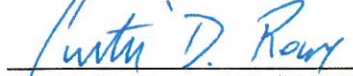


# Claremont Ranch Filing No. 9C

## Traffic Impact Studies

### Traffic Engineer's Statement

The attached traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.

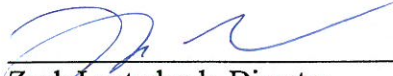


Curtis D. Rowe, P.E. #36355

10/02/2018  
Date

### Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.



Zach Lauterbach, Director  
Evergreen Devco, Inc.  
2390 E Camelback Road  
Suite 410  
Phoenix, AZ 85016

10/02/2018  
Date



August 22, 2018

Zach Lauterbach  
Evergreen Development Company  
2390 East Camelback Road  
Suite 410  
Phoenix, Arizona 85016

Re: Trip Generation Comparison Letter  
Claremont Ranch Lots 1-4 – SEC Constitution and Marksheffel  
El Paso County, Colorado

Dear Mr. Lauterbach:

Claremont Ranch is located on the southeast corner of the Constitution Avenue and Marksheffel Road intersection in El Paso County, Colorado. The existing retail development includes a King Soopers grocery store, a gas station, and an inline retail building. Lots 1 through 4 are presently undeveloped and are located along the east side of Marksheffel Road. The purpose of this letter is to provide a trip generation comparison to identify conformance with the original Grocery Marketplace Retail (SEC Constitution and Marksheffel) traffic study with the proposed replat of Lots 1 through 4 to include subdividing Lot 2 into two separate lots, herein named Lot 2A and Lot 2B. Therefore, this traffic letter compares the previously studied commercial lots proposed in Lots 1 through 4 to the newly proposed Claremont Ranch Lots 1 through 4 with a Lot 2A and Lot 2B.

Kimley-Horn previously conducted a Traffic Impact Study for this project, "Grocery Marketplace Retail SEC Constitution and Marksheffel Traffic Impact Study", dated September 2015. A 123,000 square foot King Soopers grocery store has been constructed. In addition, an 18 fueling position gas station and approximately 15,000 square feet of retail currently exists within the marketplace development area. Previously, Lots 1 through 4 were studied to include a 4,000 square foot bank on Lot 1, a 5,340 square foot fast food restaurant with drive through on Lot 2, a 3,600 square foot fast food restaurant with through on Lot 3, and a 1,850 square foot fast food restaurant with drive through on Lot 4. Currently Lots 1 through 4 are planned to include a 4,300 square foot credit union to be constructed on Lot 1, a 3,000 square foot fast food restaurant with drive-through planned on Lot 2A, a 2,300 square foot coffee shop with drive-through planned on Lot 2B, a 4,000 square foot car wash planned on Lot 3, and an assumed 7,500 square foot auto parts store planned on Lot 4. Therefore, the previous 5,340 square foot fast food restaurant on Lot 2 is proposed to develop as a 3,000 square foot fast food restaurant on Lot 2A and a 2,300 square foot coffee shop with drive through on Lot 2B, which identifies that the same building area is proposed on Lot 2 with the subdividing. The replat document for the newly planned Lots 1 through 4 is attached.

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Manual*, Tenth Edition, Washington DC, 2017 published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. Trip generation for the currently proposed land uses is based on the ITE Trip Generation, 10th Edition (most current edition) equations for Automobile Parts Sales (ITE Code 843), Drive-in Bank (912), Fast Food Restaurant with Drive-Through (934), Coffee-Donut Shop with Drive-Through (937), and Automated Car Wash (948). Trip generation for Lots 1 through 4 in the original traffic study was calculated using the 9<sup>th</sup> Edition (most current at that time) for Fast-Food Restaurant with Drive-Through (934) and Drive-In Bank (912) uses. The following table summarizes the anticipated trip generation for the proposed development (trip generation calculations are attached) compared to the uses previously studied.

**Claremont Ranch Lots 1 through 4  
Original Traffic Study vs. Current Proposal Trip Generation Comparison**

Use and Size	Daily Vehicle Trips	Weekday Vehicle Trips					
		AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Original Traffic Study							
Fast-Food Restaurant w/ Drive-Thru (10,790 SF, ITE 934)	5,354	250	240	490	183	169	352
Drive-In Bank (4,000 SF, ITE 912)	594	27	21	48	48	49	97
Total	5,948	277	261	538	231	218	449
Current Development and Proposed							
Drive-in Bank (4,300 SF, ITE 912)	432	24	17	41	44	44	88
Fast Food Restaurant w/ Drive-Thru (3,000 SF, ITE 934)	1,414	62	59	121	51	47	98
Coffee-Donut Shop w/ Drive-Thru (2,300, ITE 937)	1,886	105	100	205	50	50	100
Automated Car Wash (4,000 SF, ITE 948)	560	28	28	56	28	28	56
Auto Parts Store (7,500, ITE 843)	416	11	9	20	18	19	37
Total	4,708	230	213	443	191	188	379
Net Difference in Trips	-1,240	-47	-48	-95	-40	-30	-70

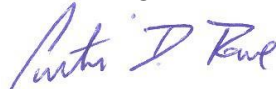
As summarized in the table, the original traffic study determined that Lots 1 through 4 of the Grocery Marketplace Retail project on the southeast corner of the Constitution Avenue and Marksheffel Road intersection would generate 5,948 daily weekday trips with 538 of these trips occurring during the morning peak hour and 449 trips occurring during the afternoon peak hour. The currently proposed Claremont Ranch Lots 1 through 4 are expected to generate approximately 4,708 daily weekday trips with 443 of these trips occurring during the morning peak hour and 379 trips occurring during the afternoon peak hour. Based on this comparison to the original traffic study, the proposed Claremont Ranch Lots 1 through 4 with the planned replat subdivision of Lot 2 is anticipated to generate lower traffic volumes compared to what was previously studied. The change in uses on Lots 1 through 4 is anticipated to account for a decrease of approximately 1,240 daily trips with 95 fewer trips occurring in the morning peak hour and 70 fewer trips occurring during the afternoon peak hour.

This decrease is the result of the previously studied fast-food restaurants estimated for Lots 2, 3, and 4 providing a conservative analysis for traffic generation compared to the more specific uses currently proposed. Additionally, although the building area for the proposed drive-in bank has increased slightly, the new trip generation equations identify less traffic generated by banks than what was previously studied based on the updated 10<sup>th</sup> Edition ITE *Trip Generation Manual*.

In summary, the expected uses of Claremont Ranch Lots 1 through 4 with subdivision of Lot 2 is anticipated to generate less traffic from what was previously studied. Based on this, we believe that the currently planned Claremont Ranch Lots 1 through 4 is in traffic compliance with the original traffic study. The original traffic study conclusions and recommendations remain valid. If you have any questions or require anything further, please feel free to call me at (303) 228-2304.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Curtis D. Rowe, P.E., PTOE  
Vice President



Project Claremont Ranch Lots 1-4  
 Subject Trip Generation for Drive-In Bank  
 Designed by ACK Date August 20, 2018 Job No. 096266019  
 Checked by \_\_\_\_\_ Date \_\_\_\_\_ Sheet No. 1 of 1

## TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 10th Edition, Average Rate Equations

Land Use Code - Drive-in Bank (912)

Independant Variable - 1000 Square Feet Gross Floor Area (X)

Gross Floor Area = 4,300 Square Feet

X = 4.300

T = Average Vehicle Trip Ends

### Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (900 Series Page 13)

Average Weekday Directional Distribution: 58% ent. 42% exit.  
 T = 9.50 (X) T = 41 Average Vehicle Trip Ends  
 T = 9.50 \* 4.300 24 entering 17 exiting  
 24 + 17 = 41

### Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (900 Series Page 14)

Average Weekday Directional Distribution: 50% ent. 50% exit.  
 T = 20.45 (X) T = 88 Average Vehicle Trip Ends  
 T = 20.45 \* 4.300 44 entering 44 exiting  
 44 + 44 = 88

### Weekday (900 Series Page 12)

Average Weekday Directional Distribution: 50% entering, 50% exiting  
 T = 100.03 (X) T = 432 Average Vehicle Trip Ends  
 T = 100.03 \* 4.300 216 entering 216 exiting  
 216 + 216 (\*) = 432

### Saturday Peak Hour of Generator (900 Series Page 18)

Average Saturday Directional Distribution: 51% ent. 49% exit.  
 T = 26.35 (X) T = 113 Average Vehicle Trip Ends  
 T = 26.35 \* 4.300 58 entering 55 exiting  
 58 (\*) + 55 = 113

### Non Pass-By Trip Volumes (Per ITE Trip Generation Handbook, 3rd Edition September 2017-Page 207)

AM Peak Hour =	71%	Non-Pass By	PM Peak Hour =	65%	Non-Pass By
	IN	Out	Total		
AM Peak	17	12	29		
PM Peak	29	29	57		
Daily	140	140	280	PM Peak Hour Rate Applied to Daily	

### Pass-By Trip Volumes (Per ITE Trip Generation Handbook, 3rd Edition September 2017 -Page 207)

AM Peak Hour =	29%	Pass By	PM Peak Hour =	35%	Pass By
	IN	Out	Total		
AM Peak	7	5	12		
PM Peak	15	15	31		
Daily	76	76	152	PM Peak Hour Rate Applied to Daily	

Project Claremont Ranch Lots 1-4  
 Subject Trip Generation for Fast-Food Restaurant with Drive-Through Window  
 Designed by ACK Date August 20, 2018 Job No. 096266019  
 Checked by \_\_\_\_\_ Date \_\_\_\_\_ Sheet No. 1 of 1

## **TRIP GENERATION MANUAL TECHNIQUES**

ITE Trip Generation Manual 10th Edition, Average Rate Equations

Land Use Code - Fast Food Restaurant With Drive-Through Window (934)

Independant Variable - 1000 Square Feet Gross Floor Area (X)

Gross Floor Area = 3,000 Square Feet

X = 3.000

T = Average Vehicle Trip Ends

### **Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (900 Series page 158)**

Average Weekday  
 T = 40.19 (X)  
 T = 40.19 \* 3.000

Directional Distribution: 51% ent. 49% exit.  
 T = 121 Average Vehicle Trip Ends  
 62 entering 59 exiting  
 62 + 59 (\*) = 121

### **Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (900 Series page 159)**

Average Weekday  
 T = 32.67 (X)  
 T = 32.67 \* 3.000

Directional Distribution: 52% ent. 48% exit.  
 T = 98 Average Vehicle Trip Ends  
 51 entering 47 exiting  
 51 + 47 = 98

### **Weekday (900 Series page 157)**

Average Weekday  
 T = 470.95 (X)  
 T = 470.95 \* 3.000

Directional Distribution: 50% entering, 50% exiting  
 T = 1414 Average Vehicle Trip Ends  
 707 entering 707 exiting  
 707 + 707 = 1414

### **Saturday Peak Hour of Generator (900 Series page 163)**

T = 54.86 (X)  
 T = 54.86 \* 3.000

Directional Distribution: 51% ent. 49% exit.  
 T = 165 Average Vehicle Trip Ends  
 84 entering 81 exiting  
 84 + 81 = 165

### **Non Pass-By Trip Volumes (Per ITE Trip Generation Handbook, 3rd Edition September 2017)**

AM Peak Hour =	51%	Non-Pass By	PM Peak Hour =	50%	Non-Pass By
	IN	Out	Total		
AM Peak	32	30	62		
PM Peak	26	24	49		
Daily	354	354	708	PM Peak Hour Rate Applied to Daily	

### **Pass-By Trip Volumes (Per ITE Trip Generation Handbook, 3rd Edition September 2017)**

AM Peak Hour =	49%	Pass By	PM Peak Hour =	50%	Pass By
	IN	Out	Total		
AM Peak	30	29	59		
PM Peak	26	24	49		
Daily	353	353	706	PM Peak Hour Rate Applied to Daily	

Project Claremont Ranch Lots 1-4  
 Subject Trip Generation for Coffee/Donut Shop with Drive Through  
 Designed by ACK Date August 20, 2018 Job No. 96266019  
 Checked by \_\_\_\_\_ Date \_\_\_\_\_ Sheet No. 1 of 1

## TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 10th Edition, Average Rate Equations

Land Use Code - Coffee/Donut Shop with Drive Through (937)

Indepandant Variable - 1000 Square Feet Gross Floor Feet (X)

Gross Floor Area = 2,300

X = 2.3

T = Average Vehicle Trip Ends

### Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (Series 900 Page 232)

T = 88.99 (X)	Directional Distribution:	51% ent.	49% exit.
T = 88.99 *	2.3	T = 205	Average Vehicle Trip Ends
		105 entering	100 exiting

### Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (Series 900 Page 233)

T = 43.38 (X)	Directional Distribution:	50% ent.	50% exit.
T = 43.38 *	2.3	T = 100	Average Vehicle Trip Ends
		50 entering	50 exiting

### Weekday (Series 900 Page 231)

Average Weekday	Directional Distribution:	50% entering, 50% exiting
(T) = 820.38 (X)	T = 1886	Average Vehicle Trip Ends
(T) = 820.38 * (2.3)	943 entering	943 exiting
	943 + 943 =	1886

Project Claremont Ranch Lots 1-4  
 Subject Trip Generation for Automated Car Wash  
 Designed by ACK Date August 20, 2018 Job No. 096266019  
 Checked by \_\_\_\_\_ Date \_\_\_\_\_ Sheet No. 1 of 1

## TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 10th Edition, Average Rate Equations

Land Use Code - Automated Car Wash (948)

Independent Variable - 1000 Square Feet Gross Floor Feet (X)

Gross Floor Area = 4,000

X = 4.0

T = Average Vehicle Trip Ends

### Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (Utilized PM Peak Hour Rates)

		Directional Distribution: 50% ent. 50% exit.			
T = 14.20(X)		T =	56	Average Vehicle Trip Ends	
T = 14.20 *	4	28	entering	28	exiting

### Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (900 Series Page 382)

		Directional Distribution: 50% ent. 50% exit.			
T = 14.20(X)		T =	56	Average Vehicle Trip Ends	
T = 14.20 *	4	28	entering	28	exiting

### Weekday (10% K-Factor from PM Peak Hour)

Average Weekday		Directional Distribution: 50% entering, 50% exiting			
(T) = PM Peak Total / K Factor	0.1	T =	560	Average Vehicle Trip Ends	
		280	entering	280	exiting
		280	+	280	= 560

Project Claremont Ranch Lots 1-4  
 Subject Trip Generation for Automobile Parts Sales  
 Designed by ACK Date 8/20/2018 Job No. 096266019  
 Checked by \_\_\_\_\_ Sheet No. 1 of 1

## TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 10th Edition, Average Rate Equations

Land Use Code - Automobile Parts Sales (843)

Independant Variable - 1,000 Sq. Feet Gross Floor Area (X)

$$X = 7,500.0$$

$$X = 7.5$$

T = Average Vehicle Trip Ends

### Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (800 Series Page 226)

Average Weekday	Directional Distribution:	55% ent.	45% exit.
T = 2.59 (X)	T = 20	Average Vehicle Trip Ends	
(T) = 2.59 * (7.5)	11 entering	9 exiting	
	11 + 9 = 20		

### Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (800 Series Page 227)

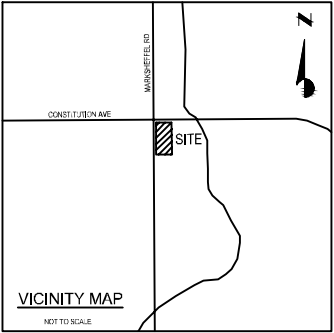
Average Weekday	Directional Distribution:	48% ent.	52% exit.
T = 4.91 (X)	T = 37	Average Vehicle Trip Ends	
(T) = 4.91 * (7.5)	18 entering	19 exiting	
	18 + 19 = 37		

### Weekday (800 Series Page 225)

Average Weekday	Directional Distribution:	50% entering, 50% exiting
T = 55.34 (X)	T = 416	Average Vehicle Trip Ends
(T) = 55.34 * (7.5)	208 entering	208 exiting
	208 + 208 = 416	



CLAREMONT RANCH FILING NO. 9C  
A VACATION AND REPLAT OF LOTS 1-4, CLAREMONT RANCH FILING NO. 9B  
IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4,  
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO



KNOW ALL MEN BY THESE PRESENTS:

THAT EVERGREEN-CONSTITUTION & MARKSHEFFEL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
LEGAL DESCRIPTION:  
LOTS 1-4, BLOCK 1, CLAREMONT RANCH FILING NO. 9B, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 2018 AT RECEPTION NO. 218714119 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS AND EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED DOES HEREBY GRANT AND CONVEY TO THE COUNTY OF EL PASO ALL STREETS AND EASEMENTS FOR PUBLIC USE. THIS TRACT OF LAND HEREIN PLATTED SHALL BE DOWN AS "CLAREMONT RANCH, FILING NO 9C". IN THE COUNTY OF EL PASO COUNTY, COLORADO.

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 CLAREMONT RANCH FILING NO. 9C. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. 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.

EVERGREEN-CONSTITUTION & MARKSHEFFEL, L.L.C.,  
AN ARIZONA LIMITED LIABILITY COMPANY

BY: EVERGREEN DEVELOPMENT COMPANY-2015, L.L.C.,  
AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: EVERGREEN DEVCO INC  
A CALIFORNIA CORPORATION, ITS MANAGER

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

PLAT NOTES:

- THE PURPOSE OF THE REPLAT IS TO CREATE A NEW LOT.
- FIELD WORK WAS COMPLETED ON: SEPTEMBER 21, 2017.
- BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE SOUTH LINE OF LOT 1, BLOCK 1, CLAREMONT RANCH FILING NO. 9 AND IS CONSIDERED TO BEAR N80°00'00"E, MONUMENTED ON THE WEST BY A NAIL & DISC, "AZTEC LS 36567" AND ON THE EAST BY A NO. 4 REBAR W/ YELLOW PLASTIC CAP. PLS 10376".
- UTILITY NOTE: THE LOCATION OF UTILITIES SHOWN HEREON WAS ESTABLISHED FROM SURFACE EVIDENCE, EXISTING UTILITY MARKERS AND UTILITY LOCATES FROM A UTILITY CONTRACTOR. THE EXACT LOCATION OF BURIED UTILITIES IS UNCERTAIN. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHOULD CONTACT THE UTILITY NOTIFICATION CENTER. THE SURVEYOR MAKES NO GUARANTEE EITHER EXPRESSED OR IMPLIED THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 0804100759F HAVING AN MAP REVISED DATE OF MARCH 17, 1997, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OR THIS TRACT. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-86552-4PHX1, WITH AN EFFECTIVE DATE OF MAY 21, 2018 AT 5:00 P.M.
- THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE PROPERTY WITHIN THIS REPLAT.
- THE PROPERTY IS SUBJECT TO A RECIPROCAL ACCESS PARKING AGREEMENT BASED ON RECEPTION NO. 216005842.
- ACCESS WILL BE LIMITED TO ONLY THE APPROVED LOCATIONS AND ONLY THE APPROVED TRAFFIC MOVEMENT AT THOSE LOCATIONS PER RECEPTION NO. 216713741.
- THIS PROPERTY IS SUBJECT TO AN ENCROACHMENT AGREEMENT BETWEEN MAGELLAN PIPELINE COMPANY, L.P. AND THE EVERGREEN CONSTITUTION & MARKSHEFFEL, L.L.C., AS RECORDED SEPTEMBER 22, 2016 AT REC. NO. 216106489.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- NOTICE: ACCORDING TO COLORADO LAW 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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-60-105(3)(A).
- THE PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 03, 2002 AT RECEPTION NO. 202108647 AND ORDER AND DECREE RECORDED DECEMBER 12, 2002 AT RECEPTION NO. 202221166.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION NO. 15-321 RECORDED JULY 29, 2015 AT RECEPTION NO. 216081459.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION NO. 15-376 RECORDED SEPTEMBER 23, 2015 AT RECEPTION NO. 216103714.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE AVIATION EASEMENT RECORDED JANUARY 7, 2016 AT RECEPTION NO. 216001978.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE SUBDIVISION IMPROVEMENT AGREEMENT RECORDED JANUARY 14, 2016 AT RECEPTION NO. 216003936.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE PRIVATE DETENTION BASIN / STORM WATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED JANUARY 14, 2016 AT RECEPTION NO. 216003937.
- THE PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS AND EASEMENTS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 20, 2016 AT RECEPTION NO. 216005842, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, AND ANY AND ALL AMENDMENTS, ASSIGNMENTS, OR ANNEXATIONS THERETO.
- ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO GAS AND ELECTRIC SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- BASED ON ELEVATION DATA, THE APPLICANT SHOULD FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR ANY NEW VERTICAL DEVELOPMENT AT THIS SITE, INCLUDING TEMPORARY CONSTRUCTION EQUIPMENT, AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

PLAT NOTES (CONTINUED):

- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE MEMORANDUM OF DEVELOPMENT AGREEMENT RECORDED JANUARY 20, 2016 AT RECEPTION NO. 216005843.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE AGREEMENT FOR OPERATION AND MAINTENANCE FOR COMMON AREAS FOR [CLAREMONT RANCH MARKETPLACE] RECORDED JANUARY 20, 2016 AT RECEPTION NO. 216005844.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION NO. 16-046 RECORDED FEBRUARY 9, 2016 AT RECEPTION NO. 216013025.
- THE PROPERTY IS SUBJECT TO THE EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF CLAREMONT RANCH FILING NO. 9B, RECEPTION NO. 218714119.
- THE PROPERTY IS SUBJECT TO THE CHEROKEE WATER AND SANITATION DISTRICT, AS RECORDED AUGUST 11, 1898 IN BOOK 5218 AT PAGE 353.
- THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THE POTENTIALLY RAMIFICATIONS THEREOF.
- NO ELECTROMAGNETIC LIGHT, ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS OR NAVIGATIONAL AIDS ARE ALLOWED.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENTS BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. 216003936, IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISIONS FOR THE COMPLETION OF SAID IMPROVEMENTS.
- 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., PREBLE'S MEADOW JUMPING MOUSE).
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ASSIGNMENT AND ASSUMPTION OF RIGHTS AND OBLIGATIONS OF MAINTENANCE DIRECTOR UNDER AGREEMENT FOR MAINTENANCE FOR COMMON AREAS OF CLAREMONT RANCH MARKETPLACE RECORDED OCTOBER 13, 2017 AT RECEPTION NO. 217124622.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE AMENDED AND RE-STATED SUPPLEMENT NO. 1 TO COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 29, 2017 AT RECEPTION NO. 217117538.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE SUPPLEMENT NO. 3 TO COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 29, 2017 AT RECEPTION NO. 217117540.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE SUPPLEMENT NO. 4 TO COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 29, 2017 AT RECEPTION NO. 217117541.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE SUPPLEMENT NO. 5 TO COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 29, 2017 AT RECEPTION NO. 217117542.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ASSIGNMENT AND ASSUMPTION OF RIGHTS AND OBLIGATIONS OF MANAGER UNDER COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED OCTOBER 16, 2017 AT RECEPTION NO. 217124623.
- THE PROPERTY IS SUBJECT TO EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF CLAREMONT RANCH FILING NO. 9B, RECORDED APRIL 3, 2018 AT RECEPTION NO. 218714119.

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOTS ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT (USE 5 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT (USE 7 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

NOTICE:

ACCORDING TO COLORADO LAW 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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-6-508 OF THE COLORADO REVISED STATUTES.

COUNTY APPROVALS:

ON BEHALF OF THE COUNTY OF EL PASO, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "CLAREMONT RANCH FILING NO. 9C"

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING AND COMMUNITY DEVELOPMENT (PCD) DEPARTMENT

THIS PLAT FOR CLAREMONT RANCH FILING 9C WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO DEVELOPMENT SERVICES DEPARTMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

CLAREMONT RANCH FILING 9B IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AMENDMENT/LOT LINE ADJUSTMENT 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 # 218714119.

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

I, BRIAN J. DENNIS, 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 DATE OF SURVEY 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\_\_\_\_.

BRIAN J. DENNIS \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069  
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

CLERK AND RECORDER

STATE OF COLORADO  
COUNTY OF EL PASO  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 A.D. AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: \_\_\_\_\_  
EL PASO COUNTY CLERK AND RECORDER

FEES:

FEE: \_\_\_\_\_ SURCHARGE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_ BRIDGE FEE: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_ PARK FEE: \_\_\_\_\_

Galloway

Planning, Architecture, Engineering,  
6162 S. Willow Drive, Suite 320  
Greenwood Village, CO 80111  
303.770.8884 O  
www.gallowayUS.com

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CLAREMONT RANCH  
FILING NO. 9C

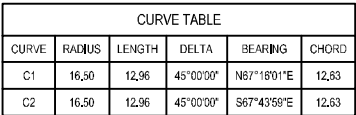
COUNTY OF EL PASO  
STATE OF COLORADO

REPLAT OF LOTS 1-4,  
CLAREMONT RANCH FILING NO. 9B  
IN THE NORTHWEST QUARTER OF  
SECTION 4, T14S, R66W OF THE 6TH P.M.

#	Date	Issue / Description	Init.
1.	4/13/2018	ADDRESS COMMENTS	AAY
2.	5/25/2018	ADDRESS COMMENTS	AAY
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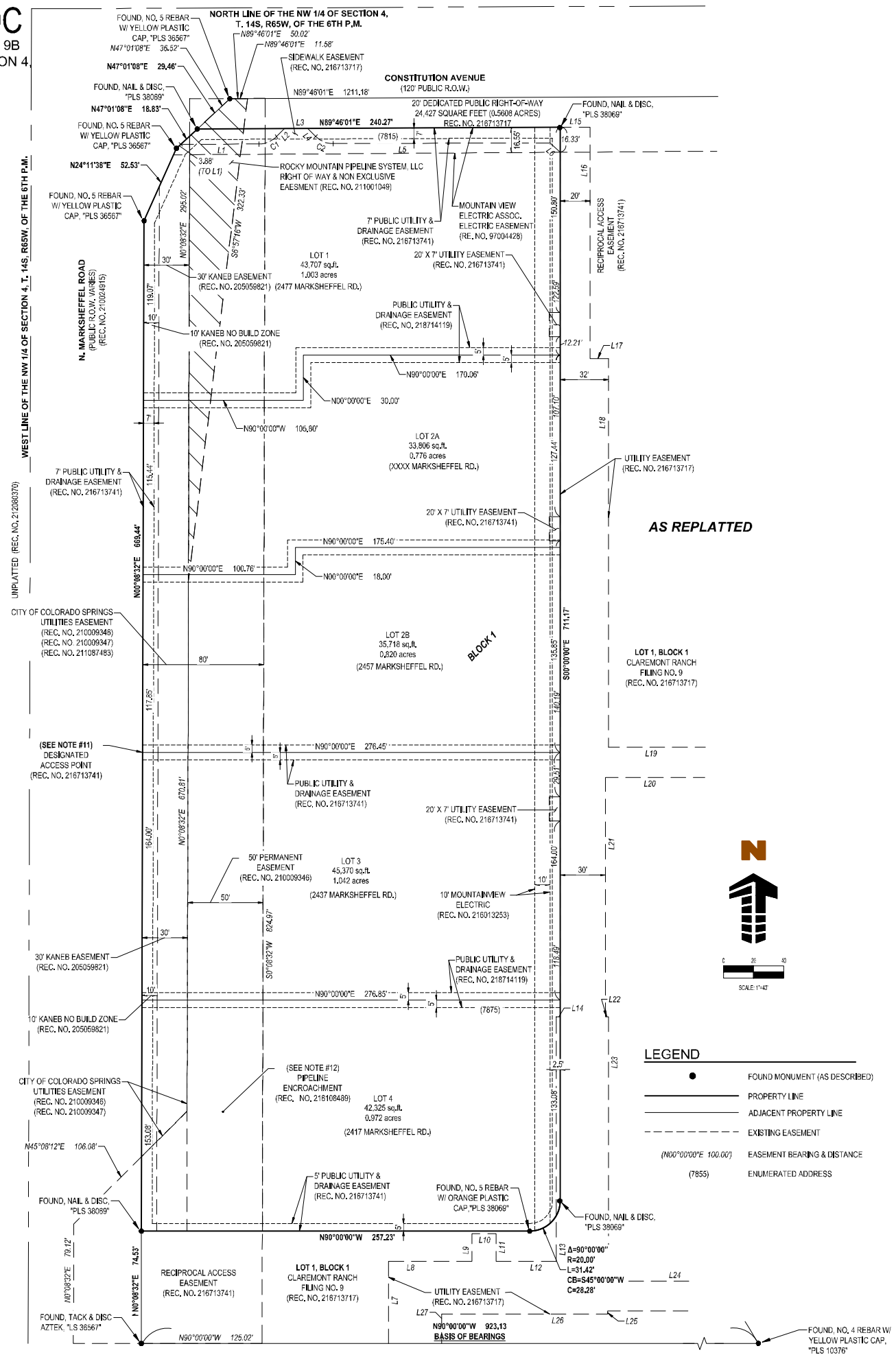
Project No:	ED000006.01
Drawn By:	AAY
Checked By:	BJD
Date:	11/07/2017

A VACATION AND REPLAT OF LOTS 1-4, CLAREMONT RANCH FILING NO. 9B  
IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4  
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO



LINE TABLE		
LINE	LENGTH	BEARING
L1	51.71	S89°46'01"W
L2	7.51	N44°45'01"E
L3	15.29	S89°47'24"W
L4	7.51	S45°13'59"E
L5	143.55	S89°46'01"W
L6	9.09	S47°24'25"E
L7	54.50	S0°00'00"E
L8	55.08	N90°00'00"E
L9	18.29	S0°00'00"E
L10	16.90	N90°00'00"W
L11	18.29	N0°00'00"E
L12	39.88	N90°00'00"E
L13	182.03	S0°00'00"E
L14	2.50	N90°00'00"E
L15	20.00	N90°00'00"W
L16	153.16	N0°00'00"W
L17	12.00	N90°00'00"W
L18	257.50	N0°00'00"E
L19	64.84	N90°00'00"W
L20	66.84	N90°00'00"W

LINE TABLE		
LINE	LENGTH	BEARING
L21	158.57	S0°00'00"E
L22	2.00	N90°00'00"E
L23	175.03	S0°00'00"E
L24	471.82	N90°00'00"E
L25	2.00	S0°00'00"E
L26	110.06	N90°00'00"W
L27	19.50	S0°00'00"E



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COUNTY OF EL PASO  
STATE OF COLORADO

REPLAT OF LOTS 14,  
CLAREMONT RANCH FILING NO. 9B  
IN THE NORTHWEST QUARTER OF  
SECTION 4, T-14S, R66W OF THE 6TH P.M.

[illegible]