





# FALCON MEADOWS AT BENT GRASS

## FILING NO. 2

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

### GENERAL NOTES

- THE PURPOSE OF THE PLAT IS TO CREATE 108 NEW LOTS, 7 TRACTS, PUBLIC RIGHT OF WAYS AND EASEMENTS.
- FIELD WORK WAS COMPLETED ON: FEBRUARY 19, 2021.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- ACCESS NOTE: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES SERVICE REGULATIONS.
- 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 THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR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.
- 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.
- ADJACENT INDUSTRIAL AREAS: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- 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.
- THIS PLAT HAS BEEN PLAT CHECKED BY PPPBD, THE STAMPED APPROVAL IS RECORDED AT RECEPTION NUMBER \_\_\_\_\_.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METROPOLITAN DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
- GAS SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC.
- ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE LOTS PLATTED HEREON DO NOT HAVE DIRECT ACCESS TO BENT GRASS MEADOWS DRIVE.
- 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.
- 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., FREBLE'S MEADOW JUMPING MOUSE).
- 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.
- 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.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

- THE PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET FORTH AND AS CONTAINED IN INSTRUMENT RECORDED APRIL 07, 2006, UNDER RECEPTION NO. 206051091.
- 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.
- 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.
- 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.
- ALL FENCES WILL BE CONSTRUCTED, OWNED, AND MAINTAINED BY HOME OWNERS.
- 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. 37895LTC, WITH A COMMITMENT DATE OF JULY 29, 2021, 07:30 AM.
- 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 22112548 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.

NO- The developer is responsible to install the west and north subdivision boundary walls per the PUDSP; Add fencing and landscaping to the DAE as depicted in the PUD plan

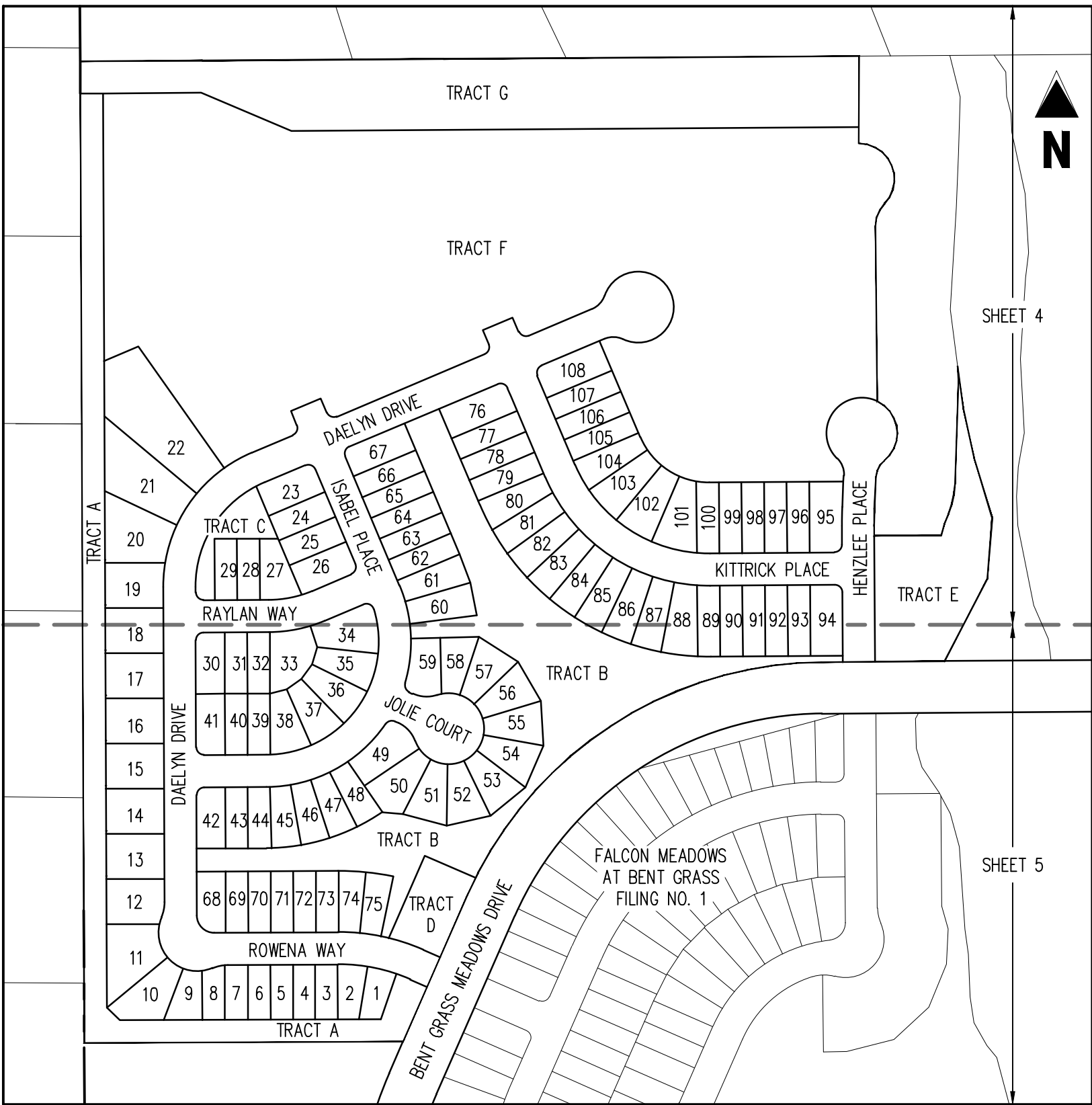
The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or 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.

ADD note: Woodmen rd fee may go away before all lots re built and then remaining undeveloped lots and future dev tract will have to pay

TRACT TABLE		
TRACT/USE	AREA	OWNERSHIP AND MAINTENANCE
A OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, MAINTENANCE ROAD	1.63 ACRES	BENT GRASS METROPOLITAN DISTRICT
B OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, TRAIL	2.34 ACRES	BENT GRASS METROPOLITAN DISTRICT
C OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, TRAIL	0.18 ACRES	BENT GRASS METROPOLITAN DISTRICT
D WELL SITE, ASSOCIATED DISTRICT WATER, WASTEWATER IMPROVEMENTS	0.27 ACRES	BENT GRASS METROPOLITAN DISTRICT
E OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, TRAIL	0.87 ACRES	BENT GRASS METROPOLITAN DISTRICT
F FUTURE DEVELOPMENT	12.46 ACRES	CHALLENGER COMMUNITIES LLC
G OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, CHANNEL, TRAIL	2.69 ACRES	BENT GRASS METROPOLITAN DISTRICT UNTIL ACCEPTED BY EPC

### KEY MAP

1" = 200'



LINE TABLE	
#	BEARING
1	N89°46'08"E 45.00
2	N89°46'08"E 35.00
3	N89°46'08"E 35.00
4	N75°10'10"E 26.67
5	N56°05'05"E 27.86
6	N36°01'52"E 27.86
7	N15°58'40"E 27.86
8	N16°58'56"W 34.63
9	S22°53'39"E 5.50
10	S67°08'21"W 16.66
11	N22°53'39"W 5.50
12	N87°18'34"W 5.50
13	N02°41'26"E 3.46
14	N01°59'13"E 12.31
15	N90°00'00"E 68.99
16	N00°25'32"W 120.23
17	N00°25'32"W 120.23
18	N90°00'00"E 68.99
19	N01°59'13"E 100.87
20	N28°43'06"W 31.90
21	S76°11'58"W 31.90
22	S45°13'52"E 56.57
23	N89°46'08"E 5.50
24	S00°13'52"E 16.66
25	S89°46'08"W 5.50
26	S44°46'08"W 43.22
27	N45°13'52"W 43.22
28	S44°46'08"W 43.22
29	N45°24'33"W 42.73
30	N67°53'39"W 43.22
31	N22°06'21"E 43.22
32	S19°34'20"W 51.82
33	N65°58'26"W 41.19
34	N26°47'49"W 48.67
35	S72°59'39"W 46.06
36	N67°53'39"W 43.22
37	N44°29'17"E 43.27
38	S45°30'43"E 43.27
39	N37°07'40"E 31.90
40	S38°02'16"E 31.90
41	N22°06'21"E 43.22
42	N00°23'26"W 3.90

CURVE TABLE			
#	DELTA	LENGTH	RADIUS
C1	23°33'24"	24.67	60.00
C2	137°06'47"	143.58	60.00
C3	23°33'24"	24.67	60.00
C4	90°00'00"	42.41	27.00
C5	90°00'00"	18.85	12.00
C6	81°01'06"	16.97	12.00
C7	44°24'55"	38.76	50.00
C8	268°49'50"	258.06	35.00
C9	44°24'55"	38.76	50.00
C10	81°01'06"	16.97	12.00
C11	90°00'00"	18.85	12.00
C12	90°00'00"	18.85	12.00
C13	90°00'00"	18.85	12.00
C14	90°00'00"	18.85	12.00
C15	90°00'00"	18.85	12.00
C16	96°08'29"	20.13	12.00
C17	90°00'00"	18.85	12.00
C18	90°00'00"	18.85	12.00
C19	90°00'00"	18.85	12.00
C20	90°00'00"	18.85	12.00
C21	90°00'00"	18.85	12.00
C22	20°33'31"	61.36	171.00
C23	70°53'53"	23.30	189.00
C24	74°31'08"	48.77	37.50
C25	90°25'32"	11.84	7.50
C26	88°44'01"	23.23	15.00
C27	41°17'29"	43.06	588.64
C28	48°03'42"	29.36	35.00
C29	69°42'25"	48.66	40.00
C30	90°25'32"	51.29	32.50
C31	74°31'08"	16.26	12.50
C32	S19°34'20"W 51.82	26.39	214.00
C33	N65°58'26"W 41.19	52.39	146.00
C34	48°11'23"	29.44	35.00
C35	31°11'15"	26.42	475.00
C36	80°31'17"	35.87	227.00
C37	20°33'31"	47.72	133.00
C38	31°11'15"	27.82	500.00
C39	48°11'23"	29.44	35.00
C40	S38°02'16"E 31.90	154.52	55.00
C41	48°11'23"	29.44	35.00
C42	276°22'46"	265.31	55.00
C43	48°11'23"	29.44	35.00
C44	231°53'30"	15.22	37.50
C45	66°44'30"	26.21	22.50

### GEOLOGIC HAZARD NOTE

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. 2, #SF-21-34 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- FAULTS/SEISMICITY: (LOTS 1-108)
- RADIOACTIVITY/RADON GAS: (LOTS 1-108)
- EXPANSIVE/COMPRESSIBLE SOILS: (LOTS 1-108)
- SHALLOW GROUND WATER: (LOTS 1-9, 23-59, 76-108)

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 1-9, 23-59, 76-108).

### UTILITY CONTACTS

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: CALEB SAVAGE  
EMAIL: CJS@CSU.ORG  
TEL: (719) 668-1855

ELECTRIC  
MOUNTAIN VIEW ELECTRIC  
11440 E WOODMEN RD  
FALCON, CO 80831  
TEL: (719) 495-2283

**Galloway**

1155 Kelly Johnson Blvd., Suite 305  
Calaveras Springs, CO 80920  
719.900.7220 • [GallowayUS.com](mailto:GallowayUS.com)



## FALCON MEADOWS AT BENT GRASS FILING NO. 2

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

#	Date	Issue / Description	Init.
1	12/05/2021	REVISED FOR CITY COMMENTS	EMV
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Project No:	CLH000019.10
Drawn By:	EMV
Checked By:	BJD
Date:	08/27/21



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  
**AS REPLATTED**

LEGEND

◆ FOUND ALIQUOT MONUMENT AS DESCRIBED  
 ● FOUND PROPERTY MONUMENT AS DESCRIBED  
 SET #5 REBAR 24" LONG WITH 1-1/4" ORANGE  
 ○ PLASTIC CAP STAMPED "PLS 38069", UNLESS  
 OTHERWISE NOTED



## FALCON MEADOWS AI BENI GRASS FILING NO. 2

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

[illegible]

Project No:	CLH000019.10
Drawn By:	EMV
Checked By:	BJD
Date:	08/27/21



ET 4 OF 5



◆ FOUND ALIQUOT MONUMENT AS DESCRIBED  
 ● FOUND PROPERTY MONUMENT AS DESCRIBED  
 SET #5 REBAR 24" LONG WITH 1-1/4" ORANGE  
 ○ PLASTIC CAP STAMPED "PLS 38069", UNLESS  
 OTHERWISE NOTED

P.I.E. PUBLIC IMPROVEMENT EASEMENT  
M.K.E. MAILBOX KIOSK EASEMENT

**LOT 1**  
THE MEADOWS FILING 2  
(NOT A PART  
OF THIS SUBDIVISION)

SEE SHEET 4  
MATCH LINE

**LOT 11**  
THE MEADOWS FILING 1  
(NOT A PART  
OF THIS SUBDIVISION)

20' UTILITY EASEMENT  
HEREBY DEDICATED

LOT 10  
THE MEADOWS FILING 1  
(NOT A PART  
OF THIS SUBDIVISION)

POINT OF BEGINNING  
QUARTER CORNER  
SEC. 2 | SEC. 1  
T13S R65W  
FOUND 2" ALUMINUM C  
STAMPED "PLS 28651"

**LOT 9**  
THE MEADOWS FILING 1  
(NOT A PART  
OF THIS SUBDIVISION)

SECTION CORNER  
SEC. 2 | SEC. 1  
SEC. 11 | SEC. 12  
T13S R65W  
FOUND 2-1/2" ALUMINUM CAP  
IN RANGE BOX  
STAMPED "PLS 17664"

cedar fence and maintenance road by developer notes to be added ; ADD TO FAE REPEAT COMMENT

SHOW TRAIL PER  
PLAT CHECKLIST

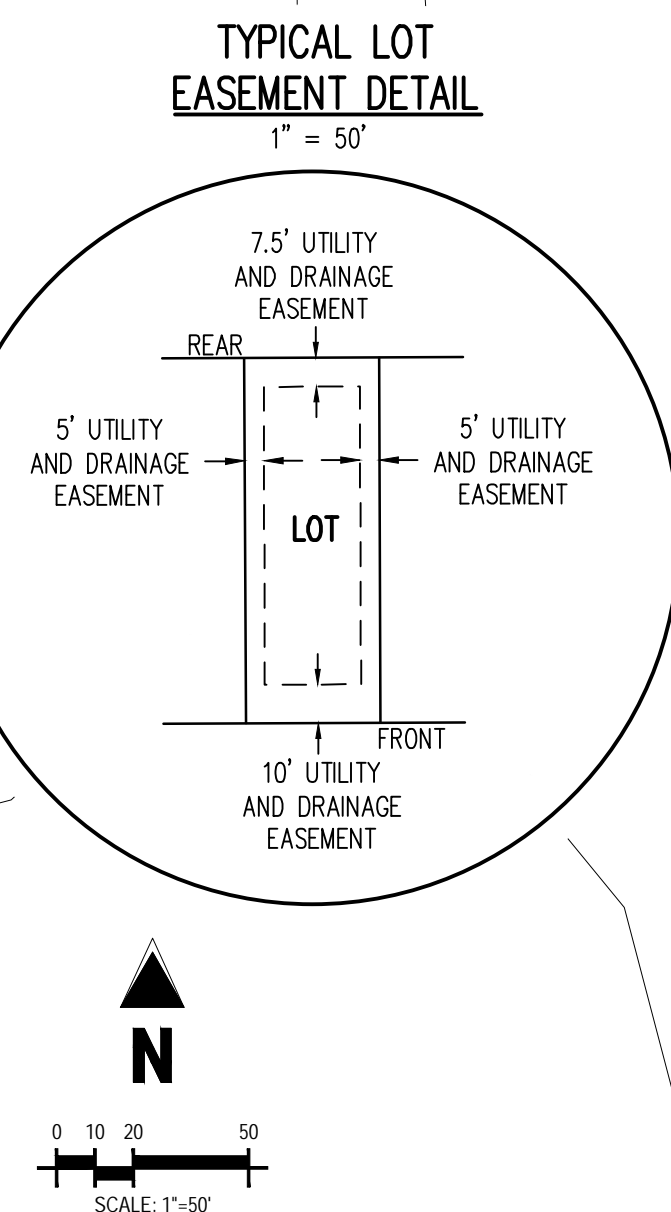
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COUNTY OF EL PASO, STATE OF COLORADO  
**AS REPLATTED**

NOTE:  
SEE LINE AND CURVE TABLES, SHEET 2



## FALCON MEADOWS AT BENT GRASS FILING NO. 2

A REPLAY OF A PORTION OF TRACT G, BENIT 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

[illegible]

Project No:	CLH000019.10
Drawn By:	EMV
Checked By:	BJD
Date:	08/27/21



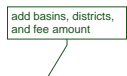
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dsdparsons (15)



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PCD does not collect Woodmen Rd or Bentgrass delete please



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add basins, districts, and fee amount



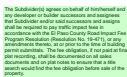
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Repeat comments



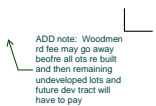
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NO- The developer is responsible to install the west and north subdivision boundary walls per the PUDSP; Add frencing and landscaping to the DAE as depicted in the PUD plan



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The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns 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.



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ADD note: Woodmen rd fee may go away beofre all ots re built and then remaining undeveloped lots and future dev tract will have to pay



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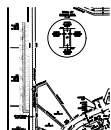
SHOW TRAIL PER PLAT CHECKLIST- REPEAT  
COMMENT; ADD TRACT LABEL and SF



---

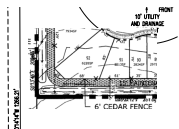
**Subject:** Callout  
**Page Label:** [1] 4  
**Author:** dsdparsons  
**Date:** 2/3/2022 11:08:50 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

there is required PUDSP buffer cedar fence to be  
installed by developer and Maintenance road here  
that needs to be noted...Repeat



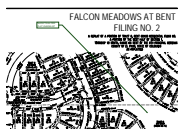
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**Subject:** Image  
**Page Label:** [1] 4  
**Author:** dsdparsons  
**Date:** 2/3/2022 11:07:03 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



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**Subject:** Image  
**Page Label:** [1] 4  
**Author:** dsdparsons  
**Date:** 2/3/2022 11:08:19 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



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**Subject:** Callout  
**Page Label:** [1] 5  
**Author:** dsdparsons  
**Date:** 2/3/2022 7:52:46 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

SHOW TRAIL PER PLAT CHECKLIST

REPEAT COMMENT

**Subject:** Text Box  
**Page Label:** [1] 5  
**Author:** dsdparsons  
**Date:** 2/3/2022 7:53:02 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

REPEAT COMMENT



**Subject:** Callout  
**Page Label:** [1] 5  
**Author:** dsdparsons  
**Date:** 2/3/2022 11:13:36 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

cedar fence and maintenance road by developer  
notes to be added ; ADD TO FAE REPEAT  
COMMENT



**Subject:** Callout  
**Page Label:** [1] 5  
**Author:** dsdparsons  
**Date:** 2/3/2022 11:12:41 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

(220714559) and show  
the new trail easement  
ON THE SHEETS