
CLOVERLEAF FILING NO.2 FINAL PLAT

LETTER OF INTENT

MAY 2021

APPLICANT AND PROPERTY OWNER

PT Cloverleaf, LLC
1864 Woodmoor Drive, Suite 100
Monument, Colorado 80132

CONSULTANT

N.E.S. Inc.
619 North Cascade Avenue
Colorado Springs, CO 80903

CIVIL ENGINEER

JR Engineering.
5475 Tech Center Drive, Ste 235,
Colorado Springs, CO 80919

REQUEST

PT Cloverleaf, LLC requests approval of a Final Plat for Cloverleaf Filing No. 2, comprising 132 residential lots on 37.275 acres.

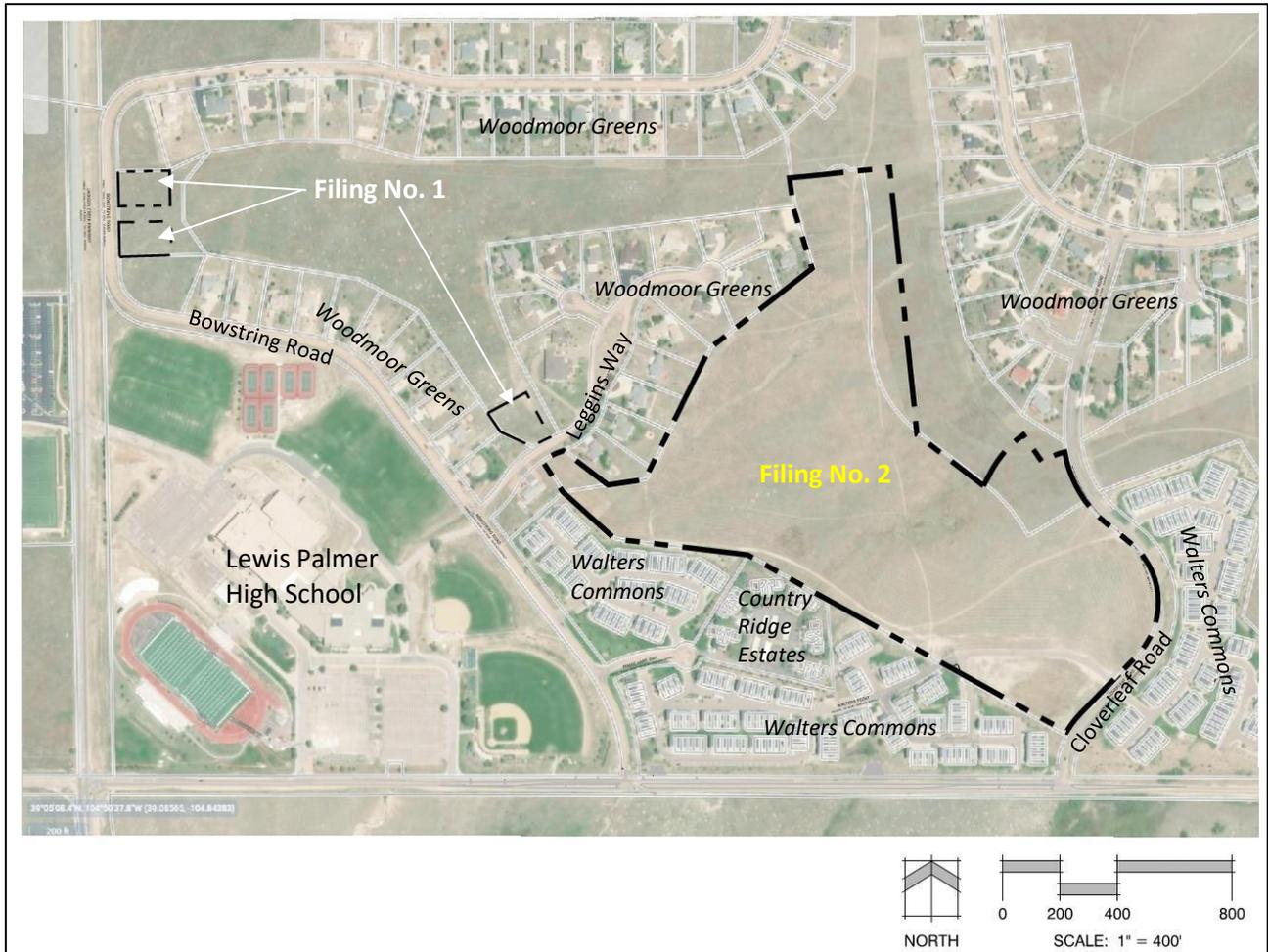
SUPPORTING DOCUMENTS

The following reports are submitted in support of this Final Plat and are referenced in this Letter of Intent:

- Soils, Geology and Geologic Hazard Study prepared by Entech Engineering.
- Natural Features and Wetland Report prepared by Bristlecone Ecology.
- Final Drainage Report prepared by JR Engineering.
- Stormwater Management Facility Operations and Maintenance Plan prepared by JR Engineering.
- Fire Protection Report prepared by NES.
- Traffic Impact Analysis by Kellar Engineering.
- Water Resources and Water Quality Report by JR Engineering.
- Wastewater Treatment Report by JR Engineering.
-

PROJECT DESCRIPTION

A Preliminary Plan is currently under consideration by the County for 38.73-acres, which includes three isolated residential ½ acre lots in the RS-20000 zone, and 141 residential lots in the RS-5000 zone. The Cloverleaf Filing No. 1 Final Plat for the three half-acre lots is also currently under review by the County. The Final Plat for Cloverleaf Filing No. 2 proposes 132 lots (a reduction of 9 lots from the Preliminary Plan) on the remaining 37.275-acre portion of the Cloverleaf subdivision. Tracts B, C & D have reduced slightly in size as a result. The reduction in lots is due to some of the 50' lots being widened to 60' lots. This increases the average lot size and reduces the overall density of the project from 3.8 du/ac as proposed in the Preliminary Plan to 3.5 du/ac on the Final Plat.



Project Background

The 37.27-acres is an undeveloped parcel that forms part of Tract B of the Woodmoor Placer subdivision, platted in 1972. The surrounding Woodmoor Greens Subdivision was also platted in 1972. The two proposed ½ acre lots on the west side of the project area fronting Bowstring Road (lots 143 and 144) were originally platted as lots at that time. As part of the replat of Lots 496-500 Woodmoor Greens, these lots were included in a Tract. The proposed ½ acre lot adjacent to Leggins Way (lot 142) was, and is still part, of the original Woodmoor Greens plat.

The tracts that formed part of the Woodmoor Placer and Woodmoor Greens subdivisions were originally envisioned as a golf course. This use did not come to fruition and the areas remain vacant. Over the years these undeveloped parcels have been enjoyed by local residents as open space and a number of informal trails have formed through the area.

A group of local residents formed the Woodmoor Open Space Committee (WOSC LLC) with the intent of purchasing the 100-acres of undeveloped tracts in this area as public open space use from the current owners, the Gary E Walters Trust and the Walters Family Partnership LLLP. The Walters family representatives agreed to the sale of 70-acres as open space, provided at least 30-acres were developed for residential lots. In order to raise the funds for this land purchase, WOSC will simultaneously sell small portions of the open space to individual adjacent lot owners as extensions of their lots. The replat to accomplish has been submitted separately by WOSC and is currently under review by with the County.

Access and Traffic

The project site is located at the northeast quadrant of the intersection of Higby Road and Bowstring Road, southeast of Monument, CO. Access to the development is from two existing full-movement intersections to Higby Road (Higby Road/Bowstring Road and Higby Road/Cloverleaf Road). Higby Road is classified as a collector in the 2040 Major Transportation Corridors Plan (MTCP). Higby Road has been identified by the MTCP as a 'county road improvement' project from Cloverleaf Road to Rollercoaster Road to be completed by 2040. The existing perimeter roads, Bowstring Road, Cloverleaf Road, and Leggins Way, have already been constructed with previous development. Bowstring Road, Cloverleaf Road and Leggins Way are classified as existing local streets. Walters Point is an existing private street that serves the Walters Common townhomes via an access easement across the Cloverleaf property

White Clover Drive, a new access from Leggins Way, will provide the western access for Lots 1-126. The Cloverleaf Subdivision has been laid out to have a public road access from Leggins Way and the intersection was placed to intersect at 89 degrees. The intersection was placed as far north on the property to provide as much sight distance as possible to the north, since the traffic from the south is most likely at a lesser speed after turning off Bowstring. Sight Visibility Easements (as shown on the Preliminary Plan) will be required at the time of Final Plat approval.

Crimson Clover Drive, a new access off Cloverleaf Road, will provide access to the development from the east. The applicant has purchased additional land, .0558 acres, from the neighbor to move the intersection 35' to the north to conform with sight distance and comply with percent grade per the County's ECM. The intersection was placed as far north as possible to provide as much sight distance as possible to the crest of the hill to the south.

Access for Lots 127-132 (Lots 136-141 on the Preliminary Plan) will be off Walters Point, which will also continue to provide a second point of access from Cloverleaf Road to the Walters Commons subdivision. Walters Point will remain a private road, and a Waiver from the LDC and Engineering Criteria Manual (ECM) is requested to permit this. This private road will also be partially upgraded to the County's Local Road design.

Open Space and Trails

Approximately 70-acres of public open space is being purchased from the Walters family by WOSC for the benefit of this project and the surrounding subdivisions. This project directly facilitates the ability of WOSC to purchase this open space area. In addition, the project proposes a number of internal open space tracts throughout the development. Trails are located in some of these open space tracts to provide a recreational amenity and to connect to the internal street sidewalks and the trails proposed in the adjacent open space. The open space tracts will be owned and maintained by the Metropolitan

District to be formed for the Cloverleaf Development. Park land dedication or fees in lieu of land dedication will be due at the time of final plat recordation.

Drainage

The Preliminary Drainage Report prepared by JR Engineering notes that there are no major drainageways on the site. Cloverleaf lies within the upper reaches of the Teachout Creek watershed basin. Drainage from the site currently discharges both west through existing culverts to Lewis Palmer High School and south under Higby Road through existing culverts. The proposed Cloverleaf Subdivision development drainage improvements, including storm sewer and two full spectrum water quality and detention ponds designed to meet El Paso County Drainage Criteria, which includes absorbing off-site flows and releasing at historic rates. The proposed development will not adversely affect the offsite drainageways or surrounding development.

Utilities

Water: The Water Resources and Wastewater Report prepared by JR Engineering estimates average and peak water demand and provides Woodmoor Water and Sanitation District (WWSD) with required data to enable the District to model the water demands. Woodmoor Water and Sanitation District has various easements for both sanitary and water lines that run parallel to existing property lines or cross the site. The primary water distribution system for Cloverleaf will be connected to the existing Woodmoor Water and Sanitation District (WWSD) water at two locations. The eastern connection is the existing 6" water main within Cloverleaf Drive. The western connection will be to the existing 6" water main in Leggins Way. The development can either install 6" diameter mains or 8" diameter water mains depending on the results of WWSD's modeling of the system. A commitment letter from the WWSD to provide water service to the Cloverleaf Subdivision is included with this submittal. This Plat approval will be conditional upon a finding of water sufficiency prior to recordation of the final plat.

Wastewater: The Wastewater Disposal Report prepared by JR Engineering notes that the WWSD is situated to serve the proposed development. The site is tributary to the Tri-Lakes wastewater treatment plant. The sanitary sewer system, design, and modeling results conform to all applicable criteria set forth by El Paso County and the WWSD and no waivers are required. A commitment letter from the WWSD to provide wastewater service to the Cloverleaf Subdivision is included with this submittal.

Gas: Natural Gas Distribution Service will be provided by Black Hills Energy. A Will Serve letter is included with this submittal.

Electric: Electric Service will be provided by Mountain View Electric Association (MVEA). A Will Serve letter is included with this submittal.

Topography

Topography of the site consists of flat to rolling foothills grasslands about a half mile from the pine-oak woodlands of the Black Forest to the northeast. According to the U.S. Geological Survey's, Topographic Map of Monument, CO Quadrangle, the subject property has an approximate median elevation of 7,077 feet above sea level. The site is generally gently to gradually sloping from northeast to southwest with some moderate slopes along a small ridge in the southeast part of the site.

Vegetation

Bristlecone Ecology (Bristlecone) prepared a Natural Feature and Wetlands Report for this project. The vegetation on the site is predominantly grassland, with a few patches of shrubs and one Ponderosa Pine near the northwest boundary. Much of the site has been previously disturbed and vegetative cover has been reestablished across the site but with little diversity and poorly developed structure. There are several informal social trails crisscrossing the site. According to Bristlecone, development of the site will likely increase and improve arboreal habitat through the planting of trees in yards and in open spaces.

Noxious Weeds

Bristlecone noted that noxious weeds are present on the site in several areas but generally in limited quantities. The greatest concentration of noxious weeds was found along the ditch near the northern border of the project area. Noxious weeds are defined as those non-native plants that aggressively invade and are detrimental to native vegetation communities and ecosystems.

A Noxious Weed Management Plan has been prepared for the project by Bristlecone for the project site detailing recommendations for identifying and controlling the spread of noxious weeds prior to, during, and/or post-construction. Weed control prior to and during construction shall take place to eliminate weeds and to prevent introducing new weeds. Following construction, the Metropolitan District will be responsible for weed control in the open areas. Individual homeowners will be responsible for weed control on their lots.

Floodplain

Based on the FEMA Firm Map Number 08041CO278G, revised December 7, 2018, the entire development is located within Zone X, or areas area outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance (or 500-year) flood.

Wildlife

Bristlecone indicated that the project site has been previously disturbed and thus does not provide ideal habitat for a variety of wildlife species. The highest quality habitat on the site is likely the isolated wetland, though this provides negligible water filtration and does not provide significant habitat for wetland wildlife species. Development of the site would inevitably affect some potential habitat for wildlife, but based on the findings of the site reconnaissance, Bristlecone classifies the expected impacts as low to very low. Designated open spaces will also conserve some of the open grassland habitats that are currently available. Federally listed Threatened and Endangered (T&E) species are not expected to occur on the site. There is no suitable habitat for the state-listed Preble's Meadow Jumping Mouse (PMJM). A PMJM disqualification letter from US Fish and Wildlife Service, dated October 31, 2019 was provided with the Preliminary Plan application.

Wetlands

The delineation of the wetlands on the site was undertaken by Bristlecone. The wetland assessment revealed the presence of one wetland onsite. Teachout Creek is mapped in the USFWS National Wetland Inventory (NWI) and USGS National Hydrography Dataset (NHD) data as a stream in the northwest portion of the site, but does not exist as depicted; it is a dry ditch with no connection to downstream WOTUS (Waters of the United States), no defined streambed, and no hydrologic conveyance. It is Bristlecone's professional opinion that this wetland is not jurisdictional, but an Approved Jurisdictional Determination (AJD) from the U.S. Army Corps of Engineers (USACE) will be

required to confirm the non-jurisdictional status of this wetland. Pending this confirmation, no impacts to jurisdictional aquatic resource protected under the Clean Water Act are anticipated.

Soils and Geology

The Soils, Geology and Geologic Hazard Study prepared by Entech Engineering indicates that the existing geologic engineering and geologic conditions will impose some constraints on development and construction of the site. These include potentially expansive clays and claystone, areas of erosion, potentially shallow groundwater, collapsible soils, potentially shallow bedrock, and possible radon gas build-up. Entech Engineering noted that geologic hazards identified on the site can either be avoided by development or satisfactorily mitigated through proper engineering design and construction practices, including perimeter drains for the shallow groundwater. Mitigation measures are outlined in the study.

Comments from Colorado Geologic Survey dated October 5, 2020 and December 2, 2020 have been incorporated in the project plan. All houses will include a subsurface foundation perimeter drain. During final design, the civil engineer will design an underdrain system to intercept provide a gravity outfall. During site development, the geotechnical engineer will be onsite to ensure subgrade is drained and stable before fill is placed. The recommendations from CGS will be incorporate during final design and site development.

Wildfire Hazard Mitigation

Wildfire hazard for the site was evaluated using the Colorado State Forest Service's (CSFS) online Wildfire Risk Assessment Portal (WRAP; CSFS 2018). Bristlecone noted that the majority of the area is mapped as "Lowest" wildfire risk with a few small pockets of "Low" risk present. The site is rated low-moderate in terms of values and assets present that could be lost to wildfire; it is rated "Low" to "Very Low" in terms of burn probability based on the available fuels at the site. The nearest fire response in the Tri Lakes Fire Protection District is Station 3, which is 2.7 miles away. Development of the site would result in a reduction of the available fuels for wildfires, while simultaneously increasing the values and assets present on the site. As such, the wildfire risk index for the project is expected to stay close to the same as a result of development.

Neighborhood Meetings Summary

Prior to the initial submittal of the Preliminary Plan and Rezone applications in June 2020, the applicant met with surrounding neighborhoods to discuss the proposed development project. This led to an agreement to limit certain lots to single-story ranch homes. A letter of support from approximately 130-residents from around the surrounding neighborhoods was provided with the Preliminary Plan application.

Despite the letter of support, the Applicant felt it necessary to reach out to the residents of Leggings Way directly to the west of the property, as they would be the most impacted by the development. Nine of the 18 lots on Leggings Way are adjacent to the proposed development. An initial meeting with neighbors on Leggings Way was held in August 2020, to discuss the initial development project, which consisted of 147 lots mainly comprised of 50-foot wide lots with varying depths. The project also included a walking trail along the rear of the adjacent lots to Leggings Way. Concerns raised by the neighbors at this meeting included ground water, access onto Leggings Way, small lots adjacent to larger 0.5-acre lots, a walking trail located at the rear of properties, and overall density.

In response to the concerns raised by the neighbors, the project was re-evaluated and the following changes made:

- Lot sizes along the bordering residences of Leggins Way were increased from a 5,000 sf minimum to 15,000 sf minimum.
- The walking trail was removed.
- Additional landscaping buffer was added adjacent to the lots most impacted by the access point on Leggins Way.
- The overall density was reduced by 6 lots.
- An underdrain system was included to capture additional groundwaters and disperse them into the proposed on-site detention ponds
- Foot traffic flow measures were included such as sidewalk, crosswalk and proper signage to direct foot traffic towards the high school.

These modification to the development plan were presented to the residents on Leggins Way on November 16, 2020. The residents were receptive to the efforts made to address the majority of their concerns.

PROJECT JUSTIFICATION

The Final Plat is consistent with the approval criteria in Section 7.2.1.D.3.f of the LDC as follows:

1. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;

The Master Plan comprises the County Policy Plan and 2000 Tri-Lakes Comprehensive Plan. The development is within Sub-Area 7, Woodmoor, which is identified as an area for medium density residential development. Most of the Woodmoor Sub-Area is zoned for single-family development. The Woodmoor Sub-Area is nearly built out and the only growth that can be expected is infill properties. The overall Cloverleaf subdivision was fully analyzed in the context of the Master Plan policies with the Preliminary Plan under consideration by the County. Filing 2 is generally consistent with the lot and open space configuration on the Preliminary Plan, with the only exception being the reduction in lot number, and should also be found to be in compliance with Master Plan.

Cloverleaf Filing No. 1 is consistent with the policies of the County Plan which encourages infill development which complements existing uses.

The project is located within Region 2, Monument area of the EL Paso County Water Master Plan (WMP). The WMP specifically states: *“Region 2, located in the northwest corner of El Paso County, is expected to experience significant growth through 2060. The I-25 corridor passes through the center of the region and offers optimal growth areas in and around the Towns of Palmer Lake and Monument. Growth is anticipated along both the east and west sides of I-25 by 2040. “*

The WMP notes that Region 2 has a current water supply of 13,607-acre feet per year and a current demand of 7,532-acre feet per year. The 2040 water supply is projected to be 20,516-acre feet per

year and the project demand is 11,713-acre feet. The *Water Resource and Water Quality Report* prepared by JR Engineering and submitted with the Preliminary Plan application provided calculations on the portable water supply. The quality of the water produced by the WWSD for domestic and commercial consumption is subject to regulations prescribed by the CDPHE that limit the amount of certain contaminants in treated or untreated water. The water distribution system design for this project will conform to all applicable criteria set forth by El Paso County and WWSD.

2. The subdivision is in substantial conformance with the approved preliminary plan;

Cloverleaf Filing No. 2 is in substantial conformance with the lot configuration on the Preliminary Plan, with the only exception being the reduction in lots in the RS-5000 area from 141 lots on the Preliminary Plan to 132 lots on the Filing 2 Final Plat. Tracts B, C & D have reduced slightly in size.

3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;

Cloverleaf Filing 2 is consistent with the subdivision design standards and regulations. All necessary studies, plans, reports and supporting material have been submitted. The subdivision design standards set out in Chapter 8 of the Land Development Code are met, including but not limited to:

- adequate provision for traffic, drainage, and open space (as part of the entire 38.75-acre subdivision);
- adequate provision for water, sewer and other utilities;
- Ensuring that land is divided into lots that are of adequate size and configuration for the purpose for which they are intended to be used; and
- Protecting the natural resources, considering the natural vegetation.

4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;

A Water Resources and Wastewater Report was prepared by JR Engineering which was submitted with the Preliminary Plan request for the entire Cloverleaf subdivision. The primary water distribution system for Cloverleaf will be connected to the existing Woodmoor Water and Sanitation District (WWSD) water mains at four locations.

- The eastern connection is the existing 6" water main within Cloverleaf Drive.
- The western connection will be to the existing 6" water main in Leggins Way.
- The southern connection will be to the existing 6" water main in Walters Point.
- The northern connection is to the existing 6" water main in Bowstring Road.

WWSD has been in existence for many years and has developed their water demand values based on their past experience with actual usage. A copy of the WWSD Long-Range Plan Update 2017 (LRP Update) has been provided with the Cloverleaf Water Resource and Water Quality Report. The LRP

Update evaluates water supply, operations, treatment, water distribution, and wastewater collection. Based on data contained in the LRP Update regarding the water resources that are available to the WSSD, subdivisions served by WWSD be supplied with water resources meeting the requirements of EL Paso County's 300-year water supply regulations. A commitment to serve letter for Cloverleaf Subdivision has been issued by WWSD. WWSD has sufficient supply and existing infrastructure in the area to serve this development.

A commitment letter from the WWSD to provide water service to the Cloverleaf Subdivision is included with this submittal. This Plat approval will be conditional upon a finding of water sufficiency prior to recordation of the final plat.

- 5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;**

The Wastewater Disposal Report prepared by JR Engineering submitted with the Preliminary Plan notes that the WWSD is situated to serve the proposed development. The site is tributary to the Tri-Lakes wastewater treatment plant. The sanitary sewer system, design, and modeling results conform to all applicable criteria set forth by El Paso County and the WWSD and no waivers are required.

A commitment letter from the WWSD to provide wastewater service to the Cloverleaf Subdivision is included with this submittal.

- 6. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];**

The Soils, Geology and Geologic Hazard Study prepared by Entech Engineering indicates that the existing geologic engineering and geologic conditions may impose some constraints on development and construction of the site. These include potentially expansive clays and claystone, areas of erosion, potentially shallow groundwater, collapsible soils, potentially shallow bedrock, and possible radon gas build-up. Entech Engineering noted that geologic hazards identified on the site can either be avoided by development or satisfactorily mitigated through proper engineering design and construction practices, including perimeter drains for the shallow groundwater. Mitigation measures are outlined in the study.

Comments from Colorado Geologic Survey, dated October 5, 2020 and December 2, 2020, received during the Preliminary Plan review, have been incorporated in the Preliminary Plan. All houses will include a subsurface foundation perimeter drain. During final design, the civil engineer will design an underdrain system to intercept provide a gravity outfall.

7. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;

A Final Drainage Report prepared by JR Engineering on May 14th 2021 has been provided. This report shows that the proposed development is consistent with the original approved drainage plan and in conformance with the El Paso County drainage standards and criteria. The drainage improvements, including two full spectrum extended detention ponds, two water quality ponds, and an off-site volume attenuation pond have been designed to meet or exceed the County criteria and will not adversely affect the offsite drainageways or surrounding development.

8. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

126 lots have direct access to a proposed public rights-of-way, and the remaining 6 lots will have direct access Walters Point, which is a private street.

9. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;

All necessary services are available to the subdivision and will serve letters from all utility providers have been submitted. Mountain View Electric Association and Black Hills Energy will provide electric and natural gas services as stated in the Will Serve letters included in this submittal. The subdivision will be adequately served by public streets and substantial adjacent area of open space is provided. Fire protection will be provided by the Tri-Lakes Monument Fire Protection District. A Will Serve letter from the District is included with this submittal.

10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;

The Tri-Lakes Monument Fire Protection District has adequate capacity to provide fire protection to the proposed subdivision. A Fire Protection Report has been provided.

11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;

All off-site impacts were evaluated and resolved during the Preliminary Plan review.

12. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;

Cash in lieu of regional park and school land provision will be paid on recordation of the Final Plat. A Subdivision Improvement Agreement is provided with this submittal.

13. The subdivision meets other applicable sections of Chapter 6 and 8; and

The subdivision meets all applicable sections of Chapter 6 and 8.

14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision.

There are no known mineral estate interests associated with this property.