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

VICINITY MAP / PARCEL ID

This parcel is listed under the legal description for Parcel 1 per the heading.

This label has been removed.

SITE DATA

OWNERS:	PT Cloverleaf, LLC 1864 Woodmoor Drive, Suite 100 Monument, CO 80132
SUBDIVIDER / APPLICANT:	PT Cloverleaf, LLC 1864 Woodmoor Drive, Suite 100 Monument, CO 80132
PREPARER:	N.E.S. Inc. 619 N Cascade Ave., Suite 200 Colorado Springs, CO 80903
TAX ID NUMBER:	7123102048, 7124202240, 7123103007, 7123102047, 7123102050, 7124202239, 7124202236
SITE ACREAGE:	38.725 AC
EXISTING ZONING:	RS-20000
PROPOSED ZONING:	RS-5000, RS-20000
PROPOSED LAND USE:	
Residential Lots (RS-5000):	24.097 acres, 141 Lots
Residential Lots (RS-20000):	1.506 acres, 3 Lots
Open Space :	3.341 acres
Stormwater Detention :	2.854 acres
ROW:	6.129 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%

A–A TYPICAL CROSS SECTION
N.T.S.

CROSS SECTION – WALTERS POINT
STA: 0+00–5+15.85±
B–B
N.T.S. REFER TO DEVIATION REQUEST FOR CRITERIA NOT MET.

CROSS SECTION – WALTERS POINT
STA: 5+15.85±–7+32
C–C
N.T.S. REFER TO DEVIATION REQUEST FOR CRITERIA NOT MET.

Deviation and Waiver Requests					
		Deviation	Deviation Justification	Waiver	Waiver Justification
#1	**Walters Point**	ECM Sec. 2.3, Roadway Design	A deviation is requested for the ADT value for a low volume classification.	LDC 8.4.4.E.2 Private roads require a waiver	The existing Walters Point private road will be retained and improved as part of this project.
		ECM Chapter 6, ADA Accessibility	Walters Point is an existing private roadway with no pedestrian walks adjacent to the private roadway nor public walkways along Cloverleaf Road at its intersection with Walters Point.	LDC 8.4.4.E.3 Private roads to meet County standards	Existing Walters Point will be constructed to a Local (low volume) standard per ECM with exception of no sidewalks, reduced vertical curve, and non-standard curb sections.
#2	**Crimson Clover DR./Cloverleaf Road Intersection Sight Distance**	ECM Sec. 2.3.7, Intersections	The reason for the requested deviation is due to the existing condition of Cloverleaf Road and the physical limitation of the proposed intersection placement. While the north segment of the proposed intersection meets ECM criteria for sight distance, the intersection sight distance to the south is limited to 295.90	NA	NA
#3	**Crimson Clover DR./Cloverleaf Road Intersection Grade**	ECM Sec. 2.3.7.4, Intersections Veritical Alignment	The reason for the requested deviation is due to the existing condition of Cloverleaf Road and the physical limitation of the proposed intersection placement. While the north segment of the proposed intersection meets ECM criteria for slope and length, the south leg exceeds the 4% slope criteria. The average	NA	NA
#4	**Leggins and White Clover Intersection Sight Distance**	ECM Sec. 2.3.7, Intersections	A deviaiton is requested due to the existing horizontal layout of Leggins Way Road and the physical limitation of the proposed intersection placement. easements would have to be obtained from the property to the north and south. Both properties have existing structures with currently no obstructions. The sight distance within the ROW from the north is 229 feet. The sight distance within the ROW from the south is 208 feet.	NA	NA

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, 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 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 589°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°58'59"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°15'58"E A DISTANCE OF 126.43 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N46°46'54"E, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105°01'39" AND AN ARC LENGTH OF 91.65 FEET, TO A POINT OF NON-TANGENT;
3. N85°02'46"E A DISTANCE OF 42.49 FEET;
4. S08°08'16"E A DISTANCE OF 85.83 FEET, TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 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°49'49"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. S50°58'07"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 What is this legal description for? It appears that what is referenced as Parcel 2 is included in the legal description above for parcel 1 since it lists both parcel numbers.

FIVE 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 589°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 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 (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 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 EASTERLY RIGHT-OF-WAY 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 (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:
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 (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:
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 1470.00 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°03'34"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 (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 N50°42'25"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:
1. S58°10'49"W A DISTANCE OF 124.49 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°31'56"E A DISTANCE OF 115.00 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S34°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	125,900 SF 2.89 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 UTILITES	METRO DISTRICT
J	35,254 SF 0.809 AC	PRIVATE ACCESS EASEMENT, PUBLIC UTILITES	METRO DISTRICT
K	9,158 SF 0.210 AC	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES, PUBLIC TRAIL, AMENITIES	METRO DISTRICT
L	13,991 SF 0.321 AC	OPEN SPACE, DRAINAGE, PUBLIC UTILITES	METRO DISTRICT

THIS SETS UP THE DESCRIPTION FOR PARCELS 2-1 - 2-5.
-NES

Updated.
-NES

Update per CGS recent Comments. Make sure to include all the impacted lots as well.

GENERAL NOTES:

1. 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. August 21, 2020 in the Cloverleaf Preliminary Plan File (SP-202) available at the El Paso County Report Planning and Community Development Department.
   - **Expansive Soils**: Highly soporadic, 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 Stead 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:**
     - **Potentially Seasonal Shallow Groundwater:** Lots 10-12, 45-46, 108-109, 113, 117, 123-124.
     - **Seasonally Shallow Groundwater:** Lots 31-33, 59-62, 94.
   - **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 required mitigation for expansive soils.
   - **Radioactivity:** Applies to all lots. Specific requirements for mitigation should be based on-site specitif testing after site is constructed.

   Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.
2. The engineered foundations are required to address geological hazards an engineered site plan will be required.
3. A Metropolitan District will be established to provide bonding for the public improvements, and for the ongoing ownership and maintenance of open space tracts, detention ponds, and private street.
4. The CCRs for this area were recorded April 20, 1973 at Book 2579, Page 423 at the El Paso County Clerk and 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.
5. 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.
6. Trails within the open space areas will be constructed as 5-foot breeze trails. All trails within the open space areas will be open for public use.
7. All Public Streets will be constructed to El Paso County Standards with the exception of the Crimson Clover Drive and Cloverleaf Road Intersection Vertical Alignment Deviations. All public streets will be dedicated to the County with the Final Plat.
8. There shall be no direct lot access to Cloverleaf Road.
9. Water and wastewater service for this subdivision is provided by Woodmoor Water and Sanitation District subject to the District's rules, regulations and specifications.
10. 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
11. 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 $ 44,352 in Lewis-Palmer School District 38 fees.
12. Full Spectrum Extended Detention Basin is proposed in Tracts A and I, and a Water Quality Pond is proposed for Tract L. The sand filter ponds on lots 142-144 will be owned and maintained by the individual property owners.
13. The following reports have been submitted in association with the Preliminary Plan for this subdivision and are on file at the County Planning and 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; Stormwater Management Plan, Wetland Analysis Report; and Noxious Weed Management Plan.
14. 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).
15. 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.
16. 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.
17. 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.

BREEZE IS COMPACTING GRAVEL MATERIAL USED FOR TRAILS.
-NES

what is a breeze trail?

update with Parks and School fees for new number of lots.... you will need to get a new park fee sheet.

Updated.
-NES

SHEET INDEX

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

Land Planning
Landscape Architecture
Urban Design
NES
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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PLANNERS · 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

SEAL

PRELIMINARY PLAN

ISSUE INFO

DATE:	BY:	DESCRIPTION:
9/11/2020	JBS	PER COUNTY COMMENTS
11/6/2020	JBS	PER COUNTY COMMENTS

ISSUE / REVISION

COVER

SHEET TITLE

SHEET NUMBER

1 OF 14

PLAN FILE

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LOTS 143-144

Land Planning
Landscape
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DATE:	BY:	DESCRIPTION:
9/11/2020	JBS	PER COUNTY COMMENTS
11/6/2020	JBS	PER COUNTY COMMENTS

ISSUE REVISION

SHEET TITLE

PRELIMINARY PLAN

SHEET NUMBER

2

2 OF 14

PLAN FILE #

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CLOVERLEAF SUBDIVISION

PRELIMINARY GRADING 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
- 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
- EXISTNG EASEMENT LINE
- PROPOSED PLUG W/ THRUST BLOCK
- PROPOSED FIRE HYDRANT
- PROPOSED WATER TEE
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- PROPOSED WATER VALVE
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- 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

SWALE SECTION SD'–SD' (LOTS 117–118)
N.T.S.

SWALE SECTION SD–SD (LOTS 120–122)
N.T.S.

SWALE NOTES

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

KEY MAP
SCALE: N.T.S

NORTH
Not to Scale

A–A TYPICAL CROSS SECTION
N.T.S

CROSS SECTION – WALTERS POINT
STA: 0+00–5+15.85±
N.T.S. REFER TO DEVIATION REQUEST FOR CRITERIA NOT MET.

CROSS SECTION – WALTERS POINT
STA: 5+15.85±–7+32
N.T.S. REFER TO DEVIATION REQUEST FOR CRITERIA NOT MET.

NOTES:

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

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

Know what's below. Call before you dig.

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
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
719–476–0800
JDESJARDIN@PROTERRACO.COM

J·R ENGINEERING
A Westrian Company
Centennial 303–740–9393 • Colorado Springs 719–593–2593
Fort Collins 970–491–9888 • www.jrengineering.com

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DRAWN BY	JA
CHECKED BY	

CLOVERLEAF SUBDIVISION
PRELIMINARY GRADING PLAN

SHEET 3 OF 14
JOB NO. 25158.01

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CLOVERLEAF SUBDIVISION

PRELIMINARY GRADING PLAN

LEGEND

- CURB & GUTTER
- PROPOSED WATER LINE
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- PROPOSED STORM SEWER W/MANHOLE
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- EXISTING STREET LIGHT
- EXISTING SIGN
- EXISTING TELEPHONE MANHOLE
- EXISTING FLARED END SECTION
- EXISTING WATER VALVE
- PROPOSED FLOW DIRECTION

SWALE SECTION SA-SA (LOTS 1-21)

N.T.S.

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KEY MAP

SCALE: N.T.S

NORTH
Not to Scale

LOT GRADING TEMPLATES

N.T.S.

50 25 0 50 100

ORIGINAL SCALE: 1" = 50'

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ATTN: JOE DESJARDIN
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JDESJARDIN@PROTERRACO.COM

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BY	DATE	No.	REVISION

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CLOVERLEAF SUBDIVISION

PRELIMINARY GRADING PLAN

SHEET 4 OF 14

JOB NO. 25158.01

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CLOVERLEAF SUBDIVISION
PRELIMINARY GRADING PLAN

KEY MAP
SCALE: N.T.S

NORTH
Not to Scale

SWALE SECTION SC-SC
N.T.S.

SWALE SECTION SB-SB
N.T.S.

SWALE SECTION SF-SF (LOT 136)
N.T.S.

SWALE SECTION SE-SE (WEST OF LOT 141)
N.T.S.

SWALE SECTION SA-SA (LOTS 1-21)
N.T.S.

SWALE SECTION SA'-SA' (LOTS 22-25)
N.T.S.

SWALE NOTES
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CHECKED BY	

CLOVERLEAF SUBDIVISION
PRELIMINARY GRADING PLAN

SHEET 5 OF 14
JOB NO. 25158.01

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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
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- EXISTING SIGN
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- PROPOSED FLOW DIRECTION

KEY MAP
SCALE: N.T.S

NORTH
Not to Scale

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N.T.S

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C-C CROSS SECTION – WALTERS POINT
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2. ALL WATER PIPELINES MUST HAVE A MINIMUM OF 6 FOOT BURY DEPTH FROM TOP OF PIPE TO FINISHED GRADE.
3. FOR ALL WATER AND SEWER UTILITIES, REFERENCE WOODMOOR WATER AND SANITATION DISTRICT NO. 1 RULES AND REGULATIONS.

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

50 25 0 50 100
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CLOVERLEAF SUBDIVISION
PRELIMINARY UTILITY PLAN

SHEET 6 OF 14
JOB NO. 25158.01

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CLOVERLEAF SUBDIVISION

PRELIMINARY UTILITY PLAN

LEGEND

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KEY MAP
SCALE: N.T.S

NORTH
Not to Scale

811
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Call before you dig.

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V-SCALE	N/A
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CLOVERLEAF SUBDIVISION
PRELIMINARY UTILITY PLAN

SHEET 7 OF 14
JOB NO. 25158.01

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CLOVERLEAF SUBDIVISION
PRELIMINARY UTILITY PLAN

KEY MAP
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NORTH
Not to Scale

LEGEND

- CURB & GUTTER
- PROPOSED WATER LINE
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50 25 0 50 100
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CLOVERLEAF SUBDIVISION
PRELIMINARY UTILITY PLAN

SHEET 8 OF 14
JOB NO. 25158.01

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CLOVERLEAF SUBDIVISION
PRELIMINARY UTILITY PLAN

SEE SHEET 6

SEE SHEET 7

KEY MAP
SCALE: N.T.S

NORTH
Not to Scale

LEGEND

- CURB & GUTTER
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- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF CONCRETE
- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTNG EASEMENT LINE
- PROPOSED PLUG W/ THRUST BLOCK
- PROPOSED FIRE HYDRANT
- PROPOSED WATER TEE
- PROPOSED WATER BEND
- PROPOSED FLARED END SECTION
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC PEDESTAL
- EXISTING WATER MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- EXISTING TELEPHONE MANHOLE
- EXISTING FLARED END SECTION
- EXISTING WATER VALVE
- PROPOSED FLOW DIRECTION

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.

PRELIMINARY UTILITY PLAN NOTES

1. ALL WATER AND SANITARY SEWER LINES SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATER PIPELINES MUST HAVE A MINIMUM OF 6 FOOT BURY DEPTH FROM TOP OF PIPE TO FINISHED GRADE.
3. FOR ALL WATER AND SEWER UTILITIES, REFERENCE WOODMOOR WATER AND SANITATION DISTRICT NO. 1 RULES AND REGULATIONS.

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

Know what's below. Call before you dig.

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
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
719-476-0800
JDESJARDIN@PROTERRACO.COM

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	N/A
DATE	11/05/20
DESIGNED BY	RB
DRAWN BY	JA
CHECKED BY	

CLOVERLEAF SUBDIVISION
PRELIMINARY UTILITY PLAN

SHEET 9 OF 14
JOB NO. 25158.01

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CLOVERLEAF SUBDIVISION

ISOLATED LOTS PRELIMINARY GRADING & UTILITY PLAN

LOTS 143 & 144

LOT 142

KEY MAP

SCALE: N.T.S

NORTH
Not to Scale

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.

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
- 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
- EXISTNG EASEMENT LINE
- PROPOSED PLUG W/ THRUST BLOCK
- PROPOSED FIRE HYDRANT
- PROPOSED WATER TEE
- PROPOSED WATER BEND
- PROPOSED FLARED END SECTION
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC PEDESTAL
- EXISTING WATER MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- EXISTING TELEPHONE MANHOLE
- EXISTING FLARED END SECTION
- EXISTING WATER VALVE
- PROPOSED FLOW DIRECTION

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.

50 25 0 50

ORIGINAL SCALE: 1" = 50'

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PT CLOVERLEAF, LLC
1864 WOODMOOR DRIVE, SUITE 100
COLORADO SPRINGS, CO 80920
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JDESJARDIN@PROTERRACO.COM

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A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
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DATE	11/05/20
DESIGNED BY	RPD
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CHECKED BY	

CLOVERLEAF SUBDIVISION

ISOLATED LOTS PRELIMINARY GRADING & UTILITY PLAN

SHEET 10 OF 14

JOB NO. 25158.01

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

WOODMOOR WATER & SANITATION DISTRICT NO. 1	TYPICAL UTILITIES LAYOUT (PLAN)	G-3
	GENERAL	–
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	MAY 13, 2014

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

WOODMOOR WATER & SANITATION DISTRICT NO. 1	TYPICAL SERVICES LAYOUT (PLAN)	G-5
	GENERAL	–
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	MAY 13, 2014

REFER TO WATER & SEWER SERVICE LINE EQUIPMENT SPECIFICATIONS FOR SUPPLEMENTAL INFORMATION
(APP C OF THE SYSTEM SPECIFICATIONS)

GENERAL NOTES:
– PROVIDE METAL T-POST AT CURB STOP WHEN CONSTRUCTION OF STUB-OUT TO LOT IS COMPLETE. T-POST MAY BE REMOVED AFTER CONNECTION TO SERVICE STUB.

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

WOODMOOR WATER & SANITATION DISTRICT NO. 1	WATER SERVICE (3/4" TO 2")	G-6
	GENERAL	–
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	MAY 13, 2014

REFER TO WATER & SEWER SERVICE LINE EQUIPMENT SPECIFICATIONS FOR SUPPLEMENTAL INFORMATION
(APP C OF THE SYSTEM SPECIFICATIONS)

GENERAL NOTES:
– PROVIDE METAL T-POST AT CURB STOP WHEN CONSTRUCTION OF STUB-OUT TO LOT IS COMPLETE. T-POST MAY BE REMOVED AFTER CONNECTION TO SERVICE STUB.
– INTERMEDIATE CLEAN-OUT ASSEMBLIES REQUIRED AT 100' INTERVALS (FOR UNI-DIRECTIONAL) OR 200' INTERVALS (FOR BI-DIRECTIONAL) BETWEEN PROPERTY LINE CLEAN-OUT AND BUILDING CLEAN-OUT..

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

WOODMOOR WATER & SANITATION DISTRICT NO. 1	TYPICAL SEWER SERVICE (SECTION)	G-8
	GENERAL	–
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	MAY 13, 2014

TRENCH WIDTH		
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
10"	1'-10"	2'-10"
12"	2'-0"	3'-0"
14"	2'-2"	3'-2"

1 TYPCIAL TRENCH SECTION
1"=2'

WOODMOOR WATER & SANITATION DISTRICT NO. 1	TYPICAL SEWER TRENCH SECTION	S-1
	SANITARY UTILITY SEWERAGE PIPING	33 31 00
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	MAY 13, 2014

SEE DRAWING S-9 FOR FINISHING IN PAVED SURFACES

APPLICATION NOTES:
– USE FLAT TOP MANHOLES IN LOCATIONS OUSTIDE OF ASPHALT

1 MANHOLE OUTSIDE OF PAVEMENT
1" = 2'

2 MANHOLE OUTSIDE OF PAVEMENT
1" = 2'

WOODMOOR WATER & SANITATION DISTRICT NO. 1	MANHOLES IN UNPAVED AREAS	S-10
	SANITARY UTILITY SEWERAGE STRUCTURES	33 39 00
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	MAY 13, 2014

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

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A Westrian Company
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CLOVERLEAF SUBDIVISION

DETAILS

SHEET 11 OF 14

JOB NO. 25158.01

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1 REGULAR RING PLAN
1" = 1'

3 REGULAR COVER PLAN
1" = 1'

2 REGULAR RING SECTION
1" = 1'

4 REGULAR COVER SECTION
1" = 1'

WOODMOOR WATER & SANITATION DISTRICT NO. 1

STANDARD SEWER RING & COVER	S-11
SANITARY UTILITY SEWERAGE STRUCTURES	33 39 00
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	MAY 13, 2014

SEE DRAWING S-3 FOR TYPICAL FLAT TOP MANHOLE

1 TYPICAL ECCENTRIC CONE MANHOLE
1" = 2'

WOODMOOR WATER & SANITATION DISTRICT NO. 1

TYPICAL ECCENTRIC CONE MANHOLE	S-2
SANITARY UTILITY SEWERAGE STRUCTURES	33 39 00
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	MAY 13, 2014

1 TOUNGE AND GROOVE JOINT
1" = 1'

2 PIPE BEDDING AT CONNECTION TO MANHOLE
1" = 2'

WOODMOOR WATER & SANITATION DISTRICT NO. 1

MANHOLE DETAILS	S-5
SANITARY UTILITY SEWERAGE STRUCTURES	33 39 00
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	MAY 13, 2014

SEE DRAWING S-7 FOR HIGH-VELOCITY CHANNEL AND BENCH

1 STANDARD CHANNEL AND BENCH (PLAN)
1" = 2'

2 STANDARD CHANNEL AND BENCH (SECTION)
1" = 2'

WOODMOOR WATER & SANITATION DISTRICT NO. 1

SEWER MANHOLE STANDARD BASE	S-6
SANITARY UTILITY SEWERAGE STRUCTURES	33 39 00
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	MAY 13, 2014

SEE DRAWING S-10 FOR FINISHING IN NON-PAVED SURFACES

1 CONE TOP MANHOLE IN PAVEMENT
1" = 2'

2 FLAT TOP MANHOLE IN PAVEMENT
1" = 2'

WOODMOOR WATER & SANITATION DISTRICT NO. 1

MANHOLES IN PAVED AREAS	S-9
SANITARY UTILITY SEWERAGE STRUCTURES	33 39 00
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	MAY 13, 2014

TRENCH WIDTH		
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
10"	1'-10"	2'-10"
12"	2'-0"	3'-0"
14"	2'-2"	3'-2"

1 TYPICAL WATER TRENCH (SECTION)
1"=2'

WOODMOOR WATER & SANITATION DISTRICT NO. 1

TYPICAL WATER TRENCH	W-1
WATER UTILITY DISTRIBUTION PIPING	33 11 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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CLOVERLEAF SUBDIVISION

DETAILS

SHEET 12 OF 14

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WOODMOOR WATER & SANITATION DISTRICT NO. 1	WATER CROSSING UNDER UTILITIES	W-3
	WATER UTILITY DISTRIBUTION PIPING	33 11 00
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	MAY 13, 2014

WOODMOOR WATER & SANITATION DISTRICT NO. 1	GATE VALVE	W-4
	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

WOODMOOR WATER & SANITATION DISTRICT NO. 1	VALVE CANS IN UNPAVED AREAS	W-6
	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

WOODMOOR WATER & SANITATION DISTRICT NO. 1	FIRE HYDRANT ASSEMBLY	W-8
	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.	APRIL 10, 2020

ABBERVIATIONS AND ACRONYMS LEGEND

ASSY	ASSEMBLY
BNDY	BOUNDARY
B.O.P.	BOTTOM OF PIPE
BV	BUTTERFLY VALVE
BLV	BALL VALVE
C&G	CURB & GUTTER
℄	CENTERLINE
CL	CLASS
CORP	CORPORATION
CRA	CONCRETE REVERSE ANCHOR
CTRB	COUNTER THRUST BLOCK
CR	POINT OF CURB RETURN
DET.	DETAIL
DI	DUCTILE IRON
DIA., ø	DIAMETER
DIP	DUCTILE IRON PIPE
EL, ELEV.	ELEVATION
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX.	EXISTING
FC	FACE OF CURB
FES	FLARED END SECTION
FH	FIRE HYDRANT
FL	FLOWLINE
FLG	FLANGE
GB	GRADE BREAK
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
HORIZ.	HORIZONTAL
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
PC	POINT OF HORIZONTAL CURVATURE
PE	POLYETHYLENE
PCHC	PC ON HORIZONTAL CURVE
PP, PR.	PROPOSED
PT	POINT OF HORIZONTAL TANGENCY
PTHC	PT ON HORIZONTAL CURVE
PTW	POTABLE WATER MAIN
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RSTNT	RESTRAINT
RT	RIGHT
SAN	SANITARY SEWER
SCH.	SCHEDULE
S.D.	SEE DETAIL
SHT	SHEET
STA	STATION
STD.	STANDARD
STM	STORM
SVC.	SERVICE
TBA	TO BE ABANDONED
TBR	TO BE REMOVED
T.O.P.	TOP OF PIPE
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VC	VERTICAL CURVE
VERT.	VERTICAL
WTR	WATER

WOODMOOR WATER & SANITATION DISTRICT NO. 1	ABBERVIATIONS AND ACRONYMS LEGEND	G-2
	GENERAL	–
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	MAY 13, 2014

REFER TO WATER & SEWER SERVICE LINE EQUIPMENT SPECIFICATIONS FOR SUPPLEMENTAL INFORMATION (APP C OF THE SYSTEM SPECIFICATIONS)

WOODMOOR WATER & SANITATION DISTRICT NO. 1	IRRIGATION ONLY METER PIT	G-10
	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	NOMINAL BRANCH DIAMETER	RUN	BRANCH
[IN]	[IN]	[FT]	[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

CALCULATION METHOD & ASSUMPTIONS
EBAA IRON RESTRAINED LENGTH CALCULATOR (VERSION 5.4)

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

DEAD-ENDS AND VALVES

NOMINAL PIPE DIAMETER	LENGTH
[IN]	[FT]
4"	44
6"	62
8"	82

HORIZONTAL AND VERTICAL BENDS

NOMINAL PIPE DIAMETER	HORIZONTAL BENDS				VERTICAL BENDS (OFFSETS)					
					45°		22.5°		12.5°	
	90°	45°	22.5°	11.25°	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER
[IN]	[FT]	[FT]	[FT]	[FT]	[FT]	[FT]	[FT]	[FT]	[FT]	[FT]
4"	90° BENDS NOT ALLOWED	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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V-SCALE	N/A
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DRAWN BY	APL
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CLOVERLEAF SUBDIVISION

DETAILS

SHEET 13 OF 14

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LOTS 149-150

ADJACENT OWNER IDENTIFICATION

#	Property Owner and Address
1	Coleman, Brad 17235 Leggins Way Monument, CO 80132-8526 TSN 7123103006
2	Hollingsworth, Brian 17245 Leggins Way Monument, CO 80132-8586 TSN 7123103005
3	Bedoya, Andrei 17265 Leggins Way Monument, CO 80132-8586 TSN 7123103004
4	Campbell, Stacy 17285 Leggins Way Monument, CO80132-8586 TSN 7123103003
5	Harvey, Robert 17325 Leggins Way Monument, CO 80132-8586 TSN 7123103002
6	BBG 2013 LLC 2542 Artietam Ln Colorado Springs, CO 80924-1416 7123103001
7	Sink, Kevin H Jr 17375 Leggins Way Monument, CO 80132-8586 7124202007
8	Nash, Peter B 17380 Leggins Way Monument, CO 80132-8586 TSN 7124202006
9	WOSC LLC 902 Caribou Drive W Monument, CO 80132 TSN 7123102049
10	WOSC LLC 902 Caribou Drive W Monument, CO 80132 TSN 7124202238
11	Johnson, Milton S 19725 Soaring Wing Dr Colorado Springs, CO 80908-2307 TSN 7124203017
12	Cross, Jacquelyn K 17285 Cloverleaf Rd Monument, CO 80132-8572 TSN 7124204003
13	Walters, Gary E Trust 4164 Austin Bluffs PKWY STE 315 Colorado Springs, CO 80918-2928 TSN 7124204029
14	Woodmoor Park Homeowners Assn in 10 N Meade Ave Colorado Springs, CO 80909-5654 TSN 7124204149
15	Woodmoor Park Homeowners 4325 N Nevada Ave #100 Colorado Springs, CO 80907-4318 TSN 7124202235
16	Courtry Ridge Estates HOA c/o Leisa Klinge Diversified Association Management 4325 N Nevada Ave #100 Colorado Springs, CO 80907-4318 TSN 7124202022
17	Woodmoor Park Homeowners 1975 Research Pkwy, Ste 320 Colorado Springs, CO 80920-1055 TSN 7124202234
18	Sandy, Christopher Key 17205 Leggins Way Monument, CO 80132-8586 TSN 7123103008
19	Vidano Family Trust 1685 Bowstring Rd Monument, CO 80132-8627 TSN 7123102031
20	Wade, Corey G 1675 Bowstring Rd Monument, CO 80132-8627 TSN 7123102030
21	M&AM Living Trust 1445 Bowstring Rd Monument, CO 80132-8617
22	Miller, Steven W 1575 Bowstring Rd Monument CO, 80132-8626 TSN 7123102021
23	Walters, Gary E Trust UTA 4164 Austin Bluffs PKWY STE 315 Colorado Springs, CO 80918-2928 TSN 7123102045
24	Woodmoor Water & Sanitation PO Box 1407 Monument CO, 80132-1407 TSN 7123102046
25	Jackson Creek Land CO LLC 540 Elkton Dr, Ste 202 Colorado Springs, CO 80907-8503 TSN 7123106020
26	Walters, Gary E Trust UTA 4164 Austin Bluffs PKWY STE 315 Colorado Springs, CO 80918-2928 TSN 7123102043
27	Schnelker, Anthony A 1465 Bowstring Rd Monument, CO 80132-8617 TSN 7123102042

Land Planning
Landscape Architecture
Urban Design

NES

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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PLANNERS · 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

SEAL

PRELIMINARY PLAN

ISSUE INFO

DATE:	BY:	DESCRIPTION:
9/11/2020	JBS	PER COUNTY COMMENTS
11/6/2020	JBS	PER COUNTY COMMENTS

ISSUE REVISION

SHEET TITLE

ADJACENT PROPERTY OWNERS

SHEET NUMBER

14

14 OF 14

PLAN FILE #

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