

- SITE PLAN KEY NOTES**
- 1 PROPOSED 5'-0" WIDE CONC. SIDEWALK, CONNECT TO EXISTING CONC. SIDEWALK WHERE OCCURS, TYP.
 - 2 NEW ASPHALT PAVING WHERE INDICATED RE. CIVIL
 - 3 PROPOSED TRASH ENCLOSURE
 - 4 PROPOSED CONC. CURB, GUTTER AND APRON, TYP. RE. CIVIL
 - 5 EXISTING CONCRETE SIDEWALK TO REMAIN
 - 6 WHEEL STOP, TYP. WHERE INDICATED
 - 7 ZERO HEIGHT CURB RE. CIVIL
 - 8 ADA CURB RAMP PER COUNTY STANDARDS & ANSI A117.1-2017.
 - 9 PROPOSED DRIVE-THRU ORDER BOARD, TO BE DETERMINED WITH FUTURE TENANT FINISH, TYP.
 - 10 EXISTING FIRE HYDRANT TO REMAIN



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 Architect
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A PROPOSED
 CORE & SHELL
 BUILDING FOR

NATHAN
 DERWICK

11716 BENT GRASS MARKET VIEW
 PEYTON, CO

Sheet Title:
**SITE PLAN/
 COVER SHEET**

Drawing Status:
**DEVELOPMENT
 PLAN**
 NOT FOR CONSTRUCTION

Revisions:
 No. Description By Date

No.	Description	By	Date

Date: 11/17/2023

Drawn by:

Checked by:

Scale: AS NOTED

Job No.:

Sheet No.:
DP1
 Of

SITE PLAN
 SCALE 1"=20'-0"

SDP PROJECT TEAM

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LANDSCAPE ARCHITECT
 NEIL MCLANE, CLA, CLARB
 NATURAL DESIGN SOLUTIONS, INC.
 (303) 443-0388

PROPERTY DATA (3 LOTS)

PROJECT ADDRESS: 11672, 11694 & 11716 BENT GRASS MARKET VW.
 PEYTON, COLORADO 80831

TAX SCHEDULE NO.: 5301101065, 5301101064, 5301101063

PROPERTY OWNER: LAND FIRST INC.

COUNTY ZONING: CS

EXISTING LOT SIZE(S): 32,063 SQ.FT. (0.736 ac)
 24,651 SQ.FT. (0.566 ac)
 24,180 SQ.FT. (0.555 ac)

NEW LOT SIZE(S): LOT 1 - 28,114 S.F. (0.64 ac)
 LOT 2 - 52,809 S.F. (1.21 ac)

BUILDING SETBACKS: FRONT = 25 FT.
 REAR = 25 FT.
 SIDE = 25 FT.

LANDSCAPE SETBACKS: FRONT = 10 FT.
 REAR = 10 FT.
 SIDE = 10 FT.

MAXIMUM HEIGHT: 45 FT.
 PROPOSED HEIGHT: 23 FT. +/-

PROJECT/BUILDING DATA

PROJECT NAME: BENT GRASS PLAZA
 PROJECT DESCRIPTION: PROPOSED (2) CORE & SHELL BUILDINGS FOR NEW PHASED DEVELOPMENT.

GENERAL BUILDING/OCCUPANCY INFORMATION

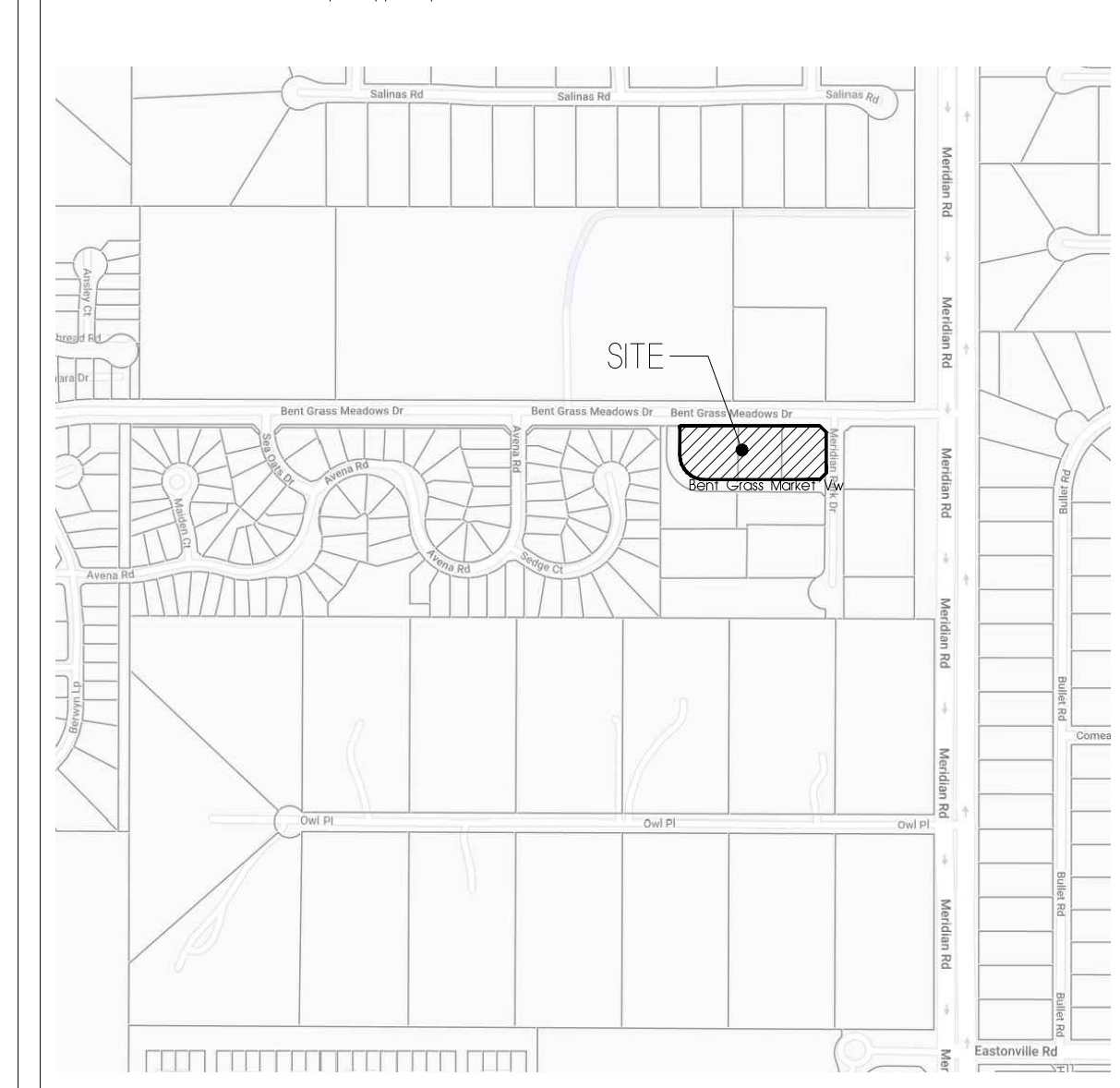
EAST BUILDING
 BUILDING AREA: 11,425 S.F.
 CONSTRUCTION TYPE: V-B
 FIRE SPRINKLER SYSTEM: YES
 FIRE ALARM SYSTEM: SPRINKLER MONITORING ONLY
 PROPOSED OCCUPANCY USE: RESTAURANT, RETAIL, GENERAL OFFICE

WEST BUILDING (FUTURE)
 BUILDING AREA: 6,500 S.F. (+1,500 S.F. PATIO)
 CONSTRUCTION TYPE: II-B
 FIRE SPRINKLER SYSTEM: NO
 FIRE ALARM SYSTEM: NO
 PROPOSED OCCUPANCY USE: RESTAURANT, RETAIL, GENERAL OFFICE

OFF-STREET PARKING

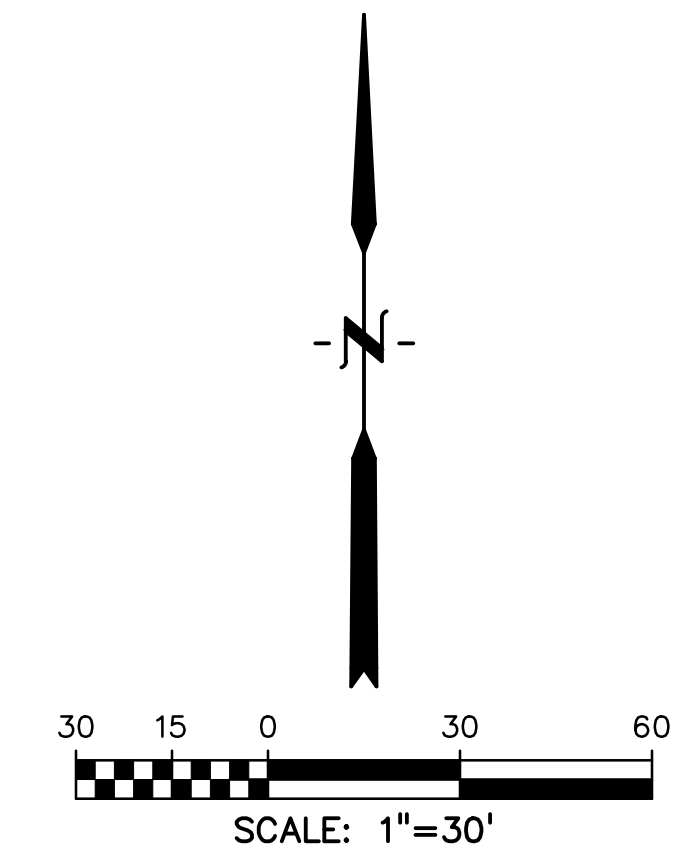
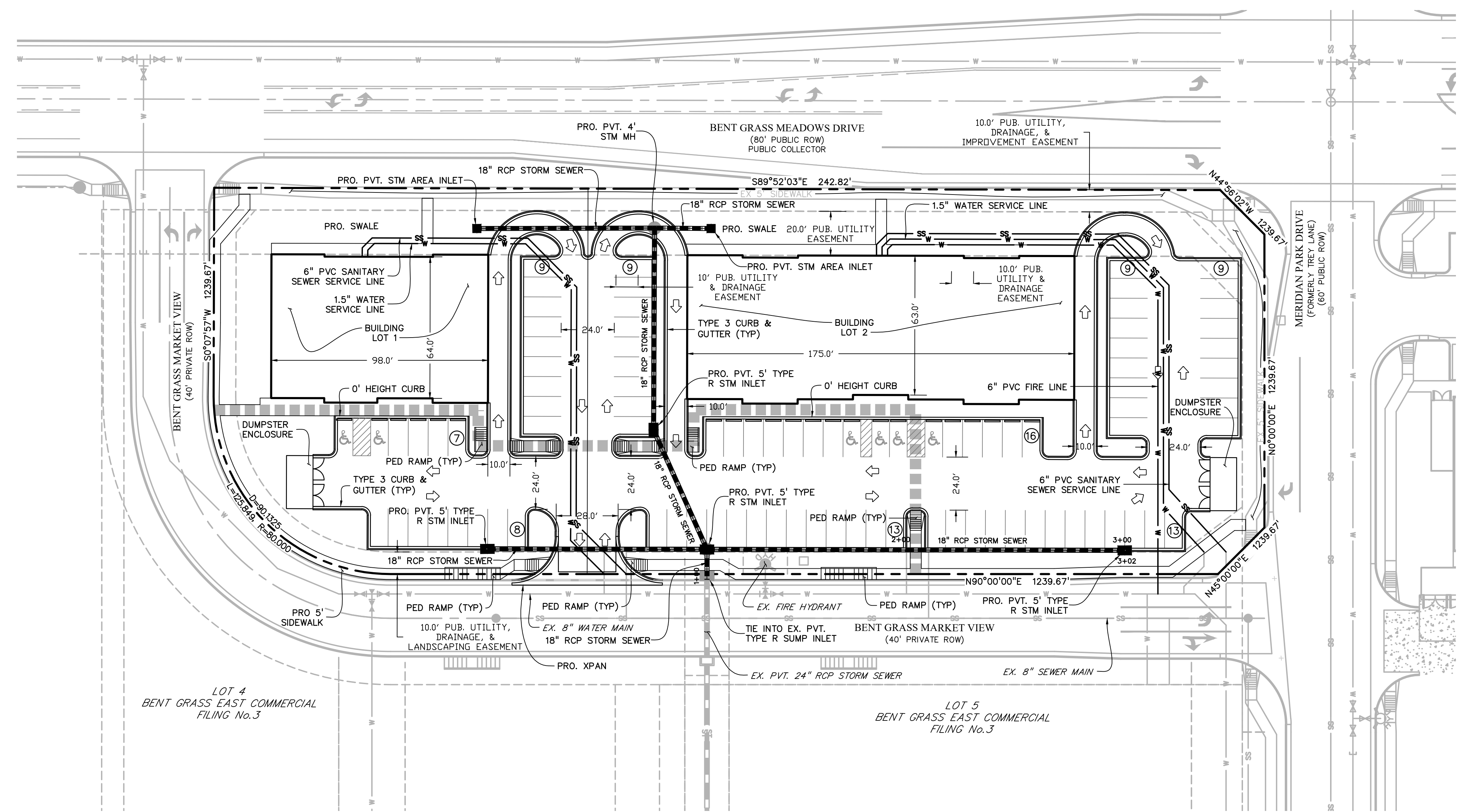
USE	AREA	RATIO	REQ'D
EAST BUILDING - 11,425 SF.			
RESTAURANT	3,200 SF.	1 PER 100 SF	32
RETAIL (GENERAL)	4,950 SF.	1 PER 250 SF.	19.8
RETAIL (GENERAL)	3,275 SF.	1 PER 600 SF.	5.5
58 SPACES REQUIRED / 69 SPACES PROVIDED 3 DISABLED SPACES REQ'D / 4 PROVIDED			
WEST BUILDING - 6,500 SF.			
RESTAURANT	1,600 SF.	1 PER 100 SF	16
RETAIL (GENERAL)	3,200 SF.	1 PER 250 SF.	12.8
RETAIL (GENERAL)	1,700 SF.	1 PER 600 SF.	2.8
32 SPACES REQUIRED / 23 SPACES PROVIDED 2 DISABLED SPACES REQ'D / 2 PROVIDED			
TOTAL PARKING REQUIRED & PROVIDED			
90 SPACES REQUIRED / 92 SPACES PROVIDED 5 DISABLED SPACES REQ'D / 6 PROVIDED			

VICINITY MAP
 NOT TO SCALE



APPLICABLE CODES

EL PASO COUNTY LAND DEVELOPMENT CODE
 FALCON FIRE PROTECTION DISTRICT
 2009 IFC (INTERNATIONAL FIRE CODE)
 2017 ICC A117.1 (ANSI)
 2021 IBC (INTERNATIONAL BUILDING CODE)



LEGEND

- PROPERTY LINE.....
- ROW.....
- EASEMENT.....
- STOP SIGN.....
- SANITARY SERVICE LINE..... SS
- WATER SERVICE LINE..... W
- NUMBER OF PARKING STALLS..... 13
- HANDICAP PARKING.....
- TRAFFIC FLOW DIRECTION.....
- ADA ACCESSIBLE ROUTE TO PUBLIC ROW.....

ABBREVIATION

- C&G CURB AND GUTTER
- EOA EDGE OF ASPHALT
- EX EXISTING
- MH MANHOLE
- PED PEDESTRIAN
- PP PROPOSED
- STM STORM
- SW SIDEWALK
- TELE TELEPHONE
- TYP TYPICAL

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 101 SAWATCH ST., SUITE 100
 COLORADO SPGS, COLORADO 80903
 CONTACT: TIM D. MCCONNELL, P.E.
 (719)260-0887
 COLORADO SPRINGS • LAFAYETTE

CLIENT:
LAND FIRST, INC
 1378 PROMONTORY BLUFF VIEW
 COLORADO SPRINGS, CO 80921

DEVELOPMENT PLANS FOR:
BENT GRASS PLAZA
 BENT GRASS MARKET VIEW
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	10/06/2023
RESUBMITTAL	11/17/2023

DESIGNED BY:	CGH
DRAWN BY:	SDM
CHECKED BY:	KGV
FILE NAME:	21814-02USP

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

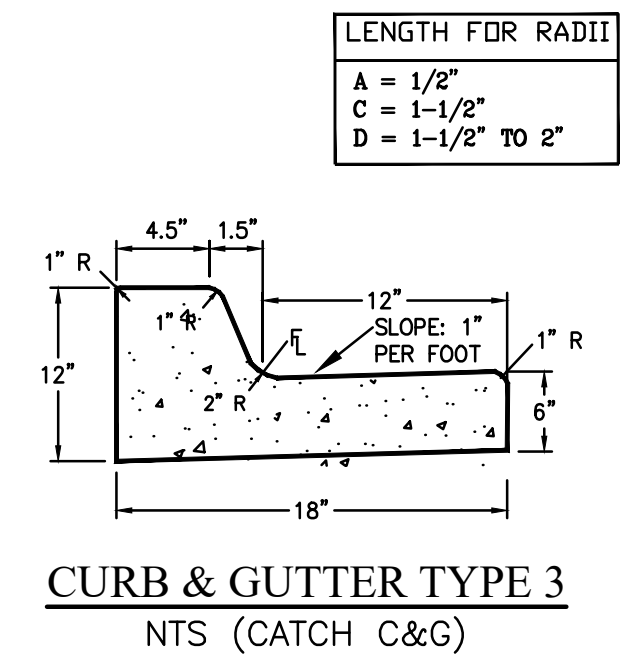
DRAWING SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: N/A

UTILITY & SITE PLAN

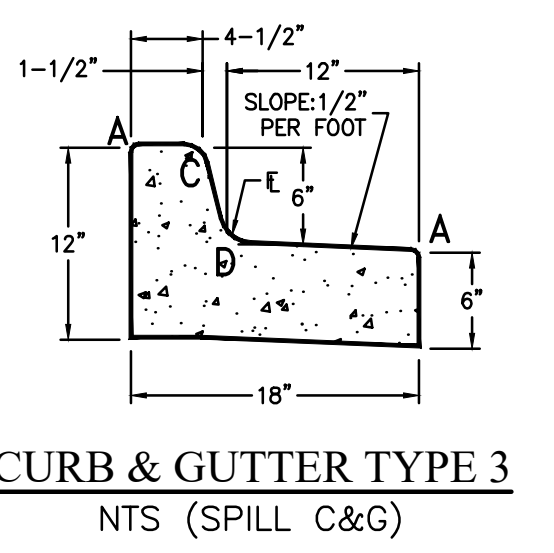
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 DRAWING NO.



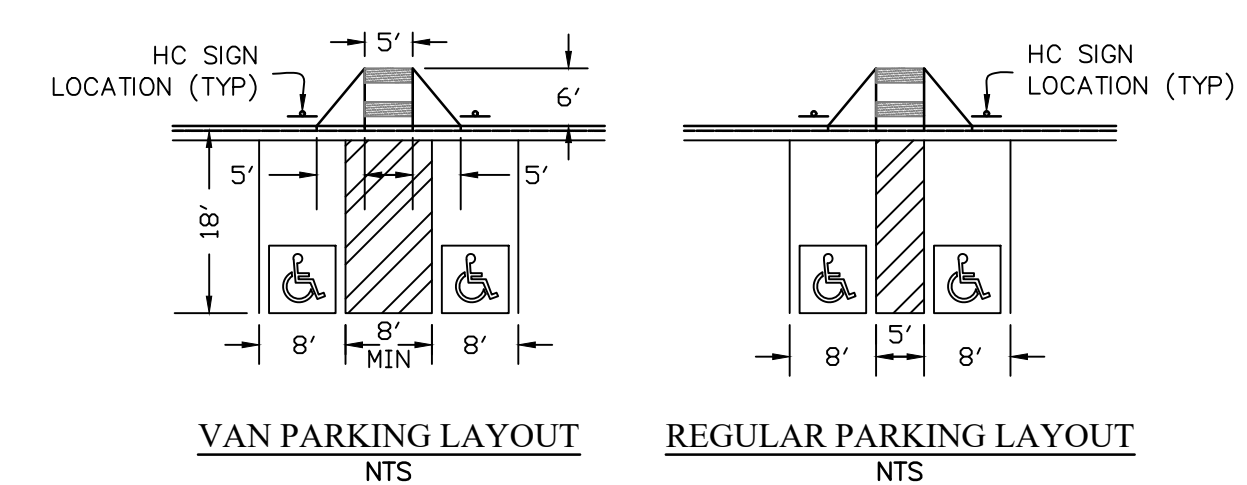
SHEET: OF



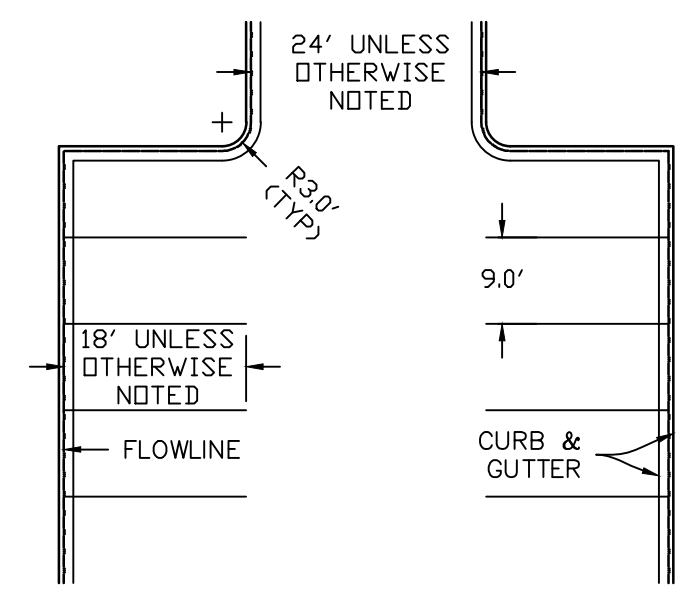
CURB & GUTTER TYPE 3
 NTS (CATCH C&G)



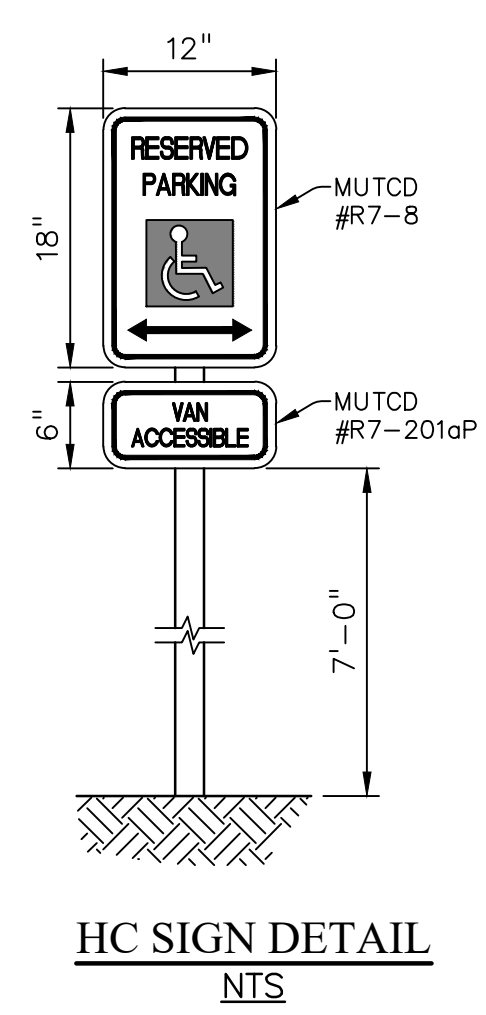
CURB & GUTTER TYPE 3
 NTS (SPILL C&G)



TYPICAL HANDICAP PARKING LAYOUT
 NTS



TYPICAL PARKING LAYOUT
 NTS



HC SIGN DETAIL
 NTS