

# BENT GRASS EAST COMMERCIAL FILING 3

## EL PASO COUNTY, COLORADO PRELIMINARY PLAN

### TRACT BB BENT GRASS EAST COMMERCIAL NO 2B

Updated legal description has been added.

prelim checklist requires this for legal

#### LEGAL DESCRIPTION

TRACT BB BENT GRASS EAST COMMERCIAL FIL NO 2B

General Legal Description by 1/4 Section, Section, Township, Range

Legal includes approximate survey tie to an accepted survey monument?

#### GENERAL NOTES

- Private roads are to be paved asphalt with concrete curbs.
- Landscaping in public-rights-of-way will be maintained by the Bent Grass Commercial Merchants Association.
- 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.
- 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 (use 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 (use 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.

#### 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 September 15, 2020.

#### 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 (xxxxx) 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:

All foundations shall comply with recommendations in the Soils & Geology Report

Groundwater was encountered in all of the test borings at depths ranging from 5 to 12.5 feet bgs (Reference 1, Appendix B). The borings were drilled to 20 feet. Interceptor drains or under-slab drains may be necessary where foundations encroach the groundwater table. Groundwater may affect the construction of shallow foundations proposed for this site and deeper excavations for utilities, depending on site grading and depths of excavation. Unstable conditions should be expected where excavations approach the groundwater level. Stabilization

checklist items from prelim plan checklist to be added

If fees are to be paid in lieu of land, the approximate amount of such fees and the concurrence of the parties involved are to be shown

Notes to indicate disposition, maintenance responsibility, and service responsibility (suppliers) for water and sanitation, energy supplies, common areas, and other services and areas which will serve the community must be shown

**Driveway** — A facility for the passage of vehicles that provides access from a public or private road to no more than 3 lots.

Section Township  
Range

Updated to current legal description

Notes for both Woodmen Road and Private Road have been added

Private Roads:  
ne 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.

Access Limitation:  
There shall be no direct lot access to

Bent Grass Meadows Drive  
(Please check with engineering on Meridian Park access)

Added to General Notes

Added to General Notes

add the notes in green

Revise to December 7, 2018

Updated

Updated to SP-20-10

add mitigation note who is responsible to maintain?

Groundwater mitigation note has been added

MAP

waiver for no frontage

Access road to Lot 6 has been added as part of utility easement

remove it will be a replat of this at plat stage

Private Road, Width, Name

Updated to Bent Grass Market View at 30' width

#### 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

Early Assistance: EA2085

Current Zoning: CS

Building Setbacks

Front: 25'  
Side: 25'  
Rear: 25'  
Maximum Height: 45'

Landscape Setback: work with enumerations..

Bent Grass Meadows Drive: 10'

Landscape Buffer:

West Boundary: 15'

summer

Development Schedule: Spring 2021

Proposed Land Use: Commercial

Land Use:

Lots: 4.54 ac - 6 Lots (90%)  
Tracts: 0.51 ac (10%)  
Total Area: 5.05 ac (219,875 SF)

Private road tract to be owned and maintained by?

Private Road maintained by Bent Grass Merchants Association.

#### SHEET INDEX

Sheet 1 of 7: COVER SHEET  
Sheet 2 of 7: ADJACENT PROPERTIES & TRACT MAP  
Sheet 3 of 7: PRELIMINARY PLAN  
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

#### COVER SHEET

1

1 OF 7

CPC

Updated to SP-20-010

PCD Filing No.:  
SP-20-010

8.4.3. Division of Land, Block, Lot, and Tract Layout Standards

This has been addressed

(A) Division of Land Standards

(1) Minimum Frontage for Division of Land. A division of land shall have a minimum of 60 feet frontage on a public road.

(B) Block Standards.

(1) General. The lengths, widths, and shapes of blocks shall conform to the following standards:

- Separation of Differing Land Uses. Blocks shall be used to separate distinct land uses or zoning classifications.
  - Vehicular and Pedestrian Circulation. Blocks shall be laid out and designed to provide for convenient control, safety, and access for vehicular and pedestrian circulation.
  - Topography and Natural Features. Blocks shall be laid out with respect for the existing topography, vegetation, and other natural features.
- (2) Block Lengths and Pedestrians. Block lengths in excess of 600 feet may require pedestrian access be provided approximately midway through the block.

(C) Lot Design. Lot design and layout shall conform to the following standards:

(1) Buildable Lots. Lots shall be buildable lots, unless specifically approved and restricted by plat note.

(2) Lot Area and Dimensions.

- Minimum Lot Dimensions in Zoning District. The minimum area and dimensions of lots shall conform to the requirements of the applicable zoning district.
- Adequate Buildable Area Required. Lots shall have sufficient buildable area to reasonably accommodate the allowed uses. Buildable areas shall be excluded from easements unless otherwise approved by the easement holder, and shall not encroach into natural hazard areas unless the natural hazards are mitigated as required by this Code.
- Lot Area Adequate to Accommodate Parking. Lot area shall be adequate to allow for the provision of necessary parking facilities for the allowed uses.
- Corner Lots and Building Setbacks. Corner lots shall accommodate the required setback on both frontages, which may require extra lot width.
- Minimum Frontage. Lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BOCC pursuant to waiver granted under Section 8.4.4 (E).

#### BENT GRASS EAST COMMERCIAL FILING 3 PRELIMINARY PLAN

8090 MERIDIAN PARK DR  
EL PASO COUNTY, CO

#### ENTITLEMENT

DATE: BY: DESCRIPTION:

DATE:

BY:

DESCRIPTION:

#### COVER SHEET

1

1 OF 7

CPC

Updated to SP-20-010



ADJACENT OWNER'S TABLE:

Name	Mailing Address	City, State, Zip
1 GLEESON, MATTHEW R GRUBESIC, ABIGAIL L	11739 SEDGE CT	PEYTON CO, 80831-6739
2 CHASE, BRUCE L CHASE, LINDA S	11745 SEDGE CT	PEYTON CO, 80831-6739
3 BOGSTAD, DEVAN M MARKLE, ALYSSA M	11751 SEDGE CT	PEYTON CO, 80831-6739
4 JIMENEZ-DIAZ, ANDRES A ACOSTA-ORTIZ, KARLA J	11757 SEDGE CT	PEYTON CO, 80831-6739
5 MARCZYK JEREMY THOMAS	11763 SEDGE CT	PEYTON CO, 80831-6739
6 GROSS JAMES	11769 SEDGE CT	PEYTON CO, 80831-6739
7 WAWRZYNIAK, KEITH P WAWRZYNIAK, NANCY A	15620 EASTONVILLE RD	ELBERT CO, 80106-8818
8 GUDGEON DAVID GUDGEON KELSEY	11781 SEDGE CT	PEYTON CO, 80831-6739
9 WILMORE JUNCTION LLC	7850 N MERIDIAN RD	PEYTON CO, 80831-6739
10 INTERNATIONAL DEVELOPMENT COMPANY	102 E PIKES PEAK AVE STE 201	COLORADO SPRINGS CO, 80903-1823
11 MDC COAST 6 LLC	11995 EL CAMINO REAL	SAN DIEGO CA, 92130-2539
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
13 8011 PROPERTIES LLC	8011 MERIDIAN PARK DR	PEYTON, CO 80831-8128
14 CLARK, AMY DVM PROPERTIES LLC	8036 MERIDIAN PARK DRIVE	PEYTON, CO 80831-8128
15 BENT GRASS METRO DISTRICT	660 SOUTHPOINTE CT STE 210	COLORADO SPRINGS CO, 80906-3874

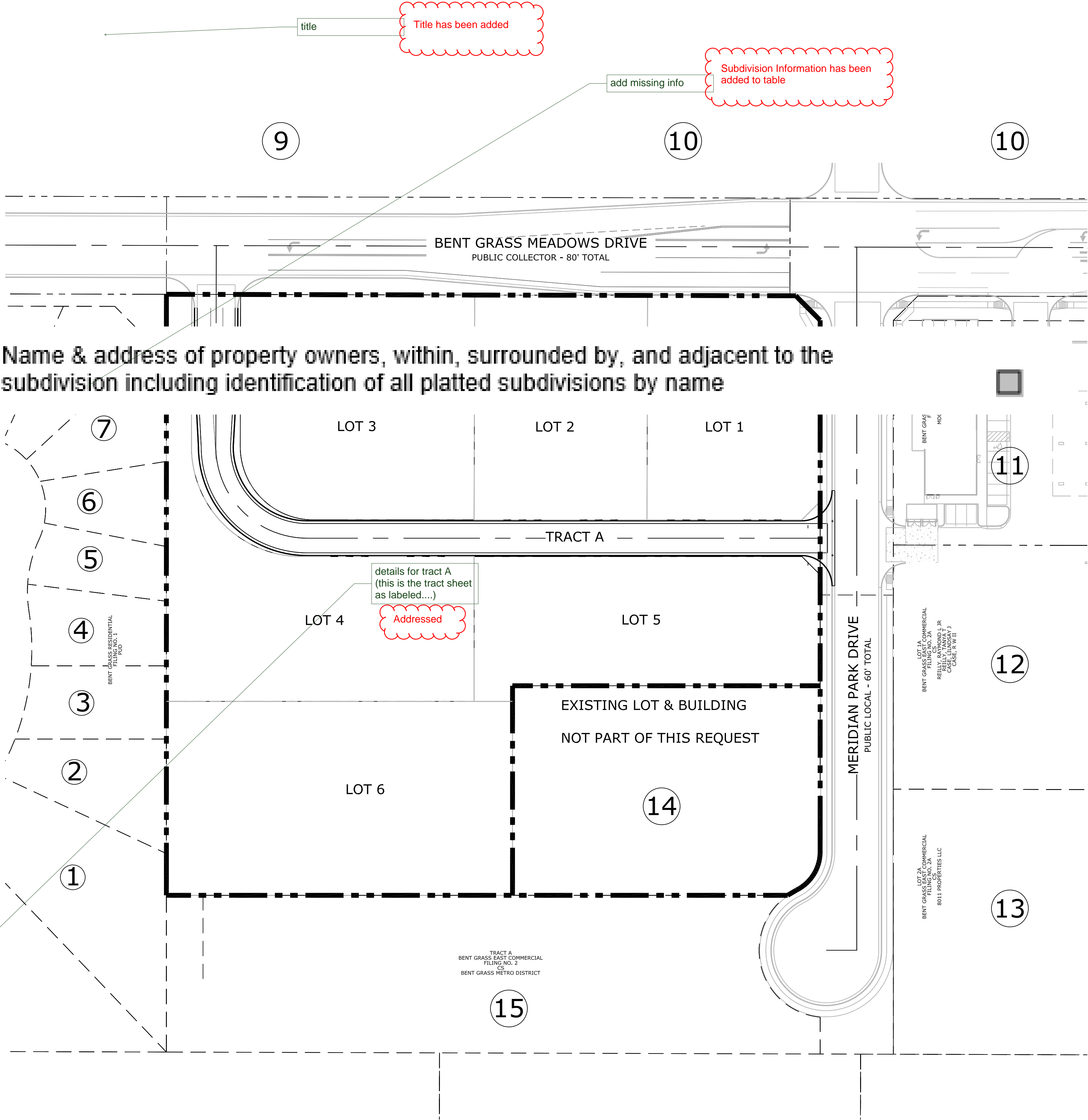
TRACT USE CHART:

	AREA		USE	Ownership/Maintenance
	SQ. FT.	AC.		
Tract A	22,099	0.51	Drive and Utility Access	Bent Grass Commercial Merchants Association

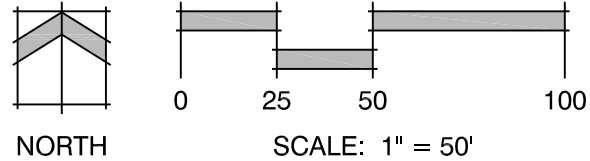
private road, utility  
and drainage

Updated to reflect private road,  
utility and drainage use

Updated to Bent  
Grass Market View



Name & address of property owners, within, surrounded by, and adjacent to the subdivision including identification of all platted subdivisions by name



Land Planning  
Landscape  
Architecture  
Urban Design



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

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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:

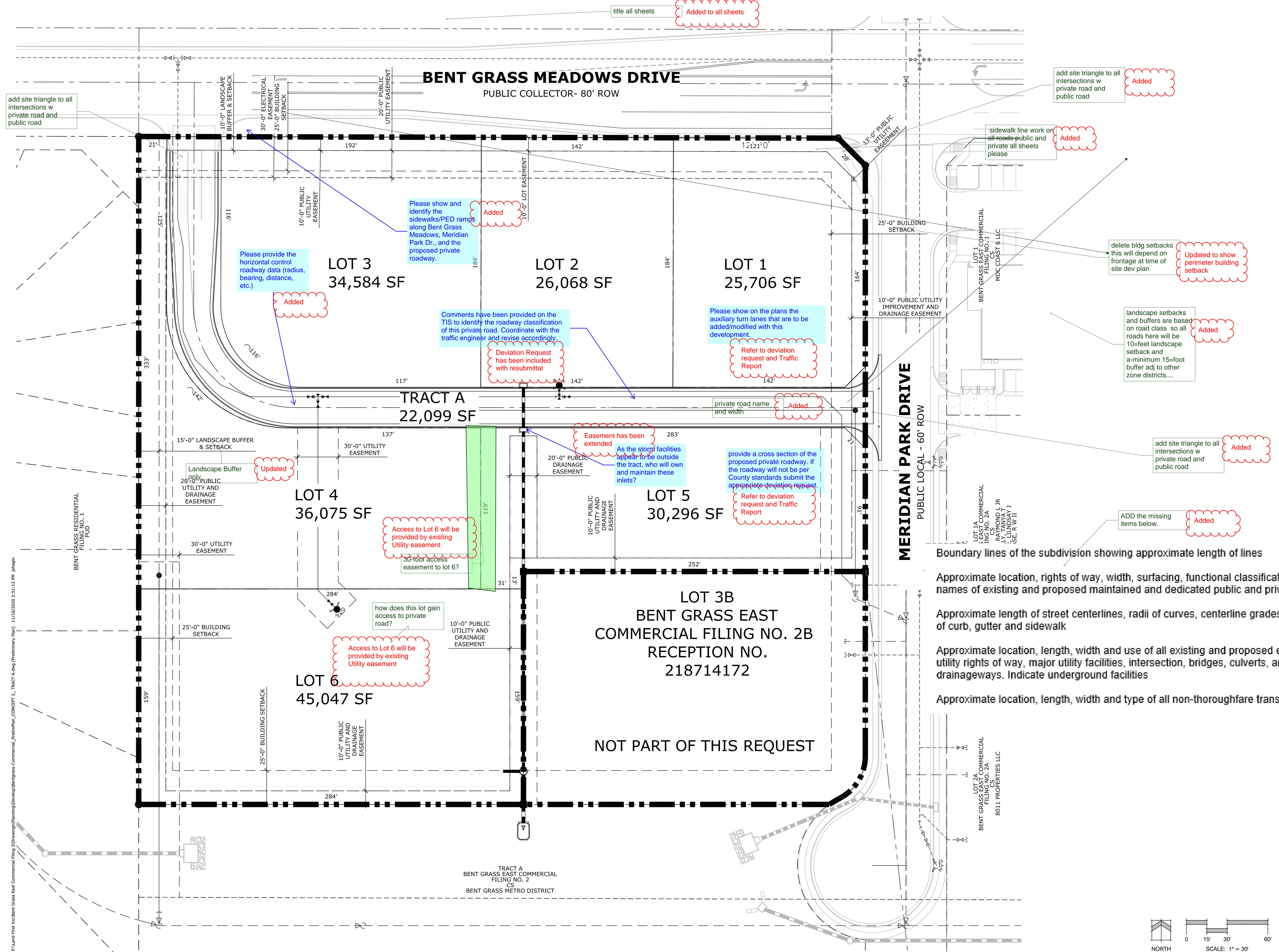
ADJACENT PROPERTY  
OWNERS AND TRACT  
MAP

2

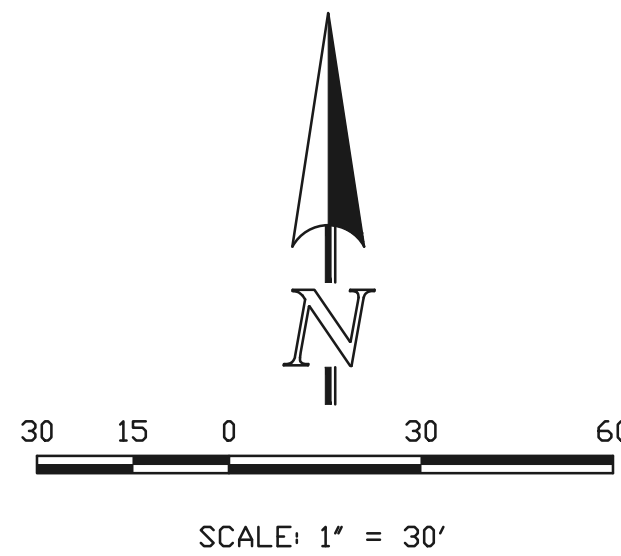
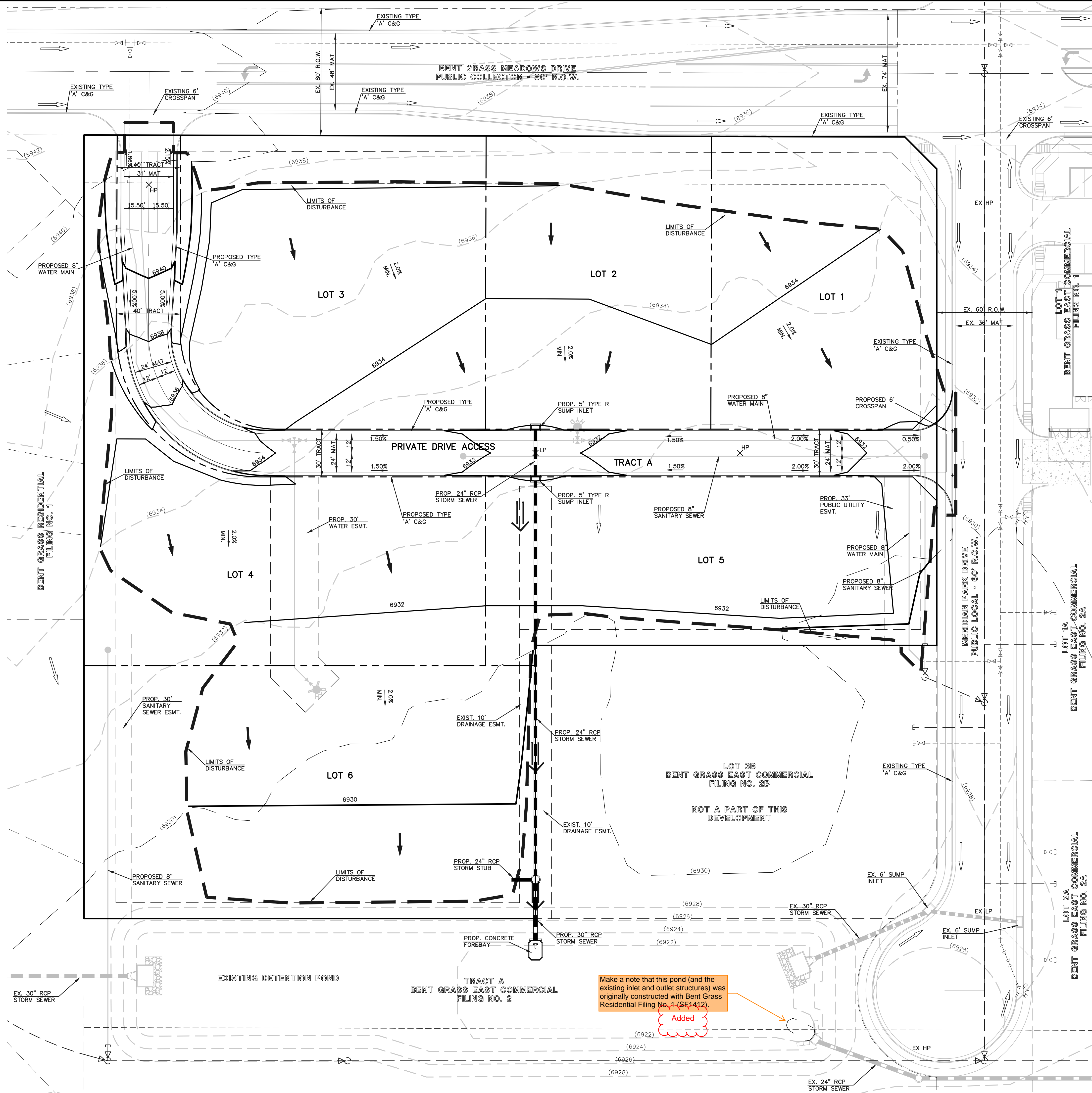
2 OF 7

CPC #









Please label the proposed storm sewers as private

LEGEND	
DESCRIPTION	SYMBOL
PROPOSED CONTOUR-10	
PROPOSED CONTOUR-2	
EXISTING CONTOUR-10	
EXISTING CONTOUR-2	
PROPERTY LINE	
BOUNDARY LINE	
PROPOSED 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	

Make a note that this pond (and the existing inlet and outlet structures) was originally constructed with Bent Grass Residential Filing No. 1 (SF1412).

Added

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

PRELIMINARY PLAN

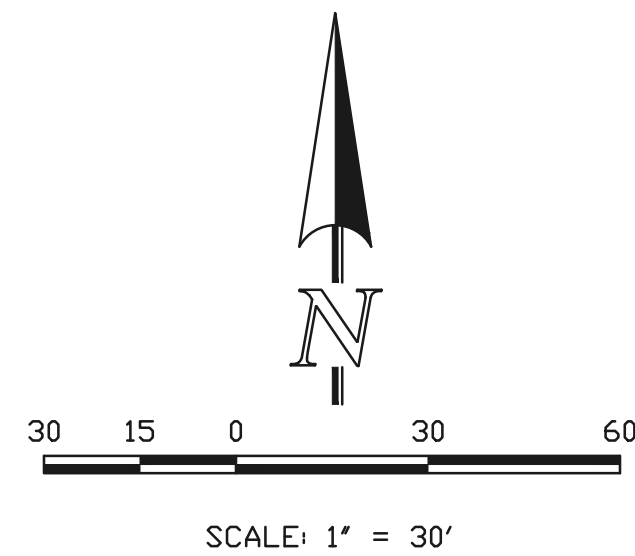
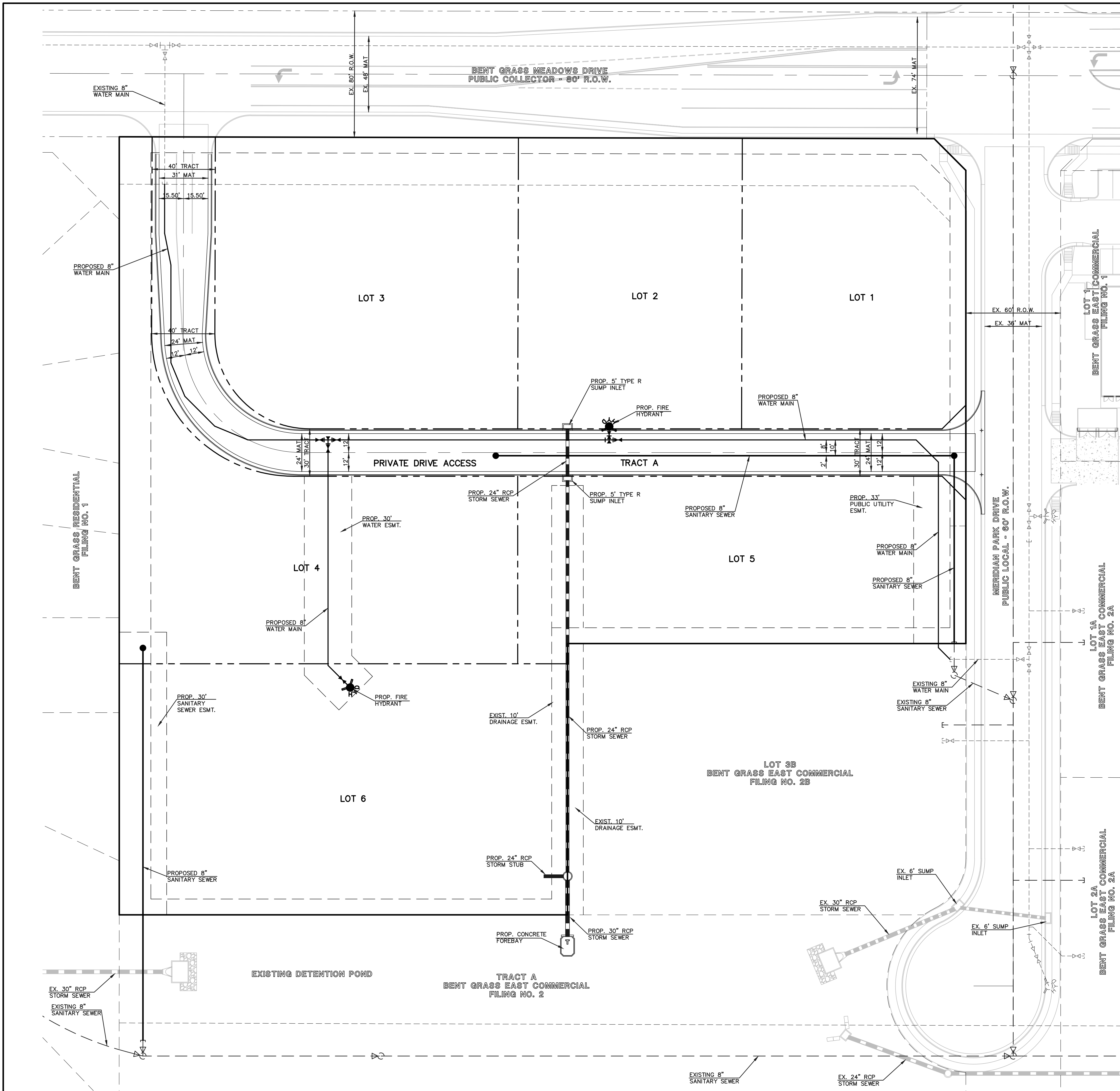
PRELIMINARY GRADING PLAN

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

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

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

N:\217764\DRAWINGS\DEVELOPMENT\217764-P1-01.dwg, 11/9/2020 11:26:00 AM, 1:1



LEGEND	
DESCRIPTION	SYMBOL
PROPERTY LINE	---
BOUNDARY LINE	---
PROPOSED 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	=====



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

PRELIMINARY PLAN  
PRELIMINARY UTILITY PLAN

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





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.

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'	17/0
West Landscape Buffer	N/A	15	492	1 / 25'	20/10

Meridan Park and private road require 10-landscape setbacks.. Do you intend to include the street landscapes and buffers as a requirement for the developer? Or is this plan for all lots to follow? what is the intent with this as it is CR zoning....

Addressed

Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/25') Required /Provided
PUD to CS Buffer	15' / 15'	492'	20 / 10

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

\*Alternative Landscaping is Requested

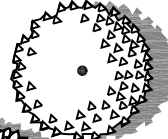

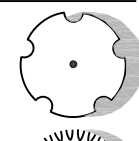
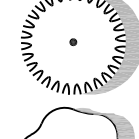

site specific lot landscape is required with Site dev plans...ADD note to this plan

Addressed

ROADWAY Landscape: 1 tree per30-feet 1/3 shall be evergreen

Updated

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH
	Plc co2	6	Picea pungens / Colorado Spruce	20'	
	Pin syl	4	Pinus sylvestris / Scotch Pine	20'	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH
	Cor fl2	12	Cornus sericea `Flaviramea` / Yellow Twig Dogwood	8'	8'
	Jun old	20	Juniperus chinensis `Old Gold` / Old Gold Juniper	4'	6'
	Phy cop	25	Physocarpus opulifolius `Coppertina` / Coppertina Ninebark	10'	10'

(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.

please update to meet Code

Updated

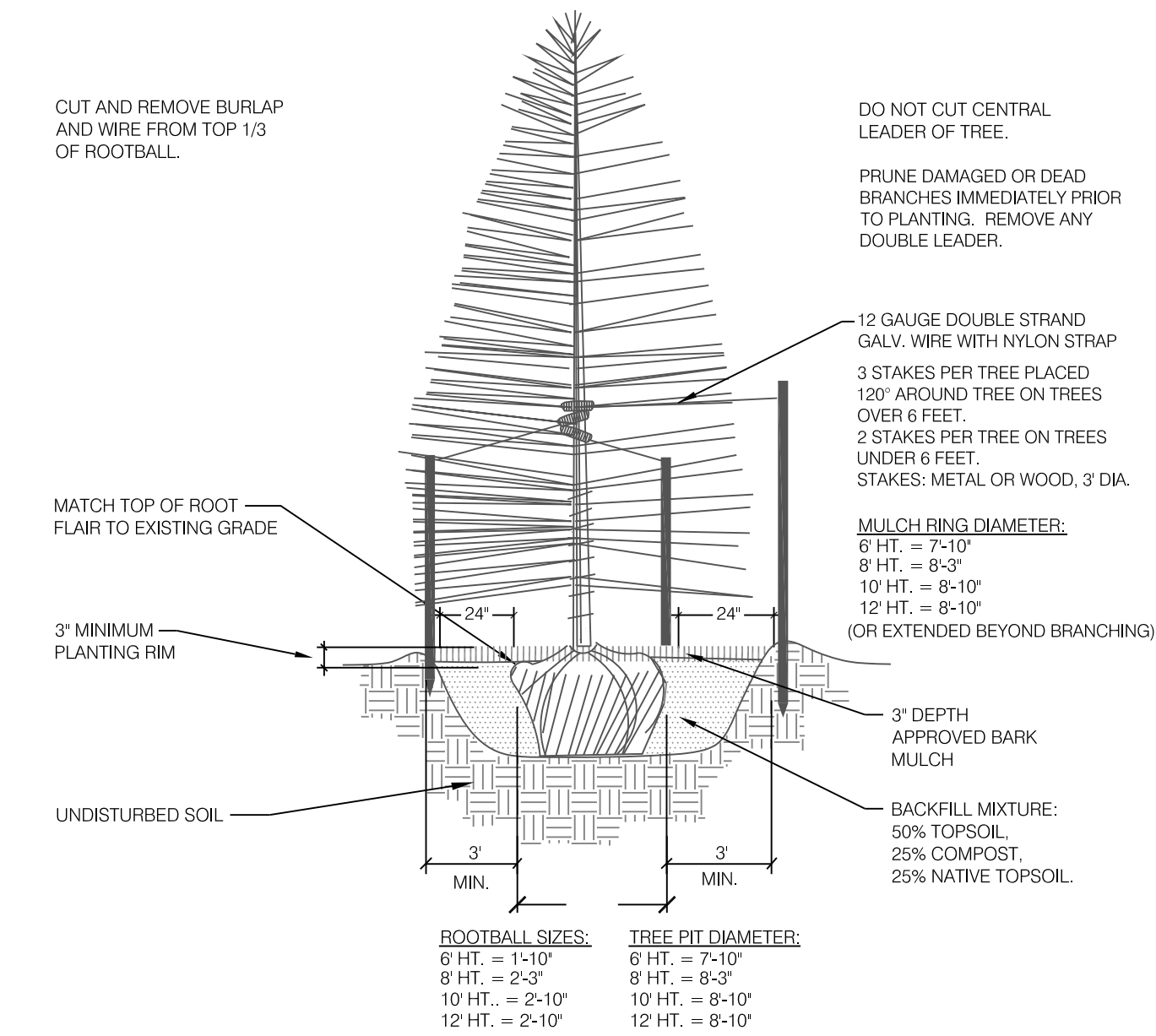
(b) Depth and Planting Standards. The required buffer shall be a minimum of 15 feet deep. The minimum number of trees in the buffer shall be one tree for every 25 feet of common lot, parcel, or tract line. A minimum of 1/3 of the trees shall be evergreen trees.

(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.

BUFFER Landscape West Bpoundary

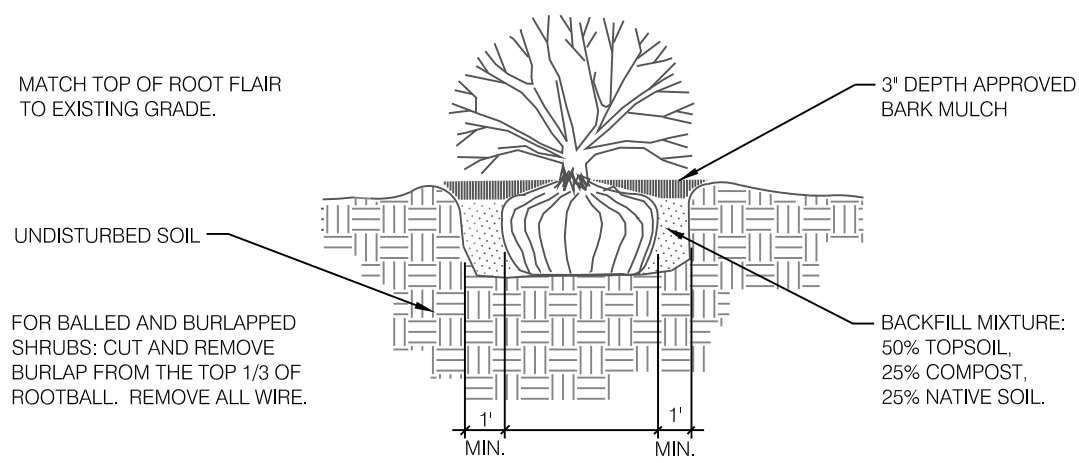
Buffer has been added



1

CONIFEROUS TREE PLANTING DETAIL

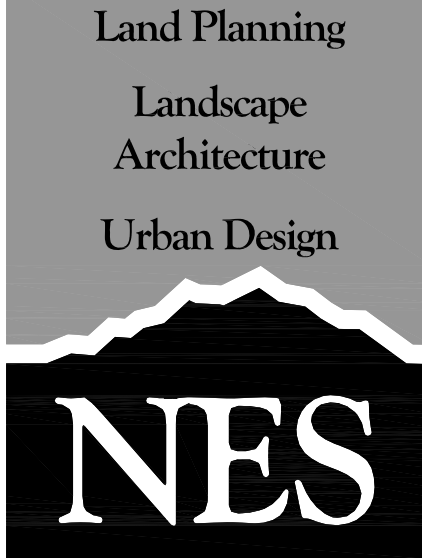
SCALE: NOT TO SCALE



2

SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



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

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BENT GRASS  
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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

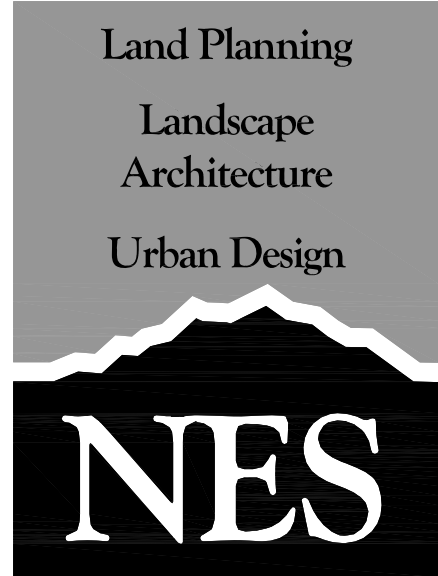
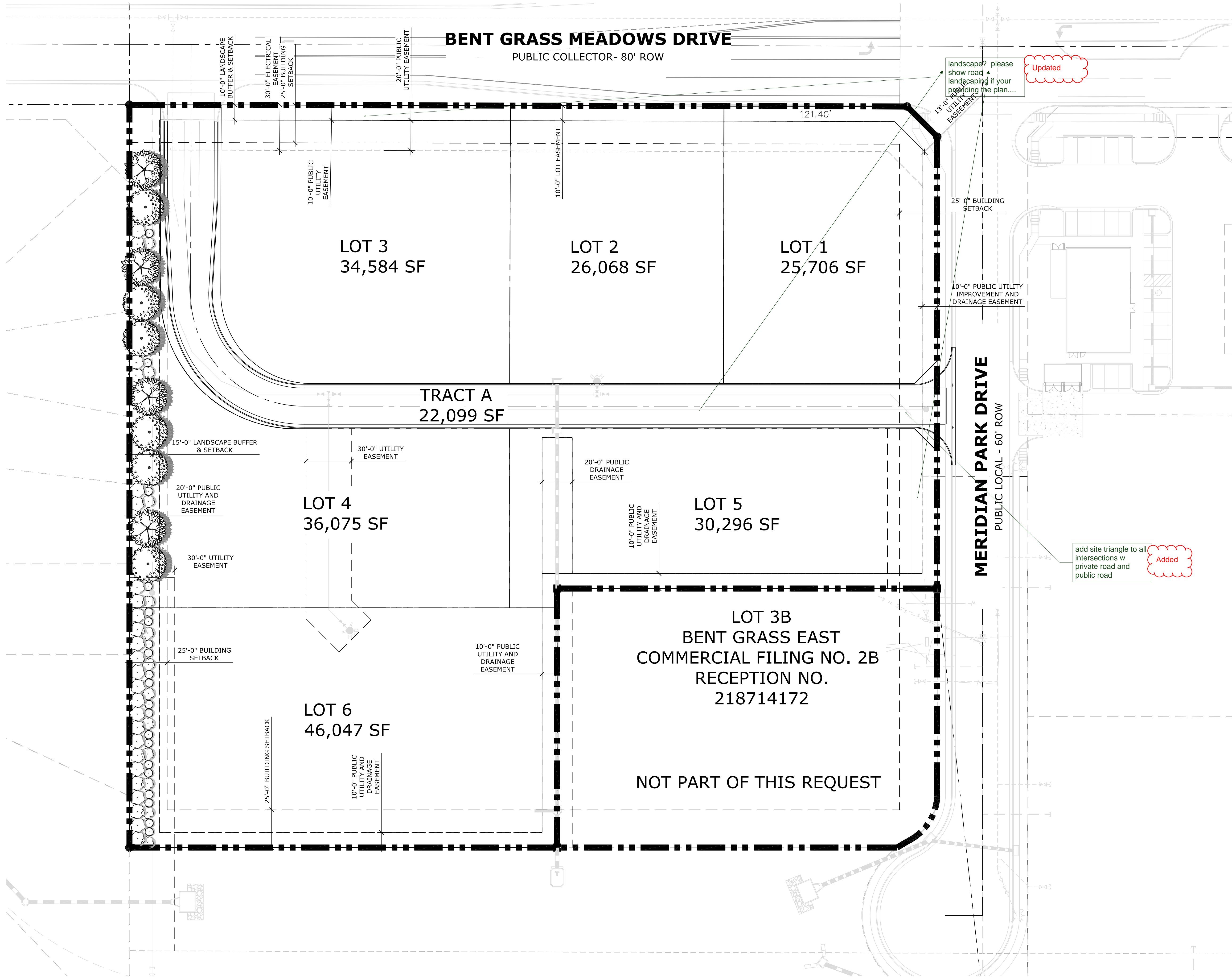
6

6 OF 7

CPC #



P:\Land First Inc\Bent Grass East Commercial Filing 3\Drawings\Planning\Develop\Bentgrass-Commercial\_PrelimPlan\_CONCEPT 2\_TRACT A.dwg [LS PLAN] 11/16/2020 2:21:00 PM jshagin



N.E.S. Inc.  
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EL PASO COUNTY, CO

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

ENTITLEMENT

DATE: BY: DESCRIPTION:

ALTERNATIVE  
LANDSCAPE PLAN

7  
7 OF 7

CPC #