

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

1. ALL EXISTING INFORMATION SHOWING HEREIN IS FROM AN ALTA SURVEY, PREPARED BY GALLOWAY & COMPANY, LLC, DATED 07/01/2025.
2. ALL SITE GRADING, UTILITIES, AND PUBLIC ROADWAY CONNECTIONS WILL BE CONSTRUCTED IN ONE PHASE. FORTHCOMING PLAT DEVELOPMENTS WILL REQUIRE SEPARATE SITE DEVELOPMENT PLANS (PPR) APPLICATIONS SUBMITTED TO EL PASO COUNTY FOR REVIEW AND APPROVAL.
3. NO RAILROAD RIGHTS-OF-WAY EXIST ON THE PROPERTY.
4. NO MINERAL RESOURCE AREAS NOR HISTORIC OR ARCHEOLOGICAL SIGNIFICANT SITES WERE LOCATED ON THE PROPERTY.
5. NO MAJOR ROCK OUTCROPPINGS NOR WOODED AREAS EXIST ON THE PROPERTY.
6. 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.
7. THE PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE NOXIOUS WOOD MANAGEMENT PLAN BY BRISTLECONE ECOLOGY, LLC DATED 02/26/2026, IN FILE SP262 AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.
8. CROSS-LOT ACCESS AND PARKING WILL BE PROVIDED BY SHARED ACCESS EASEMENTS AS PART OF THE FORTHCOMING FINAL PLAT APPLICATION.

1. A PORTION OF THE SITE IS LOCATED ON ZONE 4A AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 000450536, 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.

2. A LETTER OF MAP REVISION (LOMR) IS IN PROCESS DUE TO RECENT CHANGING IMPROVEMENTS TO THE UNWANTED TRIBUTARY TO BLACK SQUIRREL CREEK NO. 2, THESE CHANGING IMPROVEMENTS WILL BE REFLECTED ON THE LOMR. THIS AT-BENT GRADE DRAINAGE CHANNEL PROJECT (EPC FILE NOS. CD21N1 & AS28255). THE CORRECTED 100-YEAR FLOODPLAIN IS CONTAINED WITHIN PROPOSED TRACT 2.

3. ALL PROPOSED IMPROVEMENTS SHOWN IN THIS PRELIMINARY PLAN WERE 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.

1. THE PROPERTY(S) IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE GEOLOGY AND SOILS EVALUATION REPORT BY VYBID ENGINEERING GROUP, DATED 02/25/2006 & REVISION 1, DATED 05/28/2026. THE PROJECT SITE CHAIRS/NO. 10 GEOLOGIC HAZARDS THAT POSE A SIGNIFICANT RISK TO THE PROPOSED PROJECT OR ADJACENT PROPERTIES THAT CANNOT BE MITIGATED THROUGH PROPER LAND USAGE. FOUNDATION DESIGN, ENGINEERING DESIGN, AND/OR CONSTRUCTION PRACTICES GENERALLY DISCUSSED IN SAID REPORT. RECOMMENDATIONS REGARDING MITIGATION OF THE IDENTIFIED POTENTIAL HAZARDS MUST BE ADDRESSED IN THE LOT SPECIFIC GEOTECHNICAL REPORT, AND THE REPORT, AND THE REPORT, AND THE REPORT, AND THE REPORT, AND THE REPORT. ADDITIONAL RECOMMENDATIONS PERTAINING TO THIS DEVELOPMENT ARE PROVIDED IN SAID REPORT.
2. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS OR CONSTRAINTS. GEOLOGIC CONDITIONS CAN BE FOUND IN THE REPORT BY VYBID ENGINEERING GROUP, REVISION 1, DATED 05/28/2026, 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

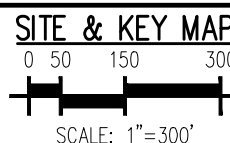
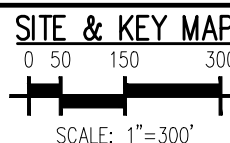
OTHER HAZARDS OR CONSTRAINTS:
 - POTENTIALLY LOOSE OR COMPRESSIBLE SOILS: LOTS 1, 2, 4-6, 9, 10, 13, 8 AND TRACTS A-B
 - CLAYS AND CLAYSTONE WITH LOW EXPANSION POTENTIAL: LOTS 1, 2, 7, 8, 11, 12 AND TRACTS B-D

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

*A REZONE MAP AMENDMENT APPLICATION WAS SUBMITTED TO EL PASO COUNTY TO REZONE THE EXISTING PARCEL 5301000016 FROM I-2 TO CR. PCD FILE #: CR261

1. THE FOLLOWING RECORDS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: A. THE STUDY'S DRAINAGE RECORD, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT.
2. 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.
3. 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 DEPARTMENT OF TRANSPORTATION, U.S. ARMY OF 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 PROJECTS ENVIRONMENTAL ASSESSMENT.
4. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
6. MALIBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
7. 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 THE COUNTY OF EL PASO, COLORADO, OR THE CITY OF EL PASO, COLORADO, OR THE CITY 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 AGREEMENT 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.
8. THE SUBDIVISOR(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVISOR AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPROVEMENT PROGRAM RESOLUTION (RESOLUTION NO. 25-337), 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 LOT EASEMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
9. THE PRIVATE ROADS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STRAIGHT CONSTRUCTION IS CONFORMANT WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
10. DEVELOPER OR DISTRICT IS RESPONSIBLE FOR OPERATION & MAINTENANCE OF ALL PRIVATE ROADS AND PUBLIC ACCESS EASEMENTS.
11. DUE TO THE POTENTIAL FOR HIGH GROUNDWATER IN THE AREA, FUTURE DEVELOPERS OF LOTS SHOULD CONSIDER APPROPRIATE MITIGATION MEASURES, SUCH AS UNDERGROUND DRAINAGE SYSTEMS, ANY UNDERGROUND DRAINAGE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
12. WOODMEN ROAD DISTRICT NOTE: SUBJECT TO THE THEN CURRENT RULES AND REGULATIONS OF THE DISTRICT, ALL PROPERTY WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, MAY BE SUBJECT TO A MILL LEVY, PLATTING FEES, AND BUILDING PERMIT FEE FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.
13. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METRO DISTRICT (WHMD) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
14. ALL SIDE, FRONT, AND REAR LOT LINES ARE SHOWN AND PLATTED. THE SITE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
15. THE PRELIMINARY PLAN FULLY ILLUSTRATES AND REFLECTS ALL EASEMENT, PROPOSED AND EXISTING, TO ENCUMBER THE DEVELOPMENT UPON APPROVAL AND RECORDATION OF THE FINAL PLAT. THE DEVELOPER, OWNER, OR ANY SUCCESSOR, WHATEVER THE INTEREST, SHALL BE RESPONSIBLE FOR THE PROTECTION, UTILITY PROVIDER, OR METROPOLITAN DISTRICT AS EACH IS DEFINED.

1. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE
2. GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES, SUBJECT TO THE PROVIDER'S RULES, REGULATIONS AND SPECIFICATIONS.
3. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., SUBJECT TO THE PROVIDER'S RULES, REGULATIONS AND SPECIFICATIONS.



SITE DATA TABLE			
EXISTING			
TAX SCHEDULE NO.	ACREAGE	ZONE DISTRICT	LAND USE
5301000016	17.173	I-2*	VACANT
5301000017	36.741	CR	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:	CR		
GROSS DENSITY; NET DENSITY:	N/A		
LANDSCAPE SETBACKS:	25 FT MAJOR ARTERIAL (WOODMEN ROAD); 10-FT ALL OTHER NON-ARTERIALS UNLESS OTHERWISE NOTED		
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		

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

GALLOWAY & COMPANY, LLC.
1155 KELLY JOHNSON BLVD., SUITE 300
COLORADO SPRINGS, CO, 80920
CONTACT: JEFFREY ODOR, PE
EMAIL: JEFFREYODOR@GALLOWAYUS.COM
TEL: (719) 308-2519

GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 30
COLORADO SPRINGS, CO 80920
CONTACT: BRIAN DENNIS, PLS
EMAIL: BRIANDENNIS@GALLOWAYUS.COM
TEL: (719) 900-7232

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

VIVID ENGINEERING GROUP
1053 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
CONTACT: NATE DOWDEN, PE
EMAIL: NDOWDEN@VIVIDEG.COM
TEL: (719) 896-4356

BRISTLECONE ECOLOGY, LLC
2023 W SCOTT PLACE
DENVER, CO 80211
CONTACT: DAN MAYNARD
EMAIL: DMAYNARD@BRISTLECONEECOLOGY.COM
TEL: (971) 237-3906

EL PASO COUNTY PLANNING & COMMUNITY DEVELOP.
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
TEL: (719) 520-6300

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

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

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

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

COLORADO SPRINGS UTILITIES
1521 SOUTH HANCOCK EXPRESSWAY, MC 1812
COLORADO SPRINGS, CO 80903
CONTACT: MATTHEW ALCURAN
EMAIL: (719) 668-8261

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 "DREXEL BARREL 1985 LS 17664", 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".

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 LANE.
NGVD29 ELEVATION: 6892.53

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 LLC PLS 32439".
NGVD29 ELEVATION: 6899.33

NOTE: THIS SURVEY'S BASIS OF BEARINGS IS BASED ON STATE PLANE GRID CENTRAL ZONE AND DIFFERS IN ROTATION TO THE DEED OF RECORD BY $-0^{\circ}31'48"$. THE PROPERTY DESCRIBED BY THIS PLATFORM IS THE SAME PROPERTY AS DESCRIBED BY THE DEED OF RECORD.

A PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 207122803, 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 NORTHWEST CORNER OF LATIGO BUSINESS CENTER FILING NO. 1 (RECEPTION NO. 2050757626, EL PASO COUNTY, COLORADO RECORDS) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE NORTHERLY LINE OF SAID FILING, WHICH BEARS S 85 DEGREES 42 MINUTES 50 SECONDS E ASSUMED); THENCE S 89 DEGREES 42 MINUTES 50 SECONDS E ALONG THE EASTERLY EXTENSION OF SAID FILING'S NORTHERLY LINE, 119.0722 FEET TO A POINT ON THE EASTERLY LINE OF THAT INGRESS/EGRESS AND UTILITY EASEMENT AS DESCRIBED BY DOCUMENT NO. 3265, FILE 514, SAID EL PASO COUNTY RECORDS; THENCE S 89 DEGREES 42 MINUTES 50 SECONDS E ALONG SAID EASEMENT, 119.0722 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, 62.874 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, LATIGO 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 SOUTHEAST CORNER OF LATIGO BUSINESS CENTER FILING NO. 1 (RECEIPTON NO. 205075726, 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 3265, 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 RADII 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 RADII 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, 1423.26 FEET TO THE POINT OF BEGINNING.

TOTAL PROPERTY AREA: ±53.914 ACRES

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

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

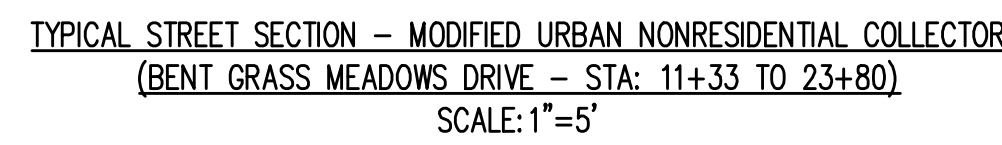
BASED ON SURVEY PERFORMED BY GALLOWAY & COMPANY, LLC
ON 07/01/2025

Project No:	ED002
Drawn By:	ELB, AGC
Checked By:	JAO, TJE, CMWJ
Date:	05/22/2026

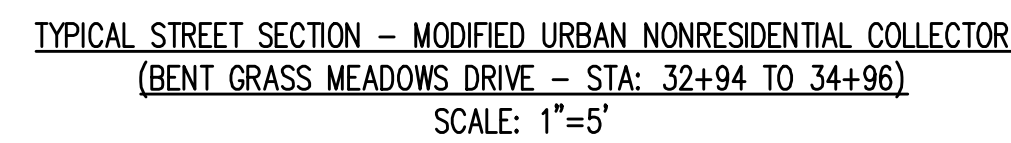
SP262

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

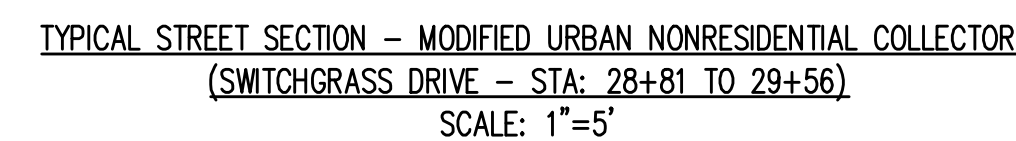
IT IS INTENDED TO MAINTAIN THE EXISTING ROAD SECTION AS CONSTRUCTED. THE EXISTING ATTACHED SIDEWALK WILL BE REMOVED AND A DETACHED SIDEWALK CONSTRUCTED.



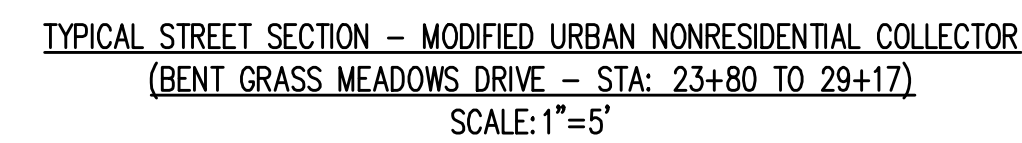
POSTED SPEED LIMIT: 35 MPH
DESIGN SPEED LIMIT: 40 MPH
MAXIMUM ADT: 20,000



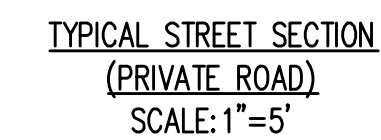
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DESIGN SPEED LIMIT: 40 MPH
MAXIMUM ADT: 20,000



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



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



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



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.



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

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
GallowayUS.com

Galloway & Company, LLC

Evergreen
Multi-family 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		

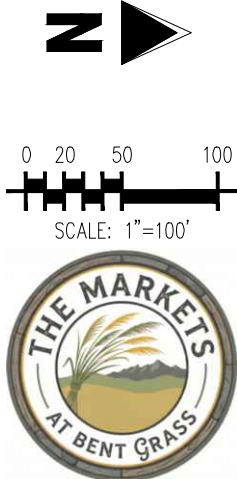
PROPOSED EASEMENT AREA TABLE		
TYPE	AREA (AC)	OWNERSHIP & MAINTENANCE
GENERAL UTILITY	11.89	BENT GRASS COMMERCIAL METRO DISTRICT
PUBLIC IMPROVEMENT	10.33	BENT GRASS COMMERCIAL METRO DISTRICT
PUBLIC ACCESS	1.29	BENT GRASS COMMERCIAL METRO DISTRICT
WATER UTILITY	1.45	WMHD
ELECTRIC UTILITY	0.94	WMEA

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



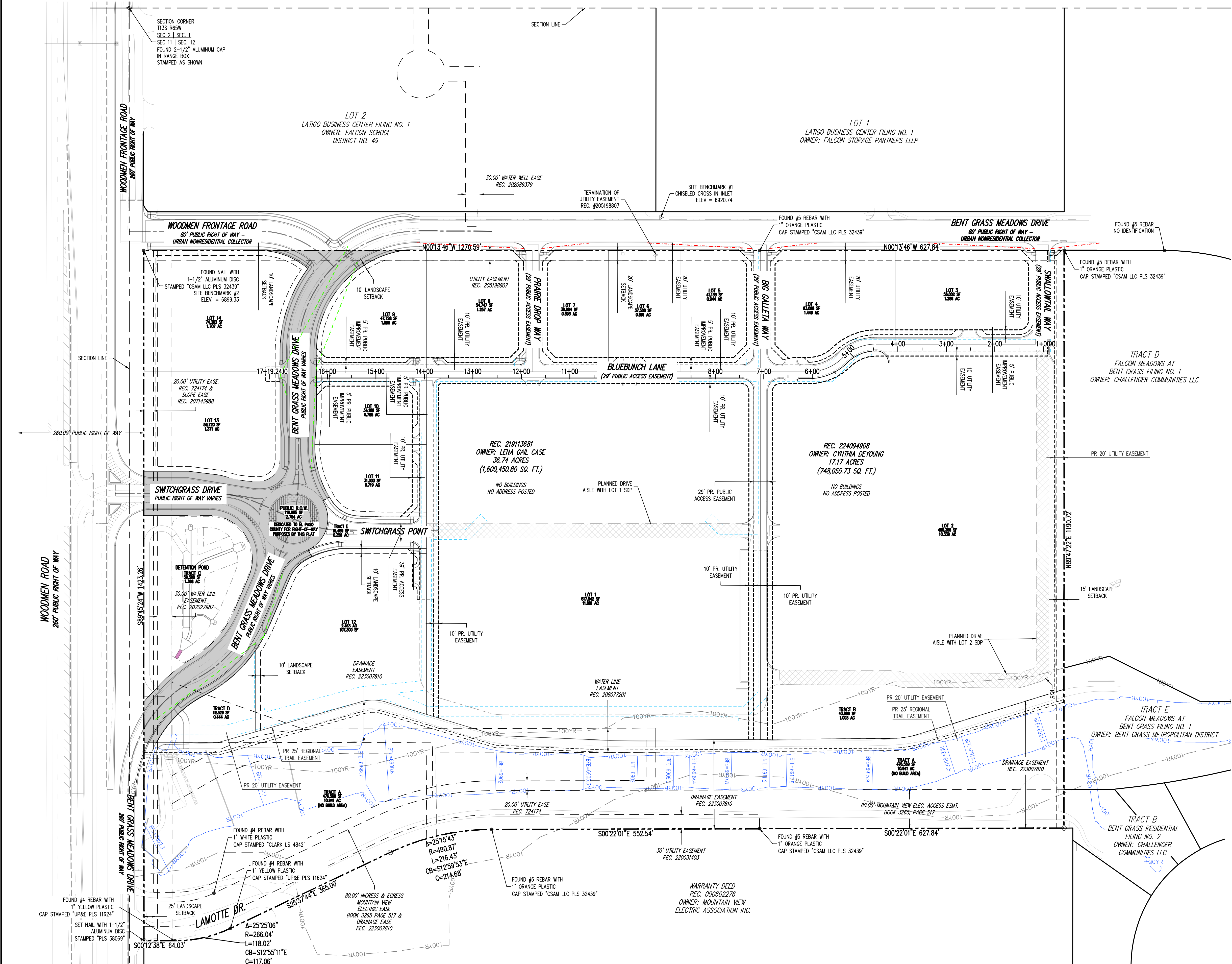
PRELIMINARY PLAN
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: SP262
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	03/04/2026	1ST PRELIMINARY PLAN SUBMITTAL	
2	05/22/2026	2ND PRELIMINARY PLAN SUBMITTAL	
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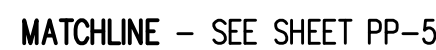
LOT & TRACT PLAN

SP262

PP-3
3 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

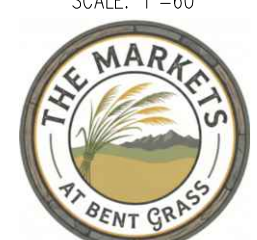


- | | |
|--|--------------------------------------|
| | OVERALL PROPERTY BOUNDARY LINE |
| | PROPERTY BOUNDARY LINE |
| | ADJACENT PROPERTY BOUNDARY LINE |
| | RIGHT OF WAY BOUNDARY LINE |
| | ROAD CENTERLINE |
| | EXISTING EASEMENT LINE |
| | PROPOSED EASEMENT LINE |
| | WMD EASEMENT LINE (WATER/WASTEWATER) |
| | 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 |

- | | |
|---|----------------------------|
|  | 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 |

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

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



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

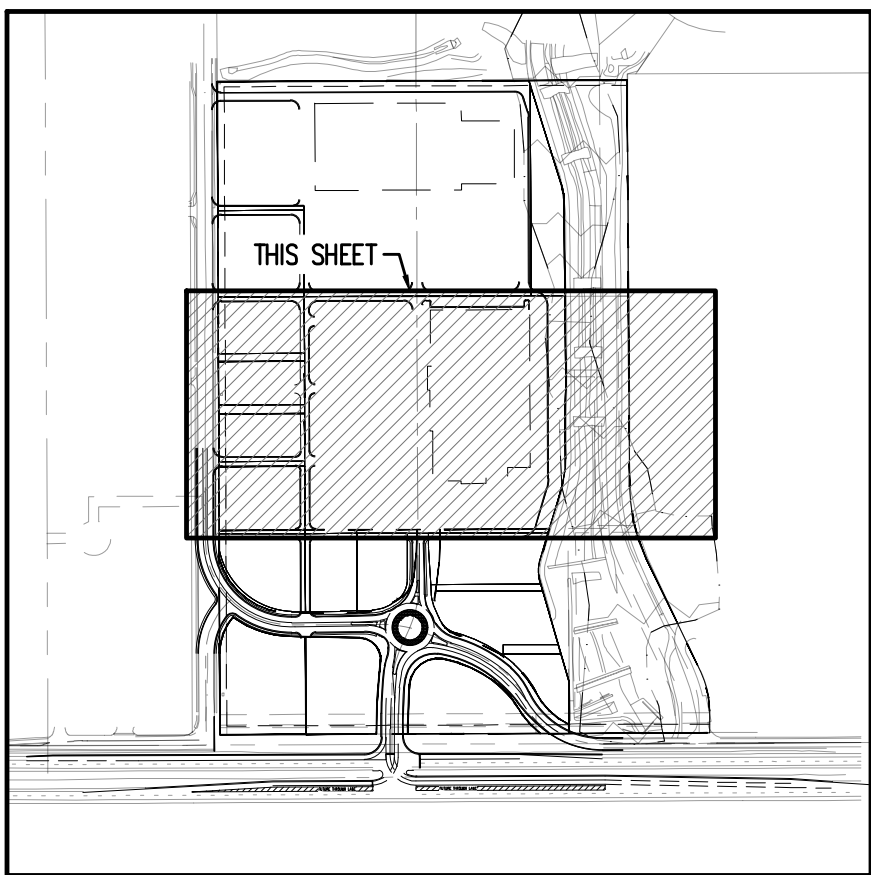
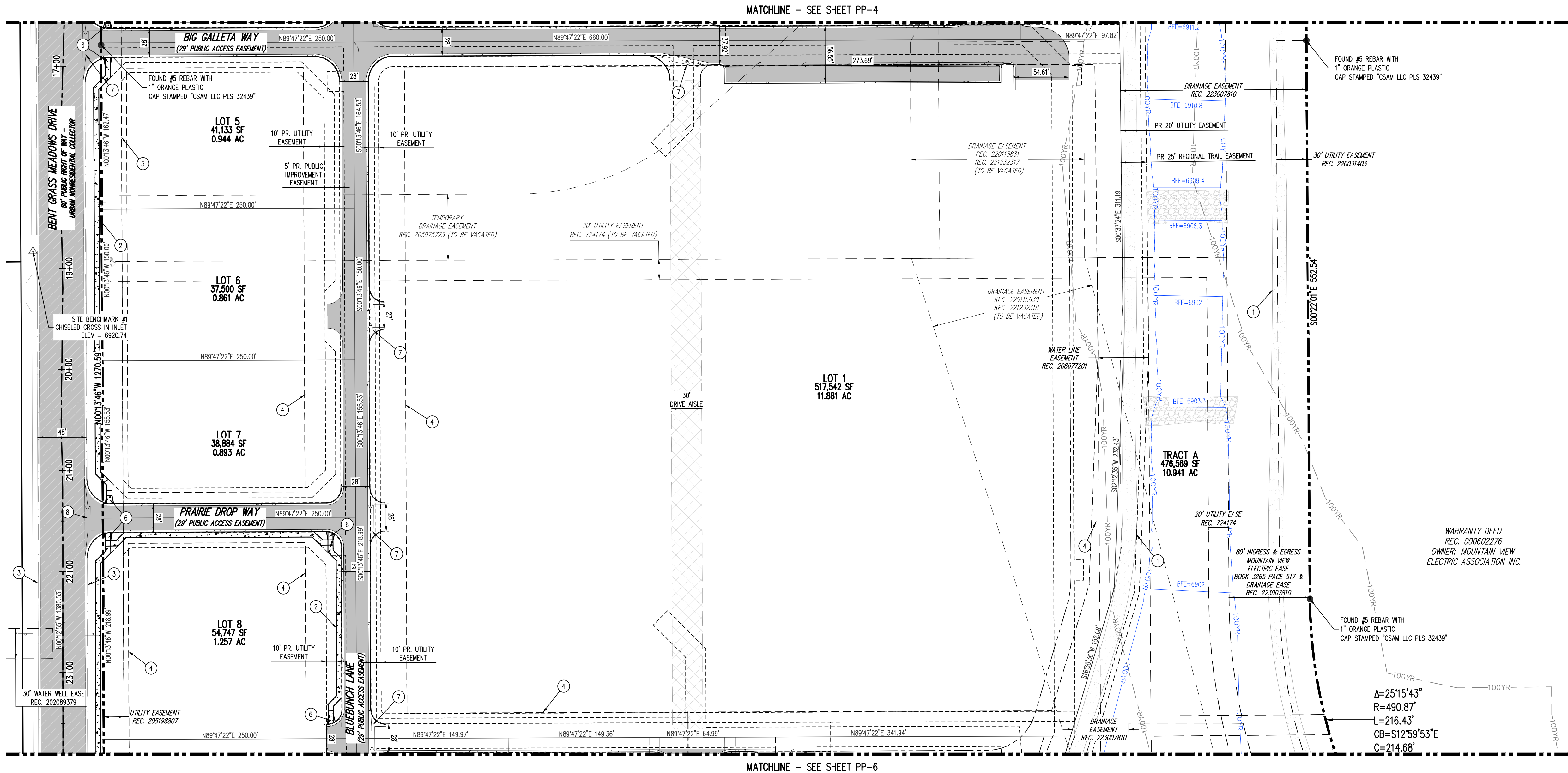
Project No:	ED102
Drawn By:	ELB, AGC
Checked By:	JAO, TJE, CMWJ
Date:	05/22/2026

SP262

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

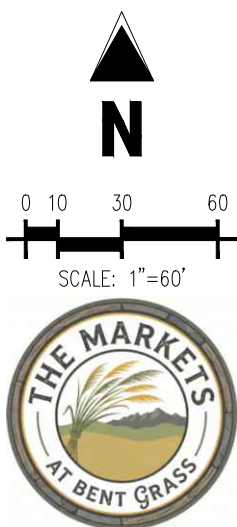
APPLICANT

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

PLAN PREPARER

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GALLOWAY & CO. LLC
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TEL: (719) 308-2519

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



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Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

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

#	Date	Issue / Description	Int.
1	03/04/2026	1ST PRELIMINARY PLAN SUBMITTAL	-
2	06/22/2026	2ND PRELIMINARY PLAN SUBMITTAL	-
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Project No: ED02
Drawn By: ELB, AGC
Checked By: JAO, TJE, CMWJ
Date: 05/22/2026

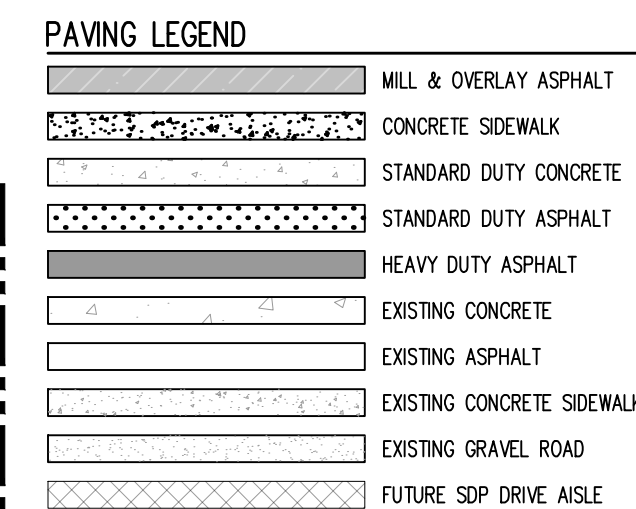
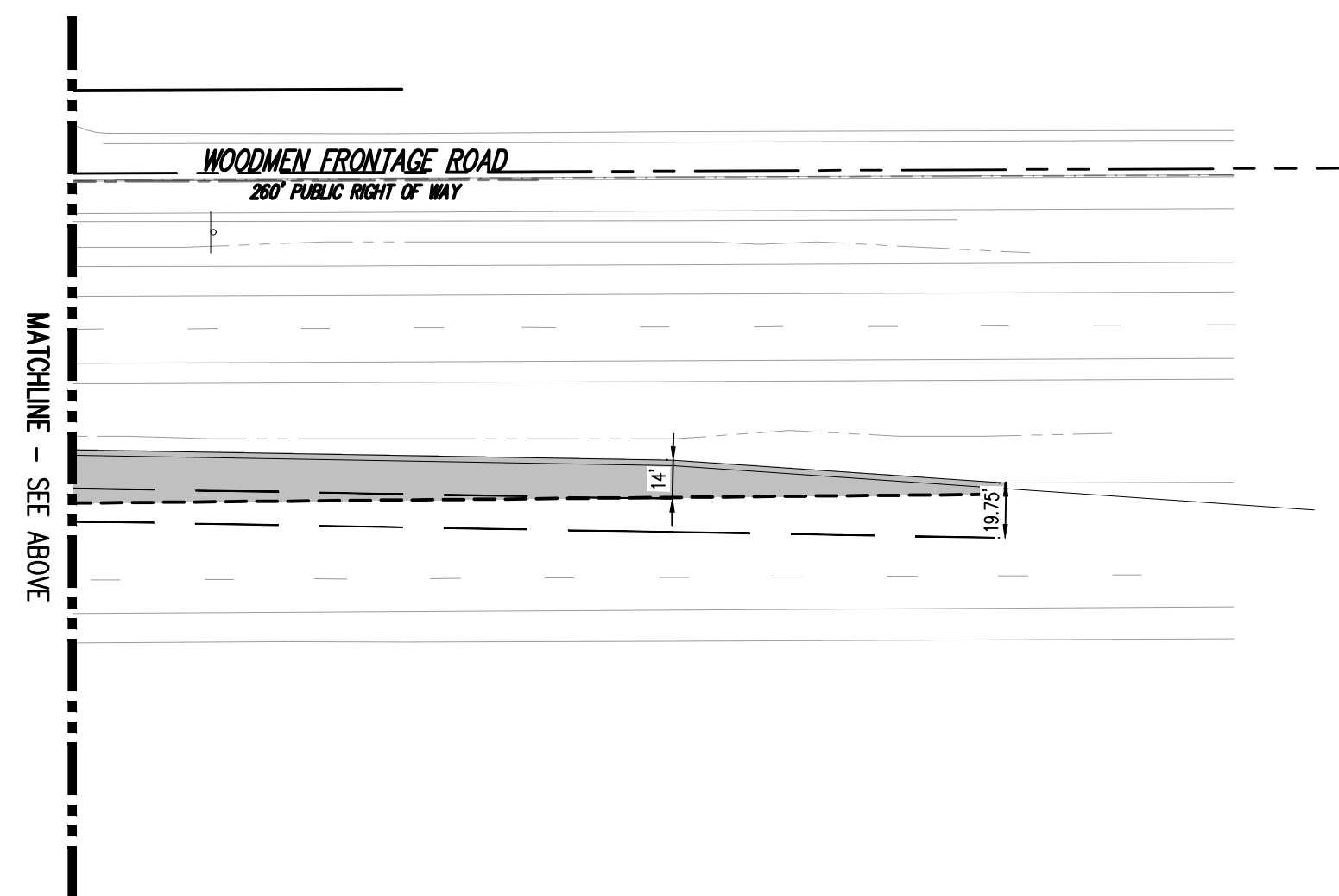
PRELIMINARY SITE PLAN

SP262

PP-5

5 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



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
⑧	6' PROPOSED CROSSSPAN (TYP.)
⑨	EXISTING DROP STRUCTURE
⑩	EXISTING RETAINING / WING WALLS

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

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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, LL ON 07/01/2025



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

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

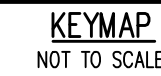
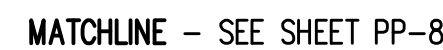
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Project No:	ED102
Drawn By:	ELB, AGC
Checked By:	JAO, TJE, CMWJ
Date:	05/22/2026

PRELIMINARY SITE PLAN

SP262

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



	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING STORM SEWER (LESS THAN 12")
	EXISTING STORM SEWER (12" AND LARGER)
	PROPOSED STORM SEWER (LESS THAN 12")
	PROPOSED STORM SEWER (12" AND LARGER)
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM INLET
	LIMIT OF DISTURBANCE
	PROPOSED FLOODPLAIN BOUNDARY
	EXISTING FLOODPLAIN BOUNDARY
	PROPOSED SLOPE (PERCENT)
	PROPOSED SLOPE (RISE:RUN)



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

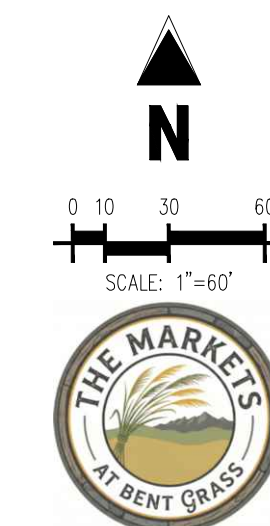
Project No:	EDX
Drawn By:	ELB, AG
Checked By:	JAO, TJE, CMW
Date:	05/22/202

SP262

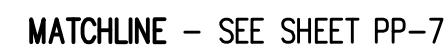
7 OF 12

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ON 07/01/2025



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



Legend for the Floodplain Boundary Map:

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM SEWER (LESS THAN 12")
- EXISTING STORM SEWER (12" & LARGER)
- PROPOSED STORM SEWER (LESS THAN 12")
- PROPOSED STORM SEWER (12" & LARGER)
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- LIMIT OF DISTURBANCE
- PROPOSED FLOODPLAIN BOUNDARY
- EXISTING FLOODPLAIN BOUNDARY
- PROPOSED SLOPE (PERCENT)
- PROPOSED SLOPE (RISE:RUN)



Galloway & Company, LLC



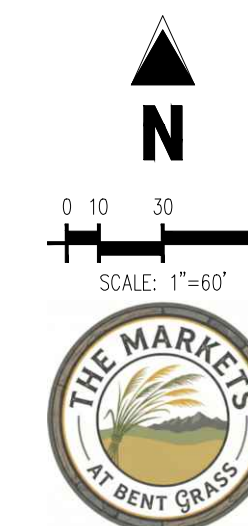
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

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

SP262

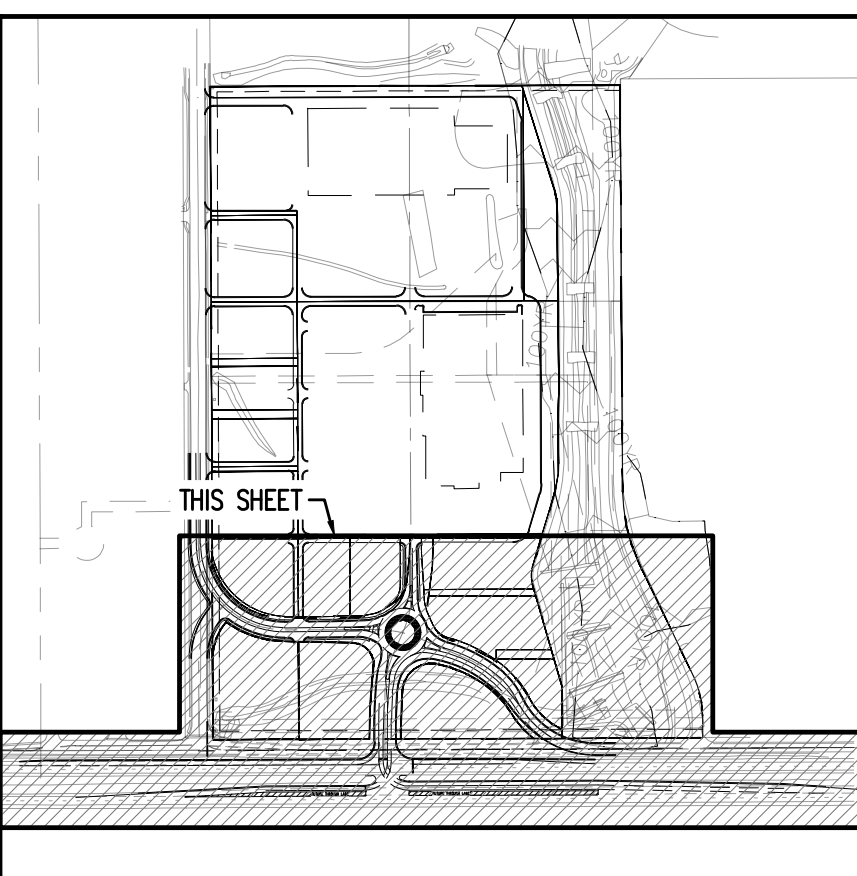
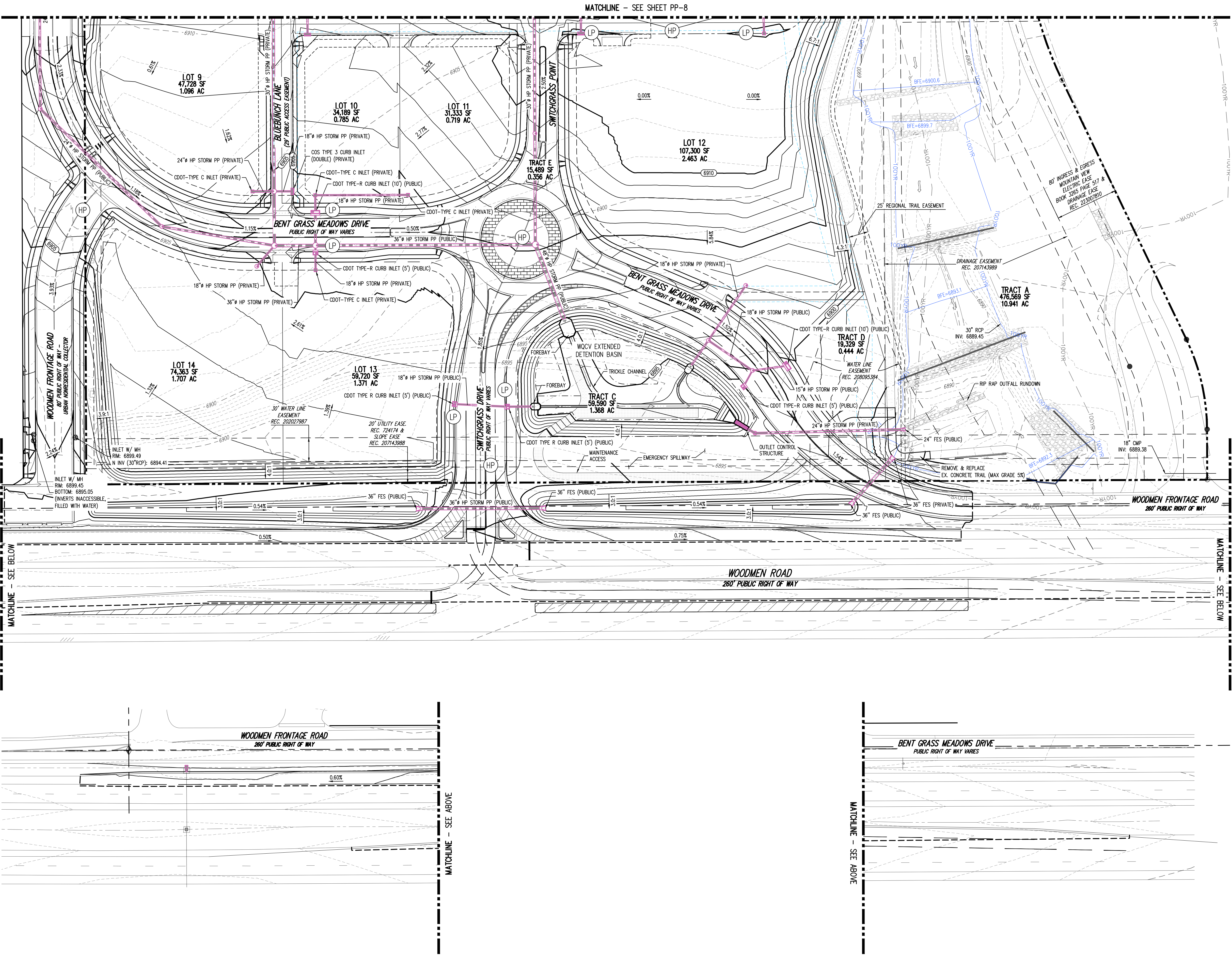
8 OF 12

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



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

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Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

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	Int.
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Project No: EDI02
Drawn By: ELB, AGC
Checked By: JAO, TJE, CMW/J
Date: 05/22/2026

PRELIMINARY GRADING PLAN

SP262

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

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

SCALE: 1"=60'

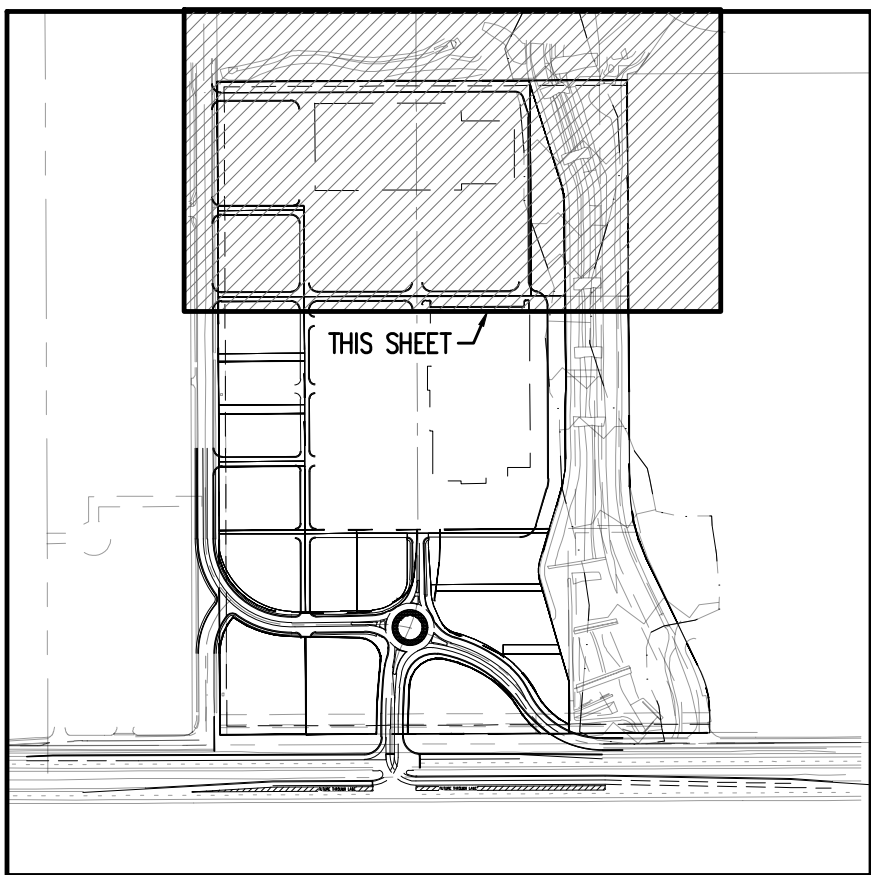
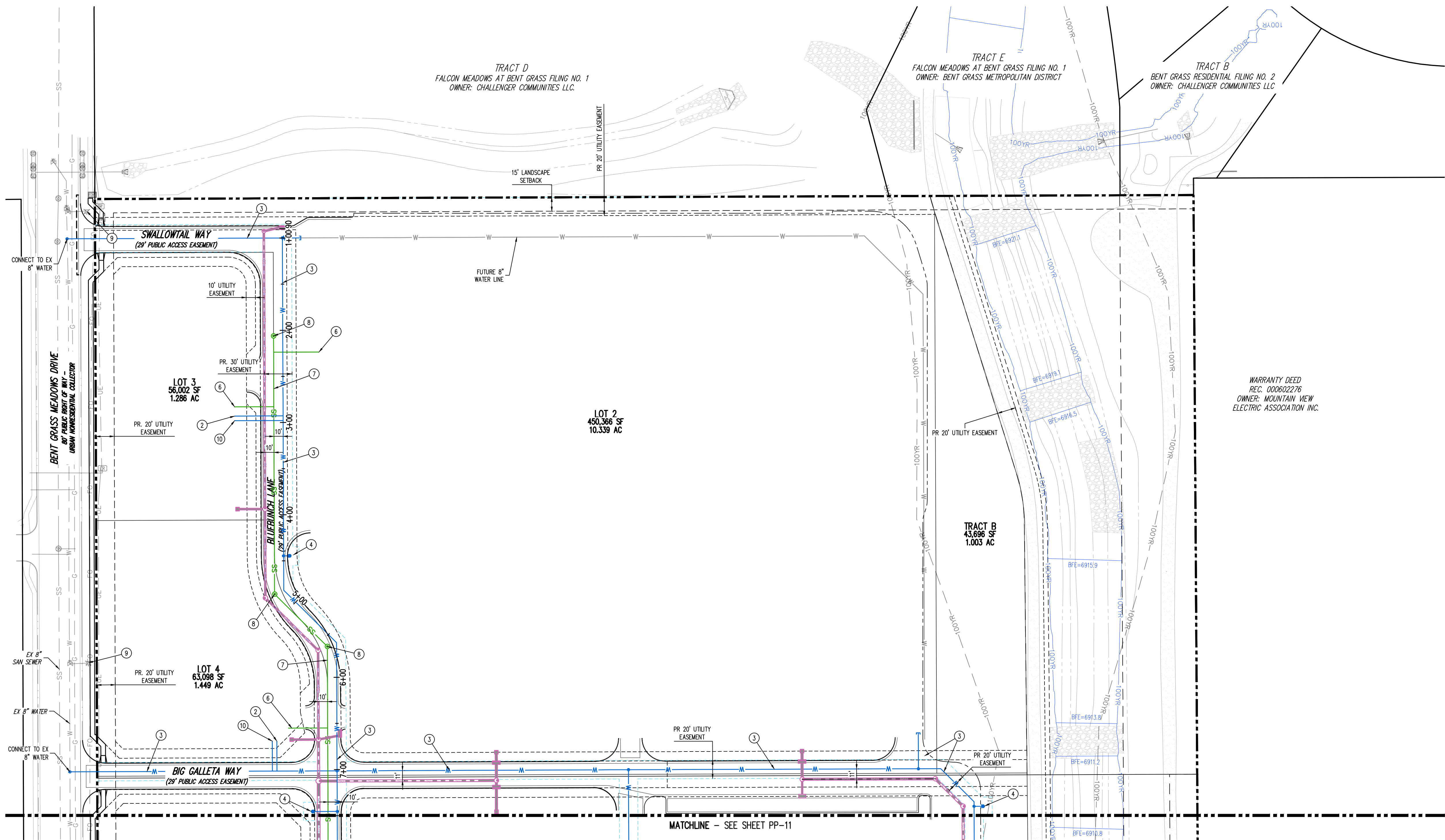
PP-9

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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")
- 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
- 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

- 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)
- PROPOSED 8" SANITARY SEWER LINE (PUBLIC)
- PROPOSED 5" CONCENTRIC SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE SERVICE
- PROPOSED 8" SANITARY SEWER (PRIVATE)

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

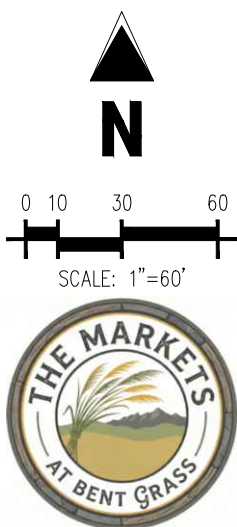
PLAN PREPARER

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

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

GAS & ELECTRIC NOTES

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



Galloway

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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	Init.
1	03/04/2026	1ST PRELIMINARY PLAN SUBMITTAL	
2	05/22/2026	2ND PRELIMINARY PLAN SUBMITTAL	

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

PRELIMINARY UTILITY PLAN

SP262

PP-10

10 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



— W —	EXISTING WATER LINE
— W —	PROPOSED WATER LINE
— SS —	EXISTING SANITARY SEWER
— SS —	PROPOSED SANITARY SEWER
— SD —	EXISTING STORM SEWER (LESS THAN 12")
	EXISTING STORM SEWER (12" AND LARGER)
	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

- 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)

[illegible]

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

PRELIMINARY UTILITY PLAN

SP262

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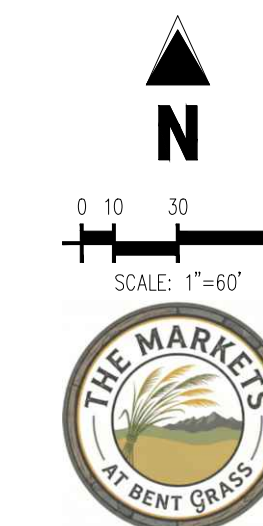


PRELIMINARY PLAN
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: SP262
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

H/E-Ewing Development CO, El Paso County - EX000102 - Best Glass Commercial CCM2-Part EDH02 P. 15-July Plan Aug. - 8/28/2026

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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.



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
—W—	PROPOSED WATER LINE
—SS—	EXISTING SANITARY SEWER
—SS—	PROPOSED SANITARY SEWER
—SD—	EXISTING STORM SEWER (LESS THAN 12"Ø)
	EXISTING STORM SEWER (12"Ø AND LARGER)
	PROPOSED STORM SEWER (12"Ø AND LARGER)
—UE—	EXISTING UNDERGROUND ELECTRICAL
—FC—	EXISTING FIBER OPTIC LINE
—FC—	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

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

SP262

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Evergreen
Multifamily Retail Industries



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

H/E/E-wiregreen Development/CO, El Paso County - EX000102 - Best Glass Commercial/CM2-Part/EDH02 P. 12-Utility Plan/eng - E-sign Beczek - 8/28/2026

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

