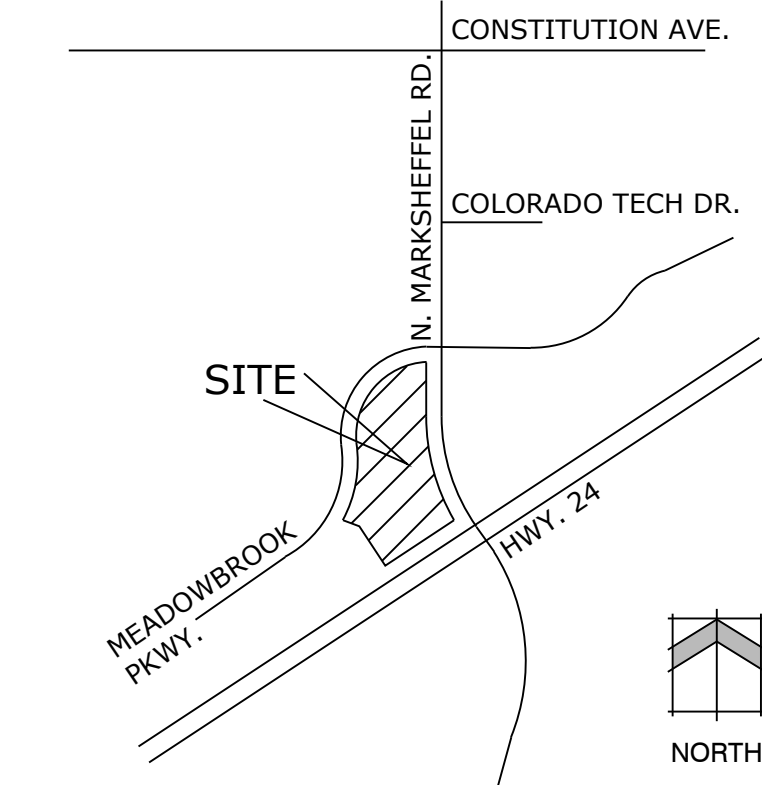


AN AMENDMENT TO CLAREMONT COMMERCIAL FILING NO. 2

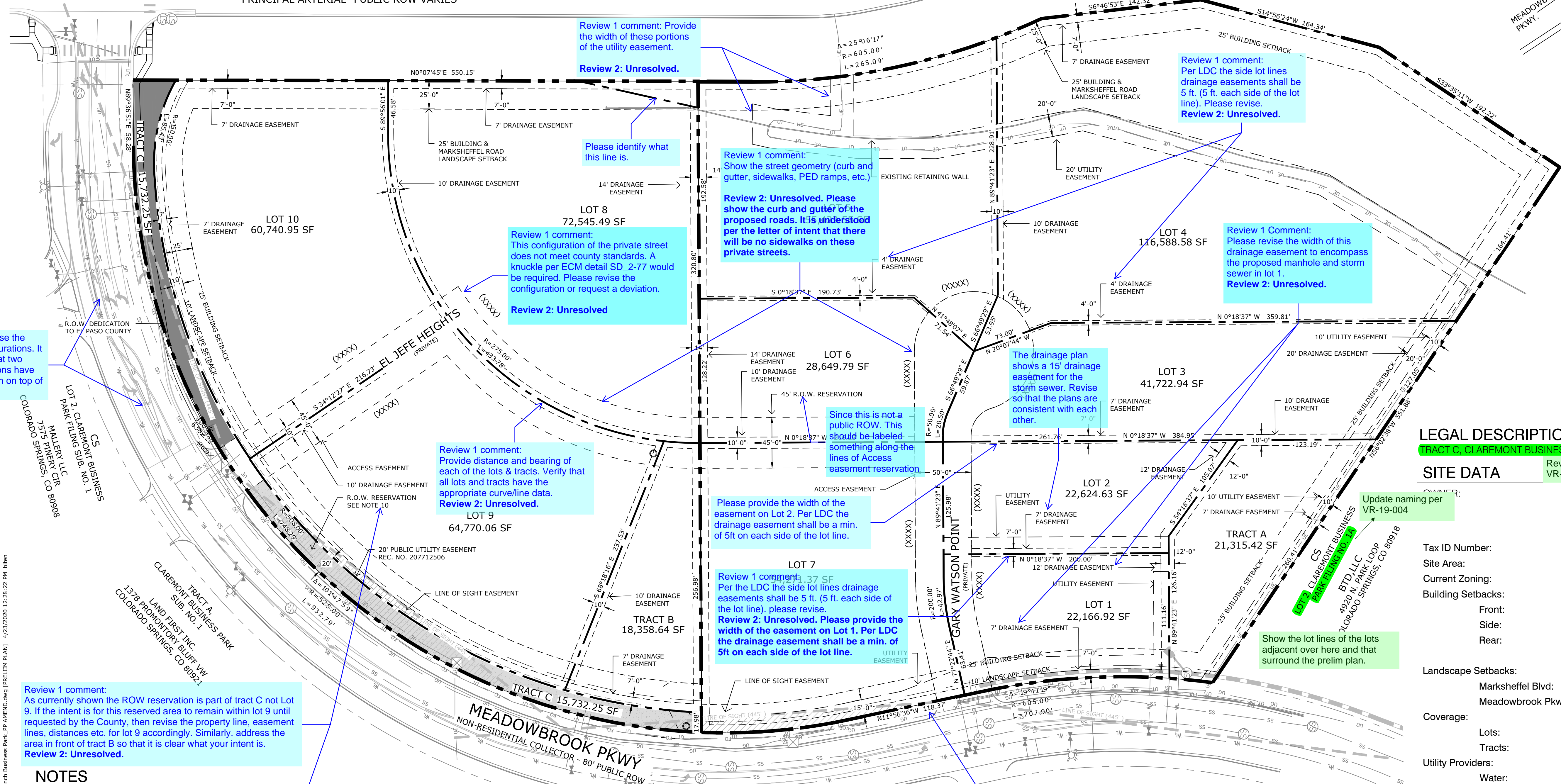
PRELIMINARY PLAN

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.

VICINITY MAP



MARKSHEFFEL ROAD
PRINCIPAL ARTERIAL- PUBLIC ROW VARIES



LEGAL DESCRIPTION:

TRACT C, CLAREMONT BUSINESS PARK FIL. NO. 2
 SITE DATA
 Update naming per VR-19-004

Tax ID Number: 5408101046
 Site Area: 13.72ac
 Current Zoning: CS
 Building Setbacks:
 Front: 25'
 Side: 25'
 Rear: 25'

Landscaping Setbacks:
 Marksheffel Blvd: 25'
 Meadowsbrook Pkwy: 10'

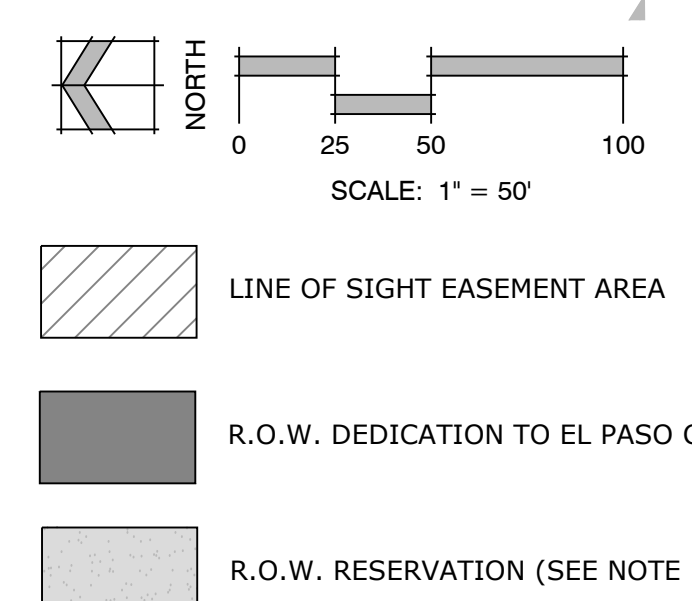
Coverage:
 Lots: 12.39 ac (83%)
 Tracts: 1.27 ac (5%)

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

Development Schedule: 2021

SHEET INDEX

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



PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(g))

LDC/ECM Section	Category	Standard	Modification	Justification
LDC 8.4.4.E.3, LDC 8.4.4.E.2 ECM Section 2.3.2.B.6/SD-4-1	Private Road Allowances	Allowance for a Private Road	Request to construct the roadway per the ECM Section 2.3.2.B.6/SD-4-1, without the 5' sidewalk in order to simulate the other Claremont Business Park private internal roads	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

Review 1 comment:
 As currently shown the ROW reservation is part of tract C not Lot 9. If the intent is for this reserved area to remain within lot 9 until requested by the County, then revise the property line, easement lines, distances etc. for lot 9 accordingly. Similarly, address the area in front of tract B so that it is clear what your intent is.
Review 2: Unresolved.

- NOTES**
- 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.
 - 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.
 - Development of the property will be in accordance with the most recent version of the El Paso County Land Development Code for CS Zoning.
 - 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.
 - Tracts A and B will be used for private utilities, detention, water quality & will be owned and maintained by the Claremont Merchants Association.
 - Floodplain Statement: This site, 1111 Meadowsbrook Parkway is not within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, community panel number 0804LDC7566, effective 12.07.2018. No direct access shall be provided from Highway 24, N. Marksheffel Road or Meadowsbrook Parkway.
 - 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.
 - Landscaping located within the Line of Sight Easement is restricted to a 30" max height.
 - The Owner/Subdivider hereby reserves within Lot 9 a strip of land 17' in width adjacent to Meadowsbrook Parkway for future right-of-way. Upon request of El Paso County, the owner(s) of Lot 9 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.

Land Planning
 Landscape Architecture
 Urban Design

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CLAREMONT BUSINESS PARK

PRELIMINARY PLAN

1111 MEADOWBROOK PKWY

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

PRELIMINARY PLAN

1
 OF 2

Review 1 comment:
 Add PCD File No. SP197
Review 2: Unresolved.