

# 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

**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 LONE PARALLEL TO THE NORTH SECTION LINE, A DISTANCE OF 1779.95 FEET;

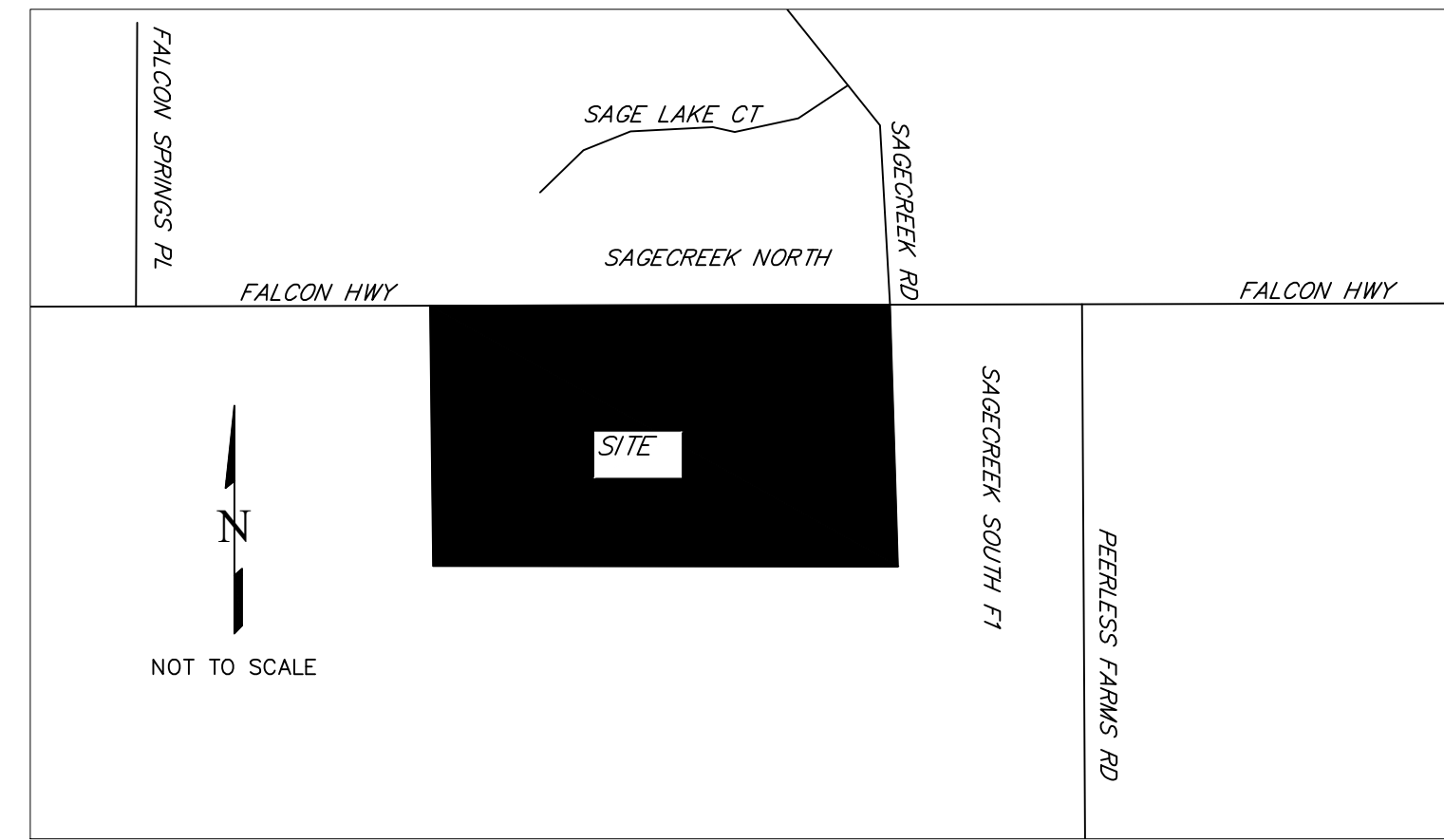
THENCE S00°38'28"E, A DISTANCE OF 992.00 FEET;

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 1,742,643.7 SQUARE FEET OR 40.00 ACRES.

N/S designation does not match with legal description. Please revise so this document, closure sheets and legal description all match.



VICINITY MAP  
NOT TO SCALE

**Surveyors Certificate**

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

STATE OF COLORADO,  
AND DRAWN UNDER HIS  
ID, AND SUBDIVISION  
ED STATUTES, 1973, AS

I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

MICHAEL J. MUIRHEID, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 37909  
FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING, LLC

**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

Provide Summary Table

**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 \_\_\_\_\_

Please add: Name, address and telephone number of the owner of record in the lower right hand corner.

Please add: Name, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed surveyor, licensed engineer or designer of the plat) located in the lower right hand corner (if applicable).

**FEES**

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

**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.

On the submitted PBMP form, Exclusion E "Large Lot Single Family Sites" was selected to exclude the site from a PBMP. The qualifications for this exclusions is presented in the ECM section I.7.1.B.5:

"Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent."

Add a note to the plat acknowledging that per ECM Section I.7.1.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 ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

Please add all notes from the preliminary plan

**GENERAL NOTES**

- ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FEET.
- BASIS OF BEARINGS: 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
- ALL REFERENCES TO RECEPTION NUMBERS SHOWN HEREON ARE PUBLIC DOCUMENTS RECORDED WITH THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
- 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.
- 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.
- 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.

Environmental:  
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).

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

Floodplain:  
No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.)  
This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number \_\_\_\_\_ effective date \_\_\_\_\_ (modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number \_\_\_\_\_ dated \_\_\_\_\_. No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)

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

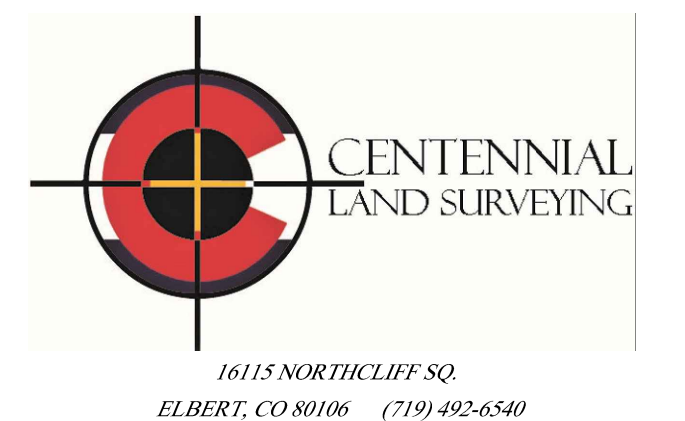
Note Regarding Reports on File:  
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Preliminary Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other, modify based upon specific reports)

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 \_\_\_\_\_ . 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.

Owners/Mortgagee (Signature) \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
ATTEST: (if corporation) \_\_\_\_\_  
Secretary/Treasurer \_\_\_\_\_  
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) \_\_\_\_\_

Signatures of officers signing for a corporation shall be acknowledged as follows:  
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.  
Signatures of managers/members for a LLC shall be acknowledged as follows:  
(print name) as Manager/Member of company, a state limited liability company.  
(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

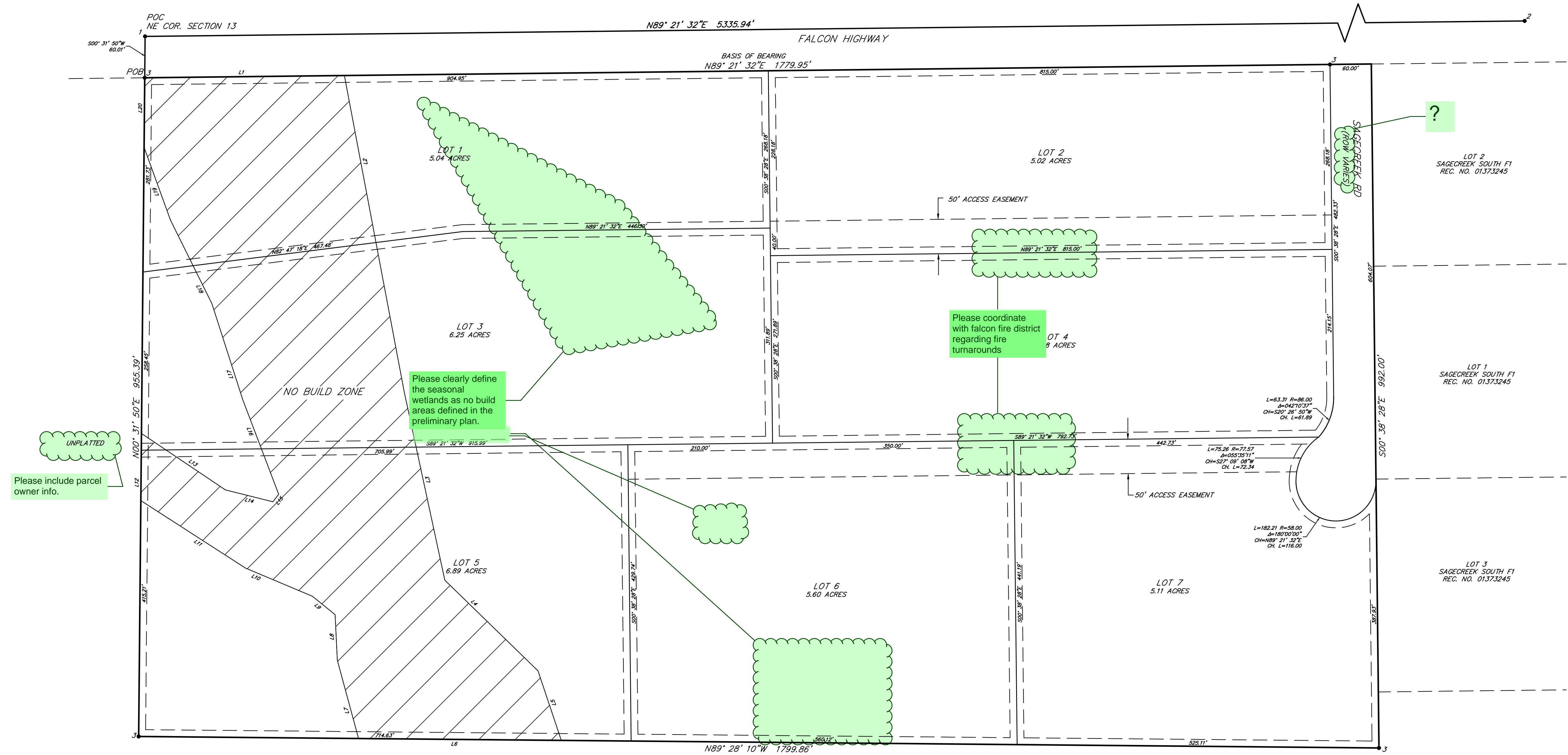
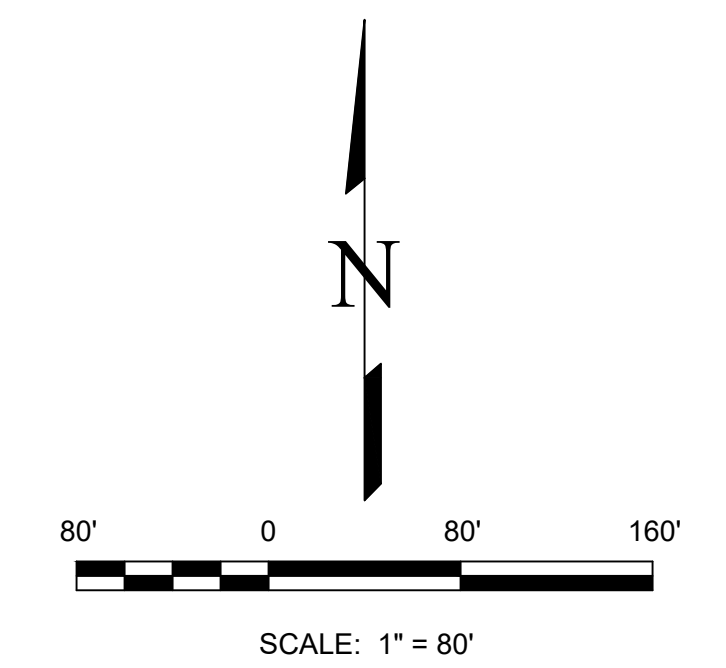
1 OF 2	
REVISIONS	DRAWN: MJM
	CHECKED: SLM
	DATE: 07/28/23
	JOB No.: 201029



# 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



UNPLATTED  
Please include parcel owner info.

Please clearly define the seasonal wetlands as no build areas defined in the preliminary plan.

Please coordinate with falcon fire district regarding fire turnarounds

Please show the location of fire cisterns per LDC 6.3.3 C.d.i

UNPLATTED  
Please include parcel owner info.

NO BUILD ZONE

Line #	Direction	Length
L1	N89° 21' 31"E	289.70
L2	S10° 43' 22"E	468.25
L3	S12° 10' 49"E	278.12
L4	S45° 47' 07"E	188.55
L5	S18° 32' 52"E	106.38
L6	N89° 28' 10"W	294.21
L7	N15° 08' 58"W	117.73
L8	N02° 50' 23"W	66.13
L9	N50° 54' 21"W	42.33
L10	N67° 11' 46"W	105.44

Line #	Direction	Length
L11	N57° 12' 53"W	180.61
L12	N00° 31' 50"E	97.44
L13	S56° 06' 13"E	146.78
L14	S75° 58' 21"E	71.05
L15	N38° 10' 30"E	13.63
L16	N20° 50' 29"W	146.38
L17	N17° 46' 20"W	146.82
L18	N26° 25' 00"W	135.33
L19	N19° 56' 26"W	112.13
L20	N00° 31' 50"E	100.96

### SURVEY MONUMENTATION

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



2 OF 2

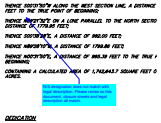
REVISIONS	DRAWN: MJM
	CHECKED: SLM
	DATE: 07/28/23
	JOB No.: 201029



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## Callout (1)

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**Author:** CDurham  
**Date:** 3/25/2024 2:11:55 PM  
**Status:**  
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N/S designation does not match with legal description. Please revise so this document, closure sheets and legal description all match.

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## Environmental (1)

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**Page Label:** 1  
**Author:** JoeLetke  
**Date:** 3/7/2024 2:00:46 PM  
**Status:**  
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**Environmental:**  
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).

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## Floodplain (1)

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**Page Label:** 1  
**Author:** JoeLetke  
**Date:** 3/7/2024 1:56:06 PM  
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**Floodplain:**  
No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.)  
This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number \_\_\_\_\_, effective date \_\_ (modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number \_\_\_\_\_ dated \_\_\_\_\_. No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)

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## Highlight (1)

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**Subject:** Highlight  
**Page Label:** 1  
**Author:** CDurham  
**Date:** 3/25/2024 2:11:02 PM  
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Owner Certification (1)

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**Subject:** Owner Certification  
**Page Label:** 1  
**Author:** JoeLetke  
**Date:** 3/21/2024 1:06:09 PM  
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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

\_\_\_\_\_. 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.

\_\_\_\_\_  
Owners/Mortgagee (Signature)

By:  
Title:

ATTEST: (if corporation)

Secretary/Treasurer

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)

Signatures of officers signing for a corporation shall be acknowledged as follows:  
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:  
(print name) as Manager/Member of company, a state limited liability company.

SF242

**Subject:** Planner  
**Page Label:** 1  
**Author:** JoeLetke  
**Date:** 3/7/2024 9:00:16 AM  
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SF242

Please add Name, address and telephone number of the owner of record in the lower right hand corner.

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**Author:** JoeLetke  
**Date:** 3/21/2024 1:07:59 PM  
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Please add: Name, address and telephone number of the owner of record in the lower right hand corner.

Please add Names, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed surveyor, licensed engineer or designer of the plat) located in the lower right hand corner (if applicable).

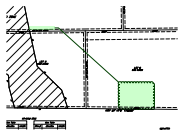
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Please add: Names, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed surveyor, licensed engineer or designer of the plat) located in the lower right hand corner (if applicable),

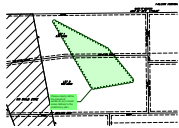
ALL LOT LINES, (FRONT, REAR AND EASEMENTS, THE SURFACE AREA)  
Please add all notes from the preliminary plan  
GENERAL NOTES

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**Page Label:** 1  
**Author:** JoeLetke  
**Date:** 3/21/2024 8:50:46 AM  
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Please add all notes from the preliminary plan

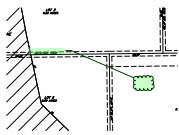


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**Date:** 3/21/2024 1:18:15 PM  
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Please clearly define the seasonal wetlands as no build areas defined in the preliminary plan.



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 Author: JoeLetke  
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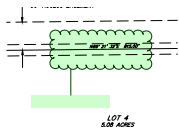
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Please include parcel owner info.

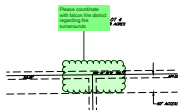


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Please include parcel owner info.



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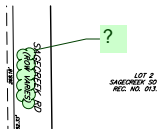
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Please coordinate with falcon fire district regarding fire turnarounds



Subject: Planner  
 Page Label: 2  
 Author: JoeLetke  
 Date: 3/21/2024 3:22:28 PM  
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Please show the location of fire cisterns per LDC 6.3.3 C.d.i



**Subject:** Planner  
**Page Label:** 2  
**Author:** JoeLetke  
**Date:** 3/21/2024 3:25:51 PM  
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**Author:** JoeLetke  
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SF242

Reports on File (1)



**Subject:** Reports on File  
**Page Label:** 1  
**Author:** JoeLetke  
**Date:** 3/7/2024 2:00:24 PM  
**Status:**  
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**Space:**

Note Regarding Reports on File:  
 The following reports have been submitted in association with the Preliminary Plan or Final Plat 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; (other; modify based upon specific reports)

Soils & Geology (1)



**Subject:** Soils & Geology  
**Page Label:** 1  
**Author:** JoeLetke  
**Date:** 3/7/2024 2:01:03 PM  
**Status:**  
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Soil and Geology Conditions:  
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
 ■Downslope Creep: (name lots or location of area)  
 ■Rockfall Source:(name lots or location of area)  
 ■Rockfall Runout Zone:(name lots or location of area)  
 ■Potentially Seasonally High Groundwater:(name lots or location of area)  
 ■Other Hazard:  
 In Areas of High Groundwater:  
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



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Stamp - Stormwater Comment Legend (1)

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**Subject:** Stamp - Stormwater Comment Legend  
**Page Label:** 1  
**Author:** Mikayla Hartford  
**Date:** 3/25/2024 8:03:10 AM  
**Status:**  
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Surveyor Certification (1)

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**Subject:** Surveyor Certification  
**Page Label:** 1  
**Author:** JoeLetke  
**Date:** 3/21/2024 1:07:28 PM  
**Status:**  
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Surveyors Certificate

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

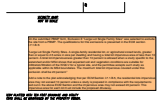
I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

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SW - Textbox (1)

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**Subject:** SW - Textbox  
**Page Label:** 1  
**Author:** Mikayla Hartford  
**Date:** 3/21/2024 4:29:25 PM  
**Status:**  
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**Space:**

On the submitted PBMP form, Exclusion E "Large Lot Single Family Sites" was selected to exclude the site from a PBMP. The qualifications for this exclusions is presented in the ECM section I.7.1.B.5:

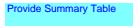
"Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent."

Add a note to the plat acknowledging that per ECM Section I.7.1.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 ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

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Text Box (1)

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Provide Summary Table