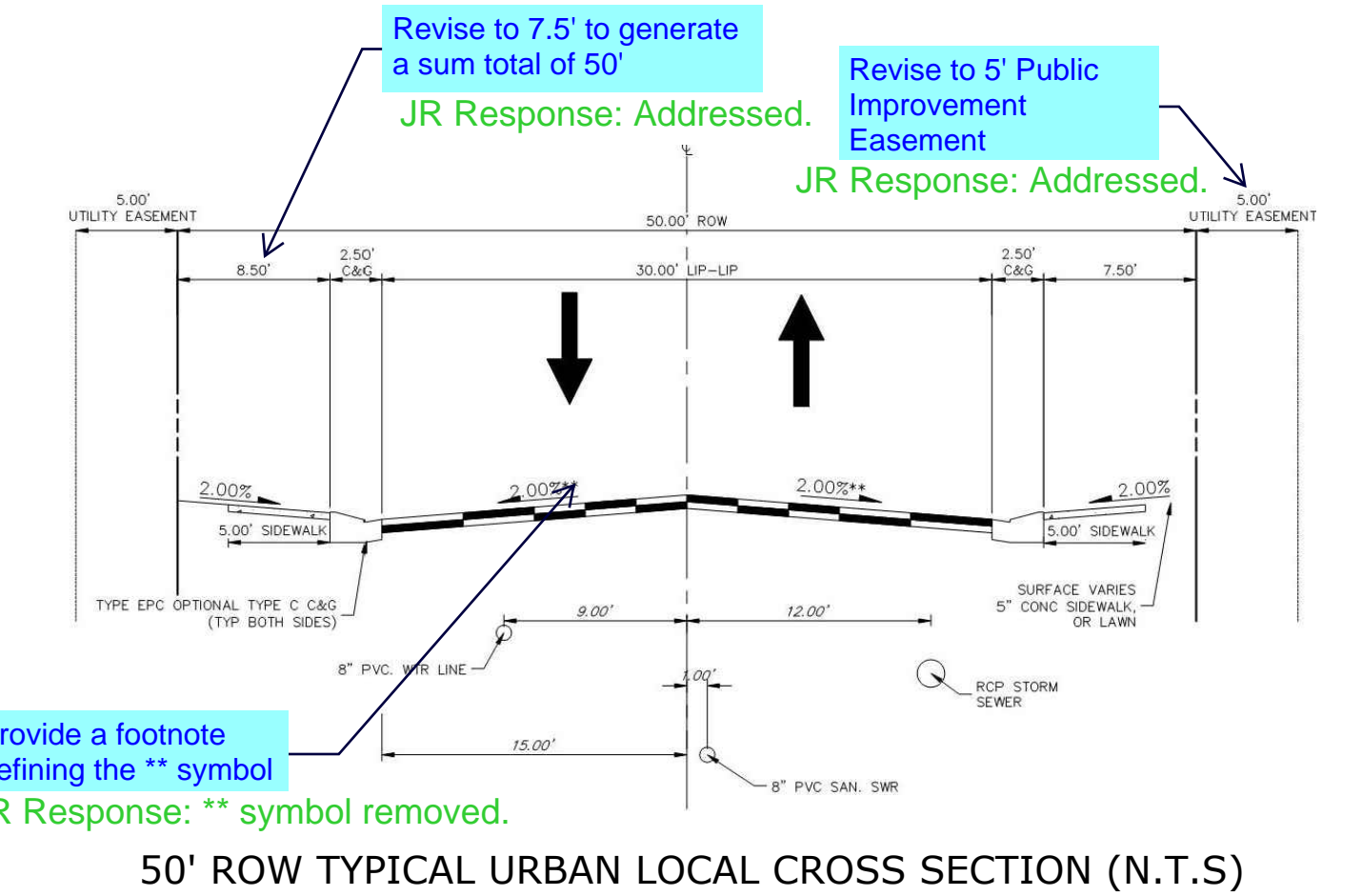


SITE DATA

| | |
|---------------------------------|--|
| 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: | 712402236, 712302237, 7123102044, 7123102041 |
| SITE ACREAGE: | 38.725 AC |
| EXISTING ZONING: | RS-20000 |
| PROPOSED ZONING: | RS-5000, RS-20000 |
| PROPOSED LAND USE: | Residential Lots (RS-5000): 23.633 acres, 147 Lots Residential Lots (RS-20000): 1.506 acres, 3 Lots Open Space : 4.572 acres Stormwater Detention : 2.088 acres ROW: 6.927 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% |



erra\Waters Property Drawings\Planning\Preliminary Plan\Cloverleaf_PrelimPlan.dwg [COVER] 6/6/2020 2:24:50 PM lawsonsm

Update to include a typical cross section for the private road (Walters Point). Add a footnote identifying the deviation request.
JR Response: Addressed.

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

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

BASIS OF BEARINGS: THE LINE BETWEEN THE 30.00' WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 10372 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 PLAT RECORDED IN BOOK U-2 AT PAGE 51;

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

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

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

- N81°20'01"E A DISTANCE OF 130.03 FEET;
- N26°20'33"E A DISTANCE OF 511.07 FEET;
- N52°03'56"E A DISTANCE OF 451.83 FEET;
- N17°03'30"W A DISTANCE OF 222.24 FEET;
- N07°28'50"W A DISTANCE OF 104.67 FEET;

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

- N84°12'58"E A DISTANCE OF 126.43 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N46°46'54"E, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105°01'39" AND AN ARC LENGTH OF 91.65 FEET, TO A POINT OF NON-TANGENT;
- N85°02'46"E A DISTANCE OF 42.49 FEET;
- S08°08'16"E A DISTANCE OF 85.83 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,470.00 FEET, A CENTRAL ANGLE OF 08°35'03" AND AN ARC LENGTH OF 220.24 FEET, TO A POINT OF TANGENT;
- S00°26'47"W A DISTANCE OF 266.67 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 52°42'18" AND AN ARC LENGTH OF 395.55 FEET, TO A POINT OF TANGENT;
- S52°15'31"E A DISTANCE OF 287.37 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 24°42'05" AND AN ARC LENGTH OF 245.74 FEET, TO A POINT OF NON-TANGENT;
- N59°24'51"E A DISTANCE OF 103.30 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 01°14'02" AND AN ARC LENGTH OF 16.80 FEET, TO A POINT OF TANGENT;
- 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:

- 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;
- S05°08'07"E A DISTANCE OF 104.84 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S39°04'09"W, HAVING A RADIUS OF 269.73 FEET, A CENTRAL ANGLE OF 95°15'09" AND AN ARC LENGTH OF 448.43 FEET, TO A POINT OF NON-TANGENT;
- S44°20'00"W A DISTANCE OF 278.41 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S45°13'59"E, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 15°03'35" AND AN ARC LENGTH OF 81.48 FEET, TO A POINT OF NON-TANGENT, SAID POINT BEING ON THE SOUTHERLY LINE OF SAID TRACT B, WOODMOOR PLACER;

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

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

CONTAINING A CALCULATED AREA OF 1,452,072 SQUARE FEET OR 33.3350 ACRES.

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 6TH 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 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 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 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;

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

- N65°03'20"W A DISTANCE OF 123.87 FEET;
- 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 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;

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

- N52°15'31"W A DISTANCE OF 7.98 FEET, TO A POINT OF CURVE;
- 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;
- N00°26'47"E A DISTANCE OF 266.67 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, 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;
- N08°08'16"W A DISTANCE OF 85.83 FEET;
- S85°02'46"W A DISTANCE OF 42.49 FEET, TO A POINT OF NON-TANGENT CURVE;
- 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:

- N84°03'34"E A DISTANCE OF 224.55 FEET;
- 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 6TH PRINCIPAL MERIDIAN;

THENCE N50°42'23"E A DISTANCE OF 114.12 FEET, TO A POINT ON THE EASTERLY 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:

- S58°10'49"W A DISTANCE OF 124.49 FEET, TO A POINT OF CURVE;
- 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;
- S59°24'51"W A DISTANCE OF 103.30 FEET, TO A POINT OF NON-TANGENT CURVE;
- 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:

- N28°37'11"E A DISTANCE OF 67.40 FEET, TO A POINT OF CURVE;
- 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;
- S34°13'56"E A DISTANCE OF 115.00 FEET, TO A POINT OF NON-TANGENT CURVE;
- 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;
- 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.

Verify all legal descriptions based on new parcel configurations.

COUNTY ASSESSOR RECORDS TO BE UPDATED TO REFLECT THE PROVIDED LEGAL DESCRIPTIONS.
-NES

TRACT TABLE

| TRACT NO. | AREA | USE / ALLOWED STRUCTURES | OWNER / MAINT. |
|-----------|-----------------------|---|----------------|
| A | 147,395 SF 3.38 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 | 486 SF 0.011 AC | OPEN SPACE, DRAINAGE, PUBLIC UTILITIES | METRO DISTRICT |
| K | 8,078 SF 0.185 AC | OPEN SPACE, DRAINAGE, PUBLIC UTILITIES, PUBLIC TRAIL, AMENITIES | METRO DISTRICT |
| L | 13,991 SF 0.321 AC | OPEN SPACE, DRAINAGE, PUBLIC UTILITIES | METRO DISTRICT |

Note Regarding Reports on File:

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; Wildfire Hazard Report; Natural Features Report; (other, modify based upon specific reports)

Environmental:

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).

GENERAL NOTES:

SP202

NOTES ADDED.

-NES

- Geologic Hazards Disclosure Statement: Areas of the proposed subdivision have been found to be impacted by geologic conditions including expansive soils, areas of erosion, potentially seasonal and seasonal shallow groundwater, collapsible soils, and radioactivity. Proposed mitigation measures include special foundation design, overexcavation, perimeter drains, revegetation, increased ventilation in basements and crawl spaces, and other standard engineering practices. A Map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, Geologic Hazard Study prepared by Entech Engineering Inc., dated April 7, 2020, and is held in the Cloverleaf Preliminary Plan File (SP-500) at the El Paso County Planning and Community Development Department. The Final Plats will provide more detailed analysis and will identify any additional mitigation or additional no build areas.
- If engineered foundations are required to address geological 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 CC&Rs, all accessory uses, buildings and structures must comply with requirements set out in Chapter 5 of the El Paso County Land Development Code.
- Trails within the open space areas will be constructed as 5-foot breeze trails. All trails within the open space areas will be open for public use.
- All streets will be constructed to El Paso County Standards and public streets will be dedicated to the County with the Final Plat.
- There shall be no direct lot access to Cloverleaf Road.
- Typical lot utility easements shall be (5) foot front.
- 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 150 lots is \$68,400 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.
- Full Spectrum Detention is provided in Tracts A and I.

NOTE REVISED.
-NES

Is this accurate with the deviation requests?

See electric commitment letter for easements requested by Mountain View Electric.

NOTE REVISED.
-NES

Update note 12 to include the other ponds.

Identify who will own/maintain the ponds in Lots 150, 151 & 152.

JR Response: The property owners will own and maintain the sand filters on lots 148-150.

SHEET INDEX

| | |
|-----------------|--|
| Sheet 1 of 10: | Cover Sheet |
| Sheet 2 of 10: | Preliminary Plan |
| Sheet 3 of 10: | Preliminary Grading Plan |
| Sheet 4 of 10: | Preliminary Grading Plan |
| Sheet 5 of 10: | Preliminary Grading Plan |
| Sheet 6 of 10: | Preliminary Utility Plan |
| Sheet 7 of 10: | Preliminary Utility Plan |
| Sheet 8 of 10: | Preliminary Utility Plan |
| Sheet 9 of 10: | Isolated Lots Preliminary Grading and Utility Plan |
| Sheet 10 of 10: | Adjacent Property Owners |

Land Planning
Landscape
Architecture
Urban Design



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

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Fax 719.471.0267

www.nescolorado.com

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PLANNING, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

CLOVERLEAF SUBDIVISION

CLOVERLEAF ROAD
EL PASO COUNTY,
COLORADO

PROJECT INFO

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

SHEET

PRELIMINARY PLAN

SHEET INFO

| DATE: | BY: | DESCRIPTION: |
|-------|-----|--------------|
| | | |
| | | |
| | | |
| | | |

SCALE / PROVISION

SHEET TITLE

SHEET NUMBER

PLANTING

COVER

1

1 OF 10

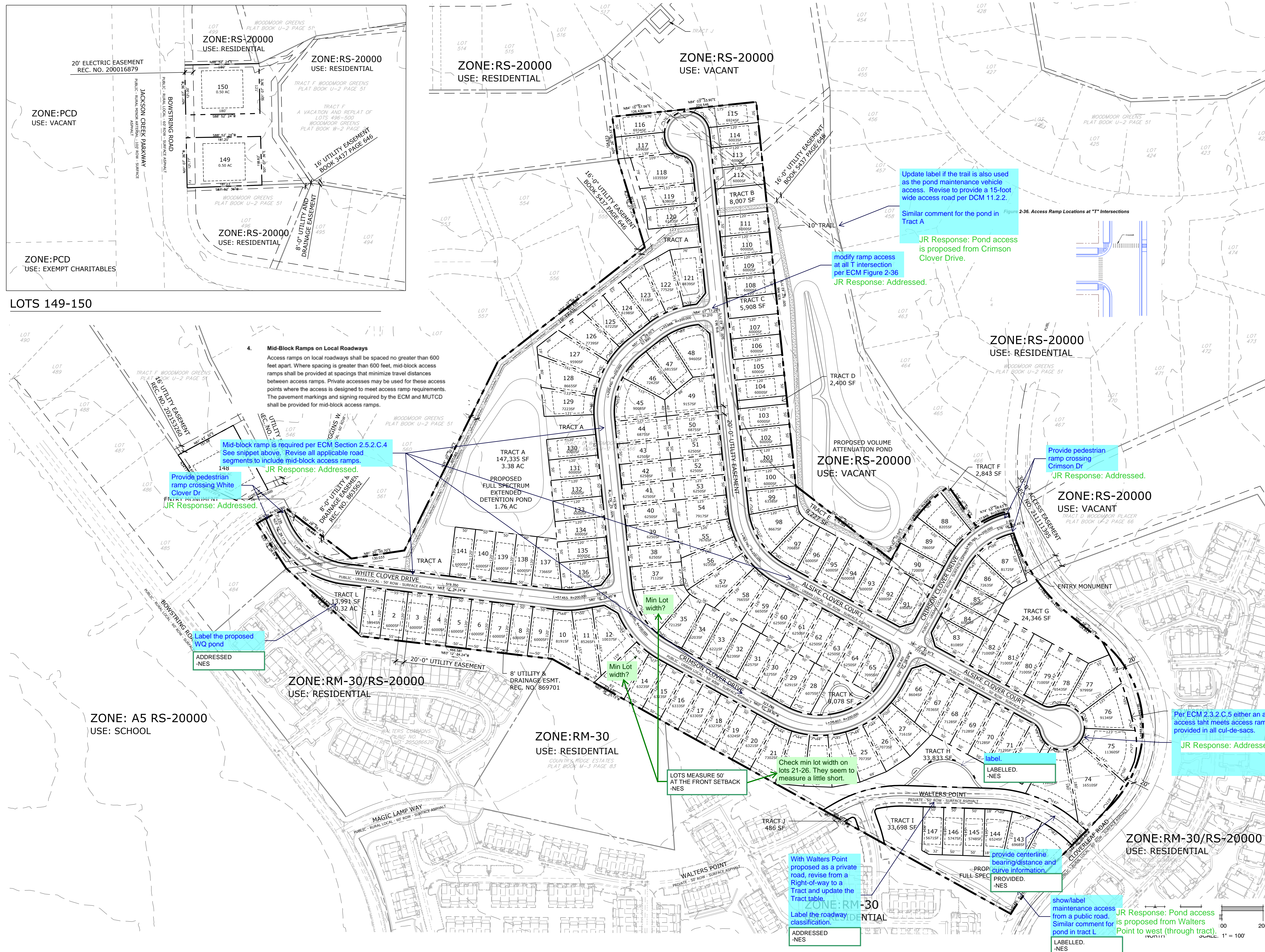
CLOVERLEAF ROAD
EL PASO COUNTY,
COLORADO

| | | |
|--------------|--------------|-----------|
| PROJECT INFO | DATE: | 6/1/202 |
| | PROJECT MGR: | A. BARLO |
| | PREPARED BY: | B. SWENSC |

| DATE | DESCRIPTION | AMOUNT | CHECK NO. | BANK | INITIALS |
|----------|-------------|--------|-----------|------|----------|
| 10/1/20 | Private | | | | |
| 10/2/20 | Private | | | | |
| 10/3/20 | Private | | | | |
| 10/4/20 | Private | | | | |
| 10/5/20 | Private | | | | |
| 10/6/20 | Private | | | | |
| 10/7/20 | Private | | | | |
| 10/8/20 | Private | | | | |
| 10/9/20 | Private | | | | |
| 10/10/20 | Private | | | | |
| 10/11/20 | Private | | | | |
| 10/12/20 | Private | | | | |
| 10/13/20 | Private | | | | |
| 10/14/20 | Private | | | | |
| 10/15/20 | Private | | | | |
| 10/16/20 | Private | | | | |
| 10/17/20 | Private | | | | |
| 10/18/20 | Private | | | | |
| 10/19/20 | Private | | | | |
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| 10/22/20 | Private | | | | |
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| 10/25/20 | Private | | | | |
| 10/26/20 | Private | | | | |
| 10/27/20 | Private | | | | |
| 10/28/20 | Private | | | | |
| 10/29/20 | Private | | | | |
| 10/30/20 | Private | | | | |
| 10/31/20 | Private | | | | |
| 11/1/20 | Private | | | | |
| 11/2/20 | Private | | | | |
| 11/3/20 | Private | | | | |
| 11/4/20 | Private | | | | |
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| 11/8/20 | Private | | | | |
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| 11/14/20 | Private | | | | |
| 11/15/20 | Private | | | | |
| 11/16/20 | Private | | | | |
| 11/17/20 | Private | | | | |
| 11/18/20 | Private | | | | |
| 11/19/20 | Private | | | | |
| 11/20/20 | Private | | | | |
| 11/21/20 | Private | | | | |
| 11/22/20 | Private | | | | |
| 11/23/20 | Private | | | | |
| 11/24/20 | Private | | | | |
| 11/25/20 | Private | | | | |
| 11/26/20 | Private | | | | |
| 11/27/20 | Private | | | | |
| 11/28/20 | Private | | | | |
| 11/29/20 | Private | | | | |
| 11/30/20 | Private | | | | |
| 12/1/20 | Private | | | | |
| 12/2/20 | Private | | | | |
| 12/3/20 | Private | | | | |
| 12/4/20 | Private | | | | |
| 12/5/20 | Private | | | | |
| 12/6/20 | Private | | | | |
| 12/7/20 | Private | | | | |
| 12/8/20 | Private | | | | |
| 12/9/20 | Private | | | | |
| 12/10/20 | Private | | | | |
| 12/11/20 | Private | | | | |
| 12/12/20 | Private | | | | |
| 12/13/20 | Private | | | | |
| 12/14/20 | Private | | | | |
| 12/15/20 | Private | | | | |
| 12/16/20 | Private | | | | |
| 12/17/20 | Private | | | | |
| 12/18/20 | Private | | | | |
| 12/19/20 | Private | | | | |
| 12/20/20 | Private | | | | |
| 12/21/20 | Private | | | | |
| 12/22/20 | Private | | | | |
| 12/23/20 | Private | | | | |
| 12/24/20 | Private | | | | |

2

2 OF 10

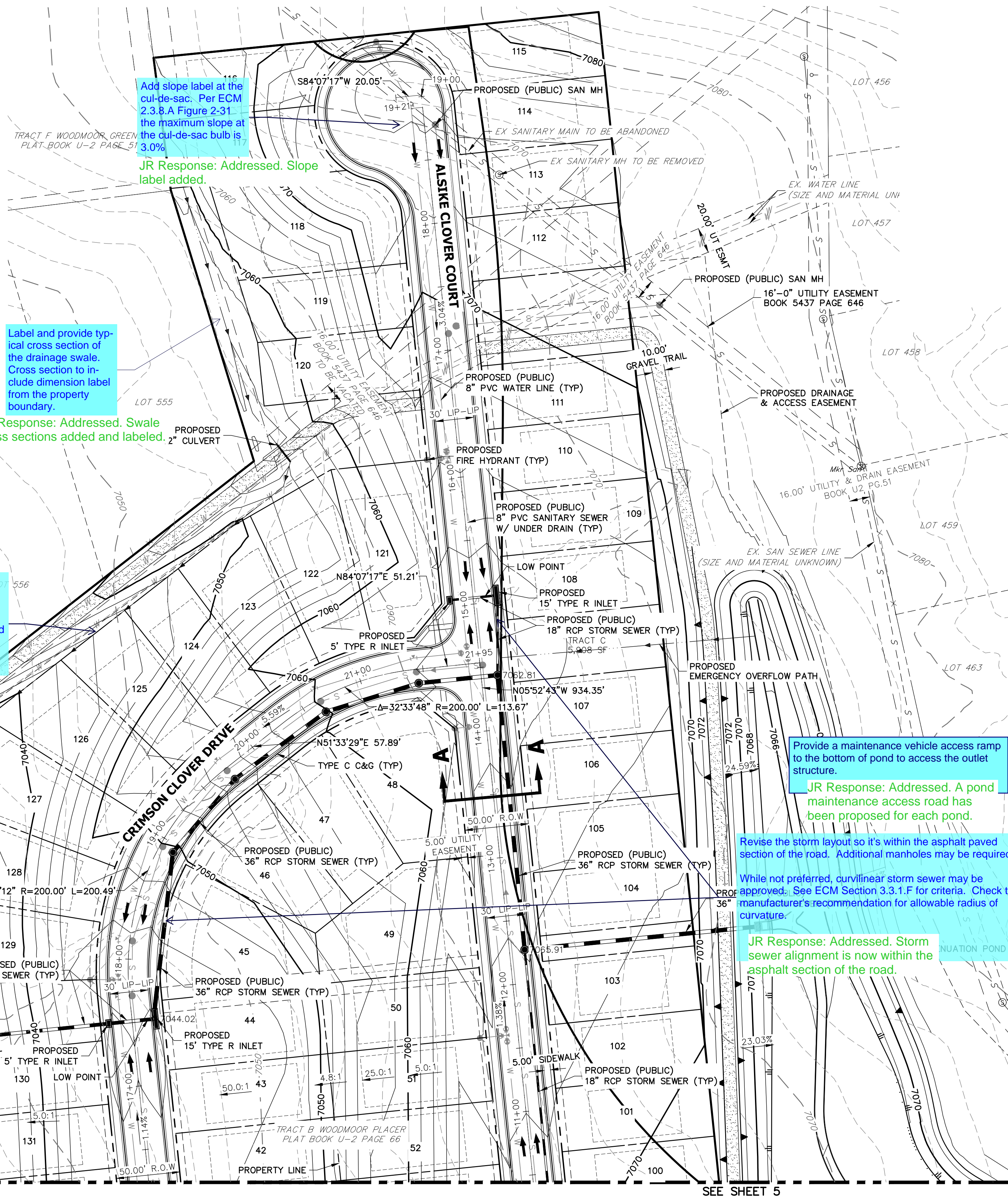


| | |
|--|-----------------------------------|
| | 6" VERT CATCH CURB W/ 1' PAN |
| | PROPOSED WATER LINE |
| | PROPOSED SANITARY SEWER LINE |
| | PROPOSED STORM SEWER W/MANHOLE |
| | PROPOSED TOP OF SLOPE |
| | PROPOSED TOE OF SLOPE |
| | PROPOSED RIGHT OF WAY |
| | EASEMENT LINE |
| | EXISTING RIGHT 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 EDGE OF CONCRETE |
| | EXISTING BOUNDARY LINE |
| | EXISTING PROPERTY LINE |
| | EXISTING EASEMENT LINE |

JR Response: Noted.

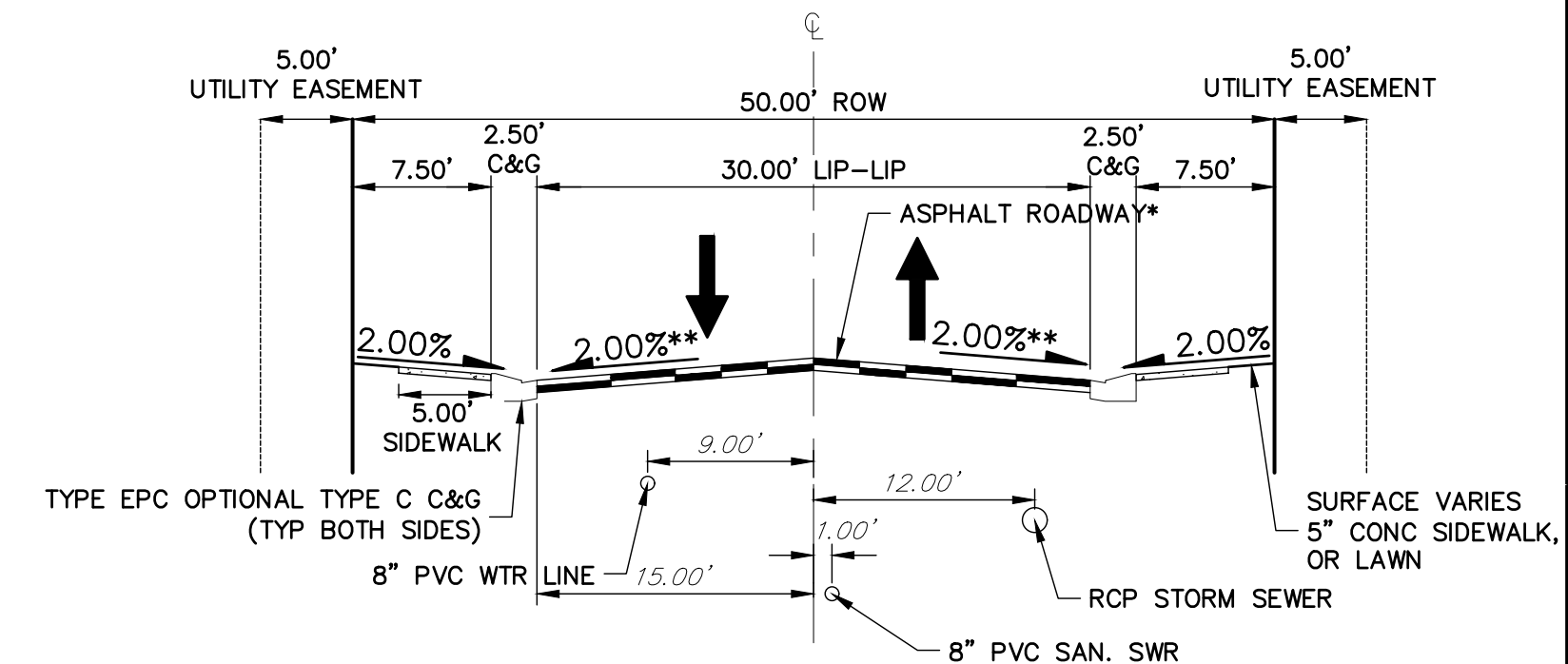
CLOVERLEAF SUBDIVISION

PRELIMINARY GRADING PLAN

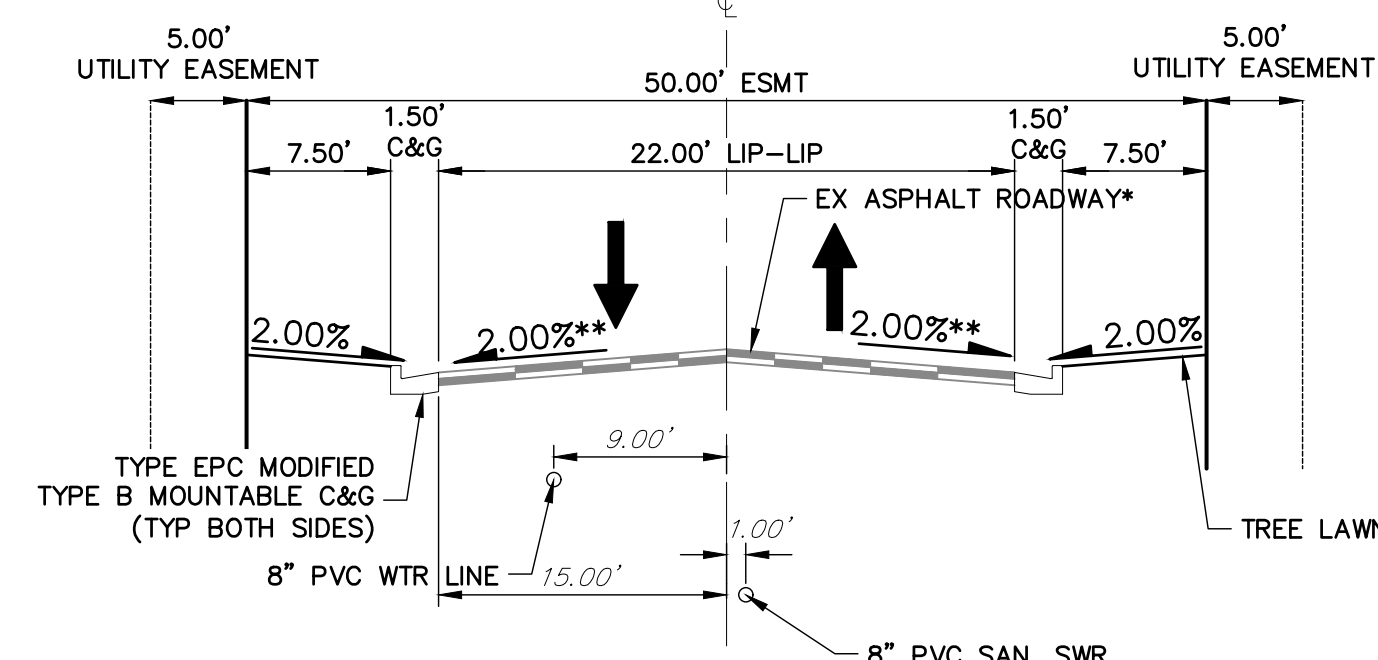


KEY MAP

SCALE: N.T.S

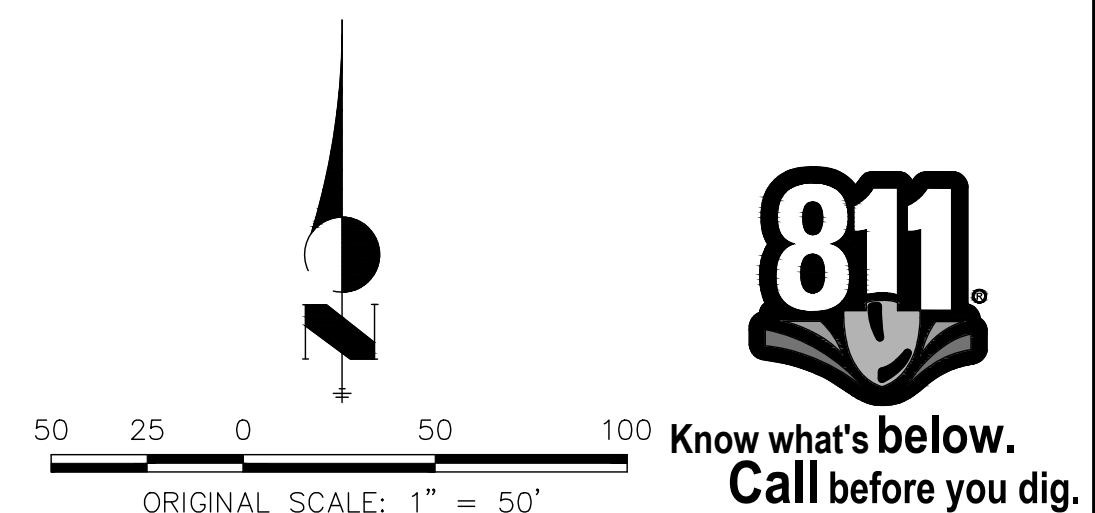


A-A TYPICAL CROSS SECTION FOR
N.T.S (ALSIKE CLOVER CT, CRIMSON CLOVER DR, WHITE CLOVER DR)



CROSS SECTION - WALTERS POINT
STA: 1+00-5+00

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



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

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

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

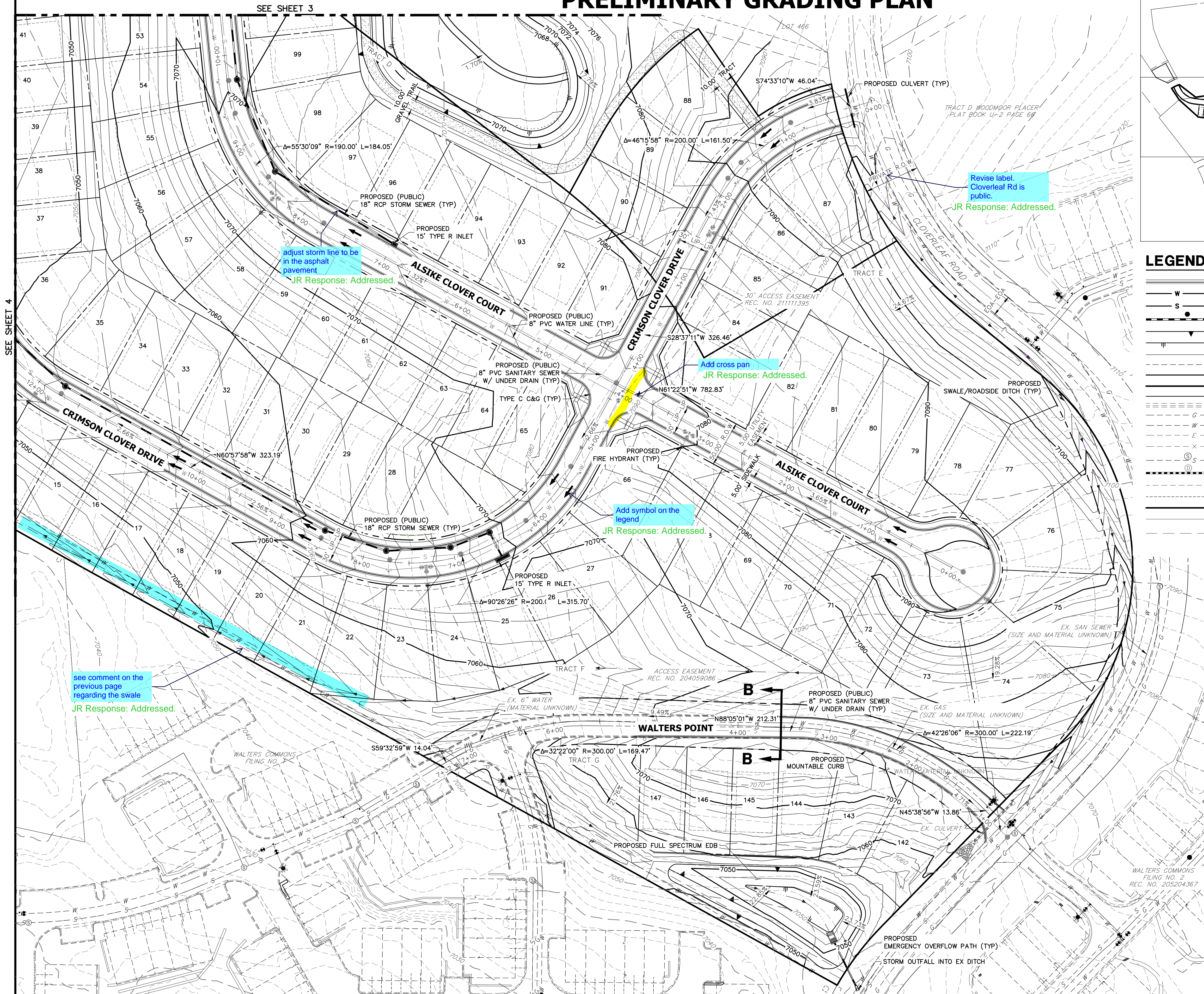
Centennial 303-740-9383 • Colorado Springs 719-593-2583
Fort Collins 979-491-9888 • www.jrengineering.com

| H-SCALE | 1"=50' | NO. | REVISION | BY | DATE |
|-------------|----------|-----|----------|----|------|
| V-SCALE | N/A | | | | |
| DATE | 05/21/20 | | | | |
| DESIGNED BY | RB | | | | |
| DRAWN BY | JA | | | | |
| CHECKED BY | | | | | |





































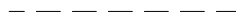
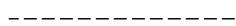



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|------------------------|----------|--------------------------|
| CLOVERLEAF SUBDIVISION | | PRELIMINARY GRADING PLAN |
| SHEET | 3 OF 10 | |
| JOB NO. | 25158.01 | |

CLOVERLEAF SUBDIVISION

PRELIMINARY GRADING PLAN



LEGEND

- | | | | |
|---|-----------------------------------|--|-------------------------------|
|  | 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 |  | PROPOSED WATER VALVE |
|  | PROPOSED RIGHT OF WAY |  | EXISTING FIRE HYDRANT |
|  | EASEMENT LINE |  | EXISTING ELECTRIC PEDESTAL |
|  | EXISTING RIGHT OF WAY |  | EXISTING WATER MANHOLE |
|  | EXISTING BOUNDARY LINE |  | EXISTING TELEPHONE PEDESTAL |
|  | EXISTING PROPERTY LINE |  | EXISTING WATER VALVE |
|  | EXISTING CURB & GUTTER |  | EXISTING FIRE HYDRANT |
|  | EXISTING GASLINE |  | EXISTING VALVE |
|  | EXISTING WATERLINE |  | EXISTING STREET LIGHT |
|  | EXISTING ELECTRIC LINE |  | EXISTING SIGN |
|  | EXISTING FENCE |  | EXISTING TELEPHONE MANHOLE |
|  | EXISTING SANITARY SEWER W/MANHOLE |  | EXISTING FLARED END SECTION |
|  | EXISTING STORM SEWER W/MANHOLE |  | EXISTING WATER VALVE |
|  | EXISTING EDGE OF ASPHALT | | |
|  | EXISTING EDGE OF CONCRETE | | |
|  | EXISTING BOUNDARY LINE | | |
|  | EXISTING PROPERTY LINE | | |
|  | EXISTING EASEMENT LINE | | |

KEY MAP

SCALE: N.T.S

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

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| | |
|-------------|----------|
| 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

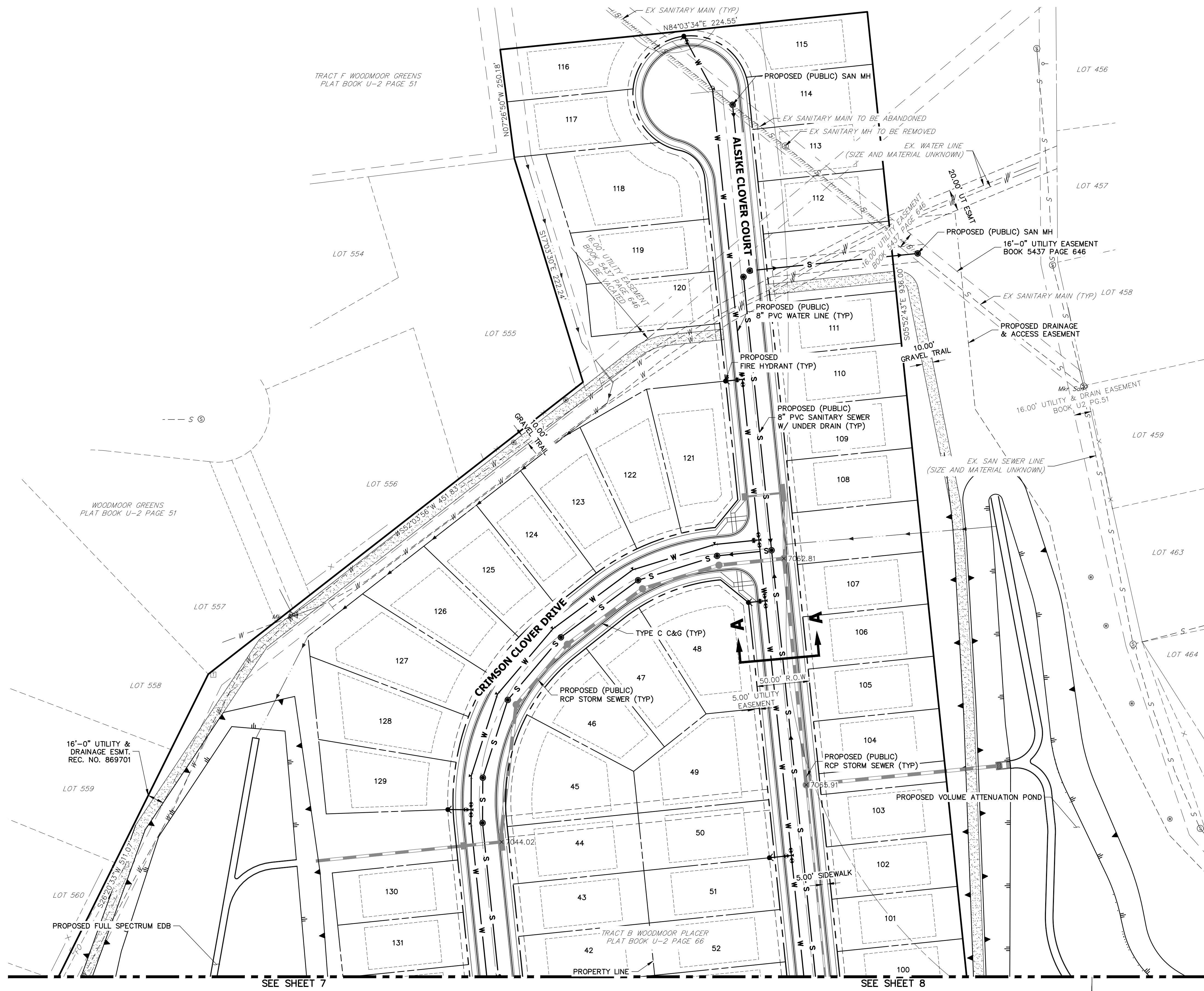
JOB NO. 25158.01



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

CLOVERLEAF SUBDIVISION

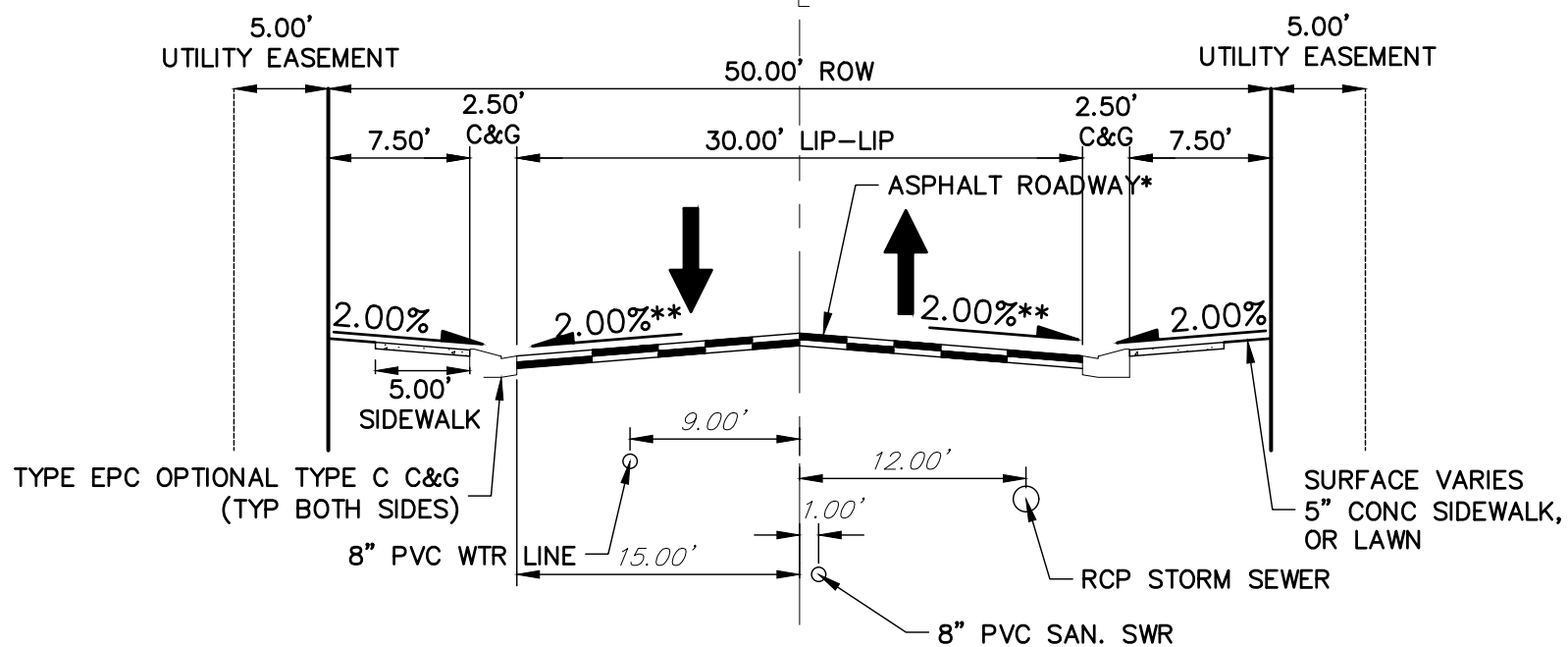
PRELIMINARY UTILITY PLAN



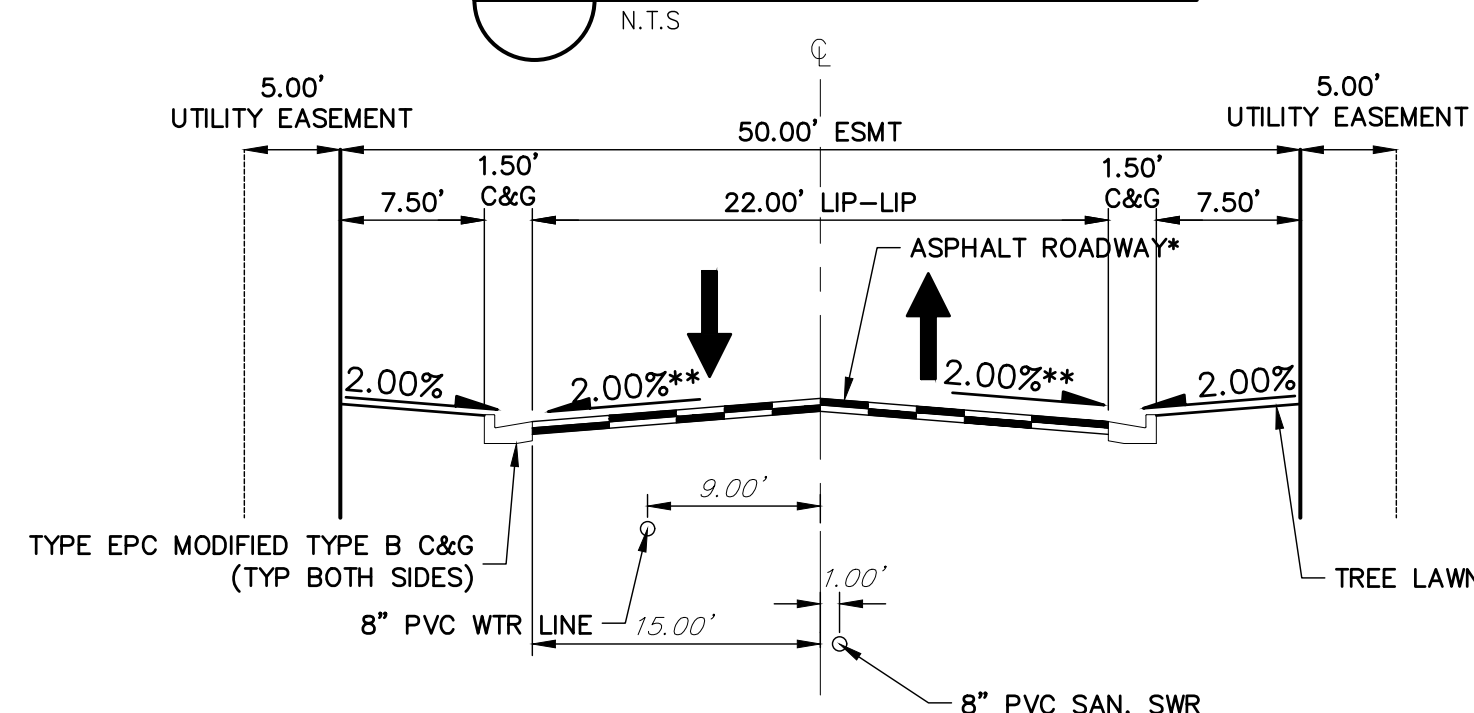
KEY MAP
SCALE: N.T.S.

LEGEND

- | | |
|-------------------------------------|-------------------------------|
| 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 | PROPOSED WATER VALVE |
| PROPOSED RIGHT OF WAY EASEMENT LINE | EXISTING FIRE HYDRANT |
| EXISTING RIGHT OF WAY | EXISTING ELECTRIC PEDESTAL |
| EXISTING BOUNDARY LINE | EXISTING WATER MANHOLE |
| EXISTING PROPERTY LINE | EXISTING TELEPHONE PEDESTAL |
| EXISTING CURB & GUTTER | EXISTING WATER VALVE |
| EXISTING GASLINE | EXISTING FIRE HYDRANT |
| EXISTING WATERLINE | EXISTING VALVE |
| EXISTING ELECTRIC LINE | EXISTING STREET LIGHT |
| EXISTING FENCE | EXISTING SIGN |
| EXISTING SANITARY SEWER W/MANHOLE | EXISTING TELEPHONE MANHOLE |
| EXISTING STORM SEWER W/MANHOLE | EXISTING FLARED END SECTION |
| EXISTING EDGE OF ASPHALT | EXISTING WATER VALVE |
| EXISTING EDGE OF CONCRETE | |
| EXISTING BOUNDARY LINE | |
| EXISTING PROPERTY LINE | |
| EXISTING EASEMENT LINE | |



A-A TYPICAL CROSS SECTION
N.T.S.



A-A CROSS SECTION - WALTERS POINT
N.T.S.

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.

Advisory comment: Street light pole locations must be approved by the County if the applicant intends to install in the subdivision. County inspectors have been directed to issue a stop work order if street lights are installed without plans approved by the County.

JR Response: Noted.

PRELIMINARY UTILITY PLAN NOTES

- ALL WATER AND SANITARY SEWER LINES SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.

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



Know what's below.
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PREPARED FOR
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|---------|---------|----------|-------------|----------|------------|
| H-SCALE | V-SCALE | DATE | DESIGNED BY | DRAWN BY | CHECKED BY |
| 1"=50' | N/A | 05/21/20 | RB | JA | |

CLOVERLEAF SUBDIVISION
PRELIMINARY UTILITY PLAN

SHEET 6 OF 10

JOB NO. 25158.01

| | |
|--|-----------------------------------|
| | 6" VERT CATCH CURB W/ 1' PAN |
| | 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 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

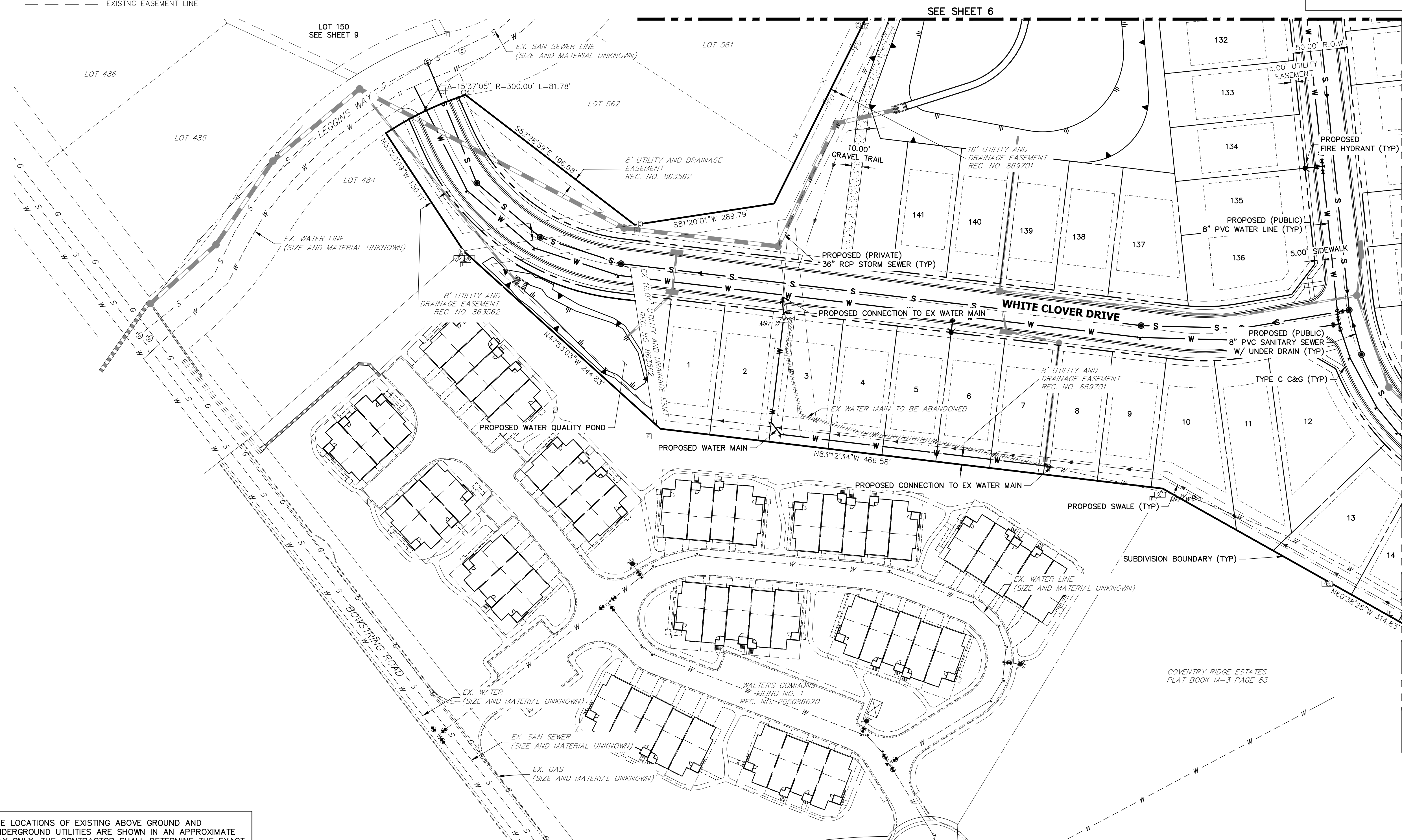
PRELIMINARY UTILITY PLAN NOTES

1. ALL WATER AND SANITARY SEWER LINES SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.

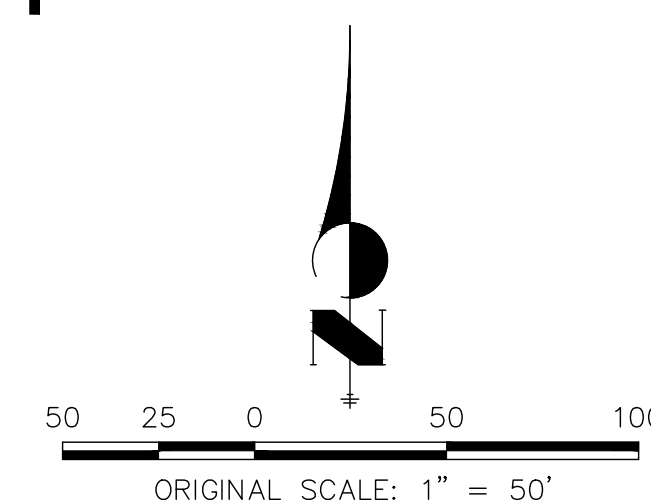


KEY MAP

SCALE: N.T.S



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



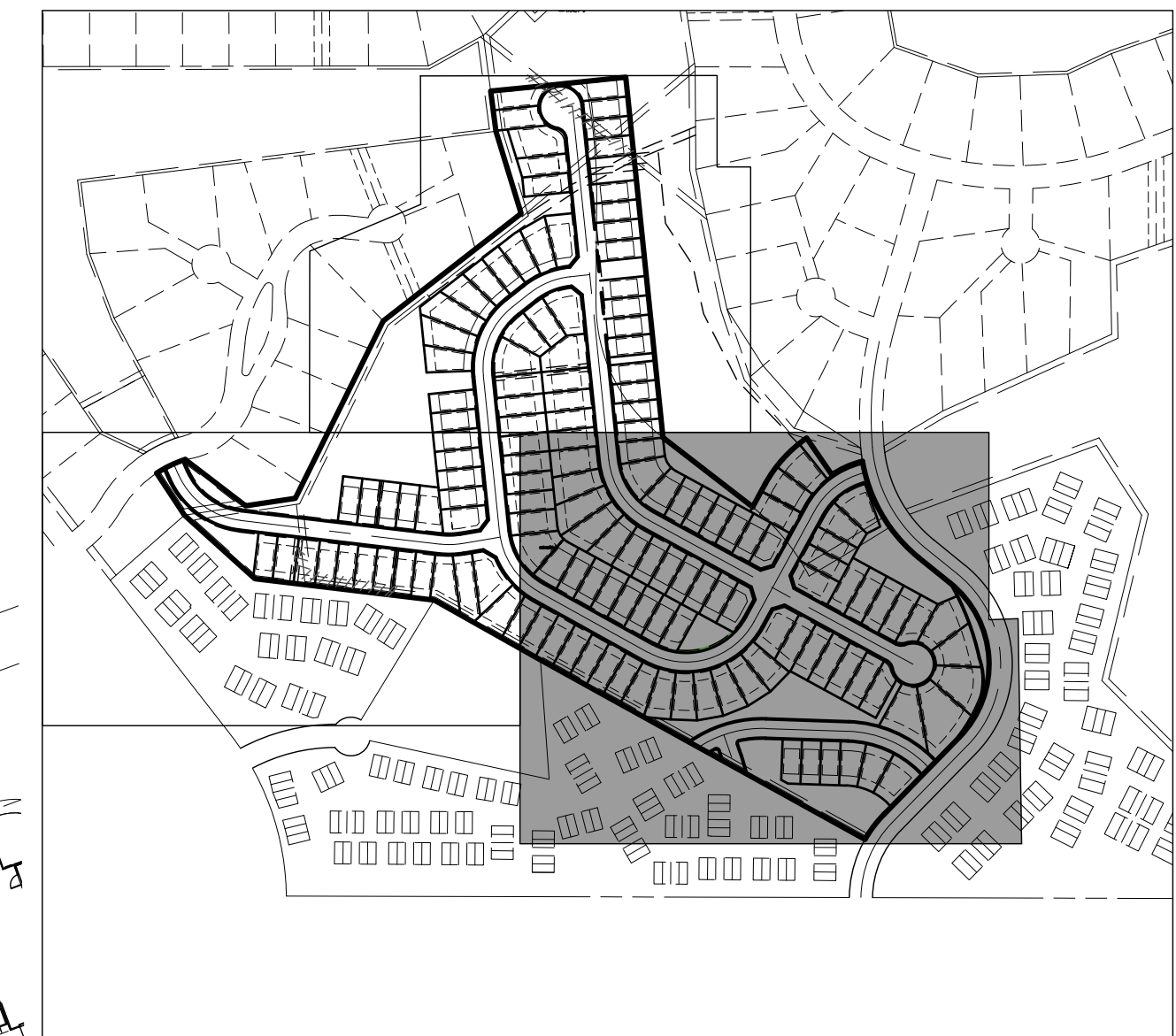
Know what's **below**.
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CLOVERLEAF SUBDIVISION

PRELIMINARY UTILITY PLAN

SEE SHEET 6



KEY MAP

SCALE: N.T.S

LEGEND

- | | | | |
|--|-----------------------------------|--|-------------------------------|
| | 6" VERT CATCH CURB W/ 1' PAN | | PROPOSED PLUG W/ THRUST BLOCK |
| | PROPOSED WATER LINE | | PROPOSED WATER TEE |
| | PROPOSED SANITARY SEWER LINE | | PROPOSED WATER BEND |
| | PROPOSED STORM SEWER W/MANHOLE | | PROPOSED FLARED END SECTION |
| | PROPOSED TOP OF SLOPE | | PROPOSED WATER VALVE |
| | PROPOSED TOE OF SLOPE | | EXISTING FIRE HYDRANT |
| | PROPOSED RIGHT OF WAY | | EXISTING ELECTRIC PEDESTAL |
| | EASEMENT LINE | | EXISTING WATER MANHOLE |
| | EXISTING RIGHT OF WAY | | EXISTING TELEPHONE PEDESTAL |
| | EXISTING BOUNDARY LINE | | EXISTING WATER VALVE |
| | EXISTING PROPERTY LINE | | EXISTING FIRE HYDRANT |
| | EXISTING CURB & GUTTER | | EXISTING VALVE |
| | 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 | | |

PRELIMINARY UTILITY PLAN NOTES

1. ALL WATER AND SANITARY SEWER LINES SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.

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| No. | REVISION | BY | DATE |
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| H-SCALE | 1"=50' |
|---------|--------|

CLOVERLEAF SUBDIVISION

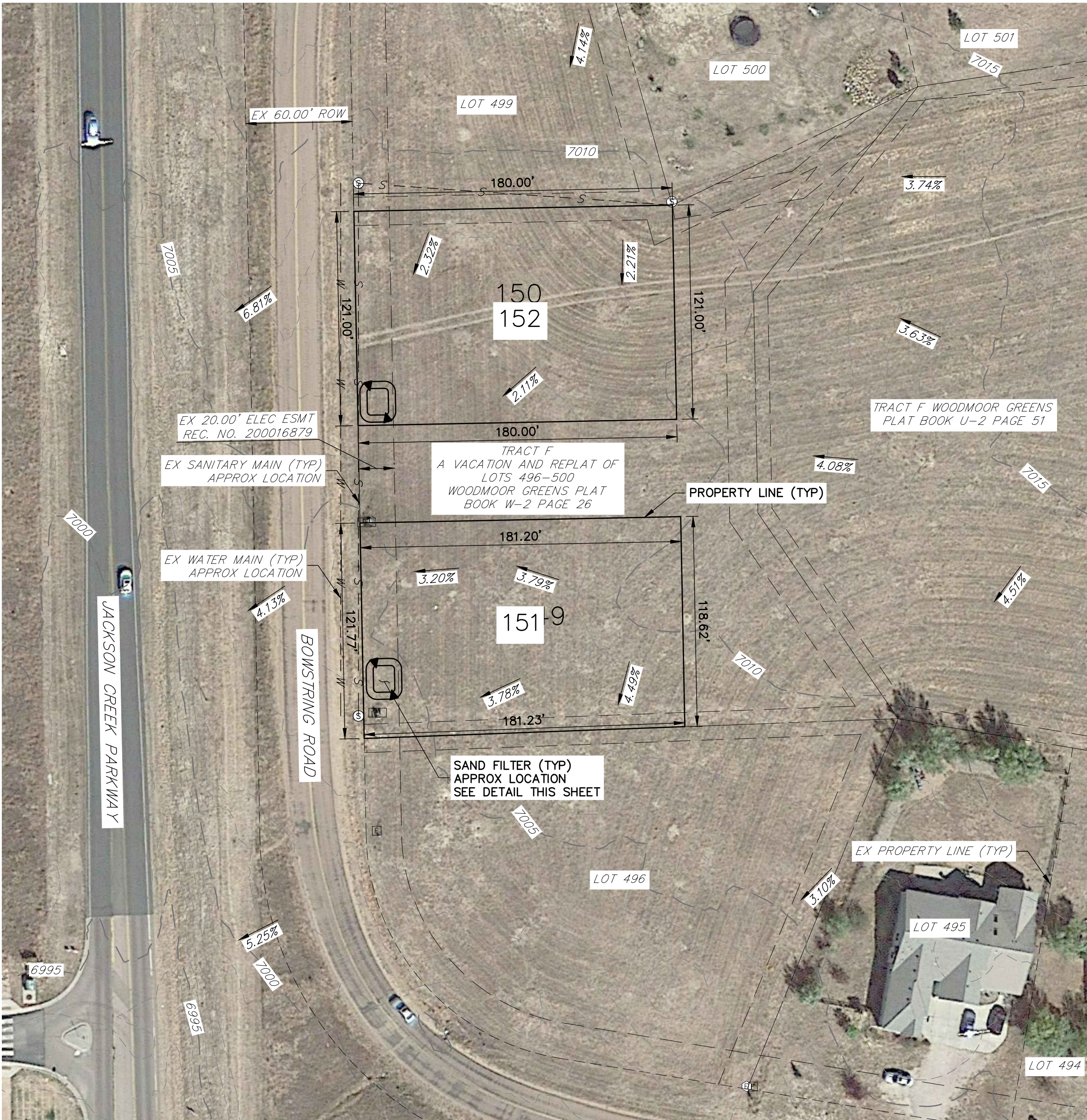
PRELIMINARY UTILITY PLAN

| | | | |
|-------|---|----|----|
| SHEET | 8 | OF | 10 |
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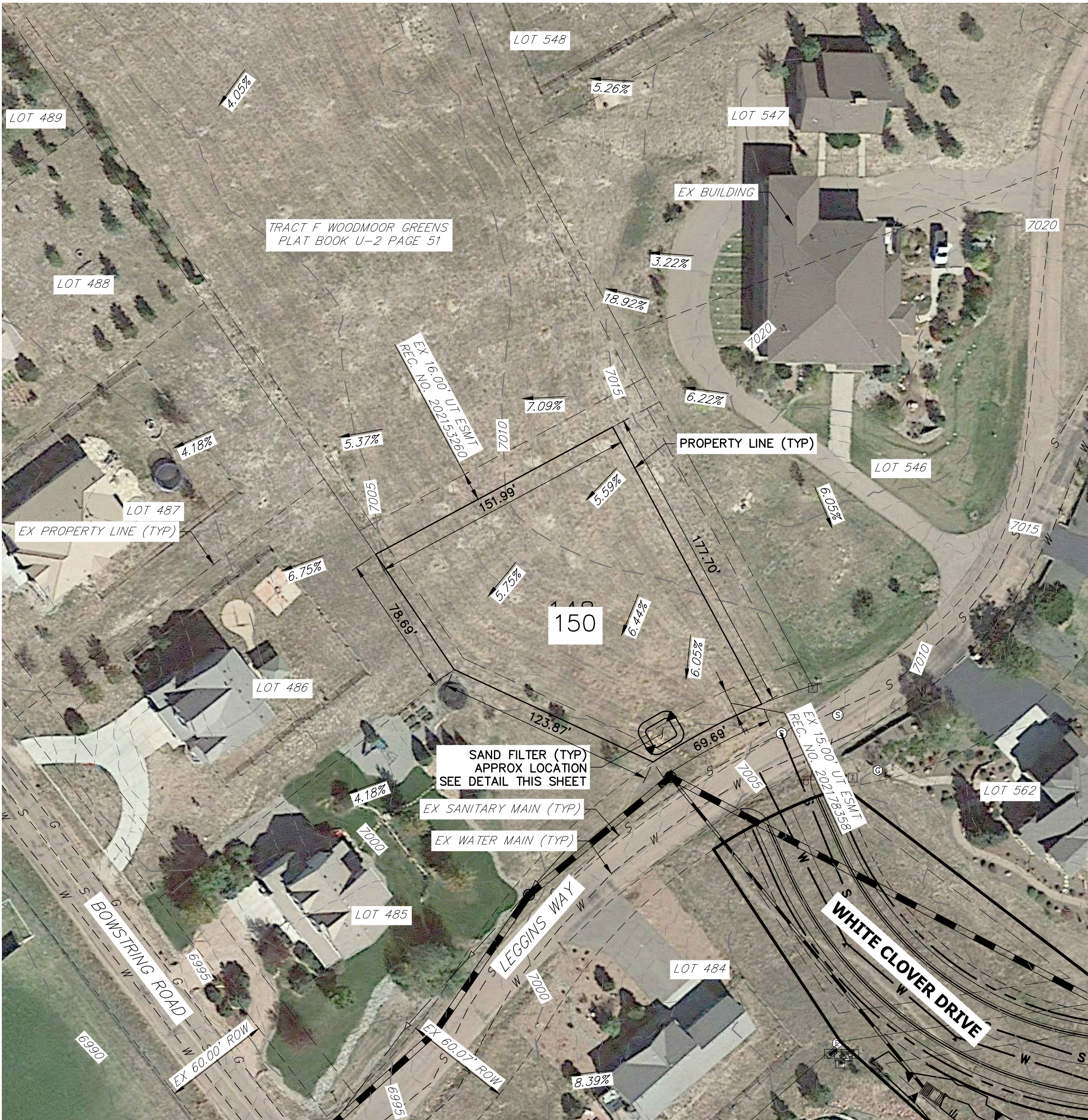
JOB NO. 25158.01

Page 10 of 10

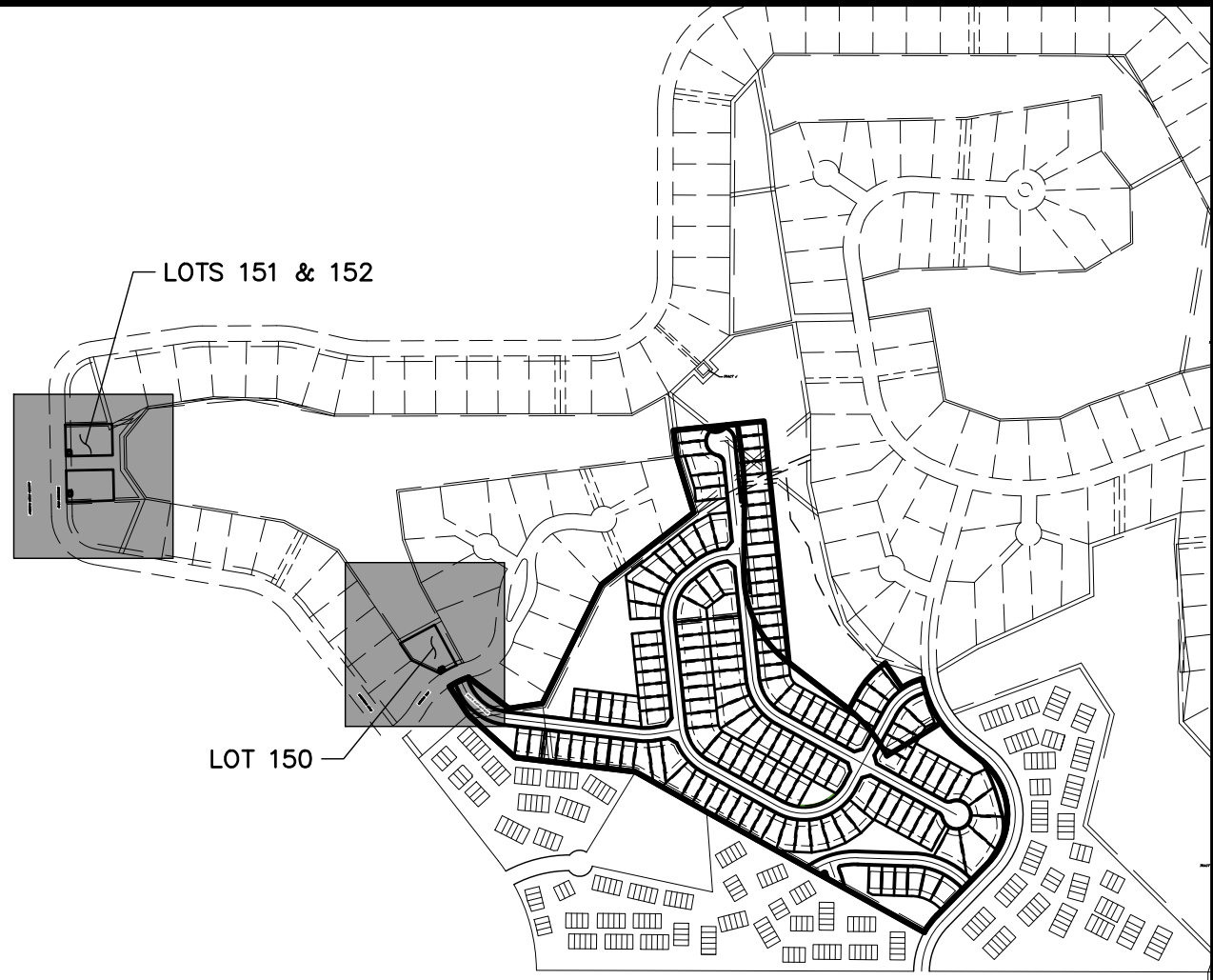
CLOVERLEAF SUBDIVISION
ISOLATED LOTS PRELIMINARY GRADING & UTILITY PLAN



LOTS 151 & 152



LOT 150



KEY MAP
SCALE: N.T.S.

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

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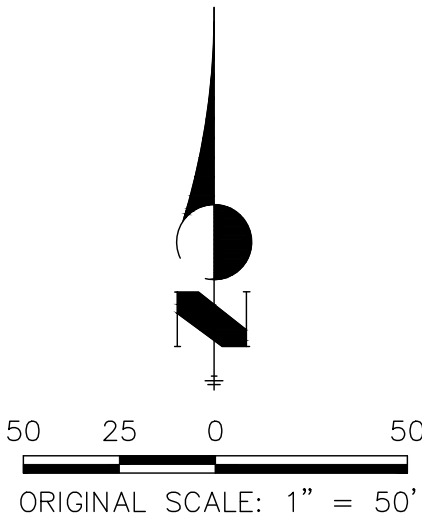
| H-SCALE | V-SCALE | DATE | DESIGNED BY | DRAWN BY | CHECKED BY |
|---------|---------|----------|-------------|----------|------------|
| 1"=50' | N/A | 05/21/20 | RPD | RPD | |

| | |
|------------------------|--|
| CLOVERLEAF SUBDIVISION | ISOLATED LOTS PRELIMINARY GRADING & UTILITY PLAN |
| SHEET 9 OF 10 | JOB NO. 25158.01 |

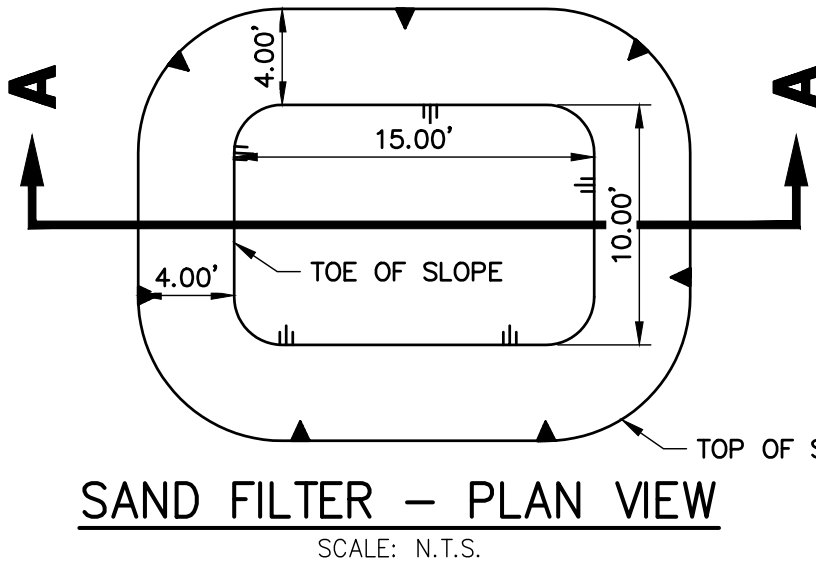
LEGEND

- 6" VERT CATCH CURB W/ 1' PAN
- 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 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

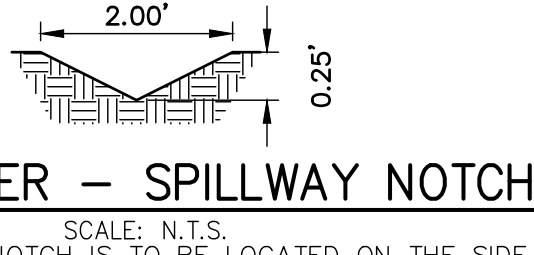
ISOLATED LOTS PRELIMINARY GRADING & UTILITY NOTES
1. PROPOSED LOT GRADING IS NOT SHOWN ON THESE PLANS AND WILL ROUTE STORMWATER RUNOFF FROM EACH LOT TO THE PROPOSED SAND FILTER ON EACH LOT.
2. PROPOSED WATER AND SANITARY SERVICES ARE NOT SHOWN ON THESE PLANS AND WILL CONNECT TO THE EXISTING PUBLIC MAINS WITHIN THE ADJACENT ROADWAY.



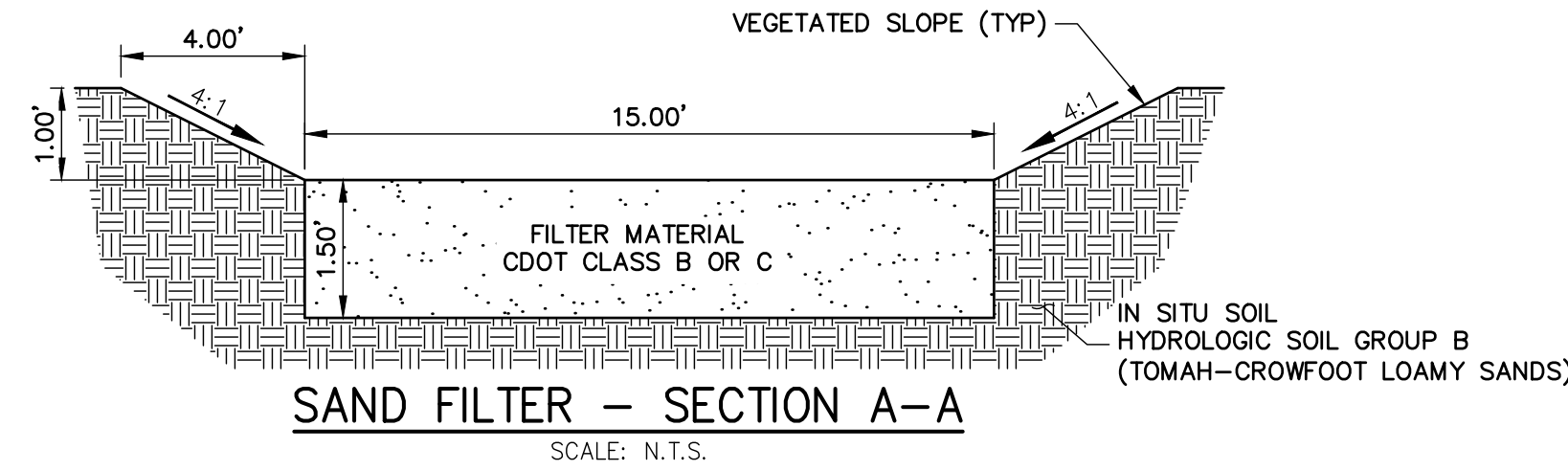
811
Know what's below.
Call before you dig.



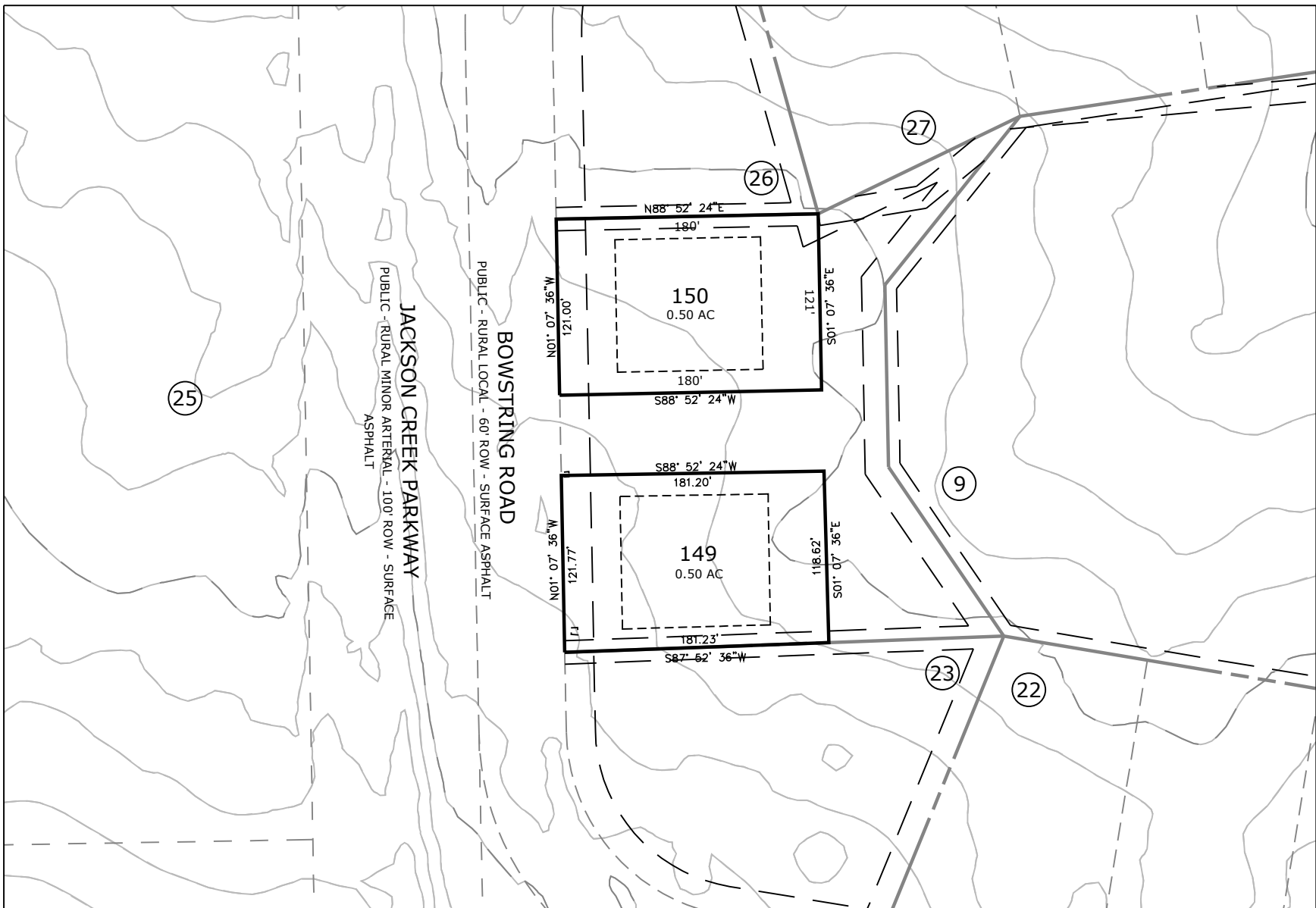
SAND FILTER - PLAN VIEW
SCALE: N.T.S.



SAND FILTER - SPILLWAY NOTCH
SCALE: N.T.S.
NOTE: SPILLWAY NOTCH IS TO BE LOCATED ON THE SIDE OF THE POND CLOSEST TO THE EXISTING ROADSIDE DITCH.



SAND FILTER - SECTION A-A
SCALE: N.T.S.



LOTS 151-152



ADJACENT OWNER IDENTIFICATION

| | | |
|--|---|---|
| 1. Coleman, Brad 17235 Leggins Way Monument, CO 80132-8526 TSN 7123103006 | 10. Walters, Gary E Trust 4164 Austin Bluffs PKWY STE 315 Colorado Springs, CO 80918-2928 TSN 7124202237 | 19. Vidano Family Trust 1685 Bowstring Rd Monument, CO 80132-8627 TSN 7123102031 |
| 2. Hollingsworth, Brian 17245 Leggins Way Monument, CO 80132-8586 TSN 7123103005 | 11. Johnson, Milton S 19725 Soaring Wing Dr Colorado Springs, CO 80908-2307 TSN 7124203017 | 20. Wade, Corey G 1675 Bowstring Rd Monument, CO 80132-8627 TSN 7123102030 |
| 3. Badoya, Andrei 17285 Leggins Way Monument, CO 80132-8586 TSN 7123103004 | 12. Cross, Jacquelyn K 17285 Cloverleaf Rd Monument, CO 80132-8572 TSN 7124204003 | 21. Walters, Gary E Trust UTA 4164 Austin Bluffs PKWY STE 315 Colorado Springs, CO 80918-2928 TSN 7123102041 |
| 4. Campbell, Stacy 17285 Leggins Way Monument, CO 80132-8586 TSN 7123103003 | 13. Walters, Gary E Trust 4164 Austin Bluffs PKWY STE 315 Colorado Springs, CO 80918-2928 TSN 7124204029 | 22. Woodmoor Water & Sanitation PO Box 1407 Monument CO, 80132-1407 TSN 7123102046 |
| 5. Harvey, Robert 17325 Leggins Way Monument, CO 80132-8586 TSN 7123103002 | 14. Woodmoor Park Homeowners Assn In 10 N Meade Ave Colorado Springs, CO 80909-5654 TSN 7124204149 | 23. Miller, Steven W 1575 Bowstring Rd Monument CO, 80132-8626 TSN 7123102021 |
| 6. BRG 2013 LLC 2542 Antietam Ln Colorado Springs, CO 80924-1416 TSN 7123103001 | 15. Woodmoor Park Homeowners 4325 N Nevada Ave #100 Colorado Springs, CO 80907-4318 TSN 7124202235 | 24. Walters, Gary E Trust UTA 4164 Austin Bluffs PKWY STE 315 Colorado Springs, CO 80918-2928 TSN 7123102045 |
| 7. Sink, Kevin H Jr 17375 Leggins Way Monument, CO 80132-8586 TSN 7124202007 | 16. Country Ridge Estates HOA 4325 N Nevada Ave #100 Colorado Springs, CO 80907-4318 TSN 7124202038 | 25. Walters, Gary E Trust UTA 4164 Austin Bluffs PKWY STE 315 Colorado Springs, CO 80918-2928 TSN 7123102043 |
| 8. Recker, Benjamin C 17380 Leggins Way Monument, CO 80132-8586 TSN 7124202006 | 17. Woodmoor Park Homeowners 1975 Research PKWY STE 320 Colorado Springs, CO 80920-1055 TSN 7124202234 | 26. Schnelker, Anthony A 1465 Bowstring Rd Monument, CO 80132-8617 TSN 7123102042 |
| 9. Walters, Gary E Trust UTA 4164 Austin Bluffs Pkwy STE 315 Colorado Springs, CO 80918-2928 TSN 7123102041 | 18. Sandy, Christopher Key 17205 Leggins Way Monument, CO 80132-8586 TSN 7123103008 | 27. M&M Living Trust 1445 Bowstring Rd Monument, CO 80132-8617 TSN 7123102015 |

Land Planning
Landscape
Architecture
Urban Design

NES

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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: |
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ADJACENT
PROPERTY
OWNERS

10
10 OF 10