

# 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  
 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO  
**PRELIMINARY PLAN**

## LEGAL DESCRIPTION

Verify all legal descriptions based on new parcel configurations.

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 "71.5 10377 1997 30.00 W" 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:  
 1. N33°23'09"W A DISTANCE OF 130.11 FEET, TO A POINT OF NON-TANGENT CURVE, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEGGINS WAY;  
 2. ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S33°24'06"E, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 15°37'05" AND AN ARC LENGTH OF 81.78 FEET, TO A POINT OF NON-TANGENT;  
 3. S52°28'59"E A DISTANCE OF 196.68 FEET, TO A POINT ON THE WESTERLY LINE OF SAID TRACT B, WOODMOOR PLACER;  
 THENCE ON SAID WESTERLY LINE, THE FOLLOWING FIVE (5) COURSES:  
 1. N81°20'01"E A DISTANCE OF 130.03 FEET;  
 2. N26°20'33"E A DISTANCE OF 511.07 FEET;  
 3. N52°03'56"E A DISTANCE OF 451.83 FEET;  
 4. N17°03'30"W A DISTANCE OF 222.24 FEET;  
 5. N07°26'50"W A DISTANCE OF 104.67 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID TRACT B, THE FOLLOWING TWELVE (12) COURSES:  
 1. N84°12'58"E A DISTANCE OF 126.43 FEET, TO A POINT OF NON-TANGENT CURVE;  
 2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N46°46'54"E, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105°01'39" AND AN ARC LENGTH OF 91.65 FEET, TO A POINT OF NON-TANGENT;  
 3. N85°02'46"E A DISTANCE OF 42.49 FEET;  
 4. S08°08'16"E A DISTANCE OF 85.83 FEET, TO A POINT OF CURVE;  
 5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,470.00 FEET, A CENTRAL ANGLE OF 08°35'03" AND AN ARC LENGTH OF 220.24 FEET, TO A POINT OF TANGENT;  
 6. S00°26'47"W A DISTANCE OF 266.67 FEET, TO A POINT OF CURVE;  
 7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 52°42'18" AND AN ARC LENGTH OF 395.55 FEET, TO A POINT OF TANGENT;  
 8. S52°15'31"E A DISTANCE OF 287.37 FEET, TO A POINT OF CURVE;  
 9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 24°42'05" AND AN ARC LENGTH OF 245.74 FEET, TO A POINT OF NON-TANGENT;  
 10. N59°24'51"E A DISTANCE OF 103.30 FEET, TO A POINT OF CURVE;  
 11. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 01°14'02" AND AN ARC LENGTH OF 16.80 FEET, TO A POINT OF TANGENT;  
 12. N58°10'49"E A DISTANCE OF 124.49 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CLOVERFIELD ROAD, SAID POINT BEING A POINT OF NON-TANGENT CURVE;  
 THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:  
 1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N54°21'17"E, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 15°15'51" AND AN ARC LENGTH OF 109.23 FEET, TO A POINT OF NON-TANGENT;  
 2. S05°08'07"E A DISTANCE OF 104.84 FEET, TO A POINT OF NON-TANGENT CURVE;  
 3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S39°04'09"W, HAVING A RADIUS OF 269.73 FEET, A CENTRAL ANGLE OF 95°15'09" AND AN ARC LENGTH OF 448.43 FEET, TO A POINT OF NON-TANGENT;  
 4. S44°20'00"W A DISTANCE OF 278.41 FEET, TO A POINT OF NON-TANGENT CURVE;  
 5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S45°13'59"E, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 15°03'35" AND AN ARC LENGTH OF 81.48 FEET, TO A POINT OF NON-TANGENT, SAID POINT BEING ON THE SOUTHERLY LINE OF SAID TRACT B, WOODMOOR PLACER;  
 THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:  
 1. N61°02'18"W A DISTANCE OF 958.19 FEET;  
 2. N60°38'25"W A DISTANCE OF 314.83 FEET;  
 3. N83°12'34"W A DISTANCE OF 466.58 FEET, TO THE POINT OF BEGINNING;

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

PARCEL 2-1:  
 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;  
 WOODMOOR GREENS RECORDED IN BOOK W-2 AT PAGE 26 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;  
 THENCE ON SAID SOUTHERLY LINE, S87°52'36"W A DISTANCE OF 181.23 FEET, TO THE POINT OF BEGINNING;  
 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 21,779 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 COUNTY 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:  
 1. N65°03'20"W A DISTANCE OF 123.87 FEET;  
 2. N34°17'20"W A DISTANCE OF 78.69 FEET, TO A POINT ON THE SOUTHERLY LINE OF A 16.00 FOOT UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 202153260;  
 THENCE ON SAID SOUTHERLY EASEMENT LINE, N61°43'32"E A DISTANCE OF 151.99 FEET;  
 THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, S28°16'28"E A DISTANCE OF 177.70 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LEGGINS WAY, SAID POINT BEING A POINT OF NON-TANGENT CURVE;  
 THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S22°31'56"E, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 11°05'27" AND AN ARC LENGTH OF 69.69 FEET, TO THE POINT OF BEGINNING;  
 CONTAINING A CALCULATED AREA OF 22,083 SQUARE FEET OR 0.5069 ACRES.

PARCEL 2-4  
 COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 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:  
 1. N52°15'31"W A DISTANCE OF 7.98 FEET, TO A POINT OF CURVE;  
 2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 52°42'18" AND AN ARC LENGTH OF 395.55 FEET, TO A POINT OF TANGENT;  
 3. N00°26'47"E A DISTANCE OF 266.67 FEET, TO A POINT OF CURVE;  
 4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,470.00 FEET, A CENTRAL ANGLE OF 08°35'03" AND AN ARC LENGTH OF 220.24 FEET, TO A POINT OF TANGENT;  
 5. N08°08'16"W A DISTANCE OF 85.83 FEET;  
 6. S85°02'46"W A DISTANCE OF 42.49 FEET, TO A POINT OF NON-TANGENT CURVE;  
 7. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N58°14'45"W, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105°01'39" AND AN ARC LENGTH OF 91.65 FEET, TO A POINT OF NON-TANGENT;  
 THENCE DEPARTING SAID PROPERTY THE FOLLOWING TWO (2) COURSES:  
 1. N84°13'41"E A DISTANCE OF 224.55 FEET;  
 2. S05°52'43"E A DISTANCE OF 936.00 FEET, TO THE POINT OF BEGINNING.  
 CONTAINING A CALCULATED AREA OF 101,309 SQUARE FEET OR 2.3257 ACRES.

PARCEL 2-5  
 COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;  
 THENCE N50°42'25"E A DISTANCE OF 1,171.14 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING ON THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE TRUSTEE'S DEED RECORDED UNDER RECEPTION NO. 211111394 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;  
 THENCE ON THE NORTHERLY LINE OF SAID PROPERTY THE FOLLOWING FOUR (4) COURSES:  
 1. S58°10'40"W A DISTANCE OF 124.40 FEET, TO A POINT OF CURVE;  
 2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 01°14'02" AND AN ARC LENGTH OF 16.80 FEET, TO A POINT OF TANGENT;  
 3. S59°24'51"W A DISTANCE OF 103.30 FEET, TO A POINT OF NON-TANGENT CURVE;  
 4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S62°26'34"W, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 23°19'20" AND AN ARC LENGTH OF 232.02 FEET, TO A POINT OF NON-TANGENT;  
 THENCE DEPARTING SAID NORTHERLY PROPERTY LINE, THE FOLLOWING FIVE (5) COURSES:  
 1. N28°37'11"E A DISTANCE OF 67.40 FEET, TO A POINT OF CURVE;  
 2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 26°50'54" AND AN ARC LENGTH OF 161.66 FEET, TO A POINT OF NON-TANGENT;  
 3. S34°31'50"E A DISTANCE OF 115.00 FEET, TO A POINT OF NON-TANGENT CURVE;  
 4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S34°31'56"E, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 19°25'04" AND AN ARC LENGTH OF 77.95 FEET, TO A POINT OF TANGENT;  
 5. N74°53'09"E A DISTANCE OF 8.95 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING A POINT OF NON-TANGENT CURVE;  
 THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N80°18'27"E, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 25°57'10" AND AN ARC LENGTH OF 185.71 FEET, TO THE POINT OF BEGINNING.  
 CONTAINING A CALCULATED AREA OF 67,905 SQUARE FEET OR 1.5589 ACRES.

## TRACT TABLE

TRACT NO.	AREA	USE / ALLOWED STRUCTURES	OWNER / MAINT.
A	147,335 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

## 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: 7124202236, 7123202237, 7123102044, 7123102041

SITE ACREAGE: 38.725 AC

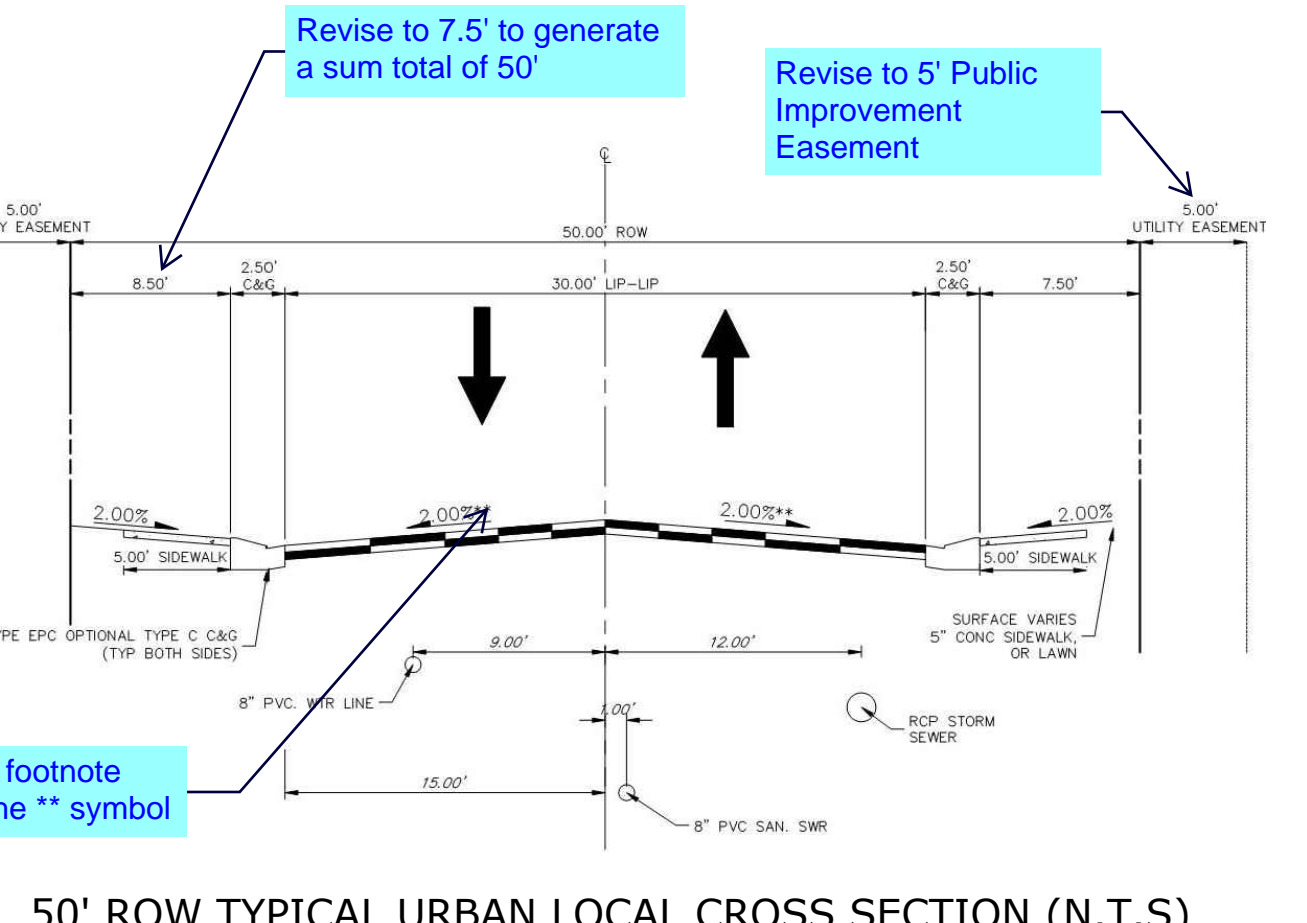
EXISTING ZONING: RS-20000

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%



50' ROW TYPICAL URBAN LOCAL CROSS SECTION (N.T.S.)

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

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

- 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-xxxx) 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 geologic hazards, an engineered site plan will be required.
- A Metropolitan District will be established to provide bonding for the public improvements, and for the ongoing ownership and maintenance of open space tracts, detention ponds, and private street.
- The CCRs for this area were recorded April 20, 1973 at Book 2579, Page 423 at the El Paso County Clerk and Recorders Office. All building plans shall comply with Woodmoor Improvement Association Project Design Standards Manual. Both Woodmoor Placer CCRs and PDSM can be found online at www.woodmoor.org.
- Unless otherwise restricted by the 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.

Is this accurate with the deviation requests?

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

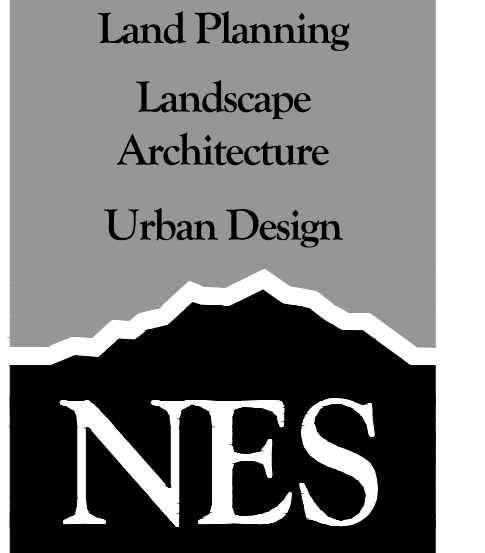
Revise note 9. All side, front and rear lot lines to include a 5' public utility and drainage easement. The sole responsibility for maintenance of these easements is with the individual property owners.

Update note 12 to include the other ponds.

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

## SHEET INDEX

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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



N.E.S. Inc.  
 619 N. Cascade Avenue, Suite 200  
 Colorado Springs, CO 80903  
 Tel. 719.471.0073  
 Fax 719.471.0267  
 www.nescolorado.com  
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## CLOVERLEAF SUBDIVISION

CLOVERLEAF ROAD  
 EL PASO COUNTY,  
 COLORADO

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

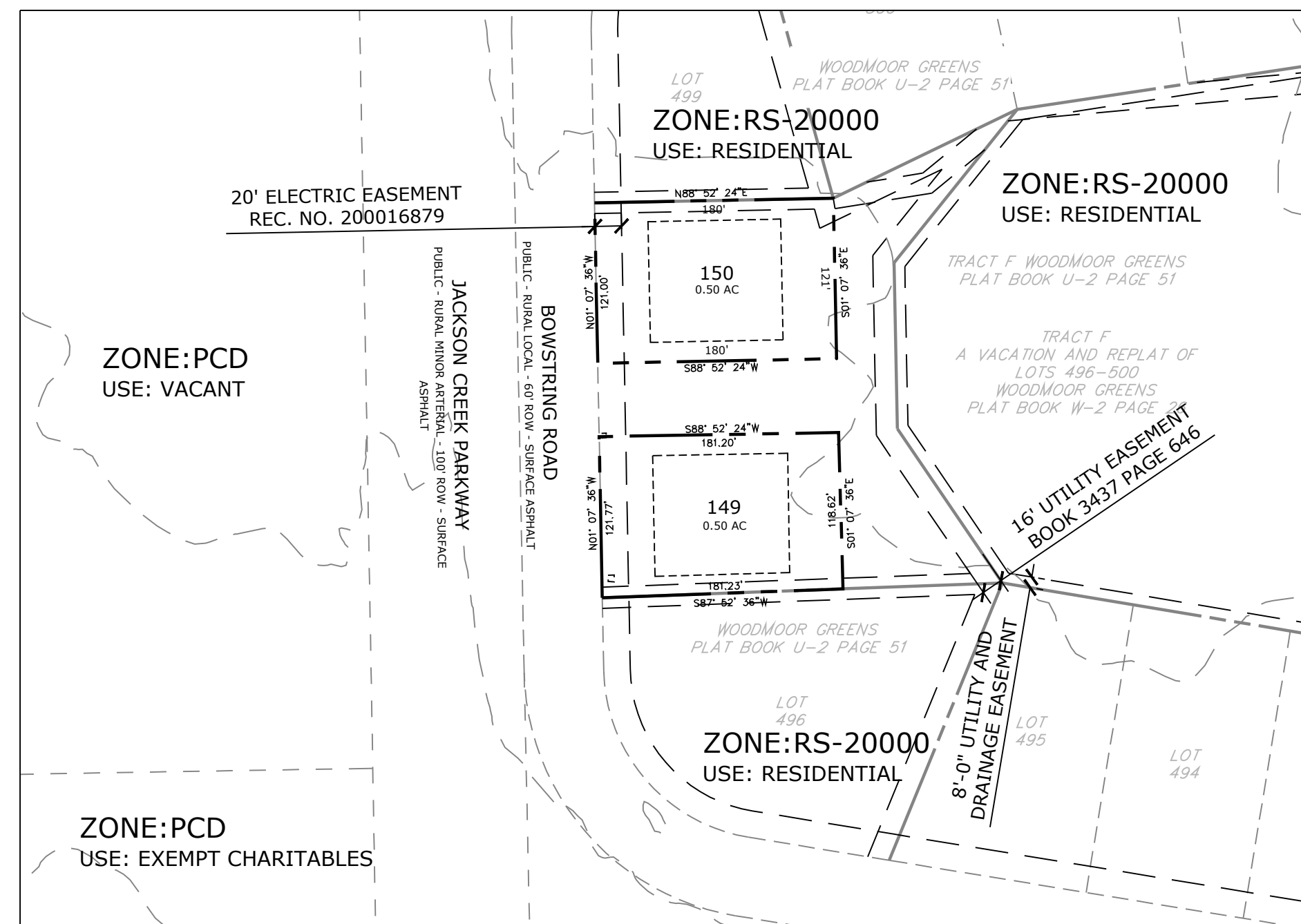
## PRELIMINARY PLAN

DATE	BY	DESCRIPTION

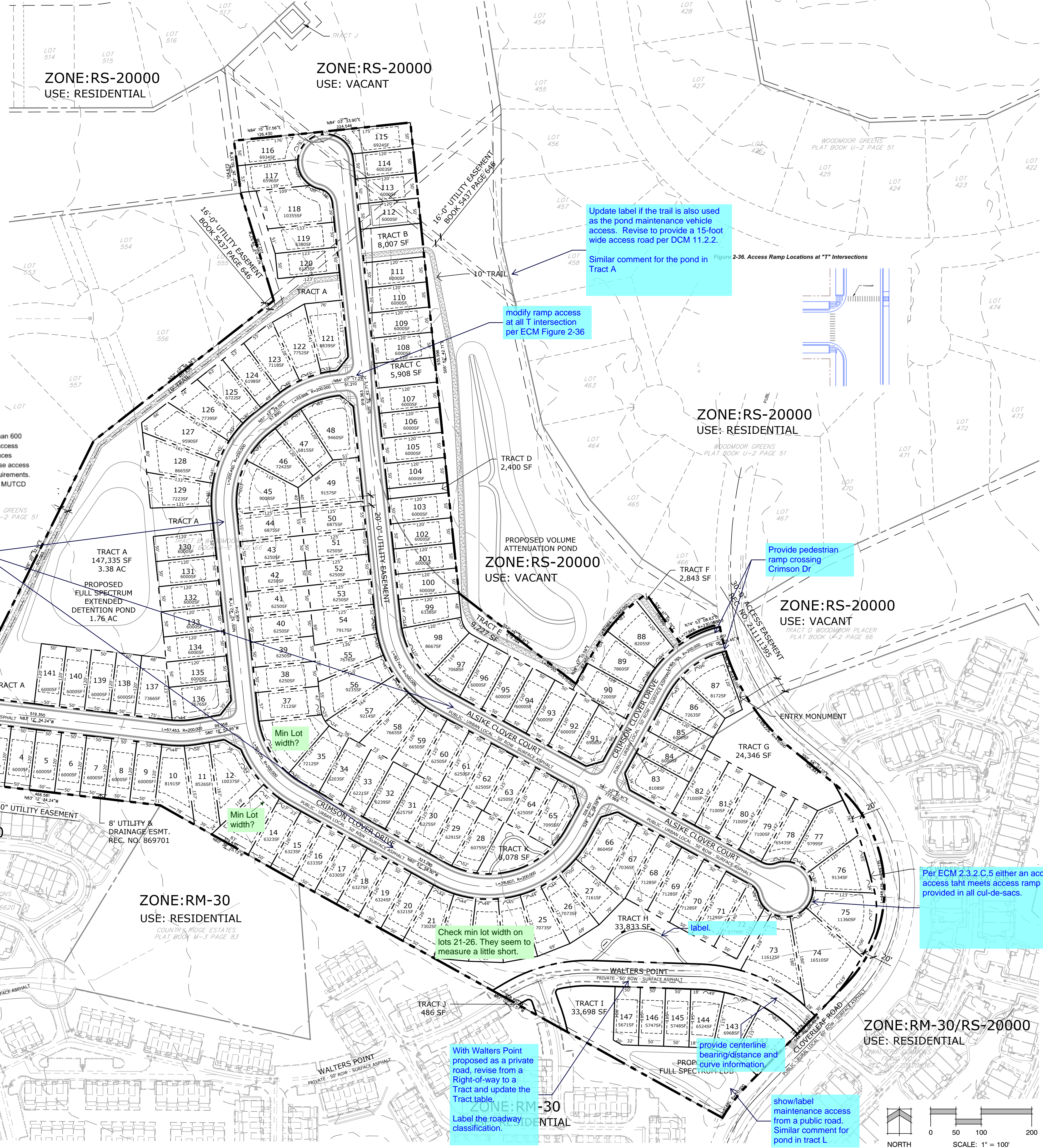
## COVER

1 OF 10





LOTS 149-150



**4. Mid-Block Ramps on Local Roadways**  
Access ramps on local roadways shall be spaced no greater than 600 feet apart. Where spacing is greater than 600 feet, mid-block access ramps shall be provided at spacings that minimize travel distances between access ramps. Private accesses may be used for these access points where the access is designed to meet access ramp requirements. The pavement markings and signing required by the ECM and MUTCD shall be provided for mid-block access ramps.

Mid-block ramp is required per ECM Section 2.5.2.C.4 See snippet above. Revise all applicable road segments to include mid-block access ramps.

Provide pedestrian ramp crossing White Clover Dr

Label the proposed WQ pond

Min Lot width?

Min Lot width?

Check min lot width on lots 21-26. They seem to measure a little short.

With Walters Point proposed as a private road, revise from a Right-of-way to a Tract and update the Tract table.

Label the roadway classification.

Update label if the trail is also used as the pond maintenance vehicle access. Revise to provide a 15-foot wide access road per DCM 11.2.2.

Similar comment for the pond in Tract A

modify ramp access at all T intersection per ECM Figure 2-36

Provide pedestrian ramp crossing Crimson Dr

Per ECM 2.3.2.C.5 either an access ramp or a private access that meets access ramp requirements shall be provided in all cul-de-sacs.

provide centerline bearing/distance and curve information

show/label maintenance access from a public road. Similar comment for pond in tract L

**CLOVERLEAF SUBDIVISION**

CLOVERLEAF ROAD  
EL PASO COUNTY,  
COLORADO

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

PRELIMINARY PLAN

PRELIMINARY PLAN

2 OF 10

P:\Vro Terra\Walters Property Drawings\Planning\preliminary Plan\Cloverleaf\_PrelimPlan.dwg [24x36] 6/8/2020 4:25:53 PM bswenson







**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

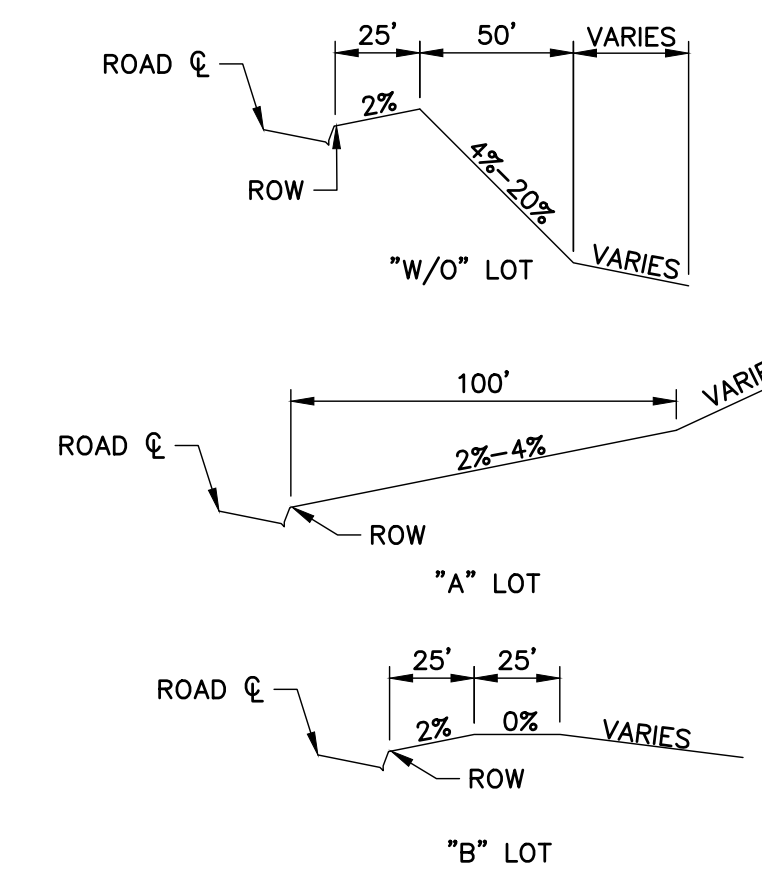
# CLOVERLEAF SUBDIVISION

## PRELIMINARY GRADING PLAN



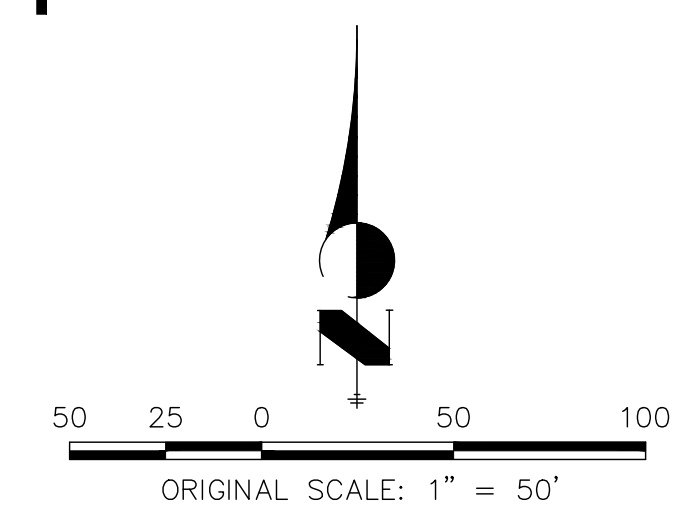
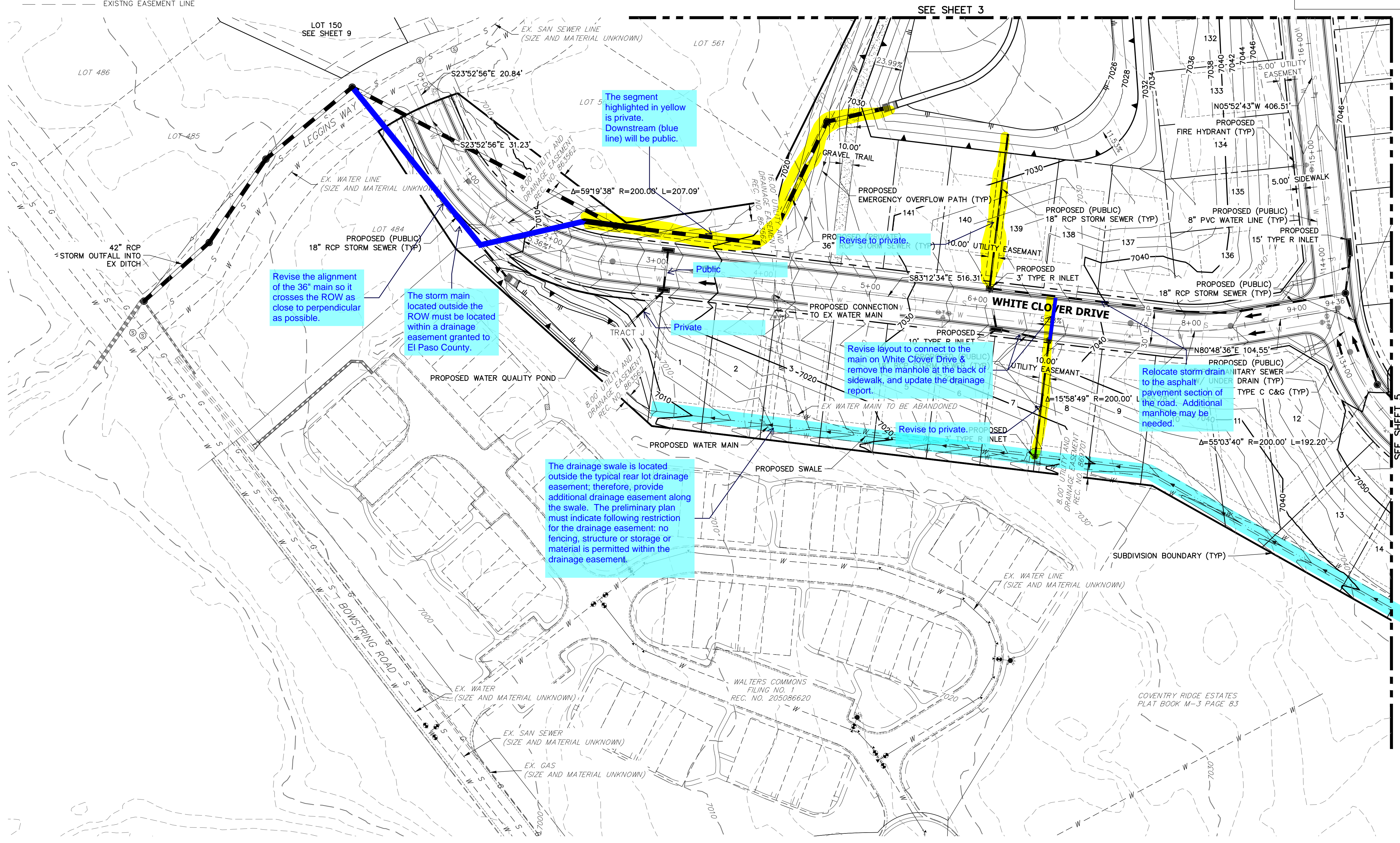
**KEY MAP**

SCALE: N.T.S.



**LOT GRADING TEMPLATES**

N.T.S.



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

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

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

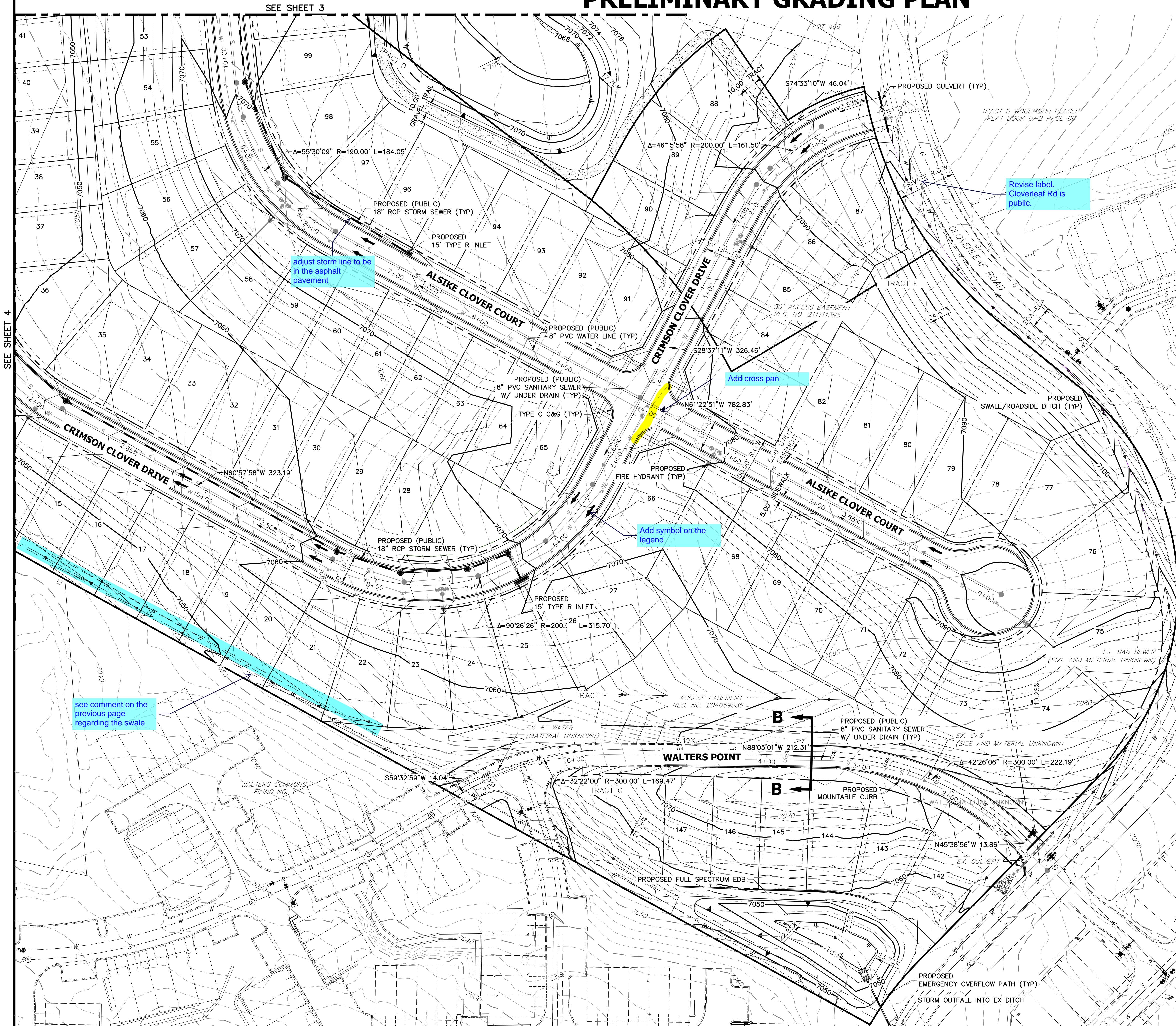
NO.	REVISION	BY	DATE

CLOVERLEAF SUBDIVISION  
PRELIMINARY GRADING PLAN

SHEET 4 OF 10  
JOB NO. 25158.01



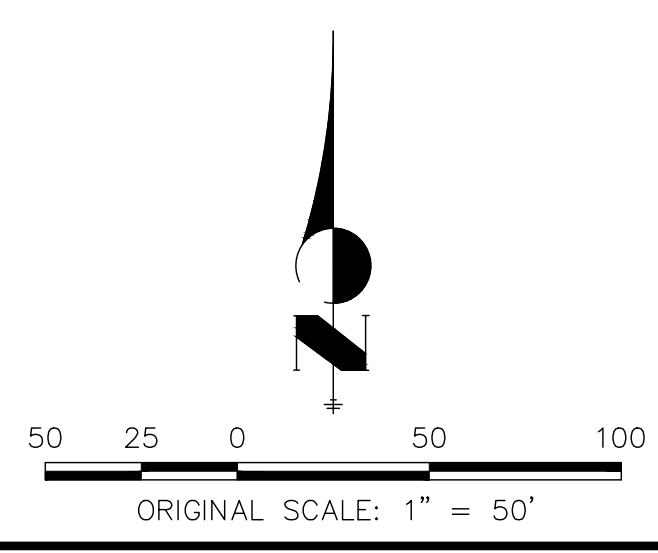
# CLOVERLEAF SUBDIVISION PRELIMINARY GRADING PLAN



### LEGEND

SCALE: N.T.S.

	6" VERT CATCH CURB W/ 1" PAN		PROPOSED PLUG W/ THRUST BLOCK
	PROPOSED WATER LINE		PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER LINE		PROPOSED WATER TEE
	PROPOSED STORM SEWER W/MANHOLE		PROPOSED WATER BEND
	PROPOSED TOP OF SLOPE		PROPOSED FLARED END SECTION
	PROPOSED TOE OF SLOPE		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 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		



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

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BY	DATE	REVISION

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

CLOVERLEAF SUBDIVISION  
PRELIMINARY GRADING PLAN

SHEET 5 OF 10  
JOB NO. 25158.01



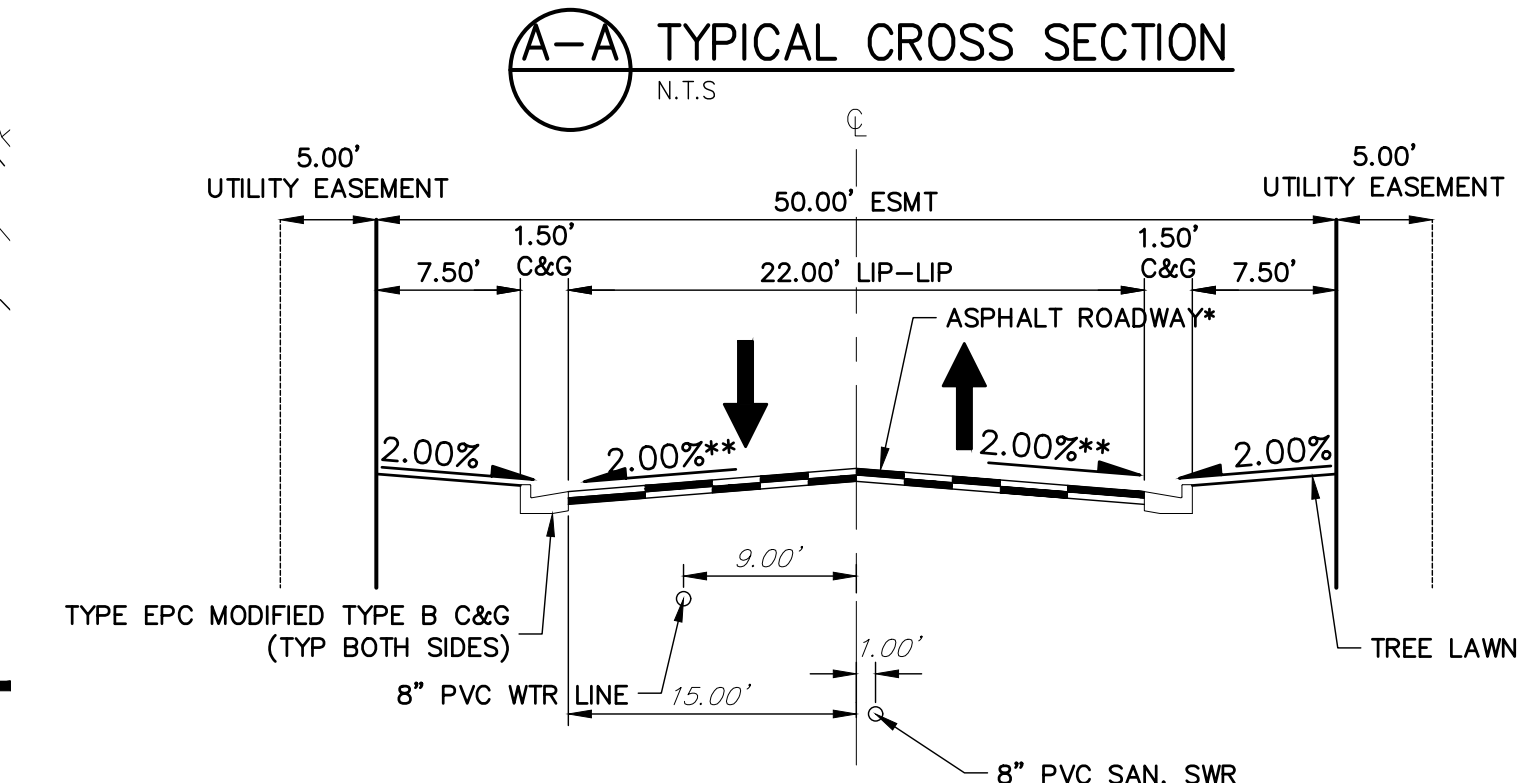
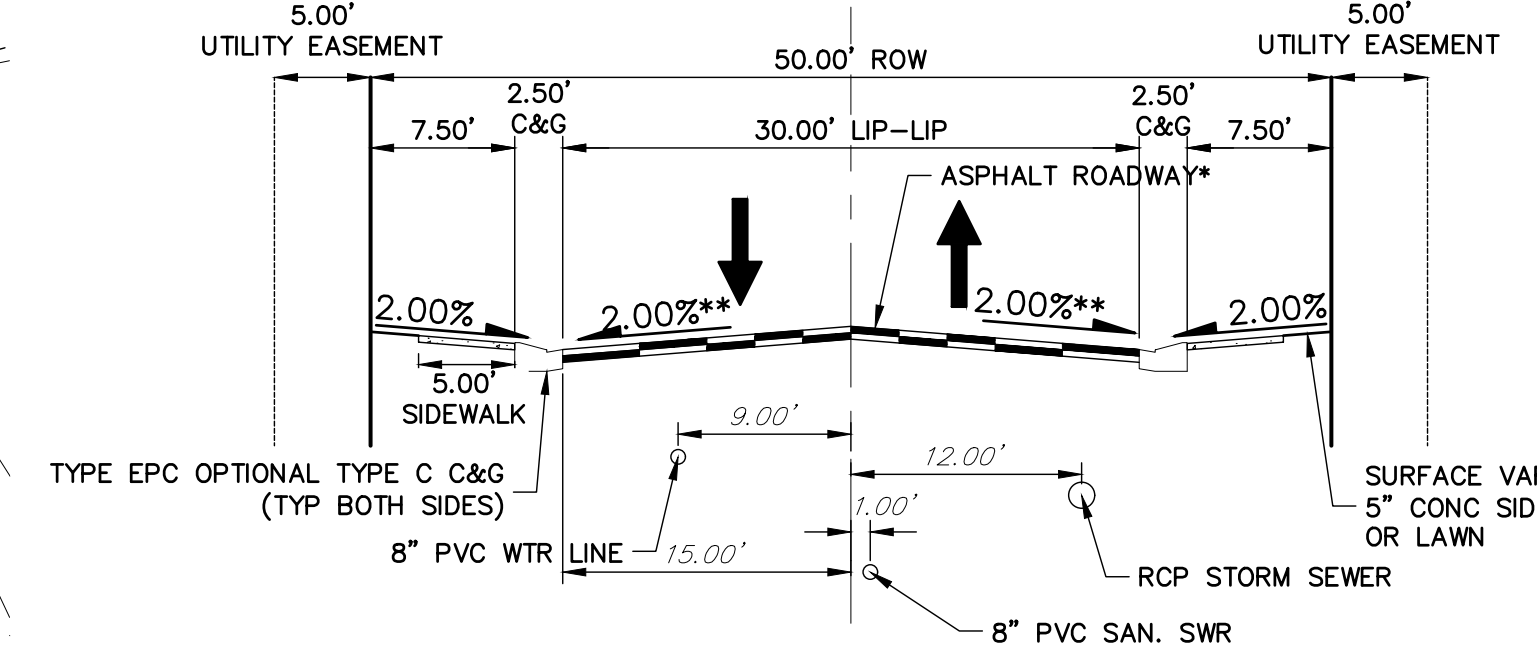
# CLOVERLEAF SUBDIVISION PRELIMINARY UTILITY PLAN



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              |  |                               |



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.

## PRELIMINARY UTILITY PLAN NOTES

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



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

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.

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

NO.	REVISION	BY	DATE

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

CLOVERLEAF SUBDIVISION  
PRELIMINARY UTILITY PLAN



**LEGEND**

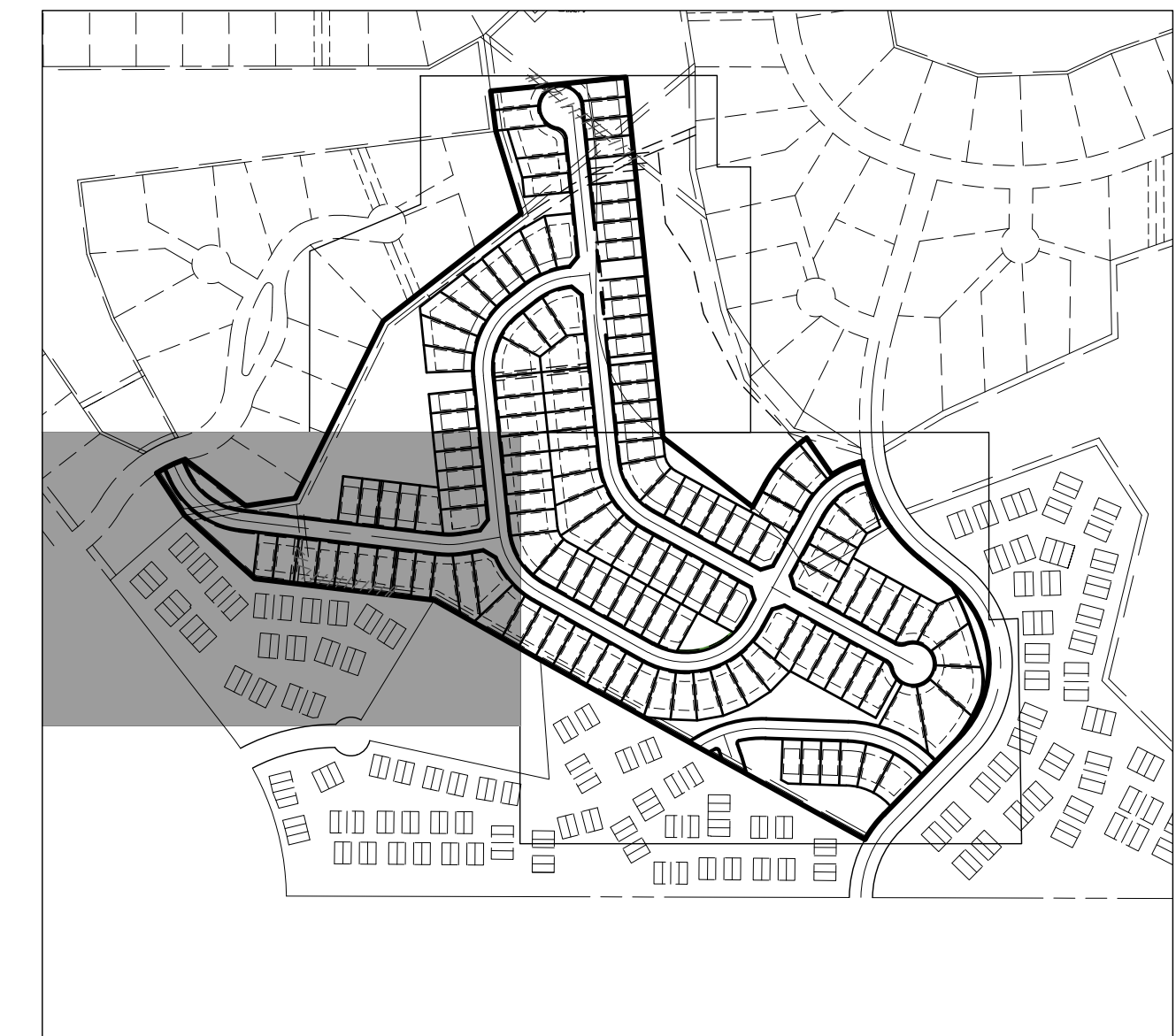
- 6" VERT CATCH CURB W/ 1' PAN
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER W/MANHOLE
- PROPOSED TOP OF SLOPE
- PROPOSED TOE OF SLOPE
- PROPOSED RIGHT OF WAY
- EASEMENT LINE
- EXISTING RIGHT OF WAY
- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
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- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- EXISTING TELEPHONE MANHOLE
- EXISTING FLARED END SECTION
- EXISTING WATER VALVE

# CLOVERLEAF SUBDIVISION

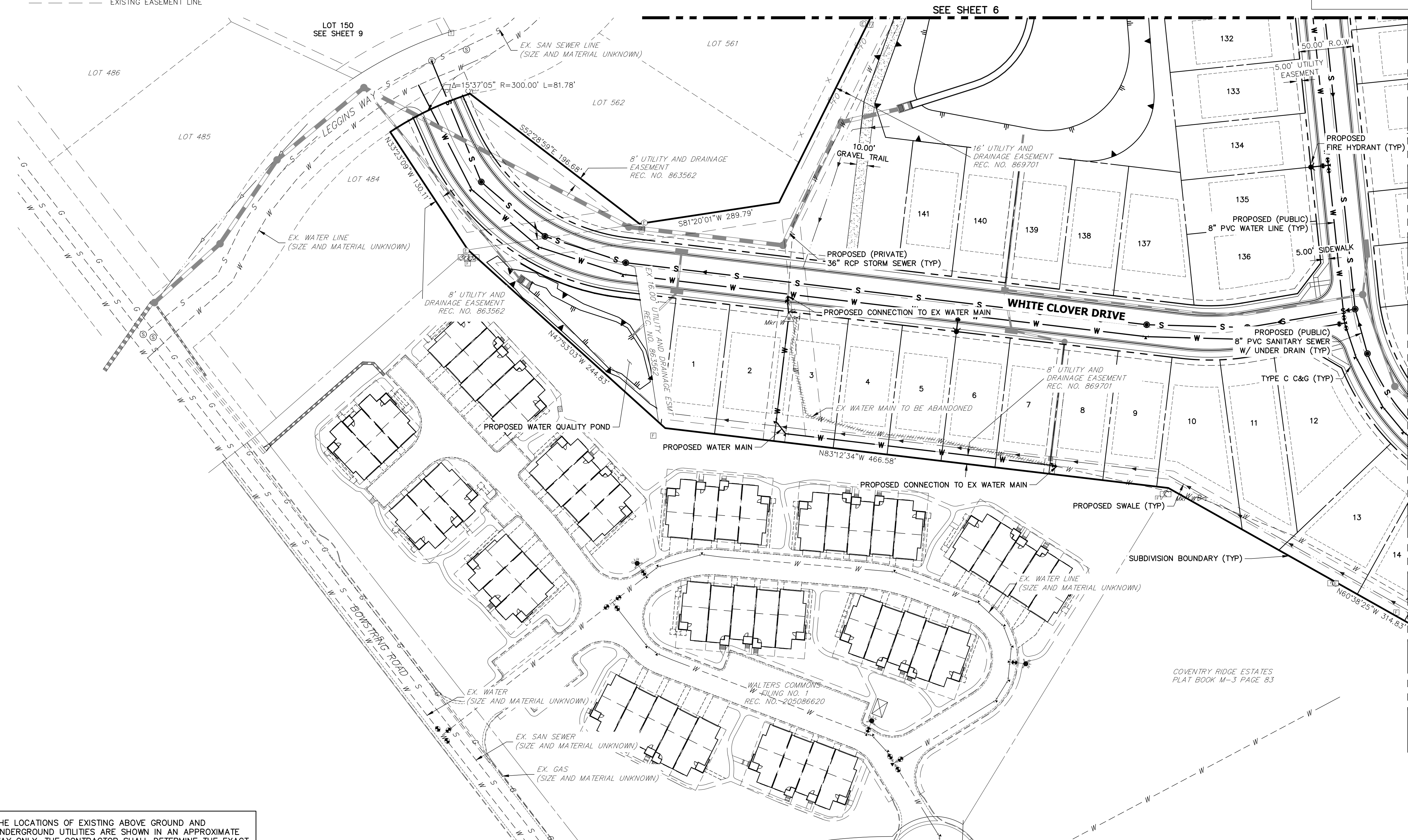
## PRELIMINARY UTILITY PLAN

**PRELIMINARY UTILITY PLAN NOTES**

- 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.

ORIGINAL SCALE: 1" = 50'

<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.</p> <p>PREPARED FOR <b>PT CLOVERLEAF, LLC</b> 1864 WOODMOOR DRIVE, SUITE 100 COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN 719-476-0800 JDESJARDIN@PROTERRACO.COM</p>	<p><b>J.R. ENGINEERING</b> A Western Company</p> <p>Central 303-740-9888 • Colorado Springs 719-588-2883 Fort Collins 970-491-9888 • www.jrengineering.com</p>
<p>BY _____ DATE _____</p>	<p>NO. _____ REVISION _____</p>
<p>H-SCALE 1"=50' V-SCALE N/A DATE 05/21/20 DESIGNED BY RB DRAWN BY JA CHECKED BY _____</p>	<p>CLOVERLEAF SUBDIVISION PRELIMINARY UTILITY PLAN</p>
<p>SHEET 7 OF 10</p>	<p>JOB NO. 25158.01</p>



# CLOVERLEAF SUBDIVISION PRELIMINARY UTILITY PLAN



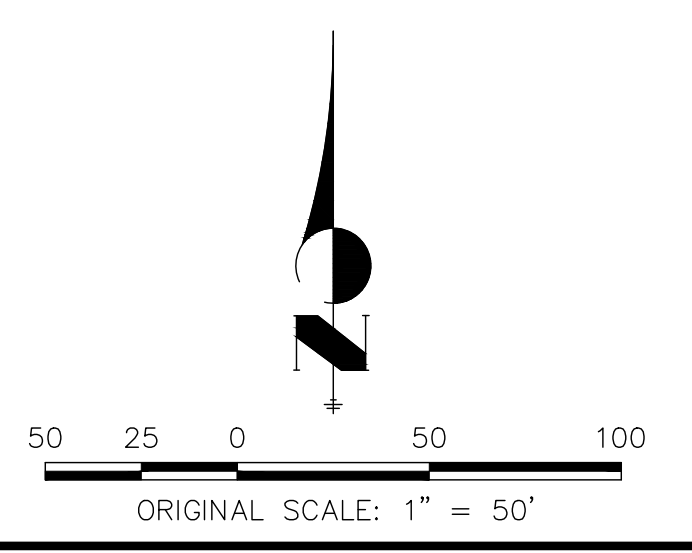
### LEGEND

SCALE: N.T.S.

6" VERT CATCH CURB W/ 1' PAN	PROPOSED PLUG W/ THRUST BLOCK
PROPOSED WATER LINE	PROPOSED FIRE HYDRANT
PROPOSED SANITARY SEWER LINE	PROPOSED WATER TEE
PROPOSED STORM SEWER W/MANHOLE	PROPOSED WATER BEND
PROPOSED TOP OF SLOPE	PROPOSED FLARED END SECTION
PROPOSED TOE OF SLOPE	PROPOSED WATER VALVE
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 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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SEE SHEET 6

SEE SHEET 7

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:  
**PT CLOVERLEAF, LLC**  
1864 WOODMOOR DRIVE, SUITE 100  
COLORADO SPRINGS, CO 80920  
ATTN: JOE DESJARDIN  
719-476-0800  
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Fort Collins 970-491-9888 • www.jrengineering.com

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

CLOVERLEAF SUBDIVISION  
PRELIMINARY UTILITY PLAN

SHEET 8 OF 10  
JOB NO. 25158.01

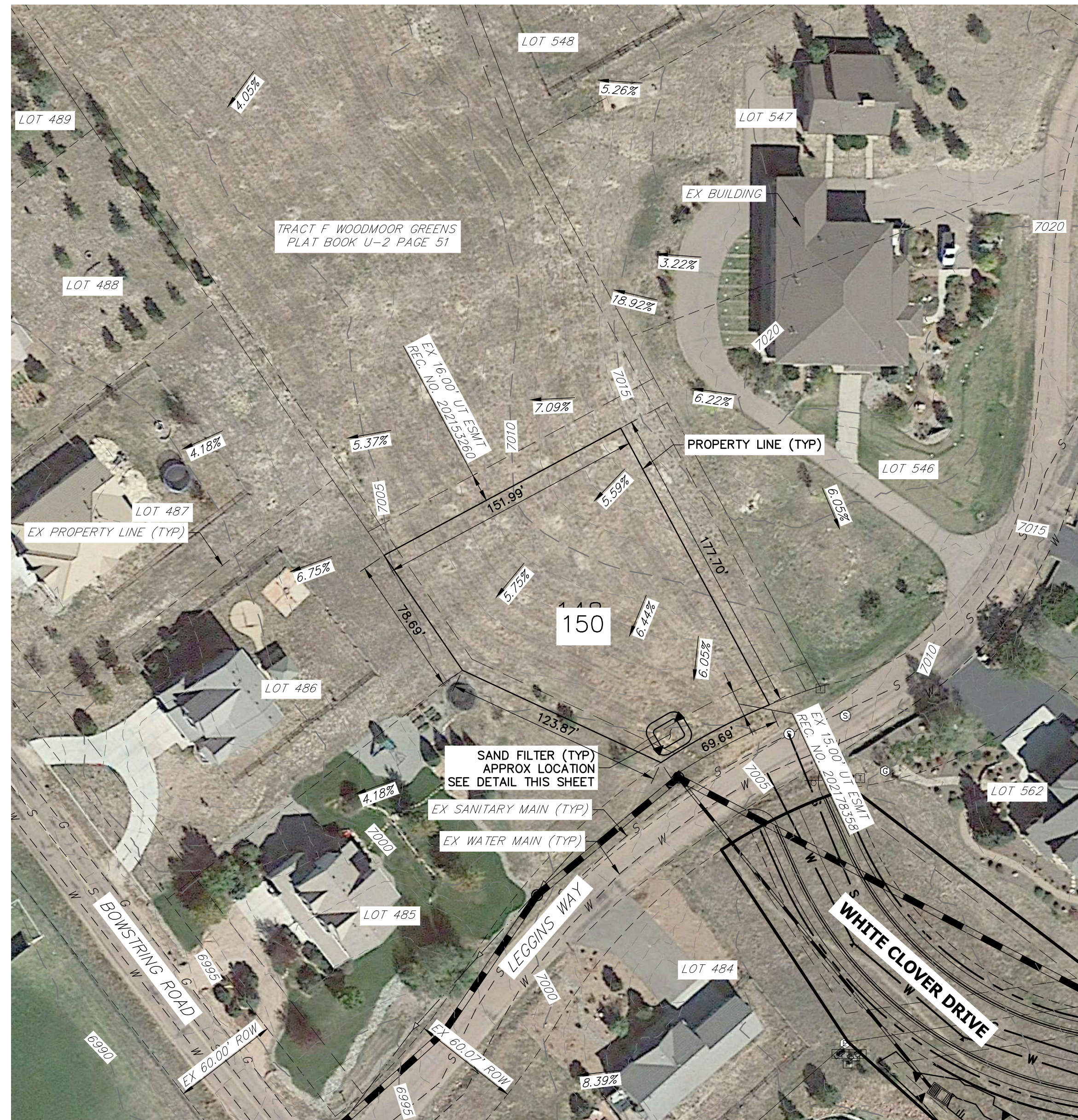


# CLOVERLEAF SUBDIVISION

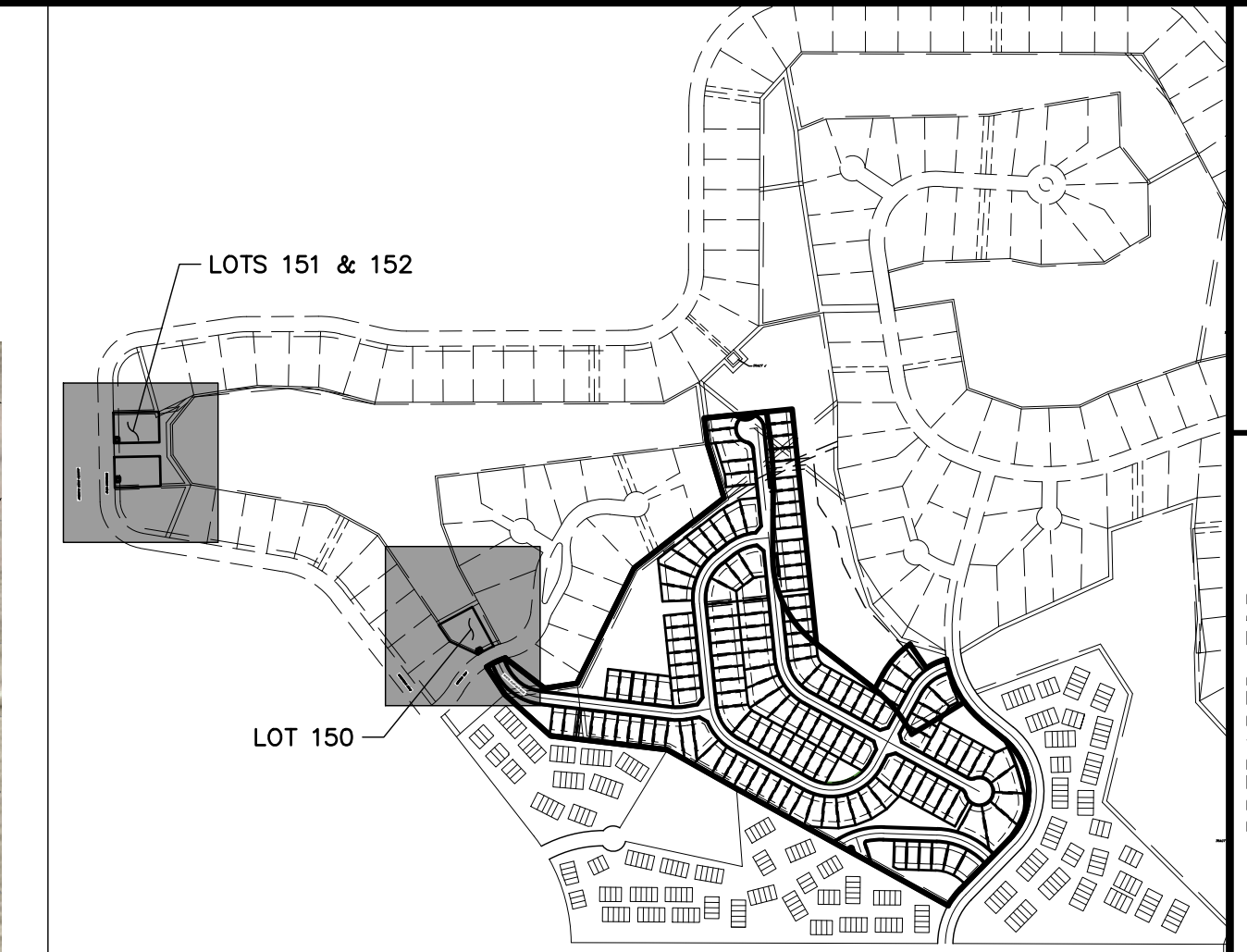
## ISOLATED LOTS PRELIMINARY GRADING & UTILITY PLAN



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 ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
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NO.	REVISION	BY	DATE

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

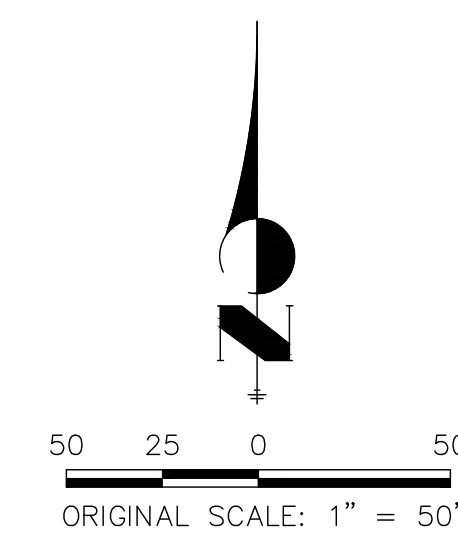
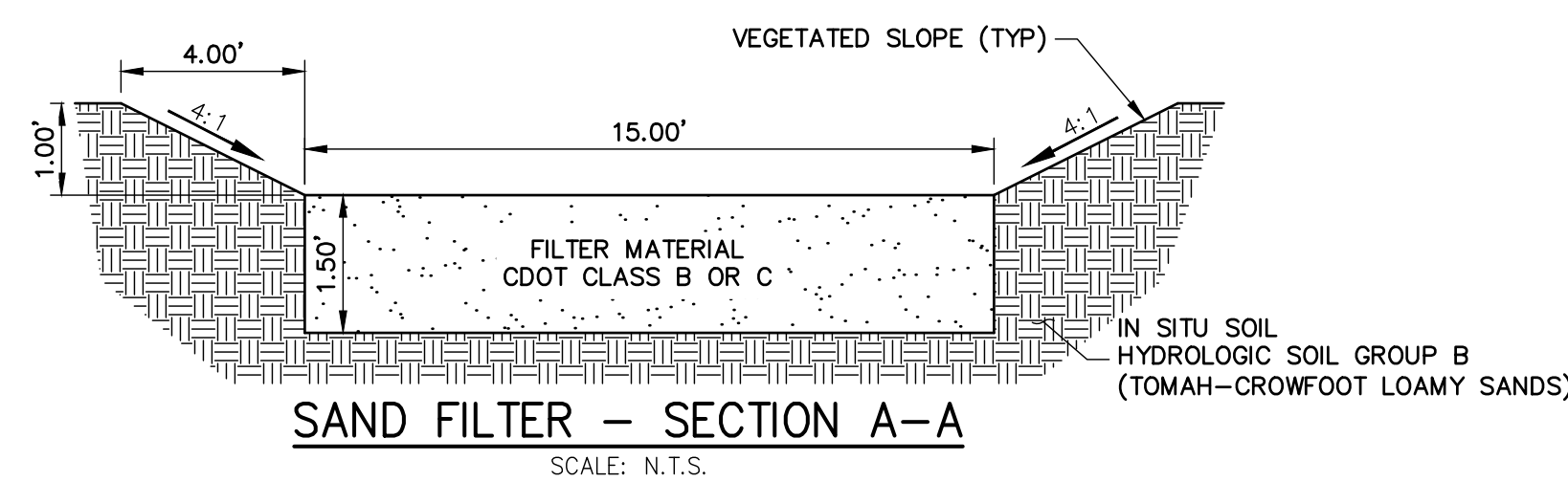
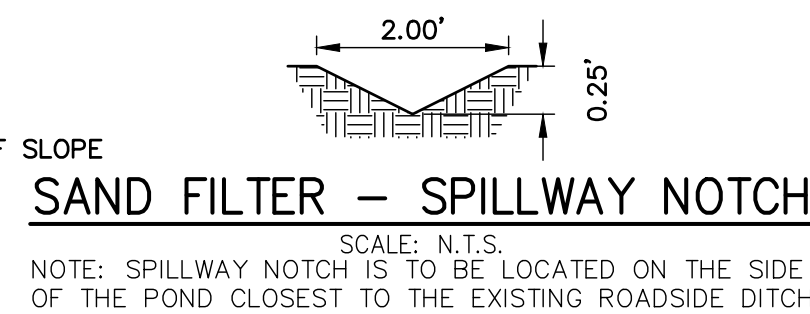
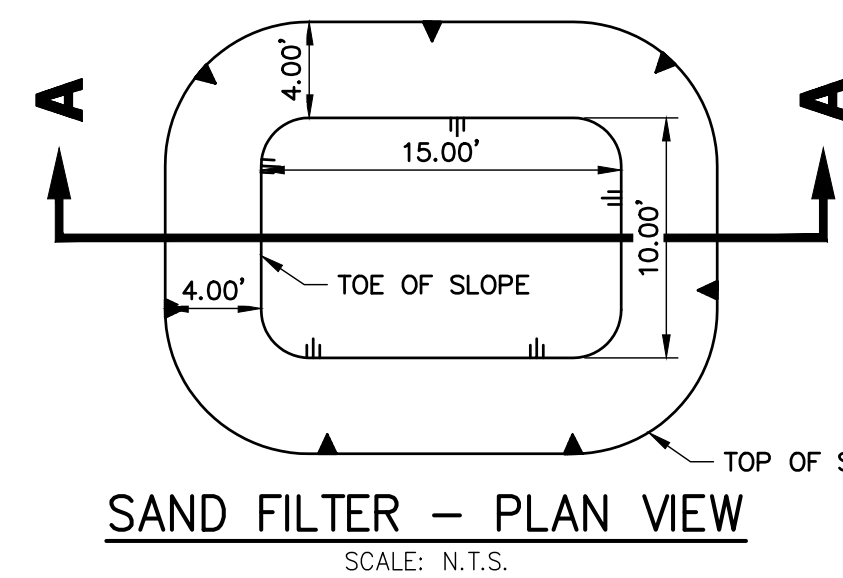
CLOVERLEAF SUBDIVISION	
ISOLATED LOTS PRELIMINARY GRADING & UTILITY PLAN	
SHEET	9 OF 10
JOB NO.	25158.01

### LEGEND

- |       |                                   |   |                               |
|-------|-----------------------------------|---|-------------------------------|
| ===== | 6" VERT CATCH CURB W/ 1' PAN      | ⊗ | PROPOSED PLUG W/ THRUST BLOCK |
| — W — | PROPOSED WATER LINE               | ⊕ | PROPOSED FIRE HYDRANT         |
| — S — | PROPOSED SANITARY SEWER LINE      | ⊕ | PROPOSED WATER TEE            |
| — S — | 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            |   |                               |

### ISOLATED LOTS PRELIMINARY GRADING & UTILITY NOTES

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

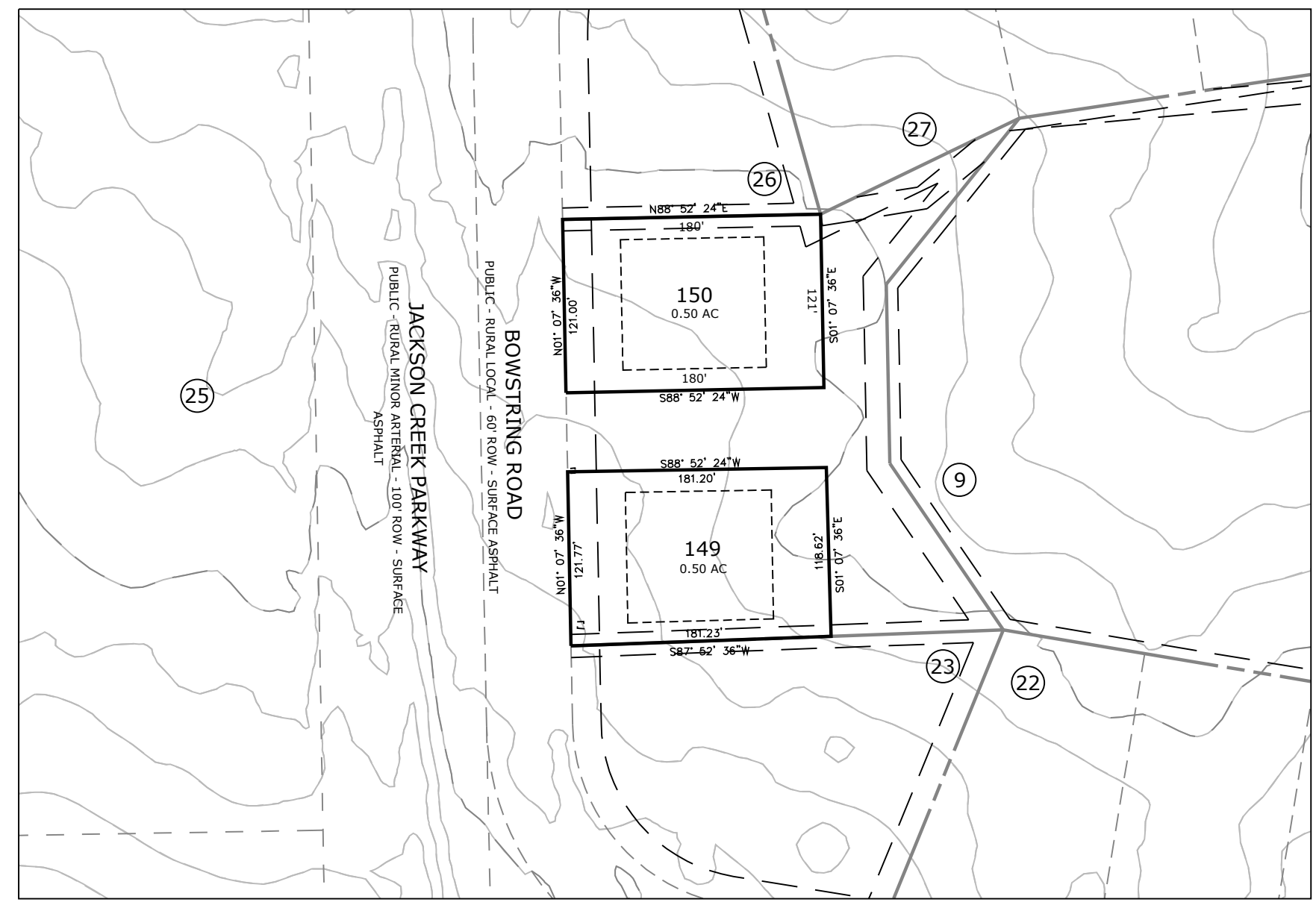


X:\25158\01\25158001.dwg (Sheet) Dwg Date: 05/21/2020 3:01:34 PM, CS



**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 Inc 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. Schnellker, 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



LOTS 151-152



**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:

**ADJACENT PROPERTY OWNERS**

**10**  
10 OF 10

