

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



Update all instances across all docs of where Meridian Park Drive and Falcon Market Place has been interchanged. Coordinate with E911 on which name to use and where it will change. The roundabout seems like a logical location.

Title commitment for Lot 15 is in file - address exceptions #10, 14, 16, and 17 and provide a commitment for Lot 14 also and include easement exceptions on the plat.

Remove this plat note, approval is needed by the Board of County Commissioners

Include the following:
The net acreage of land to be dedicated for public streets, dedicated for other public uses, and developed for private uses or facilities including drainage facilities, private parks, open space and recreation centers.

BE IT KNOWN BY THESE PRESENTS:

THAT JAMES AND MARY HAGAN, MIKE AND BRITTANY TEXER, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

LEGAL DESCRIPTION (See Survey Note #3):

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, JAMES HAGAN, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2023

BY: _____
JAMES HAGAN

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023
BY _____ JAMES HAGAN

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 _____, 2023

BY: _____
MIKE D. TEXER

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023
BY _____ MIKE D. TEXER

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

IN WITNESS THEREOF:

THE AFOREMENTIONED, MARY HAGAN, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2023

BY: _____
MARY HAGAN

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023
BY _____ MARY HAGAN

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

IN WITNESS THEREOF:

THE AFOREMENTIONED, BRITTANY A. TEXER, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2023

BY: _____
BRITTANY A. TEXER

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023
BY _____ BRITTANY A. TEXER

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

Add the following note:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
•Downslope Creep: (name lots or location of area)
•Rockfall Source: (name lots or location of area)
•Rockfall Runout Zone: (name lots or location of area)
•Potentially Seasonally High Groundwater: (name lots or location of area)
•Other Hazard:
•Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Add the following note:
Pursuant to Resolution _____, approved by the Board of 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 (subdivision) are included within the boundaries of the El Paso County Public Improvement District _____ and as such is subject to applicable road impact fees and mill levy.

Add the following note:
Water and wastewater service for this subdivision is provided by the (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

Update TIS required at time of plat to coincide with Construction Drawings and FAE review.

SURVEY NOTES:

1. THE PURPOSE OF THIS REPLAT IS TO CREATE 5 NEW LOTS, PUBLIC RIGHT-OF WAY AND EASEMENTS AS SHOWN HEREON.
2. 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.
3. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
4. DREXEL, BARRELL & COMPANY WAS NOT PROVIDED A CURRENT TITLE COMMITMENT WHICH MAY DISCLOSE SPECIFIC EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY, NOR DOES THIS SURVEY CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & COMPANY OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AS SUCH, THE UNDERSIGNED SURVEYOR, AND DREXEL, BARRELL & COMPANY, ASSUME NO LIABILITY FOR MATTERS OF RECORD WHICH WOULD NORMALLY BE DISCLOSED BY SUCH DOCUMENTS.
5. 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.
6. SURVEY FIELD WORK COMPLETED ON APRIL 12, 2023.
7. 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.

PLAT NOTES:

1. A TRAFFIC STUDY WILL BE REQUIRED AT THE TIME OF DEVELOPMENT TO DETERMINE IF THE 50' ROW FOR MERIDIAN PARK DRIVE IS ADEQUATE OR IF ADDITIONAL ROW IS NEEDED.
2. THIS PROPERTY IS LOCATED WITHIN ZONE X-AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 080410553 G 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. 22-08-0689R, DATED DEC 21, 2022. PIKES PEAK REGIONAL BUILDING DEPARTMENT WILL REQUIRE AN EFFECTIVE LONG REMOVING THE LOTS FROM THE FLOODPLAIN PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE INDIVIDUAL LOTS.
3. THE NUMBER OF LOTS HEREBY PLATTED IS 5 AND THERE ARE NO TRACTS.
4. 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 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).
5. UTILITY PROVIDERS ARE: WOODMEN HILLS METROPOLITAN DISTRICT-WATER/WASTEWATER, COLORADO SPRINGS UTILITIES-GAS, AND MOUNTAIN VIEW ELECTRIC ASSOCIATION-ELECTRIC.
6. ALL ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON 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.
8. 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.
9. ACREAGE NOTE: TOTAL GROSS ACREAGE = 9.603 ACRES +/-,
NET ACREAGE OF SUBDIVISION (LOTS 1-5) = 8.798 ACRES. +/-,
NET ACREAGE OF LAND DEDICATED FOR RIGHT OF WAY = 0.805 ACRES +/-.

Add the following note:
The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

Add the following note:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

For Replats requiring BoCC action:
This plat for (name of subdivision or plat) 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, tracts, easements: list those applicable) 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.
Previous plat name 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 # _____.
Chair, Board of County Commissioners _____ Date _____

SURVEYOR'S CERTIFICATION:

Update Surveyors Certificate
I, the undersigned Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.
I attest the above on this ____ day of _____, 20____.

Surveyor's Name, (Signature) _____ Date _____
PLS NUMBER: 37913
FOR AND BEHALF OF
DREXEL BARRELL & CO.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "OWL MARKETPLACE FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE ____ DAY OF _____, 2023, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
ASSESSOR _____

FEES:

FALCON BASIN DRAINAGE FEE:
FALCON BASIN BRIDGE FEE:
CLERK AND RECORDER'S CERTIFICATE: Update Clerk and Recorders Certificate Block
STATE OF COLORADO)
COUNTY OF EL PASO) ss
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR _____, THIS ____ DAY OF _____, 20____, and was recorded at Reception Number _____ of the records of El Paso County

El Paso County Clerk and Recorder
BY: _____
DEPUTY

Add the following note:
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.
Add the following note:
Dedication statements for streets, parks, trails, open space, schools, or other uses and dedication of public streets, alleys and easements to the County. All rights-of-way being dedicated to El Paso County shall be clearly labeled with the following statement: "Dedicated to El Paso County for right-of-way purposes by this plat".

Waste water/sewer

VR2321

PCD FILE EX231

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

Missing Plat Notes

The subdivider(s) agree on behalf of him/herself and any developer of 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 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 documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

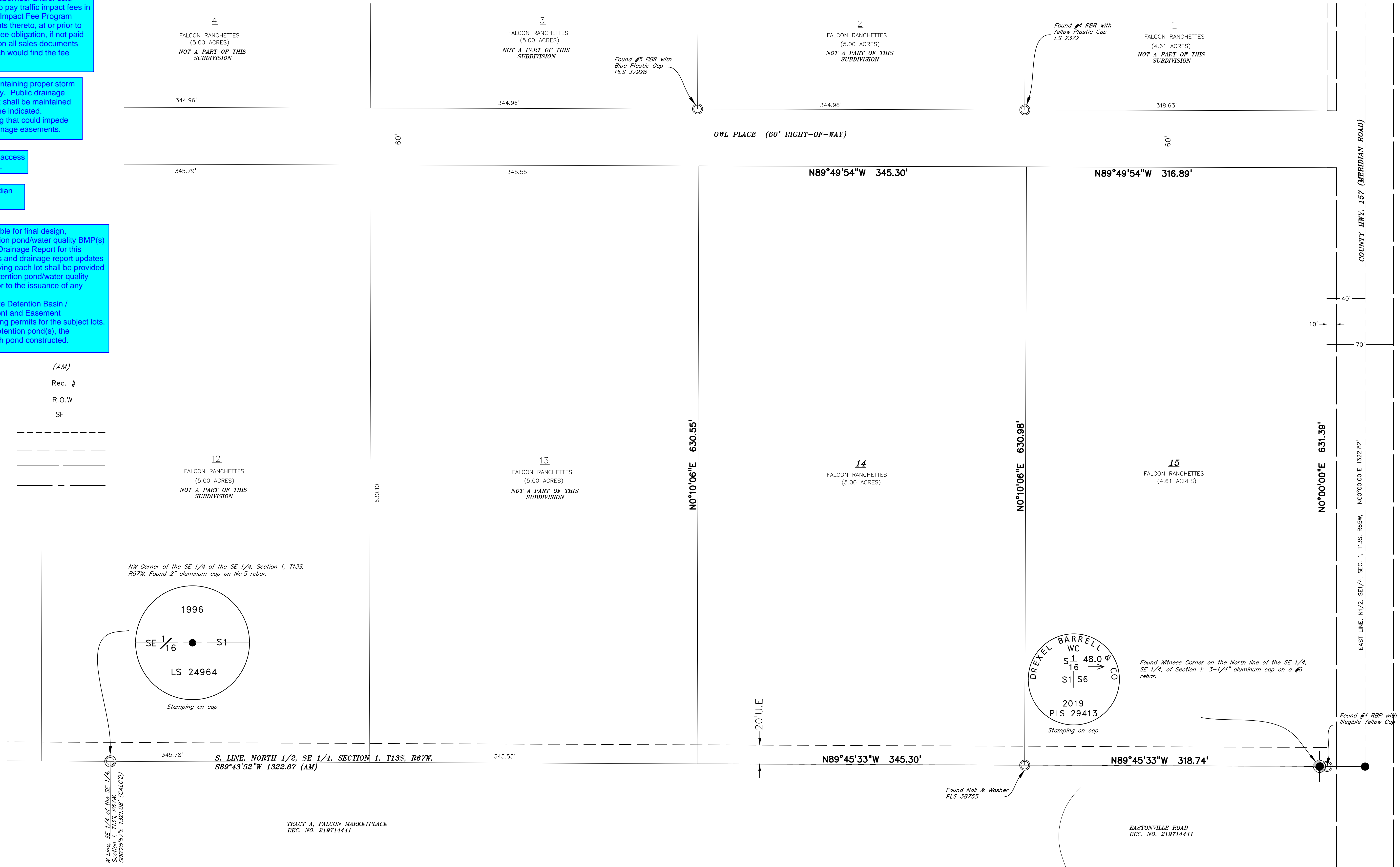
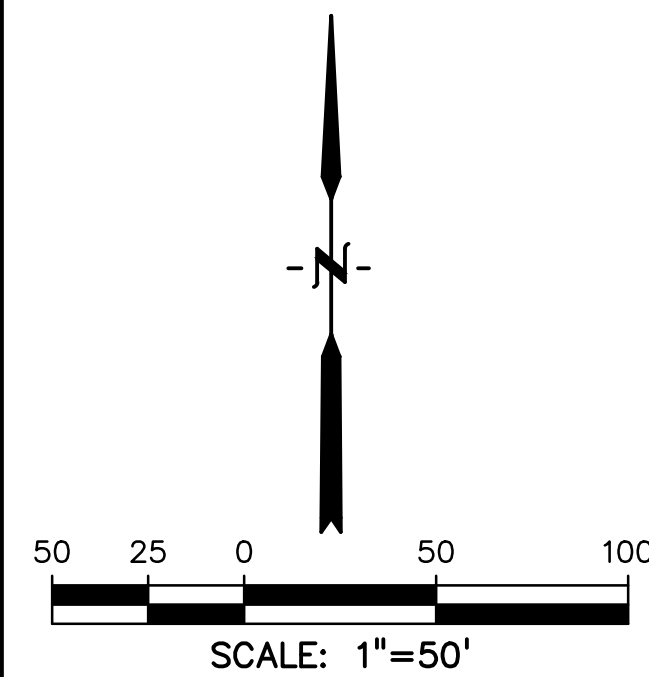
All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

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

The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved Preliminary/Final Drainage Report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of any building permits for the subject lots. Individual lot purchasers shall enter into a Private Detention Basin / Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s), the developer shall enter into an Agreement for each pond constructed.

MEASURED DIMENSION	(AM)
RECEPTION NUMBER	Rec. #
RIGHT OF WAY	R.O.W.
SQUARE FEET	SF
EXISTING EASEMENT	-----
PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT	-----
EXISTING R.O.W.	-----
CENTERLINE PROPOSED ROAD	-----



AS PLATTED

Add Plat #3800

Update file number

PCD FILE EX231

FEE:

MAY 30, 2023

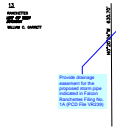


DREXEL, BARRELL & CO.
Engineers & Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
(719) 260-0887 Fax: (719) 260-8352
Job No. 21611-01 Drawing: 21611-01 REPLAT.dwg

Sheet 2 of 3

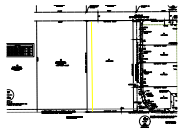
V1_Final Plat.pdf Markup Summary

Daniel Torres (10)

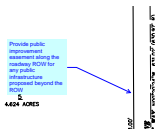


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Provide drainage easement for the proposed storm pipe indicated in Falcon Ranchettes Filing No. 1A (PCD File VR239)

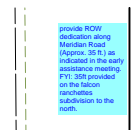


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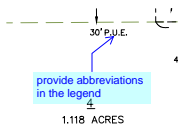
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Provide public improvement easement along the roadway ROW for any public infrastructure proposed beyond the ROW



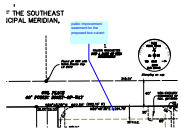
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provide ROW dedication along Meridian Road (Approx. 35 ft.) as indicated in the early assistance meeting. FYI: 35ft provided on the falcon ranchettes subdivision to the north.



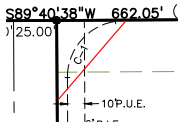
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provide abbreviations in the legend

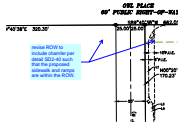


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public improvement easement for the proposed box culvert

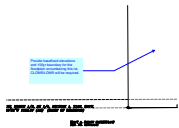


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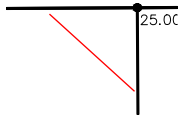
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revise ROW to include chamfer per detail SD2-40 such that the proposed sidewalk and ramps are within the ROW.



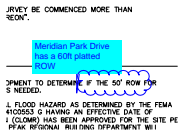
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Provide baseflood elevations and 100yr boundary for the floodplain encumbering this lot. CLOMR/LOMR will be required.



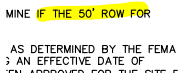
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eschoenheit (28)



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Meridian Park Drive has a 60ft platted ROW



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VR2321

PCD FILE EX231

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EX231

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LE EX231

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Update all instances across all docs of where Meridian Park Drive and Falcon Market Place has been interchanged.

Update all instances across all docs of where Meridian Park Drive and Falcon Market Place has been interchanged.

SUR
1, 2H
FAE

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Update TIS required at time of plat to coincide with Construction Drawings and FAE review.

Update TIS required at time of plat to coincide with Construction Drawings and FAE review.

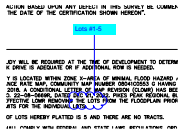
Waste water/sewer

Subject: Text Box
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Waste water/sewer



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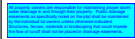
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Lots #1-5



Subject: Text Box
Page Label: [1] OWL PLACE COVER
Author: eschoenheit
Date: 11/27/2023 7:41:24 AM
Status:
Color: ■
Layer:
Space:

Add Plat #3800



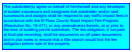
Subject: Note Regarding Stormwater Drainage
Page Label: [1] OWL PLACE COVER
Author: eschoenheit
Date: 11/21/2023 3:54:09 PM
Status:
Color: ■
Layer:
Space:

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.



Subject: Access:
Page Label: [1] OWL PLACE COVER
Author: eschoenheit
Date: 11/21/2023 3:54:57 PM
Status:
Color: ■
Layer:
Space:

No driveway shall be established unless an access permit has been granted by El Paso County.



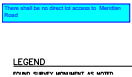
Subject: Road Impact Fees:
Page Label: [1] OWL PLACE COVER
Author: eschoenheit
Date: 11/21/2023 3:56:59 PM
Status:
Color:
Layer:
Space:

The subdivider(s) agree on behalf of him/herself and any developer of 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 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 documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.



Subject: Text Box
Page Label: [1] OWL PLACE COVER
Author: eschoenheit
Date: 11/21/2023 4:20:38 PM
Status:
Color:
Layer:
Space:

Missing Plat Notes



Subject: Text Box
Page Label: [1] OWL PLACE COVER
Author: eschoenheit
Date: 11/22/2023 9:24:41 AM
Status:
Color:
Layer:
Space:

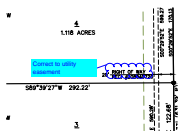
There shall be no direct lot access to Meridian Road



Subject: Drainage:
Page Label: [1] OWL PLACE COVER
Author: eschoenheit
Date: 11/27/2023 7:20:48 AM
Status:
Color:
Layer:
Space:

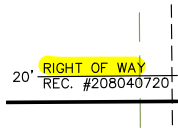
The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved Preliminary/Final Drainage Report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of any building permits for the subject lots. Individual lot purchasers shall enter into a Private Detention Basin / Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s), the developer shall enter into an Agreement for each pond constructed.

Subject: Rectangle
Page Label: [1] OWL PLACE COVER
Author: eschoenheit
Date: 11/27/2023 7:21:09 AM
Status:
Color:
Layer:
Space:

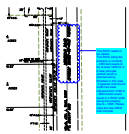


Subject: Cloud+
Page Label: [1] OWL PLACE COVER
Author: eschoenheit
Date: 11/21/2023 3:37:10 PM
Status:
Color: ■
Layer:
Space:

Correct to utility easement

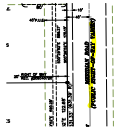


Subject: Highlight
Page Label: [1] OWL PLACE COVER
Author: eschoenheit
Date: 11/21/2023 3:37:13 PM
Status:
Color: ■
Layer:
Space:

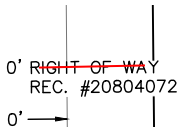


Subject: Cloud+
Page Label: [1] OWL PLACE COVER
Author: eschoenheit
Date: 11/27/2023 7:24:52 AM
Status:
Color: ■
Layer:
Space:

The ROW needs to be stated.
The ROW along the property is currently ~145ft and needs to be at least 160ft for a 6 lane principle arterial which is planned along Meridian in this area. It appears that the lot width has been adjusted from 316ft to ~292ft which would result in a ROW width along the property line to ~169ft. Please state the new ROW with this plat.



Subject: Highlight
Page Label: [1] OWL PLACE COVER
Author: eschoenheit
Date: 11/21/2023 3:48:38 PM
Status:
Color: ■
Layer:
Space:

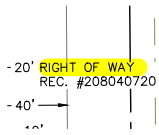



Subject: Line
Page Label: [1] OWL PLACE COVER
Author: eschoenheit
Date: 11/21/2023 3:49:29 PM
Status:
Color: ■
Layer:
Space:

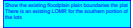



Subject: Cloud+
Page Label: [1] OWL PLACE COVER
Author: eschoenheit
Date: 11/21/2023 3:49:55 PM
Status:
Color: ■
Layer:
Space:

Correct to say utility easement not ROW

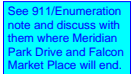



Subject: Highlight
Page Label: [1] OWL PLACE COVER
Author: eschoenheit
Date: 11/21/2023 3:52:33 PM
Status:
Color: 
Layer:
Space:



Subject: Text Box
Page Label: [1] OWL PLACE COVER
Author: eschoenheit
Date: 11/27/2023 11:55:58 AM
Status:
Color: 
Layer:
Space:

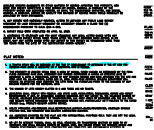
Show the existing floodplain plain boundaries the plat
 There is an existing LOMR for the southern portion of the lots




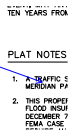
Subject: Text Box
Page Label: [1] OWL PLACE COVER
Author: eschoenheit
Date: 11/27/2023 7:24:21 AM
Status:
Color: 
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Space:


See 911/Enumeration note and discuss with them where Meridian Park Drive and Falcon Market Place will end.

Jeff Rice - EPC Engineering Review (8)

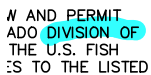



Subject:
Page Label: [1] OWL PLACE COVER
Author: Jeff Rice - EPC Engineering Review
Date: 11/20/2023 8:48:43 AM
Status:
Color: 
Layer:
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Subject: Callout
Page Label: [1] OWL PLACE COVER
Author: Jeff Rice - EPC Engineering Review
Date: 11/20/2023 8:54:01 AM
Status:
Color: 
Layer:
Space:

Provide



Subject:
Page Label: [1] OWL PLACE COVER
Author: Jeff Rice - EPC Engineering Review
Date: 11/20/2023 8:55:17 AM
Status:
Color: 
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Space:

BEEN APPROVED FOR THE SITE PER
BUILDING DEPARTMENT WILL
BEFORE TO THE ISSUANCE OF ANY
Parks and
ORDINANCES, REVIEW AND PERMIT
ED TO, THE COLORADO DIVISION OF
F ENGINEERS AND THE U.S. FISH
ARLY AS IT RELATES TO THE LISTED

Subject: Callout
Page Label: [1] OWL PLACE COVER
Author: Jeff Rice - EPC Engineering Review
Date: 11/20/2023 8:55:27 AM
Status:
Color: ■
Layer:
Space:

Parks and

S OF TRUST /
TS AND EASEM
"OWL PLACE"
ID AGREE THA
FOR SAME WILL

Subject:
Page Label: [1] OWL PLACE COVER
Author: Jeff Rice - EPC Engineering Review
Date: 11/20/2023 8:56:06 AM
Status:
Color: ■
Layer:
Space:

Subject: Callout
Page Label: [1] OWL PLACE COVER
Author: Jeff Rice - EPC Engineering Review
Date: 11/20/2023 9:01:22 AM
Status:
Color: ■
Layer:
Space:

Title commitment for Lot 15 is in file - address exceptions #10, 14, 16, and 17 and provide a commitment for Lot 14 also and include easement exceptions on the plat.

Coordinate with E911 on
which name to use and where
it will change. The
roundabout seems like a
logical location.

Subject: Text Box
Page Label: [1] OWL PLACE COVER
Author: Jeff Rice - EPC Engineering Review
Date: 11/22/2023 2:26:58 PM
Status:
Color: ■
Layer:
Space:

Coordinate with E911 on which name to use and where it will change. The roundabout seems like a logical location.

Subject: Callout
Page Label: [1] OWL PLACE COVER
Author: Jeff Rice - EPC Engineering Review
Date: 11/22/2023 2:42:08 PM
Status:
Color: ■
Layer:
Space:

Add note regarding any continued use or restrictions on Lot 5 including that a replat is required for water (check with Planning)



Subject: BoCC Replat
Page Label: [1] OWL PLACE COVER
Author: Kylie Bagley
Date: 11/20/2023 11:44:56 AM
Status:
Color: ■
Layer:
Space:

For Replats requiring BoCC action:

This plat for (name of subdivision or plat) 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, tracts, easements: list those applicable) 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.

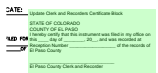
Previous plat name in entirety is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____.

Chair, Board of County Commissioners
Date



Subject: Planner
Page Label: [1] OWL PLACE COVER
Author: Kylie Bagley
Date: 11/20/2023 11:46:13 AM
Status:
Color: ■
Layer:
Space:

Remove this plat note, approval is needed by the Board of County Commissioners



Subject: Clerk & Recorder
Page Label: [1] OWL PLACE COVER
Author: Kylie Bagley
Date: 11/20/2023 11:55:52 AM
Status:
Color: ■
Layer:
Space:

Update Clerk and Recorders Certificate Block

STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this ____ day of _____, 20__, and was recorded at Reception Number _____ of the records of El Paso County

El Paso County Clerk and Recorder



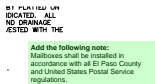
Subject: Surveyor Certification
Page Label: [1] OWL PLACE COVER
Author: Kylie Bagley
Date: 11/20/2023 11:56:20 AM
Status:
Color: ■
Layer:
Space:

Update Surveyors Certificate

I surveyor's name, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000 ; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 20__.

 Surveyor's Name, (Signature)
 Date
 Colorado registered PLS # _____



Subject: Mailboxes
Page Label: [1] OWL PLACE COVER
Author: Kylie Bagley
Date: 11/21/2023 4:00:33 PM
Status:
Color: ■
Layer:
Space:

Add the following note:
 Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.



Subject: Soils & Geology
Page Label: [1] OWL PLACE COVER
Author: Kylie Bagley
Date: 11/21/2023 1:14:54 PM
Status:
Color: ■
Layer:
Space:

Add the following note:

Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
 ■Downslope Creep: (name lots or location of area)
 ■Rockfall Source:(name lots or location of area)
 ■Rockfall Runout Zone:(name lots or location of area)
 ■Potentially Seasonally High Groundwater:(name lots or location of area)
 ■Other Hazard:
 In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

INSTRUMENT
Add the following note:
Water and wastewater services for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Provider's) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers).

____ DAY OF _____, 2023

Subject: Wastewater
Page Label: [1] OWL PLACE COVER
Author: Kylie Bagley
Date: 11/21/2023 12:58:44 PM
Status:
Color: ■
Layer:
Space:

Add the following note:

Water and wastewater service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

DAY
Add the following note:
Pursuant to Resolution _____ approved by the Board of 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 _____ are included within the boundaries of the El Paso County Public Improvement District _____ and as such is subject to applicable road impact fees and mill levy.

____ SPRES _____

Subject: PID
Page Label: [1] OWL PLACE COVER
Author: Kylie Bagley
Date: 11/21/2023 1:14:41 PM
Status:
Color: ■
Layer:
Space:

Add the following note:

Pursuant to Resolution _____, approved by the Board of 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 (subdivision) are included within the boundaries of the El Paso County Public Improvement District _____ and as such is subject to applicable road impact fees and mill levy.

DAY
Add the following note:
Dedication statements for streets, parks, trails, open space, schools, or other uses and dedication of public streets, alleys and easements to the County. All rights-of-way being dedicated to El Paso County shall be clearly labeled with the following statement: "Dedicated to El Paso County for right-of-way purposes by this plat".

Subject: Dedication Statement
Page Label: [1] OWL PLACE COVER
Author: Kylie Bagley
Date: 11/21/2023 1:15:44 PM
Status:
Color: ■
Layer:
Space:

Add the following note:

Dedication statements for streets, parks, trails, open space, schools, or other uses and dedication of public streets, alleys and easements to the County. All rights-of-way being dedicated to El Paso County shall be clearly labeled with the following statement: "Dedicated to El Paso County for right-of-way purposes by this plat".

DAY
Include the following:
The net acreage of land to be dedicated for public streets, dedicated for other public uses, and developed for private uses or facilities including drainage facilities, private parks, open space and recreation centers.

____ BE IT KNOWN BY THESE PRESENTS: _____

Subject: Gas and Electric
Page Label: [1] OWL PLACE COVER
Author: Kylie Bagley
Date: 11/21/2023 3:59:38 PM
Status:
Color: ■
Layer:
Space:

Add the following note:

The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

DAY
Include the following:
The net acreage of land to be dedicated for public streets, dedicated for other public uses, and developed for private uses or facilities including drainage facilities, private parks, open space and recreation centers.

____ BE IT KNOWN BY THESE PRESENTS: _____

Subject: Planner
Page Label: [1] OWL PLACE COVER
Author: Kylie Bagley
Date: 11/21/2023 3:59:17 PM
Status:
Color: ■
Layer:
Space:

Include the following:

The net acreage of land to be dedicated for public streets, dedicated for other public uses, and developed for private uses or facilities including drainage facilities, private parks, open space and recreation centers.

3007

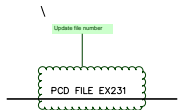
Add the following note:
The Subdivider(s) agrees on behalf of themselves and their successors or assignees that Subdivider and/or said successors and assignees shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), 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.

DR231

Subject: Planner
Page Label: [1] OWL PLACE COVER
Author: Kylie Bagley
Date: 11/21/2023 4:00:35 PM
Status:
Color: ■
Layer:
Space:

Add the following note:

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assignees 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.



Subject: Planner
Page Label: [1] OWL PLACE COVER
Author: Kylie Bagley
Date: 11/22/2023 8:38:10 AM
Status:
Color: ■
Layer:
Space:

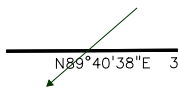
Update file number

DR231

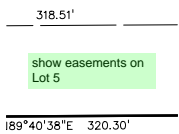
Add addresses from pikes peak regional building

Subject: Planner
Page Label: [1] OWL PLACE COVER
Author: Kylie Bagley
Date: 11/21/2023 3:28:04 PM
Status:
Color: ■
Layer:
Space:

Add addresses from pikes peak regional building

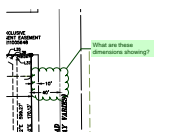


Subject: Arrow
Page Label: [1] OWL PLACE COVER
Author: Kylie Bagley
Date: 11/21/2023 3:28:59 PM
Status:
Color: ■
Layer:
Space:



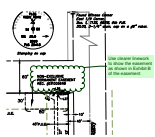
Subject: Planner
Page Label: [1] OWL PLACE COVER
Author: Kylie Bagley
Date: 11/21/2023 3:28:56 PM
Status:
Color: ■
Layer:
Space:

show easements on Lot 5



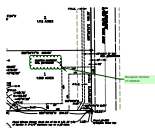
Subject: Planner
Page Label: [1] OWL PLACE COVER
Author: Kylie Bagley
Date: 11/21/2023 3:38:49 PM
Status:
Color: ■
Layer:
Space:

What are these dimensions showing?



Subject: Planner
Page Label: [1] OWL PLACE COVER
Author: Kylie Bagley
Date: 11/21/2023 3:41:19 PM
Status:
Color: ■
Layer:
Space:

Use clearer linework to show the easement as shown in Exhibit B of the easement



Subject: Planner
Page Label: [1] OWL PLACE COVER
Author: Kylie Bagley
Date: 11/21/2023 3:43:39 PM
Status:
Color: ■
Layer:
Space:

Reception Number 211005649



Subject: Planner
Page Label: [1] OWL PLACE COVER
Author: Kylie Bagley
Date: 11/21/2023 3:58:17 PM
Status:
Color: ■
Layer:
Space:

Include the following:

The appropriate sight distance triangles shall be designated and dimensioned. Sight distance triangles shall be shown at the intersection of all roads and at the intersection of all private drives/access points with public roads.