Planning and Community
Development Department
2880 International Circle
Colorado Springs, Colorado 80910
Phone: 719.520.6300
Fax: 719.520.6695
Website www.elpasoco.com

DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name :	CLOVERLEAF FILING NO. 2
Schedule No.(s) :	7124202236, 7124202239, 7123103007, 7124202238
Legal Description :	SEE ATTACHED – Exhibit B

APPLICANT INFORMATION

Company :	MONUMENT HILL CM LLC
Name :	JOE DESJARDIN
	☒ Owner ☐ Consultant ☐ Contractor
Mailing Address :	1864 Woodmoor Drive, Suite100, MONUMENT CO, 80132
Phone Number :	(719) 476-0800
FAX Number :	N/A
Email Address :	JDESJARDIN@PROTERRACO.COM

ENGINEER INFORMATION

Company :	JR ENGINEERING		
Name :	MIKE BRAMLETT	Colorado P.E. Number :	32314
Mailing Address :	5475 TECH CENTER DRIVE, SUITE 235, COLORADO SPRINGS, COLORADO, 80919		
Phone Number :	719-593-2593		
FAX Number :	N/A		
Email Address :	MBRAMLETT@JRENGINEERING.COM		

OWNER, APPLICANT, AND ENGINEER DECLARATION

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal will be cause to have the project removed from the agenda of the Planning Commission, Board of County Commissioners and/or Board of Adjustment or delay review until corrections are made, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval.

✓ Joseph W. DesJardin — 11/12/2021

Signature of owner (or authorized representative) — Date

Engineer's Seal, Signature
And Date of Signature

COLORADO LICENSED
MIKE BRAMLETT
MB
32314
11/5/21
PROFESSIONAL ENGINEER

PCD File No. SF2123

DEVIATION REQUEST (Attach diagrams, figures, and other documentation to clarify request)

A deviation from the standards of or in Section **ECM Ssection 3.3.1.J.2** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

Section 3.3.1.J.2 "Where conduit size increases, the inside top slope of the conduits shall be continuous in elevation. Change in conduit shall be accomplished in a reinforced concrete manhole or cleanout structure only."

State the reason for the requested deviation:

A manhole drop of greater than one foot (without matching inside top of conduit elevations) is requested in order to provide acceptable velocities within the proposed storm sewer and optimize the elevation at which the storm sewer. Slopes and associated velocities within the storm sewer system are optimized to be just below the allowable maximum velocity for the Q100 event. The requested drop manholes are vital components of this design and enable the storm system to address the natural steepness of the Clover site.

MH-DP06- 11 (5.3 ft. drop), MH-DP06-09 (10.3 ft. drop) and STR DP06-03 (Type R Inlet – 9.5 ft drop): Pond 1 to Pond 2 storm sewer. The change in grade between Pond 1 (the east offsite pond) and Pond 2 is approximately 40 feet in under 700 feet of pipe and to design the storm sewer to Section 3.3.1.J.2 would cause excessive velocities.

MH-DP01- 07 (6.0 ft. drop): This drop manhole is necessary collect the flows from rear yard swale along walk out lots 8-18 while allowing the White Clover Drive storm system to be at normal depths and not conflict with the sanitary sewer system.

MH-DP05-15 (5.8 ft. drop) and MH-DP05-13 (2.8 ft. drop): Pond 2 outfall to Bowstring. Slopes and associated velocities within the storm sewer system are optimized to be just below the allowable maximum velocity for the Q100 event.

See Exhibit A for a graphical representation of the drop manhole locations.

Explain the proposed alternative and compare to the ECM standards (May provide applicable regional or national standards used as basis):

Drop manholes in excess of 1 ft. have been approved under the City of Colorado Springs DCM Volume 1, Chapter 9, Section 6.4 (regional standard) for similar situations within adjacent municipalities. Drops greater than 1 ft. require additional concrete strength and scour protection which is proposed with this design in the form of Class D concrete for the manhole and provision of a 1 ft sump for energy dissipation.

LIMITS OF CONSIDERATION
(At least one of the conditions listed below must be met for this deviation request to be considered.)

☐ The ECM standard is inapplicable to the particular situation.
☒ Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
☐ A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

Provide justification:

The design as presented overcomes the natural steepness of the site and meets the two primary design objectives of keeping Q100 velocities under the maximum allowable velocity of 18 ft/sec. and not requiring excessive storm sewer depth which leads to excessive shoring and long-term increased maintenance costs..

CRITERIA FOR APPROVAL

Per ECM section 5.8.7 the request for a deviation may be considered if the request is **not based exclusively on financial considerations**. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with **all of the following criteria**:

The deviation will achieve the intended result with a comparable or superior design and quality of improvement.

Per Section 5.8 of the ECM, "Section 5.8 of the ECM establishes a mechanism whereby an engineering design standard can be modified when if strictly adhered to, would cause unnecessary hardship or unsafe design because of topographical or other conditions particular to the site, and that a departure may be maed without destroying the intent of such provision".

The design revision provides a superior design to the storm drain in relation to existing topography, conventional construction practices and enables the pipe velocities to meet EPC criteria.

The deviation will not adversely affect safety or operations.

The deviation will not adversely affect safety or operations by allowing normal velocities and shallower installation of the storm drain. Construction safety will be enhanced because the installation will lessen protective shoring requirements.

The deviation will not adversely affect maintenance and its associated cost.

The maintenance of the majority of the stormwater system in Cloverleaf Filing 2 will not be a county responsibility and will be owned and maintained by Cloverleaf Metropolitan District.

Proposed access to the drop manholes will be in conformance with all pertinent safety and maintenance guidelines and will not increase maintenance costs.

The deviation will not adversely affect aesthetic appearance.

The deviation has no bearing on the aesthetic appearance.

The deviation meets the design intent and purpose of the ECM standards.

Yes, the deviation meets the design intent and purpose of the ECM standards.

The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.

Yes, all aspects of Cloverleaf Filing No. 2 will meet the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, regardless of this deviation request.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

This request has been determined to have met the criteria for approval. A deviation from Section 3.3.1.J.2 of the ECM is hereby granted based on the justification provided.

APPROVED
Engineering Department
01/31/2022 5:36:24 PM
dsdnijkamp
EPC Planning & Community Development Department

Denied by the ECM Administrator

This request has been determined not to have met criteria for approval. A deviation from Section _____ of the ECM is hereby denied.

ECM ADMINISTRATOR COMMENTS/CONDITIONS:

1.1. PURPOSE

The purpose of this resource is to provide a form for documenting the findings and decision by the ECM Administrator concerning a deviation request. The form is used to document the review and decision concerning a requested deviation. The request and decision concerning each deviation from a specific section of the ECM shall be recorded on a separate form.

1.2. BACKGROUND

A deviation is a critical aspect of the review process and needs to be documented to ensure that the deviations granted are applied to a specific development application in conformance with the criteria for approval and that the action is documented as such requests can point to potential needed revisions to the ECM.

1.3. APPLICABLE STATUTES AND REGULATIONS

Section 5.8 of the ECM establishes a mechanism whereby an engineering design standard can be modified when if strictly adhered to, would cause unnecessary hardship or unsafe design because of topographical or other conditions particular to the site, and that a departure may be made without destroying the intent of such provision.

1.4. APPLICABILITY

All provisions of the ECM are subject to deviation by the ECM Administrator provided that one of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.
- Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

1.5. TECHNICAL GUIDANCE

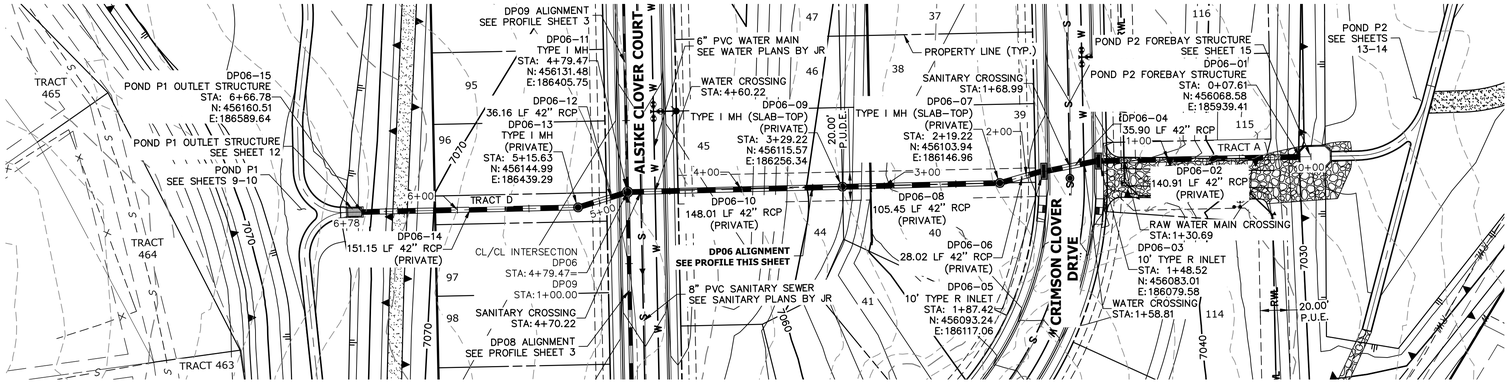
The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

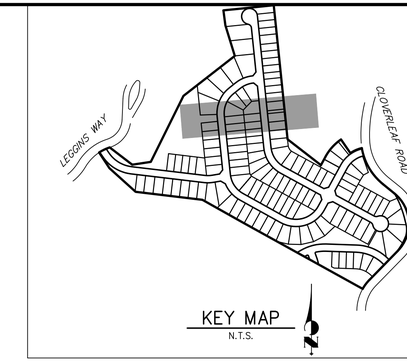
1.6. LIMITS OF APPROVAL

Whether a request for deviation is approved as proposed or with conditions, the approval is for project-specific use and shall not constitute a precedent or general deviation from these Standards.

1.7. REVIEW FEES

A Deviation Review Fee shall be paid in full at the time of submission of a request for deviation. The fee for Deviation Review shall be as determined by resolution of the BoCC.





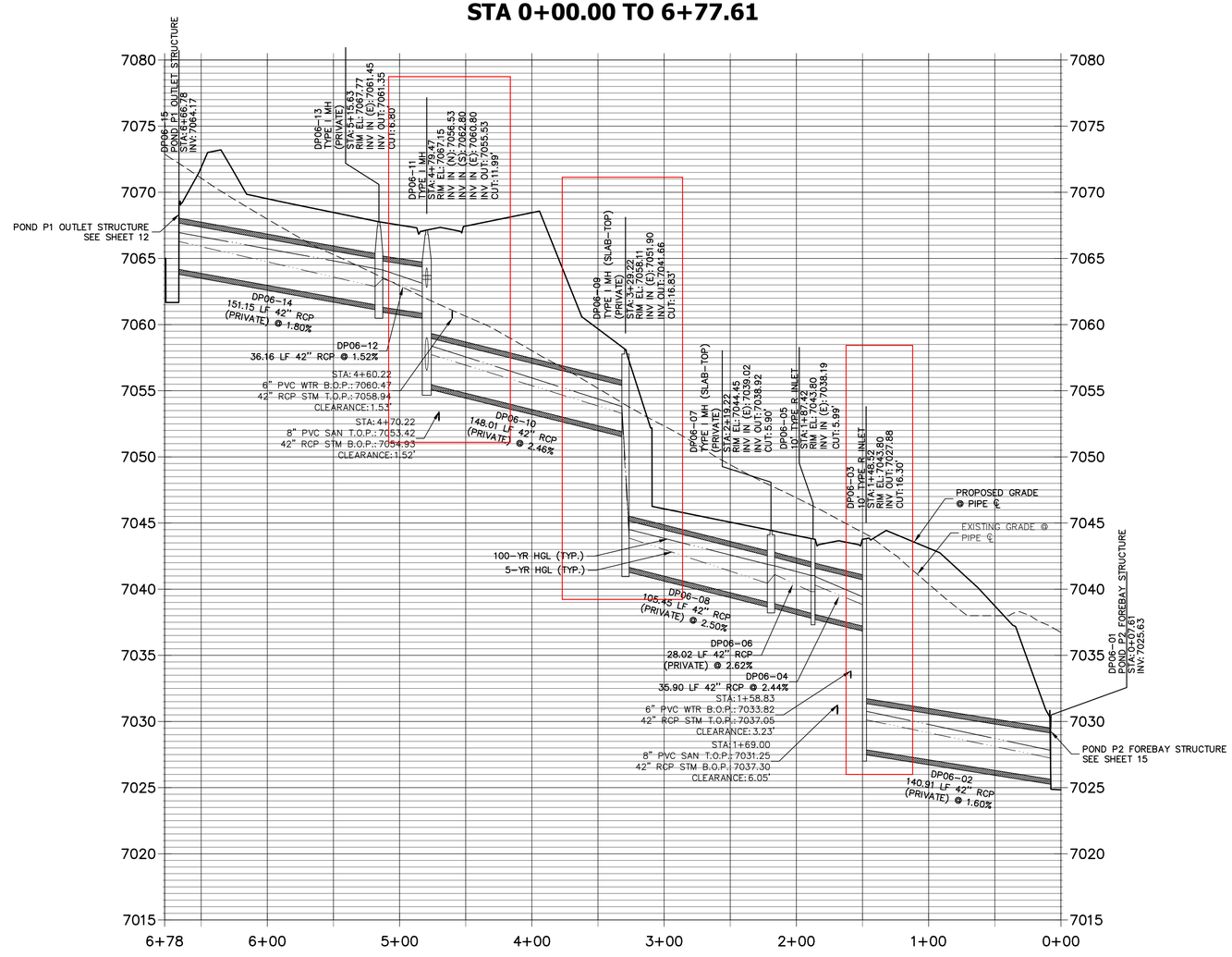
UNTIL SUCH TIME AS THESE PLANS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
PT CLOVERLEAF, LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACO.COM

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

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

DP06 PROFILE
STA 0+00.00 TO 6+77.61



50 25 0 50 100
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

NOTES

1. SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
4. PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL, FROM CENTER OF MANHOLE TO INSIDE INLET WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FES OR HEADWALL.
5. ALL MANHOLE COVERS SHALL BE ORIENTED TO AVOID CURB, GUTTER, SIDEWALK AND CROSSPANS UNLESS OTHERWISE NOTED.
6. ALL MANHOLES ARE EL PASO COUNTY TYPE II UNLESS OTHERWISE SPECIFIED.
7. ALL MANHOLES HAVE AN ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED.
8. ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES. SEE ROADWAY PLANS FOR REQUIRED ELEVATIONS.
9. INLET STATIONING IS TO CENTER OF INLET.
10. PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
11. ALL CURVED PIPES SHALL BE BUILT IN ACCORDANCE WITH THE AMERICAN CONCRETE PIPE ASSOCIATION (ACPA) DESIGN DATA 21. PIPE MANUFACTURER TO BE USED MUST BE ABLE TO MEET LENGTH AND JOINT OPENING CRITERIA PER ACPA & ALL APPLICABLE EL PASO COUNTY CRITERIA AND STANDARDS.
12. PIPE BEDDING SHALL CONFORM TO EL PASO COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS. BEDDING FOR RCP PIPE SHALL BE AG7122 NO. 57/67 CRUSHED ROCK. SQUEEGEE OR MIXTURES CONTAINING SQUEEGEE SHALL NOT BE USED. BEDDING SHALL BE SIX TO EIGHT INCHES DEEP UNDER THE PIPE AND BACKFILLED TO THE SPRING LINE.
13. PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
14. ALL STORM SEWER PIPES, INLETS, MANHOLES, AND APPURTENANCES WITHIN THE R.O.W. ARE PUBLIC. STORM FACILITIES OUTSIDE OF THE PUBLIC R.O.W. ARE PRIVATE, UNLESS OTHERWISE NOTED.
15. WHERE PIPES ENTER STRUCTURES ON A SKEW, CONTRACTOR IS REQUIRED TO EXTEND PIPE TO ENSURE THAT BOTH EDGES OF THE PIPE EXTEND INTO THE STRUCTURE. CONTRACTOR WILL THEN BE REQUIRED TO CUT PIPE FLUSH WITH THE INSIDE FACE OF THE STRUCTURE AND GROUT IN PLACE. UNLESS OTHERWISE NOTED.
16. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS AND EL PASO COUNTY STANDARDS AND SPECIFICATION.
17. SEE DETAIL SHEETS FOR APPLICABLE DETAILS.
18. ALL INLETS REQUIRE A CURB TYPE AND FL TRANSITION (LOCAL DEPRESSION) DETAILED PER CDOT (M-604-12) TYPE R INLET DETAIL. SEE JR ROADWAY PLAN SHEETS AND DETAIL SHEET.
19. PIPES WITH PRESSURE HEAD SHALL USE WATER TIGHT JOINTS WITH A 100-YEAR SERVICE LIFE.
20. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL EL PASO COUNTY TYPE I MANHOLES PRIOR TO CONSTRUCTION OR ORDERING MATERIALS.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

COLORADO REGISTERED PROFESSIONAL ENGINEER MIKE A. BRAMLETT 32314

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	10/29/21
DESIGNED BY	APL
DRAWN BY	APL
CHECKED BY	

CLOVERLEAF FILING 2

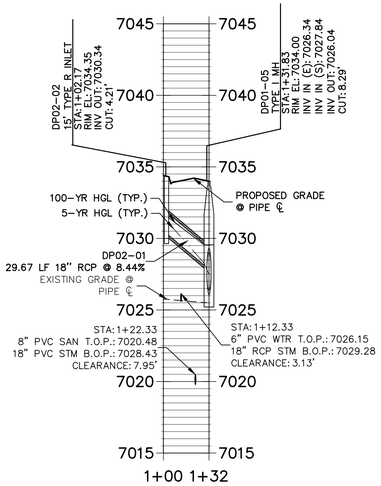
STORM SEWER PLAN AND PROFILE

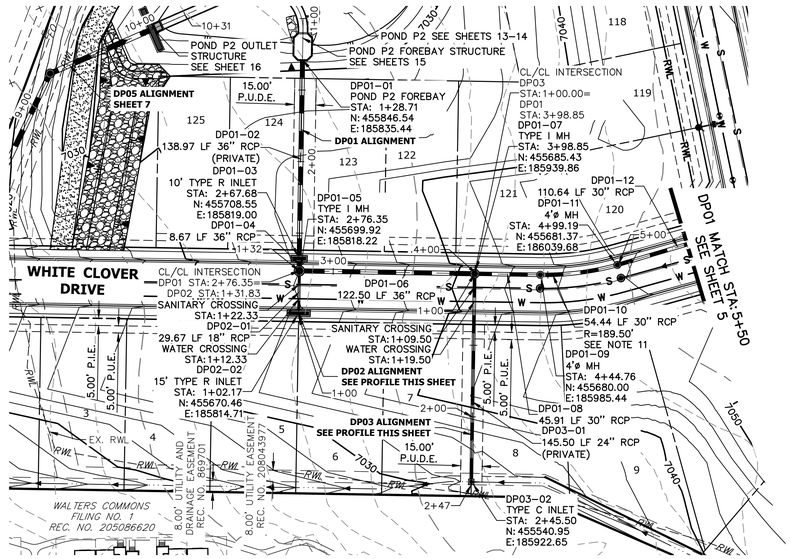
SHEET 4 OF 28

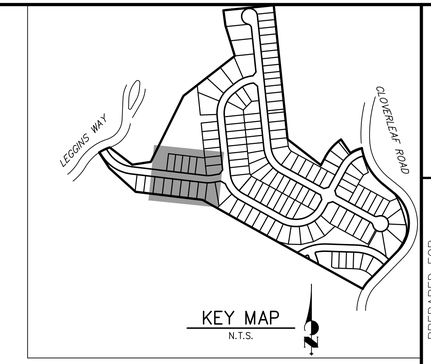
JOB NO. 25158.01

X:\2510000.all\2515801\Drawings\Sheet Dwgs\Ch2\2515801DP01.dwg, DP02, 11/1/2021 11:54:49 AM, CS

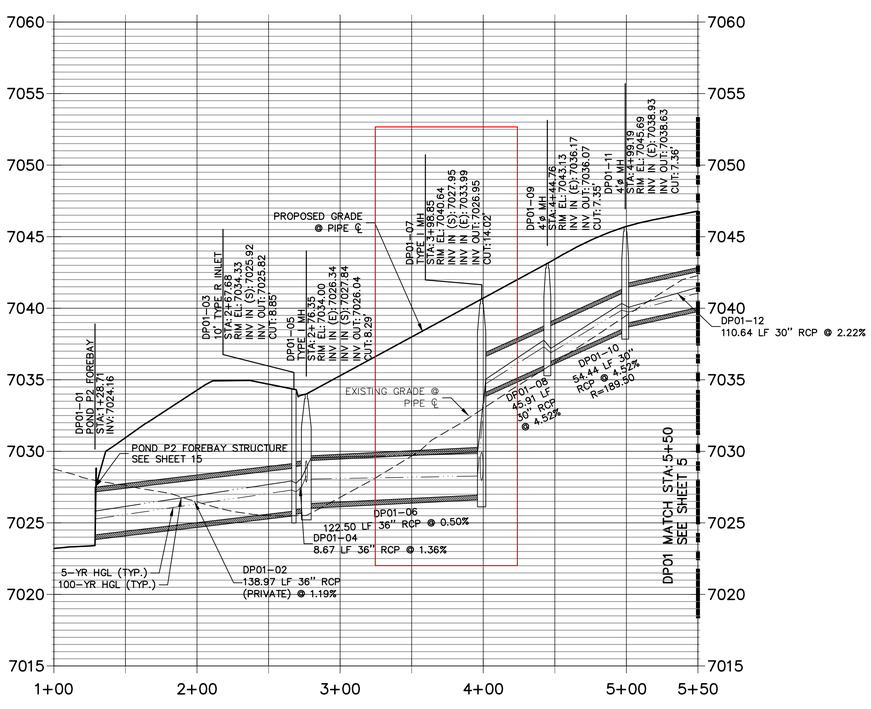
DP02 PROFILE
STA 1+00.00 TO 1+31.83



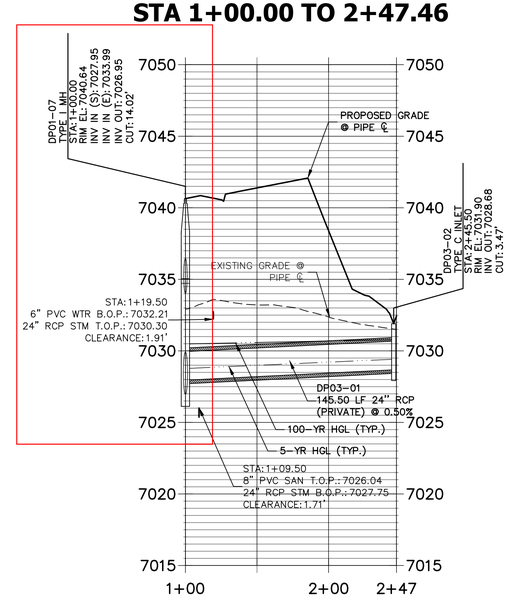




DP01 PROFILE (1)
STA 1+00.00 TO 5+50.00



DP03 PROFILE
STA 1+00.00 TO 2+47.46



NOTES

1. SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
4. PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL, FROM CENTER OF MANHOLE TO INSIDE INLET WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FES OR HEADWALL.
5. ALL MANHOLE COVERS SHALL BE ORIENTED TO AVOID CURB, GUTTER, SIDEWALK AND CROSSPANS UNLESS OTHERWISE NOTED.
6. ALL MANHOLES ARE EL PASO COUNTY TYPE II UNLESS OTHERWISE SPECIFIED.
7. ALL MANHOLES HAVE AN ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED.
8. ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES. SEE ROADWAY PLANS FOR REQUIRED ELEVATIONS.
9. INLET STATIONING IS TO CENTER OF INLET.
10. PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
11. ALL CURVED PIPES SHALL BE BUILT IN ACCORDANCE WITH THE AMERICAN CONCRETE PIPE ASSOCIATION (ACPA) DESIGN DATA 21. PIPE MANUFACTURER TO BE USED MUST BE ABLE TO MEET LENGTH AND JOINT OPENING CRITERIA PER ACPA & ALL APPLICABLE EL PASO COUNTY CRITERIA AND STANDARDS.
12. PIPE BEDDING SHALL CONFORM TO EL PASO COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS. BEDDING FOR RCP PIPE SHALL BE AG7122 NO. 57/67 CRUSHED ROCK. SQUEEGEE OR MIXTURES CONTAINING SQUEEGEE SHALL NOT BE USED. BEDDING SHALL BE SIX TO EIGHT INCHES DEEP UNDER THE PIPE AND BACKFILLED TO THE SPRING LINE.
13. PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
14. ALL STORM SEWER PIPES, INLETS, MANHOLES, AND APPURTENANCES WITHIN THE R.O.W. ARE PUBLIC. STORM FACILITIES OUTSIDE OF THE PUBLIC R.O.W. ARE PRIVATE, UNLESS OTHERWISE NOTED.
15. WHERE PIPES ENTER STRUCTURES ON A SKEW, CONTRACTOR IS REQUIRED TO EXTEND PIPE TO ENSURE THAT BOTH EDGES OF THE PIPE EXTEND INTO THE STRUCTURE. CONTRACTOR WILL THEN BE REQUIRED TO CUT PIPE FLUSH WITH THE INSIDE FACE OF THE STRUCTURE AND GROUT IN PLACE. UNLESS OTHERWISE NOTED.
16. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS AND EL PASO COUNTY STANDARDS AND SPECIFICATION.
17. SEE DETAIL SHEETS FOR APPLICABLE DETAILS.
18. ALL INLETS REQUIRE A CURB TYPE AND FL TRANSITION (LOCAL DEPRESSION) DETAILED PER CDOT (M-604-12) TYPE R INLET DETAIL. SEE JR ROADWAY PLAN SHEETS AND DETAIL SHEET.
19. PIPES WITH PRESSURE HEAD SHALL USE WATER TIGHT JOINTS WITH A 100-YEAR SERVICE LIFE.
20. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL EL PASO COUNTY TYPE I MANHOLES PRIOR TO CONSTRUCTION OR ORDERING MATERIALS.

50 25 0 50 100
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

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

PREPARED FOR
PT CLOVERLEAF, LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACO.COM

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

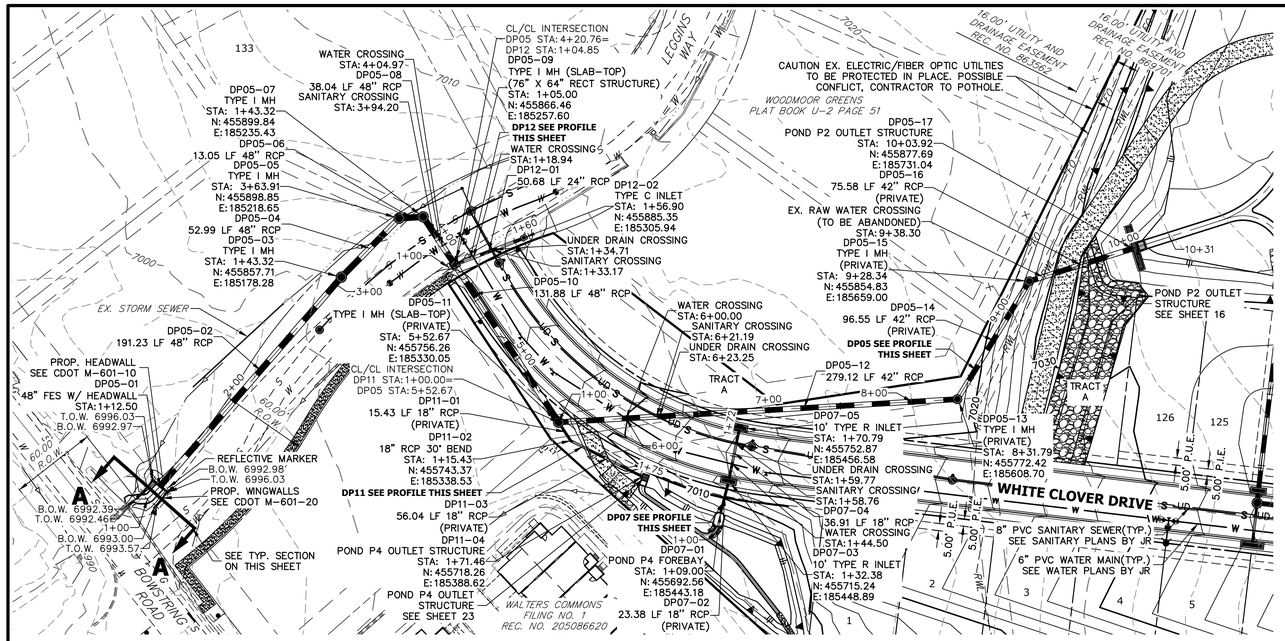
No.	REVISION	BY	DATE

H-SCALE	1"=50'		
V-SCALE	1"=5'		
DATE		10/29/21	
DESIGNED BY		APL	
DRAWN BY		APL	
CHECKED BY			

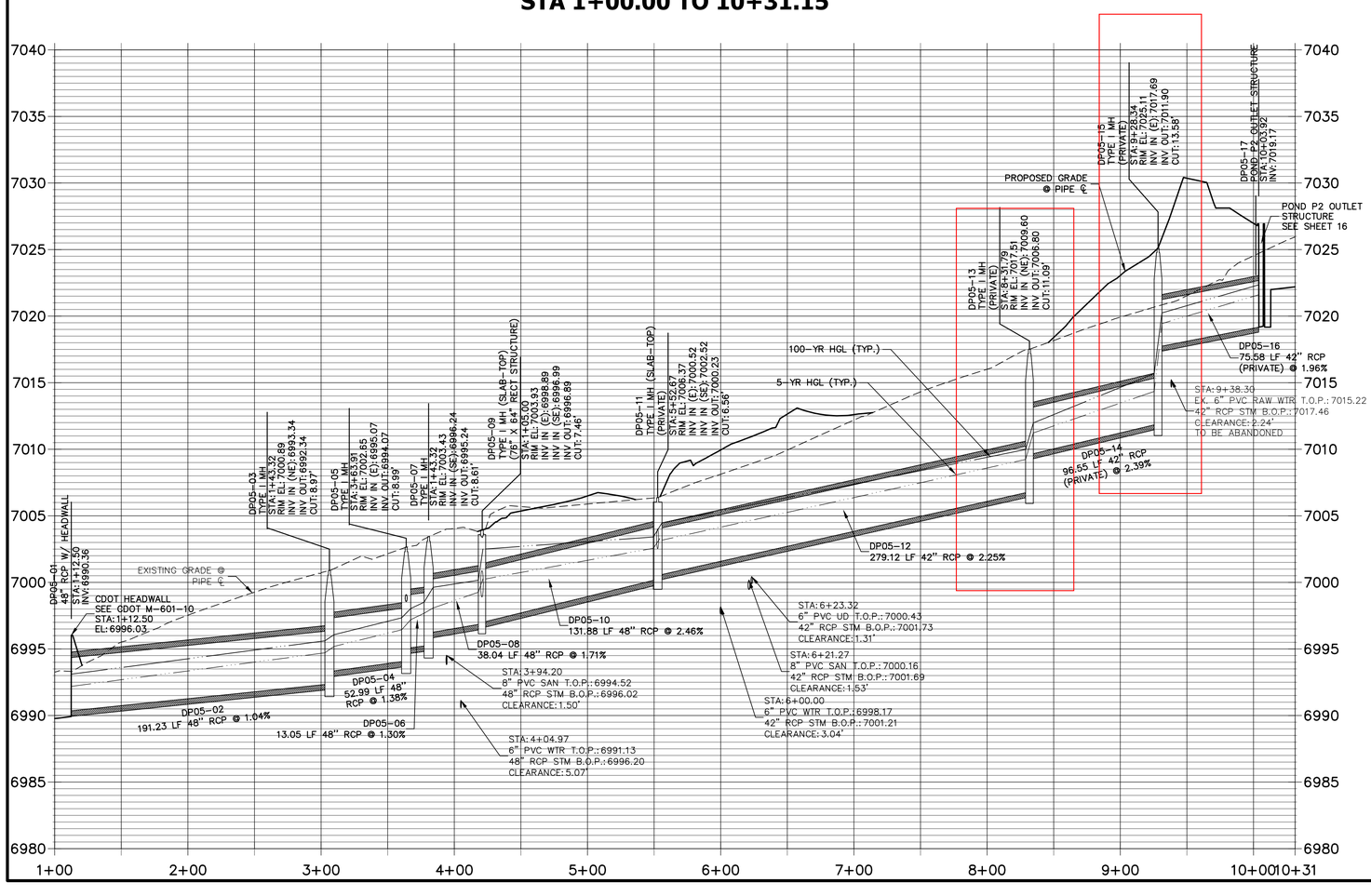
CLOVERLEAF FILING 2
STORM SEWER PLAN AND PROFILE

SHEET 6 OF 28
JOB NO. 25158.01

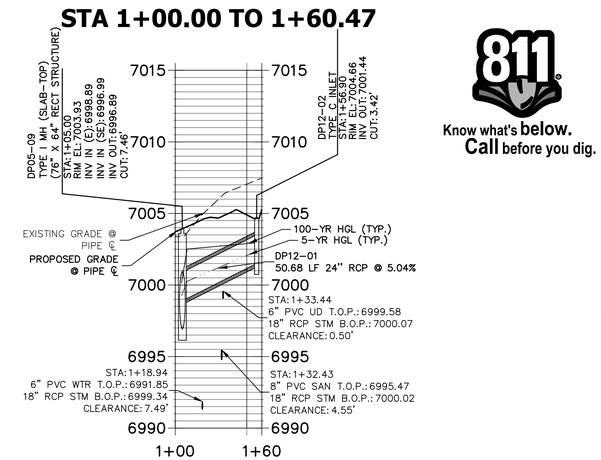
X:\2510000.all\2515801\Drawings\Sheet Dwgs\Ch2\2515801DP01.dwg, DP04, 11/1/2021 11:56:24 AM, CS



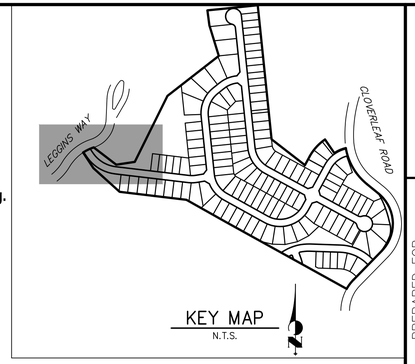
DP05 PROFILE
STA 1+00.00 TO 10+31.15



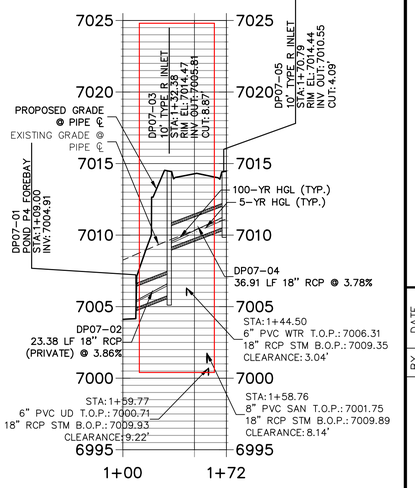
DP12 PROFILE
STA 1+00.00 TO 1+60.47



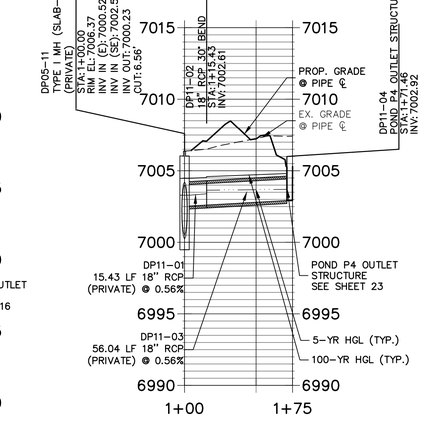
Know what's below. Call before you dig.



DP07 PROFILE
STA 1+00.00 TO 1+72.29

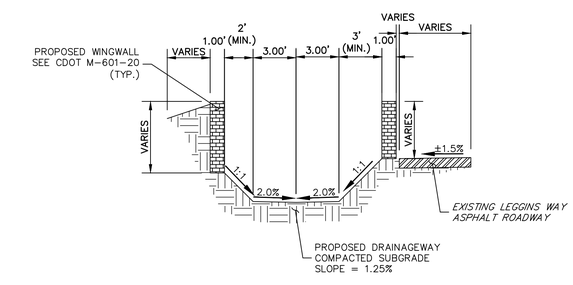


DP11 PROFILE
STA 1+00.00 TO 1+75.46



NOTES

1. SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
2. SEE SHEET 2 FOR ADDITIONAL NOTES.



OUTFALL WINGWALL AND SWALE SECTION A-A

SCALE: 1"=5'

50 25 0 50 100

HORIZONTAL ORIGINAL SCALE: 1" = 50'

VERTICAL ORIGINAL SCALE: 1" = 5'

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

COLORADO LICENSED PROFESSIONAL ENGINEER MIKE A. BRAMLETT 32314

UNTIL SUCH TIME AS THESE PLANS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
PT CLOVERLEAF, LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACO.COM

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

No.	REVISION	BY	DATE

H-SCALE	1"=50'		
V-SCALE	1"=5'		
DATE	10/29/21		
DESIGNED BY	APL		
DRAWN BY	APL		
CHECKED BY			

CLOVERLEAF FILING 2

STORM SEWER PLAN AND PROFILE

SHEET 7 OF 28

JOB NO. 25158.01

X:\2510000.all\2515801\Drawings\Sheet Dwgs\CD\2515801DP01.dwg, DP05, 11/1/2021 11:57:10 AM, CS

LEGAL DESCRIPTION – CLOVERLEAF FILING 2

THREE PARCELS OF LAND BEING ALL OF THOSE PROPERTIES RECORDED 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:

1. N33°23'09"W A DISTANCE OF 130.11 FEET, TO A POINT OF NON-TANGENT CURVE, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEGGINS WAY;

2. ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S33°24'06"E, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 15°37'05" AND AN ARC LENGTH OF 81.78 FEET, TO A POINT OF NON-TANGENT;

3. S52°28'59"E A DISTANCE OF 196.68 FEET, TO A POINT ON THE WESTERLY LINE OF SAID TRACT B, WOODMOOR PLACER;

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

1. N81°20'01"E A DISTANCE OF 130.03 FEET;

2. N26°20'33"E A DISTANCE OF 511.07 FEET;

3. N52°03'56"E A DISTANCE OF 451.83 FEET;

4. N17°03'30"W A DISTANCE OF 222.24 FEET;

5. N07°26'50"W A DISTANCE OF 104.67 FEET;

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

1. N84°15'58"E A DISTANCE OF 126.43 FEET;

2. N84°03'34"E A DISTANCE OF 224.55 FEET;

3. S05°52'43"E A DISTANCE OF 936.00 FEET;

4. S52°15'31"E A DISTANCE OF 279.39 FEET, TO A POINT OF CURVE;

5. 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;

6. N28°37'11"E A DISTANCE OF 67.40 FEET, TO A POINT ON CURVE;

7. 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;

8. S34°31'56"E A DISTANCE OF 97.38 FEET, TO A POINT OF NON-TANGENT CURVE;

9. 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;

10. 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:

1. 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;

2. S50°58'07"E A DISTANCE OF 104.84 FEET, TO A POINT OF NON-TANGENT CURVE;

3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S39°04'09"W, HAVING A RADIUS OF 269.73 FEET, A CENTRAL ANGLE OF 95°15'09" AND AN ARC LENGTH OF 448.43 FEET, TO A POINT OF NON-TANGENT;

4. S44°20'00"W A DISTANCE OF 278.41 FEET, TO A POINT OF NON-TANGENT CURVE;

5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S45°13'59"E, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 15°03'35" AND AN ARC LENGTH OF 81.48 FEET, TO A POINT OF NON-TANGENT, SAID POINT BEING ON THE SOUTHERLY LINE OF SAID TRACT B, WOODMOOR PLACER;

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

1. N61°02'18"W A DISTANCE OF 958.19 FEET;

2. N60°38'25"W A DISTANCE OF 314.83 FEET;

3. N83°12'34"W A DISTANCE OF 466.58 FEET, TO THE POINT OF BEGINNING;

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