

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, 7124202238

SITE ACREAGE: 38.782 AC

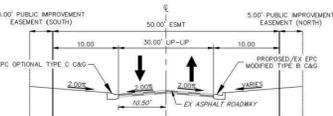
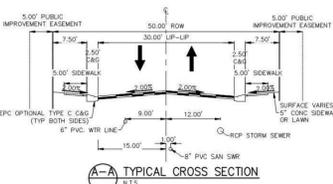
EXISTING ZONING: RS-20000

PROPOSED ZONING: RS-5000, RS-20000

PROPOSED LAND USE:
Residential Lots (RS-5000): 24.157 acres, 141 Lots
Residential Lots (RS-20000): 1.506 acres, 3 Lots
Open Space: 3.341 acres
Stormwater Detention: 2.854 acres
ROW: 6.125 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%



Remove. This section has been revised to a standard urban local road cross section.

Submit the deviation request for review.

remove items 2, 3, & 4 from the table. These deviation requests have been withdrawn by the applicant.

Deviation and Waiver Requests	Deviation	Deviation Justification	Waiver	Waiver Justification
#1	Walters Point ECM Sec. 2.3.3, Roadway Design	A deviation is requested for the ADA values 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.	LDG 8.4.4.E.3 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	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 295.30 feet.	NA	NA
#3	Crimson Clover DR./Cloverleaf Road Intersection Grade	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	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

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 7123103007)
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, WITH ALL OF TRACT H, WOODMOOR GREENS RECORDED IN BOOK U-2 AT PAGE 66, 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 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 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 PLACER 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°20'11"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. N1°23'30"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 1470.00 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 NON-TANGENT 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. S05°07'17"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°20'07"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. N09°08'23"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
SIX PARCELS OF LAND BEING PORTIONS OF TRACT E, 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 NORTHWEST 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 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 6TH PRINCIPAL MERIDIAN;
THENCE N45°57'28"W A DISTANCE OF 2,950.16 FEET, TO A POINT EASTERLY RIGHT-OF-WAY LINE OF SAID BOWSTRING ROAD, N0°52'24"E A DISTANCE OF 121.00 FEET, TO A POINT OF NON-TANGENT CURVE;
THENCE ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOWSTRING ROAD, N89°52'24"E A DISTANCE OF 112.00 FEET, TO A POINT OF NON-TANGENT CURVE;
THENCE DEPARTING SAID NORTHERLY LINE, S01°07'36"E A DISTANCE OF 121.00 FEET, TO A POINT OF NON-TANGENT CURVE;
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 2-1 (TSN 7123102047)
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 N45°57'28"W A DISTANCE OF 2,950.16 FEET, TO A POINT EASTERLY RIGHT-OF-WAY LINE OF SAID BOWSTRING ROAD, N0°52'24"E A DISTANCE OF 121.00 FEET, TO A POINT OF NON-TANGENT CURVE;
THENCE ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOWSTRING ROAD, N89°52'24"E A DISTANCE OF 112.00 FEET, TO A POINT OF NON-TANGENT CURVE;
THENCE DEPARTING SAID NORTHERLY LINE, S01°07'36"E A DISTANCE OF 121.00 FEET, TO A POINT OF NON-TANGENT CURVE;
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 (TSN 7123102048)
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 N48°29'02"W A DISTANCE OF 2,827.55 FEET, TO A POINT ON THE EASTERN LINE 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, LOCATED IN THE NORTHWEST 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:
THENCE ON SAID EASTERN RIGHT-OF-WAY LINE, N0°52'24"E A DISTANCE OF 121.00 FEET, TO A POINT OF NON-TANGENT CURVE;
THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY LINE, N89°52'24"E A DISTANCE OF 112.00 FEET, TO A POINT OF NON-TANGENT CURVE;
THENCE ON SAID SOUTHERLY LINE, S89°52'30"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 (TSN 7123102050)
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 1,388.71 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT F THE FOLLOWING:
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 SOUTHWESTERLY LINE OF TRACT F THE FOLLOWING:
THENCE ON SAID SOUTHWESTERLY LINE OF TRACT F, N43°27'24"E A DISTANCE OF 121.00 FEET, TO A POINT OF NON-TANGENT CURVE;
THENCE DEPARTING SAID SOUTHWESTERLY EASEMENT LINE, S28°16'28"E A DISTANCE OF 121.00 FEET, TO A POINT OF NON-TANGENT CURVE;
THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, 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 ON SAID SOUTHERLY LINE, S89°52'30"W A DISTANCE OF 181.23 FEET, TO THE POINT OF BEGINNING;
CONTAINING A CALCULATED AREA OF 22,083 SQUARE FEET OR 0.5069 ACRES.

PARCEL 2-4 (TSN 7124202239)
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 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 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 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. N00°26'47"E A DISTANCE OF 266.67 FEET, TO A POINT OF CURVE;
3. 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;
4. N08°08'16"W A DISTANCE OF 85.83 FEET;
5. S85°02'46"W A DISTANCE OF 42.49 FEET, TO A POINT OF NON-TANGENT CURVE;
6. S89°08'16"W A DISTANCE OF 85.83 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°15'58"E A DISTANCE OF 126.43 FEET, TO A POINT OF NON-TANGENT CURVE;
2. S05°07'17"E A DISTANCE OF 104.84 FEET, TO A POINT OF NON-TANGENT CURVE;
CONTAINING A CALCULATED AREA OF 101,309 SQUARE FEET OR 2.3257 ACRES.

PARCEL 2-5 (TSN 7124202240)
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 N54°22'76"E A DISTANCE OF 1617.14 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERFIELD 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. S89°19'17"W A DISTANCE OF 124.49 FEET, TO A POINT OF NON-TANGENT 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. N59°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°13'56"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°13'56"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. N24°33'09"E A DISTANCE OF 8.95 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERFIELD 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 RIGHT 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.

PARCEL 2-6 (A PORTION OF TSN 7124202238)
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 N43°45'49"E A DISTANCE OF 1,700.49 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 466, WOODMOOR GREENS RECORDED IN PLAT BOOK U-2 AT PAGE 51, SAID POINT BEING A POINT OF NON-TANGENT CURVE AND THE POINT OF BEGINNING;
THENCE ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLOVERFIELD ROAD, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N85°06'36"E, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 4°48'09" AND AN ARC LENGTH OF 34.37 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 220071836;
THENCE ON THE NORTHERLY LINE OF SAID PROPERTY, THE FOLLOWING THREE (3) COURSES:
1. S74°53'09"W A DISTANCE OF 8.95 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, 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 NON-TANGENT;
3. N24°33'09"E A DISTANCE OF 17.62 FEET, TO A POINT OF NON-TANGENT CURVE;
THENCE DEPARTING SAID NORTHERLY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S45°14'01"E, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 22°29'51" AND AN ARC LENGTH OF 90.31 FEET, TO A POINT OF TANGENT;
THENCE N67°15'50"E A DISTANCE OF 11.14 FEET, TO THE POINT OF BEGINNING;
CONTAINING A CALCULATED AREA OF 2,434 SQUARE FEET OR 0.0559 ACRES.

TRACT TABLE

TRACT NO.	AREA	USE / ALLOWED STRUCTURES	OWNER / MAINT.
A	127,112 SF 2.918 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	2,158 SF 0.049 AC	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES, PUBLIC TRAIL	METRO DISTRICT
G	24,620 SF 0.565 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	36,091 SF 0.828 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	12,571 SF 0.289 AC	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES	METRO DISTRICT

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. November 9, 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 Teahout 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 Analysis: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.
- Potentially Seasonal Shallow Groundwater: Lots 10, 12, 45-48, 108-109, 113, 117, 123-124.
- Seasonally Shallow Groundwater: Lots 15, 16, 31-34, 59-61, 91-94. This area may require additional overexcavation and/or stabilization prior to fill placement, and/or subsurface drainage.
- 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: Applied to all lots. Specific requirements for mitigation should be based on site-specific testing after the site is constructed.
- If engineered foundations are required to address 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 compacted gravel trails unless otherwise noted on plans. All trails within the open space areas will be open for public use.
- 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 Diagrams. All public streets will be dedicated to the County with the Final Plan.
- 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 \$48,248 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 J. 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 Features 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., Preble's Meadow Jumping Mouse).
- Unless otherwise indicated, all side, 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.

Update to include the water quality pond.

Unresolved.
WQ Pond is proposed in a portion of Tract J, Lot 73 & Lot 74.

Previous comment recommended adjusting lot line so the pond is entirely within Tract J to simplify ownership/maintenance.

Ultimately plans need to identify this facility and identify who owns/maintains this facility.

Unresolved.
Update Tract J to include "Drainage" in the use table.



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
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
1/14/2021	JBS	PER COUNTY COMMENTS
3/29/2021	JBS	PER COUNTY COMMENTS

COVER

SHEET INDEX

SHEET #	TITLE	COVER SHEET
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 Grading Plan	Preliminary Grading Plan
Sheet 5 of 14:		

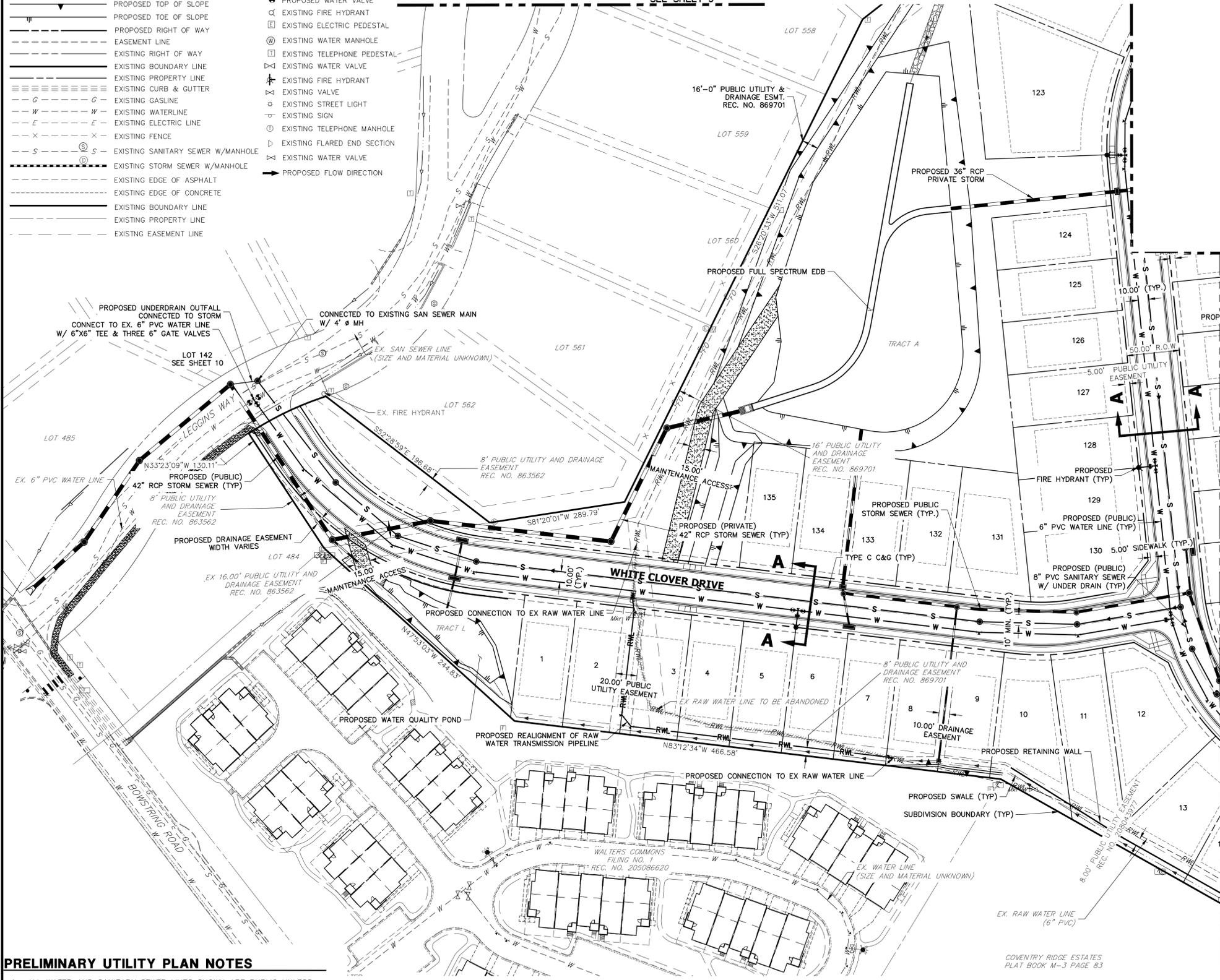
LEGEND

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	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



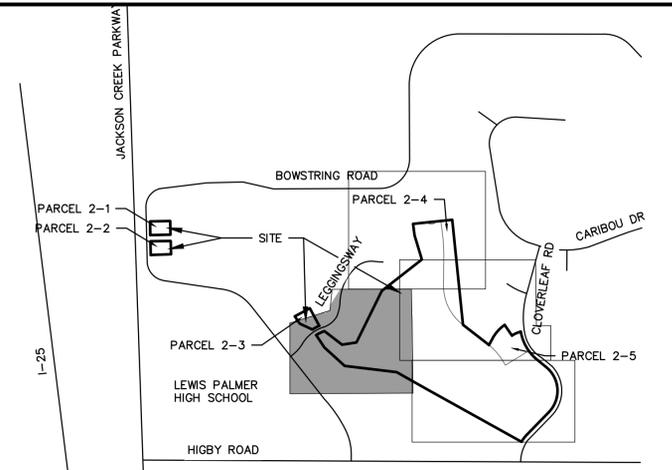
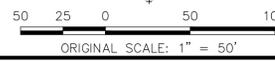
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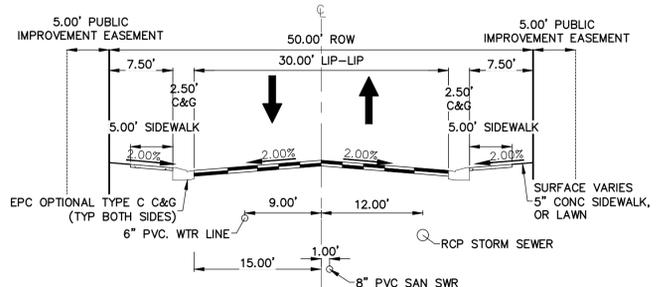


Know what's below.
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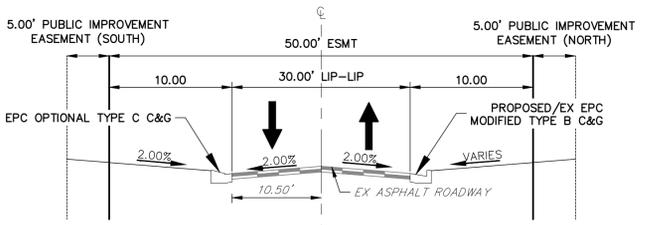
KEY MAP

SCALE: N.T.S.



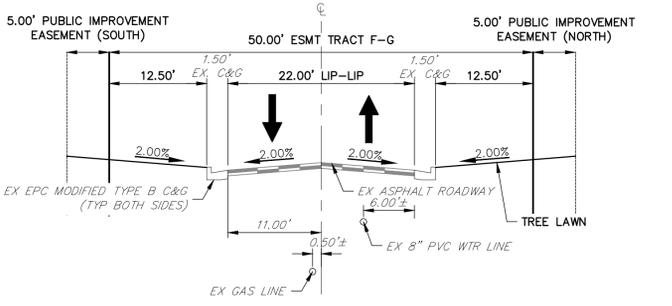
A-A TYPICAL CROSS SECTION

N.T.S.



CROSS SECTION - WALTERS POINT

STA: 0+00-5+69.03±



CROSS SECTION - WALTERS POINT

STA: 5+69.03 ±-7+32

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

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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

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

NO.	REVISION	DATE

H-SCALE	1"=50'
V-SCALE	N/A
DATE	03/23/21
DESIGNED BY	RB
DRAWN BY	JA
CHECKED BY	

CLOVERLEAF SUBDIVISION
PRELIMINARY UTILITY PLAN

LEGEND

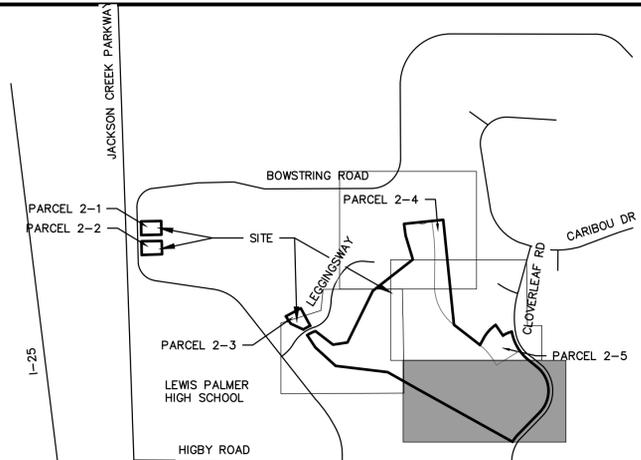
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CLOVERLEAF SUBDIVISION

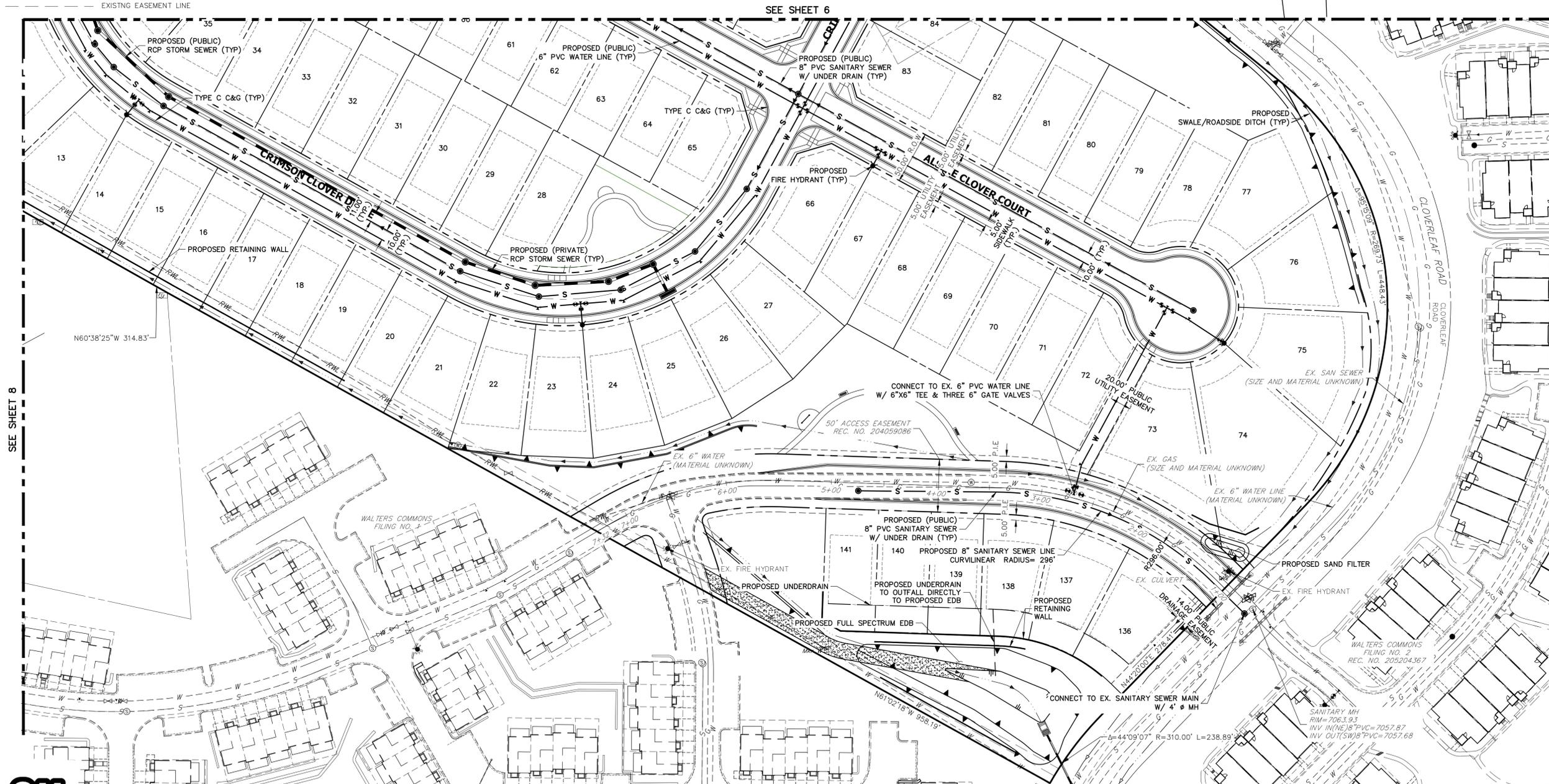
PRELIMINARY UTILITY PLAN

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SCALE: N.T.S.



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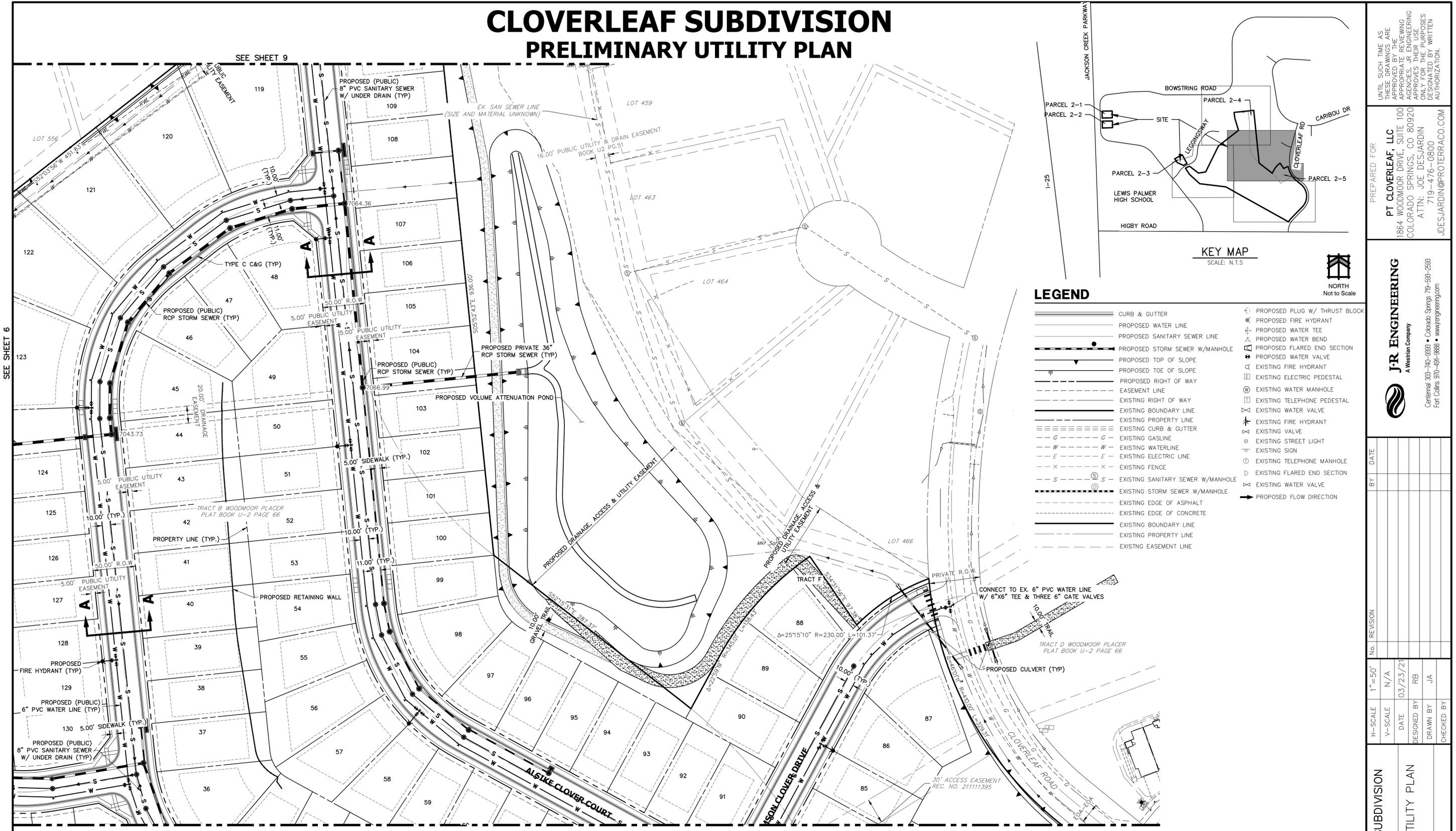
NO.	REVISION	DATE

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V-SCALE: N/A
DATE: 03/23/21
DESIGNED BY: RB
DRAWN BY: JA
CHECKED BY:

CLOVERLEAF SUBDIVISION
PRELIMINARY UTILITY PLAN

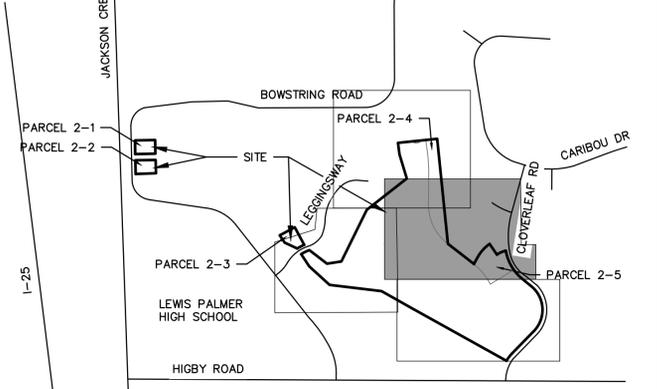
SHEET 7 OF 14
JOB NO. 25158.01

CLOVERLEAF SUBDIVISION PRELIMINARY UTILITY PLAN



LEGEND

	CURB & GUTTER		PROPOSED PLUG W/ THRUST BLOCK
	PROPOSED WATER LINE		PROPOSED FIRE HYDRANT
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	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		PROPOSED FLOW DIRECTION
	EXISTING EDGE OF ASPHALT		
	EXISTING EDGE OF CONCRETE		
	EXISTING BOUNDARY LINE		
	EXISTING PROPERTY LINE		
	EXISTING EASEMENT LINE		



SEE SHEET 9

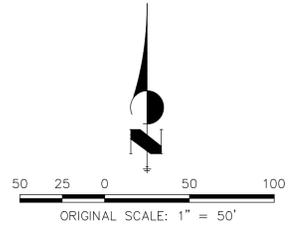
SEE SHEET 6

SEE SHEET 7

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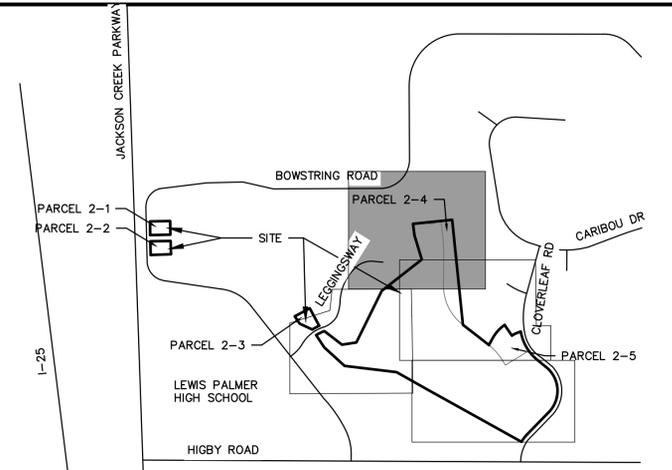
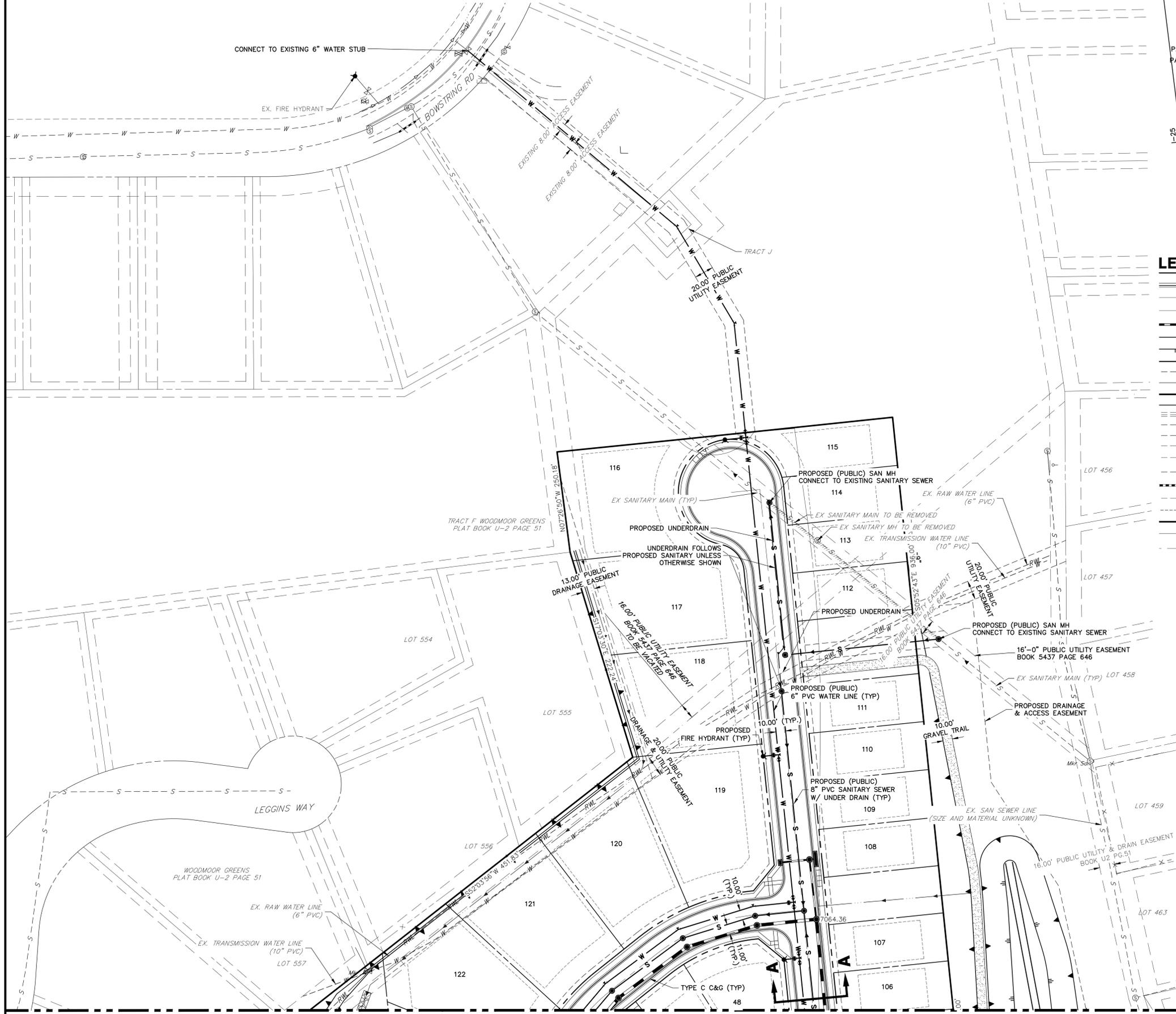
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PREPARED FOR PT CLOVERLEAF, LLC 1864 WOODMOOR DRIVE, SUITE 100 COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN 719-476-0800 JDESJARDIN@PTERRACO.COM	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.
CLOVERLEAF SUBDIVISION PRELIMINARY UTILITY PLAN	SHEET 8 OF 14 JOB NO. 25158.01

CLOVERLEAF SUBDIVISION PRELIMINARY UTILITY PLAN



KEY MAP
SCALE: N.T.S.

NORTH
Not to Scale

LEGEND

<ul style="list-style-type: none"> — Curb & Gutter — Proposed Water Line — 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 Boundary Line — Existing Property Line — Existing Easement Line 	<ul style="list-style-type: none"> □ 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
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50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

811
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No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	03/23/21	RB	JA	

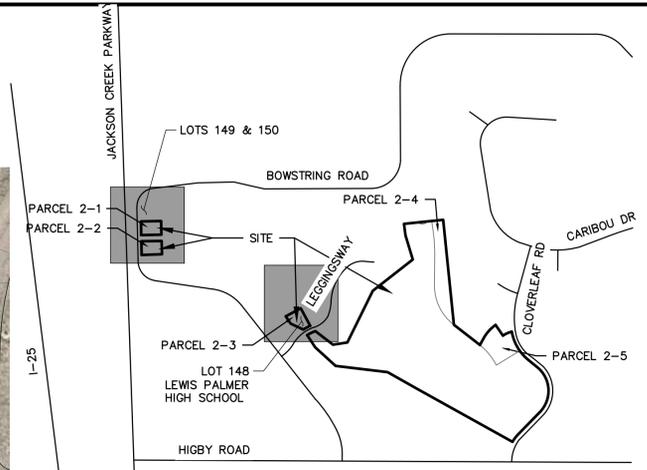
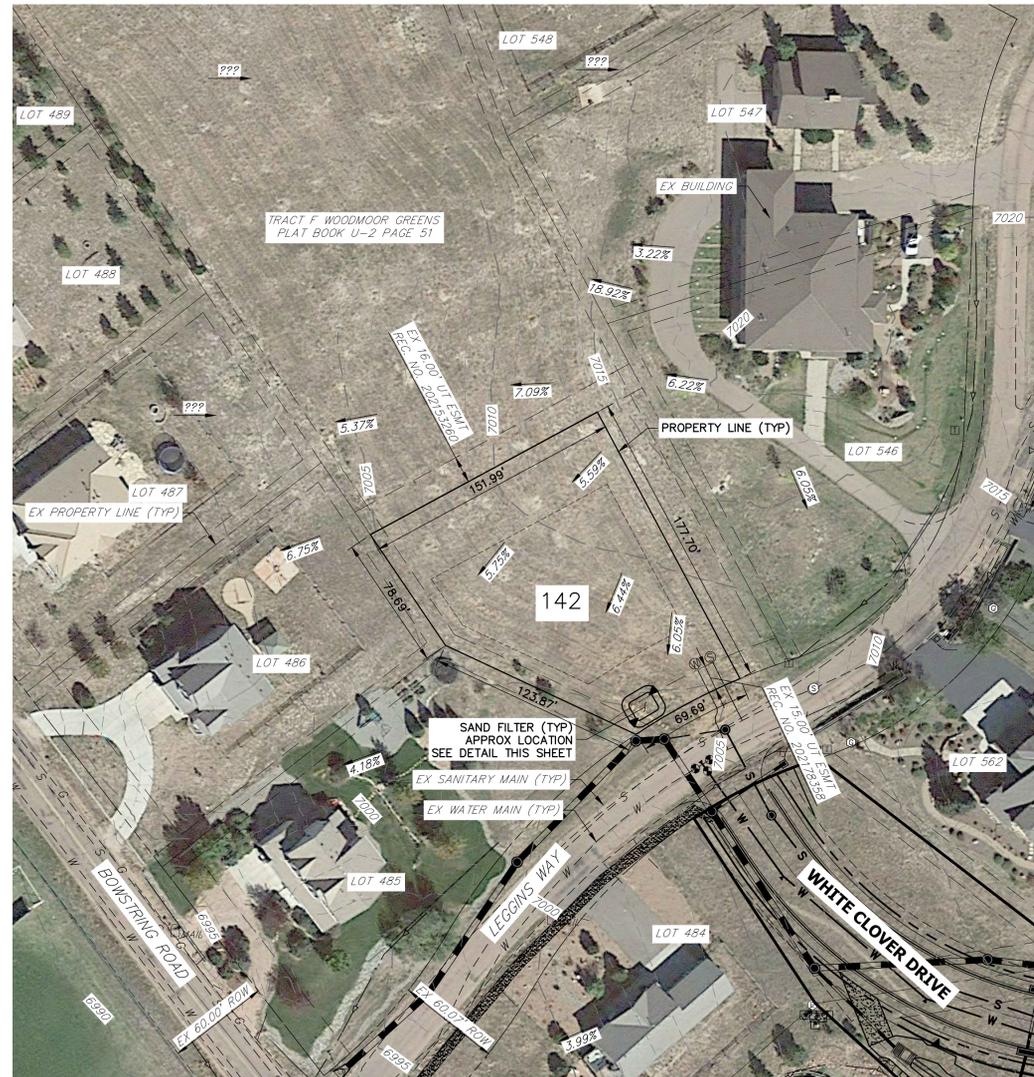
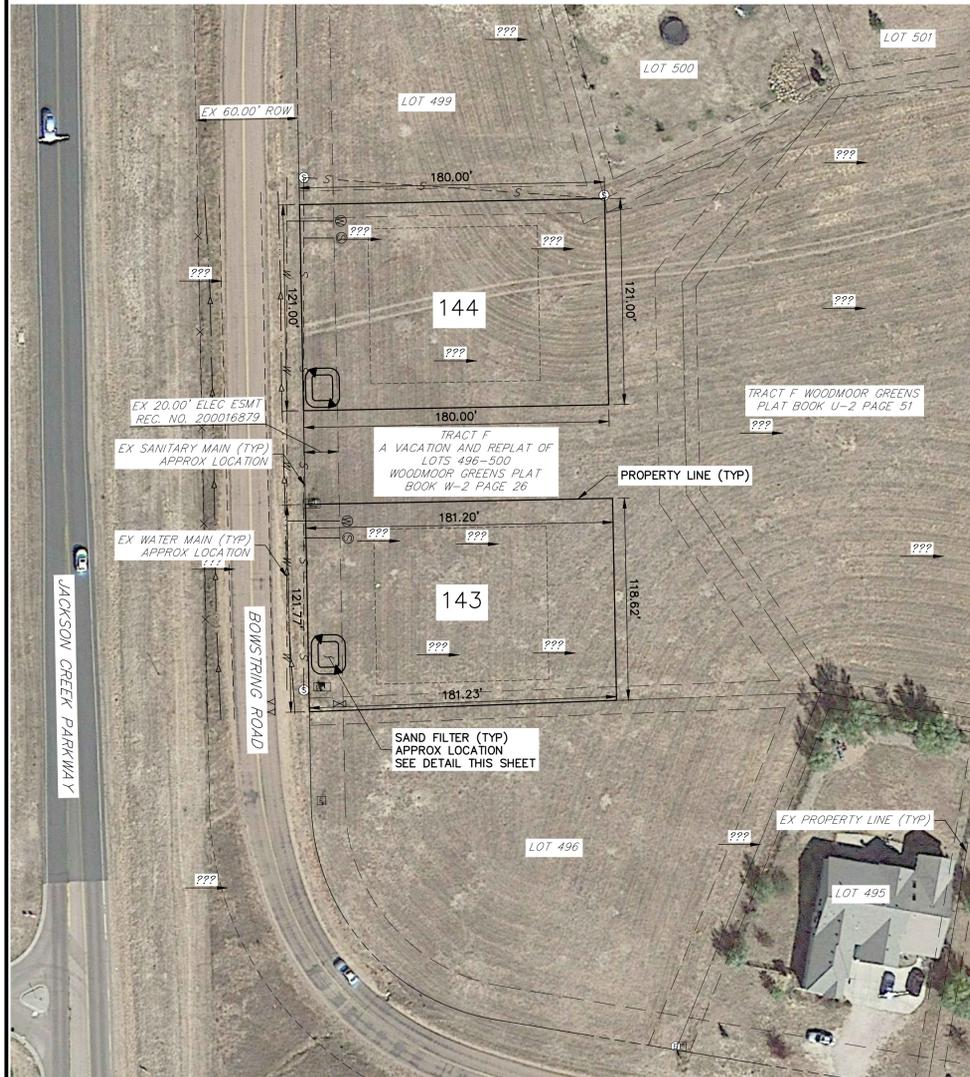
CLOVERLEAF SUBDIVISION
PRELIMINARY UTILITY PLAN

SHEET 9 OF 14
JOB NO. 25158.01

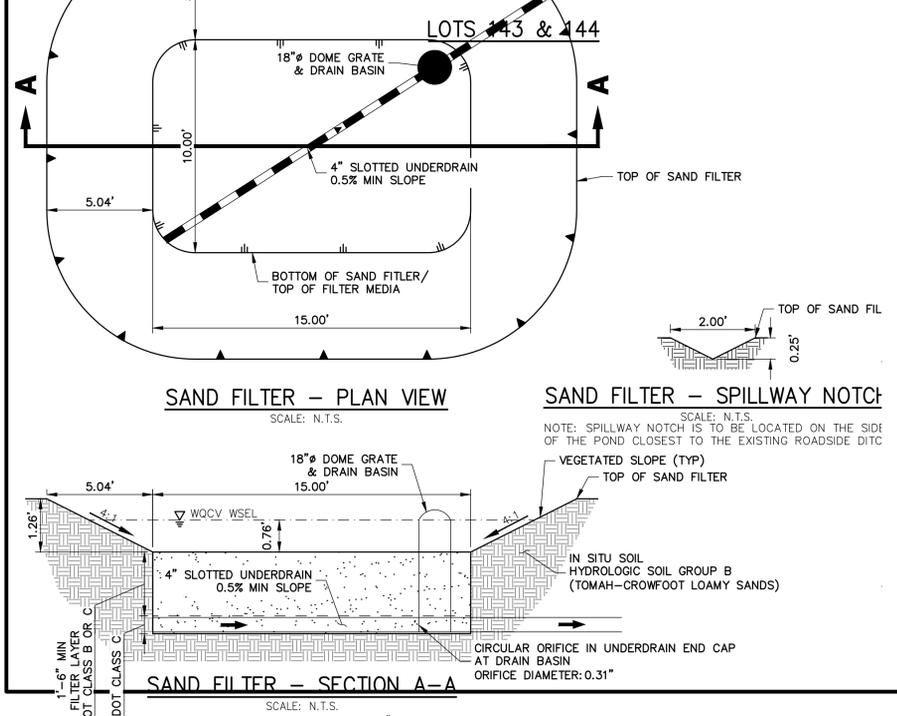
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CLOVERLEAF SUBDIVISION

ISOLATED LOTS PRELIMINARY GRADING & UTILITY PLAN



KEY MAP
SCALE: N.T.S.

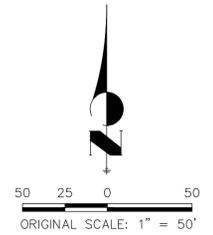


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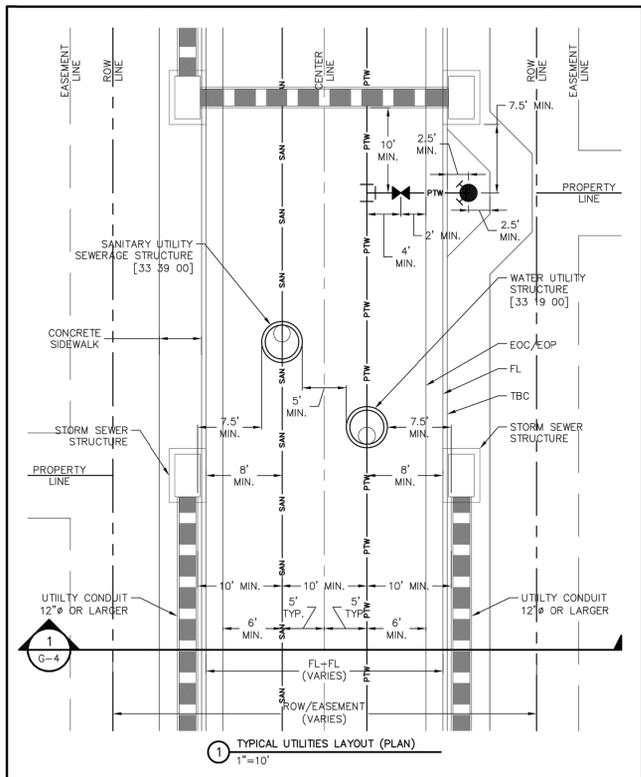
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	EXISTING EDGE OF CONCRETE		
	EXISTING BOUNDARY LINE		
	EXISTING PROPERTY LINE		
	EXISTING EASEMENT LINE		

ISOLATED LOTS PRELIMINARY GRADING & UTILITY NOTES

- PROPOSED LOT GRADING IS NOT SHOWN ON THESE PLANS AND WILL ROUTE STORMWATER RUNOFF FROM EACH LOT TO THE PROPOSED SAND FILTER ON EACH LOT.
- PROPOSED WATER AND SANITARY SERVICES ARE NOT SHOWN ON THESE PLANS AND WILL CONNECT TO THE EXISTING PUBLIC MAINS WITHIN THE ADJACENT ROADWAY.

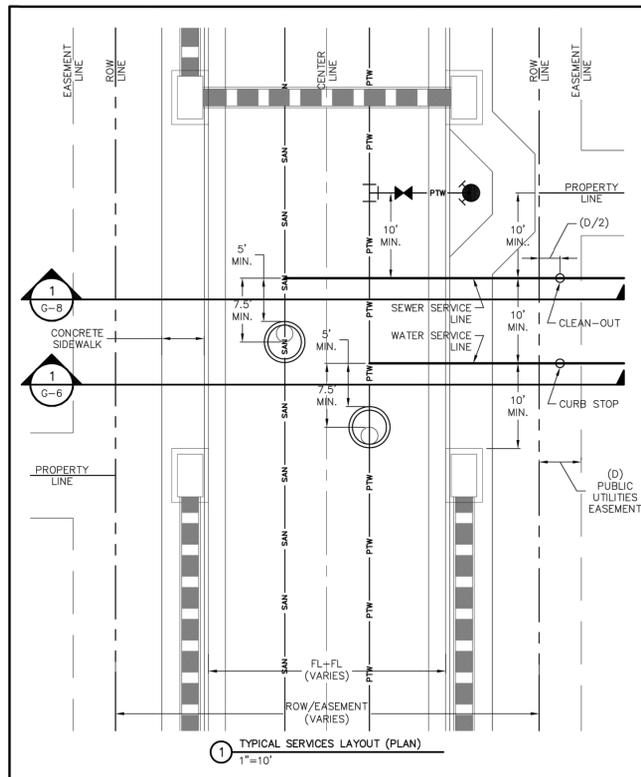


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	PT CLOVERLEAF, LLC 1864 WOODMOOR DRIVE, SUITE 100 COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN 719-476-0800 JDESJARDIN@PROTERRACO.COM
BY	DATE
No.	REVISION
H-SCALE	1"=50'
V-SCALE	N/A
DATE	03/23/21
DESIGNED BY	RPD
DRAWN BY	RPD
CHECKED BY	
CLOVERLEAF SUBDIVISION	
ISOLATED LOTS PRELIMINARY GRADING & UTILITY PLAN	
SHEET	10 OF 14
JOB NO.	25158.01



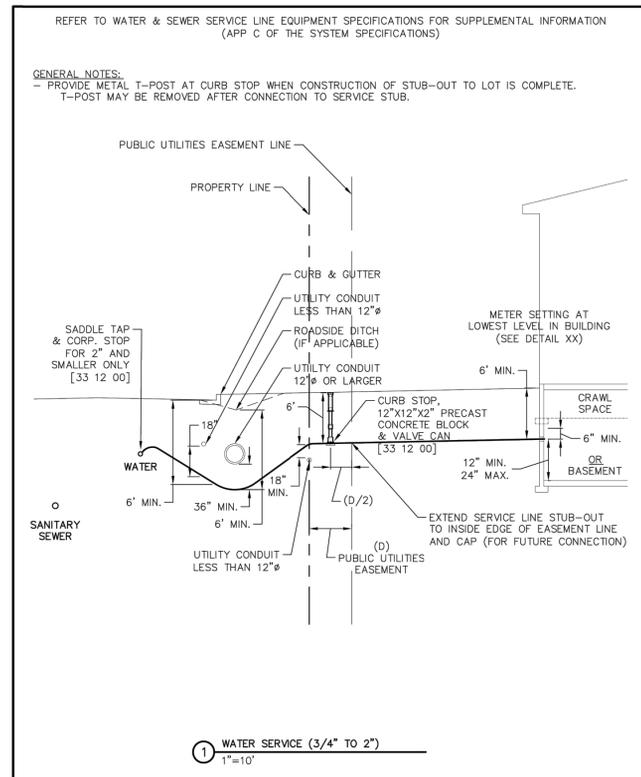
1 TYPICAL UTILITIES LAYOUT (PLAN)
1"=10'

	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



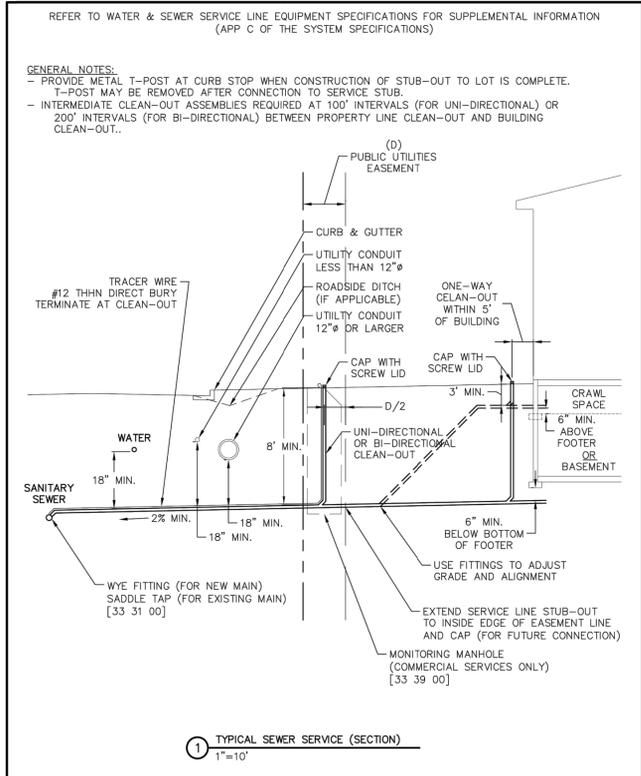
1 TYPICAL SERVICES LAYOUT (PLAN)
1"=10'

	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



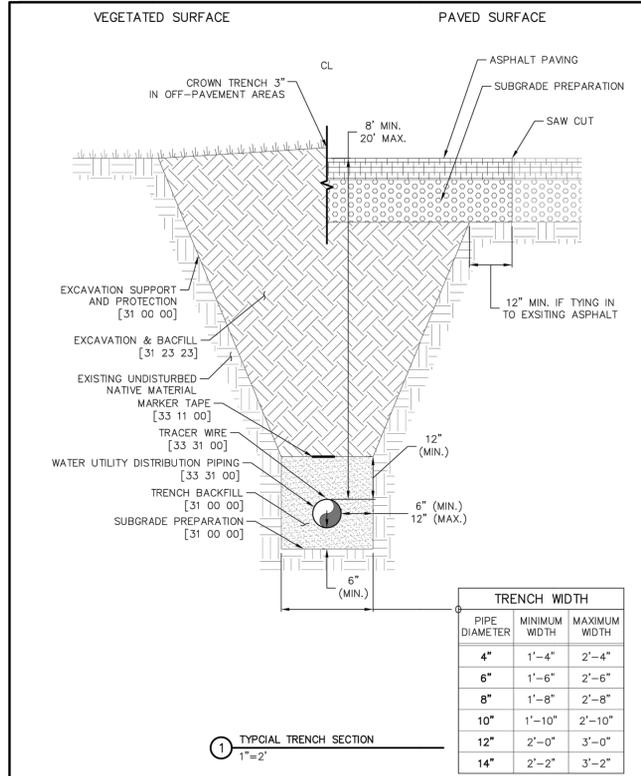
1 WATER SERVICE (3/4" TO 2")
1"=10'

	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



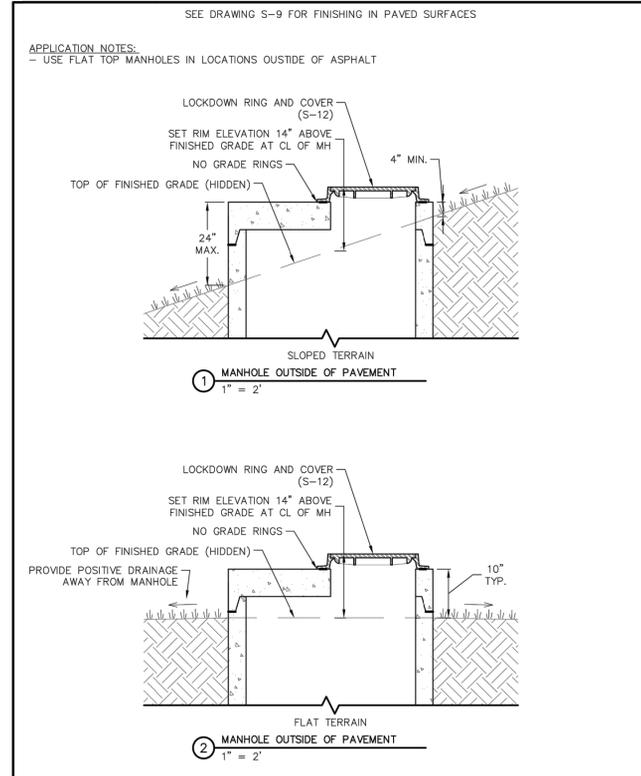
1 TYPICAL SEWER SERVICE (SECTION)
1"=10'

	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.

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

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

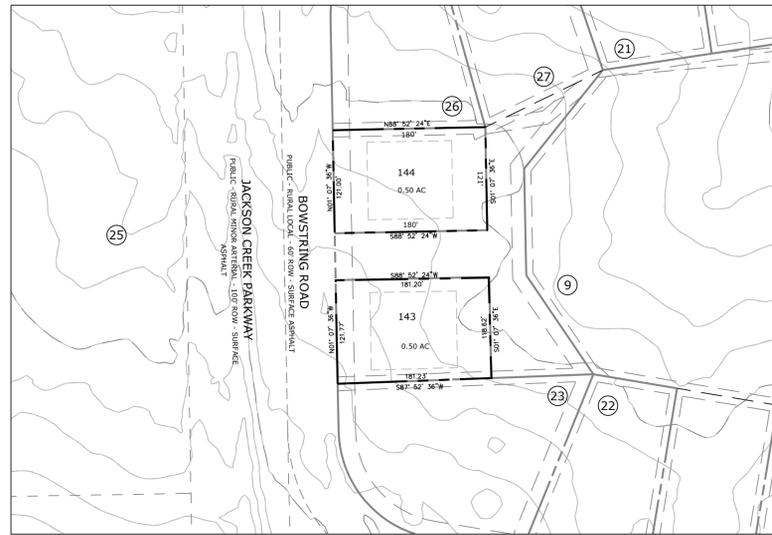
PREPARED FOR
PT CLOVERLEAF, LLC
1864 WOODMOOR DRIVE, SUITE 100
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
719-476-0800
JDESJARDIN@PROTERRACO.COM

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

CLOVERLEAF SUBDIVISION	BY	DATE			
	NO.	REVISION			
DETAILS	H-SCALE	N/A			
	V-SCALE	N/A			
	DATE	03/23/21			
	DESIGNED BY	APL			
	DRAWN BY	APL			
	CHECKED BY				
	SHEET	11	OF	14	
	JOB NO.	25158.01			



Know what's below.
Call before you dig.



LOTS 143-144

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 17265 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 17265 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 17325 Leggins Way Monument, CO 80132-8586 TSN 7123103001	20	Wade, Corey G 1675 Bowstring Rd Monument, CO 80132-8627 TSN 7123102030
7	Sink, Kevin H Jr 17375 Leggins Way Monument, CO 80132-8586 TSN 7123103002	21	Wade, Corey G 1445 Bowstring Rd Monument, CO 80132-8617 TSN 7123102021
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 7124204023	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	Schneker, 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		



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Urban Design

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
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

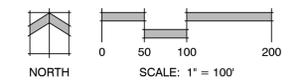
PRELIMINARY
PLAN

DATE	BY	DESCRIPTION
9/11/2020	JBS	PER COUNTY COMMENTS
11/6/2020	JBS	PER COUNTY COMMENTS
1/14/2021	JBS	PER COUNTY COMMENTS
3/29/2021	JBS	PER COUNTY COMMENTS

ADJACENT
PROPERTY
OWNERS

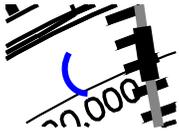
14
14 OF 14

P:\Pro Terra\Walters Property Drawings\Planning\preliminary Plan\Cloverleaf_PrelimPlan.dwg (A.D.) OWNERS: 3/29/2021 12:59:12 PM bswenson



Prelim Plan_v5-redlines.pdf Markup Summary

dsdlaforce (12)



Subject: Arc
Page Label: [1] 24x36
Author: dsdlaforce
Date: 4/21/2021 10:03:05 AM
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Subject: Line
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Date: 4/21/2021 10:30:15 AM
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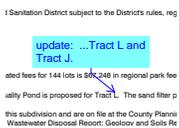
Subject: Callout
Page Label: [1] 24x36
Author: dsdlaforce
Date: 4/21/2021 10:30:29 AM
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Label the intersection angle.

Per ECM 2.3.7 intersections shall be 90d whenever possible. In no case shall roadways be permitted to intersect at less than 80d or more than 100d.

A deviation request shall be submitted for the ECM Administrator's determination if the angle of departure exceeds 10 degrees.

(New comment since the intersection alignment has been revised.)



Subject: Callout
Page Label: [1] COVER
Author: dsdlaforce
Date: 4/21/2021 7:23:20 AM
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update: ...Tract L and Tract J.



Subject: Callout
Page Label: [1] COVER
Author: dsdlaforce
Date: 4/21/2021 9:35:55 AM
Status:
Color: ■
Layer:
Space:

remove items 2, 3, & 4 from the table. These deviation requests have been withdrawn by the applicant.

Rev.	Revised	Description	By	Date
01		Initial Issue	dsd	4/21/2021
02		Revised to include water quality pond	dsd	4/21/2021
03		Revised to include water quality pond	dsd	4/21/2021
04		Revised to include water quality pond	dsd	4/21/2021
05		Revised to include water quality pond	dsd	4/21/2021

Subject: Line
Page Label: [1] COVER
Author: dsdlaforce
Date: 4/21/2021 9:41:20 AM
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Rev.	Revised	Description	By	Date
01		Initial Issue	dsd	4/21/2021
02		Revised to include water quality pond	dsd	4/21/2021
03		Revised to include water quality pond	dsd	4/21/2021
04		Revised to include water quality pond	dsd	4/21/2021
05		Revised to include water quality pond	dsd	4/21/2021

Subject: Callout
Page Label: [1] COVER
Author: dsdlaforce
Date: 4/21/2021 9:41:44 AM
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Color: ■
Layer:
Space:

Remove. This section has been revised to a standard urban local road cross section.

Rev.	Revised	Description	By	Date
01		Initial Issue	dsd	4/21/2021
02		Revised to include water quality pond	dsd	4/21/2021
03		Revised to include water quality pond	dsd	4/21/2021
04		Revised to include water quality pond	dsd	4/21/2021
05		Revised to include water quality pond	dsd	4/21/2021

Subject: Callout
Page Label: [1] COVER
Author: dsdlaforce
Date: 4/21/2021 9:46:43 AM
Status:
Color: ■
Layer:
Space:

Submit the deviation request for review.

Rev.	Revised	Description	By	Date
01		Initial Issue	dsd	4/21/2021
02		Revised to include water quality pond	dsd	4/21/2021
03		Revised to include water quality pond	dsd	4/21/2021
04		Revised to include water quality pond	dsd	4/21/2021
05		Revised to include water quality pond	dsd	4/21/2021

Subject: Image
Page Label: [1] COVER
Author: dsdlaforce
Date: 4/21/2021 9:49:59 AM
Status:
Color: ■
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Rev.	Revised	Description	By	Date
01		Initial Issue	dsd	4/21/2021
02		Revised to include water quality pond	dsd	4/21/2021
03		Revised to include water quality pond	dsd	4/21/2021
04		Revised to include water quality pond	dsd	4/21/2021
05		Revised to include water quality pond	dsd	4/21/2021

Subject: Callout
Page Label: [1] COVER
Author: dsdlaforce
Date: 4/21/2021 9:50:18 AM
Status:
Color: ■
Layer:
Space:

Update to include the water quality pond.

Unresolved.

WQ Pond is proposed in a portion of Tract J, Lot 73 & Lot 74.

Previous comment recommended adjusting lot line so the pond is entirely within Tract J to simplify ownership/maintenance.

Ultimately plans need to identify this facility and identify who owns/maintains this facility.

Unresolved.

Update Tract J to include "Drainage" in the use table.

