



LSC TRANSPORTATION CONSULTANTS, INC.
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Forest Lakes Filing No. 7
Transportation Memorandum
(LSC #S214700)
August 3, 2021

ACCEPTED for FILE
Engineering Review

05/04/2022 7:06:46 AM

dsdnijkamp

EPC Planning & Community
Development Department

Traffic Engineer's Statement

This traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.

Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.

A handwritten signature in blue ink that reads 'Jim Boulton'.

8-3-21
Date



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August 3, 2021

Mr. Kyle Campbell
Classic Consulting
619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903

RE: Forest Lakes Filing No. 7
El Paso County, Colorado
Transportation Memorandum
LSC #S214700

Dear Mr. Campbell:

LSC Transportation Consultants, Inc. has prepared this transportation memorandum to accompany the Filing No. 7 submittal for the Forest Lakes residential development to be located northwest of the intersection of Hay Creek Road and Baptist Road in El Paso County, Colorado. This memorandum contains the following:

- A list of previous Forest Lakes traffic reports and the context of this project (with County reference numbers included in parentheses);
- A summary of the proposed land use and access plan;
- The projected average weekday and peak-hour vehicle trips to be generated by the Filing No. 7 land uses;
- Recommendations for street functional classifications for streets within Filing No. 7; and
- The required Countywide Road Impact Fees.

PREVIOUS FOREST LAKES TRAFFIC REPORTS AND MEMORANDUM

LSC completed a master-plan-level study for all of Forest Lakes, dated August 13, 2001 (PUD 01009). LSC also prepared three letters in response to comments on the initial master plan study dated January 8, 2002, March 15, 2002, and August 5, 2002. The following reports have also been prepared:

- Forest Lakes Filing 2 (TIA) dated December 9, 2015 (SF 1527 and SF 1528)
- Forest Lakes Phase II (TIA) dated February 21, 2019 (PUD SP 181)
- Forest Lakes Filing No. 5 (transportation memorandum) dated August 30, 2019 (SF 1915)
- Forest Lakes Filing No. 6 (transportation memorandum) dated October 6, 2020 (SF 2027)

The areas within the approved Forest Lakes Filing No. 5 and 6 and the currently-proposed Forest Lakes Filing No. 7 were included in the Phase II TIA.

SITE DEVELOPMENT AND LAND USE

Land Use

The Forest Lakes Phase II TIA assumed 180 lots for single-family homes would be developed in the northwest area of the Forest Lakes development. The approved Forest Lakes Filing Nos. 5 and 6 include 101 lots and the currently-proposed Filing No. 7 is planned to include 79 lots for a total of 180 lots for this same area. The site plan for the currently-proposed Filing No. 7 is attached.

Access

No change to the access is proposed with this filing.

TRIP GENERATION

Estimates of the traffic volumes expected to be generated by the site have been made using the nationally-published trip-generation rates found in *Trip Generation, 10th Edition, 2017* by the Institute of Transportation Engineers (ITE). Table 1 shows the results of the trip-generation estimates.

As shown in Table 1, Forest Lakes Filing No. 7 is projected to generate about 746 new vehicle trips on the average weekday, with about one-half of the vehicles entering and one-half of the vehicles exiting in a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 a.m. and 8:30 a.m., about 15 vehicles would enter and 44 vehicles would exit the site. During the afternoon peak hour, which generally occurs for one hour between 4:30 p.m. and 6:30 p.m., about 49 vehicles would enter and 29 vehicles would exit the site.

SHORT-TERM AND 2040 TOTAL TRAFFIC

Please refer to *Forest Lakes Phase II Traffic Impact Analysis* dated February 21, 2019 for the short-term and 2040 total traffic volumes and level of service analysis.

ROADWAY CLASSIFICATIONS

As shown in Figure 11 of the Phase II TIA, Mesa Top Drive should be classified as Urban Local. All other streets within Filing No. 7 should be classified as Local (Low Volume).

ROADWAY IMPROVEMENT FEE PROGRAM

This project will be required to participate in the El Paso County Road Improvement Fee Program. Forest Lakes Filing No. 7 will join the ten-mil PID. The ten-mil PID building permit fee portion associated with this option is \$1,221 per single-family dwelling unit. Based on 79 lots, the total building permit fee would be \$96,459.

* * * * *

Please contact me if you have any questions regarding this memo.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

By: Jeffrey C. Hodsdon, P.E.
Principal

JCH:KDF:jas

Enclosures: Table 1
Forest Lakes Filing No. 7 Site Exhibit

Table 1

Table 1
Trip Generation Estimate
Forest Lakes Fil 7

Filing No	Land Use Code	Land Use Description	Trip Generation Units	Trip Generation Rates ⁽¹⁾					Total Trips Generated				
				Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour		Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour	
					In	Out	In	Out		In	Out	In	Out
Currently Proposed Forest Lakes Phase II Filing													
7	210	Single-Family Detached Housing	79 DU ⁽²⁾	9.44	0.19	0.56	0.62	0.37	746	15	44	49	29
Approved Forest Lakes Phase II Filings													
5	210	Single-Family Detached Housing	33 DU	9.44	0.19	0.56	0.62	0.37	312	6	18	21	12
6	210	Single-Family Detached Housing	68 DU	9.44	0.19	0.56	0.62	0.37	642	13	38	42	25
Forest Lakes Phase II Total			180 DU						1,699	33	100	112	66
Notes: (1) Source: " <i>Trip Generation, 10th Edition, 2017</i> " by the Institute of Transportation Engineers (ITE) (2) DU = dwelling unit													
Source: LSC Transportation Consultants, Inc.													

Forest Lakes Filing No. 7 Site Exhibit



KNOW ALL MEN BY THESE PRESENTS:

THAT FLRD #2, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 4 REBAR AND RED PLASTIC SURVEYORS CAP STAMPED "ROCKWELL PLS 19586" ASSUMED TO BEAR N89°29'26"E, A DISTANCE OF 3103.31 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S48°34'02"W, A DISTANCE OF 2775.21 FEET TO THE POINT OF BEGINNING;

THENCE S42°14'52"W, A DISTANCE OF 149.83 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N34°59'58"W, HAVING A DELTA OF 22°00'14", A RADIUS OF 450.00 FEET AND A DISTANCE OF 172.82 FEET TO A POINT OF TANGENT;
THENCE S77°00'16"W, A DISTANCE OF 33.55 FEET;
THENCE S69°52'46"W, A DISTANCE OF 80.62 FEET;
THENCE S59°39'02"W, A DISTANCE OF 83.82 FEET;
THENCE S77°00'16"W, A DISTANCE OF 13.90 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 21°55'22", A RADIUS OF 955.00 FEET AND A DISTANCE OF 365.41 FEET TO A POINT ON CURVE;
THENCE S35°30'10"W, A DISTANCE OF 112.01 FEET;
THENCE S44°21'05"W, A DISTANCE OF 62.50 FEET;
THENCE S56°18'31"W, A DISTANCE OF 47.71 FEET;
THENCE S65°29'48"W, A DISTANCE OF 28.62 FEET;
THENCE S69°24'54"W, A DISTANCE OF 103.48 FEET;
THENCE S80°20'02"W, A DISTANCE OF 144.53 FEET;
THENCE N85°31'11"W, A DISTANCE OF 196.24 FEET;
THENCE N89°47'34"W, A DISTANCE OF 264.22 FEET;
THENCE S83°59'23"W, A DISTANCE OF 158.43 FEET;
THENCE N89°46'49"W, A DISTANCE OF 438.74 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO;
THENCE N00°13'11"E ON SAID WEST LINE, A DISTANCE OF 1741.37 FEET;
THENCE S75°46'18"E, A DISTANCE OF 581.80 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S75°46'18"E, HAVING A DELTA OF 03°15'17", A RADIUS OF 525.00 FEET AND A DISTANCE OF 29.82 FEET TO A POINT ON CURVE;
THENCE S72°31'01"E, A DISTANCE OF 170.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S72°31'01"E, HAVING A DELTA OF 25°13'46", A RADIUS OF 355.00 FEET AND A DISTANCE OF 156.32 FEET TO A POINT ON CURVE;
THENCE N47°17'16"W, A DISTANCE OF 170.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S47°17'16"E, HAVING A DELTA OF 47°41'21", A RADIUS OF 525.00 FEET AND A DISTANCE OF 436.97 FEET TO A POINT OF TANGENT;
THENCE S89°35'55"E, A DISTANCE OF 271.00 FEET;
THENCE N00°24'05"E, A DISTANCE OF 5.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S00°24'05"W, HAVING A DELTA OF 62°03'00", A RADIUS OF 175.00 FEET AND A DISTANCE OF 189.52 FEET TO A POINT OF REVERSE CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 40°00'20", A RADIUS OF 225.00 FEET AND A DISTANCE OF 157.10 FEET TO A POINT OF TANGENT;
THENCE S67°33'15"E, A DISTANCE OF 216.00 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 16°43'30", A RADIUS OF 325.00 FEET AND A DISTANCE OF 94.87 FEET TO A POINT ON CURVE;
THENCE S39°10'15"W, A DISTANCE OF 140.00 FEET;
THENCE S50°49'45"E, A DISTANCE OF 148.00 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 29°11'30", A RADIUS OF 365.00 FEET AND A DISTANCE OF 185.96 FEET TO A POINT OF TANGENT;
THENCE S80°01'15"E, A DISTANCE OF 99.34 FEET;
THENCE S54°10'11"E, A DISTANCE OF 55.57 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S54°10'11"E, HAVING A DELTA OF 22°26'27", A RADIUS OF 680.00 FEET AND A DISTANCE OF 266.33 FEET TO A POINT OF TANGENT;
THENCE S13°23'21"W, A DISTANCE OF 72.42 FEET;
THENCE S76°36'39"E, A DISTANCE OF 138.00 FEET;
THENCE S13°23'21"W, A DISTANCE OF 112.00 FEET;
THENCE S76°36'39"E, A DISTANCE OF 12.00 FEET;
THENCE S13°23'21"W, A DISTANCE OF 187.58 FEET TO POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 29°25'54", A RADIUS OF 270.00 FEET AND A DISTANCE OF 138.69 FEET TO A POINT ON CURVE;
THENCE S47°10'45"E, A DISTANCE OF 60.00 FEET;
THENCE S73°14'40"E, A DISTANCE OF 87.48 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 05°39'10", A RADIUS OF 345.00 FEET AND A DISTANCE OF 34.04 FEET THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 82.504 ACRES.

FOREST LAKES FILING NO. 7
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C AND D WITH USES STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE FOREST LAKES METROPOLITAN DISTRICT.

BY: _____ AS _____
OF FOREST LAKES METROPOLITAN DISTRICT.

STATE OF COLORADO } ss
COUNTY OF EL PASO }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY _____ OF FOREST LAKES METROPOLITAN DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

OWNER'S CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND REPLATTED SAID LANDS INTO LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FOREST LAKES FILING NO. 7. 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 COMMUNICATIONS 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.

OWNER:

FLRD #2, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____, A.D.

BY: _____ AS _____ OF
FLRD #2, LLC A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO } ss
COUNTY OF EL PASO }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY _____ AS _____ OF FLRD #2, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

LIEN HOLDER:

ZIONS BANCORPORATION, N.A. DBA VECTRA BANK COLORADO HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____, A.D.

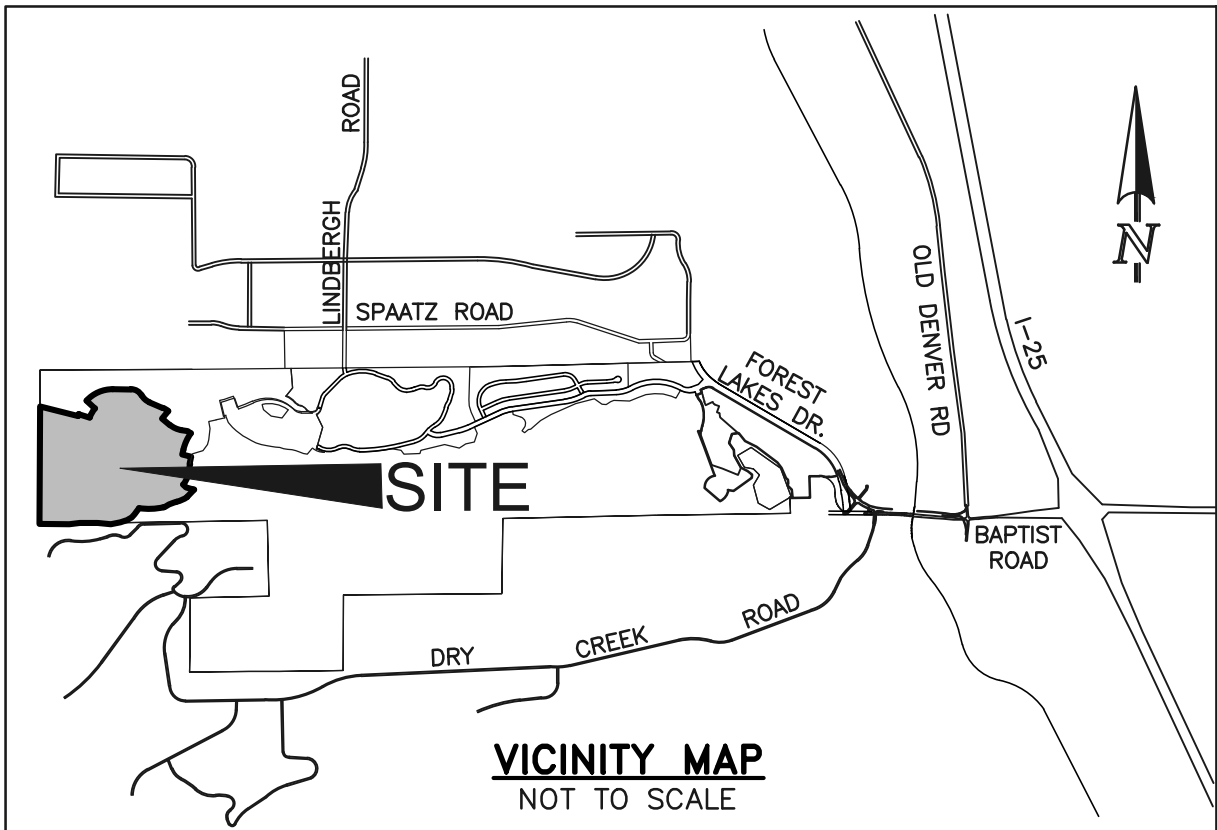
BY: _____ AS _____ OF
ZIONS BANCORPORATION, N.A. DBA VECTRA BANK COLORADO

STATE OF COLORADO } ss
COUNTY OF EL PASO }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY _____ AS _____ OF ZIONS BANCORPORATION, N.A. DBA VECTRA BANK COLORADO
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES:

- THE DATE OF PREPARATION MARCH 23, 2021.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- FLOODPLAIN STATEMENT: A PORTION OF THIS SITE, FOREST LAKES FILING NO. 7, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY GRAPHIC REPRESENTATION OF THE FLOOD INSURANCE RATE MAP, MAP NUMBERS 08041C0266G AND 08041C0267G, DATED DECEMBER 7, 2018. (ZONE X)
- THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- WATER SERVICE SHALL BE SUPPLIED BY FOREST LAKES METROPOLITAN DISTRICT.
- SEWER SERVICE SHALL BE SUPPLIED BY FOREST LAKES METROPOLITAN DISTRICT.
- ELECTRIC SERVICES SHALL BE SUPPLIED BY (MVEA) MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- GAS SERVICES SHALL BE SUPPLIED BY BLACK HILLS ENERGY.
- FIRE PROTECTION BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND/OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT ANALYSIS; PRELIMINARY/FINAL DRAINAGE REPORT; SOIL, GEOLOGY AND GEOLOGICAL HAZARD STUDY; WATER AVAILABILITY STUDY; NATURAL FEATURES REPORT; SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS; EROSION CONTROL REPORT.
- PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON COMMITMENTS FOR TITLE INSURANCE ISSUED BY CAPSTONE TITLE, ORDER NO. 200555 WITH AN EFFECTIVE DATE OF FEBRUARY 29, 2020 AT 8:00 A.M.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMENTS AT CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
- TRACT A IS FOR OPEN SPACE, TRAILS, DRAINAGE, PUBLIC UTILITIES AND PRESERVATION AREA AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- TRACT B OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE AND _____ AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.



GENERAL NOTES: (CONTINUED)

- TRACT C IS FOR OPEN SPACE, TRAILS, DRAINAGE, PUBLIC UTILITIES AND PRESERVATION AREA AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- TRACT D IS FOR OPEN SPACE, TRAILS, DRAINAGE, PUBLIC UTILITIES AND PRESERVATION AREA AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
- 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 UNDER RECEPTION NO. _____, IN THE OFFICE OF THE CLERK AND RECORDED 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, THE 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.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE FOREST LAKES METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED IN BOOK 5065 AT PAGE 1279 AND BOOK 5165 AT PAGE 326 AND AS AMENDED.
- THE FOREST LAKES METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471). AS AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION.
- UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:
 - A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT LINES OF EACH LOT.
 - A 7.50 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH LOT.
 - A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT.
 - A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG STREETS, WHEN FRONT EASEMENT IS NOT APPROPRIATE.
 - A 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG PERIMETER OF SUBDIVISION.
- THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE TOTAL NUMBER OF LOTS BEING PLATTED IS 79 LOTS. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 4 TRACTS.
- PURSUANT TO RESOLUTION _____ APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF FOREST LAKES FILING NO. 7 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN PINON PINES METROPOLITAN DISTRICT NO. 2 BY INSTRUMENTS RECORDED UNDER RECEPTION NOS. 204033348 & 208042748.
- GEOLOGIC HAZARDS DISCLOSURE STATEMENT: AREAS OF THE PROPOSED SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONDITIONS INCLUDING SHALLOW GROUNDWATER, EXPANSIVE SOILS AND BEDROCK, AND POTENTIAL FOR FLOOD, EROSION AND DEBRIS FLOW. THESE CONDITIONS CAN BE MITIGATED BY AVOIDANCE, REGRADING, PROPER ENGINEERING DESIGN, AND CONSTRUCTION TECHNIQUES. A MAP OF THE HAZARD AREAS AND PROPOSED MITIGATION MEASURES CAN BE FOUND IN THE GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION PREPARED BY CTL THOMSON INC., DATED JULY 18, 2018 AND IS HELD IN THE FOREST LAKES FILINGS 5, 6, & 7 PUD/PRELIMINARY PLAN AMENDMENT FIA (PUDSP-18-001) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. A DEBRIS FLOW/MUD FLOW ANALYSIS PREPARED BY CTL THOMPSON INC., DATED AUGUST 6, 2018 IS ALSO HELD IN THIS FILE. THE PROPOSED LOT LAYOUT AND DRAINAGE DESIGN ADDRESSES THE RECOMMENDATIONS OF THAT ANALYSIS.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS TO BE INCLUDED IN THE FOREST LAKES HOMEOWNERS ASSOCIATION. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FOREST LAKES RESIDENTIAL ARE RECORDED UNDER RECEPTION NO. 215119474 AND AS AMENDED.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE FOREST LAKES PUD AS RECORDED UNDER RECEPTION NO. 219053733 AND AMENDED BY RECEPTION NO. 219159875.

SUMMARY TABLE:

LOTS /TRACTS	AREA	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE)	1,568,962 SF	44%	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
TRACT B (OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE)	12,167 SF	(<1%)	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
TRACT C (OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE)	96,380 SF	3%	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
TRACT D (OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE)	574,905 SF	16%	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
LOTS (79 TOTAL)	1,068,636 SF	30%	INDIVIDUAL LOT OWNERS	INDIVIDUAL LOT OWNERS
PUBLIC R.O.W.	272,803 SF	8%	COUNTY	COUNTY
TOTAL	3,593,853 SF	100%		

SURVEYOR'S STATEMENT:

I, DOUGLAS P. REINELT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY 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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC

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.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR FOREST LAKES FILING NO. 7 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE (NAME OF DOCUMENT TO BE DETERMINED), THE DEDICATIONS OF LAND TO THE PUBLIC (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 OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

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 _____, 20____, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

SCHOOL FEE: DISTRICT 38

BRIDGE FEE: NO BRIDGE FEES

URBAN PARK FEE: LAND IN LIEU OF FEES

REGIONAL PARK FEE: LAND IN LIEU OF FEES

DRAINAGE FEE: BEAVER CREEK BASIN \$201,802.39 CREDITS

OWNER:

FLRD #2, LLC
6385 CORPORATE DRIVE, SUITE 200
COLORADO SPRINGS, CO 80919
719-592-9333

NO	REVISION	DATE

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

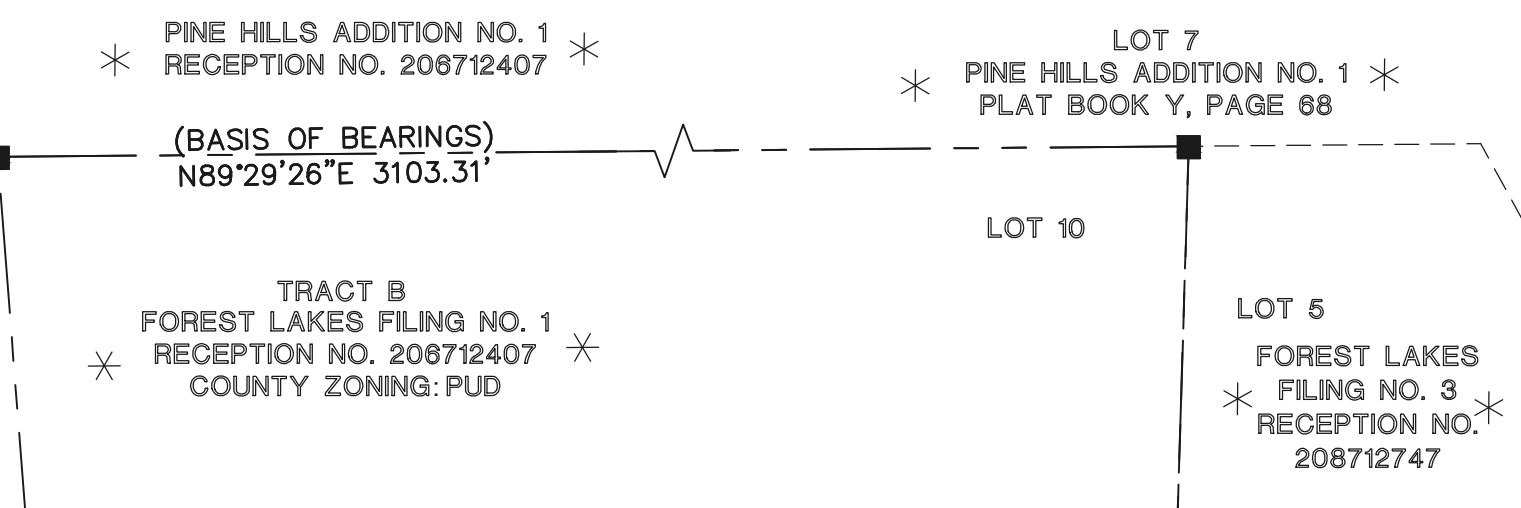
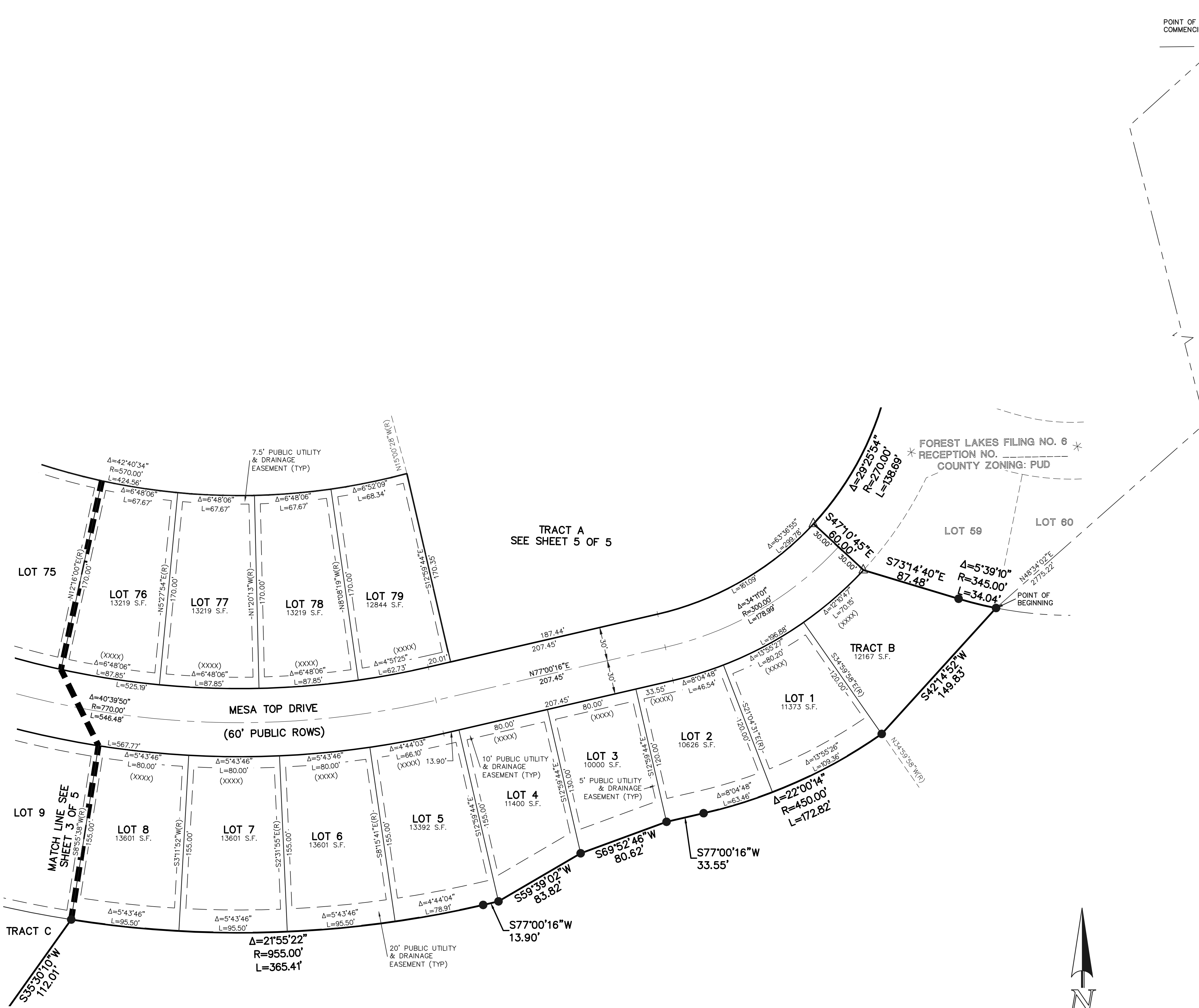
CLASSIC
CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799 (Fax)

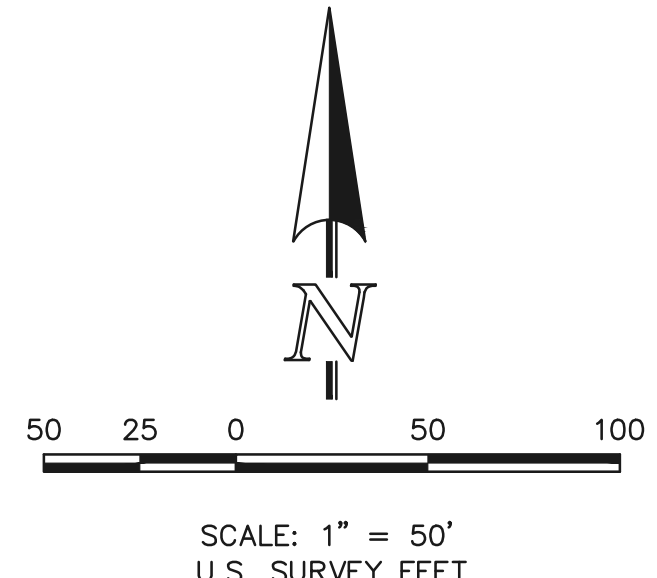
FOREST LAKES FILING NO. 7

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND**
- AC ACRES
 - S.F. SQUARE FEET
 - (R) RADIAL BEARING
 - * NOT PART OF THIS PLAT
 - (XXXX) STREET ADDRESS
 - NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP OR PK NAIL AND 1 1/2" STEEL WASHER "STAMPED CCES LLC PLS 30118" RECOVERED FLUSH W/GROUND
 - NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP OR PK NAIL AND 1 1/2" STEEL WASHER "STAMPED CCES LLC PLS 30118" SET FLUSH W/GROUND
 - NO. 4 REBAR WITH 1" RED PLASTIC SURVEYORS CAP STAMPED "PLS 19586" RECOVERED FLUSH W/GROUND

PRELIMINARY
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FOREST LAKES
FILING NO. 7
JOB NO. 1175.70
MARCH 23, 2021
SHEET 2 OF 5



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

PCDD FILE NO.

FOREST LAKES FILING NO. 7

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

LEGEND

AC ACRES

S.F. SQUARE FEET

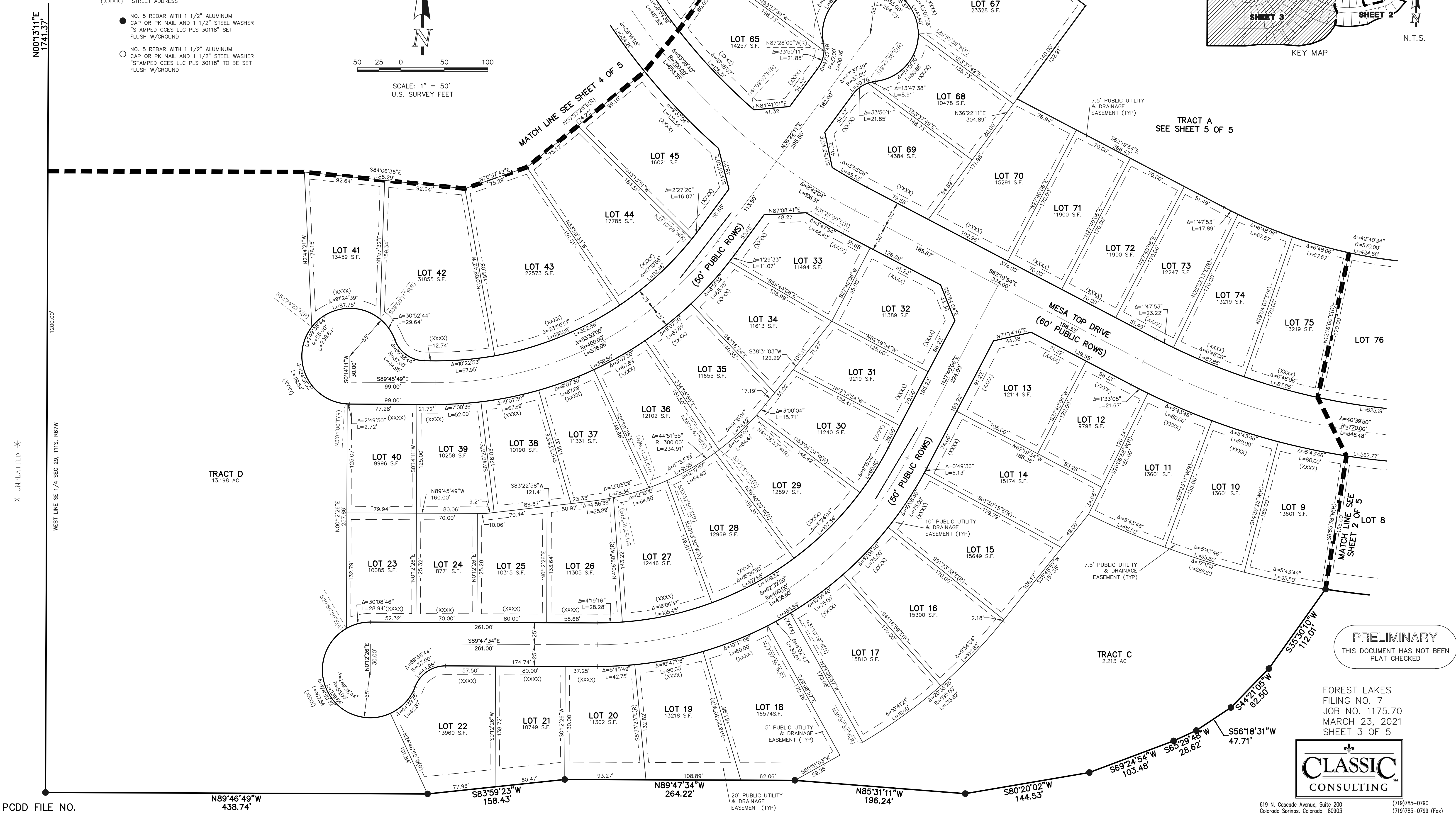
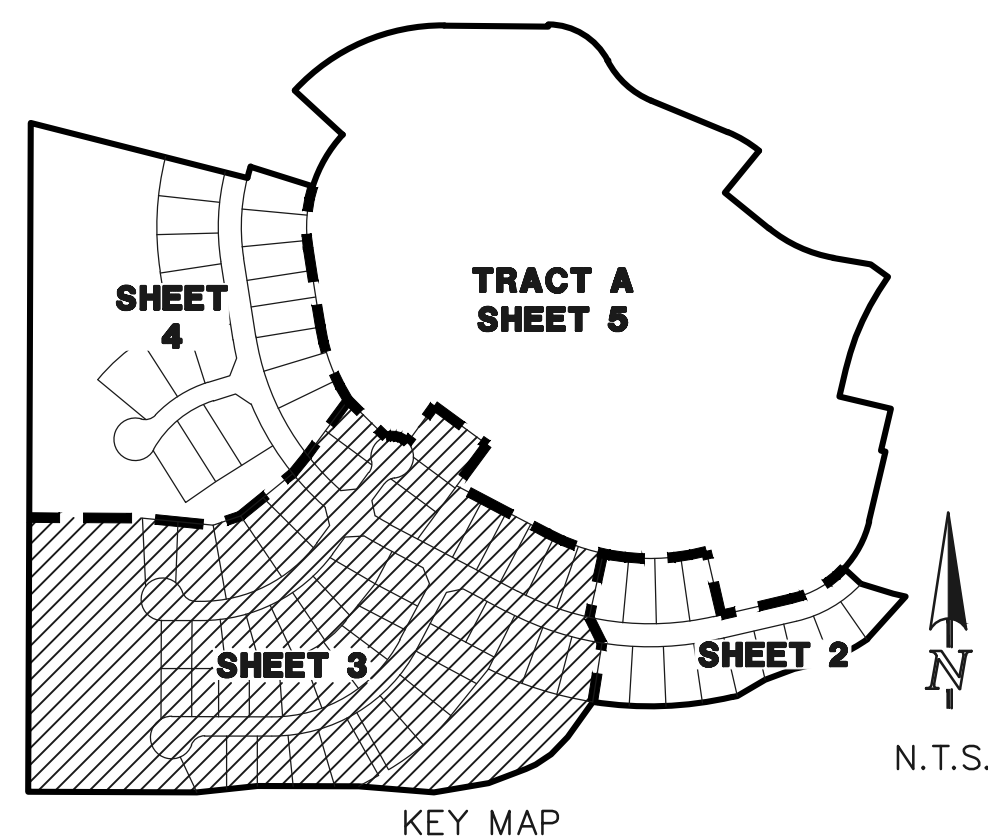
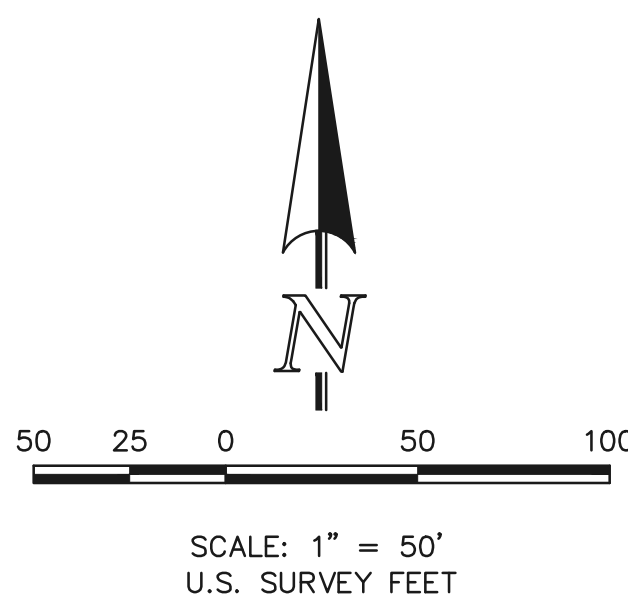
(R) RADIAL BEARING

* NOT PART OF THIS PLAT

(XXXX) STREET ADDRESS

● NO. 5 REBAR WITH 1 1/2" ALUMINUM
CAP OR PK NAIL AND 1 1/2" STEEL WASHER
"STAMPED CCES LLC PLS 30118" SET
FLUSH W/GROUND

○ NO. 5 REBAR WITH 1 1/2" ALUMINUM
CAP OR PK NAIL AND 1 1/2" STEEL WASHER
"STAMPED CCES LLC PLS 30118" TO BE SET
FLUSH W/GROUND



PRELIMINARY

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FOREST LAKES
FILING NO. 7
JOB NO. 1175.70
MARCH 23, 2021
SHEET 3 OF 5

CLASSIC
CONSULTING

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Colorado Springs, Colorado 80903

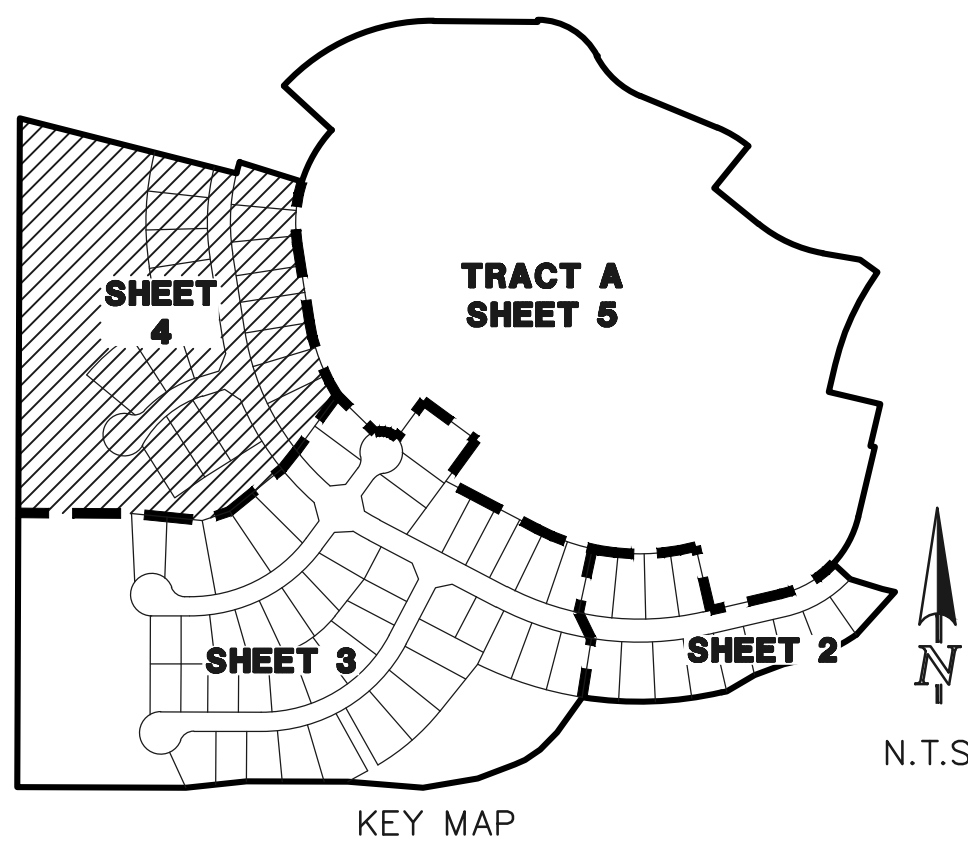
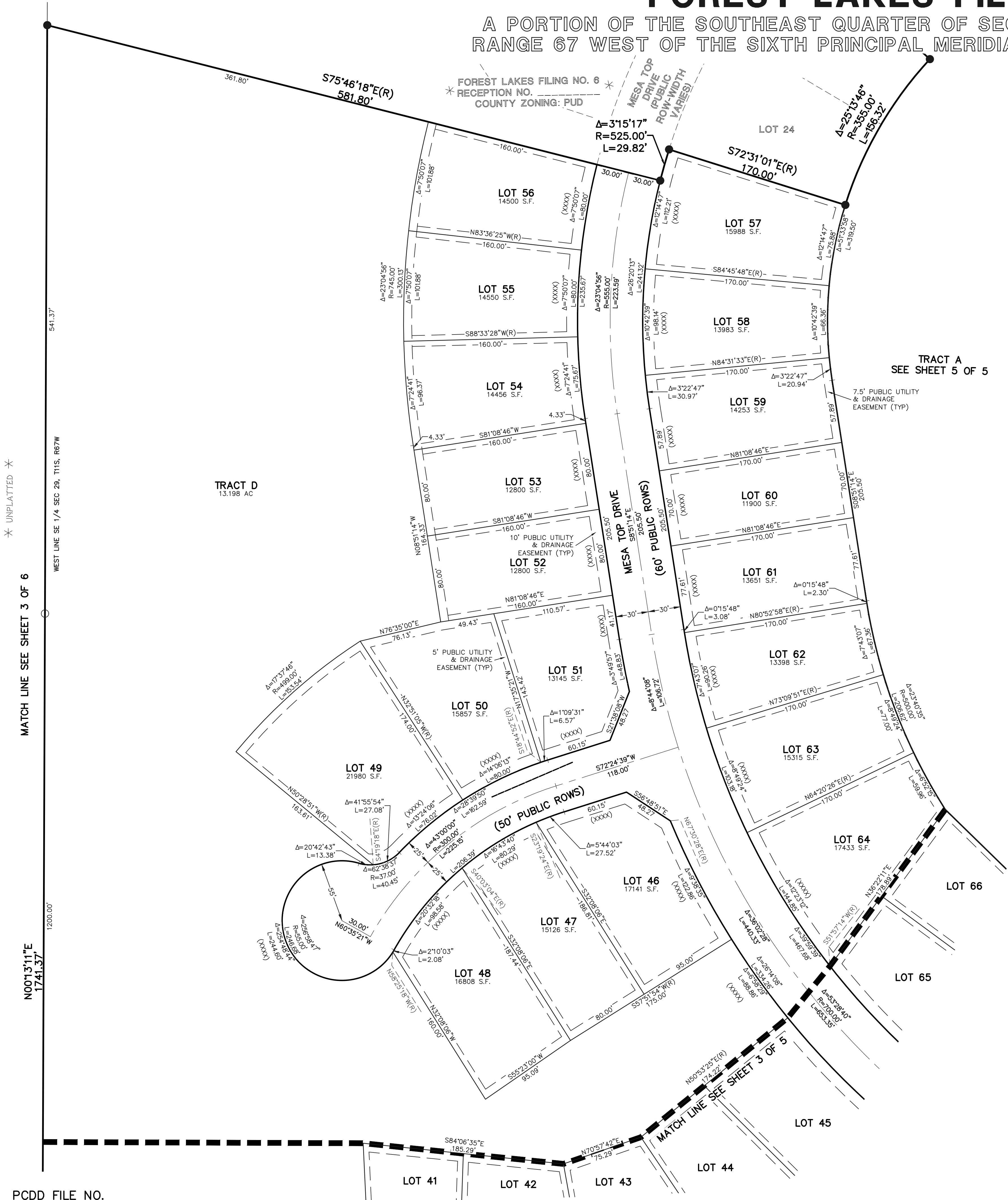
(719)785-0790
(719)785-0799 (Fax)

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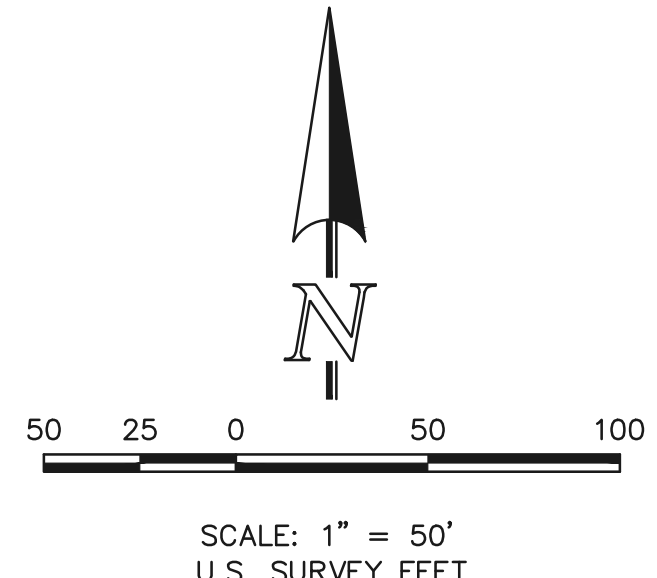
FOREST LAKES FILING NO. 7

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND**
- AC ACRES
 - S.F. SQUARE FEET
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 - (XXXX) STREET ADDRESS
 - NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP OR PK NAIL AND 1 1/2" STEEL WASHER "STAMPED CCES LLC PLS 30118" SET FLUSH W/GROUND
 - NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP OR PK NAIL AND 1 1/2" STEEL WASHER "STAMPED CCES LLC PLS 30118" TO BE SET FLUSH W/GROUND

PRELIMINARY
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PLAT CHECKED



FOREST LAKES
FILING NO. 7
JOB NO. 1175.70
MARCH 23, 2021
SHEET 4 OF 5

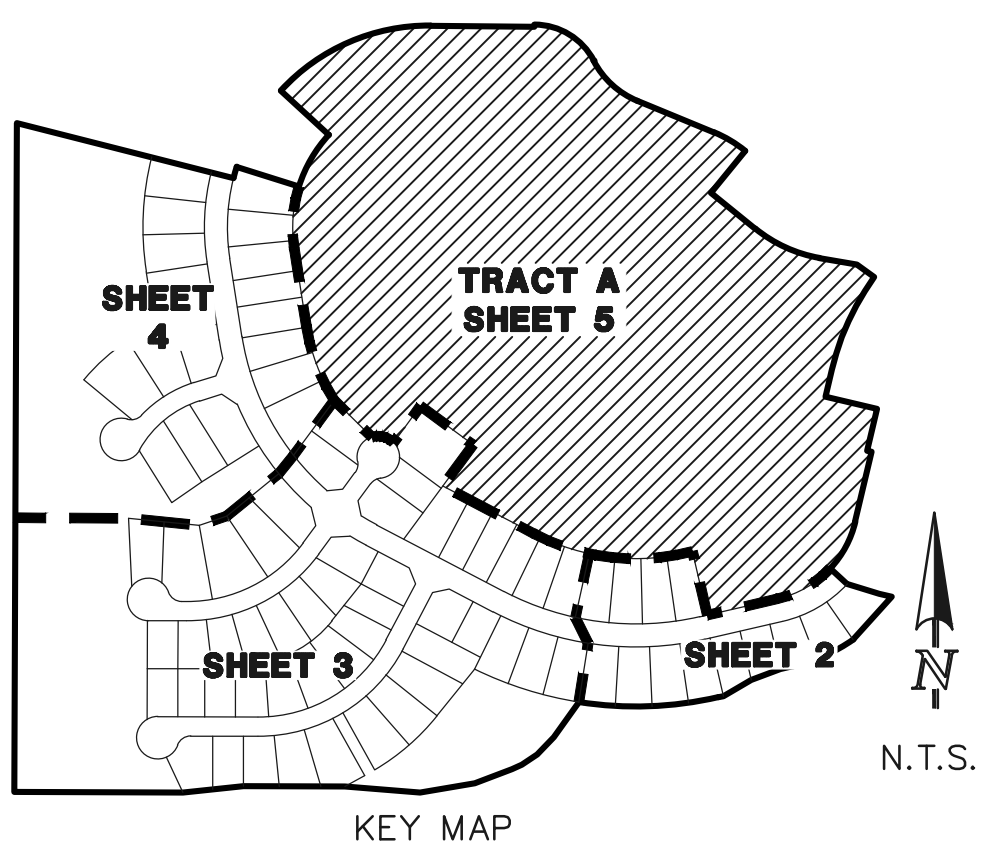
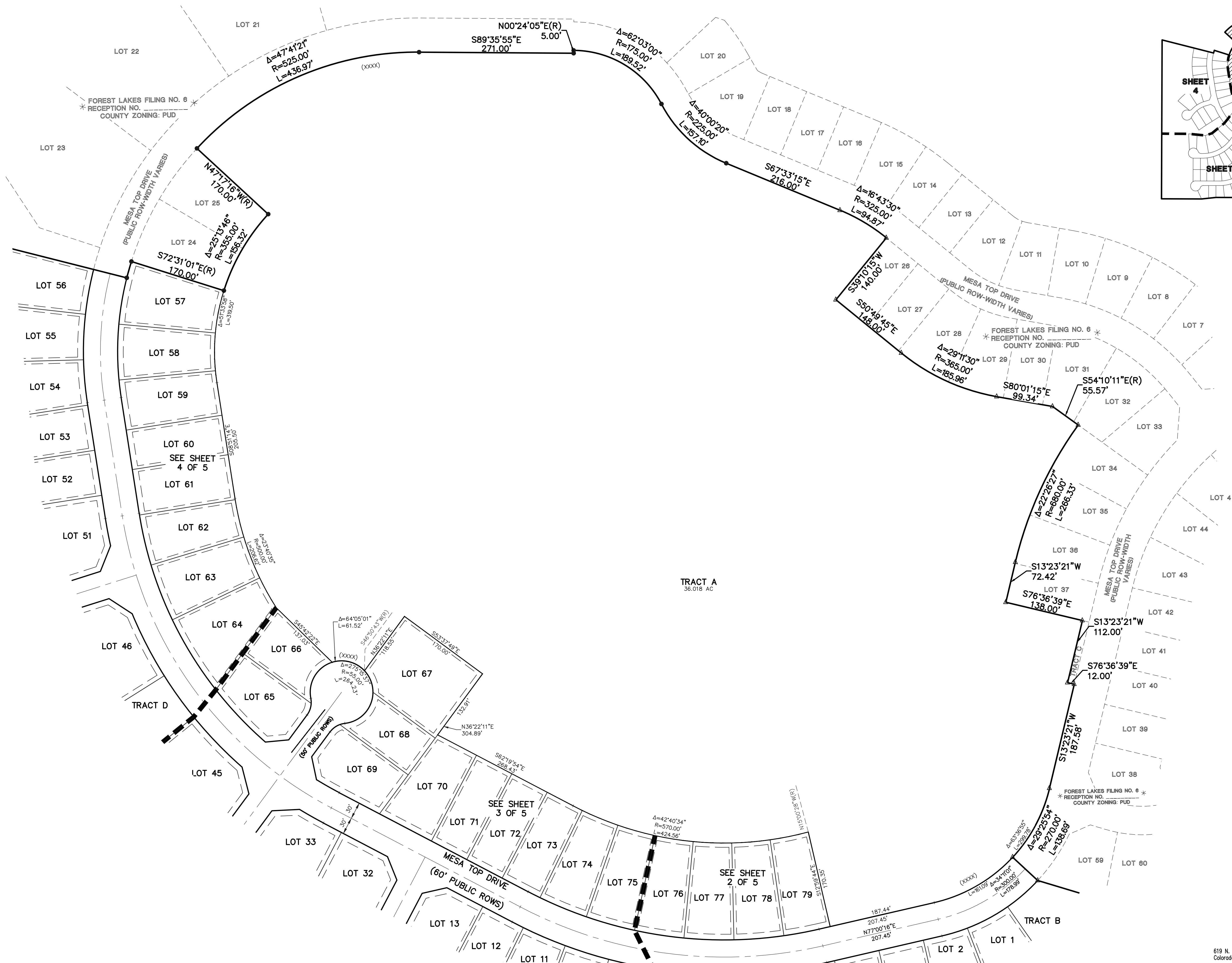


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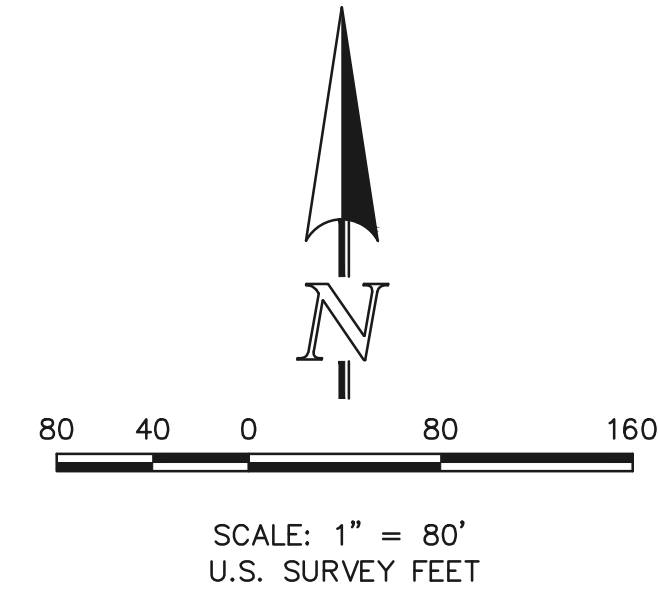
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FOREST LAKES FILING NO. 7

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



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 - NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP OR PK NAIL AND 1 1/2" STEEL WASHER "STAMPED CCES LLC PLS 30118" RECOVERED FLUSH W/GROUND
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FOREST LAKES
FILING NO. 7
JOB NO. 1175.70
MARCH 23, 2021
SHEET 5 OF 5



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PCDD FILE NO.

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