Drexel, Barrell & Co.

Engineers/Surveyors

Colorado Springs
Lafayette

101 Sahwatch St., Suite 100
Colorado Springs, CO 80903

719 260-0887

October 15, 2026

El Paso County Planning & Community Development
Attn: Joe Letke, Planner
2880 International Circle
Colorado Springs, CO 80910

RE: Letter of Intent (PPR-2625)
Lot 2 Bent Grass East Commercial Filing No. 4
11671 Bent Grass Market View

Mr. Letke,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Site Development Plan submittal for Lot 2, Bent Grass East Commercial Filing No. 4 on behalf of Copestone General Contractors.

The 0.91 acre site will consist of a childcare facility with associated parking and landscaping.

Location and Zoning
Bent Grass East Commercial Filing No. 3 (Reception No. 222715062) is located along the western and southern side of the Bent Grass Market View roadway. The property is currently zoned as CS (Commercial Service). A replat (VR268) is currently in review and proposes to reconfigure Lots 4, 5 & 6 Bent Grass East Commercial Filing No. 3, and replat as Lots 1-3 Bent Grass East Commercial Filing No. 4. This Site Development Plan is specifically located on Lot 2.

Existing Facilities
The existing site has recently overlot graded as part of the Bent Grass East Commercial Filing No. 3 overall development and remains undeveloped. The site currently slopes from north to south at approximately 2%-4%. There are water and sanitary mains installed for the site which will provide a connection for building stubs.

Proposed Facilities
The proposed development will consist of a 10,000 sf childcare facility, with associated parking and landscaping. The site will be accessed by one driveway entrance from Bent Grass Market View.

Land Development Code Compliance
The proposed development is in compliance with the land uses proposed for the approved Bent Grass East Commercial development, which in turn is in conformance with the El Paso County Land Development Code and use standards for the Commercial Service (CS) zoning. The site landscaping is required to follow the plan approved with the Bent Grass Commercial development.

Traffic / Access / Noise

Access to the site will be through a single driveway entrance from Bent Grass Market View and will not negatively impact the traffic or noise pollution in the surrounding developments. A $23,710 Roadway Impact Fee will be due prior to issuance of building permits.

An approved fire-truck turnaround is provided at the south end of the property to provide for emergency vehicle ingress and egress.

Utilities

Water and sanitary sewer services will be provided by Woodmen Hills Metropolitan District. Electric and natural gas will be provided by Mountain View Electric Association Inc. and Colorado Springs Utilities respectively. The communications provider will be contracted by the developer.

Drainage/Floodplain

Stormwater quality and detention is provided as part of the overall Bent Grass East Commercial development. The detention basin to the south of the development will provide for water quality before discharge into the public system.

All Basin and Bridge fees have been paid with the Final Plat for Bent Grass East Commercial Filing No. 3 (R15062). No additional Basin nor Bridge fees are required.

Contact Information

Drexel, Barrell & Co., a full service engineering and surveying firm, represents the property owners. Following is the contact information for all parties.

Owner/Developer:
Copestone General Contractors
555 Amelia Street, Suite 100
Colorado Springs, CO 80915
Phone: (719) 578-6155

Consultant:
Drexel, Barrell & Co.
101 Sahwatch Street, Suite 100
Colorado Springs, CO 80903
719-260-0887 phone
tmcconnell@drexelbarrell.com

We trust you find our application for the Bent Grass Commercial Development Plan acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,



Drexel, Barrell & Co.
Tim D. McConnell, P.E.
President