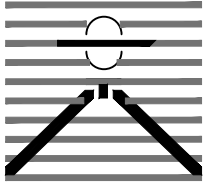


BENT GRASS EAST COMMERCIAL
11659 BENT GRASS MARKET VIEW
EL PASO COUNTY, CO
DEVELOPMENT PLAN

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAHAWATCH ST. #100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

COPESTONE
GENERAL
CONTRACTORS

555 AMELIA STREET, STE #100
COLORADO SPRINGS, CO 80915

SITE DEVELOPMENT PLANS FOR:

BENT GRASS EAST
COMMERCIAL

11659 BENT GRASS MARKET VIEW
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	08/14/2026
DESIGNED BY:	CGH
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21814-01-CV

PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON BEHALF
OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

COVER SHEET

PROJECT NO. 21814-01CSCV
DRAWING NO.

CV

SHEET: 1 OF 4

BENT GRASS EAST COMMERCIAL LEGAL DESCRIPTION(S)

LOTS PRIOR TO REPLAT:

LOT 4 BENT GRASS EAST COMMERCIAL FILING No. 3

LOT 5 BENT GRASS EAST COMMERCIAL FILING No. 3

LOT 6 BENT GRASS EAST COMMERCIAL FILING No. 3

FLOODPLAIN STATEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 08041C0553G (DECEMBER 17, 2018), NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN.

ADA DESIGN PROFESSIONAL STANDARDS

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARD AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ENSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAW LIES WITH THE PROPERTY OWNER.

GEOLOGIC HAZARD DISCLOSURE

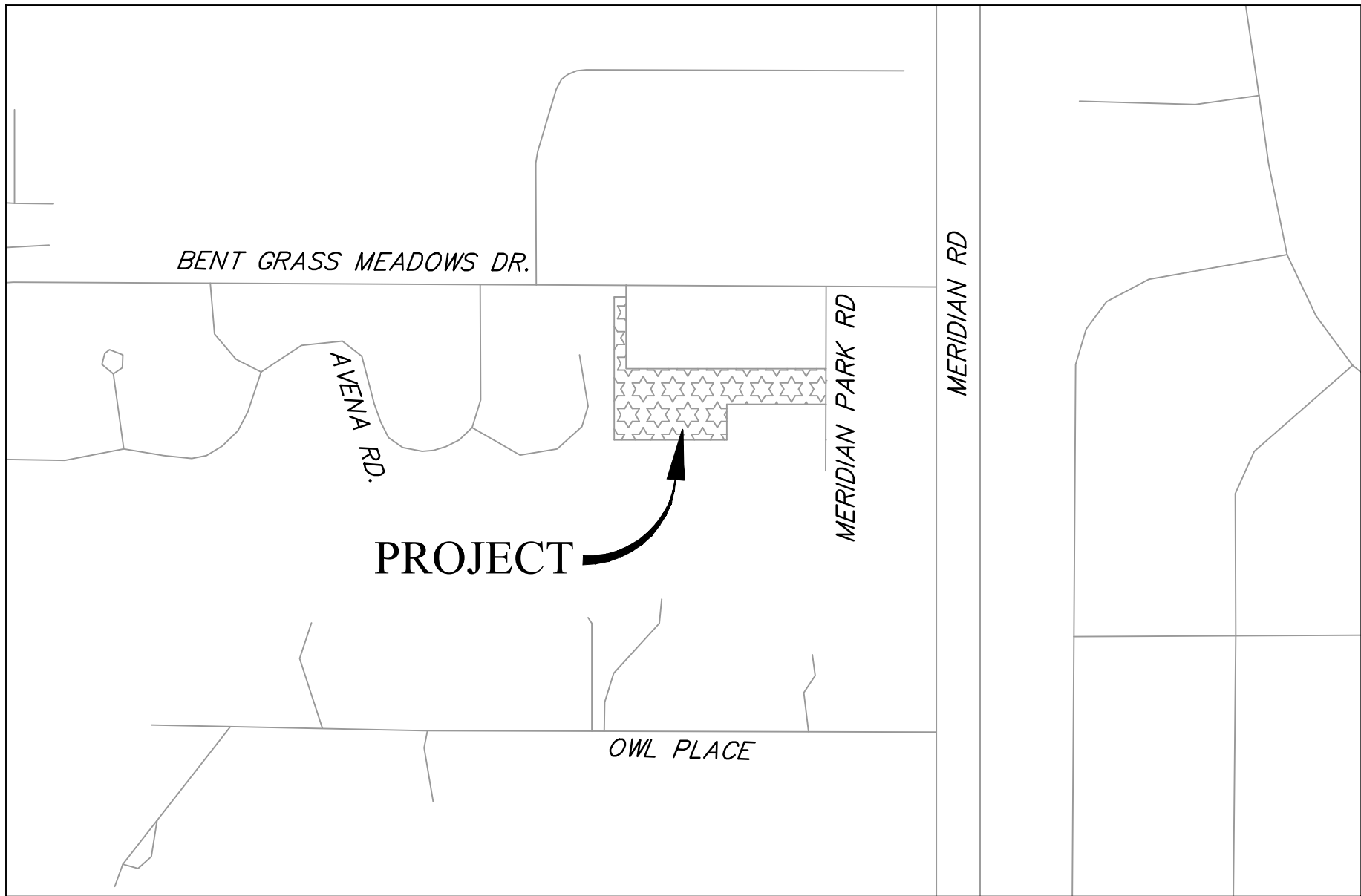
THIS PROPERTY IS NOT SUBJECT TO ANY IDENTIFIED GEOLOGIC HAZARDS

NOTES:

- SIGNAGE IS NOT APPROVED WITH THIS PLAN, A SIGN PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.
- ALL IMPROVEMENTS DEPICTED WITHIN THIS PLAN ARE REQUIRED BY CITY CODE AND/OR ARE A CONDITION OF APPROVAL TO ENSURE COMPLIANCE WITH THE CITY'S REVIEW CRITERIA. ANY PRIVATE IMPROVEMENTS PROVIDED AS EXTRA, WILL BE LABELED AS "EX" AND WILL NOT BE INCLUDED IN THE CALCULATED AMOUNT REQUIRED FOR A FINANCIAL ASSURANCE.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
- THE ADA PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
- ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS
- ALL EXISTING CURB, GUTTER, SIDEWALK AND DRIVEWAY APRONS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG CAPITAL DRIVE ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
- MAINTENANCE WITHIN COMMON AREAS AND ROW FRONTAGE IS THE OWNER'S RESPONSIBILITY, OTHER THAN PUBLICLY/CITY OF COLORADO SPRINGS OWNED PROPERTY

V1 Comment:
County

V1 Comment:
County; please be
specific.



VICINITY MAP
NTS



SHEET INDEX

1	CV	COVER SHEET
2	SP	SITE PLAN
3	GR	PRELIMINARY GRADING PLAN
4	UT	PRELIMINARY UTILITY PLAN

SITE DATA:

OWNER	COPESTONE GENERAL CONTRACTORS 555 AMELIA STREET, SUITE #100 COLORADO SPRINGS, CO 80915
TAX SCHEDULE NUMBER:	5301101066, 5301101068, & 5301101067 (BEFORE REPLAT)
DEVELOPMENT PLAN/LOT AREA:	LIMITS OF DISTURBANCE: 1.36 AC. TOTAL: 2.59 AC.
ZONING: (EXISTING & PROPOSED)	CS
DRAINAGE BASIN:	FALCON
MIN. LOT COVERAGE:	N/A
PROPOSED EASEMENTS:	N/A
PROPOSED VARIANCES:	NONE
BUILDING SETBACKS:	20' FRONT 20' PROVIDED N/A SIDE 15' AT COMMON LOT LINE PROVIDED N/A REAR 20' PROVIDED
BUILDING HEIGHT:	25' PROPOSED
SITE COVERAGE:	LAND AREA COVERAGE: 100% (2.59 AC.) OPEN SPACE: 47.3% (1.22 AC.) LANDSCAPING: 24.3% (0.63 AC.) IMPERMEABLE SURFACE: 28.4% (0.74 AC.)

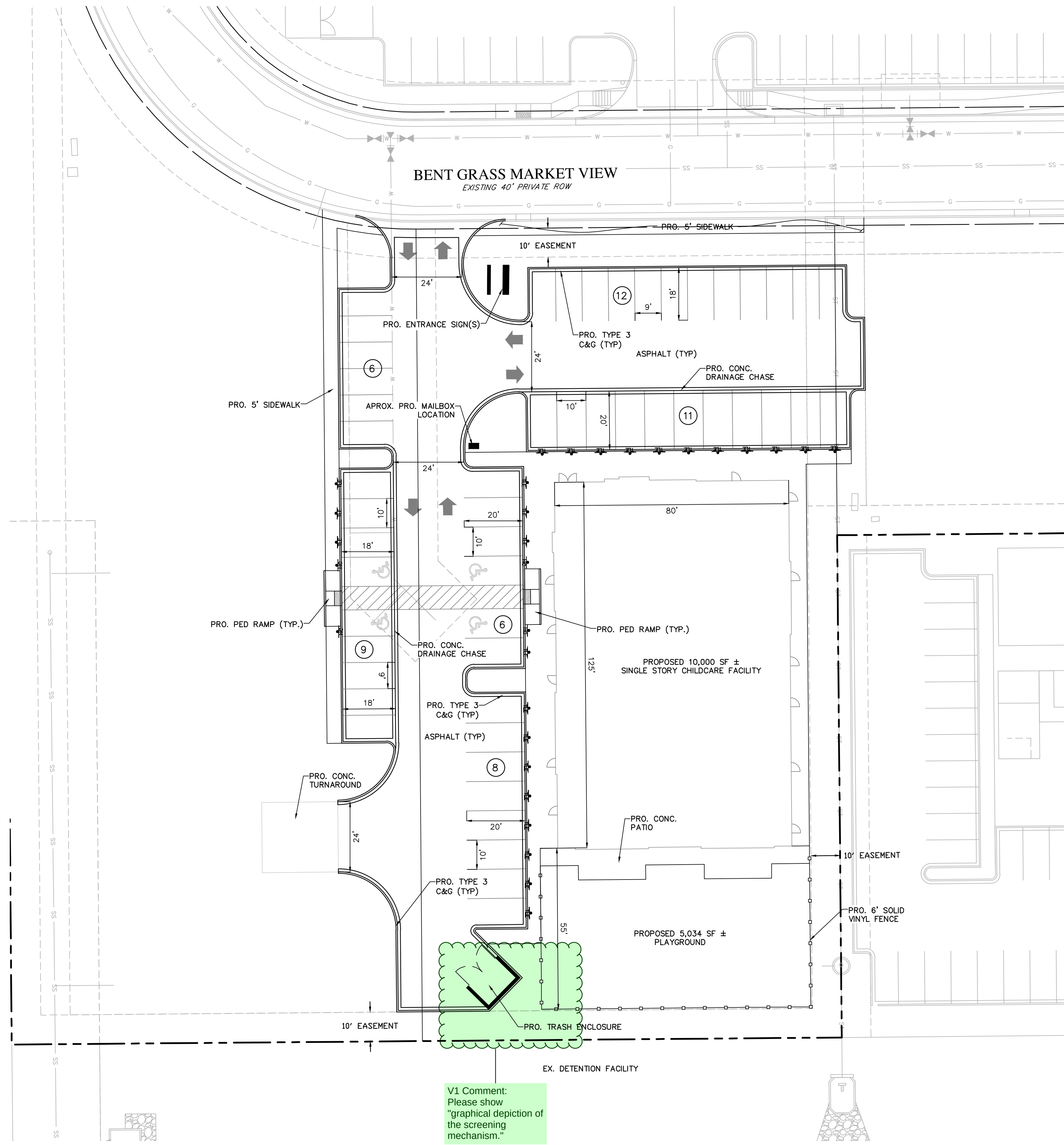
PARKING COUNTS FOR LOT 14&15

TOTAL REQUIRED	
BUILDING:	1 PER 400 S.F. = 25
LOADING:	1 PER 8 CHILDREN = 22
TOTAL:	47 STALLS
TOTAL PROVIDED	
STANDARD STALLS:	22
LOADING STALLS:	26
ADA STALLS:	4
TOTAL:	52

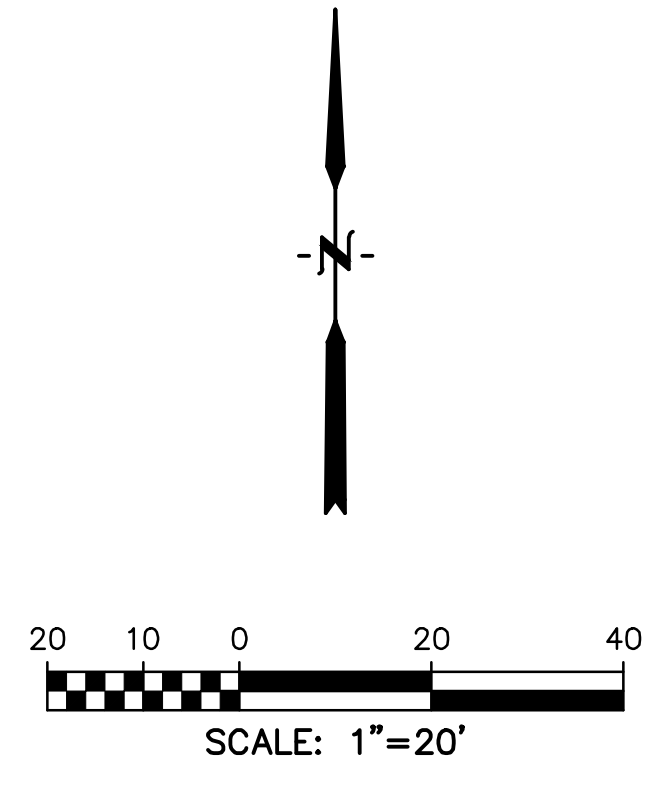
V1 Comment:

Please add:

PCD File No. PPR2625

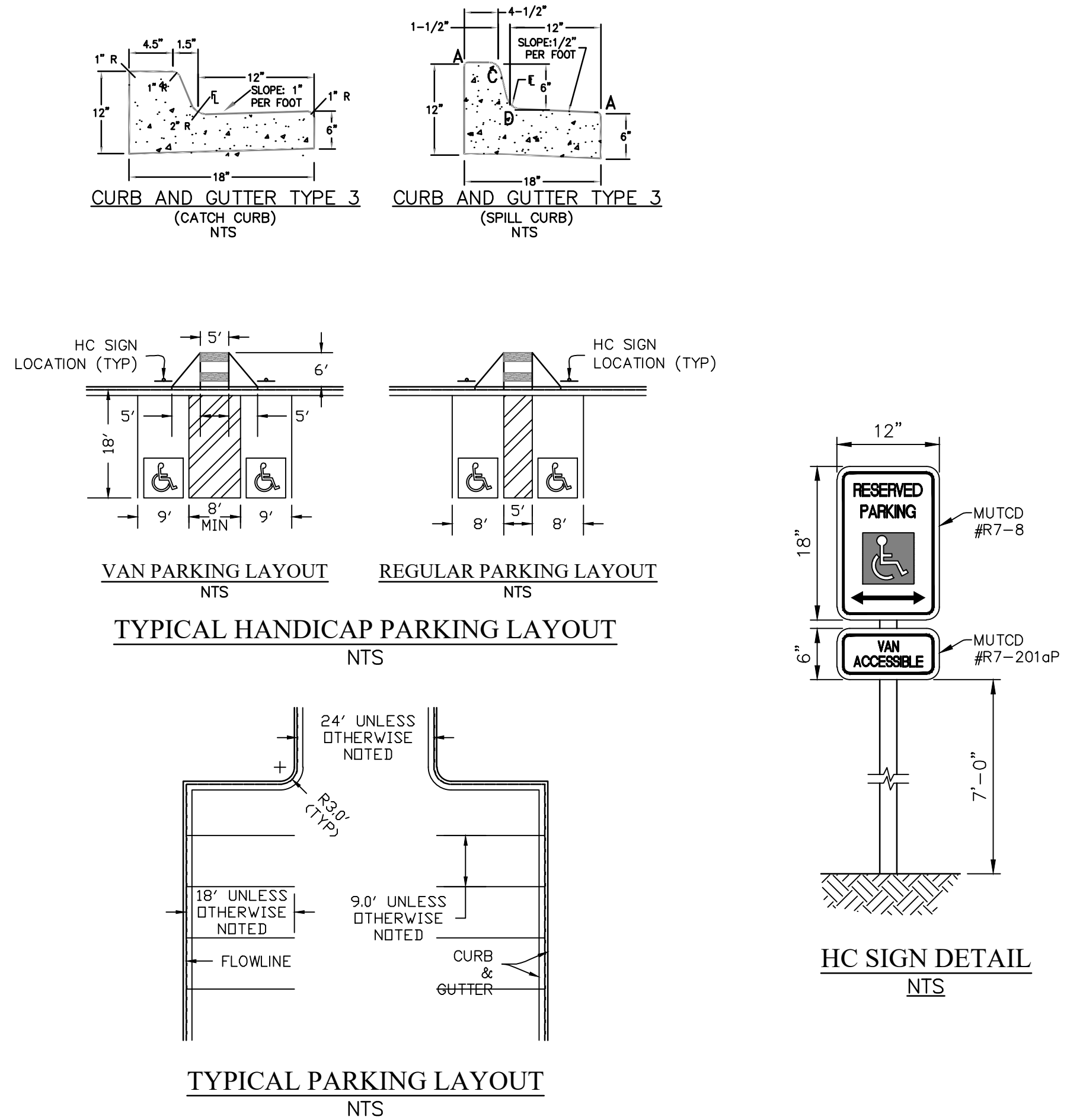


V1 Comment:
Please show
"graphical depiction of
the screening
mechanism."



LEGEND

PROPERTY LINE.....	---
ROW.....	---
EASEMENT.....	---
HANDICAP PARKING.....	[Symbol]
TOTAL PARKING STALLS.....	9



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
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COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

**COPESTONE
GENERAL
CONTRACTORS**
555 AMELIA STREET, STE #100
COLORADO SPRINGS, CO 80915

SITE DEVELOPMENT PLANS FOR:
**BENT GRASS EAST
COMMERCIAL**
11659 BENT GRASS MARKET VIEW
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	08/14/2026
DESIGNED BY:	CGH
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21814-01-SP1

PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON BEHALF
OF DREXEL, BARRELL & CO.

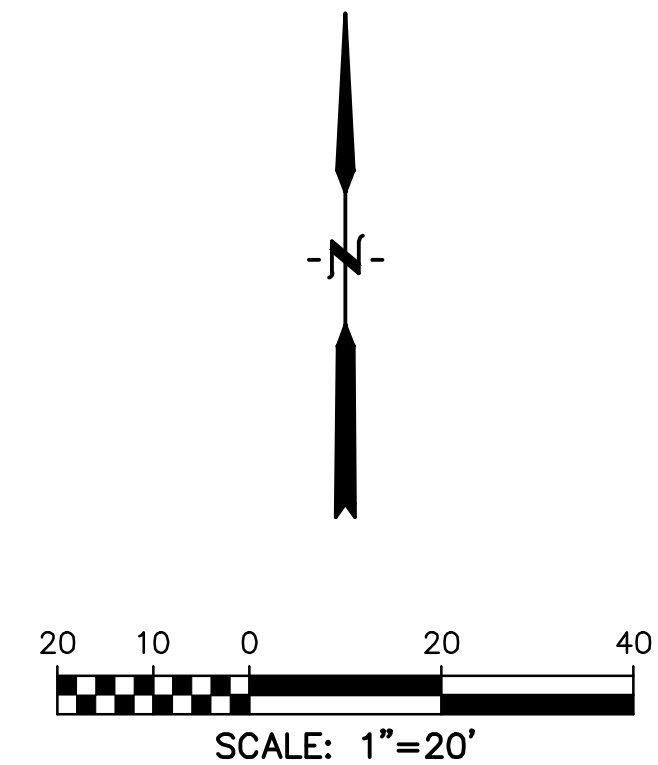
DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

SITE PLAN

PROJECT NO. 21814-01CSCV
DRAWING NO.

SP

SHEET: 2 OF 4



PROPERTY LINE.....

ROW.....

EASEMENT.....

EX INTERMEDIATE CONTOUR..... 6203

EX INDEX CONTOUR..... 6205

MINOR CONTOUR..... 6203

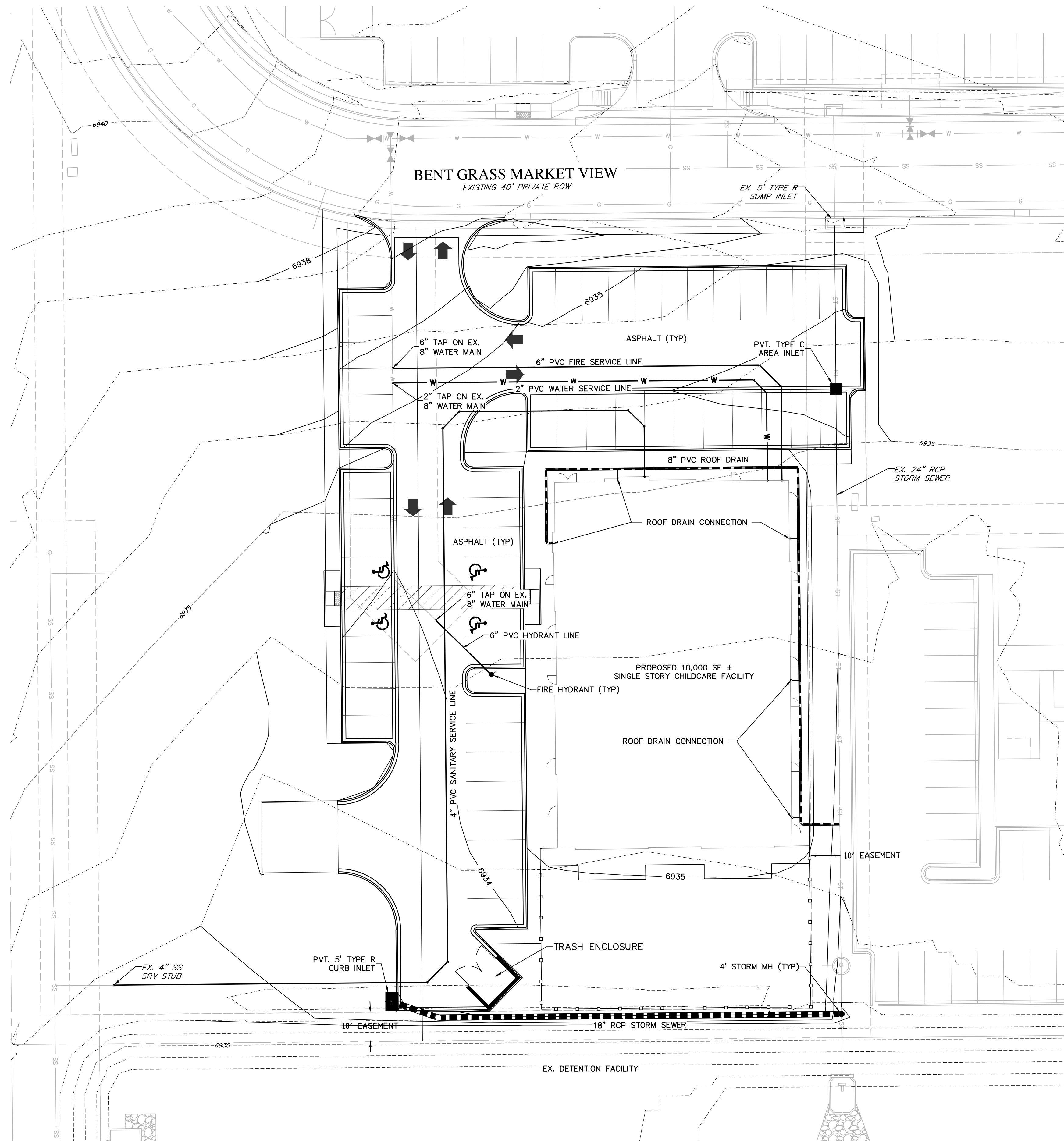
MAJOR CONTOUR..... 6205

PRO. STORM SEWER.....

EX. STORM SEWER..... ST

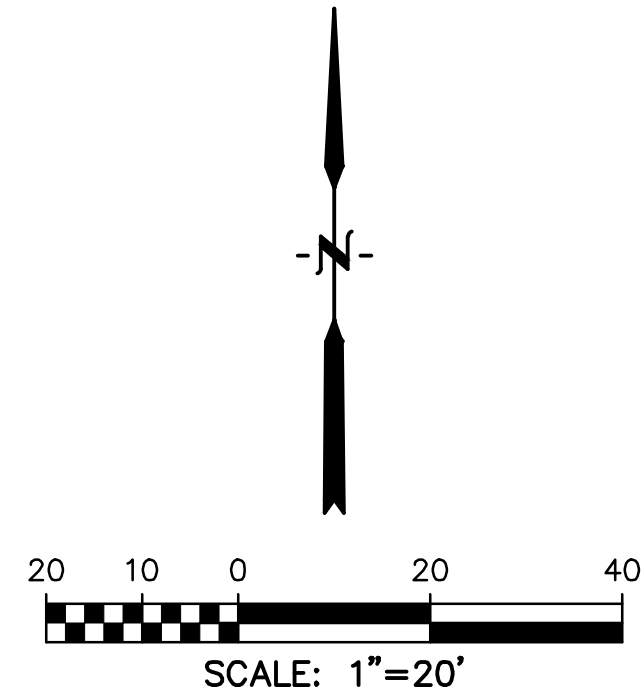
1. ALL PUBLIC AND PRIVATE STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

PREPARED BY:	
 DREXEL, BARRELL & CO. Engineers • Surveyors 101 SAHWATCH ST. #100 COLORADO SPRGS. COLORADO 80903 CONTACT: TIM D. MCCONNELL, P.E. (719)260-0887 COLORADO SPRINGS • LAFAYETTE	
CLIENT:	
COPESTONE GENERAL CONTRACTORS 555 AMELIA STREET, STE. #100 COLORADO SPRINGS, CO 80915	
SITE DEVELOPMENT PLANS FOR: BENT GRASS EAST COMMERCIAL 11659 BENT GRASS MARKET VIEW EL PASO COUNTY, COLORADO	
ISSUE	DATE
INITIAL ISSUE	08/14/2026
DESIGNED BY:	CGH
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21814-01-GP1
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.	
DRAWING SCALE: HORIZONTAL: 1"=20' VERTICAL: N/A	
PRELIMINARY GRADING PLAN	
PROJECT NO. 21814-01CSCV	
DRAWING NO.	
GR	
SHEET: 3 OF 4	



GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

- PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:
- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
 - PROPERTY OWNER(S) ('OWNER') ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ('PROPERTY') SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ('STANDARDS'), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
 - OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
 - SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A 'FIRST-COME, FIRST-SERVED' BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
 - THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
 - OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
 - THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
 - OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
 - OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
 - IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
 - SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.



LEGEND

- PROPERTY LINE..... - - - - -
ROW..... - - - - -
EASEMENT..... - - - - -
LOT LINE..... - - - - -
EX. STORM SEWER..... [Symbol]
PRO. WATER SERVICE LINE... [Symbol]
PRO. SS SERVICE LINE..... [Symbol]
EX. STORM SEWER..... ST
EX. WATER LINE..... W
EX. SANITARY SEWER..... SS

NOTES

- 10' MIN. CLEARANCE IS REQUIRED BETWEEN WATER AND WASTEWATER PIPES.
- 15' CLEARANCE IS REQUIRED BETWEEN ANY TREE AND UTILITY SERVICE

PREPARED BY:

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OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

PRELIMINARY
UTILITY PLAN

PROJECT NO. 21814-01CSCV

DRAWING NO.

UT

SHEET: 4 OF 4