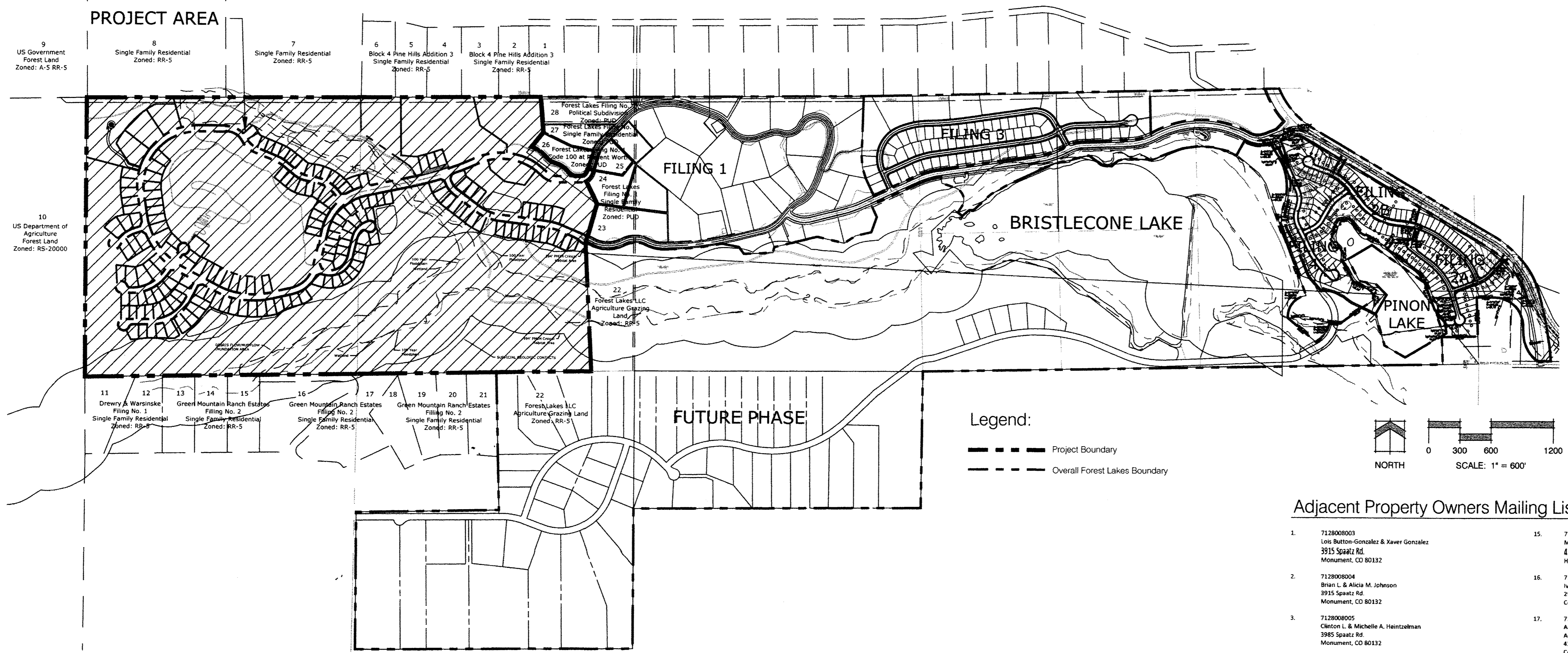
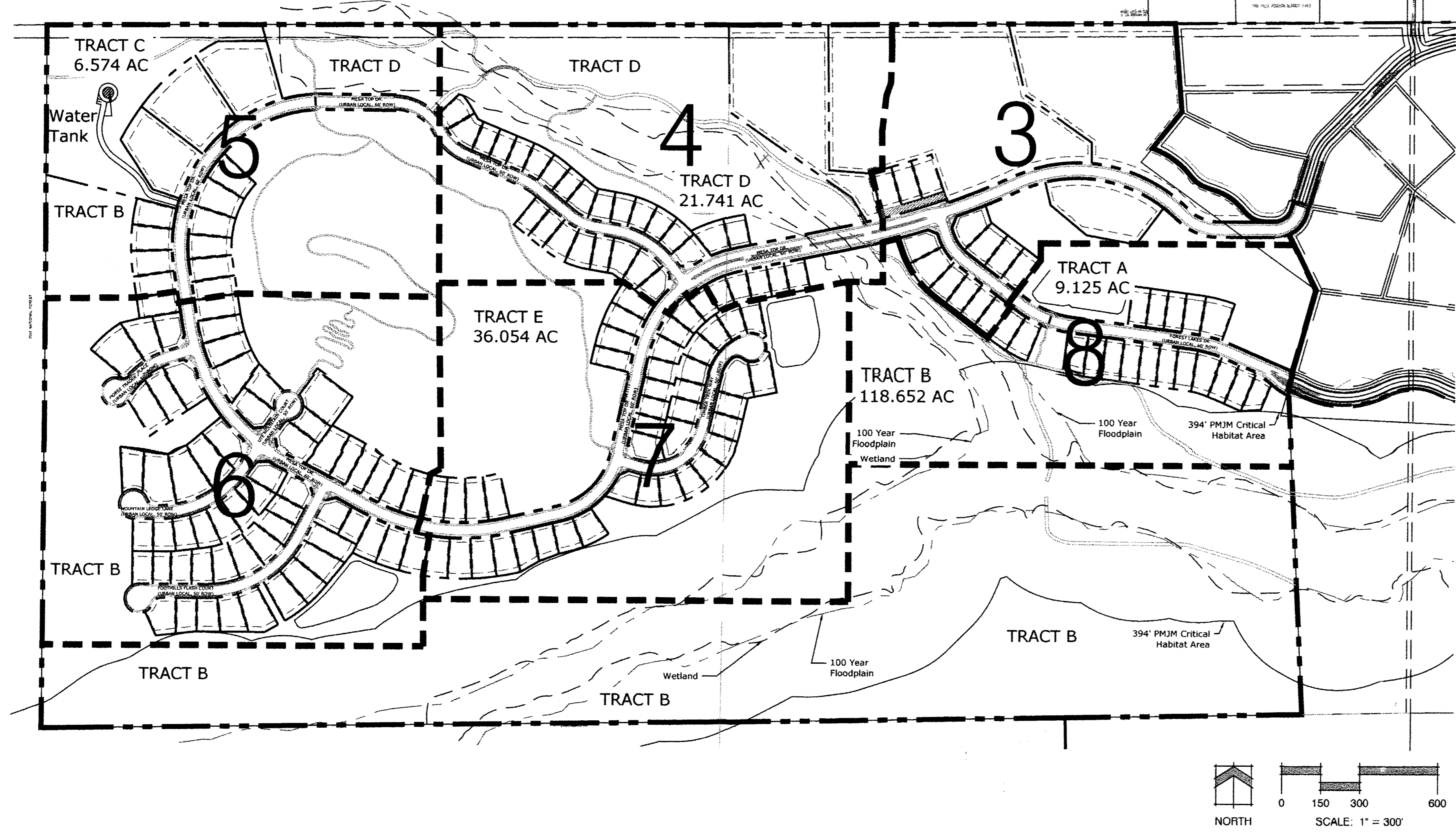


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PHASE 2 SHEET INDEX & TRACTS



Adjacent Property Owners Mailing List:

1. 712808003 Lois Button-Gonzalez & Xaver Gonzalez 3915 Spaatz Rd. Monument, CO 80132	15. 713200202 Mark G. & Lisa M. Difalco Trust 4280 Cheyenne Dr. Highland, MI 48355
2. 712808004 Brian L. & Alicia M. Johnson 3915 Spaatz Rd. Monument, CO 80132	16. 713200201 Ivan and Margent Kosta 2569 Diamondback Dr. Colorado Springs, CO 80921
3. 712808005 Clinton L. & Michelle A. Heintzelman 3985 Spaatz Rd. Monument, CO 80132	17. 713200106 Adnet Living Trust & Adnet Jacques J. P. Trust 4360 Diamondback Dr. Colorado Springs, CO 80921
4. 712808006 Dawid Christopher Mikodragovich & Ruba Elaine Mikodragovich 4045 Spaatz Rd. Monument, CO 80132	18. 713300104 Jean & George H. Hammond 4110 Plateau Dr. Colorado Springs, CO 80921
5. 712808007 Shawn A. Morris & Mary F. Morris 4125 Spaatz Rd. Monument, CO 80132	19. 713300103 Aaron M. & Joey M. Barkley 200 Everett Ave. Willow Grove, PA 19090
6. 712808008 Deborah L. Doty Living Trust 4185 Spaatz Rd. Monument, CO 80132	20. 713300102 Anita E. Lester 4020 Plateau Dr. Colorado Springs, CO 80921
7. 710000075 Timothy A. Peterson Trust PO Box 2459 Monument, CO 80132	21. 713300101 Gary L. & Laurie A. Mills 3990 Plateau Dr. Colorado Springs, CO 80921
8. 710000087 Timothy A. Peterson Trust 4270 Spaatz Rd. Monument, CO 80132	22. 710000049 c/o Jane Dickinson Forest Lakes LLC 1111 Main St. Ste. 1600 Kansas City, MO 64105
9. 710000022 c/o General Services Admin United States Government Washington, DC 20405	23. 712809019 Steven Lacasse & Laila Oliveira-Lacasse 400 Hobron Ln. #B311 Honolulu, HI 96815
10. 7100000217 Forest Service Department of Agriculture United States of America Washington, DC 20405	24. 712809001 Thomas J. & Anne B. Lennon 3905 Mesa Top Dr. Monument, CO 80132
11. 713200027 Daniel R. & Susan E. Irely 4585 Diamondback Dr. Colorado Springs, CO 80921	25. 712809002 John D. & Kerstin E. Sargent 5705 Pioneer Mesa Dr. Colorado Springs, CO 80923
12. 713200028 James C. Drewry Jr. & Nancy L. Drewry 4555 Diamondback Dr. Colorado Springs, CO 80921	26. 712808011 Patrick P. & Kari A. Harrington 8234 Dunes Rock Pl. Colorado Springs, CO 80924
13. 713200004 William B. Fitzpatrick 4515 Diamondback Dr. Colorado Springs, CO 80921	27. 712808010 Ronald J. & Cheryl M. Shouse 8865 Country Creek Trl. Colorado Springs, CO 80924
14. 713200003 Carol J. Johnson 4485 Diamondback Dr. Colorado Springs, CO 80921	28. 712808009 Forest Lakes Metropolitan District 2 N Cascade Ave Ste. 1280 Colorado Springs, CO 80903

520-19
219053733

Tract Table:

Tracts	Use	Ac.	Ownership & Maintenance
A	Open Space, Drainage & Utilities	9.125	Forest Lakes Metropolitan District
B	Open Space, Trails, Drainage & Utilities	118.652	Forest Lakes Metropolitan District
C	Open Space, Trails, Utilities, Drainage & Water Tank	6.574	Forest Lakes Metropolitan District
D	Open Space, Trails, Drainage & Utilities & Emergency Access Road	21.741	Forest Lakes Metropolitan District
E	Open Space, Trails, Mailboxes & Parking	36.054	Forest Lakes Metropolitan District

FOREST LAKES
FILINGS 5, 6 & 7

DATE: 12.20.17
PROJECT MGR: A. Barlow
PREPARED BY: R. Sawyer

ENTITLEMENT

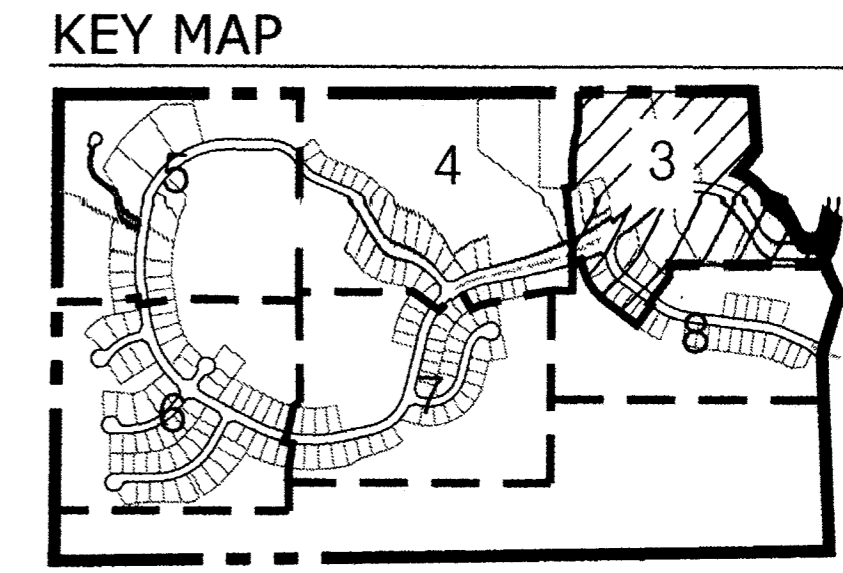
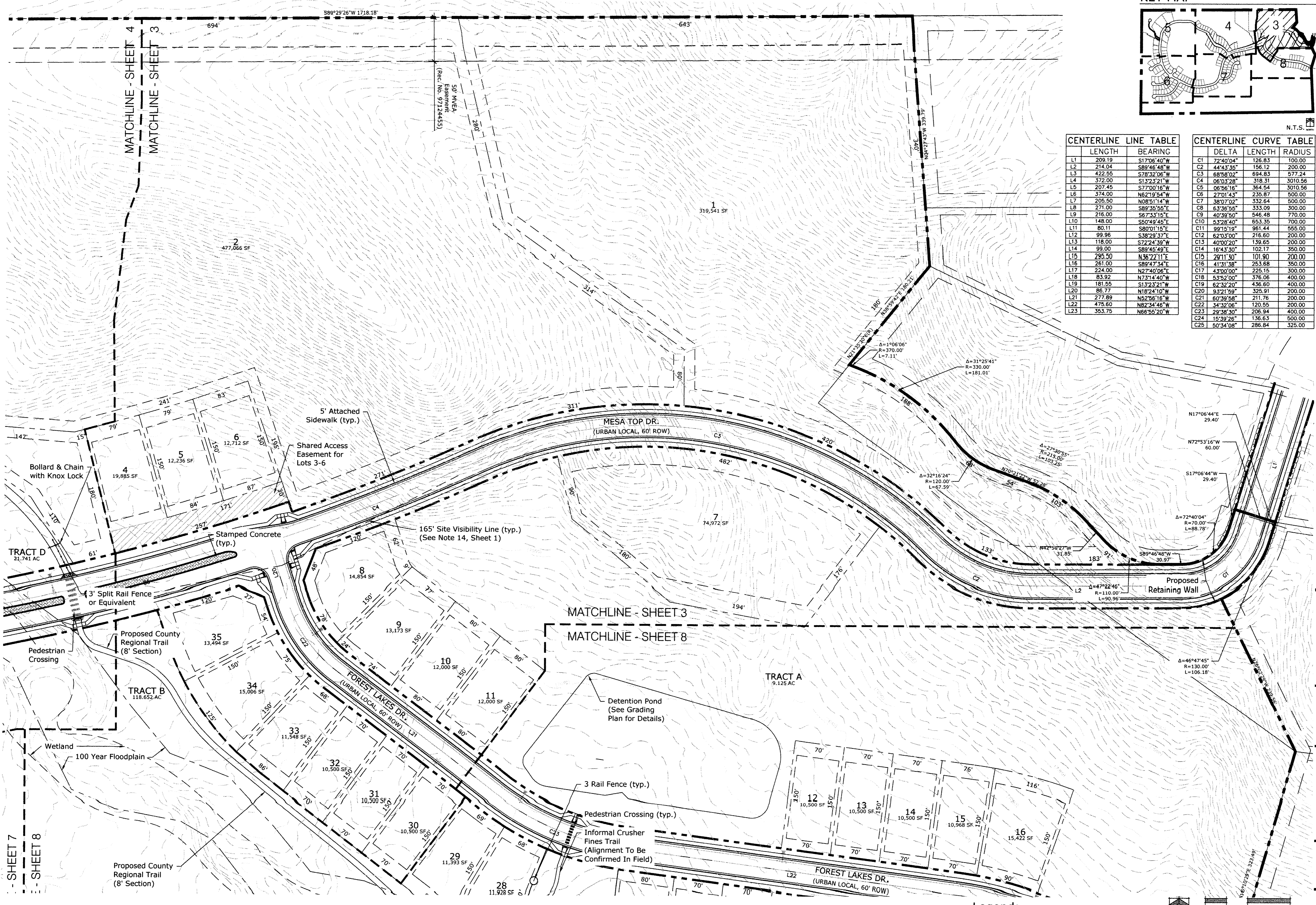
DATE	BY	DESCRIPTION
12-10-18	RS	PER COUNTY COMMENTS
2-15-19	RS	PER COUNTY COMMENTS
3-19-19	RS	PER COUNTY COMMENTS

OVERALL

2
2 OF 16

PUDSP-18-001

P:\Class\Forest Lakes Residential\Phase 2\Drawings\Planning\Development\Overall.dwg (Sheet 2) 3/19/2019 3:11:32 PM rlsawyer



CENTERLINE LINE TABLE		
LENGTH	BEARING	
L1	209.19	S17°06'40"W
L2	214.04	S89°46'48"W
L3	422.55	S78°32'06"W
L4	372.00	S13°23'21"W
L5	207.45	S77°00'16"W
L6	374.00	N62°19'54"W
L7	205.50	N08°51'14"E
L8	271.00	S89°35'55"E
L9	216.00	S67°33'15"E
L10	148.00	S50°49'45"E
L11	80.11	S80°01'15"E
L12	99.96	S38°29'37"E
L13	118.00	S72°24'39"W
L14	99.00	S89°45'49"E
L15	295.50	N36°22'11"E
L16	261.00	S89°47'34"E
L17	224.00	N27°40'06"E
L18	83.92	N73°14'40"W
L19	181.55	S13°23'21"W
L20	86.77	N18°24'10"W
L21	277.89	S82°55'18"W
L22	475.60	N82°34'45"E
L23	353.75	N66°55'20"W

CENTERLINE CURVE TABLE		
DELTA	LENGTH	RADIUS
C1	72°40'04"	126.83
C2	44°43'35"	156.12
C3	68°58'02"	694.83
C4	06°03'28"	318.31
C5	06°56'16"	364.54
C6	27°01'43"	235.87
C7	38°07'00"	332.54
C8	63°36'56"	333.09
C9	40°39'50"	546.48
C10	53°28'40"	653.35
C11	99°15'19"	961.44
C12	62°03'00"	216.60
C13	40°00'20"	139.85
C14	16°41'30"	102.17
C15	70°11'30"	101.90
C16	41°31'38"	253.68
C17	43°00'00"	225.15
C18	53°52'00"	376.06
C19	62°32'20"	436.60
C20	93°21'59"	325.91
C21	60°39'58"	211.76
C22	34°52'06"	120.55
C23	29°38'30"	206.94
C24	15°39'28"	136.63
C25	50°34'08"	286.84

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FOREST LAKES
 FILINGS 5, 6 & 7

DATE: 12.20.17
 PROJECT MGR: A. Barlow
 PREPARED BY: R. Sawyer

ENTITLEMENT

DATE	BY	DESCRIPTION
12-10-18	RS	PER COUNTY COMMENTS
2-15-19	RS	PER COUNTY COMMENTS
3-19-19	RS	PER COUNTY COMMENTS

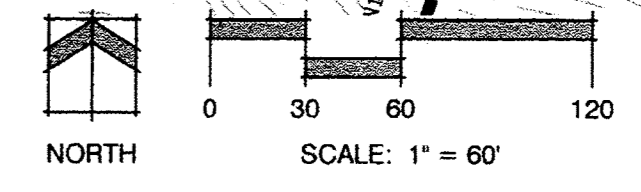
PUD DEVELOPMENT PLAN / PRELIMINARY PLAN LAYOUT

3
 3 OF 16
 PUDSP-18-001

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Legend:

- Property Line
- 100 Year Floodplain
- Wetland



219 053733
 5-20-19

	LENGTH	BEARING
L1	209.19	S17°06'40"W
L2	214.04	S89°46'48"W
L3	422.55	S78°32'06"W
L4	372.00	S13°23'21"W
L5	207.45	S77°00'16"W
L6	374.00	N62°19'54"W
L7	205.50	N08°51'14"W
L8	271.00	S89°35'56"E
L9	216.00	S67°33'15"E
L10	148.00	S50°49'45"E
L11	80.11	S80°01'15"E
L12	99.96	S38°29'37"E
L13	118.00	S72°24'39"W
L14	99.00	S89°45'49"E
L15	295.50	N36°22'11"E
L16	261.00	S89°47'34"E
L17	224.00	N27°40'06"E

	LENGTH	BEARING
L18	83.92	N73°14'40"W
L19	181.55	S13°23'21"W
L20	86.77	N18°24'10"W
L21	277.89	N52°56'16"W
L22	475.60	N82°34'46"W
L23	353.75	N66°55'20"W

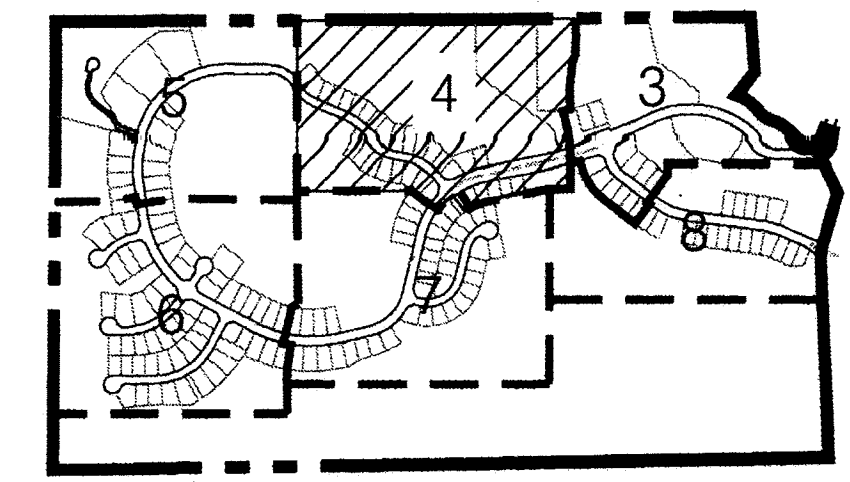
	DELTA	LENGTH	RADIUS
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C2	44°43'35"	156.12	200.00
C3	88°58'02"	694.83	577.24
C4	06°03'28"	318.31	3010.56
C5	06°56'16"	364.54	3010.56
C6	27°01'43"	235.87	500.00
C7	38°07'02"	332.64	500.00
C8	63°36'55"	333.09	300.00
C9	40°39'50"	546.48	770.00
C10	53°28'40"	653.35	700.00
C11	99°15'19"	961.44	555.00
C12	62°03'00"	216.60	200.00
C13	40°00'20"	139.65	200.00
C14	16°43'30"	102.17	350.00
C15	29°11'30"	101.90	200.00
C16	41°31'38"	253.68	350.00
C17	43°00'00"	225.15	300.00

	DELTA	LENGTH	RADIUS
C18	53°52'00"	376.06	400.00
C19	62°32'20"	436.80	400.00
C20	93°21'59"	325.91	200.00
C21	60°39'58"	211.76	200.00
C22	34°32'06"	120.55	200.00
C23	29°38'30"	206.94	400.00
C24	15°39'26"	136.63	500.00
C25	60°34'08"	286.84	325.00

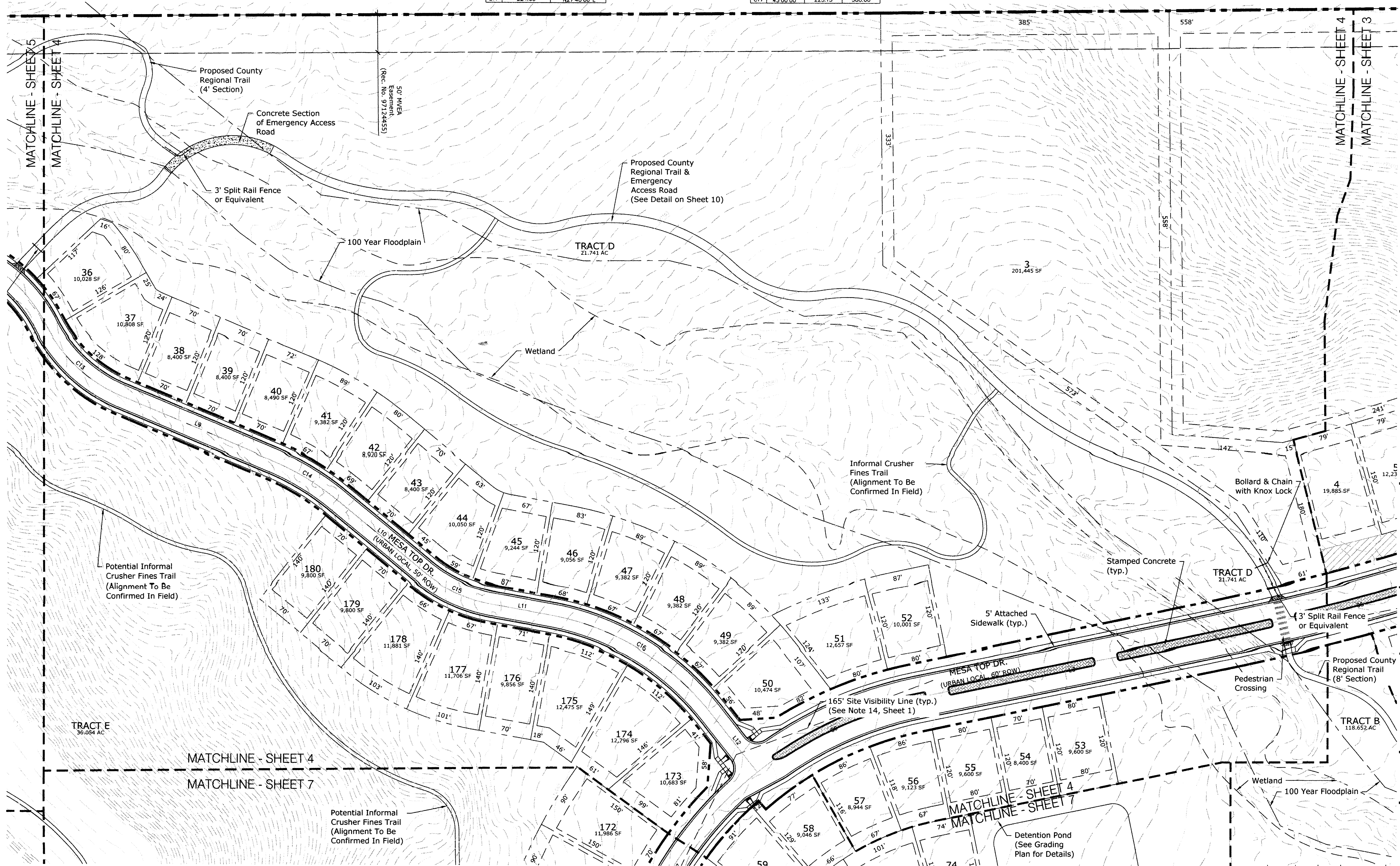
Legend:

- Property Line
- 100 Year Floodplain
- Wetland
- 3' Split Rail Fence or Equivalent

KEY MAP



N.T.S.



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FOREST LAKES
FILINGS 5, 6 & 7

DATE: 12.20.17
PROJECT MGR: A. Barlow
PREPARED BY: R. Sawyer

ENTITLEMENT

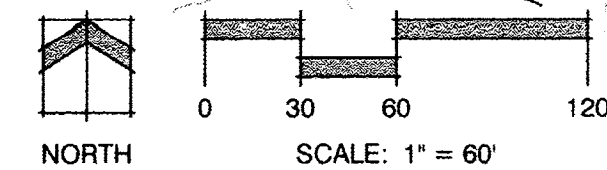
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12-10-18	RS	PER COUNTY COMMENTS
2-15-19	RS	PER COUNTY COMMENTS
3-19-19	RS	PER COUNTY COMMENTS

PUD DEVELOPMENT
PLAN/ PRELIMINARY
PLAN LAYOUT

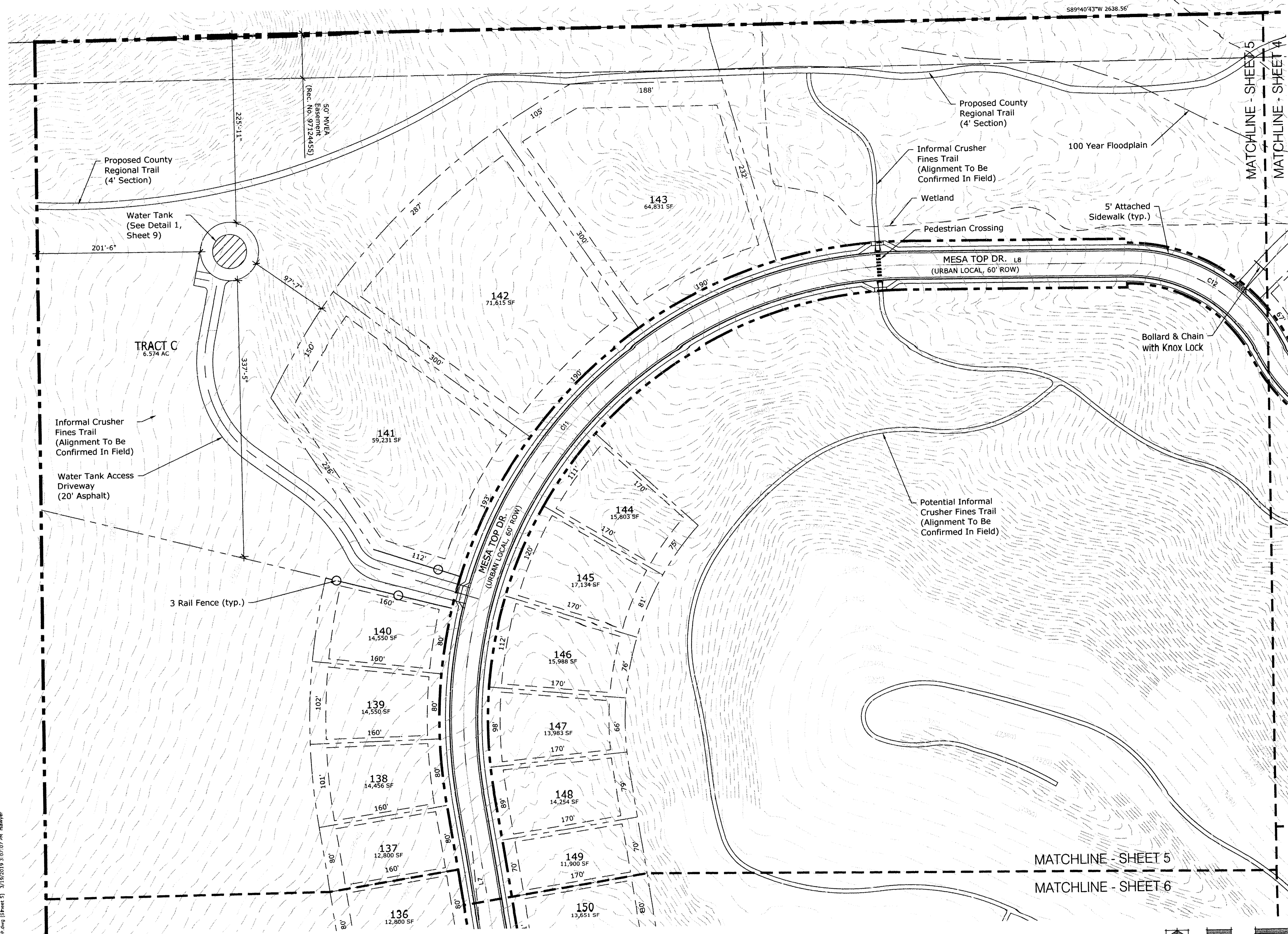
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PUDSP-18-001

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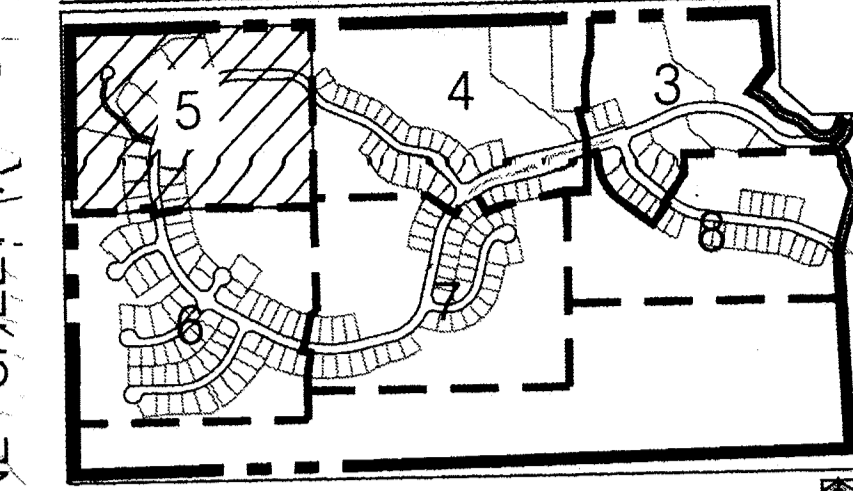
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5-20-19



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KEY MAP



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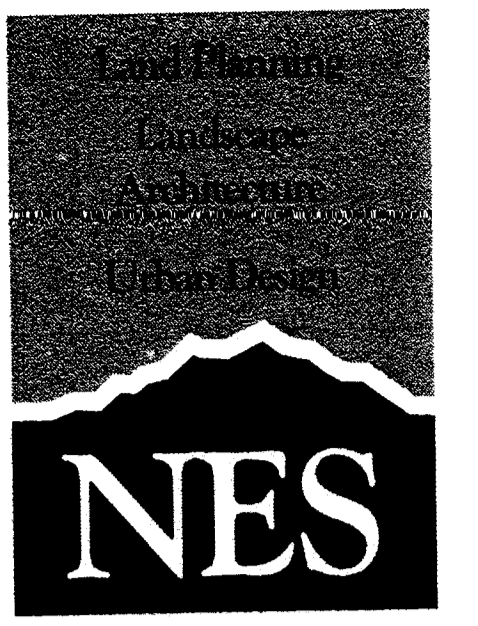
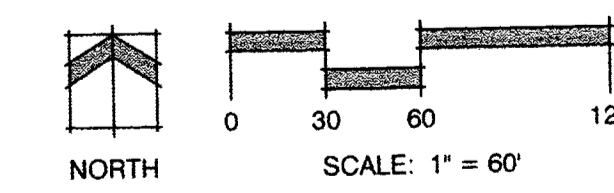
- Property Line
- 100 Year Floodplain
- 3 Rail Fence

CENTERLINE CURVE TABLE

	DELTA	LENGTH	RADIUS
C1	27°40'04"	126.83	100.00
C2	44°43'35"	156.12	200.00
C3	68°58'02"	694.83	577.24
C4	06°03'28"	318.31	3010.56
C5	06°56'16"	364.54	500.00
C6	27°01'43"	235.87	500.00
C7	38°07'02"	332.64	500.00
C8	83°36'55"	333.09	300.00
C9	40°39'50"	546.48	770.00
C10	53°28'40"	653.35	700.00
C11	99°15'19"	961.44	555.00
C12	62°03'00"	216.60	200.00
C13	40°00'20"	139.65	200.00
C14	16°43'50"	102.17	350.00
C15	29°11'30"	101.90	200.00
C16	41°31'38"	253.68	350.00
C17	43°00'00"	225.15	300.00
C18	53°52'00"	376.06	400.00
C19	62°32'20"	436.60	400.00
C20	93°21'59"	325.91	200.00
C21	80°39'58"	211.76	200.00
C22	34°32'06"	120.55	200.00
C23	29°38'30"	206.94	400.00
C24	15°39'26"	136.63	500.00
C25	50°34'08"	286.84	325.00

CENTERLINE LINE TABLE

	LENGTH	BEARING
L1	209.19	S17°06'40"W
L2	214.04	S89°46'48"W
L3	422.55	S78°32'06"W
L4	372.00	S13°23'21"W
L5	207.45	S77°00'16"W
L6	374.00	N62°19'54"W
L7	205.50	N08°51'14"W
L8	271.00	S89°35'55"E
L9	218.00	S87°33'15"E
L10	148.00	S50°49'45"E
L11	80.11	S80°01'15"E
L12	99.96	S38°29'37"E
L13	118.00	S72°24'30"W
L14	99.00	S89°45'49"E
L15	295.50	N36°22'11"E
L16	261.00	S89°47'34"E
L17	224.00	N27°40'06"E
L18	83.92	N73°14'40"W
L19	181.95	S13°23'21"W
L20	86.77	N18°24'10"W
L21	277.89	N52°56'16"W
L22	476.60	N82°34'46"W
L23	353.76	N68°59'20"W



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FOREST LAKES
FILINGS 5, 6 & 7

DATE: 12.20.17
PROJECT MGR: A. Barlow
PREPARED BY: R. Sawyer

ENTITLEMENT

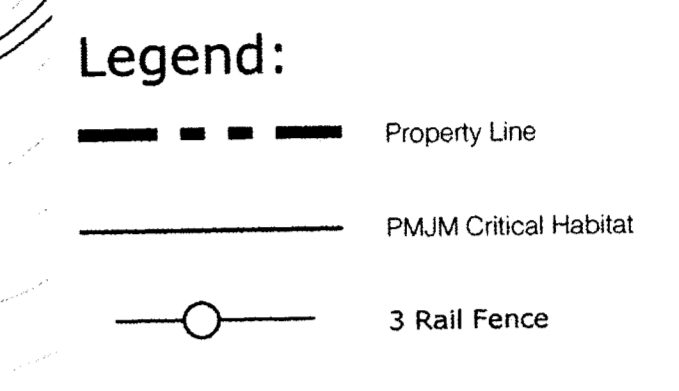
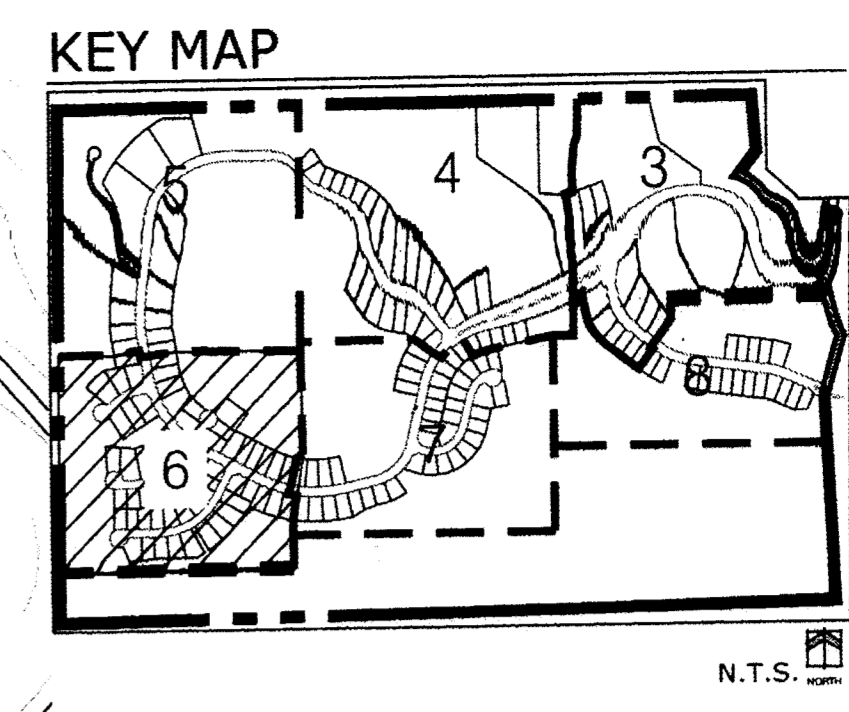
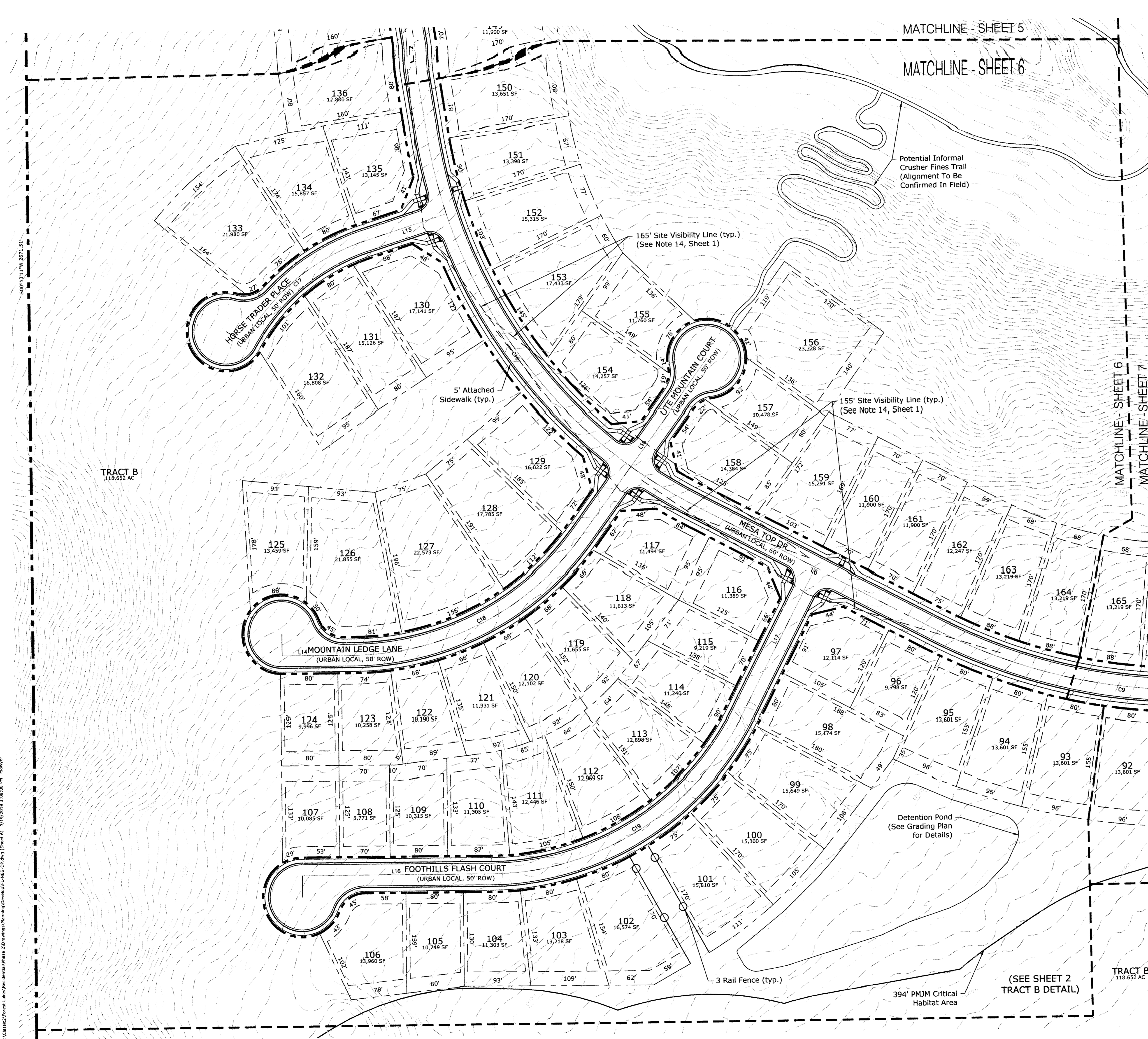
DATE	BY	DESCRIPTION
12-10-18	RS	PER COUNTY COMMENTS
2-15-19	RS	PER COUNTY COMMENTS
3-19-19	RS	PER COUNTY COMMENTS

PUD DEVELOPMENT
PLAN/ PRELIMINARY
PLAN LAYOUT

219053733
5-20-19

5
5 OF 16

PUDSP-18-001



CENTERLINE CURVE TABLE			
	DELTA	LENGTH	RADIUS
C1	72°40'04"	126.83	100.00
C2	44°43'36"	156.12	200.00
C3	68°58'02"	694.83	577.24
C4	06°03'28"	318.31	3010.56
C5	06°56'16"	364.54	3010.56
C6	2°01'44"	235.87	500.00
C7	38°07'02"	332.64	500.00
C8	63°36'56"	333.09	300.00
C9	40°39'50"	546.48	770.00
C10	53°28'40"	653.35	700.00
C11	99°15'19"	981.44	558.00
C12	62°33'00"	216.60	200.00
C13	40°00'20"	139.65	200.00
C14	16°43'30"	102.17	350.00
C15	29°11'30"	101.90	200.00
C16	41°31'38"	253.68	350.00
C17	43°00'00"	225.15	300.00
C18	53°01'00"	376.06	400.00
C19	62°32'00"	436.60	400.00
C20	93°21'59"	325.91	200.00
C21	60°39'58"	211.76	200.00
C22	34°32'06"	120.55	200.00
C23	29°38'50"	206.94	500.00
C24	15°39'26"	136.63	500.00
C25	60°34'08"	286.84	325.00

CENTERLINE LINE TABLE		
	LENGTH	BEARING
L1	209.19	S1706°40'W
L2	214.04	S89°45'48"W
L3	422.55	S78°32'06"W
L4	372.00	S132°32'21"W
L5	207.45	S77°00'16"W
L6	374.00	N82°19'54"W
L7	205.50	N08°51'14"W
L8	271.00	S89°35'55"E
L9	216.00	S67°33'15"E
L10	148.00	S50°49'45"E
L11	80.11	S80°01'15"E
L12	99.96	S89°29'37"E
L13	118.00	S72°24'39"W
L14	99.00	S89°45'49"E
L15	295.50	N36°22'11"E
L16	261.00	S89°47'34"E
L17	224.00	N27°40'06"E
L18	83.92	N73°14'40"W
L19	181.55	S132°32'21"W
L20	86.77	N18°24'10"W
L21	277.89	N52°56'16"W
L22	475.60	N82°34'46"W
L23	353.75	N66°55'20"W

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FOREST LAKES
FILINGS 5, 6 & 7

DATE: 12.20.17
PROJECT MGR: A. Barlow
PREPARED BY: R. Sawyer

ENTITLEMENT

DATE	BY	DESCRIPTION
12-10-18	RS	PER COUNTY COMMENTS
2-15-19	RS	PER COUNTY COMMENTS
3-19-19	RS	PER COUNTY COMMENTS

PUD DEVELOPMENT PLAN/ PRELIMINARY PLAN LAYOUT

6
6 OF 16

PUDSP-18-001

P:\Clients\Forest Lakes\Residential\Phase 2\Drawings\Planning\Development\F_L_NES_DP.dwg [Sheet 6] 3/19/2019 3:08:06 PM rmayner

219 053733
5-20-19

SCALE: 1" = 60'

NORTH

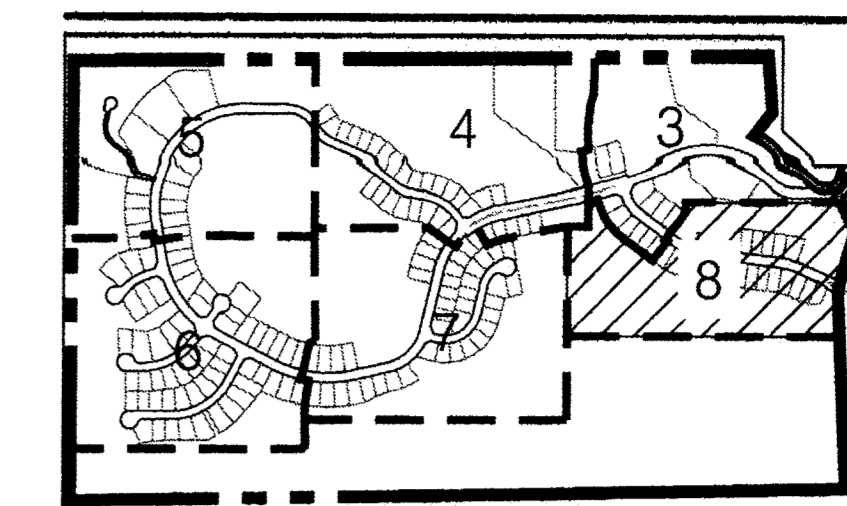
CENTERLINE LINE TABLE		
	LENGTH	BEARING
L1	209.19	S17°06'40"W
L2	214.04	S89°46'48"W
L3	422.55	S78°32'06"W
L4	372.00	S13°23'21"W
L5	207.45	S77°00'16"W
L6	374.00	N62°19'54"W
L7	205.50	N08°51'14"W
L8	271.00	S89°35'55"E
L9	216.00	S67°33'15"E
L10	148.00	S50°49'45"E
L11	80.11	S80°01'15"E
L12	99.96	S38°23'37"E
L13	118.00	S72°24'39"W
L14	99.00	S89°45'49"E
L15	295.50	N36°22'11"E
L16	261.00	S89°47'34"E
L17	224.00	N27°40'06"E

CENTERLINE LINE TABLE		
	LENGTH	BEARING
L18	83.92	N73°14'40"W
L19	181.55	S13°23'21"W
L20	86.77	N18°24'10"W
L21	277.89	N62°36'16"W
L22	475.60	N82°34'46"W
L23	353.75	N66°55'20"W

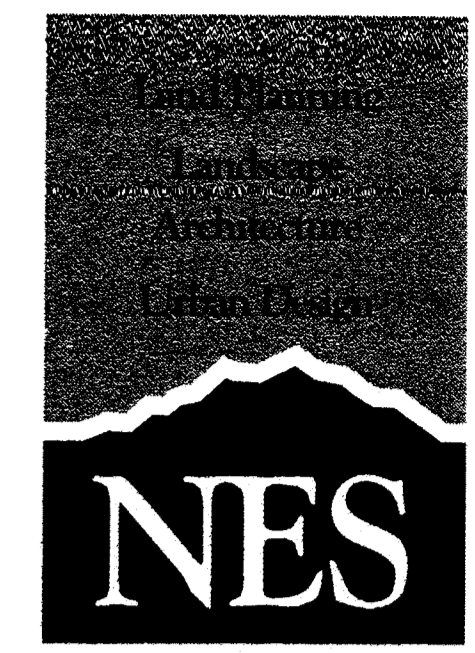
CENTERLINE CURVE TABLE			
	DELTA	LENGTH	RADIUS
C1	72°40'04"	126.83	100.00
C2	44°43'35"	156.12	200.00
C3	68°58'02"	694.83	577.24
C4	06°03'28"	318.31	3010.56
C5	06°56'16"	364.54	3010.56
C6	27°01'43"	235.87	500.00
C7	38°07'02"	332.64	500.00
C8	63°39'55"	333.09	300.00
C9	40°39'50"	546.48	770.00
C10	53°28'40"	653.35	700.00
C11	99°15'19"	961.44	555.00
C12	62°03'00"	216.60	200.00
C13	40°00'20"	139.55	200.00
C14	16°43'30"	102.17	350.00
C15	29°11'30"	101.90	200.00
C16	41°31'38"	253.68	350.00
C17	43°00'00"	225.15	300.00

CENTERLINE CURVE TABLE			
	DELTA	LENGTH	RADIUS
C18	53°52'00"	376.06	400.00
C19	62°32'20"	436.60	400.00
C20	93°21'58"	325.91	200.00
C21	60°39'58"	211.76	200.00
C22	34°32'06"	120.55	200.00
C23	29°38'30"	206.94	400.00
C24	15°39'26"	136.63	500.00
C25	50°34'08"	286.84	325.00

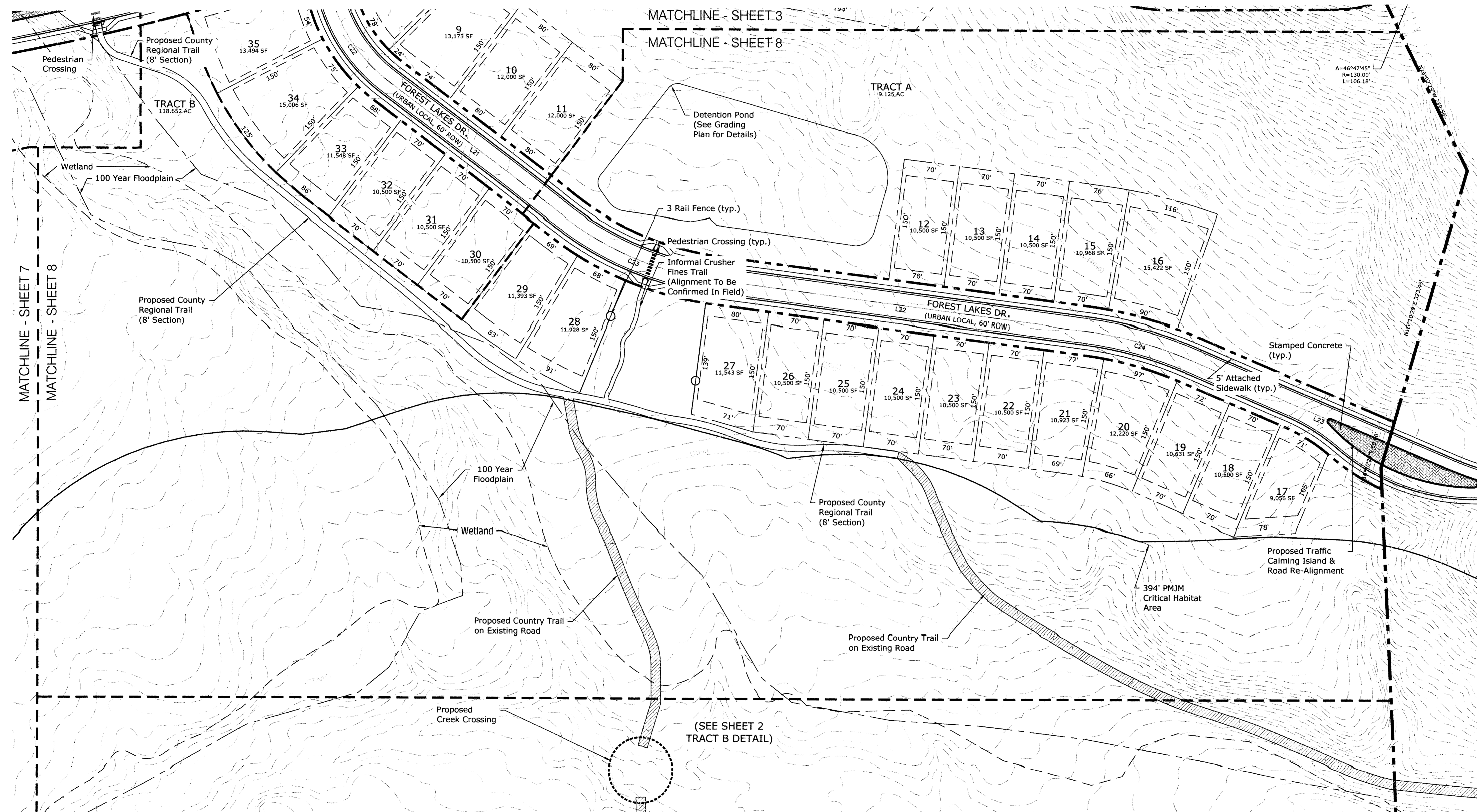
KEY MAP



N.T.S.



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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FOREST LAKES
FILINGS 5, 6 & 7

DATE: 12.20.17
PROJECT MGR: A. Barlow
PREPARED BY: R. Sawyer

ENTITLEMENT

DATE	BY	DESCRIPTION
12-10-18	RS	PER COUNTY COMMENTS
2-15-19	RS	PER COUNTY COMMENTS
3-19-19	RS	PER COUNTY COMMENTS

PUD DEVELOPMENT
PLAN/ PRELIMINARY
PLAN LAYOUT

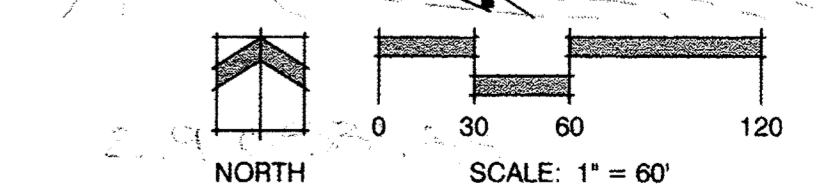
219053733
6-20-19

8
8 OF 16

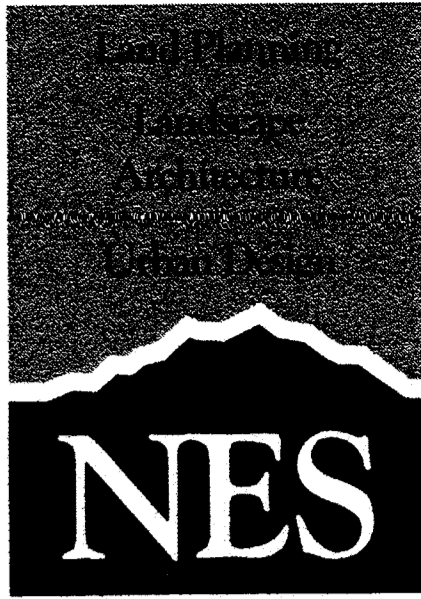
PUDSP-18-001

Legend:

- Property Line
- 100 Year Floodplain
- Wetland
- PMJM Critical Habitat
- Existing Road
- 3 Rail Fence



P:\Classic\Forest Lakes\Final\Phase 2\Drawings\Planning\Develop\PL-NEE-DP.dwg (Sheet 8) 3/19/2019 3:10:14 PM Sawyer

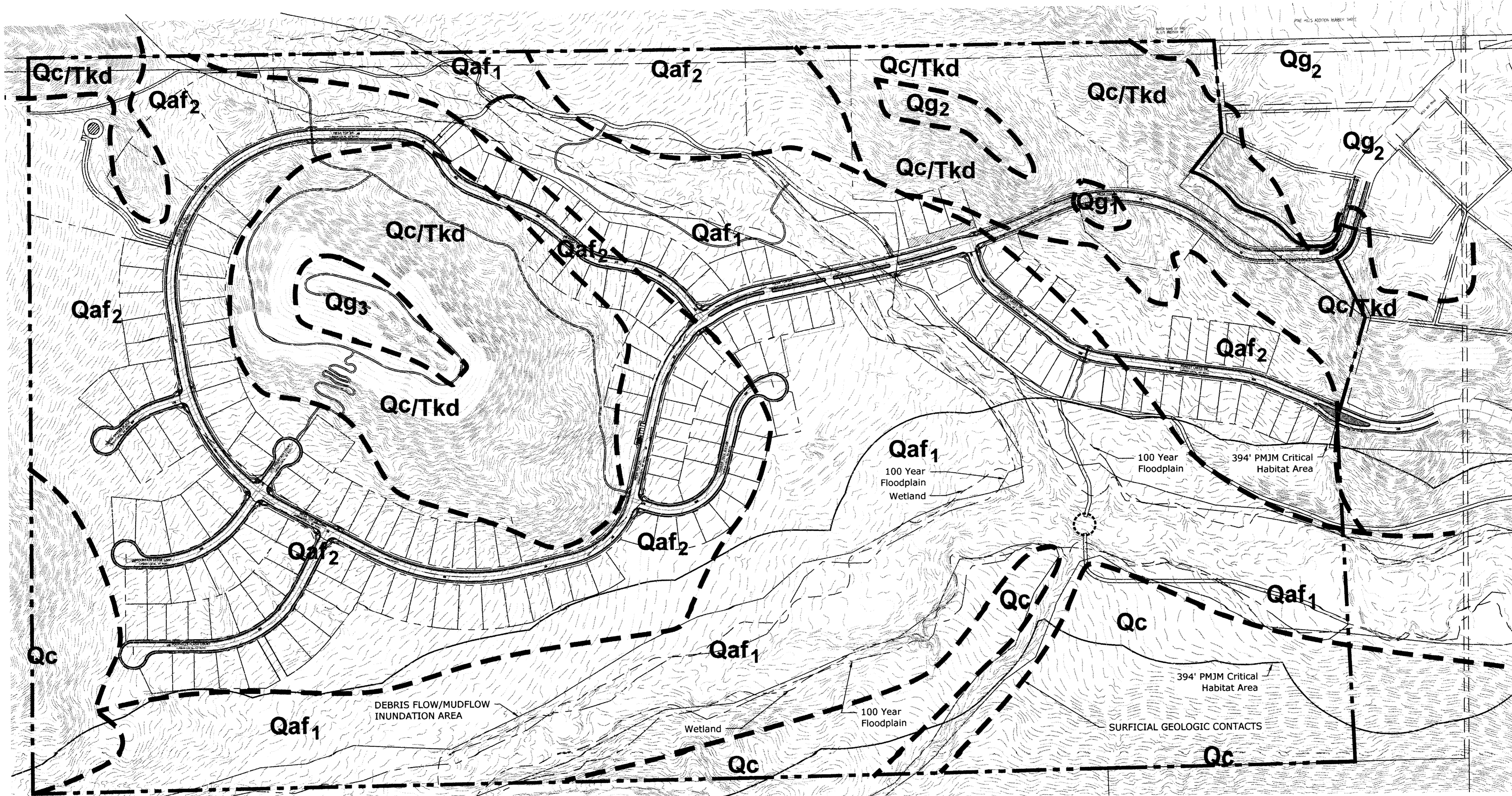


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GEOLOGIC CONSTRAINTS NOTES

1. GEOLOGIC HAZARDS IDENTIFIED ON THIS DEVELOPMENT PLAN WILL BE MITIGATED AS RECOMMENDED ON THE GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION FOREST LAKES SUBDIVISION (PHASE 2) BY CTL THOMPSON INC., DATED JULY 18, 2018 AND REVISED DECEMBER 11, 2018 IN FILE NO. PUDSP-18-001 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
2. DEBRIS FLOW/MUDFLOW IDENTIFIED ON THIS DEVELOPMENT PLAN WILL BE MITIGATED AS RECOMMENDED ON THE DEBRIS FLOW/MUDFLOW ANALYSIS FOREST LAKES SUBDIVISION (PHASE 2) BY CTL THOMPSON INC., DATED AUGUST 6, 2018 IN FILE NO. PUDSP-18-001 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
3. IF ANY DISCREPANCIES ARE FOUND BETWEEN PLAN AND SAID REPORTS, THE REPORTS SUPERSEDE.
4. IN AREAS OF HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
5. ALL BOUNDARIES SHOWN SHOULD BE CONSIDERED APPROXIMATE. THEY ARE BASED UPON A SUBJECTIVE INTERPRETATION OF PUBLISHED MAPS, AERIAL PHOTOGRAPHS AND AN INITIAL FIELD RECONNAISSANCE. CHANGES IN THE MAPPED BOUNDARIES SHOWN ARE POSSIBLE AND SHOULD BE EXPECTED WITH MORE DETAILED WORK AND FURTHER INFORMATION. ALL INTERPRETATIONS AND CONDITIONS SHOWN ARE PRELIMINARY AND FOR LAND-USE PLANNING ONLY.

LEGEND:

- Property Line
- 100 Year Floodplain
- Wetland
- PMJM Critical Habitat
- Debris Flow/Mudflow Inundation Area

GEOLOGIC UNITS AND (MODIFIERS)

Qc SURFICIAL GEOLOGIC CONTACTS. CONTACTS BETWEEN UNITS ARE SHOWN APPROXIMATELY. MAPPING MODIFIED SLIGHTLY FROM COLORADO GEOLOGICAL SURVEY, GEOLOGY OF THE PALMER LAKE QUADRANGLE, (2007) AND CTL THOMPSON (2001).

Qaf₁, Qaf₂ YOUNGER ALLUVIAL FAN (Qaf₁) CONSISTS OF BROWN AND REDDISH BROWN SAND AND GRAVEL WITH COBBLES AND OCCASIONAL BOULDERS AND ROUGHLY DEFINES FLOOD PLAINS. OLDER ALLUVIAL FAN (Qaf₂) CONSISTS OF REDDISH BROWN, GRAVELLY AND SOMETIMES COBBLY SAND IN AREAS GENERALLY CONSIDERED RELATIVELY FREE OF GEOLOGIC CONSTRAINTS.

Qc

SLOPEWASH COLLUVIUM, CLAYEY SAND WITH SOME GRAVEL DEPOSITED BY GRAVITY. UNSTABLE SLOPES AND EXPANSIVE SOILS ARE POTENTIALLY PRESENT.

Qg₁, Qg₂, Qg₃

YOUNG (Qg₁) TO RELATIVELY OLDER AND HIGHER (Qg₃) ALLUVIAL TERRACE REMNANTS LEFT BY EROSION OF PRESENT STREAMS. THESE CONSIST OF SAND AND GRAVEL DEPOSITS WITH SCATTERED TO FREQUENT COBBLES AND BOULDERS. THESE AREAS ARE CONSIDERED TO BE RELATIVELY STABLE.

Tkd

FACIES UNIT 3 OF THE DAWSON FORMATION OF EOCENE AGE IS PRESENT AT MODERATE TO SHALLOW DEPTH ON THE PARCEL. MOST BORINGS PENETRATED WEAKLY TO WELL-CEMENTED ARKOSIC SANDSTONE. SOME EXPANSIVE CLAYSTONE MAY BE PRESENT.

**FOREST LAKES
FILINGS 5, 6 & 7**

DATE: 12.20.17
PROJECT MGR: A. Barlow
PREPARED BY: R. Sawyer

ENTITLEMENT

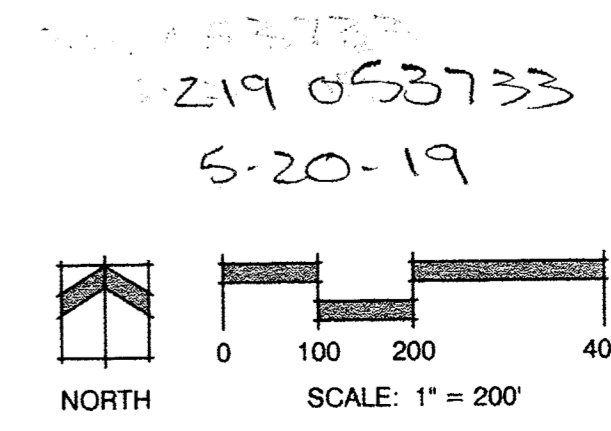
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2-15-19	RS	PER COUNTY COMMENTS
3-19-19	RS	PER COUNTY COMMENTS

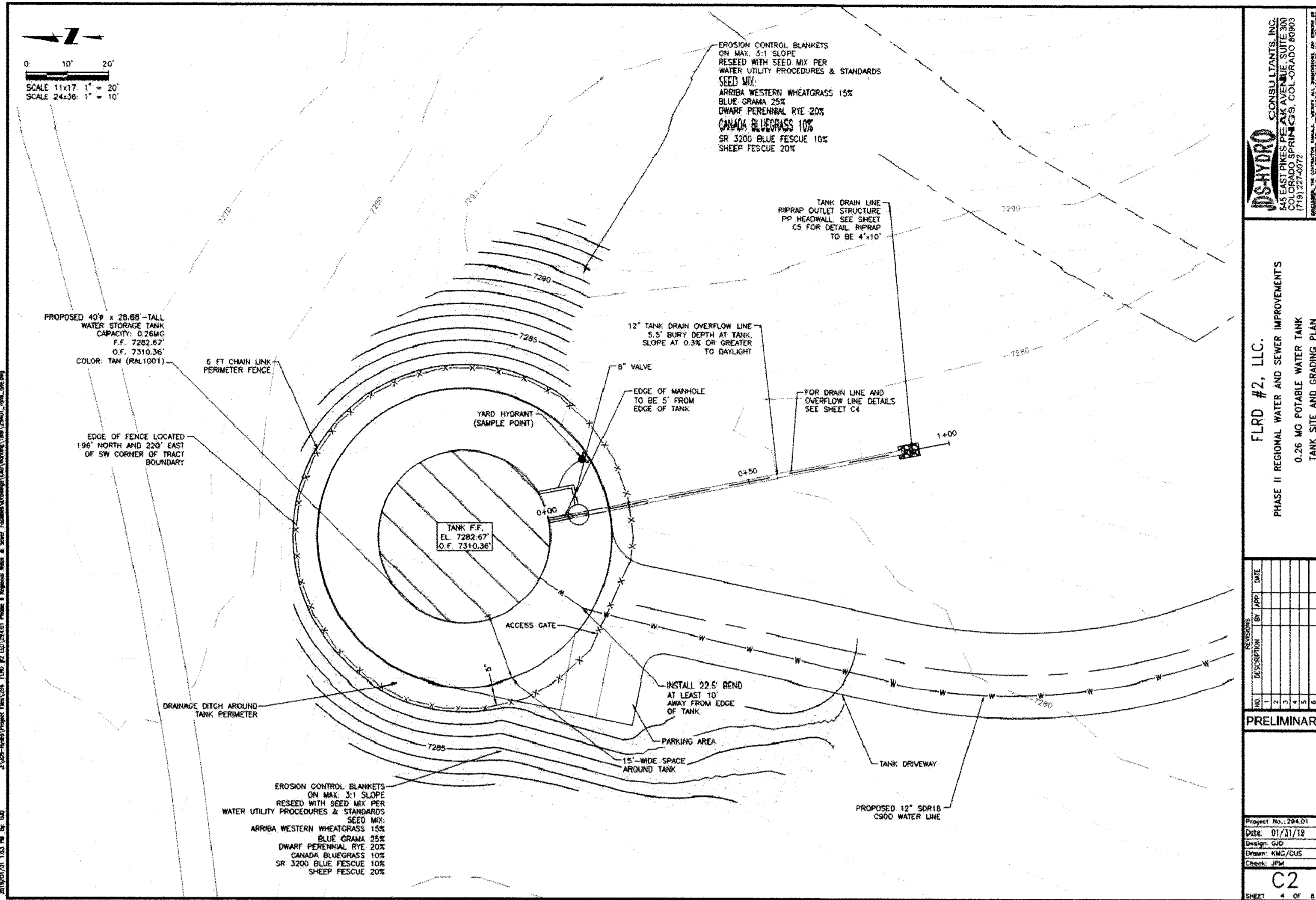
**BUILDING
CONSTRAINTS MAP**

9

9 OF 16

PUDSP-18-001





DS-HYDRO CONSULTANTS, INC.
 45 EAST FRAMES PEAK AVENUE SUITE 200
 COLORADO SPRINGS, COLORADO 80903
 PHONE: 719.471.0073 FAX: 719.471.0267
 WWW.NESCOLORADO.COM

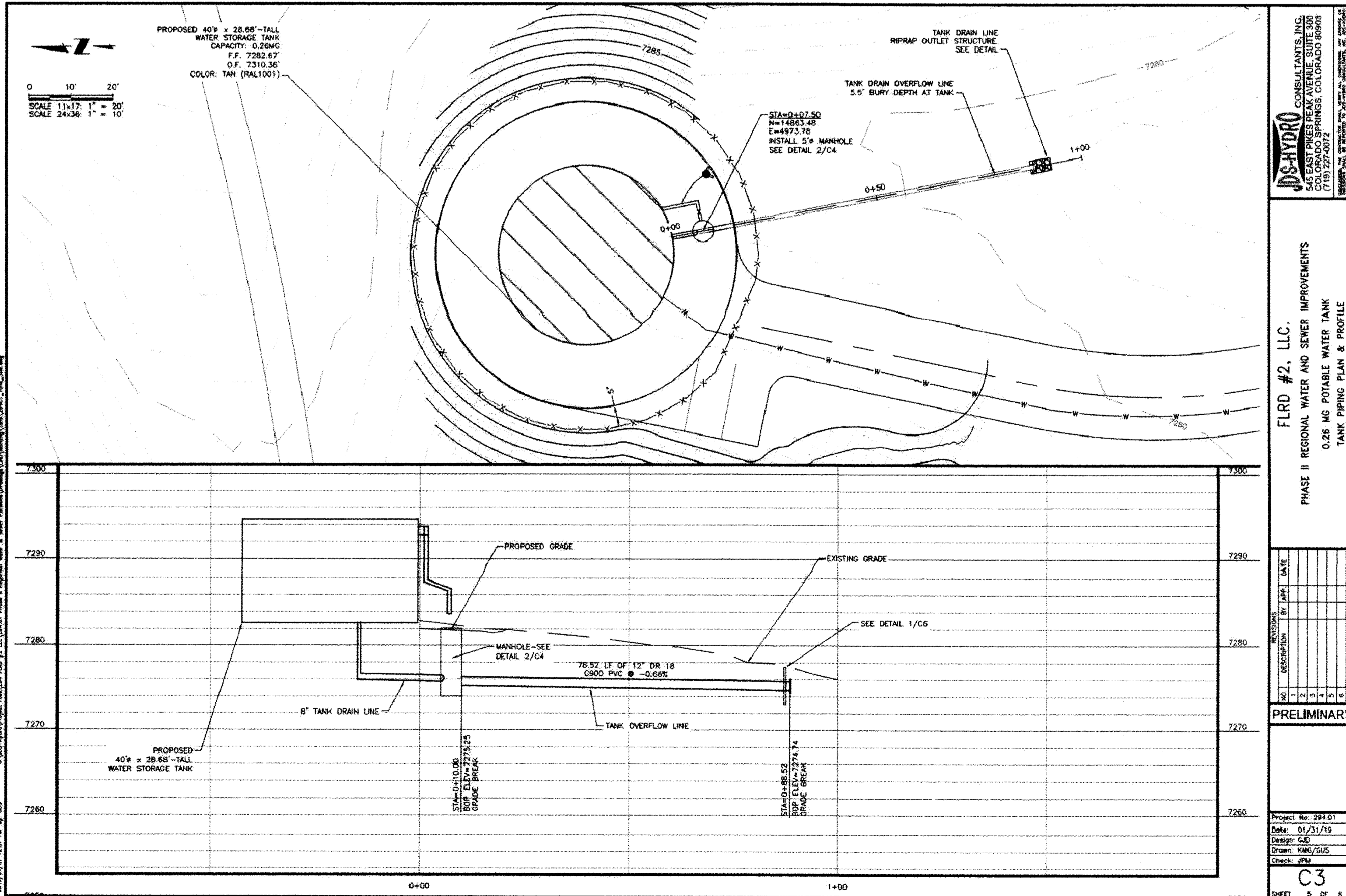
FLRD #2, LLC.
 PHASE II REGIONAL WATER AND SEWER IMPROVEMENTS
 0.28 MG POTABLE WATER TANK
 TANK SITE AND GRADING PLAN

NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Project No. 294-01
 Date: 07/31/18
 Design: CAC
 Drawn: KMG/SUS
 Check: JMK

PRELIMINARY

C2
 SHEET 2 OF 8



DS-HYDRO CONSULTANTS, INC.
 45 EAST FRAMES PEAK AVENUE SUITE 200
 COLORADO SPRINGS, COLORADO 80903
 PHONE: 719.471.0073 FAX: 719.471.0267
 WWW.NESCOLORADO.COM

FLRD #2, LLC.
 PHASE II REGIONAL WATER AND SEWER IMPROVEMENTS
 0.28 MG POTABLE WATER TANK
 TANK PIPING PLAN & PROFILE

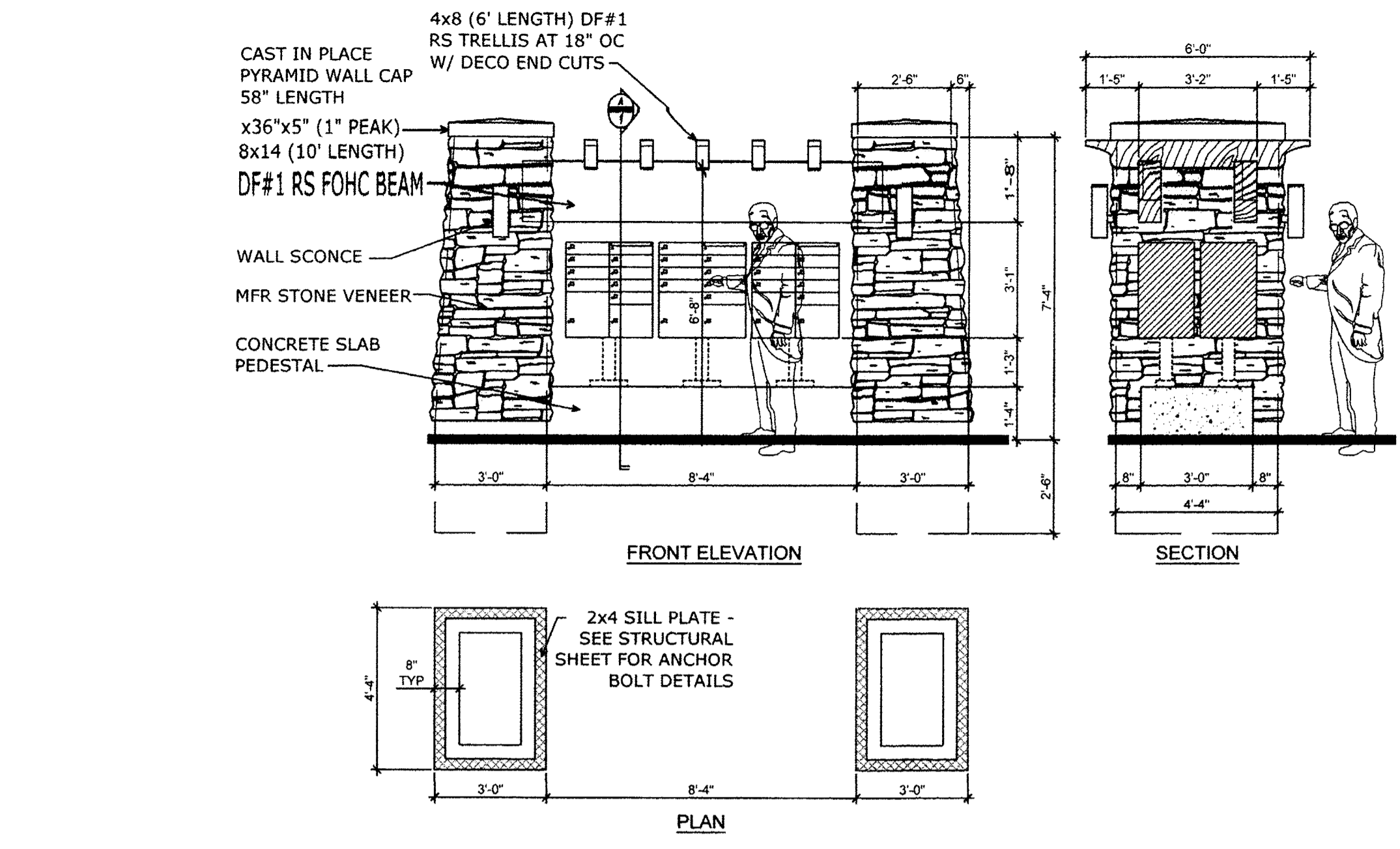
NO.	DESCRIPTION	BY	DATE
1			
2			
3			
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10			

Project No. 294-01
 Date: 07/31/18
 Design: CAC
 Drawn: KMG/SUS
 Check: JMK

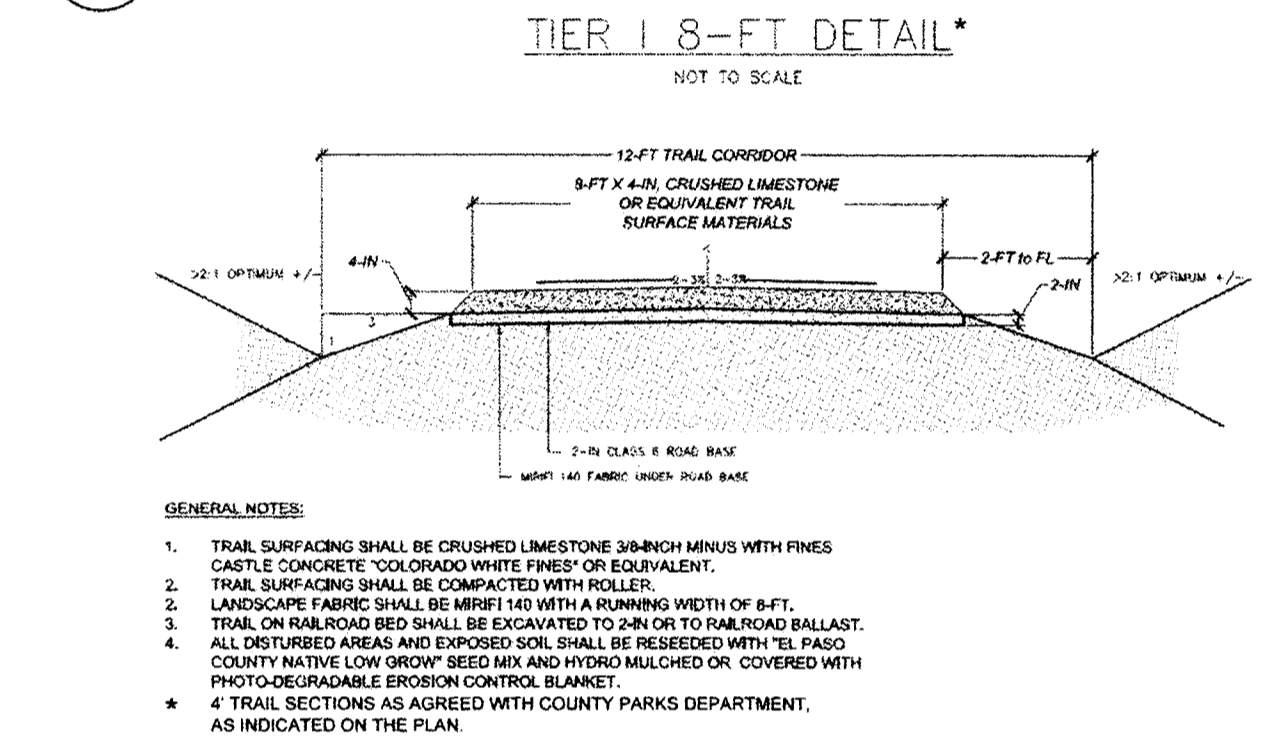
PRELIMINARY

C3
 SHEET 3 OF 8

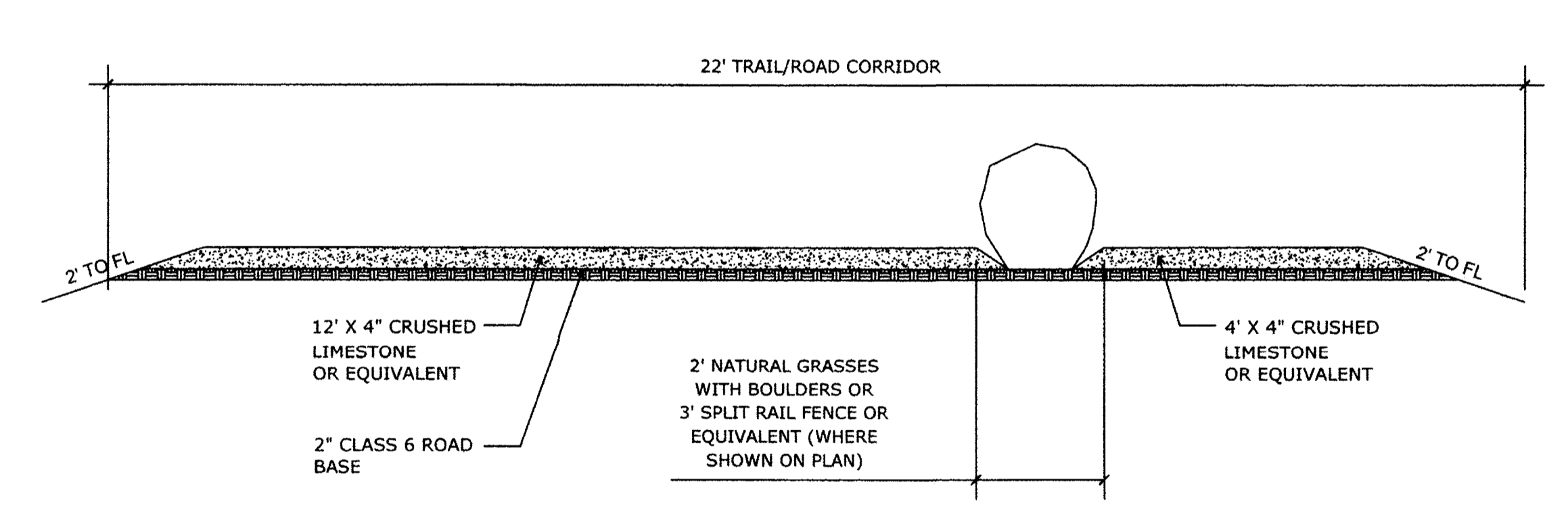
1 WATER TANK DETAILS
 10 SCALE = NOT TO SCALE



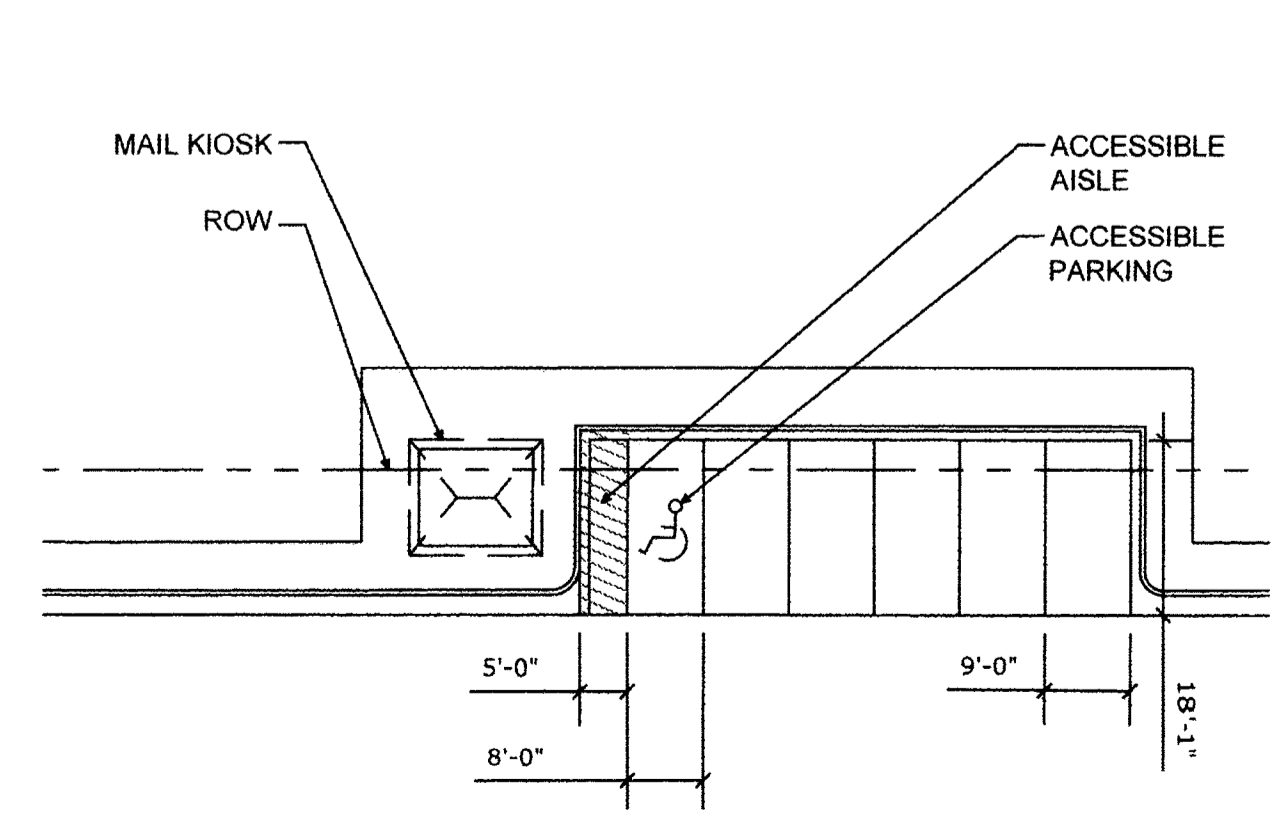
2 MAIL KIOSK
 10 SCALE = NOT TO SCALE



3 COUNTY TRAIL- STANDARD TIER 1 DETAIL
 10 SCALE = NOT TO SCALE



4 COMBINED EMERGENCY ACCESS ROAD & COUNTY TRAIL DETAIL
 10 SCALE = NOT TO SCALE



5 MESA TOP PARKING DETAIL
 10 SCALE = NOT TO SCALE



6 NO PARKING SIGN
 10 SCALE = NOT TO SCALE

NES

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FOREST LAKES
 FILINGS 5, 6 & 7

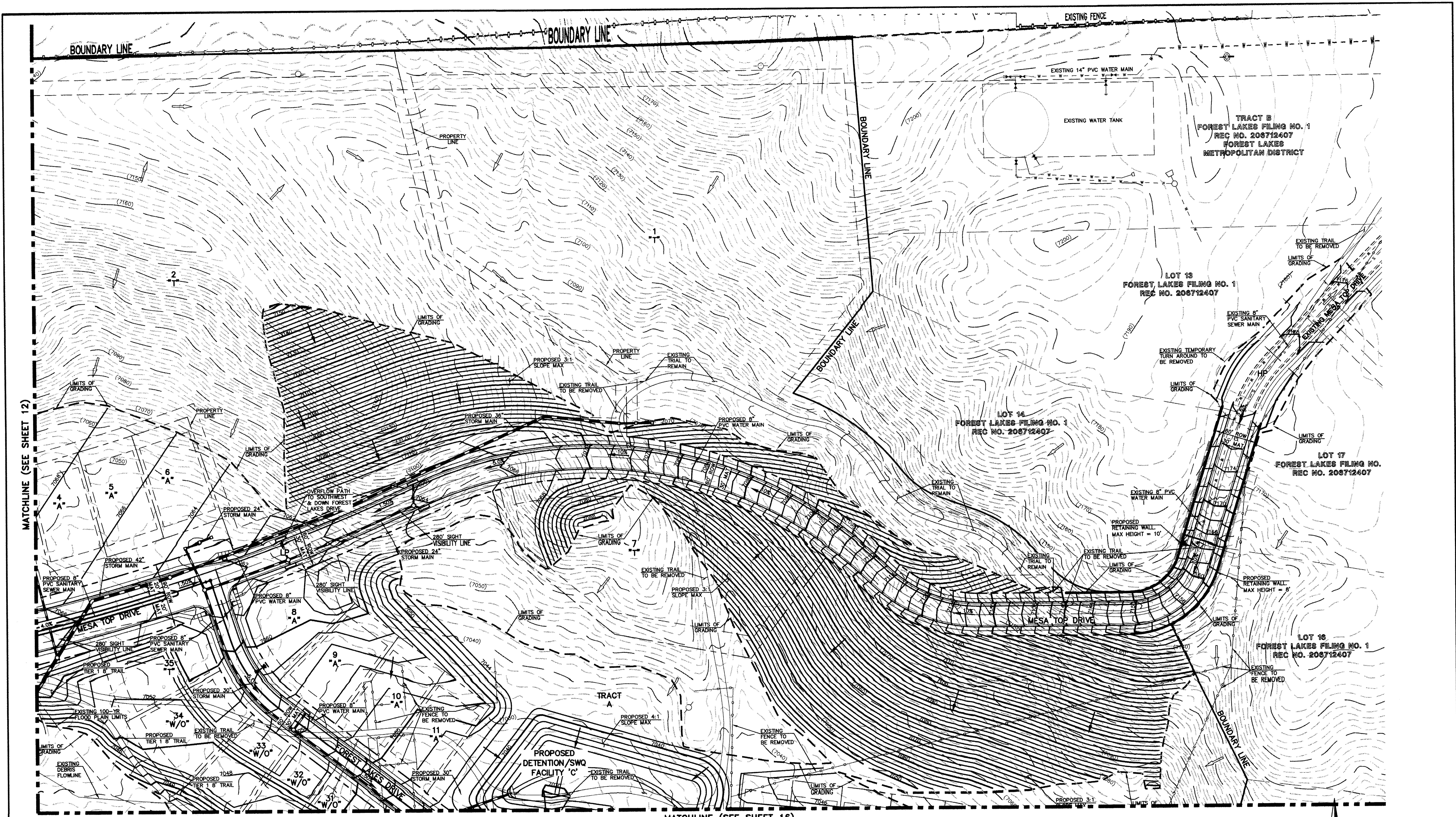
DATE: 12.20.17
 PROJECT MGR: A. Barlow
 PREPARED BY: R. Sawyer

ENTITLEMENT

DATE	BY	DESCRIPTION
12-10-18	RS	PER COUNTY COMMENTS
2-15-19	RS	PER COUNTY COMMENTS
3-19-19	RS	PER COUNTY COMMENTS

DETAILS

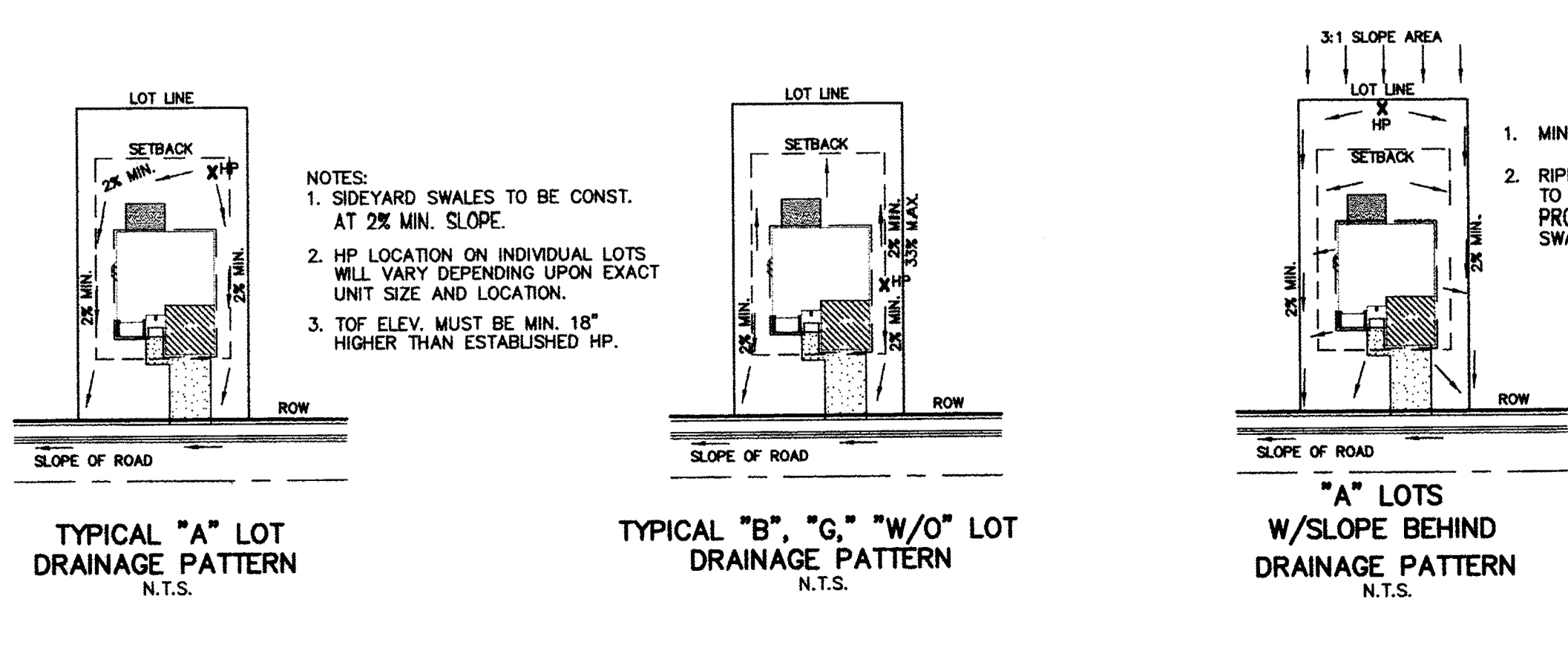
10
 10 OF 16
 PUDSP-18-001



MATCHLINE (SEE SHEET 12)

MATCHLINE (SEE SHEET 16)

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
PROPOSED STORM SEWER		EXISTING CONTOUR	
PROPOSED STORM INLET		PROPOSED CONTOUR	
EXISTING STORM SEWER		EXISTING FLOW DIRECTION	
EXISTING STORM INLET		PROPOSED FLOW	
EXISTING FIRE HYDRANT		EXISTING VEGETATION	
EXISTING WATER MAIN		PROPOSED HIGH POINT	
EXISTING SANITARY SEWER MAIN W/ MANHOLE		PROPOSED LOW POINT	
PROPOSED SANITARY		A LOT	"A"
PROPOSED WATER		B LOT	"B"
BOUNDARY LINE		WALKOUT LOT	"W/O"
		TRANSITION LOT	"T"
		GARDEN LOT	"G"



219053733
5-20-19

N

60' 30' 0 60' 120'

SCALE: 1" = 60'

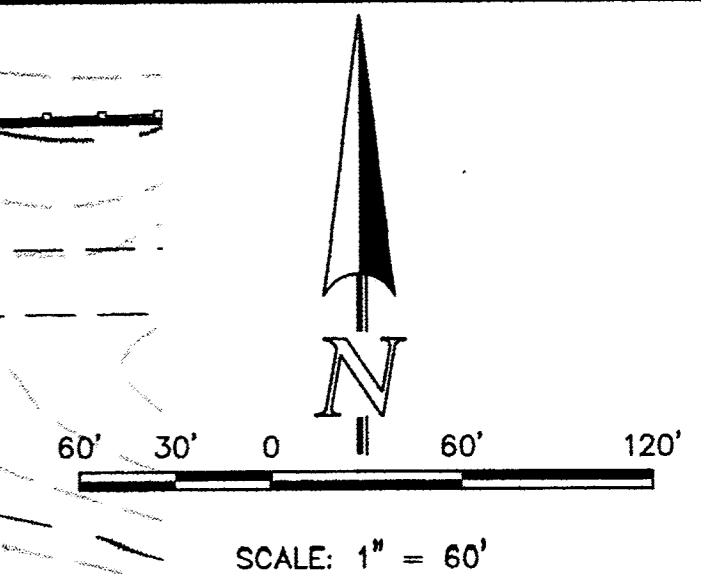
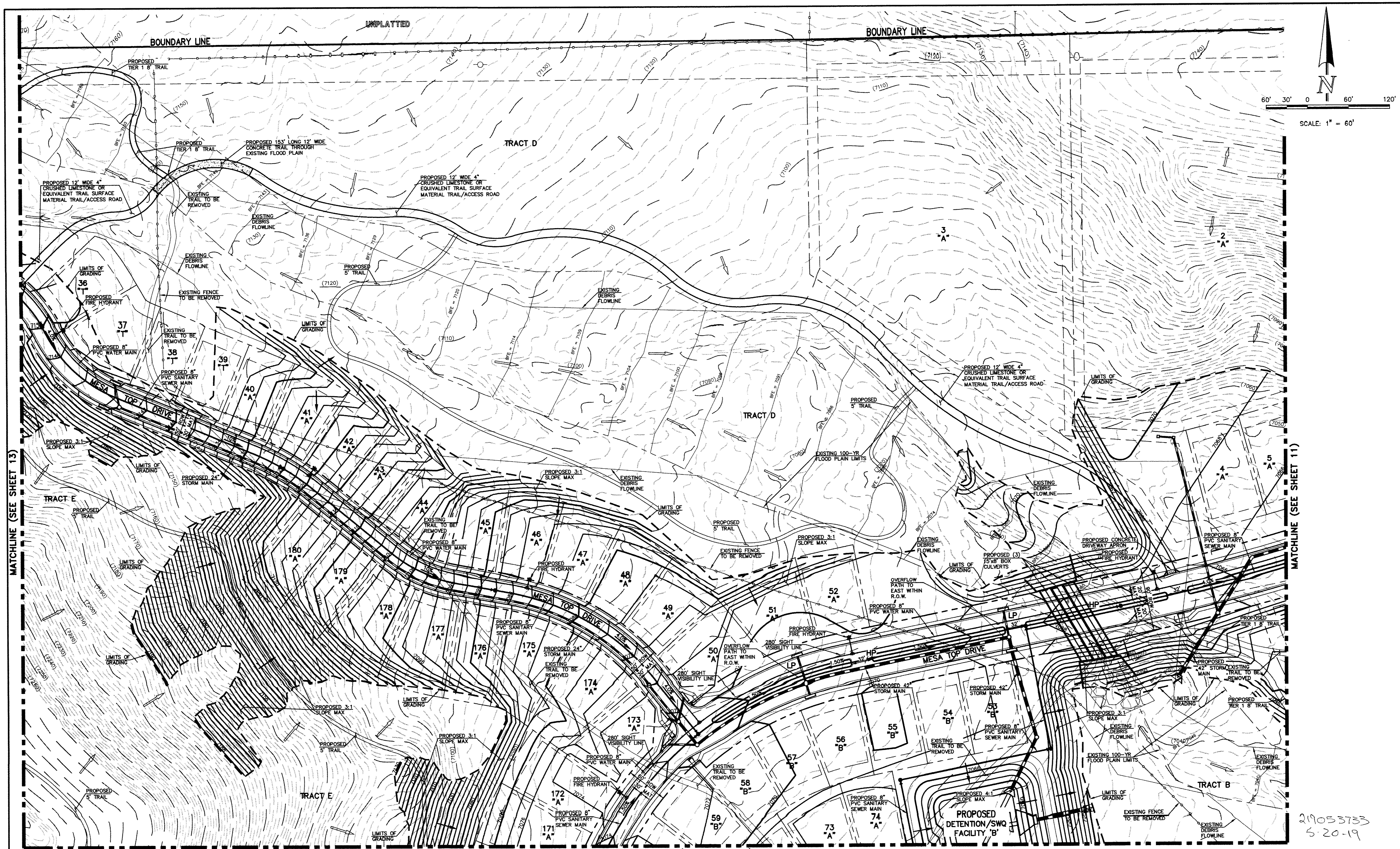
CLASSIC CONSULTING

FOREST LAKES - FILINGS 5, 6, & 7

PRELIMINARY GRADING & UTILITIES PLAN

DESIGNED BY	MAL	SCALE	DATE
DRAWN BY	BB	(H) 1" = 60'	SHEET 11 OF 16
CHECKED BY		(V) 1" = N/A	JOB NO. 1175.21

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (fax)



MATCHLINE (SEE SHEET 13)

MATCHLINE (SEE SHEET 11)

MATCHLINE (SEE SHEET 15)

219053733
5-20-19

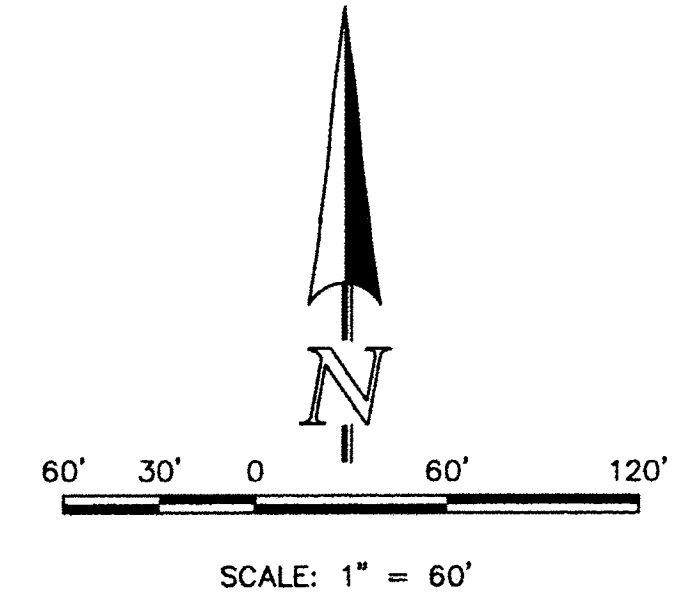
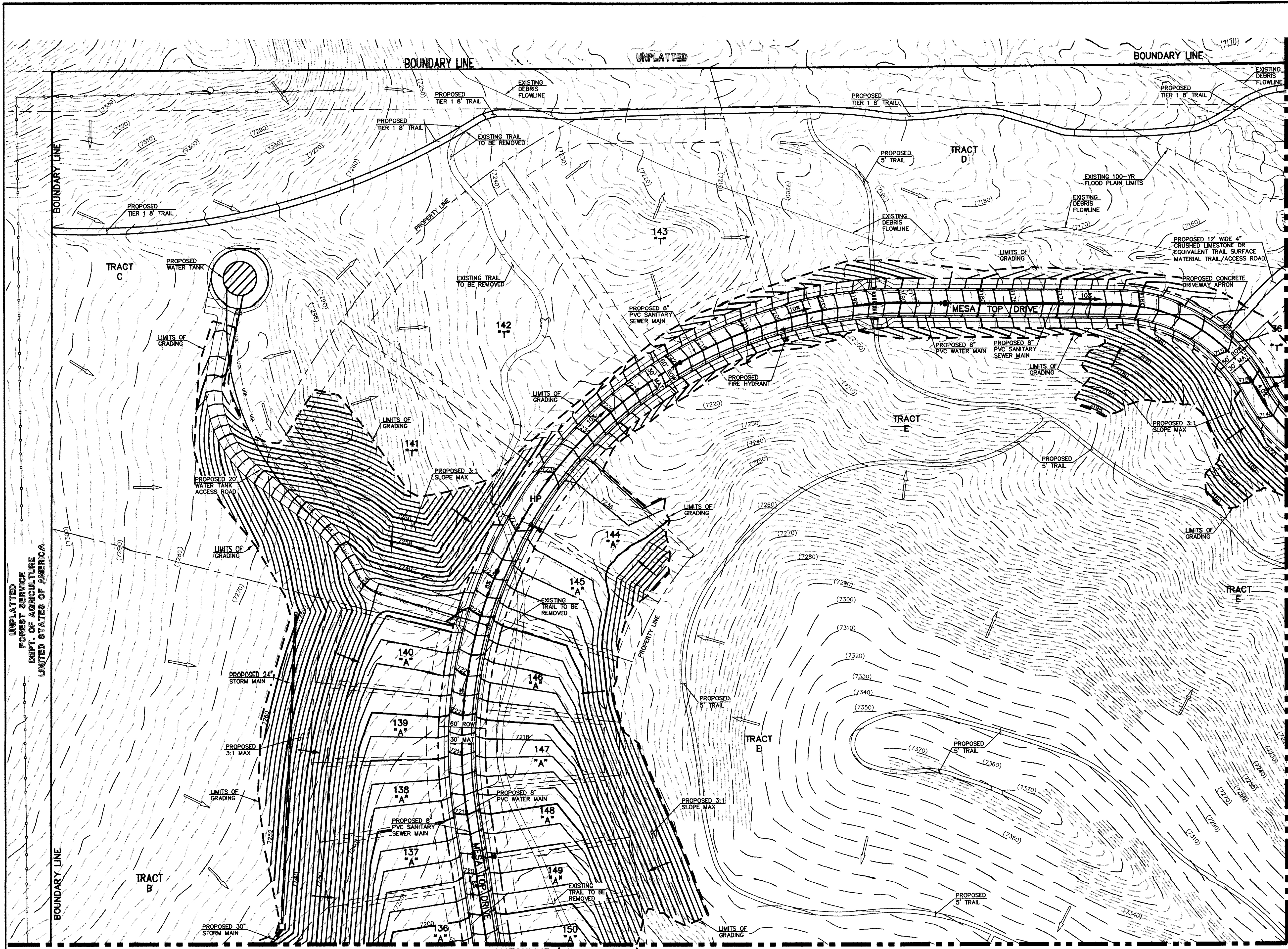
DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
PROPOSED STORM SEWER		EXISTING WATER MAIN		EXISTING CONTOUR		PROPOSED LOW POINT	LP
PROPOSED STORM INLET		EXISTING SANITARY SEWER MAIN W/ MANHOLE		PROPOSED CONTOUR		A LOT	"A"
EXISTING STORM SEWER		PROPOSED SANITARY		EXISTING FLOW DIRECTION		B LOT	"B"
EXISTING STORM INLET		BOUNDARY LINE		PROPOSED FLOW		WALKOUT LOT	"W/O"
EXISTING FIRE HYDRANT				EXISTING VEGETATION		TRANSITION LOT	"T"
				PROPOSED HIGH POINT		GARDEN LOT	"G"

CLASSIC CONSULTING

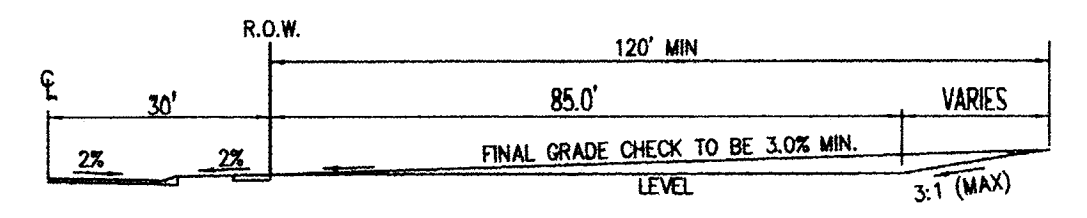
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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

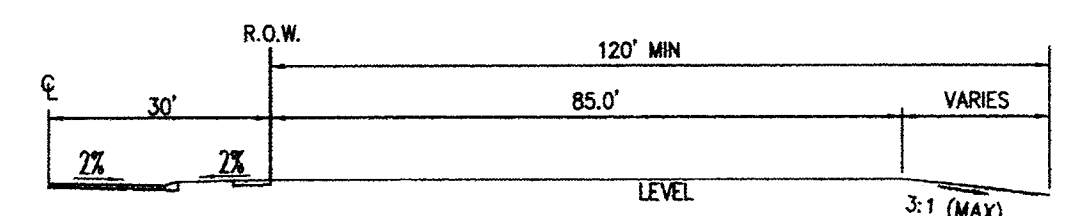
FOREST LAKES - FILINGS 5, 6, & 7			
PRELIMINARY GRADING & UTILITIES PLAN			
DESIGNED BY	MAL	SCALE	DATE 10/24/18
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CHECKED BY	(V) 1" = N/A	JOB NO.	1175.21



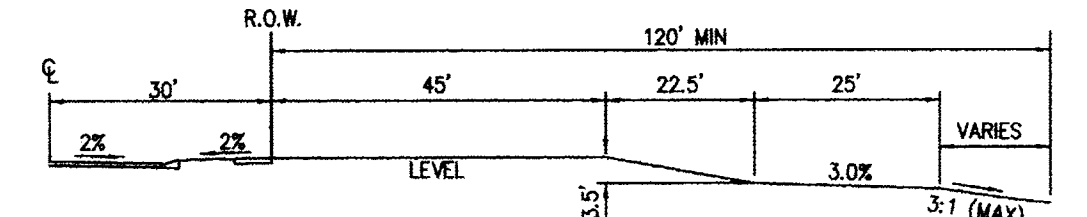
LEGEND	
DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED SANITARY	
PROPOSED WATER	
BOUNDARY LINE	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING FLOW DIRECTION	
PROPOSED FLOW	
EXISTING VEGETATION	
PROPOSED HIGH POINT	
PROPOSED LOW POINT	
A LOT	
B LOT	
WALKOUT LOT	
TRANSITION LOT	
GARDEN LOT	



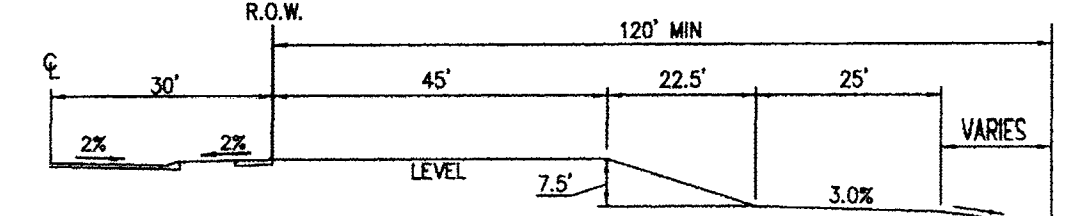
TYPICAL A LOT
NOT TO SCALE



TYPICAL B LOT
NOT TO SCALE

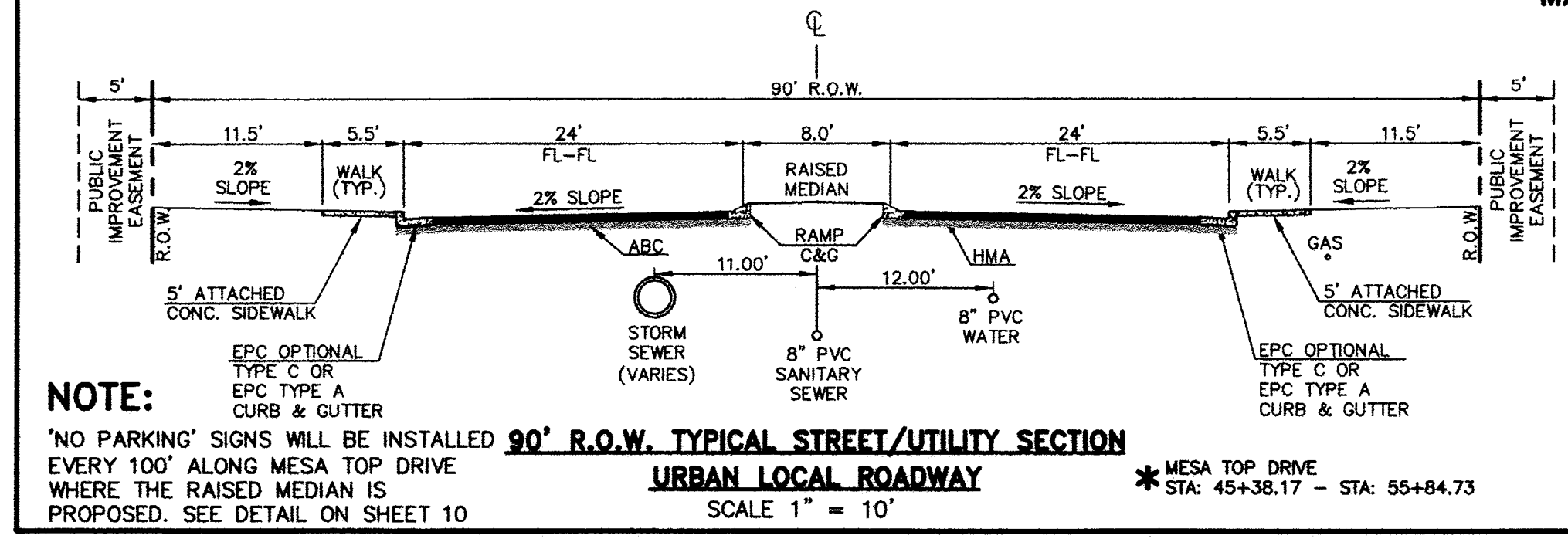


TYPICAL GARDEN (G) LOT
NOT TO SCALE



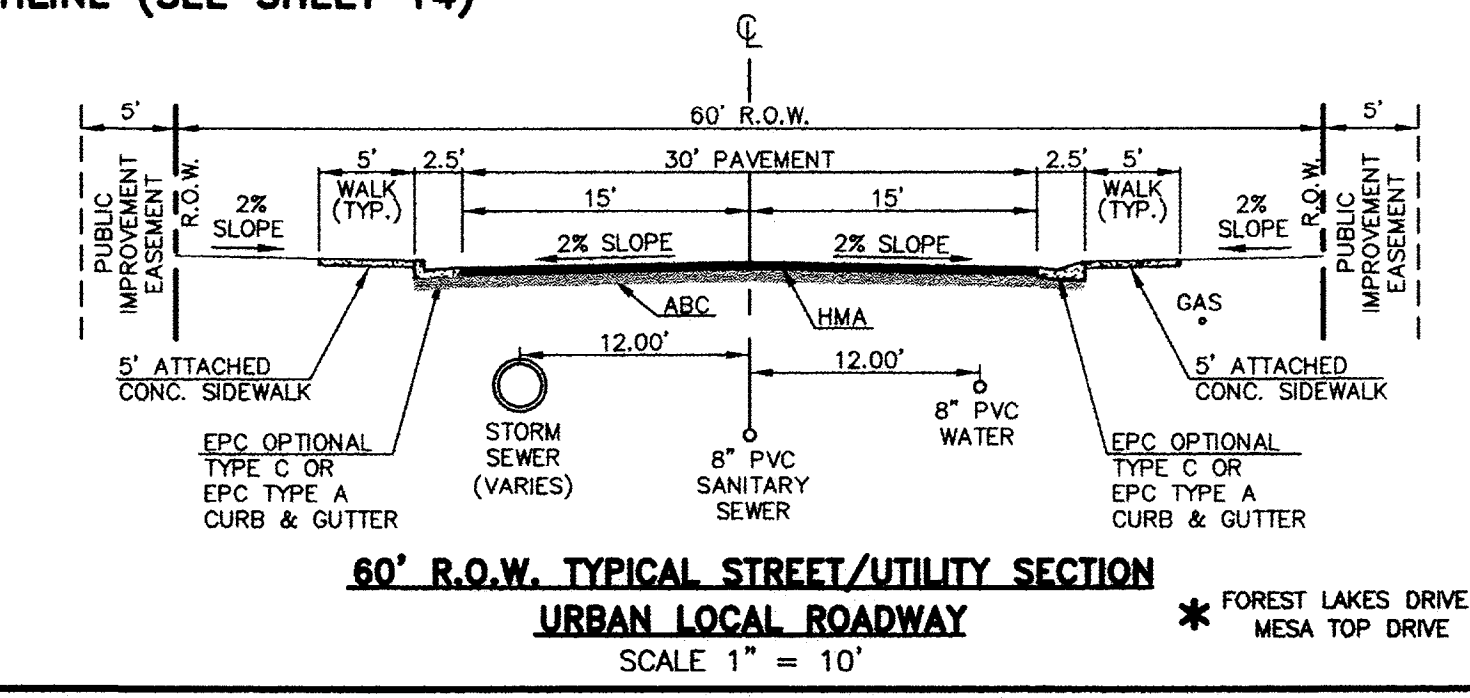
TYPICAL WALKOUT (W/O) LOT
NOT TO SCALE

NOTE: "T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

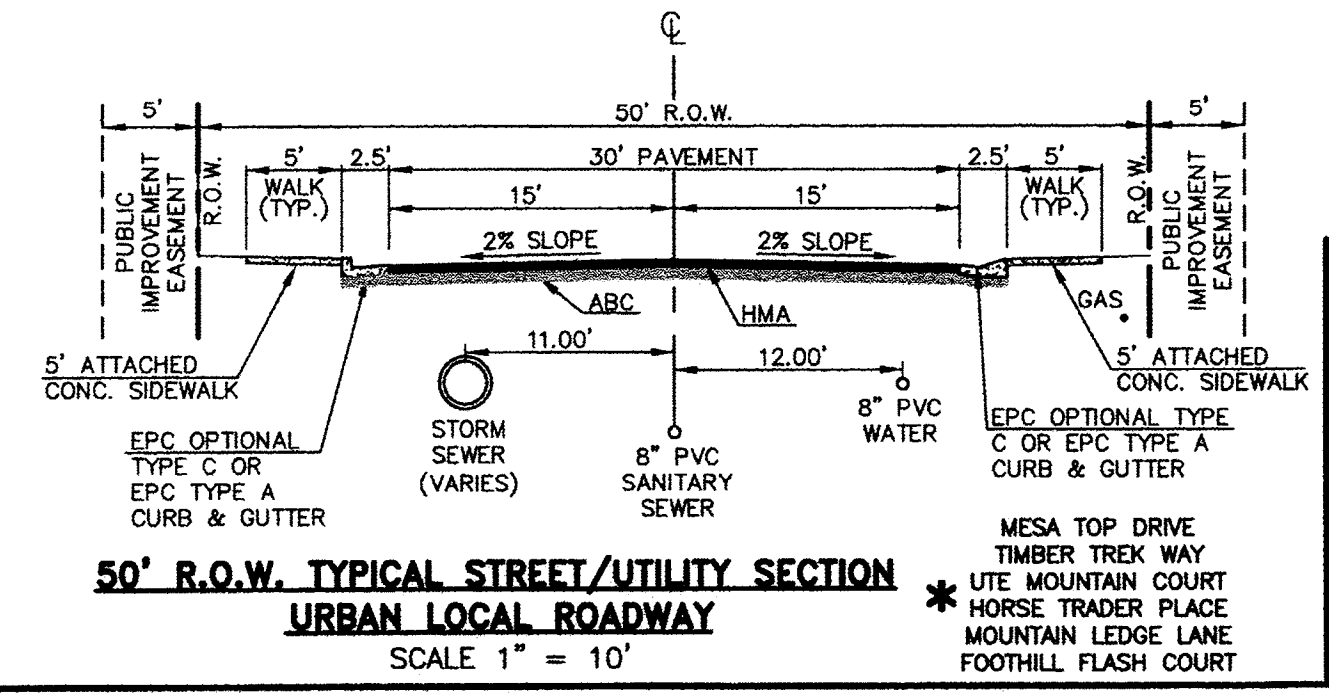


NOTE: "NO PARKING" SIGNS WILL BE INSTALLED EVERY 100' ALONG MESA TOP DRIVE WHERE THE RAISED MEDIAN IS PROPOSED. SEE DETAIL ON SHEET 10

90' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN LOCAL ROADWAY
SCALE 1" = 10'



60' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN LOCAL ROADWAY
SCALE 1" = 10'



50' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN LOCAL ROADWAY
SCALE 1" = 10'

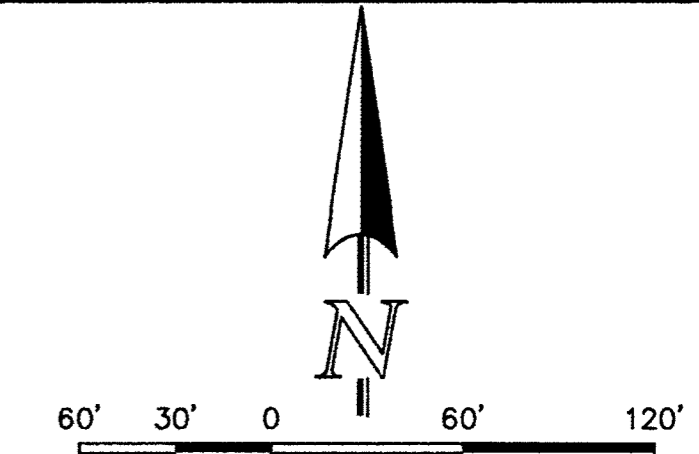


FOREST LAKES - FILINGS 5, 6, & 7

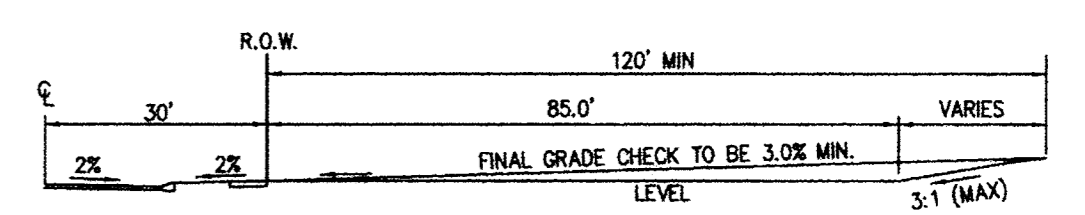
PRELIMINARY GRADING & UTILITIES PLAN

DESIGNED BY	MAL	SCALE	DATE
DRAWN BY	BB	(H) 1" = 60'	SHEET 13 OF 16
CHECKED BY	(V) 1" = N/A	JOB NO.	1175.21

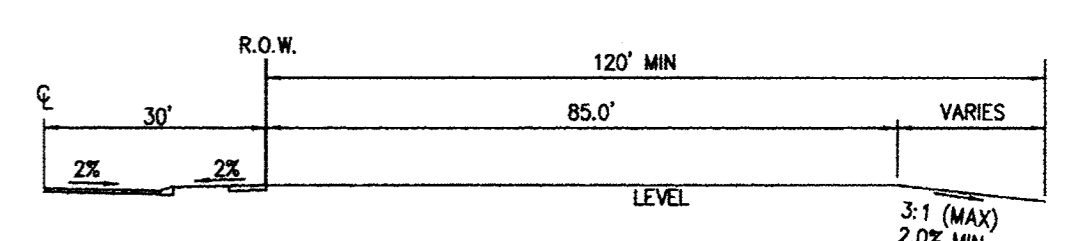
MATCHLINE (SEE SHEET 13)



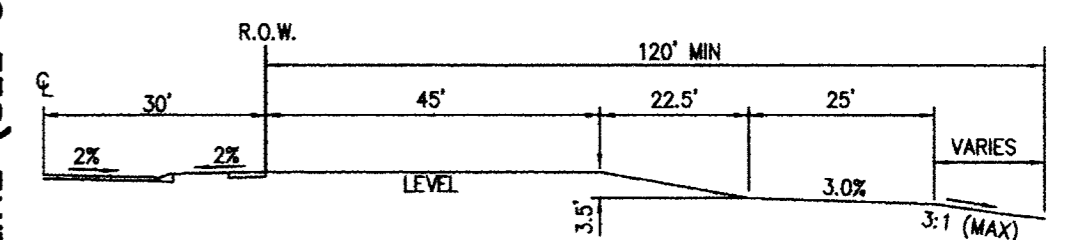
LEGEND	
DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED SANITARY	
PROPOSED WATER	
BOUNDARY LINE	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING FLOW DIRECTION	
PROPOSED FLOW	
EXISTING VEGETATION	
PROPOSED HIGH POINT	
PROPOSED LOW POINT	
A LOT	"A"
B LOT	"B"
WALKOUT LOT	"W/O"
TRANSITION LOT	"T"
GARDEN LOT	"G"



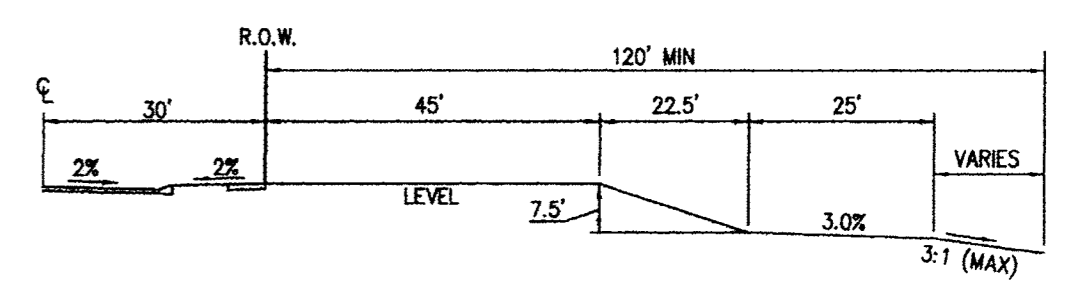
TYPICAL A LOT
NOT TO SCALE



TYPICAL B LOT
NOT TO SCALE

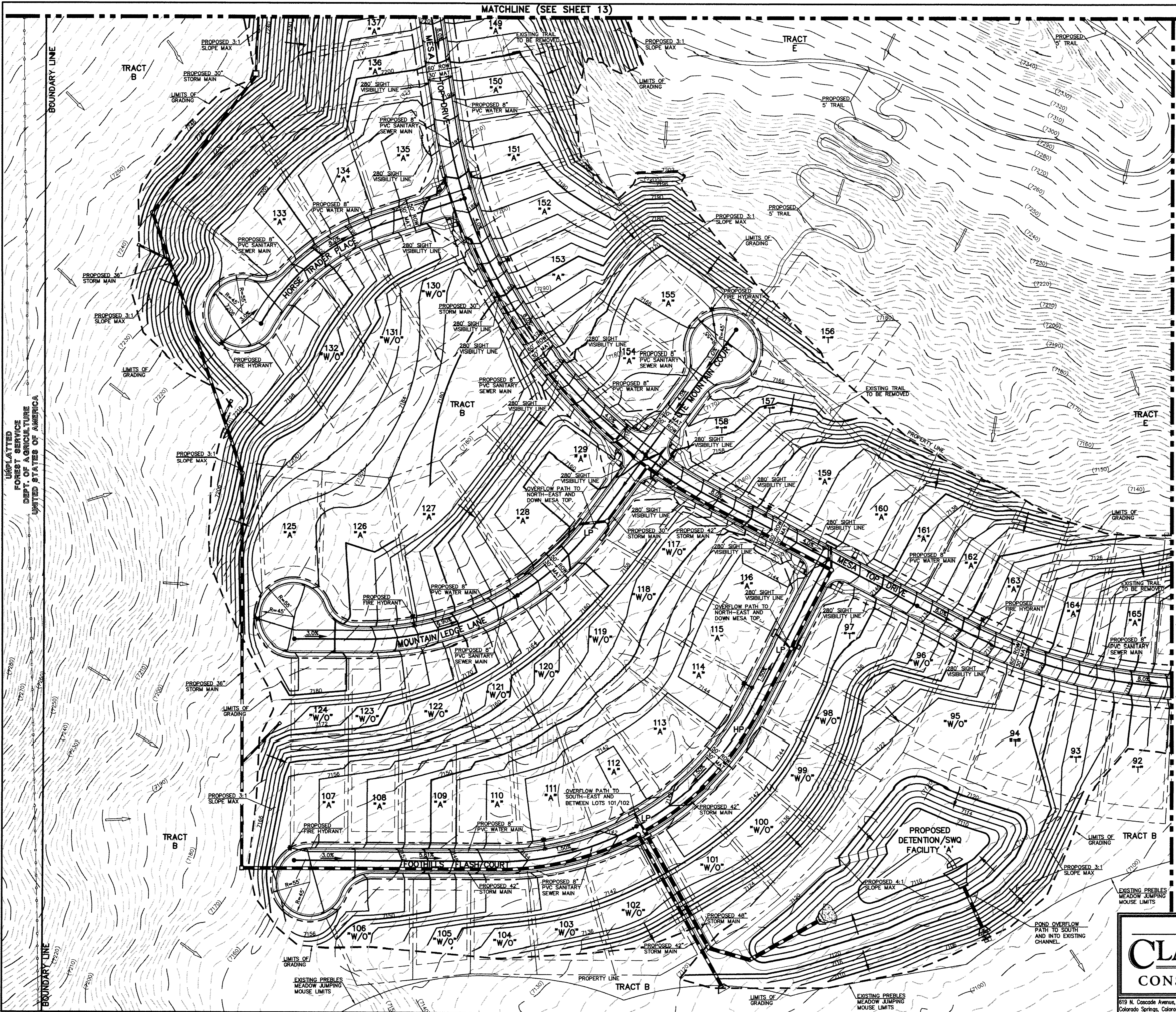


TYPICAL GARDEN (G) LOT
NOT TO SCALE



TYPICAL WALKOUT (W/O) LOT
NOT TO SCALE

NOTE: 219053733
5-20-19
"T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

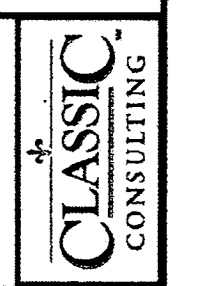


FOREST LAKES - FILINGS 5, 6, & 7

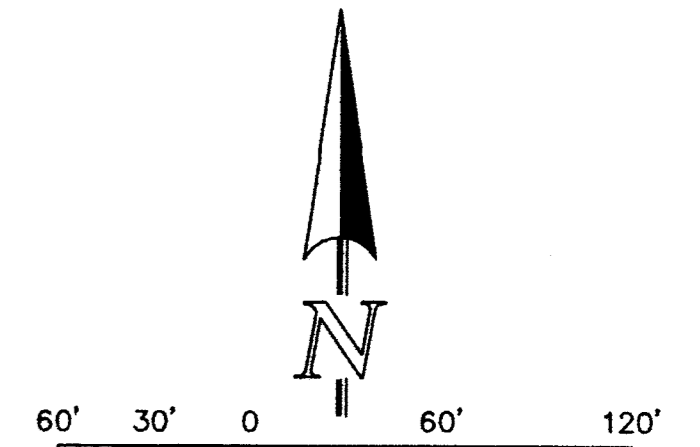
PRELIMINARY GRADING & UTILITIES PLAN

DESIGNED BY	MAL	SCALE	DATE
DRAWN BY	BB	(H) 1" = 60'	SHEET 14 OF 16
CHECKED BY	(V) 1" = N/A	JOB NO.	1175.21

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799(Fax)



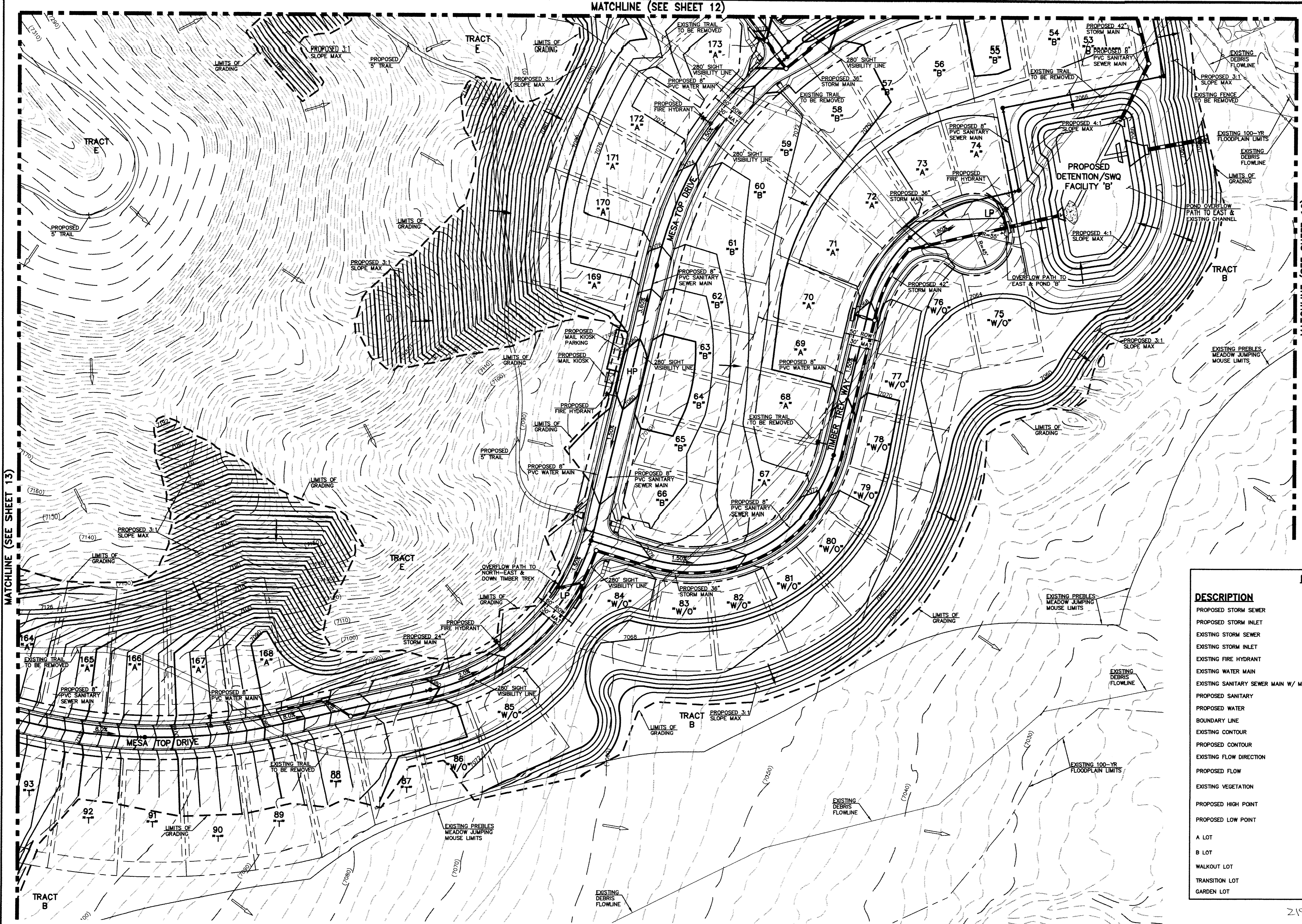
MATCHLINE (SEE SHEET 12)



SCALE: 1" = 60'

MATCHLINE (SEE SHEET 13)

MATCHLINE (SEE SHEET 16)



LEGEND	
DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED SANITARY	
PROPOSED WATER	
BOUNDARY LINE	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING FLOW DIRECTION	
PROPOSED FLOW	
EXISTING VEGETATION	
PROPOSED HIGH POINT	
PROPOSED LOW POINT	
A LOT	"A"
B LOT	"B"
WALKOUT LOT	"W/O"
TRANSITION LOT	"T"
GARDEN LOT	"G"

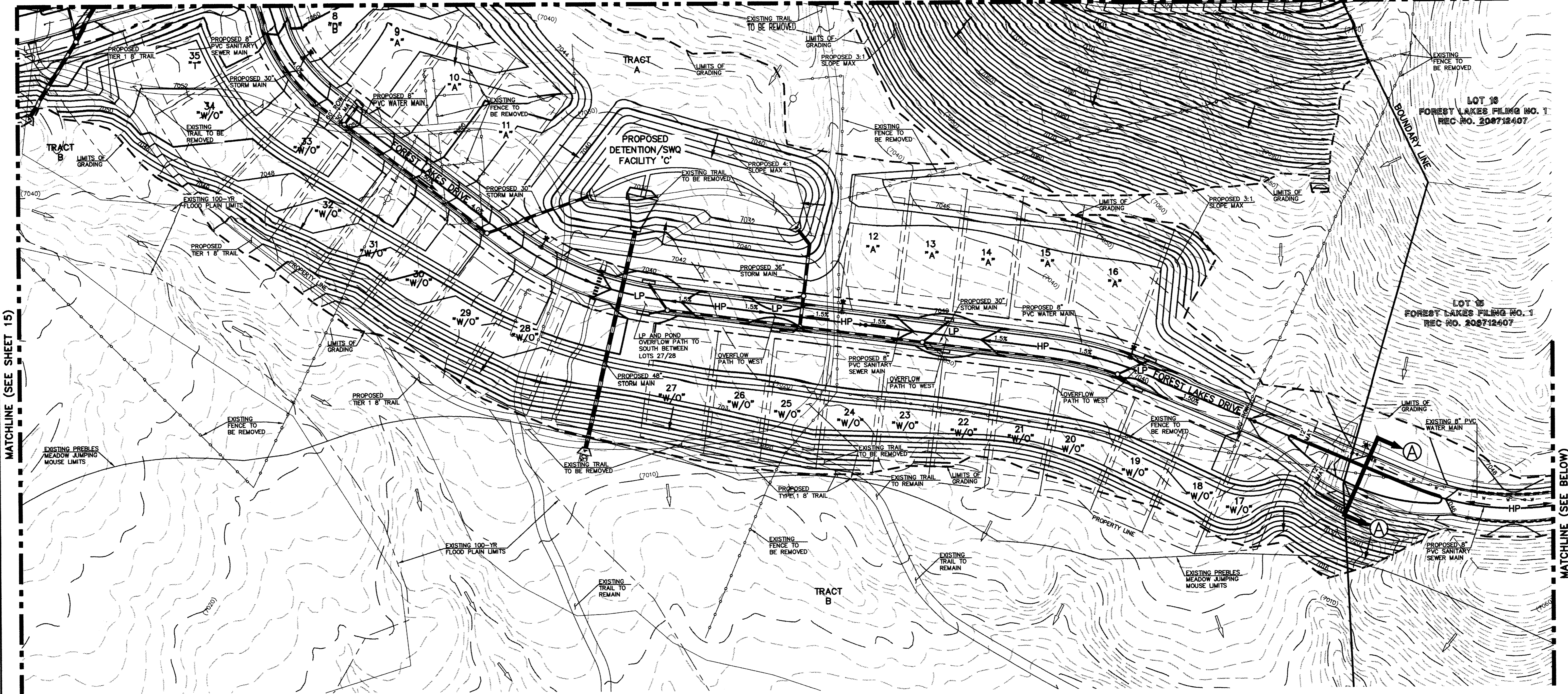
219013037330 5-29-1919

CLASSIC CONSULTING
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719)785-0790
 (719)785-0799(fax)

FOREST LAKES - FILINGS 5, 6, & 7			
PRELIMINARY GRADING & UTILITIES PLAN			
DESIGNED BY	MAL	SCALE	DATE 10/24/18
DRAWN BY	BB	(H) 1" = 60'	SHEET 15 OF 16
CHECKED BY	(V)	1" = N/A	JOB NO. 1175.21

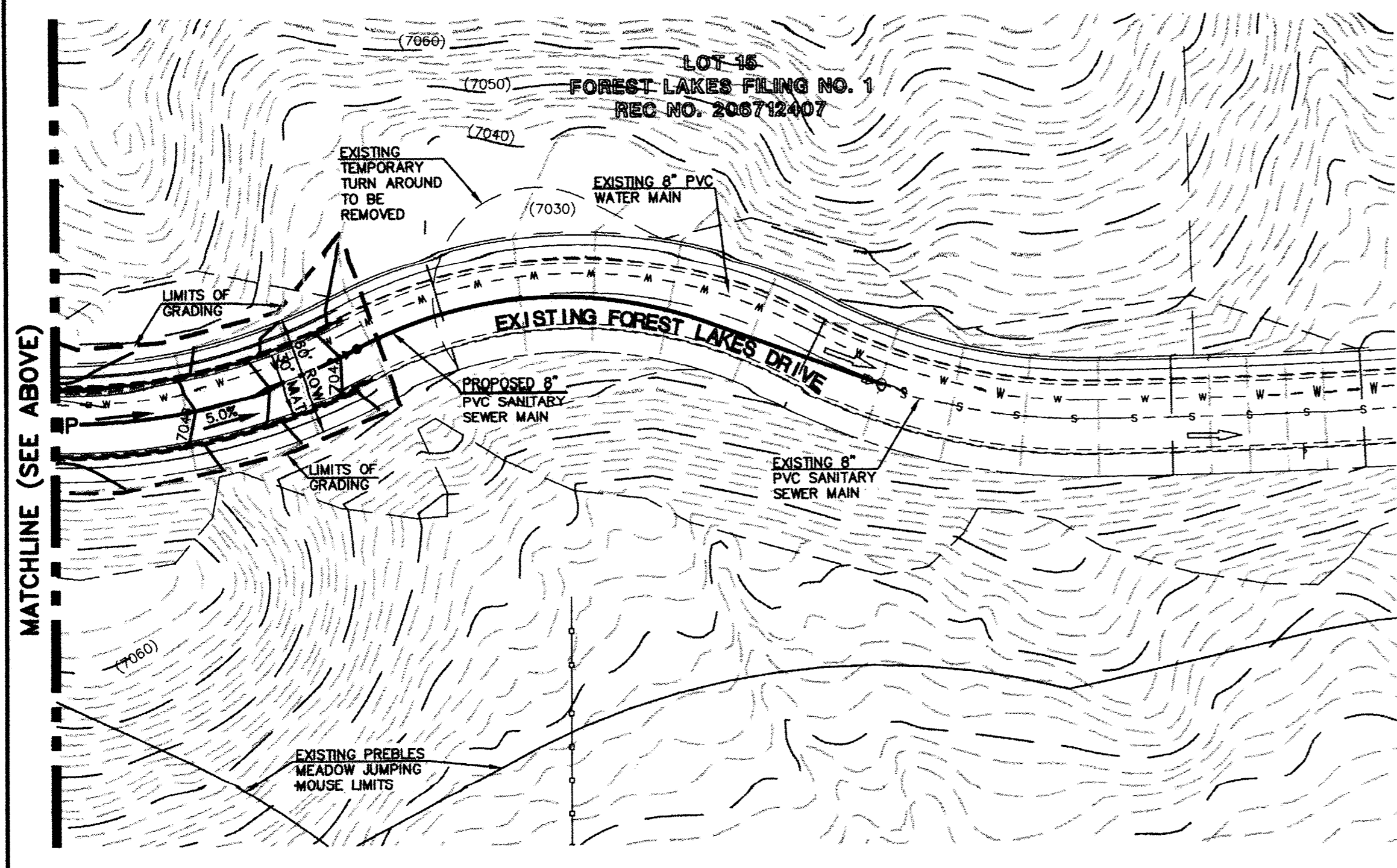
CLASSIC CONSULTING

MATCHLINE (SEE SHEET 11)

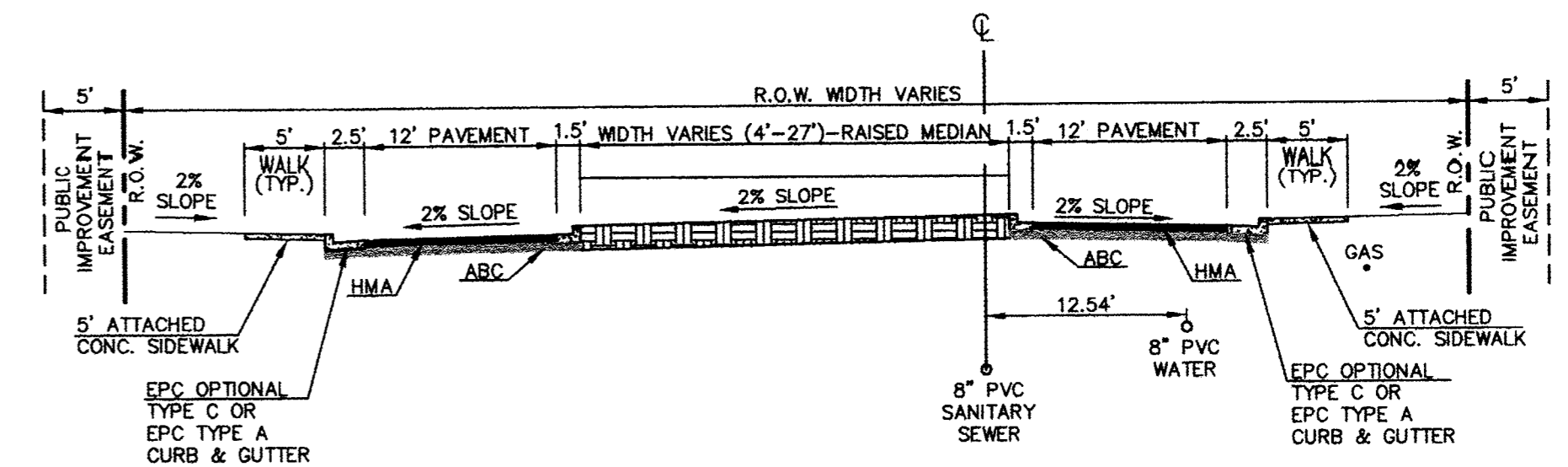
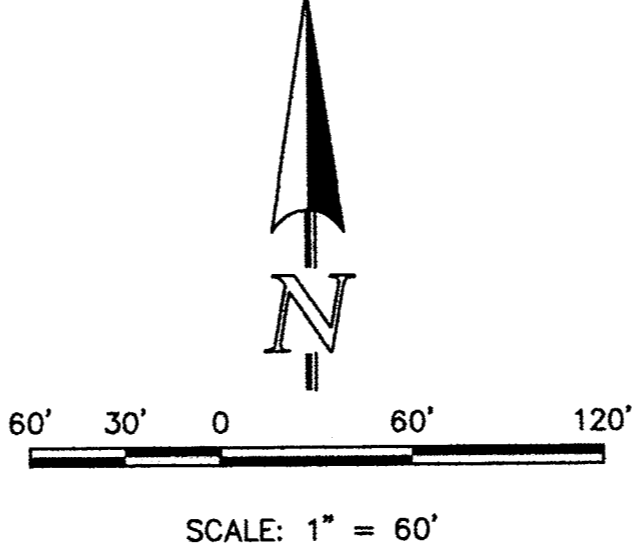


MATCHLINE (SEE SHEET 15)

MATCHLINE (SEE BELOW)



MATCHLINE (SEE ABOVE)



CROSS SECTION 'A-A'
FOREST LAKES DRIVE
SCALE 1" = 10'

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
PROPOSED STORM SEWER		EXISTING CONTOUR	
PROPOSED STORM INLET		PROPOSED CONTOUR	
EXISTING STORM SEWER		EXISTING FLOW DIRECTION	
EXISTING STORM INLET		PROPOSED FLOW	
EXISTING FIRE HYDRANT		EXISTING VEGETATION	
EXISTING WATER MAIN		PROPOSED HIGH POINT	
EXISTING SANITARY SEWER MAIN W/ MANHOLE		PROPOSED LOW POINT	
PROPOSED SANITARY		A LOT	
PROPOSED WATER		B LOT	
BOUNDARY LINE		WALKOUT LOT	
		TRANSITION LOT	
		GARDEN LOT	

219053733 5-20-19

CLASSIC CONSULTING

FOREST LAKES - FILINGS 5, 6, & 7

PRELIMINARY GRADING & UTILITIES PLAN

DESIGNED BY	MAL	SCALE	DATE	10/24/18
DRAWN BY	BB	(H) 1" = 60'	SHEET	16 OF 16
CHECKED BY		(V) 1" = N/A	JOB NO.	1175.21

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