WATER RESOURCES REPORT

for

OWL MARKETPLACE FILING NO. 1
FINAL PLAT

October 2023
Revisions:
January 2024
April 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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WATER RESOURCES REPORT

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Prepared for:

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

Prepared by:

RESPEC, LLC
5540 Tech Center Drive, Suite 100
Colorado Springs, CO 80919

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1.0 INTRODUCTION AND EXECUTIVE SUMMARY

The purpose of this report is to address the specific water needs of the proposed Owl Marketplace Filing No. 1 subdivision in Falcon, CO. This project is currently seeking plat approval through El Paso County, and this report is a requirement of approval. **All prior water resources reports related to this subdivision are voided by this report.**

EXECUTIVE SUMMARY: **The Woodmen Hills Metropolitan District (WHMD, the District) has adequate water supply to meet the needs of the proposed development on a 300-year basis. Additionally, the Woodmen Hills Metropolitan District has adequate wastewater system and treatment capacity to provide wastewater service to this proposed land use.**

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 property. Please refer to the Land Use Exhibit in ***Appendix B***.

2.2 Water Demands for the Subject Property

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)
		Note 1	***Note 2***	***Note 3***	***Note 4***
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 DISTRICT WATER NEEDS AND PROJECTED DEMANDS

3.1 Actual Water Demand Summary

The Woodmen Hills Metropolitan District tracks water demands and water use on an annual basis. The three most recent water use data are as follows:

Table 3-1: Three-Year Use History

Year	Annual Water Use (AF)	SFEs (No.)	Unit User Characteristic (AF/SFE)
2021	786.29	2,995	0.263
2022	846.25	3,033	0.279
2023	817.02	3,480	0.235

3.2 Unit Water User Characteristics

Unit water user characteristics are counted on a Single Family Equivalent (SFE) basis. The actual delivered unit user characteristic varies year to year, and has averaged about 0.26 annual acre-feet (AF) over the last three years. The District has adopted a 0.353 AF/SFE/day planning demand factor that covers not only actual use, but also covers reserves, system losses, and water accountability.

All single-family homes are counted as one SFE. Commercial and non-residential land uses are projected in terms of SFE, where a single tap might be the equivalent to more than one SFE. If and when any multi-family development is proposed in Woodmen Hills, an adjustment will be allocated in which a dwelling unit may be less than one (1) SFE.

Over the last 10 years, the unit user characteristic has been trending downward due to water conservation awareness, limitations on turf grass, low-flow fixtures, and inverted block rates – all of which encourage water conservation. Although there is reasonable belief that the downward trend is likely to continue, WHMD has not assumed additional downward trending into long-range planning but will address the trend as it materializes.

3.3 Current Demands versus Supply

In 2023, WHMD used 817.02 acre-feet of water out of a potential supply of 2,157 acre-feet on a 300-year basis – about 38% of legal supply. The use of overall supply varies from year to year and will continue to vary based on timing of water acquisitions, annual weather, and various other factors. See ***Figure 3-1*** for a graph of WHMD's unit user characteristic vs. planning values.

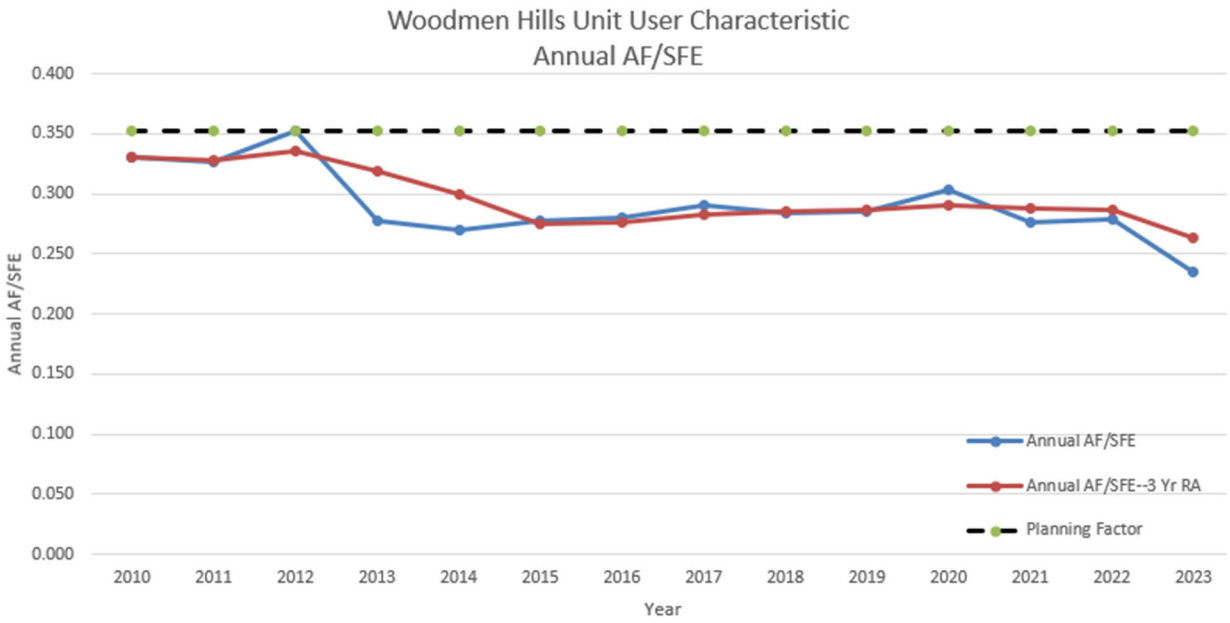


Figure 3-1 – Woodmen Hills Demand vs. Planning Values

4.0 WATER RIGHTS AND SUPPLY

4.1 District Water Rights

The District has numerous and varied local and off-site water rights. The rights include both renewable sources and Denver Basin non-renewable sources. The District's total legal supply on a 300-year basis currently stands at 2,157.4 annual acre-feet. A narrative description of the nature of those supplies is discussed in subsequent sections. ***Appendix C*** contains the District's current legal water supply inventory.

4.2 Adequacy of Water Rights

Current water rights holdings are adequate for current demands and average expected buildout demands. The District's holdings are also adequate for 2040 and 2060 buildout projections on a 300-year basis (District buildout is expected to occur prior to 2040 at approximately 4,500 SFEs).

- Current Use 817 acre-feet
- Buildout Average Need 1,260.0 acre-feet (includes 2040 and 2060)
- Buildout Planning Target 1,588.5 acre-feet (includes 2040 and 2060)
- Existing 300-Year Rights 2,157.4 acre-feet$_{300}$

The District's current water rights supply provides for a conjunctive water supply, mixing fully-consumable, non-renewable, and renewable sources. WHMD recently acquired a large amount of water rights in 2023, increasing their previous holdings by an additional 48% (from 1,457.6 acre-feet$_{300}$ to 2,157.4 acre-feet$_{300}$.)

4.3 Description of Current Water Rights

The District's current water rights include renewable and non-renewable supplies in the Denver Basin. These are each discussed further in this section.

<u>Renewable Water Supply</u>

Woodmen Hills and the surrounding area are within a designated groundwater basin known as the Upper Black Squirrel (UBS) Groundwater Management District. Rules regarding use, access, and other management issues are governed by the UBS and the State Groundwater Commission. These rules vary from other areas in the State. Water types managed within the District are alluvial groundwater that exists in the uppermost sands, which are only 15 to 25 feet deep in the Falcon area, but up to 350 feet deep in the Guthrie Ranch area. Alluvial water in the UBS is "over-appropriated," meaning no additional alluvial water rights are available. Therefore, acquisition of alluvial rights is limited to the purchase of someone else's existing alluvial rights. The Guthrie alluvial rights were obtained in such a fashion. Alluvial rights are renewable.

The District has renewable resources in two categories. One is a direct alluvial pumping right in the UBS basin at Guthrie, and the other is a perpetual, contractual right through Cherokee Metropolitan District (Cherokee, CMD). The direct alluvial right is for 89 annual acre-feet and, as a renewable right, it does not need to be counted on a 300-year basis. It is currently fully and physically available and is used at an average of 90% of its full capacity.

The second renewable source is a 350 annual acre-feet contractual and perpetual right through Cherokee. It is typically used near its face value capacity since it is perpetual at about 98%. This water is delivered to the District through a three-mile long, off-site system south of the District.

Non-Renewable Denver Basin Supply

The second type of groundwater in the Falcon area is Denver Basin water. The Denver Basin is a vast, deep-rock aquifer that stretches from south of Falcon northerly to beyond Denver. Rights that are granted in the Denver basin are based on the ownership of the surface property - the larger the parcel, the larger the allocation. This water is much deeper, ranging up to 2,650 feet deep. Denver Basin water is considered finite and therefore non-renewable water. In the Falcon area, there are four main formations that make up the Denver Basin: Dawson, Denver, Arapahoe, and Laramie-Fox Hills, described from top to bottom.

Although there is significant unused pumping capability in the Falcon area, the District has relied less on their local sources in the past five to ten years.

The District has also acquired additional off-site Denver Basin rights.

These areas have yet to be fully developed as physical supply. The Hart well field already has future easements and well sites dedicated, but because there is no current need, no wells have been drilled yet in the Hart area.

Because the Guthrie area has not been accessed by any other Denver Basin users at this time, its physical capacity has remained strong. Not counting the Dawson or Denver formations, the Guthrie and Hart areas have a total of 860 annual acre-feet$_{100}$ and 287 acre-feet$_{300}$.

5.0 WATER SYSTEM FACILITIES AND PHYSICAL SUPPLY

5.1 Source of Supply

Woodmen Hills has multiple sources of supply as discussed below.

Local Wells:

The District has 11 wells in the Falcon area, mainly in the Arapahoe and Laramie-Fox Hills formations. These wells are all within the District's service area boundary.

Off-Site Wells:

The District operates four (4) Denver Basin wells at the Guthrie field, which is about 12 miles east of the Falcon area. The Denver Basin wells are in the Arapahoe and Laramie-Fox Hills formations.

Off-site Alluvial Wells:

Additionally, the District owns and operates two (2) alluvial wells in the Guthrie Ranch area which pump renewable water from the Upper Black Squirrel Basin.

Cherokee Water:

This water is alluvial from the Upper Black Squirrel Basin and is renewable. The annual quantity obtained from Cherokee is 350 acre-feet and is a perpetual right.

5.2 Water Treatment

The District owns and operates three water treatment plants and provides water treatment to its entire supply. The plants are all within the service area and treat at the following capacities:

Filter Plant #1	2.16 MGD Treatment Capacity
Filter Plant #2	0.36 MGD Treatment Capacity
Filter Plant #3	1.30 MGD Treatment Capacity

5.3 Water Storage

The District currently owns and operates three (3) water storage facilities with a total capacity of 4.25 million gallons.

A new, 1.0-million-gallon concrete water storage tank is slated to replace an existing, 0.25-million-gallon welded steel storage tank by the end of 2025. This will bring overall storage capacity to 5.0 million gallons.

5.4 Distribution, Pumping, and Transmission Lines

The District has two major off-site transmission lines which are jointly owned with Meridian Service Metropolitan District (MSMD). The names of the transmission lines are the Guthrie Line and the Tamlin Line.

The Tamlin system is a 12-inch line extending roughly three miles south-westerly of the District and is connected to the Cherokee Metropolitan District. The

ultimate capacity of the Tamlin system is 1.8 MGD. The Tamlin system includes a 1.5 MGD pumping station.

The Guthrie system is a 14-mile long, 12-inch pipeline extending to the east of the District along Judge Orr Road. It includes wells, pumping facilities, and a mid-point pumping station. Its current capacity is 1.94 MGD.

The District has additional pump stations within its boundaries, including the Theriot Pump Station and an integral pump stations inside water treatment facilities.

There are multiple pressure zones within the District's service boundary, and roughly 63 miles of internal potable water distribution lines.

5.5 Recent and Upcoming System Expansions

The District has recently expanded its water treatment capacity, and it has future expansions currently in planning phases.

Theriot Water Treatment Expansion:

This was a water treatment expansion of *Filter Plant #1*, increasing its capacity from 0.86 MGD to 2.16 MGD.

Source Water Expansions:

With the recent acquisition of additional water rights northwest of the District, pipeline infrastructure is being built to access future well fields in the area (referred to as the "Younger Water").

Along with the Younger well field, expansions are in planning stages in the Guthrie and Hart well fields.

5.6 Water Quality

The District treats and filters all of its raw water sources. Filtration is generally for iron and manganese removal. Water is disinfected to meet or exceed all CDPHE drinking water standards. ***Appendix D*** contains a copy of the "WHMD 2024 Drinking Water Quality Report," which outlines water quality delivered to District consumers.

6.0 EL PASO COUNTY MASTER PLANNING ELEMENTS

6.1 County Water Master Plan 2040 and 2060 Projections

WHMD lies within the El Paso County Master Planning area, Region #3. The master plan generally shows WHMD in its correct location.

Buildout:

Expected buildout of WHMD is based on the extrapolated overall SFE density. The existing overall gross developed density is 1.5 SFE/gross acre. Gross acres include numerous non-water-using lands, such as drainageways, open spaces, roads, rights of way, etc. They also include mixed use, with very low-density development (lot sizes of one acre or larger), commercial, and urban density development.

Based on known and future land use and a projection of development for non-planned areas, it is expected that WHMD buildout may approach 4,000 to 4,500 SFEs.

2040 Buildout:

Since WHMD is roughly 80% built-out, full buildout would be anticipated within the 2040 timeframe. The Woodmen Hills service area is likely to be fully built out between the years 2032 and 2038. Therefore, the WHMD 2040 needs are being addressed in terms of full buildout.

2060 Buildout:

WHMD is expected to be fully built-out prior to 2040; therefore, 2060 projections are the same as 2040

6.2 Description of Long-Term Planning and Future Sources of Supply

In theory, the 300-year supply of water for WHMD appears to be more than adequate for full buildout, which would include both the 2040 and 2060 scenarios. However, portions of the District's water supply are based on non-renewable sources.

The District currently relies on about 47% of its water supply to come from non-renewable water sources (Denver Basin wells). Although these sources are substantial, the District anticipates yield degradation of non-renewable physical supplies over time and believes that expansion of its water supply is advisable. While some Denver Basin water may be added, a focus on additional renewable sources is a priority.

In 2018, the District developed a water policy intended to facilitate the goal of continued addition of water with a priority of seeking additional renewable resources. Elements of the policy aim to:

1. Cause development to "pay its way" in terms of water and capital improvements.

2. Develop separate funding supply dedicated to:
    - Acquisition of new water
    - Development of physical infrastructure
    - Investment in additional and/or improved sources

In addition to adding off-site sources, an additional priority is to acquire and/or invest in additional renewable water supplies. WHMD's current use is met with an average of 53% renewable water sources.

Long-Term Planning:

Although there is no near-term perceived shortage expected in supply, the District will be increasing water reliability, increasing efficiency, and acquiring/improving sources of supply over time.

New sources/expansions are expected to come from five areas:

1. Developer Inclusions

    The service area considered for full build-out includes areas that are currently not in the formal District boundaries. Developers must relinquish any and all water as a term of inclusion. While limited, the District will place these into its inventory. Some have existing determinations, and some lands are not quantified. As such, these sources will be rather limited, and are expected to be non-renewable and less than 100 annual acre-feet$_{300}$.

2. Acquisitions

    The District established a funding mechanism in 2018 dedicated to the development of additional legal and physical supply. This mechanism is entirely funded through development revenues and the current fund has become substantial.

    Ongoing negotiations cannot be disclosed for obvious reasons. It should be noted that the District pursues both non-renewable and renewable sources with emphasis on the renewables.

3. Regionalization

    There are two forms of regionalization described herein:

    a. One factor is the development of close cooperative ties with adjacent Districts in order to develop water efficiency through joint efforts. WHMD is the largest water provider and the regional wastewater provider among the five Falcon Districts. It is geographically central to all five of the major Falcon Districts, making it key to Falcon's regional water development. WHMD already has joint water projects with Meridian Service Metropolitan District and Falcon Highlands Metropolitan District. These joint actions allow for more comprehensive water projects and greater water efficiency.

b. The second element is much broader regionalization. WHMD has been open to cooperative actions with Colorado Springs Utilities (CSU). CSU potentially is open to shared physical facility utilization, which would enable WHMD to expand its scope in seeking water rights. While it is not expected that CSU will provide actual water, the access to facilities opens greater doors for WHMD.

4. Facility Expansion

   WHMD jointly owns extensive transmission systems with Meridian Service Metropolitan District, which extend 14 miles easterly and 5 miles southerly of its service area. While certain water rights are already associated with these facilities, additional and/or replacement supplies are being considered as non-renewable replacements and/or additional rights.

5. Indirect, Lawn Irrigation Return Flows (LIRF) Credits, Aquifer Storage/Recharge, and Direct Reuse

   While WHMD plans on adding additional renewable water resources, it understands the value of its ability to retain consumptive use of its non-renewable resources. Therefore, we project that at least some continued pumping of Denver Basin water should extend out many decades as it creates the basis for reuse for both indirect and future direct reuse. The conjunctive use of renewable and non-renewable supplies also allows for future potential for aquifer storage and recharge, which is expected to become an option for WHMD within the Arapahoe aquifer.

   The District has quantified its LIRF credits, which are currently being used to offset underdrain flows. However, the District has implemented underdrain control systems that will eliminate the need for using LIRF credits for augmentation, allowing the LIRF credits to be converted to potable use.

Miscellaneous Future Supplies:

1. Unquantified Lands:

   As the District includes additional lands, further determinations will either be added to the District's supplies or the un-quantified rights will be relinquished to the District, which will then be quantified, determined, and ultimately added to the District's supplies.

   The District does not immediately process all unquantified rights upon obtaining ownership but holds such ownership until an adequate amount of lands are processed, making determinations reasonable in cost. At this time, the District is holding about 40 acres in wait, which would represent roughly an additional 12 to 13 annual acre-feet $_{300}$ to its inventory. The District usually likes to have roughly 40 acre-feet before processing determinations. These are not added to the District's inventory until formally determined.

2. Determinations Which Might be Dedicated Upon Inclusion

Within the expected service area are lands that are not yet included which will also be bringing existing determinations to the table and dedicating these supplies to the District. These will not be added to the District's inventory until deeded to the District.

3. Future Acquisitions

   WHMD recently adopted a water management and acquisition policy which allows for the generation of funds dedicated to procurement of future water rights acquisitions. WHMD's Water Acquisition Fund has now exceeded several million dollars. The fund is dedicated strictly to acquiring and/or developing additional future supplies. Obviously, negotiations that are ongoing for purchase of both renewable and non-renewable resources cannot be discussed here.

4. Regionalization

   WHMD is not planning, or at least not depending, on any additional supplies which may be obtained through regionalization. WHMD is one of the largest districts among the five Falcon districts. WHMD is central to interconnecting each of the five Falcon districts and has been pursuing joint operations with its neighbors for years. Ultimately, joint operations could dramatically enhance the reliability and efficiency of the Falcon Districts.

   WHMD also participates in one-on-one and joint discussions with CSU, which may ultimately provide regional delivery systems that allow for a broader range of acquisitions for WHMD.

6.3 Municipal Interconnects

WHMD operates over 51 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.

In addition to joint water supply sources, the District has several interconnects with other municipal systems that can provide two-way flows between the said districts. Certain additional interconnects may be added in the future.

WHMD has both a raw water interconnect with Cherokee that feeds one way to Cherokee as well as the Tamlin interconnect on the potable water system that conveys water to WHMD.

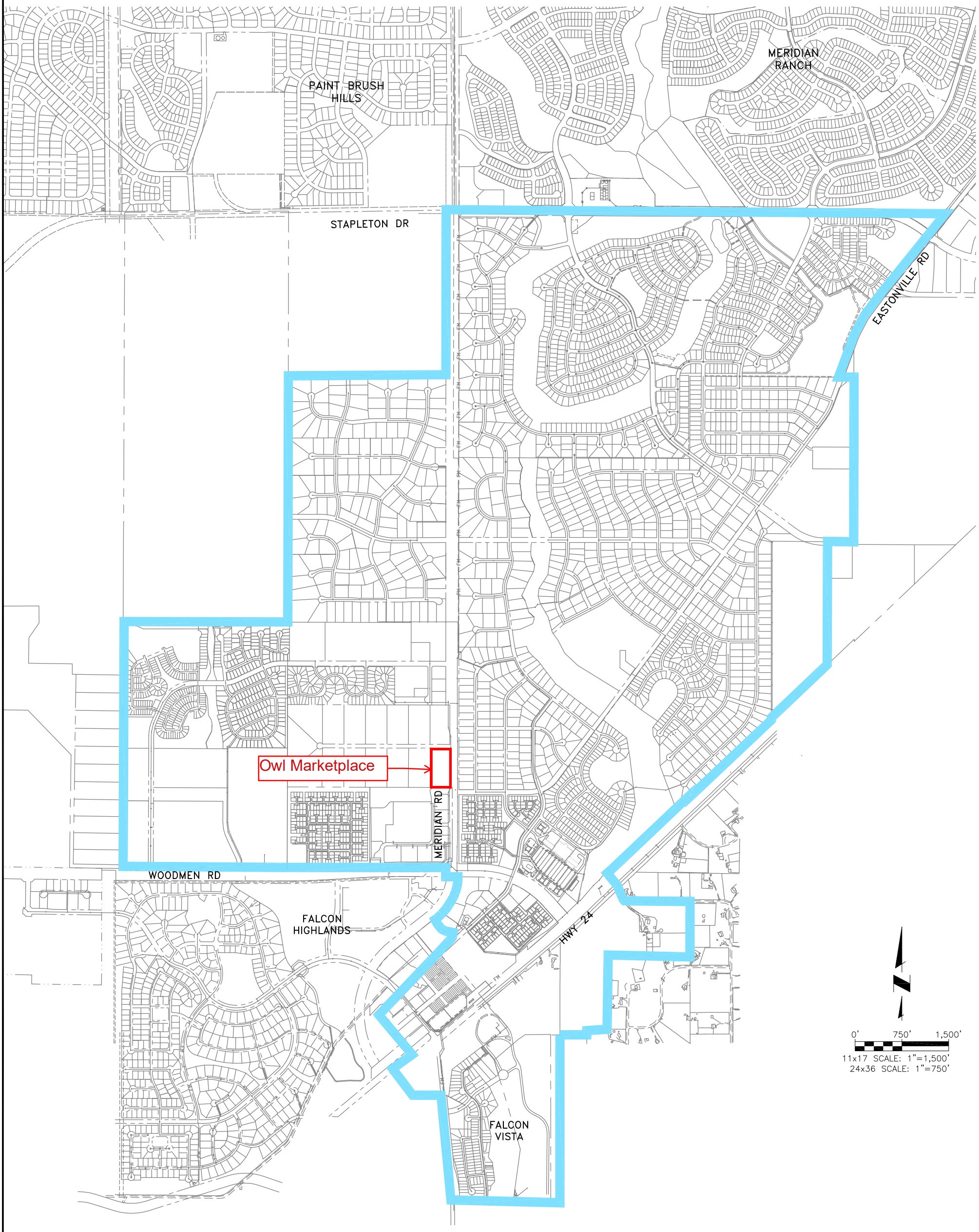
7.0 CONCLUSION

The Woodmen Hills Metropolitan District (WHMD, the District) has adequate water supply to meet the needs of this proposed land use on a 300-year basis. Additionally, the Woodmen Hills Metropolitan District has adequate wastewater system and treatment capacity to provide wastewater service to this proposed land use.

Appendix A

IF BAR DOES NOT MEASURE ONE INCH, SCALE OF THIS DRAWING HAS BEEN ALTERED 1"

WOODMEN HILLS METROPOLITAN DISTRICT



SHEET ----OF 1

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

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

WOODMEN HILLS METROPOLITAN DISTRICT

DISTRICT MAPPING

APPENDIX A–1
WATER SERVICE AREA

RESPEC
Colorado Springs, CO
5540 Tech Center Dr., Suite 100
Colorado Springs, CO 80919
Phone: 719.227.0072
www.respec.com

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 BRITTANY 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 _____)
) ss
COUNTY OF _____)

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 _____)
) ss
COUNTY OF _____)

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, BRITTANY A. TEXER, HAS EXECUTED THIS INSTRUMENT

THIS _____ DAY OF _____, 2024

BY: _____
BRITTANY A. TEXER

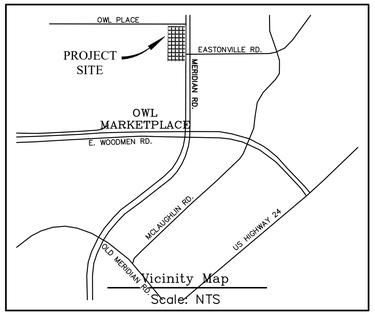
ACKNOWLEDGMENT

STATE OF _____)
) ss
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF_____, 2024
BY _____ BRITTANY A. TEXER

WITNESS MY HAND AND OFFICIAL SEAL:

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:



Vicinity Map
Scale: NTS

PLAT NOTES:

1. 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. 22-08-0669R, DATED DEC 21, 2022. PIKES 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.
2. THE NUMBER OF LOTS HEREBY PLATTED IS 5. THERE ARE NO TRACTS.
3. 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).
4. 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.
5. 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.
6. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT, OR BUILDING SITE.
7. 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.
8. 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
9. ALL ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
17. THERE SHALL BE NO DIRECT LOT ACCESS TO MERIDIAN ROAD, OWL PLACE OR EASTONVILLE ROAD.
18. ANY FUTURE DEVELOPMENT OF LOT 5 WILL REQUIRE A REPLAT.
19. 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.
20. 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:

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. TITLE COMMITMENT NOTES: THE UNDERSIGNED HAS RELIED UPON STEWART TITLE COMPANY dba EMPIRE TITLE, A DIVISION OF STEWART, FOR THE FOLLOWING TWO (2) PROPOERTIES:

    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 2220612-4D, 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.
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".

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

PCD FILE VR2321

MAY 23, 2024

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAHWATCH STREET, SUITE 100
COLORADO SPGS, COLORADO 80905
(719) 260-0887

Job No.21611-01 Drawing:21611-01 REPLAT.dwg

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	MPD
CENTERLINE	CL
EXISTING EASEMENT	– – – – – –
PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT	— — — — —
EXISTING R.O.W.	——— ———
CENTERLINE PROPOSED ROAD	——— – ———
100 YR. FLOODPLAIN	— · — · —

4
FALCON RANCHETTES
(5.00 ACRES)
NOT A PART OF THIS SUBDIVISION

3
FALCON RANCHETTES
(5.00 ACRES)
NOT A PART OF THIS SUBDIVISION

2
FALCON RANCHETTES
(5.00 ACRES)
NOT A PART OF THIS SUBDIVISION

1
FALCON RANCHETTES
(4.61 ACRES)
NOT A PART OF THIS SUBDIVISION

Found #5 RBR with Blue Plastic Cap PLS 37928

Found #4 RBR with Yellow Plastic Cap LS 2372

344.96' | 344.96' | 344.96' | 318.63'

60'

OWL PLACE (60' RIGHT-OF-WAY)

.09

345.79' | 345.55'

N89°49'54"W 345.30'

N89°49'54"W 316.89'

COUNTY HWY. 157 (MERIDIAN ROAD)

40' | 10' | 70'

12
FALCON RANCHETTES
(5.00 ACRES)
NOT A PART OF THIS SUBDIVISION

6.30.10'

13
FALCON RANCHETTES
(5.00 ACRES)
NOT A PART OF THIS SUBDIVISION

N0°10'06"E 630.55'

APPROXIMATE 100 YR. FLOODPLAIN

14
FALCON RANCHETTES
(5.00 ACRES)

N0°10'06"E 630.98'

APPROXIMATE 100 YR. FLOODPLAIN

15
FALCON RANCHETTES
(4.61 ACRES)

N0°00'00"E 631.39'

EAST LINE, N1/2, SE1/4, SEC. 1, T13S, R65W. N0°00'00"E 1322.82'

NW Corner of the SE 1/4 of the SE 1/4, Section 1, T13S, R67W. Found 2" aluminum cap on No.5 rebar.

1996
SE 1/16 S1
LS 24964

Stamping on cap

APPROXIMATE 100 YR. FLOODPLAIN

DREXEL BARRELL WC
S 1/16 48.0 FT
S1 | S6
2019
PLS 29413

Stamping on cap

Found Witness Corner on the North line of the SE 1/4, SE 1/4, of Section 1: 3-1/4" aluminum cap on a #6 rebar.

20' U.E.

Found #4 RBR with Illegible Yellow Cap

345.78' | 345.55'

S. LINE, NORTH 1/2, SE 1/4, SECTION 1, T13S, R67W, S89°43'52"W 1322.67 (AM)

6902.5' BASE FLOOD ELEVATION

N89°45'33"W 345.30'

N89°45'33"W 318.74'

W. Line, SE 1/4 of the SE 1/4, Section 1, T13S, R67W. S00°29'57"E 1321.08' (CALC'D)

Found Nail & Washer PLS 38755

TRACT A, FALCON MARKETPLACE REC. NO. 219714441

6900.9' BASE FLOOD ELEVATION

EASTONVILLE ROAD REC. NO. 219714441

-N-

50 25 0 50 100

SCALE: 1"=50'

CURRENTLY EXISTING

PLAT #3800

FEE:

MAY 23, 2024

Sheet 2 of 3

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAHWATCH STREET, SUITE 100
COLORADO SPGS, COLORADO 80905
(719) 260-0887

Job No.21611-01 Drawing:21611-01 REPLAT.dwg

PCD FILE VR2321

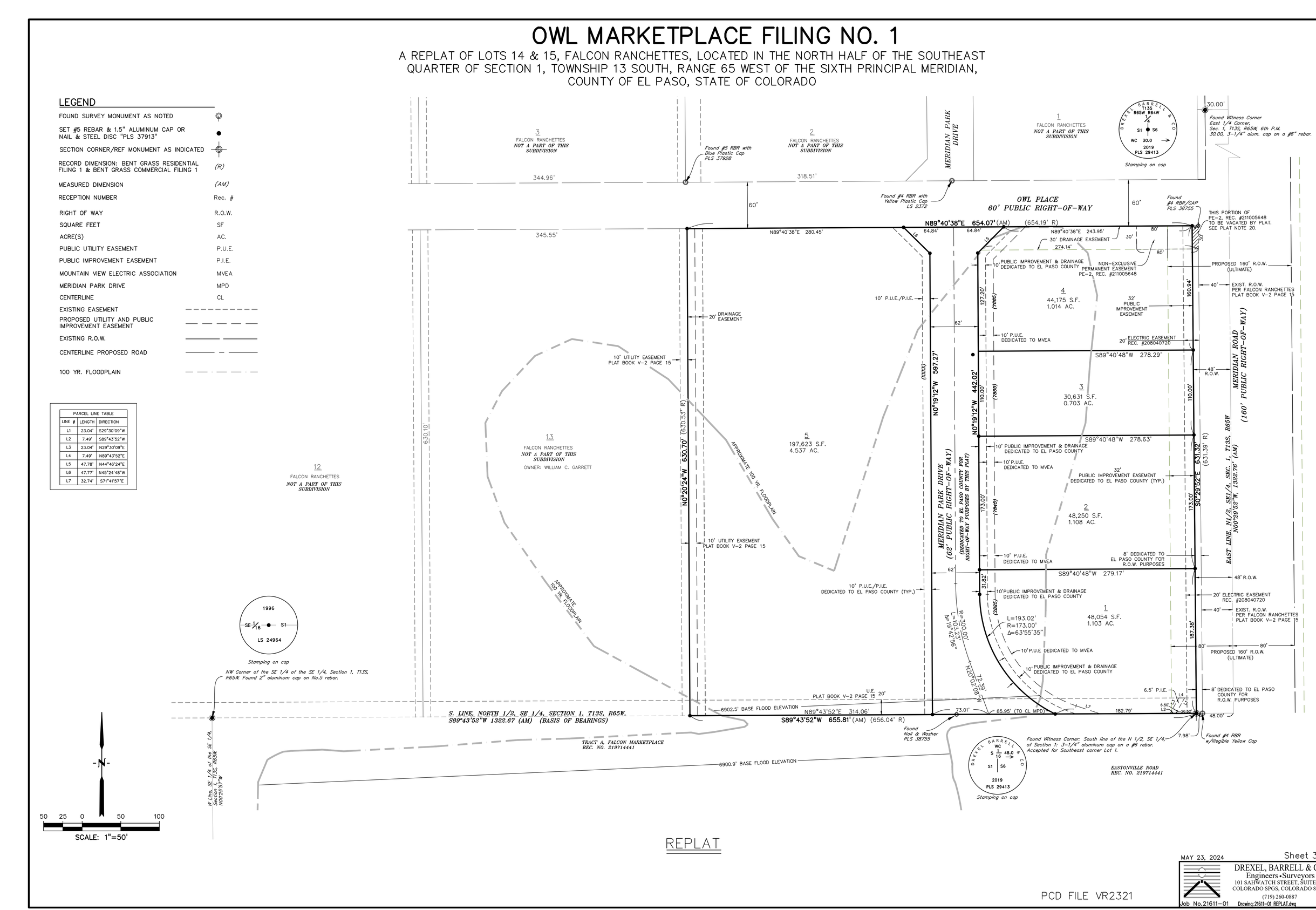
OWL MARKETPLACE FILING NO. 1

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	

PARCEL LINE TABLE		
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



REPLAT

MAY 23, 2024

Sheet 3 of 3

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

PCD FILE VR2321

Appendix C

Woodmen Hills Metropolitan District Legal Water Supply Inventory
Summary Sheet

Land Formation/Aquifer	Determination/ Decree	Tributary Status	Annual Allocation 100 Year	Annual Allocation 300 Year	Well Permit(s)
			Acre-Feet/Year	Acre-Feet/Year	
Woodmen Hills Non-Renewable Water Supply					
Dawson	129-BD	NNT - RP	55.00	18.33	60830-F; 60831-F
Dawson	133-BD	NNT - RP	102.00	34.00	60832-F; 60833-F
Dawson/Denver			240.00	80.00	11335-F
Denver	Pre-128-BD	NNT 4%	0.00	0.00	28030-F
Denver	128-BD	NNT 4%	530.90	176.97	
Denver	132-BD	NNT 4%	251.00	83.67	
Arapahoe	127-BD	NT	195.60	65.20	A-1 (59180-F) A-2 (59179-F) A-3 (59183-F)
Arapahoe	131-BD	NT	173.00	57.67	A-5 (56121-F) A-6 (57848-F)
Laramie Fox Hills	126-BD	NT	335.80	111.93	LFH-1 (59181-F) LFH-2 (59182-F) LFH-3 (59184-F)
Laramie Fox Hills	130-BD	NT	145.00	48.33	LFH-5 (56118-F) LFH-6 (57849-F)
Guthrie Ranch					
Arapahoe	229-BD	NT	241.00	80.33	GA-1 (61236-F) GA-2 (61237-F)
Laramie Fox Hills	228-BD	NT	290.00	96.67	GLFH-1 (61234-F) GLFH-2 (61235-F)
Falcon Vista					
Denver	49-BD	NNT 4%	22.10	7.37	
Arapahoe	45307-F	NT	7.00	2.33	45307-F
Laramie Fox Hills	48-BD	NT	15.00	5.00	45306-F
Bentgrass					
Denver	373-BD	NNT 4%	98.80	32.93	
Denver	562-BD	NNT 4%	19.40	6.47	
Arapahoe	372-BD	NT	56.00	18.67	
Arapahoe	561-BD	NT	10.20	3.40	
Laramie Fox Hills	371-BD	NT	50.80	16.93	
Laramie Fox Hills	560-BD	NT	10.50	3.50	
Hart Water					
Arapahoe	2100-BD	NT	51.50	17.17	
Laramie Fox Hills	2099-BD	NT	62.50	20.83	
Gaddie Inclusion					
Denver	1314-BD	NNT	12.70	4.23	Corrected 092220
Arapahoe	1313-BD	NT	9.29	3.10	Converting Ownership
Laramie Fox Hills	1312-BD	NT	10.66	3.55	Converting Ownership
Falcon Fields Inclusion					
Denver	505-BD	NNT	25.66	8.55	Converting Ownership/Location
Arapahoe	504-BD	NT	16.33	5.44	Converting Ownership/Location
Laramie Fox Hills	503-BD	NT	18.12	6.04	Converting Ownership/Location
Younger Water					
Denver	99CW214	NT	1,158.74	386.25	
Arapahoe	99CW214	NT	940.62	313.54	
Sub Total Non-Renewable Supply			***5,155.22***	***1,718.41***	
Woodmen Hills Renewable Water Supply					
Guthrie Alluvial	Finding 5/5/83	Trib	89.00	89.00	612-RFP; 27554-FP
Cherokee Contract			350.00	350.00	
Sub Total Renewable Supply			***439.00***	***439.00***	
	TOTAL WATER SUPPLY		**5,594.22**	**2,157.41**	

Woodmen Hills Miscellaneous Water Supplies					
1. Surface Water Diversion				25% of 2 cfs	Currently GC Irrigation
2. Evaporation Deficit and Lawn Irrigation Return Flow Credit (Replacement Plan)					Pending
3. Non-determined and/or un-included Lands 83 acres					Underlying Water Rights held by WHMD but awaiting determinations. These are often processed in batches
	Non-renewable Supplies				
Denver			53.25	17.75	
Arapahoe			33.87	11.29	
Laramie Fox Hills			37.59	12.53	

Update: April, 2024

RESPEC, LLC

Appendix D

WOODMEN HILLS MD 2024 Drinking Water Quality Report
Covering Data For Calendar Year 2023

Public Water System ID: CO0121930

Esta es información importante. Si no la pueden leer, necesitan que alguien se la traduzca.

We are pleased to present to you this year's water quality report. Our constant goal is to provide you with a safe and dependable supply of drinking water. Please contact JD SHIVVERS at 719-896-0274; 719-495-2500 with any questions or for public participation opportunities that may affect water quality. **Please see the water quality data from our wholesale system(s) (either attached or included in this report) for additional information about your drinking water.**

General Information

All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline (1-800-426-4791) or by visiting epa.gov/ground-water-and-drinking-water.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV-AIDS or other immune system disorders, some elderly, and infants can be particularly at risk of infections. These people should seek advice about drinking water from their health care providers. For more information about contaminants and potential health effects, or to receive a copy of the U.S. Environmental Protection Agency (EPA) and the U.S. Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and microbiological contaminants call the EPA Safe Drinking Water Hotline at (1-800-426-4791).

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include:

- **Microbial contaminants:** viruses and bacteria that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- **Inorganic contaminants:** salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- **Pesticides and herbicides:** may come from a variety of sources, such as agriculture, urban storm water runoff, and residential uses.
- **Radioactive contaminants:** can be naturally occurring or be the result of oil and gas production and mining activities.
- **Organic chemical contaminants:** including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production, and also may come from gas stations, urban storm water runoff, and septic systems.

In order to ensure that tap water is safe to drink, the Colorado Department of Public Health and Environment prescribes regulations limiting the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration regulations establish limits for contaminants in bottled water that must provide the same protection for public health.

Lead in Drinking Water

Lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. We are responsible for providing high quality drinking water and removing lead pipes, but cannot control the variety of materials used in plumbing components in your home. You share the responsibility for protecting yourself and your family from the lead in your home plumbing. You can take responsibility by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Before drinking tap water, flush your pipes for several minutes by running your tap, taking a shower, doing laundry or a load of dishes. You can also use a filter certified by an American National Standards Institute accredited certifier to reduce lead in drinking water. If you are concerned about lead in your water and wish to have your water tested, contact JD SHIVVERS at 719-896-0274; 719-495-2500. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available at epa.gov/safewater/lead.

Source Water Assessment and Protection (SWAP)

The Colorado Department of Public Health and Environment may have provided us with a Source Water Assessment Report for our water supply. For general information or to obtain a copy of the report please visit wqcdcompliance.com/ccr. The report is located under "Guidance: Source Water Assessment Reports". Search the table using system name or ID, or by contacting JD SHIVVERS at 719-896-0274; 719-495-2500. The Source Water Assessment Report provides a screening-level evaluation of potential contamination that ***could*** occur. It ***does not*** mean that the contamination ***has or will*** occur. We can use this information to evaluate the need to improve our current water treatment capabilities and prepare for future contamination threats. This can help us ensure that quality finished water is delivered to your homes. In addition, the source water assessment results provide a starting point for developing a source water protection plan. Potential sources of contamination in our source water area are listed on the next page.

Please contact us to learn more about what you can do to help protect your drinking water sources, any questions about the Drinking Water Quality Report, to learn more about our system, or to attend scheduled public meetings. We want you, our valued customers, to be informed about the services we provide and the quality water we deliver to you every day.

Our Water Sources

Sources (Water Type - Source Type)	Potential Source(s) of Contamination
WELL A1 (Groundwater-Well) WELL LFH1 (Groundwater-Well) WELL A2 (Groundwater-Well) WELL LFH2 (Groundwater-Well) WELL DW3 (Groundwater-Well) WELL DW1 (Groundwater-Well) WELL A3 (Groundwater-Well) WELL LFH3 (Groundwater-Well) WELL A5 (Groundwater-Well) WELL LFH5 (Groundwater-Well) WELL A6 (Groundwater-Well) WELL LFH6 (Groundwater-Well) GA1 WELL (Groundwater-Well) GLFH1 WELL (Groundwater-Well)	No potential sources of contamination identified. Please contact us for more information.

GA2 WELL (Groundwater-Well) GLFH2 WELL (Groundwater-Well) GALV1 WELL (Groundwater-Well) GALV2 WELL (Groundwater-Well) PURCHASED FROM CO0121125 CHEROKEE MD (Groundwater-Consecutive Connection)	

Terms and Abbreviations

- **Maximum Contaminant Level (MCL)** – The highest level of a contaminant allowed in drinking water.
- **Treatment Technique (TT)** – A required process intended to reduce the level of a contaminant in drinking water.
- **Health-Based** – A violation of either a MCL or TT.
- **Non-Health-Based** – A violation that is not a MCL or TT.
- **Action Level (AL)** – The concentration of a contaminant which, if exceeded, triggers treatment and other regulatory requirements.
- **Maximum Residual Disinfectant Level (MRDL)** – The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- **Maximum Contaminant Level Goal (MCLG)** – The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
- **Maximum Residual Disinfectant Level Goal (MRDLG)** – The level of a drinking water disinfectant, below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **Violation (No Abbreviation)** – Failure to meet a Colorado Primary Drinking Water Regulation.
- **Formal Enforcement Action (No Abbreviation)** – Escalated action taken by the State (due to the risk to public health, or number or severity of violations) to bring a non-compliant water system back into compliance.
- **Variance and Exemptions (V/E)** – Department permission not to meet a MCL or treatment technique under certain conditions.
- **Gross Alpha (No Abbreviation)** – Gross alpha particle activity compliance value. It includes radium-226, but excludes radon 222, and uranium.
- **Picocuries per liter (pCi/L)** – Measure of the radioactivity in water.
- **Nephelometric Turbidity Unit (NTU)** – Measure of the clarity or cloudiness of water. Turbidity in excess of 5 NTU is just noticeable to the typical person.
- **Compliance Value (No Abbreviation)** – Single or calculated value used to determine if regulatory contaminant level (e.g. MCL) is met. Examples of calculated values are the 90th Percentile, Running Annual Average (RAA) and Locational Running Annual Average (LRAA).
- **Average (x-bar)** – Typical value.
- **Range (R)** – Lowest value to the highest value.
- **Sample Size (n)** – Number or count of values (i.e. number of water samples collected).
- **Parts per million = Milligrams per liter (ppm = mg/L)** – One part per million corresponds to one minute in two years or a single penny in $10,000.
- **Parts per billion = Micrograms per liter (ppb = ug/L)** – One part per billion corresponds to one minute in 2,000 years, or a single penny in $10,000,000.
- **Not Applicable (N/A)** – Does not apply or not available.
- **Level 1 Assessment** – A study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.

- **Level 2 Assessment** – A very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

Detected Contaminants

WOODMEN HILLS MD routinely monitors for contaminants in your drinking water according to Federal and State laws. The following table(s) show all detections found in the period of January 1 to December 31, 2023 unless otherwise noted. The State of Colorado requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year, or the system is not considered vulnerable to this type of contamination. Therefore, some of our data, though representative, may be more than one-year-old. Violations and Formal Enforcement Actions, if any, are reported in the next section of this report.

Note: Only detected contaminants sampled within the last 5 years appear in this report. If no tables appear in this section, then no contaminants were detected in the last round of monitoring.

Disinfectants Sampled in the Distribution System
TT Requirement: At least 95% of samples per period (month or quarter) must be at least 0.2 ppm ***OR***
If sample size is less than 40 no more than 1 sample is below 0.2 ppm
Typical Sources: Water additive used to control microbes

Disinfectant Name	Time Period	Results	Number of Samples Below Level	Sample Size	TT Violation	MRDL
Chlorine	December, 2023	Lowest period percentage of samples meeting TT requirement: 100%	0	12	No	4.0 ppm

Lead and Copper Sampled in the Distribution System								
Contaminant Name	**Time Period**	**90th Percentile**	**Sample Size**	**Unit of Measure**	**90th Percentile AL**	**Sample Sites Above AL**	**90th Percentile AL Exceedance**	**Typical Sources**
Copper	07/26/2021 to 08/09/2021	0.33	20	ppm	1.3	0	No	Corrosion of household plumbing systems; Erosion of natural deposits

Disinfection Byproducts Sampled in the Distribution System									
Name	**Year**	**Average**	**Range Low – High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**
Total Haloacetic Acids (HAA5)	2023	9.4	9.4 to 9.4	1	ppb	60	N/A	No	Byproduct of drinking water disinfection
Total Trihalomethanes (TTHM)	2023	36.5	36.5 to 36.5	1	ppb	80	N/A	No	Byproduct of drinking water disinfection

Radionuclides Sampled at the Entry Point to the Distribution System									
Contaminant Name	**Year**	**Average**	**Range Low – High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**
Gross Alpha	2019	1.61	0 to 3.46	4	pCi/L	15	0	No	Erosion of natural deposits
Combined Uranium	2019	0.5	0 to 2	4	ppb	30	0	No	Erosion of natural deposits

Inorganic Contaminants Sampled at the Entry Point to the Distribution System									
Contaminant Name	**Year**	**Average**	**Range Low – High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**
Arsenic	2022	0.5	0 to 2	4	ppb	10	0	No	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
Barium	2022	0.03	0.01 to 0.09	4	ppm	2	2	No	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Chromium	2022	3	3 to 3	4	ppb	100	100	No	Discharge from steel and pulp mills; erosion of natural deposits
Fluoride	2020	0.92	0.67 to 1.24	4	ppm	4	4	No	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories
Nitrate	2023	1.23	0 to 4.9	4	ppm	10	10	No	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Selenium	2022	0.75	0 to 3	4	ppb	50	50	No	Discharge from petroleum and metal refineries; erosion of natural deposits; discharge from mines

Secondary Contaminants**

**Secondary standards are non-enforceable guidelines for contaminants that may cause cosmetic effects (such as skin, or tooth discoloration) or aesthetic effects (such as taste, odor, or color) in drinking water.

Contaminant Name	Year	Average	Range Low – High	Sample Size	Unit of Measure	Secondary Standard
Sodium	2022	109.67	80 to 133.3	4	ppm	N/A

Unregulated Contaminants***

EPA has implemented the Unregulated Contaminant Monitoring Rule (UCMR) to collect data for contaminants that are suspected to be present in drinking water and do not have health-based standards set under the Safe Drinking Water Act. EPA uses the results of UCMR monitoring to learn about the occurrence of unregulated contaminants in drinking water and to decide whether or not these contaminants will be regulated in the future. We performed monitoring and reported the analytical results of the monitoring to EPA in accordance with its Unregulated Contaminant Monitoring Rule (UCMR). Once EPA reviews the submitted results, the results are made available in the EPA's National Contaminant Occurrence Database (NCOD) (epa.gov/dwucmr/national-contaminant-occurrence-database-ncod) Consumers can review UCMR results by accessing the NCOD. Contaminants that were detected during our UCMR sampling and the corresponding analytical results are provided below.

Contaminant Name	Year	Average	Range Low – High	Sample Size	Unit of Measure

***More information about the contaminants that were included in UCMR monitoring can be found at: drinktap.org/Water-Info/Whats-in-My-Water/Unregulated-Contaminant-Monitoring-Rule-UCMR. Learn more about the EPA UCMR at: epa.gov/dwucmr/learn-about-unregulated-contaminant-monitoring-rule or contact the Safe Drinking Water Hotline at (800) 426-4791 or epa.gov/ground-water-and-drinking-water.

Violations, Significant Deficiencies, and Formal Enforcement Actions

No Violations or Formal Enforcement Actions

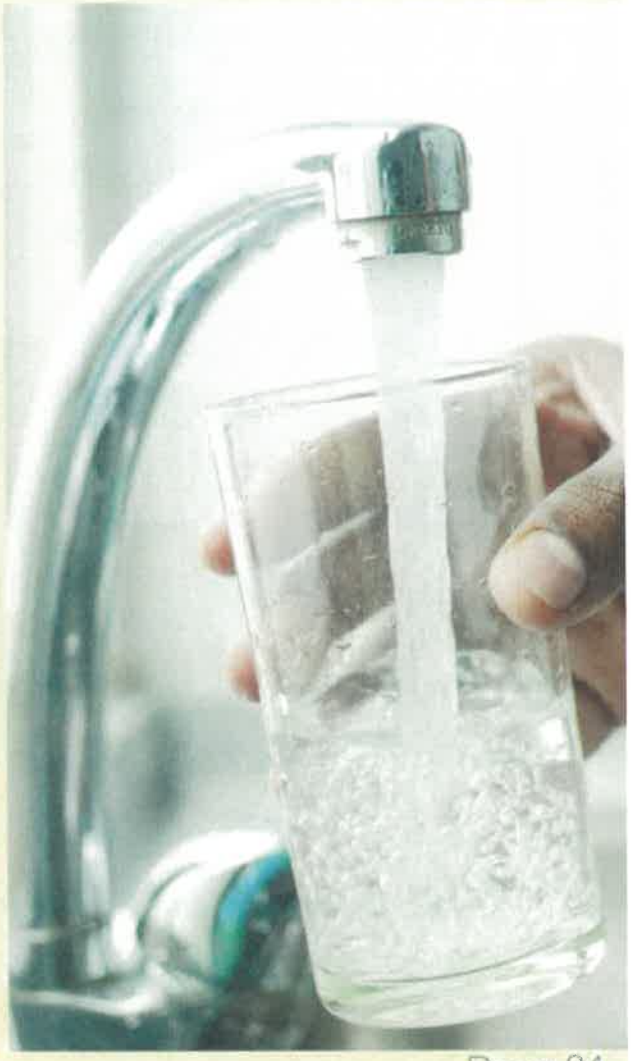
CHEROKEE MD 2024 Drinking Water Quality Report
Covering Data For Calendar Year 2023

Public Water System ID: CO0121125

Esta es información importante. Si no la pueden leer, necesitan que alguien se la traduzca.

We are pleased to present to you this year's water quality report. Our constant goal is to provide you with a safe and dependable supply of drinking water. Please contact Matthew Mevis at 719-597-5080 with any questions or for public participation opportunities that may affect water quality.

Please see the water quality data from our wholesale system(s) (attached or included in this report) for additional information about your drinking water.



General Information

All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline (1-800-426-4791) or by visiting epa.gov/ground-water-and-drinking-water.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV-AIDS or other immune system disorders, some elderly, and infants can be particularly at risk of infections. These people should seek advice about drinking water from their health care providers. For more information about contaminants and potential health effects, or to receive a copy of the U.S. Environmental Protection Agency (EPA) and the U.S. Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and microbiological contaminants call the EPA Safe Drinking Water Hotline at (1-800-426-4791).

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include:

- Microbial contaminants: viruses and bacteria that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- Inorganic contaminants: salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- Pesticides and herbicides: may come from a variety of sources, such as agriculture, urban storm water runoff, and residential uses.
- Radioactive contaminants: can be naturally occurring or be the result of oil and gas production and mining activities.
- Organic chemical contaminants: including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production, and also may come from gas stations, urban storm water runoff, and septic systems.

General Information Continued

In order to ensure that tap water is safe to drink, the Colorado Department of Public Health and Environment prescribes regulations limiting the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration regulations establish limits for contaminants in bottled water that must provide the same protection for public health.

Lead in Drinking Water

Lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. We are responsible for providing high quality drinking water and removing lead pipes, but cannot control the variety of materials used in plumbing components in your home. You share the responsibility for protecting yourself and your family from the lead in your home plumbing. You can take responsibility by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Before drinking tap water, flush your pipes for several minutes by running your tap, taking a shower, doing laundry or a load of dishes. You can also use a filter certified by an American National Standards Institute accredited certifier to reduce lead in drinking water. If you are concerned about lead in your water and wish to have your water tested, contact Matthew Mevis at 719-597-5080.

Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available at epa.gov/safewater/lead.

Source Water Assessment and Protection (SWAP)

The Colorado Department of Public Health and Environment may have provided us with a Source Water Assessment Report for our water supply. For general information or to obtain a copy of the report please visit wqcdcompliance.com/ccr. The report is located under "Guidance: Source Water Assessment Reports". Search the table using our system name or ID, or by contacting Matthew Mevis at 719-597-5080. The Source Water Assessment Report provides a screening-level evaluation of potential contamination that could occur. It does not mean that the contamination has or will occur. We can use this information to evaluate the need to improve our current water treatment capabilities and prepare for future contamination threats. This can help us ensure that quality finished water is delivered to your homes. In addition, the source water assessment results provide a starting point for developing a source water protection plan. Potential sources of contamination in our source water area are listed on the next page.

Please contact us to learn more about what you can do to help protect your drinking water sources, any questions about the Drinking Water Quality Report, to learn more about our system, or to attend scheduled public meetings. We want you, our valued customers, to be informed about the services we provide and the quality water we deliver to you every day.

Our Water Sources

Sources (Water Type - Source Type)	Potential Source(s) of Contamination
WELL NO 20 GOSS WELL (Groundwater-Well) WELL NO 2 (Groundwater-Well) WELL NO 17 (Groundwater-Well) WELL NO 19 DUNCAN WELL (Groundwater-Well) WELL 21 SWEETWATER 5 (Groundwater-Well) WELL AR-1 (Groundwater-Well) PURCHASED FROM CO0121150 (Surface Water-Consecutive Connection) WELL DN-4 (Groundwater-Well) WELL NO 18 TIPTON (Groundwater-Well) WELL NO 9 (Groundwater-Well) WELL NO 10 (Groundwater-Well) WELL NO 11 (Groundwater-Well) WELL NO 12 (Groundwater-Well) WELL NO 13 (Groundwater-Well) WELL NO 15 (Groundwater-Well) WELL NO 1 (Groundwater-Well) WELL NO 16 (Groundwater-Well) WELL NO 3 (Groundwater-Well) WELL NO 4 (Groundwater-Well) WELL NO 5 (Groundwater-Well) WELL NO 6 (Groundwater-Well) WELL NO 7 (Groundwater-Well) WELL NO 8 (Groundwater-Well)	Row Crops, Fallow, Small Grains, Pasture / Hay, Septic Systems, Road Miles

Terms and Abbreviations

·Maximum Contaminant Level (MCL) - The highest level of a contaminant allowed in drinking water.
·Treatment Technique (TT) - A required process intended to reduce the level of a contaminant in drinking water.
·Health-Based - A violation of either a MCL or TT.
·Non-Health-Based - A violation that is not a MCL or TT.
·Action Level (AL) - The concentration of a contaminant which, if exceeded, triggers treatment and other regulatory requirements.
·Maximum Residual Disinfectant Level (MRDL) - The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
·Maximum Contaminant Level Goal (MCLG) - The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
·Maximum Residual Disinfectant Level Goal (MRDLG) - The level of a drinking water disinfectant, below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
·Violation (No Abbreviation) - Failure to meet a Colorado Primary Drinking Water Regulation.
·Formal Enforcement Action (No Abbreviation) - Escalated action taken by the State (due to the risk to public health, or number or severity of violations) to bring a non-compliant water system back into compliance.
·Variance and Exemptions (V/E) - Department permission not to meet a MCL or treatment technique under certain conditions.
·Gross Alpha (No Abbreviation) - Gross alpha particle activity compliance value. It includes radium-226, but excludes radon 222, and uranium.
·Picocuries per liter (pCi/L) - Measure of the radioactivity in water.

Terms and Abbreviations Continued

·Nephelometric Turbidity Unit (NTU) - Measure of the clarity or cloudiness of water. Turbidity in excess of 5 NTU is just noticeable to the typical person.

·Compliance Value (No Abbreviation) – Single or calculated value used to determine if regulatory contaminant level (e.g. MCL) is met. Examples of calculated values are the 90th Percentile, Running Annual Average (RAA) and Locational Running Annual Average (LRAA).

·Average (x-bar) - Typical value.

·Range (R) - Lowest value to the highest value.

·Sample Size (n) - Number or count of values (i.e. number of water samples collected).

·Parts per million = Milligrams per liter (ppm = mg/L) - One part per million corresponds to one minute in two years or a single penny in $10,000.

·Parts per billion = Micrograms per liter (ppb = ug/L) - One part per billion corresponds to one minute in 2,000 years, or a single penny in $10,000,000.

·Not Applicable (N/A) – Does not apply or not available.

·Level 1 Assessment – A study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.

·Level 2 Assessment – A very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

Detected Contaminants

CHEROKEE MD routinely monitors for contaminants in your drinking water according to Federal and State laws. The following table(s) show all detections found in the period of January 1 to December 31, 2023 unless otherwise noted. The State of Colorado requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year, or the system is not considered vulnerable to this type of contamination. Therefore, some of our data, though representative, may be more than one-year-old. Violations and Formal Enforcement Actions, if any, are reported in the next section of this report.

Note: Only detected contaminants sampled within the last 5 years appear in this report. If no tables appear in this section, then no contaminants were detected in the last round of monitoring.

Disinfectants Sampled in the Distribution System **TT Requirement**: At least 95% of samples per period (month or quarter) must be at least 0.2 ppm ***OR*** If sample size is less than 40 no more than 1 sample is below 0.2 ppm **Typical Sources:** Water additive used to control microbes						
Disinfectant Name	**Time Period**	**Results**	**Number of Samples Below Level**	**Sample Size**	**TT Violation**	**MRDL**
Chlorine	December, 2023	Lowest period percentage of samples meeting TT requirement: 100%	0	25	No	4.0 ppm

Lead and Copper Sampled in the Distribution System								
Contaminant Name	**Time Period**	**90th Percentile**	**Sample Size**	**Unit of Measure**	**90th Percentile AL**	**Sample Sites Above AL**	**90th Percentile AL Exceedance**	**Typical Sources**
Copper	06/21/2021 to 07/28/2021	0.49	30	ppm	1.3	0	No	Corrosion of household plumbing systems; Erosion of natural deposits

Lead and Copper Sampled in the Distribution System								
Contaminant Name	**Time Period**	**90th Percentile**	**Sample Size**	**Unit of Measure**	**90th Percentile AL**	**Sample Sites Above AL**	**90th Percentile AL Exceedance**	**Typical Sources**
Lead	06/21/2021 to 07/28/2021	2	30	ppb	15	0	No	Corrosion of household plumbing systems; Erosion of natural deposits

Disinfection Byproducts Sampled in the Distribution System									
Name	**Year**	**Average**	**Range Low – High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**
Total Haloacetic Acids (HAA5)	2023	2.7	2.5 to 2.9	2	ppb	60	N/A	No	Byproduct of drinking water disinfection
Total Trihalomethanes (TTHM)	2023	13.1	11.8 to 14.4	2	ppb	80	N/A	No	Byproduct of drinking water disinfection

Radionuclides Sampled at the Entry Point to the Distribution System									
Contaminant Name	**Year**	**Average**	**Range Low – High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**
Gross Alpha	2022	6.97	6.31 to 7.64	2	pCi/L	15	0	No	Erosion of natural deposits
Combined Radium	2022	2.25	2.1 to 2.4	2	pCi/L	5	0	No	Erosion of natural deposits
Combined Uranium	2022	7.5	7 to 8	2	ppb	30	0	No	Erosion of natural deposits
Gross Beta Particle Activity	2019	4	0 to 8	2	pCi/L*	50	0	No	Decay of natural and man-made deposits

*The MCL for Gross Beta Particle Activity is 4 mrem/year. Since there is no simple conversion between mrem/year and pCi/L EPA considers 50 pCi/L to be the level of concern for Gross Beta Particle Activity.

Inorganic Contaminants Sampled at the Entry Point to the Distribution System									
Contaminant Name	Year	Average	Range Low – High	Sample Size	Unit of Measure	MCL	MCLG	MCL Violation	Typical Sources
Arsenic	2022	2	2 to 2	2	ppb	10	0	No	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
Barium	2022	0.07	0.07 to 0.08	2	ppm	2	2	No	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Chromium	2022	4	4 to 4	2	ppb	100	100	No	Discharge from steel and pulp mills; erosion of natural deposits
Fluoride	2022	0.36	0.35 to 0.36	2	ppm	4	4	No	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories

Nitrate	2023	5.87	0 to 7.5	9	ppm	10	10	No	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Selenium	2022	5	5 to 5	2	ppb	50	50	No	Discharge from petroleum and metal refineries; erosion of natural deposits; discharge from mines

Nitrate: *Nitrate in drinking water at levels above 10 ppm* is a health risk for infants of less than six months of age. High nitrate levels in drinking water can cause blue baby syndrome. Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural activity. If you are caring for an infant you should ask advice from your health care provider.

Secondary Contaminants** **Secondary standards are non-enforceable guidelines for contaminants that may cause cosmetic effects (such as skin, or tooth discoloration) or aesthetic effects (such as taste, odor, or color) in drinking water.						
Contaminant Name	**Year**	**Average**	**Range Low – High**	**Sample Size**	**Unit of Measure**	**Secondary Standard**
Sodium	2022	89.55	85.3 to 93.8	2	ppm	N/A

Unregulated Contaminants***

EPA has implemented the Unregulated Contaminant Monitoring Rule (UCMR) to collect data for contaminants that are suspected to be present in drinking water and do not have health-based standards set under the Safe Drinking Water Act. EPA uses the results of UCMR monitoring to learn about the occurrence of unregulated contaminants in drinking water and to decide whether or not these contaminants will be regulated in the future. We performed monitoring and reported the analytical results of the monitoring to EPA in accordance with its Unregulated Contaminant Monitoring Rule (UCMR). Once EPA reviews the submitted results, the results are made available in the EPA's National Contaminant Occurrence Database (NCOD) (epa.gov/dwucmr/national-contaminant-occurrence-database-ncod) Consumers can review UCMR results by accessing the NCOD. Contaminants that were detected during our UCMR sampling and the corresponding analytical results are provided below.

Contaminant Name	Year	Average	Range Low – High	Sample Size	Unit of Measure

***More information about the contaminants that were included in UCMR monitoring can be found at: drinktap.org/Water-Info/Whats-in-My-Water/Unregulated-Contaminant-Monitoring-Rule-UCMR. Learn more about the EPA UCMR at: epa.gov/dwucmr/learn-about-unregulated-contaminant-monitoring-rule or contact the Safe Drinking Water Hotline at (800) 426-4791 or epa.gov/ground-water-and-drinking-water.

Violations, Significant Deficiencies, and Formal Enforcement Actions

Non-Health-Based Violations These violations do not usually mean that there was a problem with the water quality. If there had been, we would have notified you immediately. We missed collecting a sample (water quality is unknown), we reported the sample result after the due date, or we did not complete a report/notice by the required date.		
Name	**Description**	**Time Period**
DISINFECTION BYPRODUCTS	FAILURE TO MONITOR AND/OR REPORT	01/01/2023 - 12/31/2023
Additional Violation Information		
Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.		
Describe the steps taken to resolve the violation(s), and the anticipated resolution date: **In November, we discovered that these analytes were due by August. We immediately ordered the required test from an accredited laboratory and sampled the parameters in question. The results are listed above and were not exceedances. The department has reviewed the monitoring plan created by the state and has trained additional staff on DBP sampling to avoid future scheduling failures.**		

Appendix E

WATER SUPPLY INFORMATION SUMMARY

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a Water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adeuate supply of water"

1. NAME OF DEVELOPMENT AS PROPOSED *Owl Marketplace Filing No. 1*

2. LAND USE ACTION *Final Plat*

3. NAME OF EXISTING PARCEL AS RECORDED Lots 14 & 15 Falcon Ranchettes

SUBDIVISION *See Above* **FILING** *1* **BLOCK** *N/A* **Lot** *N/A*

4. TOTAL ACERAGE *9.5* | **5. NUMBER OF LOTS PROPOSED** *2* | **PLAT MAPS ENCLOSED** ☑ YES

6. PARCEL HISTORY - Please attach copies of deeds, plats, or other evidence or documentation. (In submittal package)

A. Was parcel recorded with county prior to June 1, 1972? ☑ YES ☐ NO

B. Has the parcel ever been part of a division of land action since June 1, 1972? ☐ YES ☑ NO

If yes, describe the previous action

7. LOCATION OF PARCEL - Include a map deliniating the project area and tie to a section corner. (In submittal)

SE 1/4 **OF** **SECTION** *1* **TOWNSHIP** *13* ☐ N ☑ S **RANGE** *65* ☐ E ☑ W

PRINCIPAL MERIDIAN: ☑ 6TH ☐ N.M. ☐ UTE ☐ COSTILLA

8. PLAT - Location of all wells on property must be plotted and permit numbers provided.

Surveyors plat ☑ YES ☐ NO If not, scaled hand -drawn sketch ☐ YES ☐ NO

9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Foot per Year

HOUSEHOLD USE #		of units	GPD	AF
COMMERCIAL USE # *	*9.50*	AC	*8,981* GPD	*10.06* AF
IRRIGATION # **			GPD	AF
STOCK WATERING #		of head	GPD	AF
OTHER			GPD	AF
TOTAL			*8,981* GPD *	*10.06* AF *

* Estimated using an established value for the area of 3 SFEs per acre. One SFE = 0.353 AF/Yr

** Irrigation estimates included in Commercial Use.

10. WATER SUPPLY SOURCE Various

☑ EXISTING ☐ DEVELOPED ☐ NEW WELLS

WELLS SPRING

WELL PERMIT NUMBERS

Multiple existing wells in the District's portfolio

Proposed Aquifers - (Check One)

☐ Alluvial ☐ Upper Arapahoe
☐ Upper Dawson ☐ Lower Arapahoe
☐ Lower Dawson ☐ Laramie Fox Hills
☐ Denver ☐ Dakota
☐ Other

☐ MUNICIPAL
☐ ASSOCIATION
☐ COMPANY
☑ DISTRICT

NAME Woodmen Hills Metropolitan District

LETTER OF COMMITMENT FOR SERVICE ☑ YES ☐ NO

WATER COURT DECREE CASE NUMBERS

373-BD, 562-BD
372-BD, 561-BD
371-BD, 560-BD
Numerous Additional determinations and other water rights

11. ENGINEER'S WATER SUPPLY REPORT ☑ YES ☐ NO If yes, please forward with this form. (This may be required befor our review is completed)

12. TYPE OF SEWAGE DISPOSAL SYSTEM *Central Sewer*

☐ SEPTIC TANK/LEACH FIELD
☐ LAGOON
☐ ENGINEERED SYSTEM (Attach a copy of engineering design)
☑ CENTRAL SYSTEM - DISTRICT NAME: *Woodmen Hills Metropolitan District*
☐ VAULT - LOCATION SEWAGE HAULED TO:
☐ OTHER: