

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

## EL PASO COUNTY, COLORADO

SEPTEMBER 2020

Prepared for:

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

Provide Hydrologic  
calculations for Lot 1.

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. PPR2034

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

**DRAINAGE PLAN STATEMENTS**

ENGINEERS STATEMENT

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

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

DEVELOPER'S STATEMENT

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

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

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

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

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

EL PASO COUNTY'S STATEMENT

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

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

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

CONDITIONS:



September 4, 2020

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

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

Approval is pending. Add date of report when approved.

Dear Jennifer,

The following is the Drainage Letter for Lot 1 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 1 contains 0.509 acres and is located within the **Claremont Business Park 2 Fil. No. 1** subdivision in El Paso County, Colorado. Lot 1 is bound to the east by Lot 2, to the north by Gary Watson Point, to the west by Ex Meadowbrook Pkwy and to the south by Tract A (Pond 2). Lot 1 is at the SE corner of the intersection of Gary Watson Point (Private) and Meadowbrook Pkwy (Public). The subdivision is in the NE ¼ of the NE ¼ 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 majority of Lot 1 is identified to be within Basin K, and a small portion of the lot is identified within Basin O on the west side of the lot. The majority of the flows (Basin K) generated from Lot 1 shall be conveyed through street / parking lot 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 1. 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 1 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,

Incomplete sentence.



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

## REFERENCES

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

## ATTACHMENTS:

**Vicinity map**

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

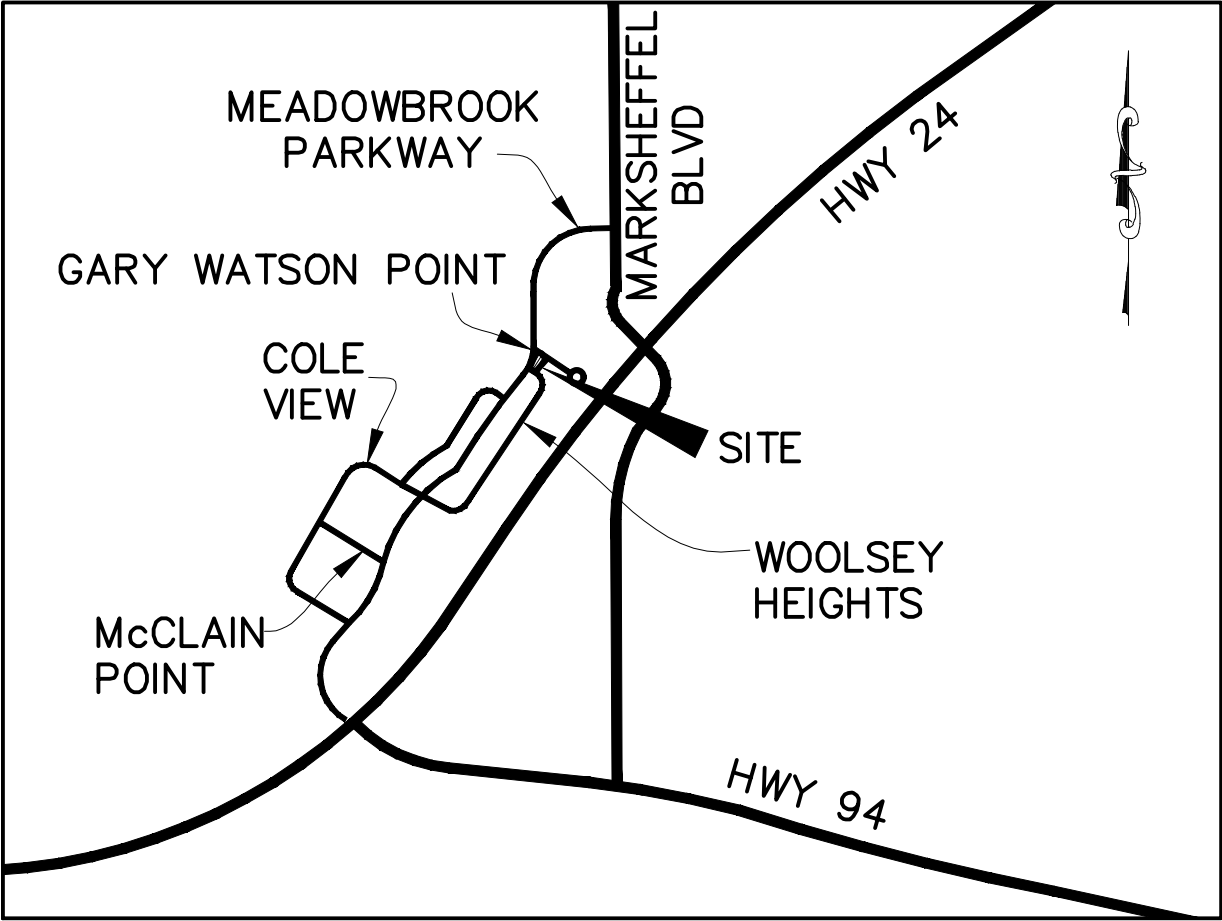
**Claremont Business Park 2 Fil. No. 1 - Lot 1 Site Grading Plan**

**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.

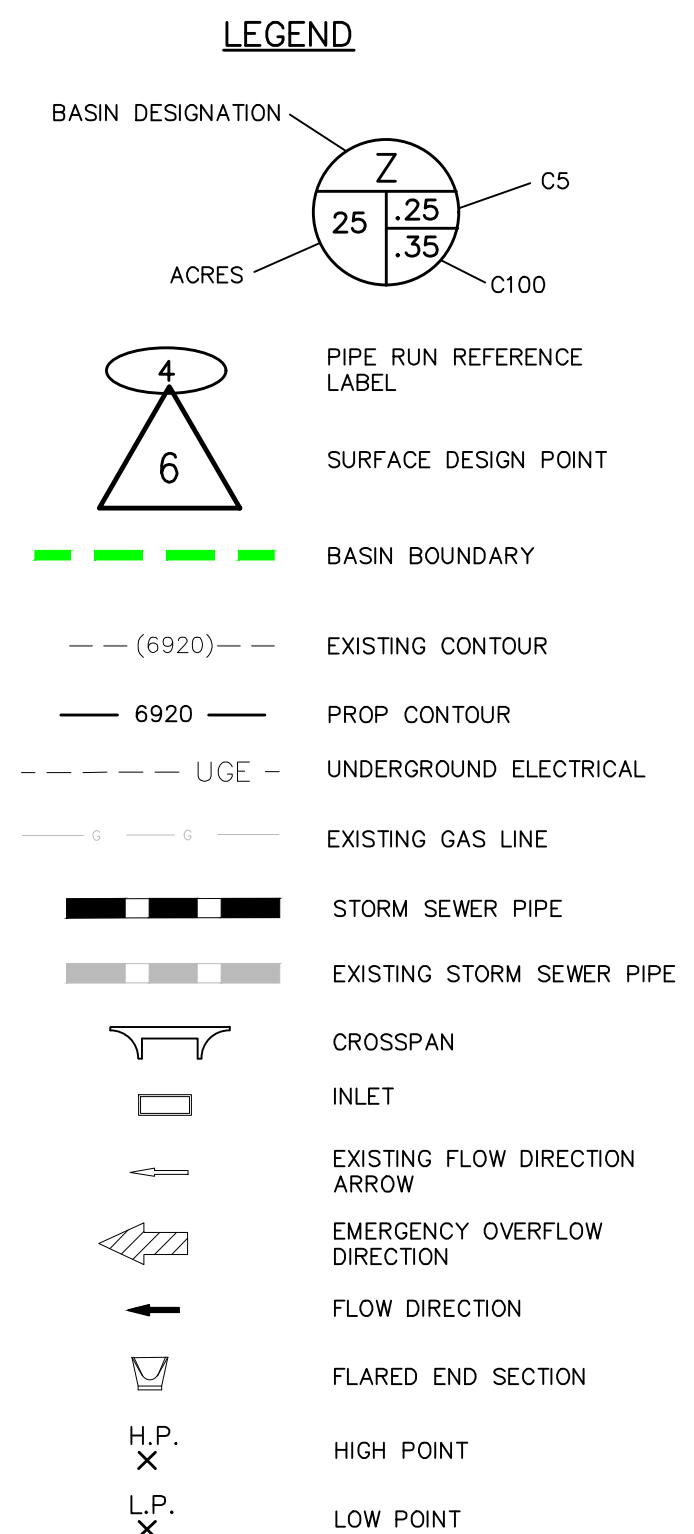
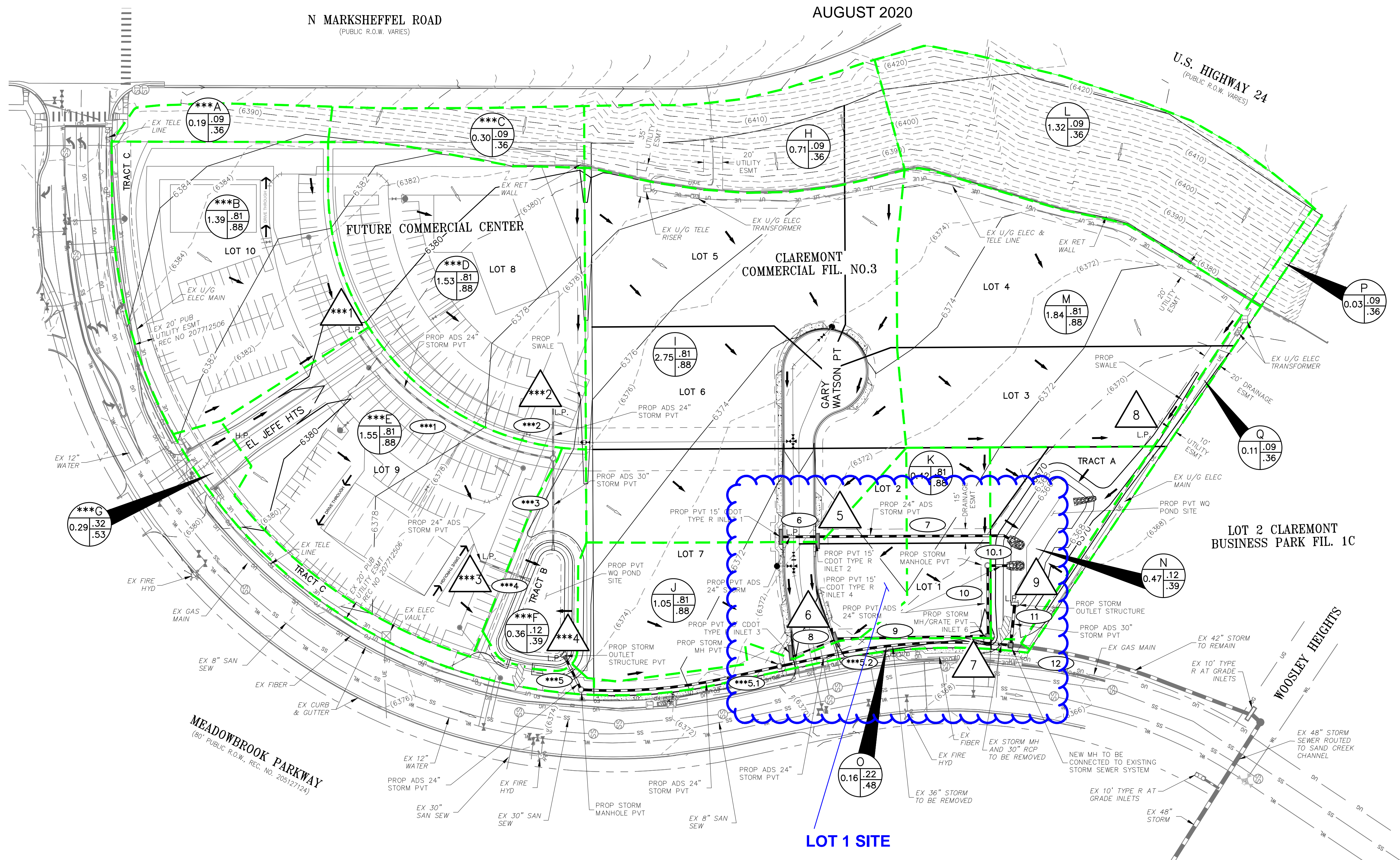
Please move maps to the end of the report for review purposes.

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

COUNTY OF EL PASO, STATE OF COLORADO

## PROPOSED DRAINAGE MAP

AUGUST 2020



1	A	B	C	D
1	BASIN SUMMARY			
2	BASIN	AREA (ACRES)	Q <sub>5</sub>	Q <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	H	0.71	0.3	2.0
11	I	2.75	9.8	17.9
12	J	1.05	4.4	8.0
13	K	0.42	1.8	3.2
14	L	1.32	0.5	3.7
15	M	1.84	6.7	12.2
16	N	0.47	0.2	1.3
17	O	0.16	0.2	0.6
18	P	0.03	0.0	0.1
19	Q	0.11	0.0	0.3

DESIGN POINT SUMMARY				
DESIGN POINT	Q <sub>5</sub>	Q <sub>100</sub>	BASIN	STRUCTURE
***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, ***G, ***H	POND 1
5	10.1	19.8	H, I	2-15" INLETS
6	4.4	9.8	J, FB05	2-15" INLETS
7	1.8	3.2	K	MH 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

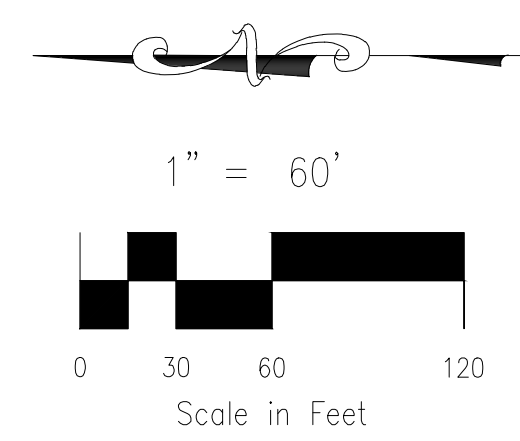
SF WQCV POND 1 SUMMARY		
EPC/URBAN DRAINAGE SAND FILTER BASIN—SEE STD. DET.		
AREA REQUIRED	2,335 SF	
AREA PROVIDED	3,690 SF	
SF ELEV = 6373.00		
WQCV WSE = 6374.26		
100 YR SPILLWAY ELEV = 6375.00		
100 YR WSE = 6375.00		

SF WQCV POND 2 SUMMARY		
EPC/URBAN DRAINAGE SAND FILTER BASIN—SEE STD. DET.		
AREA REQUIRED	2,962 SF	
AREA PROVIDED	2,450 SF	
SF ELEV = 6364.45		
WQCV WSE = 6366.17		
100 YR SPILLWAY ELEV = 6367.74		
100 YR WSE = 6367.38		

STORM SEWER SUMMARY				
PIPE RUN	Q <sub>5</sub>	Q <sub>100</sub>	PIPE SIZE	CONTRIBUTING DP/BASIN/PIPES
***1	5.6	10.6	24"	***DP1
***2	6.4	12.4	24"	***DP2
***3	11.8	22.6	30"	***PR1, ***PR2
***4	6.5	11.8	24"	***DP3
***5	7.2	15.5	24"	POND 1 OUTFALL
***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	30"	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"	PIPE 10
11	13.2	23.8	30"	POND 2 OUTFALL
12	20.4	39.3	EX42"	***PR5.2, PR11

\*\*\*ULTIMATE BUILD OUT, DEVELOPED. DESIGNED TO SIZE 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.1  
PROP. DRAINAGE OFFSITE DEVELOPED

PROJECT NO. 44-037A FILE: \dwg\Eng Exhibits\44037-FDRM-2.dwg

DESIGNED BY: ET	SCALE: DATE: 08-04-2020
DRAWN BY: CLP	HORIZ: 1"=60'
CHECKED BY: VAS	VERT: N/A

SHEET 2 OF 2 FDM02

File: 0: 44037A-CBP-F2-Lots 1-8.dwg; Eng Exhibits\FDRM-2.dwg; Plotstamp: 8/4/2020 10:55 AM

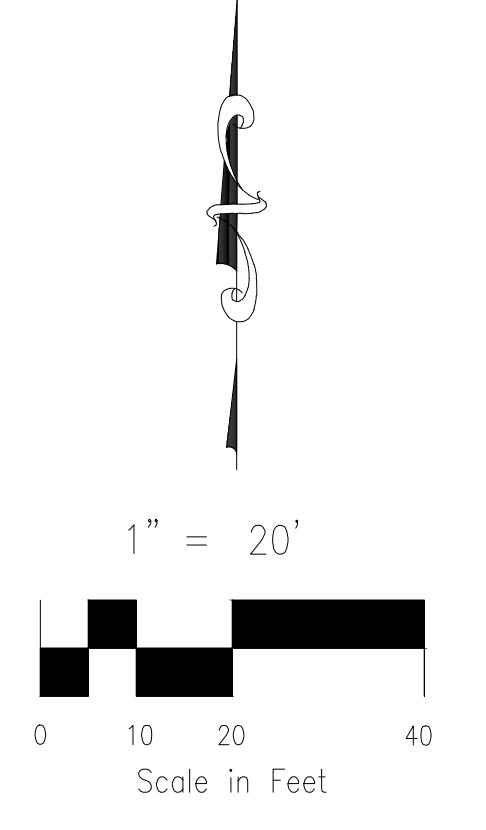
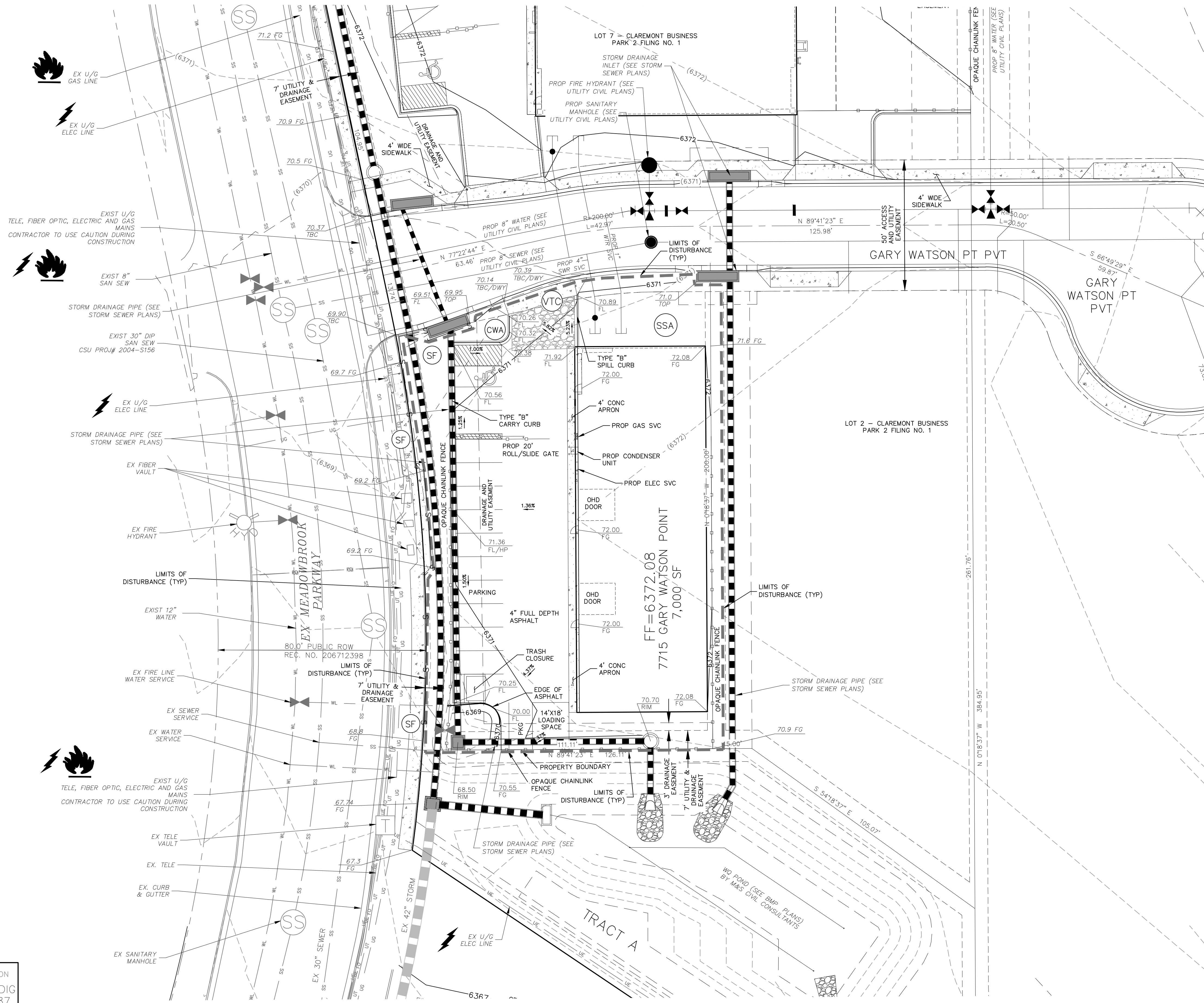
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

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

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

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

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 1  
JOB NO. 44-037  
DATE PREPARED: SEPT 04, 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"E TO A POINT OF TANGENT;
- 2) THENCE N12°09'05"W ALONG SAID TANGENT 118.69 FEET TO A POINT OF CURVE;
- 3) THENCE 932.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 101°48'12", AND A CHORD OF 814.87 FEET WHICH BEARS N38°45'53"E TO A POINT OF TANGENT;
- 4) THENCE N89°40'01"E ALONG SAID TANGENT 58.32 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD/U.S. HIGHWAY 24, CDOT PROJECT NO. NH 0243-058 UNIT 2;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES;

- 1) THENCE S00°10'49"W A DISTANCE OF 550.15 FEET TO A POINT OF CURVE;
- 2) THENCE 264.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 25°02'59", AND A CHORD OF 262.40 FEET WHICH BEARS S12°21'26"E;
- 3) THENCE S06°46'53"E NON-TANGENT TO THE PREVIOUS COURSE 142.31 FEET;
- 4) THENCE S14°56'24"W A DISTANCE OF 164.34 FEET;
- 5) THENCE S33°35'01"W A DISTANCE OF 192.22 FEET TO THE NORTHEAST CORNER OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1C";

THENCE N56°02'38"W ALONG THE NORTH LINES OF LOT 1 AND LOT 2, A DISTANCE OF 551.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 595,013 S.F. (13.660 ACRES MORE OR LESS).

**DEDICATION:**

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

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

BY: \_\_\_\_\_  
STEVE HAMMERS, PRESIDENT

**NOTARIAL:**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

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

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

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

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

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

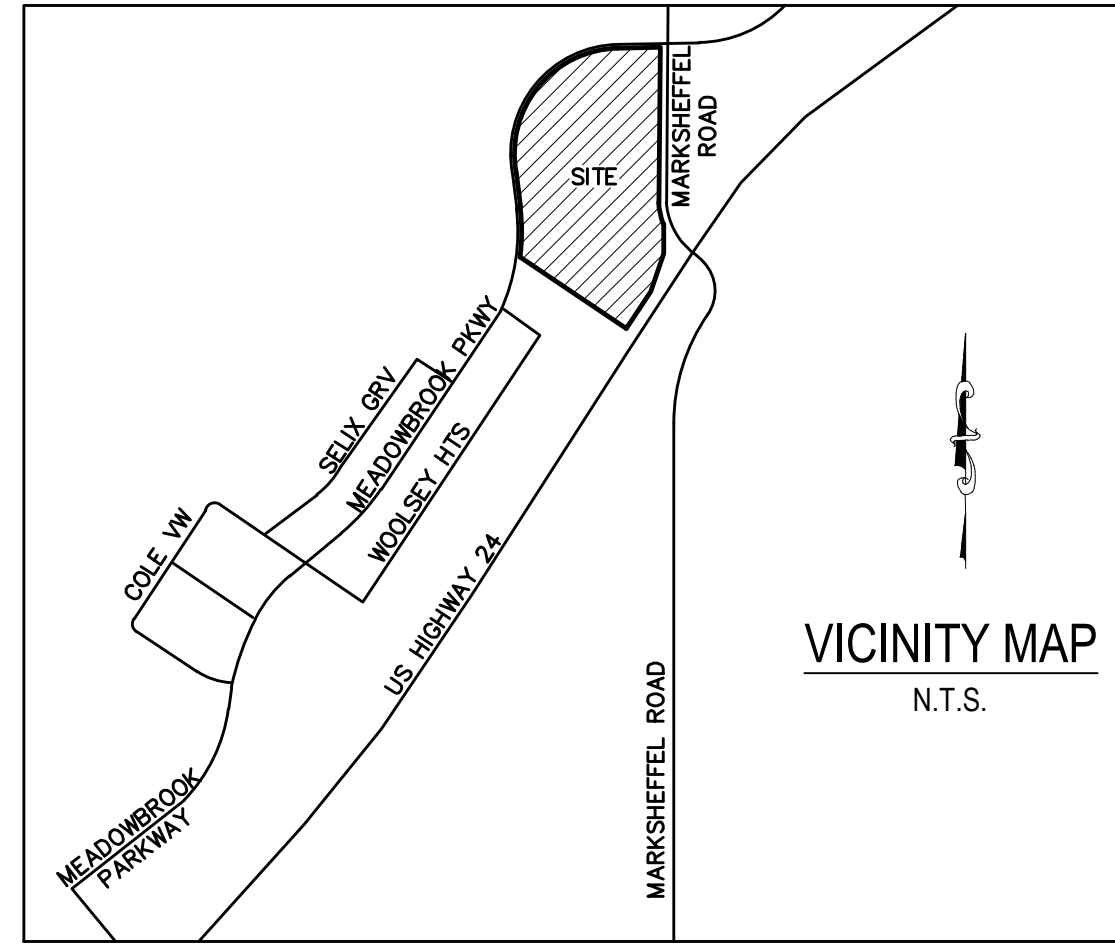
**NOTARIAL:**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

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

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

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



TRACT TABLE				
TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	0.489	PUBLIC AND PRIVATE UTILITIES, PUBLIC AND PRIVATE DRAINAGE, LANDSCAPING	CMMD	CMMD
B	0.425	PUBLIC AND PRIVATE UTILITIES, PUBLIC AND PRIVATE DRAINAGE, LANDSCAPING	CMMD	CMMD
C	0.342	RIGHT-OF-WAY RESERVATION	CMMD	CMMD
TOTAL	1.256	(TOTAL ACREAGE OF ALL TRACTS)		

\*CMMD = CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT

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

BY: \_\_\_\_\_  
NANCY BARBER STARR

BY: \_\_\_\_\_  
JON STARR

**NOTARIAL:**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

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

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

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

**EASEMENTS:**

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

**SURVEYORS CERTIFICATE**

I VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000 ; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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

**NOTICE:**

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE:**

THIS PLAT FOR "CLAREMONT BUSINESS PARK 2 FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL, THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PREVIOUS PLAT NAME IN ENTIRELY IS VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT, SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDED, RECEPTION NO. 206712398 AND RECEPTION NO. 207712506.

\_\_\_\_\_  
PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

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

\_\_\_\_\_  
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR DATE

**CLERK AND RECORDER:**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

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

FEE: \_\_\_\_\_ CHUCK BROERMAN, RECORDER

SURCHARGE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY

**FEES:**

DRAINAGE FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_  
SCHOOL FEE: \_\_\_\_\_  
PARK FEE: \_\_\_\_\_

**SUMMARY:**

10 LOTS	12,404 ACRES	9.20%
3 TRACTS	1,256 ACRES	90.80%
TOTAL	13,660 ACRES	100.00%

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



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

# CLAREMONT BUSINESS PARK 2 FILING NO. 1

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

## GENERAL PLAT NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## GENERAL PLAT NOTES: (CONT.)

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

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

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

4. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT SUBJECT TO THE DISTRICTS RULES REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER INADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST. BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT ON THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEERS OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE THIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE.

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

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

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

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

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

10. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AVIGATION EASEMENTS AS RECORDED AT RECEPTION NO. 203019547 AND RECEPTION NO. 206095824 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. AS SUCH, FUTURE OWNERS SHOULD MAKE THEMSELVES FAMILIAR WITH THE FOLLOWING STIPULATIONS AND FACTS.

- NO MAN-MADE OR NON MAN-MADE OBSTRUCTIONS SHALL BE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.
- ALL EXTERIOR LIGHTING PLANS SHALL BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.
- NO ELECTROMAGNETIC LIGHT, NOR ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIGATION, COMMUNICATIONS OR NAVIGATIONAL AIDS SHALL BE ALLOWED.
- WHILE NOT A REQUIREMENT, A RECOMMENDATION IS MADE THAT A 25 DB REDUCTION IN INTERIOR NOISE (IN THE OFFICES OR ANY INHABITED WORK AREAS SUSCEPTIBLE TO AIRCRAFT NOISE) BE OBTAINED BY SOUNDPROOFING USING FAA RECOMMENDED CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACOUSTICAL ENGINEER.
- IF A CRANE IS USED DURING CONSTRUCTION, AN FAA FORM 7460-1 WILL NEED TO BE FILED THROUGH THE AIRPORT OPERATIONS OFFICE AND APPROVED BY THE FEDERAL AVIATION ADMINISTRATION BEFORE ANY BUILDING PERMIT IS ISSUED BY THE CITY OR COUNTY. NORMAL TIME REQUIRED FOR APPROVAL IS 30 TO 60 WORKING DAYS.

11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICTED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENT.

## GENERAL PLAT NOTES: (CONT.)

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

13. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.

14. THE PROPERTY IS WITHIN THE SERVICE AREA OF THE CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO AN ASSESSMENT FOR THE CONSTRUCTION OF MARKSHEFFEL ROAD.

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

19. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL M REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT.

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

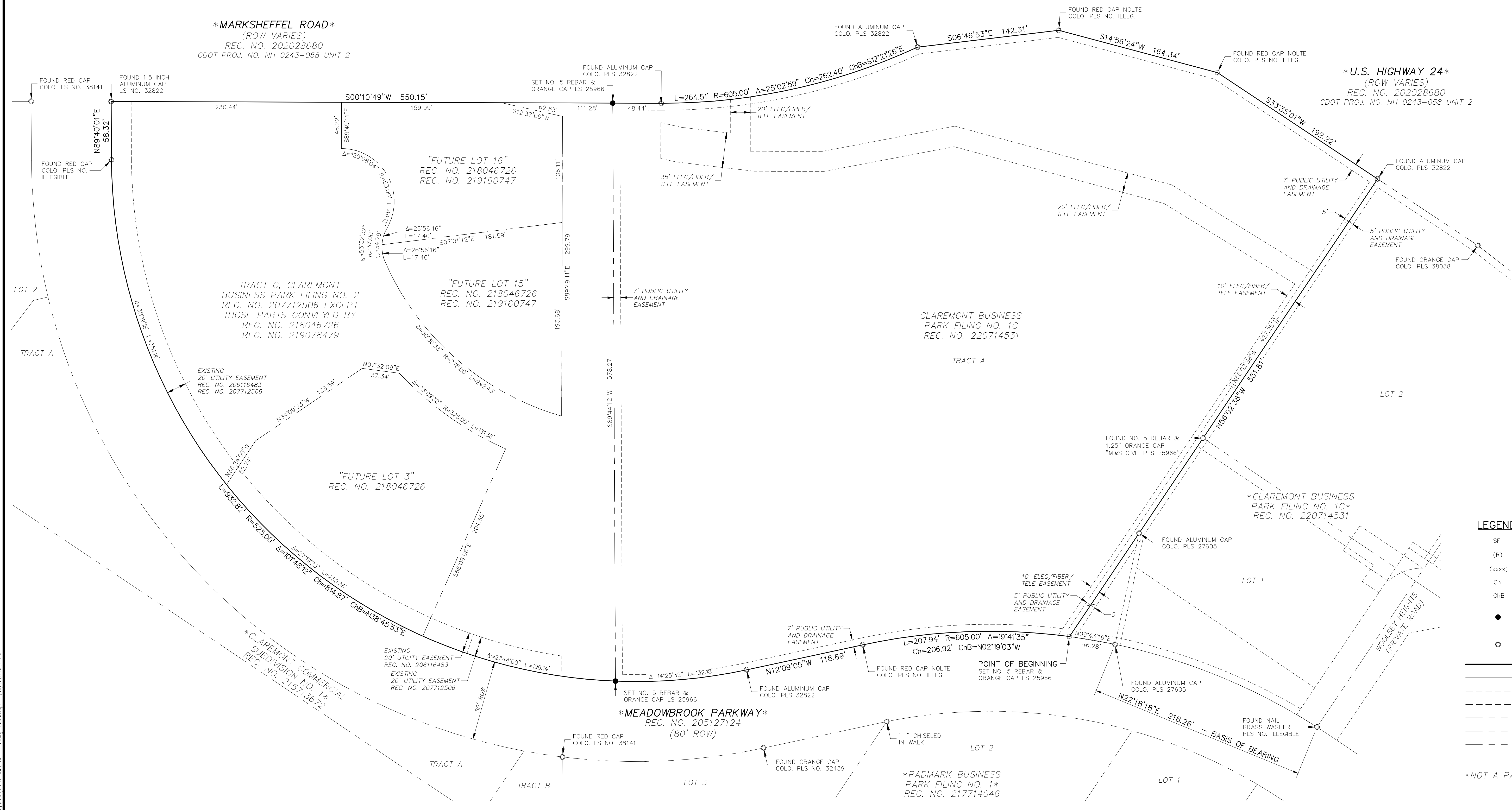
FINAL PLAT  
CLAREMONT BUSINESS PARK 2  
FILING NO. 1  
JOB NO. 44-037  
DATE PREPARED: 04/28/2020  
DATE REVISED:



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

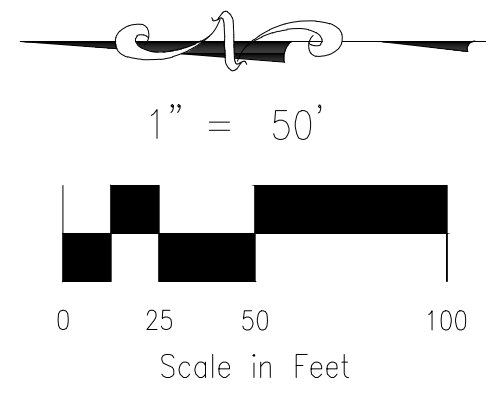
# CLAREMONT BUSINESS PARK 2 FILING NO. 1

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

AS PLATTED



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

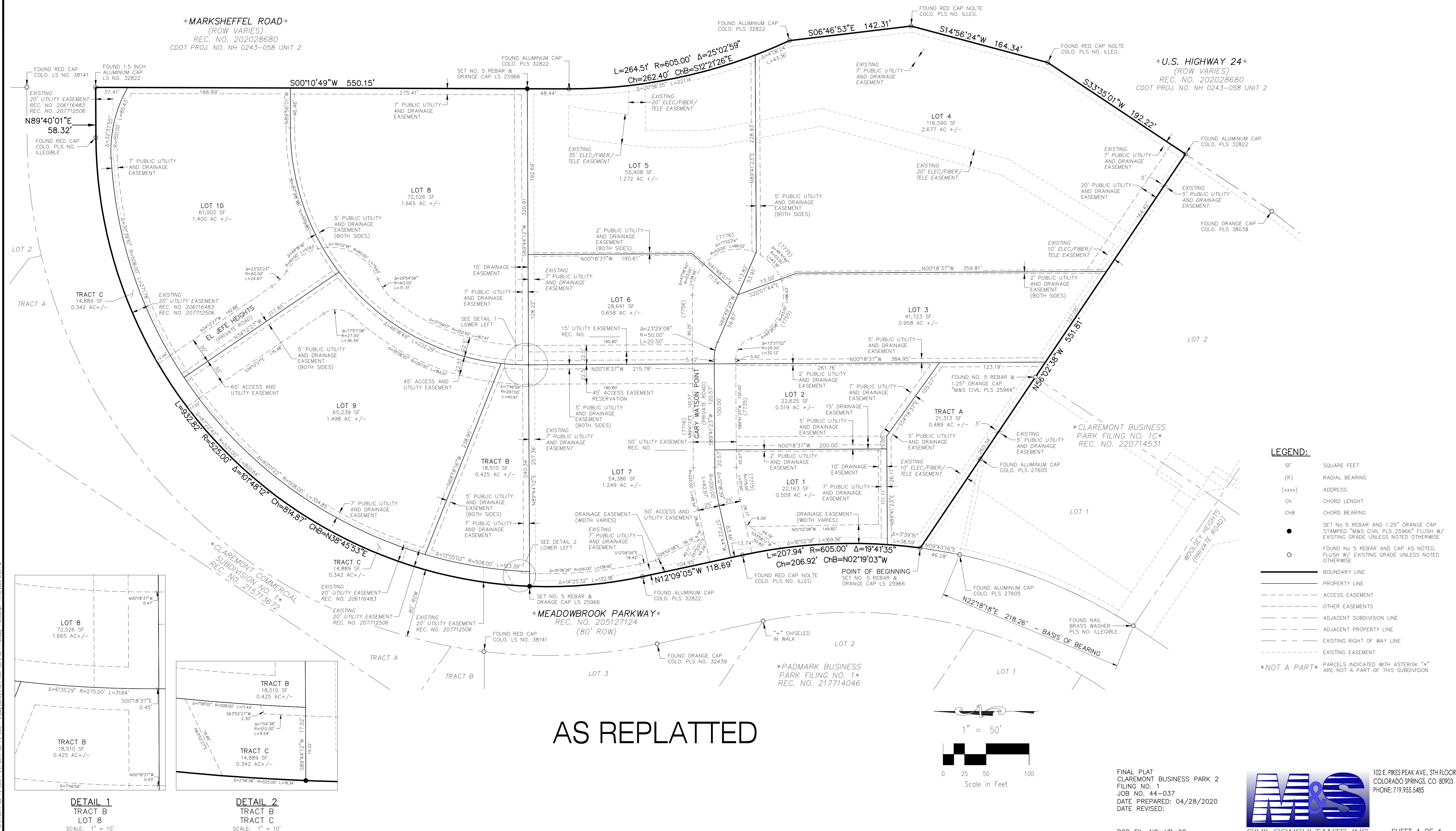
102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

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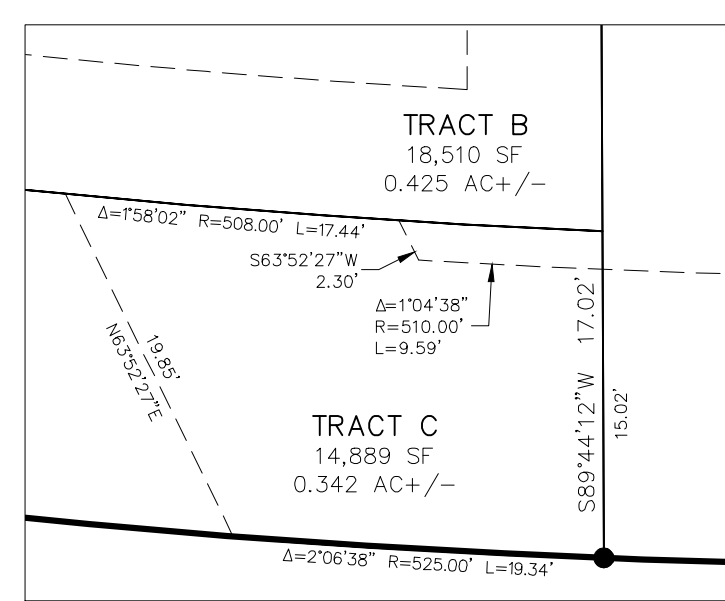
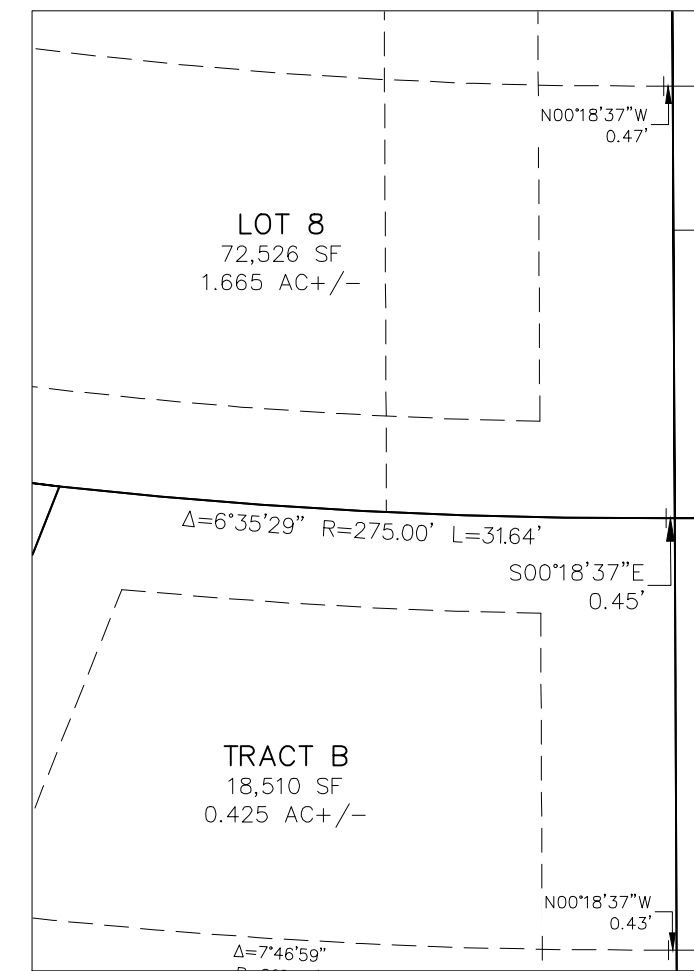


# CLAREMONT BUSINESS PARK 2 FILING NO. 1

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  - (R) RADIAL BEARING
  - (xxxx) ADDRESS
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  - 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
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  - - - EXISTING EASEMENT
  - \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION



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



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

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

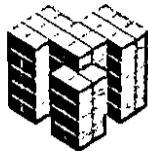


**FINAL DRAINAGE REPORT**  
**For**  
**“Claremont Business Park Filing No. 2”**

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

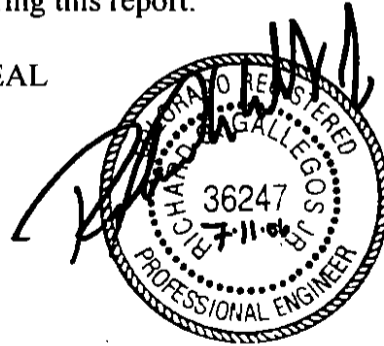


**Engineer's Statement:**

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.

*Fox* 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.

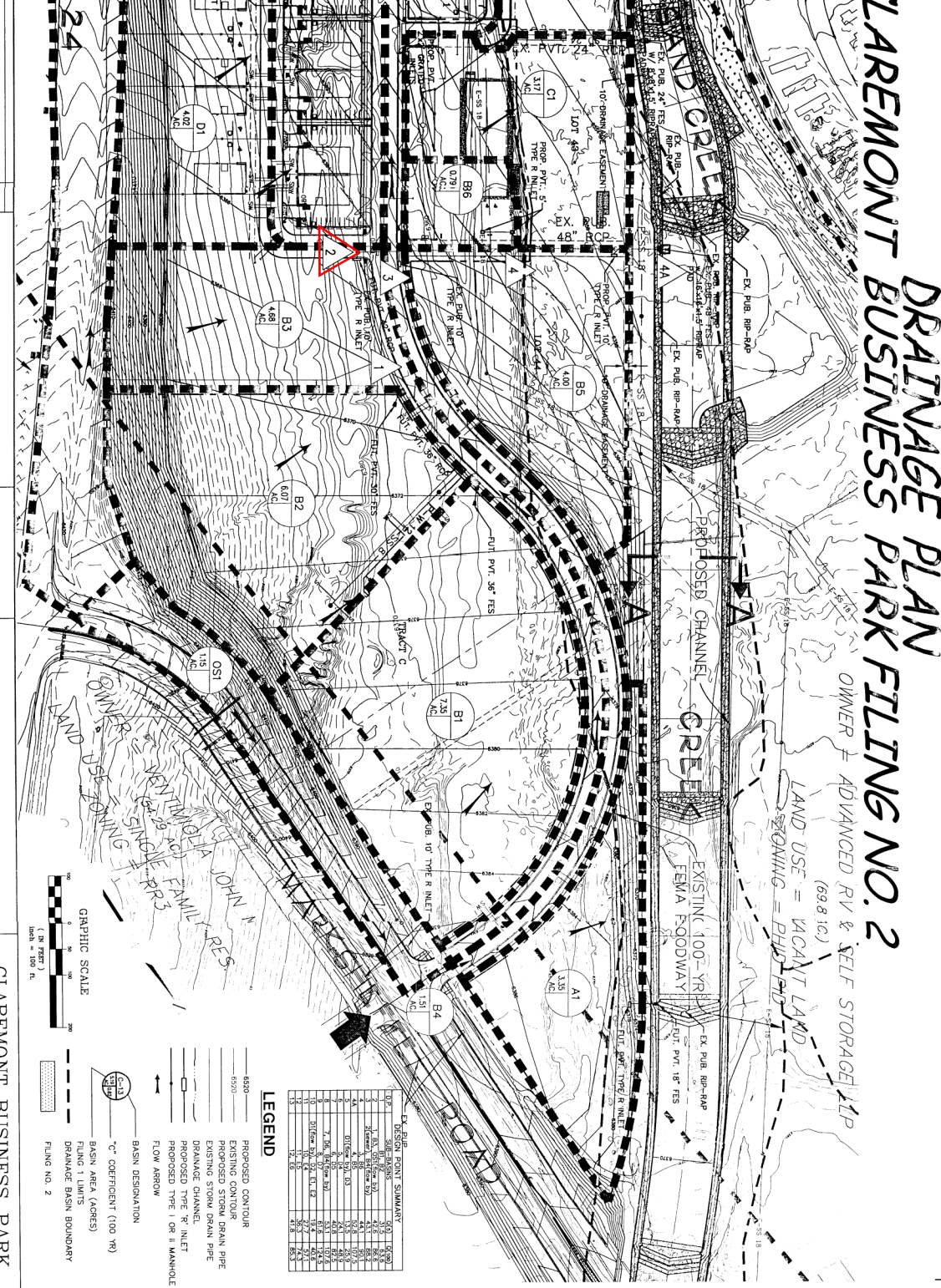
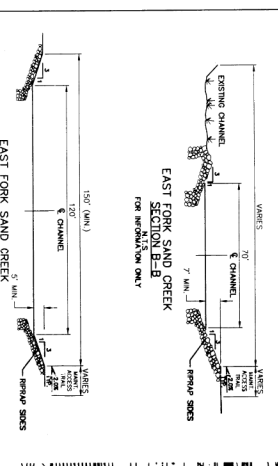
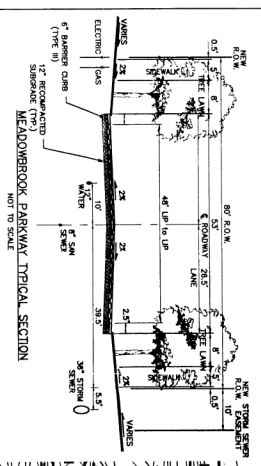
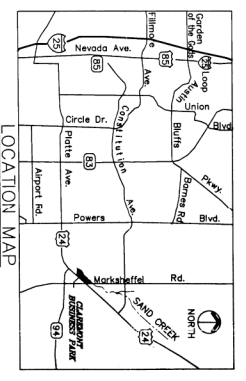
# CLAREMONT BUSINESS PARK FILING NO. 2

## OWNER = ADVANCED RV & SELF STORAGE LLP

### LAND USE = VACANT LAND

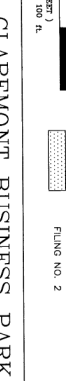
(69.8 1c) 1

SIGNING = BUD PLOT



ELEVATION POINT SUMMARY			
NO.	DESCRIPTION	ELEVATION	DATE
1	Substation	700.0	08/08
2	Substation	700.0	08/08
3	Substation	700.0	08/08
4	Substation	700.0	08/08
5	Substation	700.0	08/08
6	Substation	700.0	08/08
7	Substation	700.0	08/08
8	Substation	700.0	08/08
9	Substation	700.0	08/08
10	Substation	700.0	08/08
11	Substation	700.0	08/08
12	Substation	700.0	08/08
13	Substation	700.0	08/08
14	Substation	700.0	08/08
15	Substation	700.0	08/08
16	Substation	700.0	08/08

- LEGEND**
- 6820 PROPOSED CONTOUR
  - 6820 PAVING CONTOUR (RAIN PIPE)
  - 6820 EXISTING STORM DRAIN PIPE
  - 6820 DRAINAGE CHANNEL
  - 6820 PROPOSED TYPE 'R' INLET
  - 6820 PROPOSED TYPE 'R' INLET
  - 6820 FLOW ARROW
  - 6820 BASIN DESIGNATION
  - 6820 COEFFICIENT (100 RP)
  - 6820 BASIN AREA (ACRES)
  - 6820 FILING # LIMITS
  - 6820 DRAINAGE BASIN BOUNDARY
  - 6820 FILING NO. 2



LAND OWNERS: MONTICELLO JOHN N. JOHNSON & ASSOCIATES

LAND USE: VACANT LAND

EXISTING 100-YR FEMA FOODWAY

DRAWINGS		REVISIONS		BENCHMARK DATA(ELEV.)		SUBDIVIDER		FOR AND ON BEHALF OF		CLAREMONT BUSINESS PARK	
NO.	DATE	NO.	DATE	BENCH.	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION
1		1									
2		2									

REFERENCES

- 4. STATE CD-032-001
- 4. STATE CD-032-002
- 4. STATE CD-032-003
- 4. STATE CD-032-004
- 4. STATE CD-032-005

NOTIFICATION OF THE EAST FORK SAND CREEK CHANNEL IMPROVEMENTS WILL BE REQUIRED TO RECEIVE A PORTION OF CLAREMONT BUSINESS PARK FILING NO. 1 FROM THE DISTRICT TO BE AVOIDED FROM THE 1000' ROW AND 500' ROW (SEE PLAN SHEET 24-01 AND 24-02)

FOR REFERENCE ONLY

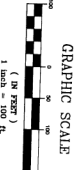
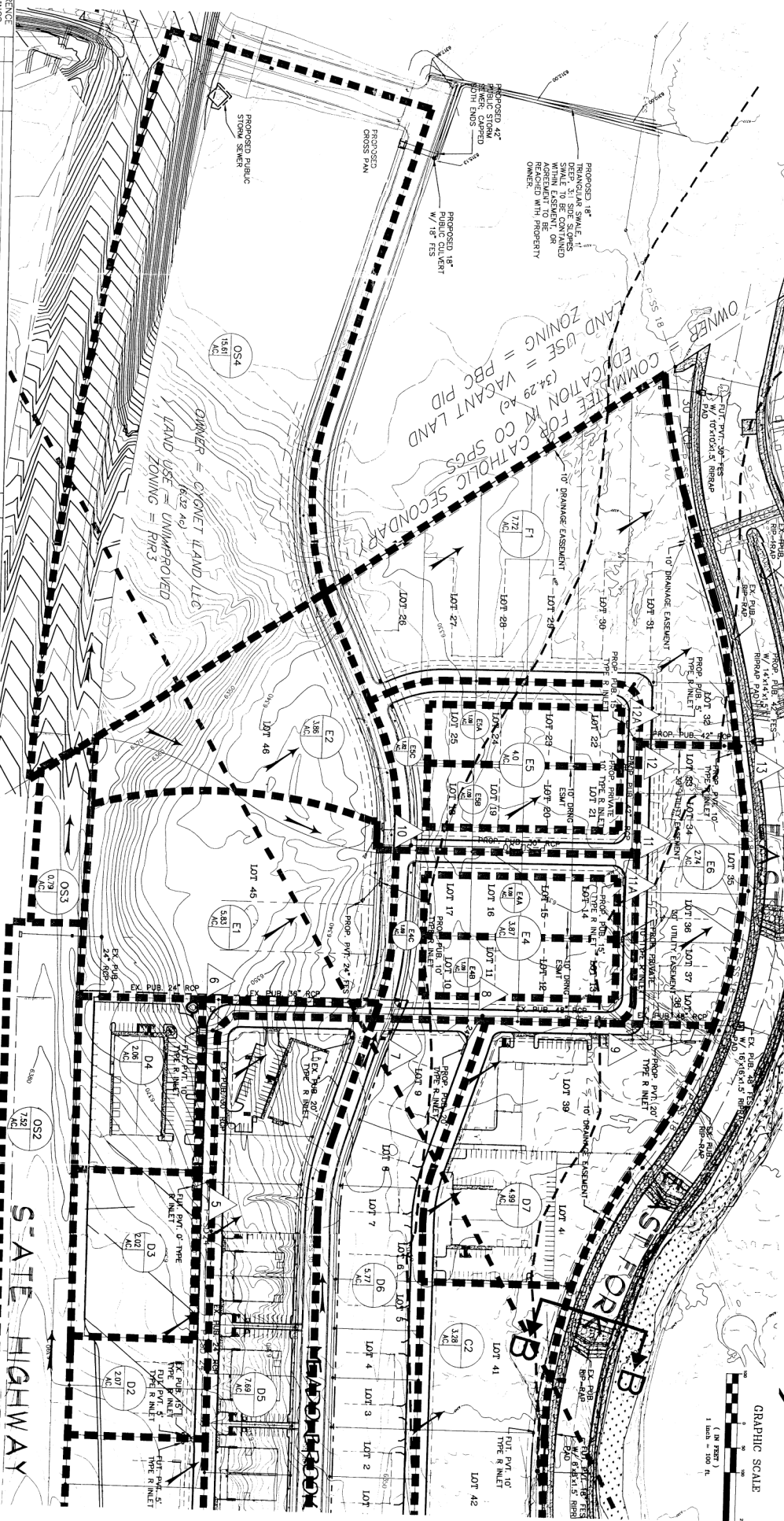
FOR AND ON BEHALF OF: MATRIX DESIGN GROUP, INC.

Matrix Design Group, Inc.  
Integrated Design Solutions 2435 Research Parkway, Suite 20  
Colorado Springs, CO 80909  
Phone: 719-575-6388  
Fax: 719-575-6388

FINAL DEVELOPMENT DRAINAGE PLAN  
FINAL DRAINAGE PLAN  
FILING NO. 2  
DR01

DESIGN POINT SUMMARY	
DATE	07/20/2017
TIME	10:00 AM
PROJECT	CLAREMONT BUSINESS PARK
CLIENT	MARKIX DESIGN GROUP, INC.
SCALE	AS SHOWN
BY	MARKIX DESIGN GROUP, INC.

# DRAINAGE PLAN CLAREMONT BUSINESS PARK FILING NO. 2



REFERENCE DRAWINGS	
NO.	DATE

SUBDIVIDER	
NAME	HANMERS CONSTRUCTION INC.
ADDRESS	3460 W. 10TH AVE.
CITY	COLORADO SPRINGS, CO 80915-9710

FOR AND ON BEHALF OF	
NAME	MARKIX DESIGN GROUP, INC.

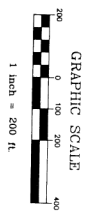
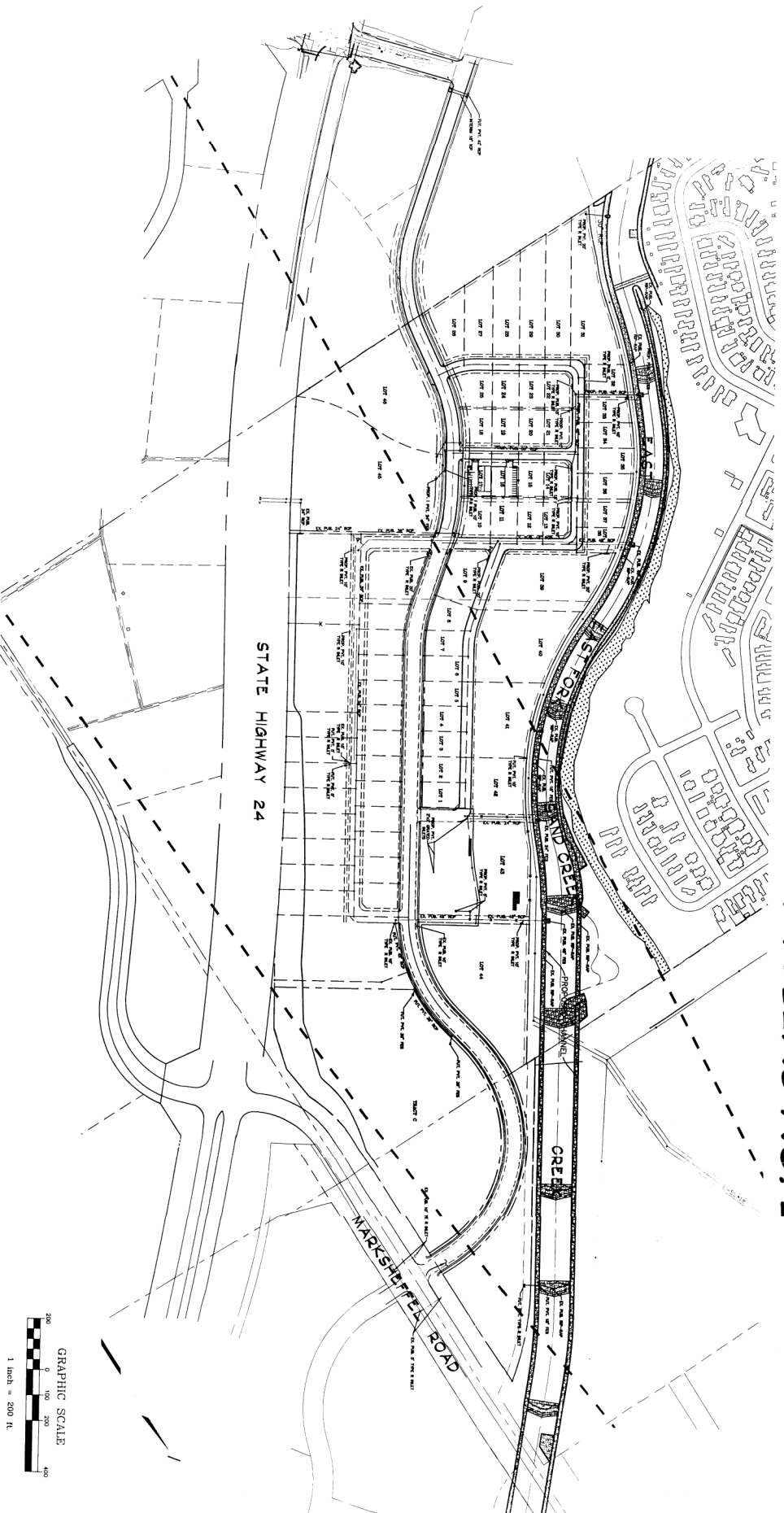
Matrix Design Group, Inc.	
ADDRESS	Integrated Design Solutions 2435 Research Parkway, Suite 300
CITY	Colorado Springs, CO 80920
PHONE	Phone 719-575-2100
FAX	Fax 719-575-6208

CLAREMONT BUSINESS PARK	
REVISION	REVISED FINAL DRAINAGE PLAN
NO.	1
DATE	07/20/2017
BY	MARKIX DESIGN GROUP, INC.
DESCRIPTION	MASTER DEVELOPMENT DRAINAGE PLAN
PROJECT	REVISED FINAL DRAINAGE PLAN
FILING NO.	2
DR02	



# STORM DRAINAGE DESTINATION PLAN CLAREMONT BUSINESS PARK FILING NO. 2




REFERENCE DRAWINGS	
NO.	DATE
REVISIONS	
BY	DESCRIPTION
	BENCHMARK DATA(ELEV.)
	(DXTWY) NEW RESOURCES/300-15000-0000.dwg
	(DESCRIPTION/LOCATION)

SUBMITTER: HANNERS CONSTRUCTION, INC. 3460 CAPITAL DRIVE COLORADO SPRINGS, CO 80915	FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
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	<b>Matrix Design Group, Inc.</b> Integrated Design Solutions 2635 Research Parkway, Suite 300 Colorado Springs, CO 80909 Phone: 719-575-0030 Fax: 719-575-0208
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CLAREMONT BUSINESS PARK FILING NO. 2	
STORM DRAINAGE DESIGNATION PLAN	
FILING NO. 2	FILING NO. 2
EXH01	