

# FINAL DRAINAGE LETTER FOR LOT 7 OF CLAREMONT BUSINESS PARK 2 FILING NO. 1

## EL PASO COUNTY, COLORADO

AUGUST 2020

Prepared for:

Provide Hydrologic  
calculations for Lot 7.

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

Prepared by:



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

Project #44-037  
PCD – SP 20-000

PCD File No. PPR2030





July 17, 2020

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

Approval is pending. Add date of report when approved.

RE: Drainage Letter for Lot 7 of Claremont Business Park 2 Filing No. 1

Dear Jennifer,

The following is the Drainage Letter for Lot 7 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 7 contains 1.249 acres and is located within the **Claremont Business Park 2 Fil. No. 1** subdivision in El Paso County, Colorado. Lot 7 is bound to the east by Lot 6, to the north by Tract B (Pond 1), to the west by Ex Meadowbrook Pkwy and to the south by Lots 1 and 2. Lot 7 is at the NE corner of the intersection of Gary Watson Point (Private) and Meadowbrook Pkwy (Public). 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 6<sup>th</sup> 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. The west portion of Lot 7 is identified to be within Basins O where the rest of the lot is split between Basins I and J. The majority of the flows (Basin I and J) generated from Lot 7 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. The portion of flows within Basin O will mostly be landscaping trees, bushes/grasses and decorative ground cover and these low runoff values will travel as sheet flow into Meadowbrook Pkwy as identified in the **Final Drainage Report for Claremont Business Park 2, Fil. No. 1**.

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 7. This drainage letter includes the previously approved Proposed Drainage Map for **Final Drainage Report for Claremont Business Park 2, Fil. No. 1**.


This final drainage letter for Lot 7 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.

Incomplete sentence.



## **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**

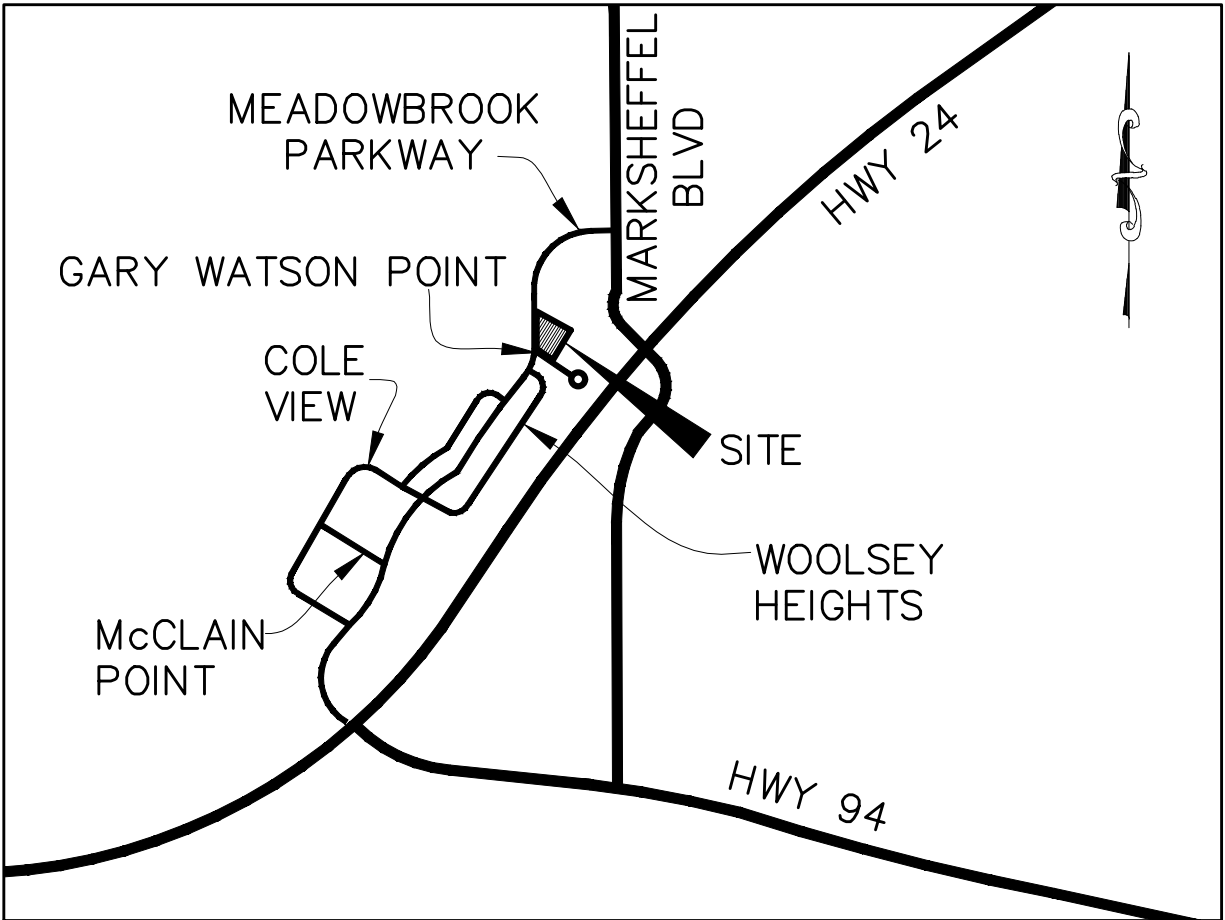
**Claremont Business Park 2 Fil. No. 1 - Lot 7 Site Grading Plan**

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

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

## **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.

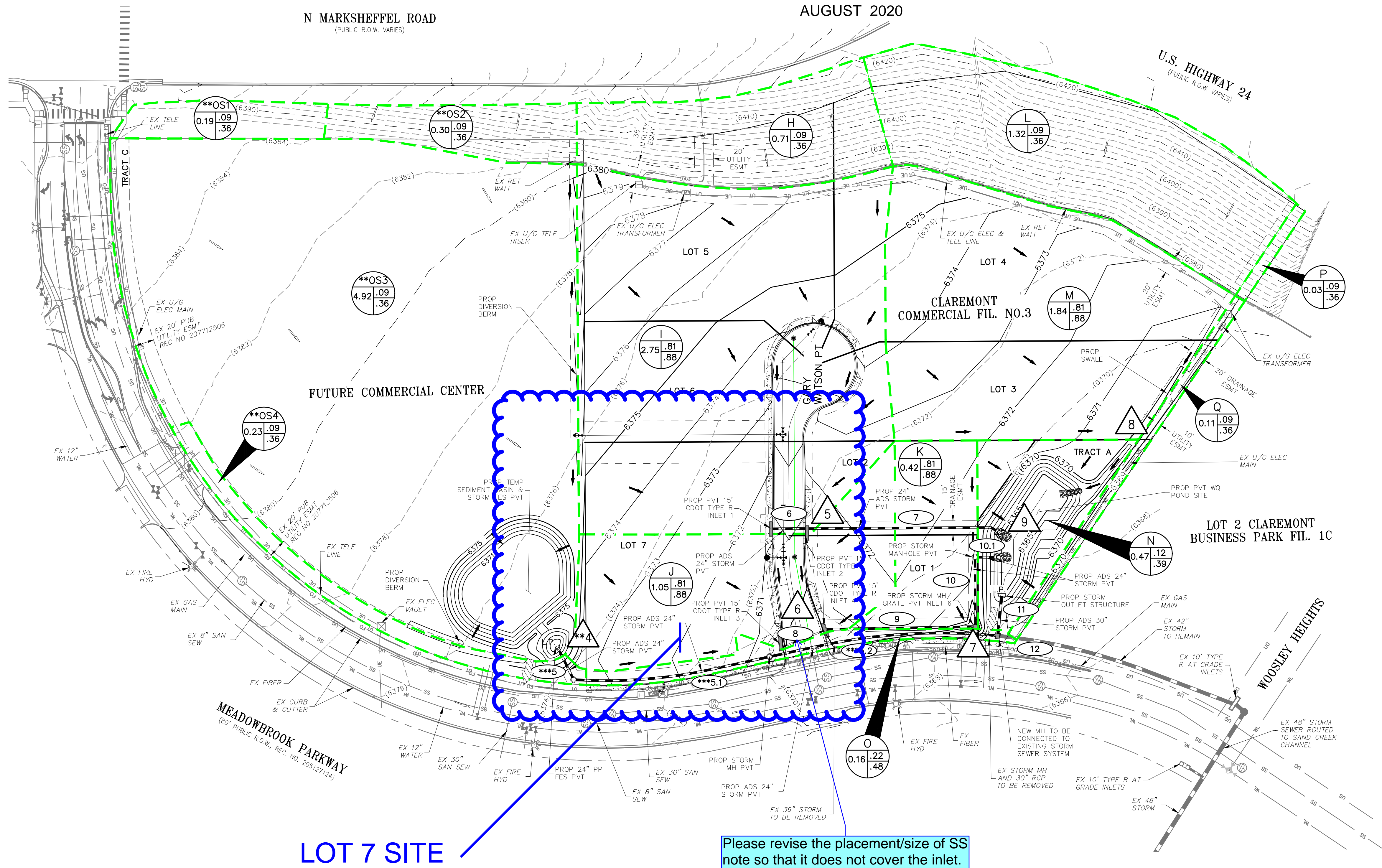
Please move maps to the end of the report for review purposes.

# FINAL DRAINAGE REPORT FOR CLAREMONT BUSINESS PARK 2 FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO

## PROPOSED DRAINAGE MAP

AUGUST 2020



**LEGEND**

- BASIN DESIGNATION: Z, C5, C100
- ACRES: 25, .25, .35
- PIPE RUN REFERENCE LABEL: 4, 6
- SURFACE DESIGN POINT: 6
- BASIN BOUNDARY: Dashed green line
- EXISTING CONTOUR: Dashed grey line (e.g., 6920)
- PROP CONTOUR: Solid black line (e.g., 6920)
- UG/E: Dashed black line
- EXISTING GAS LINE: Dashed black line
- STORM SEWER PIPE: Solid black line
- EXISTING STORM SEWER PIPE: Dashed black line
- CROSSSPAN: T-shaped symbol
- INLET: Square symbol
- EXISTING FLOW DIRECTION: Arrow
- EMERGENCY OVERFLOW DIRECTION: Arrow with 'E' label
- FLOW DIRECTION: Arrow
- FLARED END SECTION: Arrow with 'F' label
- H.P. X: High Point
- L.P. X: Low Point

**BASIN SUMMARY**

BASIN	AREA (ACRES)	Q <sub>5</sub>	Q <sub>100</sub>
**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 <sub>5</sub>	Q <sub>100</sub>	BASIN	STRUCTURE
**4	1.8	11.8	**OS1, **OS2, **OS3	24" PP & FES
5	10.1	19.8	H, I	2-15' INLETS
6	4.4	9.8	J, FBDF5	2-15' 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	23.1	46.9	DP8, 7, 10.1, N	POND 2

**STORM SEWER SUMMARY**

PIPE RUN	Q <sub>5</sub>	Q <sub>100</sub>	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	9.1	24"	INLET 1
7	10.1	18.3	24"	PR6, INLET 2
8	3.0	4.9	18"	INLET 3
9	4.5	9.8	24"	PR8, INLET 4
10	6.3	13.0	24"	PR9, DP7
10.1	6.3	13.0	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.

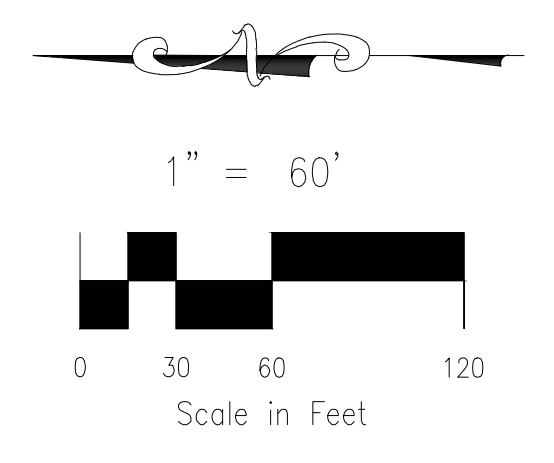
**SF WQCV POND 2 SUMMARY**

AREA REQUIRED	AREA PROVIDED
2,962 SF	2,450 SF

SF ELEV = 6364.45  
WQCV WSE = 6366.17  
100 YR SPILLWAY ELEV = 6367.74  
100 YR WSE = 6367.38

LOT 7 SITE

Please revise the placement/size of SS note so that it does not cover the inlet.



File: c:\44037a-cbp-f2-lots 1-8\dwg\Eng Exhibits\DR-MAP\_3-20-20\44037-FDRM-1.dwg, Plotstamp: 8/4/2020 10:45 AM

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

**M&S CIVIL CONSULTANTS, INC.**  
102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

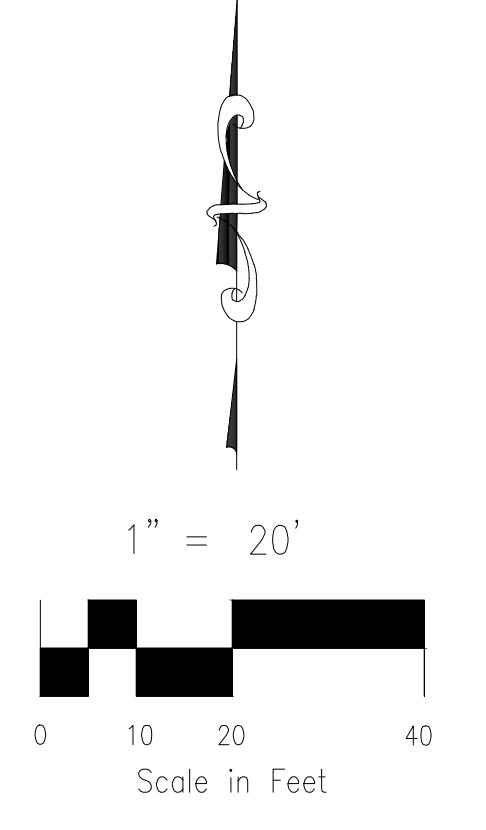
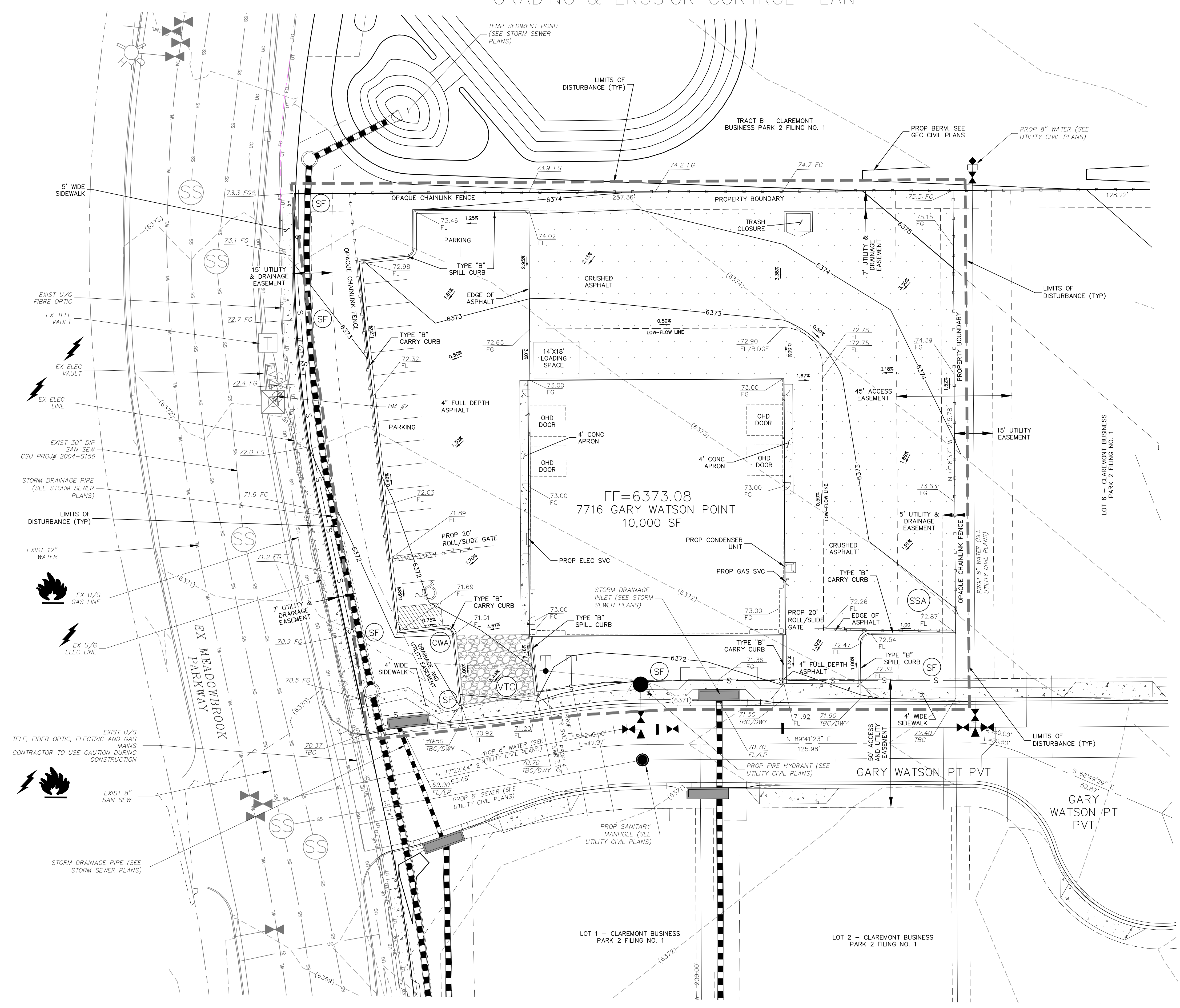
CLAREMONT BUSINESS PARK 2 FIL. NO.1  
PROP. DRAINAGE W/OFFSITE UNDEVELOPED

PROJECT NO. 44-037A	FILE: \dwg\Eng Exhibits\44037-FDRM-1.dwg
DESIGNED BY: ET	SCALE: DATE: 08-04-2020
DRAWN BY: CLP	HORIZ: 1"=60'
CHECKED BY: VAS	VERT: N/A
SHEET 1 OF 2	
FDM01	

**CLAREMONT BUSINESS PARK 2 FIL. NO. 1  
LOT 7 SITE GRADING PLAN**

# CLAREMONT BUSINESS PARK 2 FIL. NO. 1 - LOT 7

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



**LEGEND**

	EX MAJ CONT
	EX MIN CONT
	PROP MAJ CONT
	PROP MIN CONT
	LOW POINT
	HIGH POINT
	EXISTING
	FLOWLINE
	TOP OF CURB
	FINISH GRADE
	FINISH FLOOR
	TOP OF FOOTING
	SILT FENCE
	VEHICLE TRACKING CONTROL
	CONCRETE WASH-OUT BASIN
	STABILIZED STAGING AREA
	LIMITS OF DISTURBANCE

GRADING & EROSION CONTROL PLAN  
CLAREMONT BUSINESS PARK 2 FIL. NO. 1 - LOT 7  
JOB NO. 44-037  
DATE PREPARED: AUG 31, 2020  
DATE REVISED:

EL PASO COUNTY FILE NO. PPR 000

102 E. PIKE PEAK AVE. SUITE 500  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

FOR BURIED UTILITY INFORMATION  
48 HRS BEFORE YOU DIG  
CALL 1-800-922-1987

FOR LOCATING & MARKING GAS,  
ELECTRIC, WATER & TELEPHONE LINES  
WATER EMERGENCIES 520-0300

**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"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 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

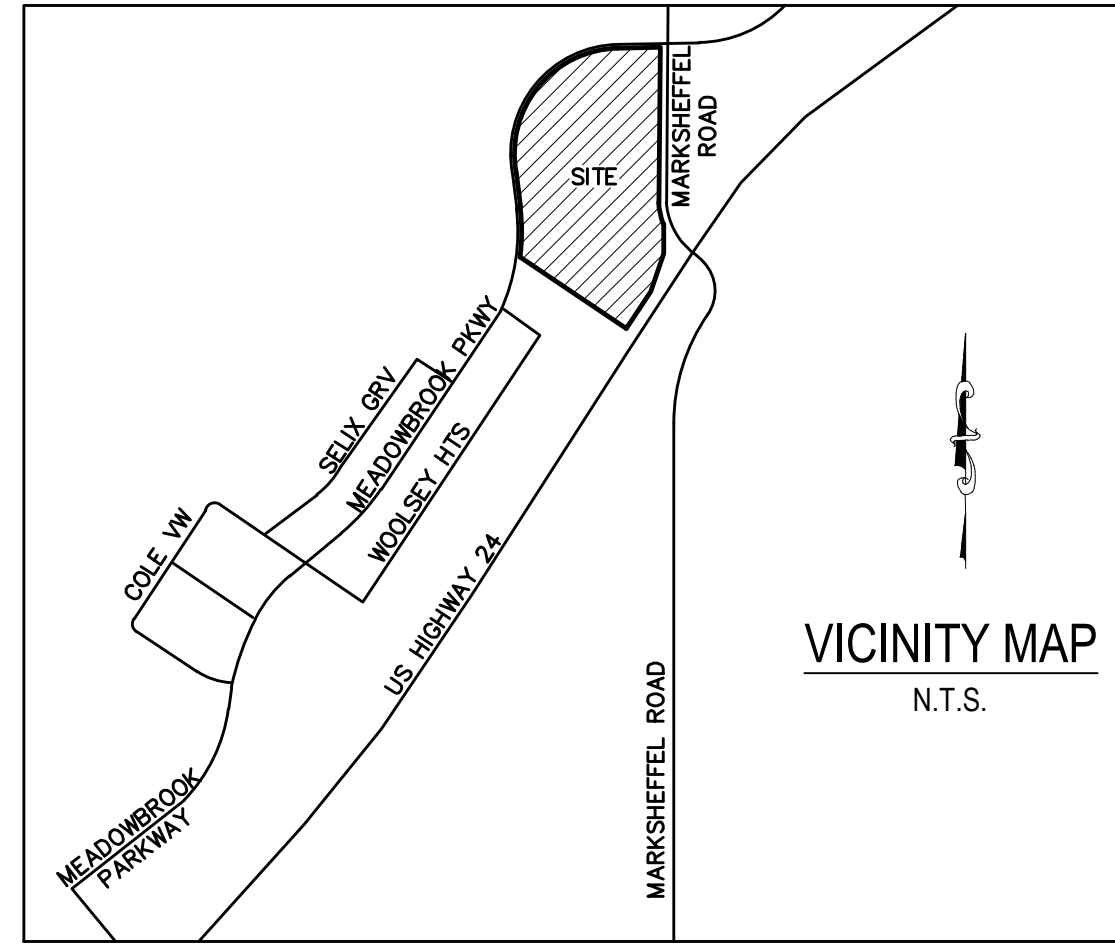
**NOTARIAL:**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

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WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES: \_\_\_\_\_

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



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

**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:**

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

EASEMENTS ARE AS SHOWN ON SHEET 4 OF THIS PLAT.

**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 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	90.81%
3 TRACTS	1.116 ACRES	8.17%
RIGHT-OF-WAY	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: 08/06/2020

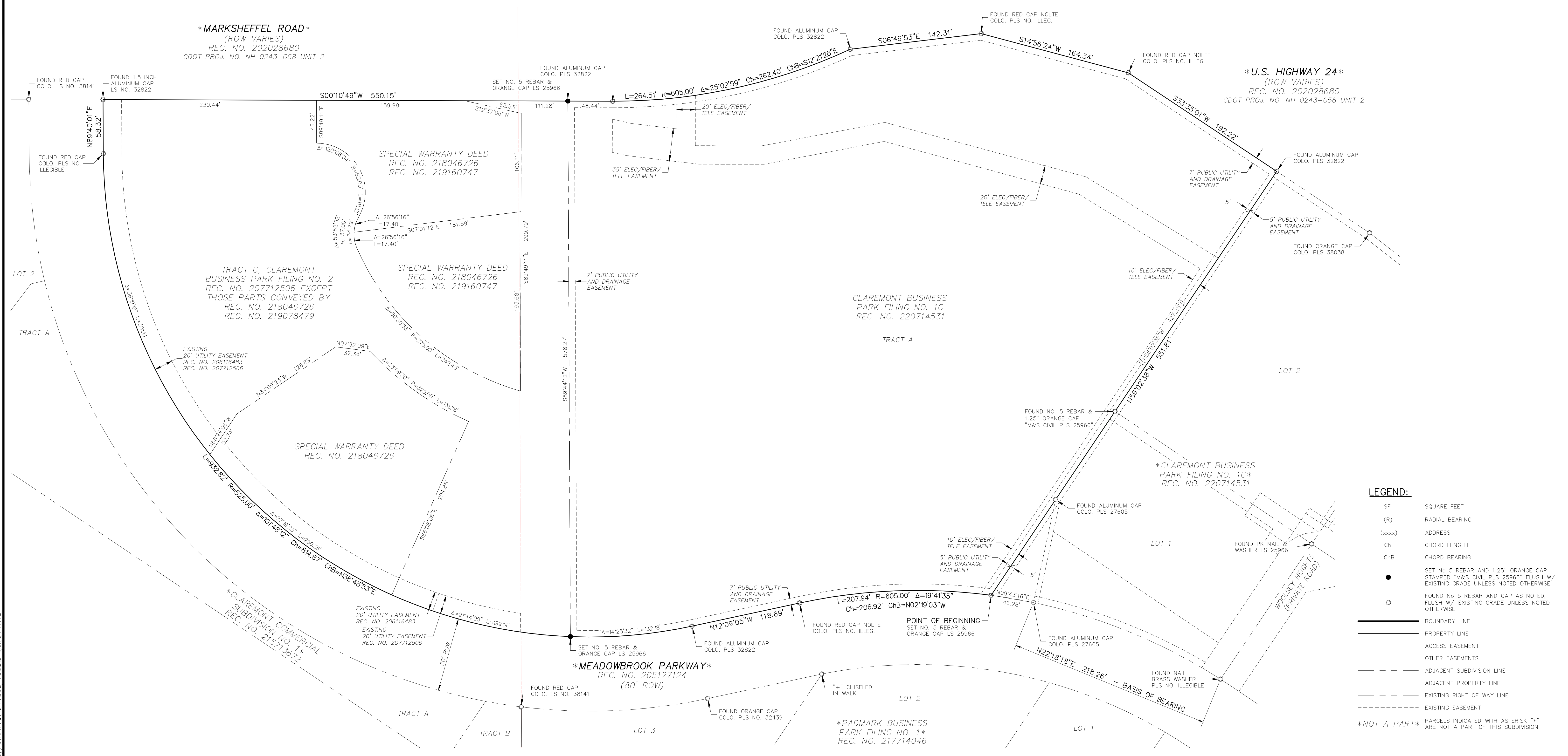


102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485



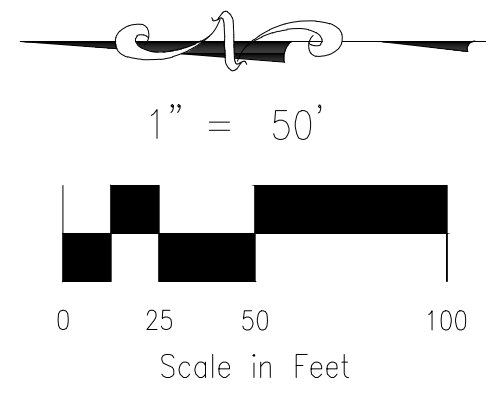
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- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL BEARING
  - (xxxx) ADDRESS
  - Ch CHORD LENGTH
  - ChB CHORD BEARING
  - SET NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - FOUND NO 5 REBAR AND CAP AS NOTED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - BOUNDARY LINE
  - PROPERTY LINE
  - - - ACCESS EASEMENT
  - - - OTHER EASEMENTS
  - - - ADJACENT SUBDIVISION LINE
  - - - ADJACENT PROPERTY LINE
  - - - EXISTING RIGHT OF WAY LINE
  - - - EXISTING EASEMENT
  - \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

AS PLATTED



FINAL PLAT  
CLAREMONT BUSINESS PARK 2  
FILING NO. 1  
JOB NO. 44-037  
DATE PREPARED: 04/28/2020  
DATE REVISED: 08/06/2020

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

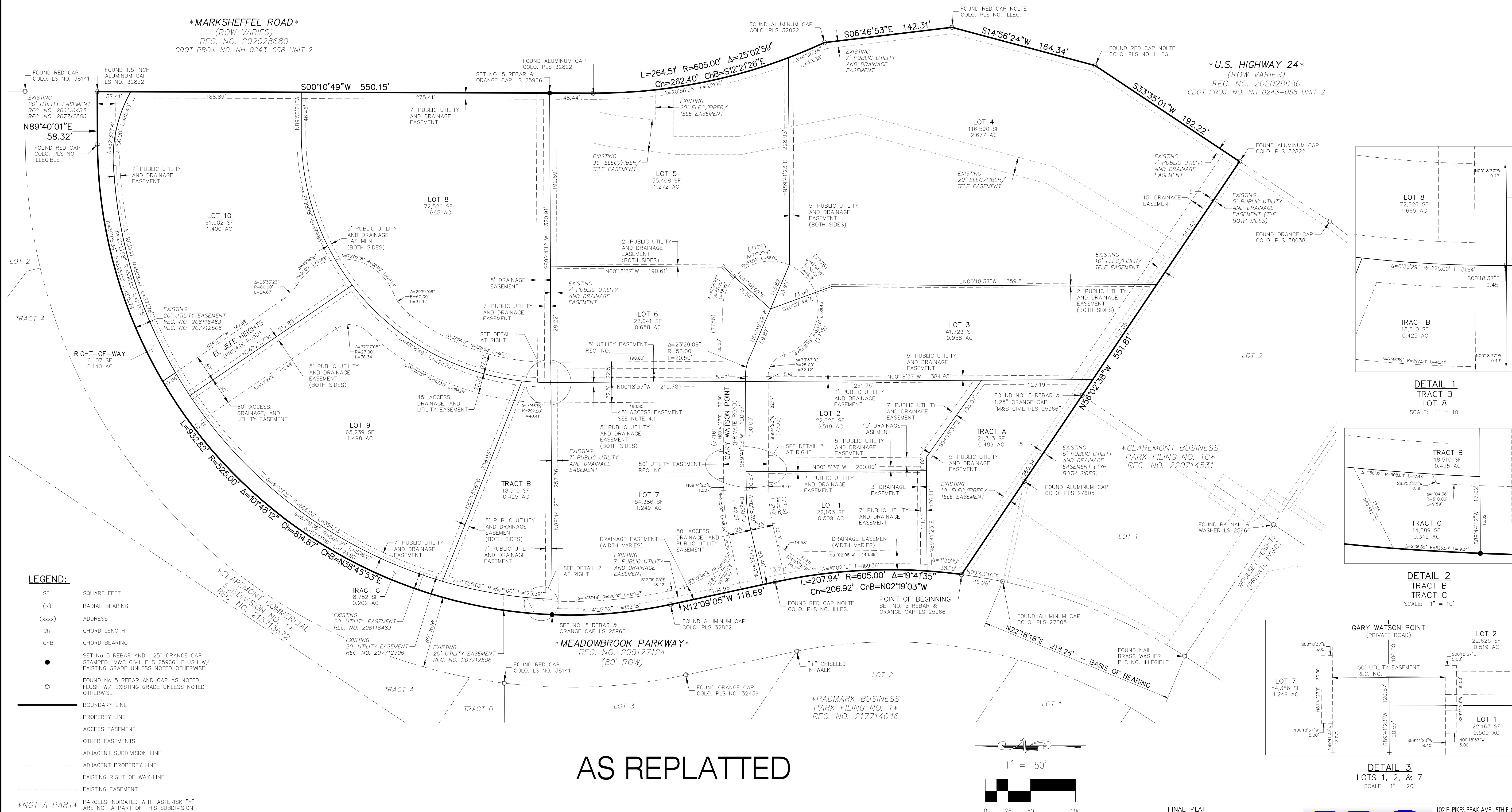
CIVIL CONSULTANTS, INC.

File: G:\44037A-CBP-F2-105-1-8\44037A-CBP-F2-105-1-8\Map\Survey\Plot\44037-CBP-F2-105-1-8.dwg Plotname: 8/6/2020 1:46 PM



# 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

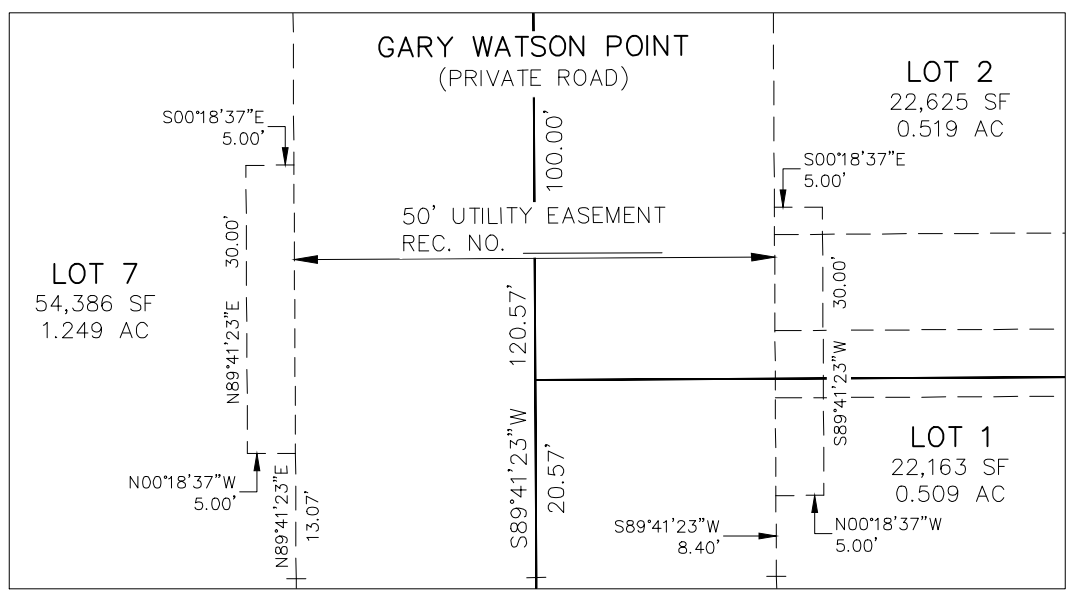
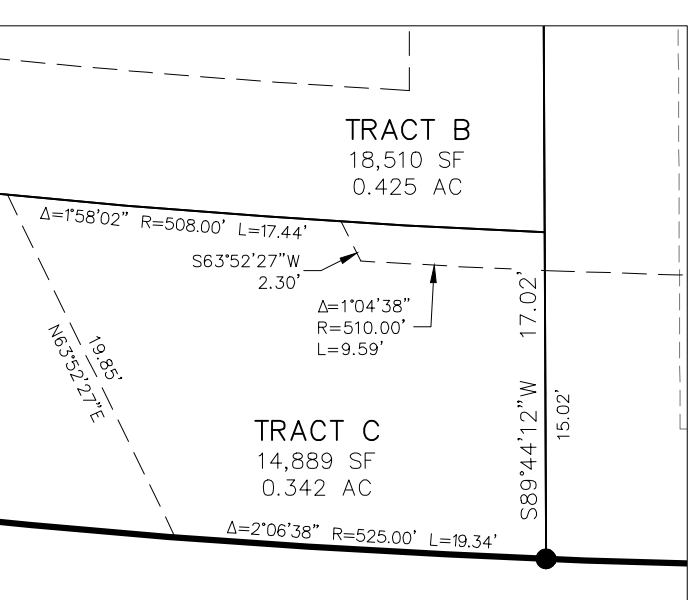
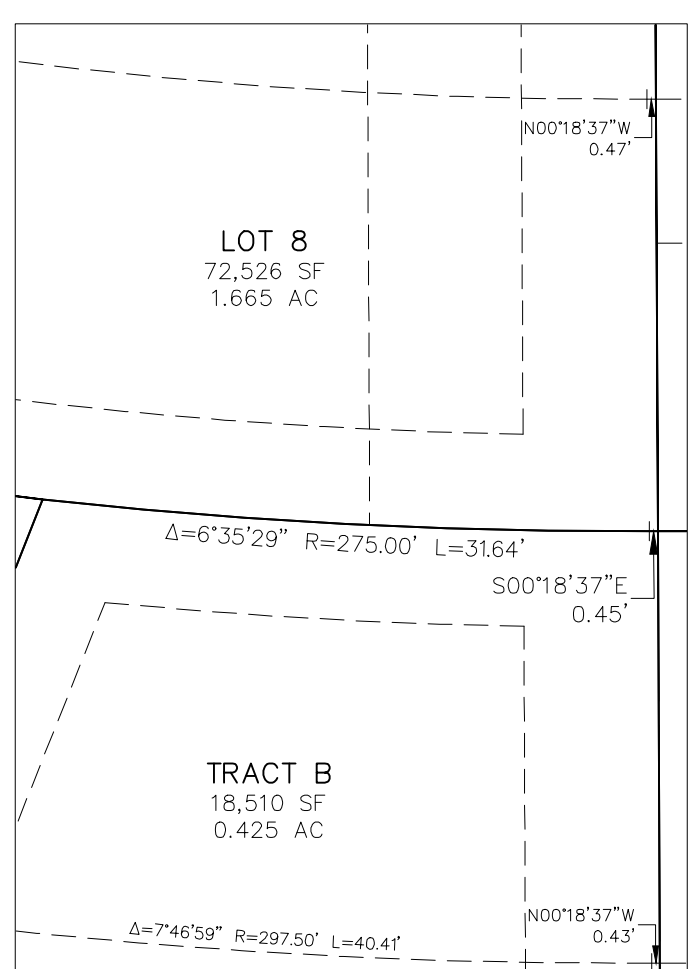


- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL BEARING
  - (xxxx) ADDRESS
  - Ch CHORD LENGTH
  - ChB CHORD BEARING
  - SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - FOUND NO. 5 REBAR AND CAP AS NOTED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - BOUNDARY LINE
  - - - PROPERTY LINE
  - - - ACCESS EASEMENT
  - - - OTHER EASEMENTS
  - - - ADJACENT SUBDIVISION LINE
  - - - ADJACENT PROPERTY LINE
  - - - EXISTING RIGHT OF WAY LINE
  - - - EXISTING EASEMENT

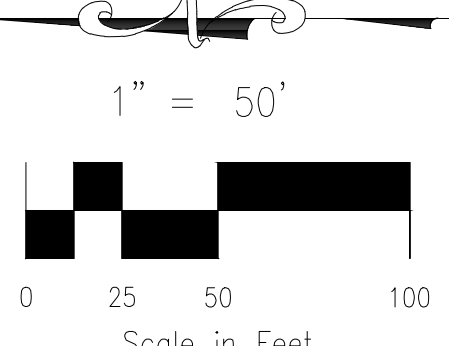
**\*NOT A PART\*** PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

**SHEET NOTES:**

4.1 45' ACCESS EASEMENT. ONLY LANDSCAPING WILL BE PERMITTED IN THE EASEMENT BETWEEN LOTS 6 AND 7 UNTIL SUCH TIME A ROAD CONNECTION IS REQUESTED BY EL PASO COUNTY.



**AS REPLATTED**



FINAL PLAT  
CLAREMONT BUSINESS PARK 2  
FILING NO. 1  
JOB NO. 44-037  
DATE PREPARED: 04/28/2020  
DATE REVISED: 08/06/2020



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

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

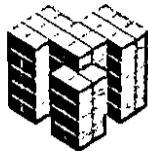


**FINAL DRAINAGE REPORT**  
**For**  
**“Claremont Business Park Filing No. 2”**

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

On Behalf of:  
**Claremont Development, Inc.**

Prepared by:



**Matrix Design Group, Inc.**  
Integrated Design Solutions     *Infrastructure Engineering*  
*Community Development*  
*Program Management*

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

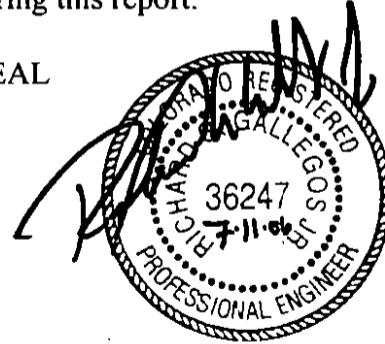


**Engineer's Statement:**

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.

*John Hamacher*  
Mr. John McCarty, County Engineer/Director

4/23/07  
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**  
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
<b>Total Fee Due at Platting</b>							<b>\$0.00</b>	

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.

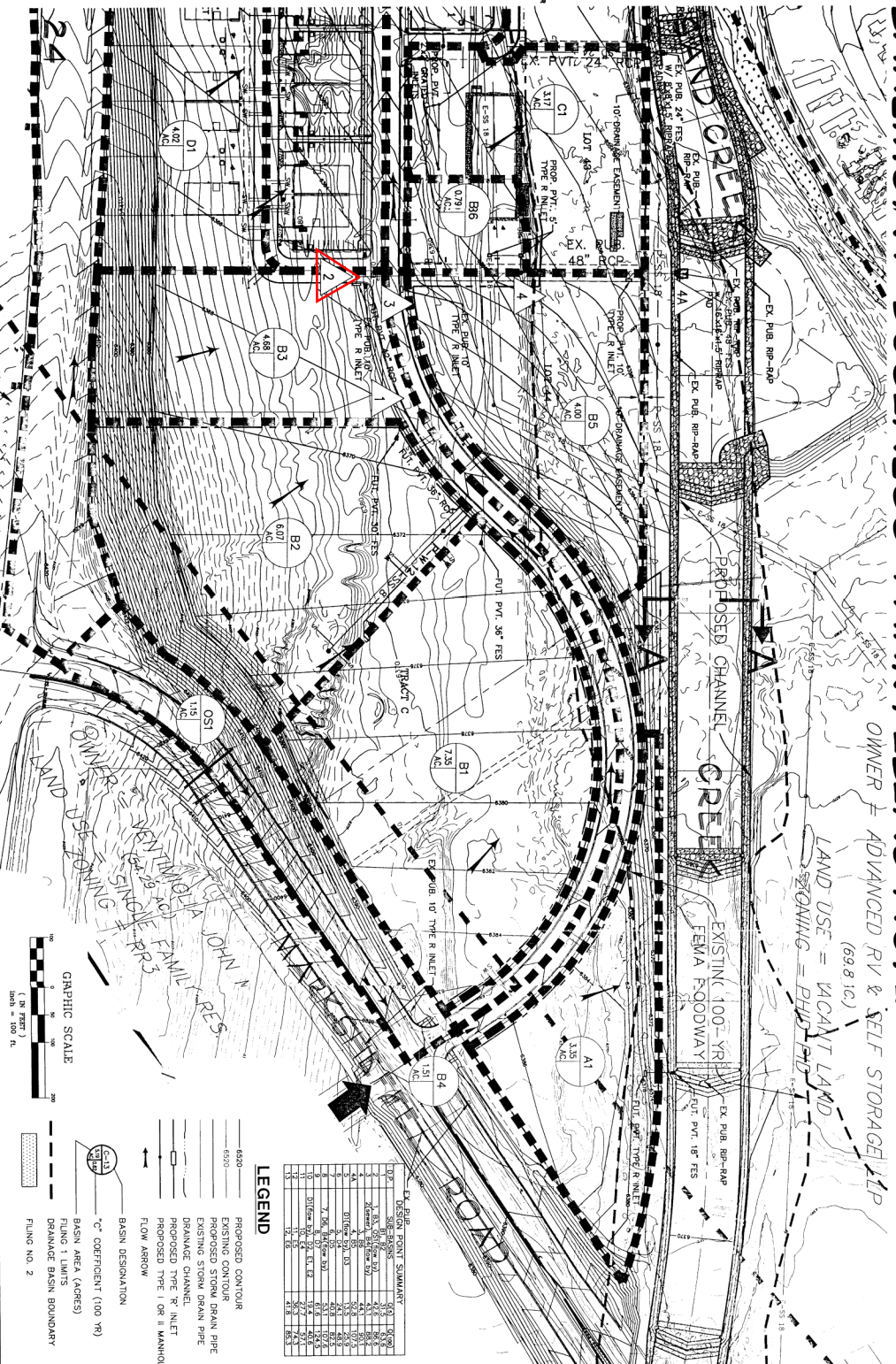
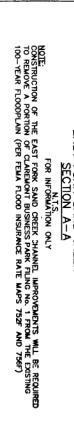
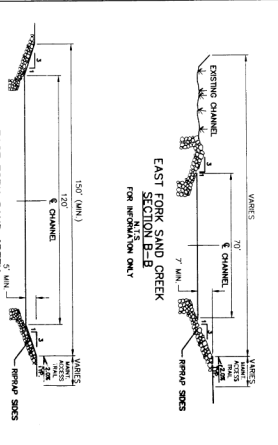
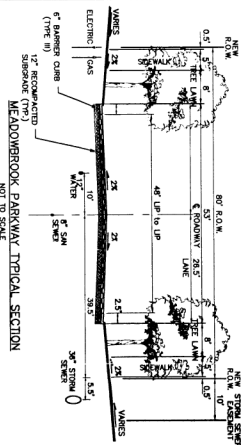
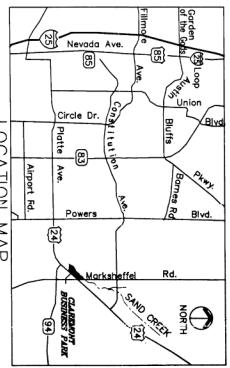
It should be noted that the Central Marksheffel Business District is reimbursing the developer of Claremont Business Park Filing 2 for the construction costs of the channel minus the drainage fees due for the site. The District has \$1,225,355.45 of drainage credits available within the Sand Creek Basin. 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.

# DRAINAGE PLAN CLAREMONT BUSINESS PARK FILING NO. 2

OWNER = ADVANCED RV & SELF STORAGE LLP  
(69.8 AC.)

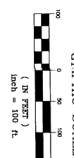
LAND USE = VACANT LAND  
SIGNING = BLDG FOOTPRINT



EXISTING POINT SUMMARY

NO.	TYPE	COORDINATES	ELEVATION
1	SPOT	700.000 500.000	500.00
2	SPOT	700.000 500.000	500.00
3	SPOT	700.000 500.000	500.00
4	SPOT	700.000 500.000	500.00
5	SPOT	700.000 500.000	500.00
6	SPOT	700.000 500.000	500.00
7	SPOT	700.000 500.000	500.00
8	SPOT	700.000 500.000	500.00
9	SPOT	700.000 500.000	500.00
10	SPOT	700.000 500.000	500.00
11	SPOT	700.000 500.000	500.00
12	SPOT	700.000 500.000	500.00
13	SPOT	700.000 500.000	500.00
14	SPOT	700.000 500.000	500.00
15	SPOT	700.000 500.000	500.00
16	SPOT	700.000 500.000	500.00
17	SPOT	700.000 500.000	500.00
18	SPOT	700.000 500.000	500.00
19	SPOT	700.000 500.000	500.00
20	SPOT	700.000 500.000	500.00

- LEGEND**
- PROPOSED CONTOUR
  - PARKING CONTOUR
  - EXISTING STORM DRAIN PIPE
  - EXISTING STORM DRAIN PIPE
  - DRAINAGE CHANNEL
  - PROPOSED TYPE 'R' INLET
  - PROPOSED TYPE 'I' OR 'II' MANHOLE
  - FLOW ARROW
  - BASIN DESIGNATION
  - COEFFICIENT (100 RR)
  - BASIN AREA (ACRES)
  - FILING 1 LIMITS
  - DRAINAGE BASIN BOUNDARY
  - FILING NO. 2



NO.	DATE	REVISIONS	DESCRIPTION	BENCHMARK DATA(ELEV.)
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**Matrix Design Group, Inc.**  
Integrated Design Solutions 2435 Research Parkway, Suite 20  
Colorado Springs, CO 80909  
Phone: 719-575-4288  
Fax: 719-575-4288

**CLAREMONT BUSINESS PARK**  
FINAL DEVELOPMENT DRAINAGE PLAN  
FINAL DRAINAGE PLAN  
FILING NO. 2

FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.

DR01

**REFERENCES**

**DRAWINGS**

**PERMITS**

**REVISIONS**

**DESCRIPTION**

**BENCHMARK DATA(ELEV.)**

**SUBDIVIDER**  
HAMMERS CONSTRUCTION INC.  
3460 CAPITAL DRIVE  
COLORADO SPRINGS, CO 80915-9710

**FOR AND ON BEHALF OF**  
MATRIX DESIGN GROUP, INC.





