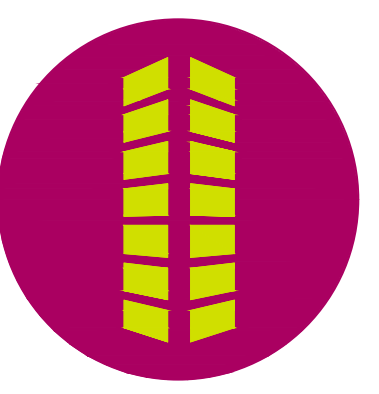


FALCON MEADOWS AT BENT GRASS

FILING NO. 3

A REPLAT OF A PORTION OF TRACT G, 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



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A REPLAT OF A PORTION OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND
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COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES

- 1) THE PURPOSE OF THE PLAT IS TO CREATE 49 NEW LOTS, 2 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.
- 6) PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS: 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 EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE 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 COLLATERAL 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. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- 7) TRACTS SHALL BE UTILIZED AS SPECIFIED IN THE TRACT TABLE, AS SHOWN. OWNERSHIP AND MAINTENANCE OF ALL TRACTS SHALL BE VESTED IN THE ENTITIES SPECIFIED IN THE TRACT TABLE.
- 8) THIS PLAT HAS BEEN PLAT CHECKED BY PPRBD, THE STAMPED APPROVAL IS RECORDED AT RECEPTION NUMBER _____
- 9) WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METROPOLITAN DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
- 10) GAS SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- 11) ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC.
- 12) ADDRESSES: THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 13) THE LOTS PLATTED HEREON DO NOT HAVE DIRECT ACCESS TO BENT GRASS MEADOWS DRIVE.
- 14) 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.
- 15) ENVIRONMENTAL: 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 DIVISION OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- 16) 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.
- 17) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN FALCON MEADOWS AT BENT GRASS PUD PRELIMINARY PLAN, RECORDED AT RECEPTION NUMBER 221186560.

- 18) THE PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET FORTH AND AS CONTAINED IN INSTRUMENT RECORDED APRIL 07, 2006, UNDER RECEPTION NO. 206051091.
- 19) THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- 20) 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.
- 21) THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. THE BENT GRASS METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES. BENT GRASS METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE CHANNEL IN TRACT E UNTIL THE NECESSARY CHANNEL STABILIZATION IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED FOR MAINTENANCE BY EL PASO COUNTY.
- 22) DEVELOPER IS REQUIRED TO CONSTRUCT MASONRY FENCE AT WESTERN AND NORTHERN PERIMETER.
- 23) THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT, TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 37695LTC, WITH A COMMITMENT DATE OF JULY 29, 2021, 07:30 AM.
- 24) ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

UTILITY CONTACTS

UTILITY REVIEW – WATER/WASTEWATER
WOODMEN HILLS METRO DISTRICT
3046 EASTONVILLE ROAD
FALCON, CO 80831
CONTACT: JERRY JACOBSON
EMAIL: JERRY@WHD.ORG
TEL: (719) 495-2500

UTILITY REVIEW – GAS
COLORADO SPRINGS UTILITIES
1521 HANCOCK EXPY #4801
COLORADO SPRINGS, CO 80903
CONTACT: CALEB SAVAGE
EMAIL: CS.SAVAGE@CSU.ORG
TEL: (719) 668-1855

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

GEOLOGIC HAZARDS

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, FALCON MEADOWS AT BENT GRASS, EL PASO COUNTY, COLORADO BY ROCKY MOUNTAIN GROUP (RMG) DATED JUNE 22, 2020, AND LAST REVISED DECEMBER 3, 2021, IN FILE FALCON MEADOWS AT BENT GRASS FILING NO. 3, #SF-21-34 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- FAULTS/SEISMICITY: (LOTS 1-46)
- RADIOACTIVITY/RADON GAS: (LOTS 1-46)
- EXPANSIVE/COMPRESSIBLE SOILS: (LOTS 1-46)
- SHALLOW GROUND WATER: (LOTS 1-4)

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 BUILDER HAS AGREED TO RESTRICT CONSTRUCTION TO NON-BASEMENT FOUNDATION TYPES IN AREAS WHERE GROUNDWATER IS ANTICIPATED TO BE SHALLOWER THAN 14 FEET BELOW GROUND SURFACE (LOTS 1-4).

Yes Developer is installing fence. The maintenance entity was removed.. please identify who is maintaining fence...

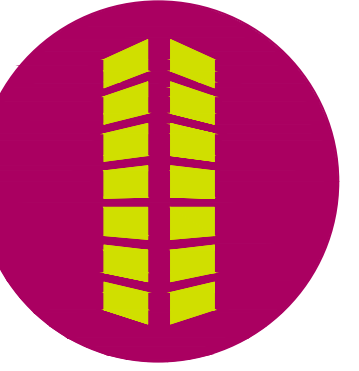
delete no longer needed Covid is not active; a PPRBD stamp will occur on mylar

#	Date	Issue / Description	Init.
1	08/29/2022	REVISED LOT LAYOUT	EMV

Project No: CLH000203.10
Drawn By: EMV
Checked By: BJD
Date: 08/02/21

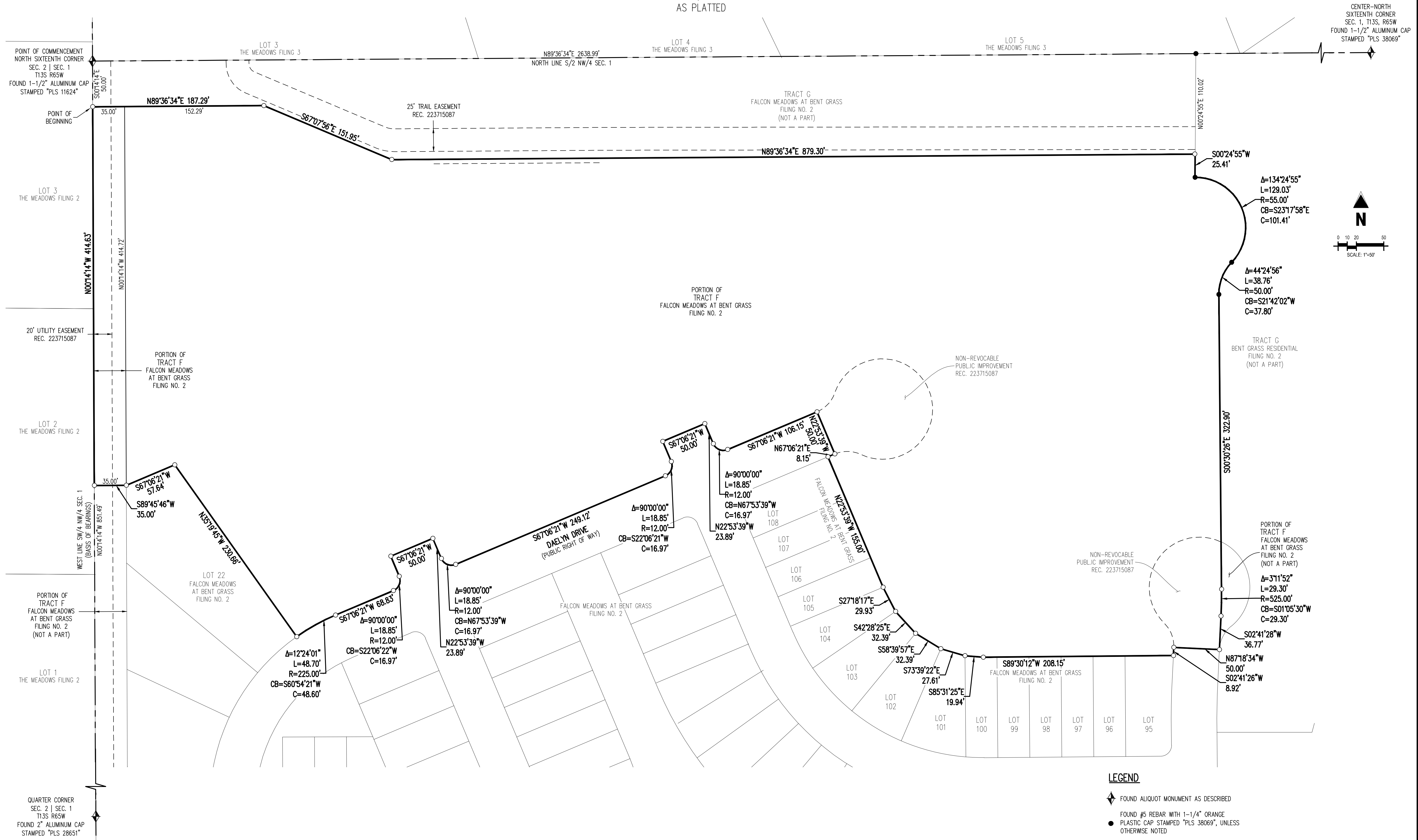
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A PORTION OF THE WEST HALF OF SECTION 1,
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AS PLATTED



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1	08/29/2022	REVISED LOT LAYOUT	EMV

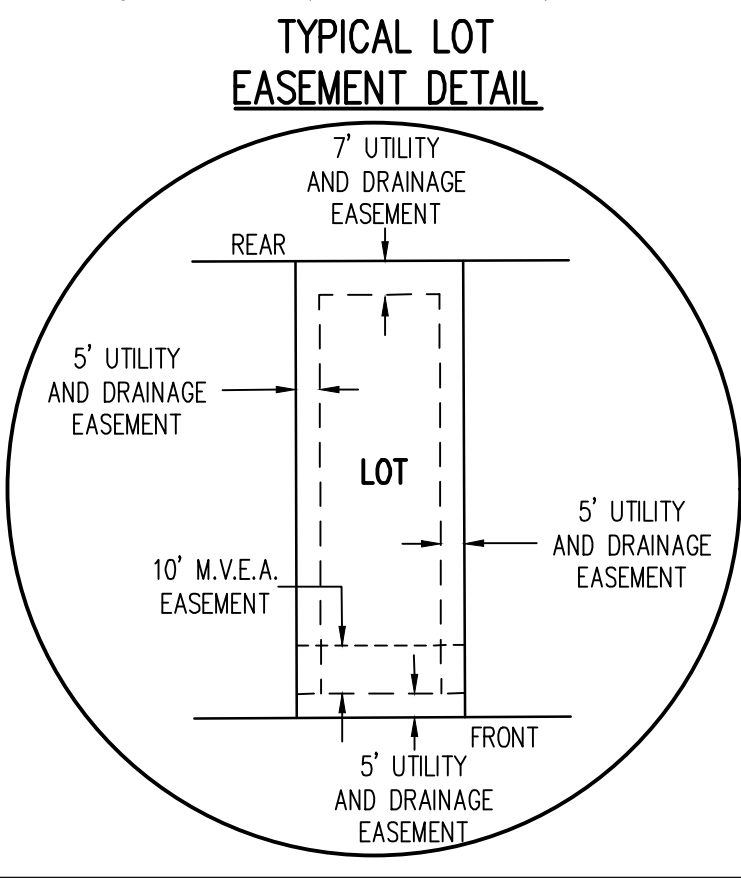
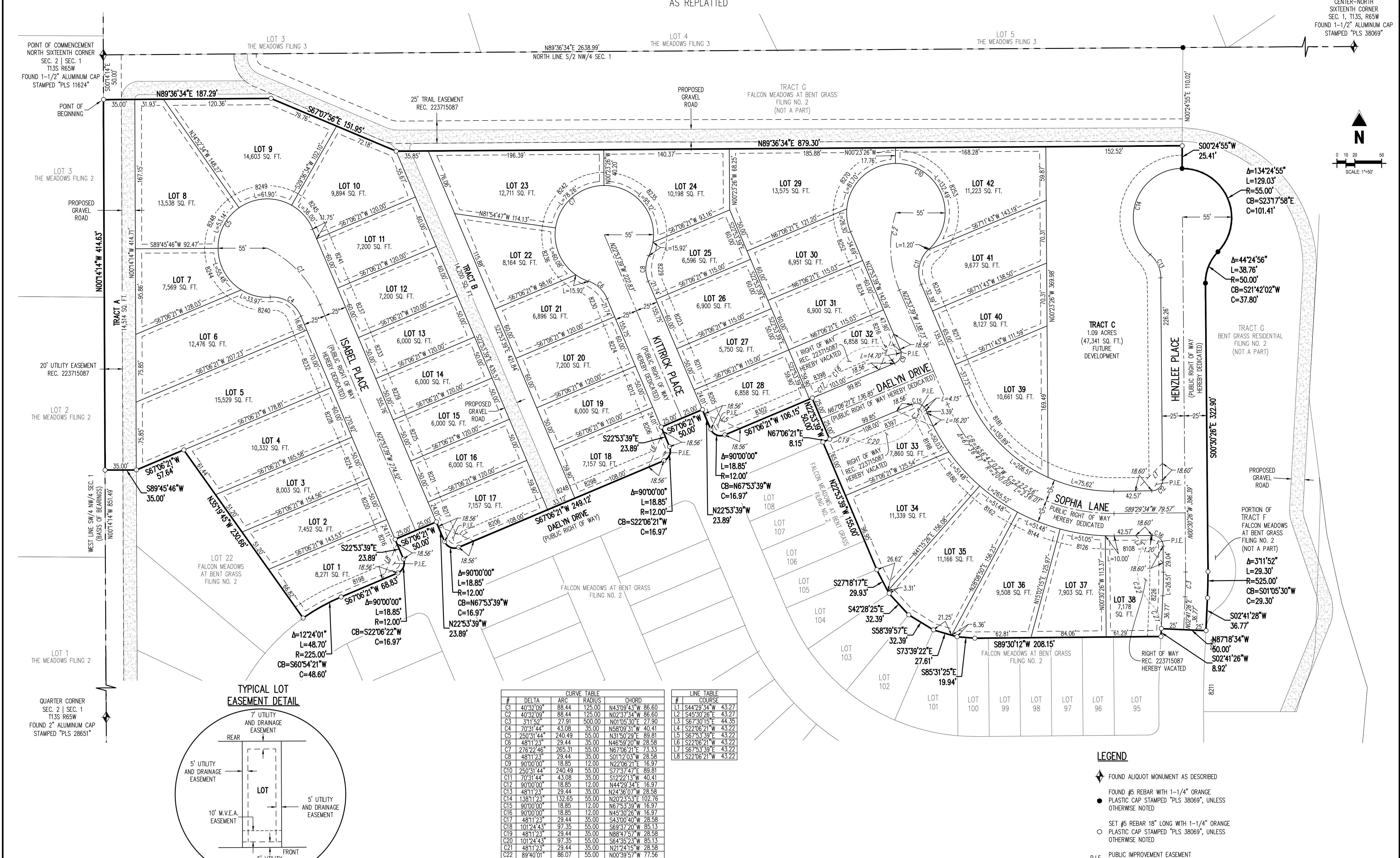
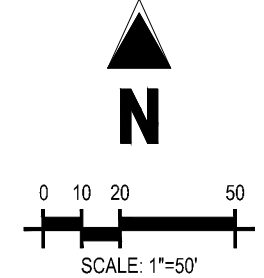
Project No: CLH000203.10
 Drawn By: EMV
 Checked By: BJD
 Date: 08/02/21

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AS REPLATTED



CENTER-NORTH
SIXTEENTH CORNER
SEC. 1, T13S, R65W
FOUND 1-1/2" ALUMINUM CAP
STAMPED "PLS 38069"



CURVE TABLE		CHORD		LINE TABLE	
#	DELTA	ARC	RADIUS	#	COURSE
C1	40°32'09"	88.44	125.00	L1	S44°29'34"W 43.27
C2	40°32'09"	88.44	125.00	L2	S45°30'26"E 43.27
C3	311°52'	27.91	500.00	L3	S67°30'15"E 44.35
C4	70°31'44"	43.08	35.00	L4	S22°06'21"W 43.22
C5	250°31'44"	240.49	55.00	L5	S67°53'39"E 43.22
C6	48°11'23"	29.44	35.00	L6	S22°06'21"W 43.22
C7	276°22'46"	265.51	55.00	L7	S67°53'39"E 43.22
C8	48°11'23"	29.44	35.00	L8	S22°06'21"W 43.22
C9	90°00'00"	18.85	12.00		
C10	250°31'44"	240.49	55.00		
C11	70°31'44"	43.08	35.00		
C12	90°00'00"	18.85	12.00		
C13	48°11'23"	29.44	35.00		
C14	138°11'23"	132.65	55.00		
C15	90°00'00"	18.85	12.00		
C16	90°00'00"	18.85	12.00		
C17	48°11'23"	29.44	35.00		
C18	101°24'43"	97.35	55.00		
C19	48°11'23"	29.44	35.00		
C20	101°24'43"	97.35	55.00		
C21	48°11'23"	29.44	35.00		
C22	89°40'01"	86.07	55.00		

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Project No: CLH000020.10
Drawn By: EMV
Checked By: BJD
Date: 08/02/22

Legend:
 FOUND ALIQUOT MONUMENT AS DESCRIBED
 FOUND #5 REBAR WITH 1-1/4" ORANGE
 PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE NOTED
 SET #5 REBAR 18" LONG WITH 1-1/4" ORANGE
 PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE NOTED
 P.I.E. PUBLIC IMPROVEMENT EASEMENT HEREBY DEDICATED

V_4 Plat Planning only redline.pdf Markup Summary

Planner (2)



Subject: Planner
Page Label: [1] NOTES
Author: dsdparsons
Date: 8/2/2023 1:29:31 PM
Status:
Color: ■
Layer:
Space:

Yes Developer is installing fence.
The maintenance entity was removed.. please
identify who is maintaining fence...



Subject: Planner
Page Label: [1] NOTES
Author: dsdparsons
Date: 8/2/2023 1:30:09 PM
Status:
Color: ■
Layer:
Space:

delete no longer needed Covid is not active; a
PPRBD stamp will occur on mylar
