WATER RESOURCE AND WASTEWATER REPORT

for



BENT GRASS RESIDENTIAL FILING NO. 2

JULY 2019

Prepared By:



5540 TECH CENTER DRIVE, SUITE 100• COLORADO SPRINGS, CO•80919• (719) 227-0072

WOODMEN HILLS METROPOLITAN DISTRICT

BENT GRASS RESIDENTIAL FILING #2

WATER RESOURCES & WASTEWATER REPORT

July 2019

Prepared for:

Woodmen Hills Metropolitan District 8046 Eastonville Road Peyton, CO 80831

Prepared by:

JDS-Hydro Consultants, Inc. 5540 Tech Center Drive, Suite 100 Colorado Springs, CO 80919

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121 lots. 177 as indicated in the application form, the LOI states 181 lots; The plat numbering is so confusing - its unknown how many lots are proposed

The water wastewater comt is for

4.0 WASTEWATER REPORT

- 4.1 Projected Wastewater Loads: Wastewater flows for WHMD are based on an established benchmark of Average Daily Flow of 163 gallons/day per SFE and 172 gallons/day per SFE for Average Daily-Maximum Month Flow. These are summarized as follows
- 4.2 *Treatment Facilities*: The WHMD has constructed a new regional wastewater treatment facility which was placed on line in the spring of 2019. The new plant is an advanced wastewater treatment plant with a hydraulic capacity of 1.3 MGD. WHMD is;
 - A) In compliance with its discharge permit
 - B) Has adequate capacity for the additional flows.

Current loading at startup is roughly 50% and adequate capacity exists to handle the additional flows proposed from Bent Grass Residential Filing No. 2.

The expected loads from this development represent about 1.5% of WHMD's current permitted treatment plant capacity of 1,300,000 gal/day.

Table 5.1Summary of Expected Wastewater LoadsSFEAverage Daily
Flows (Gal/Day)Average Daily- Max Month
Flow (Gal/Day)12119,723 (GPD)20,812 (GPD)

4.3 *Collection and Pumping Facilities*: This development will be required to install gravity sewer facilities in accordance with WHMD standards and approvals. Said gravity sewer facilities will connect to existing collection systems owned and operated by WHMD.

Wastewater pumping facilities are not necessary to serve Bent Grass Residential Filing #2.

Appendix A

KNOW ALL MEN BY THESE PRESENTS:

THAT CHALLENGER COMMUNITIES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY; MARKSHEFFEL-WOODMEN INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, LONG HOPE JOINT VENTURE, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, BT LONG, LENA GAIL CASE AND RANDLE W. CASE II, AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF R.W. CASE, DECEASED, M.D. MCALLISTER TRUST, JAMES W. BULLER AND R.W. CASE II, AS THEIR INTERESTS MAY APPEAR BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, LOCATED IN EL PASO COUNTY, STATE OF COLORADO, BEING 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 BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER OF SECTION 1, T13S, R65W IS NO0"13'46"W AND MONUMENTED AS SHOWN:

COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 1; THENCE N0013'46"W WITH THE WEST LINE OF SAID SECTION 1. A DISTANCE OF 1928.67 FEET TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. 21303554 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE; THENCE WITH THE SOUTH LINE OF SAID PARCEL, N89°47'22"E A DISTANCE OF 419.98 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND BEING THE SOUTHWEST CORNER OF A STRIP OF LAND DESCRIBED IN QUIT CLAIM DEED AT RECEPTION NO. 209061972 AND ALSO BEING THE POINT OF BEGINNING:

THENCE NOO'13'46"W. A DISTANCE OF 206.47 FEET TO A POINT OF CURVATURE: THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 23°58'12", A DISTANCE OF 253.10 FEET, A CHORD BEARING OF N11°45'20"E WITH A CHORD DISTANCE OF 251.26 FEET; THENCE N23°44'26"E. A DISTANCE OF 301.49 FEET TO A POINT OF CURVATURE: THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 65°45'45", A DISTANCE OF 694.40 FEET, A CHORD BEARING OF N56°37'18"E WITH A CHORD DISTANCE OF 656.91 FEET; THENCE N89'30'12"E, A DISTANCE OF 448.12 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 09°25'11", A DISTANCE OF 86.31 FEET, A CHORD BEARING OF N84°47'36"E WITH A CHORD DISTANCE OF 86.22 FEET; THENCE N07°58'52"W, A DISTANCE OF 126.91 FEET; THENCE N07°51'55"E, A DISTANCE OF 62.94 FEET; THENCE NO1"11'11"W, A DISTANCE OF 107.15 FEET; THENCE N88°48'49"E, A DISTANCE OF 14.56 FEET; THENCE N65°21'22"E, A DISTANCE OF 4.05 FEET; THENCE NO9"11'31"W, A DISTANCE OF 158.90 FEET TO A POINT OF NON-TANGENT CURVE: THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 1615'39", A DISTANCE OF 49.67 FEET, A CHORD BEARING OF N72°40'39"E WITH A CHORD DISTANCE OF 49.50 FEET; THENCE N64°32'49"E, A DISTANCE OF 36.42 FEET; THENCE NO0'30'24"W, A DISTANCE OF 446.99 FEET TO A POINT ON THE SOUTH LINE OF THE MEADOWS FILING NO. 4, RECORDED AT RECEPTION NO. 200135677 AND ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTH 1/16TH OF SAID SECTION 1; THENCE WITH SAID SOUTH LINE, N89°36'34"E, A DISTANCE OF 898.62 FEET TO THE NORTH 1/16TH CORNER OF SAID SECTION 1: THENCE N89°36'02"E. A DISTANCE OF 28.34 FEET: THENCE SO0°22'19"E, DISTANCE OF 619.54 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE (AN 80' PUBLIC RIGHT OF WAY) AND BEING A POINT ON THE NORTH LINE OF BENT GRASS RESIDENTIAL FILING NO. 1. RECORDED AT RECEPTION NO. 215713636; THENCE WITH SAID NORTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID BENT GRASS RESIDENTIAL FILING NO.1. S89°38'09"W. A DISTANCE OF 28.48 FEET TO THE NORTHWEST CORNER OF SAID BENT GRASS MEADOWS DRIVE RIGHT OF WAY AND BEING A POINT ON THE EAST 1/16 LINE OF SAID SECTION 1; THENCE WITH SAID EAST 1/16 LINE, SOO°21'34"E, A DISTANCE OF 699.51 FEET; THENCE CONTINUING WITH SAID EAST 1/16 LINE, S0°21'50"E. A DISTANCE OF 693.63 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DEED AT BOOK 3233, PAGE 824 OF THE EL PASO COUNTY CLERK & RECORDER; THENCE WITH THE NORTH OF LINE OF SAID PARCEL, S89°47'22"W, A DISTANCE OF 952.75 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN BOOK 3233 AT PAGE 824; THENCE ALONG THE WEST LINE OF SAID PARCEL. SO0°22'01"E. A DISTANCE OF 18.25 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DEED AT RECEPTION NO. 208053974: THENCE WITH THE NORTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 208053974, S89°47'22"W. A DISTANCE OF 24.57 FEET: THENCE N28°23'21"W, A DISTANCE OF 117.94 FEET TO A POINT OF NON-TANGENT CURVE: THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1840.12 FEET, A CENTRAL ANGLE OF 08°44'32", A DISTANCE OF 280.77 FEET, A CHORD BEARING OF N10°08'34"W WITH A CHORD DISTANCE OF 280.50 FEET; THENCE N17°37'13"W, A DISTANCE OF 160.63 FEET; THENCE N77°46'36"E, A DISTANCE OF 30.12 FEET; THENCE N12°59'08"W, A DISTANCE OF 75.20 FEET; THENCE N12°32'06"W, A DISTANCE OF 80.14 FEET; THENCE NO3°42'06" W, A DISTANCE OF 84.68 FEET; THENCE NO3"12'36" W, A DISTANCE OF 153.39 FEET THENCE N04'50'58"E, A DISTANCE OF 80.18 FEET TO A POINT ON THE SOUTH LINE OF SAID STRIP OF LAND DESCRIBED IN QUITCLAIM DEED AT RECEPTION NO. 209061972; THENCE WITH THE SOUTH LINE OF SAID STRIP OF LAND. S89°30'12"W. A DISTANCE OF 358.96 FEET TO A POINT OF CURVATURE: THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 33°19'45", A DISTANCE OF 305.39 FEET, A CHORD BEARING OF S72°50'18"W WITH A CHORD DISTANCE OF 301.11 FEET TO A POINT OF COMPOUND CURVE: THENCE ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 32°26'00", A DISTANCE OF 297.18 FEET, A CHORD BEARING OF S39'57'26"W WITH A CHORD DISTANCE OF 293.23 FEET; THENCE S23°44'26"W. A DISTANCE OF 301.49 FEET TO A POINT OF CURVATURE: THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 23°58'12", A DISTANCE OF 219.64 FEET, A CHORD BEARING OF S11'45'20"W WITH A CHORD DISTANCE OF 218.04 FEET; THENCE S00"13'46"E, A DISTANCE OF 206.50 FEET TO THE SOUTHEAST CORNER OF SAID STRIP OF LAND DESCRIBED IN QUITCLAIM DEED AT RECEPTION NO. 209061972; THENCE WITH SOUTH LINE OF SAID STRIP OF LAND, S89'47'22"W, A DISTANCE OF

THE ABOVE DESCRIBED PARCEL CONTAINS 2,212,624 SQUARE FEET OR 50.795 ACRES, MORE OR LESS.

80.00 FEET TO THE POINT OF BEGINNING.

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 "BENT GRASS RESIDENTIAL, FILING NO 2", 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 BENT GRASS RESIDENTIAL FILING NO. 2. 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, 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 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. LLC. A COLORADO LIMITED LIABILITY COMPANY

BY:	
NAME: TITLE:	

BY: MARKSHEFFEL-WOODMEN INVESTMENTS, LLC. A COLORADO LIMITED LIABILITY COMPANY

BY:	
NAME: TITLE:	

BY: LONG HOPE JOINT VENTURE, LLP,

A COLORADO LIMITED LIABILITY PARTNERSHIP
BY:
NAME:
DATE:

BY: BT LONG, LENA GAIL CASE AND RANDLE W. CASE II. AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF R.W. CASE, DECEASED, M.D. MCALLISTER TRUST, JAMES W. BULLER AND R.W. CASE II

B	Y:	

TITLE:

STATE OF COLORADO

DATE: _____

COUNTY OF_____

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

MY COMMISSION EXPIRES _____

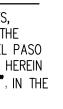
WITNESS MY HAND AND OFFICIAL SEAL

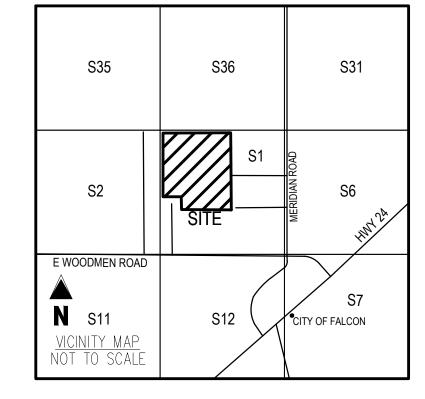
NOTARY PUBLIC

BENT GRASS RESIDENTIAL FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF EL PASO, STATE OF COLORADO





PLAT NOTES:

- 1) THE PURPOSE OF THE REPLAT IS TO CREATE NEW LOTS, TRACTS, PUBLIC RIGHT OF WAYS AND EASEMENTS.
- 2) FIELD WORK WAS COMPLETED ON: MARCH 8, 2019.
- 3) PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08041C0553G HAVING AN MAP REVISED DATE OF DECEMBER 07, 2018, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD) AND PORTIONS OF THE PROPERTY ARE DESIGNATED AS ZONE AE (REGULATORY FLOODWAY), AS SHOWN. THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 5) THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OR 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 LAND TITLE GUARANTEE COMPANY, ORDER NO. SC55075690, WITH AN EFFECTIVE DATE OF MARCH 16, 2019 AT 5:00 P.M. (NOTE PER TITLE COMMITMENT: "NOTE: THE COMMITMENT DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS. NOTE: THIS COMMITMENT IS NOT A REPORT OR REPRESENTATION AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS 24-65.5-103.")
- 6) EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- 7) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- 8) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT FINAL ORDER AND DECREE, RECORDED DECEMBER 11, 1979 IN BOOK 3260 AT PAGE 701
- 9) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE FALCON FIRE PROTECTION DISTRICT AS INSTRUMENTS, RECORDED DECEMBER 2, 1980 IN BOOK 3380 AT PAGE 670 AND 675 AND RECORDED FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 582 AND 587.
- 10) THE PROPERTY IS SUBJECT TO THE FINDINGS AND ORDER AS SET FORTH IN THE COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER, RECORDED JULY 10, 2003, UNDER RECEPTION NO. 203158843.
- 11) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ORDER OF THE INCLUSION OF THE WOODMEN HILLS METROPOLITAN DISTRICT, RECORDED DECEMBER 12, 2003 UNDER RECEPTION NO. 203286253, AND RECORDED JANUARY 23, 2004 UNDER RECEPTION NO. 204013207, AND RECORDED FEBRUARY 11, 2011, UNDER RECEPTION NO. 211015822.
- 12) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ORDER OF THE INCLUSION OF REAL PROPERTY IN THE WOODMEN ROAD METROPOLITAN DISTRICT, RECORDED JANUARY 29, 2004, UNDER RECEPTION NO. 204016142.
- 13) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE THE EFFECT OF RESOLUTION NO. 04-501, RECORDED JANUARY 24, 2005, UNDER RECEPTION NO. 205011638.
- 21) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE CONVEYANCE OF ALL WATER AND WATER RIGHTS AS CONVEYED TO WOODMEN HILLS METROPOLITAN DISTRICT DESCRIBED IN THOSE SPECIAL WARRANTY DEEDS--WATER RIGHTS RECORDED APRIL 8, 2005 UNDER RECEPTION NOS. 205050350 AND 205050349.
- 22) THE PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET FORTH AND AS CONTAINED IN INSTRUMENT RECORDED APRIL 07, 2006, UNDER RECEPTION NO. 206051091.
- 23) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF RESOLUTION NO. 07-133 REGARDING REZONING RECORDED MAY 30, 2007 UNDER RECEPTION NO. 207072586.

SHEET INDEX SHEET 2 OVERALL BOUNDARY & EASEMENTS MAP SHEET 3–5 LOT CONFIGURATION SHEET 6 CURVE TABLE

PLAT NOTES (CONTINUED):

- 24) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF RESOLUTION NO. 07-134 REGARDING REZONING RECORDED MAY 30, 2007 UNDER RECEPTION NO. 207072587.
- 25) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF RESOLUTION NO. 07-135 REGARDING THE BENT GRASS PRELIMINARY PLAN RECORDED MAY 30, 2007 UNDER RECEPTION NO. 207072588.
- 26) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF BENT GRASS OVERALL PUD DEVELOPMENT PLAN MAP RECORDED JUNE 4, 2007 UNDER RECEPTION NO. 207074523.
- 27) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF BENT GRASS PHASE ONE SITE SPECIFIC PUD DEVELOPMENT PLAN RECORDED JUNE 4, 2007 UNDER RECEPTION NO. 207074524.
- 28) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF RESOLUTION NO. 07-388 REGARDING BENT GRASS METROPOLITAN DISTRICT RECORDED SEPTEMBER 25, 2007 UNDER RECEPTION NO. 207124524.
- 29) ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE BENT GRASS METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 29, 2007, UNDER RECEPTION NO. 207152168. NOTICE OF SPECIAL DISTRICT DISCLOSURE RECORDED DECEMBER 18, 2007 UNDER RECEPTION NO. 207160587.
- 30) THE PROPERTY IS SUBJECT TO THE TERMS. CONDITIONS. PROVISIONS. OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF EL PASO COUNTY SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM, RECORDED AUGUST 07, 2013, UNDER RECEPTION NO. 213101580.
- 31) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF RESOLUTION NO. 14-260, RECORDED JULY 23, 2014, UNDER RECEPTION NO. 214065375.
- 32) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF RESOLUTION NO. 14-259, RECORDED JULY 23, 2014, UNDER RECEPTION NO. 214065376.
- 33) THE PROPERTY IS SUBJECT TO THE TERMS. CONDITIONS. PROVISIONS. OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF BENT GRASS PLANNED UNIT DEVELOPMENT PLAN AMENDMENT, RECORDED JULY 30, 2014, UNDER RECEPTION NO. 214068054.

	1755 Telstar Drive, Suite 107 Colorado Springs, CO 80920 719.900.7220 GallowayUS.com
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 AND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 8-4-508 OF THE COLORADO REVISED STATUTES.	
BOARD OF COUNTY COMMISSIONERS CERTIFICATE: THIS PLAT FOR BENT GRASS RESIDENTIAL FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE DAY OF, 20, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS NCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC	
STREETS AND EASEMENT ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT SECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION MPROVEMENTS AGREEMENT.	
	FINAL PLAT S RESIDENTIAL FILING NO. 2 HWEST QUARTER AND SOUTHWEST QUARTER AND SOUTHWEST QUARTER AND SOUTHWEST QUARTER OF S R65W OF THE 6TH PRINCIPAL MERIDIAN OF EL PASO, STATE OF COLORADO
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.	FINAL PLAT GRASS RESIDENTIAL FILING NO. 2 HE NORTHWEST QUARTER AND SOUTHWEST QUARTI ION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO
I ATTEST THE ABOVE ON THIS DAY OF, 20	BENT GRA LOCATED IN THE NOF SECTION 1 T COUNT
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069 FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.	# Date Issue / Description Init.
CLERK AND RECORDER	
STATE OF COLORADO COUNTY OF EL PASO I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ATO' CLOCKM., THIS DAY OF, 2019 A.D., AND IS DULY RECORDED AT RECEPTION NO OF THE RECORDS OF EL PASO COUNTY, COLORADO.	
BY:	Project No: CLH014.20

FEES: SURCHARGE: BRIDGE FEE: DRAINAGE FEE: ____ PARK FEE: SCHOOL FEE: _____

EL PASO COUNTY CLERK AND RECORDER

1	
Sheet 1 of 6	

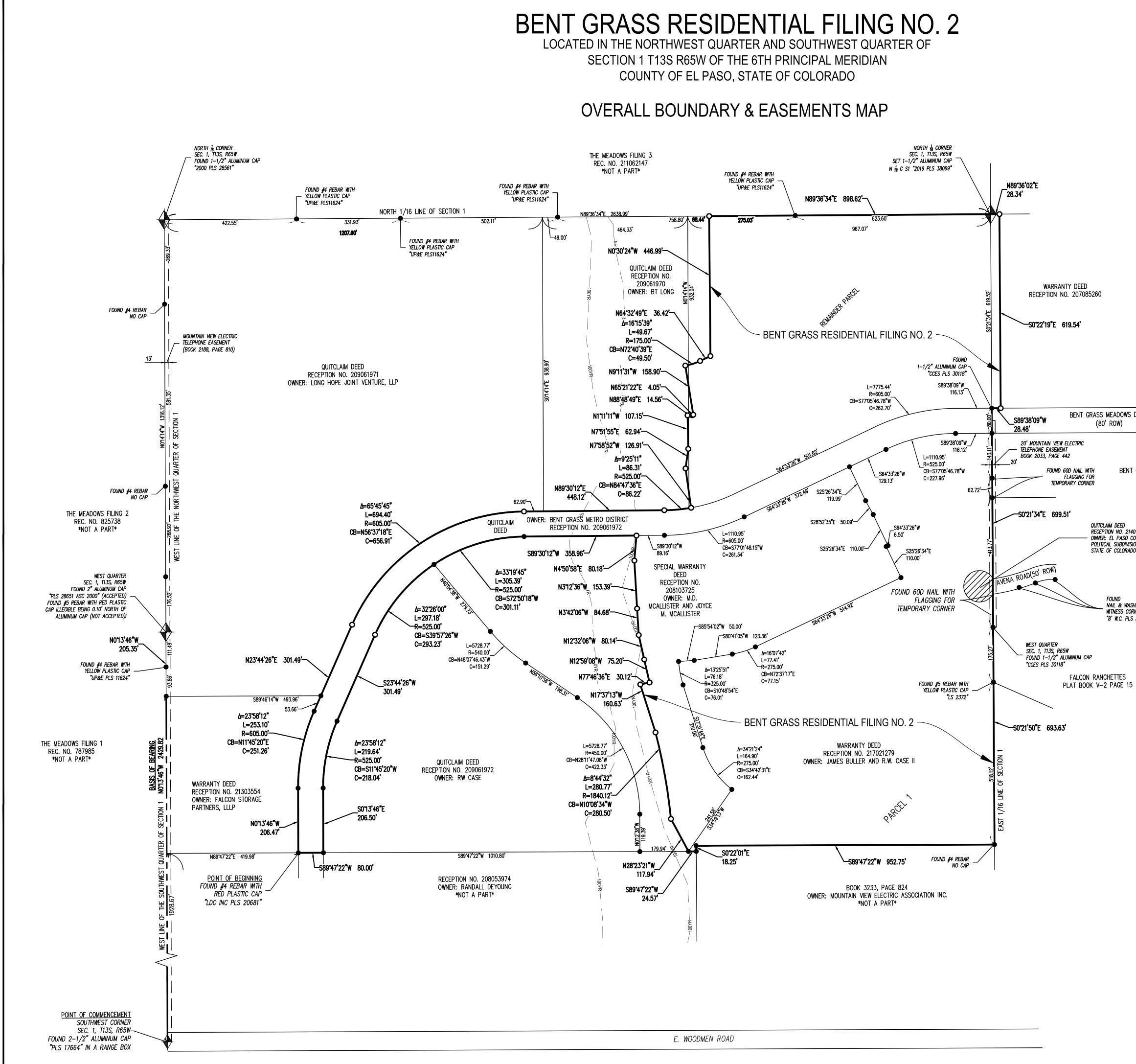
BJD

5/14/2019

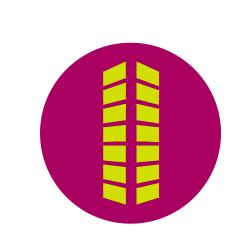
Drawn By:

Date:

Checked By:







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BENT GRASS MEADOWS DRIVE (80'ROW)

BENT GRASS RESIDENTIAL FILING 1 REC. NO. 215713636 *NOT A PART*

quitclaim deed Reception no. 214078281 OWNER: EL PASO COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO

> FOUND NAIL & WASHER FOR WITNESS CORNER "8' W.C. PLS 30118"

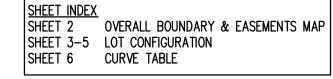
LEGEND

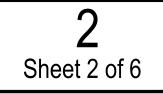
	P.U.D.E (PUBLIC UTILITY & DRAINAGE EASEMENT)
	LOT LINE
	PROPERTY BOUNDARY
	ROAD CENTERLINE
	SECTION LINE
100YR	100-YEAR FLOODPLAIN LINE
0	SET, NO. 5 REBAR W/ ORANGE PLASTIC CAP, "PLS 38069", UNLESS OTHERWISE NOTED
•	FOUND, NO. 4 REBAR W RED PLASTIC CAP, "LDC INC PLS 20681", UNLESS OTHERWISE NOTED
\checkmark	ALIQUOT CORNER (AS DESCRIBED)

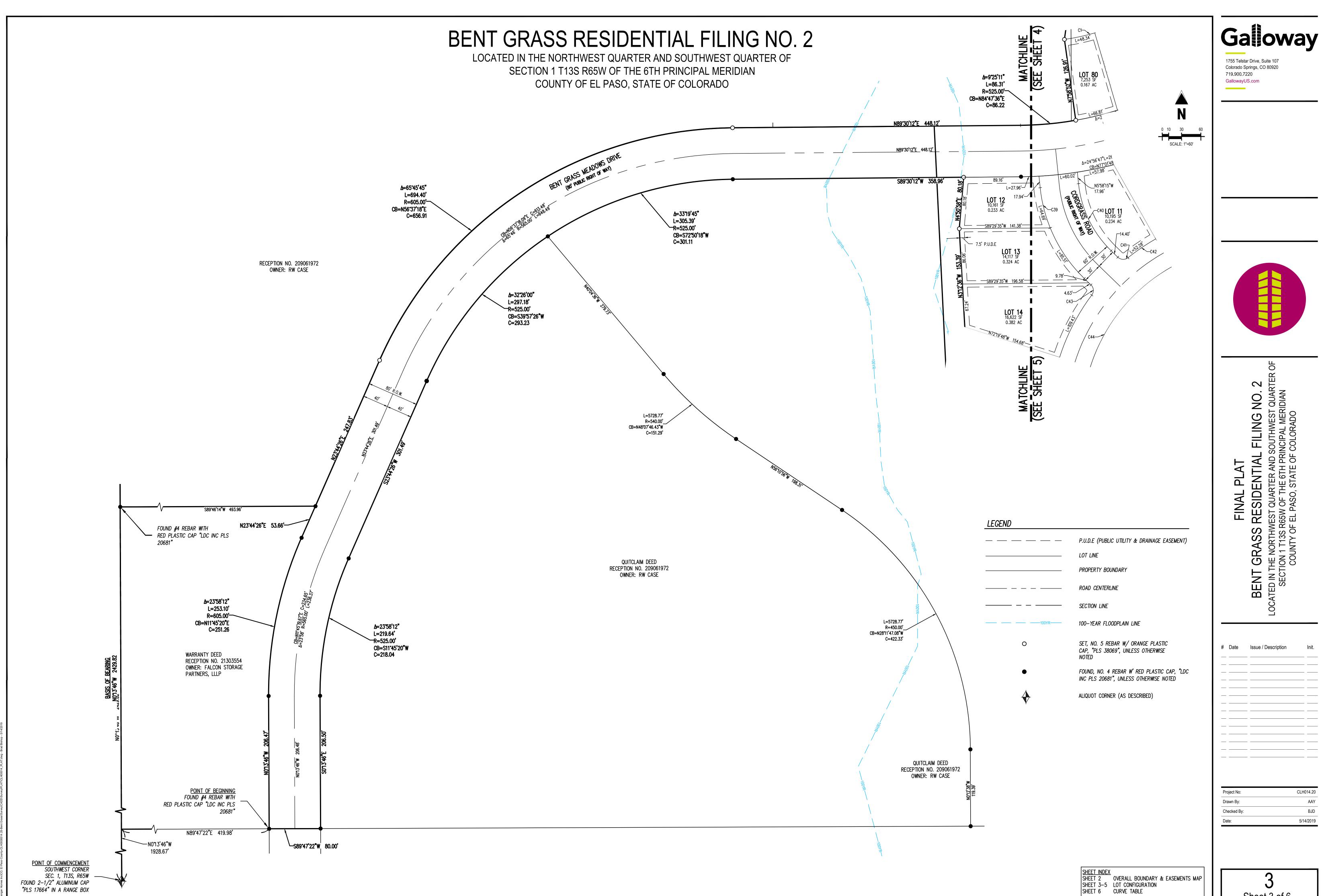
FINAL PLAT BENT GRASS RESIDENTIAL FILING NO. 2	Located in the northwest quarter and southwest quarter o section 1 T13S R65W of the 6th principal meridian county of el paso, state of colorado
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#	Date	Issue / Description	Init.
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Project No:	CLH014.20
Drawn By:	AAY
Checked By:	BJD
	5/14/2019

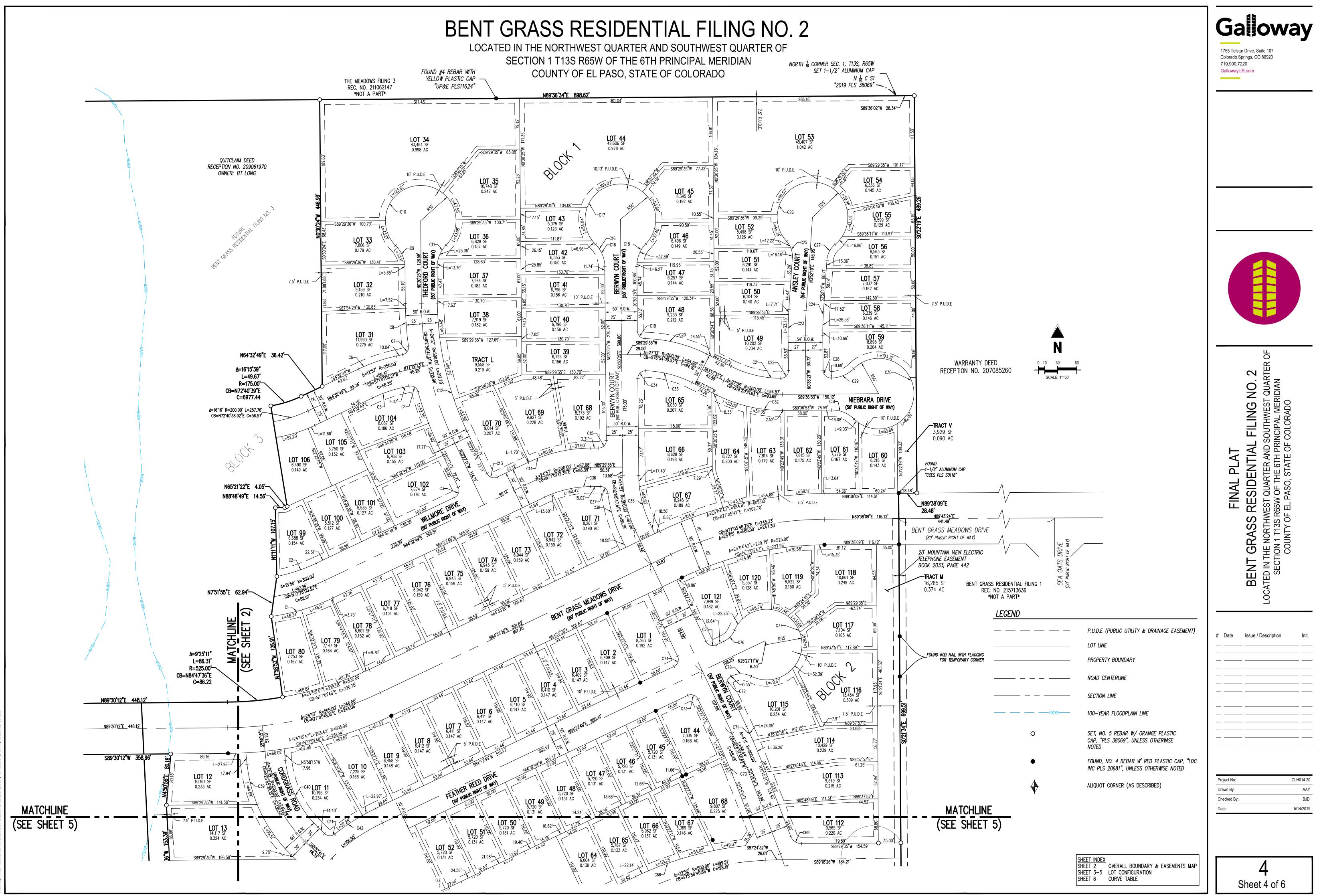




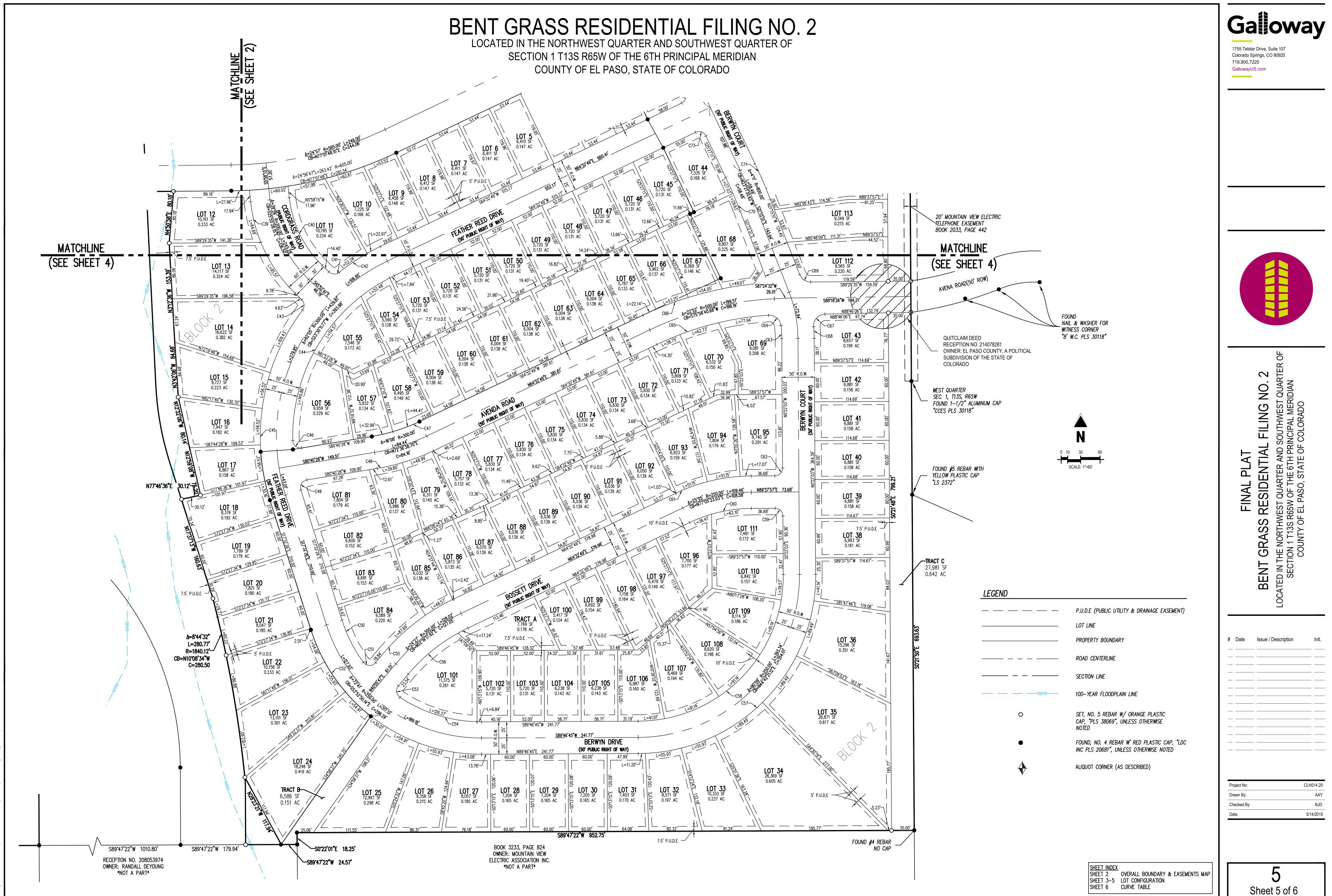


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SHEET	3–5	LOT CON	FIGURATION			
SHEET	6	CURVE T	ABLE			

Sheet 3 of 6



nciCO, El Paso County-CLH0000014.20-Bent Grass\SurveyiCADDiSurveyiPLATICLH00014_PLAT.dwg - Brad Bishop - 5/14,



PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT
C1	17 ° 28'21"	100.63	330.00	S73°17'00"W	100.25
C2	13•49'23"	65.14	270.00	S71°27'31"W	64.98
C3	90°00'00"	18.85	12.00	S19 ° 32'49"W	16.97
C4	86°47'51"	18.18	12.00	S59°06'41"E	16.49
C5	12 ° 56'34"	50.83	225.00	N71°01'06"E	50.72
C6	12 ° 56'34"	62.12	275.00	S71°01'06"W	61.99
C7	85"18'00"	17.87	12.00	N34°50'23"E	16.26
C8	6 ° 28'57"	59.40	525.00	S4 ° 34'09"E	59.37
C9	44 ° 24'55"	38.76	50.00	N22*42'52"W	37.80
C10	268•49'50"	258.06	55.00	S89*29'35"W	78.57
C11	44 ° 24'55"	38.76	50.00	S21°42'03"W	37.80
C12	24 ° 56'46"	206.81	475.00	S12*58'48"E	205.18
C13	90 ° 00'00"	18.85	12.00	N70°27'11"W	16.97
C14	24 ° 56'46"	100.14	230.00	S77°01'12"W	99.35
C15	90°00'00"	18.85	12.00	N44°29'35"E	16.97
C16	44 ° 24'55"	38.76	50.00	N22 * 42 ' 52"W	37.80
C17	268 ° 49'50"	258.06	55.00	S89*29'35"W	78.57
C18	44 ° 24'55"	38.76	50.00	S21 * 42'03"W	37.80
C19	88"11'13"	18.47	12.00	S44°36'01"E	16.70
C20	25 ° 24'01"	99.75	225.00	N75°59'37"W	98.93

		PARCEL C	URVE SEGME	ENT TABLE	
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENG
C61	25°05'07"	120.40	275.00	s77 ° 05'23"W	119.44
C62	90°00'00"	18.85	12.00	N44 ° 37'57 " E	16.97
C63	6 ° 34'03"	20.06	175.00	N3°39'05"W	20.05
C64	86 ° 52'34"	27.29	18.00	N50°22'23"W	24.75
C65	21•38'31"	179.42	475.00	S75°22'05"W	178.3
C66	19*28'54"	178.51	525.00	S74 * 17'17 * W	177.6
C67	93 • 39'51"	29.43	18.00	N41°56'11"E	26.26
C68	4 • 31'42"	17.78	225.00	N2*37'54"W	17.78
C69	69 ° 14'34"	21.75	18.00	N55*53'08"W	20.45
C70	4"11'20"	56.66	775.00	N23°21'31"W	56.65
C71	4"11'20"	60.32	825.00	N23°21'31"W	60.30
C72	90°00'00"	18.85	12.00	N19 * 32'49"E	16.97
C73	90°00'00"	18.85	12.00	N70°27'11"W	16.97
C74	90°00'00"	18.85	12.00	S19 ° 32'49"W	16.97
C75	90°00'00"	18.85	12.00	N70°27'11"W	16.97
C76	40°37'48"	24.82	35.00	S44°13'55"W	24.30
C77	33°00'04"	31.68	55.00	N37°02'11"W	31.24
C78	51*46'05"	31.62	35.00	S89*34'08"E	30.56

BENT GRASS RESIDENTIAL FILING NO. 2 LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF

SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO

CURVE TABLE

IGTH	(FT
25	
98	
97	
49	
72	
99	
26	
37	
80	
57	
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.18	
97	
35	
97	
80	
57	
80	
70	

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C21	26 ° 22'14"	80.54	175.00	S76°28'44"E	79.84
C22	90 ° 58'30"	19.05	12.00	N44*50'54"E	17.11
C23	4 * 30'31"	41.47	527.00	S1*36'54"W	41.46
C24	4 ° 30'31"	37.22	473.00	S1*36'54"W	37.21
C25	46 ° 27'28"	28.38	35.00	N19°21'34"W	27.61
C26	272 ° 54'56"	261.98	55.00	N86*07'50"W	75.78
C27	46°27'28"	28.38	35.00	S27 ° 05'54"W	27.61
C28	89 ° 49'07"	18.81	12.00	S45°28'33"E	16.94
C29	44 ° 24'55"	38.76	50.00	N67*24'26"E	37.80
C30	268•49'50"	258.06	55.00	N0°23'07"W	78.57
C31	44 ° 24'55"	38.76	50.00	N6810'39"W	37.80
C32	27 ° 06'12"	106.43	225.00	S76*50'43"E	105.45
C33	24 • 34'36"	75.07	175.00	N75*34'55"W	74.49
C34	92 ° 38'11"	19.40	12.00	S45*48'41"W	17.36
C35	24 ° 56'46"	76.19	175.00	S12 * 58'48"E	75.59
C36	24 ° 56'46"	74.02	170.00	S77°01'12"W	73.43
C37	83°06'42"	17.41	12.00	N48*57'03"W	15.92
C38	18°03'29"	70.91	225.00	N16 * 25'26"W	70.62
C39	39 ° 54'27"	160.20	230.00	S25*55'28"E	156.98
C40	39 ° 54'27"	118.41	170.00	N25*55'28"W	116.03

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C41	82*50'26"	17.35	12.00	N8717'55"W	15.88
C42	13"15'57"	75.25	325.00	S57*54'51"W	75.08
C43	82*50'26"	17.35	12.00	S4°27'28"E	15.88
C44	64*09'09"	307.91	275.00	S30*50'18"W	292.08
C45	54 ° 30'11"	309.16	325.00	S9*42'40"W	297.63
C46	98 ° 05'15"	20.54	12.00	S5016'54"E	18.13
C47	16 ° 07'39"	77.41	275.00	S72 * 36'39 " W	77.15
C48	15 ° 39'11"	88.79	325.00	S72 * 50'52 " W	88.51
C49	9812'54"	20.57	12.00	S31°34'01"W	18.14
C50	18 ° 42'42"	73.48	225.00	S26*53'47"E	73.15
C51	103•39'06"	21.71	12.00	S88°04'41"E	18.87
C52	72*40'49"	348.84	275.00	S53*52'50"E	325.92
C53	96 ° 23'46"	20.19	12.00	N8°06'06"W	17.89
C54	33 ° 55'15"	133.21	225.00	N7315'37"W	131.27
C55	24 ° 27'03"	138.69	325.00	S52"19'18"W	137.64
C56	20°51'31"	100.11	275.00	N50°31'32"E	99.56
C57	90°08'49"	432.67	275.00	N44°42'21"E	389.41
C58	90*08'49"	354.01	225.00	S44*42'21"W	318.61
C59	90°00'00"	18.85	12.00	S45°22'03"E	16.97
C60	25 ° 05'07"	98.51	225.00	N77°05'23"E	97.73

ENGTH (FT)
9.44
6.97
0.05
4.75
8.35
7.65
6.26
7.78
0.45
6.65
0.30
5.97
5.97
5.97
5.97
4.30
1.24
0.56

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<u>Sheet</u>	INDEX					
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SHEET	3–5	LOT CON	FIGURATION			
SHEET	6	CURVE T	ABLE			

Galloway 1755 Telstar Drive, Suite 107 Colorado Springs, CO 80920 719.900.7220 GallowayUS.com



Project No:	CLH014.20
Drawn By:	AAY
Checked By:	BJD
Date:	5/14/2019

Markup Summary 9-18-2019

dsdparsons (1)



Subject: Callout Page Label: 3 Author: dsdparsons Date: 9/17/2019 12:34:21 PM Color: ■

The water wastewater comt is for 121 lots. 177 as indicated in the application form, the LOI states 181 lots; The plat numbering is so confusing - its unknown how many lots are proposed