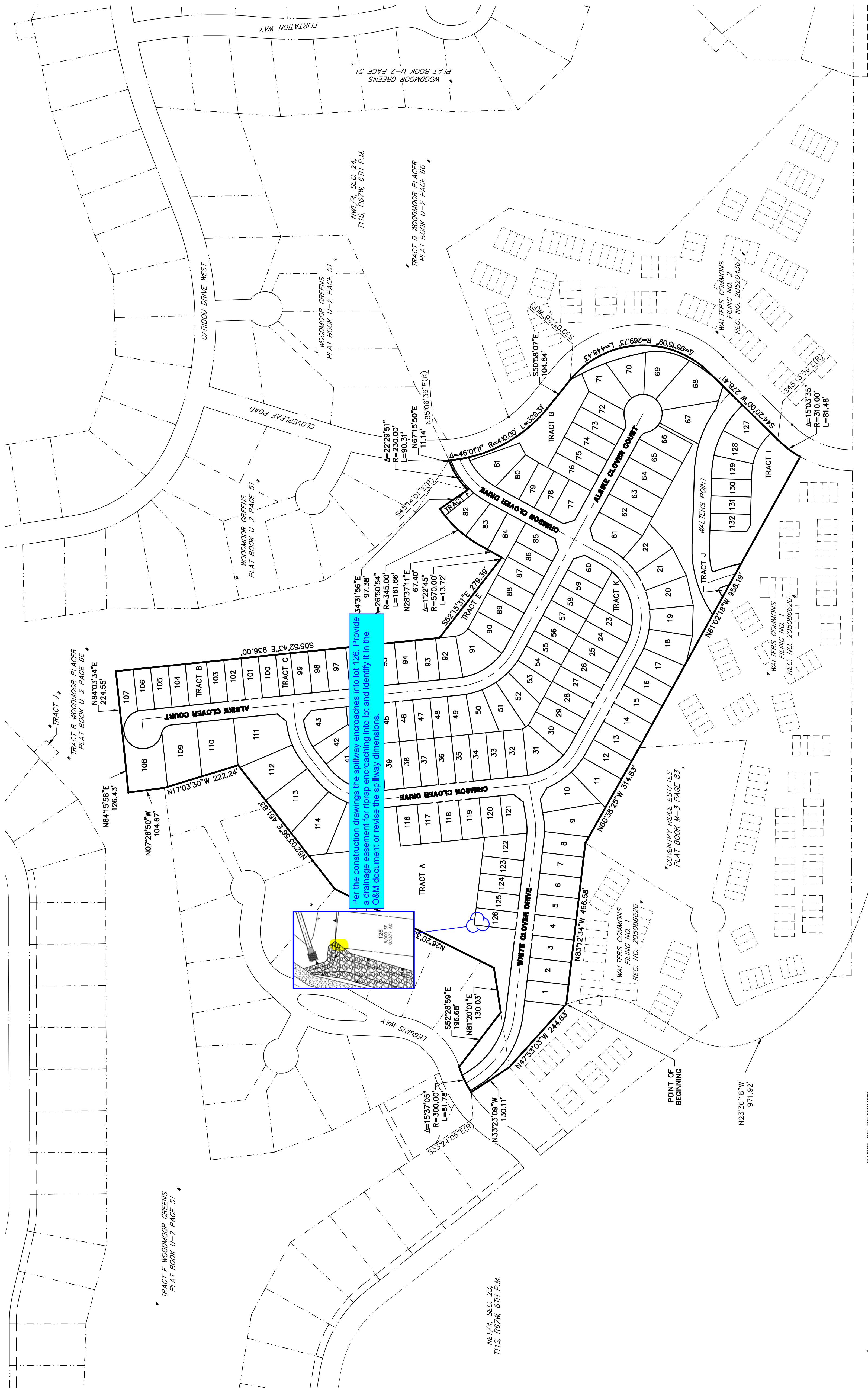


CLOVERLEAF FILING NO. 2

A 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" GRANGE PLASTIC CAP STAMPED "LS 2595" UNLESS NOTED ILLEGIBLE
●	RECOVERED 1-1/4" YELLOW PLASTIC CAP
●	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
—	PROPOSED PROPERTY LINE
—	PROPOSED RIGHT-OF-WAY
—	PROPOSED CENTERLINE
—	EXISTING PROPERTY LINE
—	EXISTING RIGHT-OF-WAY
—	EXISTING CENTERLINE

Show all floodplain, shallow groundwater, and geologic hazards dedicated on plat as no-build area and add corresponding notes.

Not updated Requires further discussion

30.00' WITNESS CORNER
 C1/4 CORNER SEC. 23
 T.11S, R.67W, 6TH P.M.
 RECOVERED 1-1/2" ALUMINUM CAP
 STAMPED "LS 2692"

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 "PLS 10377 1997 30.00 WC"

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

JOB NO. 25158.01
 MAY 7, 2021
 SHEET 2 OF 7



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CLOVERLEAF FILING NO. 2

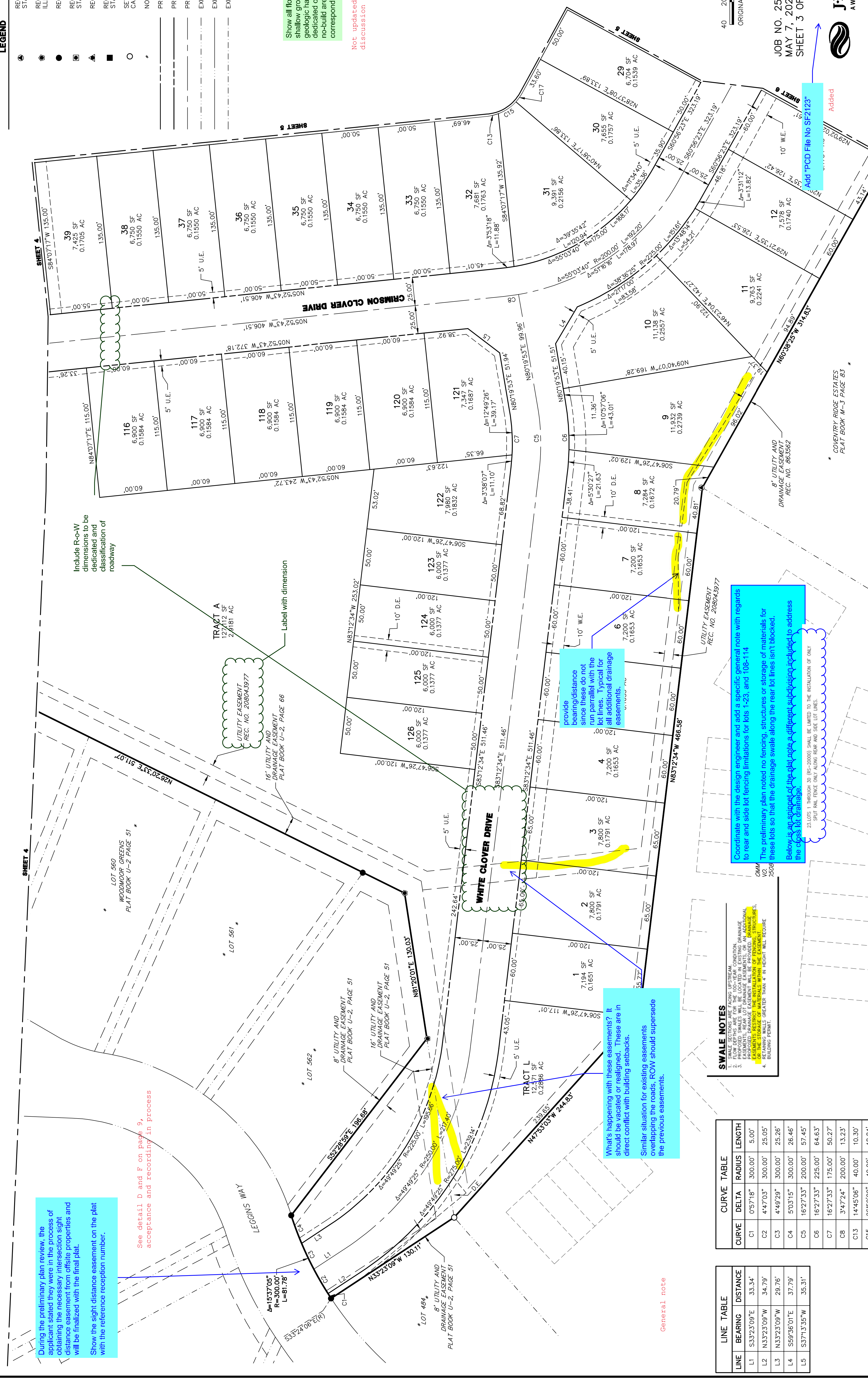
A REPLAT OF A PORTION OF TRACT B, WOODMOOR PLACER
 LOCATED IN THE NE1/4 OF SECTION 23 AND THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 29955" UNLESS NOTED ILLEGIBLE
- RECOVERED 1-1/4" YELLOW PLASTIC CAP
- 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
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE

Show all floodplain, shallow groundwater, and geologic hazards dedicated on plat as no-build area and add corresponding notes.

Not updated requires further discussion



CLOVERLEAF FILING NO. 2

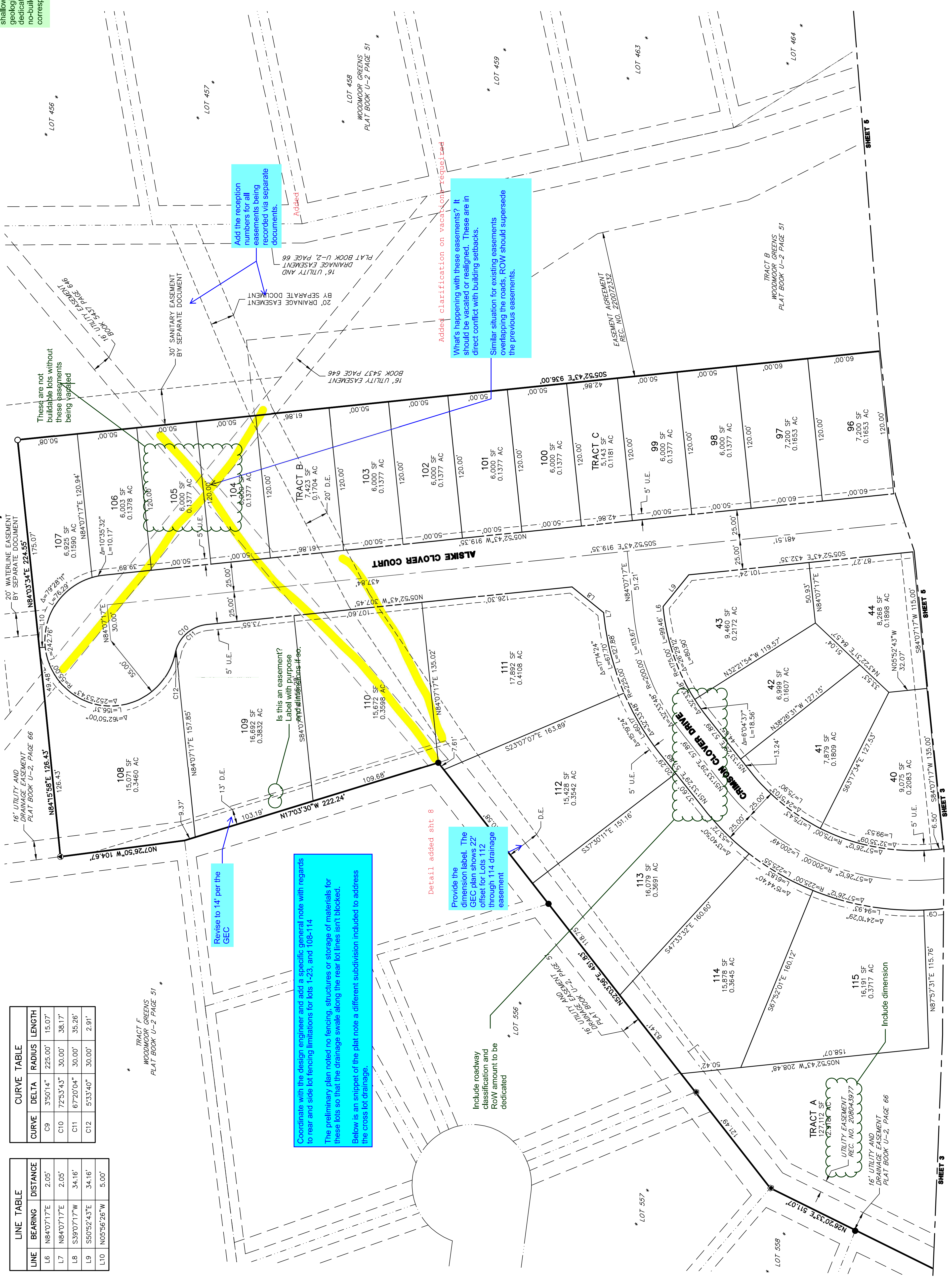
A REPLAT OF A PORTION OF TRACT B, WOODMOOR PLACER LOCATED IN THE NE1/4 OF SECTION 23 AND THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

LINE TABLE		CURVE TABLE		
LINE	BEARING	DELTA	RADIUS	LENGTH
L6	N84°07'17"E	3°50'14"	225.00'	15.07'
L7	N84°07'17"E	72°53'43"	30.00'	38.17'
L8	S39°07'17"W	67°20'04"	30.00'	35.26'
L9	S50°52'43"E	53°34'40"	30.00'	2.91'
L10	N05°56'26"W			5.00'

Show all floodplain, shallow groundwater, and geologic hazards dedicated on plat as no-build area and add corresponding notes.

LEGEND

	RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25955" UNLESS NOTED ILLEGIBLE
	RECOVERED 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE
	RECOVERED #4 REBAR
	RECOVERED 1-1/2" ALUMINUM CAP STAMPED "38260"
	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
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING CENTERLINE



LINE TABLE		CURVE TABLE		
LINE	BEARING	DELTA	RADIUS	LENGTH
C9	3°50'14"	225.00'	15.07'	
C10	72°53'43"	30.00'	38.17'	
C11	67°20'04"	30.00'	35.26'	
C12	53°34'40"	30.00'	2.91'	

TRACT F WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

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.

Revise to 14' per the GEC

Is this an easement? Label with purpose and dimensions if applicable.

Detail added sht 8

Provide the dimension label. The GEC plan shows 22' offset for Lots 112 through 114 drainage easement

Include roadway classification and Row amount to be dedicated

What's happening with these easements? It should be vacated or realigned. These are in direct conflict with building setbacks.

Similar situation for existing easements overlapping the roads. ROW should supersede the previous easements.

Add the reception numbers for all easements being recorded via separate documents.

Added

Added clarification on vacation request

These are not buildable lots without these easements being vacated.

16' UTILITY AND DRAINAGE EASEMENT BY SEPARATE DOCUMENT PLAT BOOK U-2, PAGE 66

30' SANITARY EASEMENT BY SEPARATE DOCUMENT

20' DRAINAGE EASEMENT BY SEPARATE DOCUMENT

16' UTILITY EASEMENT BOOK 5437 PAGE 646

16' UTILITY AND DRAINAGE EASEMENT BY SEPARATE DOCUMENT PLAT BOOK U-2, PAGE 66

TRACT B WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT C WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

EASEMENT AGREEMENT REC. NO. 220072332

TRACT A WOODMOOR GREENS PLAT BOOK U-2 PAGE 66

UTILITY EASEMENT REC. NO. 208043977

16' UTILITY AND DRAINAGE EASEMENT BY SEPARATE DOCUMENT PLAT BOOK U-2, PAGE 66

TRACT F WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT G WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT H WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT I WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT J WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT K WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT L WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT M WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT N WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT O WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT P WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT Q WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT R WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT S WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT T WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT U WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT V WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT W WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT X WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT Y WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT Z WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AA WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AB WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AC WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AD WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AE WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AF WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AG WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AH WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AI WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AJ WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AK WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AL WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AM WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AN WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AO WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AP WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AQ WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AR WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AS WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AT WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AU WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AV WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AW WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AX WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AY WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT AZ WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BA WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BB WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BC WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BD WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BE WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BF WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BG WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BH WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BI WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BJ WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BK WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BL WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BM WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BN WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BO WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BP WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BQ WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BR WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BS WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BT WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BU WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BV WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BW WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BX WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BY WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT BZ WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CA WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CB WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CC WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CD WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CE WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CF WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CG WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CH WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CI WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CJ WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CK WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CL WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CM WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CN WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CO WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CP WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CQ WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CR WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CS WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CT WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CU WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CV WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CW WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CX WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CY WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT CZ WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DA WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DB WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DC WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DD WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DE WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DF WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DG WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DH WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DI WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DJ WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DK WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DL WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DM WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DN WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DO WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DP WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DQ WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DR WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DS WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DT WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DU WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DV WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DW WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DX WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DY WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT DZ WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EA WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EB WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EC WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT ED WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EE WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EF WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EG WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EH WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EI WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EJ WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EK WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EL WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EN WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EO WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EP WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EQ WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT ER WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT ES WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT ET WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EU WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EV WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EW WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EX WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EY WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT EZ WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT FA WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT FB WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT FC WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT FD WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT FE WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT FF WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT FG WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT FH WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT FI WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT FJ WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT FK WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT FL WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT FN WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT FO WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT FP WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

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TRACT FS WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

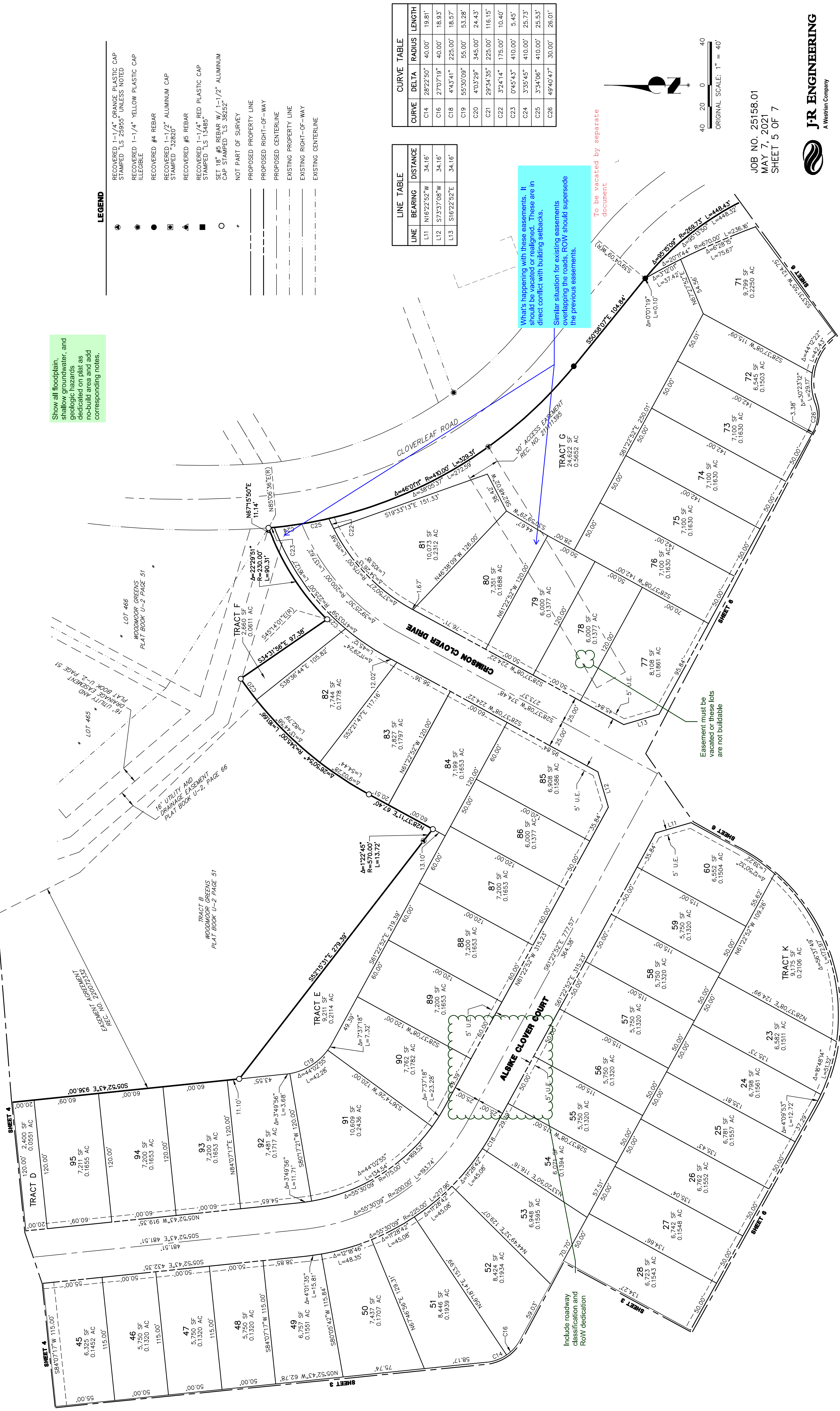
TRACT FT WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

TRACT FU WOODMOOR GREENS PLAT BOOK U-2 PAGE 51

CLOVERLEAF FILING NO. 2

A 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



Show all floodplain, shallow groundwater, and geologic hazards dedicated on plat as no-build area and add corresponding notes.

LEGEND

- RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25955" UNLESS NOTED ILLEGIBLE
- RECOVERED 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE
- RECOVERED #4 REBAR STAMPED "32820"
- RECOVERED 1-1/2" ALUMINUM CAP STAMPED "32820"
- RECOVERED #5 REBAR STAMPED "LS 13465"
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
- NOT PART OF SURVEY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE

LINE TABLE

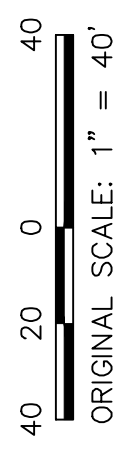
LINE	BEARING	DISTANCE
L11	N16°22'52"W	34.16'
L12	S73°37'08"W	34.16'
L13	S16°22'52"E	34.16'

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°34'56"	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"	300.00'	260.1'

Whats happening with these easements. It should be vacated or realigned. These are in direct conflict with building setbacks. Similar situation for existing easements overlapping the roads. ROW should supersede the previous easements.

To be vacated by separate document



JOB NO. 25158.01
MAY 7, 2021
SHEET 5 OF 7



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Fort Collins 970-491-8888 • www.jrengineering.com

CLOVERLEAF FILING NO. 2

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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

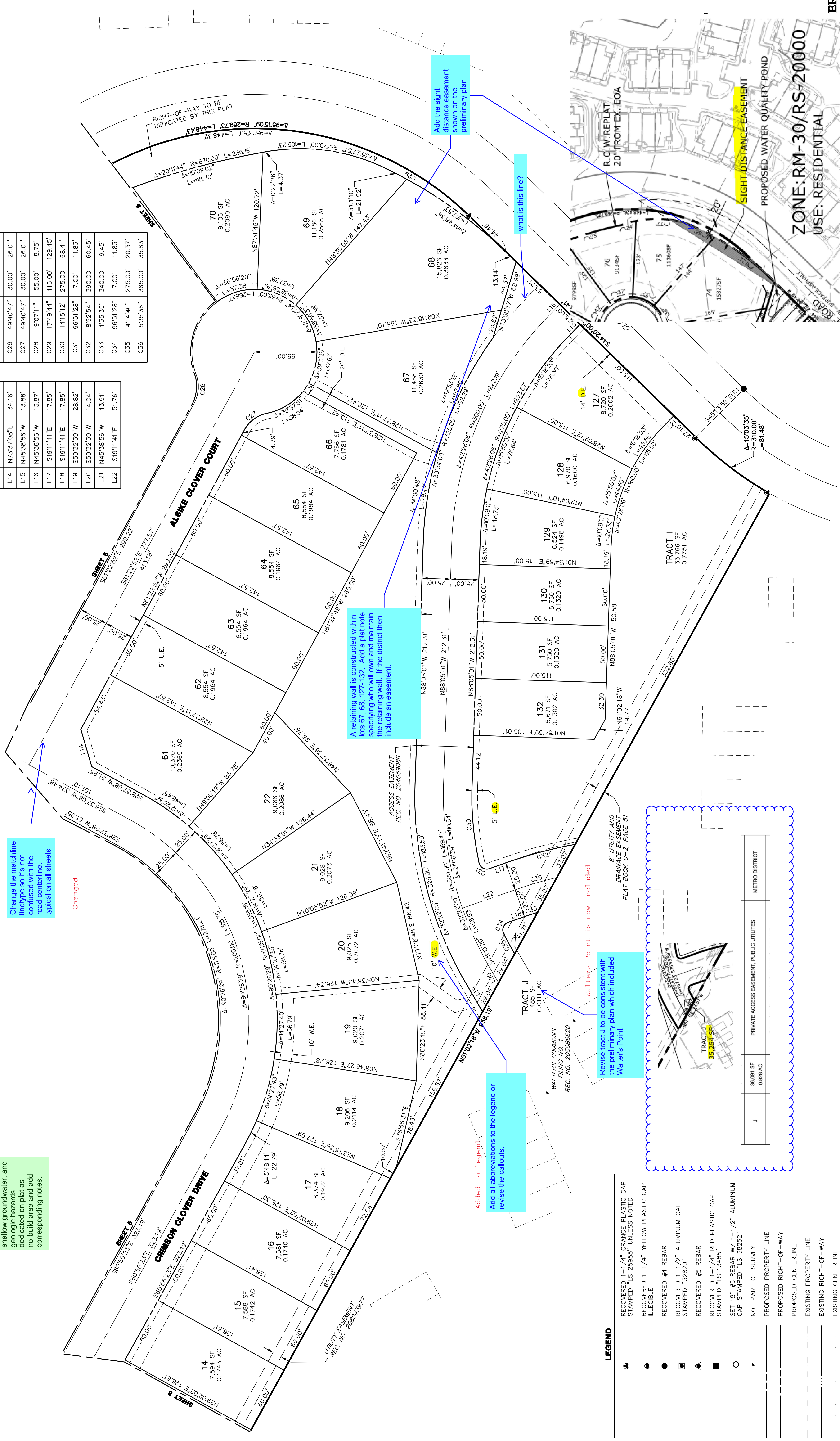
LINE TABLE		
LINE	BEARING	DISTANCE
L14	N73°37'08"E	34.16'
L15	N45°38'56"W	13.88'
L16	N45°38'56"W	13.87'
L17	S19°11'41"E	17.85'
L18	S19°11'41"E	17.85'
L19	S89°32'59"W	28.82'
L20	S53°32'59"W	14.04'
L21	N45°38'56"W	13.91'
L22	S19°11'41"E	51.76'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
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	85°21'54"	390.00'	60.45'
C33	1°35'35"	340.00'	9.45'
C34	96°51'28"	7.00'	11.83'
C35	41°4'40"	275.00'	20.37'
C36	5°35'56"	365.00'	35.63'

Show all floodplain, shallow groundwater, and geologic hazards dedicated on plat as no-build area and add corresponding notes.

Change the matchline linetype so it's not confused with the road centerline. typical on all sheets

Changed



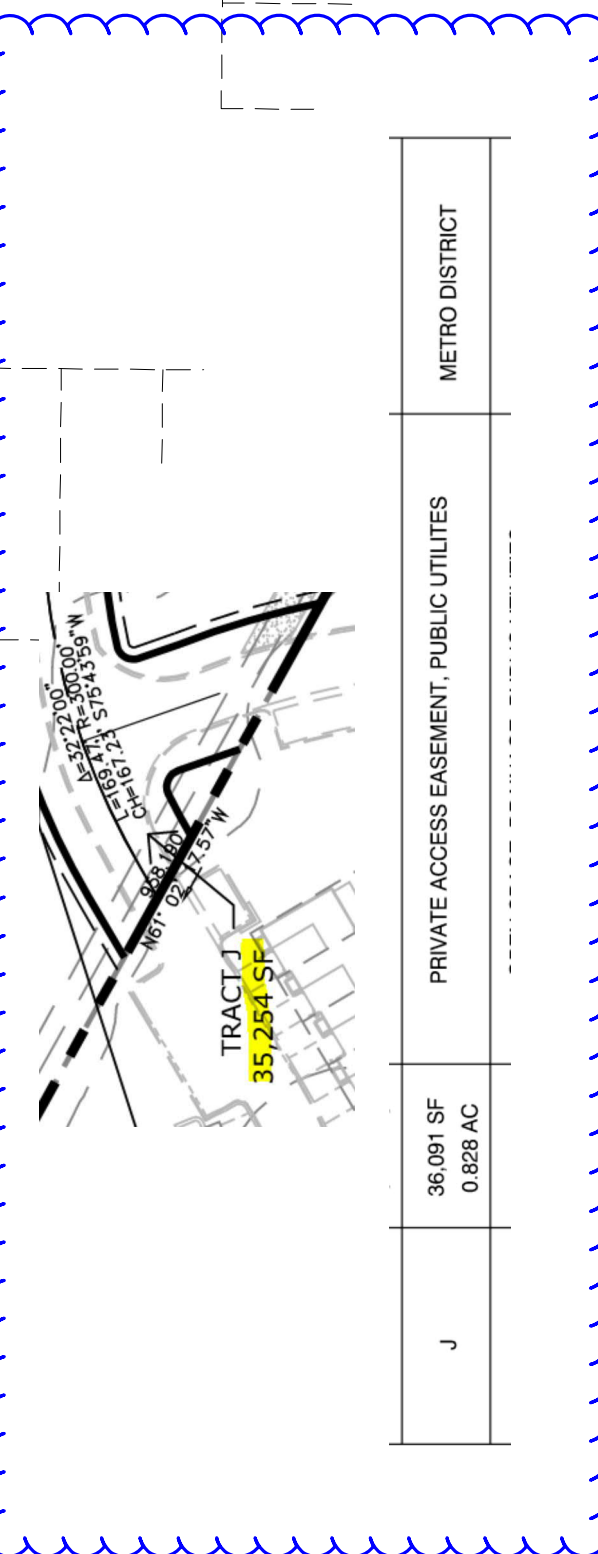
A retaining wall is constructed within lots 67, 68, 127-132. Add a plat note specifying who will own and maintain the retaining wall. If the district then include an easement.

Add the sight distance easement shown on the preliminary plan

what is this line?

Added to Legend. Add all abbreviations to the legend or revise the callouts.

Walters Point is now included. Revise tract J to be consistent with the preliminary plan which included Walters Point



LEGEND

- RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25855" UNLESS NOTED ILLIGIBLE
- 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
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE

J	36,091 SF	0.828 AC	METRO DISTRICT
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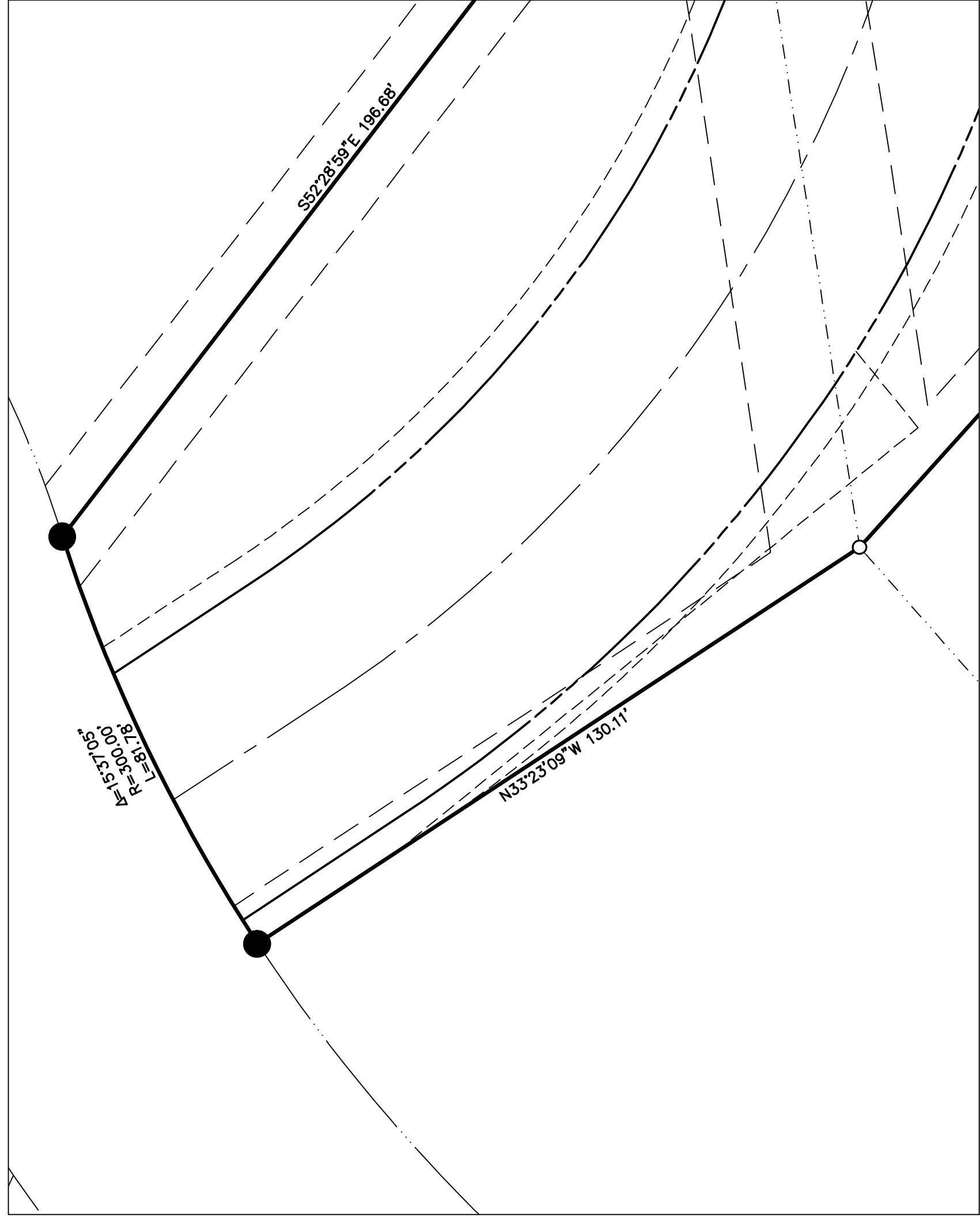
SIGHT DISTANCE EASEMENT

PROPOSED WATER QUALITY POND

ZONE: RM-30/RS-20000
 USE: RESIDENTIAL

CLOVERLEAF FILING NO. 2

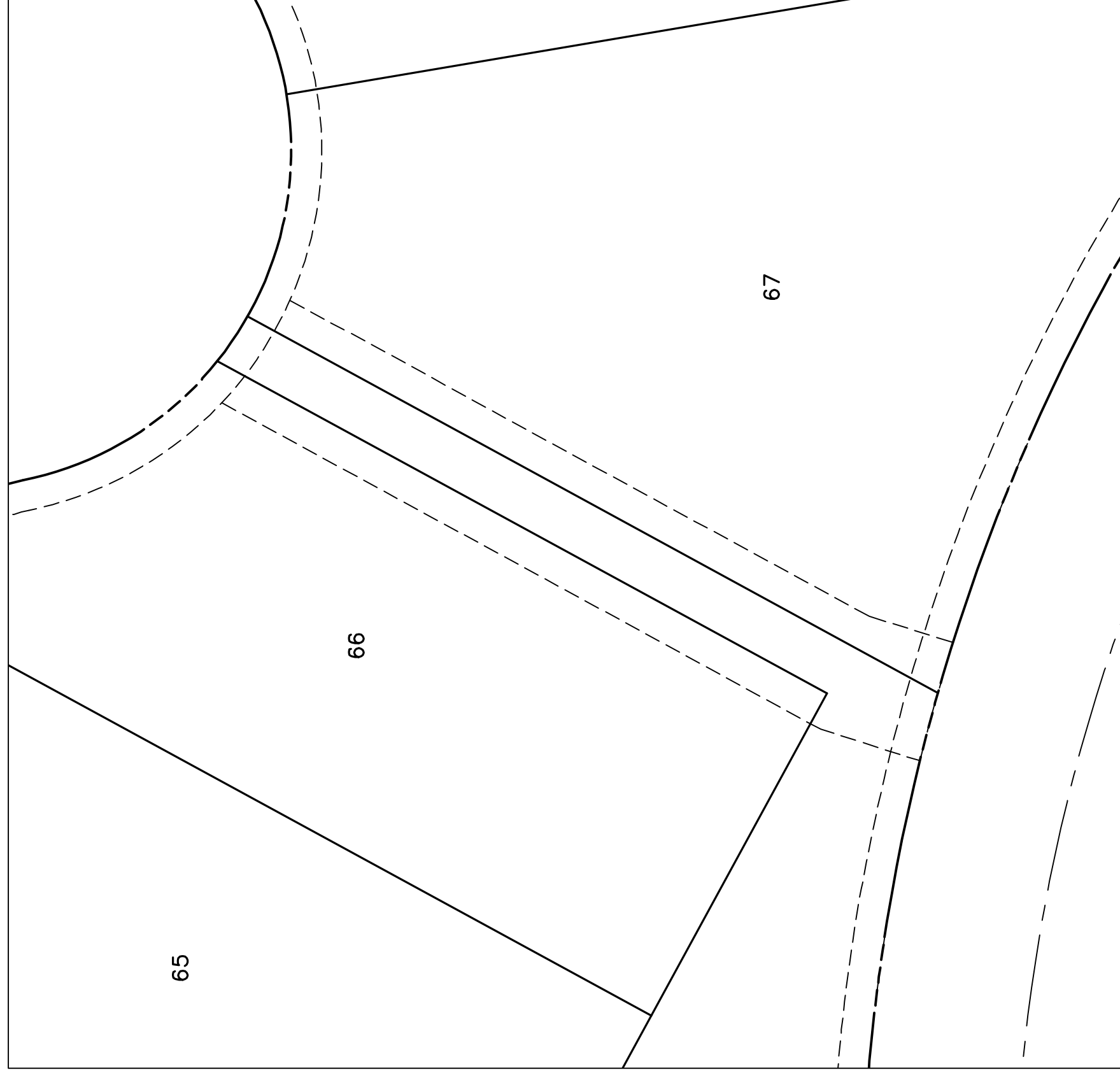
A REPLAT OF A PORTION OF TRACT B, WOODMOOR PLACER
LOCATED IN THE NE1/4 OF SECTION 23 AND THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



DETAIL A



DETAIL B

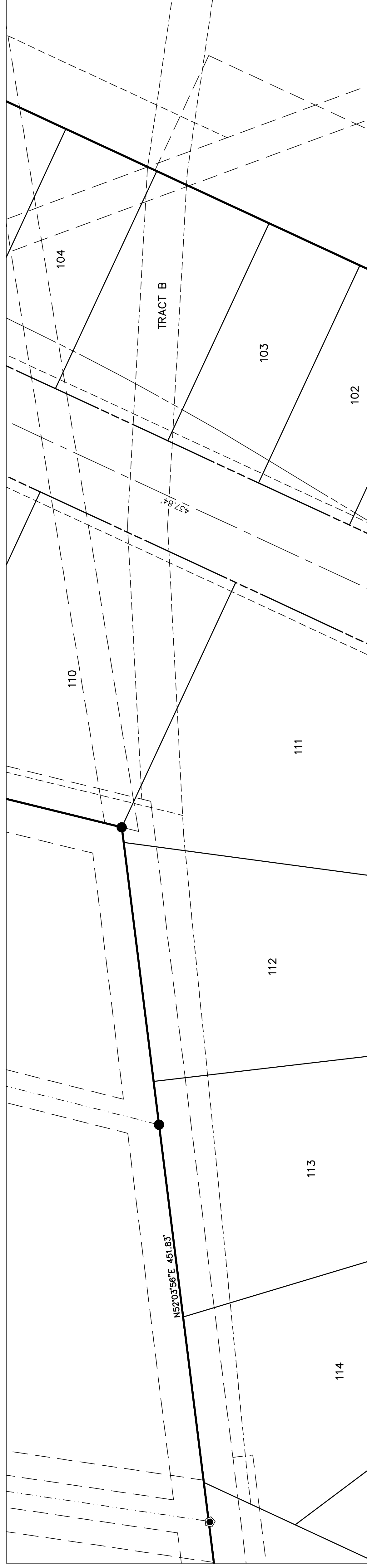


DETAIL C

Not sure what the specific information this page is trying to convey.
If it's the easements then provide the bearing/distance information
for the easements
Will be reviewed on the resubmittal

Increase text size
it's legible

Detailing easements Bearing Distances added



DETAIL D

JOB NO. 25158.01
MAY 7, 2021
SHEET 7 OF 7



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