LOT 2, BENT GRASS EAST COMMERCIAL - FILING No. 4

11671 BENT GRASS MARKET VIEW
EL PASO COUNTY, CO
DEVELOPMENT PLAN

BENT GRASS EAST COMMERCIAL LEGAL DESCRIPTION(S)

LOT 2, BENT GRASS EAST COMMERCIAL FILING No. 4, AS REPLATTED.

FLOODPLAIN STATEMENT

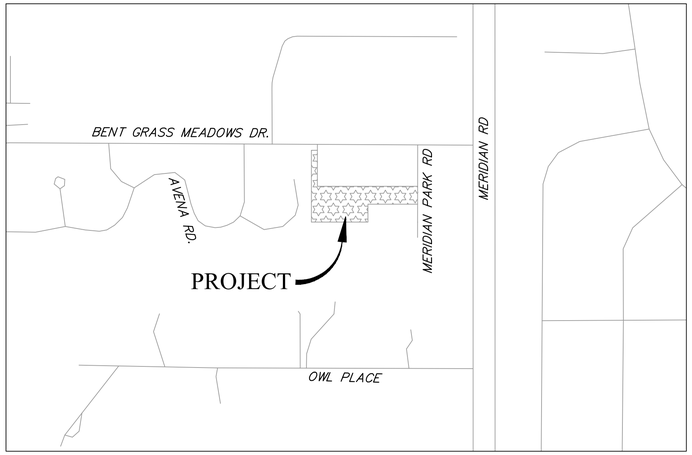
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 08041C0553G (DECEMBER 17, 2018), NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN.

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



VICINITY MAP
NTS

SHEET INDEX

1	CV	COVER SHEET
2	SP	SITE PLAN
3	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:	LOT 2: 0.91 AC LIMITS OF DISTURBANCE: 1.36 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% (0.91 AC.) OPEN SPACE: 0.00% (0.00 AC.) LANDSCAPING: 14.9% (0.14 AC.) IMPERMEABLE SURFACE: 85.1% (0.77 AC.)

PARKING COUNTS

TOTAL REQUIRED		
BUILDING:	1 PER 400 S.F. @ 10,000 S.F.	= 25
LOADING:	1 PER 8 CHILDREN @ 175	= 22
TOTAL:		47 STALLS
TOTAL PROVIDED		
STANDARD STALLS:		22
LOADING STALLS:		26
ADA STALLS:		4
TOTAL:		52 STALLS

PCD FILE # PPR2625

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAHWATCH 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:
LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
11671 BENT GRASS MARKET VIEW
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	08/14/2026
RESUBMITTAL	10/12/2026

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.

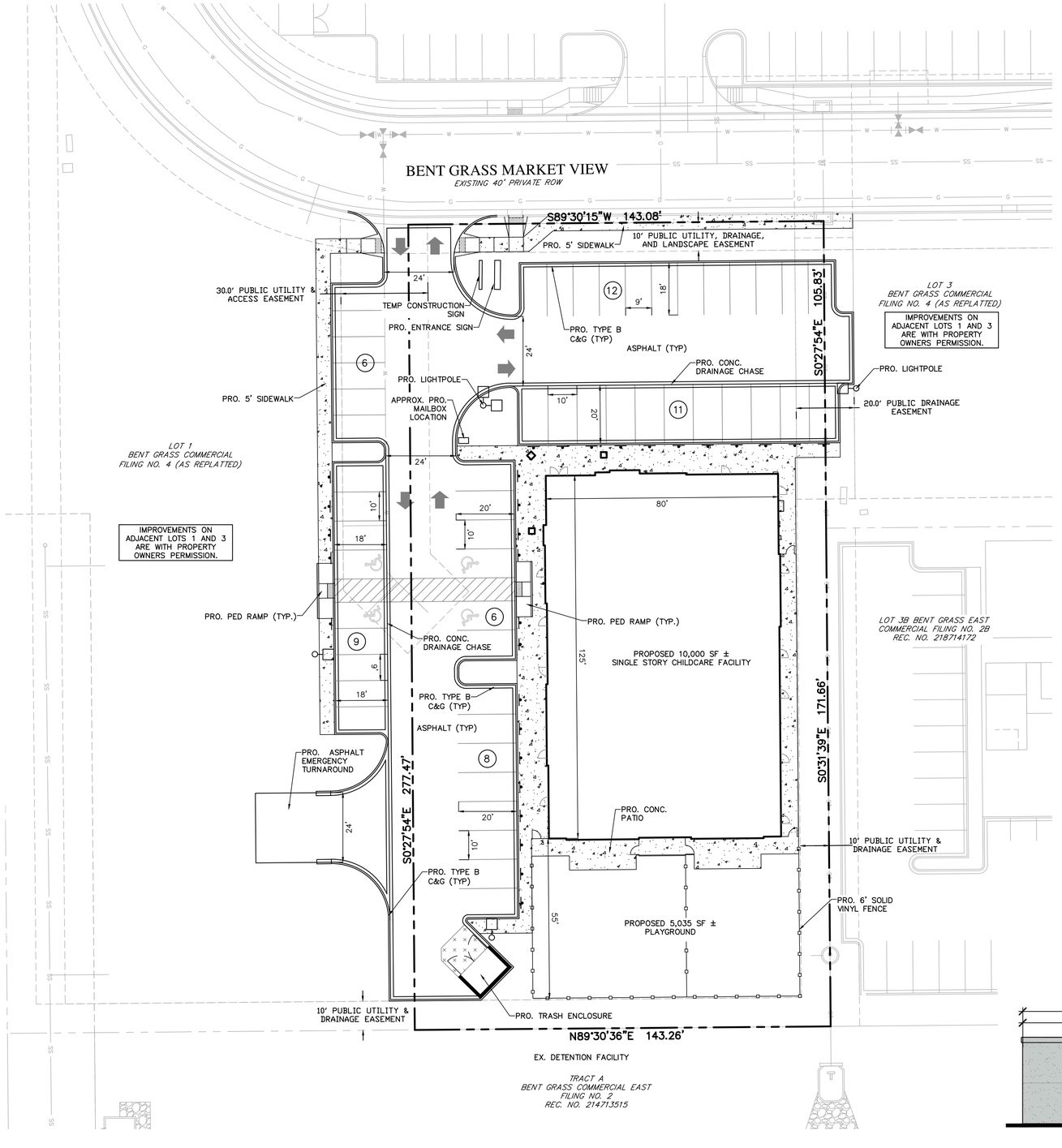
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

COVER SHEET

PROJECT NO. 21814-01CSCV

DRAWING NO.

CV



LEGEND

PROPERTY LINE.....

ROW.....

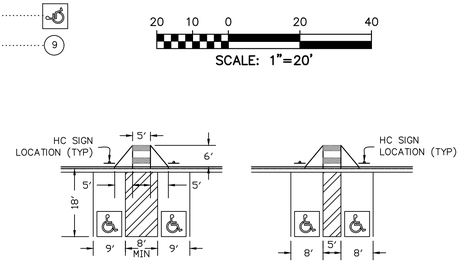
EASEMENT.....

HANDICAP PARKING.....

TOTAL PARKING STALLS..... (9)

20 10 0 20 40

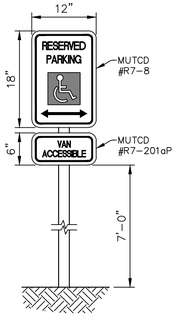
SCALE: 1"=20'



VAN PARKING LAYOUT
NTS

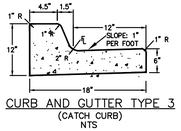
REGULAR PARKING LAYOUT
NTS

TYPICAL HANDICAP PARKING LAYOUT
NTS

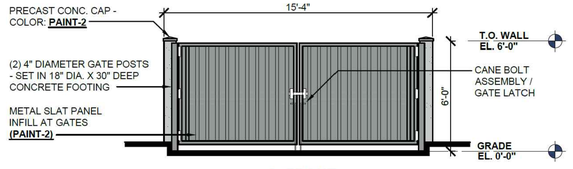


HC SIGN DETAIL
NTS

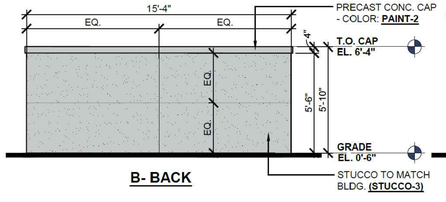
TYPICAL PARKING LAYOUT
NTS



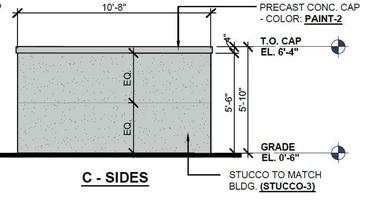
CURB AND GUTTER TYPE 3
(CATCH CURB)
NTS



A- FRONT



B- BACK



C - SIDES

PCD FILE # PPR2625

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DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21814-01-SP1

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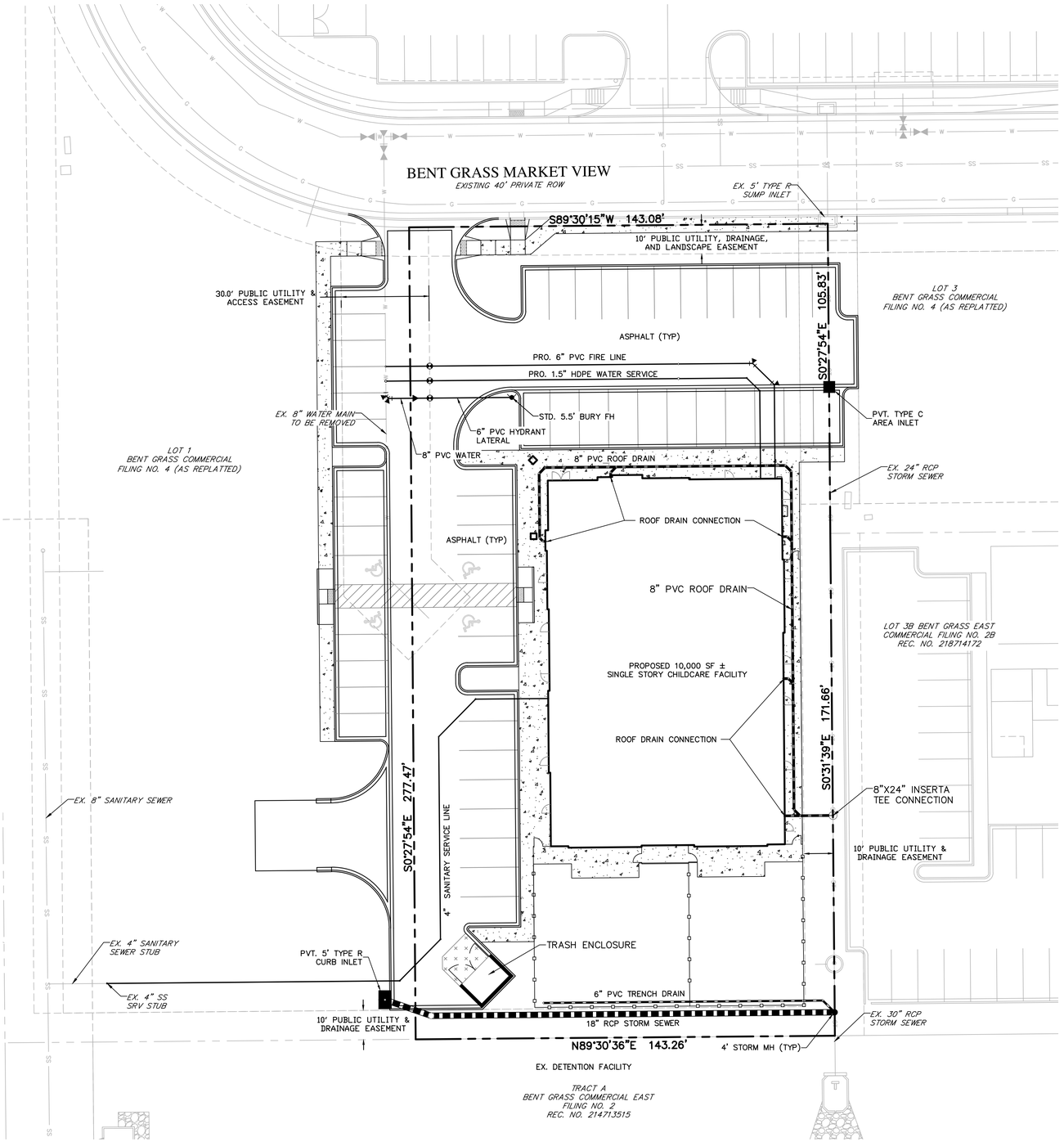
DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

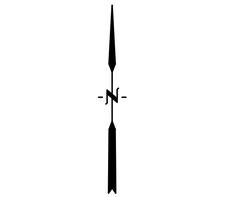
SITE PLAN

PROJECT NO. 21814-01CSCV

DRAWING NO.

SP





LEGEND

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

PCD FILE # PPR2625

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

PRELIMINARY UTILITY PLAN

PROJECT NO. 21814-01CSCV

DRAWING NO.

UT