

WASTEWATER DISPOSAL REPORT

for

OWL MARKETPLACE FILING NO. 1 FINAL PLAT

October 2023

Revisions:

January 2024

September 2024

Prepared By:



Colorado Springs, CO

5540 Tech Center Dr., Suite 100

Colorado Springs, CO 80919

Phone: 719.227.0072

www.respec.com

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Prepared for:

Drexel, Barrell & Co.
3 South 7th Street
Colorado Springs, CO 80905

Prepared by:

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Colorado Springs, CO 80919

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1.0 INTRODUCTION AND EXECUTIVE SUMMARY

The purpose of this report is to address the anticipated wastewater loads from the development known as *Owl Marketplace Filing No. 1* in Falcon, CO. This project is currently seeking plat approval through El Paso County, and this report is a requirement of approval. **All prior reports related to this subdivision are voided by this report.**

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

2.0 PROJECTED LAND USES

2.1 Projected Land Uses

Lands within the subject area have been planned as a commercial development. This report and associated commitments pertain to the lands proposed to encompass the land use for the subject area. Please refer to the Land Use Exhibit in **Appendix B**.

2.2 Wastewater Loads for the Subject Property

Table 2-1 provides a summary of expected water demands and wastewater loads. Abbreviations in the table below include SFEs (single family equivalents), AF/YR (acre-feet per year), and GPD (gallons per day).

Table 2-1

Owl Marketplace Filing No. 1 - Final Plat					
Estimates of Water Demands and Wastewater Loads					
	Water				Wastewater
Land Use	# of Units	Area (Acres)	Single-Family Equivalent (SFE)	AF/YR	(@ 172 GPD/SFE)
		<i>Note 1</i>	<i>Note 2</i>	<i>Note 3</i>	<i>Note 4</i>
Residential	0		0.0	0.00	0
Commercial		9.50	28.5	10.06	4,902
Totals	0	9.5	28.5	10.06	4,902
Note 1: Gross area - Includes drainage tracts, rights-of-way, etc.					
Note 2: Based on a planning value of 3.0 SFEs per acre of commercial land established for the area.					
Note 3: Based on an established value for the area of 0.353 AF/SFE/YR					
Note 4: Based on an established value for the area of 172 gallons per day per SFE					

3.0 WASTEWATER REPORT

3.1 Unit Use Wastewater Loads

As calculated in *Table 2-1*, the expected wastewater load is 4,902 gallons per day (GPD).

3.2 Treatment Facilities

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

Current average daily hydraulic loading to the treatment plant is roughly 70%, and max month hydraulic loading is roughly 77%. The addition of the subject property marks roughly 0.4% of the plant's permitted capacity.

3.3 Collection and Pumping Facilities

WHMD operates approximately 54 miles of wastewater collection system and owns and operates three lift stations. This development will be required to install gravity sewer facilities in accordance with WHMD standards and approvals. Said gravity sewer facilities will connect to existing collection systems owned and operated by WHMD.

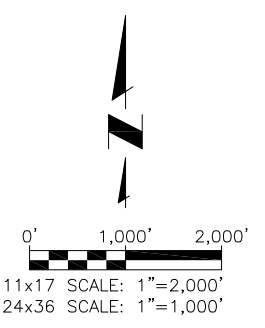
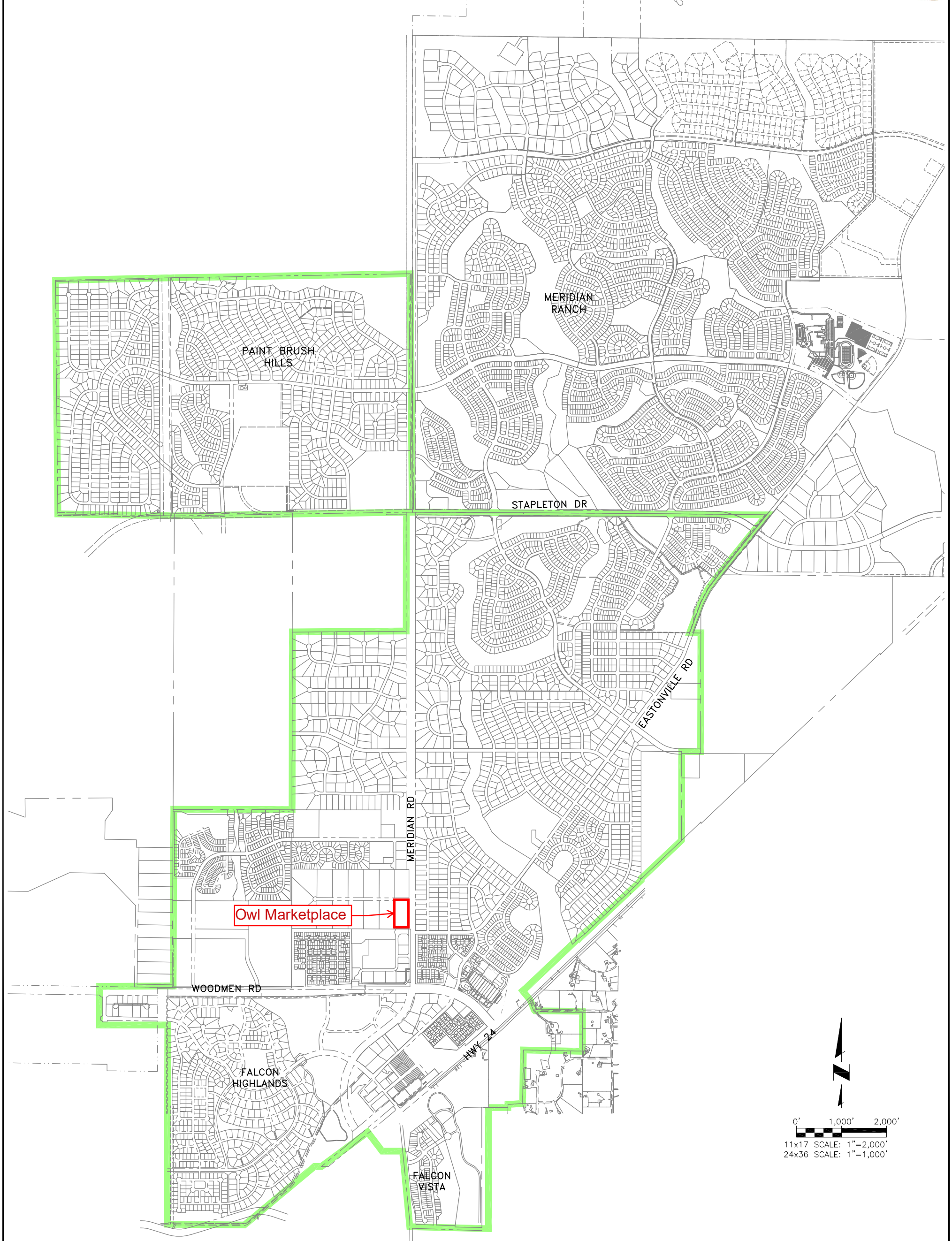
4.0 CONCLUSION

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

Appendix A

WOODMEN HILLS

METROPOLITAN DISTRICT



SHEET 1 OF 1

Proj.#: 112.113
 Date: 08/10/20
 Design: JPM
 Drawn: RMM
 Check: JPM

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

WOODMEN HILLS METROPOLITAN DISTRICT

DISTRICT MAPPING

SEWER SERVICE AREA

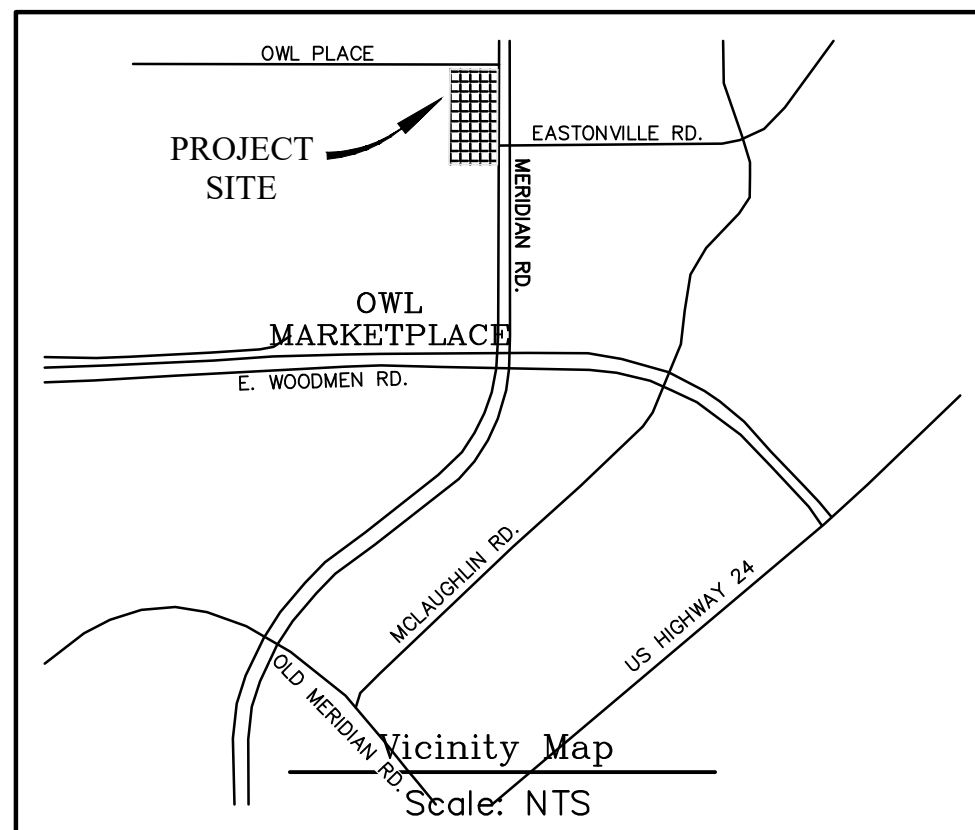


Colorado Springs, CO
 5540 Tech Center Dr., Suite 100
 Colorado Springs, CO 80919
 Phone: 719.227.0072
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Appendix B

OWL MARKETPLACE FILING NO. 1

A REPLAT OF LOTS 14 & 15, FALCON RANCHETTES, LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



BE IT KNOWN BY THESE PRESENTS:

THAT BRIAN ZUREK, MIKE AND BRITANNY TEXER, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

LEGAL DESCRIPTION (See Survey Note #4):

A PARCEL OF LAND IN THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 14 AND 15, FALCON RANCHETTES, AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK V-2, PAGE 15 OF THE RECORDS OF EL PASO COUNTY, COLORADO. CONTAINING 9.60 ACRES, MORE OR LESS.

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, TRACTS AND EASEMENTS FOR PUBLIC IMPROVEMENTS, UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME AND SUBDIVISION OF "OWL MARKETPLACE FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS THEREOF:

THE AFOREMENTIONED, BRIAN ZUREK, HAS EXECUTED THIS INSTRUMENT

THIS ____ DAY OF _____, 2024

BY:

BRIAN ZUREK

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024
BY _____ BRIAN ZUREK

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

IN WITNESS THEREOF:

THE AFOREMENTIONED, MIKE D. TEXER, HAS EXECUTED THIS INSTRUMENT

THIS ____ DAY OF _____, 2024

BY:

MIKE D. TEXER

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024
BY _____ MIKE D. TEXER

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

IN WITNESS THEREOF:

THE AFOREMENTIONED, BRITANNY A. TEXER, HAS EXECUTED THIS INSTRUMENT

THIS ____ DAY OF _____, 2024

BY:

BRITANNY A. TEXER

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024
BY _____ BRITANNY A. TEXER

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

PLAT NOTES:

- THIS PROPERTY IS LOCATED WITHIN ZONE X-AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0553G HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) HAS BEEN APPROVED FOR THE SITE PER FEMA CASE NO. 22-08-0668R, DATED DEC 21, 2022. PIKE'S PEAK REGIONAL BUILDING DEPARTMENT WILL REQUIRE AN EFFECTIVE LOMR REMOVING LOTS #1-4 FROM THE FLOODPLAIN PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE INDIVIDUAL LOTS. LOT 5 WILL REMAIN IN THE FLOODPLAIN UNTIL FUTURE DEVELOPMENT AND SEPARATE CLOMR/LOMR PROCESS OCCURS.
- THE NUMBER OF LOTS HEREBY PLATTED IS 5. THERE ARE NO TRACTS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (e.g., PREBLE'S MEADOW JUMPING MOUSE).
- PURSUANT TO RESOLUTION _____ APPROVED BY THE BOARD DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT _____ AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER _____ THE PARCELS WITHIN THE PLATTED BOUNDARIES OF OWL MARKETPLACE FILING NO. 1 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MIL LEVY.
- 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 SUBMITTAL. 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 SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT, OR BUILDING SITE.
- WATER AND WASTEWATER SERVICE FOR LOT 1-4 IS PROVIDED BY THE WOODMEN HILLS METROPOLITAN DISTRICT AND SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. LOT 5 WILL REMAIN ON WELL AND SEPTIC UNTIL FUTURE DEVELOPMENT AND/OR INCLUSION INTO THE WOODMEN HILLS METROPOLITAN DISTRICT OCCURS.
- GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. BOTH SERVICES ARE SUBJECT TO THE RESPECTIVE DISTRICT PROVIDERS RULES, REGULATIONS, AND SPECIFICATIONS.
- ALL ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- GEOLOGIC HAZARD NOTE-FINAL PLAT: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS: ARTIFICIAL FILL, EXPANSIVE SOILS, SHALLOW BEDROCK, GROUNDWATER & FLOODPLAIN AREAS, SEASONAL SHALLOW GROUNDWATER & RADON. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOILS & GEOLOGY STUDY BY ENTECH ENGINEERING, INC. JUNE 22, 2023 IN FILE VR2321 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
ARTIFICIAL FILL: AREAS ASSOCIATED WITH EXISTING STRUCTURE AND SEPTIC
EXPANSIVE SOILS: ACROSS ALL LOTS
SHALLOW BEDROCK: ACROSS ALL LOTS
GROUNDWATER & FLOODPLAIN AREAS: FLOODPLAIN TO BE REMOVED BY CLOMR/LOMR
SEASONAL SHALLOW GROUNDWATER: ACROSS ALL LOTS
RADON: ACROSS ALL LOTS
IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC AND COMMON DEVELOPMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY COLORADO. OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- EASEMENTS UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10' USE PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. 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.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- DEDICATION STATEMENT FOR STREETS, PARKS, TRAILS, OPEN SPACE, SCHOOLS, OR OTHER USES AND DEDICATION OF PUBLIC STREETS, ALLEYS AND EASEMENTS TO THE COUNTY: MERIDIAN PARK DRIVE IS HEREBY DEDICATED TO EL PASO COUNTY FOR RIGHT-OF-WAY PURPOSES BY THIS PLAT. ALL PUBLIC IMPROVEMENT EASEMENTS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO EL PASO COUNTY BY THIS PLAT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS. THE EASEMENTS ARE NON-EXCLUSIVE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE COUNTY WILL MAINTAIN THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH STANDARD COUNTY OPERATION AND MAINTENANCE PRACTICES.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- THERE SHALL BE NO DIRECT LOT ACCESS TO MERIDIAN ROAD, OWL PLACE OR EASTONVILLE ROAD.
- ANY FUTURE DEVELOPMENT OF LOT 5 WILL REQUIRE A REPLAT.
- THE 8'x30' SECTION OF PE-2, RECEPTION NO. 211005648 THAT EXTENDS INTO MERIDIAN PARKWAY RIGHT-OF-WAY BY WAY OF THE EIGHT FOOT RIGHT-OF-WAY DEDICATION TO EL PASO COUNTY IS HEREBY VACATED WITH THE ACCEPTANCE OF THIS PLAT BY EL PASO COUNTY.
- ACREAGE NOTE: TOTAL GROSS ACREAGE = 9.604 ACRES +/-,
NET ACREAGE OF SUBDIVISION (LOTS 1-5) = 8.465 ACRES +/-,
NET ACREAGE OF LAND DEDICATED FOR RIGHT OF WAY = 1.139 ACRES +/-,
NET ACREAGE OF MERIDIAN PARK DRIVE = 1.023 ACRES +/-,
NET ACREAGE OF MERIDIAN ROAD = 0.116 ACRES +/-.

SURVEY NOTES:

- THE PURPOSE OF THIS REPLAT IS TO CREATE 5 NEW LOTS, PUBLIC RIGHT-OF-WAY AND EASEMENTS AS SHOWN HEREON.
- THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SE1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M. IS ASSUMED TO BEAR SOUTH 89°43'52" WEST, SAID LINE BEING MONUMENTED AS SHOWN HEREON.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- TITLE COMMITMENT NOTES: THE UNDERSIGNED HAS RELIED UPON STEWART TITLE COMPANY dba EMPIRE TITLE, A DIVISION OF STEWART, FOR THE FOLLOWING TWO (2) PROPERTIES:

LOT 15, FALCON RANCHETTES, PLAT BOOK V2, PAGE 15, TITLE INSURANCE FILE NUMBER 1713081, REVISION NUMBER C2, WITH AN EFFECTIVE DATE OF JUNE 28, 2022 AT 8:00 A.M. FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES.

LOT 14, FALCON RANCHETTES, PLAT BOOK V2, PAGE 15, TITLE COMMITMENT (INFORMATION ONLY) FILE NUMBER 2220612-10, WITH A COMMITMENT DATE OF JANUARY 2, 2024 AT 8:00 A.M. FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES.

THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & COMPANY TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-508.
- SURVEY FIELD WORK COMPLETED ON APRIL 12, 2023.
- 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.

SURVEYOR'S CERTIFICATION:

I, PETER VAN STEENBURGH, 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 04/12/2023, 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 _____, 2024.

PETER VAN STEENBURGH _____ DATE
COLORADO REGISTERED PLS #37913

BOARD OF COUNTY COMMISSIONERS APPROVAL

THIS PLAT FOR "OWL MARKETPLACE FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE ____ DAY OF _____, 2024, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC MERIDIAN PARK DRIVE, ADDITIONAL RIGHT-OF-WAY ON MERIDIAN ROAD, AND ALL PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENTS ARE ACCEPTED, BUT THE 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.

FALCON RANCHETTES IN ENTIRETY IS VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION #029878200

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE

FEES:

FALCON BASIN DRAINAGE FEE:
FALCON BASIN BRIDGE FEE:

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO
COUNTY OF EL PASO

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THIS ____ DAY OF _____, 2024 AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER _____

MAY 23, 2024

Sheet 1 of 3

DREXEL, BARRELL & CO.
Engineers & Surveyors
101 SAWWATCH STREET, SUITE 100
COLORADO SPGS, COLORADO 80905
(719) 260-0887
Job No.21611-01 Drawing:21611-01 REPLAT.dwg

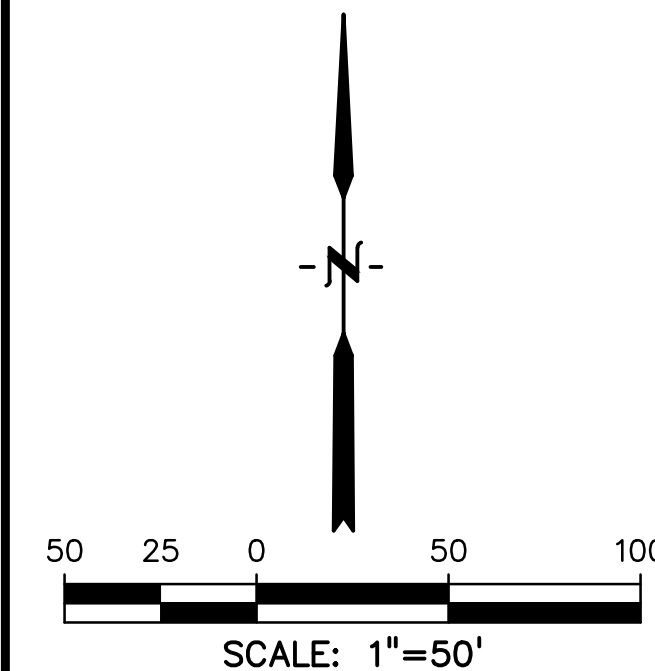
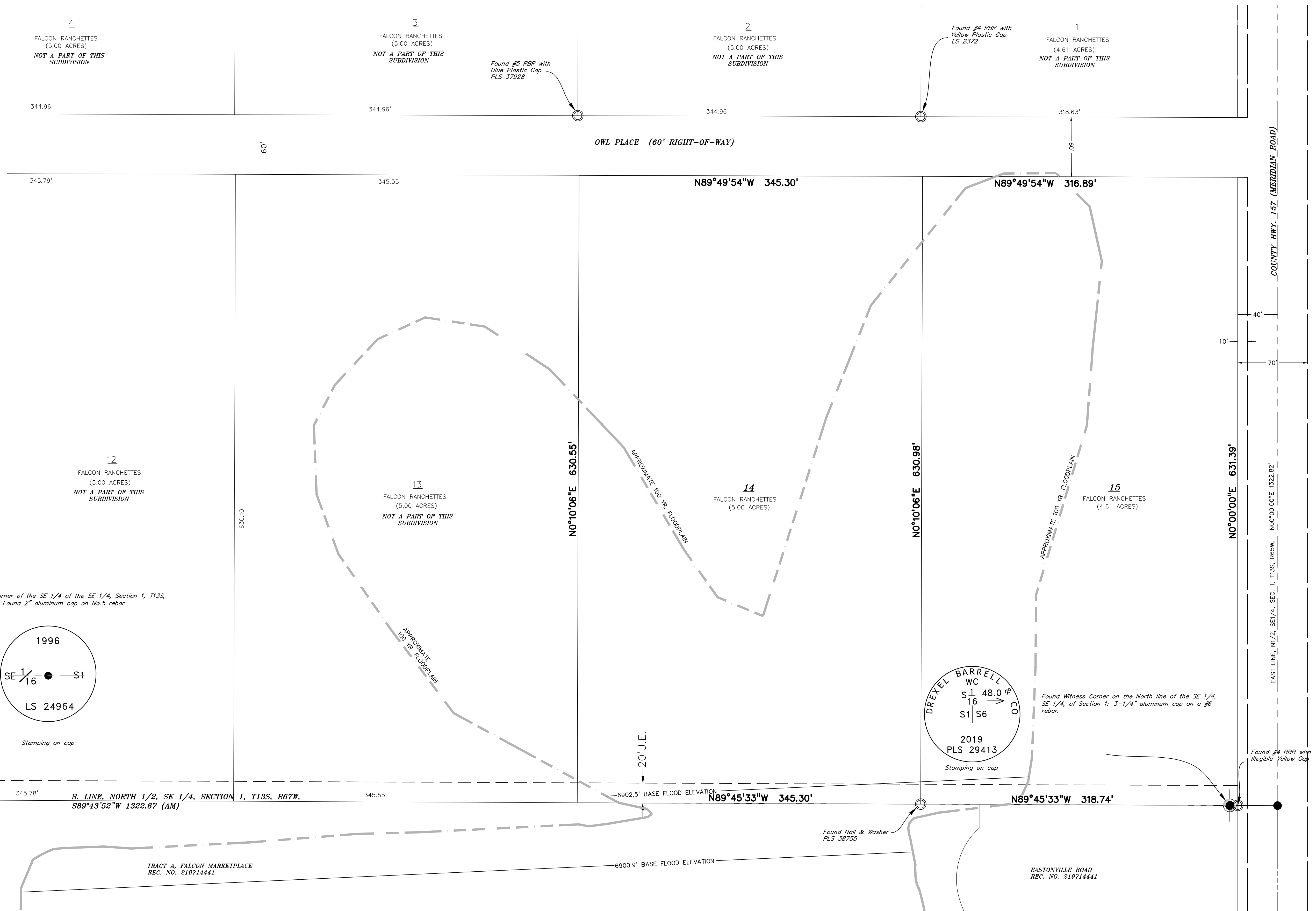
PCD FILE VR2321

OWL MARKETPLACE FILING NO. 1

A REPLAT OF LOTS 14 & 15, FALCON RANCHETTES, LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

FOUND SURVEY MONUMENT AS NOTED	⊙
SET #5 REBAR & 1.5" ALUMINUM CAP OR NAIL & STEEL DISC "PLS 37913"	●
SECTION CORNER/REF MONUMENT AS INDICATED	⊕
RECORD DIMENSION: BENT GRASS RESIDENTIAL FILING 1 & BENT GRASS COMMERCIAL FILING 1	(R)
MEASURED DIMENSION	(AM)
RECEPTION NUMBER	Rec. #
RIGHT OF WAY	R.O.W.
SQUARE FEET	SF
ACRE(S)	AC.
PUBLIC UTILITY EASEMENT	P.U.E.
PUBLIC IMPROVEMENT EASEMENT	P.I.E.
MERIDIAN PARK DRIVE CENTERLINE	MPD CL
EXISTING EASEMENT	-----
PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT	-----
EXISTING R.O.W.	-----
CENTERLINE PROPOSED ROAD	-----
100 YR. FLOODPLAIN	-----



CURRENTLY EXISTING
PLAT #3800

FEE:

MAY 23, 2024

Sheet 2 of 3

DREXEL, BARRELL & CO.
Engineers-Surveyors
101 SAWATCH STREET, SUITE 100
COLORADO SPGS, COLORADO 80905
(719) 260-0887
Job No. 21611-01 Drawing: 21611-01 REPLAT.dwg

PCD FILE VR2321

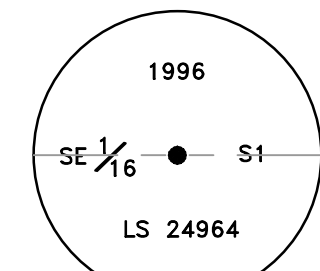
OWL MARKETPLACE FILING NO. 1

A REPLAT OF LOTS 14 & 15, FALCON RANCHETTES, LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

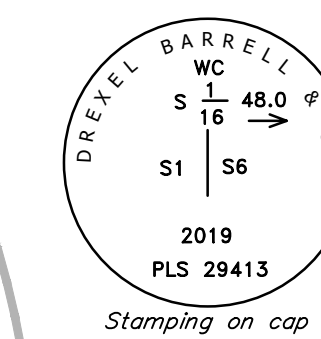
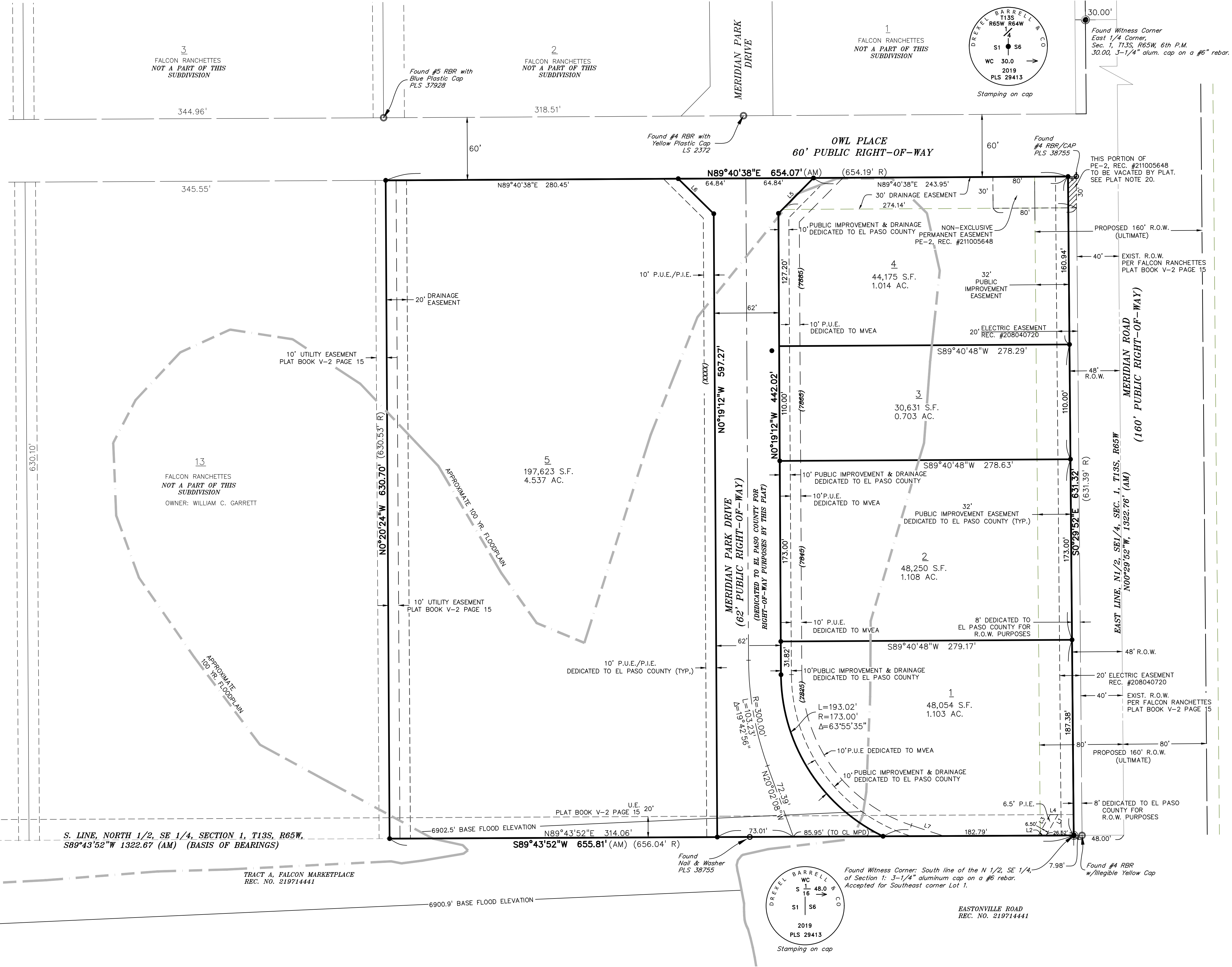
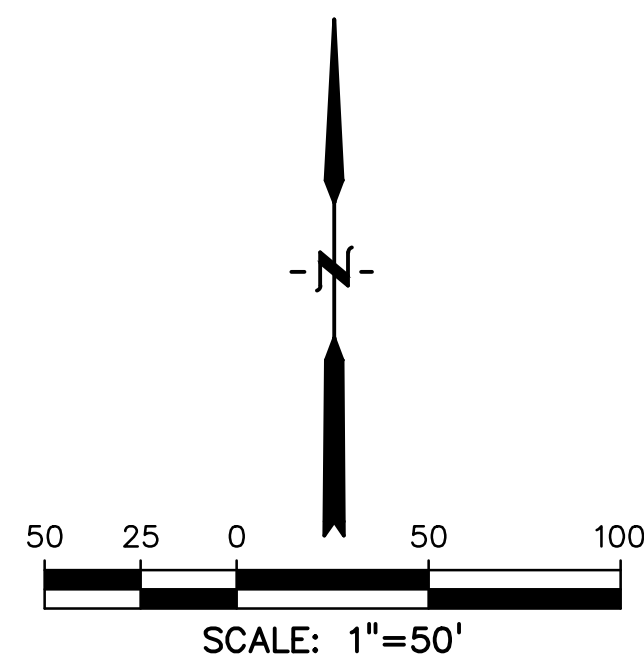
LEGEND

- FOUND SURVEY MONUMENT AS NOTED
- SET #5 REBAR & 1.5" ALUMINUM CAP OR NAIL & STEEL DISC "PLS 37913"
- SECTION CORNER/REF MONUMENT AS INDICATED
- RECORD DIMENSION: BENT GRASS RESIDENTIAL FILING 1 & BENT GRASS COMMERCIAL FILING 1 (R)
- MEASURED DIMENSION (AM)
- RECEPTION NUMBER Rec. #
- RIGHT OF WAY R.O.W.
- SQUARE FEET SF
- ACRE(S) AC.
- PUBLIC UTILITY EASEMENT P.U.E.
- PUBLIC IMPROVEMENT EASEMENT P.I.E.
- MOUNTAIN VIEW ELECTRIC ASSOCIATION MVEA
- MERIDIAN PARK DRIVE MPD
- CENTERLINE CL
- EXISTING EASEMENT
- PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT
- EXISTING R.O.W.
- CENTERLINE PROPOSED ROAD
- 100 YR. FLOODPLAIN

LINE #	LENGTH	DIRECTION
L1	23.04'	S29°30'09"W
L2	7.49'	S89°43'52"W
L3	23.04'	N29°30'09"E
L4	7.49'	N89°43'52"E
L5	47.78'	N44°46'24"E
L6	47.77'	N45°24'48"W
L7	32.74'	S71°41'57"E



Stamping on cap
NW Corner of the SE 1/4 of the SE 1/4, Section 1, T13S, R65W. Found 2" aluminum cap on No.5 rebar.



Stamping on cap
Found Witness Corner: South line of the N 1/2, SE 1/4, of Section 1; 3-1/4" aluminum cap on a #6 rebar. Accepted for Southeast corner Lot 1.

REPLAT