

CLOVERLEAF FILING NO. 2

A VACATION AND REPLAT OF A PORTION OF TRACT B, WOODMOOR PLACER

LOCATED IN THE NE1/4 OF SECTION 23 AND THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT PT CLOVERLEAF, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND, TO WIT:

LEGAL DESCRIPTION:

THREE PARCELS OF LAND BEING ALL OF THOSE PROPERTIES UNDER RECEPTION NOS. 220071778, 220071836 AND 221062390 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 S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N23°36'18"W A DISTANCE OF 971.92 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT B, WOODMOOR PLACER RECORDED IN BOOK U-2 AT PAGE 66 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHWESTERLY LINE, N47°53'03"W A DISTANCE OF 244.83 FEET, TO THE SOUTHWESTERLY CORNER OF TRACT H, WOODMOOR GREENS RECORDED IN BOOK U-2 AT PAGE 51;

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

- N33°23'09"W A DISTANCE OF 130.11 FEET, TO A POINT OF NON-TANGENT CURVE, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEGGINS WAY;
- ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S33°24'06"E, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 15°37'05" AND AN ARC LENGTH OF 81.78 FEET, TO A POINT OF NON-TANGENT;
- S52°28'59"E A DISTANCE OF 196.68 FEET, TO A POINT ON THE WESTERLY LINE OF SAID TRACT B, WOODMOOR PLACER;

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

- N81°20'01"E A DISTANCE OF 130.03 FEET;
- N26°20'33"E A DISTANCE OF 511.07 FEET;
- N52°03'56"E A DISTANCE OF 451.83 FEET;
- N17°03'30"W A DISTANCE OF 222.24 FEET;
- N07°26'50"W A DISTANCE OF 104.67 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID TRACT B, THE FOLLOWING TEN (10) COURSES:

- N84°15'58"E A DISTANCE OF 126.43 FEET;
- N84°03'34"E A DISTANCE OF 224.55 FEET;
- S05°52'43"E A DISTANCE OF 936.00 FEET;
- S52°15'31"E A DISTANCE OF 279.39 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 01°22'45" AND AN ARC LENGTH OF 13.72 FEET, TO A POINT OF NON-TANGENT;
- N28°37'11"E A DISTANCE OF 67.40 FEET, TO A POINT ON 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°31'56"E A DISTANCE OF 97.38 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S45°14'01"E, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 22°29'51" AND AN ARC LENGTH OF 90.31 FEET, TO A POINT OF TANGENT;
- N67°15'50"E A DISTANCE OF 11.14 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 466, WOODMOOR GREENS, ALSO BEING 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, THE FOLLOWING FIVE (5) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N85°06'36"E, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 46°01'11" AND AN ARC LENGTH OF 329.31 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 314.83 FEET;
- N83°12'34"W A DISTANCE OF 466.58 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,623,721 SQUARE FEET OR 37.2755 ACRES.



VICINITY MAP
1"=1000'

LAND SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP/MAINTENANCE
A	127,275	2.9218	DRAINAGE, UTILITIES	CLOVERLEAF METROPOLITAN DISTRICT
B	7,423	0.1704	DRAINAGE, UTILITIES, PEDESTRIAN ACCESS	CLOVERLEAF METROPOLITAN DISTRICT
C	5,143	0.1181	DRAINAGE	CLOVERLEAF METROPOLITAN DISTRICT
D	2,411	0.0553	DRAINAGE, UTILITIES	CLOVERLEAF METROPOLITAN DISTRICT
E	9,211	0.2114	DRAINAGE, UTILITIES, OPEN SPACE	CLOVERLEAF METROPOLITAN DISTRICT
F	2,660	0.0611	DRAINAGE, UTILITIES, MAINTENANCE ACCESS	CLOVERLEAF METROPOLITAN DISTRICT
G	24,622	0.5652	UTILITIES, OPEN SPACE	CLOVERLEAF METROPOLITAN DISTRICT
H	33,335	0.7653	DRAINAGE, UTILITIES, OPEN SPACE	CLOVERLEAF METROPOLITAN DISTRICT
I	33,484	0.7751	DRAINAGE, UTILITIES, MAINTENANCE ACCESS	CLOVERLEAF METROPOLITAN DISTRICT
J	35,195	0.8080	PRIVATE ROAD, UTILITIES, DRAINAGE	CLOVERLEAF METROPOLITAN DISTRICT
K	9,175	0.2106	OPEN SPACE, DRAINAGE, UTILITIES	CLOVERLEAF METROPOLITAN DISTRICT
L	12,571	0.2886	DRAINAGE, UTILITIES, MAINTENANCE ACCESS	CLOVERLEAF METROPOLITAN DISTRICT
TOTAL TRACT AREA	302,505	6.9445		
TOTAL LOT AREA	1,052,848	24.1701		
TOTAL ROW AREA	268,368	6.1609		
TOTAL AREA	1,623,721	37.2755		

SURVEYORS CERTIFICATE:

I, JARROD ADAMS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON AUGUST 24, 2020, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

JARROD ADAMS _____ DATE
COLORADO REGISTERED PLS # 38252

NOTICE:

PER C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. JR ENGINEERING, LLC AND/OR THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR MORE THAN THE COST OF THIS SURVEY AND THEN ONLY TO THE CLIENT SPECIFICALLY SHOWN HEREON OR IN OUR FILE BY SIGNED AUTHORIZATION. ACCEPTANCE AND/OR USE OF THIS INSTRUMENT FOR ANY PURPOSE CONSTITUTES AGREEMENT BY THE CLIENT TO ALL TERMS STATED HEREON.

THIS PLAT FOR CLOVERLEAF FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ OF _____, 20____. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC STREETS AND EASEMENTS ARE ACCEPTED, BUT THE PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PREVIOUS PLAT NAME IN ENTIRETY IS VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION # _____

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE

THIS PLAT FOR CLOVERLEAF FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF CLOVERLEAF FILING NO. 2. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

PT CLOVERLEAF, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ AS MANAGER

STATE OF COLORADO }
COUNTY OF _____ } SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS:

BY: _____
AS: _____ OF CLOVERLEAF METROPOLITAN DISTRICT

STATE OF COLORADO }
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, A.D.

BY: _____

AS: _____ OF CLOVERLEAF METROPOLITAN DISTRICT

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

SUMMARY:

132 LOTS	24.1701 ACRES	64.84%
13 TRACTS	6.9445 ACRES	18.63%
RIGHTS-OF-WAY	6.1609 ACRES	16.53%
TOTAL	37.2755 ACRES	100.00%

FEES

SCHOOL FEE:	_____
BRIDGE FEE:	_____
PARK FEE:	_____
DRAINAGE FEE:	_____

PCD FILE NO. SF2123
JOB NO. 25158.01
AUGUST 19, 2021
SHEET 1 OF 9



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LOCATED IN THE NE1/4 OF SECTION 23 AND THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

Update to: _____ of this property ...
 [List the specific tracts with the ponds/WQ facilities].

Unresolved. Fill in the blank
 Tracts A, E, I, L, and Lots 67 and 68 of this property...

(see comment on sheet 7 regarding the WQ facility currently located in Lots 67 & 68)

- DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTO ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- THE BASIS OF BEARINGS IS 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 MONUMENT BY A 3-1/4" ALUMINUM CAP STAMPED "RLS 10377 1997 30.00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2692", SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
- THE LAST FIELD INSPECTION OF THIS SITE WAS ON FEBRUARY 4, 2021.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN (ZONE X-AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO, COLORADO, MAP NUMBERS 08041C0278G, EFFECTIVE DATE DECEMBER 7, 2018.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- TRACTS _____ OF THIS PROPERTY ARE SUBJECT TO THE PRIVATE DETENTION/BMP MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. _____ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. THE CLOVERLEAF METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- WATER AND SANITARY SERVICES SHALL BE SUPPLIED BY WOODMOOR WATER AND SANITATION DISTRICT.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. Update to SP-20-002
- THIS FINAL PLAT IS PART OF THE APPROVED CLOVERLEAF SUBDIVISION PRELIMINARY PLAN, SP20-292.
- LAND WITHIN THIS FINAL PLAT IS ZONED RS-5000.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE EL PASO COUNTY COMMUNITY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRAFFIC IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT, WETLAND ANALYSIS REPORT, NOXIOUS WEED MANAGEMENT PLAN AND PDB/BMP OPERATIONS AND MAINTENANCE MANUAL.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOT FOR SALE, CONVEYANCE OR TRANSFER.
- THERE SHALL BE NO DIRECT LOT ACCESS TO CLOVERLEAF ROAD.
- THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF REQUEST FOR DEDICATION AND MAINTENANCE.
- 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., FREBLE'S MEADOW JUMPING MOUSE).
- SIGHT DISTANCE EASEMENTS SHALL BE DEDICATED TO EL PASO COUNTY. MAINTENANCE OF THE SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE CLOVERLEAF METROPOLITAN 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.

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 ENTEC ENGINEERING INC., NOVEMBER 9, 2020 IN THE 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 NOT BE 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 THE SITE ALONG CLOVERLEAF ROAD. RECOMMENDATIONS FOR EROSION CONTROL MITIGATION ARE DISCUSSED UNDER SECTION 9.0 OF ENTEC ENGINEERING'S STUDY.
- GROUNDWATER AND DRAINAGE AREAS: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
- POTENTIALLY SHALLOW GROUNDWATER: LOTS 10-12, 45-46, 108-109, 113, 117, 123-124.
- SEASONALLY SHALLOW GROUNDWATER: LOTS 15, 16, 31-34, 59-61, 91-94. THIS AREA MAY REQUIRE ADDITIONAL OVEREXCAVATION AND/OR STABILIZATION PRIOR TO FILL PLACEMENT, AND/OR SUBSURFACE DRAINAGE.
- COLLAPSIBLE SOILS: IDENTIFIED IN SOME OF THE TEST BORINGS. ADDITIONAL INVESTIGATION REQUIRED WITH EACH BUILDING SITE.
- SHALLOW BEDROCK: WHERE SHALLOW SANDSTONE IS ENCOUNTERED, HIGHER ALLOWABLE BEARING CAPACITIES ARE ANTICIPATED. SHALLOW CLAYSTONE MAY REQUIRE MITIGATION FOR EXPANSIVE SOILS.
- RADIOACTIVITY: APPLIES TO ALL LOTS. SPECIFIC REQUIREMENTS FOR MITIGATION SHOULD BE BASED ON-SITE SPECIFIC TESTING AFTER SITE IS CONSTRUCTED.

EASEMENTS:

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. 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.

MAILBOXES:

MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

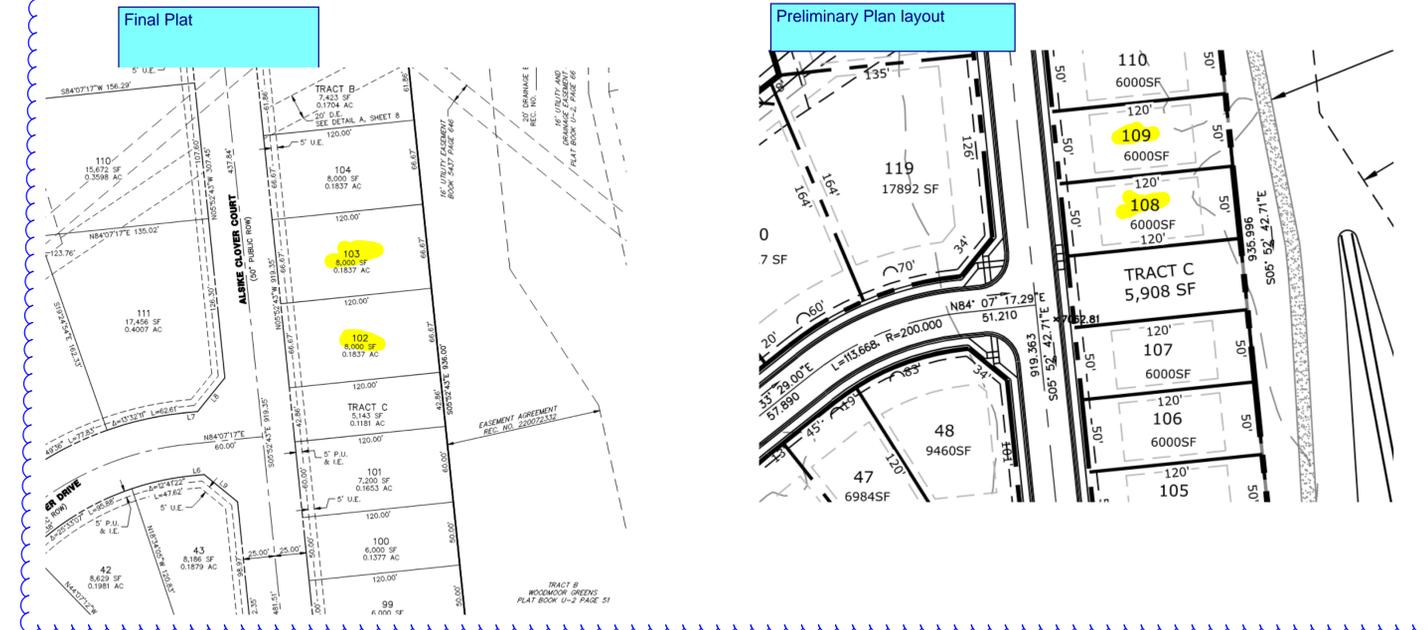
Preliminary Plan note

- Soil and Geology Conditions:
 Geologic Hazard Note: The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Soil, Geology and Geologic Hazard Study Cloverleaf Development, by Entech Engineering Inc. November 9, 2020 in the Cloverleaf Preliminary Plan File (SP-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 Teachout Creek Drainage in the northern portion of the site, and an area along the eastern side of site along Cloverleaf Road.) Recommendations for erosion control mitigation are discussed under Section 9.0 of Entech Engineering's Study.
 - Groundwater and Drainage Areas: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.
 - Potentially Seasonally Shallow Groundwater: Lots 10-12, 45-46, 108-109, 113, 117, 123-124.
 - Seasonally Shallow Groundwater: Lots 15, 16, 31-34, 59-61, 91-94. This area may require additional overexcavation and/or stabilization prior to fill placement, and/or subsurface drainage.
 - Collapsible Soils: Identified in some of the test borings. Additional investigation required with each building site.
 - Shallow Bedrock: Where shallow sandstone is encountered, higher allowable bearing capacities are anticipated. Shallow claystone may require mitigation for expansive soils.
 - Radioactivity: Applies to all lots. Specific requirements for mitigation should be based on-site specific testing after site is constructed.
- If engineered foundations are required to address geological hazards, an engineered site plan will be required.

Revise hazard note per the preliminary plan note 1 (see snippet). Update the identified lots since the lot IDs noted in the preliminary plans does not appear to match the lot ID in the final plat.

Unresolved. The specific lots noted on the preliminary plan note does not correspond to the final plat. Coordinate with the geotech engineer to make sure the correct lots are referenced for the given hazard.

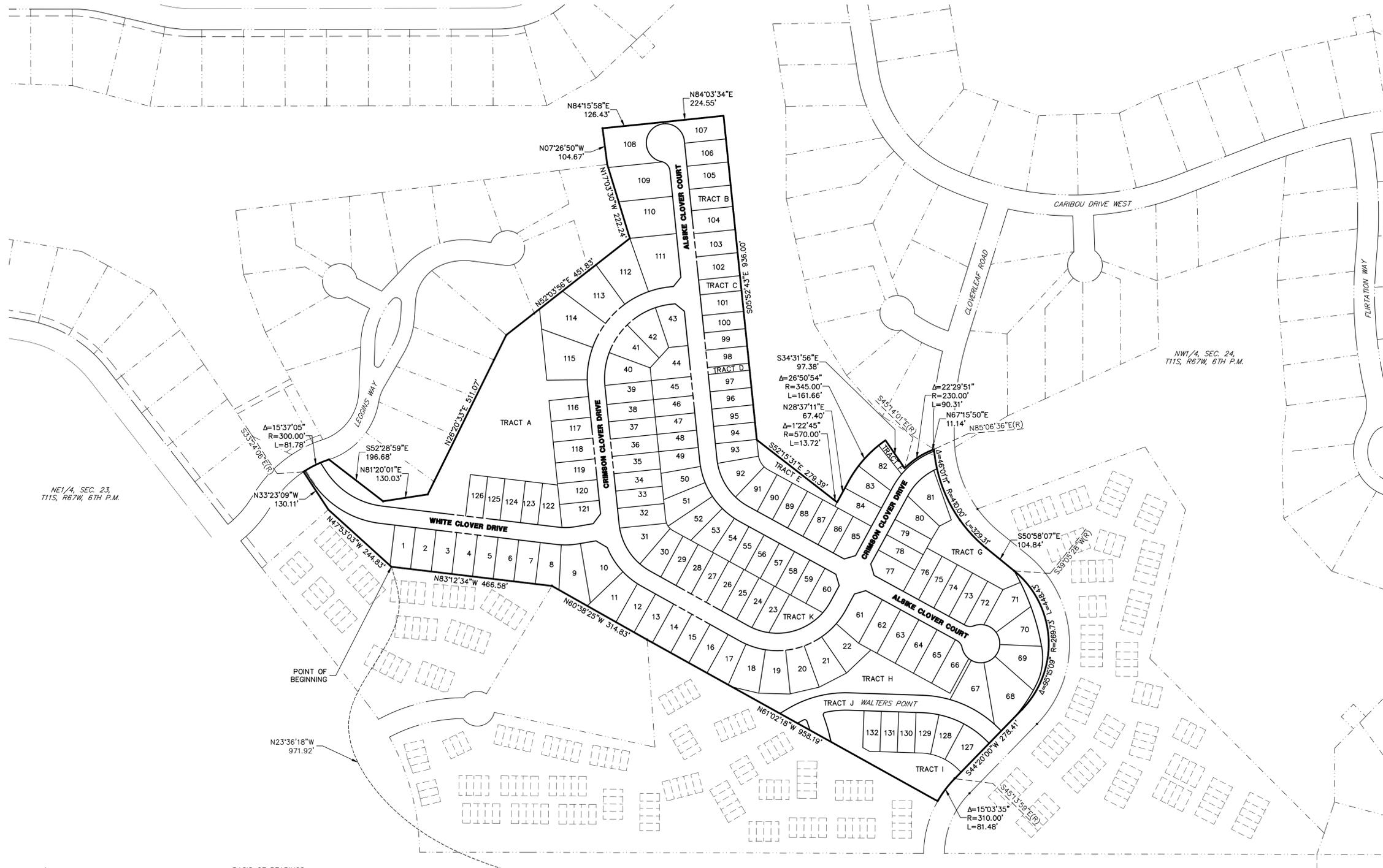
Example: Preliminary Plan identified potential seasonal shallow ground water at lots 108 & 109 located immediately east of Crimson Clover Drive and Alsike Clover Court; however this is now identified as lots 101 and 102 in the final plat.



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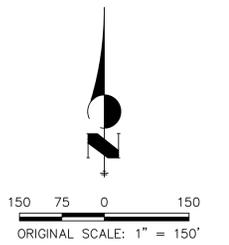
CLOVERLEAF FILING NO. 2

A VACATION AND REPLAT OF A PORTION OF TRACT B, WOODMOOR PLACER
 LOCATED IN THE NE1/4 OF SECTION 23 AND THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

- RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25955" UNLESS NOTED
- RECOVERED 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE
- RECOVERED #4 REBAR
- RECOVERED 1-1/2" ALUMINUM CAP STAMPED "32820"
- RECOVERED #5 REBAR
- RECOVERED 1-1/4" RED PLASTIC CAP STAMPED "LS 13485"
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
- NOT PART OF SURVEY
- AREA OF SEASONAL SHALLOW GROUNDWATER
- PUBLIC UTILITY & IMPROVEMENTS EASEMENT
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- WATER LINE EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE



BASIS OF BEARINGS
 S89°54'49"E 2658.92'

30.00' WITNESS CORNER
 C1/4 CORNER SEC. 23
 T.11S, R.67W, 6TH P.M.
 RECOVERED 3-1/4" ALUMINUM CAP
 STAMPED "RLS 10377 1997 30.00 WC"

30.0' REFERENCE MONUMENT
 E1/4 CORNER SEC. 23
 T.11S, R.67W, 6TH P.M.
 RECOVERED 1-1/2" ALUMINUM CAP
 STAMPED "LS 2692"

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A VACATION AND REPLAT OF A PORTION OF TRACT B, WOODMOOR PLACER
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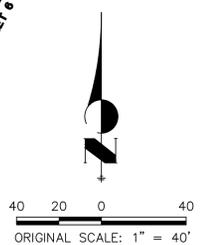
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- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE



LINE	BEARING	DISTANCE
L1	S33°23'09"E	33.34'
L2	N33°23'09"W	34.79'
L3	N33°23'09"W	29.76'
L4	S59°36'01"E	37.79'
L5	S37°13'35"W	35.31'

CURVE	DELTA	RADIUS	LENGTH
C1	0°57'18"	300.00'	5.00'
C2	4°47'03"	300.00'	25.05'
C3	4°49'29"	300.00'	25.26'
C4	5°03'15"	300.00'	26.46'
C5	16°27'33"	200.00'	57.45'
C6	16°27'33"	225.00'	64.63'
C7	16°27'33"	175.00'	50.27'
C8	3°47'24"	200.00'	13.23'
C13	14°45'06"	40.00'	10.30'
C15	26°59'00"	40.00'	18.84'
C17	13°46'03"	40.00'	9.61'



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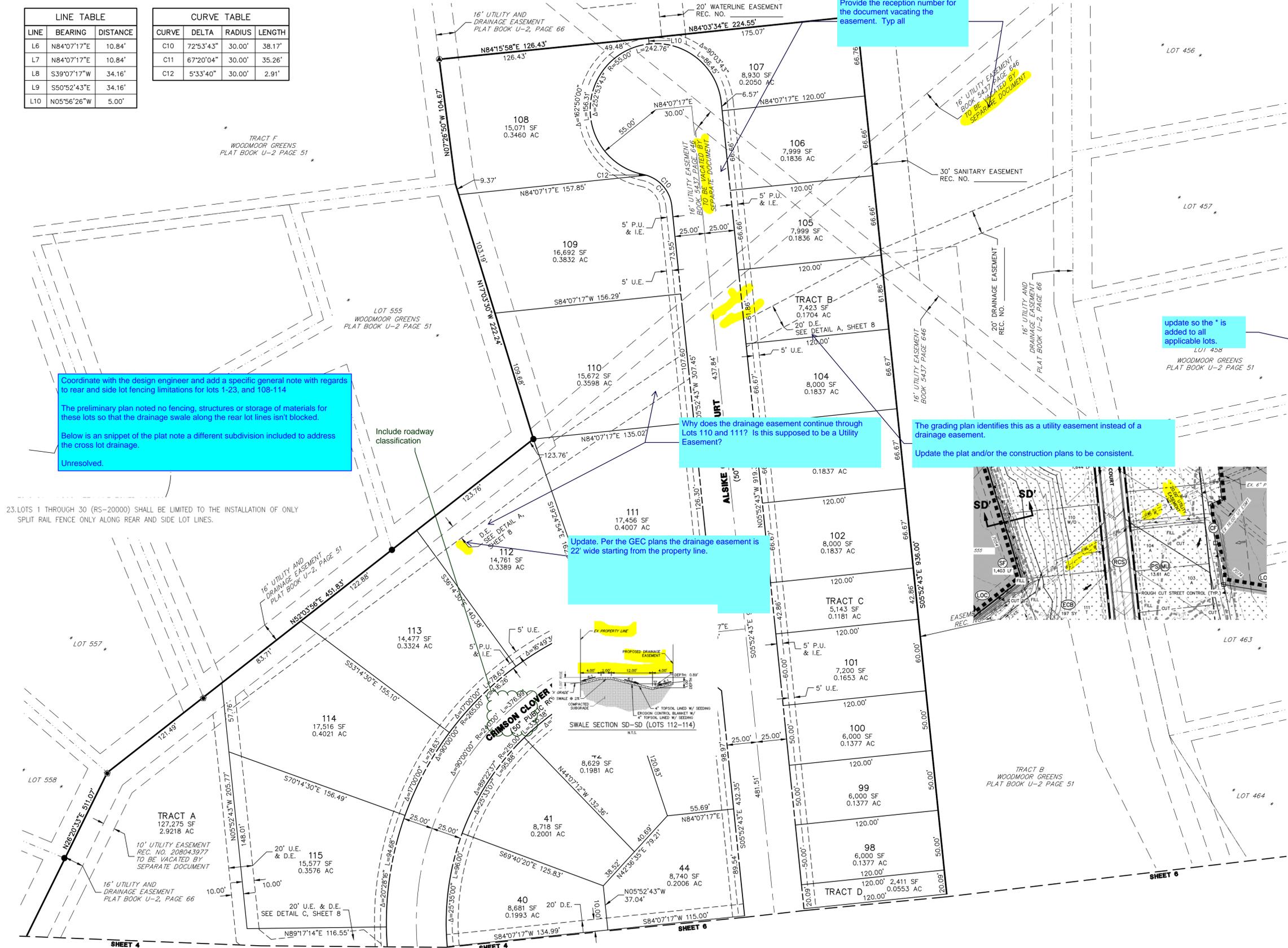
A VACATION AND REPLAT OF A PORTION OF TRACT B, WOODMOOR PLACER

LOCATED IN THE NE1/4 OF SECTION 23 AND THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

COUNTY OF EL PASO, STATE OF COLORADO

LINE	BEARING	DISTANCE
L6	N84°07'17"E	10.84'
L7	N84°07'17"E	10.84'
L8	S39°07'17"W	34.16'
L9	S50°52'43"E	34.16'
L10	N05°56'26"W	5.00'

CURVE	DELTA	RADIUS	LENGTH
C10	72°53'43"	30.00'	38.17'
C11	67°20'04"	30.00'	35.26'
C12	5°33'40"	30.00'	2.91'



Coordinate with the design engineer and add a specific general note with regards to rear and side lot fencing limitations for lots 1-23, and 108-114

The preliminary plan noted no fencing, structures or storage of materials for these lots so that the drainage swale along the rear lot lines isn't blocked.

Below is an snippet of the plat note a different subdivision included to address the cross lot drainage.

Unresolved.

Include roadway classification

Why does the drainage easement continue through Lots 110 and 111? Is this supposed to be a Utility Easement?

Update. Per the GEC plans the drainage easement is 22' wide starting from the property line.

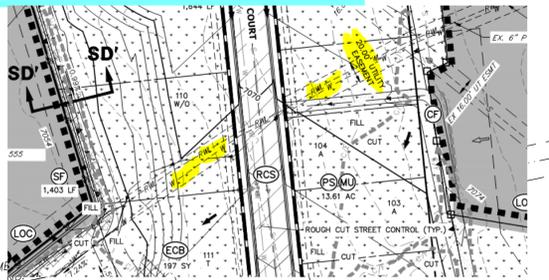
The grading plan identifies this as a utility easement instead of a drainage easement.

Update the plat and/or the construction plans to be consistent.

Provide the reception number for the document vacating the easement. Typ all

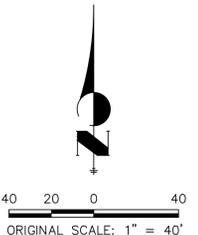
16' UTILITY EASEMENT BOOK 5437 PAGE 646 TO BE VACATED BY SEPARATE DOCUMENT

update so the * is added to all applicable lots.



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	EXISTING CENTERLINE

23. LOTS 1 THROUGH 30 (RS-20000) SHALL BE LIMITED TO THE INSTALLATION OF ONLY SPLIT RAIL FENCE ONLY ALONG REAR AND SIDE LOT LINES.



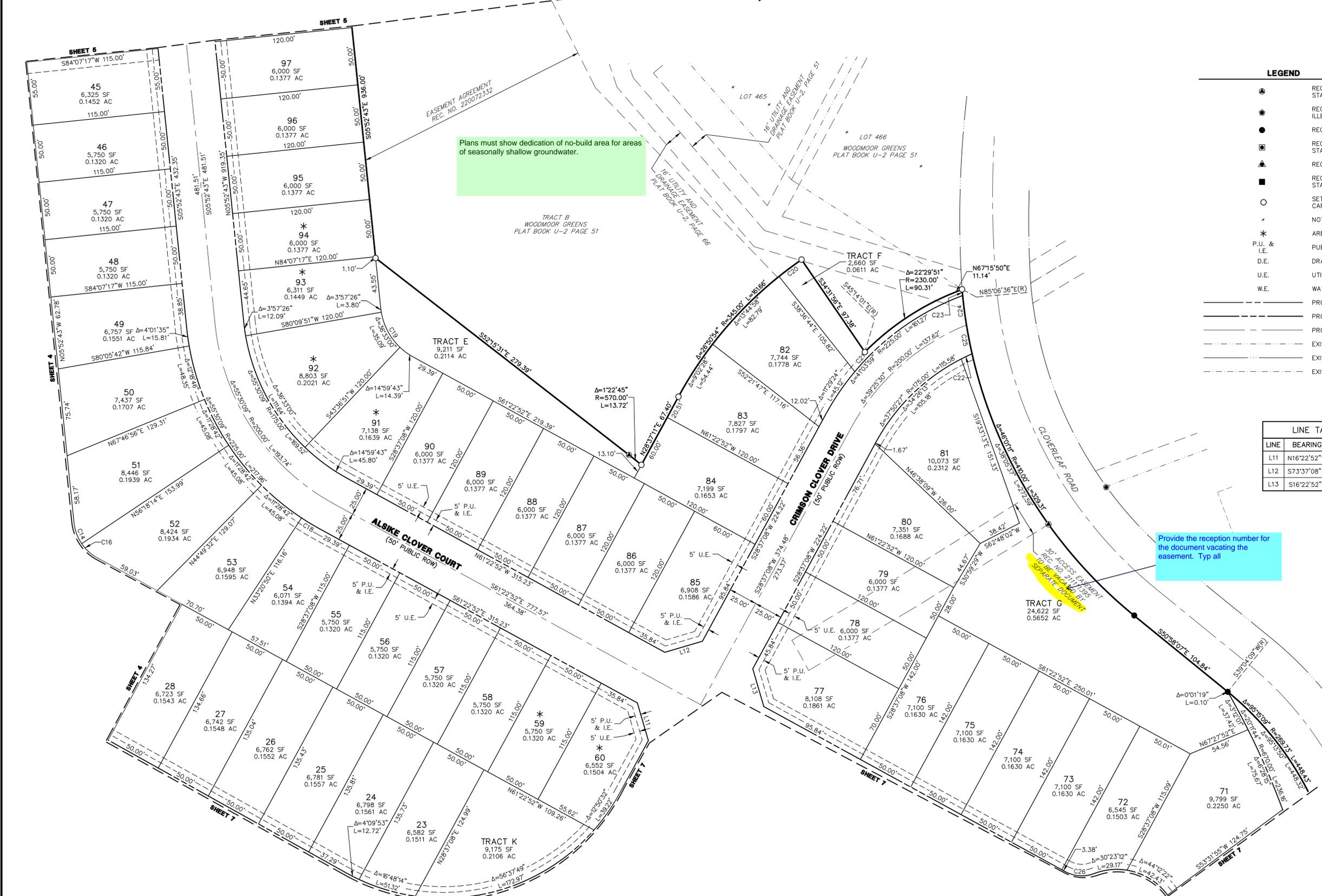
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LEGEND

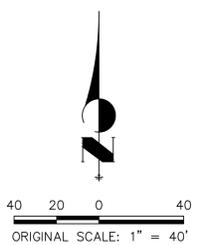
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- EXISTING CENTERLINE

LINE TABLE

LINE	BEARING	DISTANCE
L11	N16°22'52"W	34.16'
L12	S73°37'08"W	34.16'
L13	S16°22'52"E	34.16'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C14	28°22'50"	40.00'	19.81'
C16	27°07'19"	40.00'	18.93'
C18	4°43'41"	225.00'	18.57'
C19	55°30'09"	55.00'	53.28'
C20	4°03'29"	345.00'	24.43'
C21	29°34'35"	225.00'	116.15'
C22	3°24'14"	175.00'	10.40'
C23	0°45'43"	410.00'	5.45'
C24	3°35'45"	410.00'	25.73'
C25	3°34'06"	410.00'	25.53'
C26	49°40'47"	30.00'	26.01'



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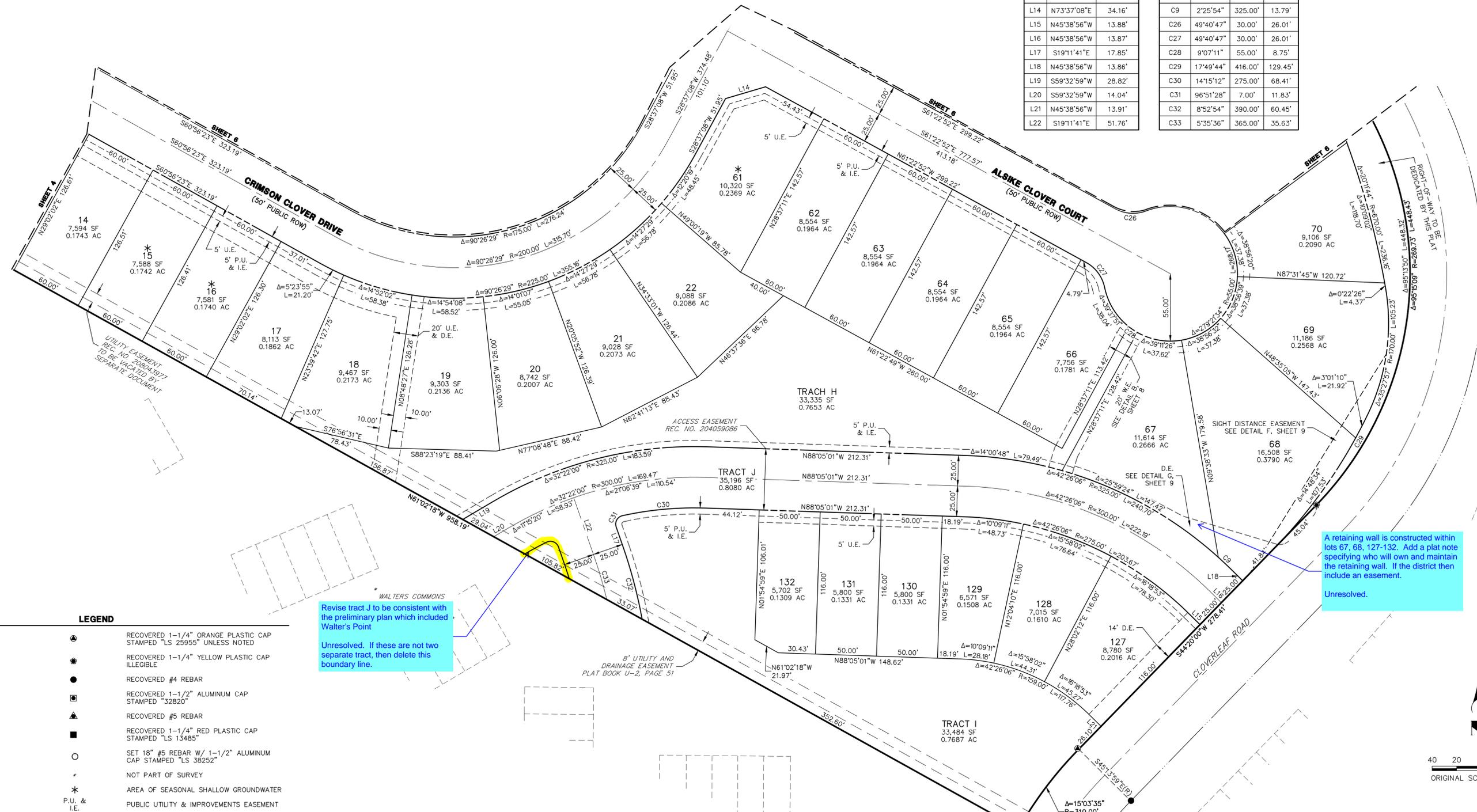
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COUNTY OF EL PASO, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	DISTANCE
L14	N73°37'08"E	34.16'
L15	N45°38'56"W	13.88'
L16	N45°38'56"W	13.87'
L17	S19°11'41"E	17.85'
L18	N45°38'56"W	13.86'
L19	S59°32'59"W	28.82'
L20	S59°32'59"W	14.04'
L21	N45°38'56"W	13.91'
L22	S19°11'41"E	51.76'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C9	2°25'54"	325.00'	13.79'
C26	49°40'47"	30.00'	26.01'
C27	49°40'47"	30.00'	26.01'
C28	9°07'11"	55.00'	8.75'
C29	17°49'44"	416.00'	129.45'
C30	14°15'12"	275.00'	68.41'
C31	96°51'28"	7.00'	11.83'
C32	8°52'54"	390.00'	60.45'
C33	5°35'36"	365.00'	35.63'



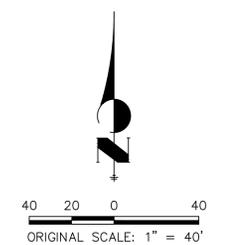
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Revise tract J to be consistent with the preliminary plan which included Walter's Point

Unresolved. If these are not two separate tracts, then delete this boundary line.

A retaining wall is constructed within lots 67, 68, 127-132. Add a plat note specifying who will own and maintain the retaining wall. If the district then include an easement.

Unresolved.



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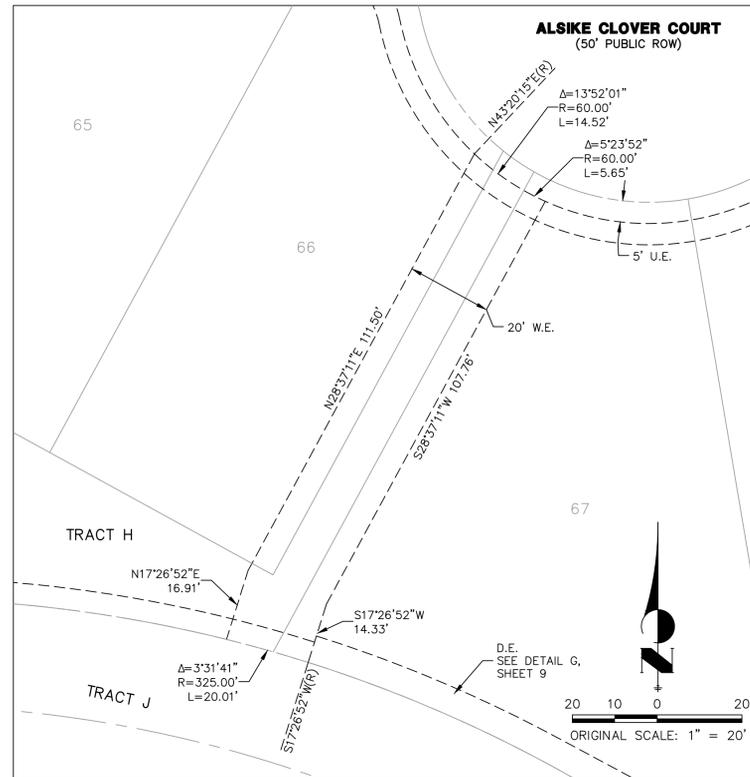


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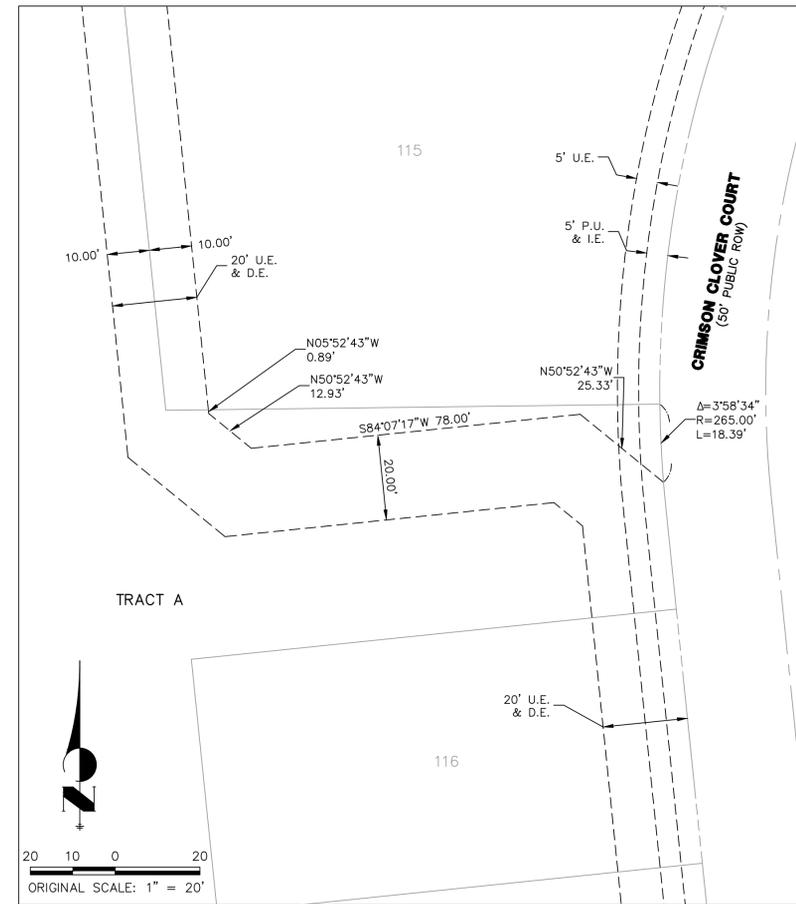
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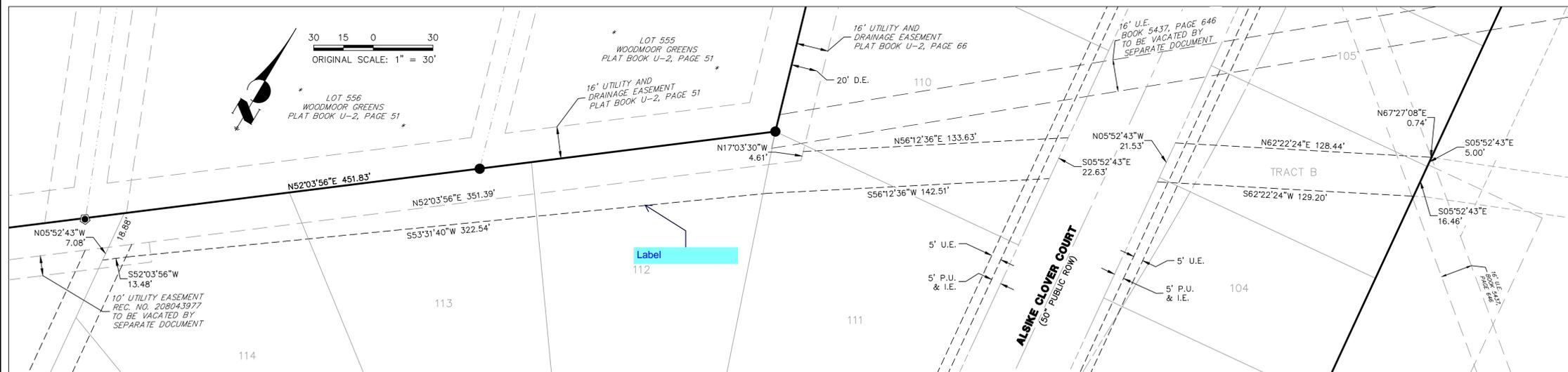
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DETAIL B



DETAIL C



DETAIL A

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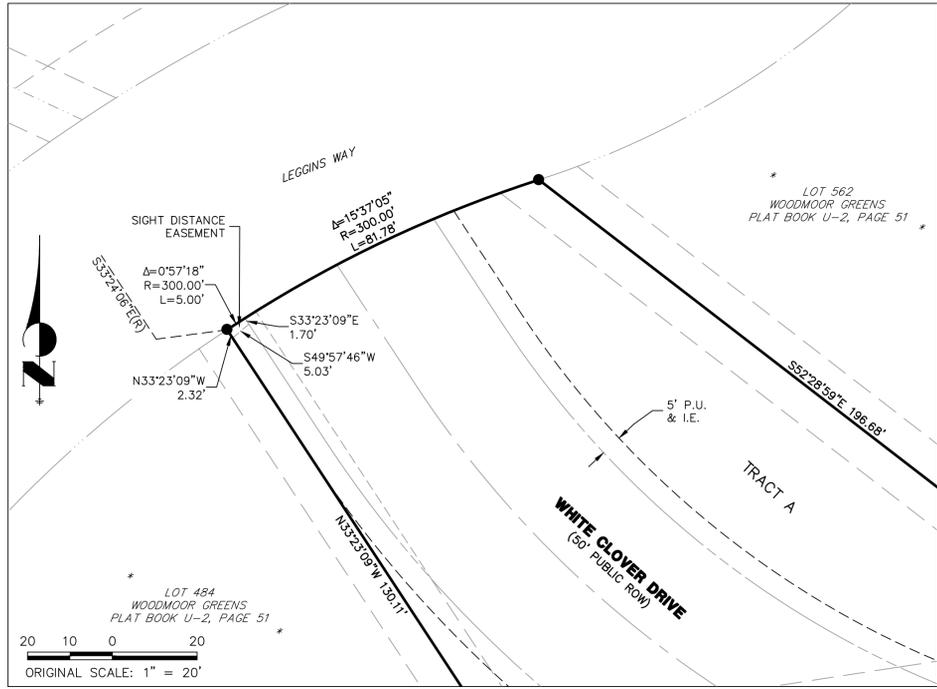
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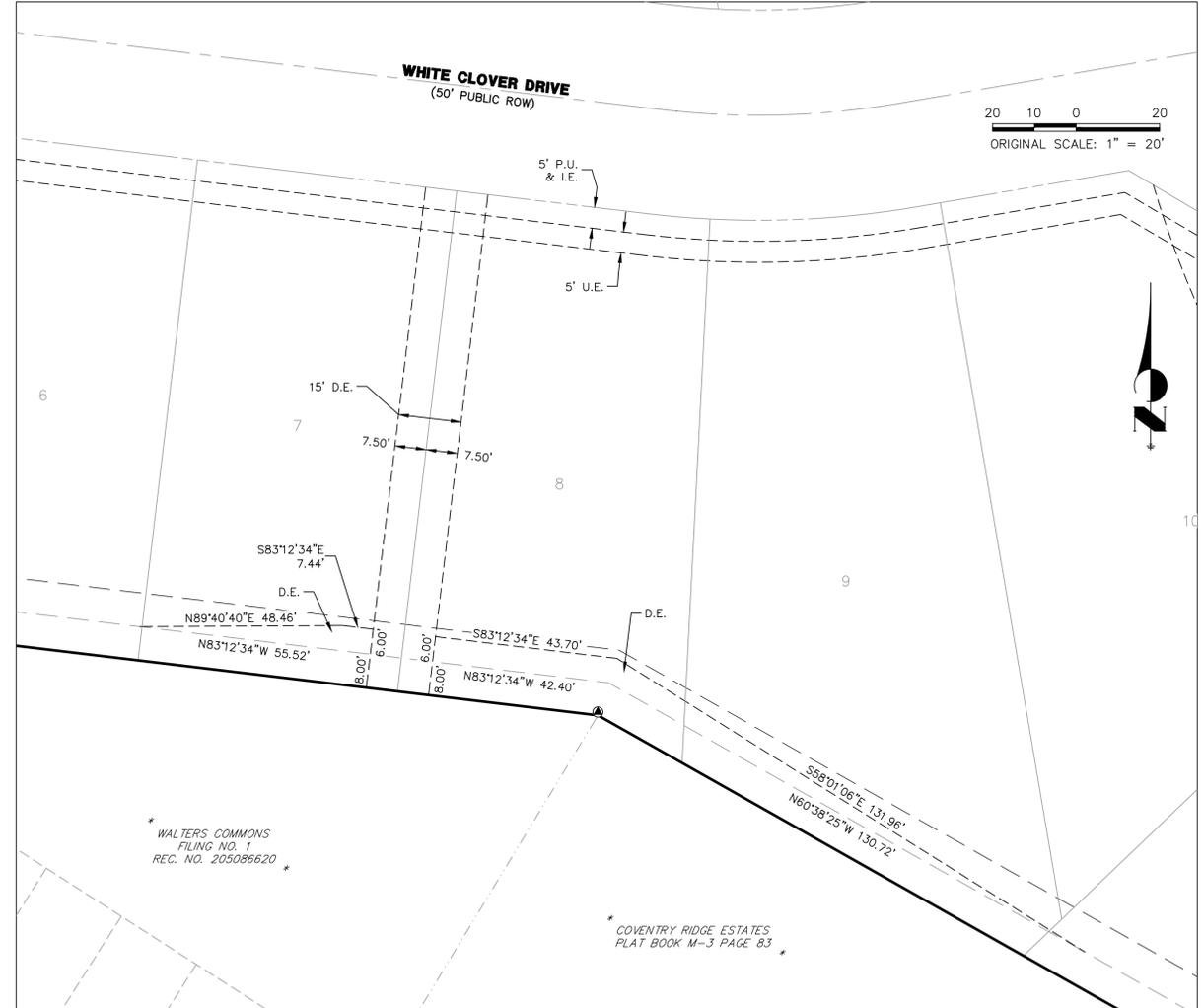
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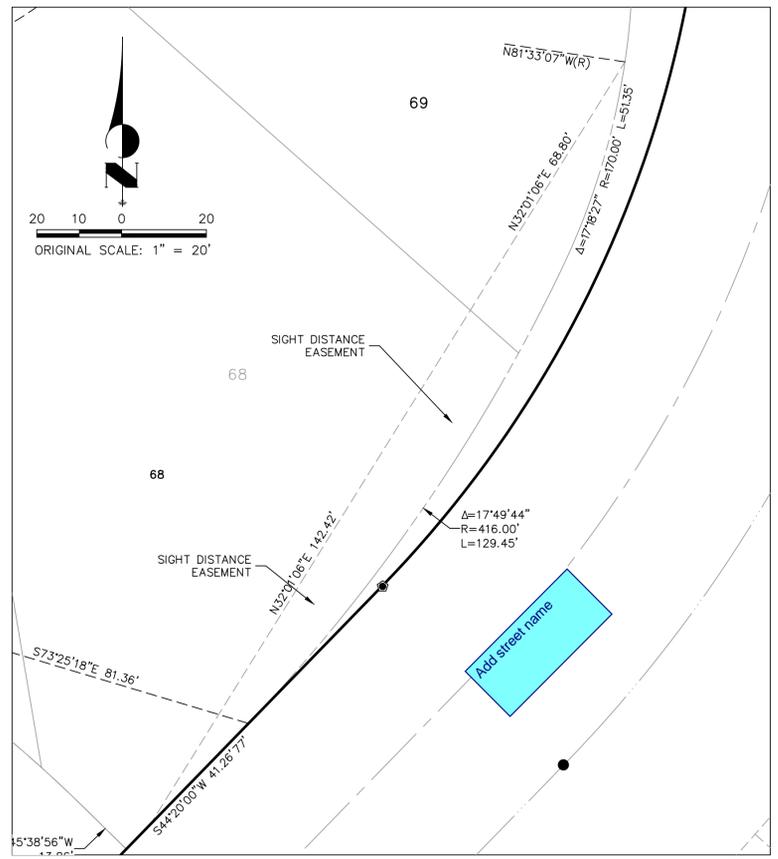
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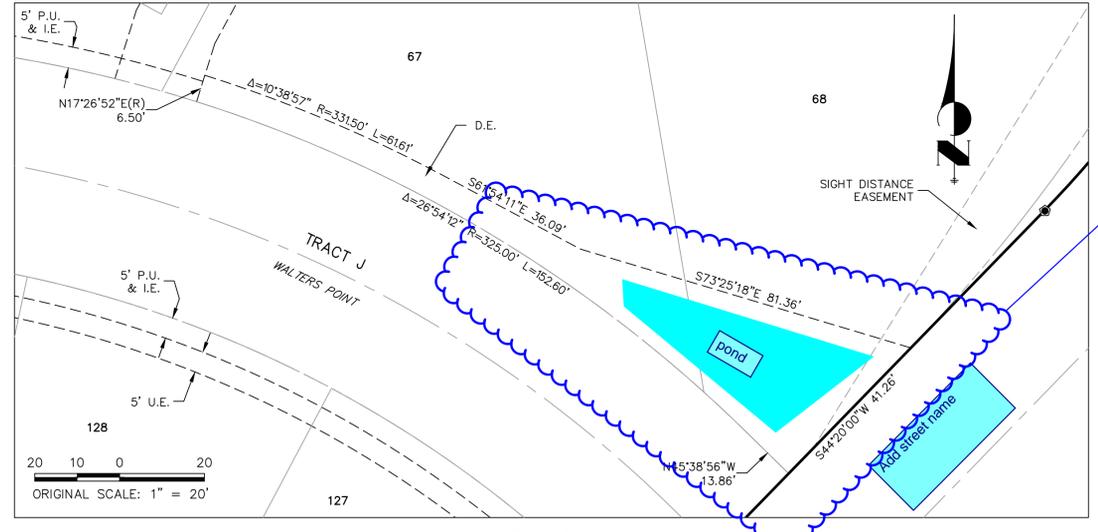
DETAIL D



DETAIL E



DETAIL F



DETAIL G

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Contact the review engineer to discuss.
 Recommend putting the tract/lot boundary back to the original configuration.
 The current layout presents different concerns that needs to be defined/addressed. With this being located within the lot you'll need to define an access easement to the WQ pond. If access is via Walter's Point then you'll need to place a plat note/restriction on where Lot 67 & 68 can install their fencing at the rear lot.
 Why was this redesign made versus just deleting the centerline highlighted below?

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 A Westrian Company

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