

# EL PASO

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# COUNTY

HOLLY WILLIAMS  
STAN VANDERWERF  
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO:** El Paso County Planning Commission  
Brian Risley, Chair

**FROM:** Kari Parsons, Planner III  
Jeff Rice, PE Engineer III  
Craig Dossey, Executive Director

**RE:** Project File #: SF-19-014  
Project Name: Bent Grass Residential Filing No. 2  
Parcel Nos.: 53010-00-036, 53010-00-037, 53010-00-020, 53010-00-021

OWNER:	REPRESENTATIVE:
Challenger Communities, LLC, 3555 Hill Circle Colorado Springs, CO 80904	Galloway & Company, Inc. 1755 Telstar Drive, Suite 107 Colorado Springs, CO 80920

**Commissioner District: 2**

Planning Commission Hearing Date:	4/7/2020
Board of County Commissioners Hearing Date	4/28/2020

## EXECUTIVE SUMMARY

A request by Challenger Communities, LLC, for approval of a final plat for the Bent Grass Residential Filing No. 2 subdivision to create and authorize the development of 178 single-family lots; 13 tracts to be utilized for open space, drainage, public utilities; and rights-of-way. The proposed 68.55-acre final plat area is zoned PUD (Planned Unit Development) and is located a quarter-mile north of Woodmen Road, east of Golden Sage Road, west of Meridian Road, and is within Section 01, Township 13 South, Range 65 West of the 6th P.M. The parcel is located within the boundaries of the Falcon Peyton Small Area Plan (2008) planning area.

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

The Bent Grass Residential Filing No. 2 final plat is consistent with the Bent Grass PUD (Planned Unit Development) zoning district and approved preliminary plan. The final plat application meets the submittal and review criteria for a final plat as well as the general development standards of Chapter 6, the final plat review criteria of Chapter 7, and the subdivision design requirements of Chapter 8 of the El Paso County Land Development Code (2019).

A finding of water sufficiency for quality, quantity and dependability is requested with this final plat application. A subdivision improvement agreement addressing the phasing of the construction of the rights-of-way for Bent Grass Meadows Drive and the intersection of Bent Grass Meadows Drive and Meridian Road is also being requested.

#### **A. REQUEST/WAIVERS/AUTHORIZATION**

**Request:** A request by Challenger Communities, LLC, for approval of a final plat to create 178 single-family lots, 13 tracts, and rights-of-way.

**Waiver(s):** No waivers are requested with this application.

**Authorization to Sign:** Final Plat, Subdivision Improvement Agreement, Detention Pond Maintenance Agreement and any other documents necessary to carry out the intent of the Board of County Commissioners.

#### **B. PLANNING COMMISSION SUMMARY**

**Request Heard:** N/A

**Recommendation:** N/A

**Waiver Recommendation:** N/A

**Vote:** N/A

**Vote Rationale:** N/A

**Summary of Hearing:** N/A

**Legal Notice:** N/A

#### **C. APPROVAL CRITERIA**

In approving a final plat, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2019):

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is in substantial conformance with the approved preliminary plan;

- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
- The subdivision meets other applicable sections of Chapter 6 and 8; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §34-1-302(1), et seq.]

#### **D. LOCATION**

North: RR-5 (Residential Rural)

Single-family residential

South: I-2 (Industrial)	Office/Vacant
East: PUD/ RR-5 (Planned Unit Development/ Residential Rural)	Single-family residential
West: PUD (Planned Unit Development)	Single-Family residential/Vacant

## **E. BACKGROUND**

The Bent Grass Overall PUD (PUD-06-004), which consists of 178.77 acres and includes an anticipated 540 single-family residential lots, 29 acres of commercial development, and 7.20 acres of parks and open space, was heard and approved by the Board of County Commissioners on April 12, 2007.

A site-specific Bent Grass PUD (PUD-06-005), and preliminary plan (SP-06-008) for the residential portion of the Bent Grass Overall PUD Plan consisting of 135.92 acres were also approved by the Board of County Commissioners on April 12, 2007. The PUD and preliminary plan included 387 single-family lots; 25 tracts for open space, trail corridors, and drainage; and public rights of way. A 50-foot rear yard setback was depicted on the PUD and preliminary plan adjacent to the RR-5 (Rural Residential) zoned property to the north to buffer existing residential development from the proposed Bent Grass development. The lots located along the southeastern boundary are limited to a single-story home per a note on the face of the site-specific PUD plan to mitigate the impacts to the existing residents to the east. Water sufficiency was not addressed at the preliminary plan stage.

Amendments to the southeastern portion of the Bent Grass PUD (PUD-14-002) and preliminary plan (SP-14-004) were approved by the Board of County Commissioners on June 27, 2017. The amendments included 35 acres of the 135.92-acre plan and reconfiguration of 104 single-family lots and one (1) tract to be utilized for open space, drainage, and public rights-of-way. The requirement to limit the lots along the southeastern boundary to single-story homes was retained with the amendment.

The Bent Grass Residential Filing No. 2 is in conformance with the PUD and preliminary plan. The developer has begun the pre-development site grading within the plat area as authorized under the preliminary plan approval.

A portion of Bent Grass Meadows Drive was constructed with Bent Grass Residential Filing No. 1 and intersects with Meridian Ranch Road to the east. The subject plat area will be accessed from Bent Grass Meadows Drive and Avena Road, which was platted with the Bent Grass Residential Filing No. 1 subdivision. If the request is approved, Bent Grass Meadows Drive is anticipated to be constructed from the current terminus west of Meridian Road in a west and south direction to a

point where it will intersect the Woodmen Frontage Road. Recommended Condition No. 7 requires the developer to construct the improvements pursuant to the development agreement, which is anticipated to be recorded with the subject plat.

## **F. ANALYSIS**

### **1. Land Development Code Compliance**

The final plat application meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2019).

### **2. Zoning Compliance**

The Bent Grass PUD development plan provides permitted uses, density, and dimensional standards such as setbacks, maximum lot coverages, and maximum building heights, as well as landscaping requirements. The Bent Grass Residential Filing No. 2 final plat is consistent with the approved PUD development plan and PUD development guidelines.

### **3. Policy Plan Analysis**

A finding of consistency with the El Paso County Policy Plan (1998) was made previously by the Board of County Commissioners with the approved Bent Grass Overall PUD Plan (PUD-06-004), map amendment (rezone) (PUD-06-005) from PUD to a site-specific PUD plan, map amendment (rezone) (PUD-14-002) from the site specific PUD to modify the southeastern portion of a site specific PUD plan, and the Bent Grass Preliminary Plan (SP-06-008) and Bent Grass Preliminary Plan amendment (SP-14-004). The proposed final plat application is consistent with those prior approvals.

### **4. Small Area Plan Analysis**

The Bent Grass Residential Filing No. 2 Final Plat is located within the Falcon Peyton Small Area Master Plan (2008) planning area. A finding of consistency was made previously by the Board of County Commissioners with the approved site-specific Bent Grass PUD plan (PUD-14-002) and the Bent Grass Preliminary Plan amendment (SP-14-004). The prior approvals pre-date adoption of the Plan. The proposed final plat is consistent with the prior approvals.

### **5. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate to high wildlife impact potential. The El Paso County Parks Master Plan (2014) identifies a Tier Two trail, known as Woodmen Hills Trail, within the development. Please see the Parks section below for additional information regarding consistency with the Parks Master Plan.

The Master Plan for Mineral Extraction (1996) does not identify any valued deposits within the final plat area. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

The El Paso County Water Master Plan (2019) encourages water efficiency, identifies the future water supply demands, and identifies that water suppliers should diversify their supply portfolios with additional renewable water sources. The relevant goals and policies of the Plan includes the following:

***Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.***

***Policy 1.1.1 – Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.***

***Policy 4.1.4 – Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.***

***Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.***

The proposed urban level development will be served by the Woodmen Hills Metropolitan District. The applicant's water resource report indicates the District has ample supply of groundwater to serve this development and future developments within the District. The Districts annual water quality testing submitted to the Colorado Department of Public Health and Environment (CDPHE) is presumed to meet or exceed standards. CDPHE has not provide notice to El Paso County Public Health and Environment (EPCHE) to the contrary. EPCHE has made a recommendation of sufficiency for water quality. The County Attorney's Office has also made a recommendation of sufficiency for water quantity and dependability.

## **G. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

A geology and soils report, dated January 2020, was submitted by RMG Engineering, Inc., in support of the final plat application. The report provides a geologic hazards and constraints evaluation and preliminary geotechnical investigation of the final plat area. The report identified the shallow groundwater

characteristics in the soil. The applicant has memorialized the need for the constraint mitigation with a plat note precluding basements for specific lots.

Colorado Geological Survey (CGS) staff and Planning and Community Development Department staff have worked with the applicant to identify the constraint and/or hazard areas on the plat and to define appropriate mitigation techniques to include but not limited to installation of underdrains where appropriate, and grading techniques, that will need to be implemented in order to develop single-family lots. CGS has no objection to this plat as it pertains to the identified constraints as long as the mitigation techniques identified in the RMG Engineering report are implemented by the contractor(s).

## **2. Wildlife**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the property as having a low wildlife impact potential. El Paso County Community Services Department, Environmental Division, was sent a referral and provided the following comments:

“The Environmental Division notes the assertion in the Geotechnical Evaluation Reports dated May 7, 2019 and January 29, 2020 that the site does not contain jurisdictional wetlands. However, this determination was not based upon a wetland delineation nor was it made by a wetland scientist. Documentation of concurrence with this assertion from the U.S. Army Corps of Engineers (USCOE) shall be provided to the Planning and Community Development Department prior to project commencement. The applicant is hereby on notice that the USCOE has regulatory jurisdiction over wetlands. It is the applicant’s responsibility, and not El Paso County’s, to ensure compliance with all applicable laws and regulations, including, but not limited to, the Clean Water Act.

The project may interfere with pronghorn, mule deer and swift fox habitat. Information regarding wildlife protection measures such as fencing requirements shall be provided. Information can be obtained from Colorado Parks and Wildlife.

It is strongly recommended that the applicant obtain the necessary approvals from all federal, state and county agencies as a part of their planning process.”

Staff has incorporated the Divisions comments into recommended Notation No. 2. The application was sent to the USCOE for review and comment. The

USCOE has not provided comments on the application. The applicant has not provided USCOE concurrence at this time.

### **3. Floodplain**

As indicated on FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0553G, a portion of the property is located within the current 100-year regulatory floodplain. The FEMA floodplain is contained within proposed Tracts H and K.

### **4. Drainage and Erosion**

The site is located within the Falcon Drainage Basin. This basin has been studied and drainage and bridge fees apply. The drainage and bridge fees due upon plat recordation are \$694,635.90 and \$95,418.05, respectively. The site drains generally to the south and west. A Master Development Drainage Plan (MDDP) and a Final Drainage Report (FDR) were provided with the final plat application. Per those reports, the overall development will provide adequate water quality facilities and will improve offsite detention facilities to maintain runoff at or below historic rates using full-spectrum detention.

Per the Falcon Drainage Basin Planning Study (DBPS), improvements to the Falcon west tributary channel, including grade control and detention are required, as well as repairs and retrofitting of the downstream regional detention facility, Pond WU. Developer proposed improvements include diversion channels to convey offsite drainage from the north to the main west tributary channel through the Bent Grass development, channel stabilization as appropriate with each filing, on-site water quality control measures, and repair and retrofitting of the downstream Pond WU to provide full-spectrum detention. A double box culvert is proposed to be constructed under Bent Grass Meadows Drive which will be constructed between its existing terminations to the south and east to complete the paved public road. The MDDP addresses the necessary channel and DBPS recommended improvements, revised as appropriate to ensure that the proposed improvements meet current standards. Until complete channel improvements are constructed with adjacent development, an interim level of protection will be provided with development of Bent Grass Residential Filing No. 2 to stabilize the banks adjacent to the developed lots (reference Condition of Approval No.17).

### **5. Transportation**

The Bent Grass Residential Filing No. 2 development is located adjacent to Bent Grass Meadows Drive one-half (1/2) mile west of the Bent Grass Meadows Drive and Meridian Road intersection. It is northeast of the current termination of Bent

Grass Meadows Drive running north from Woodmen Frontage Road. The applicant is proposing internal local urban roads accessing Bent Grass Meadows Drive and the completion of Bent Grass Meadows Drive between the existing segments to the east and south. The developer is also proposing to construct intersection improvements to the Meridian Road / Bent Grass Meadows Drive intersection, meeting the responsibilities under the most recent Bent Grass development agreement. These roads and intersection improvements will be adequate to serve Bent Grass Residential Filing No. 2. The development will be subject to the County Road Impact Fee Program as applicable for property located within the Woodmen Road Metropolitan District.

Contribution to an escrow account is proposed to provide a fair and equitable monetary share from this development toward offsite transportation improvements at the Woodmen Road / Golden Sage intersection as identified in Table 6 of the Bent Grass Residential Filing No. 2 Transportation Impact Study.

The developer of Bent Grass Residential Filing No. 2 is proposing to construct approximately 8,900 linear feet of urban local roads within the subdivision and 3,400 linear feet of collector road (Bent Grass Meadows Drive). These roads will be accepted for County maintenance once completed to County standards.

## **H. SERVICES**

### **1. Water**

The Woodmen Hills Metropolitan District provides water service and has committed to serve the property.

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The State Engineer's office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office has recommend a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality.

### **2. Sanitation**

Woodmen Hills Metropolitan District provides wastewater service and has committed to serve the proposed subdivision. El Paso County Public Health has made a favorable recommendation regarding wastewater disposal.

### **3. Emergency Services**

The property included within the proposed final plat is located within the Falcon Fire Protection District. The Falcon Fire Protection District has committed to serve the proposed subdivision.

### **4. Utilities**

Mountain View Electric Association will provide electrical service and Colorado Springs Utilities will provide natural gas service to the development. Public utility easements have been depicted on the final plat.

### **5. Metropolitan Districts and Other Special Districts**

The plat is within Bent Grass Metropolitan District. The developer will be responsible for building the public improvements, drainage improvements, amenities within the open space, fencing as depicted on the landscape plan, and installing the landscaping along the rights-of-way. After the completion of those improvements, the District will be responsible for ongoing maintenance of the open space amenities, drainage improvements, fencing, and landscaping installed by the applicant along the rights-of-way. The District shall maintain the rights-of-way until preliminary acceptance by the County.

The property is within the Woodmen Road Metropolitan District. The applicant will be required to pay the Woodmen Road impact fees to the District at the time of building permit issuance.

### **6. Parks/Trails**

Regional park (Area 2) fees in the amount of \$82,536 and urban park fees (Area 3) in the amount of \$52,128 in lieu of land dedication shall be paid at the time of final plat recordation.

In accordance with the El Paso County Parks Master Plan, the applicant depicted a 25-foot trail corridor easement on the plat which will connect to the County's secondary regional trail system known as Woodmen Hills trail. A trail is not proposed to be constructed at this time. Two pocket parks are also depicted on the plat drawing which will be constructed by the applicant, and owned and maintained by the District.

### **7. Schools**

School fees in the amount of \$42,720 in lieu of land dedication shall be paid at the time of final plat recordation for the benefit of Falcon School District No. 49.

## **I. APPLICABLE RESOLUTIONS**

Approval            Page 19

Disapproval       Page 20

## **J. STATUS OF MAJOR ISSUES**

There are no outstanding issues with this request.

## **K. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2019) staff recommends the following conditions and notations:

### **CONDITIONS**

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The applicant shall submit the Mylar to Enumerations for addressing.
5. The 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 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 Preble's Meadow Jumping Mouse as a listed species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
7. The Subdivision Improvement Agreement, including the Financial Assurance Estimate, as approved by the ECM Administrator, shall be filed at the time of recording the final plat.

8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.
9. The subdivider(s) 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. The subject property is within the Woodmen Road District.
10. Park fees in lieu of land dedication for regional parks (Area 2) in the amount of \$82,536 and urban parks (Area 3) in the amount of \$52,128.00 shall be paid at the time of plat recordation.
11. School fees in lieu of land dedication for Falcon School District No. 49 in the amount of \$42,720 shall be paid at the time of plat recordation.
12. Drainage and bridge fees for the Falcon basin, in the amounts of \$694,635.90 and \$95,418.05, respectively, shall be paid at the time of final plat recording. If credits have been established prior to recordation of the final plat, the credits may be applied towards the fees due.
13. The construction drawings and the final drainage report (SF-19-014) shall be approved by the Planning and Community Development Department and collateral shall be provided by the applicant to guarantee all required public improvements prior to recordation of the Bent Grass Residential Filing No. 2 final plat.
14. The construction drawings and the Master Development Drainage Plan (MDDP) (CDR-19-004) for the intersection of Bent Grass Meadows Drive and Meridian Road shall be approved by the Planning and Community Development Department and collateral shall be provided by the applicant to guarantee all improvements associated with the intersection prior to recordation of the Bent Grass Residential Filing No. 2 final plat.
15. Protected/permissive signal phasing for eastbound left turns from Woodmen Road to Golden Sage is included in the short-term traffic modeling. If this improvement is needed in the short term, plans are required and coordination with EPC Department of Public Works and possibly the City of Colorado Springs will be necessary for implementation of the added signals and timing. These improvements shall be included in the Financial Assurance Estimate as determined by the County Engineer if needed with the development of this subdivision.
16. The developer, property owner and/or Bent Grass Metropolitan District shall be responsible for maintenance of the Falcon west tributary channel adjacent to and

within the final plat until construction of the necessary channel improvements by the developer is complete and the channel improvements have been accepted by El Paso County. Construction of the interim channel improvements as shown in the approved construction drawings is the responsibility of the subdivider. Final channel design and construction drawings for the channel through and downstream of the site shall be provided with the next Bent Grass residential subdivision unless otherwise agreed to be deferred to a later date by the ECM Administrator and PCD Executive Director.

## **NOTATIONS**

1. Final plats not recorded within 12 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. El Paso County Community Services Department, Environmental Division strongly recommends that the applicant obtain the necessary approvals from all federal, state and county agencies as a part of their planning process. Documentation of concurrence with this assertion from the U.S. Army Corps of Engineers (USCOE) should be provided to the Planning and Community Development Department prior to ground disturbance in the ponded area at the northern boundary of the plat. The applicant is hereby on notice that the USCOE has regulatory jurisdiction over wetlands. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable laws and regulations, including, but not limited to, the Clean Water Act. Applicant is required to obtain a construction permit from the Planning and Community Development Department prior to project commencement.

## **L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified twenty-five (25) adjoining property owners on March 23, 2020, for the Board of County Commissioners hearing. Responses received will be provided at the hearing.

## **M. ATTACHMENTS**

Vicinity Map  
Letter of Intent  
Plat Drawing  
State Engineer's Letter  
County Attorney's Letter

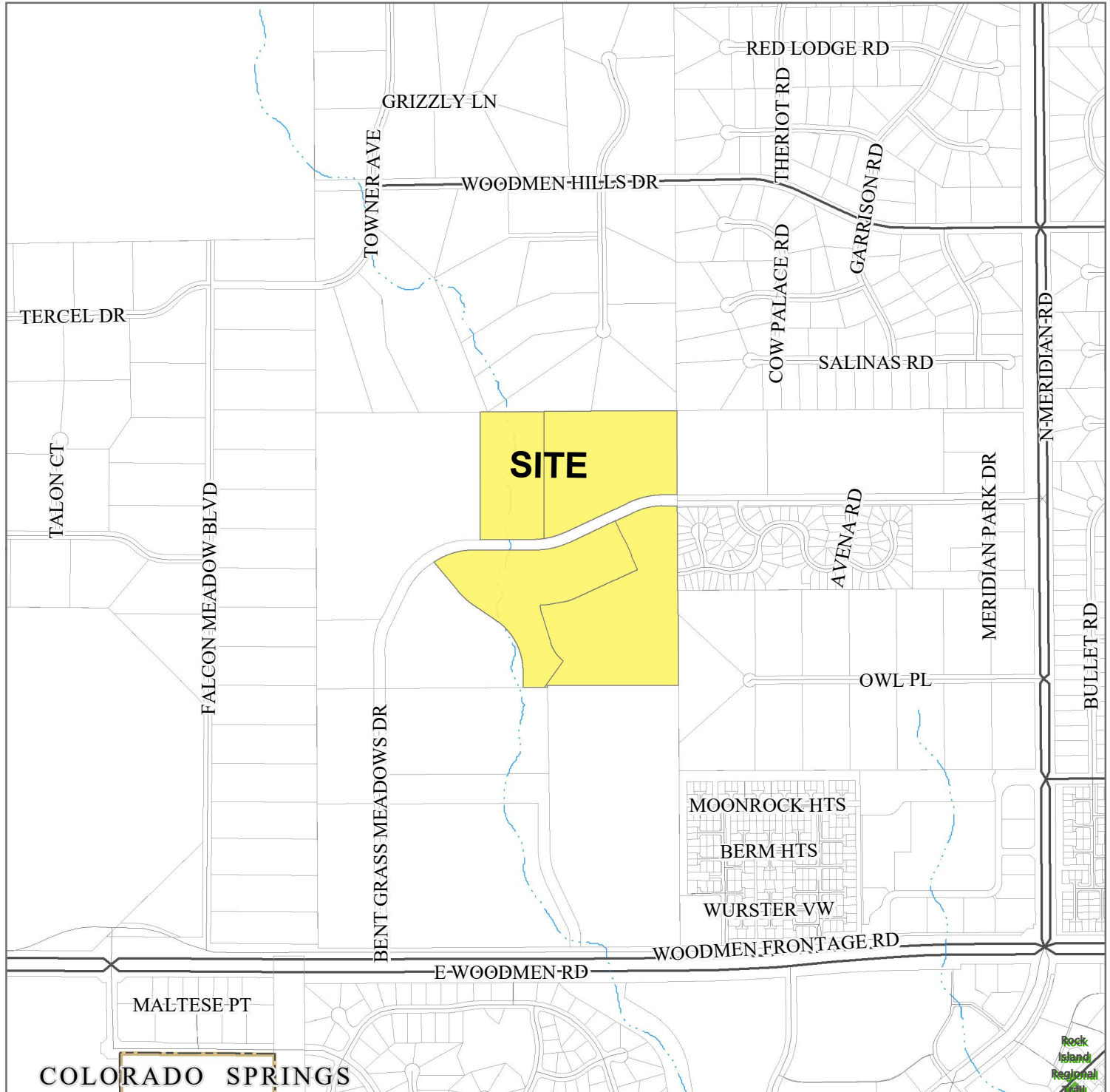
## El Paso County Parcel Information

PARCEL	NAME
5301000021	CHALLENGER COMMUNITIES LLC
5301000020	CHALLENGER COMMUNITIES LLC
5301000036	MCALLISTER M D TRUST
5301000037	CHALLENGER COMMUNITIES LLC

File Name: SF-19-014

Zone Map No. --

Date: March 18, 2020



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 914 520-6600



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

March 13, 2020

El Paso County Development Services Department  
Attn: Ms. Kari Parsons  
2880 International Circle  
Colorado Springs, CO 80910

**SUBJECT: Bent Grass Residential Filing No. 2 – Single Family  
Final Plat Application (SF-19-014): Letter of Intent**

Dear Ms. Parsons,

This Letter of Intent (LOI) is being submitted as part of the Final Plat Application. Challenger Communities, LLC is proposing to construct 178 single family lots, northwest of E. Woodmen Road and Meridian Road. Bent Grass Residential Filing No. 2 is the second filing of the Bent Grass Planned Unit Development, refer to the provided Vicinity Map below.

In accordance with El Paso County requirements, as described in the Land Development Code for the Final Plat application, the following required information is provided:

1. Owner and Applicant/Consultant Information:
2. Site location, size and zoning
3. Request and Justification  
**(A statement regarding Final Plat approval criteria from the *Land Development Code* Sec. 7.2.1 – (D) (3) (f) Criteria for Approval is also included in this list)**
4. Existing and proposed facilities, structures, roads, etc.
5. Waiver and deviation requests

The information below is also provided to help further clarify the purpose and extent of Bent Grass Residential Filing No. 2:

6. The total number of acres in the requested area
7. The total number of residential units and densities for each dwelling unit type
8. Typical lot sizes: length and width
9. Type of proposed recreational facilities
10. If phased construction is proposed, how will it be phased
11. Anticipated schedule of development
12. How water and sewer will be provided
13. Proposed uses, relationship between uses and densities
14. Areas of required landscaping
15. Proposed access locations
16. Approximate acres and percent of land to be set aside as open space, not to include parking, drive, and access roads

**1. OWNER AND APPLICANT/CONSULTANT:**

**PROPERTY OWNER / DEVELOPER:**

Challenger Communities, LLC  
8605 Explorer Dr.  
Colorado Springs, CO 80920

**APPLICANT / CONSULTANT:**

Galloway & Company, Inc.  
1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920

**2. SITE LOCATION, SIZE AND ZONING:**

The Bent Grass Residential Filing No. 2 project site is in the West half of Section 1, Township 13 South, Range 65 West of the 6<sup>th</sup> Principle Meridian, County of El Paso, State of Colorado. The project site is bounded East by Bent Grass Residential Filing No. 1, North by The Meadows Filing No. 2, West, by The Meadows Filing No. 3, and South by Latigo Business Center Filing No. 1. This final plat filing will include 178 single family lots and 13 tracts for either landscape, utility, buffer, open space, drainage purposes, or future development. The aforementioned tracts will be owned and maintained by Bent Grass Metropolitan District. The site is zoned PUD and the final plat conforms to this zone. The proposed land use is Residential Single Family.

**3. REQUEST AND JUSTIFICATION:**

This request for Bent Grass Residential Filing No. 2 is part of the Bent Grass Planned Unit Development originally approved in 2006, and later amended and approved July 8, 2014 (DSD File No. PUD-14-002). This proposed filing is in conformance with the Final Plat criteria from the Land Development Code, Sec. 7.2.1 – (D) (3) (f) *Criteria for Approval*. The lot and street layout conform substantially to the approved PUD plan.

**Site Layout** – The Bent Grass Residential Filing No. 2 includes three lot types: Type A, Type B, and Type T. These are shown in detail in the provided Grading & Erosion Control Plans. Lots adjacent to the property boundary that border existing filings with large lots are all roughly 1 acre lots in order to provide a buffer with the existing larger adjacent lots. This is in conformance to the approved PUD. The majority of the lots are 1/8 and 1/4 acre in size, approximately 55' x 110' (6050 SF), and 70' x 130' (9100 SF), or as otherwise depicted on the plat and in conformance with the approved and recorded PUD Site Plan.

**Streets** – Streets within this development conform PUD requirements that they be paved with curb and gutter and include sidewalks. Sidewalks are placed as shown on the approved PUD

**Access** – Residential lots contained in this development do not have direct access to Bent Grass Meadows drive as stipulated in the approved PUD.

**Open Space** - The total area include in the Bent Grass Residential F2 plat is 68.545 acres. Of this area 14.817 acres is dedicated for Public Right of Way, 33.904 AC is dedicated for 178 single-family lots, and 19.824 AC is dedicated for 13 tracts of varying use. Per the PUD requirements, a total of 10% PUD gross site area is required to be set aside as open space with 25% of the open space usable area. This phase provides over 16% of open space. Below is a table that summarizes open space for previous, current, and future filings of the Bent Grass overall development.

**Off Site Improvements** – Challenger Communities, LLC agreed to perform repairs and upgrades to Regional Pond WU as part of this development. Pond WU currently has a failure of an upstream diversion intended to divert stormwater into an existing wetland and does not provide Water Quality.

The current design will restore the upstream diversion and modify the existing outfall structure to provide Water Quality. These repairs and modifications will benefit all upstream developments. Challenger Communities, LLC will work with County Staff on revisions to the proposed design to ensure maintenance of the Pond and structures can be performed as efficient as possible.

Drainage Credits – Cost for improvements to Pond WU will be offset though Drainage Fee Credits. Challenger Communities, LLC intend to request cost recovery from upstream properties that benefit from Pond WU improvements to the extent that these costs exceed credits provided by the Drainage Fee System.

Category	Bent Grass Approved PUD	Bent Grass Residential Filing No. 1	Bent Grass Residential Filing No. 2	Bent Grass Residential Future Filings
Total Filing Area	140.1 (ac)	28.510 (ac)	68.545 (ac)	43.045 (ac)
Total Open Space Provided	12.4 (ac)	1.413 (ac)	11.034 (ac)	***
% of Open Space	10%	4.9%	16.1%	***

\*\*\* = PUD Requirement met, additional area not required. Developer may choose how much additional space to provide if desired.

#### **4. EXISTING AND PROPOSED FACILITIES, STRUCTURES, AND ROADS, ETC:**

##### **Existing**

The existing project site is undeveloped. A 2-track dirt road that approximately follows the alignment of the proposed Bent Grass Meadows Drive runs through the center of the site. Overhead Electric lines run North and South along the west property line. As described in the approved DBPS completed by Matrix in 2015, two existing channels bisect the project site named RWT202 and RWT204.

##### **Proposed**

The proposed Bent Grass Meadows Drive will connect to the existing portions of the aforementioned road on the east side of the property, and the south west corner. Two 16' x 6' concrete box culverts are proposed to pass 1400 cfs under Bent Grass Meadows Drive. In addition, proposed facilities will consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, and gas lines. Two water quality capture volume (WQCV) detention ponds will be provided adjacent to RWT204 and RWT210. These ponds are designed to treat the WQCV before out falling into public waters. The existing reach RWT202 will be rerouted to RWT204 along the northern property line once it crosses the north property boundary (*Refer to Attachment 6 for the Drainage Report – Final*). All proposed facilities will be in accordance with El Paso County design standards and conforms substantially to the approved PUD Site Plan approved in 2014.

Lastly, as a part of the Bent Grass Residential Filing No. 2 development, Challenger Communities, LLC. has agreed to repair the existing embankment failures and reconstruct the existing pond outfall structure for the Regional Detention Pond WU. This pond is located south of the proposed development on the NW Corner of New Meridian and HWY 24.

#### **5. WAIVER/DEVIATION REQUESTS AND JUSTIFICATION:**

There are no waiver or deviations requests for Bent Grass Residential Filing No. 2.

**6. THE TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:**

Bent Grass Residential Filing No. 2 comprises of 68.545 acres.

**7. THE TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING UNIT TYPE:**

Bent Grass Residential Filing 2 comprises 178 Single Family Residential Dwelling Units on 68.545 acres (2.98 DU/Acre). This calculation uses a total area of 59.755 acres instead of the total area platted because Tracts G and I (8.790 acres) is for future development, which will include future dwelling units.

**8. TYPICAL LOT SIZES: LENGTH AND WIDTH:**

Lots adjacent to the property boundary that border existing filings with large lots are all roughly 1 acre lots. This is in conformance to the approved PUD. The majority of the lots are 1/8 and 1/4 acre in size, approximately 55' x 110' (6050 SF), and 70' x 130' (9100 SF), or as otherwise depicted on the plat and in conformance with the approved and recorded PUD Site Plan.

**9. TYPE OF PROPOSED RECREATIONAL FACILITIES:**

Bent Grass Residential Filing No. 2 will provide a total of 4.078 acres of open space. Included in this area will be 2 "pocket parks" located in proposed Tract A (0.178 ac) and Tract D (0.219 ac). Tracts G and I are dedicated for future development. The final layout of this development is not yet known but could potentially include proposed recreational facilities. Finally, the remaining tracts provided are all dedicated for drainage purposes and other miscellaneous uses.

The approved Bent Grass PUD states to provide a 25' public regional trail in correlation with the final engineering of the drainage corridor (Refer to Note 11 under General Notes of the PUD Plan Amendment). However, the final design of the drainage corridor will not be completed in this filing as the existing channel was proved to be stable. Future Bent Grass Residential Filings will provide the final design of the drainage corridor and allow for the 25' public regional trail easement to be finalized.

**10. IF PHASED CONSTRUCTION IS PROPOSED, HOW IT WILL BE PHASED:**

Construction is proposed to be completed in 3 phases. The first phase will encompass lots 1-23, Tracts B and E, lots 42-83 and 111-120. Also, the associated internal roadways adjacent to said lots and the portion of Bent Grass Meadows drive adjacent to it. Phase 2 will encompass lots 24-41, 84-110, Tracts A and C and the associated internal roadways adjacent to said lots. Finally, phase 3 will encompass lots 121-178, and tracts D, F, G, H, and I. Also, the associated internal roadways adjacent to said lots as well as Bent Grass Meadows Drive. Please refer to the provided construction phasing map located in the *Bent Grass Residential Filing No. 2 - Construction Plans*, sheet C0.04.

**11. ANTICIPATED SCHEDULE OF DEVELOPMENT:**

Construction for the development of this project is currently projected to begin in December of 2019. It is estimated that construction activities will be completed by December 2020. Final stabilization is expected in the spring of 2021.

**12. HOW WATER AND SEWER WILL BE PROVIDED (AND ELECTRIC):**

Water and Wastewater service will be provided by the Woodmen Hills Metropolitan District (WHMD). WHMD issued a "Will Serve Letter" for both water and wastewater service. As part of the agreement with WHMD a payment of \$1.3 Mil. was made by Challenger Communities, LLC to WHMD.

Electric service will be provided by Mountain View Electric Association and natural gas service will be provided by Colorado Springs Utilities. "Will Serve" letters were issued by both parties for Bent Grass Filing No. 2.

**13. PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:**

The proposed use, as described on the PUD Site Plan, is the development of residential single-family lots. All lots will comply with the RS-5000 zoning district. This enforces the minimum lot size to be 5,000 SF.

**14. AREAS OF REQUIRED LANDSCAPING:**

Per the approved PUD Site Plan, Landscape requirements shall only apply to those roadways which are collector, or above which have a double frontage residential lots that are adjacent to a collector or greater roadway classification. A proposed landscape plan for the required landscaping is provided for Bent Grass Meadows Drive that is adjacent to Bent Grass Residential Filing No. 2.

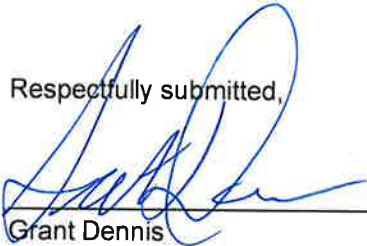
**15. PROPOSED ACCESS LOCATIONS:**

The site will be connected along Bent Grass Meadows Drive which terminates at Meridian Road on the east and Woodmen Frontage Road on the west. The Bent Grass Metropolitan District is responsible for improvements to the Meridian Road and Bent Grass Meadows Drive intersection. These improvements are anticipated to be completed by the summer of 2020.

**16. APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, NOT TO INCLUDE PARKING, DRIVE, AND ACCESS ROADS:**

Per the provided Bent Grass Residential Filing No. 2 Final Plat, the provided open space is equal to 480,641 SF, or 11.034 AC (16.1%). Bent Grass Residential Filing No. 2 comprises 178 Single Family Residential Dwelling Units on 68.545 AC. Tracts G and I (8.790 AC) is for future development, these tracts will include future dwelling units.

Respectfully submitted,



Grant Dennis

Civil Engineering Project Manager  
Galloway & Company, Inc.

KNOW ALL MEN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

PARCELS OF LAND AS DESCRIBED IN WARRANTY DEEDS RECORDED AT RECEPTION NO. 219074560 AND 219074561 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE, BEING A PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6<sup>TH</sup> 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 N001°3'46"W AND MONUMENTED AS SHOWN:

COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 1; THENCE N001°3'46"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 N001°3'46"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 62.90 FEET; THENCE N001°4'14"W, A DISTANCE OF 938.90 FEET TO A POINT ON THE SOUTH LINE OF THE MEADOWS FILING NO. 3, 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 1431.39 FEET TO THE NORTH 1/16TH CORNER OF SAID SECTION 1; THENCE N89°36'02"E, A DISTANCE OF 28.34 FEET; THENCE S00°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, S00°21'34"E, A DISTANCE OF 699.51 FEET; THENCE CONTINUING WITH SAID EAST 1/16 LINE, S00°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, S00°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 179.94 FEET; THENCE N001°2'38"W, A DISTANCE OF 119.39 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 55°58'18", A DISTANCE OF 439.60 FEET, A CHORD BEARING OF N28°11'47"W WITH A CHORD DISTANCE OF 422.33 FEET; THENCE N56°10'56"W, A DISTANCE OF 198.31 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 16°06'20", A DISTANCE OF 151.79 FEET, A CHORD BEARING OF N48°07'46"W WITH A CHORD DISTANCE OF 151.29 FEET; THENCE N40°04'36"W, A DISTANCE OF 279.73 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG SAID NON-TANGENT 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 S001°3'46"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 80.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,985,862 SQUARE FEET OR 68.55 ACRES, 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 **"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: \_\_\_\_\_

DATE: \_\_\_\_\_

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

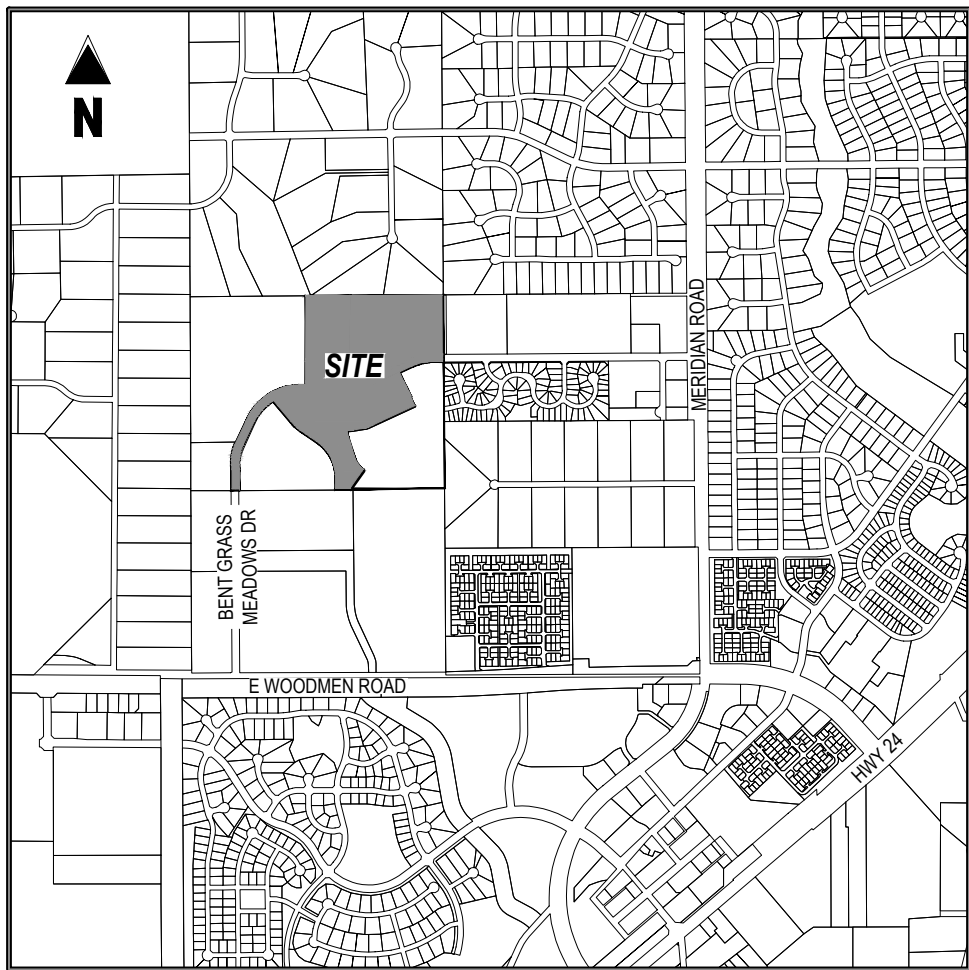
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021 BY

\_\_\_\_\_ AS \_\_\_\_\_

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

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
NOTARY PUBLIC



VICINITY MAP  
1" = 2000'

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL LOT LINES ARE HEREBY PLATTED WITH 5 FOOT SIDE, 10 FOOT FRONT, AND 7.5 FOOT REAR PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SHEET INDEX	
SHEET 2	PLAT NOTES & TRACT TABLE
SHEET 3	OVERALL BOUNDARY & EXISTING EASEMENTS MAP
SHEET 4-6	LOT CONFIGURATION
SHEET 7	CURVE TABLE

ACCEPTANCE CERTIFICATE FOR TRACTS:

WOODMEN HILLS METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L AND M FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE (SEE SHEET 2 OF 7) 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 )  
SS.  
COUNTY OF \_\_\_\_\_ )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021 BY  
\_\_\_\_\_ AS \_\_\_\_\_

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

RECORDING:

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_ O' CLOCK \_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021 A.D. AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY

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.

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 INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC STREETS AND EASEMENT ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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 IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

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 \_\_\_\_\_, 2021.

BRIAN J. DENNIS \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069  
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

CLERK AND RECORDER

STATE OF COLORADO  
COUNTY OF EL PASO  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_ O' CLOCK \_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021 A.D., AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: \_\_\_\_\_  
EL PASO COUNTY CLERK AND RECORDER

SUMMARY:

178 LOTS	33.904 ACRES	49.5%
13 TRACTS	19.316 ACRES	28.2%
RIGHTS-OF-WAY	15.325 ACRES	22.3%
TOTAL	68.545 ACRES	

FEES:

FEE: \_\_\_\_\_ SURCHARGE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_ BRIDGE FEE: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_ PARK FEE: \_\_\_\_\_



FINAL PLAT  
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

#	Date	Issue / Description	Init.
1.	01/22/20	Add County Comments	AAY
2.	02/05/20	Add County Comments	AAY
3.	03/17/20	Add County Comments	AAY

_____	_____
_____	_____
_____	_____
_____	_____
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_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

## COUNTY OF EL PASO, STATE OF COLORADO

23) 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.

PROPERTY IS LOCATED WITHIN THE FALCON FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE REQUIRING RESIDENTIAL FIRE SPRINKLER REQUIREMENTS FOR COVERED STRUCTURES OVER 6000 SQUARE FEET IN SIZE, AND OTHER FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER SHOULD CONSULT WITH THE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.

DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.

- 45) THE BASE FLOOD ELEVATIONS SHOWN ON THIS PLAT ARE SOLELY BASED ON THE FEMA FLOOD MAPS NOTED ABOVE. THE BASE FLOOD ELEVATIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT FIELD VERIFIED BY THIS SURVEY.

- FIRE DISTRICT  
FALCON FIRE PROTECTION DISTRICT  
7030 OLD MERIDIAN ROAD  
PEYTON, CO 80831  
EMAIL: FALCONFIRE@FALCONFIREPD.ORG  
TEL: (719) 495-4050

\*SEE NOTE #39

#	Date	Issue / Description	Init.
1	01/22/20	Add County Comments	AAV
2	02/05/20	Add County Comments	AAV
3	03/17/20	Add County Comments	AAV

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

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

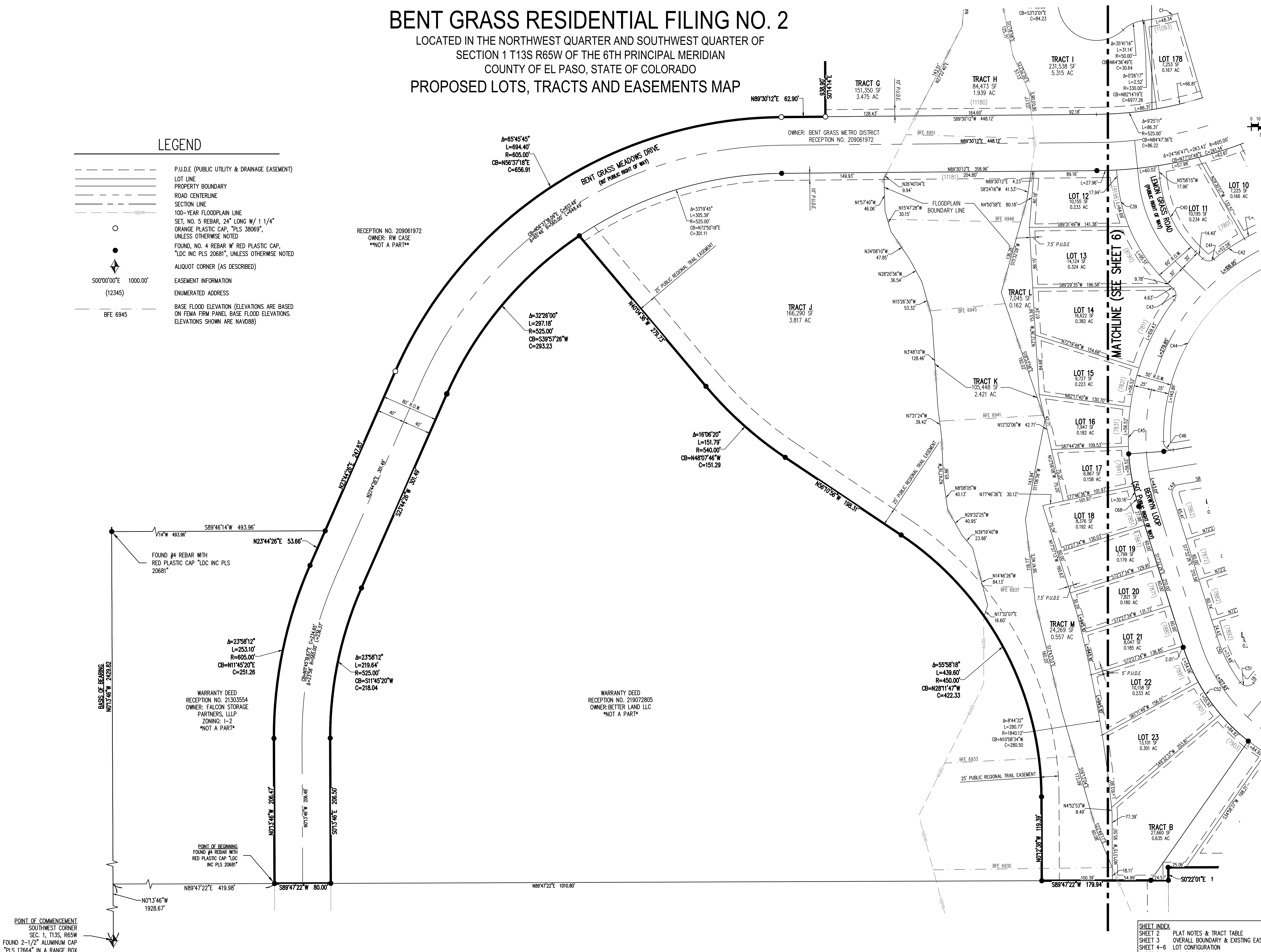
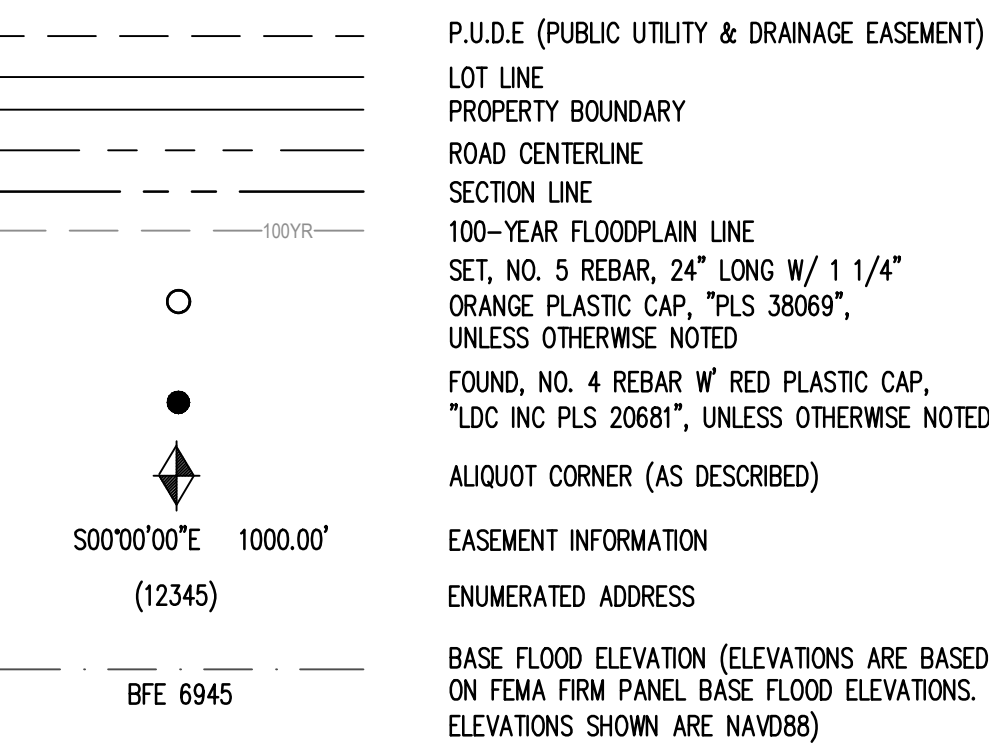
[illegible]

P.U.D.E (PUBLIC UTILITY & DRAINAGE EASEMENT)  
 LOT LINE  
 PROPERTY BOUNDARY  
 ROAD CENTERLINE  
 SECTION LINE  
 100-YEAR FLOODPLAIN LINE  
 SET, NO. 5 REBAR, 24" LONG W/ 1 1/4"  
 ORANGE PLASTIC CAP, "PLS 38069",  
 UNLESS OTHERWISE NOTED  
 FOUND, NO. 4 REBAR W/ RED PLASTIC CAP,  
 "LDC INC PLS 20681", UNLESS OTHERWISE NOTED  
 ALIQUOT CORNER (AS DESCRIBED)  
 EASEMENT INFORMATION  
 ENUMERATED ADDRESS  
 BASE FLOOD ELEVATION (ELEVATIONS ARE BASED  
 ON FEMA FIRM PANEL BASE FLOOD ELEVATIONS).

<u>SHEET INDEX</u>	
SHEET 2	PLAT NOTES & TRACT TABLE
SHEET 3	OVERALL BOUNDARY & EXISTING EASEMENTS MAP
SHEET 4-6	LOT CONFIGURATION
SHEET 7	CURVE TABLE

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  
PROPOSED LOTS, TRACTS AND EASEMENTS MAP

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  
PROPOSED LOTS, TRACTS AND EASEMENTS MAP



**Galloway**  
1155 Kelly Johnson Blvd, Suite 305  
Colorado Springs, CO 80920  
719.900.7220  
[GallowayUS.com](http://GallowayUS.com)



FINAL PLAT  
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

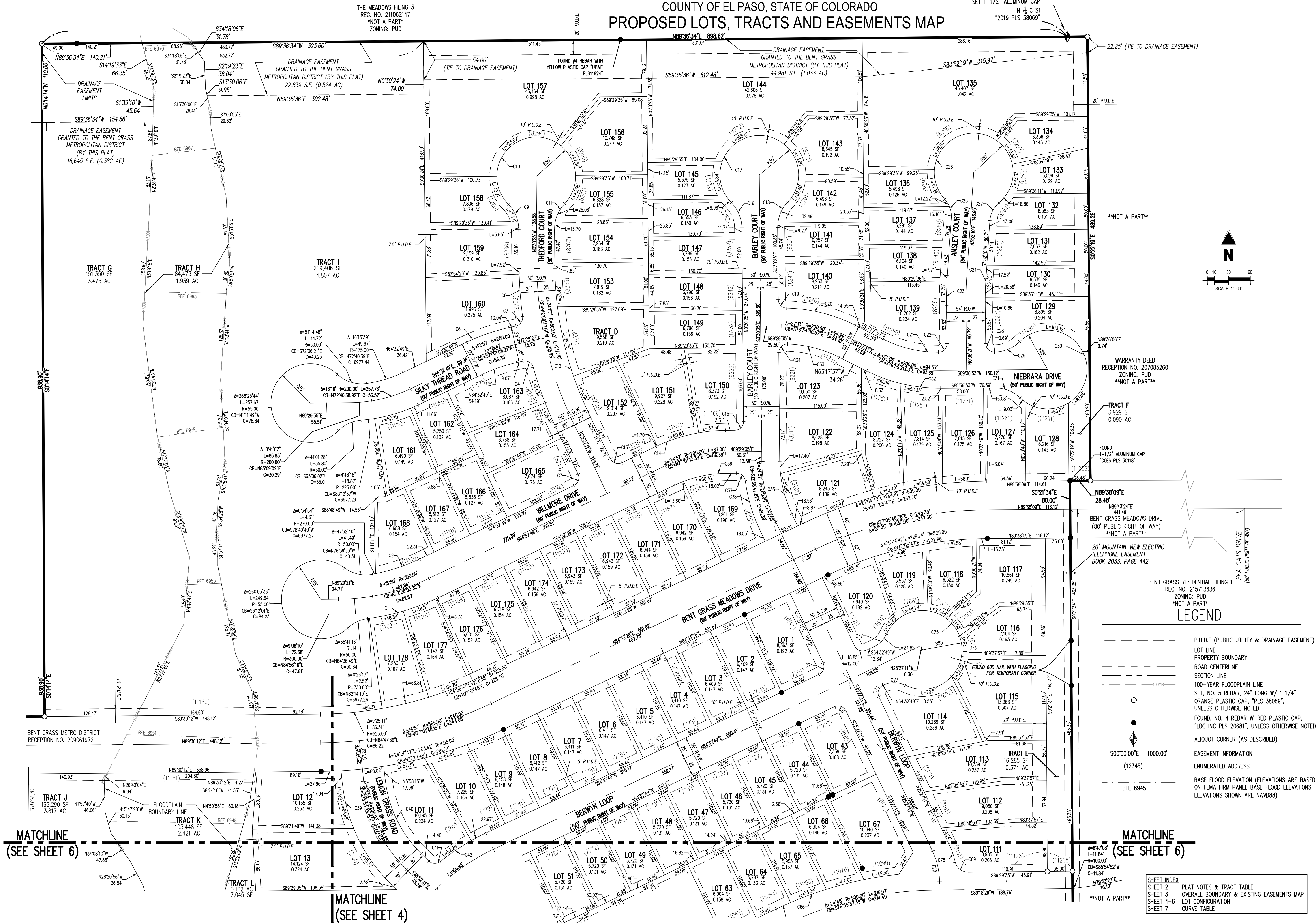
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Project No:	CLH014.20
Drawn By:	AAY
Checked By:	BJD
Date:	5/14/2019

# 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  
PROPOSED LOTS, TRACTS AND EASEMENTS MAP

NORTH 1/4 CORNER SEC. 1, T13S, R65W  
SET 1-1/2" ALUMINUM CAP  
N 1/4 C S1  
\*2019 PLS 38069\*



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Colorado Springs, CO 80920  
719.900.7220  
GallowayUS.com



**FINAL PLAT**  
**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

#	Date	Issue / Description	Init.
1	01/22/20	Add County Comments	AAY
2	02/05/20	Add County Comments	AAY
3	03/17/20	Add County Comments	AAY

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  
**PROPOSED LOTS, TRACTS AND EASEMENTS MAP**



FINAL PLAT  
BENT GRASS RESIDENTIAL FILING NO. 2  
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COUNTY OF EL PASO, STATE OF COLORADO

[illegible]

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

6  
SHEET 6 OF 7

**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

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	172°21"	100.63	330.00	S7317°00"W	100.25
C2	134°9'23"	65.14	270.00	S7127°31"W	64.98
C3	90°00'00"	18.85	12.00	S1932°49"W	16.96
C4	86°47'51"	18.18	12.00	S59°06'41"E	16.49
C5	125°6'34"	50.83	225.00	N71°01'06"E	50.72
C6	125°6'34"	62.12	275.00	N34°10'06"W	61.99
C7	85°18'00"	17.87	12.00	N375°00'23"E	16.26
C8	6°28'57"	59.40	525.00	S44°09'7"E	59.37
C9	44°24'55"	38.76	50.00	S22°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	245°46'46"	206.81	475.00	S12°38'48"E	205.18
C13	90°00'00"	18.85	12.00	N07°00'11"E	16.97
C14	245°46'46"	100.14	230.00	S77°01'12"W	99.35
C15	90°00'00"	18.85	12.00	N44°29'35"E	16.97
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	257°24'01"	99.75	225.00	N75°59'37"W	98.93
C21	26°22'14"	80.54	175.00	S76°28'44"E	79.84

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
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	27°25'45"	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	N02°37'07"W	78.57
C31	44°24'55"	38.76	50.00	N68°10'39"W	37.80
C32	27°06'12"	106.43	225.00	S78°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
C41	82°50'26"	17.35	12.00	N87°17'55"W	15.88

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C42	131°53'7"	75.25	325.00	S57°54'51"W	75.08
C43	82°50'26"	17.35	12.00	S47°28'27"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	S50°16'54"E	18.13
C47	167°07'39"	77.41	275.00	S72°36'39"W	77.15
C48	98°12'54"	20.57	12.00	S31°34'01"W	18.14
C49	15°39'11"	88.79	325.00	S72°50'52"W	88.51
C50	18°42'42"	73.48	225.00	S85°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	N73°35'39"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	388.41
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
C61	25°05'07"	120.40	275.00	S77°05'23"W	119.44

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C62	90°00'00"	18.85	12.00	N44°37'57"E	16.97
C63	61°6'42"	64.57	586.17	S51°2'38"E	64.54
C64	93°28'28"	29.37	18.00	N48°25'26"W	26.22
C65	8'22'02"	73.02	500.00	N43°30'4"W	72.95
C66	11°42'20"	107.26	525.00	S72°39'49"W	107.07
C67	8'22'02"	69.37	475.00	N43°30'4"W	69.30
C68	51°9'02"	30.16	325.00	S14°52'55"E	30.15
C69	77°42'32"	24.41	18.00	N51°39'08"W	22.58
C70	8'02'30"	70.18	500.00	N44°42'49"W	70.12
C71	90°00'00"	18.85	12.00	N19°32'49"E	16.97
C72	24°45'36"	43.21	100.00	N13°04'23"W	42.88
C73	51°46'05"	31.62	35.00	S89°34'08"E	30.56
C74	90°00'00"	18.85	12.00	S19°32'49"W	16.97
C75	27°22'33.5"	261.48	55.00	N19°53'03"W	76.14
C76	61°10'3"	100.38	930.00	S25°28'44"E	100.33
C77	40°37'48"	24.82	35.00	S44°13'55"W	24.30
C78	12°39'18"	27.61	125.00	N19°07'32"W	27.55
C79	90°32'43"	28.45	18.00	S43°29'45"W	25.58
C80	90°00'00"	18.85	12.00	N70°27'11"W	16.97
C81	6°34'27"	60.28	525.33	N5°31'30"W	6977.52

SHEET INDEX	
SHEET 2	PLAT NOTES & TRACT TABLE
SHEET 3	OVERALL BOUNDARY & EXISTING EASEMENTS MAP
SHEET 4-6	LOT CONFIGURATION
SHEET 7	CURVE TABLE



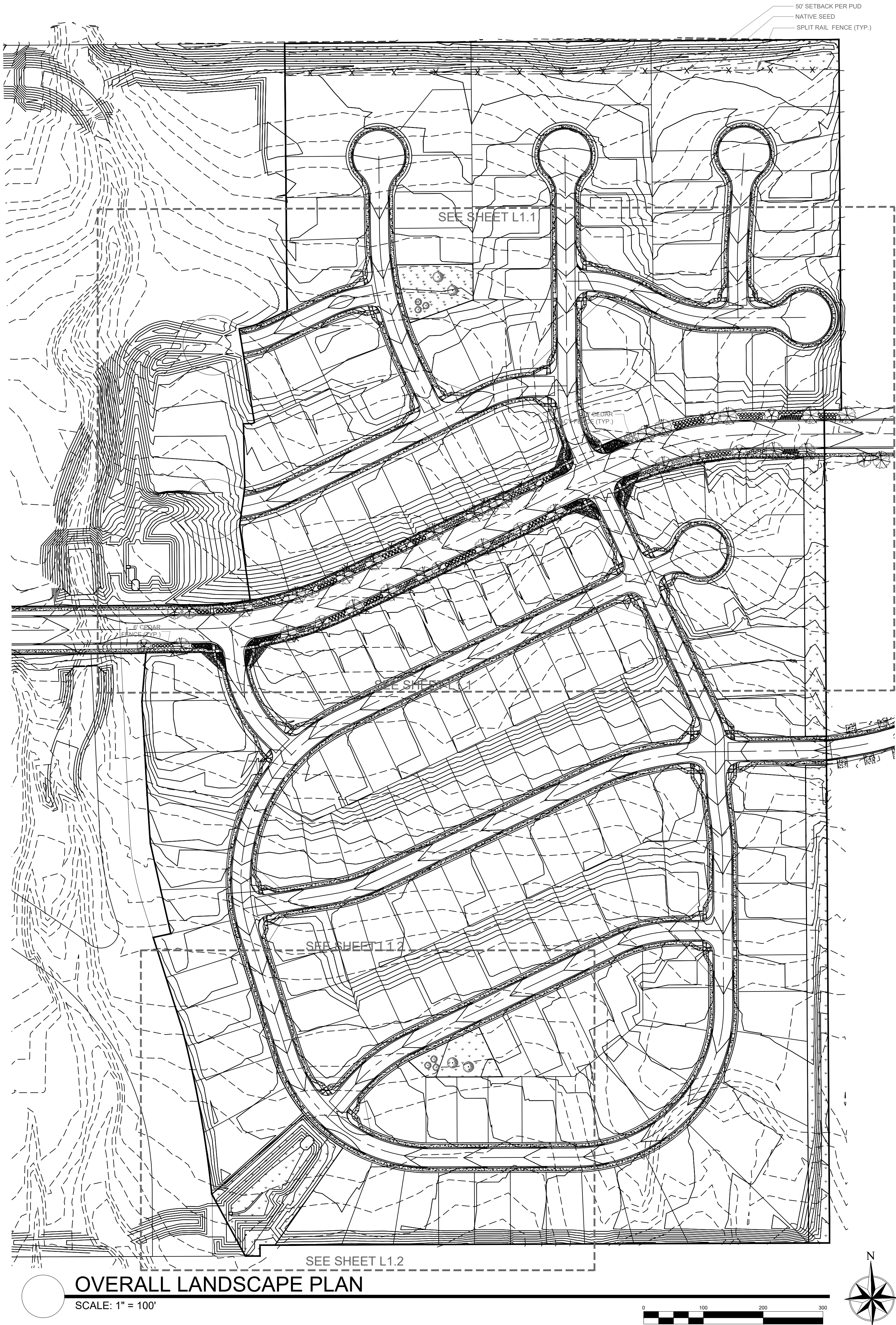
# FINAL PLAT

## BENT GRASS RESIDENTIAL FILING NO. 2

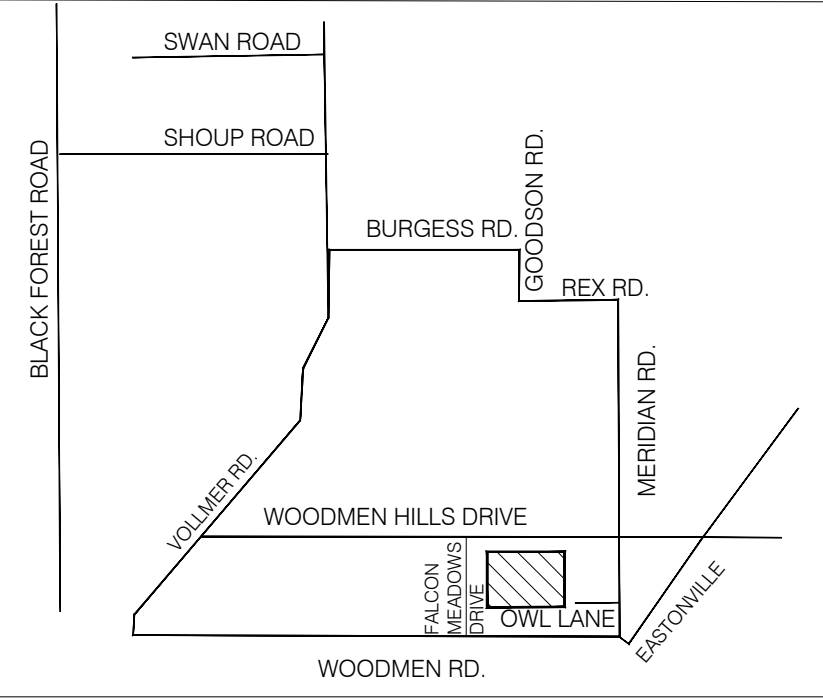
LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF  
SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

[illegible]

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



VICINITY MAP



HATCH LEGEND



PUD MODIFICATIONS

1. LANDSCAPING- LANDSCAPE REQUIREMENTS SHALL ONLY APPLY TO THOSE ROADWAYS WHICH ARE COLLECTOR OR ABOVE WHICH HAVE DOUBLE FRONTAGE RESIDENTIAL LOTS THAT ARE ADJACENT TO A COLLECTOR OR GREATER ROADWAY CLASSIFICATION.

LANDSCAPE NOTES

1. FENCING SHALL BE PROVIDED ALONG THE SUBDIVISION BOUNDARY AND SHALL CONSIST OF 6' CEDAR FENCING TO PROVIDE BUFFERING.
2. FENCING SHALL BE PROVIDED ALONG BENT GRASS MEADOWS BLVD. WHERE DOUBLE FRONTAGE LOTS OCCUR.
3. OPEN SPACE TO BE A MINIMUM OF 10% OF GROSS SITE AREA.
4. LANDSCAPE REQUIREMENTS PERTAINING TO DOUBLE FRONTAGE NON-ARTERIAL COLLECTOR STREETS INCLUDE:
  - a. DEPTH OF ROADWAY LANDSCAPING AREA: 10 FEET
  - b. REQUIRED TREES: 1 PER 30 FEET
5. LANDSCAPE ENTRY FEATURES, OPEN SPACE TRACTS, PARKS AND TRAILS SERVING RESIDENTIAL AREAS SHALL BE OWNED (WHEN APPROPRIATE) AND MAINTAINED BY THE BENT GRASS IMPROVEMENT/MAINTENANCE DISTRICT. ALL DOUBLE FRONTAGE LOTS SHALL RECEIVE A COMBINATION OF FENCING AND LANDSCAPE BETWEEN THE PROPERTY LINE AND THE CURB. ALL DOUBLE FRONTAGE STREETS SHALL HAVE A MINIMUM OF ONE TREE PER 30 FEET OF FRONTAGE. THESE TREES CAN BE CLUSTERED ALONG THE FRONTAGE AS DETERMINED BY THE SUBDIVIDER.
6. BUFFERING AND SCREENING SHALL INCLUDE BOTH FENCING, AND LANDSCAPING WHERE APPROPRIATE, ALONG THE PERIMETER OF THE PROJECT AND ALONG THE RIGHT-OF-WAY LINES OF BENT GRASS MEADOWS DRIVE AND BETWEEN CHANGES IN LAND USE. SPLIT THREE-RAIL FENCING SHALL BE USED ALONG OPEN SPACES AND TRACTS. ALL OTHER FENCING SHALL BE 6' CEDAR PRIVACY FENCE.
7. NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE.
8. NO FABRIC UNDER WOOD MULCH IN ANY AREAS.
9. DRIPLINE TO BE PLACED OVER WEED BARRIER FABRIC AND STAKED ON TOP OF WEED BARRIER.
10. WEED BARRIER CUTOUTS FOR PLANTS IN ROCK AREAS SHALL ACCOUNT FOR MATURE SIZE OF PLANTS, AND EQUAL AT LEAST THE DIAMETER OF THE ROOTBALL.
11. ALL EMITTERS PER IRRIGATION PLAN. ALL SHRUBS TO RECEIVE (2) 1 GPH EMITTERS. ALL PERENNIALS AND GRASSES TO RECEIVE (1) 0.5 GPH EMITTERS. ALL TREES TO RECEIVE MINIMUM (4) 2 GPH EMITTERS.
12. ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS AS NECESSARY.
13. SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.

SITE CATEGORY REQUIREMENTS

LANDSCAPE SETBACKS (or Double Frontage Lot Streetscapes)					
Street Name or Zone Boundary (elev.)	Street Classification	Width (in ft.) Req./Prov.	Linear Footage	Tree/lf Required	Trees Req./ Prov
Bent Grass Dr	Non-arterial	10 / 10	1230	1 / 30	41 / 49
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Setback Plant Abbr. Denoted on Plan*	Percent Ground Plane Veg. Req. / Provided		
N/A	N/A	LS-QB	85%		

LANDSCAPE BUFFERS & SCREENS

Width (in ft.) Req./Prov.	Linear Footage	Tree/lf Required	Trees Req./ Prov
15 / 15	x	1 / 15	41 / 49

INTERNAL LANDSCAPING = N/A (SINGLE FAMILY)

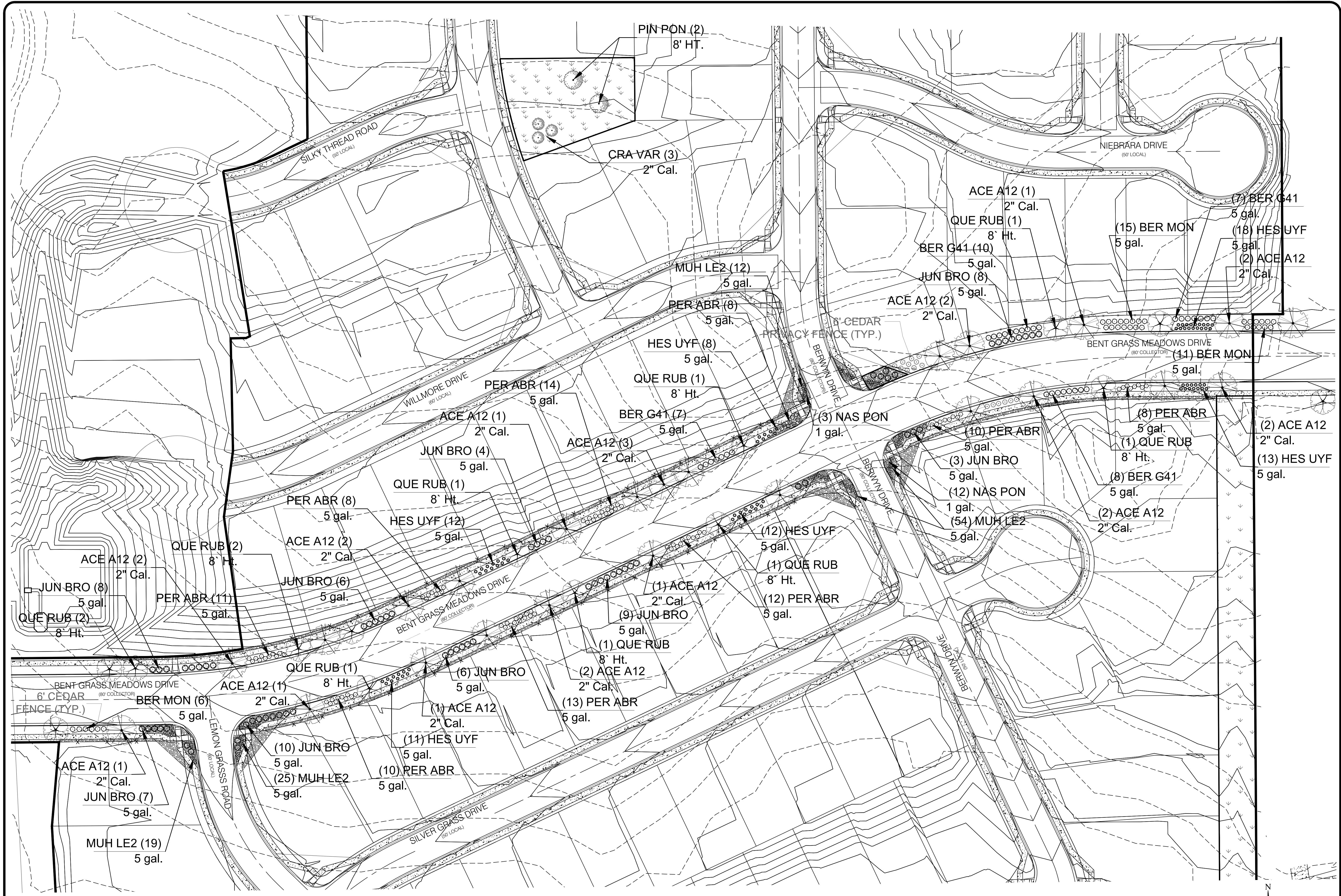
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SHEET INDEX

SHEET	DESCRIPTION
L1.0	OVERALL LANDSCAPE
L1.1	LANDSCAPE ENLARGEMENT
L1.2	LANDSCAPE ENLARGEMENT
L2.0	LANDSCAPE DETAILS/NOTES

BENT GRASS RESIDENTIAL  
FILNG No. 2 PUD  
FINAL LANDSCAPE PLAN

PROJ. NO.:	
DATE:	03.25.20
SCALE:	See Sheet
DRAWN:	MDM
CHKD BY:	JB
SHEET	L1.0
	1 of 4



REVISIONS:


**CHALLENGER**  
HOMES

8605 EXPLORER DRIVE, SUITE 250  
COLORADO SPRINGS, CO 80920

BENT GRASS RESIDENTIAL

FILING No. 2 PUD

FINAL LANDSCAPE PLAN

PROJ. NO.:

DATE: 03.25.20

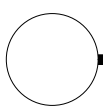
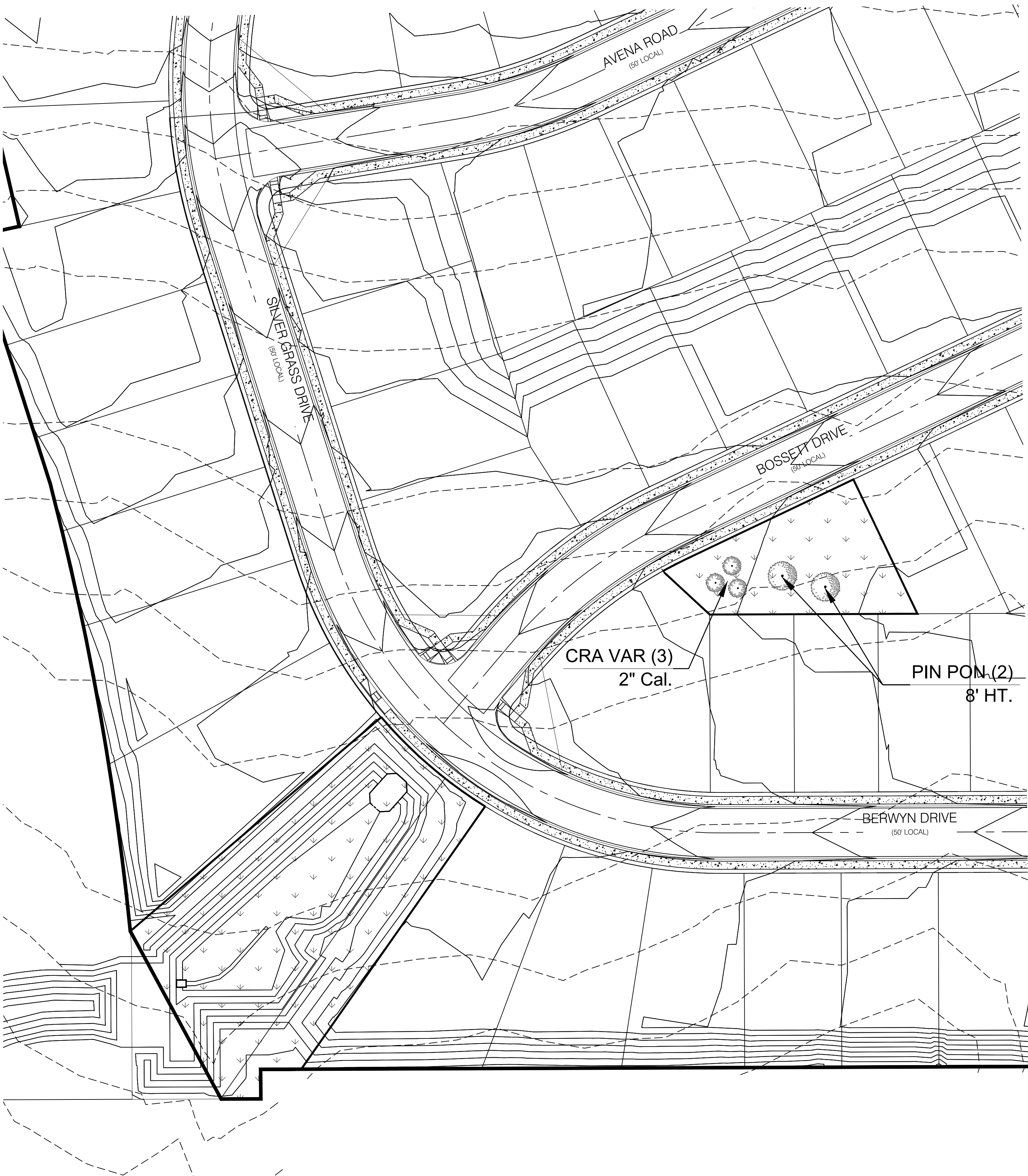
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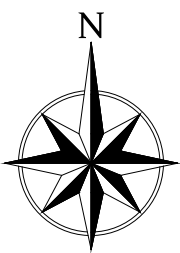
CHKD BY: JB

SHEET L11

2 of 4



LANDSCAPE PLAN (SOUTH TRACT AND DETENTION AREA)  
SCALE: 1" = 40'



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DETAIL	REMARKS
	ACE A12	Acer x freemanii 'Jeffsred' TM	Autumn Blaze Maple	2" Cal.	25		
	CRA VAR	Crataegus crus-galli inermis TM	Thornless Cockspur Hawthorn	2" Cal.	6		
	PIN PON	Pinus ponderosa	Ponderosa Pine	8' Ht.	4		
	QUE RUB	Quercus rubra	Red Oak	8' Ht.	16		
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DETAIL	REMARKS
	BER G41	Berberis thunbergii 'Goruzam'	Golden Ruby Barberry	5 gal.	32		
	BER MON	Berberis thunbergii 'Monlers' TM	Gold Nugget Japanese Barberry	5 gal.	32		
	HES UYF	Hesperaloe parviflora 'Desert Flamenco' TM	Desert Flamenco Red Yucca	5 gal.	74		
	JUN BRO	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 gal.	68		
	MIS GRA	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 gal.	16		
	MUH LE2	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly	5 gal.	138		
	NAS PON	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal.	21		
	PER ABR	Perovskia abrotanoides	Russian Sage	5 gal.	94		

HATCH LEGEND



**Foothills Native Mix**  
(5%) Indian Ricegrass  
(5%) Little Bluestem  
(5%) Blue Grama  
(10%) Switchgrass  
(10%) Rocky Mountain Fescue  
(5%) Sideoats Grama  
(5%) Beardless Wheatgrass  
(10%) Big Bluestem  
(10%) Sandberg Bluegrass  
(5%) Green Needlegrass  
(10%) Slender Wheatgrass  
(10%) Thickspike/Streambank/Western Wheatgrass  
(5%) Sand Dropseed  
(5%) Yellow Indiangrass  
BROADCAST @ 25 lbs / acre

**Low Grow Native Seed Mix**  
PBSI Native Low Grow Mix  
(25%) Idaho Fescue  
(25%) Sandberg Bluegrass  
(25%) Rocky Mountain Fescue  
(25%) Canby Bluegrass  
Rate: 5 lbs/1000 sf (PLS)  
ALL SEED MIXES AS SPECIFIED BY  
PAWNEE BUTTES SEED COMPANY

- SEED MAINTENANCE: MOW LOW GROW MIX ABOUT 1/2 THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. MOW NATIVE/FOOTHILLS SEED AREAS ONCE A MONTH OR ONLY WHEN NEEDED TO CONTROL WEEDS OR AT END OF GROWING SEASON.
- MOW LOW GROW SEED MIX TO A 4" HEIGHT AND LET NATIVE SEED MIX GROW TO 8"-16" HEIGHT. HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.
- DISTURBED AREAS TO BE RESEED WITH NATIVE LOW GROW MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS

BENT GRASS RESIDENTIAL  
FILNG No. 2 PUD  
FINAL LANDSCAPE PLAN

PROJ. NO.:	
DATE:	03.25.20
SCALE:	See Sheet
DRAWN:	MDM
CHKD BY:	JB
SHEET	L12
	3 of 4

CHALLENGER  
HOMES

8605 EXPLORER DRIVE, SUITE 250  
COLORADO SPRINGS, CO 80920

REVISIONS:

1	
2	
3	
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# GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS.

LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.

- EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
- GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:  
A. 1" BELOW CURB FOR ALL SEEDED AREAS.  
B. 2.5" BELOW CURB FOR ALL SODDED AREAS.  
C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.  
CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
- AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL MIXING THOROUGHLY INTO THE UPPER 8" OF SOIL. FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/4" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.

- CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.

- MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD/ORGANIC MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEPTH. SHRUBS AND GROUNDCOVERS IN NATIVE GRASS AREAS TO RECEIVE 3" DIAMETER OF WOOD MULCH, 3" DEEP. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

TREES IN COBBLE/ROCK MULCH TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH AREAS TO RECEIVE 3" DIAMETER OF WOOD MULCH, 3" DEEP. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS.

USE PERMEABLE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

## PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DETAIL	REMARKS
	ACE A12	Acer x freemanii 'Jeffersred' TM	Autumn Blaze Maple	2" Cal.	25		
	CRA VAR	Crataegus crus-galli inermis TM	Thornless Cockspur Hawthorn	2" Cal.	6		
	PIN PON	Pinus ponderosa	Ponderosa Pine	8' Ht.	4		
	QUE RUB	Quercus rubra	Red Oak	8' Ht.	16		
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DETAIL	REMARKS
	BER G41	Berberis thunbergii 'Goruzam'	Golden Ruby Barberry	5 gal.	32		
	BER MON	Berberis thunbergii 'Moniers' TM	Gold Nugget Japanese Barberry	5 gal.	32		
	HES UYF	Hesperaloe parviflora 'Desert Flamenco' TM	Desert Flamenco Red Yucca	5 gal.	74		
	JUN BRO	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 gal.	68		
	MIS GRA	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 gal.	16		
	MUH LE2	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly	5 gal.	138		
	NAS PON	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal.	21		
	PER ABR	Perovskia abrotanoides	Russian Sage	5 gal.	94		

- SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.

- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.

- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. AND ONCE IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND ONCE IN LATE SEPTEMBER. SEEDED AND SODDED AREAS ARE ALSO TO RECEIVE .5 LB. OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 S.F. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!

- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.

- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.

- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

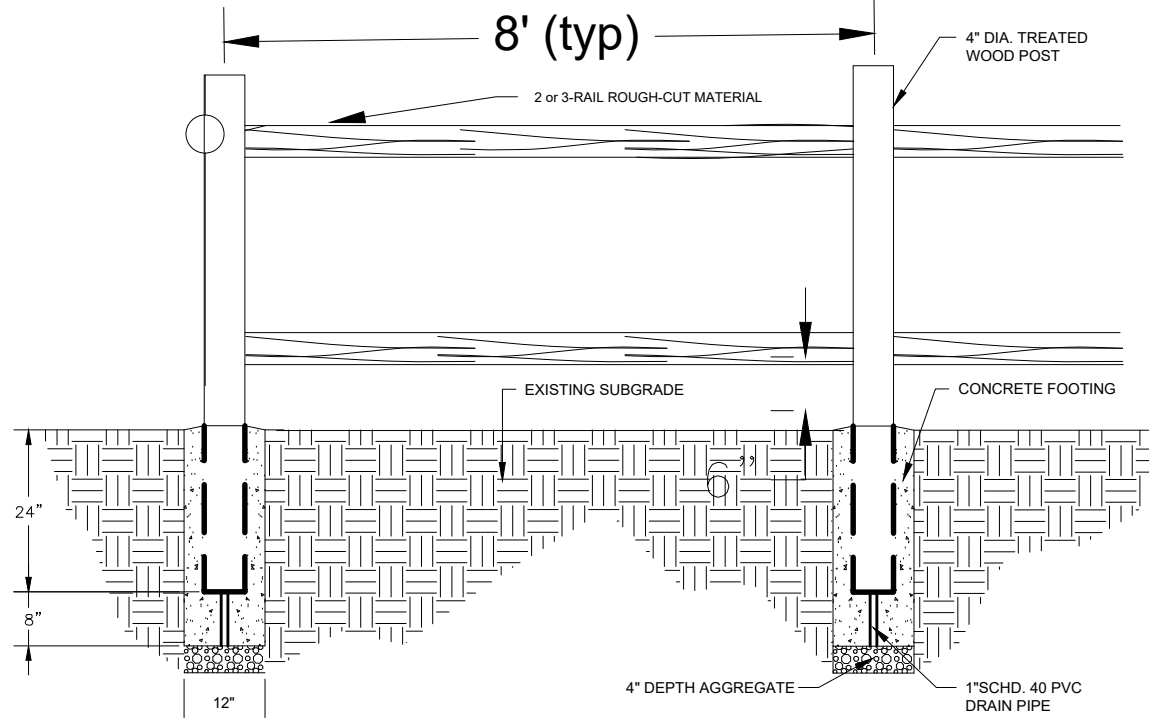
- ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE

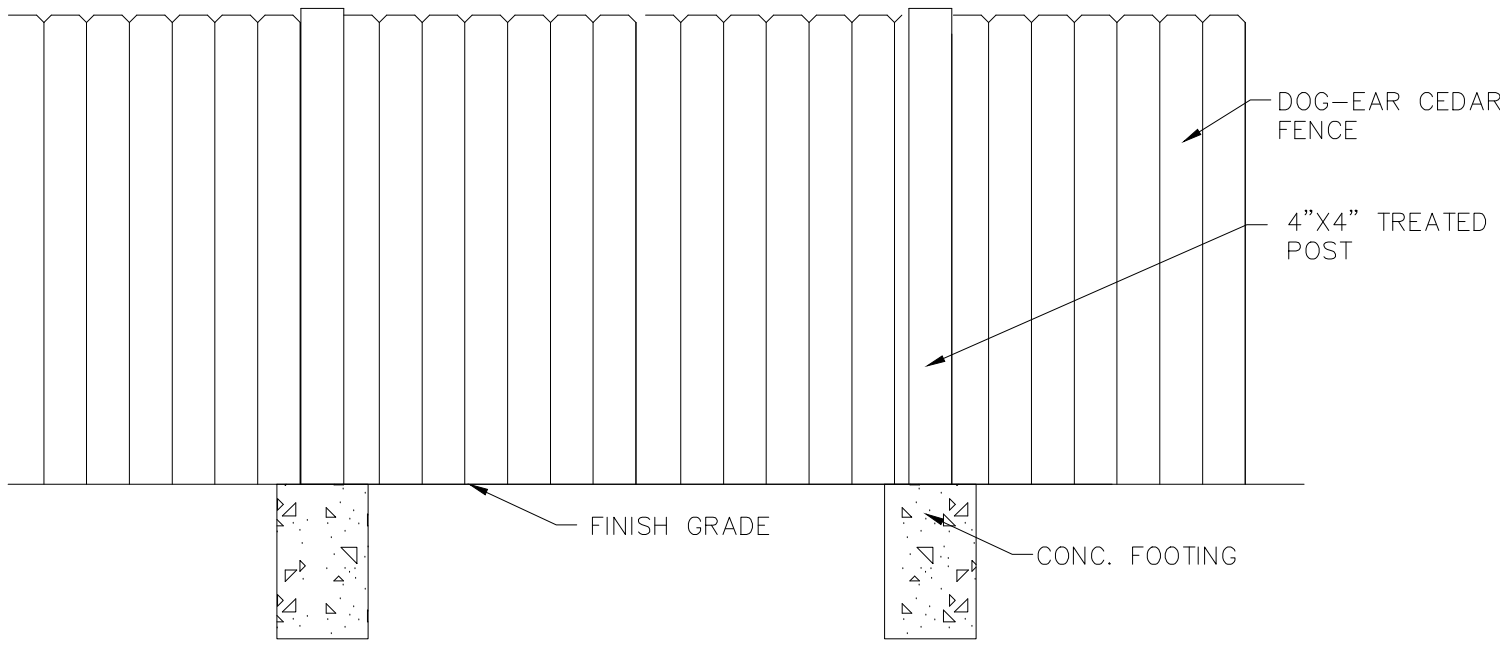
- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.



2 or 3 RAIL FENCE

9-D/FD-20

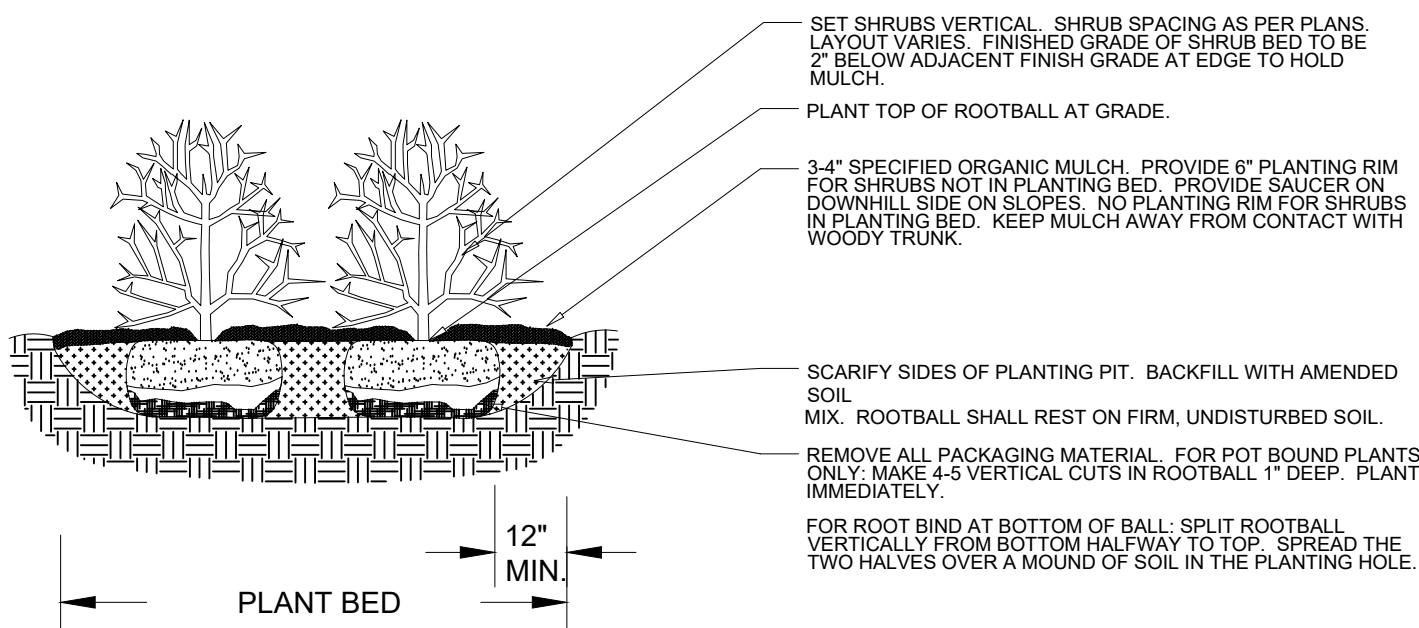
N.T.S.



2 CEDAR WOOD FENCE

LDC/FD-1

N.T.S.



5 SHRUB PLANTING DETAIL

NOT TO SCALE

SECTION

### IRRIGATION NOTES

ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THESE PLANS.

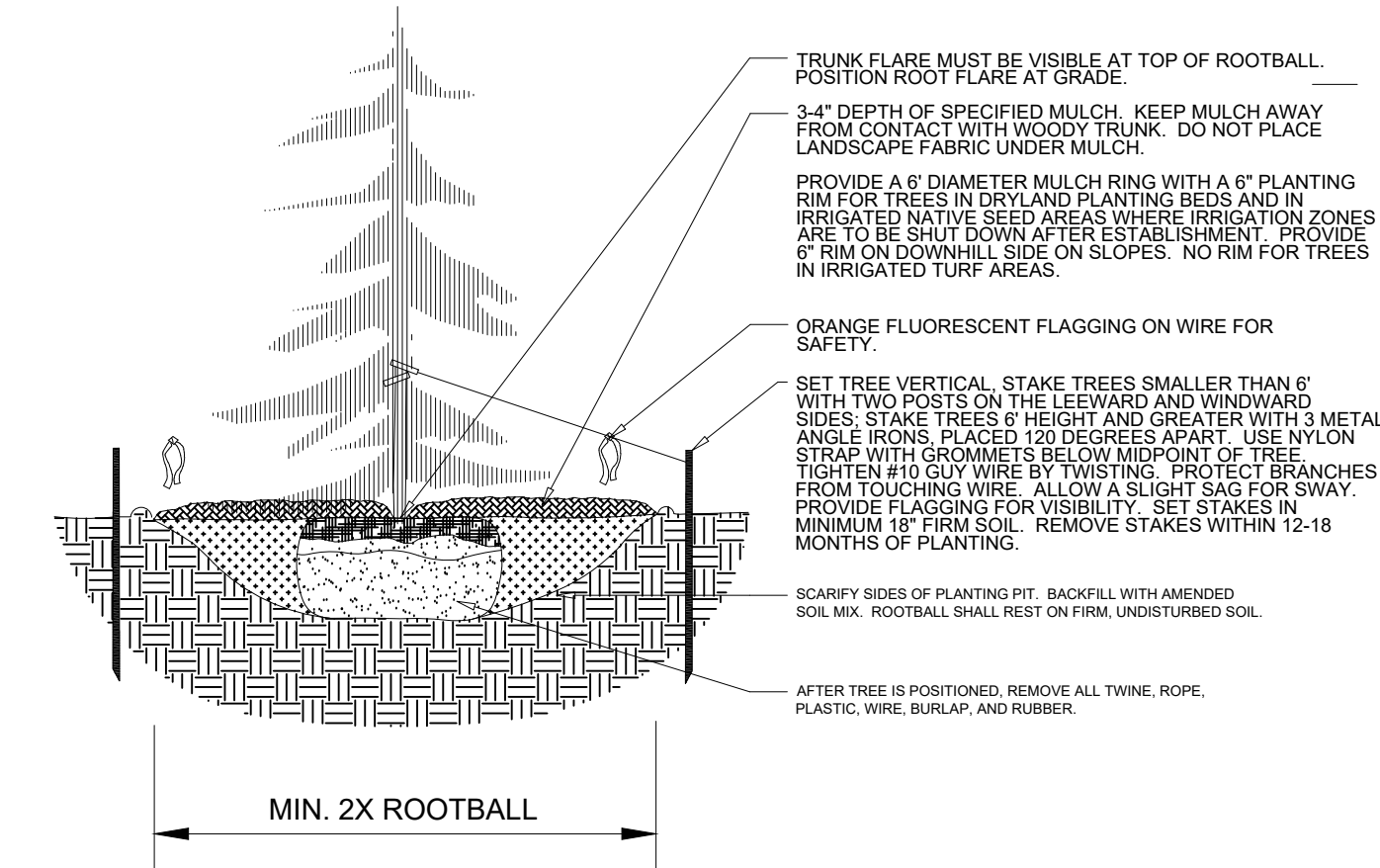
DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

ALL NATIVE SEED AREAS TO BE PERMANENTLY IRRIGATED.

### NOTES:

- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY
- FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



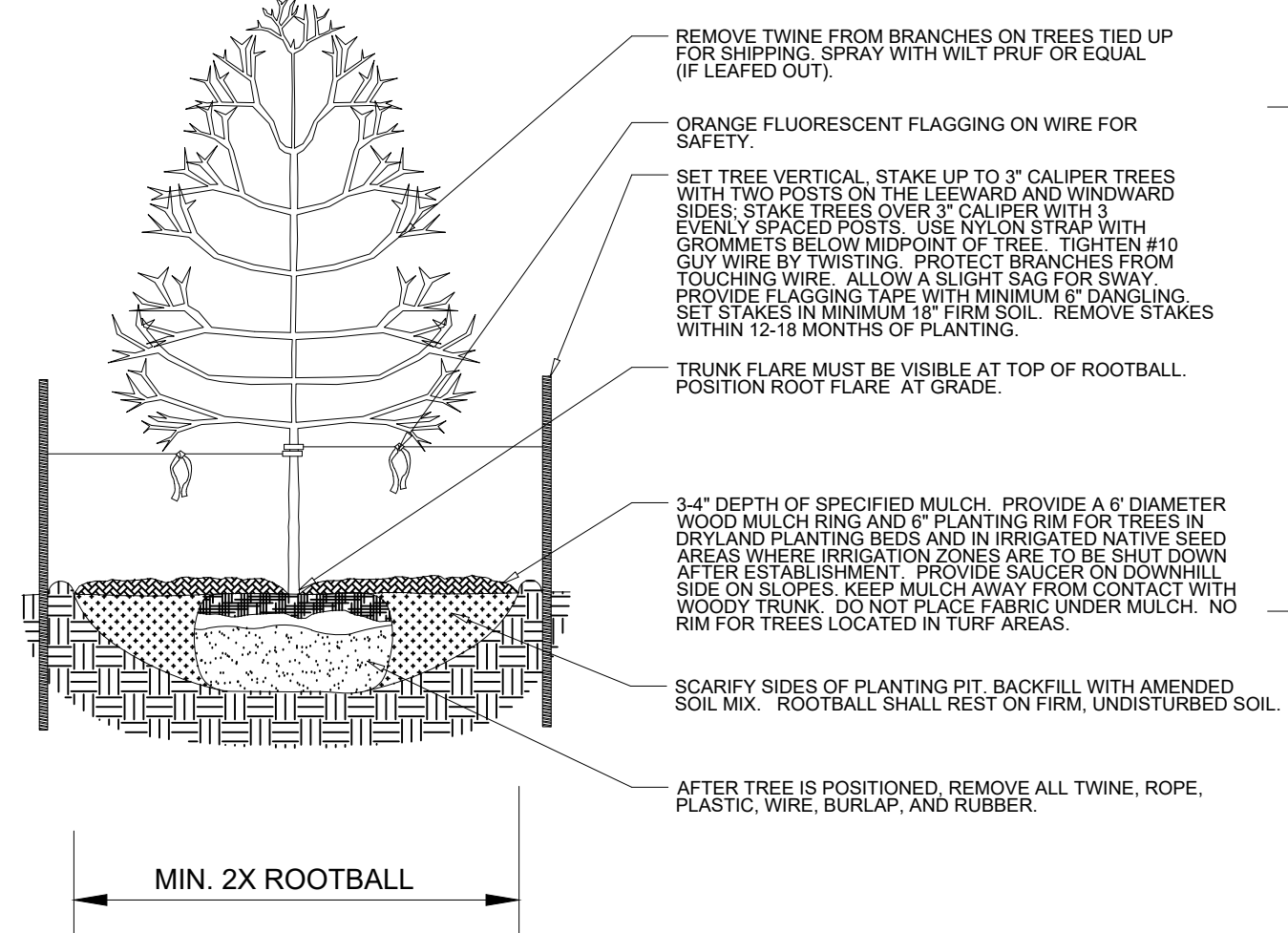
3 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

SECTION

### NOTES:

- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.

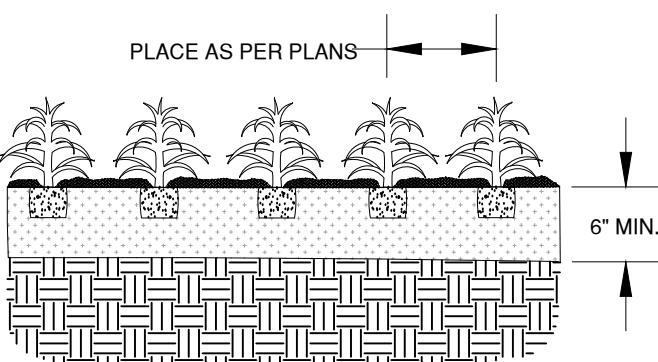


4 DECIDUOUS TREE PLANTING DETAIL

SECTION

### NOTES:

- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- PLANT GROUND COVER AND PERENNIALS LEVEL AND AT GRADE.
- PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



6 PERENNIAL/GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

BENT GRASS RESIDENTIAL

FILING No. 2 PUD

FINAL LANDSCAPE PLAN

PROJ. NO.:	
DATE:	03.25.20
SCALE:	See Sheet
DRAWN:	MDM
CHKD BY:	JB
SHEET	L20
	4 of 4



February 27, 2020

Kari Parsons  
El Paso County, Planning and Community Development  
[DSDcomments@elpasoco.com](mailto:DSDcomments@elpasoco.com)

RE: Bent Grass Residential Filing No. 2  
Part of the SE ¼, Sec. 1, T13S, R65W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
Upper Black Squirrel Creek Designated Basin

Dear Ms. Parsons:

We have received your February 12, 2020 submittal of additional information concerning the above-referenced proposal for the subdivision of 50.8 acres into 178 residential lots. This office previously commented on the subject proposal in a letter dated September 6, 2019, this letter supersedes the September letter.

#### **Water Supply Demand**

According to the Water Supply Information Summary and the Bent Grass Residential Filing No. 2 Water Resources Report & Wastewater Treatment Report by JDS-Hydro Consultants revised October 2019 ("Water Resources Report"), the total estimated water requirement for the 178 residential lots for Filing No. 2 is 62.83 acre-feet per year for a 300 year water supply.

#### **Source of Water Supply**

Woodmen Hills Metropolitan District ("District") is the proposed water supplier. The District has provided a letter dated October 22, 2019 committing to serve 178 residential lots with a water commitment of 62.83 acre-feet per year.

The District's sources of water are a combination of bedrock aquifer allocations from the Denver Basin as well as alluvial sources. The State Engineer's Office does not have evidence regarding the length of time for which the bedrock aquifer sources will be a physically and economically viable source of water. According to 37-90-107(7)(a), C.R.S., "Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years." Based on this **allocation** approach, the annual amounts of water determined are equal to one percent of the total amount, as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

In the *El Paso County Land Development Code*, effective November, 1986, Chapter 5, Section 49.5, (D), (2) states:

"- Finding of Sufficient Quantity - The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of three hundred (300) years."

The State Engineer's Office does not have evidence regarding the length of time for which the bedrock aquifer sources will "meet the average annual demand of the proposed subdivision." However, treating El Paso County's requirement as an **allocation** approach based on three hundred



years, the annual amounts of water available from the bedrock aquifers that may be withdrawn from a maximum period of 300 years are equal to one-third of one percent of the total amount.

Information available in our files indicates the District's water supply totals approximately 1,426 acre-feet/year for a period of 300 years (987 acre-feet/year from bedrock aquifers and 439 acre-feet/year from the alluvial aquifer), and it has approximately 936 acre-feet/year committed to supplying subdivisions and 30 acre-feet/year committed to replacement obligations, for a total commitment of 966 acre-feet/year.

The uncommitted annual water supply of 460 acre-feet/year is more than the estimated annual demand of 62.83 acre-feet/year for Bent Grass Residential Filing No. 2 Subdivision.

According to the Water Resources Report the District has a total legal supply of 3500.44 acre-feet based on a 100-year allocation approach. That quantity includes a claim for 18.28 acre-feet from the Denver aquifer associated with Determination of Water Right no. 1314-BD. According to Determination of Water Right no. 1314-BD the allowed average annual amount of withdrawal of ground water from the aquifer shall not exceed 12.7 acre-feet which would be 1,270 total based on a 100 year allocation approach. The Water Resources Report should be modified to correctly state the available water. In addition, the Water Resources Report claims water associated with Determination of Water Right Nos. 503-BD, 504-BD and 505-BD. According to those Determination of Water Rights the place of use of the water is limited to the 54.9 acres of overlying land further described in the determinations. Such water should be removed from the available water supplies until such time as the place of use of the water is changed to allow use within the District. The District should also provide information showing the water rights associated with Determination of Water Right Nos. 503-BD, 504-BD, 505-BD, 1312-BD, 1313-BD and 1314-BD were transferred to the District.

#### **State Engineer's Office Opinion**

Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is adequate is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be provided without causing injury is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses on the subdivided land is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Ground Water Commission has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 (or 300) years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require

**development of renewable water resources for this subdivision to provide for a long-term water supply.**

Should you have any questions, please contact Ailis Thyne at 303-866-3581 ext. 8216.

Sincerely,

A handwritten signature in black ink that reads "Keith Vander Horst". The signature is written in a cursive, flowing style.

Keith Vander Horst, P.E.  
Chief of Water Supply, Basins

Ec: Upper Black Squirrel Creek Ground Water Management District

# EL PASO COUNTY



## OFFICE OF THE COUNTY ATTORNEY CIVIL DIVISION

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Nathan J. Whitney

March 24, 2020

SF-19-14      Bent Grass Residential Filing No. 2  
Final Plat

Reviewed by:      Cole Emmons, Senior Assistant County Attorney  
Edi Anderson, Paralegal

*MCE*

### FINDINGS AND CONCLUSIONS:

1. This is a Final Plat proposal by Challenger Communities, LLC a/k/a Challenger Homes, Inc. ("Applicant"), to subdivide an approximately 50 acre parcel into 178 single-family lots, plus 13 tracts for landscape, utility, buffer, open space and/or drainage purposes. This Filing No. 2 is part of the Bent Grass Planned Unit Development (PUD) originally approved in 2006.

2. The Applicant has provided for the source of water to derive from the Woodman Hills Metropolitan District ("District"). Pursuant to the Water Supply Information Summary, the applicant estimates its annual water needs to serve household use for the entire subdivision at 62.83 acre-feet, based on the District's 0.353 annual acre-feet per single-family equivalent. Based on these figures, the Applicant must be able to provide a supply of 18,849 acre-feet of water (62.83 acre-feet/year x 300 years) to meet the County's 300 year water supply requirement.

3. The District's Manager provided a letter of commitment for the Bent Grass Residential Filing No. 2 Subdivision dated October 22, 2019 in which the District committed to providing water service to the subdivision of 178 residential lots at annual amount of 62.83 acre-feet. The Manager stated that this "final commitment is for 178 residential lots and a water commitment of 62.83 Acre-feet/year. WHMD has adequate water supplies to meet the anticipated additional demand."

4. Applicant also provided a *Water Resource and Waste Water Report for the Woodmen Hills Metropolitan District* dated October 2019 ("Report") which detailed the District's water supply. The Report notes that the District's water supply includes both

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COLORADO SPRINGS, CO 80903  
FAX: (719) 520-6487

“renewable sources and Denver Basin non-renewable sources. The District total legal supply on a 300-year basis has grown to 1459.48 annual acre-feet” since the last water resources report was completed in 2014.

5. In a letter dated February 27, 2020, the State Engineer reviewed the application to subdivide the 50 +/- acres into 178 single-family residential lots. The Engineer reviewed this matter based on information provided in the Water Supply Information Summary, the District’s letter dated October 22, 2019, and the 2019 Report, which estimated a water demand of 62.83 acre-feet per year for Filing 2. The State Engineer indicated that information in their files indicates “the District’s water supply totals approximately 1,426 acre-feet/year for a period of 300 years (987 acre-feet/year from bedrock aquifers and 439 acre-feet/year from the alluvial aquifer), and it has approximately 936 acre-feet/year committed to supplying subdivisions and 30 acre-feet/year committed to replacement obligations for a total commitment of 966 acre-feet/year.”<sup>1</sup> The Engineer further state that the uncommitted annual water supply of “460 acre-feet/year is more than the estimated annual demand of 62.83 acre-feet/year” for the subdivision. Finally, the Engineer stated that “pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.”

6. Analysis: As indicated above, the District provided a *Water Resource & Wastewater Report* dated October 2019, detailing the sources of the District’s water supply, which is based on both renewable and non-renewable sources. With a proposed annual demand of 62.83 acre-feet and based on the current commitments of the District and the available water supply, it appears the proposed water supply will be sufficient for the Bent Grass Residential Filing No. 2 Subdivision.

7. Section 8.4.7(B)(10)(g), of the El Paso County Land Development Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Therefore, based upon the finding of sufficiency and no injury by the State Engineer, the District’s commitment, and based on the requirements below, the County Attorney’s Office recommends a finding that the proposed water supply is **sufficient** in terms of quantity and dependability. The El Paso County Health Department may wish to confirm that the District is in compliance with the water quality regulations.

## REQUIREMENTS:

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<sup>1</sup> Note: The State Engineer noted that a modification of the Water Resources Report is necessary due to a discrepancy in how Determination of Water Right No. 1314-BD was calculated. The County will not further address that issue in this review as the District has available water resources to supply this subdivision.

A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.

cc: Kari Parsons, Project Manager, Planner III