

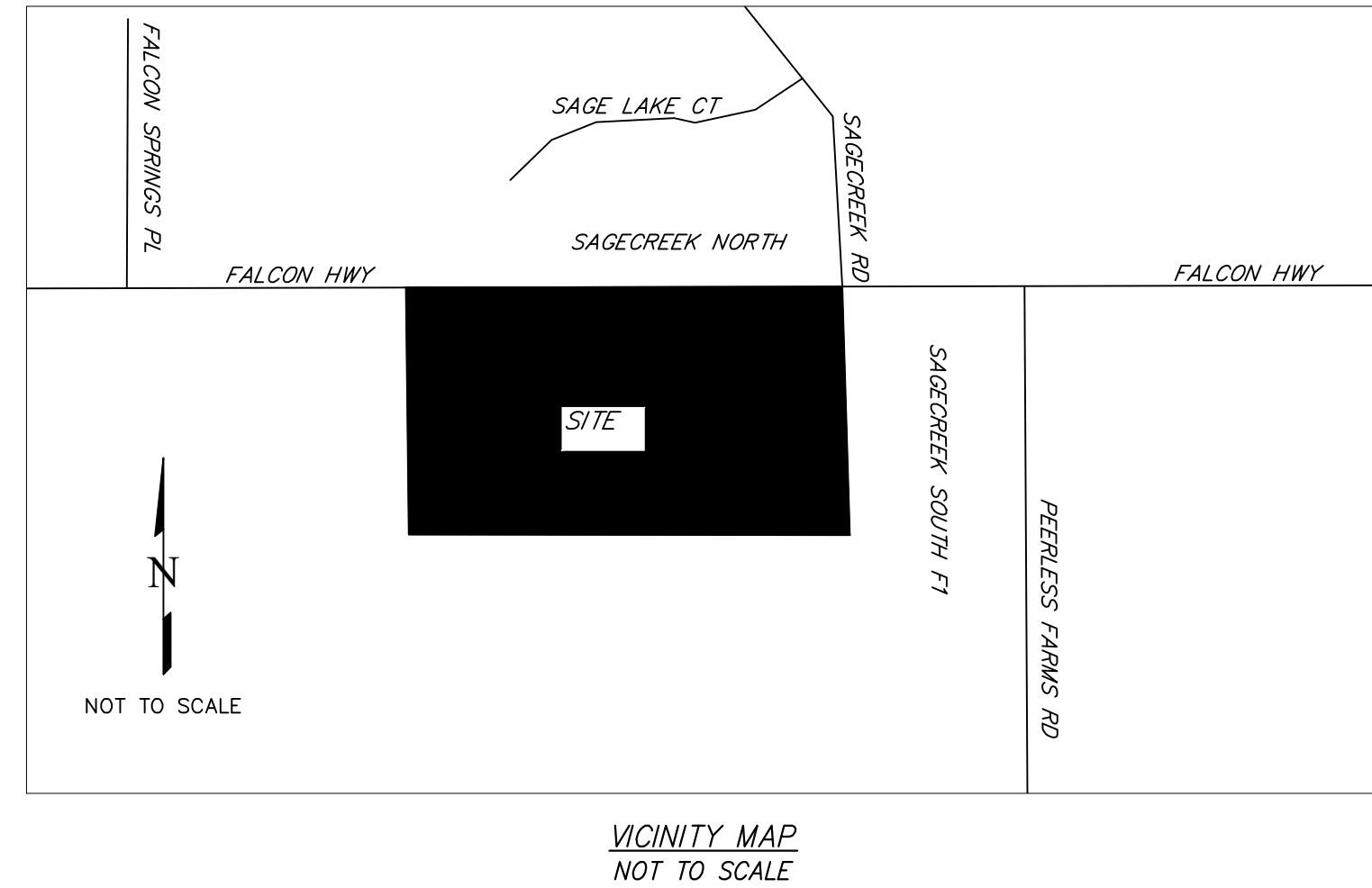
# PEERLESS SUBDIVISION

## FINAL PLAT

### A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS NOTES:

1. A SOILS AND GEOLOGY STUDY FOR ROBERT WILLIAMS WAS COMPLETED BY RMG ENGINEERS ON APRIL 14, 2021 AND INCLUDED THE AREA OF DEVELOPMENT PROPOSED, KNOWN AS PEERLESS FARMS. THE PRELIMINARY PLAN SUBMITTED TO THE EL PASO BOARD OF COUNTY COMMISSIONERS PLANNING AND COMMUNITY DEVELOPMENT FILE NUMBER (TBD). DEVELOPERS AND HOMEOWNERS SHOULD BECOME FAMILIAR WITH THIS REPORT AND ITS CONTENTS.
2. THE PROPOSED DEVELOPMENT IS FEASIBLE, THE GEOLOGIC CONDITIONS IDENTIFIED POTENTIALLY HYDROCOMPACTIVE SOILS, SEISMICITY, RADON, AND EROSION; HOWEVER, THESE CONDITIONS ARE CONSIDERED TYPICAL FOR THE FRONT RANGE REGIONS OF COLORADO. MITIGATION OF GEOLOGIC CONDITIONS IS MOST EFFECTIVELY ACCOMPLISHED BY AVOIDANCE. HOWEVER, WHERE AVOIDANCE IS NOT PRACTICAL NOR ACCEPTABLE ALTERNATIVE, GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING AND SUITABLE CONSTRUCTION PRACTICES.
3. SITE SPECIFIC SOILS STUDIES SHALL BE PERFORMED FOR THE LOTS WITHIN THIS SUBDIVISION PRIOR TO FOUNDATION CONSTRUCTION TO IDENTIFY SUBSURFACE SOIL CONDITIONS ANTICIPATED TO SUPPORT FOUNDATIONS AND PROVIDE PERTINENT GEOTECHNICALLY RELATED PARAMETERS AND RECOMMENDATIONS FOR FOUNDATION DESIGN AND CONSTRUCTION.
4. DUE TO THE SHALLOW GROUNDWATER CONDITIONS ENCOUNTERED NEAR THE UNNAMED INTERMITTENT CREEK, THE USE OF BASEMENTS ON LOTS 1, 5 AND 6 MAY BE LIMITED. NEW CONSTRUCTION IS NOT CURRENTLY PROPOSED ON LOT 3. IF BASEMENT CONSTRUCTION IS PROPOSED ON LOT 3 IN THE FUTURE, WE RECOMMEND THAT THOSE STRUCTURE BE SUBJECT TO THE SAME FEASIBILITY EVALUATIONS AS RECOMMENDED ABOVE FOR LOTS 1, 5 AND 6.
5. THE PROPOSED RESIDENCES ON LOT 1 AND 5 AND ANY FUTURE STRUCTURES PROPOSED FOR LOT 3, WILL NEED TO CONSIDER THE BFE AT THE TIME OF CONSTRUCTION.
6. BASEMENTS OR CRAWLSPACES ARE NOT ALLOWED WITHOUT DATA DEMONSTRATING ADEQUATE SEPARATION (APPROXIMATELY 3-5 FEET) CAN BE MAINTAINED FROM FLUCTUATING GROUNDWATER LEVELS. BASEMENTS SHOULD NOT BE ALLOWED WITHOUT GROUNDWATER MONITORING THROUGHOUT A 12 MONTH PERIOD THAT CLEARLY INDICATES ADEQUATE SEPARATION (APPROXIMATELY 3-5 FEET) CAN BE MAINTAINED FROM FLUCTUATING GROUNDWATER LEVELS. IMPACTS TO THE MEASURED FLUCTUATING GROUNDWATER LEVELS FROM VARIATIONS IN YEARLY PRECIPITATION RATES MUST BE INCLUDED IN THIS ANALYSIS. PRIOR TO APPROVAL OF BASEMENT OR OTHER HABITABLE BELOW GRADE CONSTRUCTION, SITE SPECIFIC INVESTIGATIONS MUST PROVIDE DATA ON THE FLUCTUATION OF GROUNDWATER AND HOW THE VARIATION OF YEARLY PRECIPITATION RATES MAY IMPACT THIS FLUCTUATION.
7. PREVIOUSLY IDENTIFIED MITIGATION ALTERNATIVE, SURFACE AND SUBSURFACE DRAINAGE SYSTEMS SHOULD BE CONSIDERED. EXTERIOR PERIMETER FOUNDATION DRAINS SHOULD BE INSTALLED AROUND BELOW GRADE HABITABLE OR STORAGE SPACES. SURFACE WATER SHOULD BE EFFICIENTLY REMOVED FROM THE BUILDING AREA TO PREVENT PONDING AND INFILTRATION TO THE SUBSURFACE SOIL.
8. ALL CONSTRUCTION SHOULD REMAIN OUTSIDE THE UNNAMED CREEK DRAINAGEWAY. IT IS RECOMMENDED THE UNNAMED CREEK DRAINAGEWAY BE IDENTIFIED AS A "NO BUILD AREA" UNLESS ADDITIONAL STUDIES ARE PERFORMED, IN CONJUNCTION WITH THE DRAINAGE ENGINEER, PRIOR TO ANY NEW CONSTRUCTION.
9. NO BELOW GRADE HABITABLE SPACE, INCLUDING BASEMENTS OR CRAWLSPACES ARE ALLOWED IN THIS SUBDIVISION. SHOULD BELOW GRADE HABITABLE SPACE BE DESIRED FOR THIS DEVELOPMENT A GROUNDWATER MONITORING PROGRAM MUST BE FOLLOWED TO DEVELOP GROUNDWATER DATA THAT INCLUDES GROUNDWATER ELEVATIONS, SEASONAL FLUCTUATIONS, AND IMPACTS OF YEARLY PRECIPITATION TRENDS ON THE EXTENT OF GROUNDWATER FLUCTUATION EXPECTED FOR THE DESIGN LIFE OF THE SUBDIVISION.
- \*\* REFER TO THE SOILS REPORT FOR MORE DETAILED INFORMATION.



KNOW ALL MEN BY THESE PRESENTS

THAT ROBERT S. AND WENDY K. WILLIAMS, BEING THE OWNER OF THE FOLLOWING TRACT OF LAND:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE S00°31'50"W ALONG THE WEST SECTION LINE, A DISTANCE OF 60.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N89°21'32"E ON A LINE PARALLEL TO THE NORTH SECTION LINE, A DISTANCE OF 1779.95 FEET;

THENCE S00°38'28"E, A DISTANCE OF 992.00 FEET;

THENCE N89°28'10"W, A DISTANCE OF 1799.86 FEET;

THENCE N00°31'50"E, A DISTANCE OF 995.39 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,742,644.8 SQUARE FEET OR 40.00 ACRES.

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, STREETS, AND EASEMENTS (USE WHICH ARE APPLICABLE) AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF PEERLESS SUBDIVISION. 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.

OWNER SIGNATURE

BY: ROBERT S. WILLIAMS

TITLE: OWNER

OWNER SIGNATURE

BY: WENDY K. WILLIAMS

TITLE: OWNER

STATE OF COLORADO

COUNTY OF \_\_\_\_\_

SIGNED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_ (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT).

(NOTARY'S OFFICIAL SIGNATURE)

(TITLE OF OFFICE)

(COMMISSION EXPIRATION)

GENERAL NOTES

1. ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FEET.
2. BASIS OF BEARING: ALL BEARINGS DEPICTED ON THIS SUBDIVISION PLAT ARE BASED UPON THE NORTH LINE OF THE SUBJECT PROPERTY, BEING MONUMENTED AT EACH END BY FOUND REBAR AND PLASTIC SURVEYORS CAP, PLS 7338; BEARING N89°21'32"E
3. ALL REFERENCES TO RECEPTION NUMBERS SHOWN HEREON ARE PUBLIC DOCUMENTS RECORDED WITH THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CENTENNIAL LAND SURVEYING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND. FOR ALL INFORMATION REGARDING EASEMENTS AND RIGHT OF WAY, CENTENNIAL LAND SURVEYING LLC RELIED UPON TITLE COMMITMENT NO. 123456789, PREPARED BY INSERT TITLE COMPANY HERE, DATED INSERT DATE HERE.
5. PER BOOK 3673 AT PAGE 879, MOUNTAIN VIEW ELECTRIC HAS A RIGHT OF WAY EASEMENT WITHIN SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST. THE LOCATION OF SAID EASEMENT IS NON DESCRIPTIVE OR PLOTTABLE.
6. PER BOOK 2614 AT PAGE 368, EL PASO COUNTY MUTUAL TELEPHONE COMPANY HAS A RIGHT OF WAY EASEMENT WITHIN SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST. THE LOCATION OF SAID EASEMENT IS NON DESCRIPTIVE OR PLOTTABLE.
7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO 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).
8. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
9. FLOODPLAIN: NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041005676, EFFECTIVE DATE DECEMBER 7, 2018; NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
10. PER EGM SECTION 17.1.B.5, THE RESIDENTIAL LOTS IMPERVIOUS AREA MAY NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE EGM SECTION AND THE IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THIS IMPERVIOUS AREA FOR EACH LOT MUST INCLUDE THE PROPOSED DRIVEWAY.
11. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT. ALL ITEMS MAY BE MODIFIED BASED UPON SPECIFIC DESIGN PER LOT.
12. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANT AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
13. NO BUILDING PERMITS SHALL BE ISSUED UNTIL EL PASO COUNTY HAS RECEIVED PROOF THAT WELL NO. 8141 HAS BEEN PLUGGED AND ABANDONED.

EASEMENTS

ALL LOT LINES, (FRONT, REAR AND SIDE) ARE HEREBY PLATTED WITH TEN FOOT DRAINAGE AND UTILITY EASEMENTS. THE SURFACE AREA OF SAID EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER.

SURVEYORS CERTIFICATE

I MICHAEL J. MUIRHEID, 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\_\_\_\_.

MICHAEL J. MUIRHEID DATE  
COLORADO REGISTERED PLS 37909

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

THIS PLAT FOR PEERLESS SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

CLERK AND RECORDER

STATE OF COLORADO )

COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK, \_\_\_\_M THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

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

FEES

RECORDING FEES: \_\_\_\_\_  
DRAINAGE FEES: \_\_\_\_\_  
PARK FEES: \_\_\_\_\_  
SCHOOL FEES: \_\_\_\_\_  
BRIDGE FEES: \_\_\_\_\_

SUMMARY TABLE

TOTAL SUBDIVISION AREA: 1,742,644.8 SQ. FT.  
TOTAL LOTS (7) AREA: 1,697,770.8 SQ. FT.  
TOTAL RIGHT OF WAY AREA: 44,874.1 SQ. FT.

OWNER INFORMATION

OWNER(S): ROBERT S. AND WENDY K. WILLIAMS  
ADDRESS: 16975 FALCON HIGHWAY, PEYTON, CO 80831  
PHONE NO.: (406) 438-1874

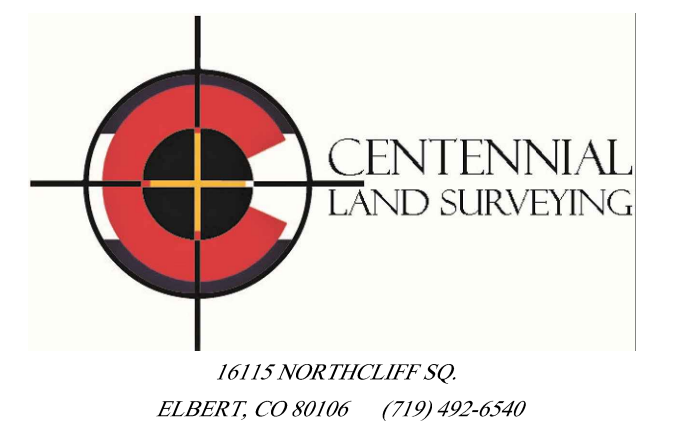
PROFESSIONAL LAND SURVEYOR

CENTENNIAL LAND SURVEYING, LLC  
MICHAEL J. MUIRHEID  
16115 NORTHCLIFF SQ., ELBERT, CO 80106  
(719) 492-6540

PROFESSIONAL ENGINEER

KIMLEY-HORN  
LARRY SALAZZAR  
21 N. NEVADA AVE. STE. 900, COLORADO SPRINGS, CO 80903  
(719) 453-0180

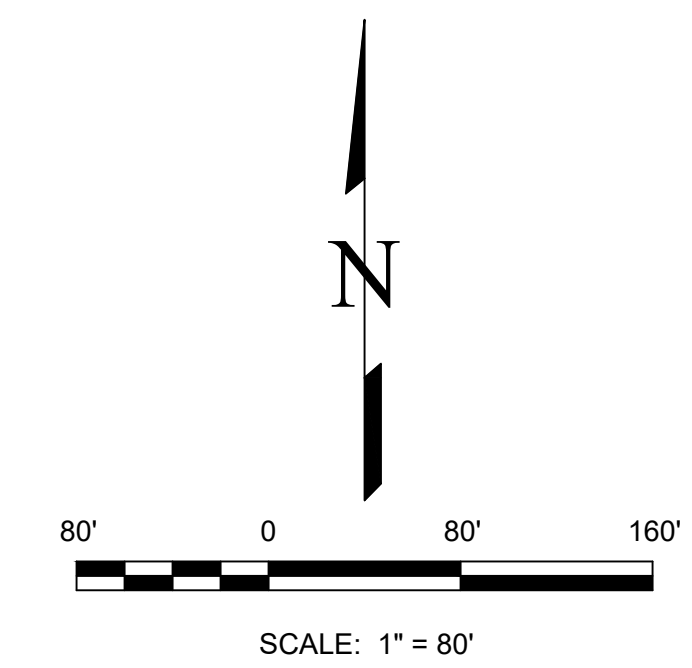
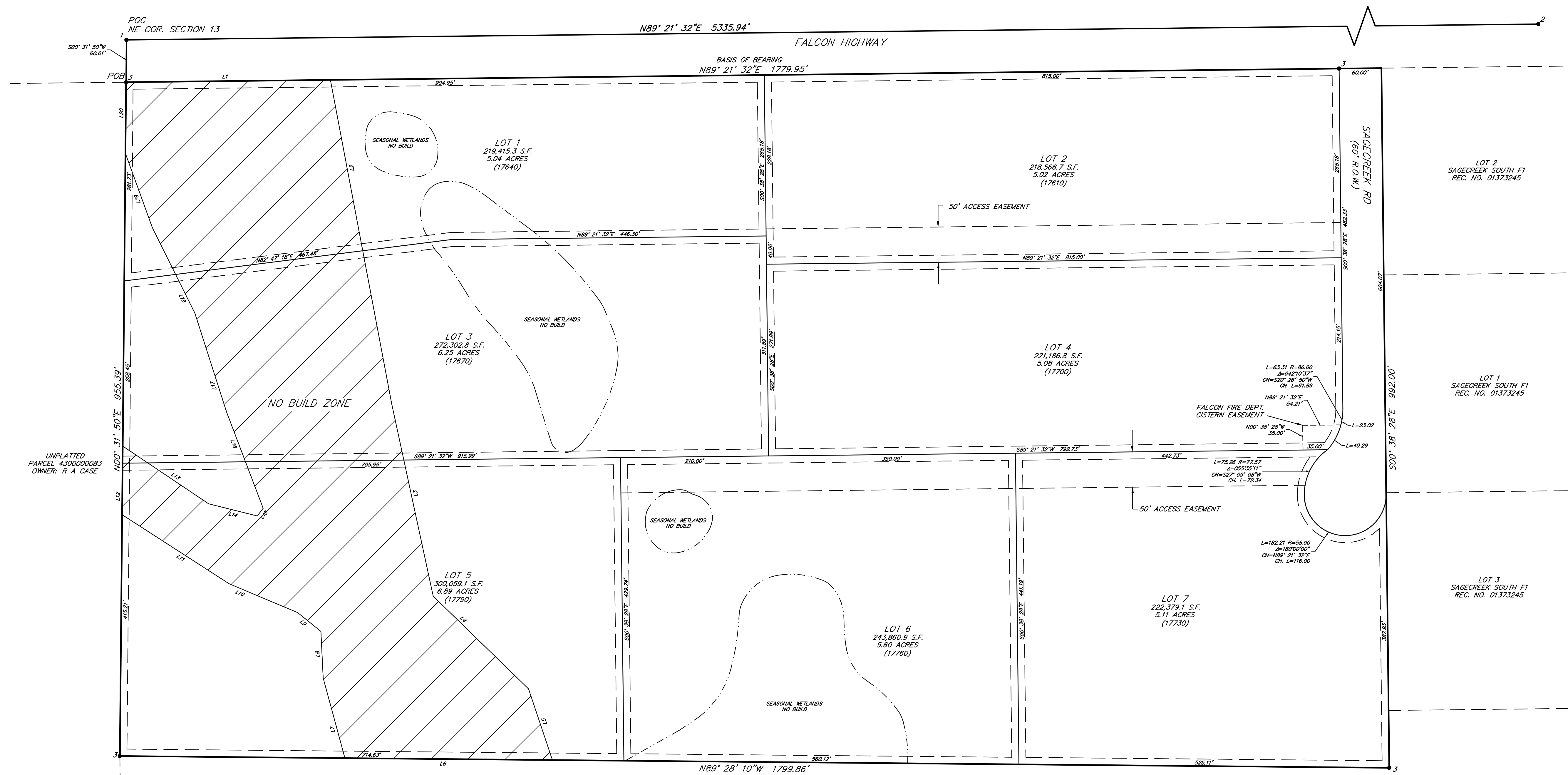
REVISIONS	DRAWN: MJM
	CHECKED: RFM
	DATE: 10/14/24
	JOB No.: 201029



# PEERLESS SUBDIVISION

## FINAL PLAT

### A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



**PROPERTY ADDRESS**

- LOT 1 (17640)
- LOT 2 (17610)
- LOT 3 (17670)
- LOT 4 (17700)
- LOT 5 (17790)
- LOT 6 (17760)
- LOT 7 (17730)

NO BUILD ZONE

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N89° 21' 31"E	289.70	L11	N57° 12' 53"W	180.61
L2	S10° 43' 22"E	468.25	L12	N00° 31' 50"E	97.44
L3	S12° 10' 49"E	278.12	L13	S56° 06' 13"E	146.78
L4	S45° 47' 07"E	188.55	L14	S75° 58' 21"E	71.05
L5	S18° 32' 52"E	106.38	L15	N38° 10' 30"E	13.63
L6	N89° 28' 10"W	294.21	L16	N20° 50' 29"W	146.38
L7	N15° 08' 58"W	117.73	L17	N17° 46' 20"W	146.82
L8	N02° 50' 23"W	66.13	L18	N26° 25' 00"W	135.33
L9	N50° 54' 21"W	42.33	L19	N19° 56' 26"W	112.13
L10	N67° 11' 46"W	105.44	L20	N00° 31' 50"E	100.96

UNPLATTED  
PARCEL 4313000002  
OWNER: ARLEN TUTTLE, R. W. CASE,  
LONG HOPE JOINT VENTURES LLP

**SURVEY MONUMENTATION**

1. FOUND NW CORNER OF SECTION 13  
2 1/2" ALUMINUM CAP IN RANGE BOX PLS 30130
2. FOUND NE CORNER OF SECTION 13  
2 1/2" ALUMINUM CAP, PLS 9646
3. FOUND REBAR WITH YELLOW CAP, PLS 7338

2 OF 2

REVISIONS	DRAWN: <b>MJM</b>
CHECKED:	<b>RFM</b>
DATE:	10/14/24
JOB No.:	201029

