

PAINT BRUSH HILLS FILING NO. 14  
A REPLAT OF TRACT E, PAINT BRUSH HILLS FILING 13E, BEING A PORTION  
OF THE NE 1/4 SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, T12S, R65W OF THE 6TH P. M., EL PASO COUNTY, COLORADO, SAID PARCEL BEING TRACT E, "PAINT BRUSH HILLS FILING NO. 13E", RECORDED UNDER RECEPTION NO. 219714420 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 26, T12S, R65W OF THE 6TH P. M.; THENCE N88°44'51"E ALONG THE SOUTH LINE OF "PAINT BRUSH HILLS FILING NO. 3" RECORDED IN PLAT BOOK U-3 AT PAGE 79 OF THE EL PASO COUNTY RECORDS 2289.18 FEET;  
THENCE S00°23'09"E ALONG THE WEST LINE OF TRACT A "PAINT BRUSH HILLS FILING NO. 13E" A DISTANCE OF 847.61 FEET;  
THENCE ALONG THE NORTHERLY LINES OF LOTS 117 THROUGH 120, "PAINT BRUSH HILLS FILING NO. 13E" THE FOLLOWING FIVE (5) COURSES;

- (1) THENCE N60°39'45"W A DISTANCE OF 136.44 FEET;
- (2) THENCE N75°42'34"W A DISTANCE OF 136.62 FEET;
- (3) THENCE S82°53'35"W A DISTANCE OF 58.52 FEET;
- (4) THENCE S74°48'58"W A DISTANCE OF 68.80 FEET;
- (5) THENCE S25°20'15"W A DISTANCE OF 45.28 FEET TO THE RIGHT-OF-WAY LINE OF DEVENCOVE DRIVE AS PLATTED ON "PAINT BRUSH HILLS FILING NO. 13E";

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES;

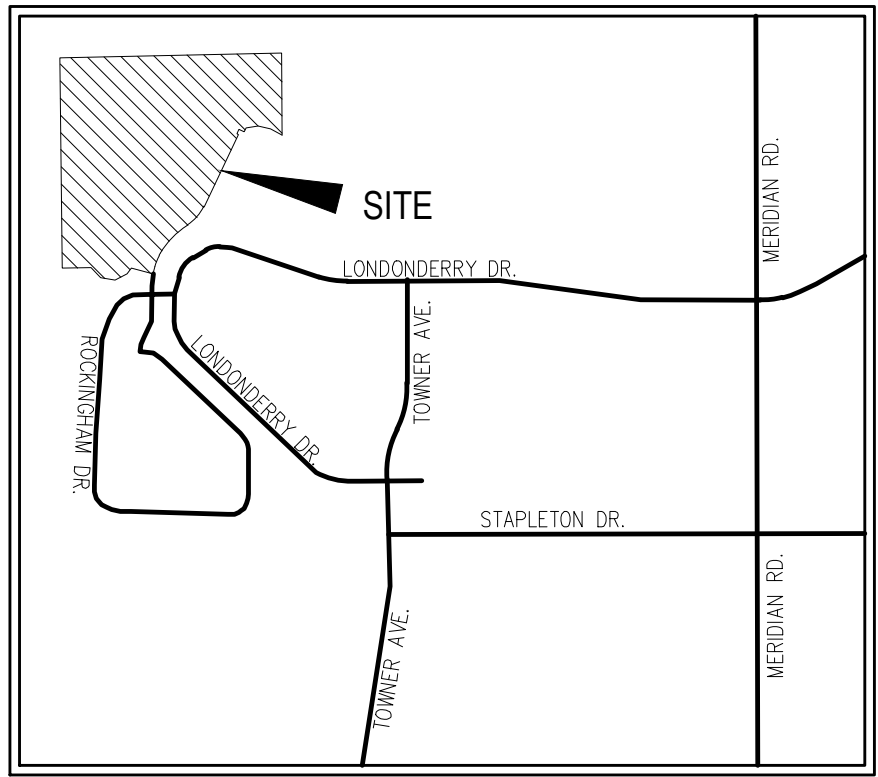
- (1) THENCE N64°40'00"W A DISTANCE OF 56.87 FEET;
- (2) THENCE S25°20'00"W A DISTANCE OF 50.00 FEET;
- (3) THENCE S64°40'00"E A DISTANCE OF 16.86 FEET TO THE WEST RIGHT-OF-WAY LINE OF KEATING DRIVE AS PLATTED ON "PAINT BRUSH HILLS FILING NO. 13E";

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES;

- (1) THENCE S25°20'15"W A DISTANCE OF 823.72 FEET TO A POINT OF CURVE;
  - (2) THENCE 264.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 32°16'34", THE CHORD OF 261.28 FEET BEARS S41°28'32"W TO A POINT OF REVERSE CURVE;
  - (3) THENCE 430.28 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 861.00 FEET, A CENTRAL ANGLE OF 28°38'00", THE CHORD OF 425.82 FEET BEARS S43°17'49"W TO A POINT OF COMPOUND CURVE;
  - (4) THENCE 123.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 13°23'34", THE CHORD OF 123.60 FEET BEARS S22°17'02"W TO A POINT OF TANGENT;
  - (5) THENCE S15°35'15"W A DISTANCE OF 76.75 FEET;
- THENCE ALONG THE NORTH LINES OF LOT 2 THROUGH LOT 5 AND ALONG THE NORTH LINE OF TRACT A "PAINT BRUSH HILLS FILING NO. 12" AS RECORDED UNDER RECEPTION NO. 205077511 IN THE EL PASO COUNTY RECORDS THE FOLLOWING SIX (6) COURSES;
- (1) THENCE N74°25'08"W A DISTANCE OF 231.02 FEET;
  - (2) THENCE S34°46'45"W A DISTANCE OF 75.34 FEET;
  - (3) THENCE S62°22'54"W A DISTANCE OF 141.21 FEET;
  - (4) THENCE N80°50'04"W A DISTANCE OF 149.93 FEET;
  - (5) THENCE N42°52'08"W A DISTANCE OF 142.64 FEET;
  - (6) THENCE S89°26'02"W A DISTANCE OF 299.04 FEET TO THE NORTH-SOUTH CENTERLINE OF SECTION 26;

THENCE N00°34'35"W ALONG SAID NORTH-SOUTH CENTERLINE 2169.63 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,860,479 S. F. (88.624 ACRES MORE OR LESS).



VICINITY MAP  
N.T.S.

"Drainage" kept in the table, as drainage is still a use for the tract, as flow from adjacent lots to the north and from the trail will need to be conveyed to the easement crossing Lot 26.

Drainage swale may be removed from 25-foot regional trail tract pending engineering design by applicant

OWNERS CERTIFICATE/DEDICATION STATEMENT:

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 AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "PAINT BRUSH HILLS FILING NO. 14". 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.

THE AFOREMENTIONED AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D.

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

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO )  
 ) SS  
COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D. BY \_\_\_\_\_

AS \_\_\_\_\_, OF AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

THE AFOREMENTIONED HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D.

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

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO )  
 ) SS  
COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D. BY \_\_\_\_\_

AS \_\_\_\_\_, OF HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	1.316	PBHMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE/REGIONAL TRAIL EASEMENT
B	0.247	PBHMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
TOTAL	1.563		
PBHMD = PAINT BRUSH HILLS METRO DISTRICT			

EASEMENTS:

UNLESS SHOWN OTHERWISE, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE PLATTED WITH A FIVE (5) FEET WIDE PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT.

AN ADDITIONAL TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, DIRECTLY ADJACENT TO THE FIVE (5) FOOT FRONT LOT LINE EASEMENT REFERRED TO ABOVE.

A TWENTY (20) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL LOTS ADJACENT TO THE SUBDIVISION BOUNDARY.

SIGHT VISIBILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO EL PASO COUNTY. NO IMPROVEMENTS ARE ALLOWED WITHIN THE EASEMENT THAT EXCEED A HEIGHT OF 30 INCHES AS MEASURED ABOVE THE FLOWLINE OF CURB AND GUTTER.

THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, 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 \_\_\_\_\_, 2021.

VERNON P. TAYLOR  
COLORADO PLS NO. 25966, FOR AND  
ON BEHALF OF M&S CIVIL CONSULTANTS, INC  
102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, COLORADO 80903

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "PAINT BRUSH HILLS FILING NO. 14" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC FOR STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED \_\_\_\_\_ 2021 AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER \_\_\_\_\_

EL PASO COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

CLERK AND RECORDER:

STATE OF COLORADO )  
 ) SS  
COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D., AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: \_\_\_\_\_  
CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

Yes, label revised to read "Falcon Basin Drainage Fee".

FEES:

basin?  
DRAINAGE FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_  
SCHOOL FEE: \_\_\_\_\_  
PARK FEE: \_\_\_\_\_

Fees added.

Can you type in these fees so its cleaner at Recording ...

SUMMARY:

224 LOTS	74,188 ACRES	83.71%
2 TRACTS	1,563 ACRES	1.76%
RIGHTS-OF-WAY	12,873 ACRES	14.53%
TOTAL	88,624 ACRES	100.00%

Values revised to reflect changes made to the tract and adjacent lots.

Verify this does not change with trail alignment

Is there a Parks Land Agreement in the works?

Yes; park fee values for urban and regional parks added to the fees list.

is this easement shown?

There are easements at the rear of the lots along the quarter-section (and subdivision boundary) line, but use for a trail is not listed as one of the purposes for these easements.

FINAL PLAT  
PAINT BRUSH HILLS FILING NO. 14  
JOB NO. 10-014  
DATE PREPARED: 06/26/2020  
DATE REVISED: 12/22/2020

PCD FILE NUMBER SF-20-024



102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5465



PAINT BRUSH HILLS FILING NO. 14  
A REPLAT OF TRACT E, PAINT BRUSH HILLS FILING 13E, BEING A PORTION  
OF THE NE 1/4 SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

1. **BASIS OF BEARINGS:** THE SECTION LINE BEING THE NORTH LINE OF TRACT A, TRACT E, AND A PORTION OF TRACT F "PAINT BRUSH HILLS FILING NO. 13E", AS RECORDED UNDER RECEPTION NO. 219714420, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 26, T12S, R65W OF THE 6TH P. M. WITH A 2.5" ALUMINUM CAP ON NO. 6 REBAR STAMPED "1/4 COR, S23 S26, 1999, PLS 4842", AND AT THE SECTION CORNER COMMON TO SECTIONS 23, 24, 25 AND 26 WITH A 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED "(PARTIALLY ILLEGIBLE) LS 9646", SAID LINE BEARS N88°44'51"E A DISTANCE OF 2640.30 FEET.
2. **FLOODPLAIN STATEMENT:** THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0535G DATED DECEMBER 7, 2018, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
3. **TITLE COMMITMENT:** A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JULY 3, 2018 AT 7:30AM, FILE NO. 59079 UTC, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
- i. (TC#9) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF NOTICE OF INCLUSION OF SUBJECT PROPERTY WITHIN THE FALCON FIRE PROTECTION DISTRICT, AS SET FORTH IN ORDER AND DECREE RECORDED DECEMBER 2, 1980 IN BOOK 3380 AT PAGE 670 AND RECORDED DECEMBER 2, 1980 IN BOOK 3380 AT PAGE 675, AND RECORDED FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 582, AND RECORDED FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 587.
- ii. (TC#10) THE PROPERTY MAY BE SUBJECT TO NOTICE CONCERNING UNDERGROUND UTILITIES AS SET FORTH IN INSTRUMENT RECORDED MAY 9, 1983 IN BOOK 3718 AT PAGE 812.
- iii. (TC#11) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN POTABLE WATER SUPPLY AND SANITARY SEWER SERVICE AGREEMENT, RECORDED SEPTEMBER 14, 1987 IN BOOK 5421 AT PAGE 132. QUIT CLAIM IN CONNECTION THEREWITH RECORDED JANUARY 29, 1999 AT RECEPTION NO. 99014798.
- iv. (TC#12) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF NOTICE OF INCLUSION OF SUBJECT PROPERTY WITHIN THE PAINT BRUSH HILLS METROPOLITAN DISTRICT, AS SET FORTH IN INSTRUMENT RECORDED SEPTEMBER 17, 1987 IN BOOK 5423 AT PAGE 2 AND RECORDED JANUARY 19, 2005 AT RECEPTION NO. 205008854 AND CORRECTION RECORDED FEBRUARY 3, 2005 AT RECEPTION NO. 205016961. AMENDED AND RESTATED RESOLUTION RECORDED MARCH 14, 2014 AT RECEPTION NO. 214020993, AMENDED AND RESTATED RESOLUTION RECORDED JUNE 7, 2016 AT RECEPTION NO. 216061171. AMENDED AND RESTATED RESOLUTION RECORDED MARCH 26, 2018 AT RECEPTION NO. 218033519. AMENDED AND RESTATED RESOLUTION RECORDED MAY 9, 2018 AT RECEPTION NO. 218052891.
- v. (TC#13) THE PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN INSTRUMENT RECORDED SEPTEMBER 15, 1988 IN BOOK 5554 AT PAGE 514 AND ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO. ASSIGNMENT RECORDED JANUARY 22, 2018 AT RECEPTION NO. 218008145, FIRST AMENDMENT RECORDED JANUARY 29, 2018 AT RECEPTION NO. 2180180888.
- vi. (TC#14) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT-OF-WAY EASEMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MARCH 7, 1983 IN BOOK 3684 AT PAGE 492 AND RELEASE OF RIGHT OF WAY AND QUIT CLAIM DEED RECORDED NOVEMBER 21, 2005 AT RECEPTION NO. 205186521.
- vii. (TC#15) THE PROPERTY MAY BE SUBJECT TO THE EFFECT RESOLUTION NO. 04-490, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO COUNTY, STATE OF COLORADO, AS SET FORTH IN INSTRUMENT RECORDED JANUARY 24, 2005 AT RECEPTION NO. 205011637.
- viii. (TC#16) THE PROPERTY MAY BE SUBJECT TO THE EFFECT RESOLUTION NO. 04-491, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO COUNTY, STATE OF COLORADO, AS SET FORTH IN INSTRUMENT RECORDED JANUARY 31, 2005 AT RECEPTION NO. 205015059.
- ix. (TC#17) THE PROPERTY MAY BE SUBJECT TO THE EFFECT RESOLUTION NO. 04-489, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO COUNTY, STATE OF COLORADO, AS SET FORTH IN INSTRUMENT RECORDED FEBRUARY 4, 2005 AT RECEPTION NO. 205017889.
- x. (TC#18) THE PROPERTY MAY BE SUBJECT TO THE EFFECT RESOLUTION NO. 04-547, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO COUNTY, STATE OF COLORADO, AS SET FORTH IN INSTRUMENT RECORDED MARCH 9, 2005 AT RECEPTION NO. 205033555.
- xi. (TC#19) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF THE COLORADO GRADUATE WATER COMMISSION FINDINGS AND ORDER, REGARDING THE PAINT BRUSH HILLS METROPOLITAN DISTRICT, AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 05, 2005 AT RECEPTION NO. 205157500.
- xii. (TC#20) THE PROPERTY MAY BE SUBJECT TO THE EFFECT RESOLUTION NO. 13-296, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO COUNTY, STATE OF COLORADO, REGARDING PUBLIC IMPROVEMENT DISTRICT NO. 2, AND PETITION OF INCLUSION, AS SET FORTH IN INSTRUMENT RECORDED JUNE 26, 2013 AT RECEPTION NO. 213083051.

GENERAL PLAT NOTES: (CONT.)

- xiii. (TC#21) THE PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED SEPTEMBER 13, 2013 AT RECEPTION NO. 213117119 AND FIRST AMENDMENT RECORDED JANUARY 22, 2018 AT RECEPTION NO. 218008146 AND ASSIGNMENT RECORDED JANUARY 22, 2018 AT RECEPTION NO. 218008145 AND ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO. TRANSFER OF ARCHITECTURAL CONTROL COMMITTEE RECORDED NOVEMBER 29, 2017 AT RECEPTION NO. 217140585.
- xiv. (TC#22) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF MASTER PLAT OF PAINT BRUSH HILLS FILING NO. 13, AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 9, 2013 AT RECEPTION NO. 213145991.
- xv. (TC#23) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED DECEMBER 9, 2013 AT RECEPTION NO. 213145992.
- xvi. (TC#24) THE PROPERTY MAY BE SUBJECT TO NOTES, EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF PAINT BRUSH HILLS FILING NO. 13A RECORDED DECEMBER 9, 2013 AT RECEPTION NO. 213713413.
- xvii. (TC#25) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO.13-295 RECORDED DECEMBER 17, 2013 AT RECEPTION NO. 213148273.
- xviii. (TC#26) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 2013-12-01, CONCERNING THE IMPOSITION OF VARIOUS FEES, RATES, PENALTIES AND CHARGES FOR WATER AND SEWER SERVICES AND FACILITIES, RECORDED FEBRUARY 6, 2014 AT RECEPTION NO. 214010107, AMENDED AND RESTATED RESOLUTION NO. 2014-020-1, RECORDED JUNE 20, 2014 AT RECEPTION NO. 214053382, AMENDED AND RESTATED RESOLUTION NO. 2014-07-02 RECORDED JULY 23, 2014 AT RECEPTION NO. 214065368, CORRECTION RECORDED AUGUST 18, 2014 AT RECEPTION NO. 214074789 AND AUGUST 20, 2014 AT RECEPTION NO. 214075501. AMENDED AND RESTATED RESOLUTION NO. 2016-02-03 RECORDED FEBRUARY 23, 2016 AT RECEPTION NO. 216017724, RECORDED JUNE 5, 2017 AT RECEPTION NO. 217064880.
- xix. (TC#27) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 2015-11-06, RECORDED DECEMBER 3, 2015 AT RECEPTION NO. 215130544.
- xx. (TC#28) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 2015-06-01, RECORDED DECEMBER 4, 2015 AT RECEPTION NO. 215130828.
- xxi. (TC#29) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN THE INFRASTRUCTURE CONSTRUCTION AND CONVEYANCE AGREEMENT RECORDED JANUARY 20, 2016 AT RECEPTION NO. 216005635.
- xxii. (TC#30) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN THE INFRASTRUCTURE CONSTRUCTION AND CONVEYANCE AGREEMENT RECORDED JANUARY 20, 2016 AT RECEPTION NO. 216005637. PARTIAL ASSIGNMENT OF AND AMENDMENT RECORDED JULY 29, 2016 AT RECEPTION NO. 216084765. TERMINATION IN CONNECTION THEREWITH RECORDED FEBRUARY 23, 2017 AT RECEPTION NO. 217021665.
- xxiii. (TC#31) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16-047 RECORDED FEBRUARY 9, 2016 AT RECEPTION NO. 216013026.
- xxiv. (TC#32) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO.2016-04-02 AS AMENDED AND RESTATED RESOLUTION OF THE BOARD OF DIRECTIONS OF THE PAINT BRUSH HILLS METROPOLITAN DISTRICT RECORDED JUNE 3, 2016 AT RECEPTION NO. 216060144 AND JUNE 7, 2016 AT RECEPTION NO. 216061171.
- xxv. (TC#33) THE PROPERTY MAY BE SUBJECT TO MINERAL QUIT CLAIM DEED CONVEYED TO BRADLEY MARKSHEFFEL, LLC, RECORDED OCTOBER 17, 2016 AT RECEPTION NO. 216119819.
- xxvi. (TC#34) THE PROPERTY MAY BE SUBJECT TO ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND INTO THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AS EVIDENCED BY RESOLUTION NO. 17-060, RECORDED FEBRUARY 2, 2017 AT RECEPTION NO. 217013713.
- xxvii. (TC#35) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INFRASTRUCTURE CONSTRUCTION, CONVEYANCE AND REIMBURSEMENT AGREEMENT RECORDED FEBRUARY 23, 2017 AT RECEPTION NO. 217021672. FIRST AMENDMENT RECORDED SEPTEMBER 28, 2017 AT RECEPTION NO. 217117401.
- xxviii. (TC#36) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PRIVATE DETENTIONS BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT, RECORDED DECEMBER 20, 2017 AT RECEPTION NO. 217153396 AND AS AMENDED TO INCLUDE THE SUBJECT PROPERTY RECORDED \_\_\_\_\_.

GENERAL PLAT NOTES: (CONT.)

- xxix. (TC#37) THE PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN INSTRUMENT RECORDED DECEMBER 20, 2017 AT RECEPTION NO. 217153397 AND AS AMENDED TO INCLUDE THE SUBJECT PROPERTY RECORDED \_\_\_\_\_ AND ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO.
4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER MASTER PLAN; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; STORM WATER MANAGEMENT PLAN.
5. TRACT A AND B ARE FOR OPEN SPACE, PUBLIC DRAINAGE, PUBLIC UTILITIES, AND PUBLIC TRAILS TO BE OWNED AND MAINTAINED BY THE PAINT BRUSH HILLS METROPOLITAN DISTRICT. SAID TRACTS ARE TO BE CONVEYED BY SEPARATE DOCUMENT.
6. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
7. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
8. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
9. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES POSTAL SERVICE REGULATIONS.
10. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/ OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
11. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
12. ALL STORM SEWER FACILITIES LYING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PAINT BRUSH HILLS METROPOLITAN DISTRICT.
13. 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.
14. THE SIGHT DISTANCE EASEMENT SHALL BE DEDICATED TO THE COUNTY. MAINTENANCE OF SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECT MAY INCLUDE BUT ARE NOT LIMITED TO BERMES, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS.
15. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE PAINT BRUSH HILLS METROPOLITAN DISTRICT, SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
16. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. 217153397 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

GENERAL PLAT NOTES: (CONT.)

17. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 19-471), AS AMENDED, AT THE TIME OF BUILDING PERMIT(S). PURSUANT TO RESOLUTION 17-060, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 217013713, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF PAINT BRUSH HILLS FILING NO. 14 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTAL. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
18. THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/ WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION PONDS/WATER QUALITY BMPS. ALL DETENTION PONDS/WATER QUALITY BMPS SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES. INDIVIDUAL LOT PURCHASERS SHALL ENTER INTO A PRIVATE DETENTION BASIN/ STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT ("AGREEMENT") PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. IN THE CASE THAT THE DEVELOPER CONSTRUCTS THE DETENTION POND(S), THE DEVELOPER SHALL ENTER INTO AN AGREEMENT FOR EACH POND CONSTRUCTED.
19. A "GEOLOGY AND SOILS STUDY FOR LOTS 1-224, PAINT BRUSH HILLS, FILING NO. 14 EL PASO COUNTY, COLORADO", WAS COMPLETED BY RMG - ROCKY MOUNTAIN GROUP, DATED OCTOBER 16, 2020, JOB NO. 179012. NO LOTS HAVE BEEN IDENTIFIED BY THE REFERENCED RMG REPORT WHICH ARE ADVERSELY IMPACTED BY GEOLOGIC HAZARDS. THE OVERALL DEVELOPMENT AREA HAS BEEN FOUND TO BE IMPACTED BY THE GEOLOGIC CONSTRAINTS LISTED BELOW.
- EXPANSIVE SOILS AND BEDROCK
  - FAULTS AND SEISMICITY
  - RADON
- THE CONSTRAINTS LISTED ARE NOT CONSIDERED UNUSUAL FOR THE FRONT RANGE REGION OF COLORADO. MITIGATION OF THE IDENTIFIED CONSTRAINTS IS MOST EFFECTIVELY ACCOMPLISHED BY AVOIDANCE. HOWEVER, WHERE AVOIDANCE IS NOT A PRACTICAL OR ACCEPTABLE ALTERNATIVE, GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING, AND LOCAL PRACTICES. ACCORDING TO THE REPORT, CONVENTIONAL SHALLOW FC CONSISTING OF A STANDARD/SPREAD FOOTING/STEMWALLS ARE ANTICI SUITABLE FOR THE PROPOSED RESIDENTIAL STRUCTURES. IF BASEME ARE CONSTRUCTED, A PERIMETER DRAIN IS RECOMMENDED AROUND F STRUCTURES WHICH WILL HAVE BELOW HABITABLE SPACE OR STORAGE BELOW THE FINISH GROUND SURFACE. THIS INCLUDES CRAWLSPACE THE WALKOUT TRENCH, IF APPLICABLE. EACH PERIMETER DRAIN SHO UNDERDRAIN SYSTEM. APPROPRIATE SURFACE GRADING AND DRAINAGE ESTABLISHED DURING CONSTRUCTION AND MAINTAINED (OVER THE LIFE STRUCTURE) BY THE HOMEOWNER. ADDITIONAL MITIGATION MEASURES IN SAID REPORT, FILE PODSP-19-010, AVAILABLE AT THE EL PASO ( AND COMMUNITY DEVELOPMENT DEPARTMENT.

\_\_\_\_\_ IS COMMON TO SECTIONS 23, 24, 25 AND 26 WITH A 1.5" ALUMINUM CAP ON NO. 5  
E A DISTANCE OF 2640.30 FEET.

please modify note accordingly based on prelim plan comments...

These are the identified constraints:

EASEMENT  
BOUNDARY  
RS-20,000)  
ATCHLINE  
EASEMENT  
RUCTURES  
ONTOURS  
ONTOURS  
TANDARD)  
TRIANGLE

Based on CGS Comments ( CGS has not provided a comment to the contrary with 2cd review please add notes unless a CGS comment letter modifying CGS comments is obtained ): Engineered site plans to include groundwater monitoring may be required for the following lots if basements are proposed: grading and a seasonal groundwater monitoring program. Lots 6, 7, 8, 9, 10, 11, 12, 13, 26, 54, 55, 56, 91, 92, 93, 99, 100, 101, 102, 103, 104, 105, 108, 109, 110, 118, 119, 121, 122, 123, 124, 126, 127, 128, 156, 157, 158, 159, 160, 165, 166, 167, 168, 171, 172, 173, 174, 175, 176, 177, 178, 179, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 195, 196, 197, 198, 199, 200, 201, 206, 207, 208, 215, 216, 224.

identified geologic hazards include shallow bedrock, erosion, expansive soils, issues related to seasonally shallow groundwater, frost heave related to shallow groundwater, artificial fill, potential groundwater seepage, shallow bedrock, perched groundwater (flowing on top of bedrock and within sandstone lenses).

Areas of seasonal shallow groundwater and the potential for shallow groundwater have been mapped and Entech has recommended that basements not be allowed in these areas and/or site grading raise the areas impacted. In addition, RMG states that an existing drainage has been infilled without records indicating if drain recommendations were followed. As infilled drainages can become conduits for groundwater CGS recommends that the lots in the area of the infilled drainage (map unit valley infill "Vi") also exclude basements or below grade areas.

Address and add a corresponding note: Are under drains and Perimeter drains to be utilized to mitigate in addition to the basement limitations? Who will be maintaining the under drains/perimeter drains

12.0 ANTICIPATED FOUNDATION SYSTEMS

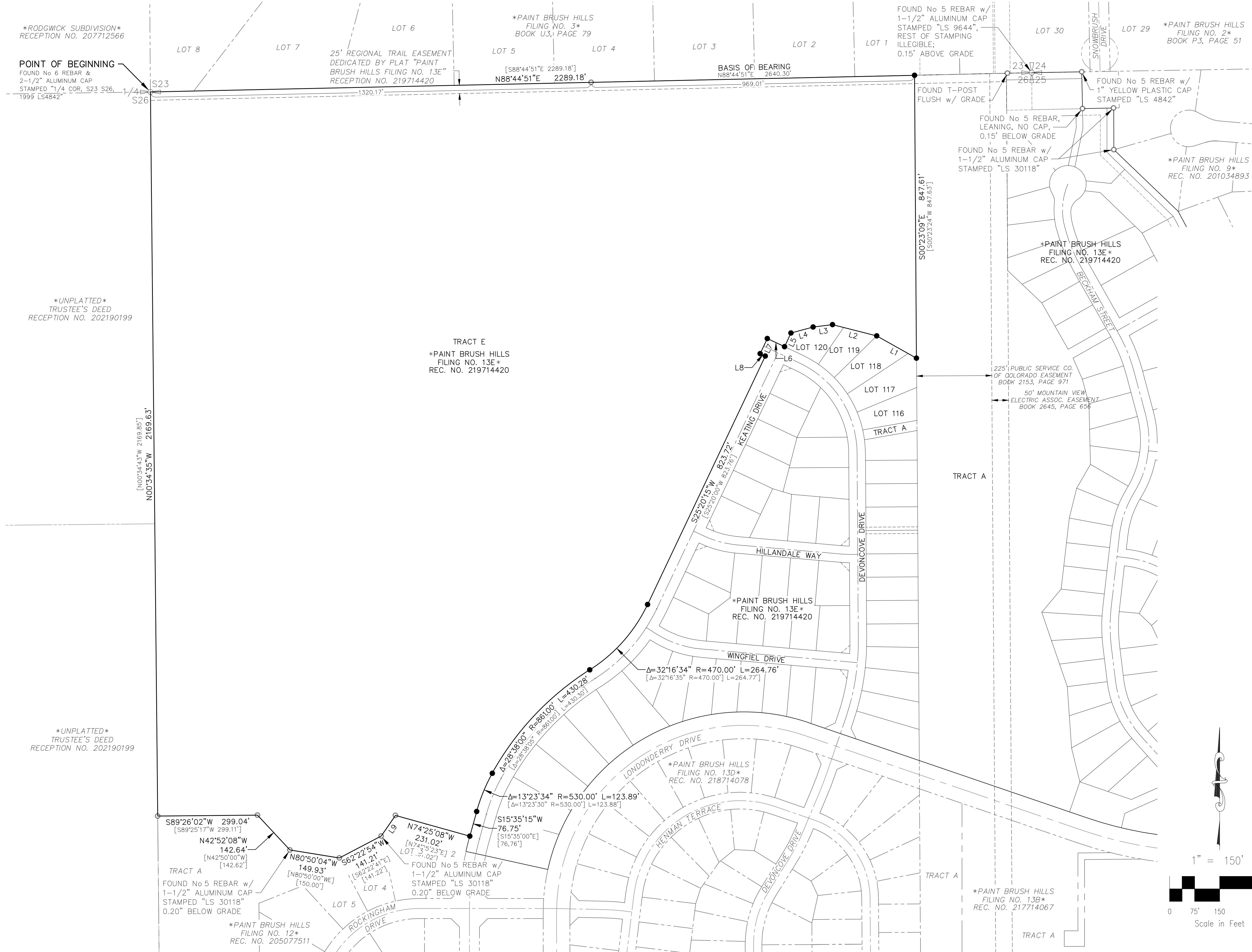
- Based on the information presented previously, conventional shallow foundation systems are anticipated to be suitable for proposed residential and commercial structures. Typical foundation cuts are anticipated to be approximately 3 to 8-feet below the final ground surface. The following are general foundation recommendations. Structure specific investigations should be performed prior to structure design.

Due to the swell potential of the sandy clay and claystone, they are generally not suitable for support of shallow foundations or floor slabs. Where expansive soils are encountered near foundation or floor slab levels, they should be removed and replaced with granular, non-expansive structural fill. Where expansive soils are encountered near spread footing foundation or floor slab levels, they should be removed and replaced with granular, non-expansive structural fill.

5 PU  
IMPR. &  
ESM



PAINT BRUSH HILLS FILING NO. 14  
A REPLAT OF TRACT E, PAINT BRUSH HILLS FILING 13E, BEING A PORTION  
OF THE NE 1/4 SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

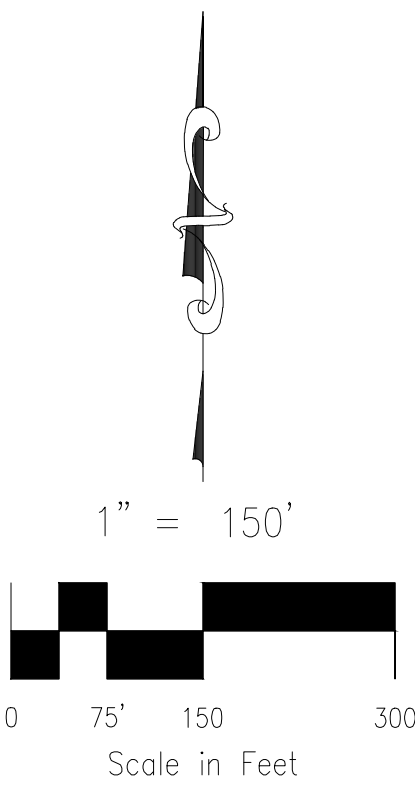


BOUNDARY LINE TABLE		
LINE #	DISTANCE	BEARING
L1	136.44 [136.45]	N60°39'45"W [N60°40'00"W]
L2	136.62 [136.63]	N75°42'34"W [N75°42'49"W]
L3	58.52 [58.52]	S82°53'35"W [S82°53'20"W]
L4	68.80 [68.80]	S74°48'58"W [S74°48'43"W]
L5	45.28 [45.27]	S25°20'15"W [S25°20'00"W]
L6	56.87 [56.93]	N64°40'00"W [N64°40'00"W]
L7	50.00 [50.00]	S25°20'00"W [S25°20'00"W]
L8	16.86 [16.93]	S64°40'00"E [S64°40'00"E]
L9	75.34 [75.37]	S34°46'45"W [S34°44'45"W]

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- [B-D] RECORD DIMENSIONS
- SET No 5 REBAR AND 1 25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "LS 30118" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- MATCHLINE

\*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION



FINAL PLAT  
PAINT BRUSH HILLS FILING NO. 14  
JOB NO. 10-014  
DATE PREPARED: 06/26/2020  
DATE REVISED: 12/22/2020



102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5465

PCD FILE NUMBER SF-20-024



A REPLAT OF TRACT E, PAINT BRUSH HILLS FILING 13E, BEING A PORTION  
OF THE NE 1/4 SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

this tract may change  
due to drainage and  
25-foot regional trail

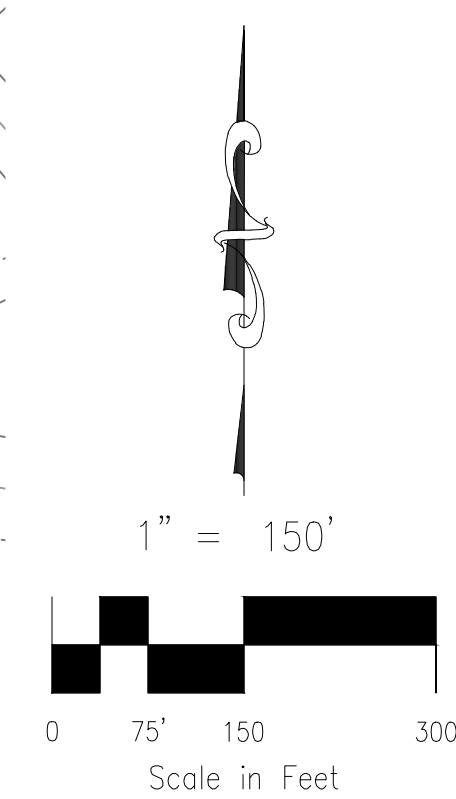
Tract revised.

BOUNDARY LINE TABLE		
LINE #	DISTANCE	BEARING
L1	136.44	N60°39'45"W
L2	136.62	N75°42'34"W
L3	58.52	S82°53'35"W
L4	68.80	S74°48'58"W
L5	45.28	S25°20'15"W
L6	56.87	N64°40'00"W
L7	50.00	S25°20'00"W
L8	16.86	S64°40'00"E
L9	75.34	S34°46'45"W

SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
[B-D]	RECORD DIMENSIONS
●	SET NO. 5 REBAR AND 1-1/2" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "LS 30118", FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
=====	BOUNDARY LINE
-----	PROPERTY LINE
=====	RIGHT OF WAY LINE
-----	CENTERLINE
-----	EASEMENT LINE
-----	ADJACENT SUBDIVISION LINE
-----	ADJACENT PROPERTY LINE
-----	EXISTING RIGHT OF WAY LINE
-----	EXISTING CENTERLINE
-----	EXISTING EASEMENT
=====	MATCHLINE

\*NOT A PART\*

PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION



FINAL PLAT  
PAINT BRUSH HILLS FILING NO. 14  
JOB NO. 10-014  
DATE PREPARED: 06/26/2020  
DATE REVISED: 12/22/2020



02 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

SHEET 4 OF 9

# AS REPLATTED

## (INDEX)

SEE SHEETS 5 THRU 9 FOR DETAIL

\*RODGWICK SUBDIVISION\*  
RECEPTION NO. 207712566

POINT OF BEGINNING  
FOUND No 6 REBAR &  
2-1/2" ALUMINUM CAP  
STAMPED "1/4 COR, S23 S26,  
1999 LS4842"

\*UNPLATTED\*  
TRUSTEE'S DEED  
RECEPTION NO. 202190199

Swale located within 20 foot lot rear drainage and utility easement; easement width increased to 30 feet for Lots 7, 8, and 9.

Submittal 2 proposes a swale along the rear of the lots 7 through 18 to address review 1 comment. However, this swale is conveying up to 20 cfs across multiple lots, locate the swale within a tract and identify who is responsible for maintenance.

Update the preliminary plan to match

\*UNPLATTED\*  
TRUSTEE'S DEED  
RECEPTION NO. 202190199

TRACT A  
FOUND No 5 REBAR w/  
1-1/2" ALUMINUM CAP

FOUND No 5 REBAR w/  
1-1/2" ALUMINUM CAP  
STAMPED "LS 30118"

\*PAINT BRUSH HILLS  
FILING NO. 12\*  
REC. NO. 205077511

FOUND NO. 3 REBAR W/  
1-1/2" ALUMINUM CA  
STAMPED "LS 30118"  
0.20" BELOW GRADE

STAMPED "LS 30118"  
0.20" BELOW GRADE

\*PAINT BRUSH HILLS  
FILING NO. 13D\*  
REC. NO. 218714078

\*PAINT BRUSH HILLS  
FILING NO. 13B\*  
REC. NO. 217714067

PCD FILE NUMBER SF-20-024



RADIAL BEARING TABLE	
LINE #	BEARING
(R)1	S02°00'40"W
(R)2	N06°19'21"W
(R)3	N00°54'25"W
(R)4	N04°23'24"E
(R)5	N25°04'26"E
(R)6	N32°07'52"E
(R)7	N52°21'17"E
(R)8	N57°38'43"E
(R)9	N83°20'48"W
(R)10	N89°54'51"W
(R)11	N89°57'31"W
(R)12	N78°59'55"E

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
Q̂C1	300.00	4°43'53"	24.77
Q̂C2	300.00	11°04'07"	57.96
Q̂C3	300.00	5°45'42"	30.17

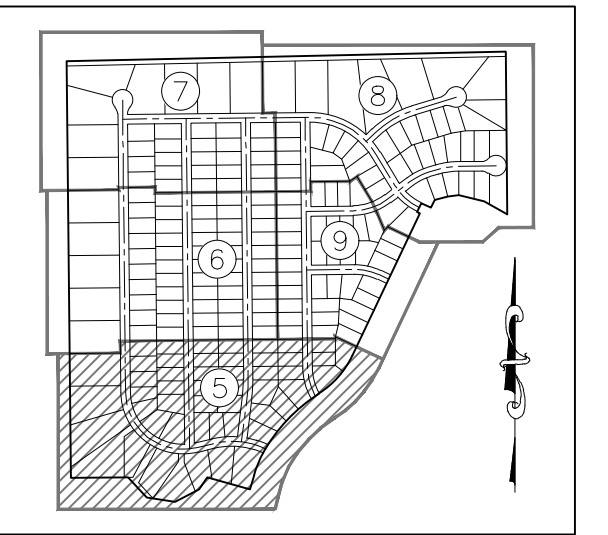
CENTERLINE LINE TABLE		
LINE #	DISTANCE	BEARING
Q̂L1	5.42	N59°12'00"W
Q̂L2	18.91	S75°00'00"E

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC1	861.00	3°20'19"	50.17
RC2	275.00	10°43'11"	51.45
RC3	325.00	11°29'34"	65.19
RC4	425.00	4°23'31"	32.58
RC5	275.00	1°52'47"	9.02
RC6	861.00	3°16'12"	49.14
RC7	470.00	0°07'17"	1.00

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
RL1	18.91	N75°00'00"W
RL2	18.91	S75°00'00"E

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	861.00	0°05'07"	1.28
C2	325.00	5°17'49"	30.05
C3	325.00	7°03'26"	40.03
C4	325.00	5°17'27"	30.01
C5	700.00	0°34'57"	7.12
C6	700.00	0°40'09"	8.18
C7	750.00	0°37'29"	8.18

PAINT BRUSH HILLS FILING NO. 14  
A REPLAT OF TRACT E, PAINT BRUSH HILLS FILING 13E, BEING A PORTION  
OF THE NE 1/4 SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
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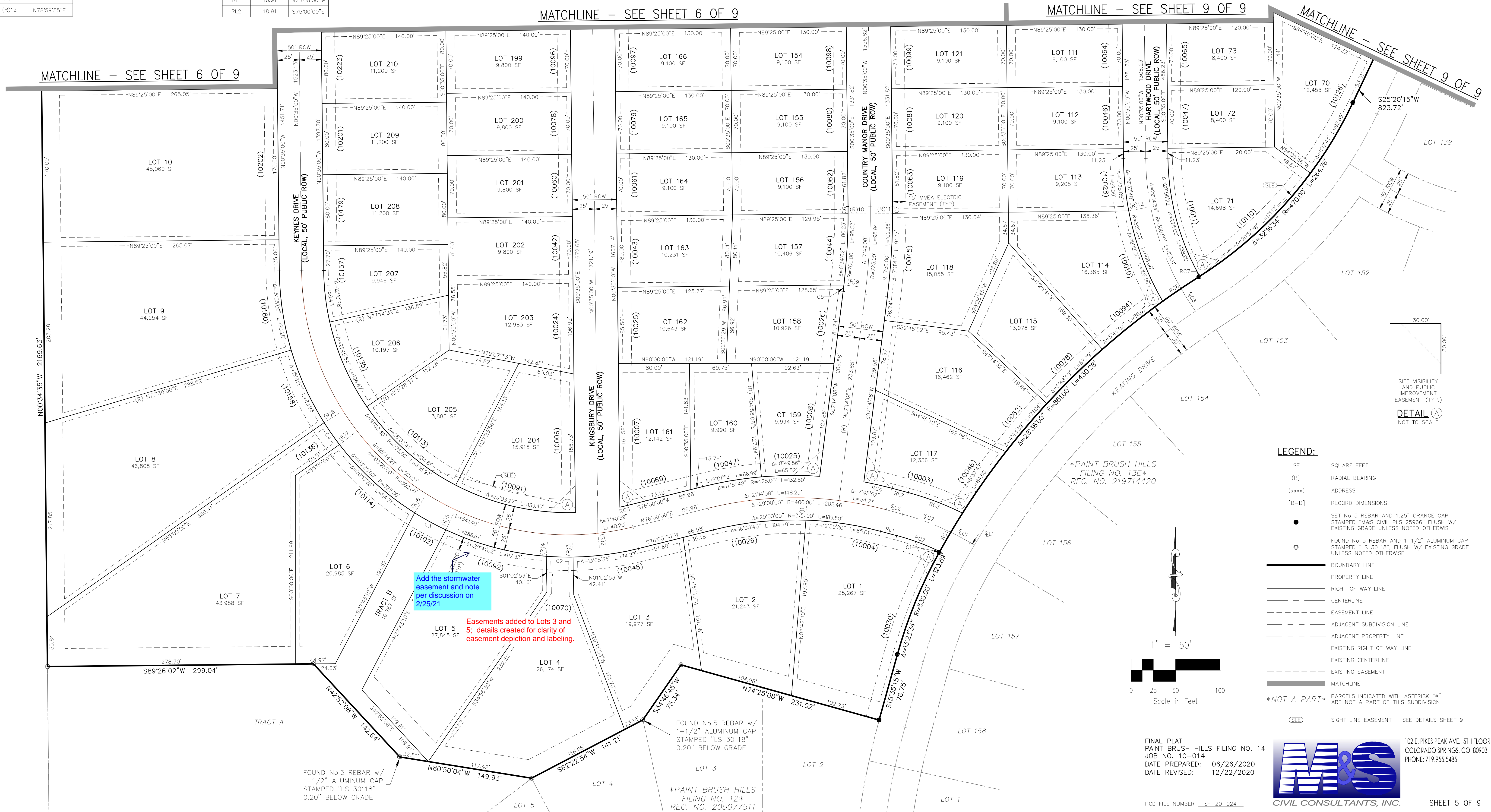
SHEET INDEX  
NOT TO SCALE

MATCHLINE - SEE SHEET 6 OF 9

MATCHLINE - SEE SHEET 9 OF 9

MATCHLINE - SEE SHEET 9 OF 9

MATCHLINE - SEE SHEET 6 OF 9







MATCHLINE - SEE SHEET 7 OF 9

\*UNPLATTED\*  
TRUSTEE'S DEED  
REC. NO. 202190199

\*UNPLATTED\*  
TRUSTEE'S DEED  
REC. NO. 202190199

MATCHLINE - SEE SHEET 7 OF 9

KINGSBURY DRIVE  
(LOCAL, 50' PUBLIC ROW)

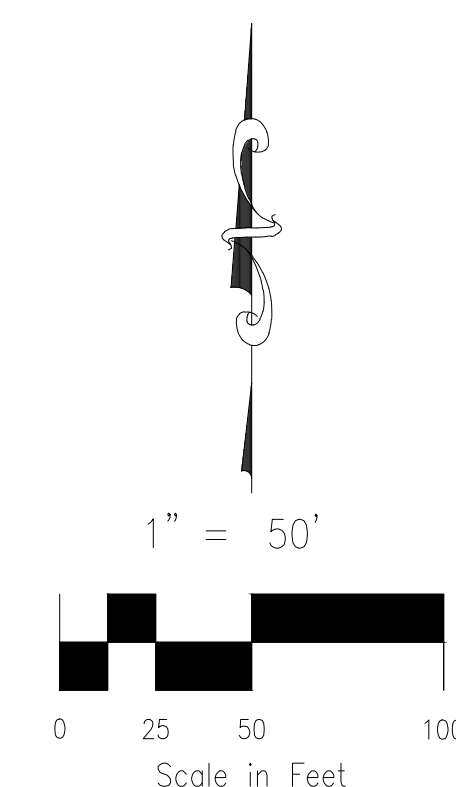
COUNTRY MANOR DRIVE  
LOCAL 50' PUBLIC ROW)

MATCHLINE - SEE SHEET 5 OF 9

MATCHLINE - SEE SHEET 5 OF 9

SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
[B-D]	RECORD DIMENSIONS
●	SET NO. 5 REBAR AND 1.25" ORANGE CAP STAINED "M&S CIVIL, PLS 25965" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAINED "P.L.S. 30118" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
—	BOUNDARY LINE
—	PROPERTY LINE
—	RIGHT OF WAY LINE
—	CENTERLINE
—	EASEMENT LINE
— — —	ADJACENT SUBDIVISION LINE
— — —	ADJACENT PROPERTY LINE
— — —	EXISTING RIGHT OF WAY LINE
— — —	EXISTING CENTERLINE
— — —	EXISTING EASEMENT
— — —	MATCHLINE

\*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION



30.00'

SITE VISIBILITY  
AND PUBLIC  
IMPROVEMENT  
EASEMENT (TYP.)

**DETAIL** (A)

NOT TO SCALE

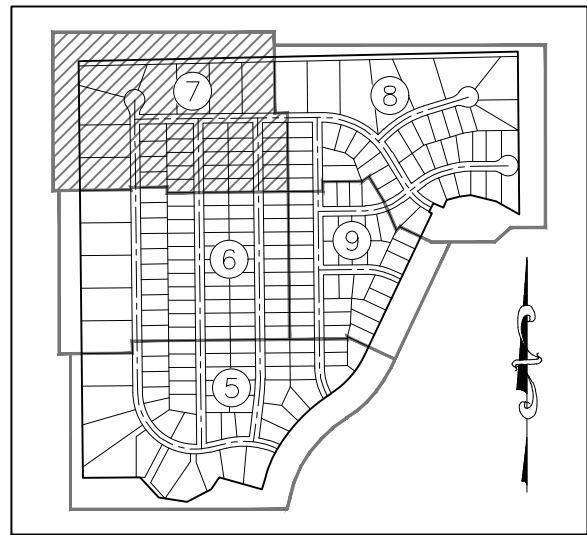
FINAL PLAT  
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102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

SHEET 6 OF 9





SHEET INDEX  
NOT TO SCALE

PAINT BRUSH HILLS FILING NO. 14  
A REPLAT OF TRACT E, PAINT BRUSH HILLS FILING 13E, BEING A PORTION  
OF THE NE 1/4 SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

LEGEND:

- SF SQUARE FEET  
(R) RADIAL BEARING  
(xxxx) ADDRESS  
[B-D] RECORD DIMENSIONS  
● SET No 5 REBAR AND 1.25" ORANGE CAP  
STAMPED "M&S CIVIL PLS 25966" FLUSH W/  
EXISTING GRADE UNLESS NOTED OTHERWISE  
○ FOUND No 5 REBAR AND 1-1/2" ALUMINUM CAP  
STAMPED "LS 30118", FLUSH W/ EXISTING GRADE  
UNLESS NOTED OTHERWISE  
— BOUNDARY LINE  
— PROPERTY LINE  
— RIGHT OF WAY LINE  
— CENTERLINE  
- - - EASEMENT LINE  
- - - ADJACENT SUBDIVISION LINE  
- - - ADJACENT PROPERTY LINE  
- - - EXISTING RIGHT OF WAY LINE  
- - - EXISTING CENTERLINE  
- - - EXISTING EASEMENT  
— MATCHLINE  
\*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

POINT OF BEGINNING  
FOUND No 6 REBAR &  
2-1/2" ALUMINUM CAP  
STAMPED "1/4 COR, S23 S26,  
1999 LS4842"

\*RODGWICK SUBDIVISION\*  
RECEPTION NO. 207712566

25' REGIONAL TRAIL EASEMENT  
DEDICATED BY PLAT "PAINT  
BRUSH HILLS FILING NO. 13E"  
RECEPTION NO. 219714420

\*PAINT BRUSH HILLS  
FILING NO. 3\*  
BOOK U3, PAGE 79

BASIS OF BEARING  
N88°44'51"E

MATCHLINE — SEE SHEET 8 OF 9

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC8	45.00	45°34'23"	35.79
RC9	45.00	45°34'23"	35.79

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
RL3	4.02	S00°35'00"E

\*UNPLATTED\*  
TRUSTEE'S DEED  
REC. NO. 202190199

15' MVEA ELECTRIC  
EASEMENT (TYP)

DEVONCOVE DRIVE  
(LOCAL, 50' PUBLIC ROW)

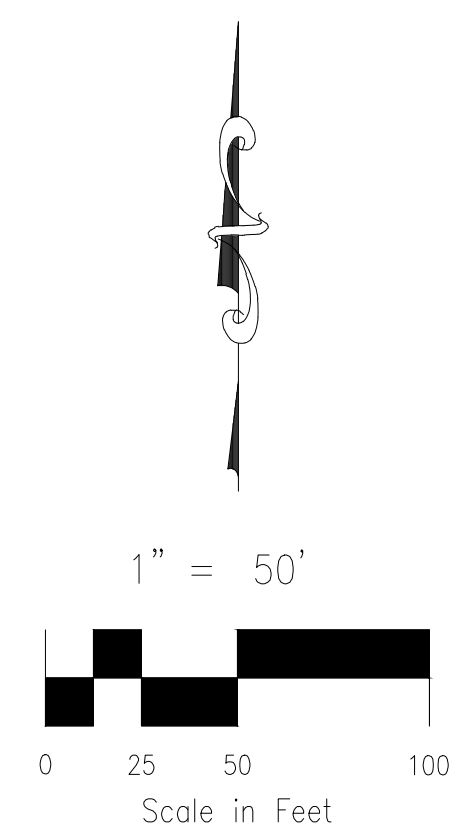
KINGSBURY DRIVE  
(LOCAL, 50' PUBLIC ROW)

COUNTRY MANOR DRIVE  
(LOCAL, 50' PUBLIC ROW)

MATCHLINE — SEE SHEET 8 OF 9

MATCHLINE — SEE SHEET 6 OF 9

MATCHLINE — SEE SHEET 6 OF 9



30.00'  
30.00'  
SITE VISIBILITY  
AND PUBLIC  
IMPROVEMENT  
EASEMENT (TYP.)  
DETAIL (A)  
NOT TO SCALE

FINAL PLAT  
PAINT BRUSH HILLS FILING NO. 14  
JOB NO. 10-014  
DATE PREPARED: 06/26/2020  
DATE REVISED: 12/22/2020



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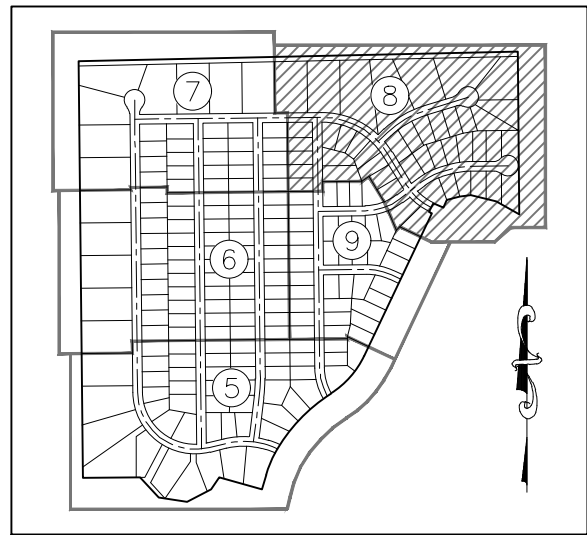
PCD FILE NUMBER SF-20-024

SHEET 7 OF 9



# PAINT BRUSH HILLS FILING NO. 14

A REPLAT OF TRACT E, PAINT BRUSH HILLS FILING 13E, BEING A PORTION OF THE NE 1/4 SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

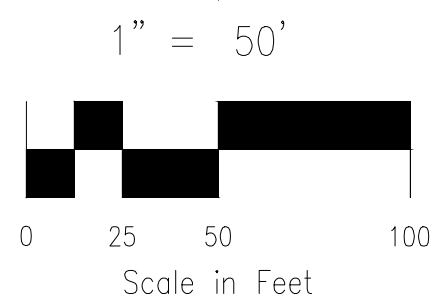


SHEET INDEX  
NOT TO SCALE

LINE #	BEARING
(R)13	S12°36'10"W
(R)14	S37°26'40"E
(R)15	N74°29'50"W
(R)16	N42°15'48"W
(R)17	N10°11'04"W
(R)18	S38°15'14"E
(R)19	N39°58'47"E
(R)20	N22°10'01"W

CURVE #	RADIUS	DELTA	LENGTH
RC10	45.00	45°34'23"	35.79
RC11	45.00	45°34'23"	35.79
RC12	425.00	9°07'40"	67.71
RC13	275.00	1°34'01"	7.52
RC14	325.00	2°22'16"	13.45
RC15	45.00	45°34'23"	35.79
RC16	45.00	45°34'23"	35.79

CURVE #	RADIUS	DELTA	LENGTH
C8	55.00	32°14'01"	30.94
C9	55.00	32°04'44"	30.79
C10	325.00	3°54'34"	22.18
C11	425.00	0°12'03"	1.49
C12	55.00	7°42'32"	7.40
C13	55.00	5°12'13"	5.00
C14	375.00	2°52'04"	18.77
C15	275.00	4°10'24"	20.03
C16	375.00	4°41'35"	30.72



## LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- [B-D] RECORD DIMENSIONS
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- MATCHLINE

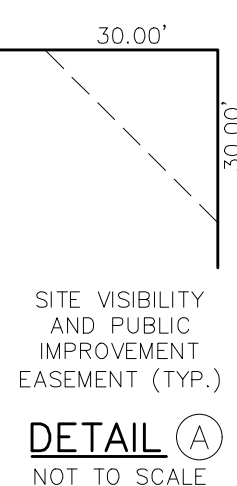
\*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

(SLE) SIGHT LINE EASEMENT - SEE DETAILS SHEET 9

LINE #	DISTANCE	BEARING
L1	25.22	N44°25'00"E

CURVE #	RADIUS	DELTA	LENGTH
C1	425.00	2°27'29"	18.23
C2	425.00	2°47'11"	20.67

LINE #	DISTANCE	BEARING
L1	56.87	N64°40'00"W
L2	50.00	S25°20'00"W
L3	16.86	S64°40'00"E



MATCHLINE - SEE SHEET 7 OF 9

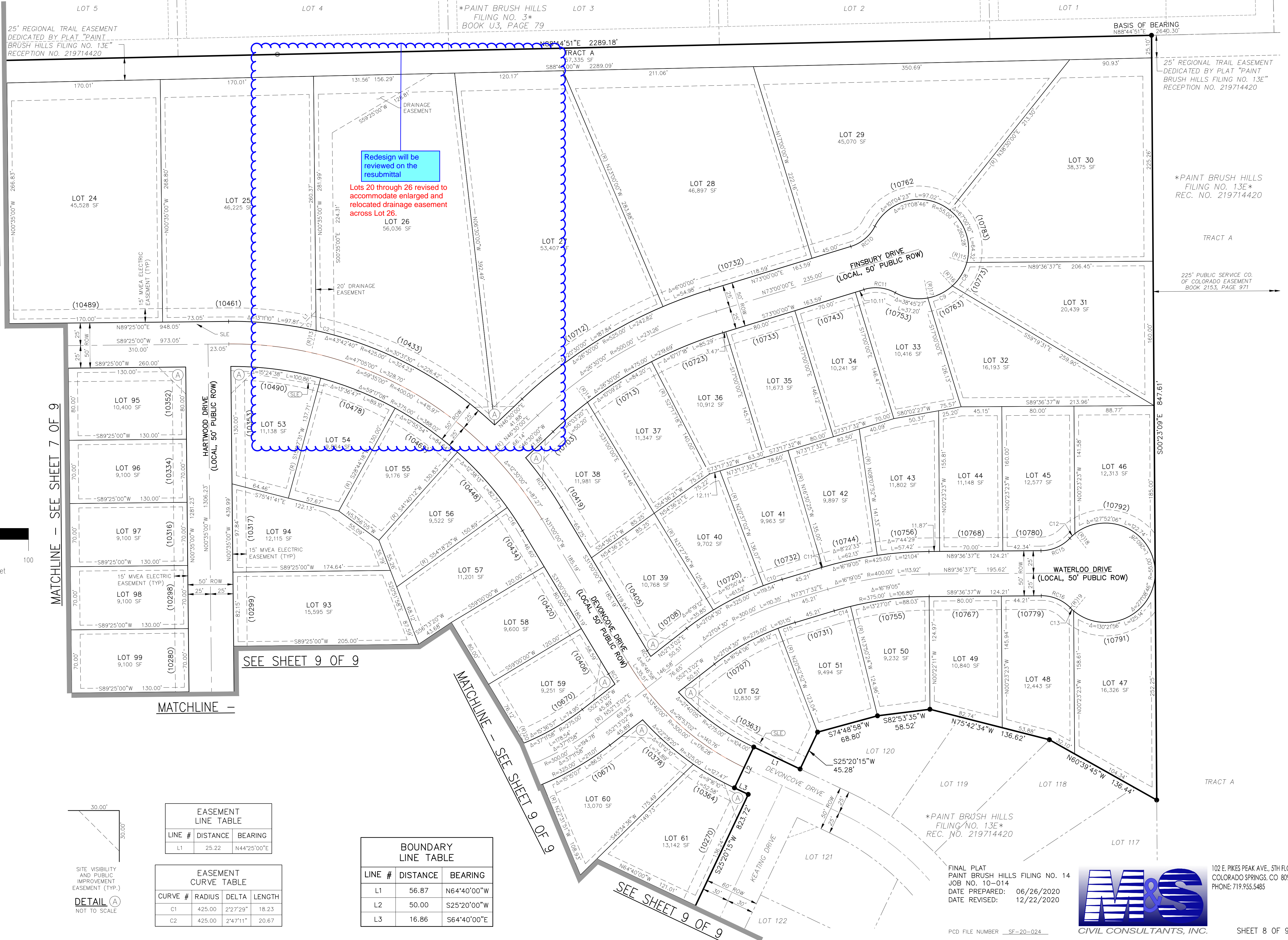
MATCHLINE - SEE SHEET 7 OF 9

SEE SHEET 9 OF 9

MATCHLINE -

MATCHLINE - SEE SHEET 9 OF 9

SEE SHEET 9 OF 9



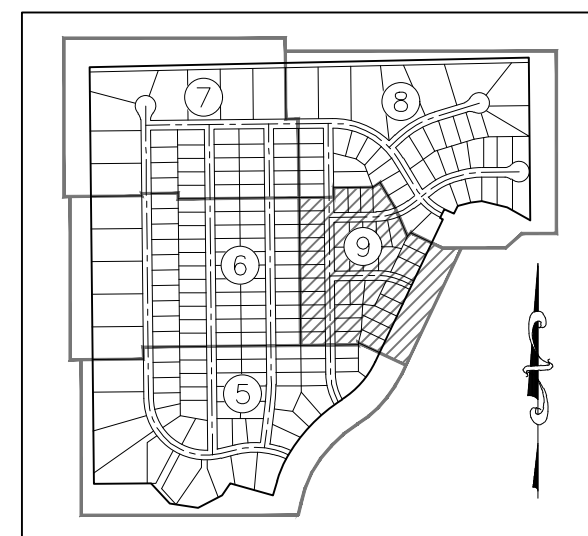
FINAL PLAT  
PAINT BRUSH HILLS FILING NO. 14  
JOB NO. 10-014  
DATE PREPARED: 06/26/2020  
DATE REVISED: 12/22/2020



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THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



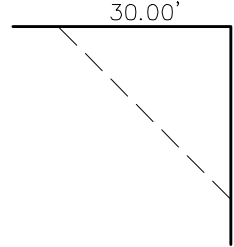
SHEET INDEX  
NOT TO SCALE

LEGEND:

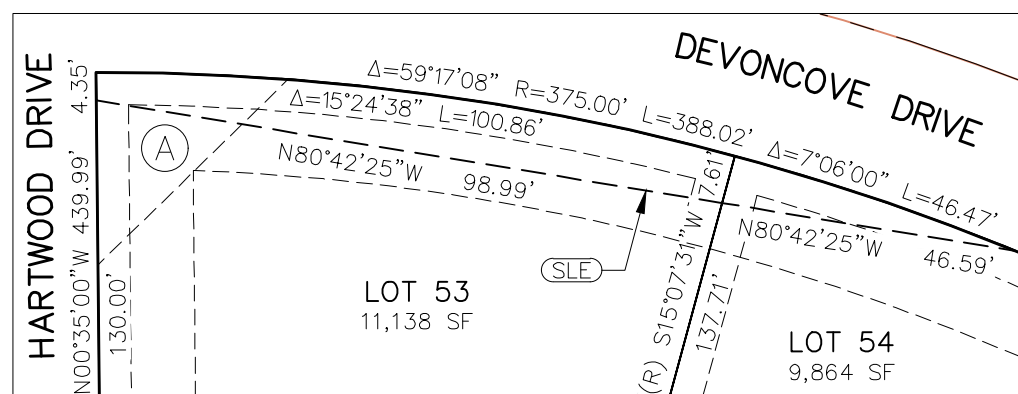
- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
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- EXISTING CENTERLINE
- EXISTING EASEMENT
- MATCHLINE
- \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

RADIAL BEARING TABLE

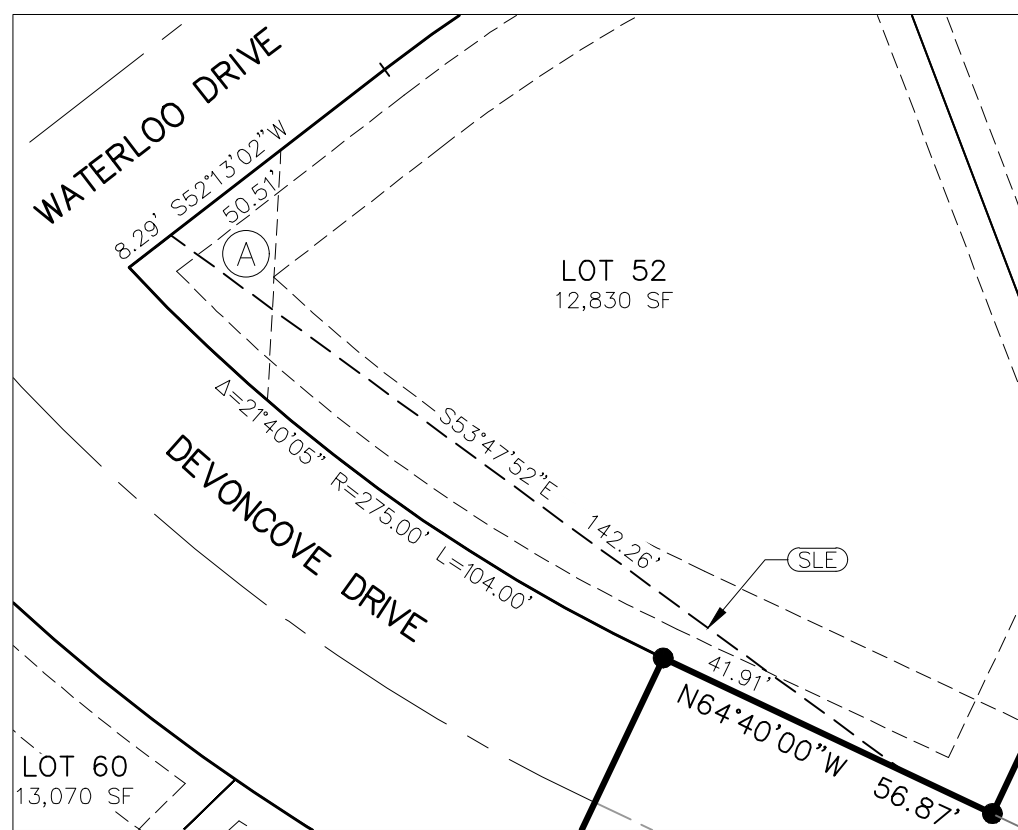
LINE #	BEARING
(R)20	N22°10'01"W
(R)21	S00°41'03"E
(R)22	S11°26'43"W
(R)23	S08°48'21"W



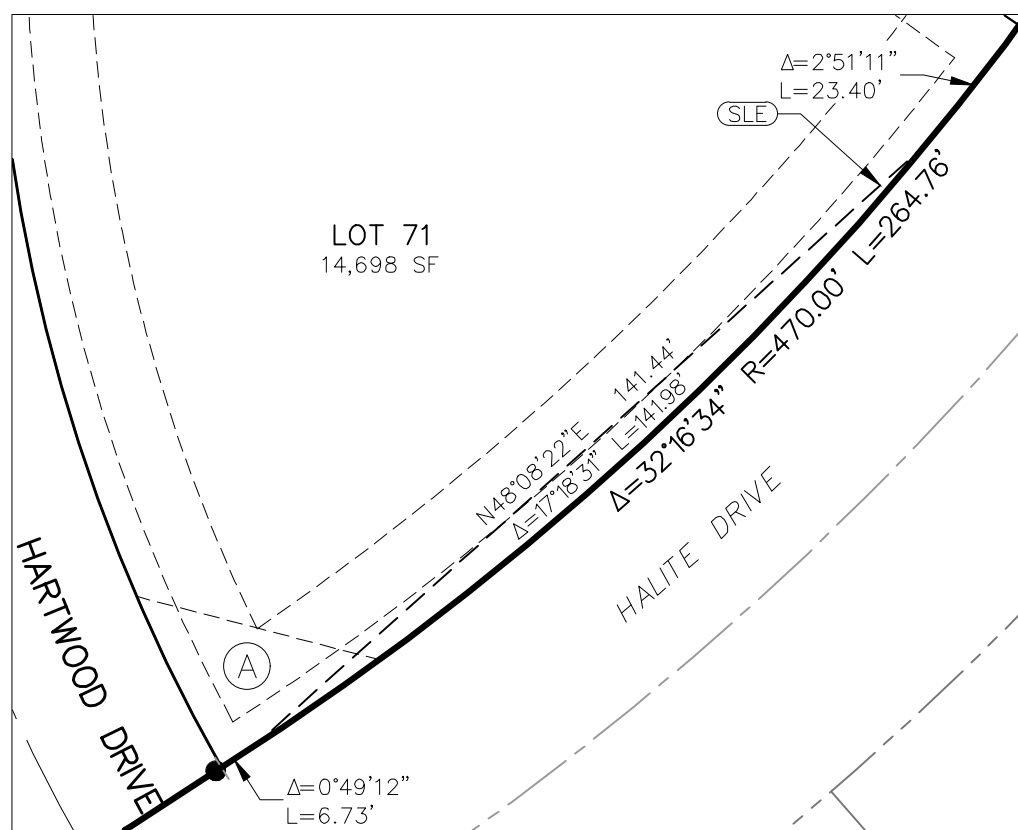
DETAIL A  
NOT TO SCALE



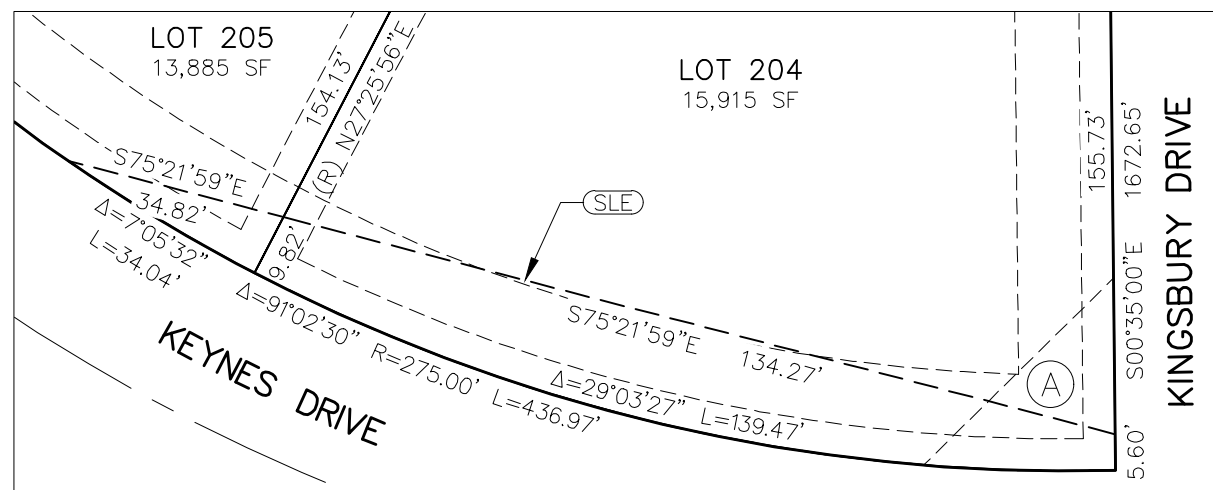
LOTS 53-54  
SIGHT-LINE  
EASEMENT DETAIL  
SEE SHEET 8  
SCALE: 1" = 30'



LOT 52  
SIGHT-LINE  
EASEMENT DETAIL  
SEE SHEET 8  
SCALE: 1" = 30'



LOT 71  
SIGHT-LINE  
EASEMENT DETAIL  
SEE SHEET 5  
SCALE: 1" = 30'

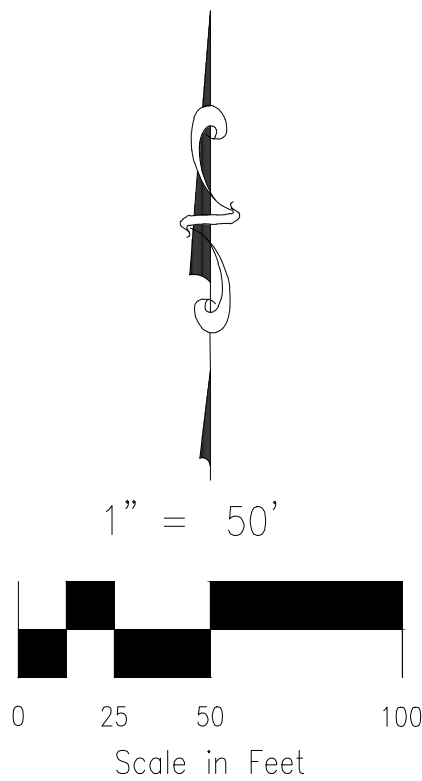


LOTS 204-205  
SIGHT-LINE  
EASEMENT DETAIL  
SEE SHEET 5  
SCALE: 1" = 30'

FINAL PLAT  
PAINT BRUSH HILLS FILING NO. 14  
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MATCHLINE - SEE SHEET 6 OF 9

SEE SHEET 8 OF 9

MATCHLINE - SEE SHEET 8 OF 9

MATCHLINE - SEE SHEET 8 OF 9

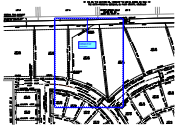
MATCHLINE - SEE SHEET 5 OF 9

MATCHLINE - SEE SHEET 5 OF 9



# Final Plat\_V2.pdf Markup Summary

dsdlaforce (4)



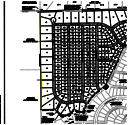
**Subject:** Cloud+  
**Page Label:** Sheet 8  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 2/26/2021 1:07:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Redesign will be reviewed on the resubmittal  
[Lots 20 through 26 revised to accommodate enlarged and relocated drainage easement across Lot 26.](#)



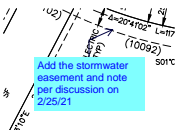
**Subject:** Callout  
**Page Label:** Sheet 4  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 2/26/2021 1:16:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Submittal 2 proposes a swale along the rear of the lots 7 through 18 to address review 1 comment. However, this swale is conveying up to 20 cfs across multiple lots, locate the swale within a tract and identify who is responsible for maintenance. Update the preliminary plan to match  
[Swale located within 20 foot lot rear drainage and utility easement; easement width increased to 30 feet for Lots 7, 8, and 9.](#)



**Subject:** Highlight  
**Page Label:** Sheet 4  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 2/26/2021 12:49:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

[See previous response.](#)



**Subject:** Callout  
**Page Label:** Sheet 5  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 2/26/2021 12:56:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add the stormwater easement and note per discussion on 2/25/21  
[Easements added to Lots 3 and 5; details created for clarity of easement depiction and labeling.](#)


dsdparsons (12)



**Subject:** Image  
**Page Label:** Sheet 2  
**Lock:** Unlocked  
**Author:** dsdparsons  
**Date:** 2/24/2021 8:44:51 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

[See comment responses next page.](#)




**Subject:** Callout  
**Page Label:** Sheet 2  
**Lock:** Unlocked  
**Author:** dsdparsons  
**Date:** 2/24/2021 8:47:30 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

please modify note accordingly based on prelim  
plan comments...

Plat note 19 revised to reflect contents and verbiage from Geotechnical Report.  
Plat note 20 added identifying that underdrain maintenance will be the responsibility of the Paint Brush Hills Metropolitan District.


See previous response.

**Subject:** Image  
**Page Label:** Sheet 2  
**Lock:** Unlocked  
**Author:** dsdparsons  
**Date:** 2/24/2021 8:48:25 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

**Subject:** Callout  
**Page Label:** Sheet 2  
**Lock:** Unlocked  
**Author:** dsdparsons  
**Date:** 2/25/2021 8:37:31 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


Tis is an odd plat in that it is split zoned, please identify that some lots are RS20000 and some RS5000

New plat note 21 added identifying zoning for the lots.

**Subject:** Callout  
**Page Label:** Sheet 4  
**Lock:** Unlocked  
**Author:** dsdparsons  
**Date:** 2/25/2021 8:38:11 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

this tract may change due to drainage and 25-foot regional trail

Tract revised; also see response to engineering comments on previous page, and comment response below.

**Subject:** Callout  
**Page Label:** Sheet 1  
**Lock:** Unlocked  
**Author:** dsdparsons  
**Date:** 2/25/2021 8:39:35 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Drainage swale may be removed from 25-foot regional trail tract pending engineering design by applicant

"Drainage" kept in the table, as drainage is still a use for the tract, as flow from adjacent lots to the north and from the trail will need to be conveyed to the easement crossing Lot 26.

**Subject:** Callout  
**Page Label:** Sheet 1  
**Lock:** Unlocked  
**Author:** dsdparsons  
**Date:** 2/25/2021 8:40:44 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Can you type in these fees so its cleaner at Recording ...

Fees added; also see comment responses next page.



S:	basin7	SU
AGE FEE:		224
E FEE:		2
OL FEE:		862
FEE:		TOT

**Subject:** Callout  
**Page Label:** Sheet 1  
**Lock:** Unlocked  
**Author:** dsdparsons  
**Date:** 2/25/2021 8:41:03 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

basin?

Yes, label revised to read "Falcon Basin Drainage Fee" and to include fee value.

Verify this does not change with trail alignment	
4.188 ACRES	83.71%
1.563 ACRES	1.75%
2.873 ACRES	14.53%

**Subject:** Callout  
**Page Label:** Sheet 1  
**Lock:** Unlocked  
**Author:** dsdparsons  
**Date:** 2/25/2021 8:41:22 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Verify this does not change with trail alignment

Values revised to reflect changes made to the tract and adjacent lots.

224 LOTS	74.88 ACRES
2 TRACTS	1.265 ACRES
8620-8621-8622	14.533 ACRES
TOTAL	86.674 ACRES

Is there a Parks Land Agreement in the works?

**Subject:** Callout  
**Page Label:** Sheet 1  
**Lock:** Unlocked  
**Author:** dsdparsons  
**Date:** 2/25/2021 9:43:10 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Is there a Parks Land Agreement in the works?

Yes; park fee values for urban and regional parks added to the fees list.



**Subject:** Image  
**Page Label:** Sheet 1  
**Lock:** Unlocked  
**Author:** dsdparsons  
**Date:** 2/25/2021 9:44:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See comment response below.

20000 FID	
20000 FID	
Is this easement shown?	
FID: 20000	14
AGE: 100	14
DATE: 10/15/2021	

**Subject:** Callout  
**Page Label:** Sheet 1  
**Lock:** Unlocked  
**Author:** dsdparsons  
**Date:** 2/25/2021 9:45:13 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is this easement shown?

There are easements at the rear of the lots along the quarter-section (and subdivision boundary) line, but use for a trail is not listed as one of the purposes for these easements.