

PAINTBRUSH HILLS METROPOLITAN DISTRICT

SITE DEVELOPMENT PLAN FOR THE EQUIPMENT STORAGE FACILITY

10028 JAGGAR WAY, PEYTON, CO 80831
EL PASO COUNTY, STATE OF COLORADO

LEGAL DESCRIPTION & LAND AREA:

1. THE PAINT BRUSH HILLS SITE DEVELOPMENT PLAN LEGAL DESCRIPTION CONTAINS A PORTION OF:
TRACT A, PAINT BRUSH HILLS FILING NO. 13C,
A PORTION OF THE WEST HALF OF SECTION 25, AND THE EAST HALF OF PORTION 26, ALL IN TOWNSHIP 25 SOUTH, RANGE
65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TRACT A AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13C RECORDED UNDER RECEPTION NO. 216713. RECORDS OF EL
PASO COUNTY, COLORADO.
CONTAINING A CALCULATED AREA OF 605920 SQUARE FEET OR 13.91 ACRES.
PARCEL B, PAINT BRUSH HILLS METROPOLITAN EXEMPTION PLAT,
RECORDED AT RECEPTION NO. 216713738 OF THE RECORDS OF THE CLERK AND RECORDERS OFFICE OF EL PASO COUNTY,
COLORADO SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.
CONTAINING AN AREA OF APPROXIMATELY 9,583 SQUARE FEET OR 0.220 ACRES.

PROPOSED BUILDING DATA:

1. TOTAL BUILDING AREA: 2,520 SF
2. BUILDING HEIGHT: 19.33 FT
 - 2.1. MAXIMUM BY CODE: 30 FT
3. PROPOSED LOT COVERAGE: ±2.25%

SITE COVERAGE:

- 1.1 BUILDING – ±0.53%
- 1.2 GRAVEL – ±1.55%
- 1.3 NATURAL LANDSCAPING – ±97.92%

LAND DETAILS:

1. TRACT A:
 - 1.1. PROPERTY TAX SCHEDULE NUMBER: 5225305053
 - 1.2. ZONING: RS-6000
 - 1.3. LAND USE: POLITICAL SUBDIVISION
2. PARCEL B:
 - 2.1. PROPERTY TAX SCHEDULE NUMBER: 5225209007
 - 2.2. ZONING: RS-6000
 - 2.3. LAND USE: POLITICAL SUBDIVISION

GENERAL NOTES:

1. DETENTION AND WATER QUALITY TREATMENT IS NOT REQUIRED ON SITE SINCE DISTURBED AREA IS LESS THAN 1 ACRE.
2. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/OR THEIR ASSIGNS.

FUGITIVE DUST DURING CONSTRUCTION:

DEVELOPMENTS SHALL COMPLY WITH THE FOLLOWING STANDARDS:

1. IF DURATION OF CONSTRUCTION EXCEEDS 6 MONTHS: THE EMISSION CONTROL PLAN SHALL BE APPROVED PRIOR TO SITE GRADING AND A STATE CONSTRUCTION PERMIT SHALL BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
2. NUISANCE CONDITIONS: REGARDLESS OF THE SIZE OR DURATION OF DEVELOPMENT, LAND DISTURBANCE SHALL BE CONDUCTED SO NUISANCE CONDITIONS ARE NOT CREATED. IF DUST EMISSIONS DO CREATE A NUISANCE, AN EMISSION CONTROL PLAN IS REQUIRED.
3. DUST CONTROL MEASURES: ACCEPTABLE DUST CONTROL MEASURES AND OPERATING PROCEDURES FOR CONSTRUCTION ACTIVITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, PLANTING VEGETATION COVER, PROVIDING SYNTHETIC COVER, WATERING, CHEMICAL STABILIZATION, FURROWS, COMPACTING, MINIMIZING DISTURBED AREA, WIND BREAKS, ON-SITE VEHICLE SPEED CONTROL, AND DELAYED SURFACE OPENING. SOLID WOOD FENCING ALONG ADJACENT DEVELOPED AREAS MAY BE REQUIRED.

HAUL TRUCKS AND HAULAGE EQUIPMENT:

1. DEPOSITION OF DIRT AND MUD ON ROADS: ANY PERSON UNDERTAKING ANY CONSTRUCTION, DEMOLITION, DISMANTLING, OR EARTHMOVING ACTIVITIES SHALL PREVENT THE DEPOSIT OF DIRT, MUD, OR DEBRIS ON PUBLIC ROADS; AND SHOULD DEPOSITION OCCUR, THE DIRT, MUD, OR DEBRIS SHALL BE REMOVED AS QUICKLY AS POSSIBLE BY THE PERSON PERFORMING THE ACTIVITIES.
2. PARTICULATES EMISSION IN TRANSIT: PARTICULATES THAT MAY BE EMITTED IN TRANSIT SHALL BE CONTROLLED BY COVERING, WETTING OR OTHERWISE TREATING THE LOAD PRIOR TO TRANSIT.

OPEN BURNING

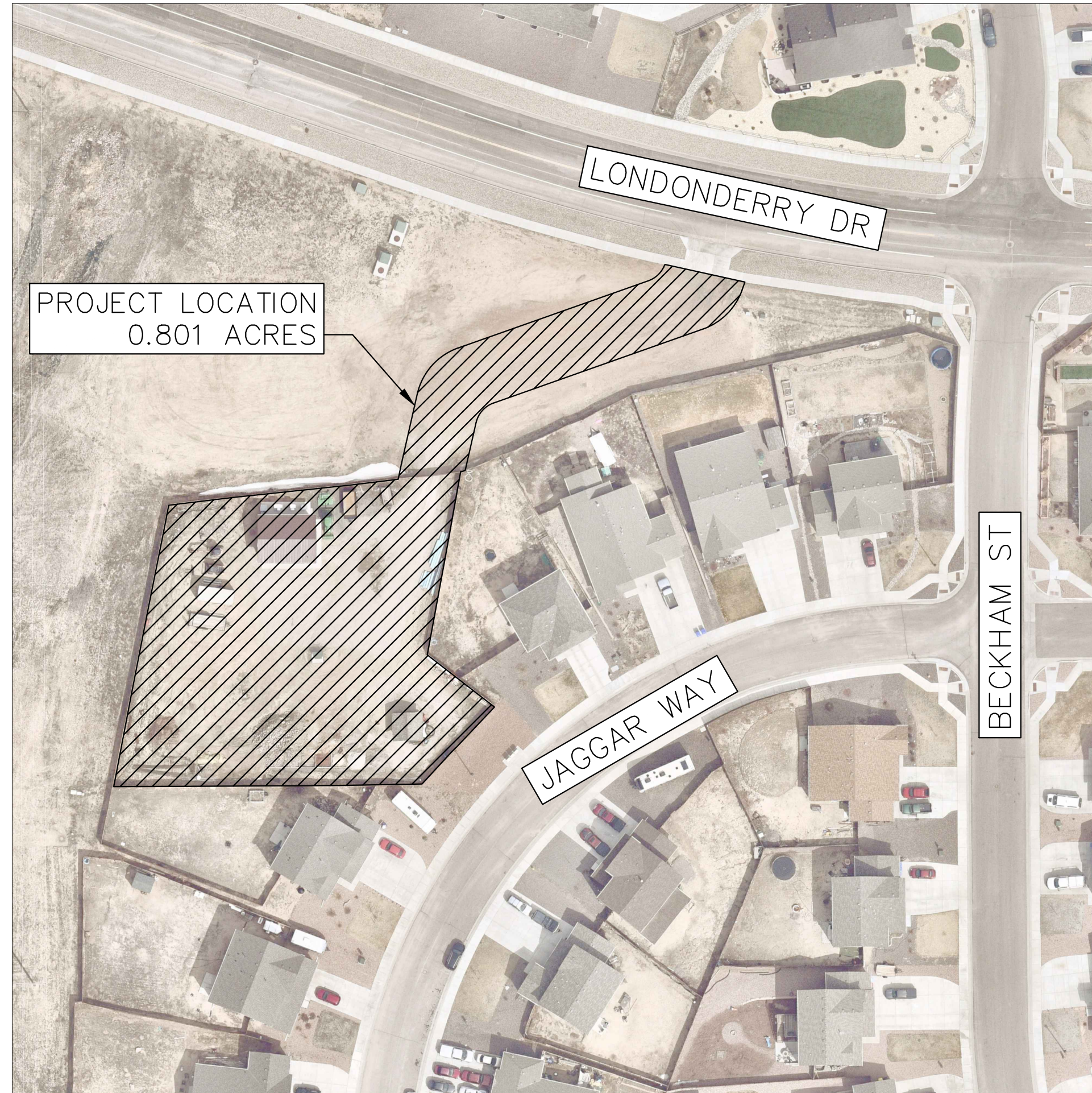
1. NO OPEN BURNING WITHOUT PERMIT: NO PERSON SHALL BURN OR ALLOW THE BURNING OF RUBBISH, WASTE PAPER, WOOD, OR OTHER FLAMMABLE MATERIAL ON ANY LOT, TRACT, OR PARCEL, OR ON ANY PUBLIC ROAD, ALLEY, OR OTHER LAND UNLESS AN OPEN BURNING PERMIT IS FIRST OBTAINED FROM THE EPCPH AND IN CONFORMANCE WITH THE AIR QUALITY REGULATIONS.

EROSION AND SEDIMENT CONTROL PLAN:

1. AN EROSION AND SEDIMENT CONTROL PLAN IS NOT REQUIRED FOR THIS PROJECT DUE TO THE PROJECT HAVING LESS THAN 1-ACRE OF DISTURBED AREA.

OPERATIONS AND MAINTENANCE PLAN (STORMWATER QUALITY FACILITY):

1. AN OPERATIONS AND MAINTENANCE PLAN IS NOT REQUIRED FOR THIS PROJECT DUE TO THE PROJECT HAVING LESS THAN 1-ACRE OF DISTURBED AREA.



VICINITY MAP
1" = 60 FEET

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL TRACT EXHIBIT
3	HORIZONTAL CONTROL PLAN
4	SITE UTILITY PLAN
5	GRADING AND EROSION CONTROL PLAN
6	EXTERIOR ELEVATIONS
7	LANDSCAPE PLAN
8	EROSION CONTROL DETAILS

CONTACTS:

REVIEWER:	EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT 2800 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 (719) 520-6300	UTILITIES:	ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. 11140 E. WOODMAN ROAD FALCON, CO 80831 (719) 495-2283
OWNER:	PAINT BRUSH HILLS METROPOLITAN DISTRICT 9985 TOWNER AVENUE FALCON, CO 80831 ROBERT GUEVARA, DISTRICT MANAGER (719) 495-8188 ROBERT@PBHMD.COM	WATER & SEWER:	PAINT BRUSH HILLS METROPOLITAN DISTRICT 9830 LIBERTY GROVE AVENUE FALCON, CO 80831 (719) 495-8188
ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 6200 SOUTH SYRACUSE WAY, SUITE 300 GREENWOOD VILLAGE, CO 80111 ADAM MONCHAK: (720) 943-9961 ADAM.MONCHAK@KIMLEY-HORN.COM	COMMUNICATIONS:	CENTURYLINK 3556 NEW CENTER POINT COLORADO SPRING, CO 80922 (719) 591-0861
SURVEYOR:	BARRON LAND 2790 N. ACADEMY BLVD, SUITE 311 COLORADO SPRINGS, CO 80917 (710) 360-6827	GAS:	BLACK HILLS ENERGY 18965 BASE CAMP RD A-7 MONUMENT, CO 80132 (888) 890-5554
EMERGENCY SERVICES:	FALCON FIRE PROTECTION DISTRICT 7030 OLD MERIDIAN ROAD FALCON, CO 80831 TRENT HARWIG, FIRE CHIEF (719) 495-4050		

OWNER'S SIGNATURE BLOCK

I, THE OWNER/DEVELOPER ACCEPT THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE FINAL DEVELOPMENT PLAN.

ROBERT GUEVARA – PBHMD DISTRICT MANAGER _____ DATE _____

PROPERTY OWNER ACKNOWLEDGEMENT

PAINT BRUSH HILLS METROPOLITAN DISTRICT BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE CAUSED SAID LAND TO BE SITE PLANNED UNDER THE NAME OF PAINT BRUSH HILLS METROPOLITAN DISTRICT. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS.

NO CHANGES MAY BE MADE TO THIS SITE DEVELOPMENT PLAN WITHOUT COUNTY APPROVAL. MINOR CHANGES TO THE SITE DEVELOPMENT PLAN MAY BE APPROVED ADMINISTRATIVELY BY THE COUNTY PLANNING DEPARTMENT. MAJOR CHANGES TO THIS SITE DEVELOPMENT PLAN, ESPECIALLY DELETIONS OF APPROVED ITEMS OR SUBSTANTIAL CHANGES IN BUILDING LOCATION SHALL BE SUBJECT TO THE SAME APPLICATION, REVIEW AND APPEAL PROCESSES APPLICABLE TO THE ORIGINAL SITE DEVELOPMENT PLAN. ENGINEERING, GRADING, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20__

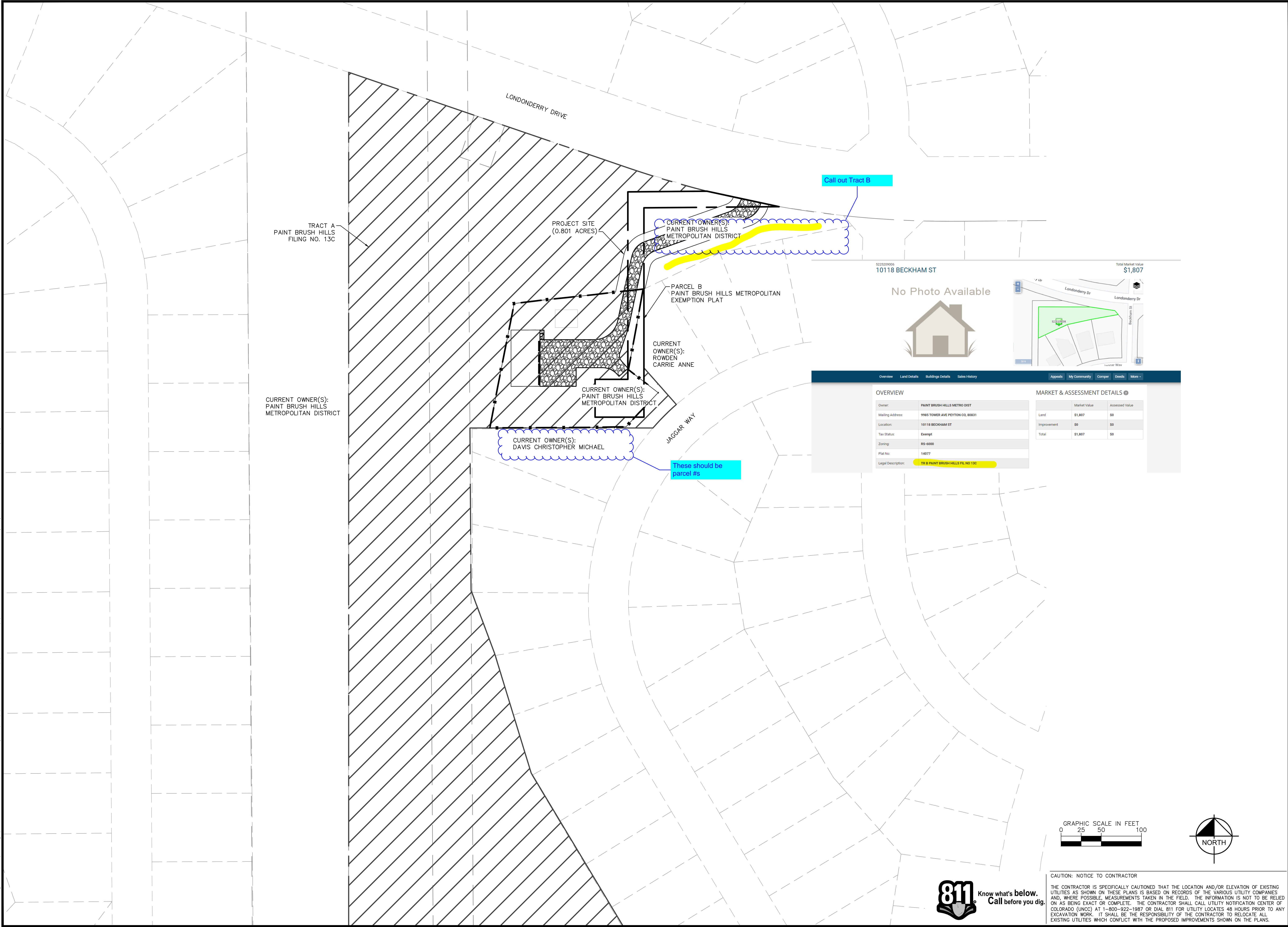
(PROPERTY OWNER)
NOTARY CERTIFICATE
(STATE OF _____)
(COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ BY _____
(NAME AND TITLE).

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____

NOTARY PUBLIC



Call out Tract B

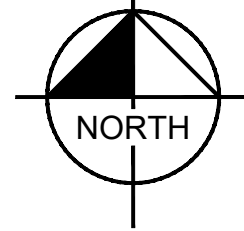
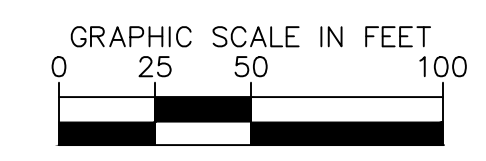
These should be parcel #s

522509006
10118 BECKHAM ST
Total Market Value \$1,807

No Photo Available

Overview Land Details Buildings Details Sales History Appeals My Community Compare Deeds More

OVERVIEW		MARKET & ASSESSMENT DETAILS	
Owner:	PAINT BRUSH HILLS METRO DIST	Market Value	Assessed Value
Mailing Address:	9985 TOWER AVE PEYTON CO, 80831	Land	\$1,807 \$0
Location:	10118 BECKHAM ST	Improvement	\$0 \$0
Tax Status:	Exempt	Total	\$1,807 \$0
Zoning:	RS-6000		
Plot No.:	14077		
Legal Description:	TS B PAINT BRUSH HILLS FL NO 13C		



CAUTION: NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 OR DIAL 811 FOR UTILITY LOCATES 48 HOURS PRIOR TO ANY EXCAVATION WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DATE	DESCRIPTION

OVERALL TRACT EXHIBIT

SITE DEVELOPMENT PLAN FOR THE EQUIPMENT STORAGE FACILITY EL PASO COUNTY, COLORADO

DRAWN BY: JAH
 DESIGNED BY: RKR
 CHECKED BY: ATM
 PROJECT No.: 196766000

DATE: 06/30/2023
 SCALE: AS SHOWN

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
 Kimley-Horn
 Kimley-Horn and Associates, Inc.

SHEET
 2

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 6200 South Syracuse Way, Suite 400 | Greenwood Village, CO 80111 | Tel. No. (303) 228-2300

LEGEND:

	PROPERTY BOUNDARY
	LOT LINE
	EXISTING EASEMENT
	EXISTING OVERHEAD ELECTRIC
	EXISTING IRON FENCE
	EXISTING WOOD FENCE

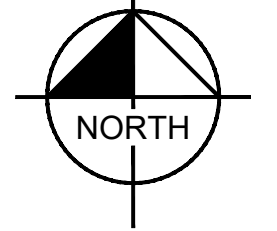
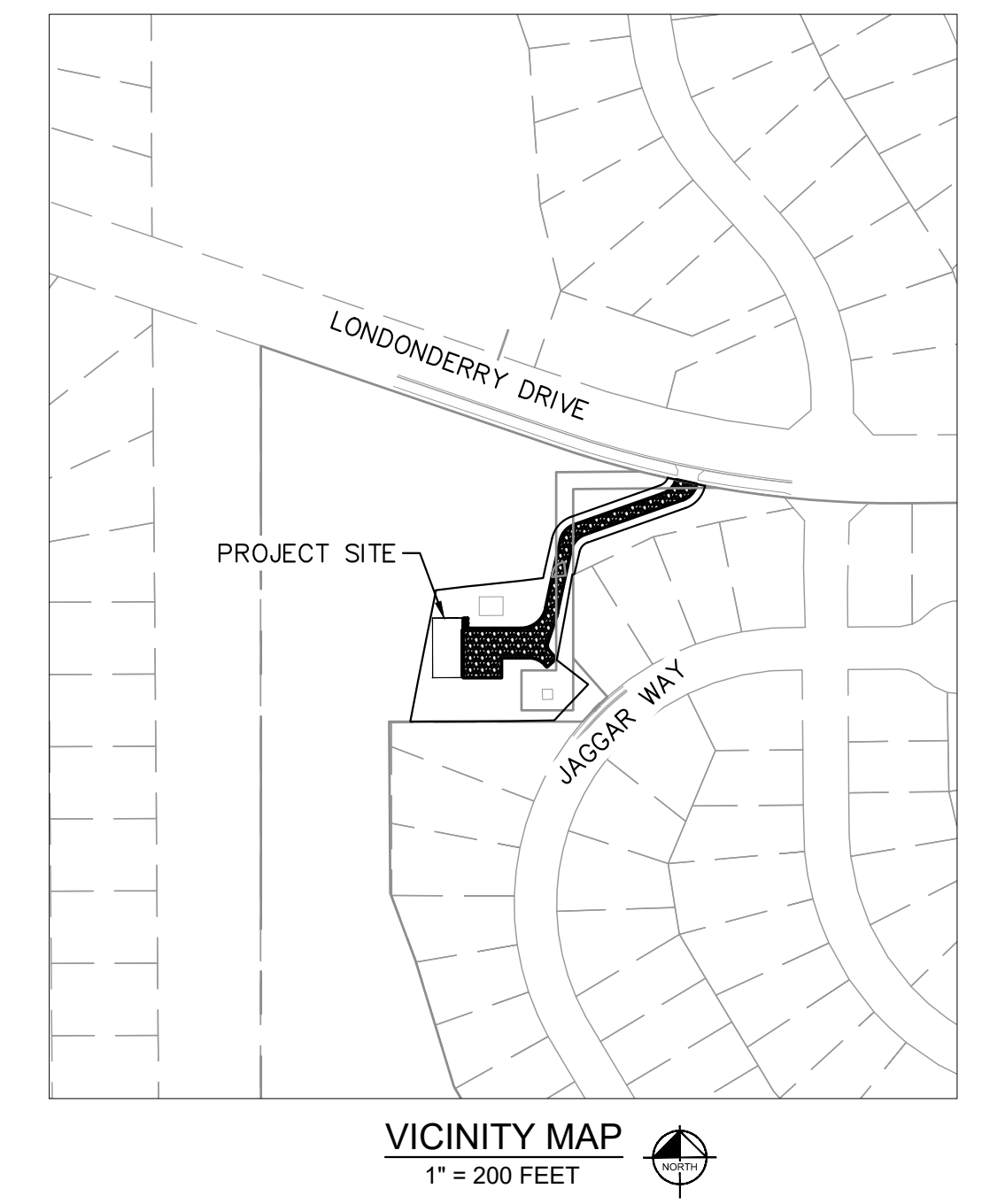
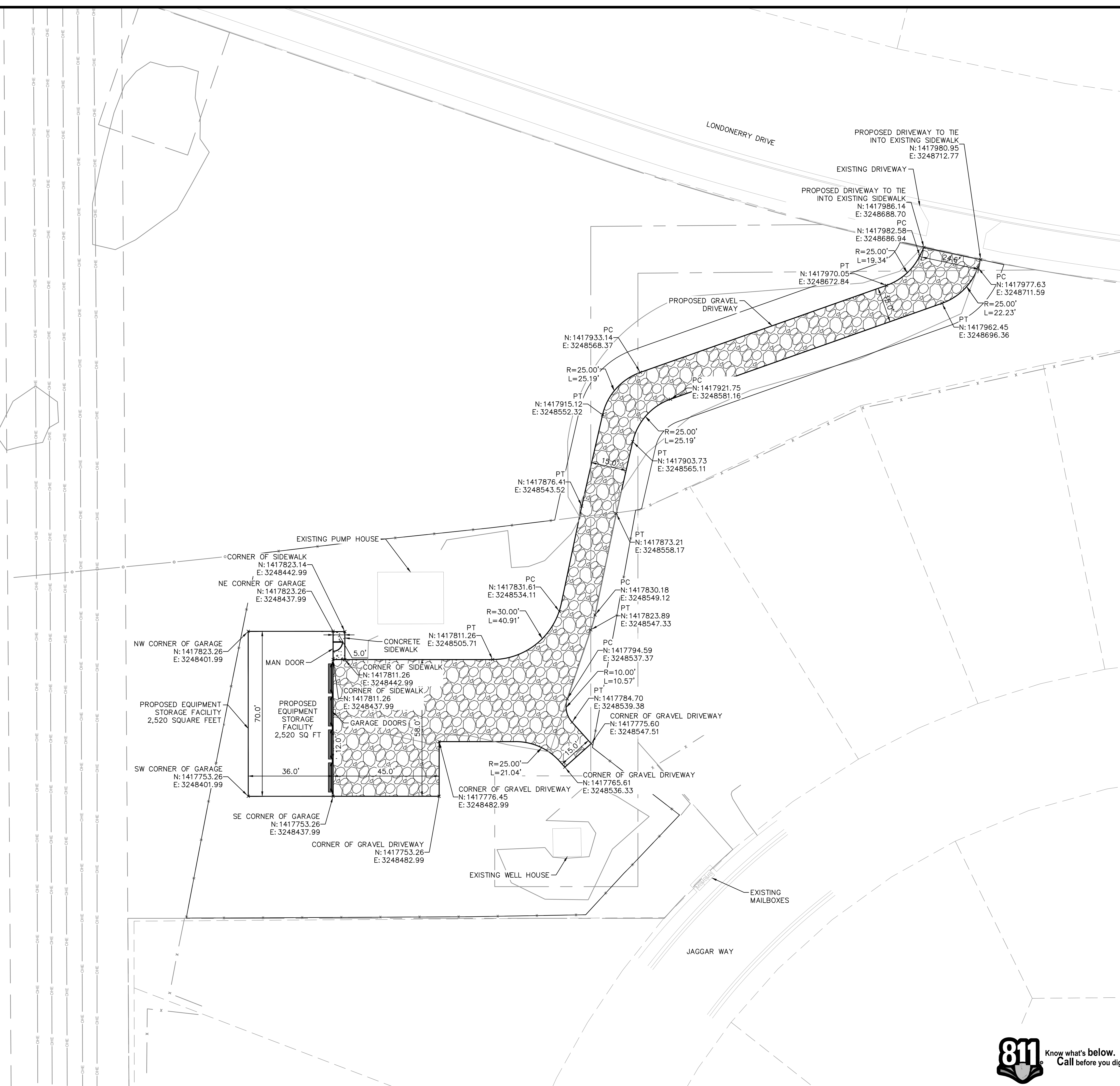
DATE	DESCRIPTION

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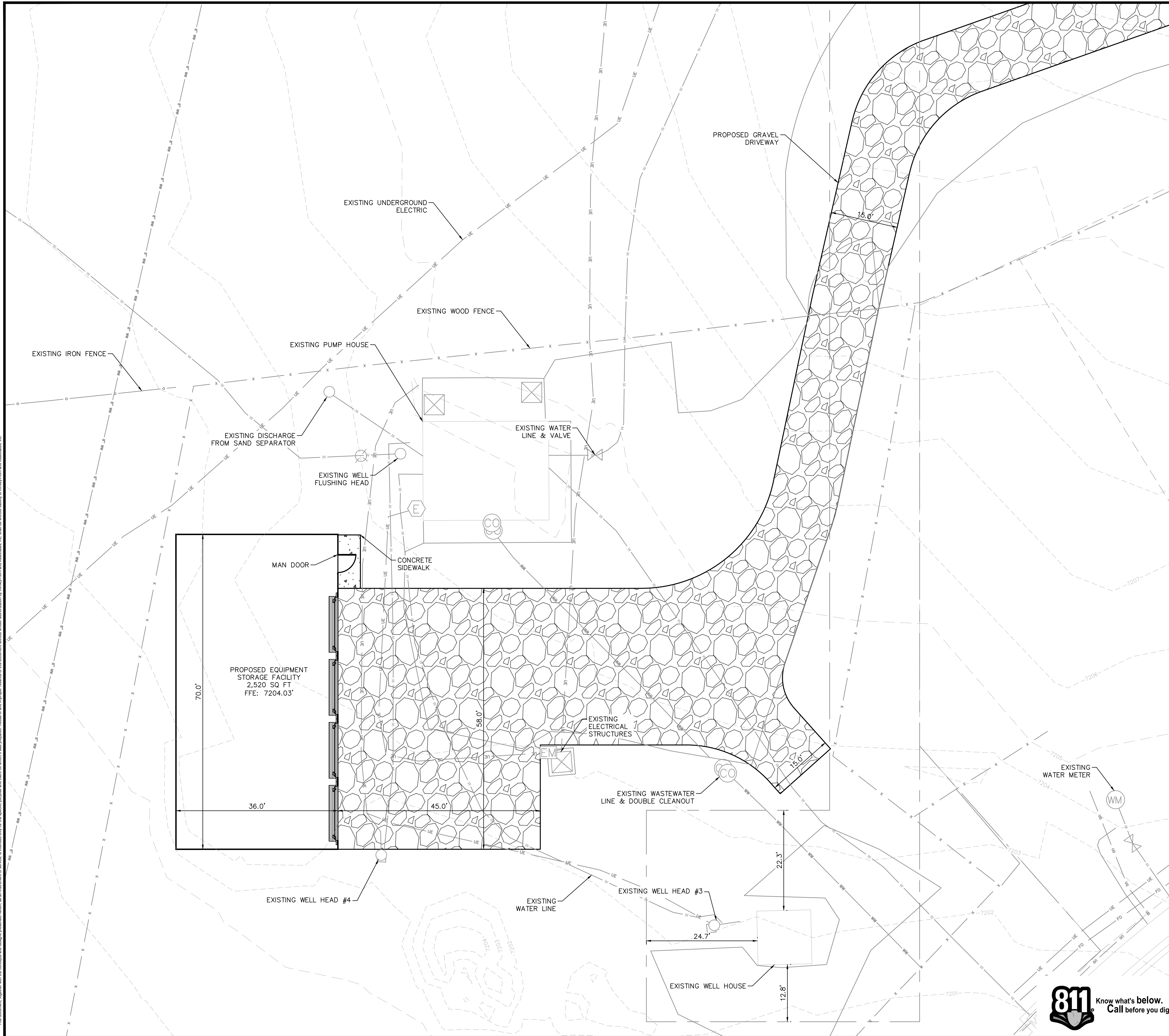
HORIZONTAL CONTROL PLAN
SITE DEVELOPMENT PLAN FOR THE
EQUIPMENT STORAGE FACILITY
 EL PASO COUNTY, COLORADO

DRAWN BY: JHJ	DESIGNED BY: RKR	DATE: 06/30/2023
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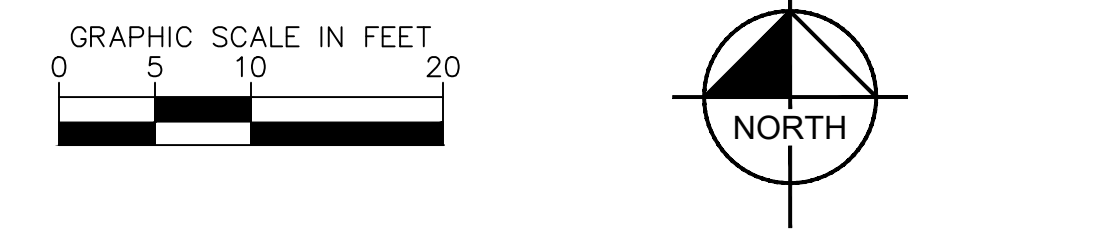
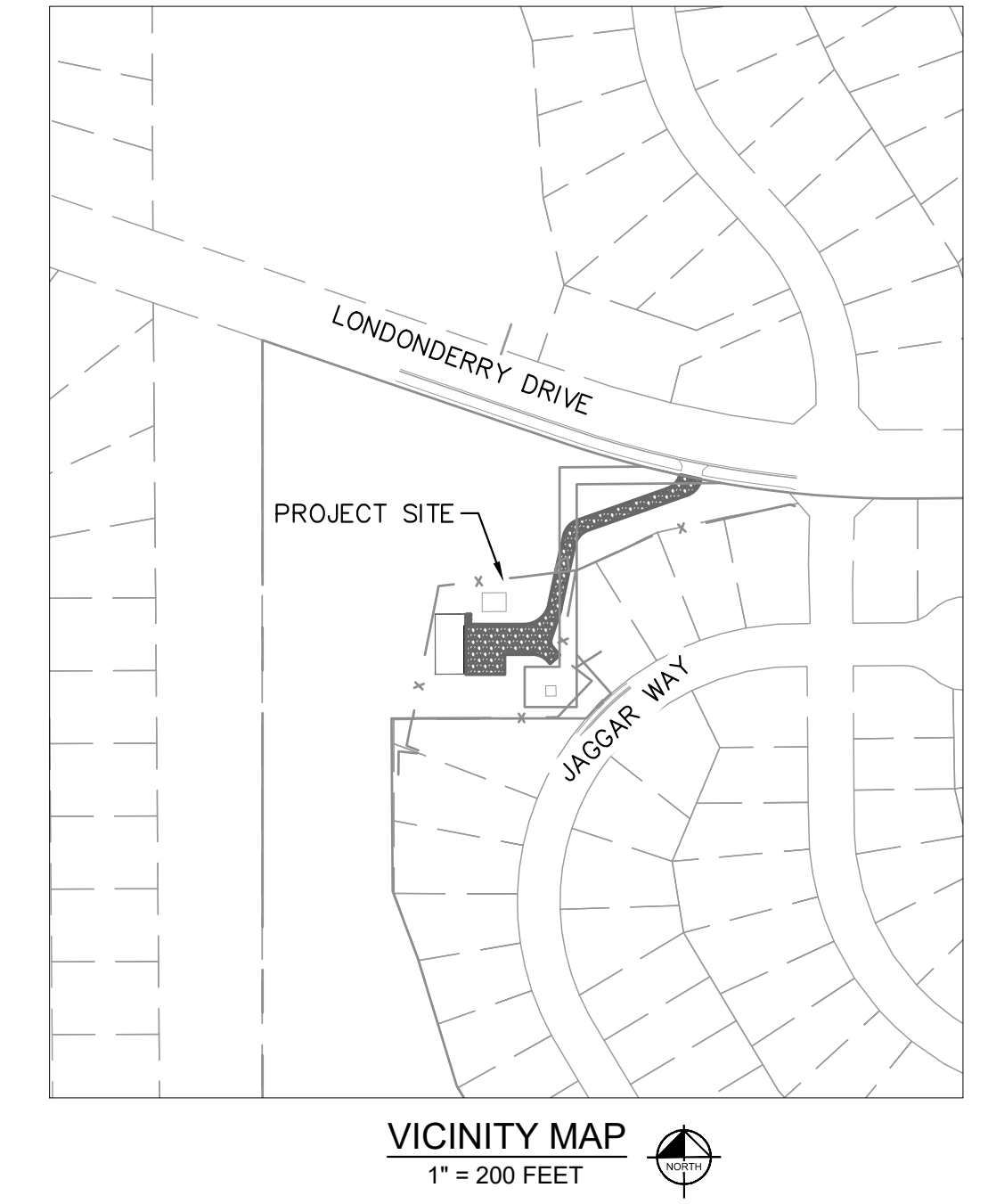


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- LEGEND:**
- PROPERTY BOUNDARY
 - LOT LINE
 - EXISTING EASEMENT
 - W --- EXISTING WATER LINE & VALVE
 - WW --- EXISTING WASTEWATER LINE & CLEANOUT
 - FO --- EXISTING FIBER OPTIC LINE
 - UG --- EXISTING GAS LINE
 - OHE --- EXISTING OVERHEAD ELECTRIC
 - UE --- EXISTING UNDERGROUND ELECTRIC
 - O --- EXISTING IRON FENCE
 - X --- EXISTING WOOD FENCE
 - XXXX- EXISTING MAJOR CONTOUR
 - XXXX- EXISTING MINOR CONTOUR

- GENERAL NOTES:**
- NO NEW UNDERGROUND UTILITY LINES ARE PROPOSED AS PART OF THIS SITE DEVELOPMENT PLAN. THIS UTILITY PLAN SHOWS ONLY EXISTING UTILITIES.



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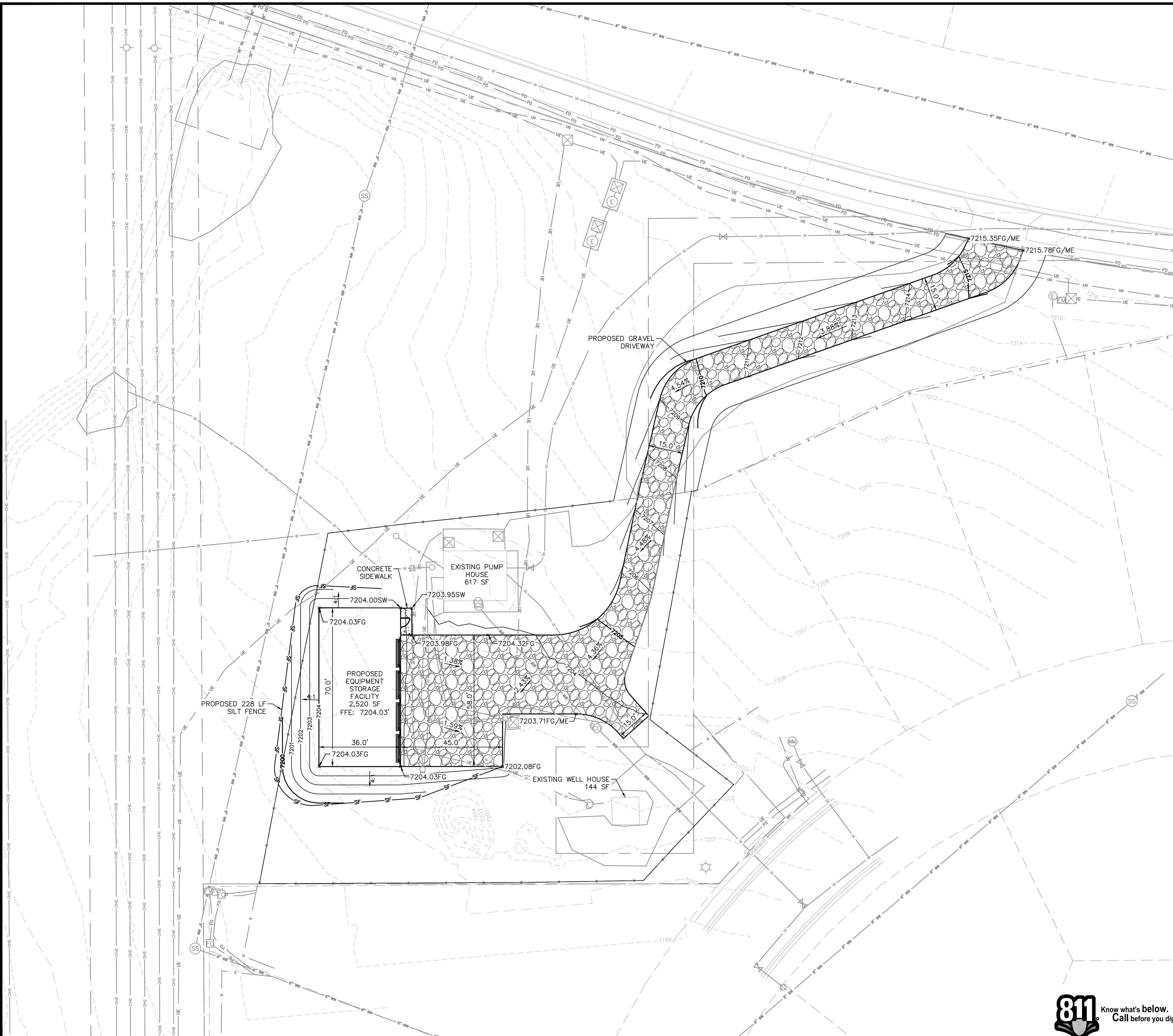
SITE UTILITY PLAN
SITE DEVELOPMENT PLAN FOR THE
EQUIPMENT STORAGE FACILITY
 EL PASO COUNTY, COLORADO

DRAWN BY: JH	DESIGNED BY: RKR	DATE: 06/30/2023
CHECKED BY: ATM	PROJECT No.: 196766000	SCALE: AS SHOWN

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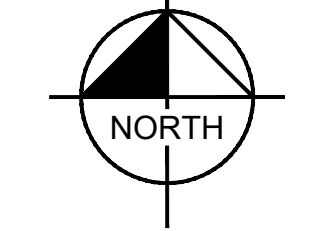
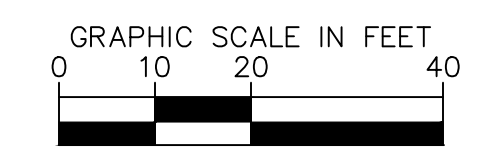
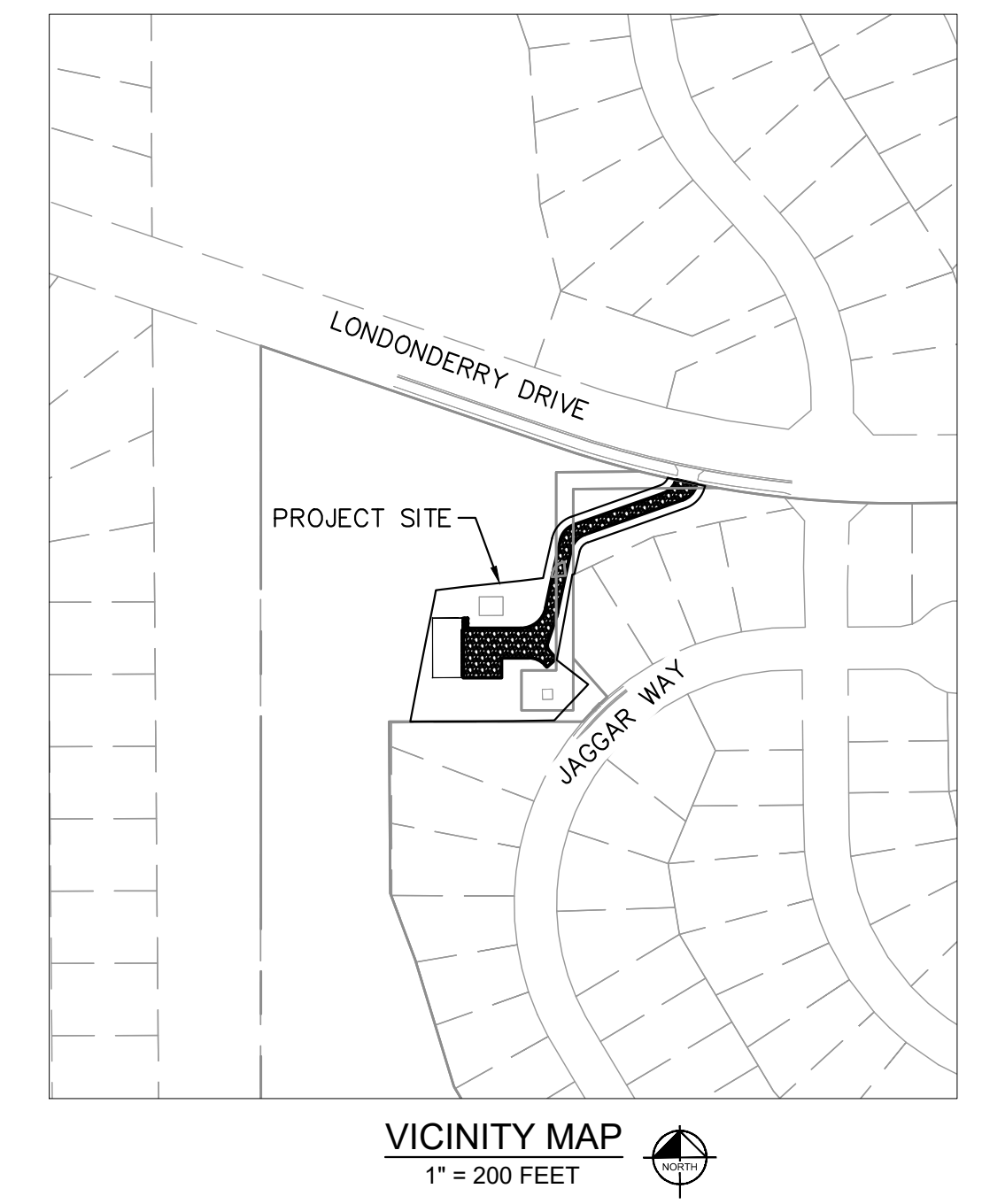
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- LEGEND:**
- — — — — PROPERTY BOUNDARY
 - — — — — LOT LINE
 - — — — — EXISTING EASEMENT
 - W — — — — — EXISTING WATER LINE & VALVE
 - WW — — — — — EXISTING WASTEWATER LINE & CLEANOUT
 - FO — — — — — EXISTING FIBER OPTIC LINE
 - UG — — — — — EXISTING GAS LINE
 - OHE — — — — — EXISTING OVERHEAD ELECTRIC
 - UE — — — — — EXISTING UNDERGROUND ELECTRIC
 - — — — — — EXISTING IRON FENCE
 - X — — — — — EXISTING WOOD FENCE
 - SF — — — — — PROPOSED SILT FENCE
 - - - - - XXXX - - - - - EXISTING MAJOR CONTOUR
 - - - - - XXXX - - - - - EXISTING MINOR CONTOUR
 - - - - - XXXX - - - - - PROPOSED MAJOR CONTOUR
 - - - - - XXXX - - - - - PROPOSED MINOR CONTOUR

- GRADING SPOT LABELS:**
- FG FINISHED GRADE
 - SW SIDEWALK
 - LP LOW POINT
 - HP HIGH POINT
 - ME MATCH EXISTING



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DATE	DESCRIPTION				
A					
DRAWN BY: JHJ		DESIGNED BY: RKR		CHECKED BY: ATM	
SEAL		DATE: 06/30/2023		SCALE: AS SHOWN	
PROJECT No.: 196766000		VICINITY MAP			
1" = 200 FEET		GRAPHIC SCALE IN FEET			
NORTH		811 Know what's below. Call before you dig.			
PRELIMINARY					
FOR REVIEW ONLY NOT FOR CONSTRUCTION					
Kimley-Horn and Associates, Inc.					
SHEET					
5					

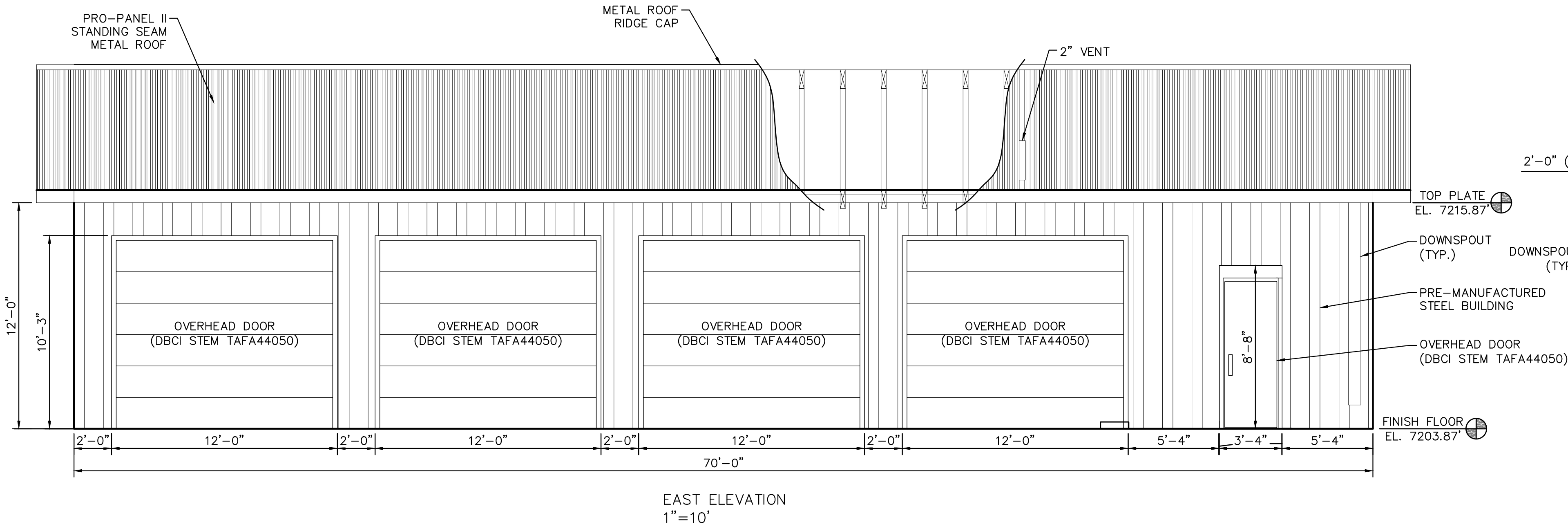
GRADING AND EROSION CONTROL PLAN
SITE DEVELOPMENT PLAN FOR THE EQUIPMENT STORAGE FACILITY
 EL PASO COUNTY, COLORADO

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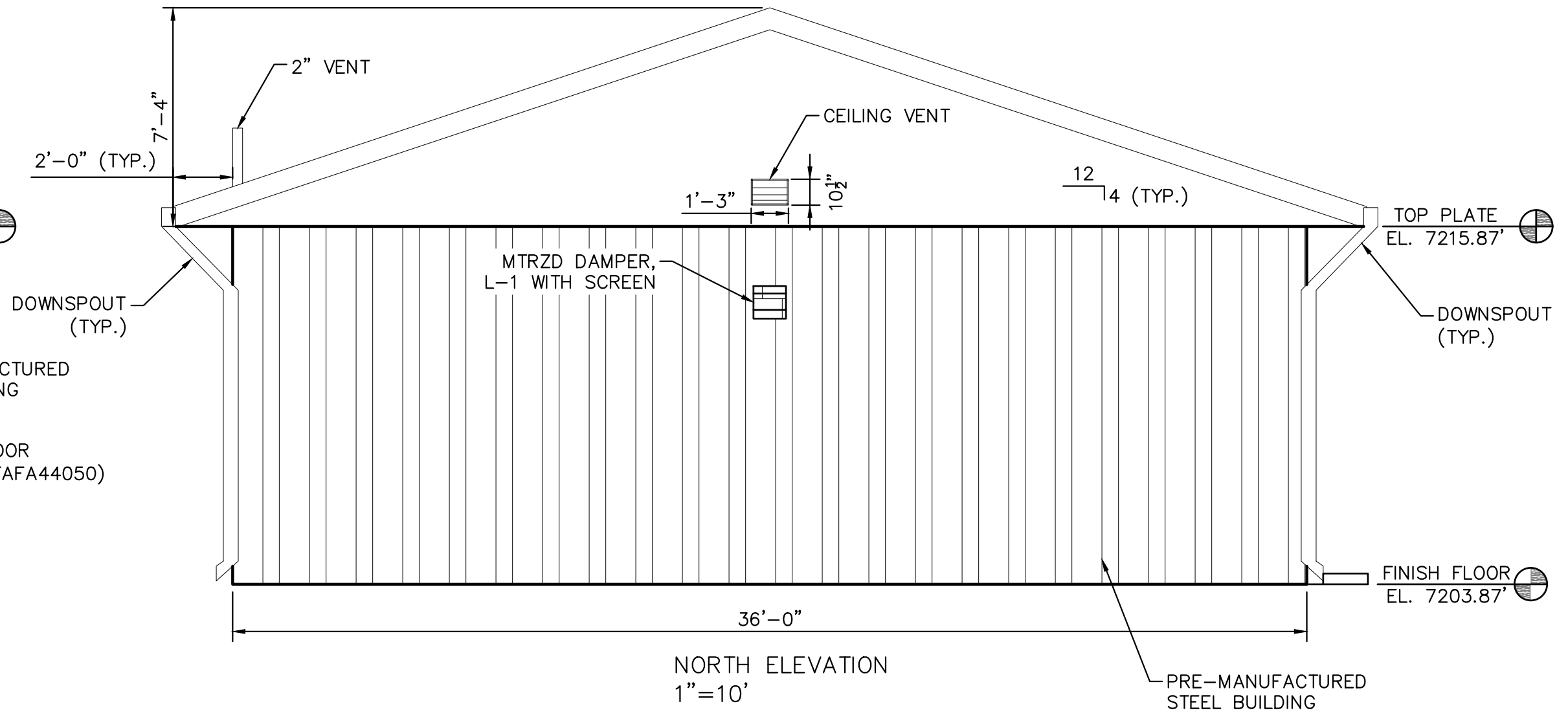
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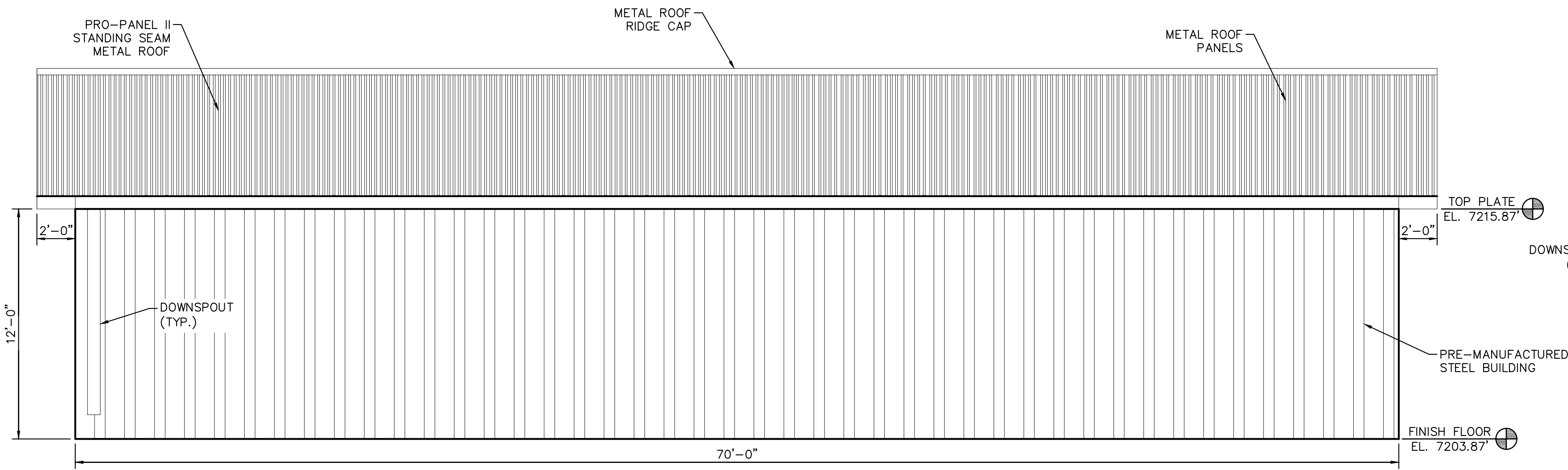
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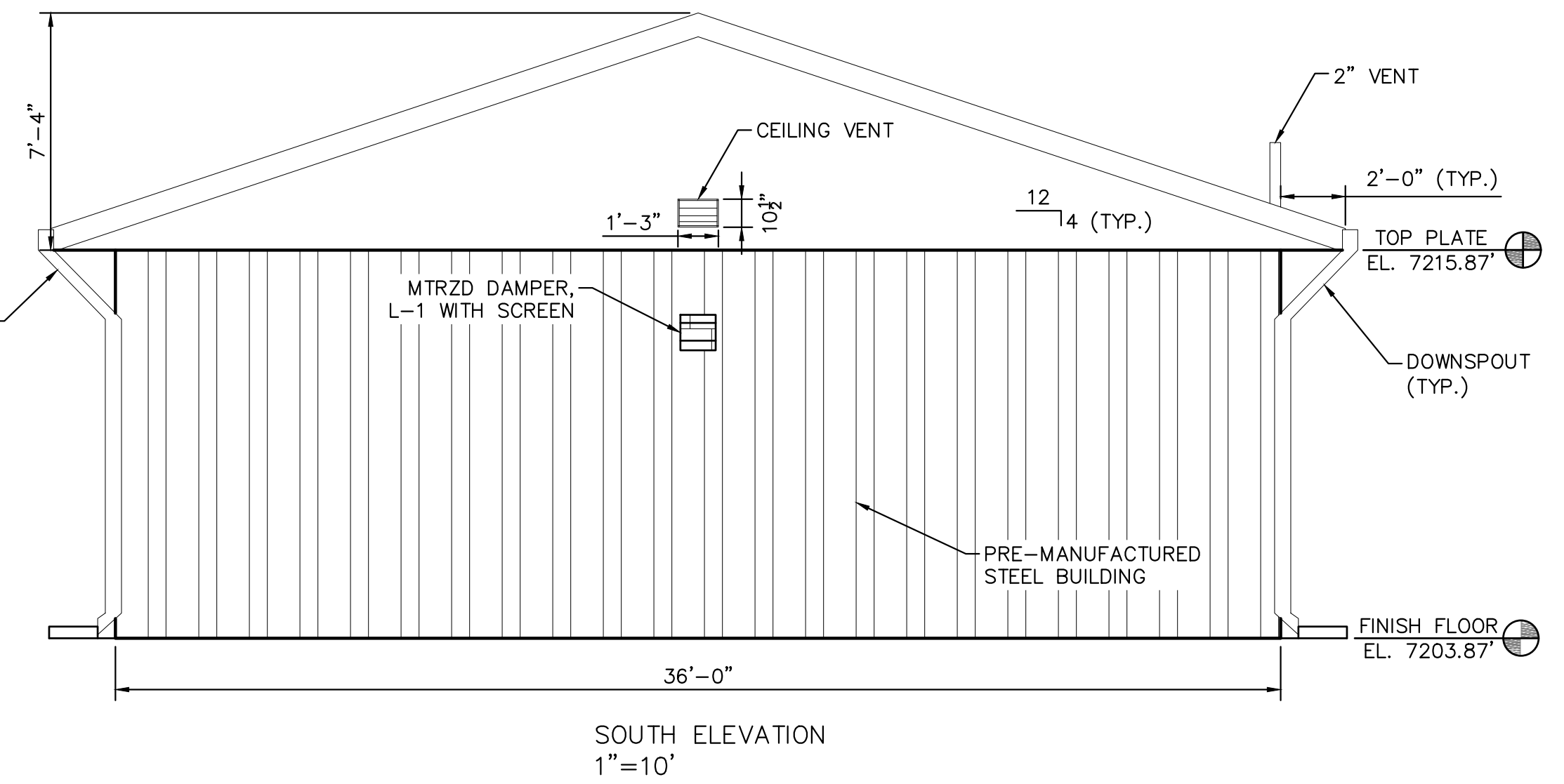
EAST ELEVATION
1"=10'



NORTH ELEVATION
1"=10'



WEST ELEVATION
1"=10'



SOUTH ELEVATION
1"=10'

DESCRIPTION

DATE

EXTERIOR ELEVATIONS

SITE DEVELOPMENT PLAN FOR THE
EQUIPMENT STORAGE FACILITY
EL PASO COUNTY, COLORADO

DRAWN BY: JHJ

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SCALE: AS SHOWN

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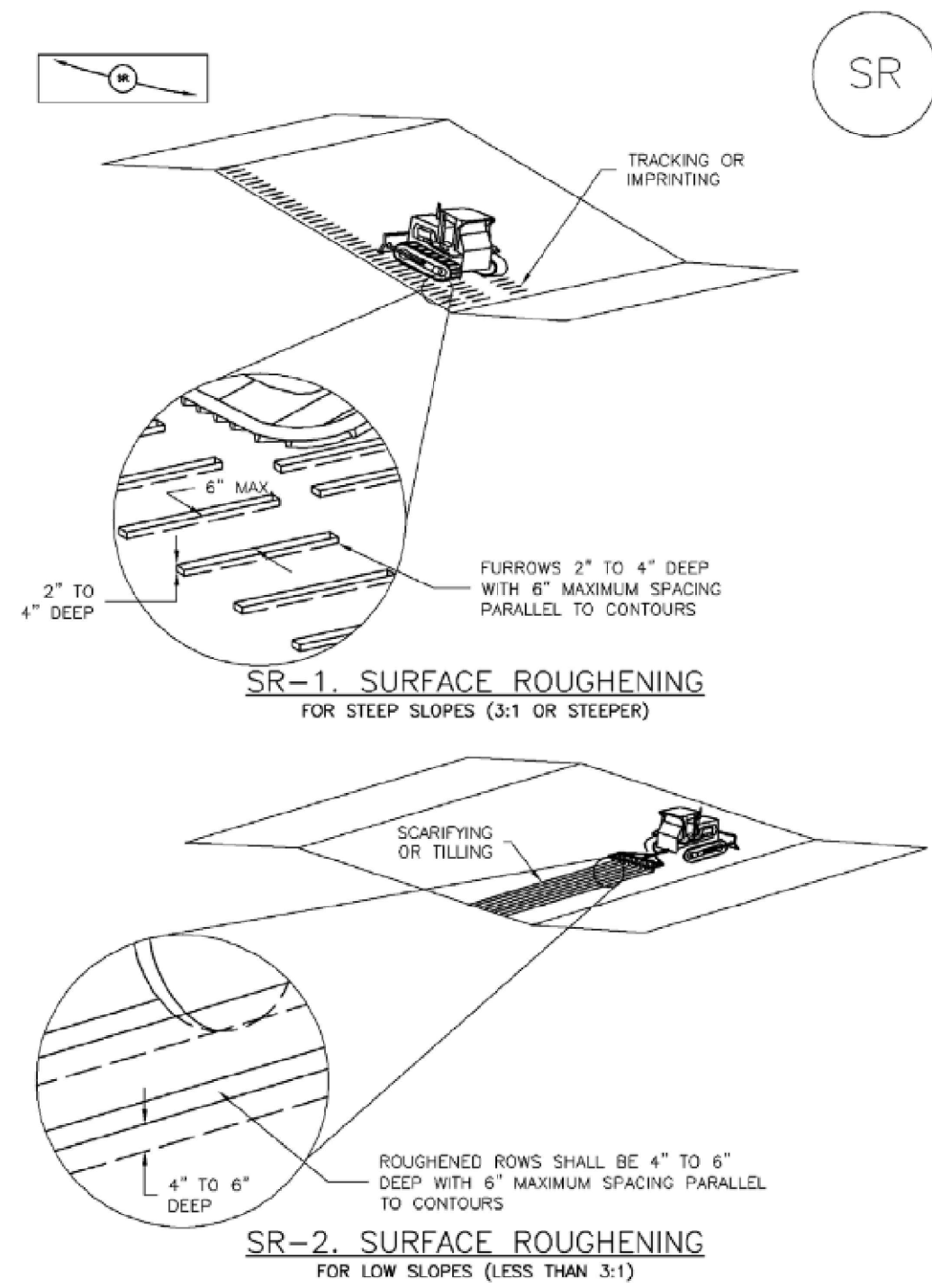


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Surface Roughening (SR)

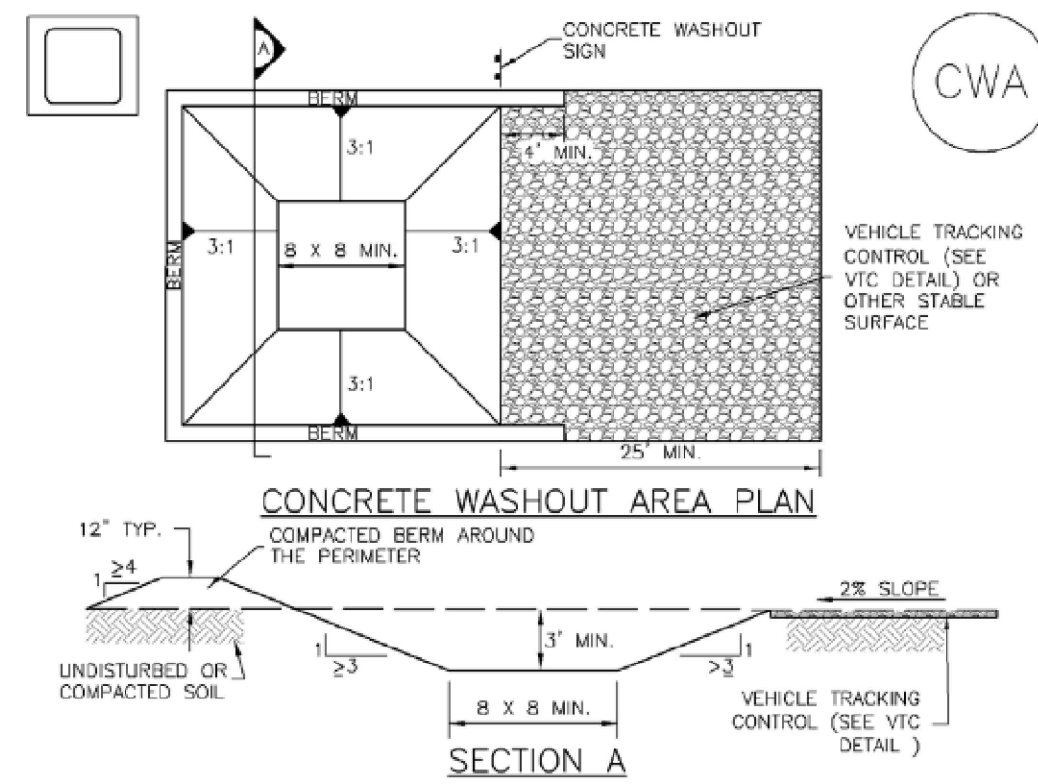
EC-1



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SR-3

Concrete Washout Area (CWA)

MM-1



CWA-1. CONCRETE WASHOUT AREA

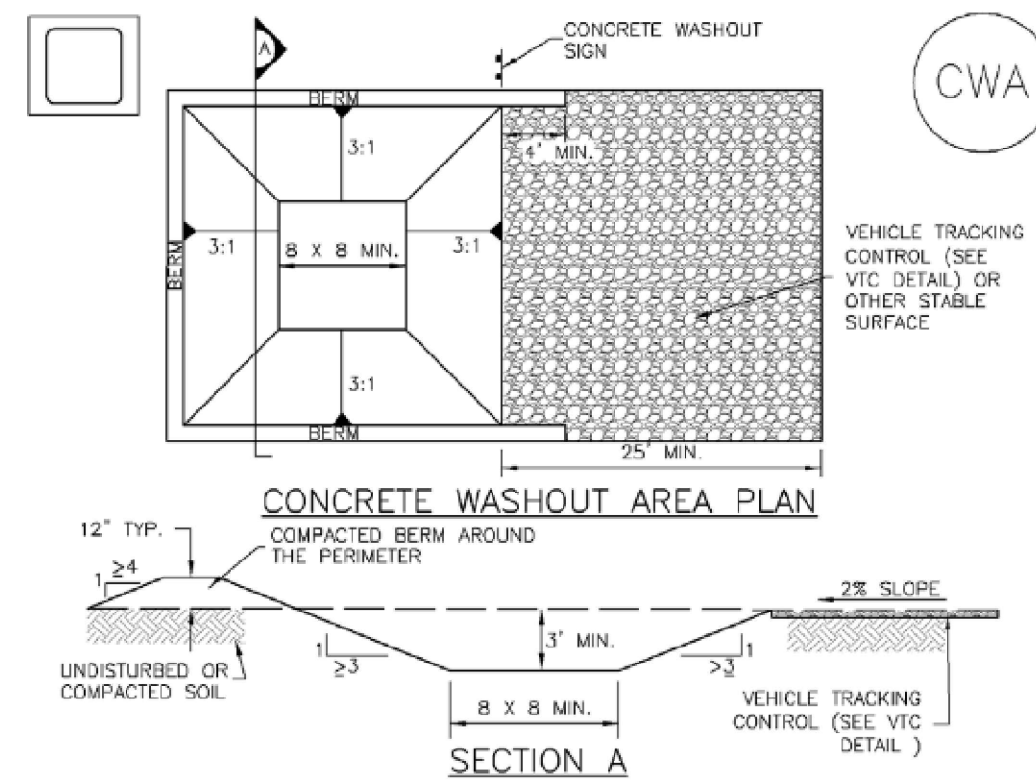
CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

Concrete Washout Area (CWA)

MM-1



CWA-1. CONCRETE WASHOUT AREA

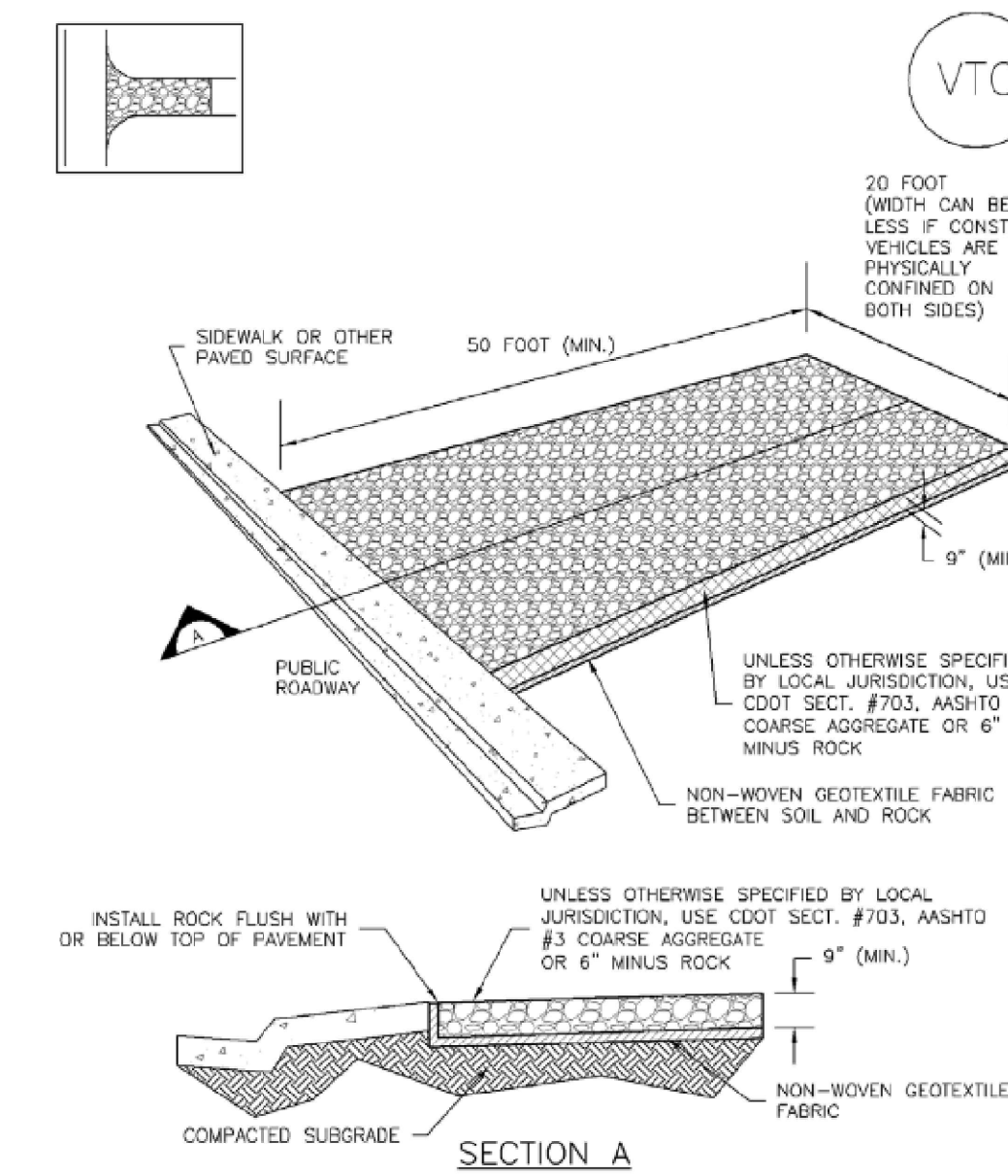
CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

Vehicle Tracking Control (VTC)

SM-4

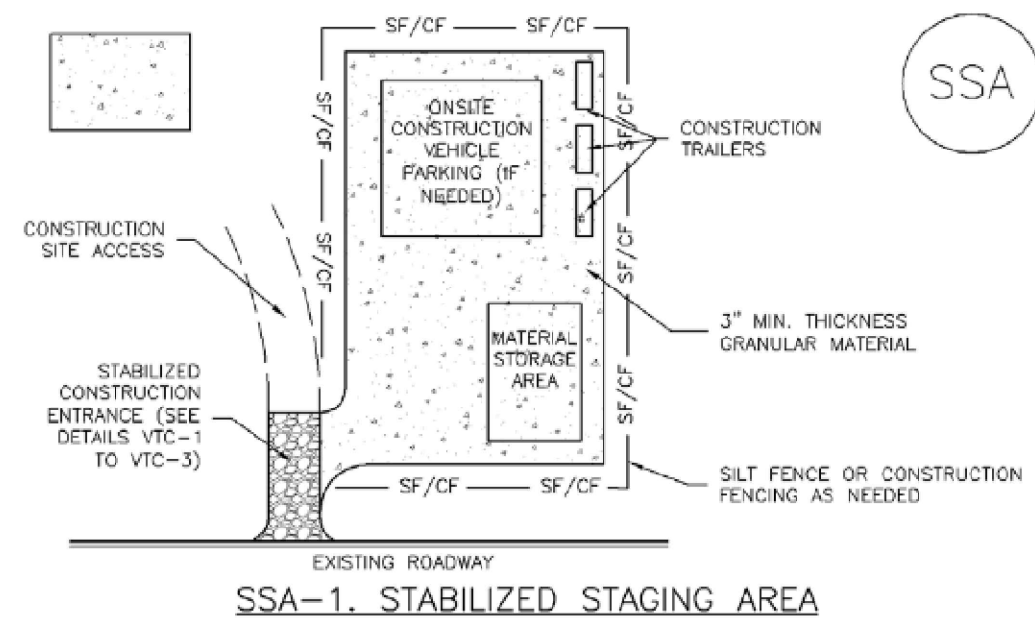


VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3

Stabilized Staging Area (SSA)

SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR: -LOCATION OF STAGING AREA(S). -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, ASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

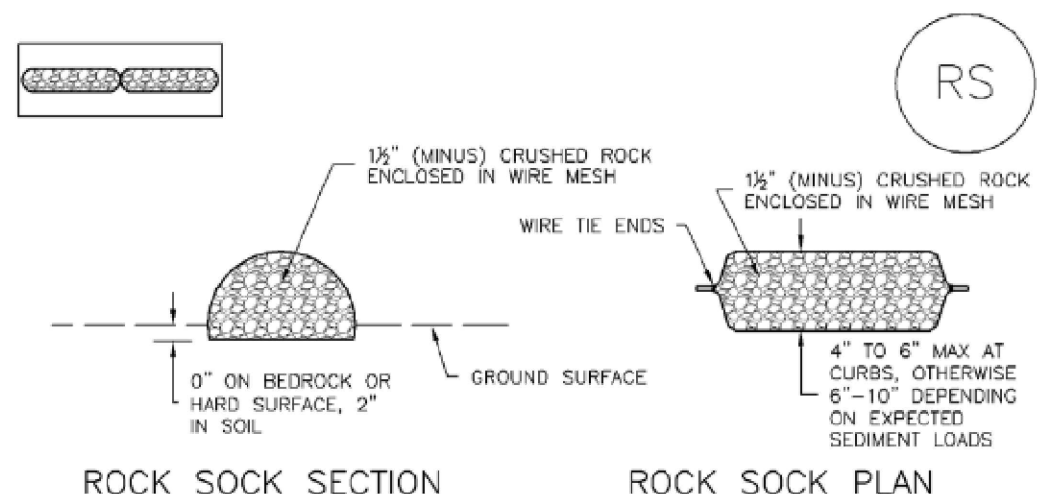
STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SSA-3

Rock Sock (RS)

SC-5



RS-1. ROCK SOCK PERIMETER CONTROL

ROCK SOCK SECTION

ROCK SOCK PLAN

ROCK SOCK JOINTING

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR: -LOCATION(S) OF ROCK SOCKS.
1. CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).
2. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2". RECOMMENDED MINIMUM ROLL WIDTH OF 48"
3. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
4. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

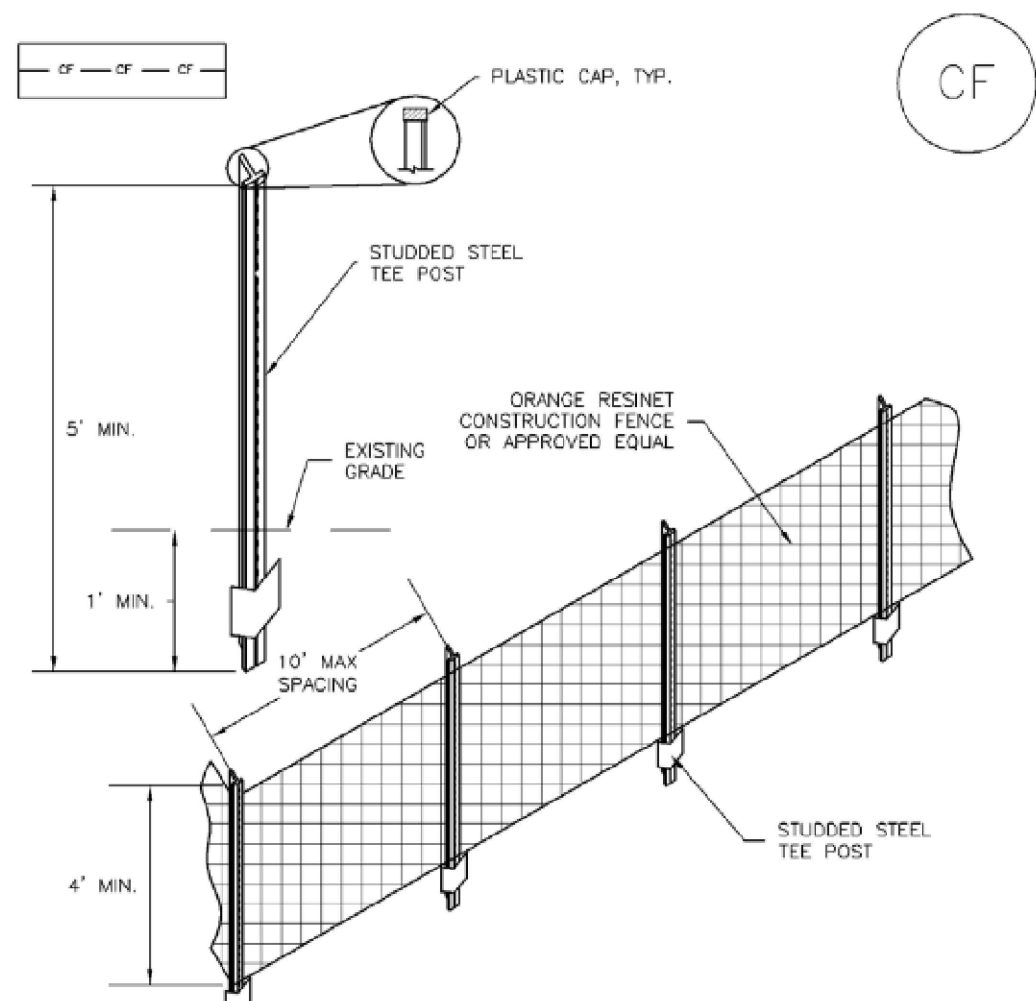
GRADATION TABLE	
NO. 4	
2"	100
1 1/2"	95 - 100
1"	20 - 55
3/4"	0 - 15
3/8"	0 - 5

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER ASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 RS-2

Construction Fence (CF)

SM-3



CF-1. PLASTIC MESH CONSTRUCTION FENCE

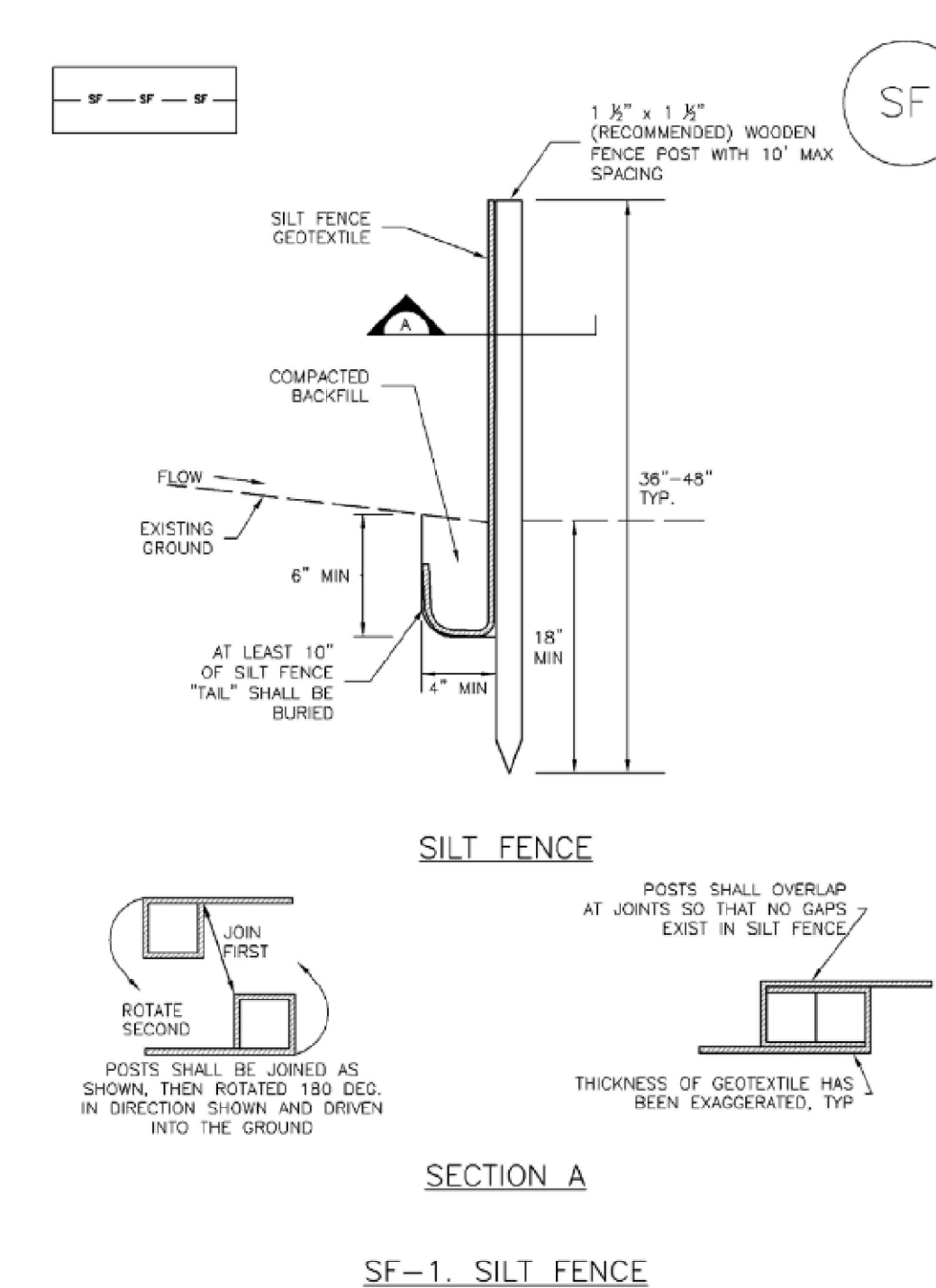
CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR: -LOCATION OF CONSTRUCTION FENCE.
2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4" HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CF-2

Silt Fence (SF)

SC-1



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-822-1987 OR DIAL 811 FOR UTILITY LOCATES 48 HOURS PRIOR TO ANY EXCAVATION WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



User: RODGERS, RACHAEL Date: 7/19/2023 5:49 PM Path: K:\DEN_WATERRESOURCES\196766000_P81ND EQUIPMENT STORAGE FACILITY SDP CAD\PLANSHEETS\VE\EROSION CONTROL DETAILS.DWG This document, together with the associated design presented herein, is an instrument of service, as defined in the contract documents for the project, and shall be used only for the project and site for which it was prepared. Release and improper use of this document without written authorization by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DESCRIPTION	
DATE	
Kimley-Horn	
6200 South Syracuse Way, Suite 100 Greenwood Village, CO 80111 Tel. No. (303) 228-2300	
EROSION CONTROL DETAILS	
SITE DEVELOPMENT PLAN FOR THE EQUIPMENT STORAGE FACILITY EL PASO COUNTY, COLORADO	
DRAWN BY: JH	SCALE: AS SHOWN
DESIGNED BY: RKR	DATE: 06/30/2023
CHECKED BY: ATM	
PROJECT No.: 196766000	
PRELIMINARY	
FOR REVIEW ONLY NOT FOR CONSTRUCTION	
Kimley-Horn Kimley-Horn and Associates, Inc.	
SHEET 8	

**PAINT BRUSH HILLS METRO DISTRICT EQUIPMENT STORAGE
FACILITY**

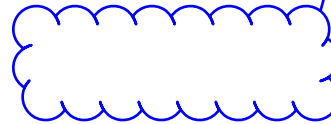
**Site Development Plan for the Equipment Storage Facility
Letter of Intent**

PCD File # PPR2327

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNERS

PAINT BRUSH HILLS METROPOLITAN DISTRICT
9985 TOWNER AVENUE
FALCON, CO 80831
ROBERT GUEVARA, DISTRICT MANAGER
(719) 495-8188
PBHMD@PBHMD.COM



PLANNING

KIMLEY-HORN & ASSOCIATES
6200 S SYRACUSE WAY, SUITE 300
DENVER, CO 80111

ENGINEERING

KIMLEY-HORN & ASSOCIATES
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
ADAM MONCHAK: (720) 943-9961
ADAM.MONCHAK@KIMLEY-HORN.COM

SURVEYING

BARRON LAND
2790 N. ACADEMY BOULEVARD, SUITE 311
COLORADO SPRINGS, CO 80917
(710) 360-6827

PAINT BRUSH HILLS METRO DISTRICT EQUIPMENT STORAGE FACILITY (SDP) SITE LOCATION, SIZE, & ZONING:

Parcel ID Nos.: 5225305053 & 5225209007

Area/Acreage: ±37,093SF / ±0.886 AC

Existing Zoning: RS-6000

Location: The development limits are located in the Southwest quarter (1/4) of the Northwest quarter (1/4) of Section 25, Township 12 South, Range 65 West of the Sixth Principal Meridian. Southeast of the Londonderry Drive and Devoncove Drive Intersection. The property address is 10028 Jaggar Way.

REQUEST

The Paint Brush Hills Metropolitan District is seeking approval to further develop portions of two (2) lots in the RS-6000 Zone for public improvements and drainage. In addition, the Paint Brush Hills Metropolitan District is also seeking authorization of pre-development site grading.

PROJECT SUMMARY

The development incorporates a portion of parcel 5225305053 & a portion of parcel 5225209007 for a total amount of ±0.886 AC. Site developments consist of the installation of one (1) 36' x 70' pre-fabricated metal equipment storage facility, an adjoining 6' sidewalk, a 15' wide gravel drive to connect the proposed developments to an existing driveway located on Londonderry Drive, and site grading.

ACCESS: Vehicular access to the Paint Brush Hills Metropolitan District proposed equipment storage facility shall be achieved via the existing access drive on Londonderry Drive. The access drive shall be improved to be one full movement access, consisting of one (1) 15' wide gravel drive.

LAND USE: The minimum lot size is 6,000 SF for all lots. Permitted and accessory single-family residential uses include public buildings, ways or spaces, residential accessory uses (per LDC Chapter 5, Table 5-1 and 5-2 allowances), parking, storage and repair of vehicles and machines, personal. Separate and privately owned detached accessory structures are not permitted on individual residential lots.

6,000 sq ft~7,13

7 Minimum lot area applies to single-family detached dwellings. For two-family dwellings and all other uses a minimum lot area of 7,000 square feet is required.

If you could change the minimum lot size to 7,000 sqft Throughout this document and any additional documents that mention the minimum required lot area as 6000sqft.

The area in question is a Tract and a Parcel.
TR A PAINT BRUSH HILLS FIL NO 13C
AND
PARCEL B PAINT BRUSH HILLS METROPOLITAN EXEMPTION PLAT
They are not lots.

See notes below

LOT DIMENSIONAL STANDARDS:

Typical lots have been planned to meet the following dimensional standards:

- **Minimum lot size: 6,000SF**
- **Maximum Height: 30'**
- **Setbacks:**
 - **Front Yard: 25'**
 - **Side Yard: 5'**
 - **Rear Yard: 25'**

PUBLIC SERVICES AND UTILITIES (tax entity and levy info from EPC)

Public services and utilities are, or will be, provided by the following

- Water Services: Paint Brush Hills Metro District
- Wastewater Services: Woodmen Hill Metro District
- Fire Protection: Falcon Fire Protection District
- Public Schools: El Paso County School District No. 49
- Library Services: Pikes Peak Library
- Roads: El Paso County Road and Bridge (Unshared)
- Special District Services: El Paso County Public Improvement District #2

JUSTIFICATION

Approval to develop said equipment storage facility under the RS-6000 zoning criteria set out in Section 5.2.23 (A) as follows.

- **Paint Brush Hills Metropolitan District is in conformance with the goals, objectives and policies of the master plan established by El Paso County.**
- All lots are a minimum of 6,000 SF per the land development code section 5.4.2 Table 5-4.
- The proposed equipment storage facility is in general conformance with the goals, objectives and policies of the El Paso County Master Plan;

The public equipment storage facility conforms to the goals, objectives, and policies of the Master plan, which include the Your El Paso Master Plan and Water Master Plan. Conformance with the Master Plan is discussed separately below.

Findings of Master Plan conformity regarding land use and densities have been made in support with the adjacent developments; those being Paint Brush Hills Filing No. 13C, Paint Brush Hills Filing No. 13D and Paint Brush Hills Filing No. 13E with existing land use densities for the Paint Brush Hills Metropolitan Exemption Plat. This application remains consistent with those filings and with the following policies from the Your El Paso Master Plan, County Policy Plan and County Water Master Plan:

Paint Brush Hills Metropolitan District’s proposed addition of an equipment storage facility would promote the maintenance of the adjacent rural-residential subdivisions

and in-so-doing promote the rural-residential character of eastern El Paso County and will also satisfy the following policies of Your El Paso Master Plan:

Core Principle 1: Continue to coordinate with local and regional agencies to provide well-managed, high quality community facilities and services.

Goal CF11 – Coordinate with agencies to provide high quality community facilities, services and infrastructure to enhance quality of life.

This new development shall participate in and join the closest fire district.

Key Areas:

The site is not located within any Key Areas.

Areas of Change:

The site is located in the area expected for Minimal Change. These areas are designated as areas that are lacking development with the presence of significant natural areas. It is expected that these areas will experience some redevelopment of select underutilized or vacant site adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character.

Placetypes:

The site is located within the Suburban Residential placetype. The land use is designated for Single Family Detached residential units, 2.5 acres or smaller and up to 5 units per acre. The Suburban Residential placetype generally supports accessory dwelling units as well. See chapter 5.2.2 for further details.

It has been recognized and meets the requirements from the said section. The existing accessory structure is to remain as such on the proposed portion of parcel 5225305053 as well as the proposed portion of parcel 5225209007.

DRAINAGE REPORT

The total disturbance of the site is less than one (1) acre, and as such does not warrant a drainage report per El Paso County Development Code. A drainage letter has been provided to the County though to document the site improvements.

FALCON FIRE PROTECTION DISTRICT COMMITMENT LETTER

Per the Falcon Fire Department’s Community Wildfire Protection Plan, dated January 20th, 2016, the entirety of the project site resides within the bounds of the Falcon Fire Protection District, and as such will be under the protection of said district in the event of a wildfire. See falconfirepd.org for extensive wildfire protection plan.

WILDFIRE HAZARD ASSESSMENT AND MITIGATION

- Said Site is mapped as moderate-high to high per the wildfire risk public viewer.



Colorado Wildfire Risk Public Viewer

<https://co-pub.coloradoforestatlas.org>

Burn Probability

Annual probability of any location burning due to wildfire.

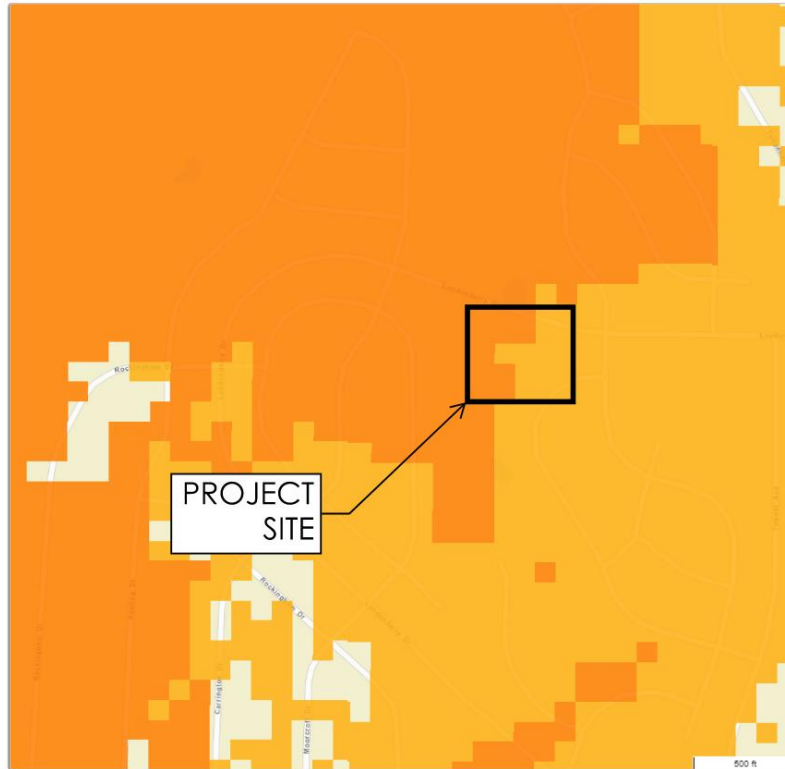
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6/27/2023, 4:17 PM

Disclaimer

The user assumes the entire risk related to their use of the Colorado Wildfire Risk Public Viewer and either the published or derived products from these data.

The Colorado State Forest Service is providing these data "as is" and disclaims any and all warranties, whether expressed or implied, including (without limitation) any implied warranties of merchantability or fitness for a particular purpose.

In no event will Colorado State Forest Service be liable to you or to any third party for any direct, indirect, incidental, consequential, special or exemplary damages or lost profit resulting from any use or misuse of these data.



Legend

<https://co-pub.coloradoforestatlas.org>

Burn Probability

- Non-Burnable
- Very Low
- Very Low-Low
- Low
- Low-Moderate
- Moderate
- Moderate-High
- High
- High-Very High
- Very High

County Boundaries

< 1:1,500,000

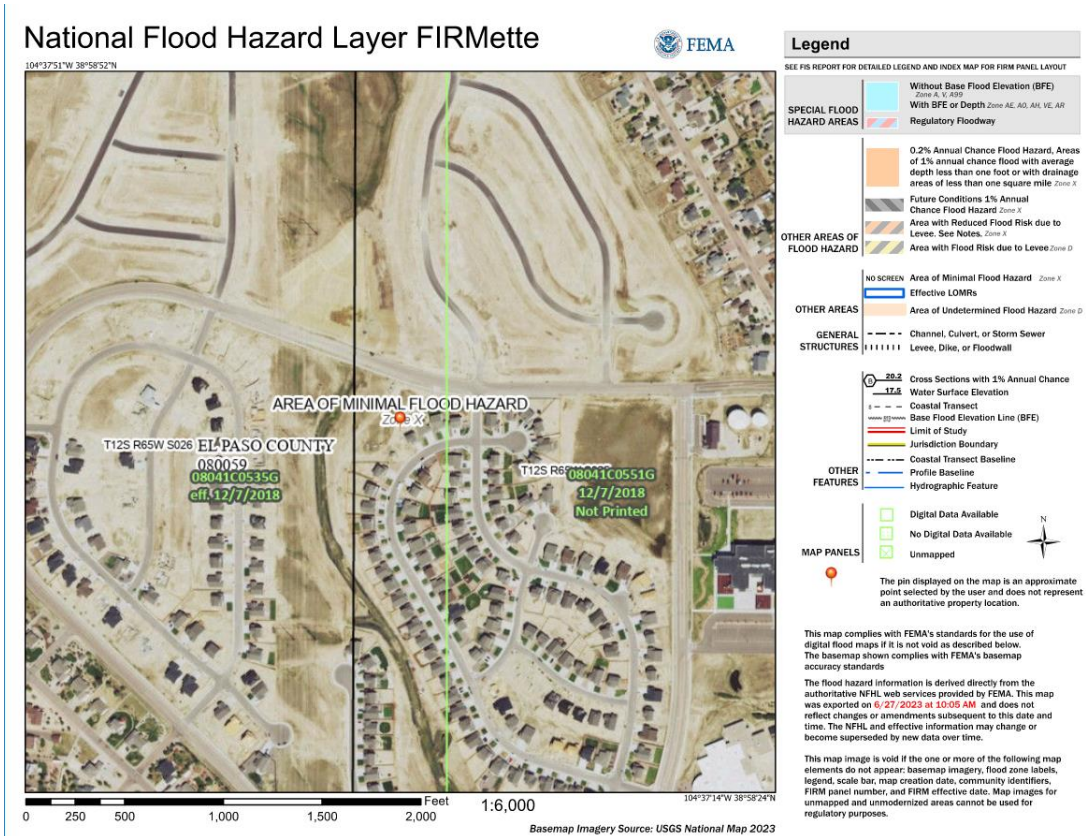
NATURAL OR PHYSICAL SITE FEATURES:

The Zone Change will support the preservation of the natural features and drainages of the site and surrounding lands:

- **Site Natural Features:**
 - **Site is located within the Falcon drainage basin (CHWS1400). Data provided by Muller Engineering Company; (1988)**



- **The topography of the site is a moderate slope, the grade declines on average at 2.37% in a northwesterly direction.**
- **The site consists of;**
 - **An area of minimal flood hazard Zoned X per the National Flood Hazard Layer FIRMette (08041C0535G)**
 - **An area of minimal flood hazard Zoned X per the National Flood Hazard Layer FIRMette (08041C0551G)**



WILDLIFE:

Wildlife impacts are expected to be generally very-low

TRAFFIC & ACCESS

A Summary of anticipated traffic generation and access

- A traffic study is not required in accordance with the ECM Section B.1.2.D, all criteria has been satisfied.
- It is planned that driveway access will be limited to the adjacent public right of ways and in compliance per ECM standards and provisions. To be defined with future site development plans and platting.

Address all the criteria in B.1.2.D. Discuss the number of peak hr trips, ADT etc expected for this maintenance/storage facility and parking/laydown yard and explain how it meets B.1.2.D. Explain the type of vehicles.

Access to a local road is obtainable versus access off a major collector. Provide deviation for collector road access

There is no driveway access permit on file for the existing access pt to Londonderry or the other District facility down the street in parcel 5225206003 which has direct access to collector

NOXIOUS WEED

Weed Control Objective: Through Rural development, the use of properly timed herbicide applications, grazing, maintenance, and the possible establishment of a community of predacious insects within the property, any emerging noxious weeds can be mitigated early and the onset of dense growth can be greatly reduced in the following years. Also, well-defined thresholds are a critical element of integrated vegetation management.

Distinguishing Plant Features: At this time, there have been no known noxious weeds identified within the Site by El Paso County weed management personnel. The property is currently undergoing Urban development. Shall any evidence of noxious weeds emerge eradication efforts will begin utilizing the techniques as outlined in the El Paso County Weed Management Plan.

Control Methods: Key control is to prevent noxious weeds from spreading. There are several options for noxious weed mitigation that include the use of integrated vegetation management techniques to control spread.

a. Biological

- i. Insects: The Colorado Department of Agriculture Insectary in Palisade, CO can recommend the appropriate insect to release to establish a community of predatory insects that may assist in the suppression of diffuse knapweed on the property. Call the insectary at (866) 324-2963 or see the Colorado Department of Agriculture website – Divisions – Conservation Services – Biological Pest Control Program. Once the insect community is well established on the property, they can have a great influence reducing noxious weed infestation.
- ii. Population establishment: An appropriate population of feeding insects may take 2-4 years to become established in an area protected from mowing and herbicide application such as under a grove of scrub oak or other woody shrubs.

b. Mechanical/cultural

Mowing: Recommended regular mowing and maintenance is outlined to keep weeds from overgrowing and spreading.

c. Chemical:

- i. Aminopyralid (Milestone)
- ii. Clopyralid plus triclopyr (Redeem R&P)
- iii. 2,4-D plus Dicamba (Weedmaster)

(The above control methods and the below timeframe are all listed on the State of Colorado Department of Agriculture Website search noxious weeds and fact sheets.)

Timeframe: Herbicide control is most effective in early spring (May/June) when the rosette is bolting. Chemical control is not as effective during the flowering stage, which is July and August. A fall (September) herbicide application following the rainy season will successfully treat the new seedlings and rosettes.

CONCLUSION

In conclusion, the Paint Brush Hills Metropolitan District is seeking approval to further develop portions of two (2) lots in the RS-6000 Zone for public improvements, utilities and drainage. In addition, the Paint Brush Hills Metropolitan District is also seeking authorization of pre-development site grading.

The proposed development will incorporate portions of parcels 5225305053 and 5225209007; totaling an area of ±0.886 AC. Proposed developments shall consist of the installation of one (1) 36'x70' pre-fabricated metal equipment storage facility, an adjoining 6' sidewalk and a 15' wide gravel drive to connect the proposed developments to an existing driveway located on Londonderry Drive to the north. Vehicular access to the proposed development via Jagger Way to the south has been identified as unobtainable due to existing site features.

Paint Brush Hills Metropolitan District's proposed addition of an equipment storage facility would promote the maintenance of the adjacent rural-residential subdivisions and in-so-doing promote the rural-residential character of eastern El Paso County as well as satisfy the relevant goals and objectives of Your El Paso Master Plan.