

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).

EASEMENT & TRACT MAINTENANCE:

TRACT A SHALL BE UTILIZED AS A DRAINAGE TRACT. OWNERSHIP AND MAINTENANCE OF TRACT A SHALL BE IN EQUAL SHARES BY THE OWNERS OF LOTS 1-7.

TRACT B SHALL BE UTILIZED AS A DRAINAGE TRACT. OWNERSHIP AND MAINTENANCE OF TRACT B SHALL BE IN EQUAL SHARES BY OWNERS OF LOTS 8-10.

TRACT C SHALL BE UTILIZED AS AN OPEN SPACE/LANDSCAPE TRACT HELD IN RESERVATION UNTIL SUCH TIME THAT EL PASO COUNTY OR ITS SUCCESSORS DEEMS IT NECESSARY TO BE DEDICATED AS ADDITIONAL RIGHT OF WAY FOR MEADOWBROOK PARKWAY. OWNERSHIP AND MAINTENANCE OF TRACT C SHALL BE IN EQUAL SHARES BY OWNERS OF LOTS 8-10.

LOTS 1-7 OF THIS PROPERTY SHALL BE SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT REC. NO. 220117927 OF THE RECORDS OF EL PASO 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.B.6/SD-4-1	Private Road Allowances	Allowance for a Private Road	ECM Section 2.2.4.B.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

Please add a heading for waivers and list those requests as well.

The Subdivider(s) 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. 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.

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'

Repeat Comment: The water resources report refers to Lots 1-7 as warehouse and Lots 8-10 as commercial. Please break that out in the site data table under the heading proposed use.

Landscape Setbacks:

Marksheffel Blvd: 25'
Meadowbrook Pkwy: 10'

Coverage:

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

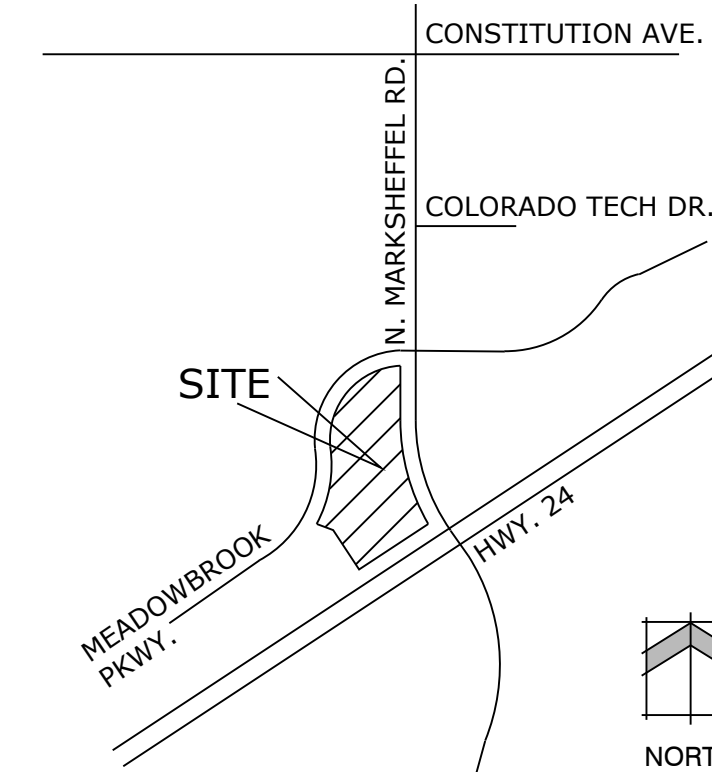
Utility Providers:

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



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.

Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other, modify based upon specific reports for this project and add and remove as needed)

Water and wastewater service for this subdivision is provided by the (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

Water and wastewater services for this subdivision are provided by the Cherokee Metropolitan District (Cherokee) subject to the District's rules, regulations and specifications. The Office of the State Engineer has issued an opinion of water inadequacy based on its analysis and interpretation of a stipulated agreement concerning the availability of certain water rights for use outside of the Upper Black Squirrel Creek Designated Basin, and thus found insufficiency of water resources for this subdivision based on that agreement. This interpretation differs from certain opinions issued by the Office in the past. Based on its own review of the stipulated agreement and its history (and not the amount of water actually available) the Board of County Commissioners in an open and public hearing did not accept the interpretation of the State Engineer's Office. The Board of County Commissioners found that Cherokee has committed to provide water service to the subdivision and asserted that its long term water service capabilities are sufficient. The Board of County Commissioners made this determination in reliance upon the testimony and expertise provided by Cherokee at the public hearing thereon. At the hearing, Cherokee asserted that its plans and continued financial investment in infrastructure are designed to allow Cherokee to continue to provide this subdivision and its existing customers with water and wastewater services for 300 years or more.

SHEET INDEX

Sheet C: Cover Sheet
Sheet 1 of 2: Preliminary Plan
Sheet 2 of 2: Preliminary Grading and Erosion Control Plan

Land Planning
Landscape
Architecture
Urban Design



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Colorado Springs, CO 80903

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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
08.07.2020	B.I.	COUNTY COMMENTS

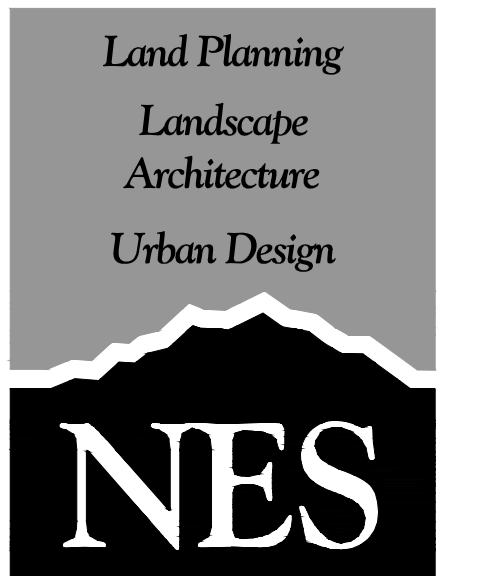
COVER SHEET

C

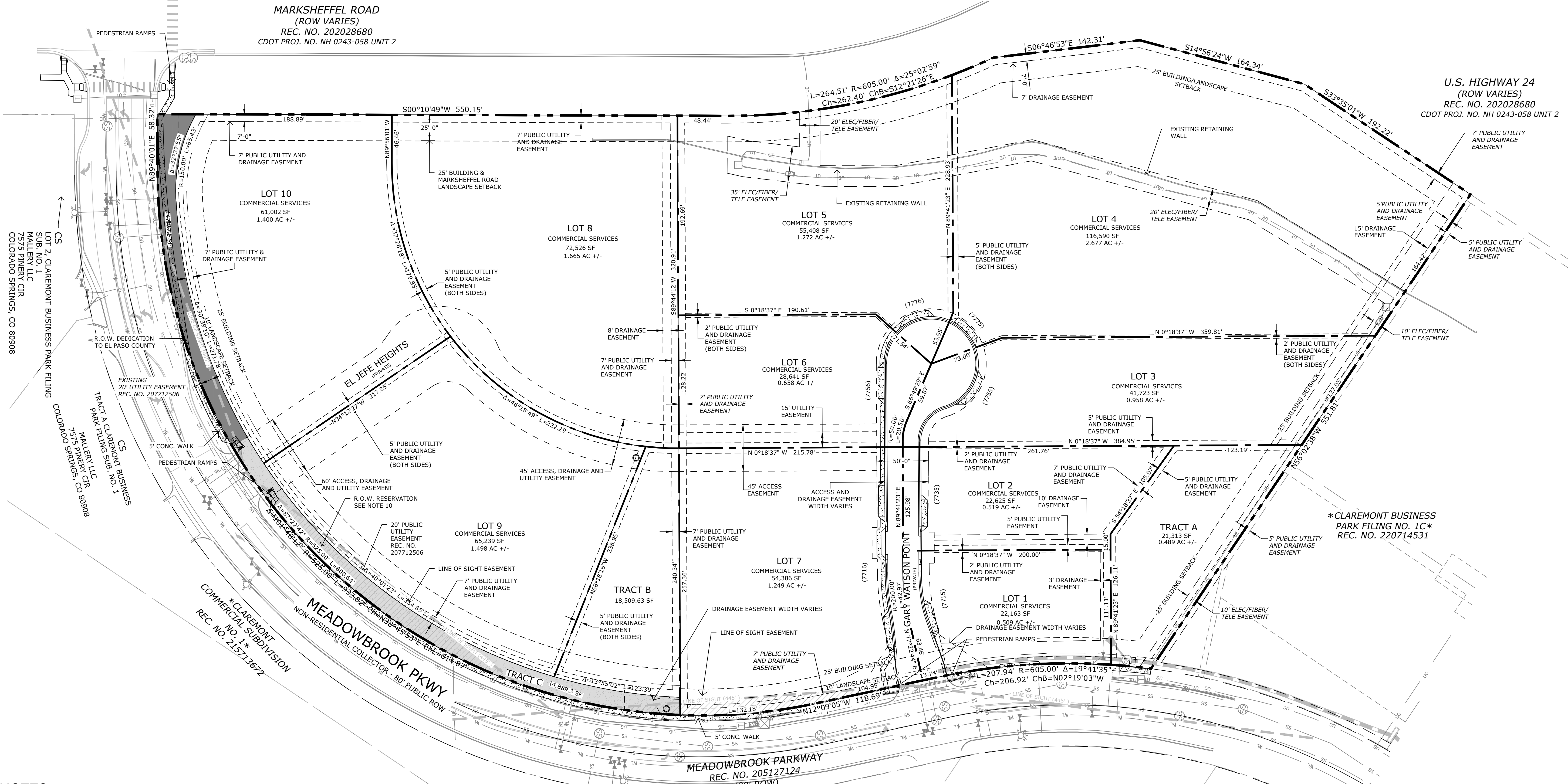
SP 197

CLAREMONT BUSINESS PARK 2 PRELIMINARY PLAN

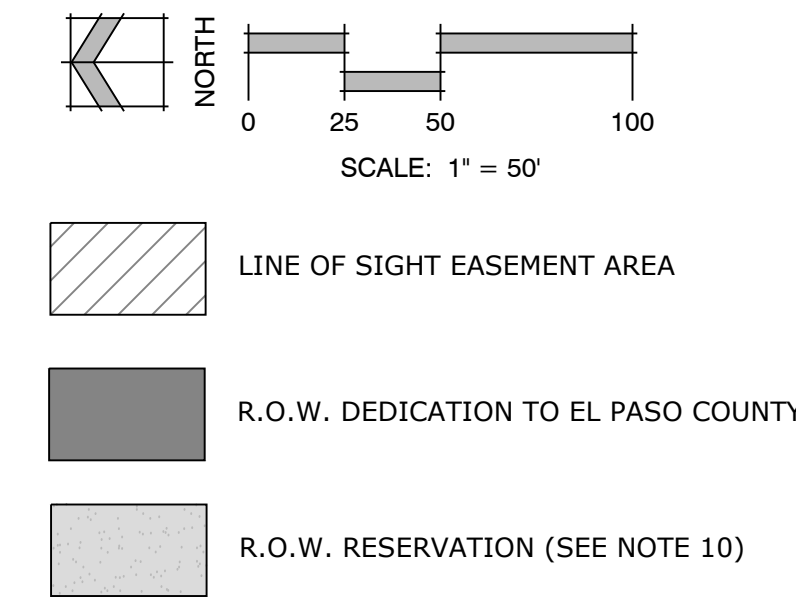
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1111 MEADOWBROOK PKWY

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PREPARED BY: B. ITEN

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PRELIMINARY PLAN

1
OF 2
SP 197

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