

***WASTEWATER DISPOSAL REPORT***

*for*

***FALCON MEADOWS AT BENT GRASS  
FILING No. 4***

**June 2022**

**Prepared By:**



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.

**Summary of Expected Water Demands & Wastewater Loads**

**Table 2-1**

Land Use	Water			Wastewater
	Number of Units	Indoor & Irrigation Usage (AF/YR) <sup>1, 2</sup>	Indoor & Irrigation Usage (GPD)	ADF (@ 172 GPD/SFE) <sup>3</sup> (GPD)
Residential	39	13.767	12,290	6,708

*Note 1 - @ 0.353 AF/YR/SFE*

*Note 2 - AF = Acre-Feet*

*Note 3 - SFE = Single Family Equivalent*

### **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.

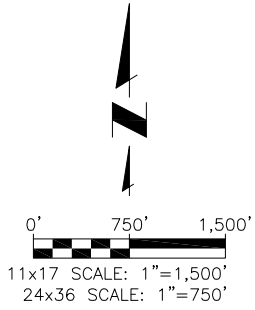
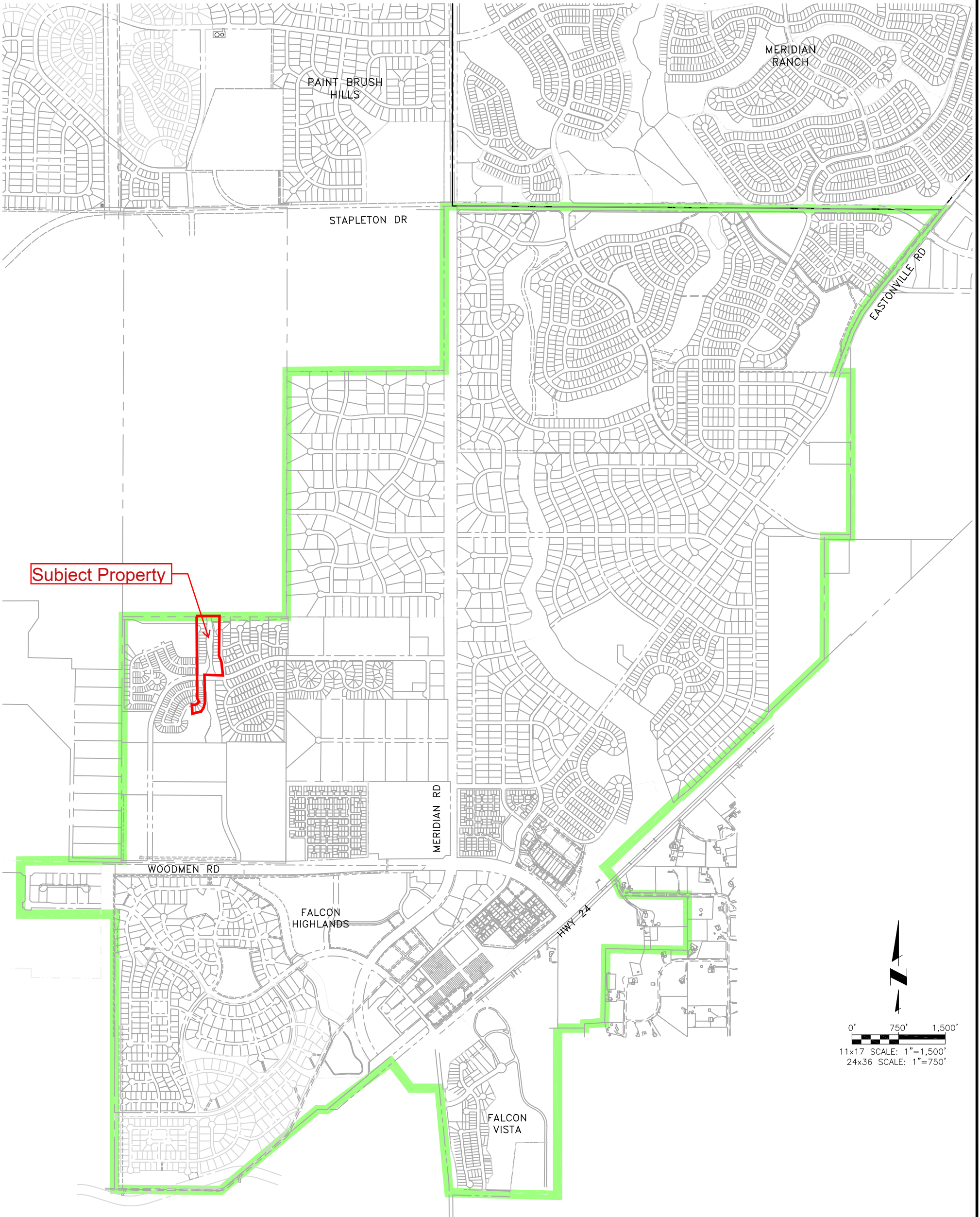
### **4.0 CONCLUSION**

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

# *Appendix A*

# WOODMEN HILLS

## METROPOLITAN DISTRICT



SHEET --- OF ---

Project No.: 112.113  
 Date: 08/10/20  
 Design: JPM  
 Drawn: SKG  
 Check: JPM

REVISIONS				
NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
4				
5				
6				
7				

WOODMEN HILLS METROPOLITAN DISTRICT  
 DISTRICT MAPPING  
 APPENDIX A-2  
 SEWER SERVICE AREA

**JDS-HYDRO CONSULTANTS, INC.**  
 5540 TECH CENTER DR., SUITE 100  
 COLORADO SPRINGS, COLORADO 80919  
 (719) 227-0072

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

# *Appendix B*



# 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:

## LEGAL DESCRIPTION

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 220714559, ALL OF TRACT C, FALCON MEADOWS AT BENT GRASS FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2021 AT RECEPTION NUMBER 221714886, 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, 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 CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1, BEING A 1-1/2" ALUMINUM 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 THERE TO;

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 16°15'39", HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 49.67 FEET, AND A CHORD BEARING S72°40'39"W, A CHORD DISTANCE OF 49.50 FEET;

THENCE WITH THE EXTENDED WEST LINE OF LOT 161, BENT GRASS RESIDENTIAL FILING NO. 2, S09°11'31"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, S07°58'50"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 92°51'1", 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 FEET;

THENCE CONTINUING WITH THE NORTH RIGHT OF WAY LINE OF BENT GRASS 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:

- 1) N27°22'40"E, A DISTANCE OF 143.51 FEET;
- 2) N04°47'47"E, A DISTANCE OF 94.40 FEET;
- 3) N16°48'19"W, A DISTANCE OF 98.31 FEET;
- 4) N12°15'03"W, A DISTANCE OF 78.86 FEET;
- 5) N07°25'43"W, A DISTANCE OF 64.83 FEET;
- 6) S02°46'30"E, A DISTANCE OF 23.36 FEET;
- 7) S01°59'13"W, A DISTANCE OF 158.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
- 8) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°33'31", HAVING A RADIUS OF 133.00 FEET, AN ARC LENGTH OF 47.72 FEET, AND A CHORD BEARING S12°15'59"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 THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE;

THENCE WITH THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE, N00°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 31°11'15", HAVING A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 26.42 FEET, AND A CHORD BEARING N01°05'49"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, N02°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 N01°05'30"E, A CHORD DISTANCE OF 29.29 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE;

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

- 1) N00°30'26"W, A DISTANCE OF 322.89 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
- 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;
- 3) 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 N23°17'58"W, A CHORD DISTANCE OF 101.41 FEET TO A POINT ON THE WEST LINE OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2;

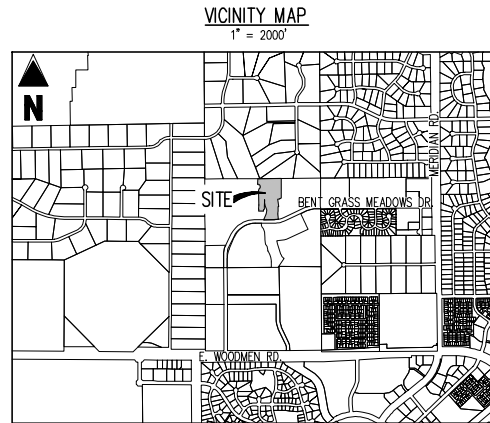
THENCE WITH THE WEST LINE OF SAID TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2, N00°24'55"E, A DISTANCE OF 135.43 TO THE POINT OF BEGINNING.

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 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. 4", 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. 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 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, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

## NOTARY

STATE OF COLORADO ) COUNTY OF \_\_\_\_\_ ) ss.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ OF CHALLENGER COMMUNITIES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

## SUMMARY

Summary table showing Lots: 5.34 (61.2%), Tracts: 4.04 (38.8%), Right of Way: 1.04 (10.0%)

TRACT TABLE with columns for Tract Use, Area, and Ownership and Maintenance. Includes tracts A through F and G.

## 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 DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

EL PASO COUNTY, COLORADO \_\_\_\_\_ DATE \_\_\_\_\_ 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 METROPOLITAN DISTRICT.

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

BY: \_\_\_\_\_ EL PASO COUNTY

STATE OF COLORADO ) COUNTY OF \_\_\_\_\_ ) ss.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

## EASEMENTS

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 INDIVIDUAL PROPERTY OWNERS.

## 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.

## 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 STATUTES.

## CLERK AND RECORDER

STATE OF COLORADO ) COUNTY OF EL PASO ) ss.

I HEREBY CERTIFY THAT INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_\_ O' CLOCK \_\_\_\_\_ M., 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

## FEES

- BRIDGE FEE (FALCON BASIN): \_\_\_\_\_
- EL PASO COUNTY SCHOOL FEE (D49): \_\_\_\_\_
- URBAN PARK FEE (AREA 3): \_\_\_\_\_
- REGIONAL PARK FEE (AREA 2): \_\_\_\_\_
- FALCON DRAINAGE BASIN FEE: \_\_\_\_\_

CHALLENGER COMMUNITIES LLC 805 EXPLORER DR SUITE 250 COLORADO SPRINGS CO, 80920



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

Table with columns: #, Date, Issue / Description, Init. Contains several rows of empty entries.

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



# 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  
**AS PLATTED**

CENTER-NORTH 1/16 CORNER  
SEC. 1, T13S, R65W  
FOUND 1-1/2" ALUMINUM CAP  
STAMPED "PLS 38069"

NORTH LINE S/2 NW/4 SEC. 1  
(BASIS OF BEARINGS)

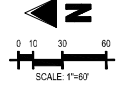
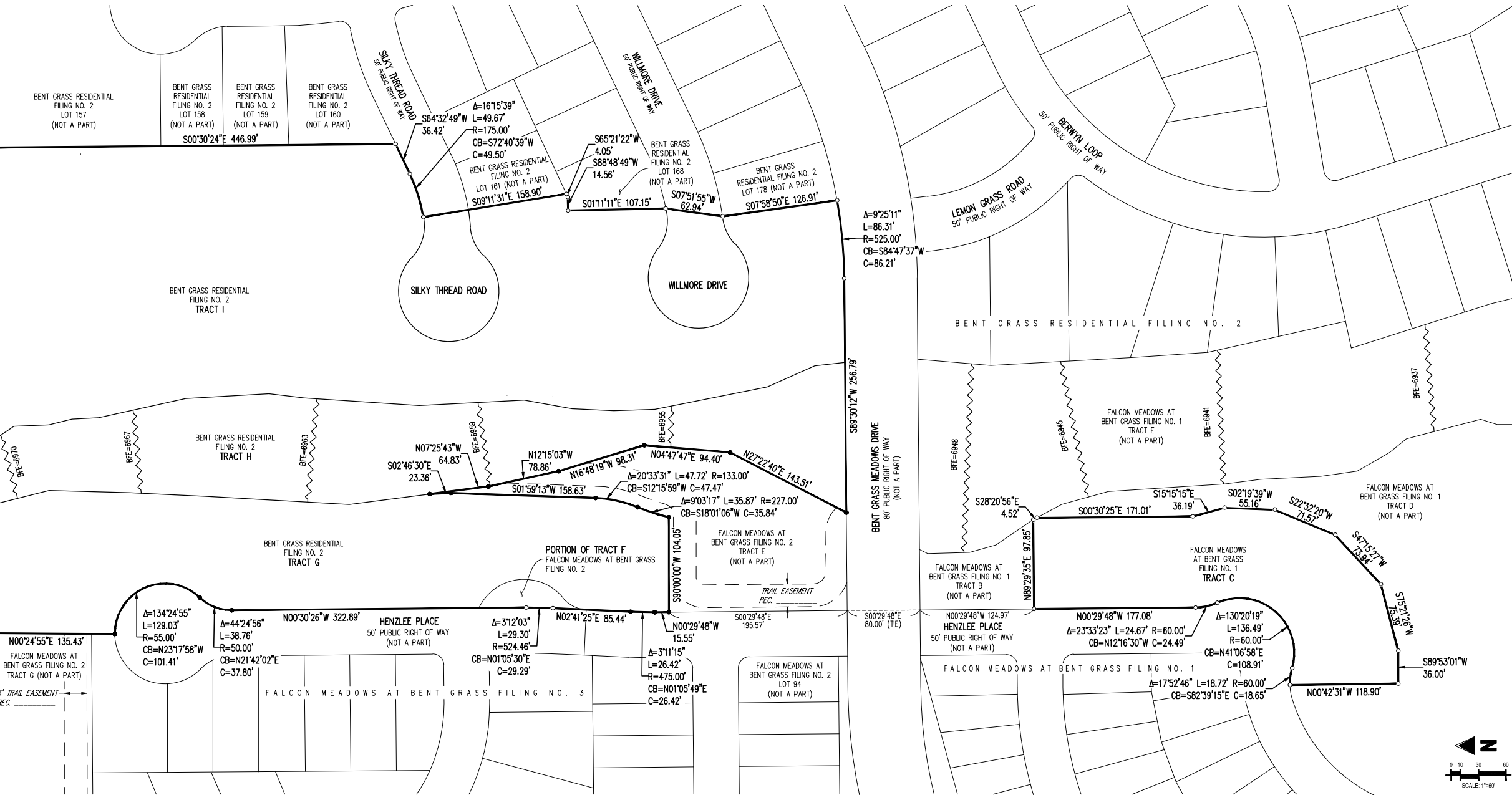
THE MEADOWS  
FILING NO. 3  
LOT 13  
(NOT A PART)

1889°36'34"E 532.77'

THE MEADOWS  
FILING NO. 3  
LOT 5  
(NOT A PART)

NORTH LINE S/2 NW/4 SEC. 1  
(BASIS OF BEARINGS)

NORTH SIXTEENTH CORNER  
SEC. 2 | SEC. 1  
T13S R65W  
FOUND 1-1/2" ALUMINUM  
CAP STAMPED "PLS 11624"



**Galloway**

1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
719.500.7220 • GallowayUS.com



## 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

#	Date	Issue / Description	Init.

Project No: CLH00021-10  
 Drawn By: EMV  
 Checked By: BJD  
 Date: 06/02/2022

**LEGEND**

- ◆ FOUND PLS MONUMENT AS DESCRIBED
- 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



# *Appendix C*

**WOODMEN HILLS**  
METROPOLITAN DISTRICT 

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 Shivers, Water Enterprise Director

Cc: John P. McGinn, District Engineer