



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Acreage different on LOI, and Water summary form than plat and Application

All docs. now consistent

Type D Application Form (1-2C)

Please check the applicable application type (Note: each request requires completion of a separate application form):

- Appeal
- Approval of Location
- Board of Adjustment
- Certification of Designation
- Const. Drawings, Minor or Major
- Development Agreement
- Final Plat, Minor or Major
- Final Plat, Amendment
- Minor Subdivision
- Planned Unit Dev. Amendment, Major
- Preliminary Plan, Major or Minor
- Rezoning
- Road Disclaimer
- SIA, Modification
- Sketch Plan, Major or Minor
- Sketch Plan, Revision
- Solid Waste Disposal Site/Facility
- Special District
- Special Use
 - Major
 - Minor, Admin or Renewal
- Subdivision Exception
- Vacation
 - Plat Vacation with ROW
 - Vacation of ROW
- Variances
 - Major
 - Minor (2nd Dwelling or Renewal)
 - Tower, Renewal
- Vested Rights
- Waiver or Deviation
- Waiver of Subdivision Regulations
- WSEO
- Other: _____

This application form shall be accompanied by all required support materials.

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es): N/A	
Tax ID/Parcel Numbers(s) 52261-01-007	Parcel size(s) in Acres: 172.08
Existing Land Use/Development: Residential	Zoning District: RS-6000 / RS-20000

- Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

Name (Individual or Organization): Aeroplaza Fountain, LLC & Heidi, LLC	
Mailing Address: 212 N. Wahsatch Ave., Suite 301, Colo. Spgs., CO 80903	
Daytime Telephone: 719-635-3200	Fax:
Email or Alternative Contact Information: JMark@landuisco.com	

For PCD Office Use:

Date:	File :
Rec'd By:	Receipt #:
DSD File #:	

Description of the request: (submit additional sheets if necessary):

Paint Brush Hills Filing 13E (fifth phase under Filing 13)



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APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization): Classic Consulting - Marc A. Whorton, P.E.
Mailing Address: 619 N. Cascade Ave., Suite 200, Colo. Spgs., CO 80903
Daytime Telephone: 719-785-2802 Fax: 719-785-0799
Email or Alternative Contact Information:

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization): N/A
Mailing Address:
Daytime Telephone: Fax:
Email or Alternative Contact Information:

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature: [Handwritten Signature]

Date: 7/19/18

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: [Handwritten Signature]

Date: 7/19/18

LETTER OF INTENT

Paint Brush Hills Filing No. 13E

Phased Final Plat – Phase 5

(Encompassing Phases 13J, 13K and portions of 13L and 13M as shown on the approved Master Plat Exhibit)

Owner: Aeroplaza Fountain LLC
Heidi LLC
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

Schedule No. 52261-01-007

**Applicant/
Consultant:**

Classic Consulting Engineers & Surveyors, LLC
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
(719) 785-0790

Include how much acreage is platted as ROW , tracts to be developed verses open space and lots. The director asks for the break down in the staff report.

see rev: fol

SITE LOCATION, SIZE, ZONING:

This letter is prepared to provide sufficient information in support of Phased Final Plat – Phase 5 of the Paint Brush Hills Filing 13 Subdivision. This overall project of 301.85 acres originally included 554 lots all approved under the Paint Brush Hills No. 13 Final Plat in 2006. This Final Plat was never recorded due to market conditions. However, various extension letters were requested and granted over several years, thus allowing this proposed Phased Final Plat submittal. Phase 13A (17 lots), Phase 13B (21 lots), Phase 13C (135 lots) and Phase 13D (97 lots) have recorded plats and have already been developed. The proposed Phase 13E of the Phased Final Plat consists of 158 single family homes and five tracts for open space, drainage, utilities and trails covering the original phases 13J, 13K and portions of 13L and 13M as shown on the approved Master Plat Exhibit. The total acreage for this Phased Final Plat equals 83.43 acres. The property contained in the Master Plat Exhibit is described by the County Assessor as Tax Schedule No. 52261 01 007.

The site is located in a portion of sections 25 and 26, township 12 south, range 65 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located due

legal on plat states
172.09

- see revised

west of Paint Brush Hills Filing 9 subdivision, north of Londonderry Dr., east of future Paint Brush Hills 13 future phases and south of Paint Brush Hills Filing No. 2 subdivision. The overall site contains several different residential zones including RS-6000 and RS-20000. The existing zoning lines that were approved along with the Preliminary Plan back in 2004 follow the proposed roads and lots lines within this proposed subdivision. Thus, portions of the property will be platted as RS-6000 and the rest as RS-20000. (See attached zoning exhibit)

Please delete. Not Necessary- Once the BOCC approved the plat all construction can start with a construction permit.

Requests:

General: The proposed development is the fifth phase of the overall 554 lot subdivision – Paint Brush Hills Filing No. 13. However, it encompasses four phases shown on the approved Master Plat Exhibit (13J, 13K and portions of 13L and 13M). A Phased Final Plat showing this development phase of 83.43 acres and 158 single family lots is proposed. All of these lots will be 6,000 SF minimum in size.

Early Grading: The applicant requests approval to commence early grading on the Filing No. 13E, including the installation of wet utilities (i.e. water and sanitary mains and services), prior to the recording of the final plat. It is not clear if an early grading request was made or required at the time of the preliminary plan approval in 2004, however, the last four final plat filings were subsequently approved and graded including the most recent Filing No. 13C & 13D. The applicant understands that additional erosion control and construction permits are necessary prior to commencing work.

Finding of Water Sufficiency: A finding of sufficiency on a 300 year basis for Paint Brush Hills Metropolitan District's water supply was made in 2006 by the Board of County Commissioners for the 554 lots in Filing No. 13. Due to the passage of time and the Board's adoption in 2012 of Resolution No. 12-48 applicable to Master Plat Exhibits and the phasing of final subdivision plats, updated findings of sufficiency for Filing No. 13 are required by the State and County. To date, updated findings of sufficiency have been made by the State and County for Filings 13A, 13B, 13C and 13D. We believe the District will issue a water commitment for the remaining lots in Filing 13 and a request for a finding of sufficiency for those lots is being processed concurrently with this Final Plat. Upon review of these documents, the applicant therefore requests that a finding of sufficiency for this Final Plat be made. The District's commitment and an updated Water Resource Report showing a water supply meeting the requirements for the Filing No. 13 Master Plat Exhibit will be submitted with this plat.

This is anticipated to be the last phase in 13. A rezone request was already submitted for future filings 14 and 15.

16-454

El Paso County Road Impact Fee Program: Pursuant to Board of County Commissioner Resolution No. 12-382, the applicant elects to include Filing No. 13E in the ten mill Public Improvement District.

TRAFFIC:
explain why Snowbrush is not intended or S intended to go through. There seems to be some thought that it would go through if needed on the exhibit and with mil 2. Increased density may support the need with the concurrent rezone in review. Adj prop are very concerned w/ traffic to Londonderry w/o another connection

Note on the plat states that the land is already in a PID.

see revised

Correct paragraph- the plat was voided when 13A came in. The State just issues a letter for no sufficiency

2016 Financial Assurance Estimate Form (with pre-plat construction)

some of the quantities will change based on the comments on the construction drawings. we will review upon re-submittal.

Project Information

Paint Brush Hills Filing No. 13E

7/20/2018

Project Name

Date

Section 1 - Grading and Erosion Control BMPs	Quantity	Units	Price	% Complete	Remaining
SEE SEPARATE GRADING/EROSION CONTROL FAE FOR EARLY GRADING					
Earthwork*		CY @	\$ 5		\$ - *
Permanent Seeding* (inc. noxious weed mgmnt.)		AC @	\$ 582		\$ - *
Mulching*		AC @	\$ 507		\$ - *
Permanent Erosion Control Blanket*		SY @	\$ 6		\$ - *
Temporary Erosion Control Blanket		SY @	\$ 3		\$ -
Vehicle Tracking Control		EA @	\$ 1,625		\$ -
Safety Fence		LF @	\$ 3		\$ -
Silt Fence		LF @	\$ 4		\$ -
Temporary Seeding		AC @	\$ 485		\$ -
Temporary Mulch		AC @	\$ 507		\$ -
Erosion Bales		EA @	\$ 21		\$ -
Erosion Logs		LF @	\$ 6		\$ -
Rock Ditch Checks		EA @	\$		\$ -
Inlet Protection		EA @	\$ 153		\$ -
Sediment Basin		EA @	\$ 1,625		\$ -
Concrete Washout Basin		EA @	\$ 776		\$ -
		@	\$		\$ -
Section 1 Subtotal					\$ -

* Subject to defect warranty financial assurance. DO NOT ENTER MORE THAN 80% COMPLETE. A minimum of 20% to be retained up to preliminary acceptance process.

Section 2 - Public Improvements**	Quantity	Units	Price	% Complete	Remaining
- Roadway Improvements					
Construction Traffic Control (Along TLondonderry)	1.00	LS @	\$ 2,000		\$ 2,000.00 *
Aggregate Base Course	17,000.00	Tons @	\$ 18		\$ 306,000.00 *
Asphalt Pavement	10,500.00	Tons @	\$ 65		\$ 682,500.00 *
Raised Median, Paved		SF @	\$ 7		\$ - *
Electrical Conduit, Size =		LF @	\$ 14		\$ - *
Traffic Signal, complete intersection		EA @	\$ 250,000		\$ - *
Regulatory Sign	12.00	EA @	\$ 100		\$ 1,200.00 *
Advisory Sign	3.00	EA @	\$ 100		\$ 300.00 *
Guide/Street Name Sign	12.00	EA @	\$ 300		\$ 3,600.00 *
Epoxy Pavement Marking		SF @	\$ 12		\$ - *
Thermoplastic Pavement Marking		SF @	\$ 22		\$ - *
Barricade - Type 3		EA @	\$ 115		\$ - *
Delineator (Type I)		EA @	\$ 21		\$ - *
Curb and Gutter, Type C (Ramp)	14,900.00	LF @	\$ 21		\$ 312,900.00 *
Curb and Gutter, Type A (6" Vertical)	1,400.00	LF @	\$ 16		\$ 22,400.00 *
Curb and Gutter, Type B (Median)		LF @	\$ 13		\$ - *
Pedestrian Ramp	300.00	SY @	\$ 108		\$ 32,400.00 *
Cross Pan	450.00	SY @	\$ 53		\$ 23,850.00 *

Revise.13 signs indicated on the construction drawings

Add "PCD File No. SF-18-009"

Curb Chase		EA	@	\$	\$1,300	=	\$		\$	-	*
Guardrail Type 3 (W-Beam)		LF	@	\$	\$18	=	\$		\$	-	*
Guardrail Type 7 (Concrete)		LF	@	\$	\$67	=	\$		\$	-	*
Guardrail End Anchorage		EA	@	\$	\$1,978	=	\$		\$	-	*
Guardrail Impact Attenuator		EA	@	\$	\$3,564	=	\$		\$	-	*
Sound Barrier Fence		LF	@	\$	\$100	=	\$		\$	-	*
Concrete Sidewalk	5,600.00	SY	@	\$	\$38	=	\$	212,800.00	\$	212,800.00	
- Storm Drain Improvements											
Concrete Box Culvert (M Standard), Size (W x H)		LF	@	\$		=	\$		\$	-	*
Reinforced Concrete Pipe (RCP) Size		LF	@	\$		=	\$		\$	-	*
18" Reinforced Concrete Pipe	6.00	LF	@	\$	\$69	=	\$	414.00	\$	414.00	*
24" Reinforced Concrete Pipe	750.00	LF	@	\$	\$84	=	\$	63,000.00	\$	63,000.00	*
30" Reinforced Concrete Pipe	1,000.00	LF	@	\$	\$94	=	\$	94,000.00	\$	94,000.00	*
36" Reinforced Concrete Pipe	1,070.00	LF	@	\$	\$124	=	\$	132,680.00	\$	132,680.00	*
42" Reinforced Concrete Pipe		LF	@	\$	\$134	=	\$		\$	-	*
48" Reinforced Concrete Pipe		LF	@	\$	\$178	=	\$		\$	-	*
54" Reinforced Concrete Pipe		LF	@	\$	\$182	=	\$		\$	-	*
60" Reinforced Concrete Pipe		LF	@	\$	\$216	=	\$		\$	-	*
66" Reinforced Concrete Pipe		LF	@	\$	\$263	=	\$		\$	-	*
72" Reinforced Concrete Pipe		LF	@	\$	\$283	=	\$		\$	-	*
Corrugated Steel Pipe (CSP) Size		LF	@	\$		=	\$		\$	-	*
18" Corrugated Steel Pipe		LF	@	\$	\$66	=	\$		\$	-	*
24" Corrugated Steel Pipe		LF	@	\$	\$96	=	\$		\$	-	*
30" Corrugated Steel Pipe		LF	@	\$	\$101	=	\$		\$	-	*
36" Corrugated Steel Pipe		LF	@	\$	\$136	=	\$		\$	-	*
42" Corrugated Steel Pipe		LF	@	\$	\$147	=	\$		\$	-	*
48" Corrugated Steel Pipe		LF	@	\$	\$169	=	\$		\$	-	*
54" Corrugated Steel Pipe		LF	@	\$	\$193	=	\$		\$	-	*
60" Corrugated Steel Pipe		LF	@	\$	\$227	=	\$		\$	-	*
66" Corrugated Steel Pipe		LF	@	\$	\$278	=	\$		\$	-	*
72" Corrugated Steel Pipe		LF	@	\$	\$330	=	\$		\$	-	*
78" Corrugated Steel Pipe		LF	@	\$	\$381	=	\$		\$	-	*
84" Corrugated Steel Pipe		LF	@	\$	\$432	=	\$		\$	-	*
Flared End Section (FES) 30" RCP †	1.00	EA	@	\$	650	=	\$	650.00	\$	650.00	*
Flared End Section (FES) CSP †		EA	@	\$		=	\$		\$	-	*
End Treatment- Headwall	2.00	EA	@	\$	4,000	=	\$	8,000.00	\$	8,000.00	*
End Treatment- Wingwall		EA	@	\$		=	\$		\$	-	*
End Treatment - Cutoff Wall		EA	@	\$		=	\$		\$	-	*
Curb Inlet (Type R) L=5', Depth < 5 feet		EA	@	\$	\$3,791	=	\$		\$	-	*
Curb Inlet (Type R) L=5', 5'-10' Depth	3.00	EA	@	\$	\$5,300	=	\$	15,900.00	\$	15,900.00	*
Curb Inlet (Type R) L =6' , 5'-10' Depth		EA	@	\$	\$6,000	=	\$		\$	-	*
Curb Inlet (Type R) L =8' , 5'-10' Depth		EA	@	\$	\$7,000	=	\$		\$	-	*
Curb Inlet (Type R) L =10' , 5'-10' Depth	5.00	EA	@	\$	\$7,500	=	\$	37,500.00	\$	37,500.00	*
Curb Inlet (Type R) L =12' , 5'-10' Depth		EA	@	\$	\$8,300	=	\$		\$	-	*
Curb Inlet (Type R) L =15' , Depth < 5 feet	3.00	EA	@	\$	\$7,923	=	\$	23,769.00	\$	23,769.00	*

Revised

Curb Inlet (Type R) L =15' , 5'-10' Depth		EA	@	\$ 8,000	=	\$	\$ -	*
Curb Inlet (Type R) L =15' , 10'-15' Depth		EA	@	\$ 8,800	=	\$	\$ -	*
Curb Inlet (Type R) L =20' , Depth < 5 feet		EA	@	\$ 8,000	=	\$	\$ -	*
Curb Inlet (Type R) L =20' , 5'-10' Depth		EA	@	\$ 8,830	=	\$	\$ -	*
Curb Inlet (Type R) L = ___' , ___' - ___' Depth		EA	@	\$	=	\$	\$ -	*
Curb Inlet (Type R) L = ___' , ___' - ___' Depth		EA	@	\$	=	\$	\$ -	*
Grated Inlet (Type C), < 5' deep		EA	@	\$ 3,270	=	\$	\$ -	*
Grated Inlet (Type D), < 5' deep		EA	@	\$ 3,908	=	\$	\$ -	*
Storm Sewer Manhole, Box Base, Depth < 15 feet	6.00	EA	@	\$ 8,592	=	\$ 51,552.00	\$ 51,552.00	*
Storm Sewer Manhole, Slab Base, Depth < 15 feet	5.00	EA	@	\$ 4,575	=	\$ 22,875.00	\$ 22,875.00	*
Geotextile (Erosion Control)		SY	@	\$ 5	=	\$	\$ -	*
Rip Rap, d50 Size from 6" to 24"	20.00	CY	@	\$ 98	=	\$ 1,960.00	\$ 1,960.00	*
Rip Rap, Grouted		CY	@	\$ 215	=	\$	\$ -	*
Drainage Channel Construction, Size (W x H)		LF	@	\$	=	\$	\$ -	*
Channel Lining, Concrete		CY	@	\$ 450	=	\$	\$ -	*
Channel Lining, Rip Rap		CY	@	\$ 98	=	\$	\$ -	*
Channel Lining, Grass		AC	@	\$ 1,287	=	\$	\$ -	*
Channel Lining, Other Stabilization		SY	@	\$ 3	=	\$	\$ -	*
Detention Outlet Structure		EA	@	\$	=	\$	\$ -	*
Detention Emergency Spillway		EA	@	\$	=	\$	\$ -	*
Permanent Water Quality Facility (Describe)		EA	@	\$	=	\$	\$ -	*
* Subject to defect warranty financial assurance. DO NOT ENTER MORE THAN 80% COMPLETE. A minimum of 20% to be retained up to preliminary acceptance process. † For flared end sections, multiply pipe LF cost by 6								
						2,052,250.00	2,052,250.00	**
Section 2 Subtotal					\$			

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Revised

Section 3 - Common Development Improvements (Private or District)***	Quantity	Units	Price	% Complete	Remaining
- Roadway Improvements					
(Include any applicable items from above Public Improvements list, that are to be private and NOT maintained by El Paso County)		@	\$		\$ -
		@	\$		\$ -
		@	\$		\$ -
		@	\$		\$ -
		@	\$		\$ -
- Storm Drain Improvements					
(Include any applicable items from above Public Improvements list, that are to be private and NOT maintained by El Paso County)		@	\$		\$ -
		@	\$		\$ -
		@	\$		\$ -
Detention Facility Construction (Pond D)	6,000.00	CY	@ \$ 4		\$ 24,000.00
Detention Outlet Structure	1.00	EA	@ \$ 12,000		\$ 12,000.00
Detention Emergency Spillway	1.00	EA	@ \$ 5,000		\$ 5,000.00
Rip Rap, d50 Size from 6" to 24"		CY	@ \$ 98		\$ -
Concrete Forebays	2.00	EA	@ \$ 7,500		\$ 15,000.00
Concrete trickle channel / micropool	1.00	EA	@ \$ 15,000		\$ 15,000.00

- Landscaping (If Applicable)

(List landscaping line items and cost - usually only in case of subdivision specific condition of approval, or PUD)

Item Description	EA	@	\$	=	\$	\$
						-
						-
						-
						-
						-

***Items in this section are not subject to defect warranty financial assurance

Section 3 Subtotal = \$ 71,000.00 71,000.00

Financial Assurance Totals

As-built drawings - (FILL IN IF THERE ARE ANY PUBLICLY-MAINTAINED IMPROVEMENTS)
(Inc. survey to verify detention pond volumes.)

\$ 4,000
Total Construction Financial Assurance \$2,127,250.00

(Sum of all section subtotals)

Total Remaining Construction Financial Assurance 2,127,250.00

(Sum of all section totals less credit for items complete)

Total Defect Warranty Financial Assurance \$410,450.00

(20% of all items identified as public improvements(*). To be collateralized at time of preliminary acceptance)

Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the approved Construction Drawings associated with the Project.

Engineer (P.E. Seal) Date

Approved by Owner / Applicant Date

Approved by El Paso County Engineer / ECM Administrator Date