

EL PASO COUNTY

COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission
 Brian Risley, Chair**

**FROM: John Green, Planner II
 Gilbert LaForce, PE Engineer III
 Craig Dossey, Executive Director**

**RE: Project File #: SF-21-023
 Project Name: Cloverleaf Filing No. 2
 Parcel Nos.Parcel Nos.Parcel Nos.: 71242-02-241**

OWNER:	REPRESENTATIVE:
PT Cloverleaf, LLC 1846 Woodmoor Drive, Suite 100 Monument, CO 80132	N.E.S., Inc. 610 S Cascade Avenue, Suite 201 Colorado Springs, CO 80903

Commissioner District: 1

Planning Commission Hearing Date:	1/20/2022
Board of County Commissioners Hearing Date	2/1/2022

EXECUTIVE SUMMARY

A request by PT Cloverleaf, LLC, for approval to vacation and replat of a portion of a tract into 131 single-family residential lots. The 37.28-acre property is zoned RS-5000 (Residential Suburban) and is located immediately north of Higby Road and east of Jackson Creek Parkway and is within Sections 23 and 24, Township 11, and Range 67 West of the 6th P.M.



A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request by PT Cloverleaf, LLC, for approval of a vacation and replat of a portion of a tract to create 131 single-family residential lots.

Waiver(s)/Deviation(s): No waivers or deviations are being requested.

Authorization to Sign: Final Plat, Subdivision Improvements Agreement, Detention Pond Maintenance Agreement and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

In approving a vacation of a plat without rights-of-way, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.3.A.3, Actions Vacating or Altering a Recorded Plat, Vacation of a Plat with No Rights-of-Way of the El Paso County Land Development Code (2021):

- Vacation of the recorded plat will not leave any lots or parcels without adequate utility or drainage easements;
- Vacation of the recorded plat will not vacate road rights-of-way or access easements needed to access other property;
- Vacation of the recorded plat will not inhibit the provision of adequate public facilities or services to other property as required by this Code;
- Vacation of the recorded plat is consistent with the Master Plan;
- Vacation of the recorded plat will not adversely affect the public health, safety, and welfare; and
- Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the vacation of the plat has been resolved.

In approving a final plat, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2021):

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is in substantial conformance with the approved preliminary plan;
- 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;
- 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 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;
- 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)];
- 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;
- 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;
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
- 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;
- 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;
- The subdivision meets other applicable sections of Chapter 6 and 8; and

- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §34-1-302(1), et seq.]

D. LOCATION

North:	RS-20000 (Residential Suburban)	Vacant
South:	RM-30 (Residential Multi-Dwelling)	Single Family Attached
East:	RM-30 (Residential Multi-Dwelling)	Single Family Attached
West:	RS-20000 (Residential Suburban)	Single Family Detached

E. BACKGROUND

The property was initially zoned A-5 (Agricultural) on January 3, 1955 when zoning was initiated for this portion of El Paso County. The property was rezoned from A-5 to R (Residential) on November 29, 1971. Due to changes in the nomenclature, the R zoning district has been renamed as the RS-20000 (Residential Suburban) zoning district. The land included within the preliminary plan request was platted as open space tracts intended for development of a golf course as part of the Woodmoor Placer Subdivision, which was recorded on March 14, 1972. The golf course was never constructed, and the tracts remained vacant.

The Walter Commons single-family attached development is adjacent to the south and west and is zoned RM-30 (Residential Multi-Dwelling) with an overall density of 9.3 dwelling units per acre. The Walter Commons development was a vacation and replat of seven (7) lots previously included within the Woodmoor Placer Subdivision and was recorded on June 10, 2005.

The Board of County Commissioner approved a map amendment (rezoning) of 37.22 acres from RS-20000 to RS-5000 on April 13, 2021 (PCD File No. P-20-001). The Cloverleaf Preliminary Plan was approved by the Board of County Commissioners on June 15, 2021 which included a total of 144 residential lots and 3.34 acres of open space (PCD File No. SP-20-002). The applicant has made a request for approval of a vacation and replat to create 131 single-family residential lots. On July 27, 2021, the BoCC approved a final plat for Cloverleaf Filing No. 1 to create three single-family residential lots from an existing tract (PCD File No. SF-21-014) while leaving a 32.92-acre tract.

F. ANALYSIS

1. Land Development Code Compliance

This application meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2021).

2. Zoning Compliance

The proposed development includes the creation of 131 single-family residential lots zoned RS-5000 (Residential Suburban).

The RS-5000 (Residential Suburban) zoning district is intended to accommodate single-family residential development. The density and dimensional standards for the RS-5000 (Residential Suburban) zoning district are as follows:

- Minimum lot size: 5,000 square feet
- Minimum width at the front setback line: 50 feet
- Minimum setback requirement: front 25 feet, side 5 feet, rear 25 feet
- Maximum lot coverage: 40 percent unless a single-story residence is proposed where the maximum lot coverage may be 45 percent

The applicant is requesting approval of a vacation and replat to create 131 single-family residential lots from an existing 32.92-acre tract. All of the lots proposed within the vacation/re-plat meet the minimum lot size requirement of the RS-5000 zoning district. Individual residential site plans will be required prior to building permit authorization to ensure all proposed structures will meet the dimensional standards of the Code.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. A finding of consistency with the Policy Plan was previously made by the Board of County Commissioners with approval of the Cloverleaf Preliminary Plan (PCD File No. SP-20-002). The proposed final plat application is consistent with the approved preliminary plan.

4. Small Area Plan Analysis

The proposed subdivision is within the Woodmoor sub-area of the Tri-Lakes Comprehensive Plan (1999). The Plan recommends development of the sub-area as medium density residential. A finding of consistency with the Tri-Lakes Comprehensive Plan was previously made by the Board of County Commissioners with approval of the Cloverleaf Preliminary Plan (PCD File No. SP-20-002). The proposed final plat application is consistent with the approved preliminary plan.

5. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. A finding of consistency with the Water Master Plan was previously made by the Board of County Commissioners with approval of the Cloverleaf Preliminary Plan (PCD File No. SP-20-002). The proposed final plat application is consistent with the approved preliminary plan.

6. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. Colorado Parks and Wildlife (CPW) and the El Paso County Community Service Department, Environmental Services Division, were each sent a referral. CPW responded by recommending surveys prior to development to determine the presence of Burrowing Owl and identify possible mitigation.

The Master Plan for Mineral Extraction (1996) identifies potential upland deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

The El Paso County Parks Master Plan (2013) does not depict any parks, trails, or open space within the development area.

Please see the Transportation section below for information regarding conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified with the vacation and replat application that would preclude these lots from being developed as proposed. A soils, geology, and geological hazard study dated April 12, 2021 was prepared by Entech Engineering, Inc. The report identified potential high groundwater and recommends that the foundations incorporate an underground drainage system. The plat includes a note which outlines those recommendations contained in the report.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. The US Fish and Wildlife Service (USFWS) provided a letter with the associated preliminary plan application indicating no concern with the proposed development. A clearance letter from the U.S. Army Corps of Engineers, dated December 17, 2020, was received after approval of the associated preliminary plan indicating that the proposed development did not include any waters of the United States and was not subject to additional permitting through the U.S. Army Corps of Engineers.

3. Floodplain

FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0278G, which has an effective date of December 7, 2018 indicates the subject parcel is located within Zone X, areas outside of the 500-year floodplain.

4. Drainage and Erosion

The Cloverleaf development is located within the Teachout Creek drainage basin (FOMO4800), which is included in the El Paso County Drainage Basin Fee program. Payment of drainage fees in the amount of \$119,547.00 and bridge fees in the amount of \$17,968.00 will be required at the time of final plat recordation.

The development generally drains to the southwest. Stormwater runoff is conveyed by curb and gutter and a storm drain system into three (3) extended detention basins (EDB) for water quality and flood control detention, and one water quality pond. The detention facilities will be owned and maintained by Cloverleaf Metropolitan District. The Final Drainage Report for Cloverleaf Filing No. 2 concludes that “the proposed development will not adversely affect the offsite drainageways or surrounding development.”

A grading and erosion control plan has been submitted with this application. The plan calls for permanent and construction best management practices to prevent sediment and debris from affecting adjoining properties and the public stormwater system before, during, and after grading activities.

5. Transportation

The El Paso County 2016 Major Transportation Corridors Plan Update does not depict any roadway improvement projects in the immediate vicinity of the development.

The proposed development is located north of Higby Road, west Cloverleaf Road and east of Bowstring Road. All new internal streets are planned to be public roads and will be dedicated to the County. Walter's Point is an existing private road which will remain private and the frontage section to the proposed lots will be widened to meet the current ECM criteria. The subdivision will result in the dedication of approximately 0.9 miles of developer constructed urban local roadways. Offsite improvements consist of completing the sidewalk connection on Leggins Way from the development to Bowstring Road and regrading at the intersection of Crimson Clover Drive and Cloverleaf Road to meet intersection sight distance criteria in the ECM. The developer acquired sight distance easements from Lot 456 of the Woodmoor Greens subdivision located northeast of the intersection of Leggins Way and White Clover Drive.

The traffic impact study estimates 1,359 average daily trips will be generated by the development. The findings within the traffic impact study state that the existing intersections in the study area will adequately accommodate the projected traffic volumes and continue to operate within acceptable levels of service (LOS D or better).

The development is subject to the El Paso County Road Impact Fee Program (Resolution No. 19-471), as amended. The applicant has not requested inclusion into a public improvement district; therefore, fees for each lot shall be paid in full prior to recording the final plat, or at the time of building permit application.

H. SERVICES

1. Water

Water supply service will be provided by Woodmoor Water and Sanitation District.

Sufficiency: Sufficient

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: Water supply service to the subject property is provided by an on-site well. The State Water Engineer's Office has made a recommendation regarding a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office recommends a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a recommendation regarding a finding of sufficiency for water quality and has no outstanding comments.

2. Sanitation

Wastewater is provided by the Woodmoor Water and Sanitation District. The District has provided a letter committing to serve the anticipated development.

3. Emergency Services

The development area is within the Tri-Lakes-Monument Fire Protection District. The District was sent a referral and has provided no comments.

4. Utilities

Electrical service will be provided by Mountain View Electric Association and natural gas service will be provided by Black Hills Energy. Both providers were sent a referral for the preliminary plan and have no outstanding comments.

5. Metropolitan Districts

The development area is not included within a metropolitan district; however, the applicant anticipates creating a metropolitan district. The proposed metropolitan district was approved by the Board of County Commissioners on July 6, 2021, but has not yet to be formally created.

6. Parks/Trails

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. Fees in lieu of park land dedication for Regional Park Area 2 in the amount of \$60,720 and Urban Park Area 1 in the amount of \$38,280 will be due at the time of recording the subsequent final plat(s).

7. Schools

The site is within the boundaries of the Lewis Palmer District No. 38. Fees in lieu of school land dedication in the amount of \$40,348 shall be paid to El Paso County for the benefit of Lewis Palmer District No. 38 at time of recording the subsequent final plat(s).

I. APPLICABLE RESOLUTIONS

Approval Page 19
Disapproval Page 20

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2021) staff recommends the following conditions and notations:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The applicant shall submit the Mylar to Enumerations for addressing.
5. Drainage fees in the amount of \$119,547.00 and bridge fee in the amount of \$17,968.00 for Teachout Creek drainage basin (FOMO4800) shall be to El Paso County at the time of final plat recordation.
6. School fees in the amount of \$40,348.00 to the benefit of Lewis-Palmer School District No. 38 are due at the time of plat recording.
7. Regional Park fees (Region 2) in the amount of \$60,720 and Urban Park fees (Urban Area 1) in the amount of \$38,280 shall be paid at the time of plat recording.
8. 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 Preble's Meadow Jumping Mouse as a listed species.

9. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
10. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
11. All unresolved engineering comments shall be resolved, and all engineering documents shall be approved prior to the Board of County Commissioner hearing on the proposed final plat.

NOTATIONS

1. Approval of the vacation/re-plat will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.
2. Final plats not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 132 adjoining property owners on January 4, 2022, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

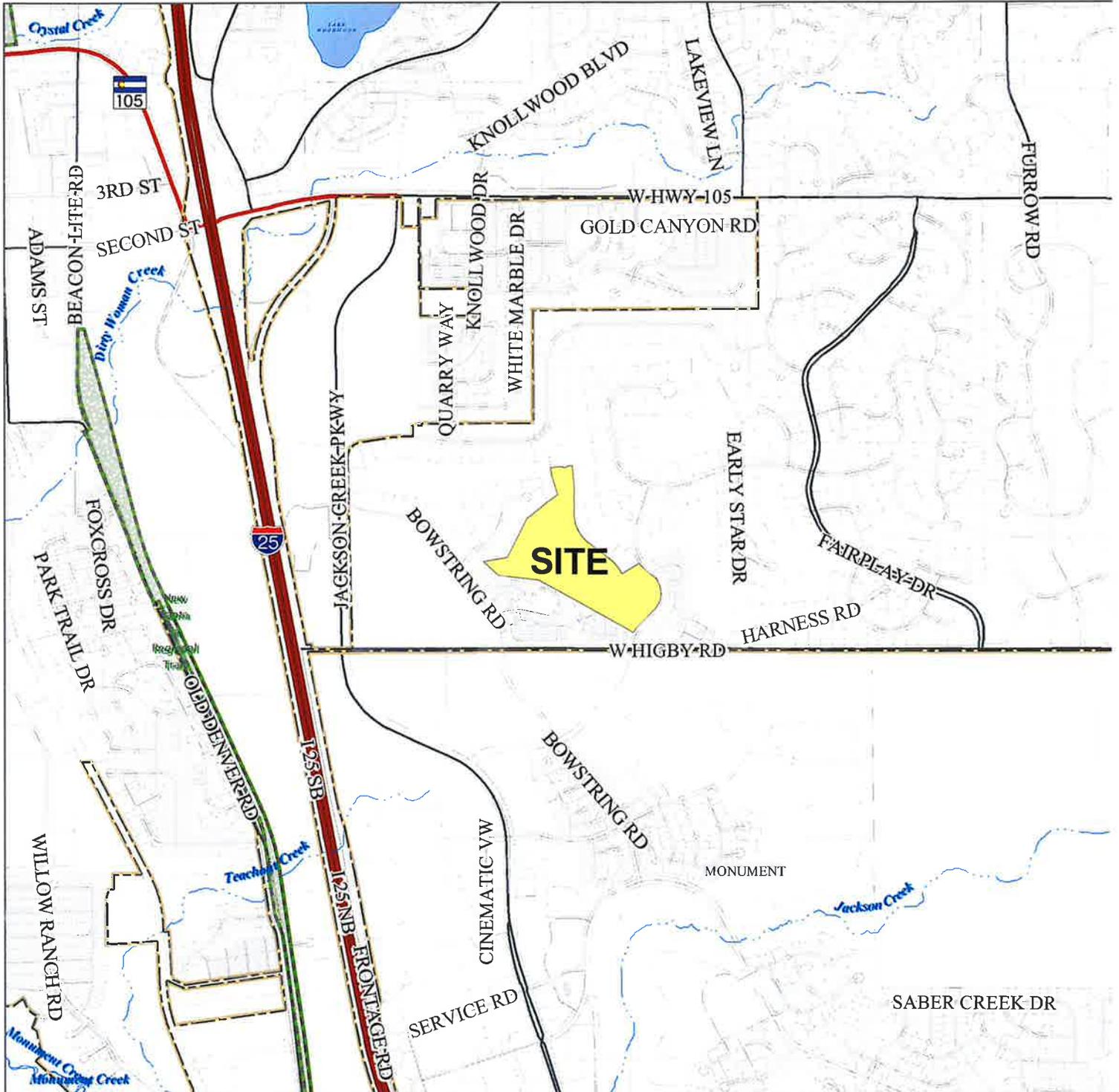
Vicinity Map
Letter of Intent
Plat Drawing
State Engineer's Letter
El Paso County Public Health Recommendation Letter
County Attorney's Letter – will be provided at the hearing

El Paso County Parcel Information

File Name: SF-21-023

Zone Map No.: --

Date: January 3, 2022



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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CLOVERLEAF FILING NO.2 FINAL PLAT

LETTER OF INTENT

MAY 2021, REVISED AUGUST 2021

APPLICANT AND PROPERTY OWNER	CONSULTANT	CIVIL ENGINEER
PT Cloverleaf, LLC 1864 Woodmoor Drive, Suite 100 Monument, Colorado 80132	N.E.S. Inc. 619 North Cascade Avenue Colorado Springs, CO 80903	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

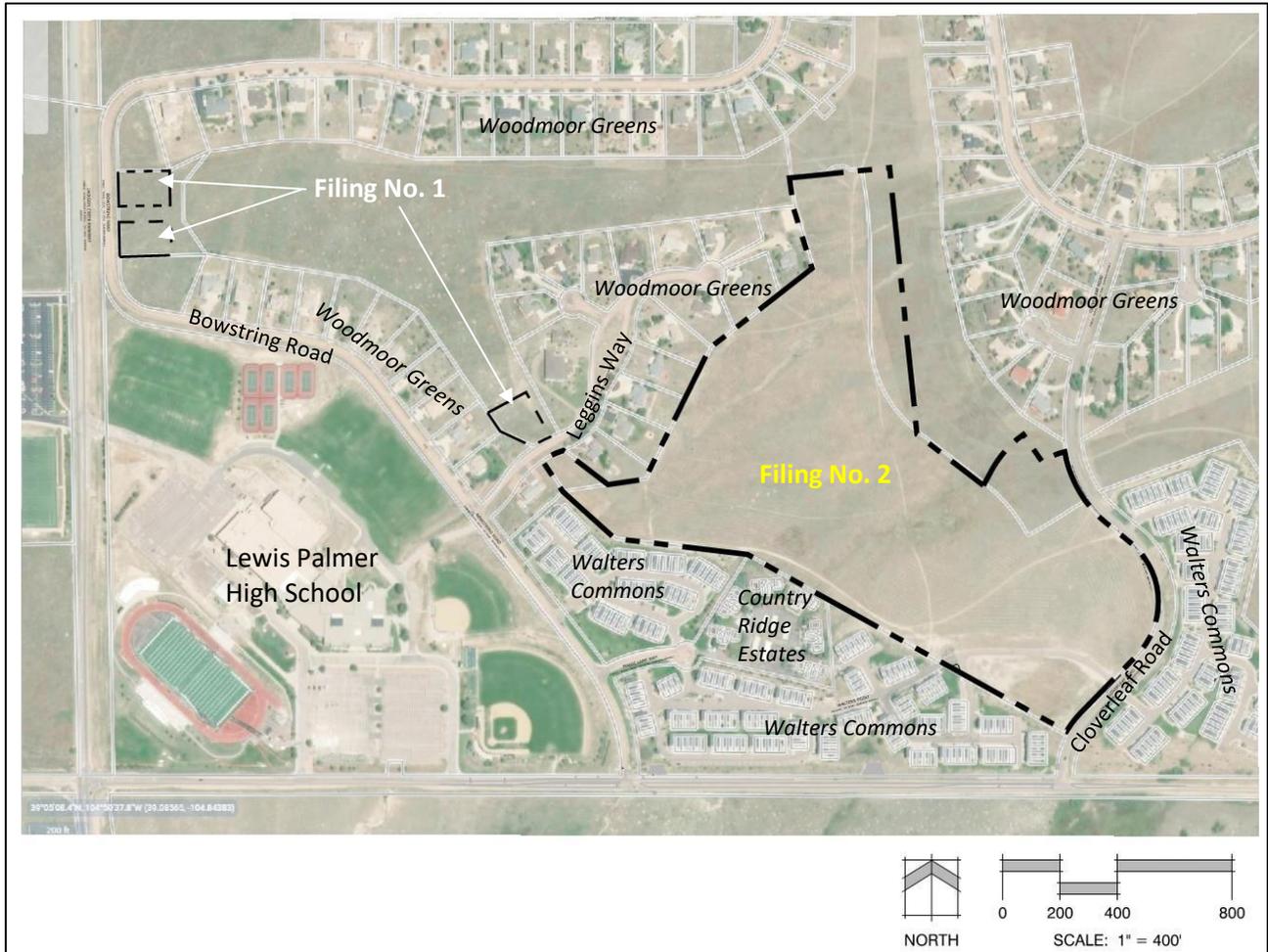
The following reports are submitted in support of this Final Plat and are referenced in this Letter of Intent:

- 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

The Cloverleaf Preliminary Plan (SP-20-002) was approved by the Board of County Commissioners on June 15, 2021. The Primary Plan comprises 38.73-acres and 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 (SF-21-014) for the three half-acre lots has been approved and is recorded. The Final Plat for Cloverleaf Filing No. 2 proposes 132 lots (a reduction of 9 lots from the Preliminary Plan) on the remaining 37.27-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.

The project includes 12 tracts (A – L) for drainage, utilities, open space, and trails. Tracts A and I include full spectrum detention ponds and tract L includes a water quality pond. Tracts H and K include trails and amenity areas for the development. All tracts will be owned and maintained by the Cloverleaf Metropolitan District.



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.

Regarding the County's Road Impact Fee program, the builder will pay the full Road Impact Fee at the time of Building Permit.

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 Final Drainage Report for Cloverleaf Subdivision 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 Water Quality 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. The report is prepared for the entire Cloverleaf subdivision (Cloverleaf Filing 1 (3 lots) and Cloverleaf Filing 2 (132 lots)). The potable water demand was calculated on a single-family equivalent (SFE) basis. Water System demands shown below were established using annual demand values provided by Woodmoor Water and Sanitation District (WWSD) for single family homes and irrigation. Peaking factors were taken from the "Colorado Springs Utilities Waterline Standards".

- Single Family Home average annual water usage: 0.3584 ac.ft./year Cloverleaf Water Resources and Water Quality Report
- Peaking Factor: 5.0 Based on the above criteria, the average daily use for the 135 single family lots will be:
 - $135 \text{ lots} \times 0.3584 \text{ ac.ft./yr} = 48.38 \text{ acre feet annually} = 43,194.68 \text{ gpd}$
 - Peak daily flow will be $43,194.68 \text{ gpd} \times 5.0 \text{ peak factor} = 215,973.4 \text{ gpd}$

The owners and developers, PT Cloverleaf LLC, possess a supplemental water service option agreement from WWSD in sufficient quantity to meet the projected water demands described above, filed under Reception No.. 220108352 in the records of the El Paso County Clerk and Recorder.

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 wastewater discharge was calculated on a single-family equivalent (SFE) basis. Wastewater System demands were established using 65 percent of the average daily Cloverleaf Wastewater Disposal Report water demand per lot listed in the Cloverleaf Water Resources and Water Quality Report. A summary of the wastewater calculations are shown below:

- Per lot average daily water demand: 320 gpd
- Per lot wastewater average daily loading: 208 gpd
- Peaking Factor: 5.0
- Infiltration of 200 gpd after peak factor

Based on the above criteria, the additional flow to the WWSD system will be:

- Connection Point 1A - Average Flow 26,210 gpd, Peak Flow 135,830 gpd
- Connection Point 2D - Average Flow 1,250 gpd, Peak Flow 6,695 gpd
- Isolated Lots – Average Flow 625 gpd, Peak Flow 3,120 gpd
- Total Additional Flow - Average Flow 28,080 gpd, Peak Flow 146,645 gpd

Woodmoor Water and Sanitation District is situated to serve the proposed development. The site is tributary to the Tri-Lakes wastewater treatment plant. The plant has adequate capacity to treat and discharge wastewater flows generated by Cloverleaf Subdivision in conformance with current CDPHE standards and regulations. A commitment letter from the WWSD to provide wastewater service to the Cloverleaf Subdivision is included with this submittal. 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.

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 Leggings 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 Leggings 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 Leggings Way on November 16, 2020. The residents were receptive to the efforts made to address the majority of their concerns.

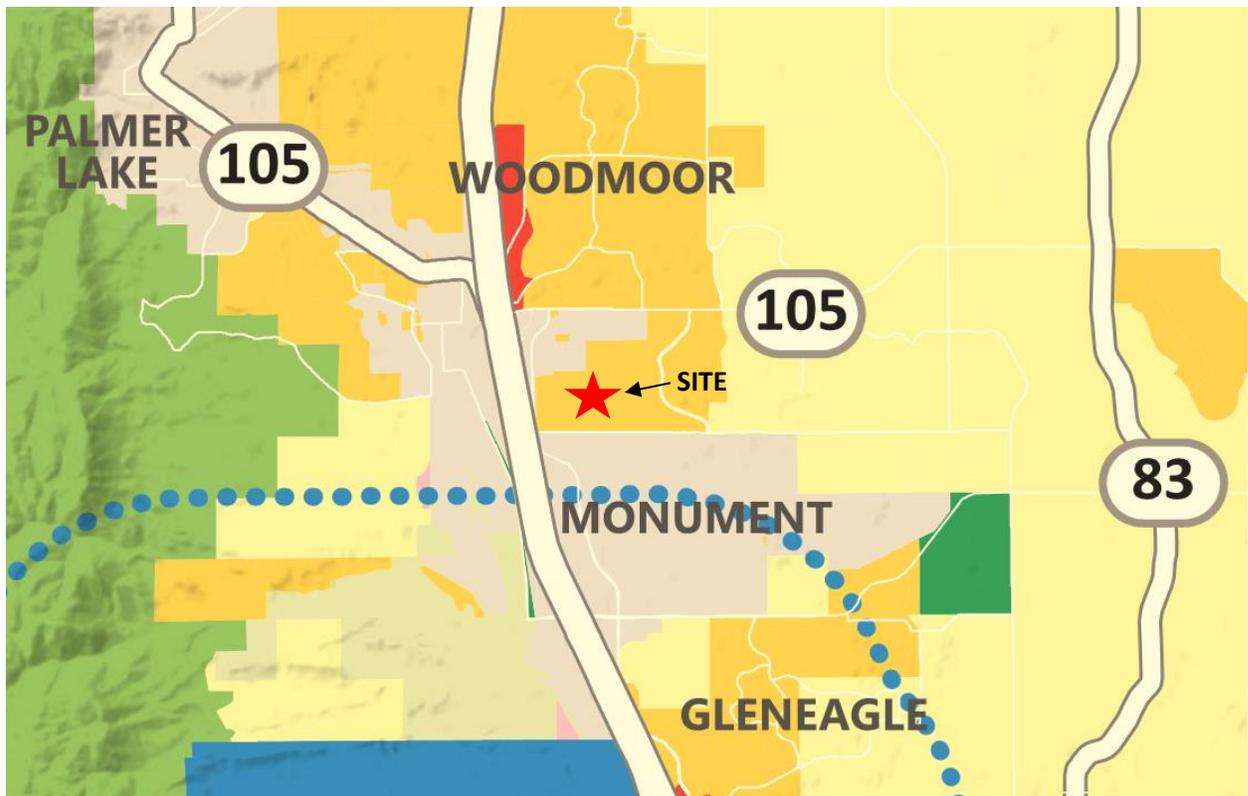
PROJECT JUSTIFICATION

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;

El Paso County Master Plan

The Cloverleaf RS-5000 zoning and Preliminary Plan were approved in the context of consistency with the then operational County Policy Plan, Tri-Lakes Small Area Plan and the Water Master Plan. Since the approval of the Preliminary Plan, a new Master Plan has been adopted for El Paso County, which replaces the County Policy Plan and the small area plans. The new County Master Plan shows the site located within a Suburban Residential placetype, where single-family detached residential up to 5 units per acre is the primary land use. The Final Plat for Cloverleaf Filing No. 2 proposes 132 lots on 37.27 acres, which is a density of 3.5 dwelling units per acre. This is consistent with the Suburban Residential placetype characteristics of predominantly residential use with mostly single-family detached housing.



El Paso County Water Plan

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 (Cloverleaf Filing 1 (3 lots) and Cloverleaf Filing 2 (132 lots)). The potable water demand was calculated on a single-family equivalent (SFE) basis. Water System demands shown below were established using annual demand values provided by Woodmoor Water and Sanitation District (WWSD) for single family homes and irrigation. Peaking factors were taken from the "Colorado Springs Utilities Waterline Standards".

- Single Family Home average annual water usage: 0.3584 ac.ft./year Cloverleaf Water Resources and Water Quality Report
- Peaking Factor: 5.0 Based on the above criteria, the average daily use for the 135 single family lots will be:
 - 135 lots X 0.3584 ac.ft./yr = 48.38 acre feet annually = 43,194.68 gpd
 - Peak daily flow will be 43,194.68 gpd X 5.0 peak factor = 215,973.4 gpd

The owners and developers, PT Cloverleaf LLC, possess a supplemental water service option agreement from WWSD in sufficient quantity to meet the projected water demands described above, filed under Reception No.. 220108352 in the records of the El Paso County Clerk and Recorder.

The primary water distribution system for Cloverleaf will be connected to the existing 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.

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 CND—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 51, 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, TO A POINT ON THE SOUTHERLY LINE OF TRACT A, SOUTH WOODMOOR PRESERVE RECORDED UNDER RECEPTION NO. 221714843;

THENCE ON THE SOUTHERLY AND WESTERLY LINES OF SAID TRACT A, 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, PUBLIC UTILITIES	CLOVERLEAF METROPOLITAN DISTRICT
B	7,423	0.1704	DRAINAGE, PUBLIC UTILITIES, PEDESTRIAN ACCESS	CLOVERLEAF METROPOLITAN DISTRICT
C	5,143	0.1181	DRAINAGE, PUBLIC UTILITIES	CLOVERLEAF METROPOLITAN DISTRICT
D	2,411	0.0553	DRAINAGE, PUBLIC UTILITIES	CLOVERLEAF METROPOLITAN DISTRICT
E	9,211	0.2114	DRAINAGE, PUBLIC UTILITIES, OPEN SPACE	CLOVERLEAF METROPOLITAN DISTRICT
F	2,660	0.0611	DRAINAGE, PUBLIC UTILITIES, MAINTENANCE ACCESS	CLOVERLEAF METROPOLITAN DISTRICT
G	24,622	0.5652	PUBLIC UTILITIES, OPEN SPACE	CLOVERLEAF METROPOLITAN DISTRICT
H	37,776	0.8672	DRAINAGE, PUBLIC UTILITIES, OPEN SPACE	CLOVERLEAF METROPOLITAN DISTRICT
I	33,484	0.7687	DRAINAGE, PUBLIC UTILITIES, MAINTENANCE ACCESS	CLOVERLEAF METROPOLITAN DISTRICT
J	35,196	0.8080	PRIVATE ROAD, PUBLIC UTILITIES, DRAINAGE	CLOVERLEAF METROPOLITAN DISTRICT
K	9,175	0.2106	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES	CLOVERLEAF METROPOLITAN DISTRICT
L	12,571	0.2886	DRAINAGE, PUBLIC UTILITIES, MAINTENANCE ACCESS	CLOVERLEAF METROPOLITAN DISTRICT
TOTAL TRACT AREA	306,947	7.0465		
TOTAL LOT AREA	1,048,406	24.0681		
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.

WOODMOOR PLACER 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 # 869701.

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.

CND—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:

131 LOTS	24.0681 ACRES	64.57%
12 TRACTS	7.0465 ACRES	18.90%
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
DECEMBER 15, 2021
SHEET 1 OF 9



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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

GENERAL NOTES:

- 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 DEFACTES 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 MONUMENTED 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 JUNE 25, 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 A, E, H, I, AND L 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. 1.
- 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.
- THIS FINAL PLAT IS PART OF THE APPROVED CLOVERLEAF SUBDIVISION PRELIMINARY PLAN, SP20-002.
- 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.
- LOTS 1-18 AND LOTS 107-113 SHALL NOT BLOCK OR IMPEDE THE FLOW OF SURFACE WATER IN THE DRAINAGE EASEMENT AND SHALL BE LIMITED TO THE INSTALLATION OF ONLY SPLIT RAIL FENCE ALONG REAR AND SIDE LOT LINES.
- LOTS 1-8, 41-47, 66-70, 77-113, AND 126-131 ARE RESTRICTED TO ONE-STORY IN HEIGHT.
- THE BENEFITED PARTY OF THAT ACCESS EASEMENT RECORDED UNDER RECEPTION NO. 211111395 HAS DEEDED TO CND-CLOVERLEAF, LLC., A COLORADO LIMITED LIABILITY COMPANY ALL OF THEIR INTEREST IN THE PROPERTY AND EASEMENT. CND-CLOVERLEAF HEREBY VACATES THIS EASEMENT WITH THIS PLAT.
- CLOVERLEAF FILING NO. 2 IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, AND CONDITIONS OF THE PLACER COVENANTS FOR WOODMOOR IMPROVEMENT DISTRICT AS RECORDED IN BOOK 2452 AT PAGE 936 AND AS AMENDED IN BOOK 2579 AT PAGE 423 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

GEOLOGIC HAZARD NOTE:

THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONSTRAINTS OR 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 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 WITH 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 ENTECH 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 9-13, 29, 41, 42, 84, 85, 101, 102, 105, 108, 113-115.
- SEASONALLY SHALLOW GROUNDWATER: LOTS 27, 28, 53-56, 86, 87. 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.

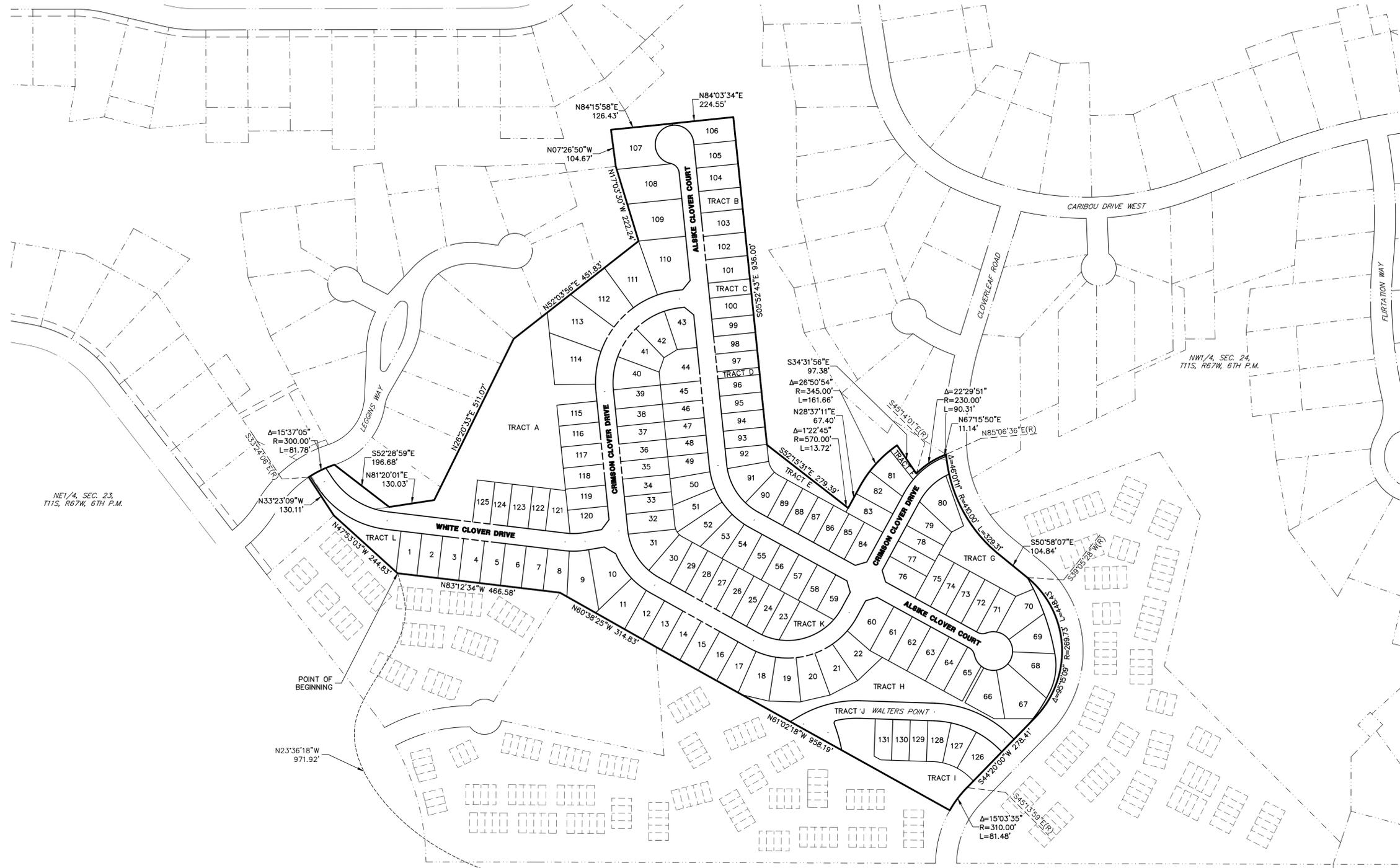
PCD FILE NO. SF2123
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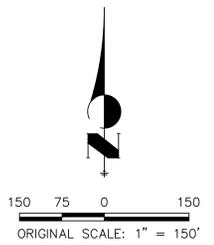
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CLOVERLEAF FILING NO. 2

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 AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER
	P.I.E. PUBLIC IMPROVEMENTS EASEMENT
	P.U.E. PUBLIC UTILITY EASEMENT
	P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
	ADDRESS BLOCK
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING CENTERLINE



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"

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

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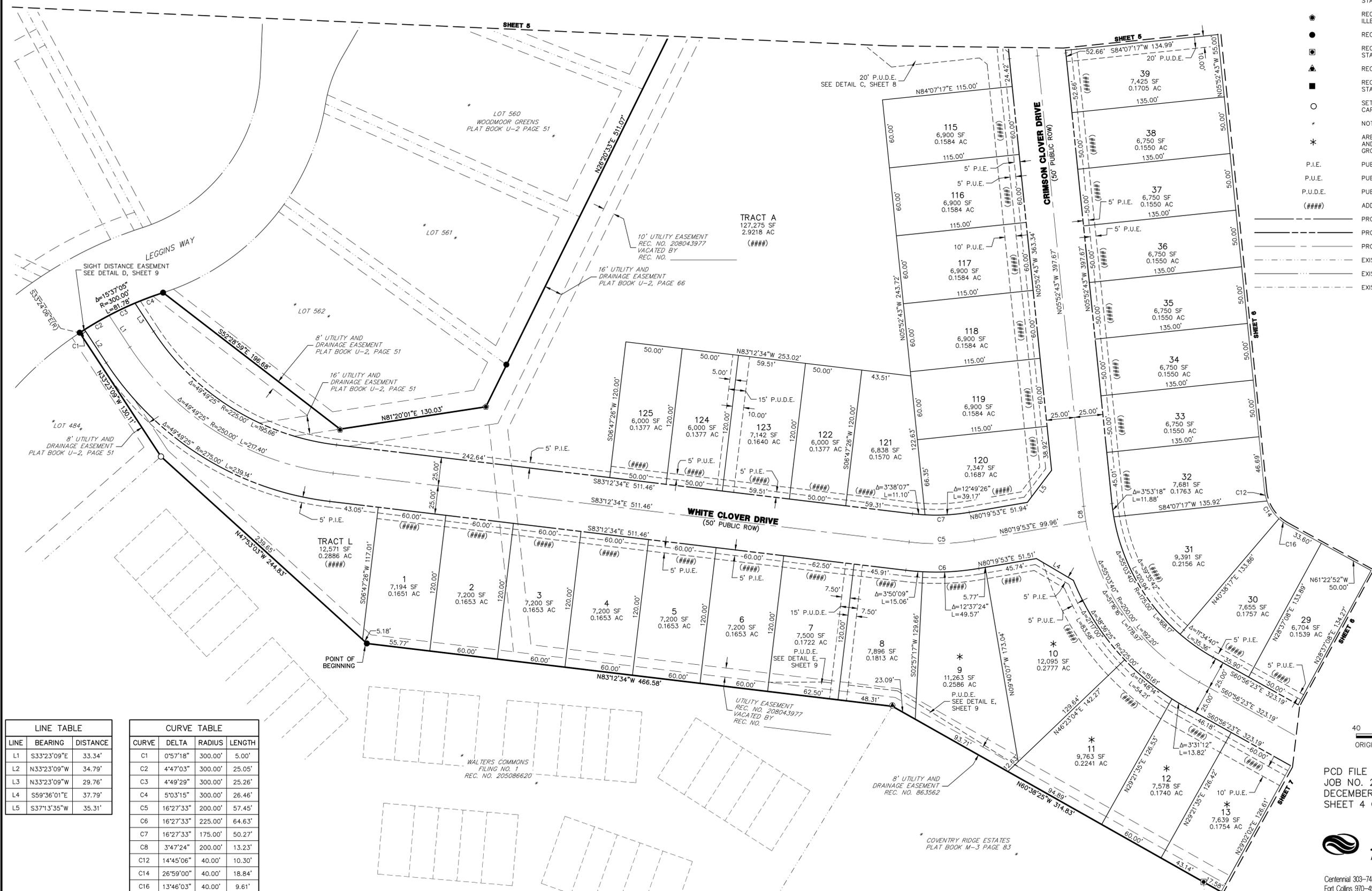
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 COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

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- ✱ AREA OF SEASONAL SHALLOW GROUNDWATER AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER
- P.I.E. PUBLIC IMPROVEMENTS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- (###) ADDRESS BLOCK
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
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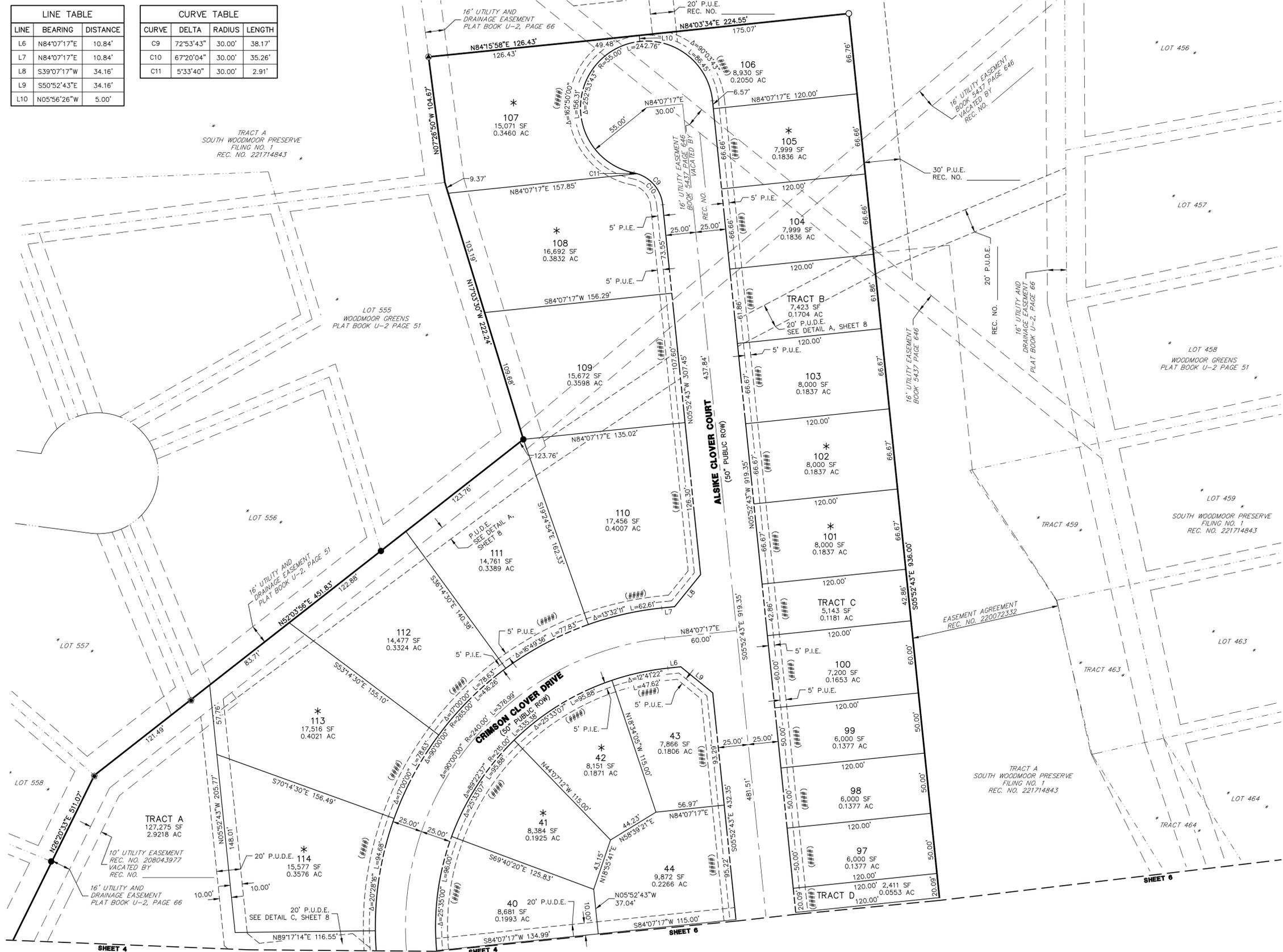
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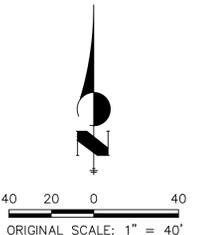
LINE TABLE		
LINE	BEARING	DISTANCE
L6	N84°07'17"E	10.84'
L7	N84°07'17"E	10.84'
L8	S39°07'17"W	34.16'
L9	S50°52'43"E	34.16'
L10	N05°56'26"W	5.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C9	72°53'43"	30.00'	38.17'
C10	67°20'04"	30.00'	35.26'
C11	5°33'40"	30.00'	2.91'



LEGEND

- RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25955" UNLESS NOTED
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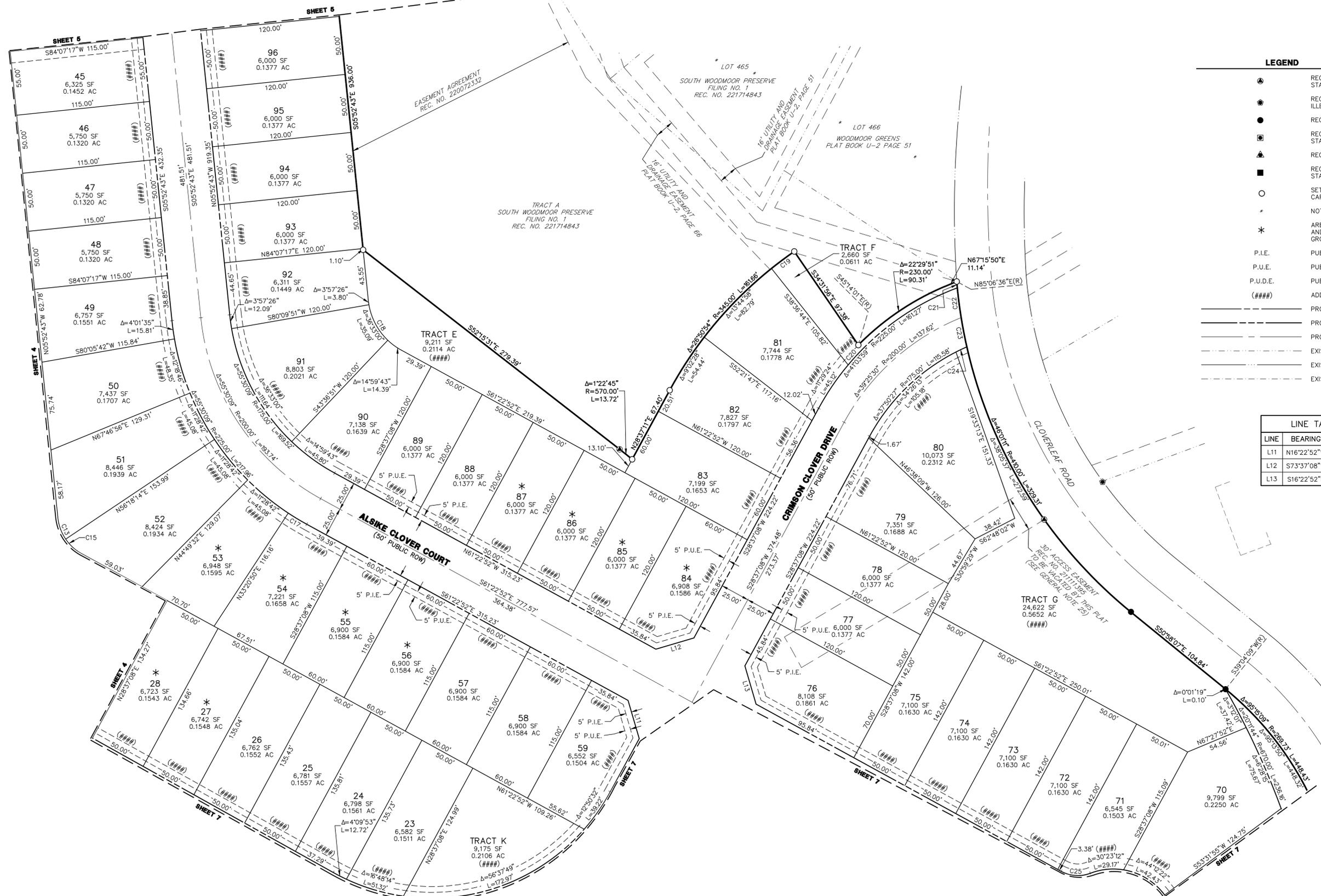


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LEGEND

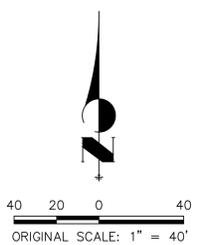
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- - - PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- - - EXISTING PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING CENTERLINE

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
C13	28°22'50"	40.00'	19.81'
C15	27°07'19"	40.00'	18.93'
C17	4°43'41"	225.00'	18.57'
C18	55°30'09"	55.00'	53.28'
C19	4°03'29"	345.00'	24.43'
C20	29°34'35"	225.00'	116.15'
C21	0°45'43"	410.00'	5.45'
C22	3°35'45"	410.00'	25.73'
C23	3°34'06"	410.00'	25.53'
C24	3°24'14"	175.00'	10.40'
C25	49°40'47"	30.00'	26.01'



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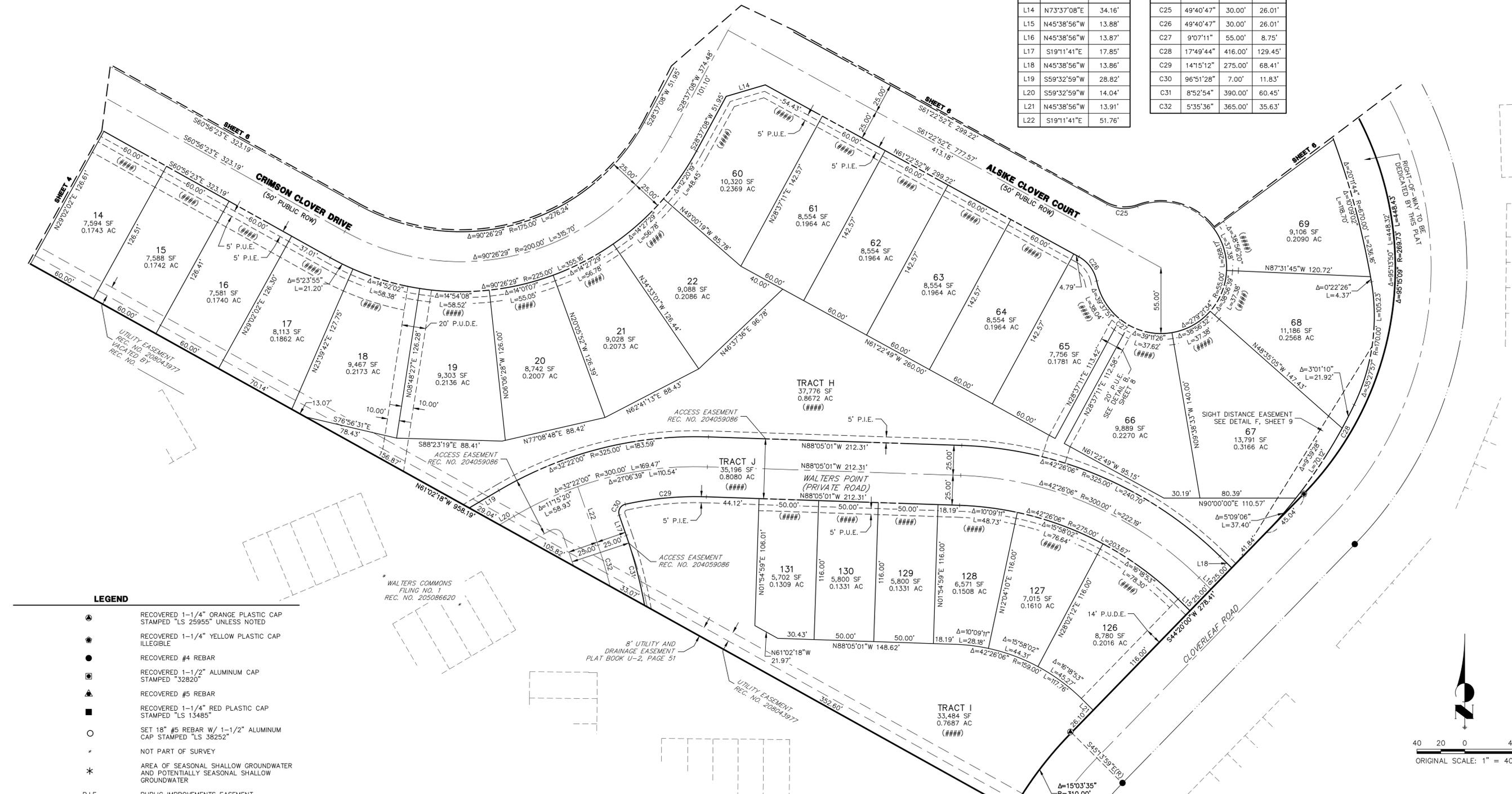
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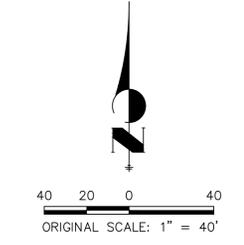
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 COUNTY OF EL PASO, STATE OF COLORADO

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
C25	49°40'47"	30.00'	26.01'
C26	49°40'47"	30.00'	26.01'
C27	9°07'11"	55.00'	8.75'
C28	17°49'44"	416.00'	129.45'
C29	14°15'12"	275.00'	68.41'
C30	96°51'28"	7.00'	11.83'
C31	8°52'54"	390.00'	60.45'
C32	5°35'36"	365.00'	35.63'



- 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 AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER
 - P.I.E. PUBLIC IMPROVEMENTS EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
 - (###) ADDRESS BLOCK
 - PROPOSED PROPERTY LINE
 - - - PROPOSED RIGHT-OF-WAY
 - - - PROPOSED CENTERLINE
 - - - EXISTING PROPERTY LINE
 - - - EXISTING RIGHT-OF-WAY
 - - - EXISTING CENTERLINE



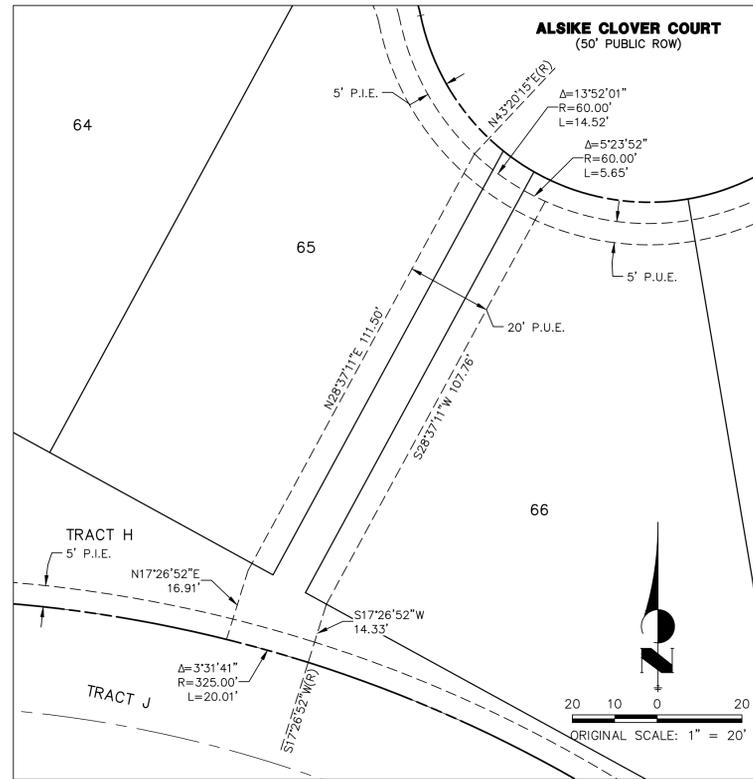
PCD FILE NO. SF2123
 JOB NO. 25158.01
 DECEMBER 15, 2021
 SHEET 7 OF 9



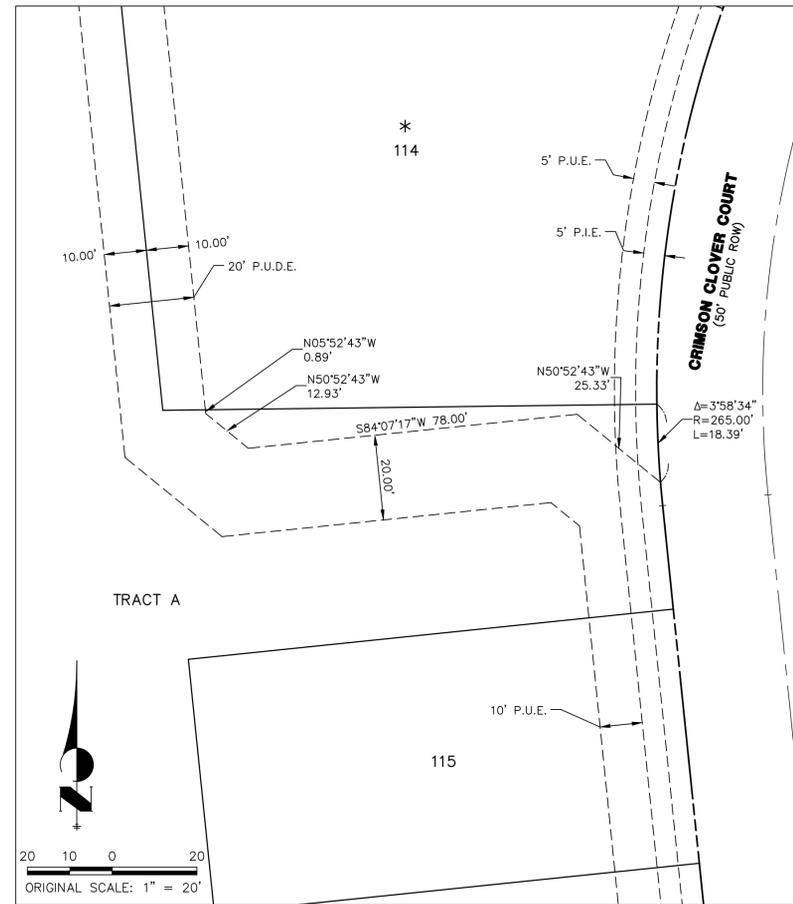
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CLOVERLEAF FILING NO. 2

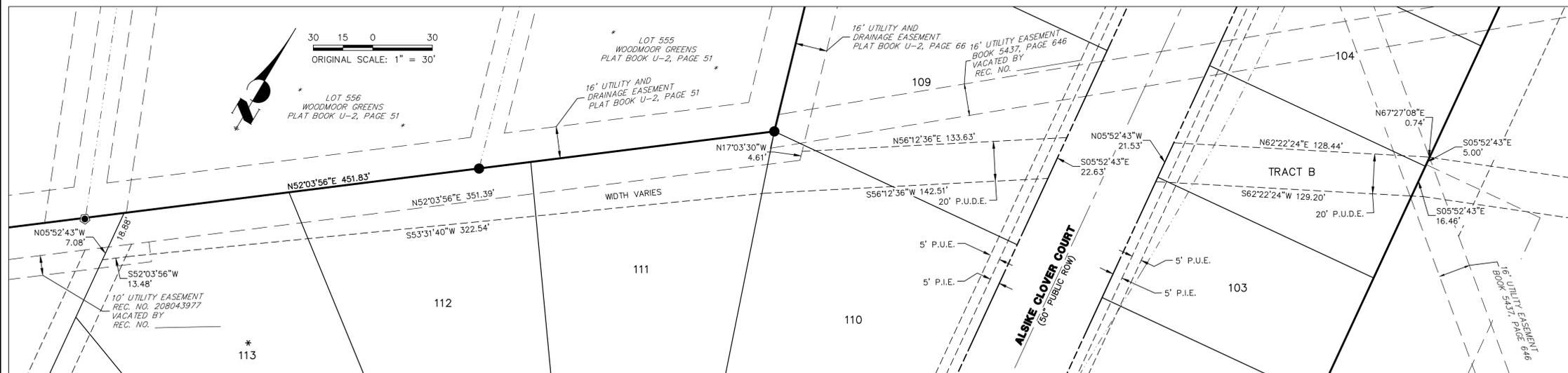
A VACATION AND REPLAT OF A PORTION OF TRACT B, WOODMOOR PLACER
 LOCATED IN THE NE1/4 OF SECTION 23 AND THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO



DETAIL B



DETAIL C



DETAIL A

LEGEND

- RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25955" UNLESS NOTED
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- EXISTING RIGHT-OF-WAY
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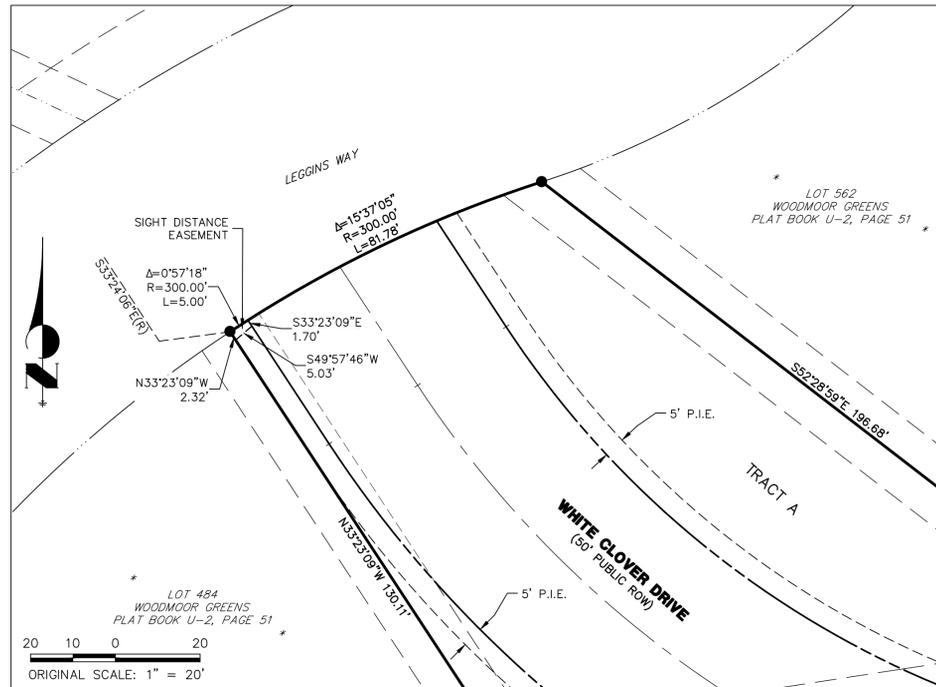
PCD FILE NO. SF2123
 JOB NO. 25158.01
 DECEMBER 15, 2021
 SHEET 8 OF 9



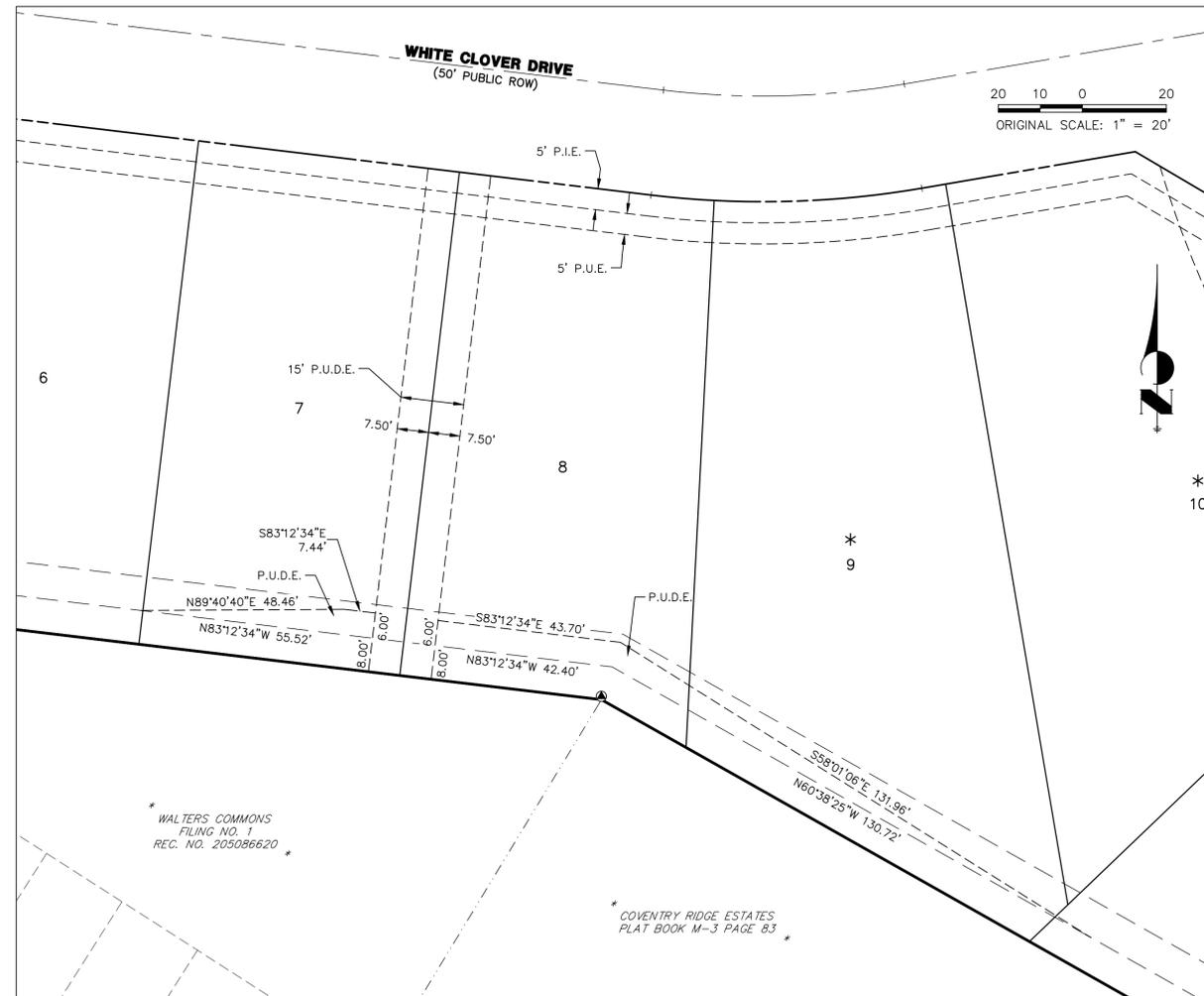
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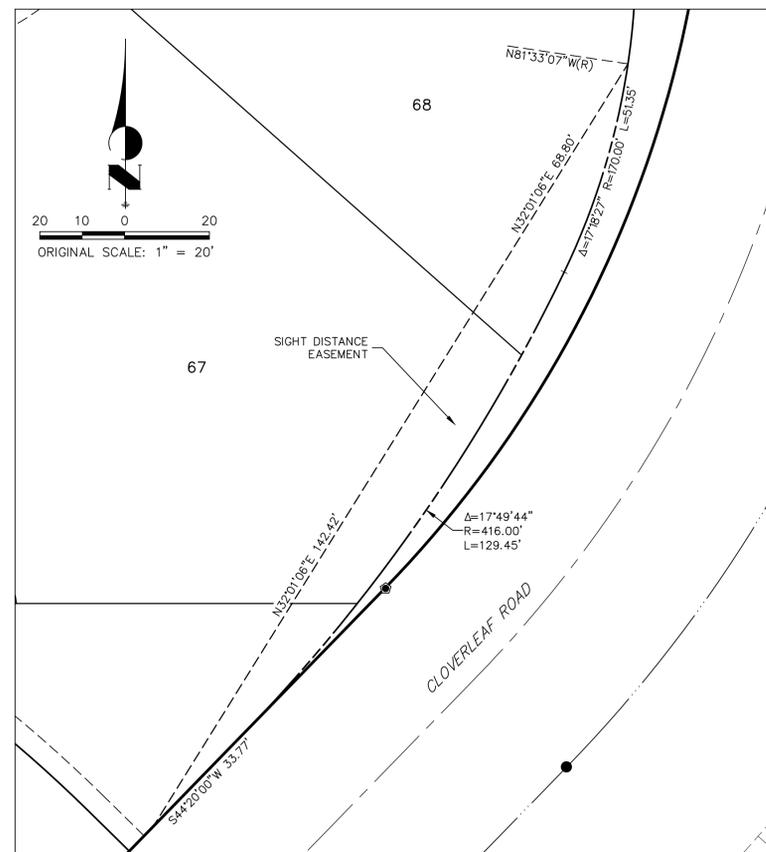
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 COUNTY OF EL PASO, STATE OF COLORADO



DETAIL D



DETAIL E



DETAIL F

LEGEND

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PCD FILE NO. SF2123
 JOB NO. 25158.01
 DECEMBER 15, 2021
 SHEET 9 OF 9



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December 2, 2021

John Green
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Cloverleaf Subdivision
Final Plat - Filing No. 2
Sec. 23 and 24 Twp. 11S, Rng. 67W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 27758

Dear Mr. Green,

We have received the above-referenced proposal to create a subdivision in El Paso County. According to the materials, it appears the development consists of 131 single family lots on 37.275 +/- acres. This office has no record of any existing wells located on the property. The proposed source of water supply and wastewater disposal is to be served by the Woodmoor Water and Sanitation District (“District”).

These lots are included in a preliminary plan for a 38.73 acre subdivision, for which this office previously provided written comments, dated February 9, 2021. This office previously provided comments regarding this referral on June 21, 2021. The comments included herein shall supersede those prior comments.

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a demand of 53.76 acre-feet/year for 150 single family lots, which equates to an anticipated demand of 0.35 acre-feet/year per single family lot. The estimated demand for 1.74 acres of irrigated open spaces and tracts is 0.87 acre-feet/year, which equates to 0.5 acre-feet/year per acre.

Please note that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot/year for each ordinary household, 0.05 acre-foot/year for four large domestic animals, and 2.2 acre-foot/year for each acre of lawn and garden irrigation. **The applicant’s estimated demand for irrigation is significantly lower, but is consistent with the District’s estimated demands.**

Source of Water Supply

The proposed water supplier is Woodmoor Water and Sanitation District (“District”), and a September 27, 2021 letter of commitment from the District was included with the submittal. According to this office’s records, it appears that District has adequate water resources to serve 53.76 acre-feet/year for the proposed development.



Additional Comments

If a storm water detention structure is constructed as a part of this project, the applicant should be aware that, unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, attached, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gyh/?viewer=cswdif>, to meet the notification requirements.

State Engineer’s Office Opinion

According to this office’s records, it appears the District has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Should you have any further questions, please feel free to contact me directly.

Sincerely,



Kate Fuller, P.E.
Water Resource Engineer

ec: Bill Tyner, Division 2 Engineer
Doug Hollister, District 10 Water Commissioner