

- 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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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

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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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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

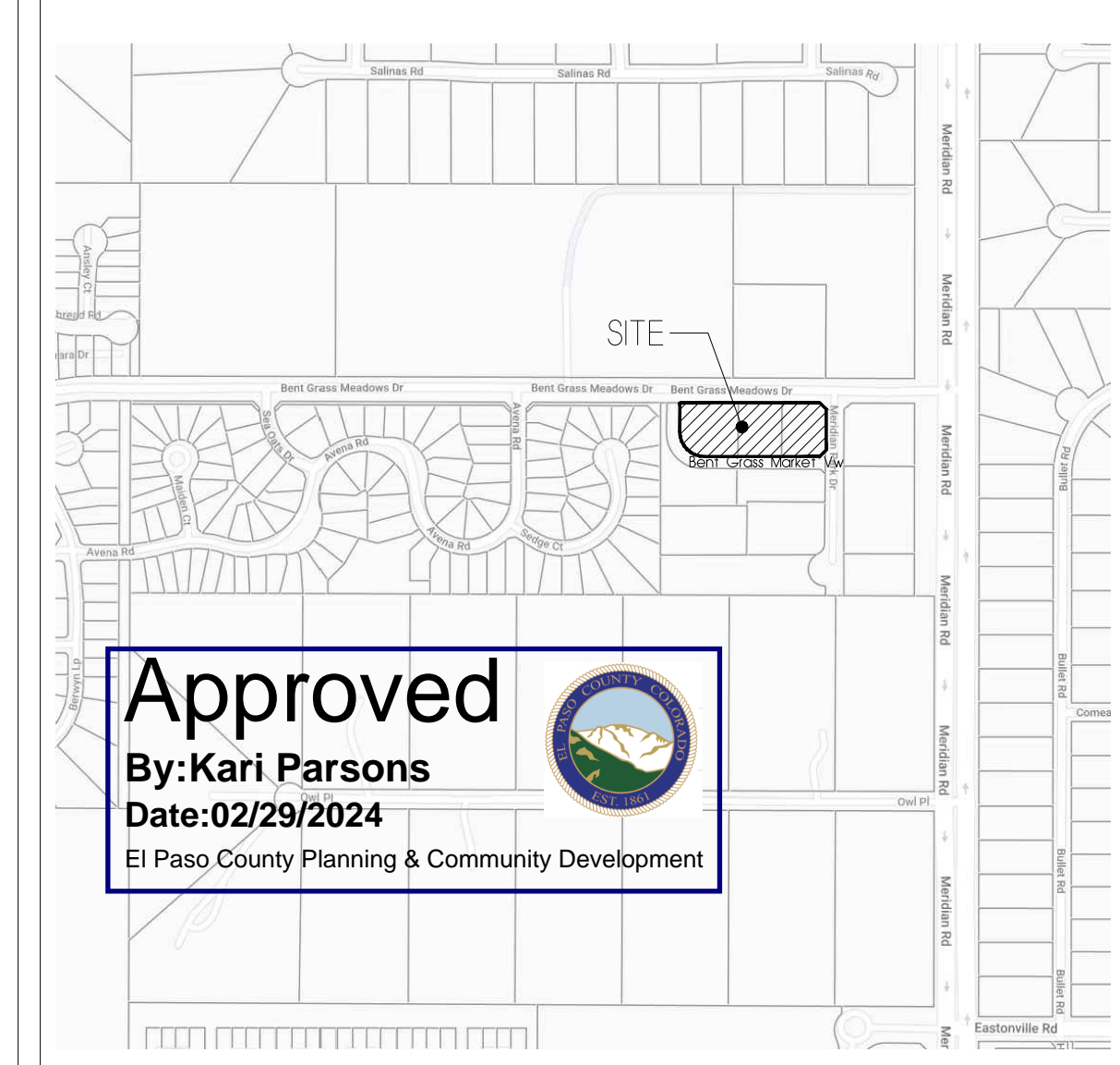
FIRE ALARM SYSTEM: NO

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			

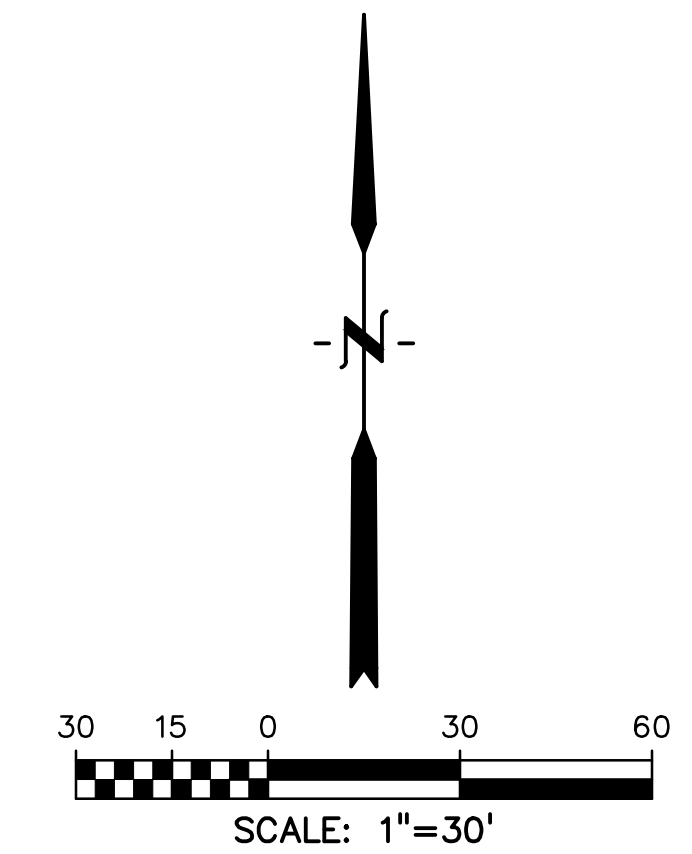
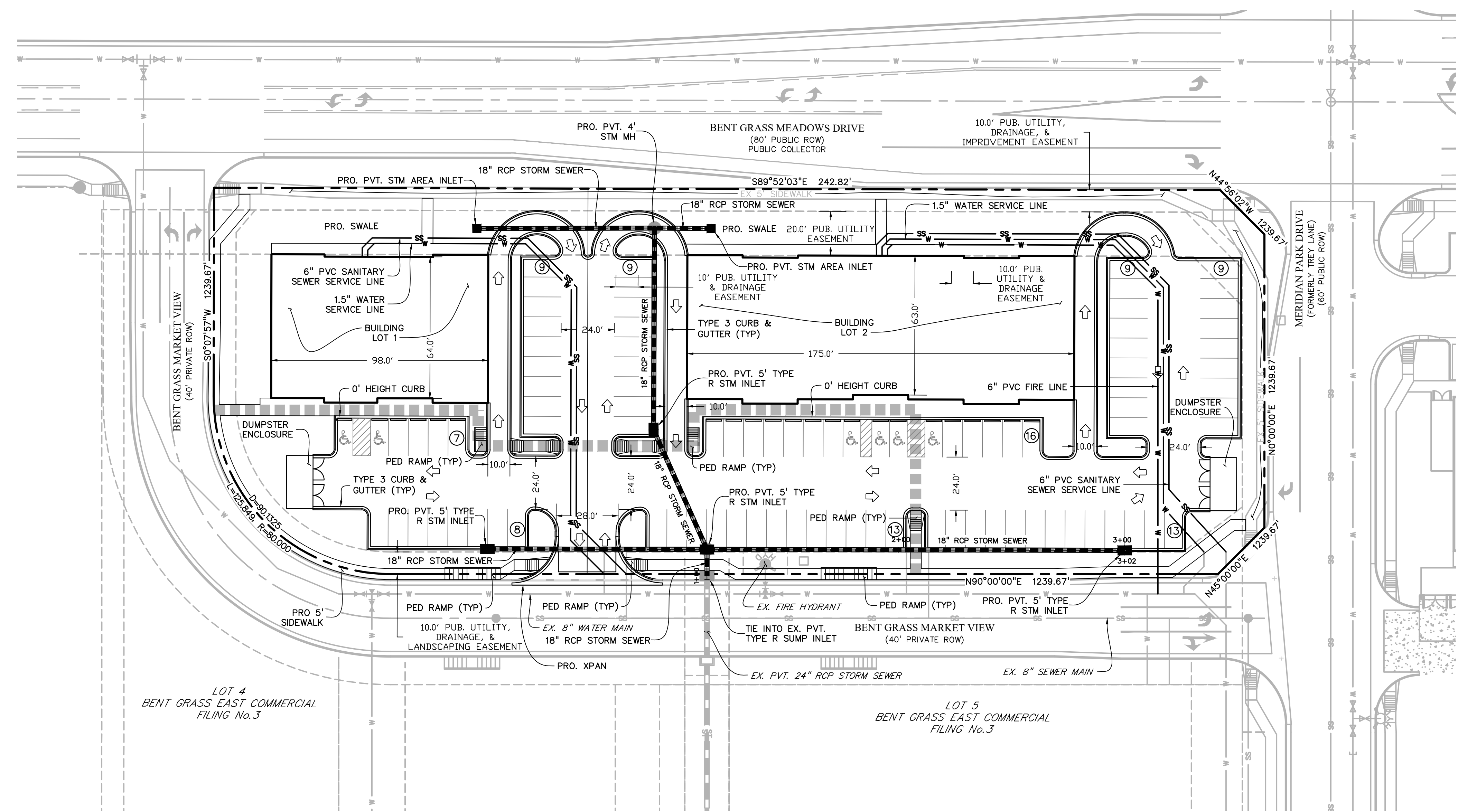
VICINITY MAP
NOT TO SCALE



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)

PCD FILE NO. PPR-2342



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:

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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.

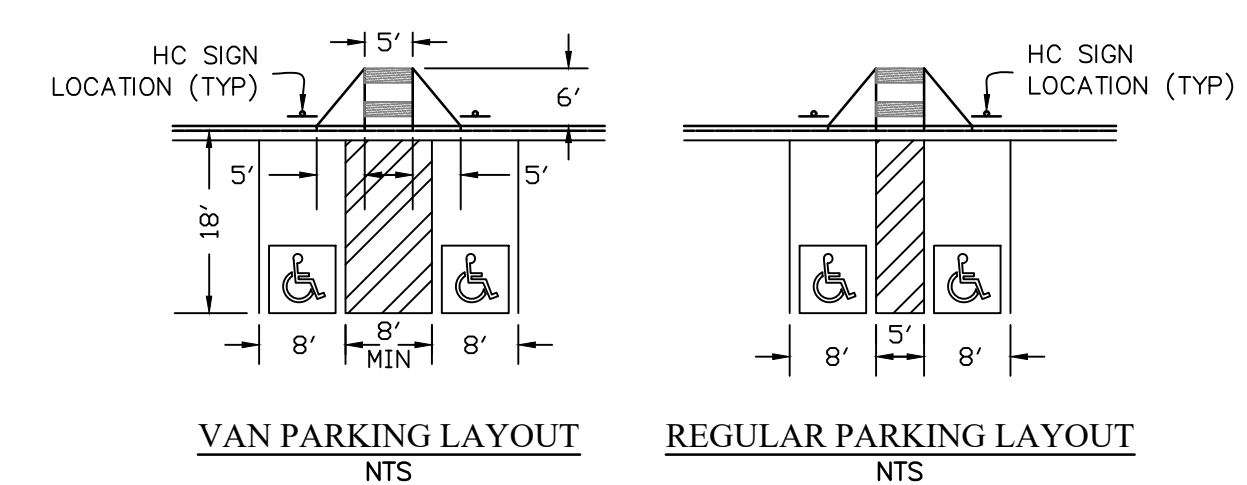
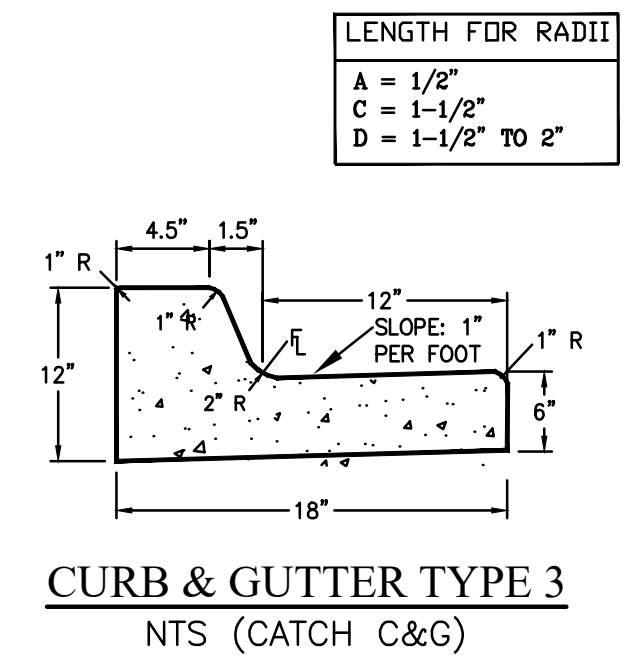
DRAWING SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: N/A

UTILITY & SITE PLAN

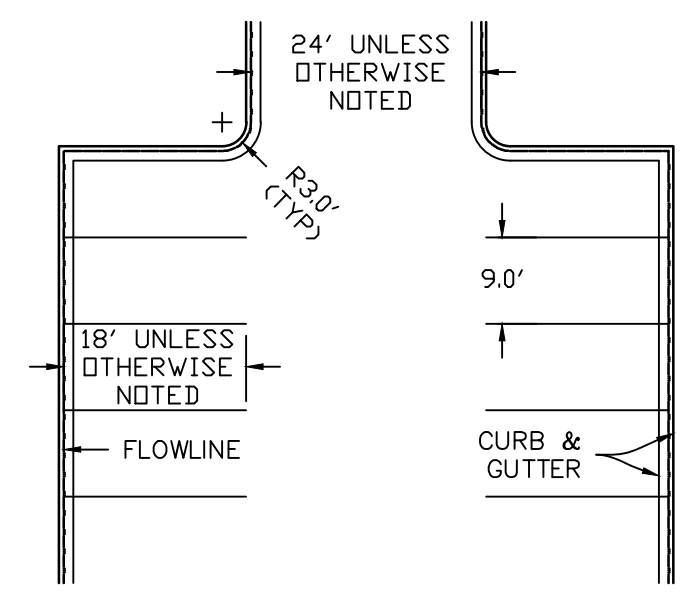
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USP

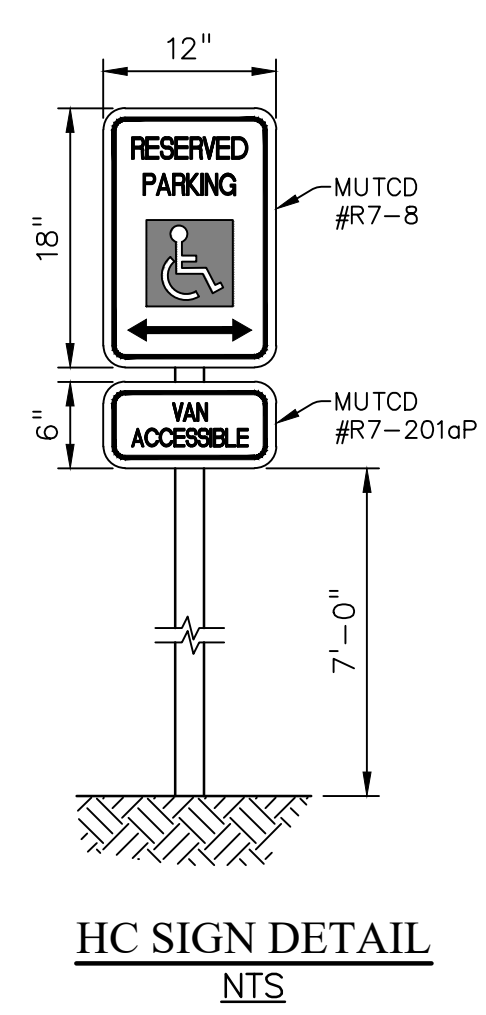
SHEET: OF



TYPICAL HANDICAP PARKING LAYOUT
 NTS



TYPICAL PARKING LAYOUT
 NTS



HC SIGN DETAIL
 NTS