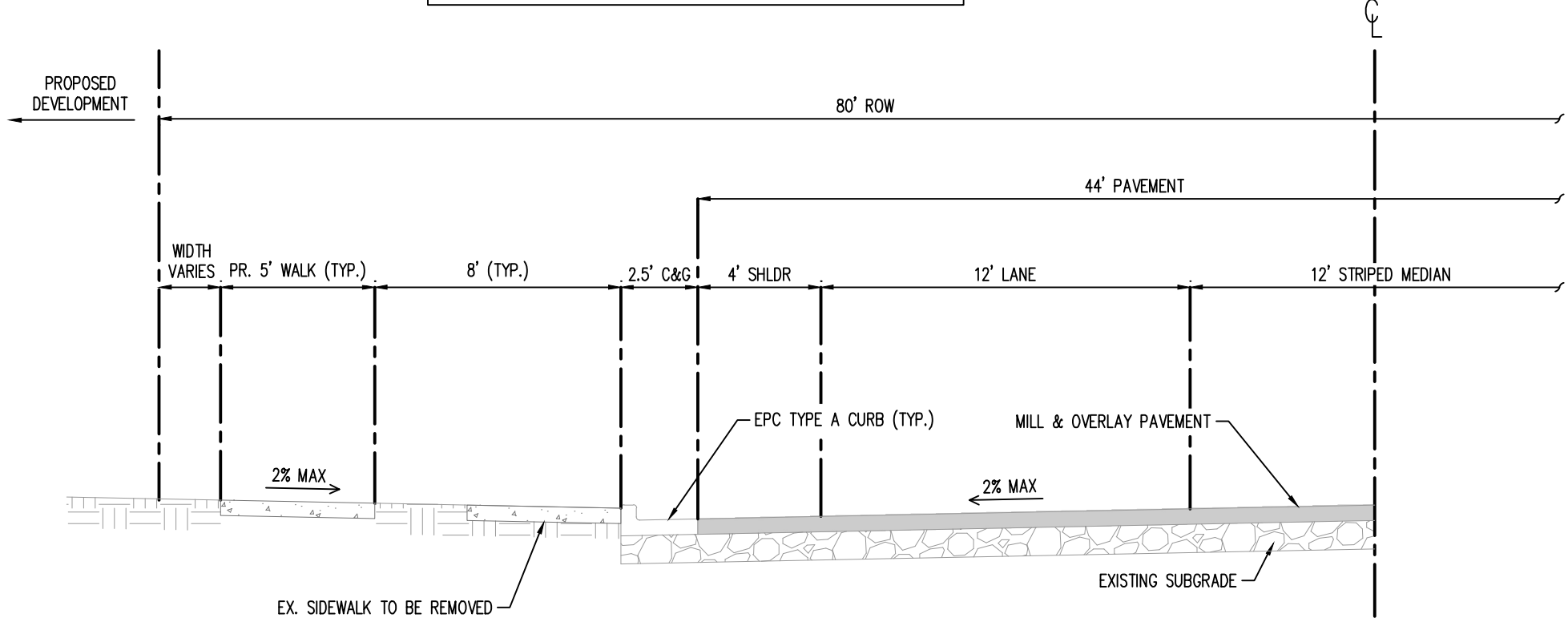


THE MARKETS AT BENT GRASS

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

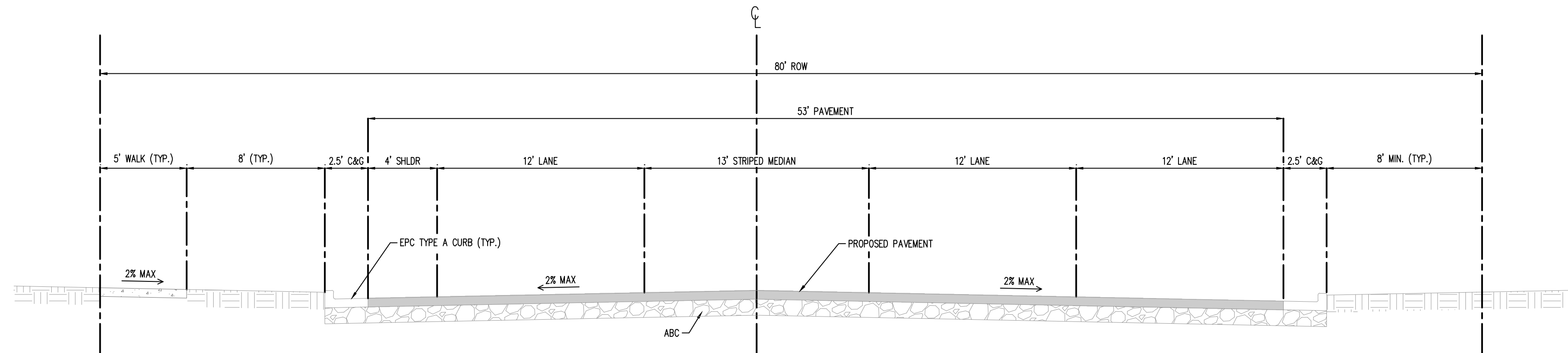
NOTE:

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

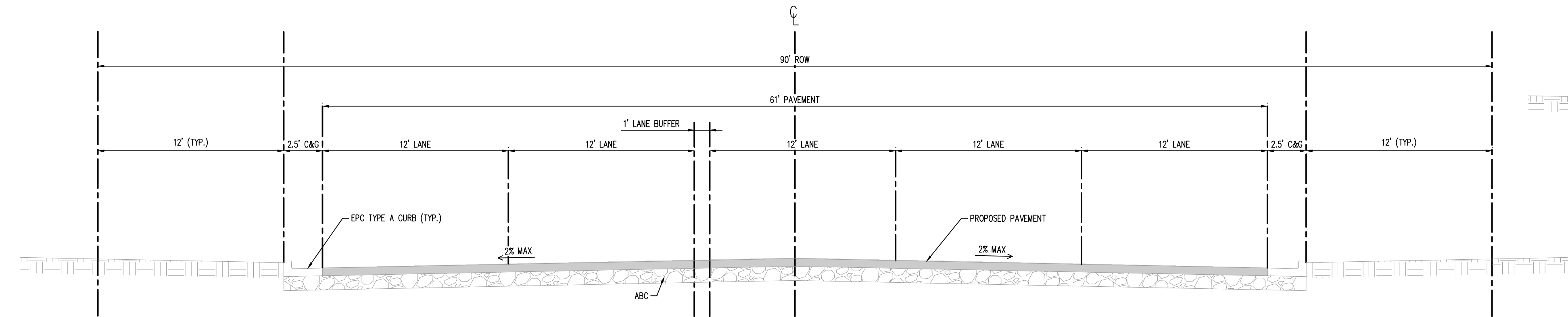


TYPICAL STREET SECTION - MODIFIED URBAN NONRESIDENTIAL COLLECTOR
(BENT GRASS MEADOWS DRIVE - STA: 32+94 TO 34+96)
SCALE: 1"=5'

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

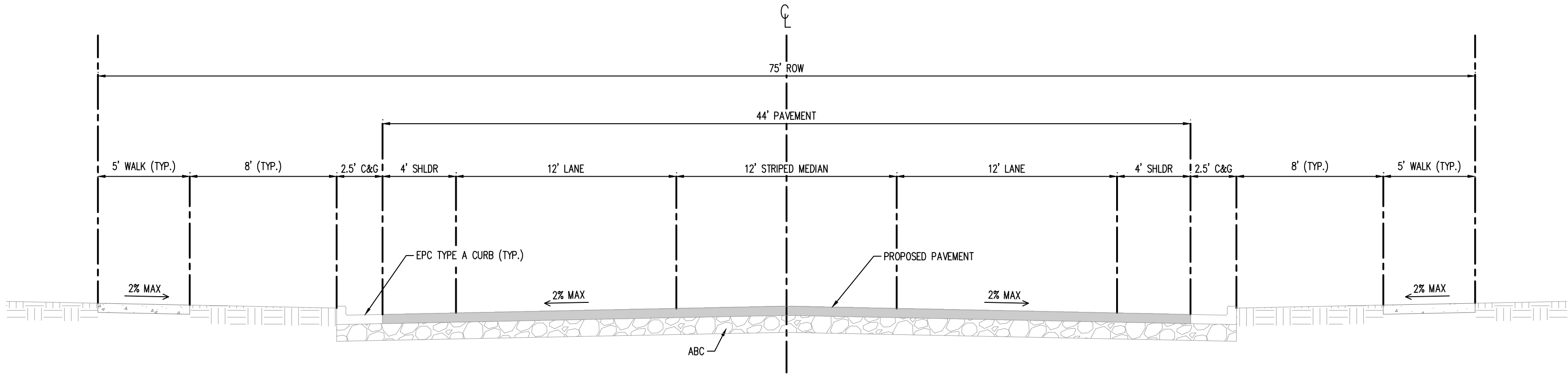
NOTE:

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



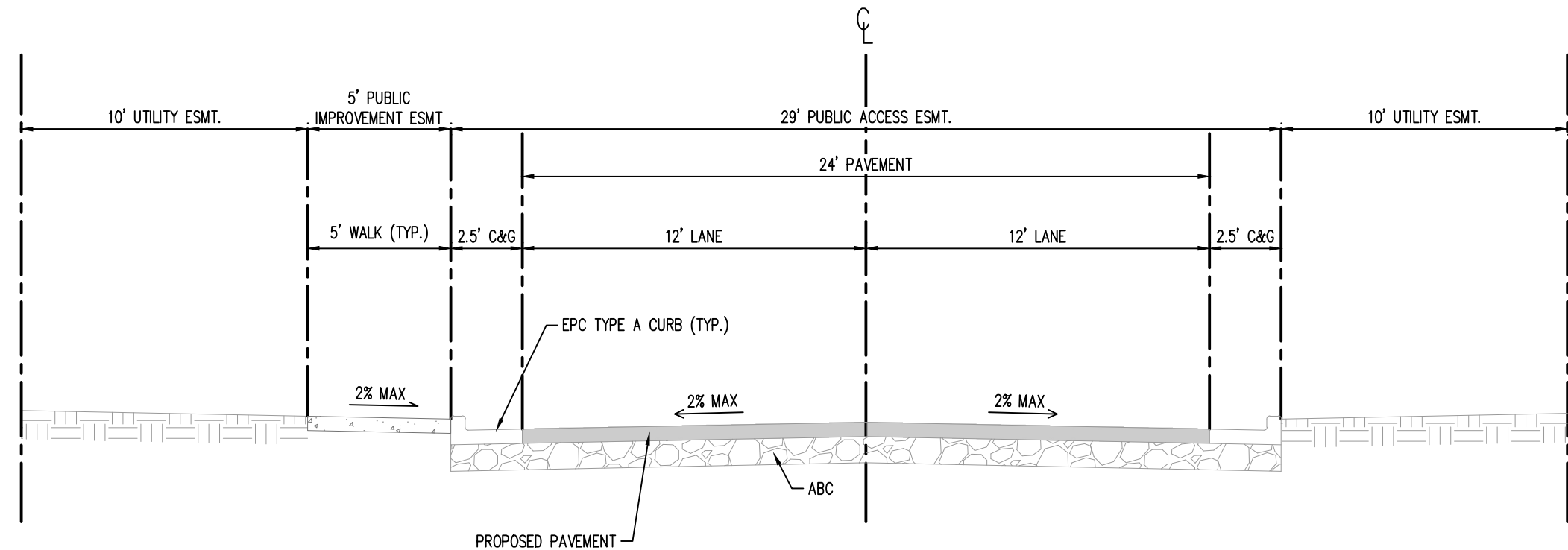
TYPICAL STREET SECTION - MODIFIED URBAN NONRESIDENTIAL COLLECTOR
(SWITCHGRASS DRIVE - STA: 28+81 TO 29+56)
SCALE: 1"=5'

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



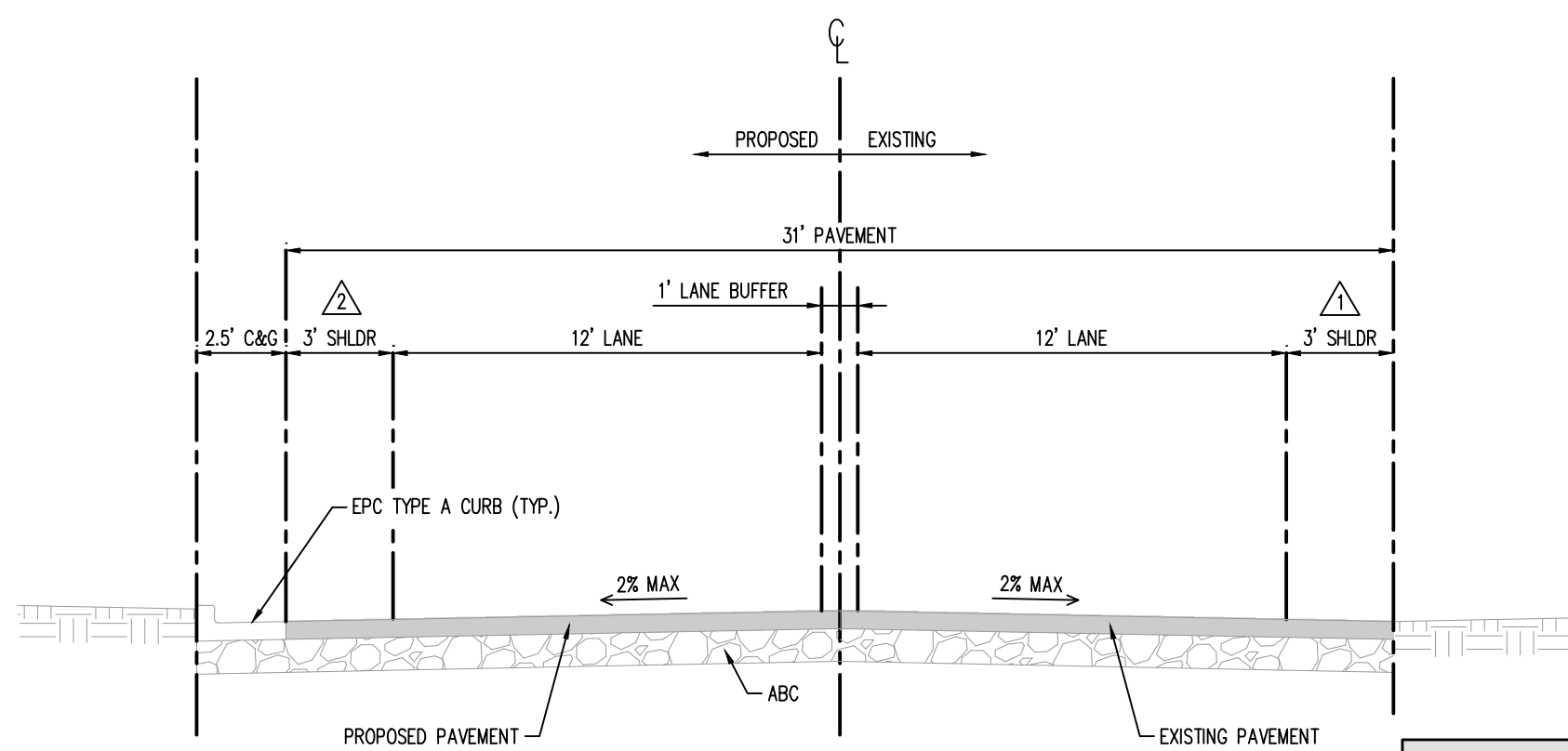
TYPICAL STREET SECTION - MODIFIED URBAN NONRESIDENTIAL COLLECTOR
(BENT GRASS MEADOWS DRIVE - STA: 23+80 TO 29+17)
SCALE: 1"=5'

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



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

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



TYPICAL STREET SECTION - MODIFIED URBAN NONRESIDENTIAL COLLECTOR
(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

EXISTING SHOULDER WIDTH - 3' SHOULDER

PROPOSED DEVIATION TO MATCH EXISTING 3' SHOULDER WIDTH

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

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

OWNER OF RECORD

CINTHIA DEYOUNG
10924 E HIGHWAY 24
PEYTON, CO 80831

APPLICANT

EVERGREEN DEVCO, INC.
1873 SOUTH BELLAIRE 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

Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
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Galloway & Company, LLC

Evergreen
Multifamily Retail Industrial



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	Init.
1	03/04/2025	1ST PRELIMINARY PLAN SUBMITTAL	
2	05/22/2025	2ND PRELIMINARY PLAN SUBMITTAL	
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Project No: EDI02
Drawn By: ELB, AGC
Checked By: JAO, TJE, CMWJ
Date: 05/22/2025

TYPICAL ROADWAY SECTIONS

SP262

PP-2

2 OF 12

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

Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
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Multifamily Retail Industrial



PARCEL AREA TABLE			
PARCEL	AREA (AC)	USE	OWNERSHIP & MAINTENANCE
LOT 1	11.88	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 2	10.34	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	0.86	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 7	0.89	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 8	1.26	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 COMMERCIAL METRO DISTRICT
TRACT C	1.37	DRAINAGE	BENT GRASS COMMERCIAL METRO DISTRICT
TRACT D	0.44	DRAINAGE/PEDESTRIAN ACCESS	BENT GRASS COMMERCIAL METRO DISTRICT
TRACT E	0.36	PRIVATE ROADWAY	BENT GRASS COMMERCIAL METRO DISTRICT
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 COMMERCIAL METRO DISTRICT
PUBLIC IMPROVEMENT	10.33	BENT GRASS COMMERCIAL METRO DISTRICT
PUBLIC ACCESS	1.29	BENT GRASS COMMERCIAL METRO DISTRICT
WATER UTILITY	1.45	WMHD
ELECTRIC UTILITY	0.94	WMEA

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
	WMHD EASEMENT LINE (WATER/WASTEWATER)
	BUILDING SETBACK LINE
	LANDSCAPE SETBACK LINE
	EFFECTIVE 100 YEAR FLOOD PLAN
	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).

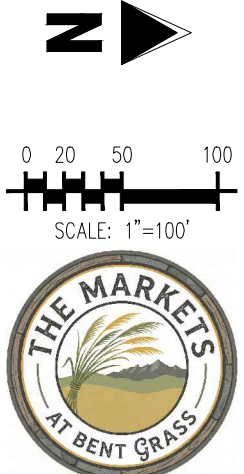
OWNER OF RECORD
LENA GAIL CASE
119 N. WASHATCH AVE
COLORADO SPRINGS, CO 80903

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

APPLICANT
EVERGREEN DEVCO, INC.
1873 SOUTH BELLAIRE 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

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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

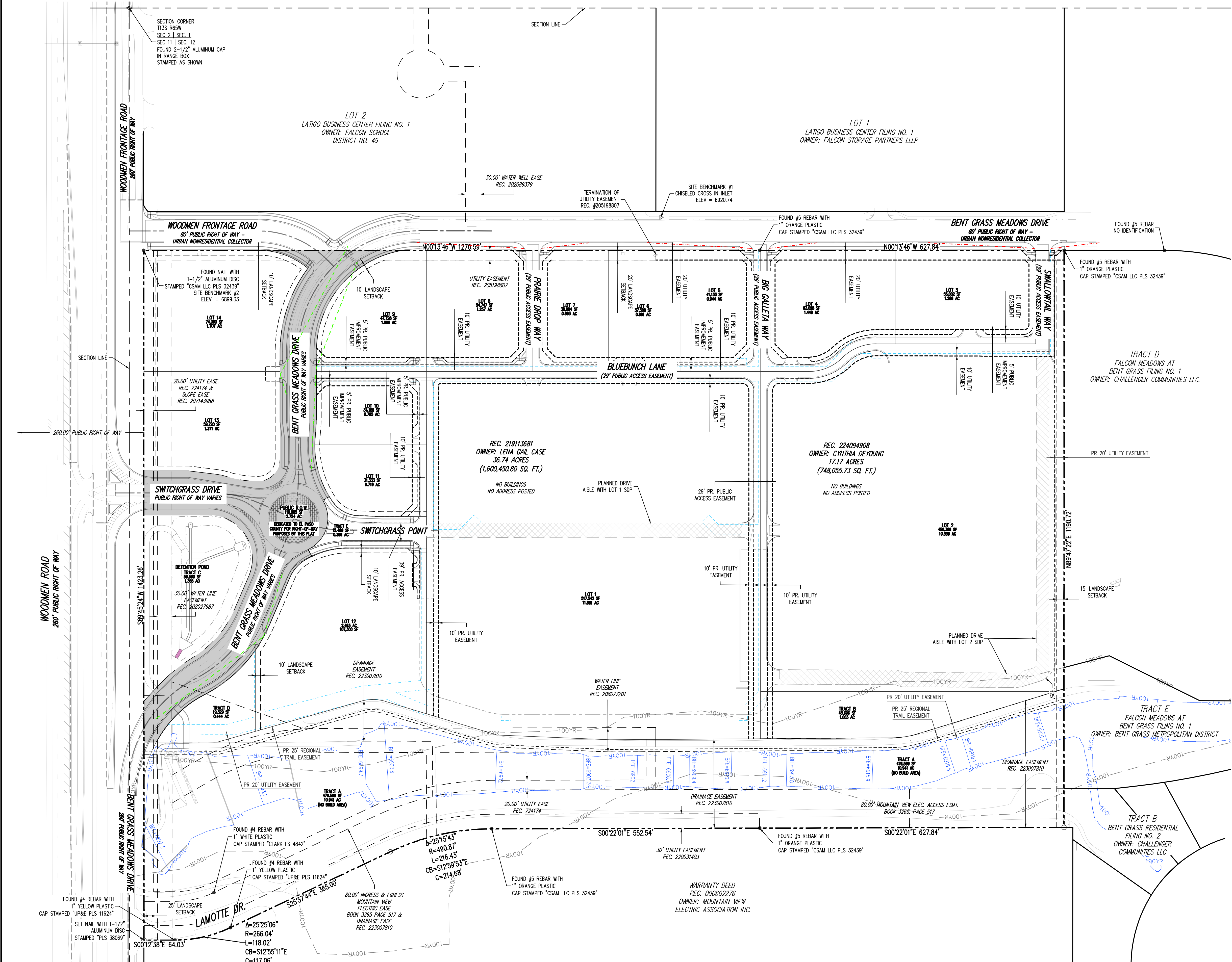
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Project No: EDI02
Drawn By: ELB, AGC
Checked By: JAO, TJE, CMWJ
Date: 05/22/2026

LOT & TRACT PLAN

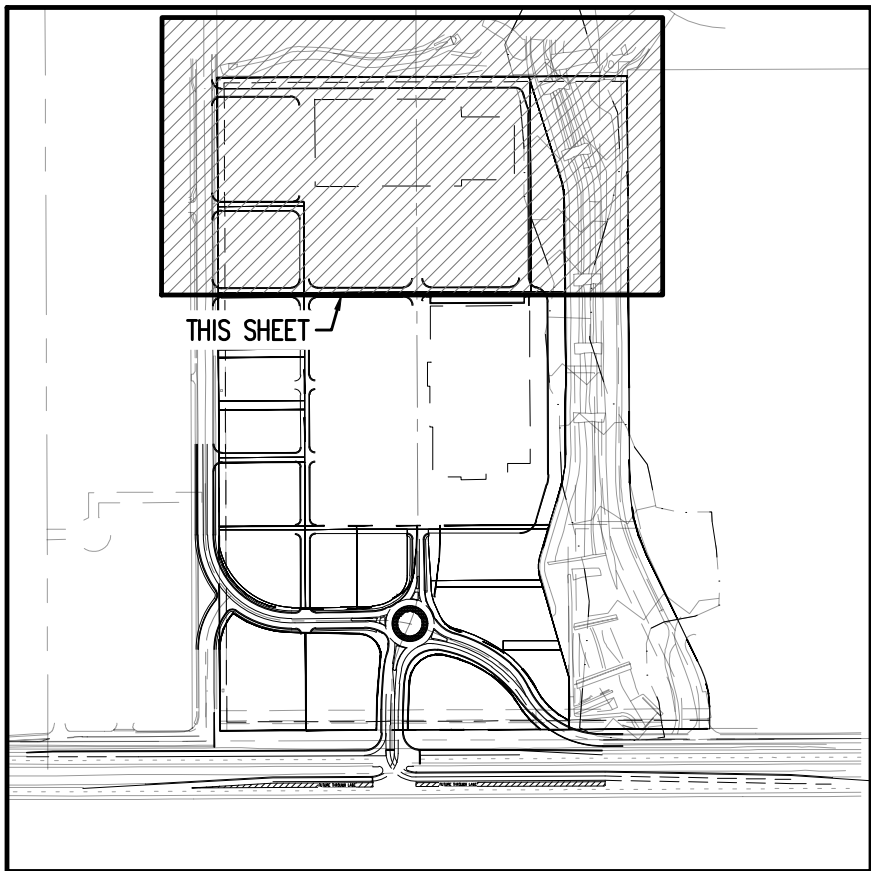
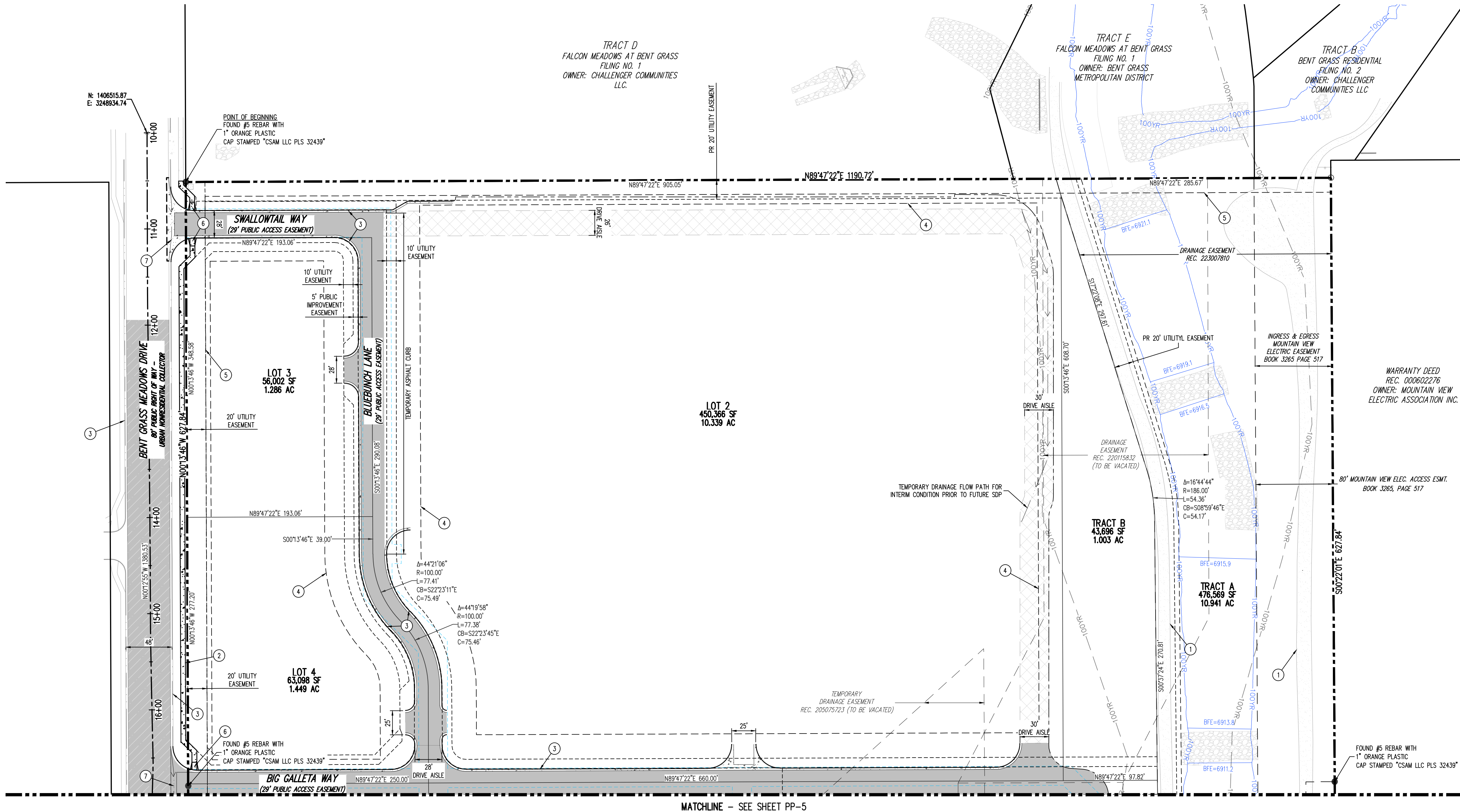
SP262

PP-3
3 OF 12



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
- WMO EASEMENT LINE (WATER/WASTEWATER)
- 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
- 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

- EXISTING PATH
- 5' PROPOSED SIDEWALK
- EPC TYPE A CURB & GUTTER (TYP.)
- BUILDING SETBACK
- LANDSCAPE SETBACK
- PROPOSED PEDESTRIAN CURB RAMP (TYP.)
- 6' PROPOSED CROSSSPAN (TYP.)

OWNER OF RECORD

LENA GAL CASE
119 N. WASHATCH AVE
COLORADO SPRINGS, CO 80903

OWNER OF RECORD

CYNTHIA DEYOUNG
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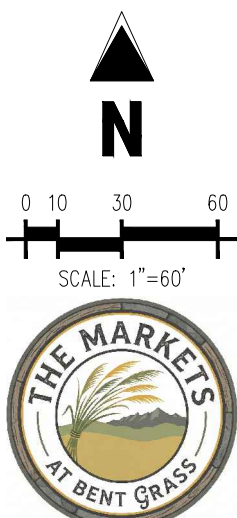
APPLICANT

EVERGREEN DEVCO, INC.
1873 SOUTH BELLAIRE 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
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1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
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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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Project No: EDI02
Drawn By: ELB, AGC
Checked By: JAO, TJE, CMWJ
Date: 05/22/2026

PRELIMINARY SITE PLAN

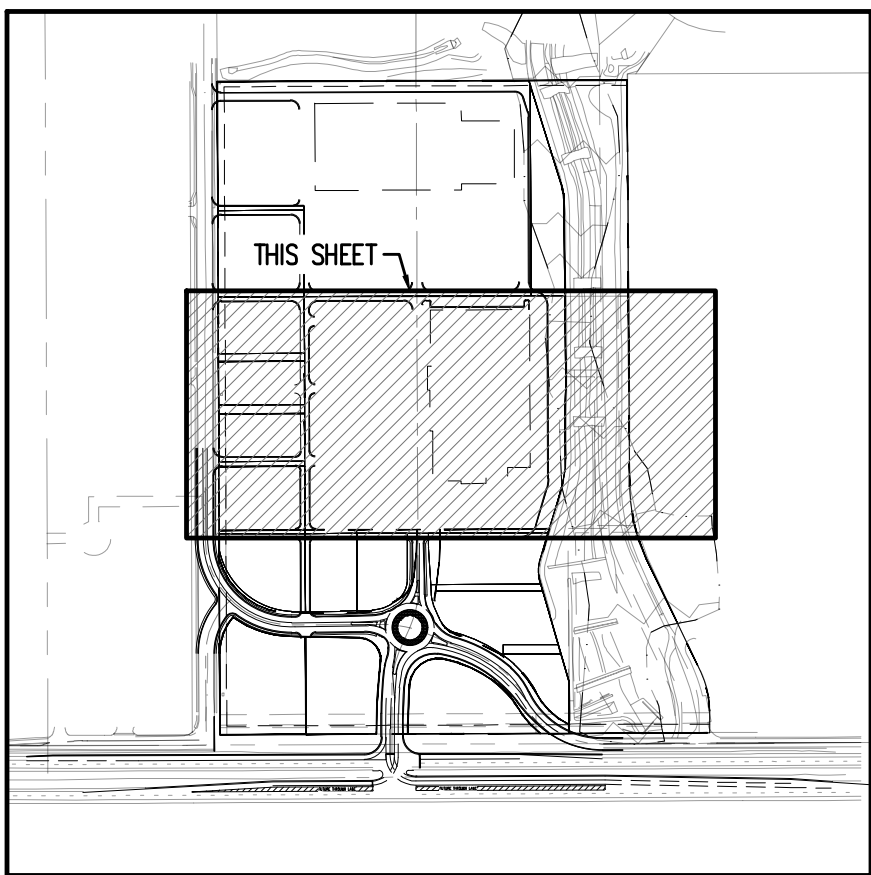
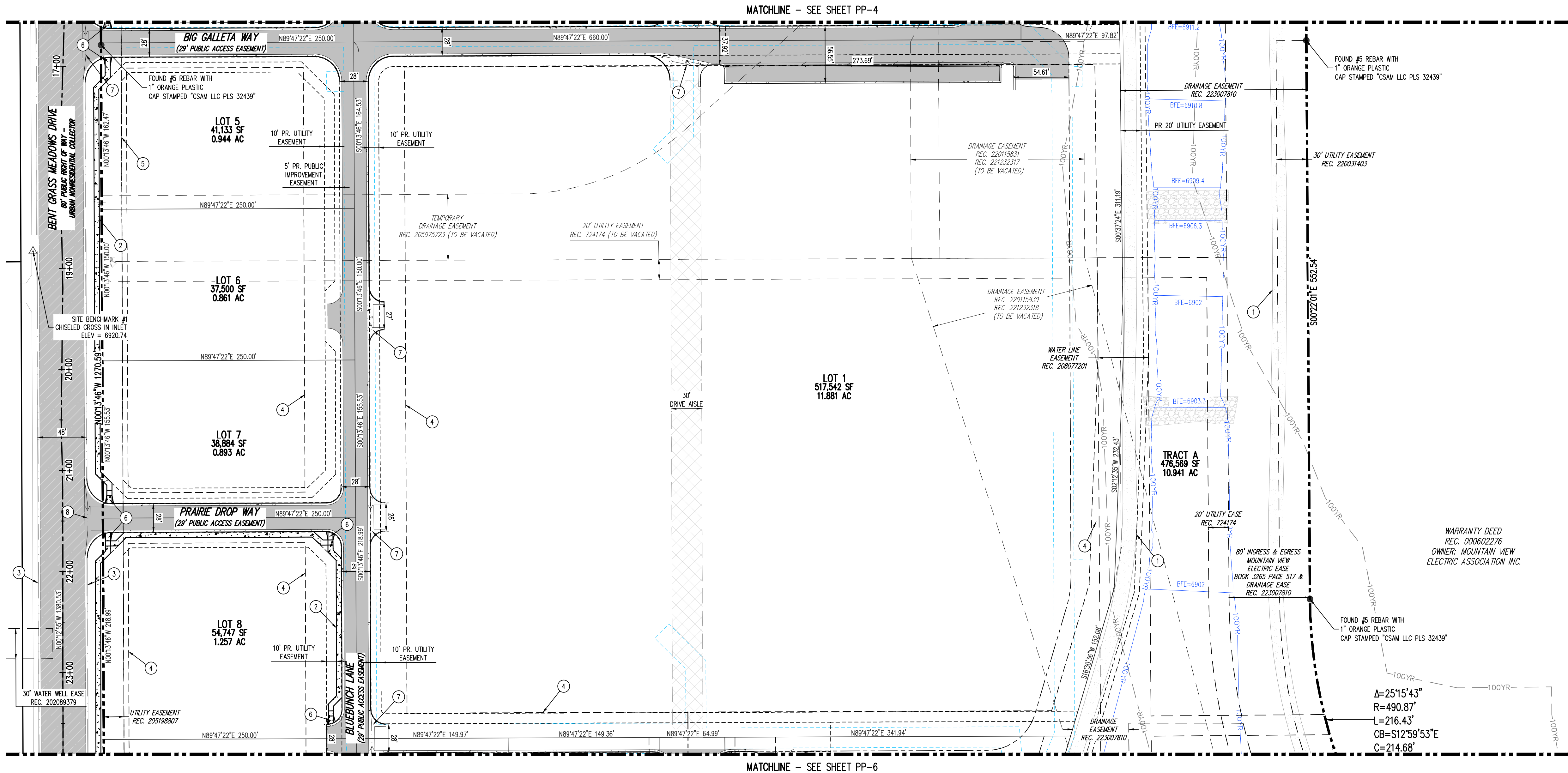
SP262

PP-4

4 OF 12

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
- WMO EASEMENT LINE (WATER/WASTEWATER)
- 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
- 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

- EXISTING PATH
- 5' PROPOSED SIDEWALK
- EPC TYPE A CURB & GUTTER (TYP.)
- BUILDING SETBACK
- LANDSCAPE SETBACK
- PROPOSED PEDESTRIAN CURB RAMP (TYP.)
- 6' PROPOSED CROSSSPAN (TYP.)

OWNER OF RECORD

LENA GAIL CASE
119 N. WASHATCH AVE
COLORADO SPRINGS, CO 80903

OWNER OF RECORD

CYNTHIA DEYOUNG
10924 E HIGHWAY 24
PEYTON, CO 80831

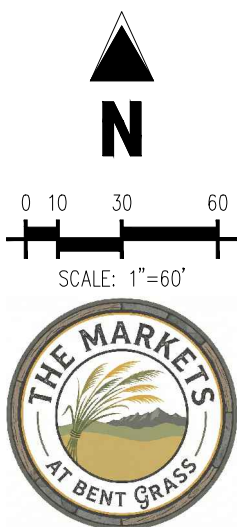
APPLICANT

EVERGREEN DEVCO, INC.
1873 SOUTH BELLAIRE 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

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Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

Galloway & Company, LLC

Evergreen
Multi-Family Retail Industrial



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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Project No: EDI02
Drawn By: ELB, AGC
Checked By: JAO, TJE, CMWJ
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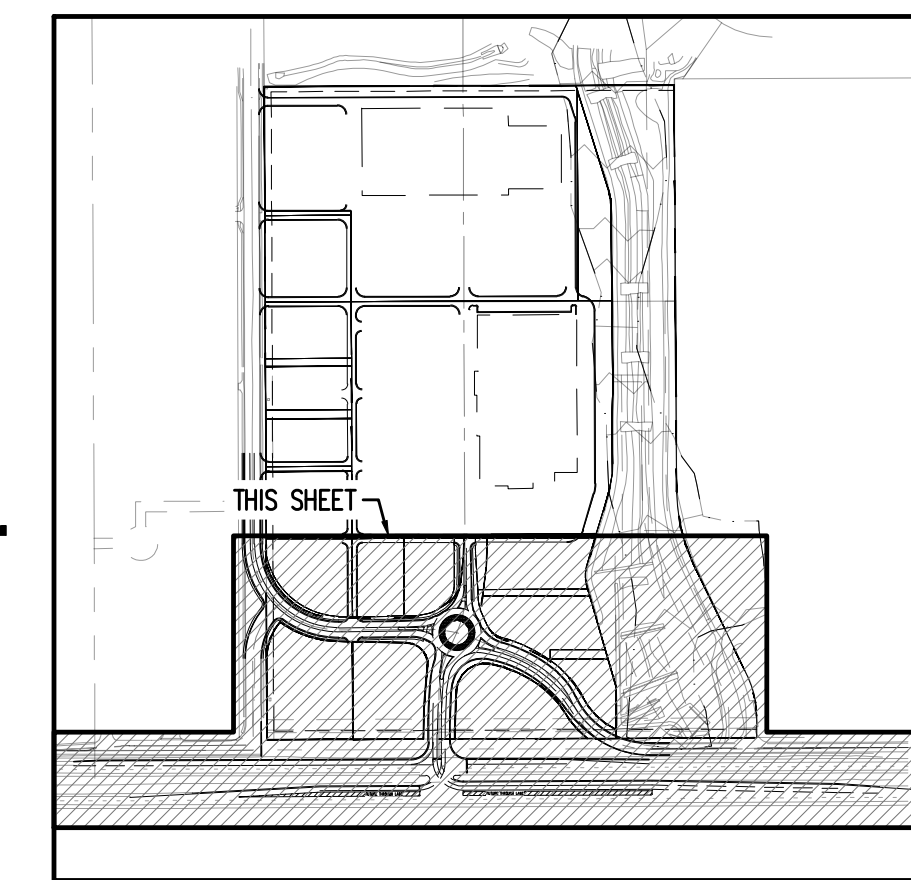
PRELIMINARY SITE PLAN

SP262

PP-5

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



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 |
| | WHIM EASEMENT LINE (WATER/WASTEWATER) |
| | 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 |
| | PROPOSED FLOODPLAIN BOUNDARY |
| | 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 SDR 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.)
- ⑨ EXISTING DROP STRUCTURE
- ⑩ EXISTING RETAINING / WING WALLS

[illegible]

Project No:	ED102
Drawn By:	ELB, AGC
Checked By:	JAO, TJE, CMW
Date:	05/22/2026

PRELIMINARY SITE PLAN

SP262

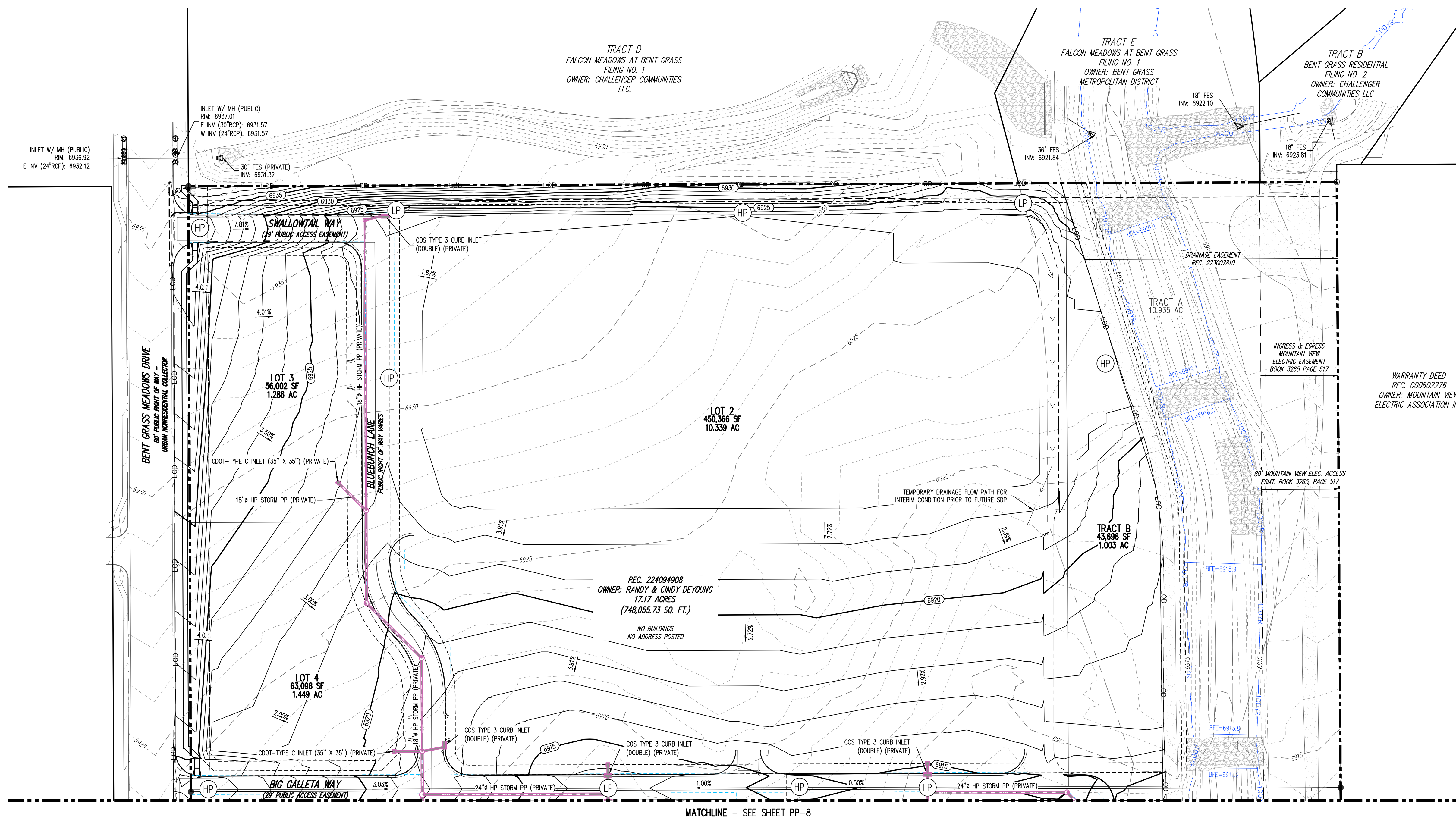
PP-6
6 OF 12



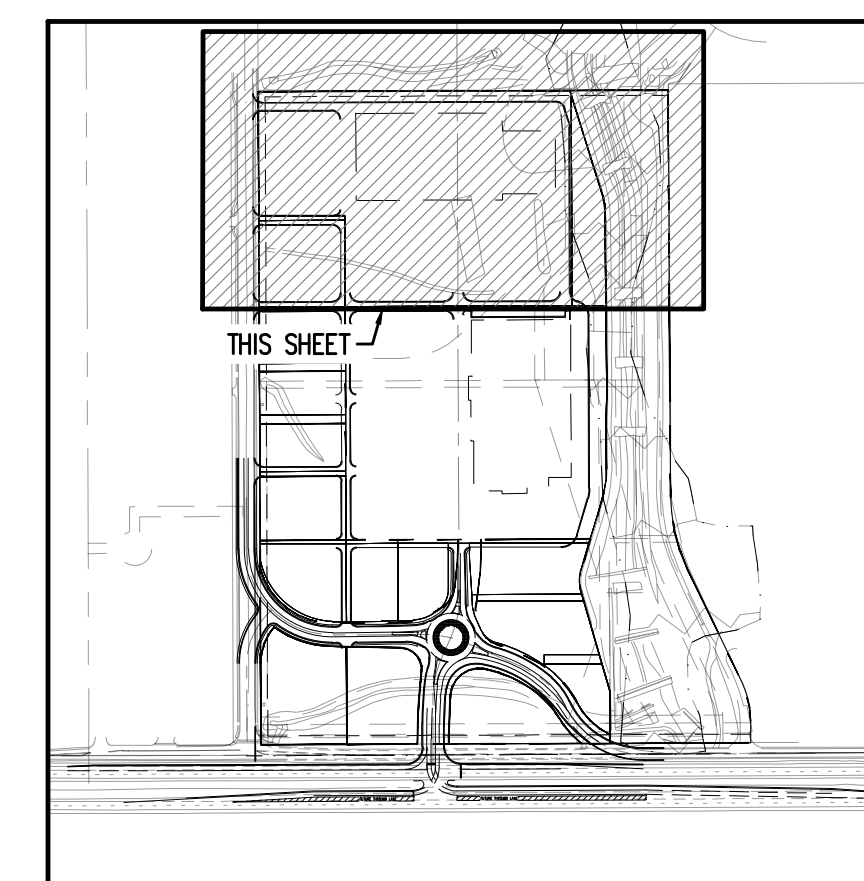
PRELIMINARY PLAN
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: SP262

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

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



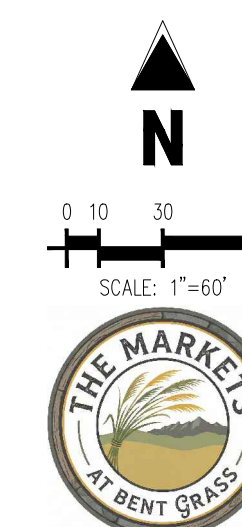
MATCHLINE - SEE SHEET PP-8



KEYMAP
NOT TO SCALE

GRADING LEGEND

- | | | | | | | | | | |
|-----|-----|-------|-----|-----|---------------------------------------|-----|-----|-----|---------------------------------------|
| --- | --- | 5460 | --- | --- | EXISTING MAJOR CONTOUR | | | | |
| --- | --- | | --- | --- | EXISTING MINOR CONTOUR | | | | |
| --- | --- | 5455 | --- | --- | PROPOSED MAJOR CONTOUR | | | | |
| --- | --- | | --- | --- | PROPOSED MINOR CONTOUR | | | | |
| --- | --- | SD | --- | --- | EXISTING STORM SEWER (LESS THAN 12") | | | | |
| --- | --- | | --- | --- | EXISTING STORM SEWER (12" AND LARGER) | | | | |
| --- | --- | SD | --- | --- | PROPOSED STORM SEWER (LESS THAN 12") | | | | |
| --- | --- | 808 | --- | --- | 804 | 804 | --- | --- | 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 |
| --- | --- | | --- | --- | | --- | --- | | PROPOSED SLOPE (PERCENT) |
| --- | --- | | --- | --- | | --- | --- | | PROPOSED SLOPE (RISE:RUN) |



OWNER OF RECORD LENA GAIL CASE 119 N WAHSATCH AVE COLORADO SPRINGS, CO 80903
OWNER OF RECORD CYNTHIA DEYOUNG 10924 E HIGHWAY 24 PEYTON, CO 80831
APPLICANT EVERGREEN DEVCO, INC. 1873 SOUTH BELLAIRE 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

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ON 07/01/2025

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719.900.7220
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Galloway & Company, LLC



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

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

[illegible]

Project No:	EDK0
Drawn By:	ELB, AG
Checked By:	JAO, TJE, CMW
Date:	05/22/202

PRELIMINARY GRADING PLAN

SP262

PP-7

7 OF 12

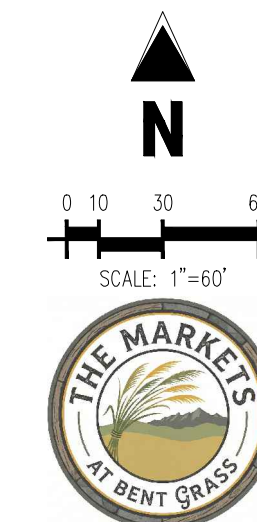
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



MATCHLINE - SEE SHEET PP-9



---	5460	EXISTING MAJOR CONTOUR
---		EXISTING MINOR CONTOUR
---	5465	PROPOSED MAJOR CONTOUR
---		PROPOSED MINOR CONTOUR
---	SD	EXISTING STORM SEWER (LESS THAN 12")
---		EXISTING STORM SEWER (12" & LARGER)
---	SD	PROPOSED STORM SEWER (LESS THAN 12")
---		PROPOSED STORM SEWER (12" & LARGER)
---		PROPOSED STORM SEWER MANHOLE
---		PROPOSED STORM INLET
---	LOD	LIMIT OF DISTURBANCE
---	100'YR	PROPOSED FLOODPLAIN BOUNDARY
---	100'YR	EXISTING FLOODPLAIN BOUNDARY
---	X.X0%	PROPOSED SLOPE (PERCENT)
---	X.X	PROPOSED SLOPE (RISE:RUN)



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



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

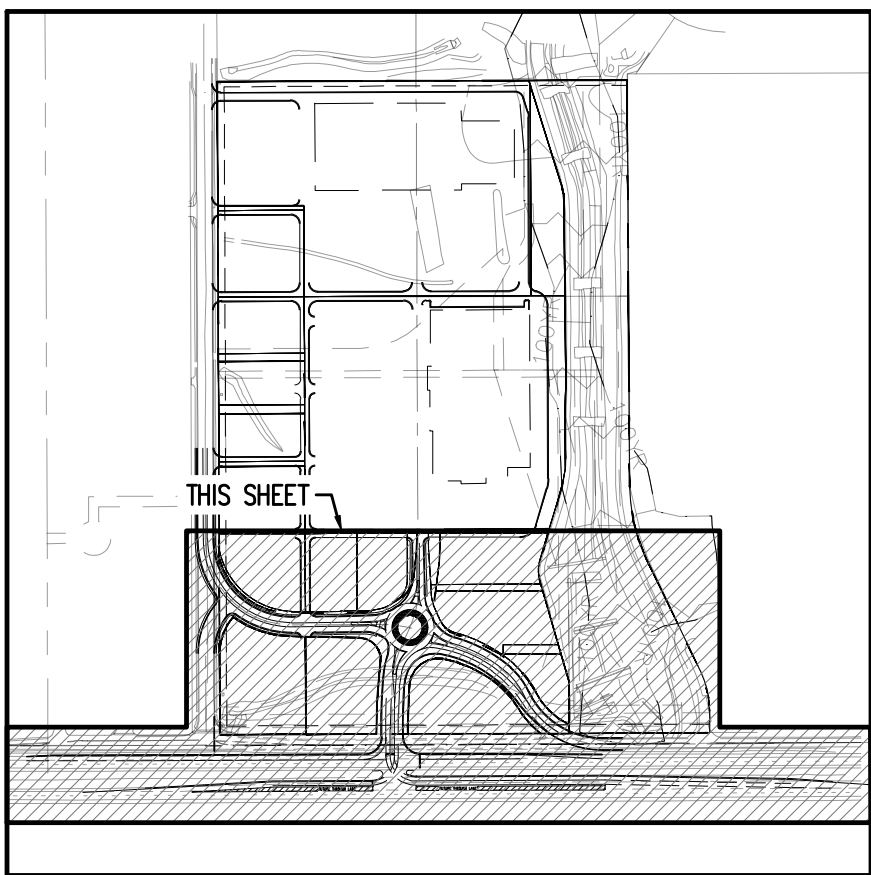
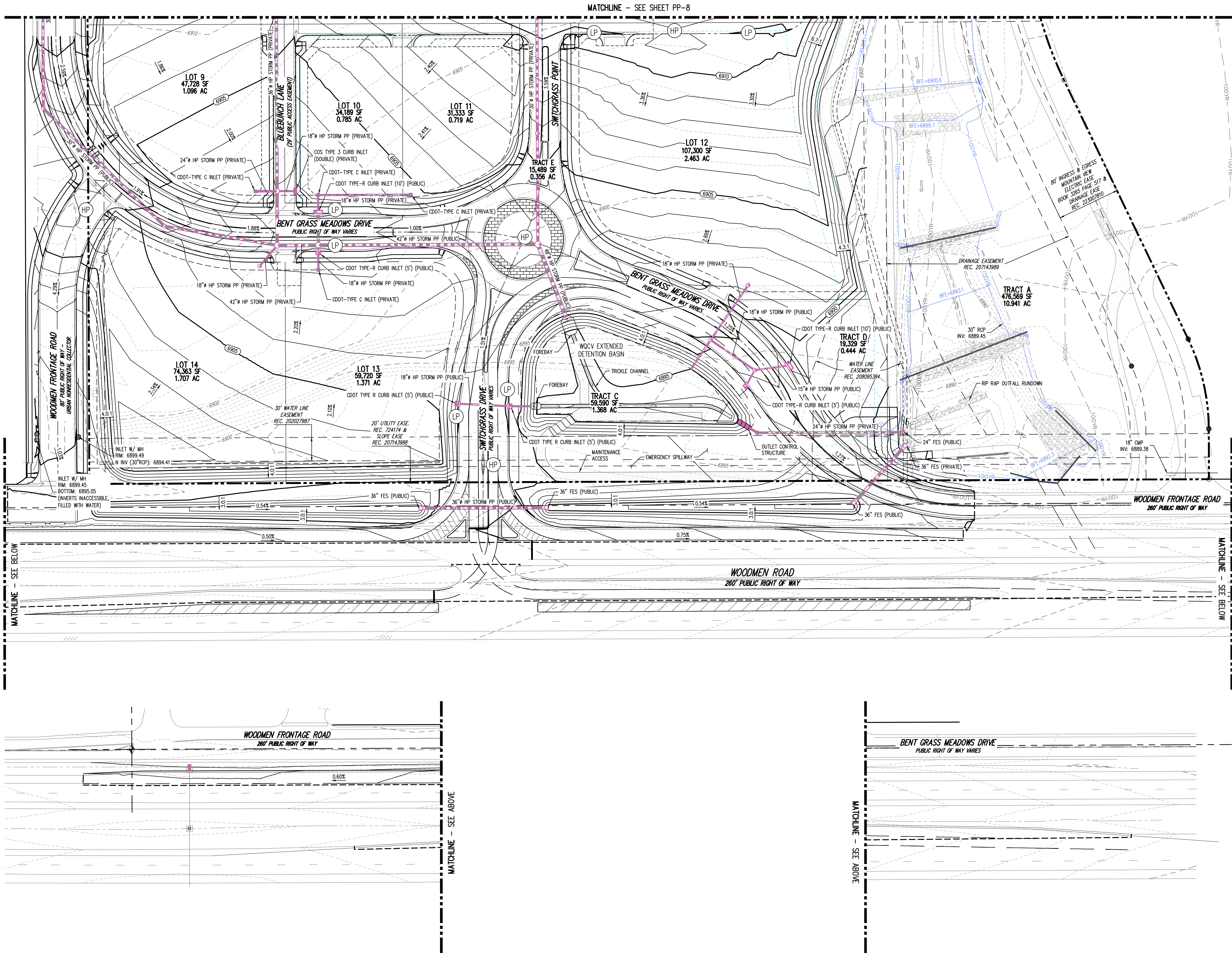
Project No:	ED02
Drawn By:	ELB, AGC
Checked By:	JAO, TJE, CMWJ
Date:	05/22/2026

SP262

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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



- GRADING LEGEND**
- 5460 --- EXISTING MAJOR CONTOUR
 - 5455 --- EXISTING MINOR CONTOUR
 - 5455 --- PROPOSED MAJOR CONTOUR
 - 5455 --- PROPOSED MINOR CONTOUR
 - SD --- EXISTING STORM SEWER (LESS THAN 12")
 - SD --- PROPOSED STORM SEWER (LESS THAN 12")
 - SD --- PROPOSED STORM SEWER (12" AND LARGER)
 - SD --- PROPOSED STORM SEWER MANHOLE
 - SD --- PROPOSED STORM INLET
 - LOD --- LIMIT OF DISTURBANCE
 - 100YR --- PROPOSED FLOODPLAIN BOUNDARY
 - 100YR --- EXISTING FLOODPLAIN BOUNDARY
 - X.XX% --- PROPOSED SLOPE (PERCENT)
 - X:X --- PROPOSED SLOPE (RISE:RUN)

Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

Galloway & Company, LLC

Evergreen
Multi-Family Retail Industrial



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	03/04/2026	1ST PRELIMINARY PLAN SUBMITTAL	-
2	05/22/2026	2ND PRELIMINARY PLAN SUBMITTAL	-
3			
4			
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18			
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20			

Project No: EDI02
Drawn By: ELB, AGC
Checked By: JAO, TJE, CMWJ
Date: 05/22/2026

PRELIMINARY GRADING PLAN

SP262

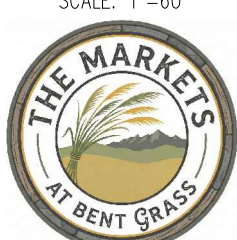
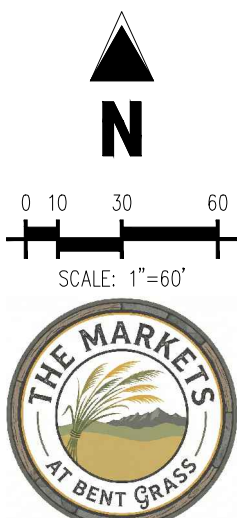
OWNER OF RECORD
LENA GAIL CASE
119 N. WAINWATER AVE
COLORADO SPRINGS, CO 80903

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

APPLICANT
EVERGREEN DEVCO, INC.
1873 SOUTH BELLAIRE 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

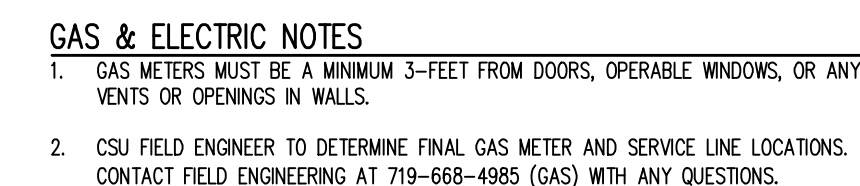


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A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



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

- 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 (PRIVATE)
- ⑦ PROPOSED 8" SANITARY SEWER LINE (PUBLIC)
- ⑧ PROPOSED 5" CONCENTRIC SANITARY SEWER MANHOLE
- ⑨ EXISTING FIRE HYDRANT
- ⑩ PROPOSED FIRE SERVICE
- ⑪ PROPOSED 6" SANITARY SEWER (PRIVATE)

Project No:	ED102
Drawn By:	ELB, AGC
Checked By:	JAO, TJE, CMWJ
Date:	05/22/2026

SP262

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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

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
	—W—	PROPOSED WATER LINE
	—SS—	EXISTING SANITARY SEWER
	—SS—	PROPOSED SANITARY SEWER
	—SD—	EXISTING STORM SEWER (LESS THAN 12")
	—SD—	EXISTING STORM SEWER (12" AND LARGER)
	—SD—	PROPOSED STORM SEWER (12" 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
		EXISTING ELECTRIC SWITCH BOX
		EXISTING ELECTRIC VAULT
		EXISTING ELECTRIC BOX
		EXISTING PAD MOUNTED TRANSFORMER
		EXISTING FIBER OPTIC PEDESTAL
		EXISTING FIBER OPTIC MANHOLE
		EXISTING FIBER OPTIC PULLBOX
		EXISTING TRAFFIC SIGNAL CABINET
		EXISTING TRAFFIC SIGNAL VAULT
		EXISTING TELEPHONE MANHOLE
		EXISTING TELEPHONE PEDESTAL
		EXISTING TELEPHONE VAULT
		EXISTING GAS VALVE
		EXISTING SANITARY SEWER MANHOLE
		PROPOSED SANITARY SEWER MANHOLE
		EXISTING SANITARY STORM MANHOLE
		PROPOSED STORM SEWER MANHOLE
		PROPOSED STORM INLET
		EXISTING WATER VALVE
		EXISTING FIRE HYDRANT
		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 (PRIVATE)
- 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

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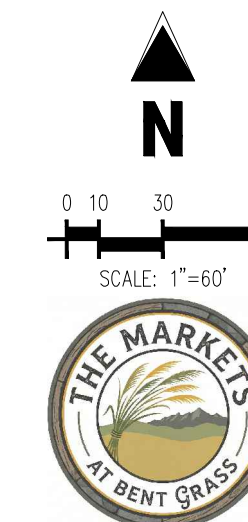
PLAN PREPARER

JEFFREY ODOR
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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

GAS & ELECTRIC NOTES

1. GAS METERS MUST BE A MINIMUM 3- FEET FROM DOORS, OPERABLE WINDOWS, OR ANY VENTS OR OPENINGS IN WALLS.
2. CSU FIELD ENGINEER TO DETERMINE FINAL GAS METER AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEERING AT 719-668-4985 (GAS) WITH ANY QUESTIONS.



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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

[illegible]

Project No: EDI02

Drawn By: ELB AGC

Checked By: JAG, TJE, GMM

Checked By: JAO, TJE, CMW

Date: 05/22/2026

PRELIMINARY UTILITY PLAN

PRELIMINARY UTILITY PLAN

TABLE 1. *Continued*

SP262

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11 OF 12

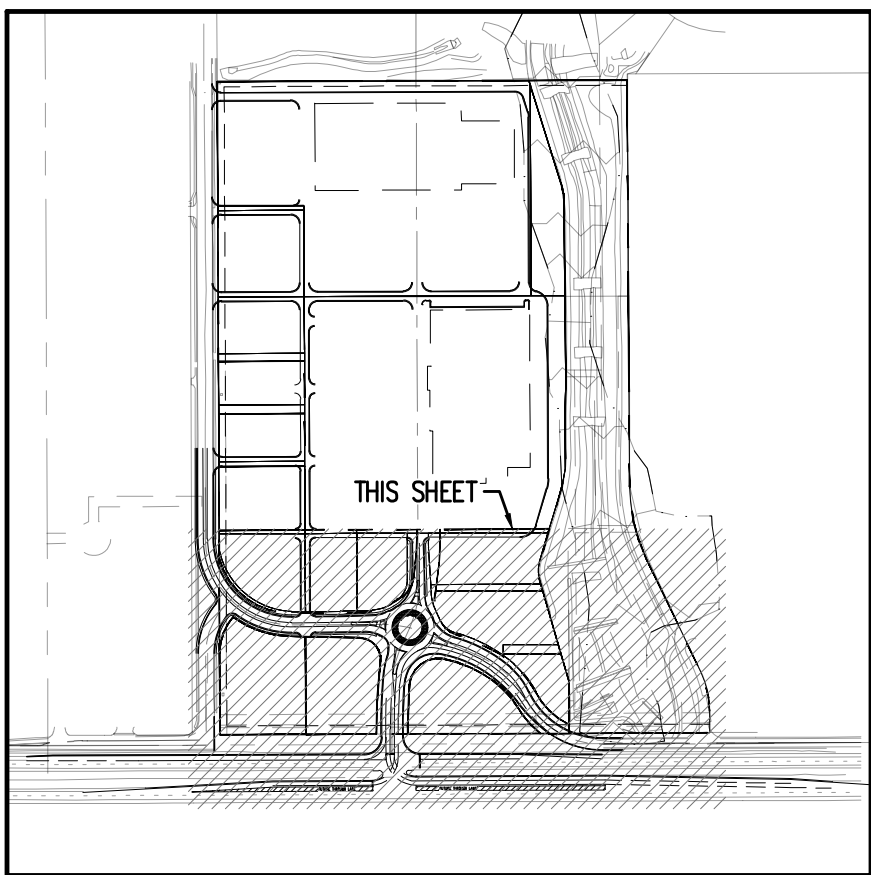
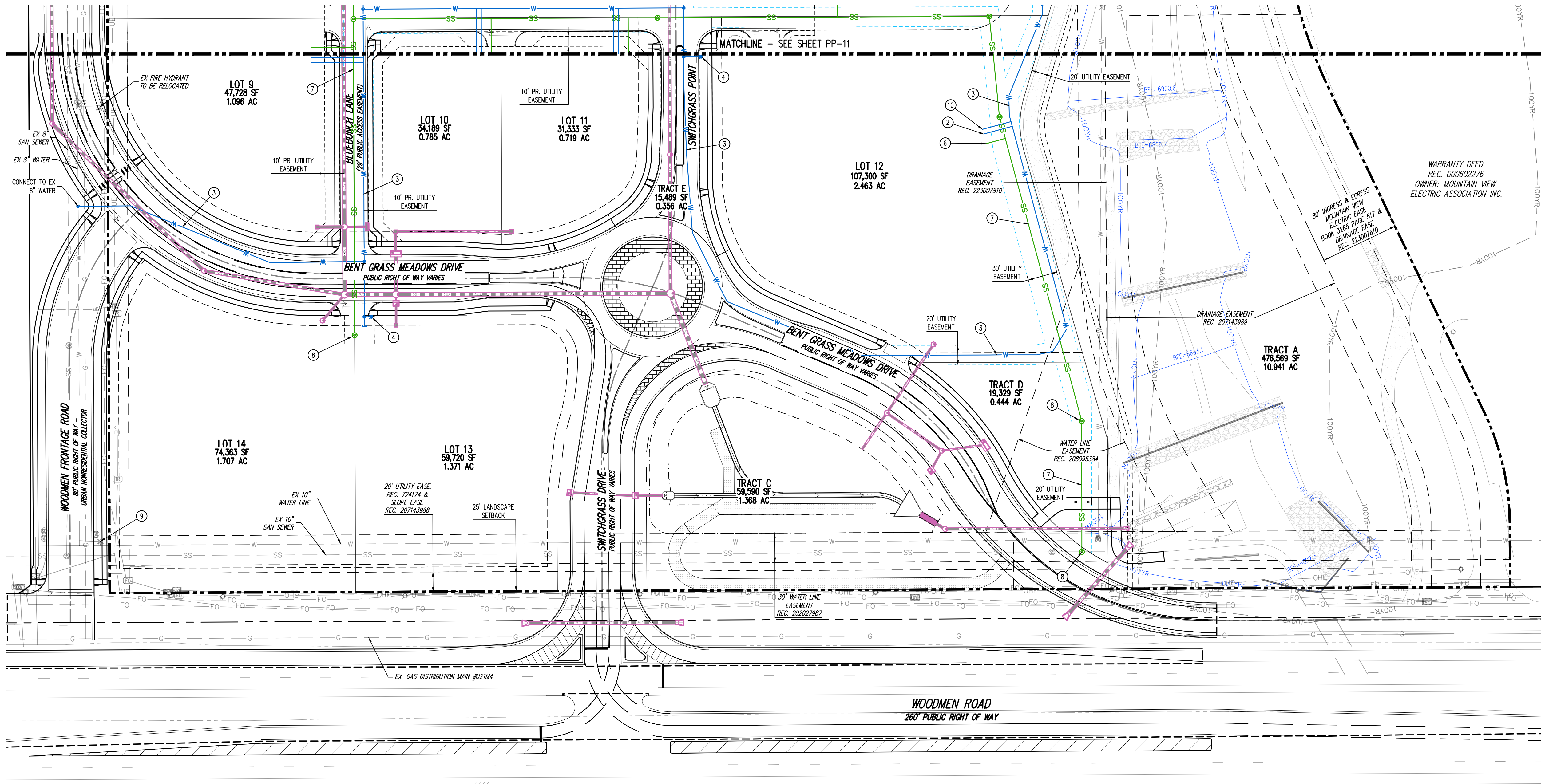
11 OF 12

H:\E\Engineering Development\CO, El Paso County - ED000102 - Bent Grass Commercial\DC\12-Plan\ED102_P_11-Utility Plan.dwg - Evan Baczak - 7/20/2026

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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

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12")
- EXISTING STORM SEWER (12" AND LARGER)
- PROPOSED STORM SEWER (12" AND LARGER)
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
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- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

SCHEDULE

- PROPOSED 3" PVC WATER LINE
- PROPOSED 2" WATER SERVICE
- PROPOSED 8" PVC WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED 6" FIRE LINE
- PROPOSED 6" SANITARY SEWER SERVICE (PRIVATE)
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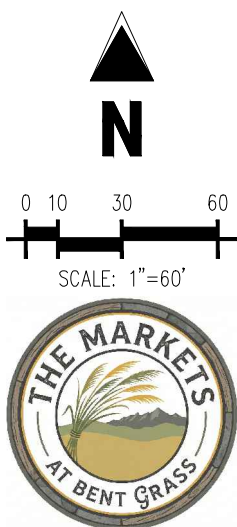
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Evergreen
Multifamily Retail Industrial



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	Init.
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, CMWJ
Date: 05/22/2025

PRELIMINARY UTILITY PLAN

SP262

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