WASTEWATER DISPOSAL REPORT

for

FALCON MEADOWS AT BENT GRASS FILING No. 4

June 2022

Prepared By:



a Division of RESPEC Company LLC

FALCON MEADOWS AT BENT GRASS FILING No. 4

WASTEWATER DISPOSAL REPORT

June 2022

Prepared for:

Challenger Homes 8605 Explorer Drive, Suite 250 Colorado Springs, CO 80920

Prepared by:

JDS-Hydro, a Division of RESPEC 5540 Tech Center Drive, Suite 100 Colorado Springs, CO 80919

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1.0 INTRODUCTION AND EXECUTIVE SUMMARY

The purpose of this report is to address the specific wastewater loads of the proposed Falcon Meadows at Bent Grass, Filing No. 4 in Falcon, CO. This project is currently seeking Final Plat approval through El Paso County, and this report is a requirement of approval.

EXECUTIVE SUMMARY: The Woodmen Hills Metropolitan District has adequate wastewater system and treatment capacity to provide wastewater service to this land use.

2.0 PROJECTED LAND USES

2.1 Projected Land Uses

Lands within the subject area have been planned as 39 lots of residential development. Please refer to the Land Use Exhibit in *Appendix B*.

2.2 Water Demands for the Subject Property

As mentioned above, lands within the subject area have been planned as 39 lots of residential development.

<u>Summary of Expected Water Demands & Wastewater Loads</u>

Table 2-1

		Water				
Land Use	Number of Units	Indoor & Irrigation Usage (AF/YR) 1, 2	Indoor & Irrigation Usage (GPD)	AE (@ : GPD/: (GP	L72 SFE) ³	
Residential	39	13.767	12,290	6,7	08	
Note 1 - @ 0. Note 2 - AF =						
Note 3 - SFE =	Single Fan					

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3.0 WASTEWATER REPORT

3.1 Unit Use Wastewater Loads:

Unit wastewater load characteristics have been developed for this area, and a value of 172 gallons per SFE per day has been established. For this subdivision of 39 lots (SFEs), a daily wastewater load of 6,708 GPD is planned.

3.2 Treatment Facilities:

WHMD recently constructed a new regional wastewater treatment facility which was placed on-line in the spring of 2019. This facility serves the Falcon regional area. Falcon Highlands Metropolitan District, Paint Brush Hills Metropolitan District, and portions of Meridian Service Metropolitan District are served by this facility. The new facility is an advanced wastewater treatment plant with a hydraulic capacity of 1.3 MGD. WHMD is both in compliance with its discharge permit and has substantial adequate capacity for the additional flows.

Current average daily hydraulic loading to the treatment plant is roughly 65%, and max month hydraulic loading is roughly 71%. The addition of the subject property marks **0.005%** of the plant's permitted capacity.

3.3 Collection and Pumping Facilities:

The District operates over 54 miles of wastewater collection system and owns and operates three lift stations. This proposed land use may be required to install gravity sewer facilities (if not already in place) in accordance with WHMD standards and approvals. Said gravity sewer facilities will connect to existing collection systems owned and operated by WHMD.

4.0 CONCLUSION

The Woodmen Hills Metropolitan District has adequate wastewater system and treatment capacity to provide wastewater service to this proposed land use.

SEWER SERVICE AREA

DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OF OWNER SHALL BE REPORTED TO JOS-HYDRO CONSULTANTS, INC. JOS-HYDRO CONSULTANTS, INC. JOS-HYDRO CONSULTANTS, INC. JOS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

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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 C, 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

KNOW ALL MEN BY THESE PRESENTS

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

A PORTION OF TRACT "G", AND ALL OF TRACTS "H" AND "I", BENT GRASS RESIDENTIAL FILING NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 4, 2020 AT RECEPTION NUMBER NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 4, 2020 AT RECEPTION NUMBER 220714559, ALL OF TRACT C, FALCON MEADONS AT BENT GRASS FUINCN 01. 11, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2021 AT RECEPTION NUMBER 221714886, A PORTION OF TRACT F, FALCON MEADONS 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 61H PRINCIPAL MERDIAN, EL PASO COUNTY, COLORADO, 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 NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1 BEARS N89'36'34"E, MONUMENTED BY THE NORTHWEST CORRER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1, BEING A 1-72" ALUMNIUM CAP STAMPED "PLS 11624", AND BY THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1, BEING A 1-1/2" ALUMINUM CAP STAMPED "PLS 38069", WITH ALL BEARINGS HEREIN RELATIVE

THENCE CONTINUING WITH THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1, N89'36'34"E, A DISTANCE OF 532.77 FEET TO THE NORTHEAST CORNER OF SAID TRACT I, BENT GRASS RESIDENTIAL FILING NO. 2;

THENCE WITH THE EAST LINE OF SAID TRACT I, S00'30'24"E, A DISTANCE OF 446.99 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SILKY THREAD ROAD;

THENCE WITH SAID RIGHT OF WAY LINE, S64*32'49"W, A DISTANCE OF 36.42 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 1615'39", HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 49.67 FEET, AND A CHORD BEARING S72'40'39"W.

THENCE WITH THE EXTENDED WEST LINE OF LOT 161, BENT GRASS RESIDENTIAL FILING NO. 2, S0911'31"E, A DISTANCE OF 158.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 161;

THENCE WITH THE NORTH LINE OF LOT 168, BENT GRASS RESIDENTIAL FILING NO. 2, S65 21'22"W. A DISTANCE OF 4.05 FEET TO AN ANGLE POINT IN SAID LOT LINE:

THENCE CONTINUING WITH THE NORTH LINE OF SAID LOT 168, S88'48'49"W, A DISTANCE OF 14.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 168;

THENCE WITH THE WEST LINE OF SAID LOT 168, S01"11"11"E, A DISTANCE OF 107.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 168, SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF WILLMORE DRIVE:

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, S07°51'55'W, A DISTANCE OF 62.94 FEET TO THE NORTHWEST CORNER OF LOT 178, BENT GRASS RESIDENTIAL FILING NO. 2;

THENCE WITH THE WEST LINE OF SAID LOT 178, SO7'S8'50"E, A DISTANCE OF 126.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 178, SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH THE NORTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE AND SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 9'25'11", HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 86.31 FEET, AND A CHORD BEARING S84 47 37 W, A CHORD DISTANCE OF 86.21 FEFT.

THENCE CONTINUING WITH THE NORTH RIGHT OF WAY LINE OF BENT CRASS MEADOWS DRIVE S89:30'12'W, A DISTANCE OF 256.79 FEET TO THE SOUTHEAST CORNER OF TRACT E, FALCON MEADOWS AT BENT GRASS FILING NO. 2;

THENCE WITH THE BOUNDARY OF SAID TRACT E, FALCON MEADOWS AT BENT GRASS FILING NO. 2. THE FOLLOWING 10 COURSES:

- N27*22'40"E, A DISTANCE OF 143.51 FEET;
- NO4*47'47"E, A DISTANCE OF 94.40 FEET
- N16'48'19"W. A DISTANCE OF 98.31 FEET:
- N12"15"03"W, A DISTANCE OF 78.86 FEET;
- NO7'25'43"W, A DISTANCE OF 64.83 FEET. S02*46'30"E, A DISTANCE OF 23.36 FEET;
- S01°59'13"W, A DISTANCE OF 158.63 FEET TO THE BEGINNING OF A CURVE TO THE
- 8) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20"33"31". HAVING A RADIUS OF 133 00 FFFT, AN ARC LENGTH OF 47.72 FFFT, AND A CHORD REARING SIZ1559"W, A CHORD DISTANCE OF 47.47 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- 9) WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 9'03'17". HAVING A RADIUS OF 227.00 FEET, AN ARC LENGTH OF 35.87 FEET, AND A CHORD BEARING S18"01"06"W, A CHORD DISTANCE OF 35.84 FEET;
- 10) S90"00"00"W, A DISTANCE OF 104.05 FEET TO A POINT ON TH EAST RIGHT OF WAY LINE

THENCE WITH THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE, NOO"29'48"W, A DISTANCE OF 15.55 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 3'11'15", HAVING A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 26.42 FEET, AND A CHORD BEARING NOT05'49"E, A CHORD DISTANCE OF 26.42 FEET:

(CONTINUES)

LEGAL DESCRIPTION (CONTINUED)

THENCE CONTINUING WITH THE EXTENDED EAST RIGHT OF WAY LINE OF HENZLEE PLACE, NO2°41'25"E, A DISTANCE OF 85.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 312'03", HAVING A RADIUS OF 524.46 FEET, AN ARC LENGTH OF 29.30 FEET, AND A CHORD BEARING NOT'05'30"E, A CHORD DISTANCE OF 29.29 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HENZLEE

THENCE WITH THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE THE FOLLOWING 3 COURSES:

- NOO"30"26"W, A DISTANCE OF 322.89 FEET TO THE BEGINNING OF A CURVE TO THE
- 2) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44"24"56". HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 38.76 FEET, AND A CHORD BEARING N21'42'02"E, A CHORD DISTANCE OF 37.80 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 134'24'55", HAVING A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 129.03 FEET, AND A CHORD BEARING N2317'58"W, A CHORD DISTANCE OF 101.41 FEET TO A POINT ON THE WEST LINE OF

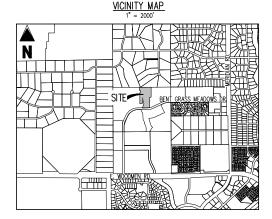
THENCE WITH THE WEST LINE OF SAID TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2, NOO"24'55"E, A DISTANCE OF 135.43 TO THE POINT OF BEGINNING.

TOGETHER WITH SAID TRACT C. FALCON MEADOWS AT BENT GRASS FILING NO. 1

CONTAINING 10.42 ACRES (454,069 SQUARE FEET), MORE OR LESS.

DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS. TRACTS, PUBLIC IRE ABOVE OWNER HAS CAUSED SHIP IRECT TO BE PLATIED INTO COST, IRACUS, PEREBY GRANT AND CASCENETS 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. 4", IN THE COUNTY OF EL PASO COUNTY, COLORADO



OWNERS CERTIFICATE

CHALLENGER COMMUNITIES, LLC.

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIED HERBIN, 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. 4". ALL THE NAME AND SUBJIVISION OF FALCON MEADOWS AT BEIN GRASS FILING NO. 4. 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 TO EL PASO COUNTY COMMISSIONES AND INFA PROPER BRAINAGE. AND ENDSIGN CONTROL FOR SAME MIL BE PROVIDED AT SAD OMBRE'S SPENSE, ALL TO THE SATISFACION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, AL 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 FROMOSIBLE OF PROVIDION THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY CRANIED THE PERPETUAL RIGHT OF INGRESS AND CROSSES AND MEDICAL AND TO ALMOST RECORD FOR PUBLIC THE PERPETUAL RIGHT OF INGRESS AND CROSSES FOR MILETAL THE PERPETUAL RIGHT OF INGRESS AND CROSSES FOR MILETAL THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

01.	
NAME:	
TITLE:	
DATE:	
NOTARY	
STATE OF COLORADO)	
COUNTY OF) ss.	
ACKNOWLEDGED BEFORE ME THIS DAY OF, 20	BY
AS	_ OF
CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY	
MY COMMISSION EXPIRES	
WITNESS MY HAND AND OFFICIAL SEAL	
NOTARY PUBLIC	

TRACT LISE APEA OWNERSHIP AND MAINTENANCE APEA OWNERSHIP AND MAINTENANCE APEA SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, PUBLIC

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

THIS PLAT OF FALCON MEADOWS AT BENT GRASS FILING NO. 4 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

______ DAY OF ______, 20____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

FL PASO COUNTY COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

ACCEPTANCE CERTIFICATE FOR TRACTS

BENT GRASS METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, D, E, AND F FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE BENT GRASS

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

BY:	EL PASO COUNTY
STATE OF COLORADO)	
STATE OF COLORADO) s	s.
ACKNOWLEDGED BEFORE ME TH	S DAY OF, 20 B
/	S
MY COMMISSION EXPIRES:	

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. A 5 FOOT PUBLIC IMPROVEMENTS EASEMENT IS HEREBY DEDICATED ALONG ALL FRONT LOT LINES. A 10 FOOT UTILITY EASEMENT IS HEREBY DEDICATED PARALLEL TO AND 5 FEET DISTANT FROM ALL FRONT LOT LINES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE

SURVEYOR'S CERTIFICATE

I. BRIAN J. DENNIS. A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF I, BYAN J. DENNS, A DLY NEGISTERU PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIEV 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 COMPULANCE 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.

ATTEST	THE	ABOVE	ON	THIS	 DAY	0F	,	20

BRIAN J. DENNIS COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069

NOTICE

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

CLERK	AND	RECORDE
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) ss.
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT
O' CLOCKM., THIS DAY OF, 20 A.D.
AND IS DULY RECORDED AT RECEPTION NUMBER OF THE RECORDS OF EL PASO COUNTY, COLORADO.
CHUCK BROERMAN, RECORDER
BY: DEPUTY

<u>FEES</u>

BRIDGE FEE (FAECON BASIN).	
EL PASO COUNTY SCHOOL FEE (D49):	
URBAN PARK FEE (AREA 3):	
REGIONAL PARK FEE (AREA 2):	
FALCON DRAINAGE BASIN FEE:	

CHALLENGER COMMUNITIES LL

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

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OF TRACT "G", AND ALL OF TRACTS "H" AND "I", BENT GRASS RESIDEN ALL OF TRACT C, FALCON MEADOWS AT BENT GRASS FILING NO. 1, PORTION OF TRACT F, FALCON MEADOWS AT BENT GRASS FILING NO. 2, AND PORTIONS OF SILKY THREAD ROAD AND WILLAMRE DRIVE LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, DWINSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO OF T ALL PORT NO.

Date Issue / Description <u>·</u> ____

Project No:	CLH000021.
Drawn By:	EM
Checked By:	BJ

SHEET 1 OF 4

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 C, 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

GENERAL NOTES

- THE PURPOSE OF THE PLAT IS TO CREATE 30 NEW LOTS, 7 TRACTS, A PUBLIC RIGHT OF WAY AND EASEMENTS.
- 2) FIELD WORK WAS COMPLETED ON: FEBRUARY 19, 2021.
- 3) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- ACCESS NOTE: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS
- MAILBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES SERVICE REGULATIONS.
- PUBLIC AND COMMON SUBDIMISION IMPROVEMENTS: NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING FERMITS BE ISSUED, UNITL AND UNLESS ETHER THE RECORD 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 IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECOGNED UNDER RECEPTION NUMBER .

 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLAFEAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND BY AND ALTERNATIVE COLLAFRAM, MOST SEE PROVIDED 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 RESCUNCED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION MERPROVEMENTS AGREEMENT BY THE PLANNING AND COMMONITY. OR RESCUNDED 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 COLLIFERAL OR COMPLETION AND PERMIMARRY 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 GRANITED 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.
- 10) THIS PLAT HAS BEEN PLAT CHECKED BY PPRBD. THE STAMPED APPROVAL IS RECORDED
- 12) GAS SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- 13) ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MOUNTAIN WEW ELECTRIC.
- 14) ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO
- 15) THE LOTS PLATTED HEREON DO NOT HAVE DIRECT ACCESS TO BENT GRASS MEADOWS
- 16) 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
- 17) ENVIRONMENTAL: DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE ACENCIES 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 AND THE U.S. FISH AND WILDLIFE OF THE COLORADO SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'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.
- 19) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, ORLIGATIONS, AND AGREEMENTS AS SET FORTH IN FALCON MEADOWS AT BENT GRASS PUD PRELIMINAR PLAN, RECORDED AT RECEPTION NUMBER 221186560.
- 20) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS

- 21) THE PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET FORTH AND AS CONTAINED IN INSTRUMENT RECORDED APRIL 07, 2006, UNDER RECEPTION NO.
- 22) THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER THE SUBUNDER ADMESS ON BEHALT OF HIM/HERSELT AND ANY DEVILOPEN ON BUILDER SUCCESSORS AND ASSIGNES THAT SUBUNDER 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 ALLS ASSES DOCUMENTS AND ON PLAT NOTES TO DISJUET THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- 23) NOTE REGARDING STORMWATER DRAINAGE: ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE LEASEMINTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LAINSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 24) THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION
- 25) 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 RECARDING EASEMENTS, RICHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR
- 26\ ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PURLIC LITHLITY PURPOSES SHALL ALL EASEMENTS INFORMATION THANK DELINICATION PROCESS PROFILED 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.
- THE BASE FLOOD ELEVATIONS (BFE) TAKEN FROM THE FEMA FIRM MAP 08041C0553G, AND AS SHOWN ON THIS PLAN, ARE IN NAVO 88 DATUM. THE EXISTING TOPOGRAPHY USED FOR DESIGN OF THIS PROJECT ARE IN NGVD 29 DATUM. TO CONVERT THE BFE ELEVATIONS TO NGVD 29, SUBTRACT 3.280 FT (TOLERANCE IS +/- 0.164 FT).

UTILITY CONTACTS

LITILITY REVIEW - WATER/WASTEWATER UTILITY REVIEW — WATER/WASTEY
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
CONTACT: JERRY JACOBSON
EMAIL: JERRY BACOBSON
EMAIL: JER TEL: (719) 495-2500

UTILITY REVIEW - GAS 1521 HANCOCK EXPY #4801 COLORADO SPRINGS, CO 80903 COLORADO SPRINGS, CO 80: CONTACT: CALEB SAVAGE EMAIL: CJSAVAGE@CSU.ORG TEL: (719) 668-1855

MOUNTAIN VIEW ELECTRIC 11140 E WOODMEN RD FALCON, CO 80831



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



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4 9 FILING GRASS

BENT

AT

MEADOWS

FALCON I

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Project No:

NOI

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IS "H" AND "I", BENT GRASS RE DOWS AT BENT GRASS FILING NO. 1 DOWS AT BENT GRASS FILING NV D ROAD AND WILLMORE DRIVE T QUARTER OF SECTION 1, TOF THE 6TH PRINCIPAL MERIDI Y, COLORADO

1.°C. AND ALL OF TRACTS "P RACT C, FALCON MEADOWS A" FTRACT F, FALCON MEADOWS ORTIONS OF SILKY THERAD RC CATED IN THE NORTHWEST QU 3 SOUTH, RANGE 65 WEST OF EL PASO COUNTY, C L OF TRACT "G"
L OF TRACT
STION OF TF
AND PORTI
LOCATI OF 1 ALL PORT

Date Issue / Description

CLH000021.10 EMV

SHEET 2 OF 4

Drawn By: Checked By: BJD

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 C, FALCON MEADOWS AT BENT GRASS FILING NO. 1, CENTER-NORTH 1/16 CORNER SEC. 1, T13S, R65W FOUND 1-1/2" ALUMINUM CAP 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 AS PLATTED MILMORE DRIVE NORTH LINE S/2 NW/4 SEC. (BASIS OF BEARINGS) BENT GRASS RESIDENTIAL FILING NO. 2 LOT 158 BENT GRASS RESIDENTIAL FILING NO. 2 LOT 159 BENT GRASS RESIDENTIAL FILING NO. 2 LOT 160 (NOT A PART) BENT GRASS RESIDENTIAL Δ=16¶5'39" S64'32'49"W L=49.67' FILING NO. 2 LOT 157 (NOT A PART) (NOT A PART) (NOT A PART) 446.99' BENT GRASS RESIDENTIAL FILING NO. 2 LOT 168 CB=S72'40'39"W C=49.50' BENT GRASS RESIDENTIAL FILING NO. 2 LOT 161 (NOT A PART) BENT GRASS RESIDENTIAL FILING NO. 2 LOT 178 (NOT A PART) 14.56 (NOT A PART) S09"11"31"E 158.90" S07'58'50"E 126.91' S07'51'55"W S01"11"E 107.15" Δ=9"25'11" R=525.00' CB=S84*47'37 C=86.21 WILLMORE DRIVE LOT 13 (NOT A PART) SILKY THREAD ROAD RENT GRASS RESIDENTIAL FILING NO. 2 GRASS RESIDENTIAL FALCON MEADOWS AT BENT GRASS FILING NO. 1 TRACT E BENT GRASS RESIDENTIAL FILING NO. 2 TRACT H (NOT A PART) N07°25'43"W N1215'03"W S02'46'30"E_ 64.83' Δ=20'33'31" L=47.72' R=133.00' CB=S12'15'59"W C=47.47' 501°59′13″W 158.63′ FALCON MEADOWS AT BENT GRASS FILING NO. 1 TRACT D S0219'39"W S15'15'15"E Δ=9°03'17" L=35.87' R=227.00' S28"20'56"E 36.19 S00'30'25"E 171.01' (NOT A PART) FALCON MEADOWS AT BENT GRASS FILING NO. 2 TRACT E (NOT A PART) BENT GRASS RESIDENTIAL FILING NO. 2 TRACT G PORTION OF TRACT F FALCON MEADOWS AT BENT GRASS FILING NO. 2 FALCON MEADOWS AT BENT GRASS FILING NO. 1 TRACT C FALCON MEADOWS AT BENT GRASS FILING NO. TRACT B (NOT A PART) N00°29'48"W 124.97 ∆=130°20'19' N02°41'25"E 85.44' N00°29'48"W 177.08' N00°30'26"W 322.89' HENZLEE PLACE Δ=312'03" Δ=44*24'56" N00'29'48"W L=129.03' HENZLEE PLACE L=136.49' Δ=23*33'23" L=24.67' R=60.00'_ 50' PUBLIC RIGHT OF WAY L=38.76' L=29.30' R=55.00 50' PUBLIC RIGHT OF WAY R=60.00 N00°24'55"E 135.43' (NOT A PART) CB=N1216'30"W C=24.49' R=50.00' R=524.46'-CB=N2317'58"W **⊆311'15″** CB=N41°06'58"E FALCON MEADOWS AT BENT GRASS FILING NO. 2 TRACT G (NOT A PART) CR=N01°05'30"F CB=N21°42'02"E _S89°53'01"W L=26.42' R=475.00' FALCON MEADOWS AT BENT GRASS FILING NO. 2 LOT 94 (NOT A PART) FALCON MEADOWS AT BENT GRASS FILING NO. 1 C=108.91 C=29.29' C=37.80' 36.00 Δ=17'52'46" L=18.72' R=60.00'_ NORTH LINE S/2 NW/4 (BASIS OF BEARING CB=N01'05'49"E FILING NO. N00°42'31"W 118.90' TRAIL EASEMENT-_CB=S82'39'15"E C=18.65' **∢**z SEC. 2 | SEC. 1 T13S R65W FOUND 1-1/2" ALUMINUM <u>LEGEND</u> FOUND PLSS MONUMENT AS DESCRIBED

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AT BENT GRASS FILING NO. OF TRACT "G", AND ALL OF TRACTS "H" AND "I", BENT GRASS RESIDEN ALL OF TRACT C, FALCON MEADOWS AT BENT GRASS FILING NO. 1, 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, DWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO NOIL

FALCON MEADOWS

Date Issue / Description

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CLH000021.10 Project No: Drawn By: EMV Checked By: BJD

SHEET 3 OF 4

FOUND #5 REBAR WITH 1-1/4" ORANGE
PLASTIC CAP STAMPED "PLS 38069",
UNLESS OTHERWISE DESCRIBED

SET #5 REBAR, 24" LONG, WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE DESCRIBED

FALCON MEADOWS AT BENT GRASS FILING NO. 4 CENTER-NORTH 1/16 CORNER SEC. 1, T13S, R65W FOUND 1-1/2" ALUMINUM CAP A REPLAT OF PORTION OF TRACT "G", AND ALL OF TRACTS "H" AND "I", BENT GRASS RESIDENTIAL FILING NO. 2, ALL OF TRACT C. 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 AS REPLATTED MILMORE DRIVE THREAD! BENT GRASS RESIDENTIAL FILING NO. 2 LOT 158 RESIDENTIAL FILING NO. 2 LOT 160 BENT GRASS RESIDENTIAL RESIDENTIAL FILING NO. 2 Δ=16°15'39" \$ S64°32'49"W L=49.67' S00'30'24"E 446.99' _S65°21'22"W\ BENT GRASS RESIDENTIAL FILING NO. 2 4.05' \$88'48'49"W 14.56' C=49.50' BENT GRASS RESIDENTIAL FILING NO. 2 LOT 161 (NOT A PART) (NOT A PART) S0911'31"E 158.90 108.90 LOT 2 Δ=9"25'11" TRACT E 3,813 SQ. FT 3,813 SD. FT. 3,813 SD. FT. 2 MKE. L=70.36 25 SEE DETAIL 1 C2 25' L=86.31 CB=S84*47'37 182.36 75.22 C=86.21' SEE DETAIL 3 L=25.32' DEDICATED TO EL PASO COUNTY FOR RIGHT OF WAY PURPOSES BY THIS PLAT LOT 13 (NOT A PART) TRACT D 0.68 ACRES GRASS RESIDENTIAL FILING NO. FALCON MEADOWS AT BENT GRASS FILING NO. 1 TRACT E FLOODPLAIN NO7*25'43"W 場く N1215'03"W S02*46'30"E 64.83" Δ=20'33'31" L=47.72' R=133.00' 1419'33"E 66.35' S01'39'10"W 87.81' S01'59'13"W 158.63' CB=S1215'59"W C=47.47' FALCON MEADOWS AT _Δ=9'03'17" L=35.87' R=227.00' 36.19 CB=S18*01'06"W C=35.84' FALCON MEADOWS AT BENT GRASS FILING NO. 2 TRACT E (NOT A PART) | \(\frac{1}{2}\) | \(\frac{1}\) | \(\frac{1}\) | \(\frac{1}\) | \(\frac{1}\) | \(\frac{1}\) | \(\frac{1}\) | \(\frac{1} 86 LOT 12 5,594 ≥ SQ. FT. TRACT A 17,049 SQ. FT. FALCON MEADOWS AT BENT GRASS FILING NO. 1 TRACT B (NOT A PART) ∆=134°24'55" N00°29'48"W 124 9 THE MEADOWS FILING NO. 3 LOT 5 (NOT A PART) Δ=130°20'19" HENZLEE PLACE Δ=44*24'56" Δ=312'03" HENZLEE PLACE Δ=23°33'23" L=24.67' R=60.00'_ L=136.49' 1=38.76 L=29.30' R=55 00' N00°24'55"E 135.43' CB=N1276'30"W C=24.49' R=60.00'-R=50.00' R=524.46'-CR=N2317'58"W - CB=N41*06'58"E FALCON MEADOWS AT BENT GRASS FILING NO. 2 TRACT G (NOT A PART) S00'42'31"E- -LOT CB=N21*42'02"E CB=N01°05'30"E S89*53'01"W C=101.41 FALCON MEADOWS AT BENT GRASS FILING NO. 2 LOT 94 (NOT A PART) L=26.42 C=108.91 FALCON MEADOWS AT BENT GRASS FILING NO. 1 L=17.80 C=37.80' C=29.29' R=475.00 Δ=17'52'46" L=18.72' R=60.00' CB=N01*05'49"E TRAIL EASEMENT— BENT FILING NO. _C=26.42' TYPICAL LOT <u>DETAIL 2</u> EASEMENT DETAIL **4 Z** 7.5' UTILITY NORTH SIXTEENTH CORNER SEC. 2 | SEC. 1 T13S R65W LEMON GRASS ROAD 50° PUBLIC RIGHT OF WAY HEREBY DEDICATED TRACT E FOUND 1-1/2" ALUMINUM CAP STAMPED "PLS 11624" LOT 29 S0811'30"E <u>LEGEND</u> 28.11 80 00 P.LE. 00 00 . N81*48'31"F FOUND PLSS MONUMENT AS DESCRIBED \$3050137W33.44. FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE DESCRIBED LOT L=3.27'-Δ=23°02'05" R=1/3.00 CB=N12°01'27"W C=69.88' TRACT D SET #5 REBAR, 24" LONG, WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069 UNLESS OTHERWISE DESCRIBED LEMON GRASS ROAD SO PUBLIC RIGHT OF WAY LEMON GRASS ROAD M.K.F. MAILBOX KIOSK EASEMENT





4 AT BENT GRASS FILING NO. FALCON MEADOWS

Date Issue / Descriptio

Project No:	CLH000021.10
Drawn By:	EMV
Checked By:	BJD
Date:	06/02/2022





June 29, 2022

Jim Byers Challenger Homes 8605 Explorer Drive, Suite 250 Colorado Springs, CO 80920

Re:

Water and Wastewater Commitment for Falcon Meadows at Bent Grass, Filing No. 4

To Whom it May Concern:

The above-named subdivision is a 39-lot residential subdivision within the Woodmen Hills Metropolitan District in Bent Grass.

Woodmen Hills Metropolitan District (WHMD, the District) commits to providing both water and sewer service for the above-named subdivision.

This final commitment is 39 residential lots. WHMD has adequate water supplies to meet the anticipated additional demand. The District also has adequate wastewater system and treatment capacity to serve the anticipated additional loading.

If you have any questions, please do not hesitate to call.

Sincerely,

Woodmen Hills Metropolitan District

JD Shivvers, Water Enterprise Director

Cc: John P. McGinn, District Engineer