

# 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

Land Planning  
Landscape  
Architecture  
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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**LEGAL** Please check all legal descriptions. The rezone map had inconsistencies from the updated legal descriptions on the Assessor's Page. See comments for parcels 1-4 on the rezone map.

### TRACT TABLE

TRACT NO.	AREA	USE / ALLOWED STRUCTURES	OWNER / MAINT.
A	149,430 SF 3.430 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

### 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):	23,557 acres, 147 Lots
Residential Lots (RS-20000):	1,506 acres, 3 Lots
Open Space :	3,881 acres
Stormwater Detention :	2,854 acres
ROW:	6,129 acres
Private Access:	0,798 acres

**RS-5000 DIMENSIONAL STANDARDS:**

Minimum Setbacks	25ft
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	40ft
Front	40ft
Rear	40ft
Side	15ft
Minimum Lot Size:	20,000 SF
Maximum Building Height:	30ft
Maximum Lot Coverage:	20%

Renumbered to match Rezoning Comments.

Please add a list or chart of any deviations and/or waivers associated with this request.

#### PARCEL 7

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 N47°52'28"W A DISTANCE OF 130.11 FEET, TO A POINT OF NON-TANGENT CURVE; THENCE ON SAID WESTERLY LINE, THE FOLLOWING FIVE (5) COURSES:

#### PARCEL 6

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 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 PLAT RECORDED IN BOOK W-2 AT PAGE 26 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; AND THE POINT OF BEGINNING. THIS legal looks ok

#### PARCEL 5

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 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.

#### PARCEL 4

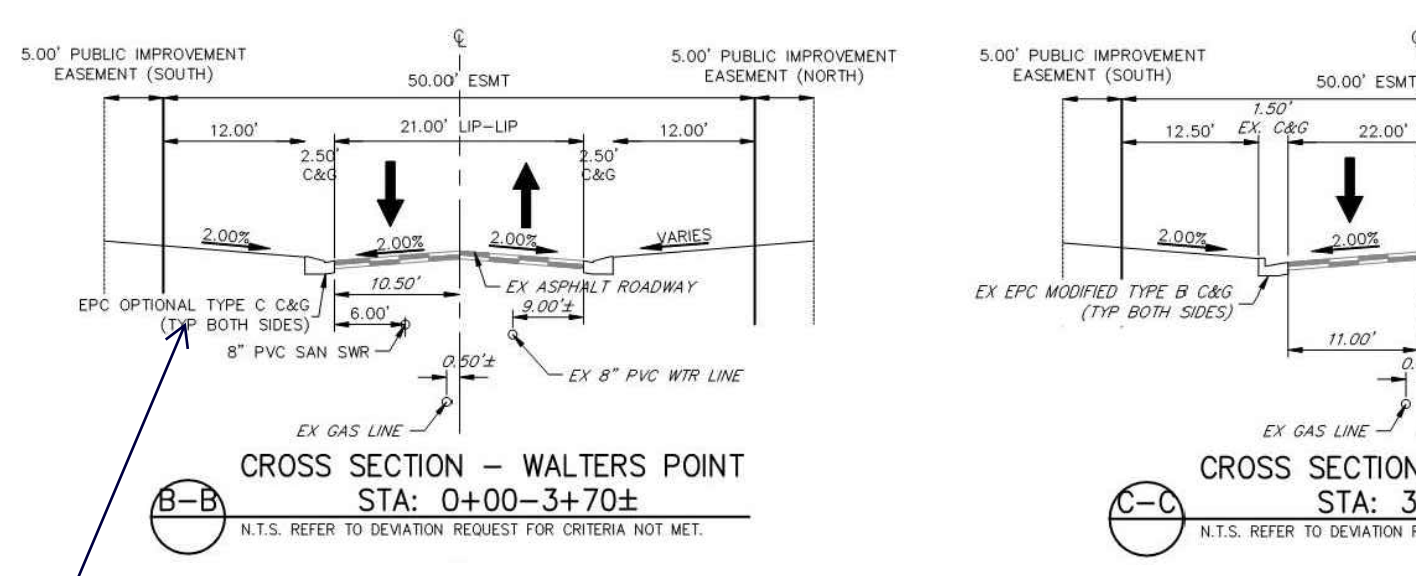
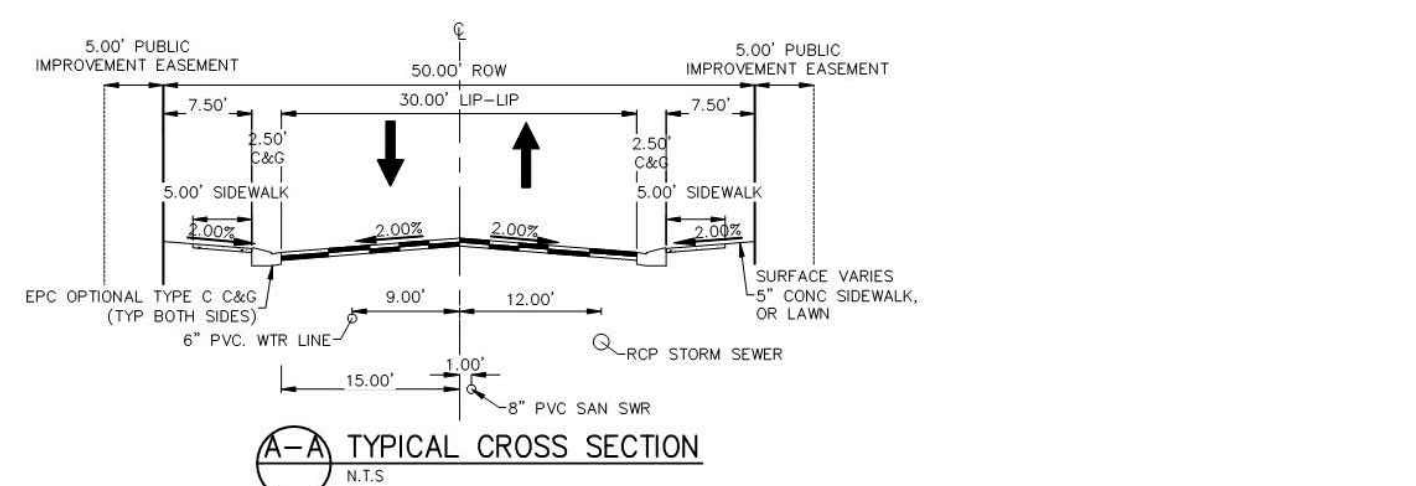
COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N27°54'57"E A DISTANCE OF 1,420.57 FEET, TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN THE TRUSTEE'S DEED RECORDED UNDER RECEPTION NO. 211111394 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

#### PARCEL 3

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 N22°15'31" A DISTANCE OF 7.98 FEET, TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 52°42'18" AND AN ARC LENGTH OF 395.55 FEET, TO A POINT OF TANGENT;

#### PARCEL 2

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 N50°42'25"W A DISTANCE OF 151.14 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING 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;



Please replace note 1 with our standard note format shown below. If more studies are required now to complete the note, to address the hazards and constraints, please update the Entech study. Please refer to CGS comments.

**Soil and Geology Conditions:**  
Geologic Hazard Note: (to be customized based upon the individual circumstances)  
The following lists have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
•Downslope Creep:(name lots or location of area)  
•Rockfall Source:(name lots or location of area)  
•Rockfall Runout Zones:(name lots or location of area)  
•Potentially Seasonally High Groundwater:(name lots or location of area)  
•Other Hazard:  
In Areas of High Groundwater:  
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

2. If engineered foundations are required to address geological hazards, an engineered site plan will be required.  
3. A Metropolitan District will be established to provide bonding for the public improvements, and for the ongoing ownership and maintenance of open space areas, detention ponds, and private street.  
4. The CCRs for this area were recorded April 20, 1973 at Book 2579, Page 423 at the El Paso County Clerk and Recorder's 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.

5. 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.  
6. Trails within the open space areas will be constructed as 5-foot breeze trails. All trails within the open space areas will be open for public use.  
7. 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 Deviations. All public streets will be dedicated to the County with the Final Plat.  
8. There shall be no direct lot access to Cloverleaf Road.  
9. 7 Duplicates Note 15

11. The applicant is proposing fees in lieu of school and park land dedication. The anticipated fees for 150 lots is \$88,400 in regional park fees, \$18,950 in neighborhood park fees, \$26,250 in community park fees, and \$ 46,200 in Lewis-Palmer School District 38 fees.  
12. 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 148-150 will be owned and maintained by the individual property owners.  
13. The following reports have been submitted in association with the Preliminary Plan for this subdivision and are on file at the County Planning and add wetland analysis report and noxious weed management plan.

Water and wastewater service for this subdivision is provided by the (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications.

### SHEET INDEX

Sheet 1 of 11: Cover Sheet	Remove text within the parenthesis.
Sheet 2 of 11: Preliminary Plan	
Sheet 3 of 11: Preliminary Grading Plan	
Sheet 4 of 11: Preliminary Grading Plan	
Sheet 5 of 11: Preliminary Grading Plan	
Sheet 6 of 11: Preliminary Utility Plan	

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.

# CLOVERLEAF SUBDIVISION

CLOVERLEAF ROAD  
EL PASO COUNTY,  
COLORADO

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

Parks Comments reflect the following:  
Regional Park Fees: \$70,050  
Urban Park Fees: \$44,250

### PRELIMINARY PLAN

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

### COVER





LOTS 149-150

Show sight distance triangle.  
Coordinate with traffic engineer. See redline comment on pg 21 of the traffic study.

Coordinate with the traffic engineer regarding adequate pedestrian path from the development to the school

Label sight distance. Revise sight distance at the stop control per the intersection sight distance ECM Table 2-21.

Advisory comment only. Staff recommends shifting the ramp closer to the lot line. Driveway width for Lot 23 is restricted as designed.

Show line of sight at clover leaf. Line of sight appears to cross onto private property. If it does, then it must be located within a Sight Distance Easement.  
Add a general note regarding sight easement. "Sight Distance Easement shall be dedicated to El Paso County. Maintenance easement shall be the responsibility of the xxx [identify the responsible party; property owner or the 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."  
Similar

### 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

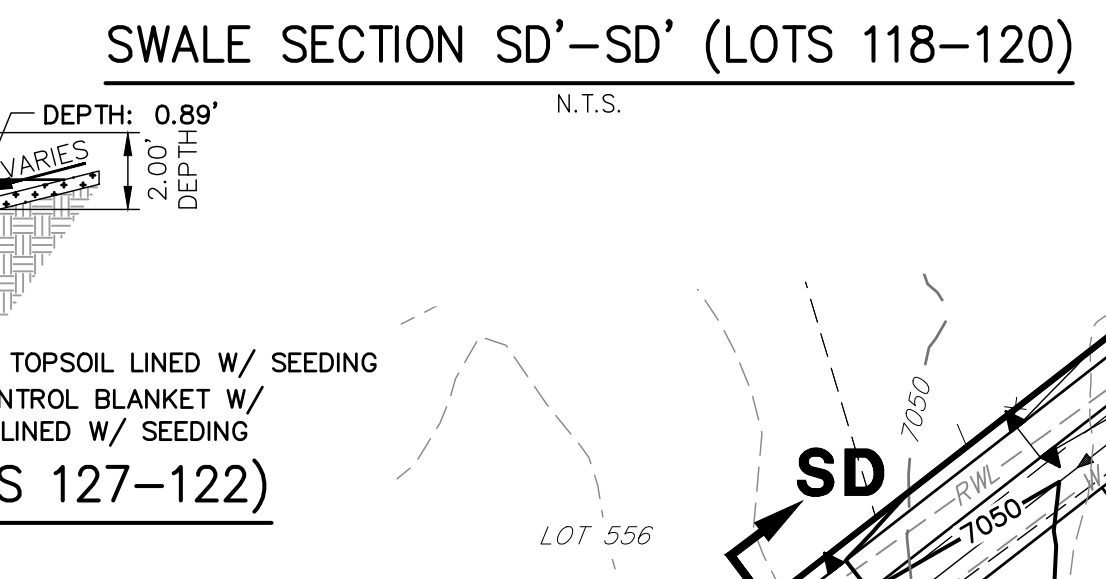
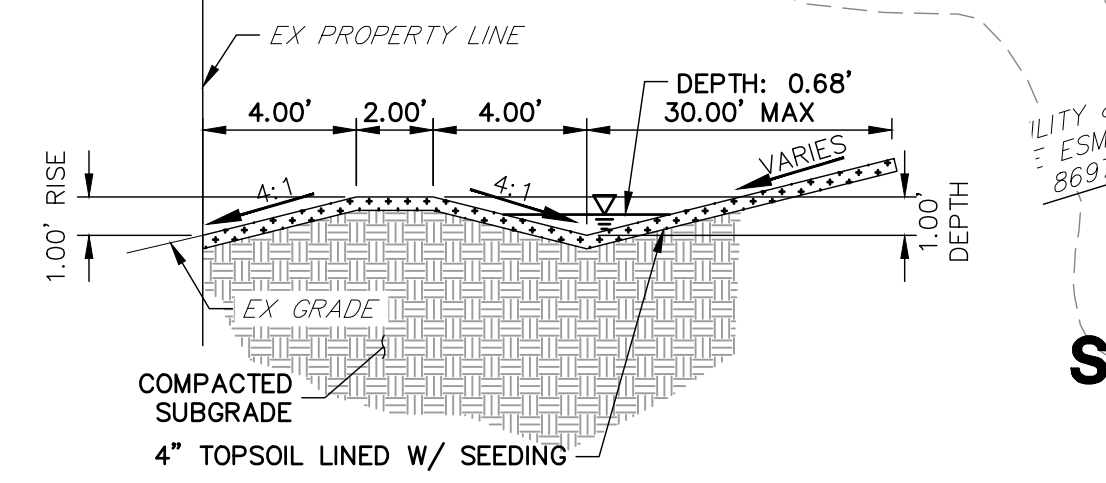
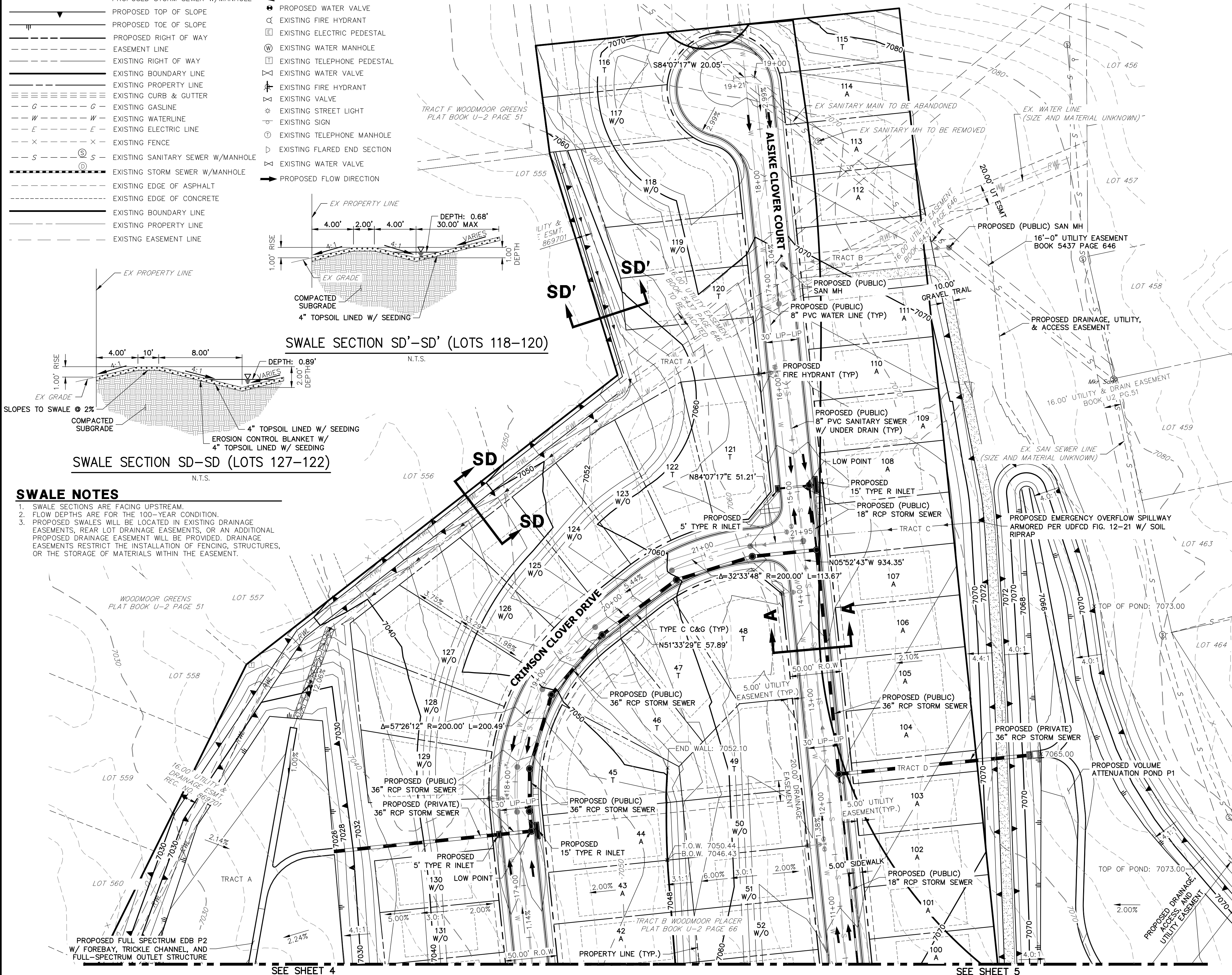


**LEGEND**

- 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

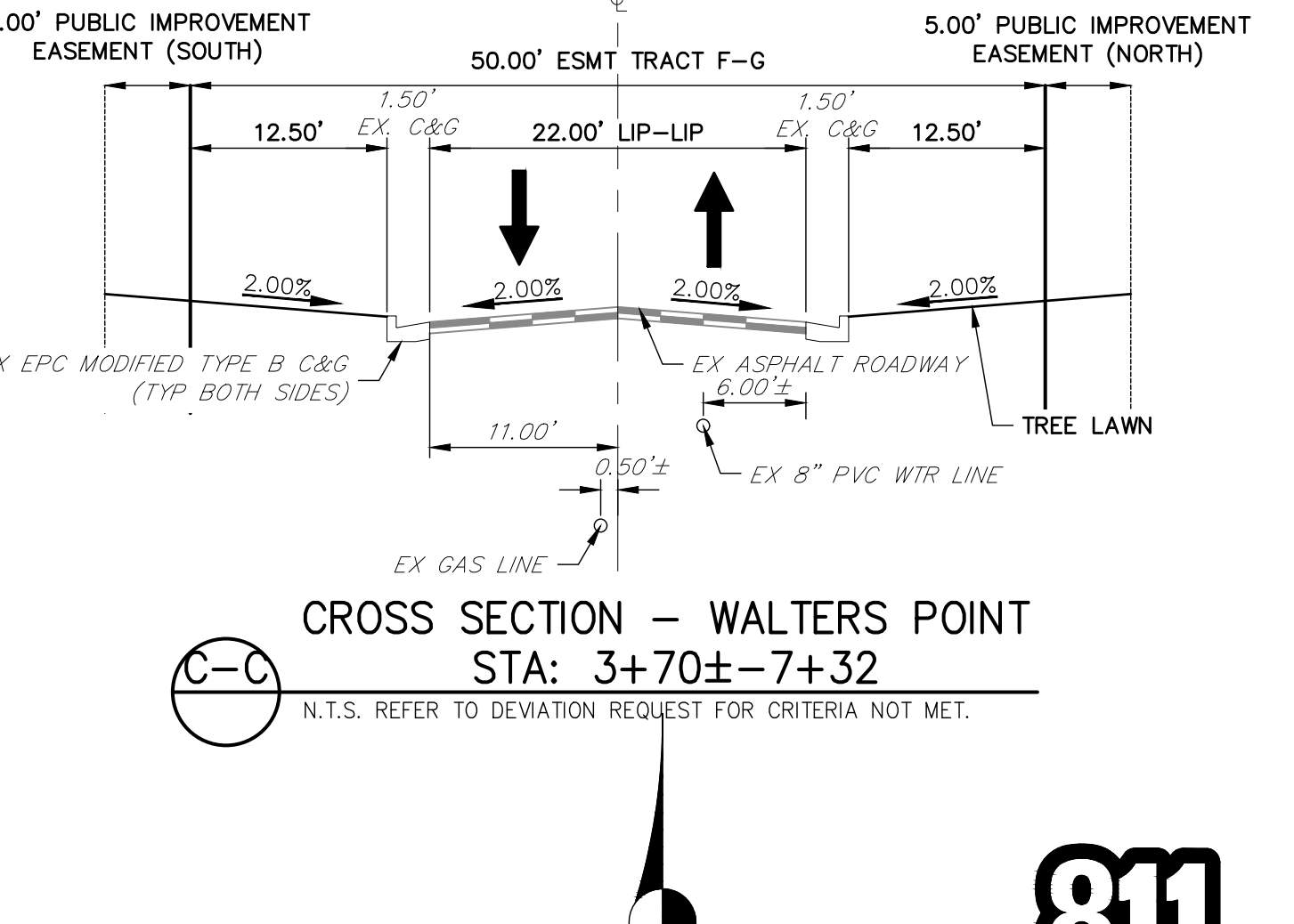
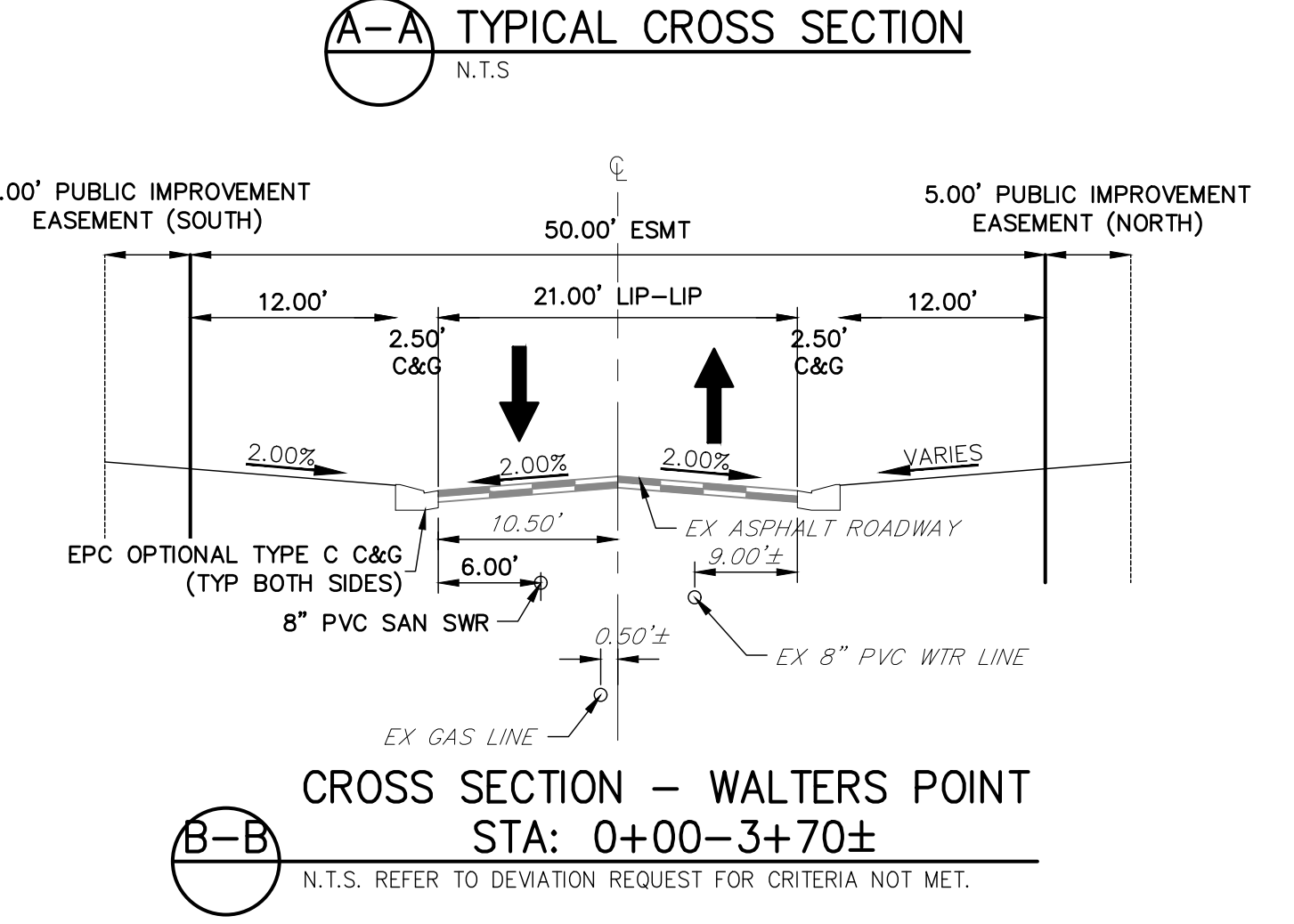
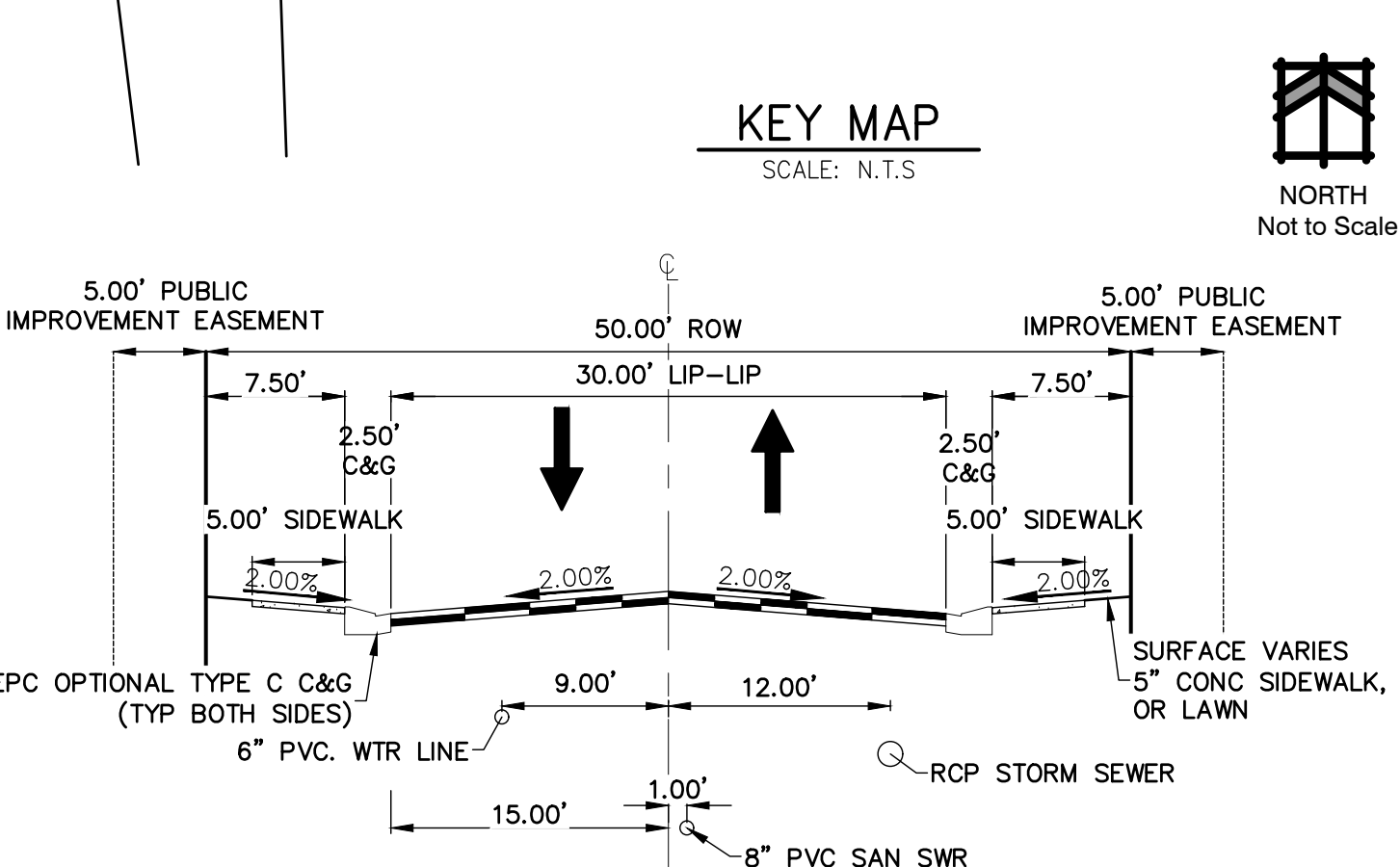
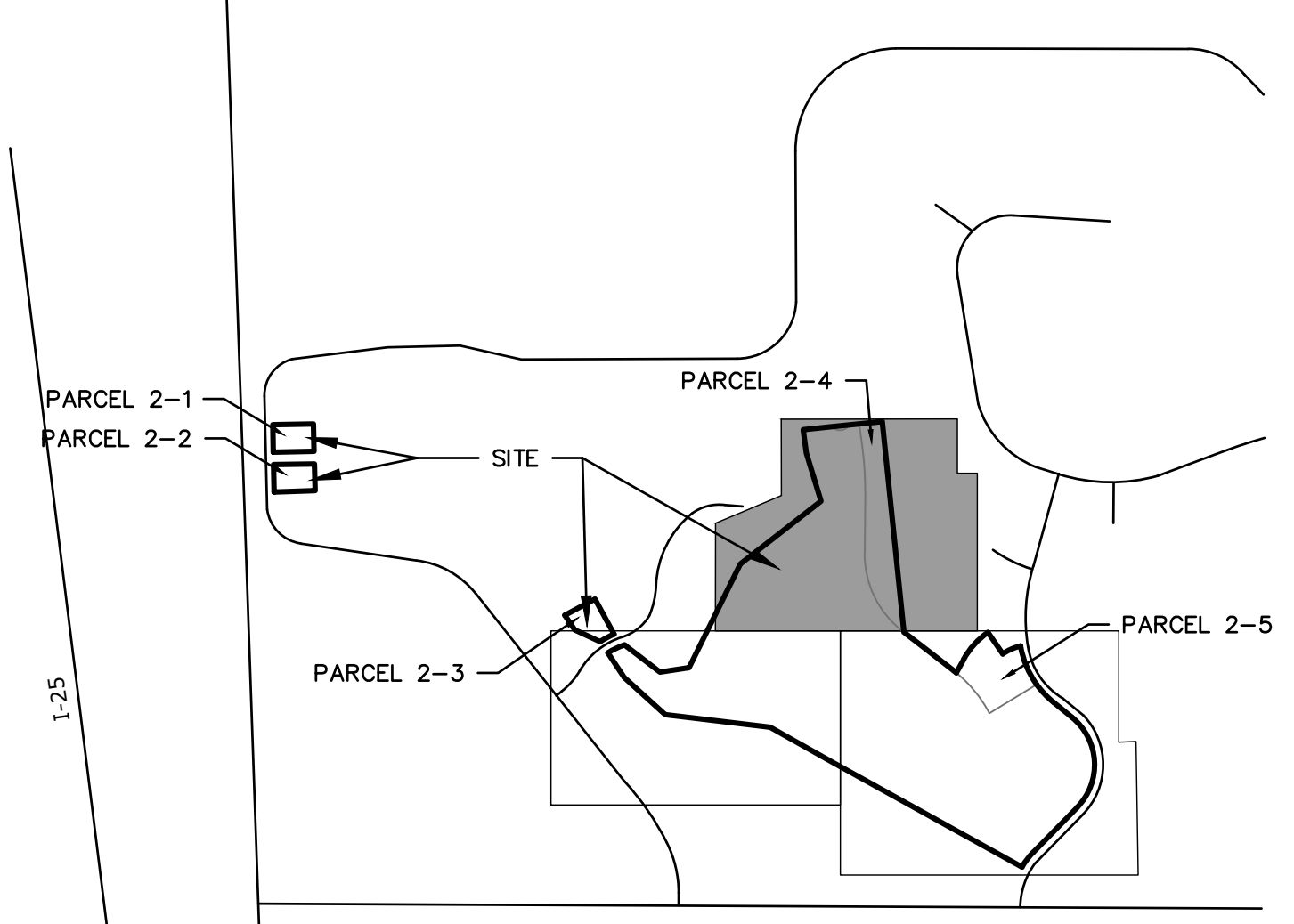
# CLOVERLEAF SUBDIVISION

## PRELIMINARY GRADING PLAN



- 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.

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



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

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

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

NO.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	09/09/20	RB	JA	

**CLOVERLEAF SUBDIVISION**  
**PRELIMINARY GRADING PLAN**

SHEET 3 OF 11  
JOB NO. 25158.01

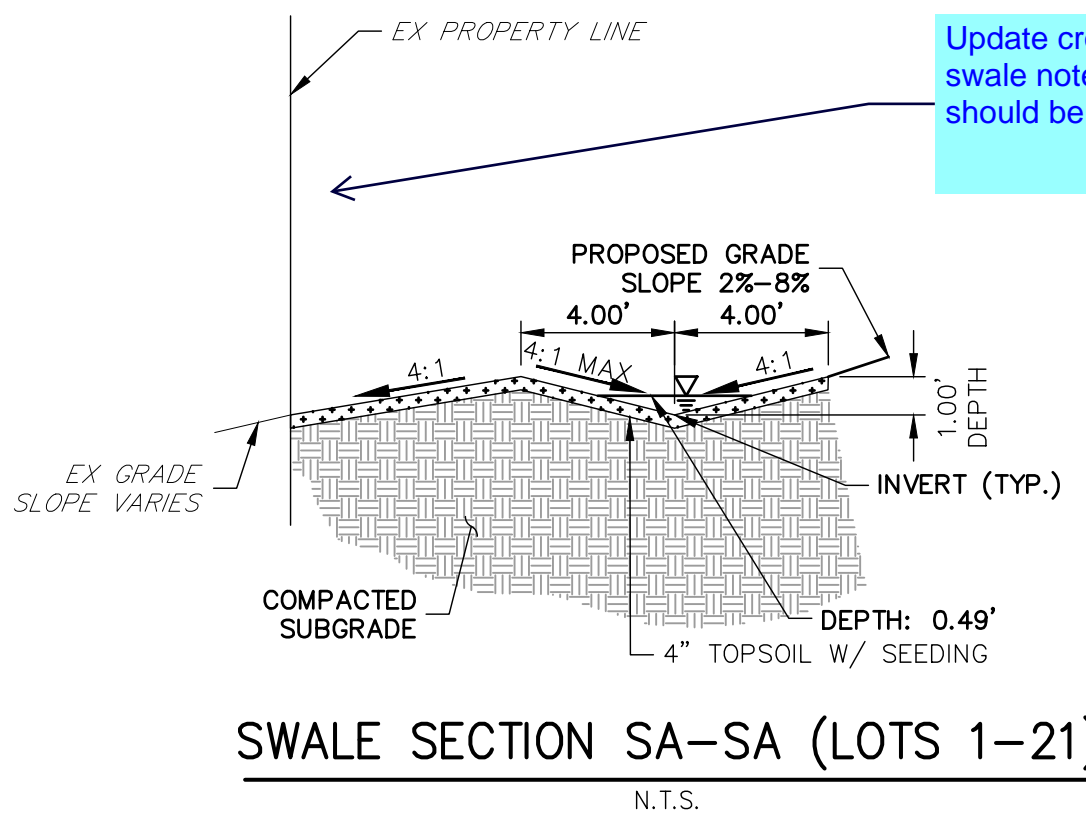


**LEGEND**

	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
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	EXISTING BOUNDARY LINE		
	EXISTING PROPERTY LINE		
	EXISTING EASEMENT LINE		

# CLOVERLEAF SUBDIVISION

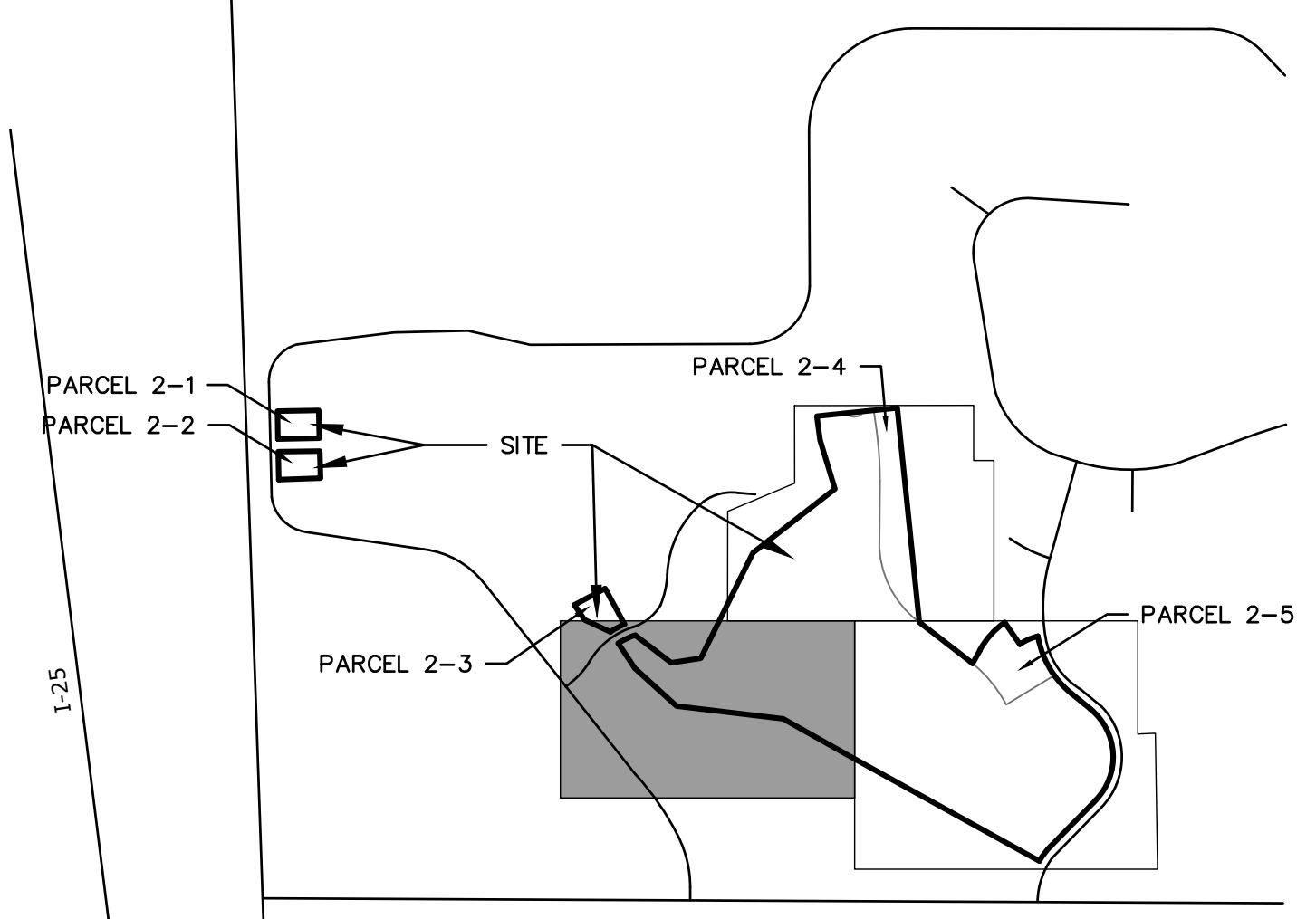
## PRELIMINARY GRADING PLAN



Update cross section to match the grading. Per swale note 1 ex property line and ex grade callout should be on the right side of the typical section.

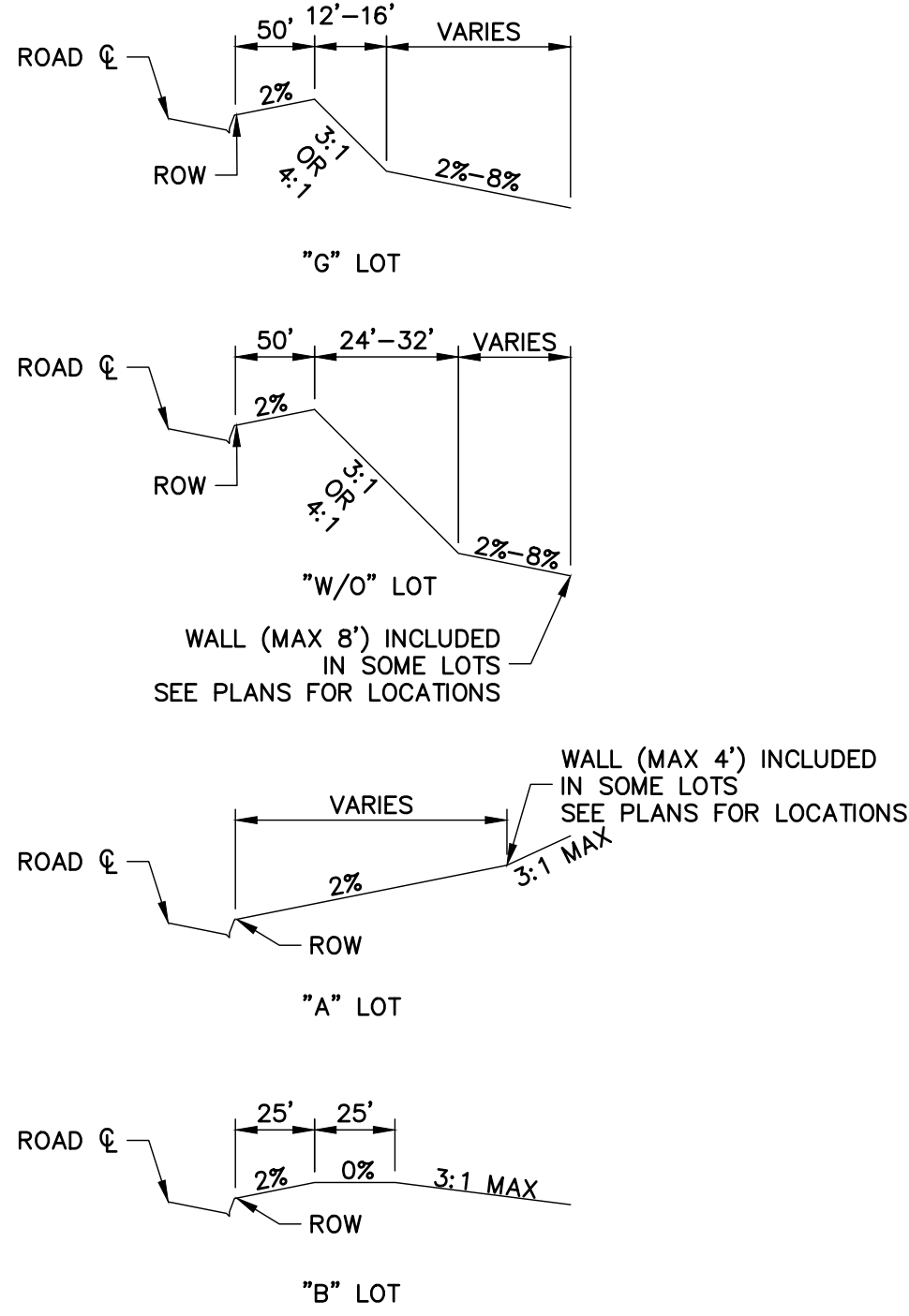
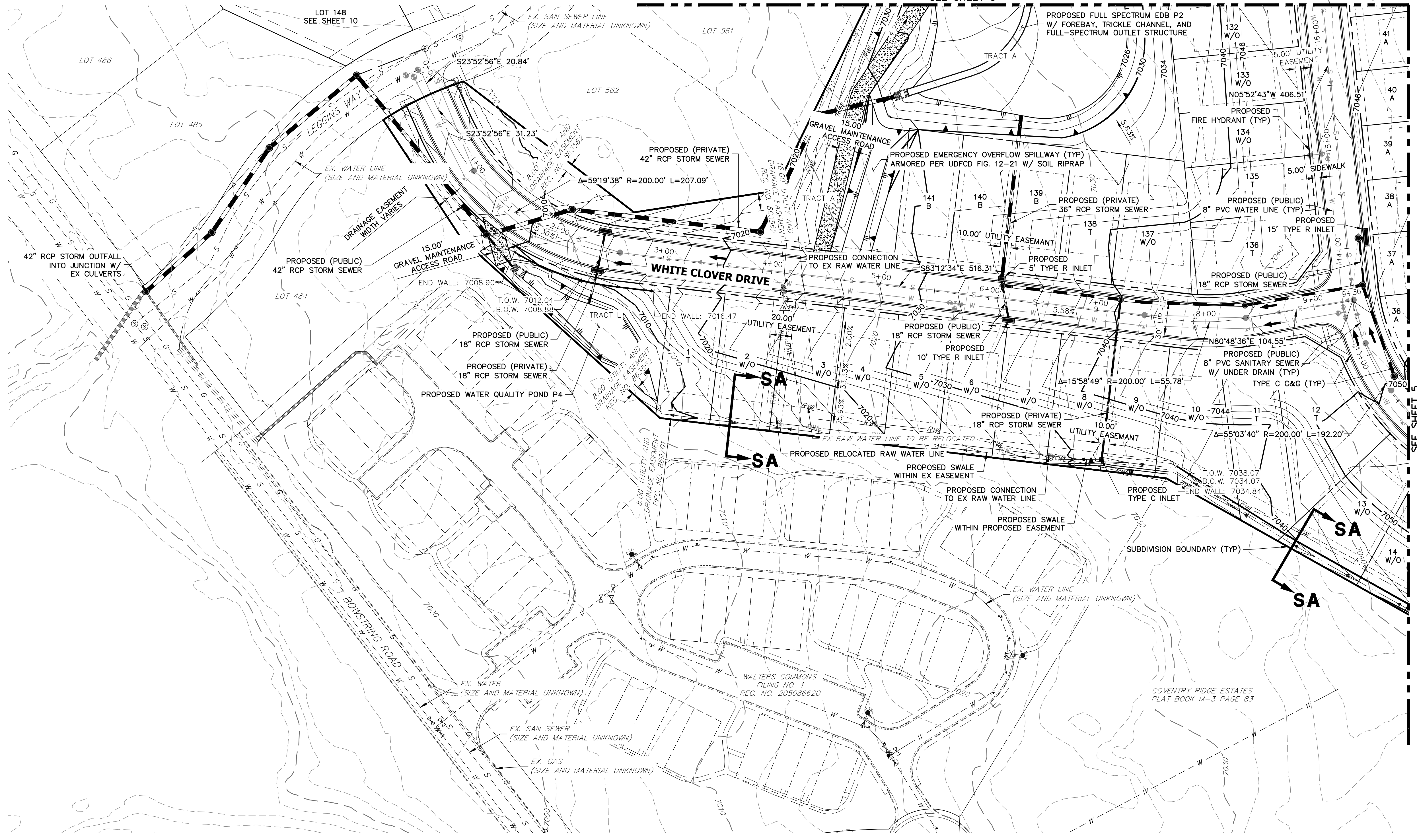
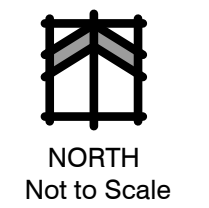
**SWALE NOTES**

- SWALE SECTIONS ARE FACING UPSTREAM.
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- 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.



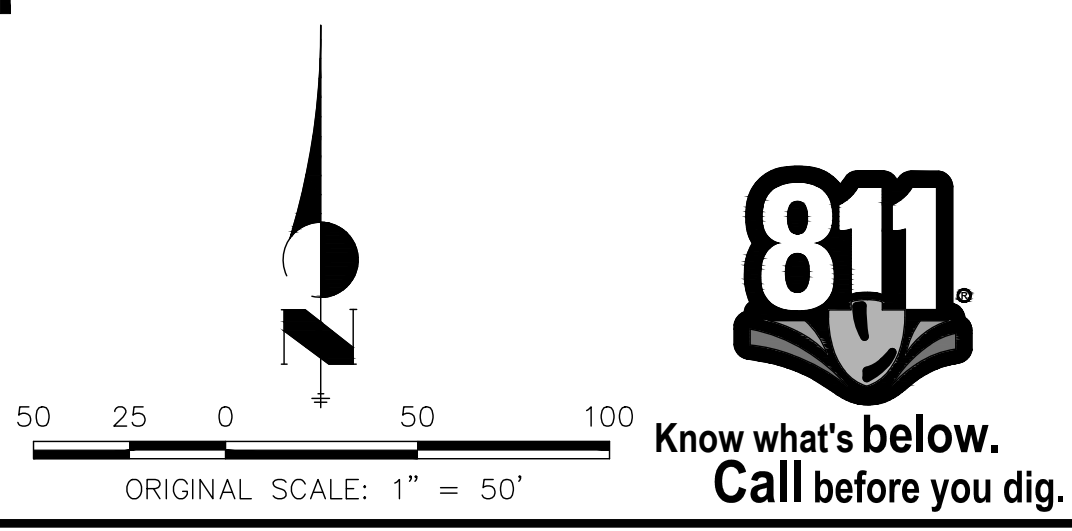
**KEY MAP**

SCALE: N.T.S.



**LOT GRADING TEMPLATES**

N.T.S.



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

PREPARED FOR  
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 1864 WOODMOOR DRIVE, SUITE 100  
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BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	09/09/20	RB	JA	

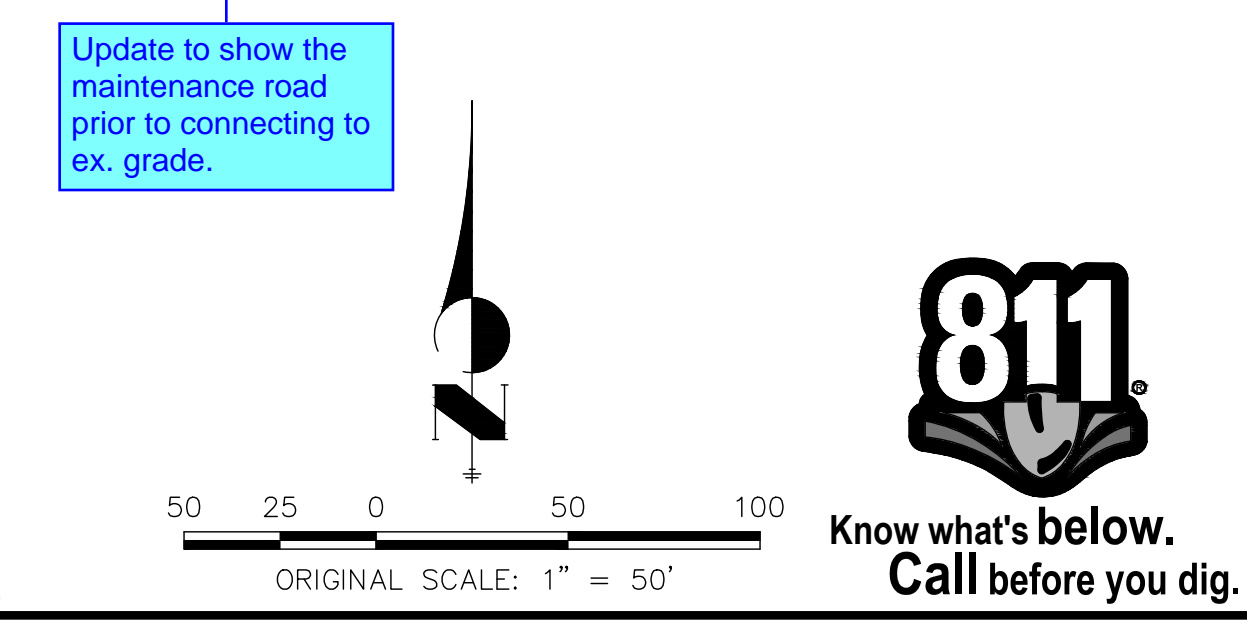
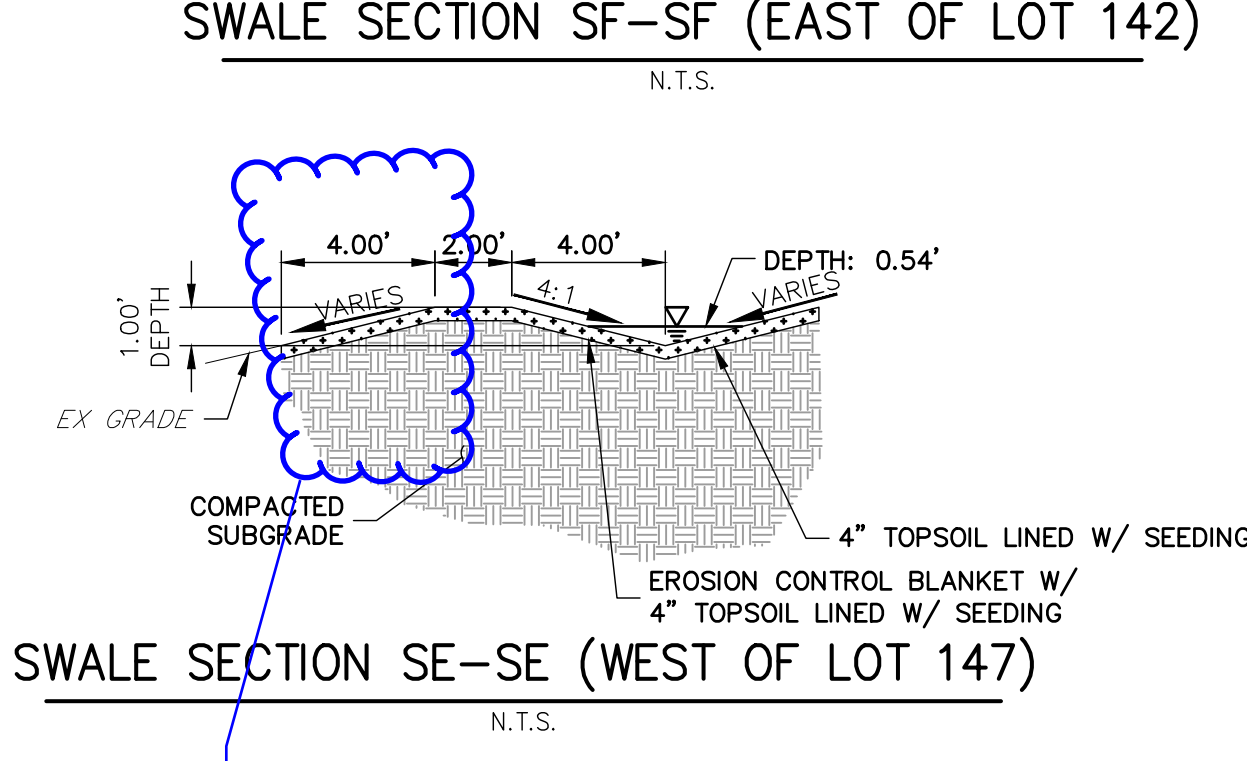
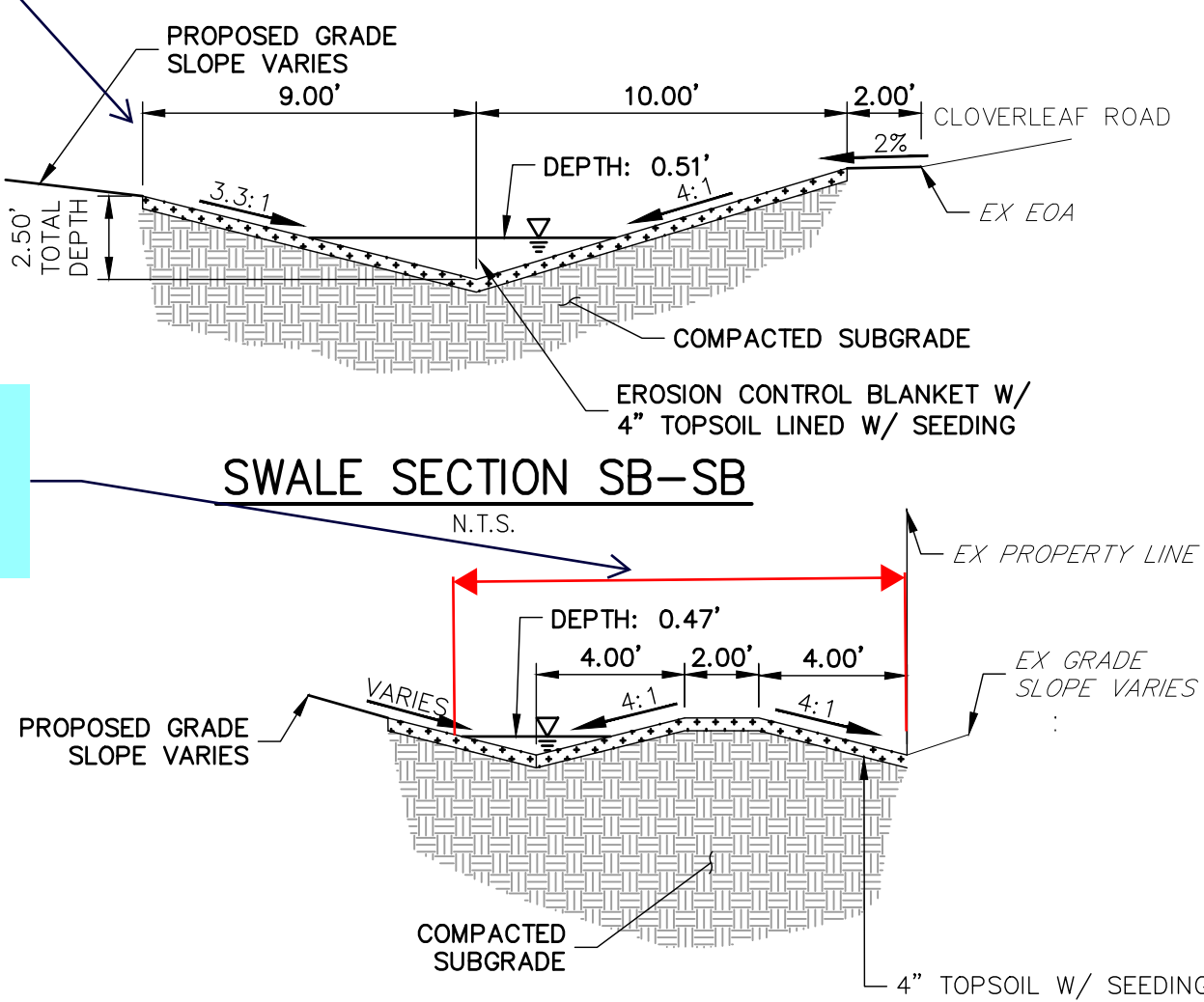
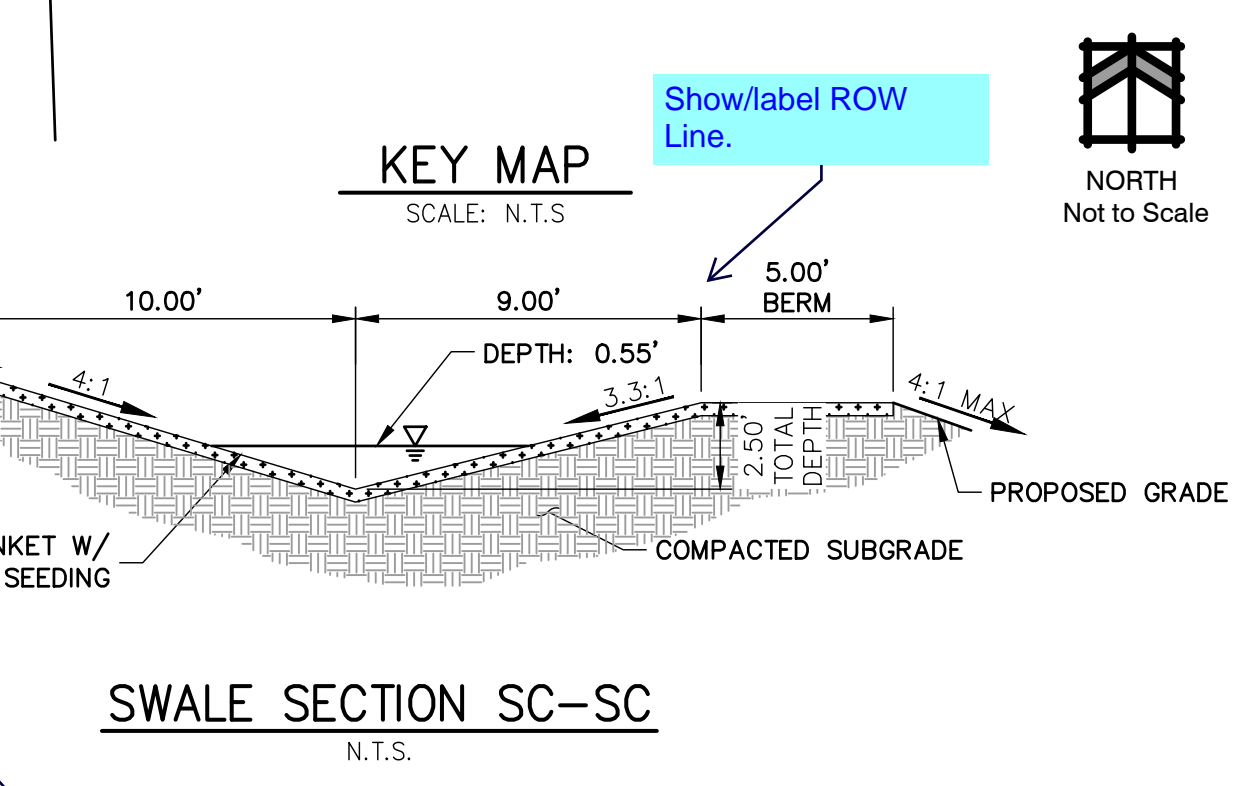
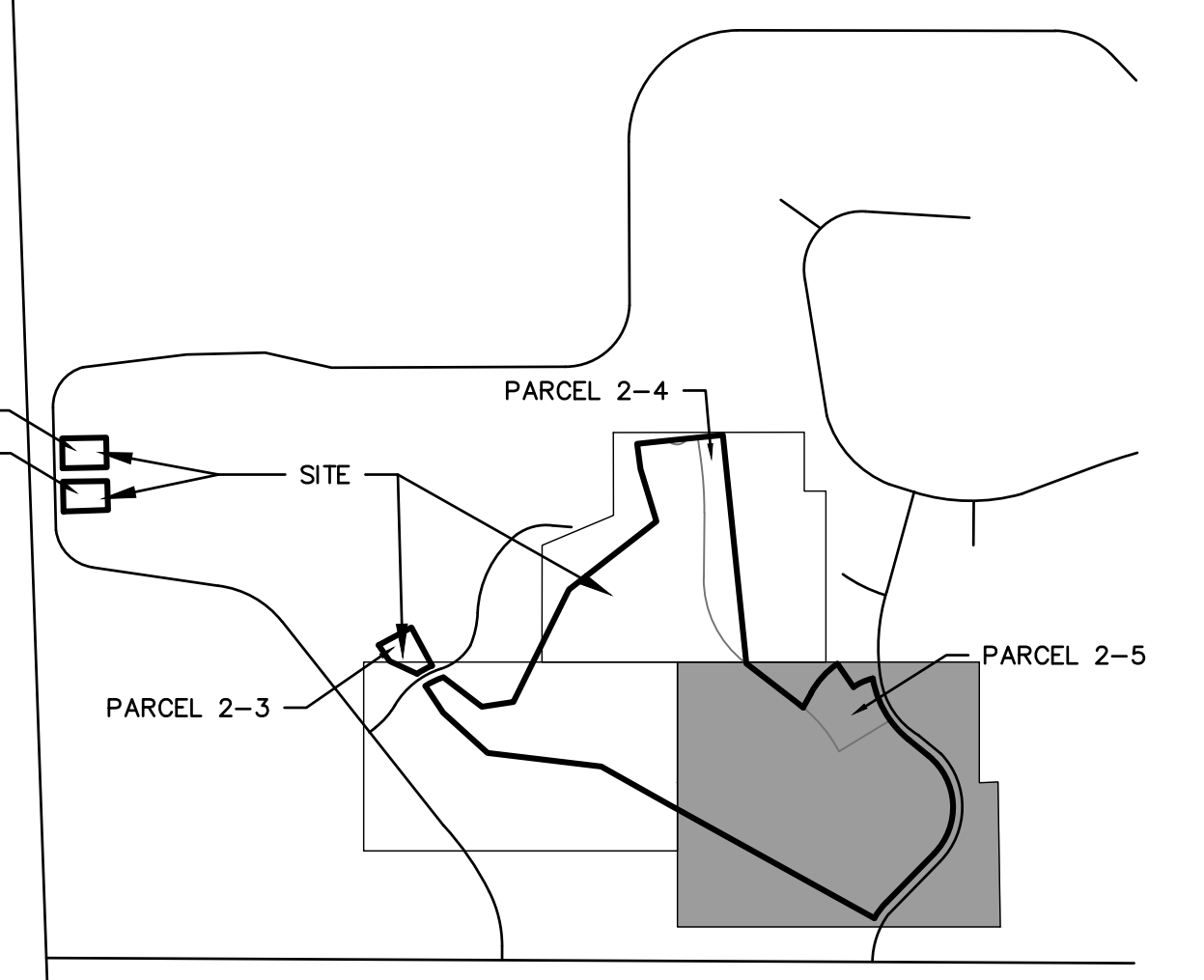
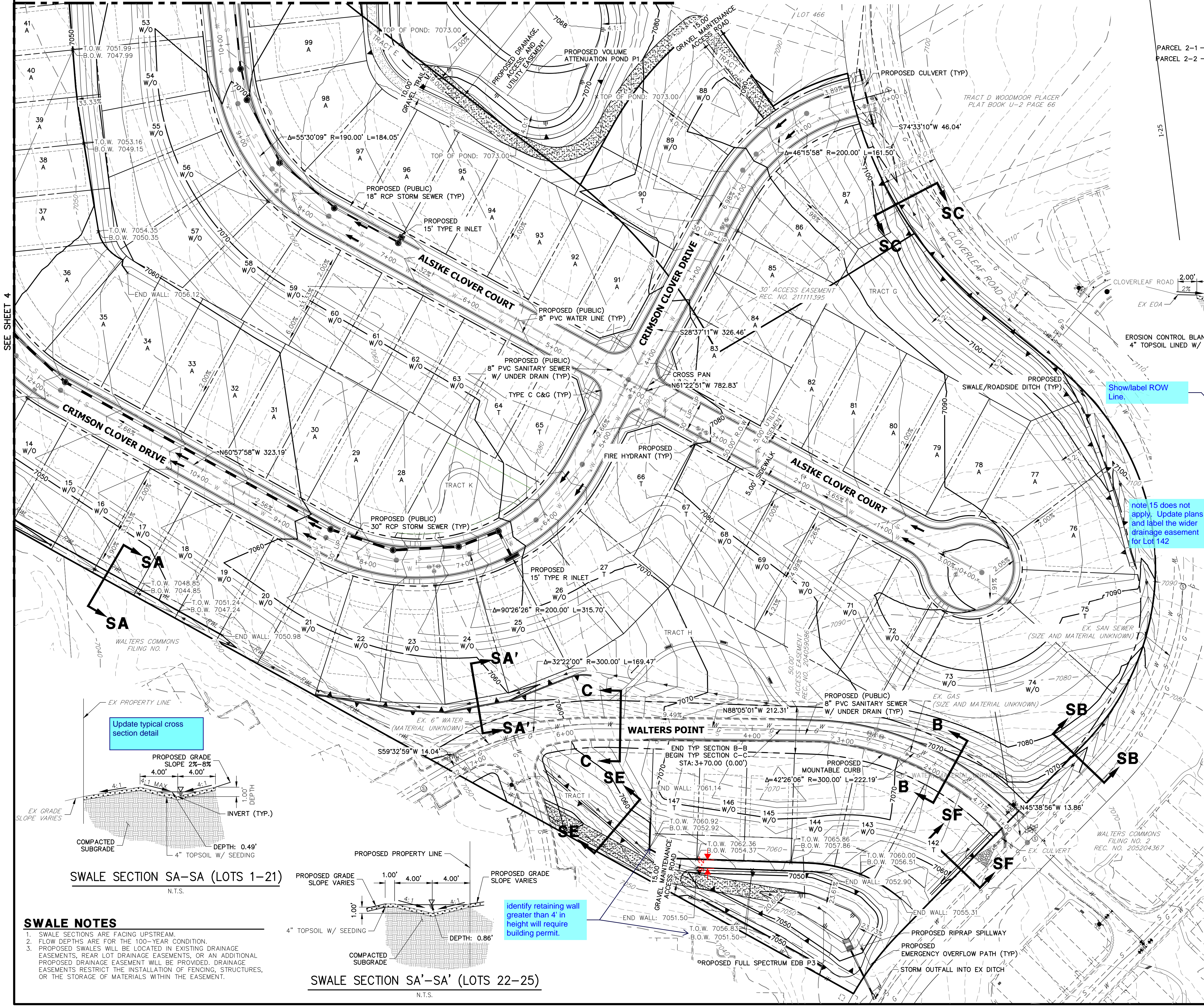
CLOVERLEAF SUBDIVISION  
 PRELIMINARY GRADING PLAN

SHEET 4 OF 11  
 JOB NO. 25158.01



# CLOVERLEAF SUBDIVISION PRELIMINARY GRADING PLAN

SEE SHEET 3



Update typical cross section detail

note 15 does not apply. Update plans and label the wider drainage easement for Lot 142

Update to show the maintenance road prior to connecting to ex. grade.

Identify retaining wall greater than 4' in height will require building permit.

- SWALE NOTES**
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SWALE SECTION SA'-SA' (LOTS 22-25)

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

PREPARED FOR  
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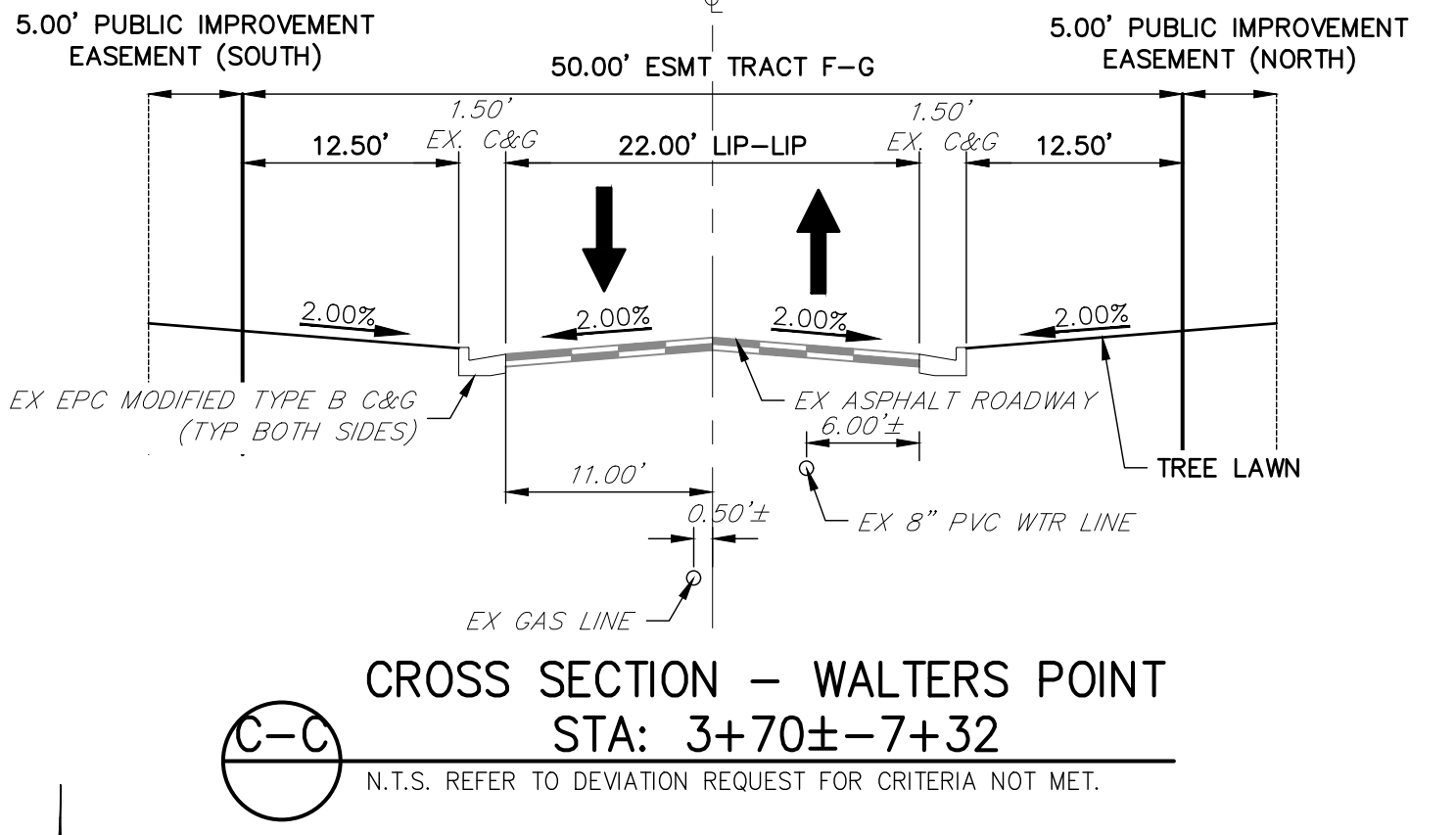
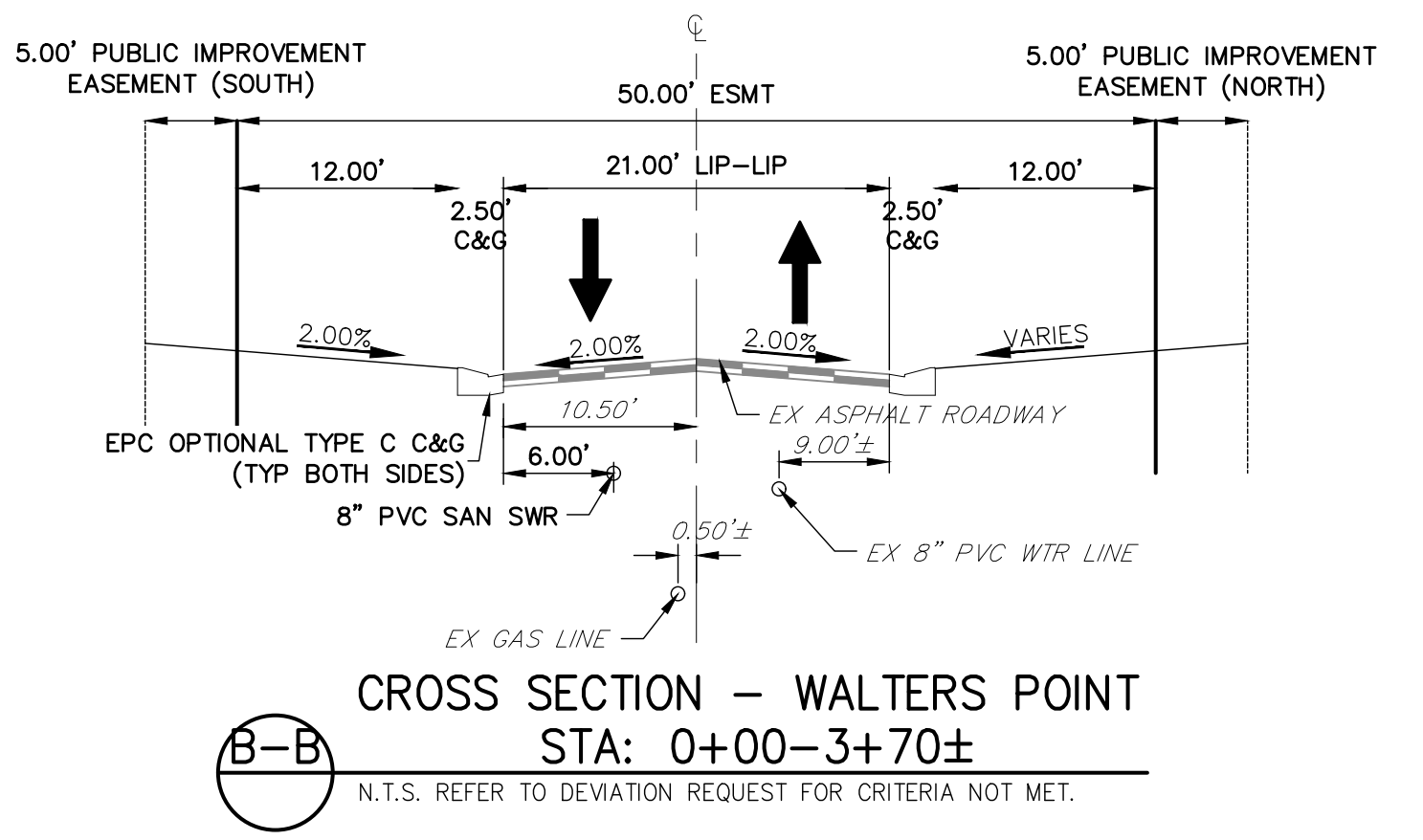
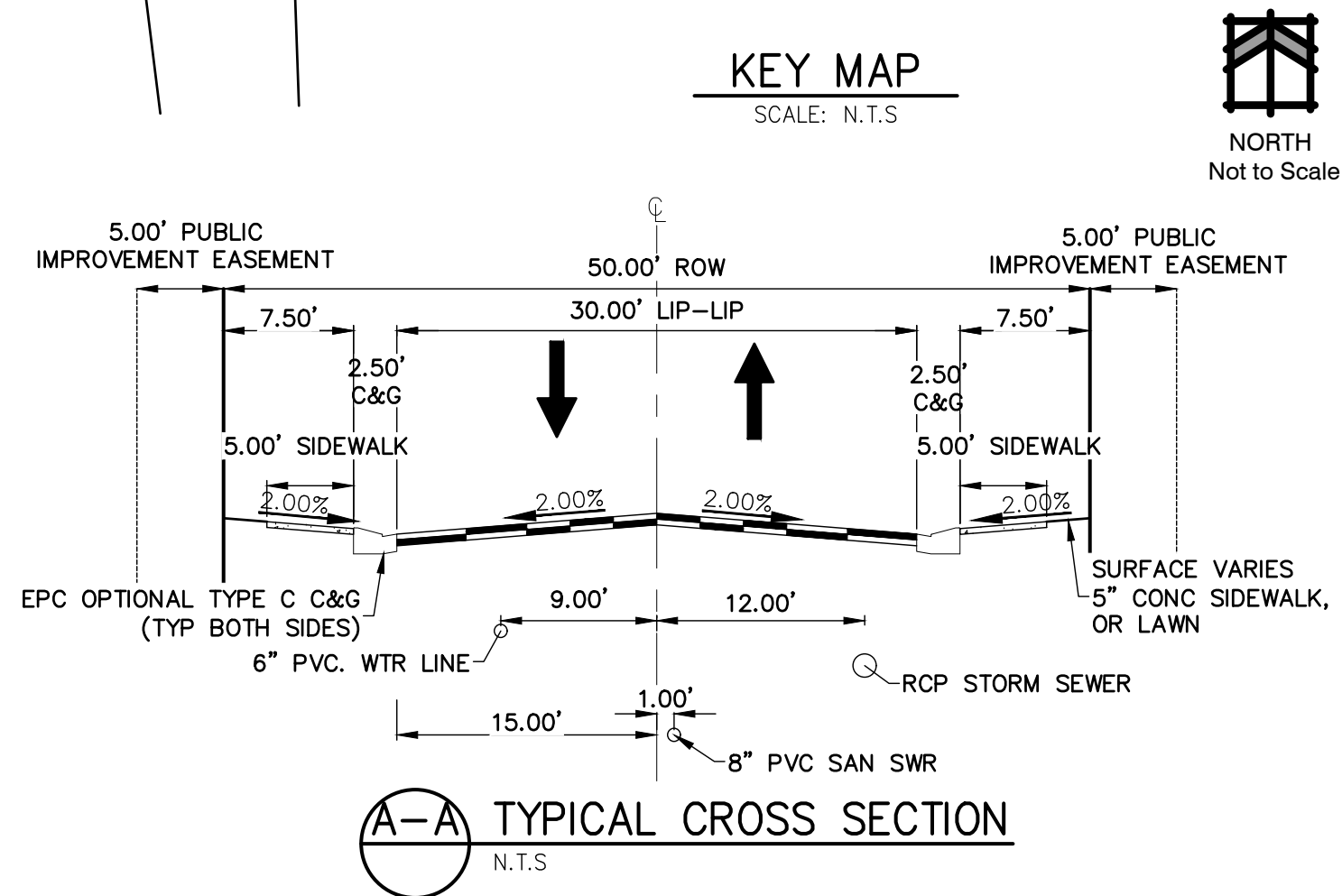
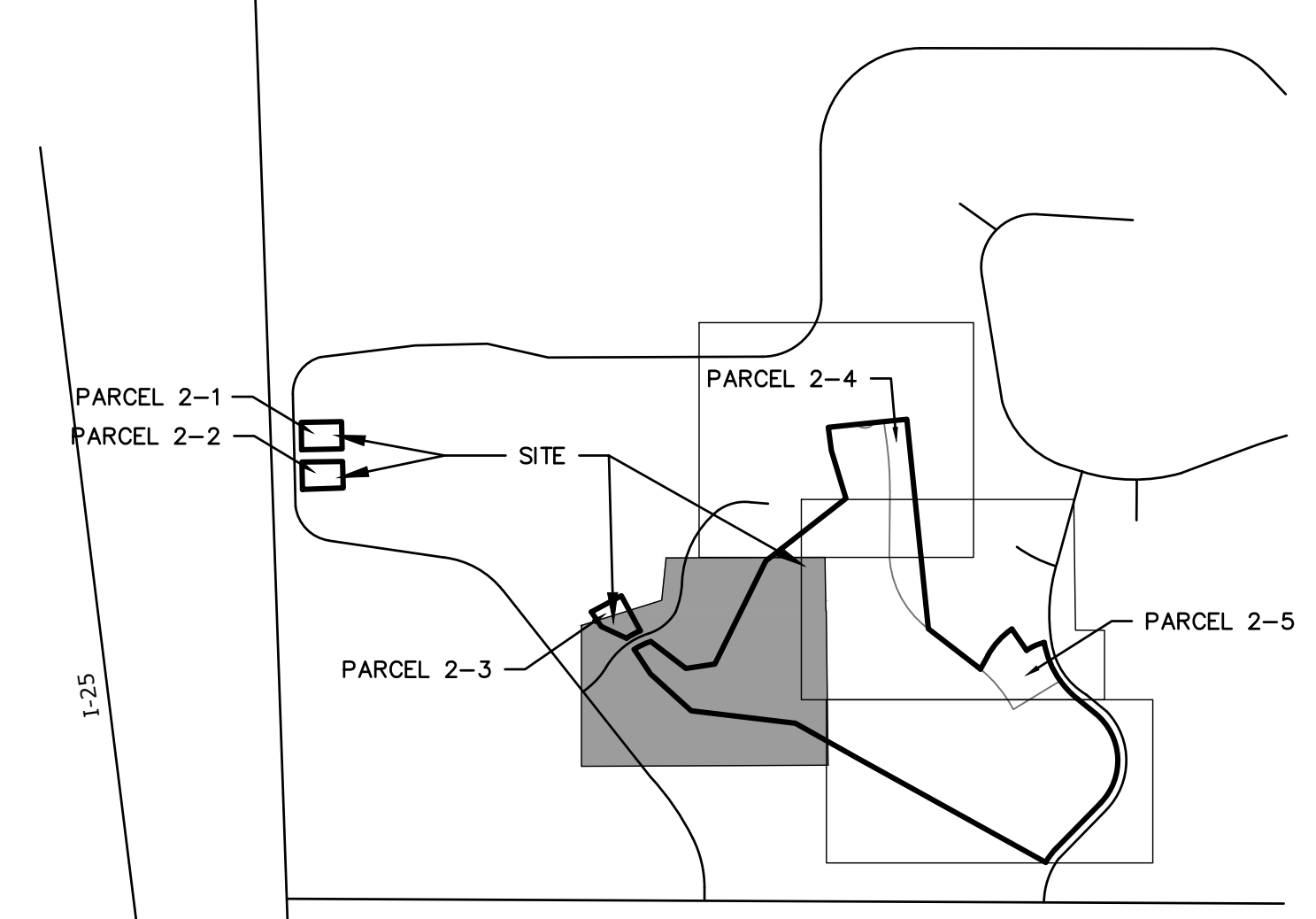
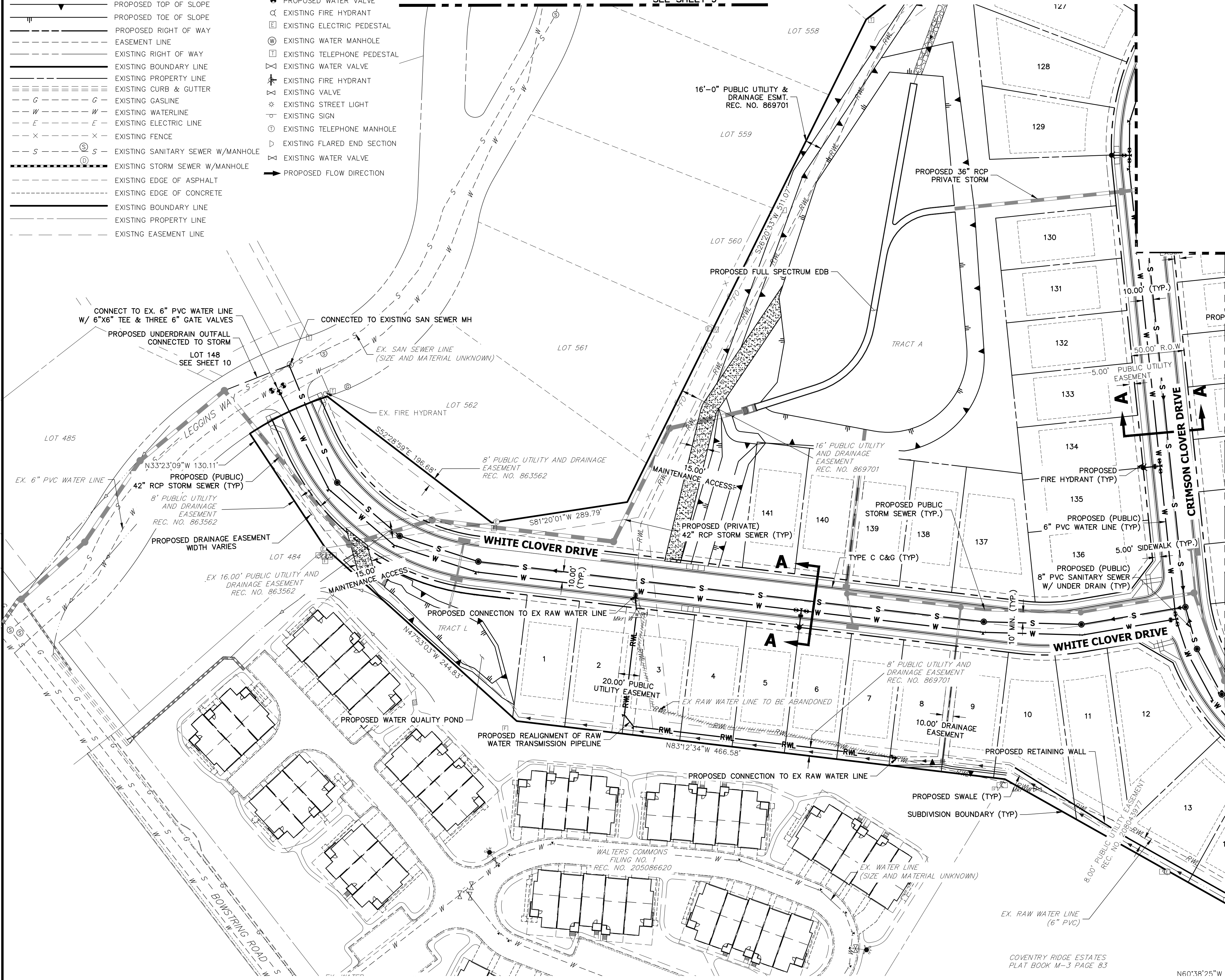
**LEGEND**

	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



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**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 UTILITIES 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 303-740-9883 • 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	09/09/20
DESIGNED BY	RB
DRAWN BY	JA
CHECKED BY	

CLOVERLEAF SUBDIVISION  
 PRELIMINARY UTILITY PLAN



**LEGEND**

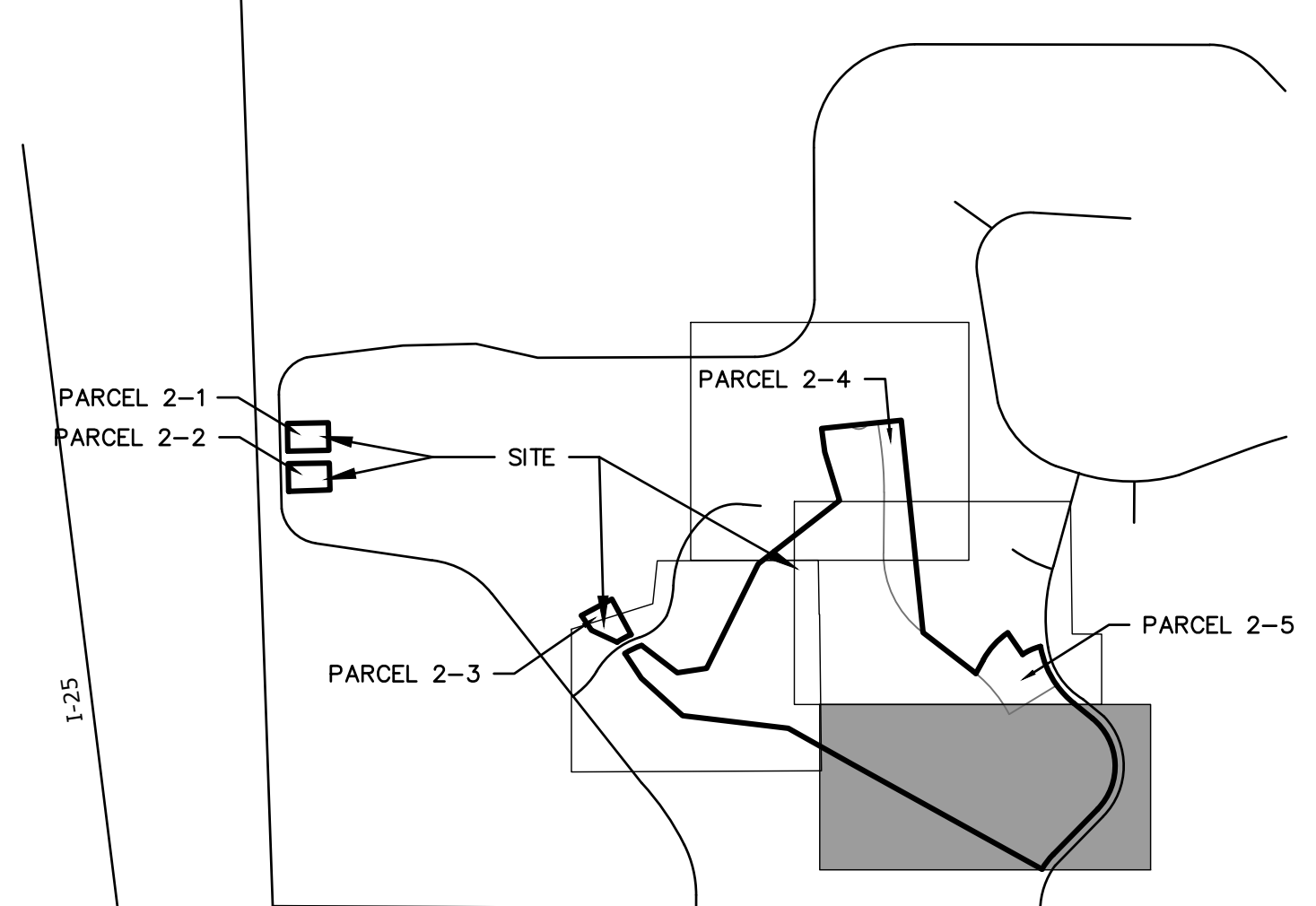
	CURB & GUTTER		PROPOSED PLUG W/ THRUST BLOCK
	PROPOSED WATER LINE		PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER LINE		PROPOSED WATER TEE
	PROPOSED STORM SEWER W/MANHOLE		PROPOSED WATER BEND
	PROPOSED TOP OF SLOPE		PROPOSED FLARED END SECTION
	PROPOSED TOE OF SLOPE		PROPOSED WATER VALVE
	PROPOSED RIGHT 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

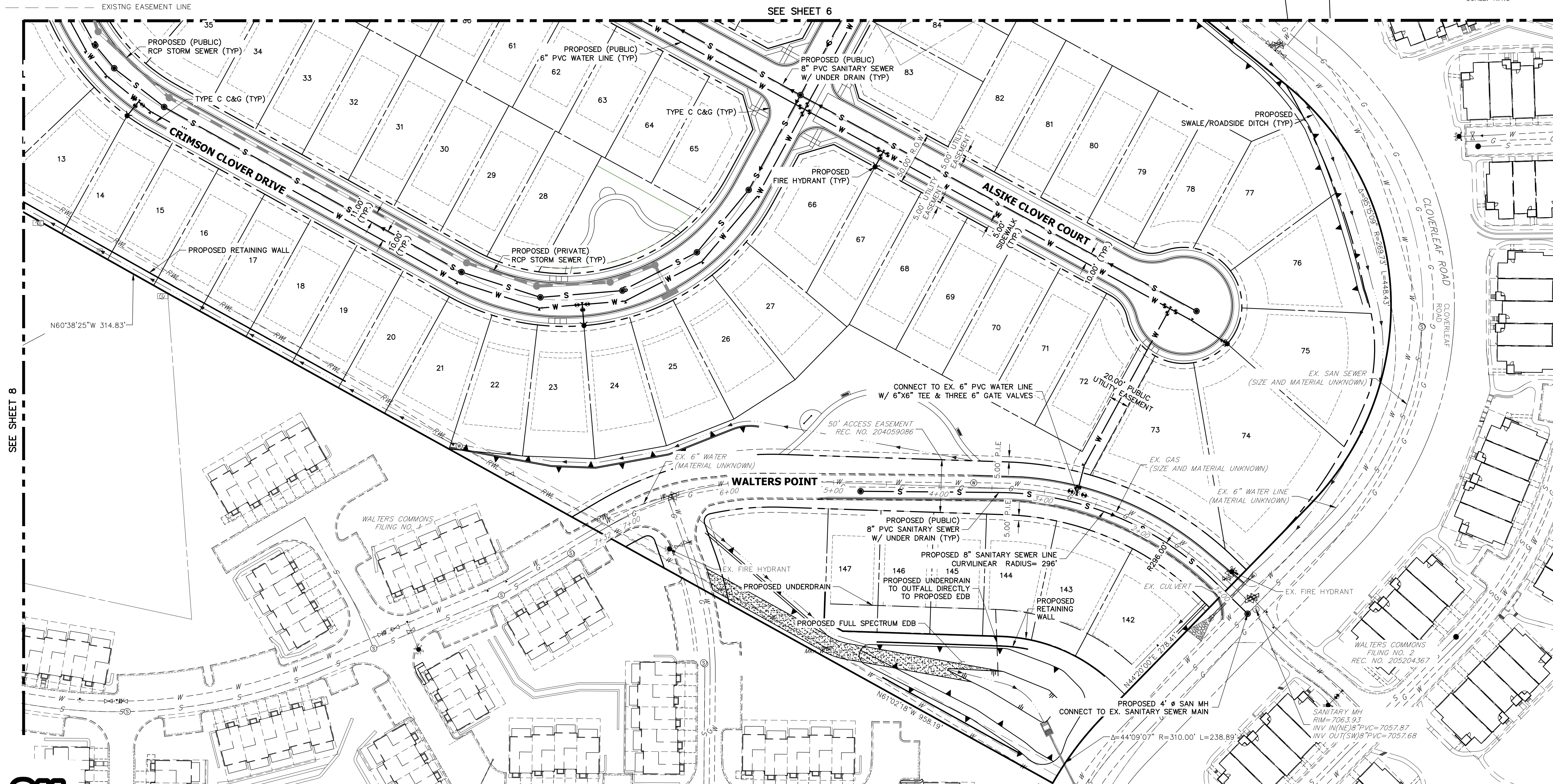
## PRELIMINARY UTILITY PLAN

**PRELIMINARY UTILITY PLAN NOTES**

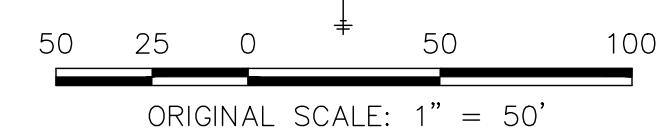
1. ALL WATER AND SANITARY SEWER LINES SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
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**KEY MAP**  
SCALE: N.T.S.



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No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	09/09/20	RB	JA	

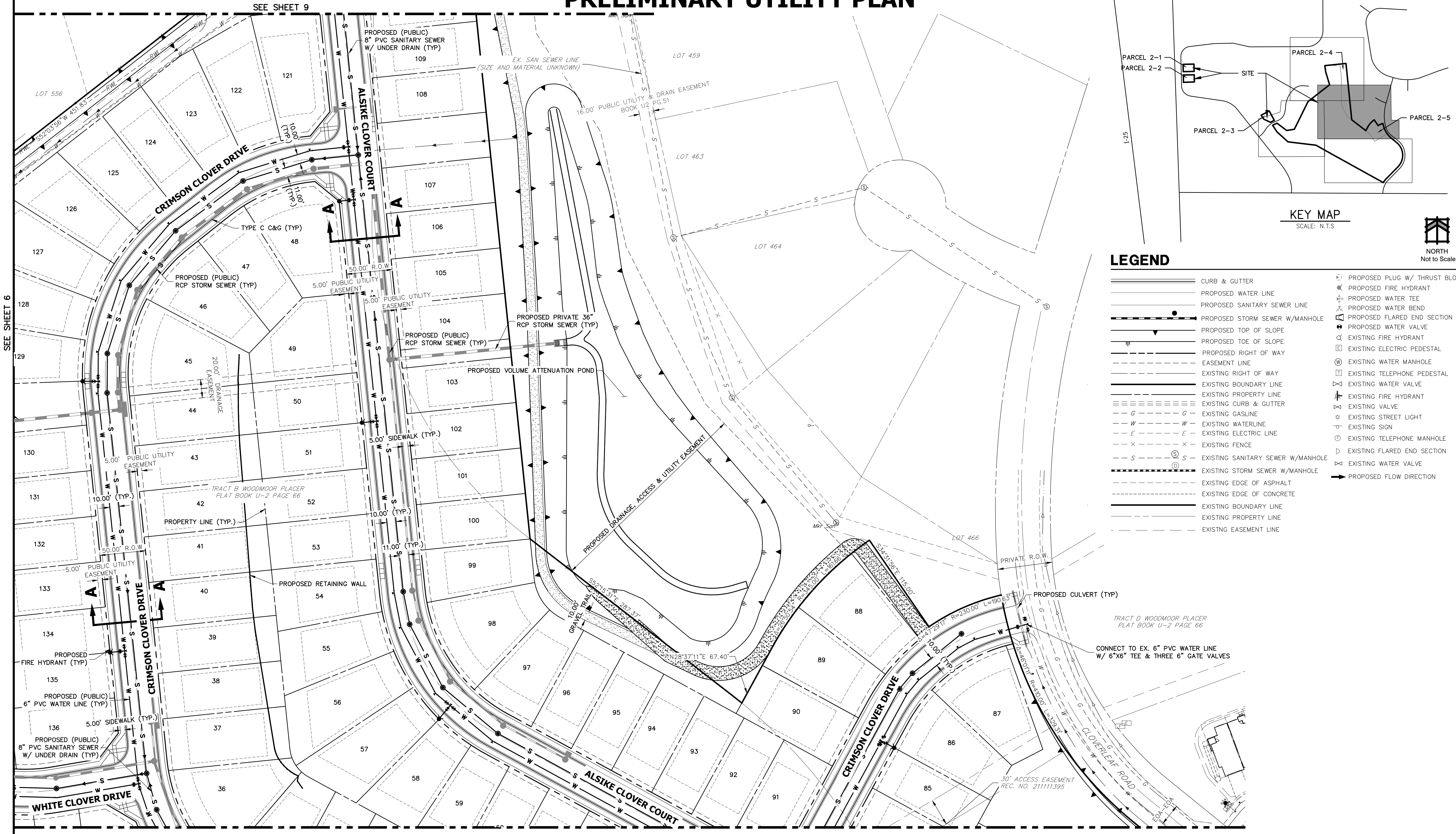
CLOVERLEAF SUBDIVISION  
PRELIMINARY UTILITY PLAN

SHEET 7 OF 11  
JOB NO. 25158.01





# CLOVERLEAF SUBDIVISION PRELIMINARY UTILITY PLAN



### 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 WATER VALVE
	EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT
	EXISTING CURB & GUTTER		EXISTING SIGN
	EXISTING GASLINE		EXISTING TELEPHONE MANHOLE
	EXISTING WATERLINE		EXISTING FLARED END SECTION
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	EXISTING FENCE		PROPOSED FLOW DIRECTION
	EXISTING SANITARY SEWER W/MANHOLE		
	EXISTING STORM SEWER W/MANHOLE		
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ORIGINAL SCALE: 1" = 50'

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NO.	REVISION	BY	DATE

H-SCALE: 1"=50'  
V-SCALE: N/A  
DATE: 09/09/20  
DESIGNED BY: RB  
DRAWN BY: JA  
CHECKED BY:   

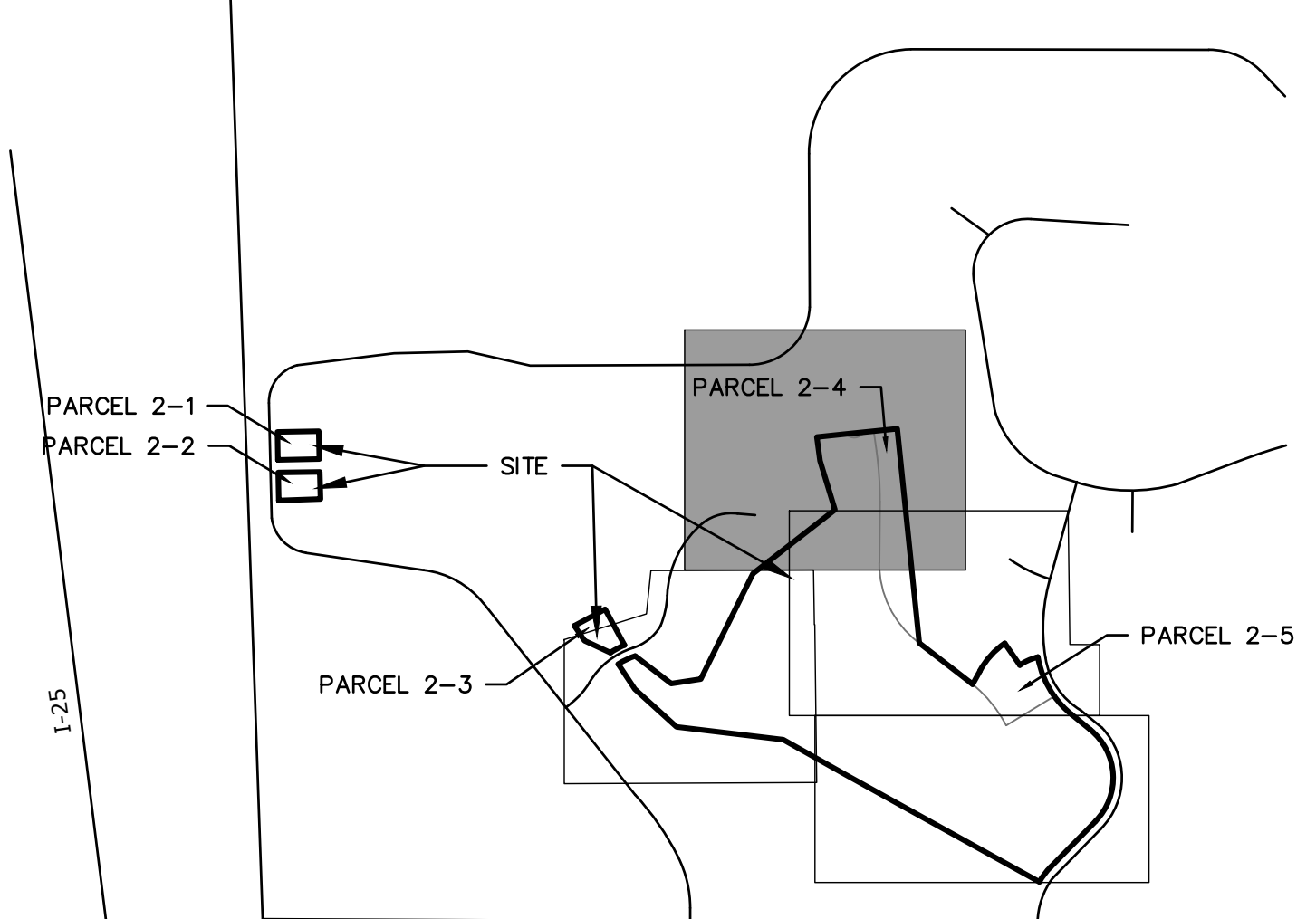
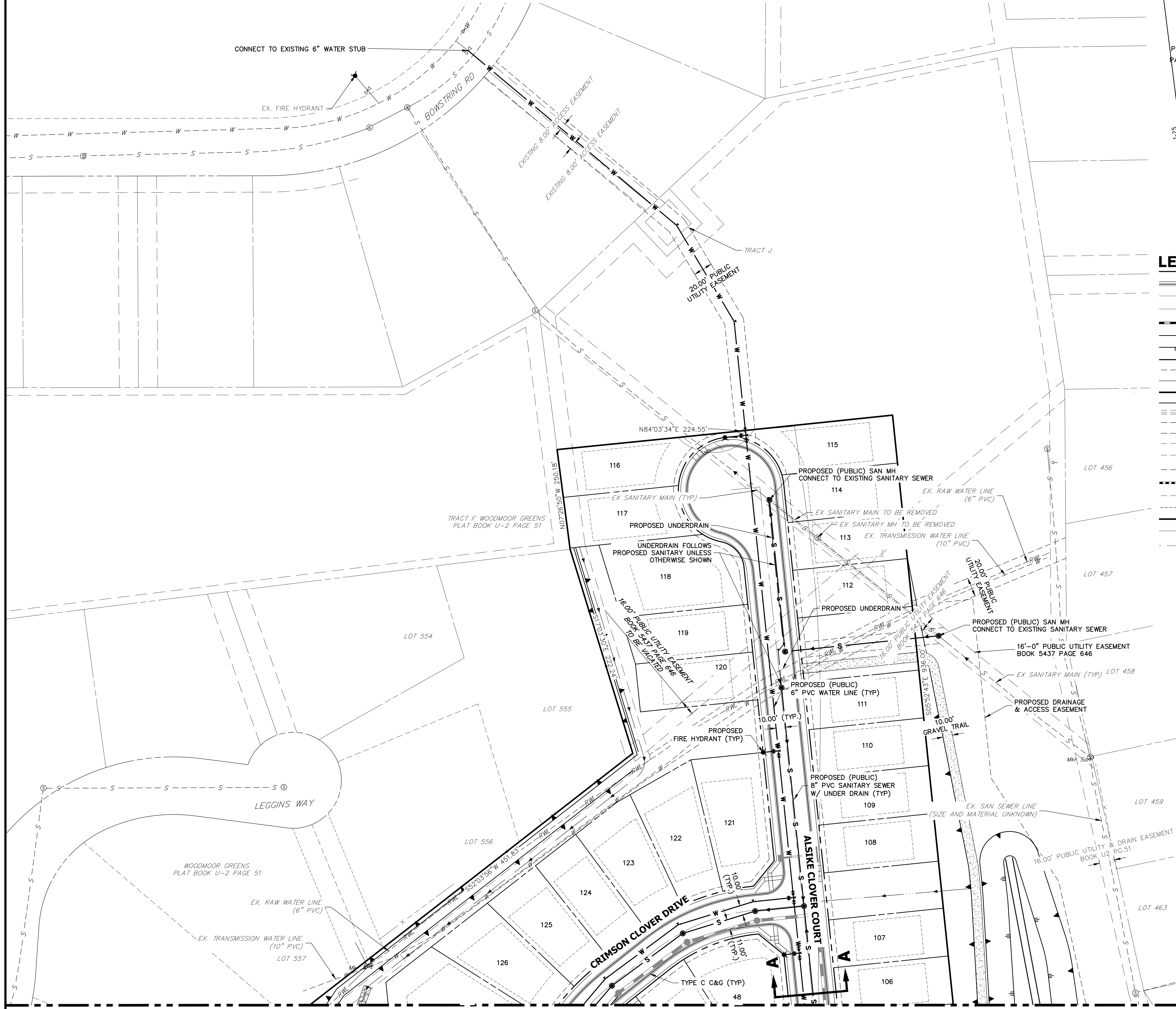
CLOVERLEAF SUBDIVISION  
PRELIMINARY UTILITY PLAN

SHEET 8 OF 11  
JOB NO. 25158.01

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



# CLOVERLEAF SUBDIVISION PRELIMINARY UTILITY PLAN



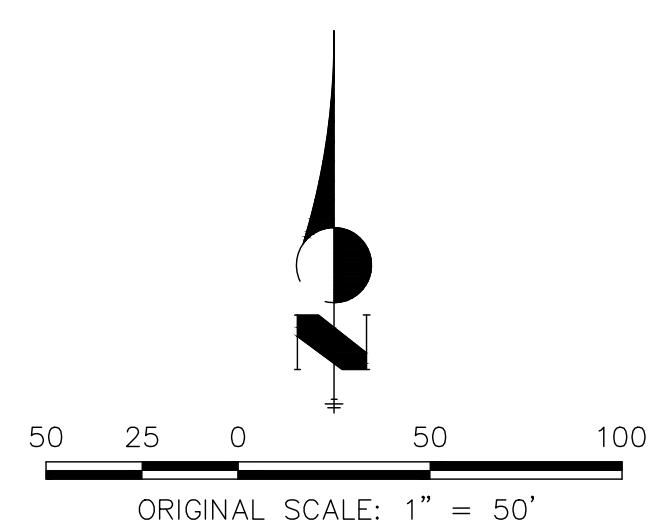
## LEGEND

	CURB & GUTTER		PROPOSED PLUG W/ THRUST BLOCK
	PROPOSED WATER LINE		PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER LINE		PROPOSED WATER TEE
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	PROPOSED RIGHT OF WAY		EXISTING FIRE HYDRANT
	EASEMENT LINE		EXISTING ELECTRIC PEDESTAL
	EXISTING RIGHT OF WAY		EXISTING WATER MANHOLE
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	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
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1"=50'	N/A	09/09/20	RB	JA	

CLOVERLEAF SUBDIVISION  
PRELIMINARY UTILITY PLAN

SHEET 9 OF 11  
JOB NO. 25158.01

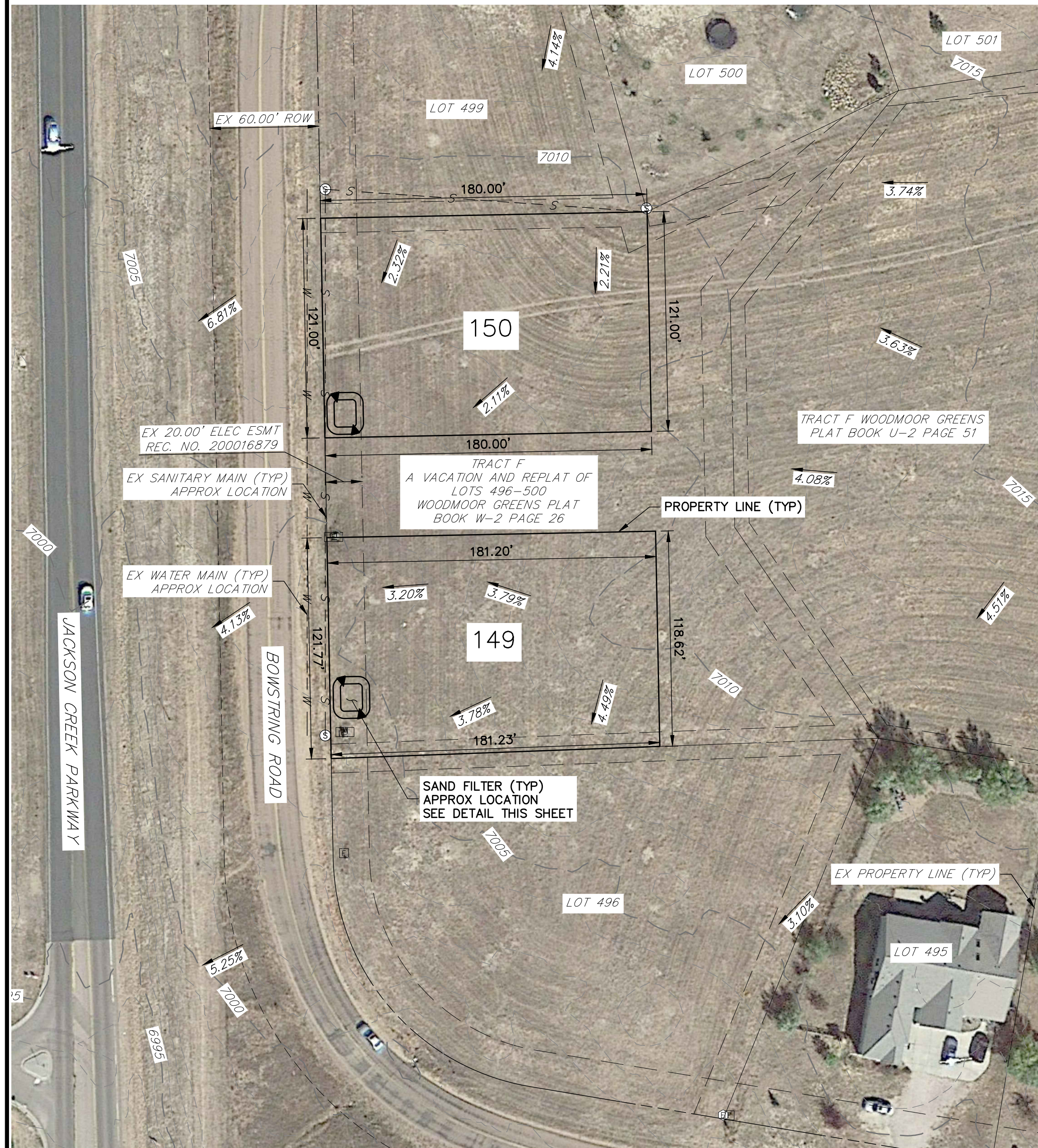
SEE SHEET 6

SEE SHEET 7

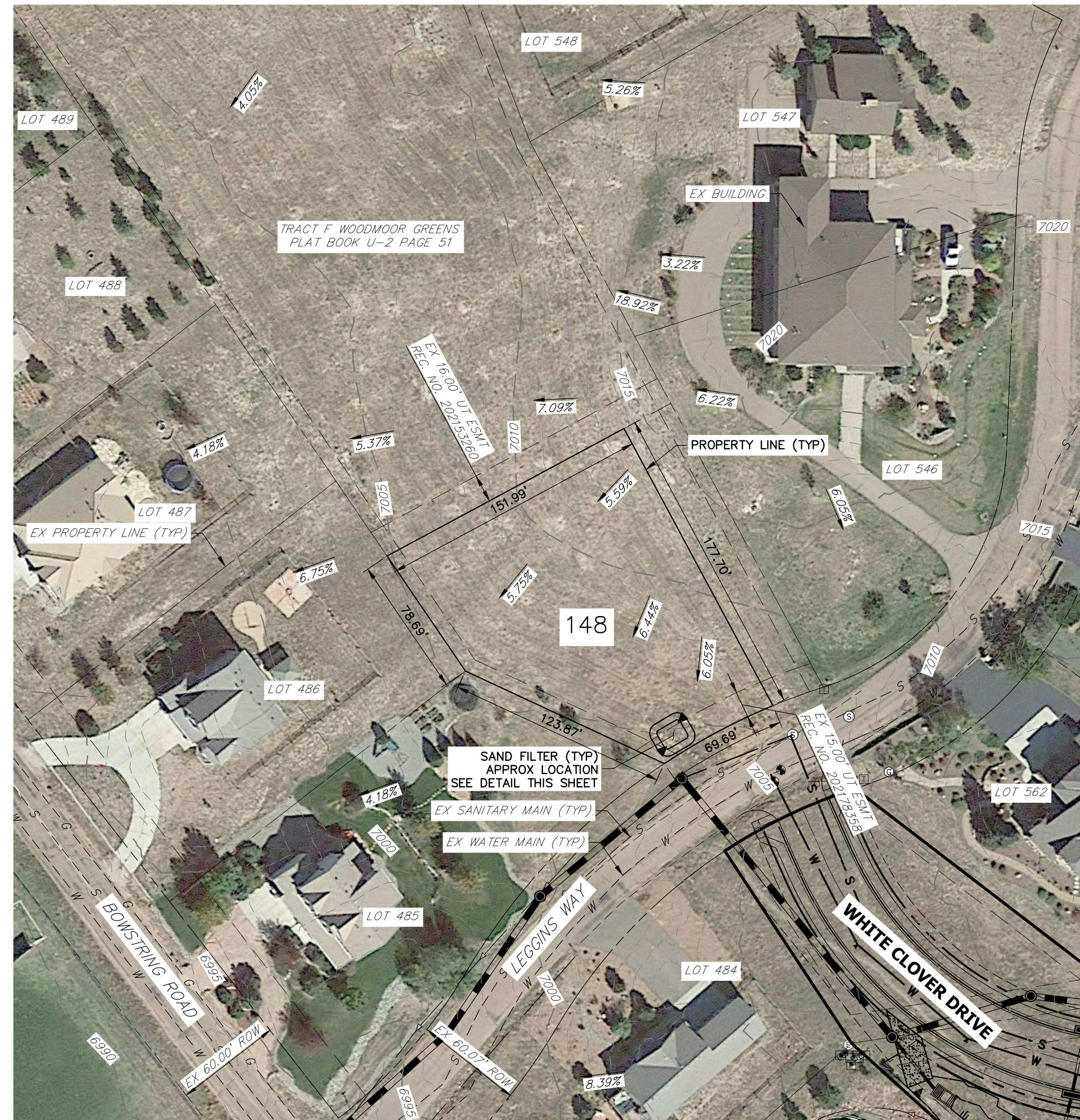


# CLOVERLEAF SUBDIVISION

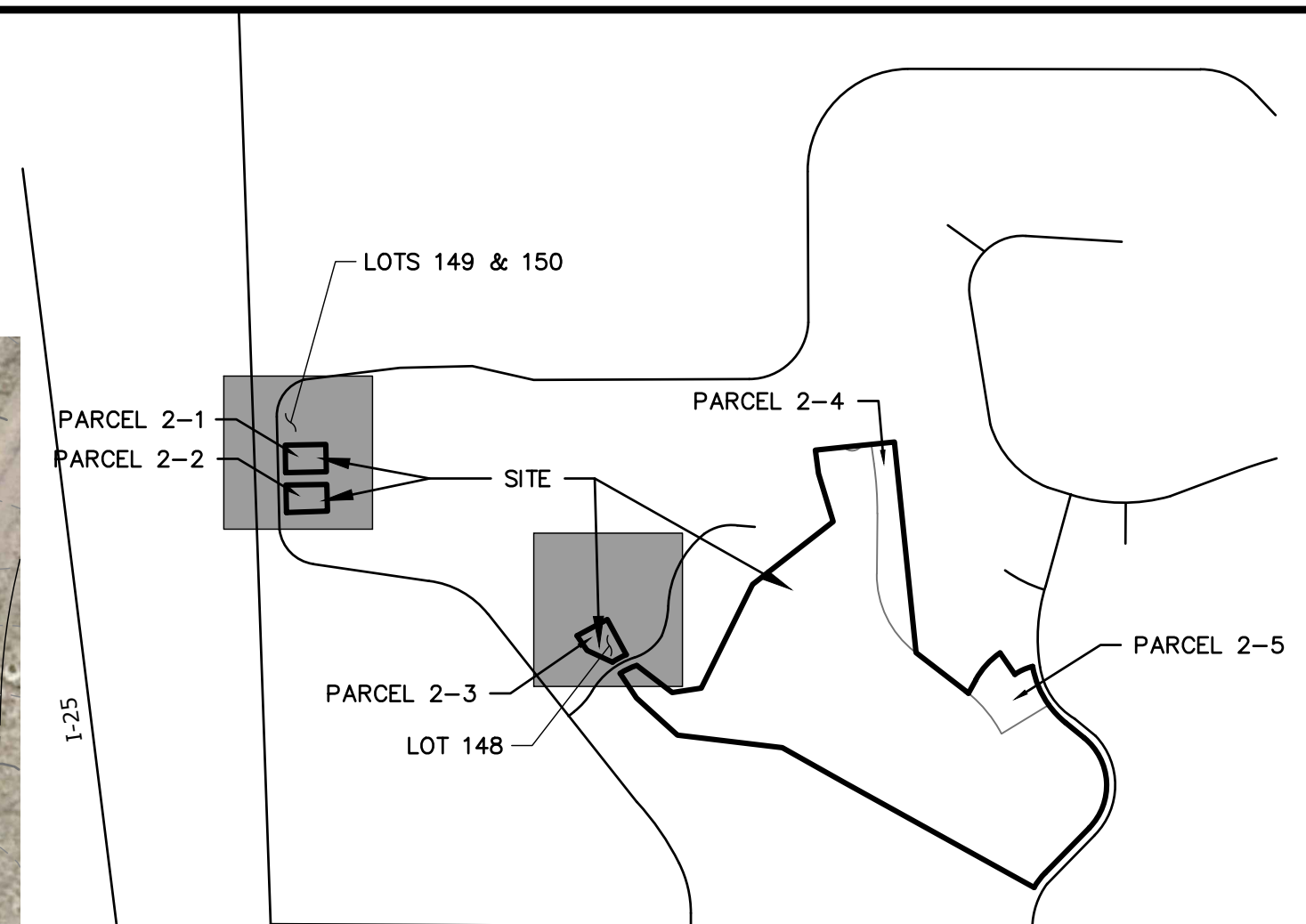
## ISOLATED LOTS PRELIMINARY GRADING & UTILITY PLAN



LOTS 149 & 150



LOT 148



KEY MAP  
SCALE: N.T.S.

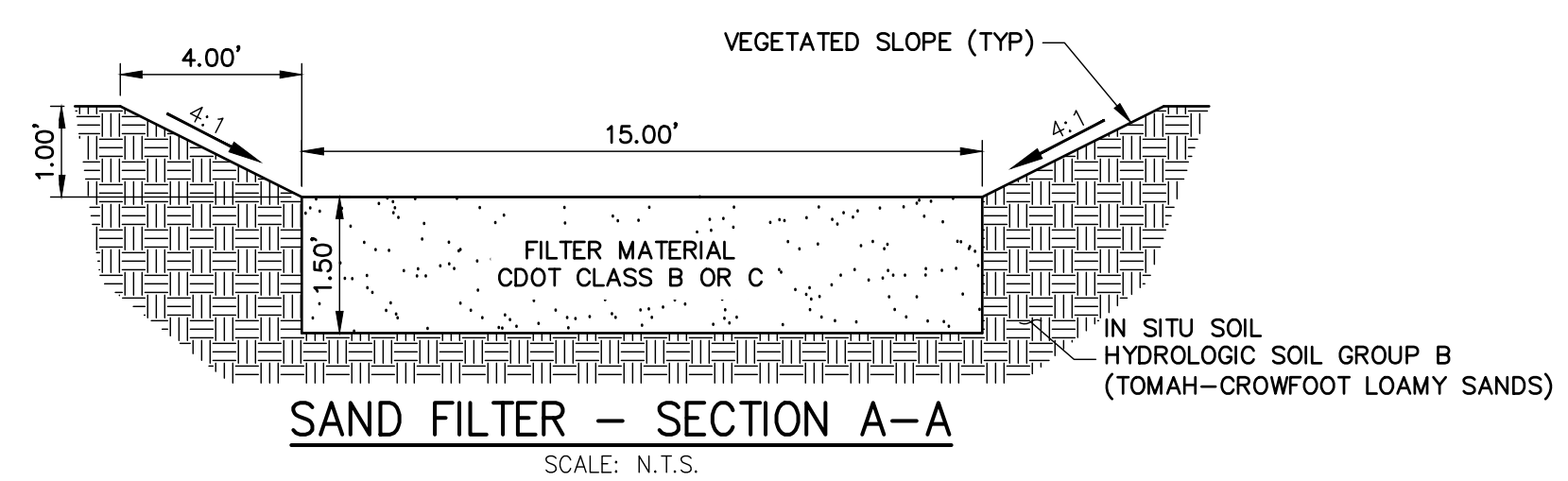
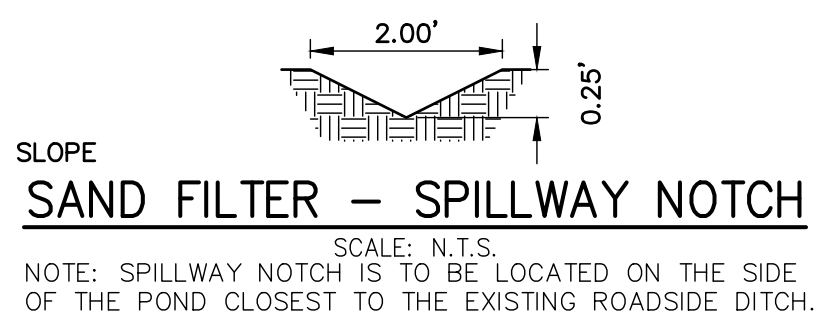
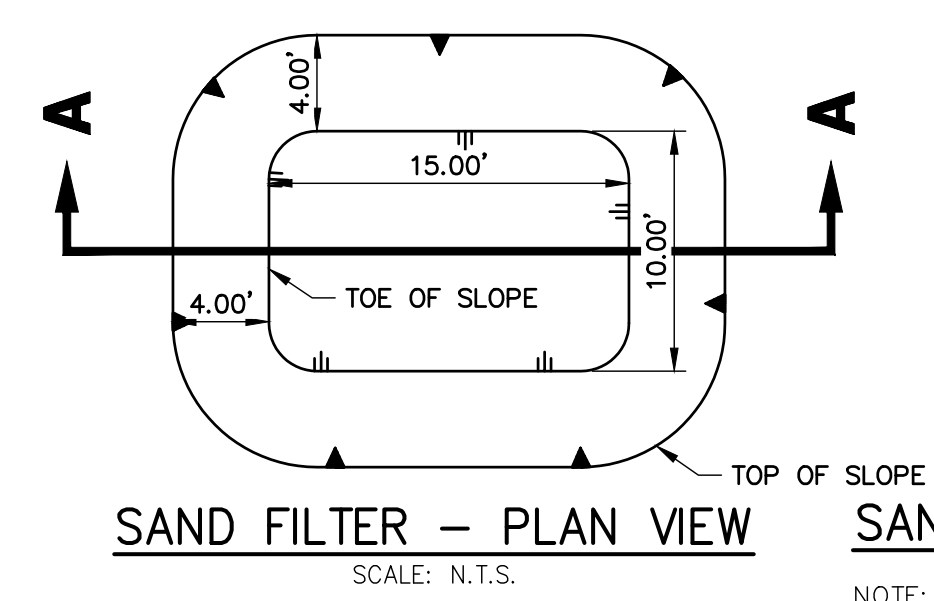


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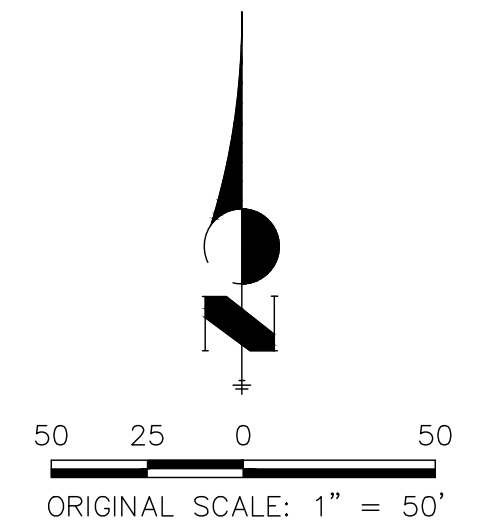


### LEGEND

- |         |                                   |   |                               |
|---------|-----------------------------------|---|-------------------------------|
| =====   | CURB & GUTTER                     | ⊗ | PROPOSED PLUG W/ THRUST BLOCK |
| W-----W | PROPOSED WATER LINE               | ⊙ | PROPOSED FIRE HYDRANT         |
| S-----S | 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            | ⊕ |                               |

### ISOLATED LOTS PRELIMINARY GRADING & UTILITY NOTES

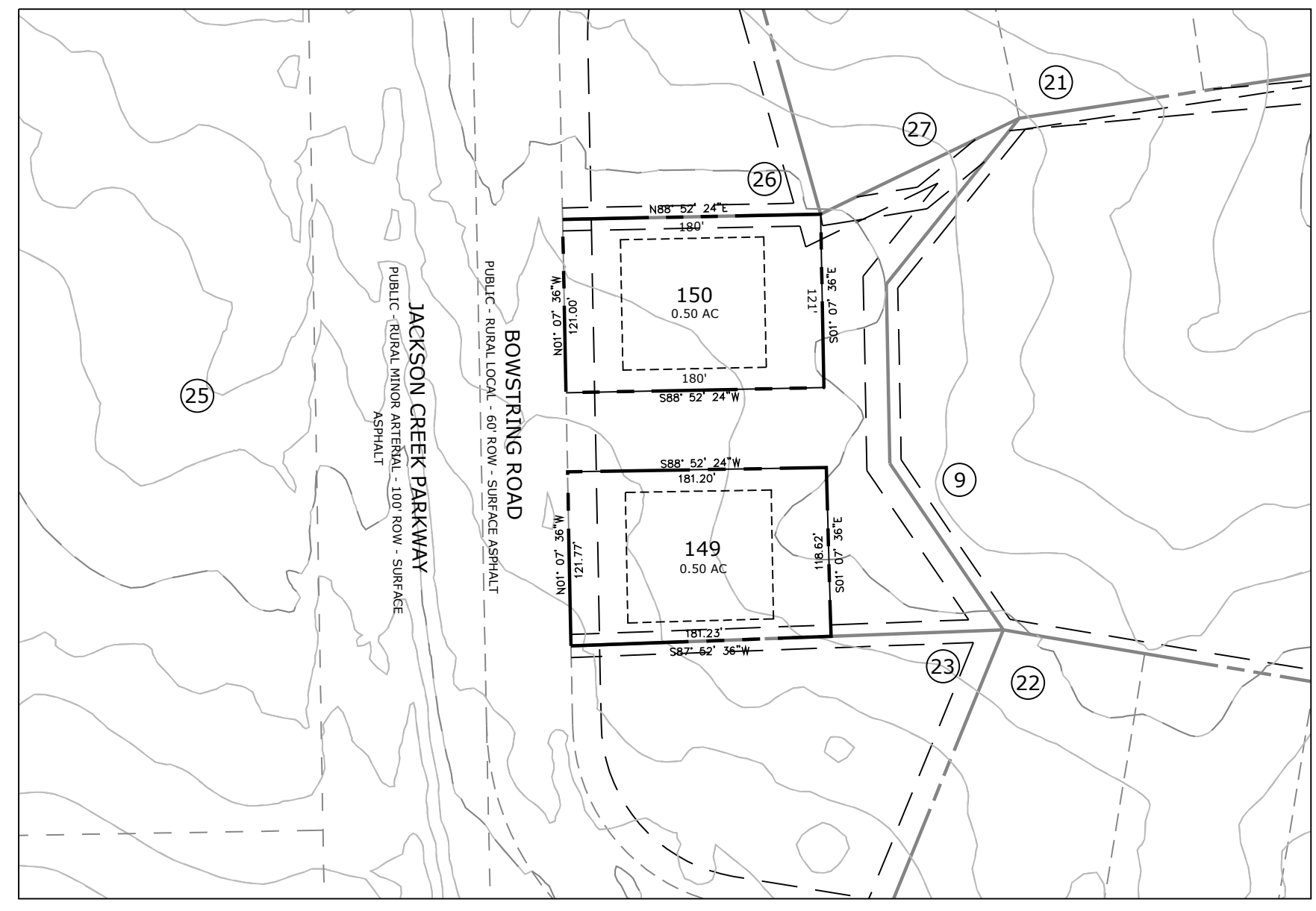
- PROPOSED LOT GRADING IS NOT SHOWN ON THESE PLANS AND WILL ROUTE STORMWATER RUNOFF FROM EACH LOT TO THE PROPOSED SAND FILTER ON EACH LOT.
- PROPOSED WATER AND SANITARY SERVICES ARE NOT SHOWN ON THESE PLANS AND WILL CONNECT TO THE EXISTING PUBLIC MAINS WITHIN THE ADJACENT ROADWAY.





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 7124202354
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 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	Wade, Corey G 1445 Bowstring Rd Monument, CO 80132-8617 TSN 7123102032
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		



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

ADJACENT  
PROPERTY  
OWNERS

11  
11 OF 11

