

Steve Schleiker  
07/12/2024 11:01:55 AM  
Doc \$0.00  
Rec \$43.00

El Paso County, CO



4  
Pages 224715349

## SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
------------------	------	------

Reception Fee	Number of Pages	File Number
---------------	-----------------	-------------

FALCON MEADOWS AT BENT GRASS FILING NO. 4

Name of Plat

CHALLENGER COMMUNITIES, LLC

Owner's Name

Subdivision



Condominium





FALCON MEADOWS AT BENT GRASS FILING NO. 4

A REPLAT OF PORTION OF TRACT "G", AND ALL OF TRACTS "H" AND "I", BENT GRASS RESIDENTIAL FILING NO. 2, ALL OF TRACT "B", ALL OF TRACT "C", AND A PORTION OF TRACT "E", FALCON MEADOWS AT BENT GRASS FILING NO. 1, AND PORTIONS OF SILKY THREAD ROAD AND WILLMORE DRIVE LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO

15349

GENERAL NOTES

- 1) THE PURPOSE OF THE PLAT IS TO CREATE 46 NEW LOTS, 9 TRACTS, A PUBLIC RIGHT OF WAY AND EASEMENTS.
2) FIELD WORK WAS COMPLETED ON FEBRUARY 19, 2021. NEW MONUMENTS SET FEBRUARY 03, 2024.
3) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
4) ACCESS NOTES: NO OBSTACLES 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, CONVERTED, 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 COMPLETED AND MAINTAINED AND PERMITTED UNDER THE JURISDICTION OF EL PASO COUNTY AS DETAILED AND RECORDED UNDER RECEPTION NUMBER 224105152646 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 OF EL PASO COUNTY PRIOR TO THE RELEASE OF THE RECORDS OF EL PASO COUNTY PRIOR TO THE RELEASE OF THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESPONDED 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 COMPLETED UNDER THE COLLATERAL AND THE SIGNED ACCEPTANCE OF THE DEVELOPERS AGREEMENT. THE PARTIAL RELEASE OF COSTS FOR SALE/CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF COSTS 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) WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN PUBLIC UTILITIES DISTRICT SUBJECT TO THE DISTRICTS RULES, REGULATIONS AND SPECIFICATIONS.
9) GAS SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES ELECTRIC.
10) ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC.
11) ADDRESSES: THE ADDRESSES SHOWN ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY; THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
12) THE LOTS PLATED HEREON DO NOT HAVE DIRECT ACCESS TO BENT GRASS MEADOWS DRIVE.
13) 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, PLATING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIC IMPROVEMENTS TO WOODMEN ROAD.
14) ENVIRONMENTAL: DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, ORDINANCES, REGULATIONS, AND PERMITS AND WITH ANY AGENCIES' 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 LAMPING MOUSE).
15) SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FROM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
16) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN FALCON MEADOWS AT BENT GRASS PLD PRELIMINARY PLAN, RECORDED AT RECEPTION NUMBER 22185660.
17) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
18) THE PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET FORTH AND AS CONTAINED IN INSTRUMENT RECORDED APRIL 07, 2006, UNDER RECEPTION NO. 206030191.
19) THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS, WHO ARE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THEREOF, 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, WALLS OR OBSTACLES THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
21) THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY IMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 220128546. FALCON MEADOWS AT 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 B UNTIL THE NECESSARY CHANNEL STABILIZATION IMPROVEMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE BY EL PASO COUNTY.
22) 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. 1752269, WITH A COMMITMENT DATE OF JUNE 21, 2022 AT 8:30 AM.
23) THIS PROPERTY IS SUBJECT TO A RIGHT OF WAY OF UNDEFINED LOCATION, AS RECORDED AT RECEPTION NUMBER 220128546.
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 21212548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
25) THE BASE FLOOD ELEVATIONS (FE) TAKEN FROM THE FEMA FIRM MAP 080410553G, AND AS SHOWN ON THIS PLAN, ARE IN NAVD 88 DATUM. THE EXISTING TOPOGRAPHY USED FOR DESIGN OF THIS PROJECT ARE IN NAVD 29 DATUM. TO CONVERT THE FEE ELEVATIONS TO NAVD 29, SUBTRACT 1.280 FT (TOLERANCE IS +/- 0.164 FT).
26) ALL ROOF DRAINS FOR LOTS 21-29 SHALL BE DIRECTED TOWARD LEADON GRASS ROAD. NO IMPEROVUS SURFACES ARE ALLOWED WITHIN THE REAR LOT STRIPS OF THESE LOTS, WHICH ARE TO MAINTAIN VEGETATIVE COVER.
27) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OF THIS PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, TRANSPORTATION AND LAND MANAGEMENT REPORT--FINAL STORMWATER MANAGEMENT PLAN, SOILS & GEOLOGY REPORT, FINE PROTECTION REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, FACILITIES, INCLUDING ANY UNDERGROUND SYSTEM OR RETAINING WALLS, AND COMMON AREA LANDSCAPE WILL BE MAINTAINED BY THE BENT GRASS METROPOLITAN DISTRICT.
28) FACILITIES, INCLUDING ANY UNDERGROUND SYSTEM OR RETAINING WALLS, AND COMMON AREA LANDSCAPE WILL BE MAINTAINED BY THE BENT GRASS METROPOLITAN DISTRICT.
29) EASEMENTS, LOT LINE EASEMENTS ARE DEDICATED AS SHOWN IN THE TYPICAL EASEMENT DETAIL, SHEET 4, UNLESS OTHERWISE NOTED.
30) TRAILS AND FENCING ALONG THE NORTHERN BOUNDARY OF THE PROPERTY WILL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE BENT GRASS METROPOLITAN DISTRICT.
31) THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND BARRIERS PROVIDED BY THE UNITED STATES DEPARTMENT OF JUSTICE. THE PARTIES HAVE BEEN ADVISED THAT THE ADA DESIGN STANDARDS REQUIRE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PUBLIC AND PRIVATE SIDEWALKS.
32) FLOORPLAN: NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOORPLAN" 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 080410553G, EFFECTIVE DATE DECEMBER 07, 2016.
33) THE BASE FLOOD ELEVATIONS (FE) TAKEN FROM THE FEMA FIRM MAP 080410553G, AND AS SHOWN ON THIS PLAN, ARE IN NAVD 88 DATUM. THE EXISTING TOPOGRAPHY USED FOR DESIGN OF THIS PROJECT ARE IN NAVD 29 DATUM. TO CONVERT THE FEE ELEVATIONS TO NAVD 29, SUBTRACT 1.280 FT (TOLERANCE IS +/- 0.164 FT).

UTILITY CONTACTS

UTILITY REVIEW - WATER/WASTEWATER: WOODMEN WATERS DISTRICT, 8046 EASTON WILE ROAD, FALCON, CO 80831, (719) 495-2900
UTILITY REVIEW - GAS: COLORADO SPRINGS UTILITIES, 1521 HAWOOD EPPY #401, COLORADO SPRINGS, CO 80903, (719) 668-1655
MOUNTAIN VIEW ELECTRIC, 11140 E WOODMEN RD, FALCON, CO 80831, (719) 495-2283

GEOLOGIC HAZARDS

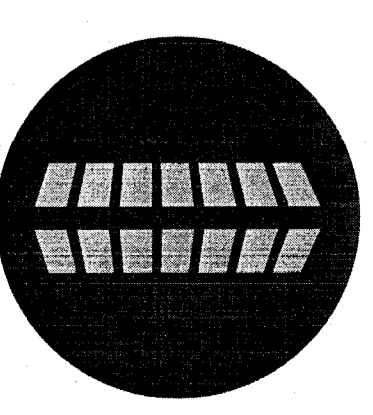
THE FOLLOWING PROJECT SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MINOR WENKERS AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOILS AND GEOTECH SURVEY, FALCON MEADOWS AT BENT GRASS, EL PASO COUNTY, COLORADO BY RICHIE PALCOURT, dated February 20, 2020. FOR ADDITIONAL INFORMATION, CONTACT THE FALCON MEADOWS AT BENT GRASS FILING NO. 1 AND 4 PROJECTS AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
FALTS/SEISSMATIC: (LOTS 1-46)
RADIOACTIVITY/RADON GAS: (LOTS 1-46)
EXPANSIVE/COMPRESSIBLE SOILS: (LOTS 1-46)
GROUNDWATER: (LOTS 1-46)
THE GEOLOGIC CONDITIONS ENCOUNTERED AT THIS SITE ARE RELATIVELY COMMON TO THE IMMEDIATE AREA AND MINORITY CAN BE ACCOMPLISHED BY IMPLEMENTING COMMON ENGINEERING AND CONSTRUCTION PRACTICES. NONE OF THESE CONDITIONS ARE ANTICIPATED TO PRECLUDE THE PROPOSED DEVELOPMENT.
ALL LOTS ARE RESTRICTED TO NON-BASINMENT FOUNDATIONS.

Handwritten signature and official seal of the Surveyor, Colorado Springs, with a date stamp of 3/8/2024.

FALCON MEADOWS AT BENT GRASS FILING NO. 4

A REPLAT OF PORTION OF TRACT "C", AND ALL OF TRACTS "H" AND "I", BENT GRASS RESIDENTIAL FILING NO. 2, ALL OF TRACT "B", ALL OF TRACT "C", AND A PORTION OF TRACT "E", FALCON MEADOWS AT BENT GRASS FILING NO. 1, A PORTION OF TRACT F, FALCON MEADOWS AT BENT GRASS FILING NO. 2, AND PORTIONS OF SILKY THREAD ROAD AND WILLMORE DRIVE LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO

Table with 4 columns: #, Date, Issue/Description, and M/L. Row 1: 1, 08/04/2022, Issue: REVISION, M/L: BLN. Row 2: 2, 08/04/2022, Issue: REVISION, M/L: BLN. Row 3: 3, 02/29/2024, Issue: REVISION, M/L: BLN.



Galloway logo and contact information: 1156 Kelly Johnson Blvd., Suite 305, Colorado Springs, CO 80920, 719.900.7200, GallowayUS.com

