

FALCON MEADOWS AT BENT GRASS

FILING NO. 1

A REPLAT OF TRACT J, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS

THAT CHALLENGER COMMUNITIES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY; AND
BETTER LAND LLC; AS THEIR INTERESTS MAY APPEAR BEING THE OWNER OF THE FOLLOWING
DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION

TRACT J, TRACT K, TRACT L, AND TRACT M, BENT GRASS RESIDENTIAL FILING NO. 2, AND A
PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE
SOUTHWEST QUARTER OF SAID SECTION 1 BEARS N00°13'46"W, MONUMENTED BY THE
SOUTHWEST CORNER OF SAID SECTION 1, BEING A 2-1/2 INCH ALUMINUM CAP IN RANGE BOX
STAMPED "PLS 17664", AND BY THE WEST QUARTER CORNER OF SAID SECTION 1, BEING A 2"
ALUMINUM CAP STAMPED "PLS 28651", WITH ALL BEARINGS HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHWEST CORNER OF TRACT B, BENT GRASS RESIDENTIAL FILING NO. 2,
WHENCE THE WEST QUARTER CORNER OF SAID SECTION 1 BEARS N66°32'10"W, A DISTANCE OF
1759.47 FEET;

S89°47'22"W, A DISTANCE OF 1,111.18 FEET TO A POINT ON THE EAST LINE OF BENT GRASS
MEADOWS DRIVE;

THENCE WITH THE WEST AND SOUTH LINES OF BENT GRASS MEADOWS DRIVE THE FOLLOWING 5
COURSES AND DISTANCES:

- 1) THENCE N00°13'46"W, A DISTANCE OF 206.50 FEET TO THE BEGINNING OF A CURVE TO
THE RIGHT;
- 2) THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°58'12",
HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 219.64 FEET, AND WHOSE
CHORD BEARS N11°45'20"E, A CHORD DISTANCE OF 218.04 FEET;
- 3) THENCE N23°44'26"E, A DISTANCE OF 301.49 FEET TO THE BEGINNING OF A CURVE TO
THE RIGHT;
- 4) THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 65°45'45",
HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 602.58 FEET, AND WHOSE
CHORD BEARS N56°37'18"E, A CHORD DISTANCE OF 570.04 FEET;
- 5) THENCE N89°30'12"E, A DISTANCE OF 358.96 FEET TO THE NORTHEAST CORNER OF
TRACT K, BENT GRASS RESIDENTIAL FILING NO. 2;

THENCE WITH THE EAST LINES OF SAID TRACT K, TRACT L, AND TRACT M THE FOLLOWING 9
COURSES AND DISTANCES:

- 1) S04°50'25"W, A DISTANCE OF 80.27 FEET;
- 2) S03°12'36"E, A DISTANCE OF 153.30 FEET;
- 3) S03°42'06"E, A DISTANCE OF 84.68 FEET;
- 4) S12°45'12"E, A DISTANCE OF 155.33 FEET;
- 5) S77°46'36"W, A DISTANCE OF 30.12 FEET;
- 6) S17°37'13"E, A DISTANCE OF 160.63 FEET;
- 7) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°44'32", HAVING A
RADIUS OF 1,840.12 FEET, AN ARC LENGTH OF 280.77 FEET, AND WHOSE CHORD BEARS
S10°08'34"E, A CHORD DISTANCE OF 280.50 FEET;
- 8) S04°52'53"E, A DISTANCE OF 8.49 FEET;
- 9) S00°13'15"E, A DISTANCE OF 95.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.31 ACRES (928,092 SQUARE FEET), MORE OR LESS.

DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS, TRACTS, PUBLIC
RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED DOES HEREBY GRANT
AND CONVEY TO THE COUNTY OF EL PASO ALL STREETS AND EASEMENTS FOR PUBLIC USE.
THIS TRACT OF LAND HEREIN PLATTED SHALL BE KNOWN AS "FALCON MEADOWS AT BENT
GRASS FILING NO. 1", IN THE COUNTY OF EL PASO COUNTY, COLORADO.

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST
AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT,
SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER
THE NAME AND SUBDIVISION OF FALCON MEADOWS AT BENT GRASS FILING NO. 1. ALL PUBLIC
IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES
HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL
PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME
WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF
COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY
RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE
BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY
DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS
SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE
EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND
EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND
REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

CHALLENGER COMMUNITIES, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

DATE: _____

NOTARY

STATE OF COLORADO)
) ss.
COUNTY OF)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY
_____ AS _____ OF

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

BETTER LAND LLC.

BY: _____

NAME: _____

TITLE: _____

DATE: _____

NOTARY

STATE OF COLORADO)
) ss.
COUNTY OF)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY

_____ AS _____ OF

BETTER LAND LLC.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

VICINITY MAP

1" = 2000'



SUMMARY

71 LOTS 6.37 ACRES 29.9%
5 TRACTS 12.46 ACRES 58.5%
RIGHT OF WAY 2.47 ACRES 11.6%

EASEMENTS

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT
PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL FRONT, AND REAR LOT LINES ARE HEREBY
PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE
INDICATED. A 5 FOOT PUBLIC IMPROVEMENTS EASEMENT IS HEREBY DEDICATED ALONG ALL
FRONT LOT LINES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS
HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

THE TRAIL EASEMENT SHOWN HEREON WILL BE MAINTAINED BY THE BENT GRASS METROPOLITAN
DISTRICT.

Planning and Community Development Department Certificate
DSD DIRECTOR CERTIFICATE
THIS PLAT OF FALCON MEADOWS AT BENT GRASS FILING NO. 1 WAS APPROVED FOR FILING BY
THE EL PASO COUNTY, COLORADO DEVELOPMENT SERVICES DEPARTMENT DIRECTOR ON THE
_____ DAY OF _____, 20____
SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.
EL PASO COUNTY, COLORADO DATE
DEVELOPMENT SERVICES DEPARTMENT DIRECTOR

ACCEPTANCE CERTIFICATE FOR TRACTS

BENT GRASS METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, AND D FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE
ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE BENT GRASS
METROPOLITAN DISTRICT.

BY: RANDLE CASE II, PRESIDENT, BENT GRASS METROPOLITAN DISTRICT

BY: _____ EL PASO COUNTY

STATE OF COLORADO)
) ss.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY

_____ AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, BRIAN J. DENNIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE
RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS
ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE
WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS,
SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO
COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

CLERK AND RECORDER

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT

_____ O' CLOCK _____ M., THIS _____ DAY OF _____, 2020 A.D.

AND IS DULY RECORDED AT RECEPTION NUMBER _____ OF THE
RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE BLOCK MOVED
TO SHEET 1

add basins, districts,
and fee amount

FEE:

DRAINAGE FEE:

SCHOOL FEE:

SURCHARGE:

BRIDGE FEE:

PARK FEE:

(If one is to be had)
Park Lands
Agreement was
recorded at

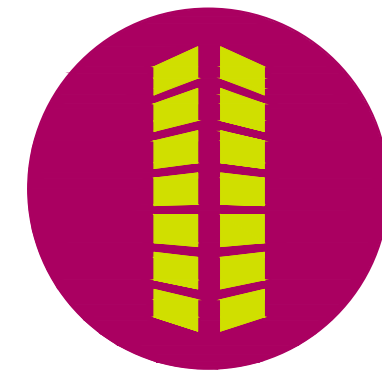
Drainage basin and
fee

Urban Park Fee _____
Regional Park Fee _____

Direct lot access
ent Grass
meadows Drive.

Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com



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COUNTY OF EL PASO, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	07/20/21	REVISED FOR CITY COMMENTS	EMV
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o: CLH000018.10
r: EMV
By: BJD
02/22/2021

A REPLAT OF TRACT J, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

- 1) THE PURPOSE OF THE PLAT IS TO CREATE NEW LOTS, TRACTS, PUBLIC RIGHT OF WAYS AND EASEMENTS.
- 2) FIELD WORK WAS COMPLETED ON: FEBRUARY 19, 2021.
- 3) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 4) ACCESS NOTE: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 5) MAILBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES SERVICE REGULATIONS.

7) TRACTS SHALL BE UTILIZED AS SPECIFIED IN THE TRACT TABLE, AS SHOWN.
OWNERSHIP AND MAINTENANCE OF ALL TRACTS SHALL BE VESTED TO THE BENT GRASS
METROPOLITAN DISTRICT. not correct

8) WILDFIRE NOTE: AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS
LOCATED WITHIN THE FALCON FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE
CODE REQUIRING RESIDENTIAL FIRE SPRINKLER REQUIREMENTS FOR COVERED
STRUCTURES OVER 6000 SQUARE FEET IN SIZE, AND OTHER FIRE MITIGATION
STRUCTURES DEPENDANT UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE
PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE
DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE
ADOPTED FIRE CODE. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO
INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO
STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH
THE STATE FOREST SERVICE.

10) FLOODPLAIN: NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 08041C0553G, EFFECTIVE DATE DECEMBER 07, 2018. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.

15) WOODMEN ROAD DISTRICT NOTE: ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.

17) SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.

Note Regarding Stormwater Drainage:
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.

CORRECTED

— NOTE REVISED

CORRECTED

NOTE ADDED

11. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. 218040892 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED.

12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

Please state that tis in within a PUD, Name that PUD and cite the reception number of the PUD.

PUD ADDED
- (WILL UPDATE
WHEN RECORDED)

i dont think we are taking this until improvements are done.... ← CORRECTED

CURVE TABLE					LINE TABLE	
#	DELTA	LENGTH	RADIUS	CHORD	#	BEARING
C1	84°40'10"	76.40	52.00	S41°35'40"E	L1	S44°16'24"W 42.58
C2	64°50'17"	58.19	200.00	S15°24'21"W 69.71	L2	N42°06'28"E 43.22
C3	82°35'58"	74.96	52.00	S48°22'12"W 68.64	L3	N42°06'28"E 58.81
C4	94°42'18"	85.95	52.00	S42°58'43"E 76.50	L4	S47°56'42"E 59.64
C5	19°22'00"	67.60	200.00	N14°03'26"E 67.28	L5	S44°33'25"E 55.66
C6	90°00'00"	18.85	12.00	N44°30'12"E 16.97	L6	S144°23'32"E 41.18
C7	90°00'00"	18.85	12.00	N68°44'26"E 16.97	L7	S02°36'32"E 257.35
C8	90°00'00"	18.85	12.00	N21°15'34"E 16.97	L8	S29°43'58"E 30.07
C9	18°08'28"	19.00	60.00	N16°11'46"E 18.92	L9	S00°29'48"E 5.26
C10	130°09'15"	145.72	60.00	S44°18'38"E 112.46	L10	S00°29'48"E 5.26
C11	23°33'23"	24.67	60.00	S77°53'26"W 24.49	L11	S29°43'58"E 30.52
C12	23°33'23"	24.67	60.00	N78°33'10"W 24.49	L12	S02°36'32"E 261.46
C13	128°34'32"	134.64	60.00	N48°56'15"E 108.12	L13	S144°32'32"E 41.18
C14	33°33'26"	35.14	60.00	S01°25'43"E 34.64	L14	S00°12'38"E 94.39
C15	33°33'26"	35.14	60.00	S89°30'25"W 34.64	L15	N89°47'22"E 75.39
C16	130°29'13"	136.49	60.00	N41°06'58"E 108.91	L16	S89°30'12"E 6.00
C17	23°33'23"	24.67	60.00	S126°30'46"E 24.49	L17	N00°29'48"E 16.00
C18	90°00'00"	18.85	12.00	S45°52'48"E 16.97	L18	N89°30'12"E 6.00
C19	84°01'53"	39.67	21.00	S41°35'40"E 36.20	L19	N00°19'52"E 6.00
C20	82°35'52"	38.92	27.00	S48°52'12"E 35.64	L20	N89°40'08"E 16.00
C21	94°42'18"	44.63	27.00	S48°52'12"E 39.72	L21	S001°95'22"E 6.00
C22	21°17'20"	166.29	450.00	N45°35'46"E 165.34	L22	N21°53'44"W 43.22
C23	16°06'20"	151.79	540.00	N48°07'46"E 151.29	L23	S76°11'58"W 31.90
C24	16°06'20"	147.56	515.00	S48°07'46"E 144.29	L24	S28°43'06"E 31.90
C25	55°58'18"	464.02	475.00	S28°11'47"E 445.79	L25	N68°44'26"E 43.22
C26	23°31'43"	149.37	364.00	S03°16'21"E 148.33		
C27	23°31'43"	378.88	936.00	S03°06'46"E 376.30		
C28	12°06'00"	119.11	564.00	S08°39'32"E 118.89		
C29	27°07'26"	11.84	25.00	S16°10'15"E 11.72		
C30	29°14'10"	28.06	55.00	S15°06'53"E 27.76		
C31	29°14'10"	51.31	30.00	S15°06'53"E 15.14		
C32	21°57'09"	19.16	50.00	S18°45'24"E 19.04		
C33	12°06'00"	113.63	539.00	S08°39'32"E 113.62		
C34	23°31'33"	389.00	961.00	S03°06'46"E 386.35		
C35	24°37'58"	145.74	339.00	S04°39'58"E 144.62		

APPLICANT/DEVELOPER
CHALLENGER HOMES, INC.
13570 NORTHGATE ESTATES DR.
COLORADO SPRINGS, CO 80921
CONTACT: JIM BYERS
EMAIL: JIM@MYCHALLENGERHOMES.COM
TEL: (719) 598-5190

ENGINEER/CONSULTANT
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
CONTACT: GRANT DENNIS, P.E.
EMAIL: GRANTDENNIS@GALLOWAYUS.COM
TEL: (719) 900-7220

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

SURVEYOR
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
CONTACT: LYLE BISSEGGER
EMAIL: LYLEBISSEGGER@GALLOWAYUS.COM
TEL: (719) 900-7220

UTILITY REVIEW - WATER/WASTEWATER
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
CONTACT: JERRY JACOBSON
EMAIL: JERRY@WHMD.ORG
TEL: (719) 495-2500

UTILITY REVIEW - GAS
COLORADO SPRINGS UTILITIES
1521 HANCOCK EXPY #4801
COLORADO SPRINGS, CO 80903
CONTACT: RYNE SOLBERG
EMAIL: RSOLBERG@CSU.ORG
TEL: (719) 668-8267

ELECTRIC
MOUNTAIN VIEW ELECTRIC
11140 E WOODMEN RD
FALCON, CO 80831
TEL: (719) 495-2283

FIRE DISTRICT
FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN ROAD
PEYTON, CO 80831
EMAIL: FALCONFIRE@FALCONFIREPD.ORG
TEL: (719) 495-4050

THE FOLLOWING PROJECT SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOILS AND GEOLOGY STUDY, BENTON MEADOWS AT BENT GRASS, EL PASO COUNTY, COLORADO BY ROCKY MOUNTAIN GROUP (RMG) DATED JUNE 22, 2020, AND REVISED DECEMBER 10, 2020, IN FILE FOLDER MEADOWS AT BENT GRASS FILING NO. 1, #SF-21-2020 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- | | | |
|--|------------------------|--|
| <ul style="list-style-type: none"> • FAULTS/SEISMICITY: (LOTS 1-71) • RADIOACTIVITY/RADON GAS: (LOTS 1-71) • EXPANSIVE/COMPRESSIBLE SOILS: (LOTS 1-71) • SHALLOW GROUND WATER: (LOTS 1-71) | <p>is that correct</p> | <p>non- basements as mitigation to groundwater - add note (see report)</p> |
|--|------------------------|--|

THE GEOLOGIC CONDITIONS ENCOUNTERED AT THIS SITE ARE RELATIVELY COMMON TO THE IMMEDIATE AREA AND MITIGATION CAN BE ACCOMPLISHED BY IMPLEMENTING COMMON ENGINEERING AND CONSTRUCTION PRACTICES. NONE OF THESE CONDITIONS ARE ANTICIPATED TO PRECLUDE THE PROPOSED DEVELOPMENT.

The following lists have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report 30163 & Geology Study by Rocky Mountain Group dated December 10, 2020 in file (PUDSP20-005) available at the El Paso County Planning and Community Development Department. Potentially Seismically High Groundwater 140-146, 195-203, 195-213, 195-218. Boulder has agreed to restrict PUDSP20-005 to basement foundation type and to ensure where groundwater is anticipated to be shallower than 14 feet below ground surface. Lists 1-91, 105-108, 133-146, 195-213, and 22-266 as presented on the Engineering and Geology Map, Figure 10), unless performance of a groundwater monitoring program at some future date indicates that the lists are suitable for basement construction.

NOTE
ADDED

BENT GRASS METROPOLITAN DISTRICT FEE: _____

WOODMEN ROAD DISTRICT FEE: _____

BRIDGE FEE: _____

SCHOOL FEE: _____

URBAN PARK FEE: _____

REGIONAL PARK FEE: _____

← ADDE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

[illegible]

Project No:	CLH000018.10
Drawn By:	EMV
Checked By:	BJD
Date:	02/22/2021



FALCON MEADOWS AT BENT GRASS FILING NO. 1

A REPLAT OF TRACT J, BENT GRASS RESIDENTIAL FILING NO. 2 AND
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TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

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A PORTION OF THE WEST HALF OF SECTION 1,
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COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND PROPERTY MONUMENT AS DESCRIBED
- SET #5 REBAR 18" LONG WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE NOTED
- UTILITY EASEMENT HEREBY DEDICATED
- P.I.E. PUBLIC IMPROVEMENT EASEMENT HEREBY DEDICATED
- S.D.E. SIGHT DISTANCE EASEMENT HEREBY DEDICATED
- M.K.E. MAILBOX KIOSK EASEMENT HEREBY DEDICATED
- B.F.E. BASE FLOOD ELEVATION

QUARTER CORNER
SEC. 2 | SEC. 1
T13S R65W
FOUND 2" ALUMINUM CAP
STAMPED "PLS 28651"

REC. 219074560
OWNER: CHALLENGER
COMMUNITIES LLC.

FOUND #4 REBAR WITH
RED PLASTIC CAP
STAMPED "PLS 20681" (2)

FOUND #4 REBAR WITH
RED PLASTIC CAP
STAMPED "PLS 20681" (2)

REC. 21303554
OWNER: FALCON STORAGE
PARTNERS, LLP.

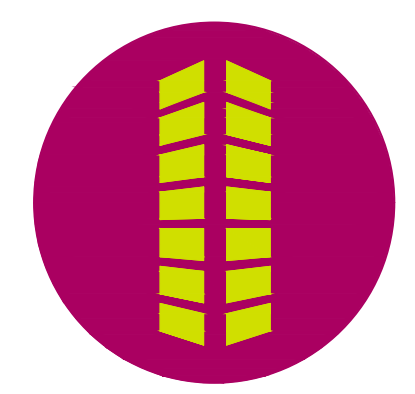
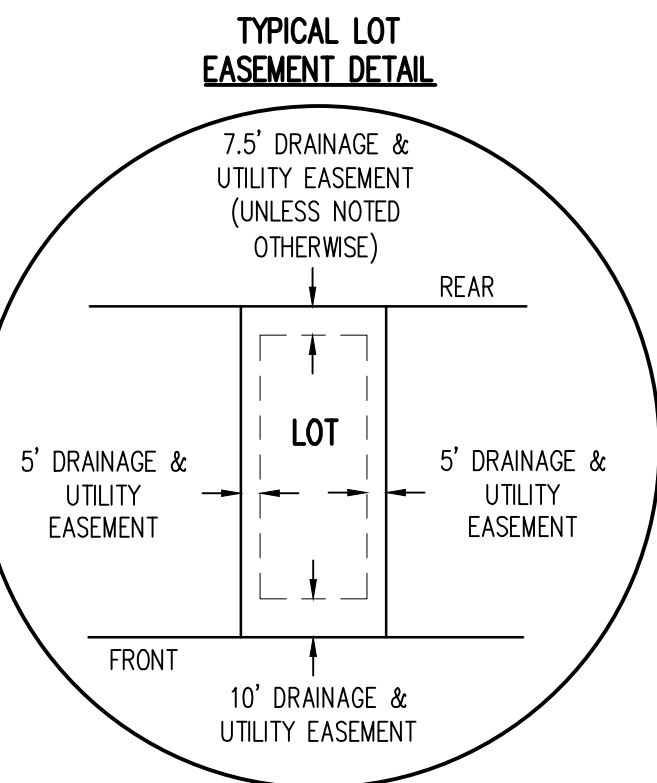
FOUND #4 REBAR WITH
RED PLASTIC CAP
STAMPED "PLS 20681" (2)

FOUND #4 REBAR WITH
RED PLASTIC CAP
STAMPED "PLS 20681" (2)

SECTION CORNER
SEC. 2 | SEC. 12
T13S R65W
FOUND 2-1/2" ALUMINUM CAP
IN RANGE BOX
STAMPED "PLS 17664"

FOUND #4 REBAR WITH
RED PLASTIC CAP
STAMPED "PLS 20681"

FOUND #4 REBAR WITH
RED PLASTIC CAP
STAMPED "PLS 20681"



FALCON MEADOWS AT BENT GRASS FILING NO. 1

A REPLAT OF TRACT J, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	07/20/21	REVISED FOR CITY COMMENTS	EMV

Project No: CLH000018.10
Drawn By: EMV
Checked By: BJD
Date: 02/22/2021

plat V_2 redlines planning only.pdf Markup Summary 8-20-2021

dsdparsons (21)



Subject: Callout
Page Label: [1] COVER
Author: dsdparsons
Date: 8/20/2021 9:08:04 AM
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Color: ■
Layer:
Space:

Planning and Community Development
Department Certificate



Subject: Callout
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wrong name

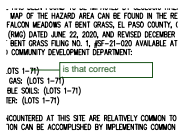


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Subject: Callout
Page Label: [1] NOTES
Author: dsdparsons
Date: 8/20/2021 9:10:55 AM
Status:
Color: ■
Layer:
Space:

must be on first page

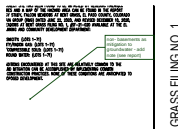


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is that correct

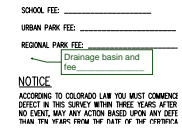


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Subject: Callout
Page Label: [1] NOTES
Author: dsdparsons
Date: 8/20/2021 9:13:21 AM
Status:
Color: ■
Layer:
Space:

non- basements as mitigation to groundwater - add note (see report)



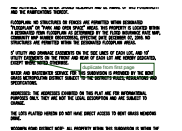
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Date: 8/20/2021 9:13:48 AM
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Drainage basin and fee_____



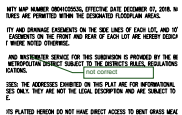
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Date: 8/20/2021 9:14:09 AM
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Drainage basin and fee_____



Subject: Text Box
Page Label: [1] COVER
Author: dsdparsons
Date: 8/20/2021 9:14:20 AM
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Color: ■
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duplicate from first page



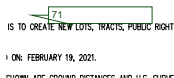
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Page Label: [1] NOTES
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Date: 8/20/2021 9:15:34 AM
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not correct



Subject: Callout
Page Label: [1] NOTES
Author: dsdparsons
Date: 8/20/2021 9:16:20 AM
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Add the note: This plat has been plat checked by PPRBD, the stamped approval is recorded at Reception No. _____



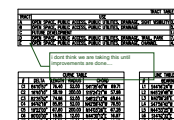
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Date: 8/20/2021 9:17:07 AM
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71



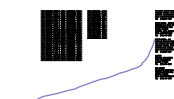
Subject: Stormwater Drainage
Page Label: [1] NOTES
Author: dsdparsons
Date: 8/20/2021 9:18:14 AM
Status:
Color: ■
Layer:
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Note Regarding Stormwater Drainage:
All property owners are responsible for maintaining proper storm water drainage in and through 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.

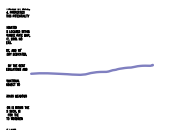


Subject: Callout
Page Label: [1] NOTES
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i dont think we are taking this until improvements are done....

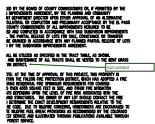


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Page Label: [1] NOTES
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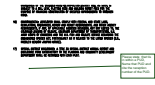
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Subject: Callout
Page Label: [1] NOTES
Author: dsdparsons
Date: 8/20/2021 9:32:47 AM
Status:
Color: ■
Layer:
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not correct



Subject: Callout
Page Label: [1] NOTES
Author: dsdparsons
Date: 8/20/2021 9:37:55 AM
Status:
Color: ■
Layer:
Space:

Please state that tis in within a PUD, Name that PUD and cite the reception number of the PUD.



Subject: Image
Page Label: [1] NOTES
Author: dsdparsons
Date: 8/20/2021 9:38:20 AM
Status:
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