

CLAREMONT BUSINESS PARK 2 PRELIMINARY PLAN

A PORTION OF THE SE1/4 OF SECTION 5 AND THE NE1/4 OF SECTION 8,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 8, T14S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO CONSISTING OF TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C" AS RECORDED UNDER RECEPTION NO. 220714531 AND THAT PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 207712506, AMENDED BY SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 218046726, SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 219078479, AND SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 219160747, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C";
THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 80 FOOT MEADOWBROOK PARKWAY THE FOLLOWING FOUR (4) COURSES;

- 1) THENCE 207.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 19°41'35", AND A CHORD OF 206.92 FEET WHICH BEARS N02°19'03"E TO A POINT OF TANGENT;
- 2) THENCE N12°09'05"W ALONG SAID TANGENT 118.69 FEET TO A POINT OF CURVE;
- 3) THENCE 932.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 101°48'12", AND A CHORD OF 814.87 FEET WHICH BEARS N38°45'53"E TO A POINT OF TANGENT;
- 4) THENCE N89°40'01"E ALONG SAID TANGENT 58.32 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD/U.S. HIGHWAY 24, CDOT PROJECT NO. NH 0243-058 UNIT 2;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE(5) COURSES;

- 1) THENCE S00°10'49"W A DISTANCE OF 550.15 FEET TO A POINT OF CURVE;
- 2) THENCE 264.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 25°02'59", AND A CHORD OF 262.40 FEET WHICH BEARS S12°21'26"E;
- 3) THENCE S06°46'53"E NON-TANGENT TO THE PREVIOUS COURSE 142.31 FEET;
- 4) THENCE S14°56'24"W A DISTANCE OF 164.34 FEET;
- 5) THENCE S33°35'01"W A DISTANCE OF 192.22 FEET TO THE NORTHEAST CORNER OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1C";

THENCE N56°02'38"W ALONG THE NORTH LINES OF LOT 1 AND LOT 2, A DISTANCE OF 551.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 595,013 S.F. (13.660 ACRES MORE OR LESS).

SITE DATA

OWNER: CASE R W / CASE L G
2432 PARKVIEW LN
COLORADO SPRINGS CO 80906

Tax ID Number: 5408101046
Site Area: 13.660ac
Current Zoning: CS

Building Setbacks:
Front: 25'
Side: 25'
Rear: 25'

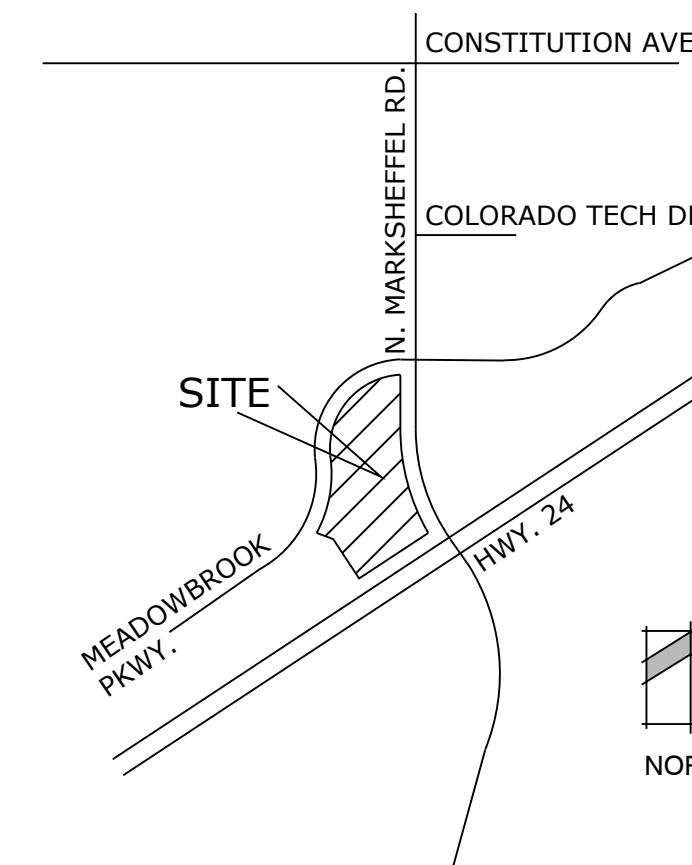
Landscape Setbacks:
Marksheffel Blvd: 25'
Meadowbrook Pkwy: 10'

Coverage:
Lots: 12.405 ac (83%)
Tracts: 1.26 ac (5%)

Utility Providers:
Water: Cherokee Metro District
Electric: Mountain View Electric/
City of Colorado Springs
City of Colorado Springs
Gas: City of Colorado Springs
Fire: Cimarron Hills Fire Protection District

Development Schedule: 2021

VICINITY MAP



The plan does not specify which lots are designated as commercial and which as industrial. This does not allow us to reference it with the water calculations.

NOTES

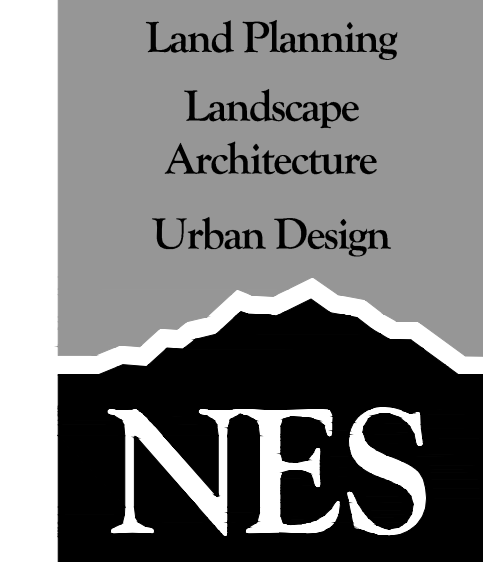
1. All streets shall be named and constructed to El Paso County Standards and any approved deviations. Upon acceptance by El Paso County, public streets shall be maintained by the County.
2. Notwithstanding anything depicted in this plan in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the ECM, the Drainage Criteria Manual (DCM), and the DCM Volume 2. Any deviations from these standards must be specifically requested and approved in writing to be acceptable. The approval of this Preliminary Plan does not implicitly allow any deviations or waivers that have not been otherwise approved through the deviation approval process.
3. Development of the property will be in accordance with the most recent version of the El Paso County Land Development Code for CS Zoning.
4. The property is within the Service Area of the Central Marksheffel Metropolitan District and, as such, is subject to an assessment for the construction of Marksheffel Road.
5. Tracts A and B will be used for private utilities, detention, water quality & will be owned and maintained by the Claremont Merchants Association.
6. Floodplain Statement: This site, 1111 Meadowbrook Parkway is not within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, community panel number 08041C0756G, effective 12.07.2018.
7. No direct access shall be provided from Highway 24, N. Marksheffel Road or Meadowbrook Parkway.
8. All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado.
9. Landscaping located within the Line of Sight Easement is restricted to a 30" max height.
10. The Owner/Subdivider hereby reserves within Tract C a strip of land 17' in width adjacent to Meadowbrook Parkway for future right-of-way. Upon request of El Paso County, the owner(s) of Tract C shall immediately convey such right-of-way through special warranty deeds at no cost to the County. Any utilities or special district improvements installed after plat recording within such future right-of-way shall be subordinate to El Paso County's right-of-way and, if necessary, shall be relocated at no expense to the County.

DEVIATION TABLE

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC 8.4.4.E.3, LDC 8.4.4.E.2 ECM Section 2.2.4.8.6/SD-4-1	Private Road Allowances	Allowance for a Private Road	ECM Section 2.2.4.8.6/SD-4-1, The private roadway section shall meet all details of the Local Urban Road Section except requests to exclude the 5' wide sidewalk (each side) as defined in the detail and provide a 4' wide sidewalk on the one side only. (Request Gary Watson Point only).	This deviation request would provide alignment to the current characteristic design and appearance of the Claremont Business Park commercial development. Road to be maintained by Claremont Business Park HOA

Easement and Tract Maintenance:
Tract _____ shall be utilized as _____ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)

Lot _____ (or Tract _____) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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CLAREMONT BUSINESS PARK 2

PRELIMINARY PLAN

1111 MEADOWBROOK PKWY

DATE: 11.20.2019
PROJECT MGR: J. ROMERO
PREPARED BY: B.ITEN

ENTITLEMENT

DATE	BY	DESCRIPTION
02.20.2020	B.I.	COUNTY COMMENTS
03.31.2020	B.I.	COUNTY COMMENTS
04.23.2020	B.I.	COUNTY COMMENTS
07.01.2020	B.I.	COUNTY COMMENTS

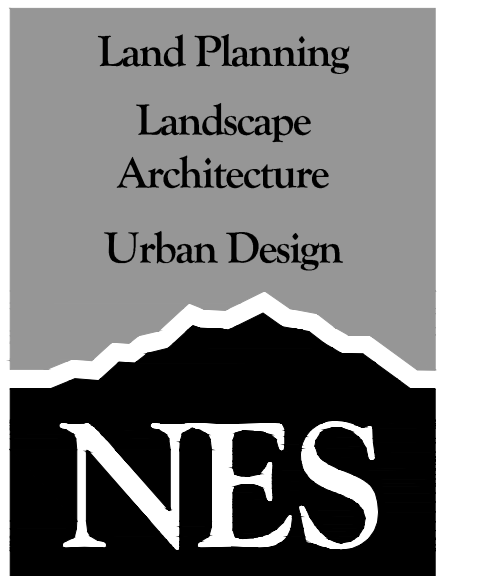
COVER SHEET

C

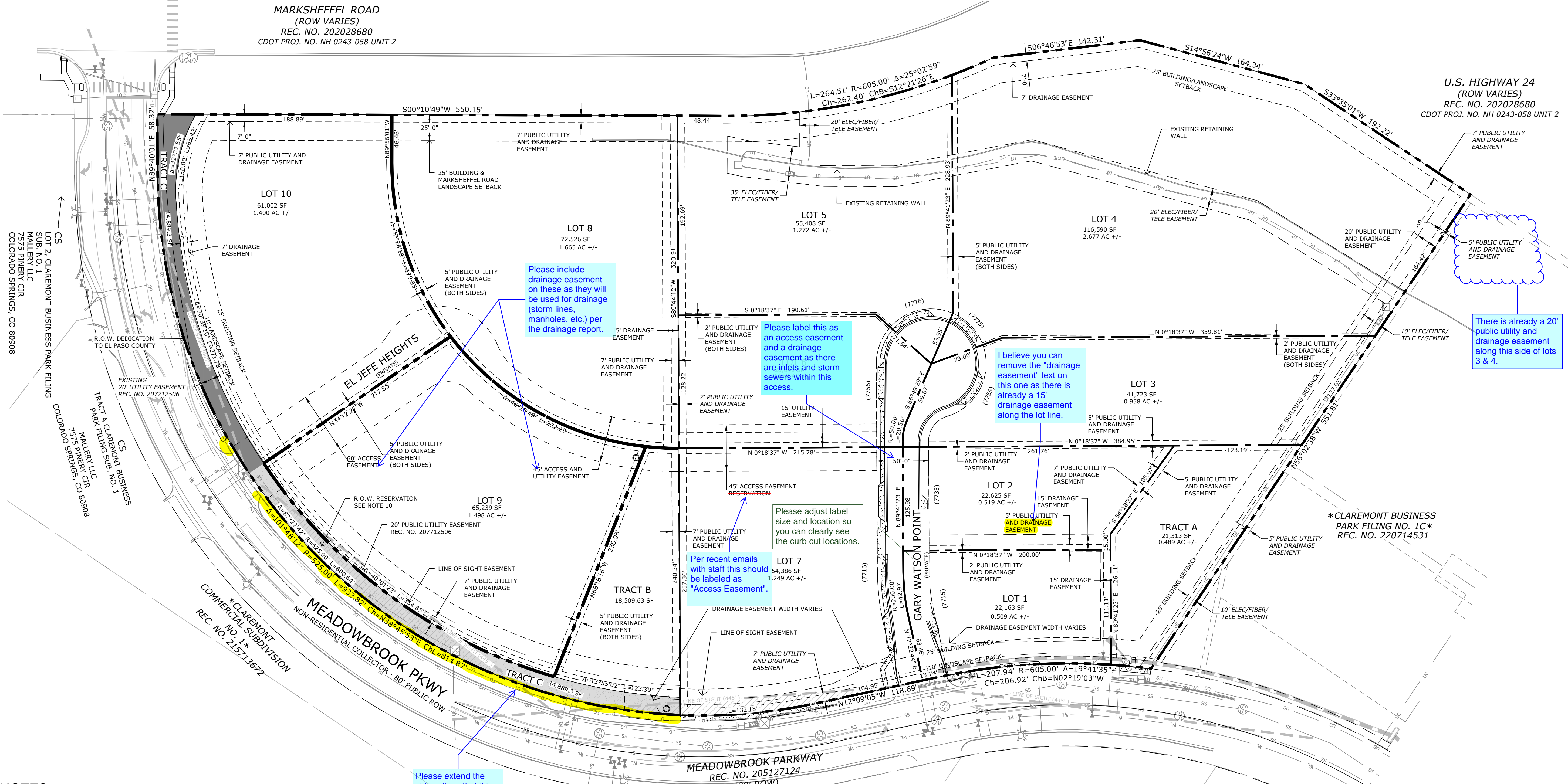
SP 197

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- ### NOTES
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Please extend the sidewalk so that it is along the entire length of Meadowbrook Parkway

Per recent emails with staff this should be labeled as "Access Easement".

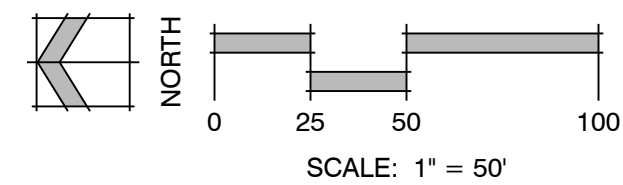
Please label this as an access easement and a drainage easement as there are inlets and storm sewers within this access.

Please include drainage easement on these as they will be used for drainage (storm lines, manholes, etc.) per the drainage report.

There is already a 20' public utility and drainage easement along this side of lots 3 & 4.

I believe you can remove the "drainage easement" text on this one as there is already a 15' drainage easement along the lot line.

Please adjust label size and location so you can clearly see the curb cut locations.



- LINE OF SIGHT EASEMENT AREA
- R.O.W. DEDICATION TO EL PASO COUNTY
- R.O.W. RESERVATION (SEE NOTE 10)

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PRELIMINARY PLAN

1 OF 2

SP 197

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