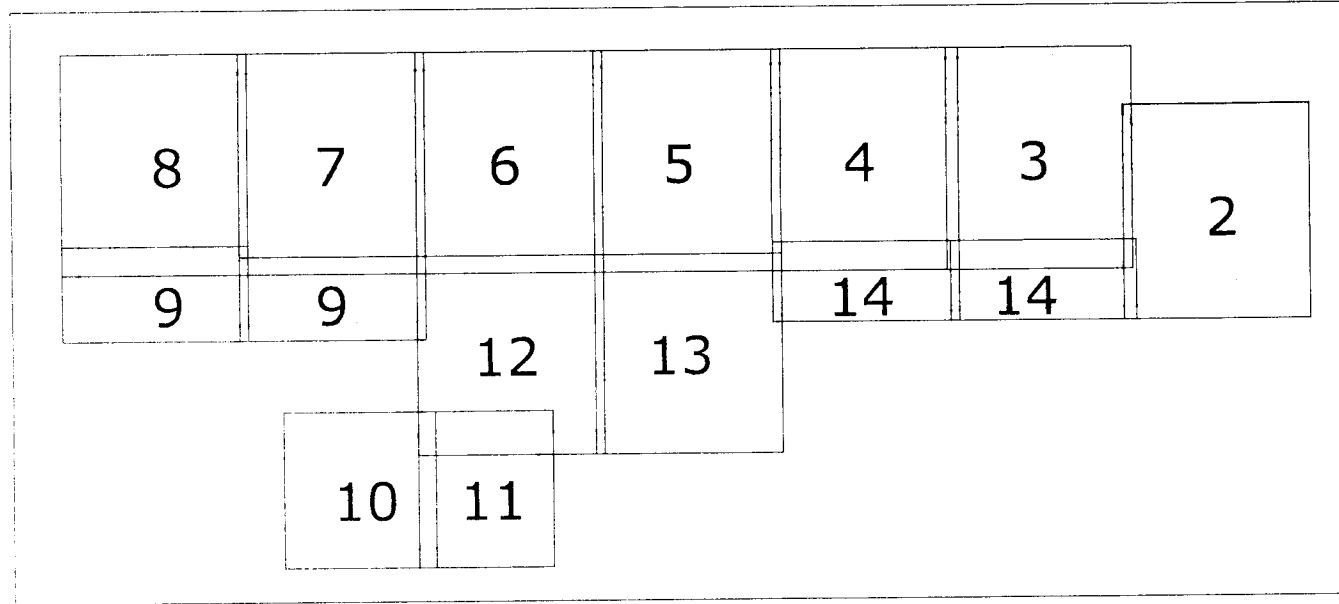


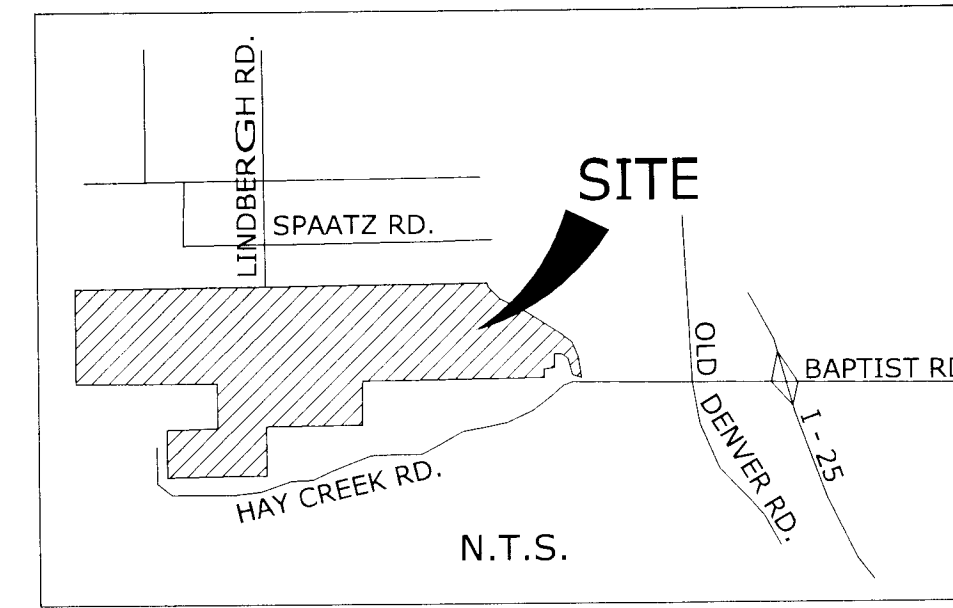
SHEET INDEX



# FOREST LAKES

## PUD DEVELOPMENT PLAN MINOR AMENDMENT

### VICINITY MAP



### LEGAL DESCRIPTION:

Those portions of the Southwest quarter of Section 26 and of the South half of Section 27 and of the South half of Section 28 and of the Southeast quarter of Section 29 and of the North half of Section 33, Township 11 South, Range 67 West of the 6th P.M., El Paso County, Colorado more particularly described as follows:

Commencing at the Southeast corner of said Section 27; thence N 01°53'03"W (all bearings used in this description are relative to the East line of the Southeast quarter of said Section 27, which was assumed to be N 01°53'03"W) on the East line of the Southeast quarter of said section 274.04 feet to a point on a line being 264.00 feet northerly of and parallel with the South line of the Southeast quarter of said Section 27 and the POINT OF BEGINNING; thence continue N 01°53'03"W on said East line, 375.89 feet to a point on the southwesterly line of a parcel of land as recorded in Book 3451 at Page 276 of the records of said El Paso County, as said line is described in Parcel 1 of Decree recorded under Reception No. 200152234 of said records; thence southeasterly on said southwesterly line for the following four (4) courses; (1) thence S 89°28'42"E, 181.06 feet; (2) thence on the arc of a curve to the right having a central angle of 87°35'40", a radius of 270.00 feet and an arc length of 412.78 feet; (3) thence S 01°53'03"E, 94.66 feet; (4) thence on the arc of a curve to the left having a central angle of 51°40'57", a radius of 330.00 feet and an arc length of 297.67 feet to a point on a line being 30.00 feet northerly of and parallel with the South line of the Southwest quarter of said Section 26; thence S 89°45'10"E on said parallel line, 129.46 feet to a point on the easterly line of that property described in deed record under Reception No. 99116918 of said records; thence northerly on said easterly line for the following nine (9) courses: (1) thence on the arc of a curve to the left whose chord bears N 04°11'38"W, having a central angle of 05°06'13", a radius of 91.00 feet and an arc length of 81.07 feet; (2) thence N 06°44'46"W, 89.75 feet; (3) thence on the arc of a curve to the left having a central angle of 03°41'15", a radius of 239.24 feet and an arc length of 154.28 feet; (4) thence N 10°26'01"W, 67.03 feet; (5) thence on the arc of a curve to the left having a central angle of 03°41'03", a radius of 2510.80 feet and an arc length of 161.45 feet; (6) thence N 14°07'04"W, 77.06 feet; (7) thence on the arc of a curve to the left having a central angle of 45°26'21", a radius of 910.00 feet and an arc length of 721.69 feet; (8) thence N 59°33'25"W, 2050.24 feet; (9) thence on the arc of a curve to the right having a central angle of 37°16'54", a radius of 990.00 feet and an arc length of 514.04 feet to a point on the North line of the South half of said Section 27; thence S 88°31'14"W on said North line, 3463.58 feet to the Northeast corner of the South half of said Section 28; thence S 89°29'35"W, 5342.77 feet to the Northeast corner of the Southeast quarter of said Section 29; thence S 89°40'20"W, 2638.66 feet to the Northwest corner of said Southeast quarter; thence S 00°13'11"W, 2671.51 feet to the Southwest corner of said Southeast quarter; thence N 89°10'18"E, 2620.81 feet to the Northwest corner of said Section 33; thence N 88°58'38"E, 1331.94 feet to the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 33; said point also being the northerly corner of Green Mountain Ranch Estates Filing No. 2 as recorded in Plat Book G-2 at Page 27 of the records of said El Paso County, said point being monumented by a rebar and cap P.L.S. No. 4842; thence on the property boundary established by judicial decree in Civil Action No. 02CV2368 as shown on map recorded under Reception No. 203062773 of the records of said El Paso County for the following eleven (11) courses: (1) thence S 01°15'34"E on the easterly line of said Green Mountain Ranch Estates Filing No. 2, a distance of 805.16 feet to a 1-1/8" O.D. pipe; (2) thence S 01°18'58"E on the easterly line of said Green Mountain Ranch Estates Filing No. 2 and the southerly extension thereof, 510.26 feet to a cap and rebar P.L.S. No. 4842; (3) thence S 88°55'12"W, 1368.67 feet to a cap and rebar P.L.S. No. 4842; said point also being on the easterly line of Block having a central angle of 45°26'21", a radius of 910.00 feet and an arc length of 721.69 feet; (4) thence S 00°16'54"W on said easterly line, 91.09 feet to a 1" O.D. pipe; (5) thence S 00°17'00"W on said easterly line, 912.59 feet to a 1" O.D. pipe; (6) thence S 00°16'26"W on said easterly line, 284.61 feet to a 7/8" O.D. pipe; said point also being on the northerly line of Green Mountain Ranch Estates as recorded in Plat Book A-2 at Page 59 of the records of said El Paso County; (7) thence N 89°36'35"E on said northerly line, 516.10 feet to a 1-1/8" O.D. pipe; (8) thence N 89°37'26"E on said northerly line, 518.91 feet to a 1" O.D. pipe; (9) thence N 89°29'23"E on said northerly line, 523.52 feet to a 7/8" O.D. pipe; (10) thence N 89°16'21"E on said northerly line, 774.61 feet to a cap and rebar P.L.S. No. 25629; (11) thence N 89°33'13"E, 333.54 feet to the Southeast corner of the Northwest quarter of said Section 33, said point of the 2-1/2" aluminum cap P.L.S. No. 27559; thence N 00°12'40"E on the East line of said Northwest quarter, 1315.43 feet to a point on the South line of the North half of the Northeast quarter of said Section 33; thence N 89°35'49"E on said South line, 2750.74 feet to a point on the East line of the Northwest quarter of said Section 33; thence N 00°43'31"E on said East line, 1307.12 feet to the Southwest corner of said Section 27; thence N 88°50'20"E on the South line of the Southwest quarter of said section, 2665.40 feet to the South quarter corner of said Section 27; thence N 89°06'01"E on the South line of the Southeast quarter of said section, 2327.52 feet to a point on a line being 346.30 feet westerly of and parallel with the East line of said Section 27; thence N 01°53'03"W on said parallel line, 264.04 feet to a point on a line being 264.00 feet northerly of and parallel with the South line of the Southeast quarter of said Section 27; thence N 89°06'01"E on said parallel line, 346.55 feet to the Point of Beginning.

EXCEPTING therefrom that portion thereof included within Beaver Creek Reservoir, as recorded in Book 424 at Page 84 of the records of said El Paso County and being more particularly described as follows:

Commencing at the Southeast corner of said Section 27; thence N 73°44'36"W, 365.52 feet to the POINT OF BEGINNING; thence S 59°29'17"E, 240.00 feet; thence N 20°27'21"W, 529.51 feet; thence S 54°47'01"W, 624.57 feet; thence S 59°31'59"W, 267.93 feet; thence S 28°28'39"E, 239.64 feet; thence S 80°23'20"E, 156.87 feet; thence S 45°28'13"E, 147.98 feet; thence S 39°32'04"W, 207.79 feet; thence S 15°16'33"E, 317.80 feet; thence S 60°25'27"E, 227.00 feet; thence N 59°29'17"E, 192.00 feet to the Point of Beginning.

The above-described property contains 977.588 acres, more or less.

**A. Applicability:**  
These standards shall apply to all property contained in Forest Lakes Planned Unit Development (PUD). These guidelines shall govern the land use, the dimensional zoning regulations, and along with the covenants, the regulatory process for determining compliance with the provisions of the Forest Lakes PUD.

**B. Project Description:**

- C1. Permitted Principal Uses include accessory uses:**
1. Single-family dwellings
  2. Open space, golf course, active parks and trails
  3. Schools
  4. Recreation Centers
  5. Utility improvements and detention structures
  6. Adult Care Home\*
  7. Child Care Facility\*\*
  8. Group Home\*\*
  9. Accessory uses as defined by the R Residential District.
- \* These uses are subject to development standards in Section 35.5 of Land Development Code

**C2. Use subject to special review:**

1. Other principal uses in the R Residential District.
2. Special review uses in the R Residential District.

**C3. Accessory uses shall be subject to the regulations of section 35.1 of the County Code:**

1. Guest quarters ("guest houses"), which include a separate kitchen, that are clearly subordinate and incidental to the main building, and located on the same lot, are permitted. In no case are the guest quarters to be separately rented, let, or leased whether compensation be direct or indirect. Guest quarters may be attached or detached, but shall meet all of the setback, height and other dimensional requirements pertaining to the principal dwelling unit. In no case shall more than one guest quarters unit be allowed for each principal dwelling unit. The provision of guest quarters does not count toward the total 467 dwelling units provided under the Forest Lakes PUD Development Plan/Preliminary Plan.
2. All other accessory uses shall be subject to the regulations of section 35.1 of the County Code.

- D. Development Requirements for residential lots. (see lot typical on this sheet):**
- Lot Type A:**
- Minimum lot size: 4,050 s.f.
  - Maximum Building Height: Thirty (30) feet.
  - Minimum lot width at building setback line: Forty-five (45) feet.
- Setback Requirements:**
- Front Yard: Eighteen (18) feet.
  - Side Yard: Three and one half (3.5) feet.
  - Corner Lot: The side yard setback for the side street side shall be Fifteen (15) feet.
  - Rear Yard: Twenty (20) feet.
- Lot type B:**
- Minimum lot size: 3,200 s.f.
  - Maximum Building Height: Thirty (30) feet.
  - Minimum lot width at building setback line: Forty (40) feet.
- Setback Requirements:**
- Front Yard: Eighteen (18) feet.
  - Side Yard: Three and one half (3.5) feet. Some units may be zero lot line and share a common wall. In these cases, seven (7) feet must be present on the remaining side yard.
  - Corner Lot: The side yard setback for the side street side shall be Fifteen (15) feet.
  - Rear Yard: Fifteen (15) feet.
- Lot type C:**
- Minimum lot size: 8,800 s.f.
  - Maximum Building Height: Thirty (30) feet.
  - Minimum lot width at building setback line: Eighty (80) feet.
- Setback Requirements:**
- Front Yard: Twenty-five (25) feet.
  - Side Yard: Five (5) feet.
  - Corner Lot: The side yard setback for the side street side shall be Fifteen (15) feet.
  - Rear Yard: Twenty-five (25) feet.
- Lot type D:**
- Minimum lot size: 20,000 s.f.
  - Maximum Building Height: Thirty (30) feet.
  - Minimum lot width at building setback line: One-hundred (100) feet.
  - Lots with One-hundred (100) foot diameter building centrum.
  - 50% of the primary structure must be located in centrum.
- See lot typical on this sheet for centrum example.**
- Setback Requirements for lots without building centrum:**
- Front Yard: Twenty-five (25) feet.
  - Side Yard: Fifteen (15) feet.
  - Corner Lot: The side yard setback for the side street side shall be Fifteen (15) feet.
  - Rear Yard: Thirty (30) feet, Fifty (50) feet and One-hundred (100) feet. See plan for individual layout.

**E. Lot Sizes:**

1. The PUD Development Plan and the Plat establish the lot sizes for each lot.
2. Following initial subdivision, no vacations and re-plats shall be allowed if these would result in the addition of lots in a manner not fully consistent with the Development Plan.

**F. Streets:**

Streets within Forest Lakes Subdivision provide general vehicular circulation throughout the development. Streets shall be publicly owned and maintained except when noted. Any private streets shall be owned and maintained by the appropriate Home Owners Association or the Forest Lakes Metropolitan District. Construction will be to El Paso County Standards except for waivers approved by the County. All streets shall be paved with curb and gutter. Sidewalks shall be provided on both sides for all streets serving lots less than 70,000 s.f. in size. Areas with lots larger than 20,000 s.f. sidewalks will be provided on one side.

**G. Architectural Control Committee Review/Covenants:**

Covenants for Forest Lakes will be created by separate documents and recorded prior to final plat. The Covenants establish rules and regulations for the property within the subdivisions and establish the governance mechanism of the subdivision, including the creation of the Architectural Control Committee.

**H. Authority:**

The authority of this Development Plan is Part IV, section 16 (Planned Unit Development District) of the El Paso County Zoning Resolution. The Authority for Section 16 of the El Paso County Zoning Resolution is the Colorado Planned Unit Development Act of 1972.

**I. Adoption:**

The Adoption of this Development Plan shall evidence the findings and decision of the Board of El Paso County Commissioners that this Development Plan for Forest Lakes is in general conformity with the El Paso County Master Plan, is authorized by the provisions of Part IV, Section 16 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

**K. Relationship to County Regulations:**

The provisions of this Development Plan shall prevail and govern the development of Forest Lakes, provided, however that where the provisions of this Development Plan do not address a particular subject, the relevant provision of the El Paso County Zoning Resolution, as amended, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

- General Notes:**
1. All public streets shall be constructed to El Paso County standards, dedicated to El Paso County and upon acceptance by El Paso County shall be maintained by El Paso County Department of Transportation except for landscaping as indicated in note #2. All private streets as indicated indicated on the plan by the Forest Lakes Metropolitan District.
  2. Landscape entry features, open space tracts, parks, and trails, shall be owned (when appropriate) and maintained by the Forest Lakes Metropolitan District. All medians. Lots in Forest Lakes Drive, Beaver Creek Loop, Pinon Lake Way and Pinon Ranch Point shall be landscaped and maintained by the Forest Lakes Metropolitan District. All double frontage streets shall have a minimum of one tree per 30 feet of frontage. These trees can be clustered along the frontage as determined by the subdivider.
  3. Contour interval shown on plan 2'
  4. No residential lots shall have access to Mitchell Avenue or Baptist Road.
  5. Public utility/drainage easements shall be provided on all lots as follows:
    - a. Front: ten (10) feet
    - b. Side: five (5) feet
    - c. Rear: seven and one-half (7.5) feet
    - d. Streets: Ten (10) feet easement along all areas when front easement is not appropriate.
    - e. Subdivision Perimeter: Twenty (20) feet.
  6. Trails identified on plans shall be open to the public for non-motorized uses which may be further specified in the future.
  7. All open space/trail/landscape tracts shall be limited to non-motorized use only.
  8. Development of the property shall be in accordance with the overall PUD Development Plan Approval. Minor modifications may be subject to the limitations contained in Section 16, paragraph Q of the El Paso County Land Development Code.
  9. Development Plan shall adhere to the requirements of section 16 and 37.5 of the El Paso County Land Development Code and revisions reflected in the Preliminary Plan conditions.

**Development Data:**

- Existing Zoning: R (Residential)
- Proposed Zoning: PUD
- Total Area: 990.92
- Total Number of Lots: 467
- 2 Neighborhood Parks, Preservation areas, School Site and Utility and Drainage facilities

**Subdivider:**

Forest Lakes, LLC  
2 N. Cascade Ave. Suite 1280  
Colorado Springs, CO 80903  
(719) 533-9500

**Forest Lakes Wildfire Hazard Requirements:**

- General Requirements:**
1. All site plans shall be reviewed by the Forest Lakes Home Owners Association (HOA) or other governing body to ensure that the building placement, materials, and landscape plan meet the requirements set forth in the Wildfire Hazard and Mitigation Report and in the items listed below.
  2. The Forest Lakes Metropolitan District shall install a dry hydrant at Rimsicome Lake in order to provide a readily available source of water for fire suppression actions within the development.

- Landscape Requirements:**
1. Oak brush that is left in the landscape of each lot should be a minimum of fifteen feet away from any structures, whenever possible.
  2. Oak brush that is left within fifteen feet of structures should be thinned adequately enough to allow the annual removal of dead leaves and any other flammable material or debris. Any dead limbs or oak stems should be pruned and removed.
  3. In areas slated for development where a severe oak brush hazard exists, spacing between the individual oak clumps should be fifteen feet apart. This will help to reduce the rate of spread of a wildfire. Natural breaks between oak clumps should be utilized whenever possible and the spacing between the clumps should meet the fifteen-foot minimum distance.
  4. The use of ornamental junipers in the landscape is prohibited within thirty feet of a structure's foundation in areas of extreme wildfire hazard.
  5. In areas of extreme wildfire hazard or where lots have a slope exceeding 20%, a five-foot width of stone should be installed around the structure and no plant material should be placed within this (or the first five feet of a larger) rock border.

- Architectural Requirements:**
1. Decks that are planned at ground level (within 4 feet of existing grade) are to be sealed off and enclosed in order to prevent the accumulation of flammable debris underneath them.
  2. Roof vents in structure overhangs (softs) should be secured at six points of contact instead of four, particularly where the positioning of the roof vents will not be readily accessible for regular maintenance.
  3. Non-combustible roof materials should be used in the construction of all structures on this site.
  4. It is recommended that where slopes exceed 15% in areas where the wildfire hazard is considered extreme, non-combustible siding materials should be used in the construction of structures.

**Outdoor Lighting Management Plan:**

The primary purpose of this outdoor lighting management plan is to identify the method through which the Forest Lakes Home Owners Association (HOA) or other governing body will regulate the design standards for the property. The HOA shall review proposed building and site plans, which shall include an outdoor lighting plan as part of the submission. This outdoor lighting plan shall identify all outdoor lighting fixtures by location, size, type, height, and wattage and include manufacturer information sheets detailing the actual fixture to be used. All fixtures shall be full cut-off and be directed and focused in such a way to minimize the impacts to the surrounding homes and adjoining properties. Seasonal holiday lighting shall be permitted from Thanksgiving to one week after New Years.

- The following are the standards for outdoor lighting at Forest Lakes:
- All permanent or semi-permanent outdoor lighting used within the project shall be limited to "fully-shielded" fixtures as defined by the International Dark-Sky Association, or similar organization in their absence.
  - Lights shall be oriented toward the ground. Lighting may be reviewed after installation for final adjustments, if necessary.
  - A maximum of 100 watt fixtures are permitted for all outdoor lighting.
  - Other than very low-level light sources, used for path lighting, address identification and similar purposes, no stand-alone exterior light fixtures shall be allowed without the express prior approval of the Homeowners Association (HOA). Such approvals, and any exceptions from the requirement for "fully-shielded" fixtures shall be granted only after consideration of good lighting principals as maintained by the International Dark-Sky Association.
  - Lighting in common areas such as parks, entry signage, utilities buildings and structures shall be permitted but will follow the design practices as outlined by the International Dark-Sky Association.
  - The HOA shall be responsible for implementation and enforcement of these provisions.

Lighting in excess of the above standards shall be allowable if absolutely required to meet any applicable federal or state law, regulation or requirement. Additionally, the County Planning Director shall have administrative authority to allow and/or require exceptions to this outdoor lighting plan provided such modifications are justified for the purposes of protecting health or safety. This would specifically include a demonstrated need for downward streetlights in excess of 100 watts.

*Dan J. Heerman*  
Name of Landowner, Forest Lakes Lot 7 & Lot 9  
*Dan J. Heerman*  
Landowner's Signature, notarized

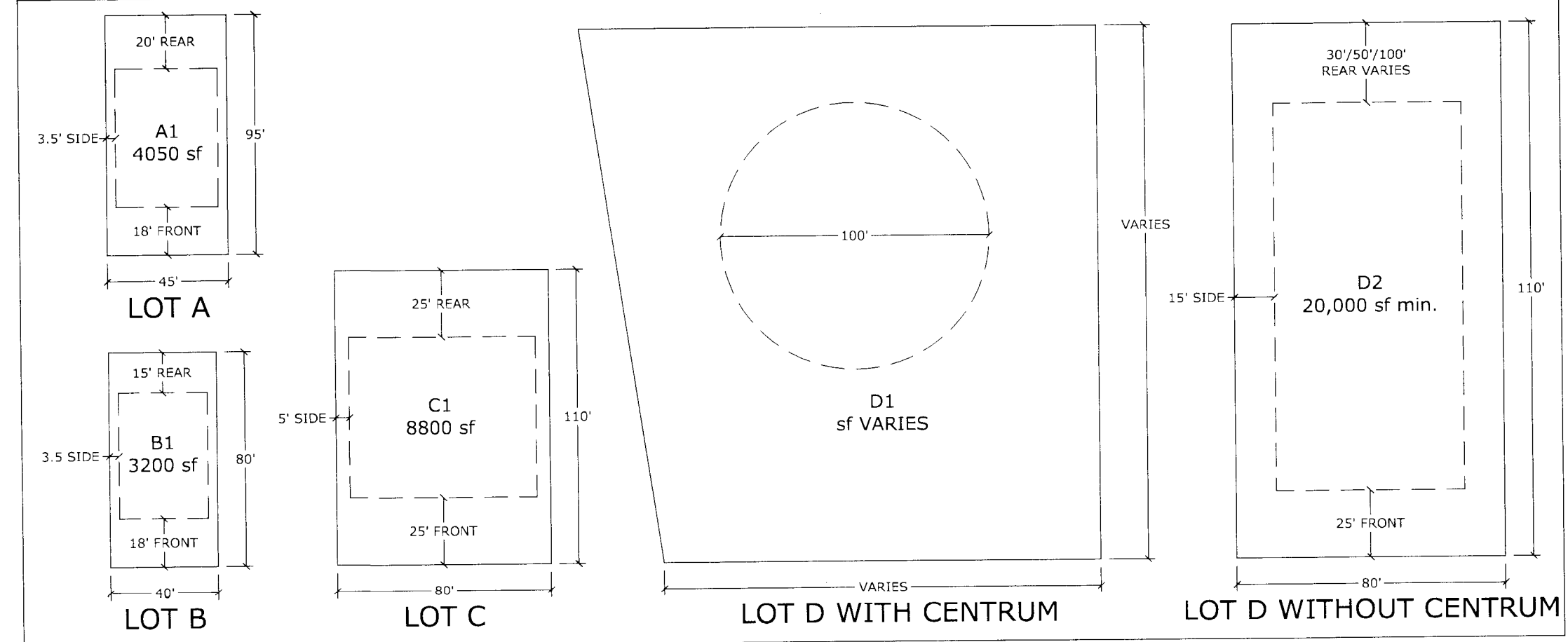
**Ownership Certification**  
I, *Dan J. Heerman* Notary Public duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by *Dan J. Heerman* at the time of this application.  
*Carol E Smith*  
Notarized Signature  
CAROL E SMITH  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19874188481  
MY COMMISSION EXPIRES JUNE 17, 2022

**County Certification**  
This PUD Minor Amendment request has been reviewed and found to be complete and in accordance with the El Paso County Land Development Code, as amended, this day of *Sept* 20, 200*8* and is hereby approved.  
*Dan J. Heerman* 9/10/08  
Director, Planning & Community Development Date

**Clerk and Recorder Certification**  
State of Colorado )  
                              ) ss.  
El Paso County     )  
  
I hereby certify that this Plan was filed in my office on this \_\_\_\_\_ (day) of \_\_\_\_\_ (month), 20\_\_\_\_ at \_\_\_\_\_ o'clock a.m./p.m. and was recorded per Reception No. \_\_\_\_\_  
  
El Paso County Clerk and Recorder

### LOT TYPICALS

NOT TO SCALE



Chuck Broerman  
09/11/2018 11:39:21 AM  
Doc \$0.00 2  
Rec \$23.00 Pages  
El Paso County, CO  
218105885

N.E.S. Inc. LANDSCAPE ARCHITECTURE  
1604 S. Eighth St., Colorado Springs, CO 80906 • (719) 471-0073

STATUS:

CLIENT:

DATE: AUGUST 24, 2001  
DRAWN: ADT  
APPROVED: ADT

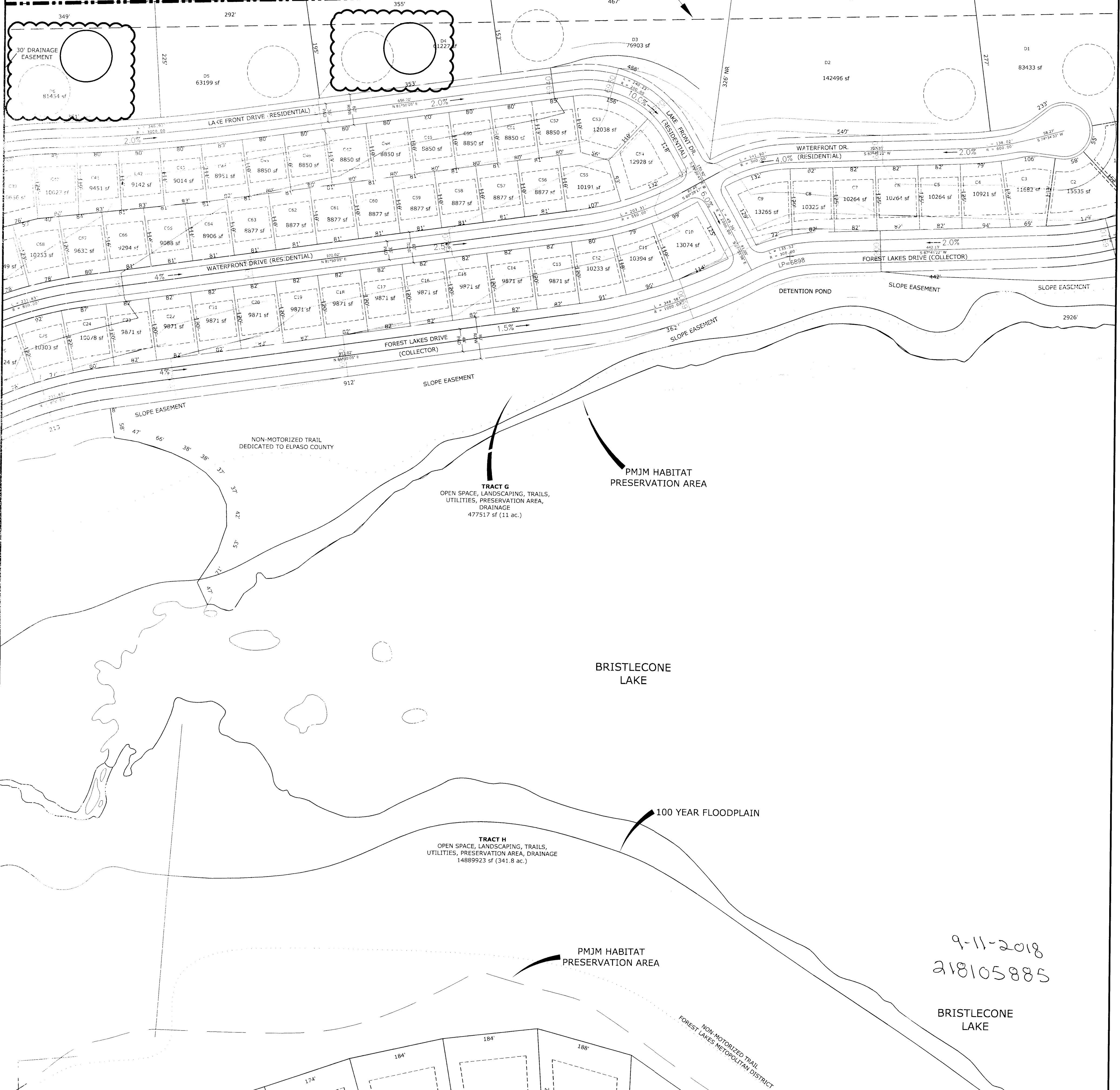
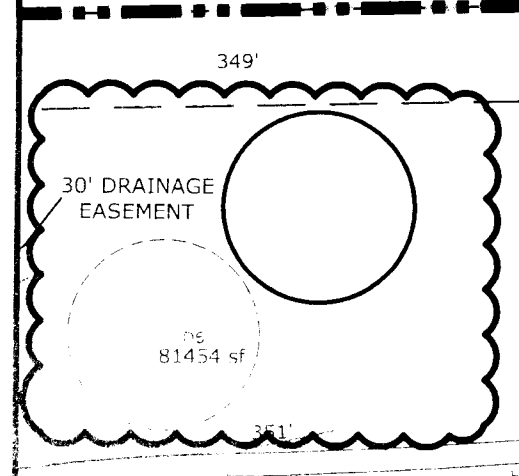
DATE:	BY:	COMMENTS:
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3/15/02	ADT	
5/6/02	ADT	
6/24/03	ADT	
08/17/18	BN	PER AVAILON COMMENTS SHEET LOT 7 & 8 BUILDING CENTRUMS

PUD DEVELOPMENT PLAN MINOR AMENDMENT

SHEET NO. 1 OF SHEETS

PUD 186

50' PUBLIC SERVICES CO.  
ELEC. ESMT.  
RECP.NO.97124455



NON-MOTORIZED TRAIL  
DEDICATED TO ELPASO COUNTY

**TRACT G**  
OPEN SPACE, LANDSCAPING, TRAILS,  
UTILITIES, PRESERVATION AREA,  
DRAINAGE  
477517 sf (11 ac.)

PMJM HABITAT  
PRESERVATION AREA

BRISTLECONE  
LAKE

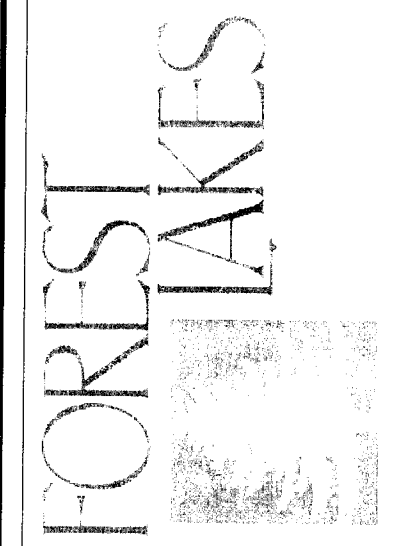
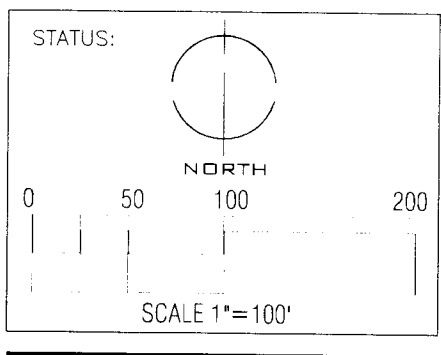
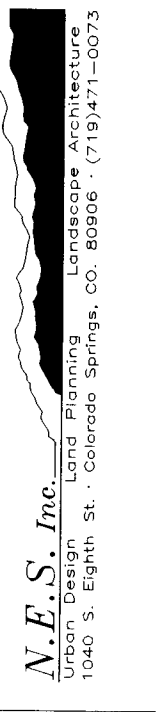
100 YEAR FLOODPLAIN

**TRACT H**  
OPEN SPACE, LANDSCAPING, TRAILS,  
UTILITIES, PRESERVATION AREA, DRAINAGE  
14889923 sf (341.8 ac.)

PMJM HABITAT  
PRESERVATION AREA

9-11-2018  
218105885

BRISTLECONE  
LAKE



CLIENT:

DATE: AUGUST 17, 2018  
DRAWN: ADT  
APPROVED: ADT

DATE:	BY:	COMMENTS:
1/8/02	ADT	COUNTY COMMENTS
3/15/02	ADT	
5/8/02	ADT	
6/24/03	ADT	
8/17/18	BA	PER AVALOCH COMMENTS SHIFT LOT 7 & 8 BUILDING CENTRUMS

PUD DEVELOPMENT  
PLAN MINOR  
AMENDMENT

SHEET NO.  
**2**  
OF SHEETS

PUD 186