

CLOVERLEAF SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN

LEGAL DESCRIPTION

PARCEL 1 (TSN 7124202236 and 7123403007)

A PARCEL OF LAND BEING ALL OF THAT PROPERTY DESCRIBED IN THE DEED RECORDED UNDER RECEPTION NO. 211111394 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, BEING A PORTION OF TRACT B, WOODMOOR PLACER RECORDED IN BOOK U-2 AT PAGE 66, TOGETHER WITH ALL OF TRACT H, WOODMOOR GREENS RECORDED IN BOOK U-2 AT PAGE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE LINE BETWEEN THE 30.00' WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 1-1/4" ALUMINUM CAP STAMPED "LS 10377 1997 30.00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 26927, SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE,

COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N23°36'18"W A DISTANCE OF 971.92 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT B, WOODMOOR PLACER RECORDED IN BOOK U-2 AT PAGE 66 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHWESTERLY LINE, N47°53'03"W A DISTANCE OF 244.83 FEET, TO THE SOUTHWESTERLY CORNER OF TRACT H, WOODMOOR GREENS PLAT RECORDED IN BOOK U-2 AT PAGE 51;

THENCE ON THE PERIMETER OF SAID TRACT H, THE FOLLOWING THREE (3) COURSES:

- N35°23'09"W A DISTANCE OF 130.11 FEET, TO A POINT OF NON-TANGENT CURVE, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEGGINS WAY;
- ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S33°24'06"E, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 15°37'05" AND AN ARC LENGTH OF 81.78 FEET, TO A POINT OF NON-TANGENT;
- S52°28'59"E A DISTANCE OF 196.68 FEET, TO A POINT ON THE WESTERLY LINE OF SAID TRACT B, WOODMOOR PLACER;

THENCE ON SAID WESTERLY LINE, THE FOLLOWING FIVE (5) COURSES:

- N81°20'01"E A DISTANCE OF 130.03 FEET;
- N26°20'33"E A DISTANCE OF 511.07 FEET;
- N52°03'56"E A DISTANCE OF 451.83 FEET;
- N17°03'30"W A DISTANCE OF 222.24 FEET;
- N07°26'50"W A DISTANCE OF 104.67 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID TRACT B, THE FOLLOWING TWELVE (12) COURSES:

- N84°15'58"E A DISTANCE OF 126.43 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N46°46'54"E, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105°01'39" AND AN ARC LENGTH OF 91.65 FEET, TO A POINT OF NON-TANGENT;
- N85°02'46"E A DISTANCE OF 42.49 FEET;
- S08°08'16"E A DISTANCE OF 85.83 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,470.00 FEET, A CENTRAL ANGLE OF 08°35'03" AND AN ARC LENGTH OF 220.24 FEET, TO A POINT OF TANGENT;
- S00°26'47"W A DISTANCE OF 266.67 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 52°42'18" AND AN ARC LENGTH OF 395.55 FEET, TO A POINT OF TANGENT;
- S52°15'31"E A DISTANCE OF 287.37 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 24°42'05" AND AN ARC LENGTH OF 245.74 FEET, TO A POINT OF NON-TANGENT;
- N59°24'51"E A DISTANCE OF 103.30 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 01°14'02" AND AN ARC LENGTH OF 16.80 FEET, TO A POINT OF TANGENT;
- N59°10'49"E A DISTANCE OF 124.49 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

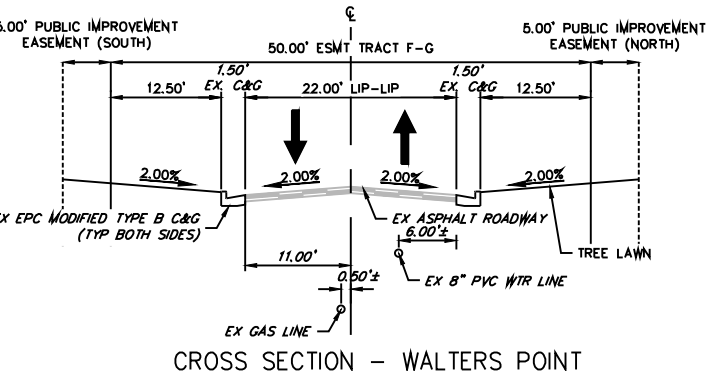
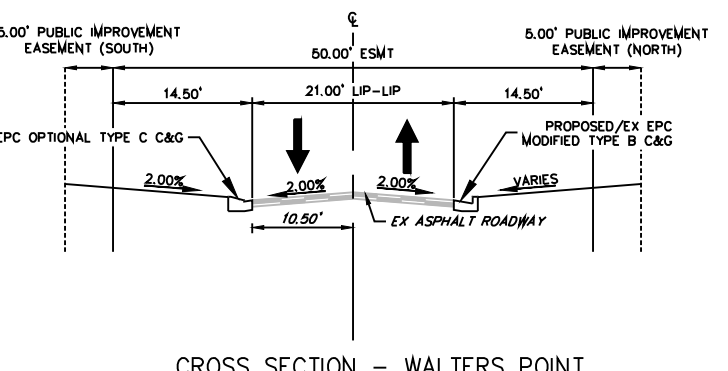
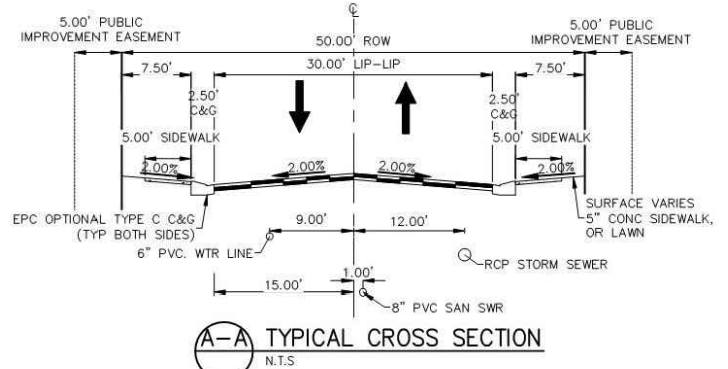
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N54°21'17"E, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 15°15'51" AND AN ARC LENGTH OF 109.23 FEET, TO A POINT OF NON-TANGENT;
- N55°05'07"E A DISTANCE OF 104.84 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S39°04'09"W, HAVING A RADIUS OF 269.73 FEET, A CENTRAL ANGLE OF 95°15'09" AND AN ARC LENGTH OF 448.43 FEET, TO A POINT OF NON-TANGENT;
- S44°20'00"W A DISTANCE OF 278.41 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S45°13'59"E, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 15°03'35" AND AN ARC LENGTH OF 81.48 FEET, TO A POINT OF NON-TANGENT, SAID POINT BEING ON THE SOUTHERLY LINE OF SAID TRACT B, WOODMOOR PLACER;

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

- N61°02'18"W A DISTANCE OF 958.19 FEET;
- N60°38'25"W A DISTANCE OF 314.83 FEET;
- N83°12'34"W A DISTANCE OF 466.58 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,452,072 SQUARE FEET OR 33.350 ACRES.

This parcel is listed under the legal description for Parcel 1 per the heading.



TRACT TABLE

TRACT NO.	AREA	USE / ALLOWED STRUCTURES	OWNER / MAINT.
A	125,900 SF 2.89 AC	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES, ENTRY MONUMENT	METRO DISTRICT
B	8,007 SF 0.184 AC	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES, PUBLIC TRAIL	METRO DISTRICT
C	5,908 SF 0.135 AC	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES	METRO DISTRICT
D	2,400 SF 0.055 AC	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES	METRO DISTRICT
E	9,227 SF 0.212 AC	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES, PUBLIC TRAIL	METRO DISTRICT
F	2,843 SF 0.065 AC	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES, PUBLIC TRAIL	METRO DISTRICT
G	24,346 SF 0.559 AC	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES	METRO DISTRICT
H	33,833 SF 0.779 AC	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES, PUBLIC TRAIL, AMENITIES	METRO DISTRICT
I	33,698 SF 0.774 AC	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES	METRO DISTRICT
J	35,254 SF 0.809 AC	PRIVATE ACCESS EASEMENT, PUBLIC UTILITIES	METRO DISTRICT
K	9,158 SF 0.210 AC	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES, PUBLIC TRAIL, AMENITIES	METRO DISTRICT
L	13,991 SF 0.321 AC	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES	METRO DISTRICT

SITE DATA

OWNERS: PT Cloverleaf, LLC
1864 Woodmoor Drive, Suite 100
Monument, CO 80132

SUBDIVIDER / APPLICANT: PT Cloverleaf, LLC
1864 Woodmoor Drive, Suite 100
Monument, CO 80132

PREPARER: N.E.S. Inc.
619 N Cascade Ave., Suite 200
Colorado Springs, CO 80903

TAX ID NUMBER: 7123102048, 7124202240, 7123103007, 7123102047, 7123102050, 7124202239, 7124202236

SITE ACREAGE: 38.725 AC

EXISTING ZONING: RS-20000

PROPOSED ZONING: RS-5000, RS-20000

PROPOSED LAND USE:
Residential Lots (RS-5000): 24.097 acres, 141 Lots
Residential Lots (RS-20000): 1.506 acres, 3 Lots
Open Space: 3.341 acres
Stormwater Detention: 2.854 acres
ROW: 6.129 acres
Private Access: 0.798 acres

RS-5000 DIMENSIONAL STANDARDS:
Minimum Setbacks: Front 25ft, Rear 25ft, Side 5ft
Minimum Lot Size: 5,000 SF
Maximum Building Height: 30ft
Maximum Lot Coverage: 40%

RS-20000 DIMENSIONAL STANDARDS:
Minimum Setbacks: Front 40ft, Rear 40ft, Side 15ft
Minimum Lot Size: 20,000 SF
Maximum Building Height: 30ft
Maximum Lot Coverage: 20%

PARCEL 2 What is this legal description for? It appears that what is referenced as Parcel 2 is included in the legal description above for parcel 1 since it lists both parcel numbers.

Update per CGS recent Comments. Make sure to include all the impacted lots as well.

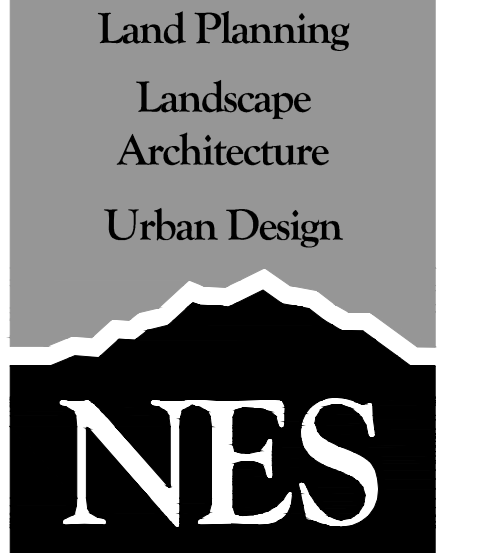
GENERAL NOTES:

- Soil and Geology Conditions:
 - Geologic Hazard Note: The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Soil, Geology and Geologic Hazard Study Cloverleaf Development, by Entech Engineering Inc. August 21, 2020 in the Cloverleaf Preliminary Plan File (SP-202) available at the El Paso County Planning and Community Development Department.
 - Expansive Soils: Highly sporadic, not indicated on map. Occurrences shall be identified and dealt with on an individual basis. Mitigation will be necessary should expansive soils be encountered beneath foundations.
 - Slope Stability and Landslide Hazard: Slopes should be no steeper than 3:1 unless specifically evaluated. Any areas to receive fill should have all topsoil, organic material or debris removed.
 - Areas of Erosion: Areas of erosion within the Teaschout Creek Drainage in the northern portion of the site, and an area along the eastern side of site along Cloverleaf Road.) Recommendations for erosion control mitigation are discussed under Section 9.0 of Entech Engineering's Study.
 - Groundwater and Drainage Areas:
 - Potentially Seasonal Shallow Groundwater: Lots 10-12, 45-46, 108-109, 113, 117, 123-124.
 - Seasonally Shallow Groundwater: Lots 31-33, 59-62, 94.
 - Collapsible Soils: Identified in some of the test borings. Additional investigation required with each building site.
 - Shallow Bedrock: Where shallow sandstone is encountered, higher allowable bearing capacities are anticipated. Shallow claystone may require mitigation for expansive soils.
 - Radioactivity: Applies to all lots. Specific requirements for mitigation should be based on-site specific testing after site is constructed. Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.
- Impacted foundations are to be addressed per geologic hazards an engineered site plan will be required.
- A Metropolitan District will be established to provide bonding for the public improvements, and for the ongoing ownership and maintenance of open space tracts, detention ponds, and private street.
- The CCRs for this area were recorded April 20, 1973 at Book 2579, Page 423 at the El Paso County Clerk and Recorders Office. All building plans shall comply with Woodmoor Improvement Association Project Design Standards Manual. Both Woodmoor Placer CCRs and PDSM can be found online at www.woodmoor.org.
- Unless otherwise restricted by the CCRs, all accessory uses, buildings and structures must comply with requirements set out in Chapter 5 of the El Paso County Land Development Code.
- Trails within the open space areas will be constructed as 5-foot breeze trails. All trails within the open space areas will be 5-foot breeze trails. what is a breeze trail?
- All Public Streets will be constructed to El Paso County Standards with the exception of the Crimson Clover Drive and Cloverleaf Road. Intersection Vertical Alignment Details. All public streets will be dedicated to the County with the Final Plat.
- There shall be no direct lot access to Cloverleaf Road.
- Water and wastewater service for this subdivision is provided by Woodmoor Water and Sanitation District subject to the District's rules, regulations and specifications.
- Utilities will be provided as follows:
 - Electric - Mountain View Electric Association
 - Gas - Black Hills Energy
 - Water - Woodmoor Water and Sanitation
 - Wastewater - Woodmoor Water and Sanitation
- The applicant is proposing fees in lieu of school and park land dedication. The anticipated fees for 144 lots is \$67,248 in regional park fees, \$42,480 in urban park fees, and \$ 44,382 in Lewis-Palmer School District 38 fees.
- Full Spectrum Extended Detention Basin is proposed in Tracts A and I, and a Water Quality Pond is proposed for Tract L. The sand filter ponds on lots 142-144 will be owned and maintained by the individual property owners.
- The following reports have been submitted in association with the Preliminary Plan for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildlife Hazard Report; Natural Resources Report; Stormwater Management Plan; Wetland Analysis Report; and Noxious Weed Management Plan.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Pribble's Meadow Jumping Mouse).
- Unless otherwise indicated, all east, front, and rear lot lines are hereby platted on either side with a 5 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 7 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- Sight Distance Easement shall be dedicated to El Paso County. Maintenance easement shall be the responsibility of the Metro District. Any object within the sight distance triangle or easement more than 30 inches above the shoulder elevation of the adjacent roadway shall constitute a sight obstruction, and shall be removed or lowered.
- At the time of approval of this project, this property is located within the Tri-Lakes Monument Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.

Deviation and Waiver Requests	Deviation	Deviation Justification	Waiver	Waiver Justification
#1	Walters Point ECM Sec. 2.3, Roadway Design	A deviation is requested for the ADT value for a low volume classification. Walters Point is an existing private roadway with no pedestrian walks adjacent to the private roadway nor public walkways along Cloverleaf Road at its intersection with Walters Point.	LOC 8.4.4.E.2 Private roads require a waiver	The existing Walters Point private road will be retained and improved as part of this project.
#2	Crimson Clover DR./Cloverleaf Road Intersection Sight Distance ECM Sec. 2.3.7, Intersections	The reason for the requested deviation is due to the existing condition of Cloverleaf Road and the physical limitation of the proposed intersection placement. While the north segment of the proposed intersection meets ECM criteria for sight distance, the intersection sight distance to the south is limited to 295.90.	NA	NA
#3	Crimson Clover DR./Cloverleaf Road Intersection Grade ECM Sec. 2.3.7.4, Intersections Vertical Alignment	The reason for the requested deviation is due to the existing condition of Cloverleaf Road and the physical limitation of the proposed intersection placement. While the north segment of the proposed intersection meets ECM criteria for slope and length, the south leg exceeds the 4% slope criteria. The average	NA	NA
#4	Leggins and White Clover Intersection Sight Distance ECM Sec. 2.3.7, Intersections	A deviation is requested due to the existing horizontal layout of Leggins Way Road and the physical limitation of the proposed intersection placement. easements would have to be obtained from the property to the north and south. Both properties have existing structures with currently no obstructions. The sight distance within the ROW from the north is 229 feet. The sight distance within the ROW from the south is 208 feet.	NA	NA

SHEET INDEX

SHEET TITLE	COVER
Sheet 1 of 14: Preliminary Plan	Cover Sheet
Sheet 2 of 14: Preliminary Grading Plan	Preliminary Grading Plan
Sheet 3 of 14: Preliminary Grading Plan	Preliminary Grading Plan
Sheet 4 of 14: Preliminary Utility Plan	Preliminary Utility Plan
Sheet 5 of 14: Preliminary Utility Plan	Preliminary Utility Plan
Sheet 6 of 14: Preliminary Utility Plan	Preliminary Utility Plan
Sheet 7 of 14: Preliminary Utility Plan	Preliminary Utility Plan
Sheet 8 of 14: Preliminary Utility Plan	Preliminary Utility Plan
Sheet 9 of 14: Preliminary Utility Plan	Preliminary Utility Plan
Sheet 10 of 14: Utility Details	Isolated Lots Preliminary Grading and Utility Plan
Sheet 11 of 14: Utility Details	Utility Details
Sheet 12 of 14: Utility Details	Utility Details
Sheet 13 of 14: Utility Details	Utility Details
Sheet 14 of 14: Adjacent Property Owners	Adjacent Property Owners



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Fax 719.471.0267
www.nescolorado.com

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CLOVERLEAF SUBDIVISION

CLOVERLEAF ROAD
EL PASO COUNTY,
COLORADO

DATE: 6/1/2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

PRELIMINARY PLAN

DATE	BY	DESCRIPTION:
9/11/2020	JBS	PER COUNTY COMMENTS
11/6/2020	JBS	PER COUNTY COMMENTS

COVER

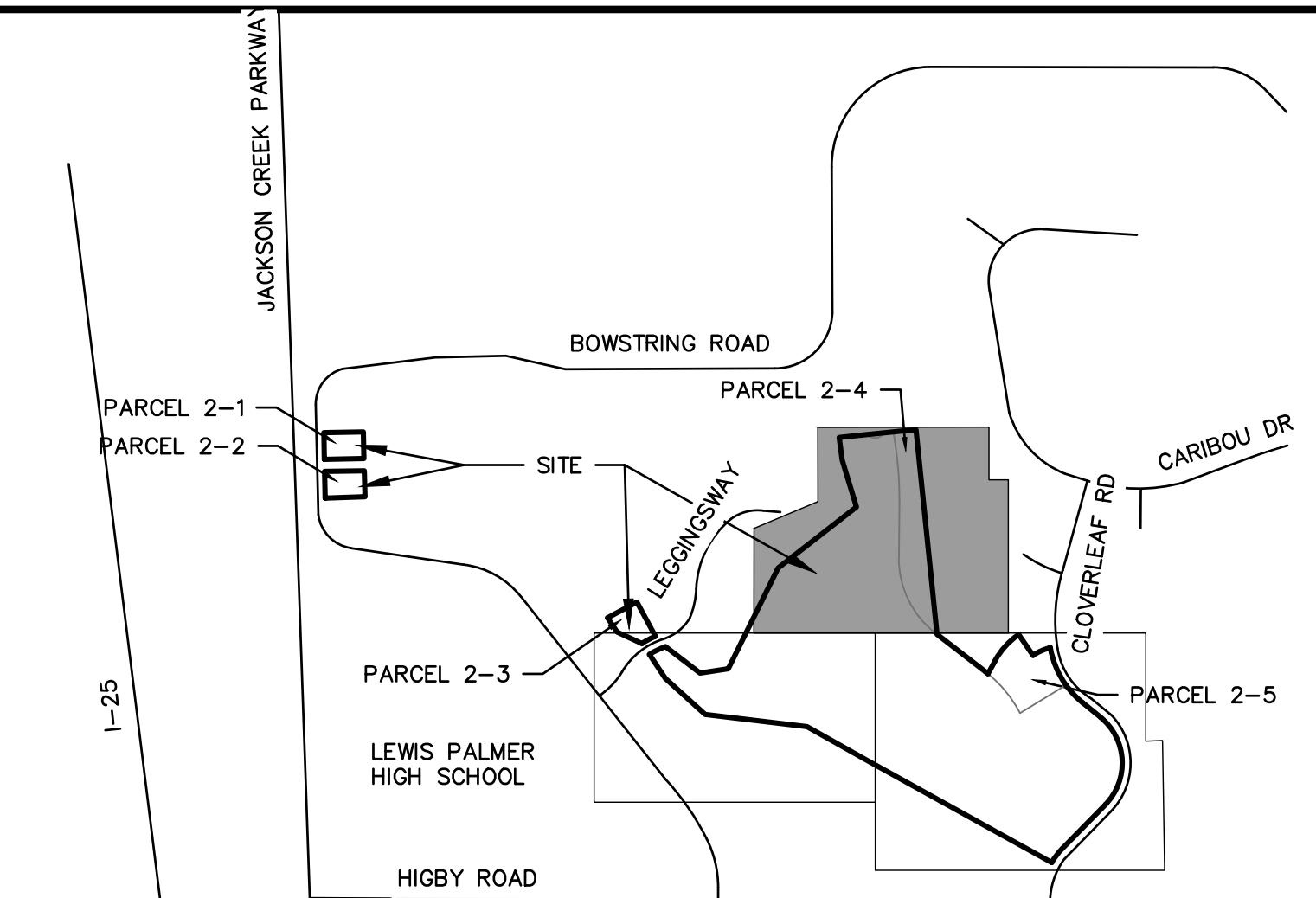
1 OF 14

LEGEND

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

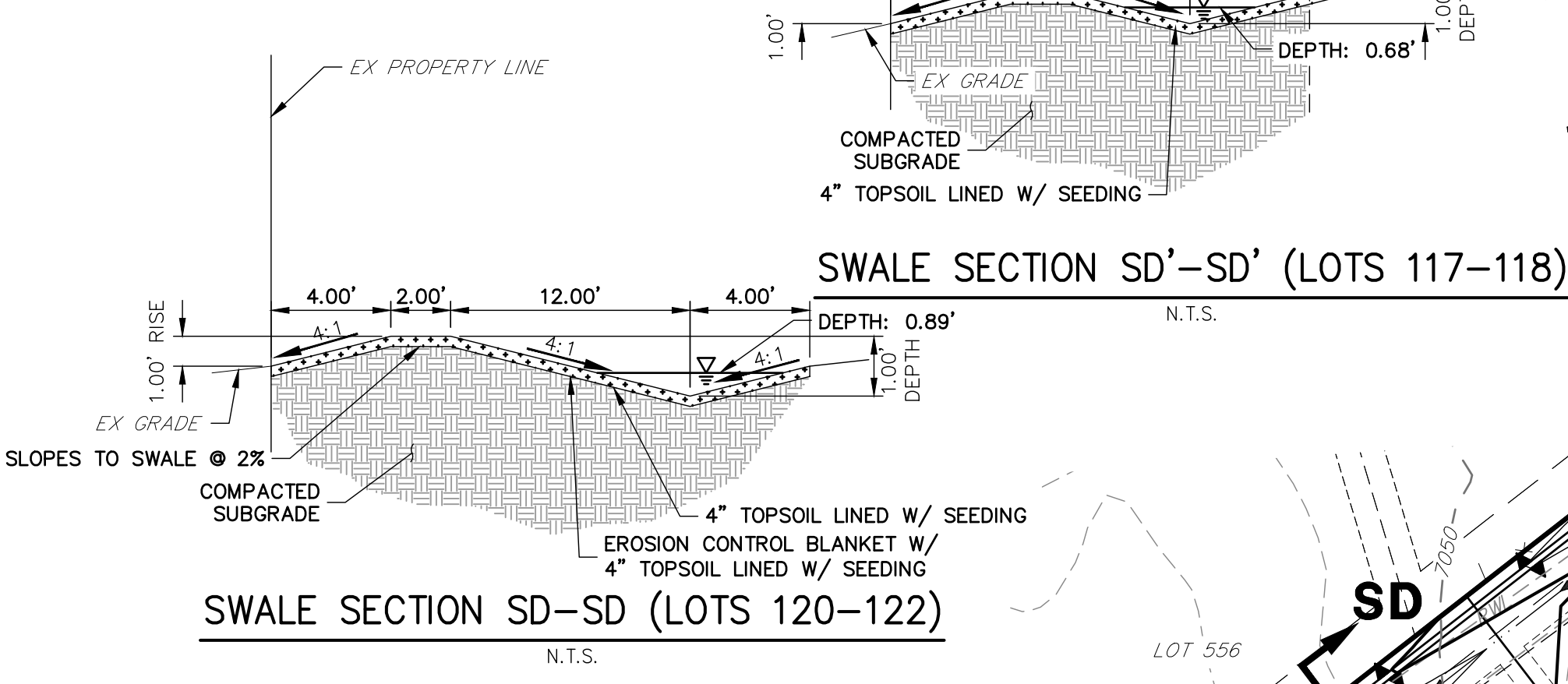
CLOVERLEAF SUBDIVISION

PRELIMINARY GRADING PLAN

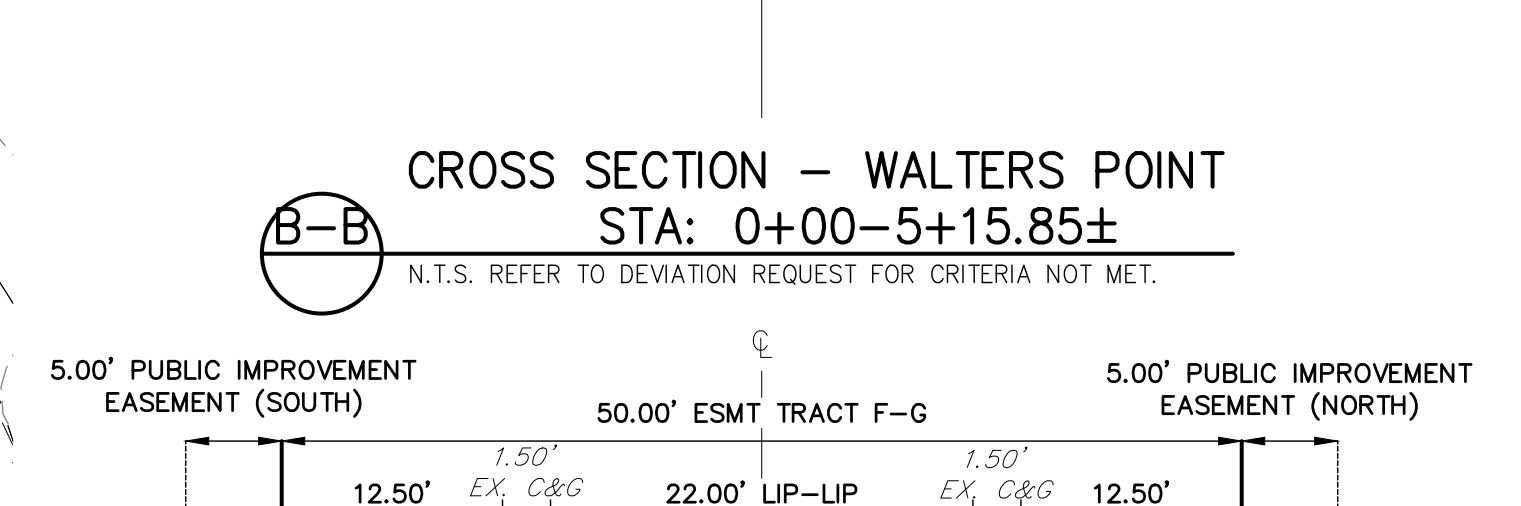
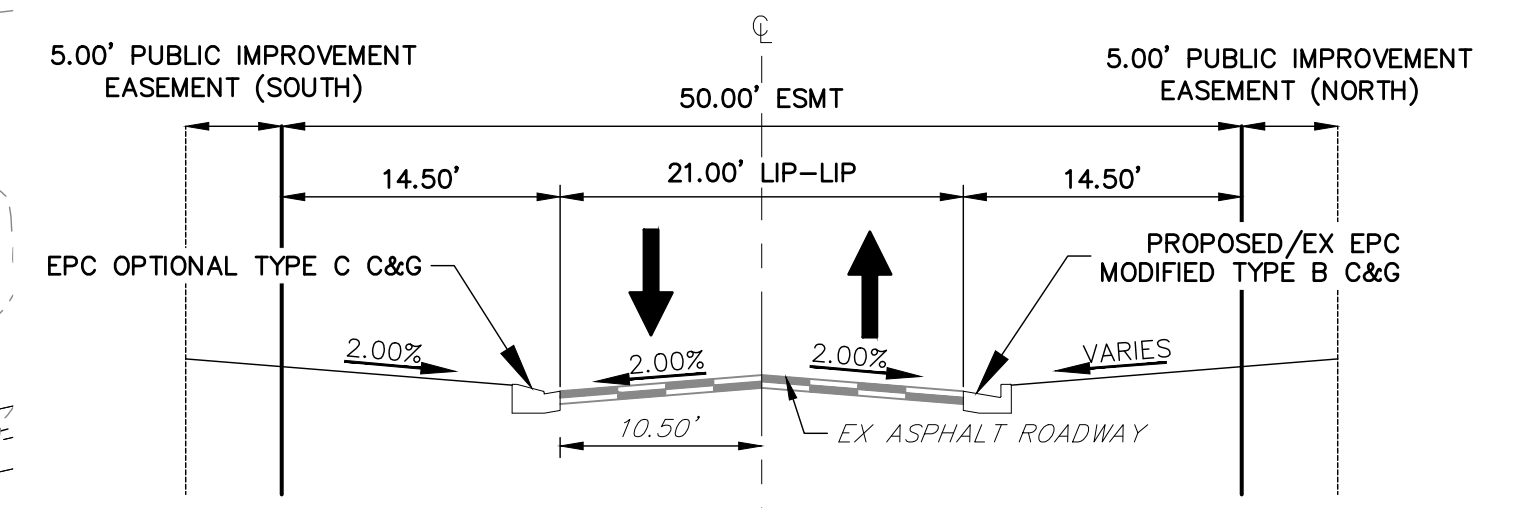
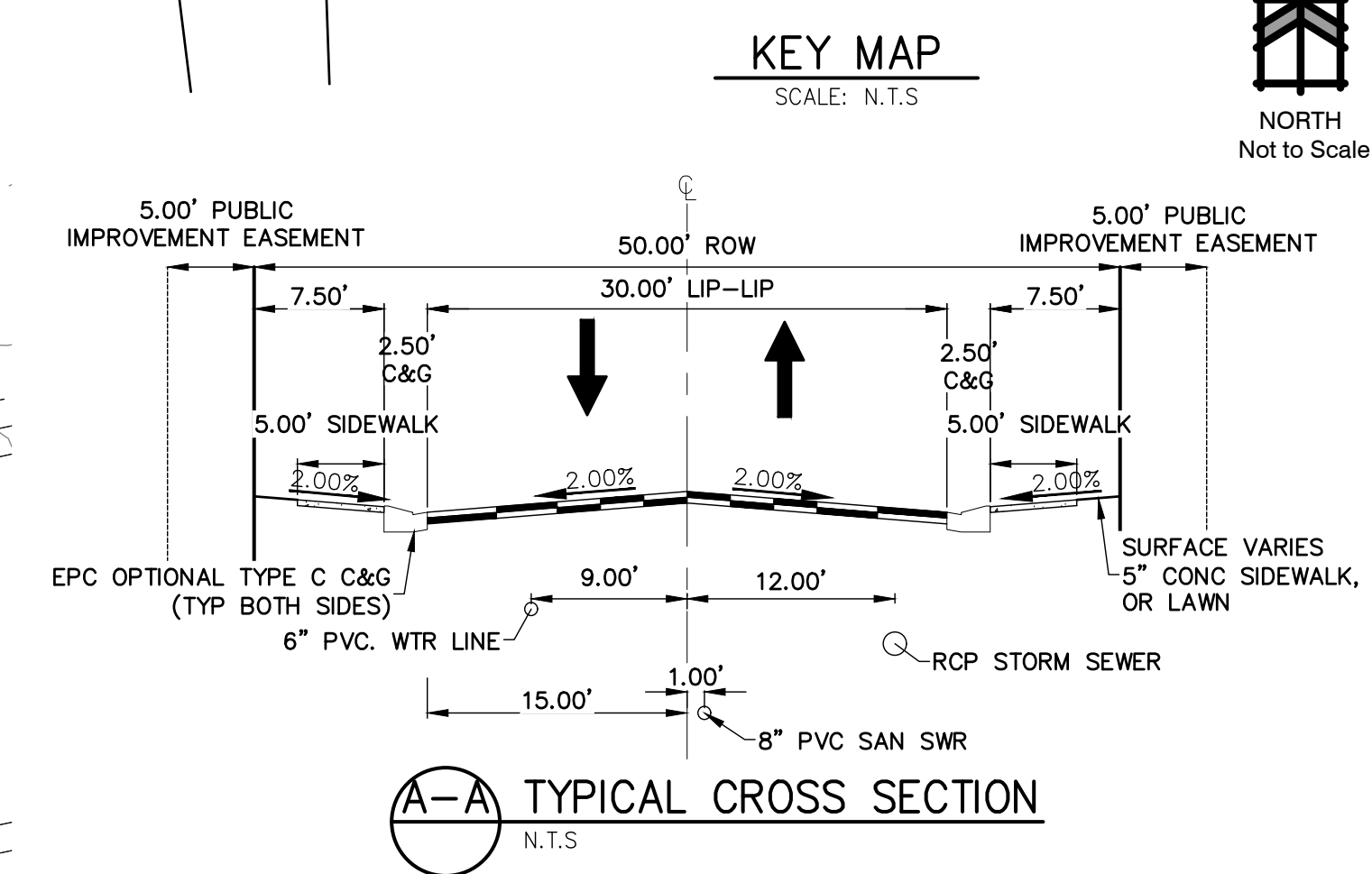
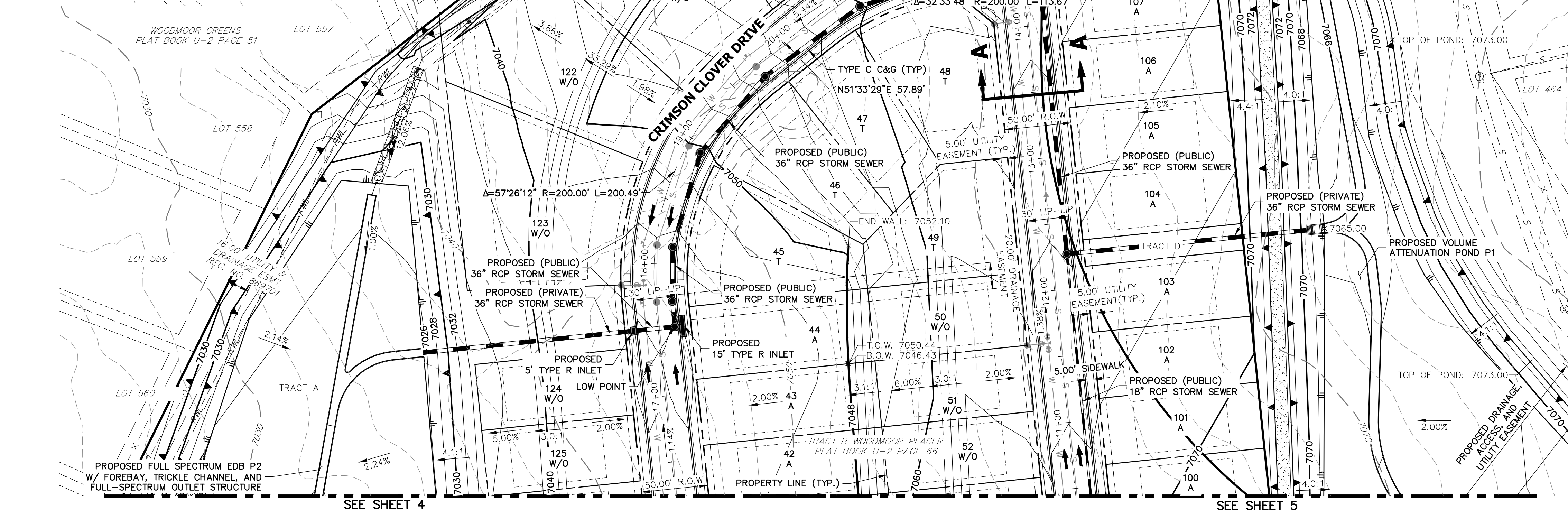


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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



- SWALE NOTES**
1. SWALE SECTIONS ARE FACING UPSTREAM.
 2. FLOW DEPTHS ARE FOR THE 100-YEAR CONDITION.
 3. PROPOSED SWALES WILL BE LOCATED IN EXISTING DRAINAGE EASEMENTS, REAR LOT DRAINAGE EASEMENTS, OR AN ADDITIONAL PROPOSED DRAINAGE EASEMENT WILL BE PROVIDED. DRAINAGE EASEMENTS RESTRICT THE INSTALLATION OF FENCING, STRUCTURES, OR THE STORAGE OF MATERIALS WITHIN THE EASEMENT.
 4. RETAINING WALLS GREATER THAN 4' IN HEIGHT WILL REQUIRE BUILDING PERMIT.



NOTES:
 SEE SHEET 6-8 FOR EXISTING AND PROPOSED WATER AND SANITARY

811 Know what's below. Call before you dig.
 ORIGINAL SCALE: 1" = 50'

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

No.	REVISION	BY	DATE	DESIGNED BY				DRAWN BY				CHECKED BY					
				N/A	11/05/20	RB	JA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
1"	50'																

CLOVERLEAF SUBDIVISION
 PRELIMINARY GRADING PLAN

SHEET 3 OF 14
 JOB NO. 25158.01

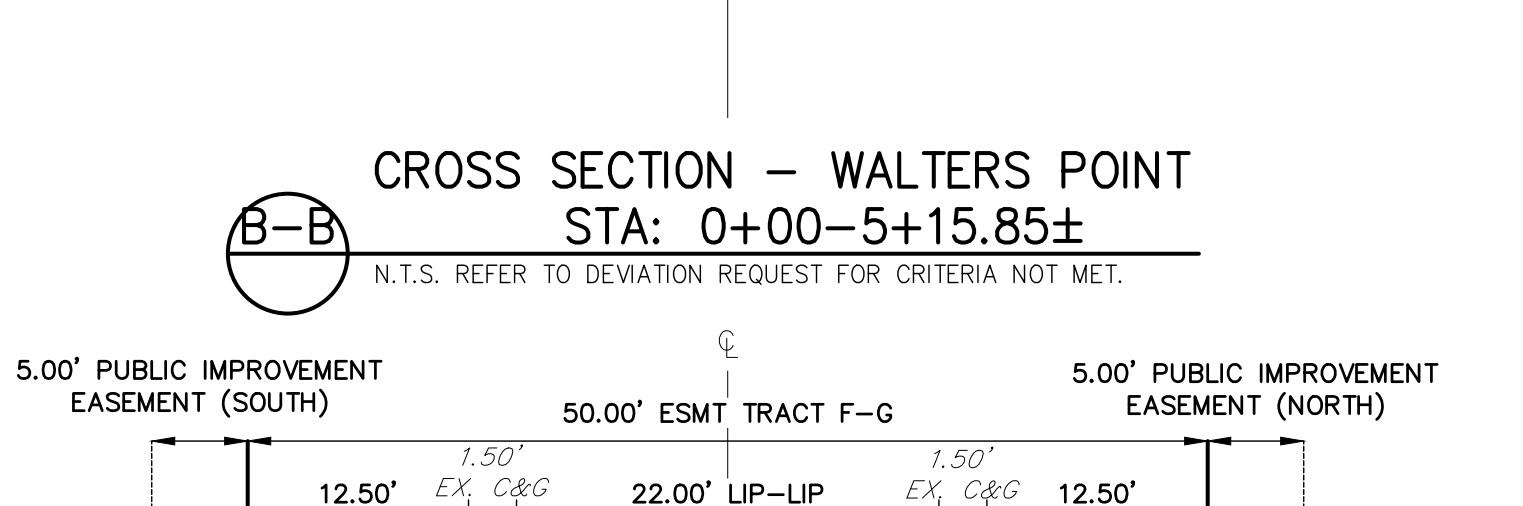
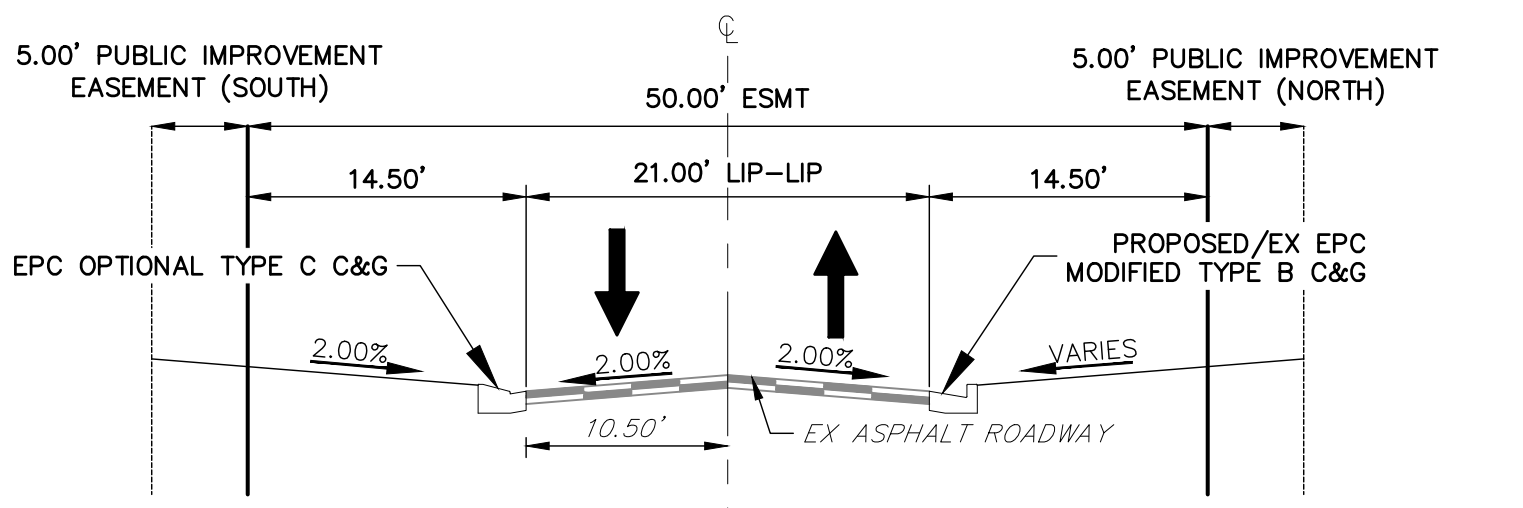
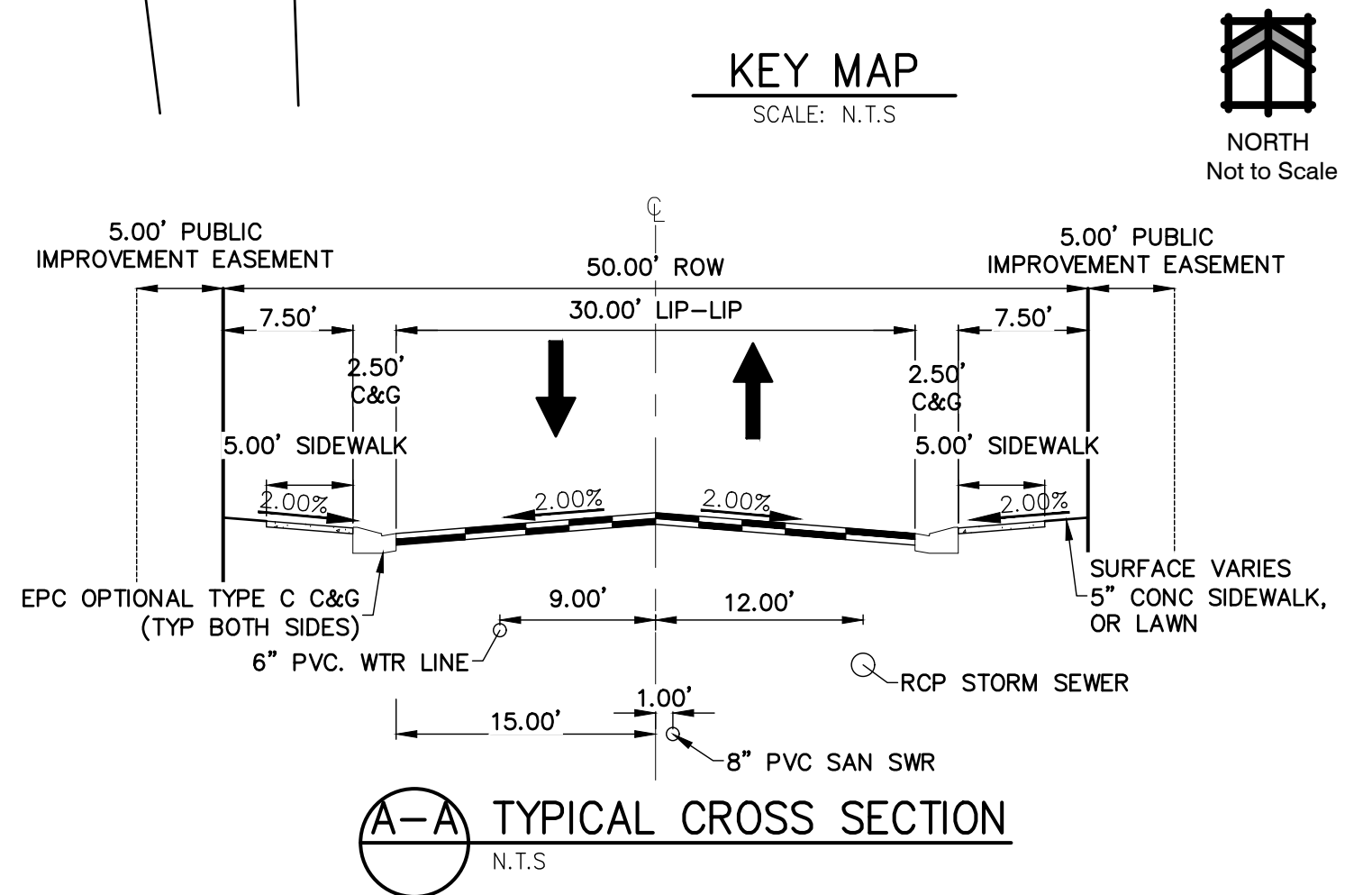
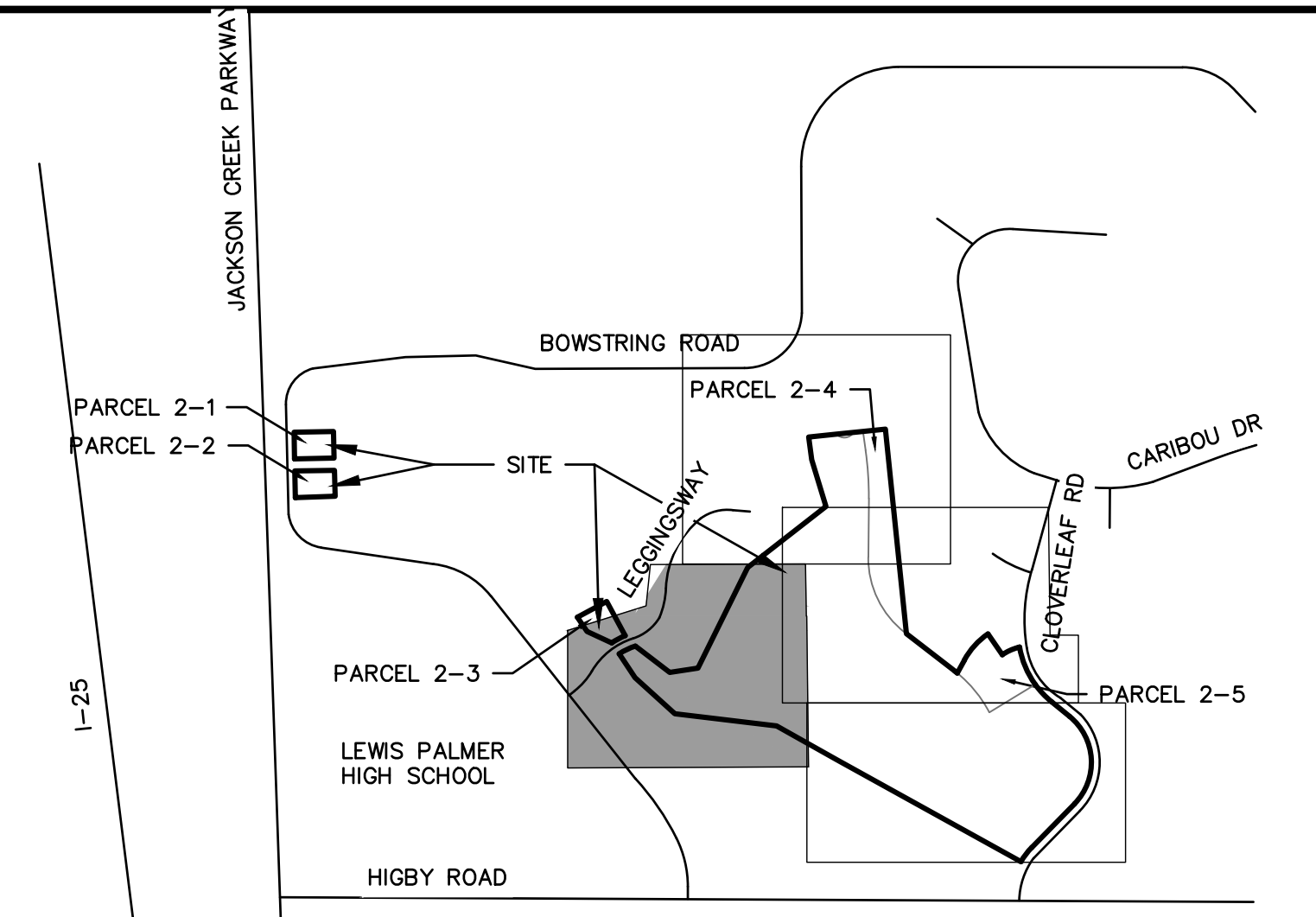
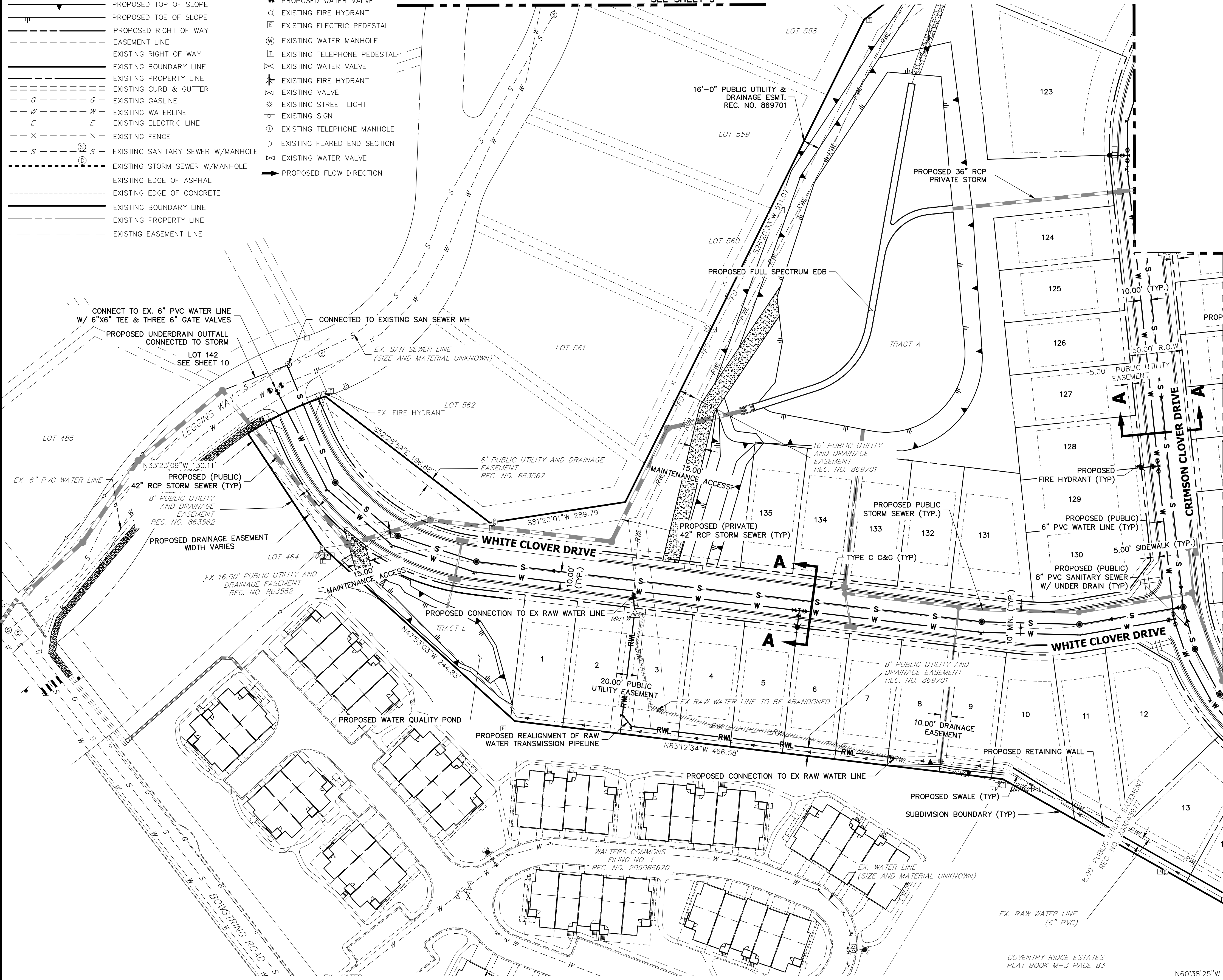
LEGEND

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

CLOVERLEAF SUBDIVISION

PRELIMINARY UTILITY PLAN

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.

PRELIMINARY UTILITY PLAN NOTES

1. ALL WATER AND SANITARY SEWER LINES SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATER PIPELINES MUST HAVE A MINIMUM OF 6 FOOT BURY DEPTH FROM TOP OF PIPE TO FINISHED GRADE.
3. FOR ALL WATER AND SEWER UTILITIES, REFERENCE WOODMOOR WATER AND SANITATION DISTRICT NO. 1 RULES AND REGULATIONS.



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

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

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	N/A
DATE	11/05/20
DESIGNED BY	RB
DRAWN BY	JA
CHECKED BY	

LEGEND

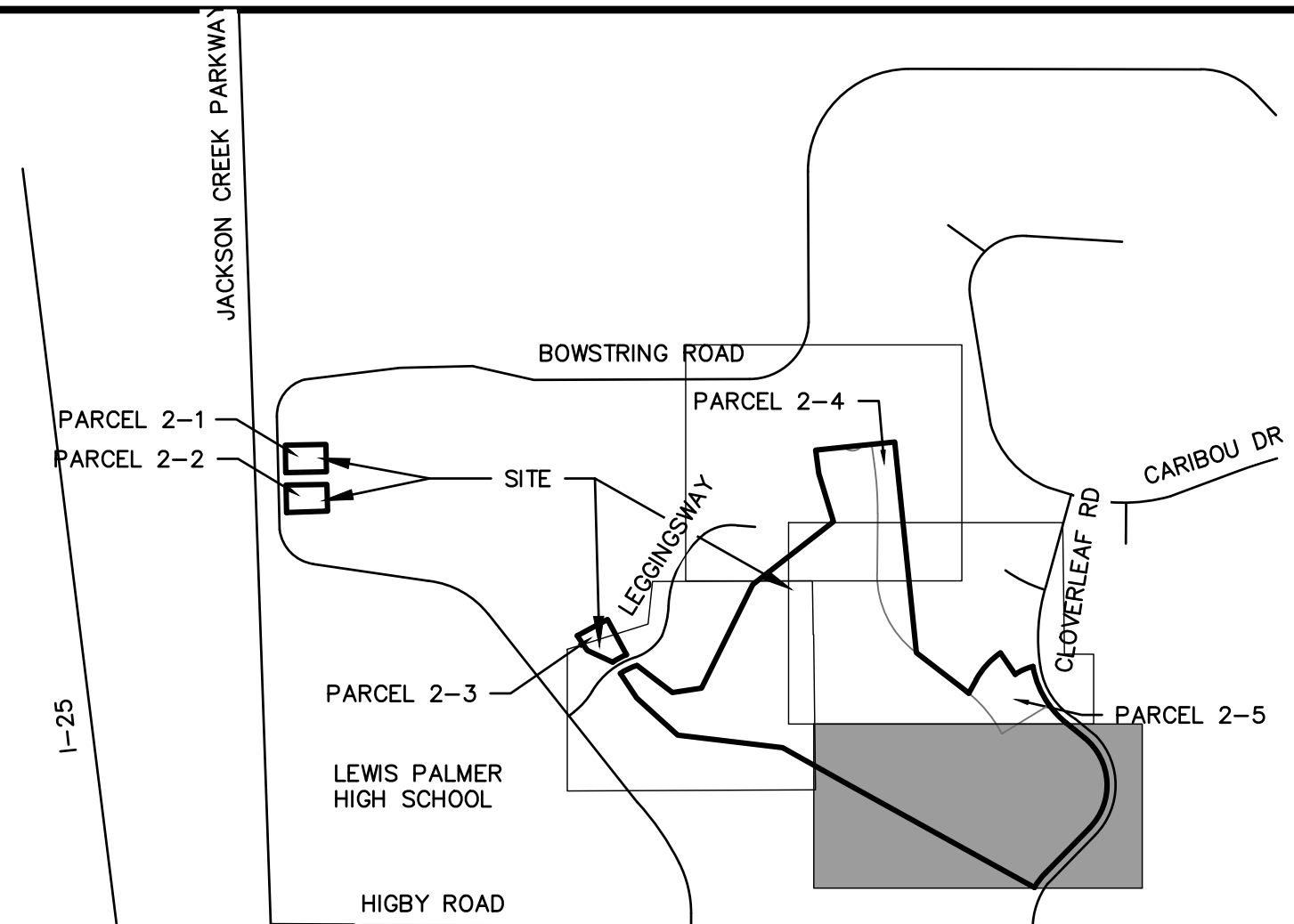
	CURB & GUTTER		PROPOSED PLUG W/ THRUST BLOCK
	PROPOSED WATER LINE		PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER LINE		PROPOSED WATER TEE
	PROPOSED STORM SEWER W/MANHOLE		PROPOSED WATER BEND
	PROPOSED TOP OF SLOPE		PROPOSED FLARED END SECTION
	PROPOSED TOE OF SLOPE		PROPOSED WATER VALVE
	PROPOSED RIGHT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

CLOVERLEAF SUBDIVISION

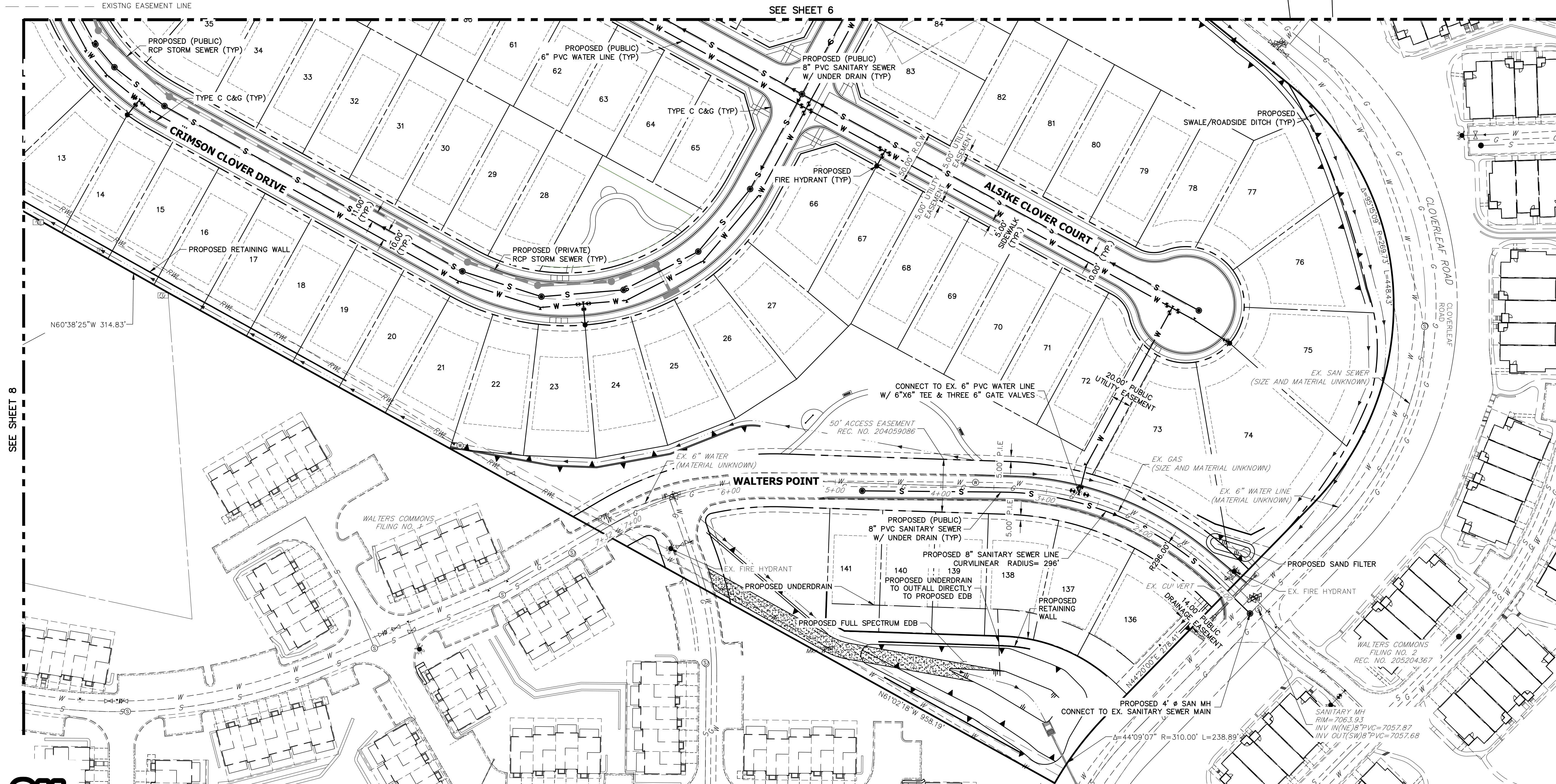
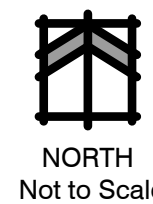
PRELIMINARY UTILITY PLAN

PRELIMINARY UTILITY PLAN NOTES

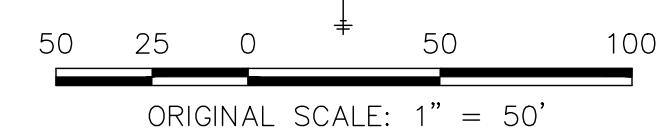
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KEY MAP
SCALE: N.T.S.



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NO.	REVISION	DATE

H-SCALE 1"=50'
V-SCALE N/A
DATE 11/05/20
DESIGNED BY RB
DRAWN BY JA
CHECKED BY

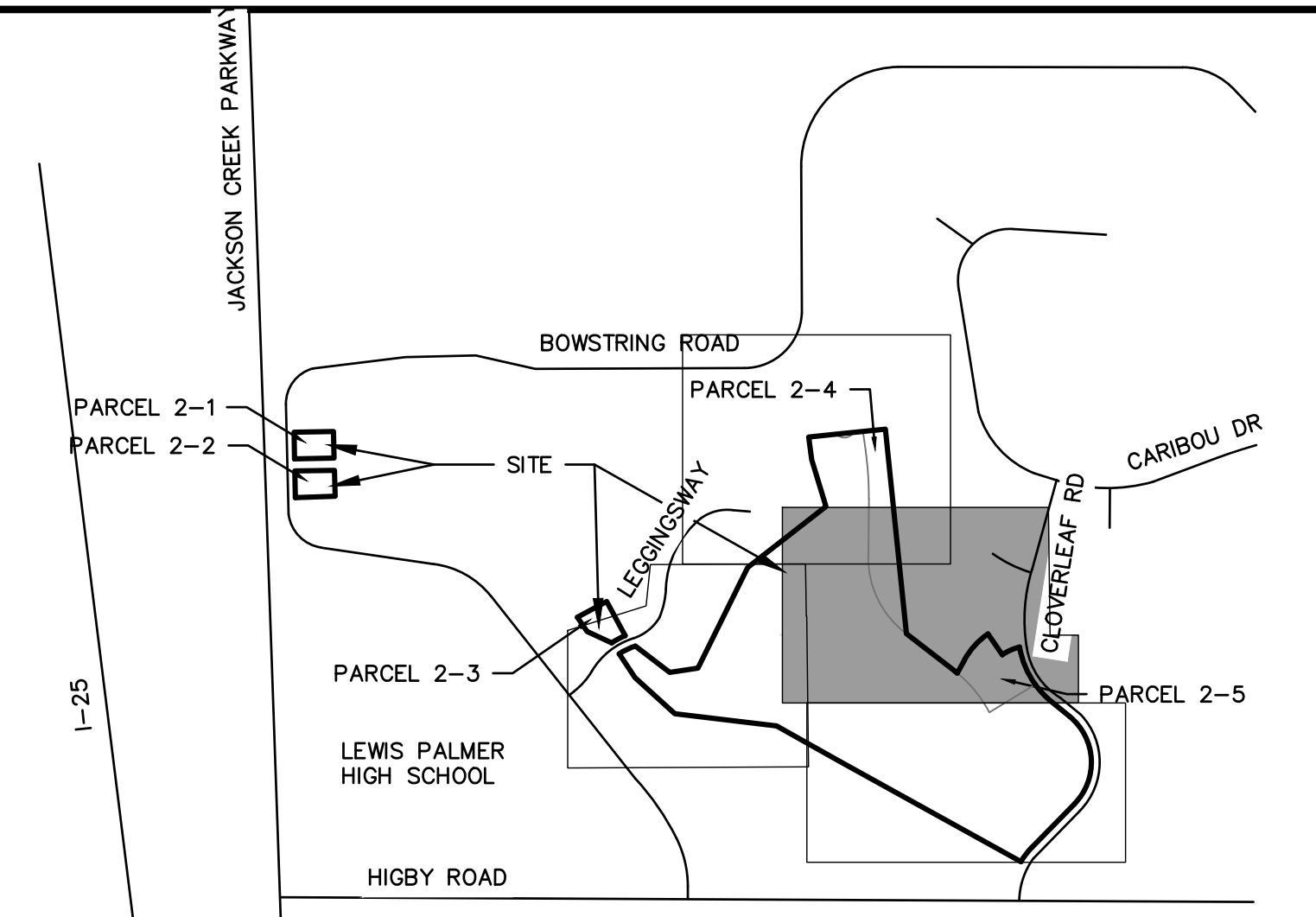
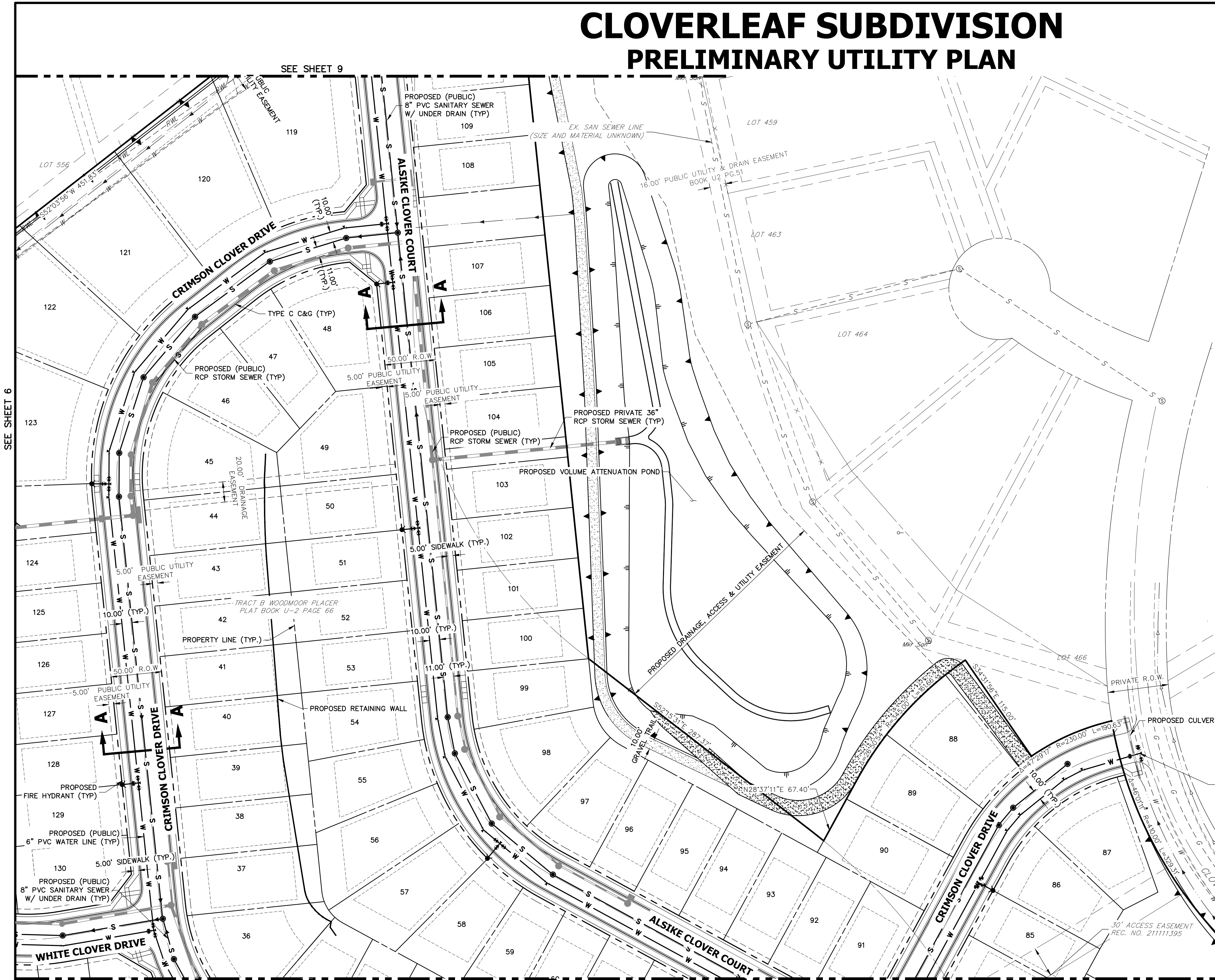
CLOVERLEAF SUBDIVISION
PRELIMINARY UTILITY PLAN

SHEET 7 OF 14
JOB NO. 25158.01



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CLOVERLEAF SUBDIVISION PRELIMINARY UTILITY PLAN



KEY MAP
SCALE: N.T.S.
NORTH
Not to Scale

LEGEND

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

SEE SHEET 6

SEE SHEET 9

SEE SHEET 7

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

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

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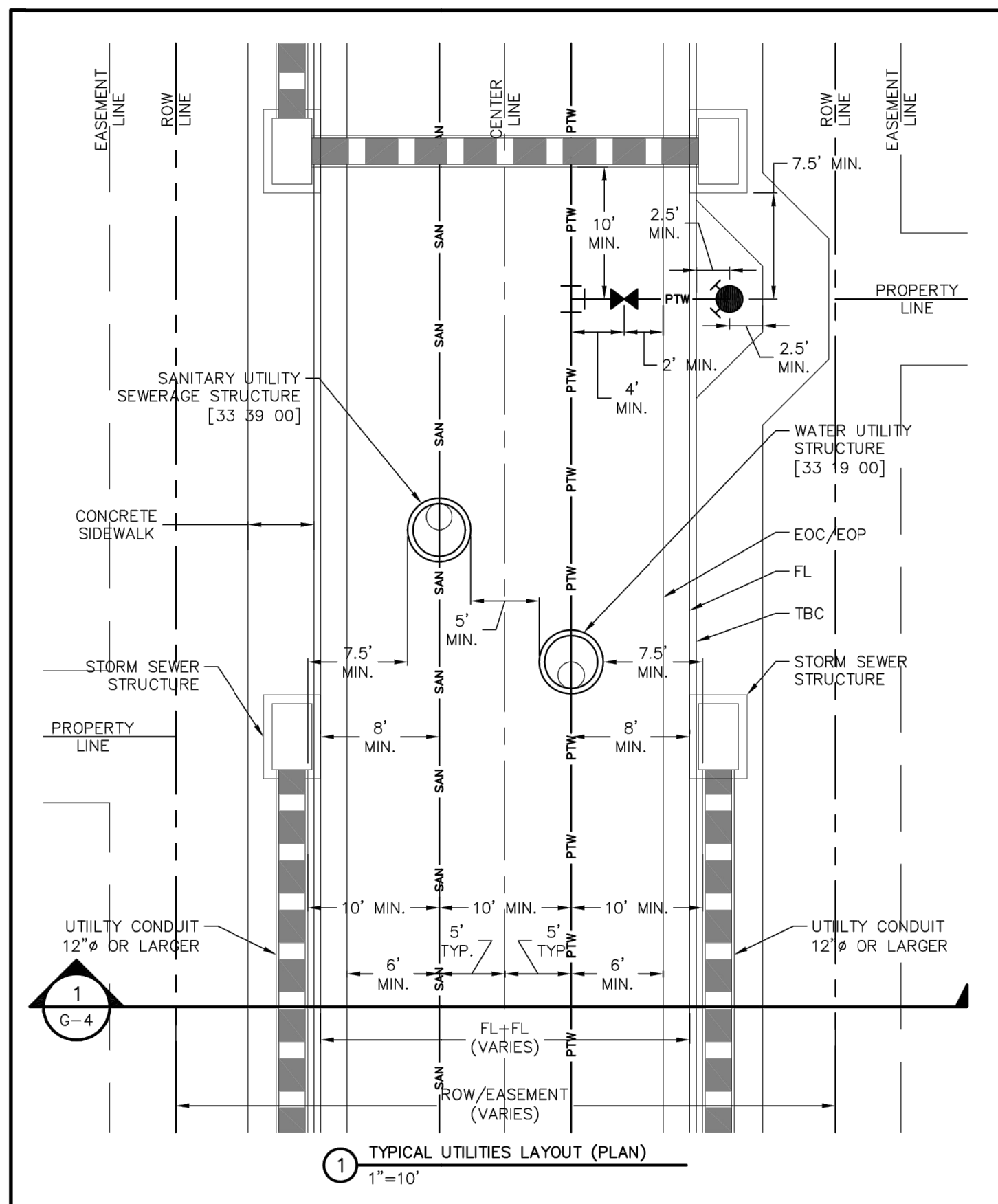
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No.	REVISION	BY	DATE

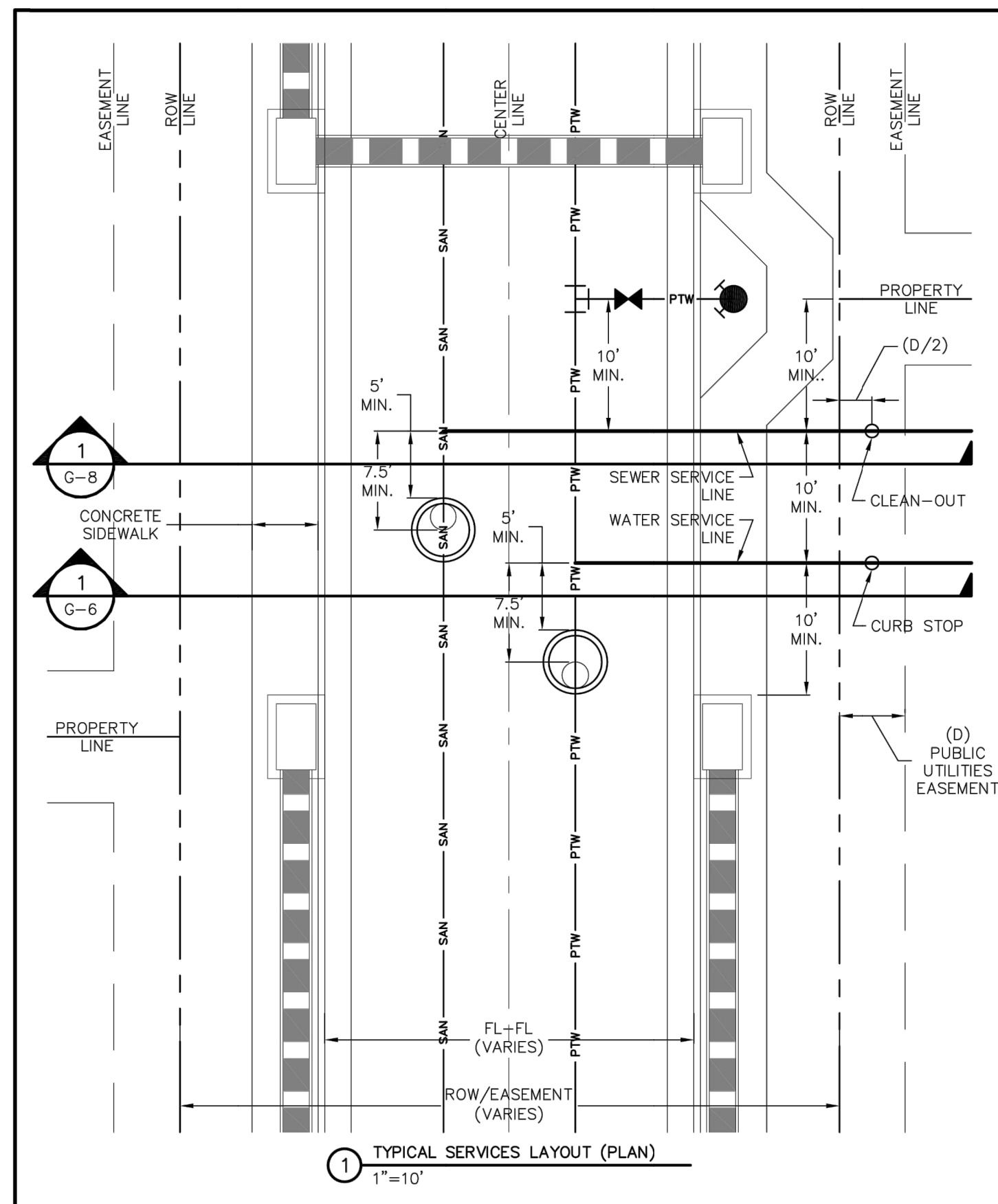
H-SCALE 1"=50'
V-SCALE N/A
DATE 11/05/20
DESIGNED BY RB
DRAWN BY JA
CHECKED BY

CLOVERLEAF SUBDIVISION
PRELIMINARY UTILITY PLAN
SHEET 8 OF 14
JOB NO. 25158.01



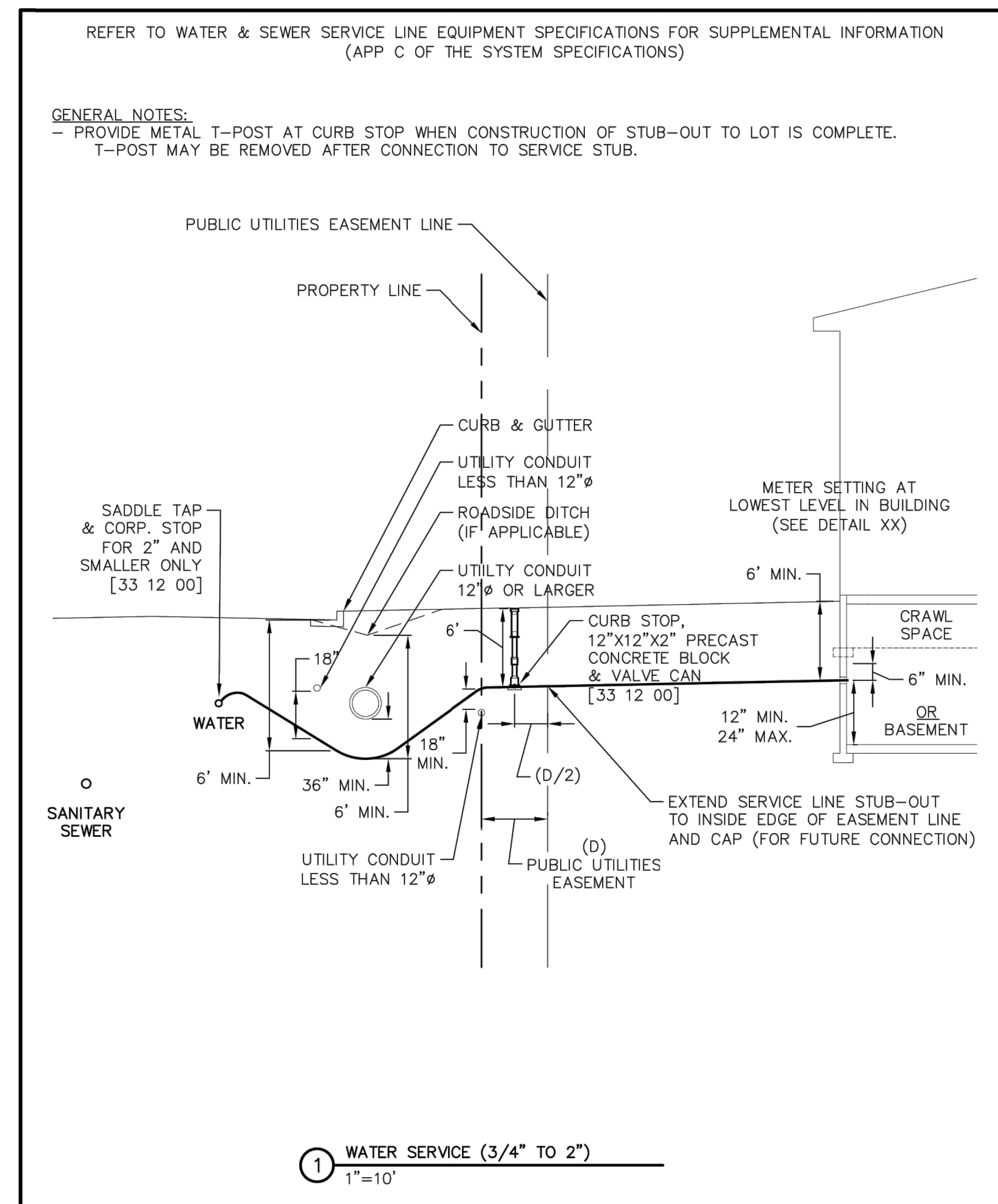
1 TYPICAL UTILITIES LAYOUT (PLAN)
1"=10'

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



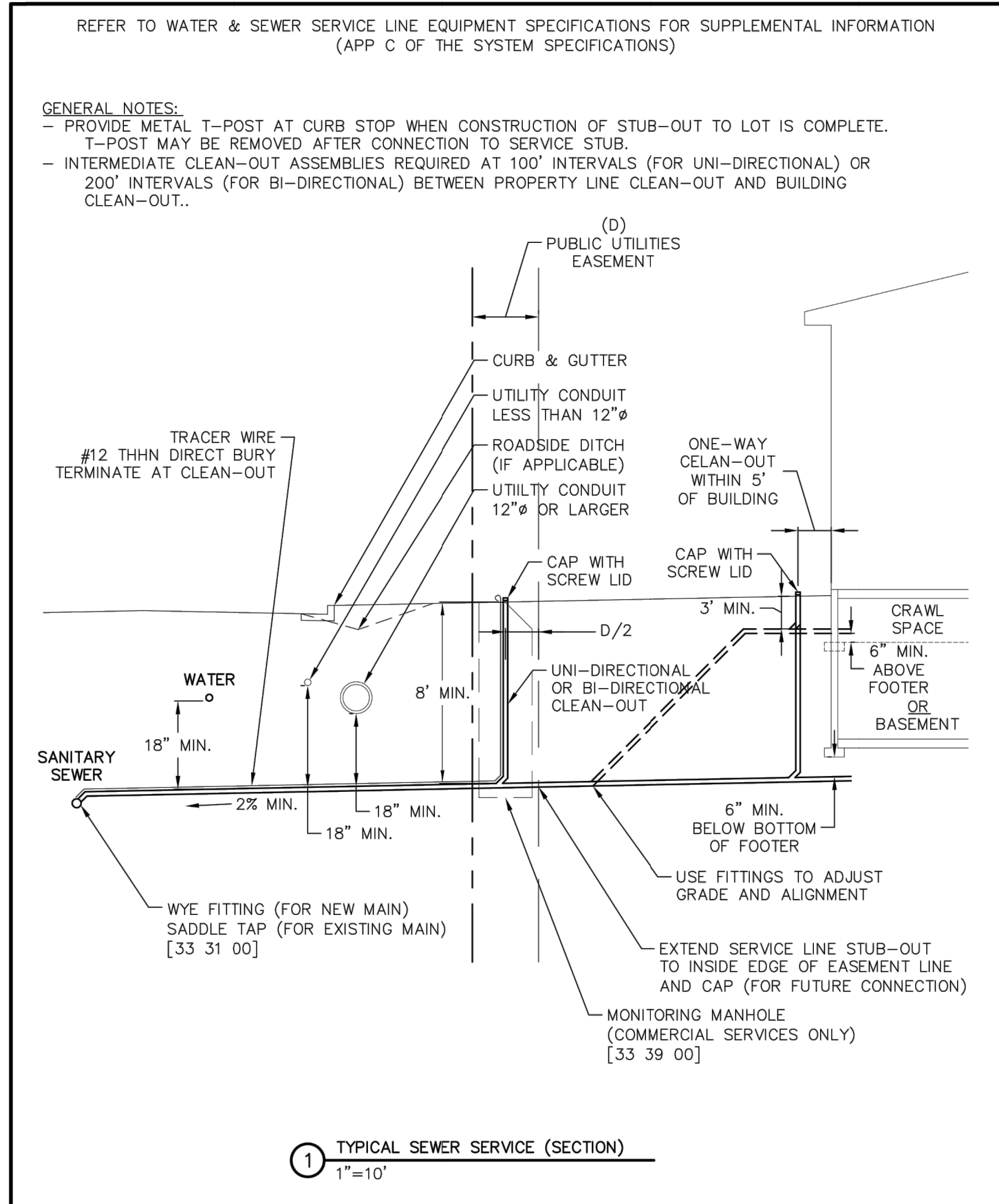
1 TYPICAL SERVICES LAYOUT (PLAN)
1"=10'

	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.		
		MAY 13, 2014



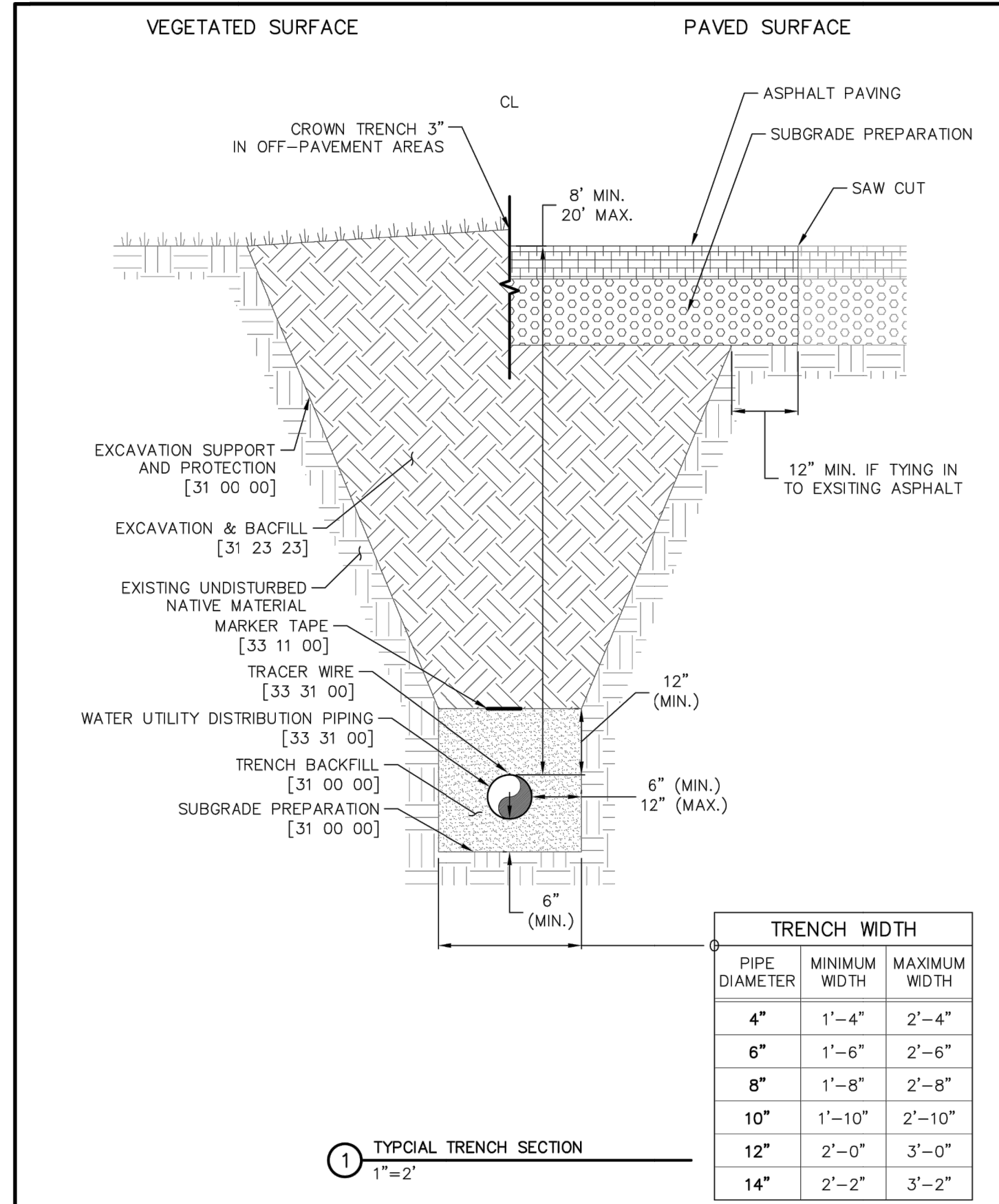
1 WATER SERVICE (3/4" TO 2")
1"=10'

	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.		
		MAY 13, 2014



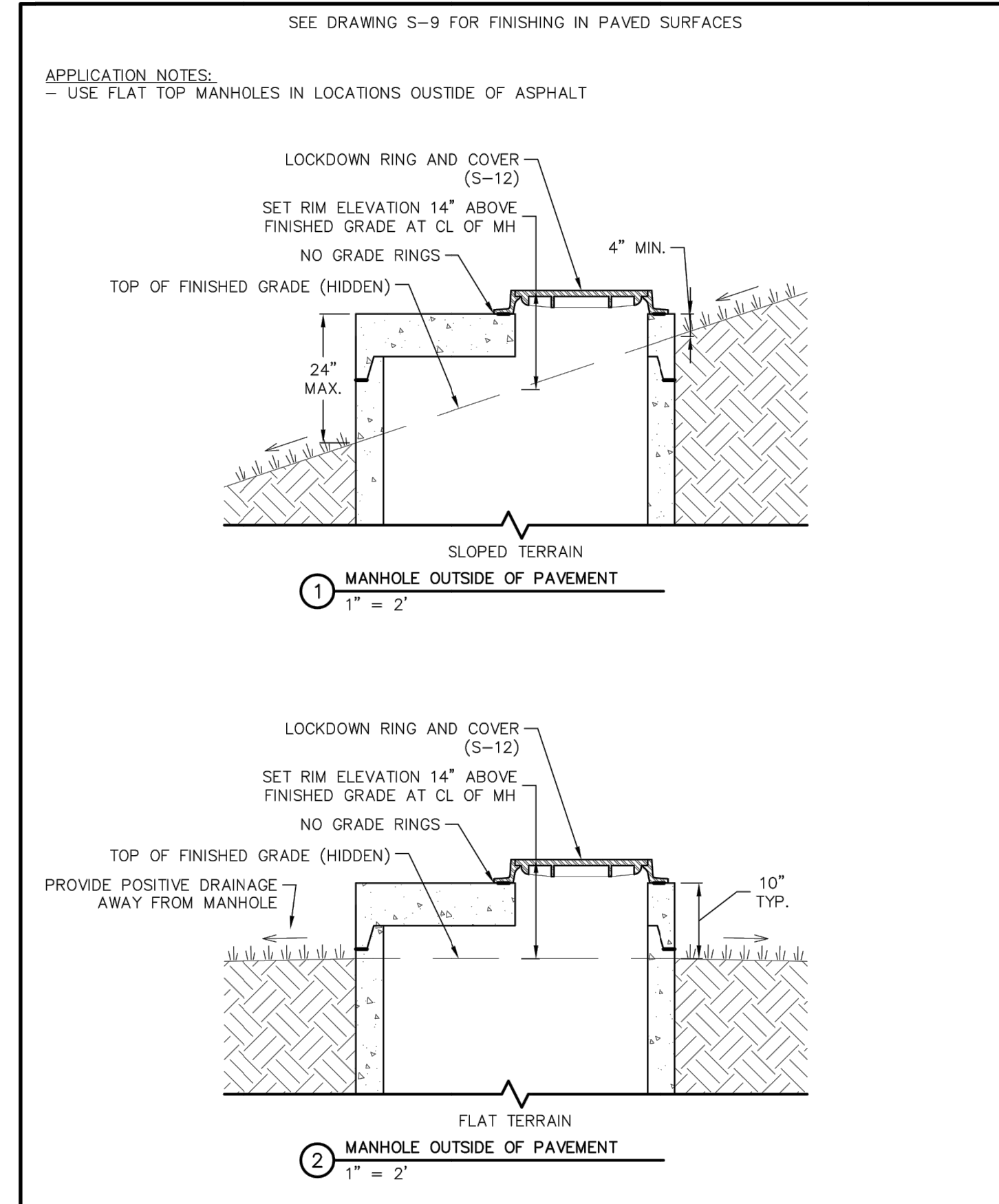
1 TYPICAL SEWER SERVICE (SECTION)
1"=10'

	TYPICAL SEWER SERVICE (SECTION)	G-8
	GENERAL	-
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.		
		MAY 13, 2014



1 TYPICAL TRENCH SECTION
1"=2'

	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



1 MANHOLE OUTSIDE OF PAVEMENT
1"=2'

2 MANHOLE OUTSIDE OF PAVEMENT
1"=2'

	MANHOLES IN UNPAVED AREAS	S-10
	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

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

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

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

GENERAL NOTES:
- PROVIDE METAL T-POST AT CURB STOP WHEN CONSTRUCTION OF STUB-OUT TO LOT IS COMPLETE. T-POST MAY BE REMOVED AFTER CONNECTION TO SERVICE STUB.
- INTERMEDIATE CLEAN-OUT ASSEMBLIES REQUIRED AT 100' INTERVALS (FOR UNI-DIRECTIONAL) OR 200' INTERVALS (FOR BI-DIRECTIONAL) BETWEEN PROPERTY LINE CLEAN-OUT AND BUILDING CLEAN-OUT.

SEE DRAWING S-9 FOR FINISHING IN PAVED SURFACES

APPLICATION NOTES:
- USE FLAT TOP MANHOLES IN LOCATIONS OUTSIDE OF ASPHALT

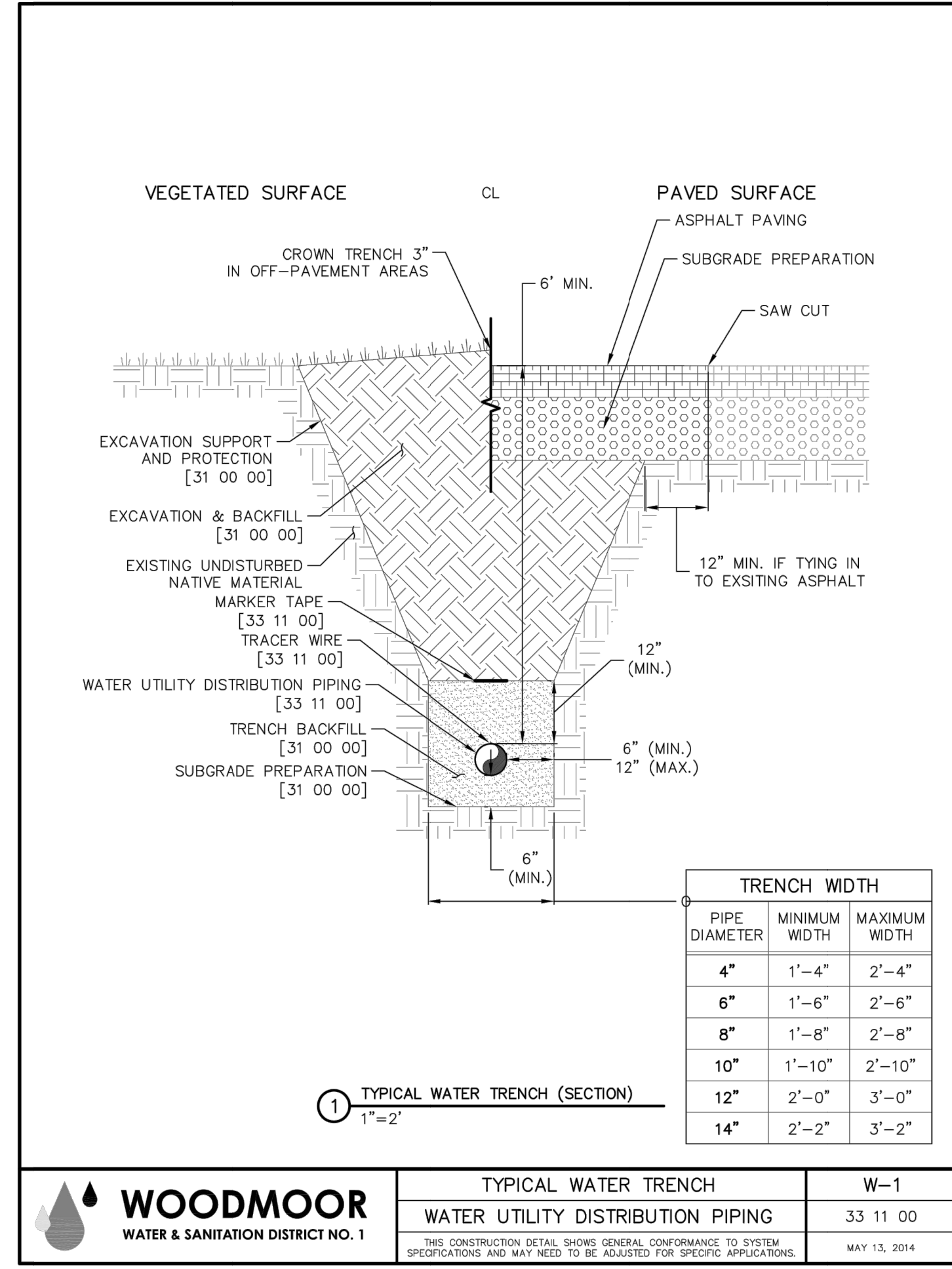
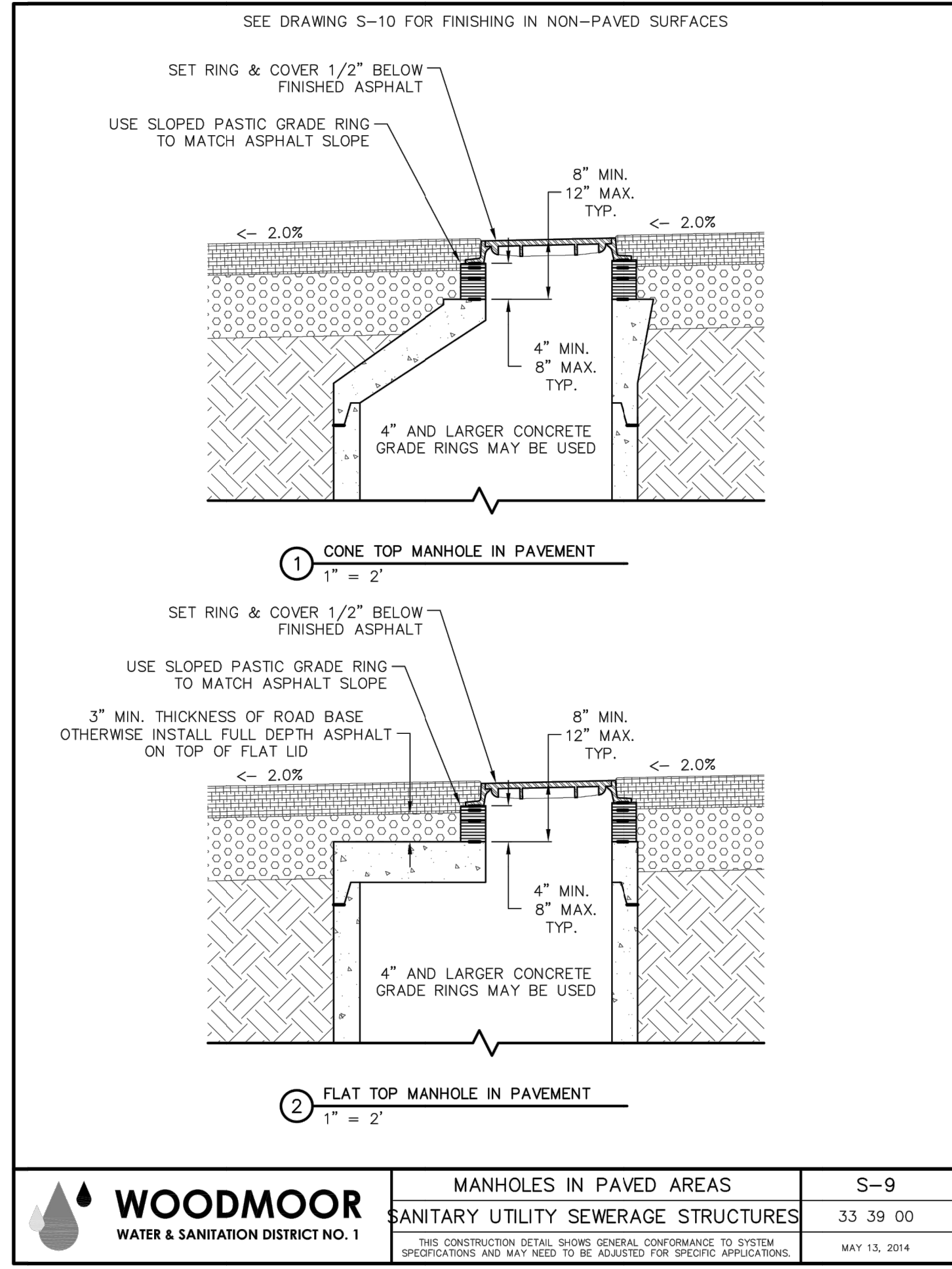
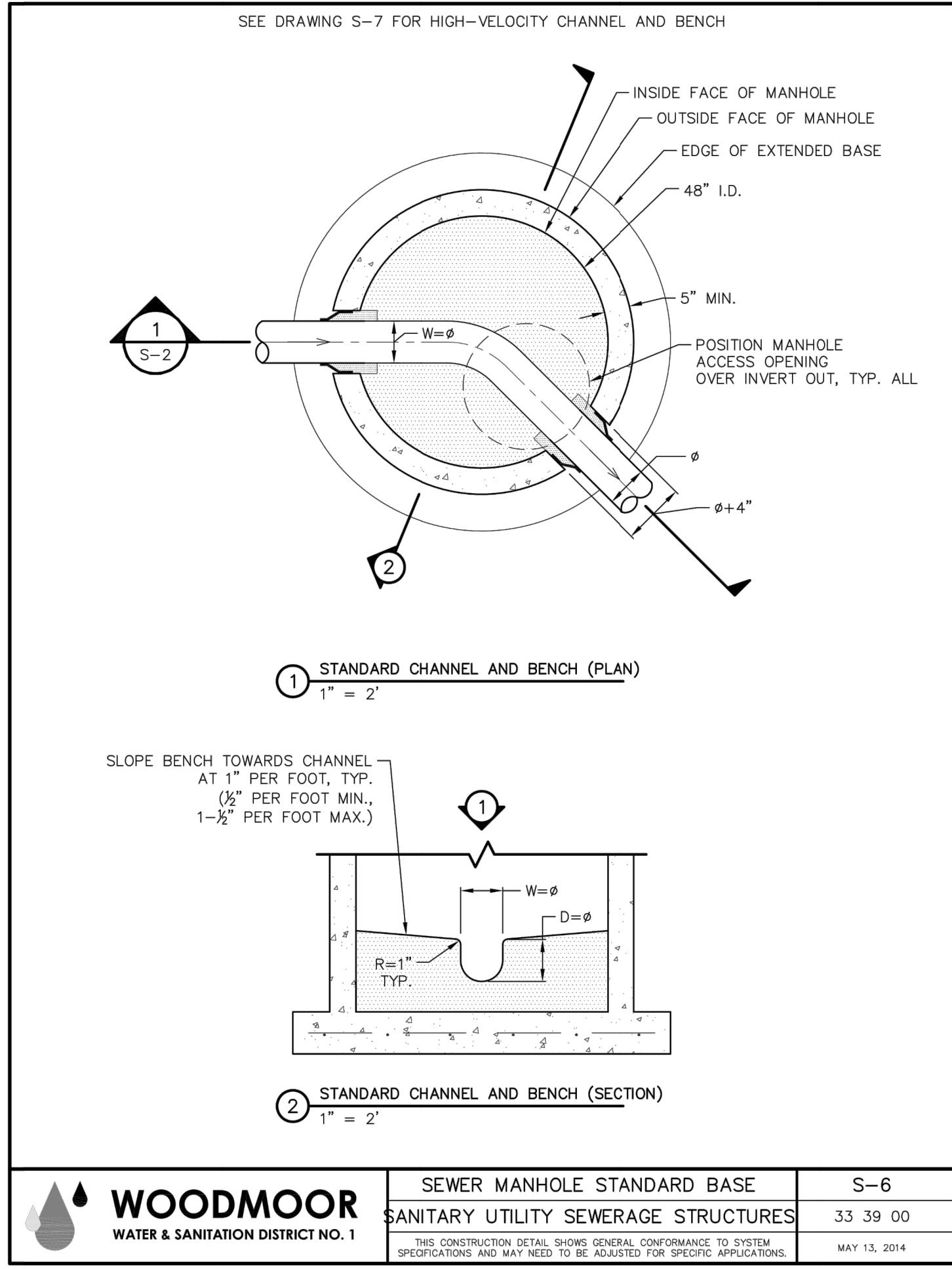
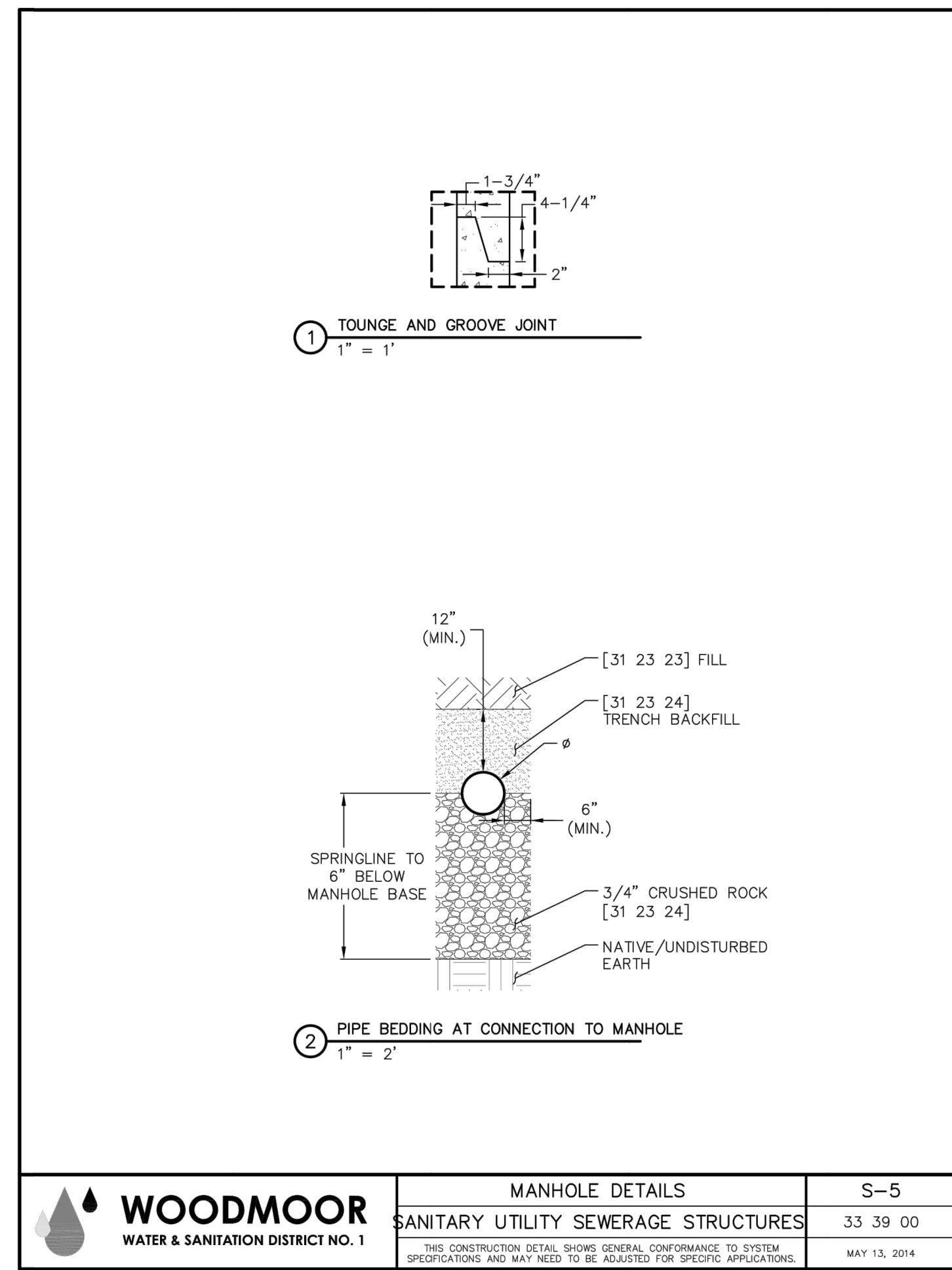
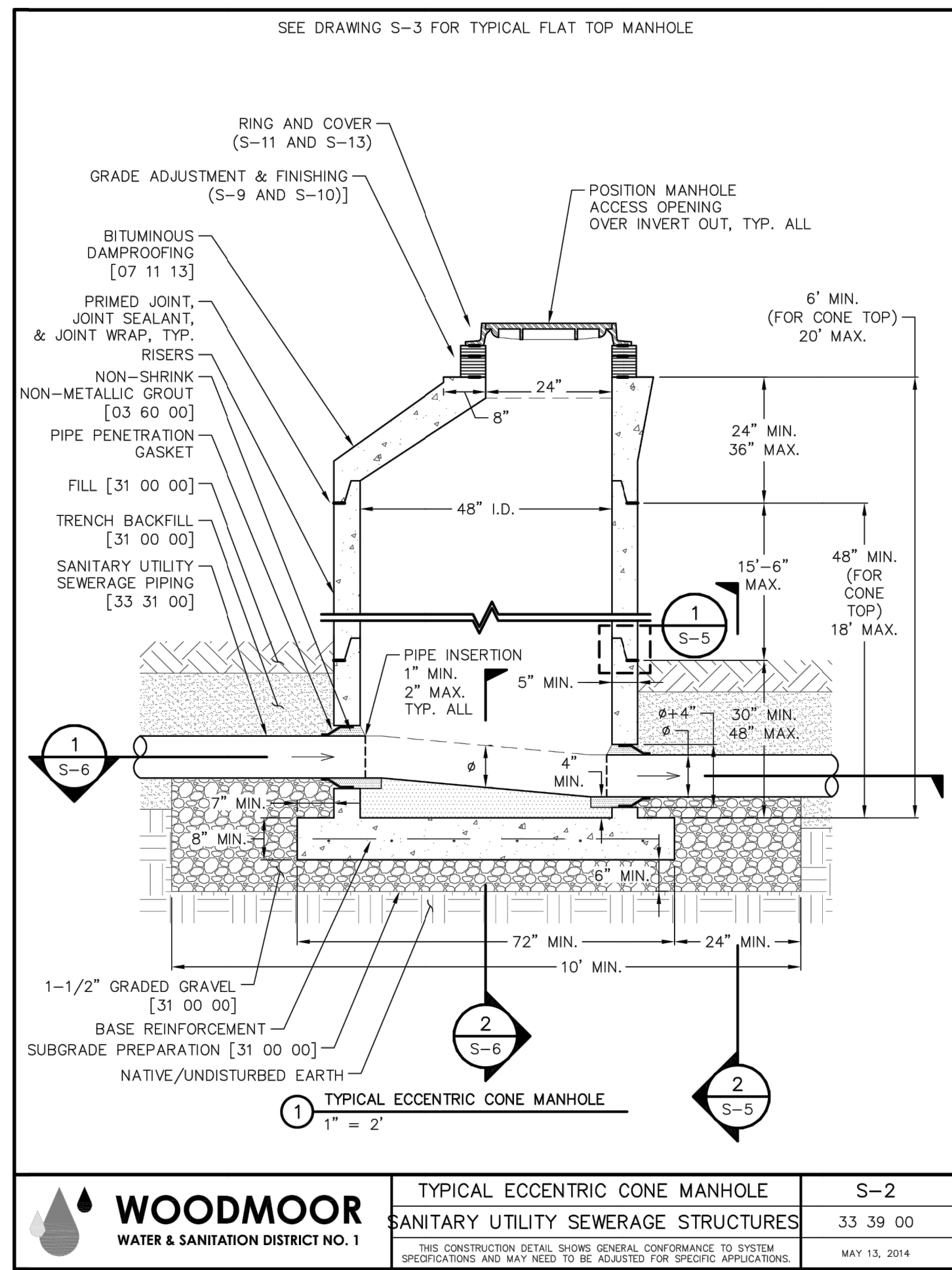
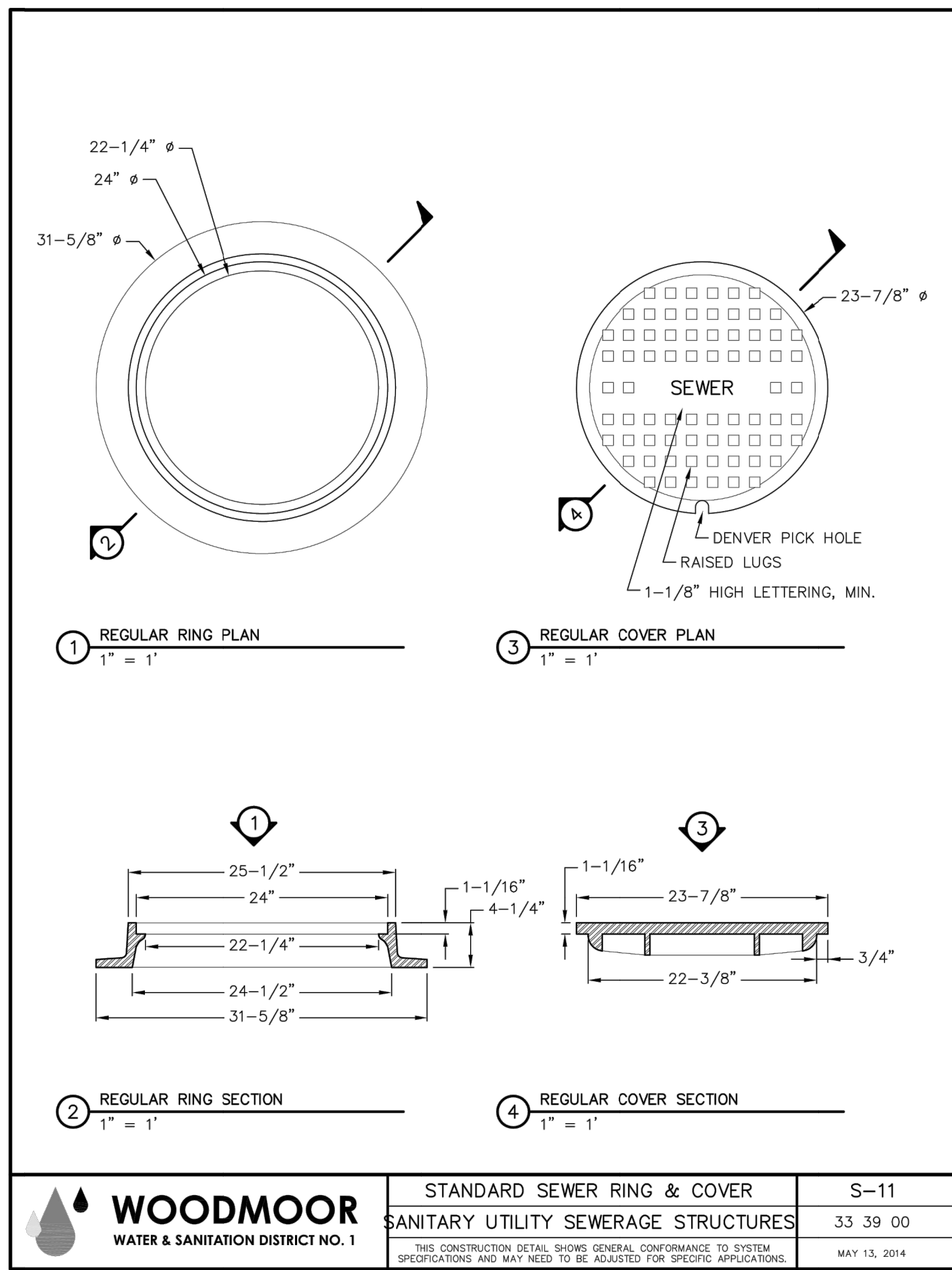
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CLOVERLEAF SUBDIVISION	BY	DATE					
	NO.	REVISION					
DETAILS	H-SCALE	N/A					
	V-SCALE	N/A					
	DATE	11/05/20					
	DESIGNED BY	APL					
	DRAWN BY	APL					
	CHECKED BY						
	SHEET	11	OF	14			
	JOB NO.	25158.01					





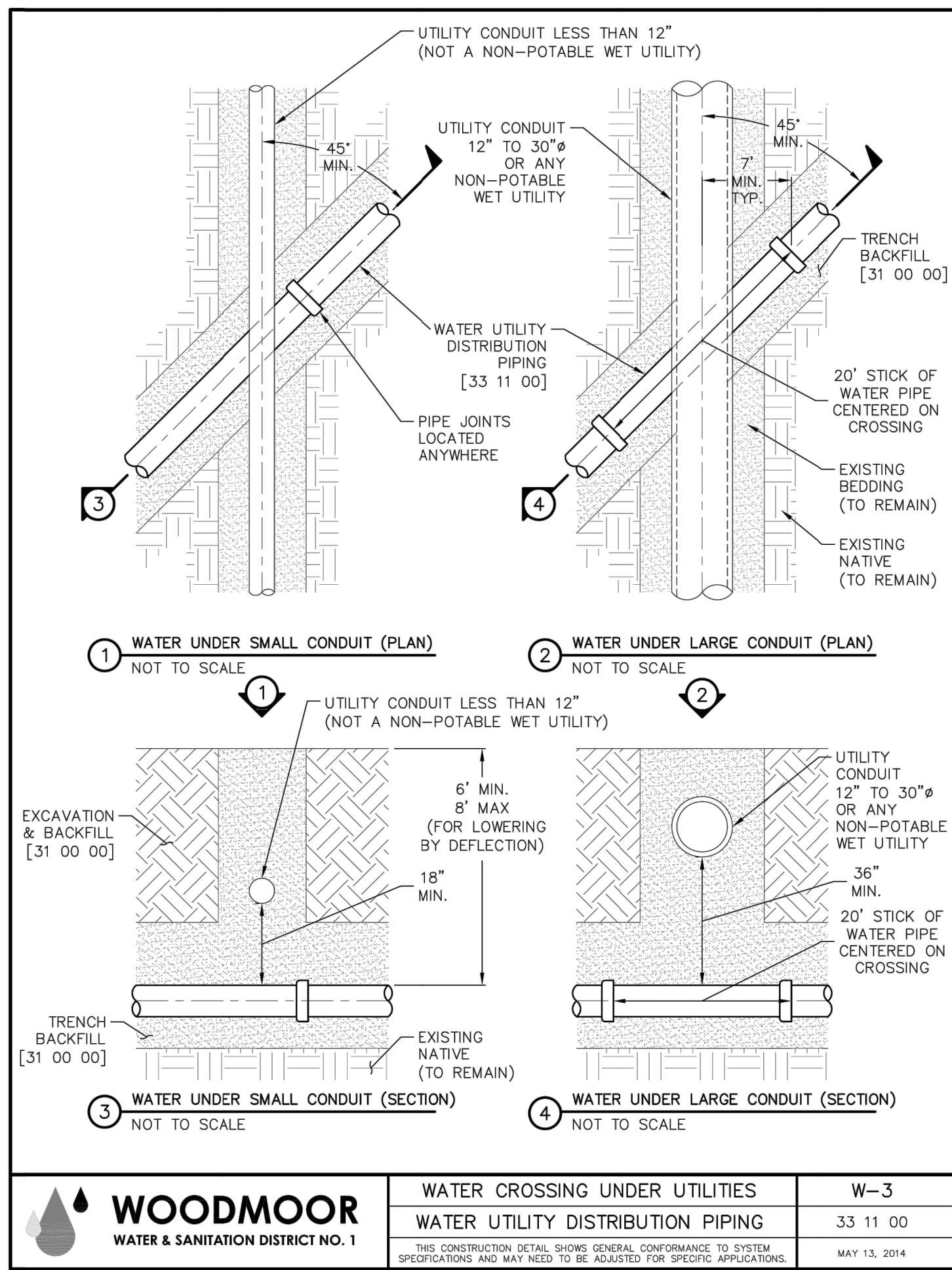
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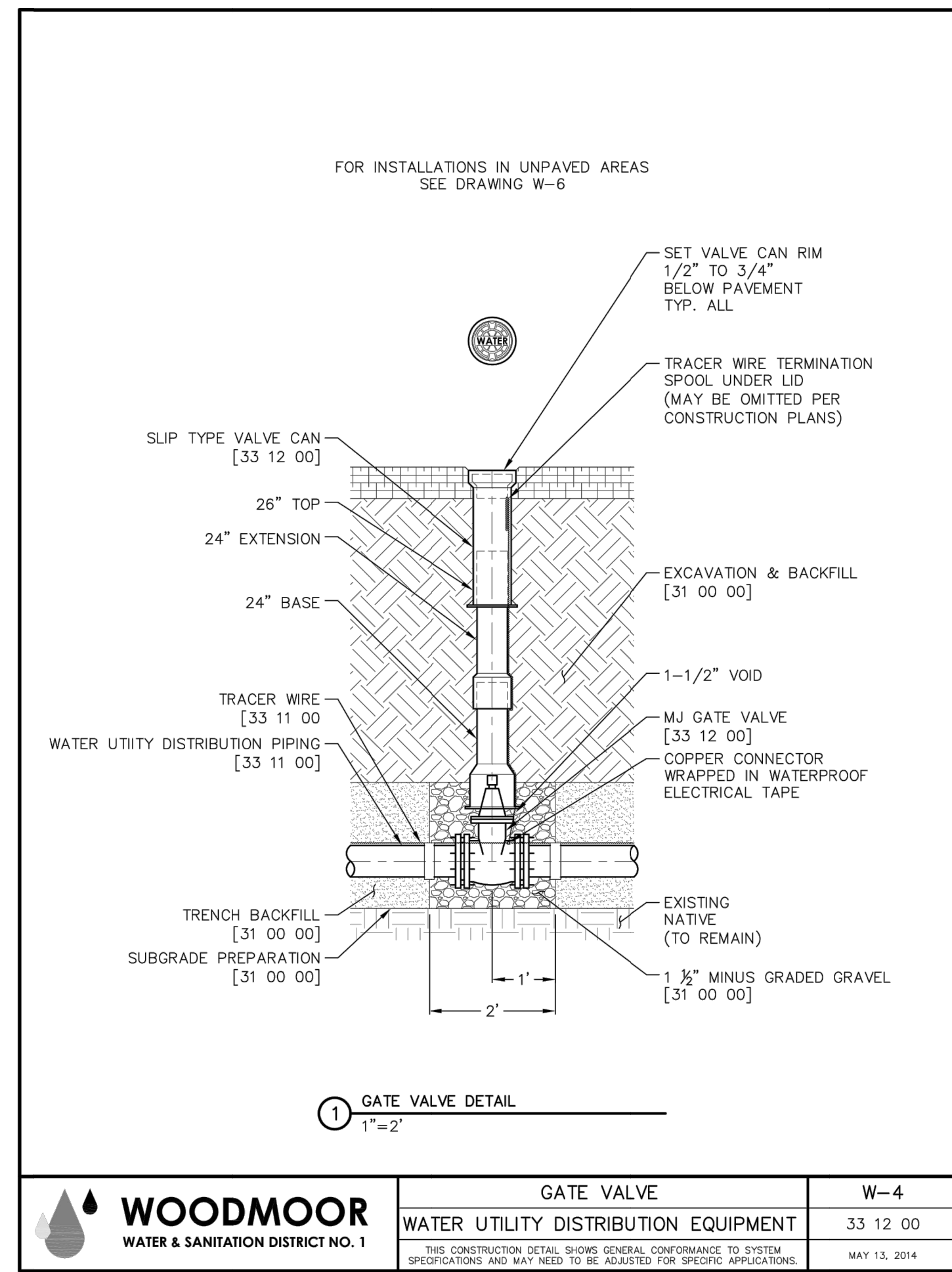
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BY	DATE								
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CHECKED BY									
CLOVERLEAF SUBDIVISION									
DETAILS									
SHEET 12 OF 14									
JOB NO. 25158.01									

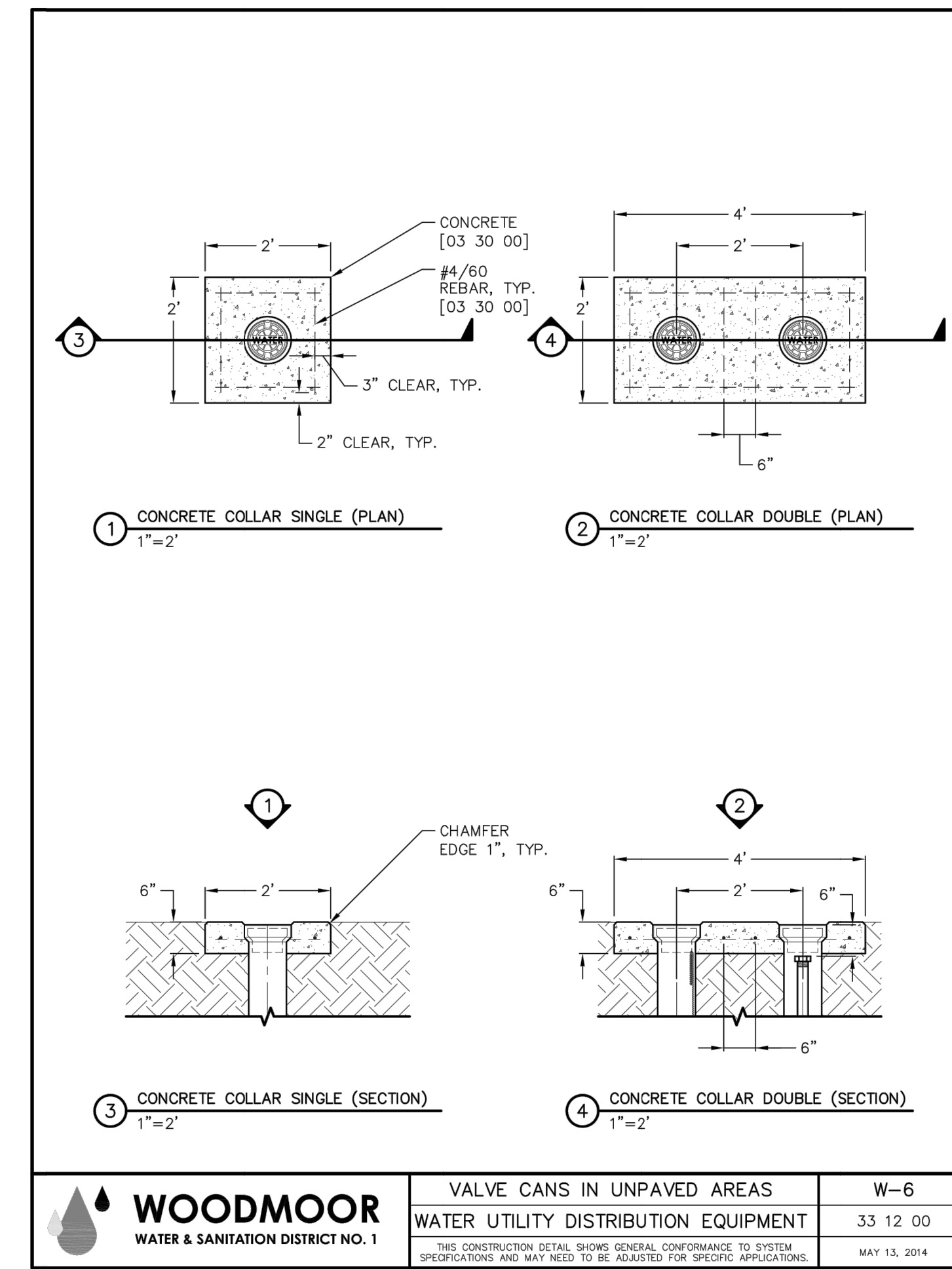




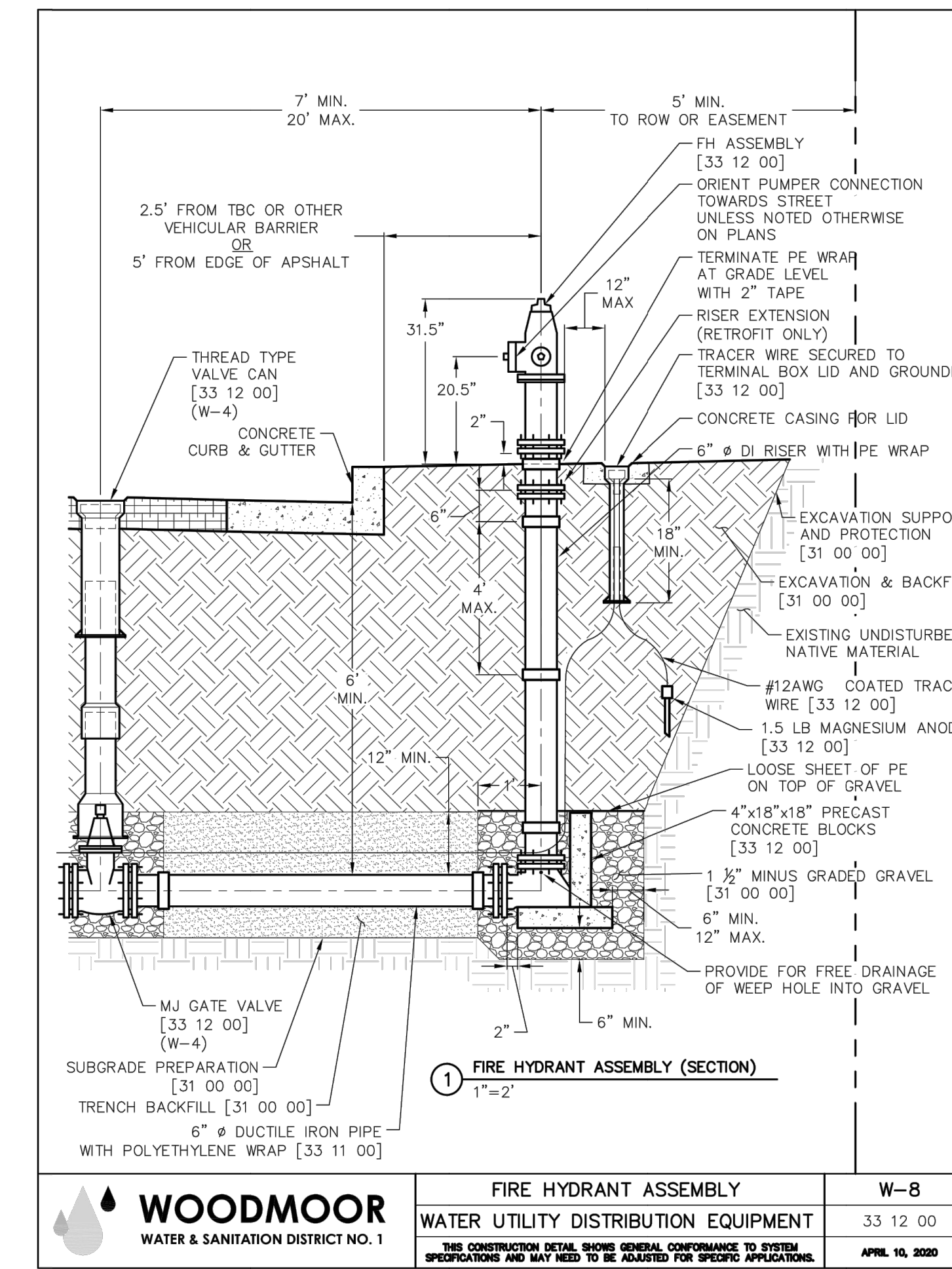
WOODMOOR WATER & SANITATION DISTRICT NO. 1	WATER CROSSING UNDER UTILITIES	W-3
	WATER UTILITY DISTRIBUTION PIPING	33 11 00
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014		



WOODMOOR WATER & SANITATION DISTRICT NO. 1	GATE VALVE	W-4
	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		



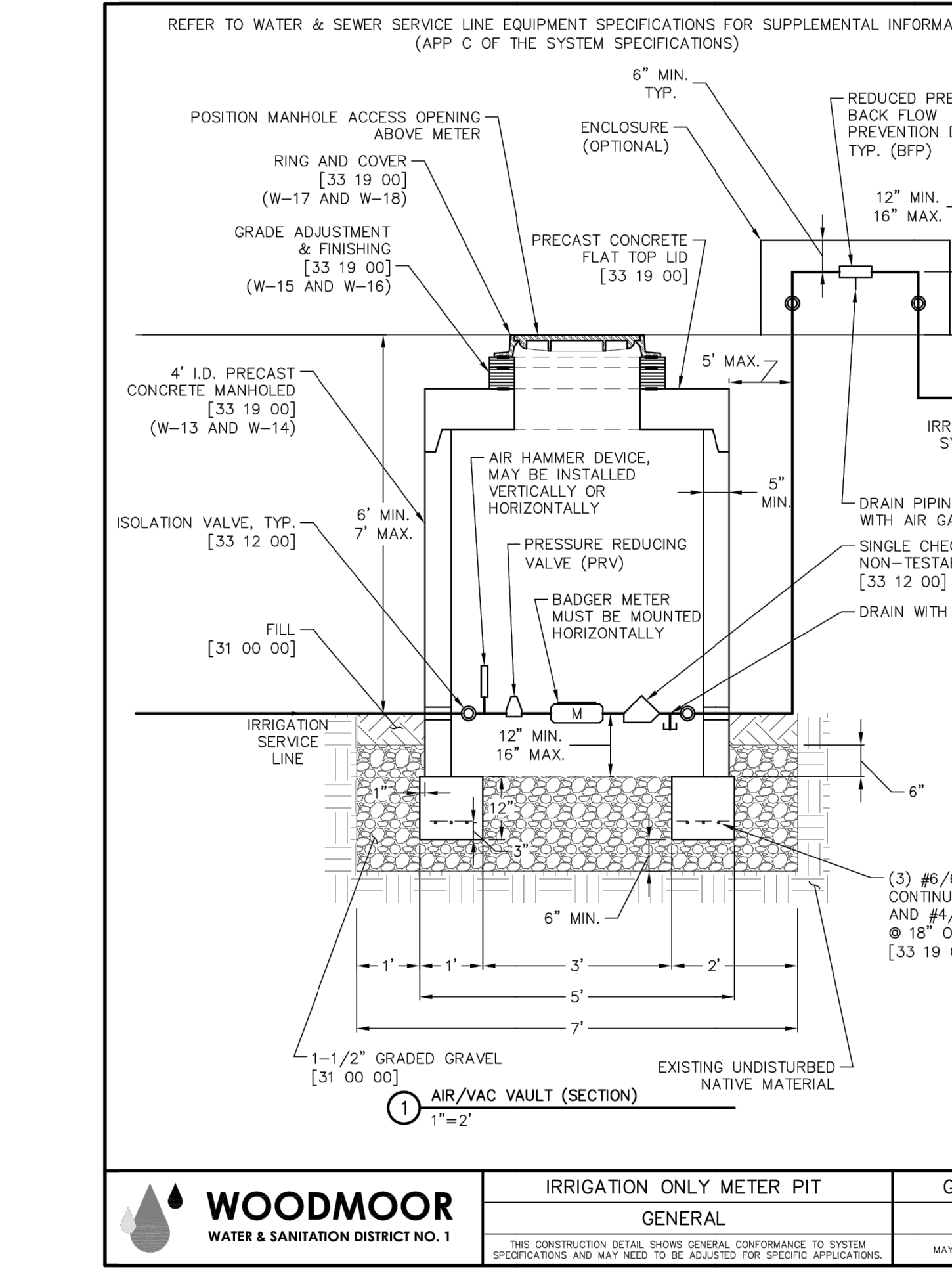
WOODMOOR WATER & SANITATION DISTRICT NO. 1	VALVE CANS IN UNPAVED AREAS	W-6
	WATER UTILITY DISTRIBUTION EQUIPMENT	33 12 00
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014		



WOODMOOR WATER & SANITATION DISTRICT NO. 1	FIRE HYDRANT ASSEMBLY	W-8
	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. APRIL 10, 2020		

ABBREVIATIONS AND ACRONYMS LEGEND			
ASSY	ASSEMBLY	PC	POINT OF HORIZONTAL CURVATURE
BNDY	BOUNDARY	PE	POLYETHYLENE
B.O.P.	BOTTOM OF PIPE	PCHC	PC ON HORIZONTAL CURVE
BV	BUTTERFLY VALVE	PP, PR	PROPOSED
BLV	BALL VALVE	PT	POINT OF HORIZONTAL TANGENCY
C&G	CURB & GUTTER	PTHC	PT ON HORIZONTAL CURVE
C	CENTERLINE	PTW	POTABLE WATER MAIN
CL	CLASS	PVC	POLYVINYL CHLORIDE
CORP	CORPORATION	PVI	POINT OF VERTICAL INTERSECTION
CRA	CONCRETE REVERSE ANCHOR	PVT	POINT OF VERTICAL TANGENCY
CTRB	COUNTER THRUST BLOCK	RCP	REINFORCED CONCRETE BOX
CR	POINT OF CURB RETURN	RFB	REINFORCED CONCRETE PIPE
DET.	DETAIL	ROW	RIGHT OF WAY
DI	DUCTILE IRON	RSTNT	RESTRAINT
DIA., Ø	DIAMETER	RT	RIGHT
DIP	DUCTILE IRON PIPE	SAN	SANITARY SEWER
EL., ELEV.	ELEVATION	SCH.	SCHEDULE
EOP	EDGE OF CONCRETE	S.D.	SEE DETAIL
EOP	EDGE OF PAVEMENT	SHT	SHEET
ESMT	EASEMENT	STA	STATION
EX.	EXISTING	STD.	STANDARD
FC	FACE OF CURB	STM	STORM SERVICE
FES	FLARED END SECTION	SVC.	SERVICE
FL	FIRE HYDRANT	TBA	TO BE ABANDONED
FLG	FLANGE	TBR	TO BE REMOVED
GB	GRADE BREAK	T.O.P.	TOP OF PIPE
GV	GATE VALVE	TYP.	TYPICAL
HDPE	HIGH DENSITY POLYETHYLENE	U.N.O.	UNLESS NOTED OTHERWISE
HP	HIGH POINT	VC	VERTICAL CURVE
HORIZ.	HORIZONTAL	VERT.	VERTICAL
HYD	HYDRANT	WTR	WATER
I.D.	INSIDE DIAMETER		
LT	LEFT		
LF	LINEAR FEET		
LP	LOW POINT		
MAX.	MAXIMUM		
MH	MANHOLE		
MIN.	MINIMUM		
MJ	MECHANICAL JOINT		
NOM.	NOMINAL		
NTS	NOT TO SCALE		
O.C.	ON CENTER		
O.C.E.W.	ON CENTER EACH WAY		
O.D.	OUTSIDE DIAMETER		

WOODMOOR WATER & SANITATION DISTRICT NO. 1	ABBREVIATIONS AND ACRONYMS LEGEND	G-2
	GENERAL	-
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014		



WOODMOOR WATER & SANITATION DISTRICT NO. 1	IRRIGATION ONLY METER PIT	G-10
	GENERAL	-
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014		

TEE'S				CALCULATION METHOD & ASSUMPTIONS	
NOMINAL RUN DIAMETER [IN]	NOMINAL BRANCH DIAMETER [IN]	RUN [FT]	BRANCH [FT]	EBAA IRON RESTRAINED LENGTH CALCULATOR (VERSION 5.4)	
4"	4"	10	F.O.	PIPE MATERIAL: PVC	
4"	6"	10	8	SOIL TYPE: CH, GRAN. FILL	
4"	8"	10	42	SAFETY FACTOR: 1.5:1	
6"	4"	10	F.O.	TRENCH TYPE: 5	
6"	6"	10	F.O.	DEPTH OF BURY: 6 FEET	
6"	8"	10	21	TEST PRESSURE: 200 PSI	
8"	4"	10	F.O.		
8"	6"	10	F.O.		
8"	8"	10	2		

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

NOMINAL PIPE DIAMETER [IN]	HORIZONTAL BENDS				VERTICAL BENDS (OFFSETS)			
	90° [FT]	45° [FT]	22.5° [FT]	11.25° [FT]	45°		22.5°	
4"	5	3	2	19	5	9	3	5
6"	7	4	2	26	7	13	3	7
8"	10	5	3	34	8	17	4	9

NOTES:

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

WOODMOOR 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		

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

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

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

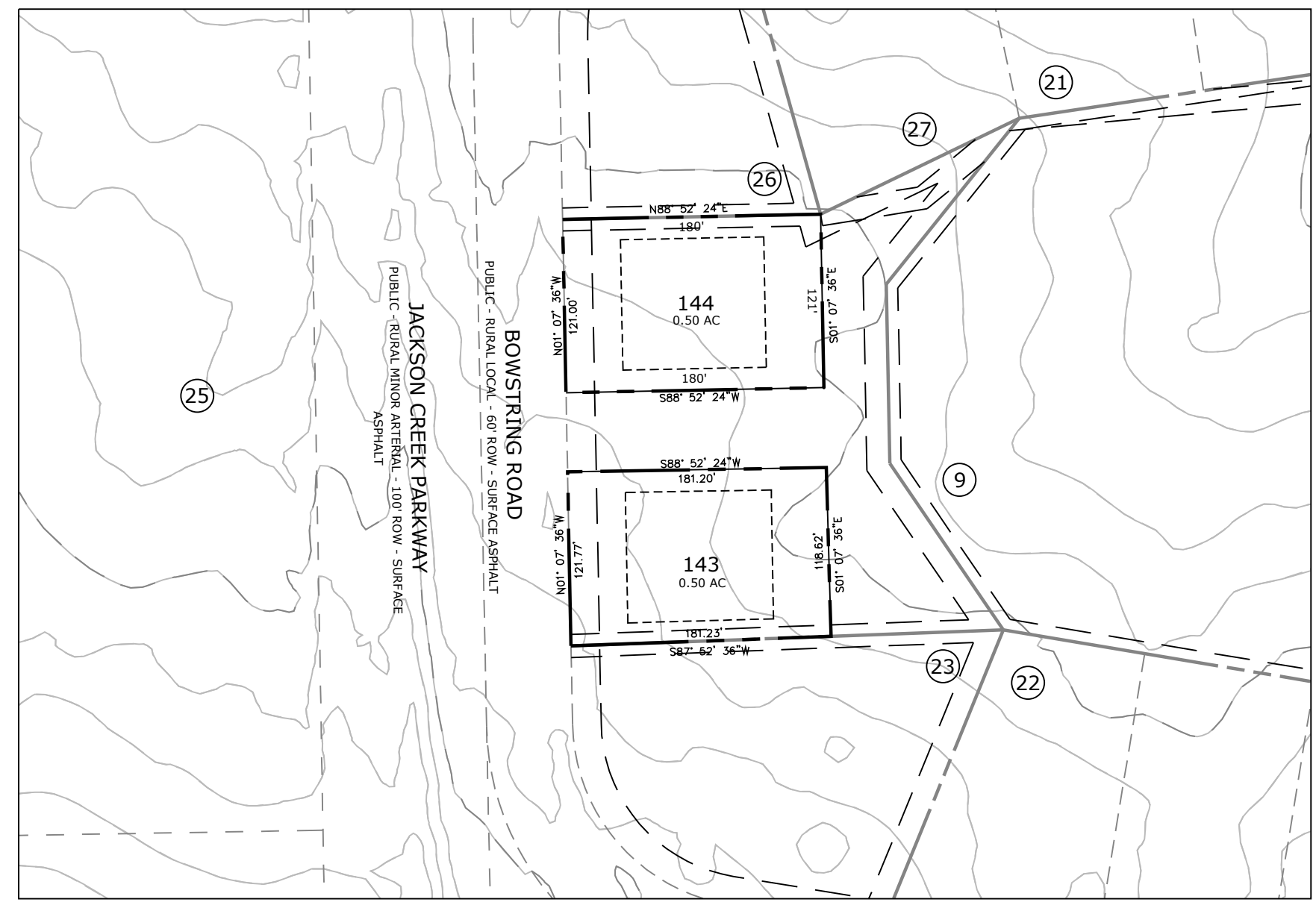
BY	DATE								
No.	REVISION								
H-SCALE	N/A	V-SCALE	N/A	DATE	11/05/20	DESIGNED BY	APL	DRAWN BY	APL
CLOVERLEAF SUBDIVISION									
DETAILS									



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ADJACENT OWNER IDENTIFICATION

#	Property Owner and Address	#	Property Owner and Address
1	Coleman, Brad 17235 Leggins Way Monument, CO 80132-8526 TSN 7123103005	15	Woodmoor Park Homeowners 4325 N Nevada Ave #100 Colorado Springs, CO 80907-4318 TSN 7124202355
2	Hollingsworth, Brian 17245 Leggins Way Monument, CO 80132-8586 TSN 7123103005	16	Country Ridge Estates HOA c/o Leita Klinge Diversified Association Management 4325 N Nevada Ave #100 Colorado Springs, CO 80907-4318 TSN 7124202355
3	Bedoya, Andrei 17255 Leggins Way Monument, CO 80132-8586 TSN 7123103004	17	Woodmoor Park Homeowners 1975 Research Pkwy, Ste 320 Colorado Springs, CO 80920-1055 TSN 7124202354
4	Campbell, Stacy 17255 Leggins Way Monument, CO 80132-8586 TSN 7123103003	18	Sandy, Christopher Key 17205 Leggins Way Monument, CO 80132-8586 TSN 7123103008
5	Harvey, Robert 17325 Leggins Way Monument, CO 80132-8586 TSN 7123103002	19	Vidano Family Trust 1885 Bowstring Rd Monument, CO 80132-8627 TSN 7123102031
6	Harvey, Robert 2542 Anietam Ln Colorado Springs, CO 80924-1416 7123103001	20	Wade, Corey G 1575 Bowstring Rd Monument, CO 80132-8627 TSN 7123102030
7	Sink, Kevin H Jr 17375 Leggins Way Monument, CO 80132-8586 7124202007	21	BARBARA Living Trust 1445 Bowstring Rd Monument, CO 80132-8617 TSN 7123102022
8	Nash, Peter B 17380 Leggins Way Monument, CO 80132-8586 TSN 7124202005	22	Miller, Steven W 1575 Bowstring Rd Monument, CO 80132-8626 TSN 7123102021
9	WOSC LLC 902 Caribou Drive W Monument, CO 80132 TSN 7123102049	23	Walters, Gary E Trust UTA 4164 Austin Bluffs PKWY STE 315 Colorado Springs, CO 80918-2928 TSN 7123102045
10	WOSC LLC 902 Caribou Drive W Monument, CO 80132 TSN 7124202338	24	Woodmoor Water & Sanitation PO Box 1407 Monument, CO 80132-1407 TSN 7123102046
11	Johnson, Milton S 13725 Soaring Wing Dr Colorado Springs, CO 80908-2307 TSN 7124203017	25	Jackson Creek Land CO LLC 540 Elkton Dr, Ste 202 Colorado Springs, CO 80907-8503 TSN 7123106020
12	Cross, Jacquelyn K 17285 Cloverleaf Rd Monument, CO 80132-8572 TSN 7124204003	26	Walters, Gary E Trust UTA 4164 Austin Bluffs PKWY STE 315 Colorado Springs, CO 80918-2928 TSN 7123102043
13	Walters, Gary E Trust 4164 Austin Bluffs PKWY STE 315 Colorado Springs, CO 80918-2928 TSN 7124204029	27	Schneider, Anthony A 1445 Bowstring Rd Monument, CO 80132-8617 TSN 7123102042
14	Woodmoor Park Homeowners Assn in 10 N Meade Ave Colorado Springs, CO 80909-5654 TSN 7124204149		



LOTS 149-150



CLOVERLEAF
SUBDIVISION

CLOVERLEAF ROAD
EL PASO COUNTY,
COLORADO

DATE: 6/1/2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

PRELIMINARY
PLAN

DATE	BY	DESCRIPTION
9/11/2020	JBS	PER COUNTY COMMENTS
11/6/2020	JBS	PER COUNTY COMMENTS

ADJACENT
PROPERTY
OWNERS

14
14 OF 14

