



Planning and Community  
Development Department  
2880 International Circle  
Colorado Springs, Colorado 80910  
Phone: 719.520.6300  
Fax: 719.520.6695  
Website www.elpasoco.com

## DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

### PROJECT INFORMATION

Project Name :	CLOVERLEAF SUBDIVISION
Schedule No.(s) :	7124202236, 7124202237, 7123102041, 7123102044
Legal Description :	SEE ATTACHED – Exhibit C

### APPLICANT INFORMATION

Company :	PT CLOVERLEAF, LLC
Name :	JOE DESJARDIN
	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Consultant <input type="checkbox"/> Contractor
Mailing Address :	1864 Woodmoor Drive, Suite100, MONUMENT CO, 80132
Phone Number :	(719) 476-0800
FAX Number :	N/A
Email Address :	JDESJARDIN@PROTERRACO.COM

### ENGINEER INFORMATION

Company :	JR ENGINEERING	Colorado P.E. Number :	32314
Name :	MIKE BRAMLETT		
Mailing Address :	5475 TECH CENTER DRIVE, SUITE 235, COLORADO SPRINGS, COLORADO, 80919		
Phone Number :	719-593-2593		
FAX Number :	N/A		
Email Address :	MBRAMLETT@JRENGINEERING.COM		

### OWNER, APPLICANT, AND ENGINEER DECLARATION

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal will be cause to have the project removed from the agenda of the Planning Commission, Board of County Commissioners and/or Board of Adjustment or delay review until corrections are made, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval.

Signature of owner (or authorized representative)

Date

Engineer's Seal, Signature  
And Date of Signature

*Mike Bramlett*  
5/29/20



SP202

**DEVIATION REQUEST** (Attach diagrams, figures, and other documentation to clarify request)

A deviation from the standards of or in Section **ECM section 2.3 Roadway Design** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

Walters Point is an existing private road built in 2005 with the Walters Commons Filing 1 townhome development. No records of a deviation from ECM criteria from during the time period when Walters Point was designed and constructed have been found to date. The roadway will be improved as part of the Cloverleaf subdivision development and will remain private. Six (6) Cloverleaf lots will have driveway access to Walters Point. Today's practice is to design and construct private roadways generally to the public roadway standards. The objective of this deviation is to identify areas where Walters Point does not meet ECM criteria and to request acceptance of these deviations.

ECM criteria for roadway design standards Section 2.3.2 Design Standards for Functional Classification, Table 2.7 Urban Low Volume Local; ADT value > 300, Pavement width, No Sidewalks; Section 2.3.7 Intersection Grade > 4%; Std. Dwg SD-1 Curb Type C

State the reason for the requested deviation:

The justification for the requested deviation is due to Walters Point being an existing private roadway with an existing waterline running under it so major changes in the cross section or profile would be prohibitive. Walters Point will remain private with the Cloverleaf development.

Value seems low. Update the TIS to provide the supporting traffic analysis.

Explain the proposed alternative and compare to the ECM standards (May provide applicable regional or national standards used as basis):

A deviation is requested for the ADT value for a low volume classification. The ADT of Walters Point is estimated to be 450 vehicles per day in the fully developed condition, which slightly exceeds the max 300 ADT of the low volume classification.

Other areas where Walters Point does not meet criteria are;

- Walters Point has a 22 ft. pavement mat vs. the required 24 ft. for a low volume local
- Cloverleaf proposes to complete the curb and gutter missing on the eastern half of the the roadway and will match the existing modified type B curb and gutter on the north side, type A would be criteria. On the south side, Cloverleaf proposes to transition to a type C ramp curb and gutter to allow for flexibility for driveway locations on the six (6) new lots.
- Sidewalks are not proposed to be installed since there are no sidewalks along Cloverleaf or within Walters Commons.
- The intersection of Walters Point and Cross Timber Grove is at 7.5% and does not meet intersection max slope criteria.
- The road profile is 10% for a short section between sta. 19+79 and 20+64, all other grades are less than 8%. Grades up to 10% are allowed with ECM administrator approval and do not require a formal deviation.

Areas where Walters Point meets urban local low volume criteria are;

- There is an existing 50 ft. easement which meets ROW width criteria per SD\_2-1
- A 5ft public utility easement will be added with the Cloverleaf development.
- The crest vertical curve K value of 14 meets criteria.

See Exhibit A for a graphical representation of the roadway cross section.

See Exhibit B for a graphical representation of the roadway geometry from the Walters Commons design drawings

See Exhibit C for a graphical representation of the roadway geometry and grading for the Cloverleaf development.

Address compliance with ECM Chapter 6.

**LIMITS OF CONSIDERATION**

(At least one of the conditions listed below must be met for this deviation request to be considered.)

- The ECM standard is inapplicable to the particular situation.
- Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

Provide justification:

Walters Point is an existing private road The existing topography of the area is rolling and Walters Point rises sharply from Walters Commons Filing 1 to a ridge and then falls to Cloverleaf Road. The roadway is lightly used by residents and guest of Walters Commons Filing 1 and Cloverleaf subdivision.

**CRITERIA FOR APPROVAL**

Per ECM section 5.8.7 the request for a deviation may be considered if the request is **not based exclusively on financial considerations**. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with **all of the following criteria**:

The deviation will achieve the intended result with a comparable or superior design and quality of improvement.

This deviation will produce a better quality urban lot residential design and be harmonious with the surrounding large lot subdivision..

The deviation will not adversely affect safety or operations.

The deviation will not adversely affect safety or operations. The applicant has reached out the Tri Lakes fire department for review of the proposed layout and will address any requested changes.

The deviation will not adversely affect maintenance and its associated cost.

Maintenance of the roadways will not be impacted. The maintenance of the roadway will not be a county responsibility.

Elaborate. Identify the entity responsible for maintenance. If an existing maintenance agreement is in place, will it need to be amended to include the new subdivision. Reference any recorded maintenance agreement.

The deviation will not adversely affect aesthetic appearance.

The deviation has no bearing on the aesthetic appearance.

The deviation meets the design intent and purpose of the ECM standards.

Yes, the deviation meets the design intent and purpose of the ECM standards.

The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.

Yes, the deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit.

**REVIEW AND RECOMMENDATION:**

**Approved by the ECM Administrator**

This request has been determined to have met the criteria for approval. A deviation from Section \_\_\_\_\_ of the ECM is hereby granted based on the justification provided.

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**Denied by the ECM Administrator**

This request has been determined not to have met criteria for approval. A deviation from Section \_\_\_\_\_ of the ECM is hereby denied.

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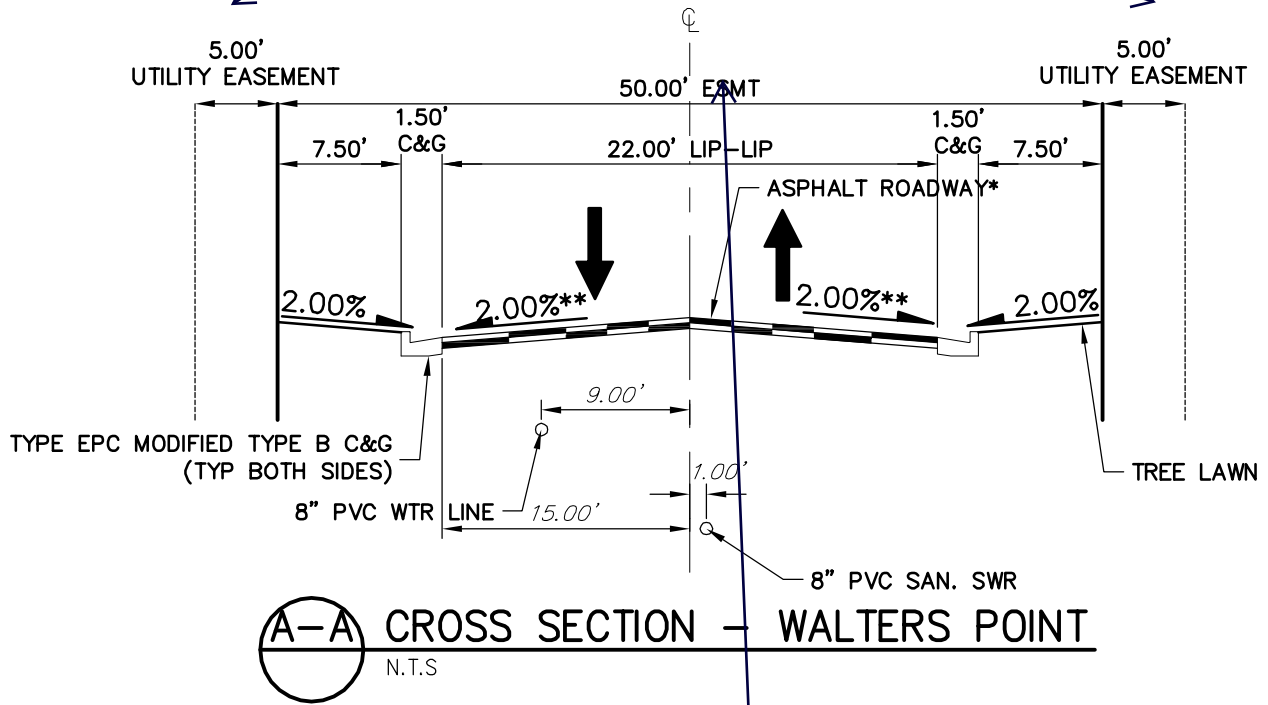
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**ECM ADMINISTRATOR COMMENTS/CONDITIONS:**

Exhibit A

Identify the North and South side.



Locate road within a tract.

WALTERS POINT CROSS SECTION  
CLOVERLEAF  
JOB NO. 25158.01  
05/28/2020  
SHEET 1 OF 1



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

# CLOVERLEAF SUBDIVISION PRELIMINARY GRADING PLAN

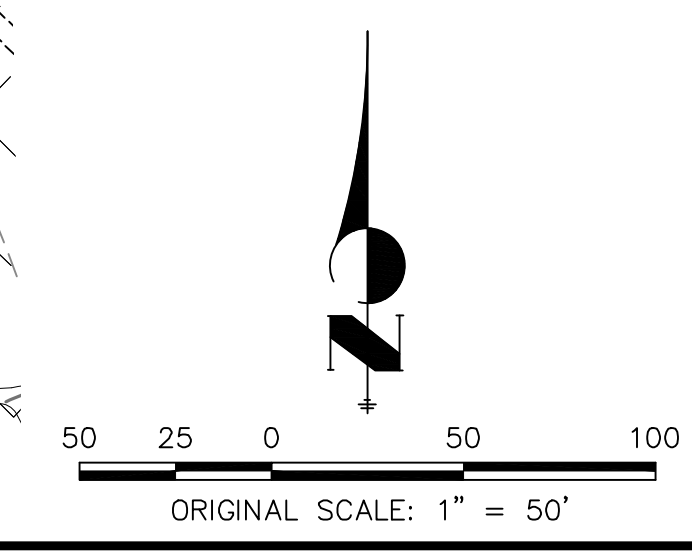


### LEGEND

SCALE: N.T.S.

	6" VERT CATCH CURB W/ 1" PAN		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		EXISTING 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 STREET LIGHT
	EXISTING WATERLINE		EXISTING SIGN
	EXISTING ELECTRIC LINE		EXISTING TELEPHONE MANHOLE
	EXISTING FENCE		EXISTING FLARED END SECTION
	EXISTING SANITARY SEWER W/MANHOLE		EXISTING WATER VALVE
	EXISTING STORM SEWER W/MANHOLE		
	EXISTING EDGE OF ASPHALT		
	EXISTING EDGE OF CONCRETE		
	EXISTING BOUNDARY LINE		
	EXISTING PROPERTY LINE		
	EXISTING EASEMENT LINE		

Exhibit B

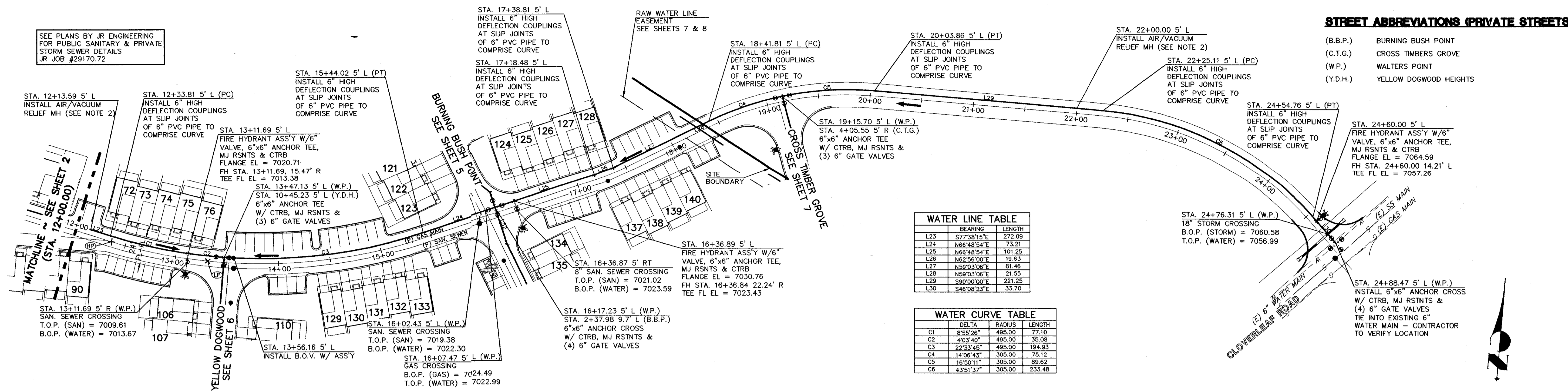


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR:	PT CLOVERLEAF, LLC 1864 WOODMOOR DRIVE, SUITE 100 COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN 719-476-0800 JDESJARDIN@PROTERRACO.COM
PREPARED BY:	J.R. ENGINEERING A Westman 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" = 50'
V-SCALE:	N/A
DATE:	05/21/20
DESIGNED BY:	RB
DRAWN BY:	JA
CHECKED BY:	
CLOVERLEAF SUBDIVISION	
PRELIMINARY GRADING PLAN	
SHEET	5 OF 10
JOB NO.	25158.01

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SEE PLANS BY JR ENGINEERING FOR PUBLIC SANITARY & PRIVATE STORM SEWER DETAILS JR JOB #29170.72

**STREET ABBREVIATIONS (PRIVATE STREETS)**  
 (B.B.P.) BURNING BUSH POINT  
 (C.T.G.) CROSS TIMBERS GROVE  
 (W.P.) WALTERS POINT  
 (Y.D.H.) YELLOW DOGWOOD HEIGHTS



**WATER LINE TABLE**

LINE	BEARING	LENGTH
L23	S77°38'15"E	272.09
L24	N68°48'54"E	73.21
L25	N66°48'54"E	101.25
L26	N62°56'00"E	19.63
L27	N89°03'06"E	81.46
L28	N59°03'06"E	21.55
L29	S90°00'00"E	221.25
L30	S48°08'23"E	33.70

**WATER CURVE TABLE**

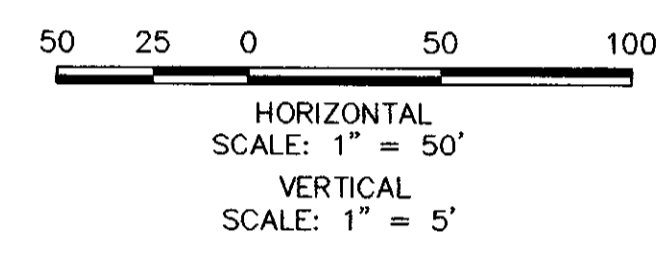
LINE	DELTA	RADIUS	LENGTH
C1	8°55'26"	495.00	77.10
C2	4°03'40"	495.00	35.08
C3	22°33'45"	495.00	194.93
C4	14°28'43"	305.00	75.12
C5	16°50'11"	305.00	89.62
C6	43°51'37"	305.00	233.48

WOODMOOR WATER and SANITATION DISTRICT No. 1  
**APPROVED FOR CONSTRUCTION**  
 Date: 12/6/04 By: *Jessie J. Shaffer*

**WALTERS POINT**  
 (STA. 12+00.00 ~ 24+88.47)

**NOTE:**

- INSTALL BLOW-OFF ASSEMBLY PER WOODMOOR WATER & SANITATION DISTRICT STANDARD DRAWING W-9.
- INSTALL AIR/VACUUM RELIEF MANHOLE PER WOODMOOR WATER & SANITATION DISTRICT STANDARD DRAWING W-10.

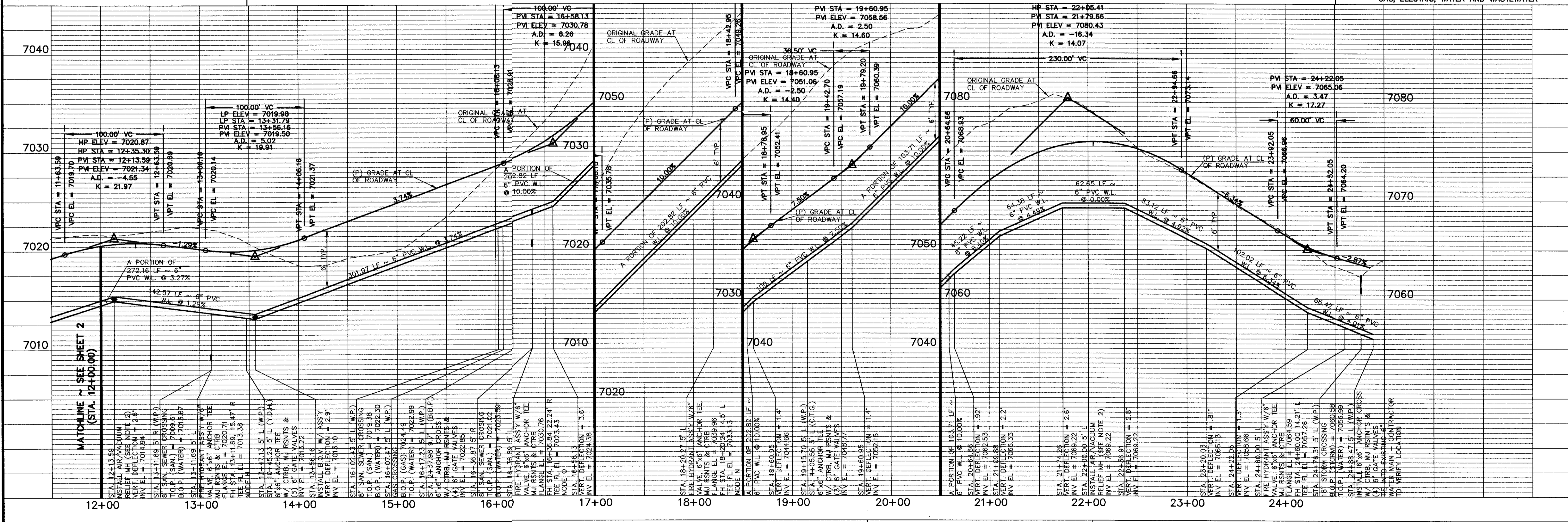


THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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

These plans have been reviewed only for general conformance with WSD rules, regulation and construction standards. Review and construction approval by WSD does not relieve the developer and/or contractor from responsibility for compliance with any rules, regulations or specifications required by the District.

**Exhibit C**

48 HOURS BEFORE YOU DIG,  
**CALL UTILITY LOCATORS**  
**1-800-922-1987**  
 UTILITY NOTIFICATION CENTER OF COLORADO  
 GAS, ELECTRIC, WATER AND WASTEWATER



**BENCHMARKS:**

- 80D SPIKE LOCATED 62' EAST OF EAST RIGHT OF WAY LINE BOWSTRING ROAD AND 37' NORTH OF NORTH RIGHT OF WAY LINE HIGBY ROAD. ELEVATION = 6999.19
- 80D SPIKE LOCATED 278' NORTHWEST OF WEST RIGHT OF WAY LINE CLOVERLEAF ROAD AND 447' NORTH OF NORTH RIGHT OF WAY LINE HIGBY ROAD. ELEVATION = 7083.44

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

*Troy D. Kent*  
 TROY D. KENT, COLORADO P.E. #35996  
 DATE: 12-3-04

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**PULTE HOMES**  
 1975 RESEARCH PARKWAY  
 SUITE 175  
 COLORADO SPRINGS, CO 80920  
 (719) 264-9845

**J.R. ENGINEERING**  
 A Westat Company  
 430 ArrowWest Drive • Colorado Springs, CO 80907  
 719-592-2889 • Fax 719-528-6663  
 www.jrengineering.com



NO.	REVISION	DATE	BY	DATE	COMMENTS
1	REVISED PER INTERNAL AND WSD COMMENTS	10/13/04			

DESIGNED BY	MSE
DRAWN BY	LAE
CHECKED BY	

**WALTERS COMMON**  
 FILING NO. 1  
**6" WATER SYSTEM**  
 PLAN & PROFILE  
 WALTERS POINT (STA. 12+00.00 ~ 24+88.47)

SHEET **W3** OF **8**  
 JOB NO. 29170.72

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## CLOVERLEAF SUBDIVISION

### LEGAL DESCRIPTION

#### PARCEL 1

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 6<sup>TH</sup> 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 6<sup>TH</sup> PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 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 2692", 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 6<sup>TH</sup> 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:

1. N33°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;
2. 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;
3. 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:

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

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

1. N84°15'58"E A DISTANCE OF 126.43 FEET, TO A POINT OF NON-TANGENT CURVE;
2. 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;
3. N85°02'46"E A DISTANCE OF 42.49 FEET;
4. S08°08'16"E A DISTANCE OF 85.83 FEET, TO A POINT OF CURVE;
5. 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;

6. S00°26'47"W A DISTANCE OF 266.67 FEET, TO A POINT OF CURVE;
7. 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;
8. S52°15'31"E A DISTANCE OF 287.37 FEET, TO A POINT OF CURVE;
9. 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;
10. N59°24'51"E A DISTANCE OF 103.30 FEET, TO A POINT OF CURVE;
11. 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;
12. N58°10'49"E A DISTANCE OF 124.49 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CLOVERFIELD ROAD, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

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

1. 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;
2. S50°58'07"E A DISTANCE OF 104.84 FEET, TO A POINT OF NON-TANGENT CURVE;
3. 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;
4. S44°20'00"W A DISTANCE OF 278.41 FEET, TO A POINT OF NON-TANGENT CURVE;
5. 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:

1. N61°02'18"W A DISTANCE OF 958.19 FEET;
2. N60°38'25"W A DISTANCE OF 314.83 FEET;
3. 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 33.3350 ACRES.

## **PARCEL 2**

FIVE PARCELS OF LAND BEING PORTIONS OF TRACT F, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS RECORDED IN BOOK W-2 AT PAGE 26, TRACT F WOODMOOR GREENS RECORDED IN BOOK U-2 AT PAGE 51 AND TRACT B, WOODMOOR PLACER RECORDED IN BOOK U-2 AT PAGE 66 ALL IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> 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 6<sup>TH</sup> PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 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 2692", SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

## **PARCEL 2-1:**

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

THENCE N45°57'28"W A DISTANCE OF 2,950.16 FEET, TO A POINT EASTERLY RIGHT-OF-WAY LINE OF BOWSTRING ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N01°07'36"W A DISTANCE OF 121.00 FEET, TO THE NORTHWESTERLY CORNER OF TRACT F, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS RECORDED IN BOOK W-2 AT PAGE 26 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE NORTHERLY LINE OF SAID TRACT F, N88°52'24"E A DISTANCE OF 180.00 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, S01°07'36"E A DISTANCE OF 121.00 FEET;

THENCE S88°52'24"W A DISTANCE OF 180.00 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 21,780 SQUARE FEET OR 0.5000 ACRES.

**PARCEL 2-2:**

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

THENCE N48°29'02"W A DISTANCE OF 2,827.55 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BOWSTRING ROAD, SAID POINT BEING THE SOUTHWESTERLY CORNER OF TRACT F, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS RECORDED IN BOOK W-2 AT PAGE 26 IN THE RECORDS OF THE EL PASO CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BOWSTRING ROAD, N01°07'36"W A DISTANCE OF 121.77 FEET

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, N89°52'24"E A DISTANCE OF 181.20 FEET;

THENCE S01°07'36"E A DISTANCE OF 118.62 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT F;

THENCE ON SAID SOUTHERLY LINE, S87°52'36"W A DISTANCE OF 181.23 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 21,779 SQUARE FEET OR 0.5000 ACRES.

**PARCEL 2-3:**

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

THENCE N29°09'25"W A DISTANCE OF 1,388.71 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LEGGINS WAY, SAID POINT BEING AN ANGLE POINT ON THE SOUTHWESTERLY LINE OF TRACT F, WOODMOOR GREENS, RECORDED IN BOOK U-2 AT PAGE 51 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ON THE SOUTHWESTERLY LINE OF SAID TRACT F THE FOLLOWING TWO (2) COURSES:

1. N65°03'20"W A DISTANCE OF 123.87 FEET;
2. N34°17'20"W A DISTANCE OF 78.69 FEET, TO A POINT ON THE SOUTHERLY LINE OF A 16.00 FOOT UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 202153260;

THENCE ON SAID SOUTHERLY EASEMENT LINE, N61°43'32"E A DISTANCE OF 151.99 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, S28°16'28"E A DISTANCE OF 177.70 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LEGGINS WAY, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S22°31'56"E, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 11°05'27" AND AN ARC LENGTH OF 69.69 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 22,083 SQUARE FEET OR 0.5069 ACRES.

**PARCEL 2-4**

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

THENCE N27°54'57"E A DISTANCE OF 1420.57 FEET, TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN THE TRUSTEE'S DEED RECORDED UNDER RECEPTION NO. 211111394 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE PERIMETER OF SAID PROPERTY THE FOLLOWING SEVEN (7) COURSES:

1. N52°15'31"W A DISTANCE OF 7.98 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, 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;
3. N00°26'47"E A DISTANCE OF 266.67 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1470.00 FEET, A CENTRAL ANGLE OF 08°35'03" AND AN ARC LENGTH OF 220.24 FEET, TO A POINT OF TANGENT;
5. N08°08'16"W A DISTANCE OF 85.83 FEET;
6. S85°02'46"W A DISTANCE OF 42.49 FEET, TO A POINT OF NON-TANGENT CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N58°14'45"W, 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,

THENCE DEPARTING SAID PROPERTY THE FOLLOWING TWO (2) COURSES:

1. N84°03'34"E A DISTANCE OF 224.55 FEET;
2. S05°52'43"E A DISTANCE OF 936.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 101,309 SQUARE FEET OR 2.3257 ACRES.

**PARCEL 2-5**

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

THENCE N50°42'25"E A DISTANCE OF 1617.14 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING ON THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE TRUSTEE'S DEED RECORDED UNDER RECEPTION NO. 211111394 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY LINE OF SAID PROPERTY THE FOLLOWING FOUR (4) COURSES:

1. S58°10'49"W A DISTANCE OF 124.49 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, 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;
3. S59°24'51"W A DISTANCE OF 103.30 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S62°26'34"W, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 23°19'20" AND AN ARC LENGTH OF 232.02 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID NORTHERLY PROPERTY LINE, THE FOLLOWING FIVE (5) COURSES:

1. N28°37'11"E A DISTANCE OF 67.40 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 26°50'54" AND AN ARC LENGTH OF 161.66 FEET, TO A POINT OF NON-TANGENT;
3. S34°31'56"E A DISTANCE OF 115.00 FEET, TO A POINT OF NON-TANGENT CURVE;

4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S34°31'56"E, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 19°25'04" AND AN ARC LENGTH OF 77.95 FEET, TO A POINT OF TANGENT;
5. N74°53'09"E A DISTANCE OF 8.95 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N80°18'27"E, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 25°57'10" AND AN ARC LENGTH OF 185.71 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 67,905 SQUARE FEET OR 1.5589 ACRES.

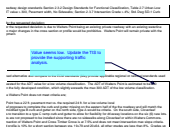
# Deviation Request 2\_V1\_redlines.pdf Markup Summary

## Callout (4)



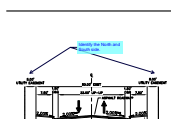
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SP202



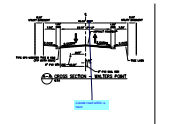
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Value seems low. Update the TIS to provide the supporting traffic analysis.



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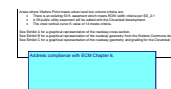
Identify the North and South side.



**Subject:** Callout  
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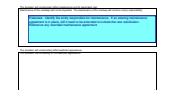
Locate road within a tract.

## Text Box (2)



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Address compliance with ECM Chapter 6.



**Subject:** Text Box  
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Elaborate. Identify the entity responsible for maintenance. If an existing maintenance agreement is in place, will it need to be amended to include the new subdivision. Reference any recorded maintenance agreement.

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TextBox (4)

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Exhibit D  
CLOVERLEAF SUBDIVISION

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Exhibit D

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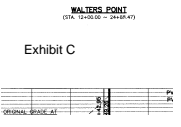
Exhibit A

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Exhibit A

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Exhibit C



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Exhibit C

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Exhibit B

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Exhibit B