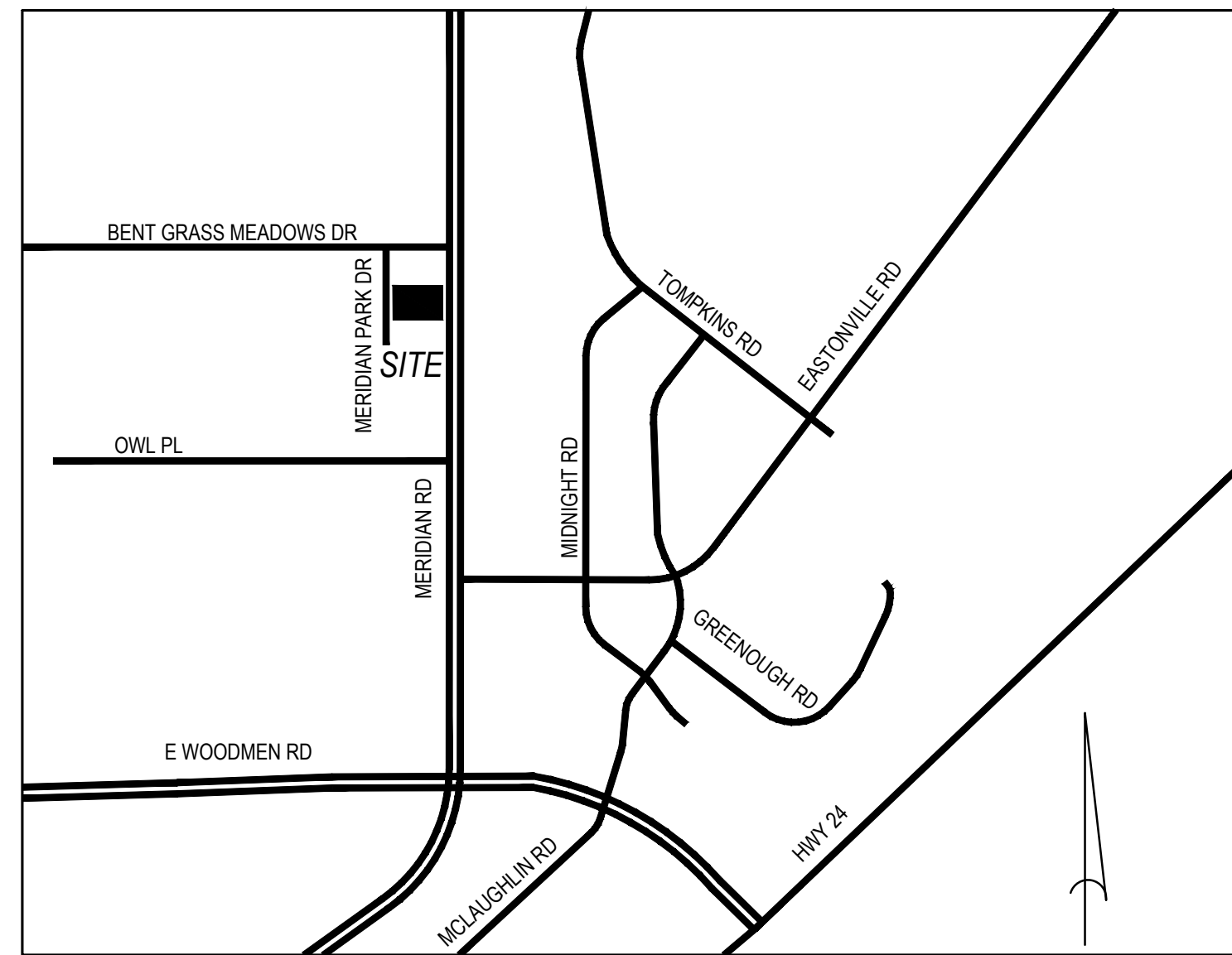


# CARUBIA PROPERTIES - SITE DEVELOPMENT PLAN

## LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP  
1" = 1000' ±

### LEGAL DESCRIPTION

**PARCEL A:**  
LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4, COUNTY OF EL PASO, STATE OF COLORADO.  
THE ABOVE LOT CONTAINS 33,776 SQUARE FEET, MORE OR LESS.

**PARCEL B:**  
THOSE NON-EXCLUSIVE EASEMENT RIGHTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS CREATED BY RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT RECORDED JUNE 04, 2013 UNDER RECEPTION NO. 213072561 AND FIRST AMENDMENT TO RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT RECORDED JULY 07, 2013 UNDER RECEPTION NO. 213098588.

**PARCEL C:**  
THOSE NON-EXCLUSIVE EASEMENT RIGHTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS CREATED BY DECLARATION OF CROSS-ACCESS EASEMENT RECORDED NOVEMBER 3, 2023 UNDER RECEPTION NO. 223092254 AND JUNE 11, 2024 UNDER RECEPTION NO. 224044076.

### BENCHMARK

1.5" ALUMINUM CAP PLS 30118 BEING THE SOUTHWEST CORNER OF LOT 1, BENT GRASS EAST COMMERCIAL FILING NO. 4, RECORDED AT RECEPTION NO. 224715331, IN THE RECORDS OF EL PASO COUNTY COLORADO.

ELEV.-6927.80' NVGD29

### BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, BENT GRASS EAST COMMERCIAL FILING NO. 4, RECORDED AT RECEPTION NO. 224715331, IN THE RECORDS OF EL PASO COUNTY COLORADO. SAID LINE BEARS N89°30'48"E FROM MONUMENTS SHOWN.

### PROPERTY TAX SCHEDULE NUMBER:

5301104005

### SITE DATA TABLE - LOT 2

TOTAL AREA OF PROPERTY	33,776 SF	100%
BUILDING	5,625 SF	17%
SIDEWALKS AND PARKING LOT	19,075 SF	56%
LANDSCAPE AREA	9,076 SF	27%
NUMBER PARKING STALLS REQUIRED	35	
NUMBER PARKING STALLS PROVIDED	38	
NUMBER BICYCLE STALLS REQUIRED	2	
NUMBER BICYCLE STALLS PROVIDED	2	
LOT/PARCEL SIZE	0.7754 ACRES	
ZONING	CR	

### APPLICANT/OWNER:

CARUBIA PROPERTIES  
8035 MERIDIAN PARK DRIVE  
FALCON, CO 80831  
719-640-1962  
CONTACT: LUCAS CARUBIA  
LUCAS.CARUBIA@GMAIL.COM

### CIVIL ENGINEER:

PERCEPTION DESIGN GROUP, INC.  
6901 SOUTH PIERCE STREET, SUITE 220  
LITTLETON, COLORADO 80128  
303-232-8088  
CONTACT: JERRY DAVIDSON, P.E.  
JDAVIDSON@PERCEPTIONDESIGNGROUP.COM

### SURVEYOR

RIDGELINE LAND SURVEYING  
575 VALLEY STREET, SUITE 3  
COLORADO SPRINGS, CO 80915  
719-238-2917  
CONTACT: JAMES LENZ, P.L.S.

### ARCHITECT

BATTISTA DESIGN GROUP  
3650 WADSWORTH BLVD.  
WHEAT RIDGE, CO 80033  
303-428-4895  
CONTACT: PAUL BATTISTA  
PAUL@BATTISTADESIGN.NET

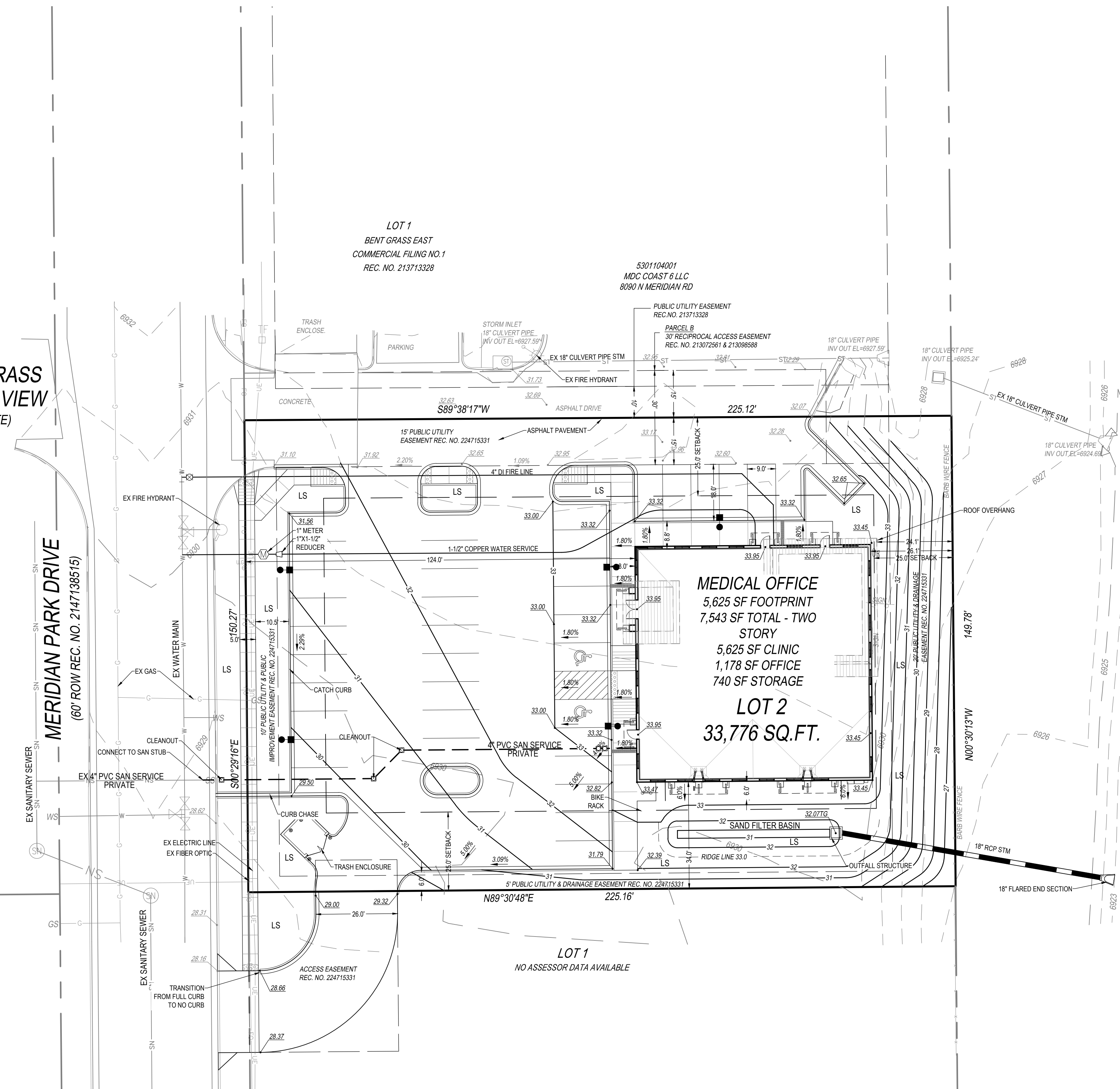
### LANDSCAPE ARCHITECT

JUMP DESIGN COMPANY  
1733 S. CLARKSON STREET  
DENVER, CO 80210  
303-282-0463  
CONTACT: TOM JUMP  
TOMJ@JUMPDESIGNCO.COM

### LIGHTING ENGINEER

ROSSI ENGINEERING  
5376 S. GIBRALTAR COURT  
CENTENNIAL, CO 80015  
303-720-9827  
CONTACT: JUSTIN HAYES  
JHAYES@ROSSIENGINEERING.NET

BENT GRASS  
MARKET VIEW  
(PRIVATE)

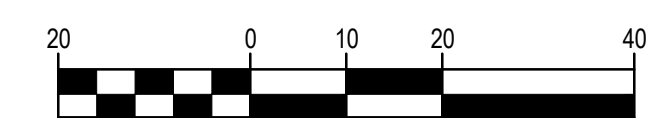


### LEGEND

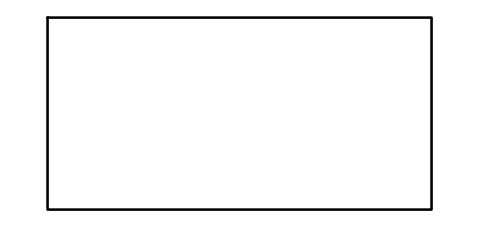
- PROPERTY LINE
- PROPOSED HANDICAP PARKING STALL
- PROPOSED PARKING COUNT PER ROW
- PROPOSED LANDSCAPED AREA
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- FIRE HYDRANT
- PROPOSED SITE SIGNAGE
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SITE LIGHTING
- EXISTING SANITARY SEWER
- EXISTING GAS
- EXISTING WATER
- EXISTING ELECTRIC
- EXISTING FIBER OPTIC
- EXISTING STORM SEWER
- EXISTING CONTOUR
- PROPOSED CONTOUR

### SHEET INDEX

- |        |                       |
|--------|-----------------------|
| 1 OF 9 | SITE PLAN             |
| 2 OF 9 | LANDSCAPE PLAN        |
| 3 OF 9 | LANDSCAPE DETAILS     |
| 4 OF 9 | EXTERIOR ELEVATIONS   |
| 5 OF 9 | EXTERIOR ELEVATIONS   |
| 6 OF 9 | FLOOR PLAN            |
| 7 OF 9 | SITE PHOTOMETRIC PLAN |
| 8 OF 9 | FIXTURE CUT SHEETS    |
| 9 OF 9 | PARKING PLAN          |



1 inch = 20 ft.



DATE: JANUARY 31, 2025  
SCALE: AS INDICATED  
DRAWN BY: JWD  
CHECKED BY: JWD

PROJECT NUMBER  
2024-019

SHEET

1 OF 9

SITE PLAN