

General Legal Description by ¼ Section, Section, Township, Range

Legal includes approximate survey tie to an accepted survey monument?  
prelim checklist requires this for legal

# BENT GRASS EAST COMMERCIAL FILING 3

## TRACT BB AS PLATTED IN BENT GRASS EAST COMMERCIAL FILING NO. 2B RECORDED UNDER RECEPTION NO. 218714172, RECORDS OF EL PASO COUNTY, COLORADO CONTAINING A CALCULATED AREA OF 219,877 SF, 5.048 ACRES

Section Township Range is required per checklist in title all sheets

remove it will be a replat of this at plat stage

### LEGAL DESCRIPTION

TRACT BB AS PLATTED IN BENT GRASS EAST COMMERCIAL FILING NO. 2B RECORDED UNDER RECEPTION NO. 218714172, RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 219,877 SF, 5.048 ACRES.

### GENERAL NOTES

- Private roads are to be paved asphalt with concrete curbs.
- Landscaping in public-rights-of-way, western landscape buffer will be maintained by the Bent Grass Commercial Merchants Association or designee.
- Landscaping along Bent Grass Market View will be provided and maintained by site specific private property owners.
- All streets shall be named and constructed to El Paso County Standards and any approved deviations. Upon acceptance by El Paso County, public streets shall be maintained by the County.
- There shall be no direct lot access to Bent Grass Meadows Drive or Meridian Park Drive.
- Notwithstanding anything depicted in this plan 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 (LDC), the ECM, the Drainage Criteria Manual (DCM), and the DCM Volume 2. Any deviations from these standards must be specifically requested and approved in writing to be acceptable. The approval of this Preliminary Plan does not implicitly allow any deviations or waivers that have not been otherwise approved through the deviation approval process.
- The following utility providers will serve the Bent Grass East Commercial Filing 3 Preliminary Plan area:  
Water: Woodmen Hills Metropolitan District  
Wastewater: Woodmen Hills Metropolitan District  
Gas: CSU  
Electric: MVEA
- Easements: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- All access driveways, drivers, aisles, maneuvering and parking areas, and easement shall be for the common use and maintenance of all users, public or private, and owners of this development. Free and unimpeded vehicular and pedestrian movements shall be maintained and permitted across all property lines at all times regardless of future ownership or platting actions.
- All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.
- 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.

### FEMA FLOODPLAIN NOTE

- Floodplain Statement: This site located at 8090 MERIDIAN PARK DR is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0553G, effective December 07, 2018.

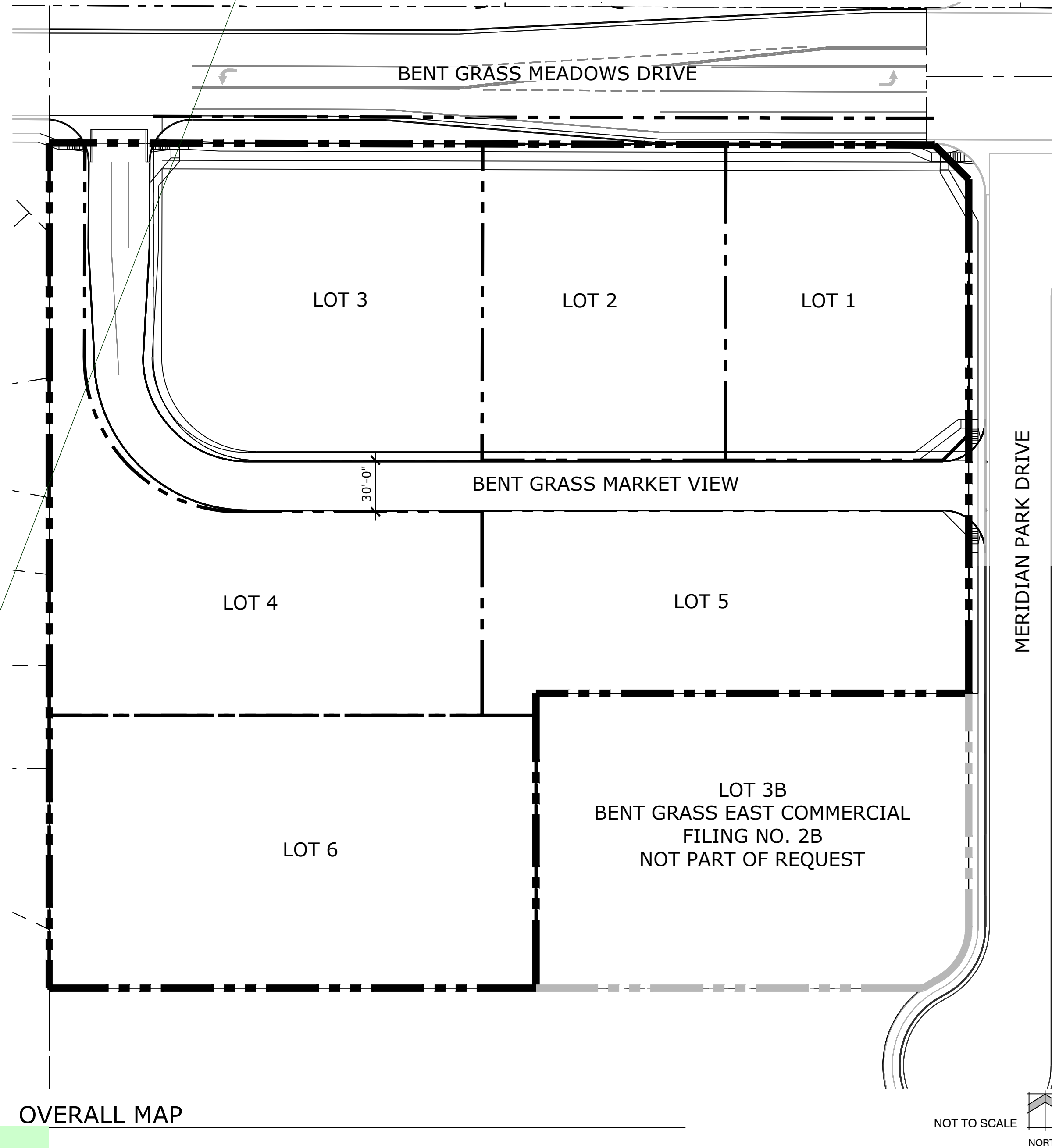
### GEOLOGIC HAZARD DISCLOSURE STATEMENT

The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geohazard Evaluation Report prepared by Entech Engineering Inc., dated 10 15, 2020. These reports are held in the Bent Grass Commercial Preliminary Plan File (SP2010) at the El Paso County Planning and Community Development Department.

- Potentially Seasonally High Groundwater: Lots 1-6
- Other Hazard:
  - Artificial Fill: Eastern portion of the site.
  - Loose Soils: Lots 1-6.

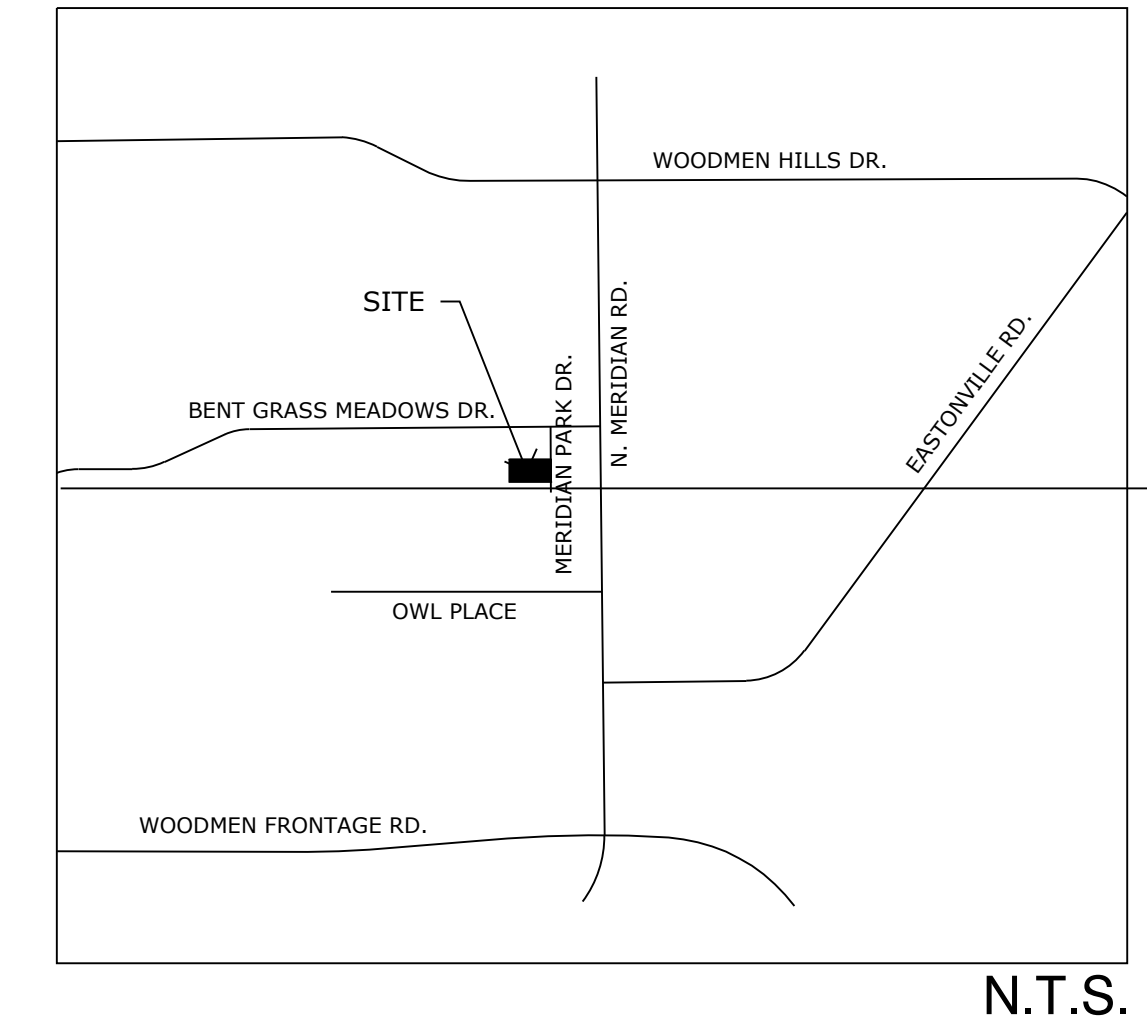
In Areas of High Groundwater: Lots 1-6

All foundations shall comply with recommendations in the Soils & Geology Report. Where necessary, interceptor drains or underslab drains may be necessary where foundations encroach the ground water table.



samples of sec, township, and range

### VICINITY MAP



### SITE DATA

**OWNER:**  
LAND FIRST INC.  
1378 PROMONTORY BLUFF VW  
COLORADO SPRINGS CO 80921-3945

**PREPARED BY:**  
NES INC.  
619 N. CASCADE AVE STE 200  
COLORADO SPRINGS, CO 80903

**Tax ID Number:** 5301101060

**Current Zoning:** CS

**Building Setbacks:**  
Front: 25'  
Side: 25'  
Rear: 25'  
Maximum Height: 45'

**Landscape Setback:**  
Bent Grass Meadows Drive: 10'  
Bent Grass Market View: 10'

**Landscape Buffer:**  
West Boundary: 15'  
North Boundary: 15'

**Development Schedule:** Summer 2021

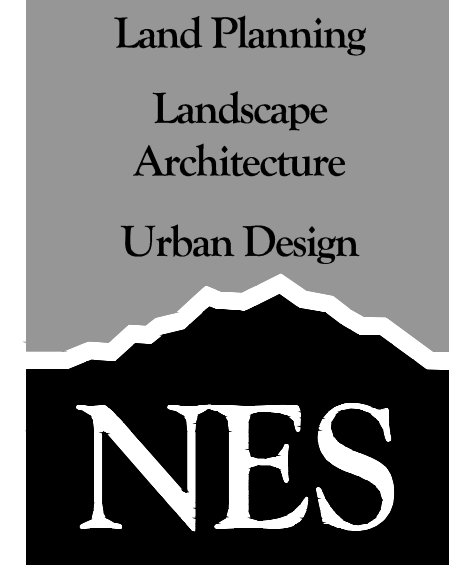
**Proposed Land Use:** Commercial

**Land Use:**  
Lots: 4.54 ac - 6 Lots (90%)  
Tract A (Private Road): 0.51 ac (10%)  
Total Area: 5.05 ac (219,875 SF)

\*Tracts are to be maintained by the Bent Grass Merchants Association

### SHEET INDEX

|               |                                 |
|---------------|---------------------------------|
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| Sheet 4 of 7: | PRELIMINARY GRADING PLAN        |
| Sheet 5 of 7: | PRELIMINARY UTILITIES           |
| Sheet 6 of 7: | LANDSCAPE NOTES AND DETAILS     |
| Sheet 7 of 7: | LANDSCAPE PLAN                  |



N.E.S. Inc.  
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Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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PLANNER/LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH

## BENT GRASS EAST COMMERCIAL FILING 3

### PRELIMINARY PLAN

8090 MERIDIAN PARK DR  
EL PASO COUNTY, CO

DATE: 11.16.20  
PROJECT MGR: E. GANAWAY  
PREPARED BY: J. SHAGIN

### ENTITLEMENT

DATE: BY: DESCRIPTION:

### COVER SHEET

# 1

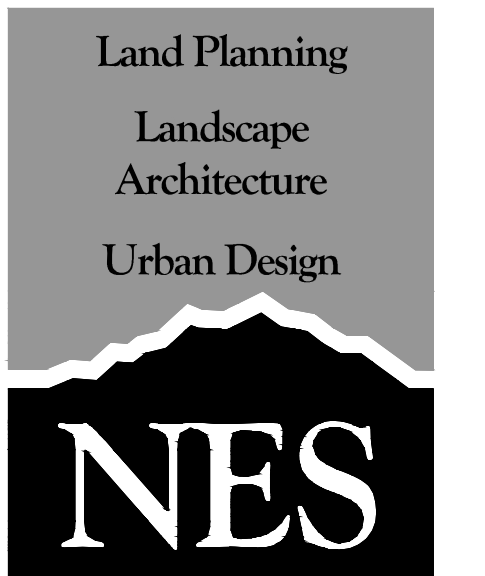
1 OF 7

PLAN FILE # PCD#: SP-20-010

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RECORDS OF EL PASO COUNTY, COLORADO  
CONTAINING A CALCULATED AREA OF 219,877 SF, 5.048 ACRES

title still not corrected  
after review 1 per  
checklist, Township,  
sec, range, replat of  
tract



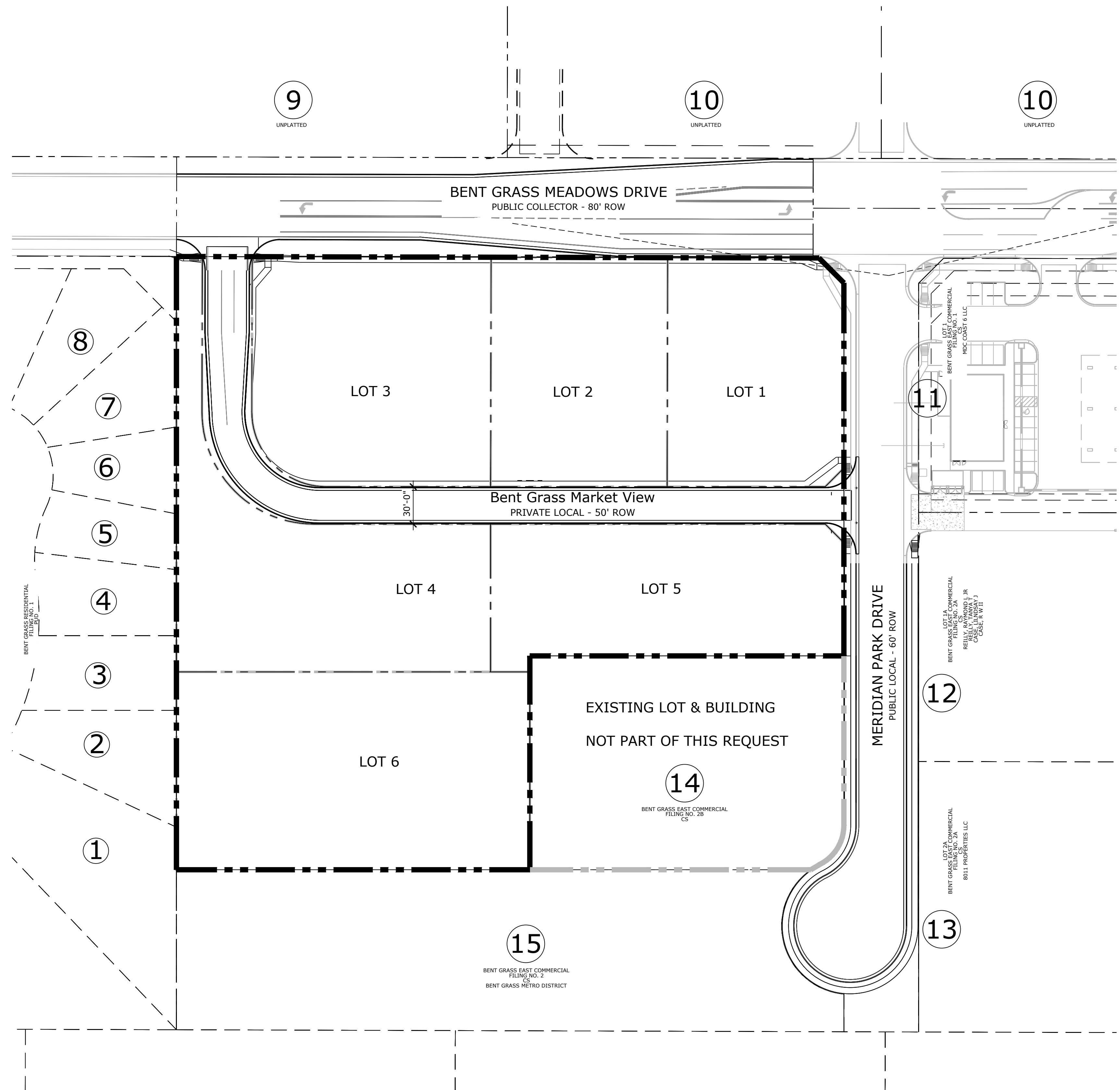
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### ADJACENT OWNER'S TABLE:

| Name                                                                          | Mailing Address                 | City, State, Zip                   | Subdivision                                   |
|-------------------------------------------------------------------------------|---------------------------------|------------------------------------|-----------------------------------------------|
| 1 GLEESON, MATTHEW R<br>GRUBESIC, ABIGAIL L                                   | 11739 SEDGE CT                  | PEYTON CO, 80831-6739              | BENTGRASS RESIDENTIAL<br>FILING NO. 1 PUD     |
| 2 CHASE, BRUCE L<br>CHASE, LINDA S                                            | 11745 SEDGE CT                  | PEYTON CO, 80831-6739              | BENTGRASS RESIDENTIAL<br>FILING NO. 1 PUD     |
| 3 BOGSTAD, DEVAN M<br>MARKLE, ALYSSA M                                        | 11751 SEDGE CT                  | PEYTON CO, 80831-6739              | BENTGRASS RESIDENTIAL<br>FILING NO. 1 PUD     |
| 4 JIMENEZ-DIAZ, ANDRES A<br>ACOSTA-ORTIZ, KARLA J                             | 11757 SEDGE CT                  | PEYTON CO, 80831-6739              | BENTGRASS RESIDENTIAL<br>FILING NO. 1 PUD     |
| 5 MARCZYK JEREMY THOMAS                                                       | 11763 SEDGE CT                  | PEYTON CO, 80831-6739              | BENTGRASS RESIDENTIAL<br>FILING NO. 1 PUD     |
| 6 GROSS JAMES                                                                 | 11769 SEDGE CT                  | PEYTON CO, 80831-6739              | BENTGRASS RESIDENTIAL<br>FILING NO. 1 PUD     |
| 7 WAWRZYNIAK, KEITH P<br>WAWRZYNIAK, NANCY A                                  | 15620 EASTONVILLE<br>RD         | ELBERT CO, 80106-8818              | BENTGRASS RESIDENTIAL<br>FILING NO. 1 PUD     |
| 8 GUDGEON DAVID<br>GUDGEON KELSEY                                             | 11781 SEDGE CT                  | PEYTON CO, 80831-6739              | BENTGRASS RESIDENTIAL<br>FILING NO. 1 PUD     |
| 9 WILMORE JUNCTION LLC                                                        | 7850 N MERIDIAN<br>RD           | PEYTON CO, 80831-6739              | UNPLATTED                                     |
| 10 INTERNATIONAL<br>DEVELOPMENT COMPANY                                       | 102 E PIKES PEAK<br>AVE STE 201 | COLORADO SPRINGS CO,<br>80903-1823 | UNPLATTED                                     |
| 11 MDC COAST 6 LLC                                                            | 11995 EL CAMINO<br>REAL         | SAN DIEGO CA,<br>92130-2539        | BENTGRASS EAST<br>COMMERCIAL FILING NO. 1     |
| 12 REILLY, RAYMOND L JR<br>REILLY, TANYA T<br>CASE, LINDSAY J<br>CASE, R W II | 102 E. PIKES PEAK<br>AVE #201   | COLORADO SPRINGS CO,<br>80903-1823 | BENTGRASS EAST<br>COMMERCIAL FILING NO.<br>2A |
| 13 8011 PROPERTIES LLC                                                        | 8011 MERIDIAN<br>PARK DR        | PEYTON, CO 80831-8128              | BENTGRASS EAST<br>COMMERCIAL FILING NO.<br>2A |
| 14 CLARK, AMY<br>DVM PROPERTIES LLC                                           | 8036 MERIDIAN<br>PARK DRIVE     | PEYTON, CO 80831-8128              | BENTGRASS EAST<br>COMMERCIAL FILING NO.<br>2B |
| 15 BENT GRASS METRO<br>DISTRICT                                               | 660 SOUTHPOINTE<br>CT STE 210   | COLORADO SPRINGS CO,<br>80906-3874 | BENTGRASS EAST<br>COMMERCIAL FILING NO. 2     |

### TRACT USE CHART:

|                        | AREA    |      | USE                                       | Ownership/Maintenance                       |
|------------------------|---------|------|-------------------------------------------|---------------------------------------------|
|                        | SQ. FT. | AC.  |                                           |                                             |
| Bent Grass Market View | 22,099  | 0.51 | Private Road, Drainage and Utility Access | Bent Grass Commercial Merchants Association |



## BENT GRASS EAST COMMERCIAL FILING 3

PRELIMINARY PLAN

8090 MERIDIAN PARK DR  
EL PASO COUNTY, CO

DATE: 11.16.20  
PROJECT MGR: E. GANAWAY  
PREPARED BY: J. SHAGIN

### ENTITLEMENT

DATE: BY: DESCRIPTION:

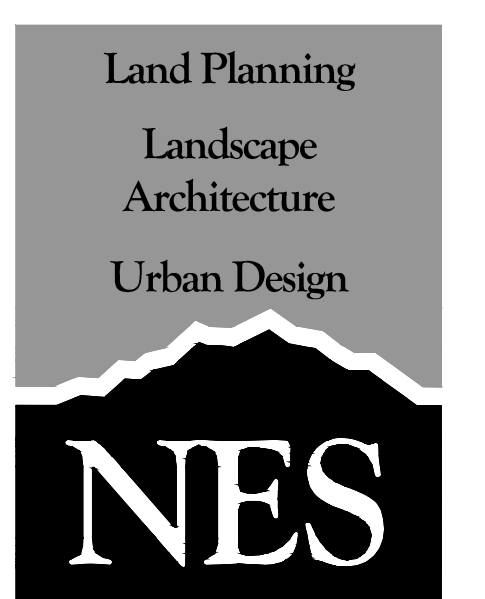
### ADJACENT PROPERTY OWNERS AND TRACT MAP

2  
2 OF 7

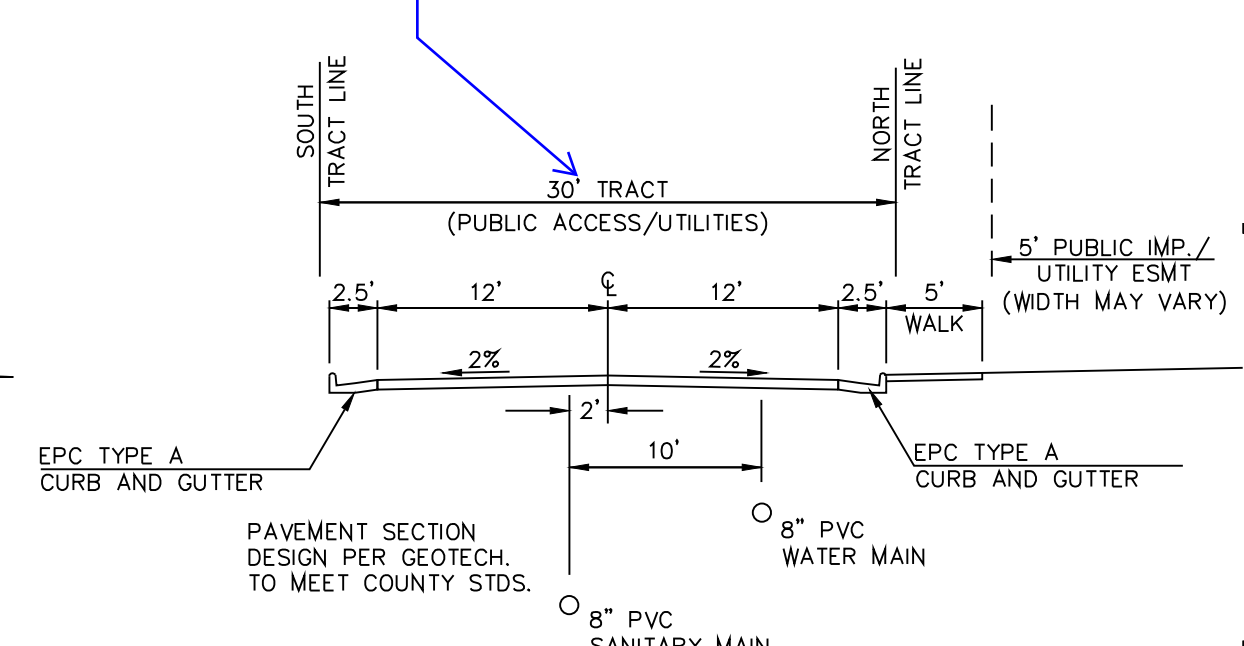
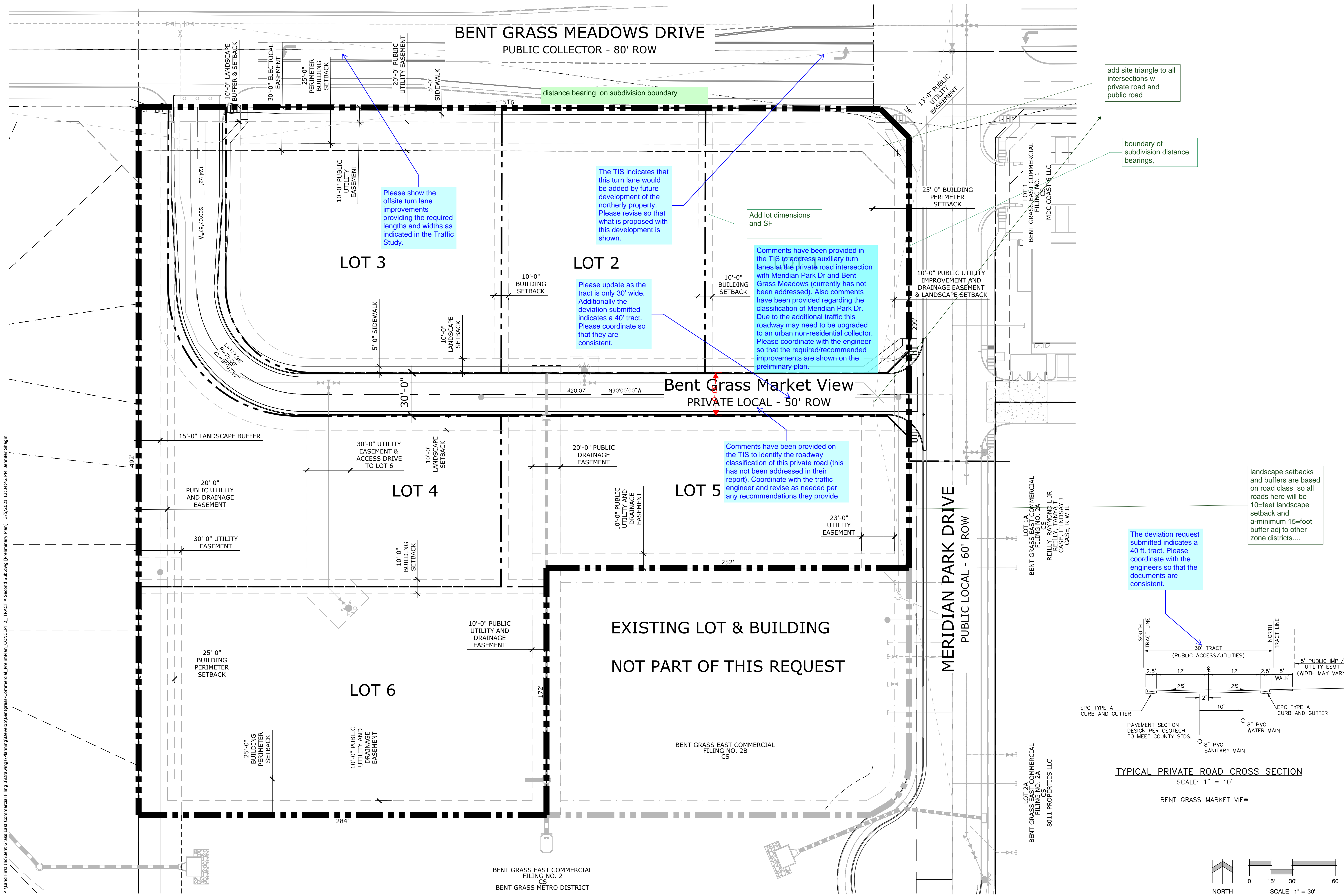
PCD#: SP-20-010

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## BENT GRASS EAST COMMERCIAL FILING 3 PRELIMINARY PLAN

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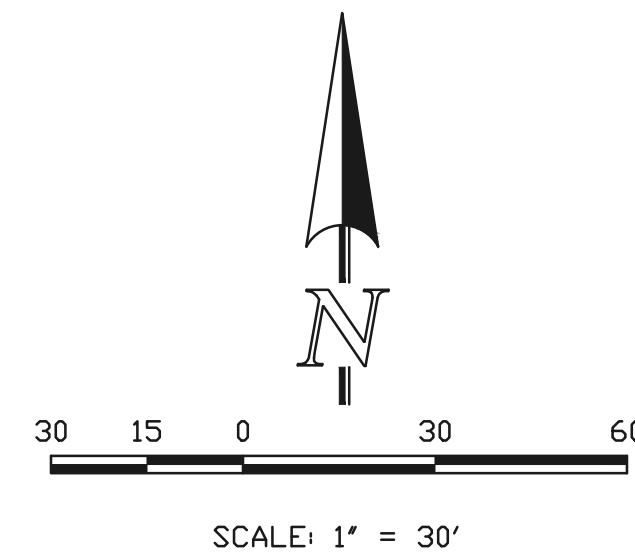
### ENTITLEMENT

| DATE: | BY: | DESCRIPTION: |
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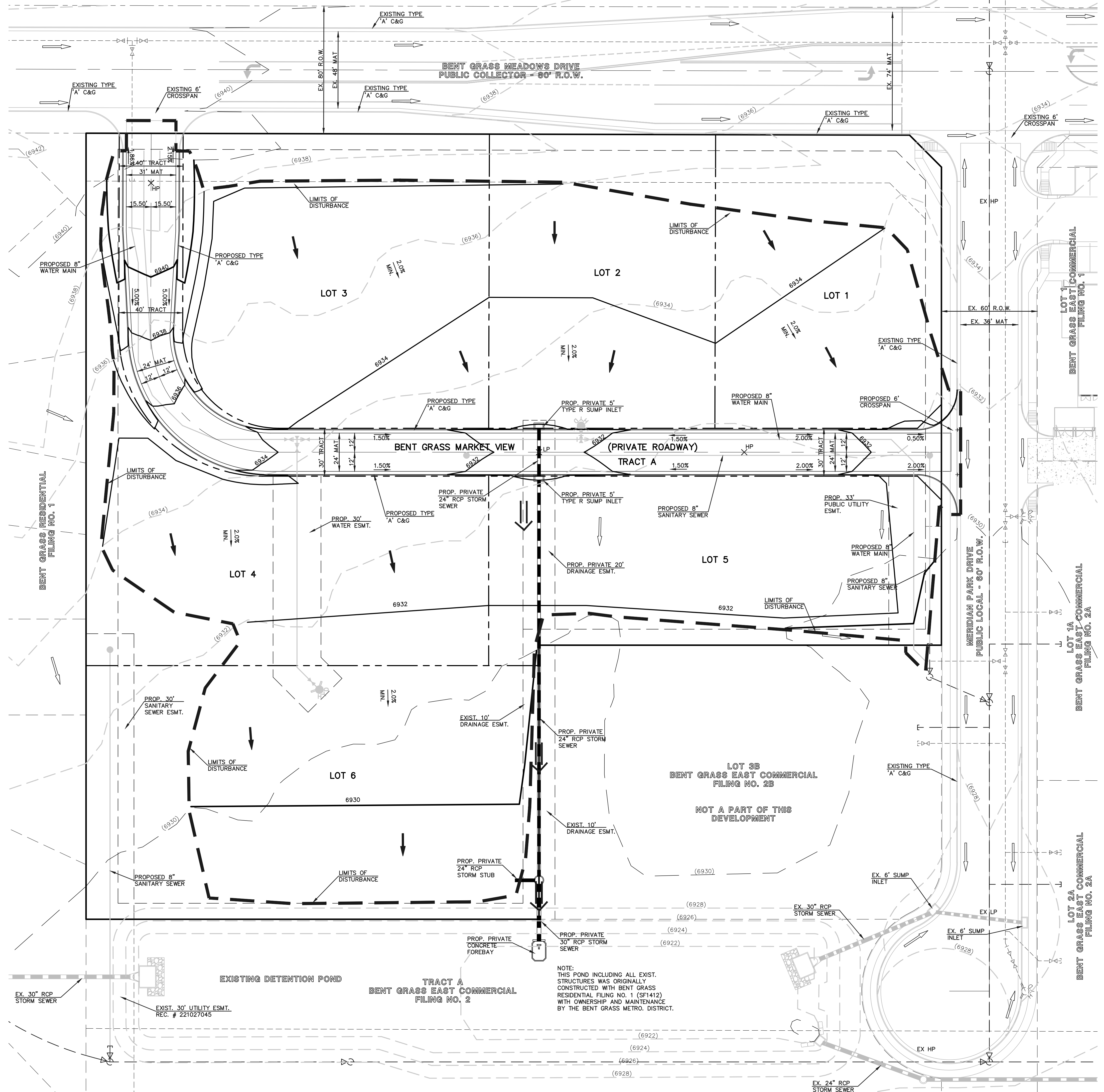
### PRELIMINARY PLAN

**3**  
 OF 7  
 PCD #: SP-20-010

P:\Land Planz\Bent Grass East Commercial\Filing 3\Drawings\Planning\Develop\Bentgrass-Commercial\_PrelimPlan\_CONCEPT 2 - TRACT A Second Sub.dwg [Preliminary Plan] 3/5/2021 12:04:42 PM Jennifer Shagin



| DESCRIPTION                             | SYMBOL |
|-----------------------------------------|--------|
| PROPOSED CONTOUR-10                     |        |
| PROPOSED CONTOUR-2                      |        |
| EXISTING CONTOUR-10                     |        |
| EXISTING CONTOUR-2                      |        |
| PROPERTY LINE                           |        |
| BOUNDARY LINE                           |        |
| PROPOSED PRIVATE STORM SEWER            |        |
| PROPOSED STORM INLET                    |        |
| EXISTING STORM SEWER                    |        |
| EXISTING STORM INLET                    |        |
| EXISTING FIRE HYDRANT                   |        |
| EXISTING WATER MAIN                     |        |
| EXISTING SANITARY SEWER MAIN W/ MANHOLE |        |
| PROPOSED SANITARY                       |        |
| PROPOSED WATER                          |        |
| LIMITS OF DISTURBANCE                   |        |
| EXISTING FLOW DIRECTION                 |        |
| PROPOSED FLOW                           |        |
| HIGH POINT                              | HP     |
| LOW POINT                               | LP     |
| OVERFLOW ROUTE                          |        |



NOTE:  
THIS POND INCLUDING ALL EXIST.  
STRUCTURES WAS ORIGINALLY  
CONSTRUCTED WITH BENT GRASS  
RESIDENTIAL FILING NO. 1 (SF1412)  
WITH OWNERSHIP AND MAINTENANCE  
BY THE BENT GRASS METRO. DISTRICT.

|            |                                                                                                |              |         |         |      |
|------------|------------------------------------------------------------------------------------------------|--------------|---------|---------|------|
|            | <b>BENT GRASS EAST COMMERCIAL FILING NO. 3</b><br>PRELIMINARY PLAN<br>PRELIMINARY GRADING PLAN |              |         |         |      |
|            | DESIGNED BY                                                                                    | PRA          | SCALE   |         | DATE |
| DRAWN BY   | PRA                                                                                            | (H) 1" = 30' | SHEET   | 4       | OF 7 |
| CHECKED BY |                                                                                                | (V) 1" = N/A | JOB NO. | 2177.64 |      |

619 N. Cascade Avenue, Suite 200 (719)785-0790  
 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

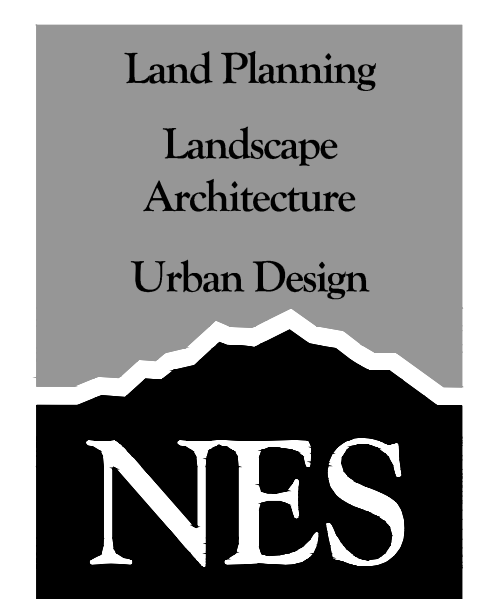
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correct title

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## LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
- ALL SOD SHALL BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
- ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- SITE SPECIFIC LOT LANDSCAPE WILL BE SUBMITTED WITH SITE DEVELOPMENT PLAN PER EACH LOT.

## Landscape Setbacks & Buffers

| Street Name or Zone Boundary | Street Classification | Width (in Ft.) Req./Prov. | Linear Footage | Tree/Feet Required | No. of Trees Req./Prov. |
|------------------------------|-----------------------|---------------------------|----------------|--------------------|-------------------------|
| Bent Grass Meadows Drive     | Local                 | 10                        | 516            | 1 / 30'            | 17/10                   |
| Meridian Park Drive          | Local                 | 10                        | 298            | 1 / 30'            | 10/5                    |
| **Bent Grass Market View     | Private               | 10                        | 638            | 1 / 30'            | 21/**                   |

west landscape buffer should be under buffer - you have it above and below in the title setbacks and buffers and Screens

EVERGREEN TREE REQUIRED

| Shrub Substitutes Required / Provided | Ornamental Grass Sub. Required / Provided | Width (in Ft.) Req./Prov. | Percent Ground Plane Veg. Req. / Provided |
|---------------------------------------|-------------------------------------------|---------------------------|-------------------------------------------|
| West Landscape Buffer                 | 100/57                                    | 15'                       | 75% / 75%                                 |
| Bent Grass Meadows Drive              | 70/73                                     | 10'                       | 75% / 75%                                 |

Meridian Park Drive (To be planted at time of lot development)

## Landscape Buffer & Screens

| Street Name or Property Line | Width (in Ft.) Req. / Prov. | Linear Footage | Tree/Feet Required | Buffer Trees (1/25') Required / Provided |
|------------------------------|-----------------------------|----------------|--------------------|------------------------------------------|
| *West Landscape Buffer       | 15/15'                      | 492            | 1 / 25'            | 20/10 (6 Evergreen & 4 Deciduous h)      |

| Shrub Substitutes (10 SHRUBS/1 TREE) Required / Provided | Percent Ground Plane Veg. Req. / Prov. |
|----------------------------------------------------------|----------------------------------------|
| 60 / 57                                                  | 75% / 75%                              |

\*Alternative Landscaping is Requested.  
\*\*Bent Grass Market View to be landscaped with site specific site development plans.

10 trees short =shrub substitute is not under the BUFFER category

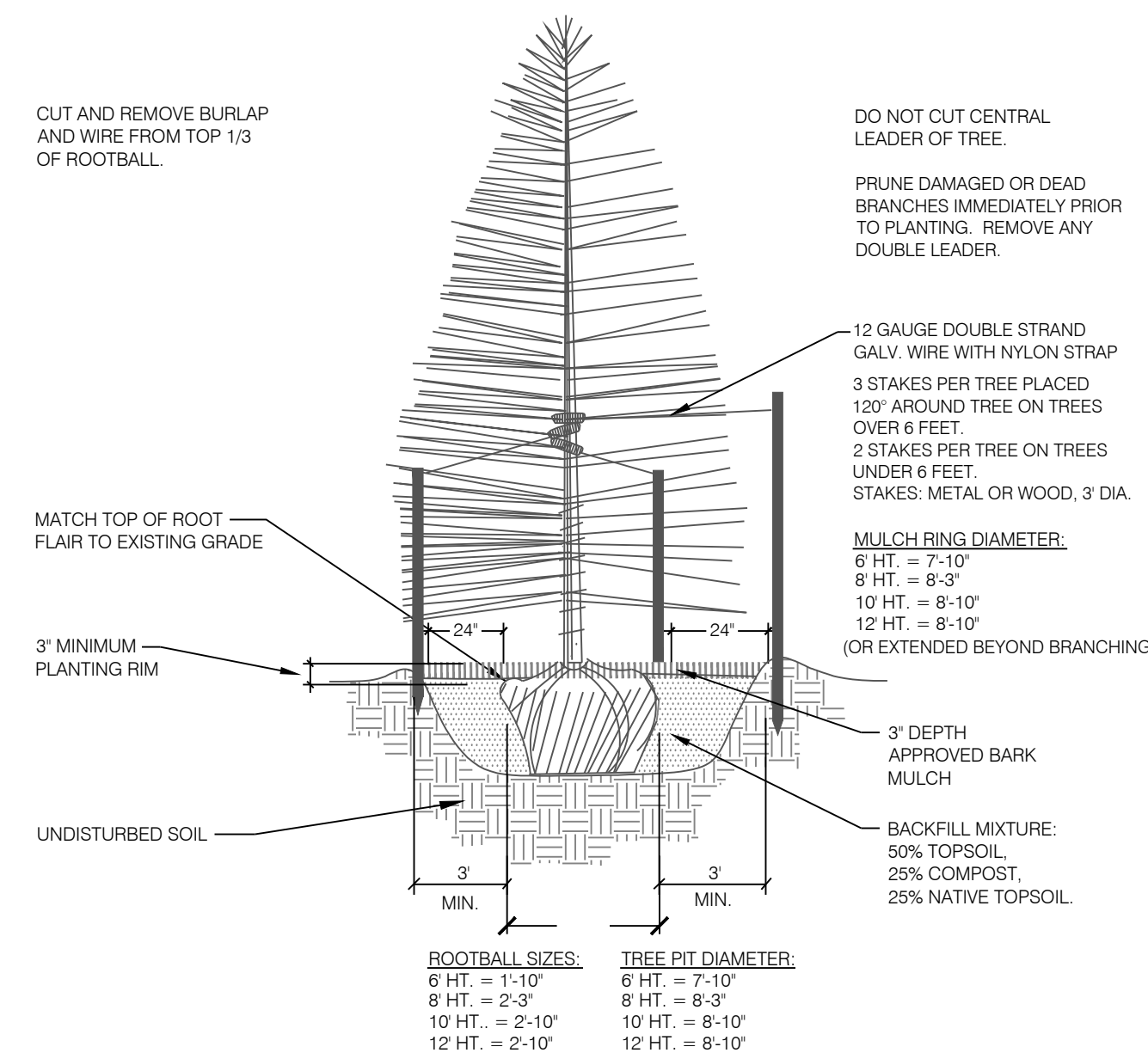
## (2) Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses.

- (a) Where Required. A buffer is required in the following situations:
- Along the lot, parcel, or tract line on the non-residential use property between the non-residential use and a residential zoning district.
  - Along the lot, parcel, or tract line on the multifamily use property between the multifamily use and a single-family or duplex zoning district.
  - On the residential side of the project when use to use compatibility is a concern.
- (b) Depth and Planting Standards. The required buffer shall be a minimum of 15 feet deep. The minimum number of trees in the buffer shall be one tree for every 25 feet of common lot, parcel, or tract line. A minimum of 1/3 of the trees shall be evergreen trees.
- (c) Opaque Fencing or Wall Required. An opaque fence or wall with a minimum height of 6 feet is required along the lot, parcel, or tract line except where the adjacent single-family or duplex residential zoning district or use abuts a required roadway landscaping area.
- (d) Minimum Ground Covering Required. Bark, wood chips, rock, stone, or other natural landscape material shall be used as a non-living ground cover. Areas of a required buffer not covered in approved non-living ground cover material shall be covered in a living plant material.

## PLANT SCHEDULE

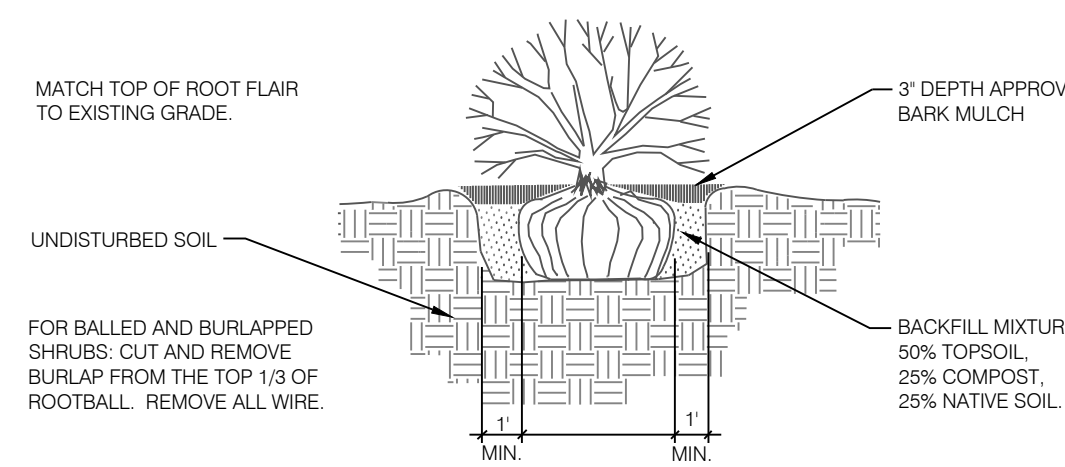
| TREES  | CODE    | QTY | BOTANICAL / COMMON NAME                                    | HEIGHT | WIDTH |
|--------|---------|-----|------------------------------------------------------------|--------|-------|
|        | Gs      | 17  | Gleditsia triacanthos `Skyline` / Skyline Honey Locust     | 50'    |       |
|        | Pic co2 | 6   | Picea pungens / Colorado Spruce                            | 20'    |       |
|        | Pin syl | 5   | Pinus sylvestris / Scotch Pine                             | 20'    |       |
|        | Qr      | 13  | Quercus robur / English Oak                                | 60'    | 60'   |
| SHRUBS | CODE    | QTY | BOTANICAL / COMMON NAME                                    | HEIGHT | WIDTH |
|        | Cor fl2 | 12  | Cornus sericea `Flaviramea` / Yellow Twig Dogwood          | 8'     | 8'    |
|        | Jun old | 74  | Juniperus chinensis `Old Gold` / Old Gold Juniper          | 4'     | 6'    |
|        | Mp      | 25  | Miscanthus sinensis `Purpurescens` / Purple Eulalia Grass  | 4.5'   | 3'    |
|        | Phy cop | 25  | Physocarpus opulifolius `Coppertina` / Coppertina Ninebark | 10'    | 10'   |
|        | Pb      | 32  | Prunus besseyi / Sand Cherry                               | 5'     | 5'    |
|        | Pp      | 18  | Prunus besseyi `P011S` TM / Pawnee Buttes Sand Cherry      | 12'    | 5'    |
|        | Sh      | 51  | Sporobolus heterolepis / Prairie Dropseed                  | 3'     | 3'    |

provide the commercial wall as required.



1 CONIFEROUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



2 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE

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IN ASSOCIATION WITH

## BENT GRASS EAST COMMERCIAL FILING 3

PRELIMINARY PLAN

8090 MERIDIAN PARK DR  
EL PASO COUNTY, CO

DATE: 11.16.20  
PROJECT MGR: E. GANAWAY  
PREPARED BY: J. SHAGIN

## ENTITLEMENT

| DATE: | BY: | DESCRIPTION: |
|-------|-----|--------------|
|       |     |              |
|       |     |              |
|       |     |              |

## LANDSCAPE NOTES AND DETAILS

6

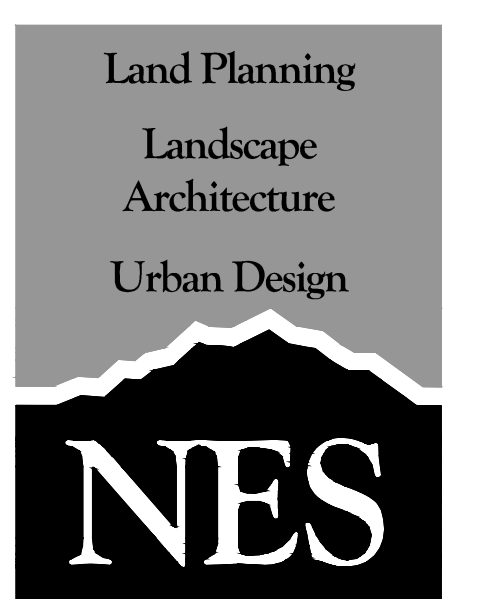
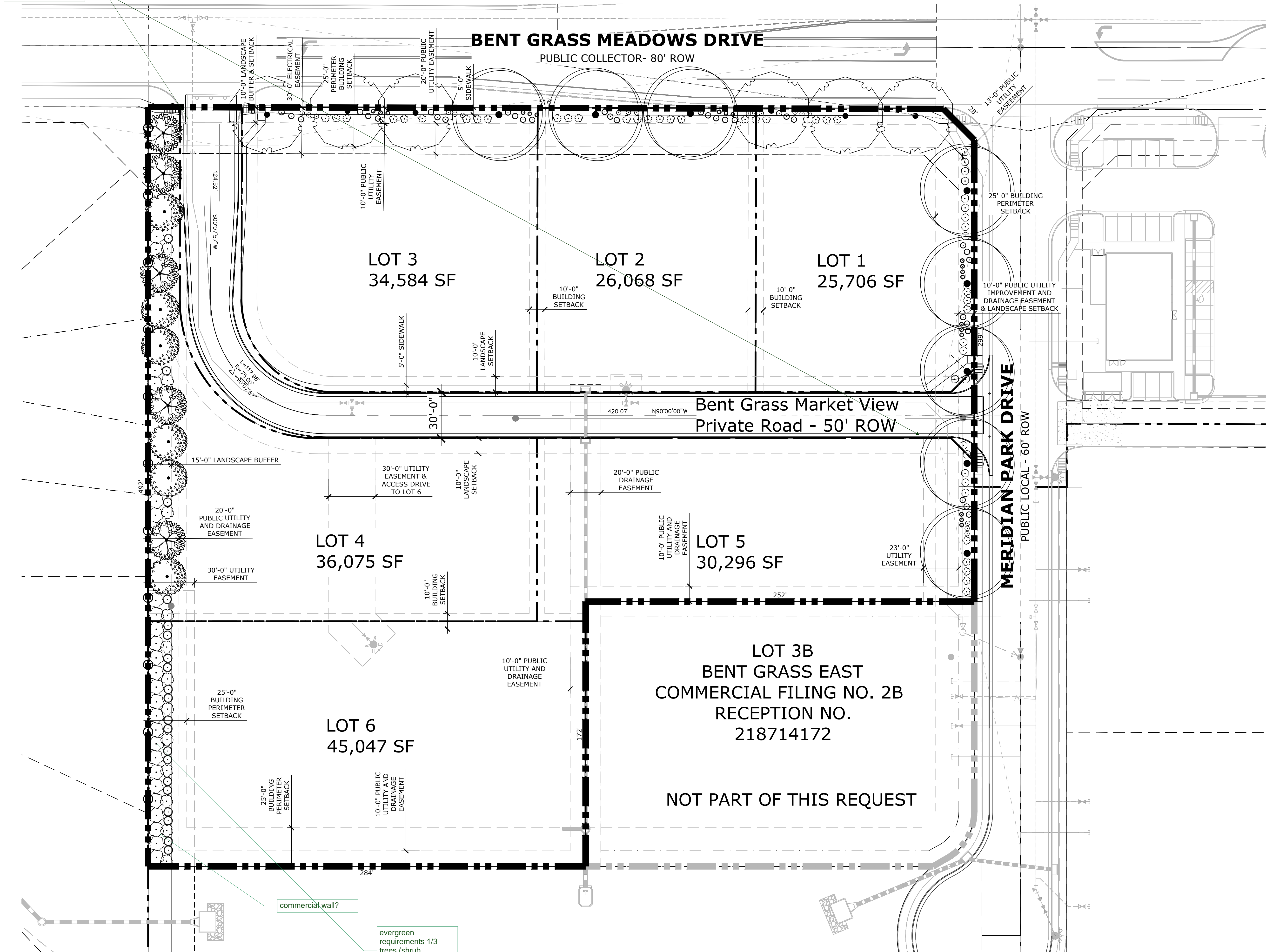
6 OF 7

PCD#: SP-20-010

# BENT GRASS EAST COMMERCIAL FILING 3

TRACT BB AS PLATTED IN BENT GRASS EAST COMMERCIAL FILING NO. 2B RECORDED UNDER RECEPTION NO. 218714172,  
RECORDS OF EL PASO COUNTY, COLORADO  
CONTAINING A CALCULATED AREA OF 219,877 SF, 5.048 ACRES

add site triangle to all intersections w private road and public road



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
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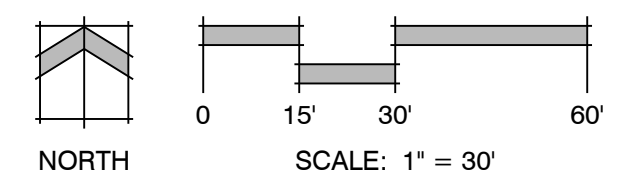
**BENT GRASS EAST COMMERCIAL FILING 3**  
PRELIMINARY PLAN  
8090 MERIDIAN PARK DR  
EL PASO COUNTY, CO

DATE: 11.16.20  
PROJECT MGR: E. GANAWAY  
PREPARED BY: J. SHAGIN

ENTITLEMENT

ALTERNATIVE LANDSCAPE PLAN

7 OF 7  
PCD #: SP-20-010



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