

FINAL DRAINAGE LETTER FOR LOT 5 OF CLAREMONT BUSINESS PARK 2 FILING NO. 1

EL PASO COUNTY, COLORADO

SEPTEMBER 2020

Prepared for:

**Hammers Construction, Inc.
1411 Woosley Heights
Colorado Springs, CO 80906
(719) 570-1599**

Prepared by:



102 E. Pikes Peak, 5th Floor
Colorado Springs, CO 80903
(719) 955-5485

Project #44-037
PCD – SP 20-000

PCD File No. PPR2031

Added

**FINAL DRAINAGE LETTER FOR LOT 5 OF
CLAREMONT BUSINESS PARK 2 FILING NO. 1
EL PASO COUNTY COLORADO**

DRAINAGE PLAN STATEMENTS

ENGINEERS STATEMENT

The attached drainage plan and report was prepared under my direction and supervision and are correct to the best of my knowledge and belief. Said drainage report has been prepared according to the criteria established by the County for drainage reports and said report is in conformity with the master plan of the drainage basin. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this report.

Virgil A. Sanchez, P.E. #37160
For and on Behalf of M&S Civil Consultants, Inc

DEVELOPER'S STATEMENT

I, the developer have read and will comply with all the requirements specified in this drainage report and plan.

BY: _____

TITLE: _____

DATE: _____

ADDRESS: Hammers Construction, Inc.
 1411 Woosley Heights
 Colorado Springs, CO 80906

EL PASO COUNTY'S STATEMENT

Filed in accordance with the requirements of El Paso County Land Development Code, Drainage Criteria Manual Volumes 1 and 2, and the Engineering Manual, as amended.

BY: _____ DATE: _____

Jennifer Irvin, P.E.
County Engineer / ECM Administrator

CONDITIONS:



September 4, 2020

El Paso County Planning & Community Development
2880 International Circle Suite 110
Colorado Springs, Colorado 80910
Attn: Jennifer Irvine P.E./County Engineer

Will update once, approved

SF2014 is still under review.
Update reference with date
of approval when SF2014 is
approved.

RE: Drainage Letter for Lot 5 of Claremont Business Park 2 Filing No. 1

Dear Jennifer,

The following is the Drainage Letter for Lot 5 of Claremont Business Park 2 Fil. No. 1. The purpose of this letter is to show general conformance with the drainage patterns established by the **Final Drainage Report for Claremont Business Park 2, Fil. No. 1**. Lot 5 contains 1.272 acres and is located within the **Claremont Business Park 2 Fil. No. 1** subdivision in El Paso County, Colorado. Lot 5 is bound to the east by HWY 24, to the north by Lot 8, to the west by Lot 6 and to the south by Lot 4. Lot 5 is at the NE corner of the Gary Watson Point (Private) roadway cul-de-sac. The subdivision is in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 14 South, and Range 65 West of the 6th Principal Meridian.

The **Final Drainage Report for Claremont Business Park 2, Fil. No. 1** was prepared by M&S Civil Consultants, Inc. and is currently under review by El Paso County. Lot 5 is identified to be within Basins H and I. All flows generated from Lot 5 shall be conveyed through street gutters to the storm sewer system and then conveyed to the WQ Pond planned within Tract A, at the SW corner of the subdivision.

All storm, street and WQ pond improvements shall be installed per the Gary Watson Point construction plans that are currently under review by El Paso County. No additional storm sewer improvements are proposed for Lot 5, except for a 3.0 foot wide drainage channel chase with 6 inch curb heights within the 4 foot wide drainage easement. The channel shall be installed along the west property line between the proposed buildings of Lots 5 and 6 to convey flows from the rear parking lot of Lot 5 to the curb line of the cul-de-sac of Gary Watson Point. (See appendix for flow calculations) This drainage report includes the Proposed Drainage Map for **Final Drainage Report for Claremont Business Park 2, Fil. No. 1**, for reference.

This final drainage letter for Lot 5 is in compliance with the design as proposed within the **Final Drainage Report for Claremont Business Park 2, Fil. No. 1**; therefore no negative impacts are anticipated to the downstream improvements or facilities with the approval of this drainage letter.

This site is in the Sand Creek Drainage Basin. The site is proposed to be subdivided into 11 commercial lots. Drainage fees were paid at the time of the previous platting as Tract C of Claremont Business Park Filing No. 2 (Reception No. 207712506), therefore no additional Drainage Bridge and/or Pond fees are. See Appendix of the "Final Drainage Report for Claremont Business Park Filing No. 2", Revised November 2006, by Matrix Design Group, Inc, for previously paid drainage and bridge fees.

Respectfully,

Virgil A. Sanchez, P.E.
M&S Civil Consultants, Inc.

REFERENCES

- 1.) "El Paso County and City of Colorado Springs Drainage Criteria Manual".
- 2.) "Final Drainage Report for Claremont Business Park Filing No. 3", dated April, 2020, by M&S Civil Consultants, Inc.
- 3.) "Final Drainage Report for Claremont Business Park Filing No. 2", dated November 2006, by Matrix Design Group, Inc.

ATTACHMENTS:

Vicinity map

Final Drainage Report Claremont Business Park 2 Fil. No. 1 - Proposed Drainage Map

Claremont Business Park 2 Fil. No. 1 - Lot 5 Site Grading Plan

Claremont Business Park 2 Fil. No. 1 - Final Plat

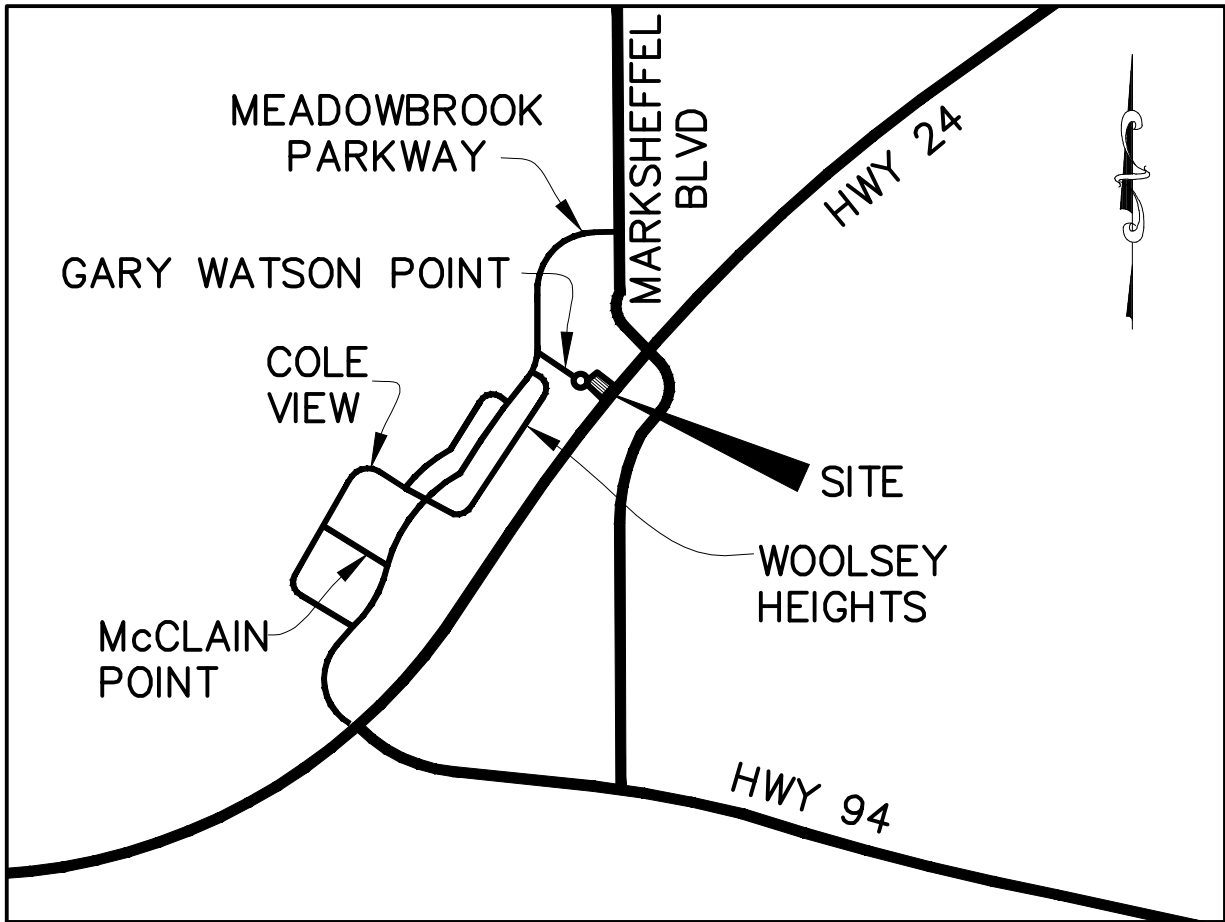
Excerpt of "Final Drainage Report for Claremont Business Park Fil No. 2"

Hydrologic Calculations

Hydraulic Calculations Channel Chase

ATTACHMENTS

VICINITY MAP



VICINITY MAP
N.T.S.

**FINAL DRAINAGE REPORT
CLAREMONT BUSINESS PARK 2 FIL. NO. 1
PROPOSED DRAINAGE MAP**

Please provide a site specific drainage plan with the proposed building and flow arrows.

Please move maps to the end of the report for review purposes.

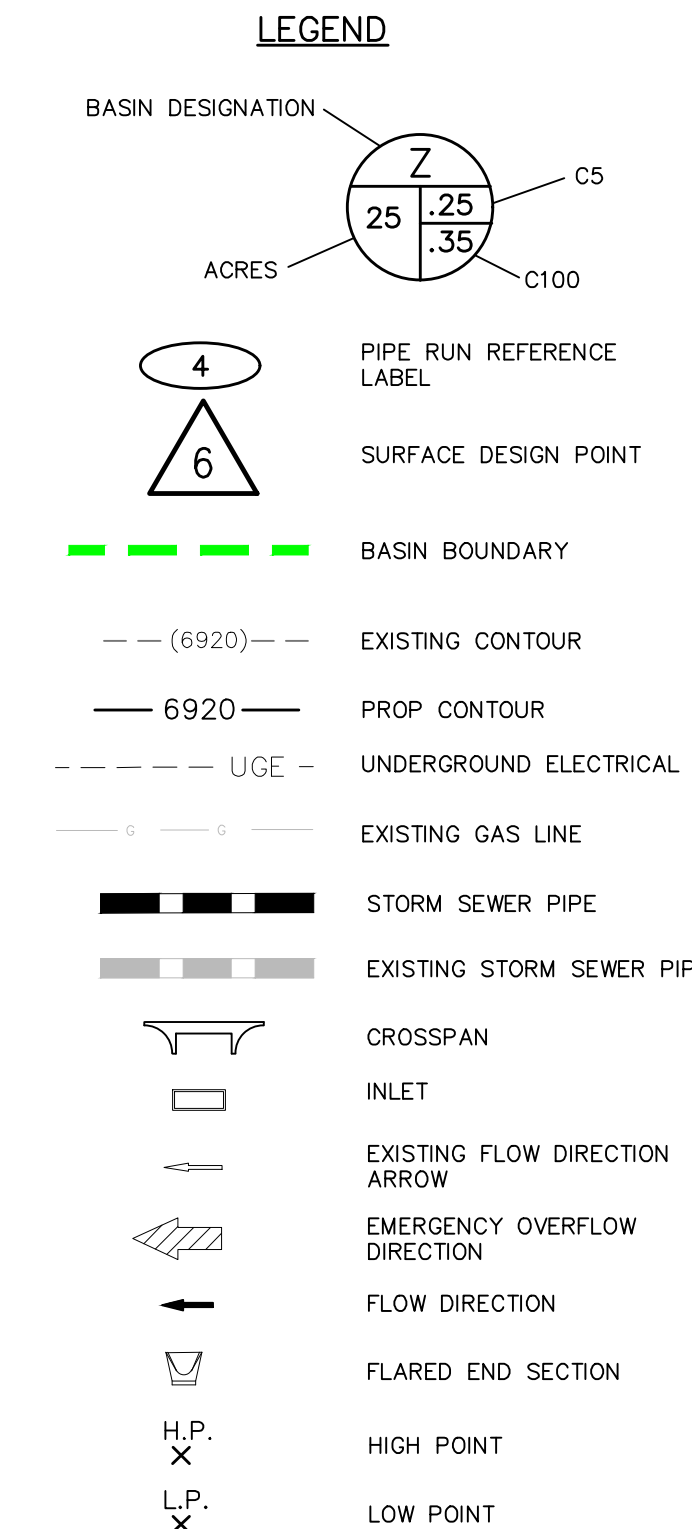
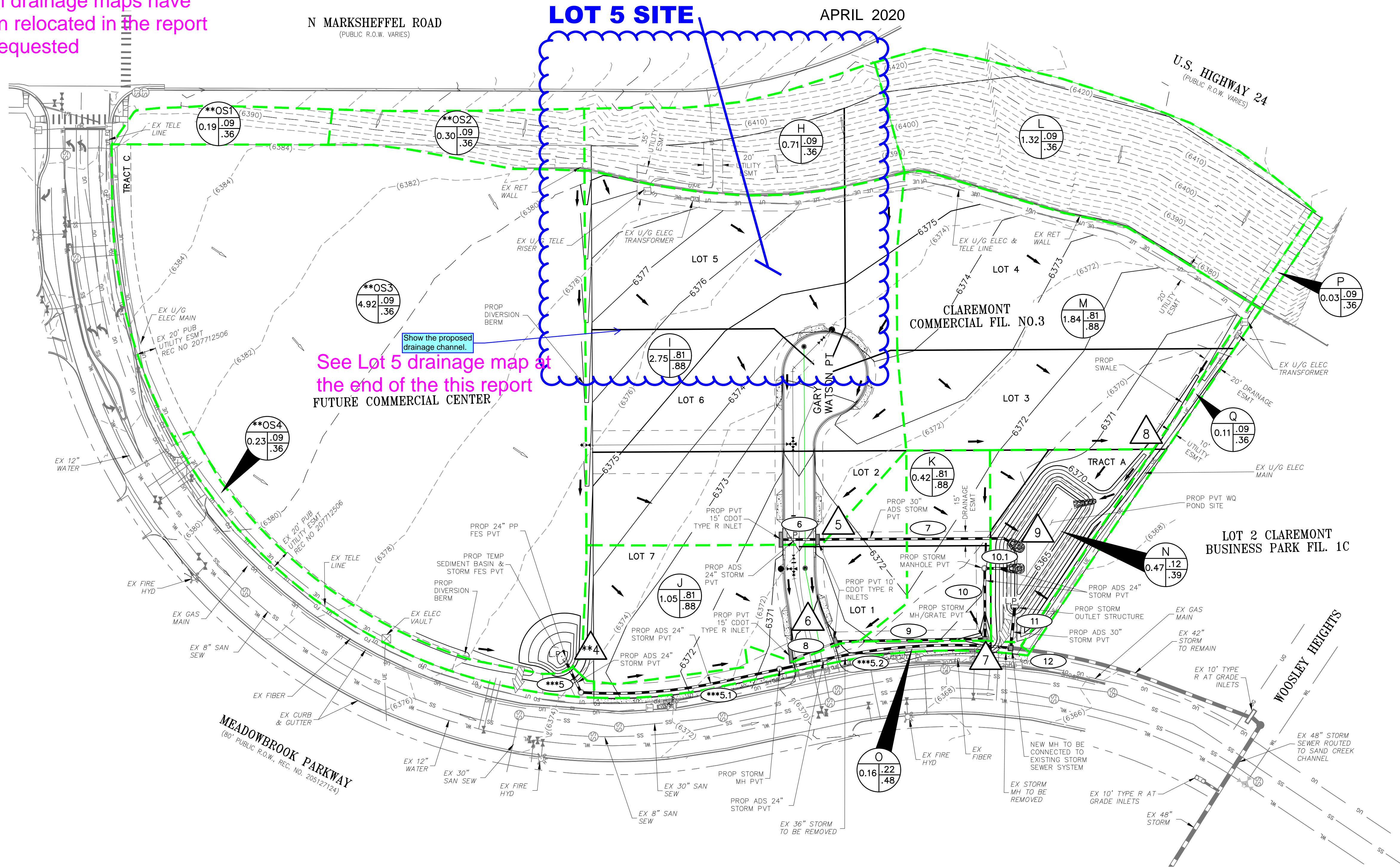
Both drainage maps have been relocated in the report as requested

A drainage map for the individual lot has been provided for the purpose of the concrete channel

FINAL DRAINAGE REPORT FOR CLAREMONT BUSINESS PARK 2 FIL. NO. 1

COUNTY OF EL PASO, STATE OF COLORADO

PROPOSED DRAINAGE MAP



| BASIN SUMMARY | | | | |
|---------------|--------------|----------------|------------------|--|
| BASIN | AREA (ACRES) | Q ₅ | Q ₁₀₀ | |
| **OS1 | 0.19 | 0.1 | 0.6 | |
| **OS2 | 0.3 | 0.1 | 1.0 | |
| **OS3 | 4.92 | 1.6 | 10.7 | |
| **OS4 | 0.23 | 0.1 | 0.7 | |
| H | 0.71 | 0.3 | 2.0 | |
| I | 2.75 | 9.8 | 17.9 | |
| J | 1.05 | 4.4 | 8.0 | |
| K | 0.42 | 1.8 | 3.2 | |
| L | 1.32 | 0.5 | 3.7 | |
| M | 1.84 | 6.7 | 12.2 | |
| N | 0.47 | 0.2 | 1.3 | |
| O | 0.16 | 0.2 | 0.6 | |
| P | 0.03 | 0.0 | 0.1 | |
| Q | 0.11 | 0.0 | 0.3 | |

| DESIGN POINT SUMMARY | | | | |
|----------------------|----------------|------------------|---------------------|---------------------------|
| DESIGN POINT | Q ₅ | Q ₁₀₀ | BASIN | STRUCTURE |
| **4 | 1.8 | 11.8 | **OS1, **OS2, **OS3 | 24" PP & FES |
| 5 | 10.1 | 19.8 | H, I | 10'/15' INLETS |
| 6 | 4.4 | 11.2 | J, FBOP5 | 10'/15' INLETS |
| 7 | 1.8 | 3.2 | K | CDOT TYPE C INLET W/GRATE |
| 8 | 7.2 | 15.7 | L, M | 24" PP OR SWALE |
| 9 | 23.0 | 46.3 | DP8, 7, 10.1, N | POND 2 |

| STORM SEWER SUMMARY | | | | |
|---------------------|----------------|------------------|-----------|-----------------------------|
| PIPE RUN | Q ₅ | Q ₁₀₀ | PIPE SIZE | CONTRIBUTING DP/BASIN/PIPES |
| ***5 | 7.2 | 15.5 | 24" | **DP4 |
| ***5.1 | 7.2 | 15.5 | 24" | ***PR5 |
| ***5.2 | 7.2 | 15.5 | 24" | ***PR5.1 |
| 6 | 6.4 | 10.6 | 24" | INLET 1 |
| 7 | 10.1 | 16.6 | 24" | PR6, INLET 2 |
| 8 | 2.8 | 6.9 | 18" | INLET 3 |
| 9 | 4.4 | 11.0 | 24" | PR8, INLET 4 |
| 10 | 6.2 | 14.3 | 24" | PR9, DP7 |
| 10.1 | 6.2 | 14.3 | 24" | PR10 |
| 11 | 13.2 | 23.8 | 30" | POND 2 OUTFALL |
| 12 | 20.4 | 39.3 | EX42" | ***PR5.2, PR11 |

**EXISTING UNDEVELOPED
***ULTIMATE BUILD OUT, DEVELOPED. USED TO SIZE FUTURE POND 1 AND STORM SEWER.

| SF WQCV POND 2 SUMMARY | | |
|----------------------------------------------------|----------|--|
| EPC/URBAN DRAINAGE SAND FILTER BASIN-SEE STD. DET. | | |
| AREA REQUIRED | 2,362 SF | |
| AREA PROVIDED | 3,040 SF | |

SF ELEV = 6364.45
WQCV WSE = 6366.02
100 YR SPILLWAY ELEV = 6367.74
100 YR WSE = 6367.20

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CLAREMONT BUSINESS PARK 2 FIL. NO. 1

PROP. DRAINAGE W/OFFSITE UNDEVELOPED

| | | |
|---------------------|------------------------------------------|------------------|
| PROJECT NO. 44-037A | FILE: \dwg\Eng Exhibits\44037-FDRM-1.dwg | DATE: 05-05-2020 |
| DESIGNED BY: ET | SCALE: HORIZ: 1"=60' | SHEET 1 OF 2 |
| DRAWN BY: CLP | VERT: N/A | FDM01 |
| CHECKED BY: VAS | | |

HYDROLOGIC CALCULATIONS

FINAL DRAINAGE REPORT FOR CLAREMONT BUSINESS PARK 2 FILING NO.1 - Lot 5
PROPOSED DRAINAGE CALCULATIONS
(Area Runoff Coefficient Summary)

| | | | <i>ROOFS 0.73-0.81</i> <i>COMMERCIAL AREAS 0.81-0.88</i> <i>ASPHALT DRIVES 0.90-0.96</i> | | | <i>LANDSCAPED AREAS 0.16-0.41</i> <i>GRAVEL STORAGE YARD 0.30-0.50</i> <i>LIGHT INDUST AREAS 0.59-0.70</i> | | | <i>PARKS 0.12-0.39 GREENBELTS/AGRI.</i> <i>0.09-0.36</i> | | | <i>WEIGHTED</i> | |
|-------------------------|-----------------|--------------------|---------------------------------------------------------------------------------------------------------------------|----------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------|---------------------------------------------------------------------------|----------------|------------------|------------------------|------------------|
| BASIN | TOTAL AREA (SF) | TOTAL AREA (Acres) | AREA (Acres) | C ₅ | C ₁₀₀ | AREA (Acres) | C ₅ | C ₁₀₀ | AREA (Acres) | C ₅ | C ₁₀₀ | C ₅ | C ₁₀₀ |
| <i>Portion H</i> | 7131.0 | 0.16 | 0.00 | 0.90 | 0.96 | 0.00 | 0.16 | 0.41 | 0.16 | 0.09 | 0.36 | 0.09 | 0.36 |
| <i>Portion I</i> | 19566.0 | 0.45 | 0.45 | 0.81 | 0.88 | 0.00 | 0.30 | 0.50 | 0.00 | 0.12 | 0.39 | 0.81 | 0.88 |

**Existing undeveloped

***Ultimate build out, developed. Used to size future pond 1 and storm sewer.

Calculated by: GW

Date: 9/4/2020

Checked by: VAS

FINAL DRAINAGE REPORT FOR CLAREMONT BUSINESS PARK 2 FILING NO.1 - Lot 5
PROPOSED DRAINAGE CALCULATIONS
(Area Drainage Summary)

| From Area Runoff Coefficient Summary | | | | OVERLAND | | | | STREET / CHANNEL FLOW | | | | Time of Travel (T _t) | | INTENSITY * | | TOTAL FLOWS | |
|--------------------------------------|--------------------------|--------------------|------------------|----------------|----------------|----------------|-------------------------|-----------------------|--------------|-------------------|-------------------------|----------------------------------|----------------|---------------------------|-----------------------------|----------------------------|------------------------------|
| BASIN | AREA TOTAL (Acres) | C ₅ | C ₁₀₀ | C ₅ | Length (ft) | Height (ft) | T _C (min) | Length (ft) | Slope (%) | Velocity (fps) | T _t (min) | *TOTAL (min) | CHECK (min) | I ₅ (in/hr) | I ₁₀₀ (in/hr) | Q ₅ (c.f.s.) | Q ₁₀₀ (c.f.s.) |
| | | From DCM Table 5-1 | | | | | | | | | | | | | | | |
| Portion H | 0.16 | 0.09 | 0.36 | 0.09 | 76 | 20.0 | 5.4 | 0 | 0.0% | 0.0 | 0.0 | 5.4 | 10.4 | 5.1 | 8.5 | 0.1 | 0.5 |
| Portion I | 0.45 | 0.81 | 0.88 | 0.81 | 0 | 0.0 | 0.0 | 178 | 2.8% | 1.7 | 1.8 | 1.8 | 11.0 | 5.2 | 8.7 | 1.9 | 3.4 |

* Intensity equations assume a minimum travel time of 5 minutes.

**Existing undeveloped

***Ultimate build out, developed. Used to size future pond 1 and storm sewer.

Calculated by: GW

Date: 9/4/2020

Checked by: VAS

FINAL DRAINAGE REPORT FOR CLAREMONT BUSINESS PARK 2 FILING NO.1 - Lot 5 **PROPOSED DRAINAGE CALCULATIONS** **(Basin Routing Summary)**

| <i>From Area Runoff Coefficient Summary</i> | | | | OVERLAND | | | | PIPE / CHANNEL FLOW | | | | Time of Travel (T_t) | INTENSITY * | | TOTAL FLOWS | | COMMENTS |
|---------------------------------------------|------------------------------------------------|-----------------|-------------------|-----------------|----------------|----------------|-------------------------|----------------------------|--------------|-------------------|-------------------------|---------------------------------------|---------------------------|-----------------------------|----------------------------|------------------------------|-----------------|
| DESIGN POINT | CONTRIBUTING BASINS <i>DPS AND/OR PIPES</i> | CA ₅ | CA ₁₀₀ | C ₅ | Length (ft) | Height (ft) | T _C (min) | Length (ft) | Slope (%) | Velocity (fps) | T _t (min) | *TOTAL (min) | I ₅ (in/hr) | I ₁₀₀ (in/hr) | Q ₅ (c.f.s.) | Q ₁₀₀ (c.f.s.) | |
| | | | | | | | | | | | | | | | | | |
| Lot 5 - DP 1 | H, I | 0.38 | 0.45 | | | | | | | | | 1.8 | 6.7 | 11.3 | 2.5 | 5.1 | |

* Intensity equations assume a minimum travel time of 5 minutes.

**Existing undeveloped

***Ultimate build out, developed. Used to size future pond 1 and storm sewer.

Calculated by: GW

Date: 9/4/2020

Checked by: VAS

HYDRAULIC CALCULATIONS

Rating Table for 3' wide 6" deep Rectangular Channel

| Project Description | | | | | | |
|--------------------------|--------------------|--------------------|--------------------|--------------------------|-------------------|--|
| Friction Method | | Manning Formula | | | | |
| Solve For | | Discharge | | | | |
| Input Data | | | | | | |
| Roughness Coefficient | | 0.013 | | | | |
| Channel Slope | | 0.003 ft/ft | | | | |
| Normal Depth | | 6.0 in | | | | |
| Bottom Width | | 3.00 ft | | | | |
| Channel Slope (ft/ft) | Discharge (cfs) | Velocity (ft/s) | Flow Area (ft²) | Wetted Perimeter (ft) | Top Width (ft) | |
| 0.003 | 4.46 | 2.97 | 1.5 | 4.0 | 3.00 | |
| 0.005 | 6.30 | 4.20 | 1.5 | 4.0 | 3.00 | |
| 0.008 | 7.72 | 5.15 | 1.5 | 4.0 | 3.00 | |
| 0.010 | 8.92 | 5.94 | 1.5 | 4.0 | 3.00 | |
| 0.013 | 9.97 | 6.65 | 1.5 | 4.0 | 3.00 | |
| 0.015 | 10.92 | 7.28 | 1.5 | 4.0 | 3.00 | |
| 0.018 | 11.79 | 7.86 | 1.5 | 4.0 | 3.00 | |
| 0.020 | 12.61 | 8.41 | 1.5 | 4.0 | 3.00 | |
| 0.023 | 13.37 | 8.92 | 1.5 | 4.0 | 3.00 | |
| 0.025 | 14.10 | 9.40 | 1.5 | 4.0 | 3.00 | |
| 0.028 | 14.79 | 9.86 | 1.5 | 4.0 | 3.00 | |
| 0.030 | 15.44 | 10.30 | 1.5 | 4.0 | 3.00 | |

PROPOSED 100 YR 5.1 CFS

CLAREMONT BUSINESS PARK 2 FIL. NO. 1
LOT 5 SITE GRADING PLAN

**CLAREMONT BUSINESS PARK 2 FIL. NO. 1
FINAL PLAT**

CLAREMONT BUSINESS PARK 2 FILING NO. 1

A REPLAT OF TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C", AND A PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2", BEING A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 5 AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY , COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT L. G. CASE (A.K.A. LENA GAIL CASE), NANCY BARBER STARR AND JON STARR, AND HAMMERS CONSTRUCTION INC., A COLORADO COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

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).

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID PARCEL TO BE PLATTED INTO LOTS, A TRACT, AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY COLORADO THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. THIS PARCEL OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "CLAREMONT BUSINESS PARK 2 FILING NO. 1", IN EL PASO COUNTY, COLORADO.

OWNER: HAMMERS CONSTRUCTION INC.
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, COLORADO 80915

BY: STEVE HAMMERS, PRESIDENT

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE ABOVE AND AFOREGMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, A.D. BY STEVE HAMMERS,
PRESIDENT, HAMMERS CONSTRUCTION, INC.

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

OWNER: L. G. CASE
2432 PARKVIEW LANE
COLORADO SPRINGS, COLORADO 80906

BY: L. G. CASE, A.K.A. LENA GAIL CASE

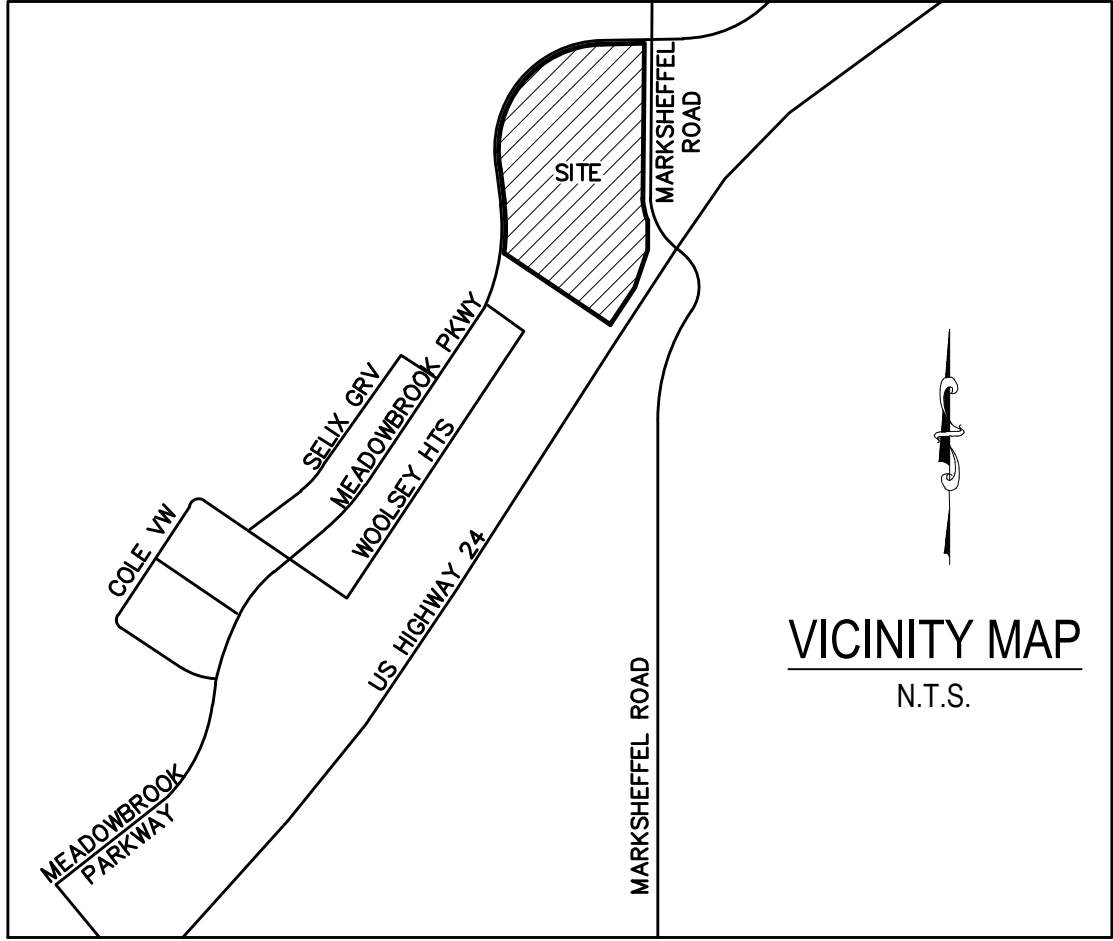
NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE ABOVE AND AFOREGMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, A.D. BY L. G. CASE, A.K.A. LENA
GAIL CASE

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____



OWNER: NANCY BARBER STARR
JON STARR
5001 S. CLINTON STREET
GREENWOOD VILLAGE, COLORADO 80111

BY: NANCY BARBER STARR

BY: JON STARR

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE ABOVE AND AFOREGMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, A.D. BY NANCY BARBER STARR AND
JON STARR

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

EASEMENTS:

EASEMENTS ARE AS SHOWN ON THIS PLAT (SEE SHEET 4 OF 4). THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, 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 _____, 2020.

VERNON P. TAYLOR DATE
COLORADO PLS NO. 25966, FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, COLORADO 80903

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.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "CLAREMONT BUSINESS PARK 2 FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 2020. 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 PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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.

PREVIOUS PLAT NAME IN ENTIRELY 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 RECORDED, RECEPTION NO. 206712398 AND RECEPTION NO. 207712506.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

THIS PLAT FOR "CLAREMONT BUSINESS PARK 2 FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR ON THE _____ DAY OF _____, 2020, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR DATE

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____, THIS _____ DAY OF _____, 2020, A.D., AND DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____ CHUCK BROERMAN, RECORDER

SURCHARGE: _____ BY: _____
DEPUTY

FEES:

DRAINAGE FEE: _____
BRIDGE FEE: _____
SCHOOL FEE: _____
PARK FEE: _____

SUMMARY:

| | | |
|----------|--------------|---------|
| 10 LOTS | 12.404 ACRES | 9.20% |
| 3 TRACTS | 1.256 ACRES | 90.80% |
| TOTAL | 13.660 ACRES | 100.00% |

FINAL PLAT
CLAREMONT BUSINESS PARK 2
FILING NO. 1
JOB NO. 44-037
DATE PREPARED: 04/28/2020
DATE REVISED:



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CLAREMONT BUSINESS PARK 2 FILING NO. 1

A REPLAT OF TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C", AND A PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2", BEING A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 5 AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY , COLORADO

GENERAL PLAT NOTES:

1. BASIS OF BEARINGS: THE CHORD OF THE WESTERLY LINE OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A" UNDER RECEPTION NO. 206712398, BEING MONUMENTED AT THE SOUTHERLY END WITH A NAIL AND WASHER, PLS NO. ILLEGIBLE, AND AT THE NORTHERLY END WITH A REBAR AND ALUMINUM CAP PLS NO. 27605 IS ASSUMED TO BEAR N22°18'18"E A DISTANCE OF 218.26 U.S. SURVEY FEET.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0756 G, WITH AN EFFECTIVE DATE OF 12/7/2018 SHOWS THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
3. 3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. SC55077390.1-2, WITH AN EFFECTIVE DATE OF MARCH 9, 2020, HAS BEEN EXAMINED AS IT RELATES TO THE SUBJECT PROPERTY. THE FOLLOWING EXCEPTIONS AS NUMBERED THEREIN ARE HEREBY NOTED.

(TC#9) THE PROPERTY MAY BE SUBJECT TO RESERVATION IN DEED RECORDED APRIL 10, 1919 IN BOOK 565 AT PAGE 117 OF ALL COAL UNDER SAID LANDS TOGETHER WITH THE RIGHT OF SURFACE ENTRY.

(TC#10) THE PROPERTY MAY BE SUBJECT TO RESERVATION IN DEED RECORDED DECEMBER 9, 1920 IN BOOK 565 AT PAGE 229 OF ALL COAL UNDER SAID LANDS TOGETHER WITH THE RIGHT OF SURFACE ENTRY.

(TC#11) THE PROPERTY MAY BE SUBJECT TO RESERVATION, IN DEED RECORDED AUGUST 9, 1939 IN BOOK 976 AT PAGE 231, AS FOLLOWS: UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS, TOGETHER WITH RIGHT OF SURFACE ENTRY.

(TC#12) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY AND/OR EASEMENT, GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATION, FOR ELECTRIC PURPOSES, THE EXACT LOCATION OF WHICH IS NOT SPECIFIED, RECORDED FEBRUARY 16, 1972 IN BOOK 2468 AT PAGE 53. RELEASE OF RIGHT OF WAY RECORDED OCTOBER 02, 2018 UNDER RECEPTION NO. 218115279.

(TC#13) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT EVIDENCED BY MEMORANDUM OF AGREEMENT RECORDED OCTOBER 25, 2002 AT RECEPTION NO. 202185171.

(TC#14) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED OCTOBER 3, 2002 UNDER RECEPTION NO. 202169647 AND RERECORDED MAY 11, 2004 UNDER RECEPTION NO. 204077221, DECEMBER 12, 2002, UNDER RECEPTION NO. 202221165 AND MAY 11, 2004 UNDER RECEPTION NO. 204077224, AND AS AMENDED BY INSTRUMENT RECORDED NOVEMBER 14, 2017 UNDER RECEPTION NO. 217138355.

(TC#15) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENTS AGREEMENT RECORDED OCTOBER 01, 2004 AT RECEPTION NO. 204166012.

(TC#16) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION 04-178, REGARDING SKETCH PLAN RECORDED FEBRUARY 3, 2005 UNDER RECEPTION NO. 205016957.

(TC#17) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION NO. 05-15, REGARDING ZONING RECORDED APRIL 4, 2005 UNDER RECEPTION NO. 205047387.

(TC#18) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT RECORDED JUNE 29, 2006 UNDER RECEPTION NO. 206095824.

(TC#19) THE PROPERTY MAY BE SUBJECT TO RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED MARCH 02, 2006, UNDER RECEPTION NO. 206031585, AND AS AMENDED IN INSTRUMENT RECORDED DECEMBER 26, 2006, UNDER RECEPTION NO. 206185249.

(TC#20) THE PROPERTY MAY BE SUBJECT TO EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED AUGUST 07, 2006, UNDER RECEPTION NO. 206116483.

(TC#21) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CLAREMONT BUSINESS PARK FILING NO. 2 RECORDED JANUARY 4, 2007 UNDER RECEPTION NO. 207712506.

(TC#22) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JANUARY 04, 2007 AT RECEPTION NO. 207001840 AND FEBRUARY 13, 2007 UNDER RECEPTION NO. 207021069.

GENERAL PLAT NOTES: (CONT.)

(TC#23), THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-362, REGARDING FINAL PLAT, RECORDED JUNE 25, 2007, UNDER RECEPTION NO. 207084816.

(TC#24) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION NO. 19-11, APPROVE PRELIMINARY PLAN REQUEST FOR CLAREMONT COMMERCIAL FILING NO. 2 RECORDED JANUARY 10, 2019 UNDER RECEPTION NO. 219003040.

(TC#25) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION REGARDING CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT RECORDED JANUARY 28, 2020, UNDER RECEPTION NO. 220012433 AND JANUARY 28, 2020, UNDER RECEPTION NO. 220012432.

4. 4. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT SUBJECT TO THE DISTRICTS 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 ON 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 ENGINEERS 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.

5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

7. ACCESS TO MEADOWBROOK PARKWAY SHALL BE VIA EL JEFE HEIGHTS AND GARY WATSON POINT (PRIVATE ROADS). THERE SHALL BE NO DIRECT ACCESS TO MEADOWBROOK PARKWAY, MARKSHEFFEL ROAD, OR U.S. HIGHWAY 24 ALLOWED.

8. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

9. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICES REGULATIONS.

10. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: 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. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AVIGATION EASEMENTS AS RECORDED AT RECEPTION NO. 203019547 AND RECEPTION NO. 206095824 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. AS SUCH, FUTURE OWNERS SHOULD MAKE THEMSELVES FAMILIAR WITH THE FOLLOWING STIPULATIONS AND FACTS.

- NO MAN-MADE OR NON MAN-MADE OBSTRUCTIONS SHALL BE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.

- ALL EXTERIOR LIGHTING PLANS SHALL BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.

- NO ELECTROMAGNETIC LIGHT, NOR ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIGATION, COMMUNICATIONS OR NAVIGATIONAL AIDS SHALL BE ALLOWED.

- WHILE NOT A REQUIREMENT, A RECOMMENDATION IS MADE THAT A 25 DB REDUCTION IN INTERIOR NOISE (IN THE OFFICES OR ANY INHABITED WORK AREAS SUSCEPTIBLE TO AIRCRAFT NOISE) BE OBTAINED BY SOUNDPROOFING USING FAA RECOMMENDED CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACOUSTICAL ENGINEER.

- IF A CRANE IS USED DURING CONSTRUCTION, AN FAA FORM 7460-1 WILL NEED TO BE FILED THROUGH THE AIRPORT OPERATIONS OFFICE AND APPROVED BY THE FEDERAL AVIATION ADMINISTRATION BEFORE ANY BUILDING PERMIT IS ISSUED BY THE CITY OR COUNTY. NORMAL TIME REQUIRED FOR APPROVAL IS 30 TO 60 WORKING DAYS.

11. 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 INDICTED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENT.

GENERAL PLAT NOTES: (CONT.)

12. LOTS 1 THROUGH 7 OF THIS PROPERTY ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND GRANT OF EASEMENTS AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.

13. 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 THE REQUEST FOR DEDICATION AND MAINTENANCE.

14. 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.

15. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A RECIPROCAL ACCESS/PARKING AGREEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

19. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT 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 M REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT.

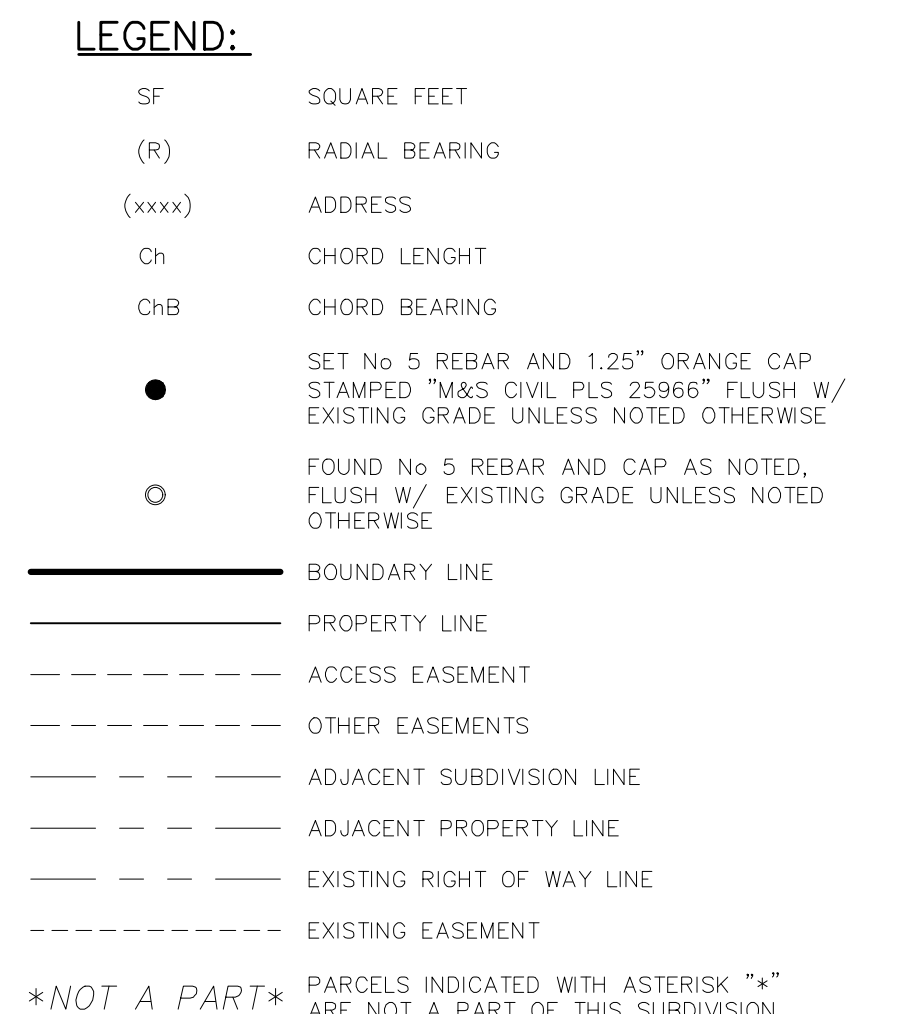
20. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS: NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

FINAL PLAT
CLAREMONT BUSINESS PARK 2
FILING NO. 1
JOB NO. 44-037
DATE PREPARED: 04/28/2020
DATE REVISED:



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

A REPLAT OF TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C", AND A PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2", BEING A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 5 AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY , COLORADO



1" = 50'

0 25 50 100

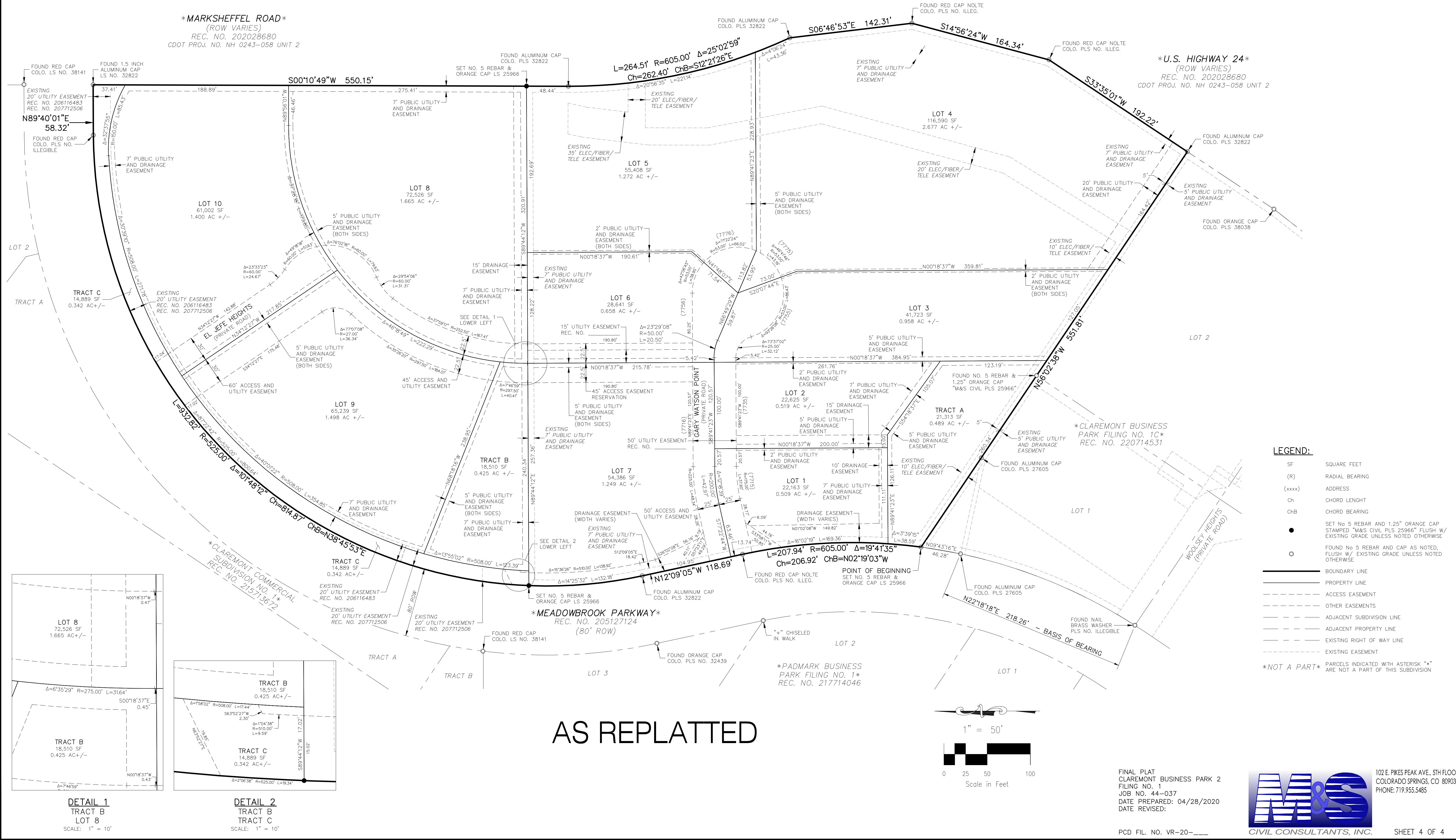
Scale in Feet



SHEET 3 OF 4

CLAREMONT BUSINESS PARK 2 FILING NO. 1

A REPLAT OF TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C", AND A PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2", BEING A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 5 AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO



**EXCERPT OF “FINAL DRAINAGE REPORT FOR
CLAREMONT BUSINESS PARK FIL NO. 2 “, BY
MATRIX DESIGN DATED NOVEMBER 2006
&
EXISTING DRAINAGE MAP**



FINAL DRAINAGE REPORT

For

“Claremont Business Park Filing No. 2”

Prepared for:
El Paso County
Department of Public Works
Engineering Division

On Behalf of:
Claremont Development, Inc.

Prepared by:



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
(719) 575-0100
fax (719) 572-0208

Revised November 2006

Engineer's Statement:

The *revisions* (changes made to the base Final Drainage Report since July, 2006) to the attached drainage plan and report were prepared under my direction and supervision and are correct to the best of my knowledge and belief. The revisions encompassed adding additional right of way to the study area at the County's request, the handling of offsite drainage due to the additional right of way, a breakdown of private drainage within lot numbers 10 through 25 of Filing No. 2 due to cross-lot drainage (contrary to note # 25 on the recorded plat), profiling additional inlets along the channel edge, and rip-rap sizing for outlet structures along the channel. The Final Drainage Report dated July, 2006 was prepared under the direct supervision of Richard G. Gallegos, Jr. in July, 2006 and stamped (see next sheet).

The Final Drainage Report was prepared according to the criteria established by the County for drainage reports and said report is in conformity with the master plan of the drainage basin. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing the *revisions* to this report.

Brady A. Shyrock
Registered Professional Engineer
State of Colorado
No. 38164

SEAL

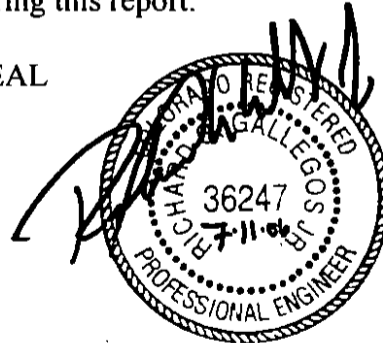


Engineer's Statement:

The attached drainage plan and report were prepared under my direction and supervision and are correct to the best of my knowledge and belief. Said drainage report has been prepared according to the criteria established by the County for drainage reports and said report is in conformity with the master plan of the drainage basin. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this report.

SEAL

Richard G. Gallegos, Jr.
Registered Professional Engineer
State of Colorado
No. 36247

**Developer's Statement:**

I, the developer have read and will comply with all of the requirements specified in this drainage report and plan.

Claremont Development, Inc.

Business Name

By: _____

Title: _____

Address: 3460 Capital Drive
Colorado Springs, CO 80915

El Paso County:

Filed in accordance with Section 51.1 of the El Paso Land Development Code, as amended.

For Mr. John McCarty, County Engineer/Director

Date 4/23/07

Conditions:

D. Drainage and Bridge Fees

Claremont Business Park Filing No. 2 has not been previously platted. The drainage basin and bridge fees have been determined per the El Paso County Drainage Basin Fees Sheet, dated February 3, 2006, Resolution No. 06-31. The site is located entirely within the Sand Creek Drainage Basin. The fees are based upon the percent impervious of the development, which have been included within the appendix of this report. The fees due have been calculated as follows.

Claremont Business Park Filing No. 2

Final Drainage Report
Drainage and Bridge Fees

| | Area (ac.) | Fee/Imp. Acre | % Imp. | Fee Due | Reimbursable Const. Costs | Fee Credit | Fee Due at Platting | Fee Credit Remaining |
|----------------------------------|---------------|------------------|--------|--------------|------------------------------|----------------|------------------------|-------------------------|
| Drainage Fee | 62.967 | \$15,000.00 | 80% | \$755,604.00 | \$0.00 | \$1,225,355.45 | \$0.00 | \$469,751.45 |
| Bridge Fee | 62.967 | \$1,503.00 | 80% | \$75,711.52 | \$75,711.52 | \$0.00 | \$0.00 | \$0.00 |
| Total Fee Due at Platting | | | | | | | \$0.00 | |

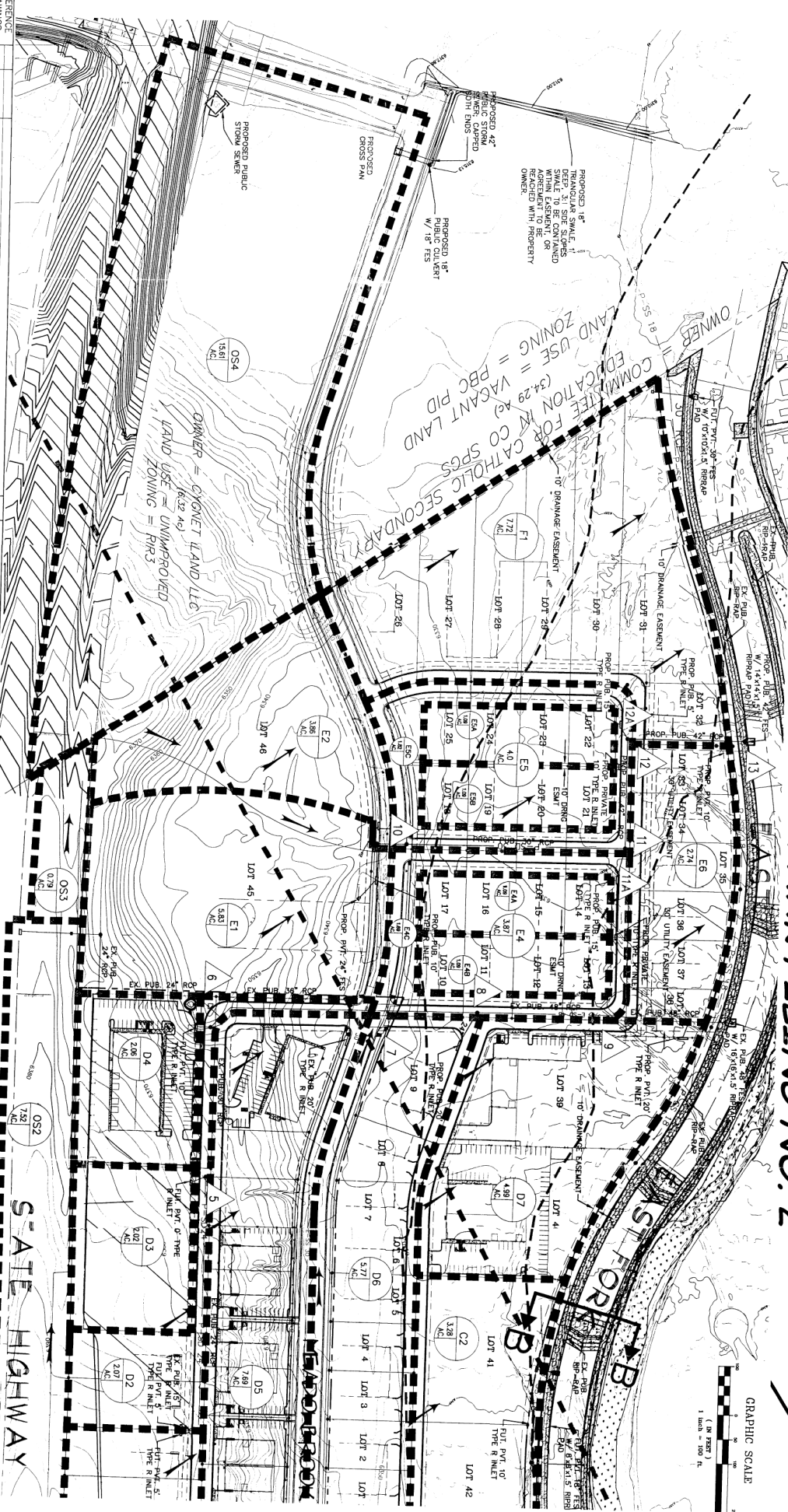
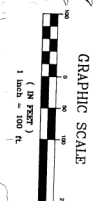
The developer of Claremont Business Park is completing the construction of the channel improvements on behalf of the Central Marksheffel Metropolitan District. The construction costs for both Filing 1 and Filing 2 combined exceed the drainage fees due for the site. No drainage fees will be required at the time of platting.

It should be noted that the Central Marksheffel Business District is reimbursing the developer of Claremont Business Park Filing 2 for the construction costs of the channel minus the drainage fees due for the site. The District has \$1,225,355.45 of drainage credits available within the Sand Creek Basin. This credit amount is based upon the construction cost estimate for the channel minus the drainage fees assessed for Claremont Business Park Filing No. 1. The District will use an additional \$755,604.00 of the drainage credits for the platting of Claremont Business Park Filing No. 2. The District will have \$469,751.45 of drainage credits left within the Sand Creek Fee basin.

The Central Marksheffel Business District has also constructed the Marksheffel Road Bridge over East Fork Sand Creek. This structure has been identified as a needed public improvement within the Drainage Basin Planning Study for Sand Creek and is eligible for reimbursement. Since the construction of the Marksheffel Bridge is in excess of the \$75,711.52 in bridge fees due for this site, no bridge fees are required at the time of platting. The fee will be deducted from the eligible reimbursable construction costs of the bridge and the remaining credits will be utilized or reimbursement applied for by the Central Marksheffel Business District.

| DESIGN POINT SUMMARY | | | |
|----------------------|-----------|------------|----|
| POINT | ELEVATION | DATE | BY |
| 1 | 7200.00 | 01/15/2007 | DR |
| 2 | 7200.00 | 01/15/2007 | DR |
| 3 | 7200.00 | 01/15/2007 | DR |
| 4 | 7200.00 | 01/15/2007 | DR |
| 5 | 7200.00 | 01/15/2007 | DR |
| 6 | 7200.00 | 01/15/2007 | DR |
| 7 | 7200.00 | 01/15/2007 | DR |
| 8 | 7200.00 | 01/15/2007 | DR |
| 9 | 7200.00 | 01/15/2007 | DR |
| 10 | 7200.00 | 01/15/2007 | DR |

DRAINAGE PLAN CLAREMONT BUSINESS PARK FILING NO. 2



| REFERENCE DRAWINGS | | SUBDIVIDER | | REVISIONS | | BENCHMARK DATA/ELEV. | | DESCRIPTION / LOCATION | |
|--------------------|------------|------------|------------|-----------|------------|----------------------|------------|------------------------|------------|
| NO. | DATE | NO. | DATE | NO. | DATE | NO. | DATE | NO. | DATE |
| 1 | 01/15/2007 | 1 | 01/15/2007 | 1 | 01/15/2007 | 1 | 01/15/2007 | 1 | 01/15/2007 |
| 2 | 01/15/2007 | 2 | 01/15/2007 | 2 | 01/15/2007 | 2 | 01/15/2007 | 2 | 01/15/2007 |
| 3 | 01/15/2007 | 3 | 01/15/2007 | 3 | 01/15/2007 | 3 | 01/15/2007 | 3 | 01/15/2007 |
| 4 | 01/15/2007 | 4 | 01/15/2007 | 4 | 01/15/2007 | 4 | 01/15/2007 | 4 | 01/15/2007 |
| 5 | 01/15/2007 | 5 | 01/15/2007 | 5 | 01/15/2007 | 5 | 01/15/2007 | 5 | 01/15/2007 |
| 6 | 01/15/2007 | 6 | 01/15/2007 | 6 | 01/15/2007 | 6 | 01/15/2007 | 6 | 01/15/2007 |
| 7 | 01/15/2007 | 7 | 01/15/2007 | 7 | 01/15/2007 | 7 | 01/15/2007 | 7 | 01/15/2007 |
| 8 | 01/15/2007 | 8 | 01/15/2007 | 8 | 01/15/2007 | 8 | 01/15/2007 | 8 | 01/15/2007 |
| 9 | 01/15/2007 | 9 | 01/15/2007 | 9 | 01/15/2007 | 9 | 01/15/2007 | 9 | 01/15/2007 |
| 10 | 01/15/2007 | 10 | 01/15/2007 | 10 | 01/15/2007 | 10 | 01/15/2007 | 10 | 01/15/2007 |
| 11 | 01/15/2007 | 11 | 01/15/2007 | 11 | 01/15/2007 | 11 | 01/15/2007 | 11 | 01/15/2007 |
| 12 | 01/15/2007 | 12 | 01/15/2007 | 12 | 01/15/2007 | 12 | 01/15/2007 | 12 | 01/15/2007 |
| 13 | 01/15/2007 | 13 | 01/15/2007 | 13 | 01/15/2007 | 13 | 01/15/2007 | 13 | 01/15/2007 |
| 14 | 01/15/2007 | 14 | 01/15/2007 | 14 | 01/15/2007 | 14 | 01/15/2007 | 14 | 01/15/2007 |
| 15 | 01/15/2007 | 15 | 01/15/2007 | 15 | 01/15/2007 | 15 | 01/15/2007 | 15 | 01/15/2007 |
| 16 | 01/15/2007 | 16 | 01/15/2007 | 16 | 01/15/2007 | 16 | 01/15/2007 | 16 | 01/15/2007 |
| 17 | 01/15/2007 | 17 | 01/15/2007 | 17 | 01/15/2007 | 17 | 01/15/2007 | 17 | 01/15/2007 |
| 18 | 01/15/2007 | 18 | 01/15/2007 | 18 | 01/15/2007 | 18 | 01/15/2007 | 18 | 01/15/2007 |
| 19 | 01/15/2007 | 19 | 01/15/2007 | 19 | 01/15/2007 | 19 | 01/15/2007 | 19 | 01/15/2007 |
| 20 | 01/15/2007 | 20 | 01/15/2007 | 20 | 01/15/2007 | 20 | 01/15/2007 | 20 | 01/15/2007 |
| 21 | 01/15/2007 | 21 | 01/15/2007 | 21 | 01/15/2007 | 21 | 01/15/2007 | 21 | 01/15/2007 |
| 22 | 01/15/2007 | 22 | 01/15/2007 | 22 | 01/15/2007 | 22 | 01/15/2007 | 22 | 01/15/2007 |
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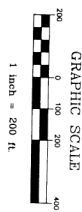
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