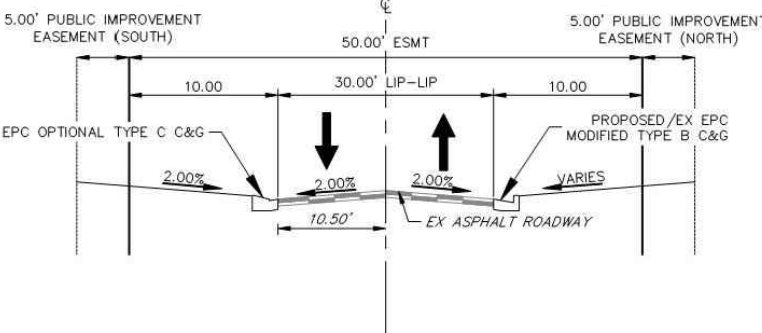
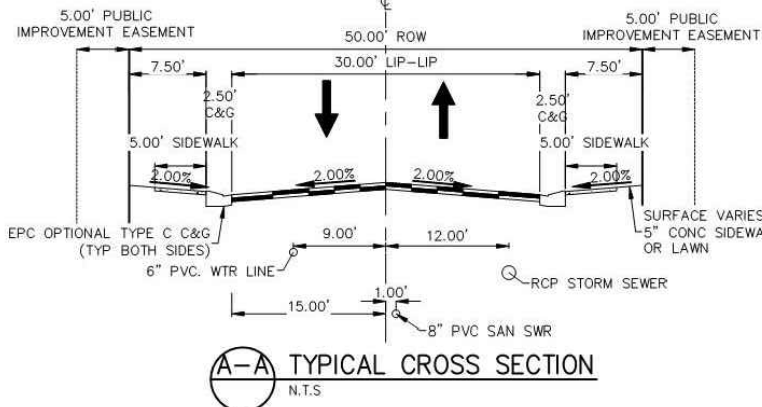
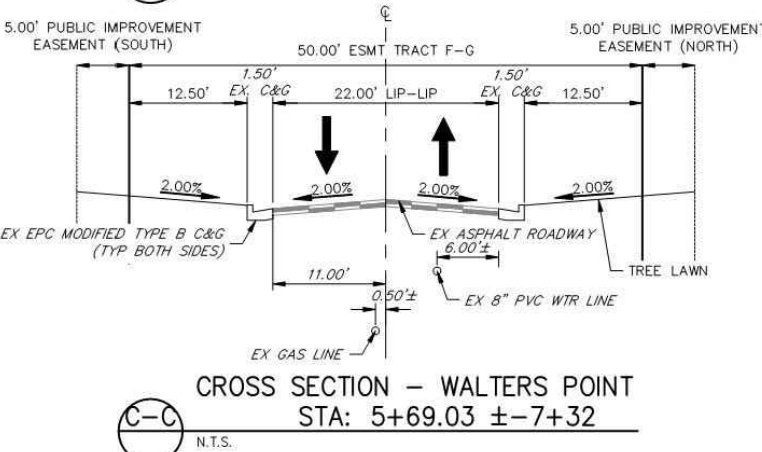


SITE DATA

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:	38,762 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: 6,126 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%



CROSS SECTION - WALTERS POINT
STA: 0+00-5+69.03±



CROSS SECTION - WALTERS POINT
STA: 5+69.03 ±-7+32

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, AND 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 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 PLAT RECORDED IN BOOK U-2 AT PAGE 51;

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

- N32°32'09"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:

- N61°20'01"E A DISTANCE OF 130.03 FEET;
- N26°20'33"E A DISTANCE OF 511.07 FEET;
- N52°03'56"E A DISTANCE OF 451.83 FEET;
- N17°03'30"W A DISTANCE OF 222.24 FEET;
- N07°26'50"W A DISTANCE OF 104.67 FEET;

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

- N84°15'58"E A DISTANCE OF 126.43 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N46°46'54"E, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105°01'39" AND AN ARC LENGTH OF 91.65 FEET, TO A POINT OF NON-TANGENT;
- N85°02'46"E A DISTANCE OF 42.49 FEET;
- S08°08'16"E A DISTANCE OF 85.83 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,470.00 FEET, A CENTRAL ANGLE OF 08°35'03" AND AN ARC LENGTH OF 220.24 FEET, TO A POINT OF TANGENT;
- S00°26'47"W A DISTANCE OF 266.67 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 52°42'18" AND AN ARC LENGTH OF 395.55 FEET, TO A POINT OF TANGENT;
- S52°15'31"E A DISTANCE OF 287.37 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 24°42'05" AND AN ARC LENGTH OF 245.74 FEET, TO A POINT OF NON-TANGENT;
- N59°24'51"E A DISTANCE OF 103.30 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 01°14'02" AND AN ARC LENGTH OF 16.80 FEET, TO A POINT OF TANGENT;
- N58°10'49"E A DISTANCE OF 124.49 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

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

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N64°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°05'07"E A DISTANCE OF 104.84 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S39°04'09"W, HAVING A RADIUS OF 269.73 FEET, A CENTRAL ANGLE OF 95°15'09" AND AN ARC LENGTH OF 448.43 FEET, TO A POINT OF NON-TANGENT;
- S44°22'00"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°38'23"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

SIX PARCELS OF LAND BEING PORTIONS OF TRACT F, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS RECORDED IN BOOK W-2 AT PAGE 26, TRACT F WOODMOOR GREENS RECORDED IN BOOK U-2 AT PAGE 51 AND TRACT B, WOODMOOR PLACER RECORDED IN BOOK U-2 AT PAGE 66 ALL IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 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.

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 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 PROPERTY, THE FOLLOWING SEVEN (7) COURSES:

- 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 (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 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 COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BOWSTRING ROAD, THE FOLLOWING SEVEN (7) COURSES:

- 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 116.62 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT F;
- 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 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°43'22"E A DISTANCE OF 151.59 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 (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 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 1470.00 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:

- N64°01'34"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 (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°42'27"E A DISTANCE OF 1617.14 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING ON THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE TRUSTEE'S DEED RECORDED UNDER RECEPTION NO. 211111394 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

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

- S89°10'45"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 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 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 90.33 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.

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 THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF 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. 222071836;

THENCE ON THE NORTHERLY LINE OF SAID PROPERTY, THE FOLLOWING THREE (3) COURSES:

- S14°53'09"W A DISTANCE OF 8.95 FEET, TO A POINT OF CURVE;
- 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;
- N34°13'56"W 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 90.33 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	33,893 SF 0.775 AC	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES, PUBLIC TRAIL, AMENITIES	METRO DISTRICT
I	33,698 SF 0.774 AC	OPEN SPACE, DRAINAGE, PUBLIC UTILITES	METRO DISTRICT
J	36,091 SF 0.828 AC	PRIVATE ACCESS EASEMENT, DRAINAGE, 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 UTILITES	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-200) available at the El Paso County Report 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 Teachout Creek Drainage in the northern portion of the site, and an area along the eastern side of site along Cloverleaf Road.) Recommendations for erosion control mitigation are discussed under Section 9.0 of Entech Engineering's Study.
 - Groundwater and Drainage Areas: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.
 - Potentially Seasonal Shallow Groundwater: Lots 10-12, 45-46, 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: Applies to all lots. Specific requirements for mitigation should be based on-site specific testing after site is constructed.
- 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 Records Office. All building plans shall comply with Woodmoor Improvement Association Project Design Standards Manual. Both Woodmoor Placer CCRs and PSDM 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 Plat.
- There shall be no direct lot access to Cloverleaf Road.
- Water and wastewater service for this subdivision is provided by Woodmoor Water and Sanitation District subject to the District's rules, regulations and specifications.
- Utilities will be provided as follows:
 - Electric - Mountain View Electric Association
 - Gas - Black Hills Energy
 - Water - Woodmoor Water and Sanitation
 - Wastewater - Woodmoor Water and Sanitation
- The applicant is proposing fees in lieu of school and park land dedication. The anticipated fees for 144 lots is \$67,248 in regional park fees, \$42,480 in urban park fees, and \$ 44,382 in Lewis-Palmer School District 38 fees.
- Full Spectrum Extended Detention Basin is proposed in Tracts A and I, and a Water Quality Pond is proposed for Tract J and Tract L. The sand filter ponds on lots 142-144 will be owned and maintained by the individual property owners.
- The following reports have been submitted in association with the Preliminary Plan for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildlife Hazard Report; Natural 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.

SHEET INDEX

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

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Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

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PLANNER, 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
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
4/27/2021	JBS	PER COUNTY COMMENTS

SHEET PROVISION

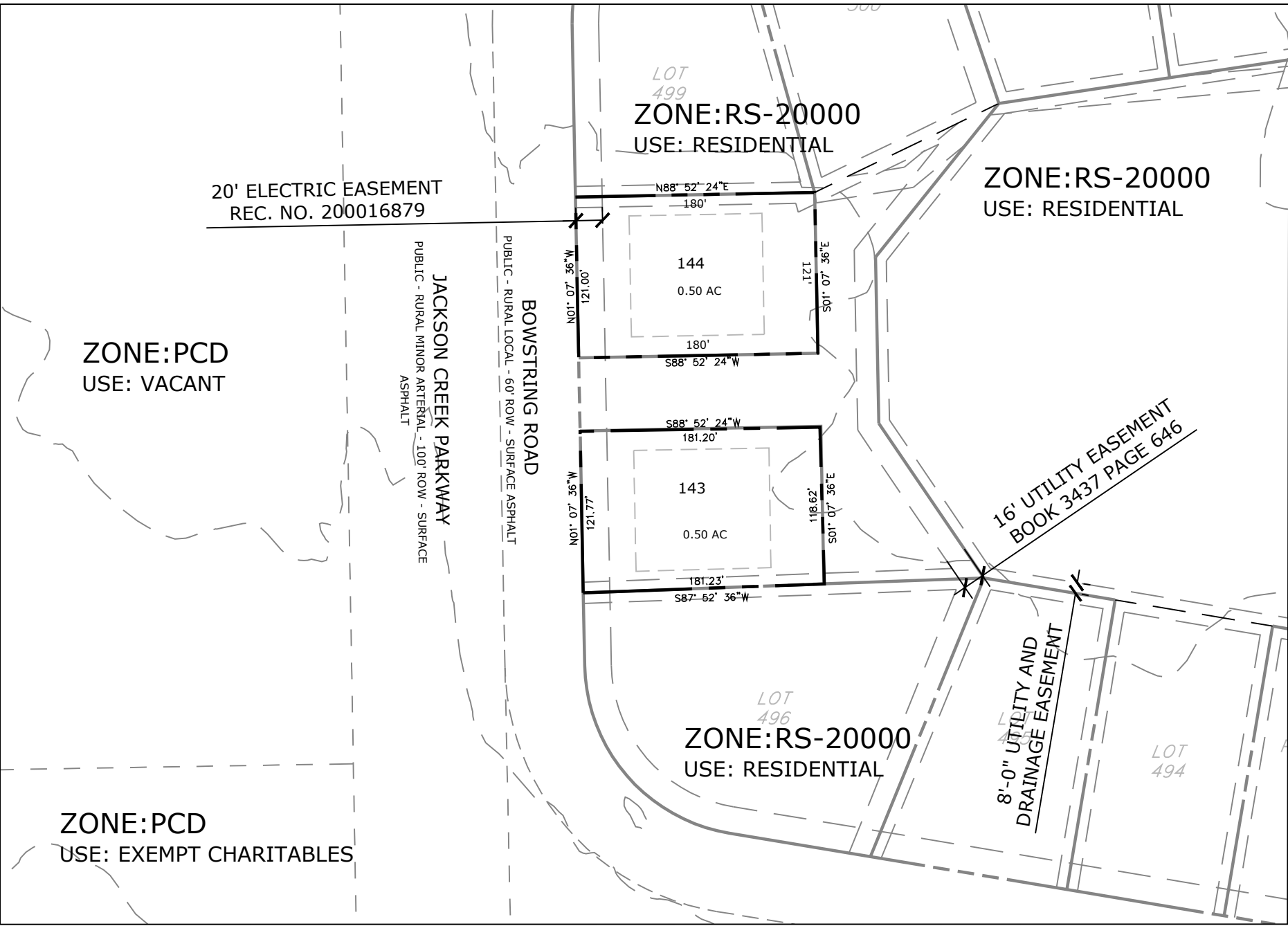
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COVER

1 OF 14

SHEET NUMBER

PLANTING



LOTS 143-144



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CLOVERLEAF SUBDIVISION

CLOVERLEAF ROAD
EL PASO COUNTY,
COLORADO

ENTRY MONUMENT

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
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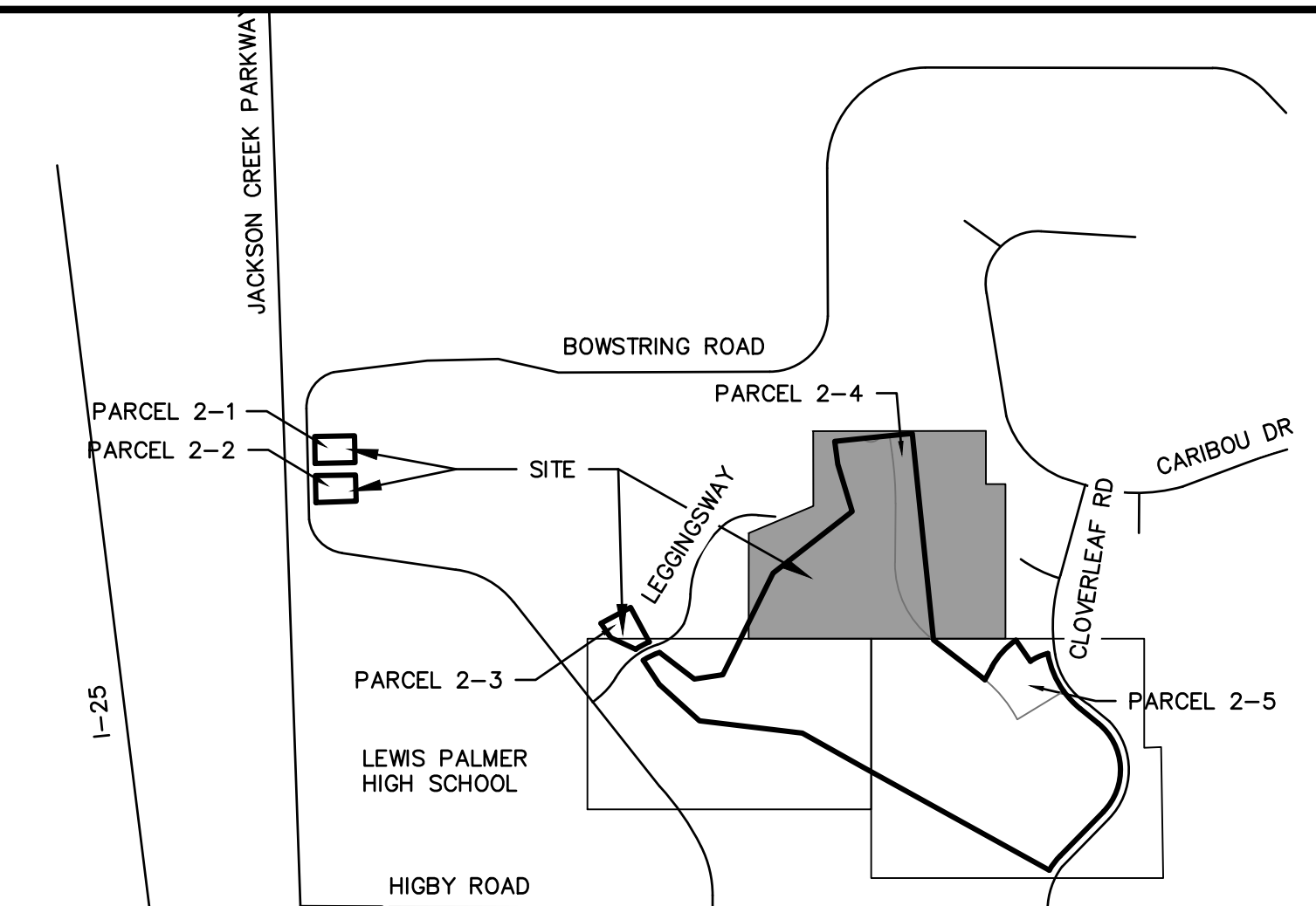
PRELIMINARY PLAN

2
2 OF 14

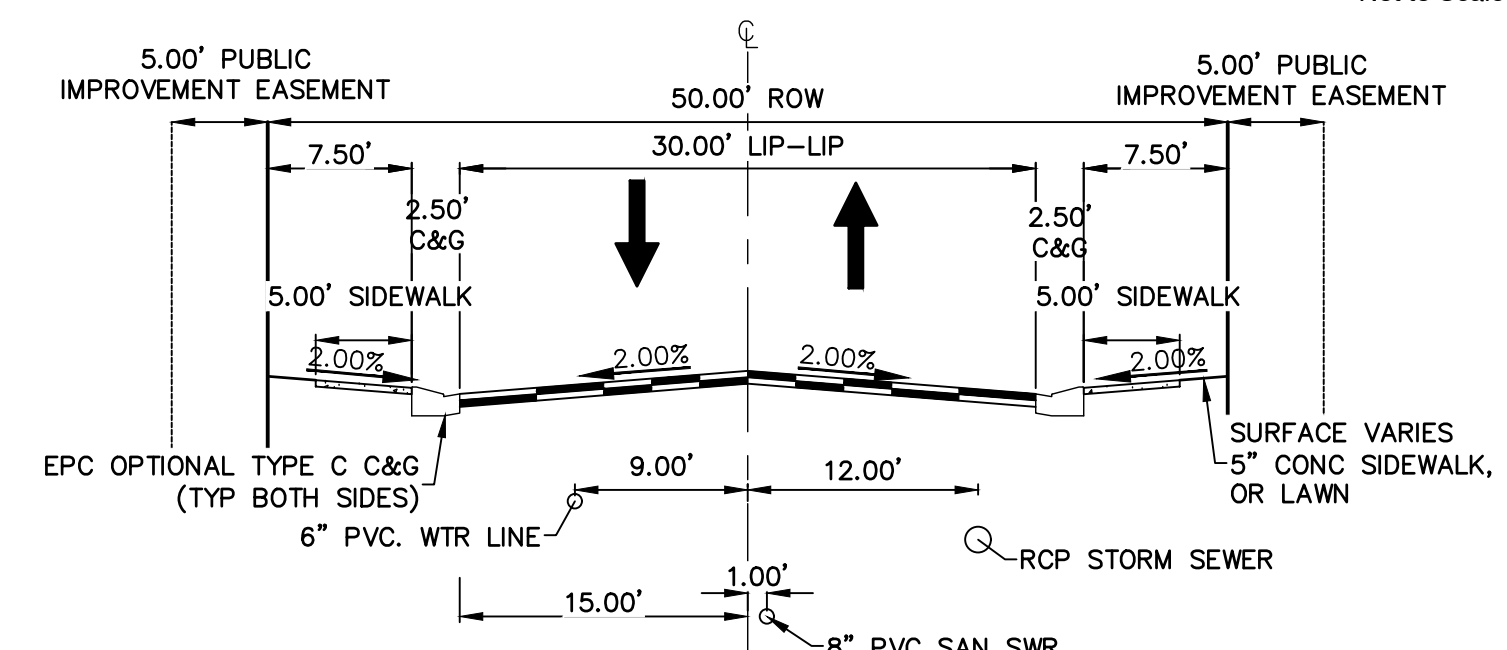
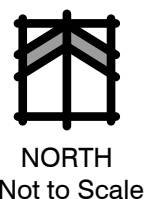
	CURB & GUTTER
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_____ S	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER W/MANHOLE
	PROPOSED TOP OF SLOPE
	PROPOSED TOE OF SLOPE
	PROPOSED RIGHT OF WAY
-----	EASEMENT LINE
=====	EXISTING RIGHT OF WAY
=====	EXISTING BOUNDARY LINE
-----	EXISTING PROPERTY LINE
=====	EXISTING CURB & GUTTER
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--- W ----- W	EXISTING WATERLINE
--- E ----- E	EXISTING ELECTRIC LINE
--- X ----- X	EXISTING FENCE
--- S ----- S	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

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

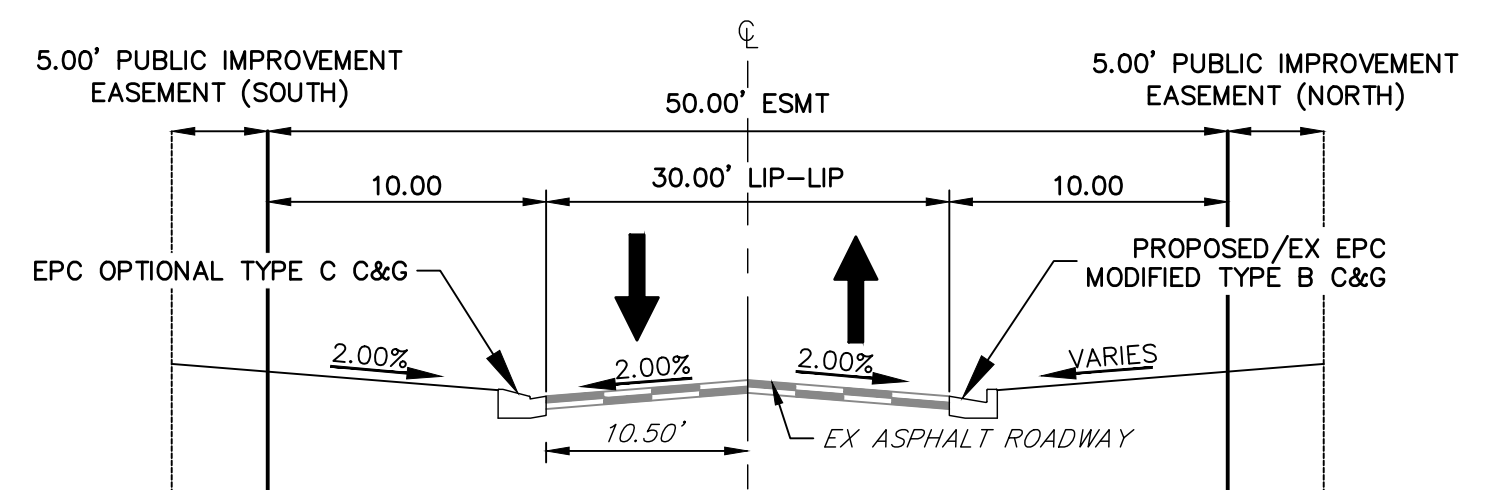
SEE SHEET 6-8 FOR EXISTING AND PROPOSED
WATER AND SANITARY



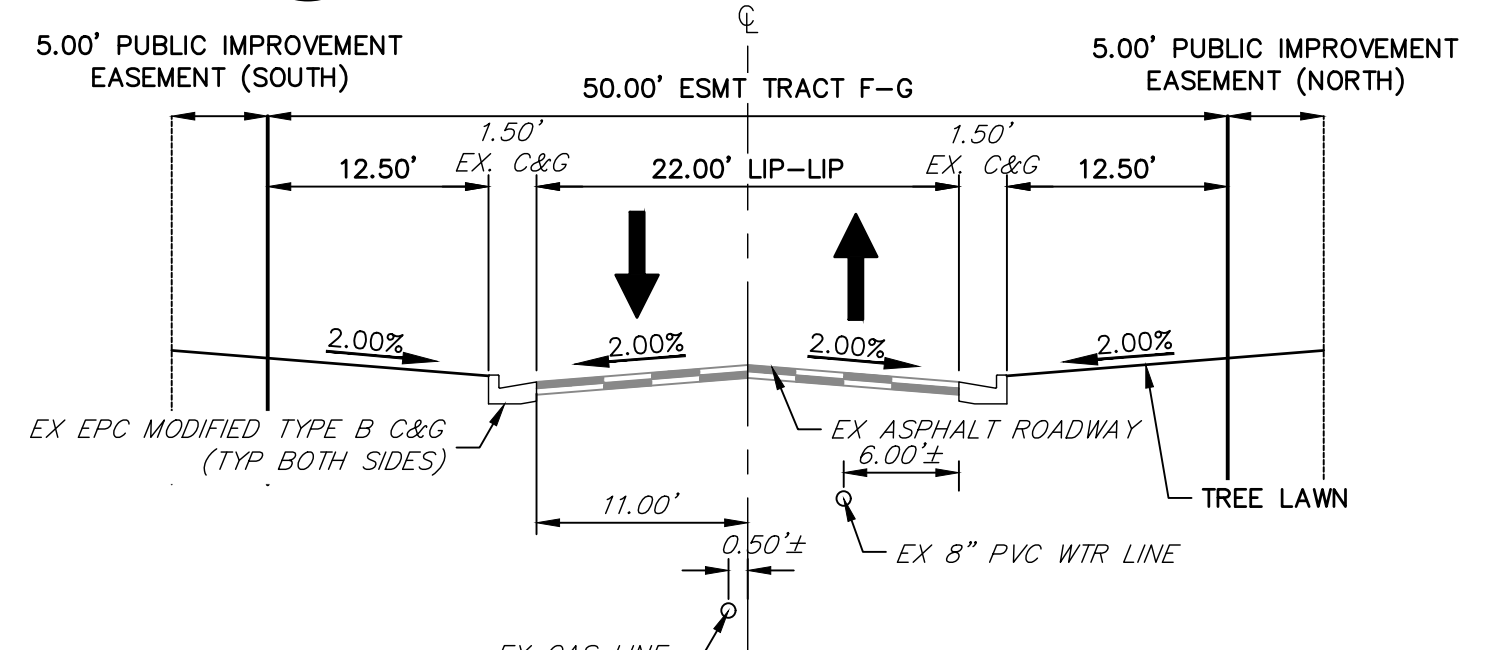
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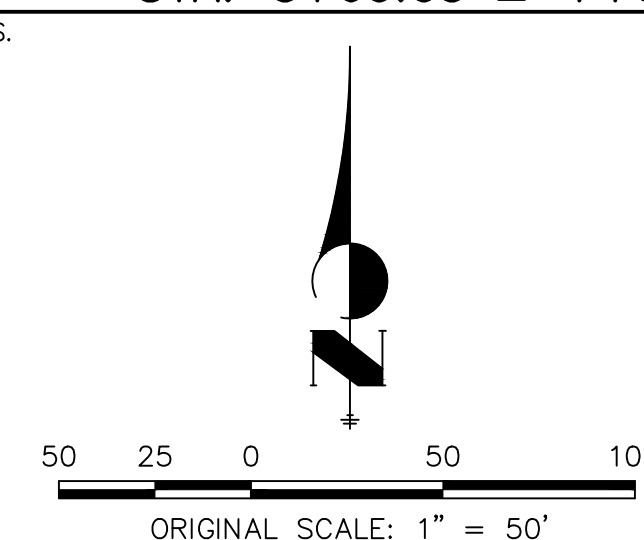
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STA: 5+69.03 \pm -7+32



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

PT CLOVERLEAF, LLC

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

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A Westrian Company



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

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CLOVERLEAF SUBDIVISION

PRELIMINARY GRADING PLAN

SHEET 3 OF 14

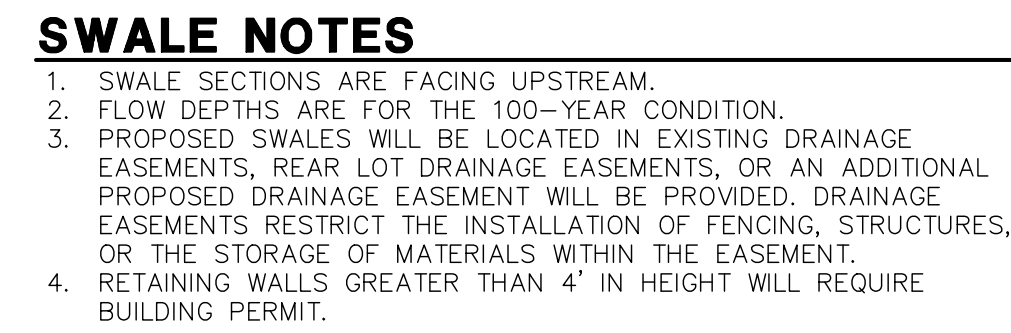
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CLOVERLEAF SUBDIVISION

PRELIMINARY GRADING PLAN

- ▶ 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



N.T.S



SHEET 4 OF 14

JOB NO. 25158.01



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719-476-0800
JDESJARDIN@PROTERRACO.COM

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	H-SCALE	1"=50'	No.	REVISION	BY	DATE
	V-SCALE	N/A				
	DATE	03/23/21				
	DESIGNED BY	RB				
	DRAWN BY	JA				
	CHECKED BY					

CLOVERLEAF SUBDIVISION

PRELIMINARY GRADING PLAN

SHEET 4 OF 14
JOB NO. 25158.01

CLOVERLEAF SUBDIVISION

PRELIMINARY GRADING PLAN

SEE SHEET 3

PROPOSED MILL & OVERLAY LIMITS TO RAISE PROPOSED ACCESS ONTO CLOVERLEAF ROAD APPROXIMATELY 4" FOR INTERSECTION SIGHT DISTANCE

LOT 466 PROPOSED UTILITY, DRAINAGE, AND ACCESS EASEMENT 17049.64 SF 0.39 AC

PROPOSED QUIT CLAIM AREA 2433.73 SF

PROPOSED CULVERT (TYP)

TRACT D WOODMOOR PLACER PLAT BOOK U-2 PAGE 66

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

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TRACT S

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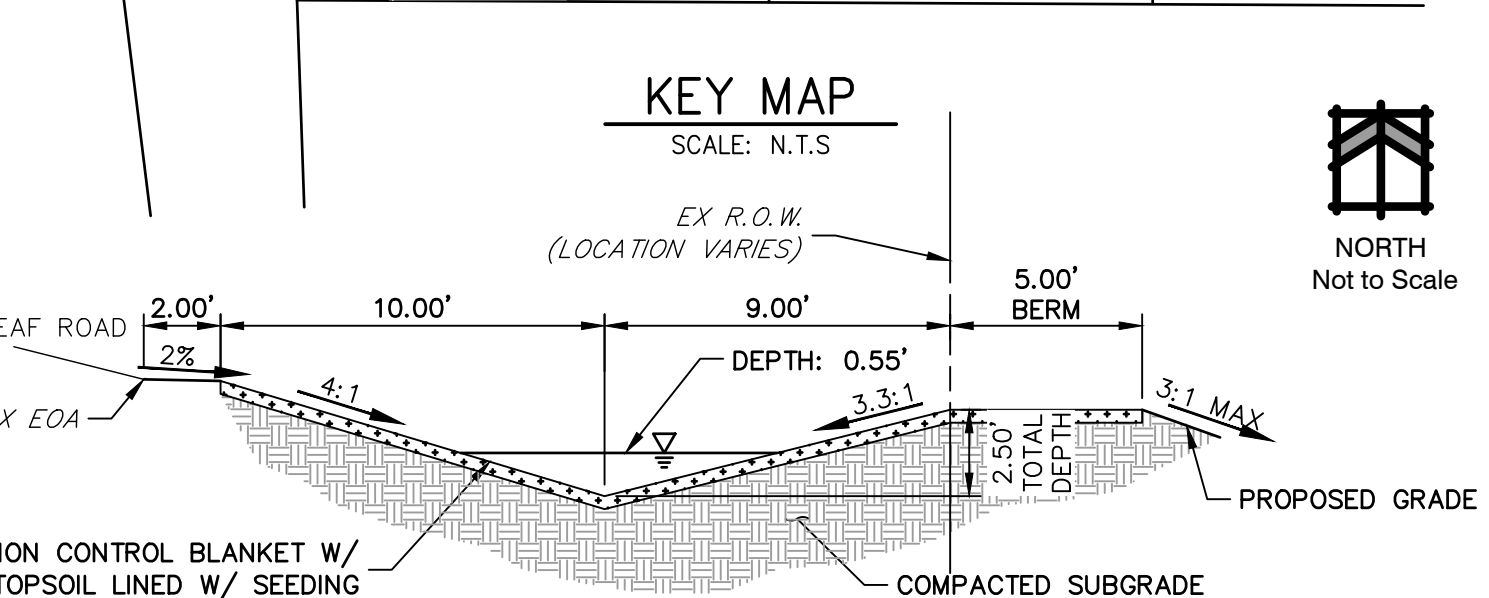
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EX PROPERTY LINE

4.00' 15.00' ROAD VARIES

2.00' 4.00'

DEPTH: 0.54'

1.00' DEPTH

SLOPE VARIES

BERM

EX GRADE SLOPE VARIES

COMPACTED SUBGRADE

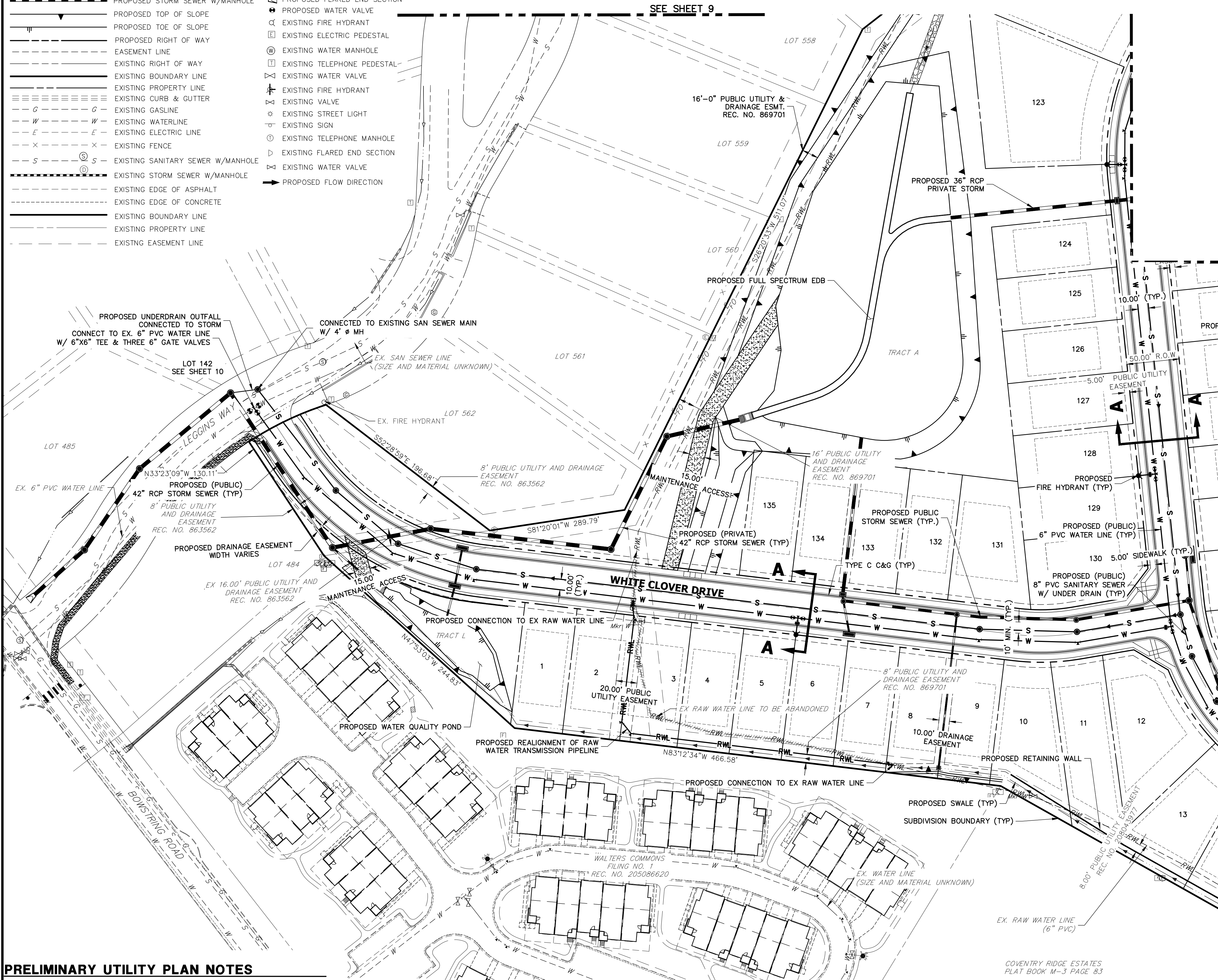
4" TOPSOIL LINED W/ SEEDING

EROSION CONTROL BLANKET W/ 4" TOPSOIL LINED W/ SEEDING

CLOVERLEAF SUBDIVISION			
PRELIMINARY GRADING PLAN			
SHEET 5 OF 14			
JOB NO. 25158.01			

	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
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	EXISTING GASLINE
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	EXISTING FENCE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING STORM SEWER W/MANHOLE
	EXISTING EDGE OF ASPHALT
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	EXISTING BOUNDARY LINE
	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE

SEE SHEET_9

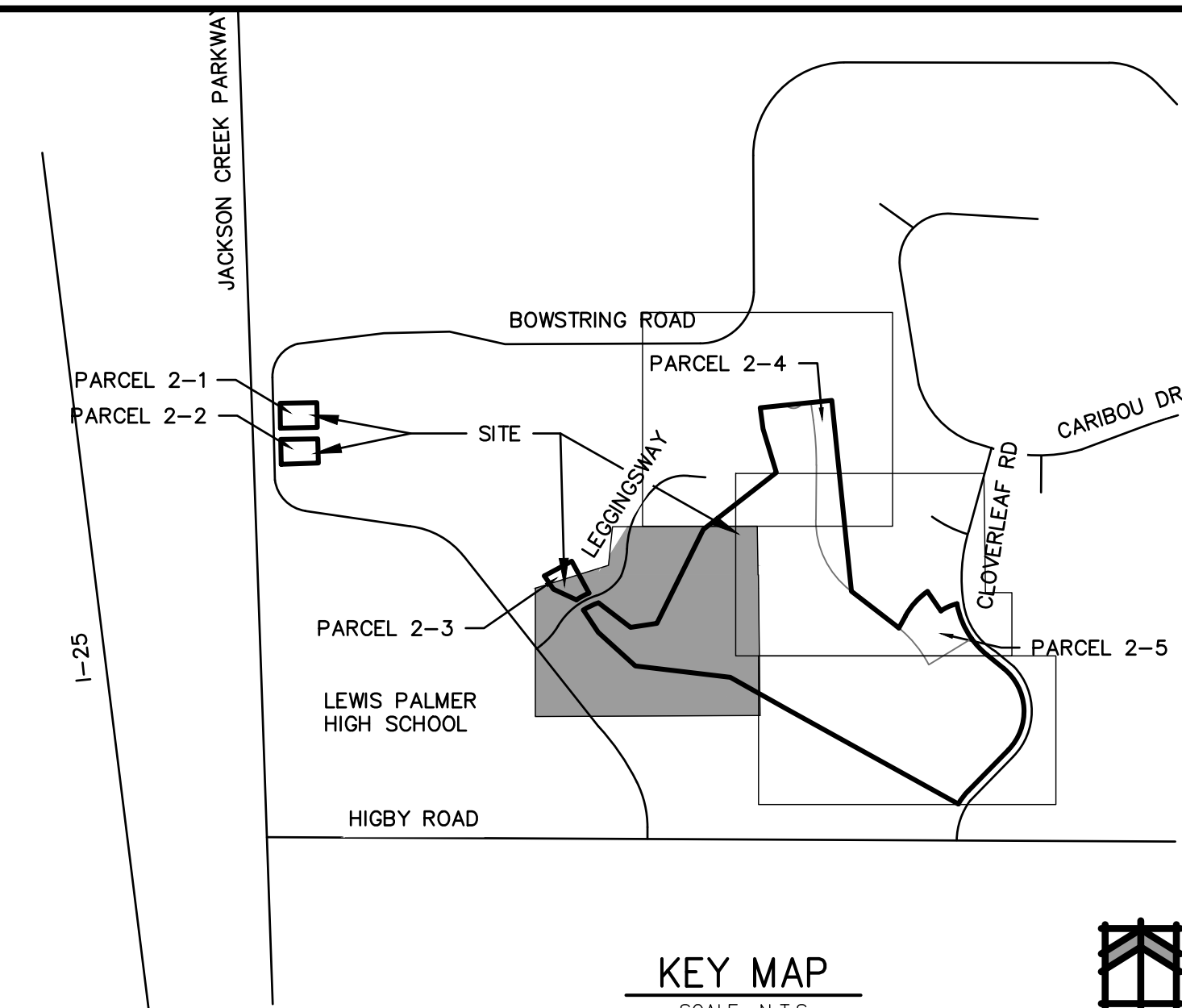


1. ALL WATER AND SANITARY SEWER LINES SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATER PIPELINES MUST HAVE A MINIMUM OF 6 FOOT BURY DEPTH FROM TOP OF PIPE TO FINISHED GRADE.
3. FOR ALL WATER AND SEWER UTILITIES, REFERENCE WOODMOOR WATER AND SANITATION DISTRICT RULES AND REGULATIONS.
4. UTILITY AND STORM SEWER ALIGNMENTS SHOWN ARE REPRESENTATIVE BUT NOT FINALIZED. AS PART OF THE FINAL PLAT AND CD PHASE OF THE PROJECT, COORDINATION BETWEEN THE APPLICANT, WOODMOOR WATER AND SAN DISTRICT AND THE COUNTY WILL OCCUR TO FINALIZE THE REQUIREMENTS REGARDING SEPARATION BETWEEN STORM SEWERS, DISTANCE BETWEEN STORM SEWERS AND CURB/NEAR PIPE. THESE REQUIREMENTS WILL BE UTILIZED FOR FINAL DESIGN OF THE UTILITY AND STORM SEWER IMPROVEMENTS.

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.



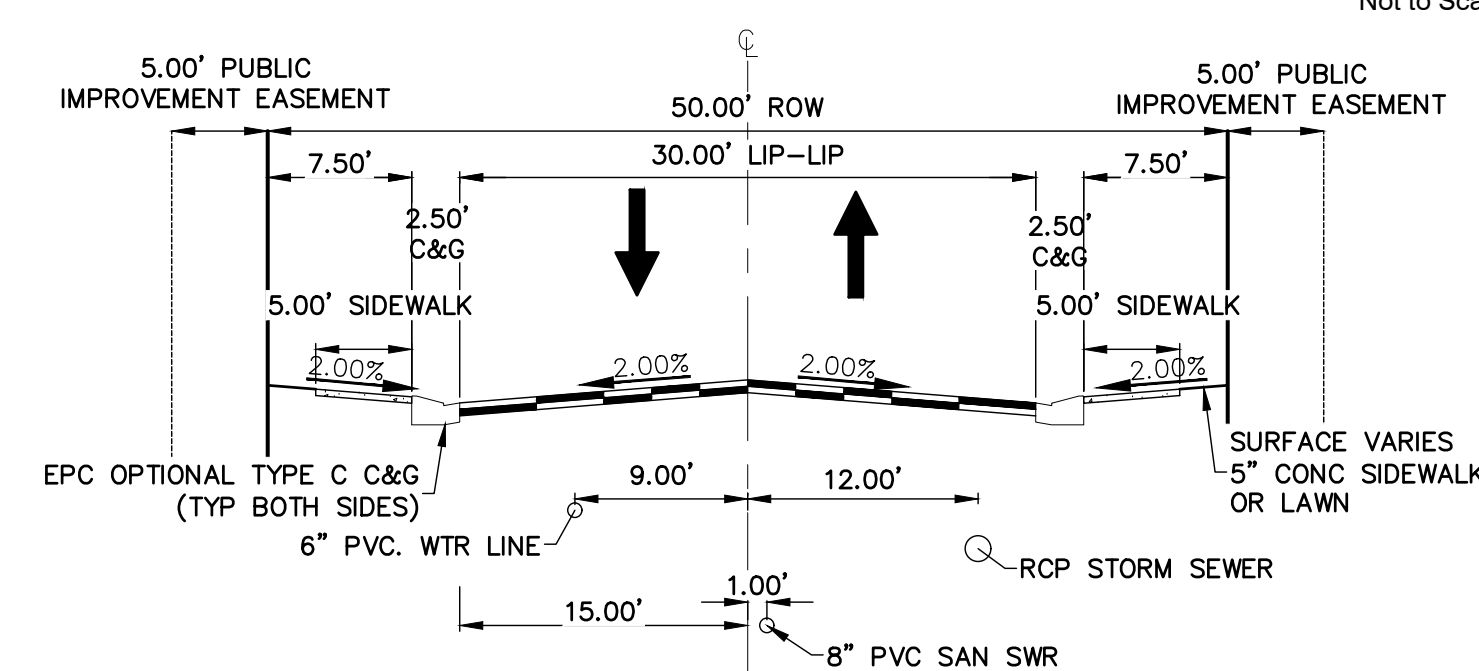
Know what's **below**.
Call before you dig



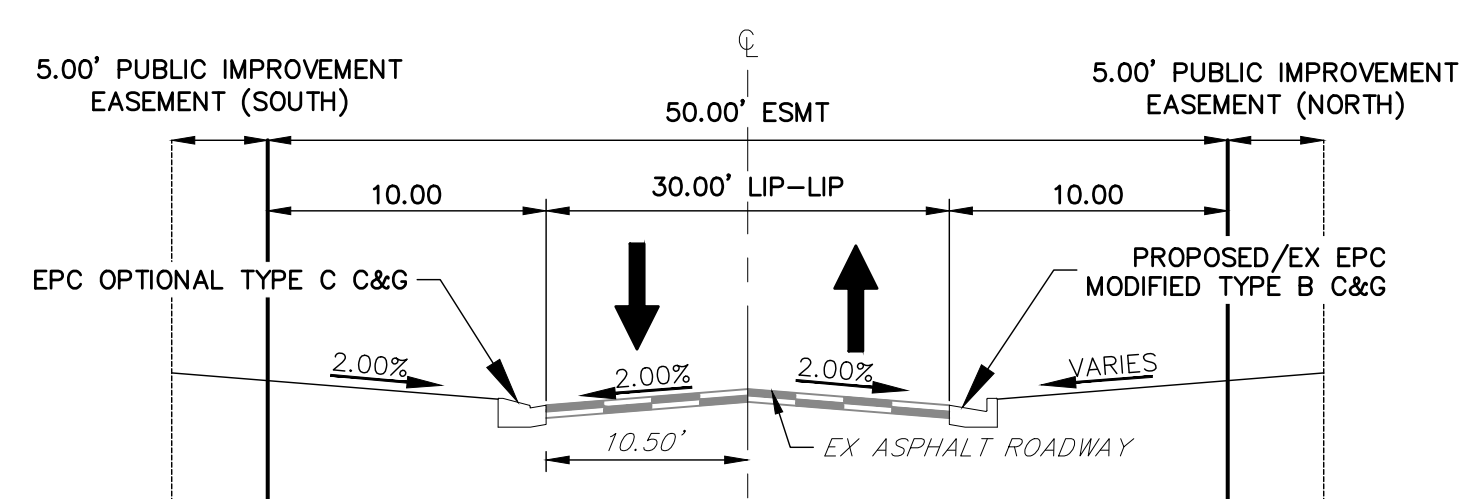
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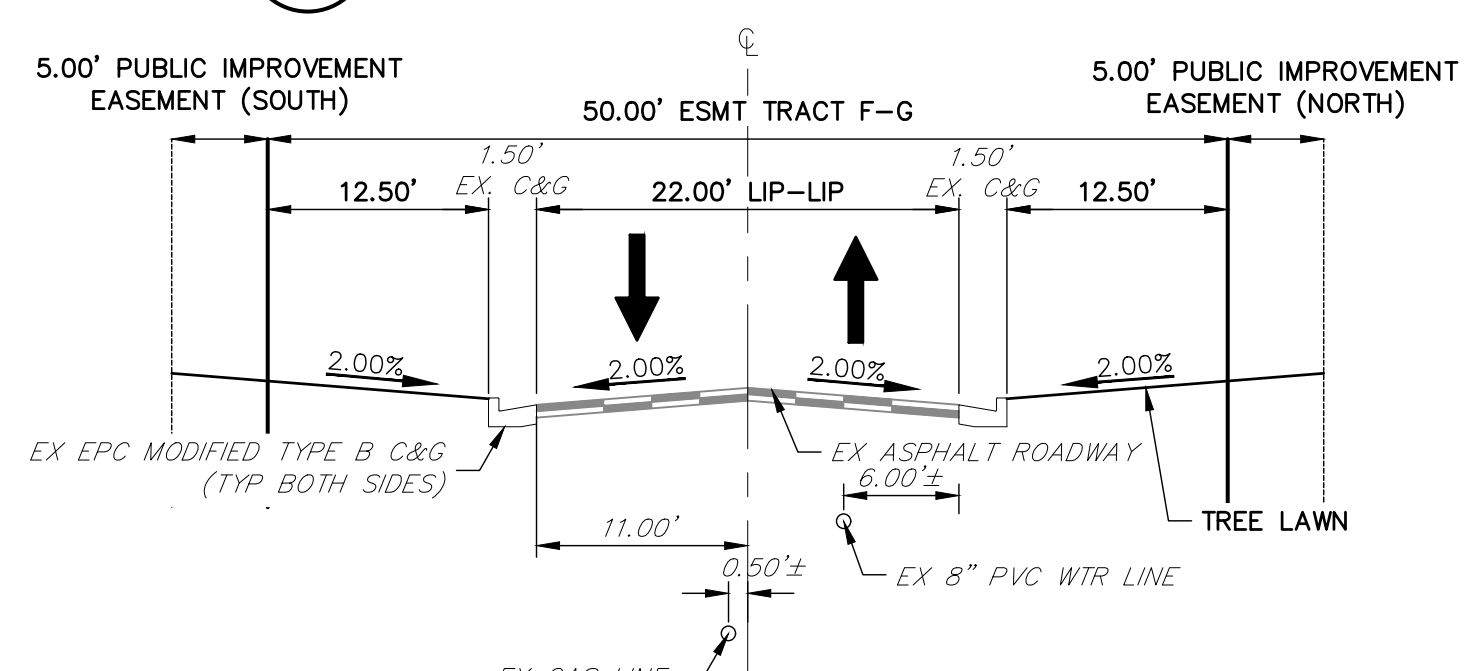
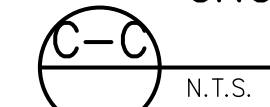
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STA: 5+69.03 \pm -7+32

PREPARED FOR

PT CLOVERLEAF IIC:

864 WOODMOOR DRIVE, SUITE 100
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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

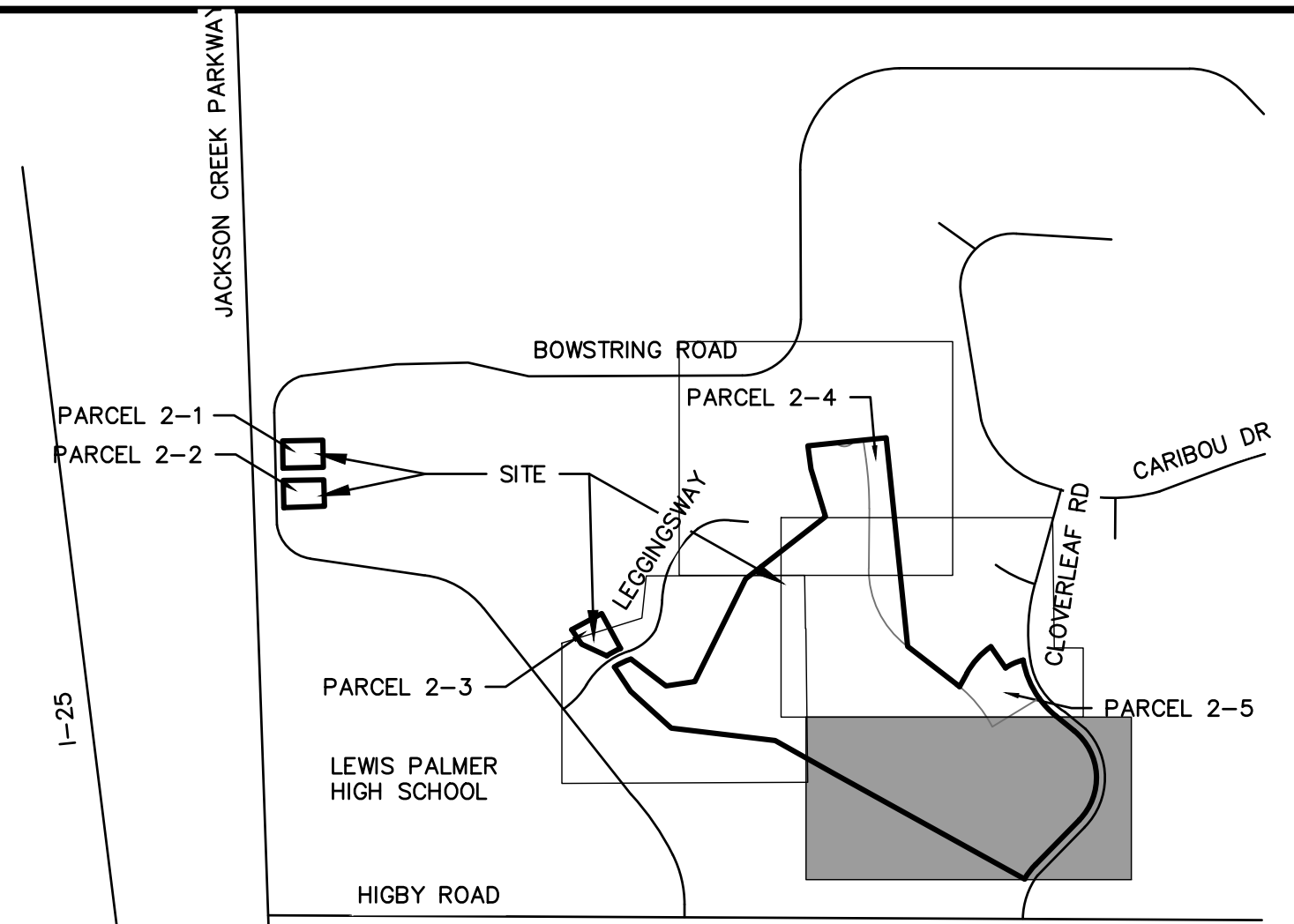
SHEET 6 OF 14

JOB NO. 25158.01

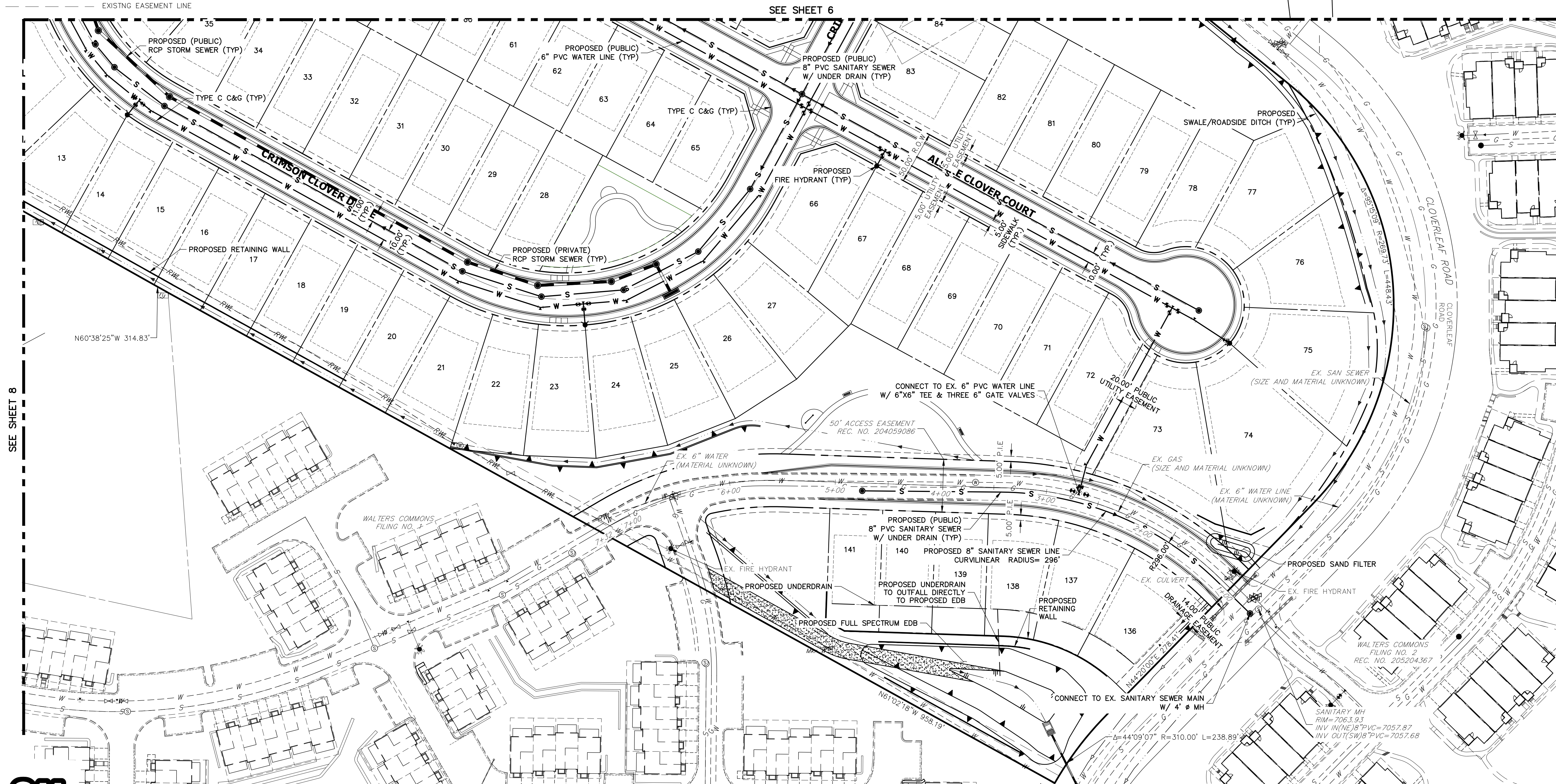
	CURB & GUTTER		PROPOSED PLUG W/ THRUST BLOCK
	PROPOSED WATER LINE		PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER LINE		PROPOSED WATER TEE
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	PROPOSED TOP OF SLOPE		PROPOSED FLARED END SECTION
	PROPOSED TOE OF SLOPE		PROPOSED WATER VALVE
	PROPOSED RIGHT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

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 WATER AND SEWER UTILITIES, REFERENCE WOODMOOR WATER AND SANITATION DISTRICT RULES AND REGULATIONS.
4. UTILITY AND STORM SEWER ALIGNMENTS SHOWN ARE REPRESENTATIVE BUT NOT FINALIZED. AS PART OF THE FINAL PLAT AND CD PHASE OF THE PROJECT, COORDINATION BETWEEN THE APPLICANT, WOODMOOR WATER AND SAN DISTRICT AND THE COUNTY WILL OCCUR TO REALIZE THE REQUIREMENTS REGARDING SEPARATION BETWEEN LINES, DISTANCE FROM CURB AND GUTTER AND USE OF CURVILINEAR PIPE. THESE REQUIREMENTS WILL BE UTILIZED FOR FINAL DESIGN OF THE UTILITY AND STORM SEWER IMPROVEMENTS.



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.

50 25 0 50 100

ORIGINAL SCALE: 1" = 50'

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[illegible]

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

SHEET 7 OF 14

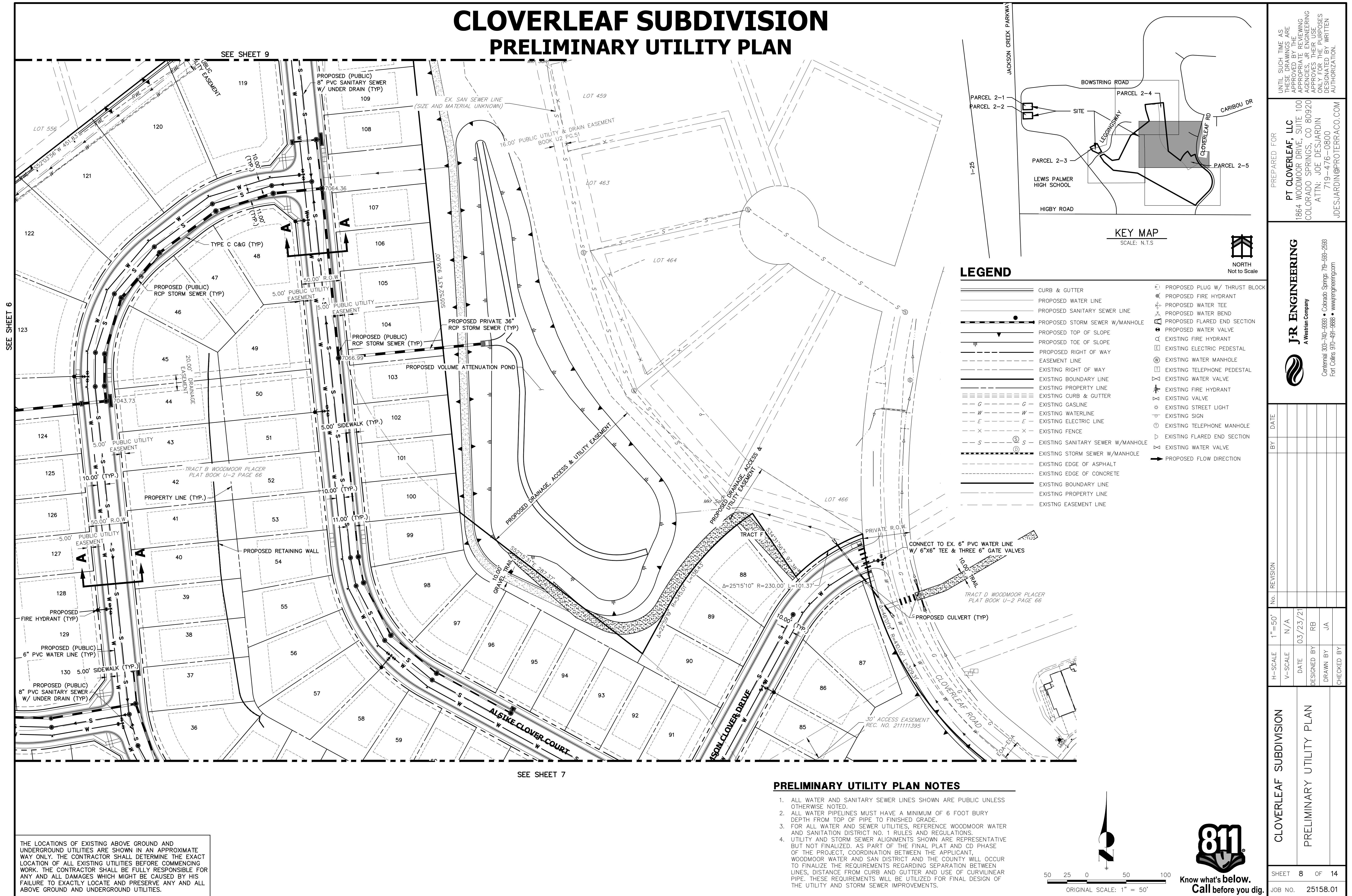
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CLOVERLEAF SUBDIVISION

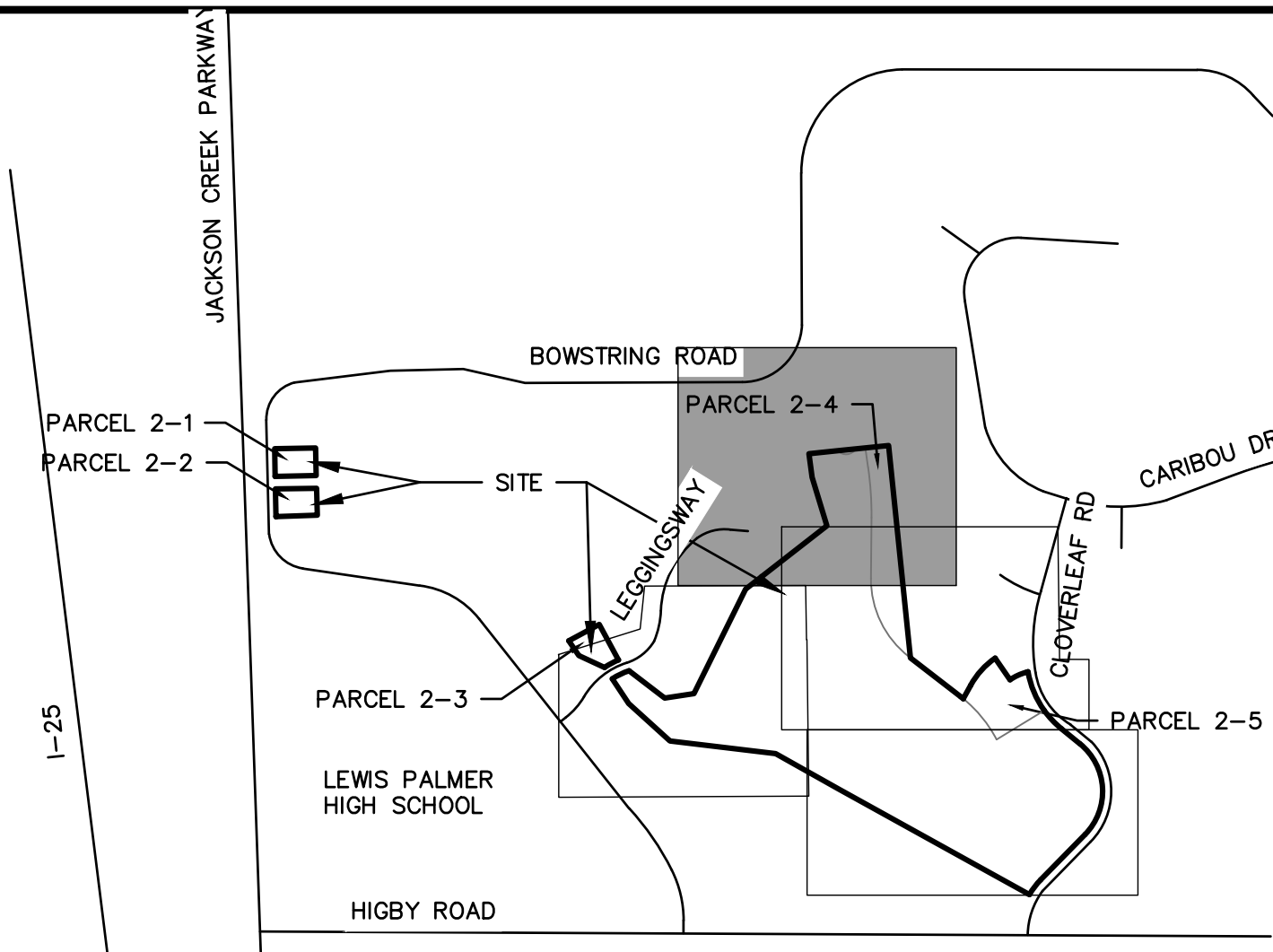
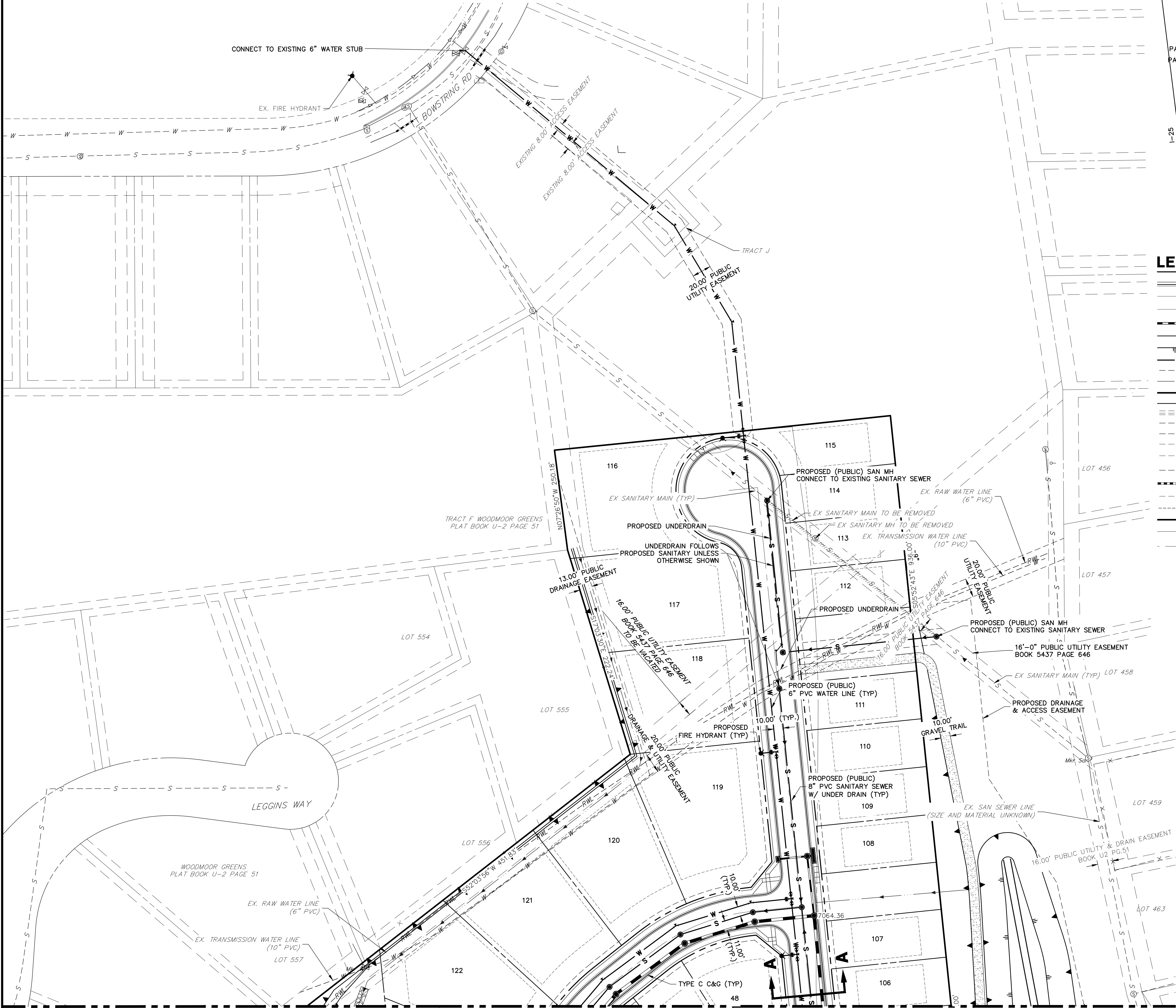
PRELIMINARY UTILITY PLAN



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CLOVERLEAF SUBDIVISION
PRELIMINARY UTILITY PLAN



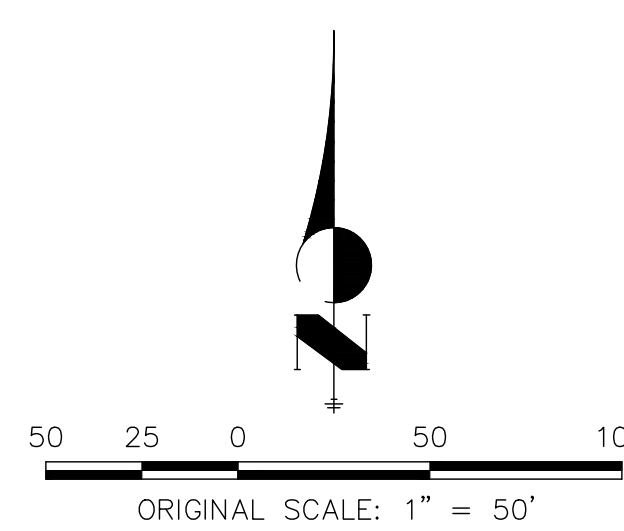
LEGEND

- 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
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- 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
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- EXISTING WATER VALVE
- PROPOSED FLOW DIRECTION

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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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719-476-0800
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				H-SCALE	V-SCALE	N/A	DATE			
				1"=50'		N/A	03/23/21	RB	JA	

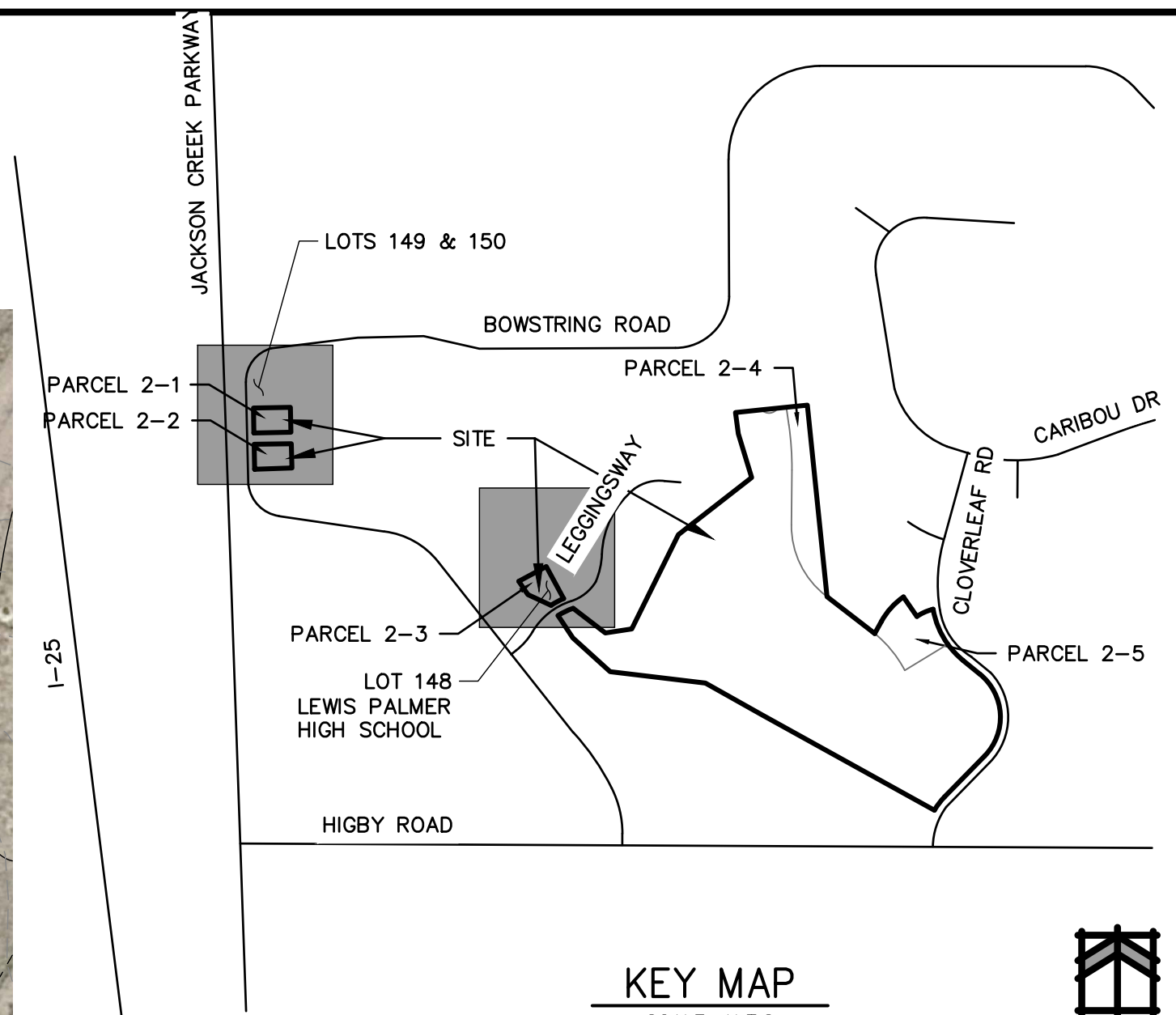
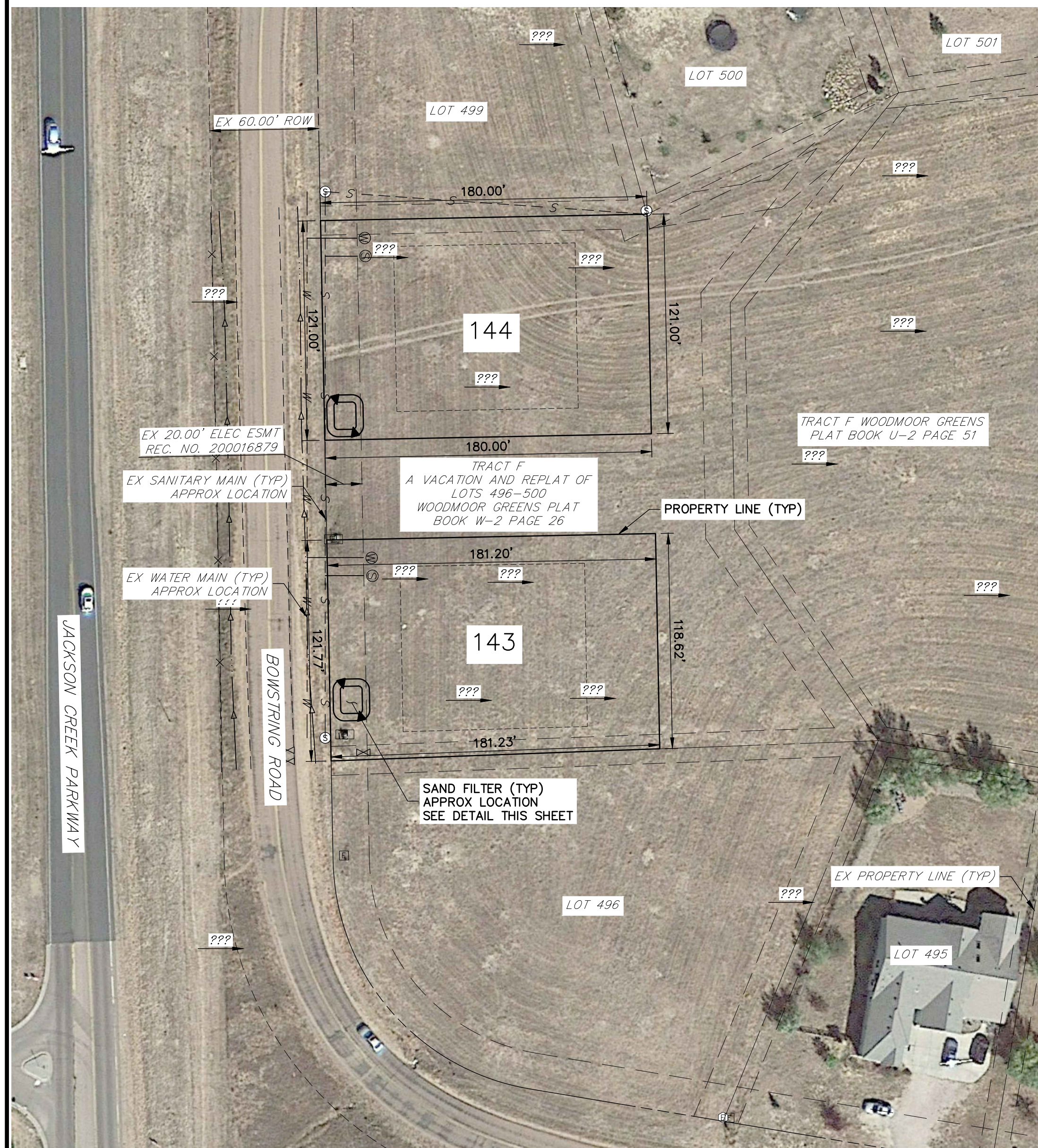
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PRELIMINARY UTILITY PLAN

SHEET 9 OF 14

JOB NO. 25158.01

ISOLATED LOTS PRELIMINARY GRADING & UTILITY PLAN



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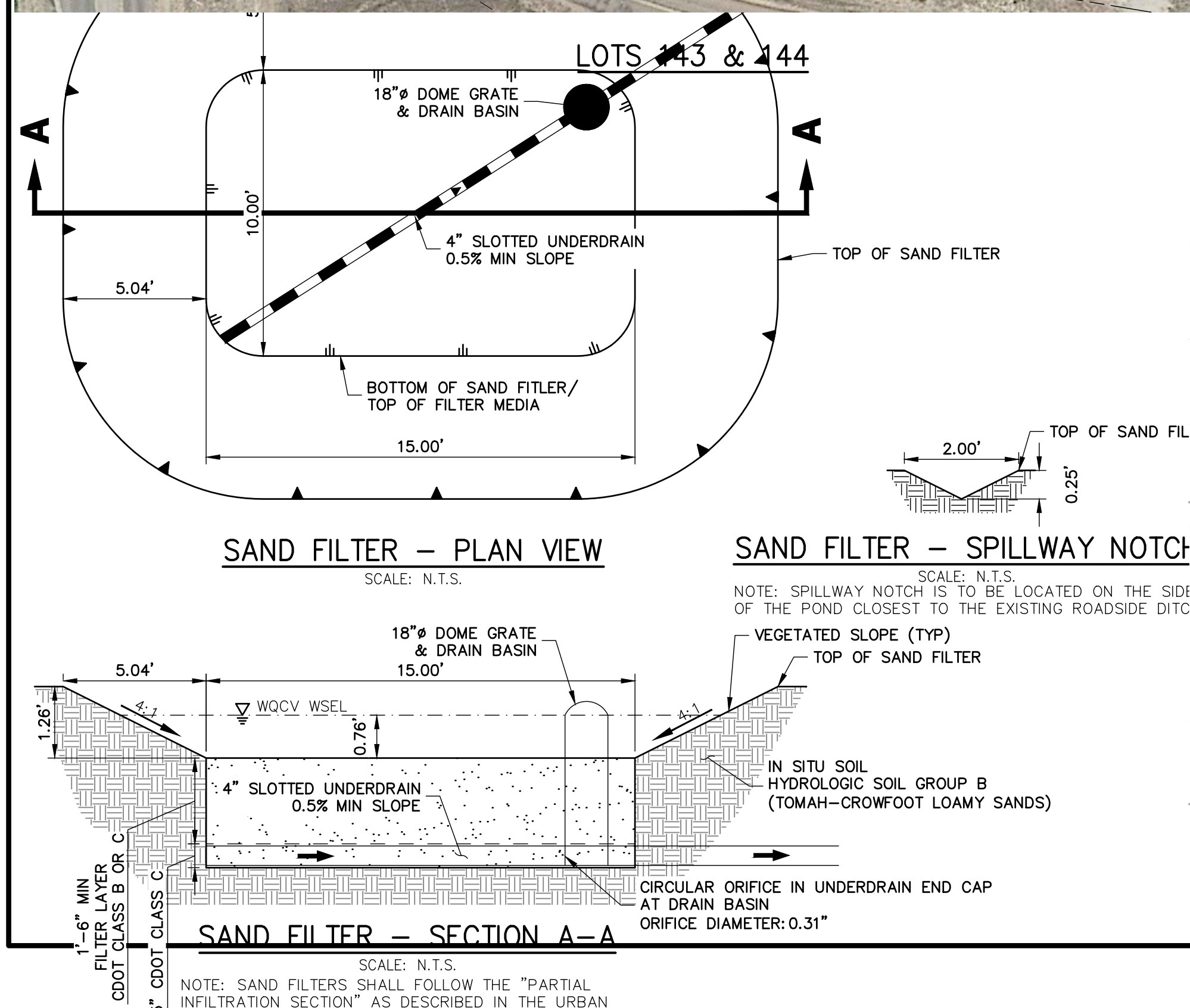
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	V-SCALE	N/A				
	DATE	03/23/21				
	DESIGNED BY	RPD				
	DRAWN BY	RPD				
	CHECKED BY					

CLOVERLEAF SUBDIVISION

SOLATED LOTS PRELIMINARY
GRADING & UTILITY PLAN

SHEET 10 OF 14

JOB NO. 25158.01

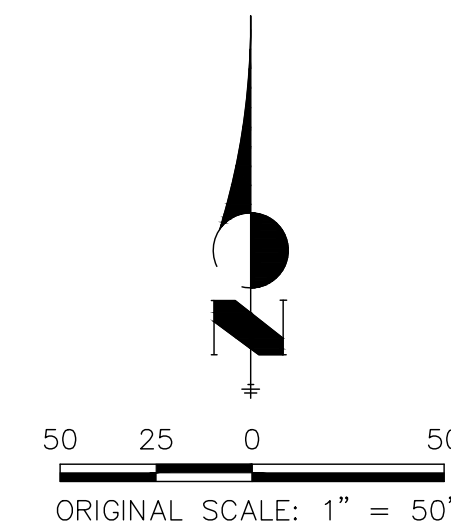


LEGEND

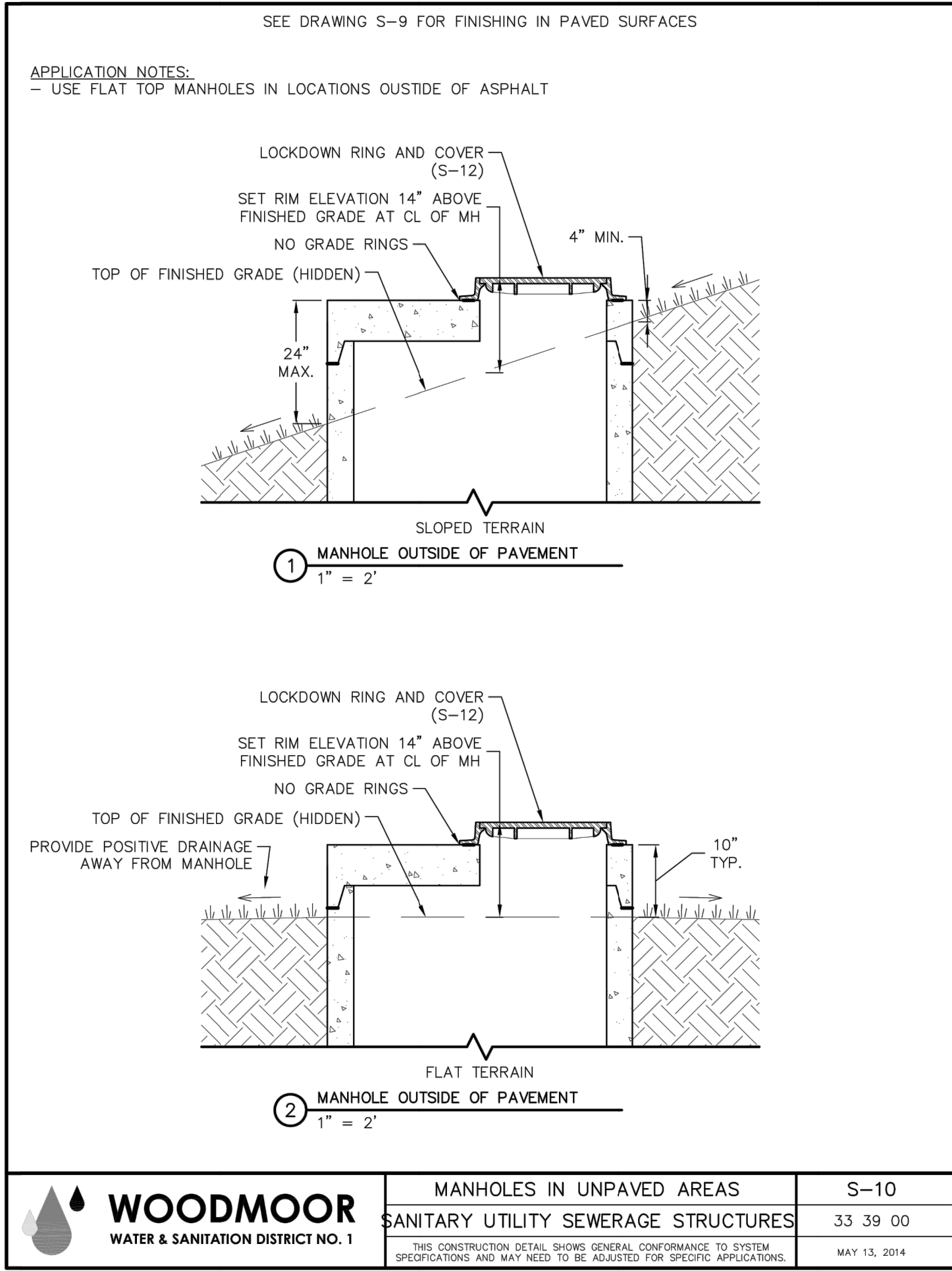
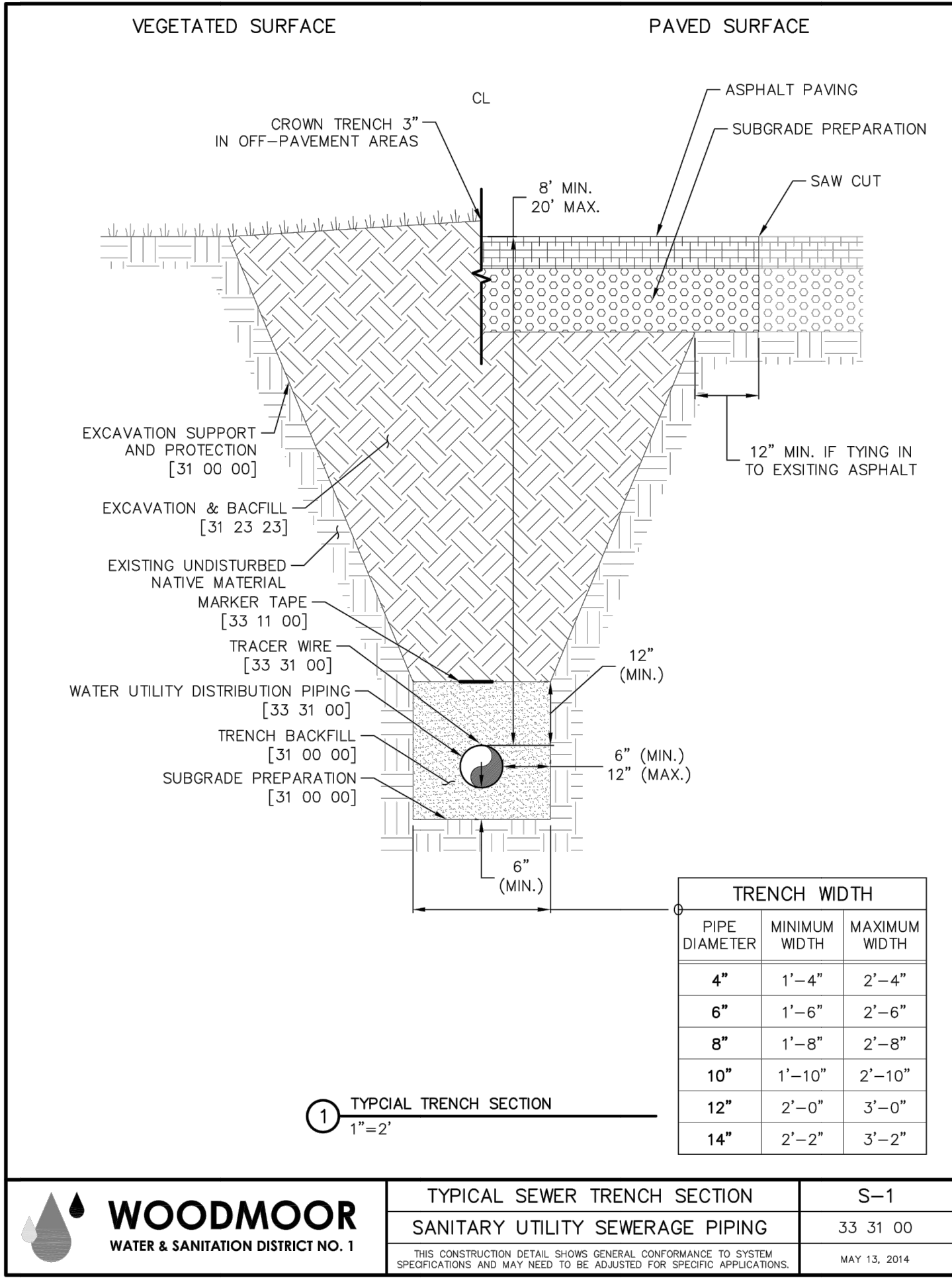
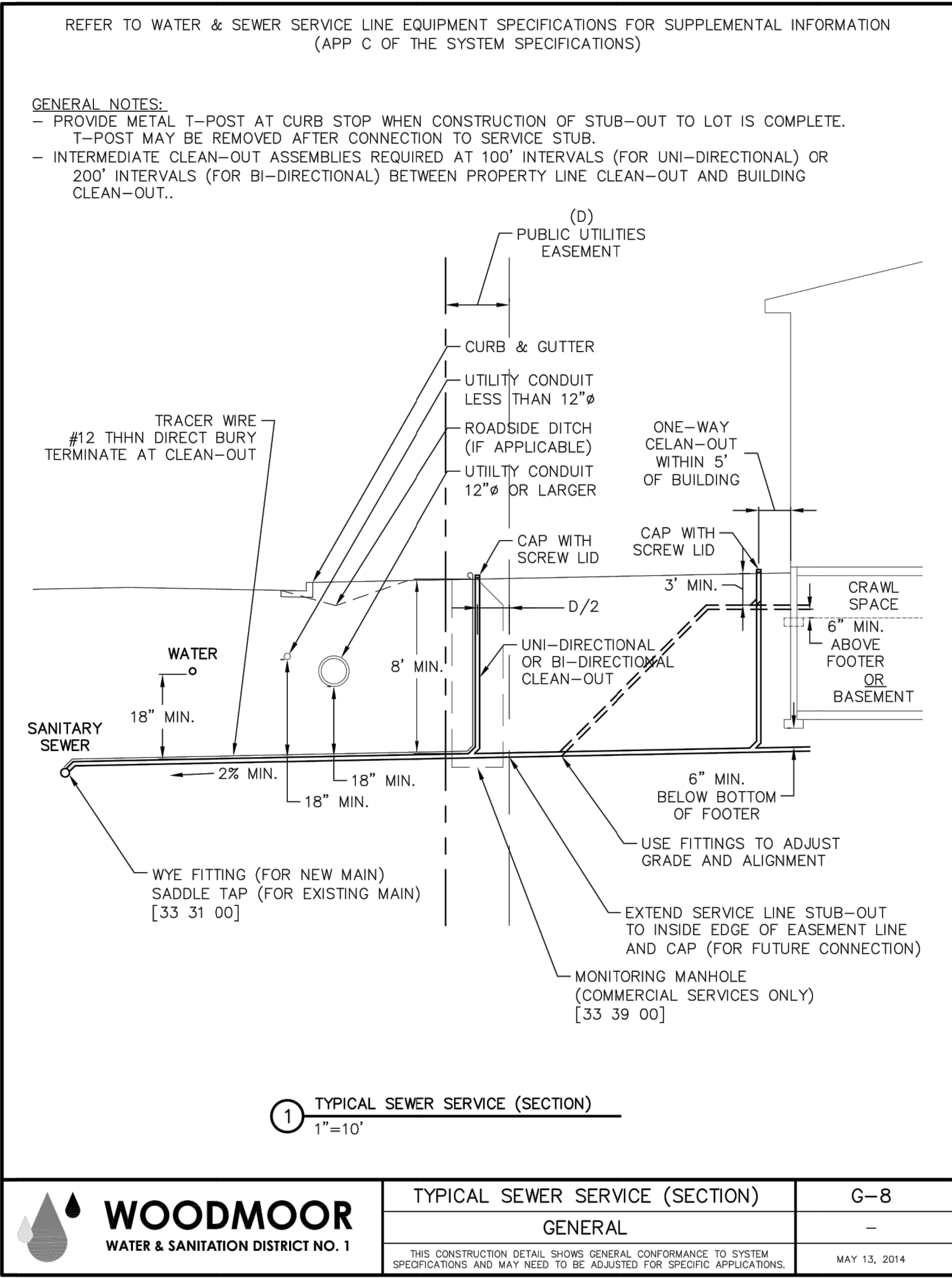
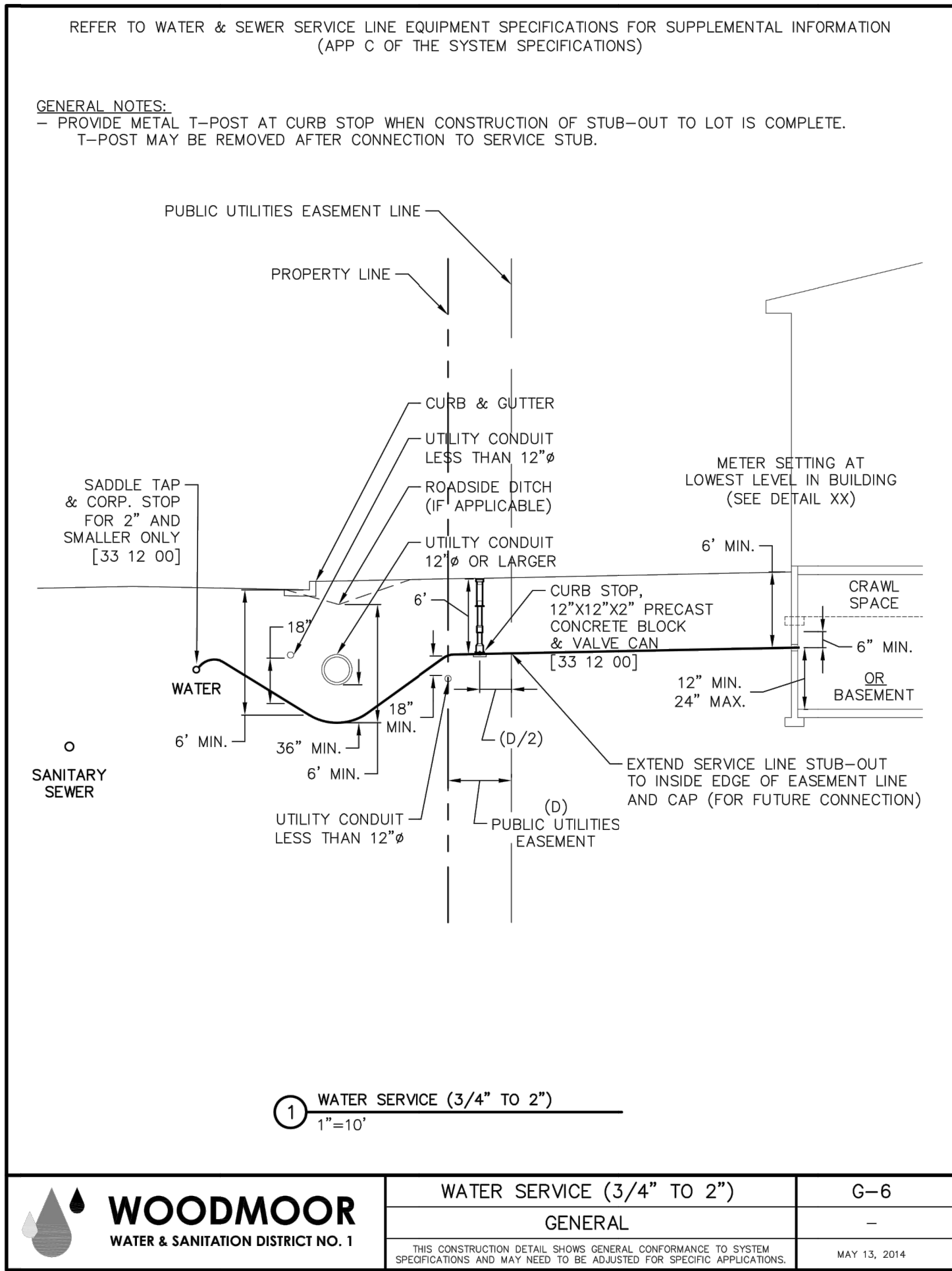
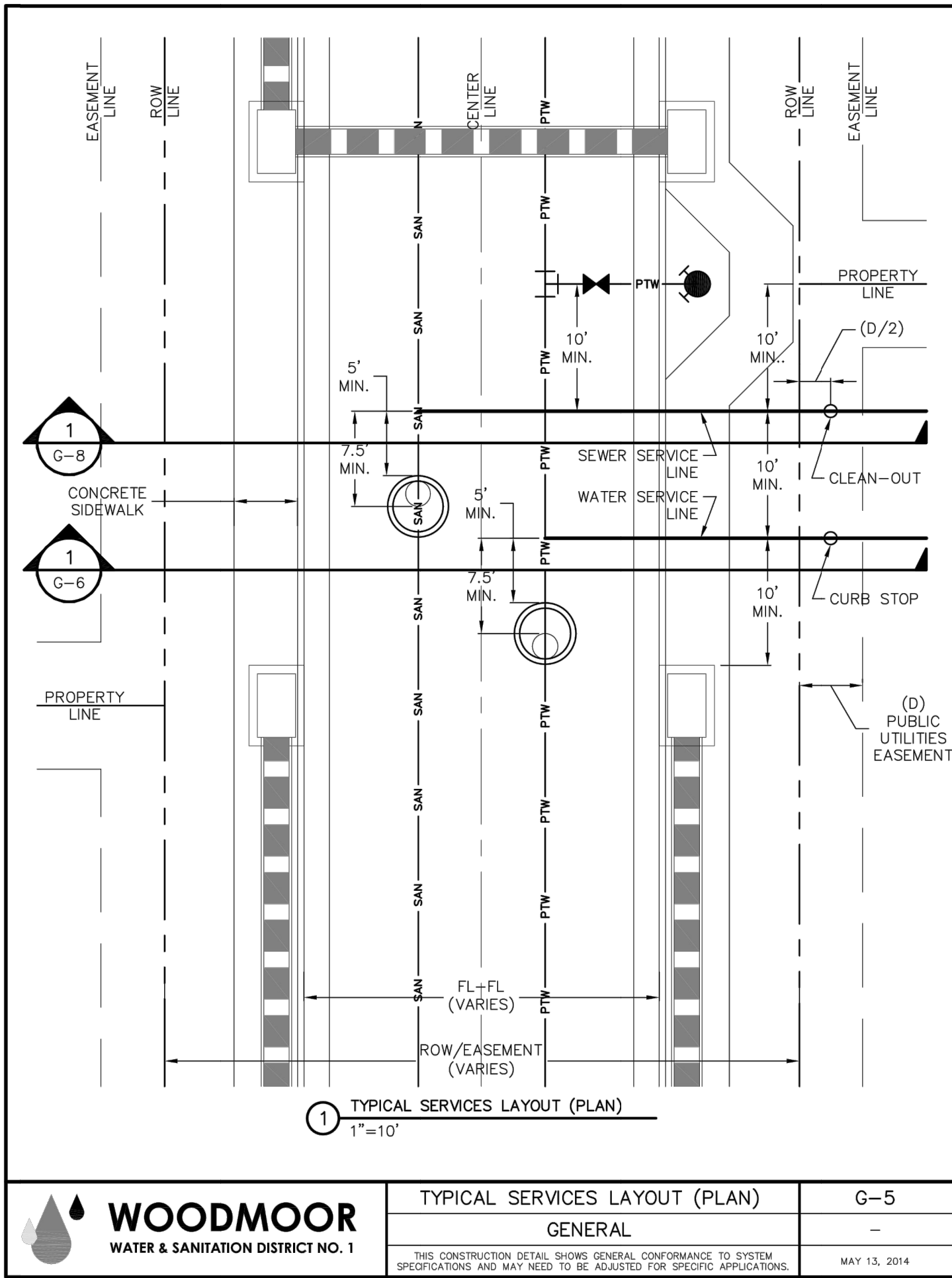
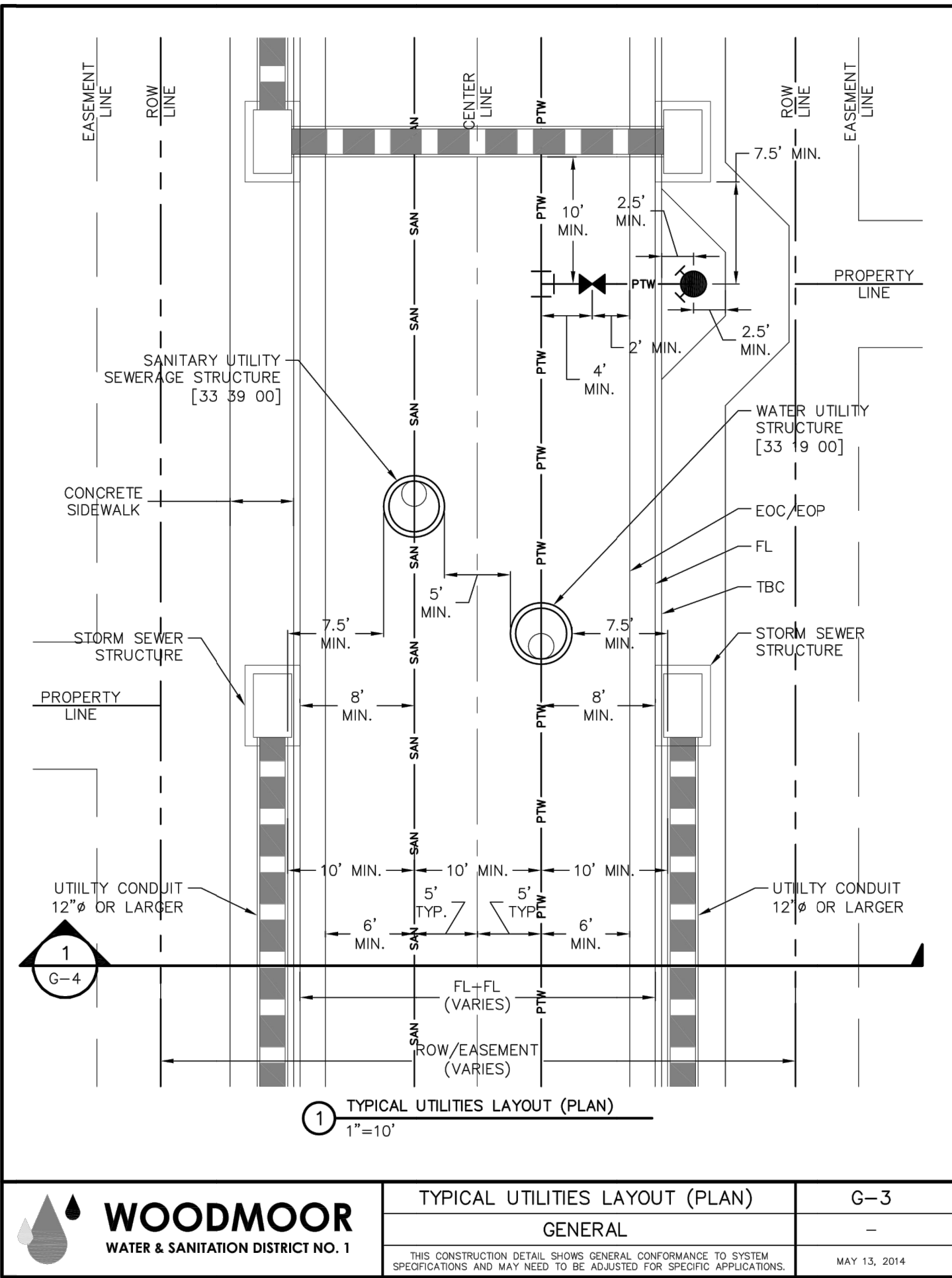
	CURB & GUTTER		PROPOSED PLUG W/ THRUST BLOCK
	PROPOSED WATER LINE		PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER LINE		PROPOSED WATER TEE
	PROPOSED STORM SEWER W/MANHOLE		PROPOSED WATER BEND
	PROPOSED TOP OF SLOPE		PROPOSED FLARED END SECTION
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	EXISTING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

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.



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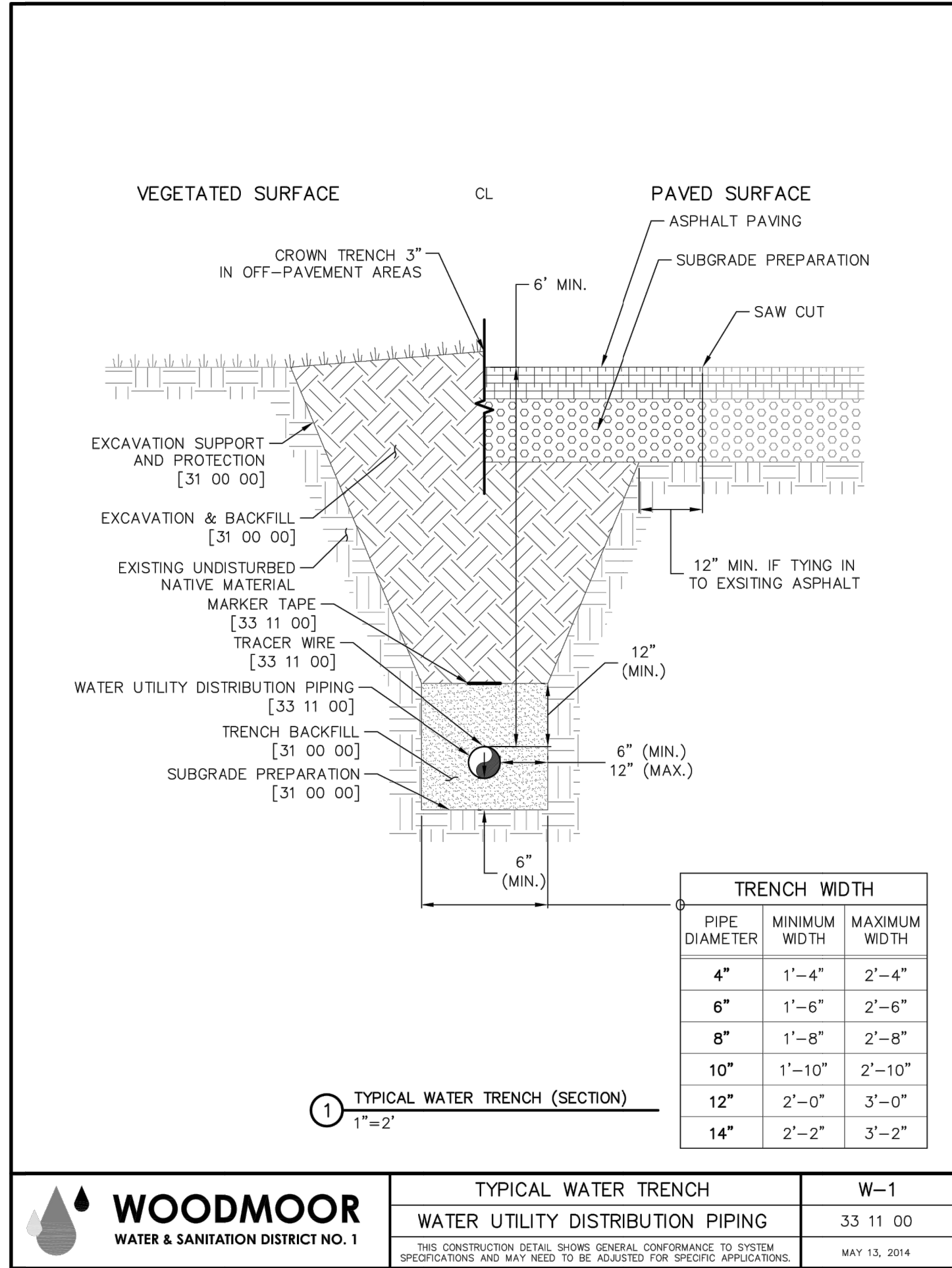
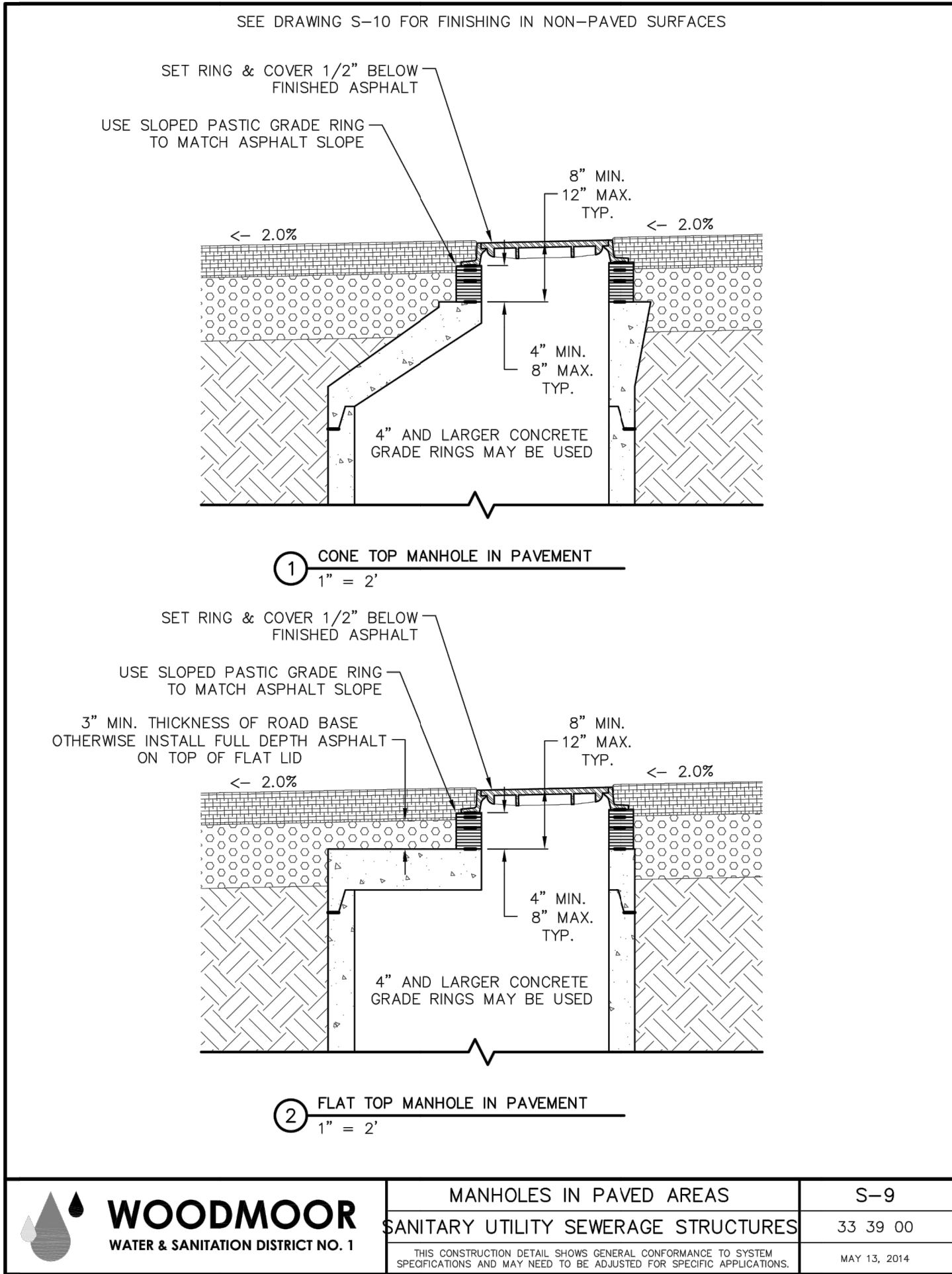
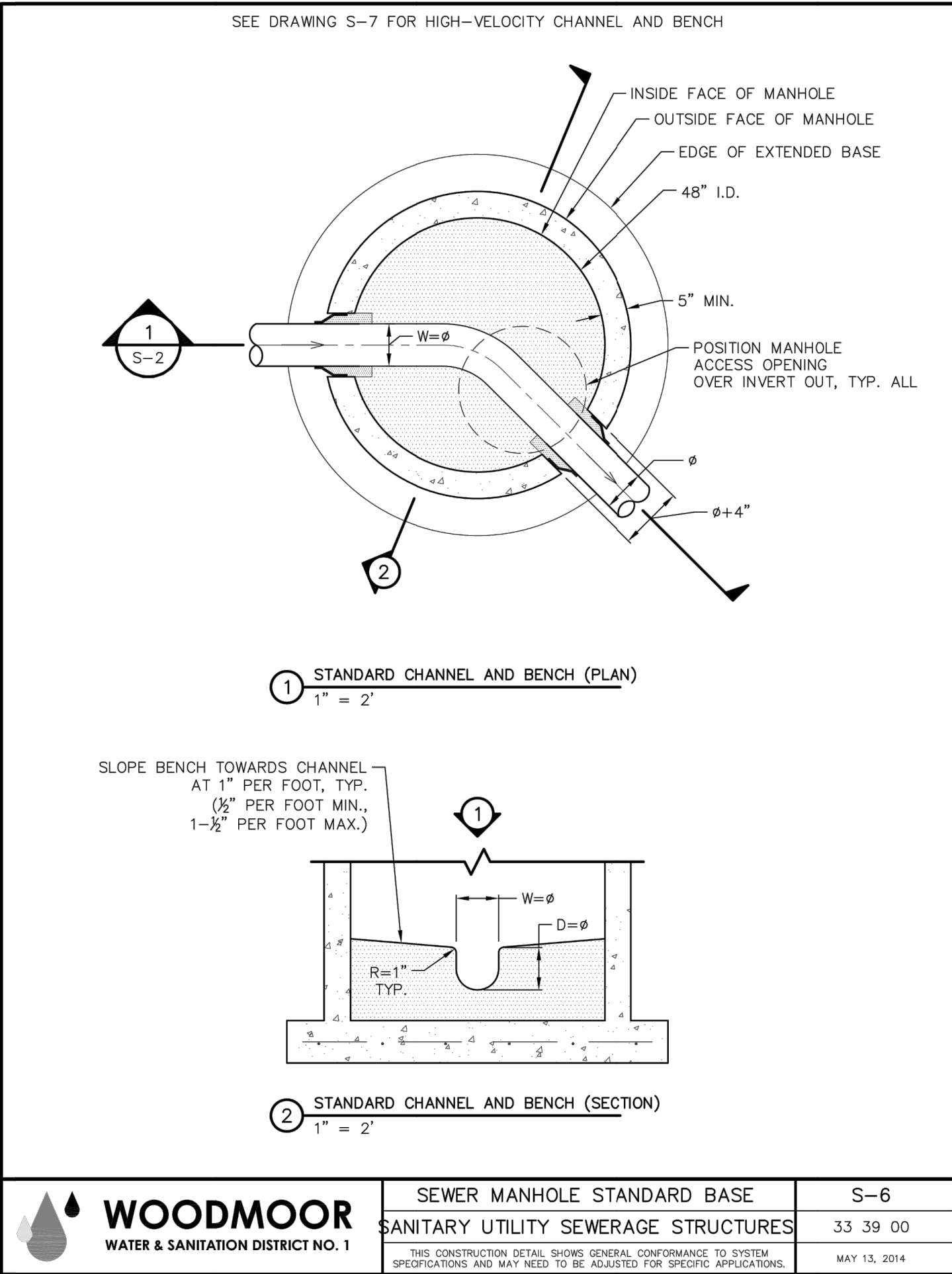
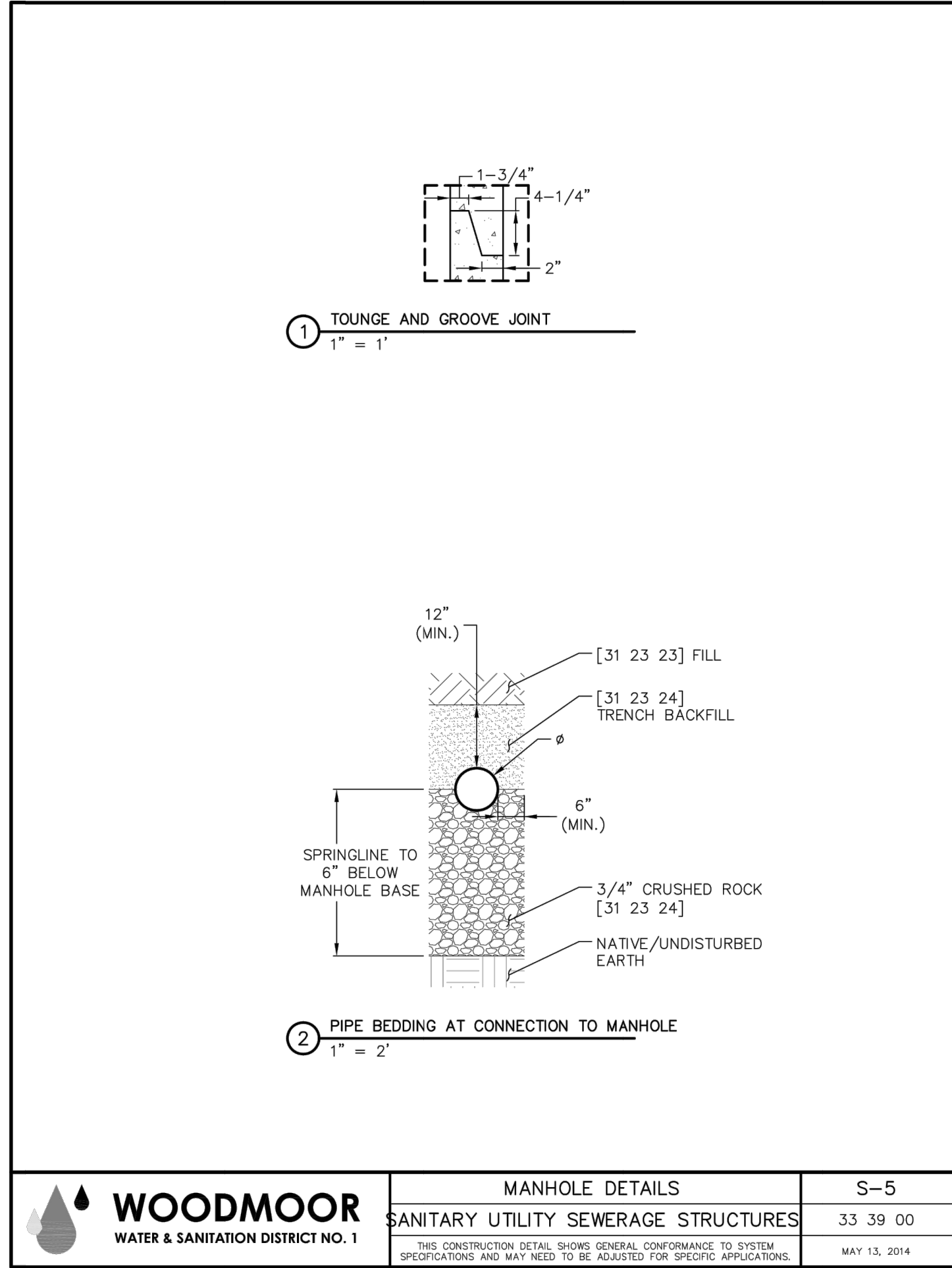
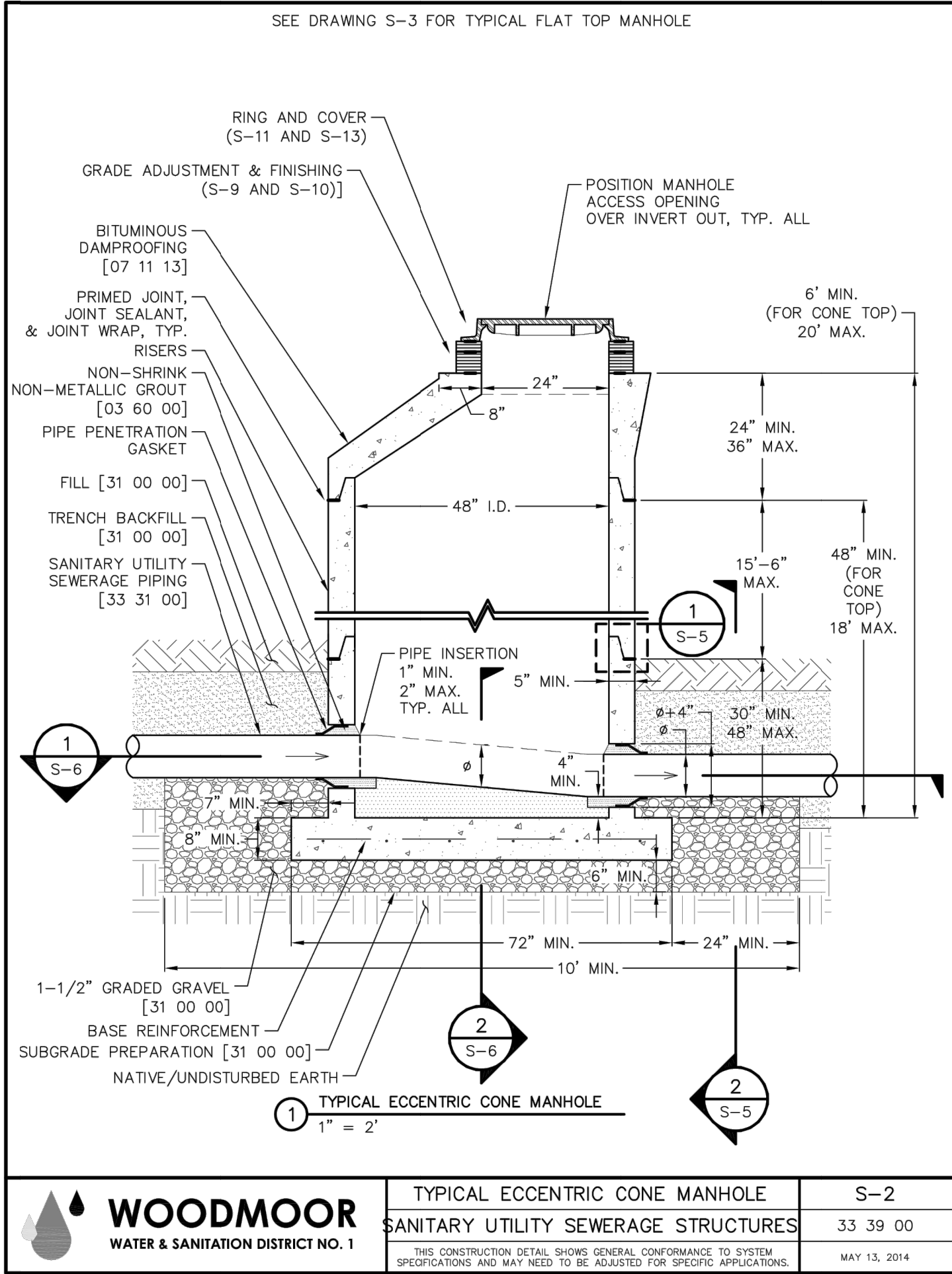
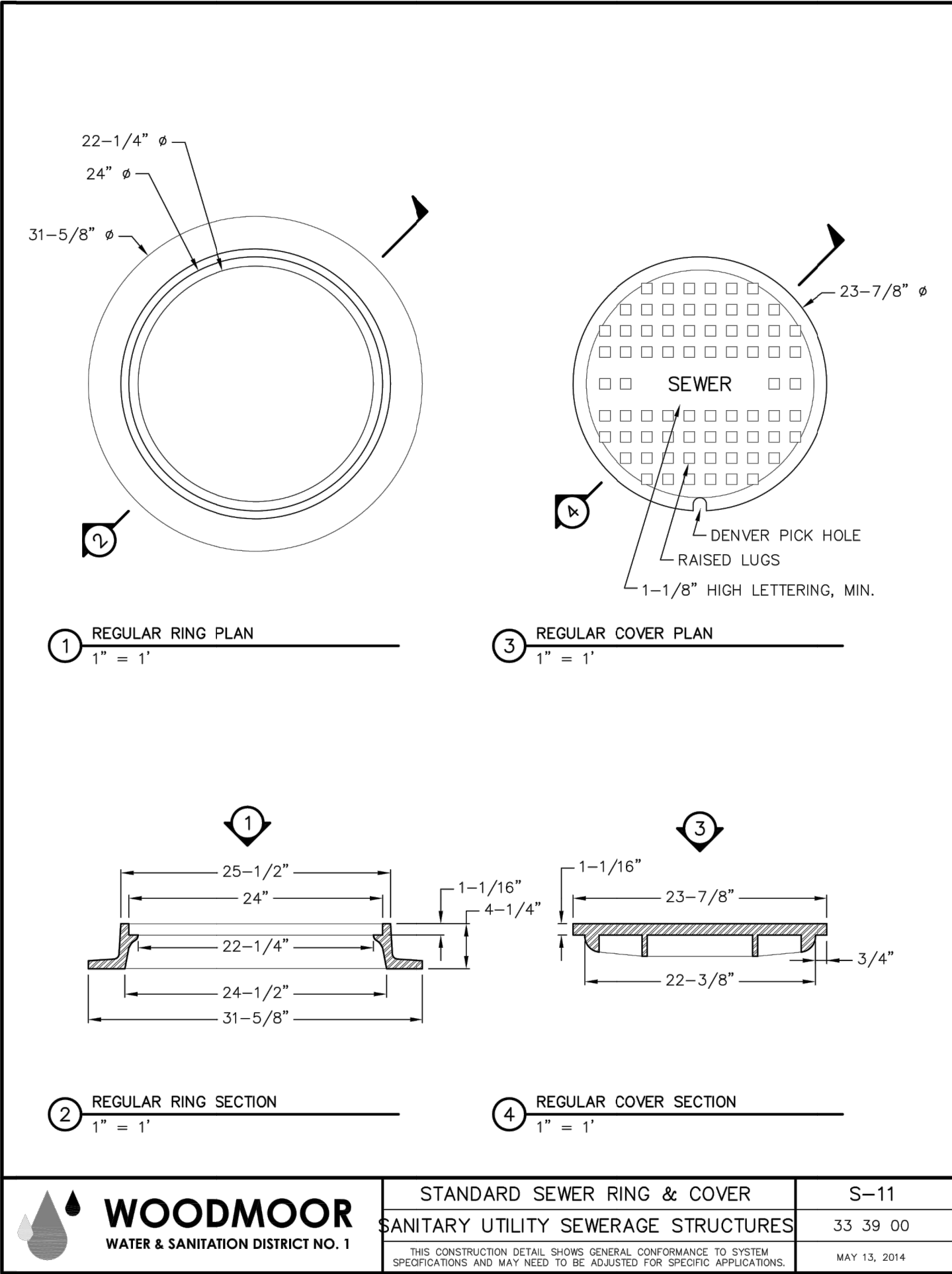
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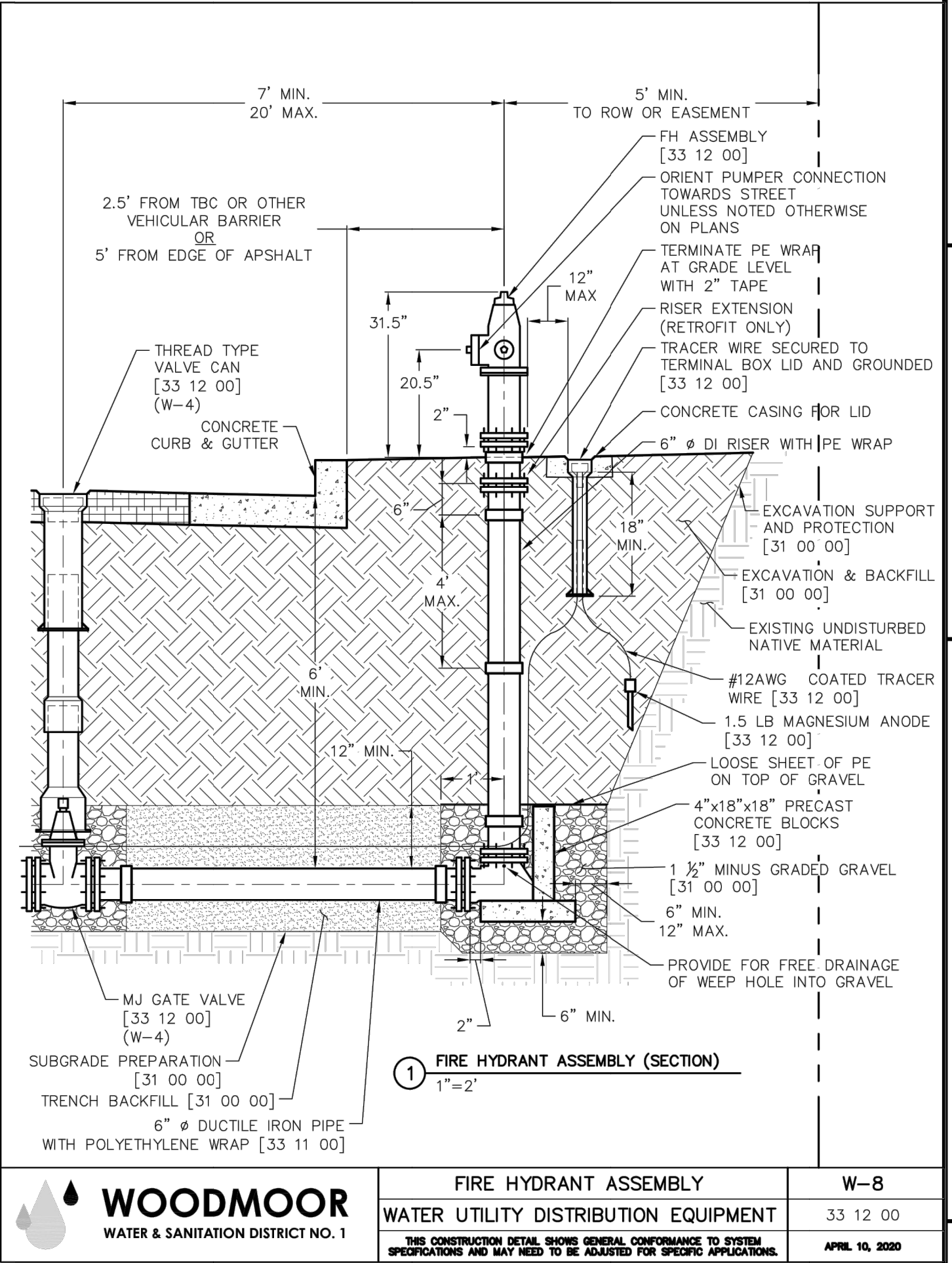
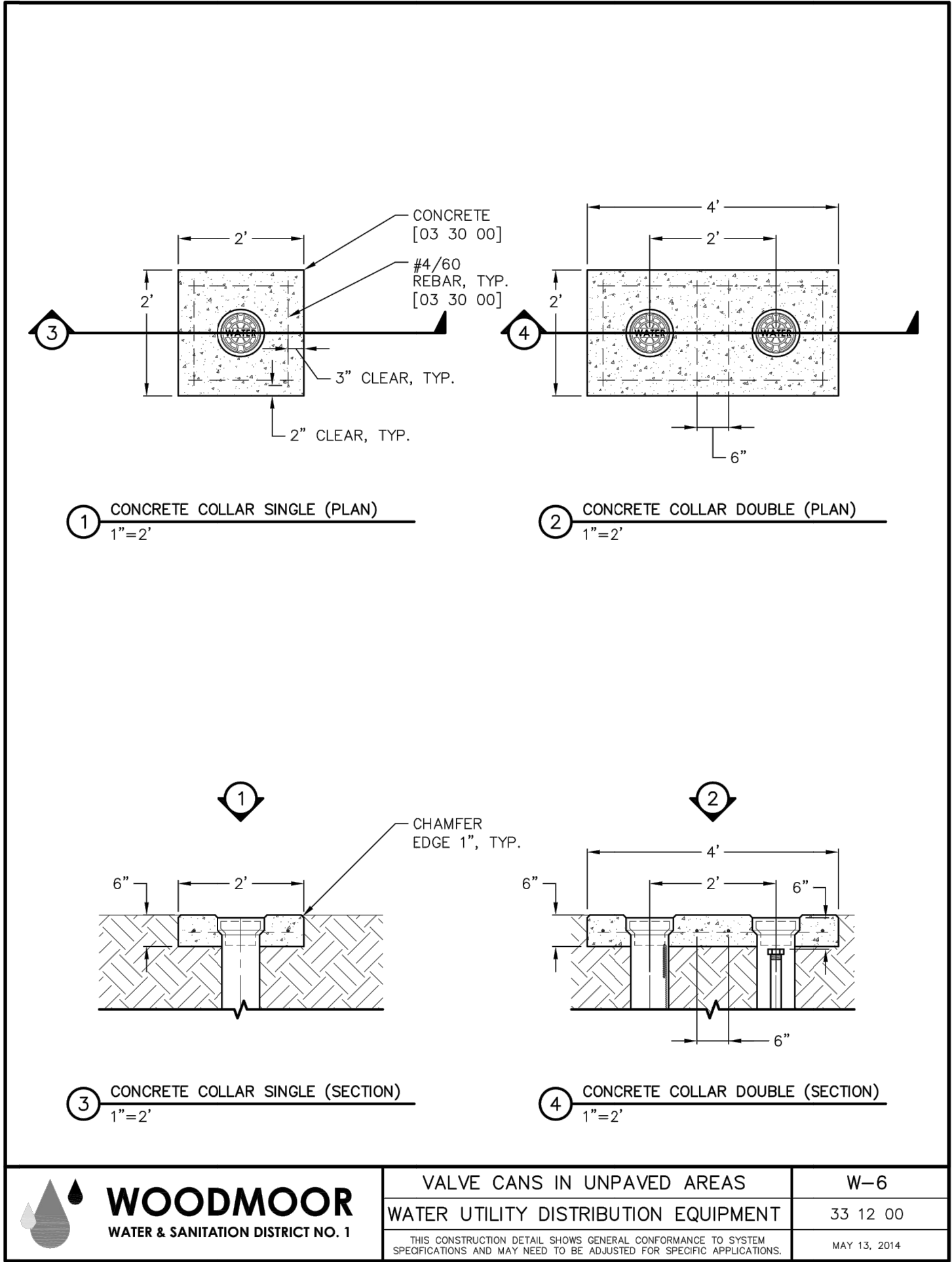
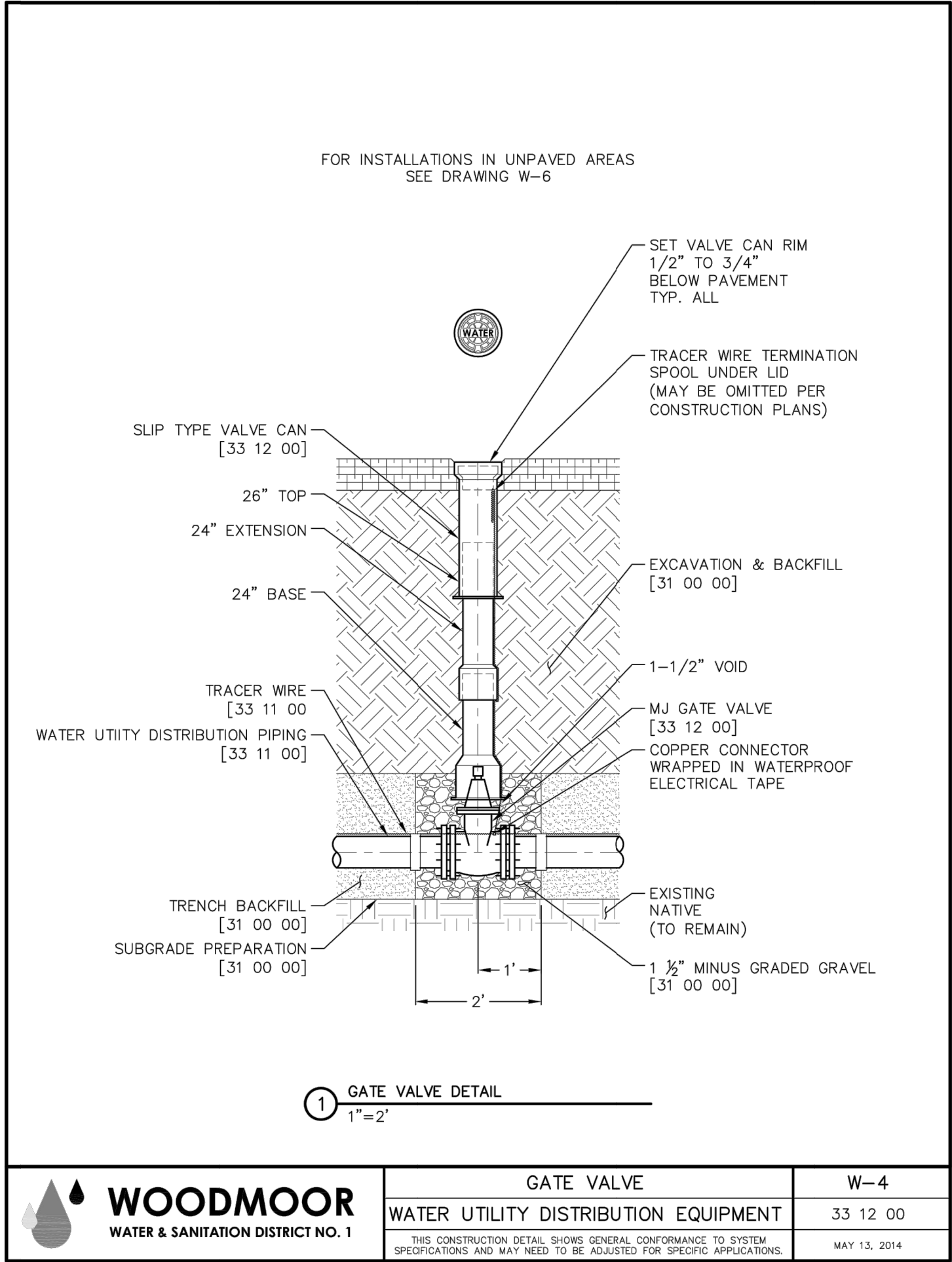
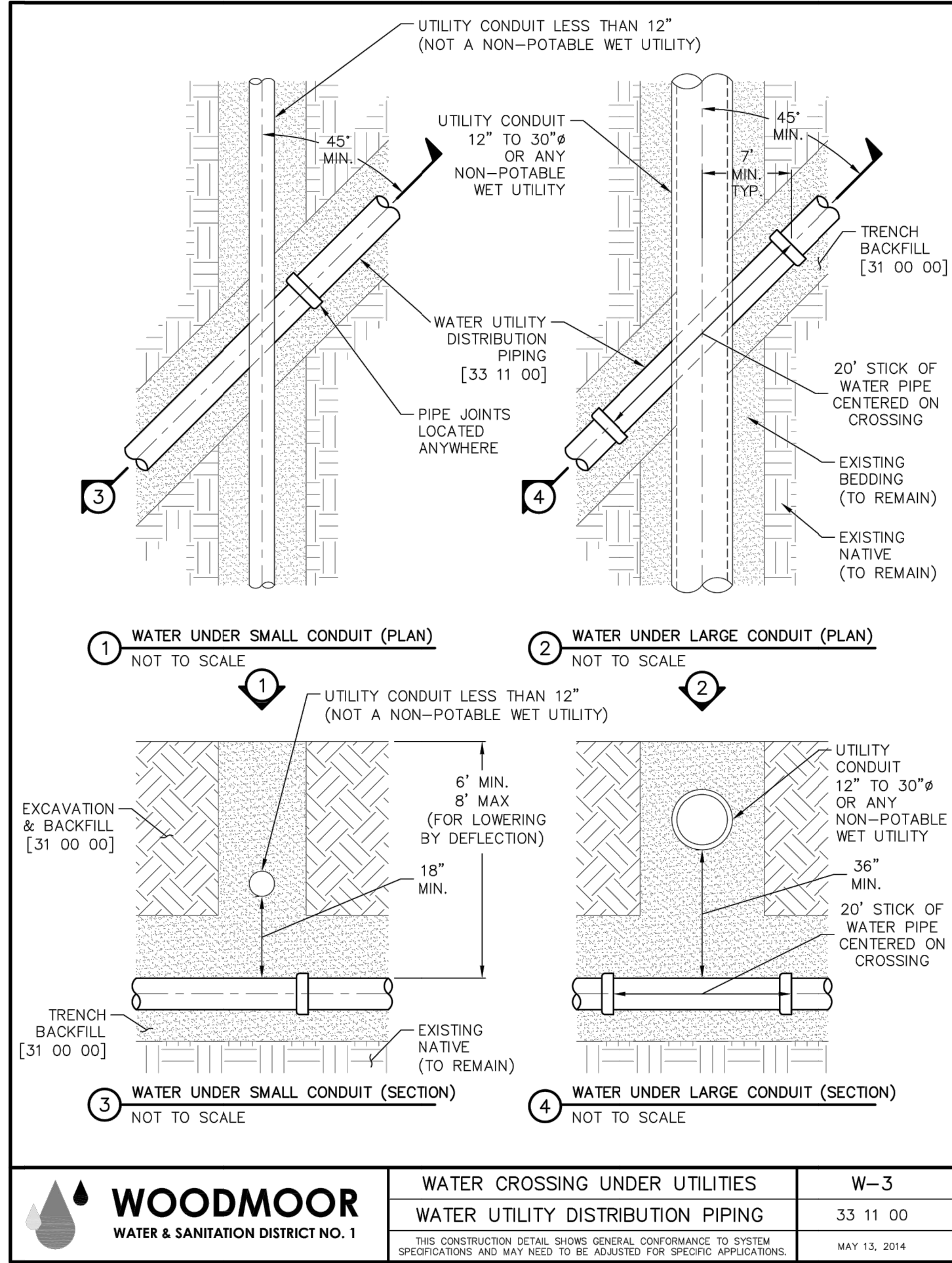
BY	DATE	REVISION	NO.	N/A	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
							03/23/21	APL	APL	

CLOVERLEAF SUBDIVISION

DETAILS

SHEET	11	OF	14
JOB NO.	25158.01		





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

WOODMOOR WATER & SANITATION DISTRICT NO. 1

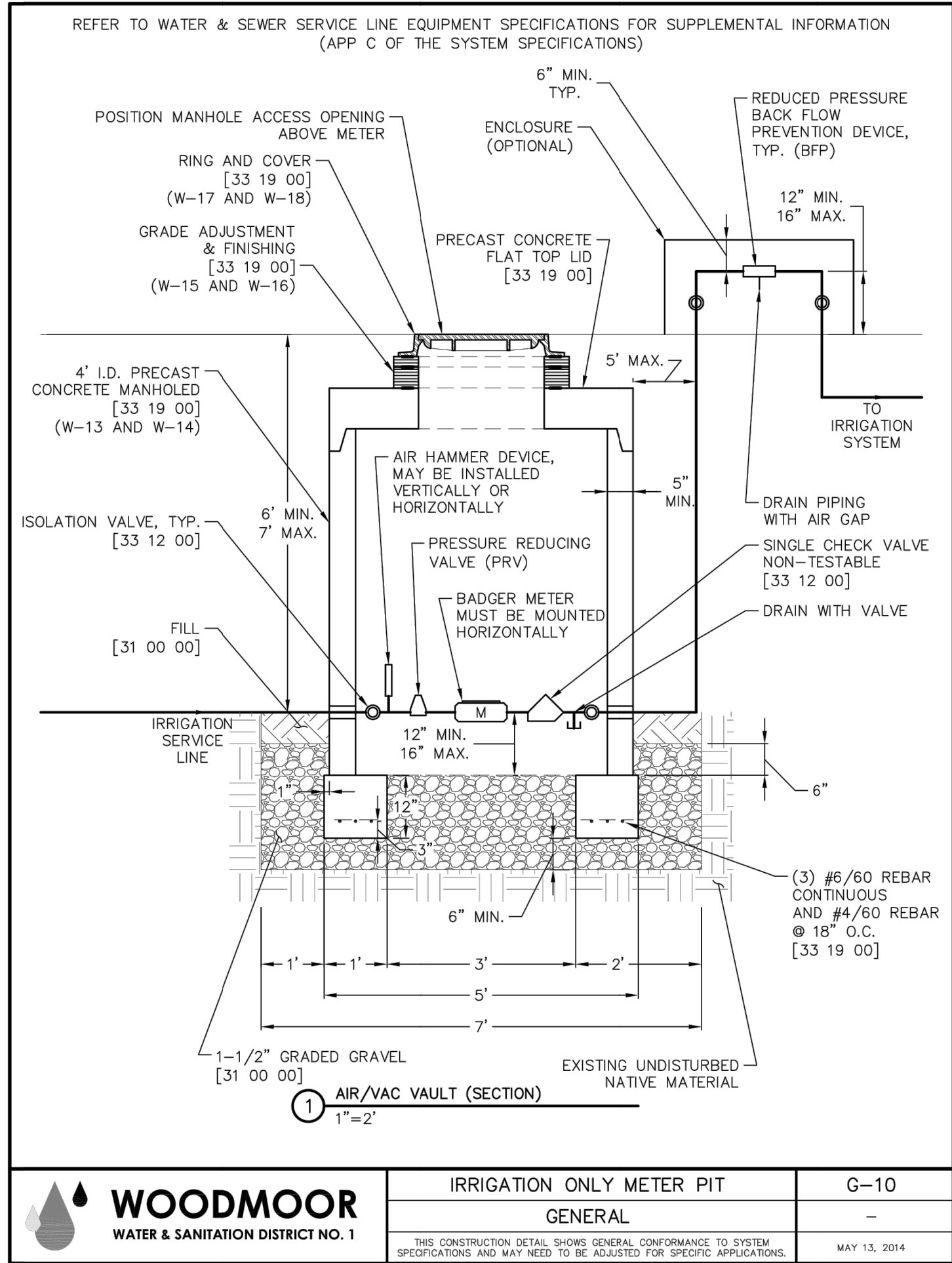
ABBREVIATIONS AND ACRONYMS LEGEND

GENERAL

—

THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.

MAY 13, 2014



TEE'S			
NOMINAL RUN DIAMETER [IN]	NOMINAL BRANCH DIAMETER [IN]	RUN [FT]	BRANCH [FT]
4"	4"	10	F.O.
4"	6"	10	8
4"	8"	10	42
6"	4"	10	F.O.
6"	6"	10	F.O.
6"	8"	10	21
8"	4"	10	F.O.
8"	6"	10	F.O.
8"	8"	10	2

PIPE MATERIAL: PVC
SOIL TYPE: CH, GRAN. FILL
SAFETY FACTOR: 1.5:1
TRENCH TYPE: 5
DEPTH OF BURY: 6 FEET
TEST PRESSURE: 200 PSI

REDUCERS		
NOMINAL LARGE DIAMETER [IN]	NOMINAL SMALL DIAMETER [IN]	LENGTH [FT]
6"	4"	32
8"	4"	59
8"	6"	35

DEAD-ENDS AND VALVES	
NOMINAL PIPE DIAMETER [IN]	LENGTH [FT]
4"	44
6"	62
8"	82

HORIZONTAL AND VERTICAL BENDS											
NOMINAL PIPE DIAMETER [IN]	HORIZONTAL BENDS				VERTICAL BENDS (OFFSETS)						
	90° [FT]	45° [FT]	22.5° [FT]	11.25° [FT]	45°		22.5°		12.5°		
	[FT]	[FT]	[FT]	[FT]	[FT]	[FT]	[FT]	[FT]	[FT]	[FT]	[FT]
4"			5	3	2	19	5	9	3	5	2
6"			7	4	2	26	7	13	3	7	2
8"			10	5	3	34	8	17	4	9	2

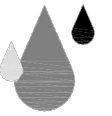
NOTES:

1. RESTRAINED PIPE LENGTH SHALL BE ACHIEVED WITH MECHANICAL JOINT RESTRAINTS OR BELL RESTRAINTS. DO NOT USE THREADED TIE RODS OR CONCRETE KICKER BLOCKS.

2. FOR VALVES, BENDS, AND TEE RUNS THE LENGTHS OF TIED PIPES ARE MEASURED EACH WAY.

3. FOR DEAD-ENDS, TEE BRANCHES, AND REDUCERS THE LENGTHS OF TIED PIPE ARE MEASURED ONE WAY IN THE OPPOSITE DIRECTION OF THE APPLIED THRUST.

4. F.O. = MECHANICAL JOINT RESTRAINT AT FITTING ONLY.

	WOODMOOR WATER & SANITATION DISTRICT NO. 1	LENGTH OF RESTRAINED PIPE (PVC)	W-11
		WATER UTILITY DISTRIBUTION EQUIPMENT	33 12 00
		THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	
		MAY 13, 2014	

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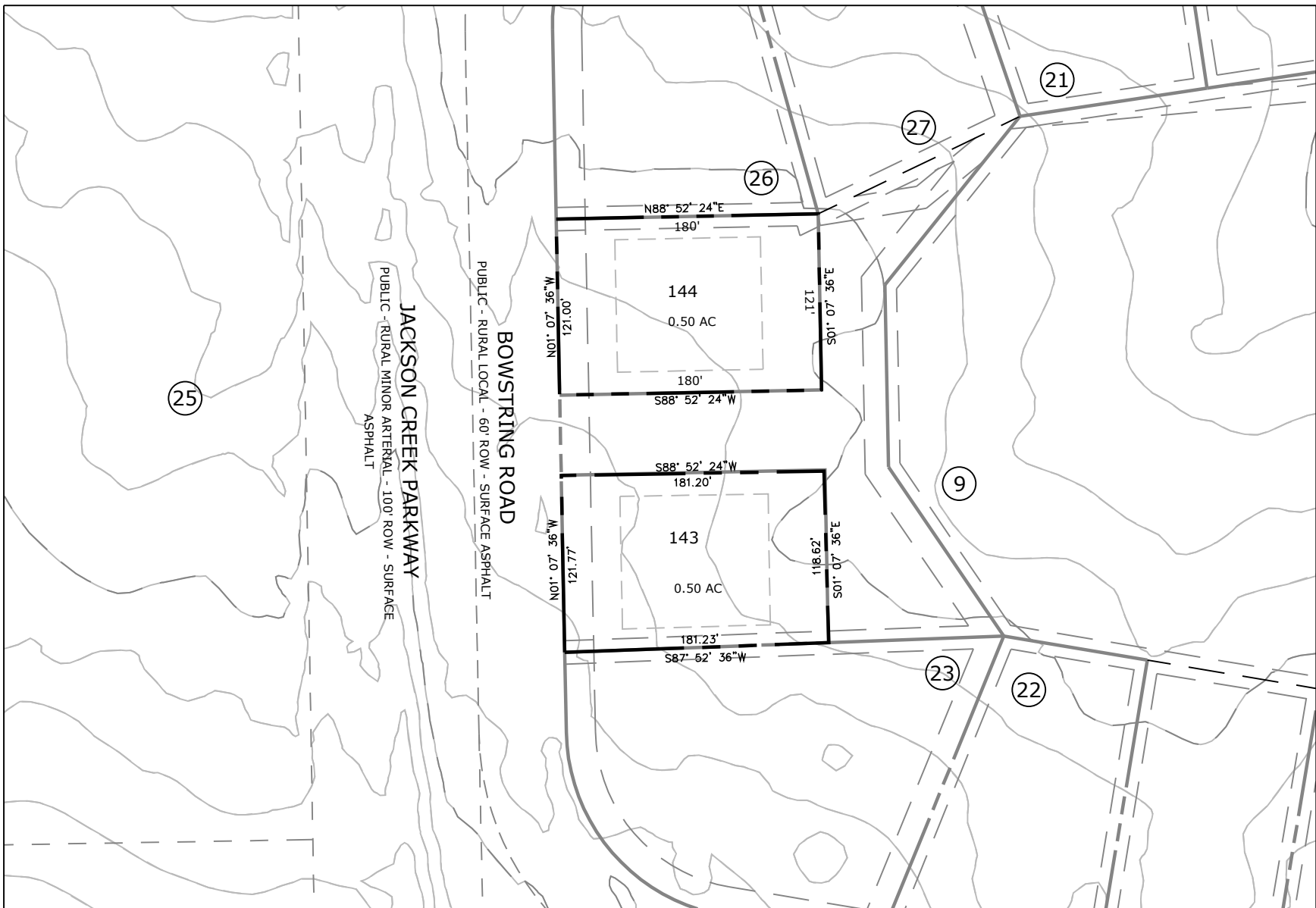
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CLOVERLEAF SUBDIVISION										SHEET 13 OF 14											
DETAILS																					
										H-SCALE		N/A		No.		REVISION		BY		DATE	
										V-SCALE		N/A									
										DATE		03/23/21									
										DESIGNED BY		APL									
										DRAWN BY		APL									
										CHECKED BY											
JOB NO. 25158.01																					



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LOTS 143-144



ADJACENT OWNER IDENTIFICATION			
#	Property Owner and Address		
1	Coleman, Brad 17235 Legions Way Monument, CO 80132-8526 TSN 7123103005	15	Woodmoor Park Homeowners 4325 N Nevada Ave #100 Colorado Springs, CO 80907-4318 TSN 7124202235
2	Hollingsworth, Brian 17245 Legions Way Monument, CO 80132-8586 TSN 7123103005	16	Country Ridge Estates HOA c/o Leisa Klinge Diversified Association Management 4325 N Nevada Ave #100 Colorado Springs, CO 80907-4318 TSN 7124202022
3	Bedoya, Andrei 17265 Legions Way Monument, CO 80132-8586 TSN 7123103004	17	Woodmoor Park Homeowners 1975 Research Pkwy, Ste 320 Colorado Springs, CO 80920-1055 TSN 7124202234
4	Campbell, Stacy 17265 Legions Way Monument, CO 80132-8586 TSN 7123103003	18	Sandy, Christopher Key 17205 Legions Way Monument, CO 80132-8586 TSN 7123103008
5	Harvey, Robert 17325 Legions Way Monument, CO 80132-8586 TSN 7123103002	19	Vidano Family Trust 1685 Bowspring Rd Monument, CO 80132-8627 TSN 7123102031
6	BRG 2013 LLC 2542 Antietam Ln Colorado Springs, CO 80924-1416 TSN 7123103001	20	Wade, Corey G 1675 Bowspring Rd Monument, CO 80132-8627 TSN 7123102030
7	Sink, Kevin H Jr 17375 Legions Way Monument, CO 80132-8586 TSN 7124202007	21	W&A Living Trust 1445 Bowspring Rd Monument, CO 80132-8617
8	Nash, Peter B 17380 Legions Way Monument, CO 80132-8586 TSN 7124202005	22	Miller, Steven W 1575 Bowspring 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 7124202238	24	Woodmoor Water & Sanitation PO Box 1407 Monument, CO 80132-1407 TSN 7123102046
11	Johnson, Milton S 19725 Soaring Wing Dr Colorado Springs, CO 80908-2307 TSN 7124203017	25	Jackson Creek Land CO LLC 340 Elkton Dr, Ste 202 Colorado Springs, CO 80907-8503 TSN 7123106020
12	Cross, Jacquelyn K 17285 Cloverleaf Rd Monument, CO 80132-8572 TSN 7124204003	26	Walters, Gary E Trust UTA 4164 Austin Bluffs PKWY STE 315 Colorado Springs, CO 80918-2928 TSN 7123102043
13	Walters, Gary E Trust 4164 Austin Bluffs PKWY STE 315 Colorado Springs, CO 80918-2928 TSN 7124204029	27	Schneider, Anthony A 1465 Bowspring Rd Monument, CO 80132-8617 TSN 7123102042
14	Woodmoor Park Homeowners Assn in 10 N Meade Ave Colorado Springs, CO 80909-5654 TSN 7124204149		

Land Planning
Landscape
Architecture
Urban Design

NES

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PLANNER, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

SEAL

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
4/27/2021	JBS	PER COUNTY COMMENTS

ADJACENT
PROPERTY
OWNERS

14
14 OF 14

0 50 100 200
SCALE: 1" = 100'

PLANTING