

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, 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 46 NEW LOTS, 9 TRACTS, A PUBLIC RIGHT OF WAY AND EASEMENTS.
- FIELD WORK WAS COMPLETED ON: FEBRUARY 19, 2021. NEW MONUMENTS SET FEBRUARY 03, 2024.
- 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 THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR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.
- THIS PLAT HAS BEEN PLAT CHECKED BY PPRBD, THE STAMPED APPROVAL IS RECORDED AT RECEPTION NUMBER _____ **not needed?**
- 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., 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.
- 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 B UNTIL THE NECESSARY CHANNEL STABILIZATION IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED FOR MAINTENANCE BY EL PASO COUNTY.
- 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. 1752589, WITH A COMMITMENT DATE OF JUNE 27, 2022 AT 8:00 AM.
- THIS PROPERTY IS SUBJECT TO A RIGHT OF WAY OF UNDEFINED LOCATION, AS RECORDED AT RECEPTION NUMBER 220128548.
- 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 212112546 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 NAVD 88 DATUM. THE EXISTING TOPOGRAPHY USED FOR DESIGN OF THIS PROJECT ARE IN NAVD 29 DATUM. TO CONVERT THE BFE ELEVATIONS TO NAVD 29, SUBTRACT 3.280 FT (TOLERANCE IS +/- 0.164 FT).
- ALL ROOF DRAINS FOR LOTS 21-29 SHALL BE DIRECTED TOWARD LEMON GRASS ROAD. NO IMPERVIOUS SURFACES ARE ALLOWED WITHIN THE REAR LOT SETBACKS OF THESE LOTS, WHICH ARE TO MAINTAIN VEGETATIVE COVER.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: EDARP, FILE NO. SF-22-023.
- FACILITIES AND COMMON AREA LANDSCAPE WILL BE MAINTAINED BY THE BENT GRASS METROPOLITAN DISTRICT.
- EASEMENTS: LOT LINE EASEMENTS ARE DEDICATED AS SHOWN IN THE TYPICAL EASEMENT DETAIL, SHEET 4, UNLESS OTHERWISE NOTED.
- TRAILS AND FENCING ALONG THE NORTHERN BOUNDARY OF THE PROPERTY WILL BE INSTALLED BY THE DEVELOPER.

UTILITY CONTACTS

UTILITY REVIEW - WATER/WASTEWATER
WOODMEN HILLS METRO DISTRICT
8046 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 #801
COLORADO SPRINGS, CO 80903
CONTACT: CALEB SAVAGE
EMAIL: C.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. 4, #SF-22-16 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)

CGS is still asking for more information which may update this note

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. THE BUILDER PLANS TO CONSTRUCT ALL LOTS IN FALCON MEADOWS AT BENT GRASS FILING NO. 4 WITH NON-BASEMENT FOUNDATION TYPES.

you are required to depict the easements on the plat drawing (state if they are to be vacated by instrument) REPEAT comment see checklist for plat

please list the reports

and maintained by the (specify metro district or HOA)

add "including any underdrain system, retaining walls, "

Add a separate note for retaining wall ownership and maintenance if desired

add missing notes from review 1

DISTRICT ANNUAL REPORT AND AND COMMUNITY DEVELOPMENT

INS, PROVISIONS, OBLIGATIONS AND T BENT GRASS PUD PRELIMINARY

TH ALL EL PASO COUNTY ES POSTAL SERVICE REGULATIONS.

construction.

3. 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 guidelines as published by the united states department of justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated 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.

1. Facilities and common area landscape will be maintained by the Bent Grass Metropolitan District.

5. Floodplain: No structures or facilities 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 7, 2018.



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#	Date	Issue / Description	Init.
1	09/14/2022	ADDED ADDRESSES	EMV
2	10/04/2022	ADDED TRACT H	EMV
3	03/15/2024	ADDED LOTS AND TRACTS	EMV
4	03/25/2024	REVISED LOT NUMBER	EMV
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CLH0002021.10

EMV

BJD

06/02/2022

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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)

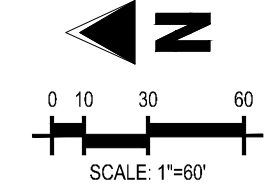
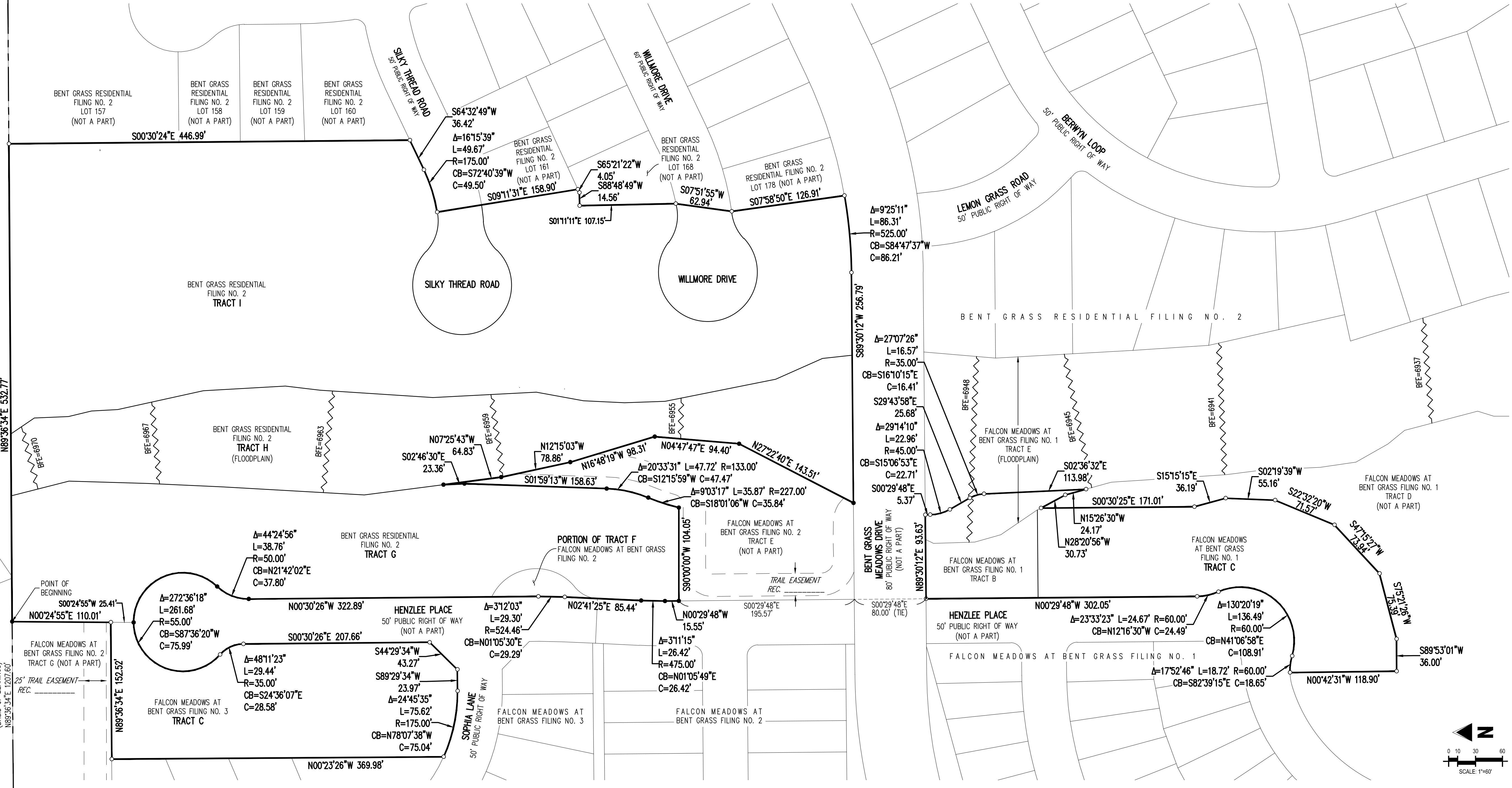
THE MEADOWS
FILING NO. 3
LOT 13
(NOT A PART)

N89°36'34"E 532.77'

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

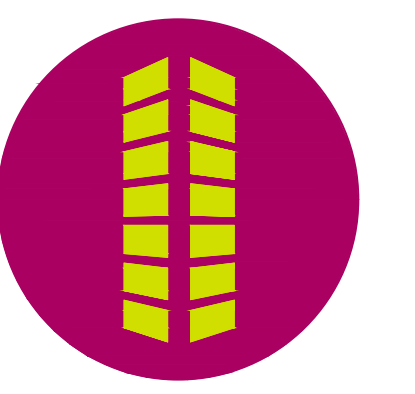
NORTH LINE S/2 NW/4 SEC. 1
(BASIS OF BEARINGS)

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



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



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2	10/04/2022	ADDED TRACT H	EMV
3	03/15/2024	ADDED LOTS AND TRACTS	EMV
4	03/25/2024	REVISED LOT NUMBER	EMV

Project No: CLH000221.10
Drawn By: EMV
Checked By: BJD
Date: 06/02/2022

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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

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)
N89°36'34"E 888.62'

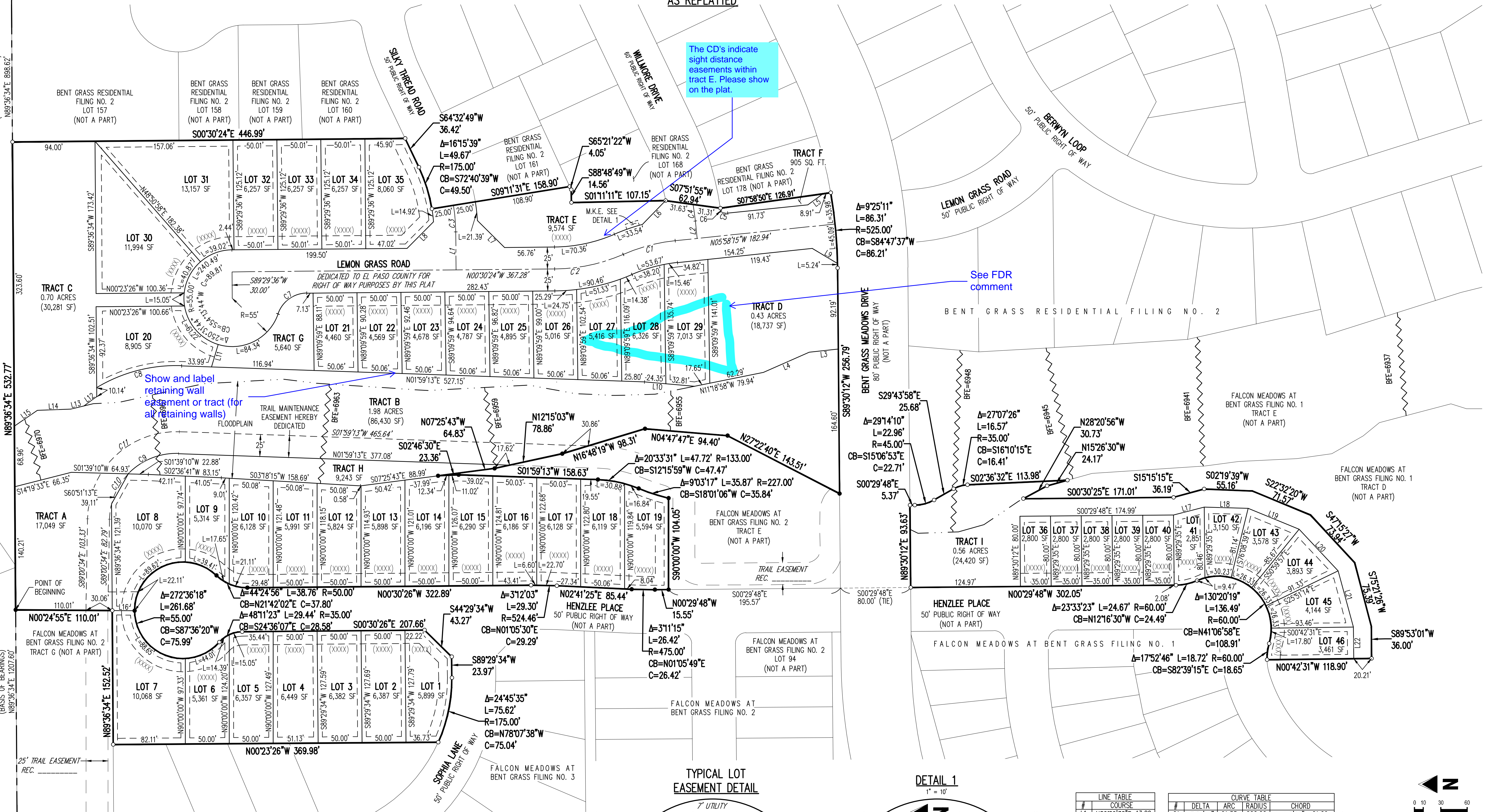
THE MEADOWS
FILING NO. 3
LOT 13
(NOT A PART)

N89°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)
N89°36'34"E 1207.60'

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

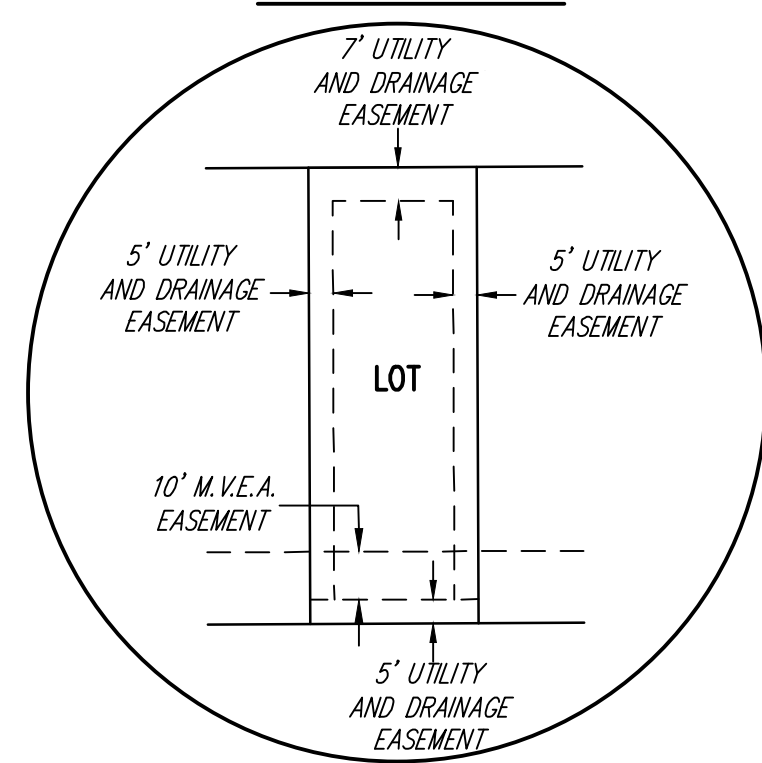


The CD's indicate
sight distance
easements within
tract E. Please show
on the plat.

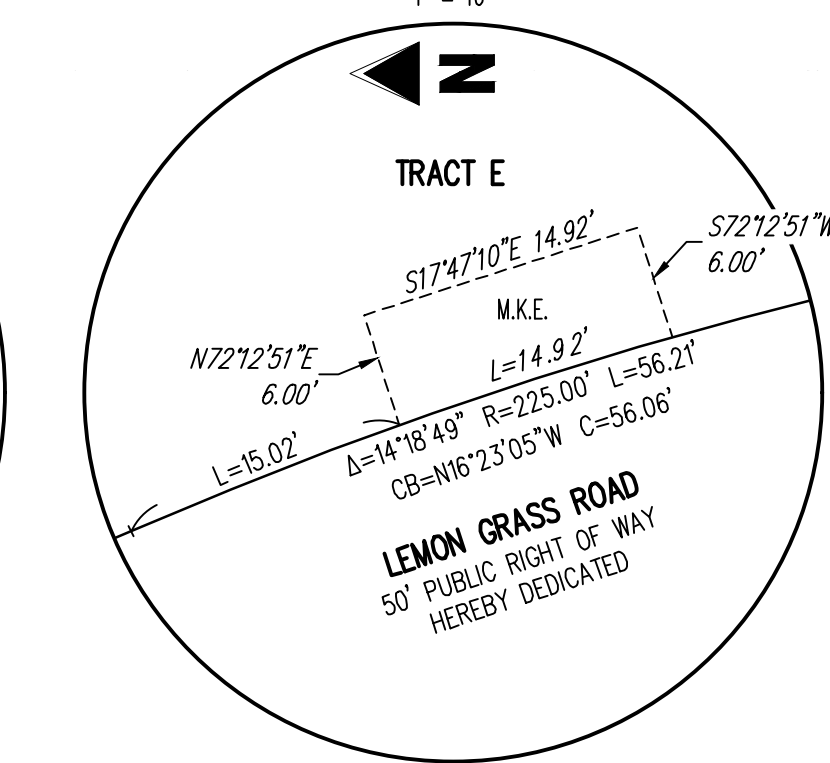
See FDR
comment

Show and label
retaining wall
easement or tract (for
all retaining walls)

TYPICAL LOT
EASEMENT DETAIL

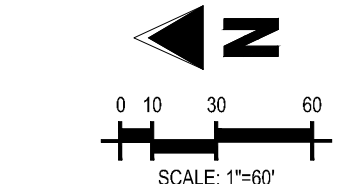


DETAIL 1
1" = 10'

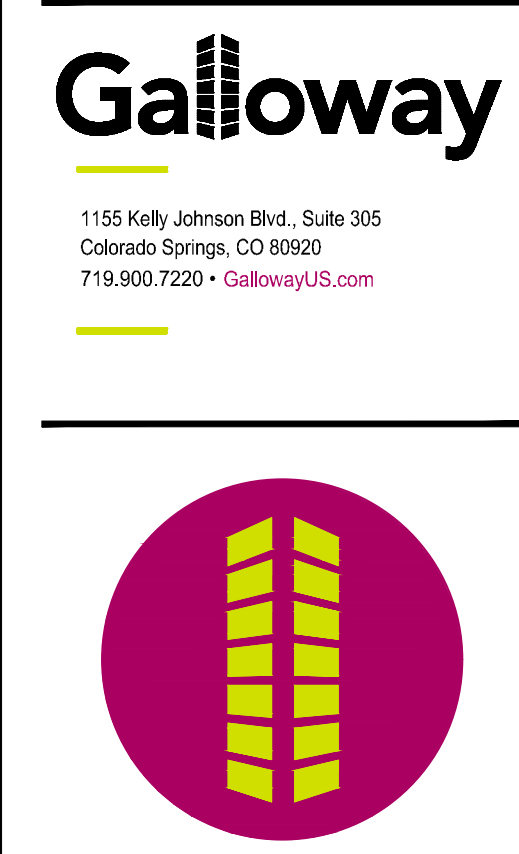


#	COURSE	DELTA	ARC	RADIUS	CHORD
L1	N89°29'36"W 43.29	C1	17°34'14"	61.33	200.00
L2	S84°01'45"W 19.93	C2	23°02'05"	80.41	200.00
L3	N06°03'08"W 33.17	C3	8°41'07"	30.32	200.00
L4	N23°52'50"W 57.13	C4	33°58'54"	19.07	300.00
L5	N35°58'15"W 21.27	C5	39°40'39"	8.31	12.00
L6	S45°54'52"E 37.91	C6	0°38'55"	3.74	330.00
L7	S44°40'00"W 43.72	C7	7°31'44"	43.08	35.00
L8	S45°14'16"E 42.48	C8	32°57'25"	101.24	176.00
L9	S30°50'13"W 33.44	C9	47°55'50"	63.58	76.00
L10	N04°56'23"E 57.17	C10	43°03'57"	57.12	76.00
L11	N73°10'41"W 26.73	C11	9°59'47"	160.41	101.00
L12	N35°48'48"W 13.49				
L13	N13°30'06"W 15.30				
L14	N02°19'23"W 38.04				
L15	N34°18'06"W 31.78				
L16	S00°24'55"W 25.41				
L17	S14°39'22"E 36.03				
L18	S01°34'40"W 50.07				
L19	S22°22'35"W 62.59				
L20	S46°41'39"W 64.89				
L21	S74°55'26"W 66.38				
L22	S89°17'29"W 36.00				

#	DELTA	ARC	RADIUS	CHORD
C1	17°34'14"	61.33	200.00	N14°45'22"W 61.09
C2	23°02'05"	80.41	200.00	N12°01'27"W 79.87
C3	8°41'07"	30.32	200.00	N85°09'02"E 30.29
C4	33°58'54"	19.07	300.00	S82°12'28"W 19.07
C5	39°40'39"	8.31	12.00	N13°52'05"E 8.14
C6	0°38'55"	3.74	330.00	N82°20'38"E 3.74
C7	7°31'44"	43.08	35.00	S35°46'16"E 40.41
C8	32°57'25"	101.24	176.00	N14°29'29"W 99.85
C9	47°55'50"	63.58	76.00	N21°58'42"W 61.74
C10	43°03'57"	57.12	76.00	N67°28'35"W 55.79
C11	9°59'47"	160.41	101.00	N43°50'40"W 144.07



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
 M.K.E. MALBOK KIOSK EASEMENT



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 Drawn By: EMV
 Checked By: BID
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