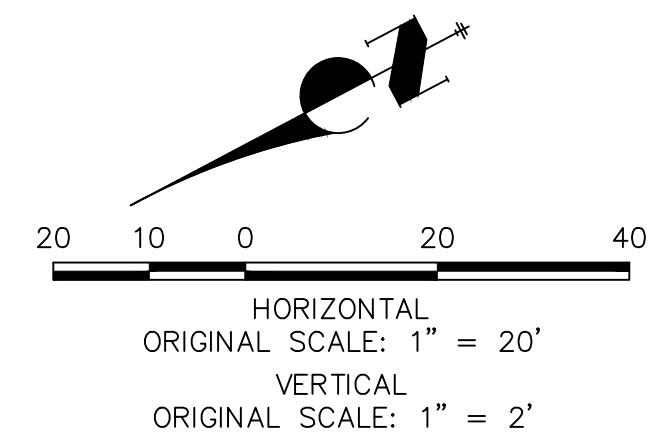
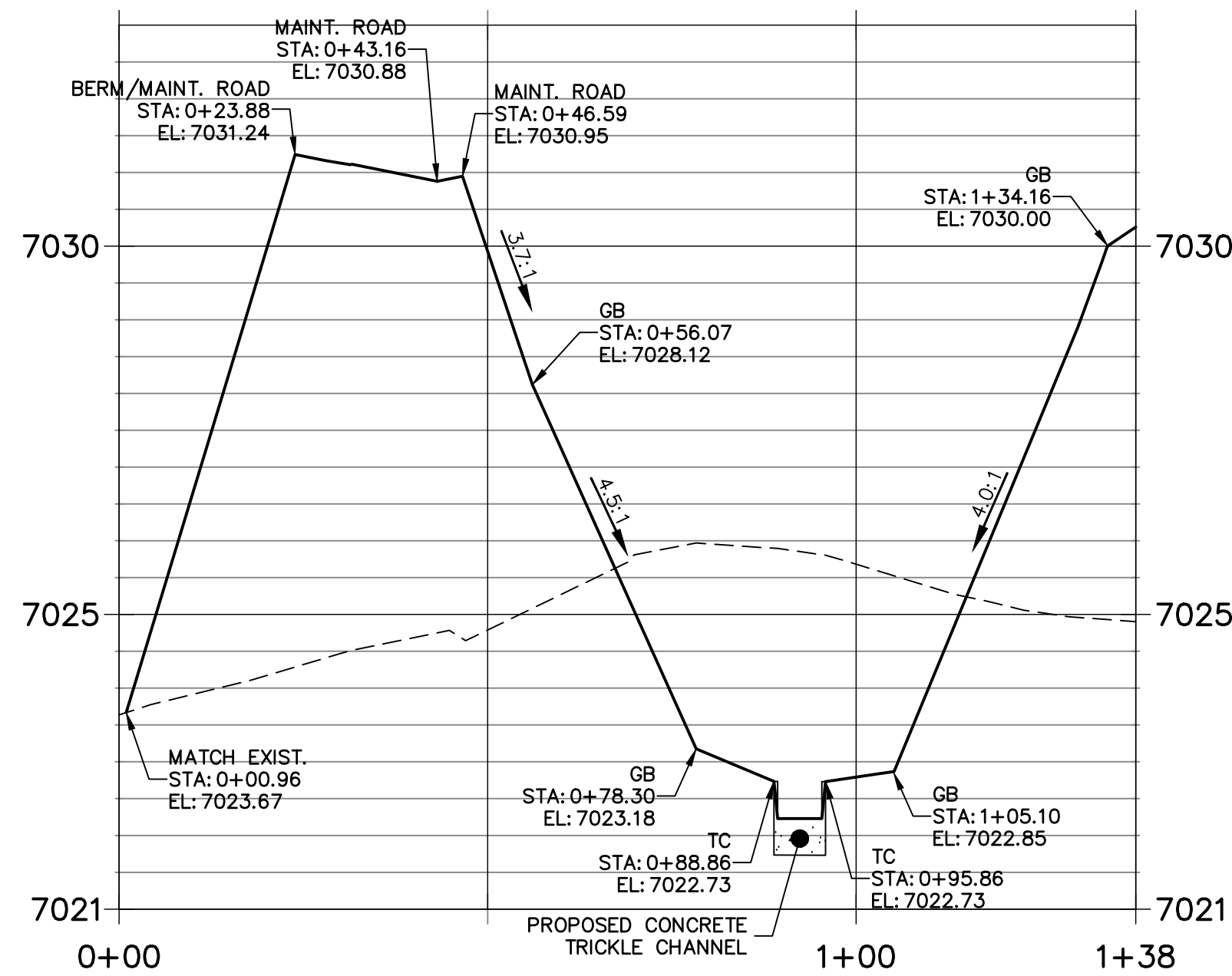
J.R. ENGINEERING
A Western Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

PREPARED FOR

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

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

POND P2-2 PROFILE STA 0+00.00 TO 1+37.95



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



WHITE CLOVER DRIVE

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ENGINEERING

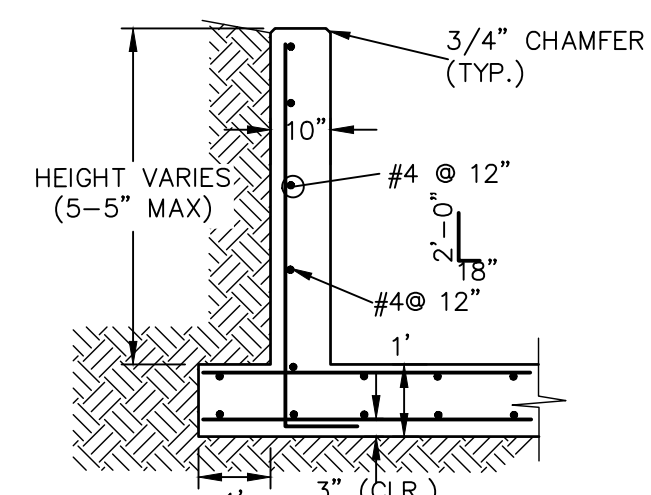
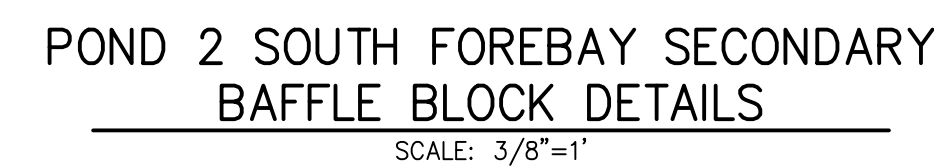
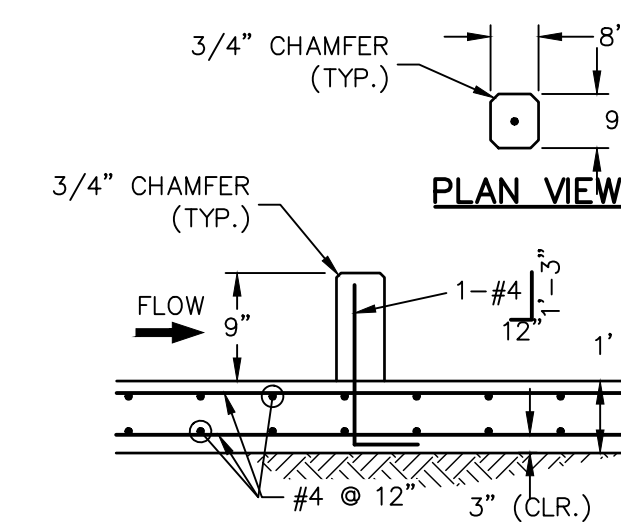
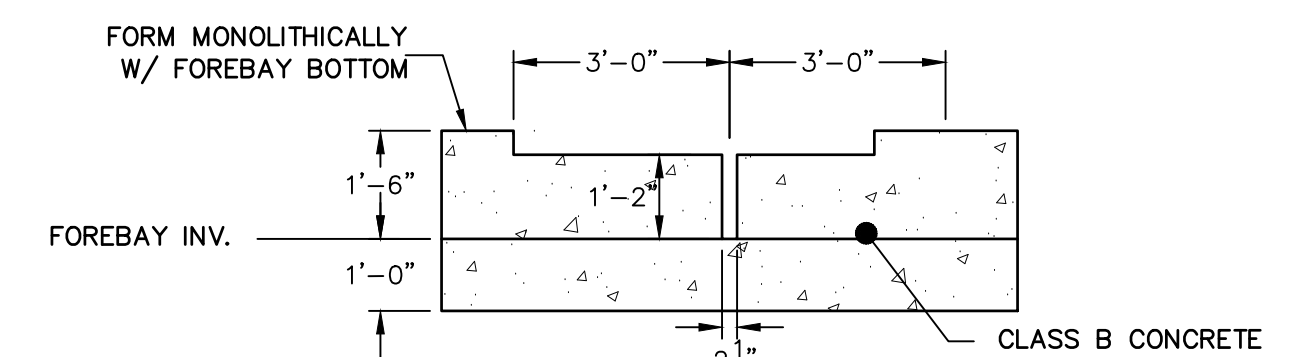
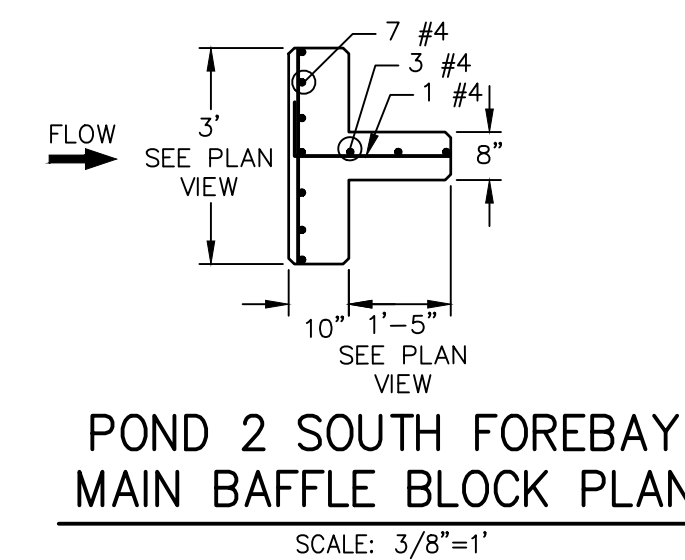
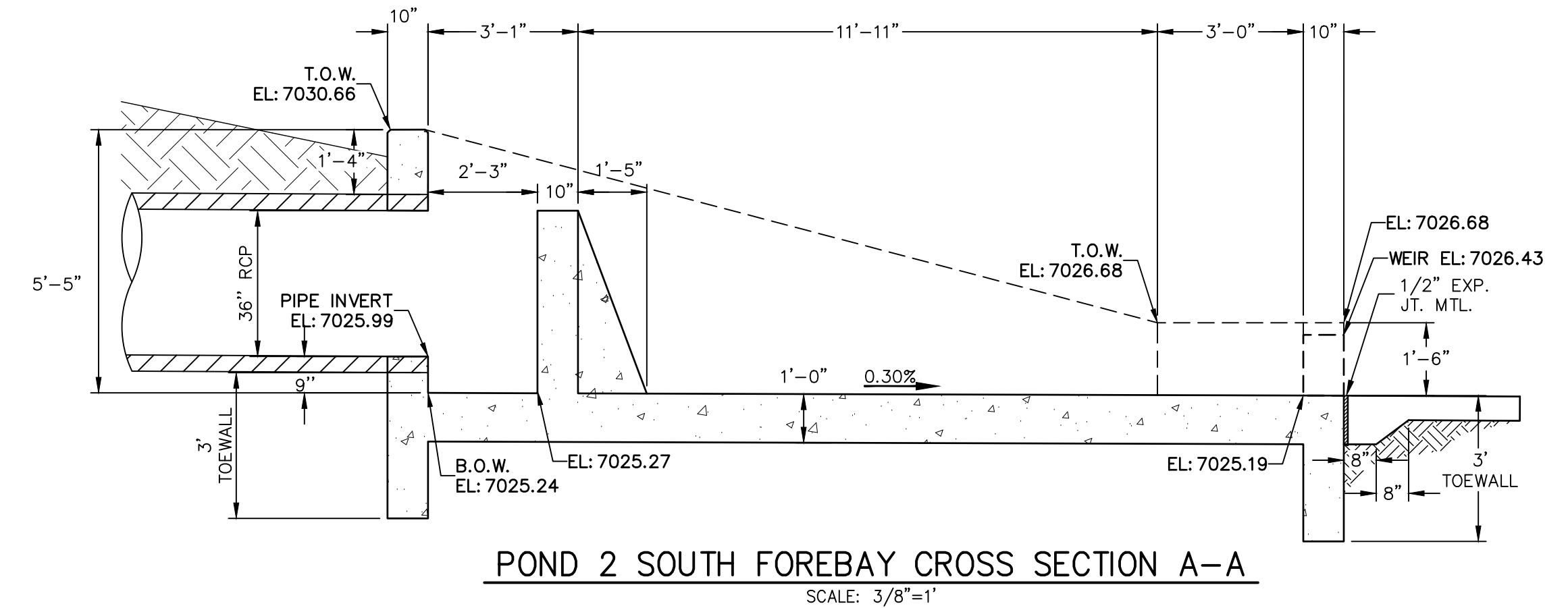
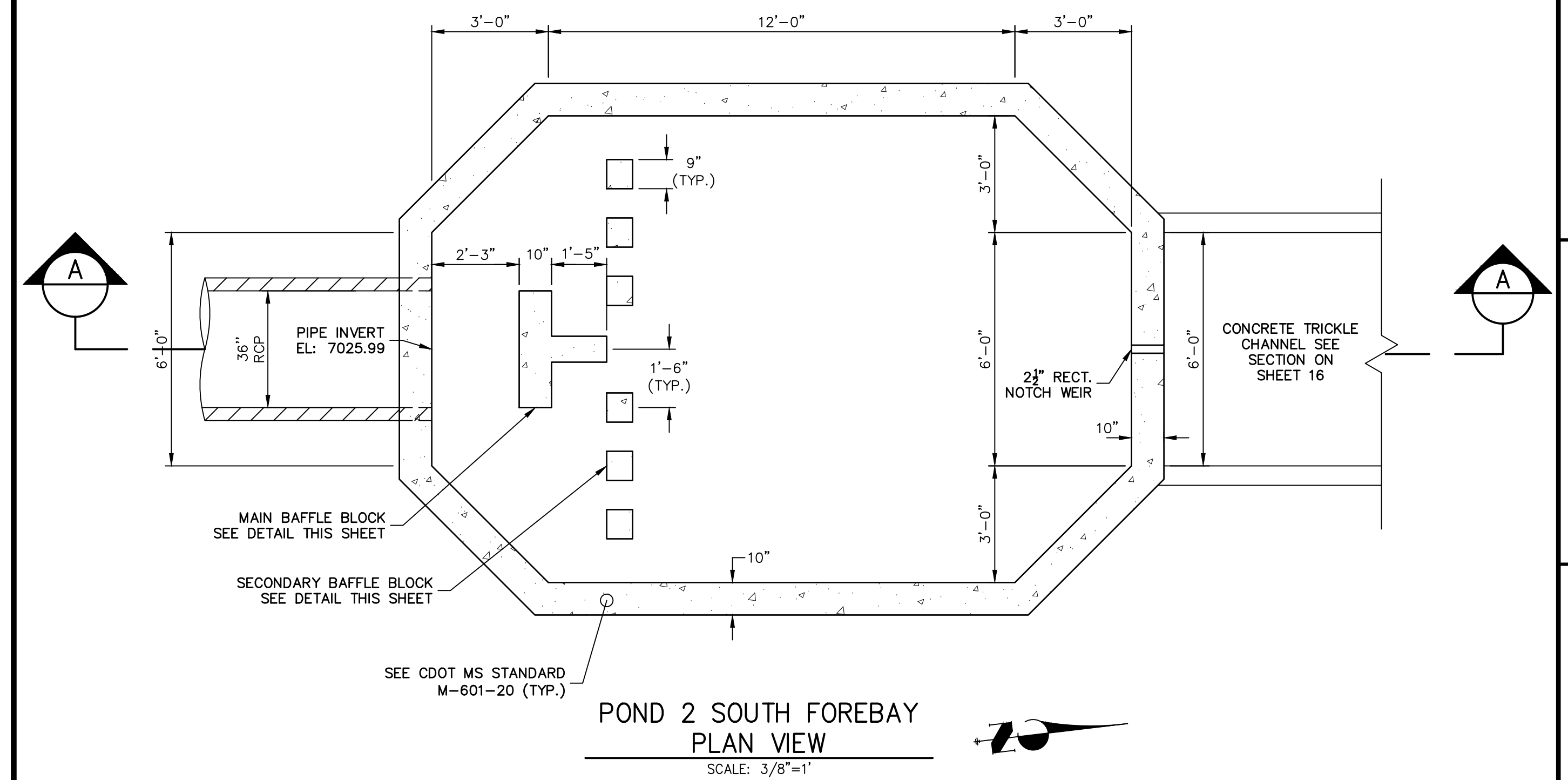
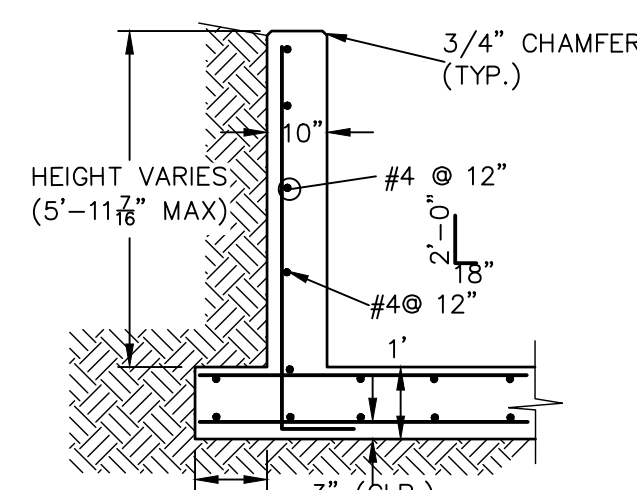
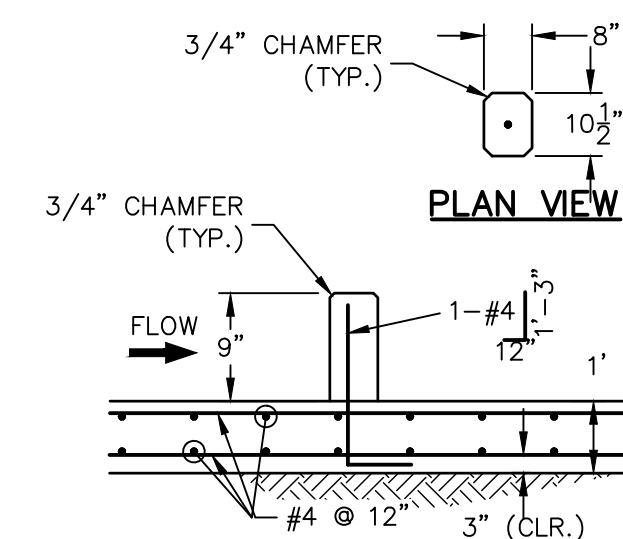
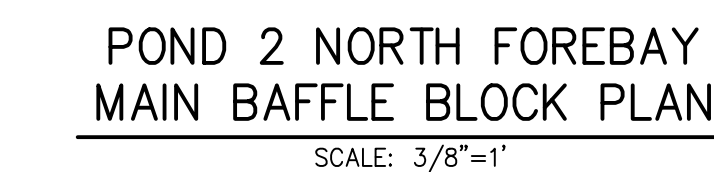
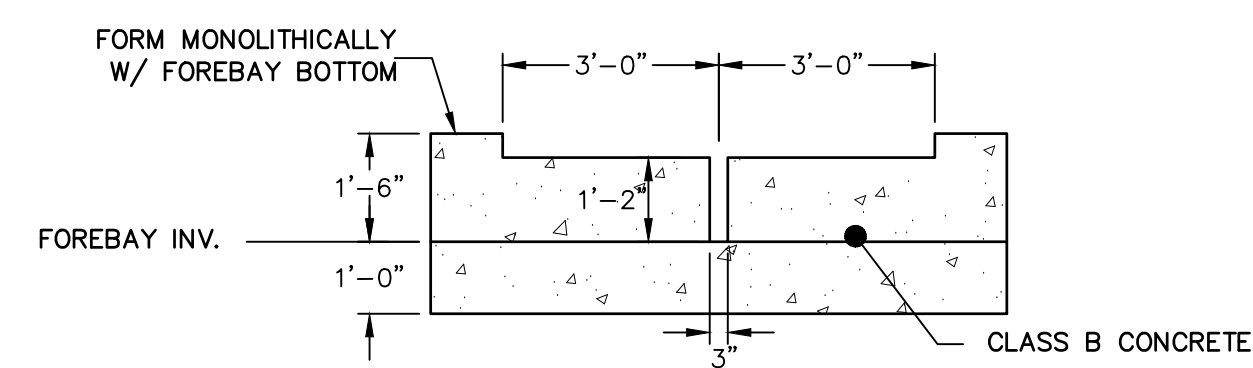
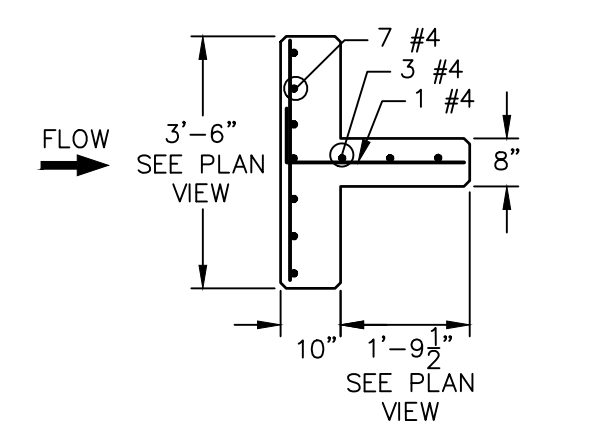
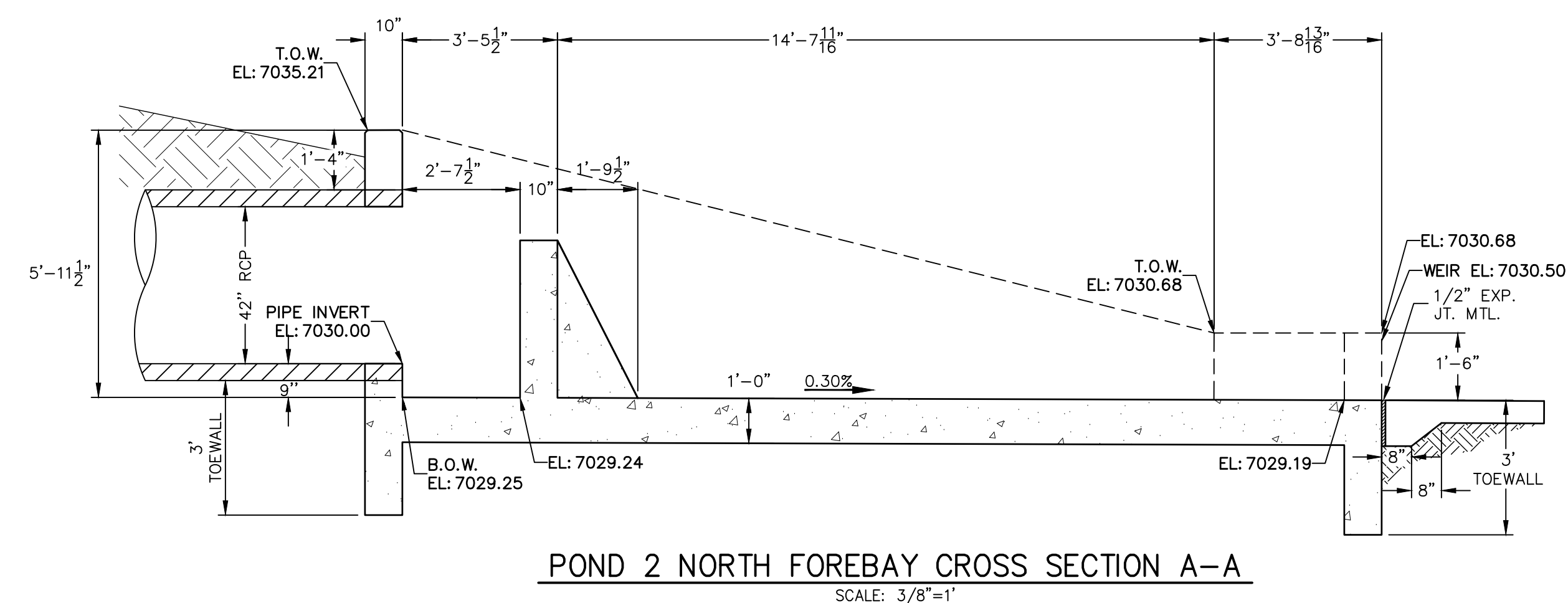
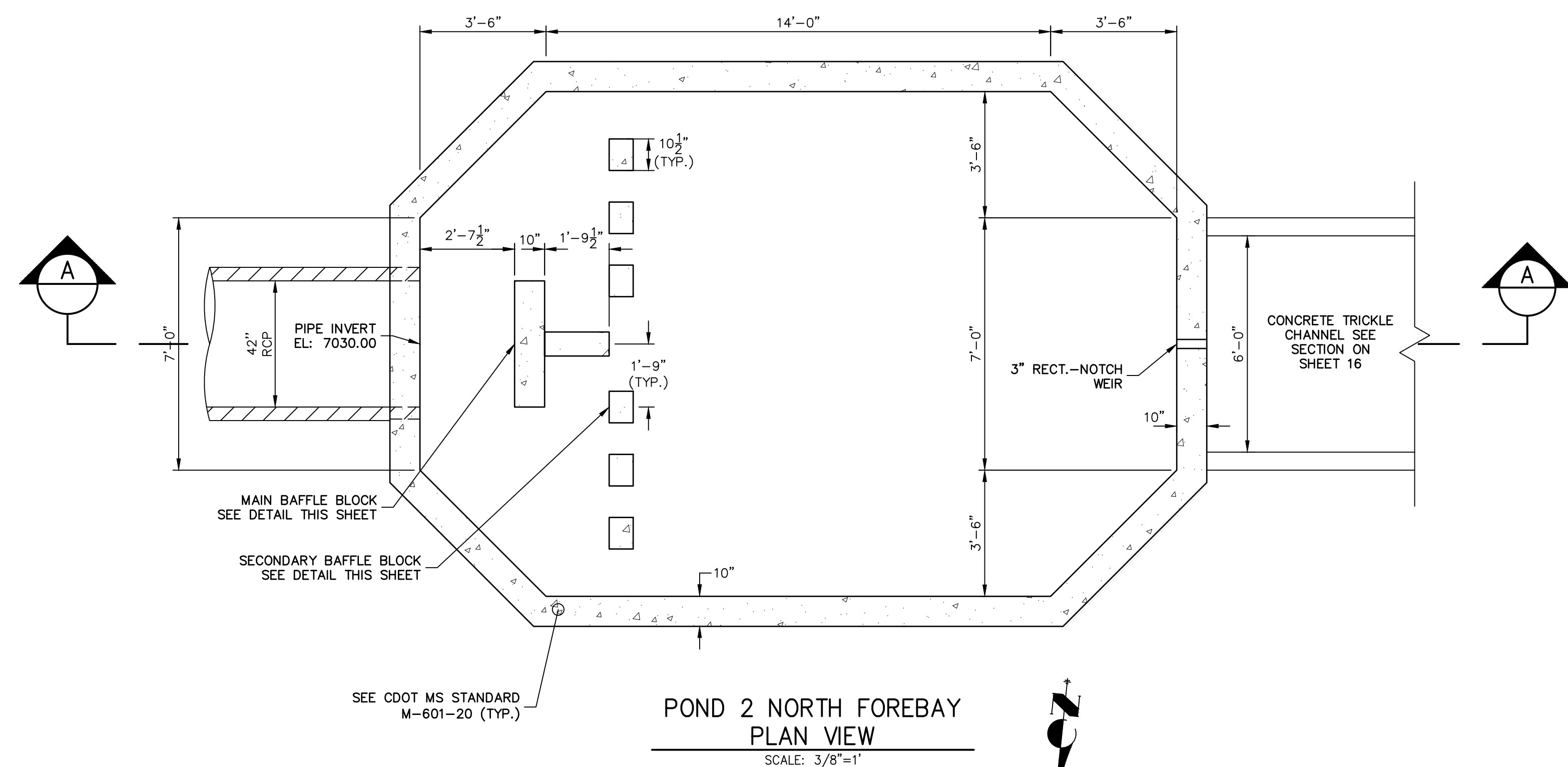
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF

PERMISSION AND, ON BEHALF OF THE BOARD OF PROFESSIONAL ENGINEERS, REGISTERED PROFESSIONAL ENGINEER
MIKE A. BRAMLETT
32314
DATE
ENGINEERING, LLC

PT CLOVERLEAF, LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80904
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRA.CO

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

SHEET 17 OF 25		CLOVERLEAF FILING 2		H-SCALE 1"=20'	No.	REVISION	BY	DATE
POND PLANS AND DETAILS		V-SCALE 1"=2'		DATE 05/10/21				
		DESIGNED BY		GVT				
		DRAWN BY		GVT				
		CHECKED BY						



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

PT CLOVERLEAF, LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80904

ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACO.COM

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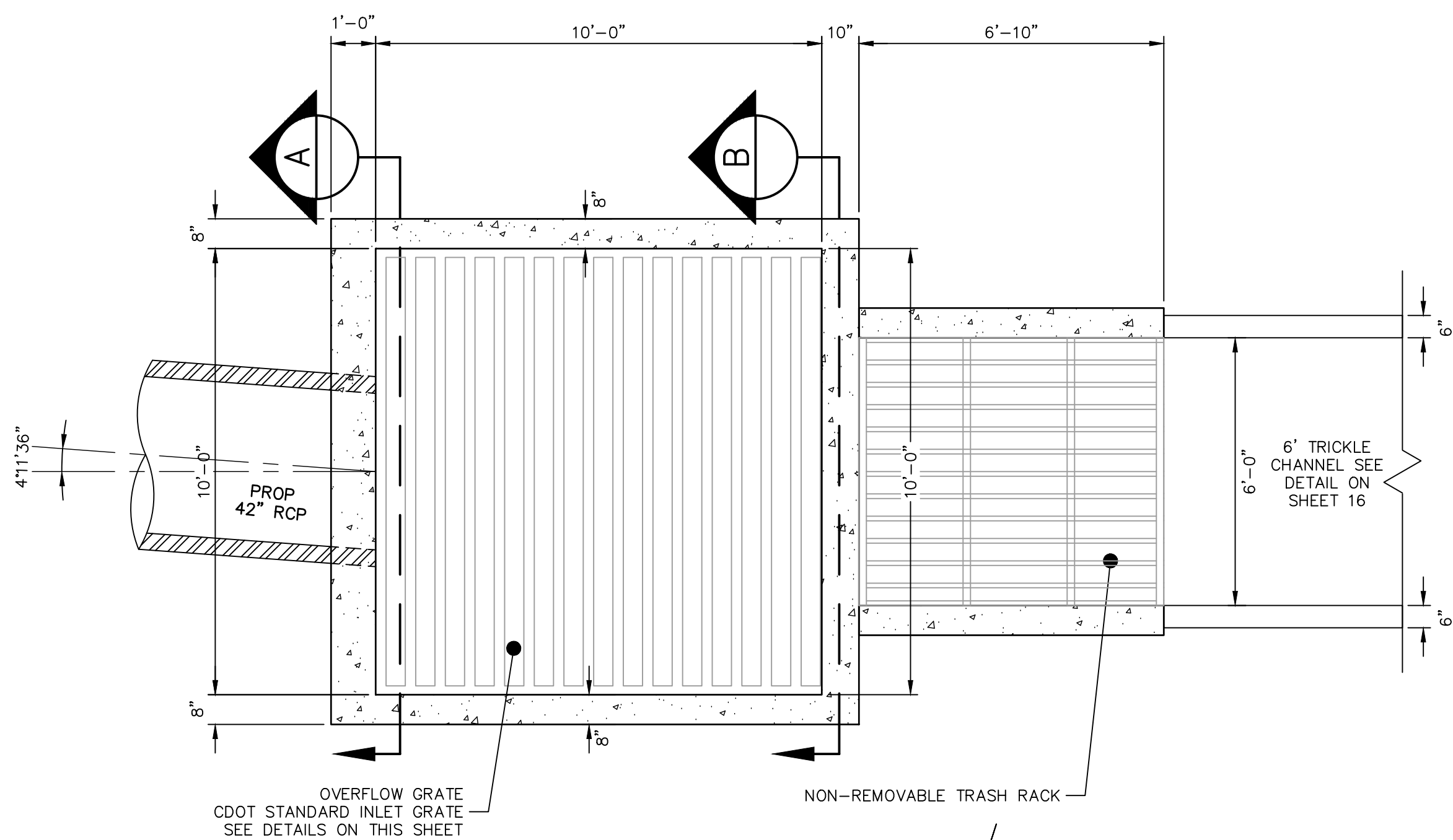
V-SCALE	3/8"=1"				
DATE	05/10/21				
DESIGNED BY	GAG				
DRAWN BY	GAG				
CHECKED BY					

CLOVERLEAF FILING 2

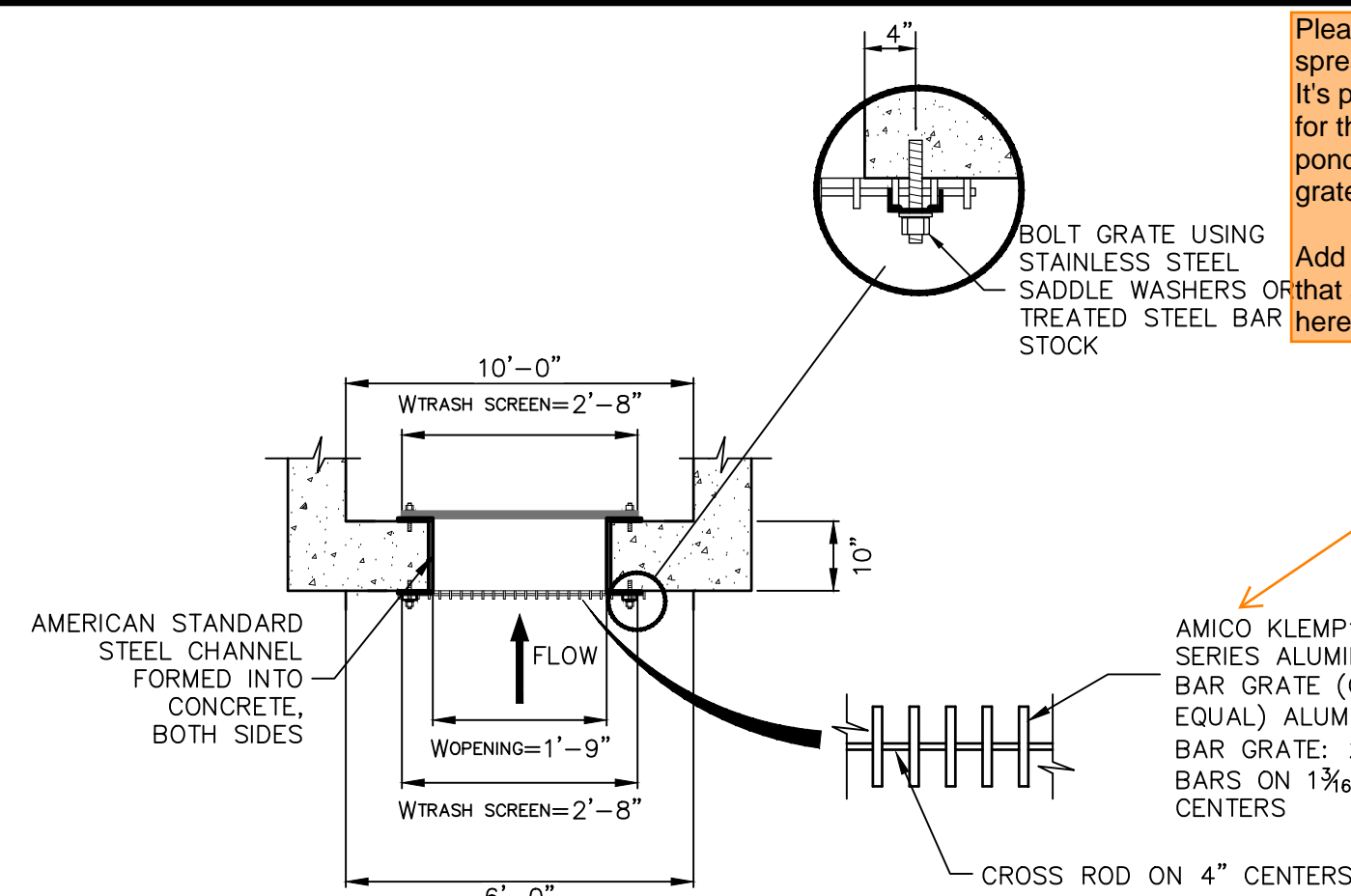
POND PLANS AND DETAILS

SHEET 18 OF 25

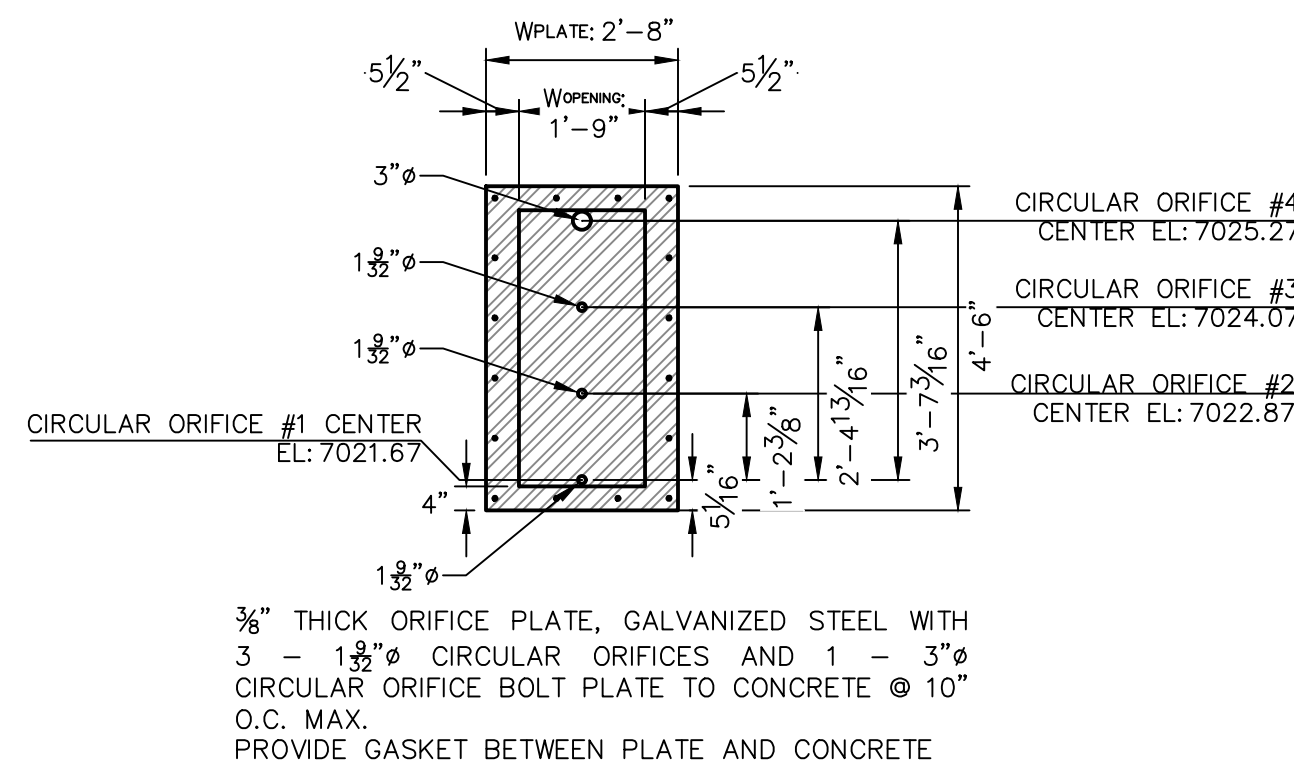
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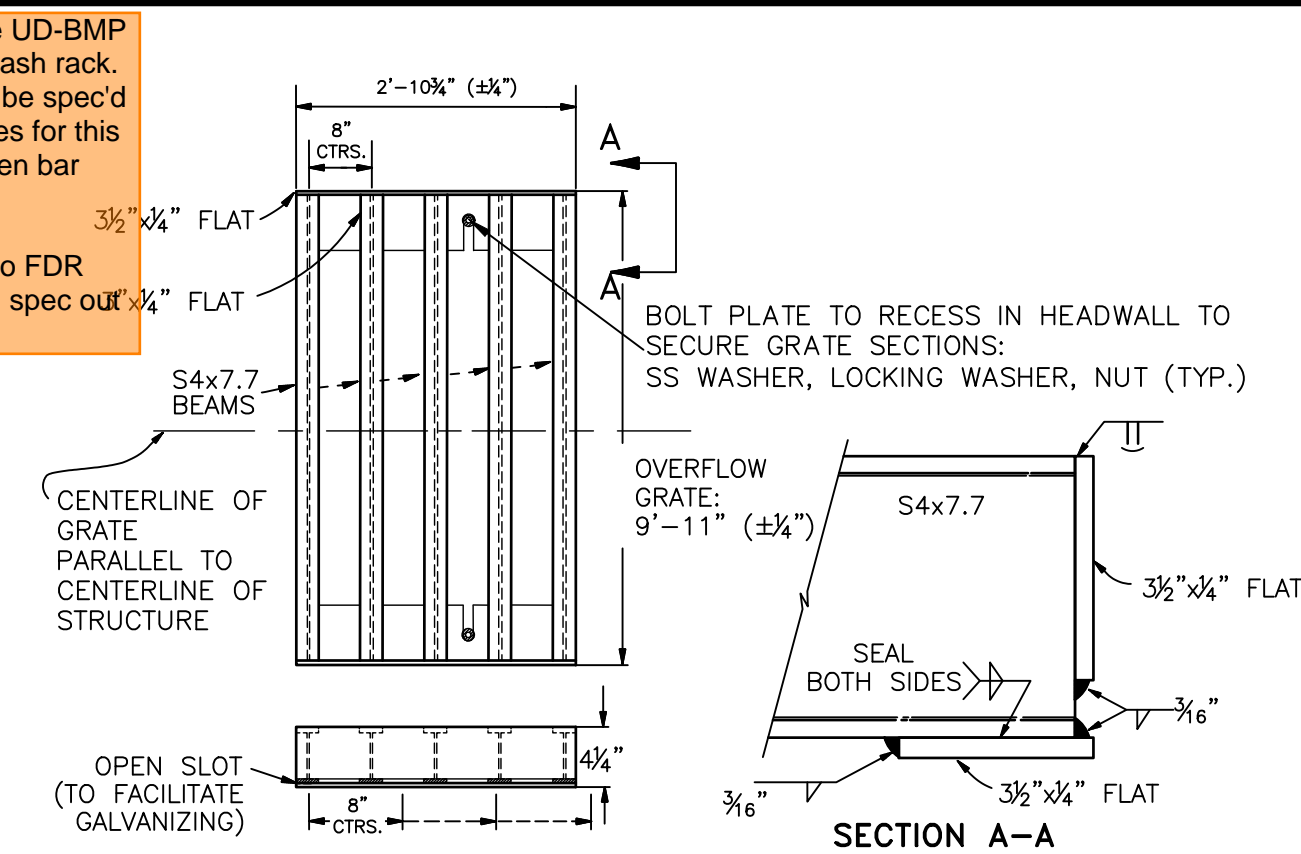
POND 2
OUTLET STRUCTURE PLAN
SCALE: 3/8"=1'



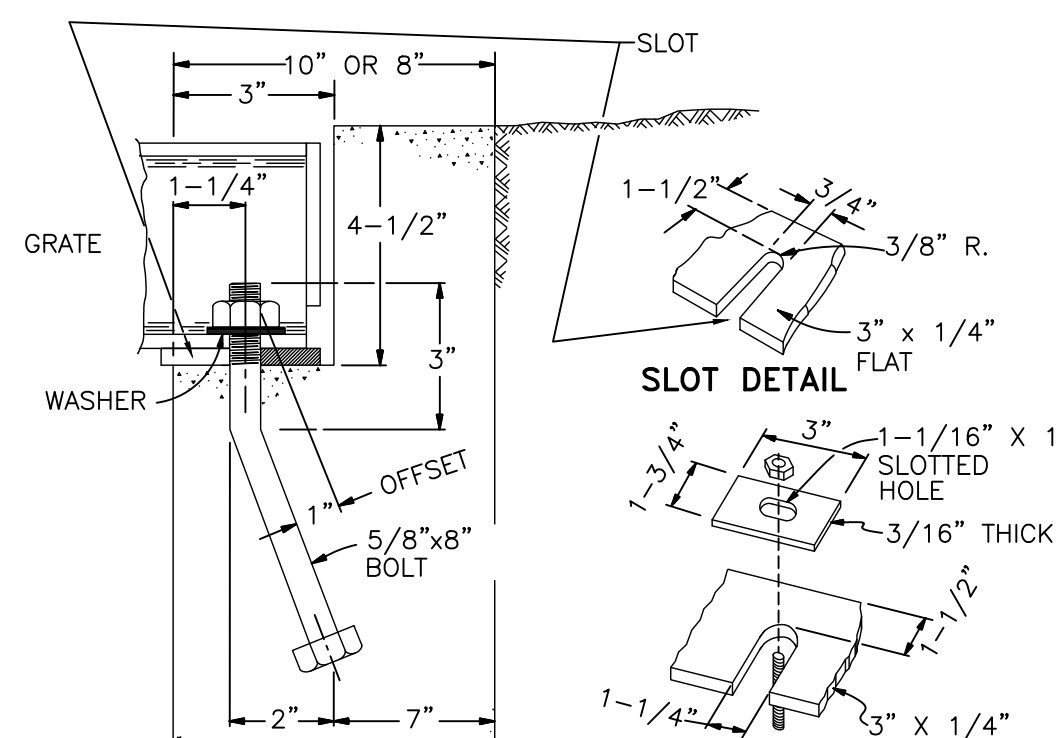
TRASH RACK AND PLATE
DETAIL (PLAN)
N.T.S.



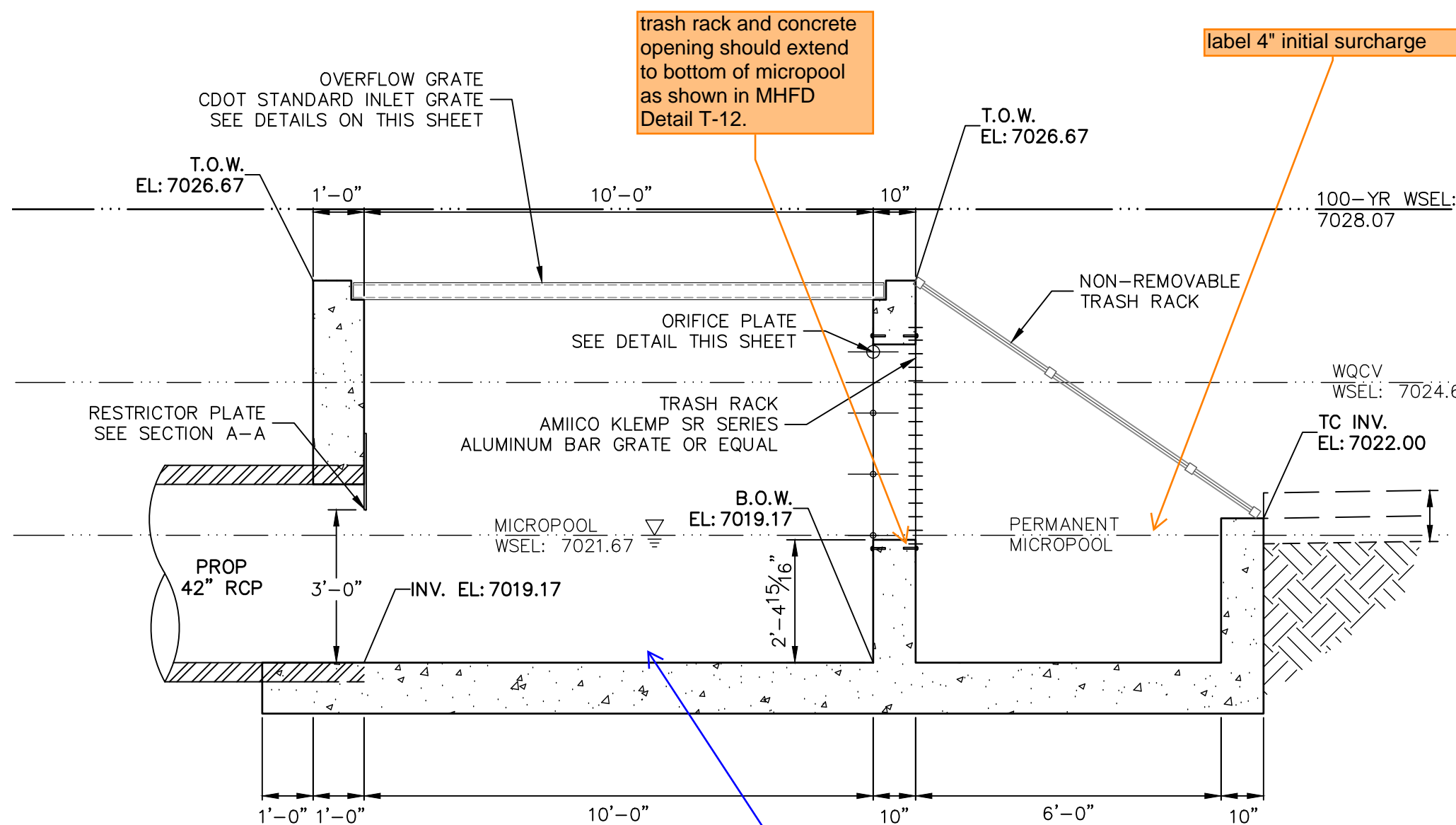
ORIFICE PLATE DETAIL
SCALE: 3/8"=1'



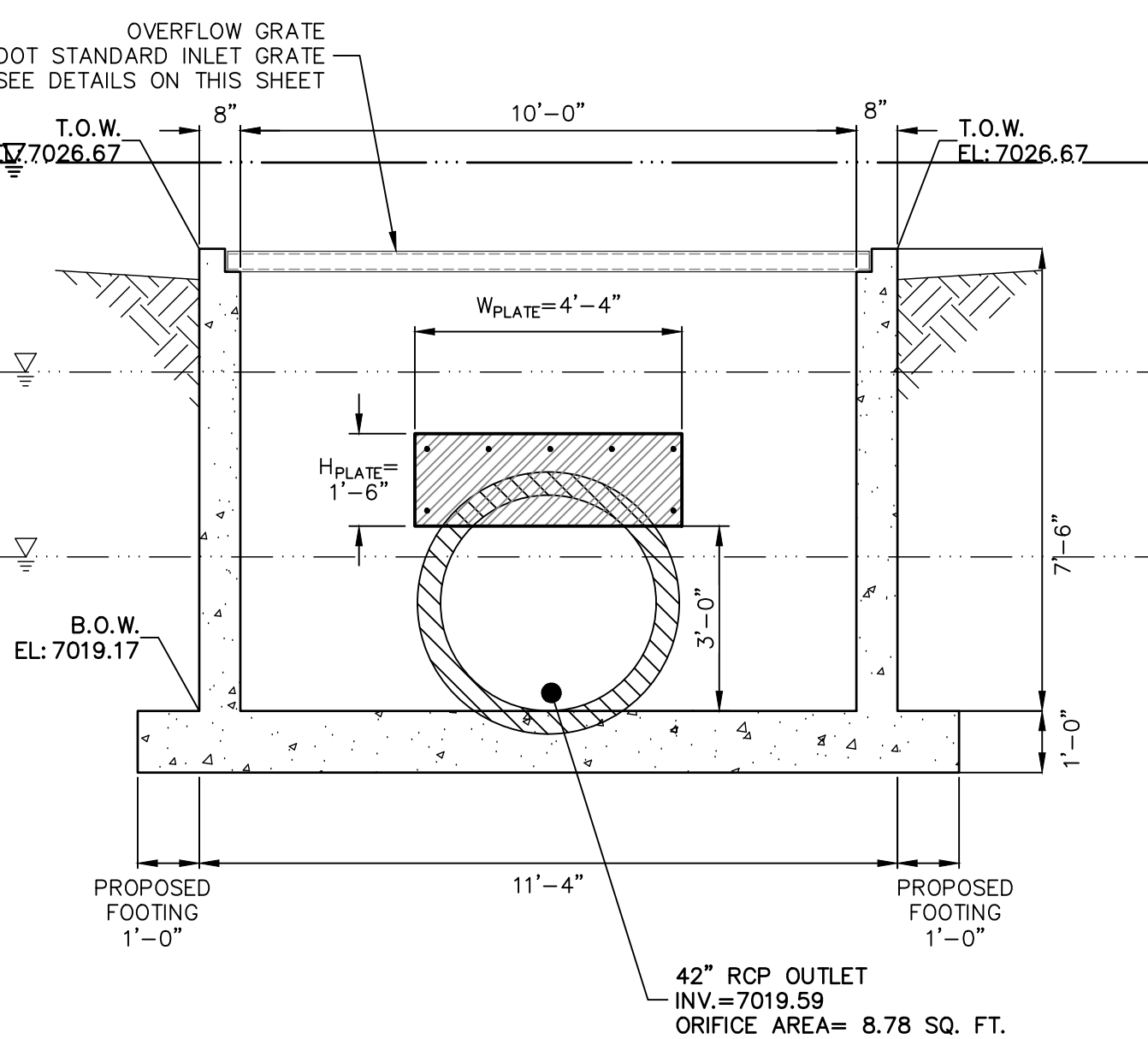
OVERFLOW GRATE DETAILS
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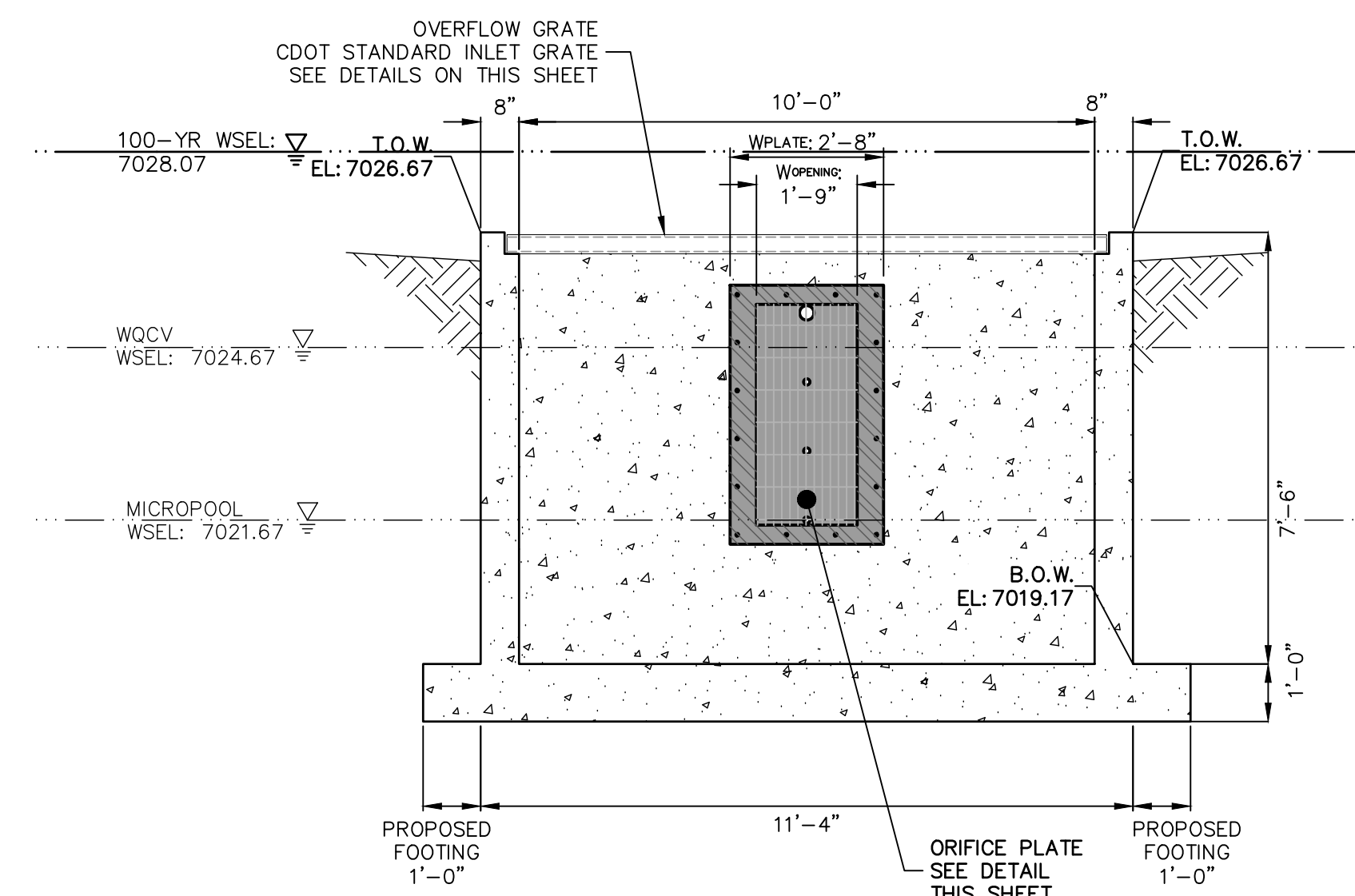
OVERFLOW GRATE INSTALLATION DETAIL
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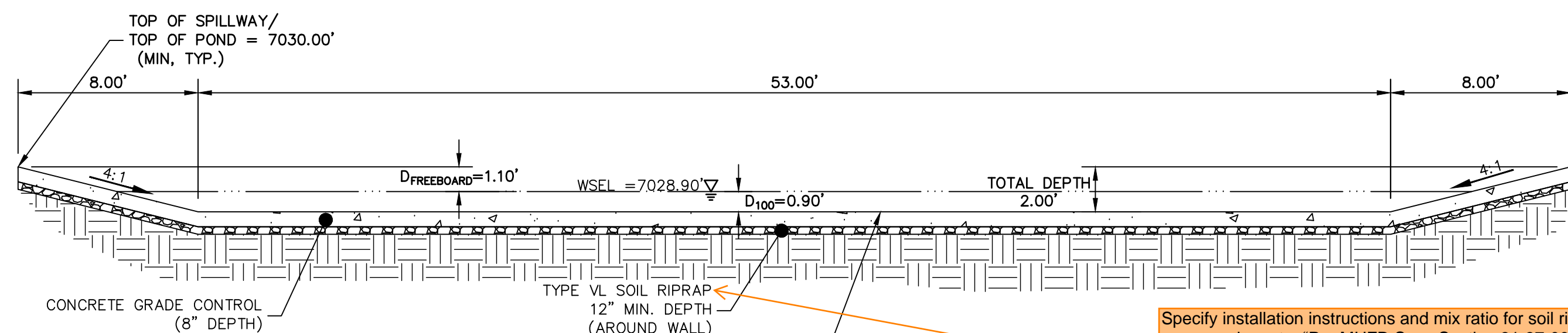
POND 2
STRUCTURE PROFILE
SCALE: 3/8"=1'



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



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



POND 2 EMERGENCY SPILLWAY
TYP. SECTION
SCALE: 1"=5'

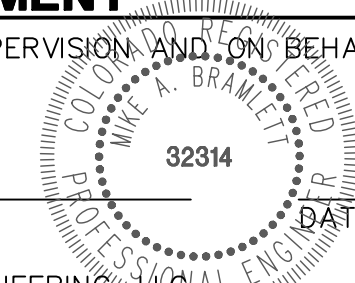
Specify installation instructions and mix ratio for soil riprap. As an example, note: "Per MHFD Spec Section 31-37-00, the soil material shall be native or topsoil and mixed with 65% riprap and 35% soil by volume. And soil riprap shall consist of uniform mixture of soil and riprap without voids." And specify the riprap designation per Table 1 of the same spec.



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 19 OF 25

JOB NO. 25158.01

BY DATE

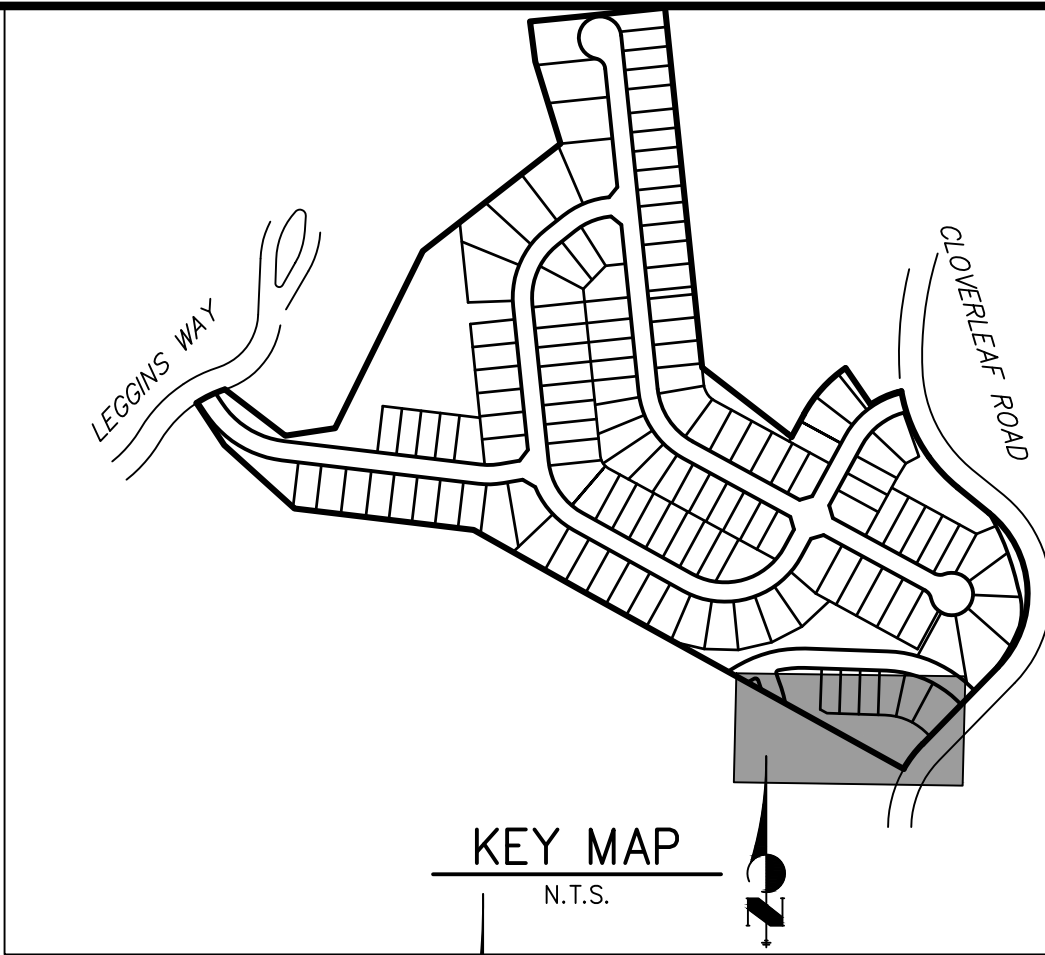
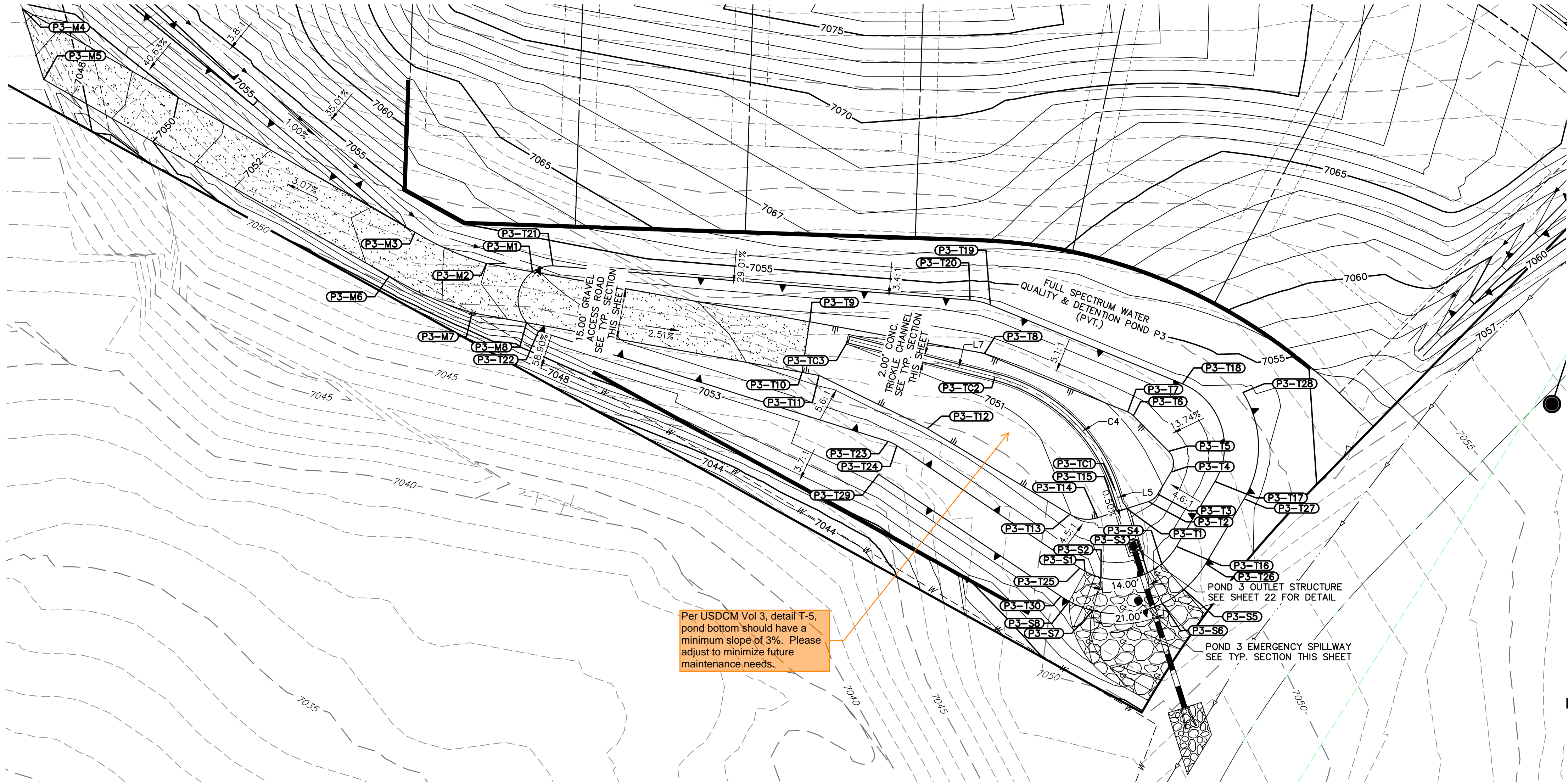
No. REVISION

H-SCALE 3/8"=1'
V-SCALE 3/8"=1'
DATE 05/10/21
DESIGNED BY GAG
DRAWN BY GAG
CHECKED BY

JR ENGINEERING
A Western Company
Central 303-740-9383 • Colorado Springs 719-593-2593
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

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



NOTES

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



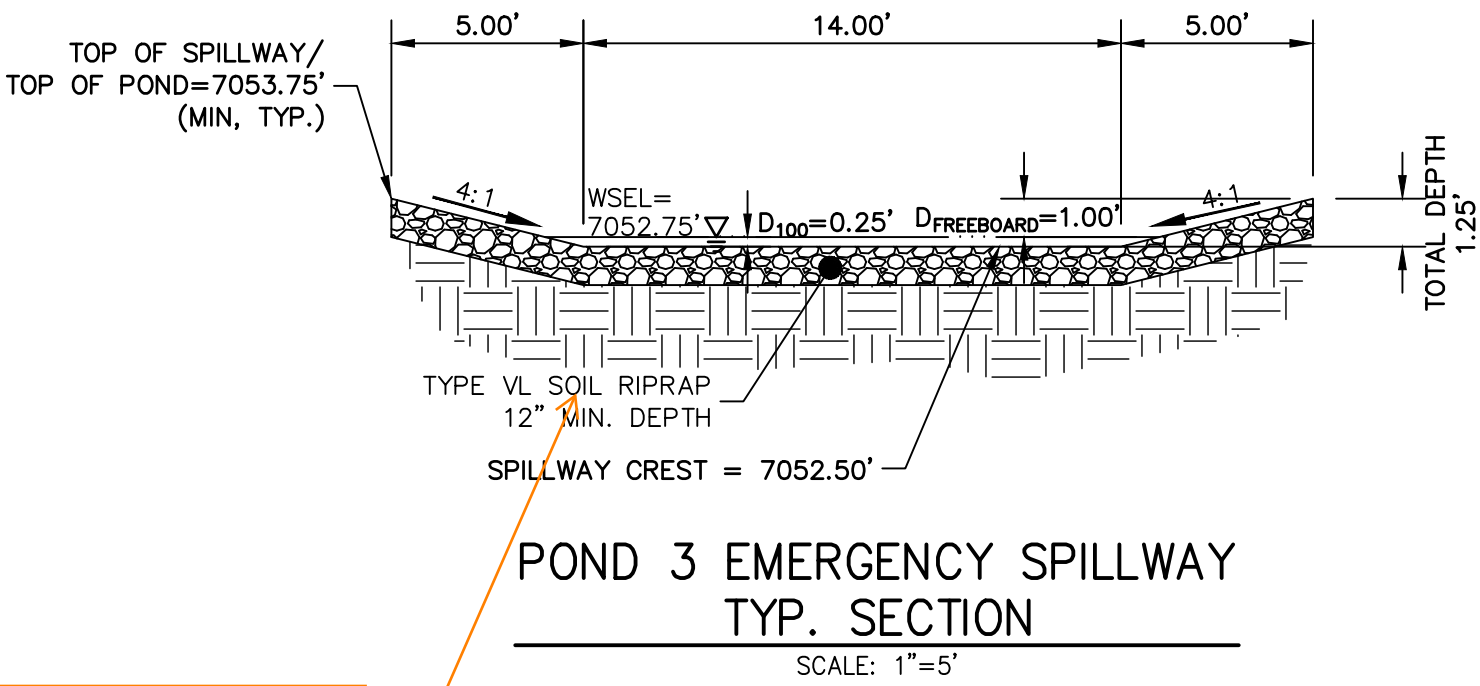
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P3-M1	MAINT. ROAD/TOP	N: 455036.49 E: 186903.21	7053.07
P3-M2	MAINT. ROAD	N: 455038.92 E: 186889.75	7054.48
P3-M3	MAINT. ROAD	N: 455048.11 E: 186868.73	7053.44
P3-M4	MAINT. ROAD	N: 455113.88 E: 186753.16	7049.44
P3-M5	MAINT. ROAD	N: 455093.02 E: 186759.49	7047.32
P3-M6	MAINT. ROAD	N: 455035.17 E: 186861.12	7053.14
P3-M7	MAINT. ROAD	N: 455024.45 E: 186865.45	7054.47
P3-M8	TOE/MAINT. ROAD	N: 455021.56 E: 186901.49	7053.74
P3-S1	SPILLWAY TOP	N: 454948.41 E: 187065.65	7053.75
P3-S2	SPILLWAY TOP	N: 454946.60 E: 187070.29	7052.50
P3-S3	SPILLWAY TOP	N: 454948.01 E: 187083.94	7052.50
P3-S4	SPILLWAY TOP	N: 454950.73 E: 187088.12	7053.75
P3-S5	SPILLWAY TOP	N: 454943.10 E: 187094.58	7053.75
P3-S6	SPILLWAY TOP	N: 454939.01 E: 187088.31	7052.50
P3-S7	SPILLWAY TOP	N: 454936.90 E: 187067.84	7052.50
P3-S8	SPILLWAY TOP	N: 454939.63 E: 187060.88	7053.75
P3-T1	TOE/OUTLET	N: 454966.91 E: 187077.76	7050.50

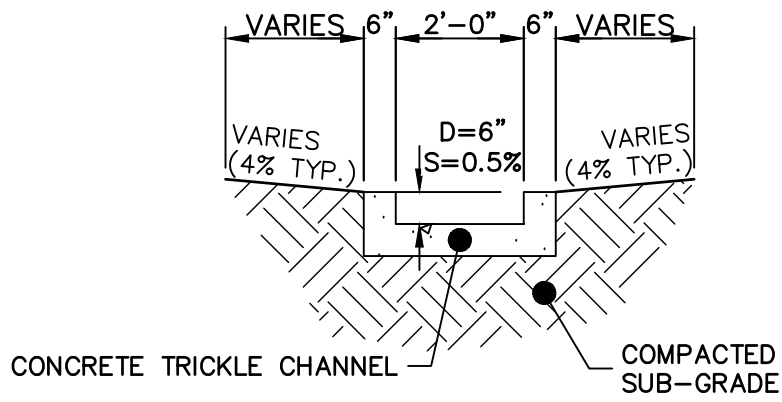
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P3-T2	TOE	N: 454968.95 E: 187084.15	7050.77
P3-T3	TOE	N: 454971.13 E: 187086.92	7050.91
P3-T4	TOE	N: 454977.64 E: 187090.84	7051.16
P3-T5	TOE	N: 454983.74 E: 187090.10	7051.24
P3-T6	TOE	N: 454994.22 E: 187079.69	7051.13
P3-T7	TOE	N: 454995.33 E: 187078.03	7051.11
P3-T8	TOE	N: 455012.45 E: 187035.88	7050.98
P3-T9	TOE/MAINT. ROAD	N: 455021.81 E: 186984.55	7051.32
P3-T10	TOE/MAINT. ROAD	N: 455006.77 E: 186982.44	7051.59
P3-T11	TOE	N: 455006.03 E: 186987.42	7051.53
P3-T12	TOE	N: 454976.96 E: 187019.12	7051.59
P3-T13	TOE	N: 454965.18 E: 187068.11	7051.01
P3-T14	TOE	N: 454964.22 E: 187069.30	7050.71
P3-T15	TOE/OUTLET	N: 454966.00 E: 187074.90	7050.50
P3-T16	TOP	N: 454955.78 E: 187082.39	7053.75
P3-T17	TOP	N: 454974.86 E: 187103.72	7053.75
P3-T18	TOP	N: 455003.57 E: 187094.13	7053.75

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P3-T19	TOP	N: 455026.72 E: 187037.76	7053.75
P3-T20	TOP	N: 455028.16 E: 187031.80	7053.75
P3-T21	TOP	N: 455038.25 E: 186909.20	7053.47
P3-T22	TOP	N: 455019.04 E: 186904.96	7053.75
P3-T23	TOP	N: 454986.61 E: 187007.74	7053.75
P3-T24	TOP	N: 454985.38 E: 187010.30	7053.75
P3-T25	TOP	N: 454949.37 E: 187064.06	7053.75
P3-T26	TOP	N: 454950.67 E: 187100.99	7053.75
P3-T27	TOP	N: 454969.75 E: 187112.32	7053.75
P3-T28	TOP	N: 455001.03 E: 187111.93	7053.75
P3-T29	TOP	N: 454976.96 E: 187004.90	7053.75
P3-T30	TOP	N: 454941.06 E: 187058.50	7053.75
P3-TC1	TRICKLE CHANNEL	N: 454972.28 E: 187074.48	7050.03
P3-TC2	TRICKLE CHANNEL	N: 455005.57 E: 187039.18	7050.28
P3-TC3	TRICKLE CHANNEL	N: 455016.54 E: 186996.14	7050.51

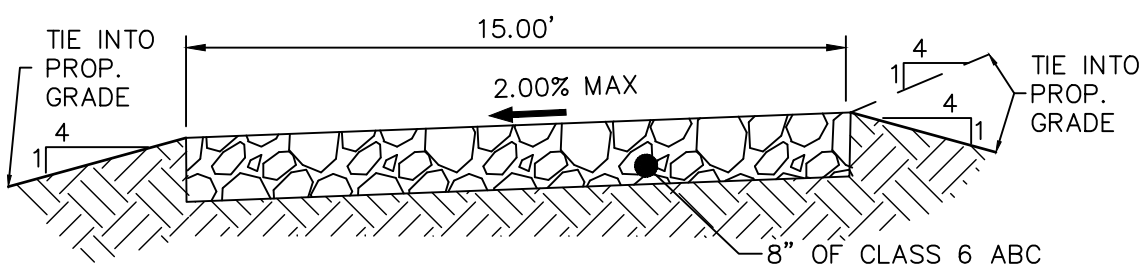
LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L5	S17°39'02"E	6.11'	C4	58°03'03"	50.00'	50.66'
L7	S75°42'05"E	44.42'				



Specify installation instructions and mix ratio for soil riprap. As an example, note: "Per MHFD Spec Section 31-37-00, the soil material shall be native or topsoil and mixed with 65% riprap and 35% soil by volume. And soil riprap shall consist of uniform mixture of soil and riprap without voids." And specify the riprap designation per Table 1 of the same spec.



POND 3 TRICKLE CHANNEL
SCALE: 1"=3'

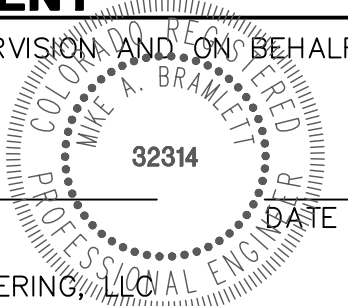


15' GRAVEL MAINTENANCE ACCESS ROAD TYPICAL SECTION
N.T.S.

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

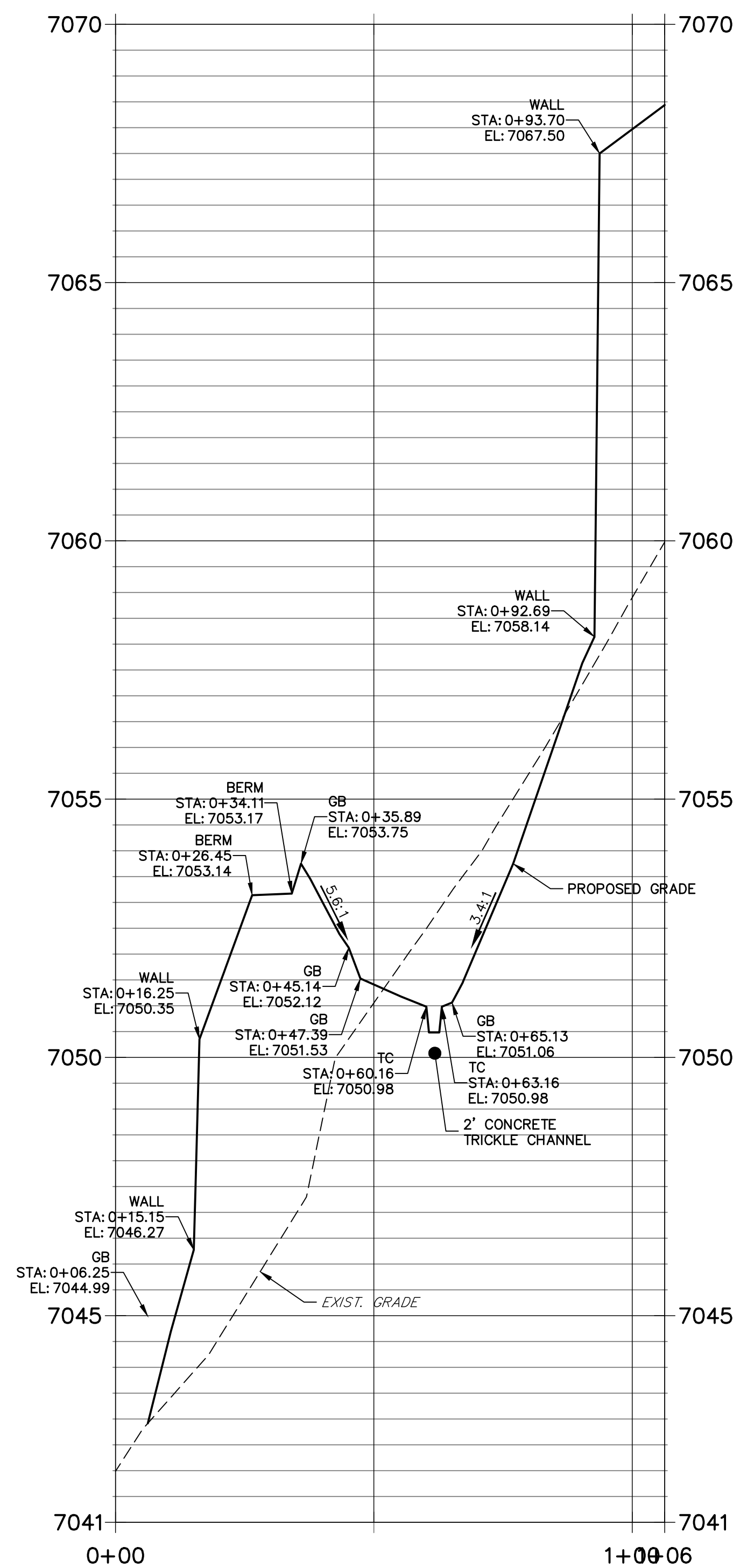
SHEET 20 OF 25

JOB NO. 25158.01

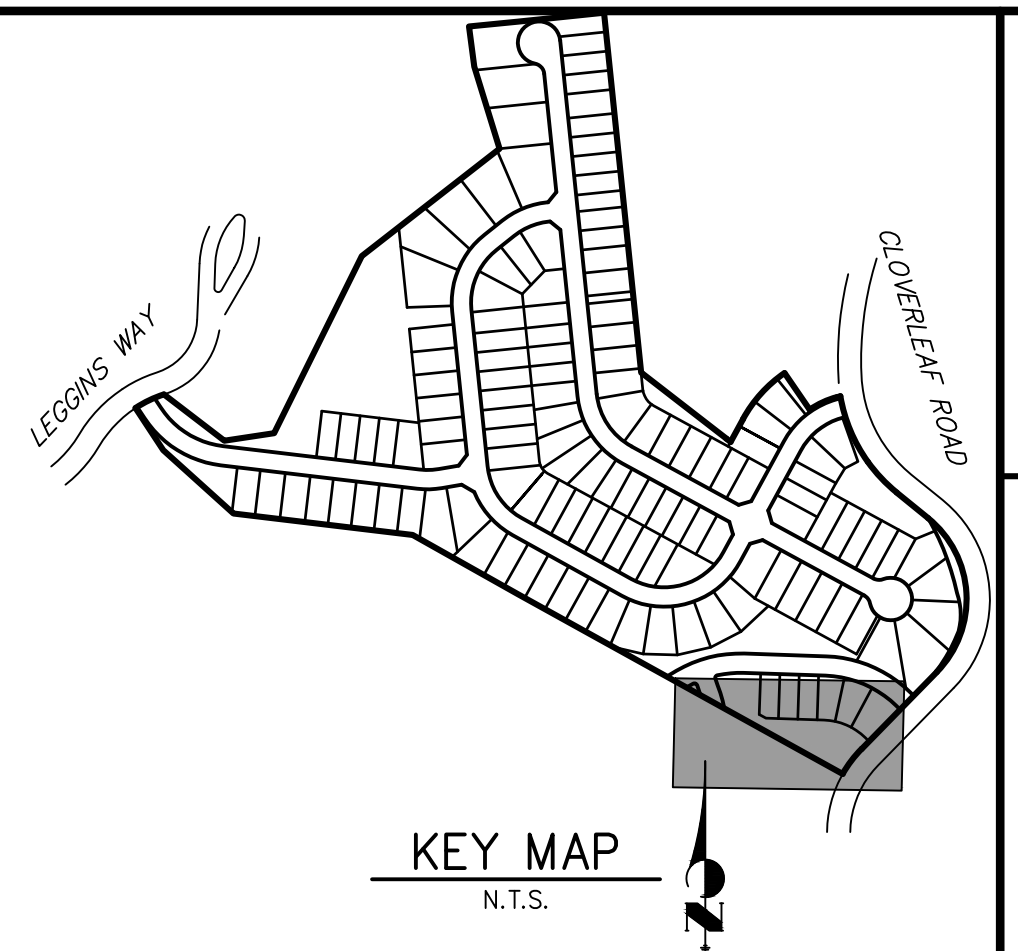
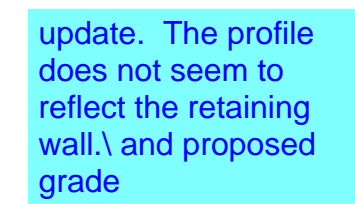
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JDESJARDIN@PROTERRACO.COM

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



provide spot elevation
for all retaining walls.



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2. SEE SHEETS 3-8 FOR PROPOSED STORM SEWER DESIGN.



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ENGINEERING

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

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NO.	REVISION
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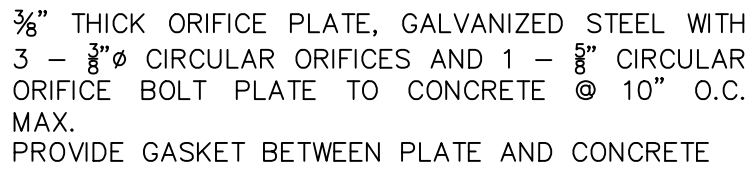
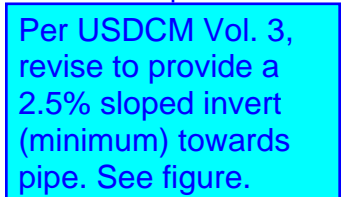
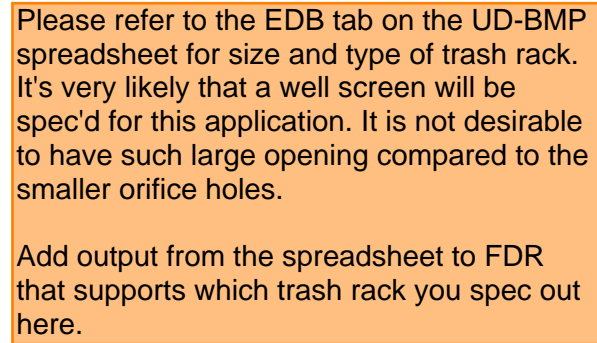
H-SCALE	1 = 20
V SCALE	1" = 3'

CLOVERLEAF FILING 2

POND PLANS AND DETAILS

SHEET 21 OF 25

JOB NO. 25158.01



PT CLOVERLEAF, LLC
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COLORADO SPRINGS, CO 80920
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H-SCALE	REVISION	BY	DATE
V-SCALE	1"= X'		
DATE	05/10/21		
DESIGNED BY	XXX		
DRAWN BY	XXX		
CHECKED BY			

CLOVERLEAF FILING 2

END PLANS AND DETAILS

SHEET 22 OF 25

JOB NO. 25158.01

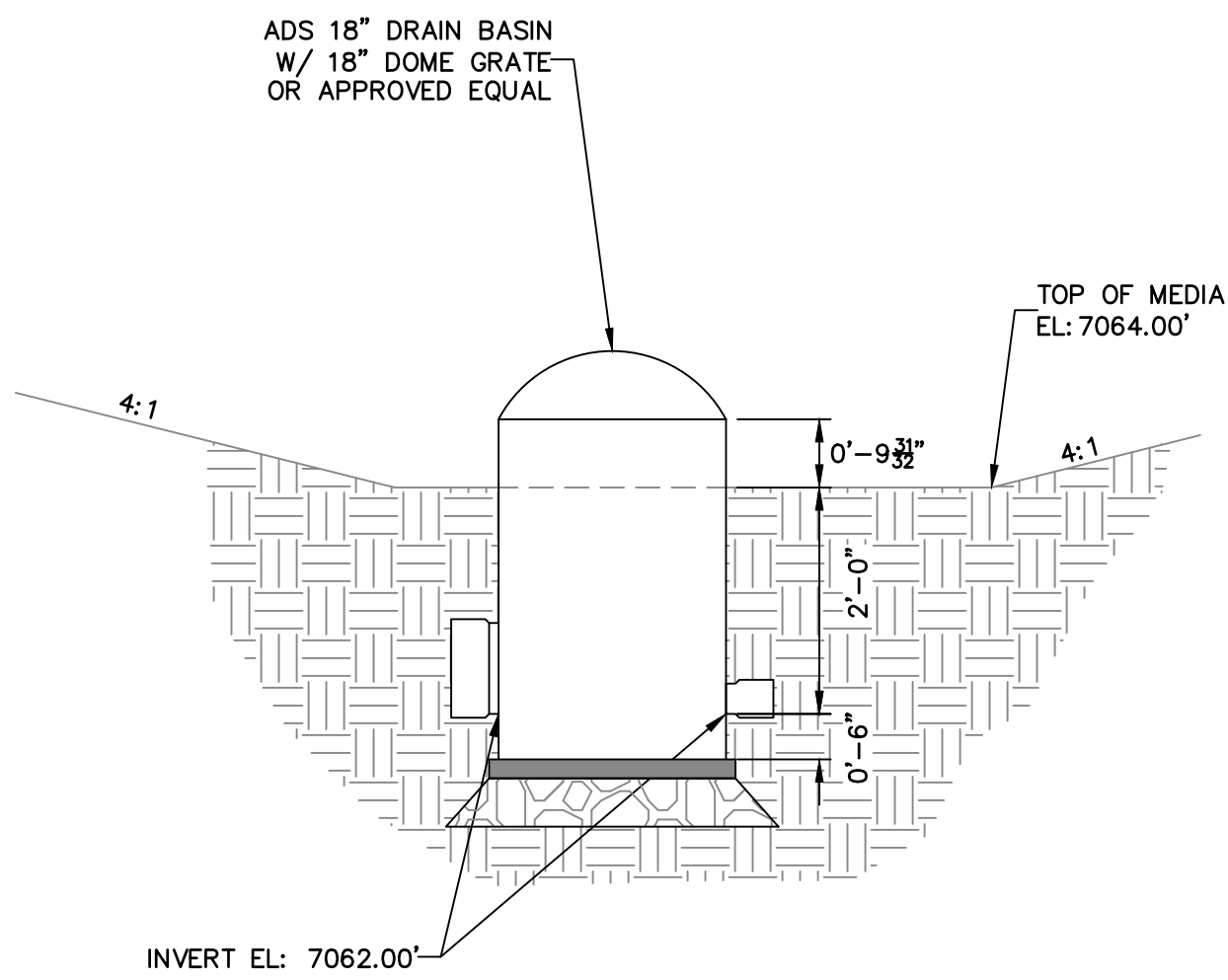
Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

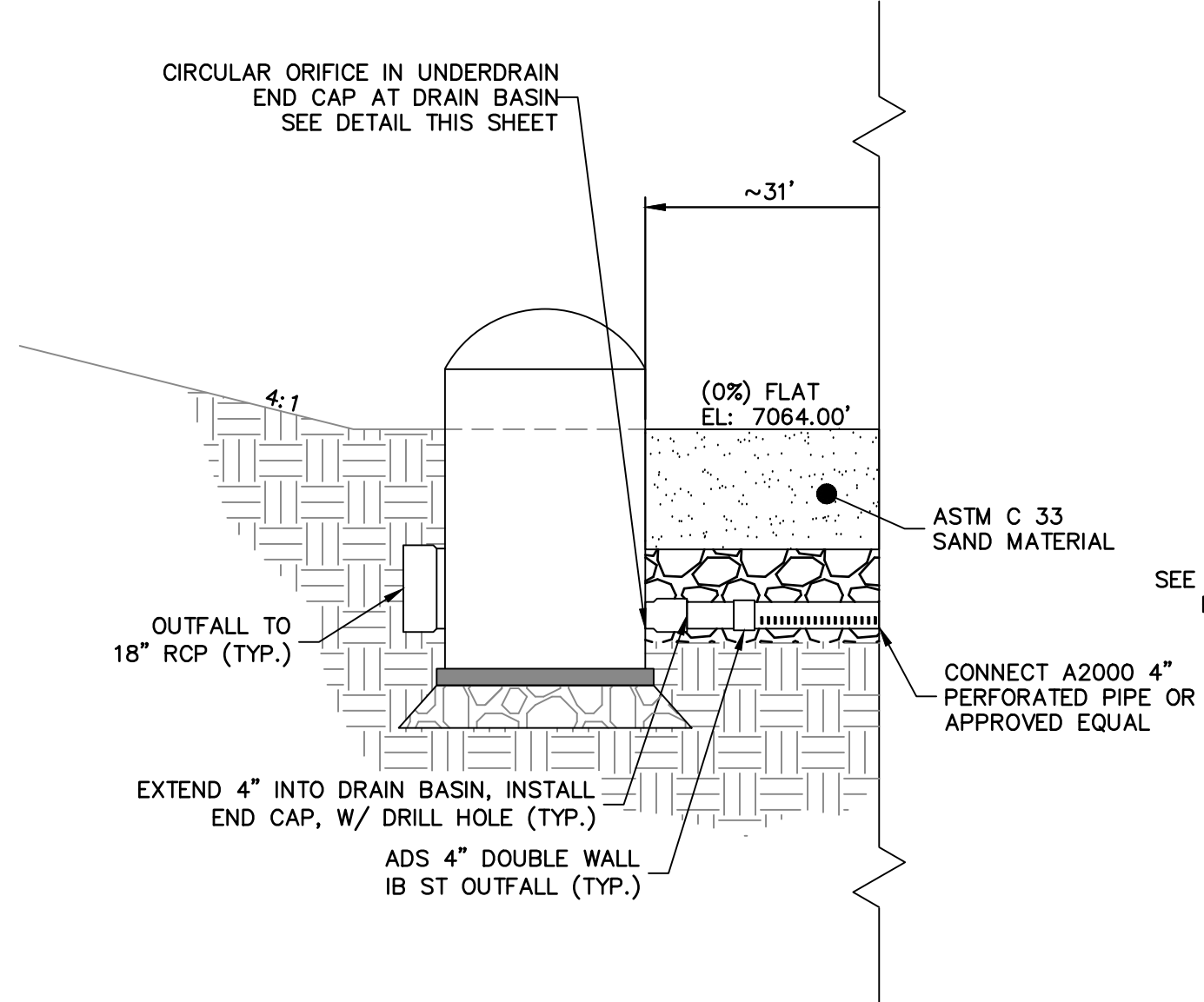
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

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

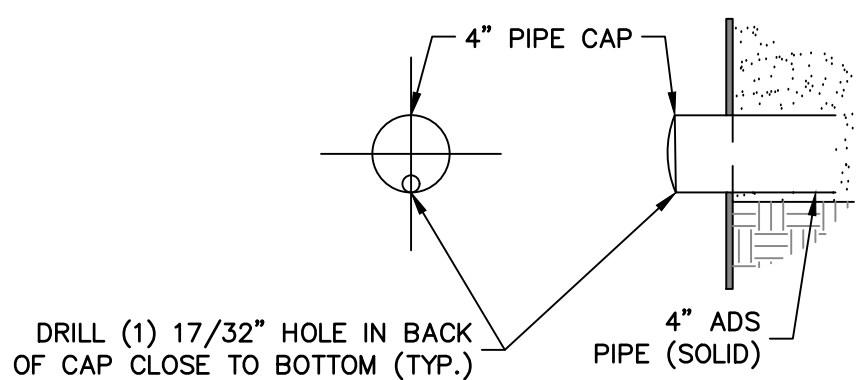
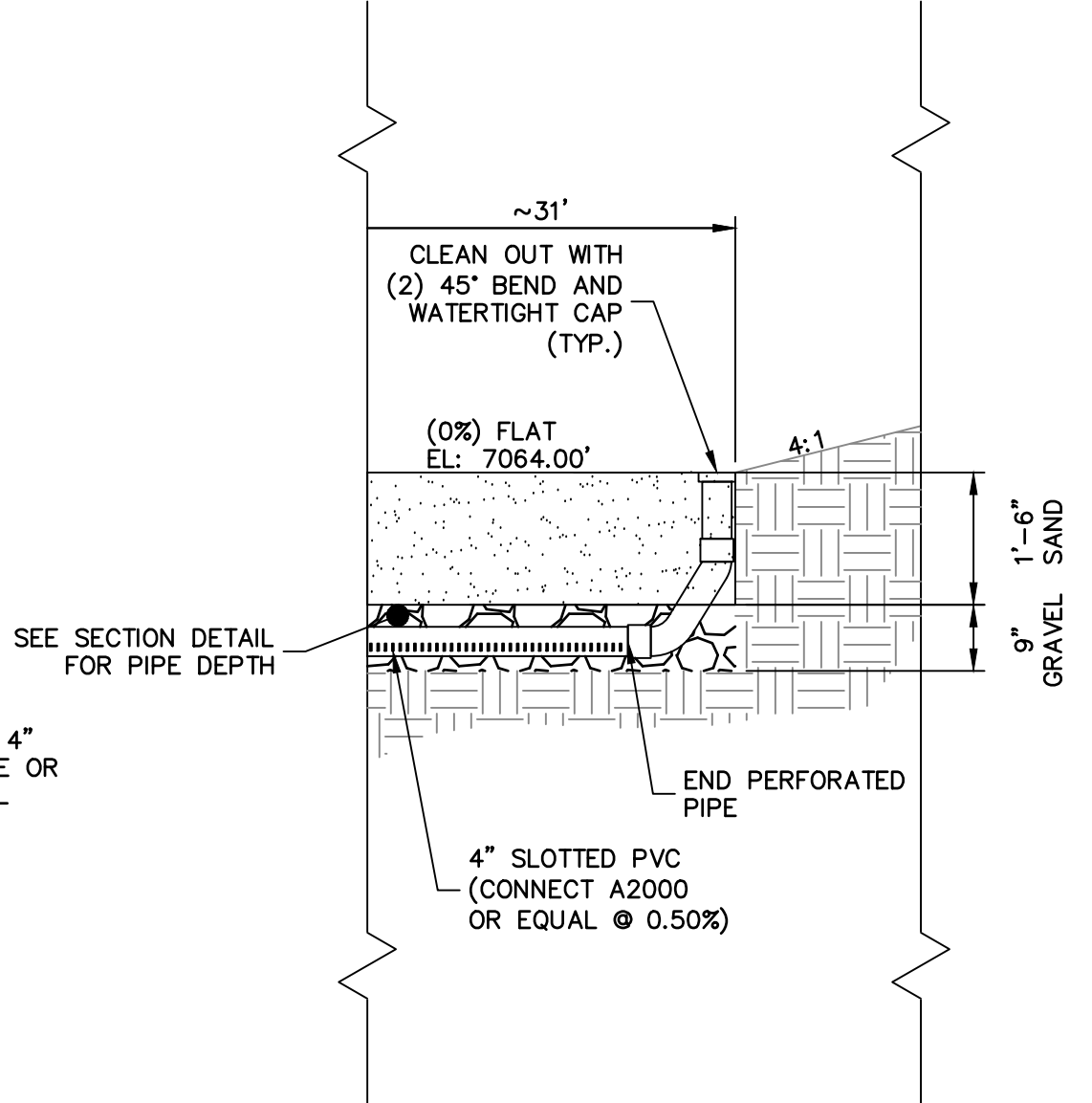
32314



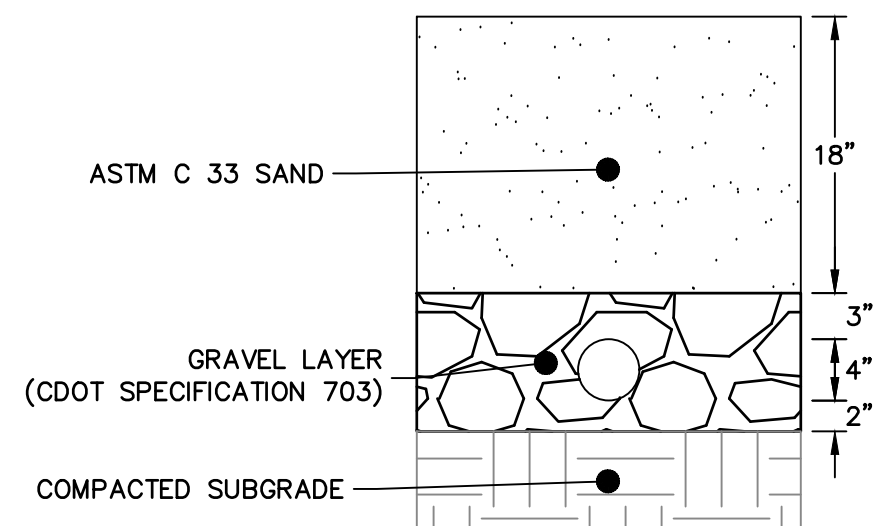
Drain Basin
Outlet Front Detail
SCALE: N.T.S.



Sand Filter
Longitudinal Cross
Section Details
SCALE: N.T.S.
NOTE: SEE URBAN DRAINAGE VOLUME 3 FACT SHEETS T-6
FOR FURTHER DETAILS AND SPECIFICATIONS.



Sand Filter Underdrain
End Cap Detail
SCALE: N.T.S.



Sand Filter
Sub-Surface Section
SCALE: N.T.S.

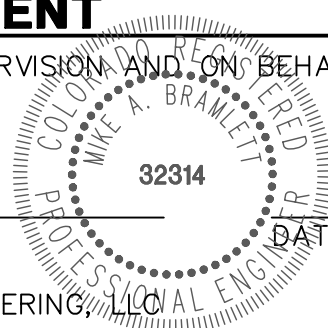


ENGINEER'S STATEMENT

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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

POND PLANS AND DETAILS

SHEET 24 OF 25

JOB NO. 25158.01

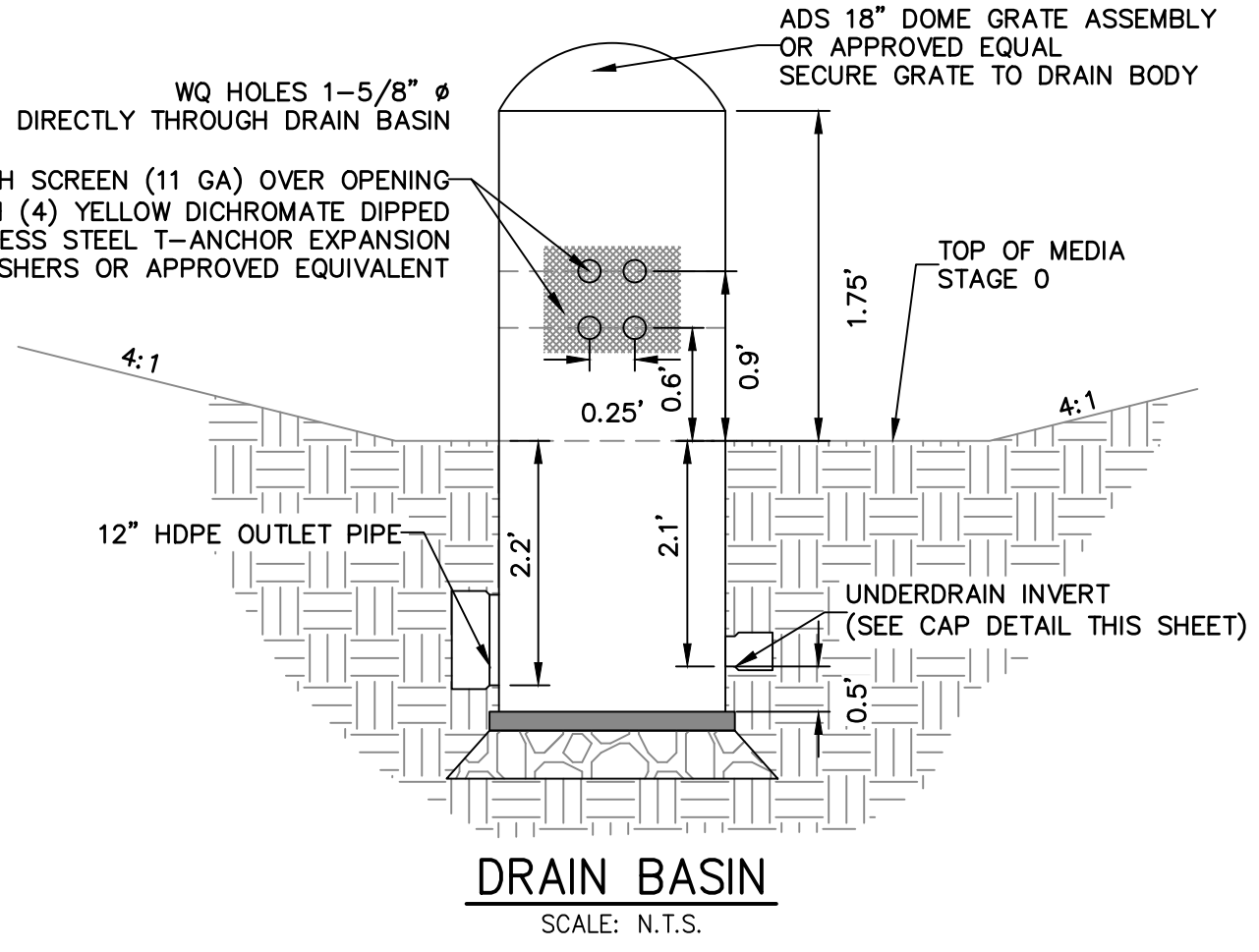
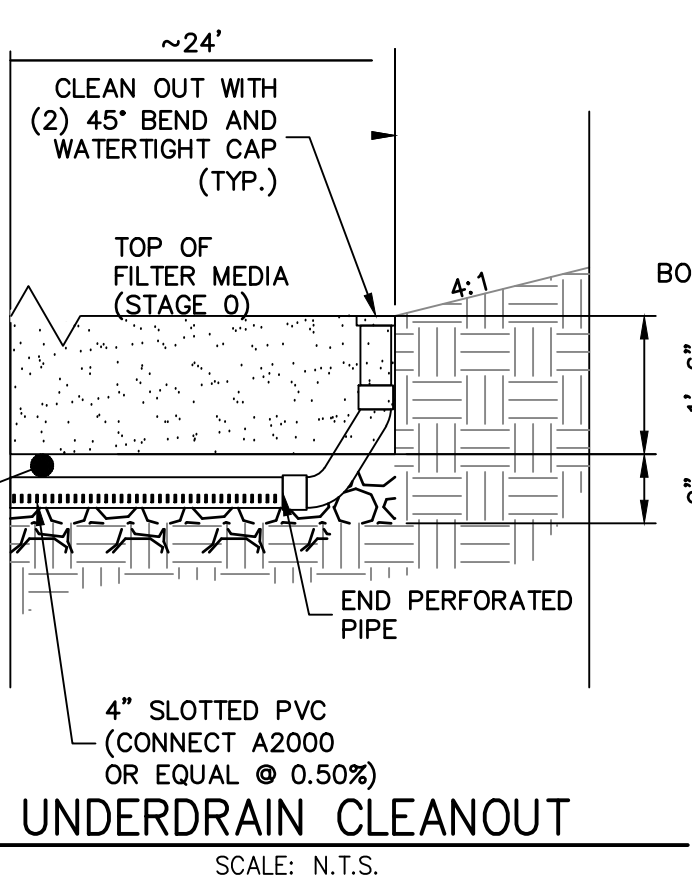
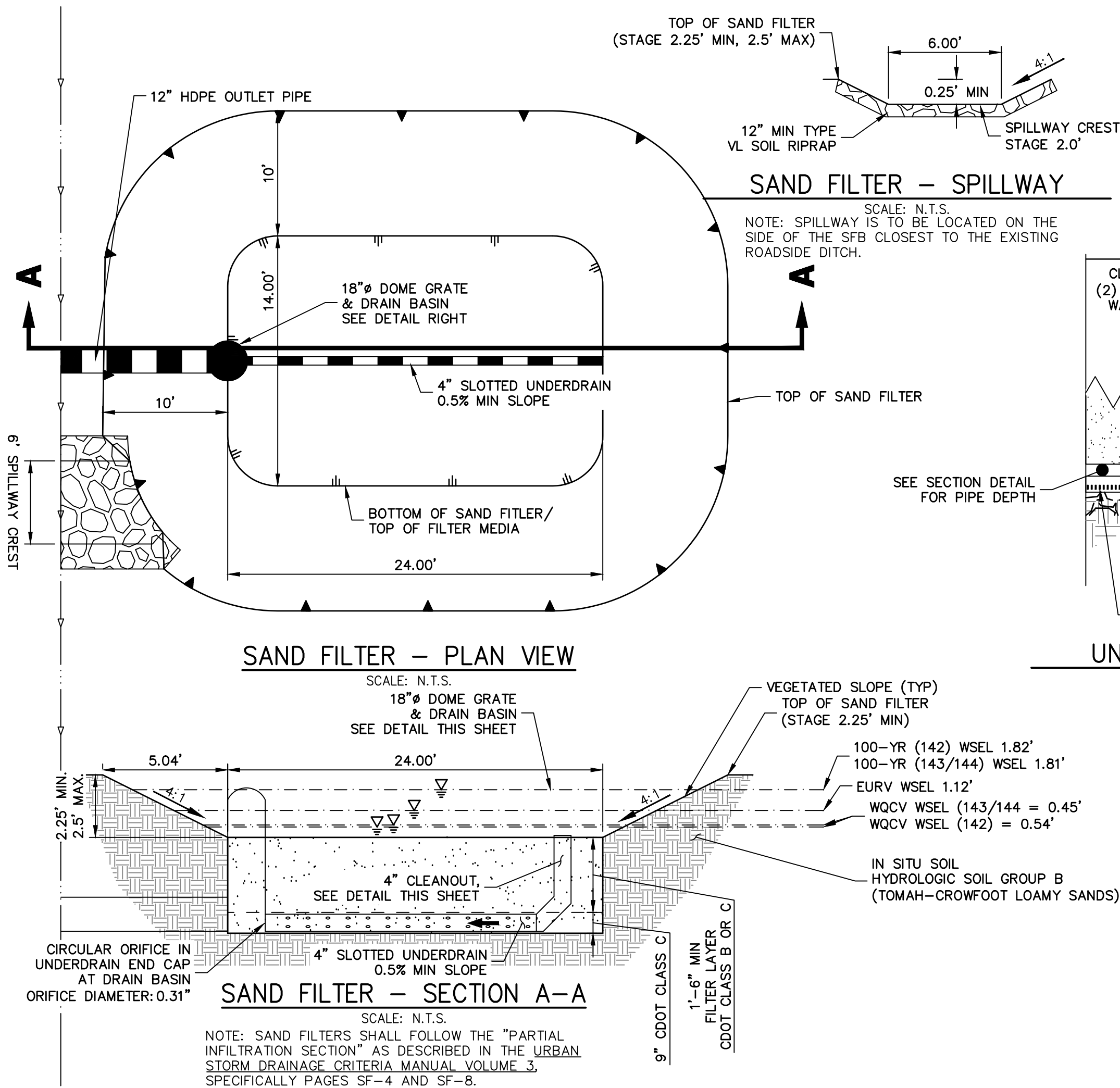
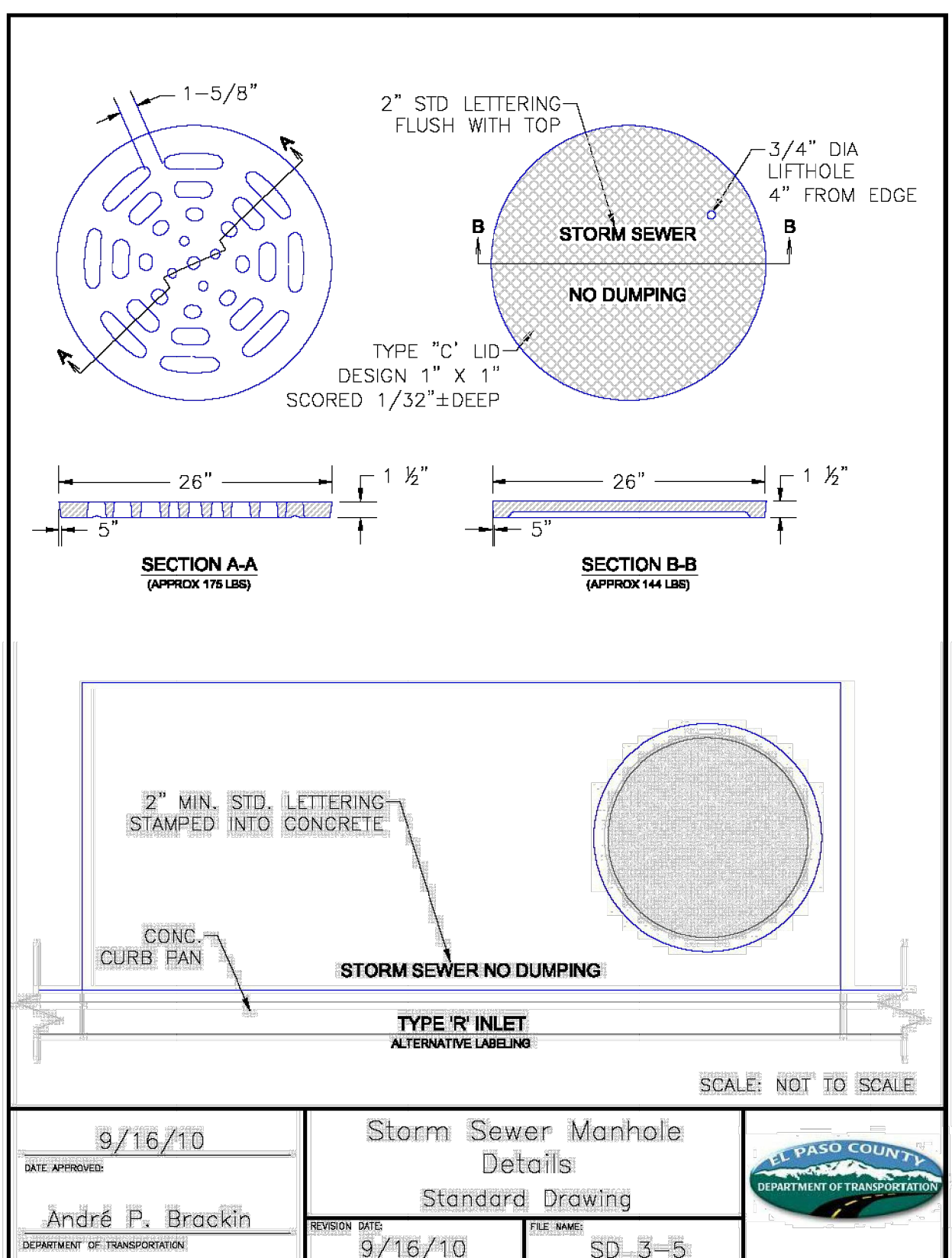
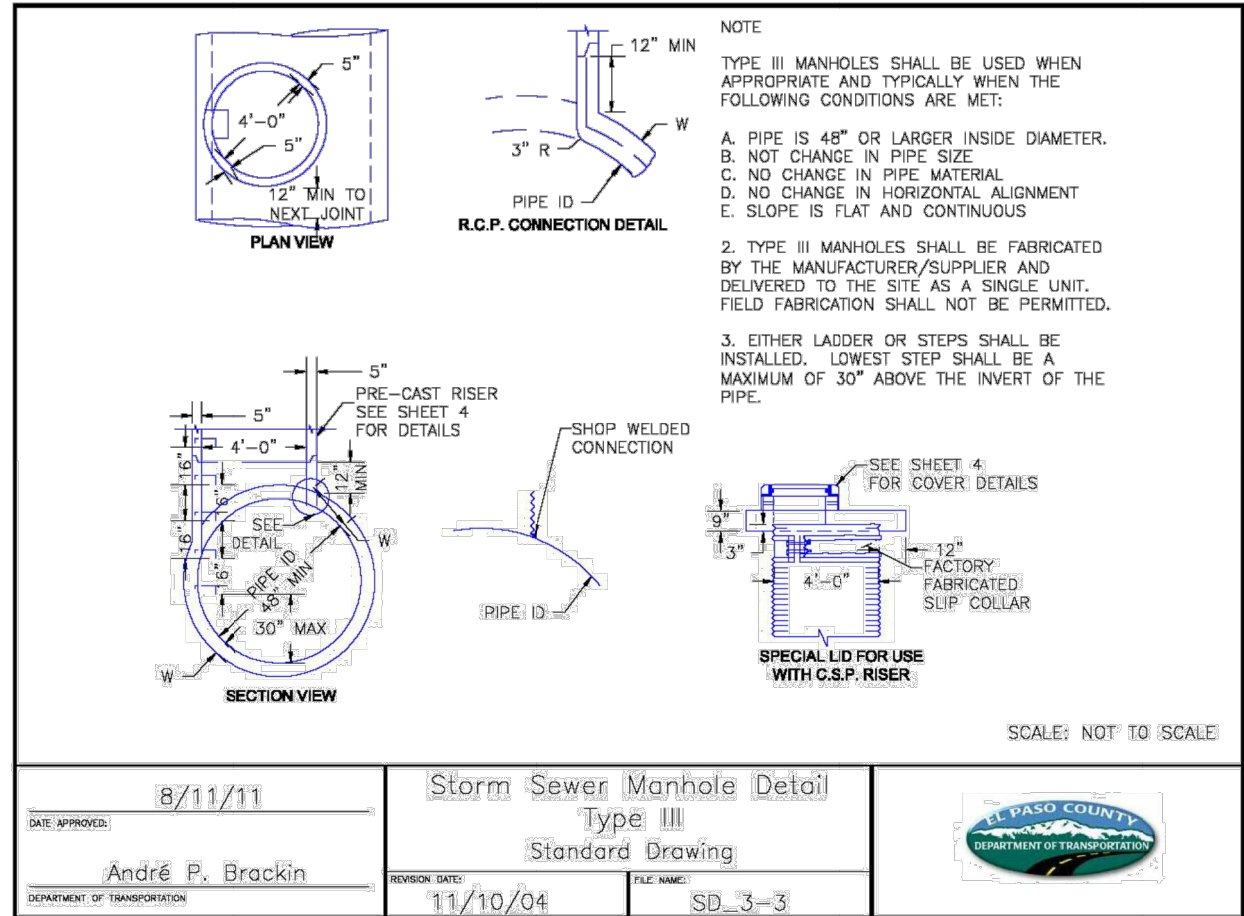
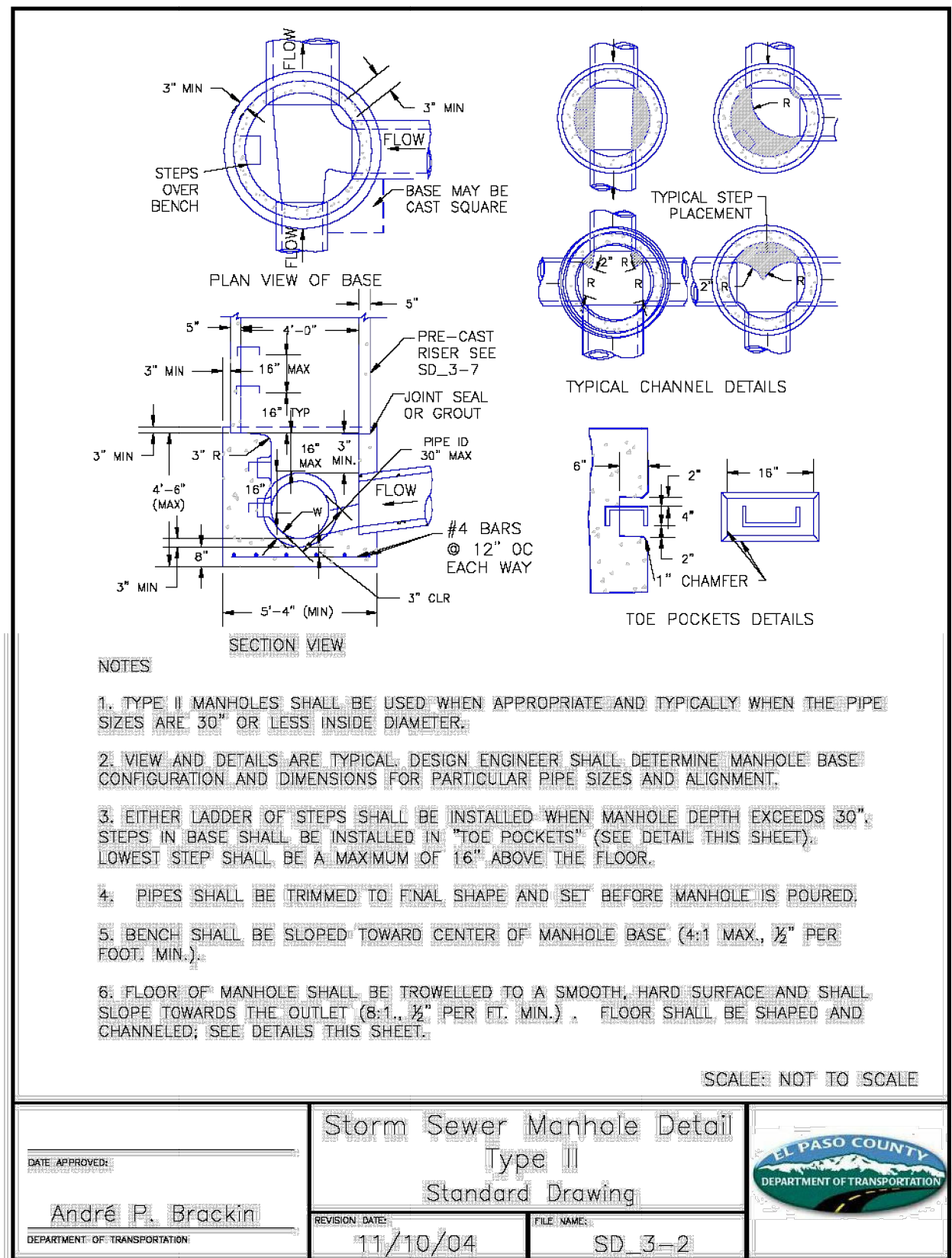
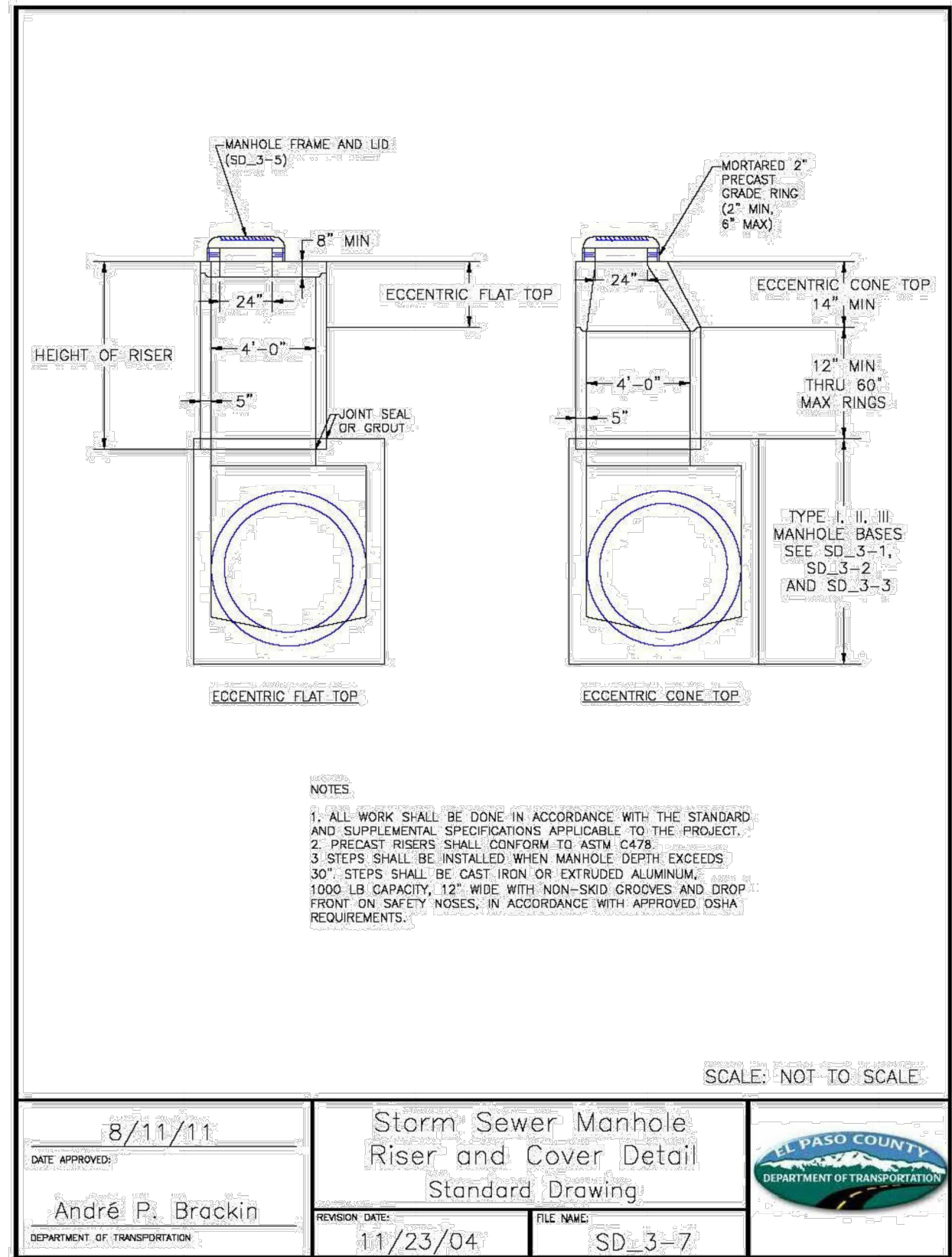
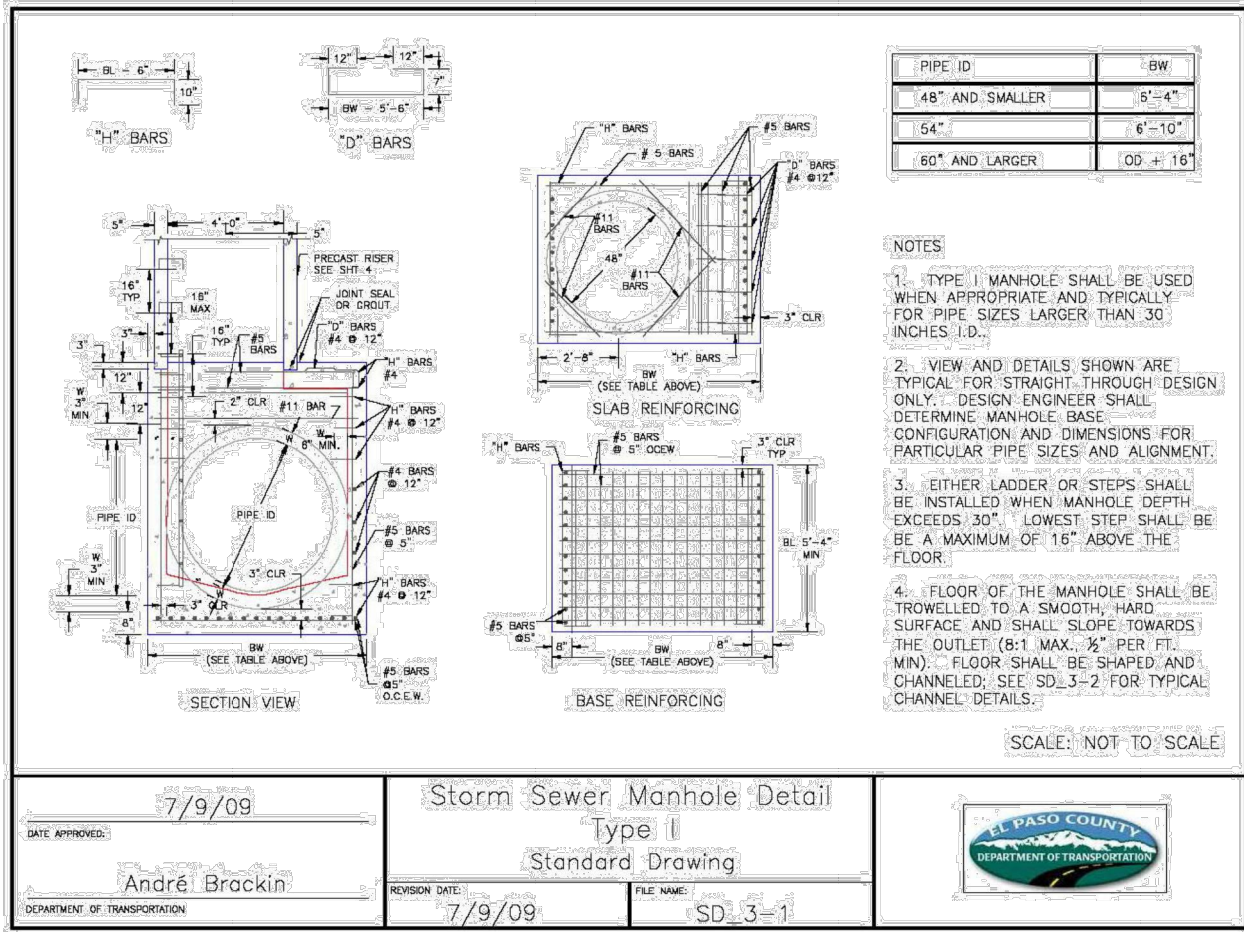
H-SCALE	N.T.S.	N.T.S.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
V-SCALE	N.T.S.	N.T.S.	05/10/21	GAG	GAG	
REVISION						
No.	BY		DATE			



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

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No.	REVISION	BY	DATE
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811	1"=50'	N/A	05/10/21	SAV	SAV
DETAIL SHEET	DESIGNED BY	DRAWN BY	CHECKED BY		
SHEET 25 OF 25	JOB NO.	25158.01			

CLOVERLEAF FILING 2

EL PASO COUNTY, COLORADO

PUBLIC UTILTY PLAN

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

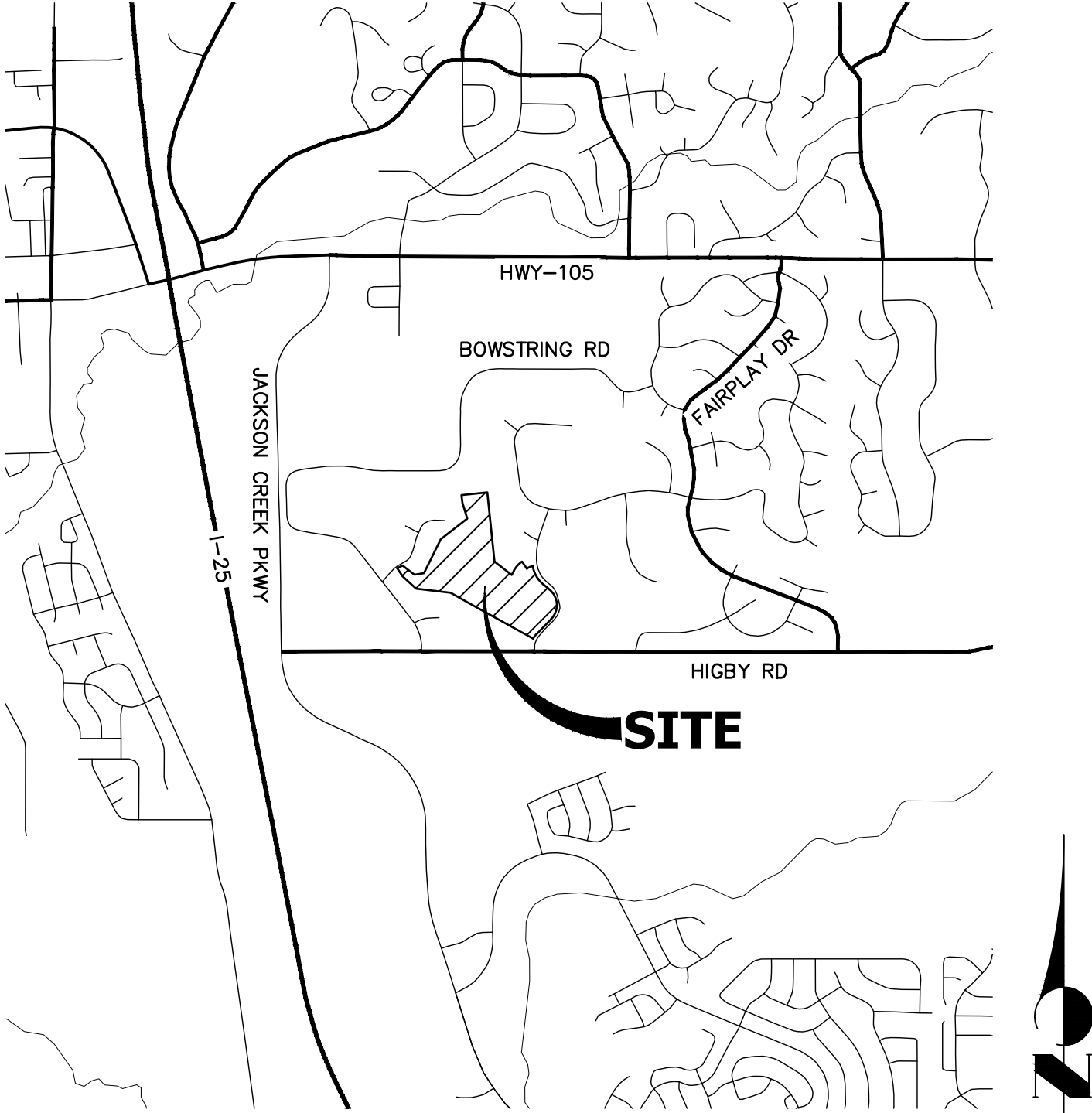
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION 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 3" 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 (±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 |
| 11-15 | - | WATER DISTRIBUTION PLAN |
| 16-17 | - | RAW WATER PLAN |
| 18-19 | - | UTILITY SERVICE PLAN |
| 20-22 | - | DETAIL SHEETS |

remove utility cover sheet and add sheet index to the 1st page or upload the utility construction plans as a separate standalone document.

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

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.

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

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

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 APPROPRIATE REVIEWING AGENCIES, JR 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 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

SHEET		CLOVERLEAF FILING 2			H-SCALE	1"=2000'	No.	REVISION	BY	DATE
1		COVER SHEET			V-SCALE	N/A				
OF					DATE	05/10/21				
21					DESIGNED BY	APL				
					DRAWN BY	APL				
					CHECKED BY					
JOB NO.		25158.01								



Know what's below.
Call before you dig.

The diagram illustrates the proposed changes to the road cross-section, comparing the existing design with the proposed design.

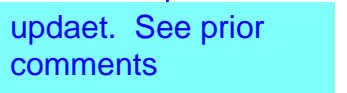
EXISTING:

- Multiple lanes with a wide median.
- Multiple shoulders.
- Various utility lines: TV, E, FO, G, IRR, O, OHU, S, T, W, RWL.
- Multiple trees and vegetation.

PROPOSED:

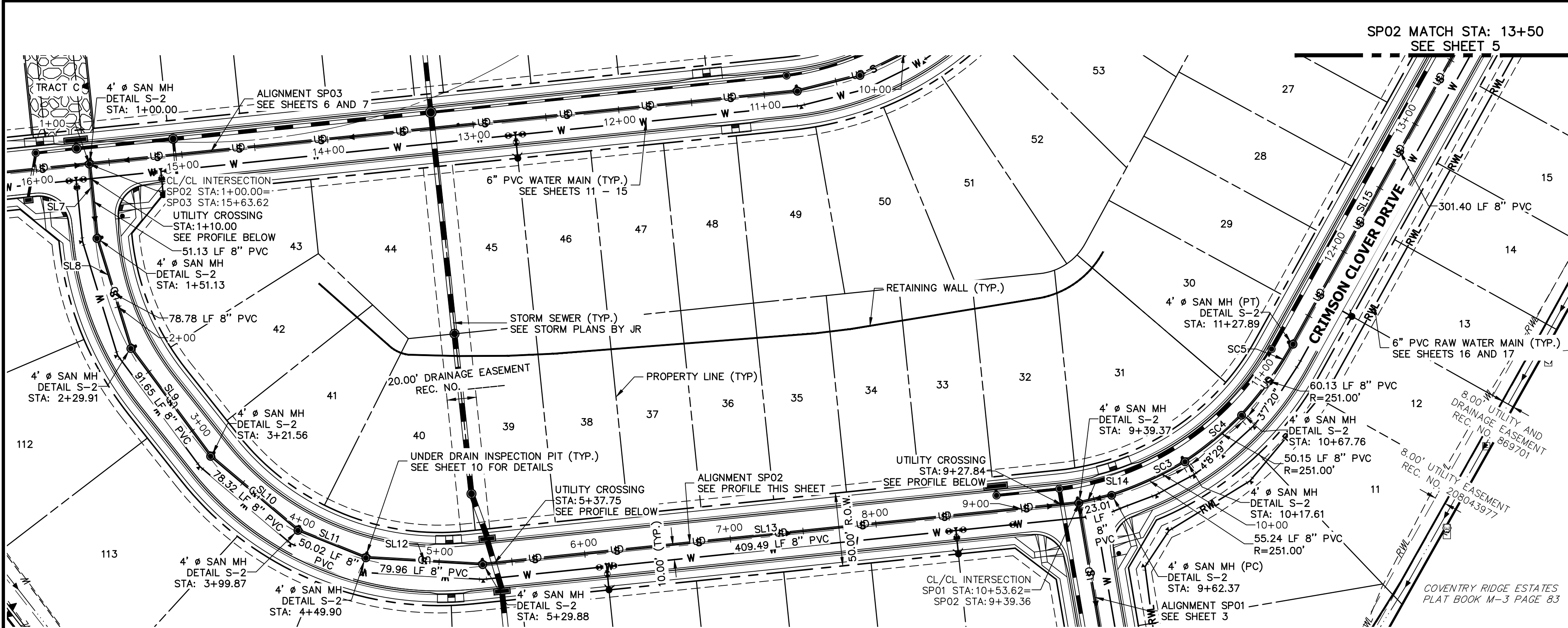
- Narrower, more compact design.
- Single median.
- Reduced shoulders.
- Simplified utility placement: C/F, SF, 100YR, 500YR, FLDWY.
- Central barrier.
- Single shoulder.
- Single utility line (C/F).

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET		■
AREA INLET — SQUARE	□	
AREA INLET — ROUND	○	
FLARED END SECTION	▷	◁
RIPRAP		
SANITARY SEWER		
LINE MARKER	Ⓜkr San	
SERVICE MARKER	△	
CLEAN-OUT	○	●
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙◁	●◁
WATER LINE		
LINE MARKER	Ⓜkr 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	Ⓜkr G	
SERVICE MARKER	△	
METER	⊙	●
VALVE	⊗	⊗
PLUG	⊗	⊗
TEE		⊗
DRY UTILITIES		
CABLE TV MARKER	Ⓜkr TV	
CABLE TELEVISION PEDESTAL	⊞	
ELECTRIC MARKER	Ⓜkr E	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	⊞	
ELECTRICAL METER	⊙	
ELECTRICAL MANHOLE	⊙	
FIBER-OPTIC MARKER	Ⓜkr FO	
IRRIGATION PEDESTAL	⊞	
TELEPHONE MARKER	Ⓜkr T	
TELEPHONE PEDESTAL	⊞	
TELEPHONE MANHOLE	⊙	
UTILITY POLE	○	●
GUY ANCHOR	○	●
GUY POLE	○	●
MISC. UTILITIES		
VENT PIPE	○VP	●VP
TEST HOLE DESIGNATOR	TH FIRM/AGENCY	



ET 2 OF 21

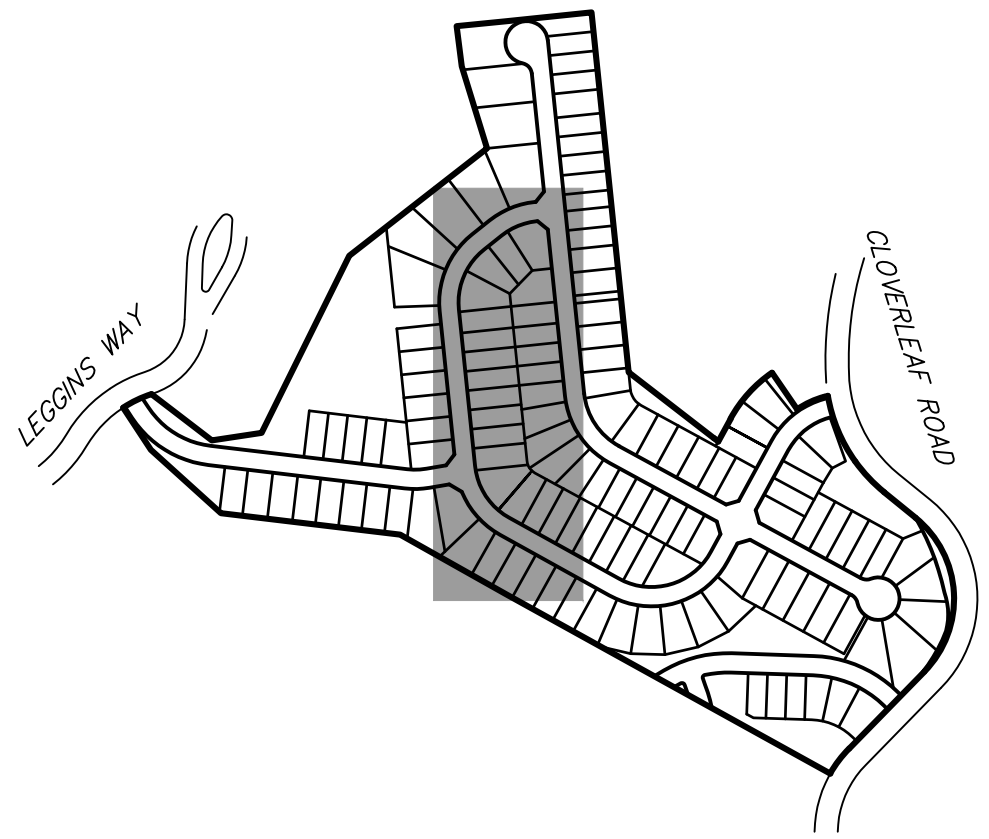
NO. 25158.01



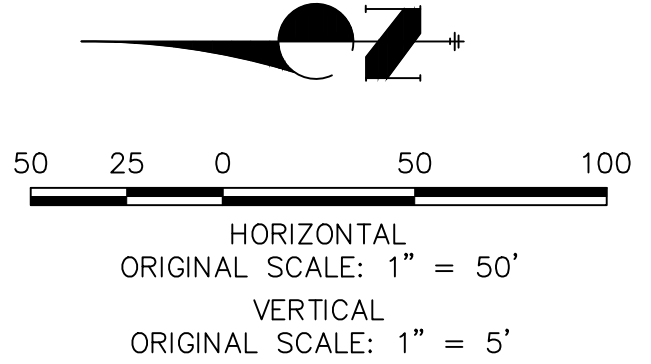
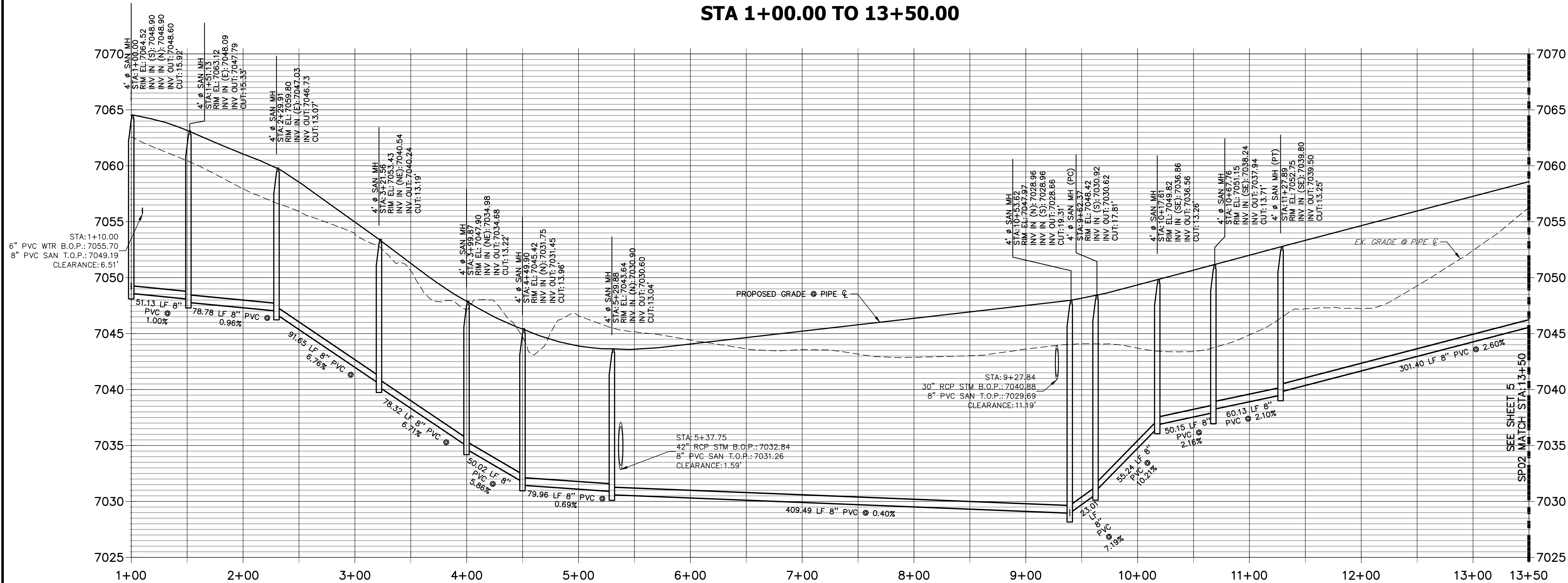
LINE TABLE		
LINE	BEARING	DISTANCE
SL7	S84°07'17"W	52.13'
SL8	S72°52'17"W	78.59'
SL9	S53°30'31"W	91.32'
SL10	S40°18'29"W	78.09'
SL11	S21°57'22"W	49.64'
SL12	S03°18'29"W	79.96'
SL13	S05°54'13"E	409.51'
SL14	S13°21'10"E	23.01'
SL15	S60°57'58"E	301.40'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
SC3	12°36'31"	251.00'	55.24'
SC4	11°26'49"	251.00'	50.15'
SC5	13°43'34"	251.00'	60.13'

- 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.



**SP02 PROFILE
STA 1+00.00 TO 13+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.

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 Westman Company

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

No.	REVISION	BY	DATE

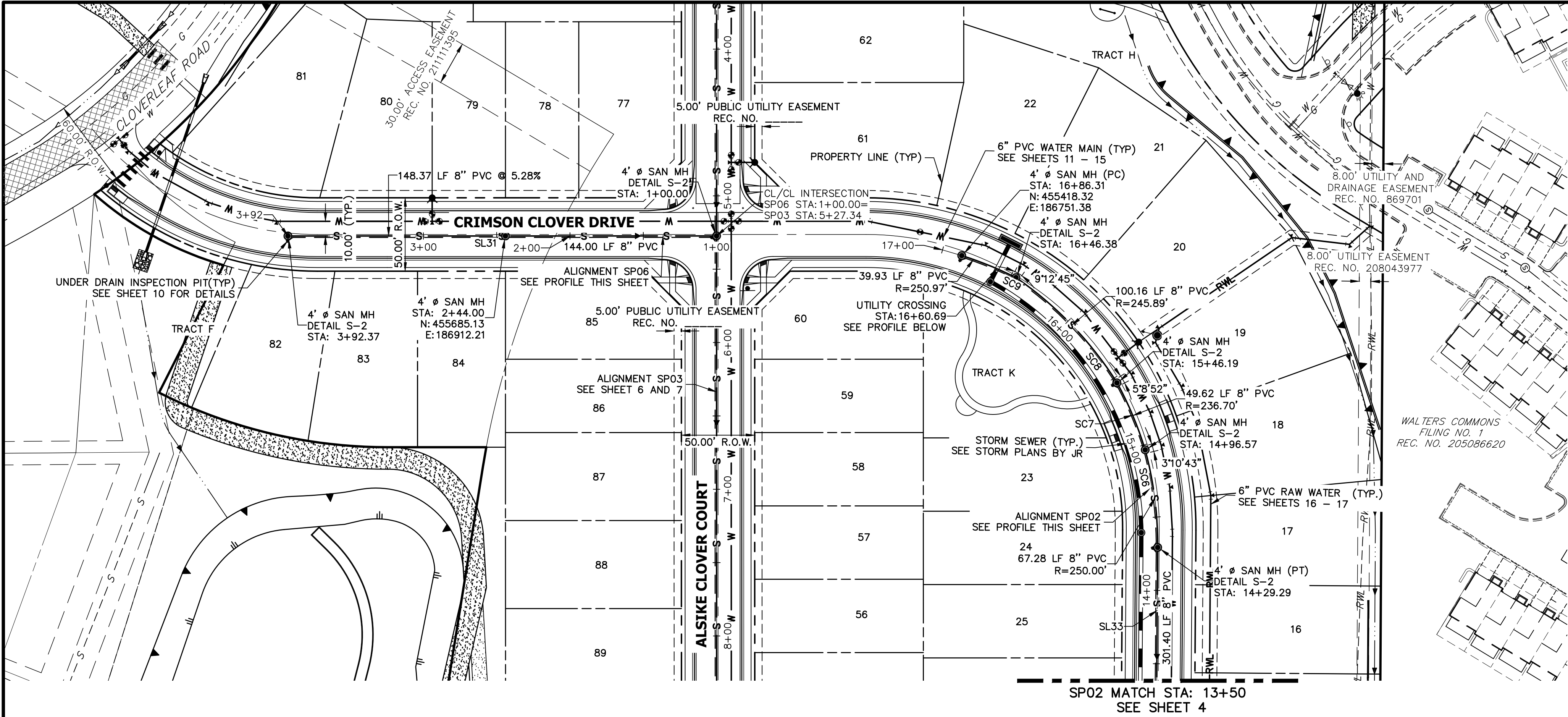
H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 05/10/21	DESIGNED BY APL	DRAWN BY APL	CHECKED BY
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CLOVERLEAF FLING 2

SANITARY SEWER PLAN AND PROFILE

SHEET 4 OF 21

JOB NO. 25158.01



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
SC6	15°25'13"	250.00'	67.28'
SC7	11°22'34"	250.00'	49.64'
SC8	22°57'26"	250.00'	100.17'
SC9	8°57'19"	255.50'	39.93'

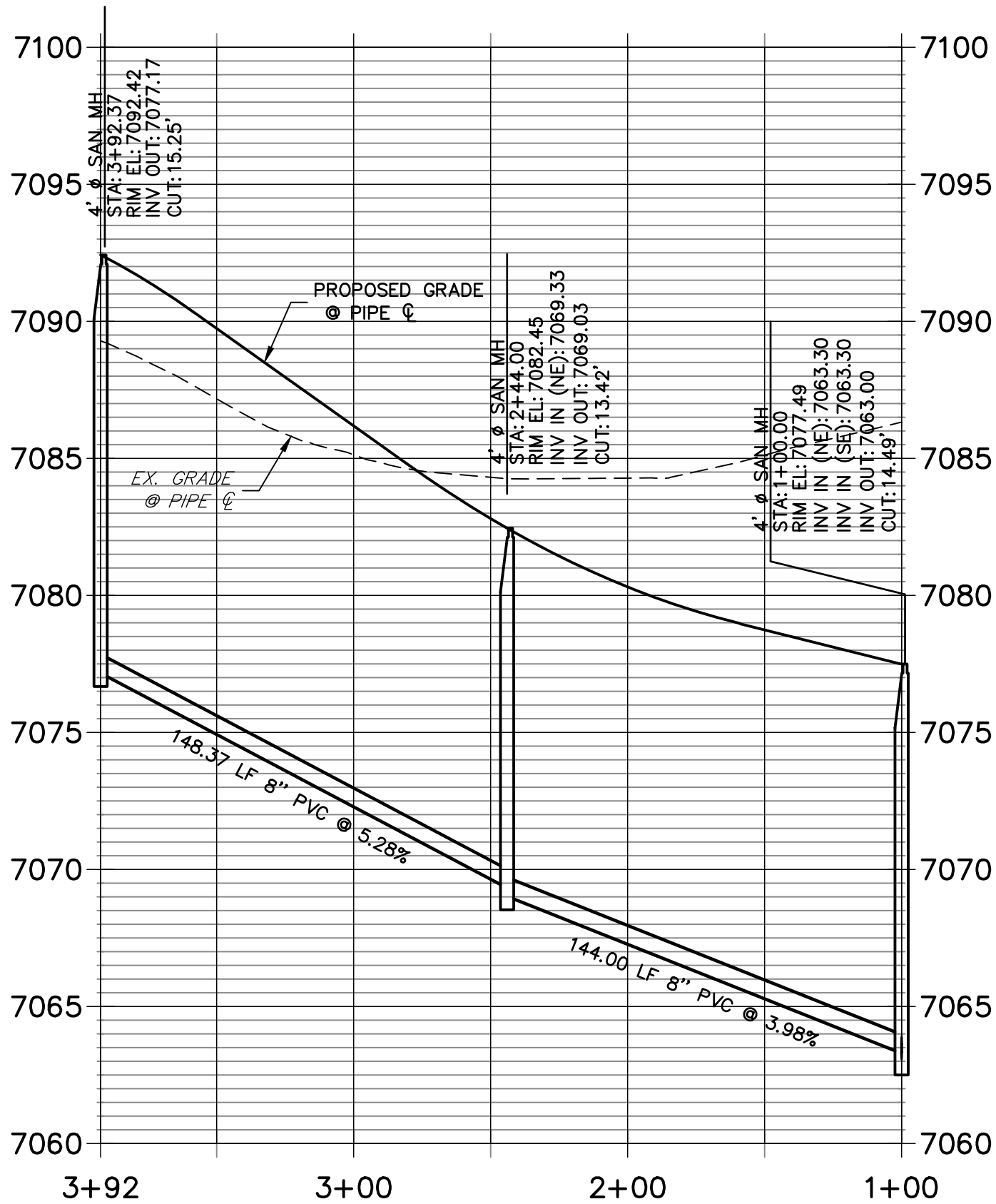
LINE TABLE		
LINE	BEARING	DISTANCE
SL31	N28°37'08"E	291.37'
SL33	S60°57'58"E	301.40'



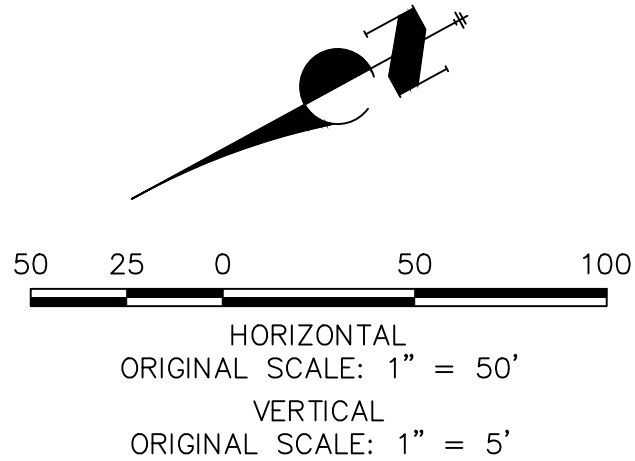
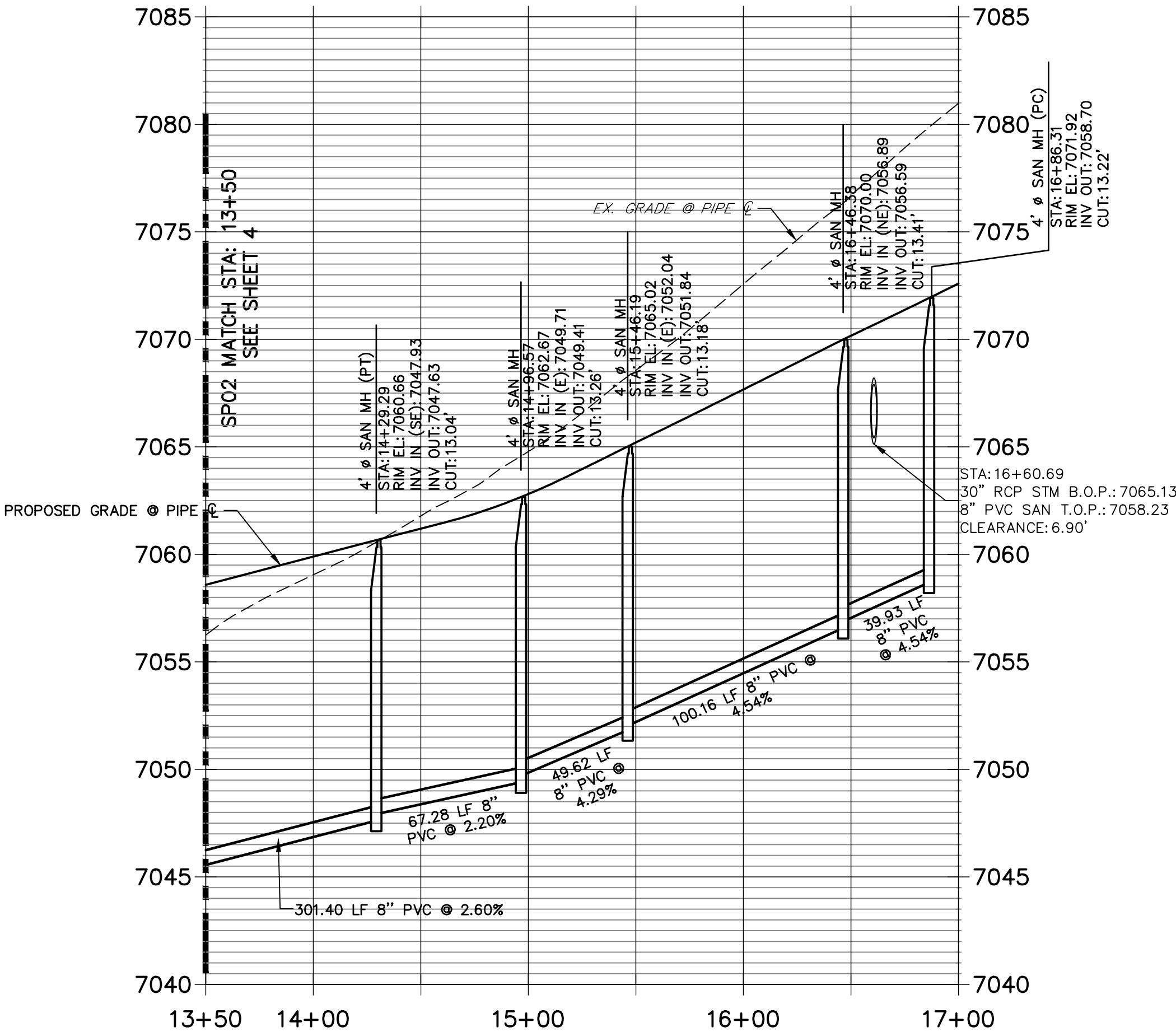
NOTES

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SP06 PROFILE
STA 1+00.00 TO 3+92.37



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




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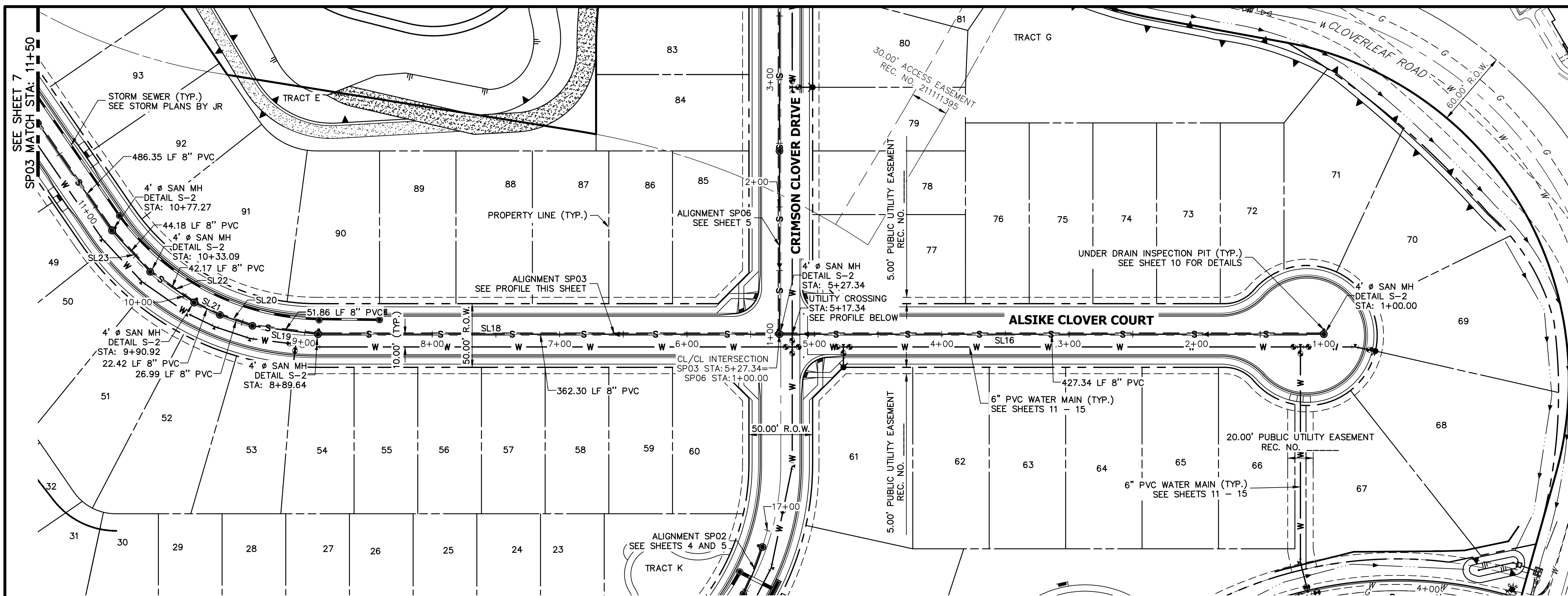
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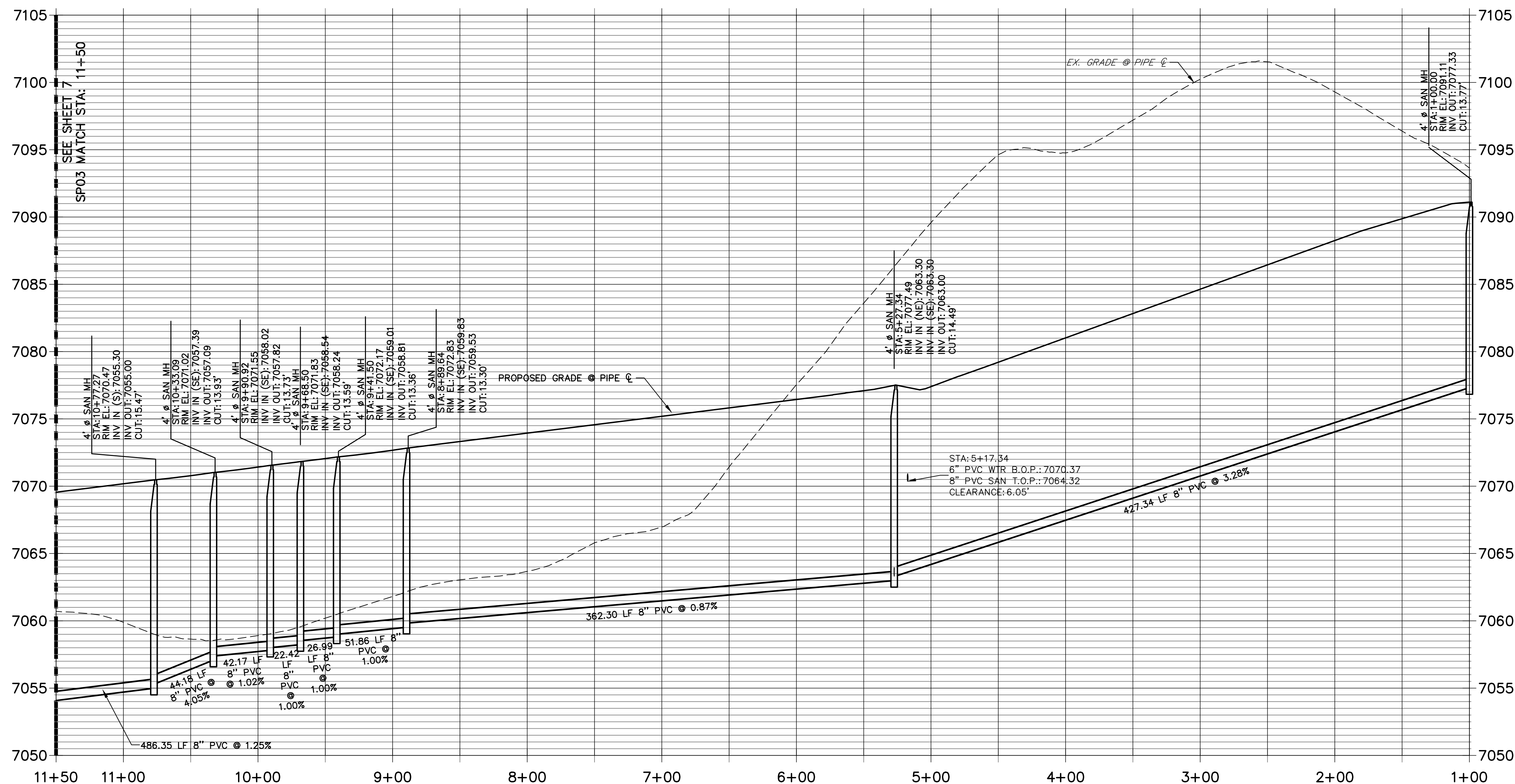
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A Western Company


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

CLOVERLEAF FILING 2	SANITARY SEWER PLAN AND PROFILE	H-SCALE 1"=50'	No.	REVISION	BY	DATE
		V-SCALE 1"=5'				
		DATE 05/10/21				
		DESIGNED BY APL				
		DRAWN BY APL				
SHEET 5 OF 21		JOB NO. 25158.01				



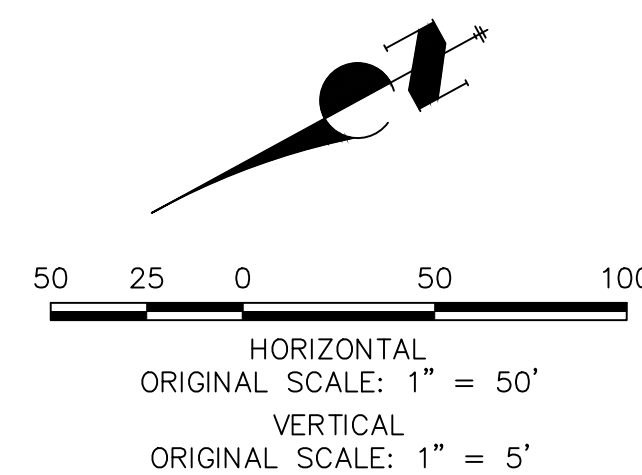
SP03 PROFILE
STA 1+00.00 TO 11+50.00



LINE TABLE		
LINE	BEARING	DISTANCE
SL16	N61°22'52"W	428.34'
SL18	S61°22'52"E	361.30'
SL19	N54°11'11"W	51.40'
SL20	N42°44'20"W	27.28'
SL21	S35°53'20"E	22.42'
SL22	S26°18'32"E	42.17'
SL23	S14°09'05"E	44.17'



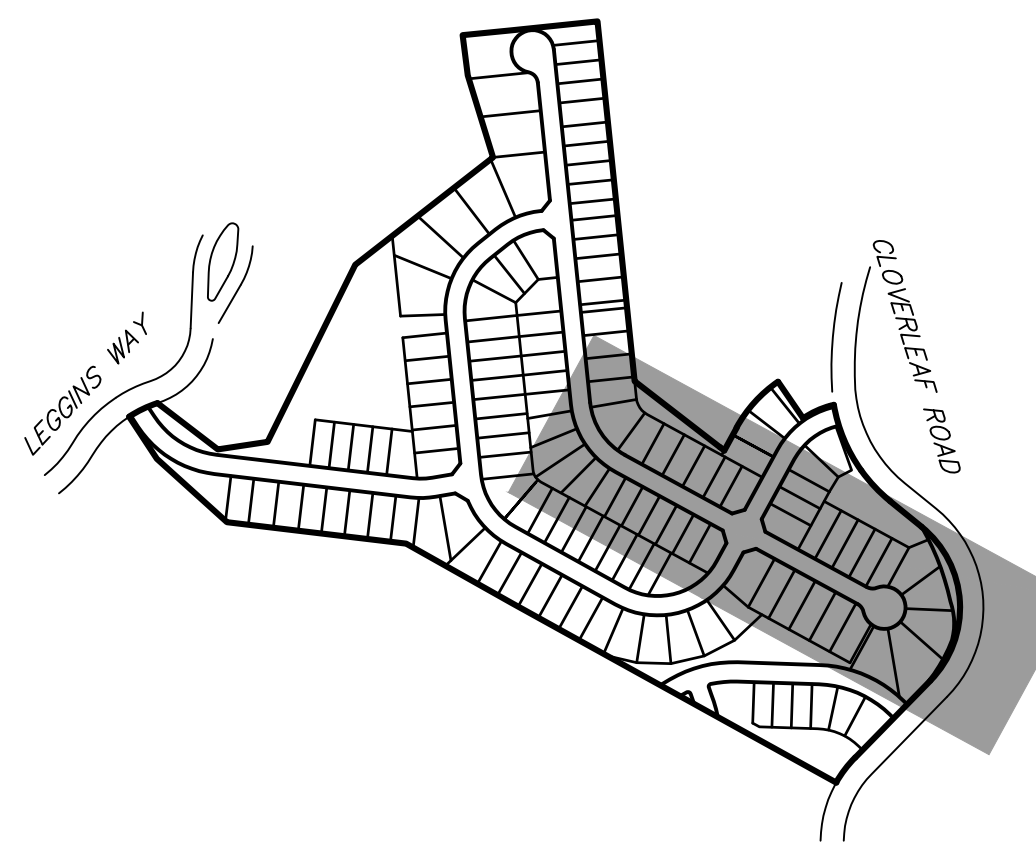
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Call before you dig.



WOODMOOR WATER AND SANITATION DISTRICT NO. 1
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No.	REVISION	BY	DATE
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H-SCALE	1"=50'
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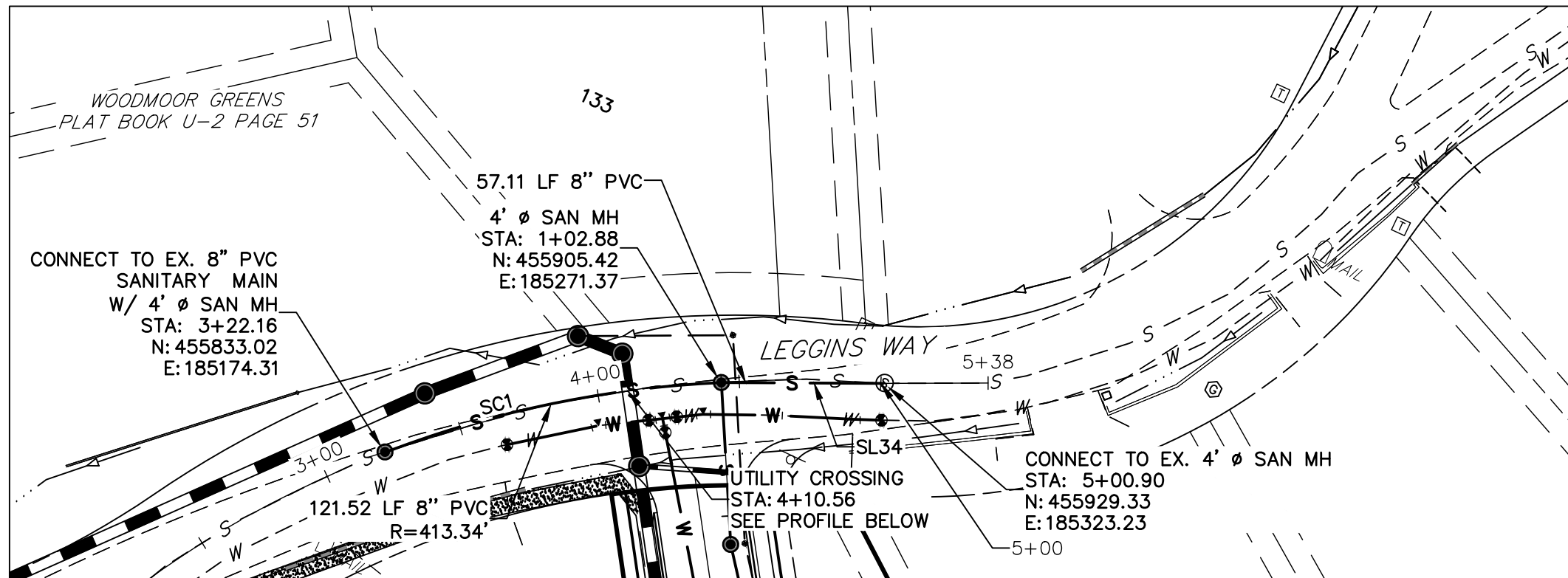
CLOVERLEAF FILING 2

SANITARY SEWER PLAN AND PROFILE

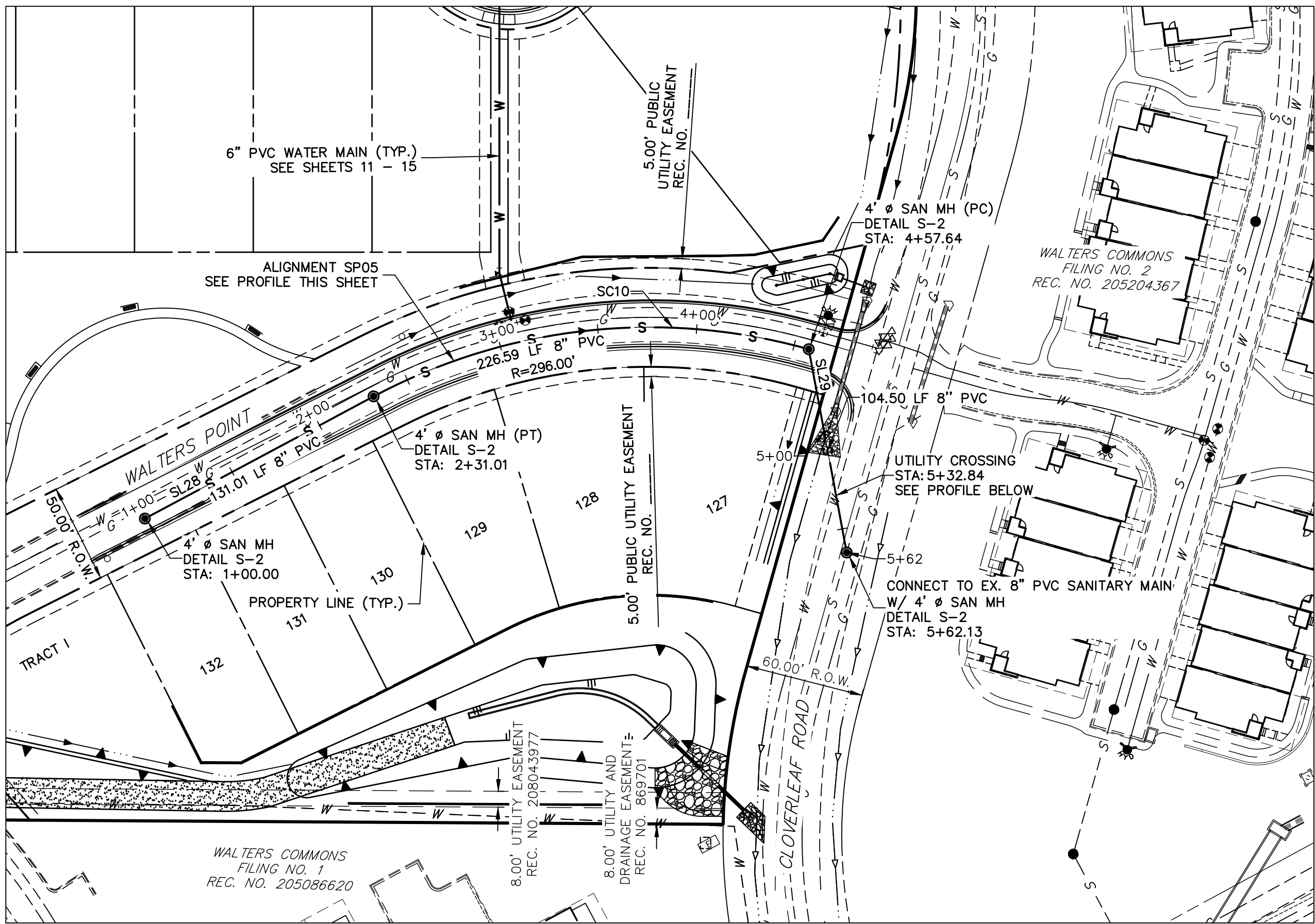
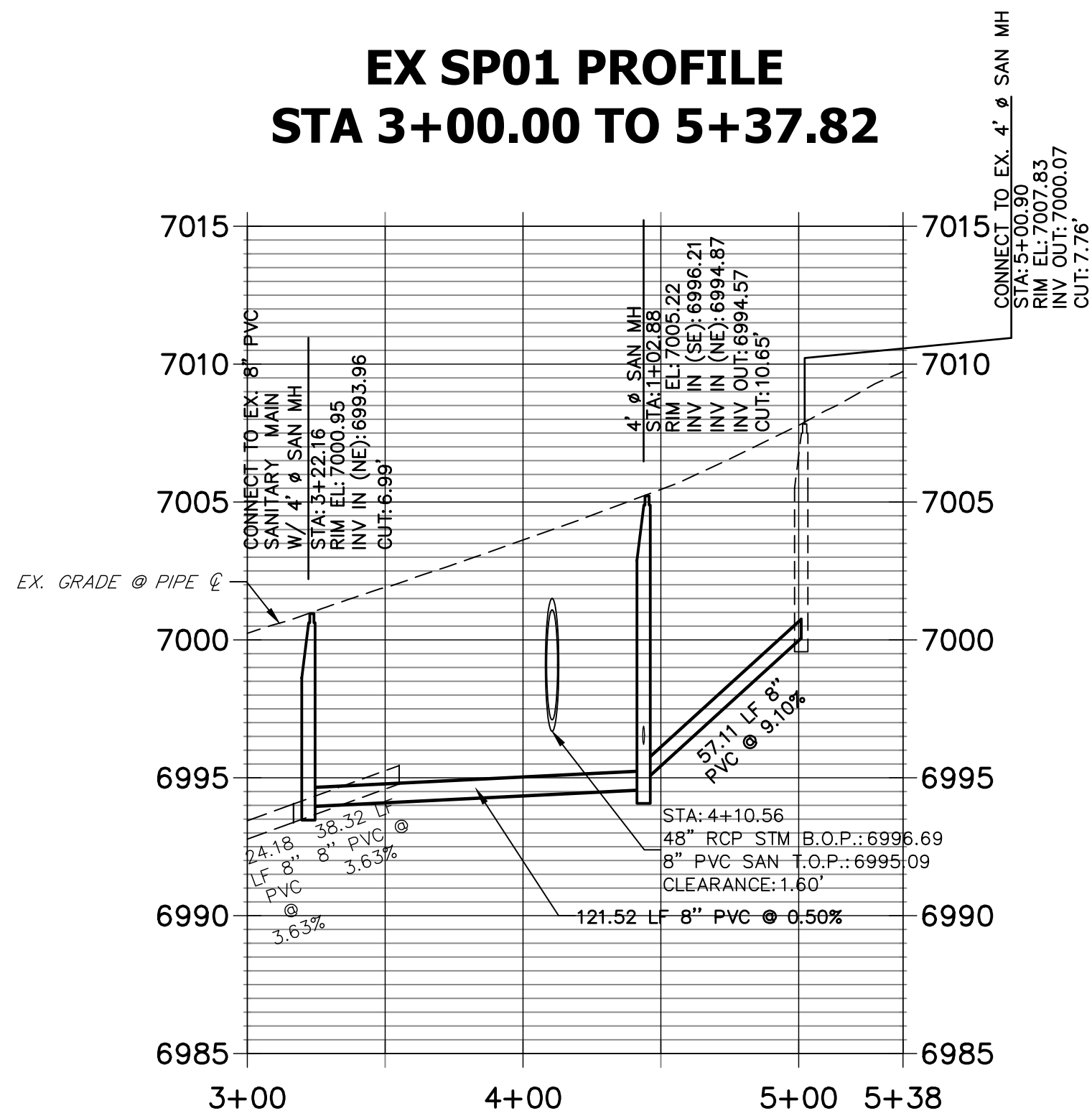
SHEET 6 OF 21

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
SC1	14°20'09"	374.34'	93.66'

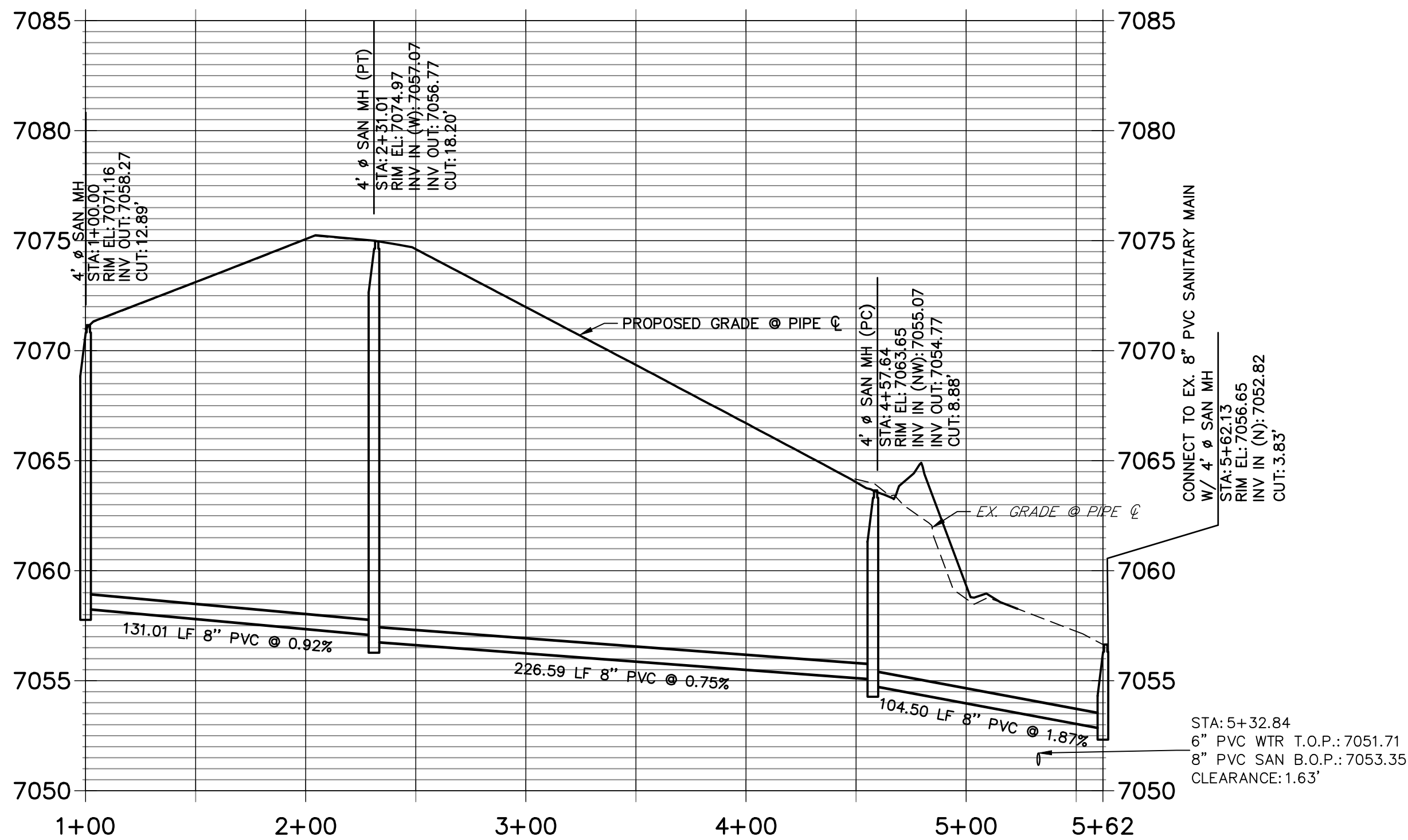
LINE TABLE		
LINE	BEARING	DISTANCE
SL34	N65°14'28"E	57.11'



EX SP01 PROFILE
STA 3+00.00 TO 5+37.82

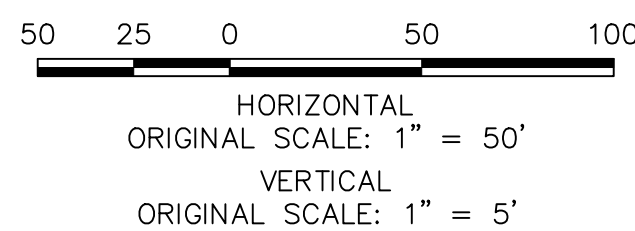


SP05 PROFILE
STA 1+00.00 TO 5+62.13



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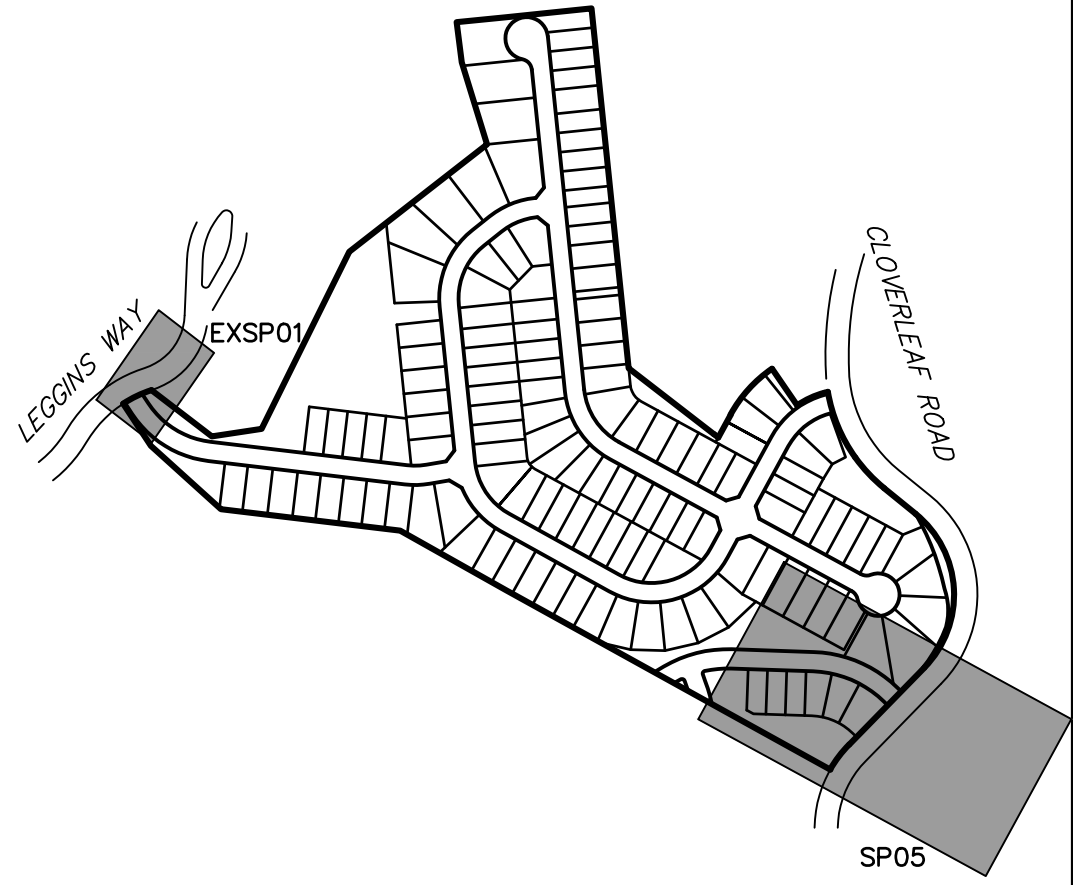
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LINE TABLE		
LINE	BEARING	DISTANCE
SL28	S89°30'04"E	131.01'
SL29	S18°03'22"W	104.50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
SC10	43°51'37"	296.00'	226.59'

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

PREPARED FOR
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COLORADO SPRINGS, CO 80920
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JDESJARDIN@PROTERRACOM.COM

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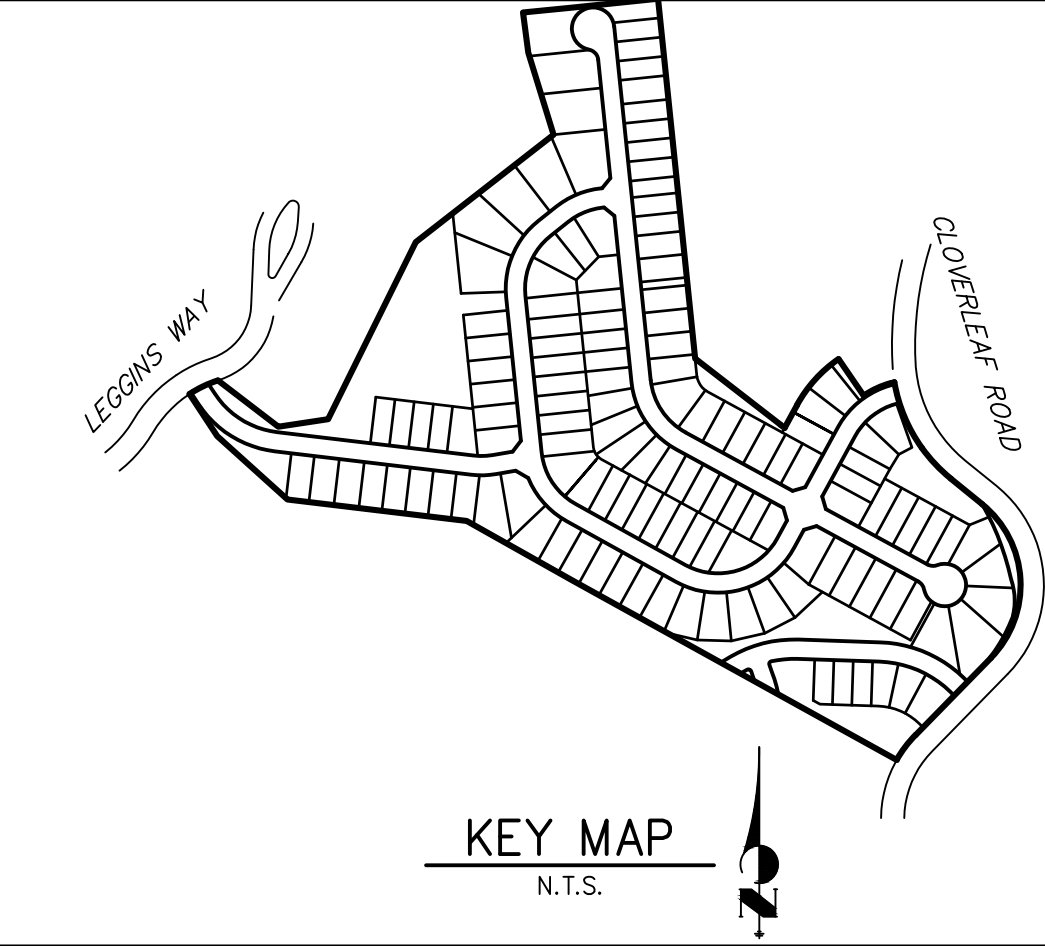
BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	05/10/21	APL	APL	

CLOVERLEAF FILING 2

SANITARY SEWER PLAN AND PROFILE

SHEET 8 OF 21

JOB NO. 25158.01



PREPARED FOR

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

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

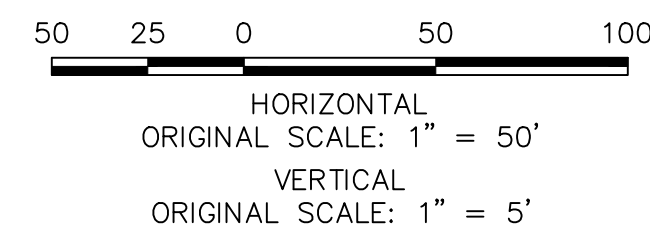
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- ## NOTES
1. SEE DETAILS SHEET 10 FOR UNDER DRAIN INSTALLATION INFORMATION.
 2. UNDER DRAIN IS TO BE LOCATED 1' HORIZONTALLY FROM OUTSIDE OF SANITARY PIPE TO OUTSIDE OF UNDER DRAIN UNTIL OUTFALL. SEE DETAIL THIS SHEET.
 3. UNDER DRAIN IS TO BE LOCATED 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 18 AND 19.

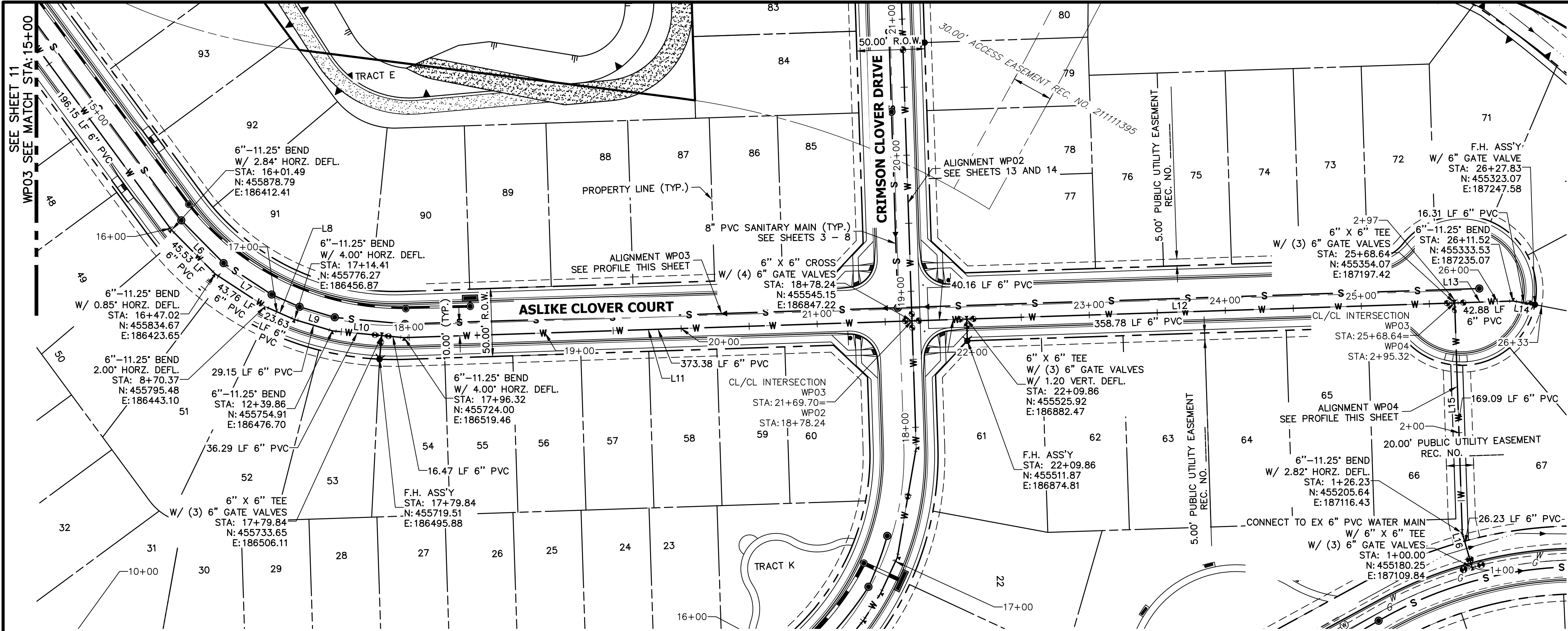


WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION

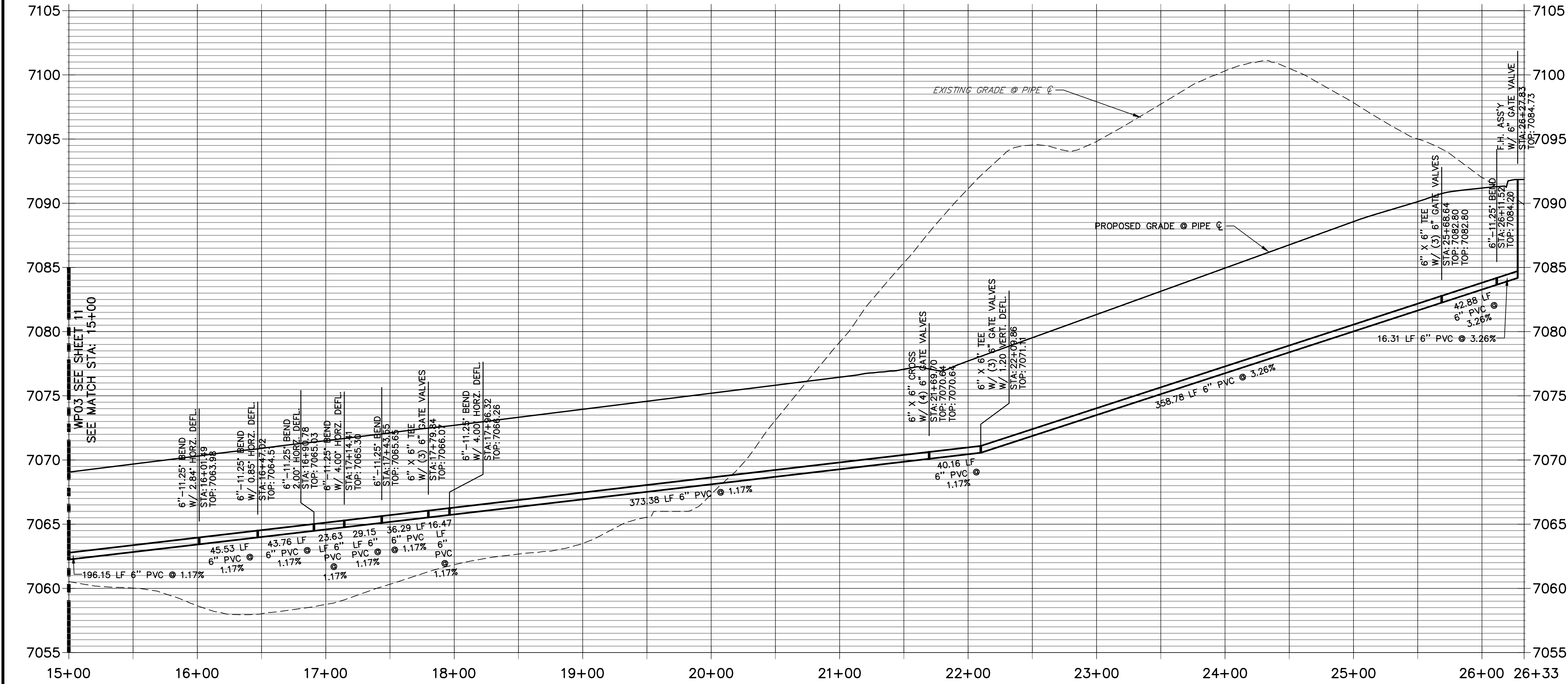
DATE: BY:

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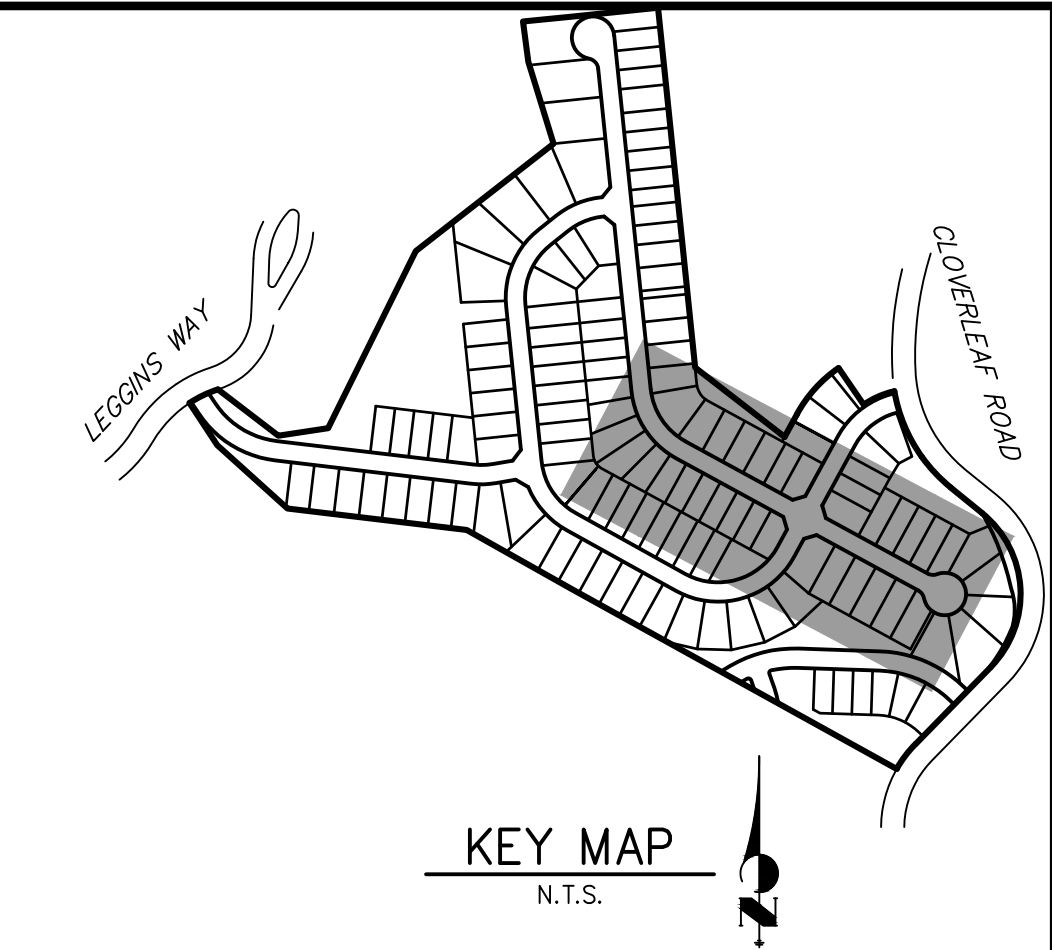
SHEET	CLOVERLEAF FILING 2		H-SCALE	1"=50'	No.	REVISION	BY	DATE
9	UNDER DRAIN		V-SCALE	1"=5'				
OF			DATE	05/10/21				
21			DESIGNED BY	APL				
			DRAWN BY	APL				
			CHECKED BY					



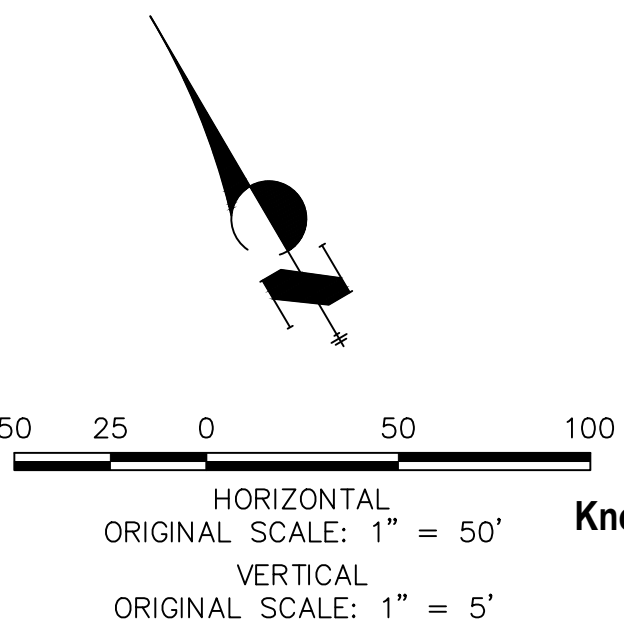
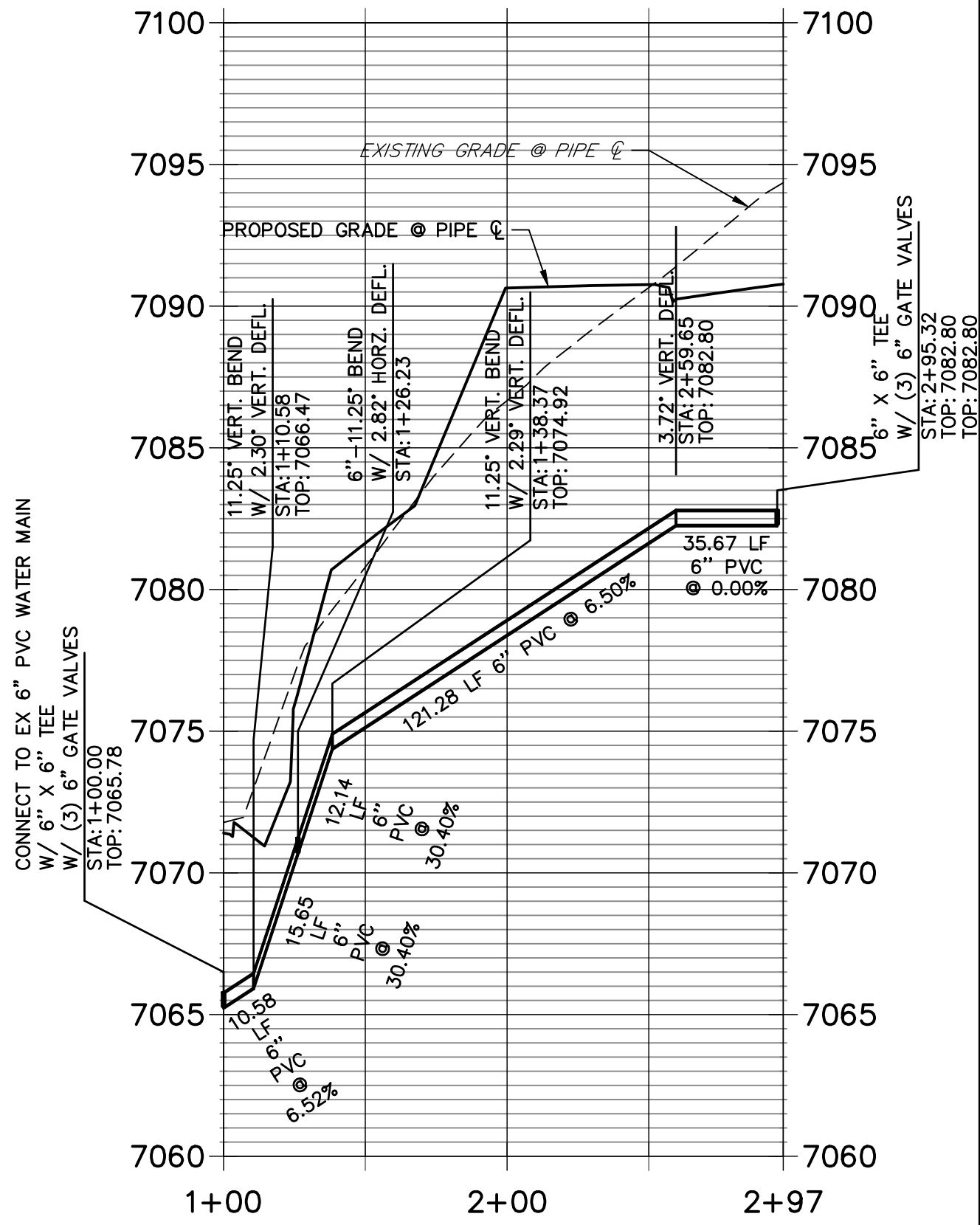
WP03 PROFILE (2)
STA 15+00.00 TO 26+32.83



LINE TABLE		
LINE	BEARING	DISTANCE
L6	S14°17'22"E	45.53'
L7	S26°23'25"E	43.76'
L8	S35°38'25"E	23.63'
L9	S42°52'45"E	29.15'
L10	S54°07'45"E	52.76'
L11	S61°22'52"E	373.38'
L12	S61°22'52"E	398.94'
L13	S61°22'52"E	42.88'
L14	S50°07'52"E	16.31'
L15	N28°37'08"E	171.25'
L16	N14°33'06"E	26.23'



WP04 PROFILE
STA 1+00.00 TO 2+97.49



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JDESJARDIN@PROTERRACO.COM

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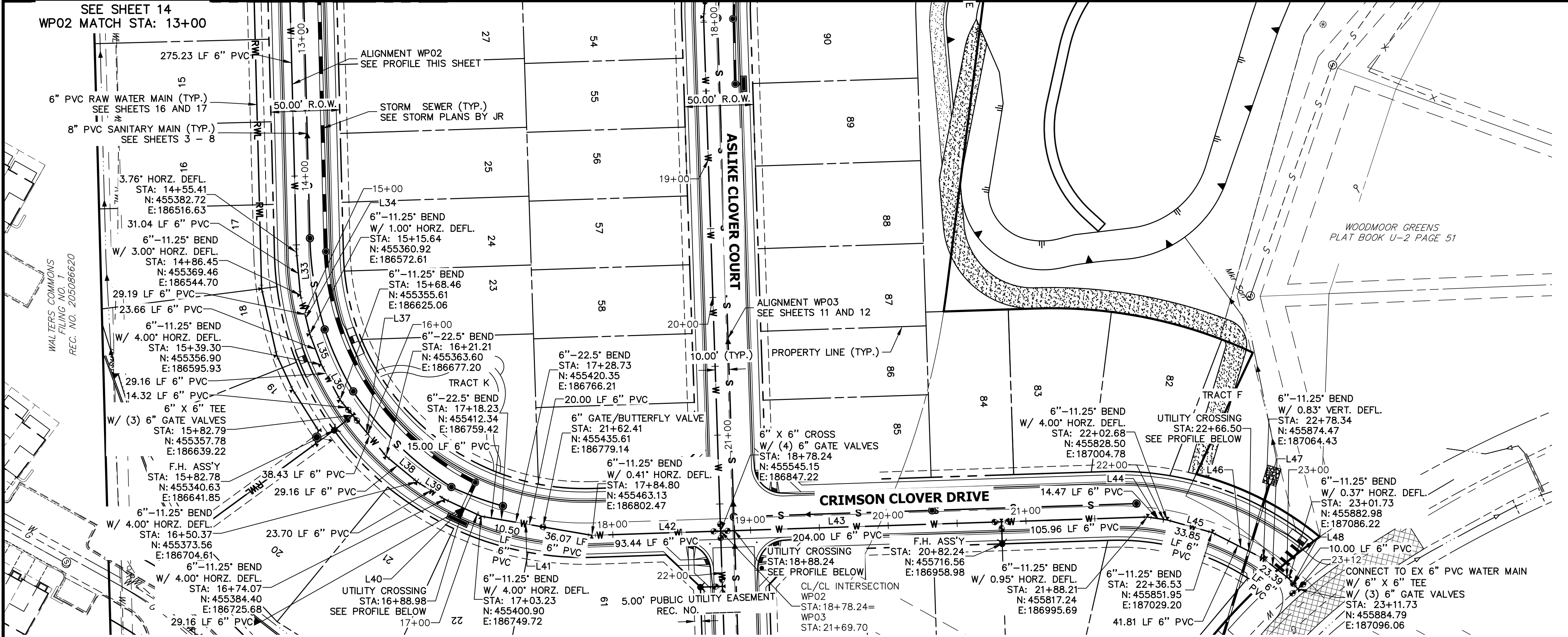
No.	REVISION	BY	DATE

CLOVERLEAF FILING 2

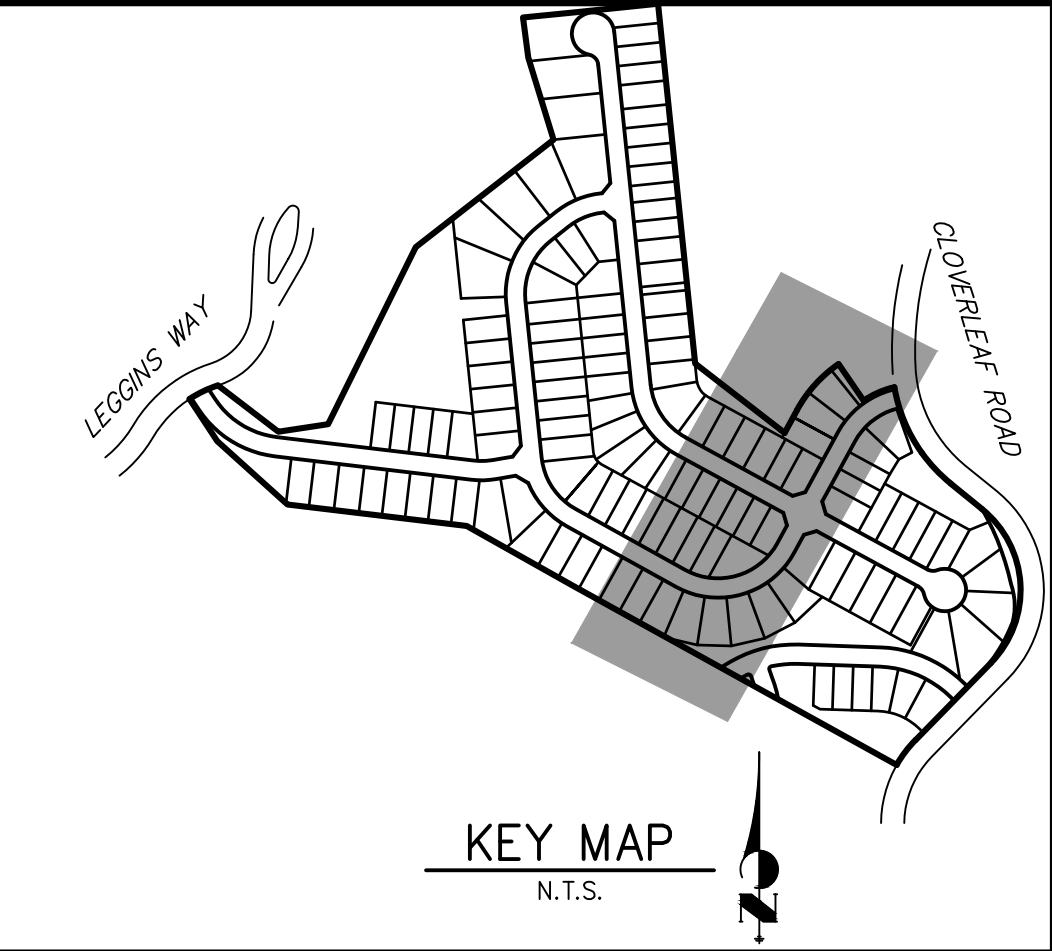
WATER DISTRIBUTION PLAN

SHEET 12 OF 21

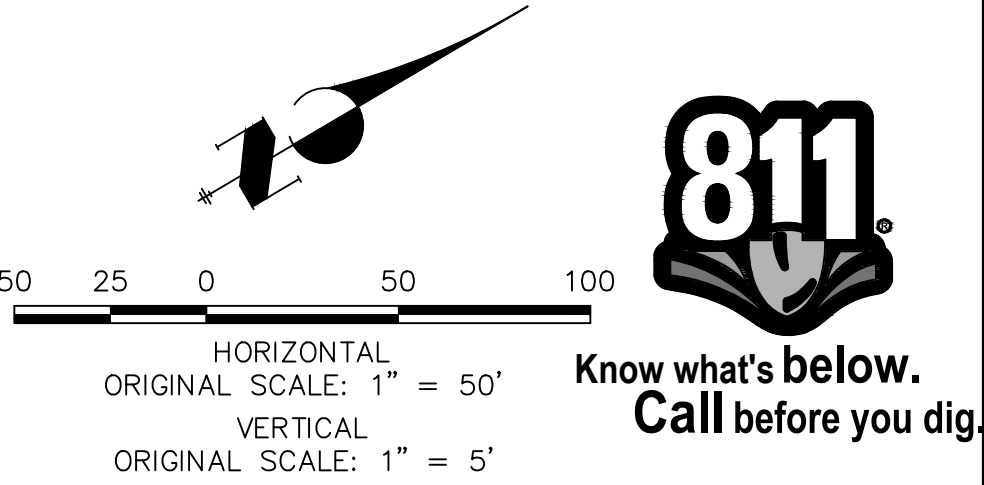
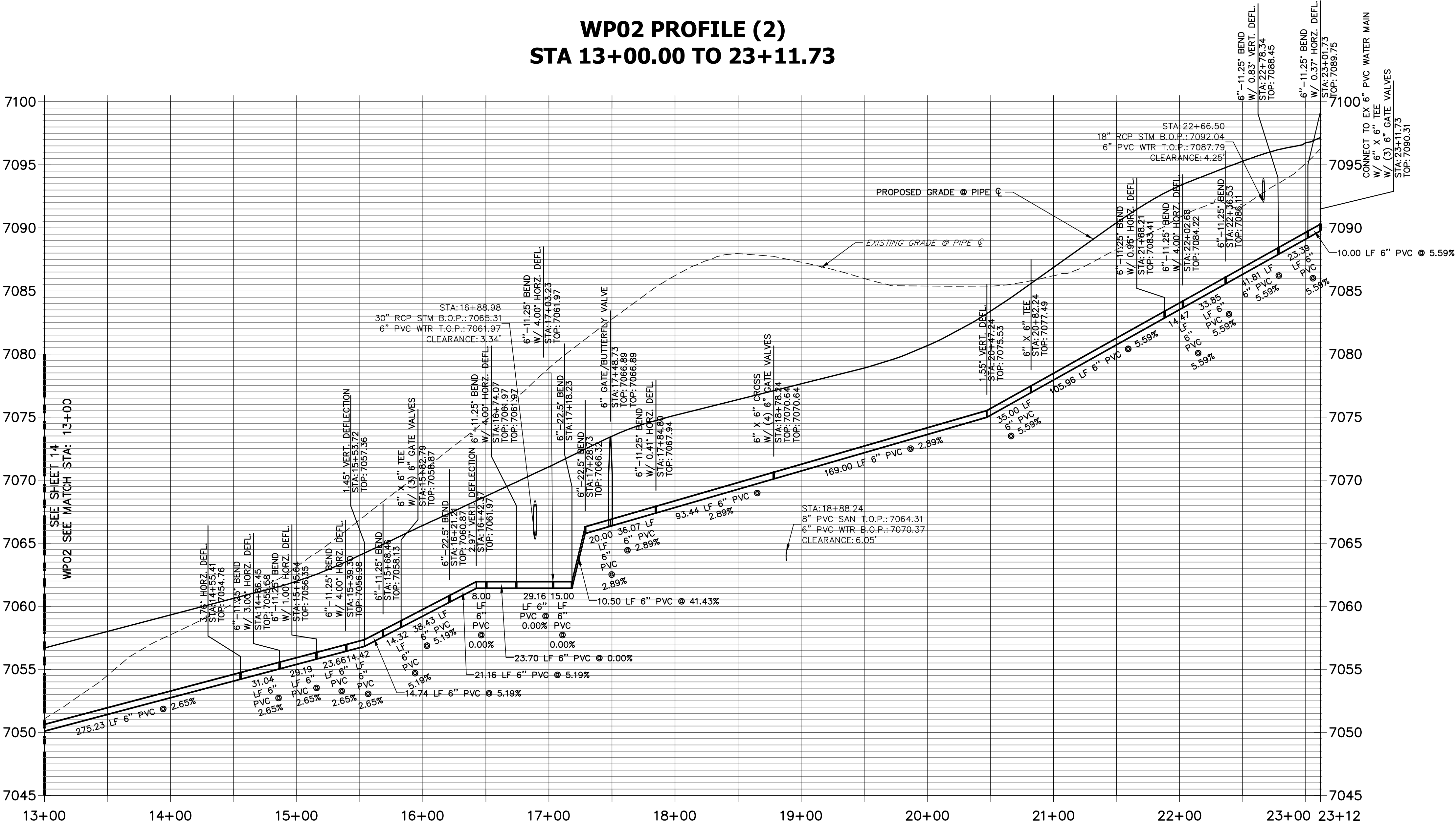
JOB NO. 25158.01



LINE TABLE		
LINE	BEARING	DISTANCE
L33	S64°43'26"E	31.04'
L34	S72°58'17"E	29.19'
L35	S80°13'16"E	23.66'
L36	S87°27'59"E	29.16'
L37	N81°17'01"E	52.75'
L38	N70°02'03"E	29.16'
L39	N62°47'02"E	23.70'
L40	N55°32'01"E	29.16'
L41	N40°17'02"E	81.57'
L42	N28°37'08"E	93.44'
L43	N28°37'08"E	309.96'
L44	N38°55'00"E	14.47'
L45	N46°10'00"E	33.85'
L46	N57°25'00"E	41.81'
L47	N68°40'00"E	23.39'
L48	N79°32'49"E	10.00'



WP02 PROFILE (2)
STA 13+00.00 TO 23+11.73



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BY	DATE	REVISION

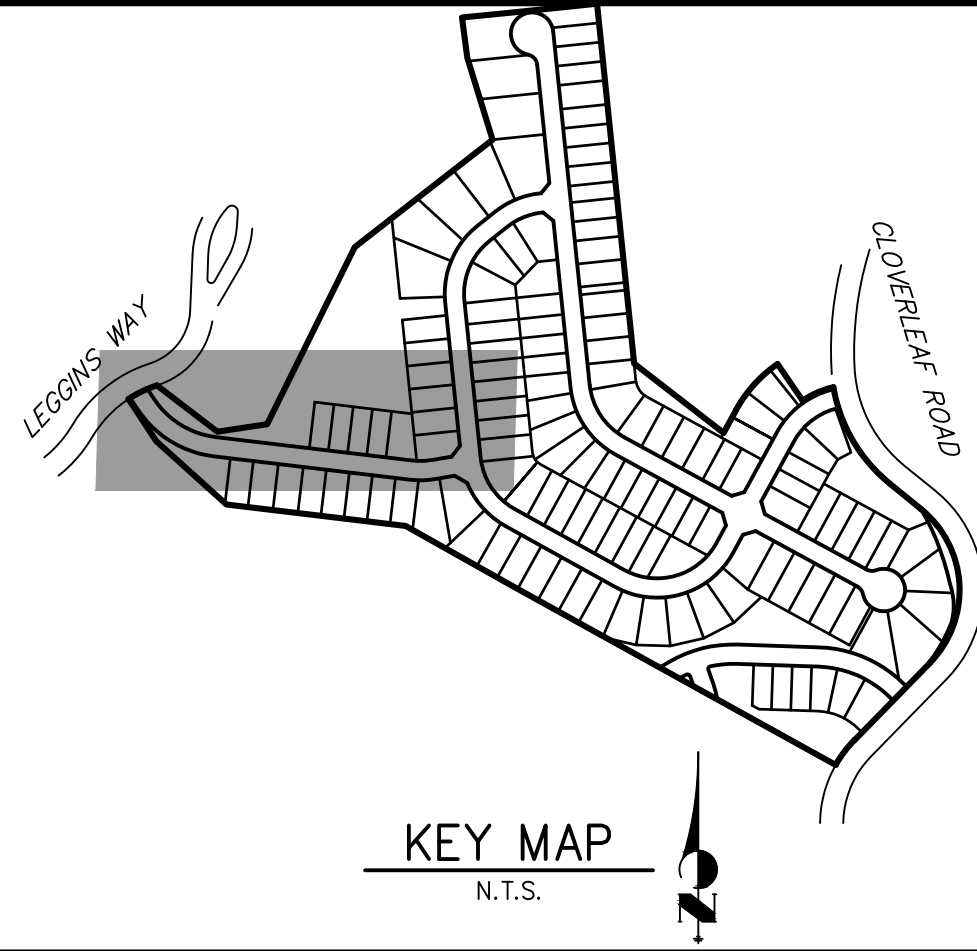
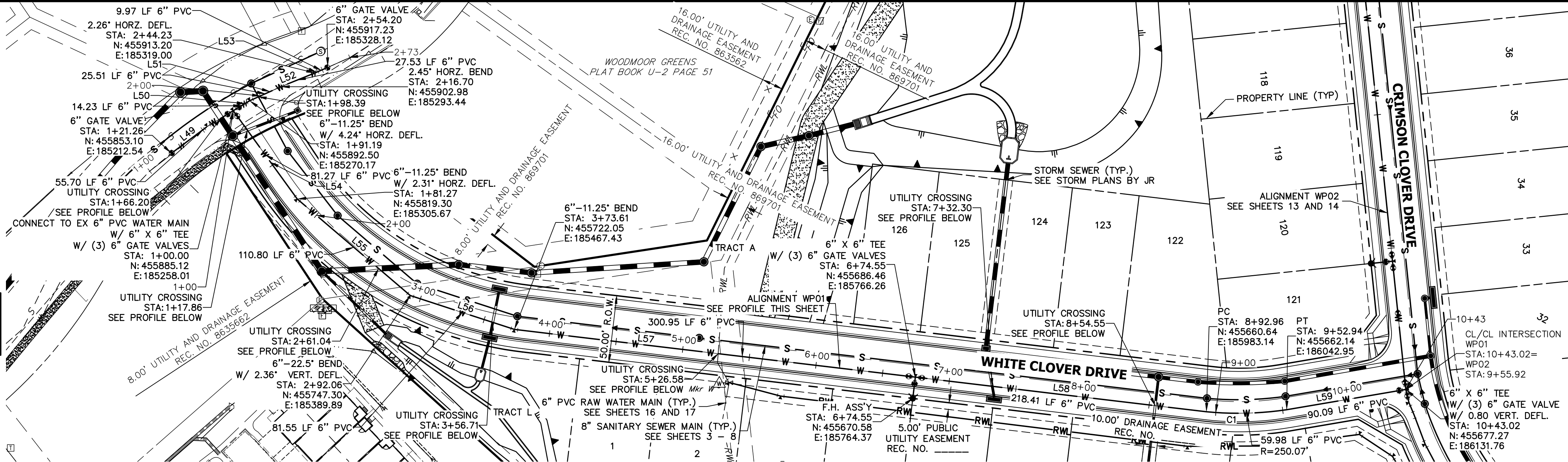
CLOVERLEAF FILING 2

WATER DISTRIBUTION PLAN

SHEET 13 OF 21
JOB NO. 25158.01

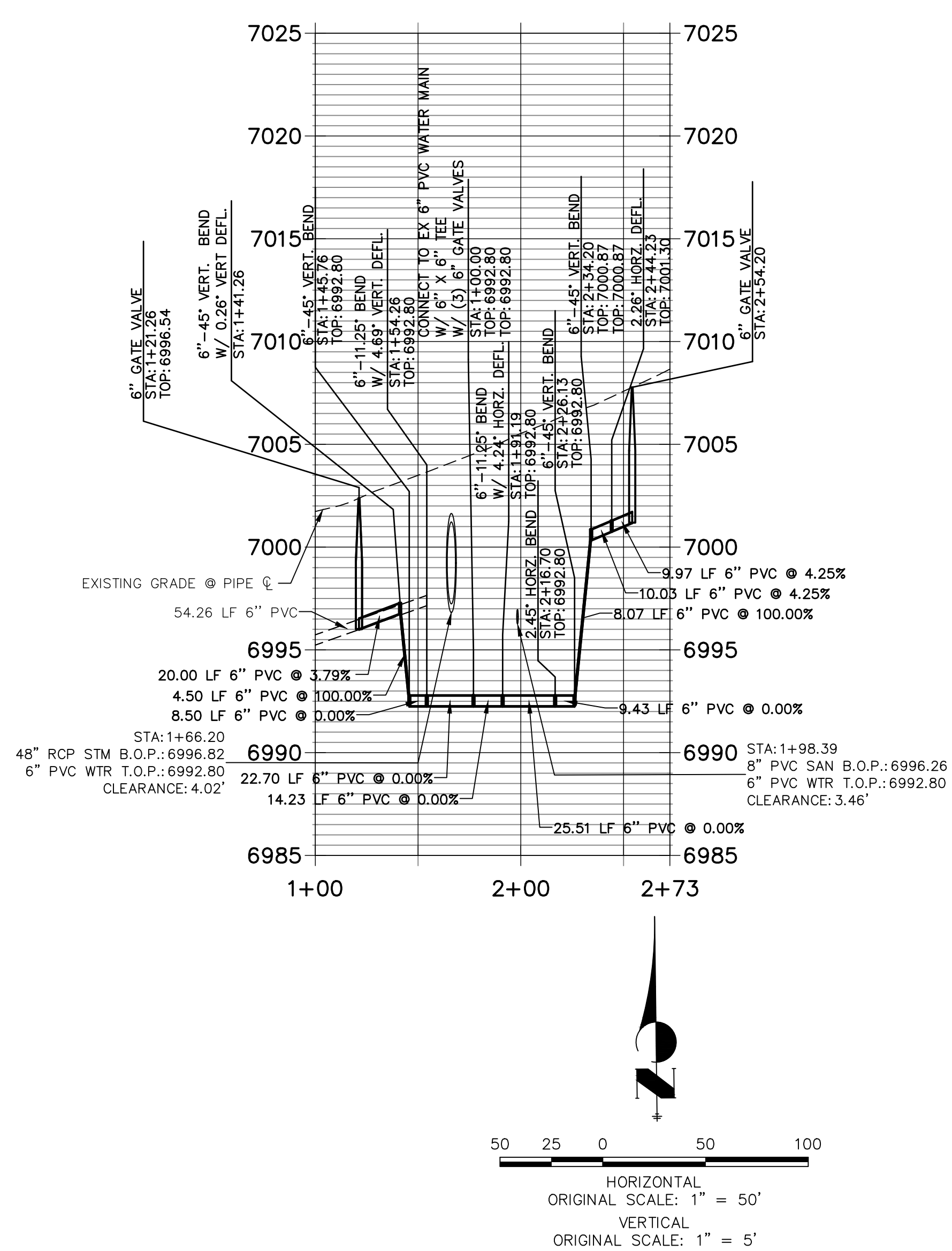
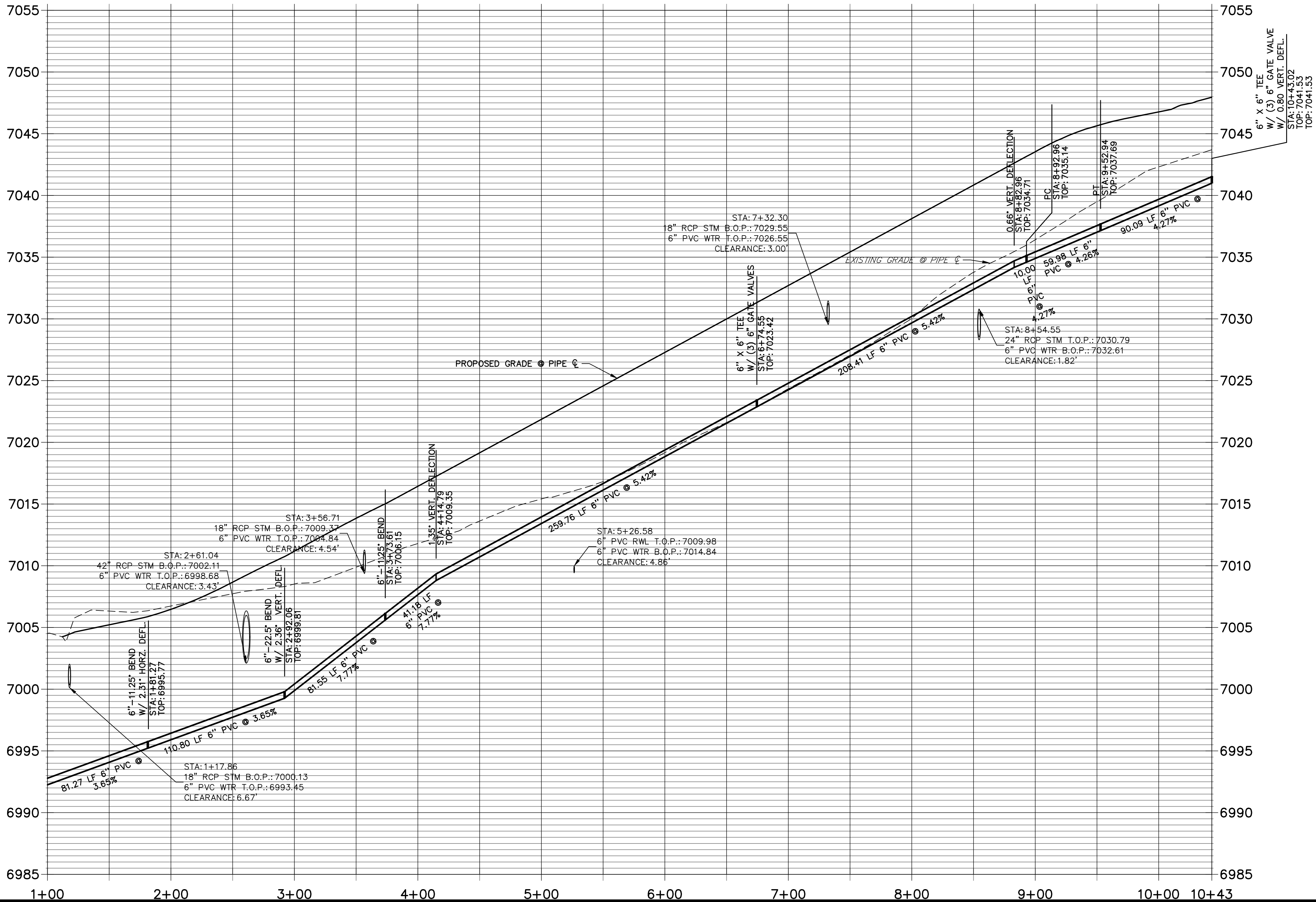
LINE TABLE		
LINE	BEARING	DISTANCE
L49	N52°10'30"E	54.26'
L50	N58°44'22"E	36.93'
L51	N65°45'14"E	25.51'
L52	N68°12'21"E	27.53'
L53	N65°56'45"E	28.32'
L54	S35°54'40"E	81.27'
L55	S49°28'23"E	110.80'
L56	S71°57'34"E	81.55'
L57	S83°12'34"E	300.95'
L58	S83°12'34"E	218.41'
L59	N80°19'55"E	90.09'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	13°44'29"	250.07'	59.98'



WP01 PROFILE
STA 1+00.00 TO 10+43.02

EX WP01 PROFILE
STA 1+00.00 TO 2+72.55




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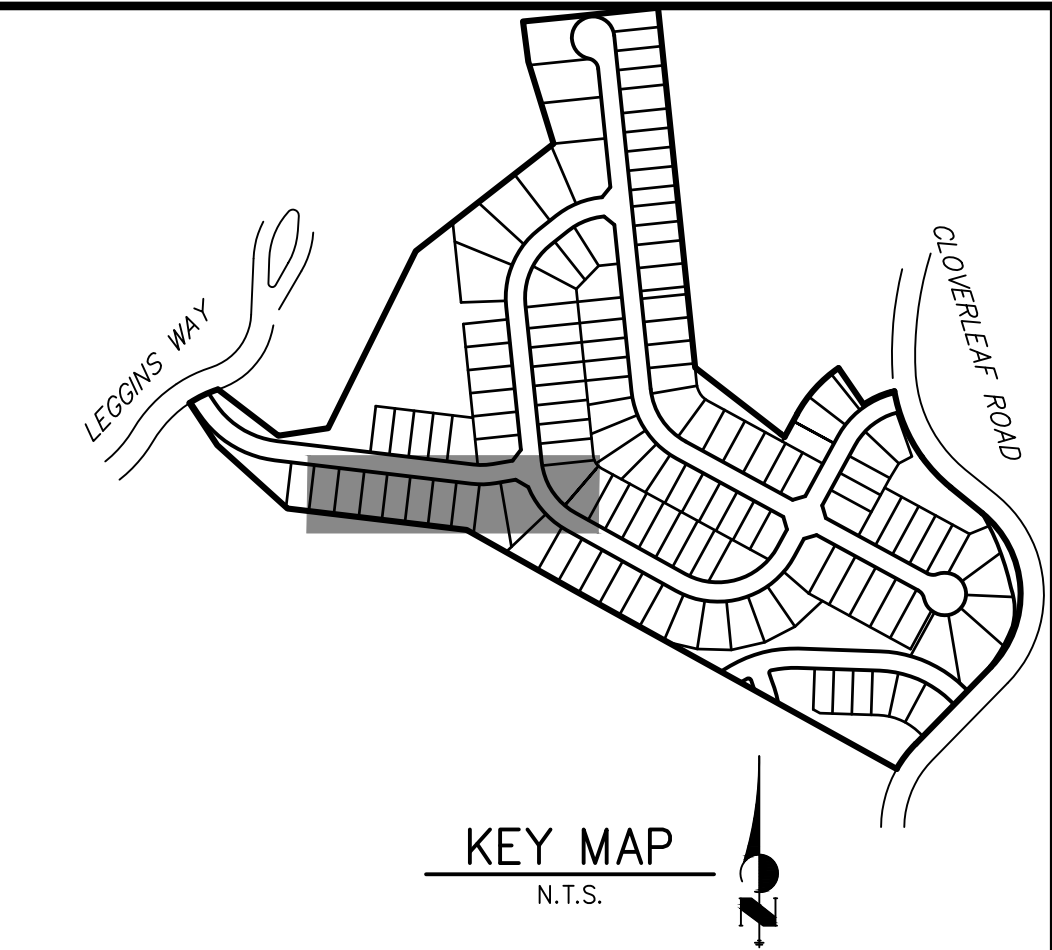
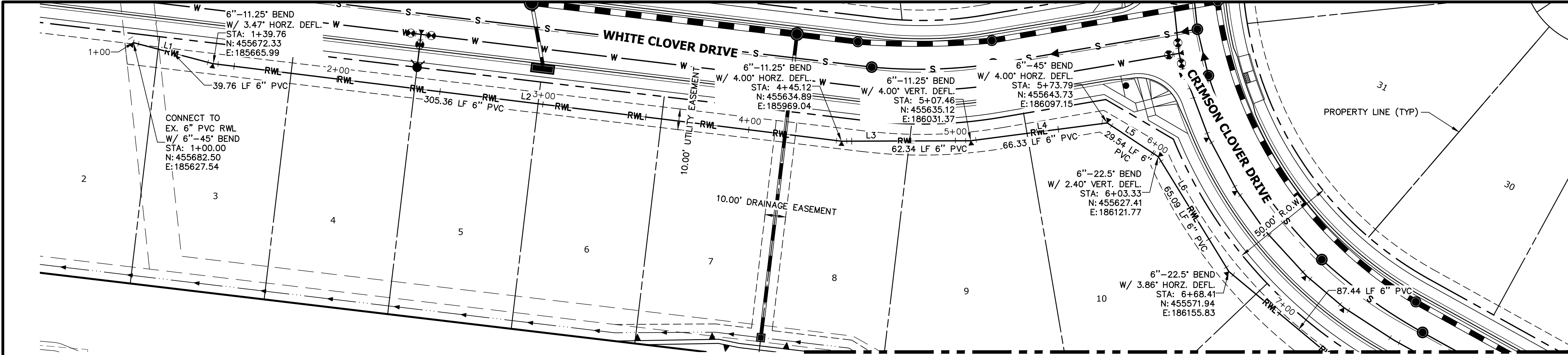
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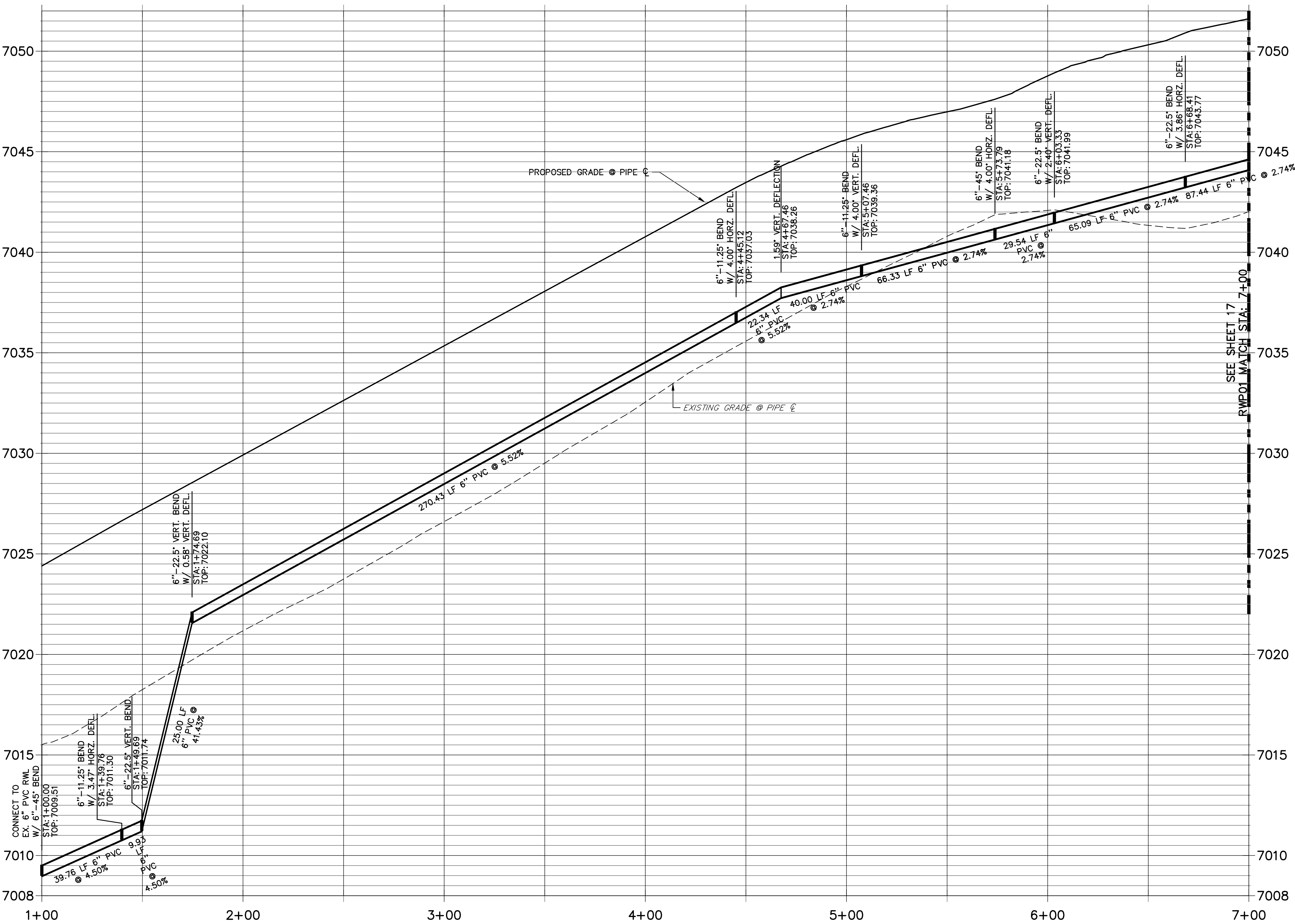
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BY		DATE	REVISION	
No.				

CLOVERLEAF FILING 2	H-SCALE	1"=50'
	V-SCALE	1"=5'
	DATE	05/10/21
WATER DISTRIBUTION PLAN	DESIGNED BY	APL
	DRAWN BY	APL
	CHECKED BY	
SHEET 15 OF 21		JOB NO. 25158.01

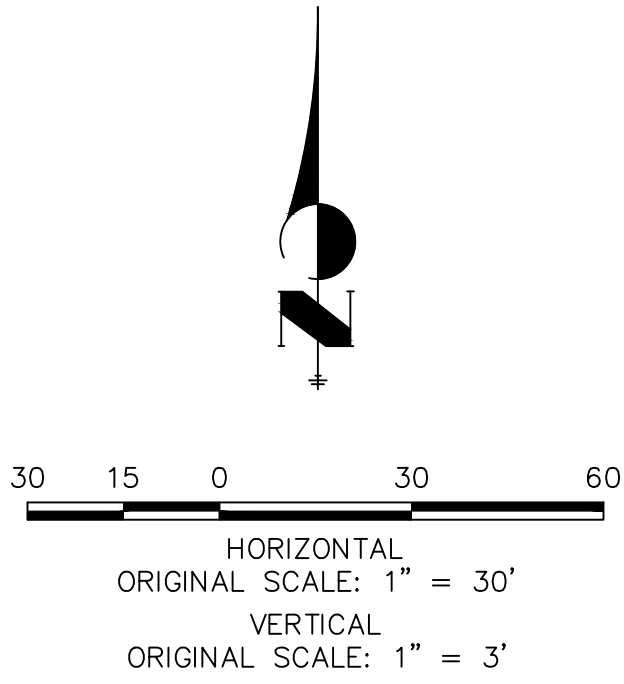


RWP01 PROFILE
STA 1+00.00 TO 7+00.00



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S75°10'32"E	39.69'
L2	S82°57'27"E	305.43'
L3	N89°47'33"E	62.34'
L4	N82°32'33"E	66.33'
L5	S56°27'27"E	29.54'
L6	S31°33'22"E	65.09'

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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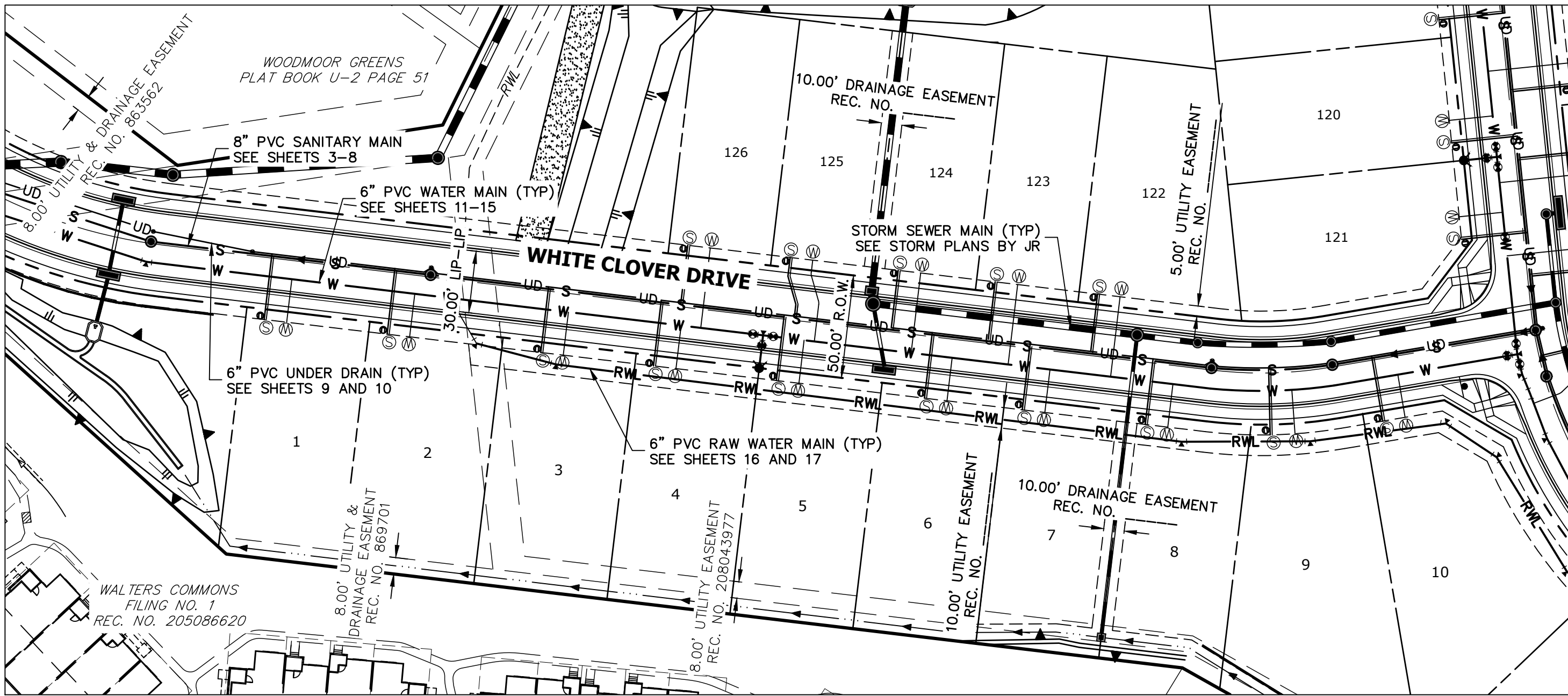
No.	REVISION	BY	DATE
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H-SCALE 1"=30'	V-SCALE 1"=3'	DATE 05/10/21	DESIGNED BY APL	DRAWN BY SAV	CHECKED BY
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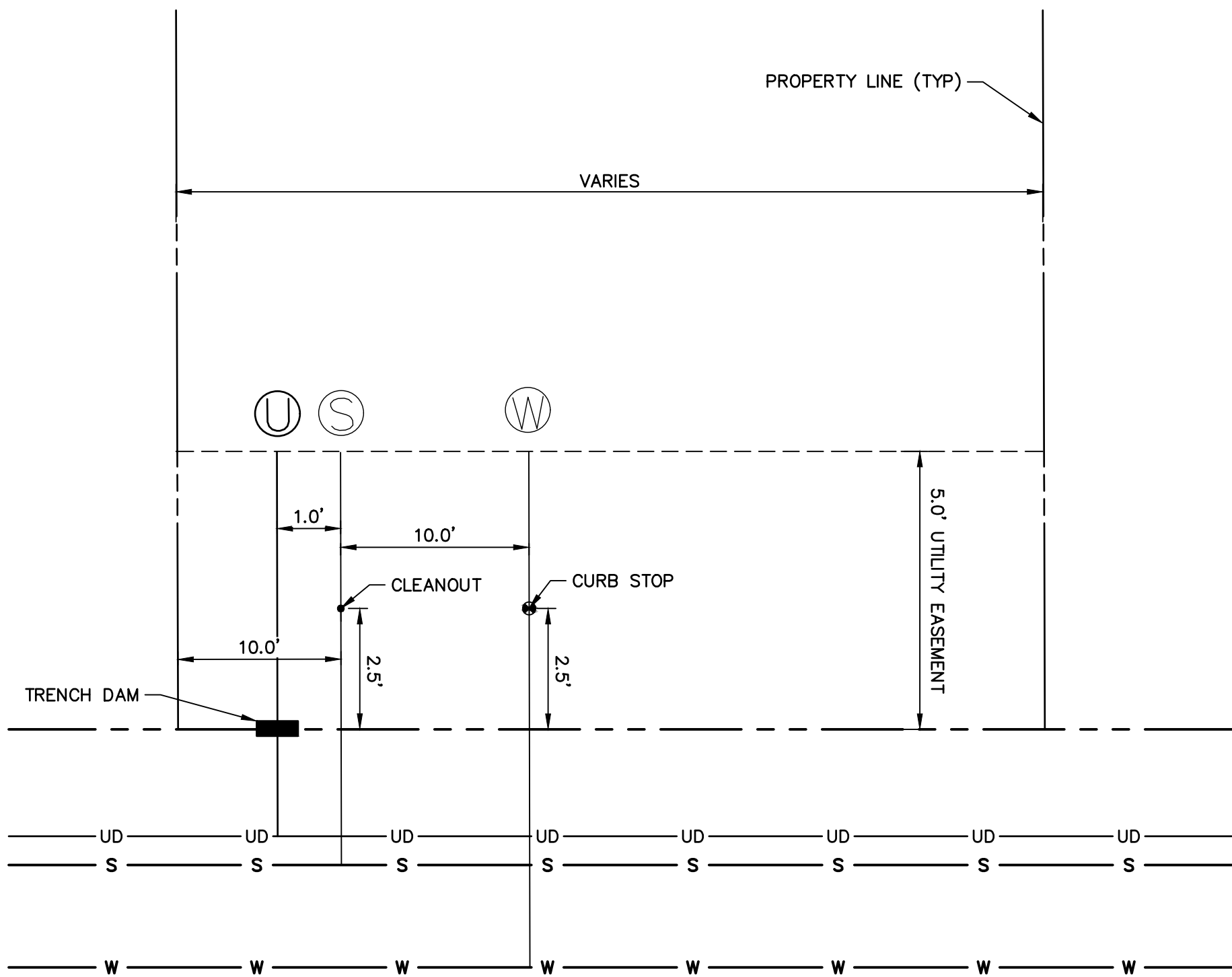
CLOVERLEAF FILING 2

RAW WATER PLAN

SHEET 16	OF 21
JOB NO.	25158.01

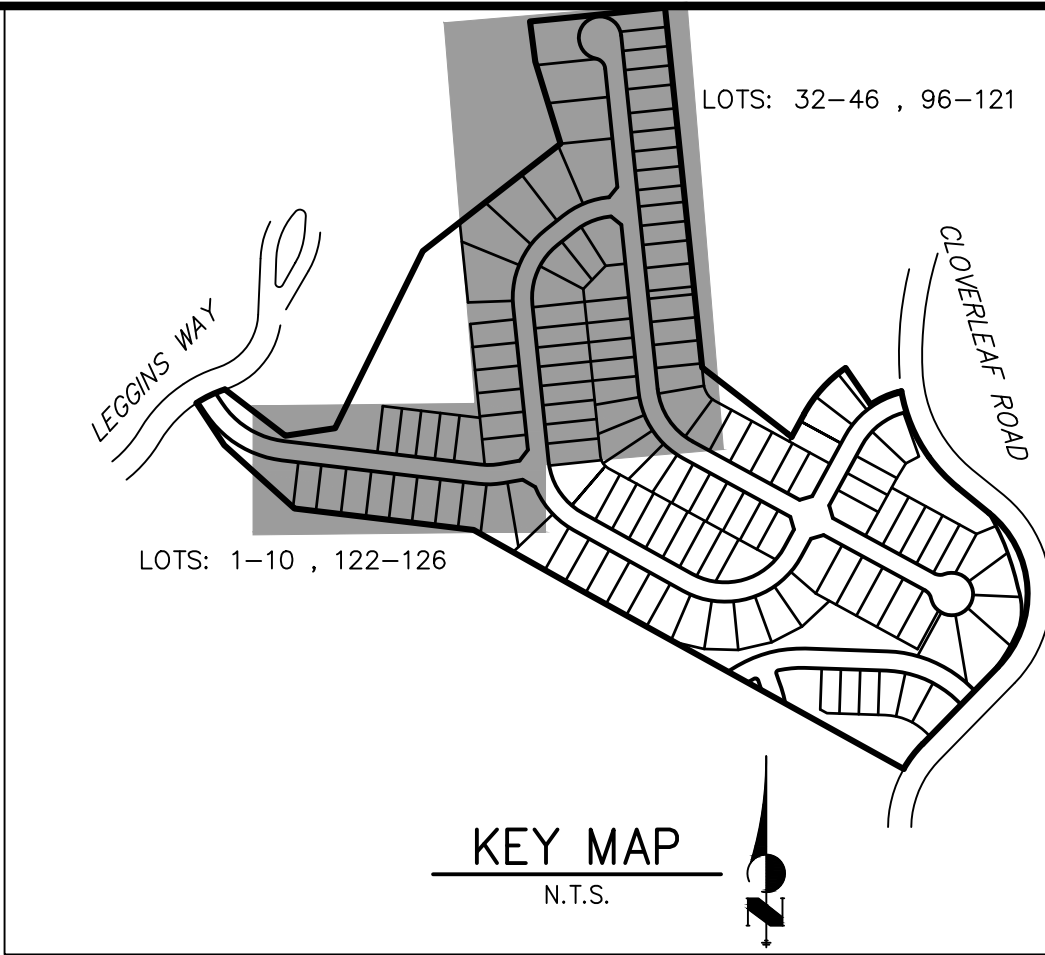


LOTS: 1-10 , 122-126

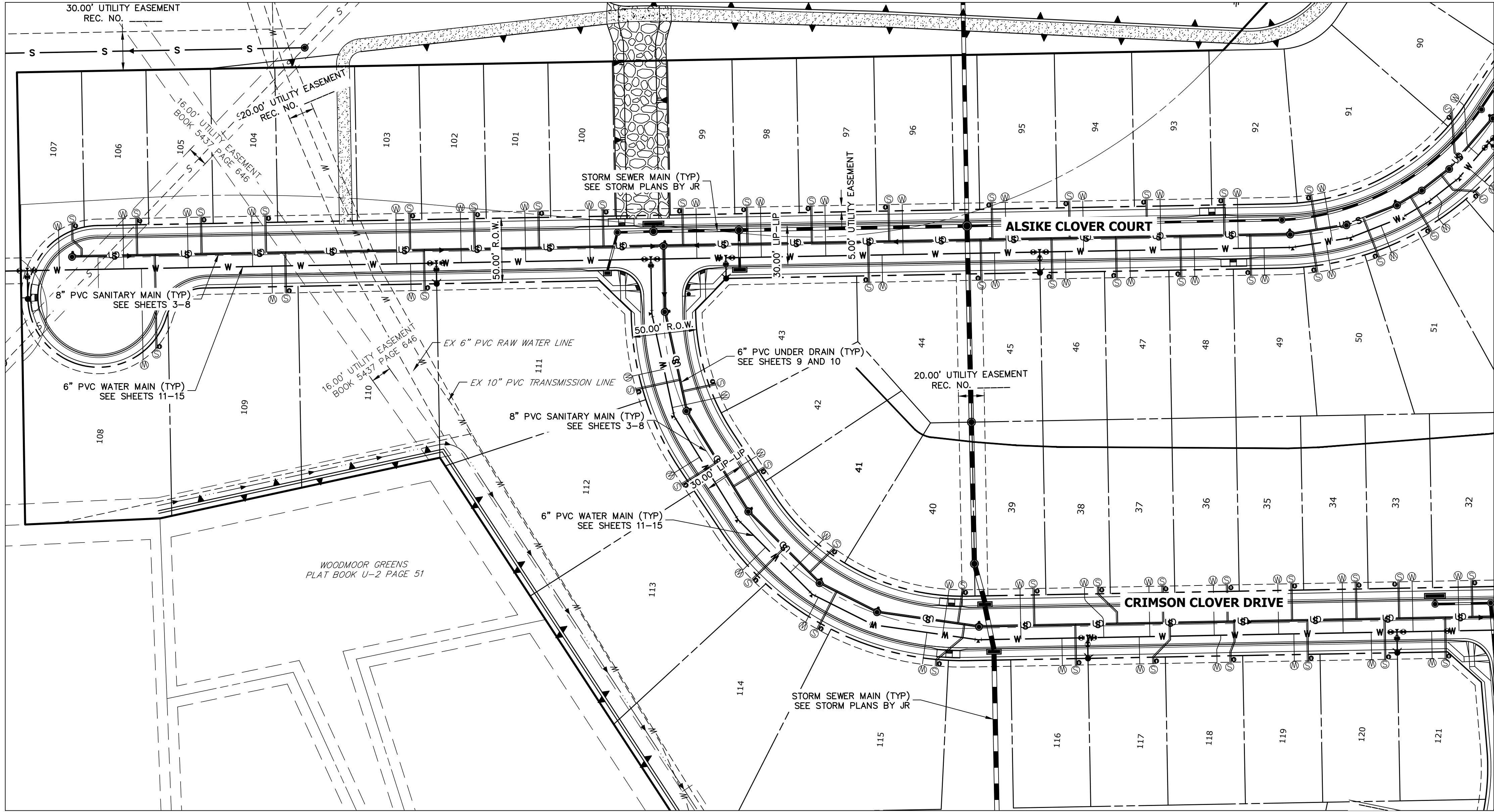


TYPICAL UTILITY SERVICE LAYOUT

SCALE: 1" = 1'



KEY MAP
N.T.S.



LOTS: 32-46 , 96-121

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 THIS SHEET FOR TYPICAL UTILITY SERVICE LAYOUT.



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BY:

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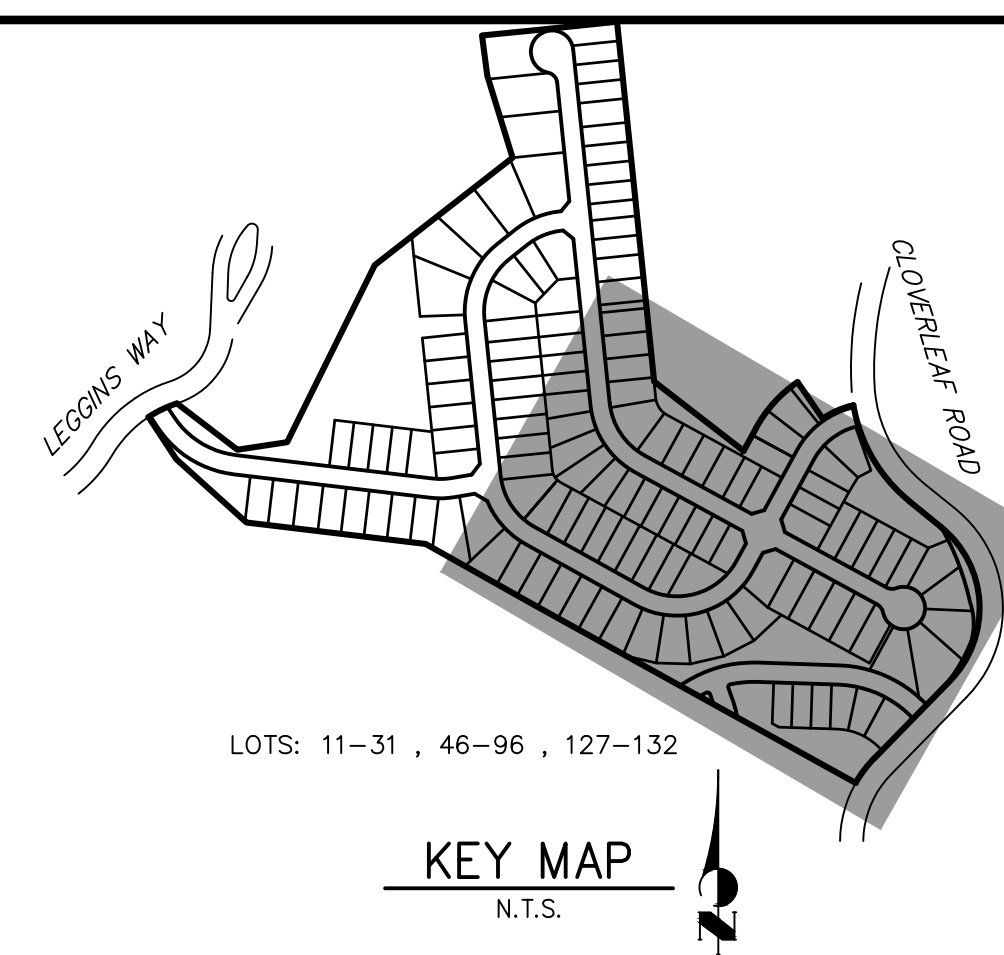
BY	DATE	REVISION	No.	1"=50'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A			05/10/21	APL	APL	

CLOVERLEAF FILING 2

UTILITY SERVICE PLAN

SHEET 18 OF 21

JOB NO. 25158.01



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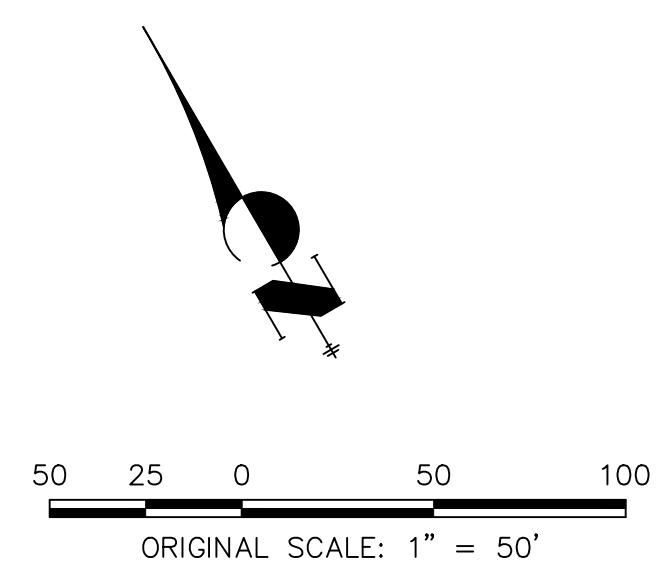
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 4. PROVIDE METAL T-POST AT CURB STOP WHEN CONSTRUCTION OF WATER SERVICE IS COMPLETE.
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 7. ALL UNDER DRAIN SERVICES SHALL BE INSTALLED PER COLORADO SPRINGS UTILITY FIGURE 13-3. SEE SHEET 10.
 8. SEE SHEET 18 FOR TYPICAL UTILITY SERVICE LAYOUT.

H-SCALE		1"=50'	NO.	REVISION	BY	DATE
V-SCALE		N/A				
DATE		05/10/21				
DESIGNED BY		APL				
DRAWN BY		APL				
CHECKED BY						

SHEET	19	OF	21
CLOVERLEAF FILING 2			
UTILITY SERVICE PLAN			
JOB NO.	25158.01		

LOTS: 11-31 , 46-95 , 127-132

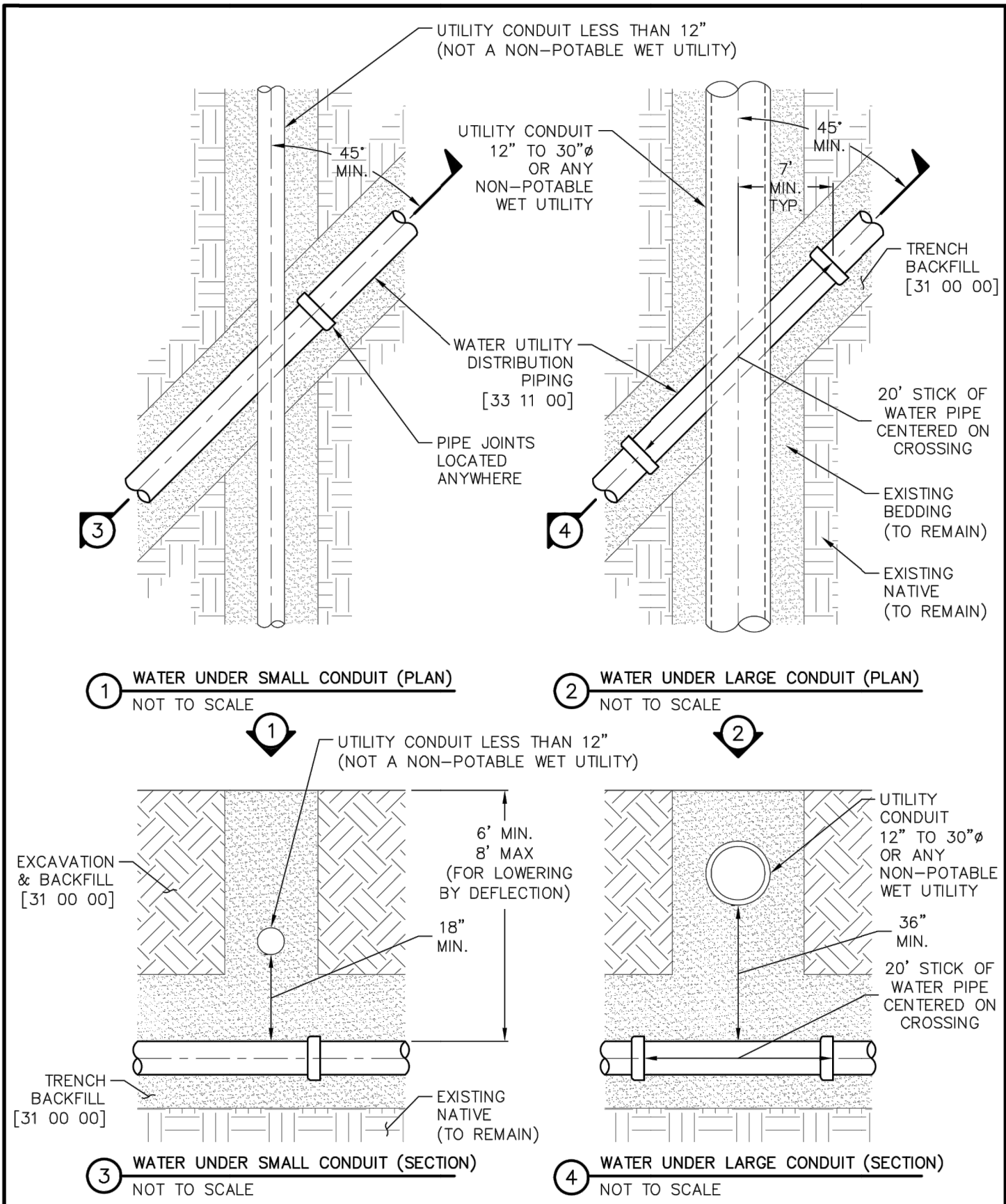


WOODMOOR WATER AND SANITATION DISTRICT NO. 1
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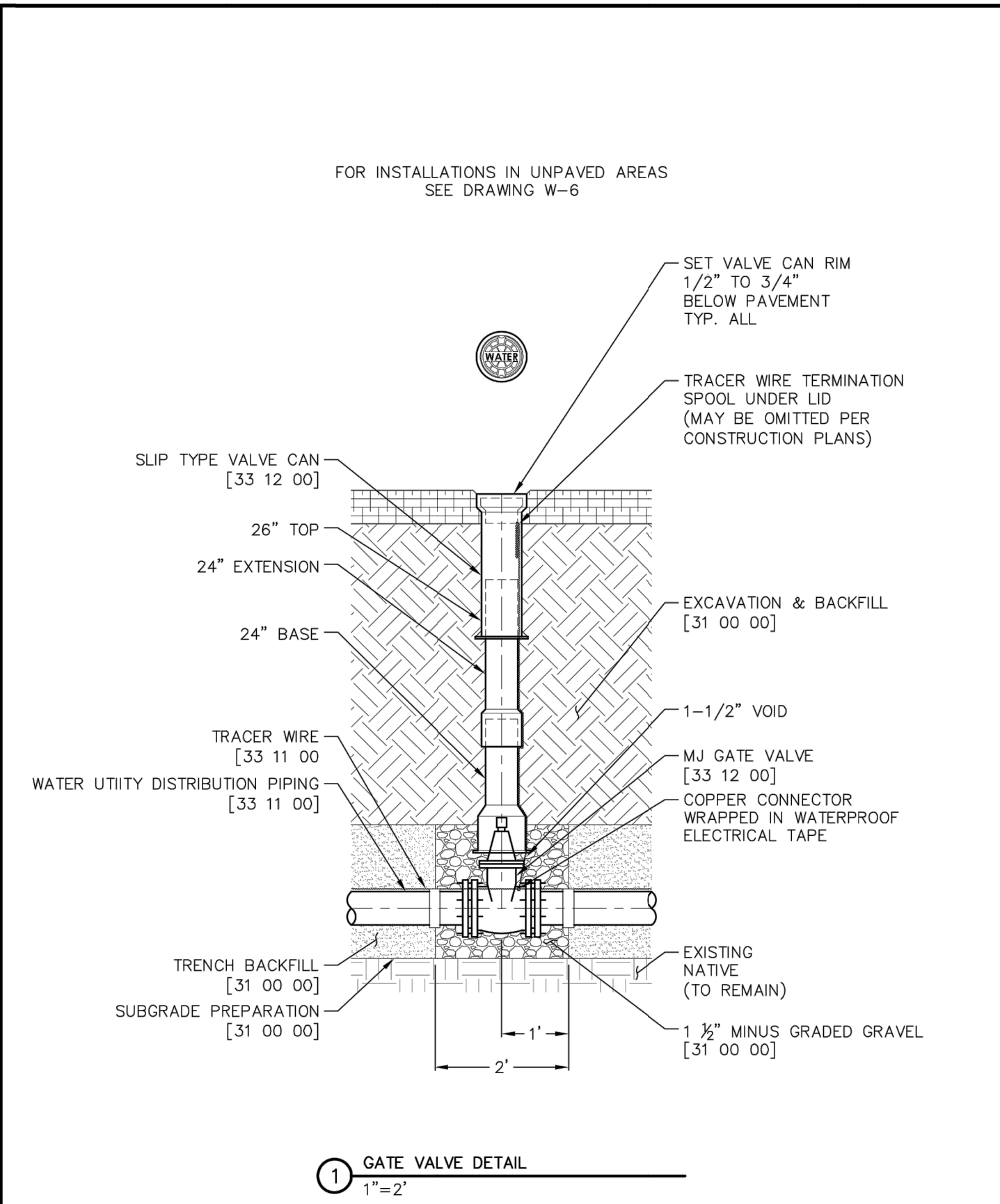
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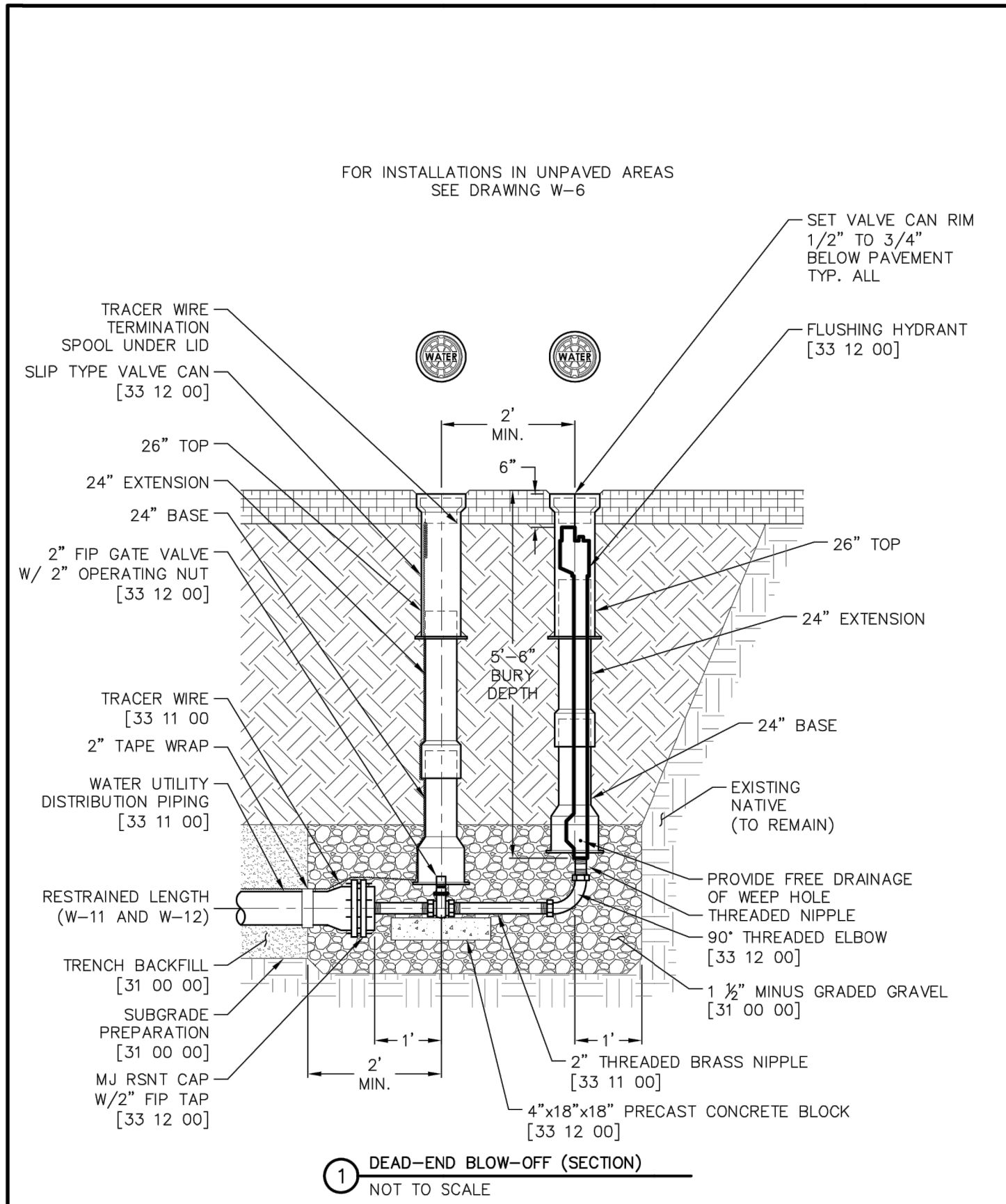




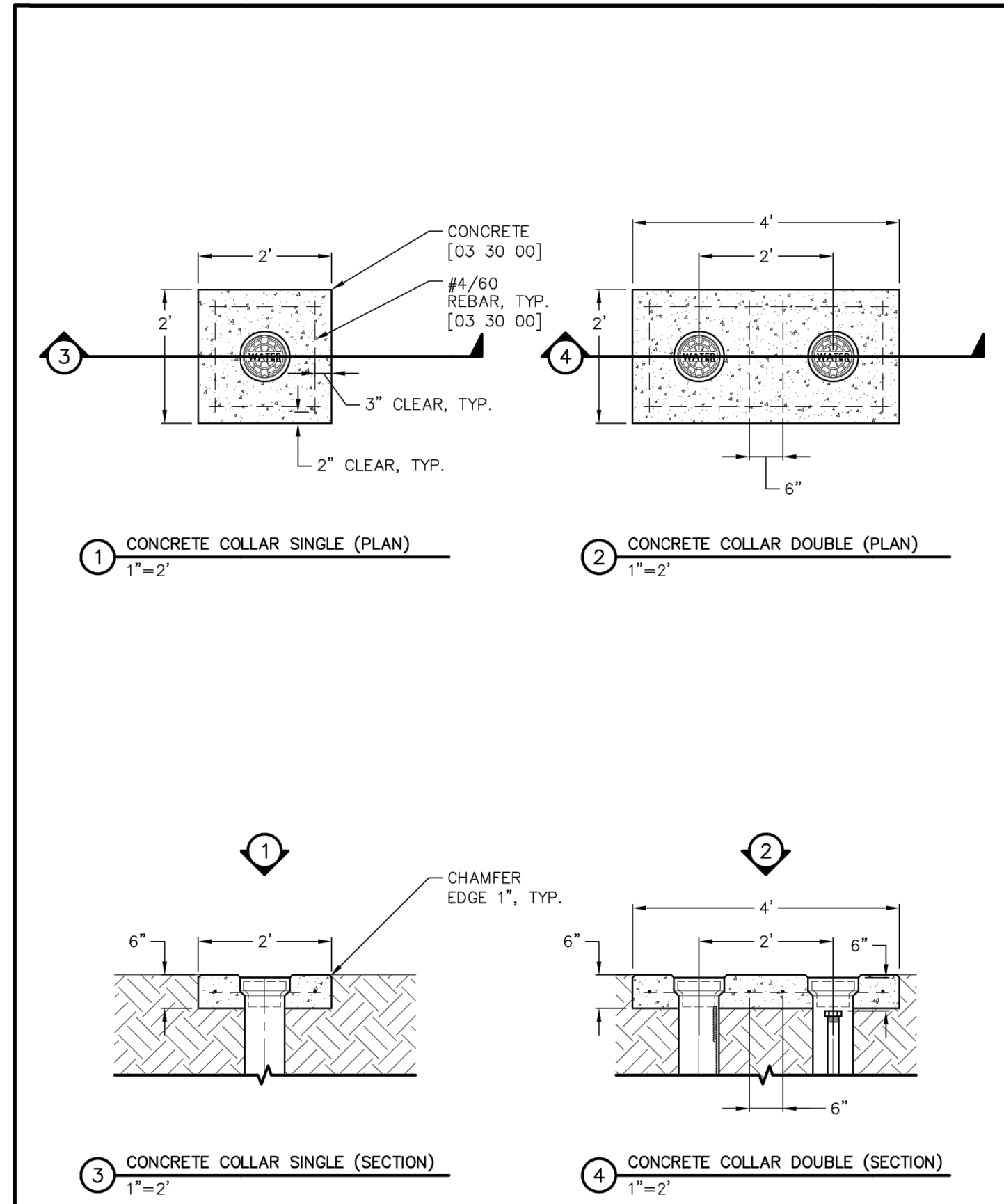
	WATER CROSSING UNDER UTILITIES		W-3
	WATER UTILITY DISTRIBUTION PIPING		33 11 00



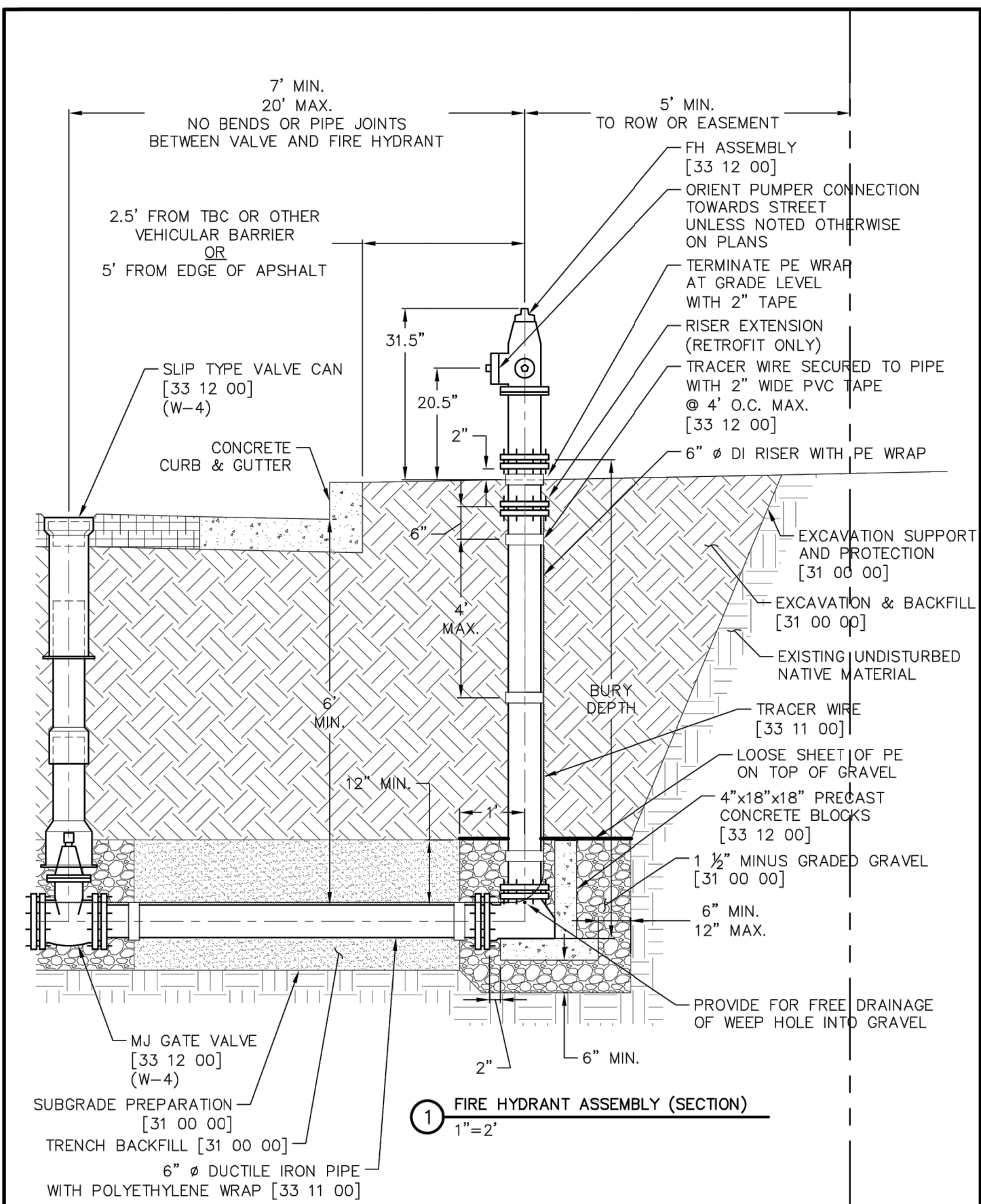
	GATE VALVE		W-4
	WATER UTILITY DISTRIBUTION EQUIPMENT		33 12 00



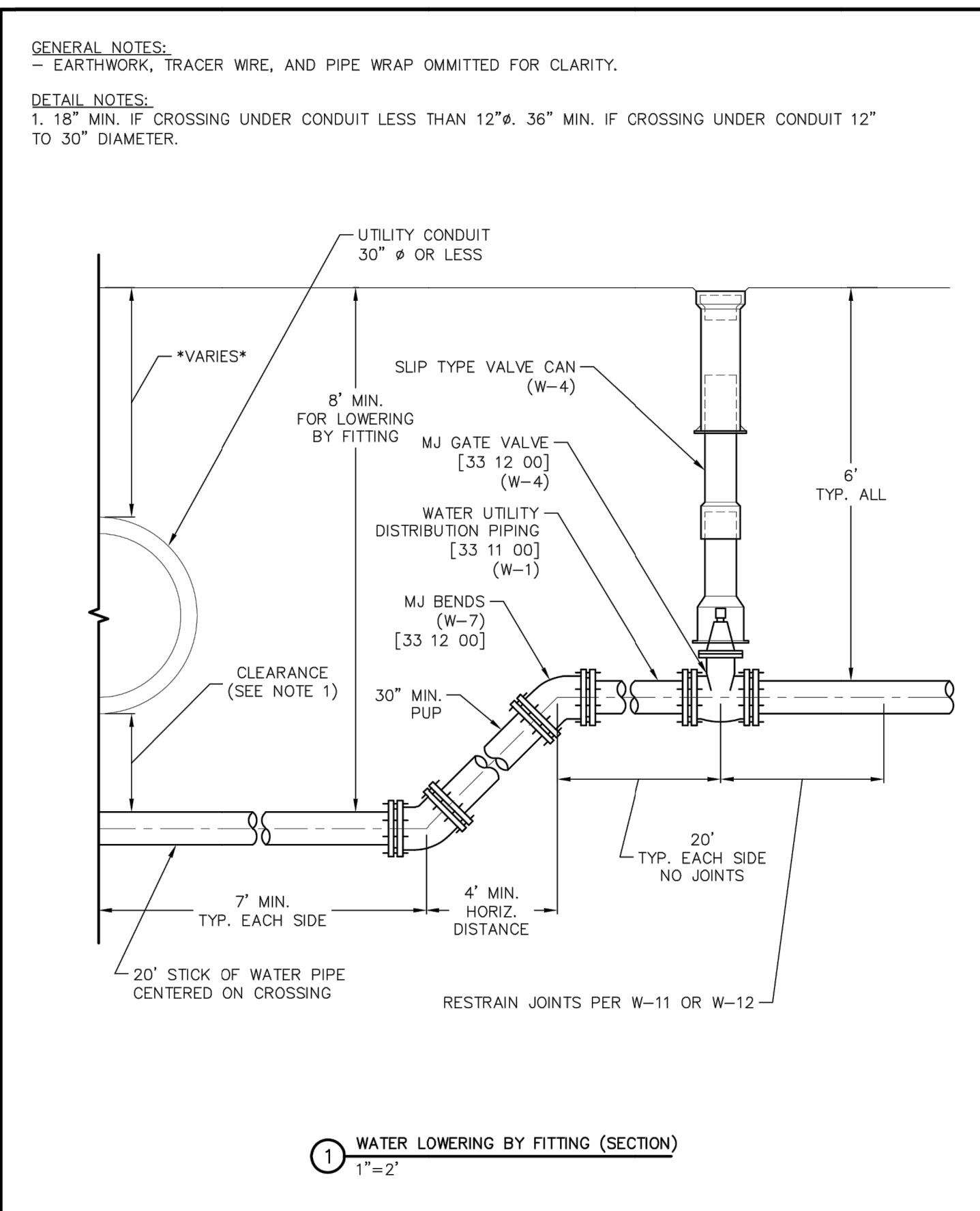
	DEAD-END BLOW-OFF ASSEMBLY		W-5
	WATER UTILITY DISTRIBUTION EQUIPMENT		33 12 00



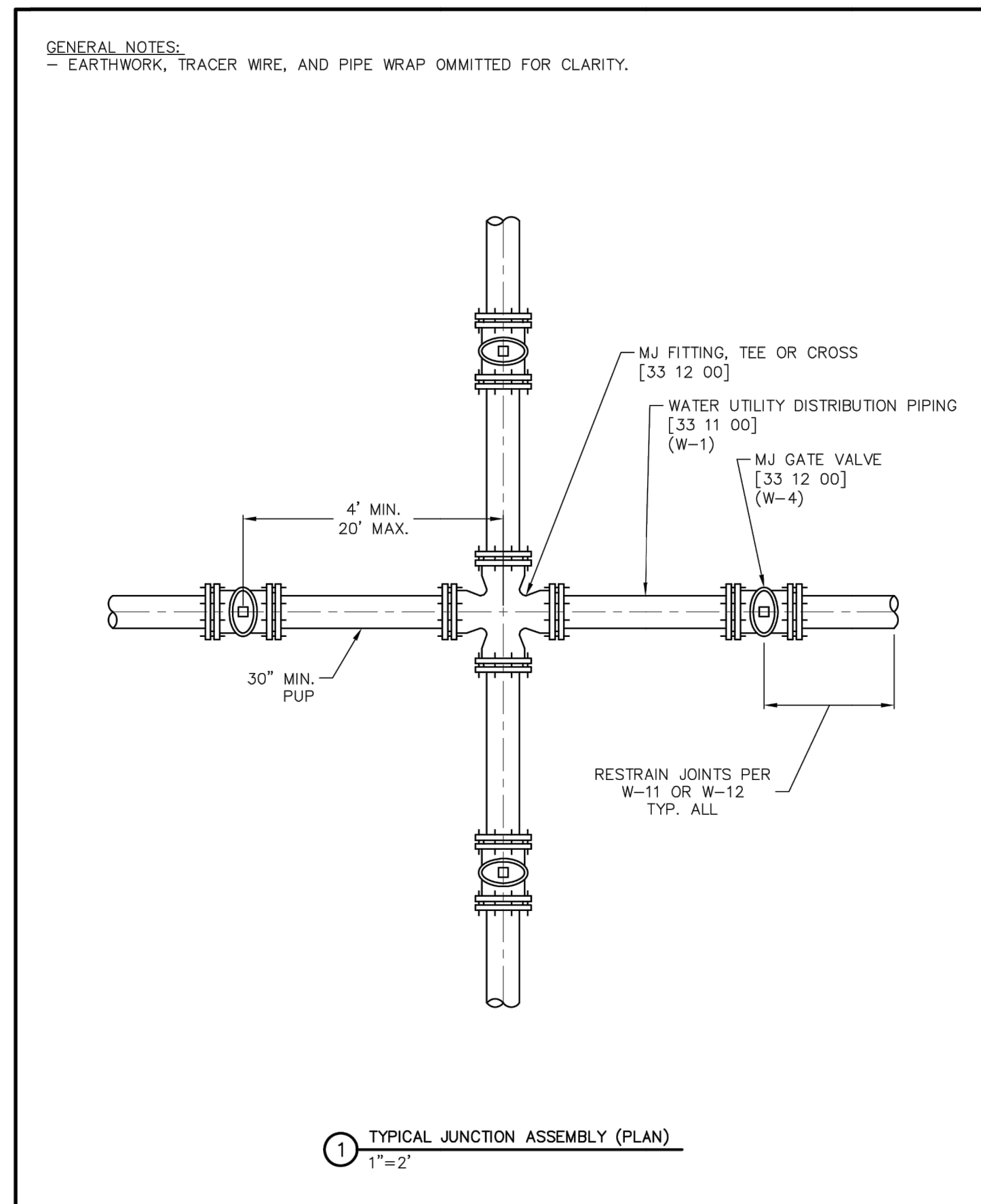
	VALVE CANS IN UNPAVED AREAS		W-6
	WATER UTILITY DISTRIBUTION EQUIPMENT		33 12 00



	FIRE HYDRANT ASSEMBLY		W-8
	WATER UTILITY DISTRIBUTION EQUIPMENT		33 12 00



	WATER LOWERING BY FITTING		W-9
	WATER UTILITY DISTRIBUTION EQUIPMENT		33 12 00



	WATER MAIN JUNCTION		W-10
	WATER UTILITY DISTRIBUTION EQUIPMENT		33 12 00



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						05/10/21	APL	APL		21	21	25158.01

TEE'S			
NOMINAL RUN DIAMETER [IN]	NOMINAL BRANCH DIAMETER [IN]	RUN [FT]	BRANCH [FT]
4"	4"	10	F.O.
4"	6"	10	8
4"	8"	10	42
6"	4"	10	F.O.
6"	6"	10	F.O.
6"	8"	10	21
8"	4"	10	F.O.
8"	6"	10	F.O.
8"	8"	10	2

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

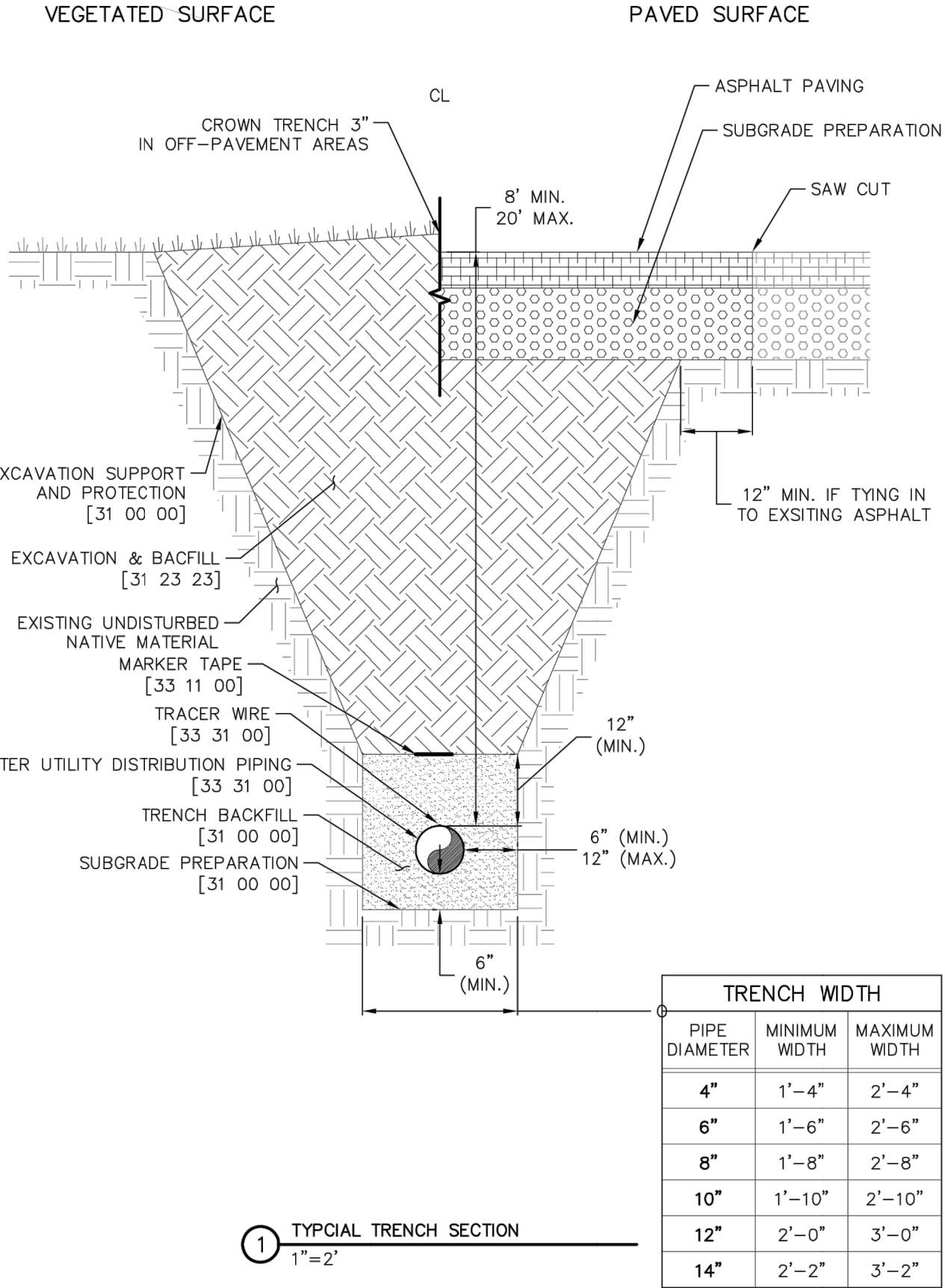
REDUCERS			DEAD-ENDS AND VALVES	
NOMINAL LARGE DIAMETER [IN]	NOMINAL SMALL DIAMETER [IN]	LENGTH [FT]	NOMINAL PIPE DIAMETER [IN]	LENGTH [FT]
6"	4"	32	4"	44
8"	4"	59	6"	62
8"	6"	35	8"	82

HORIZONTAL AND VERTICAL BENDS											
NOMINAL PIPE DIAMETER [IN]	HORIZONTAL BENDS					VERTICAL BENDS (OFFSETS)					
	90°	45°	22.5°	11.25°		45°	22.5°	12.5°			
	[FT]	[FT]	[FT]	[FT]	[FT]	UPPER [FT]	LOWER [FT]	UPPER [FT]	LOWER [FT]	UPPER [FT]	LOWER [FT]
4"	90°	5	3	2	19	5	9	3	5	2	
6"	BENDS NOT ALLOWED	7	4	2	26	7	13	3	7	2	
8"		10	5	3	34	8	17	4	9	2	

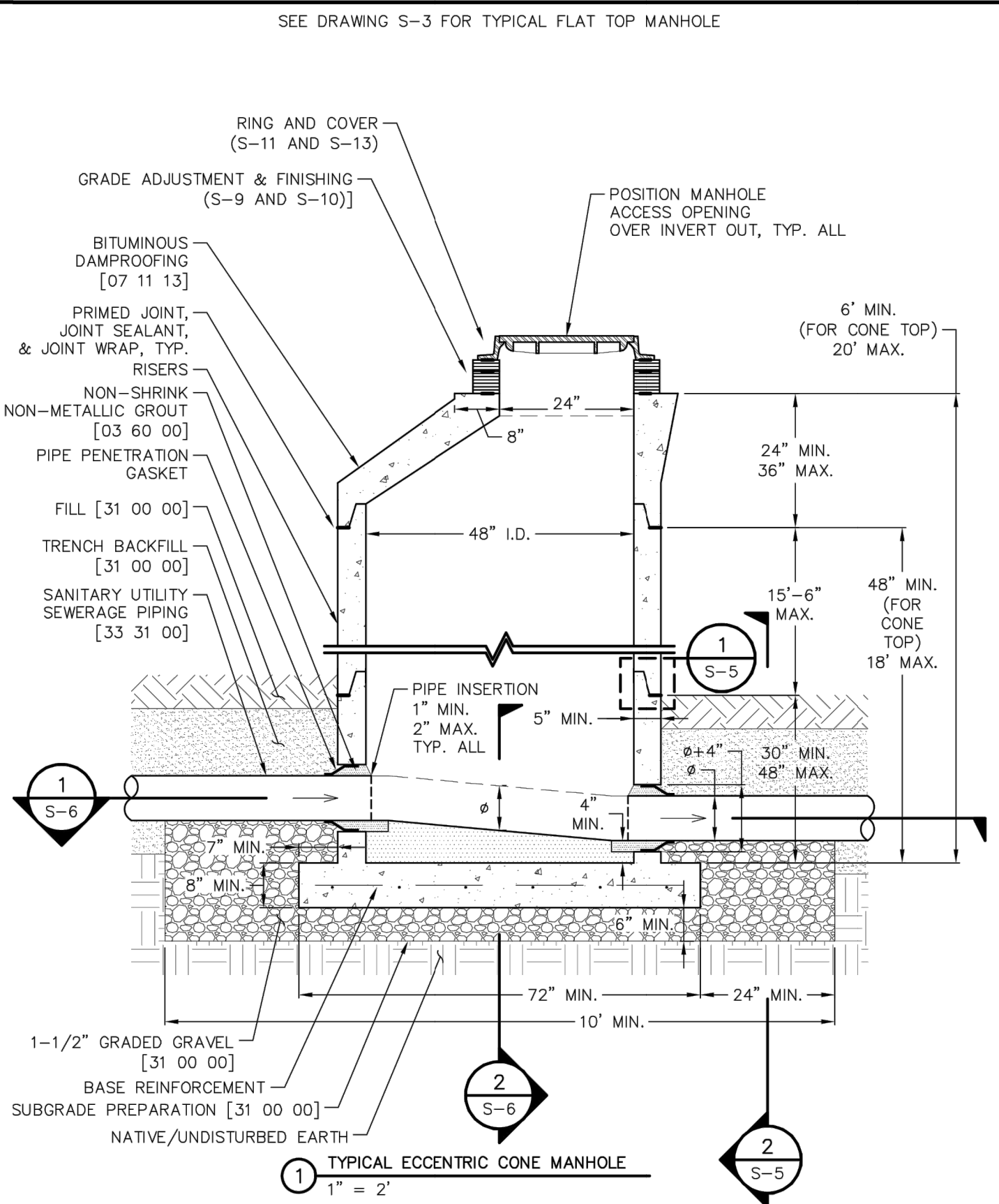
- NOTES:
- RESTRAINED PIPE LENGTH SHALL BE ACHIEVED WITH MECHANICAL JOINT RESTRAINTS OR BELL RESTRAINTS. DO NOT USE THREADED TIE RODS OR CONCRETE KICKER BLOCKS.
 - FOR VALVES, BENDS, AND TEE RUNS THE LENGTHS OF TIED PIPES ARE MEASURED EACH WAY.
 - FOR DEAD-ENDS, TEE BRANCHES, AND REDUCERS THE LENGTHS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



LENGTH OF RESTRAINED PIPE (PVC)	W-11
WATER UTILITY DISTRIBUTION EQUIPMENT	33 12 00
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	
MAY 13, 2014	

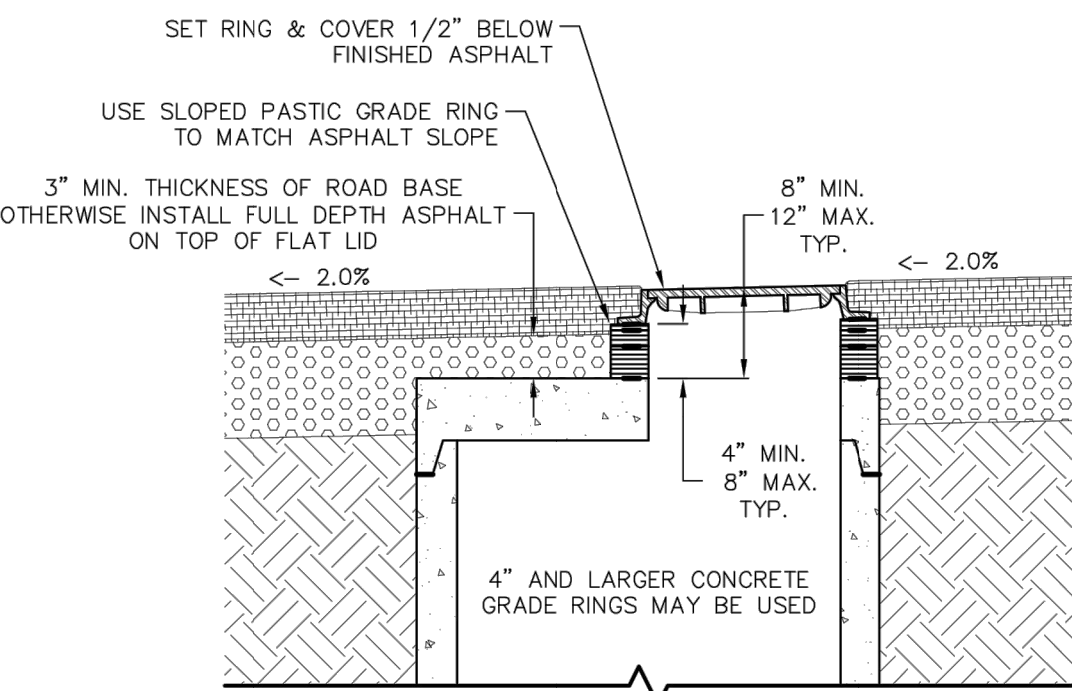
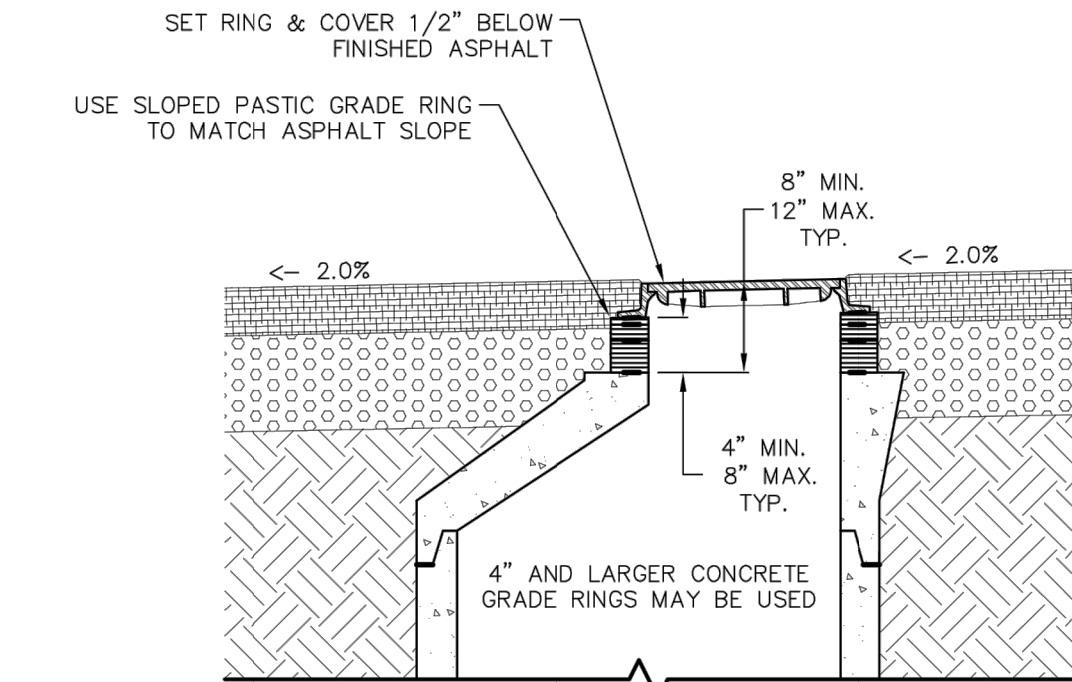


TYPICAL SEWER TRENCH SECTION	S-1
SANITARY UTILITY SEWERAGE PIPING	33 31 00
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	
MAY 13, 2014	

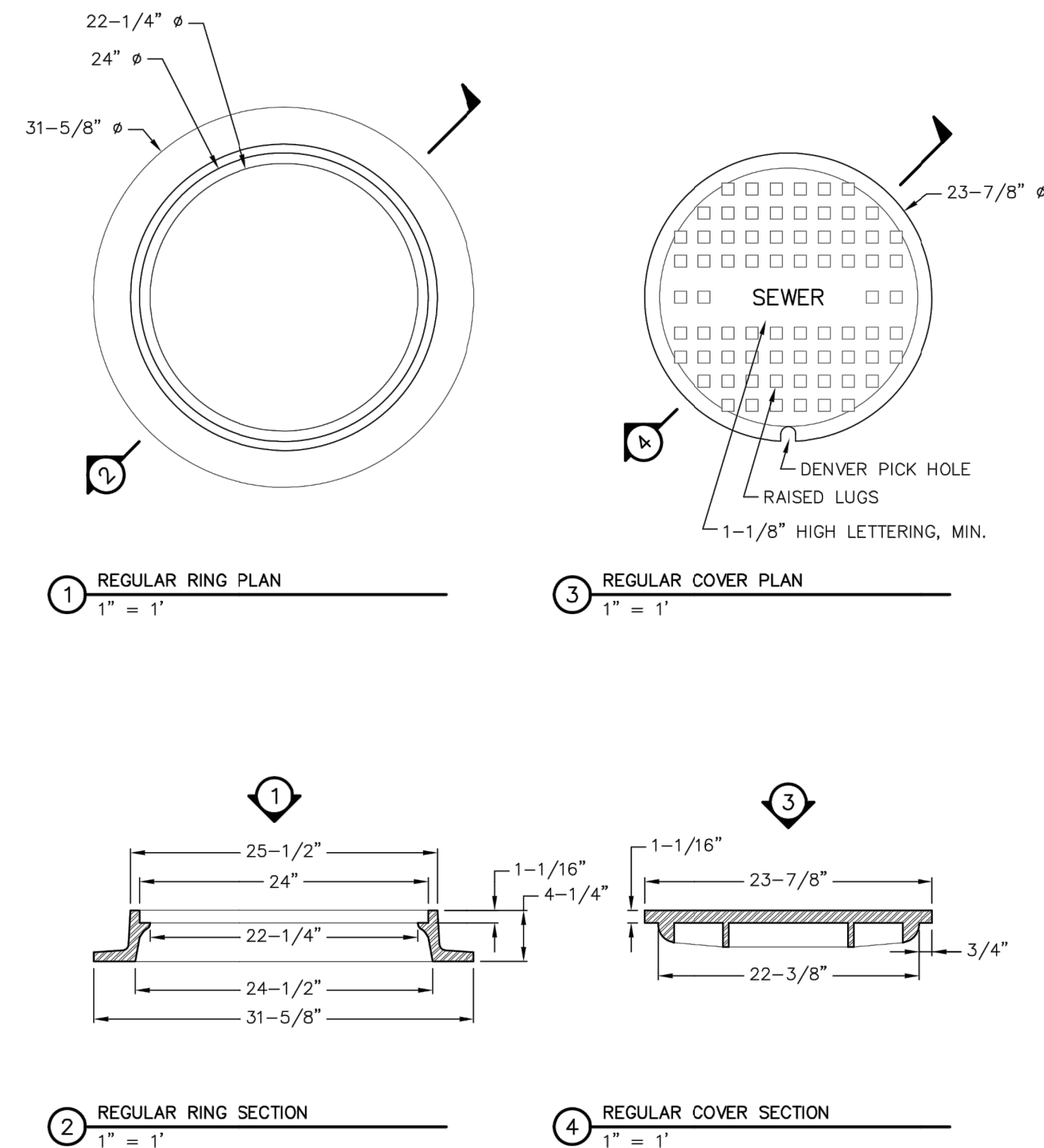


TYPICAL ECCENTRIC CONE MANHOLE	S-2
SANITARY UTILITY SEWERAGE STRUCTURES	33 39 00
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	
MAY 13, 2014	

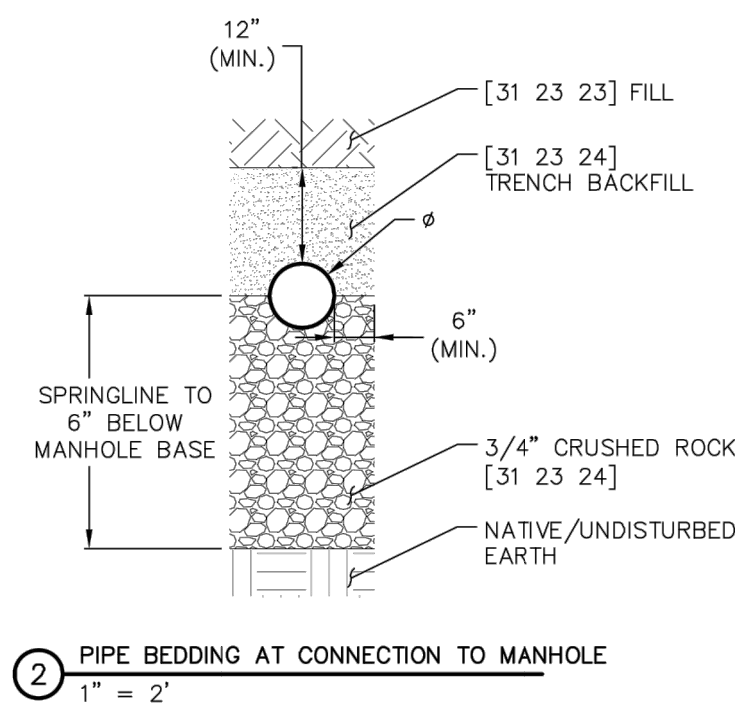
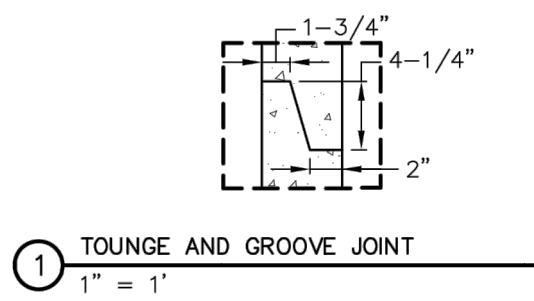
SEE DRAWING S-10 FOR FINISHING IN NON-PAVED SURFACES



MANHOLES IN PAVED AREAS	S-9
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	



STANDARD SEWER RING & COVER	S-11
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	



MANHOLE DETAILS	S-5
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	

PREPARED FOR

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BY

REVISION

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N/A

N/A

DATE

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05/10/21

APL

APL

CHECKED BY

CLOVERLEAF FILING 2

DETAIL SHEETS

SHEET 22 OF 21

JOB NO.

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