

P:\Land First Inc\Bent Grass East Commercial Filing_3\Drawings\Planning\Develop\BentGrassCommercial_PrelimPlan_COCEPT 2_ TRACT A Second Sub.dwg [COVER] 5/18/2021 4:22:33 PM Jennifer Shagin

BENT GRASS EAST COMMERCIAL FILING 3

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
CONTAINING A CALCULATED AREA OF 219,877 SF, 5.048 ACRES

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

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

correct legal to include requirement on old checklist

Legal has been updated to match recorded legal. Per meeting with County, legal on title block meets preliminary plan review criteria

Legal includes approximate survey tie to an accepted survey monument?

GENERAL NOTES

Name & address of person/organization responsible for this plan

- 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 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.

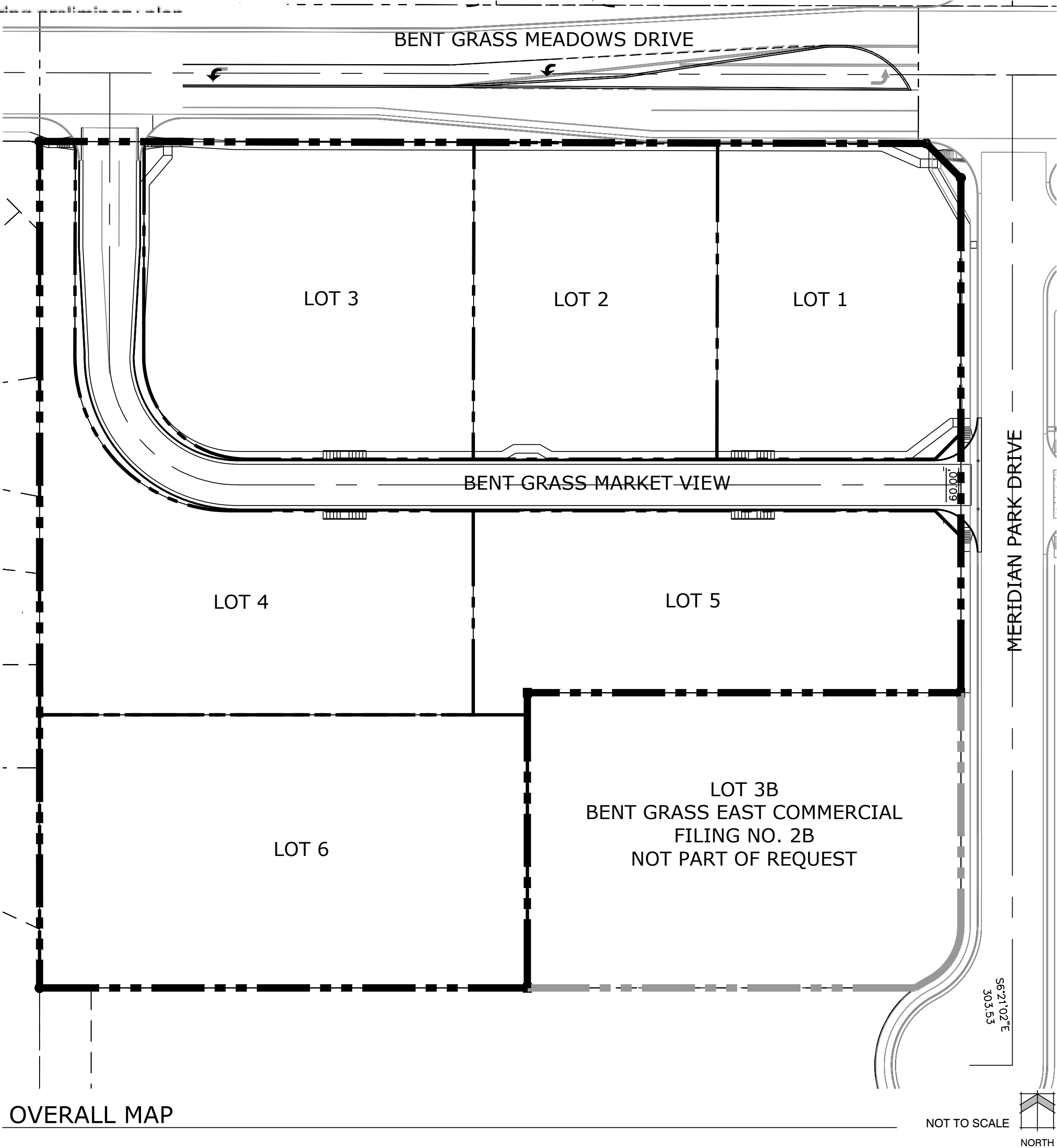
GEOLOGIC HAZARD DISCLOSURE STATEMENT

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.

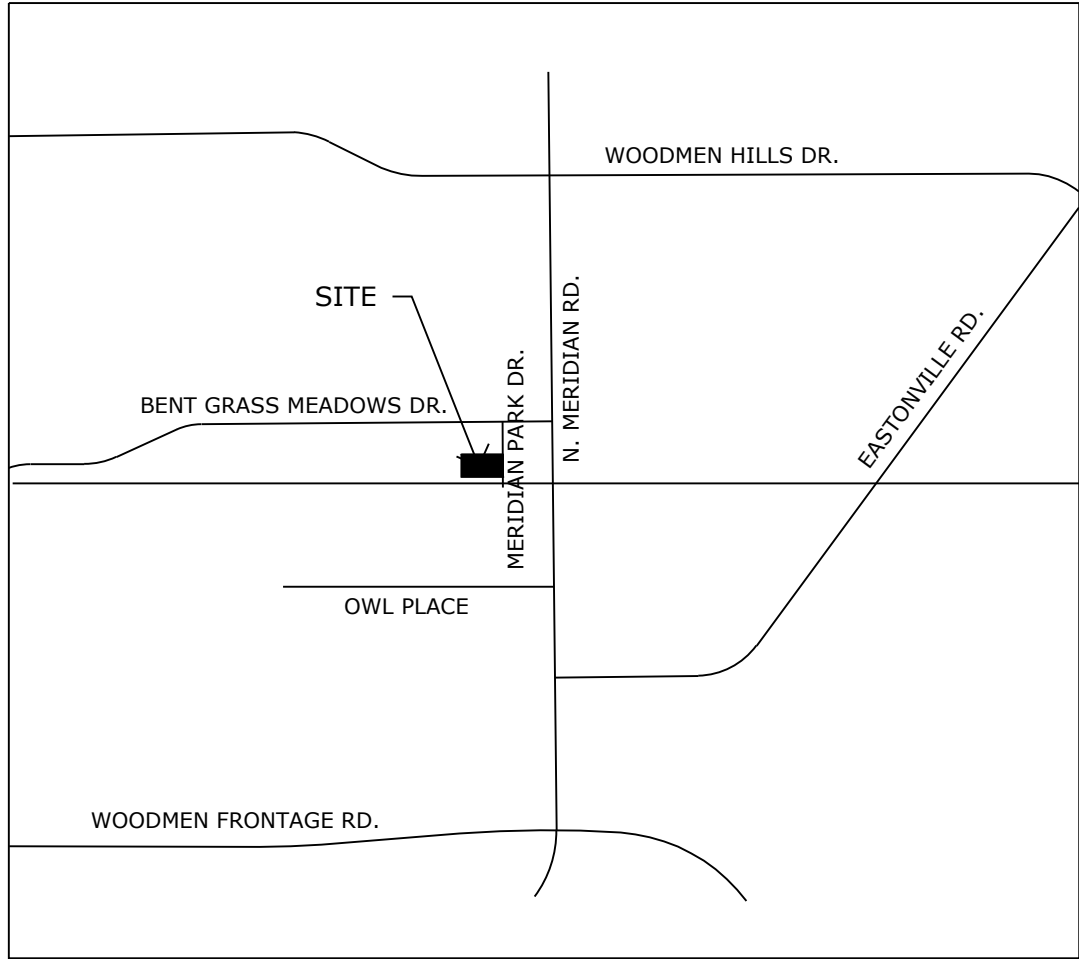
- Potentially Seasonally High Groundwater: Lots 1-6
- Other Hazard:
 - Artificial Fill: Eastern portion of the site.
 - Loose Soils: Lots 1-6.

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.



VICINITY MAP



N.T.S.

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'
Meridian Park Drive: 10'

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

Development Schedule: Fall 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

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Sheet 7 of 7:	LANDSCAPE PLAN

Land Planning
Landscape
Architecture
Urban Design



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

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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

DATE: BY: DESCRIPTION:

COVER SHEET

1

1 OF 7

PCD #: SP-20-010

BENT GRASS EAST COMMERCIAL FILING 3

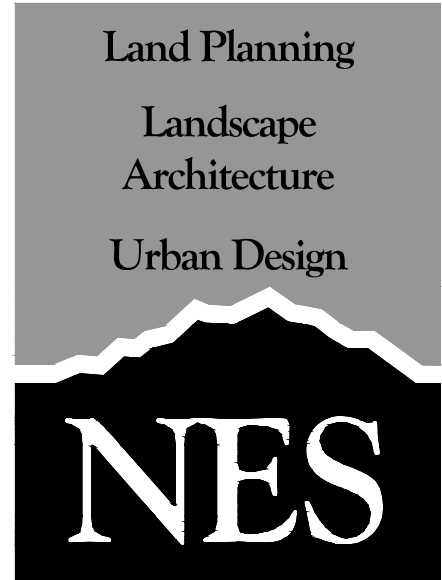
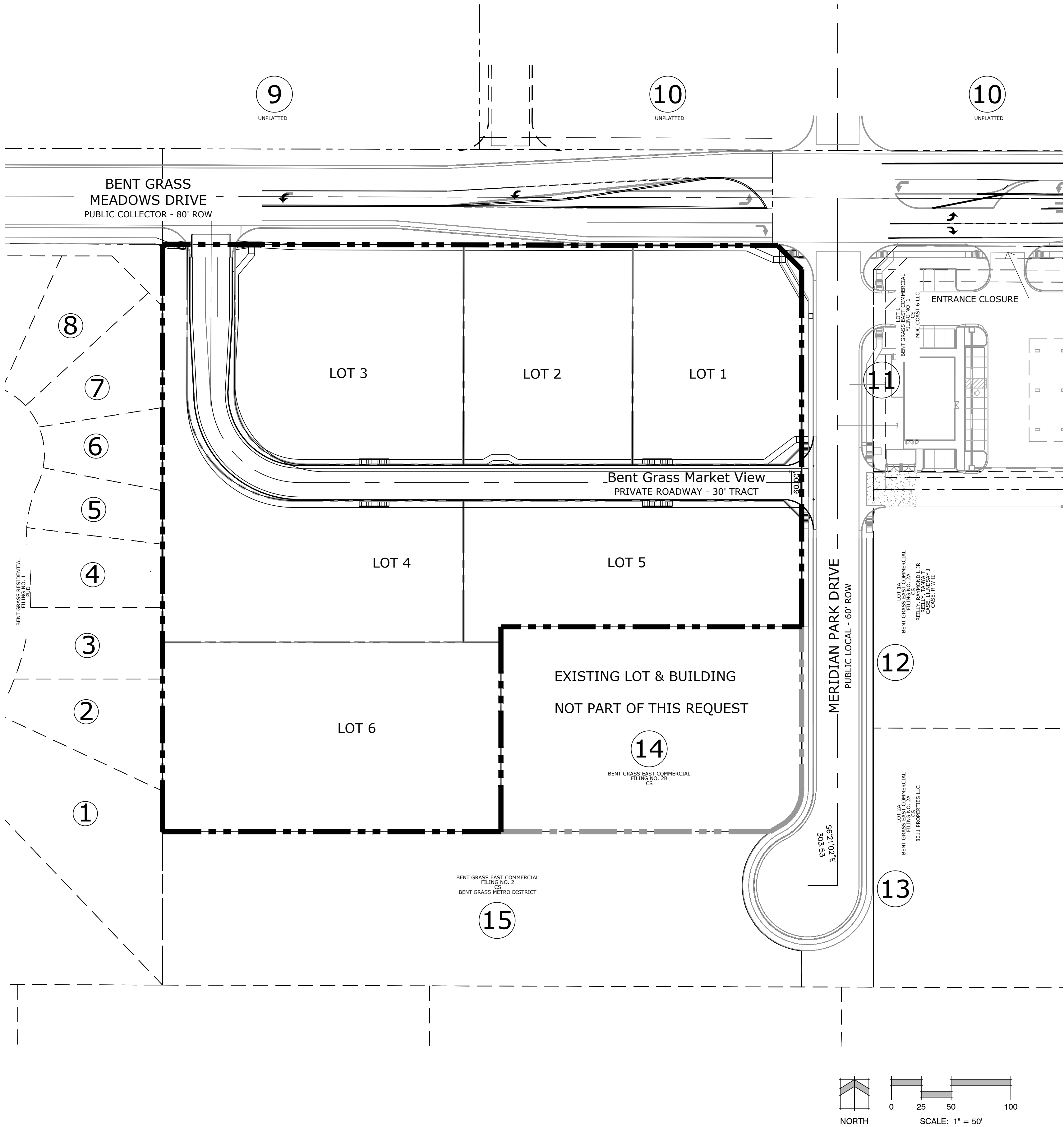
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ADJACENT OWNER'S TABLE:

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



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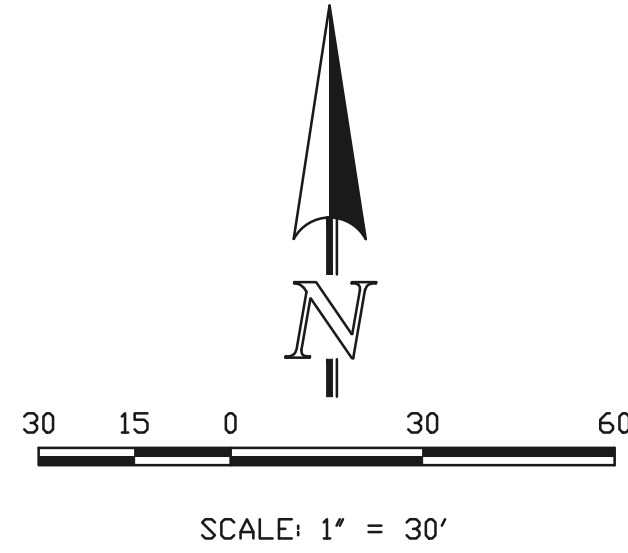
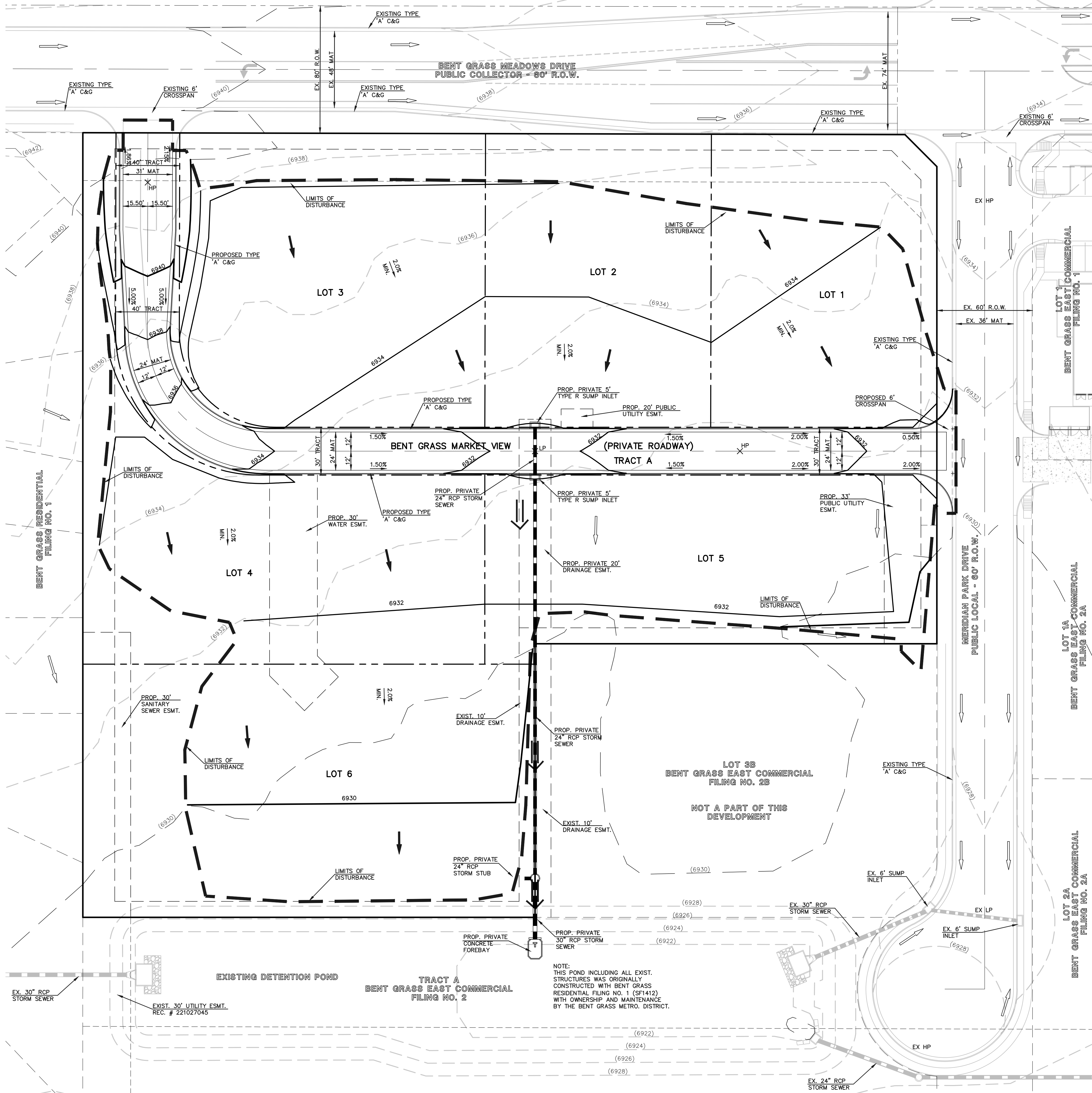
DATE: BY: DESCRIPTION:

ADJACENT PROPERTY OWNERS AND TRACT MAP

2 OF 7

PCD#: SP-20-010

N:\217764\DRAWINGS\DEVELOPMENT\217764--PG--01.dwg, 5/6/2021 9:59:28 AM, 1:1



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	



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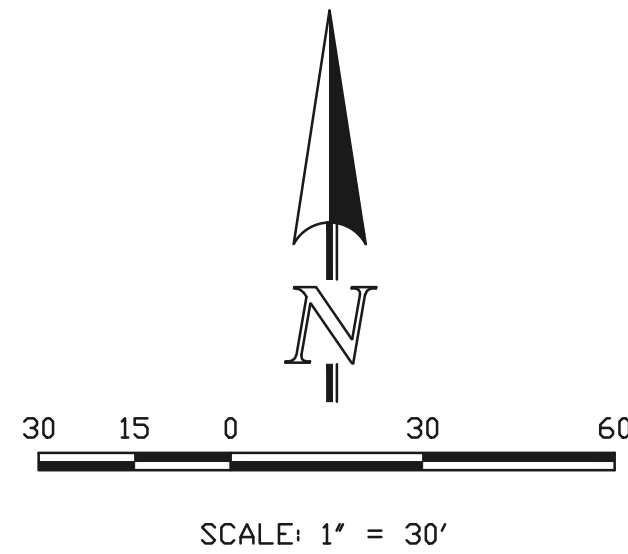
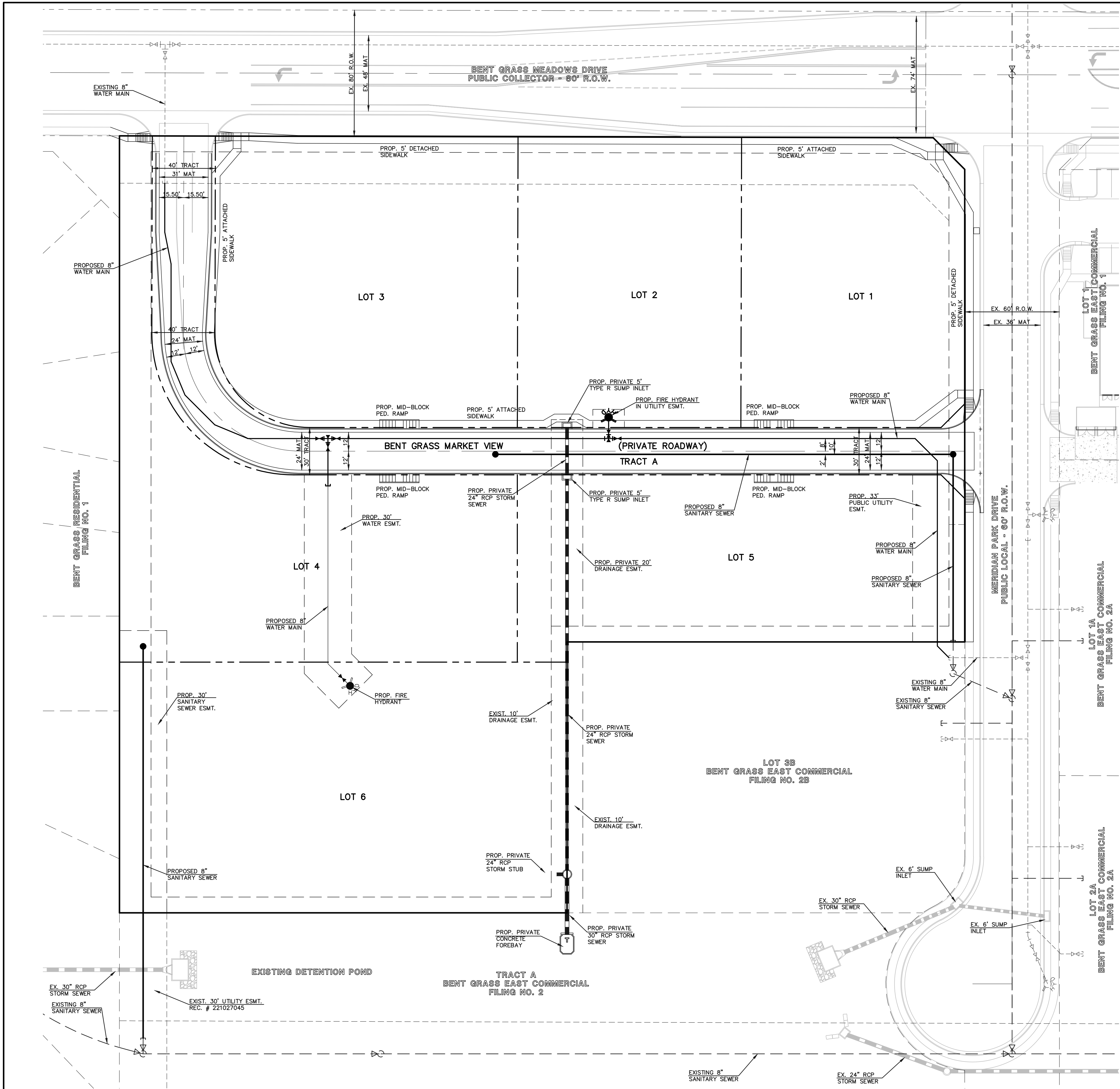
(719)785-0790
(719)785-0799 (Fax)

**BENT GRASS EAST
COMMERCIAL FILING NO. 3**

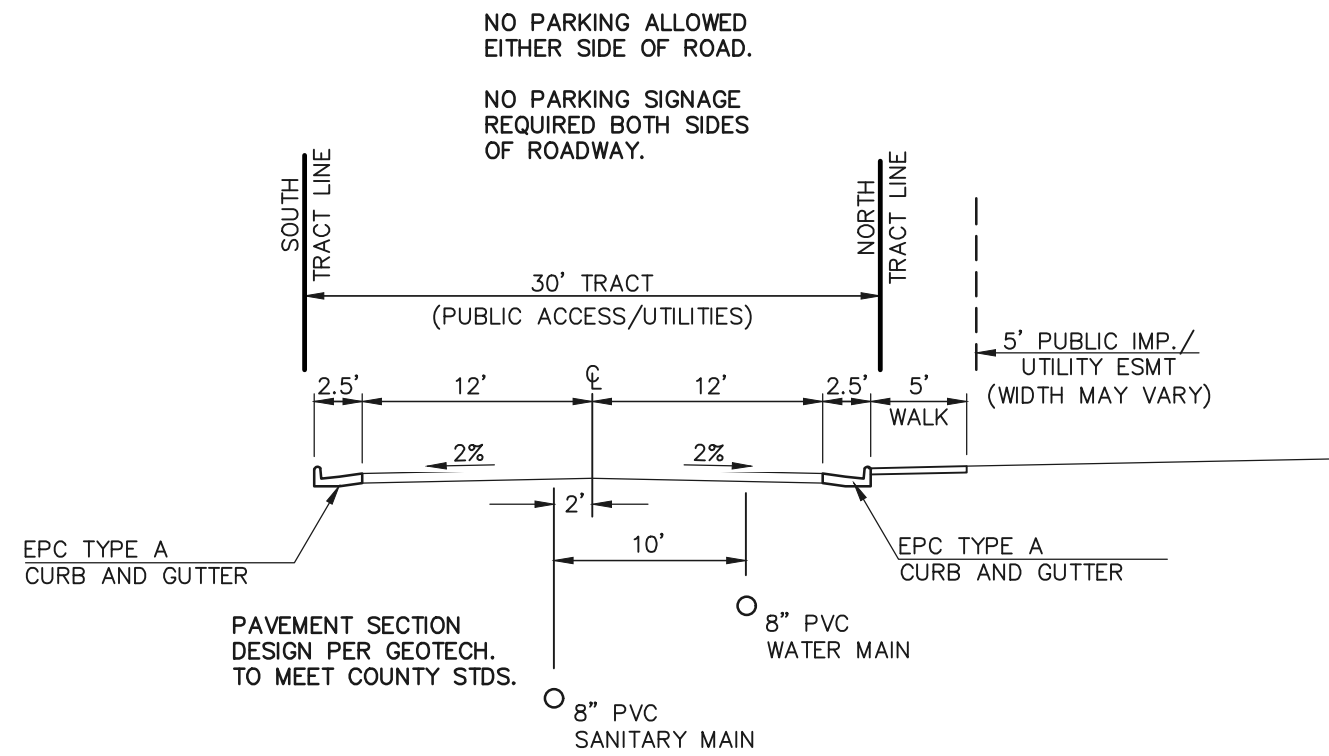
PRELIMINARY PLAN
PRELIMINARY GRADING PLAN

DESIGNED BY	PRA	SCALE	DATE	10-27-20
DRAWN BY	PRA	(H) 1"= 30'	SHEET	4 OF 7
CHECKED BY		(V) 1"= N/A	JOB NO.	2177.64





LEGEND	
DESCRIPTION	SYMBOL
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	---



TYPICAL PRIVATE ROAD CROSS SECTION

SCALE: 1" = 10'

BENT GRASS MARKET VIEW



BENT GRASS EAST
COMMERCIAL FILING NO. 3

PRELIMINARY PLAN
PRELIMINARY UTILITY PLAN

DESIGNED BY	PRA	SCALE	DATE	10-27-20
DRAWN BY	PRA	(H) 1"= 30'	SHEET	5 OF 7
CHECKED BY		(V) 1"= N/A	JOB NO.	2177.64

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

CLASSIC
CONSULTING

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PLANNED / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

SCALE

ISSUE INFO

SHEET NUMBER

PLANT FILE

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DATE: 11.16.20
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LANDSCAPE NOTES AND DETAILS

6 OF 7

PCD#: SP-20-010

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	17/9
Meridian Park Drive	Local	10	298	1 / 30	10/5
Bent Grass Market View	Private	10	638	1 / 30	21/

Shrub Substitutes	Shrub Substitutes Required / Provided	Width (in Ft.) Req./Prov.	Percent Ground Plane Veg. Req. / Provided
Bent Grass Meadows Drive	80/80	10'	75% / 75%
Meridian Park Drive	50/50	10'	75% / 75%

Bent Grass Market View (To be landscaped with site specific site development plans.)

EVERGREEN TREE REQUIRED / Please show calculations for required for roadway and buffer

A 15' buffer has been added along Bent Grass Meadows Drive with over 1/3 evergreen trees proposed.

Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.) Req. Prov.	Linear Footage	Tree/Feet Required	Buffer Trees (1/25') Required / Provided	*Length of 6' Opaque Structure Req./Prov.
West Landscape Buffer	15/15'	492	1 / 25'	20/20	492/492'

*Existing 6' Opaque Fence along West Landscape Buffer property boundary
**Bent Grass Market View to be landscaped with site specific site development plans.

- (2) Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses.
- (a) Where Required. A buffer is required in the following situations:
- (i) Along the lot, parcel, or tract line on the non-residential use property between the non-residential use and a residential zoning district.
- (ii) Along the lot, parcel, or tract line on the multifamily use property between the multifamily use and a single-family or duplex zoning district.
- (iii) 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 24 feet of common boundary line.
- (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 with a living plant material.

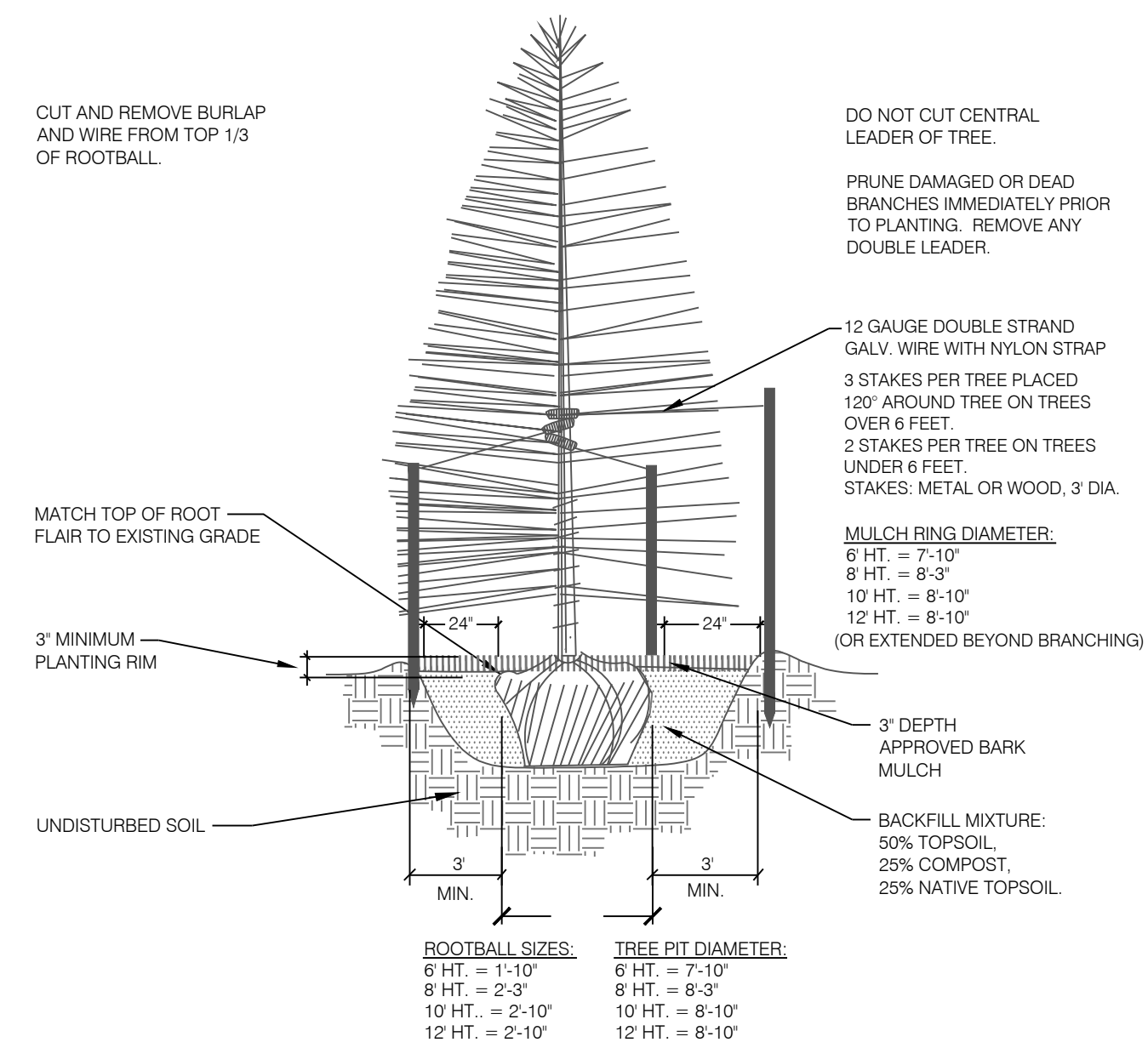
provide the commercial wall as required.

the commercial is responsible for the wall not the residential. Have you obtained a letter from the individual property owners that they agree to maintain the existing fence not wall on ? Do they support a waiver of the opaque wall being installed and maintained by individual lot owners not commercial to support the waiver of the requirement for the commercial to provide the wall?

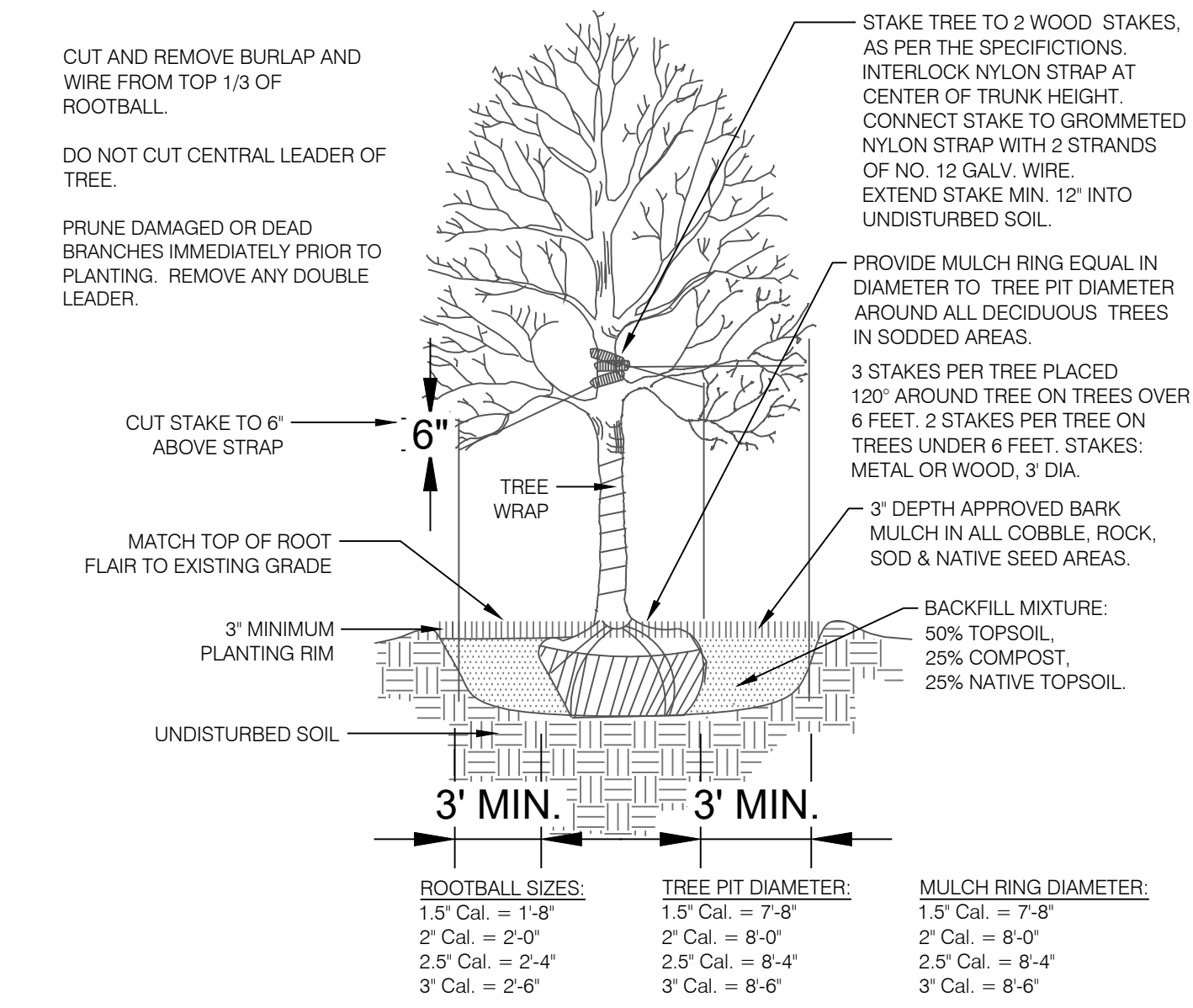
Per discussion with the County, Bent Grass Merchants Association will maintain the existing 6' Cedar Fence on the Residential Properties and 15' of vegetation between the residential and commercial uses.

there is no requirement for the lot owners to have a fence; it is on the commercial. Maybe the commercial would like provide a maintenance agreement for fencing or replace the fence w concrete or CMU block? Staff will likely note the issue in the staff report

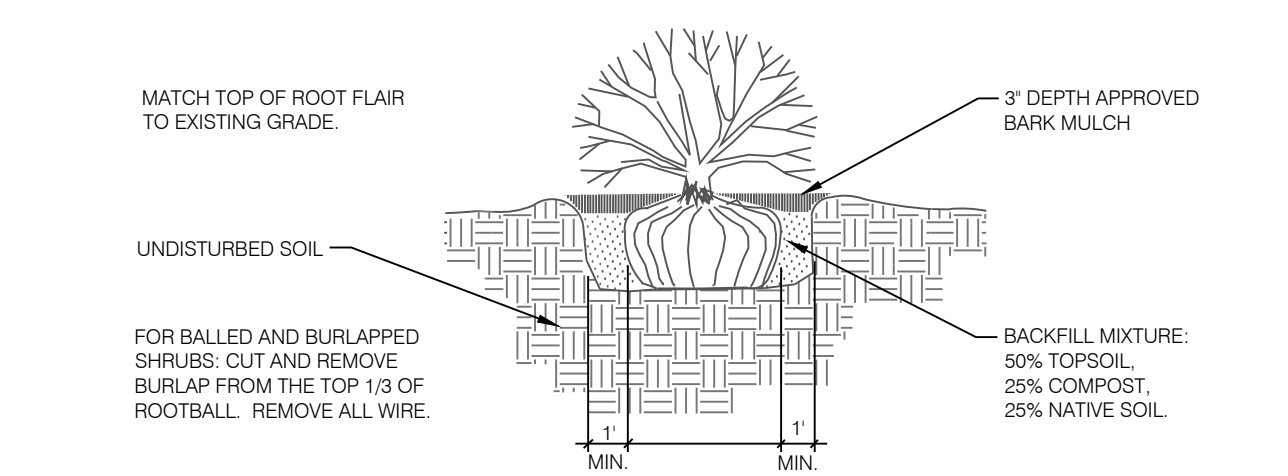
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1 CONIFEROUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



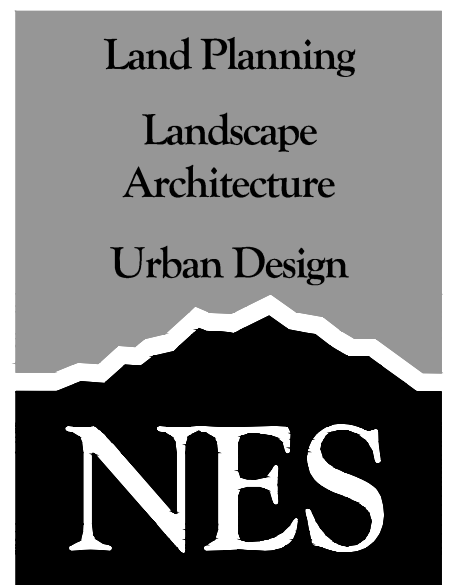
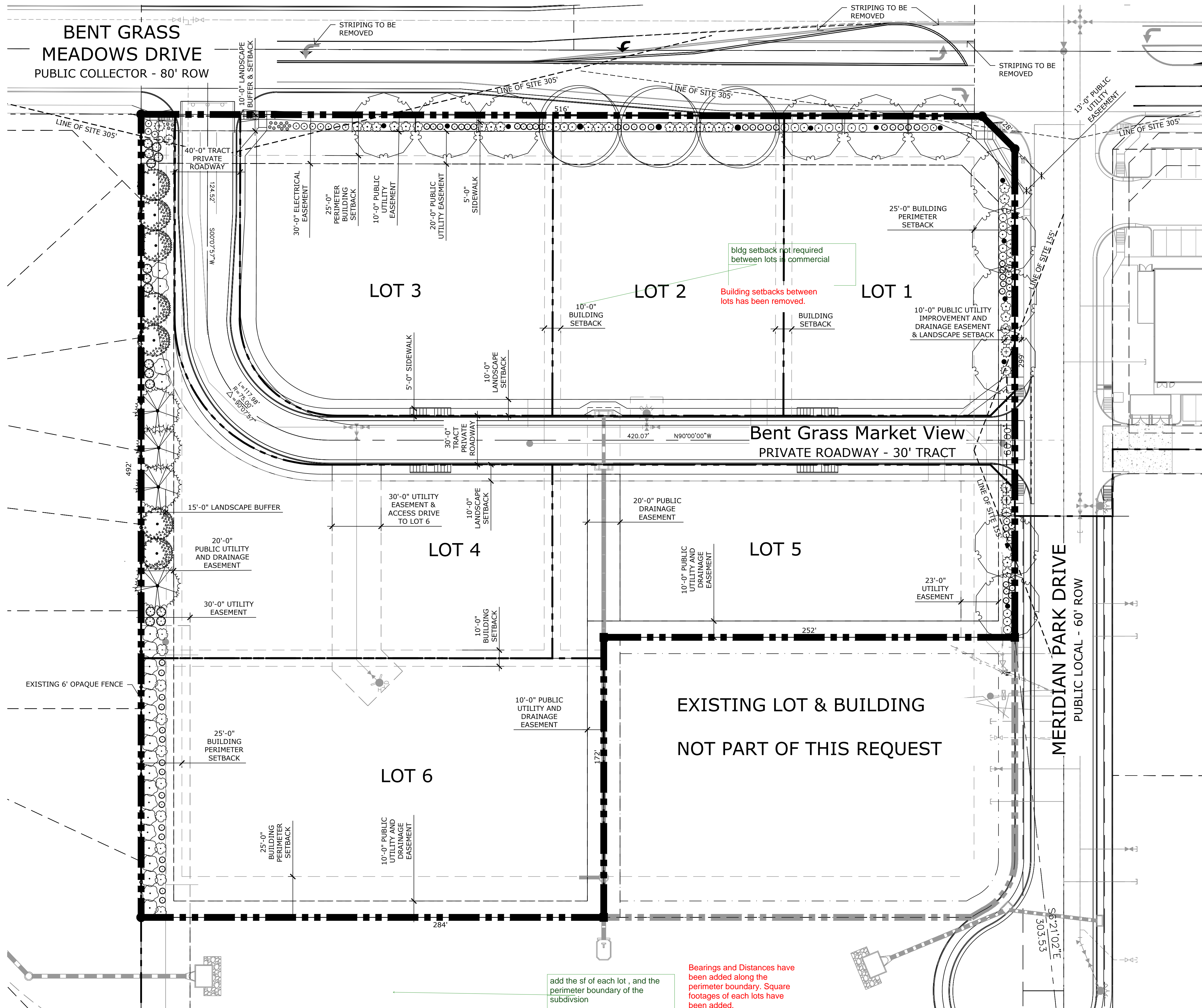
2 DECIDUOUS TREE PLANTING DETAIL
N.T.S.



3 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

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