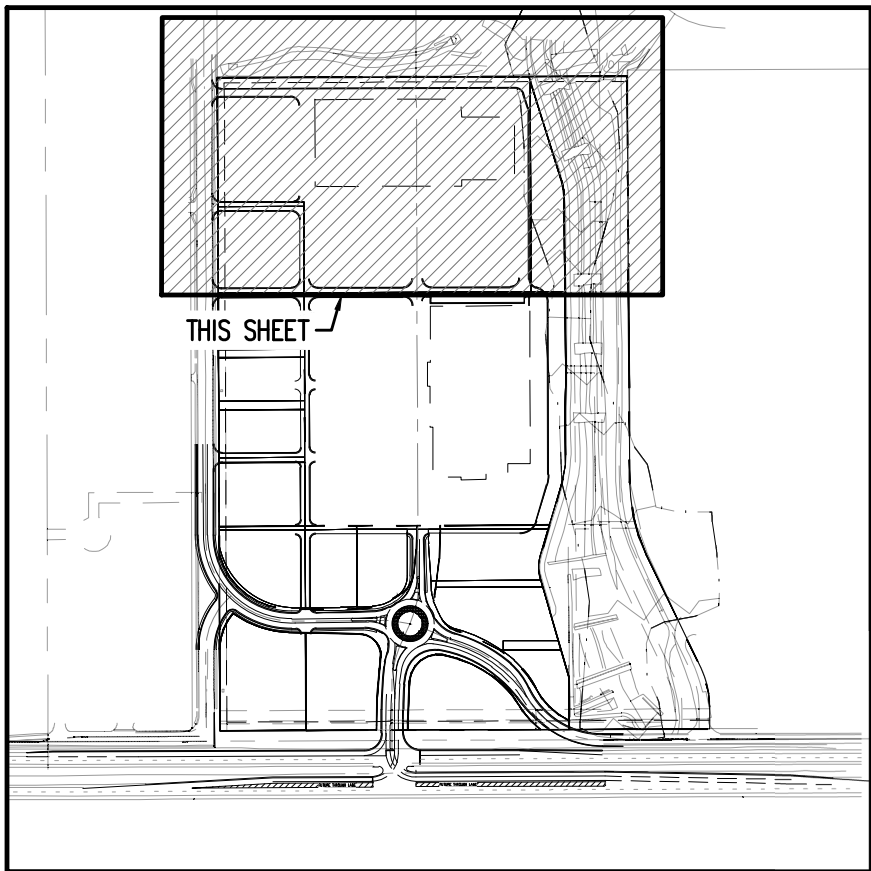
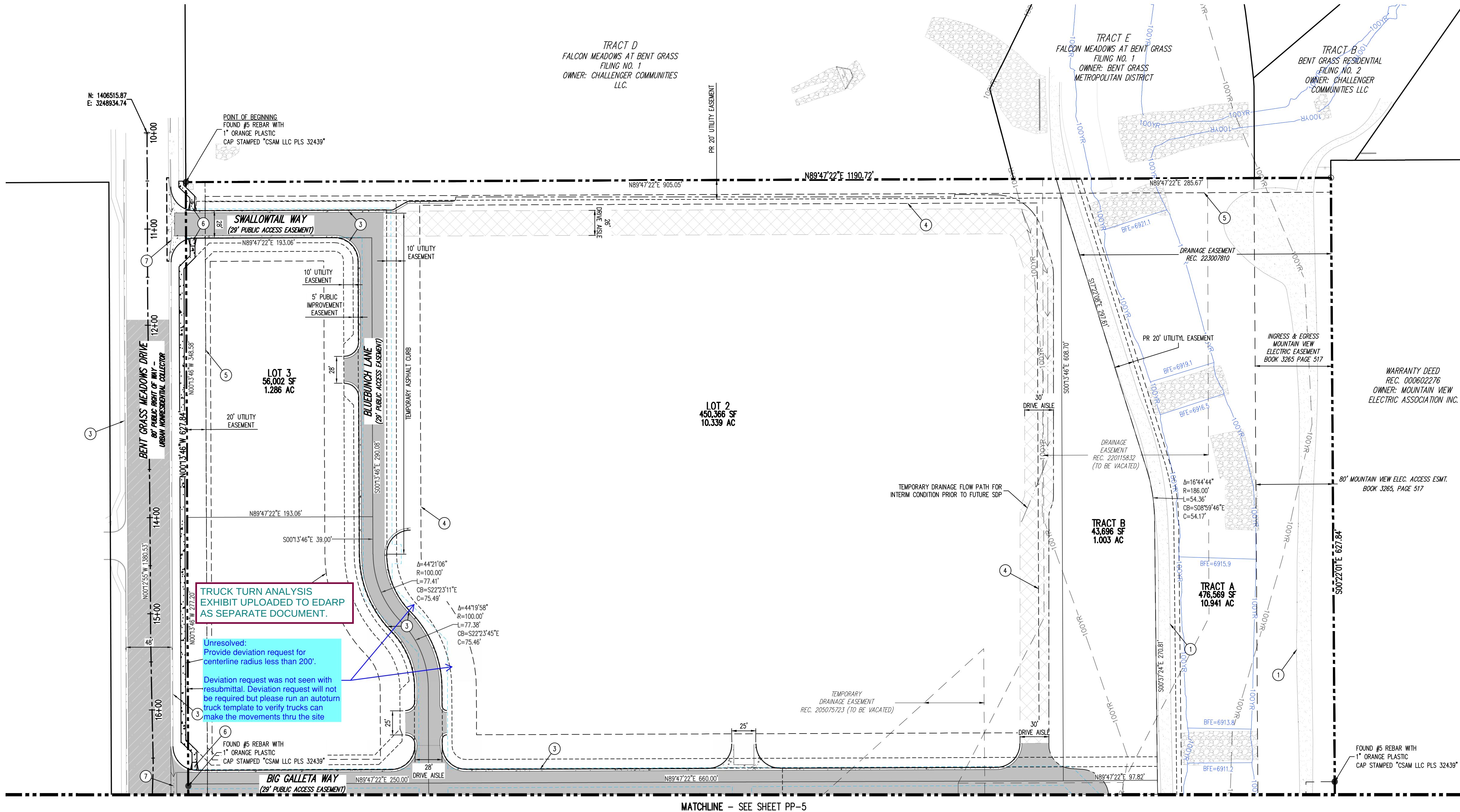


THE MARKETS AT BENT GRASS

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

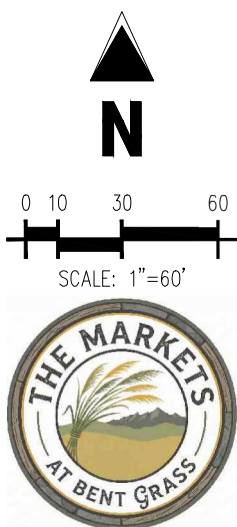


- SITE LEGEND**
- OVERALL PROPERTY BOUNDARY LINE
 - PROPERTY BOUNDARY LINE
 - ADJACENT PROPERTY BOUNDARY LINE
 - RIGHT OF WAY BOUNDARY LINE
 - ROAD CENTERLINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - WMO EASEMENT LINE (WATER/WASTEWATER)
 - BUILDING SETBACK LINE
 - LANDSCAPE SETBACK LINE
 - 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 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
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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20			

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

PRELIMINARY SITE PLAN

SP262

PP-4

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