### FINAL DRAINAGE LETTER FOR LOT 3 OF CLAREMONT BUSINESS PARK 2 FILING NO. 1

#### **EL PASO COUNTY, COLORADO**

APRIL 2021

Prepared for:

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

Prepared by:



212 Wahsatch Ave., Ste. 305 Colorado Springs, CO 80903 (719) 955-5485

> Project #44-037 PCD – PPR2111

#### FINAL DRAINAGE LETTER FOR LOT 3 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. MIMMIN

Darin L. Moffett, P.E. #38923 For and on Behalf of M&S Civil Consultants, Inc



PROFESSIONAL STORAL 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 Irvine, P.E. County Engineer / ECM Administrator

APPROVED **Engineering Department** 

05/19/2021 9:59:27 AM dsdnijkamp **EPC Planning & Community Development Department** 

**CONDITIONS:** 



April 12, 2021

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

RE: Drainage Letter for Lot 3 of Claremont Business Park 2 Filing No. 1

Dear Jennifer,

The following is the Drainage Letter for Lot 3 of Claremont Business Park 2 Filing 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, Filing No. 1 SF-20-014 (hence forth known as FDR).** Lot 3 contains 0.958 acres and is located within the **Claremont Business Park 2 Filing No. 1 SF-20-014** (hence forth **known as FDR).** Lot 3 contains 0.958 acres and is located within the **Claremont Business Park 2 Filing No. 1 SF-20-014** subdivision in El Paso County, Colorado. Lot 3 is bound to the east by Lot 4, to the north by Gary Watson Point, to the west by Lot 2 and by Tract A (Sand Filter WQ Pond 2) and to the south by Lot 2 Claremont Business Park Filing 1C. Lot 3 is located SE of the Gary Watson Point (Private) and Meadowbrook Pkwy (Public) intersection. The subdivision is in the NE <sup>1</sup>/<sub>4</sub> of the NE <sup>1</sup>/<sub>4</sub> of Section 8, Township 14 South, and Range 65 West of the 6<sup>th</sup> Principal Meridian.

The **Final Drainage Report for Claremont Business Park 2, Filing No. 1** was prepared by M&S Civil Consultants, Inc. Per the report, Lot 3 lies be within Basins I and M. The flows, from the lot, are split north and south. Runoff generated by the northern portion of Lot 3, shall be conveyed to a 15' CDOT inlet in Gary Watson Point. Runoff generated by the southern portion of Lot 3, shall be conveyed via swale to the WQ Pond 2 (Basin N) planned within Tract A. Collected runoff was to utilize the riprap rundown to enter WQ Pond 2.

The site as proposed, will continue to follow the drainage patterns established by the **FDR**, however in final design, the rear and side lot drainage will make use of two separate rundowns to enter WQ Pond 2. As comparisons to design points within the **FDR** are not easily made. The areas and the final drainage coefficients were evaluated to determine the adequacy of the downstream facilities are not easily made. The areas and the final drainage coefficients were evaluated to determine the adequacy of the downstream facilities proposed by the previous report. The detailed calculations are as follows:

**Design Point 1,** the analyzed runoff from **Basin I6** which contains 0.19 acres of landscaping bushes/grasses, decorative ground cover and a portion of Gary Watson Point. **Basin I6** has proposed flows of 0.6 cfs for the minor storm event (5-year) and 1.2 cfs for the major storm event (100-year). The runoff will travel as sheet flow into Gary Watson Point and be routed to a proposed 15' CDOT type R inlet located adjacent to Lots 1 and 2, as identified in the **FDR**. Runoff coefficients from **Basin I6** are less than those calculated in the **FDR**, therefore no negative impacts are anticipated to the downstream facilities.

**Design Point 2,** the analyzed runoff from **Basin M1** which contains 0.28 acres of roof top, asphalt paving and landscaped areas. **Basin M1** has proposed flows of 1.2 cfs for the minor storm event (5-year) and 2.2 cfs for the major storm event (100-year). Runoff from **Basin M1** sheet flows to curb and gutter and will outfall into a 5.5' wide triangular type M riprap rundown at **Design Point 2** (Q5=1.2 cfs, Q100=2.2 cfs). The location of outfall from this basin differs from the **FDR**, but ultimately will outfall in WQ Pond 2, without impacting the adjacent lots. Runoff coefficients from **Basin M1** are at and/or less than those calculated in the **FDR**, therefore no negative impacts are anticipated to the downstream improvements.

**Design Point 3,** the analyzed runoff from **Basin M2** which contains 0.24 acres of roof top, landscaped areas and a grasslined swale. **Basin M2** has proposed flows of 0.8 cfs for the minor storm event (5-year) and 1.5 cfs for the major storm event (100-year). Runoff from **Basins M2** is released by roof drains from buildings in Lots 3 and 4 into a grasslined swale and will outfall onto a **Basin M3**, at **Design Point 3** (Q5=0.8 cfs, Q100=1.5 cfs). Runoff coefficients from **Basin M2** are less than those calculated in the **FDR**, therefore no negative impacts are anticipated to the downstream improvements.

**Design Point 4,** the analyzed runoff from **Basins M3** which contains 0.37 acres of reclaimed asphalt paving and landscaped areas. **Basin M3** has proposed flows of 1.5 cfs for the minor storm event (5-year) and 2.8 cfs for the major storm event (100-year). The combined flows from **Basins M2** and **M3** will flow to a 2' foot trapezoidal channel at the south end of the property, at **Design Point 4** (Q5=2.2 cfs, Q100=4.1 cfs). The cumulative flows (**Basins M2**, **M3**, **M** and **L**) will enter pond 2 via a 3' trapezoidal riprap rundown as described in the FDR. Runoff coefficients from **Basin M2** and **M3** are at and/or less than those calculated in the FDR, therefore no negative impacts are anticipated to the downstream improvements.

The Final Drainage report for the Claremont Business Park 2 Fil. No. 1 initially identified a 6" high x 3' wide concrete channel that would straddle the lot line between lots 3 and 4 based on the anticipated building sizes, placement, and orientation at the time. A 2-foot wide drainage and utility easement each side of the common sideline (total of 4-feet wide) was platted for the expected concrete channel. As identified within the approved final drainage report, each building's actual location and orientation could vary, and that a final on-site grading plan and a subsequent drainage letter shall be submitted for each lot.

Upon final design/development of lots 3 and 4, the proposed building sizes, location, and orientation for lots 3 and 4 will not require the concrete channel, as there is sufficient width (12' between the proposed buildings) for a typical side lot line swale. Therefore, an additional 3-foot wide easement has been recorded under Rec No. 221071977 on Lot 4 in addition to the platted 2-feet, thereby providing a 5-foot drainage and utility easement on Lot 4 along with the 2-foot wide easement on lot 3. The proposed swale shall adequately convey roof drainage via a grass-lined swale to the water quality pond in Tract A that was constructed for the Claremont Business Park subdivision. Please see the proposed grading plan of either lot 3 or 4 for the detailed cross-section of the swale proposed between the buildings.

All storm, street and WQ pond improvements were installed per the Gary Watson Point construction plans that were approved 2-11-2021 by El Paso County and shall be maintained by the Claremont Business Park Owners Association. This drainage letter includes the previously approved Proposed Drainage Map for Final Drainage Report for Claremont Business Park 2, Filing No. 1, for reference.

This final drainage letter for Lot 3 is in compliance with the drainage patterns and design proposed within the **FDR**; 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 has been subdivided into 10 commercial lots. Drainage fees, for these lots, 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 fees are required. 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,

Augur 1etts

Eugene Tellez Project Engineer M&S Civil Consultants, Inc.

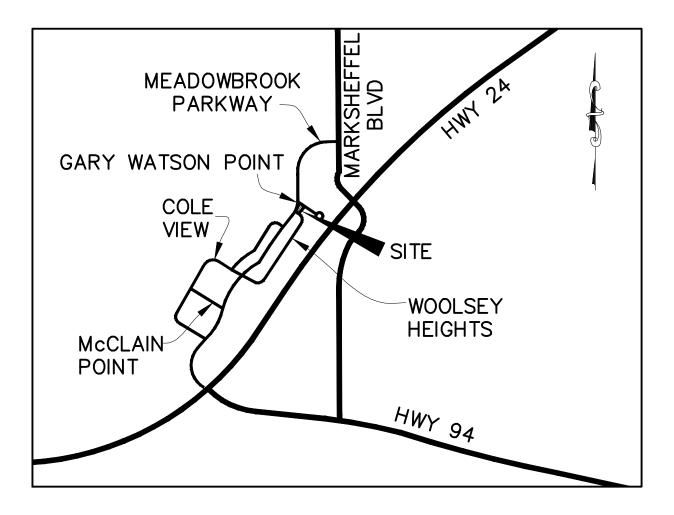
#### REFERENCES

- 1.) " City of Colorado Springs Drainage Criteria Manual Vol. 1 & 2", dated May 2014, Revised January 2021.
- 2.) "Engineering Criteria Manual County of El Paso, Colorado", adopted December 23, 2004, revised December 13, 2006.
- "Drainage Criteria Manual (DCM) Vol. 1 & 2 County of El Paso, Colorado", updated October 31, 2018
- 4.) "Drainage Criteria Manual (DCM) Vol. 1 Update County of El Paso, Colorado", updated October 31, 2018.
- 5.) "Final Drainage Report for Claremont Business Park 2 Filing No.1", dated December, 2020, by M&S Civil Consultants, Inc.
- 6.) Final Drainage Report for Claremont Business Park Filing No. 2", dated November 2006, by Matrix Design Group, Inc.

#### **ATTACHMENTS:**

Vicinity map Claremont Business Park 2 Filing No. 1 - Lot 3 Site Grading Plan Claremont Business Park 2 Filing No. 1 - Final Plat Excerpt of "Final Drainage Report for Claremont Business Park Filing No. 2" Final Drainage Report Claremont Business Park 2 Filing No. 1 - Proposed Drainage Map Hydrologic Calculations Final Drainage Letter Claremont Business Park 2 Filing No. 1 Lot 3 – Proposed Drainage Map ATTACHMENTS

VICINITY MAP





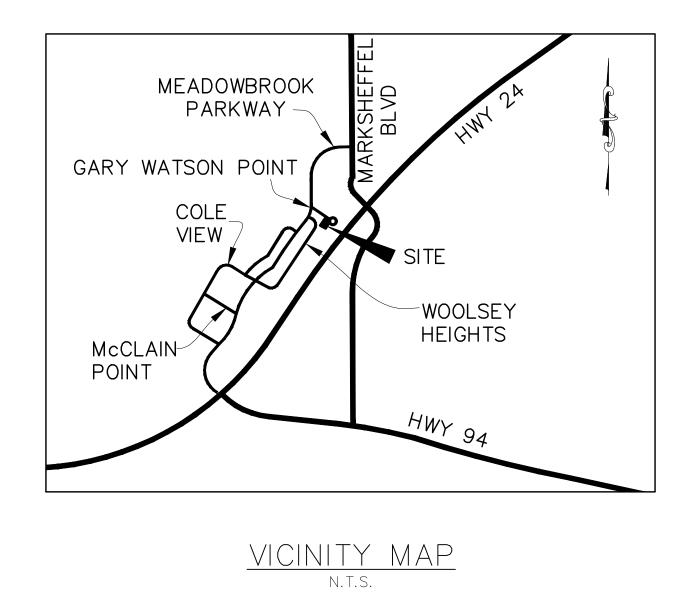
CLAREMONT BUSINESS PARK 2 FIL. NO. 1 LOT 3 SITE GRADING PLAN

# CLAREMONT BUSINESS PARK 2 FIL. NO. 1 - LOT 3 FOR REFERENCE ONLY

### GRADING AND EROSION CONTROL NOTES:

- 1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- 2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS 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, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- 3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- 4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- 5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- 6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- 7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- 8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- 9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- 10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- 11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- 12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- 13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS. INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- 14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- 15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- 16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE. 17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN
- ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- 18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- 20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- 21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- 22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- 23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- 24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- 25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- 26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- 27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- 28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY TERRACON. #23055071 MAY 30, 2006 AND SHALL BE CONSIDERED A PART OF THESE PLANS WITH AN UPDATED LETTER JUNE 17, 2020.
- 29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE. THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
- COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION WOCD - PERMITS 4300 CHERRY CREEK DRIVE SOUTH DENVER, CO 80246-1530 ATTN: PERMITS UNIT

EL PASO COUNTY, STATE OF COLORADO GRADING & EROSION CONTROL PLAN





FOR BURIED UTILITY INFORMATION HRS BEFORE YOU DI LL 1-800-922-1987 FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES WATER EMERGENCIES 520-0300

## DESIGN ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

VIRGIL A. SANCHEZ, COLORADO P.E. #37160 FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC.

## OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

DATE

DBA: HAMMERS CONSTRUCTION

ADDRESS: 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, 80915

### EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF TWO (2) YEARS FROM THE DATE SIGNED BY EL PASO COUNTY ENGINEER. IF THE CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JENNIFER IRVINE, P.E. COUNTY ENGINER / ECM ADMINISTRATOR DATE

GRADING & EROSION CONTROL PLAN CLAREMONT BUSINESS PARK 2 FIL. NO. 1 - LOT 3 JOB NO. 44-037 DATE PREPARED: FEBRUARY 15, 2021 DATE REVISED: APRIL 21, 2021

EL PASO COUNTY FILE NO. PPR 2111



212 n. wahsatch ave., ste 305 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

SHEET 1 OF 3

#### ADDITIONAL NOTES:

STAGING STORAGE AND STOCK PILES AREAS TO BE DETERMINED BY CONTRACTOR IN THE FIELD. THE LOCATIONS SHALL BE DELINEATED ON THIS PLAN BY THE CONTRACTOR.

THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.

TEMPORARY SEDIMENT TRAP LOCATIONS WILL BE DETERMINED BY THE CONTRACTOR IN THE FIELD.

EXISTING SITE TERRAIN GENERALLY SLOPES FROM NORTH TO SOUTHWEST AT GRADE RATES THAT VARY BETWEEN 2% TO 6%.

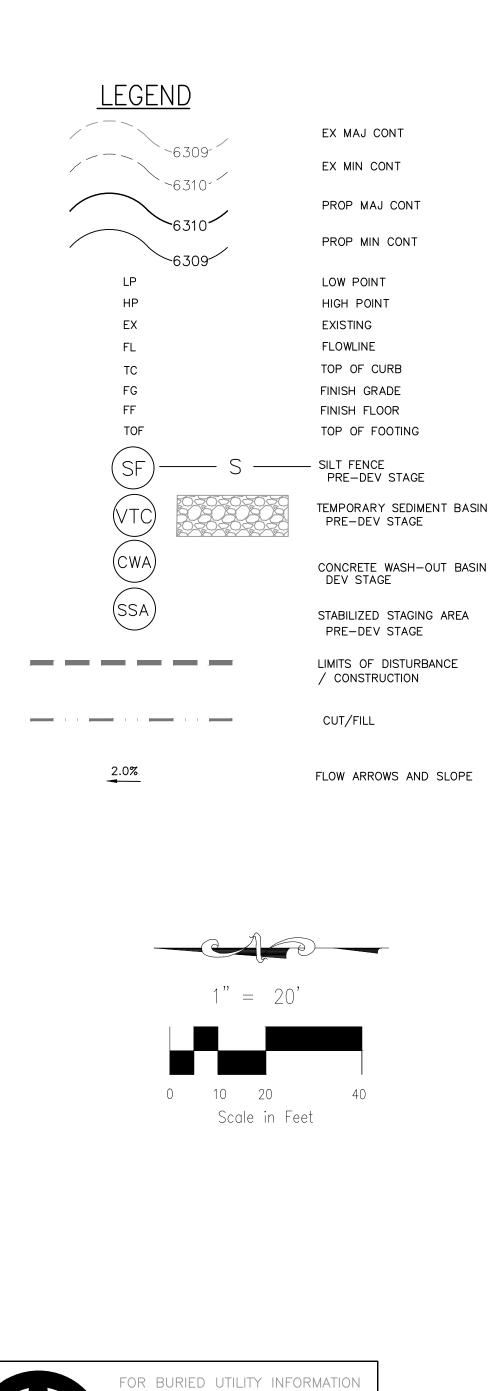
THERE ARE NO BATCH PLANTS ON SITE.

AREAS LEFT OPEN FOR 21 DAYS OR MORE, OTHER THAN FOR UTILITY AND DRAINAGE CONSTRUCTION SHALL BE SEEDED AND/OR MULCHED.

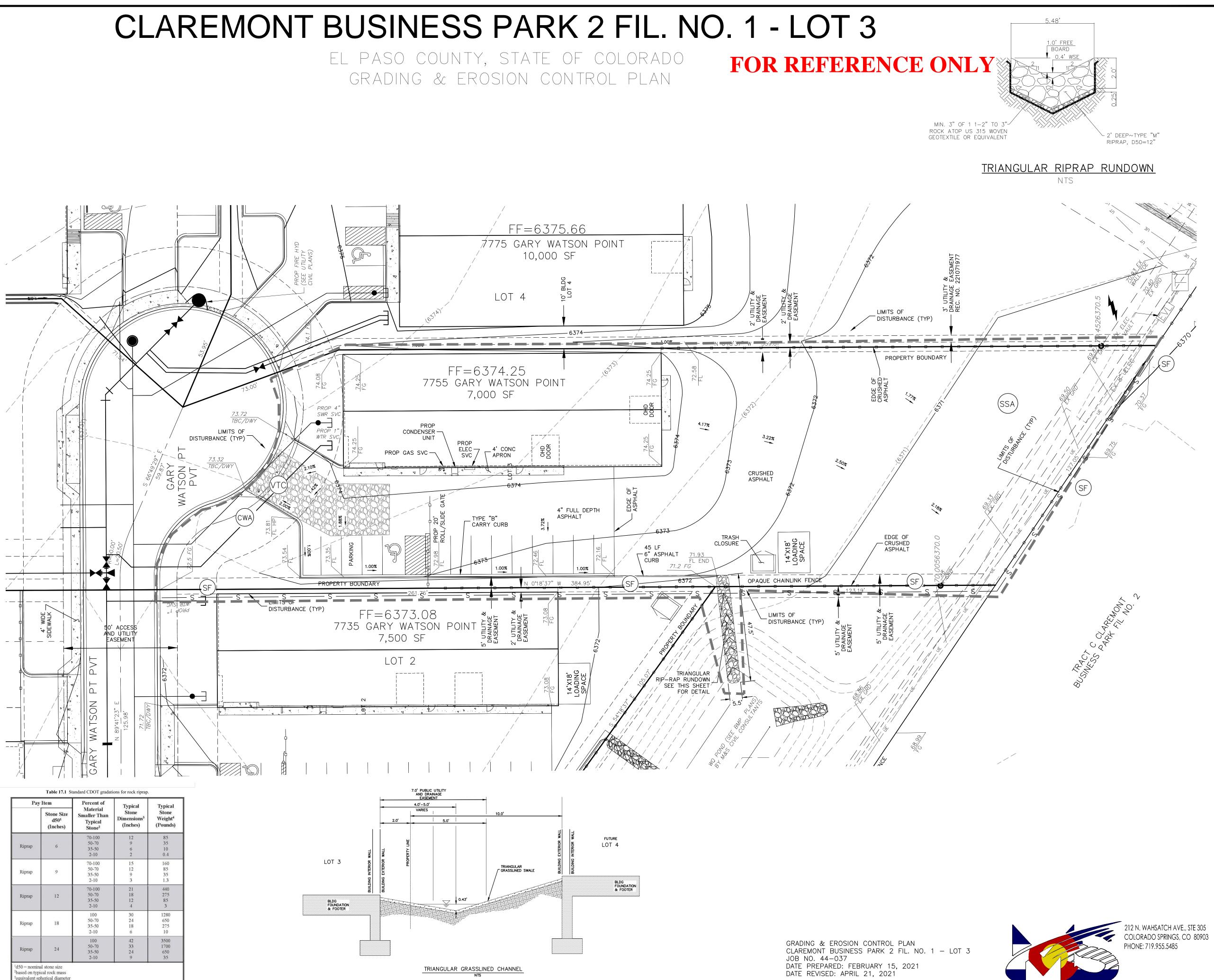
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN IN ACCORDANCE WITH FLOOD INSURANCE RATE MAPS (FIRM) 08041C0756G, EFFECTIVE DATE DECEMBER 7, 2018.

CUT/FILL ACTIVITIES WERE COMPLETED UNDER EGP204

EXISTING VEGETATION: THE SITE ORIGINALLY CONSISTED OF PRAIRIE GRASSES AND SHRUBS. NO OTHER NOTABLE VEGETATION EXISTED. THE SITE IS PROPOSED FOR A INDUSTRIAL PARK SUBDIVISION. IF THE SUBDIVISION IS NOT COMPLETED, THE ENTIRE SITE SHOULD BE RESEEDED PER EPC SPECIFICATIONS. FOR AREAS OUTSIDE OF THE DEVELOPED LOTS, THE GROUND SHOULD BE RESEEDED PER EPC CRITERIA AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN. THE VEGETATION SHOULD BE VISUALLY INSPECTED TO EXCEED THE AMOUNT OF VEGETATION THAT EXISTS IN NON-DISTURBED AREAS AROUND THE SITE.







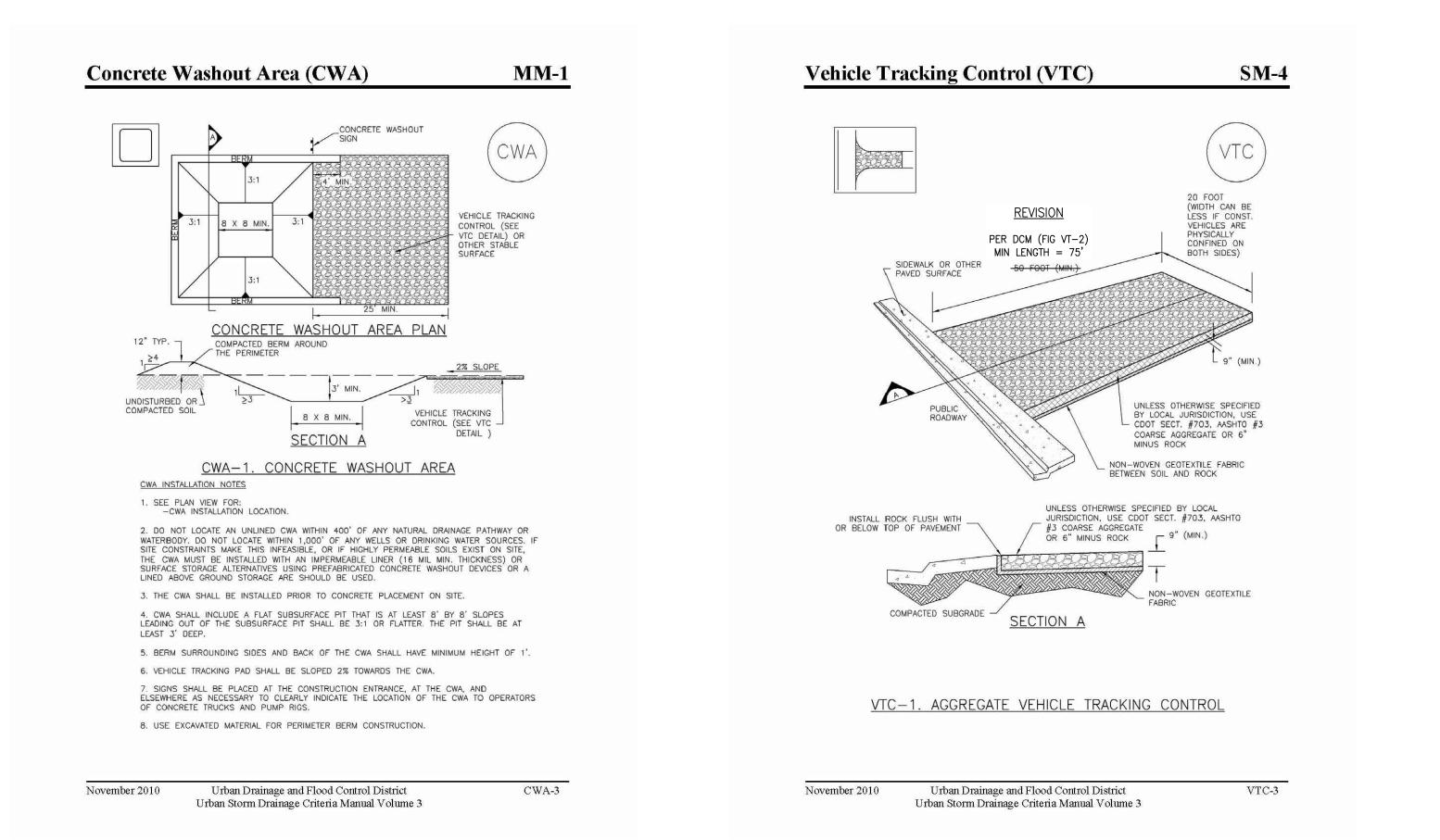
Pay Item Stone Size d50 <sup>1</sup> (Inches)		Percent of Material Smaller Than Typical	Typical Stone Dimensions <sup>3</sup> (Inches)	Typical Stone Weight (Pounds	
Riprap	6	<b>Stone<sup>2</sup></b> 70-100 50-70 35-50 2-10	12 9 6 2	85 35 10 0.4	
Riprap	9	70-100 50-70 35-50 2-10	15 12 9 3	160 85 35 1.3	
Riprap	12	70-100 50-70 35-50 2-10	21 18 12 4	440 275 85 3	
Riprap	18	100 50-70 35-50 2-10	30 24 18 6	1280 650 275 10	
Riprap	24	100 50-70 35-50 2-10	42 33 24 9	3500 1700 650 35	

NOTES: APPLY CDOT SECTION 506 REQUIREMENTS.

EL PASO COUNTY FILE NO. PPR 2111

CIVIL CONSULTANTS, INC.

SHEET 2 OF 3



Common <sup>a</sup> Name	Botanical Name	Growth Season <sup>b</sup>	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Alakali Soil Seed Mix					
Alkali sacaton	Sporobolus airoides	Cool	Bunch	1,750,000	0.25
Basin wildrye	Elymus cinereus	Cool	Bunch	165,000	2.5
Sodar streambank wheatgrass	Agropyron riparium 'Sodar'	Cool	Sod	170,000	2.5
Jose tall wheatgrass	Agropyron elongatum 'Jose'	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	Agropyron smithii 'Arriba'	Cool	Sod	110,000	5.5
Total					17.75
Fertile Loamy Soil Seed Mix					
Ephriam crested wheatgrass	Agropyron cristatum 'Ephriam'	Cool	Sod	175,000	2.0
Dural hard fescue	Festuca ovina 'duriuscula'	Cool	Bunch	565,000	1.0
Lincoln smooth brome	Bromus inermis leyss 'Lincoln'	Cool	Sod	130,000	3.0
Sodar streambank wheatgrass	Agropyron riparium 'Sodar'	Cool	Sod	170,000	2.5
Arriba western wheatgrass	Agropyron smithii 'Arriba'	Cool	Sod	110,000	7.0
Total					15.5
High Water Table Soil Seed Mix	K				
Meadow foxtail	Alopecurus pratensis	Cool	Sod	900,000	0.5
Redtop	Agrostis alba	Warm	Open sod	5,000,000	0.25
Reed canarygrass	Phalaris arundinacea	Cool	Sod	68,000	0.5
Lincoln smooth brome	Bromus inermis leyss 'Lincoln'	Cool	Sod	130,000	3.0
Pathfinder switchgrass	Panicum virgatum 'Pathfinder'	Warm	Sod	389,000	1.0
Alkar tall wheatgrass	Agropyron elongatum 'Alkar'	Cool	Bunch	79,000	5.5
Total					10.75
Transition Turf Seed Mix <sup>c</sup>					
Ruebens Canadian bluegrass	Poa compressa 'Ruebens'	Cool	Sod	2,500,000	0.5
Dural hard fescue	Festuca ovina 'duriuscula'	Cool	Bunch	565,000	1.0
Citation perennial ryegrass	Lolium perenne 'Citation'	Cool	Sod	247,000	3.0
Lincoln smooth brome	Bromus inermis leyss 'Lincoln'	Cool	Sod	130,000	3.0
Total					7.5

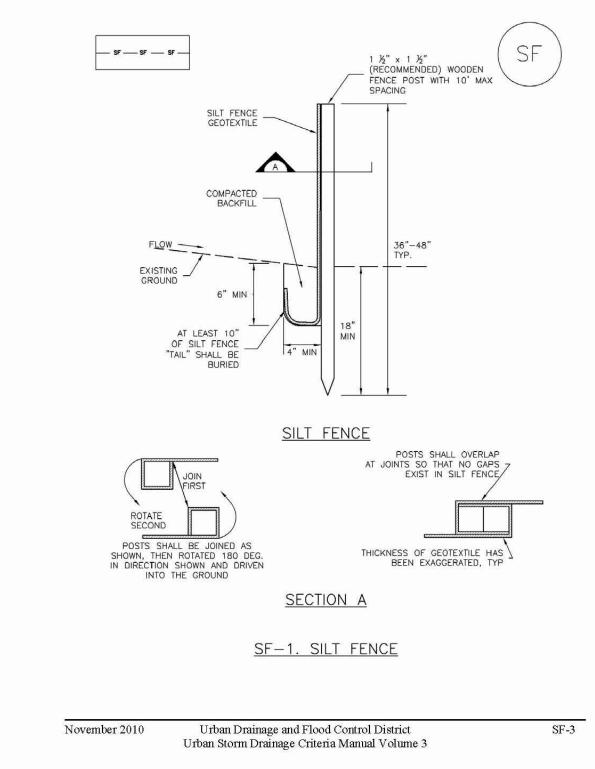
**Temporary and Permanent Seeding (TS/PS)** 

Botanical Name	Growth Season <sup>b</sup>	Growth	Seeds/ Pound	Pounds of PLS/acre
Trank	Stason	rom	1 Junu	I Estacit
Bouteloua gracilis	Warm	Sod-forming bunchgrass	825,000	0.5
Schizachyrium scoparium 'Camper'	Warm	Bunch	240,000	1.0
Calamovilfa longifolia	Warm	Open sod	274,000	1.0
Sporobolus cryptandrus	Cool	Bunch	5,298,000	0.25
Bouteloua curtipendula 'Vaughn'	Warm	Sod	191,000	2.0
Agropyron smithii 'Arriba'	Cool	Sod	110,000	5.5
				10.25
d Mix				
Agropyron cristatum 'Ephriam'	Cool	Sod	175,000	1.5
Agropyron intermedium 'Oahe'	Cool	Sod	115,000	5.5
Bouteloua curtipendula 'Vaughn'	Warm	Sod	191,000	2.0
Bromus inermis leyss 'Lincoln'	Cool	Sod	130,000	3.0
Agropyron smithii 'Arriba'	Cool	Sod	110,000	5.5
				17.5
	Schizachyrium scoparium 'Camper'         Calamovilfa longifolia         Sporobolus cryptandrus         Bouteloua curtipendula 'Vaughn'         Agropyron smithii 'Arriba'         d Mix         Agropyron cristatum 'Ephriam'         Agropyron intermedium 'Oahe'         Bouteloua curtipendula 'Vaughn'         Bouteloua curtipendula 'Vaughn'         Bouteloua curtipendula 'Vaughn'         Bromus inermis leyss 'Lincoln'	Bouteloua gracilis       Warm         Schizachyrium scoparium 'Camper'       Warm         Calamovilfa longifolia       Warm         Sporobolus cryptandrus       Cool         Bouteloua curtipendula 'Vaughn'       Warm         Agropyron smithii 'Arriba'       Cool         d Mix       Cool         Agropyron cristatum 'Ephriam'       Cool         Bouteloua curtipendula 'Vaughn'       Cool	Bouteloua gracilisWarmSod-forming bunchgrassSchizachyrium scoparium 'Camper'WarmBunchCalamovilfa longifoliaWarmOpen sodSporobolus cryptandrusCoolBunchBouteloua curtipendula 'Vaughn'WarmSodAgropyron smithii 'Arriba'CoolSodd Mix	Bouteloua gracilisWarmSod-forming bunchgrass825,000Schizachyrium scoparium 'Camper'WarmBunch240,000Calamovilfa longifoliaWarmOpen sod274,000Sporobolus cryptandrusCoolBunch5,298,000Bouteloua curtipendula 'Vaughn'WarmSod191,000Agropyron smithii 'Arriba'CoolSod110,000Agropyron cristatum 'Ephriam'CoolSod175,000Bouteloua curtipendula 'Vaughn'CoolSod115,000Bouteloua curtipendula 'Ephriam'CoolSod115,000Bouteloua curtipendula 'Vaughn'CoolSod115,000Bouteloua curtipendula 'Dahe'WarmSod191,000Bouteloua curtipendula 'Vaughn'CoolSod115,000Bouteloua curtipendula 'Vaughn'WarmSod191,000Bromus inermis leyss 'Lincoln'CoolSod130,000

	. Minimum Drill Seeding	Rates for F	Perennial Gra	sses (cont.)	
Common Name	Botanical Name	Growth Season <sup>b</sup>	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grama	Bouteloua gracilis	Warm	Sod-forming bunchgrass	825,000	0.5
Camper little bluestem	Schizachyrium scoparium 'Camper'	Warm	Bunch	240,000	1.0
Prairie sandreed	Calamovilfa longifolia	Warm	Open sod	274,000	1.0
Sand dropseed	Sporobolus cryptandrus	Cool	Bunch	5,298,000	0.25
Vaughn sideoats grama	Bouteloua curtipendula 'Vaughn'	Warm	Sod	191,000	2.0
Arriba western wheatgrass	Agropyron smithii 'Arriba'	Cool	Sod	110,000	5.5
Total					10.25
Heavy Clay, Rocky Foothill Seed	Mix	_			
Ephriam crested wheatgrass <sup>d</sup>	Agropyron cristatum 'Ephriam'	Cool	Sod	175,000	1.5
Oahe Intermediate wheatgrass	Agropyron intermedium 'Oahe'	Cool	Sod	115,000	5.5
Vaughn sideoats grama <sup>e</sup>	Bouteloua curtipendula 'Vaughn'	Warm	Sod	191,000	2.0
Lincoln smooth brome	Bromus inermis leyss 'Lincoln'	Cool	Sod	130,000	3.0
Arriba western wheatgrass	Agropyron smithii 'Arriba'	Cool	Sod	110,000	5.5
Total					17.5
doubled if seed is broadcast and through hydraulic seeding. Hyd hydraulic seeding is used, hydra	and rates are based on drill seeding should be increased by 50 percent raulic seeding may be substituted ulic mulching should be done as a	t if the seeding for drilling or	g is done using a l ly where slopes a	Brillion Drill o	r is applied
<sup>b</sup> See Table TS/PS-3 for seeding of					
° If site is to be irrigated, the trans	ition turf seed rates should be dou	ıbled.			
<sup>d</sup> Crested wheatgrass should not b	e used on slopes steeper than 6H	to 1 V.			
<sup>e</sup> Can substitute 0.5 lbs PLS of bla		anahn aidaaat			

**EC-2** 

June 2012



**SC-1** 

Silt Fence (SF)

Silt Fence (SF)

**SC-1** 

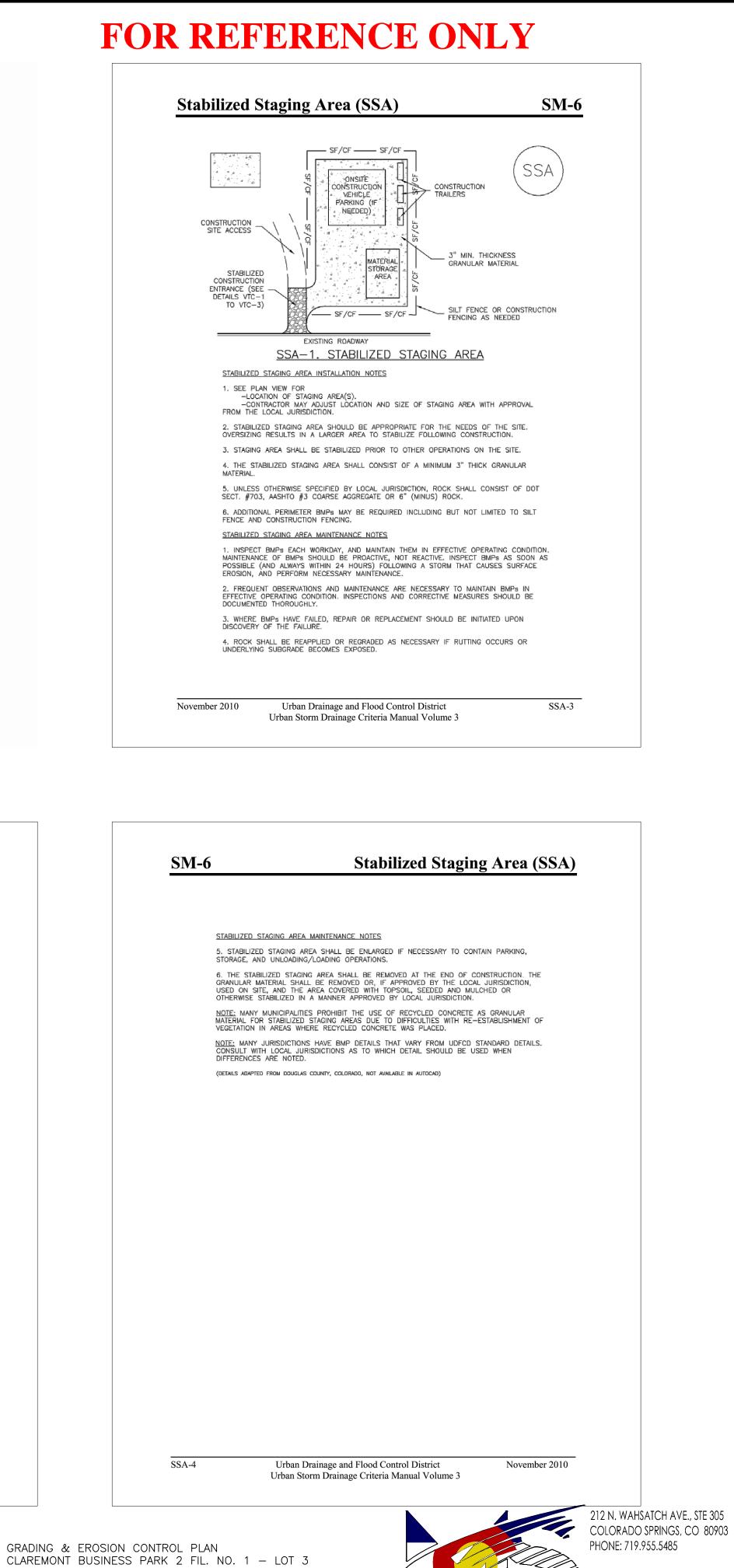
SF-4

SILT FENCE INSTALLATION NOTES
1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATE PONDING, SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOUL BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLE OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
SILT FENCE MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZE AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETE SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Urban Drainage and Flood Control District TS/PS-5 Urban Storm Drainage Criteria Manual Volume 3

#### Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

November 2010



EL PASO COUNTY FILE NO. PPR 2111



SHEET 3 OF 3

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

#### 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 NO2°19'03"W 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 SOO°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 SO6°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

NOTARIAL:

STATE OF COLORADO ) ) SS COUNTY OF EL PASO )

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 )

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

) SS

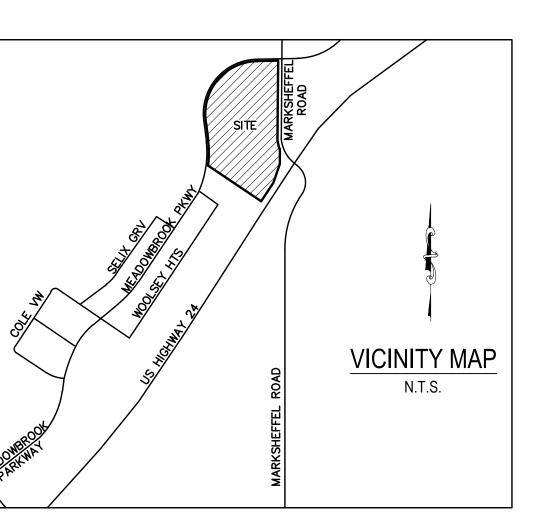
GAIL CASE

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES:

NOTARY PUBLIC: \_\_\_\_\_

# 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



	TRACT TABLE							
TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP				
А	0.489	PUBLIC AND PRIVATE UTILITIES, PUBLIC AND PRIVATE DRAINAGE, LANDSCAPING, WQ POND	OWNERS G1	OWNERS G1				
В	0.425	PUBLIC AND PRIVATE UTILITIES, PUBLIC AND PRIVATE DRAINAGE, LANDSCAPING, WQ POND	OWNERS G2	OWNERS G2				
С	0.202	RIGHT-OF-WAY RESERVATION, PRIVATE DRAINAGE	OWNERS G2	OWNERS G2				
TOTAL	1.116	(TOTAL ACREAGE OF ALL TRACTS)						
OWNERS	G1: EQUAL S	SHARES OF INDIVIDUAL LOT OWNERS OF LOTS 1-	7	•				
OWNERS	G2: EQUAL	SHARES OF INDIVIDUAL LOT OWNERS OF LOTS 8-	10					

EASEMENTS:

OWNER:	NANCY BARBER STARR Jon Starr 5001 S. Clinton Street greenwood village, Colorado 80111
BY:	NANCY BARBER STARR
BY:	JON STARR
<u>NOTARIAL</u>	• ••
STATE OF C	OLORADO ) ) SS
COUNTY OF	EL PASO )
	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:

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY

UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY

PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT

THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY

PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT.

VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

EASEMENTS ARE AS SHOWN ON SHEET 4 OF THIS PLAT.

## FOR REFERENCE ONLY

#### 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.

#### PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "CLAREMONT BUSINESS PARK 2 FILING NO. 1" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS \_\_\_\_\_ DAY OF 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. 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.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

) SS

### 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 \_\_\_\_, 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

DATE

#### FEES:

DRAINAGE FEE:

BRIDGE FEE: SCHOOL FEE:

PARK FEE:

#### SUMMARY:

10 LOTS	12.404 ACRES	90.81%
3 TRACTS	1.116 ACRES	8.17%
<u>RIGHT-OF-WAY</u>	0.140 ACRES	1.02%
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: 10/21/2020



102 E. PIKES PEAK AVE., 5TH FLOOF COLORADO SPRINGS, CO 80903 HONE: 719.955.5485

PCD FIL. NO. SF-20-0014

SHEET 1 OF 4

#### 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 DECEMBER 7, 2018 SHOWS THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
- 3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. SCB55084634-3, WITH AN EFFECTIVE DATE OF JULY 17, 2020, HAS BEEN EXAMINED AS IT RELATES TO THE SUBJECT PROPERTY. THE FOLLOWING EXCEPTIONS AS NUMBERED THEREIN ARE HEREBY NOTED.
- i. (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.
- ii. (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.
- iii. (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.
- iv. (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.
- v. (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.
- vi. (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.
- vii. (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.
- viii. (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.
- ix. (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.
- x. (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.
- xi. (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, AND AS AMENDED IN FIRST AMENDMENT TO DECLARATION IN INSTRUMENT RECORDED ON JANUARY 3, 2007 UNDER RECEPTION NO. 207001307.
- xii. (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.
- xiii. (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.
- xiv. (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.
- xv. (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.

#### GENERAL PLAT NOTES: (CONT.)

- xvi. (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.
- xvii. (TC#25) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY EASEMENT AS GRANTED TO COLORADO TELEPHONE COMPANY, FOR COMMUNICATIONS LINES AND INCIDENTAL PURPOSES, IN INSTRUMENT RECORDED MARCH 03, 1905, IN BOOK 358 AT PAGE 565.
- xviii. (TC#26) THE PROPERTY MAY BE SUBJECT TO EACH AND EVERY RIGHT OF ACCESS TO STATE HIGHWAY 24 AS CONVEYED IN WARRANTY DEED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO RECORDED FEBRUARY 20, 2002 UNDER RECEPTION NO. 202028680.
- xix. (TC#27) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CLAREMONT BUSINESS PARK FILING NO. 1 RECORDED AUGUST 16, 2005 UNDER RECEPTION NO. 205127124. EL PASO COUNTY RESOLUTION NO. 05-110 IN CONNECTION THEREWITH RECORDED SEPTEMBER 23, 2005 UNDER RECEPTION NO. 205149817.
- xx. (TC#28) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AUGUST 16, 2005 AT RECEPTION NO. 205127123.
- xxi. (TC#29) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF AMENDED PLAT CLAREMONT BUSINESS PARK FILING NO. 1 RECORDED SEPTEMBER 21, 2005 UNDER RECEPTION NO. 205198301. EL PASO COUNTY RESOLUTION NO. 05-314 IN CONNECTION THEREWITH RECORDED NOVEMBER 05, 2008 UNDER RECEPTION NO. 208120446.
- xxii. (TC#30) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CLAREMONT BUSINESS PARK FILING NO. 1A RECORDED AUGUST 18, 2006 UNDER RECEPTION NO. 206712398. EL PASO COUNTY RESOLUTION NO. 06-286 IN CONNECTION THEREWITH RECORDED OCTOBER 13, 2006 UNDER RECEPTION NO. 206151738.
- xxiii. (TC#31) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF WATER AND SEWER SERVICE AGREEMENT RECORDED OCTOBER 20, 2006 AT RECEPTION NO. 206155229.
- xxiv. (TC#32) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS RECORDED JANUARY 09, 2020 AT RECEPTION NO. 220003868.
- xxv. (TC#33) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION REGARDING CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT RECORDED JANUARY 28, 2020, UNDER RECEPTION NO. 22012433 AND JANUARY 28, 2020, UNDER RECEPTION NO. 22012432.
- xxvi. (TC#34) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION NO. 20-213, RECORDED JUNE 09, 2020, UNDER RECEPTION NO. 220079970.
- xxvii. (TC#35) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND RIGHT OF WAY AGREEMENT RECORDED JUNE 24, 2020 UNDER RECEPTION NO. 22088464.
- xxviii. (TC#36) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CLAREMONT BUSINESS PARK FILING NO. 1C, RECORDED JUNE 24, 2020 UNDER RECEPTION NO. 220714531.
- 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 COMMISIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEERS OFFICE. THE BOARD OF COUNTY COMMISIONERS FOUND THAT CHEROKEE HAS COMMITED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISIONERS 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.

# 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: (CONT.)

- 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.
- 12. THE PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND GRANT OF EASEMENTS AS RECORDED AT RECEPTION NO. 206031585 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. PRIVATE ROADS ARE TO BE MAINTAINED BY THE CLAREMONT OWNER'S ASSOCIATION.
- 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. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT.
- 16. 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.

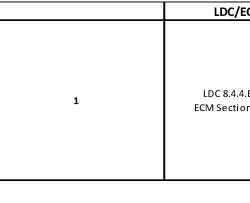
THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE 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.

#### **GENERAL PLAT NOTES:** (CONT.)

- 17. IF IT BECOMES NECESSARY AT ANY POINT IN THE FUTURE FOR THE COUNTY TO CONSTRUCT THE ACCESS DRIVE DUE TO CLOSURE OF THE ACCESS TO MEADOWBROOK PARKWAY, THE PROPERTY OWNER SHALL GRANT TO THE COUNTY, AT NO COST TO THE COUNTY, ALL EASEMENTS NECESSARY TO CONSTRUCT SUCH IMPROVEMENTS.
- 18. THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION PONDS/WATER QUALITY BMPS. ALL DETENTION PONDS/WATER QUALITY BMPS SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES. INDIVIDUAL LOT PURCHASERS SHALL ENTER INTO A PRIVATE DETENTION BASIN / STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT (□AGREEMENT□) PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. IN THE CASE THAT THE DEVELOPER CONSTRUCTS THE DETENTION POND(S), THE DEVELOPER SHALL ENTER INTO AN AGREEMENT FOR EACH POND CONSTRUCTED.

#### APPROVED WITH SP-19-007

#### **DEVIATION TABLE**



#### WAIVER REQUESTS

1. Private road: Requesting a waiver to have Gary Watson Point to be a private road and owned by the property owners. The Claremont Business Park HOA has accepted this road to be maintained with in the association. This request is consistent with Claremont Business Park Filings 1 & 2.

2. Private road: In addition, we are requesting a waiver to deviate from ECM standards for Gary Watson Pt. The standards we are not meeting is not to have a public sidewalk on both sides of the road and to reduce the sidewalk we are installing to 4'-0" wide as defined in our deviation request.

3. Drainage Easements: The Preliminary Plan for this site is submitting a Waiver of the El Paso County Land Development Code to request 2' foot side lot easements for drainage. Therefore, the drainage easement being 4' foot in total width. (It is likely that some lots will have a building on each lot, 4 feet apart). A calculation sheet is included in the appendix to show the maximum capacity of a concrete drainage channel with varying slopes. The final drainage report for these lots will show the slope and total amount of drainage to be conveyed in the drainage channel. The channel is proposed to be a 6" inch tall x 3' foot wide trickle channel. The final drainage report will ensure that the maximum capacity is not exceeded.

## FOR REFERENCE ONLY

ECM Section	Category	Standard	Modification	Justification
4.E.3, LDC 8.4.4.E.2 on 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).	alignment to the current

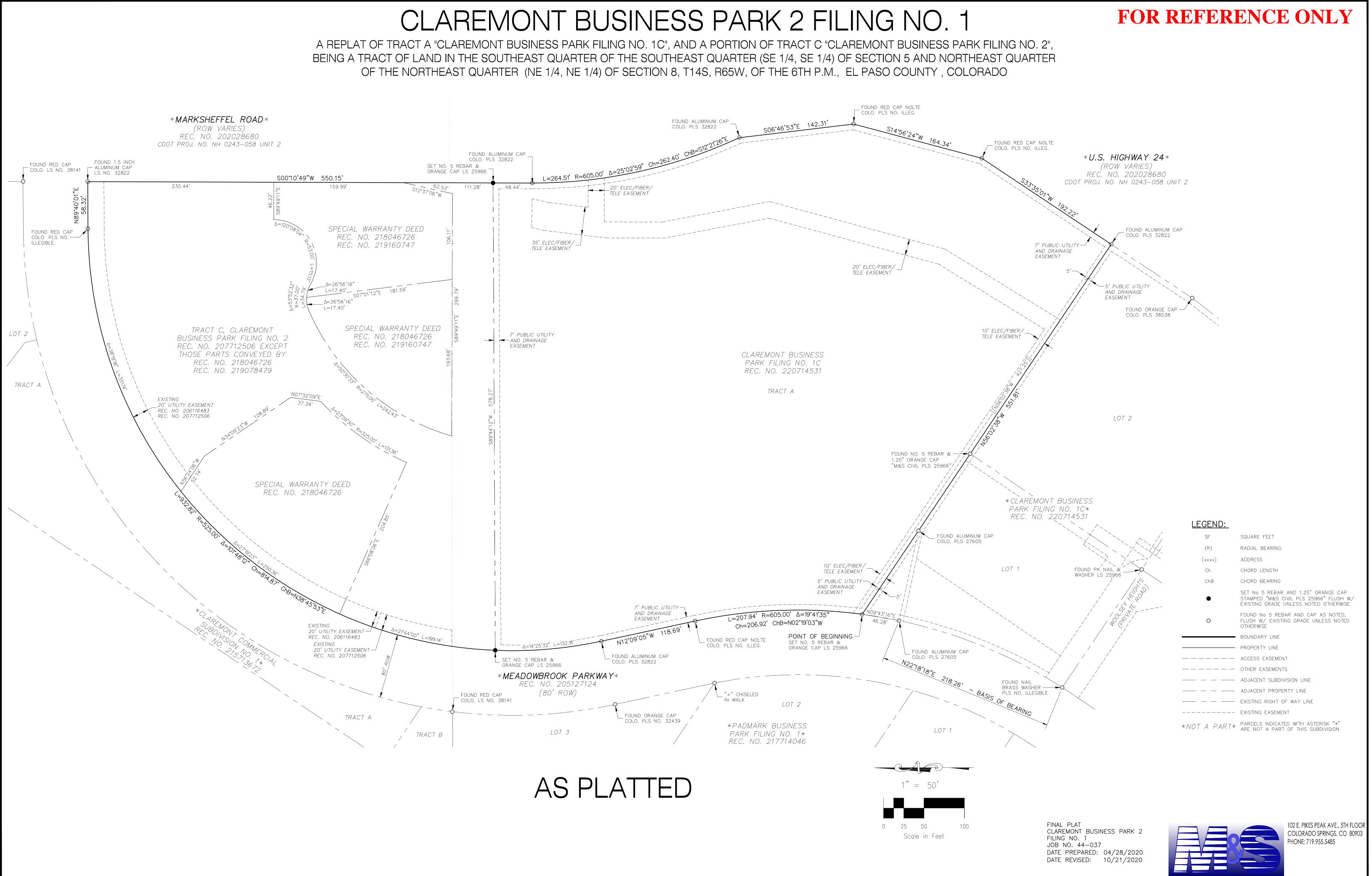
FINAL PLAT CLAREMONT BUSINESS PARK 2 FILING NO. 1 JOB NO. 44-037 DATE PREPARED: 04/28/2020 DATE REVISED: 10/21/2020



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

PCD FIL. NO. SF-20-0014

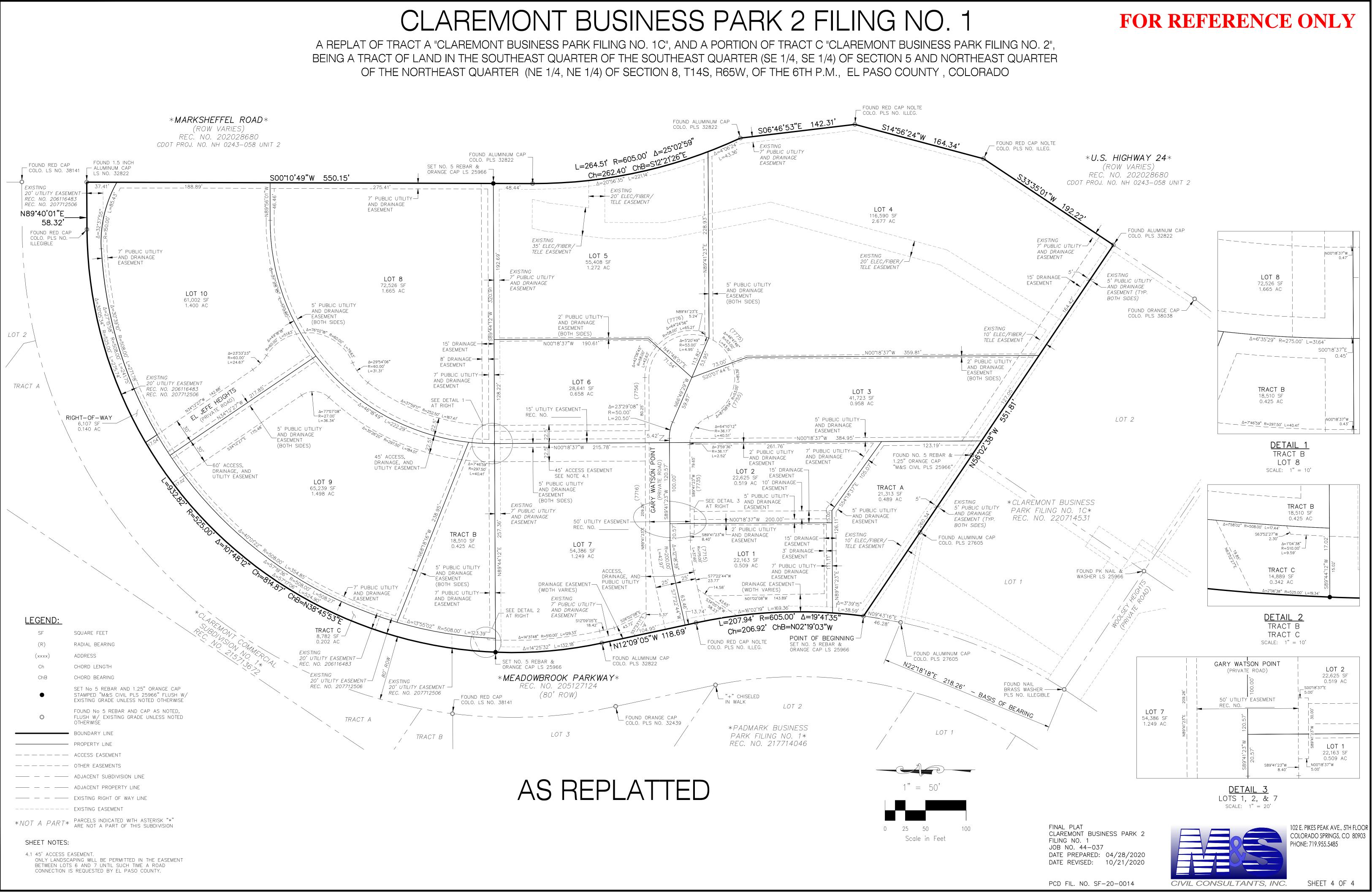
SHEET 2 OF 4



PCD FIL. NO. SF-20-0014

CIVIL CONSULTANTS, INC.

SHEET 3 OF 4



#### 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** 

05.151.006

#### 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.

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, In	nc.
Business Name	
By:	79
Title:	Run
Address: <u>3460 Capital Driv</u> <u>Colorado Springs</u> ,	

#### 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

4/23/01 Date

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**

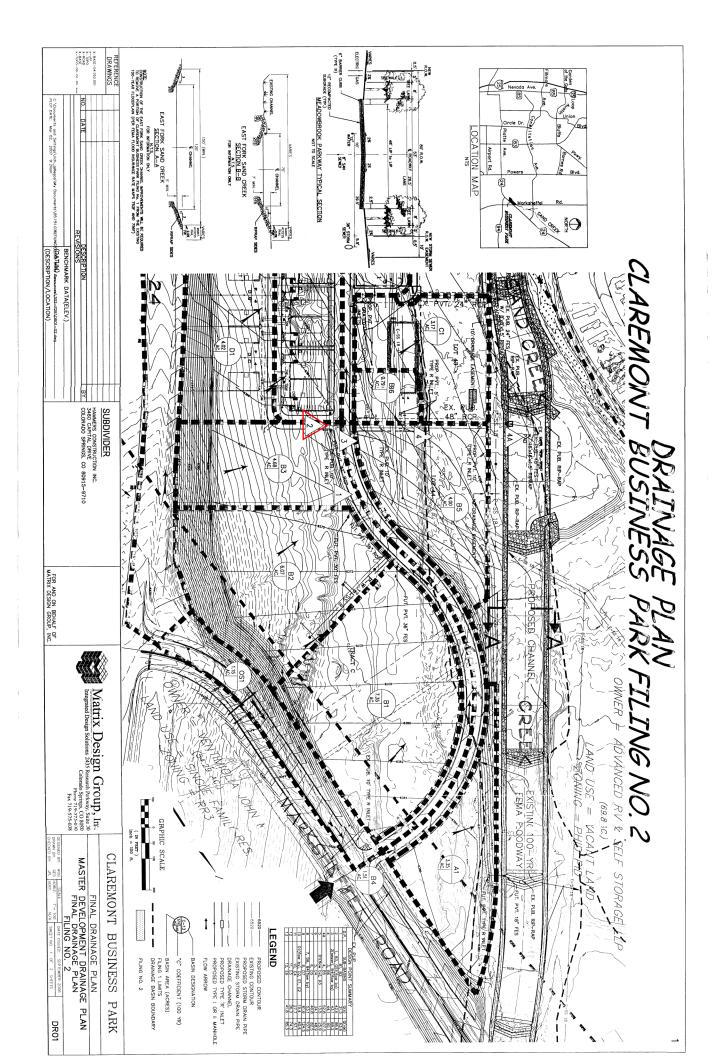
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Draina	hne an	Bride	10 Fo	00

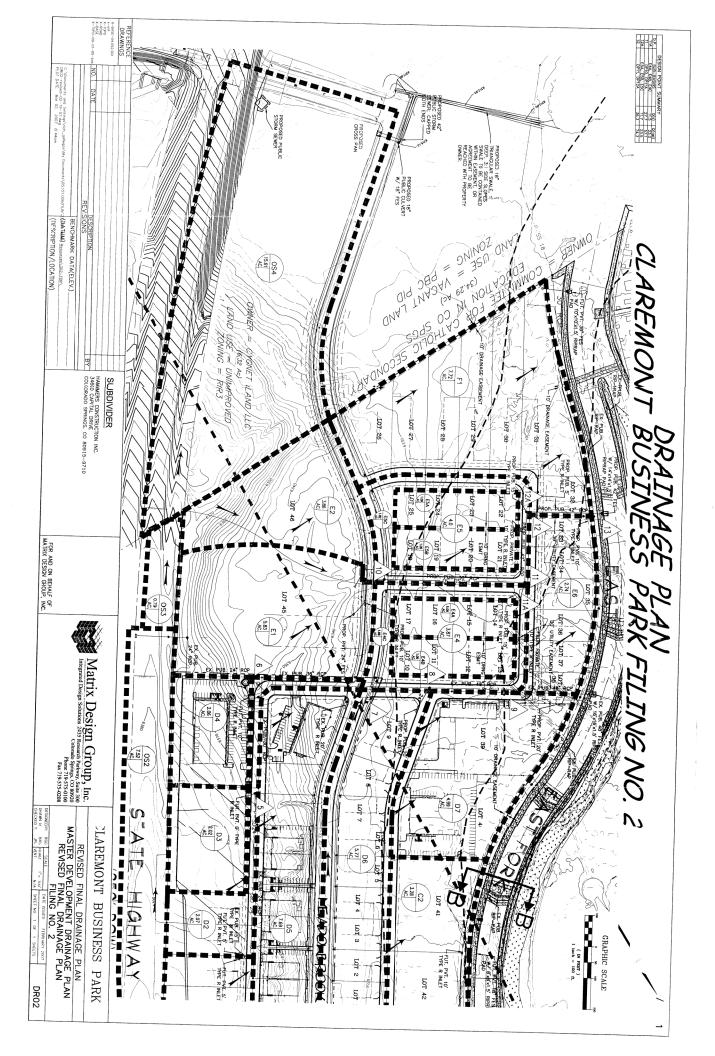
				Dranage an	a Dridge i ces			
	Area	Fee/Imp.			Reimbursable		Fee Due at	Fee Credit
	(ac.)	Acre	:% lmp.	Fee Due	Const. Costs	Fee Credit	Platting	Remaining
Drainage Fee	62.967	\$15,000.00	80%	\$755,604.00	\$0.00	\$1,225,355.45	\$0.00	\$469,751.45
Bridge Fee	62.967	\$1,503.00	80%	\$75,711.52	\$75,711.52	\$0.00	\$0.00	\$0.00
Total Fee Due at Platting							\$0.00	

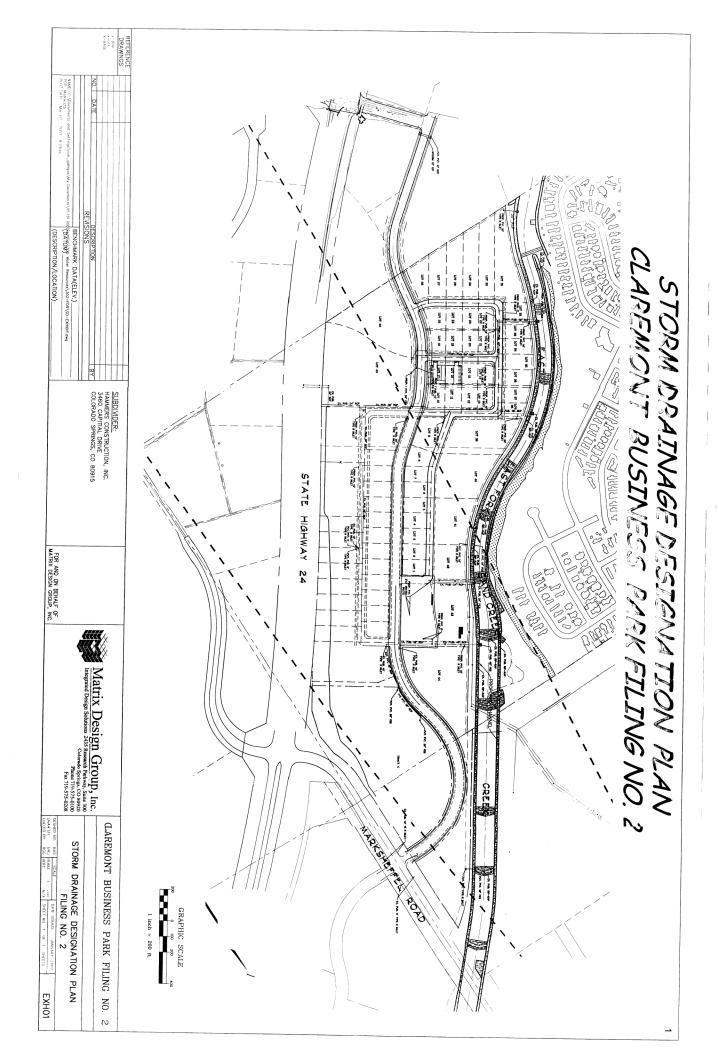
The developer of Claremont Business Park is completing the construction of the channel improvements on behalf of the Central Marksheffel Metropolitan District. The construction costs for both Filing 1 and Filing 2 combined exceed the drainage fees due for the site. No drainage fees will be required at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

It should be noted that the Central Markshelfel 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.

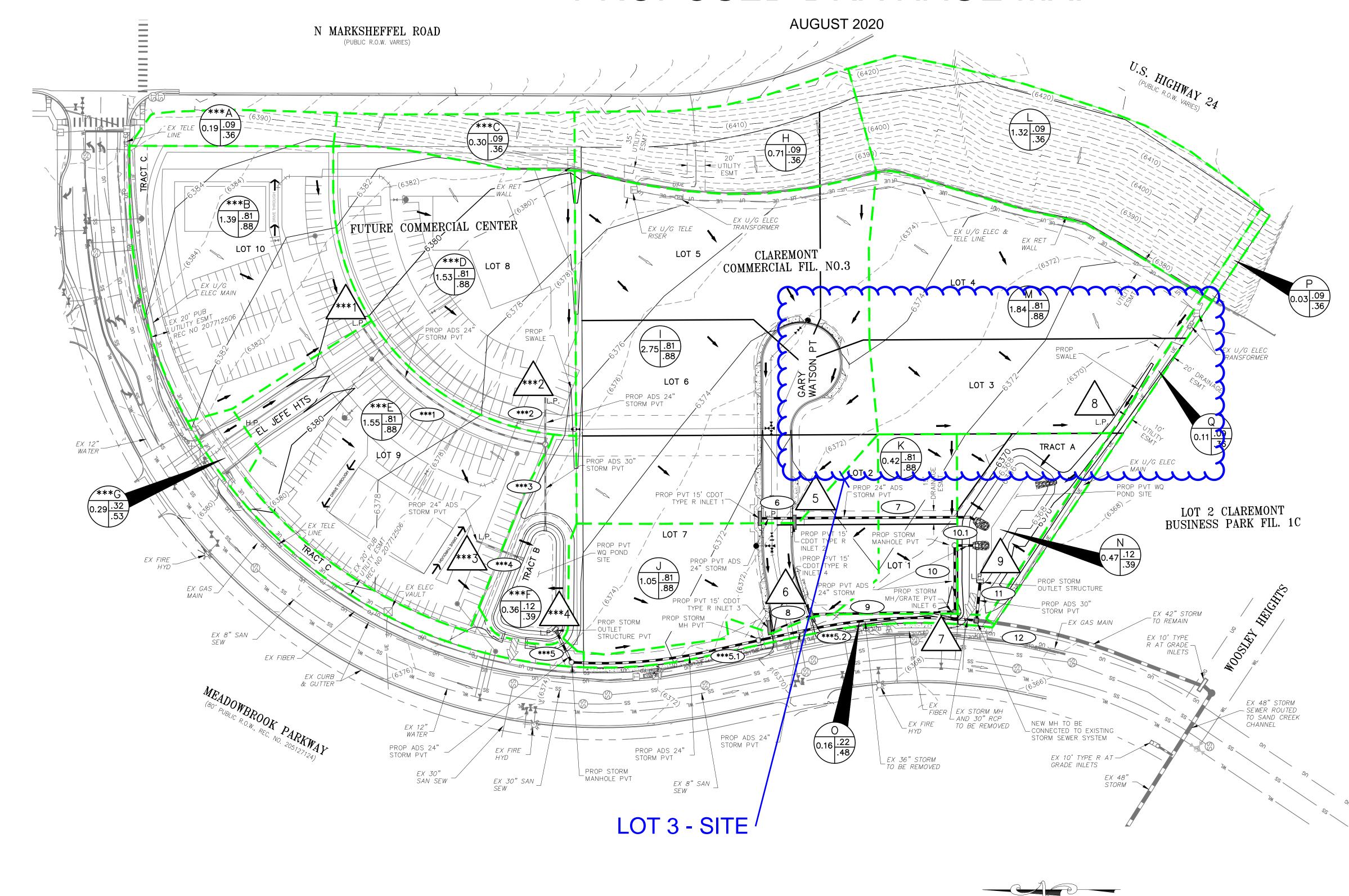






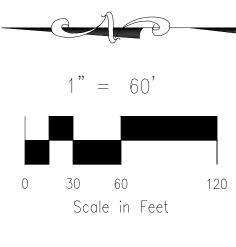
#### FINAL DRAINAGE REPORT CLAREMONT BUSINESS PARK 2 FIL. NO. 1 PROPOSED DRAINAGE MAP

## FINAL DRAINAGE REPORT FOR CLAREMONT BUSINESS PARK 2 FILING NO.1 COUNTY OF EL PASO, STATE OF COLORADO





PROPOSED DRAINAGE MAP





## FOR REFERENCE ONLY

ND
Z C5 25 .25 .35 C100
PIPE RUN REFERENCE LABEL
SURFACE DESIGN POINT
BASIN BOUNDARY
EXISTING CONTOUR
PROP CONTOUR
UNDERGROUND ELECTRICAL
EXISTING GAS LINE
STORM SEWER PIPE
EXISTING STORM SEWER PIPI
CROSSPAN
INLET
EXISTING FLOW DIRECTION ARROW
EMERGENCY OVERFLOW DIRECTION
FLOW DIRECTION
FLARED END SECTION
HIGH POINT
LOW POINT

	А	В	С	D							
1	BASIN	BASIN SUMMARY									
0		AREA									
2	BASIN	(ACRES)	$Q_5$	<b>Q</b> <sub>100</sub>							
3	***A	0.19	0.1	0.6							
4	***B	1.39	5.5	10.1							
5	***C	0.3	0.1	1.0							
6	***D	1.53	6.3	11.5							
7	***E	1.55	6.5	11.8							
8	***F	0.36	0.2	1.0							
9	***G	0.29	0.5	1.3							
10	Н	0.71	0.3	2.0							
11	_	2.75	9.8	17.9							
12	J	1.05	4.4	8.0							
13	К	0.42	1.8	3.2							
14		1.32	0.5	3.7							
15	М	1.84	6.7	12.2							
16	N	0.47	0.2	1.3							
17	0	0.16	0.2	0.6							
18	P	0.03	0.0	0.1							
19	Q	0.11	0.0	0.3							

SF WQCV POND 1	SUMMARY							
EPC/URBAN DRAINAGE SAND FILTER BASIN-SEE STD. DET.								
AREA REQUIRED	2,335 SF							
AREA PROVIDED	3,690 SF							

SF ELEV = 6373.00WQCV WSE = 6374.26100 YR SPILLWAY ELEV = 6375.00100 YR WSE = 6375.00

SF WQCV POND 2 SUMMARY

EPC/URBAN DRAINAGE SAND FILTÉR BASIN-SEE STD. DET. AREA REQUIRED2,962 SFAREA PROVIDED2,450 SF SF ELEV = 6364.45WQCV WSE = 6366.17

100 YR SPILLWAY ELEV = 6367.74100 YR WSE = 6367.38

DE	SIGN	POIN	NT SU	MMAR`	Ý				
DESIGN POINT	<b>Q</b> <sub>5</sub>	<b>Q</b> <sub>100</sub>	BA	ASIN	STRUCTU RE				
***1	5.6	10.6	***A	, ***B	24" PP				
***2	6.4	12.4	***C	;, ***D	24" PP				
***3	6.5	11.8	*	**E	24" PP				
***4	18.2	35.0	***F, *	**3, ***4	POND 1				
5	10.1	19.8	ŀ	H, I	2–15' INLETS				
6	4.4	9.8	J, F	BDP5	2–15' INLETS				
7	1.8	3.2		К	MH W/GRATE				
8	7.2	15.7	L	, M	24" PP OR SWALE				
9	23.1	46.9	DP8, 1	7,10.1, N					
STORM SEWER SUMMARY									
PIPE RUN	<b>Q</b> <sub>5</sub>	Q <sub>100</sub>	PIPE SIZE		RIBUTING SIN/PIPES				
	<b>Q</b> <sub>5</sub> 5.6	<b>Q</b> <sub>100</sub> 10.6		DP/BA					
PIPE RUN			SIZE	DP/BA	SIN/PIPES				
PIPE RUN ***1	5.6	10.6	SIZE 24"	DP/BA *	SIN/PIPES **DP1				
PIPE RUN ***1 ***2	5.6 6.4	10.6 12.4	SIZE 24" 24"	DP/BA * * ***PR	SIN/PIPES **DP1 **DP2				
PIPE RUN ***1 ***2 ***3	5.6 6.4 11.8	10.6 12.4 22.6	SIZE 24" 24" 30"	DP/BA * ***PR	SIN/PIPES **DP1 **DP2 1, ***PR2				
PIPE RUN ***1 ***2 ***3 ***4	5.6 6.4 11.8 6.5	10.6 12.4 22.6 11.8	SIZE 24" 24" 30" 24"	DP/BA * ***PR * POND	SIN/PIPES **DP1 **DP2 1, ***PR2 **DP3				
PIPE RUN ***1 ***2 ***3 ***4 ***5	5.6 6.4 11.8 6.5 7.2	10.6 12.4 22.6 11.8 15.5	SIZE 24" 24" 30" 24" 24"	DP/BA ****PR ***PR ***PR	SIN/PIPES **DP1 **DP2 1, ***PR2 **DP3 1 OUTFALL				
PIPE RUN ***1 ***2 ***3 ***4 ***5 ***5.1	5.6 6.4 11.8 6.5 7.2 7.2	10.6 12.4 22.6 11.8 15.5 15.5	SIZE 24" 24" 24" 24" 24" 24"	DP/BA * ***PR * POND *	SIN/PIPES **DP1 **DP2 1, ***PR2 **DP3 1 OUTFALL **PR5				
PIPE RUN ***1 ***2 ***3 ***4 ***5 ***5.1 ***5.2	5.6 6.4 11.8 6.5 7.2 7.2 7.2 7.2	10.6 12.4 22.6 11.8 15.5 15.5 15.5	SIZE 24" 24" 24" 24" 24" 24" 24"	DP/BA ***PR ***PR ***PR *** POND **	SIN/PIPES **DP1 **DP2 1, ***PR2 **DP3 1 OUTFALL **PR5 *PR5.1				
PIPE RUN ***1 ***2 ***3 ***4 ***5 ***5.1 ***5.2 6	5.6           6.4           11.8           6.5           7.2           7.2           6.4	10.6 12.4 22.6 11.8 15.5 15.5 15.5 9.1	SIZE 24" 24" 24" 24" 24" 24" 24" 24"	DP/BA * ***PR * POND * * * N PR6,	SIN/PIPES **DP1 **DP2 1, ***PR2 **DP3 1 OUTFALL **PR5 *PR5.1 NLET 1				
PIPE RUN ***1 ***2 ***3 ***4 ***5 ***5.1 ***5.2 6 7	5.6 6.4 11.8 6.5 7.2 7.2 7.2 6.4 10.1	10.6 12.4 22.6 11.8 15.5 15.5 15.5 9.1 18.3	SIZE 24" 24" 24" 24" 24" 24" 24" 24" 24" 30"	DP/BA * ***PR * POND * * * POND	SIN/PIPES **DP1 **DP2 1, ***PR2 **DP3 1 OUTFALL **PR5 *PR5.1 ILET 1 INLET 2				
PIPE RUN ***1 ***2 ***3 ***4 ***5 ***5.1 ***5.2 6 7 8	5.6 6.4 11.8 6.5 7.2 7.2 7.2 6.4 10.1 3.0	10.6 12.4 22.6 11.8 15.5 15.5 15.5 9.1 18.3 4.9	SIZE 24" 24" 24" 24" 24" 24" 24" 24" 30" 18"	DP/BA ****PR ***PR ** POND ** ** PR6, IN PR8,	SIN/PIPES **DP1 **DP2 1, ***PR2 **DP3 1 OUTFALL **PR5 *PR5.1 ILET 1 INLET 2 ILET 3				
PIPE RUN ***1 ***2 ***3 ***4 ***5 ***5.1 ***5.2 6 7 8 9	5.6 6.4 11.8 6.5 7.2 7.2 7.2 6.4 10.1 3.0 4.5	10.6 12.4 22.6 11.8 15.5 15.5 15.5 9.1 18.3 4.9 9.8	SIZE 24" 24" 24" 24" 24" 24" 24" 24" 30" 18" 24"	DP/BA ****PR ****PR *** POND ** *** POND ** *** PR6, PR6, PR8, PR8,	SIN/PIPES **DP1 **DP2 1, ***PR2 **DP3 1 OUTFALL **PR5 *PR5.1 ILET 1 INLET 2 ILET 3 INLET 4				
PIPE RUN ***1 ***2 ***3 ***4 ***5 ***5.1 ***5.2 6 7 8 9 10	5.6 6.4 11.8 6.5 7.2 7.2 7.2 6.4 10.1 3.0 4.5 6.3	10.6 12.4 22.6 11.8 15.5 15.5 15.5 9.1 18.3 4.9 9.8 13.0	SIZE 24" 24" 24" 24" 24" 24" 24" 24" 30" 18" 24" 24"	DP/BA ***PR ***PR ** POND ** ** POND * ** POND * * * * * * * * * * * * * * * * * * *	SIN/PIPES **DP1 **DP2 1, ***PR2 **DP3 1 OUTFALL **PR5 *PR5.1 ILET 1 INLET 2 ILET 3 INLET 4 9, DP7				

FUTURE POND 1 AND STORM SEWER.



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

## CLAREMONT BUSINESS PARK 2 FIL. NO.

PROP.	DRA	AINAC	GE O	FFSITE	DEVE	LOPED
PROJECT NO. 4	4–037A	FILE: \d	lwg\Eng Ex	hibits\44037—FD	RM-2.dwg	
DESIGNED BY:	ET	SCA	ALE	DATE: 08-	04–2020	
DRAWN BY:	CLP	HORIZ:	1"=60'			
CHECKED BY:	VAS	VERT:	N/A	SHEET 2	0F 2	FDM02

#### HYDROLOGIC CALCULATIONS

#### FINAL DRAINAGE LETTER FOR CLAREMONT BUSINESS PARK 2 FILING NO.1 - Lot 3 PROPOSED DRAINAGE CALCULATIONS (Area Runoff Coefficient Summary)

				LT DRIVES CIAL AREA			OOFS 0.73-0.4 DUST AREAS		GREEN	CAPED AREA BELTS/AGRI. PARKS 0.12-0.	WEIGHTED		
BASIN	TOTAL AREA (SF)	TOTAL AREA (Acres)	AREA (Acres)	C <sub>5</sub>	C <sub>100</sub>	AREA (Acres)	C <sub>5</sub>	C <sub>100</sub>	AREA (Acres)	C <sub>5</sub>	C <sub>100</sub>	C <sub>5</sub>	C <sub>100</sub>
Portion 16	8153.0	0.19	0.12	0.90	0.96	0.00	0.73	0.81	0.07	0.16	0.41	0.62	0.75
Portion M1	12383.0	0.28	0.18	0.90	0.96	0.08	0.73	0.81	0.02	0.16	0.41	0.80	0.88
Portion M2	10575.0	0.24	0.00	0.90	0.96	0.19	0.73	0.81	0.05	0.16	0.41	0.61	0.73
Portion M3	15984.0	0.37	0.31	0.90	0.96	0.00	0.73	0.81	0.05	0.16	0.41	0.80	0.88

Calculated by:	GT
Date:	2/10/2021
Checked by:	VAS

#### FINAL DRAINAGE LETTER FOR CLAREMONT BUSINESS PARK 2 FILING NO.1 - Lot 3 PROPOSED DRAINAGE CALCULATIONS

From Area Runof			STREET / CHANNEL FLOW				Time of T	ravel (T <sub>t</sub> )	INTENSITY *		TOTAL FLOWS						
BASIN	SIN AREA TOTAL C5 C100		C <sub>5</sub>	Length	Height	T <sub>C</sub>	Length	Slope	Velocity	T <sub>t</sub>	*TOTAL	CHECK	I5	I <sub>100</sub>	Q5	Q <sub>100</sub>	
	(Acres)	From DC	M Table 5-1		(ft)	(ft)	(min)	(ft)	(%)	(fps)	(min)	(min)	(min)	(in/hr)	(in/hr)	(c.f.s.)	(c.f.s.)
Portion 16	0.19	0.62	0.75	0.62	31	0.3	4.8	120	1.3%	2.3	0.9	5.7	10.8	5.0	8.4	0.6	1.2
Portion M1	0.28	0.80	0.88	0.80	25	0.5	2.2	203	1.0%	2.0	1.5	5.0	11.3	5.2	8.7	1.2	2.2
Portion M2	0.24	0.61	0.73	0.61	25	0.5	3.5	148	1.0%	1.5	1.6	5.1	11.0	5.1	8.6	0.8	1.5
Portion M3	0.37	0.80	0.88	0.80	50	2.0	2.5	112	2.5%	3.2	0.6	5.0	10.9	5.2	8.7	1.5	2.8

#### (Area Drainage Summary)

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

Calculated by: GT Date: 2/10/2021 Checked by: VAS

#### FINAL DRAINAGE LETTER FOR CLAREMONT BUSINESS PARK 2 FILING NO.1 - Lot 3 PROPOSED DRAINAGE CALCULATIONS (Basin Routing Summary)

	From Area Runoff Coefficient Summary				OVERLAND				PIPE / CHANNEL FLOW			Time of Travel $(T_t)$	INTENSITY *		TOTAL FLOWS		
DESIGN POINT	CONTRIBUTING BASINS	CA5	CA100	C <sub>5</sub>	Length	Height	T <sub>C</sub>	Length	Slope	Velocity	T <sub>t</sub>	*TOTAL	I <sub>5</sub>	I <sub>100</sub>	Q5	Q <sub>100</sub>	COMMENTS
	DPS AND/OR PIPES				(ft)	(ft)	(min)	(ft)	(%)	(fps)	(min)	(min)	(in/hr)	(in/hr)	(c.f.s.)	(c.f.s.)	
Lot 3 - DP 1	16	0.12	0.14				Basin I	6 Tc used				5.7	5.0	8.4	0.6	1.2	
Lot 3 - DP 2	M1	0.23	0.25		-		Basin M	1 Tc used		-		5.0	5.2	8.7	1.2	2.2	
Lot 3 - DP 3	M2	0.15	0.18				Basin M	2 Tc used				5.1	5.1	8.6	0.8	1.5	
Lot 3 - DP 4	M2, M3	0.44	0.50		Basin M2 Tc used + Routing over Basin M3				6.0	4.9	8.2	2.2	4.1				
								162	2.5%	3.2	0.8						

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

Calculated by: GT

Date: 2/10/2021 Checked by: VAS

The open channel flow calculator											
Select Channel Type: Triangle ✓		$ \begin{array}{c c}  & & & & \\ \hline \hline & & & \\ \hline \hline & & & \\ \hline \hline & & & \\ \hline \hline \\ \hline & & & \\ \hline \hline \hline \\ \hline \hline \hline \\ \hline \hline \hline \hline \\ \hline \hline \hline \hline \hline \\ \hline \hline \hline \hline \hline \\ \hline \hline$	$ \begin{array}{c} \downarrow \\ z1 \\ z2 \\ Triangle \end{array} $								
Velocity(V)&Discharge(Q) Velocity(V)		Select unit system: Feet(ft) 🗸									
Channel slope: 0.25 ft/ft		Vater depth(y): 0.4 ft	Bottom W(b) 0 ft								
Flow velocity <mark>6.7397</mark> [ft/s	I	LeftSlope (Z1): 2 to 1 (H:V)	RightSlope (Z2): 2 to 1 (H:V)								
Flow discharge 2.1567 [ft^3/s	I	nput n value0.035 or select n									
Calculate!	5	status: Calculation finished	Reset								
Wetted perimeter 1.79	F	low area 0.32 ft^2	Top width(T) 1.6 ft								
Specific energy 1.11 ft	F	Froude number 2.66	Flow status Supercritical flow								
Critical depth0.59 ft		Critical slope 0.0305 ft/ft	Velocity head[0.71]								

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### **DP2 TRIANGULAR RIPRAP CHANNEL Q100=2.2 cfs**

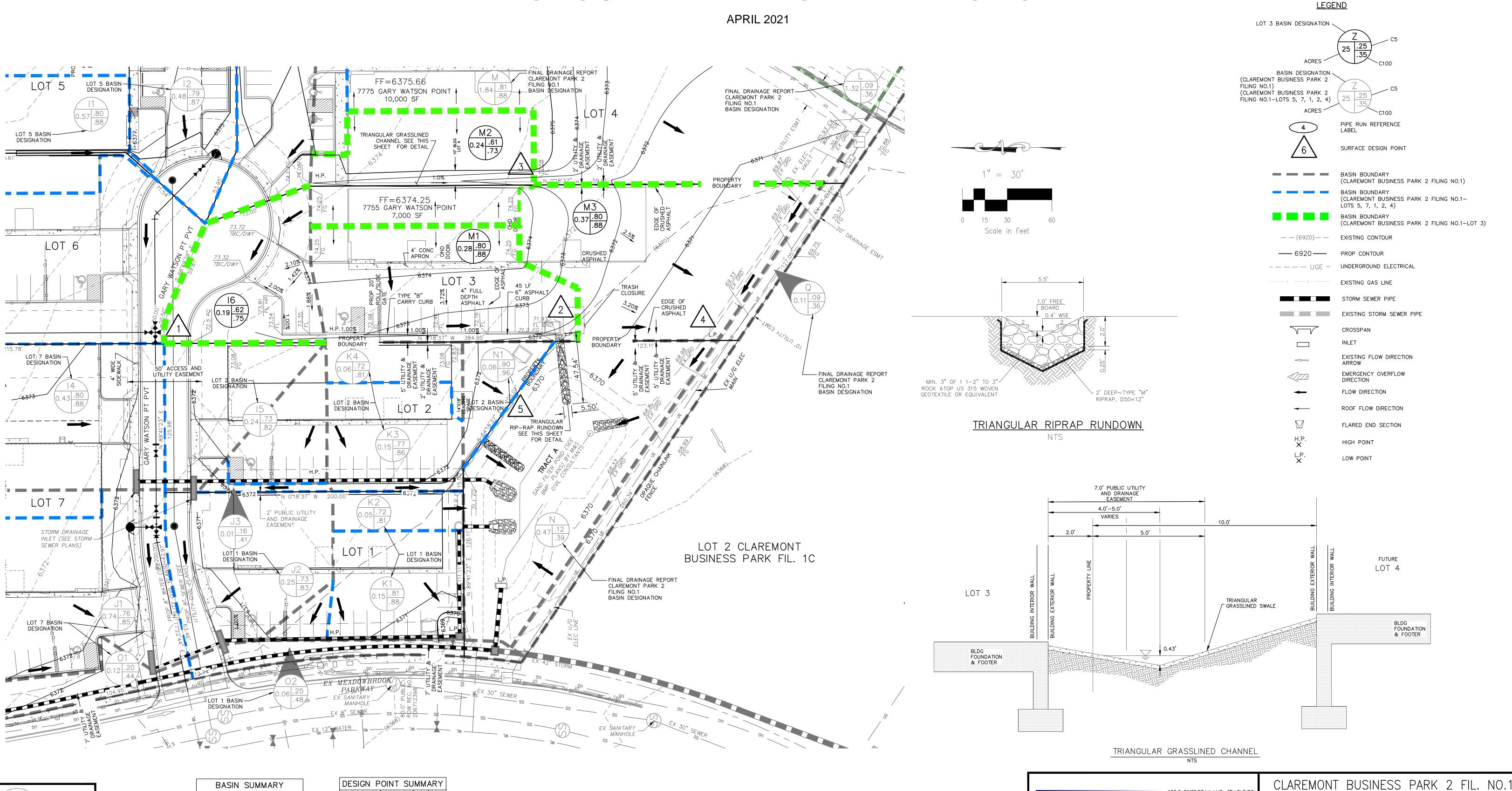
Le.

The open channel flow calculator											
Select Channel Type: Triangle ✓	$ \begin{array}{c cccc} \hline & & & & & \\ \hline &$	$ \begin{array}{c} \downarrow \\ z_1 \\ z_2 \\ \hline \\ Triangle \end{array} $									
Velocity(V)&Discharge(Q)	Select unit system: Feet(ft) V										
Channel slope: .01 ft/ft	Water depth(y): .43 ft	Bottom W(b) 0 ft									
Flow velocity 2.0906 [ft/s	LeftSlope (Z1): 4 to 1 (H:V)	RightSlope (Z2): 4 to 1 (H:V)									
Flow discharge 1.5462 [ft^3/s	Input n value 0.025 or select n										
Calculate!	Status: Calculation finished	Reset									
Wetted perimeter 3.55	Flow area 0.74 ft^2	Top width(T)3.44 ft									
Specific energy 0.5	Froude number 0.79	Flow status Subcritical flow									
Critical depth[0.39]	Critical slope 0.0161 ft/ft	Velocity head 0.07 ft									

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### LOT 3 & 4 GRASSLINED SWALE Q100=1.5 cfs

FINAL DRAINAGE REPORT CLAREMONT BUSINESS PARK 2 FIL. NO. 1 – LOT 3 PROPOSED DRAINAGE MAP



FOR LOC, & MARK GAS, ELECTR WATER TELEPHU LINES	KING RIC, & ONE
FOR BURIED UTILITY INFORMAT	ION
48 HRS BEFORE YOU	DIG
CALL 1-800-922-19	87

BASIN SUMMARY							
AREA BASIN (ACRES)		<b>Q</b> <sub>100</sub>					
0.19	0.6	1.2					
0.28	1.2	2.2					
0.22	0.8	1.5					
0.37	1.5	2.8					
	AREA (ACRES) 0.19 0.28 0.22	AREA (ACRES)         Q5           0.19         0.6           0.28         1.2           0.22         0.8					

DESIGN POINT SUMMARY								
DESIGN PT	BASIN	<b>Q</b> 5	Q <sub>100</sub>					
1	16	0.6	1.2					
2	M1	1.2	2.2					
3	М2	0.8	1.5					
4	M2, M3	2.2	4.1					

# FINAL DRAINAGE LETTER FOR CLAREMONT BUSINESS PARK 2 FILING NO. 1 COUNTY OF EL PASO, STATE OF COLORADO PROPOSED DRAINAGE MAP - LOT 3



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

LOT 3						
PROJECT NO. 44-037A FILE: \dwg\Eng Exhibits\44037-FDRM-Lot 3.dwg						
DESIGNED BY:	ET	SCALE		DATE: 04-13-2021		
DRAWN BY: CHECKED BY:		HORIZ: VERT:		SHEET 1 OF 1	FDM01	