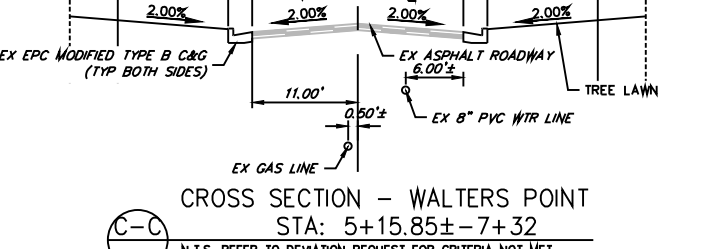
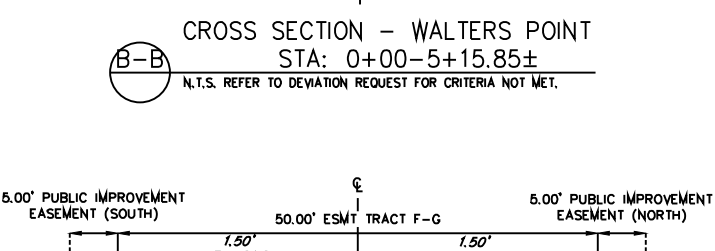
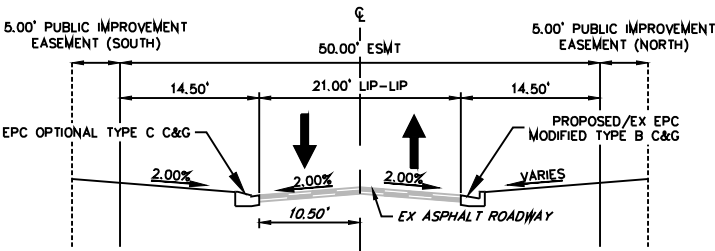
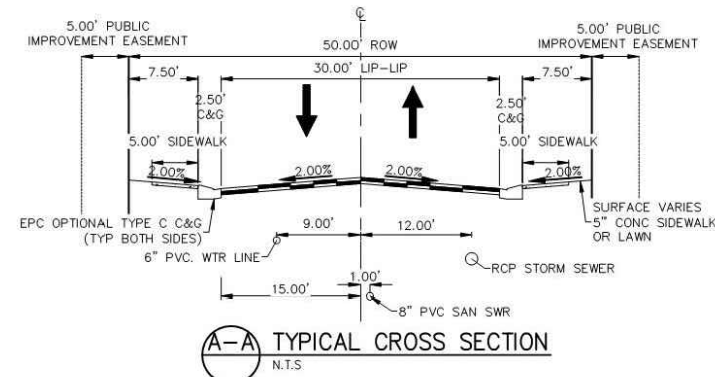


SITE DATA

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, 7124022440, 7123103007, 7123102047, 7123102050, 7124022239, 7124022236
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: 6,125 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%



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 7124022236 and 7123103007)

A PARCEL OF LAND BEING ALL OF THAT PROPERTY DESCRIBED IN THE DEED RECORDED UNDER RECEPTION NO. 21111394 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 66, 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 1897 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 SOUTH-WESTERLY 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 SOUTH-WESTERLY LINE, N47°53'03"W A DISTANCE OF 244.83 FEET, TO THE SOUTH-WESTERLY CORNER OF TRACT H, WOODMOOR GREENS PLAT RECORDED IN BOOK U-2 AT PAGE 51;

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

- N33°23'09"W A DISTANCE OF 130.11 FEET, TO A POINT OF NON-TANGENT CURVE, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEGGINS WAY;
- ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S33°24'08"E, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 15°37'05" AND AN ARC LENGTH OF 81.78 FEET, TO A POINT OF NON-TANGENT;
- S52°28'59"E A DISTANCE OF 196.68 FEET, TO A POINT ON THE WESTERLY LINE OF SAID TRACT B, WOODMOOR PLACER;

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

- N81°20'01"E A DISTANCE OF 130.03 FEET;
- N82°20'53"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°29'47"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;
- N68°10'49"E A DISTANCE OF 124.49 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CLOVERFIELD ROAD, SAID POINT BEING A POINT OF NON-TANGENT CURVE;
- THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N54°21'17"E, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 15°15'51" AND AN ARC LENGTH OF 109.23 FEET, TO A POINT OF NON-TANGENT;
- S50°58'07"E A DISTANCE OF 104.84 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S39°04'09"W, HAVING A RADIUS OF 269.73 FEET, A CENTRAL ANGLE OF 95°15'09" AND AN ARC LENGTH OF 448.43 FEET, TO A POINT OF NON-TANGENT;
- S44°20'00"W A DISTANCE OF 278.41 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S45°13'59"E, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 15°03'35" AND AN ARC LENGTH OF 81.48 FEET, TO A POINT OF NON-TANGENT, SAID POINT BEING ON THE SOUTHERLY LINE OF SAID TRACT B, WOODMOOR PLACER;

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

- N61°02'18"W A DISTANCE OF 958.19 FEET;
- N60°38'25"W A DISTANCE OF 314.85 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 33.3550 ACRES.

PARCEL 2

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 1897 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°17'20"W A DISTANCE OF 118.62 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BOWSTRING ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

- N65°03'20"W A DISTANCE OF 123.87 FEET;
- N84°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 LINE, S87°52'36"W A DISTANCE OF 181.23 FEET, TO THE POINT OF BEGINNING;

THENCE ON THE SOUTH-WESTERLY LINE OF SAID TRACT F THE FOLLOWING TWO (2) COURSES:

- N65°03'20"W A DISTANCE OF 123.87 FEET;
- N84°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, S26°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 69.89 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 22,083 SQUARE FEET OR 0.5069 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 SOUTH-WESTERLY 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, N89°52'24"E A DISTANCE OF 180.00 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, S01°07'30"W 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 2-3 (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 SOUTH-WESTERLY 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 SOUTH-WESTERLY LINE OF SAID TRACT F THE FOLLOWING TWO (2) COURSES:

- N65°03'20"W A DISTANCE OF 123.87 FEET;
- N84°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, S26°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 69.89 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 22,083 SQUARE FEET OR 0.5069 ACRES.

PARCEL 2-4 (TSN 7124022239)

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. 21111394 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"E 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;
- 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;
- 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:

- N84°03'45"E A DISTANCE OF 126.43 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 7124022240)

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 N61°02'18"E A DISTANCE OF 124.49 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. 21111394 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:

- S59°10'49"W A DISTANCE OF 124.49 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 01°14'02" AND AN ARC LENGTH OF 16.80 FEET, TO A POINT OF TANGENT;
- S59°24'51"W A DISTANCE OF 103.30 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S62°26'34"W, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 23°19'20" AND AN ARC LENGTH OF 232.02 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID NORTHERLY PROPERTY LINE, THE FOLLOWING FIVE (5) COURSES:

- N28°37'11"E A DISTANCE OF 67.40 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 26°50'54" AND AN ARC LENGTH OF 161.66 FEET, TO A POINT OF NON-TANGENT;
- S34°31'18"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;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N00°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 UTILITIES	METRO DISTRICT
J	35,254 SF 0.809 AC	PRIVATE ACCESS EASEMENT, PUBLIC UTILITIES	METRO DISTRICT
K	9,158 SF 0.210 AC	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES, PUBLIC TRAIL, AMENITIES	METRO DISTRICT
L	13,991 SF 0.321 AC	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES	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 Plan File (SP-202) 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 Teahout 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, 45-48, 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 as per site is constructed.
- 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 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 Details. 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 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 Tr-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

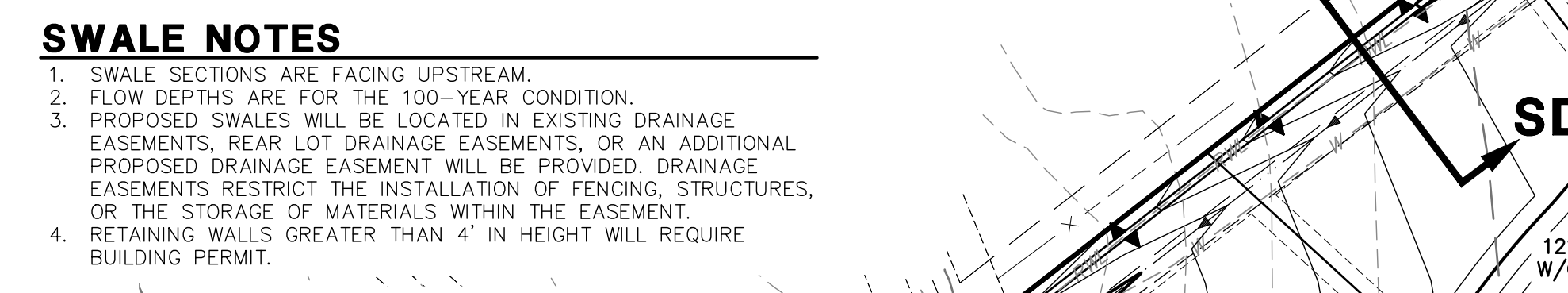
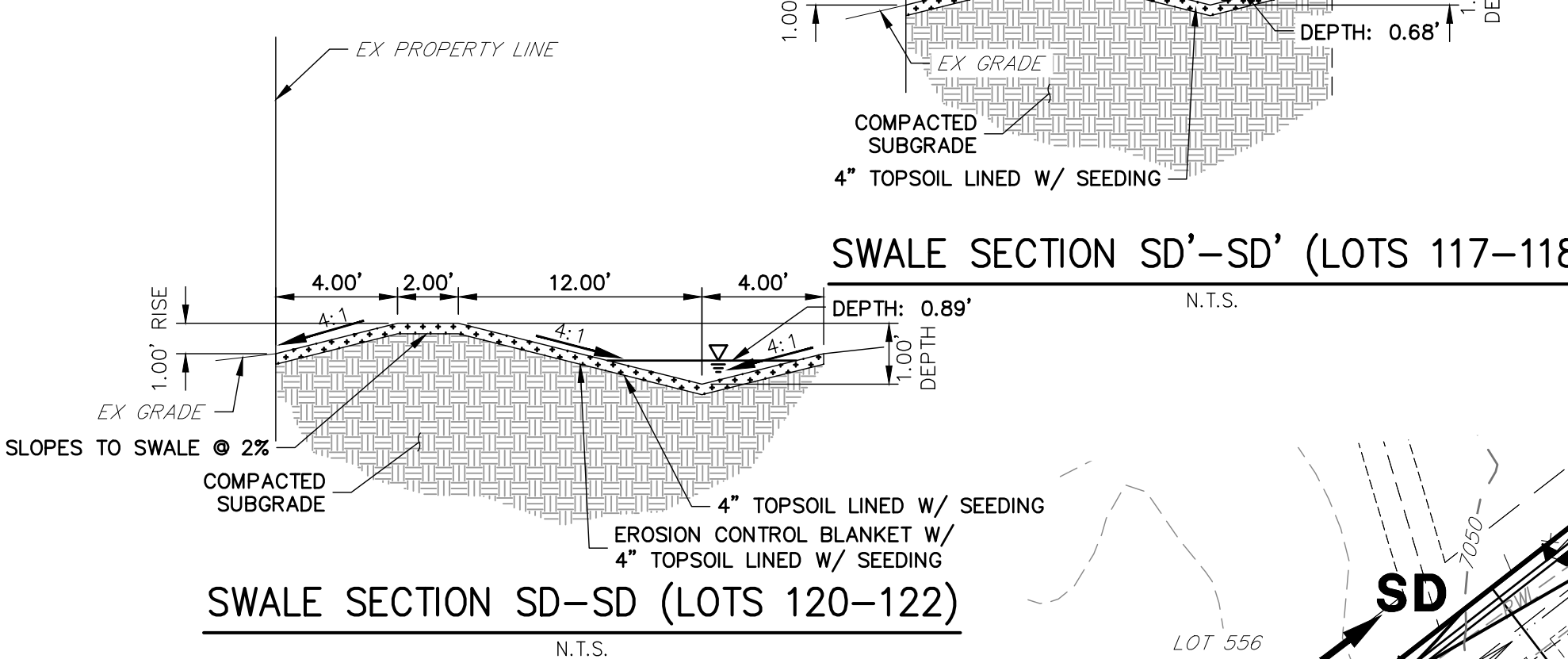
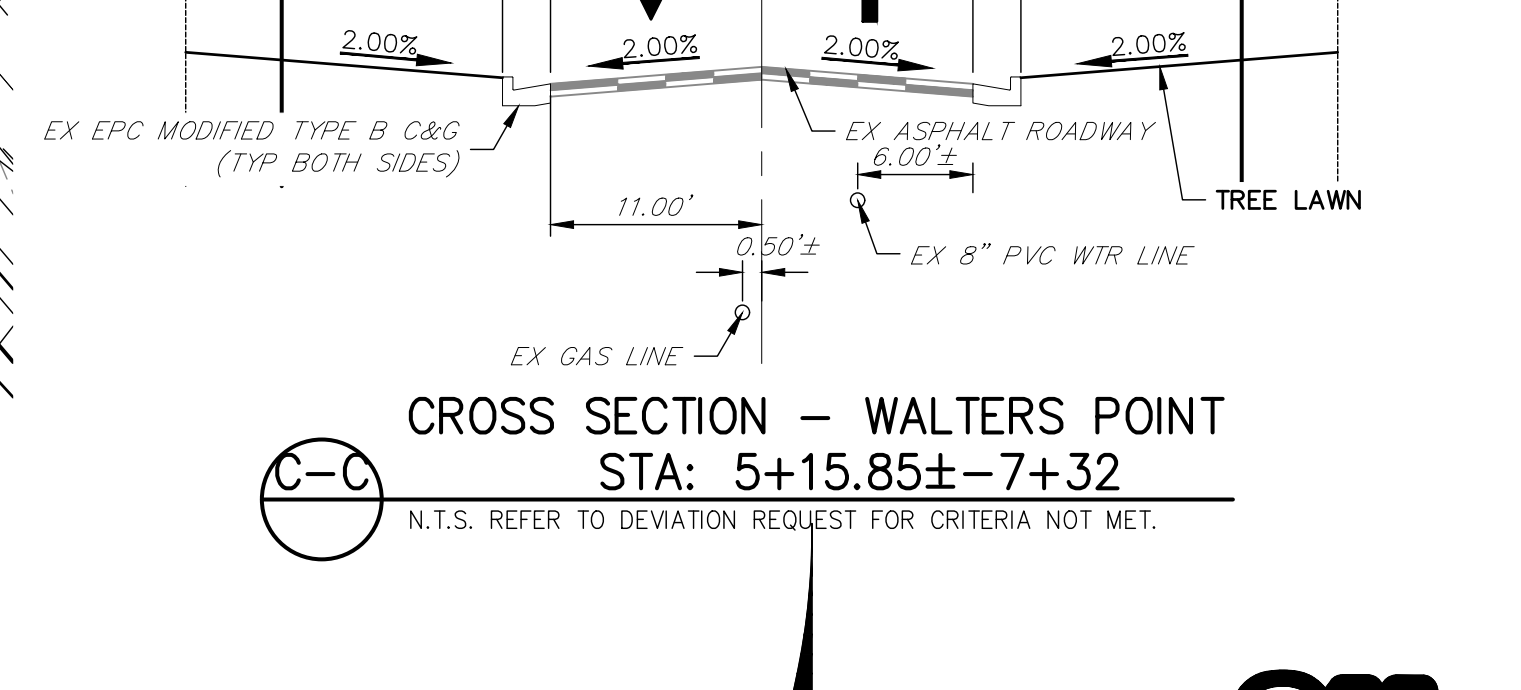
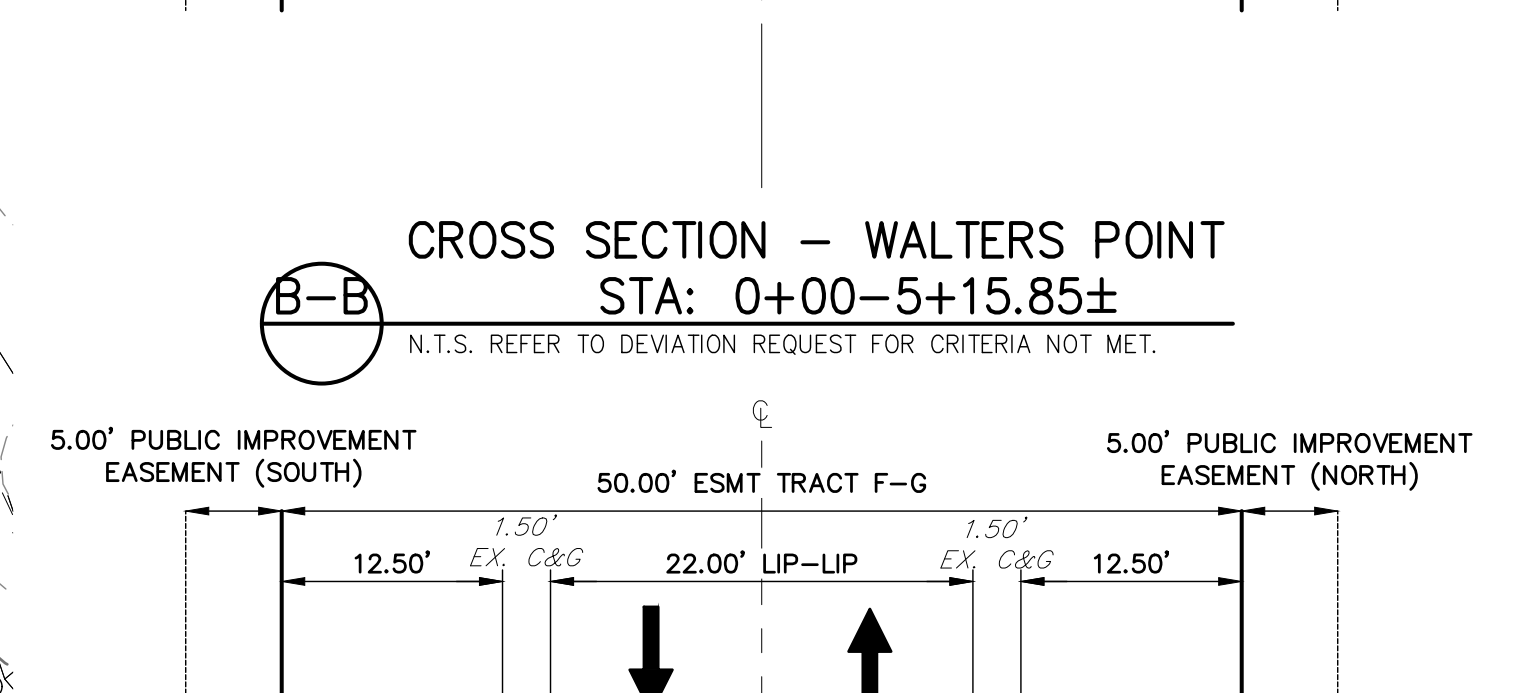
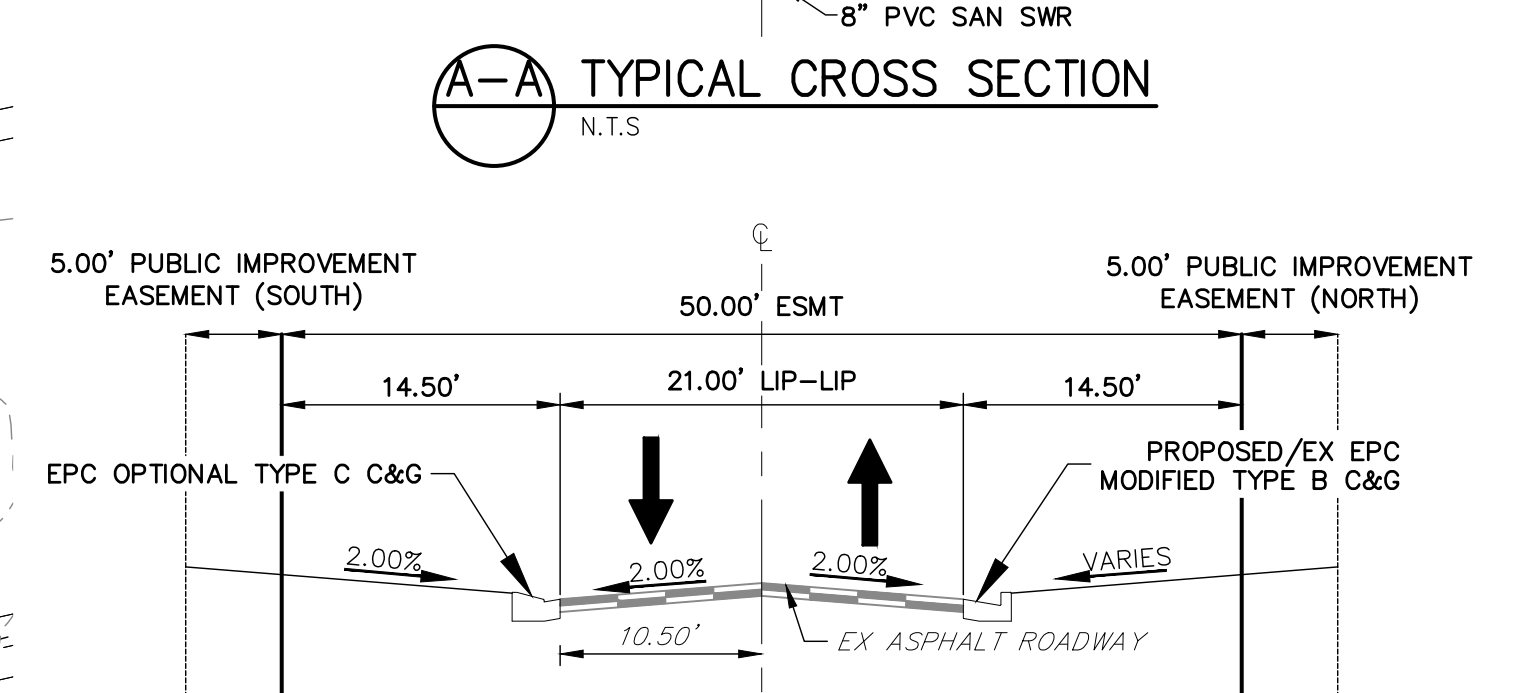
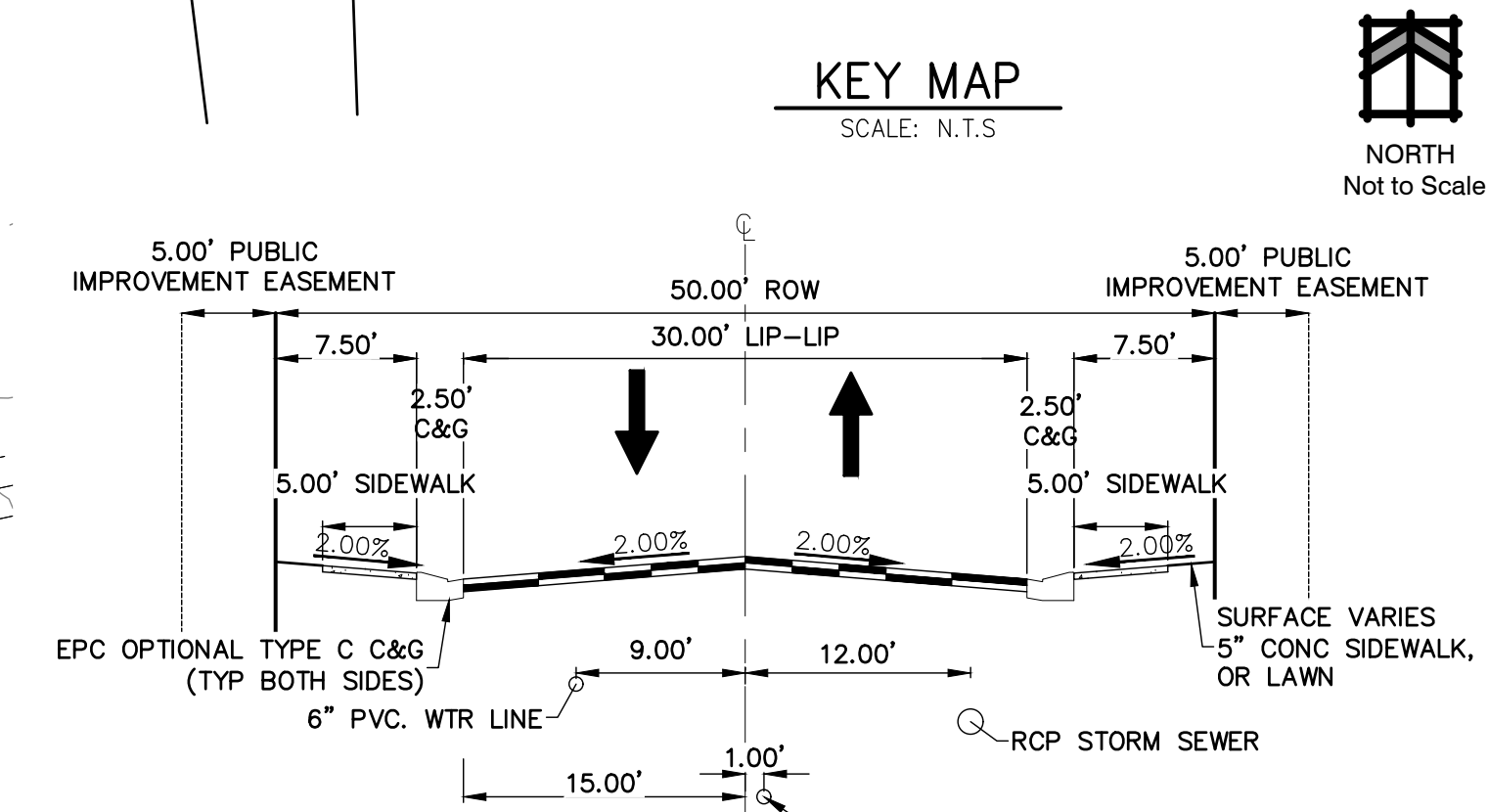
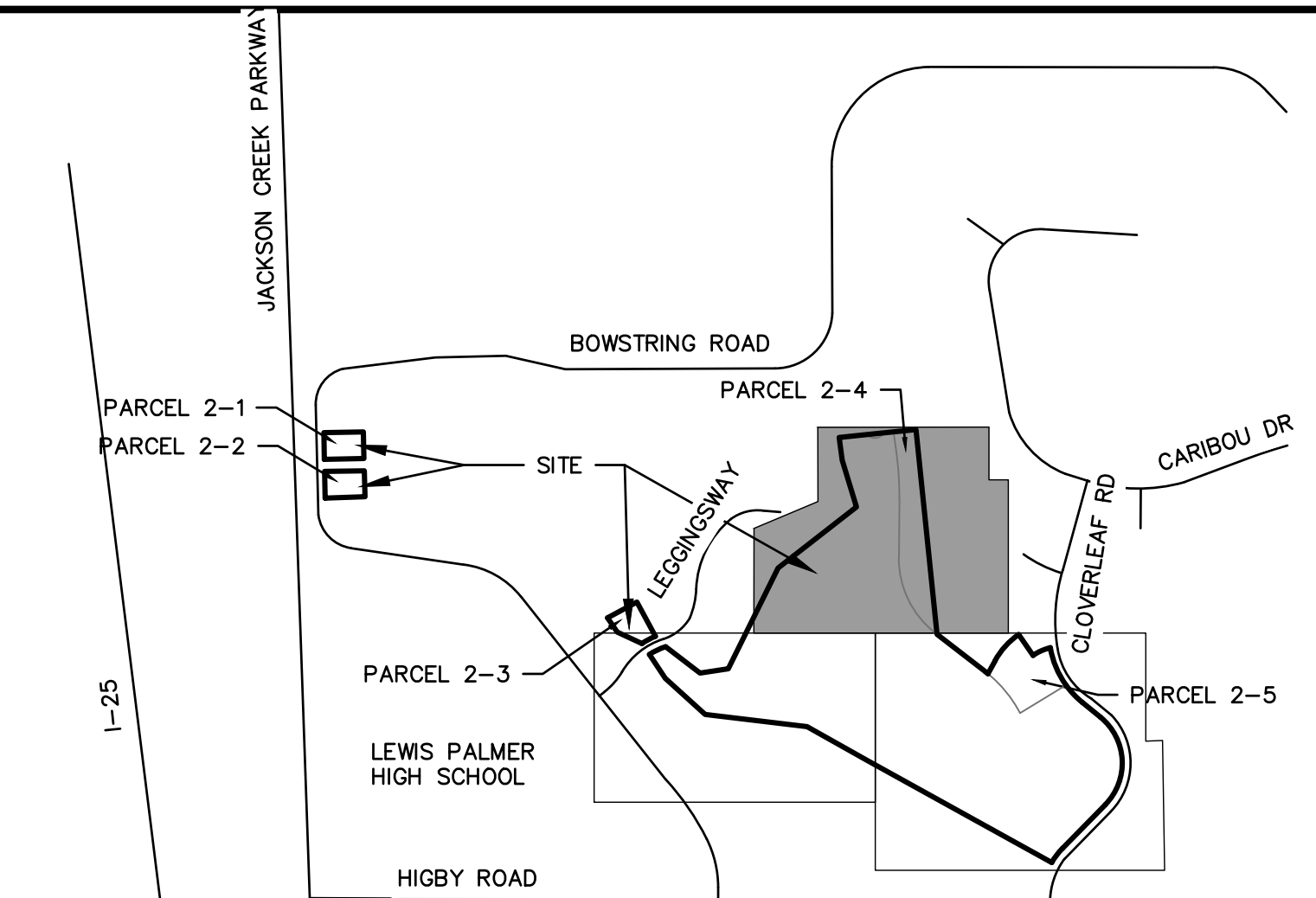
SHEET NO.	TITLE	DESCRIPTION
Sheet 1 of 14:	COVER	Cover Sheet
Sheet 2 of 14:		Preliminary Plan
Sheet 3 of 14:		Preliminary Grading Plan
Sheet 4 of 14:		Preliminary Grading Plan
Sheet 5 of 14:		Preliminary Grading Plan
Sheet 6 of 14:		Preliminary Utility Plan
Sheet 7 of 14:		Preliminary Utility Plan
Sheet 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

LEGEND

- CURB & GUTTER
- W — PROPOSED WATER LINE
- S — PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER W/MANHOLE
- PROPOSED TOP OF SLOPE
- PROPOSED TOE OF SLOPE
- PROPOSED RIGHT OF WAY
- EASEMENT LINE
- EXISTING RIGHT OF WAY
- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING CURB & GUTTER
- EXISTING GASLINE
- EXISTING WATERLINE
- EXISTING ELECTRIC LINE
- EXISTING FENCE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM SEWER W/MANHOLE
- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF CONCRETE
- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- ⊕ PROPOSED PLUG W/ THRUST BLOCK
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED WATER TEE
- ⊕ PROPOSED WATER BEND
- ⊕ PROPOSED FLARED END SECTION
- ⊕ PROPOSED WATER VALVE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING WATER MANHOLE
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING VALVE
- ⊕ EXISTING STREET LIGHT
- ⊕ EXISTING SIGN
- ⊕ EXISTING TELEPHONE MANHOLE
- ⊕ EXISTING FLARED END SECTION
- ⊕ EXISTING WATER VALVE
- PROPOSED FLOW DIRECTION

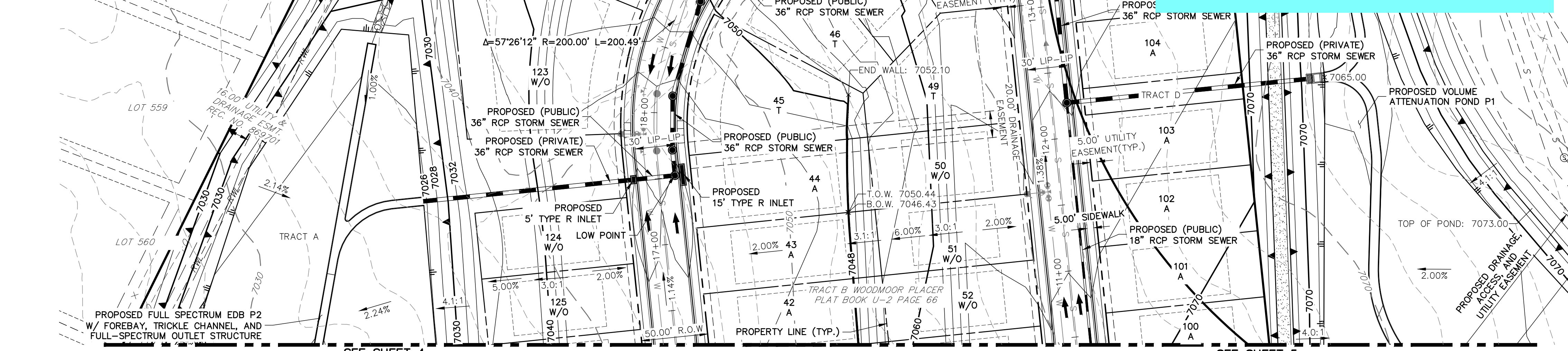
CLOVERLEAF SUBDIVISION

PRELIMINARY GRADING PLAN



SWALE NOTES

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



Per prior comments and the utility coordination meeting on 2/16/21 with the water/sanitary district and design engineer, adjust storm drain location away from the curb and gutter so trenching to repair/replace the stormline does not result in the removal/replacement of curb & gutter and sidewalk.

Inform the County Review Engineer of the outcome with the applicants coordination with Woodmoor Water/San district engineer on the allowable separation between utilities and proposed solutions.

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

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

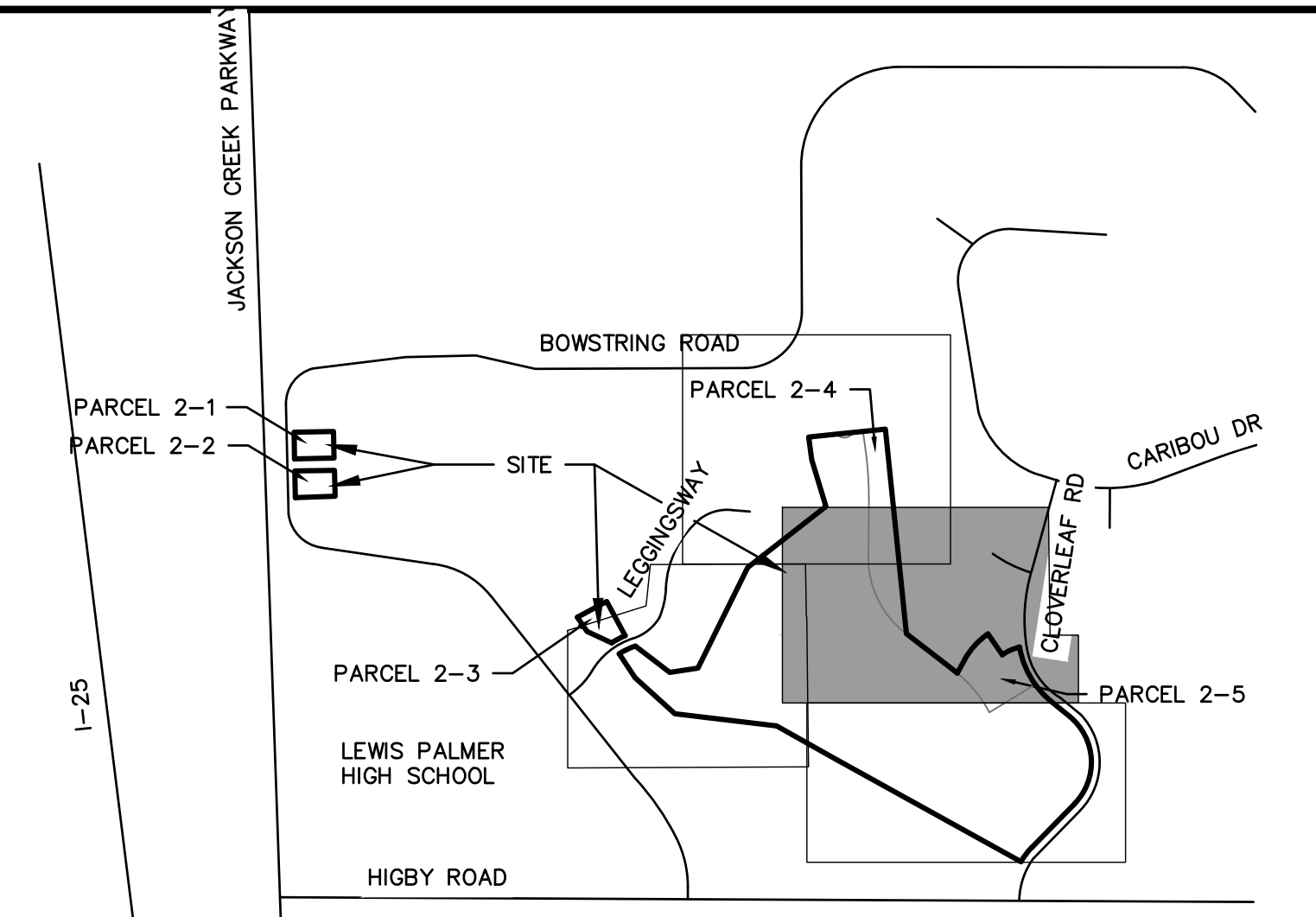
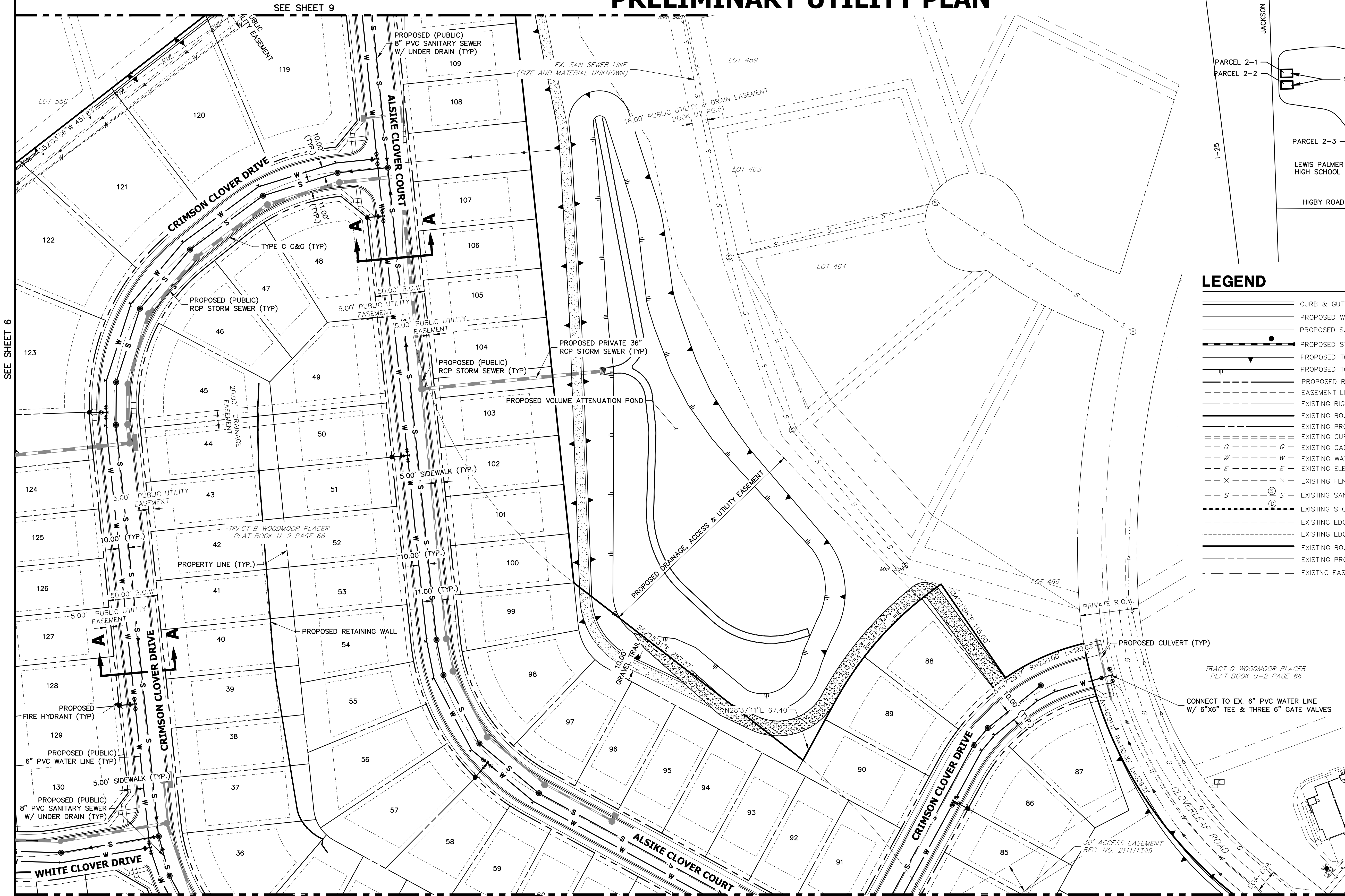
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 PREPARED FOR
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 JDESJARDIN@PROTERRACO.COM

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No.	REVISION	BY	DATE

CLOVERLEAF SUBDIVISION
 PRELIMINARY GRADING PLAN
 SHEET 3 OF 14
 JOB NO. 25158.01

CLOVERLEAF SUBDIVISION PRELIMINARY UTILITY PLAN



KEY MAP
SCALE: N.T.S.
NORTH
Not to Scale

LEGEND

— C & G	— PROPOSED PLUG W/ THRUST BLOCK
— PROPOSED WATER LINE	— PROPOSED FIRE HYDRANT
— PROPOSED SANITARY SEWER LINE	— PROPOSED WATER TEE
— PROPOSED STORM SEWER W/MANHOLE	— PROPOSED WATER BEND
— PROPOSED TOP OF SLOPE	— PROPOSED FLARED END SECTION
— PROPOSED TOE OF SLOPE	— PROPOSED WATER VALVE
— PROPOSED RIGHT OF WAY	— EXISTING FIRE HYDRANT
— EASEMENT LINE	— EXISTING ELECTRIC PEDESTAL
— EXISTING RIGHT OF WAY	— EXISTING WATER MANHOLE
— EXISTING BOUNDARY LINE	— EXISTING TELEPHONE PEDESTAL
— EXISTING PROPERTY LINE	— EXISTING WATER VALVE
— EXISTING CURB & GUTTER	— EXISTING FIRE HYDRANT
— EXISTING GASLINE	— EXISTING VALVE
— EXISTING WATERLINE	— EXISTING STREET LIGHT
— EXISTING ELECTRIC LINE	— EXISTING SIGN
— EXISTING FENCE	— EXISTING TELEPHONE MANHOLE
— EXISTING SANITARY SEWER W/MANHOLE	— EXISTING FLARED END SECTION
— EXISTING STORM SEWER W/MANHOLE	— EXISTING WATER VALVE
— EXISTING EDGE OF ASPHALT	
— EXISTING EDGE OF CONCRETE	
— EXISTING BOUNDARY LINE	
— EXISTING PROPERTY LINE	
— EXISTING EASEMENT LINE	

SEE SHEET 6

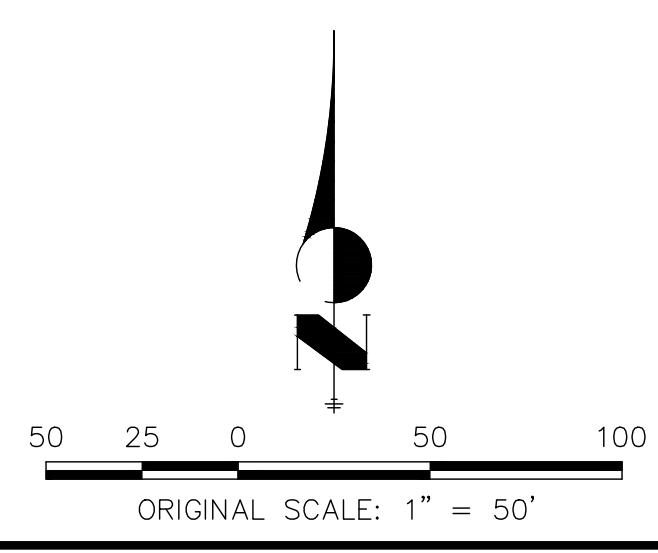
SEE SHEET 9

SEE SHEET 7

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.



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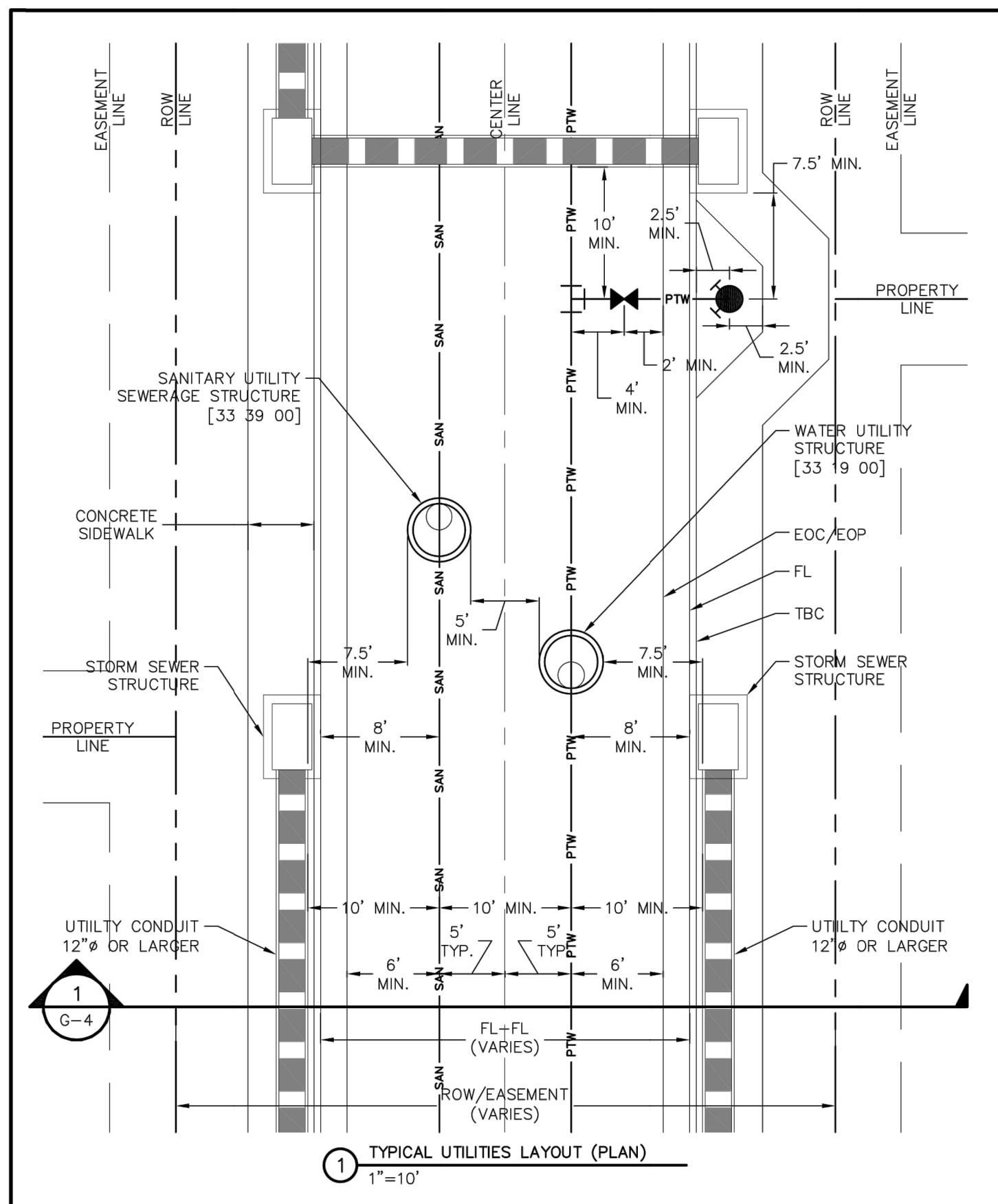
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No.	REVISION	BY	DATE

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

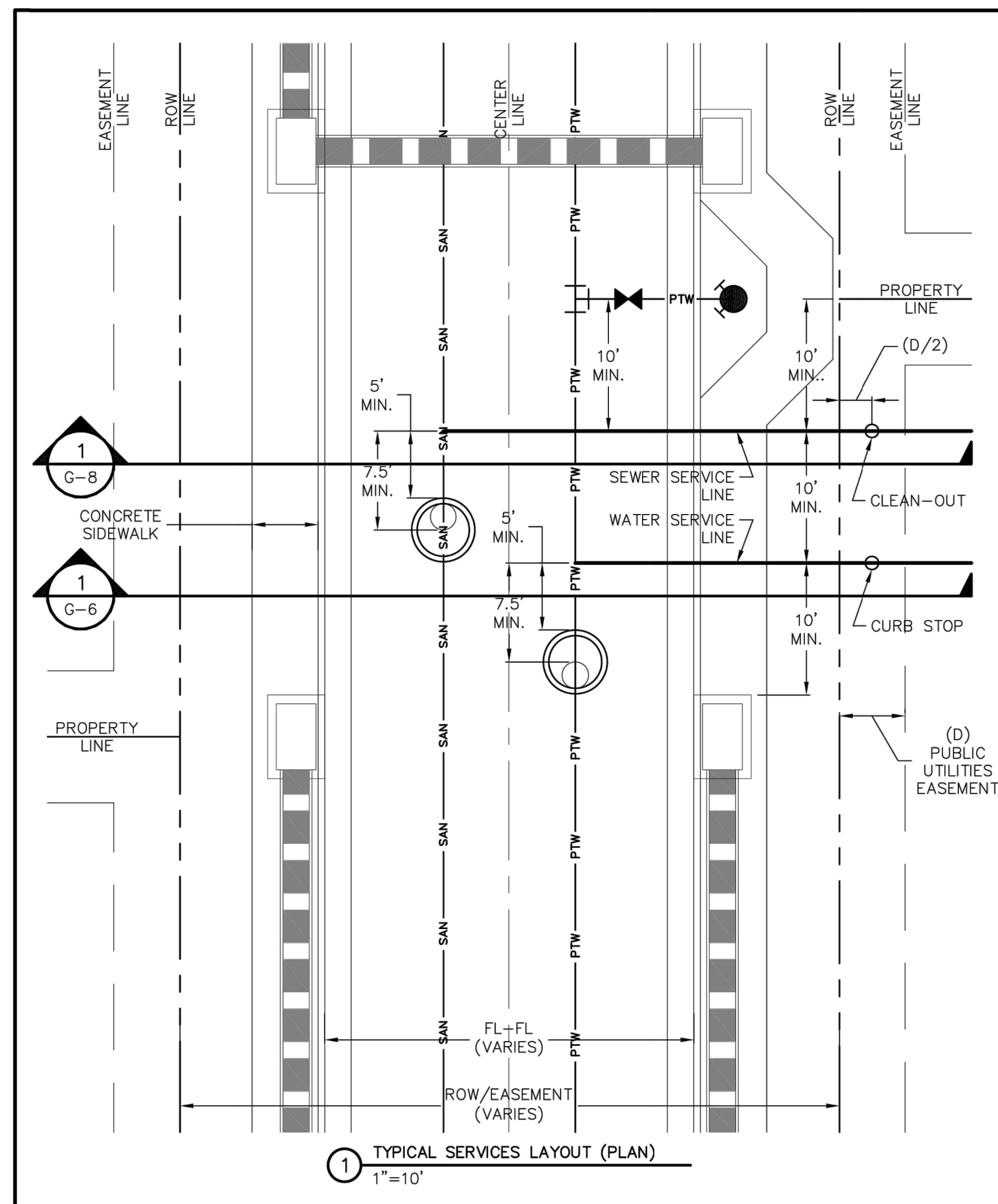
CLOVERLEAF SUBDIVISION
PRELIMINARY UTILITY PLAN

SHEET 8 OF 14
JOB NO. 25158.01



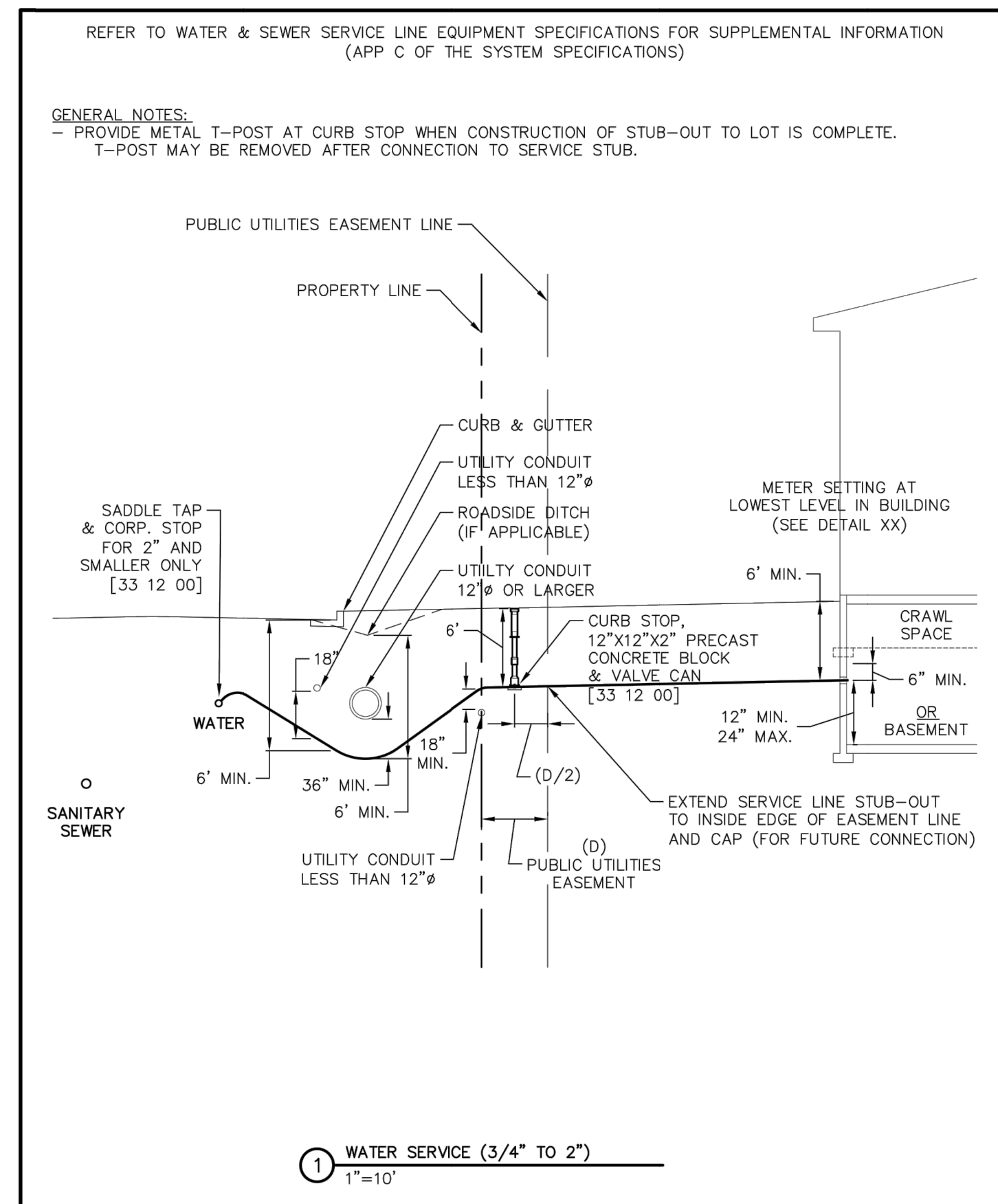
1 TYPICAL UTILITIES LAYOUT (PLAN)
1"=10'

	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		



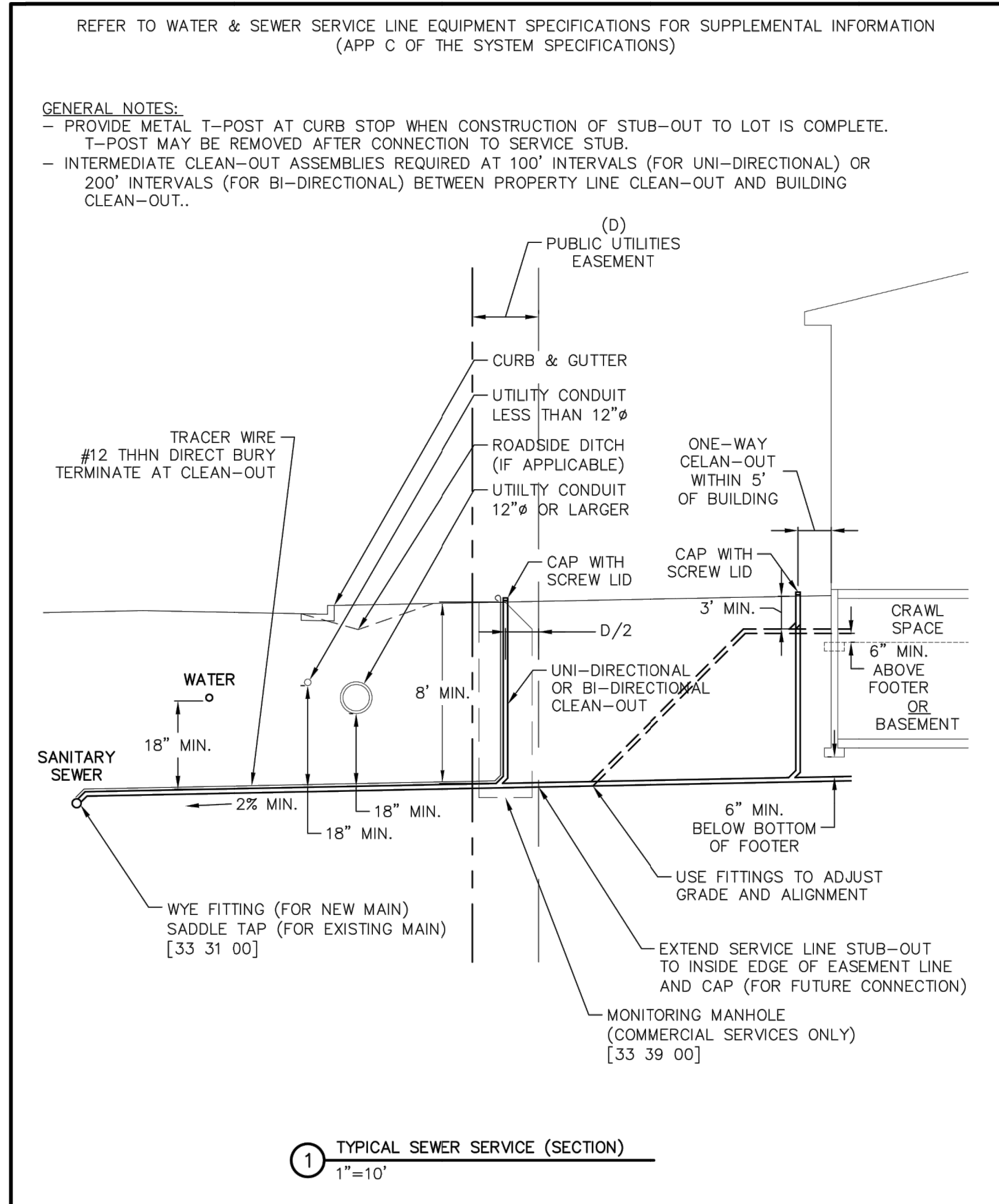
1 TYPICAL SERVICES LAYOUT (PLAN)
1"=10'

	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		



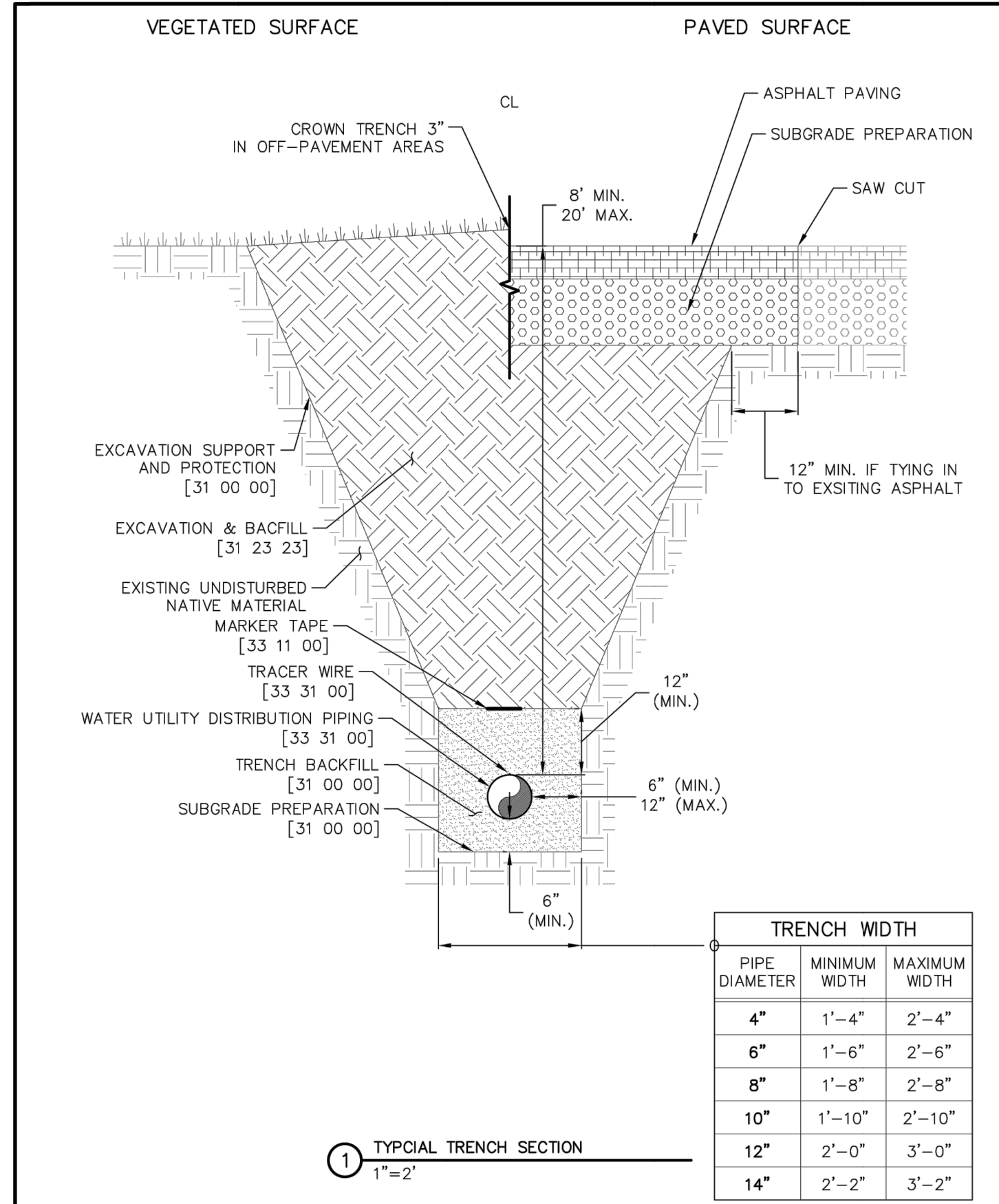
1 WATER SERVICE (3/4" TO 2")
1"=10'

	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		



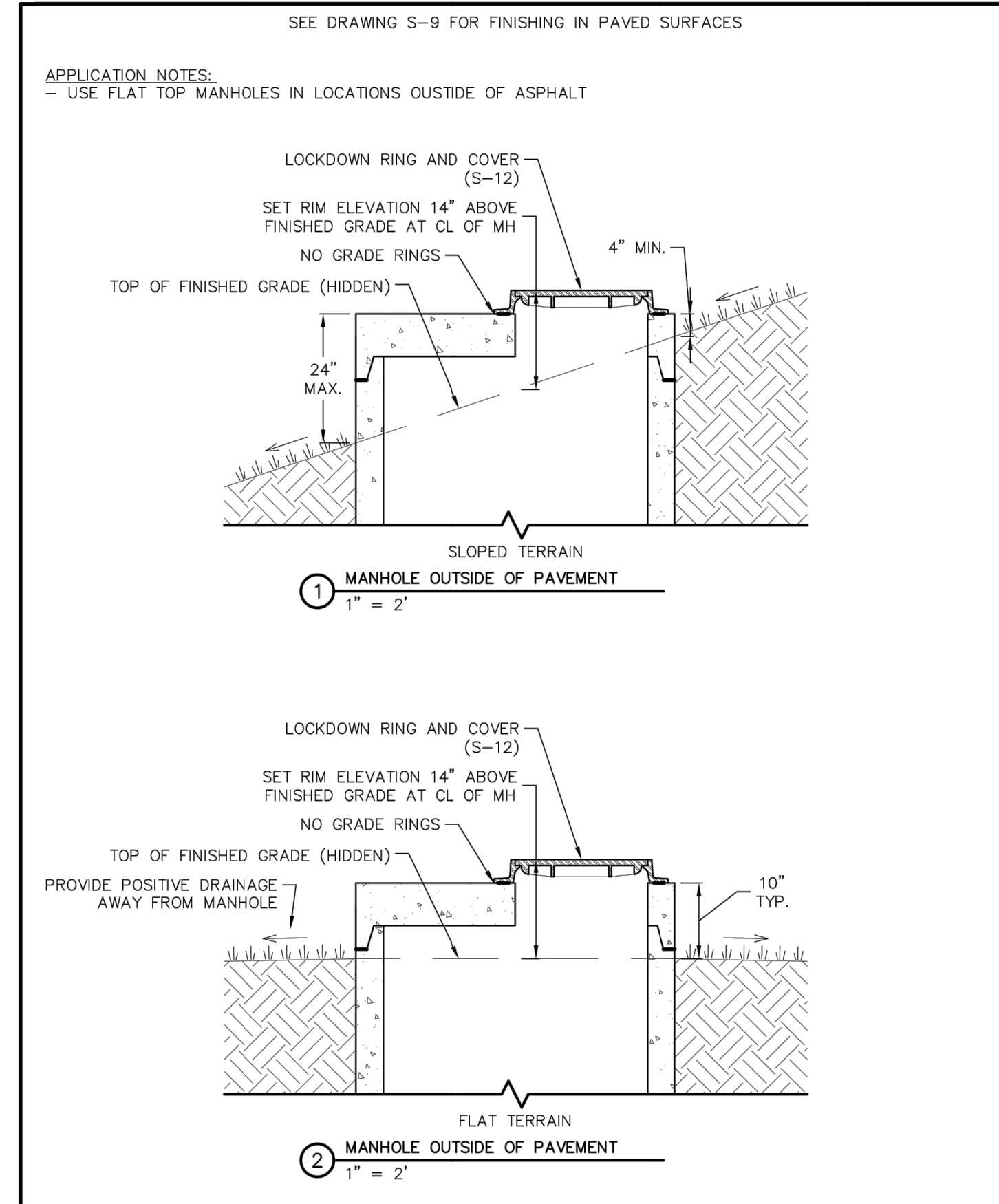
1 TYPICAL SEWER SERVICE (SECTION)
1"=10'

	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		



1 TYPICAL TRENCH SECTION
1"=2'

	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		



1 MANHOLE OUTSIDE OF PAVEMENT
1"=2'

	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		

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.

SEE DRAWING S-9 FOR FINISHING IN PAVED SURFACES

APPLICATION NOTES:
- USE FLAT TOP MANHOLES IN LOCATIONS OUTSIDE OF ASPHALT

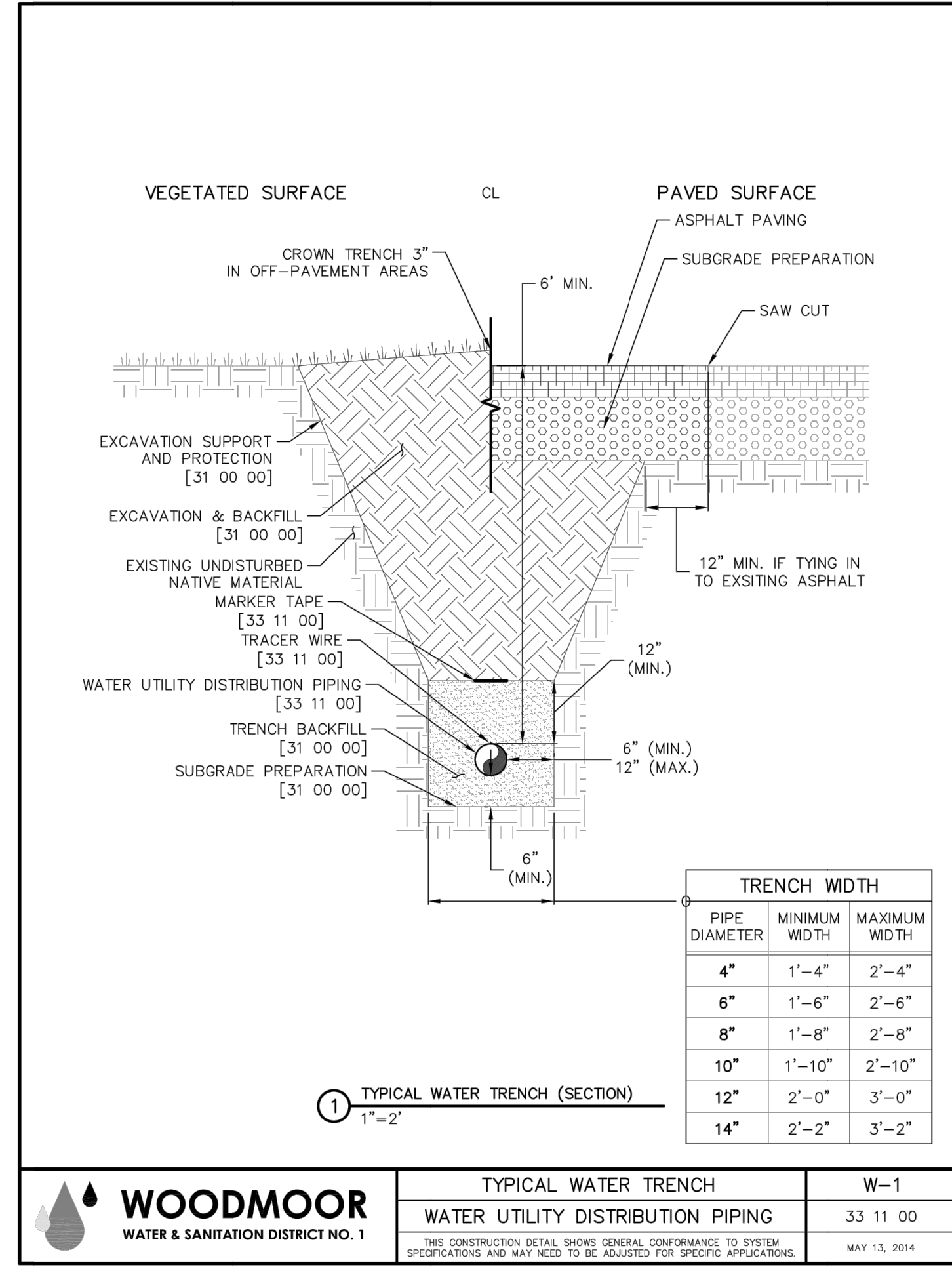
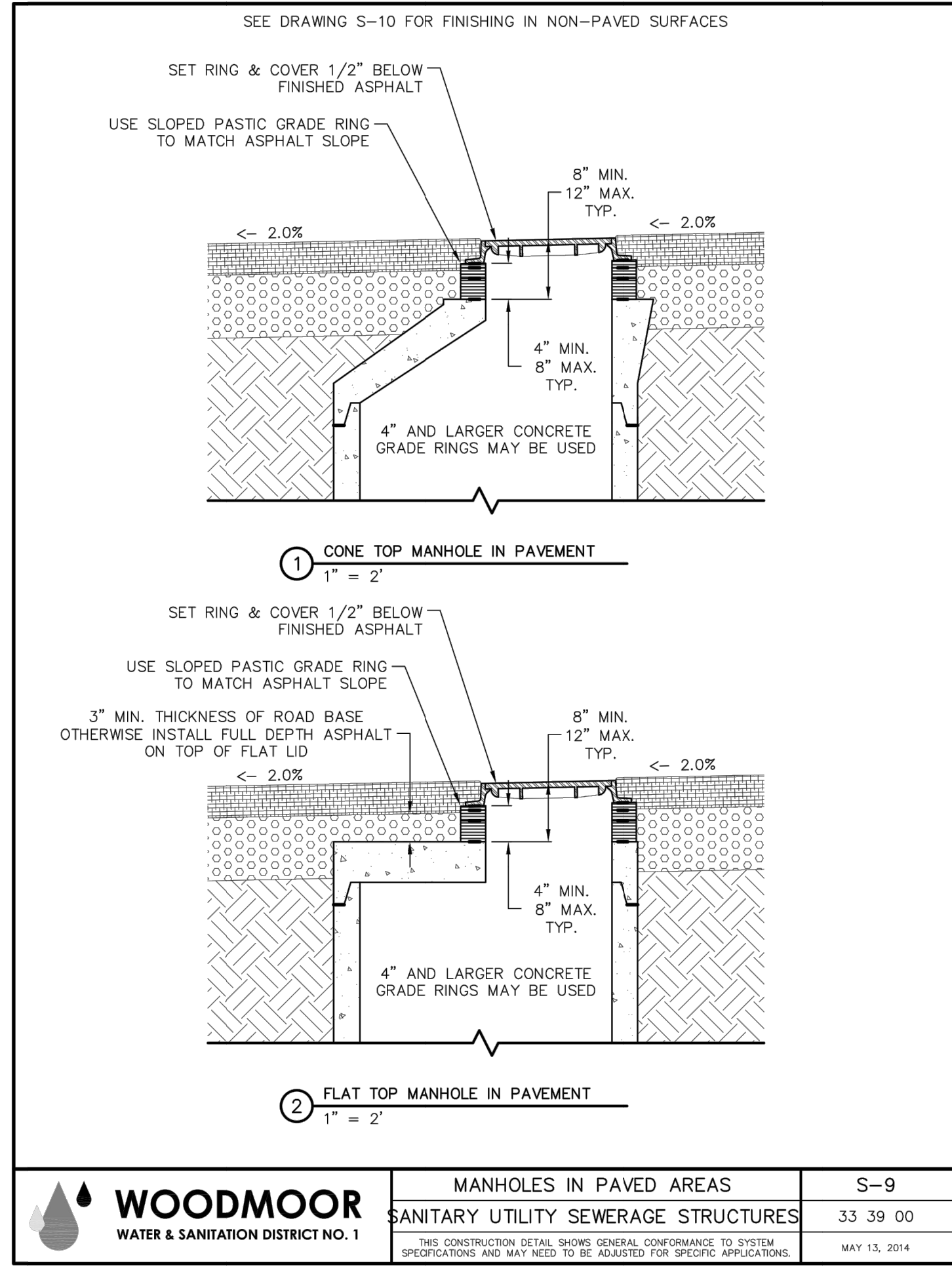
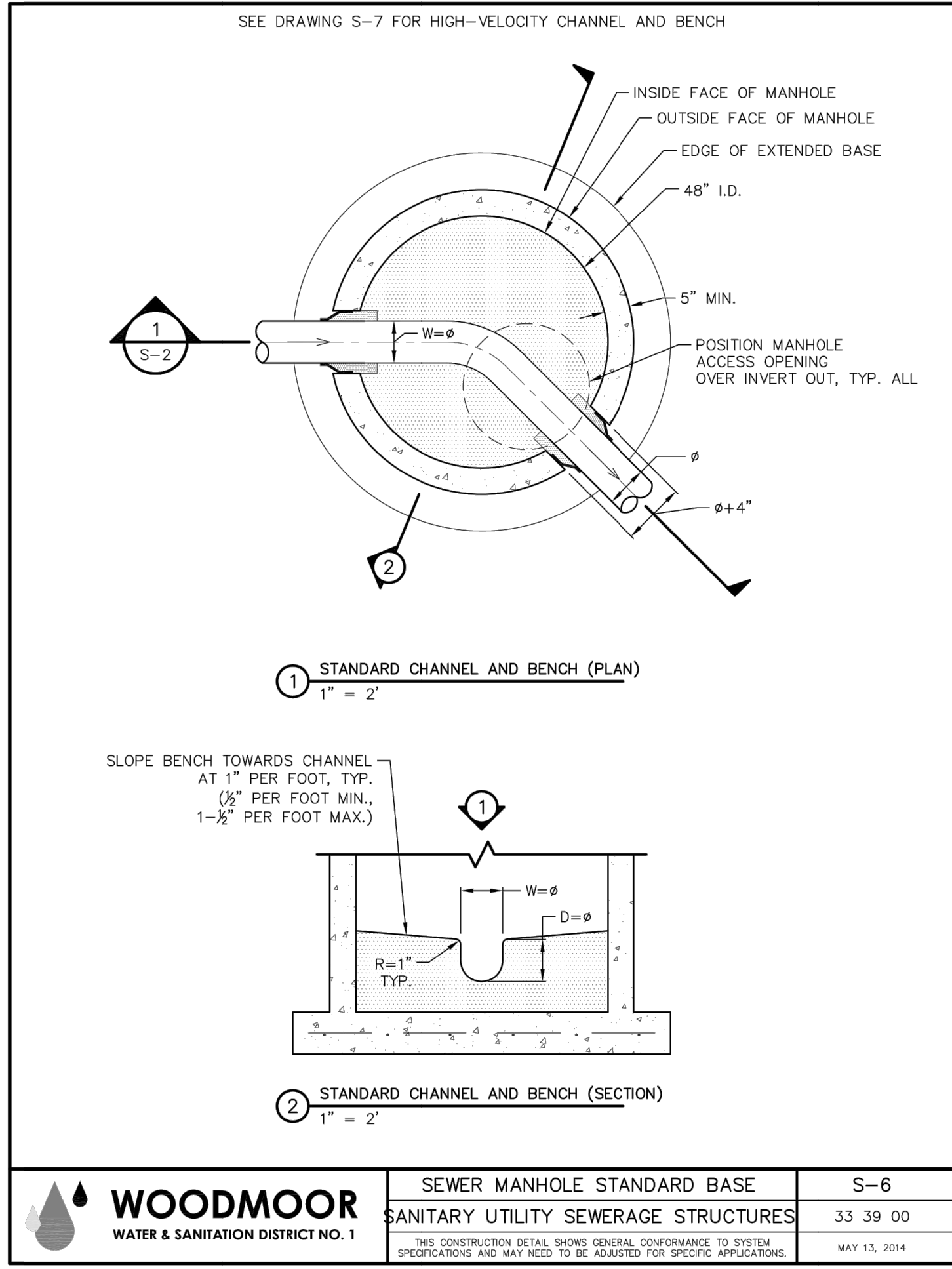
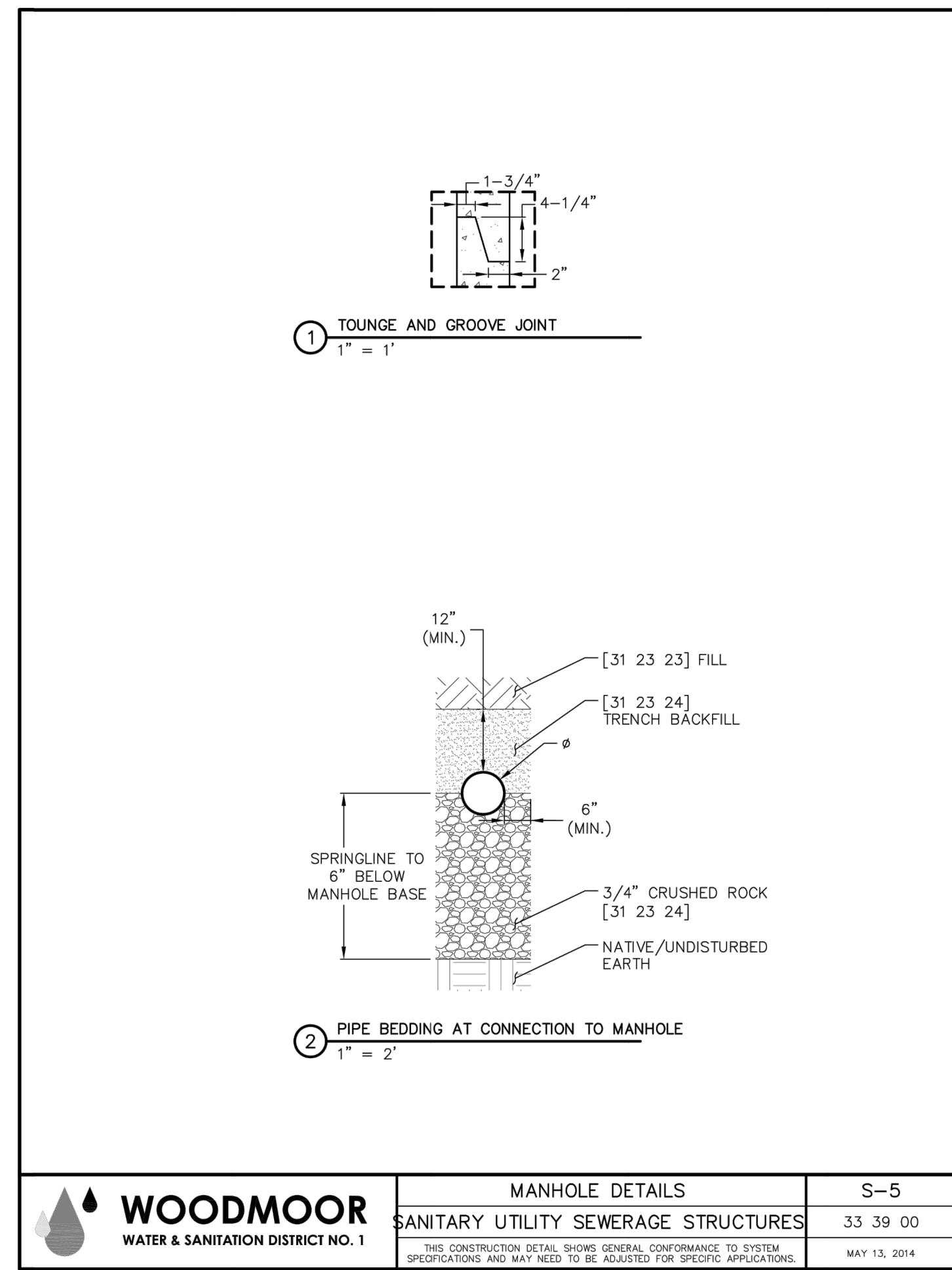
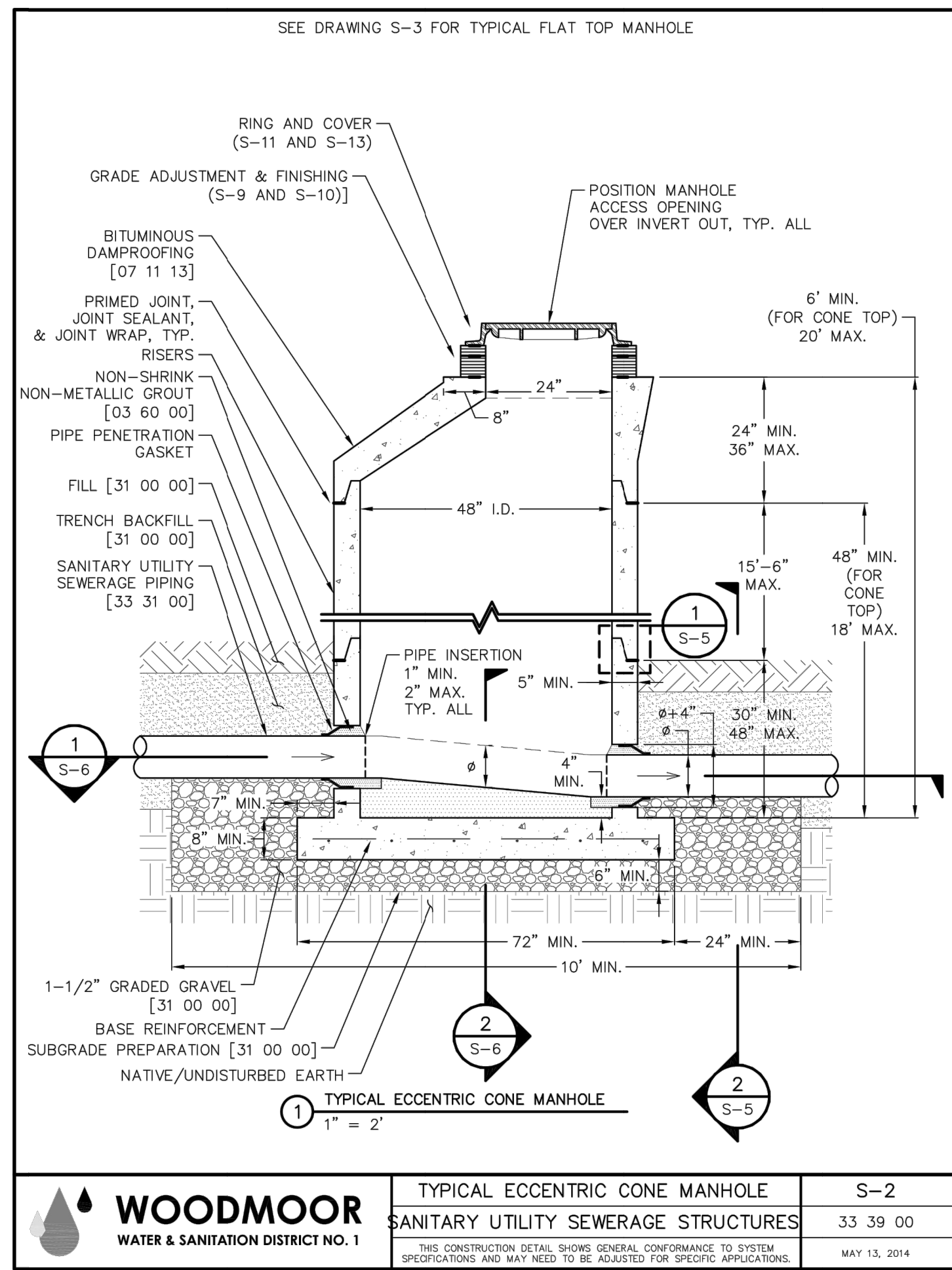
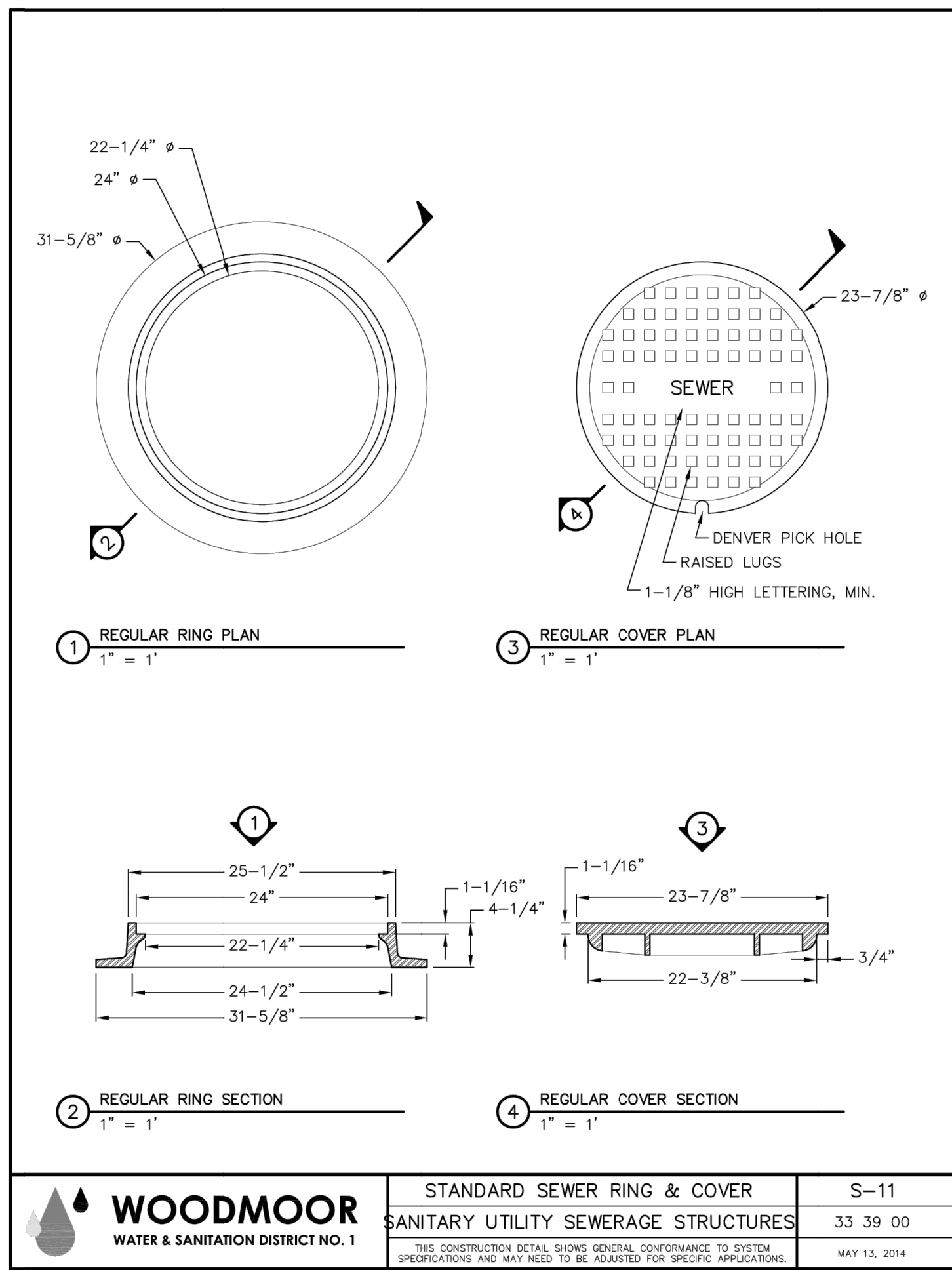
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JDESJARDIN@PROTERRACO.COM

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CLOVERLEAF SUBDIVISION	BY	DATE					
	NO. REVISION						
DETAILS	H-SCALE	N/A					
	V-SCALE	N/A					
811	DATE	11/05/20					
	DESIGNED BY	APL					
SHEET 11 OF 14	DRAWN BY	APL					
	CHECKED BY						
JOB NO.		25158.01					

811
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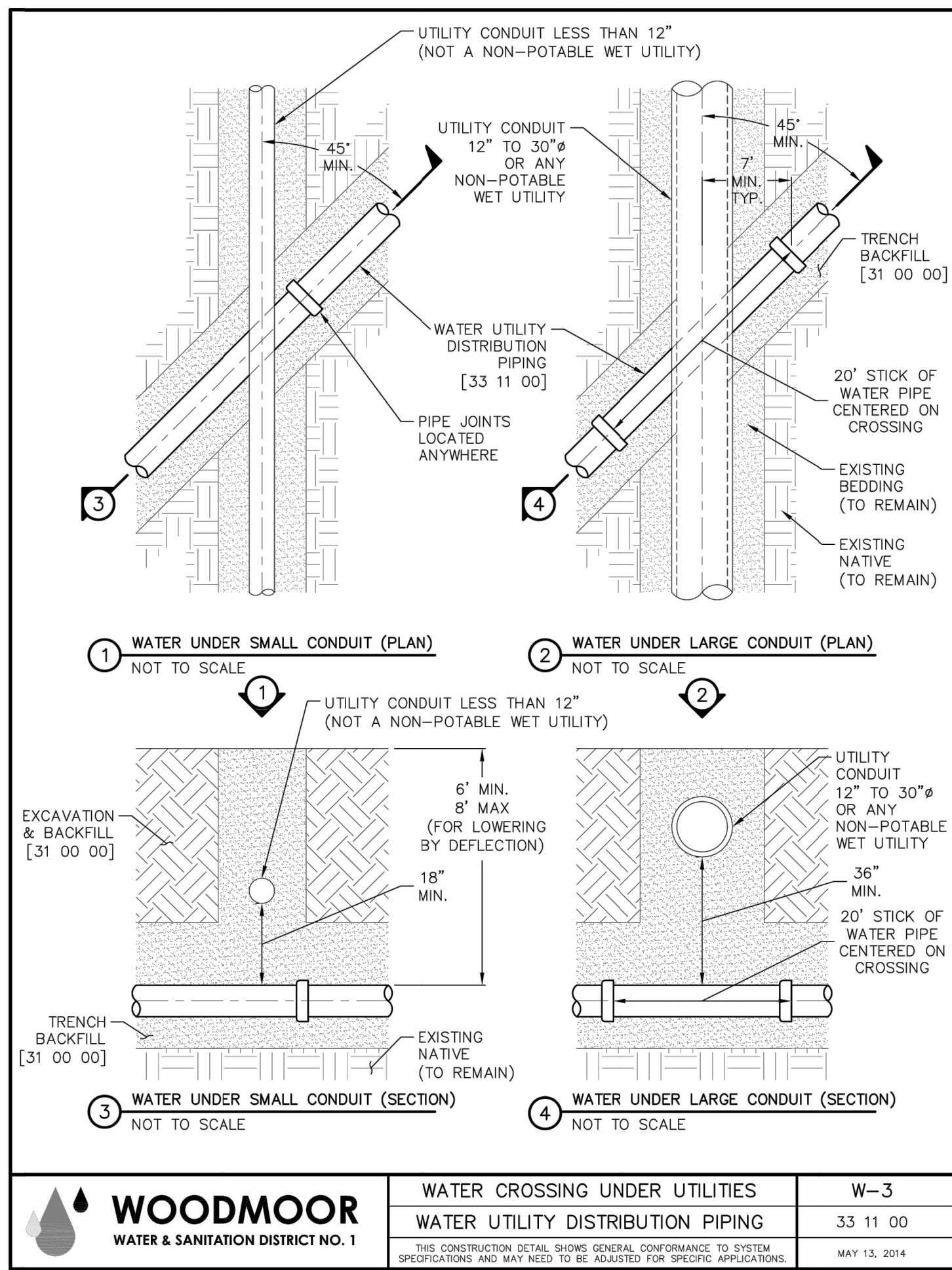
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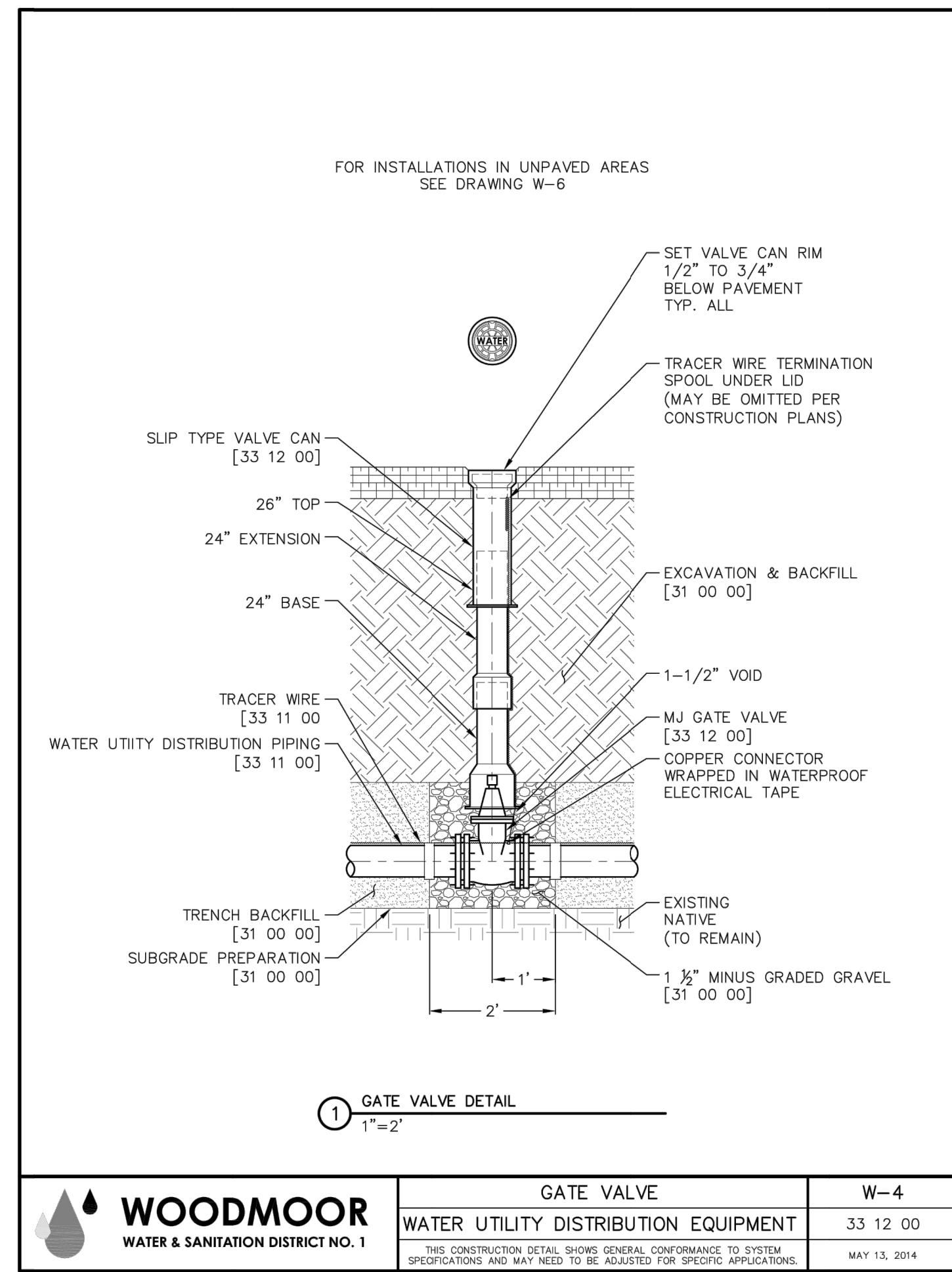
BY	DATE								
No.	REVISION								
H-SCALE	N/A	V-SCALE	N/A	DATE	11/05/20	DESIGNED BY	APL	DRAWN BY	APL
CHECKED BY									
CLOVERLEAF SUBDIVISION									
DETAILS									
SHEET 12 OF 14									
JOB NO. 25158.01									



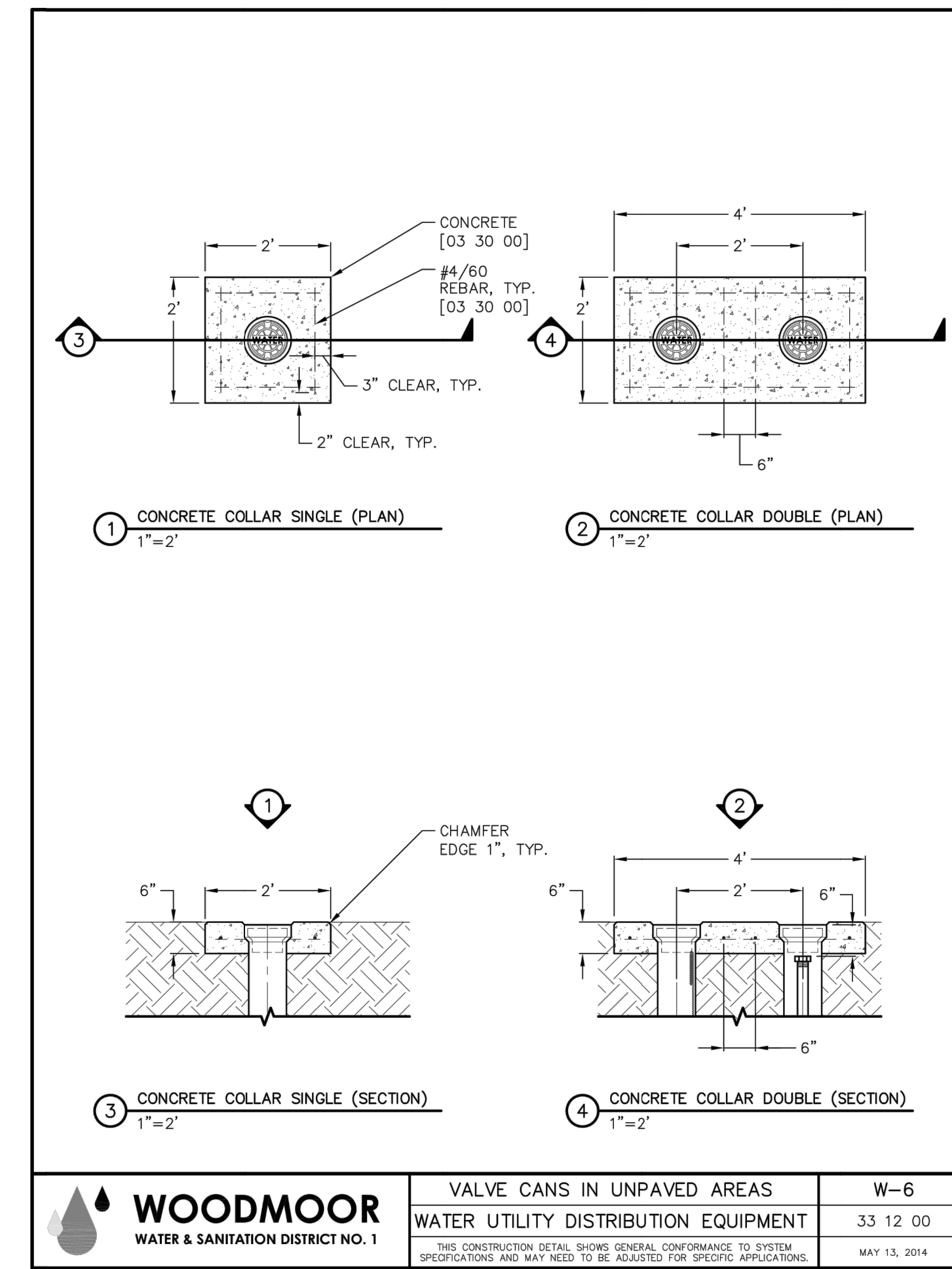
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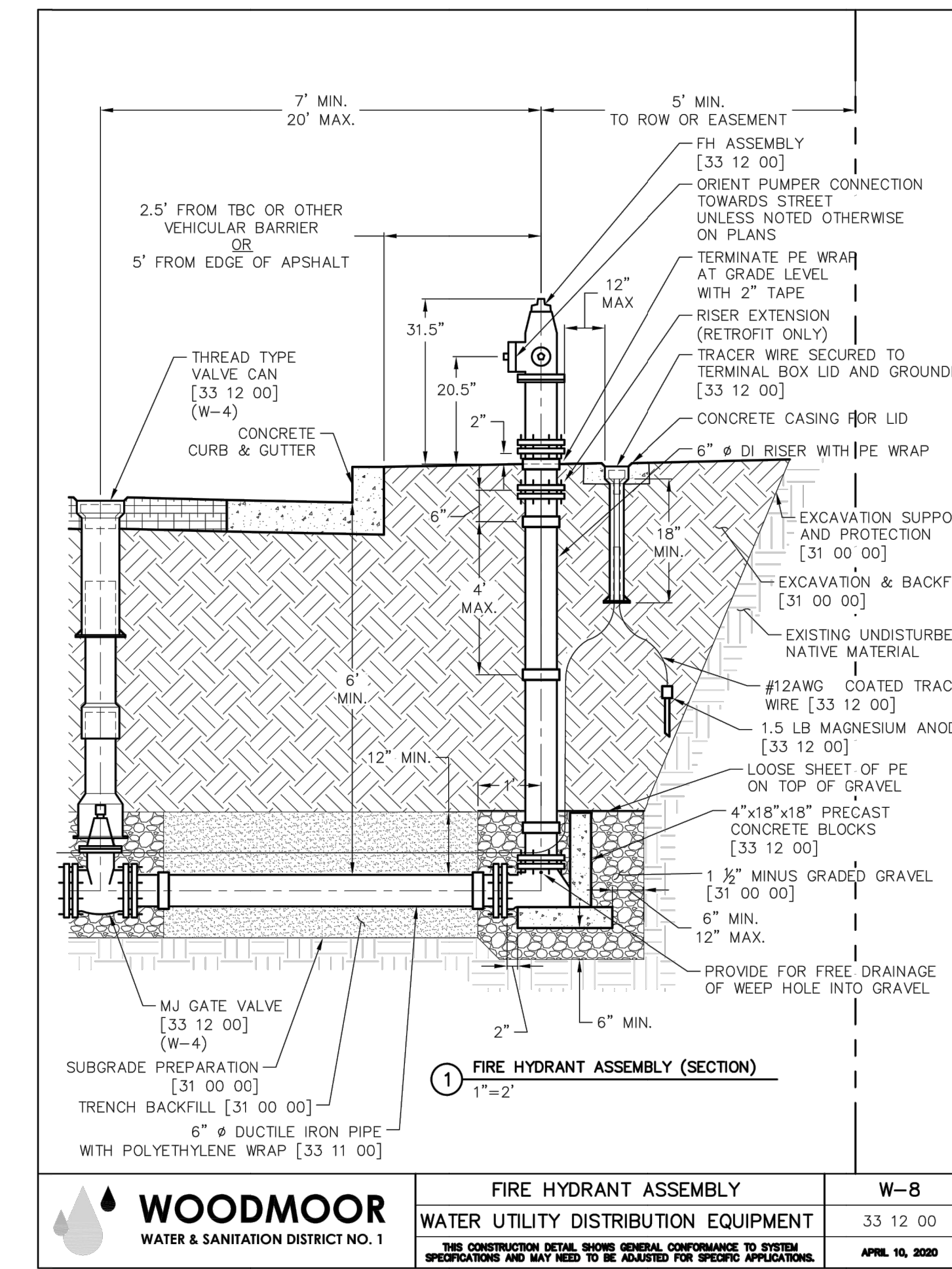
	WOODMOOR	WATER & SANITATION DISTRICT NO. 1	W-3
	WATER CROSSING UNDER UTILITIES		33 11 00
WATER UTILITY DISTRIBUTION PIPING		33 11 00	MAY 13, 2014
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.			



	WOODMOOR	WATER & SANITATION DISTRICT NO. 1	W-4
	GATE VALVE		33 12 00
WATER UTILITY DISTRIBUTION EQUIPMENT		33 12 00	MAY 13, 2014
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.			



	WOODMOOR	WATER & SANITATION DISTRICT NO. 1	W-6
	VALVE CANS IN UNPAVED AREAS		33 12 00
WATER UTILITY DISTRIBUTION EQUIPMENT		33 12 00	MAY 13, 2014
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.			



	WOODMOOR	WATER & SANITATION DISTRICT NO. 1	W-8
	FIRE HYDRANT ASSEMBLY		33 12 00
WATER UTILITY DISTRIBUTION EQUIPMENT		33 12 00	APRIL 10, 2020
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.			

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

ASSY ASSEMBLY

BNDY BOUNDARY

B.O.P. BOTTOM OF PIPE

BV BUTTERFLY VALVE

BLV BALL VALVE

C&G CURB & GUTTER

C 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.

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

POTABLE WATER MAIN

PVC POLYVINYL CHLORIDE

PVI POINT OF VERTICAL INTERSECTION

PVT POINT OF VERTICAL TANGENCY

RCP REINFORCED CONCRETE BOX

RCB 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

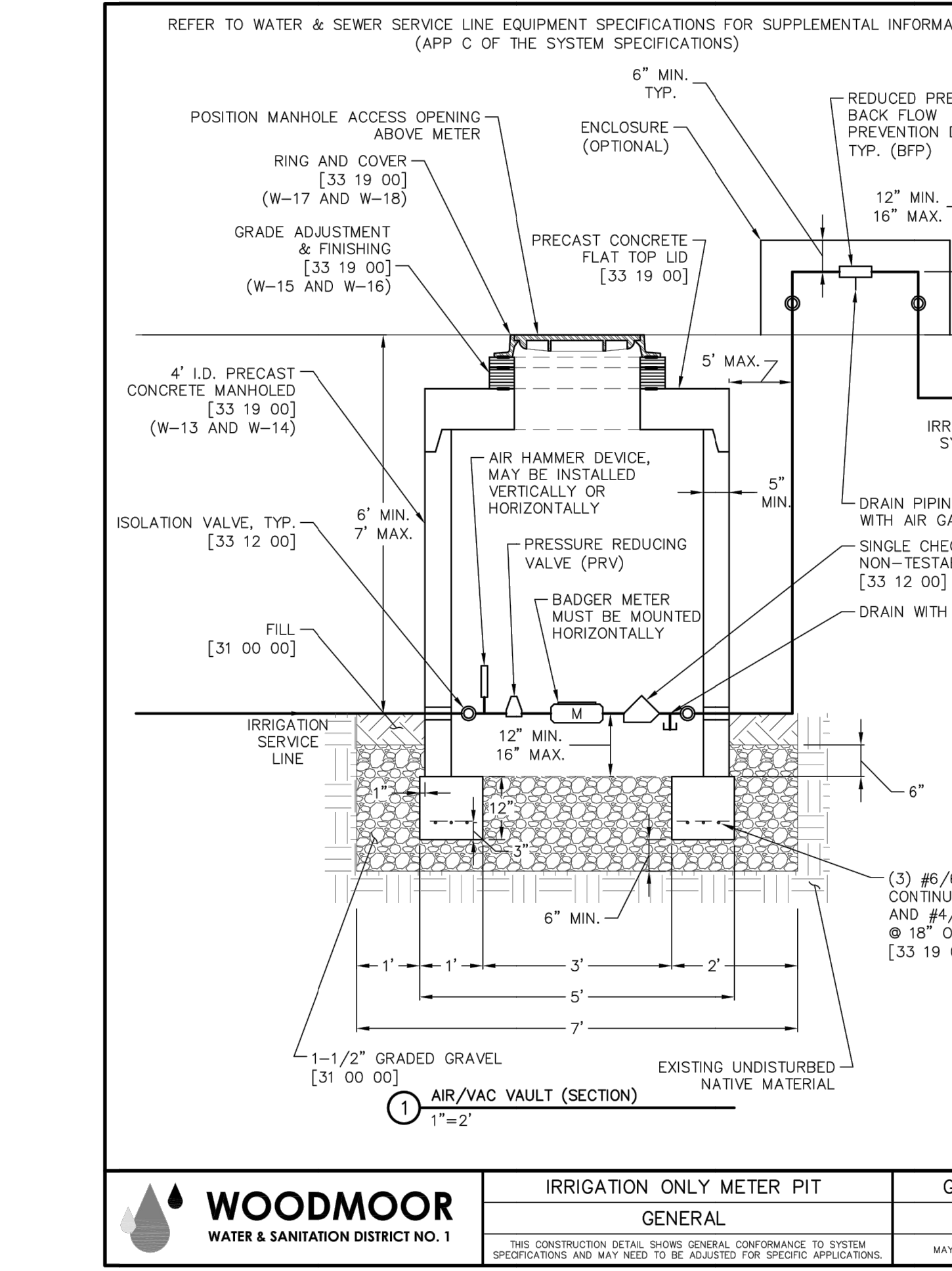
TYP. TYPICAL

U.N.O. UNLESS NOTED OTHERWISE

VC VERTICAL CURVE

VERT. VERTICAL

WTR WATER



	WOODMOOR	WATER & SANITATION DISTRICT NO. 1	G-10
	IRRIGATION ONLY METER PIT		-
GENERAL		-	MAY 13, 2014
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.			

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

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

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°	
4"	5	3	2	19	5	9	3	5
6"	7	4	2	26	7	13	3	7
8"	10	5	3	34	8	17	4	9

NOTES:

- RESTRAINED PIPE LENGTH SHALL BE ACHIEVED WITH MECHANICAL JOINT RESTRAINTS OR BELL RESTRAINTS. DO NOT USE THREADED TIE RODS OR CONCRETE KICKER BLOCKS.
- FOR VALVES, BENDS, AND TEE RUNS THE LENGTHS OF TIED PIPES ARE MEASURED EACH WAY.
- FOR DEAD-ENDS, TEE BRANCHES, AND TEE RUNS THE LENGTHS OF TIED PIPE ARE MEASURED ONE WAY IN THE OPPOSITE DIRECTION OF THE APPLIED THRUST.
- F.O. = MECHANICAL JOINT RESTRAINT AT FITTING ONLY.

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PREPARED FOR

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719-476-0800
JDESJARDIN@PROTERRACO.COM

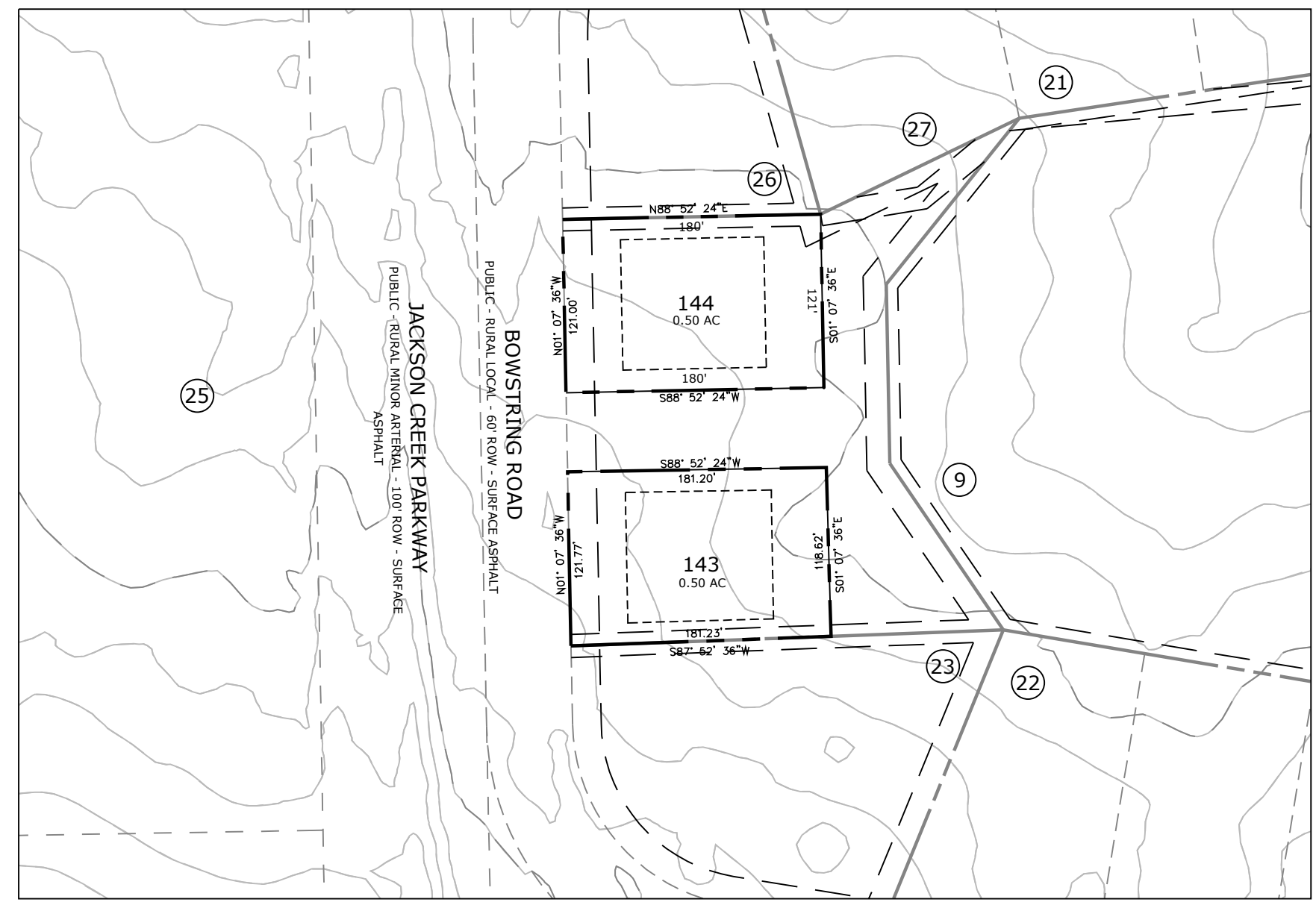
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CLOVERLEAF SUBDIVISION	BY	DATE							
	No.	REVISION							
DETAILS	H-SCALE	N/A	N/A	DATE	11/05/20	DESIGNED BY	APL	DRAWN BY	APL
	V-SCALE	N/A	N/A			CHECKED BY			
SHEET 13 OF 14		JOB NO. 25158.01							



ADJACENT OWNER IDENTIFICATION

#	Property Owner and Address	#	Property Owner and Address
1	Coleman, Brad 17235 Leggins Way Monument, CO 80132-8526 TSN 712420235	15	Woodmoor Park Homeowners 4325 N Nevada Ave #100 Colorado Springs, CO 80907-4318 TSN 712420235
2	Hollingsworth, Brian 17245 Leggins Way Monument, CO 80132-8586 TSN 712310305	16	Country Ridge Estates HOA c/o Leita Klinge Diversified Association Management 4325 N Nevada Ave #100 Colorado Springs, CO 80907-4318 TSN 712420235
3	Bedoya, Andrei 17255 Leggins Way Monument, CO 80132-8586 TSN 712310304	17	Woodmoor Park Homeowners 1975 Research Pkwy, Ste 320 Colorado Springs, CO 80920-1055 TSN 712420234
4	Campbell, Stacy 17255 Leggins Way Monument, CO 80132-8586 TSN 712310303	18	Sandy, Christopher Key 17205 Leggins Way Monument, CO 80132-8586 TSN 712310308
5	Harvey, Robert 17325 Leggins Way Monument, CO 80132-8586 TSN 712310302	19	Vidano Family Trust 1885 Bowstring Rd Monument, CO 80132-8627 TSN 7123102031
6	Harvey, Robert 2542 Anietam Ln Colorado Springs, CO 80924-1416 712310301	20	Wade, Corey G 1575 Bowstring Rd Monument, CO 80132-8627 TSN 7123102030
7	Sink, Kevin H Jr 17375 Leggins Way Monument, CO 80132-8586 712420207	21	WALSH Living Trust 445 Bowstring Rd Monument, CO 80132-8617 TSN 712310202
8	Nash, Peter B 17380 Leggins Way Monument, CO 80132-8586 TSN 712420205	22	Miller, Steven W 1575 Bowstring Rd Monument, CO 80132-8626 TSN 712310201
9	WOSC LLC 902 Caribou Drive W Monument, CO 80132 TSN 712310249	23	Walters, Gary E Trust UTA 4164 Austin Bluffs PKWY STE 315 Colorado Springs, CO 80918-2928 TSN 712310245
10	WOSC LLC 902 Caribou Drive W Monument, CO 80132 TSN 712420238	24	Woodmoor Water & Sanitation PO Box 1407 Monument, CO 80132-1407 TSN 7123102046
11	Johnson, Milton S 13725 Soaring Wing Dr Colorado Springs, CO 80908-2307 TSN 712420317	25	Jackson Creek Land CO LLC 540 Elkton Dr, Ste 202 Colorado Springs, CO 80907-8503 TSN 712310620
12	Cross, Jacquelyn K 17285 Cloverleaf Rd Monument, CO 80132-8572 TSN 712420403	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 712420429	27	Schneider, Anthony A 445 Bowstring Rd Monument, CO 80132-8617 TSN 7123102042
14	Woodmoor Park Homeowners Assn in 10 N Meade Ave Colorado Springs, CO 80909-5654 TSN 712420449		



LOTS 143-144



CLOVERLEAF
SUBDIVISION

CLOVERLEAF ROAD
EL PASO COUNTY,
COLORADO

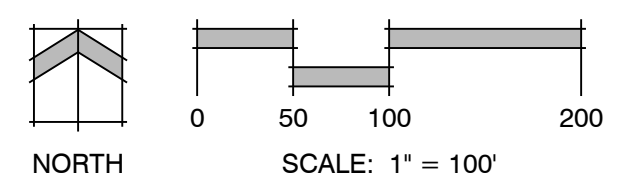
DATE: 6/1/2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

PRELIMINARY
PLAN

DATE	BY	DESCRIPTION
9/11/2020	JBS	PER COUNTY COMMENTS
11/6/2020	JBS	PER COUNTY COMMENTS
1/14/2021	JBS	PER COUNTY COMMENTS

ADJACENT
PROPERTY
OWNERS

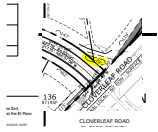
14
14 OF 14



P:\Pro Terra\Walters Property Drawings\Planning\preliminary Plan\Cloverleaf_PrelimPlan.dwg (AJO) OWNERS 1/9/2021 1:08:08 PM bswenson

Preliminary Plan_v4.pdf Markup Summary

dsdlaforce (5)



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Update to include the water quality pond.

Unresolved.

WQ Pond is proposed in a portion of Tract J, Lot 73 & Lot 74.

Previous comment recommended adjusting lot line so the pond is entirely within Tract J to simplify ownership/maintenance.

Ultimately plans need to identify this facility and identify who owns/maintains this facility.



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Label the proposed water quality pond. See comment on sheet 1



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Per prior comments and the utility coordination meeting on 2/16/21 with the water/sanitary district and design engineer, adjust storm drain location away from the curb and gutter so trenching to repair/replace the stormline does not result in the removal/replacement of curb & gutter and sidewalk.

Inform the County Review Engineer of the outcome with the applicants coordination with Woodmoor Water/San district engineer on the allowable separation between utilities and proposed solutions.



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For Information Only: Per the utility coordination meeting on 2/16/21, staff confirmed that curvilinear pipes is allowed per ECM 3.3.1.F based on pipe manufacturer's recommendation.

Reminder: If redesigned as curvilinear pipe then identify the radius and include the pipe specification showing the recommended radius in the drainage report.