

FILE LOCATION: S:\2012\2005- PANTBRUSH HILLS FILING 14\100 DWG\104 PLAN SET\DEVELOPMENT PLAN\PAINTBRUSH HILLS 14 PRELIMINARY PLAN.DWG

LEGAL DESCRIPTION: PAINT BRUSH FILING 14

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" A DISTANCE OF 847.61 FEET;

THENCE S00°23'09"E ALONG THE WEST LINE OF TRACT A "PAINT BRUSH HILLS FILING NO. 3" A DISTANCE OF 847.61 FEET;

THENCE ALONG THE NORTHERLY LINES OF LOTS 117 THROUGH 120, "PAINT BRUSH HILLS FILING NO. 3" 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. 3";

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. 3";

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).

BASIS OF BEARING:

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 "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 ILLIGIBLE) LS 9646", SAID LINE BEARS N88°44'51"E A DISTANCE OF 2640.30 FEET.

LEGEND

-----	PROPOSED EASEMENT
-----	PROPERTY BOUNDARY
-----	ZONING LINE (RS-6000/ RS-20,000)
-----	SHEET MATCHLINE
-----	PUBLIC IMPROVEMENT EASEMENT
-----	PROPOSED UTILITY STRUCTURES
=====	PROPOSED CONTOURS
-----	EXISTING CONTOURS
-----	100' WIDTH FRONT SETBACK (NONSTANDARD)
-----	SIGHT DISTANCE TRIANGLE

These are the identified constraints:

Identified geologic hazards include shallow bedrock, ergsion, 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.

ABBREVIATION LIST

AC	ACRES
L	LENGTH
R.O.W.	RIGHT OF WAY
SF	SQUARE FEET

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.

Please call out the lots specifically that have non-standard setbacks so that they are easily identified by Front counter staff...in a note on sheet 1 of prelim and plat.

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 submittals. 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.

THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, T12S, R65W OF THE 6TH P. M., EL PASO COUNTY, COLORADO.

GENERAL NOTES:

- Fees in lieu of land will be provided for schools and parks.
- Pedestrian ramp locations and design will be finalized at plan and profile.
- Public improvement and utilities to be provided with this project include new roadways, water lines and connections, wastewater services, storm water drainage, and landscaping. Pedestrian ramps will conform to the ramp details in the El Paso County Engineering Criteria Manual Appendix F.
- All Electric Service shall be provided by Mountain View Electric Association. Utility easements will be provided as required.
- All Gas Service shall be provided by Black Hills Energy. Utility easements will be provided as required.
- See Grading Plan for proposed site grading.
- Site lighting will meet the requirements set forth in Section 6.2.3 of the El Paso County Land Development Code.
- Curb and gutter to be per the Civil Drawings.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
- Water and wastewater services for this subdivision are provided by the Paint Brush Hills Metropolitan District subject to the district's rules, regulations, and specifications.
- The sight distance easement shall be dedicated to the County. Maintenance of a sight distance easement shall be the responsibility of the Paint Brush Hills Metropolitan District. 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 berms, buildings, parked vehicles on private property, cut slopes, hedges, trees, bushes, utility cabinets or tall crops."

WOODMEN ROAD DISTRICT NOTE:

- All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.

FLOODPLAIN NOTES:

- This property is not located within a designated FEMA Floodplain as determined by the flood insurance rate map, community map number "08041C0535G" effective date December 7th, 2018.

PHASING PLAN:

PAINT BRUSH HILLS FILING 14 Preliminary Plan will be developed in one phase.

GEOLOGIC CONDITIONS:

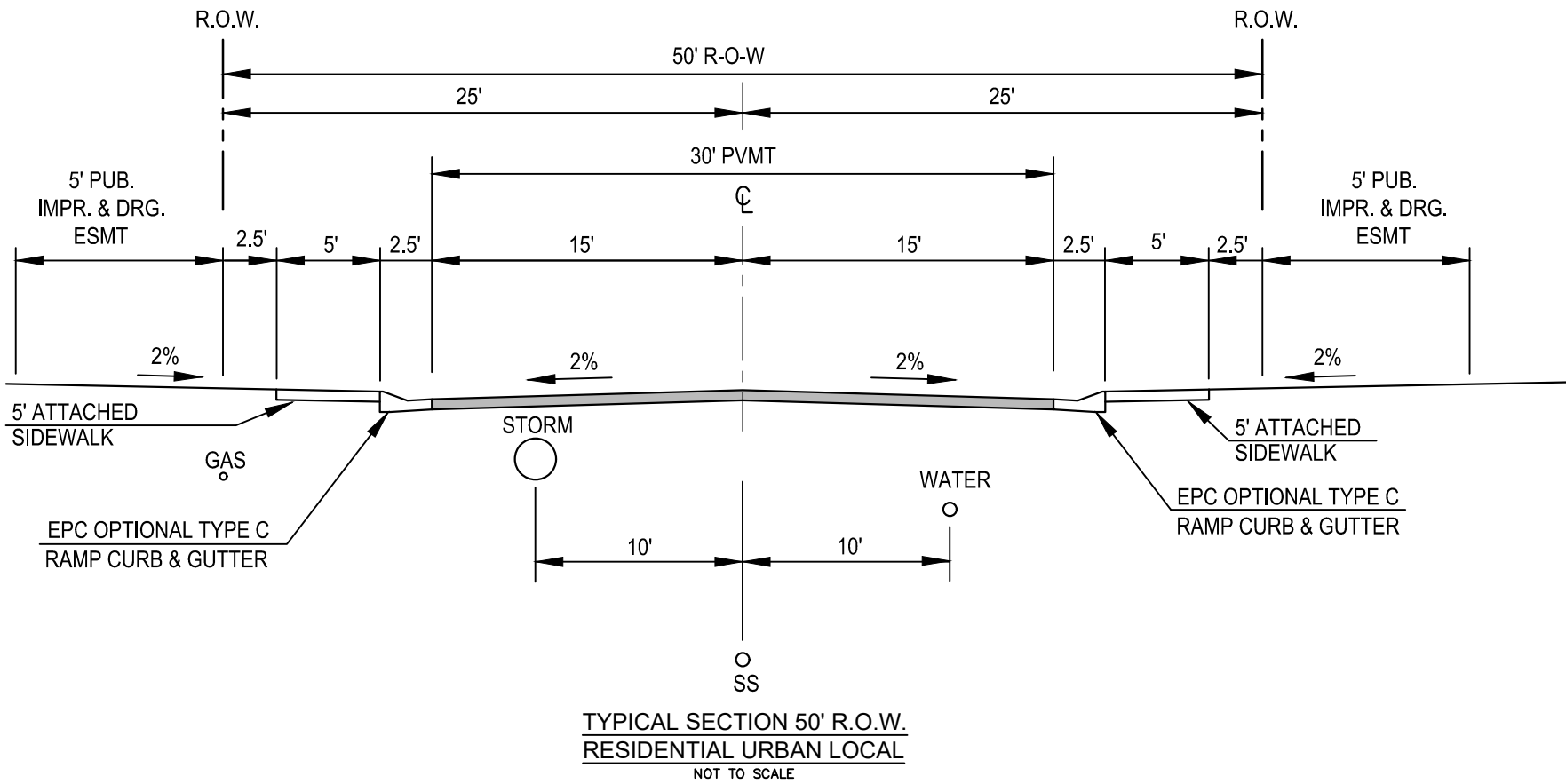
- A geotechnical investigation was prepared by RMG dated October 16, 2020. The report identified no geologic hazards that would preclude development of the site for construction of residential structures; however, the report identified existing geologic and engineering geologic conditions that will impose constraints on some development and construction. The most notable constraints that may affect development include shallow bedrock and on-site surface drainage. It is noted that these conditions can be mitigated with engineering design and construction methods commonly employed in the area. Conventional shallow foundation systems are anticipated to be suitable for proposed structures. Conventional methods can be used to accomplish site grading for rapid conveyance of surface runoff to storm sewer systems, utility installation, and foundation spread footings. In addition, surface and subsurface drainage systems should be considered. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.

TRACT TABLE

TRACT	SIZE	TYPE/ USE	OWNERSHIP & MAINTENANCE
TRACT A	57,339 SF	LANDSCAPE/OPEN SPACE/ LINE OF SIGHT/ DRAINAGE/ UTILITIES	PAINT BRUSH HILLS METRO DISTRICT
TRACT B	10,781 SF	LANDSCAPE/OPEN SPACE/ LINE OF SIGHT/ DRAINAGE/ UTILITIES	PAINT BRUSH HILLS METRO DISTRICT

LAND USE TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE-FAMILY RESIDENTIAL (224 LOTS)	74.20 AC	84%
TRACTS/OPEN SPACE	1.56 AC	2%
STREET RIGHTS-OF-WAY	12.87 AC	14%
TOTAL	88.63 AC	100%



Note Regarding Stormwater Drainage: 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.

Easements: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

PROJECT DESCRIPTION:

PAINT BRUSH HILLS IS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH 224 LOTS ON 88.63 ACRES.

RESIDENTIAL SITE DATA:

SITE LOCATION:	VACANT LAND, LONDONDERY DRIVE, FALCON, COLORADO
TAX SCHEDULE NUMBER:	5226101007
SITE ACREAGE:	88.632 AC
PROPOSED ZONING:	RS-6000 (55.898 AC.)
EXISTING ZONING:	RS-20000 (32.734 AC)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE-FAMILY DETACHED RESIDENTIAL
NUMBER OF UNITS:	224
DENSITY: (224 DU/ 88.632 AC)	2.53 DU / AC.
SCHEDULE FOR CONSTRUCTION:	2021

RS-6000 DEVELOPMENT STANDARDS:

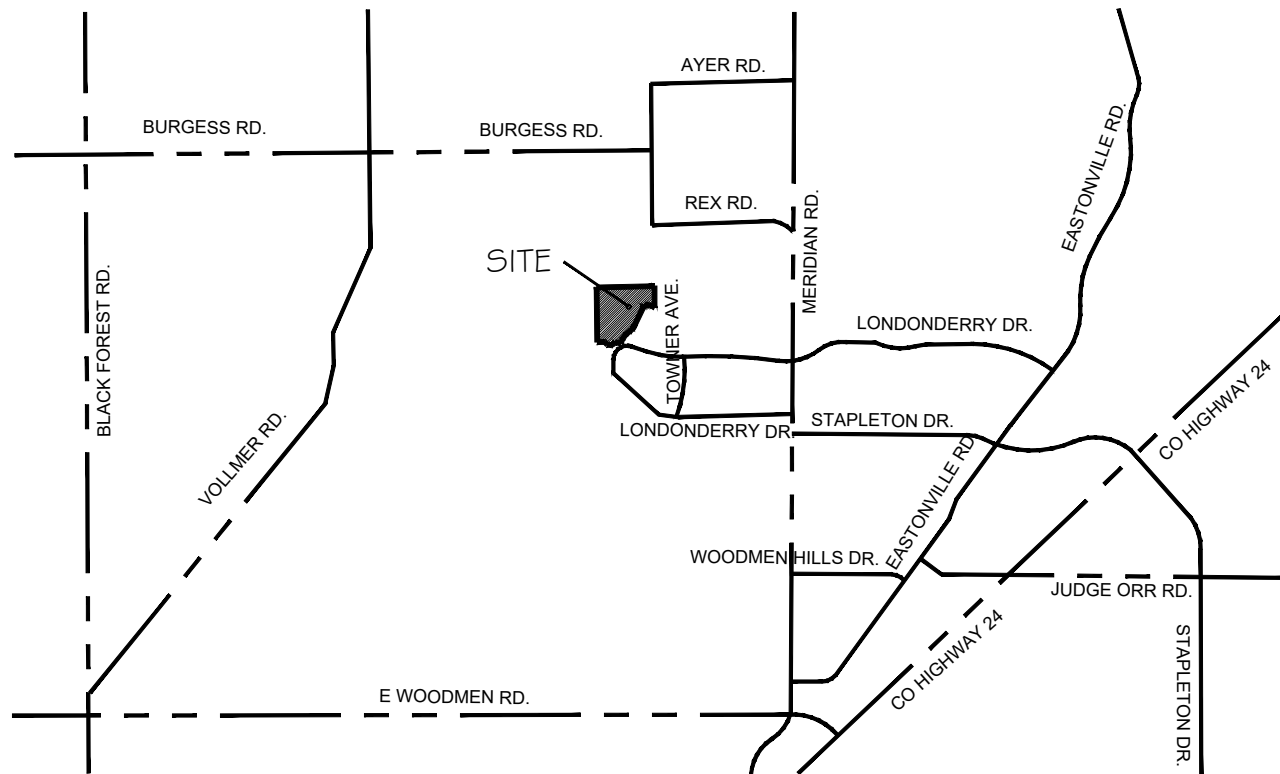
Minimum Lot Size: 6,000 SF
Maximum Building Height: Thirty Feet (30')
Maximum Lot Coverage: 40% for lots with multi-story homes
*45% for lots with a 1-story ranch style home

*Lot Coverage flexibility is being provided for single level homes compared to two-story (above-grade) homes; the intent is to allow additional lot coverage for single level homes while providing a variable architectural mix on similar sized lots.

Minimum Width at Front setback line: Fifty Feet (50')
Minimum Street Frontage: Thirty Feet (30')
Front Yard Setbacks: Twenty Five Feet (25')
Side Yard Setbacks: Five Feet (5')
Rear Yard Setbacks: Twenty Five Feet (25')
Corner Yard Setbacks (Non-Garage Side): Fifteen Feet (15')

RS-20,000 DEVELOPMENT STANDARDS:

Minimum Lot Size: 20,000 SF
Maximum Building Height: Thirty Feet (30')
Maximum Lot Coverage: 20%
Minimum Width at Front setback line: One Hundred Feet (100')
Minimum Street Frontage: Thirty Feet (30')
Front Yard Setbacks: Forty Feet (40')
Side Yard Setbacks: Fifteen Feet (15')
Rear Yard Setbacks: Forty Feet (40')
Corner Yard Setbacks (Non-Garage Side): Twenty Feet (20')



VICINITY MAP
N.T.S.

SHEET INDEX	
COVER SHEET	CS01
SITE PLAN	SP01 - SP02
PRELIM GRADING AND EROSION CONTROL PLAN	PGEC1
PRELIM UTILITY & PUBLIC FACILITY PLAN	PUT1

CONSULTANTS:

PLANNER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

AEROPLAZA FOUNTAIN LLC

212 N WAHSATCH AVE STE 301
COLORADO SPRINGS CO 80903
PHONE: (719) 635-3200

PROJECT:

PAINT BRUSH HILLS FILING 14
PRELIMINARY PLAN

FALCON, CO
12/30/2020 SECOND SUBMITTAL

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/24/2020	EPC SUBMITTAL	JRA
1	12/30/2020	EPC SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 20.1129.003

DRAWN BY: JRA

CHECKED BY: JRA

APPROVED BY: JRA

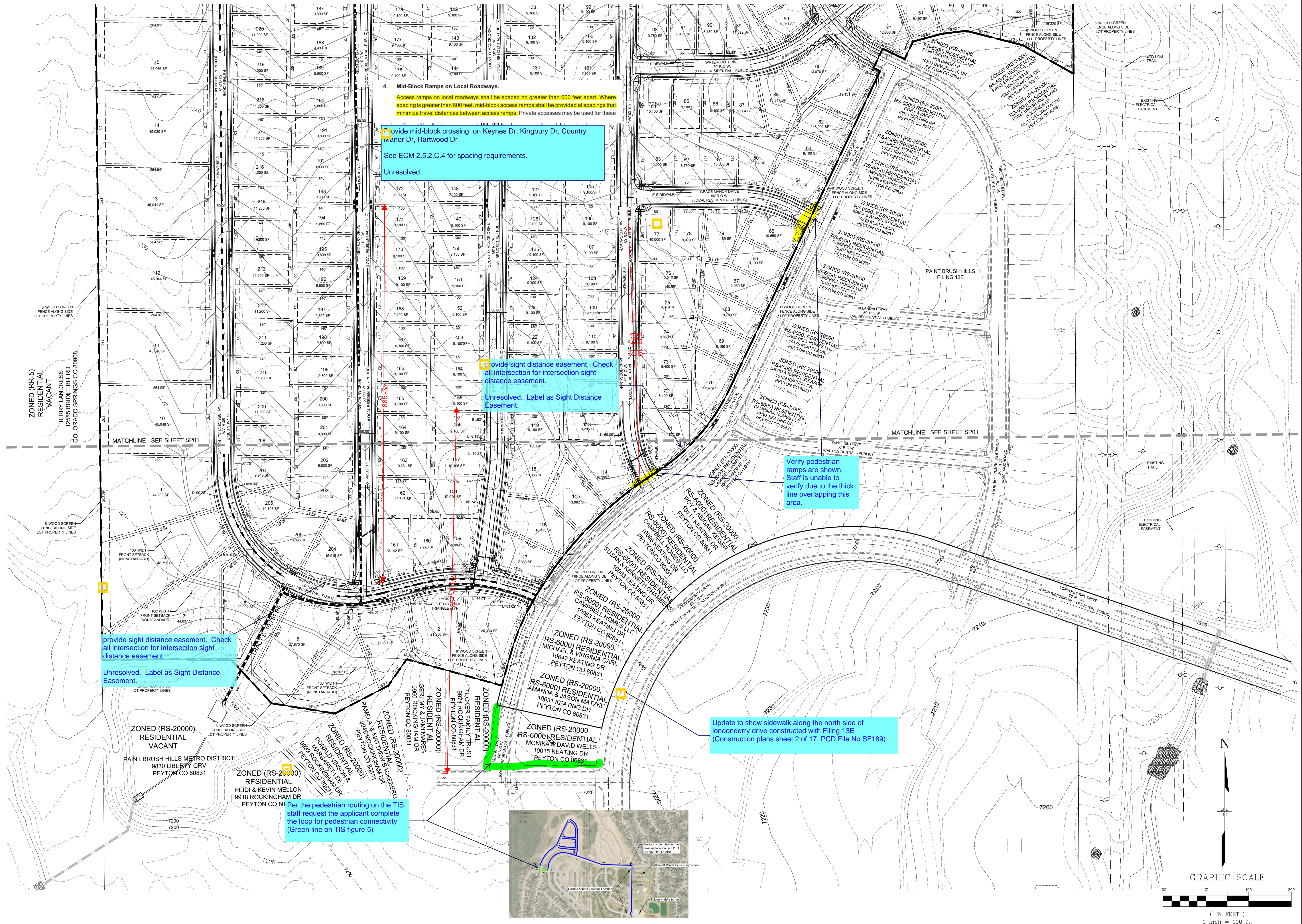
SHEET TITLE:

COVER SHEET

CS01

SHEET 1 OF 3

PCD FILE NO.: SP206



CONSULTANTS:

PLANNER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

AEROPLAZA FOUNTAIN LLC

212 N WAHSATCH AVE STE 301
COLORADO SPRINGS CO 80903
PHONE: (719) 635-3200

PROJECT:

**PAINT BRUSH HILLS FILING 14
PRELIMINARY PLAN**

**FALCON, CO
12/30/2020 SECOND SUBMITTAL**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/24/2020	EPC SUBMITTAL	JRA
1	12/30/2020	EPC SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 20.1129.003

DRAWN BY: JRA

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

SITE PLAN

SP02

SHEET 3 OF 3

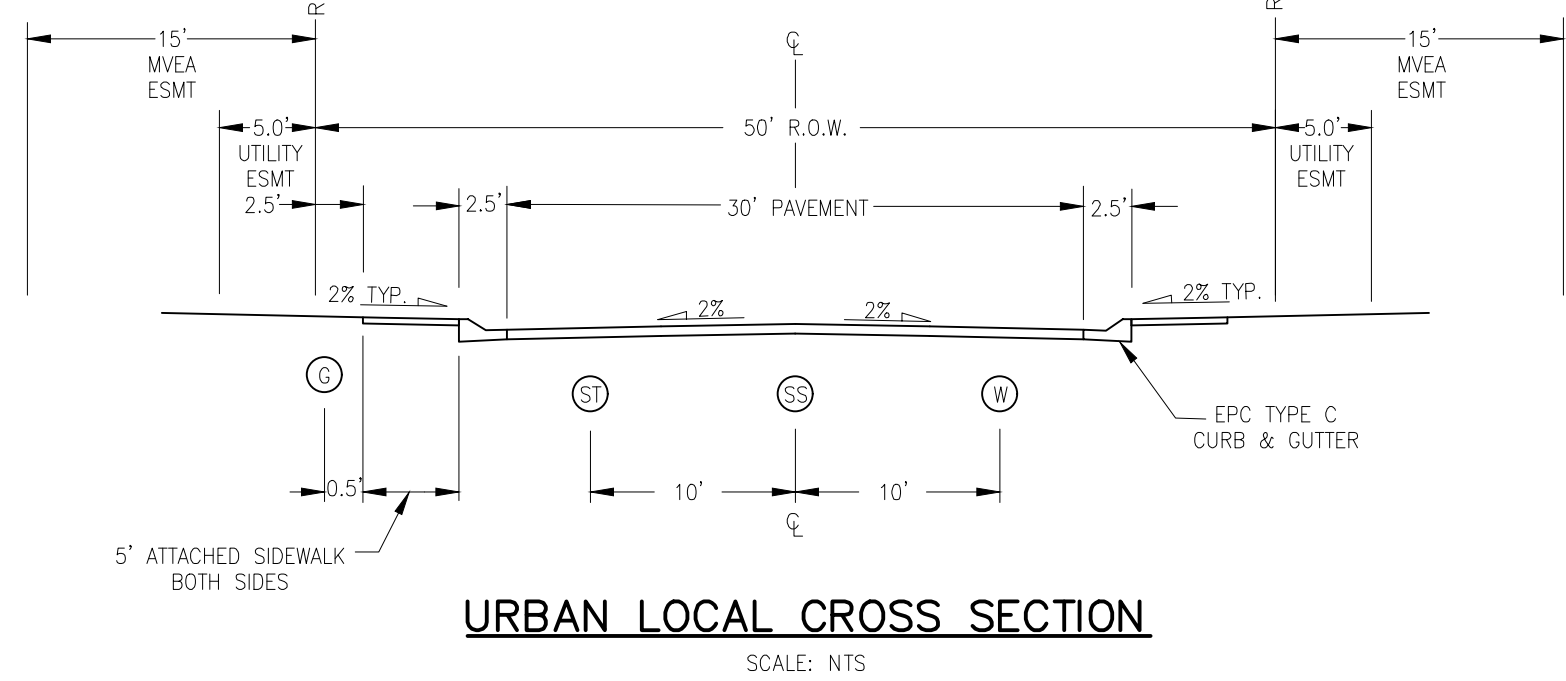
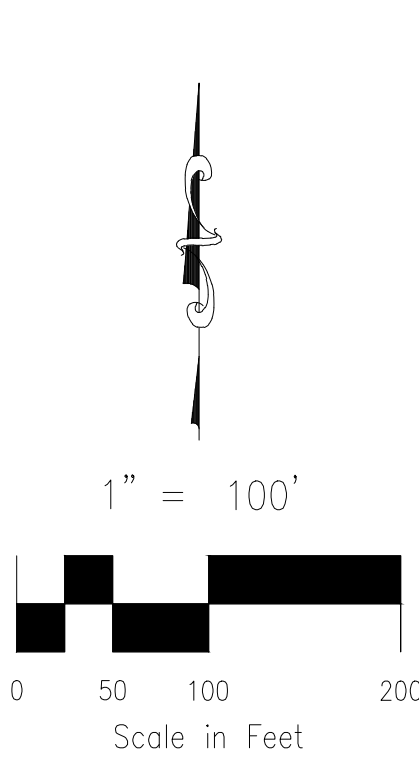
PCD FILE NO: SP206

PAINT BRUSH HILLS FILING NO. 14
PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
DECEMBER 2020



- GENERAL NOTES**
- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
 - BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
 - THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
 - ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL, SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
 - ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
 - THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
 - ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC EGM APPENDIX K-1.2C.
 - ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
 - BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
 - ASPHALT THICKNESS AND BASE COURSE THICKNESS (90CMPC) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
 - TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRFI FW 700 OR EQUAL IS SPECIFIED.
 - ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
 - ALL WATER MAINS SHALL BE AWMA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS.
 - ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI.
 - ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND/OR RODDING AND RESTRAINED PIPE PER THE PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
 - MAXIMUM DEFLECTION OF 8" & 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25' OR 22.5' BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEW AND SAN. SEW. MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
 - SANITARY SEWER PIPE AND FITTINGS: PVC 4"-8" ASTM D3034, TYPE PSM, SDR 35; PUSH-ON JOINTS AND MOLDED RUBBER GASKETS. MAXIMUM HORIZONTAL DEFLECTION, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SAN. SEW. MAIN).

- STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS**
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
 - CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS.
 - NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL, SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
 - IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
 - CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
 - CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
 - ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
 - CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER EGM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
 - ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
 - SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS, OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
 - SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
 - CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
 - THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.



PCD FILE NO: SP206

PAINT BRUSH HILLS FILING NO. 14

PRELIM UTILITY & PUBLIC FACILITY PLAN

PROJECT NO. 10-014 FILE: \\way\cpl\elc\80808\10014-P01.dwg

DESIGNED BY: DM DATE: 12-29-20

CHECKED BY: VAS SHEET 1 OF 1

PUT1

102 E. PINE PEAK AVE SUITE 500
COLORADO SPRINGS, CO 80903
PHONE 719.535.5465

S&P CONSULTANTS, INC.

FOR AND ON BEHALF OF S&P CONSULTANTS, INC.

APPROVED BY: DATE:

REVISIONS:

NO. DATE: REV. DESCRIPTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION