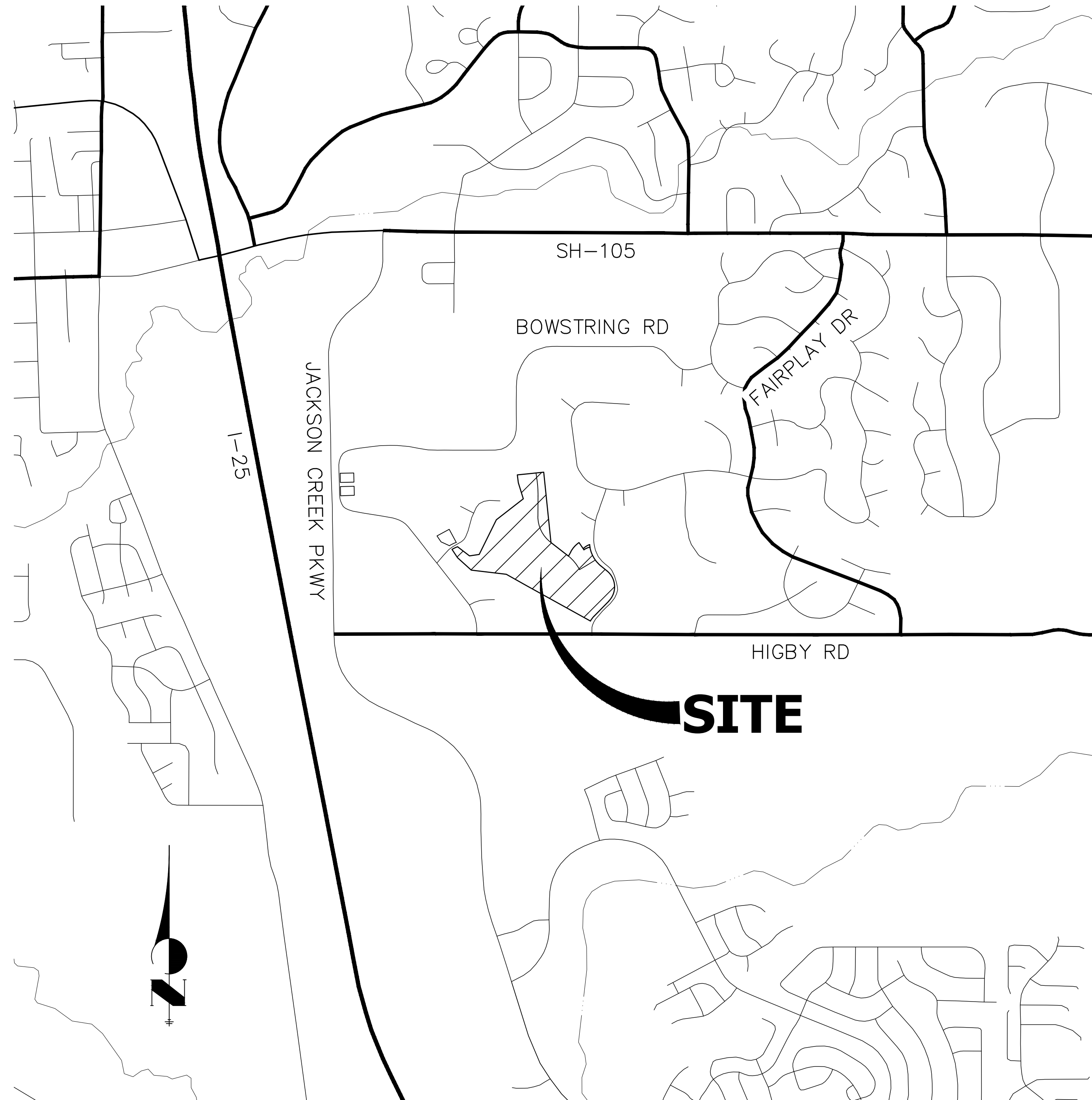


**LOCATED IN NE1/4 OF SECTION 23 AND NW1/4 OF SECTION 24,  
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO**

**ROADWAY PLANS**

**CONTACTS:**

OWNER/DEVELOPER	PT CLOVERLEAF, LLC 1864 WOODMOOR DRIVE, SUITE 100 COLORADO SPRINGS, CO 80920 P~719-476-0800
ENGINEER/SURVEYOR	JIR 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



## PROJECT LOCATION MAP

SCALE: 1"=1,000'

## BENCHMARK

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

## BASIS OF BEARING

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

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

## SHEET INDEX

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

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 Westrian Company

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

BI	DATE
----	------

No.	REVISION
-----	----------

## 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 DIRECTOR'S 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

# CLOVERLEAF SUBDIVISION

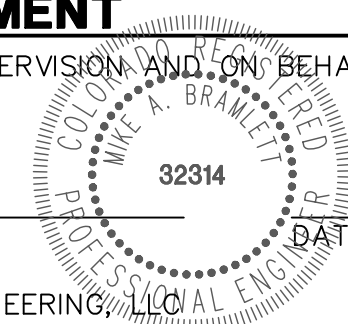
COVER SHEET

SHEET 1 OF 19

JOB NO. 25158.01



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





LEGEND

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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

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

SIGNING AND STRIPING NOTES

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

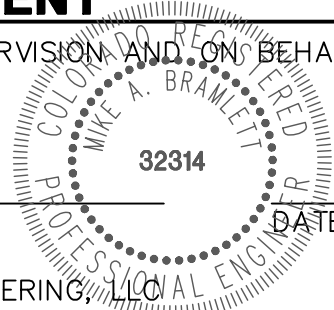


Know what's below.  
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



CLOVERLEAF SUBDIVISION

LEGEND AND GENERAL NOTES

SHEET 2 OF 19

JOB NO. 25158.01

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



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

BY

DATE

No. REVISION

N/A

N/A

5/14/21

N/A

N/A

H-SCALE

V-SCALE

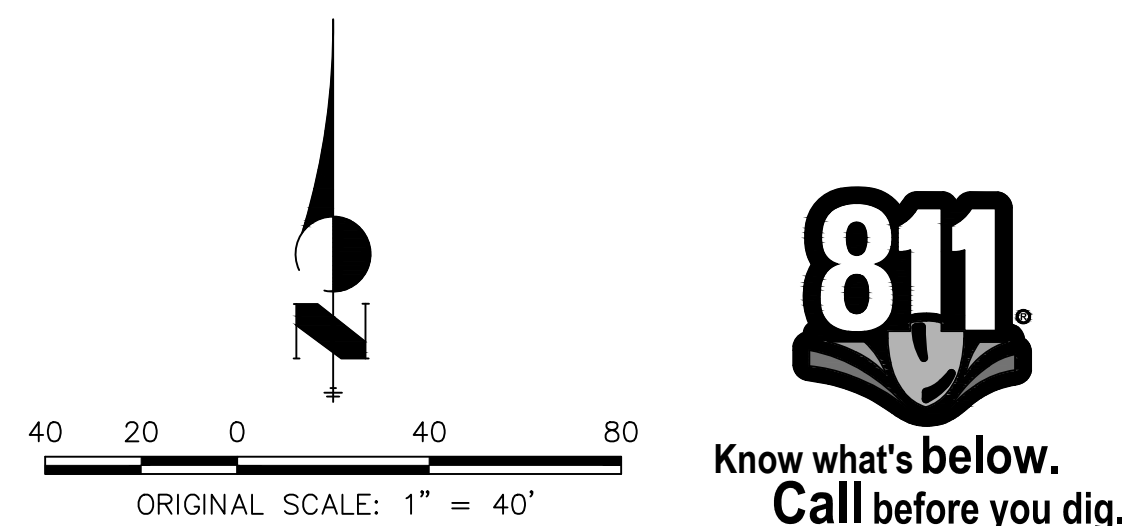
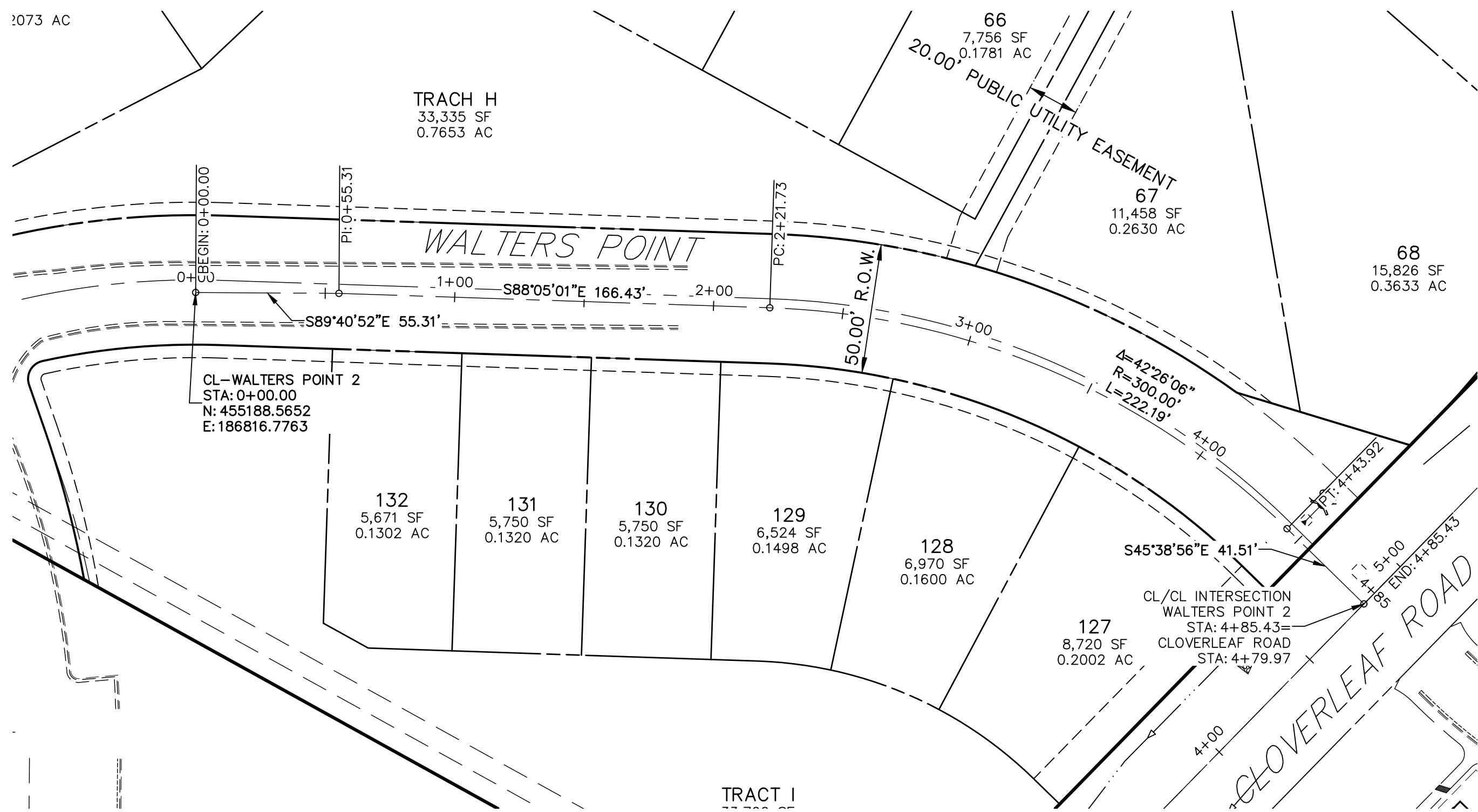
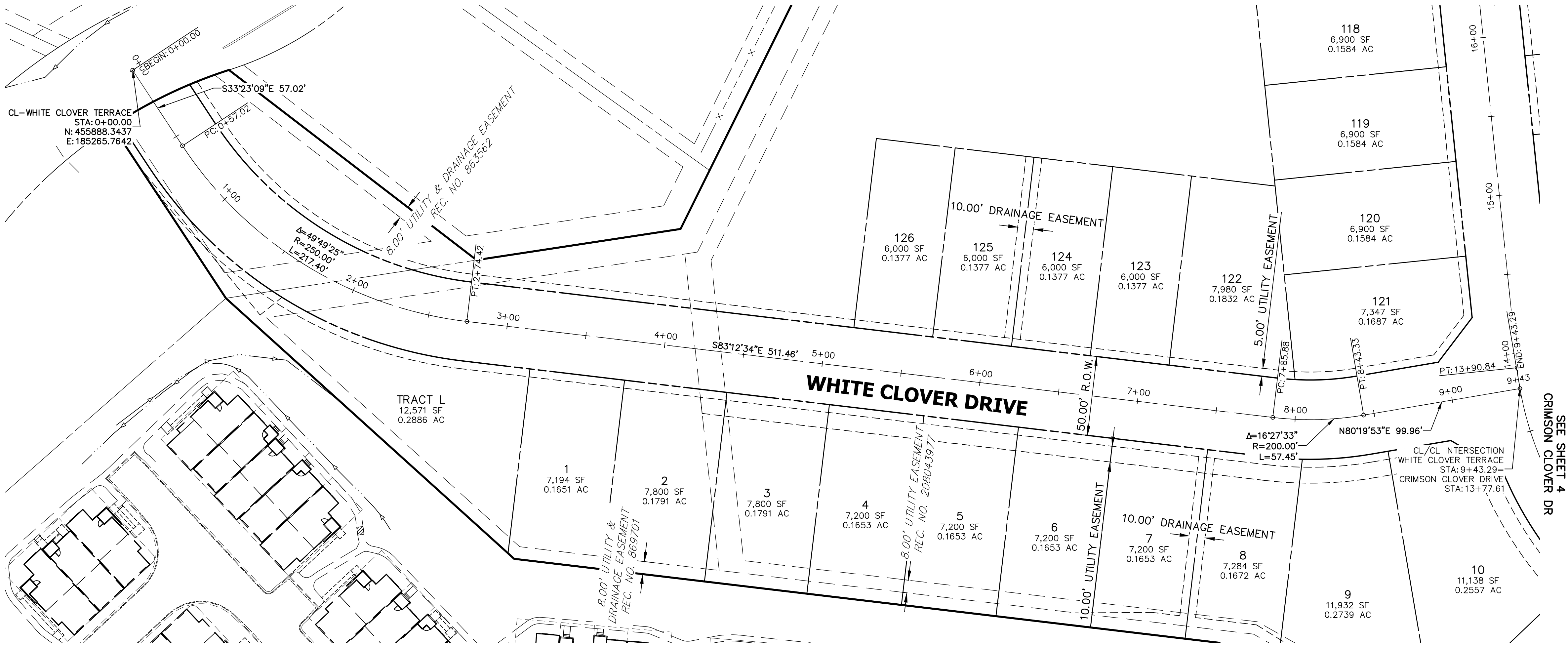
DATE

DESIGNED BY

DRAWN BY

CHECKED BY



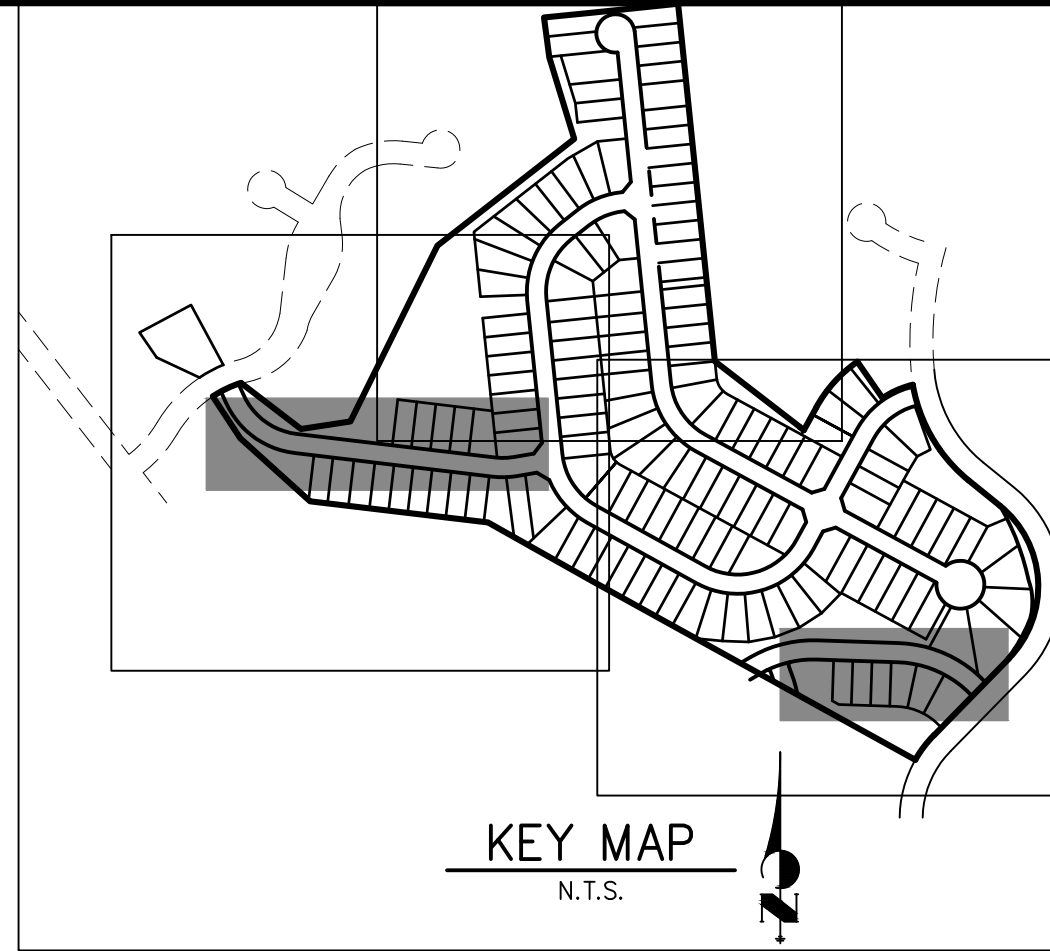


**ENGINEER'S STATEMENT**

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

DATE



CLOVERLEAF SUBDIVISION HORIZONTAL CONTROL PLAN	SHEET 3 OF 19	JOB NO. 25158.01	DESIGNED BY DRAWN BY CHECKED BY	H-SCALE V-SCALE DATE DESIGNED BY DRAWN BY CHECKED BY	1"=40' N/A 5/14/21 XXX CRB	No. REVISION	BY	DATE	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES 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

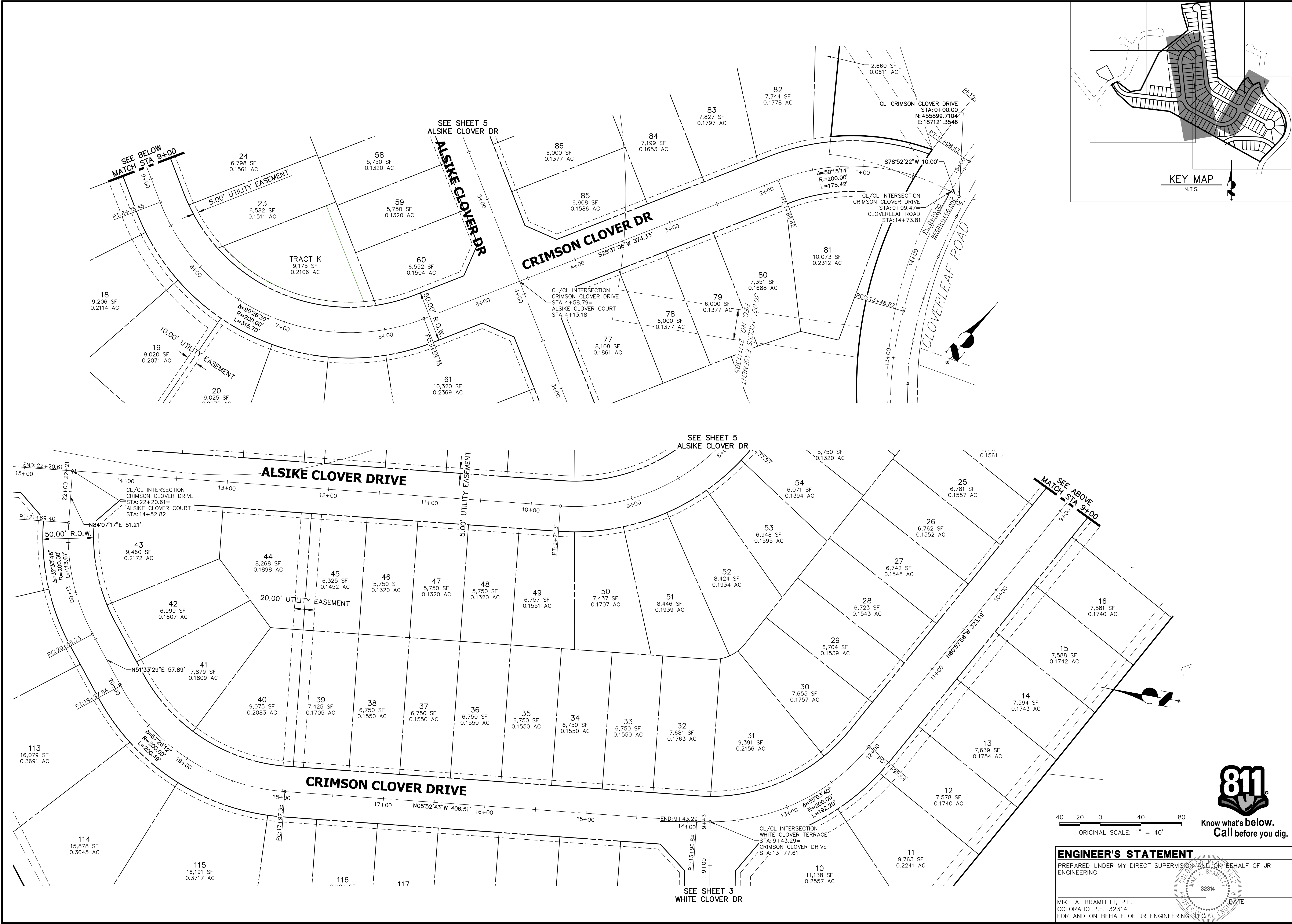
J.R. ENGINEERING

A Western Company

Central 303-740-9383 • Colorado Springs 719-583-2583

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

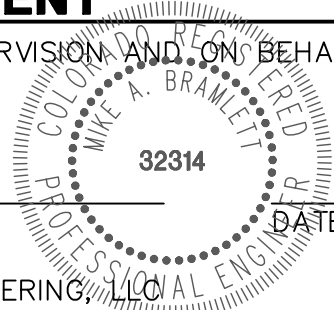




**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



CLOVERLEAF SUBDIVISION

HORIZONTAL CONTROL PLAN

SHEET 4 OF 19

JOB NO. 25158.01

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

**J.R. ENGINEERING**

A Western Company



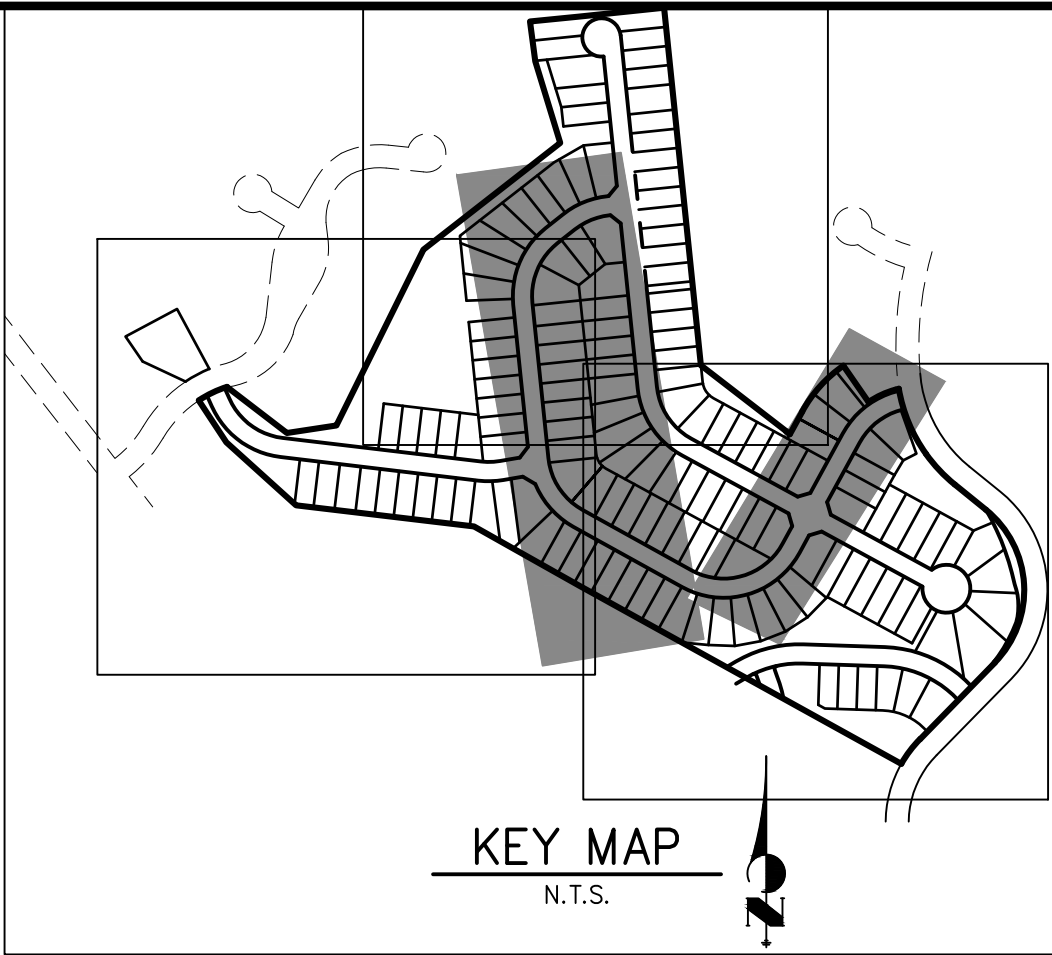
Central 303-740-9883 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

PREPARED FOR

**PT CLOVERLEAF, LLC**

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

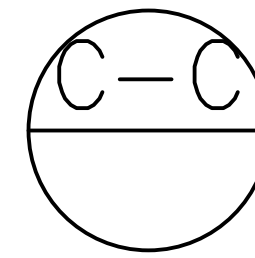
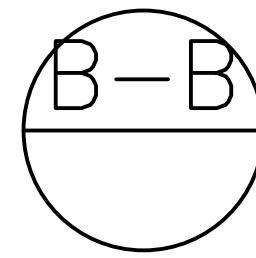
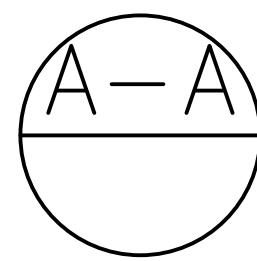
UNTIL SUCH TIME AS  
THESE DRAWINGS ARE  
APPROVED BY THE  
APPROPRIATE REVIEWING  
AGENCIES, OR ENGINEERING  
APPROVES THEIR USE  
FOR ANY PURPOSES  
DESIGNATED BY WRITTEN  
AUTHORIZATION.











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

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

OVERSATION AND ON BEHAL

32314

DATE


ENGINEERING, LLC

CLOVERLEAF SUBDIVISION

SHEET 6 OF 19

JOB NO. 25158.01

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

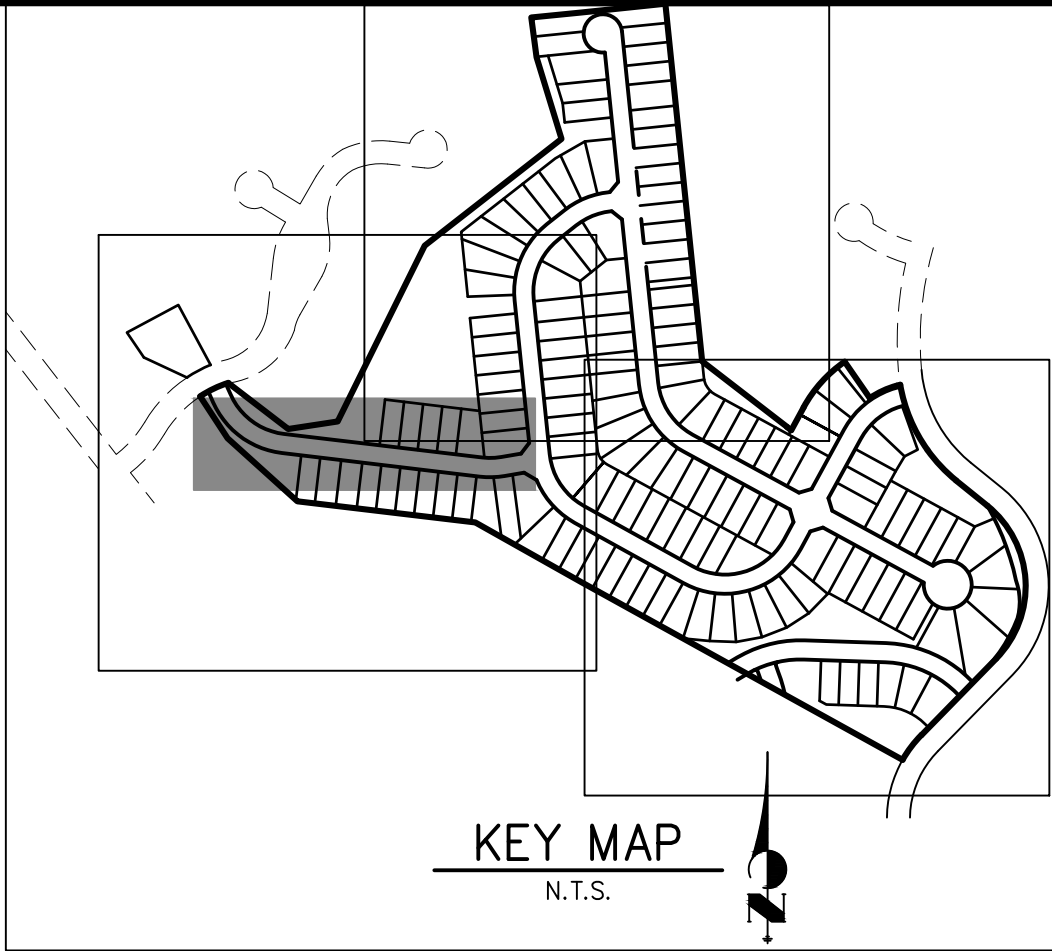
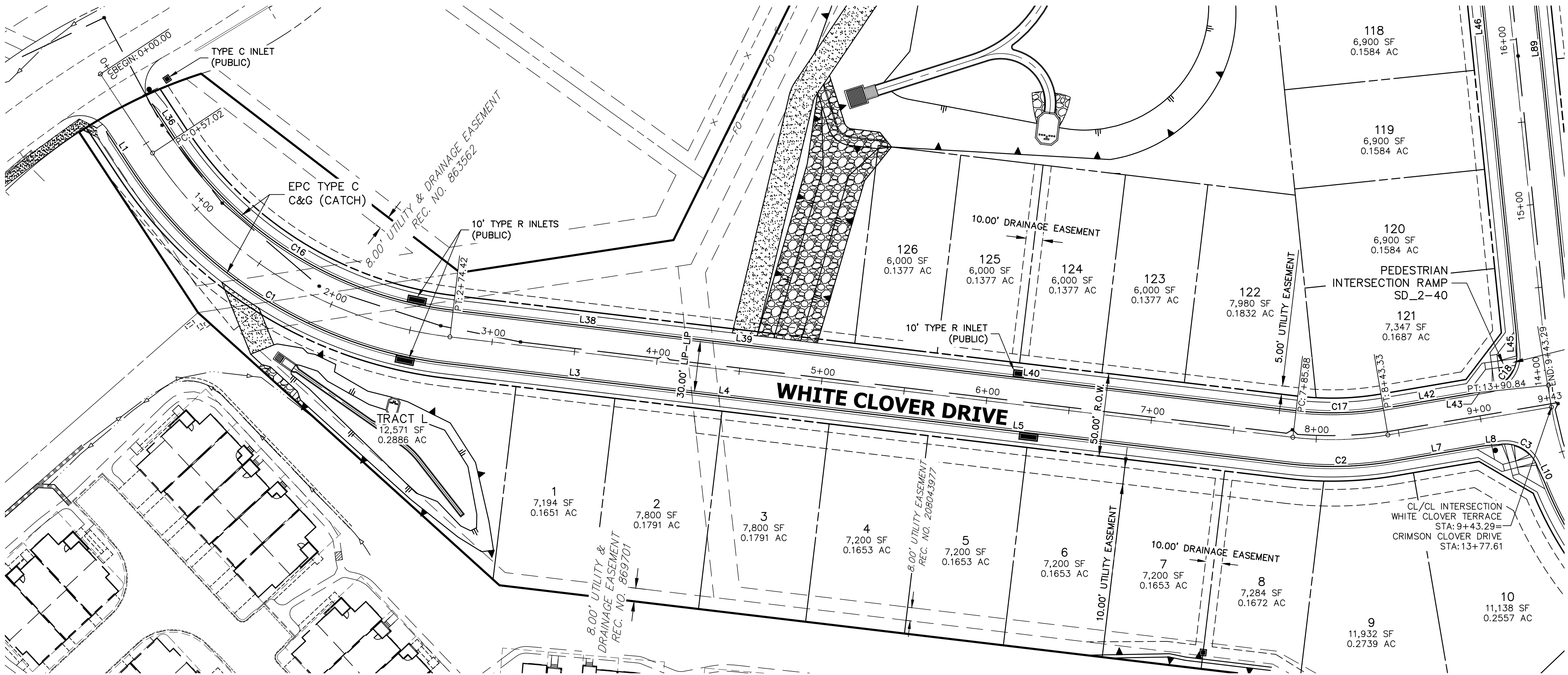
 **J.R. ENGINEERING**  
A Westrian Company

Centennial 303-740-9383 • Colorado Springs 719-539-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

No.	REVISION	BY	DATE
N/A	H-SCALE	N/A	V-SCALE
N/A			N/A
5/14/21	DATE		
	DESIGNED BY	N/A	
	DRAWN BY	N/A	
	CHECKED BY		

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

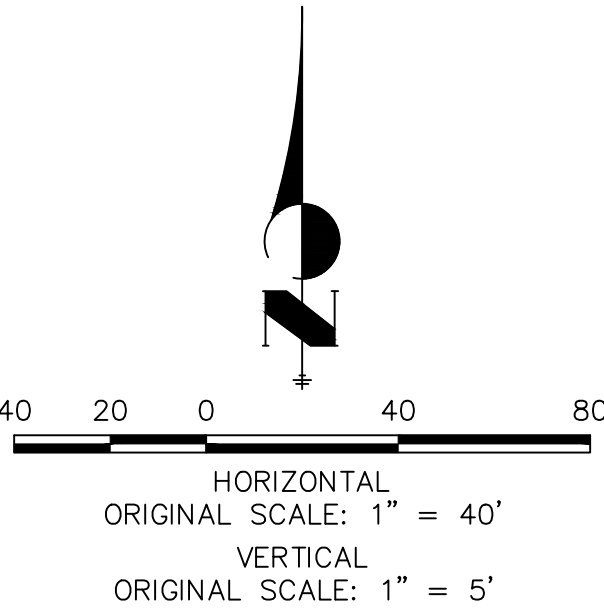
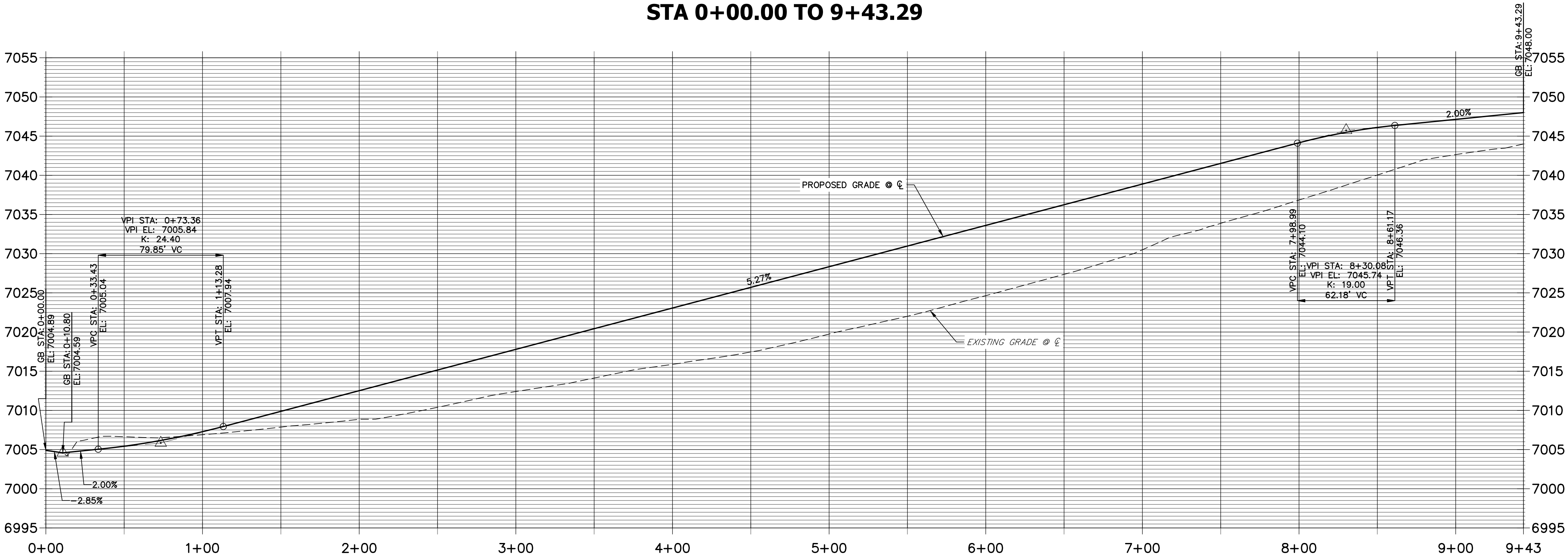




LINE TABLE		
LINE	BEARING	DISTANCE
L1	S33°23'09"E	26.11'
L3	S83°12'34"E	154.55'
L4	S83°12'34"E	27.00'
L5	S83°12'34"E	329.91'
L7	N80°19'53"E	55.44'
L8	N85°05'42"E	10.03'
L10	S24°49'55"E	10.05'
L36	S33°23'09"E	24.81'
L38	S83°12'34"E	162.67'
L39	S83°12'34"E	27.00'
L40	S83°12'34"E	321.79'
L42	N80°19'53"E	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'

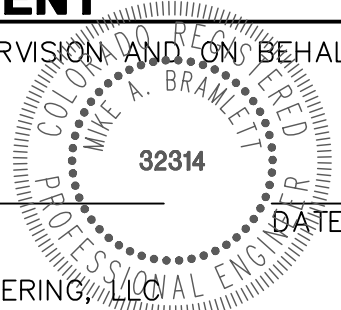
WHITE CLOVER TERRACE PROFILE  
STA 0+00.00 TO 9+43.29



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

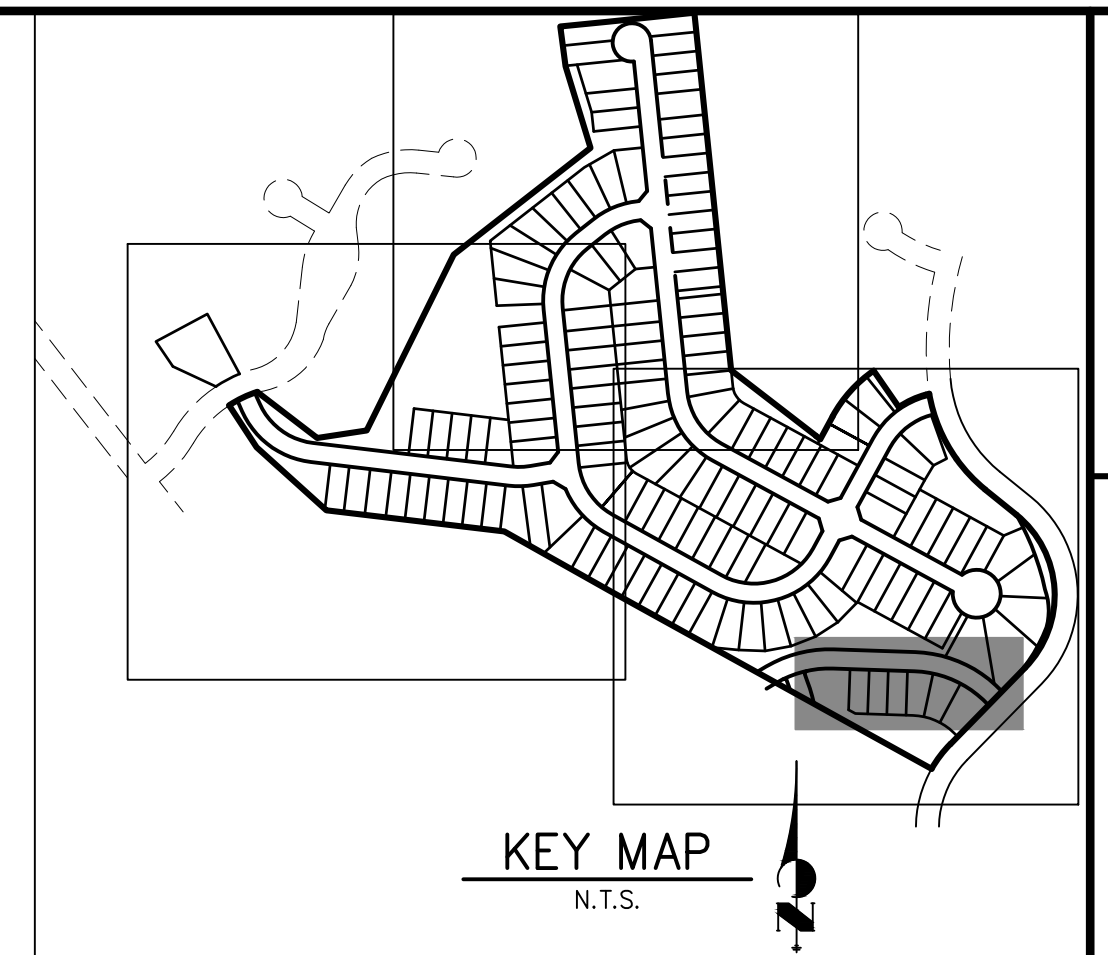
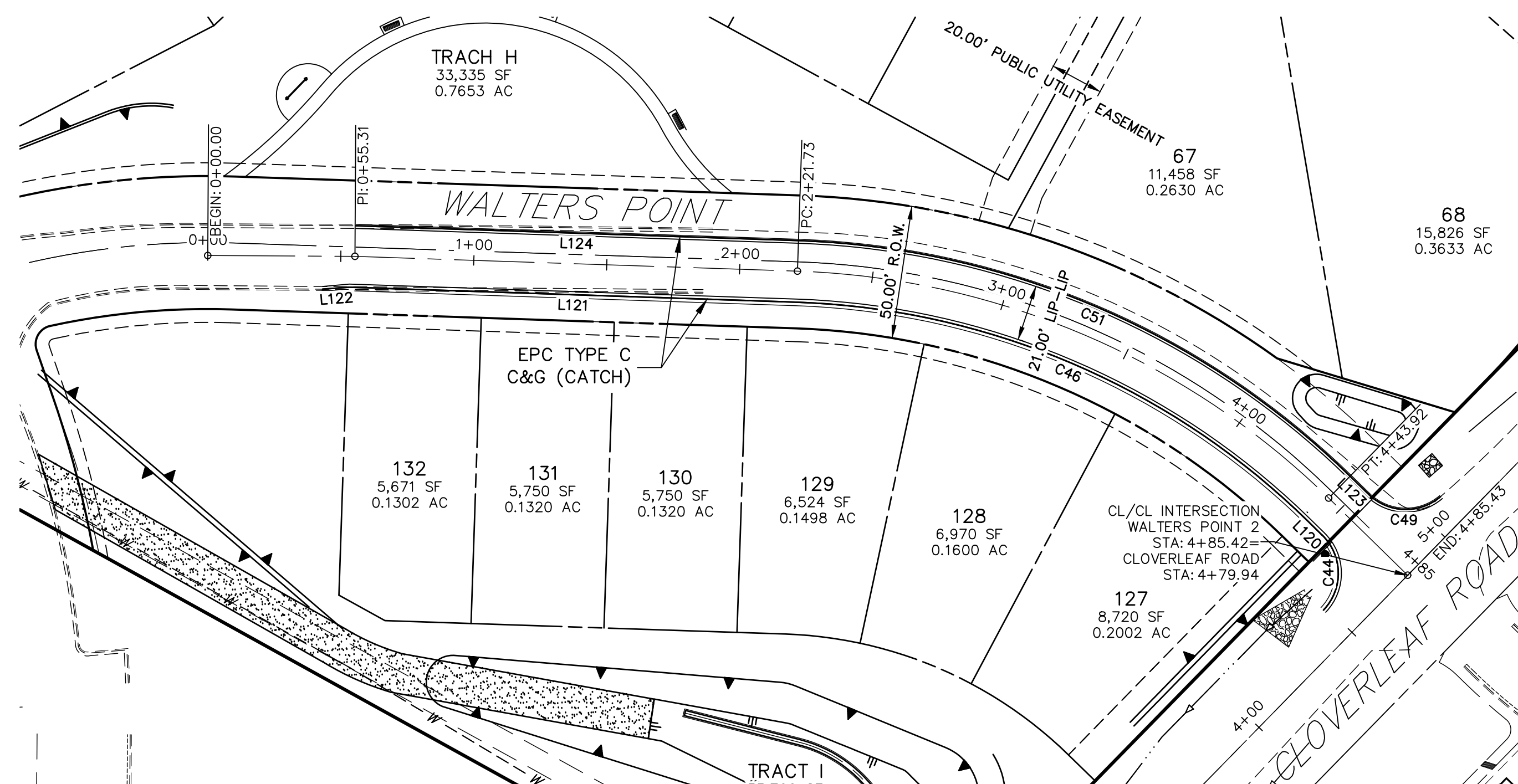


Central 303-740-9383 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

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

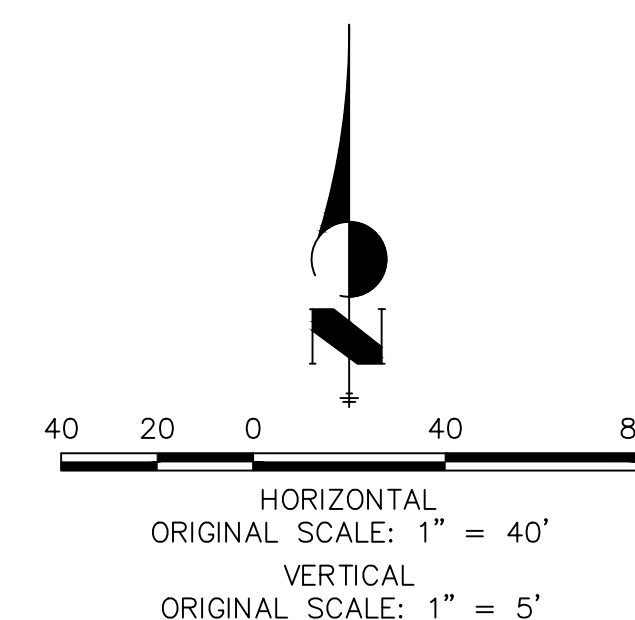
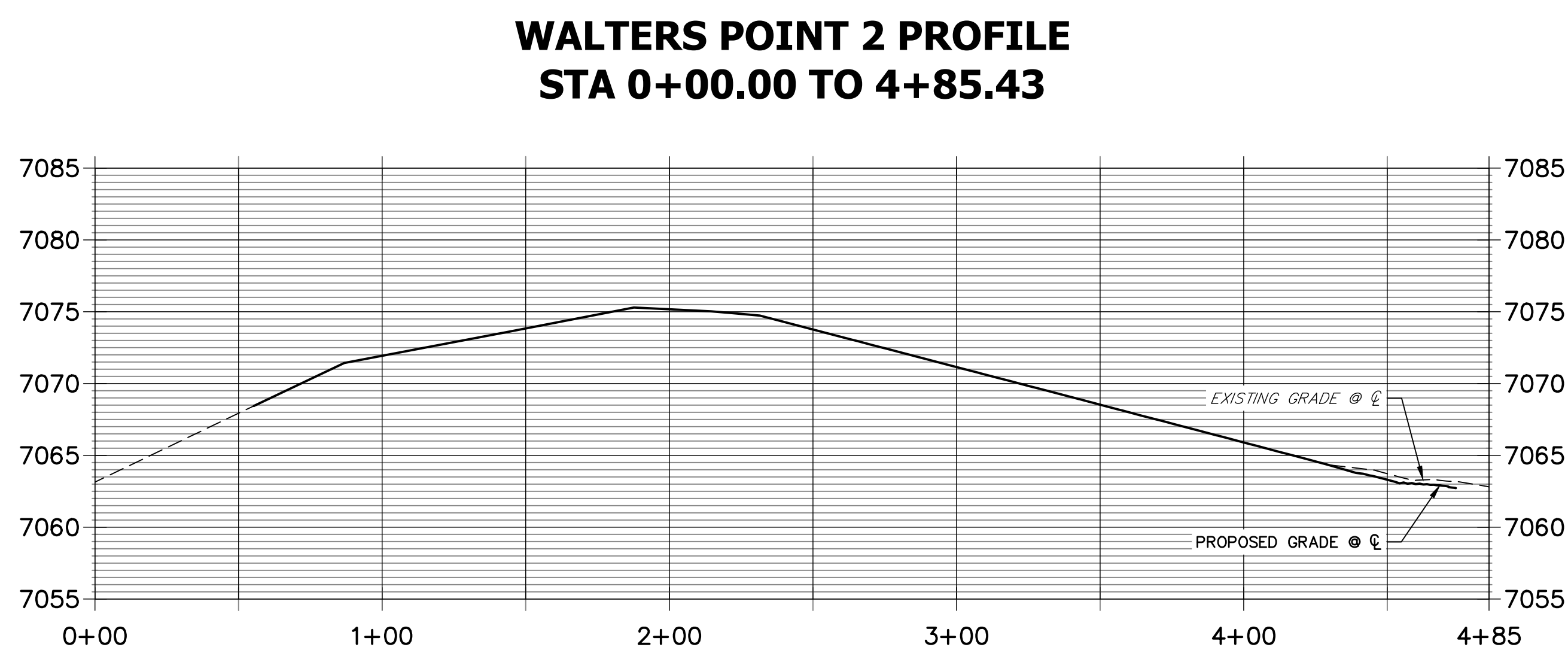
UNTIL SUCH TIME AS  
THESE DRAWINGS ARE  
APPROVED BY THE  
APPROPRIATE REVIEWING  
AGENCIES, OR ENGINEERING  
APPROVES THEIR USE,  
THESE DRAWINGS ARE  
DESIGNATED BY WRITTEN  
AUTHORIZATION.





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'



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

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

DATE \_\_\_\_\_

CLOVERLEAF SUBDIVISION

ROADWAY PLAN AND PROFILE

SHEET 8 OF 19

JOB NO. 25158.01

PREPARED FOR

PT CLOVERLEAF, LLC

PT CLOVERLEAF, LLC  
1864 WOODMOOR DR., STE. 100

COLORADO SPRINGS, CO 80920  
ATTN: JOE DESJARDIN

ATTN: JOE DESJARDIN  
719-476-0800

JDESJARDIN@PROTERRACO.COM  
719-476-0800

**J·R ENGINEERING**



Centennial 303-740-9393 • Colorado Springs 719-593-2593

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

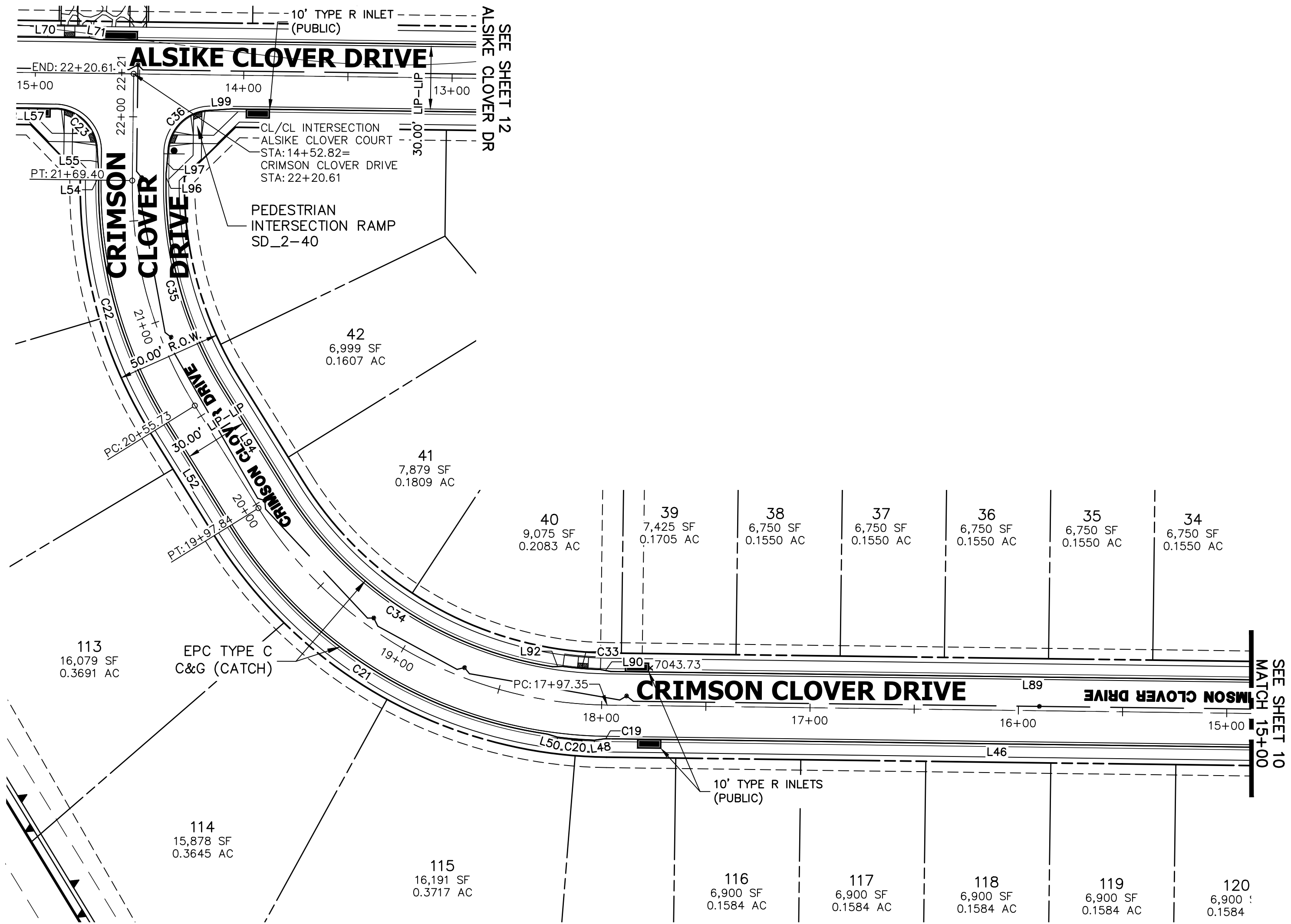
BY	DATE
----	------

No.	REVISION
-----	----------

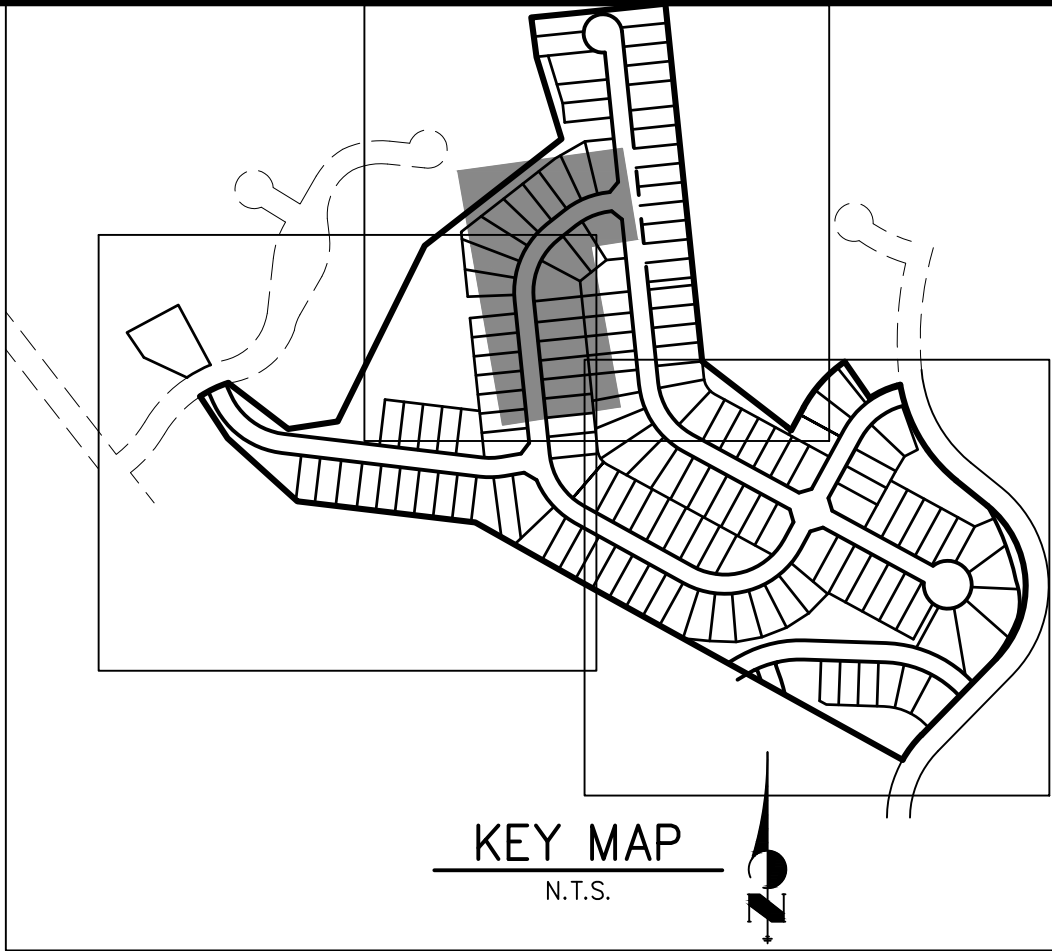
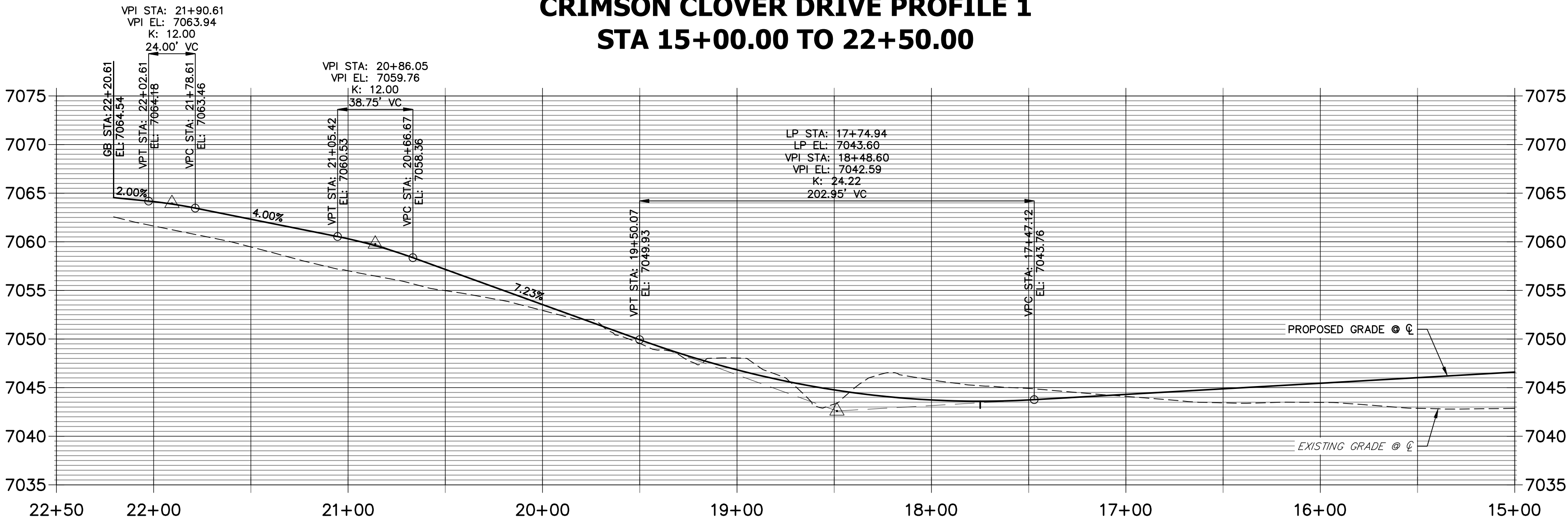
H-SCALE	1"=40'
---------	--------

X:\2510000.all\2515801\Drawings\Sheet Dwg\SI01.dwg, SI02, 5/11/2021 10:35:50 AM, BeekmanC



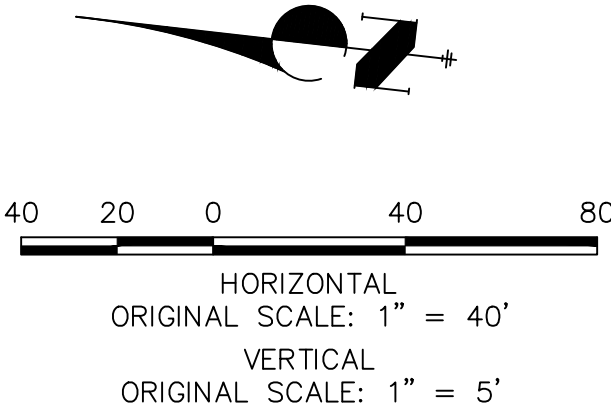


CRIMSON CLOVER DRIVE PROFILE 1  
STA 15+00.00 TO 22+50.00



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'

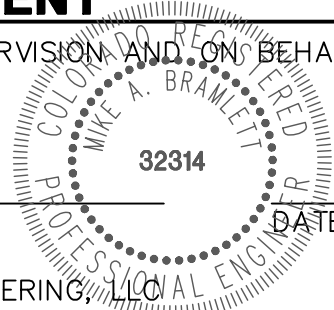
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C19	0°14'34"	216.17'	0.92'
C20	4°40'36"	217.00'	17.71'
C21	49°52'18"	216.17'	188.16'
C22	32°33'48"	216.17'	122.86'
C23	90°00'00"	20.50'	32.20'
C33	5°39'00"	183.00'	18.05'
C34	49°07'54"	183.83'	157.64'
C35	32°33'48"	183.83'	104.48'
C36	90°00'00"	20.50'	32.20'



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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

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

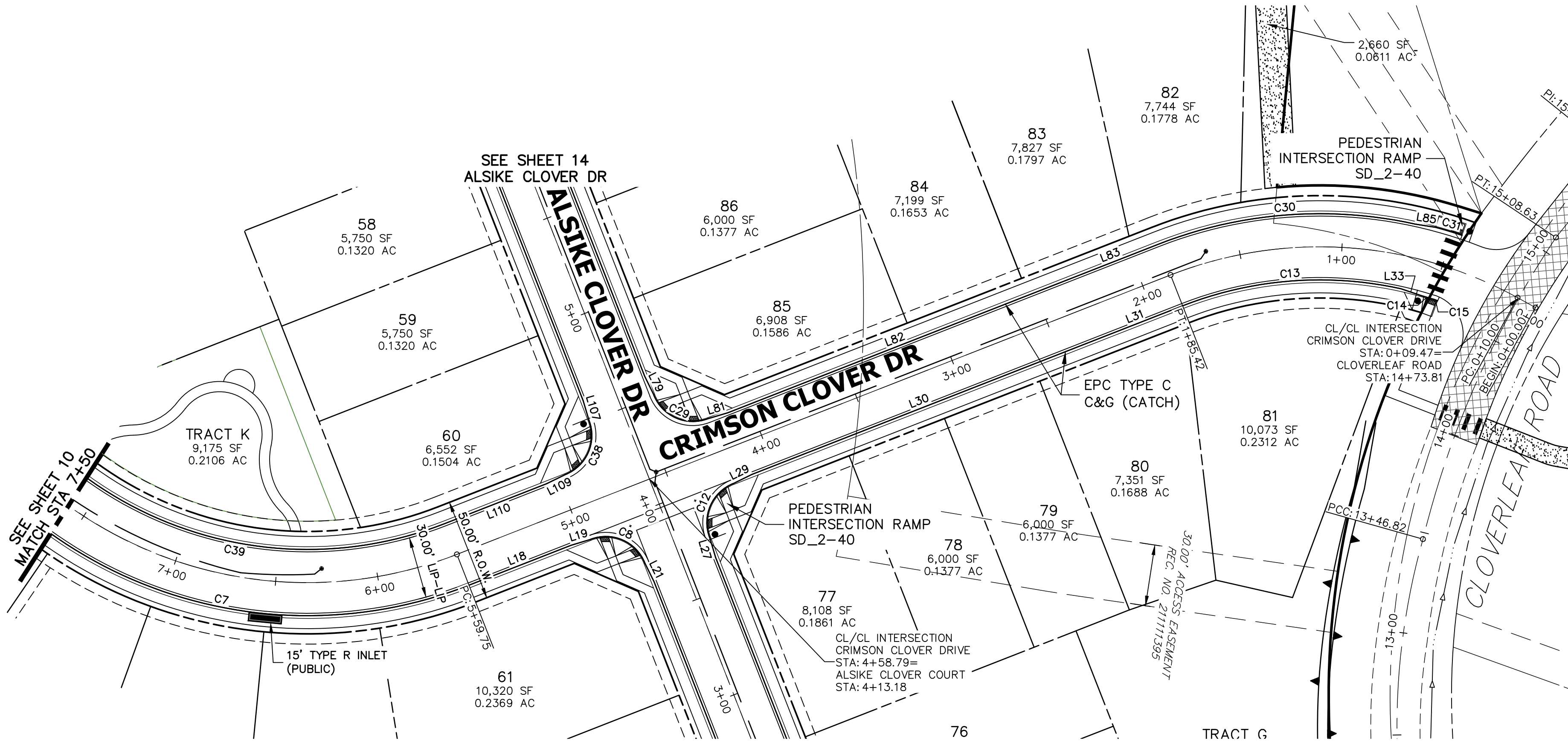
J.R. ENGINEERING  
A Western Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

CLOVERLEAF SUBDIVISION	ROADWAY PLAN AND PROFILE	SHEET 9 OF 19	JOB NO. 25158.01
H-SCALE	V-SCALE	DATE	DESIGNED BY
1"=40'	1"=5'	5/14/21	XXX
REVISION		BY	DATE
No.			
1"=40'			
1"=5'			
5/14/21			
XXX			
CRB			

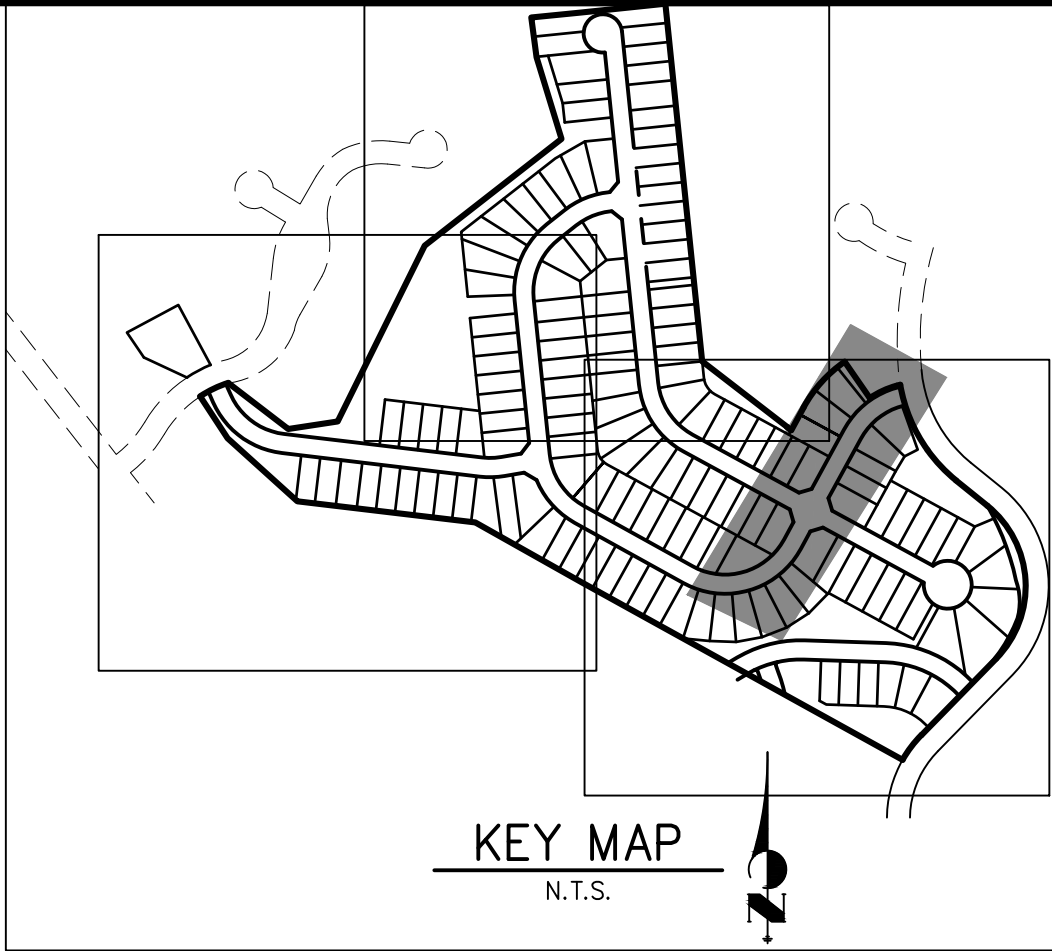
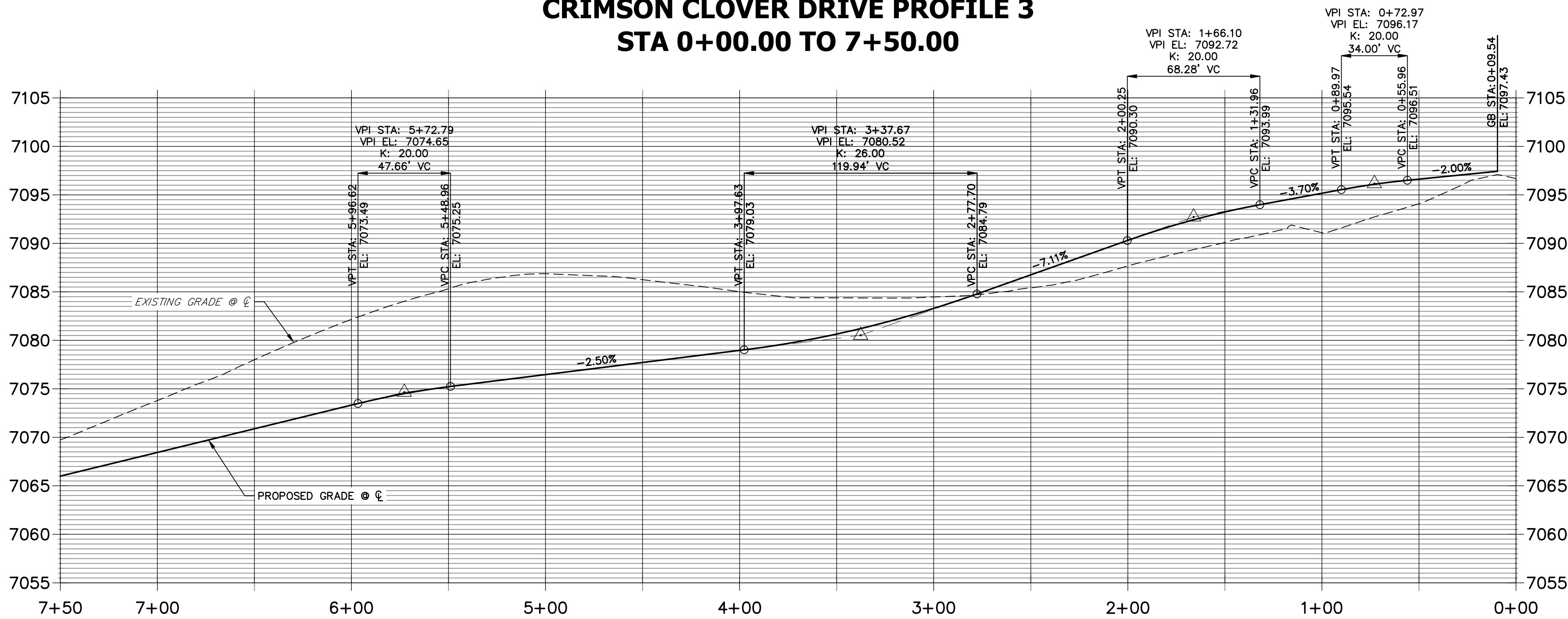






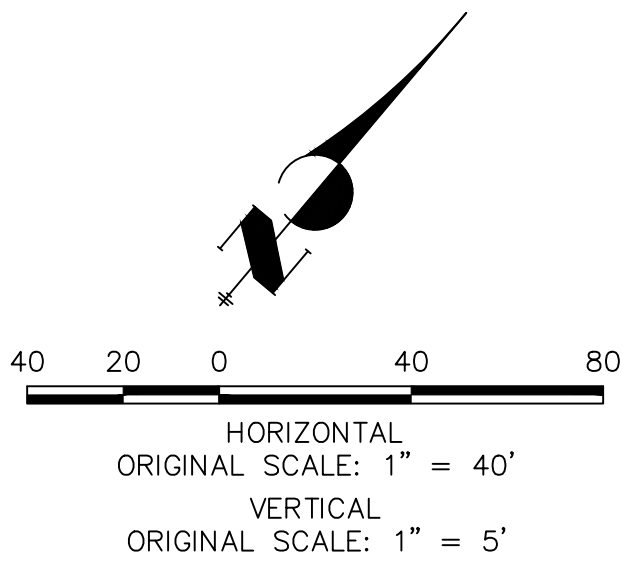


CRIMSON CLOVER DRIVE PROFILE 3  
STA 0+00.00 TO 7+50.00



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'
L27	N56°37'03"W	10.03'
L29	N23°51'19"E	10.03'
L30	N28°37'08"E	178.15'
L31	N28°37'08"E	47.73'
L33	N68°45'34"E	10.06'
L79	S66°08'41"E	10.03'
L81	N33°22'57"E	10.03'
L82	N28°37'08"E	178.15'
L83	N28°37'08"E	47.73'
L85	N59°01'03"E	10.06'
L107	S56°37'03"E	10.03'
L109	S23°51'19"W	10.03'
L110	S28°37'08"W	53.45'

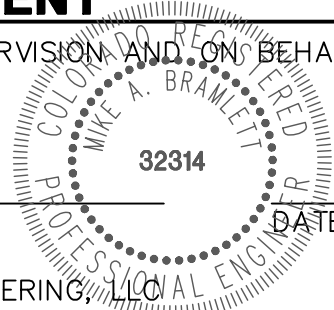
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C7	65°35'25"	216.17'	247.46'
C8	90°00'00"	20.50'	32.20'
C12	90°00'00"	20.50'	32.20'
C13	33°49'29"	183.83'	108.53'
C14	2°03'15"	183.00'	6.56'
C15	7°03'10"	18.00'	2.22'
C29	90°00'00"	20.50'	32.20'
C30	33°49'29"	216.17'	127.62'
C31	3°33'44"	217.00'	13.49'
C38	90°00'00"	20.50'	32.20'
C39	64°41'55"	183.83'	207.59'



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSES 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@PROTERRAC.COM



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

CLOVERLEAF SUBDIVISION	SHEET 11 OF 19
ROADWAY PLAN AND PROFILE	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'



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

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

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

No.	REVISION	BY	DATE

H-SCALE 1"=40'	V-SCALE 1"=5'	DESIGNED BY DATE 5/14/21	DRAWN BY XXX	CHECKED BY CRB
-------------------	------------------	--------------------------------	-----------------	-------------------

CLOVERLEAF SUBDIVISION  
ROADWAY PLAN AND PROFILE

SHEET 12 OF 19  
JOB NO. 25158.01



HORIZONTAL  
ORIGINAL SCALE: 1" = 40'  
VERTICAL  
ORIGINAL SCALE: 1" = 5'

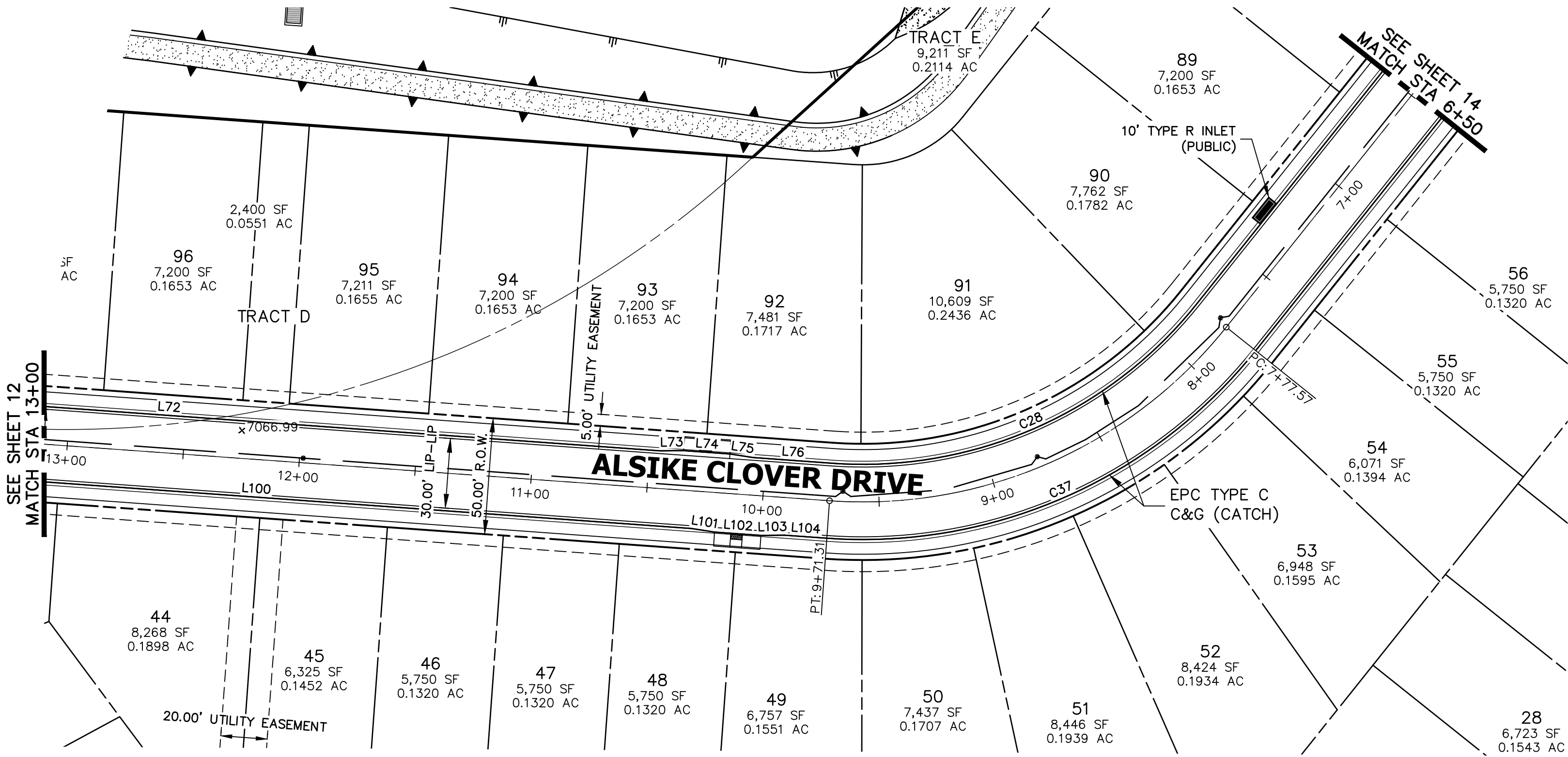
Know what's below.  
Call before you dig.

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

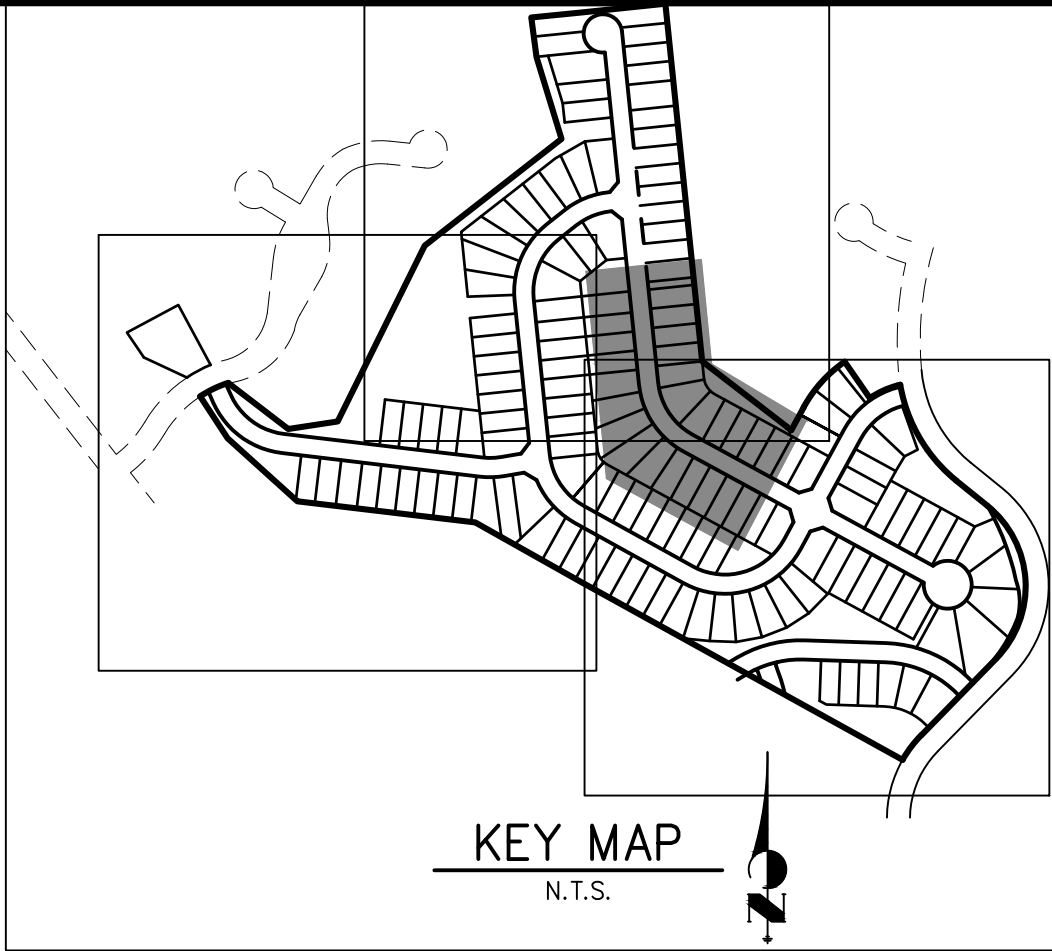
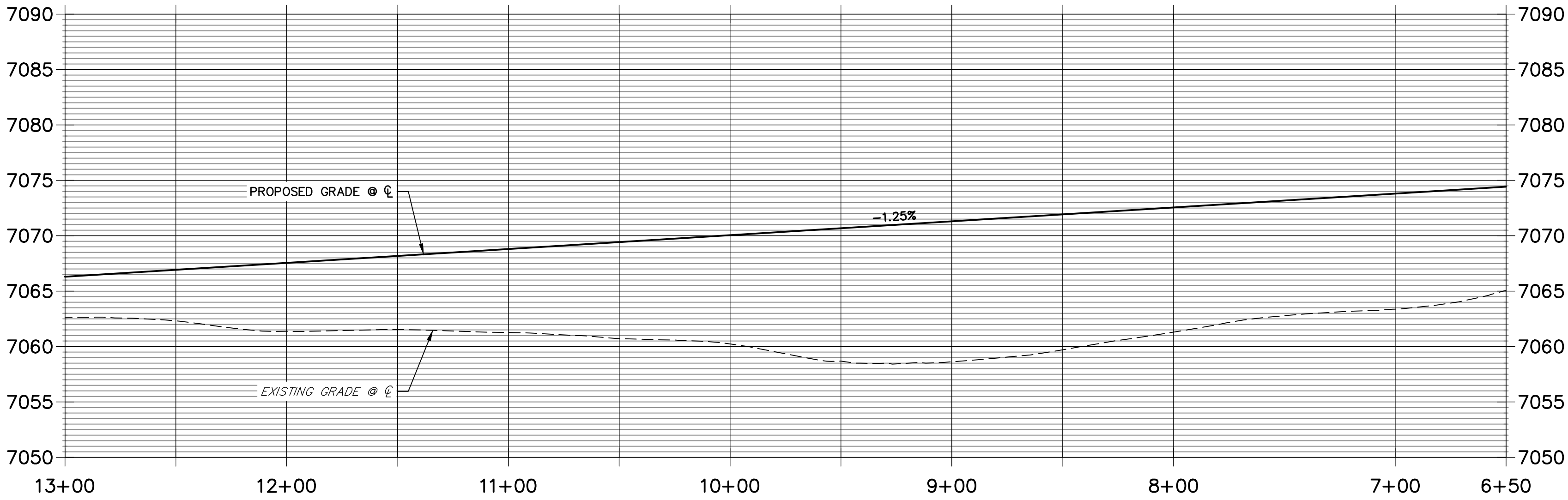
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC





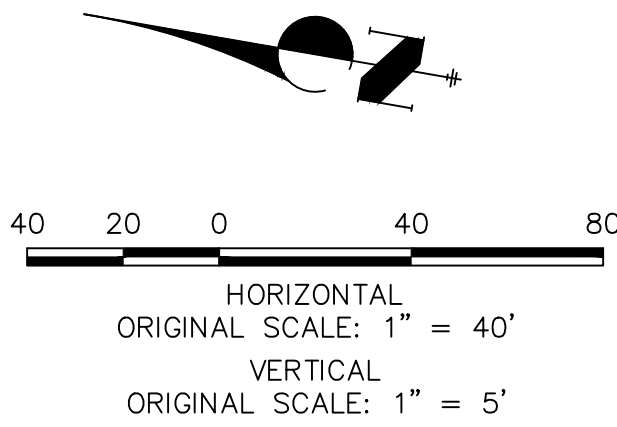


**ALSIKE CLOVER COURT PROFILE 2**  
**STA 6+50.00 TO 13+00.00**



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'

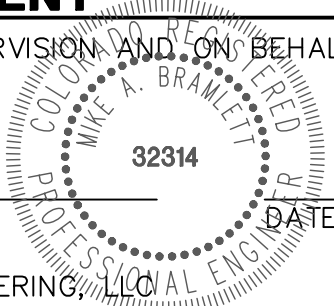
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C28	55°30'09"	183.83'	178.08'
C37	55°30'09"	216.17'	209.40'



**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 13 OF 19

JOB NO. 25158.01

BY	DATE	REVISION	No.	1"=40'	1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						5/14/21	XXX	CRB	

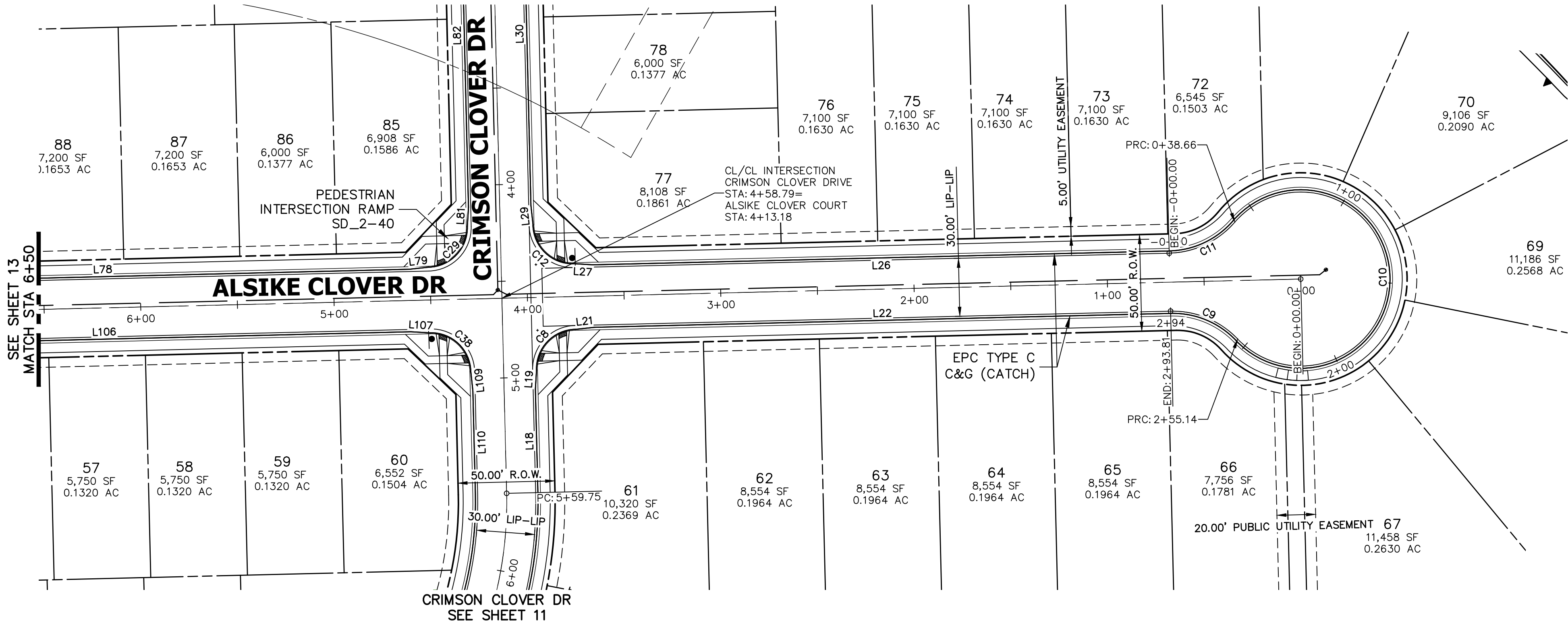


Centennial 303-740-9888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

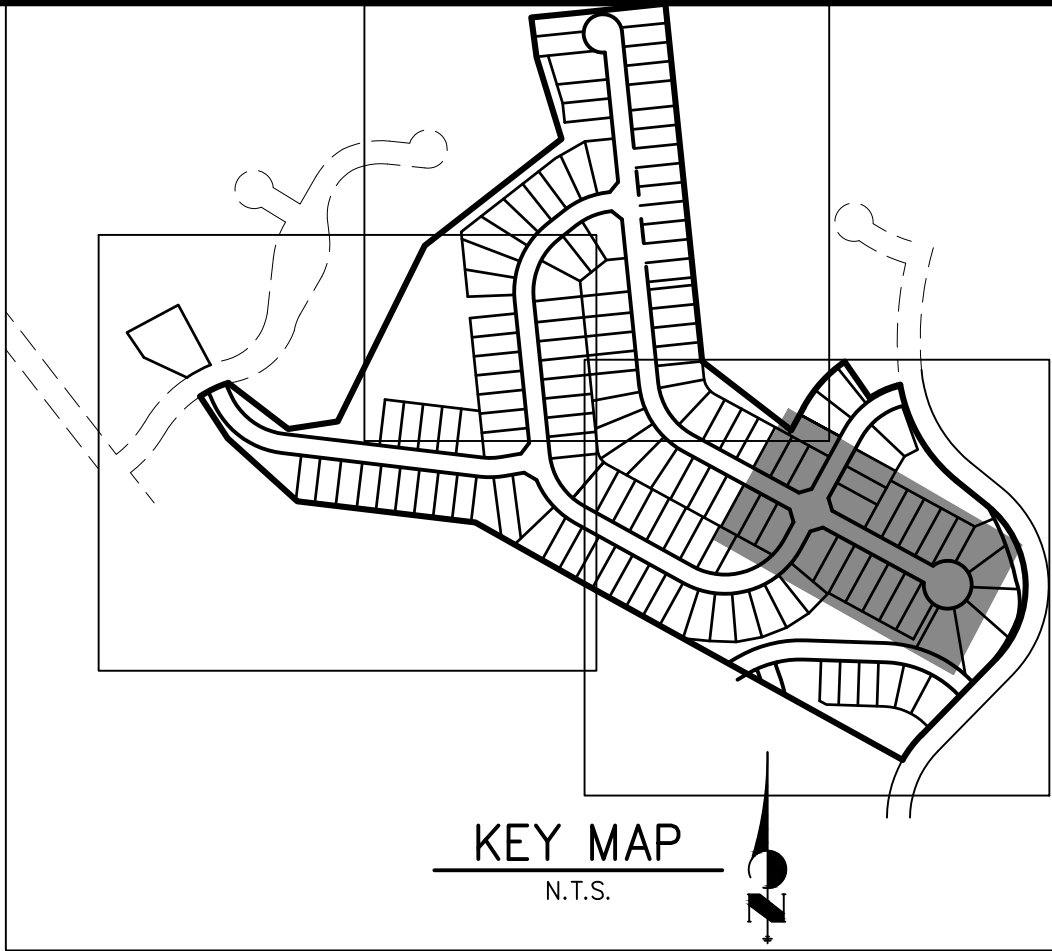
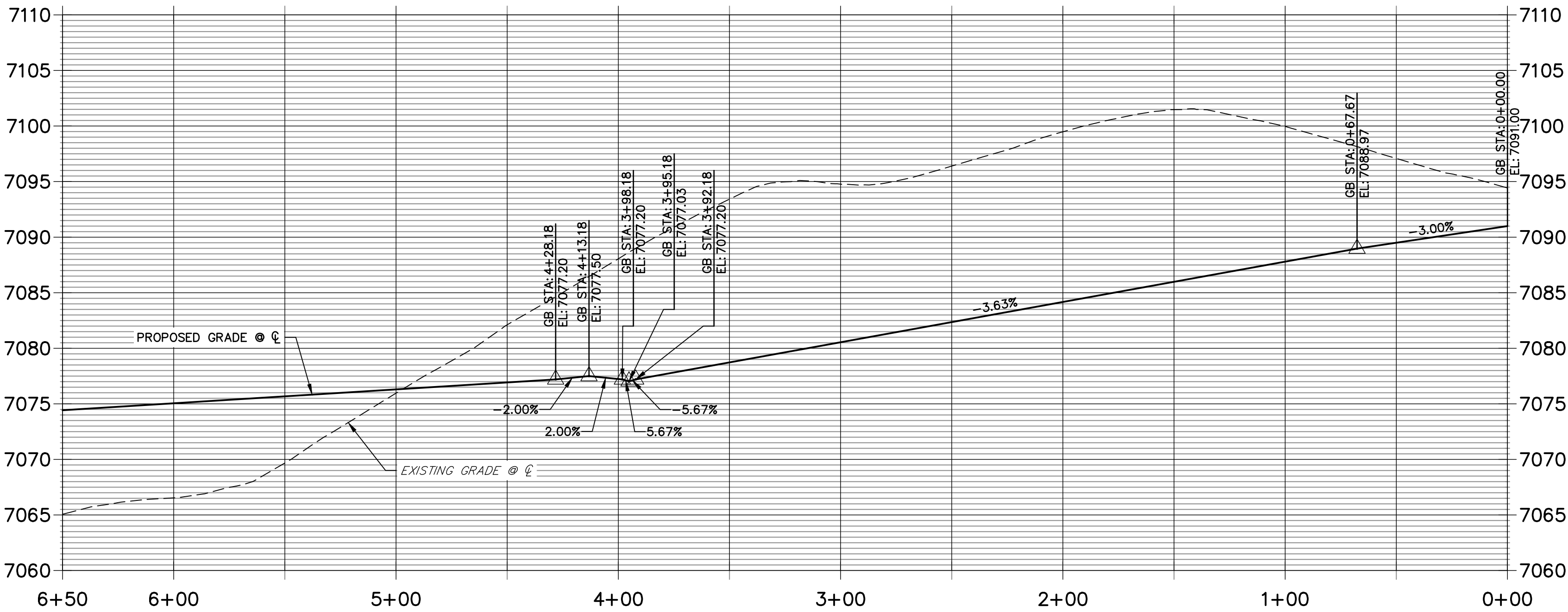
PREPARED FOR  
**PT CLOVERLEAF, LLC**  
 1864 WOODMOOR DR., STE. 100  
 COLORADO SPRINGS, CO 80920  
 ATTN: JOE DESJARDIN  
 719-476-0800  
 JDESJARDIN@PROTERRACO.COM

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



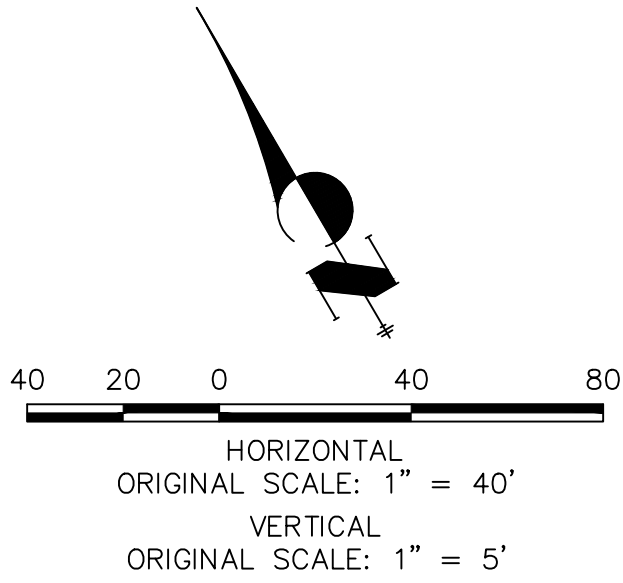


ALSIKE CLOVER COURT PROFILE 3  
STA 0+00.00 TO 6+50.00



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'

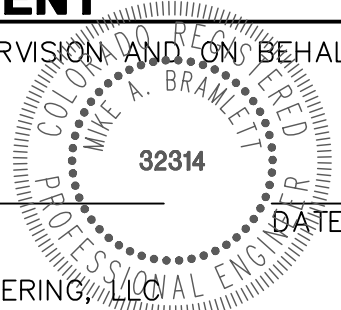
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C8	90°00'00"	20.50'	32.20'
C9	47°51'46"	45.00'	37.59'
C10	275°43'32"	46.17'	222.18'
C11	47°51'46"	45.00'	37.59'
C29	90°00'00"	20.50'	32.20'
C38	90°00'00"	20.50'	32.20'



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	H-SCALE 1"=40'	DESIGNED BY XXX	SHEET 14 OF 19
	V-SCALE 1"=5'	DRAWN BY CRB	JOB NO. 25158.01
	DATE 5/14/21	CHECKED BY	

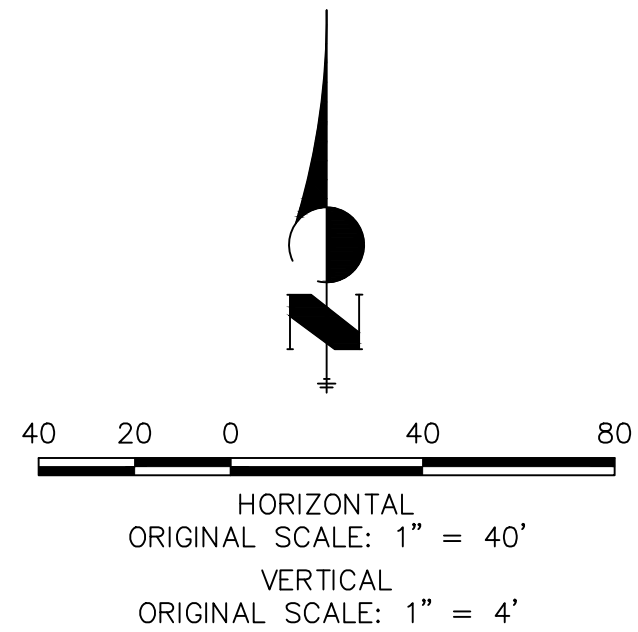
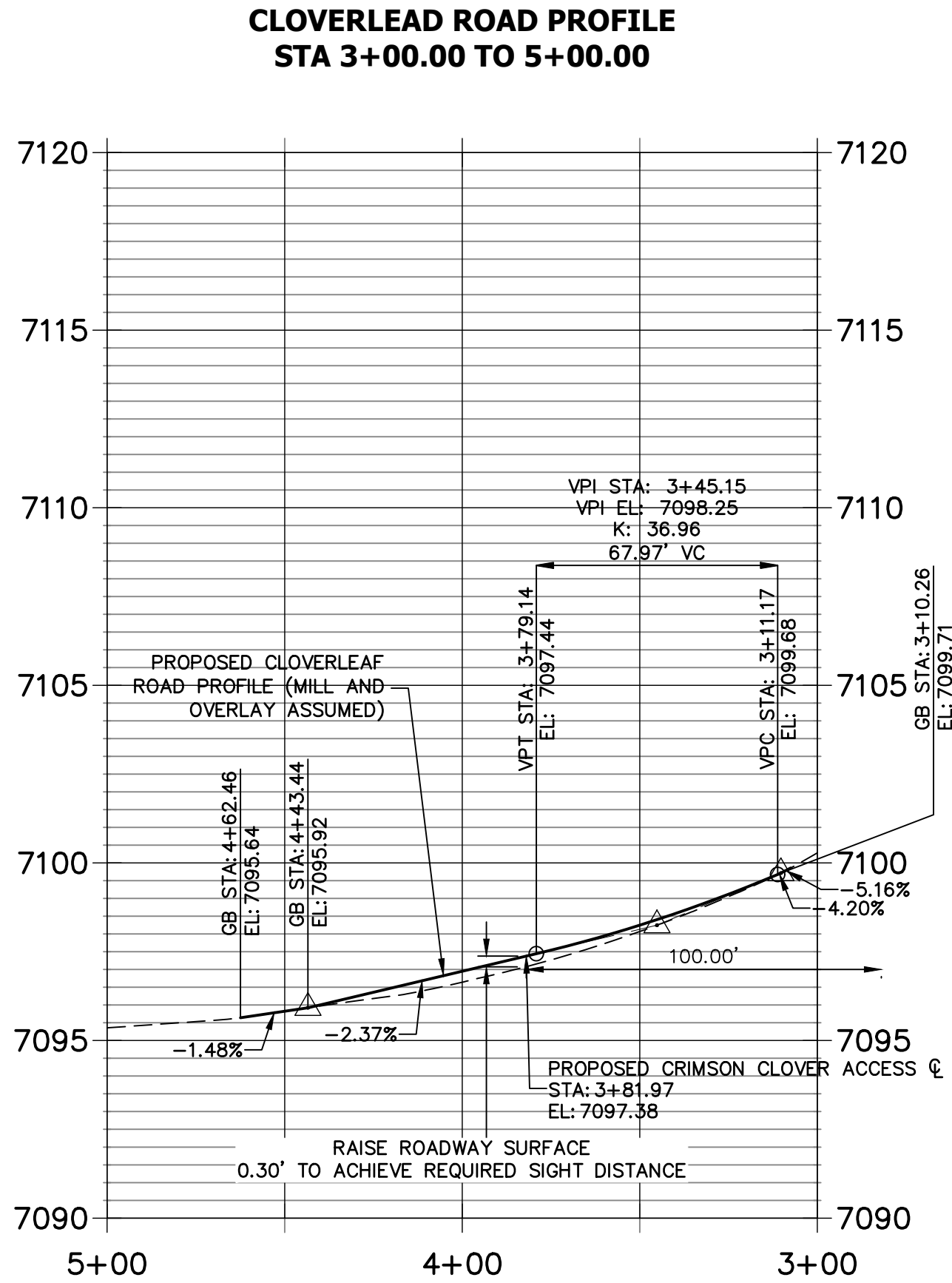
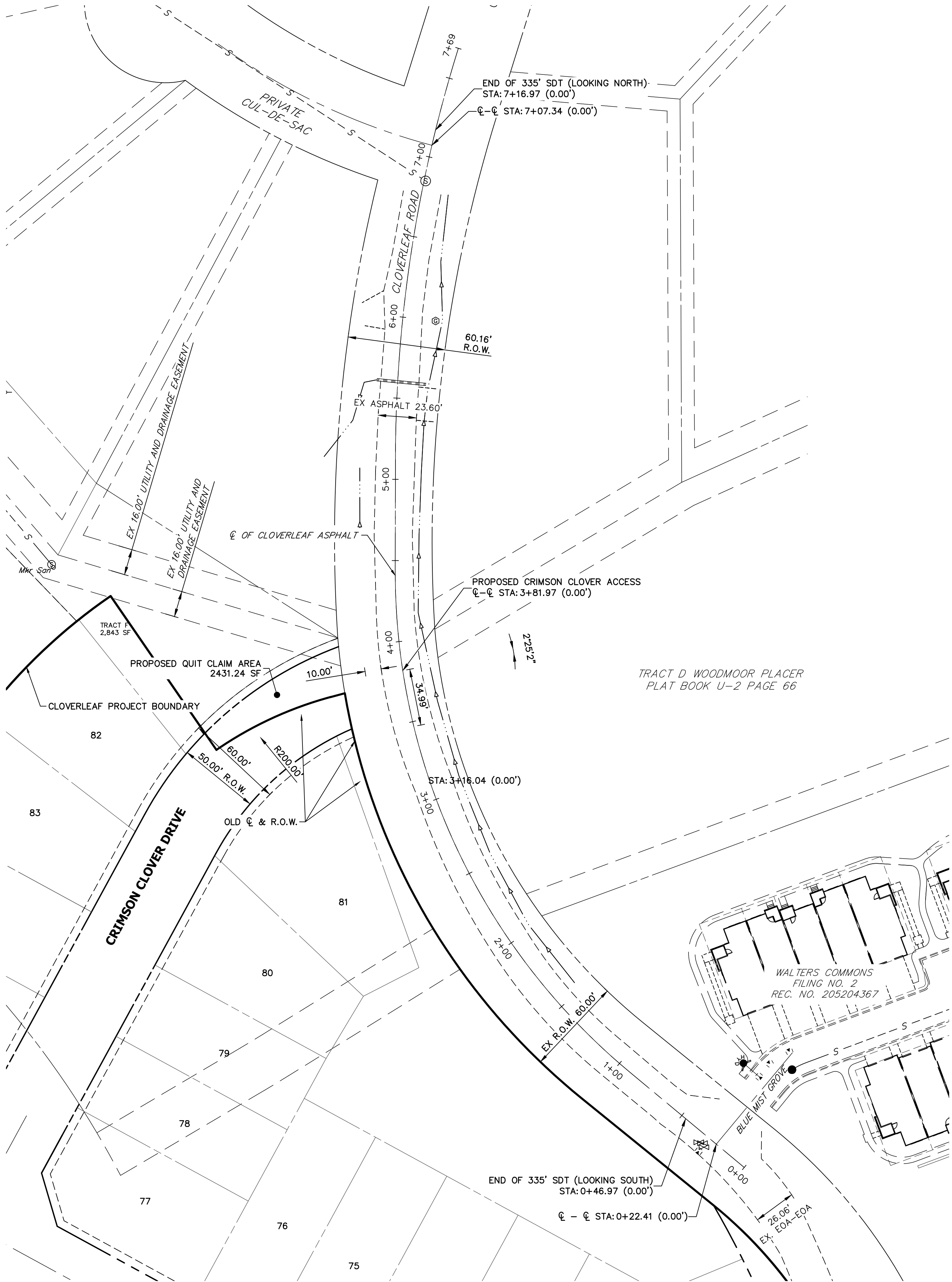


Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

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

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

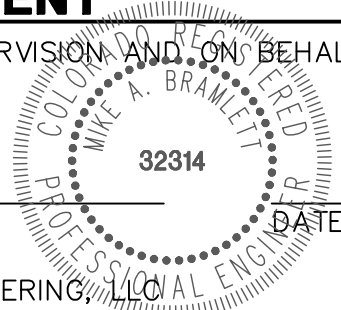




**ENGINEER'S STATEMENT**

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

MILL AND OVERLAY PLAN

SHEET 15 OF 19

JOB NO. 25158.01

1"=40'	1"=4'	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
		XXX	CRB					

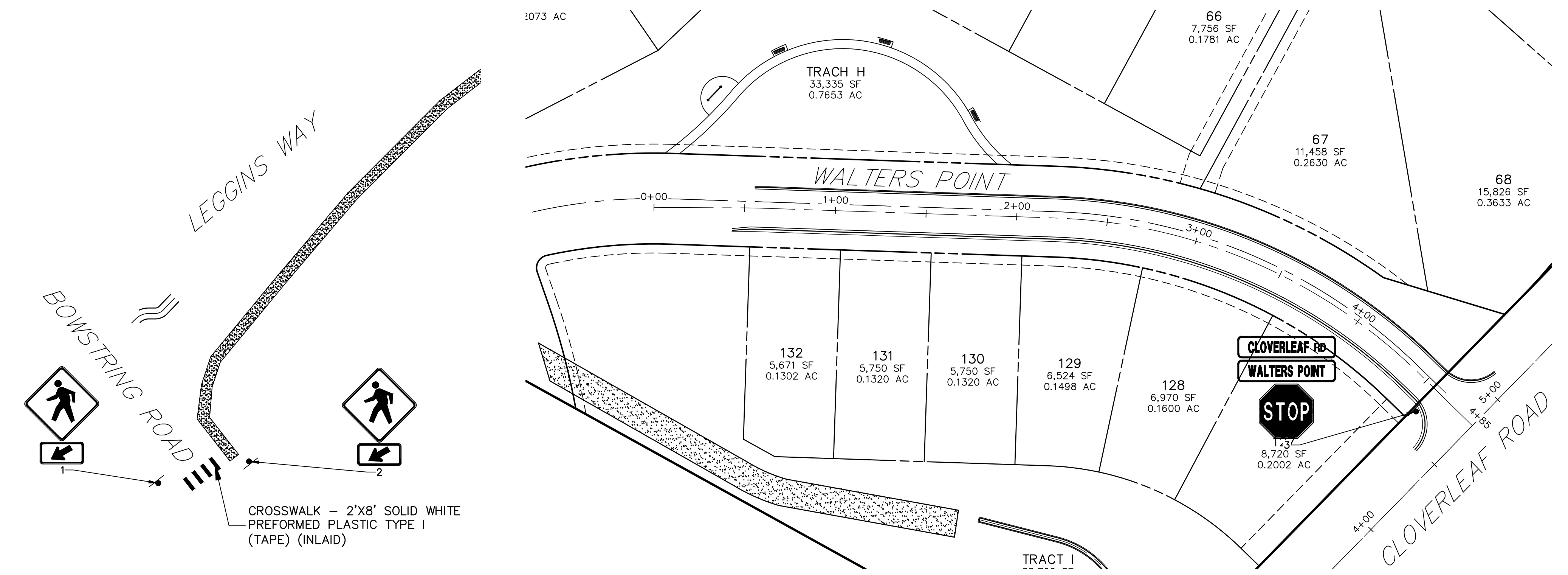
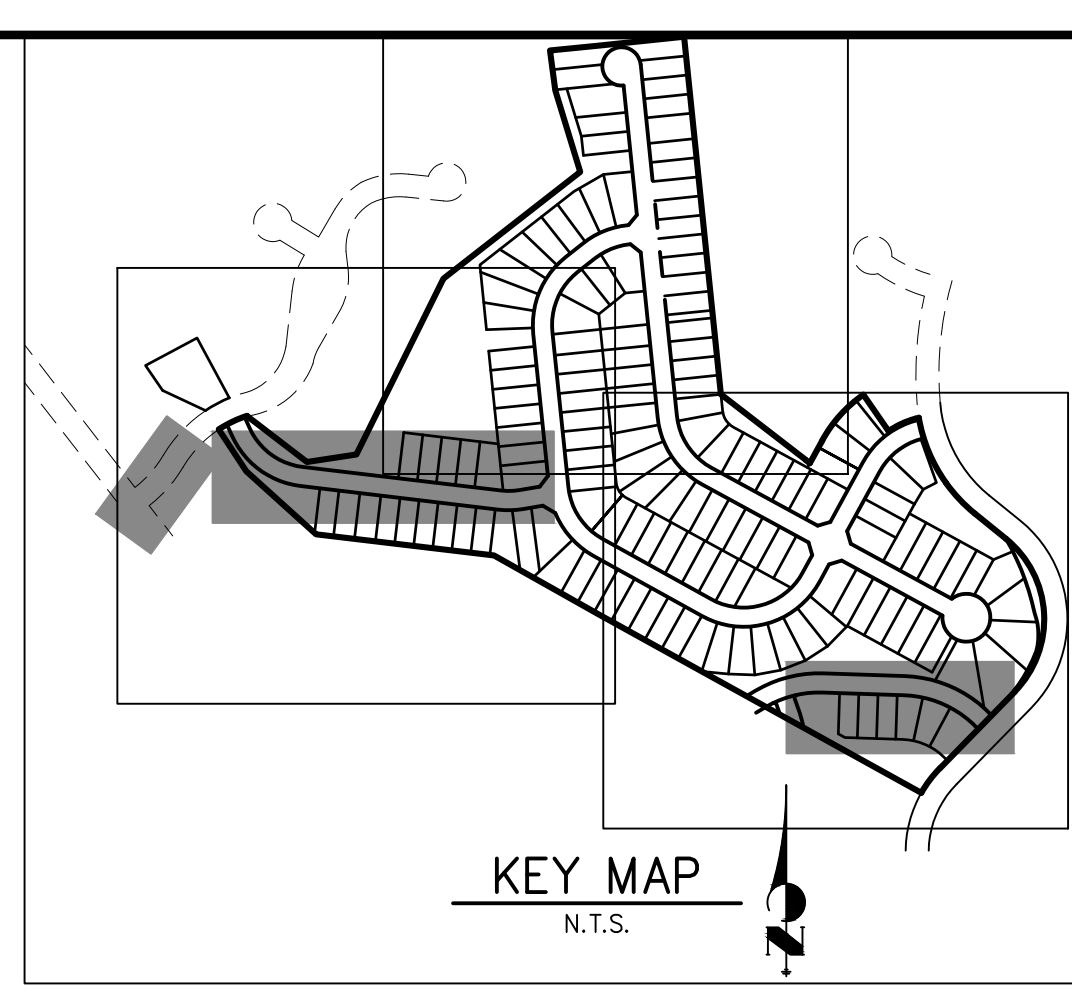
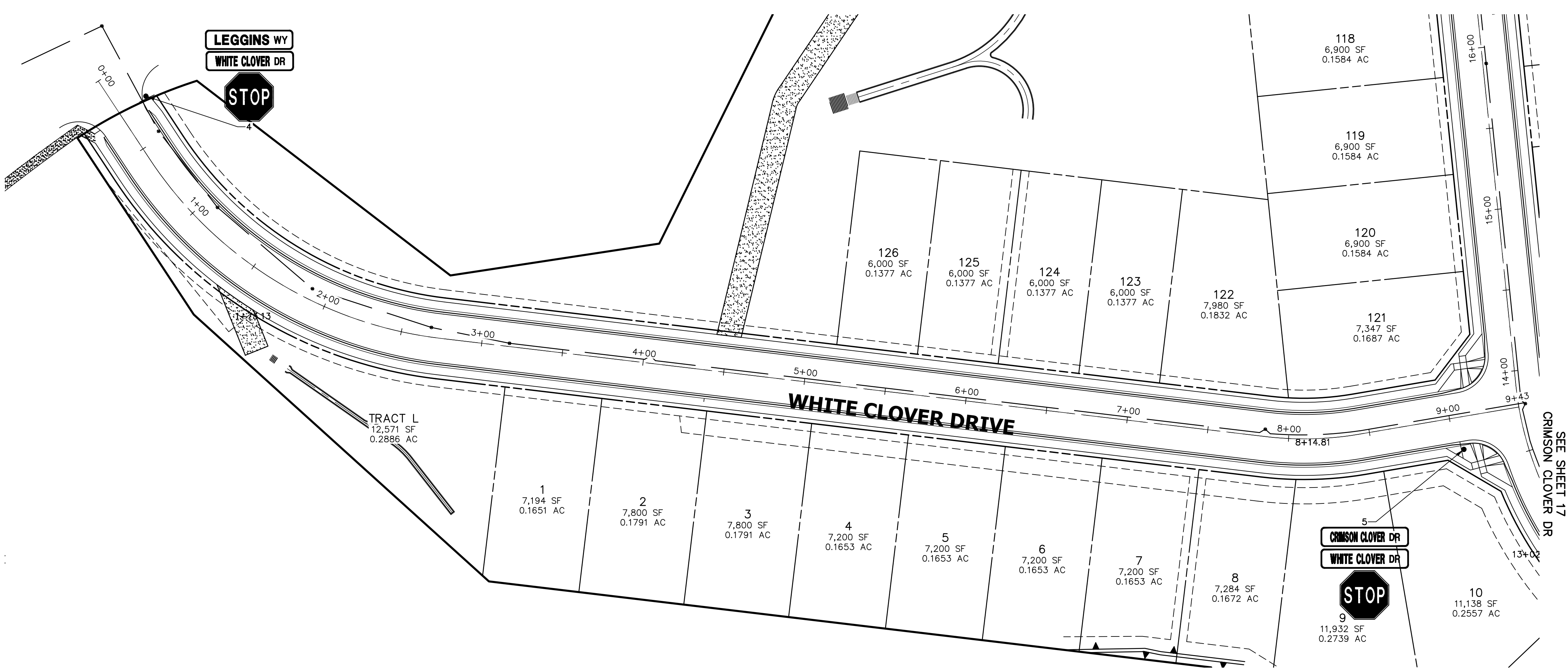


Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

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

UNTIL SUCH TIME AS  
THESE DRAWINGS ARE  
APPROVED BY THE  
APPROPRIATE REVIEWING  
AGENCIES, OR ENGINEERING  
FIRM, THESE DRAWINGS  
DO NOT CONSTITUTE AN  
AUTHORIZATION.





SIGN TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	NOTES	DESCRIPTION
1	???	???' (???)	???		30X30 W11-2 24X12 W16-7P
2	???	???' (???)	???		30X30 W11-2 24X12 W16-7P
3	4+57.82	16.08' (RT)	WALTERS POINT 2		30X30 R1-1 54X12 D3-1 (X4)
4	0+23.87	19.35' (LT)	WHITE CLOVER TERRACE		30X30 R1-1 54X12 D3-1 (X4)
5	9+05.59	20.03' (RT)	WHITE CLOVER TERRACE		30X30 R1-1 54X12 D3-1 (X4)

**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 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 Western Company

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

BY	DATE

No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=40'	N/A	5/14/21	XXX	CRB	

CLOVERLEAF SUBDIVISION

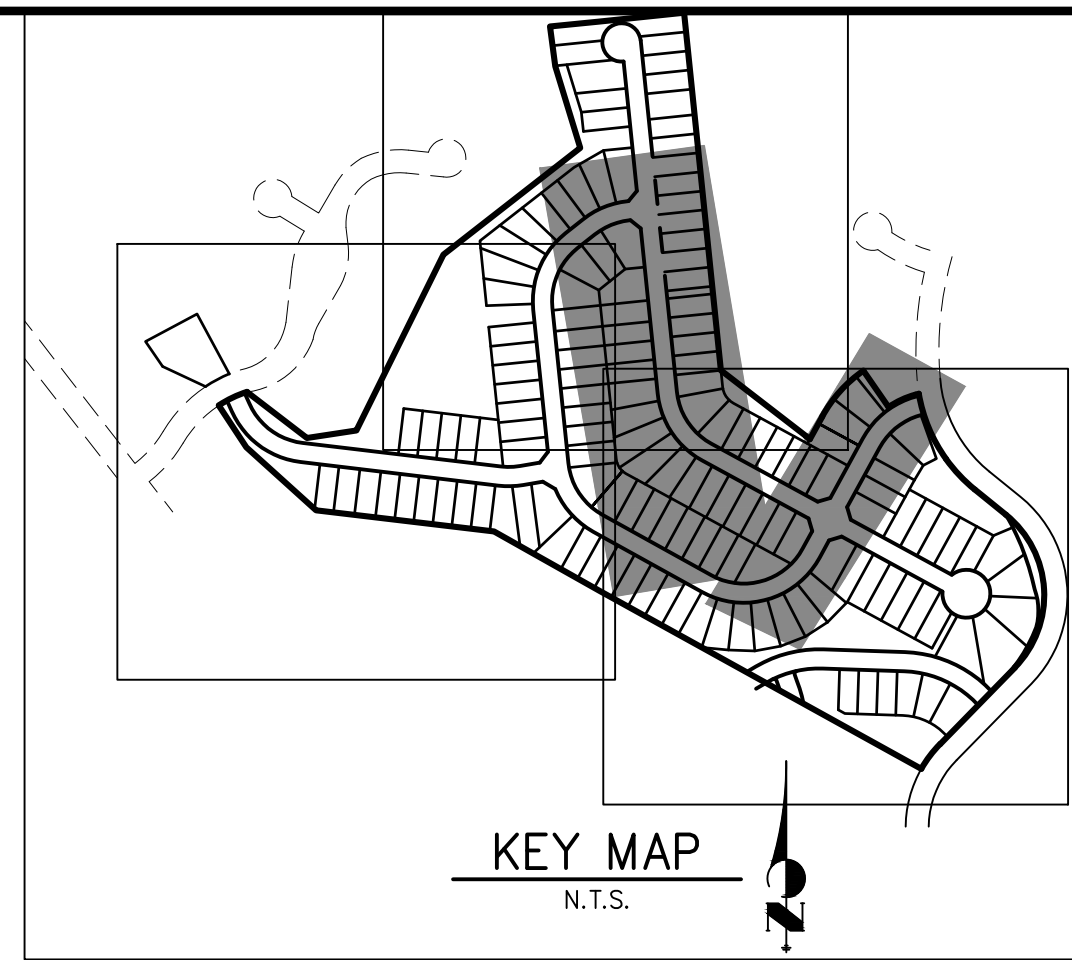
SIGNAGE AND STRIPING PLAN

SHEET 16 OF 19

JOB NO. 25158.01

X:\2510000\2511801\Drawings\Sheet Dgn\25158.01.dwg, \$GSI, 5/11/2021 10:32:20 AM, Balamn/C





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



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

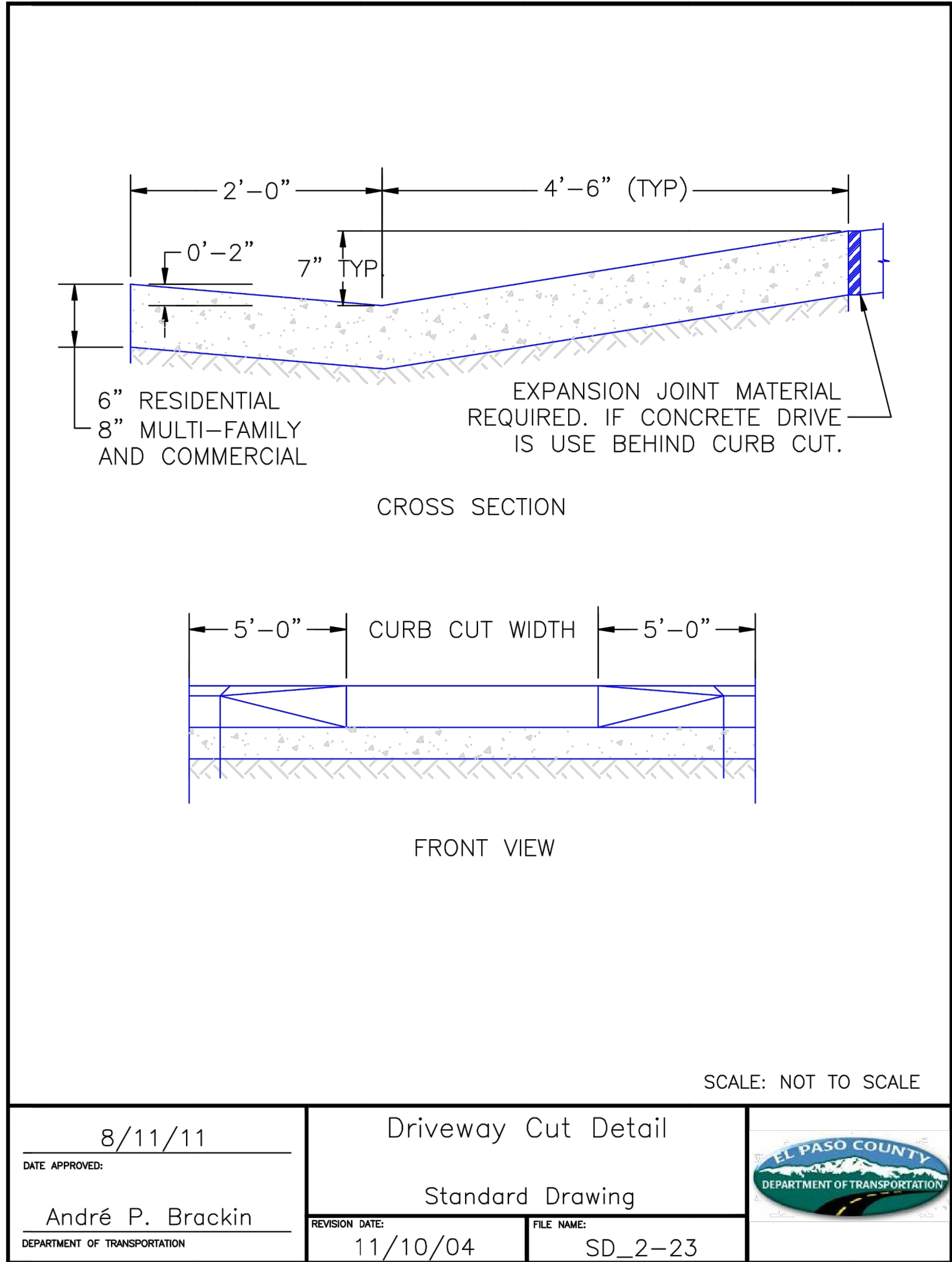
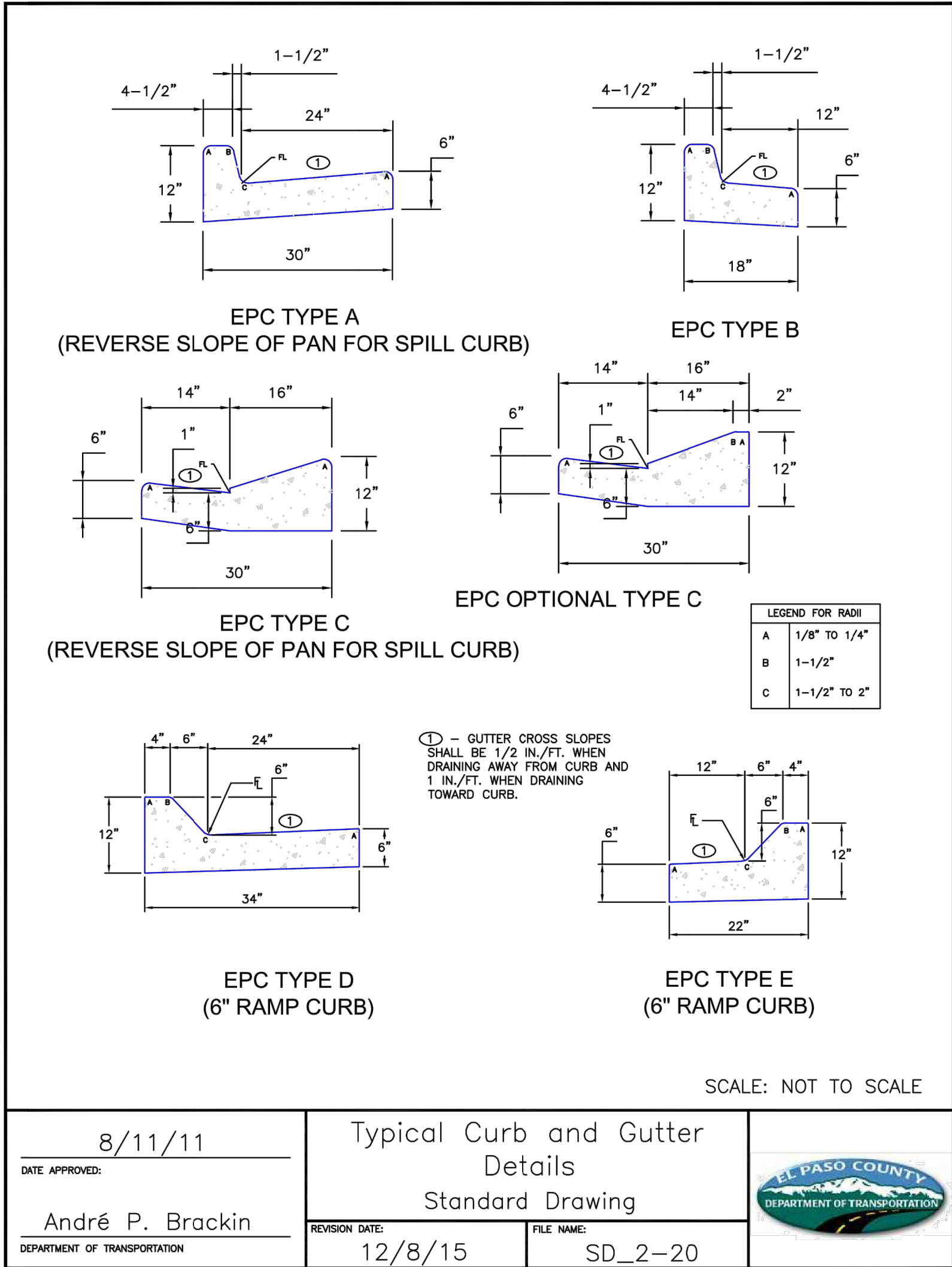
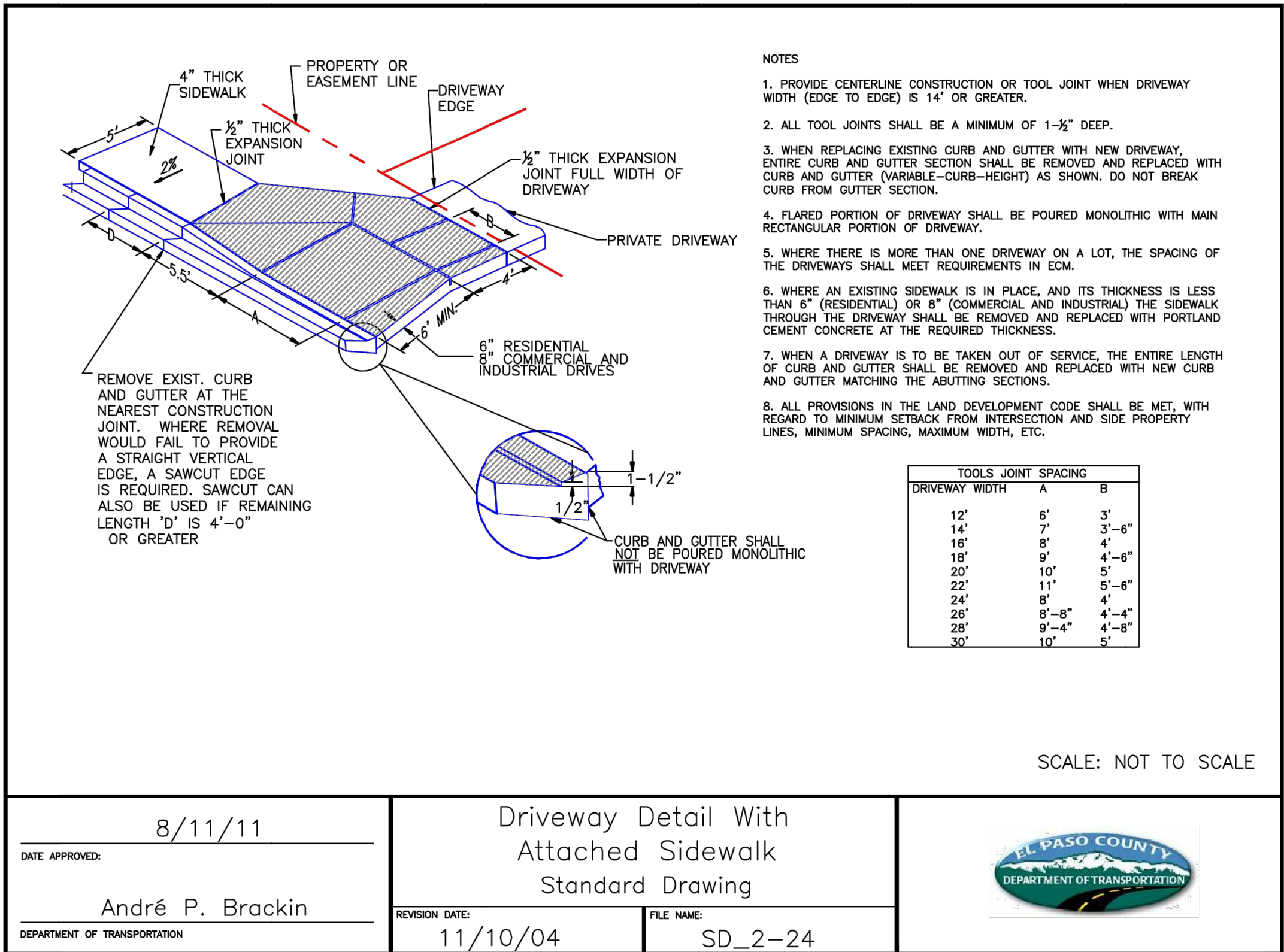
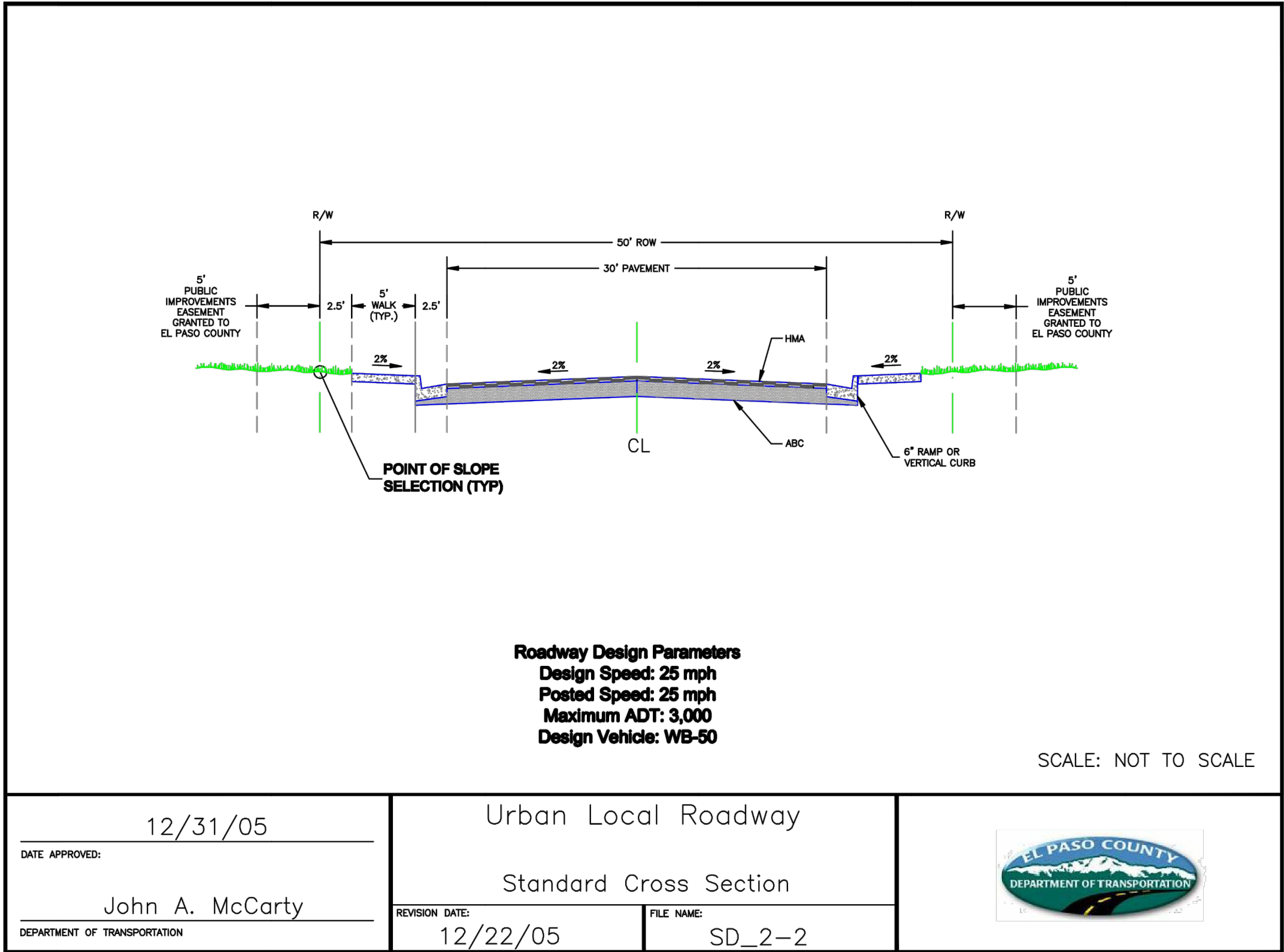
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPLICANT'S REVIEWING AGENCIES, THE USER APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

 **J·R ENGINEERING**  
A Westrian Company

Central 303-740-9383 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

CLOVERLEAF SUBDIVISION		H-SCALE	1"= 40'	No.	REVISION	BY	DATE
SIGNAGE AND STRIPING PLAN		V-SCALE	N/A				
				DATE	5/14/21		
		DESIGNED BY	XXX				
		DRAWN BY	CRB				
		CHECKED BY					
SHEET 17 OF 19		JOB NO. 25158.01					

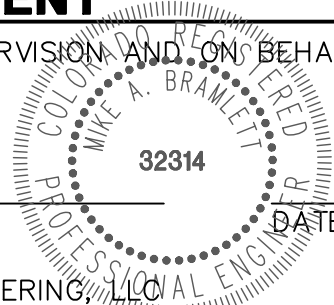




#### ENGINEER'S STATEMENT

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 18 OF 19

JOB NO. 25158.01

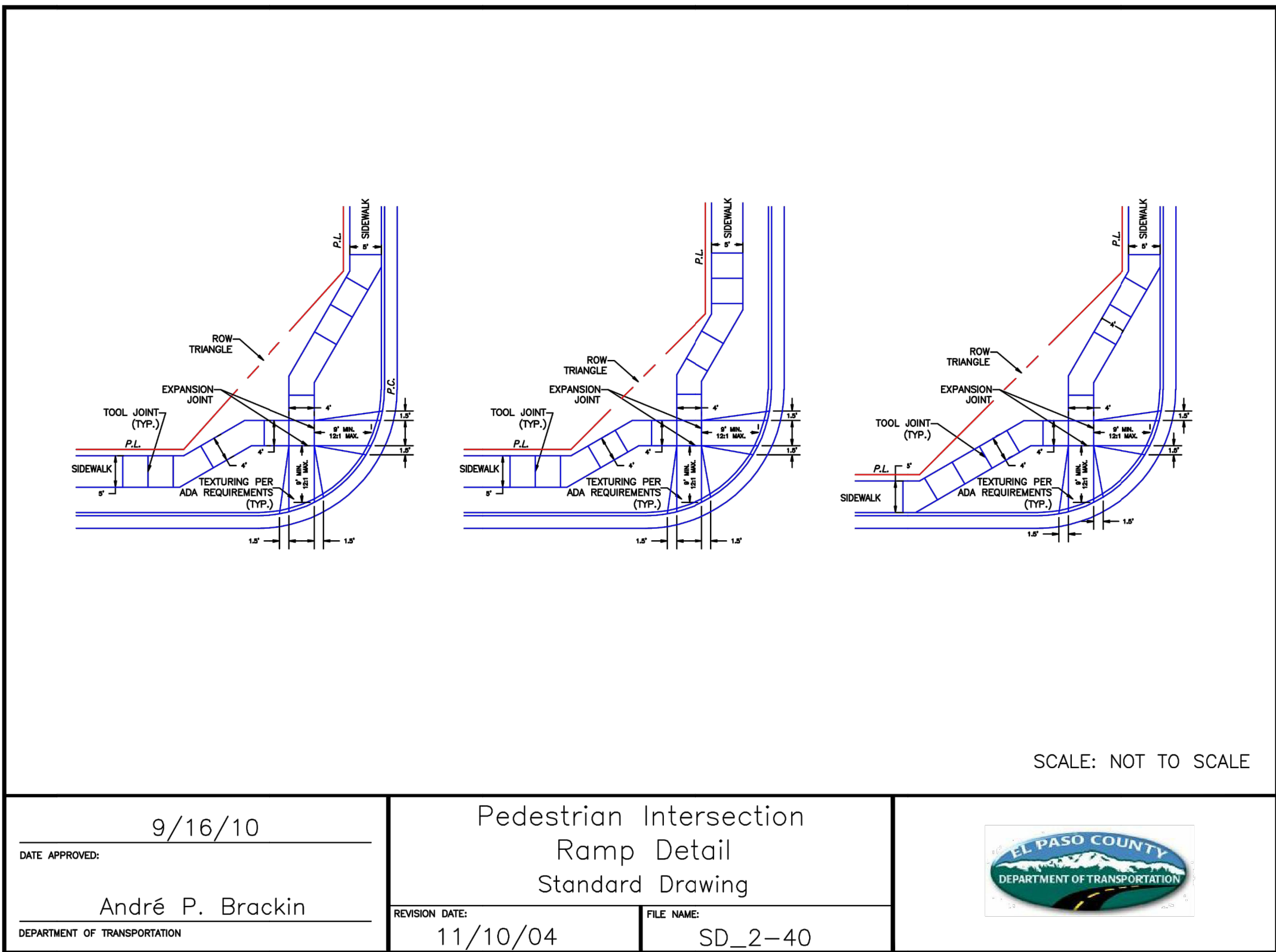
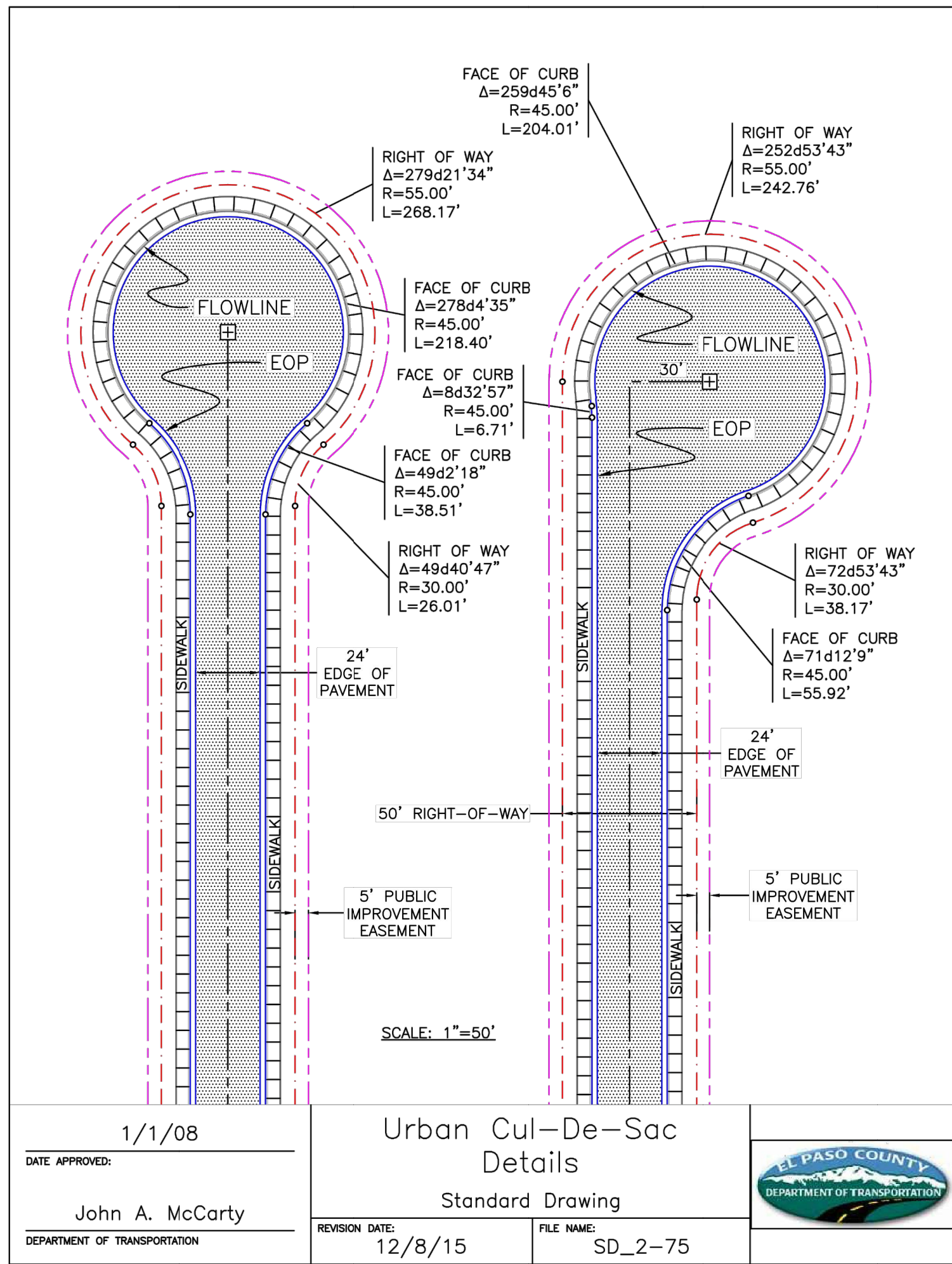
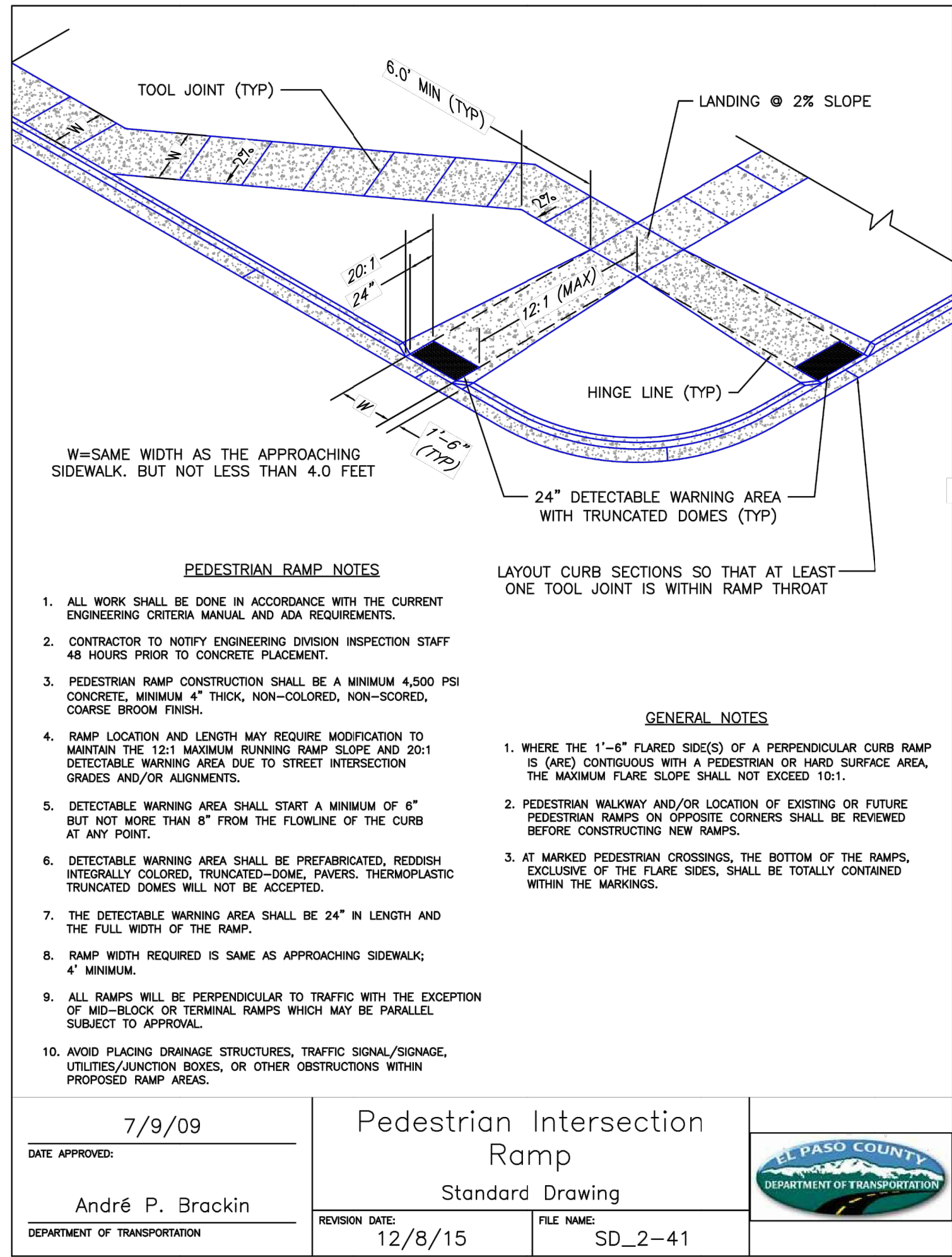
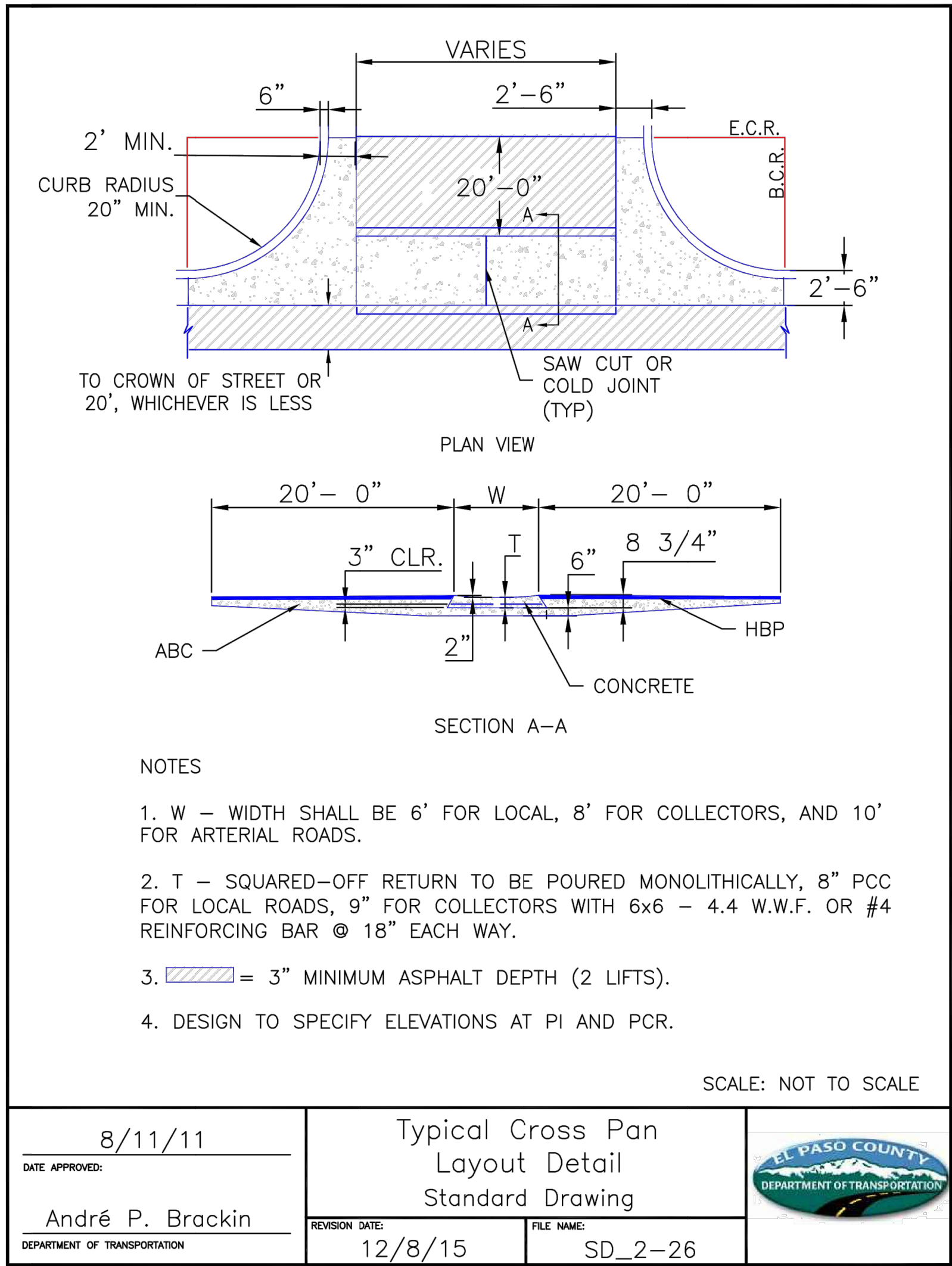
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE. DESIGNATED BY WRITTEN AUTHORIZATION.

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

BY	DATE	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	5/14/21	N/A	N/A	N/A



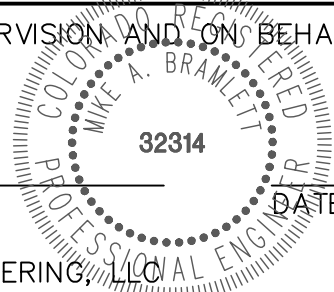


Know what's below.  
Call before you dig.

#### 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

1864 WOODMOOR DR., STE. 100  
COLORADO SPRINGS, CO 80920  
ATTN: JOE DESJARDIN  
719-476-0800  
JDESJARDIN@PROTERRAC.COM

J.R. ENGINEERING  
A Western Company



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

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



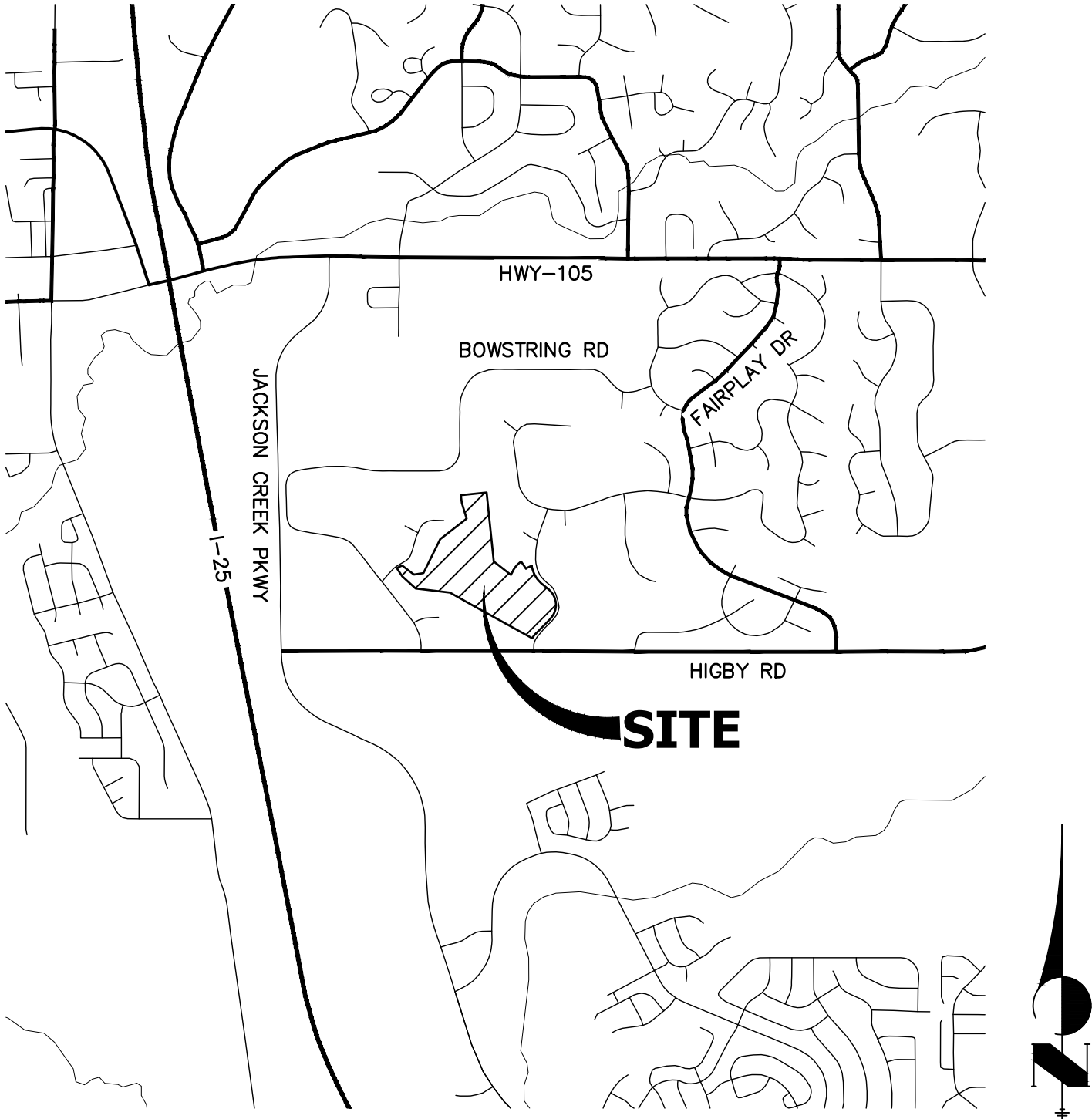
CLOVERLEAF FILING 2  
EL PASO COUNTY, COLORADO  
STORM SEWER AND POND PLANS

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 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.

OWNER/DEVELOPER STATEMENT

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

JOE DESJARDIN DATE

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

EL PASO COUNTY STATEMENT

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

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

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

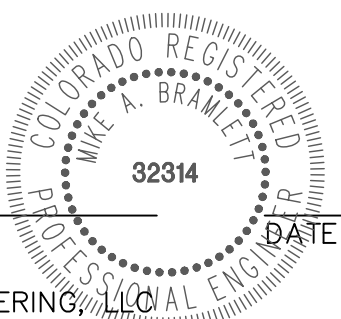
JENNIFER IRVINE, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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

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



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

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

J.R. ENGINEERING  
A Western Company



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

BY	DATE	No.	REVISION	H-SCALE	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														

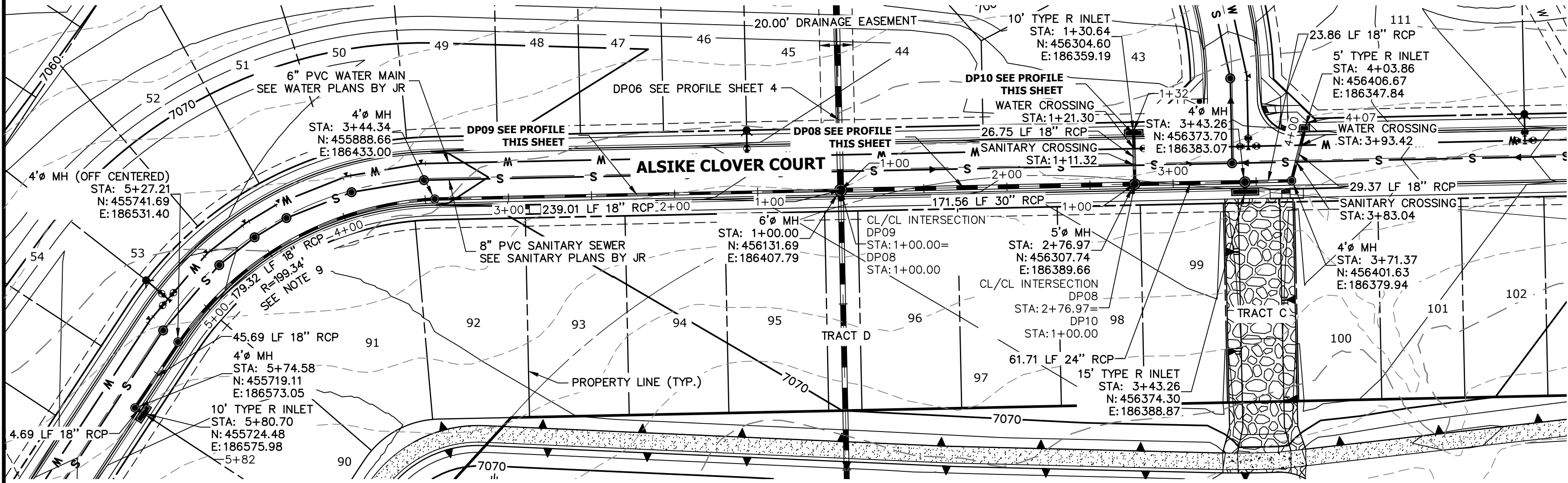


Know what's below.  
Call before you dig.

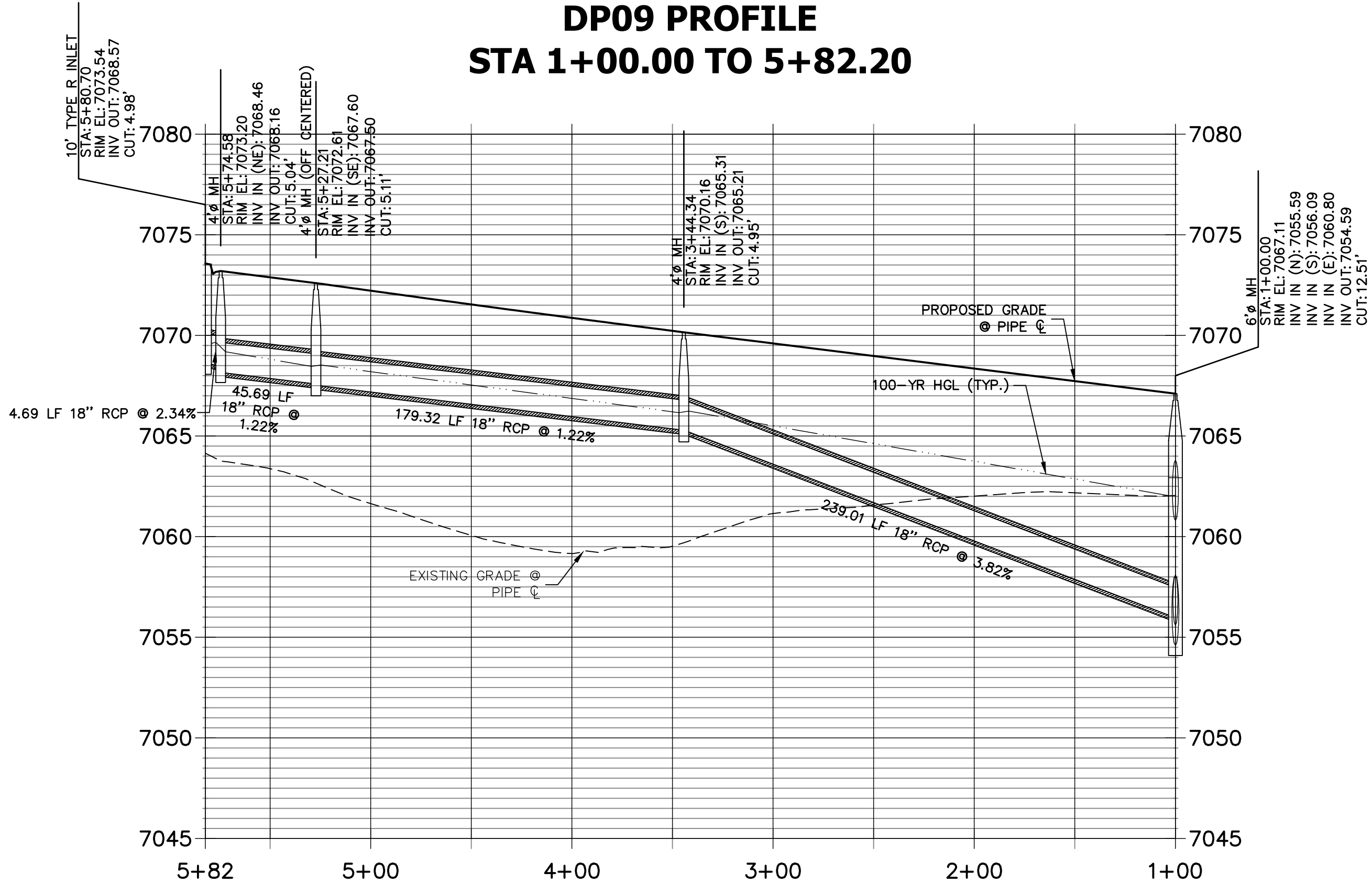




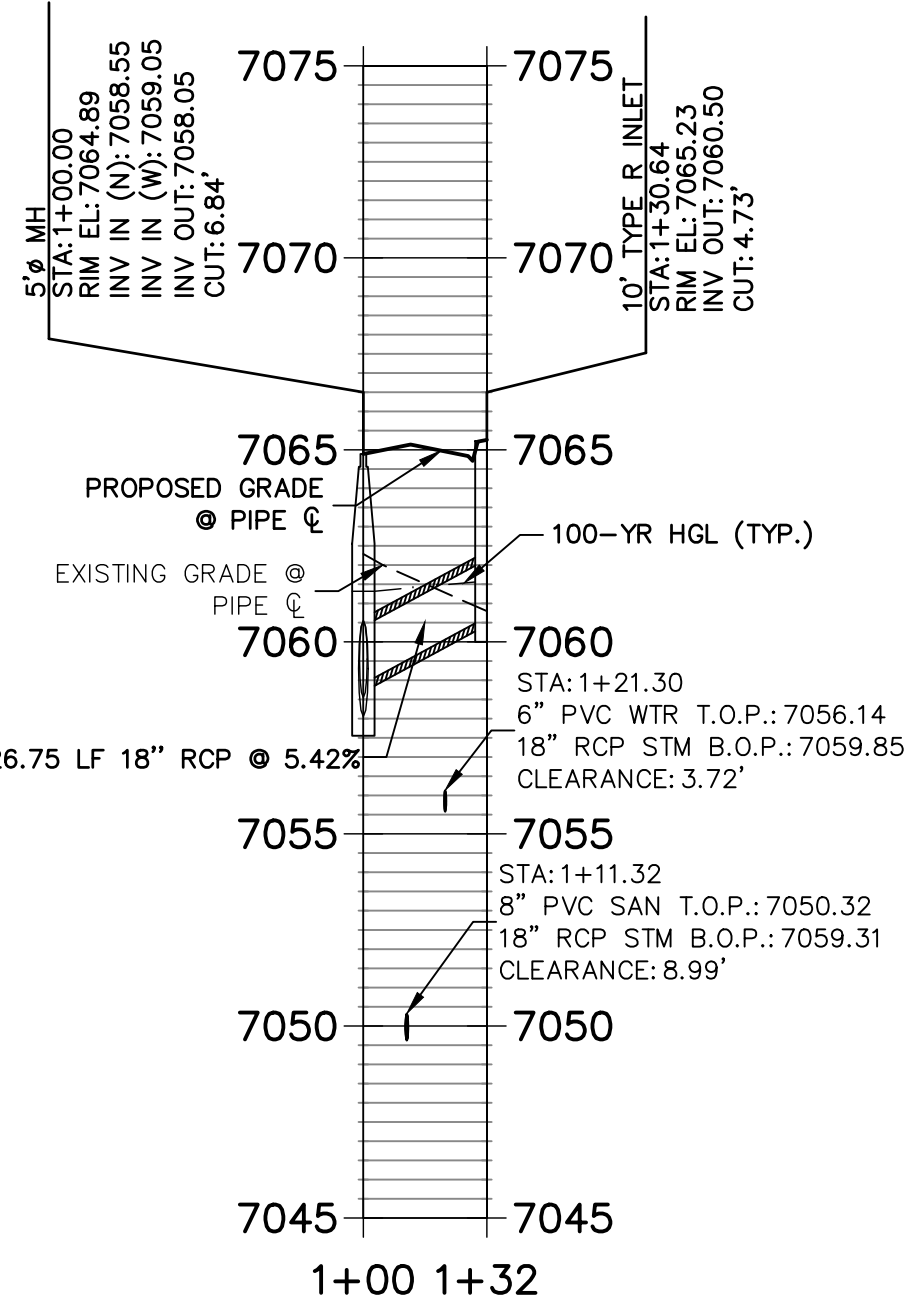




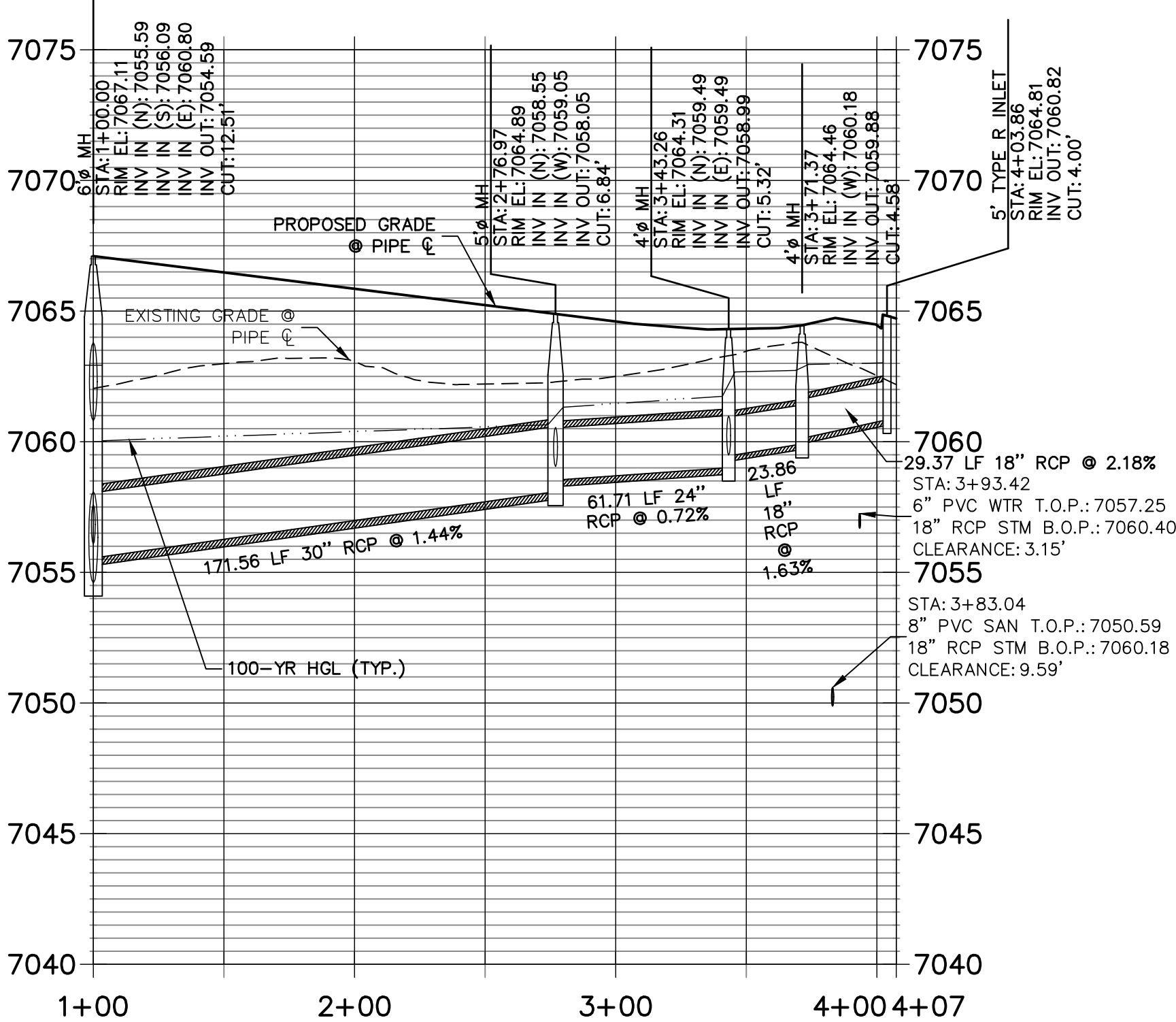
DP09 PROFILE  
STA 1+00.00 TO 5+82.20



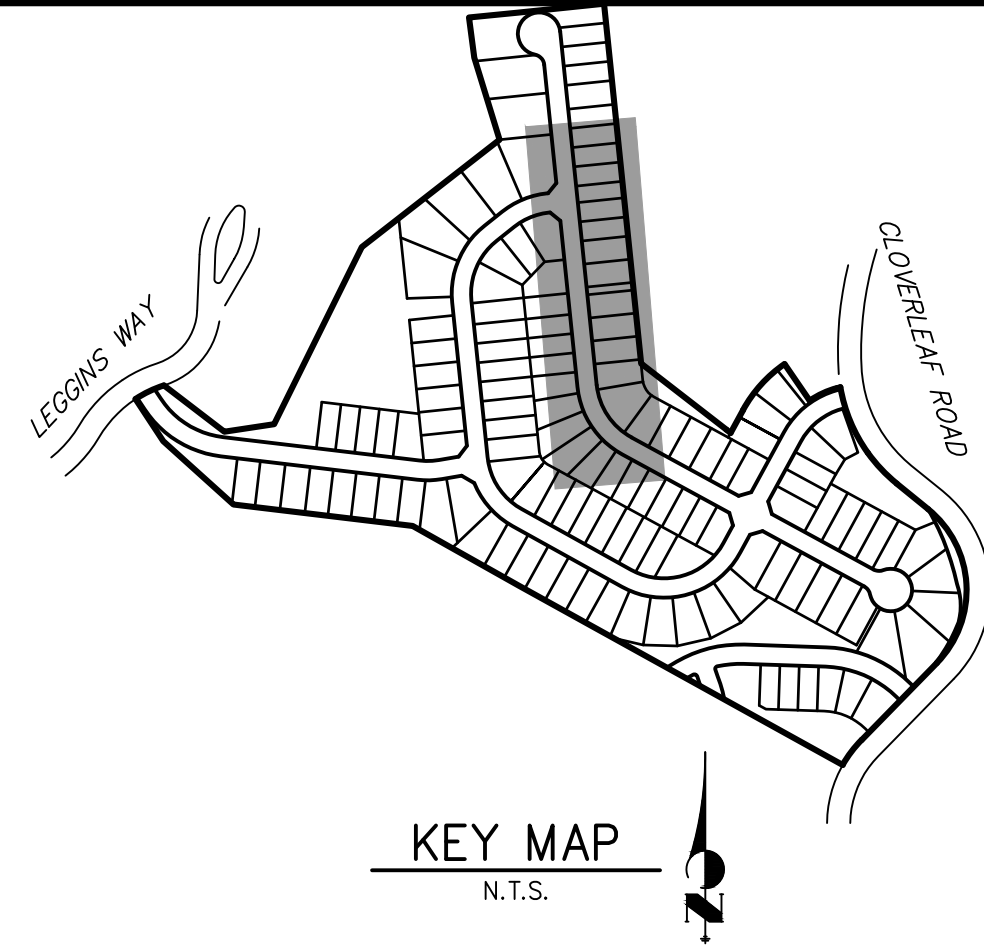
DP10 PROFILE  
STA 1+00.00 TO 1+32.14



DP08 PROFILE  
STA 1+00.00 TO 4+07.41



- 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.



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

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

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

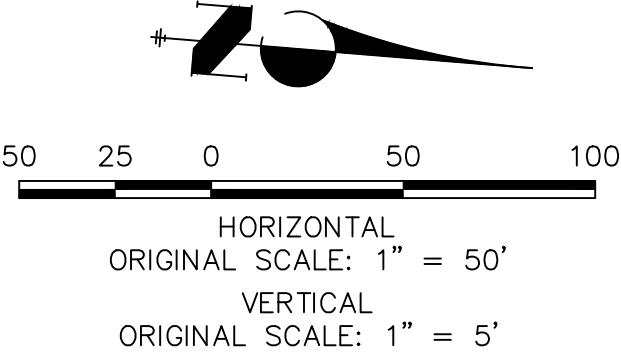
BY	DATE	No.	REVISION

CLOVERLEAF FILING 2	DESIGNED BY	APL	APL	CHECKED BY
STORM SEWER PLAN AND PROFILE	DRAWN BY			
SHEET 3 OF 25				
JOB NO.	25158.01			

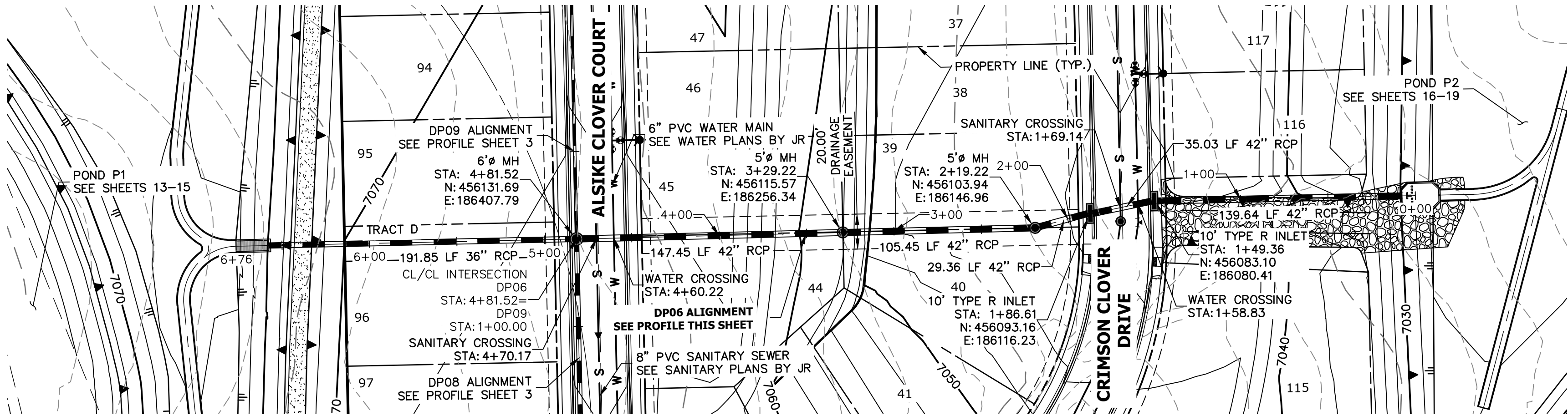
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC  
DATE



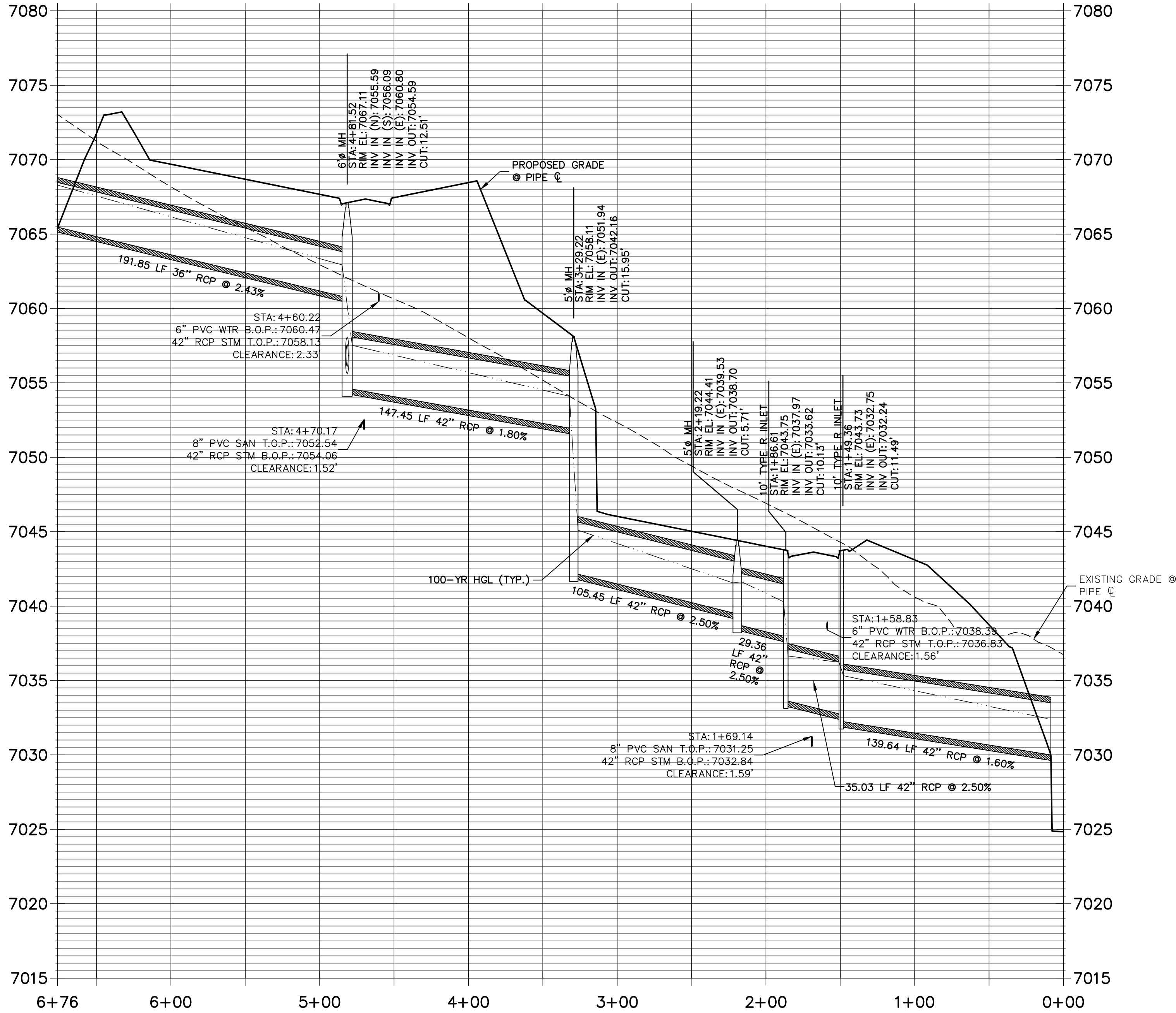
Know what's below.  
Call before you dig.





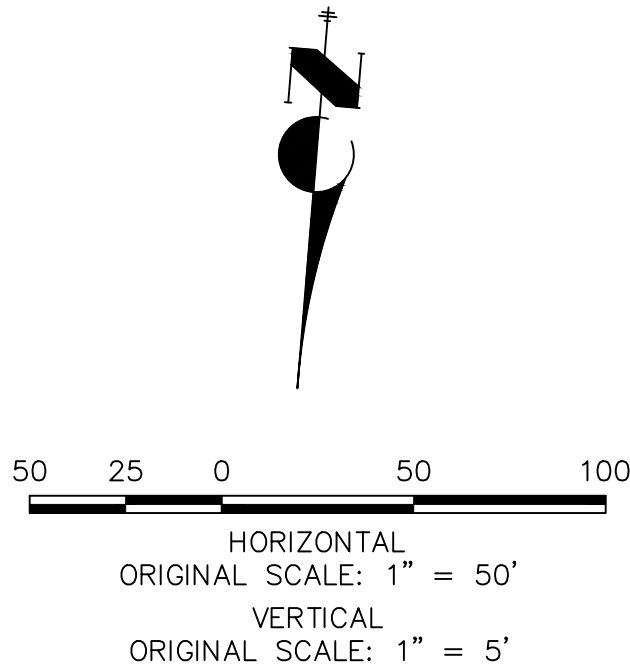


DP06 PROFILE  
STA 0+00.00 TO 6+76.22



NOTES

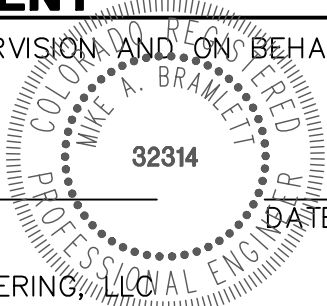
1. SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
4. PIPE LENGTHS ARE MEASURED FROM THE INSIDE WALL OF INLETS AND FROM THE CENTER OF MANHOLES. PIPE LENGTHS INCLUDE FES LENGTH AND/OR HEADWALL THICKNESS.
5. ALL MANHOLE COVERS SHALL BE ORIENTED TO AVOID CURB, GUTTER, SIDEWALK AND CROSSPANS UNLESS OTHERWISE NOTED.
4. ALL MANHOLES SHALL HAVE AN ECCENTRIC CONE UNLESS OTHERWISE NOTED.
5. PROVIDE A MINIMUM OF 18" FROM THE RIM TO THE TOP OF SLAB FOR ALL FLAT TOP MANHOLES.
6. ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES.
7. INLET STATIONING IS TO CENTER OF INLET.
8. PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
9. 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.



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



J.R. ENGINEERING  
A Western Company

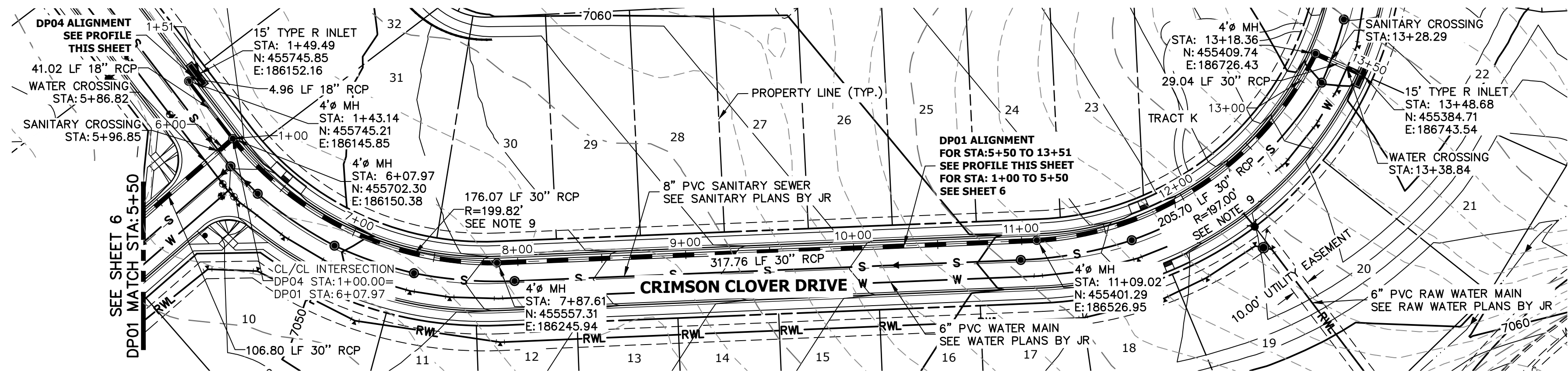
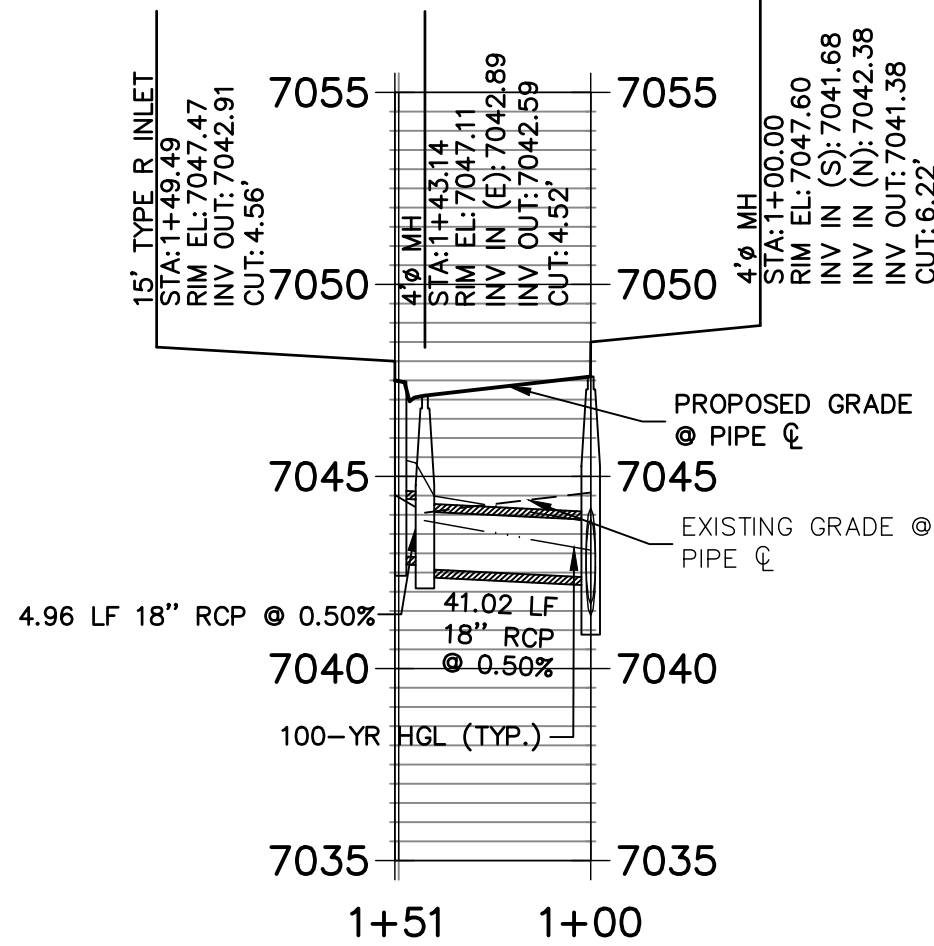
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

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

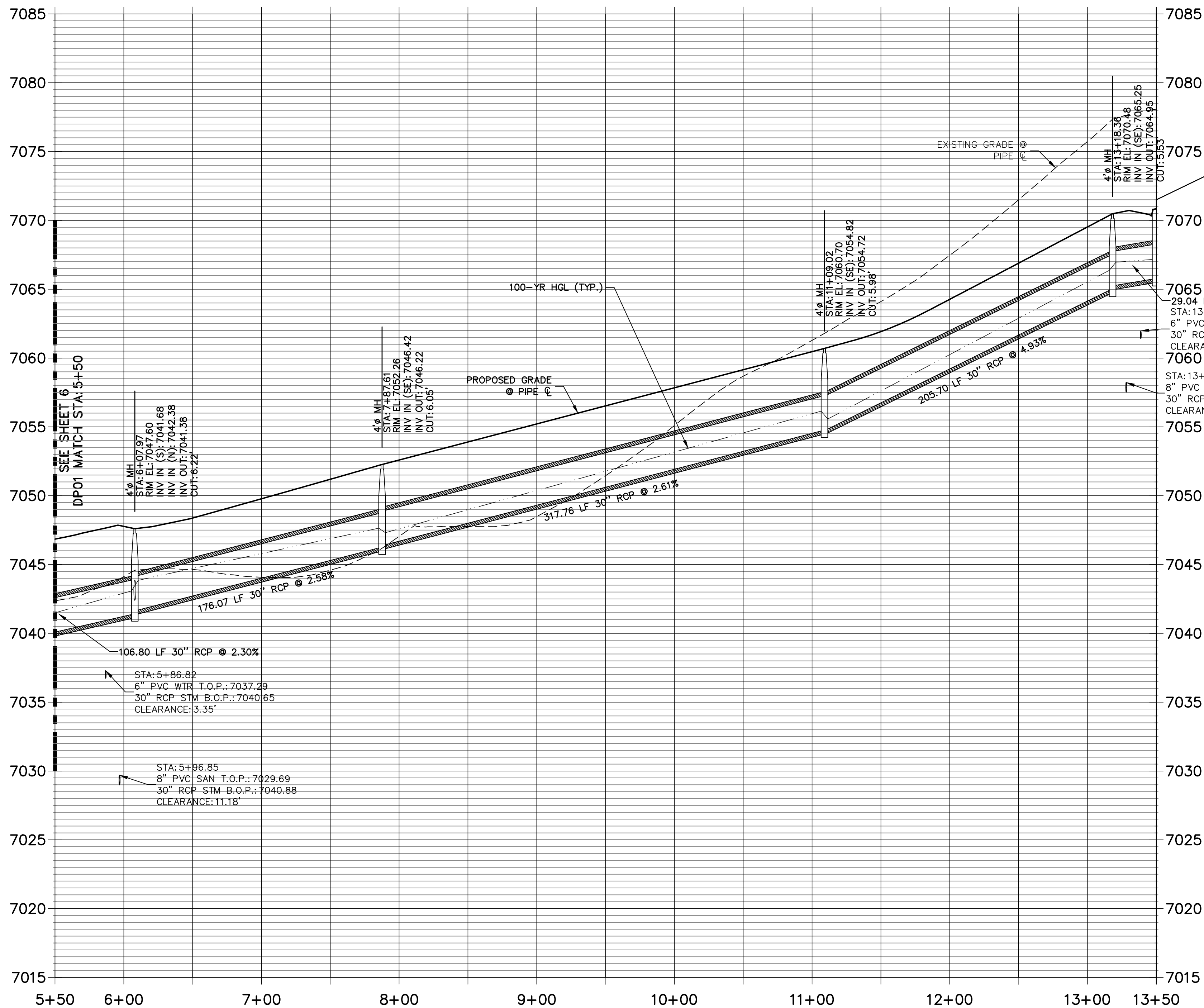
UNTIL SUCH TIME AS  
THESE DRAWINGS ARE  
APPROVED BY THE  
APPROPRIATE REVIEWING  
AGENCIES, OR ENGINEERING  
APPROVES THEIR USE,  
THESE DRAWINGS ARE  
DESIGNATED BY WRITTEN  
AUTHORIZATION.



DP04 PROFILE  
STA 1+00.00 TO 1+50.99

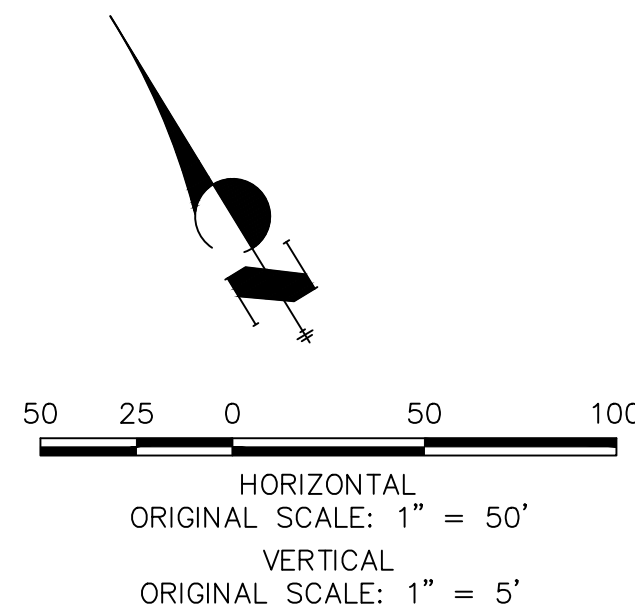


DP01 PROFILE  
STA 5+50.00 TO 13+50.18



NOTES

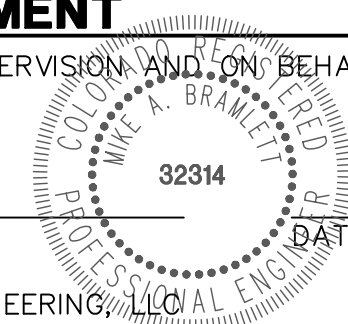
1. SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
4. PIPE LENGTHS ARE MEASURED FROM THE INSIDE WALL OF INLETS AND FROM THE CENTER OF MANHOLES. PIPE LENGTHS INCLUDE FES LENGTH AND/OR HEADWALL THICKNESS.
5. ALL MANHOLE COVERS SHALL BE ORIENTED TO AVOID CURB, GUTTER, SIDEWALK AND CROSSPANS UNLESS OTHERWISE NOTED.
6. ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES.
7. INLET STATIONING IS TO CENTER OF INLET.
8. PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
9. 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.



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 5 OF 25

JOB NO. 25158.01

BY DATE

No. REVISION

H-SCALE 1"=50'

V-SCALE 1"=5'

DATE 05/10/21

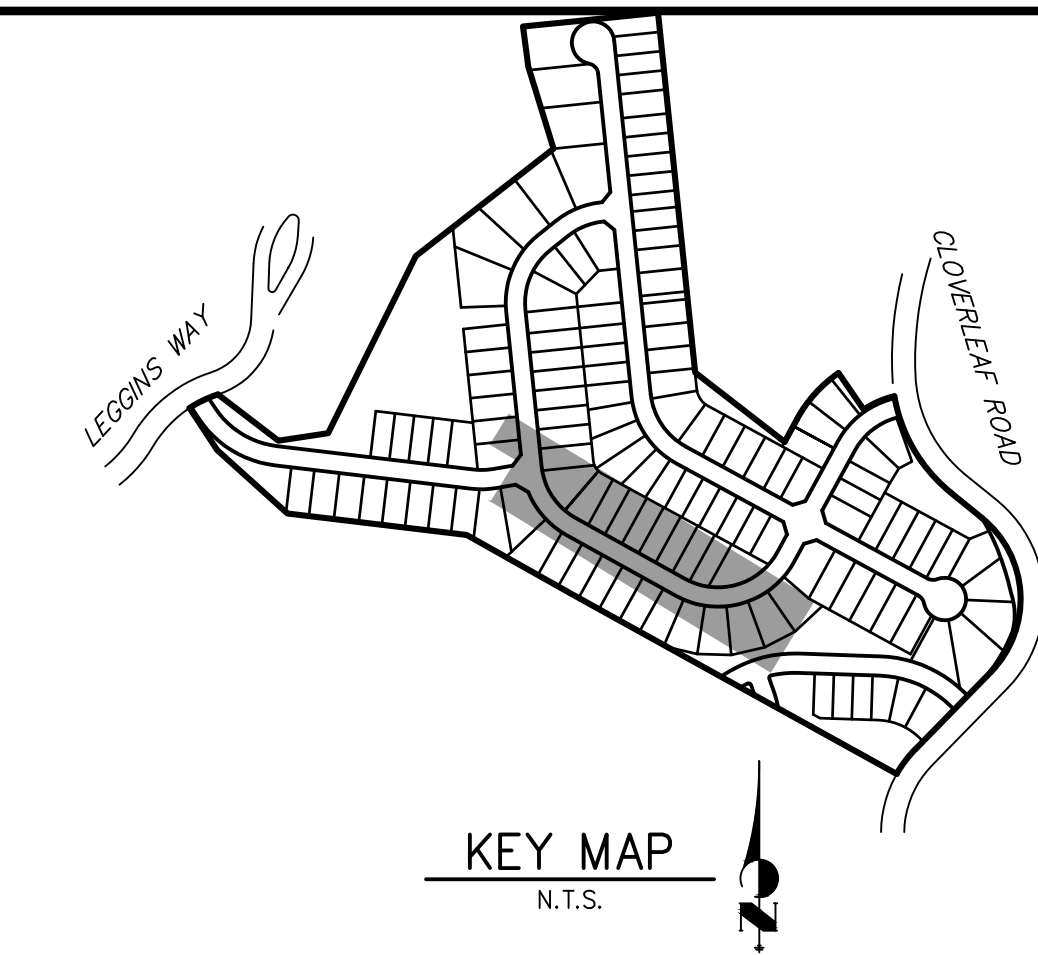
DESIGNED BY APL

DRAWN BY APL

CHECKED BY

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

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



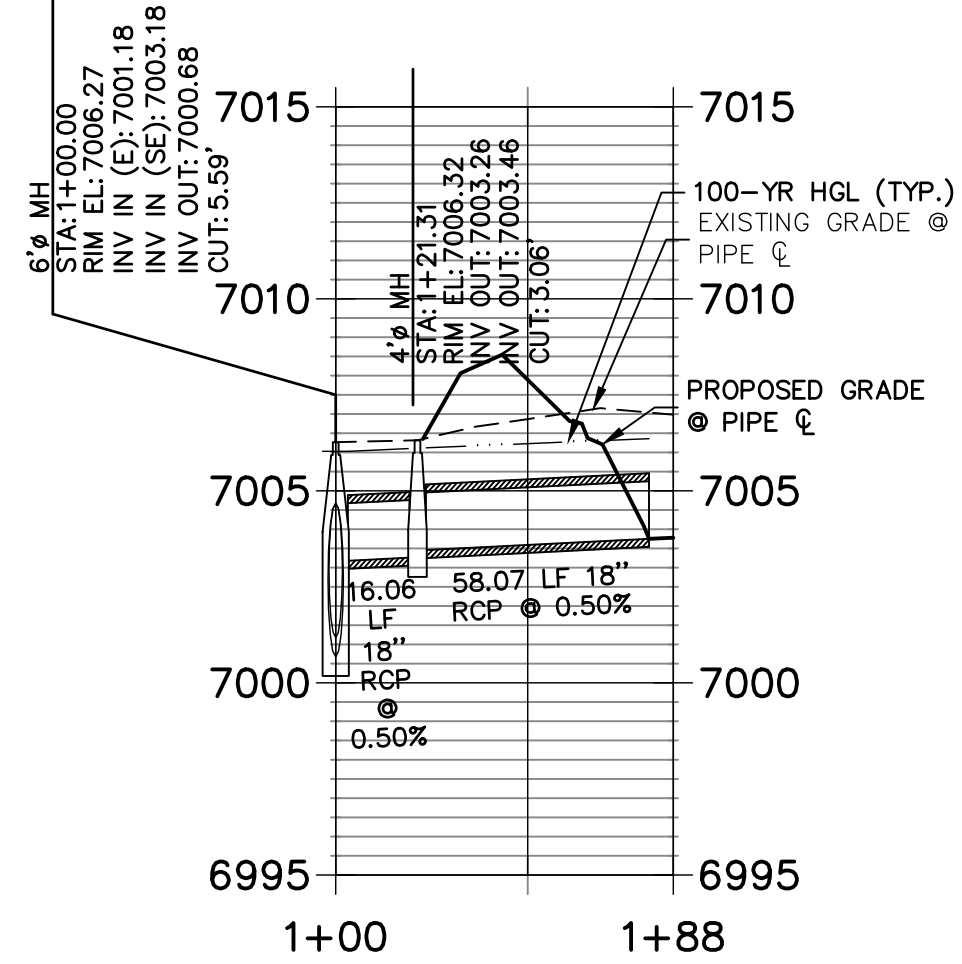
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.



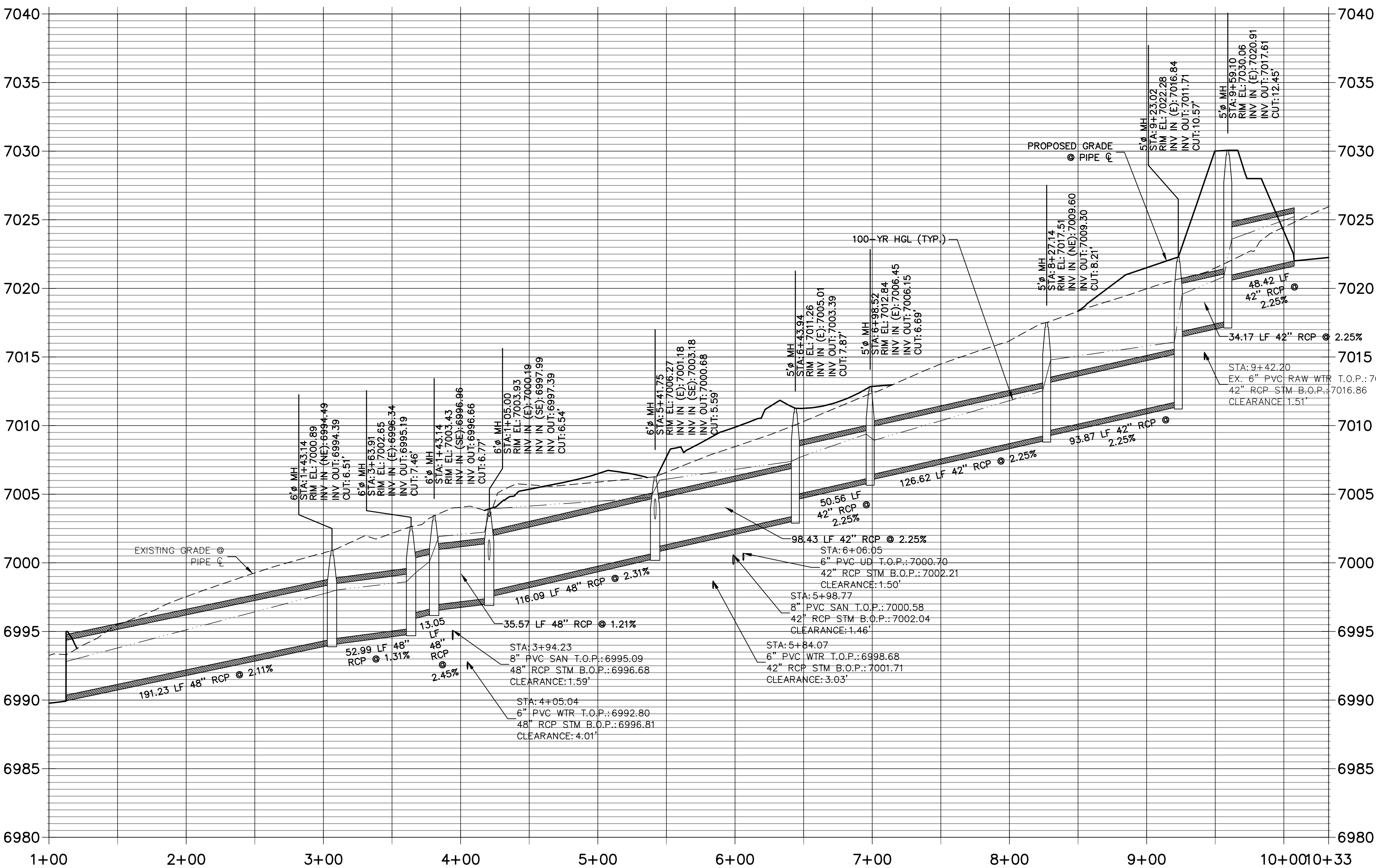




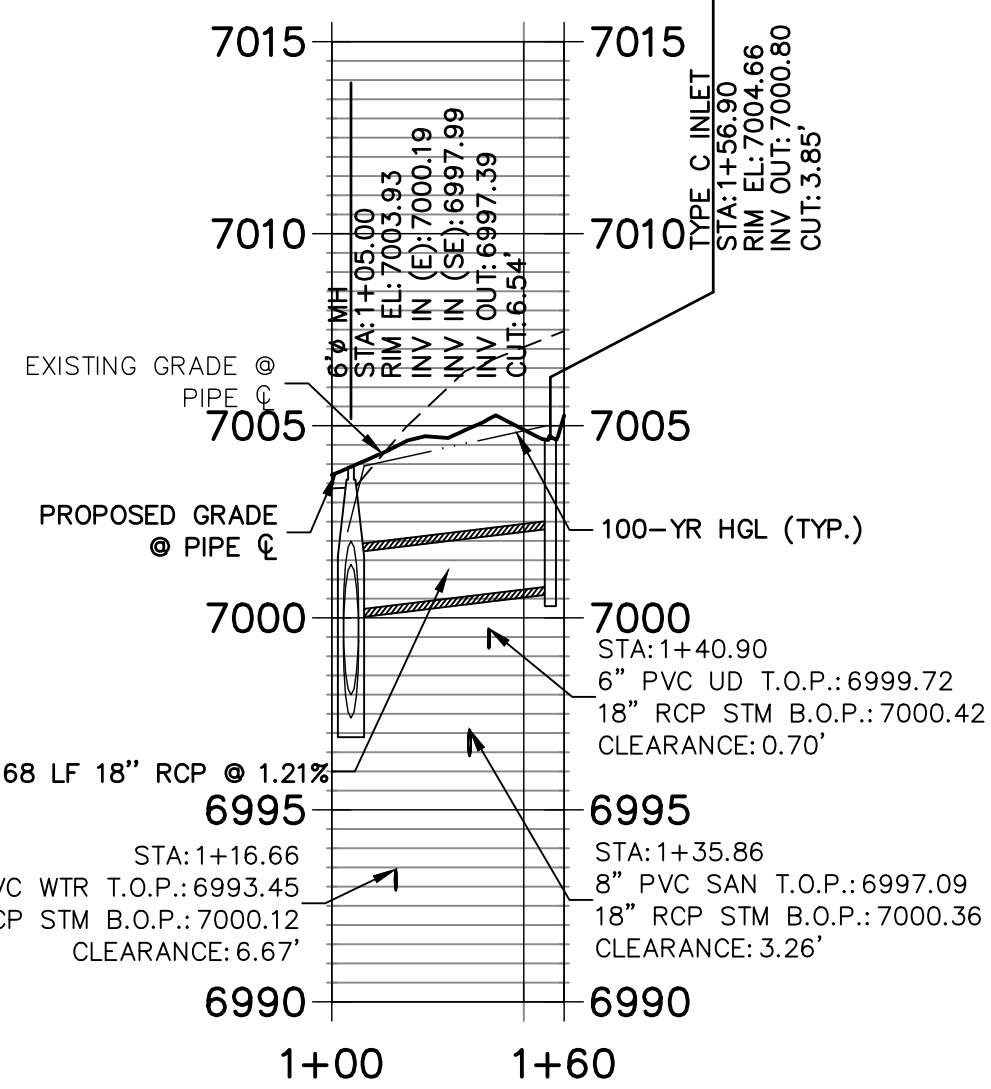
DP11 PROFILE  
STA 1+00.00 TO 1+87.91



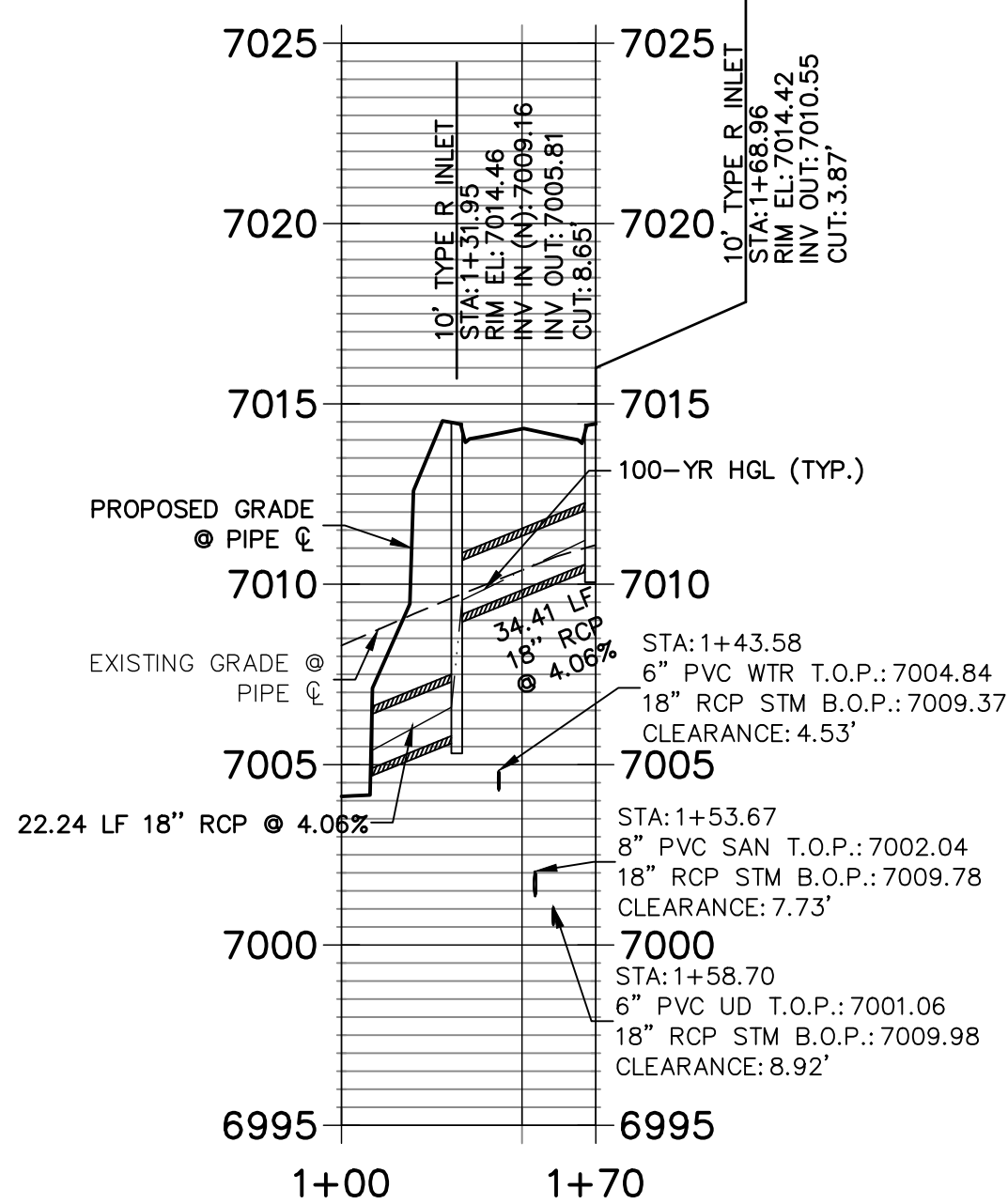
DP05 PROFILE  
STA 1+00.00 TO 10+32.61



DP12 PROFILE  
STA 1+00.00 TO 1+60.47



DP07 PROFILE  
STA 1+00.00 TO 1+70.46



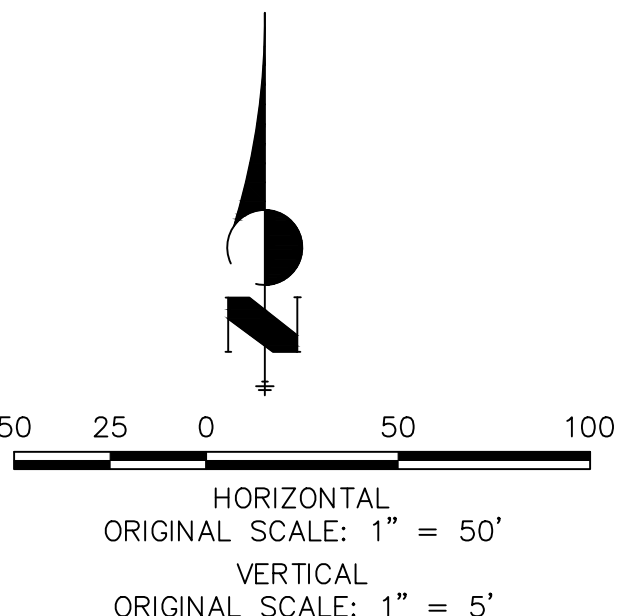
NOTES

1. SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
4. PIPE LENGTHS ARE MEASURED FROM THE INSIDE WALL OF INLETS AND FROM THE CENTER OF MANHOLES. PIPE LENGTHS INCLUDE FES LENGTH AND/OR HEADWALL THICKNESS.
5. ALL MANHOLES SHALL HAVE AN ECCENTRIC CONE UNLESS OTHERWISE NOTED.
6. PROVIDE A MINIMUM OF 18" FROM THE RIM TO THE TOP OF SLAB FOR ALL FLAT TOP MANHOLES.
7. INLET STATIONING IS TO CENTER OF INLET.
8. PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
9. 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.

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 7 OF 25  
JOB NO. 25158.01

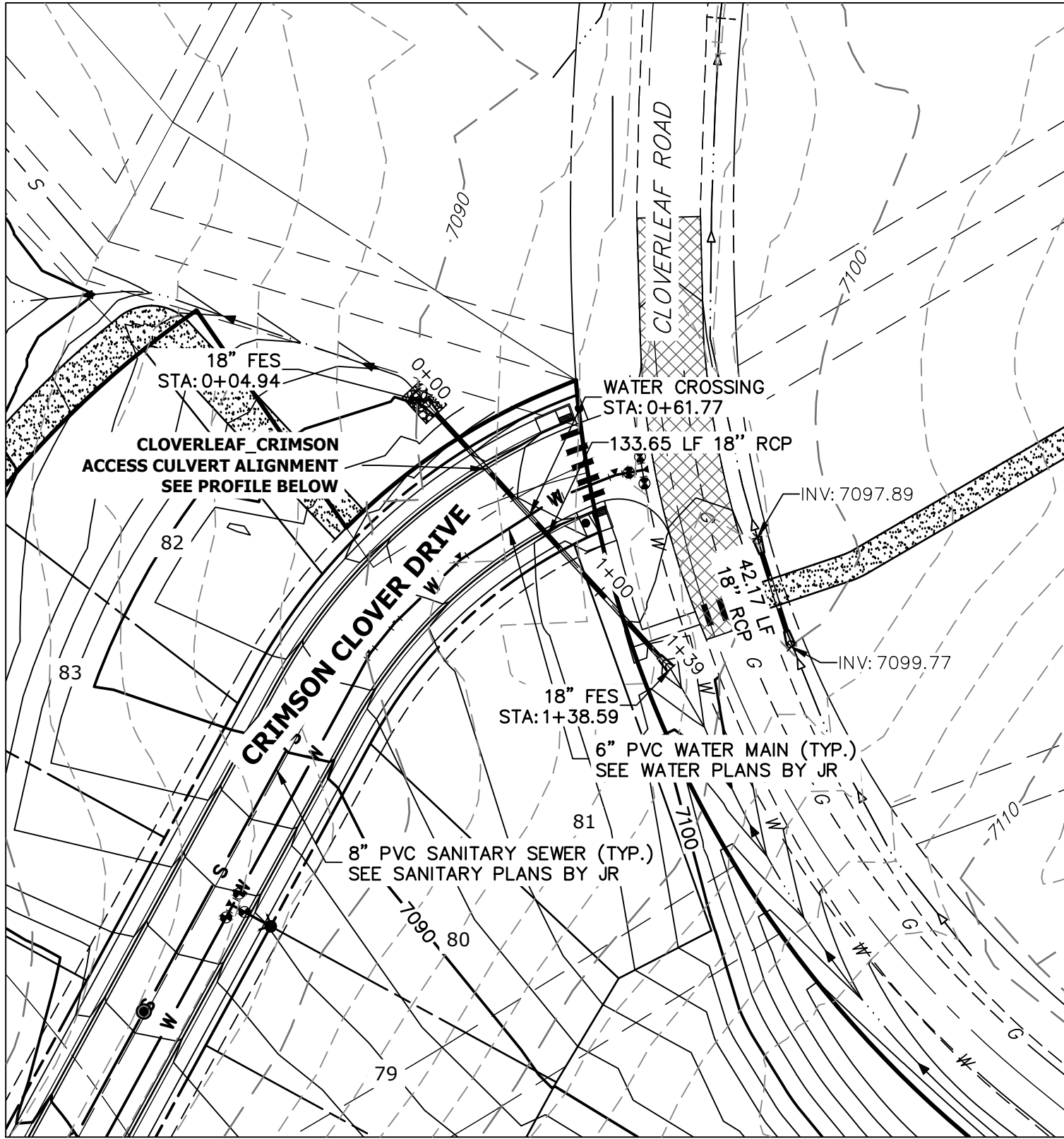
J.R. ENGINEERING  
A Westman Company

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

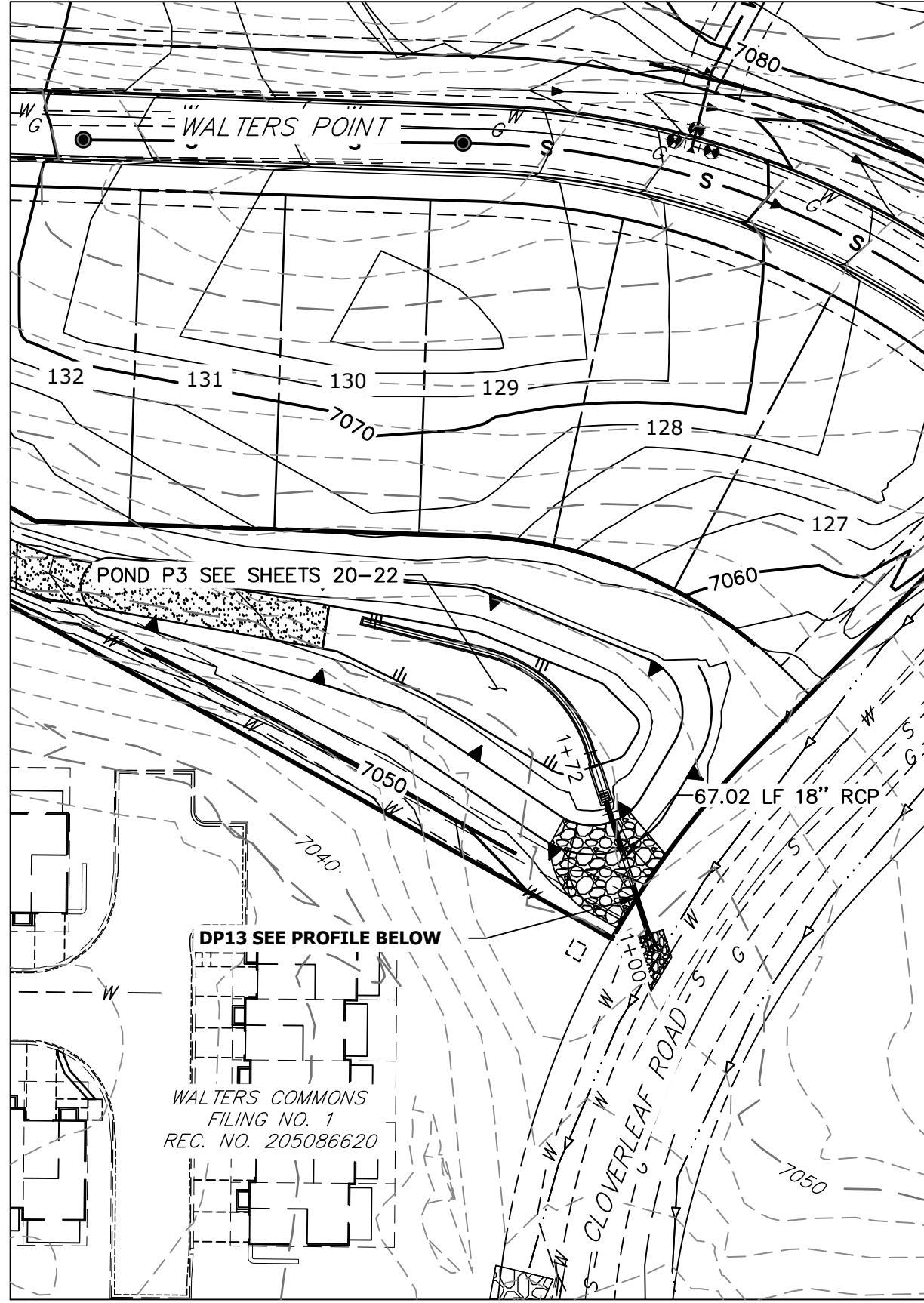
PT CLOVERLEAF, LLC  
1864 WOODMOOR DRIVE  
COLORADO SPRINGS, CO 80920  
ATTN: JOE DESJARDIN  
(719) 476-0800  
JDESJARDIN@PTTERRACO.COM

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.

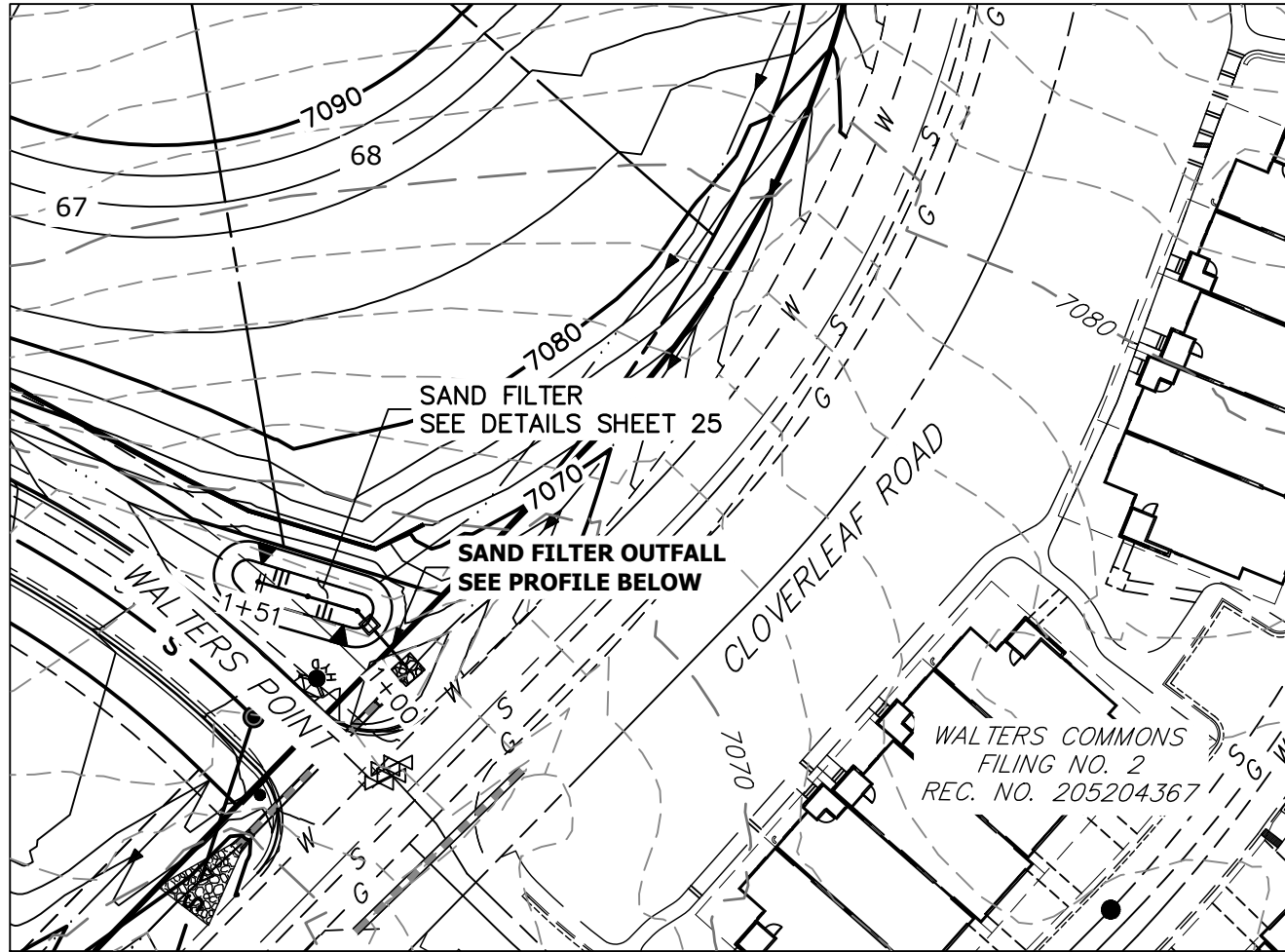




(A)

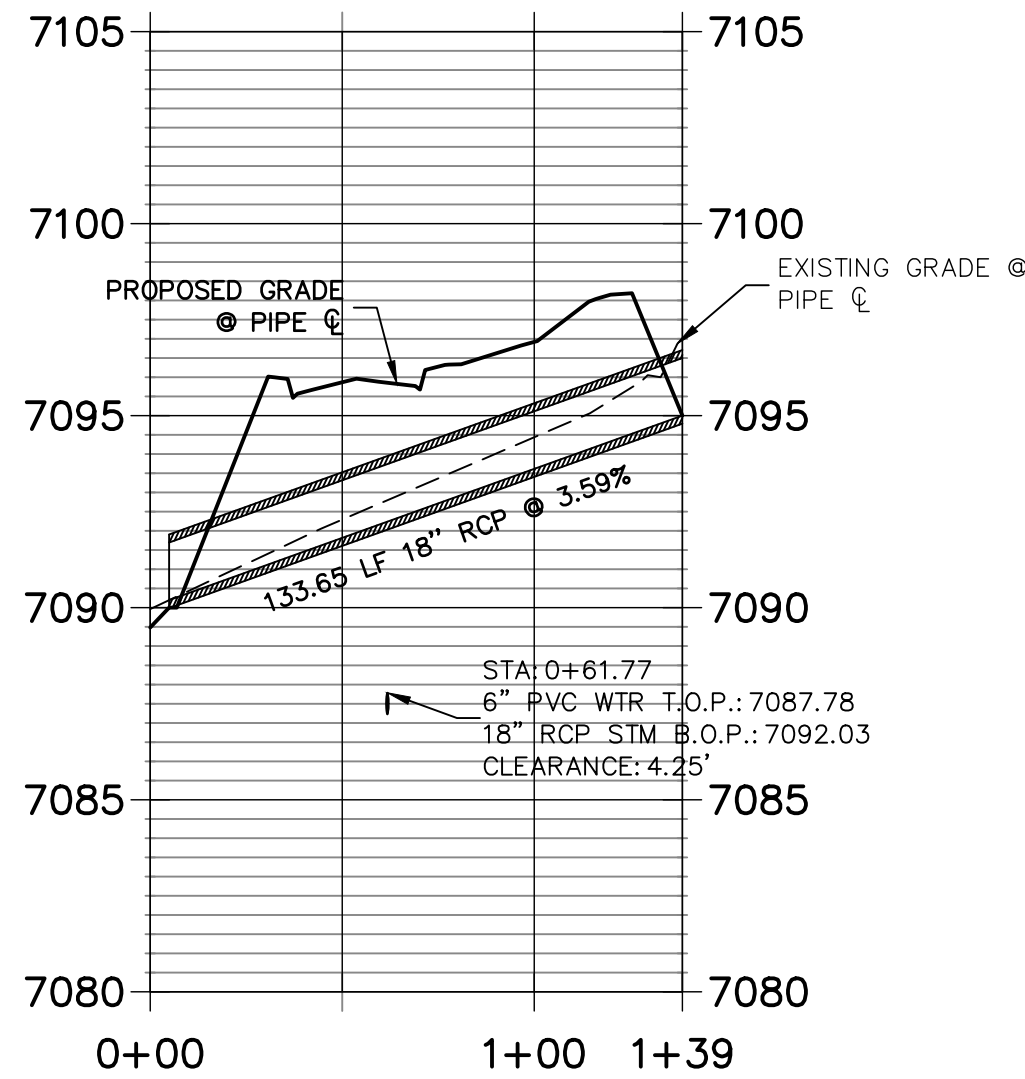


(B)

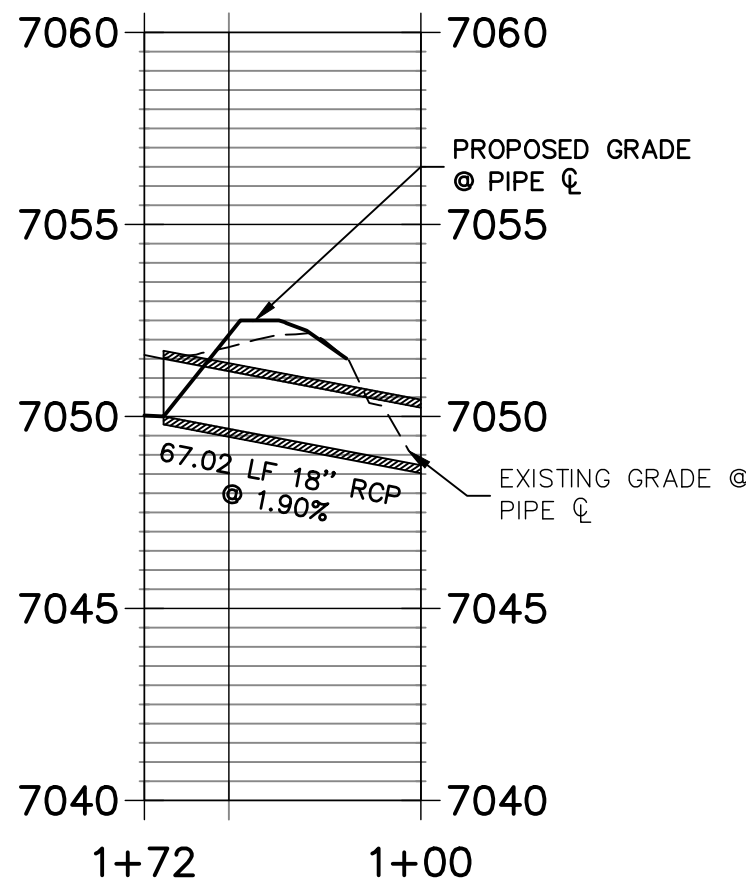


(C)

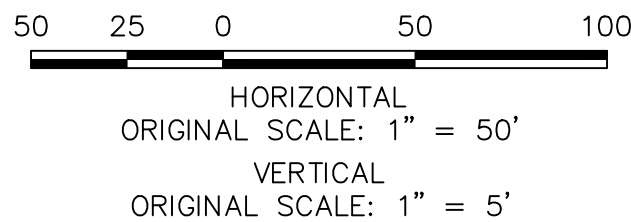
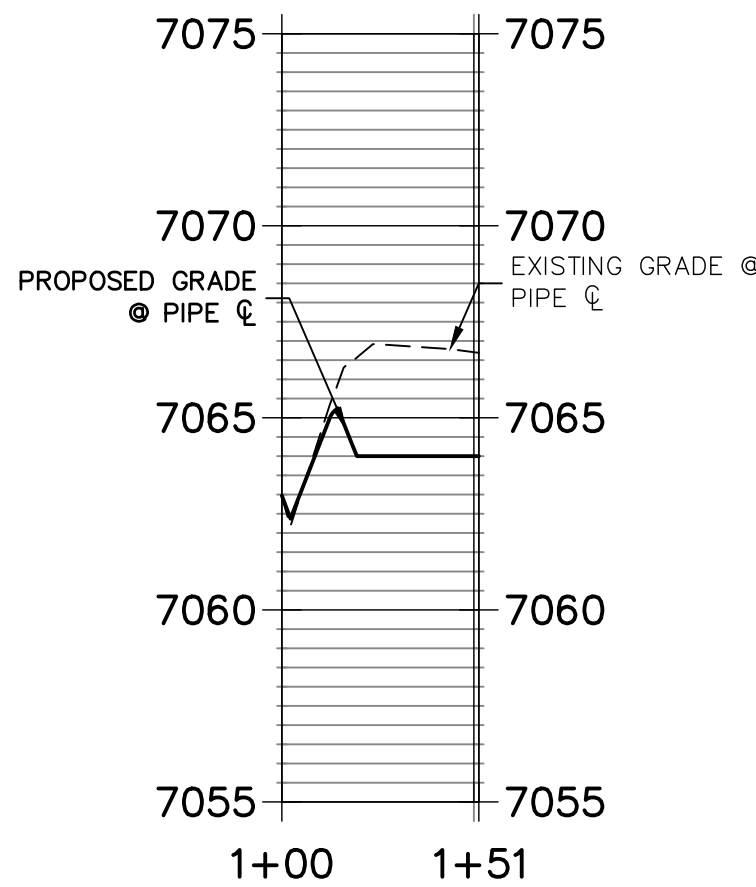
### CLOVERLEAF\_CRIMSON ACCESS CULVERT PROFILE STA 0+00.00 TO 1+38.59



### DP13 PROFILE STA 1+00.00 TO 1+72.02



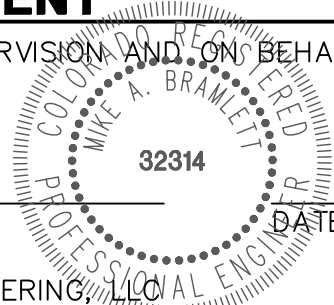
### SAND FILTER PROFILE STA 1+00.00 TO 1+51.29



#### 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

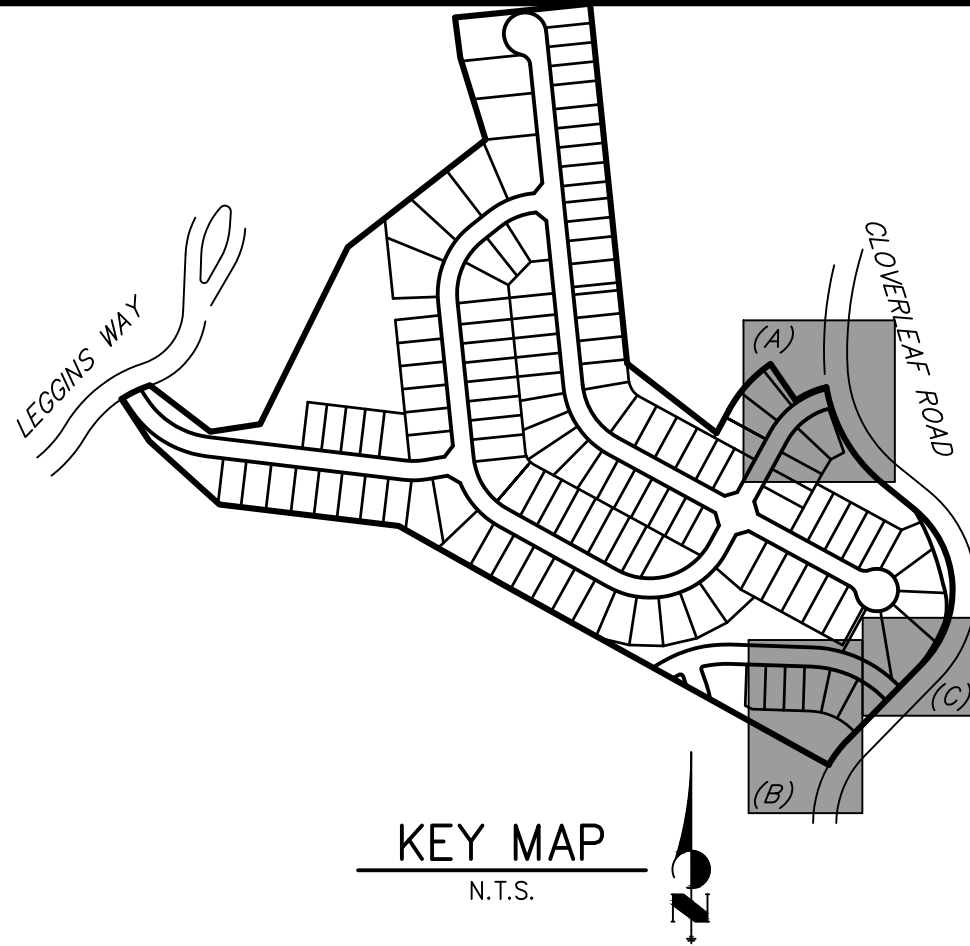
STORM SEWER PLAN AND  
PROFILE

SHEET 8 OF 25

JOB NO. 25158.01

#### NOTES

1. SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
4. PIPE LENGTHS ARE MEASURED FROM THE INSIDE WALL OF INLETS AND FROM THE CENTER OF MANHOLES. PIPE LENGTHS INCLUDE FES LENGTH AND/OR HEADWALL THICKNESS.
5. ALL MANHOLE COVERS SHALL BE ORIENTED TO AVOID CURB, GUTTER, SIDEWALK AND CROSSPANS UNLESS OTHERWISE NOTED.
4. ALL MANHOLES SHALL HAVE AN ECCENTRIC CONE UNLESS OTHERWISE NOTED.
5. PROVIDE A MINIMUM OF 18" FROM THE RIM TO THE TOP OF SLAB FOR ALL FLAT TOP MANHOLES.
6. ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES.
7. INLET STATIONING IS TO CENTER OF INLET.
8. PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
9. 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.



KEY MAP  
N.T.S.



Know what's below.  
Call before you dig.



Central 303-740-9383 • 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@PROTERRAC.COM

BY

DATE

REVISION

No.

1"=50'

1"=5'

DATE

DESIGNED BY

DRAWN BY

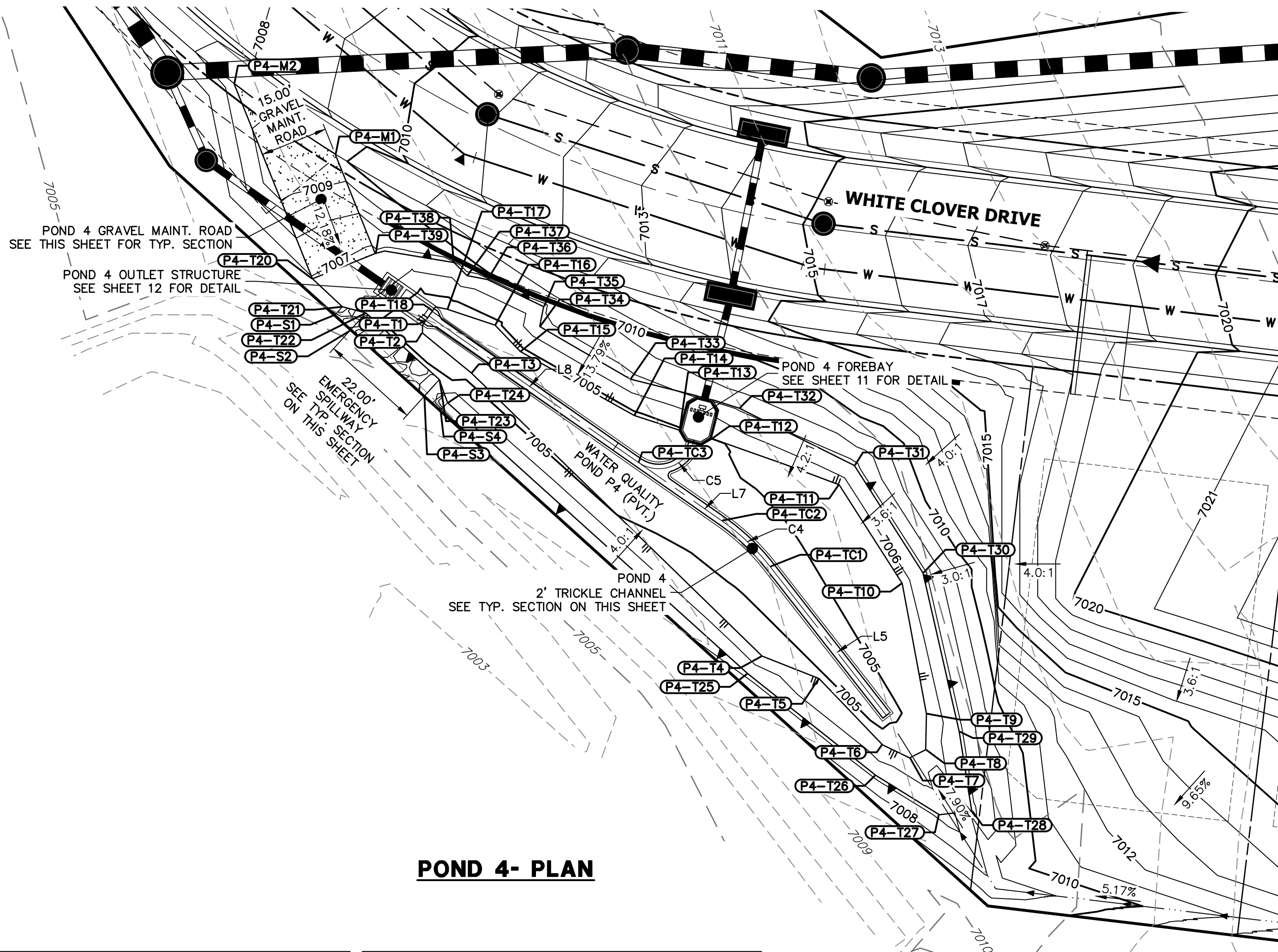
CHECKED BY

APL

APL

DATE





POND 4- PLAN

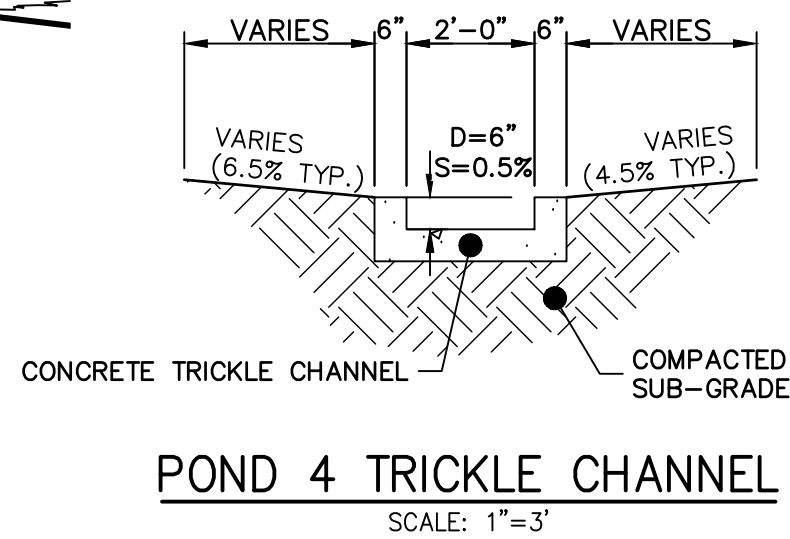
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P4-M1	MAINT. ROAD	N: 455747.33 E: 185361.29	7009.85
P4-M2	MAINT. ROAD	N: 455763.03 E: 185338.81	7008.51
P4-S1	SPILLWAY	N: 455711.59 E: 185361.21	7005.84
P4-S2	SPILLWAY	N: 455708.27 E: 185364.86	7005.55
P4-S3	SPILLWAY/TOP	N: 455693.57 E: 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

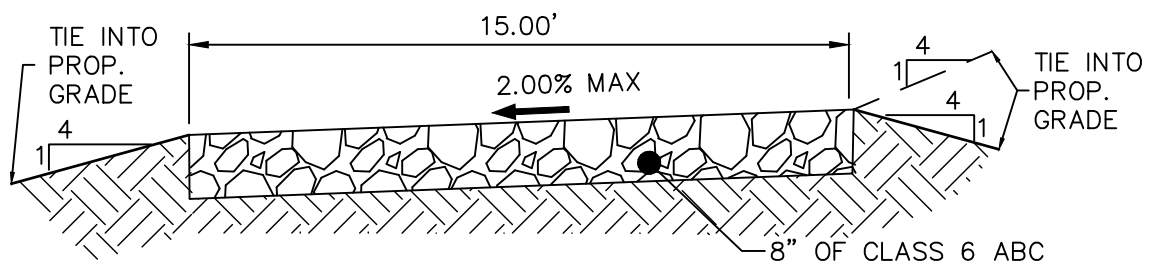
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P4-T30	TOP	N: 455654.39 E: 185491.75	7006.75
P4-T31	TOP	N: 455678.23 E: 185476.50	7006.75
P4-T32	TOP	N: 455690.94 E: 185450.93	7007.12
P4-T33	TOP	N: 455697.37 E: 185426.80	7006.75
P4-T34	TOP	N: 455709.06 E: 185406.69	7006.75
P4-T35	TOP	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'

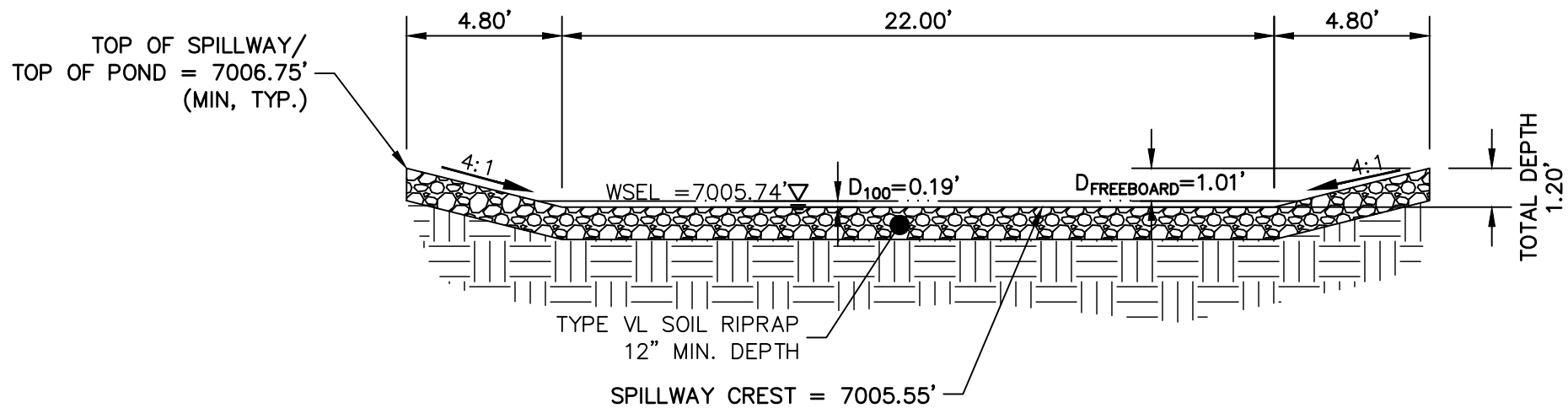
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	
C4	17°00'45"	50.00'	14.85'	
C5	108°16'49"	8.00'	15.12'	



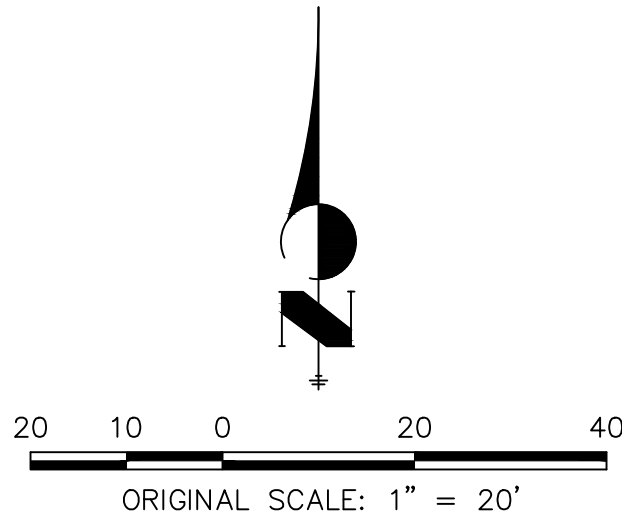
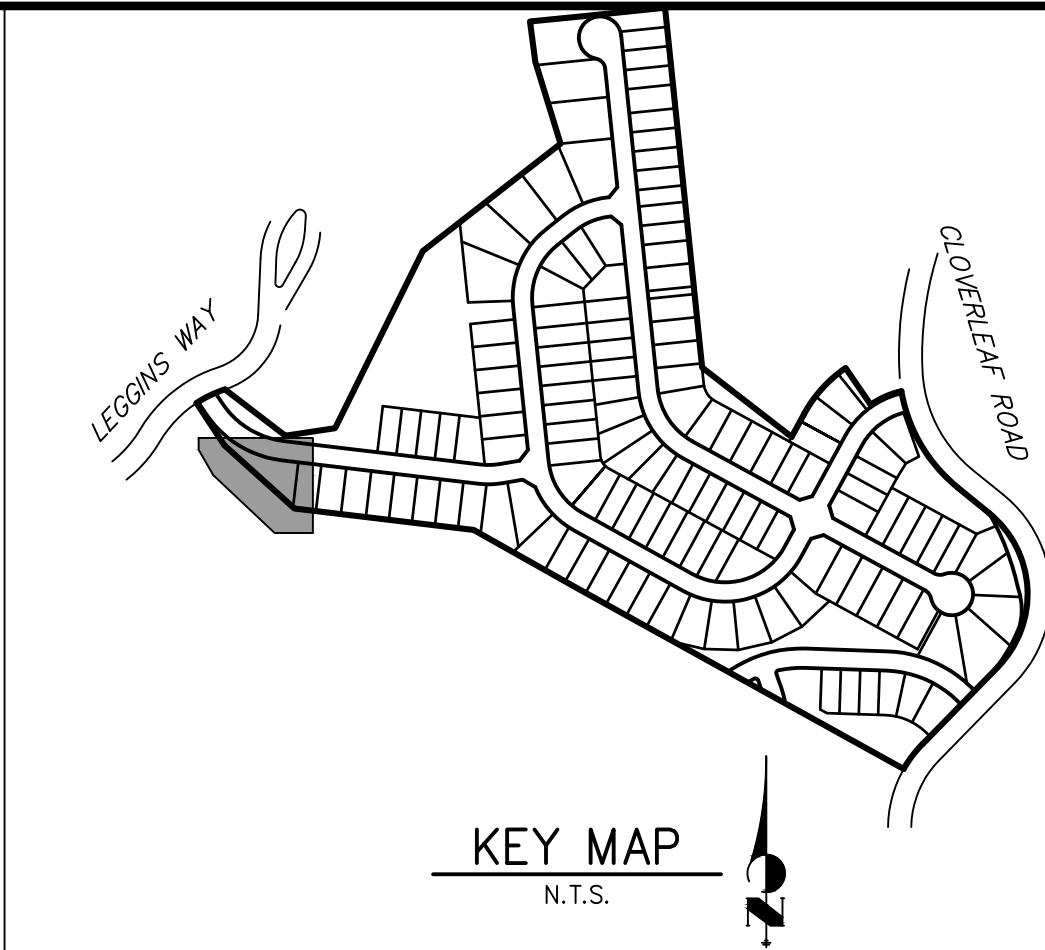
POND 4 TRICKLE CHANNEL



15' GRAVEL MAINTENANCE ACCESS ROAD TYPICAL SECTION



POND 4 EMERGENCY SPILLWAY TYP. SECTION



NOTES

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

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



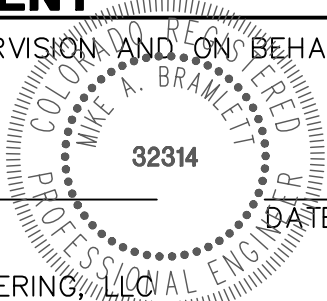
Know what's below.  
Call before you dig.

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 9 OF 25

JOB NO. 25158.01

PREPARED FOR

PT CLOVERLEAF, LLC

1864 WOODMOOR DRIVE

COLORADO SPRINGS, CO 80920

ATTN: JOE DESJARDIN

(719) 476-0800

JDESJARDIN@PROTERRACO.COM

J.R. ENGINEERING

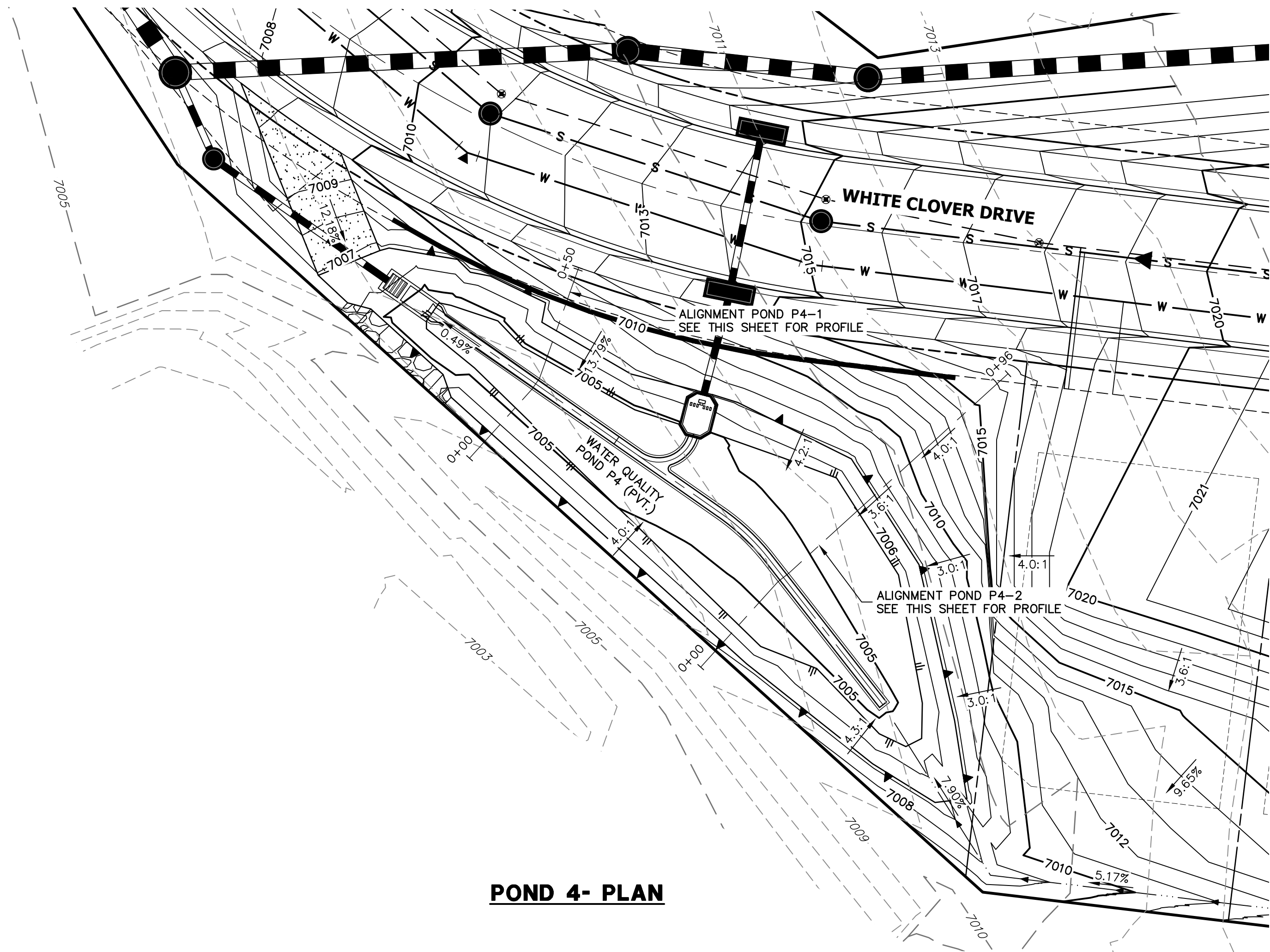
A Western Company



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

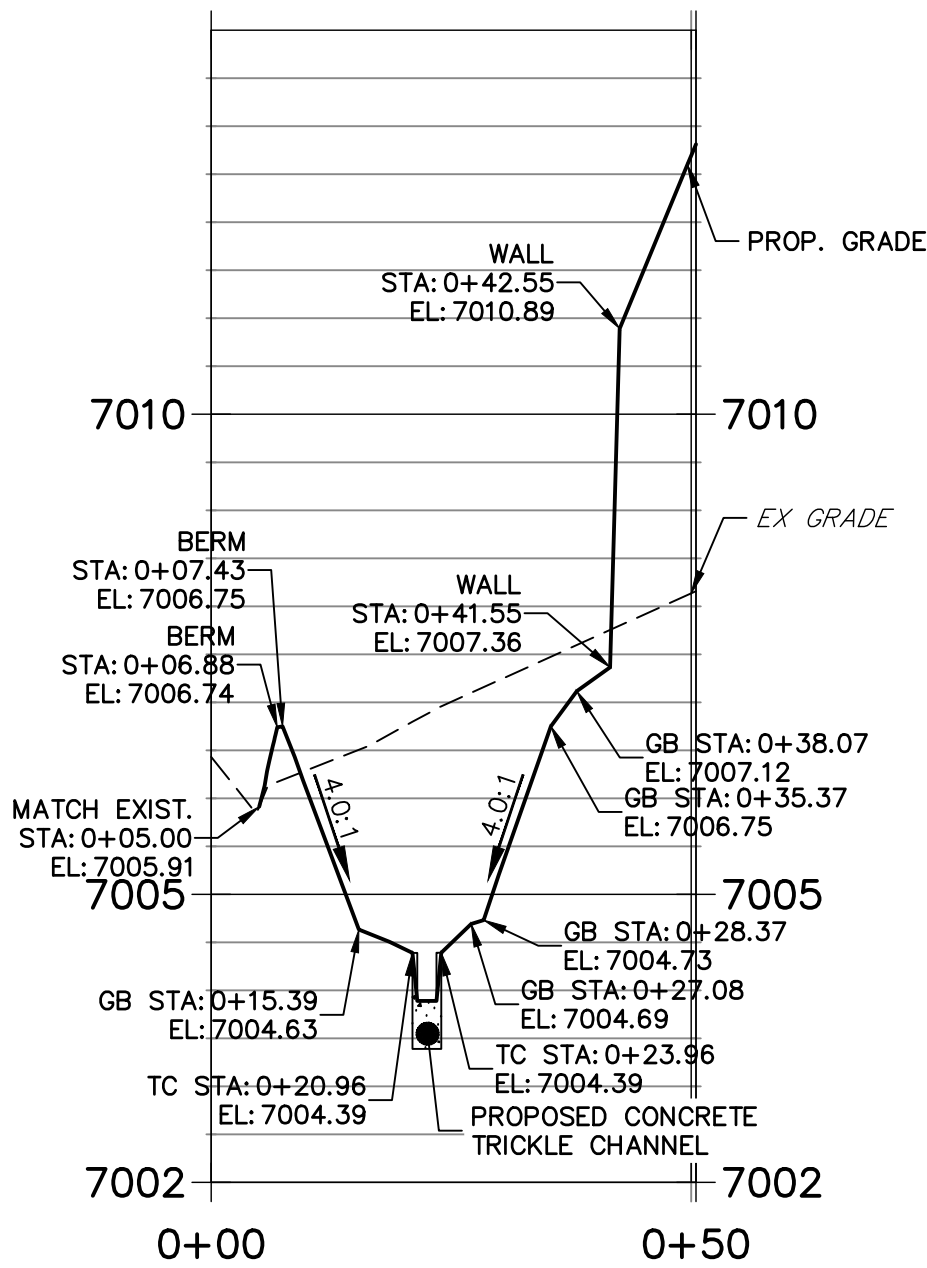
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.



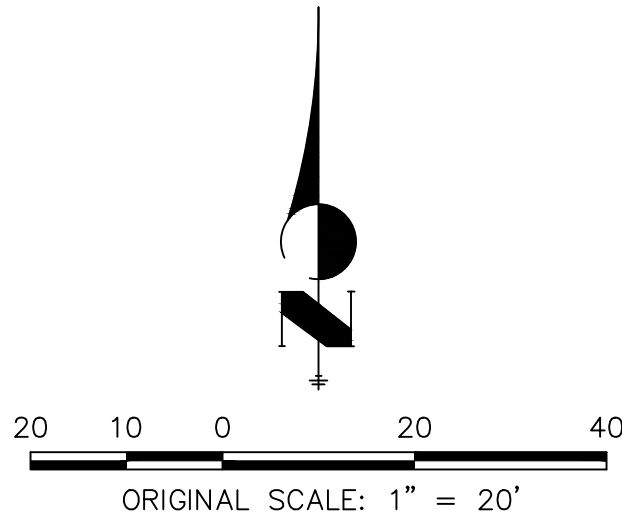
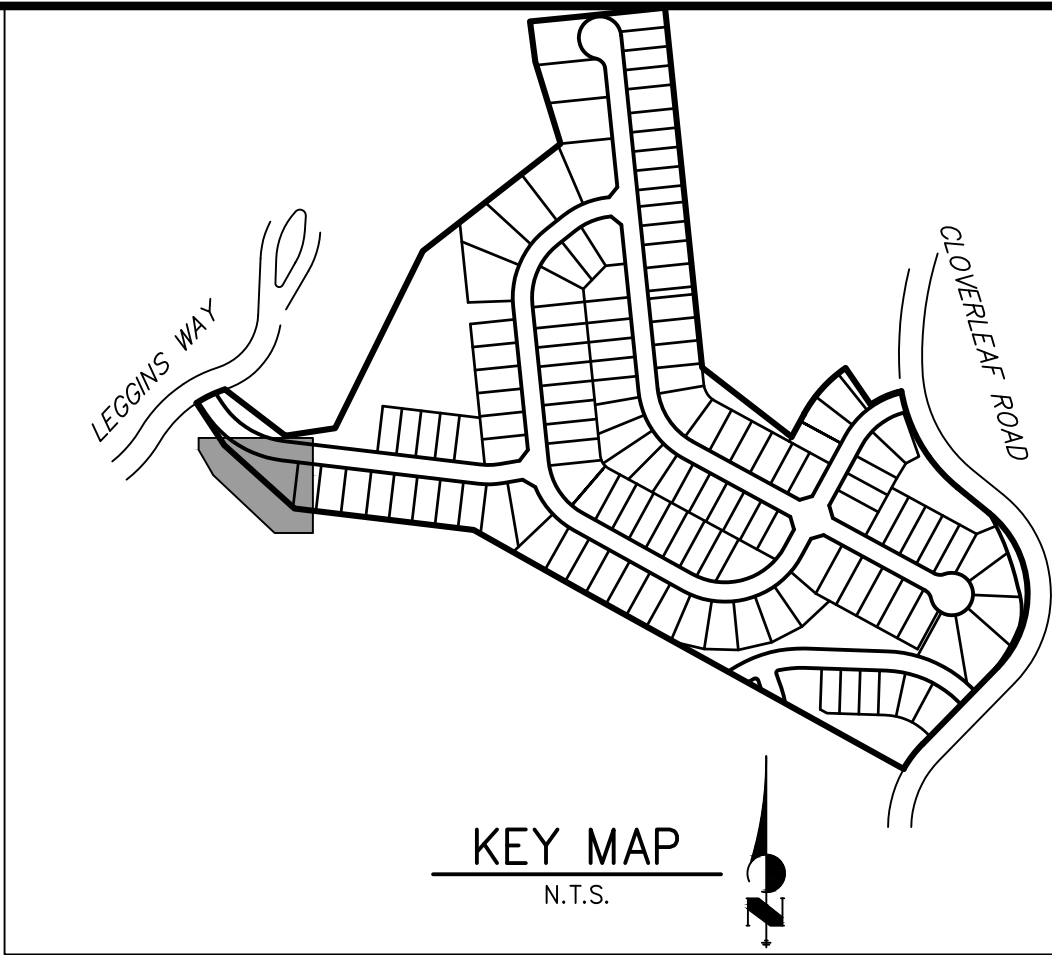
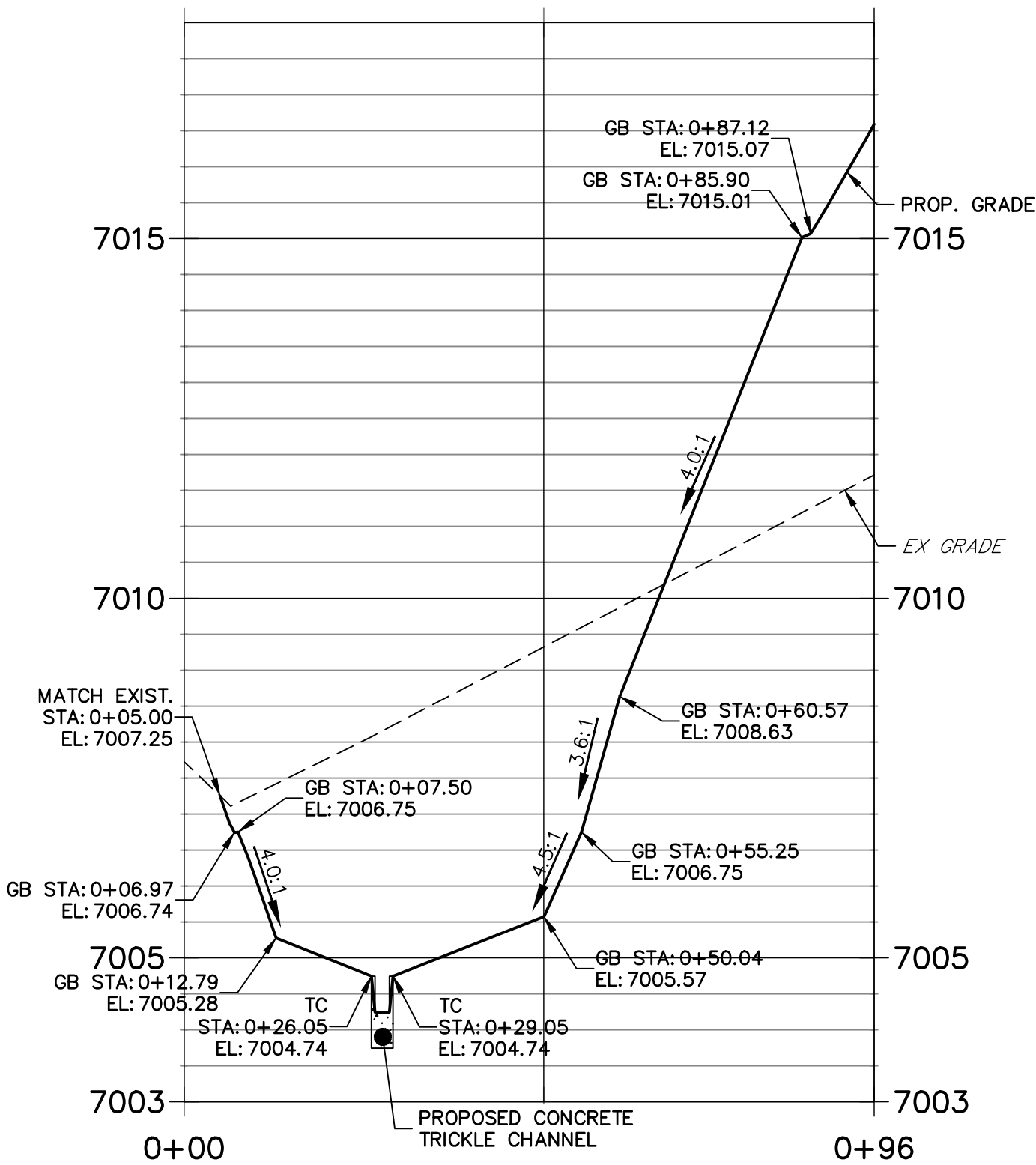


POND 4- PLAN

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



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



NOTES

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

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



Know what's below.  
Call before you dig.

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 10 OF 25

JOB NO. 25158.01

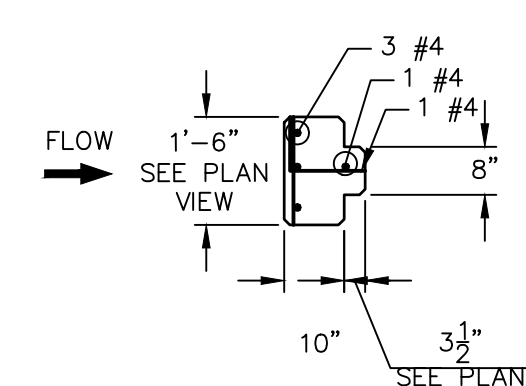
J.R. ENGINEERING  
A Western Company

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

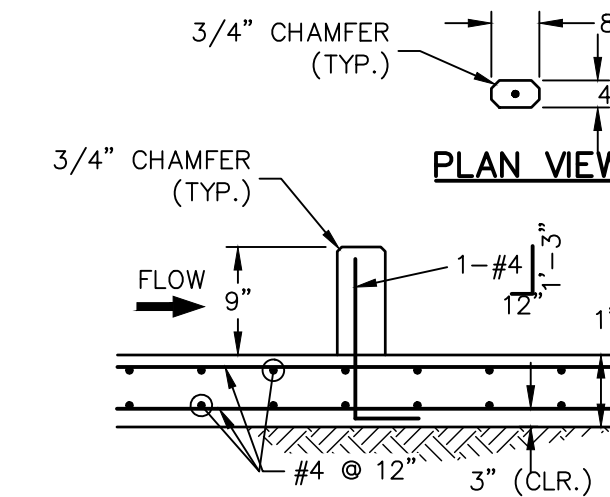
PT CLOVERLEAF, LLC  
1864 WOODMOOR DRIVE  
COLORADO SPRINGS, CO 80920  
ATTN: JOE DESJARDIN  
(719) 476-0800  
JDESJARDIN@PROTERRACO.COM

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

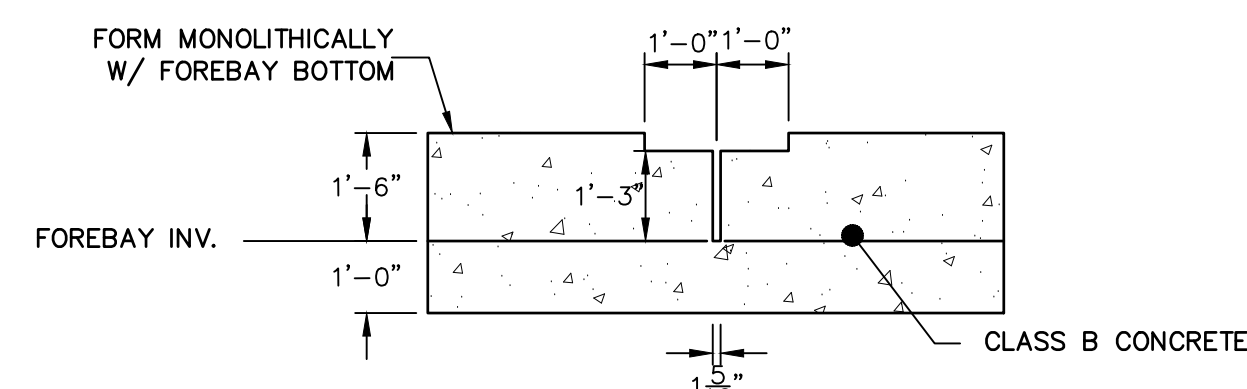




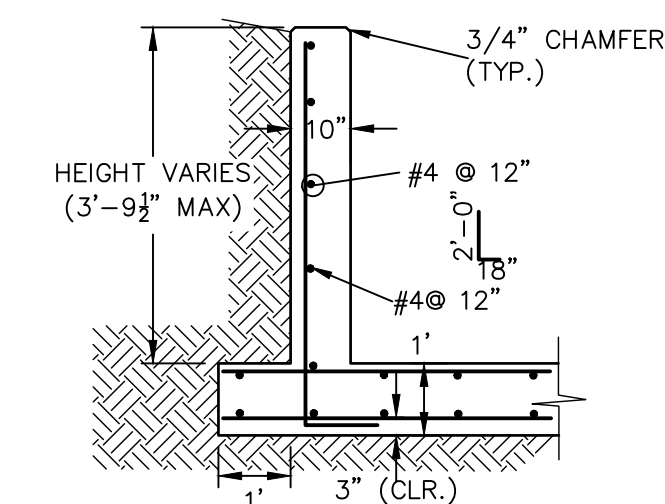
SCALE: 3/8"=1'



SCALE: 3/8"=1'



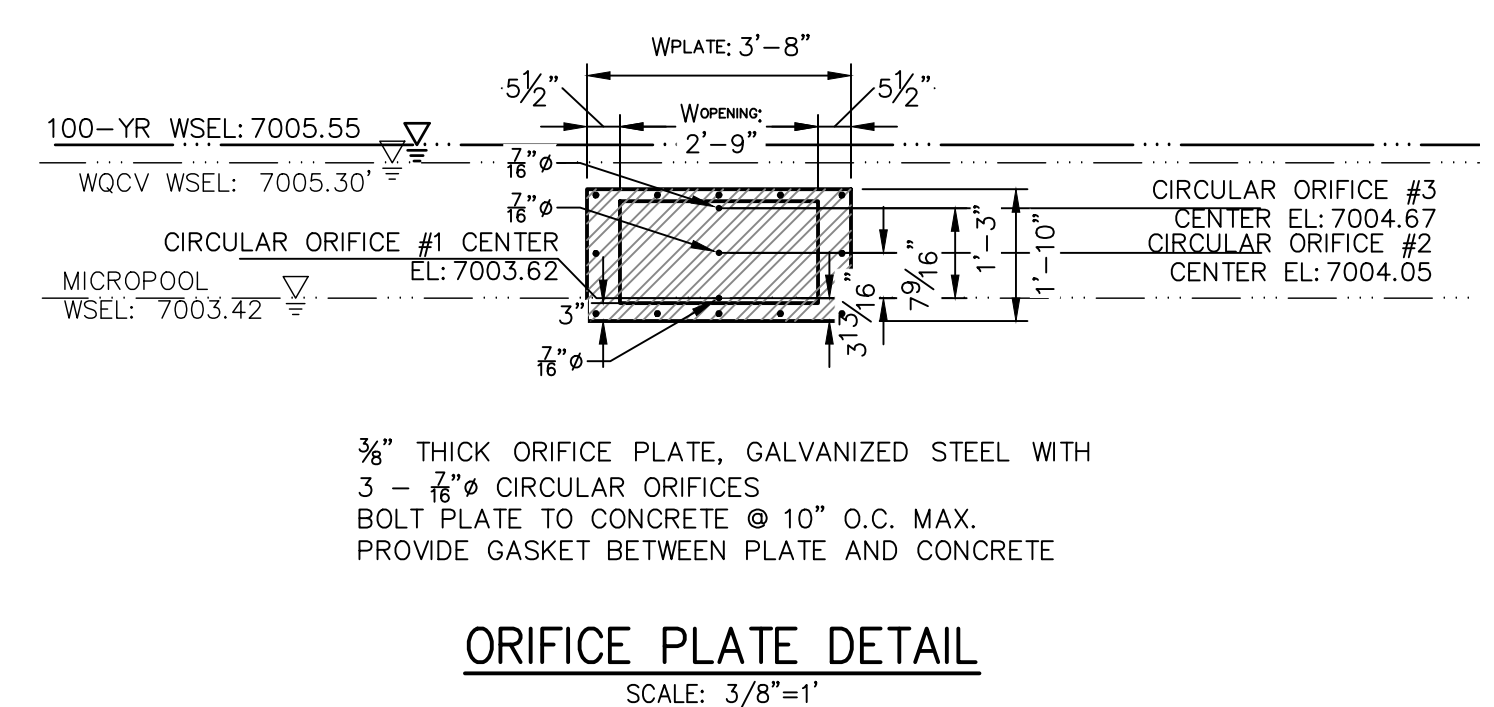
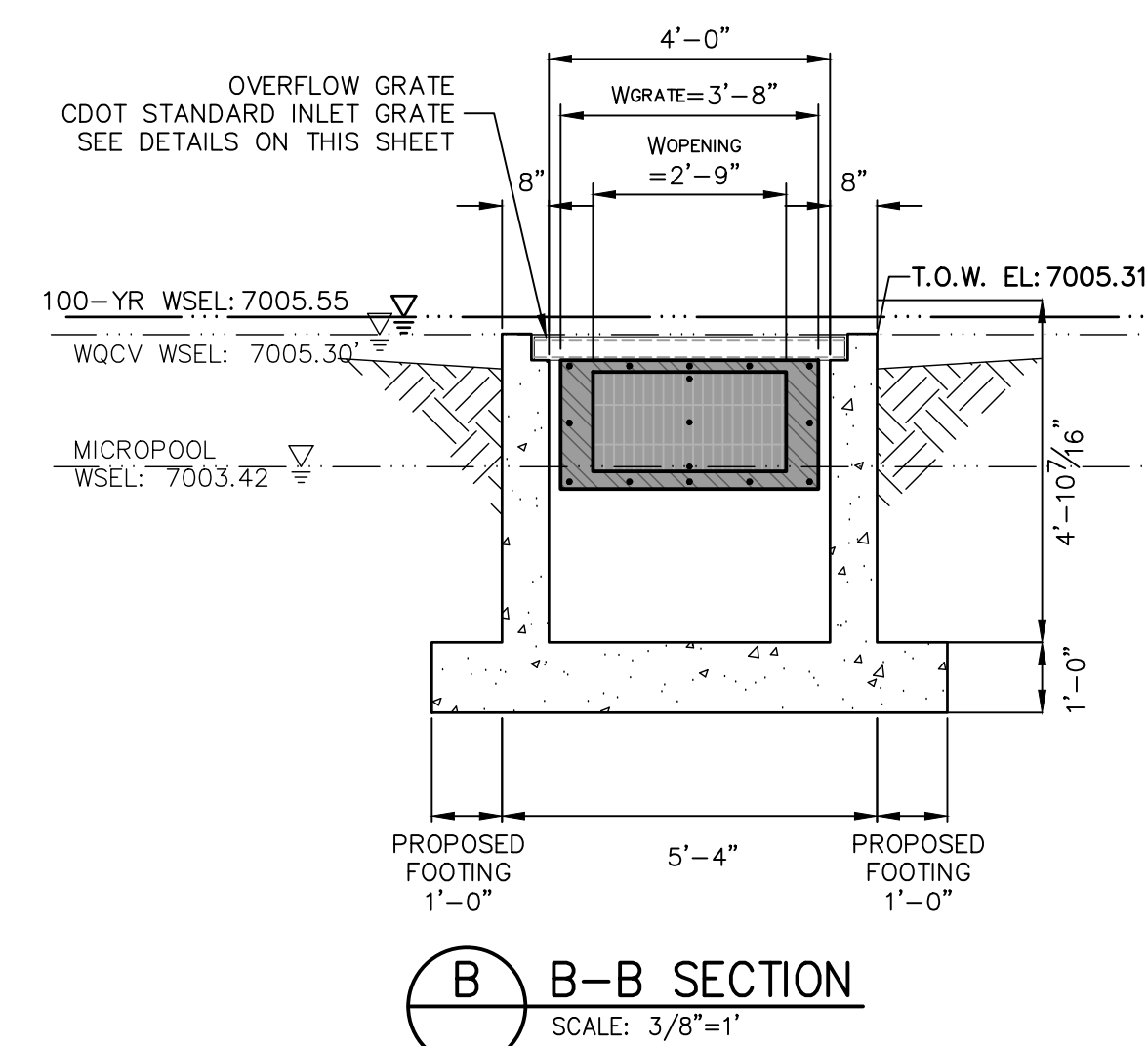
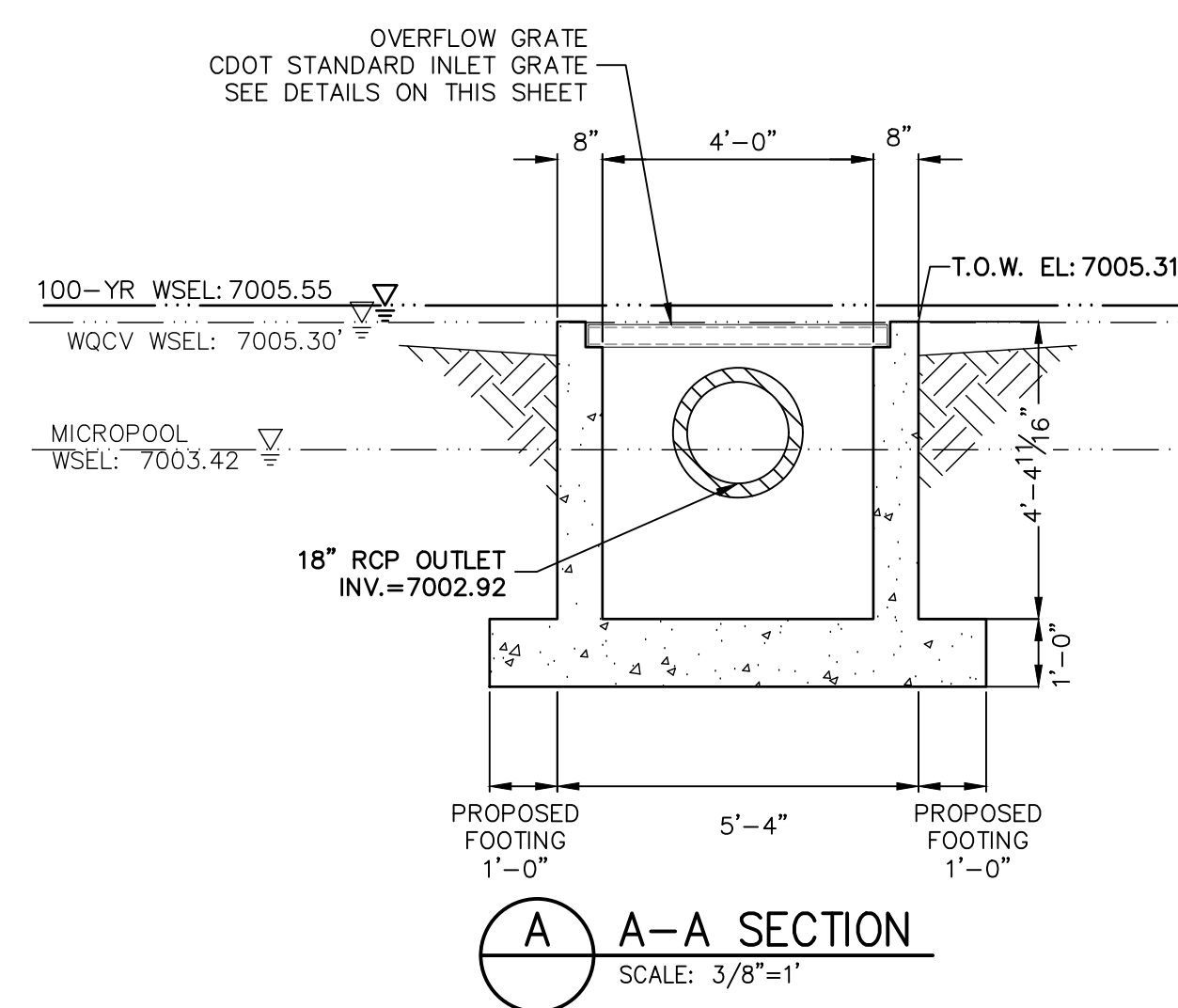
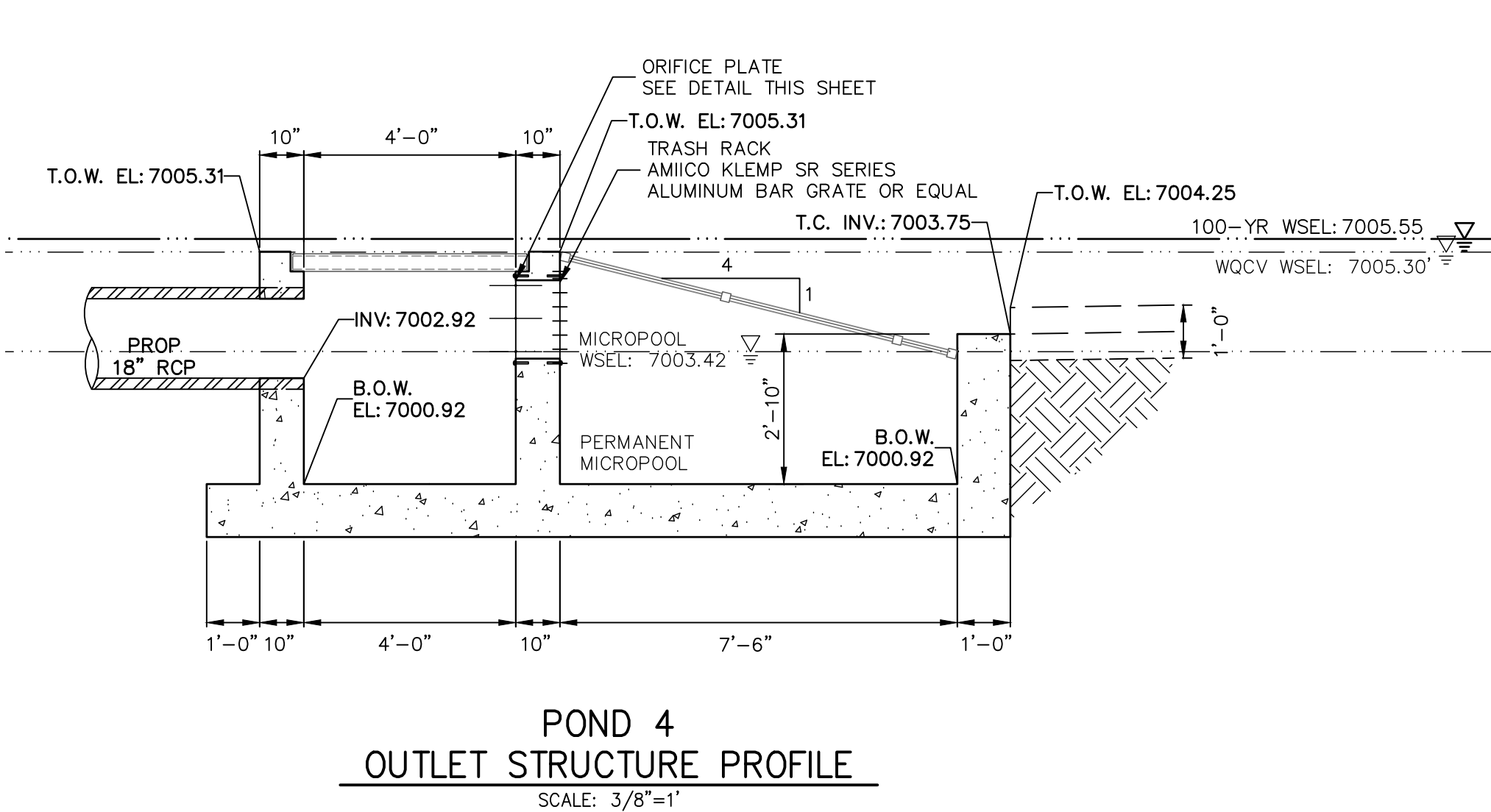
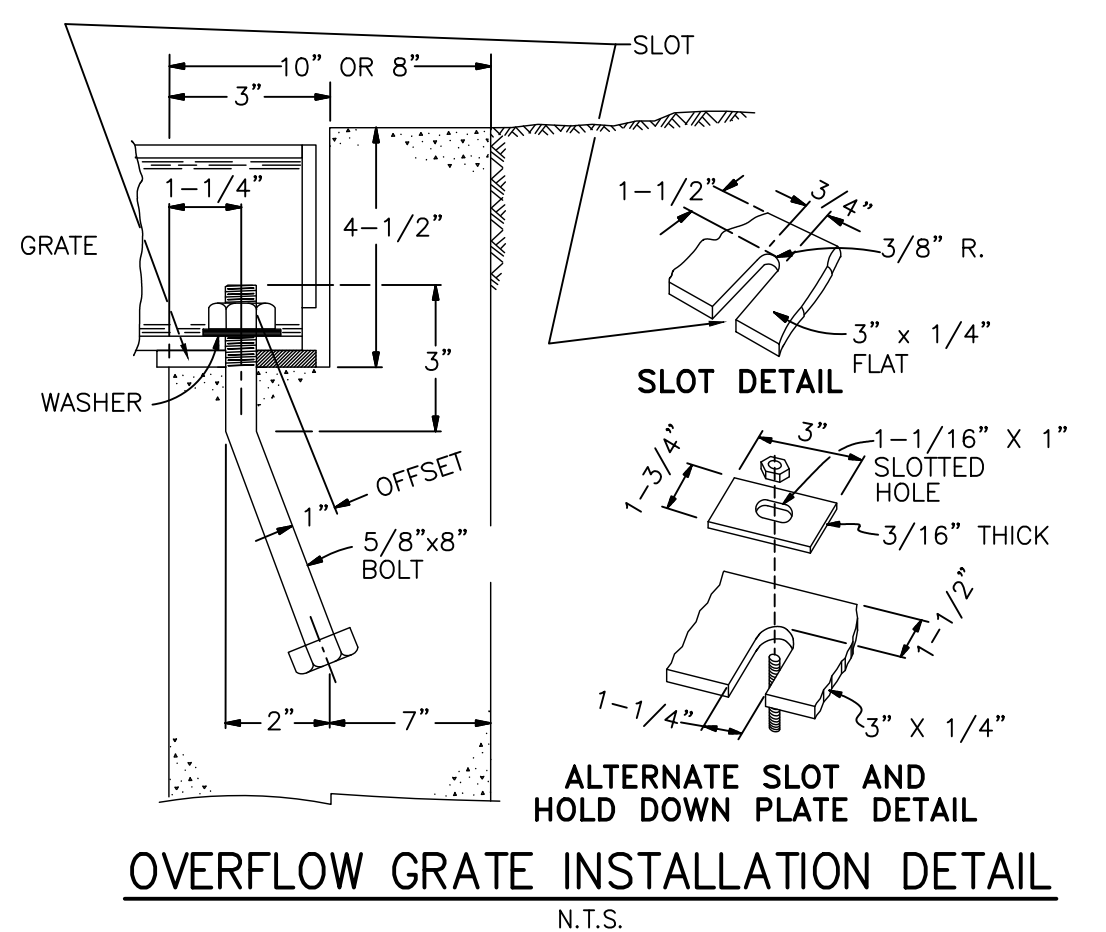
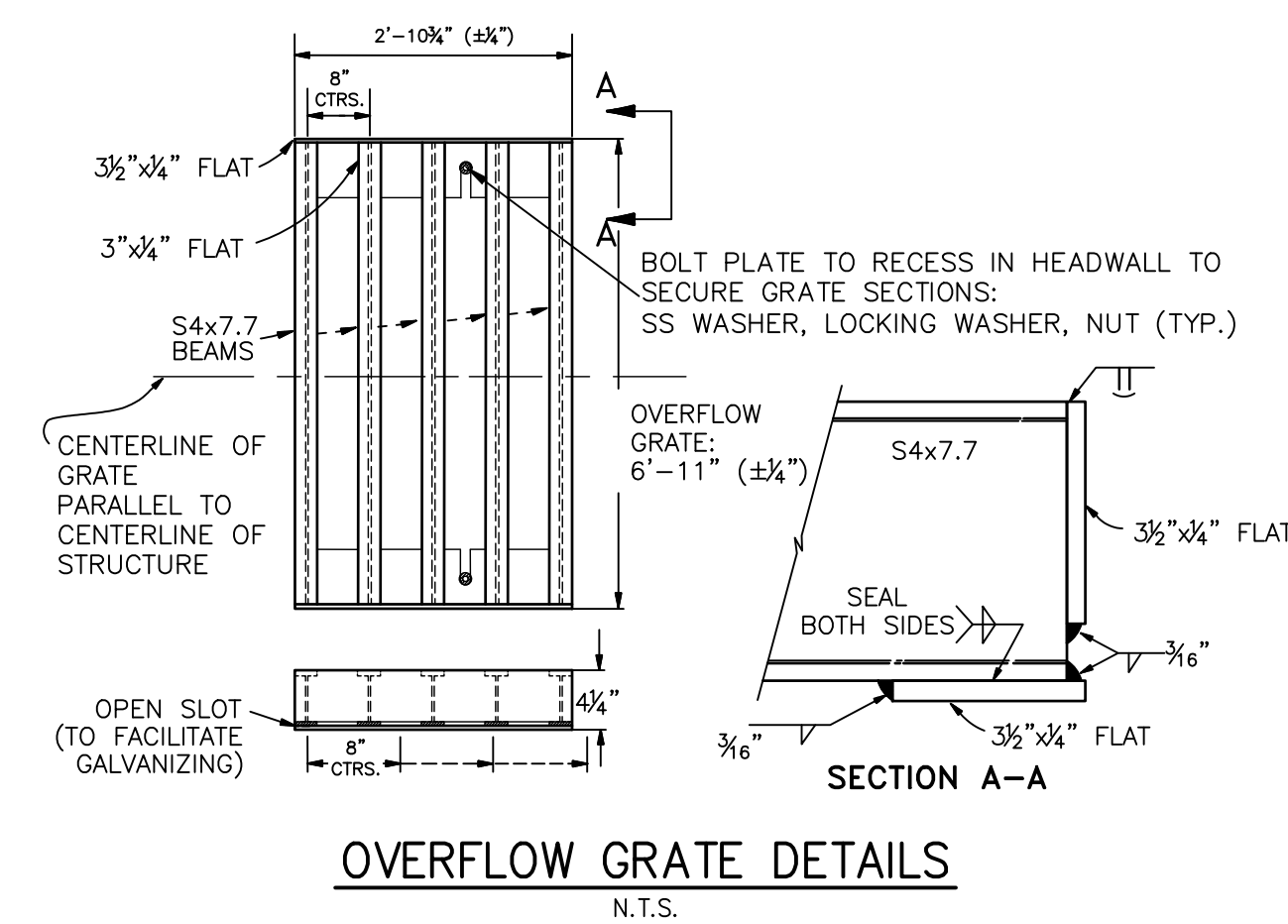
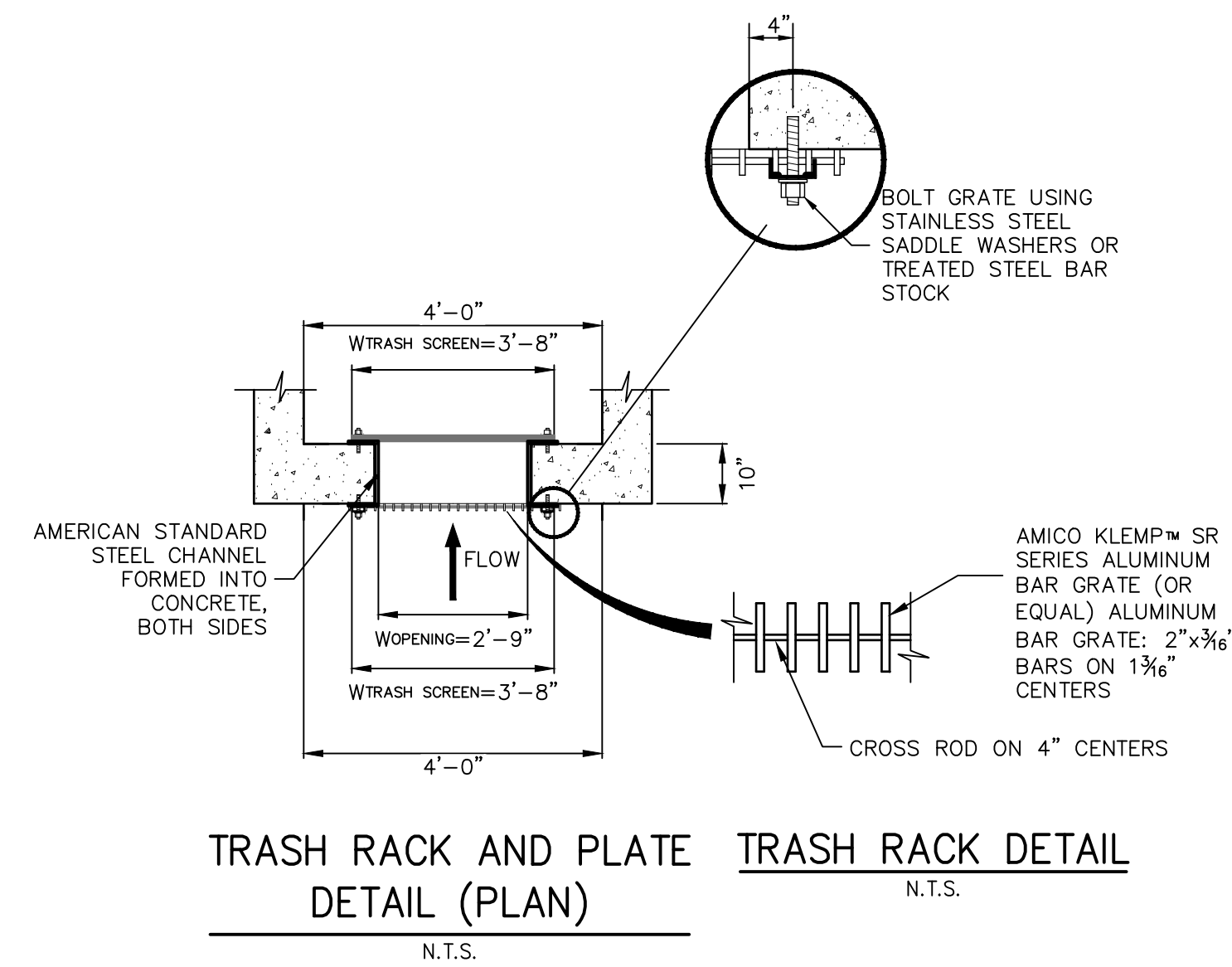
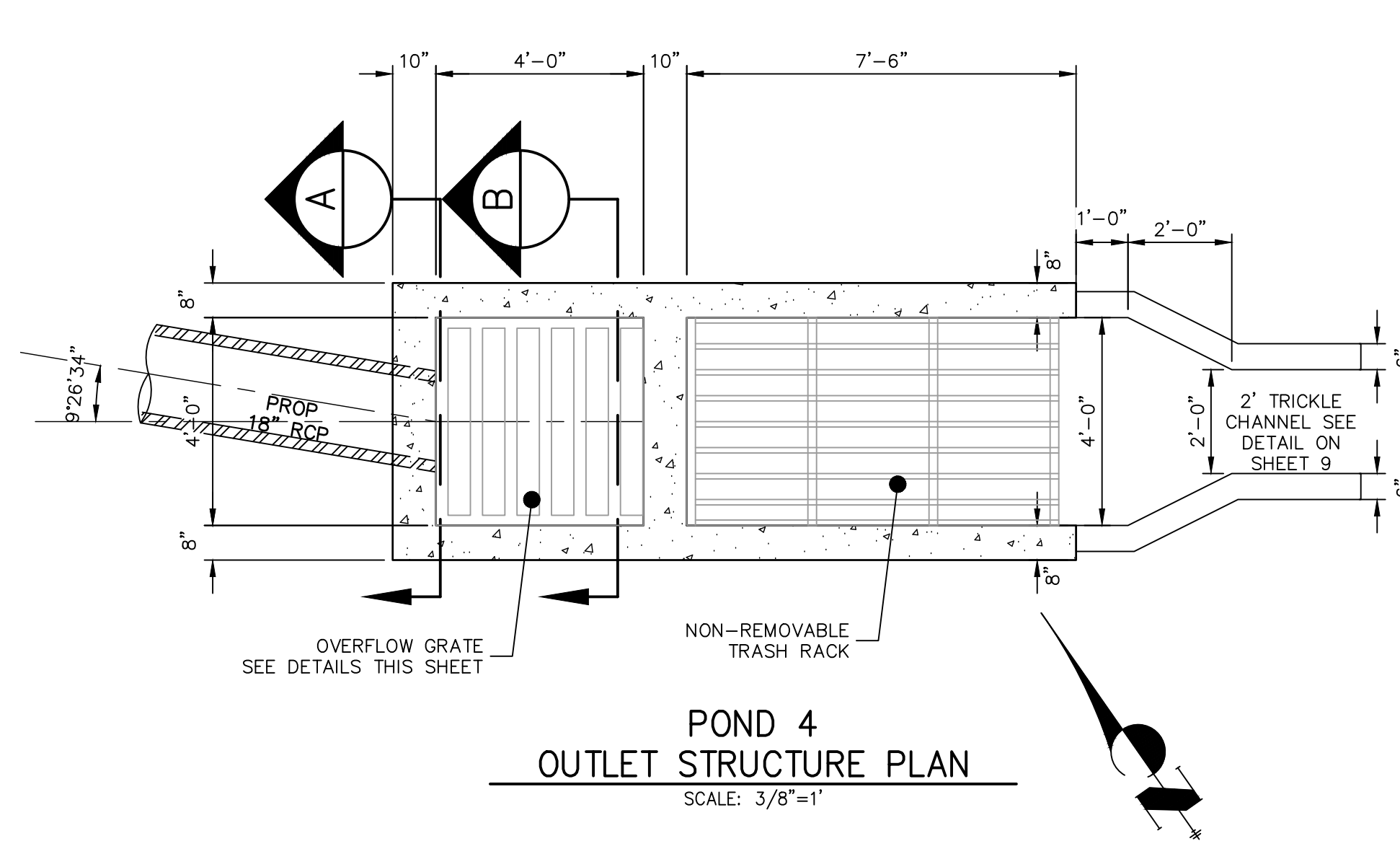
SCALE: 3/8"=1'



SCALE: N.T.S.

SCALE:  $3/8"=1$





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

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

**J&K ENGINEERING**  
A Westrian Company

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

[illegible]

NO.	25158.01
12	OF 25
POND PLANS AND DETAILS	



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, L



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: 456816.97 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

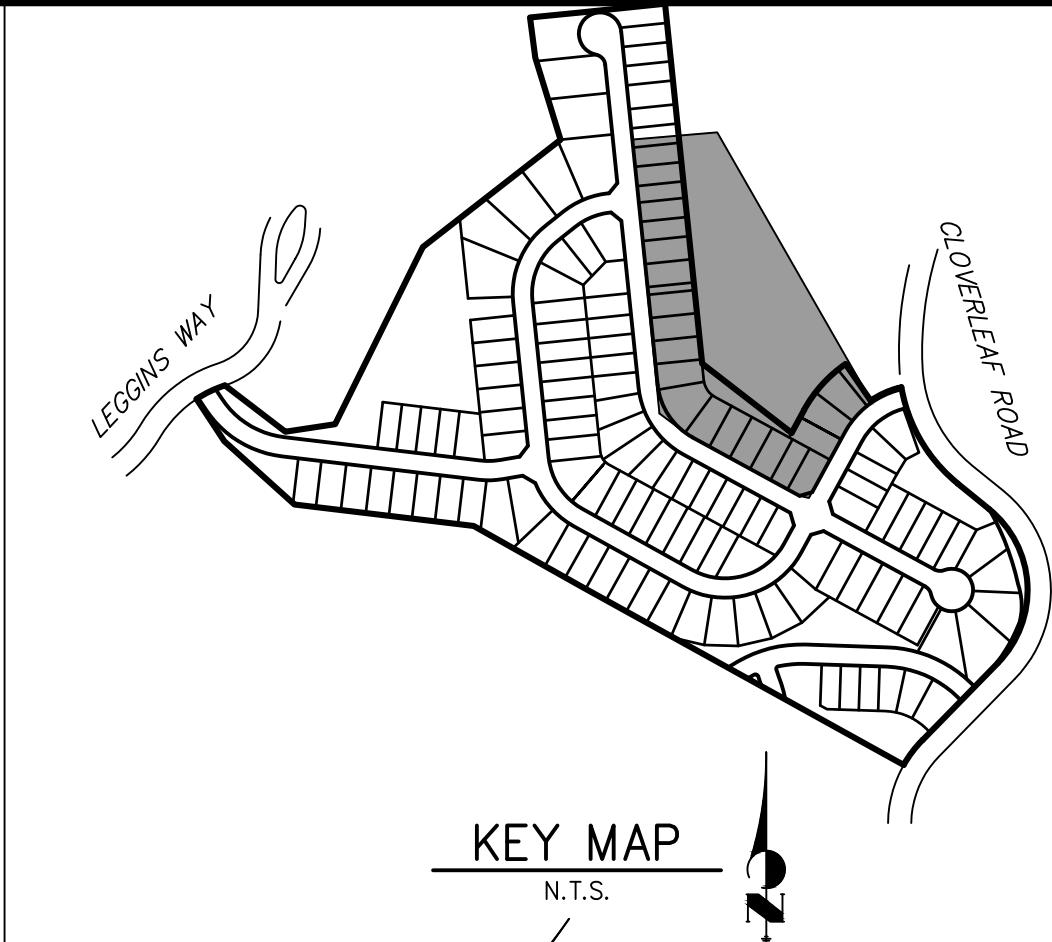
POINT TABULATION		
ID NO.	DESCRIPTION	NORTHING/EASTING
P1-T3	TOE	N: 456297.00 E: 186626.13
P1-T4	TOE	N: 456229.46 E: 186634.03
P1-T5	TOE	N: 456203.09 E: 186641.82
P1-T6	TOE	N: 456159.05 E: 186658.38
P1-T7	TOE	N: 456125.16 E: 186675.84
P1-T8	TOE	N: 456091.08 E: 186699.84
P1-T9	TOE	N: 455983.58 E: 186797.19
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: 456137.86 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: 455867.59 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: 186601.46
P1-TC13	TRICKLE CHANNEL	N: 456163.88 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'



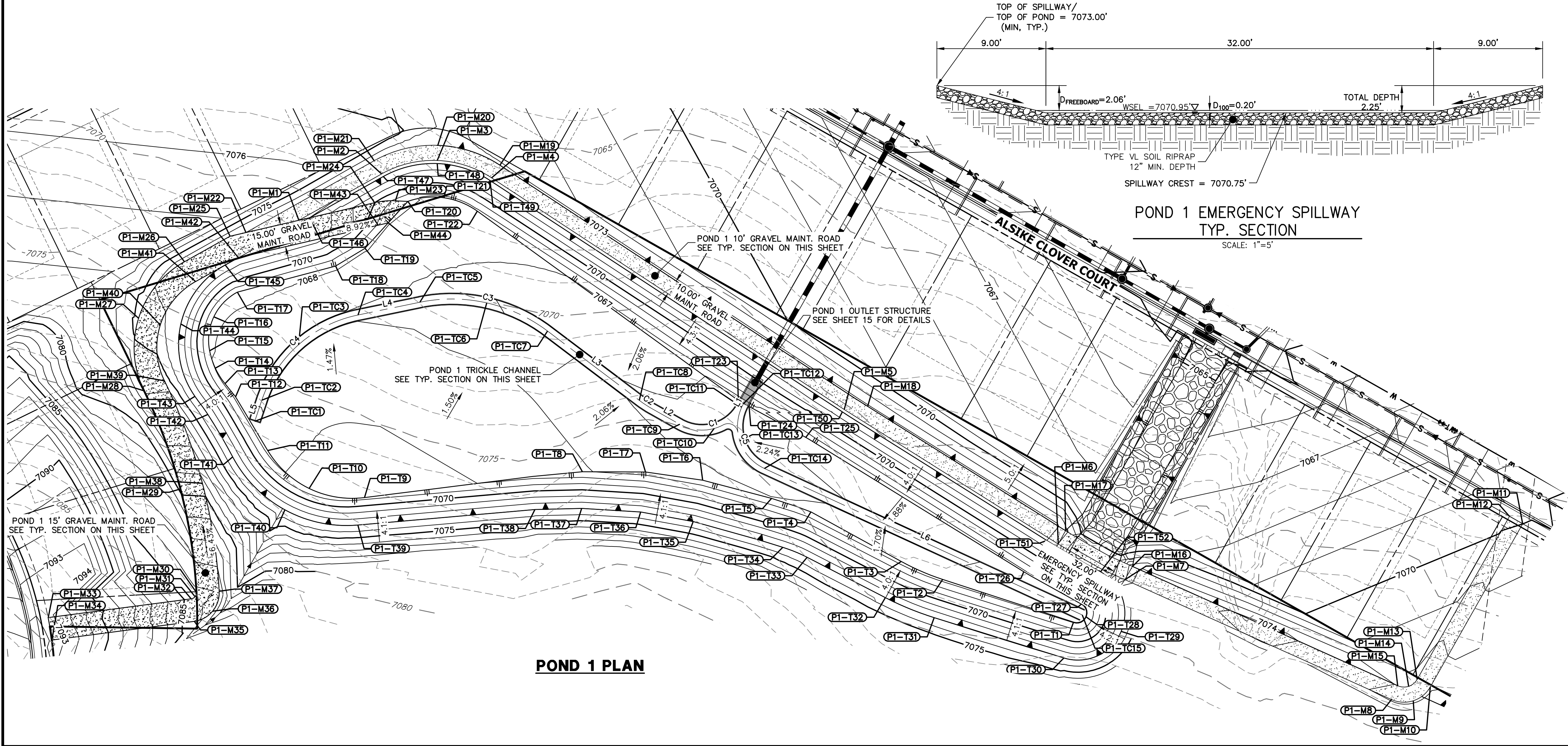
### NOTES

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



Know what's below.  
Call before you dig.

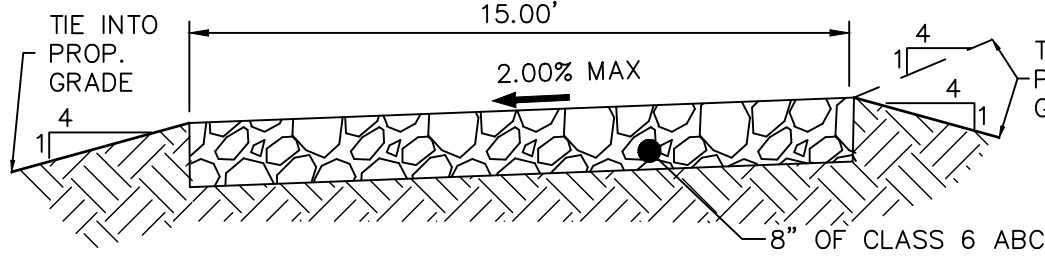
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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



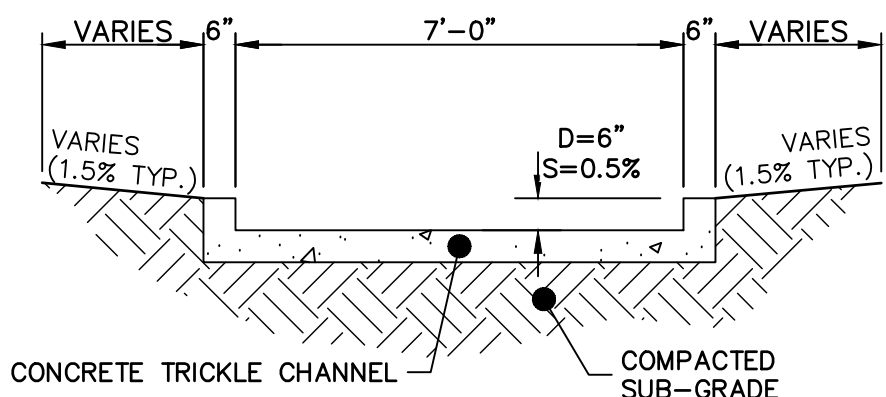
POND 1 PLAN

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.

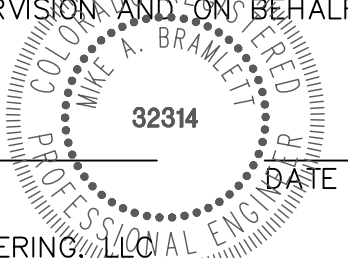


POND 1 TRICKLE CHANNEL  
SCALE: 1"=3'

### 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



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

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

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

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

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

CLOVERLEAF FILING 2

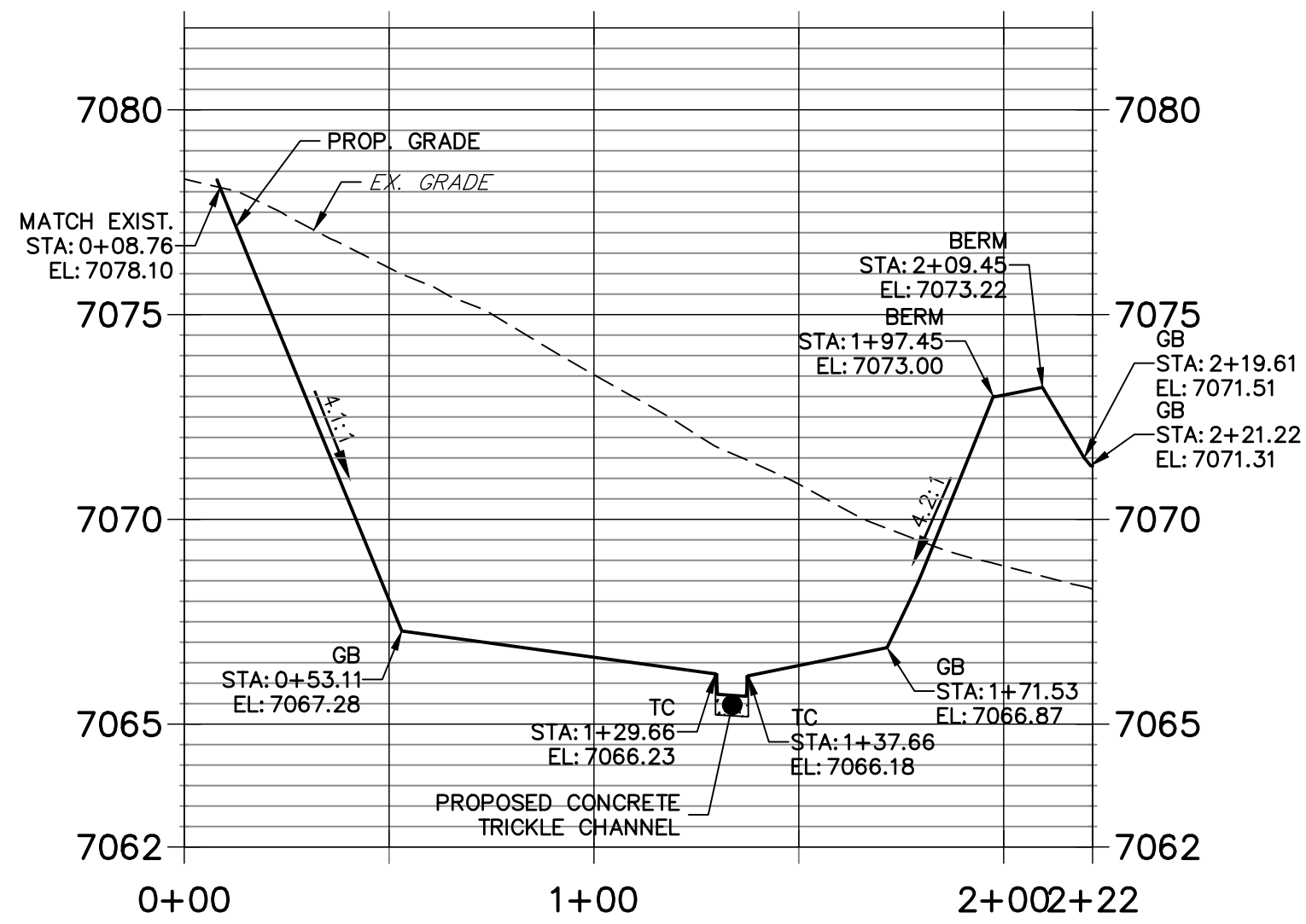
POND PLANS AND DETAILS

SHEET 13 OF 25

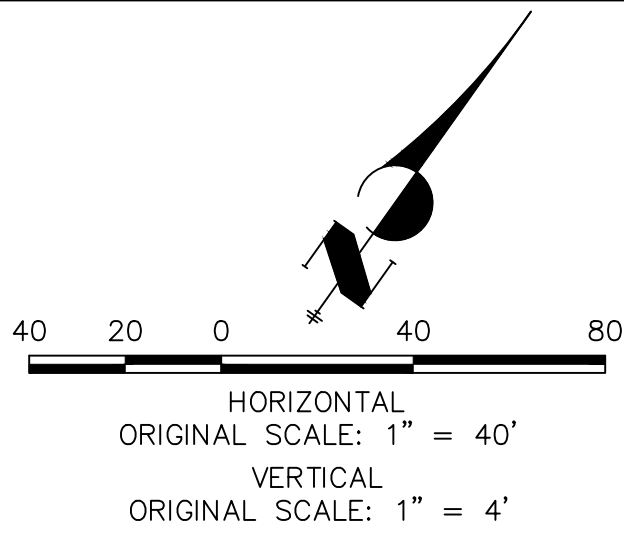
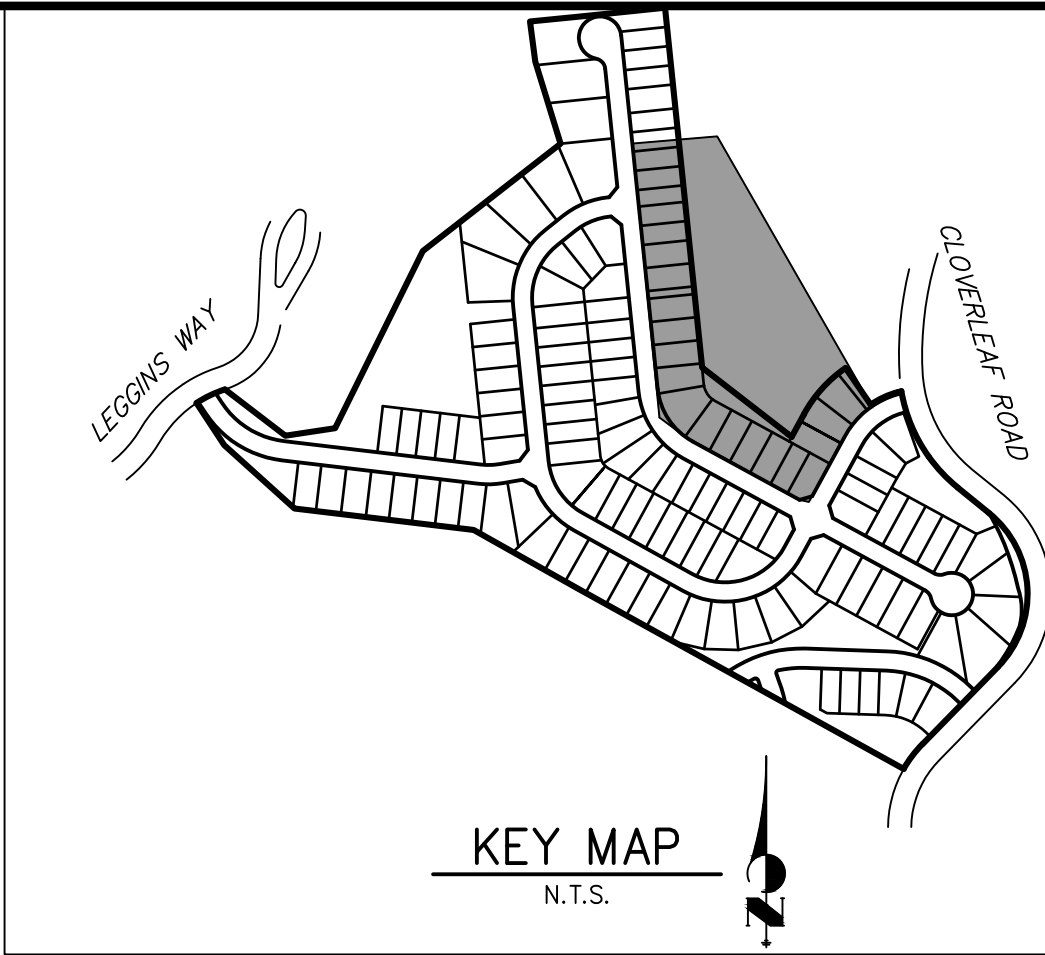
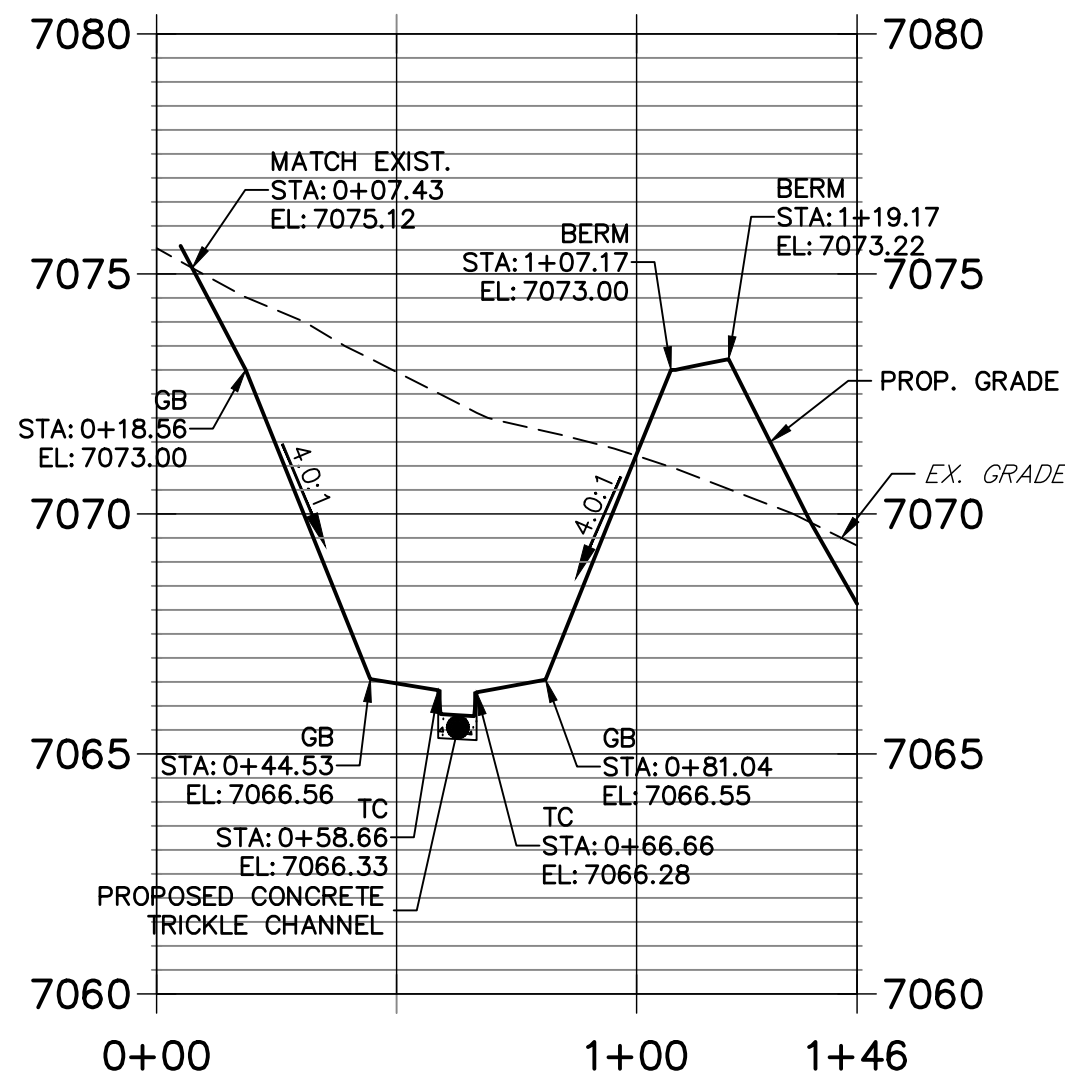
JOB NO. 25158.01



P1-1 PROFILE  
STA 0+00.00 TO 2+21.69



P1-2 PROFILE  
STA 0+00.00 TO 1+45.94



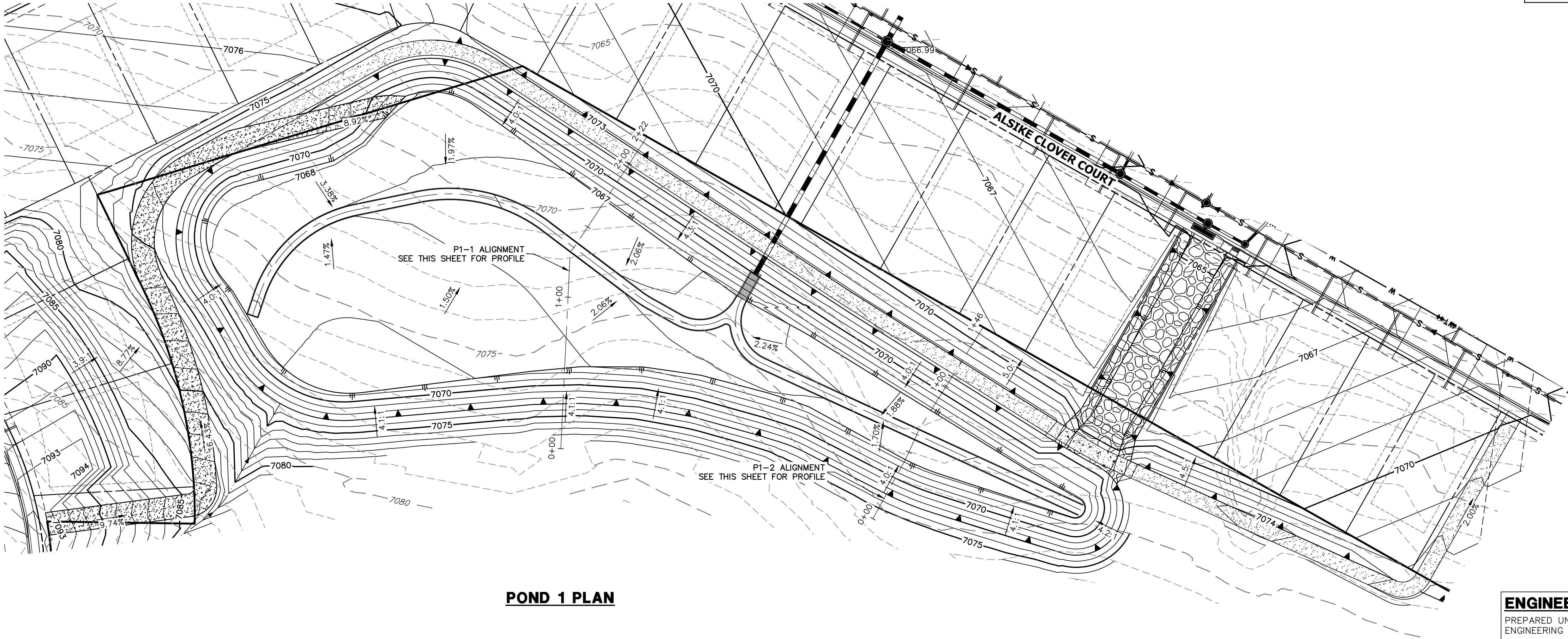
NOTES

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

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



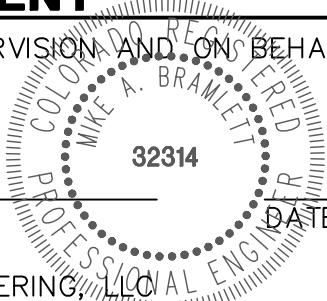
Know what's below.  
Call before you dig.



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 14 OF 25

JOB NO. 25158.01

BY	DATE	REVISION	No.	1"=40'	1"=4'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						05/10/21	GVT	GVT	

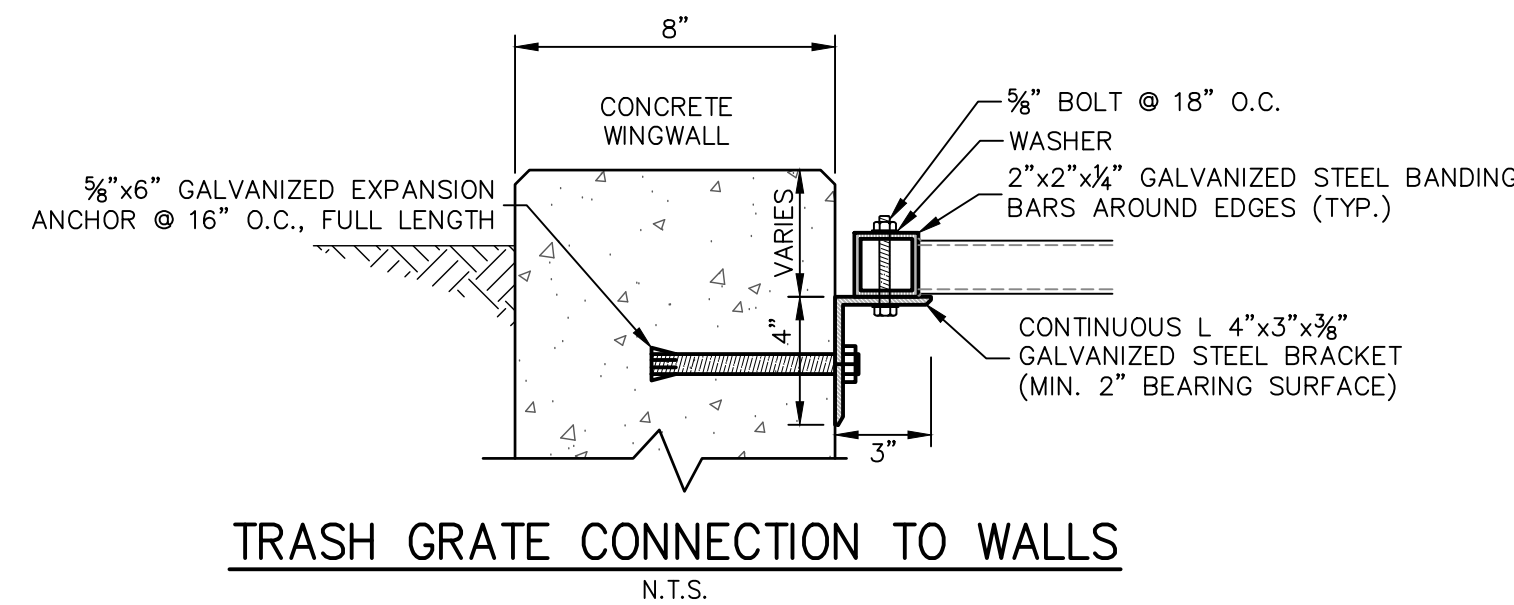
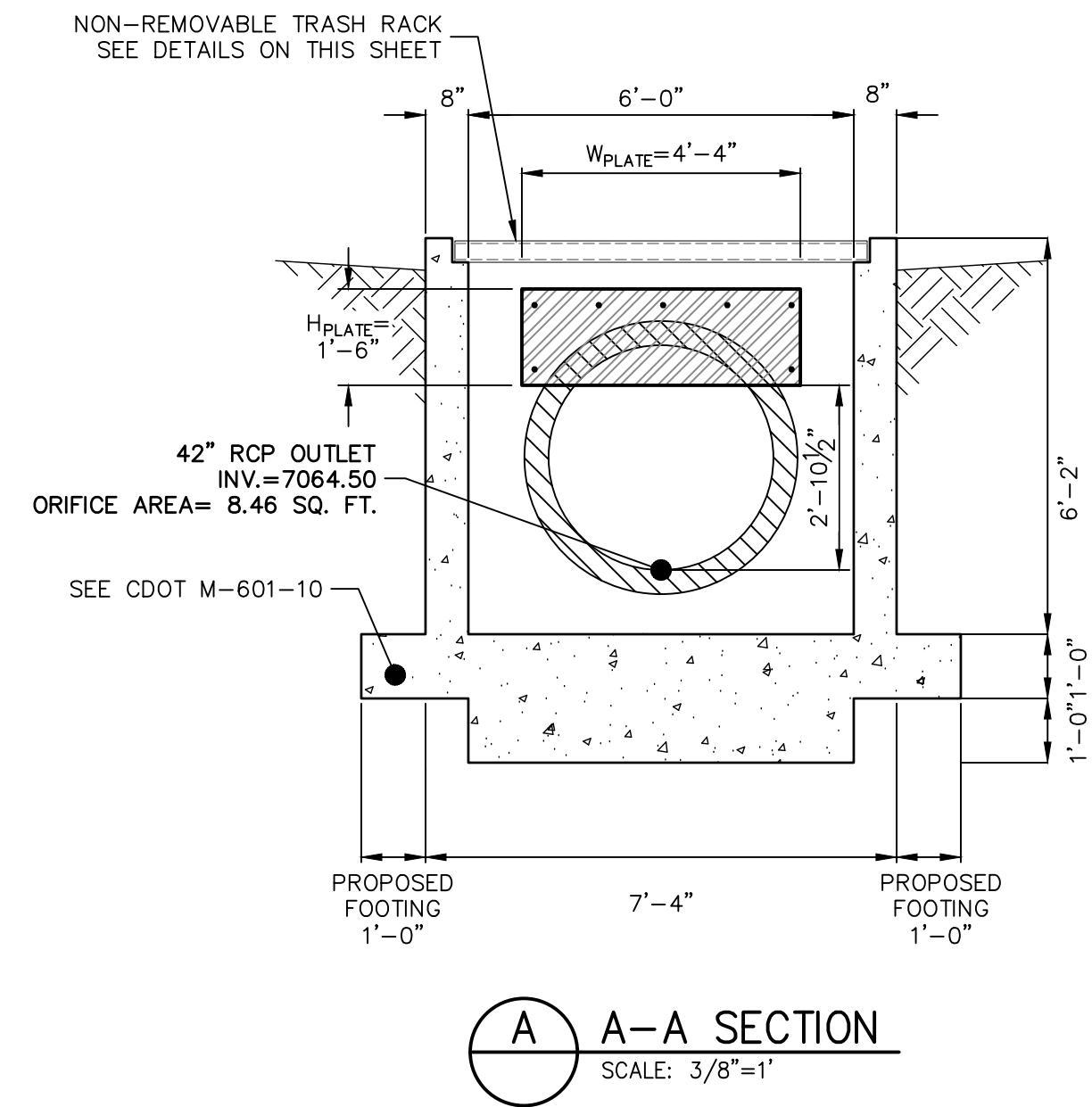
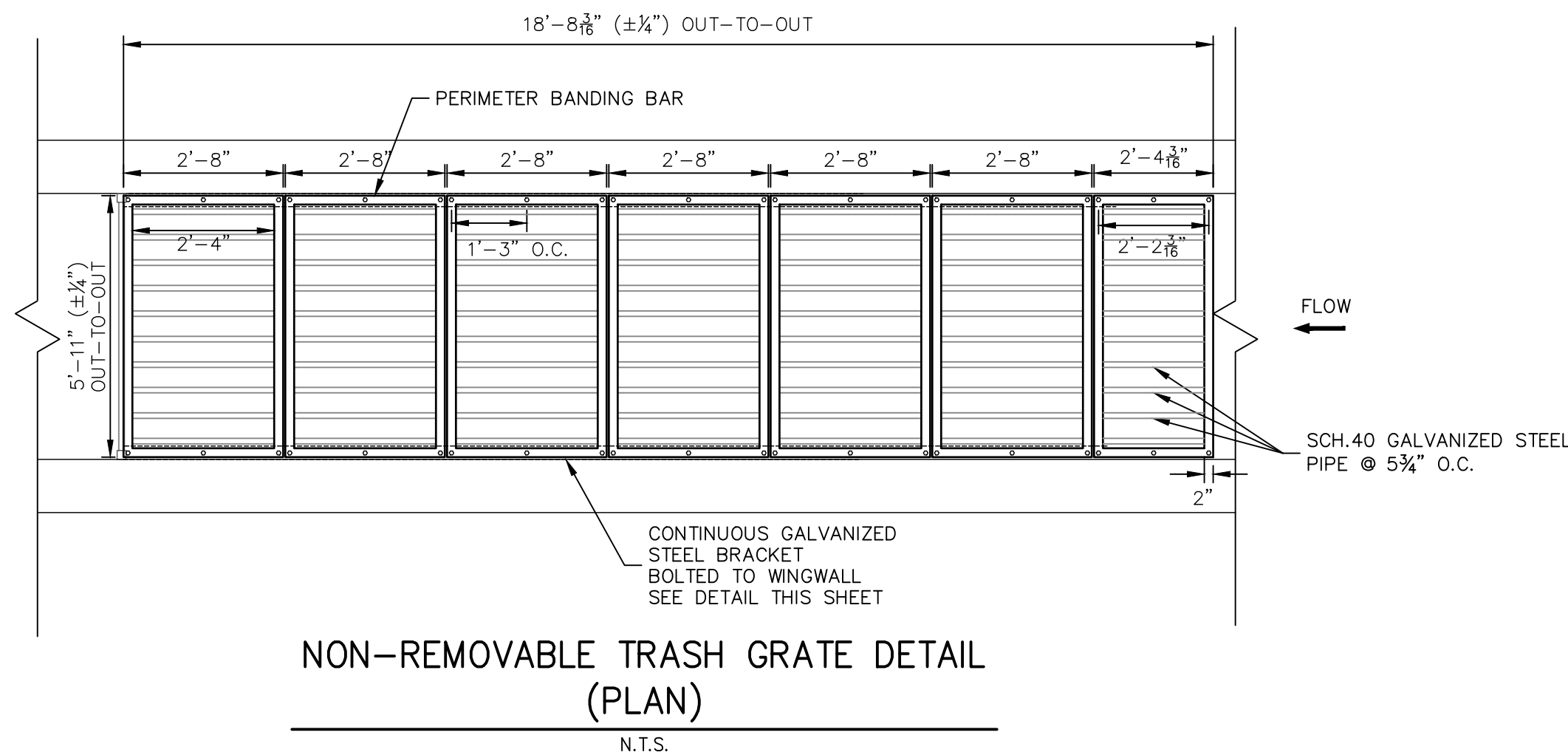
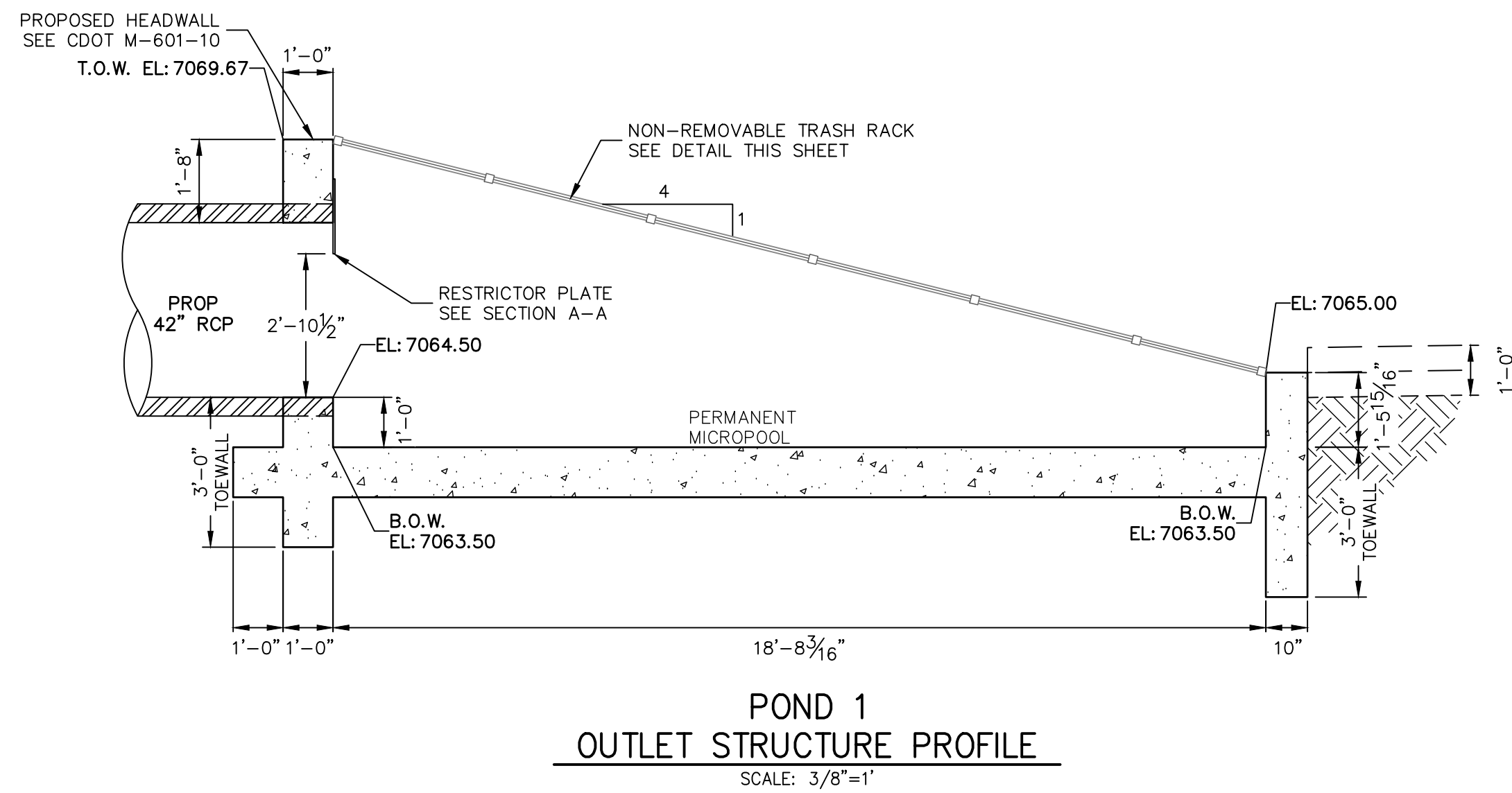
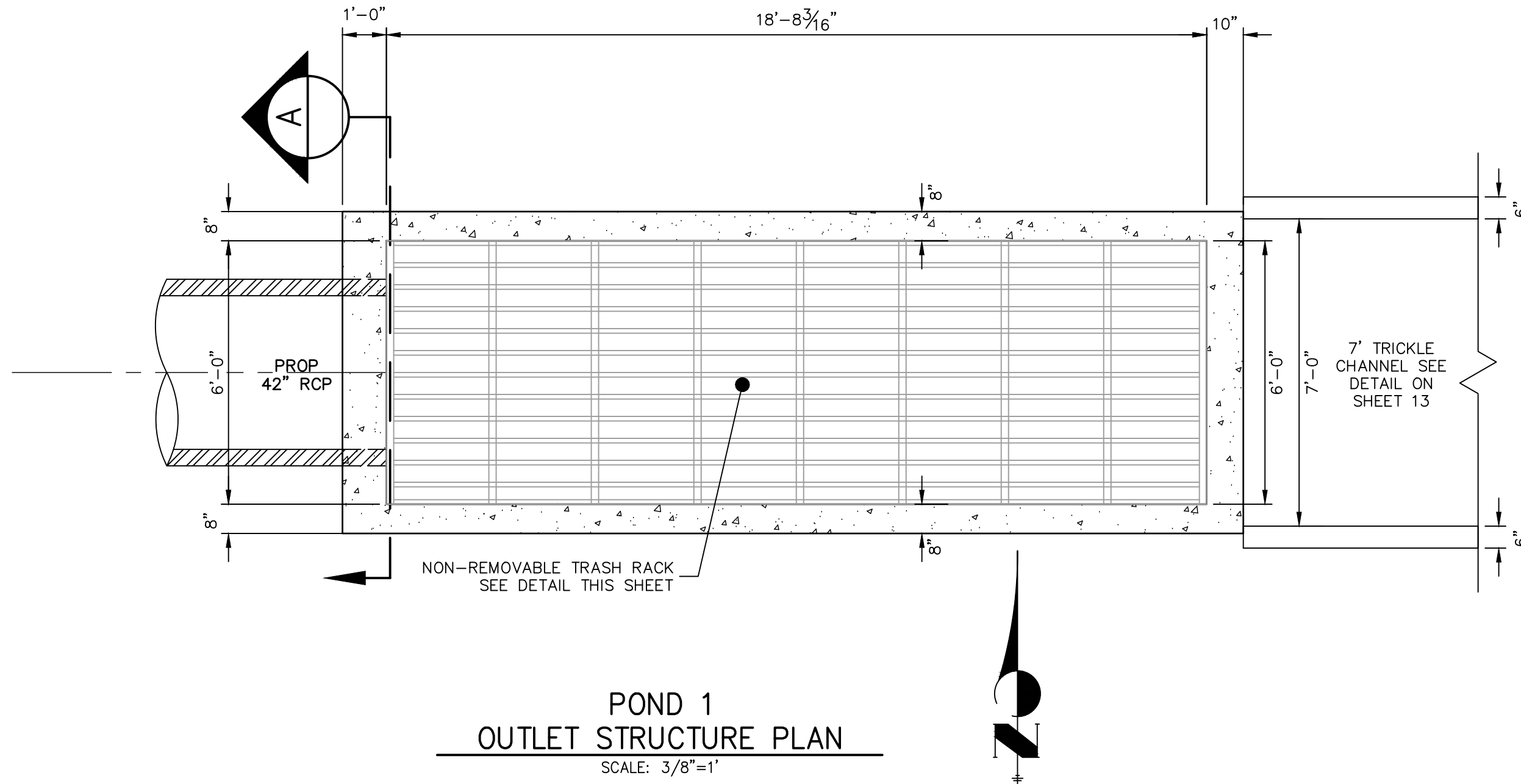
J.R. ENGINEERING  
A Western Company

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

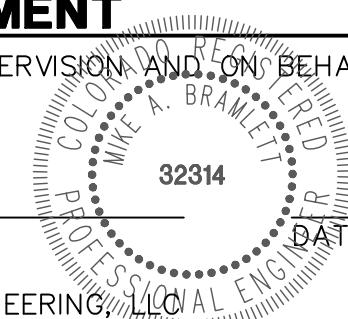




#### ENGINEER'S STATEMENT

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

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



UNTIL SUCH TIME AS  
THESE DRAWINGS ARE  
APPROVED BY THE  
APPROPRIATE REVIEWING  
AGENCIES, OR ENGINEERING  
FIRM, THEIR USE  
HEREIN IS NOT TO BE  
DESIGNATED BY WRITTEN  
AUTHORIZATION.



POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P2-M1	MAINT. ROAD	N: 455732.46 E: 185646.43	7024.96
P2-M2	MAINT. ROAD	N: 455873.71 E: 185680.33	7029.59
P2-M3	MAINT. ROAD	N: 455879.71 E: 185682.16	7029.53
P2-M4	MAINT. ROAD	N: 455885.10 E: 185685.34	7029.84
P2-M5	MAINT. ROAD	N: 455870.73 E: 185695.04	7029.88
P2-M6	MAINT. ROAD	N: 455873.67 E: 185695.89	7029.84
P2-M7	MAINT. ROAD	N: 455876.28 E: 185697.48	7030.09
P2-S1	SPILLWAY TOE	N: 455826.95 E: 185716.57	7027.84
P2-S2	SPILLWAY TOE	N: 455727.56 E: 185687.58	7027.21
P2-S3	SPILLWAY TOE	N: 455729.47 E: 185671.48	7026.33
P2-S4	SPILLWAY TOE	N: 455831.43 E: 185701.21	7027.84
P2-S5	SPILLWAY TOE	N: 455869.23 E: 185700.29	7028.00
P2-S6	SPILLWAY TOP	N: 455824.15 E: 185726.17	7030.34
P2-S7	SPILLWAY TOP	N: 455726.36 E: 185697.65	7027.75
P2-S8	SPILLWAY TOP/MAINT. ROAD	N: 455730.67 E: 185661.41	7025.78
P2-S9	SPILLWAY TOP	N: 455834.23 E: 185691.61	7030.12
P2-T1	TOE	N: 456196.51 E: 185860.07	7026.60

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P2-T2	TOE	N: 456194.31 E: 185886.26	7026.49
P2-T3	TOE	N: 456192.25 E: 185910.80	7026.71
P2-T4	TOE/FOREBAY	N: 456074.58 E: 185921.13	7026.28
P2-T5	TOE/FOREBAY	N: 456058.98 E: 185922.64	7026.28
P2-T6	TOE	N: 455935.99 E: 185933.24	7025.70
P2-T7	TOE	N: 455873.95 E: 185908.84	7025.43
P2-T8	TOE/FOREBAY	N: 455856.09 E: 185843.33	7025.17
P2-T9	TOE/FOREBAY	N: 455858.58 E: 185830.11	7024.95
P2-T10	TOE	N: 455873.27 E: 185751.88	7022.81
P2-T11	TOE	N: 455874.19 E: 185748.55	7022.74
P2-T12	TOE	N: 455875.68 E: 185745.43	7022.67
P2-T13	TOE	N: 455877.69 E: 185742.61	7022.59
P2-T14	TOE	N: 455883.54 E: 185737.91	7022.57
P2-T15	TOE	N: 455902.00 E: 185753.40	7023.31
P2-T16	TOE	N: 455940.54 E: 185760.17	7024.51
P2-T17	TOE	N: 455982.65 E: 185755.05	7026.17
P2-T18	TOE	N: 456091.94 E: 185790.68	7026.60

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P2-T19	TOP	N: 456225.18 E: 185919.99	7030.00
P2-T20	TOP/FOREBAY	N: 456072.49 E: 185939.85	7030.00
P2-T21	TOP/FOREBAY	N: 456064.83 E: 185940.62	7030.00
P2-T22	TOP	N: 455929.91 E: 185949.77	7030.00
P2-T23	TOP	N: 455868.78 E: 185929.80	7030.15
P2-T24	TOP	N: 455836.83 E: 185873.99	7030.00
P2-T25	TOP	N: 455844.40 E: 185742.36	7030.00
P2-T26	TOP	N: 455843.36 E: 185734.18	7028.00
P2-T27	TOP	N: 455845.39 E: 185717.09	7027.94
P2-T28	TOP	N: 455848.73 E: 185709.31	7027.94
P2-T29	TOP	N: 455855.75 E: 185704.57	7027.96
P2-T30	TOP/MAINT. ROAD	N: 455876.86 E: 185697.87	7030.15
P2-T31	TOP/MAINT. ROAD	N: 455935.15 E: 185719.07	7031.03
P2-T32	TOP/MAINT. ROAD	N: 456098.40 E: 185777.18	7029.96
P2-T33	TOP/MAINT. ROAD	N: 456209.92 E: 185852.13	7030.50
P2-T34	TOP/MAINT. ROAD	N: 455901.35 E: 185696.29	7031.38
P2-T35	TOP/MAINT. ROAD	N: 456102.93 E: 185768.78	7030.16

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P2-T36	TOP/MAINT. ROAD	N: 456215.47 E: 185843.81	7030.70
P2-T37	TOE/MAINT. ROAD	N: 455887.44 E: 185705.00	7031.16
P2-T38	TOE/MAINT. ROAD	N: 455964.90 E: 185757.21	7025.78
P2-TC1	TRICKLE CHANNEL	N: 456064.41 E: 185898.85	7024.65
P2-TC2	TRICKLE CHANNEL	N: 456052.26 E: 185870.89	7024.45
P2-TC3	TRICKLE CHANNEL	N: 456185.30 E: 185883.03	7025.76
P2-TC4	TRICKLE CHANNEL	N: 456023.30 E: 185854.35	7024.12
P2-TC5	TRICKLE CHANNEL	N: 455955.29 E: 185842.30	7023.43
P2-TC6	TRICKLE CHANNEL	N: 455918.85 E: 185824.82	7023.02
P2-TC7	TRICKLE CHANNEL	N: 455867.13 E: 185837.89	7023.29
P2-TC8	TRICKLE CHANNEL	N: 455893.79 E: 185827.22	7022.99
P2-TC9	TRICKLE CHANNEL	N: 455899.27 E: 185799.02	7022.69
P2-TC10	TRICKLE CHANNEL	N: 455896.72 E: 185791.00	7022.61
P2-TC11	TRICKLE CHANNEL	N: 455878.34 E: 185733.07	7022.00

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

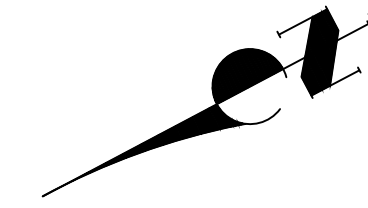
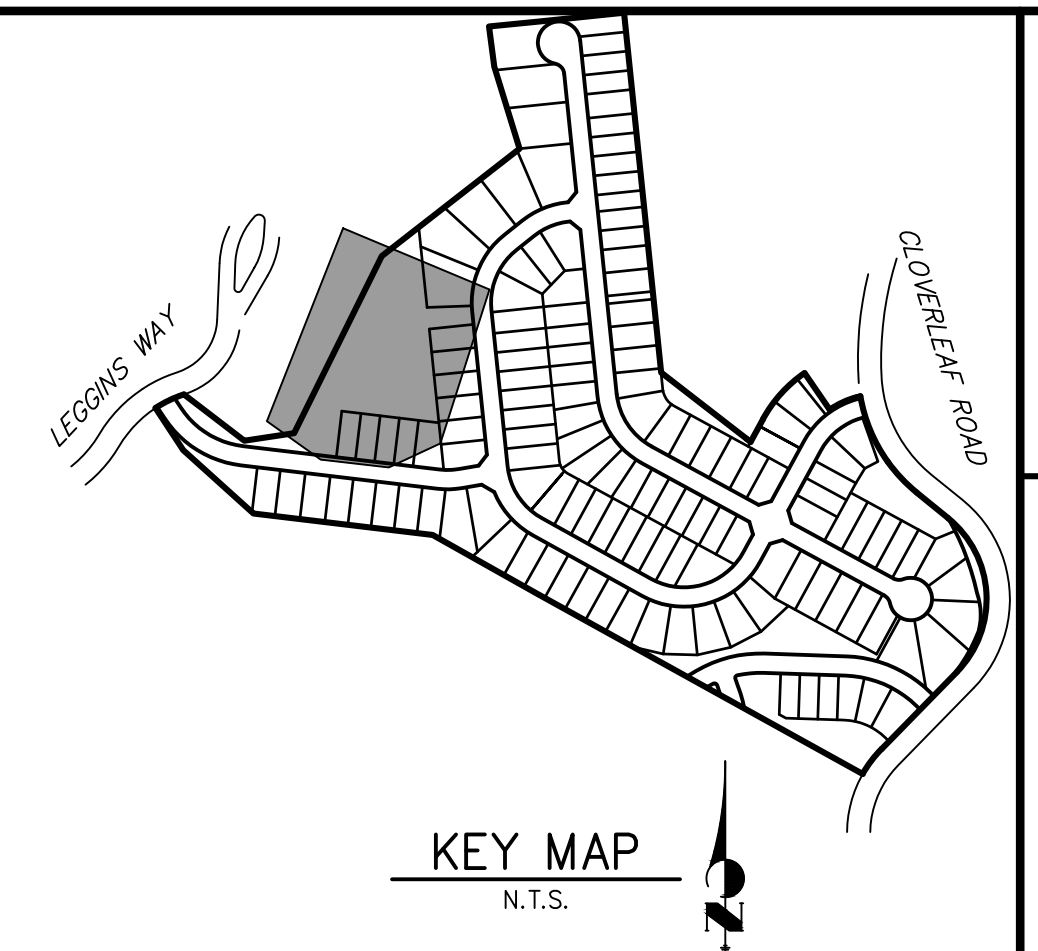
## NOTES

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



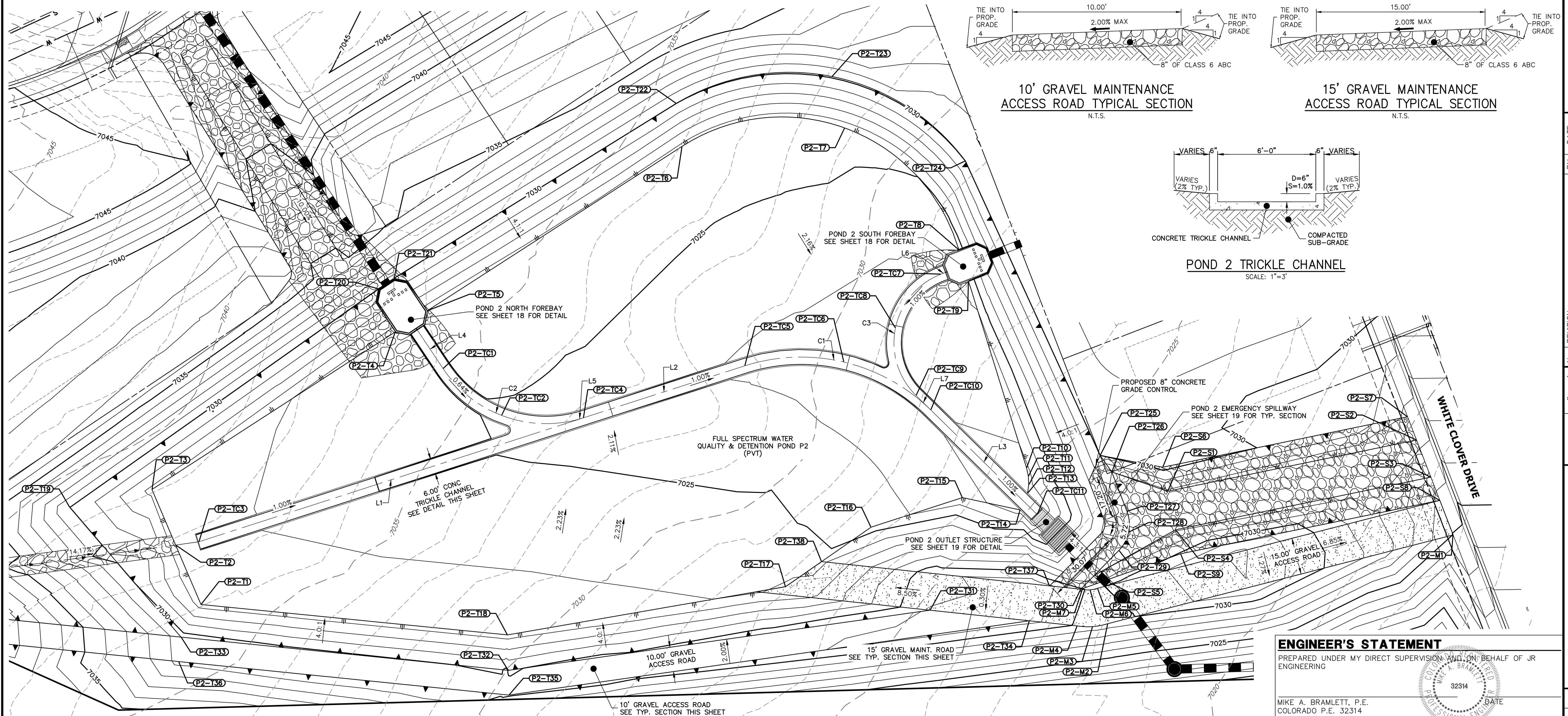
Know what's **below**.  
**Call** before you dig!

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



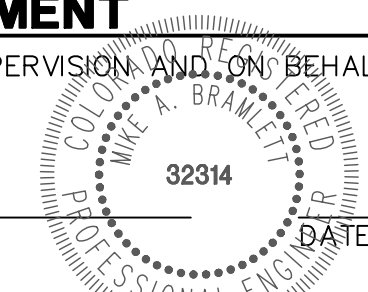
20 10 0 20 40

ORIGINAL SCALE: 1" = 20'



### **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

PREPARED FOR

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

**J·R ENGINEERING**  
A Westrian Company



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

[illegible]

CLOVERLEAF FILING 2

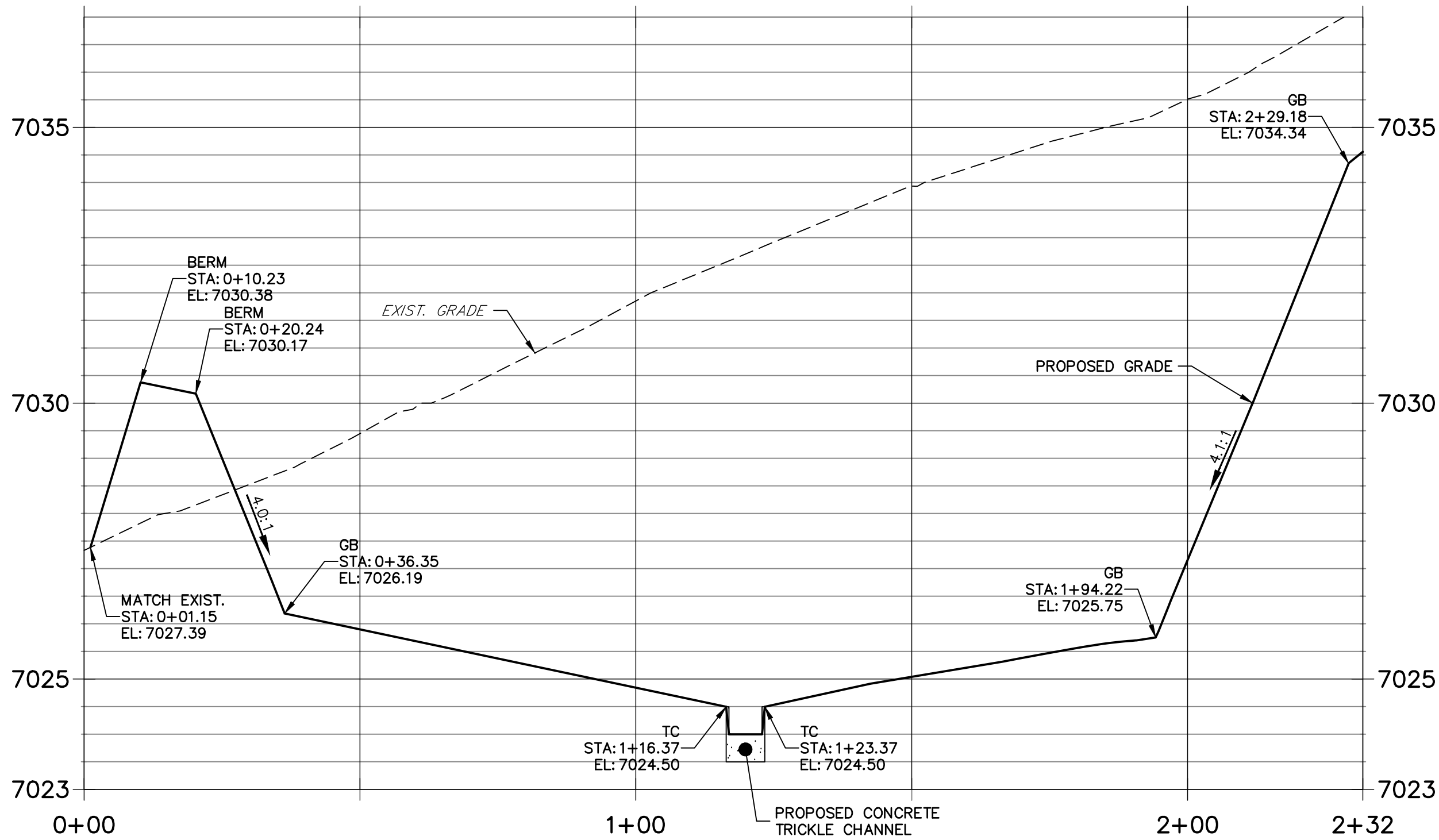
## POND PLANS AND DETAILS

SHEET 16 OF 25

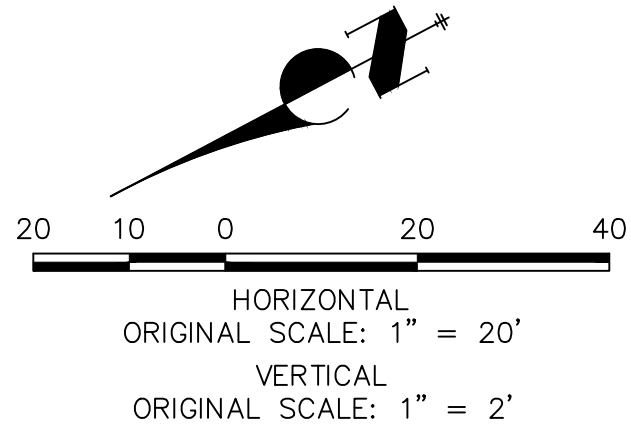
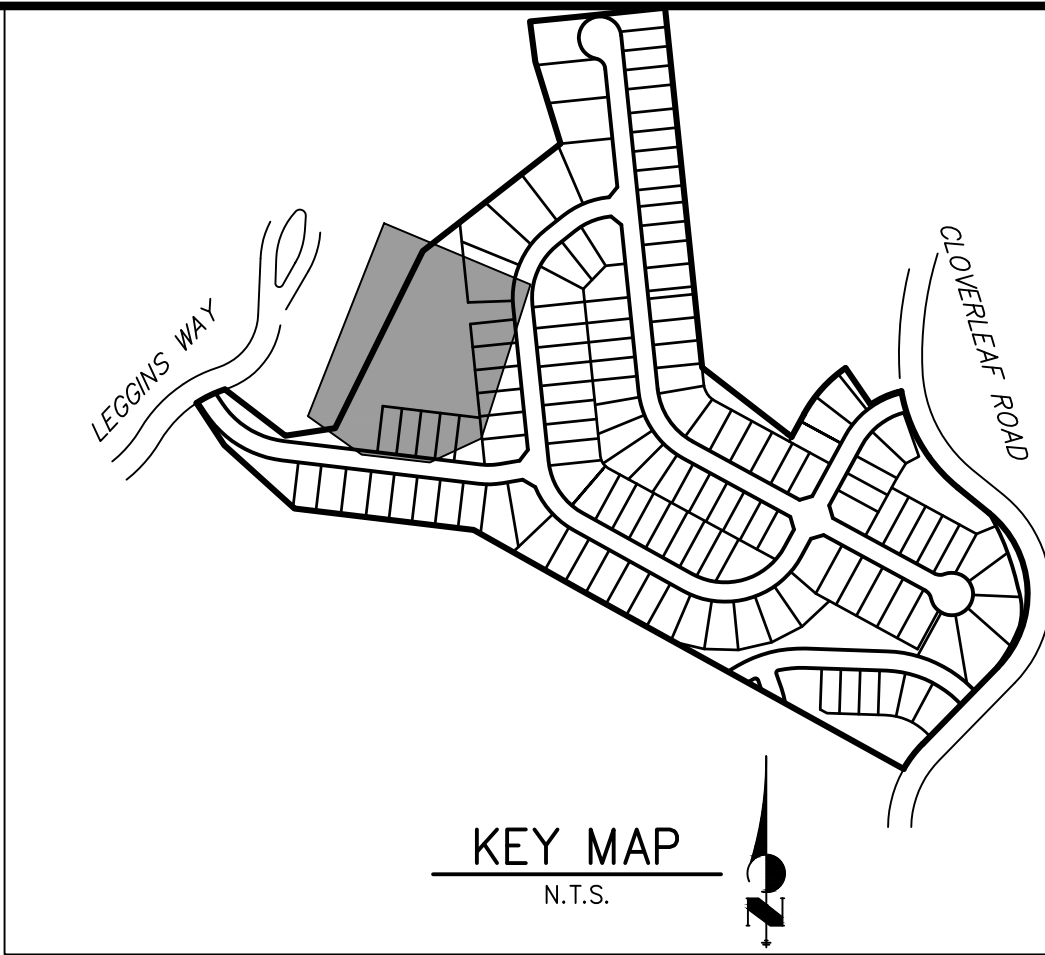
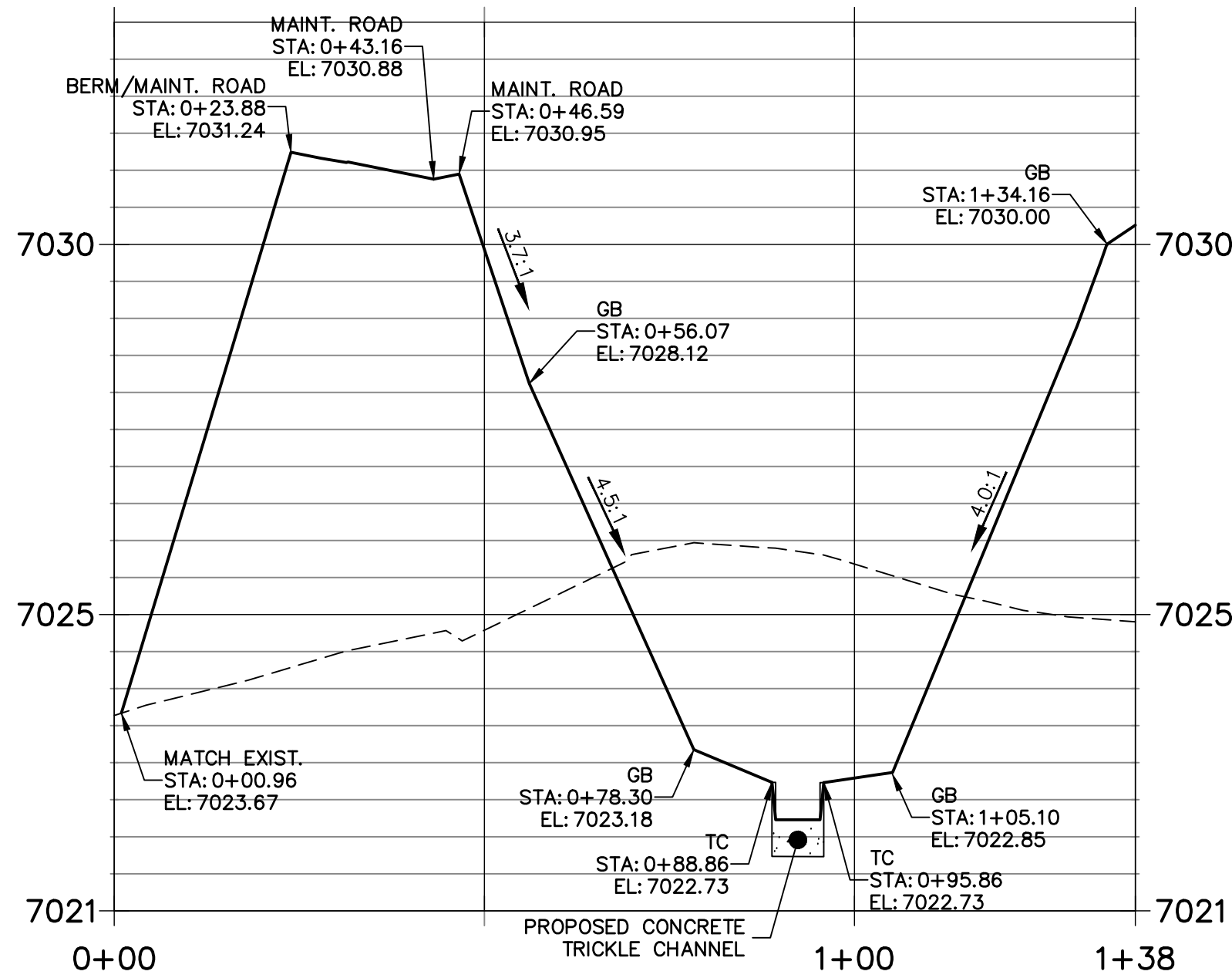
JOB NO. 25158.01



POND P2-1 PROFILE  
STA 0+00.00 TO 2+31.77



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

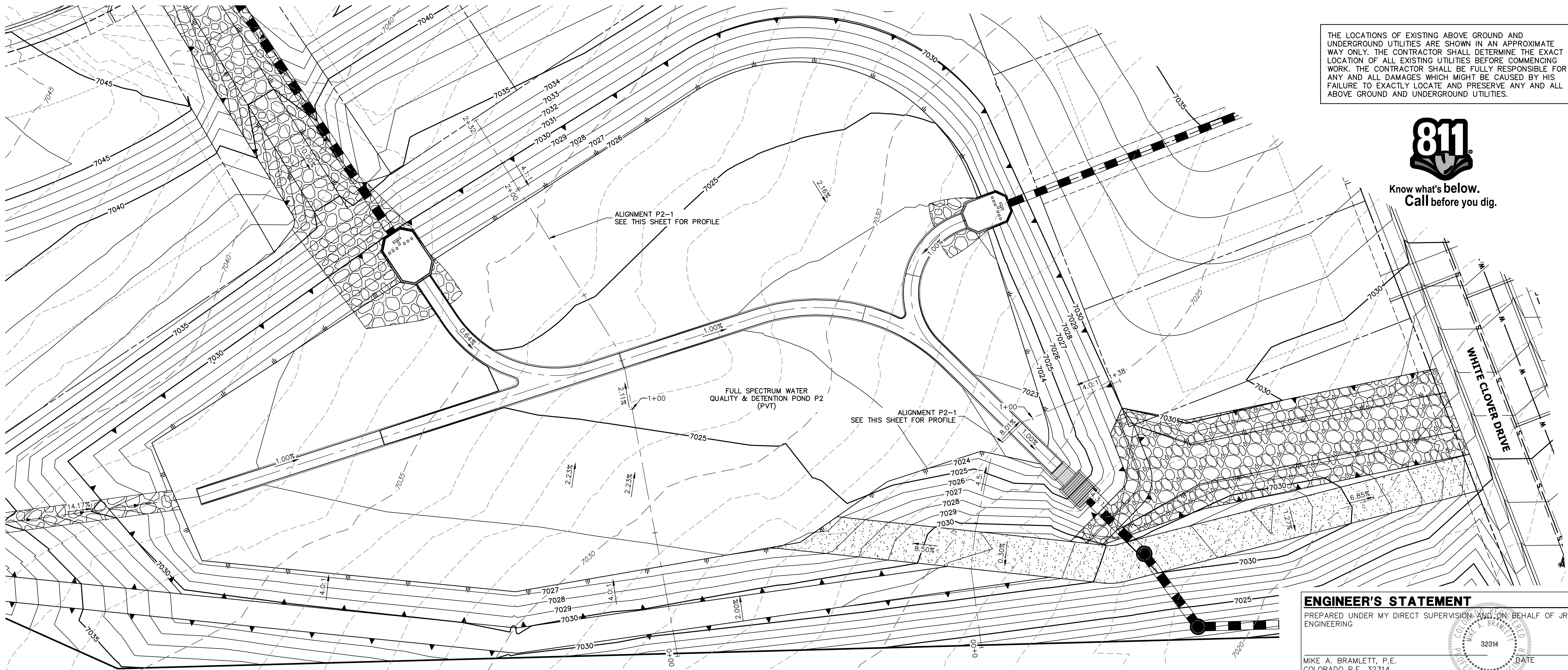


- NOTES**
1. ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
  2. SEE SHEETS 3-8 FOR PROPOSED STORM SEWER DESIGN.

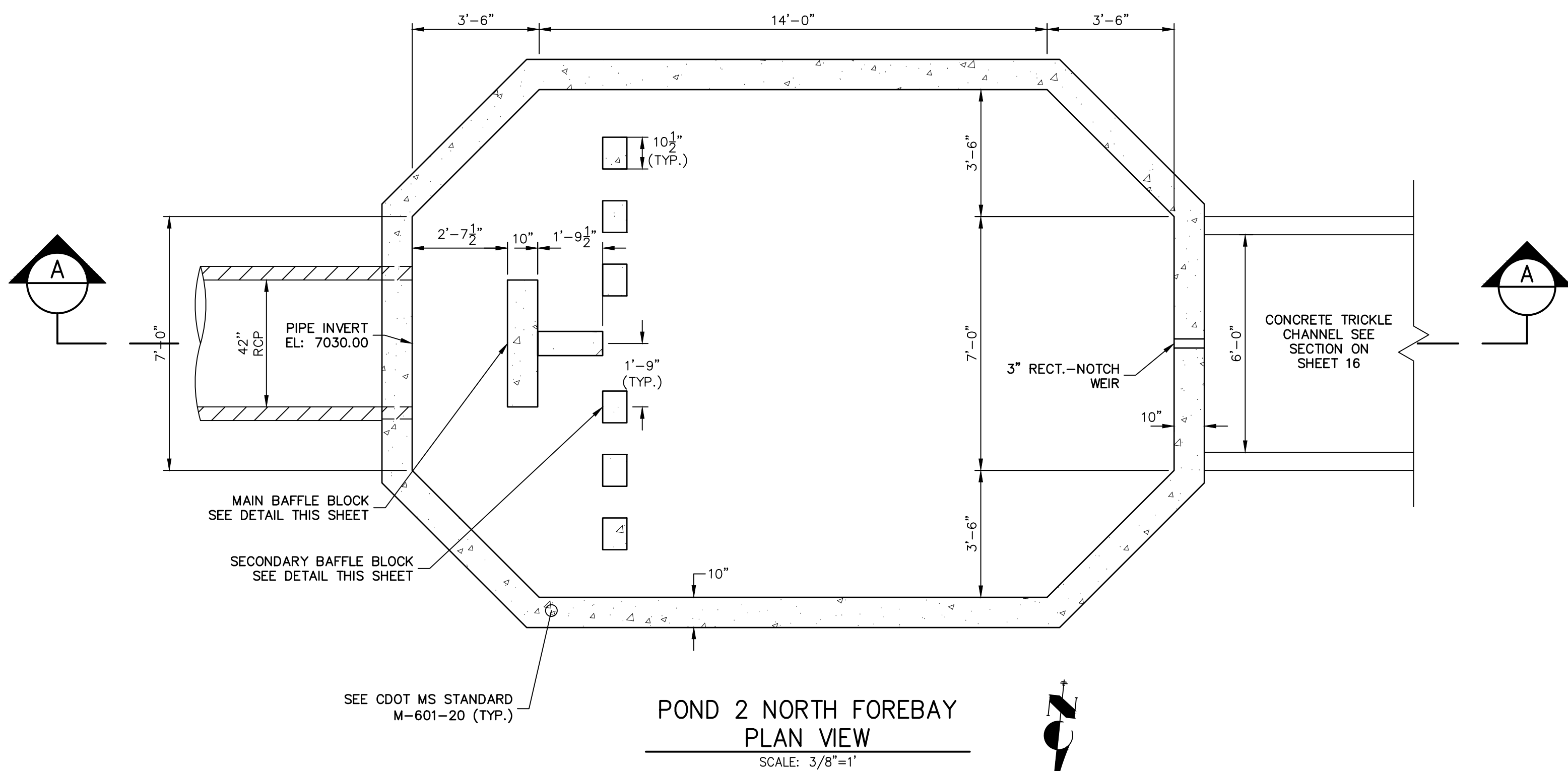
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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



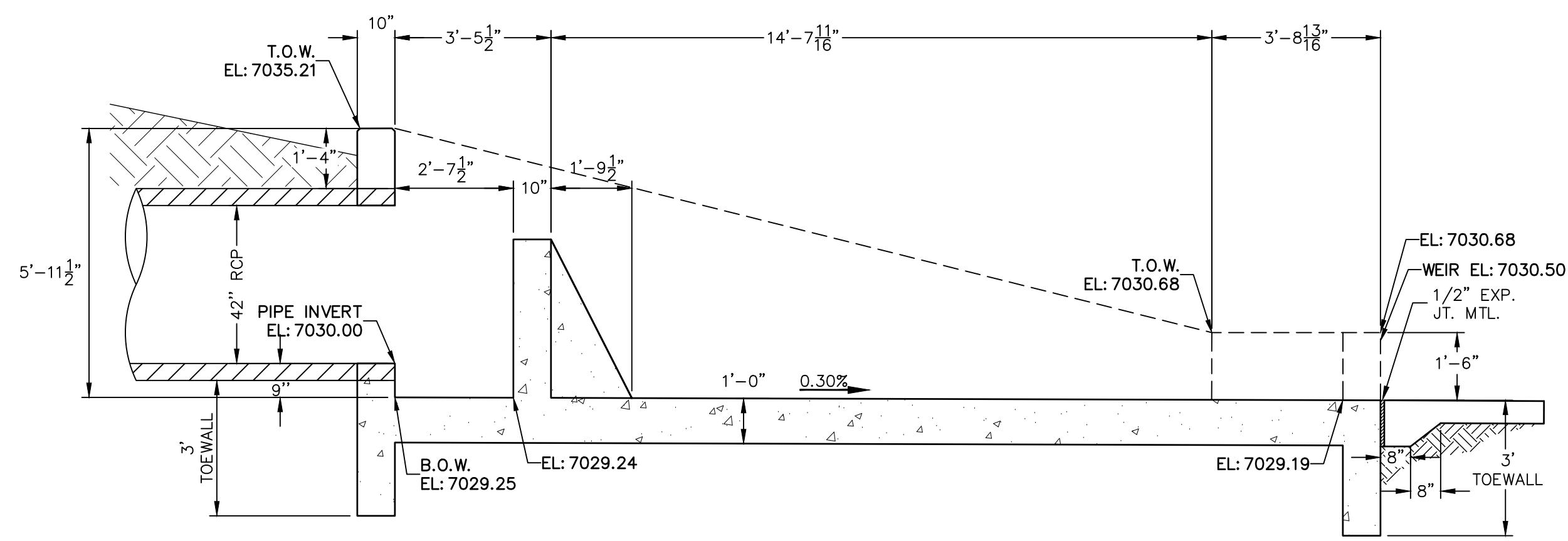
Know what's below.  
Call before you dig.



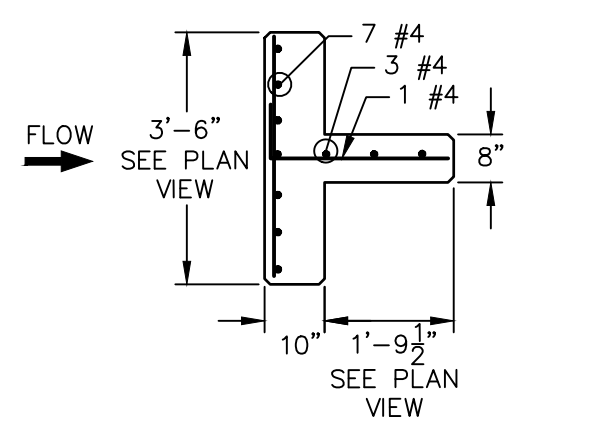




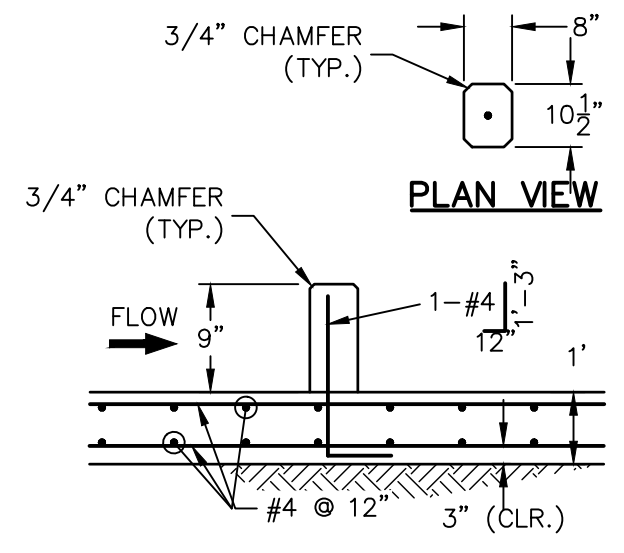
POND 2 NORTH FOREBAY  
PLAN VIEW  
SCALE: 3/8"=1'



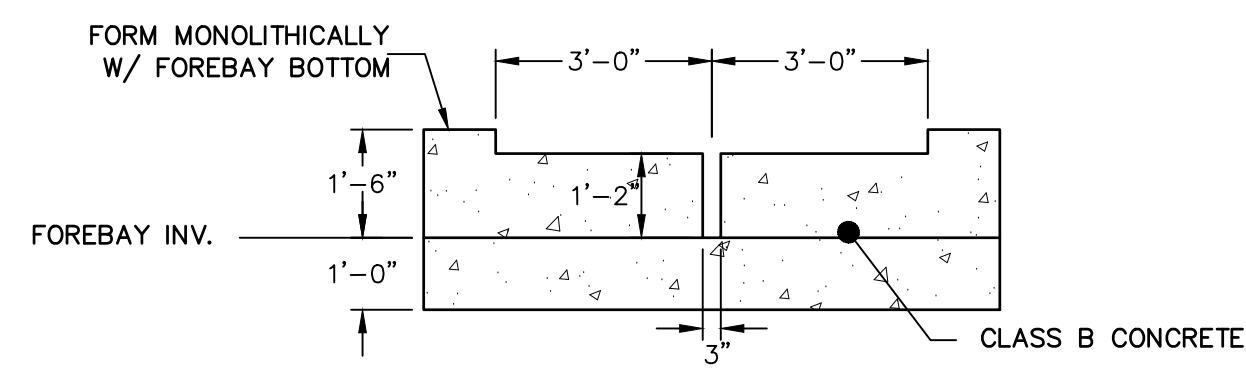
POND 2 NORTH FOREBAY CROSS SECTION A-A  
SCALE: 3/8"=1'



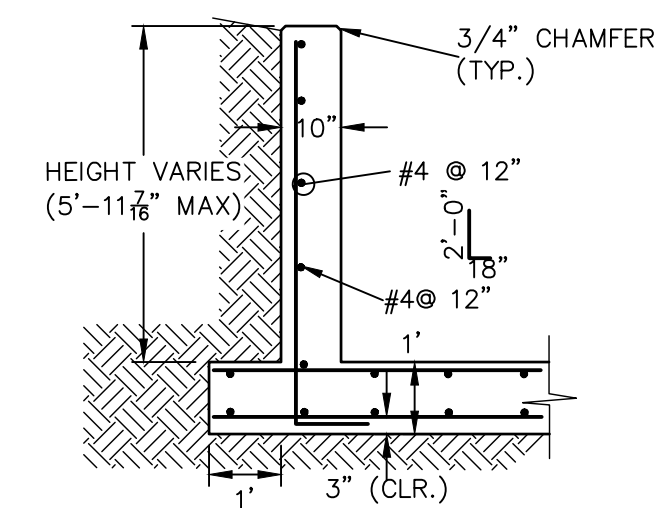
POND 2 NORTH FOREBAY  
MAIN BAFFLE BLOCK PLAN  
SCALE: 3/8"=1'



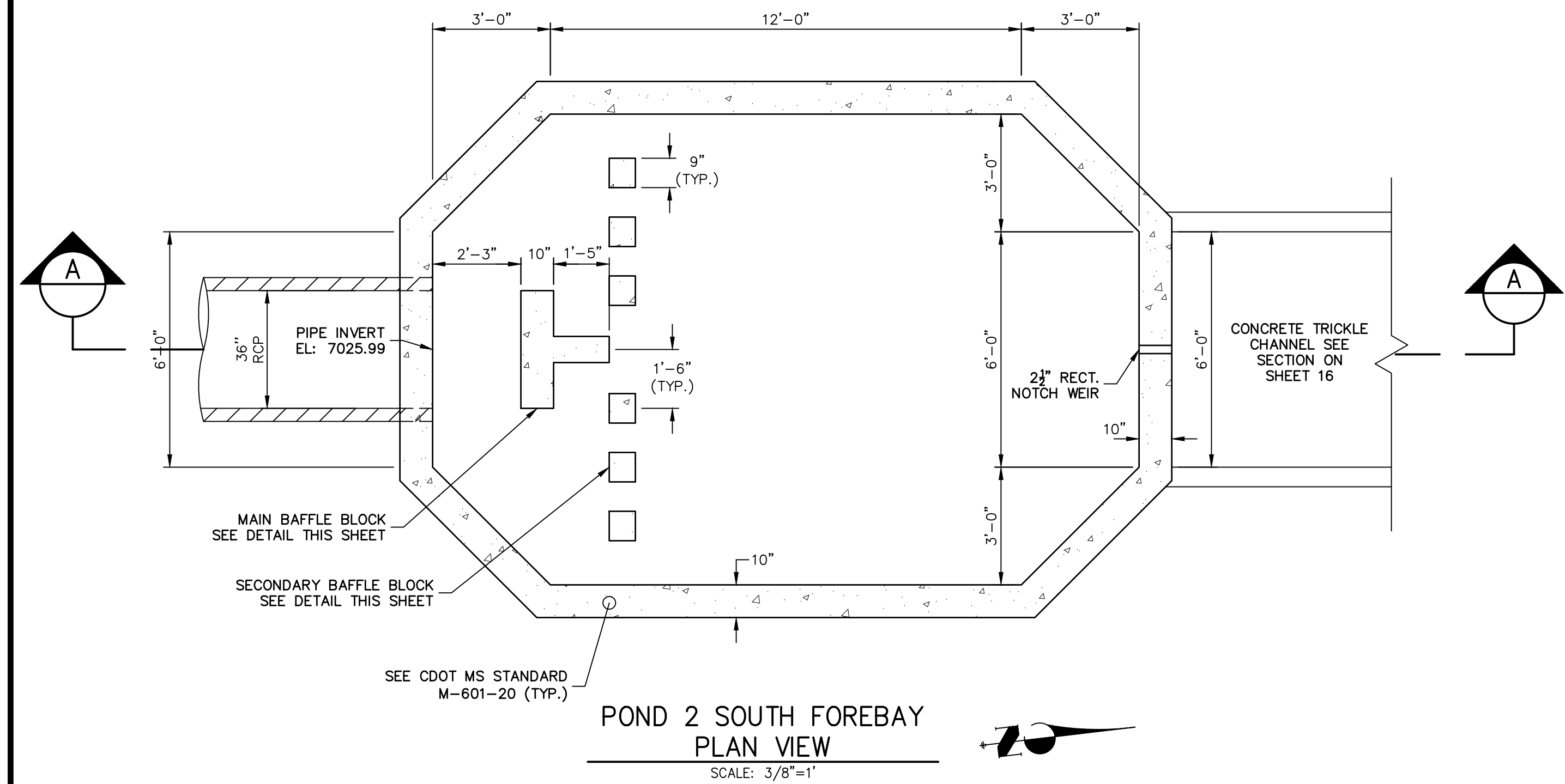
POND 2 NORTH FOREBAY SECONDARY  
BAFFLE BLOCK DETAILS  
SCALE: 3/8"=1'



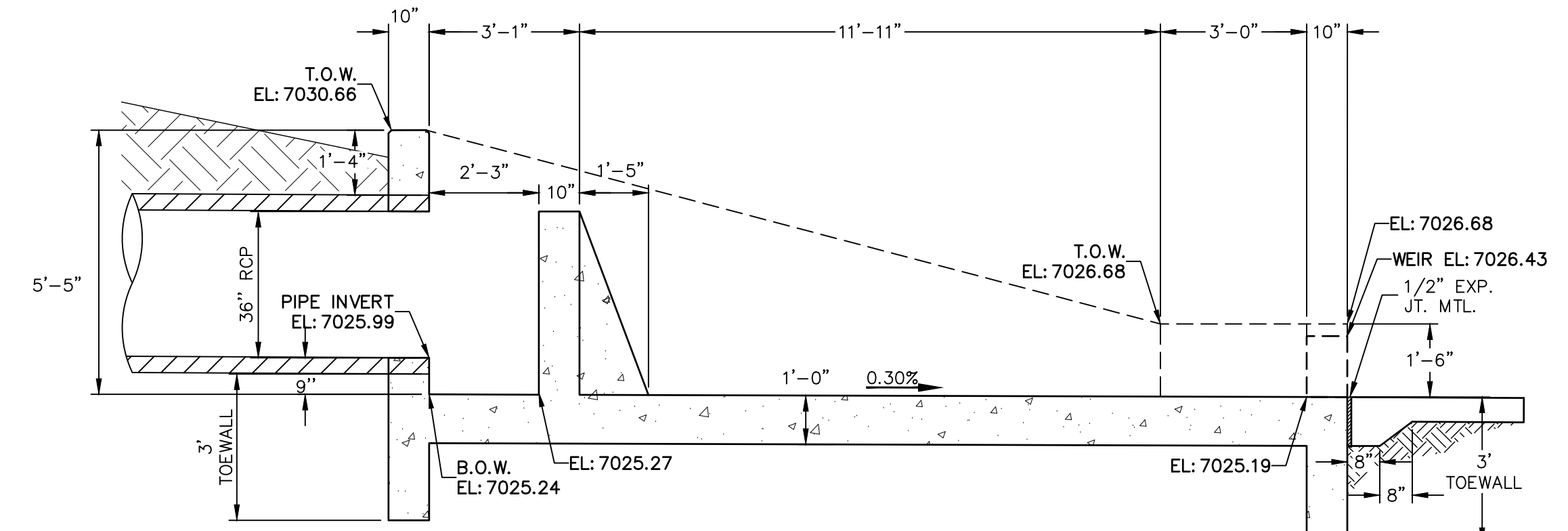
POND 2 NORTH FOREBAY  
SECTION AT WEIR  
SCALE: 3/8"=1'



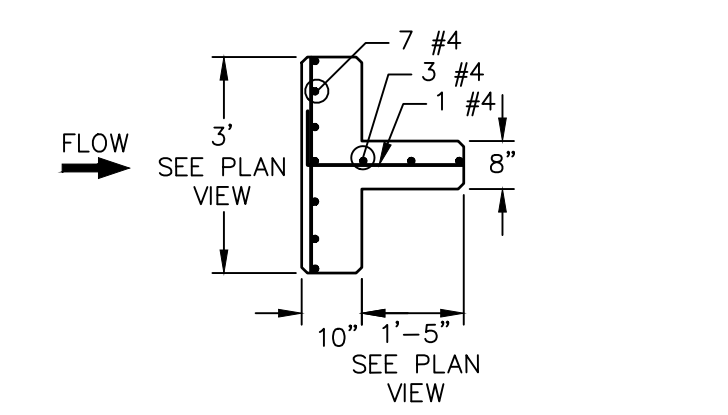
POND 2 NORTH FOREBAY WINGWALL  
REINFORCING DETAIL  
SCALE: N.T.S.



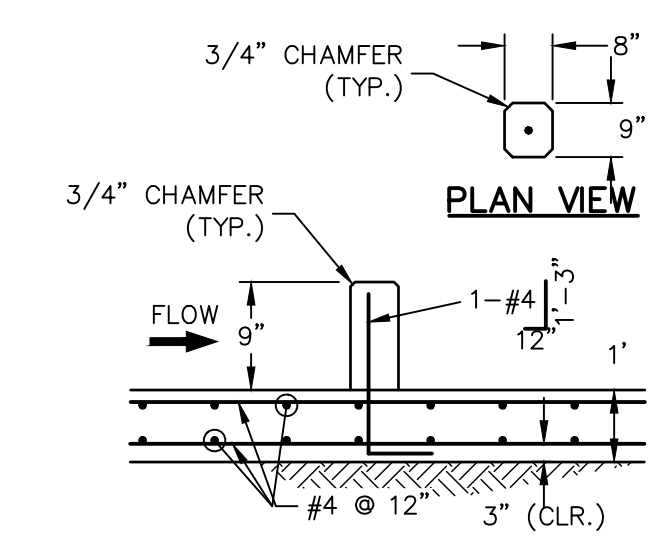
POND 2 SOUTH FOREBAY  
PLAN VIEW  
SCALE: 3/8"=1'



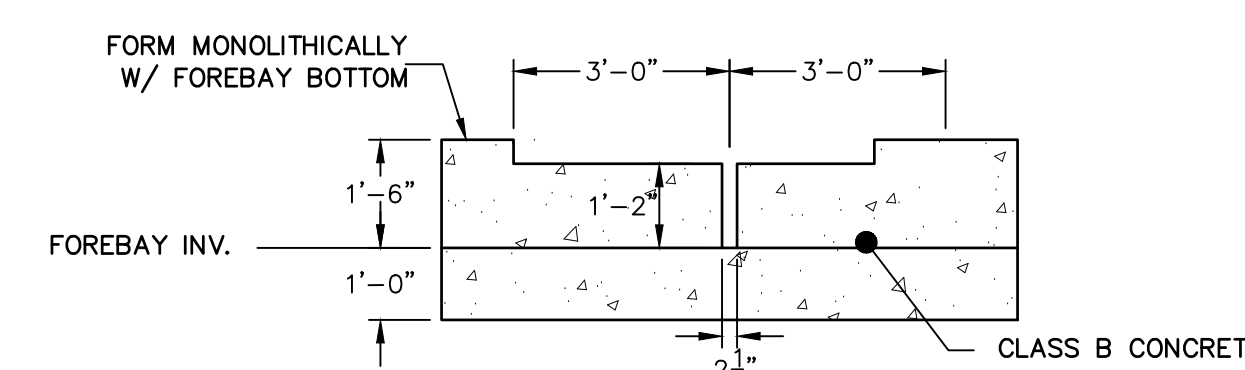
POND 2 SOUTH FOREBAY CROSS SECTION A-A  
SCALE: 3/8"=1'



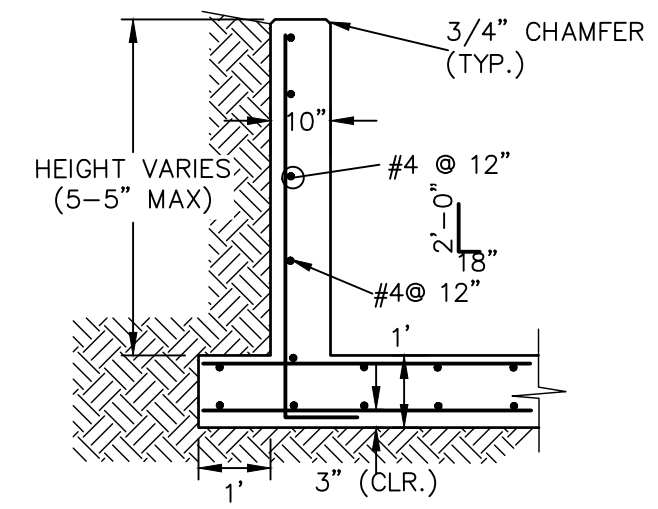
POND 2 SOUTH FOREBAY  
MAIN BAFFLE BLOCK PLAN  
SCALE: 3/8"=1'



POND 2 SOUTH FOREBAY SECONDARY  
BAFFLE BLOCK DETAILS  
SCALE: 3/8"=1'



POND 2 SOUTH FOREBAY  
SECTION AT WEIR  
SCALE: 3/8"=1'



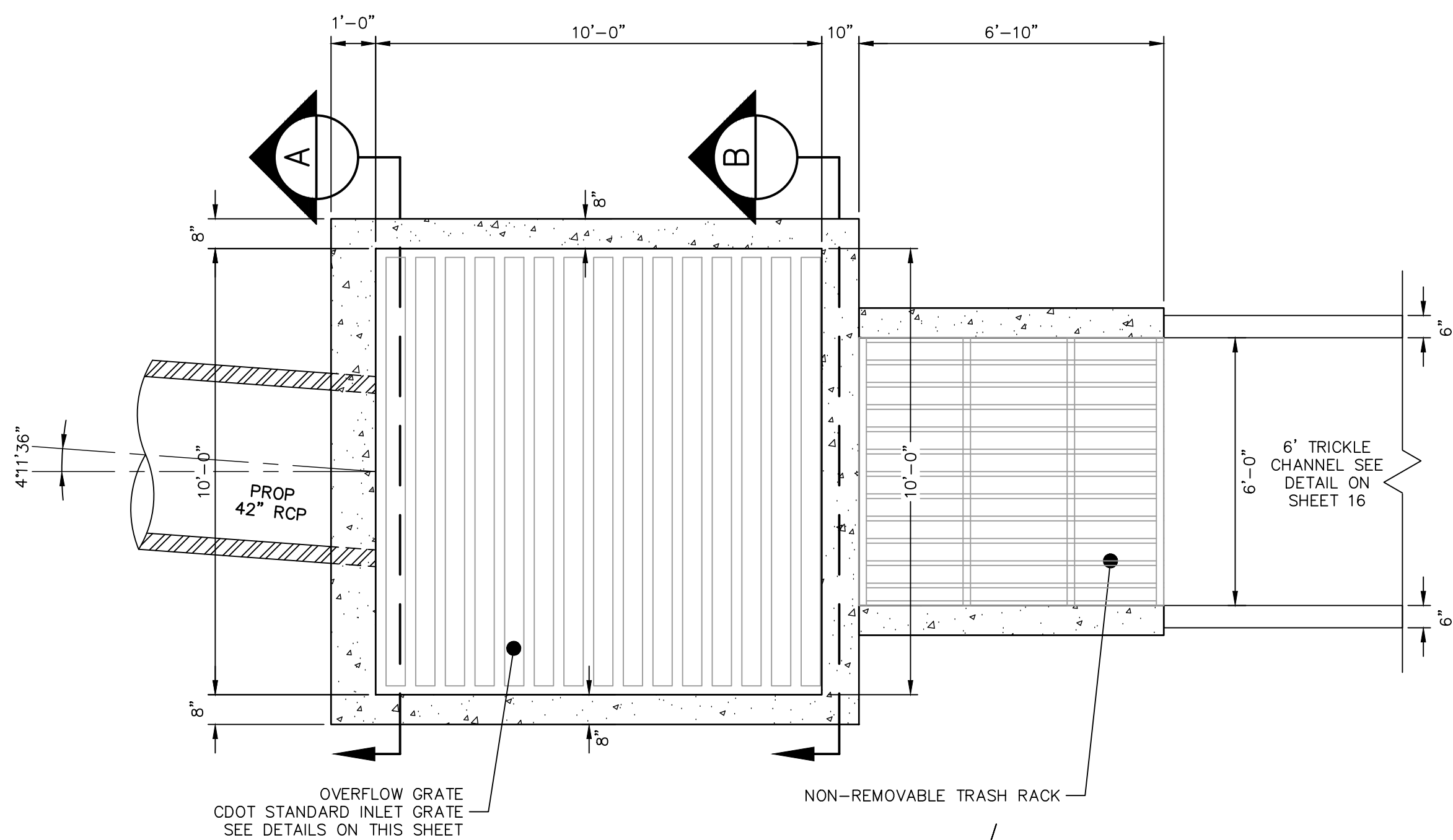
POND 2 SOUTH WINGWALL  
REINFORCING DETAIL  
SCALE: N.T.S.



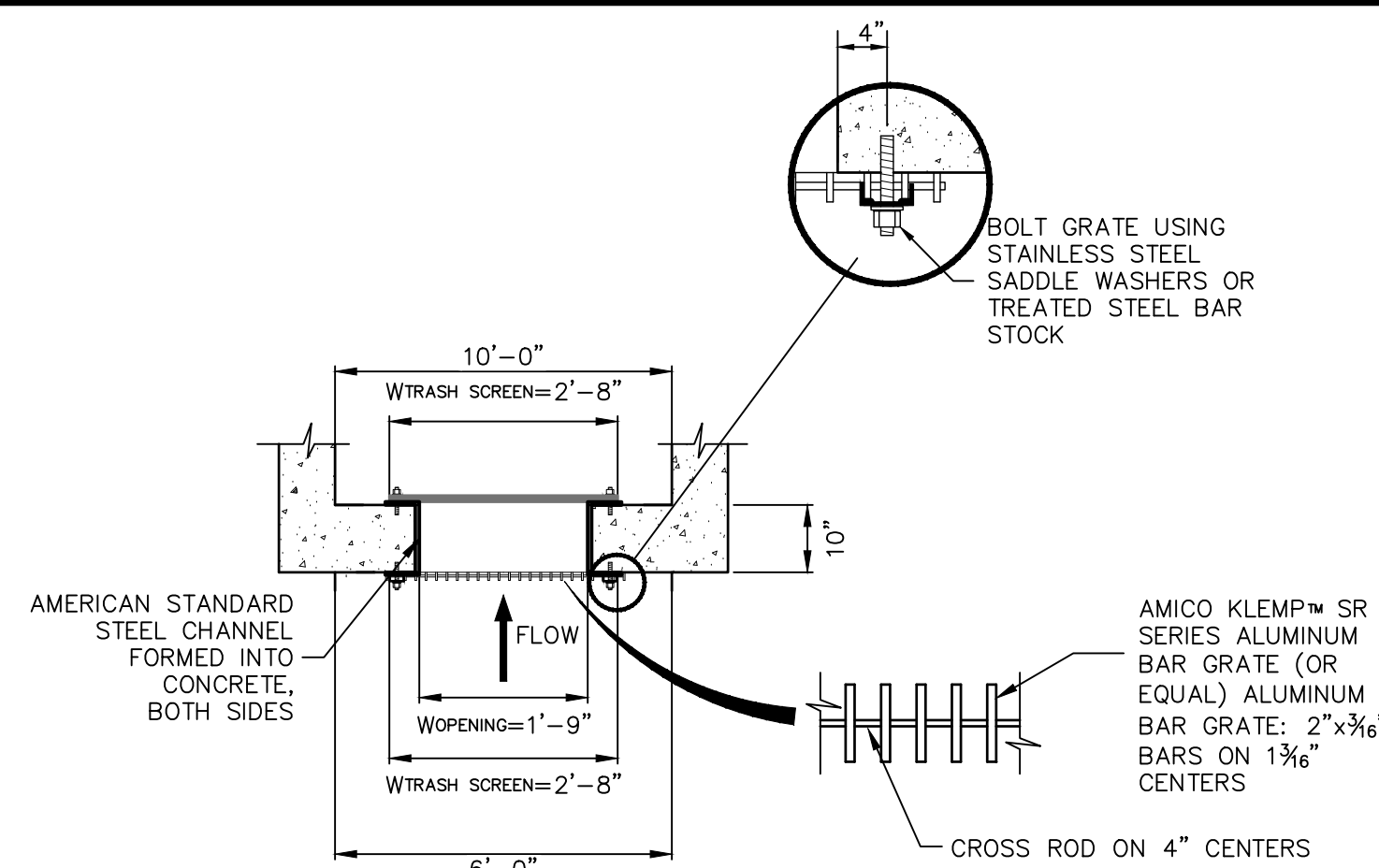
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC  
DATE

CLOVERLEAF FILING 2		H-SCALE 3/8" = 1'		No.		REVISION		BY		DATE		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	
POND PLANS AND DETAILS		V-SCALE 3/8" = 1'		DATE		05/10/21		GAG							
		DESIGNED BY		GAG											
		DRAWN BY		GAG											
		CHECKED BY													
SHEET 18 OF 25															
JOB NO. 25158.01															

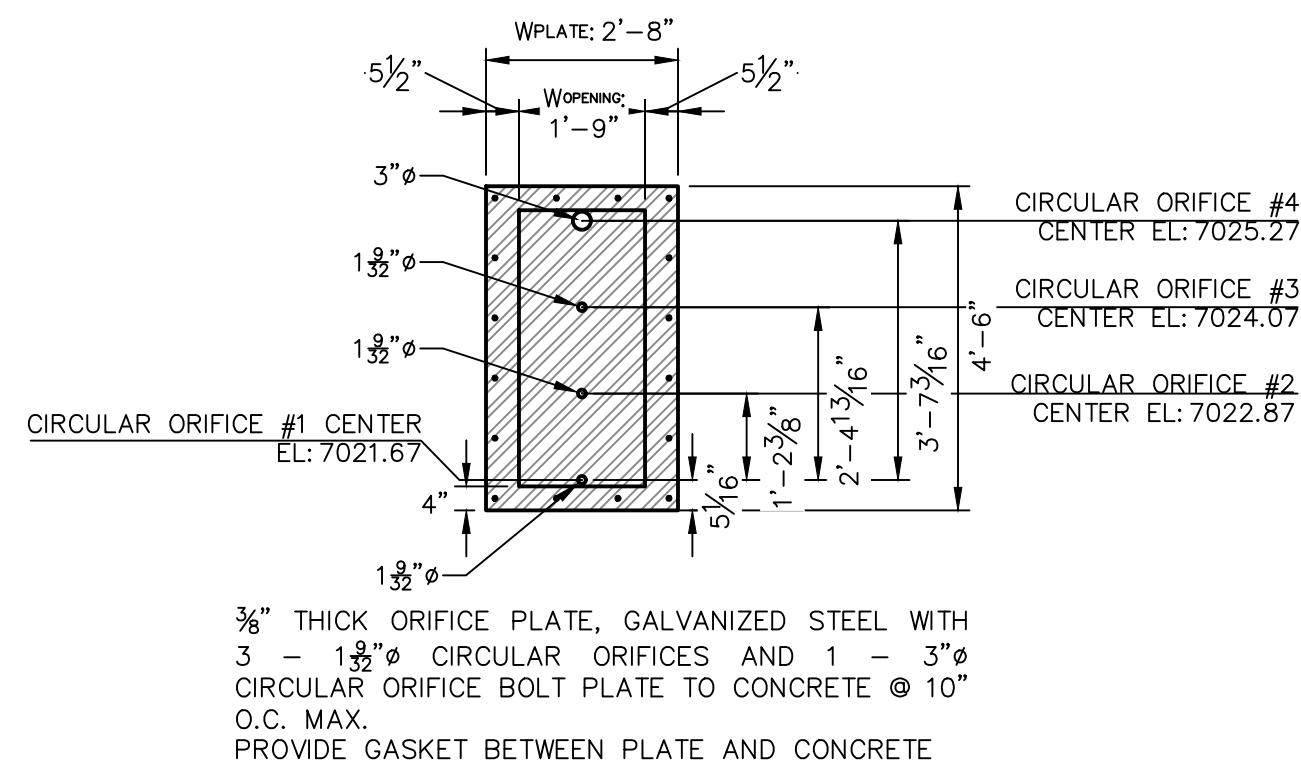




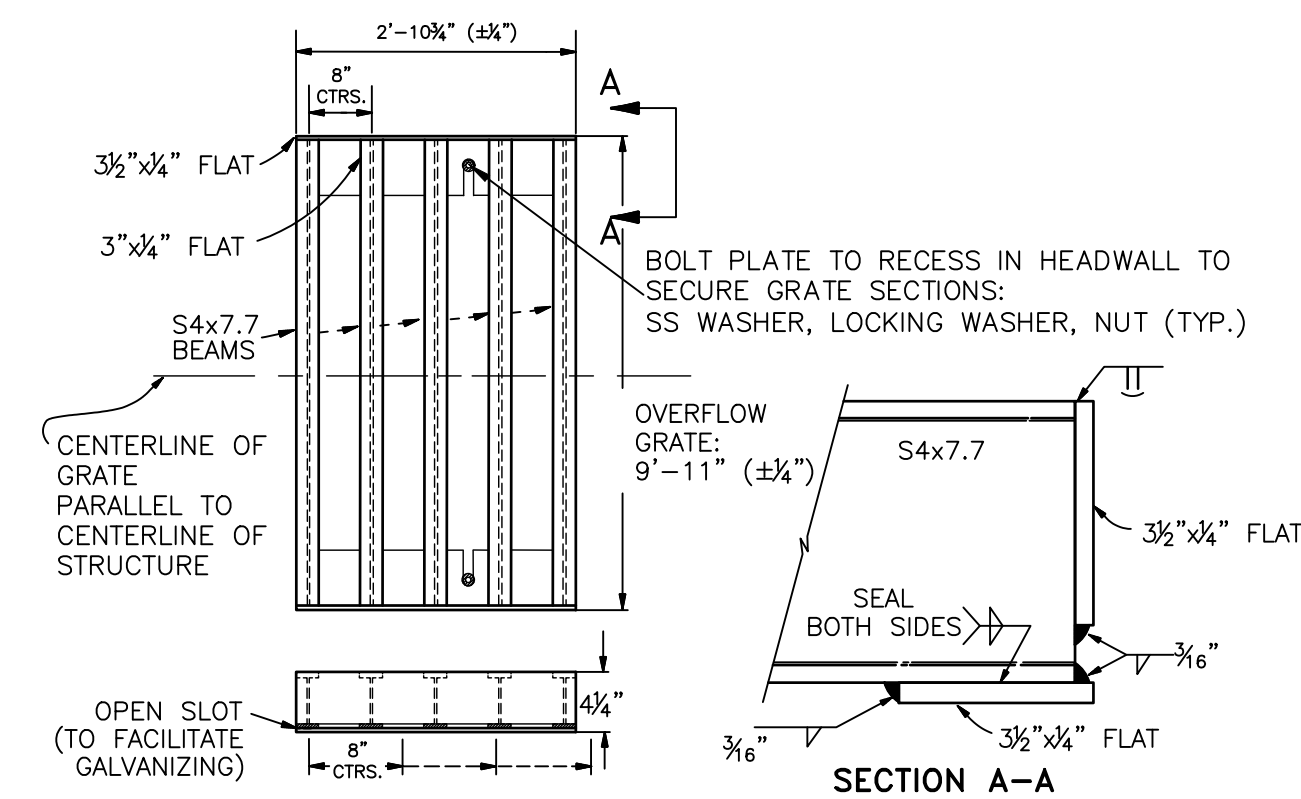
POND 2  
OUTLET STRUCTURE PLAN  
SCALE: 3/8"=1'



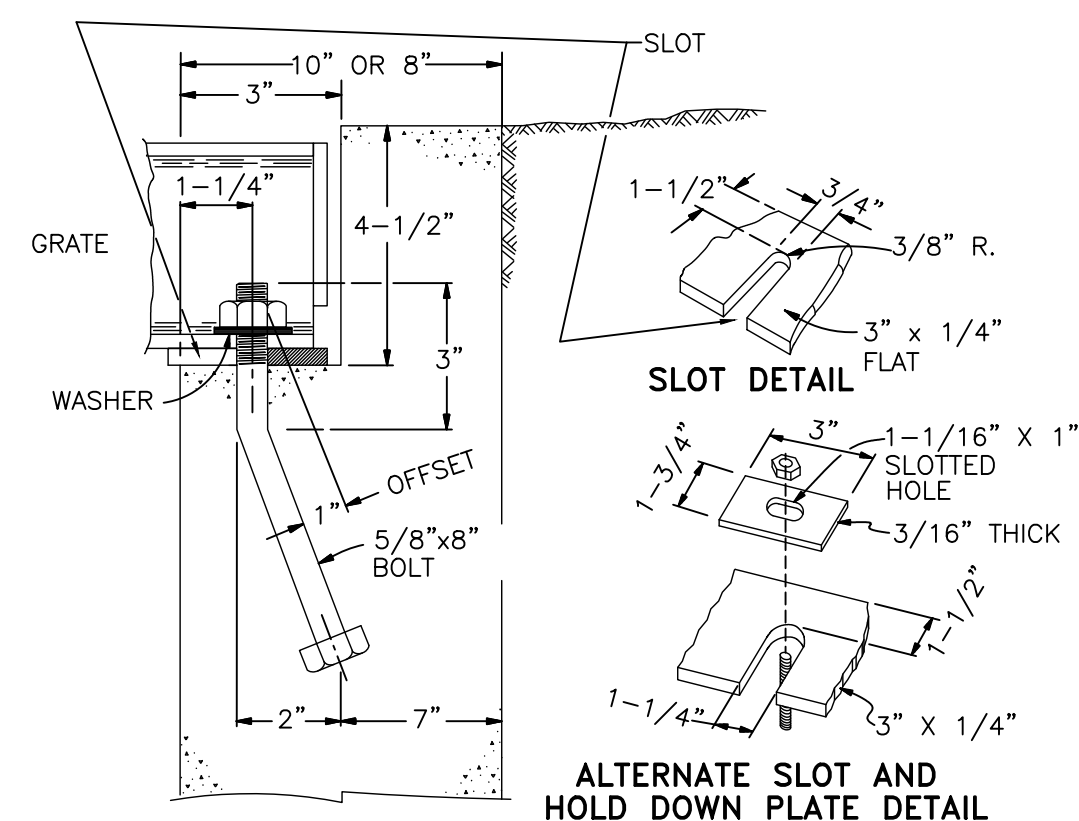
TRASH RACK AND PLATE  
DETAIL (PLAN)  
N.T.S.



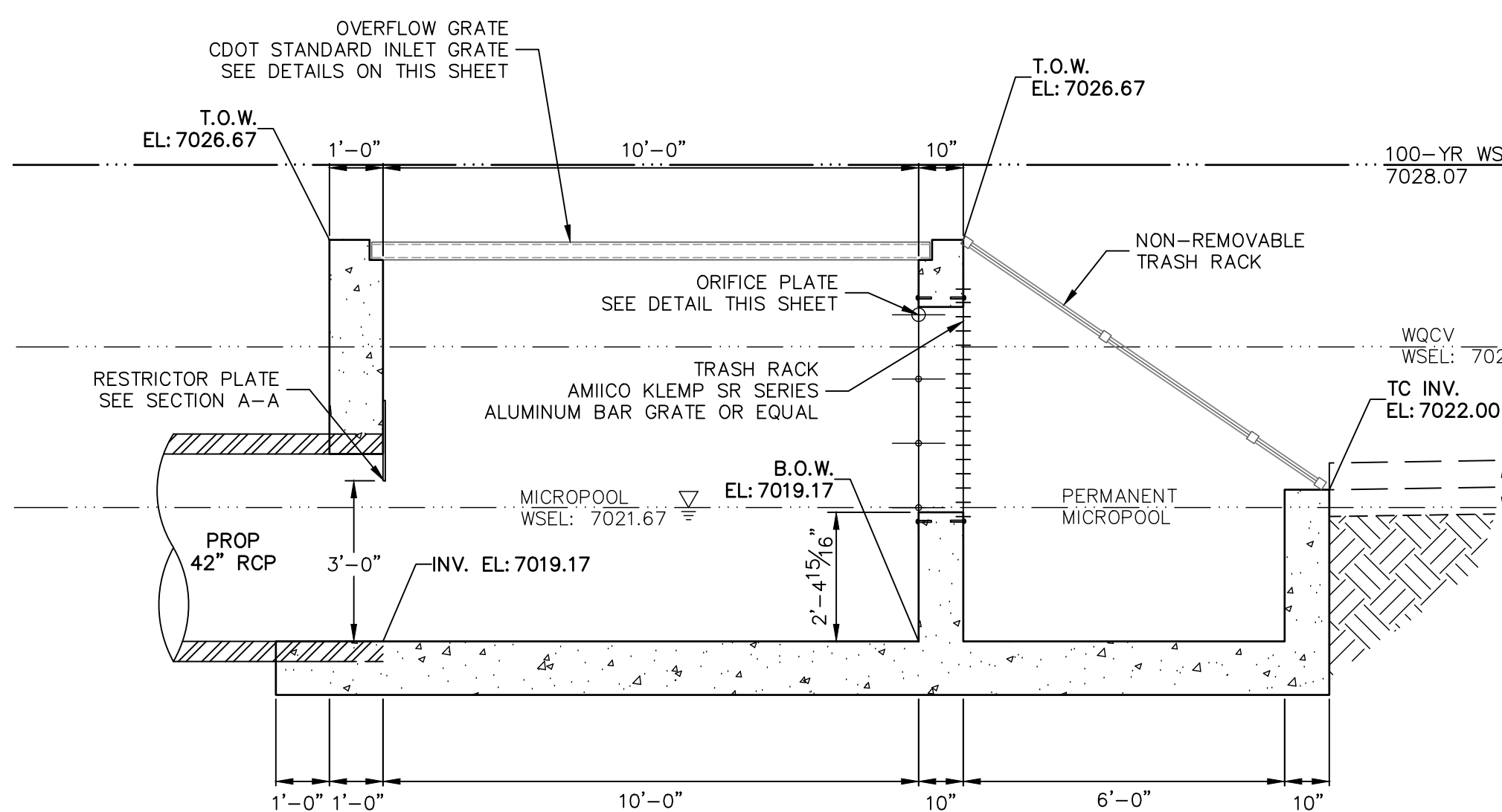
ORIFICE PLATE DETAIL  
SCALE: 3/8"=1'



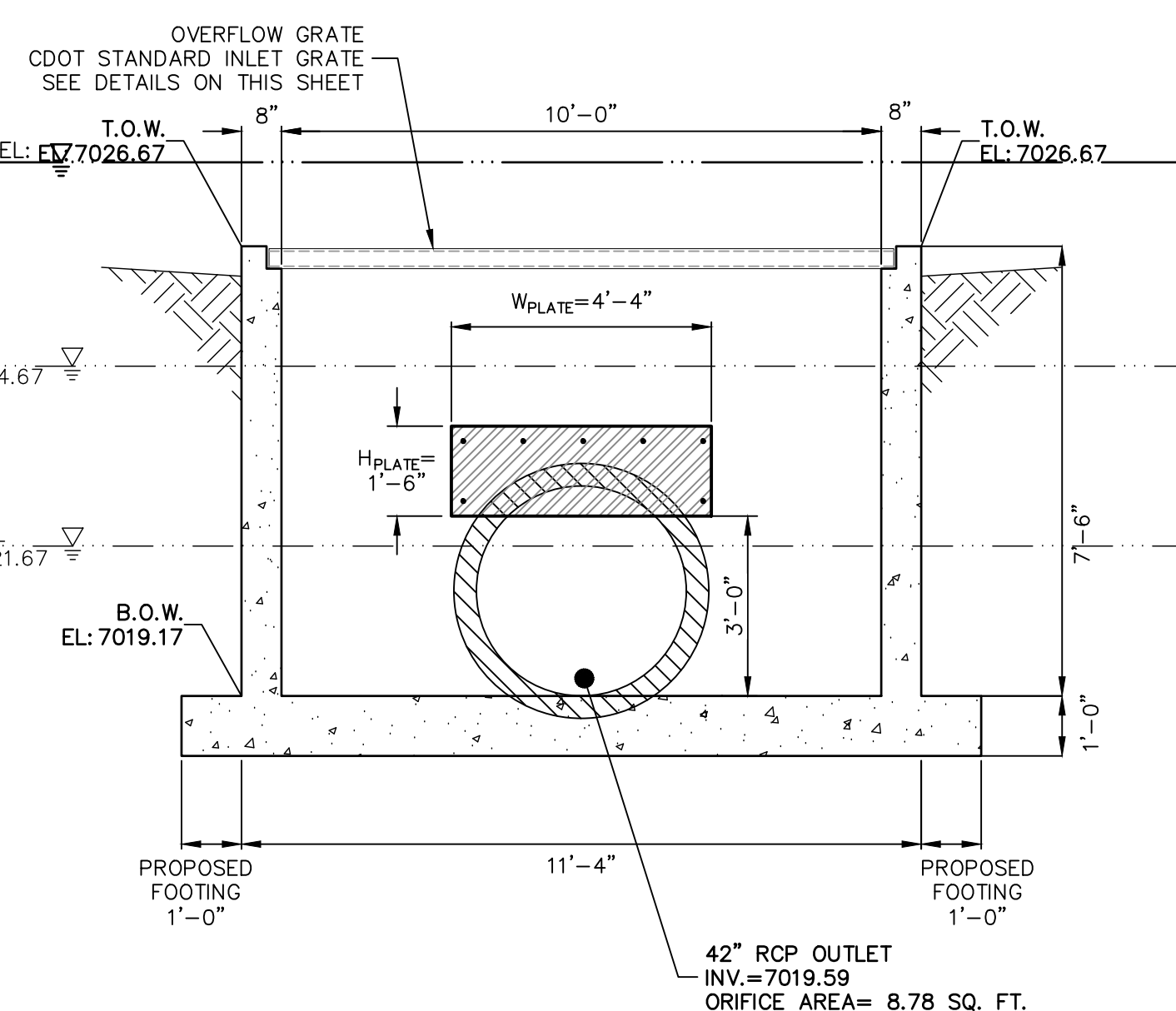
OVERFLOW GRATE DETAILS  
N.T.S.



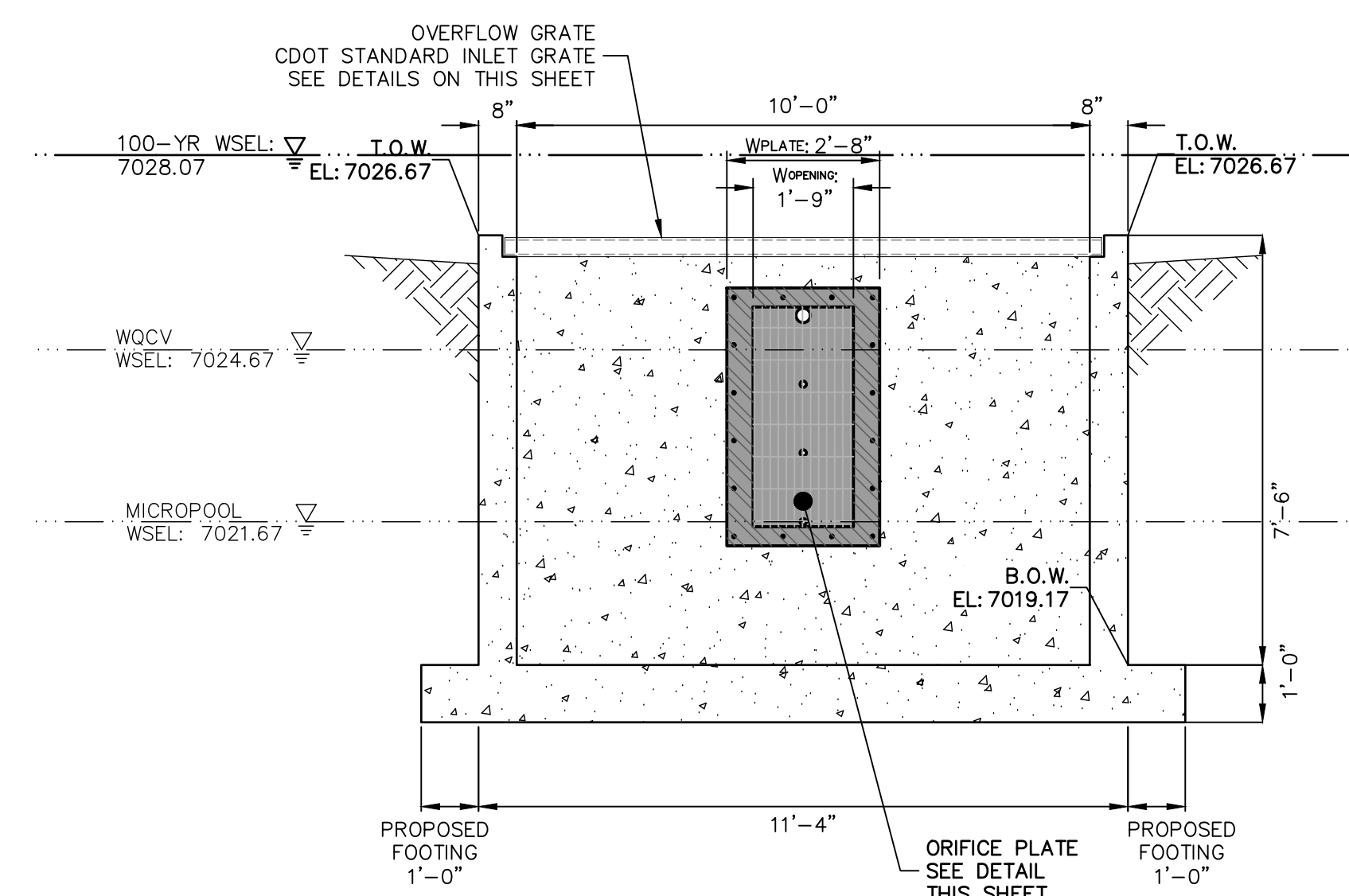
OVERFLOW GRATE INSTALLATION DETAIL  
N.T.S.



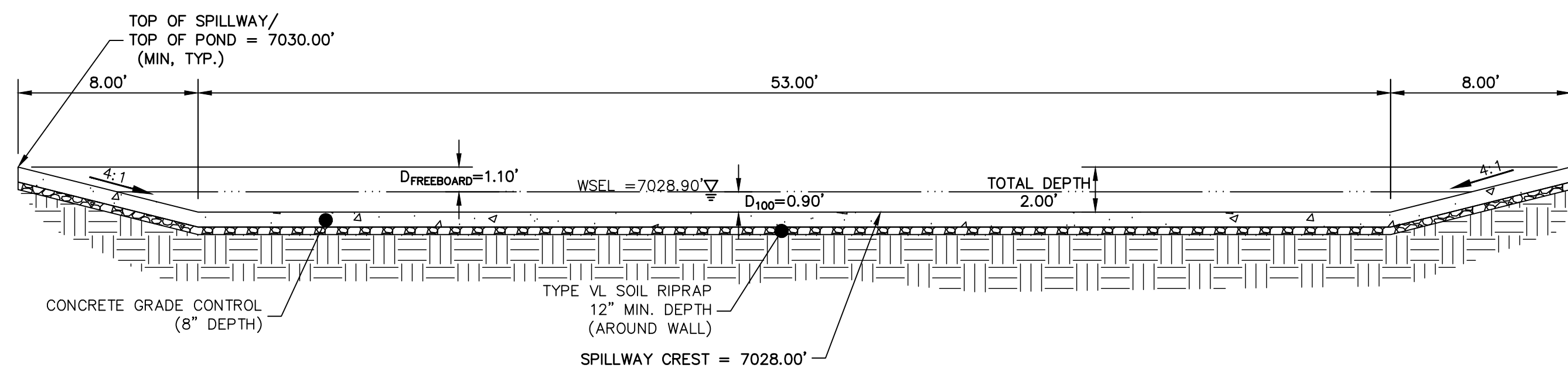
POND 2  
OUTLET STRUCTURE PROFILE  
SCALE: 3/8"=1'



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



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



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

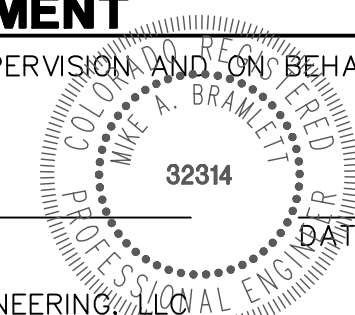


Know what's below.  
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



CLOVERLEAF FILING 2

POND PLANS AND DETAILS

SHEET 19 OF 25  
JOB NO. 25158.01

J.R. ENGINEERING  
A Western Company

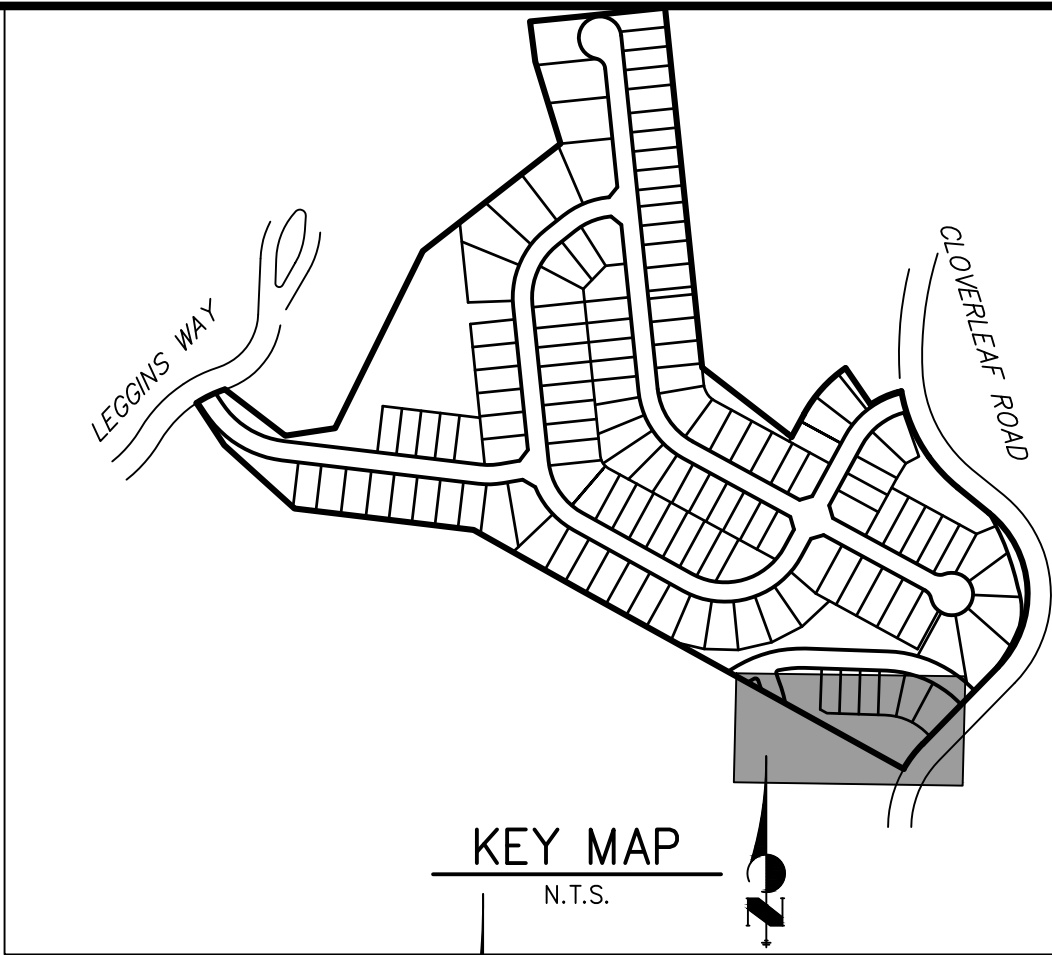
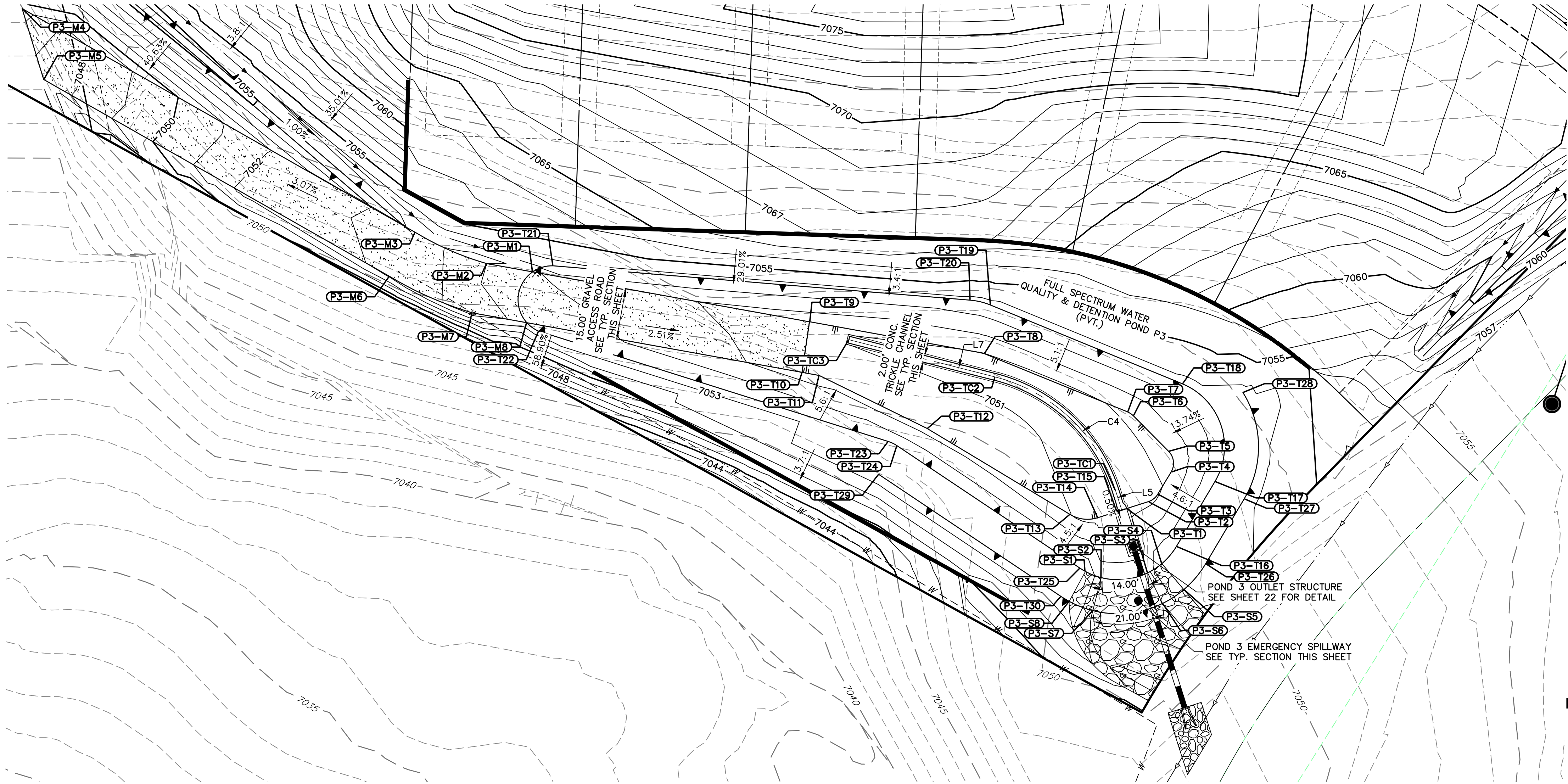


Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

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

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.





NOTES

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



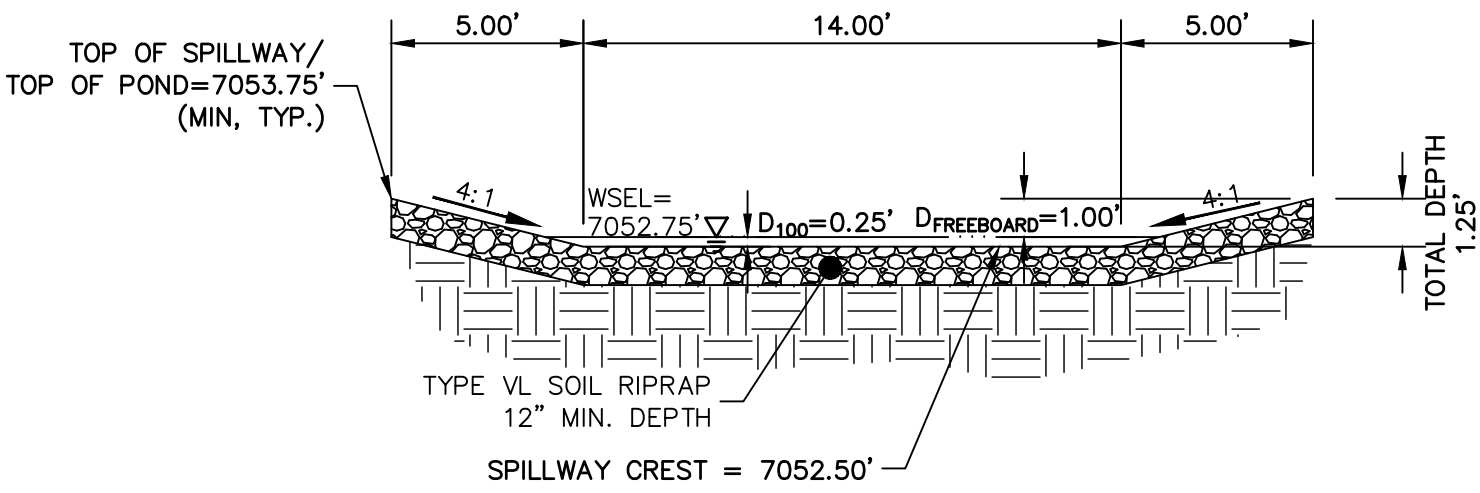
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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

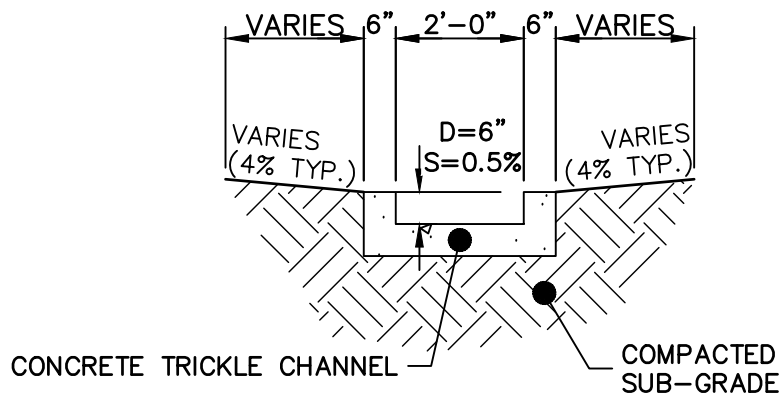
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
P3-T2	TOE	N: 454968.95 E: 187084.15	7050.77
P3-T3	TOE	N: 454971.13 E: 187086.92	7050.91
P3-T4	TOE	N: 454977.64 E: 187090.84	7051.16
P3-T5	TOE	N: 454983.74 E: 187090.10	7051.24
P3-T6	TOE	N: 454994.22 E: 187079.69	7051.13
P3-T7	TOE	N: 454995.33 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: 187061.11	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

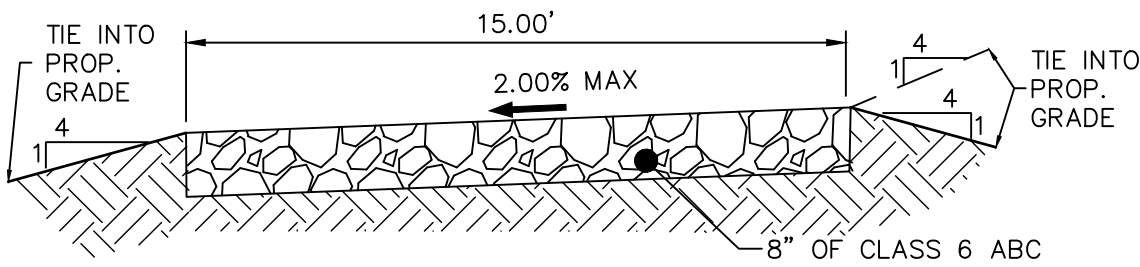
LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L5	S17°39'02"E	6.11'	C4	58°03'03"	50.00'	50.66'
L7	S75°42'05"E	44.42'				



POND 3 EMERGENCY SPILLWAY  
TYP. SECTION  
SCALE: 1"=5'



POND 3 TRICKLE CHANNEL  
SCALE: 1"=3'

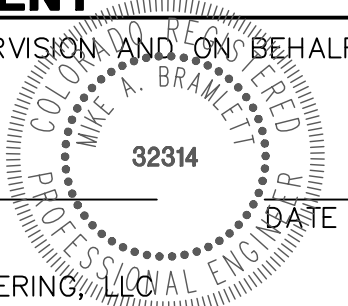


15' GRAVEL MAINTENANCE  
ACCESS ROAD TYPICAL SECTION  
N.T.S.

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 20 OF 25

JOB NO. 25158.01

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

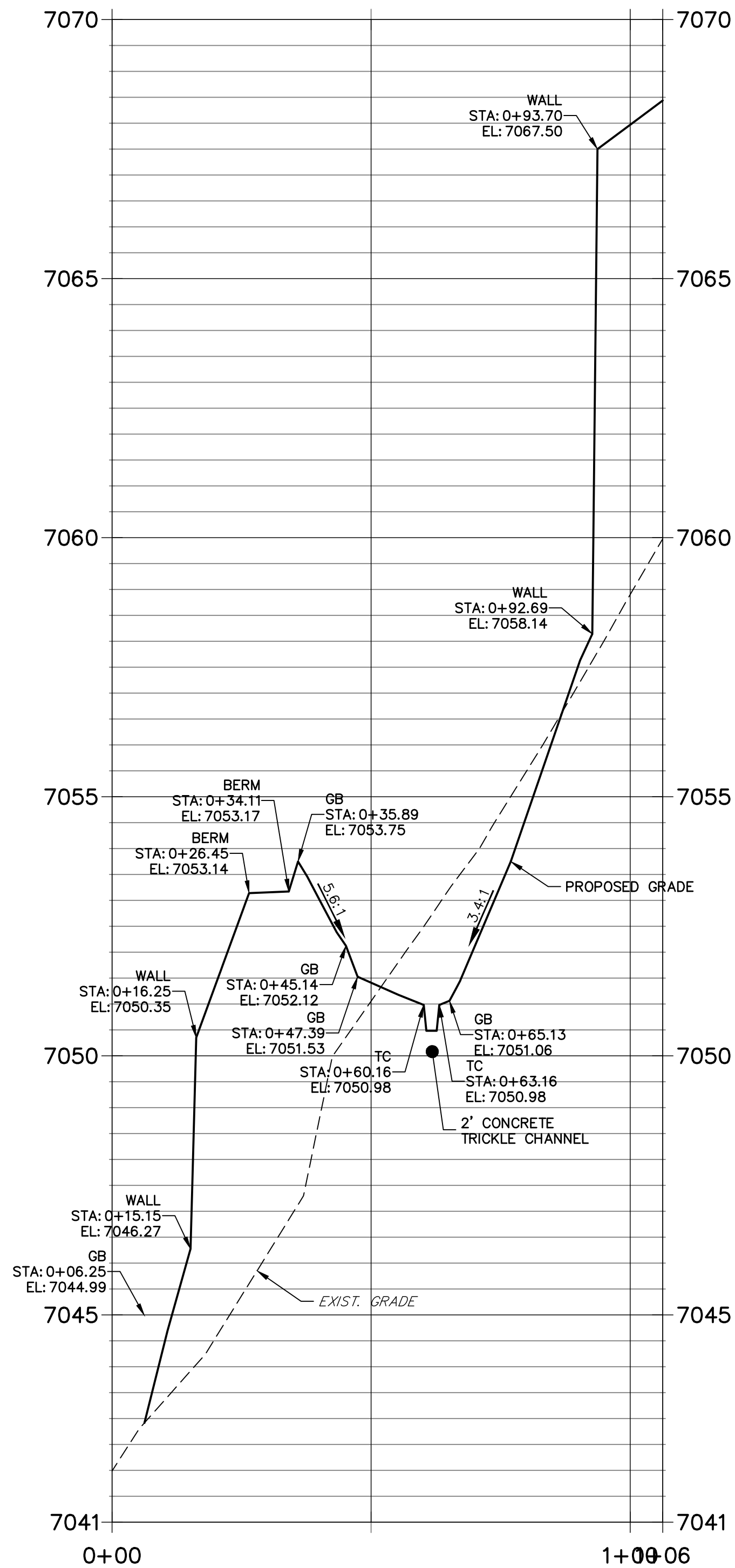
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

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

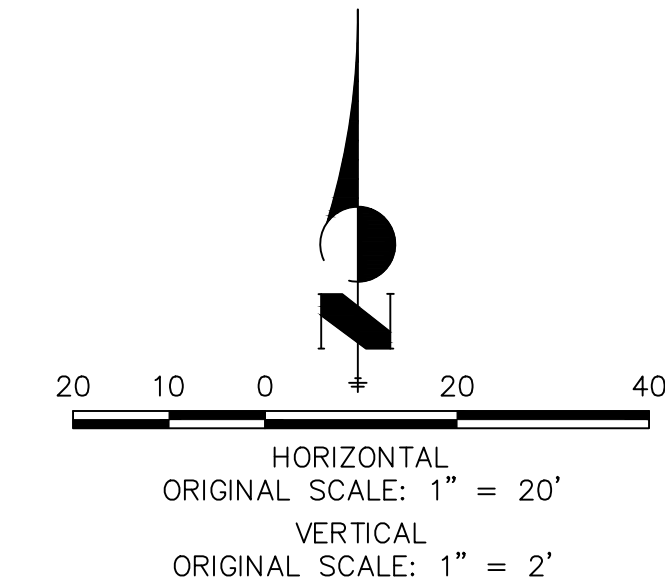
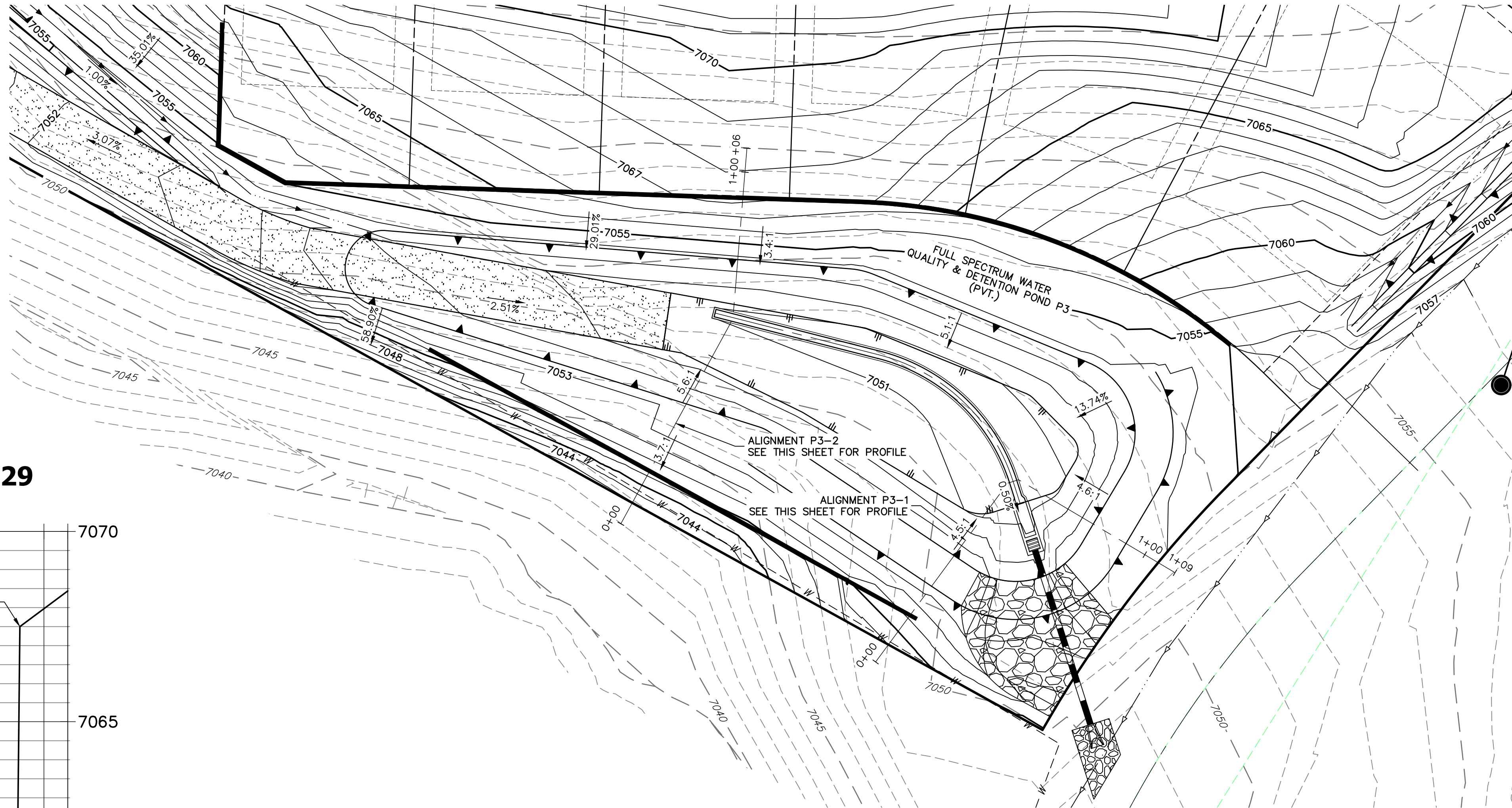
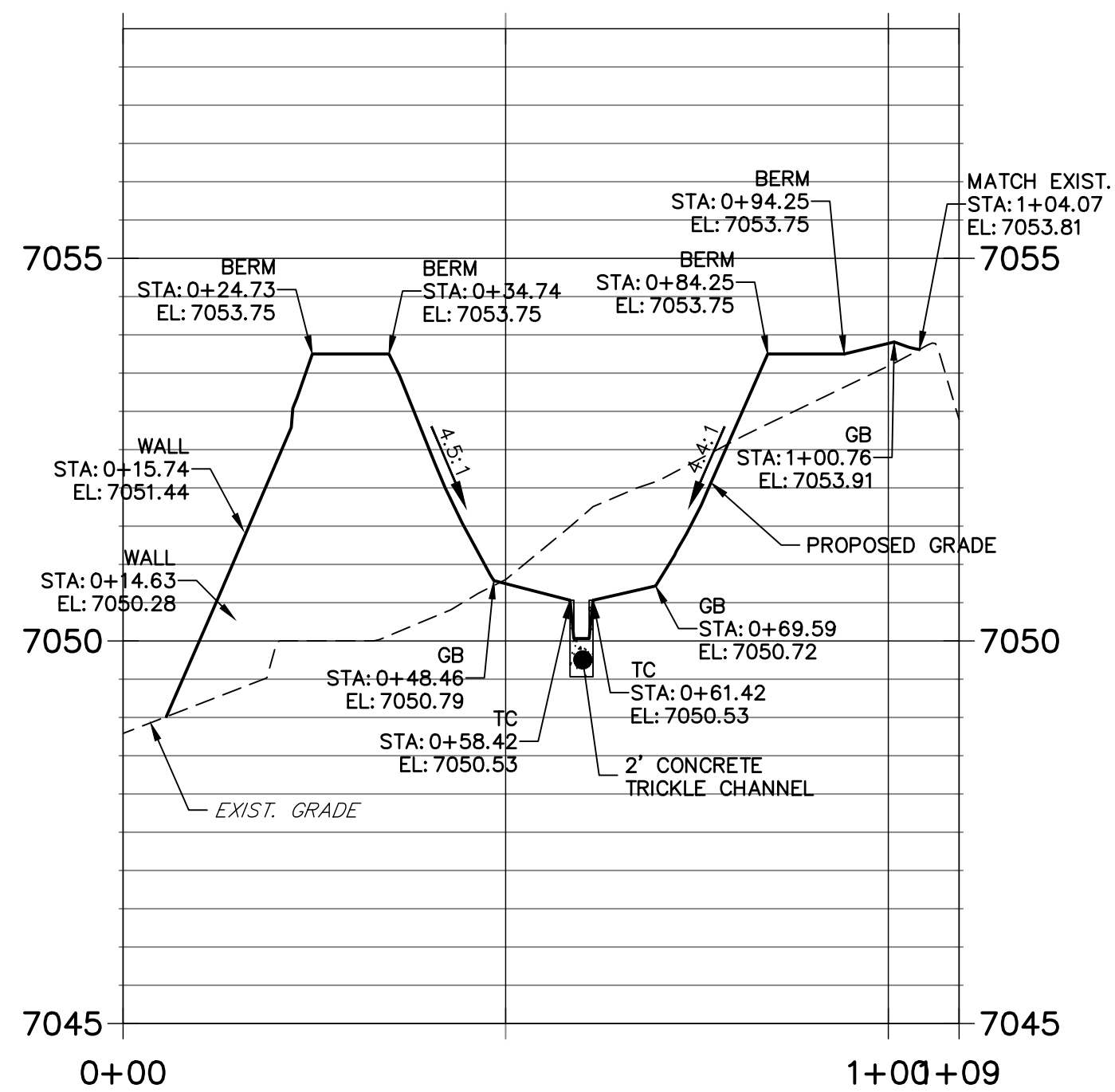


X:\2510000\2511801\Drawings\Sheet\Drawings\CD\2515801\PROJ.dwg P3 Profile, 5/13/2021 11:43:30 AM, CS

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



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



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

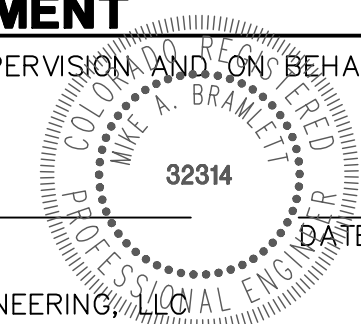
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



CLOVERLEAF FILING 2

POND PLANS AND DETAILS

SHEET 21 OF 25

JOB NO. 25158.01

No.	REVISION	BY	DATE	H-SCALE 1"=20'	V-SCALE 1"=2'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						05/10/21	GVT	GVT	

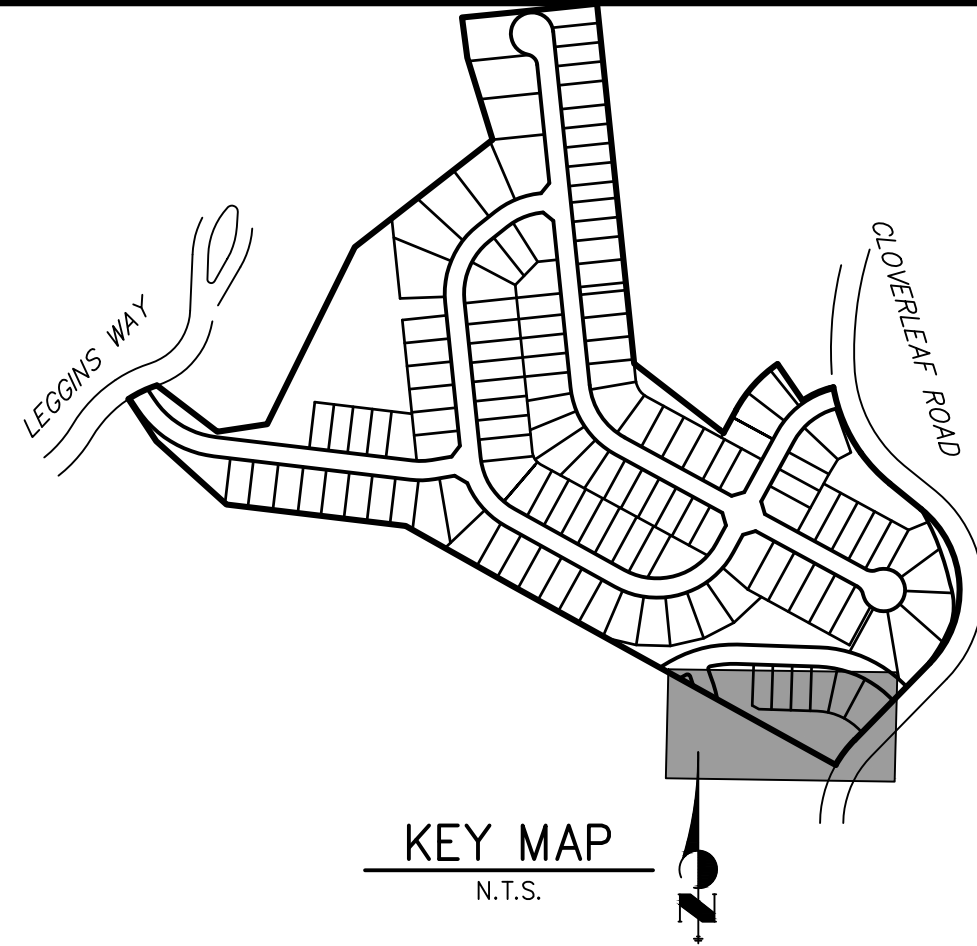
PREPARED FOR

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

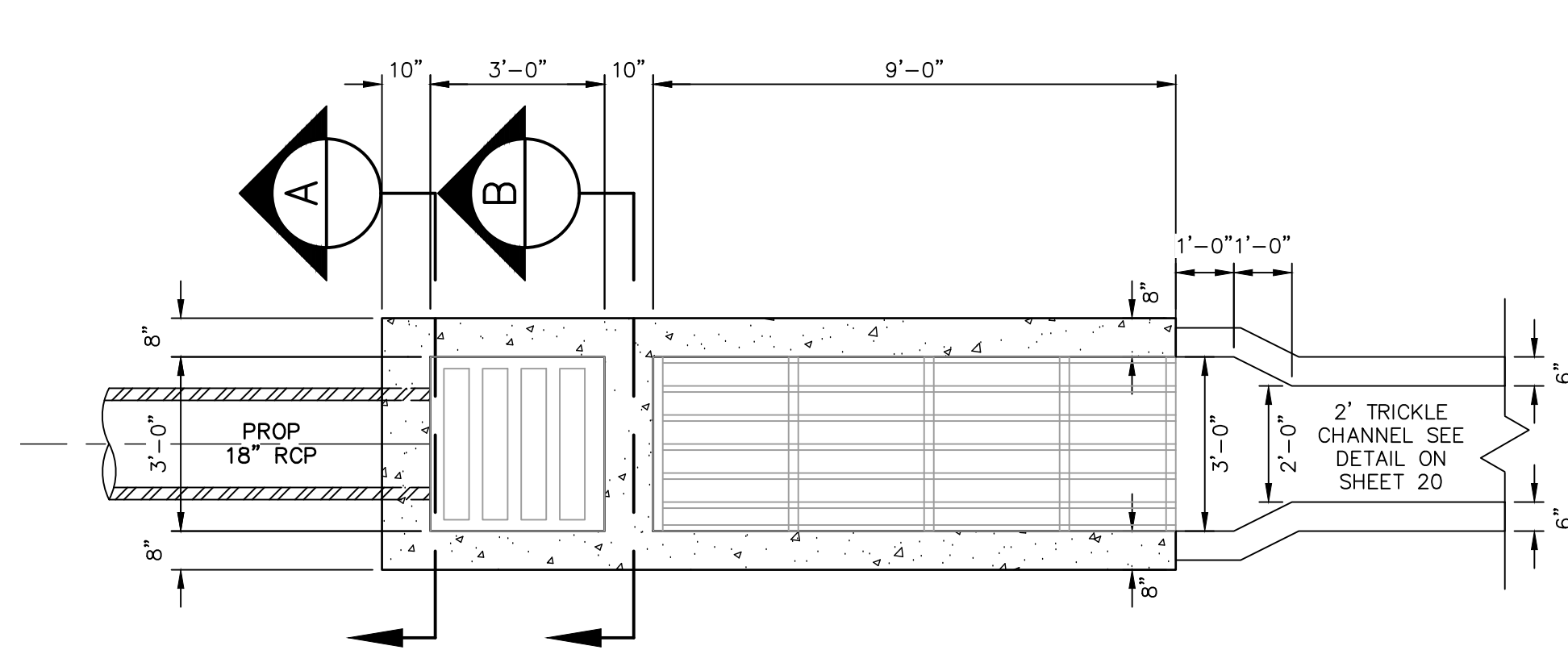
**J.R. ENGINEERING**  
A Westman Company  


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

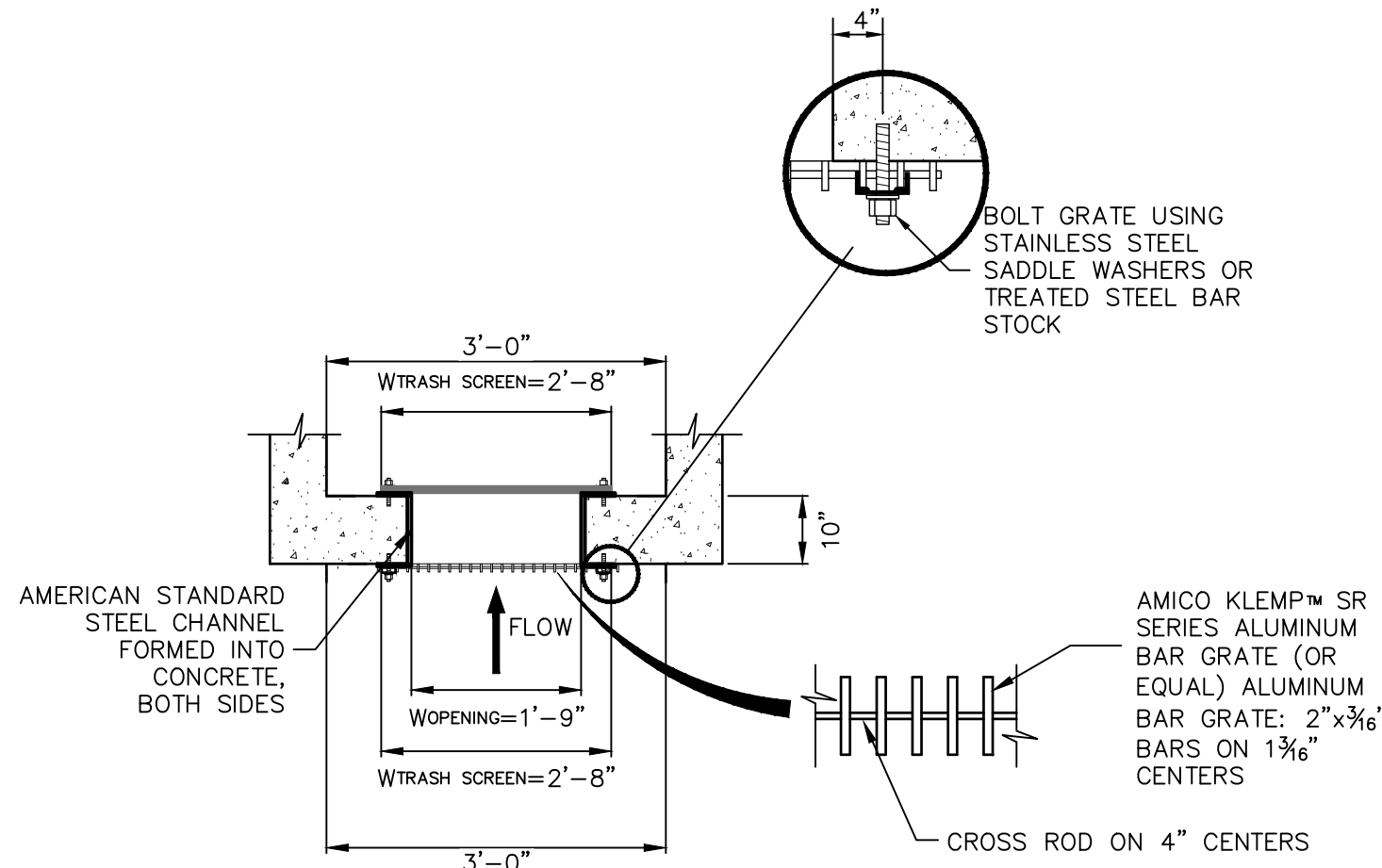
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.





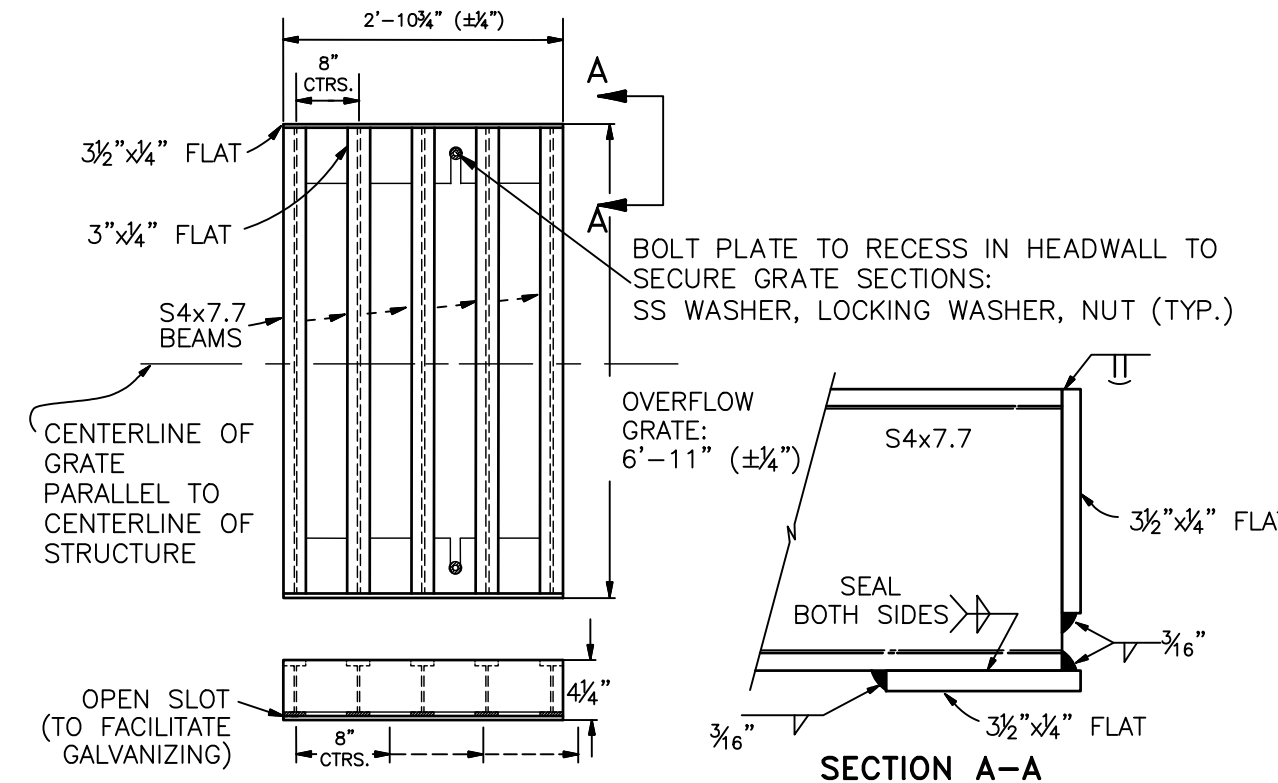


POND 3  
OUTLET STRUCTURE PLAN  
SCALE: 3/8"=1'

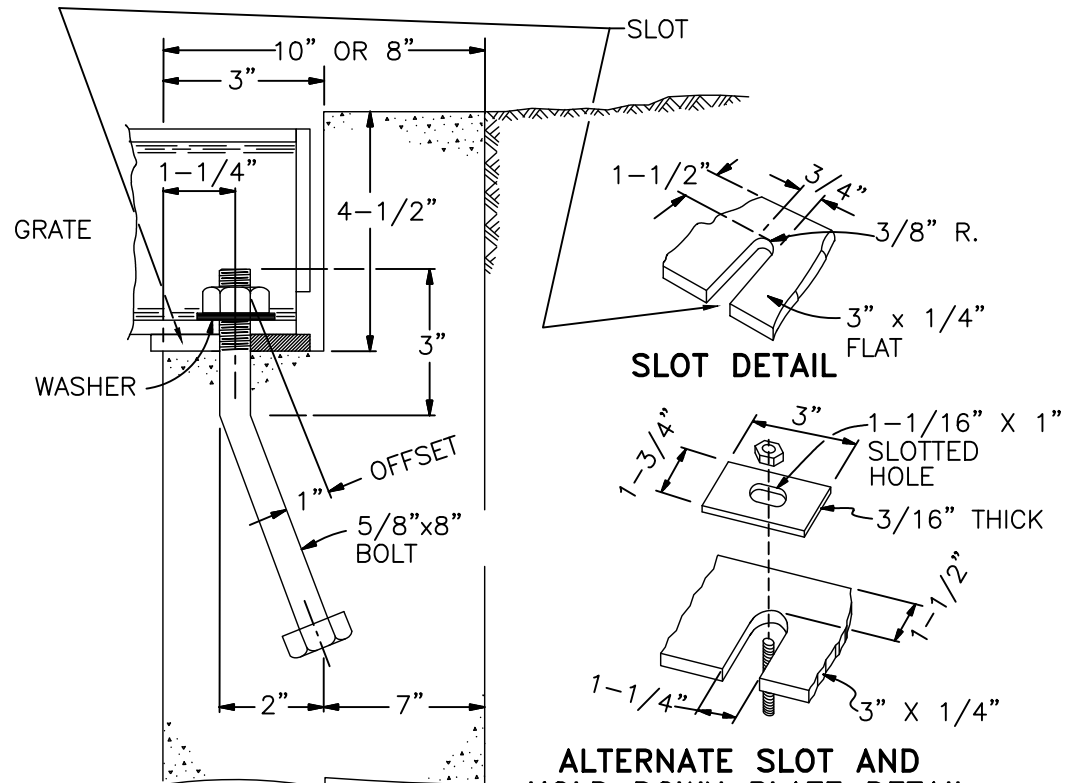


TRASH RACK AND PLATE  
DETAIL (PLAN)  
N.T.S.

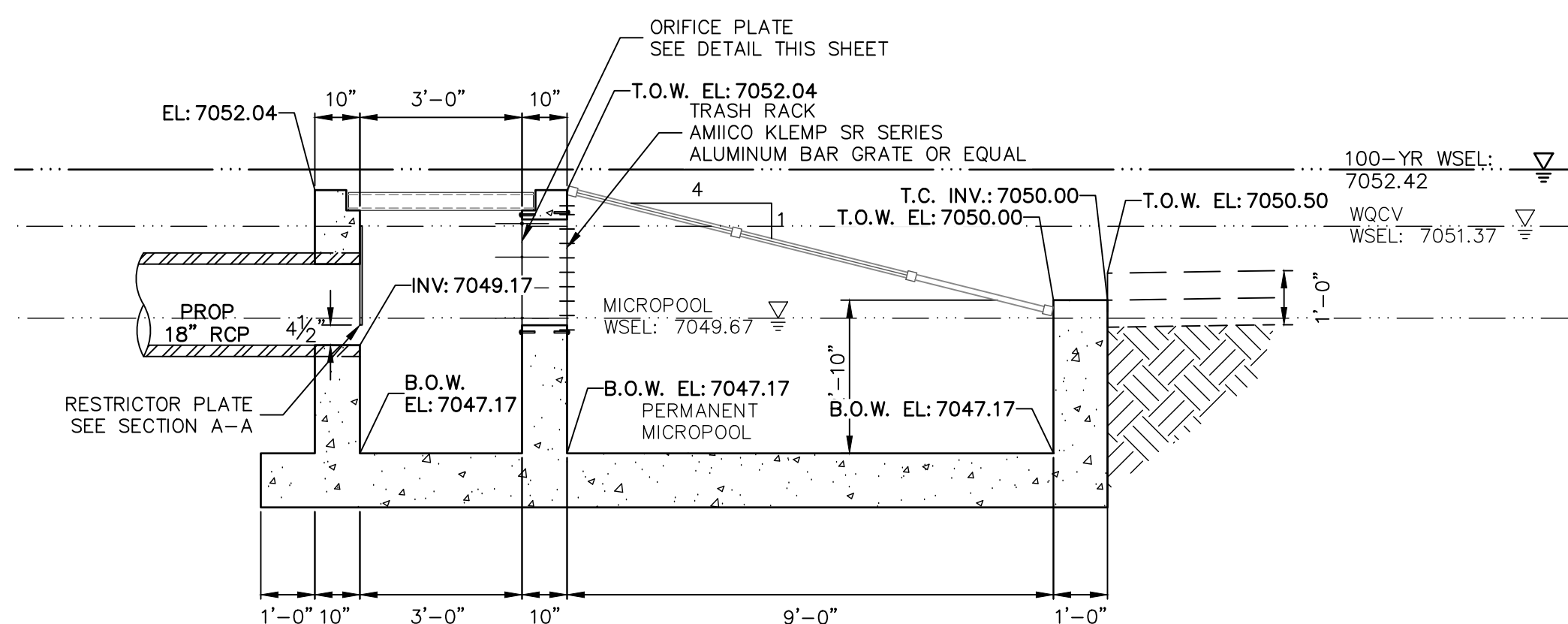
TRASH RACK DETAIL  
N.T.S.



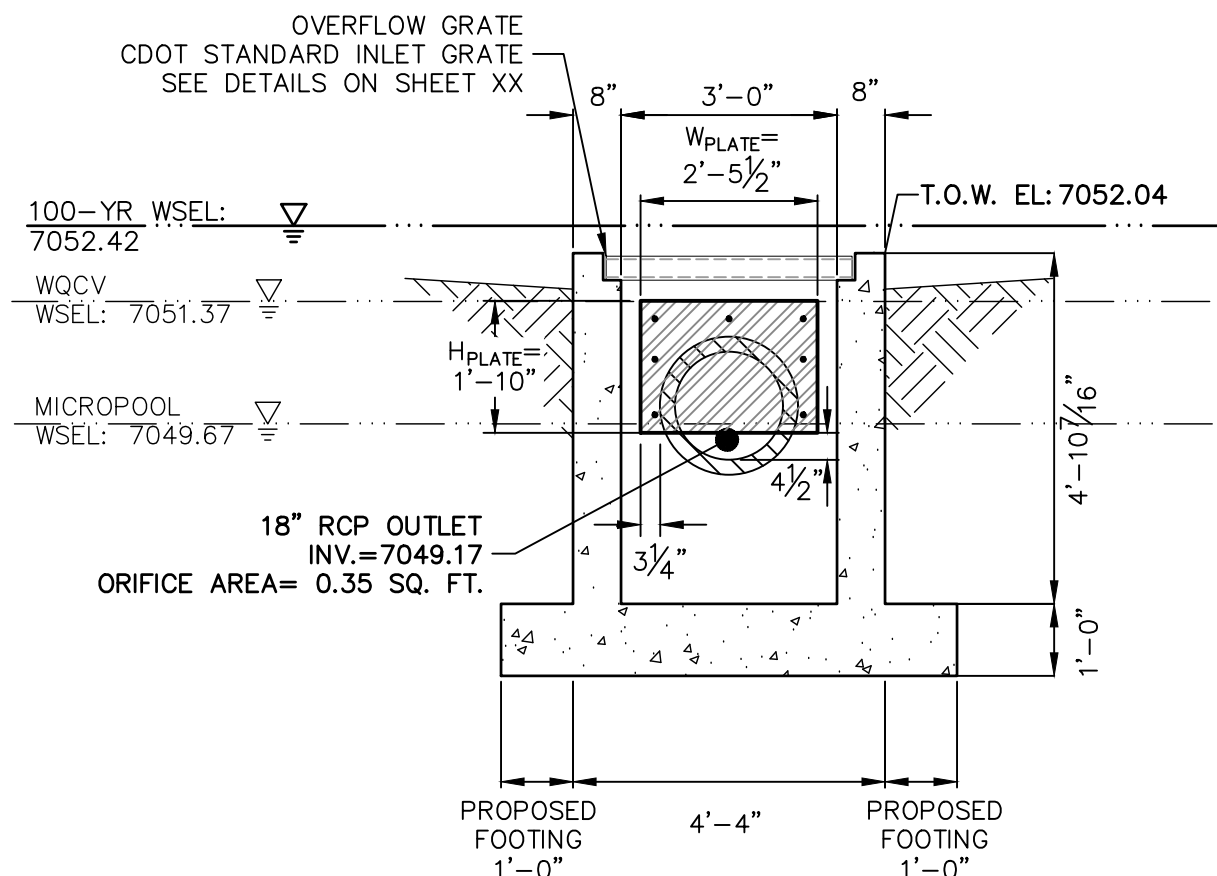
OVERFLOW GRATE DETAILS  
N.T.S.



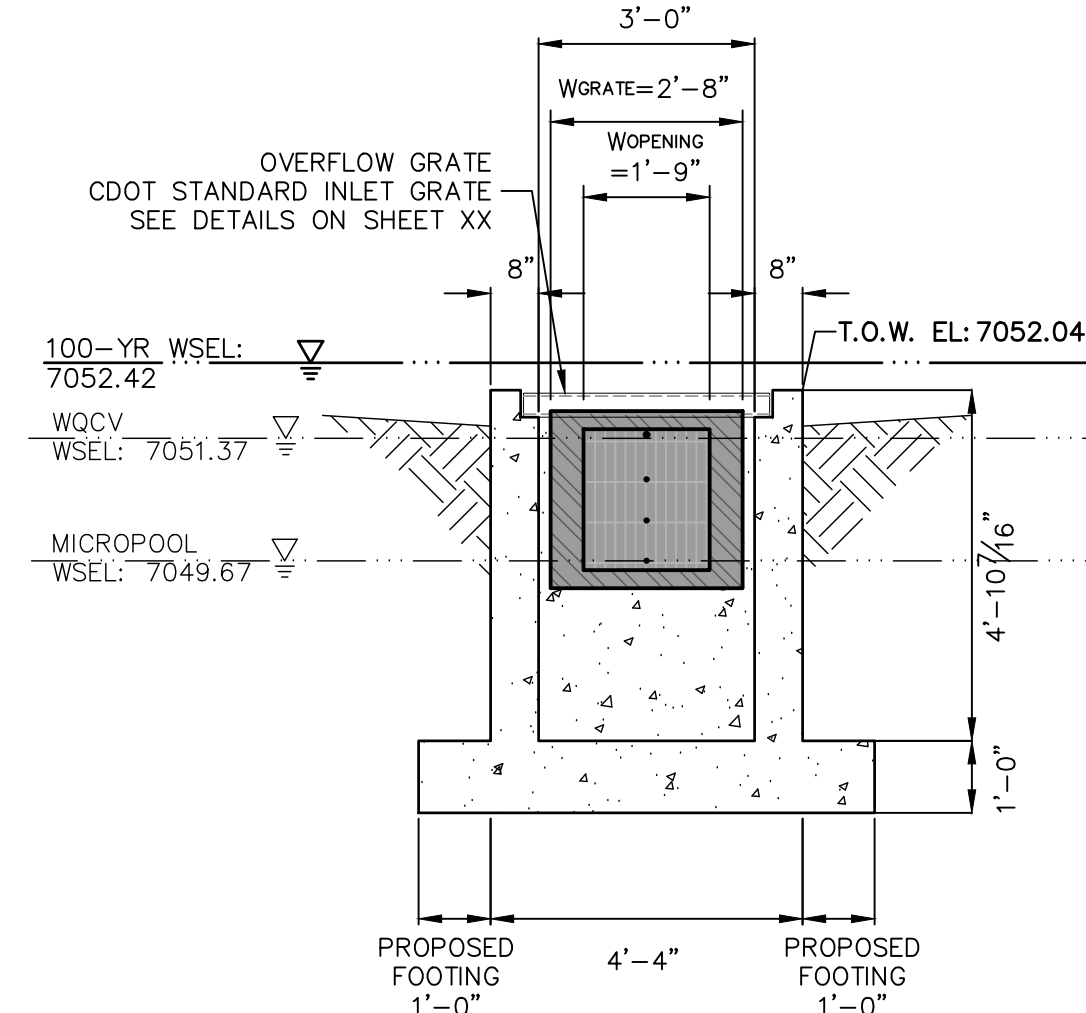
OVERFLOW GRATE INSTALLATION DETAIL  
N.T.S.



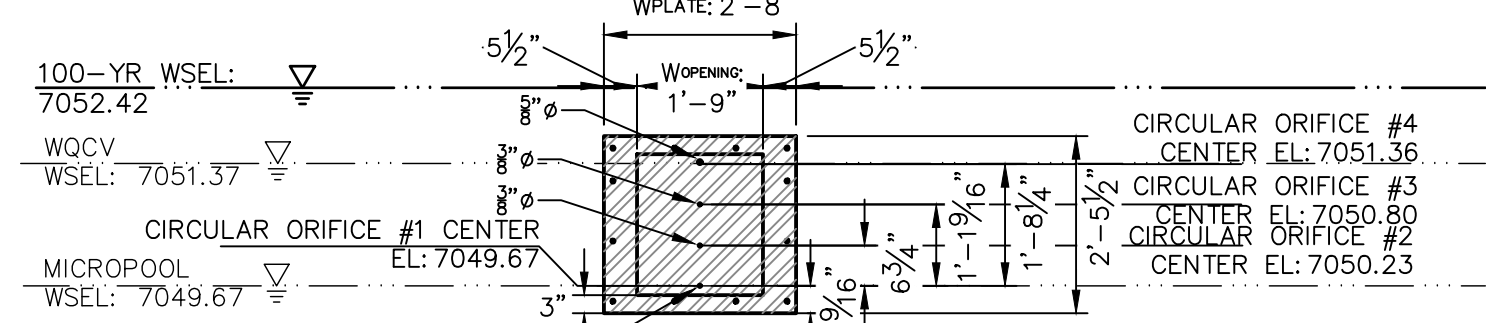
POND 3  
OUTLET STRUCTURE PROFILE  
SCALE: 3/8"=1'



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



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



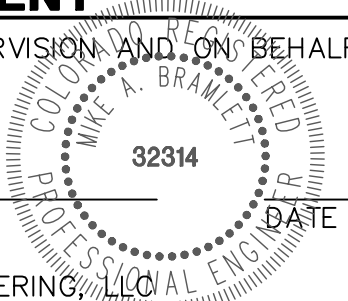
ORIFICE PLATE DETAIL  
SCALE: 3/8"=1'



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 22 OF 25  
JOB NO. 25158.01

BY DATE

No. REVISION

1"=XX'  
1"=X'

DATE 05/10/21

DESIGNED BY XXX

DRAWN BY XXX

CHECKED BY

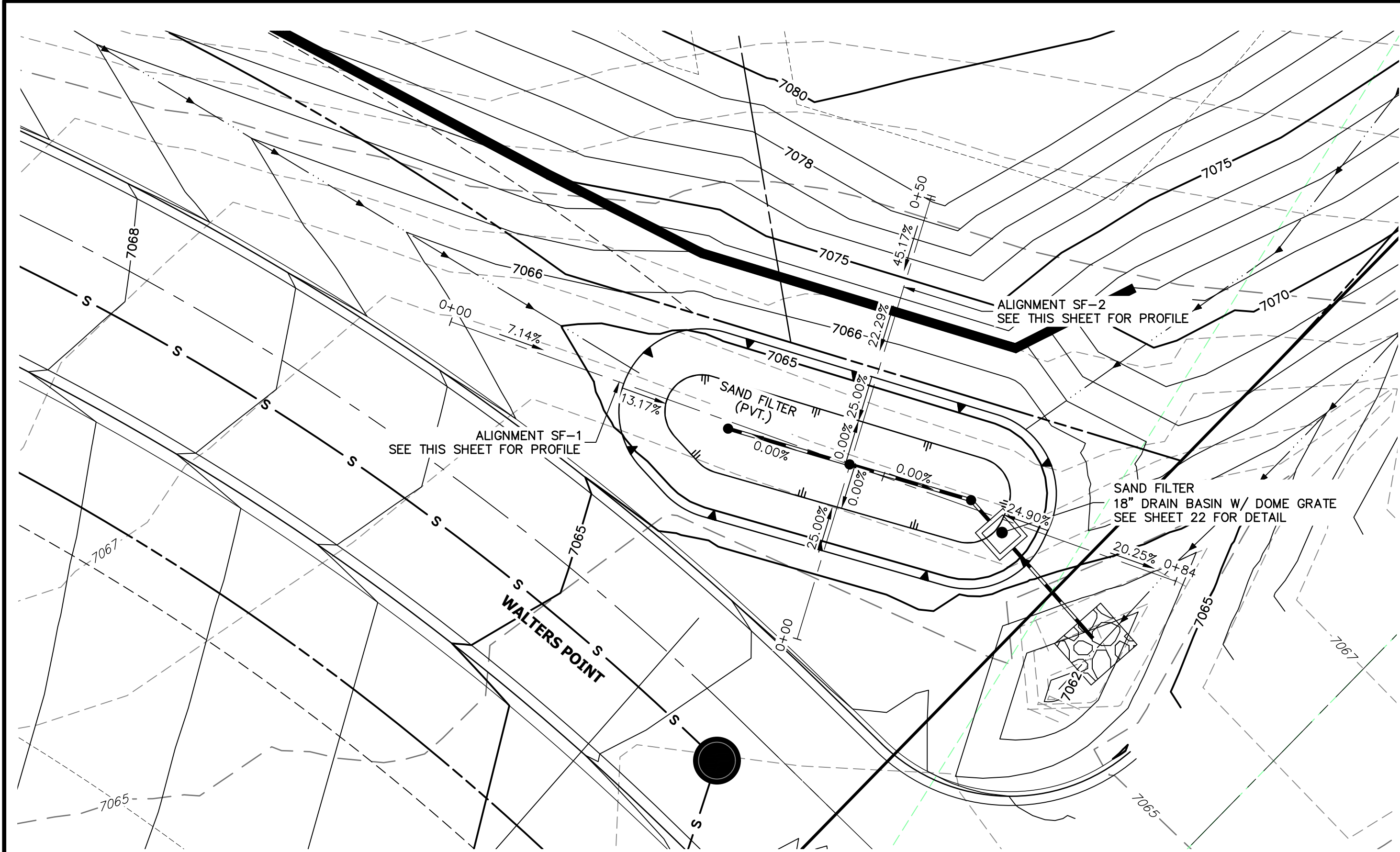


J.R. ENGINEERING  
A Western Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

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

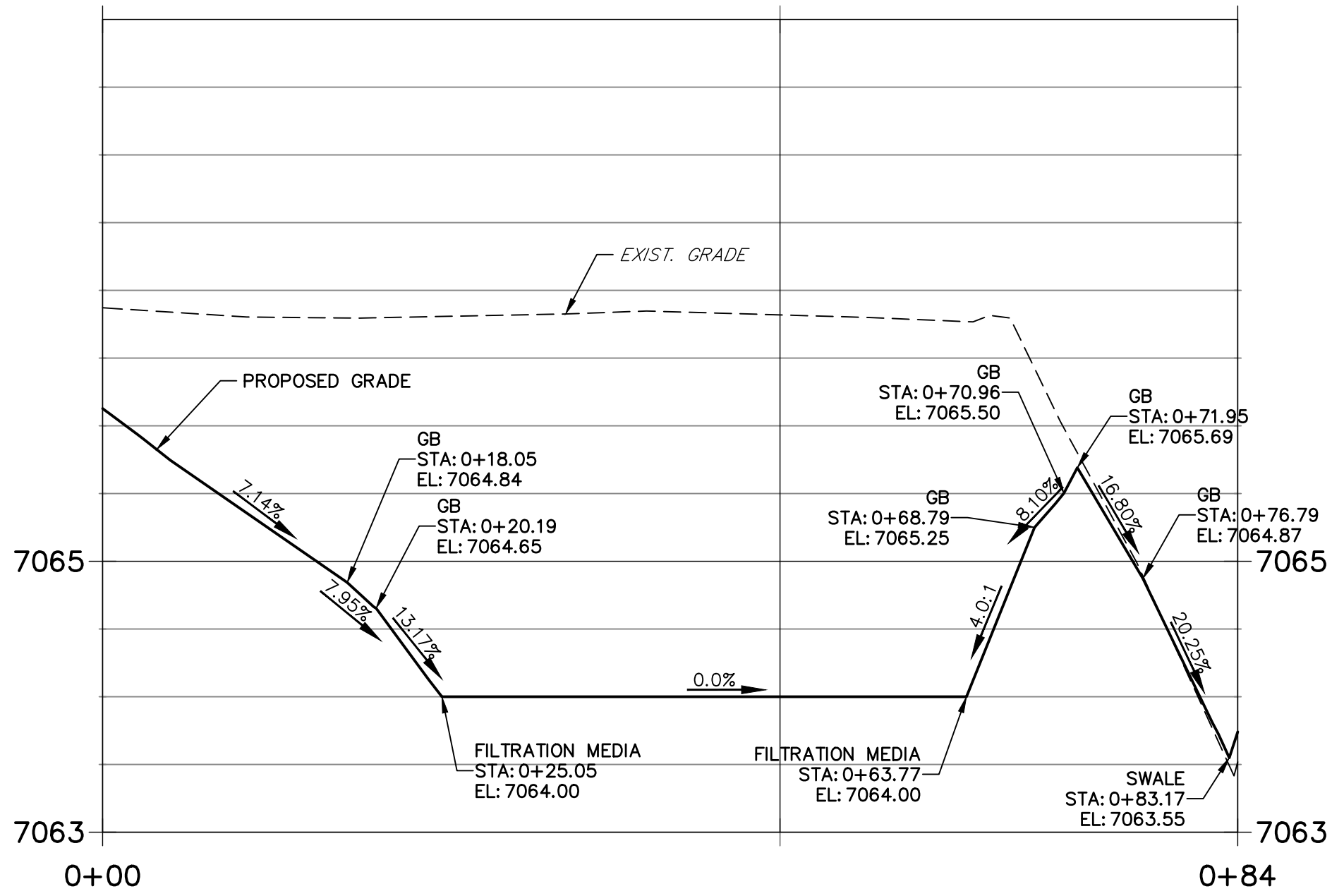
UNTIL SUCH TIME AS  
THESE DRAWINGS ARE  
APPROVED BY THE  
APPROPRIATE REVIEWING  
AGENCIES, OR ENGINEERING  
APPROVES THEIR USE,  
THESE DRAWINGS ARE  
DESIGNATED BY WRITTEN  
AUTHORIZATION.



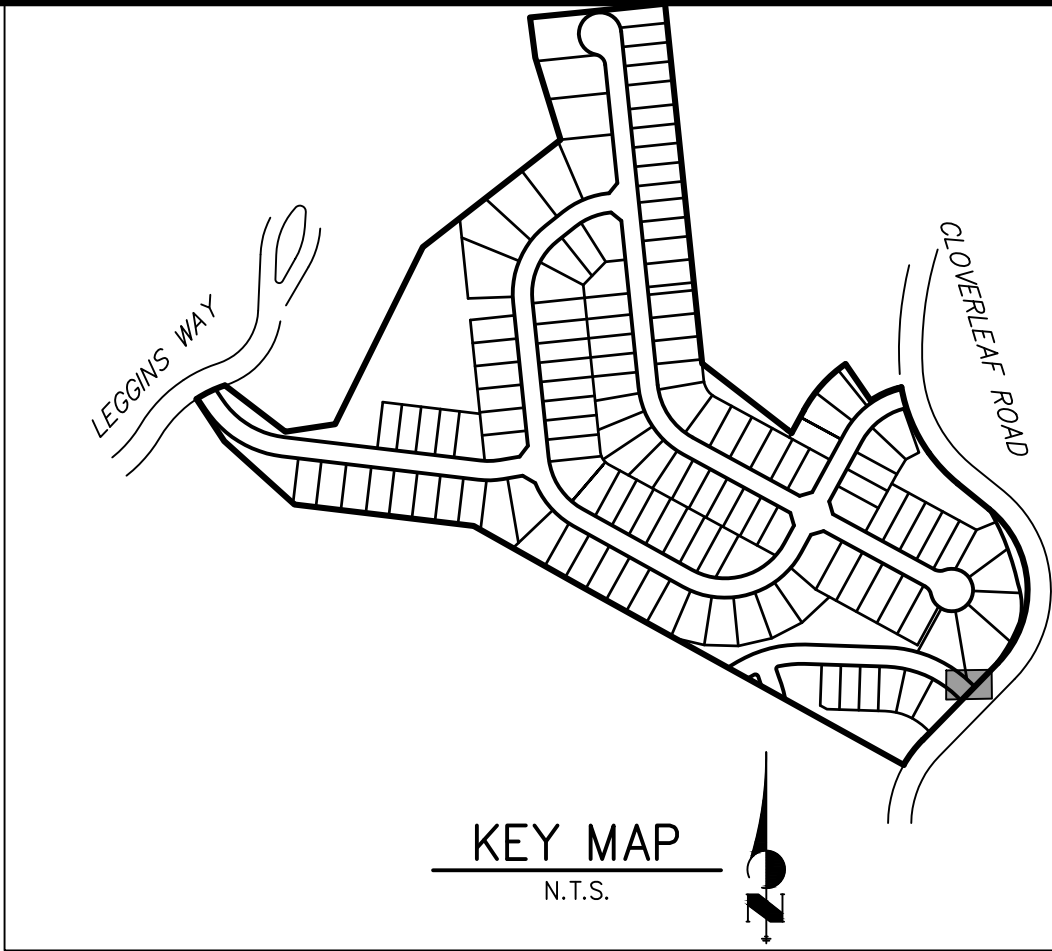
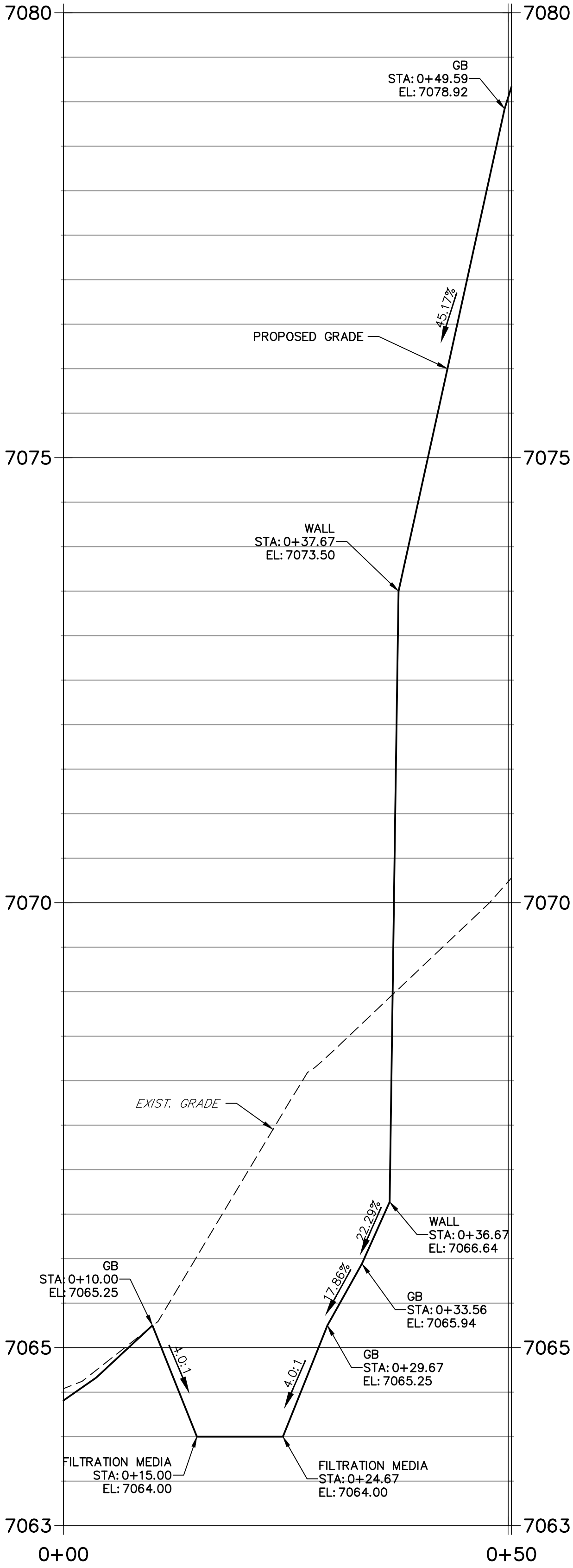


SAND FILTER-PLAN

POND P3-1 PROFILE  
STA 0+00.00 TO 0+83.79



POND P3-2 PROFILE  
STA 0+00.00 TO 0+50.37



KEY MAP  
N.T.S.

NOTES

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



Know what's below.  
Call before you dig.

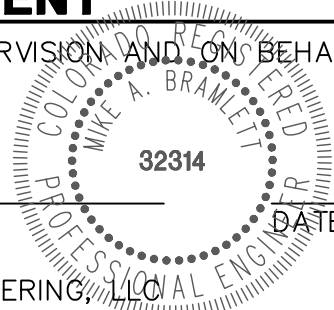
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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

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 23 OF 25

JOB NO. 25158.01

BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=10'	1"=5'	05/10/21	GAG	GAG	

J.R. ENGINEERING  
A Western Company



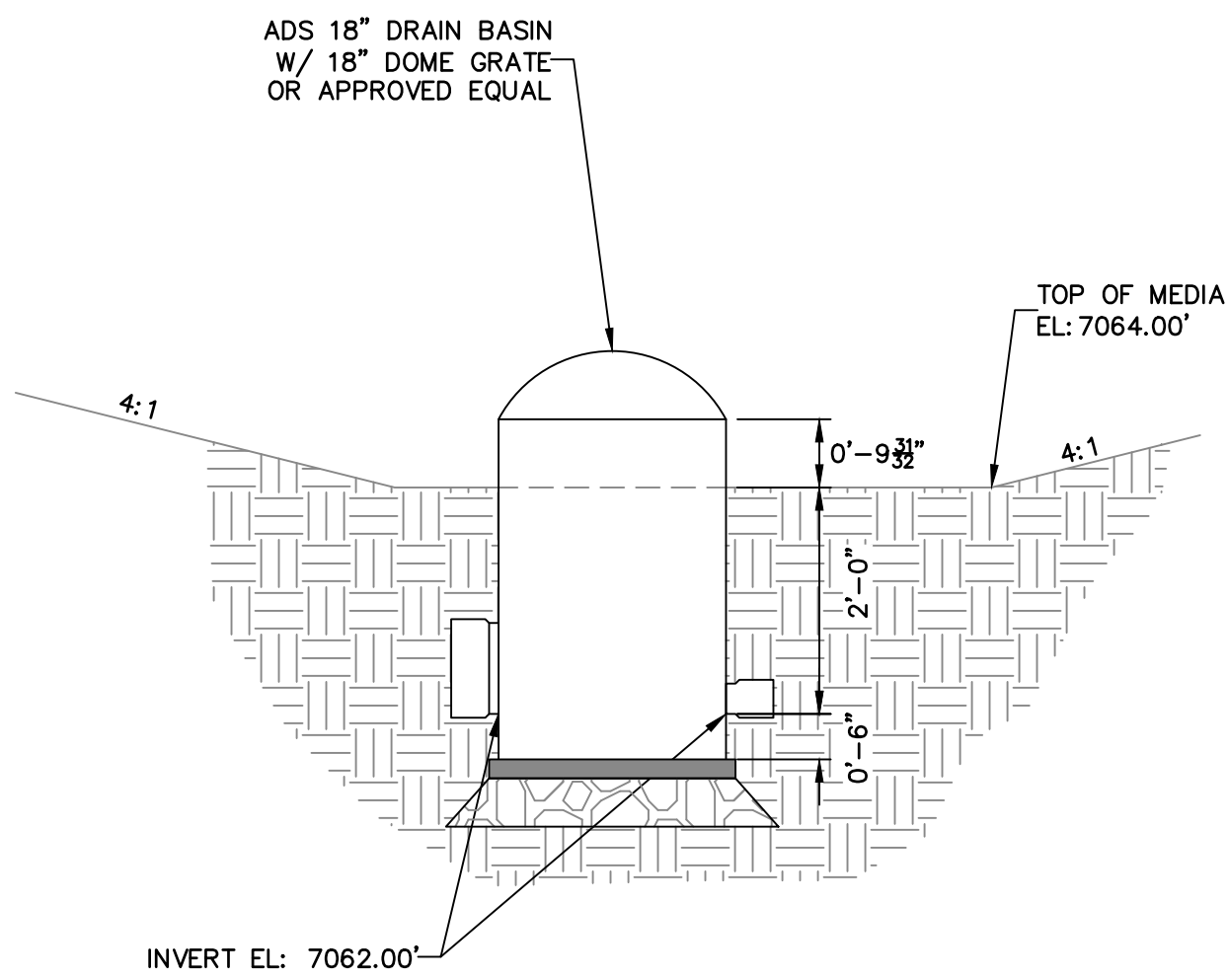
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

PREPARED FOR

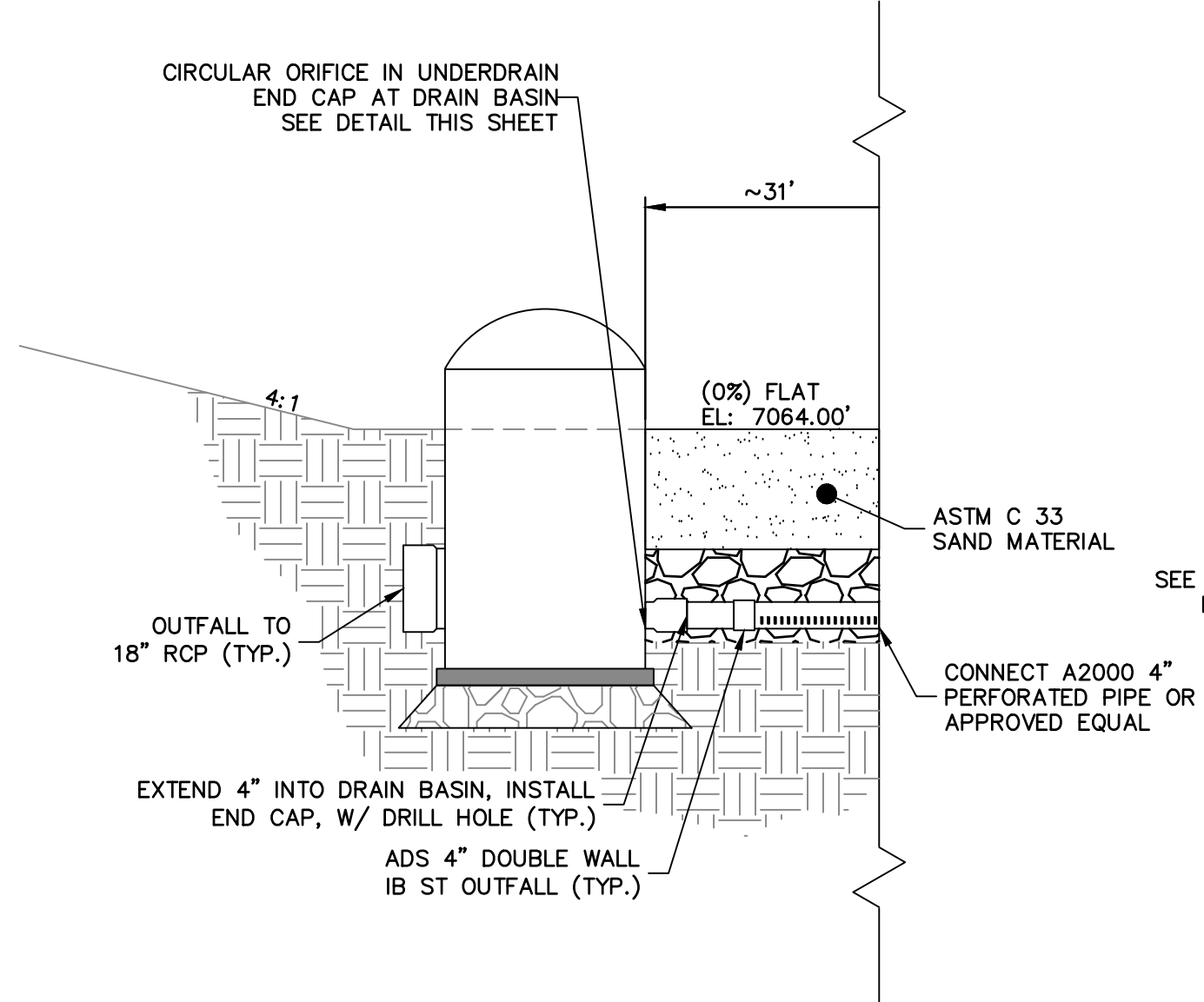
PT CLOVERLEAF, LLC  
1864 WOODMOOR DRIVE  
COLORADO SPRINGS, CO 80920  
ATTN: JOE DESJARDIN  
(719) 476-0800  
JDESJARDIN@PROTERRACO.COM

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

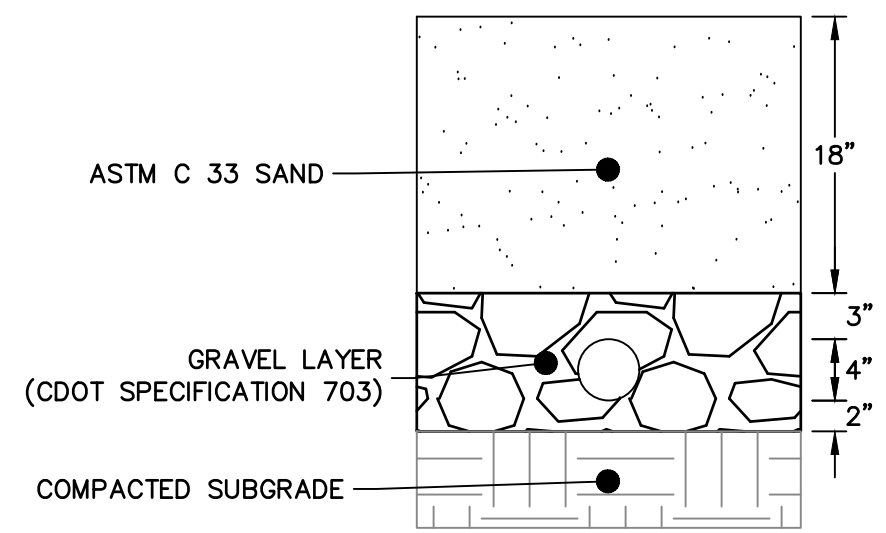
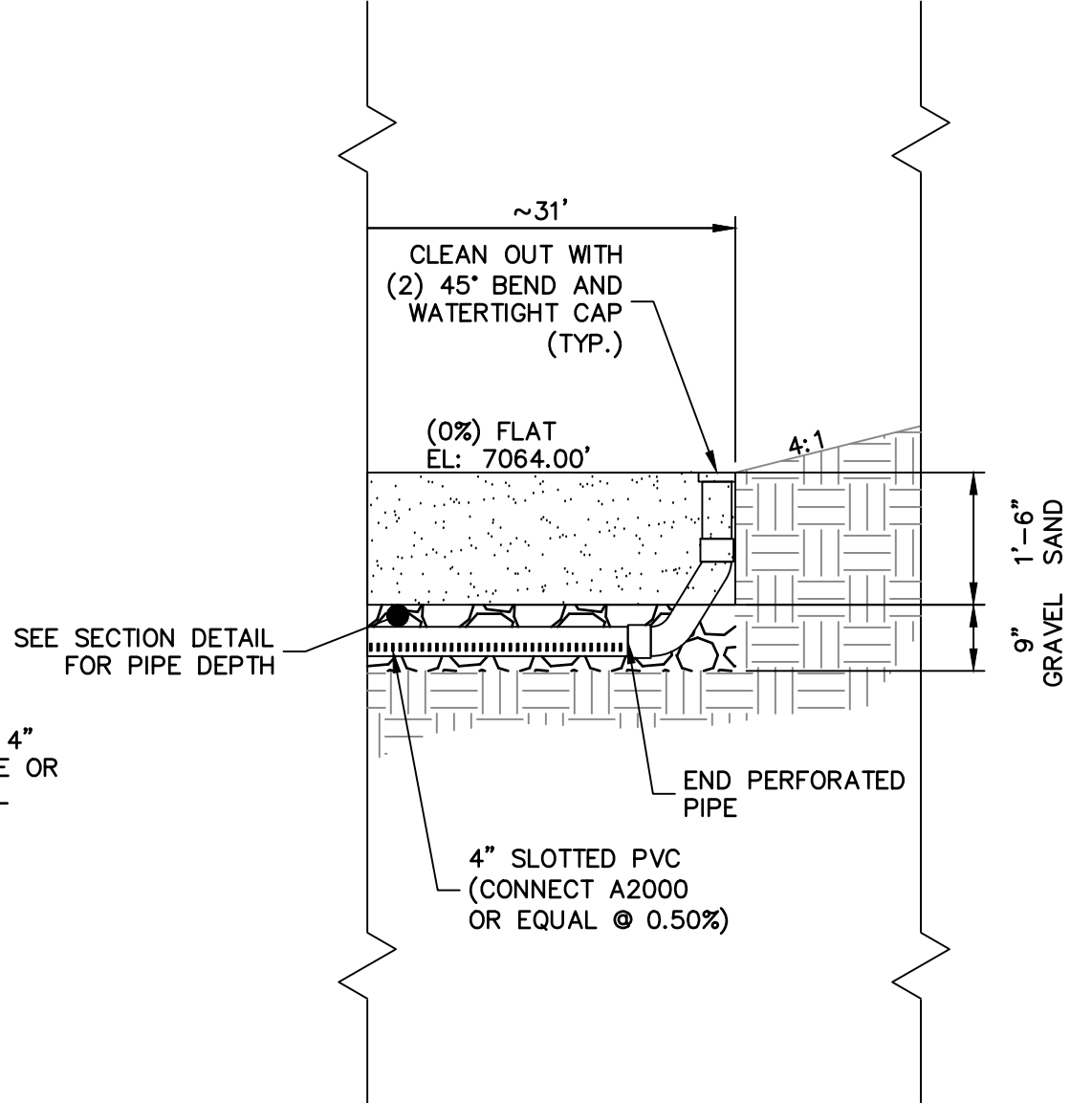




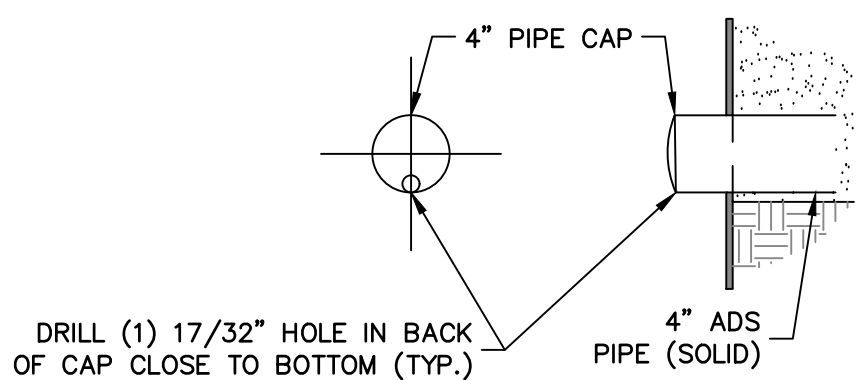
Drain Basin  
Outlet Front Detail  
SCALE: N.T.S.



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



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

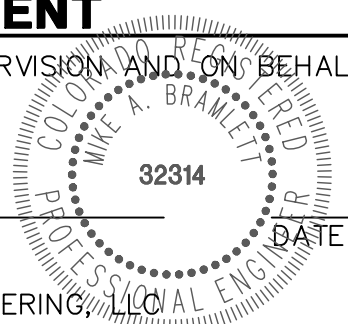


ENGINEER'S STATEMENT

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 24 OF 25

JOB NO. 25158.01

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

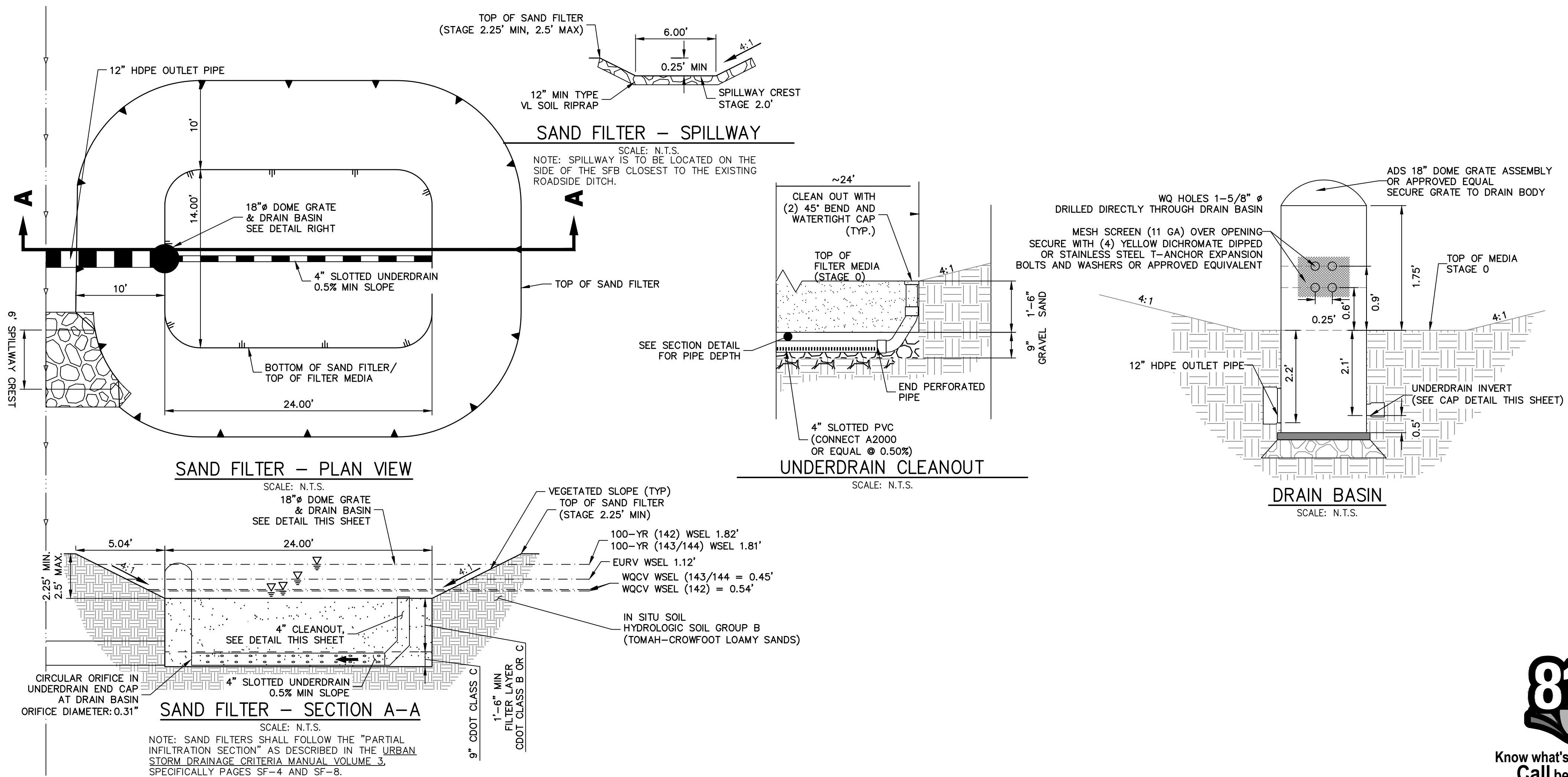
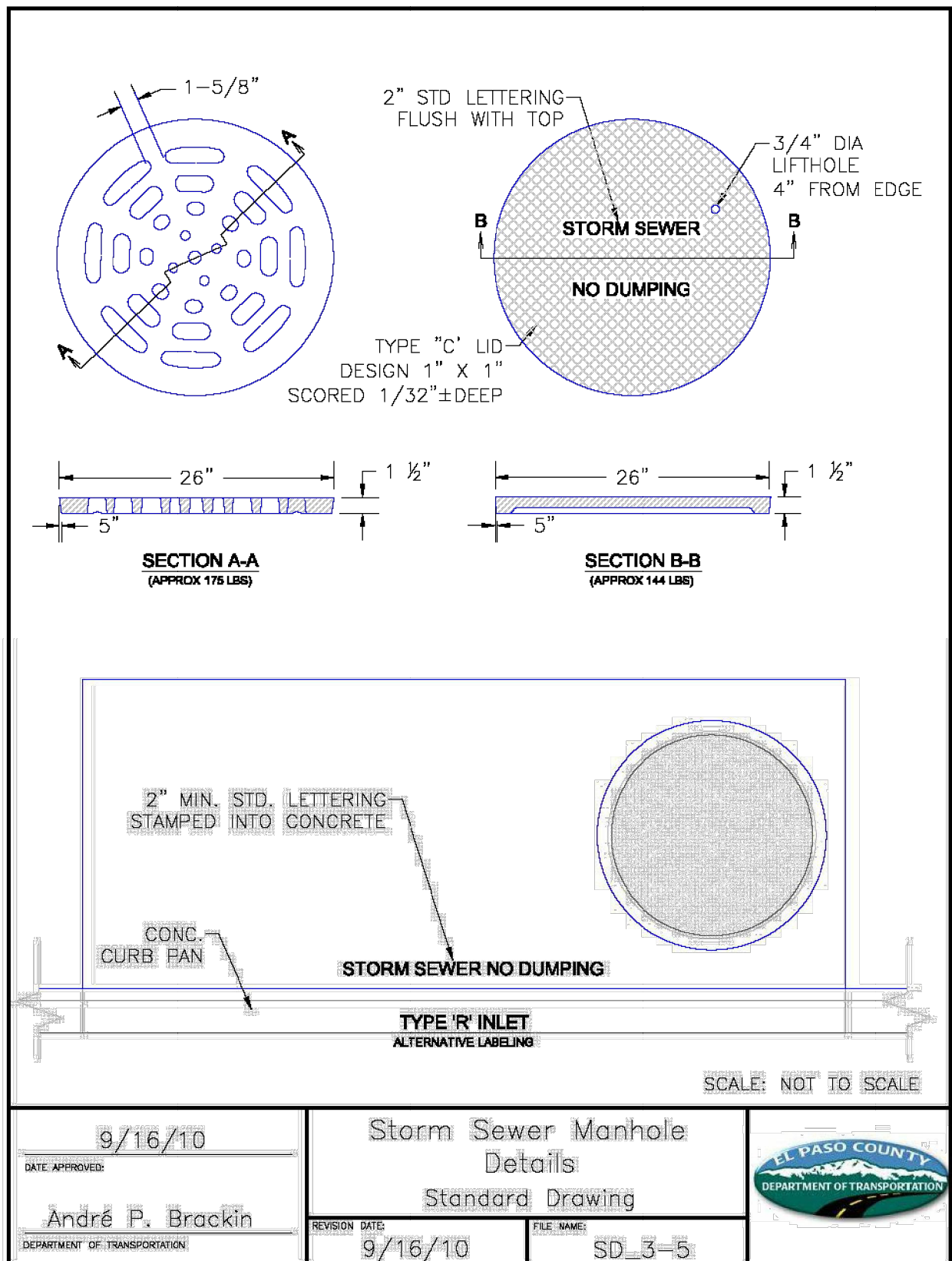
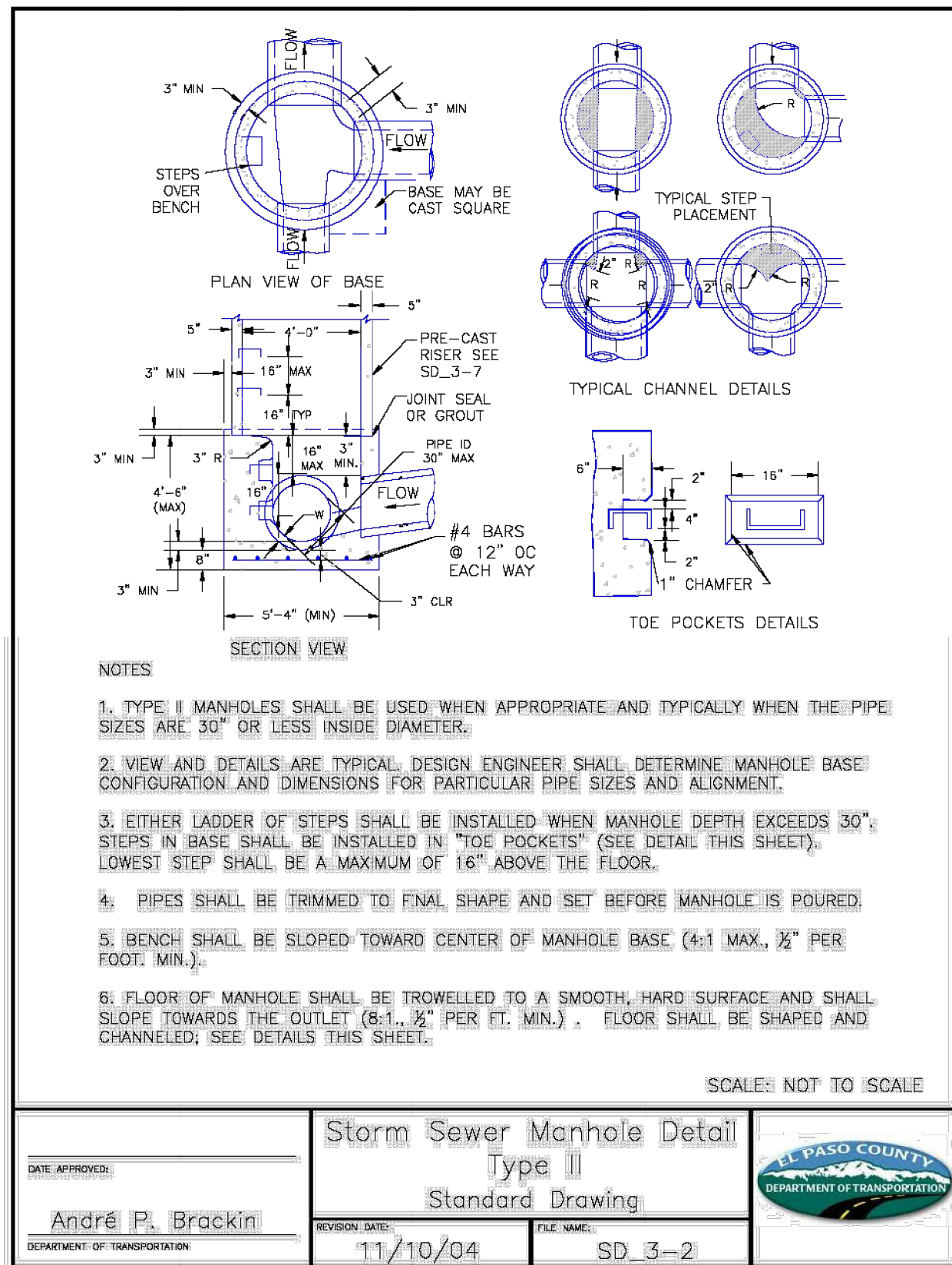
**J.R. ENGINEERING**  
A Western Company

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





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

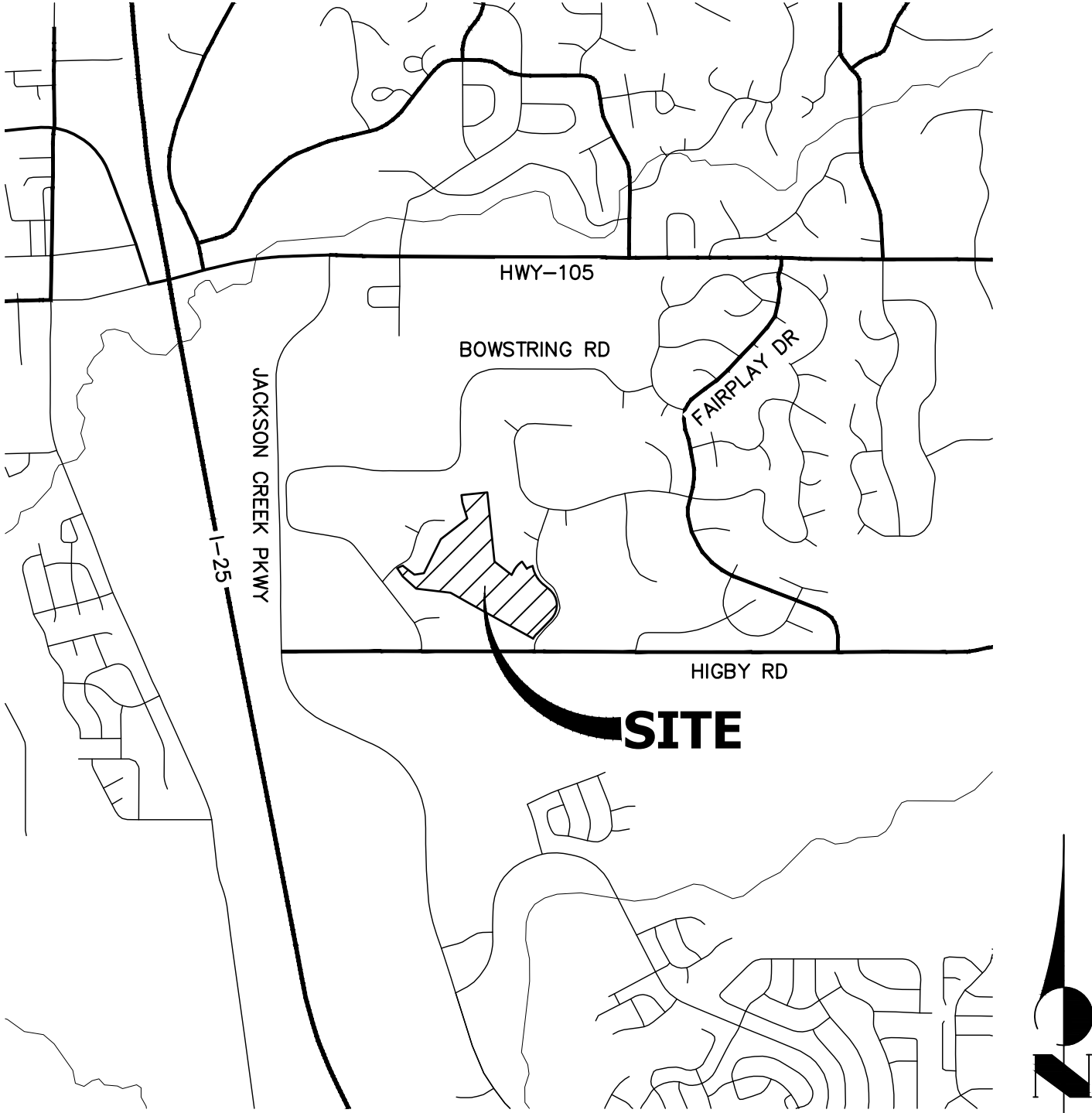
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION 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                   |

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:

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS 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

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



Know what's below.  
Call before you dig.

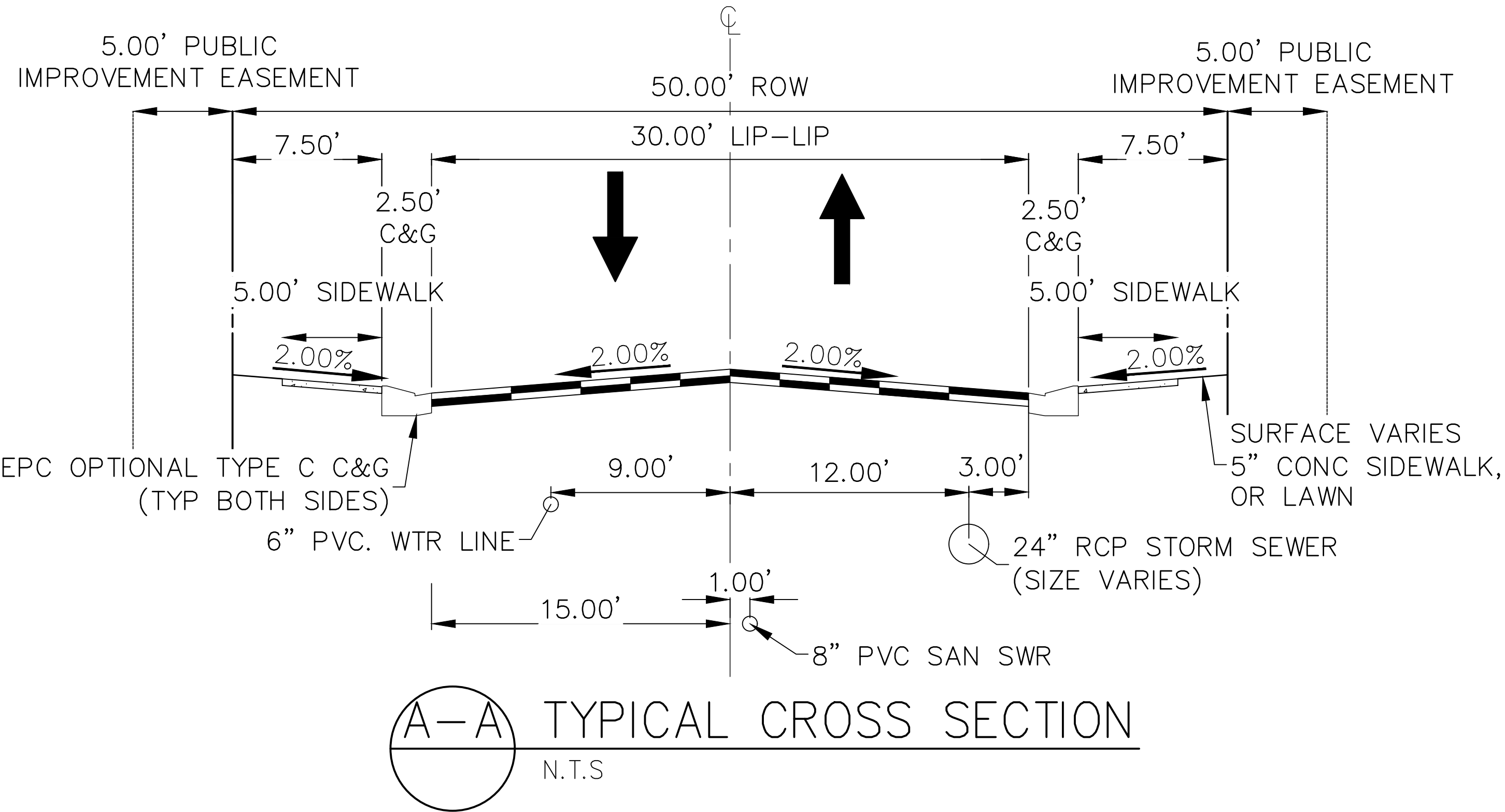


LAYER LINETYPE LEGEND

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

UTILITIES LEGEND

	EXISTING	PROPOSED
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		



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

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

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

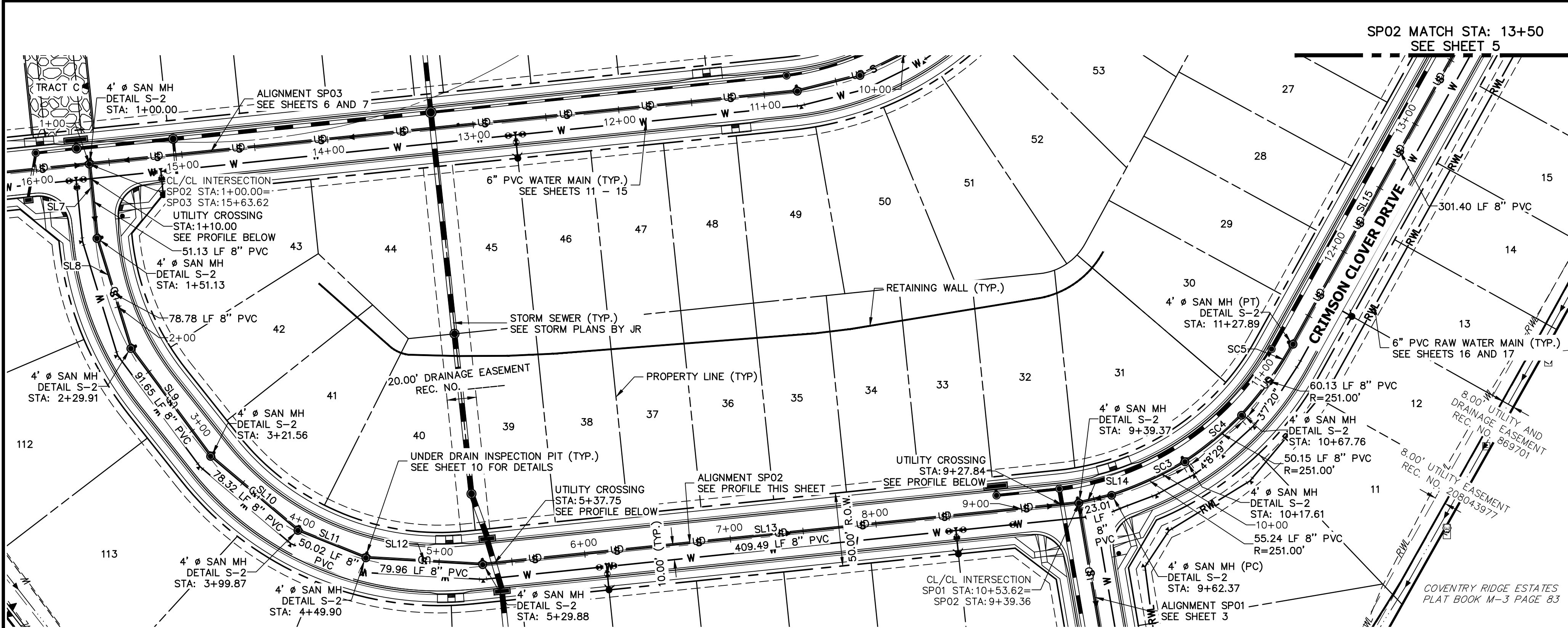
CLOVERLEAF FILING 2	BY	DATE							
	REVISION								
	No.								
	N/A	N/A	05/10/21	APL	APL				
	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY			
SHEET 2 OF 21		JOB NO. 25158.01							

Know what's below.  
Call before you dig.





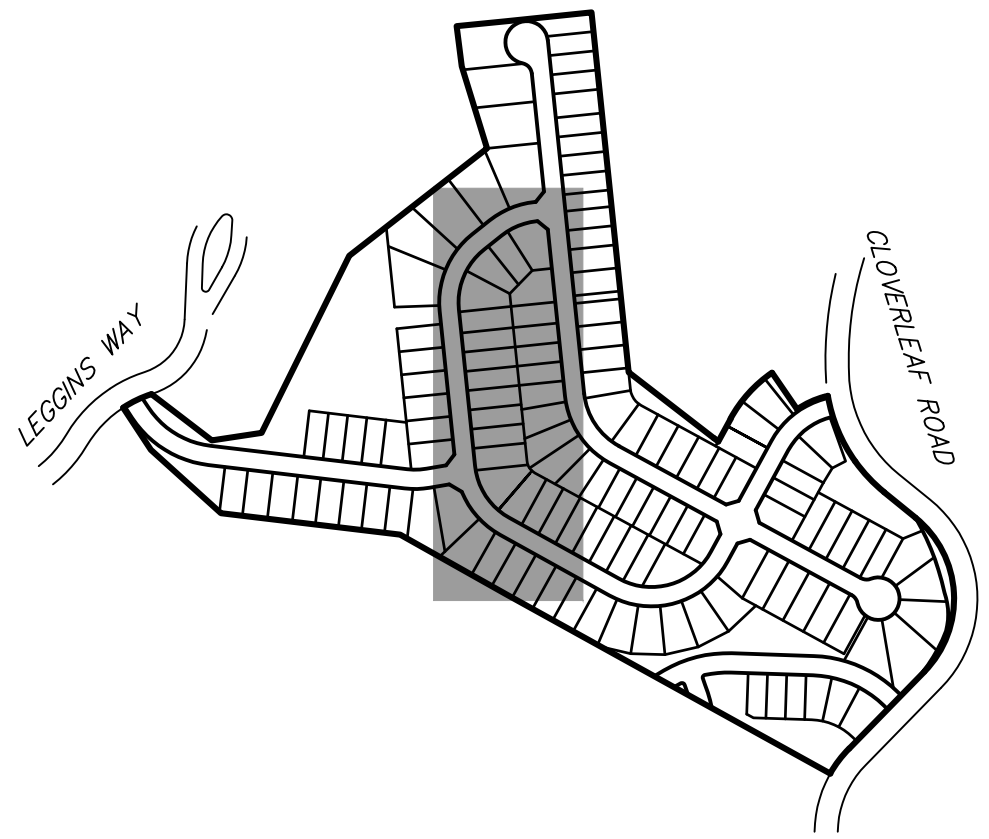




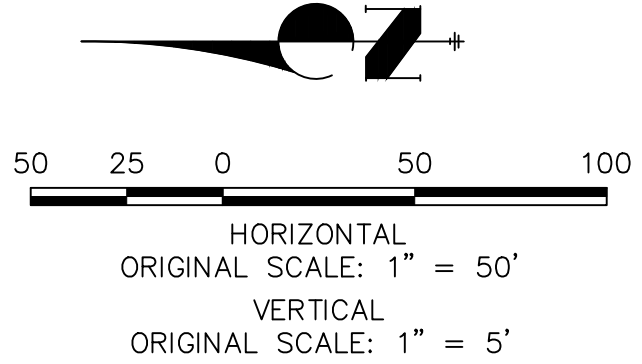
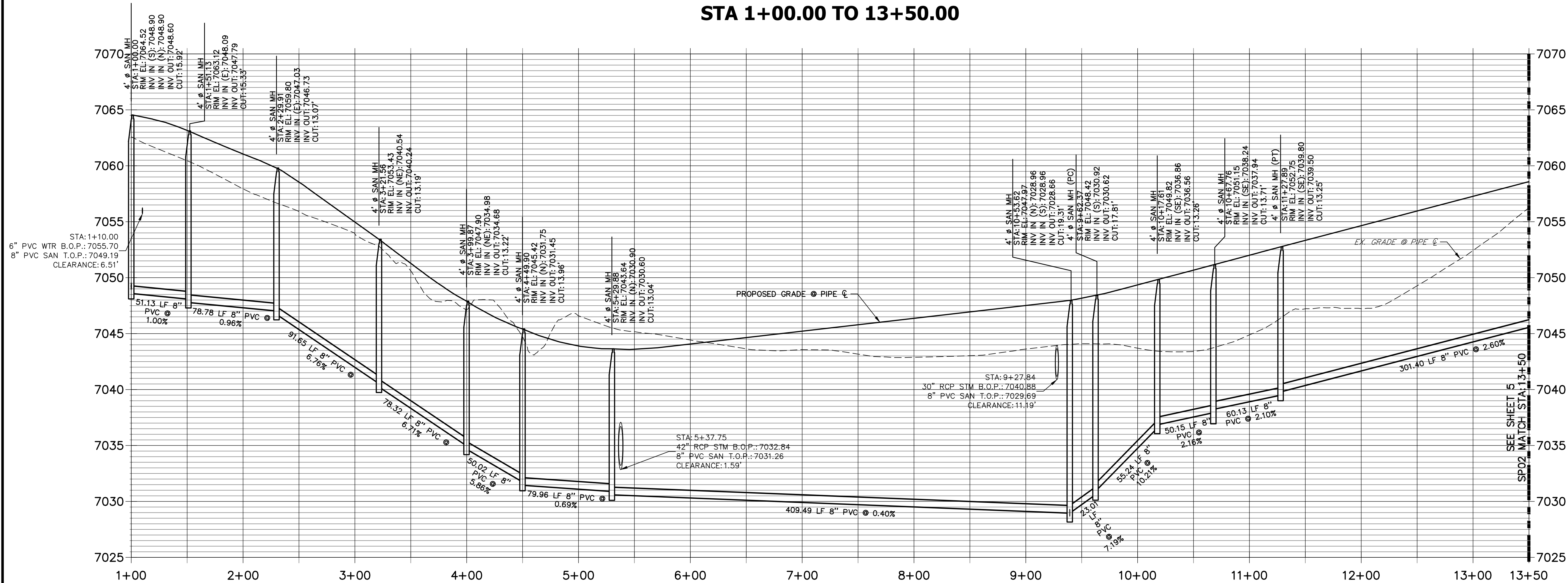
LINE TABLE		
LINE	BEARING	DISTANCE
SL7	S84°07'17"W	52.13'
SL8	S72°52'17"W	78.59'
SL9	S53°30'31"W	91.32'
SL10	S40°18'29"W	78.09'
SL11	S21°57'22"W	49.64'
SL12	S03°18'29"W	79.96'
SL13	S05°54'13"E	409.51'
SL14	S13°21'10"E	23.01'
SL15	S60°57'58"E	301.40'

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: \_\_\_\_\_

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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

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

BY	DATE	No.	REVISION

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

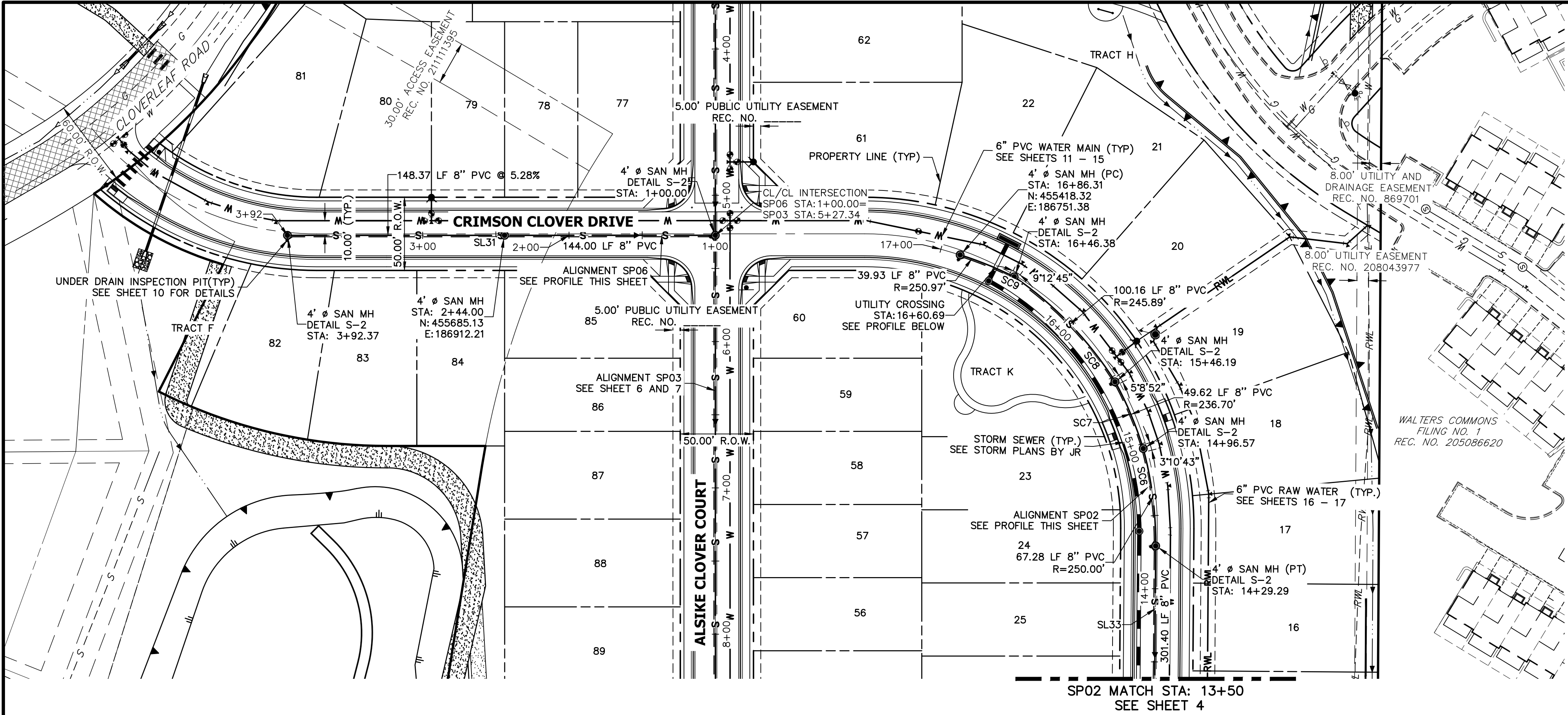
CLOVERLEAF FILING 2

SANITARY SEWER PLAN AND PROFILE

SHEET 4 OF 21

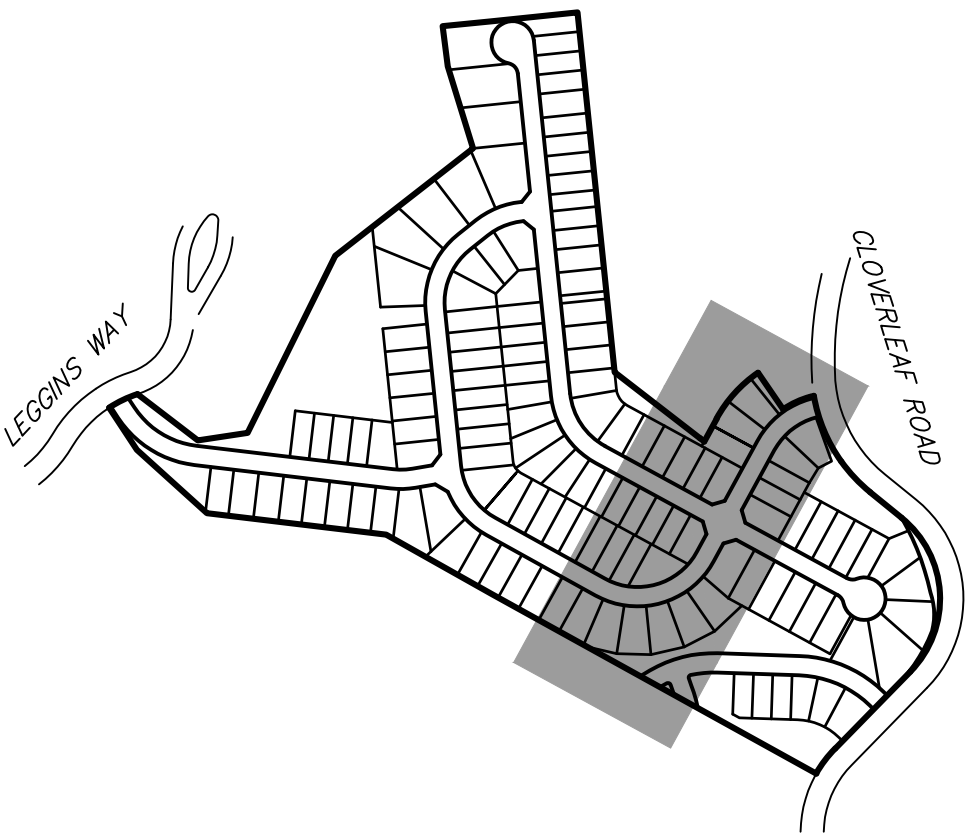
JOB NO. 25158.01





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'

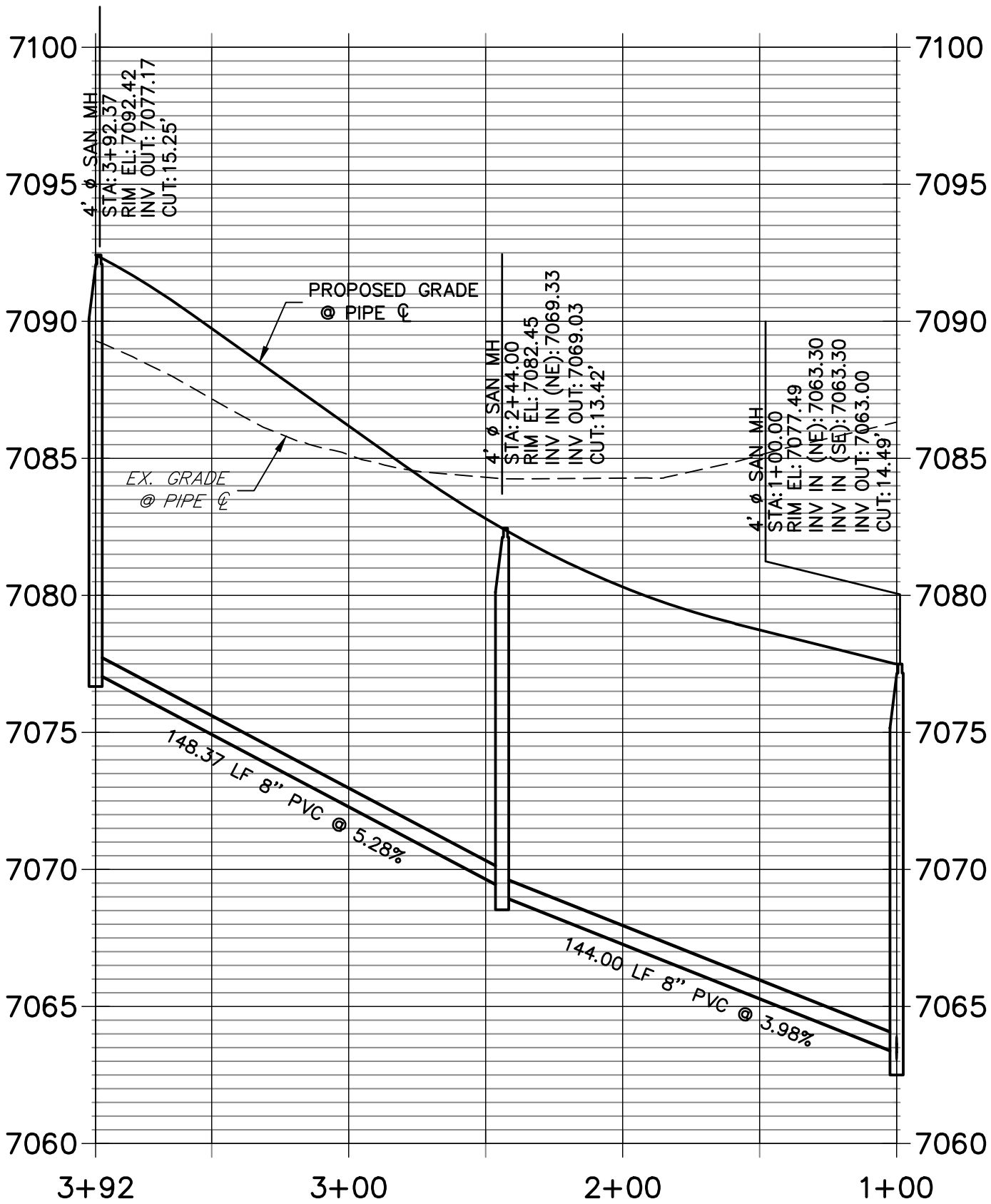
LINE TABLE		
LINE	BEARING	DISTANCE
SL31	N28°37'08"E	291.37'
SL33	S60°57'58"E	301.40'



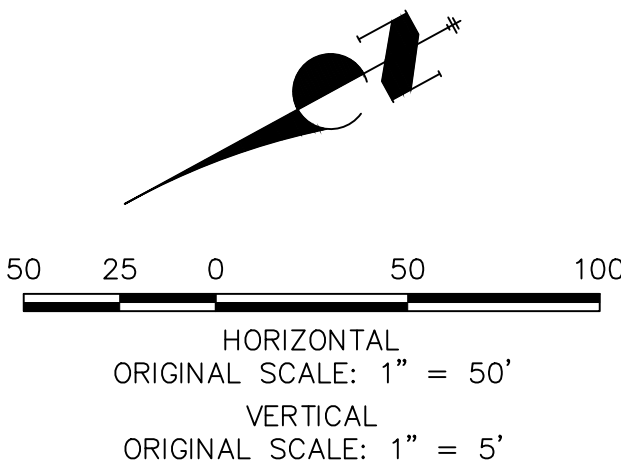
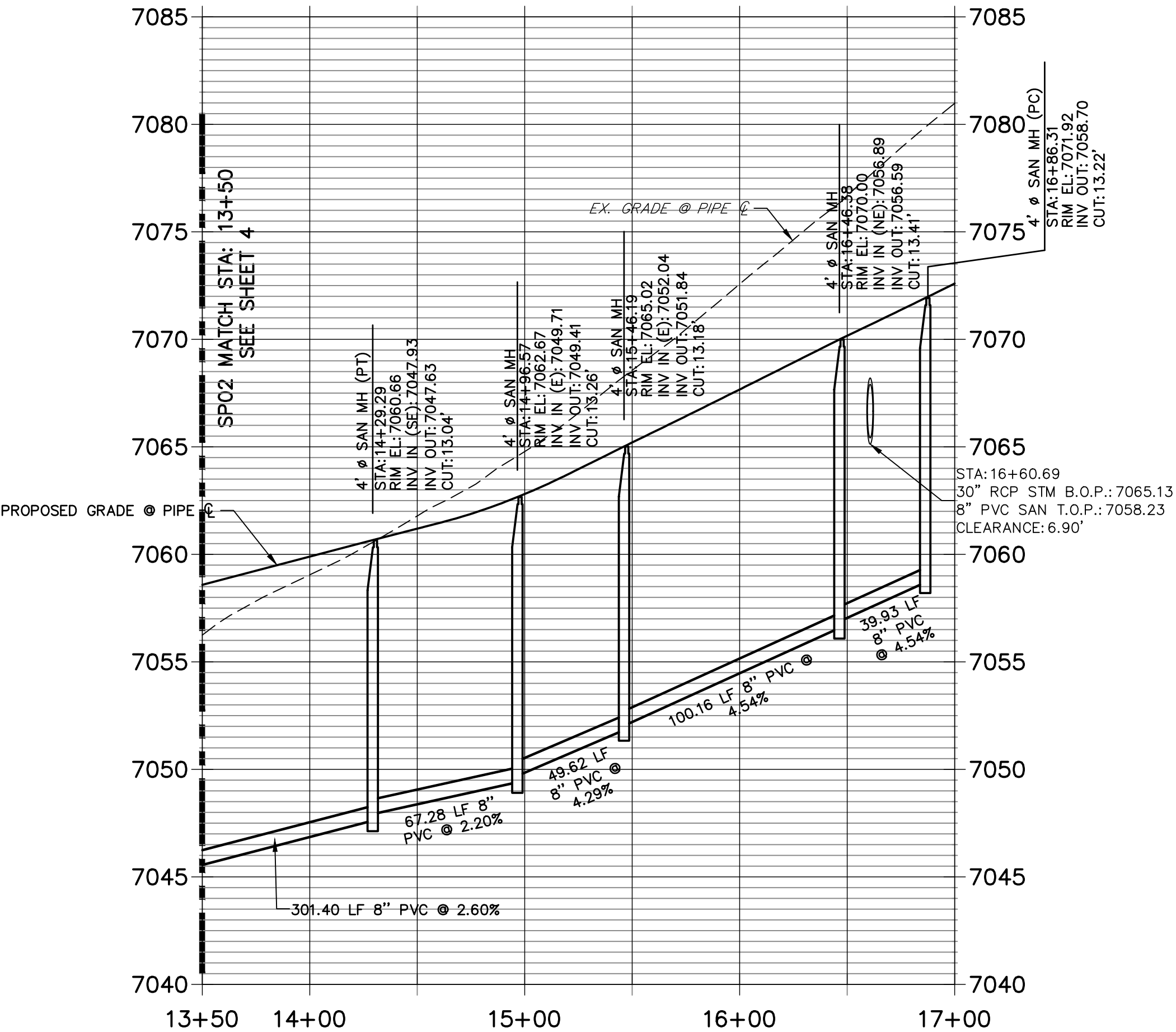
NOTES

- 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.

SP06 PROFILE  
STA 1+00.00 TO 3+92.37



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




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.

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

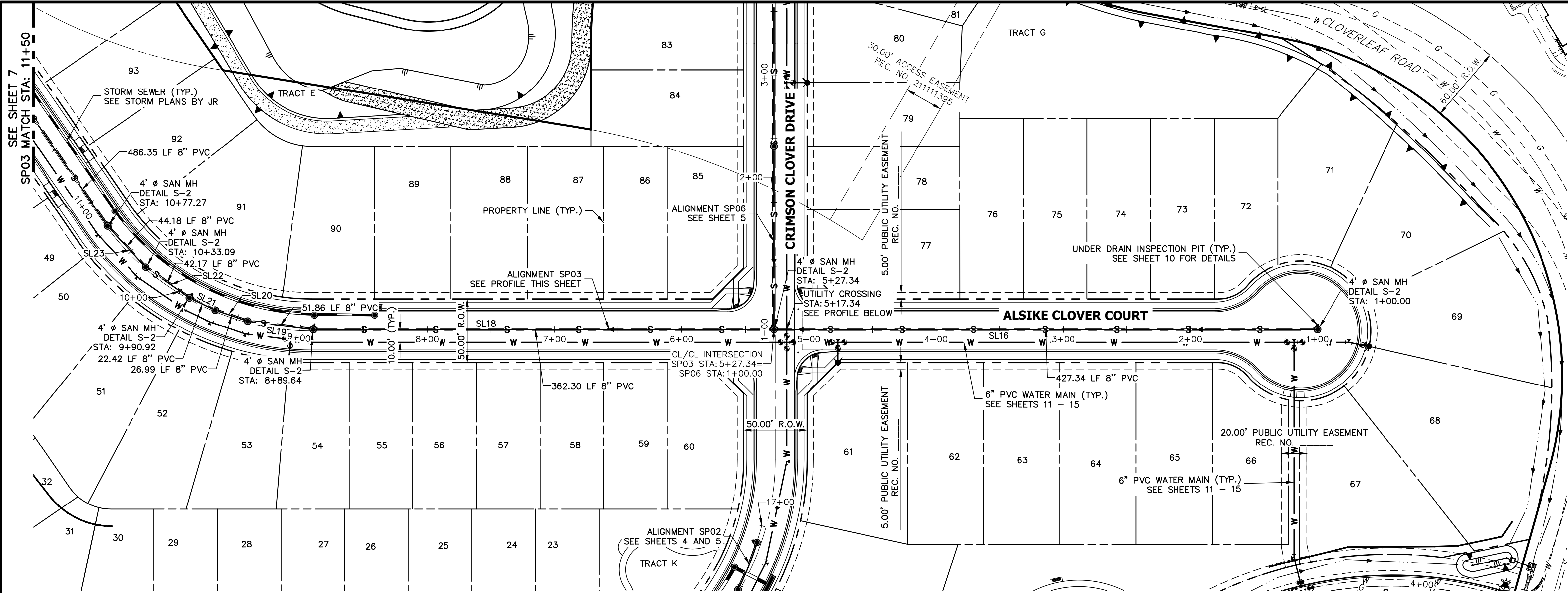
PREPARED FOR  
**PT CLOVERLEAF, LLC**  
1864 WOODMOOR DRIVE  
COLORADO SPRINGS, CO 80920  
ATTN: JOE DESJARDIN  
JDESJARDIN@PROTERRACO.COM  
(719) 476-0800

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

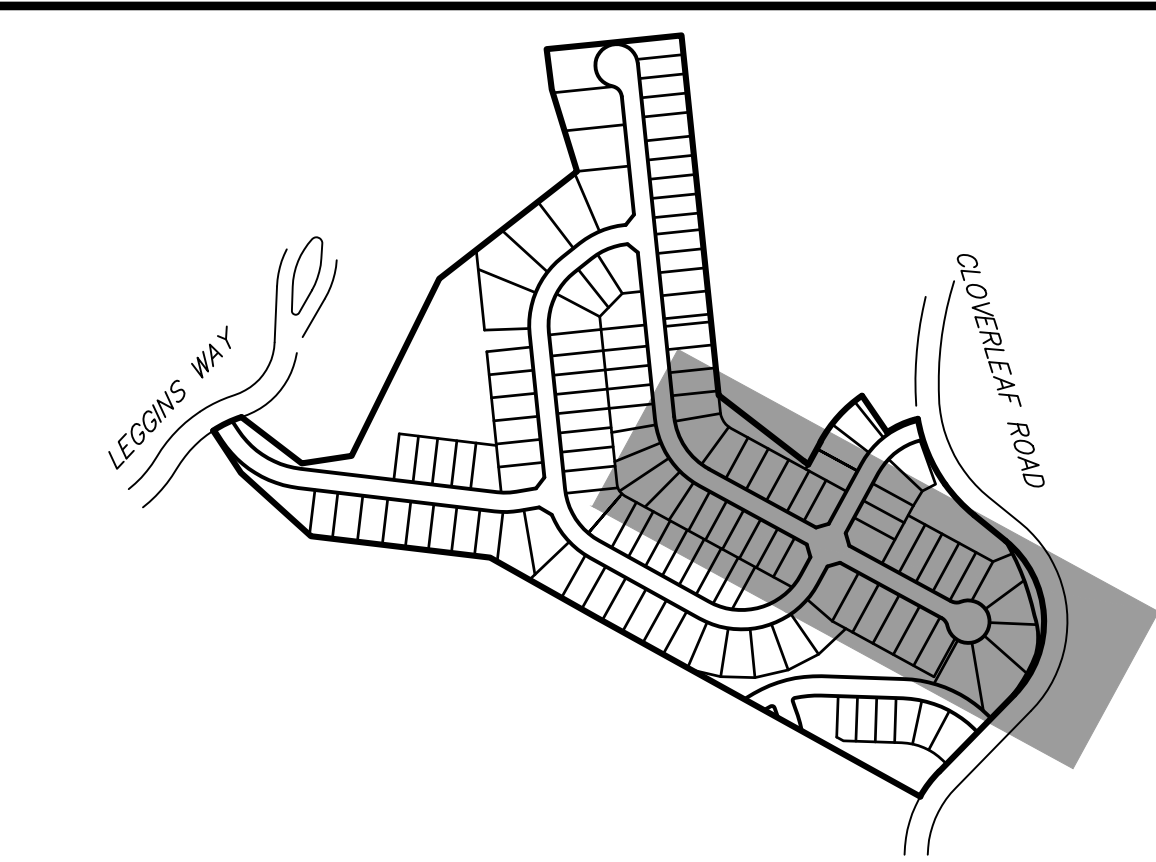
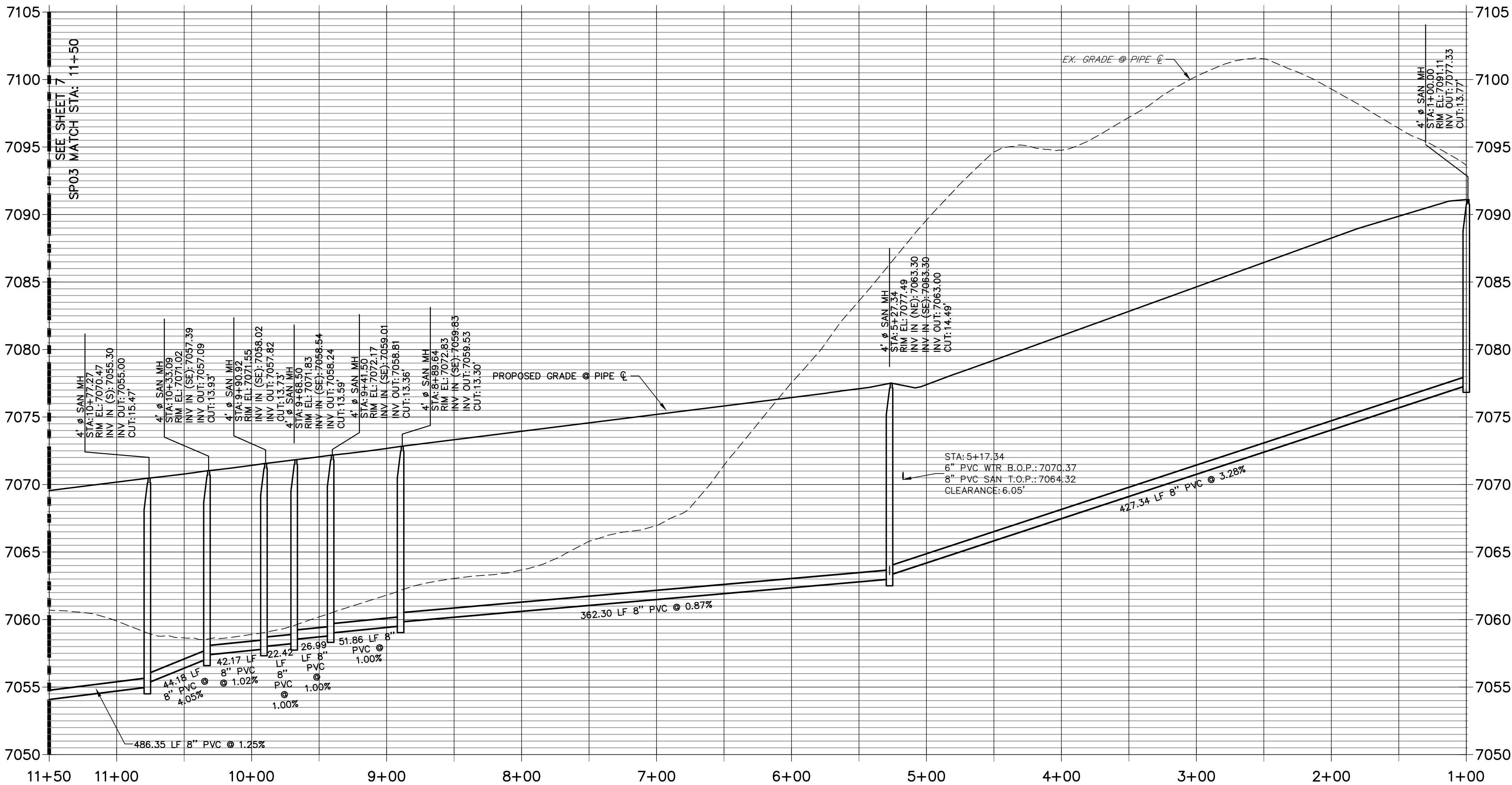
  
Central 303-740-9888 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

CLOVERLEAF FILING 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

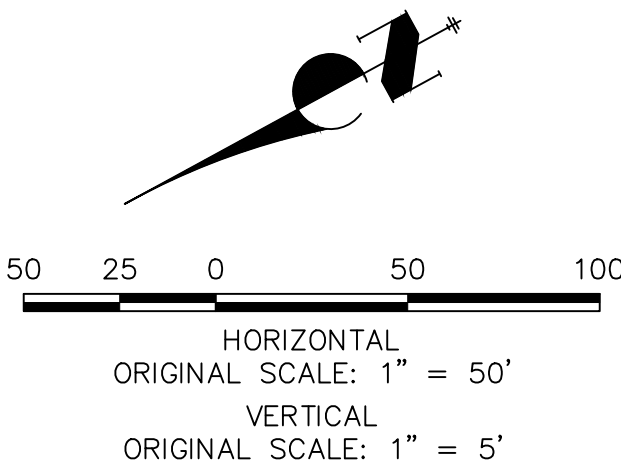


NOTES

- 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.

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

LINE TABLE		
LINE	BEARING	DISTANCE
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'



WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
APPROVED FOR CONSTRUCTION

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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  
JDESJARDIN@PROTERRACO.COM

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

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

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

CLOVERLEAF FILING 2

SANITARY SEWER PLAN AND PROFILE

SHEET 6 OF 21

JOB NO. 25158.01

X:\25158.01\Drawings\Sheet\Drawings\CD\Woodmoor (Utilities)\2515800SP01.dwg SP01 5/10/2021 9:46:06 AM CS

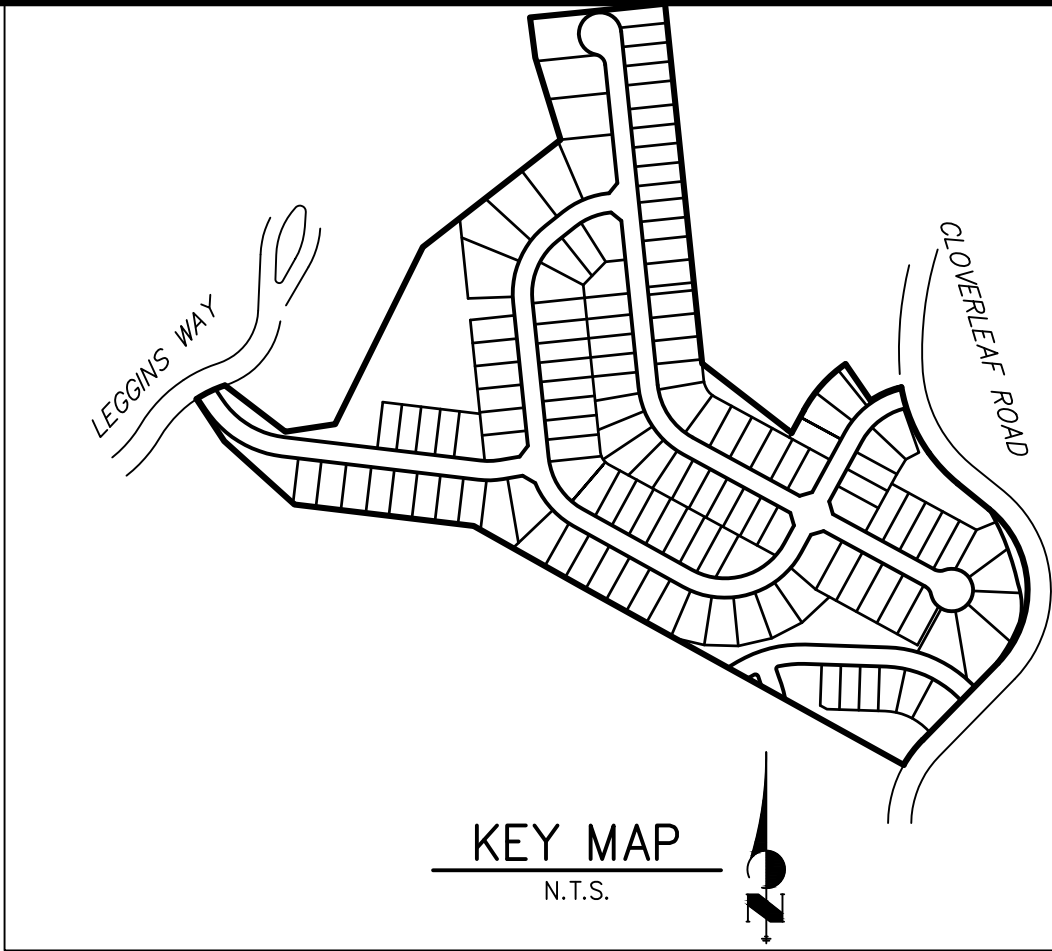
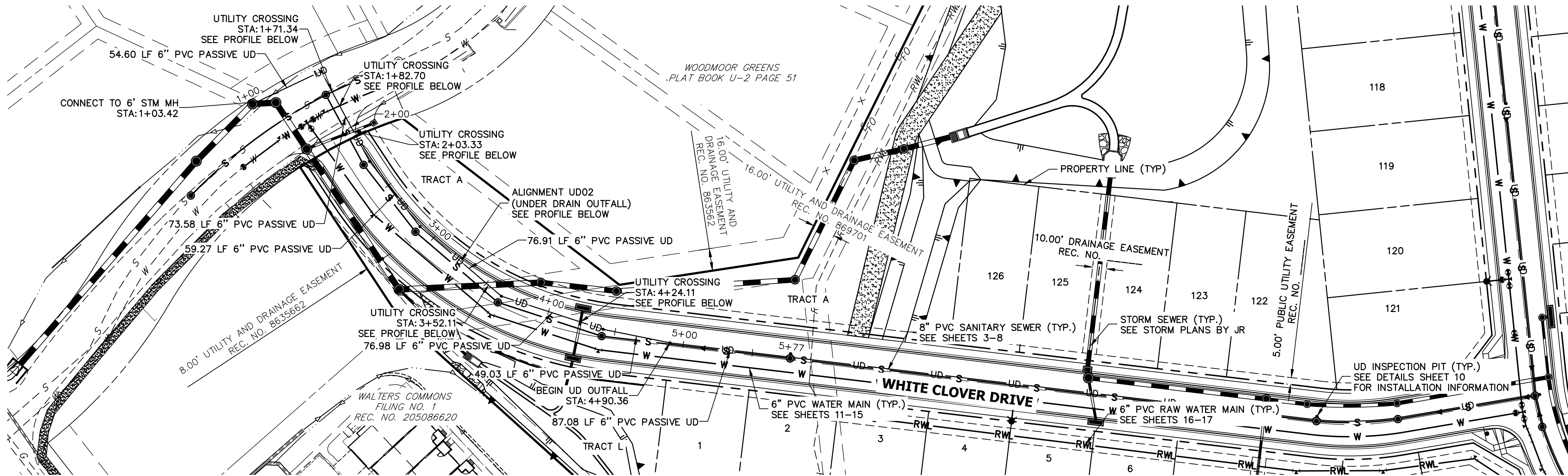




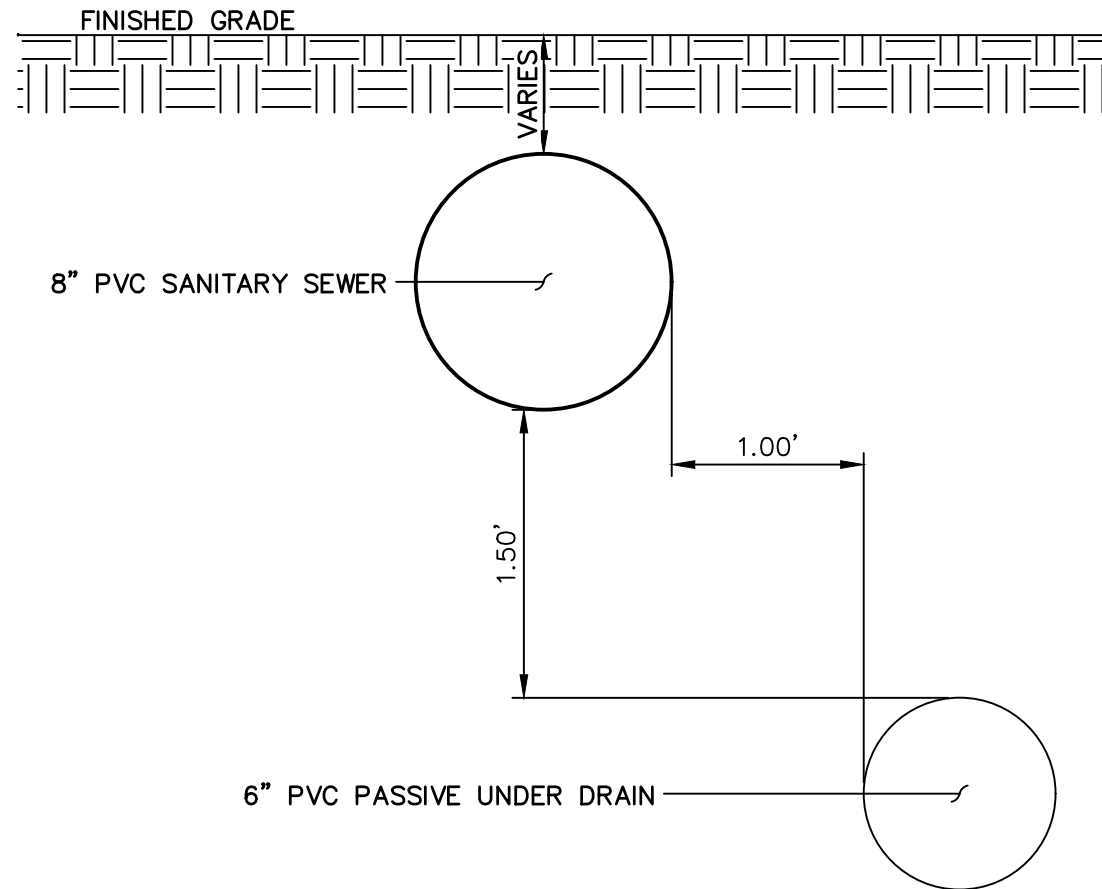
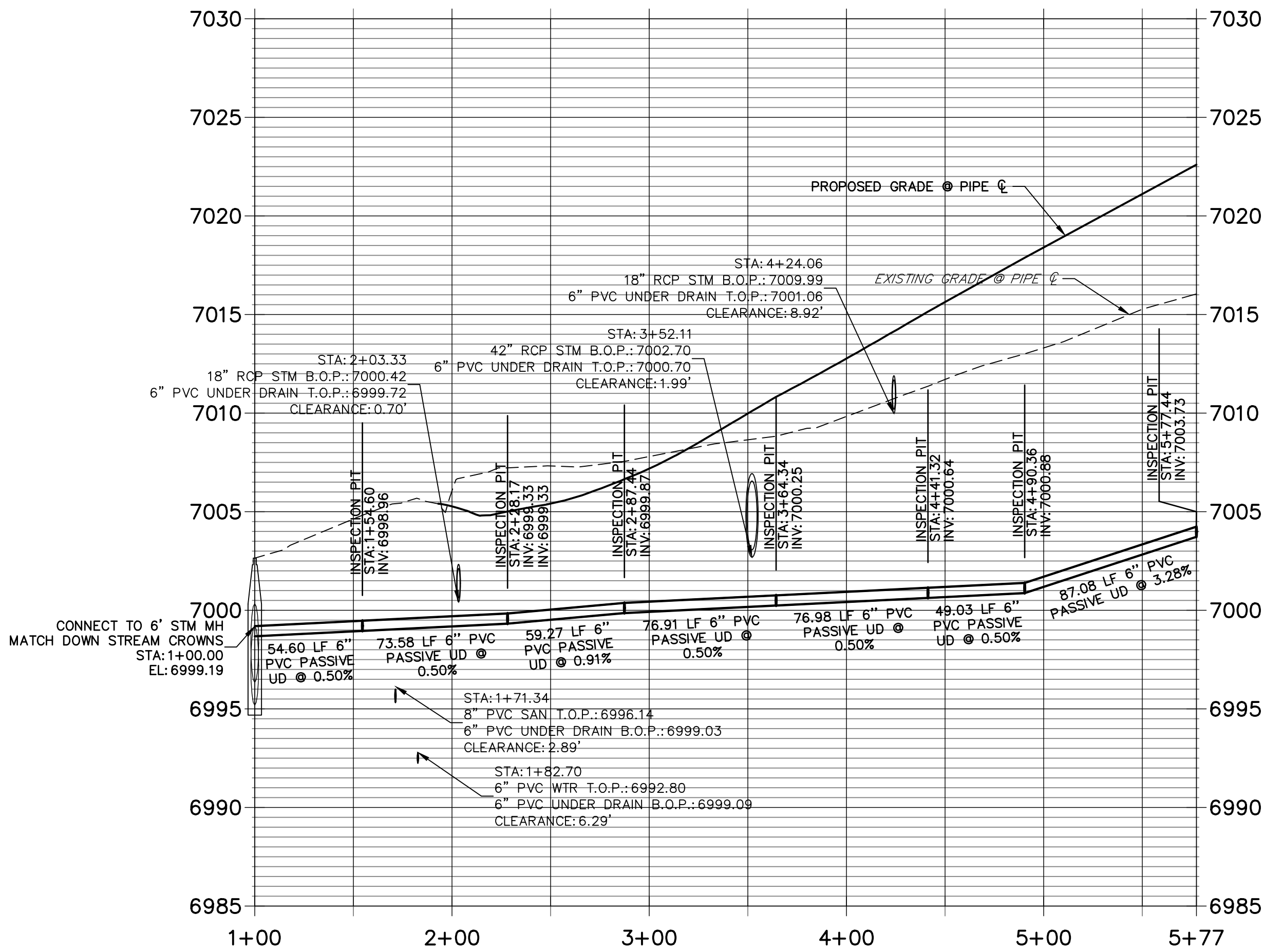








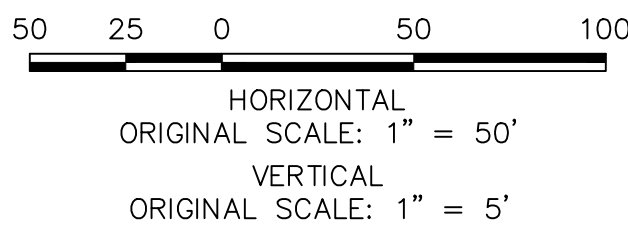
**UD02 PROFILE  
STA 1+00.00 TO 5+77.44**



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

**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:

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

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

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

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

Central 303-740-9888 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

BY	DATE	REVISION

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

CLOVERLEAF FILING 2

UNDER DRAIN

SHEET 9 OF 21

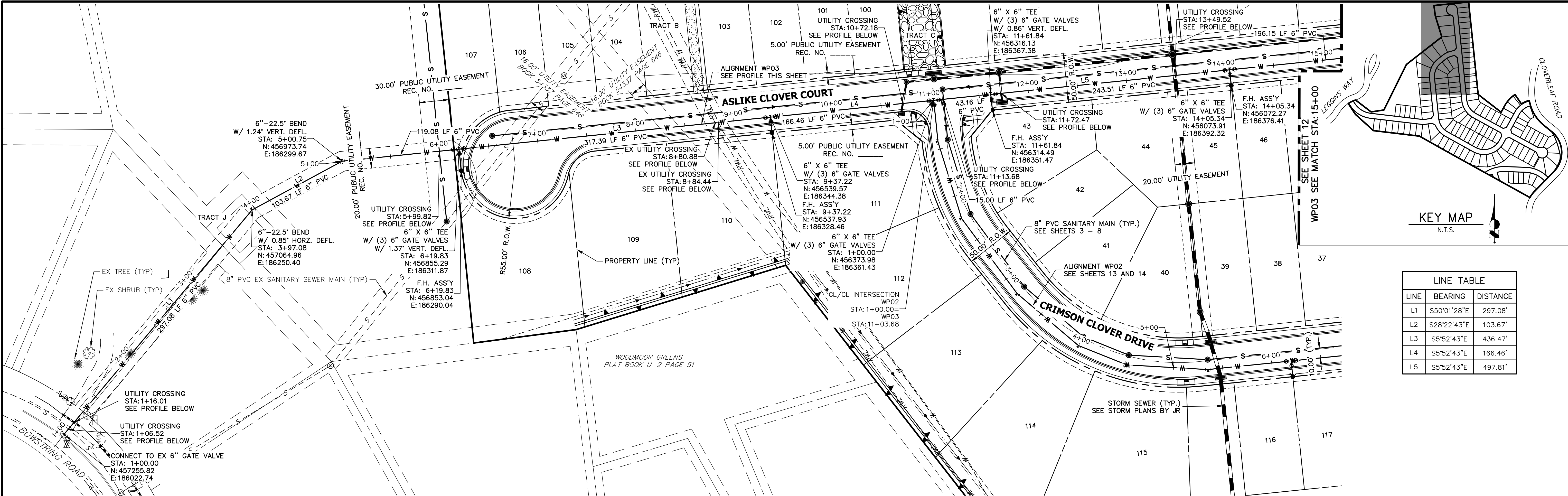
JOB NO. 25158.01

X:\25158000\Drawings\Sheet\Drawings\CD\Woodmoor (Utilities)\25158000\UD01.dwg, UD01, 5/10/2021 9:59:43 AM, CS

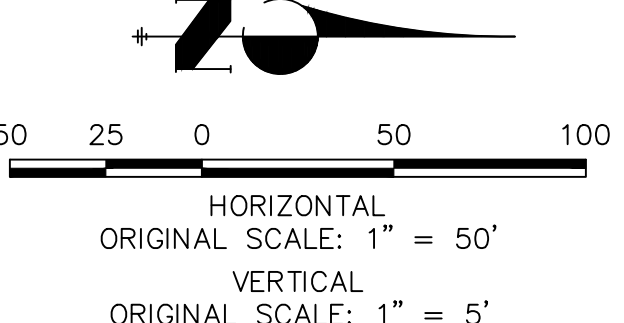
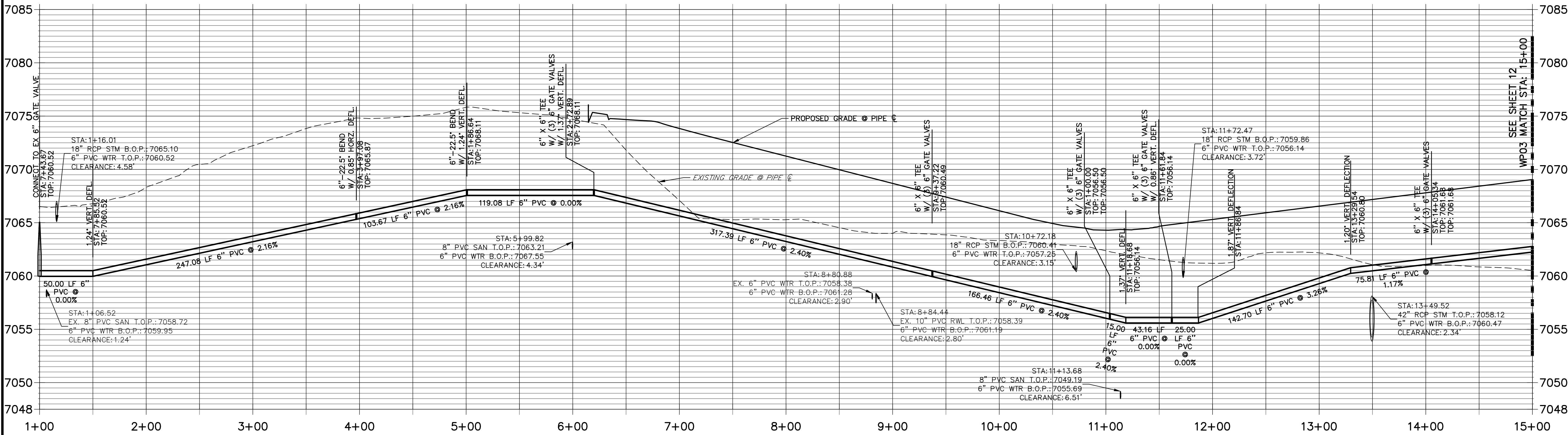








**WP03 PROFILE (1)  
STA 1+00.00 TO 15+00.00**



WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
APPROVED FOR CONSTRUCTION

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

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

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

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

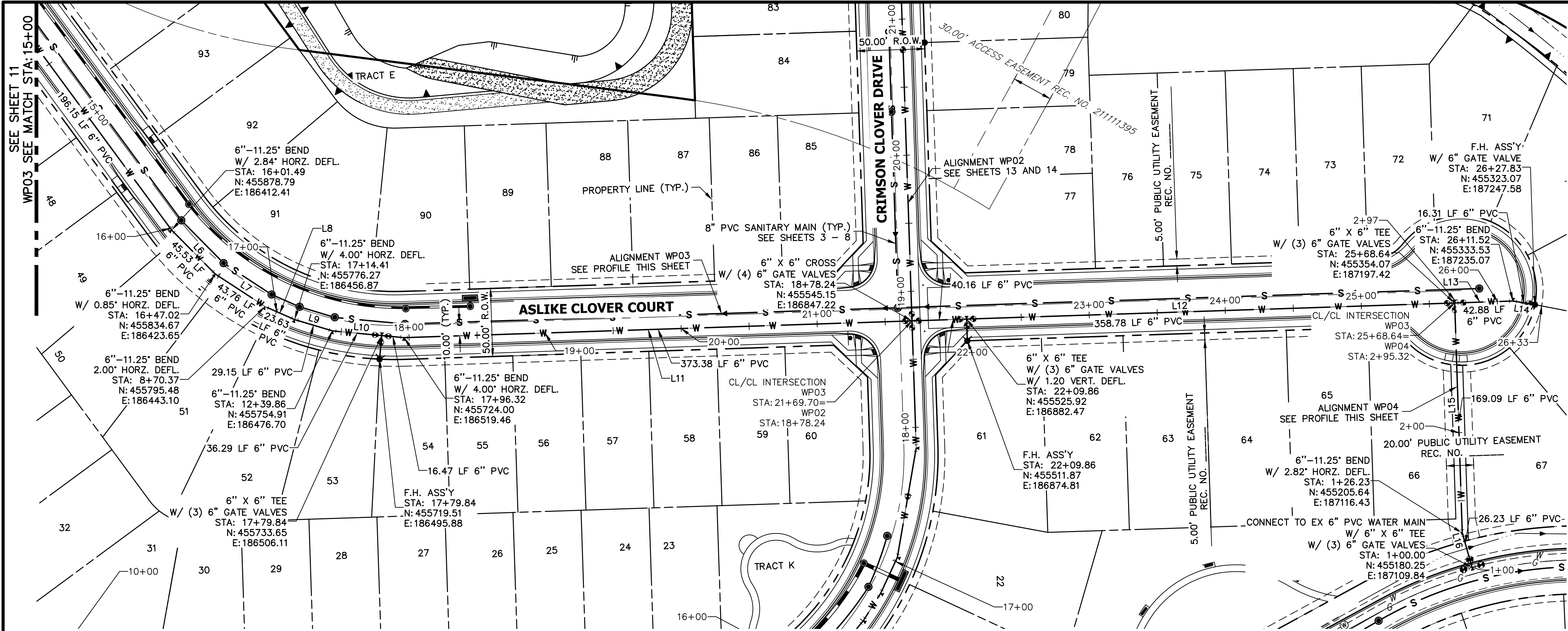
CLOVERLEAF FILING 2

WATER DISTRIBUTION PLAN

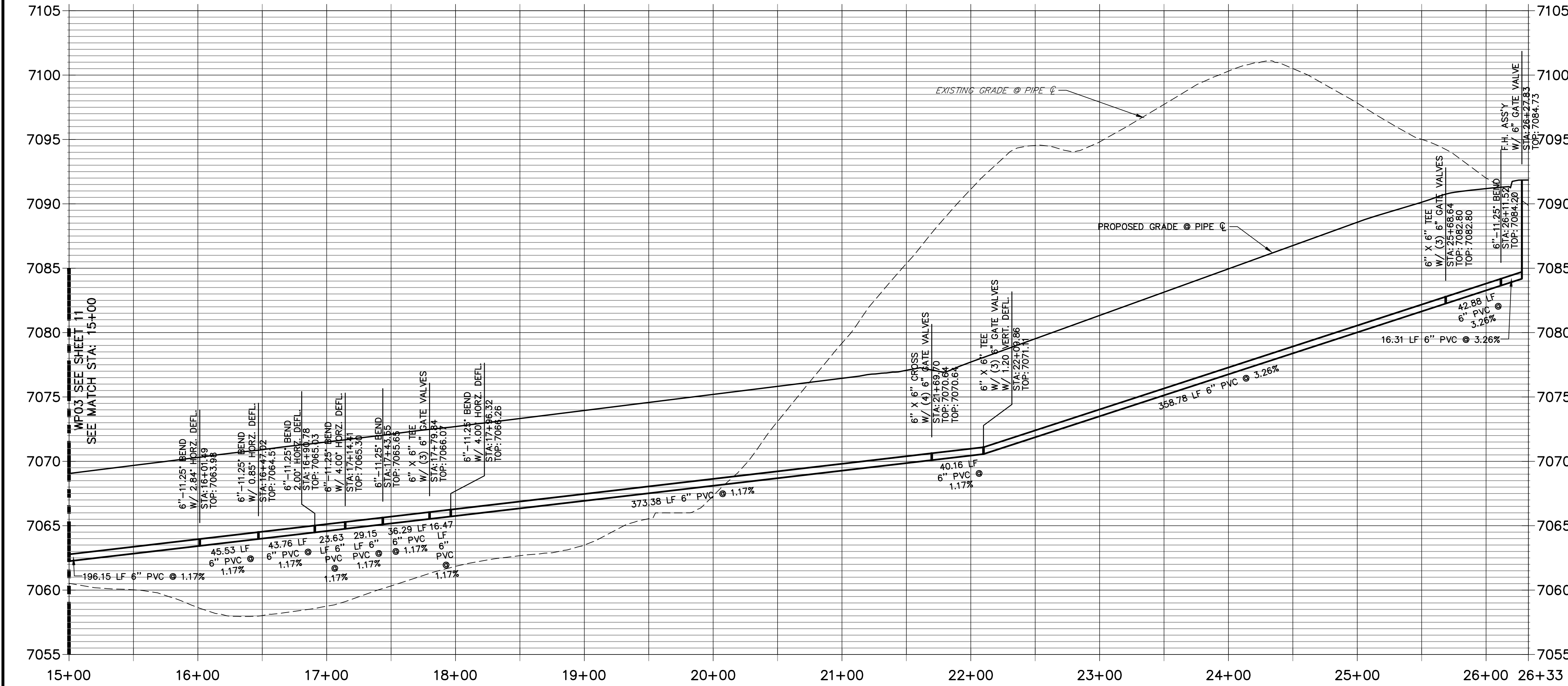
SHEET 11 OF 21

JOB NO. 25158.01

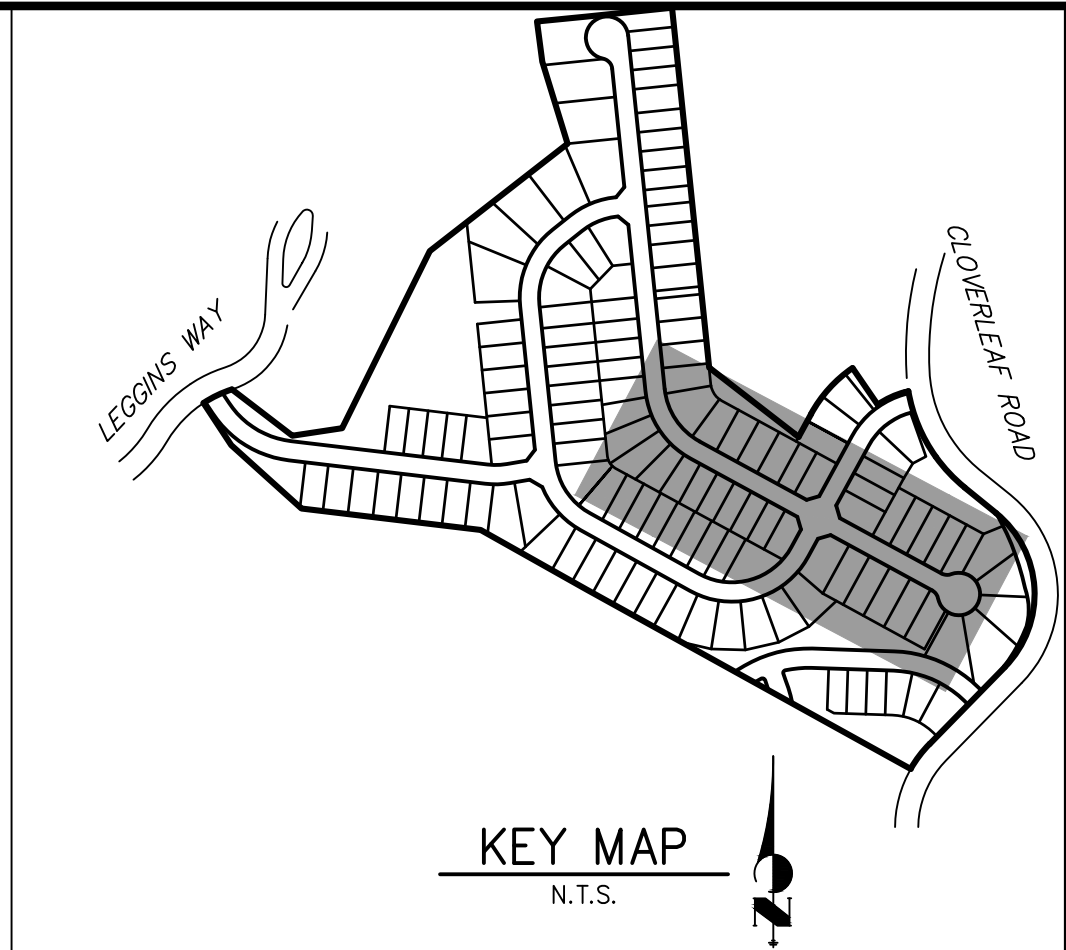




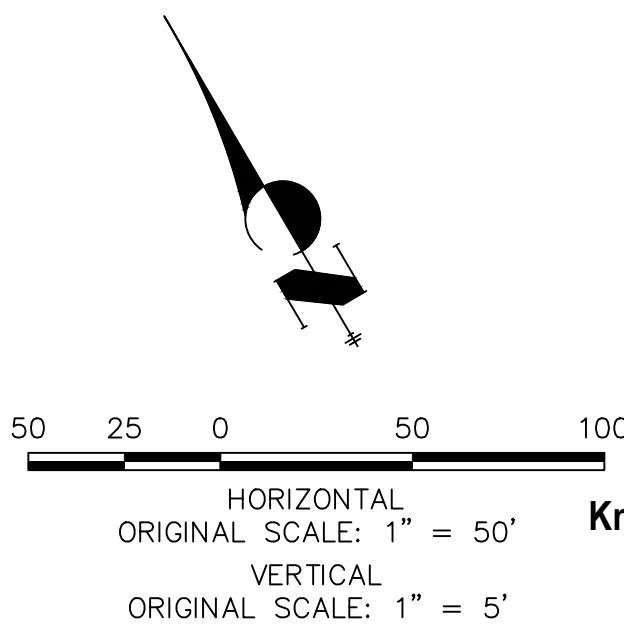
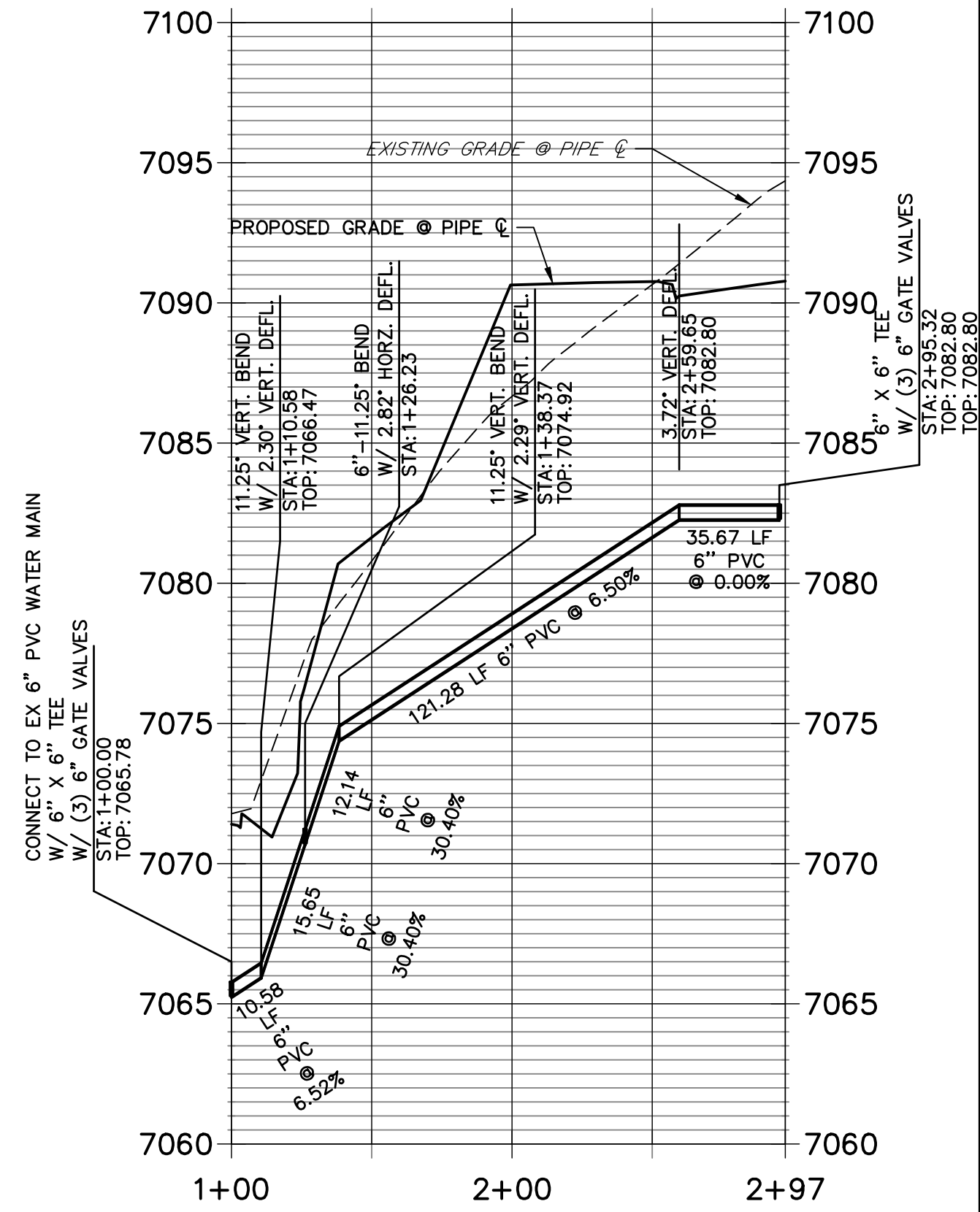
WP03 PROFILE (2)  
STA 15+00.00 TO 26+32.83



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



WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
APPROVED FOR CONSTRUCTION

DATE: BY:

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

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

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

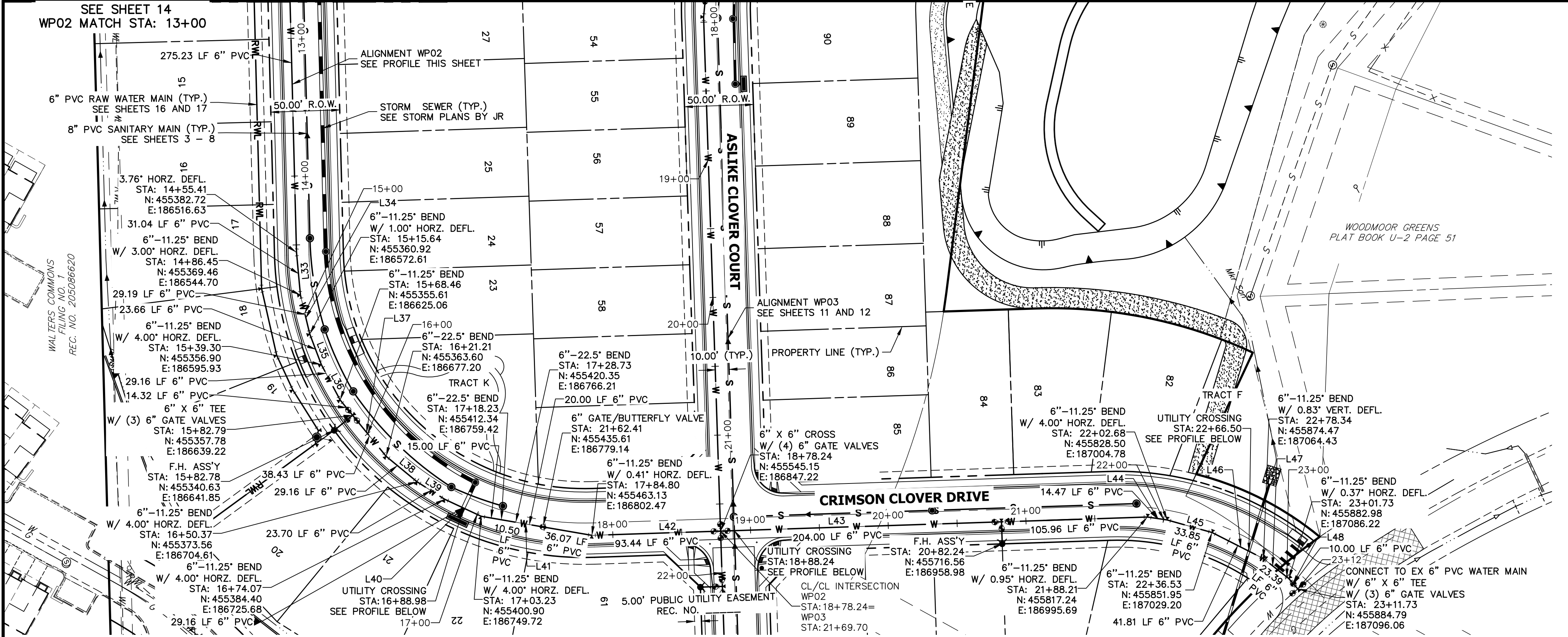
J.R. ENGINEERING  
A Western Company  
Central 303-740-9383 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

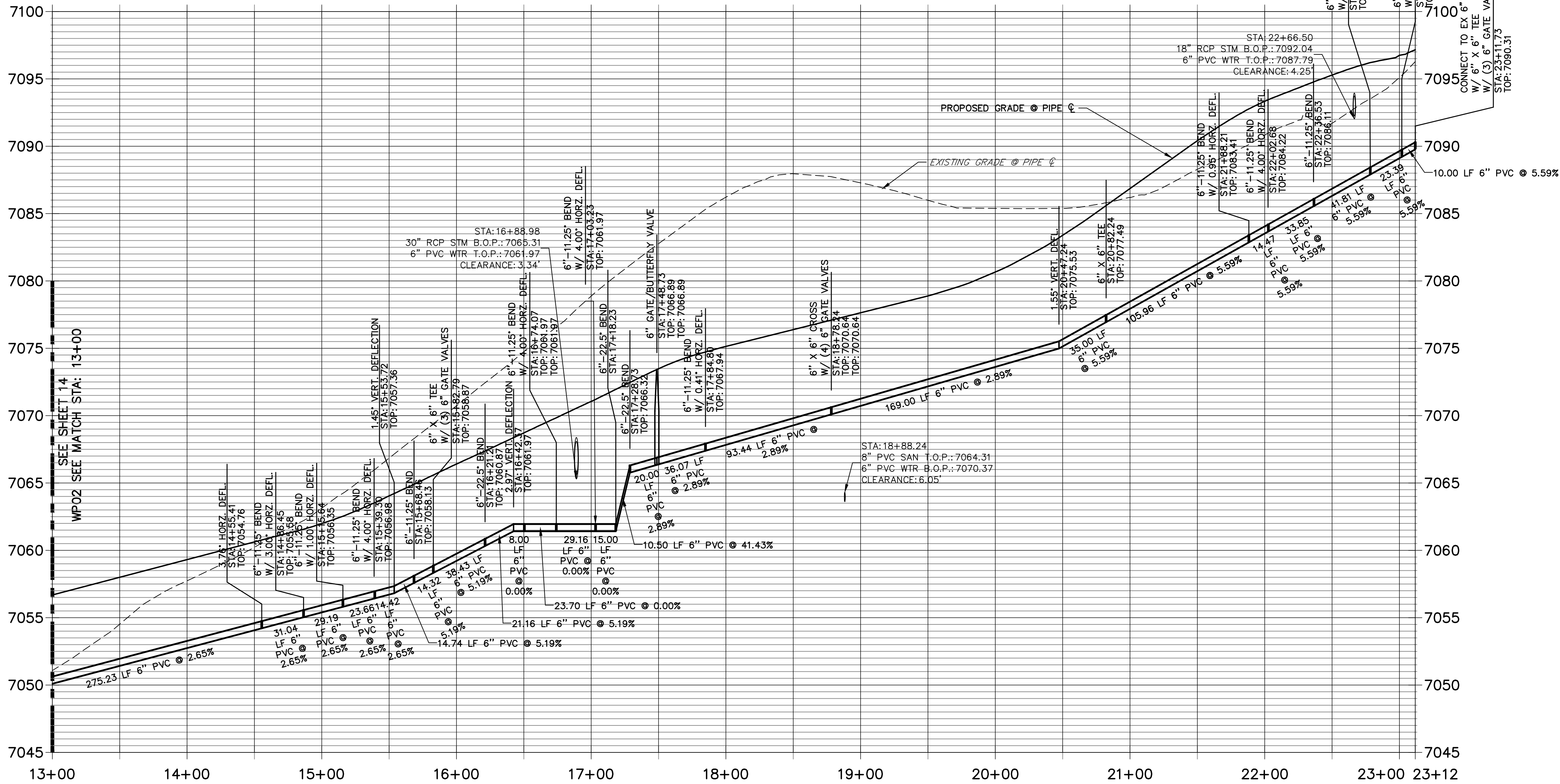
CLOVERLEAF FILING 2  
WATER DISTRIBUTION PLAN

SHEET 12 OF 21  
JOB NO. 25158.01

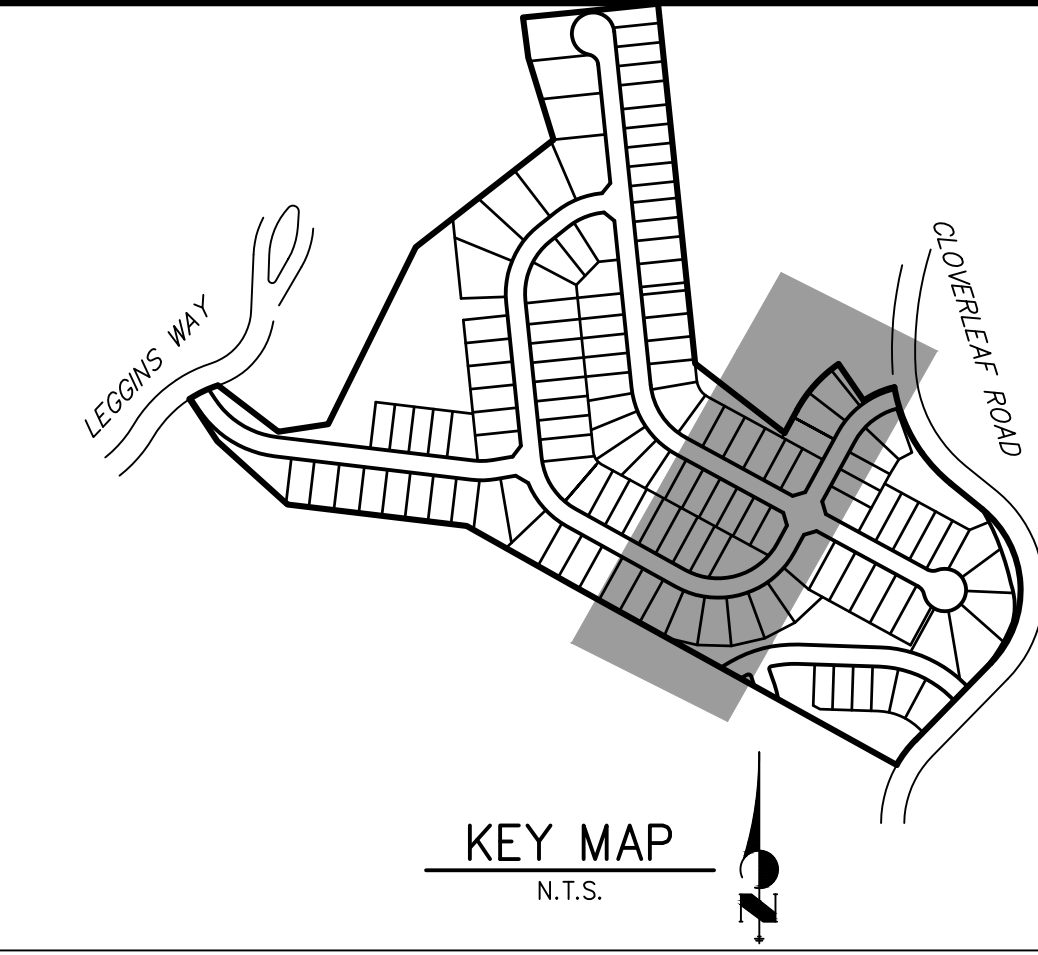




WP02 PROFILE (2)  
STA 13+00.00 TO 23+11.73




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'



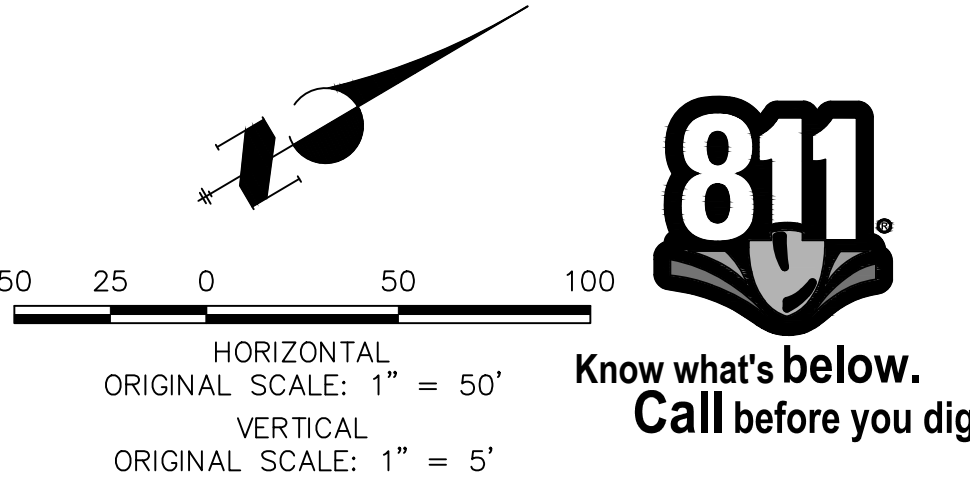
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

No.	REVISION	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

CLOVERLEAF FILING 2	H-SCALE 1"=50'	DATE 05/10/21	DESIGNED BY APL	CHECKED BY
	V-SCALE 1"=5'			
WATER DISTRIBUTION PLAN				
SHEET 13 OF 21				
JOB NO. 25158.01				

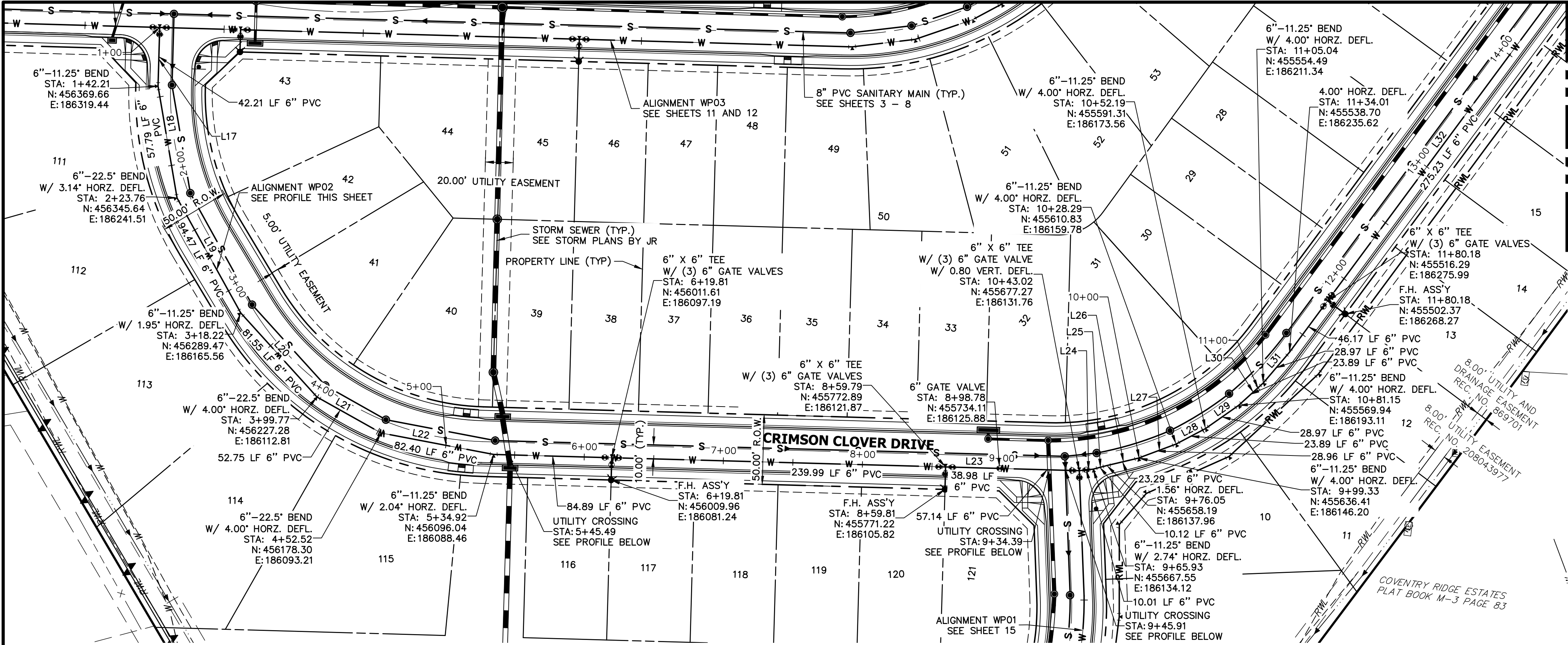


WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
APPROVED FOR CONSTRUCTION

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

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

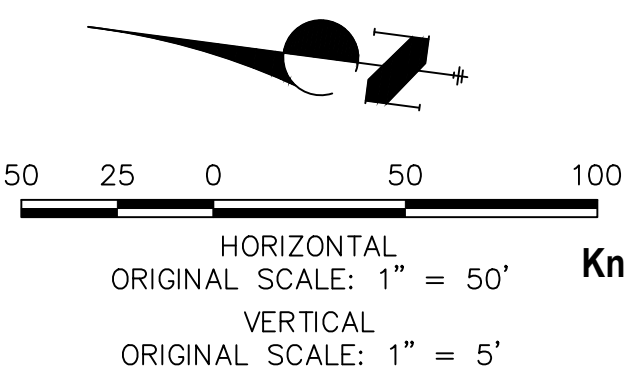
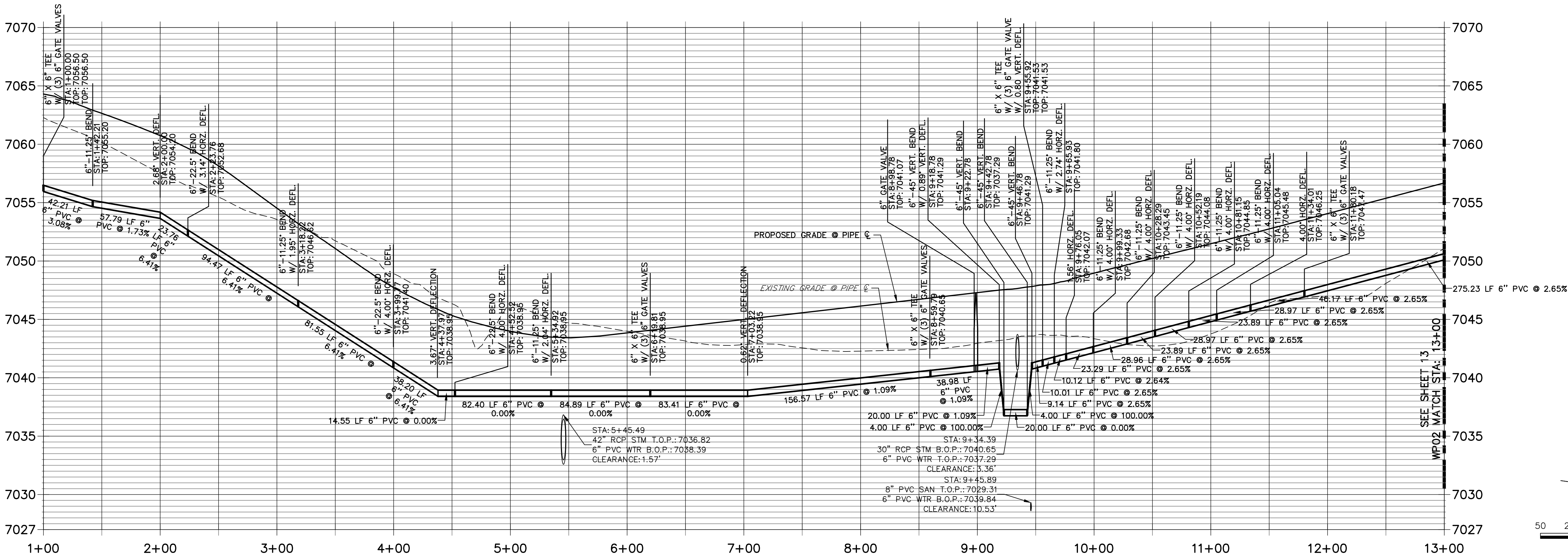




SEE SHEET 13  
WPO2 MATCH STA: 13+00

LINE TABLE		
LINE	BEARING	DISTANCE
L17	S84°07'17"W	42.21'
L18	S72°52'17"W	81.55'
L19	S53°30'31"W	94.47'
L20	S40°18'29"W	81.55'
L21	S21°48'29"W	52.75'
L22	S3°18'29"W	82.40'
L23	S5°54'13"E	421.00'
L24	S13°45'51"E	10.12'
L25	S22°16'44"E	10.01'
L26	S20°42'58"E	23.28'
L27	S27°57'58"E	28.96'
L28	S35°12'58"E	23.89'
L29	S42°27'58"E	28.97'
L30	S49°44'58"E	23.89'
L31	S56°57'59"E	28.97'
L32	S60°57'58"E	321.40'

WPO2 PROFILE (1)  
STA 1+00.00 TO 13+00.00



WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
APPROVED FOR CONSTRUCTION

DATE: BY:

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

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 303-740-9883 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

CLOVERLEAF FILING 2

WATER DISTRIBUTION PLAN

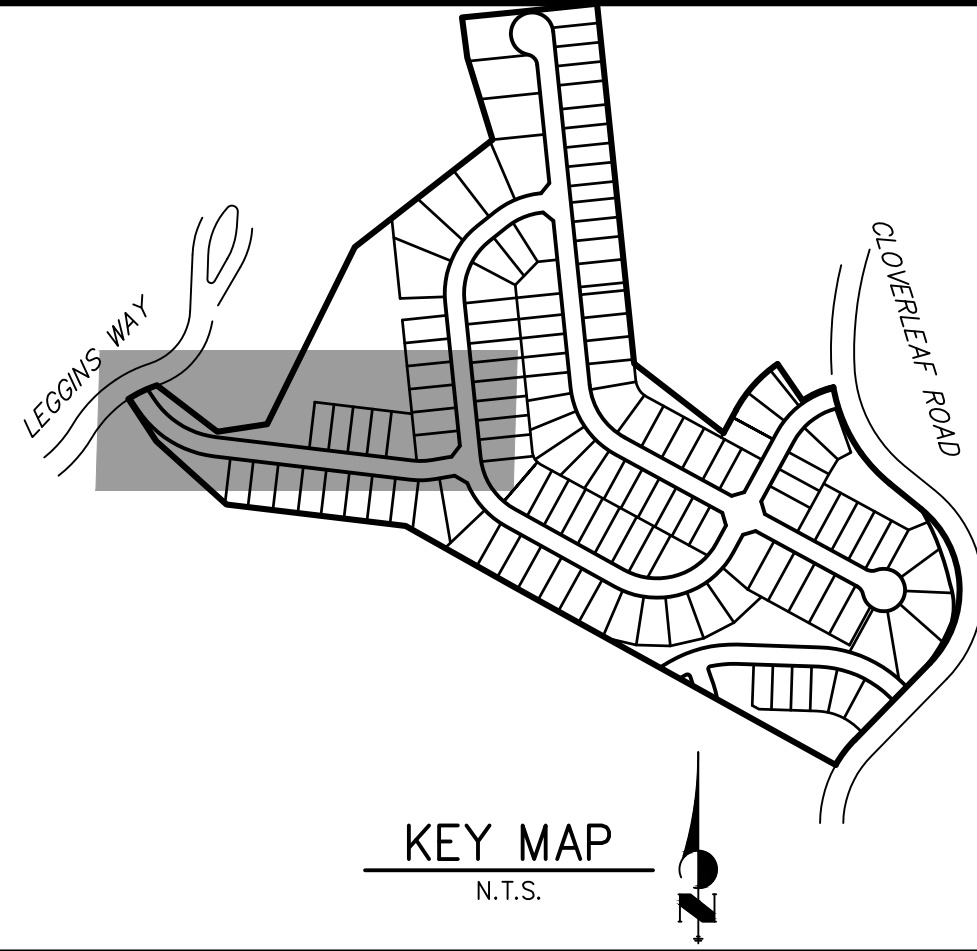
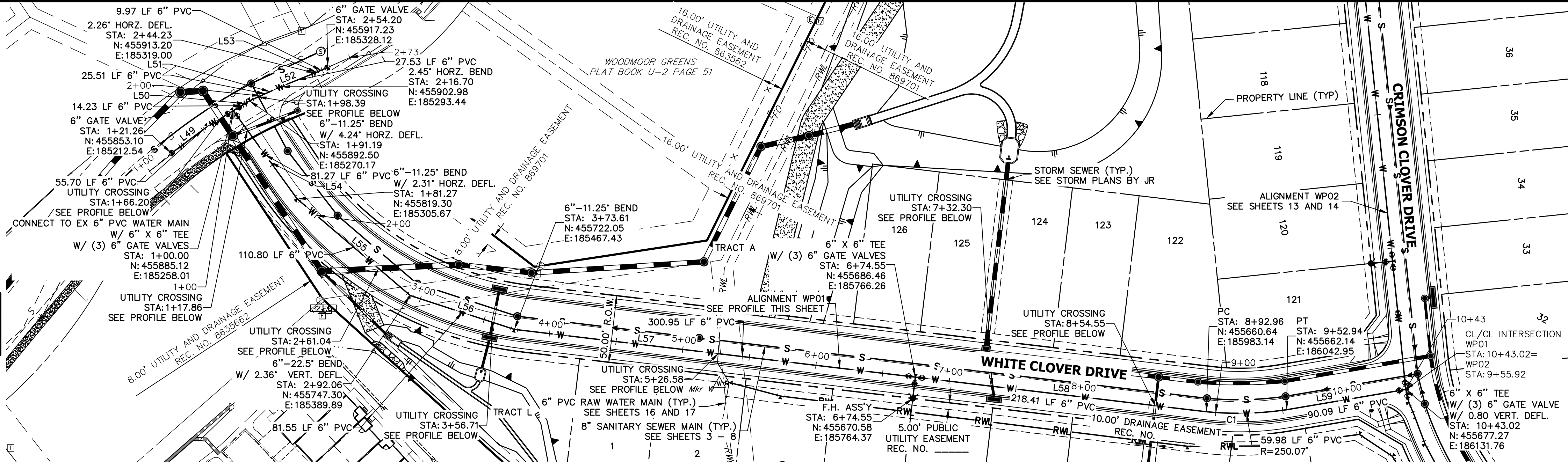
SHEET 14 OF 21

JOB NO. 25158.01



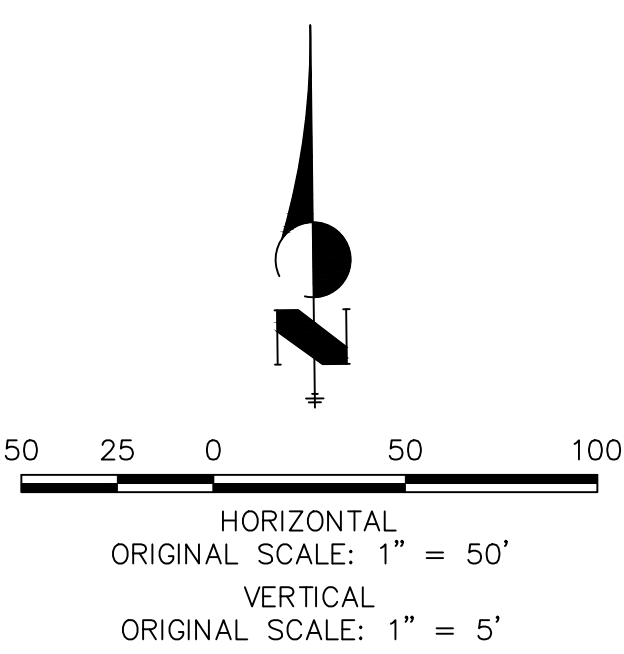
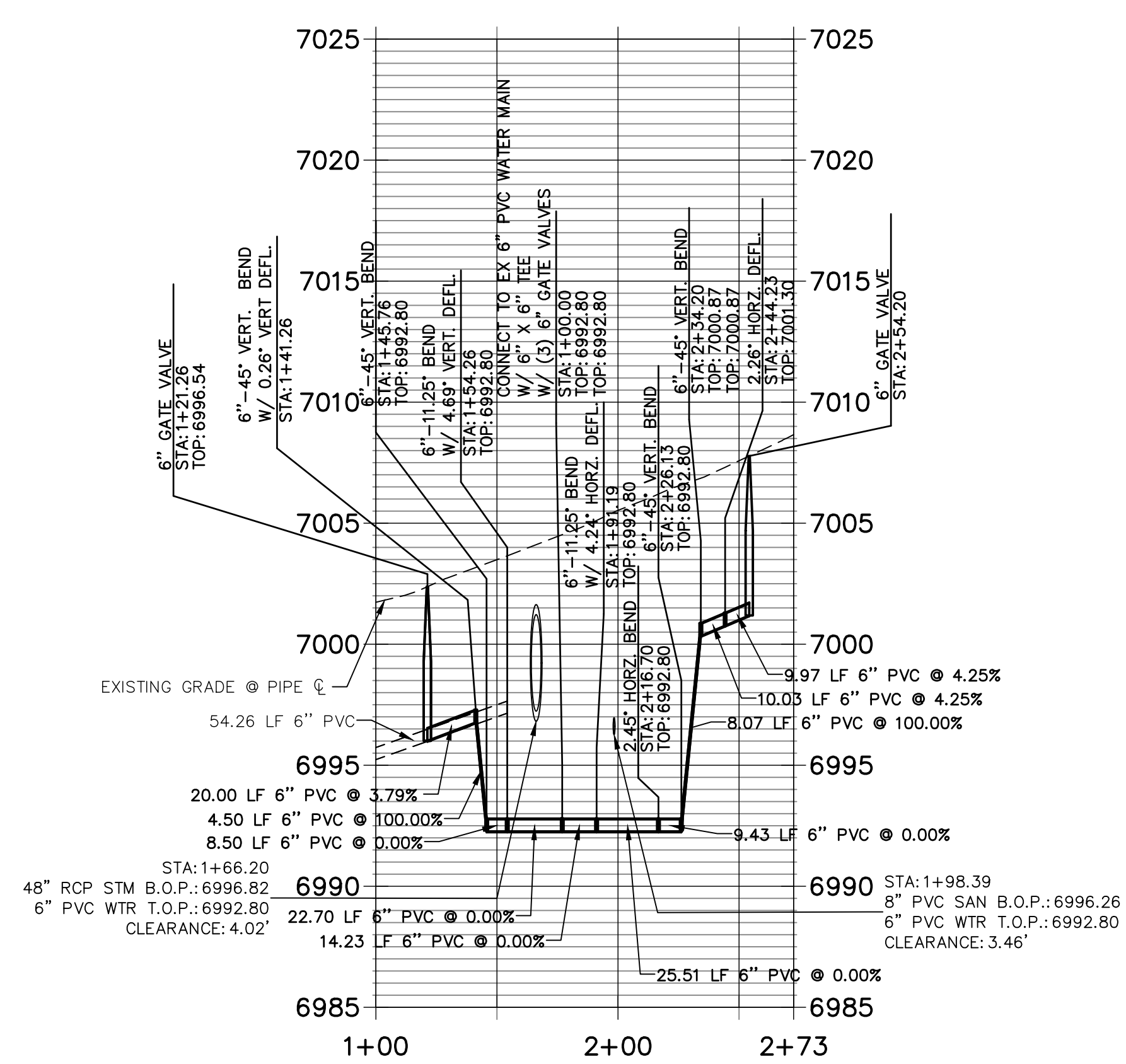
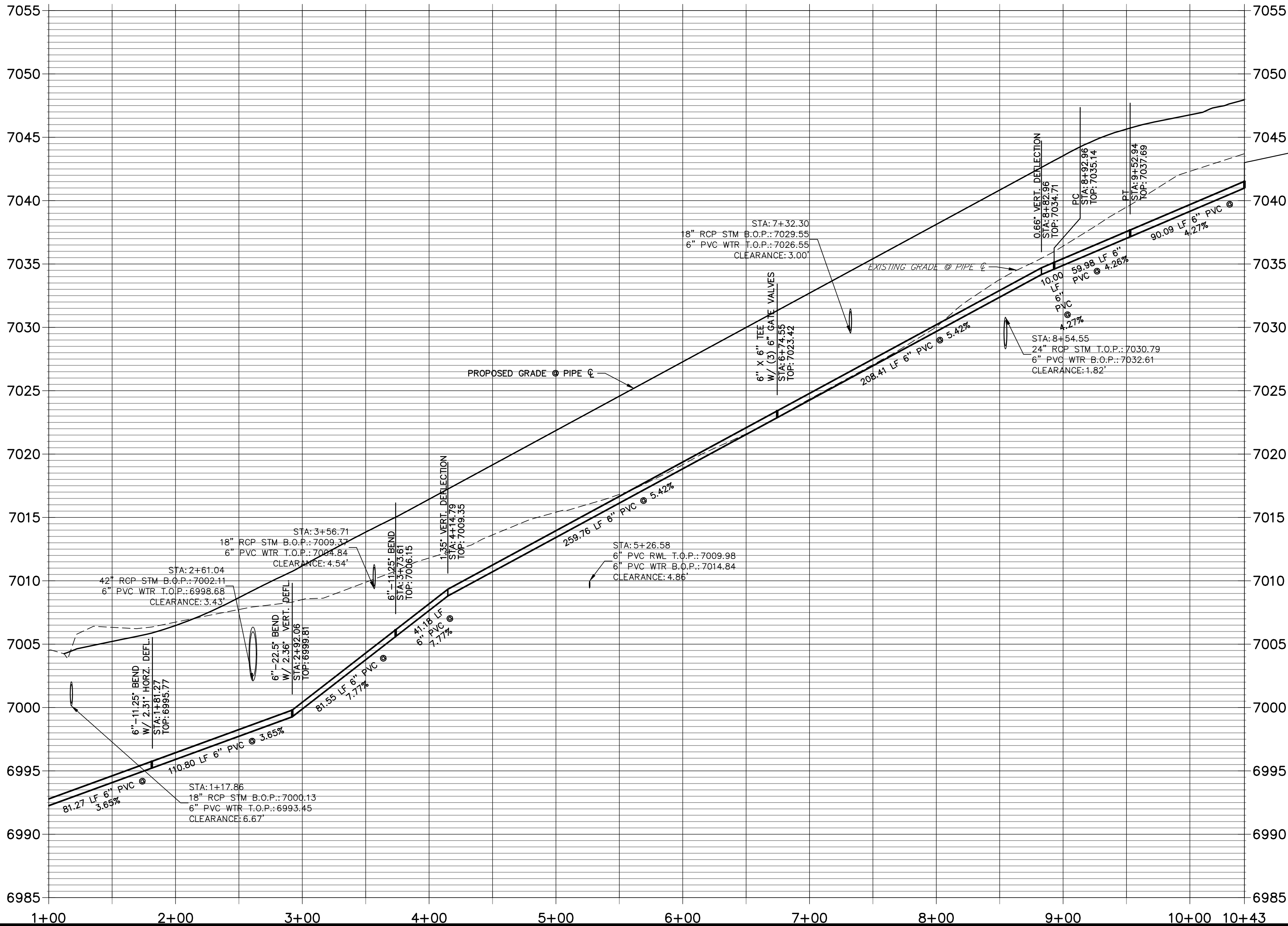
LINE TABLE		
LINE	BEARING	DISTANCE
L49	N52°10'30"E	54.26'
L50	N58°44'22"E	36.93'
L51	N65°45'14"E	25.51'
L52	N68°12'21"E	27.53'
L53	N65°56'45"E	28.32'
L54	S35°54'40"E	81.27'
L55	S49°28'23"E	110.80'
L56	S71°57'34"E	81.55'
L57	S83°12'34"E	300.95'
L58	S83°12'34"E	218.41'
L59	N80°19'55"E	90.09'

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



WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
APPROVED FOR CONSTRUCTION

DATE: BY:

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

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

PREPARED FOR  
PT CLOVERLEAF, LLC  
1864 WOODMOOR DRIVE  
COLORADO SPRINGS, CO 80920  
ATTN: JOE DESJARDIN  
(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

No.	REVISION	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

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

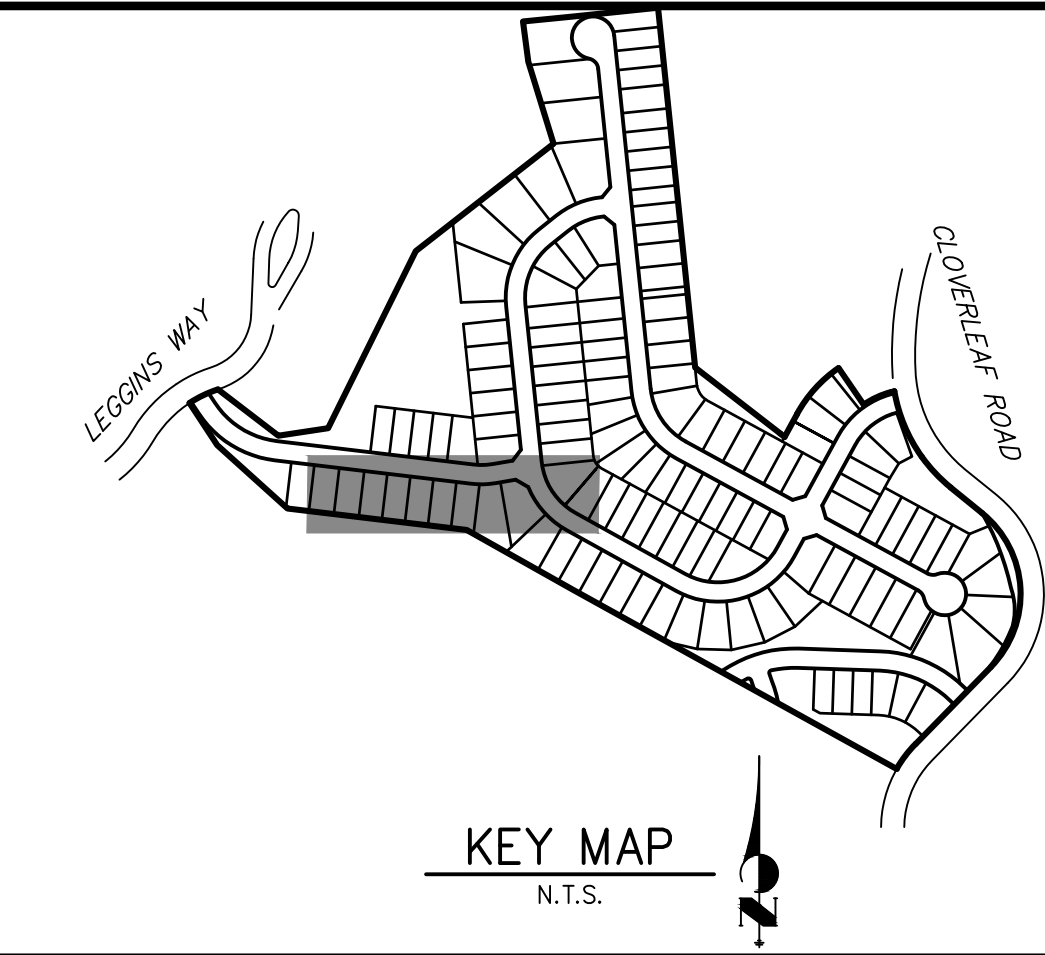
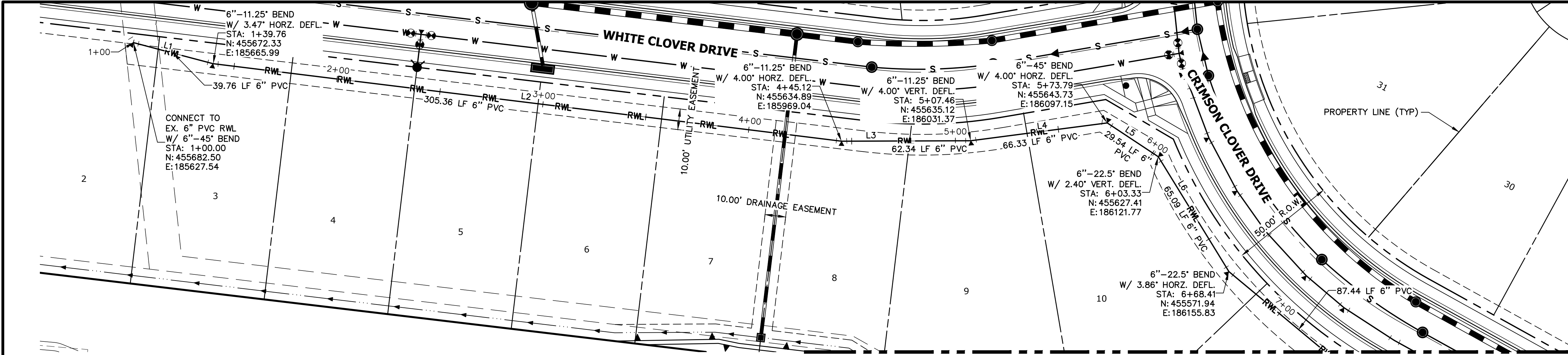
CLOVERLEAF FILING 2

WATER DISTRIBUTION PLAN

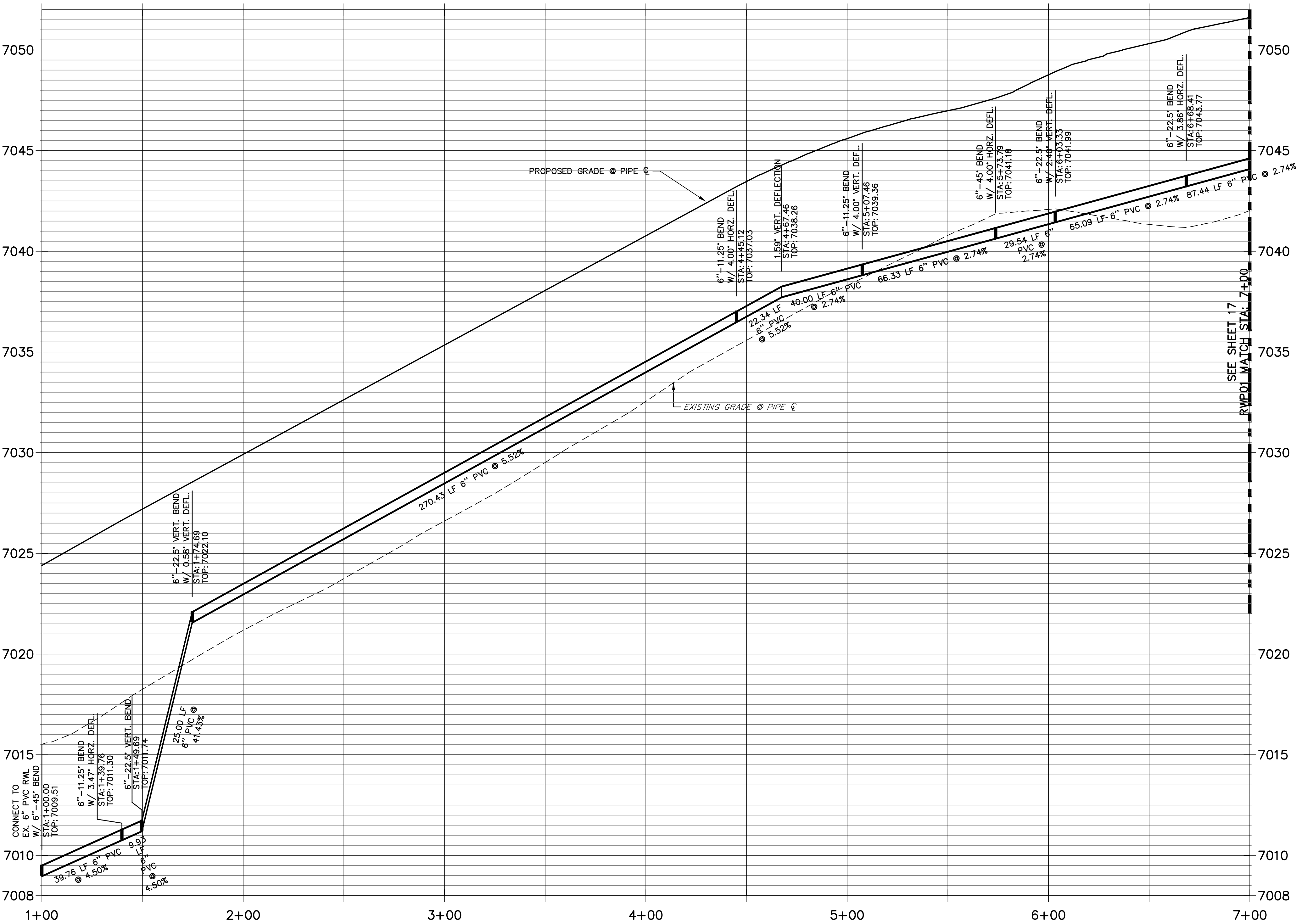
SHEET 15 OF 21

JOB NO. 25158.01



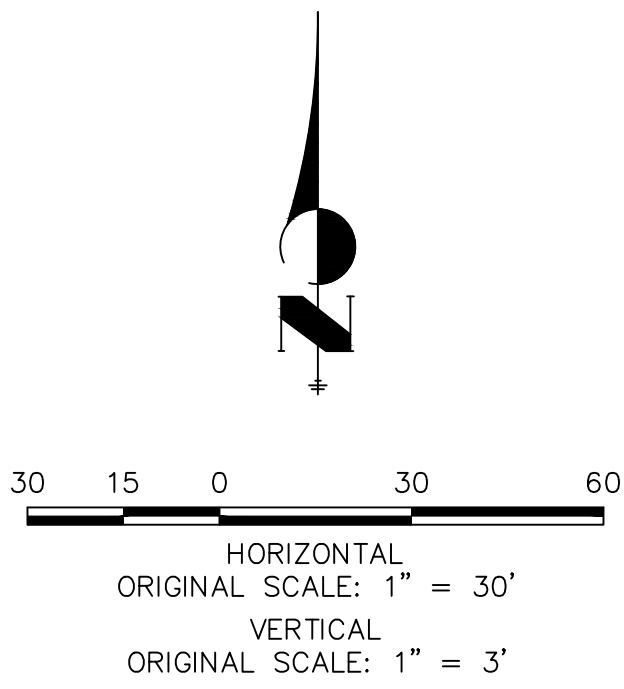


RWP01 PROFILE  
STA 1+00.00 TO 7+00.00



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.



WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
APPROVED FOR CONSTRUCTION

DATE: BY:

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

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

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

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

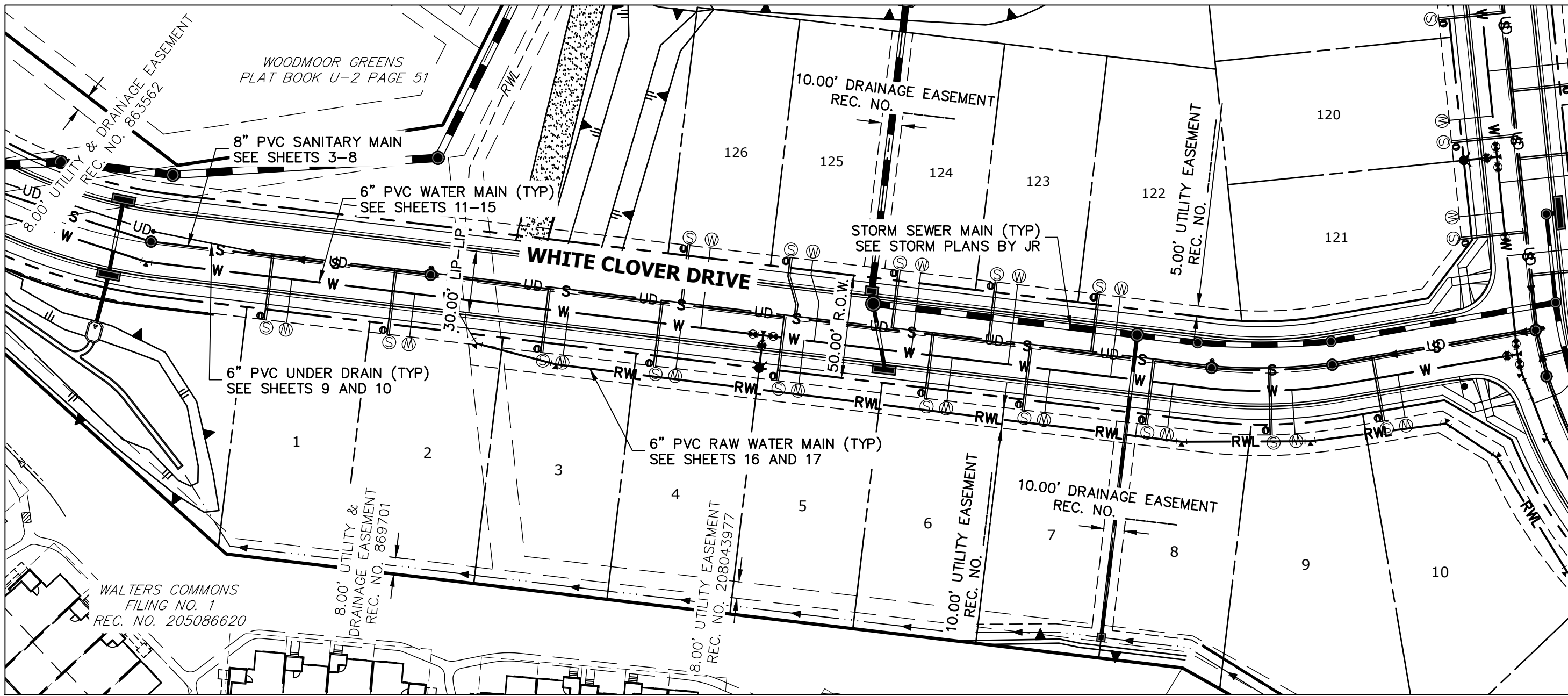
No.	REVISION	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

CLOVERLEAF FILING 2	DESIGNED BY	DRAWN BY	CHECKED BY
RAW WATER PLAN	APL	SAV	
SHEET 16 OF 21			
JOB NO. 25158.01			

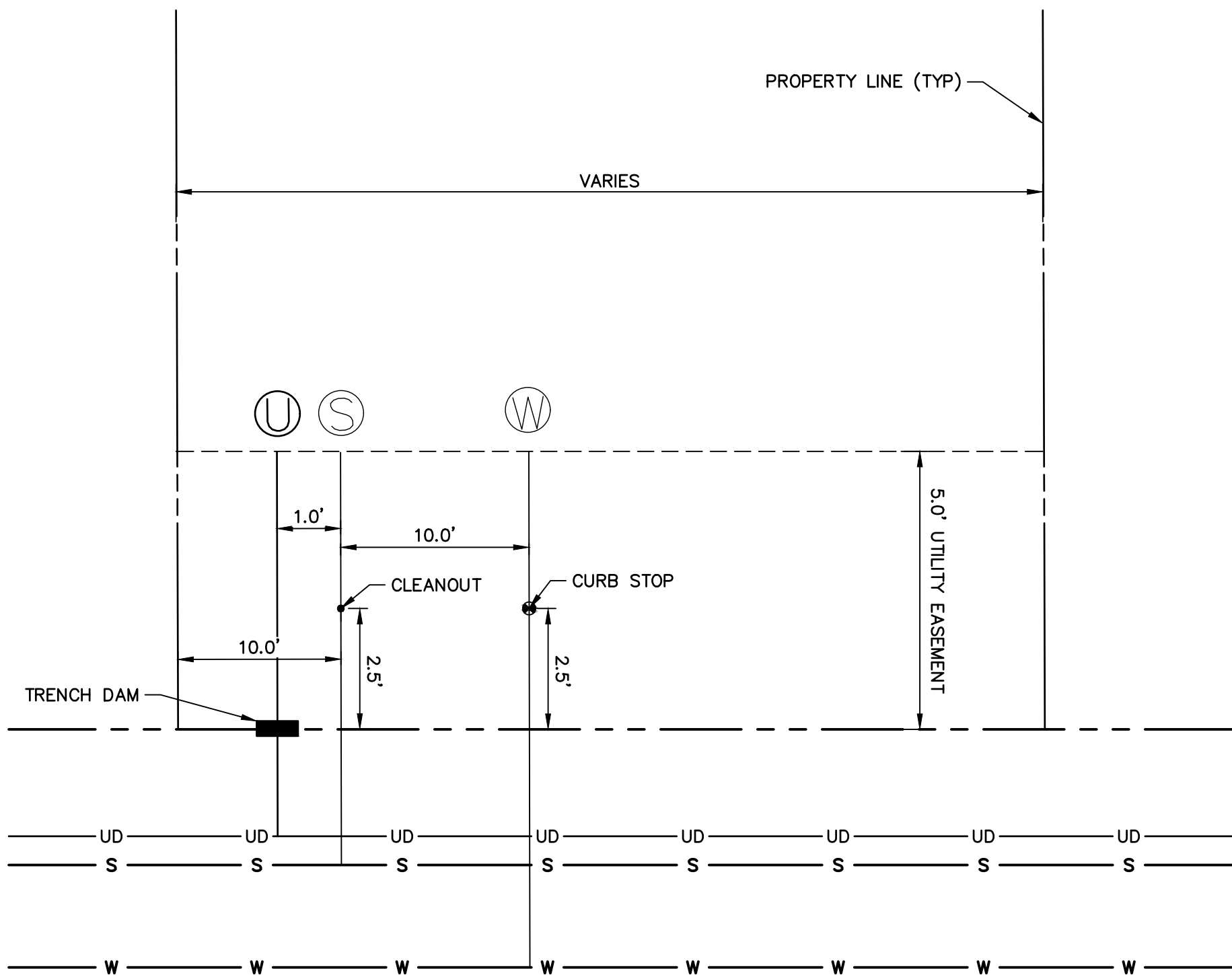






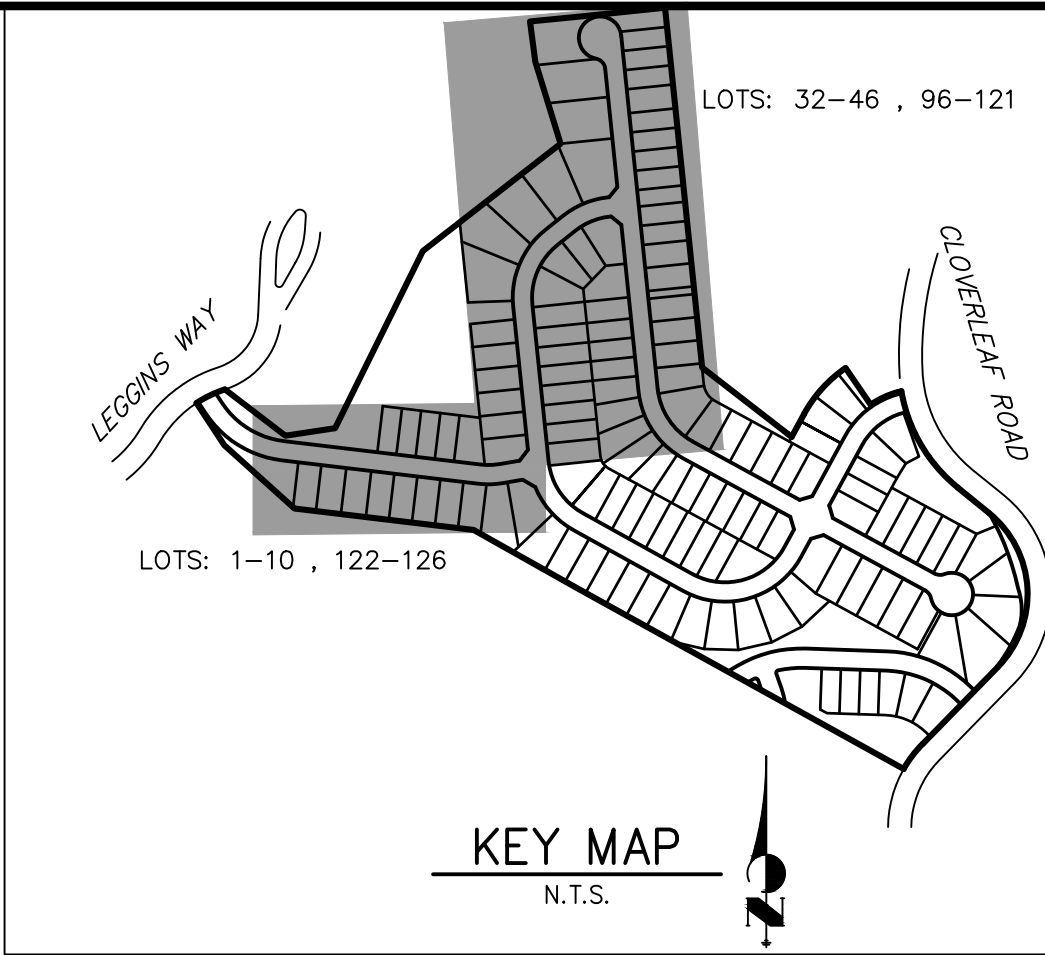


LOTS: 1-10 , 122-126

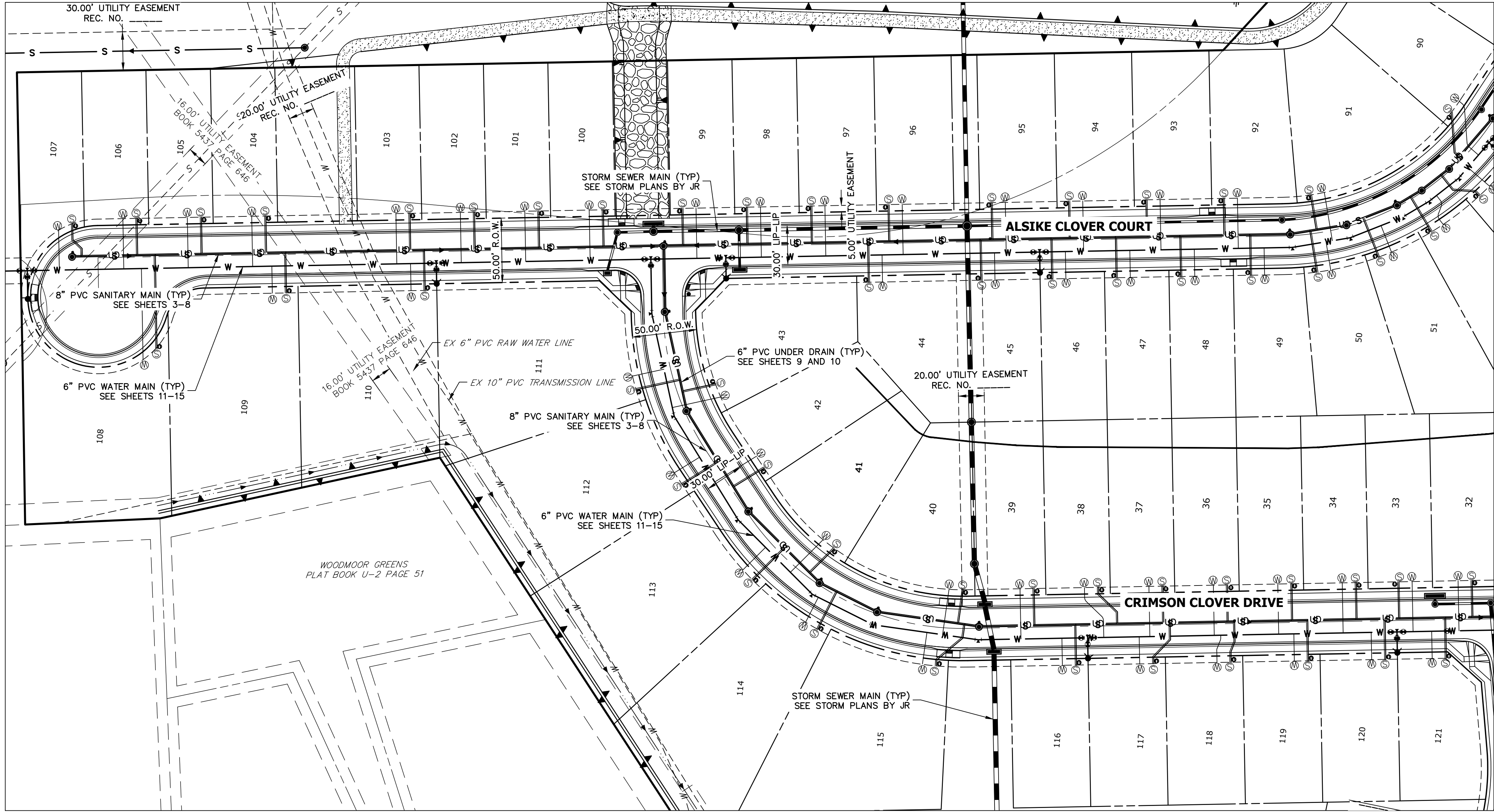


TYPICAL UTILITY SERVICE LAYOUT

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.



Know what's below.  
Call before you dig.



WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
APPROVED FOR CONSTRUCTION

DATE:

BY:

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

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



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

BY

DATE

No.

REVISION

1"=50'

H-SCALE

V-SCALE

N/A

DATE

05/10/21

DESIGNED BY

APL

DRAWN BY

APL

CHECKED BY

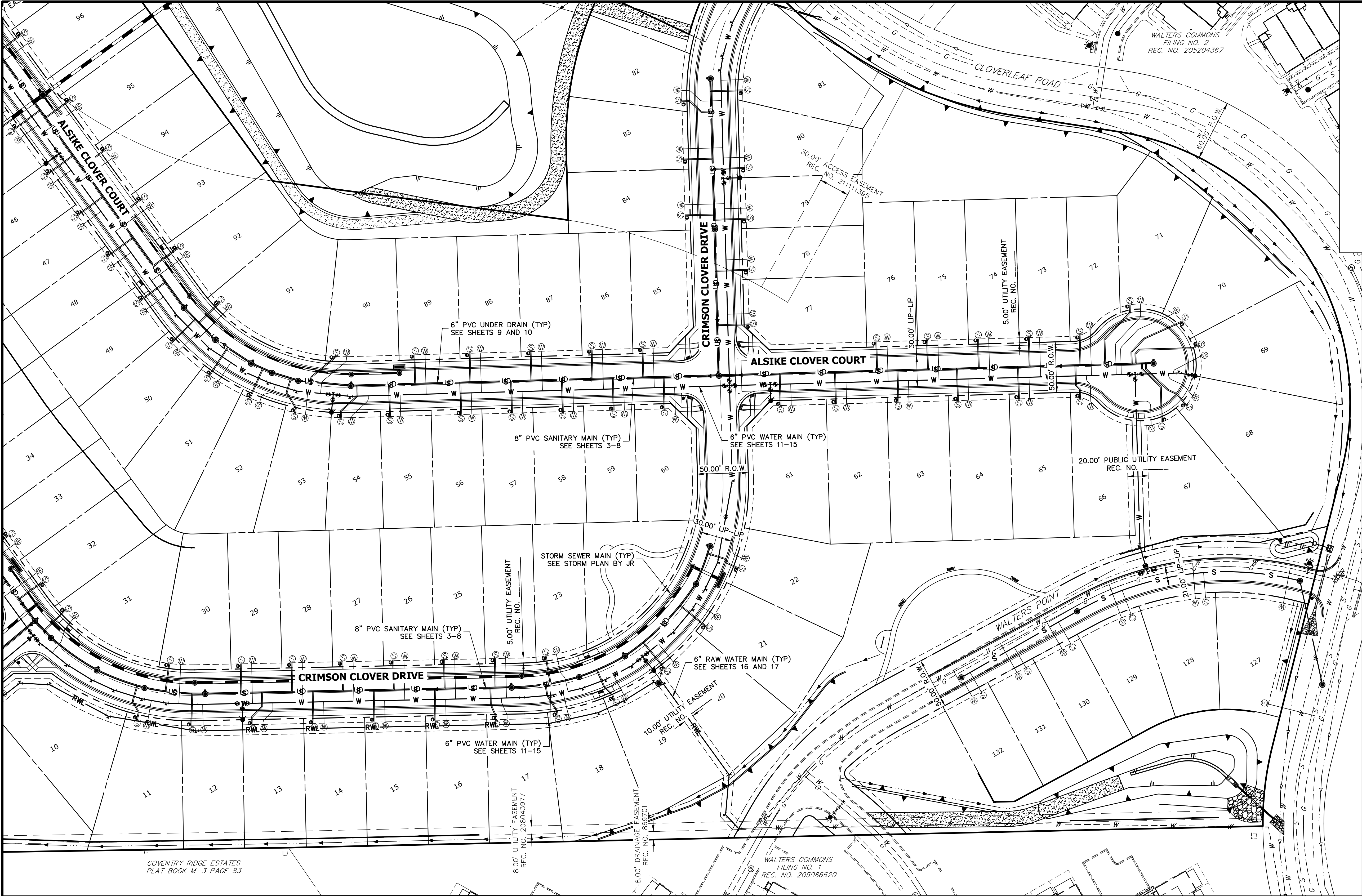
CLOVERLEAF FILING 2

UTILITY SERVICE PLAN

SHEET 18 OF 21

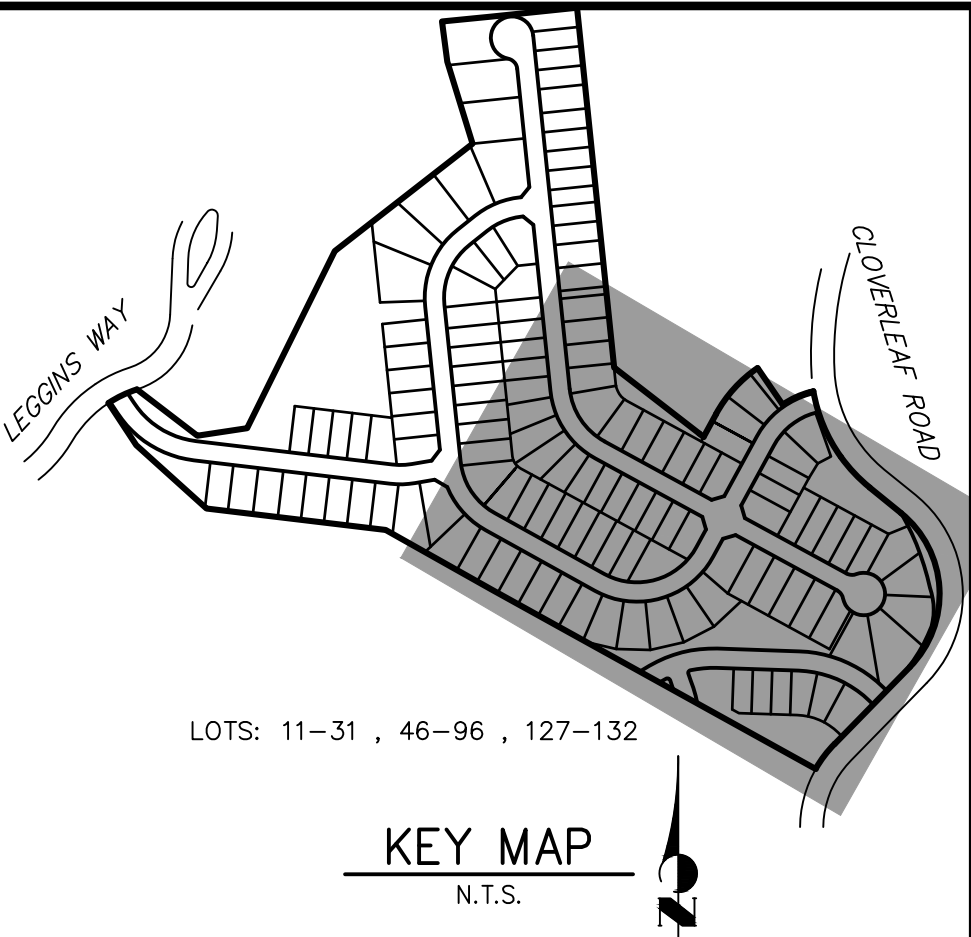
JOB NO. 25158.01



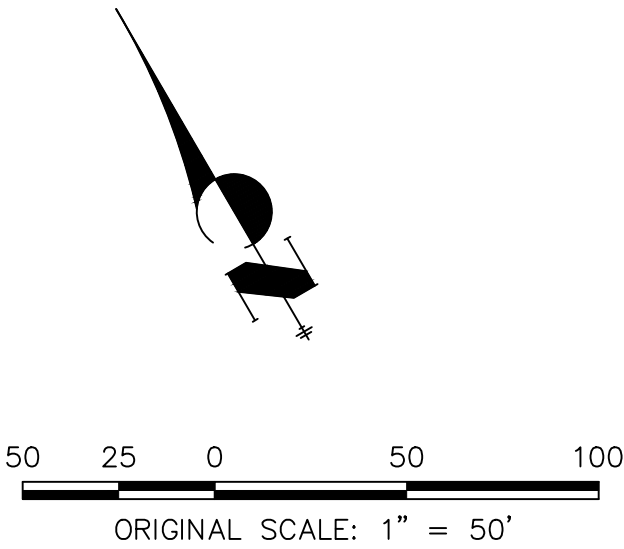


NOTES

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



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



Know what's below.  
Call before you dig.


WOODMOOR WATER AND SANITATION DISTRICT NO. 1  
APPROVED FOR CONSTRUCTION

DATE: BY:

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

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

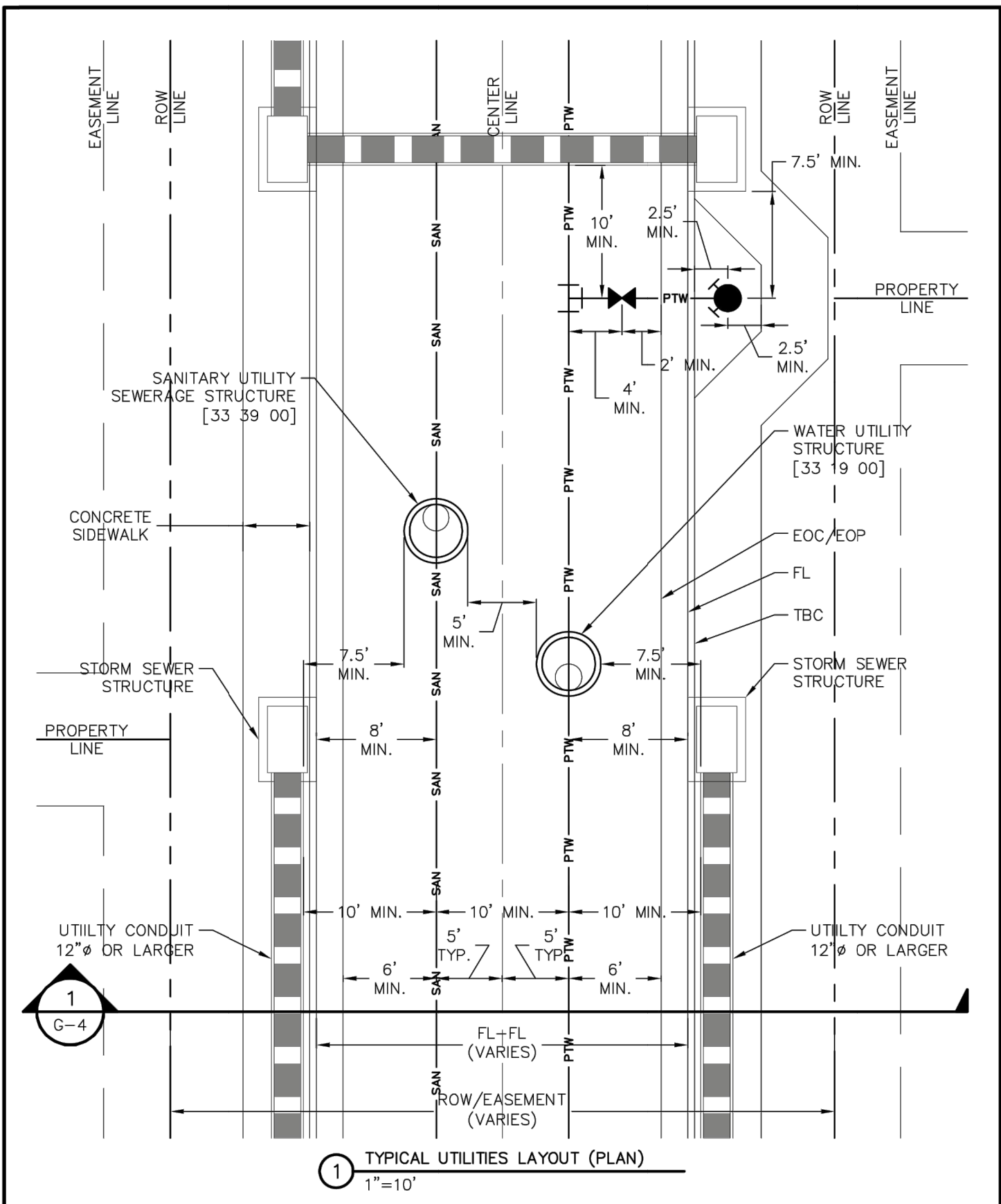
PREPARED FOR  
**PT CLOVERLEAF, LLC**  
1864 WOODMOOR DRIVE  
COLORADO SPRINGS, CO 80920  
ATTN: JOE DESJARDIN  
(719) 476-0800  
JDESJARDIN@PROTERRACO.COM


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

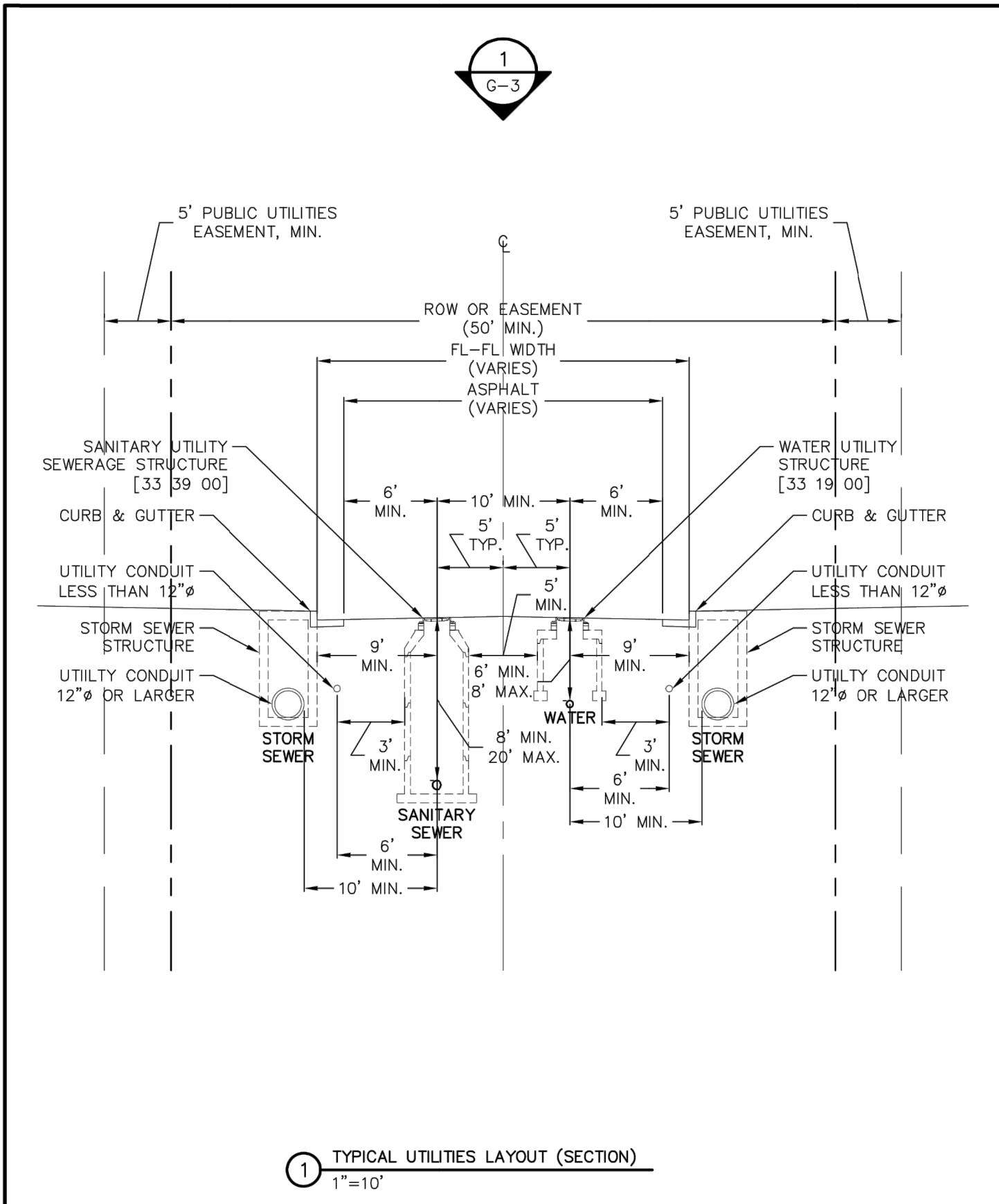
No.	REVISION	BY	DATE


CLOVERLEAF FILING 2	H-SCALE	1"=50'
	V-SCALE	N/A
	DATE	05/10/21
UTILITY SERVICE PLAN	DESIGNED BY	APL
	DRAWN BY	APL
	CHECKED BY	
SHEET 19 OF 21		
JOB NO. 25158.01		

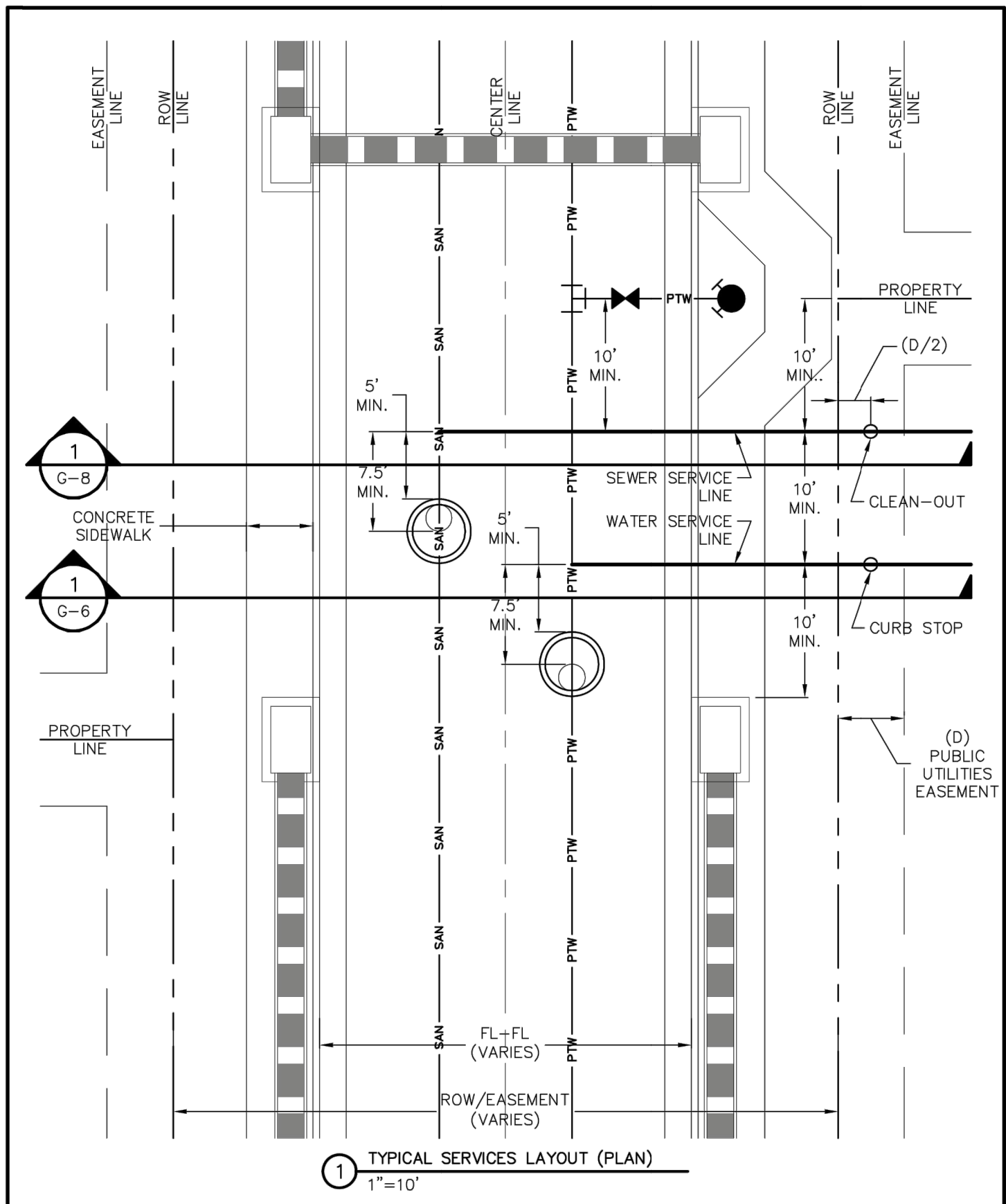





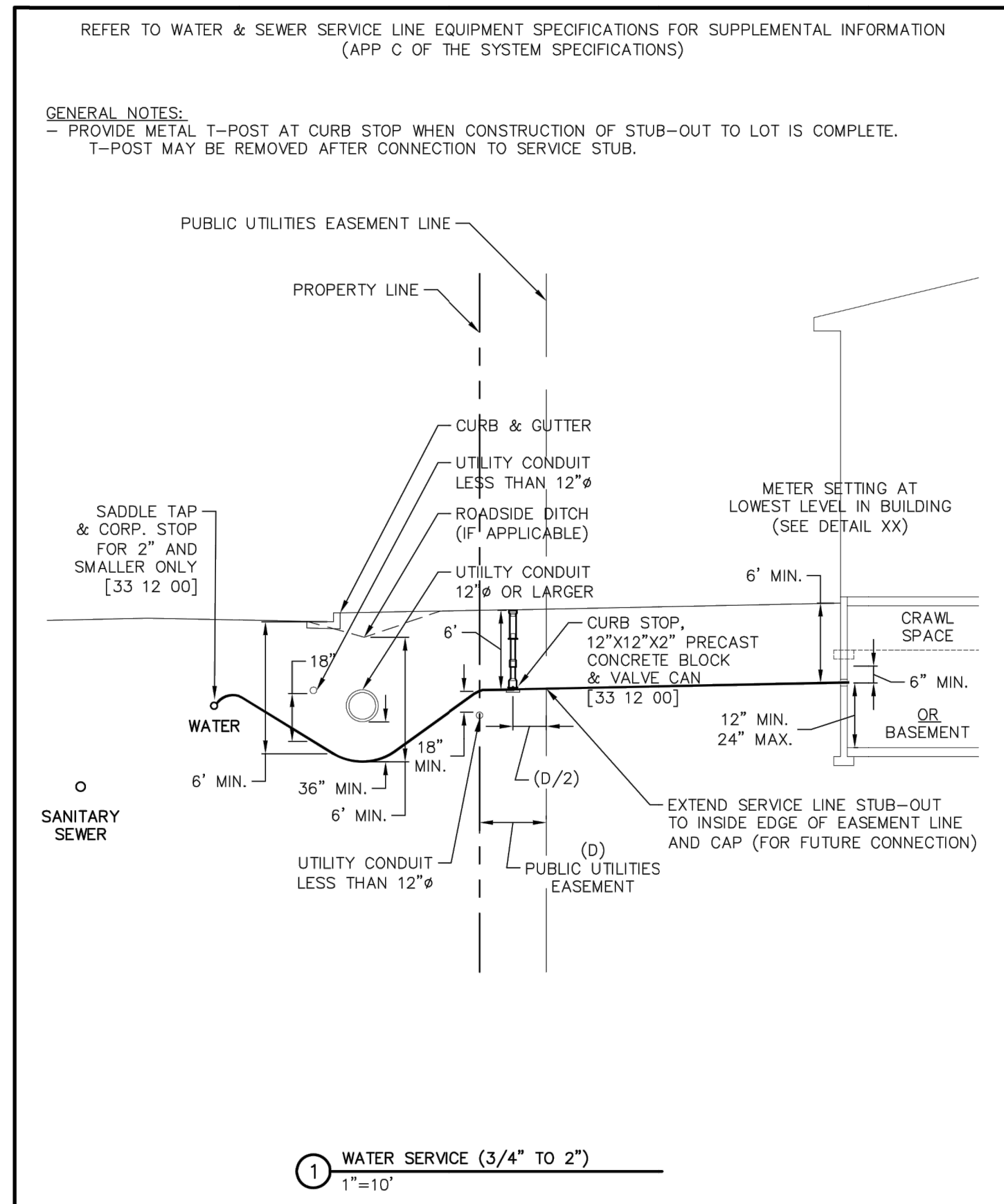
	TYPICAL UTILITIES LAYOUT (PLAN)	G-3
	GENERAL	-
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	




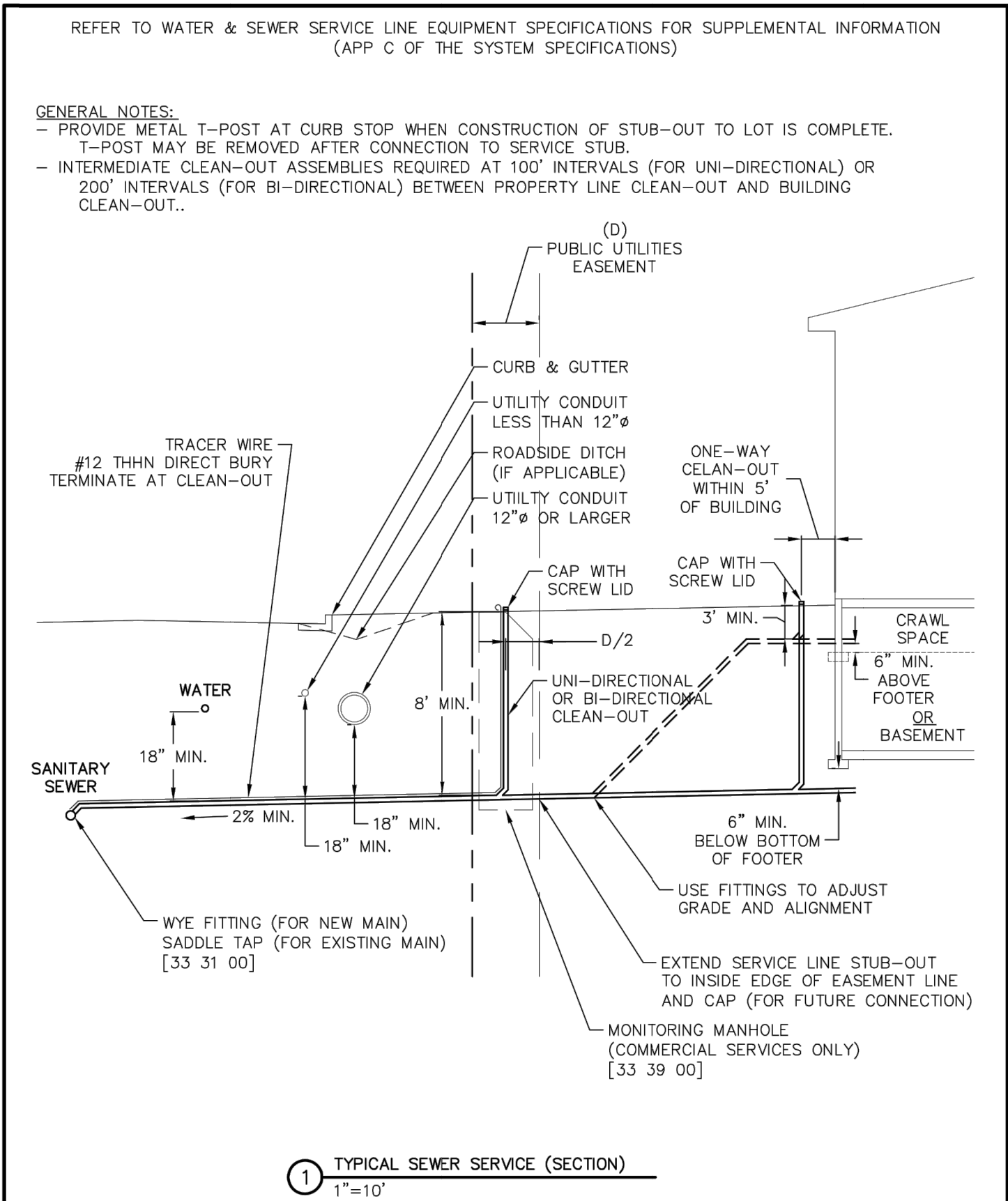
	TYPICAL UTILITIES LAYOUT (SECTION)	G-4
	GENERAL	-
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	




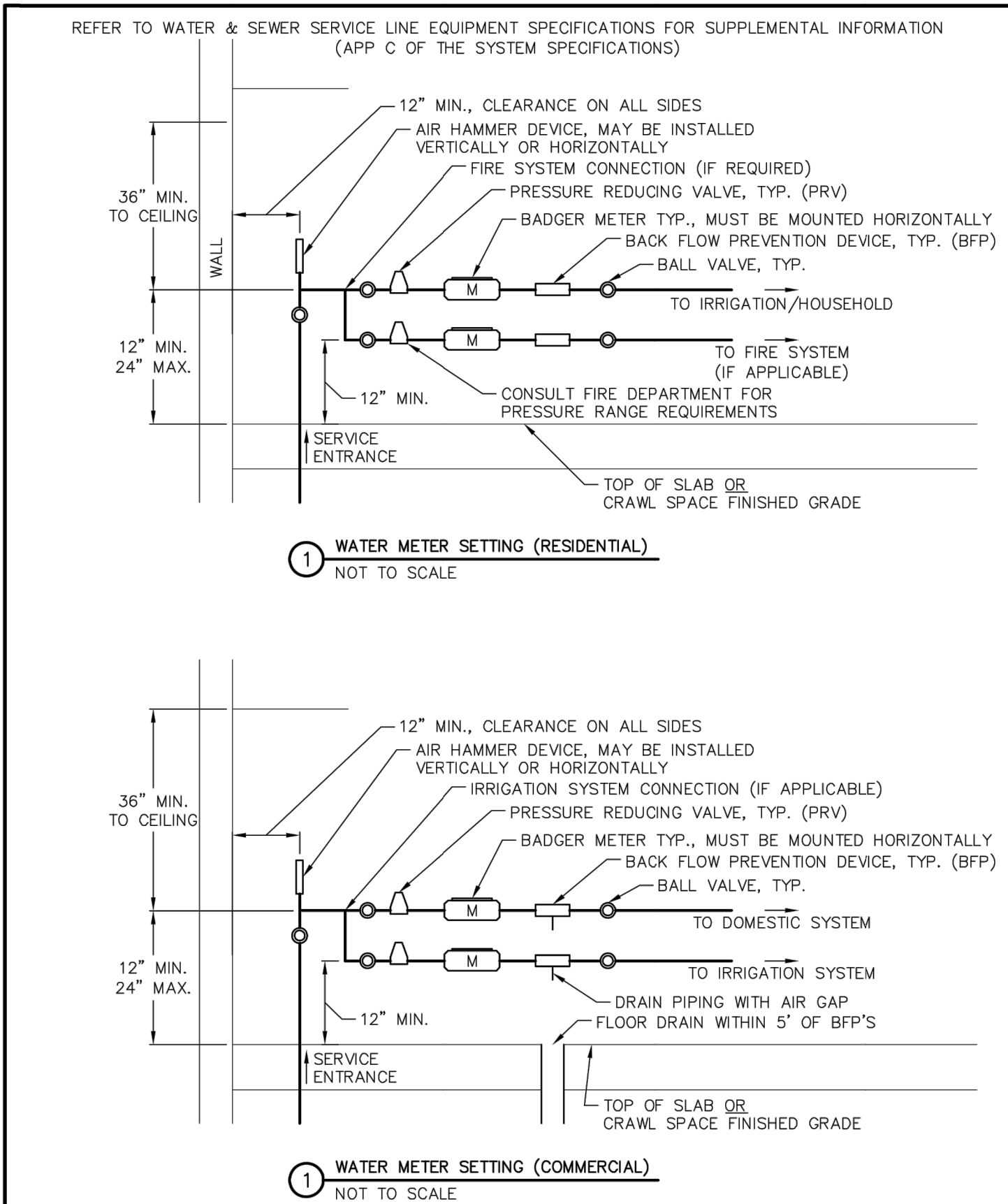
	TYPICAL SERVICES LAYOUT (PLAN)	G-5
	GENERAL	-
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	




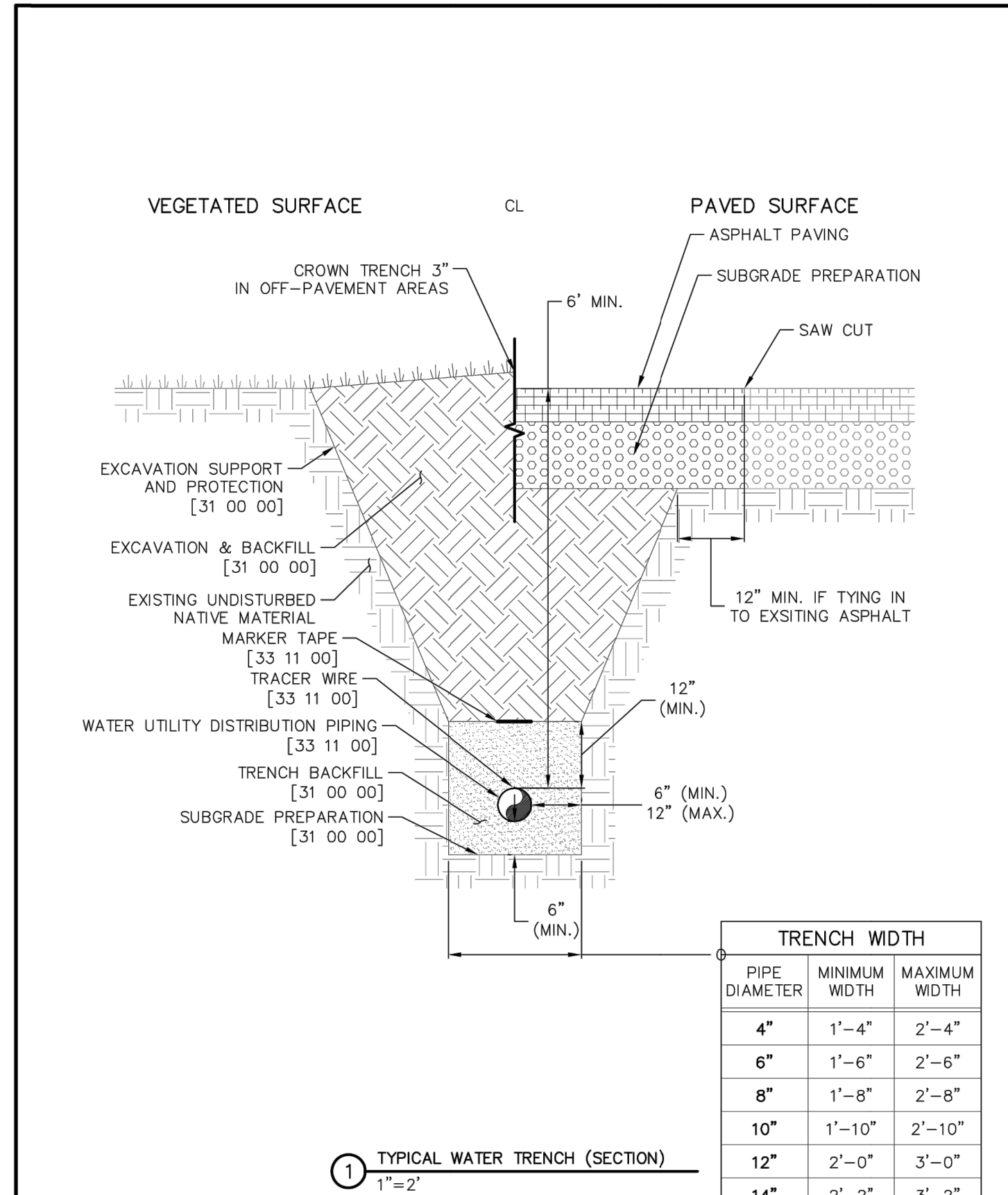
	WATER SERVICE (3/4" TO 2")	G-6
	GENERAL	-
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	




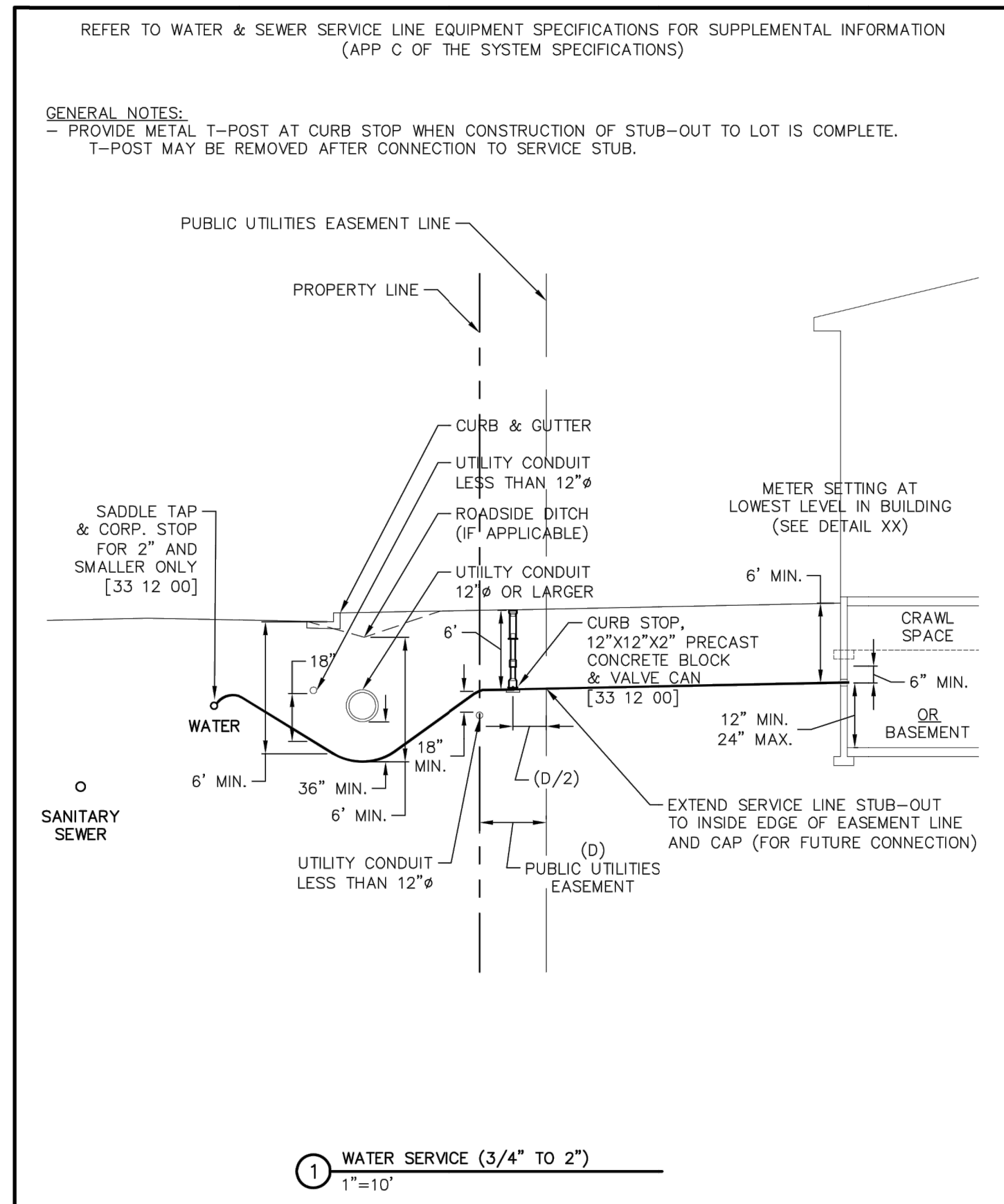
	TYPICAL SEWER SERVICE (SECTION)	G-8
	GENERAL	-
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	




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




	TYPICAL WATER TRENCH	W-1
	WATER UTILITY DISTRIBUTION PIPING	33 11 00
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	



	WATER SERVICE (3/4" TO 2")	G-6
	GENERAL	-
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	

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

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

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

BY	DATE	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	05/10/21	APL	APL	

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

CLOVERLEAF FILING 2

DETAIL SHEETS

SHEET 20 OF 21

JOB NO. 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

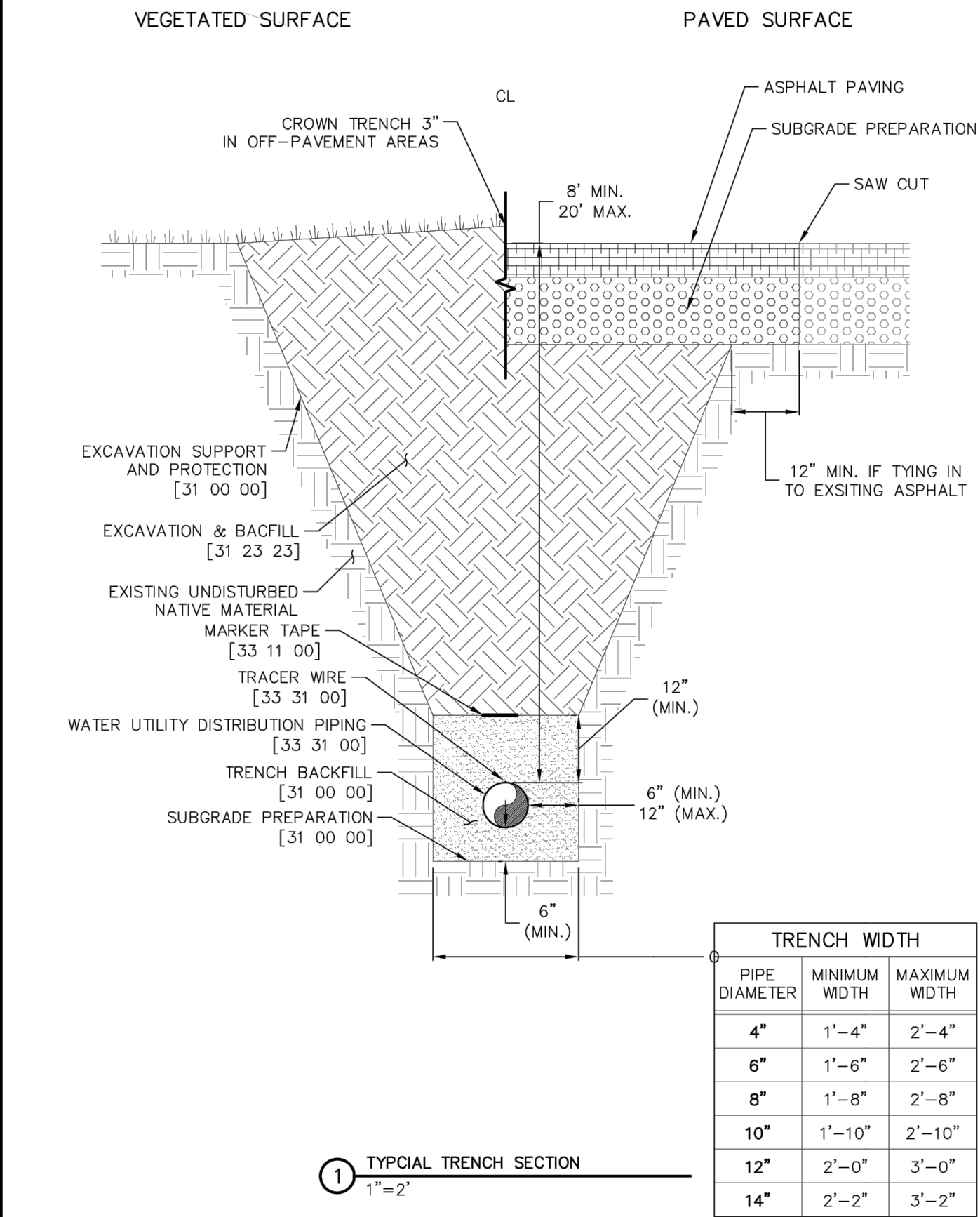
CALCULATION METHOD & ASSUMPTIONS  
EBAA IRON RESTRAINED LENGTH CALCULATOR (VERSION 5.4)  
PIPE MATERIAL: PVC  
SOIL TYPE: CH, GRAN. FILL  
SAFETY FACTOR: 1.5:1  
TRENCH TYPE: 5  
DEPTH OF BURY: 6 FEET  
TEST PRESSURE: 200 PSI

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

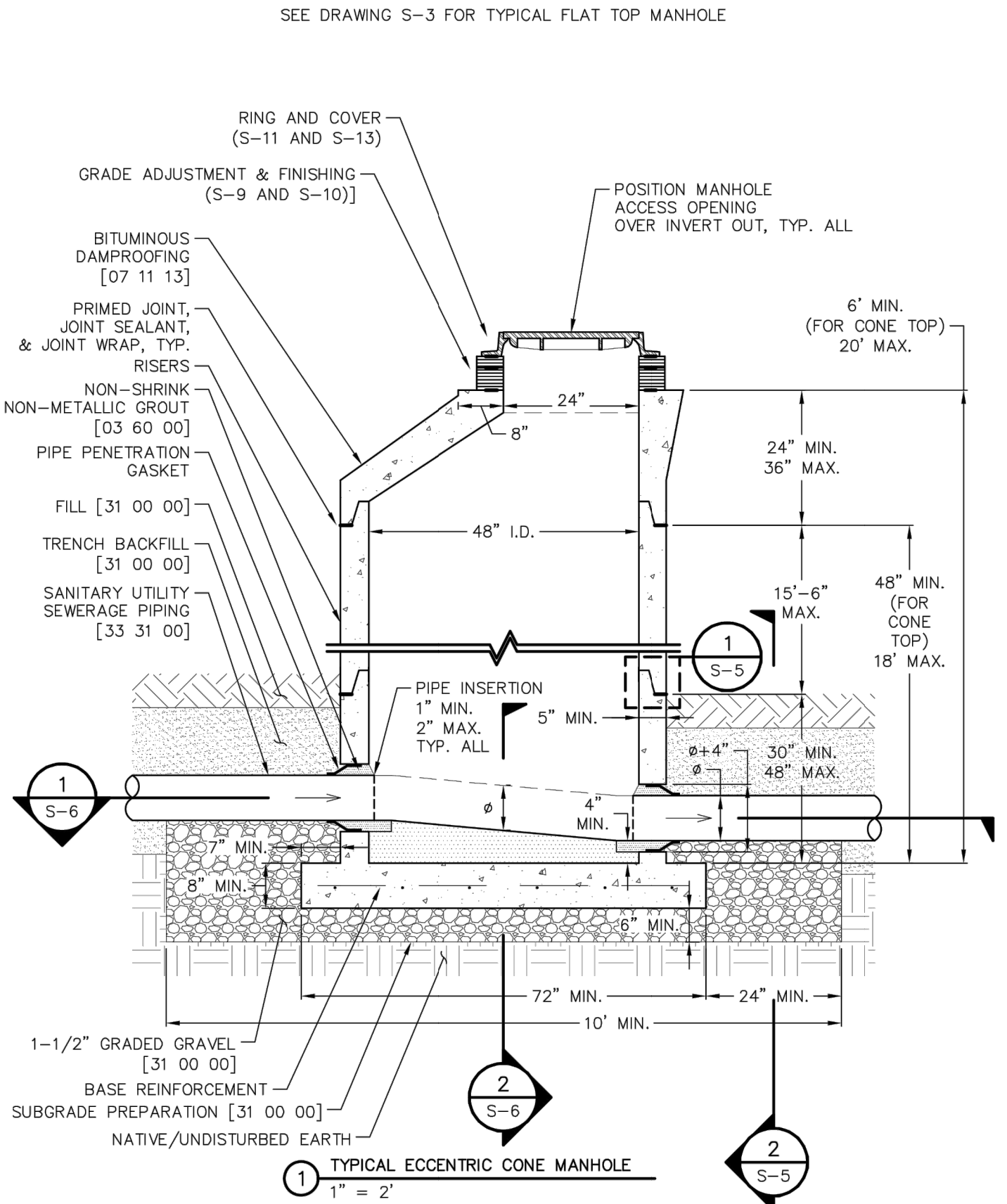
HORIZONTAL AND VERTICAL BENDS											
NOMINAL PIPE DIAMETER [IN]	HORIZONTAL BENDS					VERTICAL BENDS (OFFSETS)					
	90°	45°	22.5°	11.25°		45°	22.5°	12.5°			
	[FT]	[FT]	[FT]	[FT]	[FT]	UPPER [FT]	LOWER [FT]	UPPER [FT]	LOWER [FT]	UPPER [FT]	LOWER [FT]
4"	90°	5	3	2	19	5	9	3	5	2	
6"	BENDS NOT ALLOWED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


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

	<b>WOODMOOR</b> WATER & SANITATION DISTRICT NO. 1	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

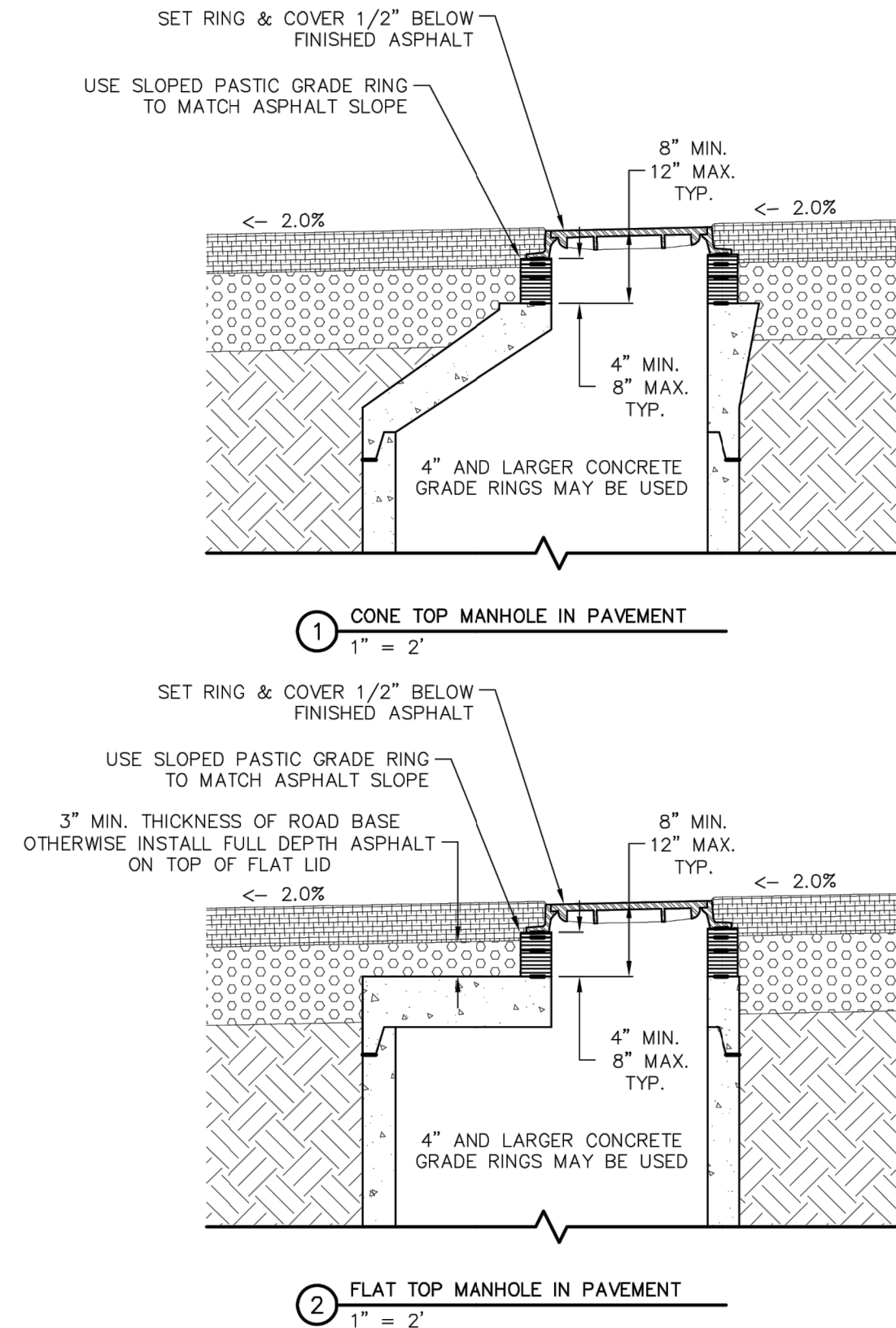


	<b>WOODMOOR</b> WATER & SANITATION DISTRICT NO. 1	TYPICAL SEWER TRENCH SECTION	S-1
		SANITARY UTILITY SEWERAGE PIPING	33 31 00
		THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	MAY 13, 2014

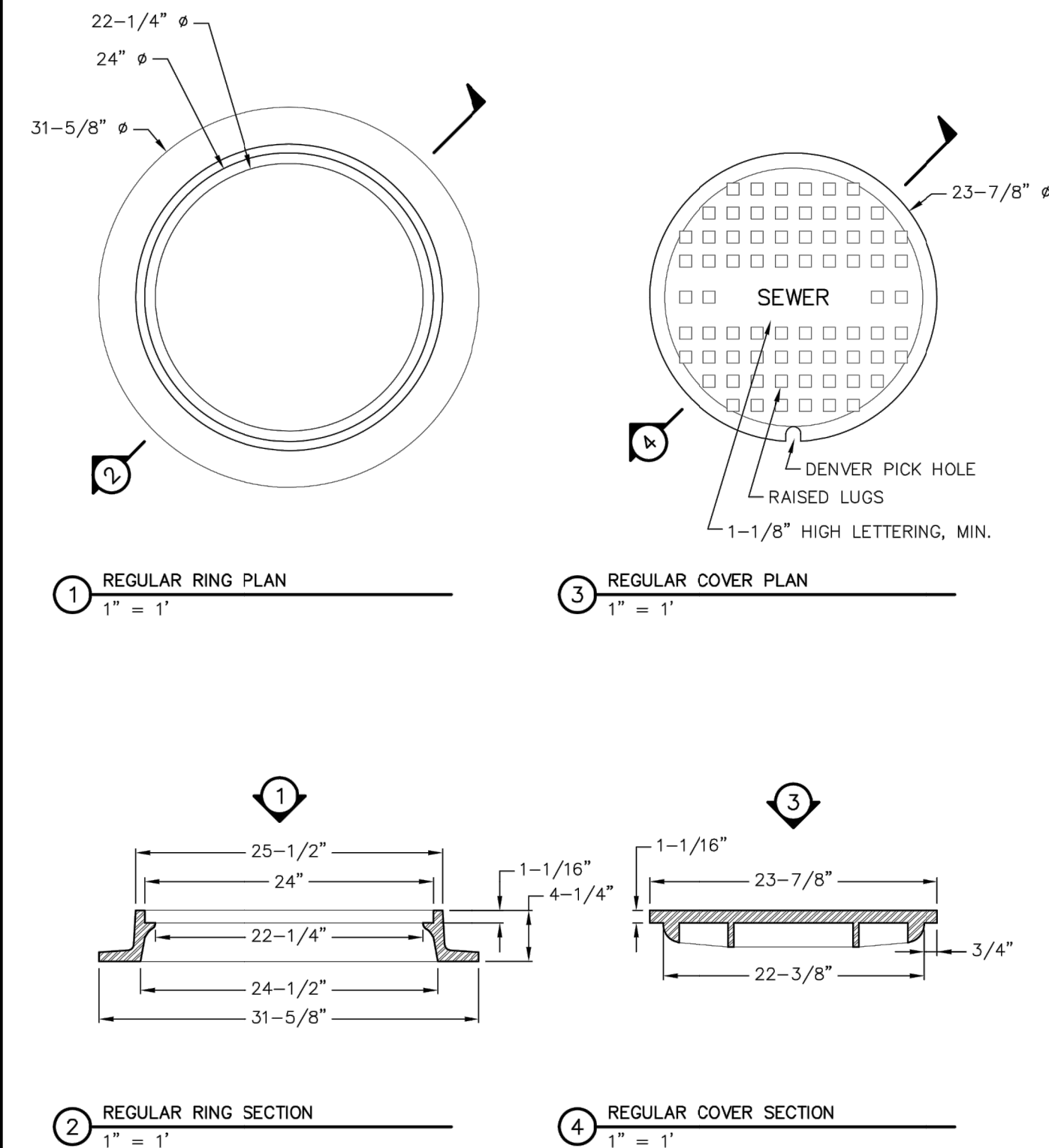



	<b>WOODMOOR</b> WATER & SANITATION DISTRICT NO. 1	TYPICAL ECCENTRIC CONE MANHOLE	S-2
		SANITARY UTILITY SEWERAGE STRUCTURES	33 39 00
		THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	MAY 13, 2014

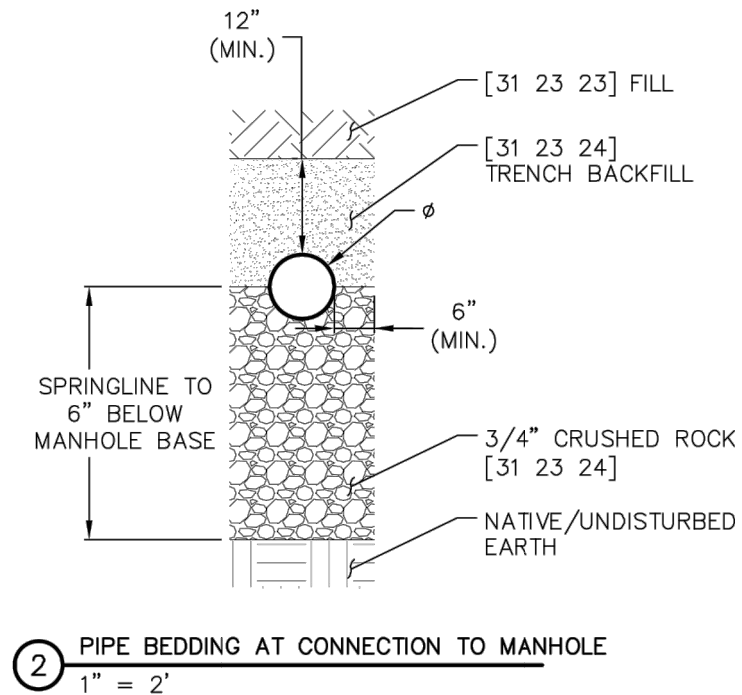
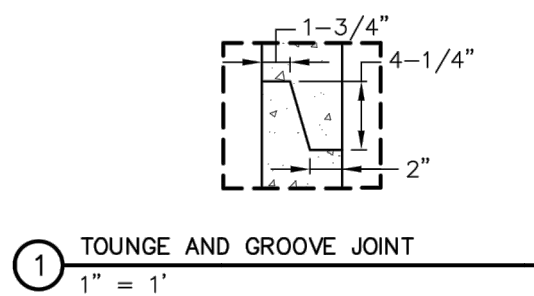
SEE DRAWING S-10 FOR FINISHING IN NON-PAVED SURFACES

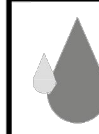


	<b>WOODMOOR</b> WATER & SANITATION DISTRICT NO. 1	MANHOLES IN PAVED AREAS	S-9
		SANITARY UTILITY SEWERAGE STRUCTURES	33 39 00
		THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	MAY 13, 2014



	<b>WOODMOOR</b> WATER & SANITATION DISTRICT NO. 1	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



	<b>WOODMOOR</b> WATER & SANITATION DISTRICT NO. 1	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

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

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

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

CLOVERLEAF FILING 2	H-SCALE	N/A	No.	REVISION	BY	DATE
	V-SCALE	N/A				
	DATE	05/10/21				
	DESIGNED BY	APL				
	DRAWN BY	APL				
DETAIL SHEETS	CHECKED BY					
SHEET 22 OF 21						
JOB NO. 25158.01						

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