

THE MARKETS AT BENT GRASS PRELIMINARY PLAN

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR., FALCON, COLORADO

SP262

GENERAL NOTES

- ALL EXISTING INFORMATION SHOWN HEREIN IS FROM AN ALTA SURVEY, PREPARED BY GALLOWAY & COMPANY, LLC, DATED 07/01/2025.
- ALL SITE GRADING, UTILITIES, AND PUBLIC ROADWAY CONNECTIONS WILL BE CONSTRUCTED IN ONE PHASE. FORTHCOMING PAD LOT DEVELOPMENTS WILL REQUIRE SEPARATE SITE DEVELOPMENT PLAN (PPR) APPLICATIONS SUBMITTED TO EL PASO COUNTY FOR REVIEW AND APPROVAL.
- NO RAILROAD RIGHTS-OF-WAY EXIST ON THE PROPERTY.
- NO MINERAL RESOURCE AREAS NOR HISTORIC OR ARCHEOLOGICAL SIGNIFICANT SITES WERE LOCATED ON THE PROPERTY.
- NO MAJOR ROCK OUTCROPPINGS NOR WOODED AREAS EXIST ON THE PROPERTY.
- THE PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE WETLAND DELINEATION REPORT BY BRISTLECONE ECOLOGY, LLC DATED 02/26/2026, IN FILE SP262 AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- THE PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE NOXIOUS WEED MANAGEMENT PLAN BY BRISTLECONE ECOLOGY, LLC DATED 02/26/2026, IN FILE SP262 AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- CROSS-LOT ACCESS AND PARKING WILL BE PROVIDED BY SHARED ACCESS EASEMENTS AS PART OF THE FORTHCOMING FINAL PLAT APPLICATION.

FLOODPLAIN NOTES

- A PORTION OF THE SITE IS LOCATED WITHIN ZONE AE AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 080410553G, EFFECTIVE DATE 12/7/2018. THE EFFECTIVE 100-YEAR FLOODPLAIN IS PRIMARILY LOCATED ON THE EASTERN SIDE OF THE SITE, AS DEPICTED ON THIS PRELIMINARY PLAN AND PRELIMINARY DRAINAGE REPORT.
- A LETTER OF MAP REVISION (LOMR) IS IN PROCESS DUE TO RECENT CHANNEL IMPROVEMENTS TO THE UNNAMED TRIBUTARY TO BLACK SQUIRREL CREEK NO. 2. THESE CHANNEL IMPROVEMENTS ARE ASSOCIATED WITH FALCON MEADOWS AT BENT GRASS DRAINAGE CHANNEL PROJECT (EPC FILE NOS. CR2114 & ASB2525), THE CORRECTED 100-YEAR FLOODPLAIN IS CONTAINED WITHIN PROPOSED TRACT A.
- ALL PROPOSED IMPROVEMENTS SHOWN IN THIS PRELIMINARY PLAN REMAIN OUTSIDE OF THE CORRECTED 100-YEAR FLOODPLAIN. THE LOMR IS EXPECTED TO BE PROCESSED WITH FEMA PRIOR TO CONSTRUCTION STARTING FOR THIS DEVELOPMENT. THEREFORE, NO FLOODPLAIN DEVELOPMENT PERMIT IS EXPECTED TO BE REQUIRED FOR THIS PROJECT.

SOILS & GEOLOGY NOTES

- THE PROPERTY(S) IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE GEOLOGY AND SOILS EVALUATION REPORT BY VWD ENGINEERING GROUP, DATED 02/25/2026. THE PROJECT SITE EXHIBITS NO GEOLOGIC HAZARDS THAT POSE A SIGNIFICANT RISK TO THE PROPOSED PROJECT OR ADJACENT PROPERTIES THAT CANNOT BE MITIGATED THROUGH PROPER LAND USAGE PLANNING, FOUNDATION DESIGN, ENGINEERING DESIGN, AND/OR CONSTRUCTION PRACTICE GENERALLY DISCUSSED IN SAID REPORT. RECOMMENDATIONS REGARDING MITIGATION OF THE IDENTIFIED POTENTIAL HAZARDS MUST BE ADDRESSED IN THE LOT SPECIFIC GEOTECHNICAL INVESTIGATION REPORT, OR THROUGH THE USE OF CURRENT BUILDING DESIGN CODES. ADDITIONAL RECOMMENDATIONS PERTINENT TO THIS DEVELOPMENT ARE PROVIDED IN SAID REPORT.
- THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS OR CONSTRAINTS. GEOLOGIC CONDITIONS CAN BE FOUND IN THE REPORT BY VWD ENGINEERING GROUP, REVISION 1, DATED 08/08/2026, IN THE FILE SP262 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

- POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOTS 1-14 AND TRACTS A-D
- OTHER HAZARDS OR CONSTRAINTS:
- POTENTIALLY LOOSE OR COMPRESSIBLE SOILS: LOTS 1, 2, 4, 6, 9, 10, 13 AND TRACTS A & B
 - CLAYS AND CLAYSTONE WITH LOW EXPANSION POTENTIAL: LOTS 1, 2, 7, 8, 11, 12 AND TRACTS B-D

- *** SUBJECT TO SITE-SPECIFIC INVESTIGATIONS, IDENTIFIED HAZARDS AND CONSTRAINTS SHALL BE ADDRESSED BY PROJECT-SPECIFIC MITIGATION MEASURES. FUTURE DEVELOPERS OF IDENTIFIED LOTS SHOULD CONSIDER APPROPRIATE MITIGATION MEASURES FOR SHALLOW GROUNDWATER, SUCH AS INCORPORATING FOUNDATION DRAINAGE SYSTEMS.

LAND USE SUMMARY TABLE		
LAND USE	AREA (AC)	% OF LAND
COMMERCIAL	37.05	68.7%
DRAINAGE	1.44	2.7%
OPEN SPACE	12.31	22.8%
PUBLIC IMPROVEMENT	3.11	5.8%

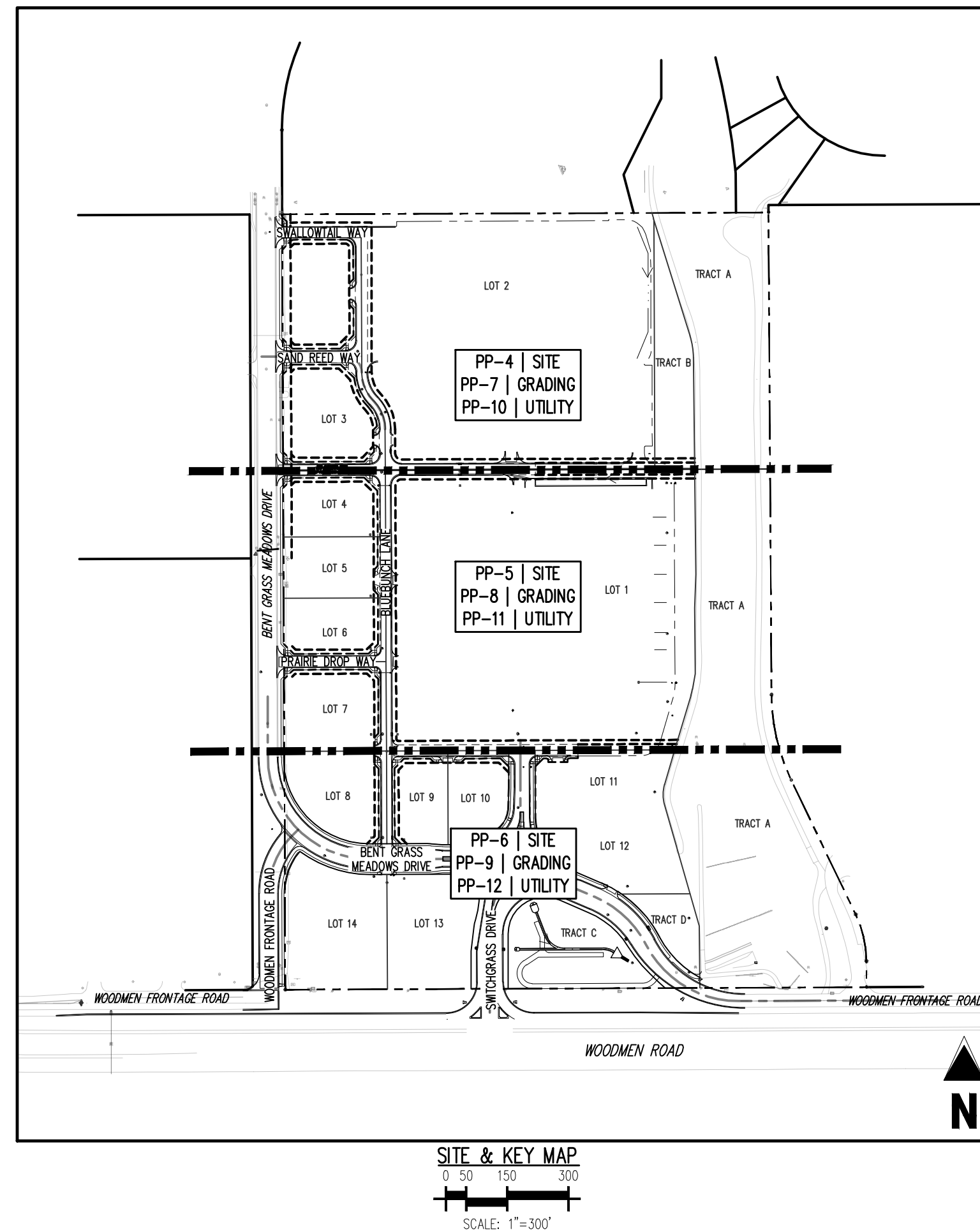
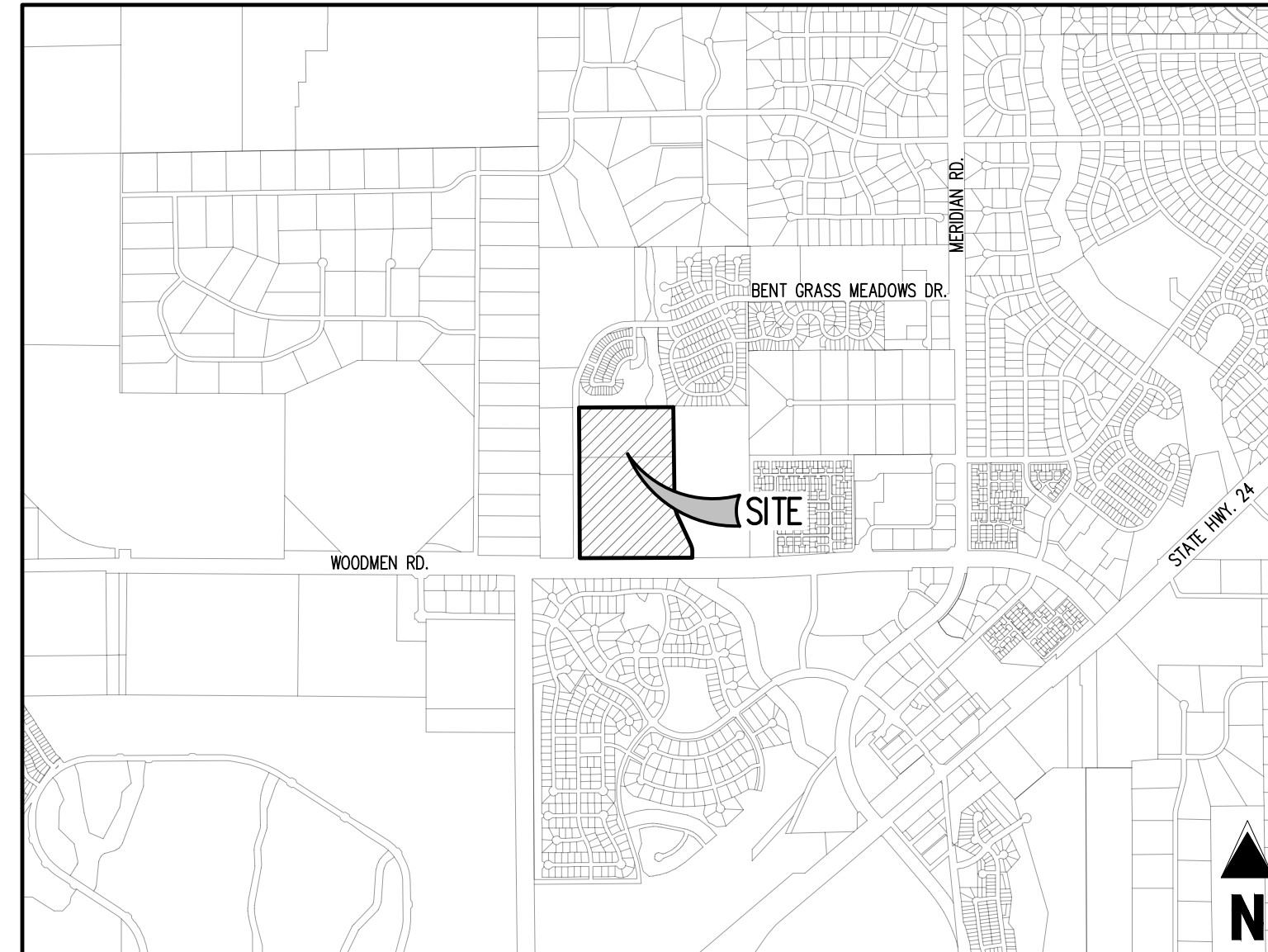
LIST OF ABBREVIATIONS

- SHT - SHEET
 Δ - DEFLECTION ANGLE
 L - LENGTH
 R - RADIUS
 OB - CHORD BEARING
 C - CHORD LENGTH
 N - NORTH/NORTHERN
 W - WEST
 E - EAST/EASTING
 S - SOUTH
 DET - DETAIL
 EX - EXISTING
 W/ - WITH
 PC - POINT OF CURVATURE/PORTLAND CEMENT
 WFW - WELDED WIRE FABRIC
 VERT - VERTICAL
 OC - ON CENTER
 FDC - FIRE DEPARTMENT CONNECTION
 CT - COURT
 DR - DRIVE
 TYP - TYPICAL
 REC - RECEPTION NUMBER
 Ø, DIA - DIAMETER
 PT - POINT OF TANGENCY
 MIN - MINIMUM
 MAX - MAXIMUM
 HEPPE - HIGH DENSITY POLYETHYLENE
 REF - REFERENCE

STANDARD EL PASO COUNTY PLAT NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES IDENTIFIED IN THE PROJECT'S ENVIRONMENTAL ASSESSMENT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTAL. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- THE 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.
- DEVELOPER IS RESPONSIBLE FOR OPERATION & MAINTENANCE OF ALL PRIVATE ROADS AND PUBLIC ACCESS EASEMENTS.
- DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
- WOODMEN ROAD DISTRICT NOTE: ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, FLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METRO DISTRICT (WHM) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE. (COMBINED NOTE, WHICH CAN BE BROKEN INTO SEPARATE NOTES FOR WATER OR SEWER IN THE CASE OF DIFFERENT PROVIDERS)
- 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.

*A REZONE MAP AMENDMENT APPLICATION WAS SUBMITTED TO EL PASO COUNTY TO REZONE THE EXISTING PARCEL 5301000016 FROM I-2 TO CR



SHEET INDEX		
SHEET NO.	DESCRIPTION	SHEET TITLE
1	PP-1	COVER SHEET
2	PP-2	TYPICAL ROADWAY SECTIONS
3	PP-3	LOT & TRACT PLAN
4	PP-4	PRELIMINARY SITE PLAN
5	PP-5	PRELIMINARY SITE PLAN
6	PP-6	PRELIMINARY SITE PLAN
7	PP-7	PRELIMINARY GRADING PLAN
8	PP-8	PRELIMINARY GRADING PLAN
9	PP-9	PRELIMINARY GRADING PLAN
10	PP-10	PRELIMINARY UTILITY PLAN
11	PP-11	PRELIMINARY UTILITY PLAN
12	PP-12	PRELIMINARY UTILITY PLAN

SITE DATA TABLE			
EXISTING			
TAX SCHEDULE NO.	ACREAGE	ZONE DISTRICT	LAND USE
5301000016	17.173	I-2*	VACANT
5301000017	36.741	OR	VACANT
5301002007			
TOTAL	53.914	-	-
DRAINAGE BASIN:	FALCON		
SKETCH PLAN:	N/A		
PROPOSED			
DEVELOPMENT SCHEDULE:	SPRING 2027		
LAND USE & OWNERSHIP/MAINTENANCE:	SEE SHEET PP-3		
ZONE DISTRICT:	OR		
GROSS DENSITY; NET DENSITY:	N/A		
LANDSCAPE SETBACKS:	25 FT MAJOR ARTERIAL (WOODMEN ROAD), 30 FT MAJOR ARTERIALS (BENT GRASS MEADOWS DRIVE, WOODMEN FRONTAGE ROAD); 10-FT ALL OTHER NON-ARTERIALS		
BUILDING SETBACKS:	FRONT: 50-FT; REAR: 25-FT; SIDE (STREET): 25-FT; SIDE (INTERIOR): 0-FT		
MIN. LOT SIZE	N/A		
MAX BUILDING HEIGHT	45'-0"		
MAX LOT COVERAGE	N/A		

PROJECT CONTACTS

DEVELOPER & APPLICANT

EVERGREEN DEVELOPMENT
 1873 SOUTH BELLARE ST., SUITE 1200
 DENVER, CO 80222
 CONTACT: SEAN MURPHY
 EMAIL: SMURPHY@EVERGREEN.COM
 TEL: (303) 757-0414

CIVIL ENGINEER

GALLOWAY & COMPANY, LLC
 1155 KELLY JOHNSON BLVD., SUITE 305
 COLORADO SPRINGS, CO 80920
 CONTACT: JEFFREY ODOR, PE
 EMAIL: JEFFREY.ODOR@GALLOWAYUS.COM
 TEL: (719) 308-2519

SURVEYOR

GALLOWAY & COMPANY, INC.
 1155 KELLY JOHNSON BLVD., SUITE 305
 COLORADO SPRINGS, CO 80920
 CONTACT: BRIAN DENNIS, PLS
 EMAIL: BRIANDENNIS@GALLOWAYUS.COM
 TEL: (719) 900-7232

TRAFFIC ENGINEER

SM ROCHA, LLC
 6 SOUTH TEJON STREET, SUITE 618
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: MIKE ROCHA
 EMAIL: MIKE@SMROCHA.COM
 TEL: (719) 203-6639

GEOTECHNICAL ENGINEER

VWD ENGINEERING GROUP
 1053 ELKTON DRIVE
 COLORADO SPRINGS, CO 80907
 CONTACT: NATE LOWEN, PE
 EMAIL: NLOWEN@VWDE.COM
 TEL: (719) 896-4356

ECOLOGIST

BRISTLECONE ECOLOGY, LLC
 2023 W SCOTT PLACE
 DENVER, CO 80211
 CONTACT: DAN MAYNARD
 EMAIL: DMAYNARD@BRISTLECONEECOLOGY.COM
 TEL: (970) 237-3906

AGENCY CONTACTS

EL PASO COUNTY

EL PASO COUNTY PLANNING & COMMUNITY DEVELOP.
 2880 INTERNATIONAL CIRCLE, SUITE 110
 COLORADO SPRINGS, CO 80910
 CONTACT: USA ELAN
 EMAIL: USAELAN@ELPASOCOUNTY.CO.GOV
 TEL: (719) 520-6449

FIRE PROTECTION

FALCON FIRE PROTECTION DISTRICT
 7030 OLD MERIDIAN RD.,
 FALCON, CO 80831
 CONTACT: TRENT HAWING
 EMAIL: THAWING@FALCONFIREPD.ORG
 TEL: (719) 495-4050

WATER

WOODMEN HILLS METRO DISTRICT
 8046 EASTONVILLE ROAD
 FALCON, CO 80831
 CONTACT: CODY RITTER
 EMAIL: CODYR@WHM.ORG
 TEL: (719) 495-2500

WASTEWATER

WOODMEN HILLS METRO DISTRICT
 8046 EASTONVILLE ROAD
 FALCON, CO 80831
 CONTACT: CODY RITTER
 EMAIL: CODYR@WHM.ORG
 TEL: (719) 495-2500

ELECTRIC

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
 11140 E WOODMEN RD.,
 FALCON, CO 80831
 CONTACT: LAURA L. HUSTON
 EMAIL:
 TEL: (800) 388-9881

GAS

COLORADO SPRINGS UTILITIES
 1527 SOUTH HANCOCK EXPRESSWAY, MC 1812
 COLORADO SPRINGS, CO 80905
 CONTACT: BLANCHE M. LUDKER
 EMAIL:
 TEL: (719) 668-8259

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST BEARS N89°45'24"E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 1, BEING A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "DIXIE BARREL 1985 LS 17864", AND MONUMENTED BY THE SOUTH QUARTER CORNER OF SAID SECTION 1, BEING A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "1985 LS 17664".

BENCHMARK

COLORADO SPRINGS UTILITIES (CSU) FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK BL75, BEING A 2" ALUMINUM CAP IN CONCRETE HEADWALL ON THE SOUTH SIDE OF E. WOODMEN ROAD, 1,600 FEET WEST OF THE INTERSECTION OF FOXTAIL MEADOW LAKE. NGVD29 ELEVATION: 6899.53

SITE BENCHMARK #1:

CHISELED CROSS IN CONCRETE INLET SHOWN HEREON.
 NGVD29 ELEVATION: 6920.74

SITE BENCHMARK #2:

NAIL WITH 1-1/2" ALUMINUM DISC STAMPED "CSAM LLS PLS 32439".
 NGVD29 ELEVATION: 6899.33

LEGAL DESCRIPTION

NOTE: THE BASES OF BEARING FOR THIS PROJECT DIFFERS FROM THE RECORDED DEED BY -0°31'48". THE PROVIDED LEGAL DESCRIPTION IS CONSISTENT WITH THE RECORDED DEED. BEARINGS SHOWN IN THESE PLANS ARE BASED ON THE BASIS OF BEARING IDENTIFIED WITHIN THESE PLANS.

A PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 207122903, AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THAT PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LATIDO BUSINESS CENTER FILING NO. 1 (RECEPTION NO. 202079726, EL PASO COUNTY, COLORADO RECORDS) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE NORTHERLY LINE OF SAID FILING, WHICH BEARS S 89 DEGREES 42 MINUTES 50 SECONDS E ASSUMED); THENCE S 89 DEGREES 42 MINUTES 50 SECONDS E ALONG THE EASTERLY LINE OF THAT INGRESS/EGRESS AND UTILITY EASEMENT AS DESCRIBED BY DOCUMENT (BOOK 3268, PAGE 517, SAID EL PASO COUNTY RECORDS); THENCE S 00 DEGREES 07 MINUTES 47 SECONDS W ALONG SAID EASEMENT'S EASTERLY LINE, 627.84 FEET; THENCE N 89 DEGREES 42 MINUTES 50 SECONDS W, 1192.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID FILING; THENCE N 00 DEGREES 16 MINUTES 02 SECONDS E ALONG SAID FILING'S EASTERLY LINE, 627.84 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NUMBER 219113681, AND DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., ALSO BEING A PORTION OF LOT 2, LATIDO BUSINESS & RESEARCH CENTER FILING NO. 1 (PLAT BOOK M-3, PAGE 75, EL PASO COUNTY, COLORADO RECORDS), SITUATE IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LATIDO BUSINESS CENTER FILING NO. 1 (RECEPTION NO. 202079726, SAID EL PASO COUNTY RECORDS) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE EASTERLY LINE OF SAID FILING, WHICH BEARS NORTH 00 DEGREES 16 MINUTES 02 SECONDS EAST ASSUMED);

THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS EAST ALONG SAID FILING'S EASTERLY LINE, 30.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;
 THENCE CONTINUE NORTH 00 DEGREES 16 MINUTES 02 SECONDS EAST ALONG SAID EASTERLY LINE, 1270.75 FEET;
 THENCE SOUTH 89 DEGREES 42 MINUTES 50 SECONDS EAST, 1192.23 FEET TO A POINT ON THE EASTERLY LINE OF THAT INGRESS/EGRESS EASEMENT DESCRIBED BY DOCUMENT (BOOK 3268, PAGE 517, SAID RECORDS) (THE FOLLOWING FIVE (5) COURSES ARE ALONG SAID EASEMENT'S EASTERLY LINE);

1) SOUTH 00 DEGREES 07 MINUTES 47 SECONDS WEST, 552.54 FEET;
 2) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 25 DEGREES 15 MINUTES 43 SECONDS, A RADIUS OF 490.87 FEET, AN ARC LENGTH OF 216.43 FEET;
 3) SOUTH 25 DEGREES 07 MINUTES 56 SECONDS EAST, 365.00 FEET;

4) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 25 DEGREES 25 MINUTES 06 SECONDS, A RADIUS OF 266.04 FEET, AN ARC LENGTH OF 118.02 FEET;
 5) SOUTH 00 DEGREES 17 MINUTES 10 SECONDS WEST, 65.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD (60' R.O.W.);

THENCE NORTH 89 DEGREES 42 MINUTES 50 SECONDS WEST ALONG SAID WOODMEN ROAD'S NORTHERLY RIGHT-OF-WAY LINE, 1423.28 FEET TO THE POINT OF BEGINNING.

TOTAL PROPERTY AREA: ±53,914 ACRES

SURVEY NOTES

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-508.

OWNER OF RECORD

LENA GAL CASE
 119 N WAUSAATCH AVE
 COLORADO SPRINGS, CO 80903

OWNER OF RECORD

CYNTHIA YEOUNG
 09924 E HIGHWAY 24
 PEYTON, CO 80831

APPLICANT

EVERGREEN DEVCO, INC.
 1873 SOUTH BELLARE ST., SUITE 1200
 DENVER, CO 80222
 TEL: (303) 757-0414

PLAN PREPARER

JEFFREY ODOR
 GALLOWAY & CO, LLC
 1155 KELLY JOHNSON BLVD., SUITE 305
 COLORADO SPRINGS, CO 80920
 TEL: (719) 308-2519

BASED ON SURVEY PERFORMED BY GALLOWAY & COMPANY, LLC ON 07/01/2025

PRELIMINARY
 NOT FOR BIDDING
 NOT FOR CONSTRUCTION



PRELIMINARY PLAN
 THE MARKETS AT BENT GRASS
 EVERGREEN DEVELOPMENT
 EPC FILE #: SP262

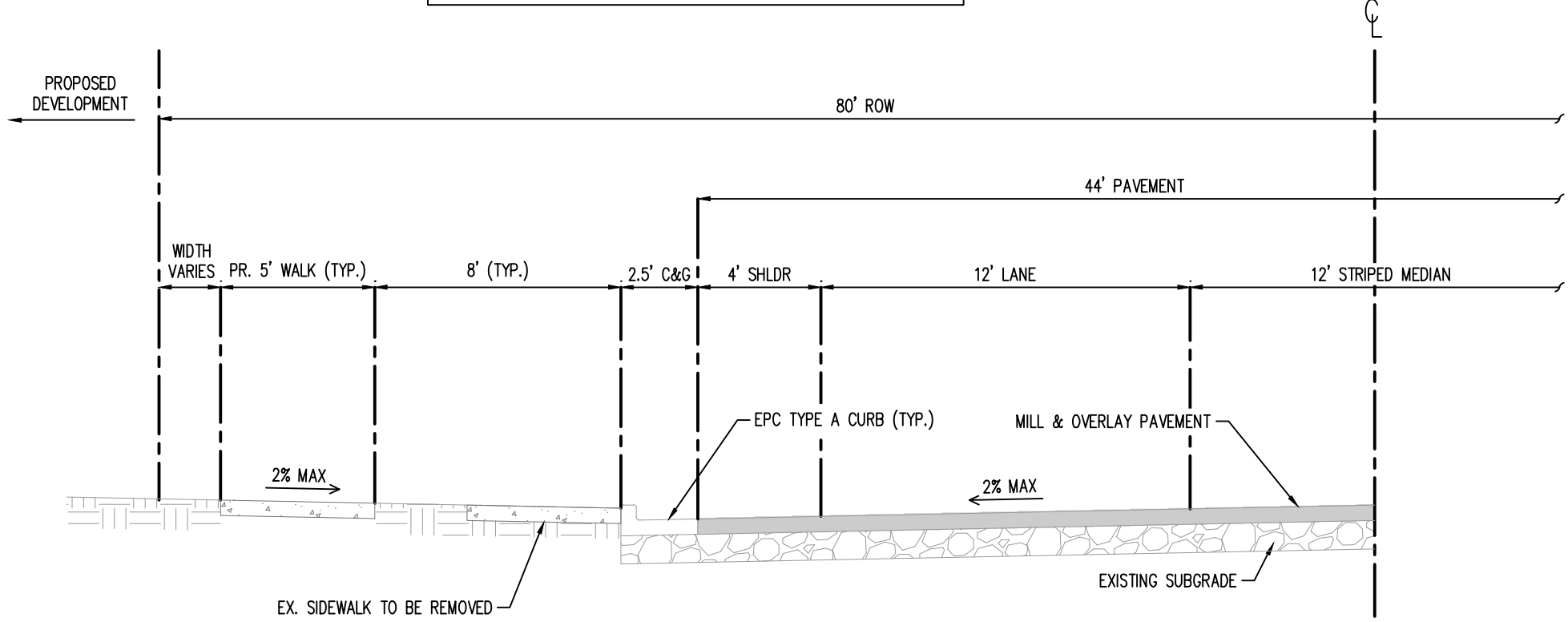
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
 FALCON, COLORADO

#	Date	Issue / Description	Int.
1	03/04/2025	1ST PRELIMINARY PLAN SUBMITTAL	
2	05/22/2025	2ND PRELIMINARY PLAN SUBMITTAL	
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THE MARKETS AT BENT GRASS

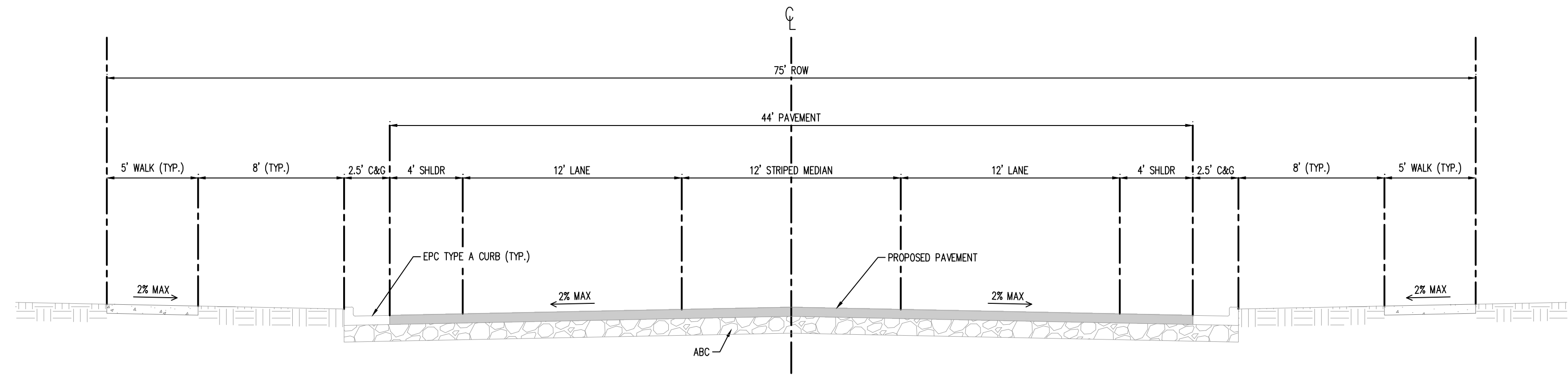
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

NOTE:
IT IS INTENDED TO MAINTAIN THE EXISTING ROAD SECTION AS CONSTRUCTED. THE EXISTING ATTACHED SIDEWALK WILL BE REMOVED AND A DETACHED SIDEWALK CONSTRUCTED.



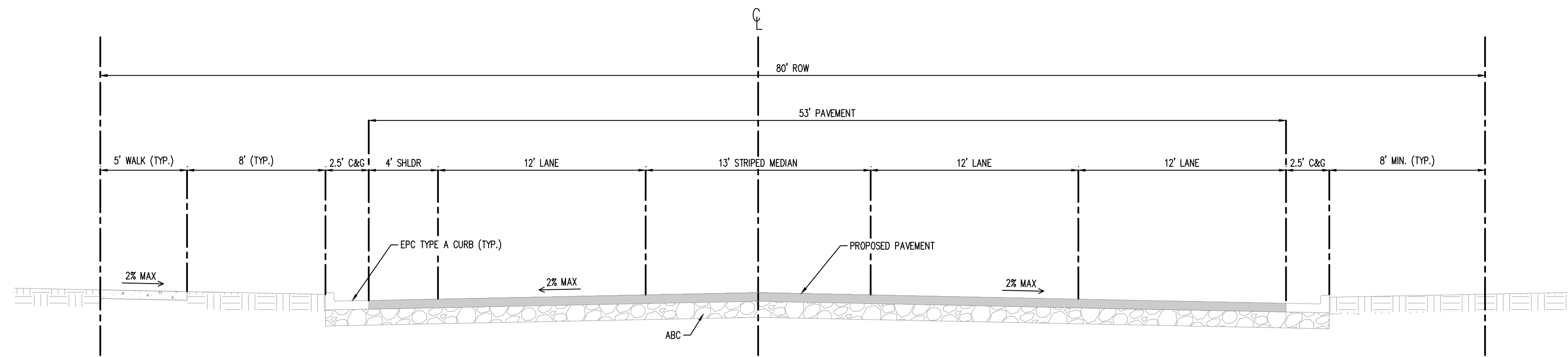
TYPICAL STREET SECTION - MODIFIED URBAN NONRESIDENTIAL COLLECTOR
(BENT GRASS MEADOWS DRIVE - STA: 11+33 TO 23+80)
SCALE: 1"=5'

POSTED SPEED LIMIT: 35 MPH
DESIGN SPEED LIMIT: 40 MPH
MAXIMUM ADT: 20,000



TYPICAL STREET SECTION - MODIFIED URBAN NONRESIDENTIAL COLLECTOR
(BENT GRASS MEADOWS DRIVE - STA: 23+80 TO 29+17)
SCALE: 1"=5'

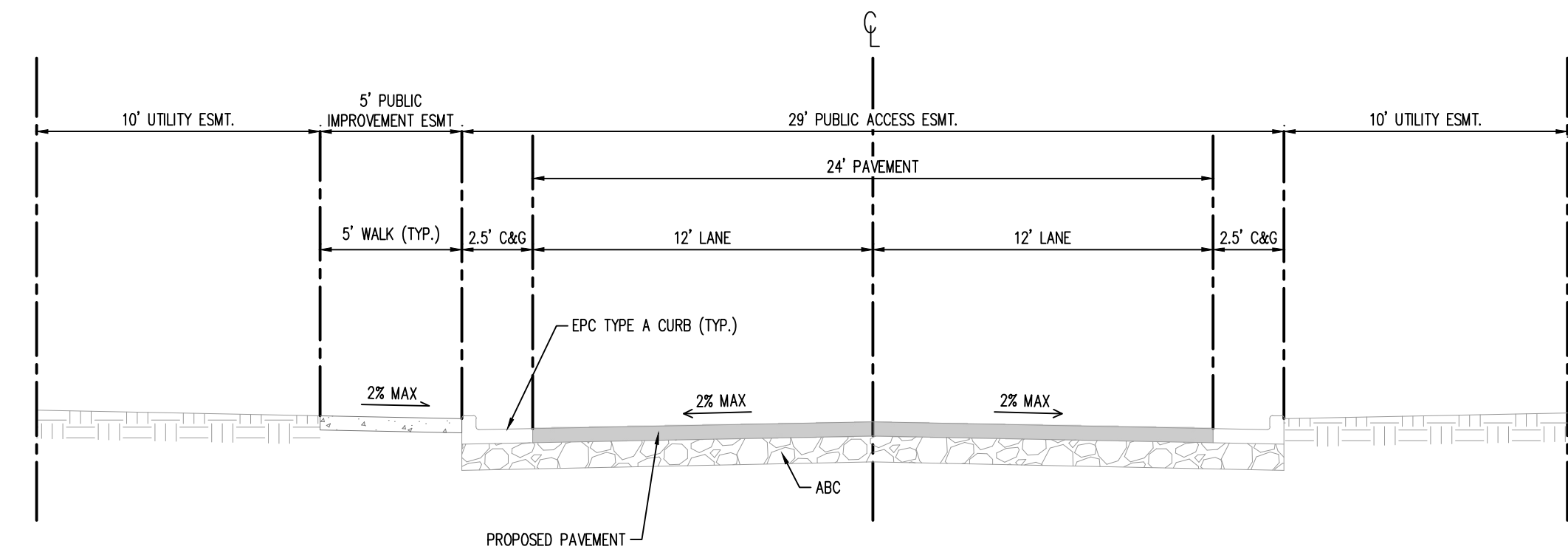
POSTED SPEED LIMIT: 35 MPH
DESIGN SPEED LIMIT: 40 MPH
MAXIMUM ADT: 20,000



TYPICAL STREET SECTION - MODIFIED URBAN NONRESIDENTIAL COLLECTOR
(BENT GRASS MEADOWS DRIVE - STA: 32+94 TO 34+96)
SCALE: 1"=5'

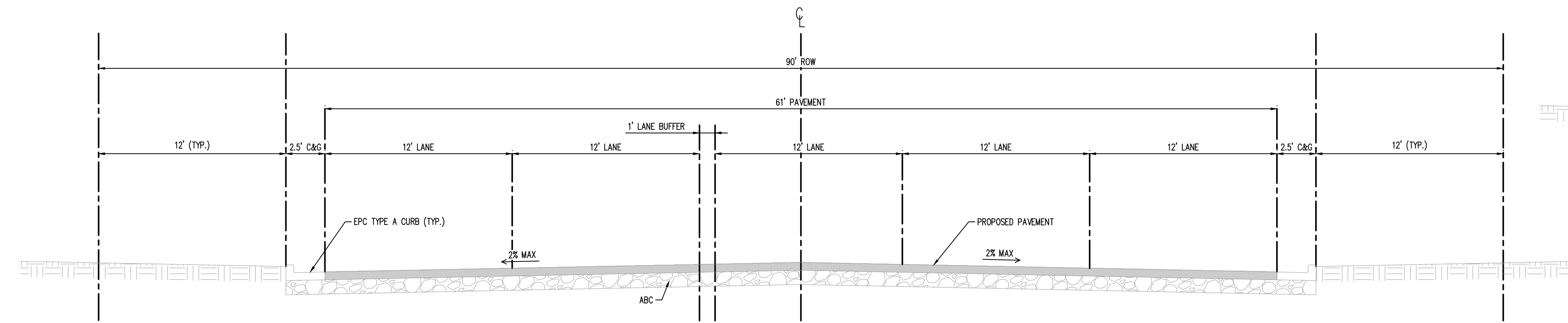
POSTED SPEED LIMIT: 35 MPH
DESIGN SPEED LIMIT: 40 MPH
MAXIMUM ADT: 20,000

NOTE:
TRANSITION BETWEEN TYPICAL SECTIONS FROM STA: 34+96 TO 38+10.



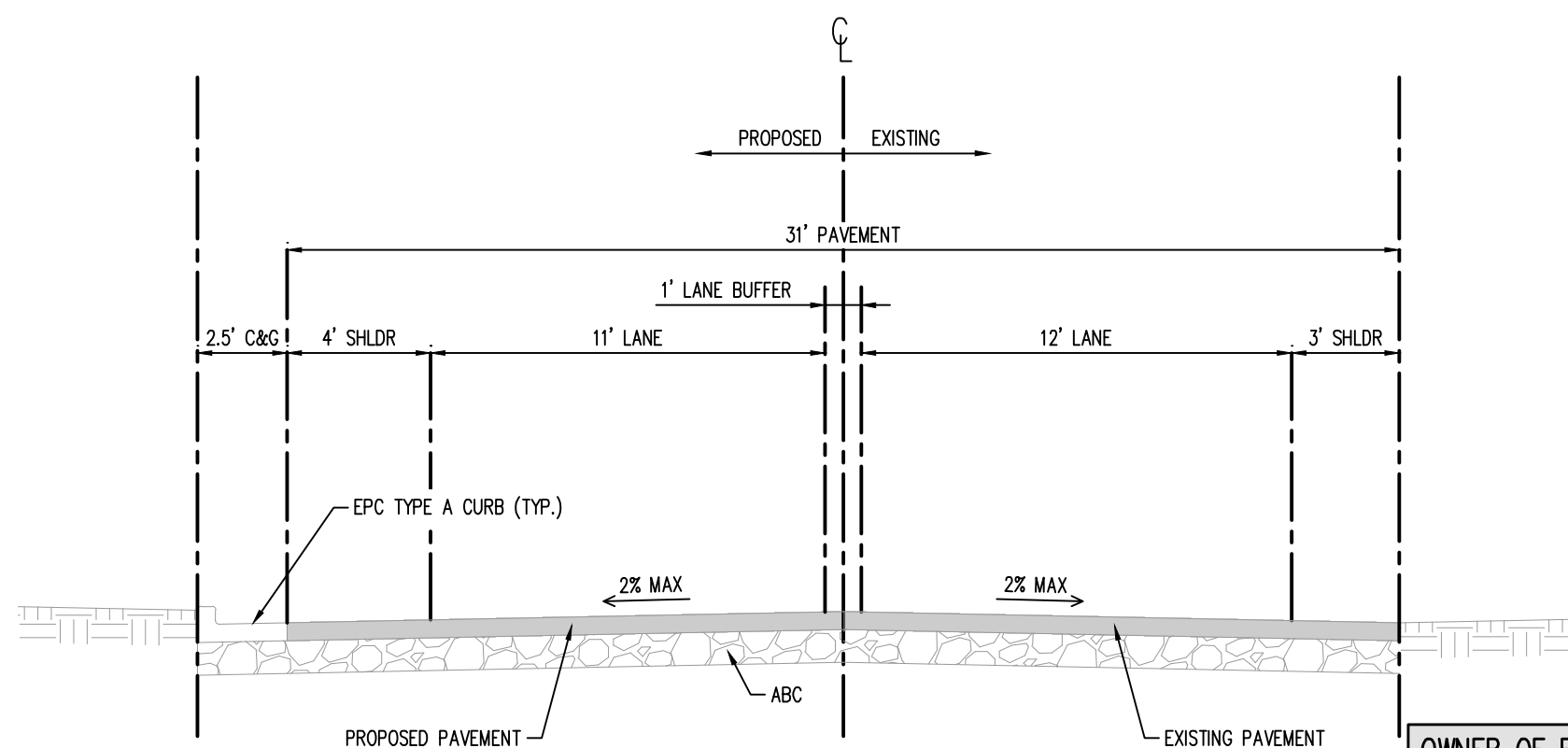
TYPICAL STREET SECTION
(PRIVATE ROAD)
SCALE: 1"=5'

POSTED SPEED LIMIT: 20 MPH
DESIGN SPEED LIMIT: 25 MPH
MAXIMUM ADT: 3,000



TYPICAL STREET SECTION
(SWITCHGRASS DRIVE - STA: 28+81 TO 29+56)
SCALE: 1"=5'

POSTED SPEED LIMIT: 20 MPH
DESIGN SPEED LIMIT: 25 MPH
MAXIMUM ADT: 3,000



TYPICAL STREET SECTION
(CONNECTION TO EX. WOODMEN FRONTAGE ROAD - STA: 38+10)
SCALE: 1"=5'

POSTED SPEED LIMIT: 35 MPH
DESIGN SPEED LIMIT: 40 MPH
MAXIMUM ADT: 20,000

NOTE:
RIGHT-OF-WAY WIDTH AND LANDSCAPE BUFFERS VARY THROUGHOUT THE PUBLIC ROW AS NEEDED TO TRANSITION INTO AND OUT OF THE ROUNDABOUT.



OWNER OF RECORD

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OWNER OF RECORD

CYNTHIA BEYOUNG
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BASED ON SURVEY PERFORMED BY GALLOWAY & COMPANY, LLC
ON 07/01/2025

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PRELIMINARY PLAN
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: SP262

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Int.
1	03/04/2025	1ST PRELIMINARY PLAN SUBMITTAL	
2	05/22/2025	2ND PRELIMINARY PLAN SUBMITTAL	

Project No: EDI02
Drawn By: ELB, AGC
Checked By: JAO, TJE, CMVJ
Date: 05/22/2025

TYPICAL ROADWAY SECTIONS

SP262

THE MARKETS AT BENT GRASS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

PRELIMINARY
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PARCEL AREA TABLE			
PARCEL	AREA (AC)	USE	OWNERSHIP & MAINTENANCE
LOT 1	11.89	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 2	10.33	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 3	1.29	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 4	1.45	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 5	0.94	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 6	0.88	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 7	0.89	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 8	1.28	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 9	1.10	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 10	0.78	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 11	0.72	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 12	2.46	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 13	1.71	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 14	1.37	COMMERCIAL DEVELOPMENT	LOT OWNER
TRACT A	10.94	DRAINAGE CHANNEL	EL PASO COUNTY
TRACT B	1.00	OPEN SPACE	BENT GRASS METRO DISTRICT #2
TRACT C	1.37	DRAINAGE	BENT GRASS METRO DISTRICT #2
TRACT D	0.44	DRAINAGE/PEDESTRIAN ACCESS	BENT GRASS METRO DISTRICT #2
TRACT E	0.38	PRIVATE ROADWAY	BENT GRASS METRO DISTRICT #2
PR PUBLIC R.O.W.	2.75	PUBLIC R.O.W.	EL PASO COUNTY
TOTAL ACERAGE	53.91		

PROPOSED EASEMENT AREA TABLE		
TYPE	AREA (AC)	OWNERSHIP & MAINTENANCE
GENERAL UTILITY	11.89	BENT GRASS METRO DISTRICT #2
PUBLIC IMPROVEMENT	10.33	BENT GRASS METRO DISTRICT #2
PUBLIC ACCESS	1.29	BENT GRASS METRO DISTRICT #2
WATER UTILITY	1.45	WHD
ELECTRIC UTILITY	0.94	MVEA

LEGEND	
	SIGHT DISTANCE LINE - 35 MPH (POSTED)
	SIGHT DISTANCE LINE - 25 MPH (POSTED)
	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	ROAD CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	LANDSCAPE SETBACK LINE
	100YR - EFFECTIVE 100 YEAR FLOOD PLAN
	100YR - CORRECTED 100 YEAR FLOOD PLAN
	PROPOSED PAN FLOWLINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	FUTURE CURB AND GUTTER FLOWLINE
	PUBLIC RIGHT-OF-WAY
	FUTURE SDP DRIVE AISLE

NOTES
TRACT A IS INCLUSIVE OF THE OF THE EXISTING CHANNEL. THIS DEVELOPMENT IS EXCLUSIVE OF ANY IMPROVEMENTS IN TRACT A, WITH THE EXCEPTION OF POTENTIAL STORM DRAIN DISCHARGE LOCATIONS. THIS DEVELOPMENT DOES NOT PROPOSE ANY CHANNEL IMPROVEMENTS OR SIGNIFICANT DISTURBANCE WITHIN THE CHANNEL (TRACT A).

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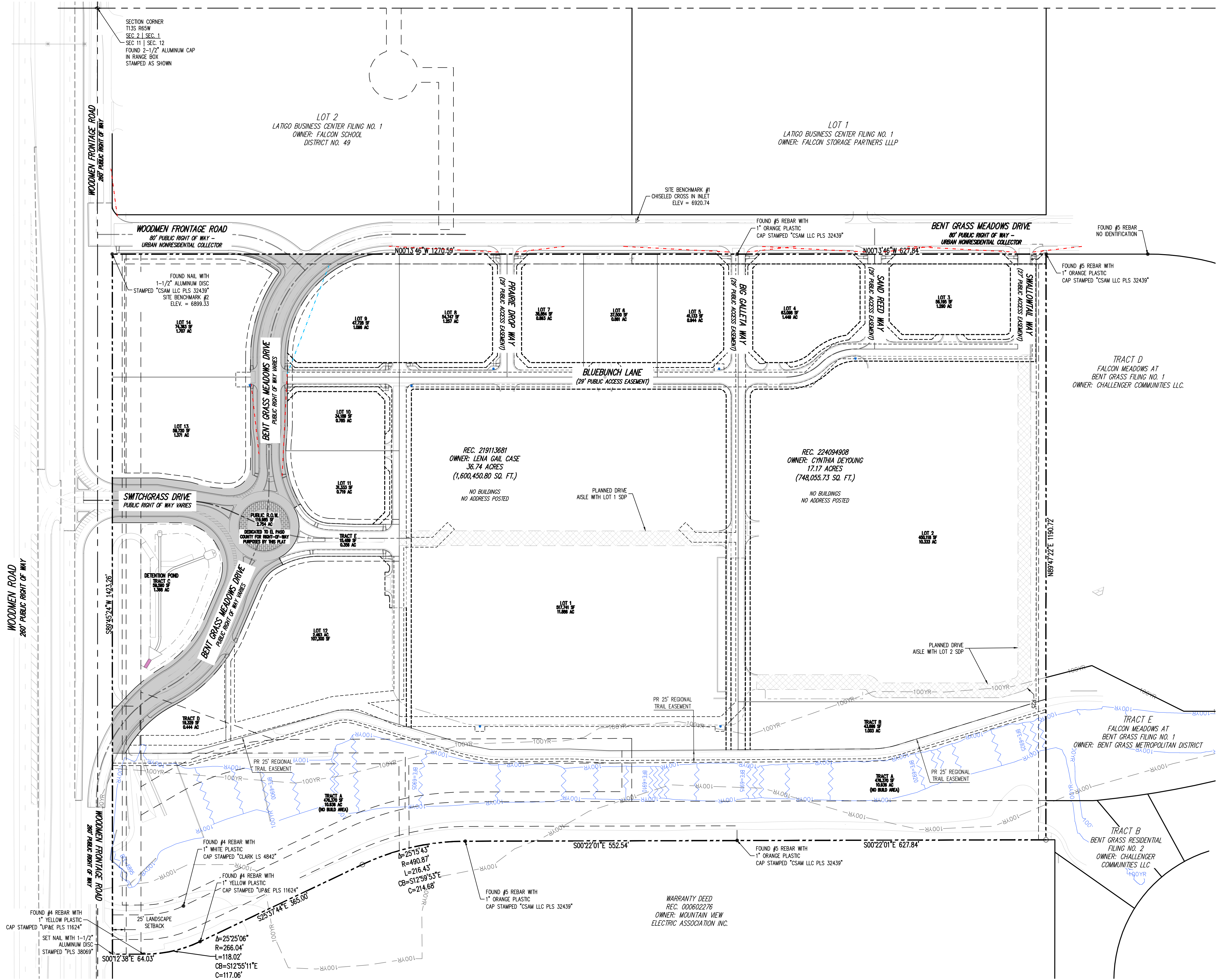
PRELIMINARY PLAN
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: SP262

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

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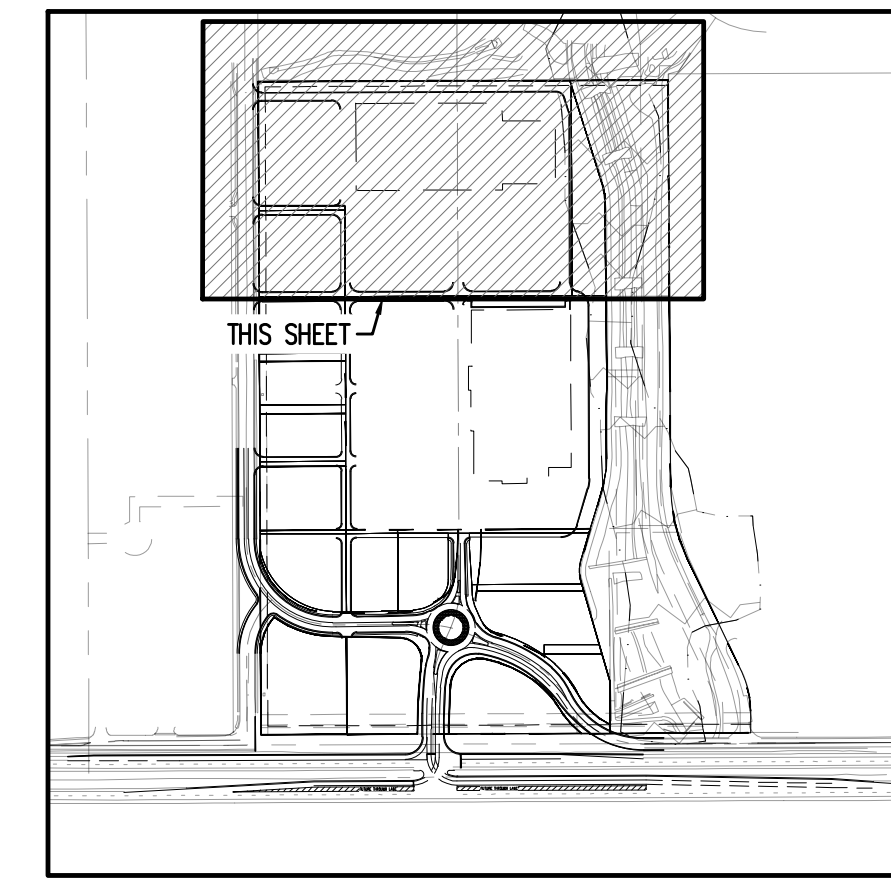
LOT & TRACT PLAN

SP262



THE MARKETS AT BENT GRASS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



KEYMAP
NOT TO SCALE

SITE LEGEND

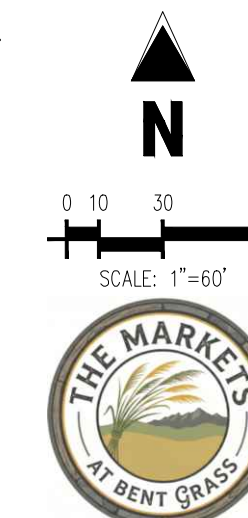
- OVERALL PROPERTY BOUNDARY LINE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED SAWCUT LINE
- PROPOSED FLOW PATH
- EXISTING TO REMAIN
- PROPOSED NEW
- PROPOSED EDGE OF ASPHALT
- PROPOSED EDGE OF GRAVEL
- 100YR PROPOSED FLOODPLAIN BOUNDARY
- 100YR EXISTING FLOODPLAIN BOUNDARY
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED FIRE LANE CURB PAINT
- EXISTING CURB AND GUTTER

PAVING LEGEND

- MILL & OVERLAY ASPHALT
- CONCRETE SIDEWALK
- STANDARD DUTY CONCRETE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING CONCRETE SIDEWALK
- EXISTING GRAVEL ROAD
- FUTURE SDP DRIVE AISLE

SCHEDULE

- 1 EXISTING PATH
- 2 5' PROPOSED SIDEWALK
- 3 EPC TYPE A CURB & GUTTER (TYP.)
- 4 BUILDING SETBACK
- 5 LANDSCAPE SETBACK
- 6 FUTURE BUILDING SITE
- 7 PROPOSED PEDESTRIAN CURB RAMP (TYP.)
- 8 6' PROPOSED CROSSPAN (TYP.)



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PRELIMINARY PLAN
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NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
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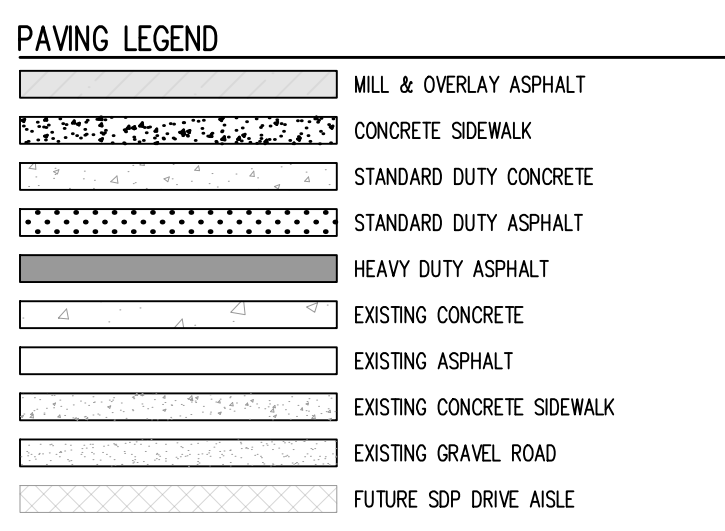
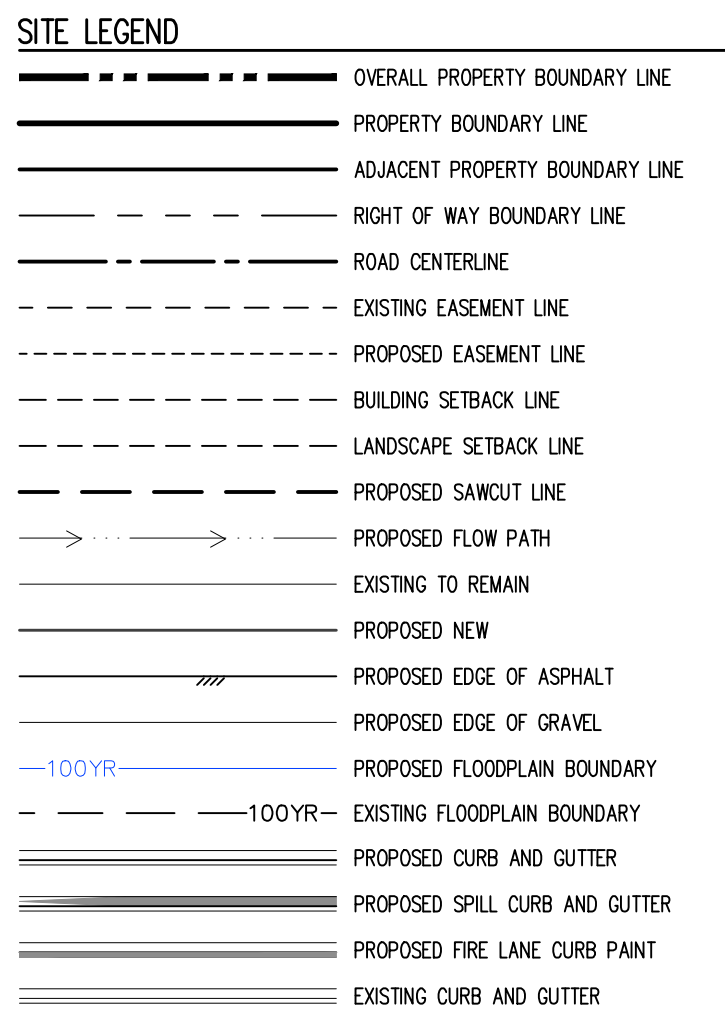
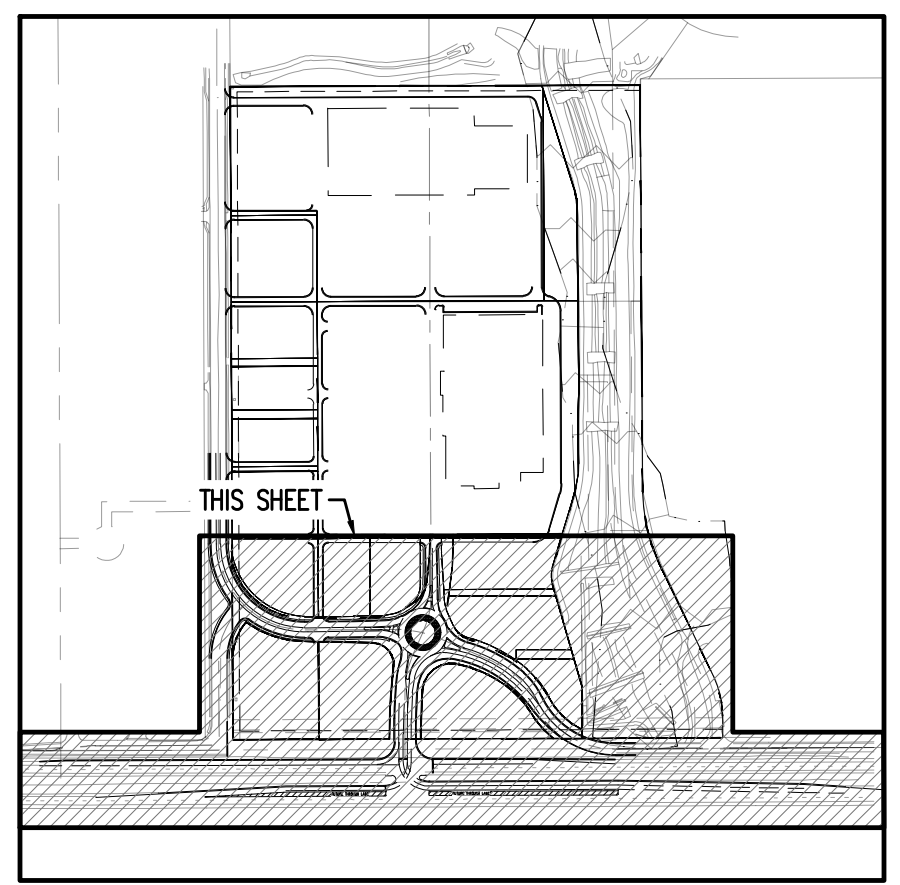
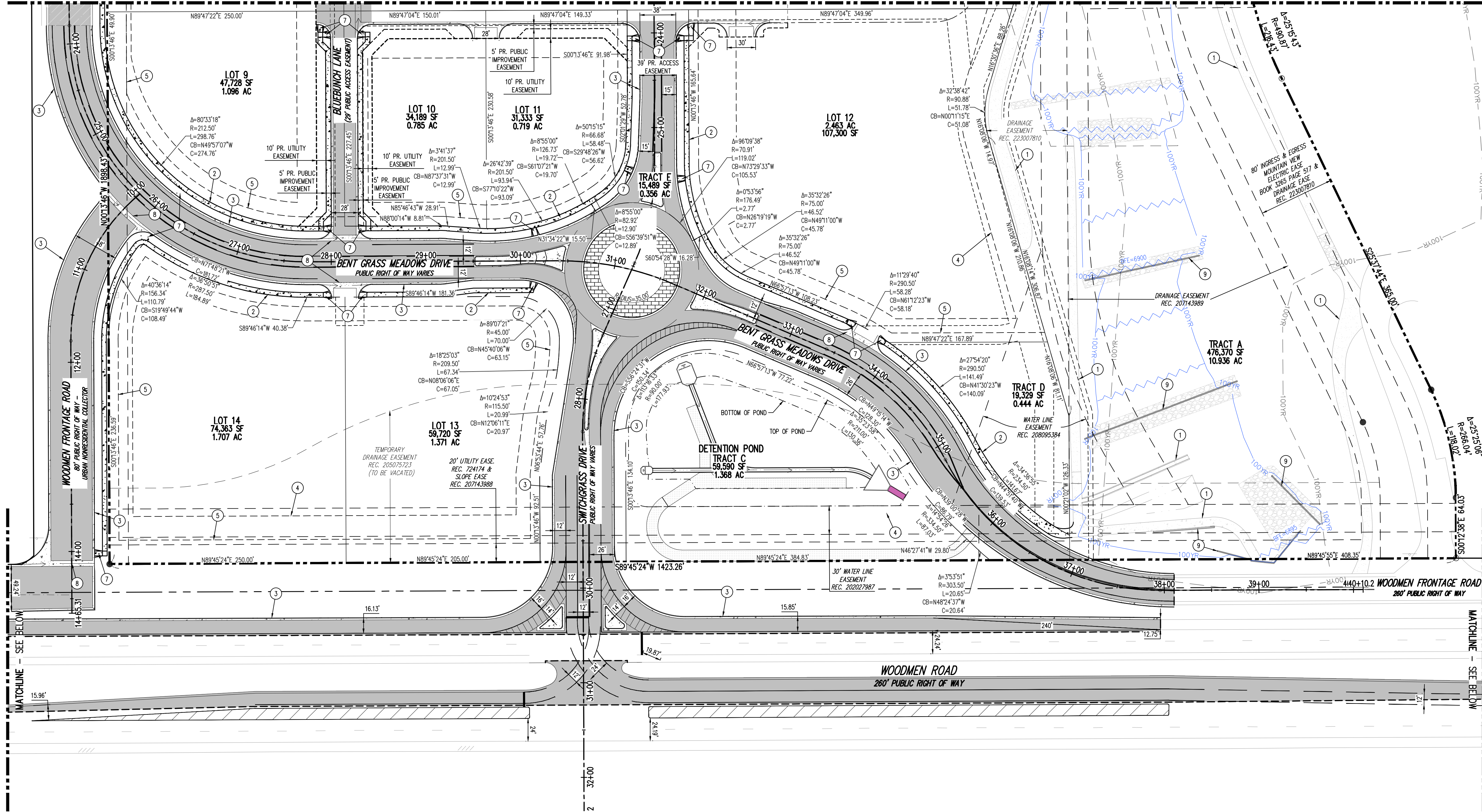
PRELIMINARY SITE PLAN

SP262

THE MARKETS AT BENT GRASS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

MATCHLINE - SEE SHEET PP-5



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Galloway & Company, LLC

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PRELIMINARY PLAN
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: SP262

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
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Date: 05/22/2020

PRELIMINARY SITE PLAN

SP262

OWNER OF RECORD
LENA GAL CASE
119 N WAUSAATCH AVE
COLORADO SPRINGS, CO 80903

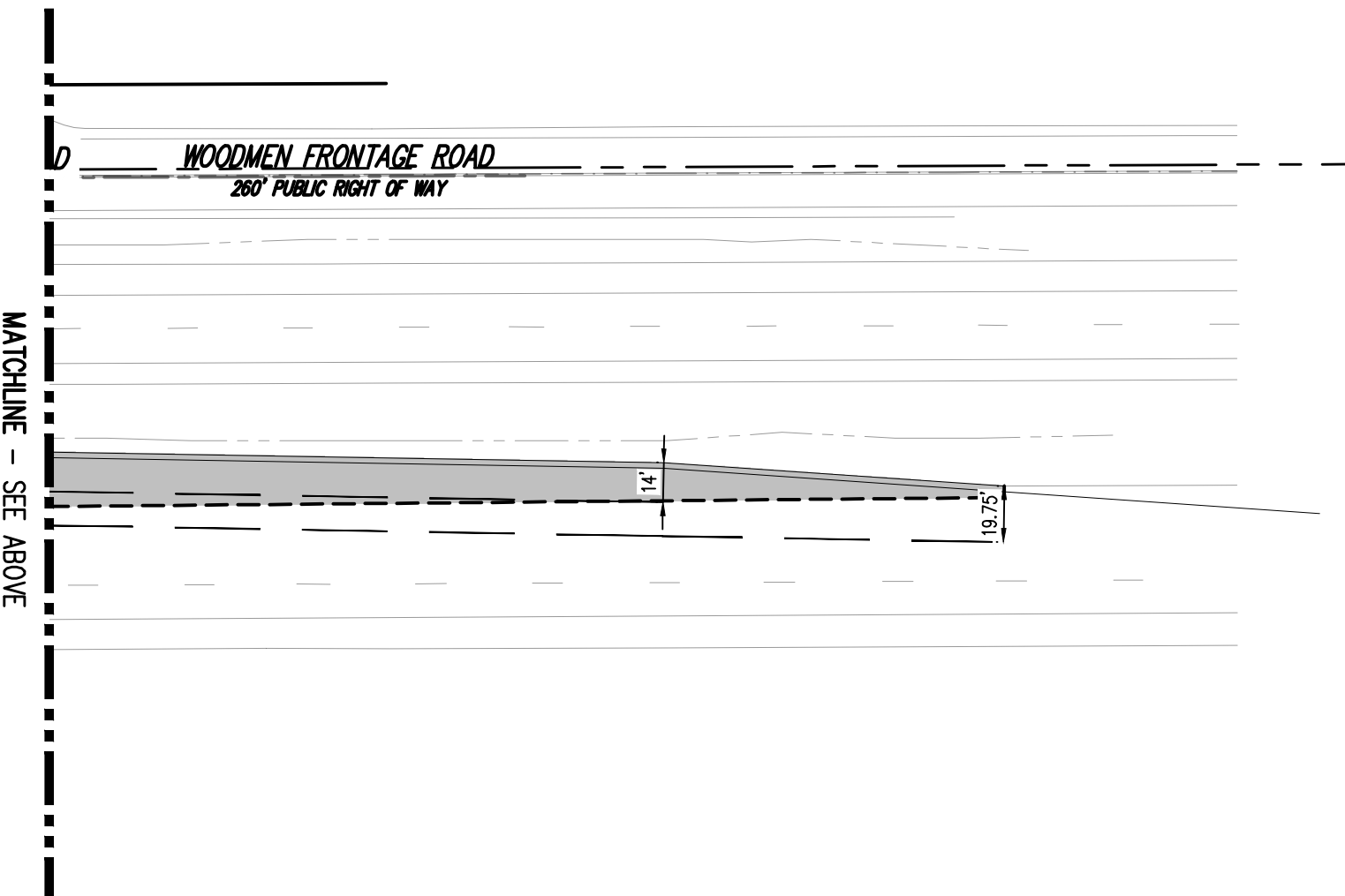
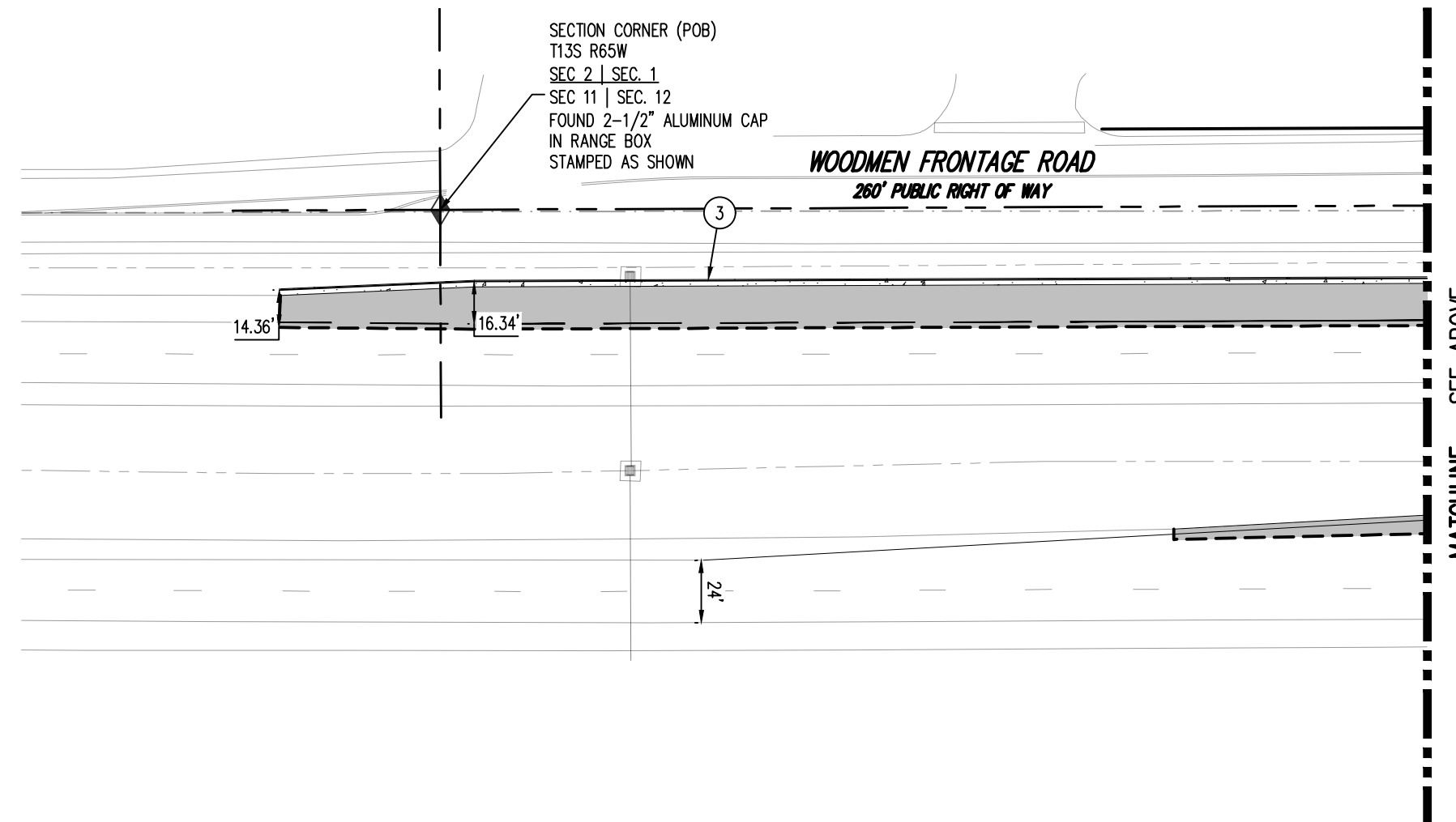
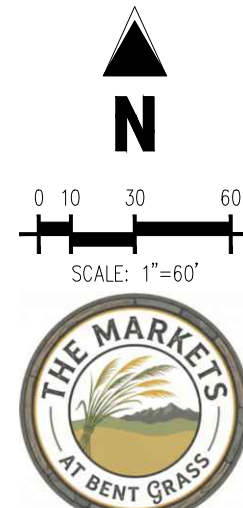
OWNER OF RECORD
CYNTHIA DEYOUNG
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APPLICANT
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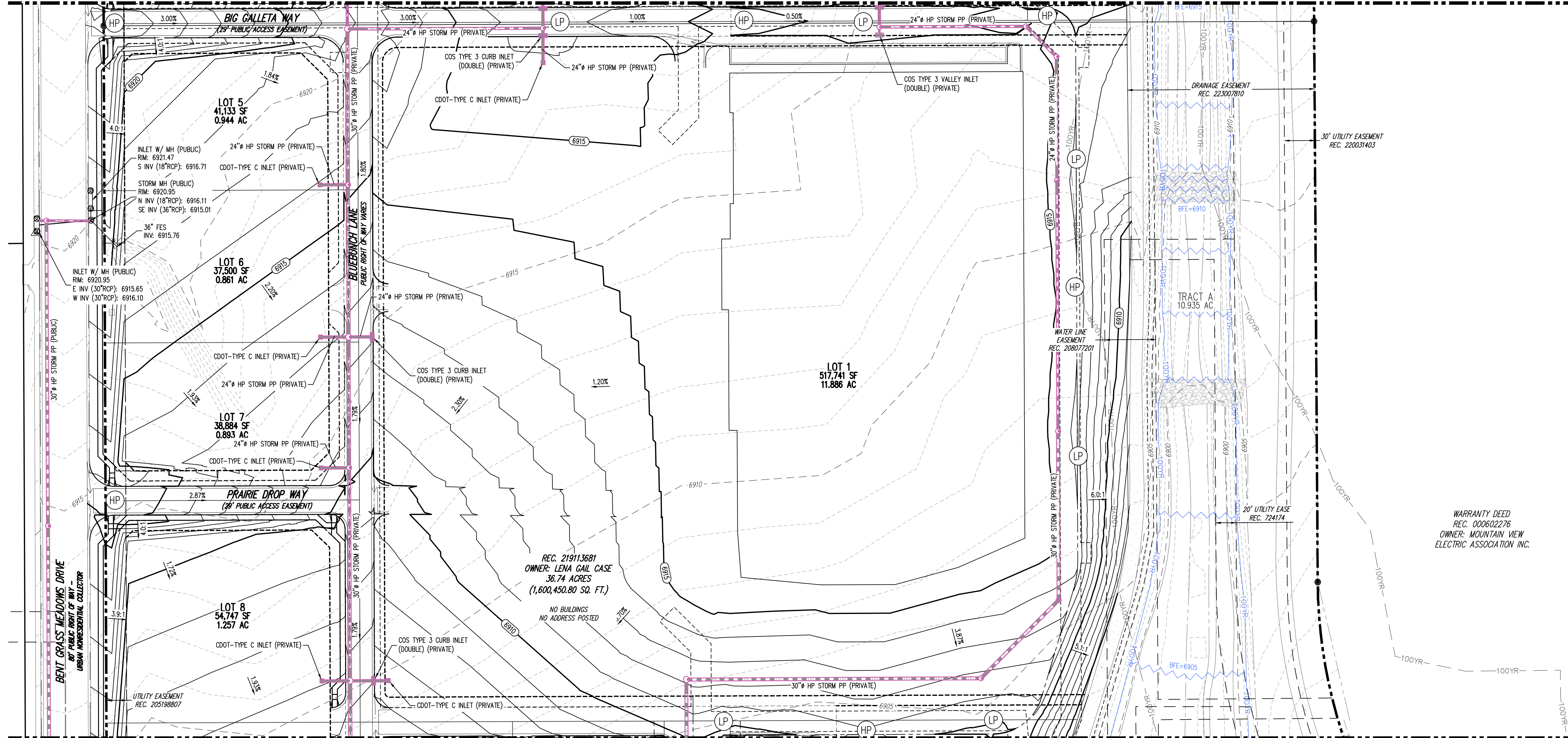
- SCHEDULE**
- EXISTING PATH
 - 5' PROPOSED SIDEWALK
 - EPC TYPE A CURB & GUTTER (TYP.)
 - BUILDING SETBACK
 - LANDSCAPE SETBACK
 - FUTURE BUILDING SITE
 - PROPOSED PEDESTRIAN CURB RAMP (TYP.)
 - 6' PROPOSED CROSSPAN (TYP.)
 - DROP STRUCTURE



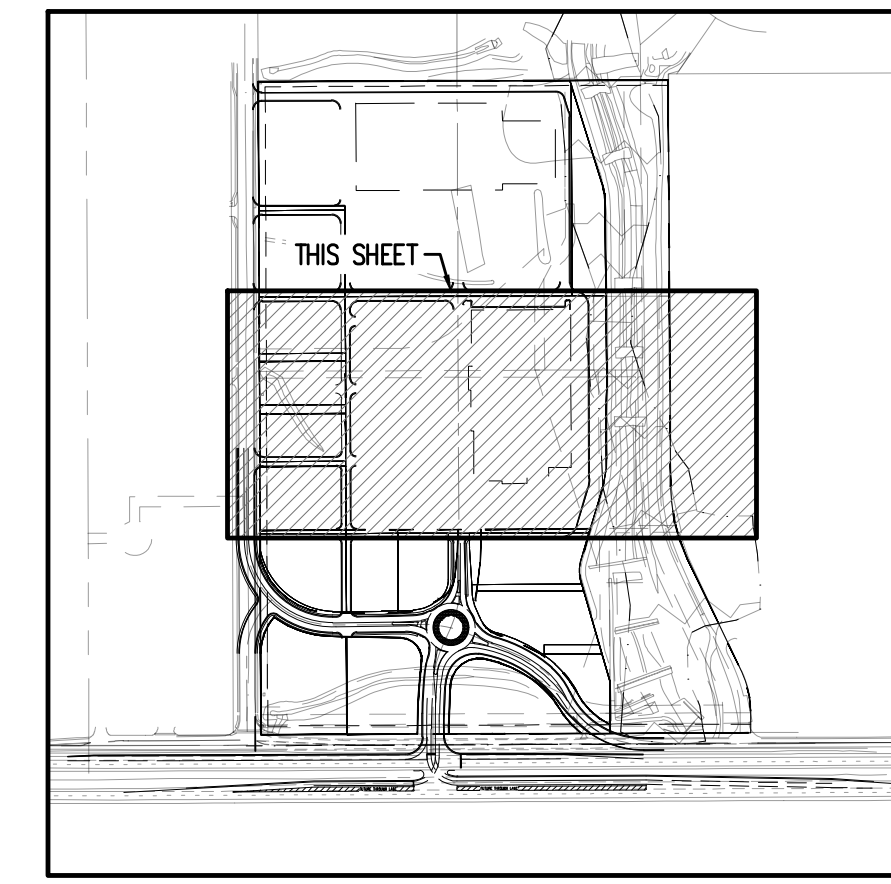
THE MARKETS AT BENT GRASS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

MATCHLINE - SEE SHEET PP-7



MATCHLINE - SEE SHEET PP-9



GRADING LEGEND

- 5460 --- EXISTING MAJOR CONTOUR
- 5465 --- EXISTING MINOR CONTOUR
- 5465 --- PROPOSED MAJOR CONTOUR
- 5465 --- PROPOSED MINOR CONTOUR
- SD --- EXISTING STORM SEWER (LESS THAN 12")
- SD --- EXISTING STORM SEWER (12" AND LARGER)
- SD --- PROPOSED STORM SEWER (LESS THAN 12")
- SD --- PROPOSED STORM SEWER (12" AND LARGER)
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- LOD --- LIMIT OF DISTURBANCE
- 100YR --- PROPOSED FLOODPLAIN BOUNDARY
- 100YR --- EXISTING FLOODPLAIN BOUNDARY
- X.XXX PROPOSED SLOPE (PERCENT)
- X:X PROPOSED SLOPE (RISE:RUN)

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PRELIMINARY PLAN
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: SP262

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

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PRELIMINARY GRADING PLAN

SP262

OWNER OF RECORD

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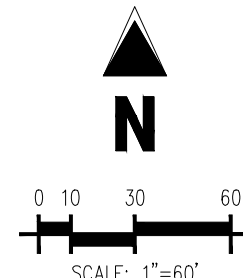
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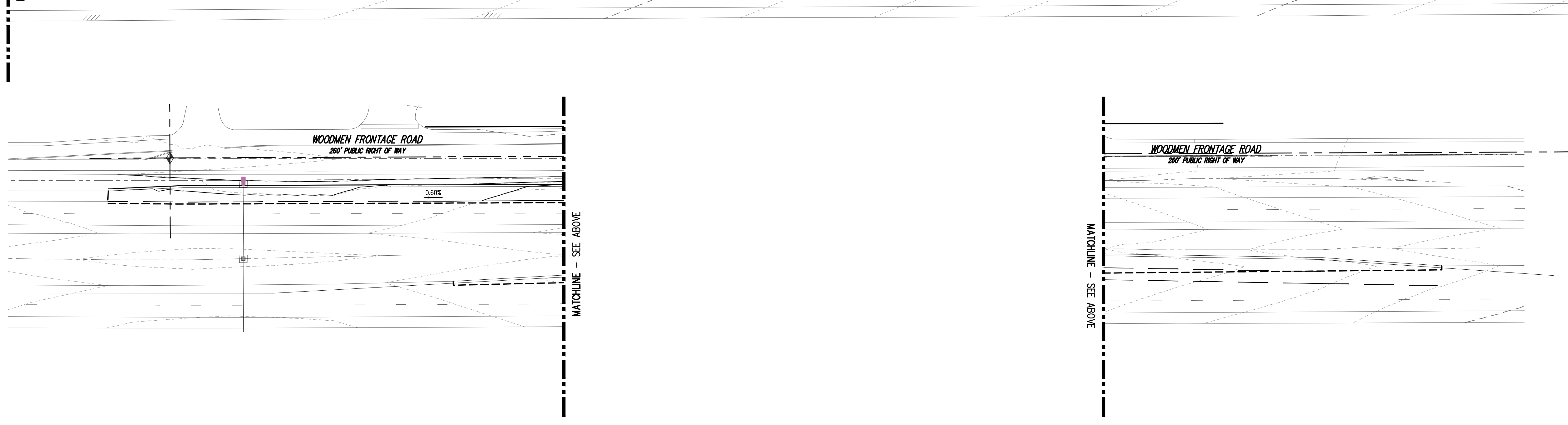
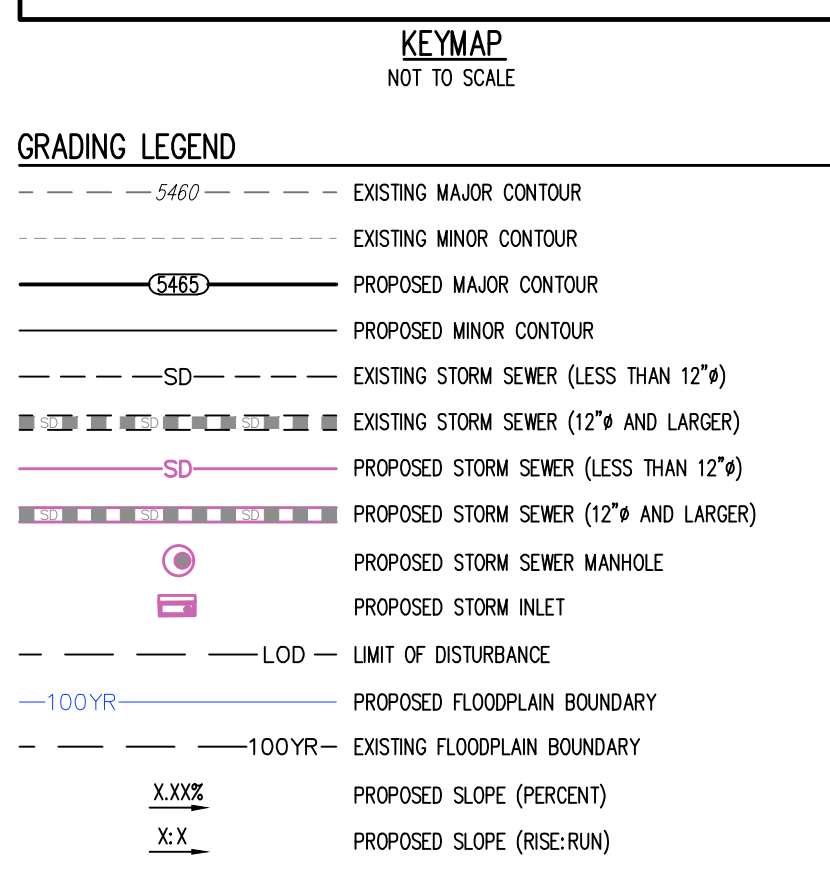
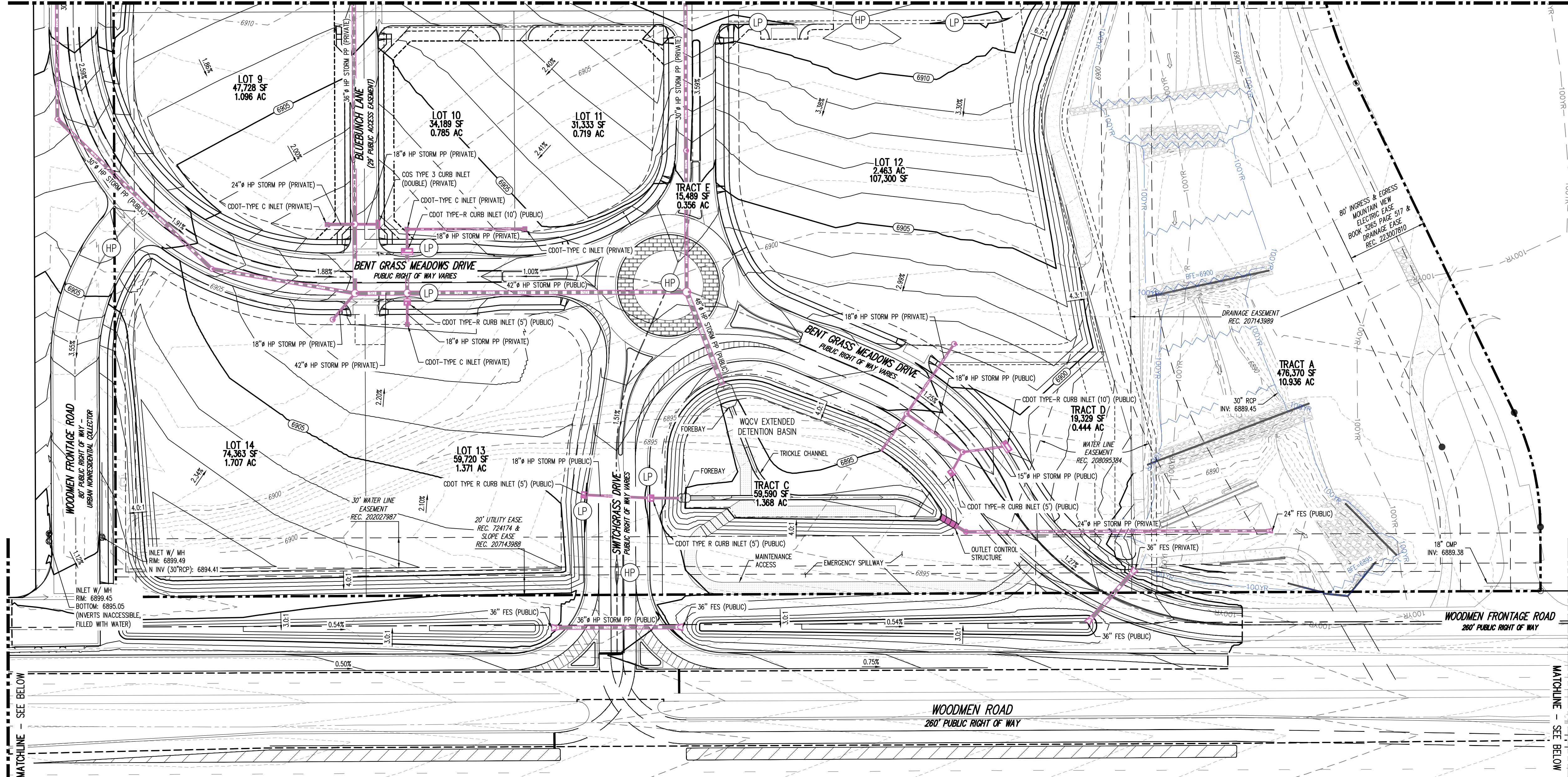
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THE MARKETS AT BENT GRASS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

MATCHLINE - SEE SHEET PP-8



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Galloway & Company, LLC

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NOT FOR CONSTRUCTION

Evergreen
Multi-family Retail Developer



PRELIMINARY PLAN
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
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FALCON, COLORADO

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PRELIMINARY GRADING PLAN

SP262

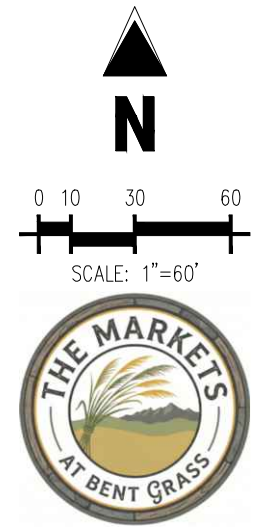
OWNER OF RECORD
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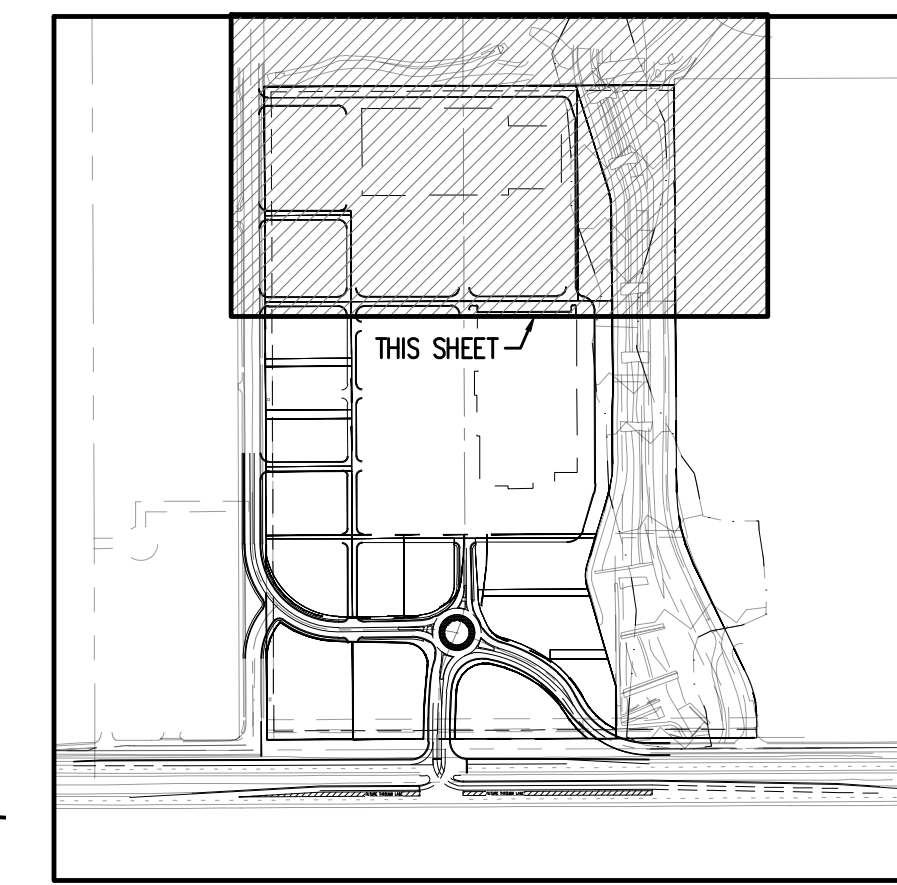
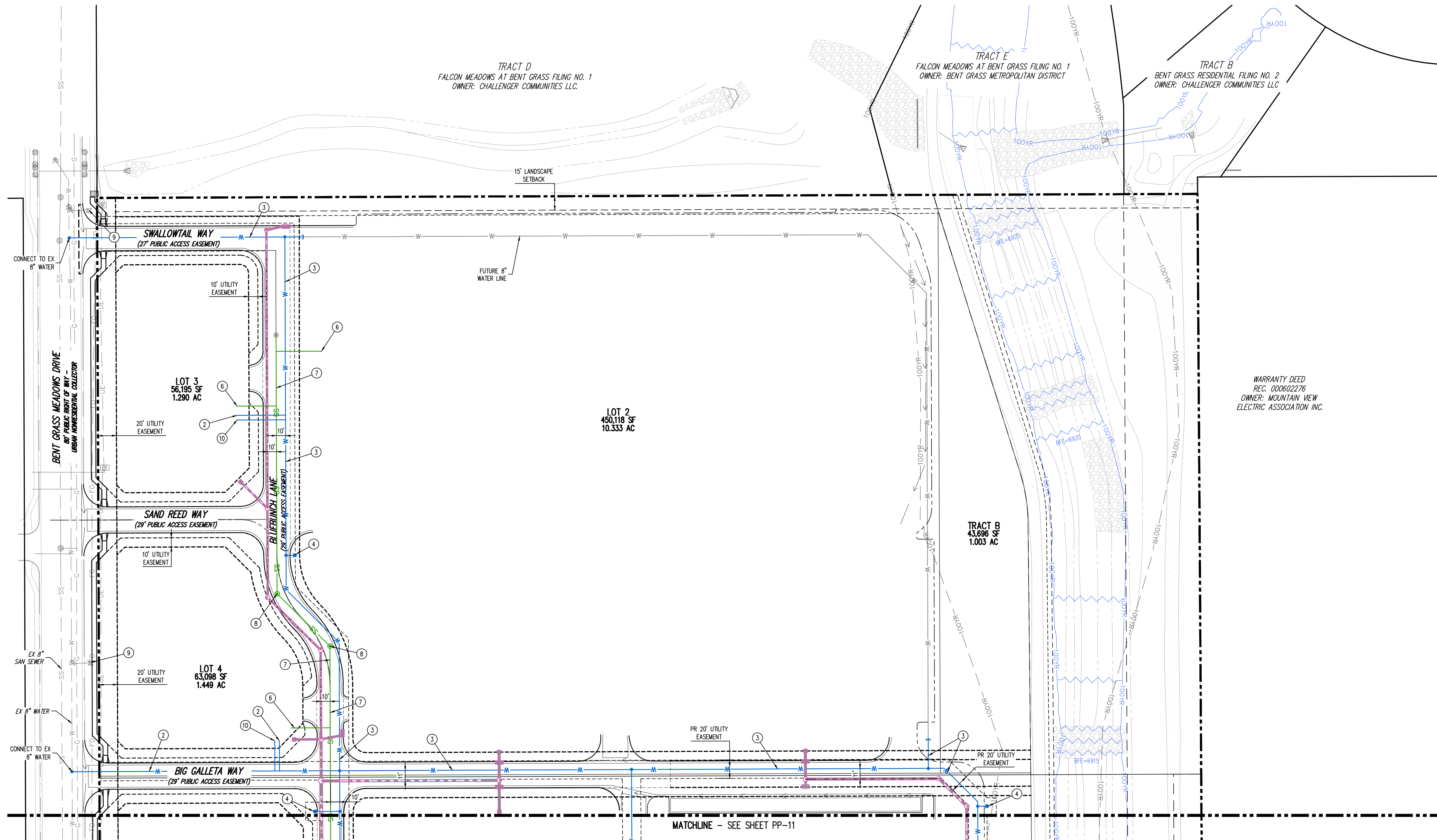
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THE MARKETS AT BENT GRASS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



UTILITY LEGEND

—W—	EXISTING WATER LINE
—PW—	PROPOSED WATER LINE
—SS—	EXISTING SANITARY SEWER
—PSS—	PROPOSED SANITARY SEWER
—SD—	EXISTING STORM SEWER (LESS THAN 12"Ø)
—PSSD—	PROPOSED STORM SEWER (12"Ø AND LARGER)
—UE—	EXISTING UNDERGROUND ELECTRICAL
—FO—	EXISTING FIBER OPTIC LINE
—PFO—	PROPOSED FIBER OPTIC LINE
—UT—	EXISTING UNDERGROUND TELEPHONE
—PUT—	PROPOSED UNDERGROUND TELEPHONE
—G—	EXISTING GAS LINE
[Symbol]	EXISTING ELECTRIC SWITCH BOX
[Symbol]	EXISTING ELECTRIC VAULT
[Symbol]	EXISTING PAD MOUNTED TRANSFORMER
[Symbol]	EXISTING FIBER OPTIC PEDESTAL
[Symbol]	EXISTING FIBER OPTIC MANHOLE
[Symbol]	EXISTING FIBER OPTIC PULLBOX
[Symbol]	EXISTING TRAFFIC SIGNAL CABINET
[Symbol]	EXISTING TRAFFIC SIGNAL VAULT
[Symbol]	EXISTING TELEPHONE MANHOLE
[Symbol]	EXISTING TELEPHONE PEDESTAL
[Symbol]	EXISTING TELEPHONE VAULT
[Symbol]	EXISTING GAS VALVE
[Symbol]	EXISTING SANITARY SEWER MANHOLE
[Symbol]	PROPOSED SANITARY SEWER MANHOLE
[Symbol]	EXISTING SANITARY STORM MANHOLE
[Symbol]	PROPOSED STORM SEWER MANHOLE
[Symbol]	PROPOSED STORM INLET
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROPOSED FIRE HYDRANT

SCHEDULE

1	PROPOSED 3" PVC WATER LINE
2	PROPOSED 2" WATER SERVICE
3	PROPOSED 8" PVC WATER LINE
4	PROPOSED FIRE HYDRANT
5	PROPOSED 6" FIRE LINE
6	PROPOSED 6" SANITARY SEWER SERVICE (PUBLIC)
7	PROPOSED 8" SANITARY SEWER LINE (PUBLIC)
8	PROPOSED 5" CONCENTRIC SANITARY SEWER MANHOLE
9	EXISTING FIRE HYDRANT
10	PROPOSED FIRE SERVICE
11	PROPOSED 8" SANITARY SEWER (PRIVATE)

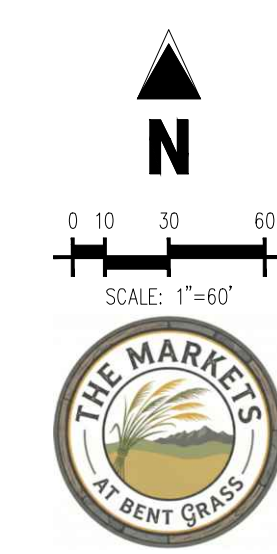
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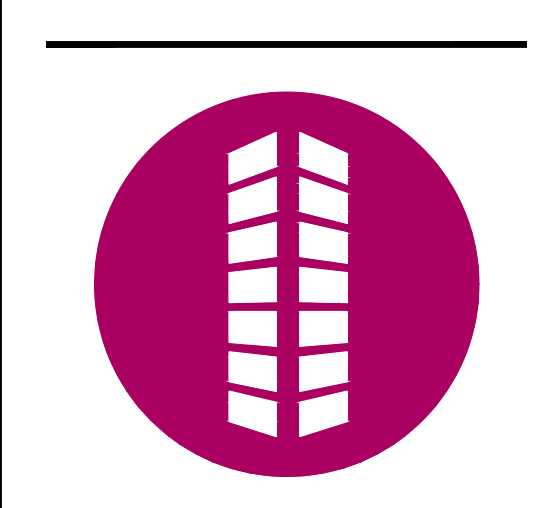
APPLICANT
EVERGREEN DEVCO, INC.
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TEL: (303) 757-0414

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BASED ON SURVEY PERFORMED BY GALLOWAY & COMPANY, LLC
ON 07/01/2025



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PRELIMINARY PLAN
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: SP262
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Int.
1	03/04/2025	1ST PRELIMINARY PLAN SUBMITTAL	
1	05/22/2025	2ND PRELIMINARY PLAN SUBMITTAL	

Project No: EDI02
Drawn By: ELB, AGC
Checked By: JAO, TJE, CMVJ
Date: 05/22/2025

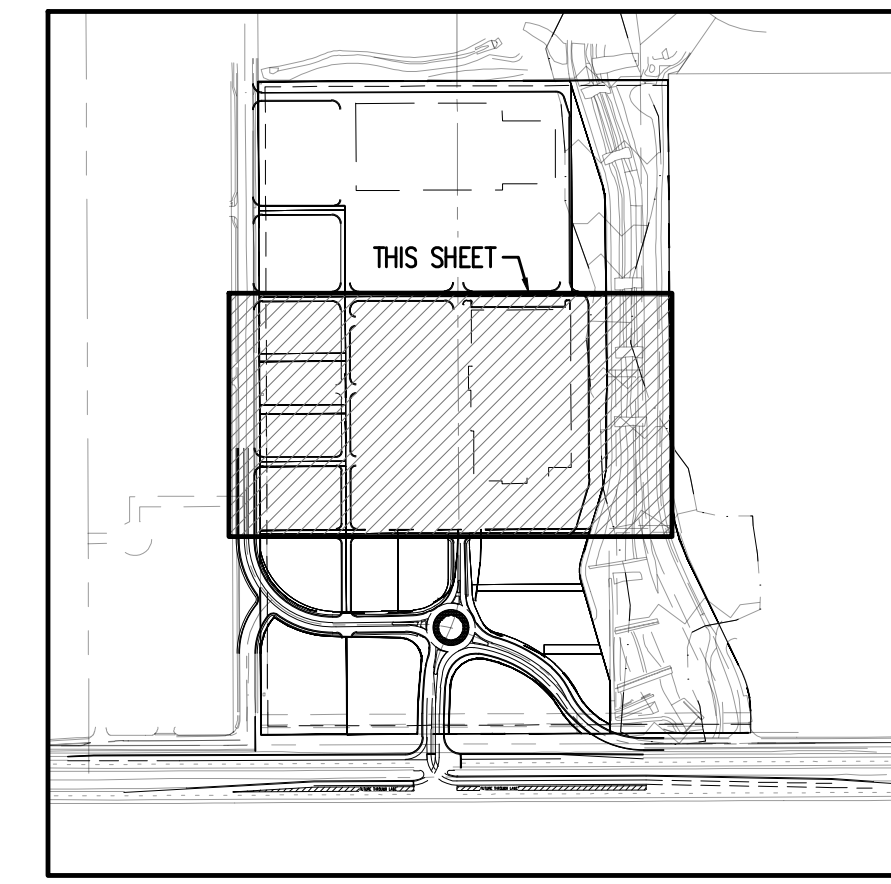
PRELIMINARY UTILITY PLAN

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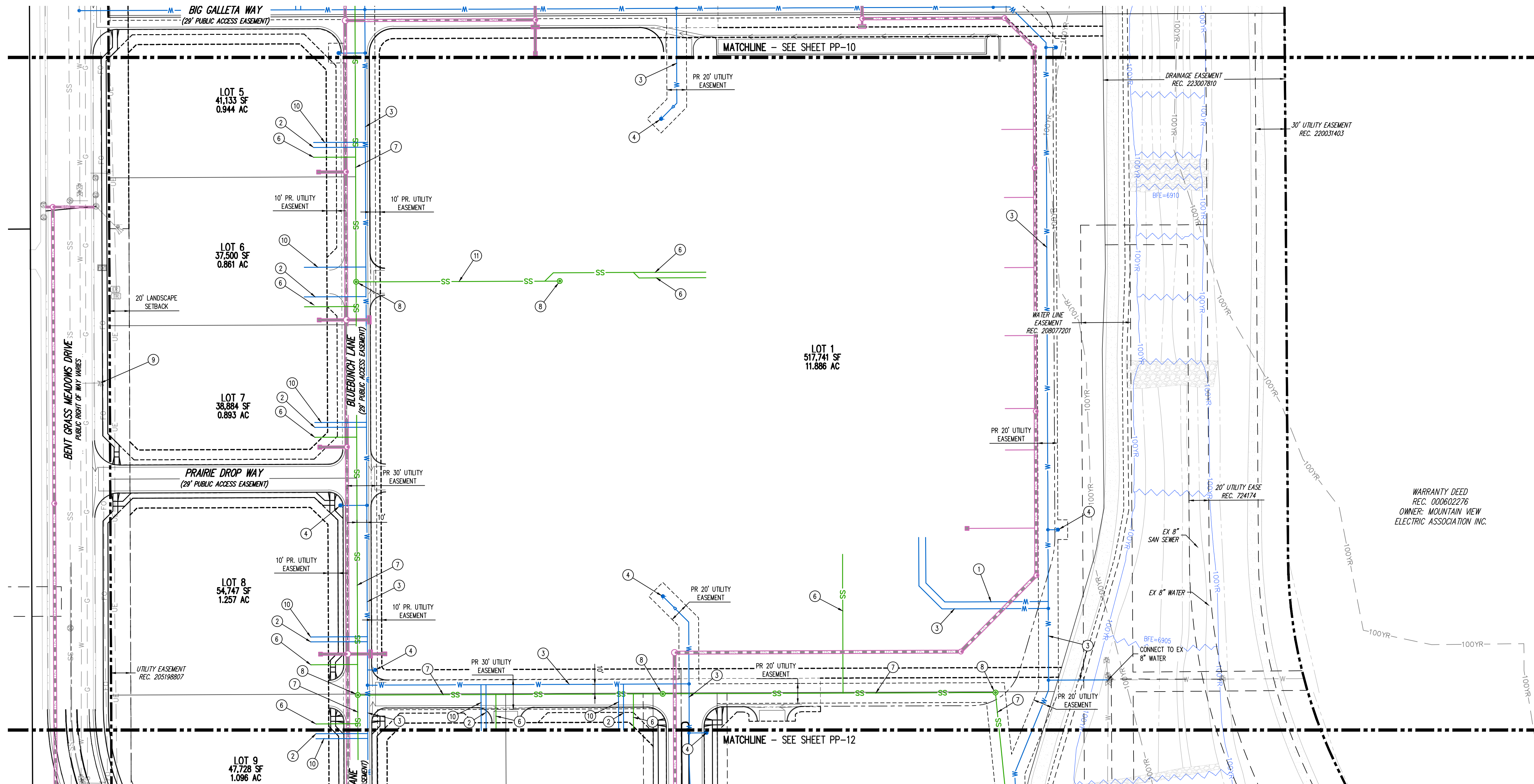
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THE MARKETS AT BENT GRASS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



KEYMAP
NOT TO SCALE



UTILITY LEGEND

- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED SANITARY SEWER
- SD — EXISTING STORM SEWER (LESS THAN 12"Ø)
- SD — EXISTING STORM SEWER (12"Ø AND LARGER)
- SD — PROPOSED STORM SEWER (12"Ø AND LARGER)
- UE — EXISTING UNDERGROUND ELECTRICAL
- FO — EXISTING FIBER OPTIC LINE
- FO — PROPOSED FIBER OPTIC LINE
- UT — EXISTING UNDERGROUND TELEPHONE
- UT — PROPOSED UNDERGROUND TELEPHONE
- G — EXISTING GAS LINE
- SW — EXISTING ELECTRIC SWITCH BOX
- EV — EXISTING ELECTRIC VAULT
- TR — EXISTING PAD MOUNTED TRANSFORMER
- FP — EXISTING FIBER OPTIC PEDESTAL
- FM — EXISTING FIBER OPTIC MANHOLE
- FPB — EXISTING FIBER OPTIC PULLBOX
- TSC — EXISTING TRAFFIC SIGNAL CABINET
- TSV — EXISTING TRAFFIC SIGNAL VAULT
- TMH — EXISTING TELEPHONE MANHOLE
- TP — EXISTING TELEPHONE PEDESTAL
- TV — EXISTING TELEPHONE VAULT
- GV — EXISTING GAS VALVE
- SSMH — EXISTING SANITARY SEWER MANHOLE
- PSMH — PROPOSED SANITARY SEWER MANHOLE
- SSMH — EXISTING SANITARY STORM MANHOLE
- PSMH — PROPOSED SANITARY STORM MANHOLE
- SI — PROPOSED STORM INLET
- WV — EXISTING WATER VALVE
- FH — EXISTING FIRE HYDRANT
- FH — PROPOSED FIRE HYDRANT

SCHEDULE

- ① PROPOSED 3" PVC WATER LINE
- ② PROPOSED 2" WATER SERVICE
- ③ PROPOSED 8" PVC WATER LINE
- ④ PROPOSED FIRE HYDRANT
- ⑤ PROPOSED 6" FIRE LINE
- ⑥ PROPOSED 6" SANITARY SEWER SERVICE (PUBLIC)
- ⑦ PROPOSED 8" SANITARY SEWER LINE (PUBLIC)
- ⑧ PROPOSED 5" CONCENTRIC SANITARY SEWER MANHOLE
- ⑨ EXISTING FIRE HYDRANT
- ⑩ PROPOSED FIRE SERVICE
- ⑪ PROPOSED 8" SANITARY SEWER (PRIVATE)

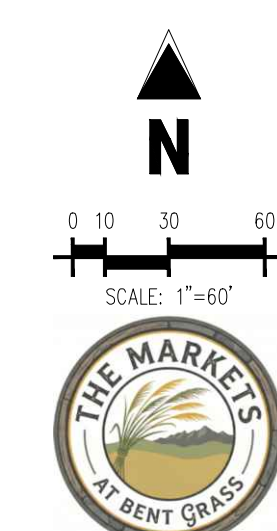
OWNER OF RECORD
LENA GAL, CASE
119 N WAUSAATCH AVE
COLORADO SPRINGS, CO 80903

OWNER OF RECORD
CYNTHIA DEYOUNG
10924 E HIGHWAY 24
PEYTON, CO 80831

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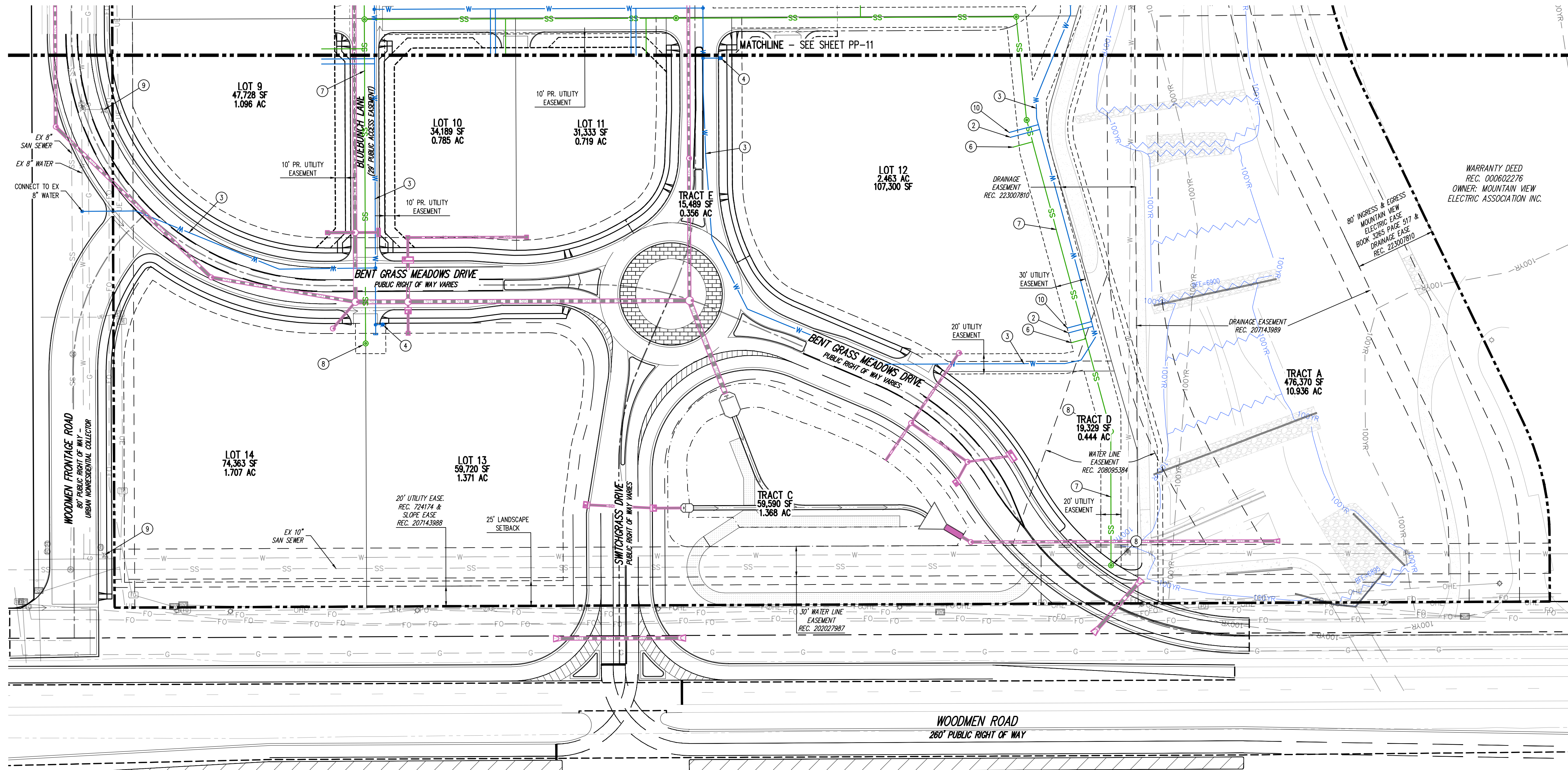
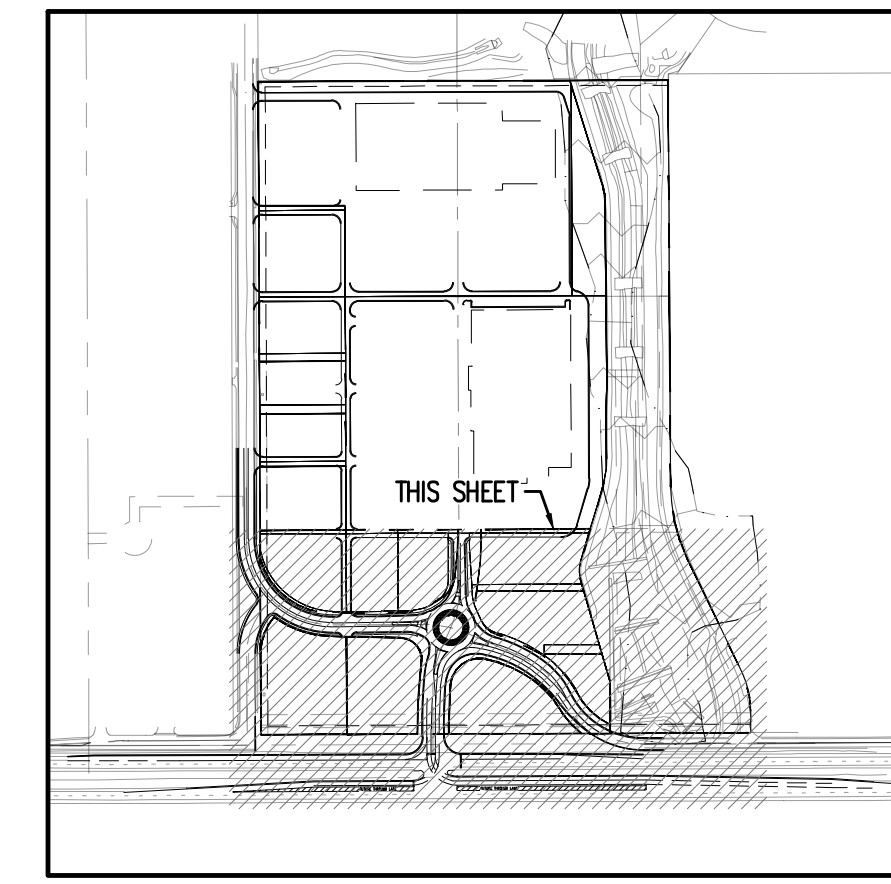
PRELIMINARY UTILITY PLAN

SP262

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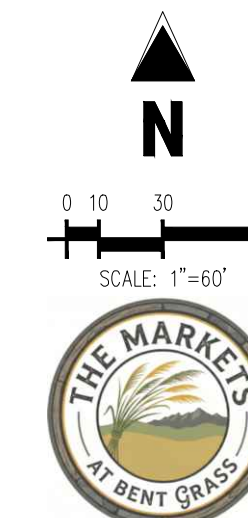
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PRELIMINARY UTILITY PLAN

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