



**EL PASO COUNTY**

**COLORADO**

**COMMISSINERS:**  
**MARK WALLER (CHAIR)**  
**LONGINOS GONZALEZ, JR. (VICE CHAIR)**

**STAN VANDERWERF**  
**HOLLY WILLIAMS**  
**CAMI BREMER**

## **COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

September 20, 2019

Kari Parsons  
Project Manager  
El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Forest Lakes Phase II PUD Development Plan/Preliminary Plan, Review #4  
(PUDSP-18-001)**

Hello Kari,

The Planning Division of the Community Services Department has reviewed the Forest Lakes Phase II PUD Development Plan/Preliminary Plan, Review #4, and has the following comments of behalf of El Paso County Parks.

Parks staff continues to acknowledge and appreciate the modifications to the Forest Lakes Secondary Regional Trail and the adjacent emergency access road. The plans and details follow the mutually agreed-upon configuration and trail specifications, as shown on Sheet 10 / Details of the PUD Preliminary Plan Amendment.

However, at the time of Review #3 in March 2019, staff acknowledged the agreed-upon addition of the informal crusher fines trail in Tract C, creating a trail connection from the termination of the Forest Lakes Secondary Regional Trail to the planned water tower road and Mesa Top Road (see **highlighted** recommendations below). On the recorded PUD Preliminary Plan dated May 2019, this trail is not shown – only the label *“Informal Crusher Finds Trail (Alignment To Be Confirmed in Field)”* is shown. In this current PUD Preliminary Plan Amendment, no trail or label is shown in Tract C. Staff strongly encourages the applicant to show this trail connection on the PUD Preliminary Plan Amendment and all future amendments or final plats, as no comments in the current Letter of Intent would otherwise suggest a necessary revision to this trail. Should the proposed water tank in Tract C be built at a later date or deemed ultimately unnecessary, this trail could still be constructed along the tank driveway corridor.

The original Forest Lakes Phase II PUD Preliminary Plan application, along with the following comments and recommendations, was presented to and endorsed by the Park Advisory Board on February 13, 2019:

200 S. CASCADE AVENUE, SUITE 100  
OFFICE: (719) 520-7276  
WWW.ELPASOCO.COM



COLORADO SPRINGS, CO 80903  
FAX: (719) 520-6397

*"This amendment is necessary to reflect a change in the number of residential lots, which were reduced from 231 to 180 to better integrate with the surrounding neighborhoods. The Forest Lakes development is located west of the Interstate 25 and Baptist Road interchange on Forest Lakes Drive, surrounding Beaver Creek, Bristlecone Lake, and Pinon Lake.*

*The El Paso County Parks Master Plan (2013) shows that the Forest Lakes Phase II development impacts the proposed Forest Lakes Secondary Regional Trail, which has connections to the existing New Santa Fe Regional Trail and the proposed Baptist Road Bicycle Route, both located to the east of the project site. When completed, the Forest Lakes Trail will ultimately connect the New Santa Fe Regional Trail to Pike National Forest lands to the west of the project site.*

*The applicant has also requested that a portion of the Forest Lakes Secondary Regional Trail be utilized as an emergency access route. In early February 2019, Parks staff and the applicant agreed to locate the regional trail immediately adjacent the emergency access road, to be separated by boulders sourced from the site and natural grass. Where the trail and emergency road intersect local streets, a short length of post-and-dowel fencing would help to delineate the road from the trail. The details of this arrangement are notated and depicted on the attached draft Page 4 of the PUD Preliminary Plan.*

*The Open Space Master Plan of the Parks Master Plan shows both the Foothills and Forest Lakes Candidate Open Spaces encompassing the project site. Natural resource values within the Forest Lakes area are concentrated around wildlife habitat, primarily for the Preble's Meadow Jumping Mouse (a federally-threatened species), as well as herbaceous, grassland, and riparian vegetation. This area contains habitat parameters likely critical to the mouse persistence. The Foothills area represents a significant transition between diverse natural attributes of the High Plains and the complex elements of the Front Range mountain habitats. The applicant has provided both a Letter of Concurrence and a Letter of Disqualification from the U.S. Fish and Wildlife Service, allowing for the construction of homes outside of the Preble's Mouse habitat, as well as the Forest Lakes Secondary Regional Trail west of Waterfront Park. No trails will be developed within the Preble's Mouse habitat in Forest Lakes Phase II.*

*In November 2001, the Forest Lakes Phase I PUD Development Plan and Preliminary Plan was approved with the Park Advisory Board-endorsed motion to direct El Paso County Parks staff to "work with the developer on public-use trail easement, trail construction, and fencing to offset park fees," with said regional park fees being in excess of \$130,000. When the PUD Development Plan and Preliminary Plan were approved by the Board of County Commissioners in June 2002, the PUD Development Plan included the following conditions:*

- "As described in the PUD Development Plan and Preliminary Plan, the depicted Waterfront Park site shall be dedicated to the Forest Lakes Metropolitan District in conjunction with the first final plat, and shall be maintained by the District. The Planned facilities for this park shall be substantially constructed prior to recording a Final Plat beyond Phase I (first 275) lots of the project."*
- "The depicted Homestead Park will be dedicated to the Forest Lakes Metropolitan District in conjunction with or prior to recording a Final Plat for any lots in Phase II (Lots 276-467) of the project."*

- *“That portion of the depicted non-motorized trail within each applicable plat shall be dedicated to public use, and the construction of the applicable segment will be included in the Estimate of Guaranteed Funds (EGF) for the applicable plat. In all cases, this trail will be constructed to meet any applicable County standards.”*
- *“The developer agrees to make reasonable efforts to dedicate and construct this trail and allow public access through to the Forest Service boundary line as soon as possible after issuance of the first residential building permits for this project. The County and the developer understand and agree that there may be design and Prebles Meadow Jumping Mouse issues that could delay this connection.”*

*In 2003, the Forest Lakes Filing No. 1 Final Plat was approved with the PAB-endorsed motion “accept approximately three miles of regional trail to be constructed by the developer in lieu of regional park fees.” In that request, the applicant’s letter of intent stated the following in regards to the trail corridor:*

- *“Through discussions with the Parks Department, a non-motorized trail is to be provided with this application. The portion of this trail that was originally illustrated on the west side of Mitchell Avenue (Forest Lakes Drive) is now to be provided for within the right-of-way. The reason for this configuration is that this alignment reduces the number of street crossings as the trail extends from the existing trailhead at Old Denver Road and Baptist Road. An easement is also provided along the school site allowing for easy trail access to the site. The easement ends at the approximate crossing of the trail into Waterfront Park. At this point, the trail will continue to the west to the Preble’s Meadow Jumping Mouse (PMJM) habitat along Beaver Creek. The future trail extends further west with the cooperation with the Parks Department and the USFWS along the existing graded road through the PMJM habitat.”*

*The Filing No. 1 Final Plat, recorded in 2006, included Dedication language stating, “Tracts A, B, D, E, & F shall be owned and maintained by the Forest Lakes Metropolitan District and used for open space, landscaping, trails, utilities, preservation areas, and drainage,” while additional note language stated, “A 25’ Public Trail Easement will be granted to El Paso County across Tract E when the trail is constructed.”*

*As part of the current request for approval of the Forest Lakes Phase II PUD Development Plan / Preliminary Plan Amendment, the applicant’s letter of intent states the following:*

- *“A significant amount of open space and trails are planned throughout the project. The Phase 1 area extended trails into the property and constructed Waterfront Park, which has a playground, amphitheater, fishing and boat dock, and a multi-purpose lawn area. Originally, Phase 2 included Homestead Park less than a mile from Waterfront Park with similar amenities. The reduced development footprint proposed by this application opens up more open space for informal trails, natural seating areas, and unique open space experiences in lieu of Homestead Park.”*
- *“The plan illustrates a trail network that will follow the existing dirt road along the south side of the project area. The trail will then divert through the center of the development along the northern branch of Beaver Creek and then back up to the mesa top. The long-term goal is to see a connection from this development to the US Forest Service trail network to*

*the west. A prominent hill in the northwestern portion of the site provides a unique opportunity for hiking trails with views from the top that overlook the surrounding area. A mini incline is also proposed as a new open space amenity. A small trailhead parking area is planned off Forest Lakes Drive providing access to the hill trails through Tract D.”*

*El Paso County Parks requests dedication of trail easements or other mitigation as allowed by the Land Development Code and applicable procedures if the El Paso County Parks Master Plan identifies a trail and/or route within a project area. As it pertains to this application, the County requests that the landowner, Forest Lakes Residential Development, LLC, continue to provide easements for the proposed trail corridor that allows for public access when the trail enters property owned and maintained by the developer. Staff acknowledges the waiver of regional park fees in exchange for the proposed trail improvements and recommends approval of Forest Lakes Phase II PUD Development / Preliminary Plan Amendment to include the following conditions:*

- County Parks acknowledges the waiver of \$77,400 in regional park fees in exchange for the proposed Forest Lake Secondary Regional Trail improvements.*
- Designate and provide to El Paso County a 25-foot trail easement along the proposed trail corridor, from the current trail easement in Waterfront Park to the western boundary of Phase II, which allows for public access of the Forest Lakes Secondary Regional Trail.*
- The regional trail shall be constructed by the developer along the planned corridor from Waterfront Park to the western boundary of Phase II, bordering U.S. Forest Service lands, within two years of the recording of the forthcoming final plat(s).*
- Trail plans shall be submitted to and approved by County Parks prior to construction.*
- The trail shall be constructed to Tier 1 standards for a primary regional trail.*
- The trail shall be maintained by the Forest Lakes Metropolitan District when contained within the developer-owned tracts, while El Paso County agrees to maintain the trail contained within the right-of-way of Forest Lakes Drive and the designated school property easement.*
- Encourage the developer to explore the development of an informal crusher fines trail in Tract C to connect the terminus of the Forest Lake Secondary Regional Trail southward to sidewalks and other proposed trails along Mesa Top Drive.*

**Recommended Motion:**

*Recommend to the Planning Commission and the Board of County Commissioners that the approval of the Forest Lakes Phase II PUD Development Plan and Preliminary Plan Amendment include the following conditions: (1) County Parks acknowledges the waiver of \$77,400 in regional park fees in exchange for the proposed Forest Lake Secondary Regional Trail improvements; (2) Designate and provide to El Paso County a 25-foot trail easement along the proposed trail corridor, from the current trail easement in Waterfront Park to the western boundary of Phase II, which allows for public access of the Forest Lakes Secondary Regional Trail; (3) The regional trail shall be constructed by the developer along the planned corridor from Waterfront Park to the western boundary of Phase II, bordering U.S. Forest Service lands, within two years of the recording of the forthcoming final plat(s); (4) Trail plans shall be submitted to and approved by County Parks prior to construction; (5) The trail shall be constructed to Tier 1 standards for a primary regional trail; (6) The trail shall be maintained by the Forest Lakes*

*Metropolitan District when contained within the developer-owned tracts, while El Paso County agrees to maintain the trail contained within the right-of-way of Forest Lakes Drive and the designated school property easement; (7) Encourage the developer to explore the development of an informal crusher fines trail in Tract C to connect the terminus of the Forest Lake Secondary Regional Trail southward to sidewalks and other proposed trails along Mesa Top Drive.”*

Please feel free to contact me should you have any questions or concerns.

Sincerely,

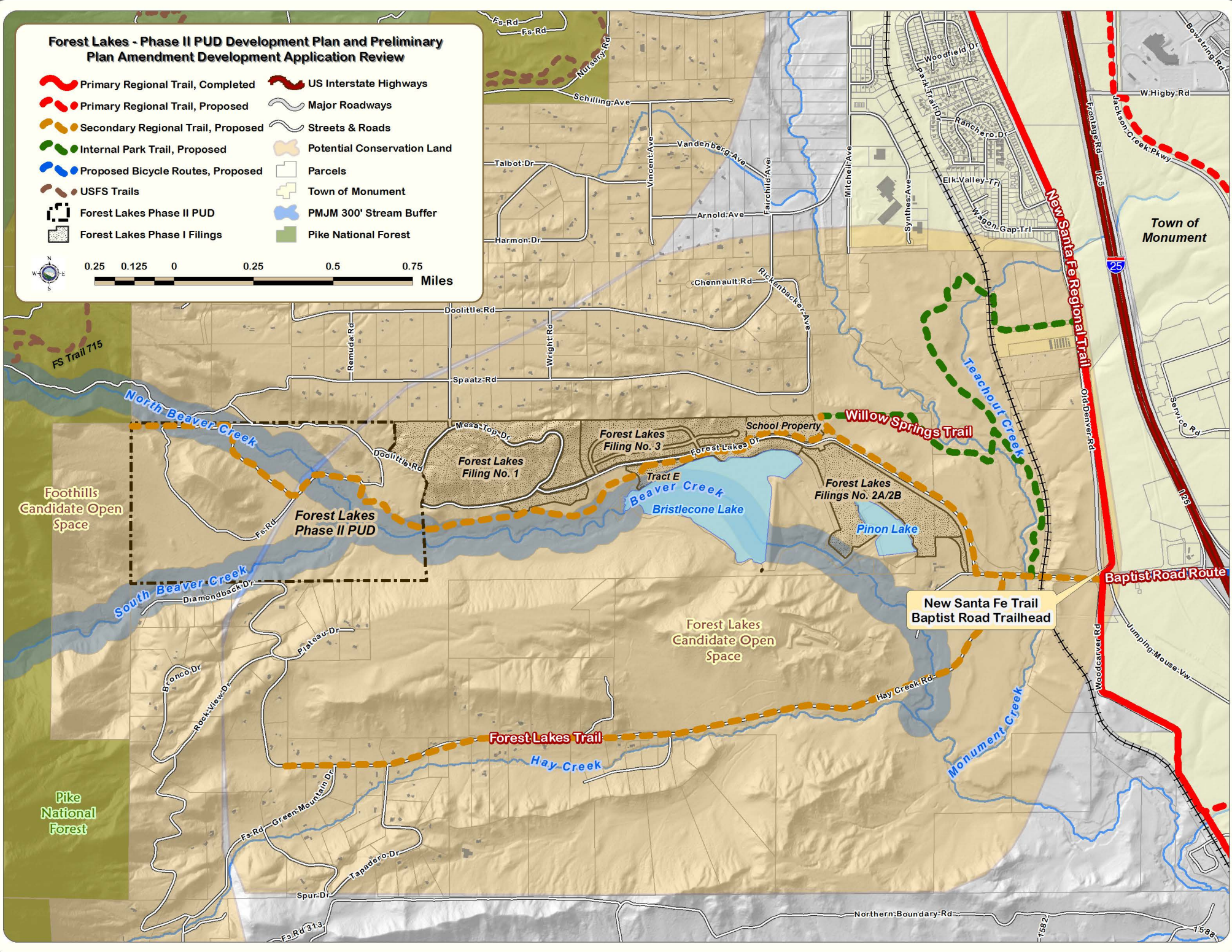
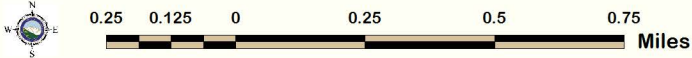


Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)



**Forest Lakes - Phase II PUD Development Plan and Preliminary Plan Amendment Development Application Review**

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Proposed
- Proposed Bicycle Routes, Proposed
- USFS Trails
- Forest Lakes Phase II PUD
- Forest Lakes Phase I Filings
- US Interstate Highways
- Major Roadways
- Streets & Roads
- Potential Conservation Land
- Parcels
- Town of Monument
- PMJM 300' Stream Buffer
- Pike National Forest



**New Santa Fe Trail Baptist Road Trailhead**

**Town of Monument**

**Foothills Candidate Open Space**

**Forest Lakes Candidate Open Space**

**Pike National Forest**

**Forest Lakes Phase II PUD**

**Forest Lakes Filing No. 1**

**Forest Lakes Filing No. 3**

**Forest Lakes Filings No. 2A/2B**

**Tract E Beaver Creek**

**Pinon Lake**

**Forest Lakes Trail**

**New Santa Fe Regional Trail**

**Baptist Road Route**

**Monument Creek**

**Hay Creek**

**North Beaver Creek**

**South Beaver Creek**

**Teachout Creek**

**Willow Springs Trail**

**New Santa Fe Regional Trail**

**Baptist Road Trailhead**

**New Santa Fe Regional Trail**

**New Santa Fe Regional Trail**

**New Santa Fe Regional Trail**

**New Santa Fe Regional Trail**

**New Santa Fe Regional Trail**

**New Santa Fe Regional Trail**

**New Santa Fe Regional Trail**

**New Santa Fe Regional Trail**

**New Santa Fe Regional Trail**



# Development Application Permit Review



**Community Services Department**  
**Park Operations ~ Planning ~ Recreation / Cultural Services**  
**Environmental Services ~ Veterans Services ~ CSU Extension**

January 9, 2019

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

<b>Name:</b>	<b>Forest Lakes Phase II PUD Development Plan and Preliminary Plan Amendment</b>	<b>Application Type:</b>	<b>PUD / Preliminary Plan</b>
<b>DSD Reference #:</b>	<b>PUDSP-18-001</b>	<b>CSD / Parks ID#:</b>	<b>0</b>
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Total Acreage:</b>	<b>287</b>
<b>Forest Lakes Residential Development #2, LLC / Jim Boulton</b>	<b>N.E.S., Inc.</b>	<b>Total # of Dwelling Units</b>	<b>180</b>
<b>1111 Main Street, Suite 1600</b>	<b>Andrea Barlow</b>	<b>Gross Density:</b>	<b>0.63</b>
<b>Kansas City, MO 64105</b>	<b>619 North Cascade Avenue, #200</b>	<b>Park Region:</b>	<b>1</b>
	<b>Colorado Springs, CO 80903</b>	<b>Urban Area:</b>	<b>1</b>

Existing Zoning Code: **PUD**                      Proposed Zoning: **PUD**

**REGIONAL AND URBAN PARK REQUIREMENTS**

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.										
<table border="0" style="width: 100%;"> <tr> <td style="width: 60%;"><b>LAND REQUIREMENTS</b></td> <td style="text-align: right;">Urban Density: <input type="checkbox"/> (2.5 units or greater / 1 acre)</td> </tr> <tr> <td>Regional Parks: <b>1</b></td> <td>Urban Parks Area: <b>1</b></td> </tr> <tr> <td><b>0.0194 Acres x 180 Dwelling Units = 3.492 acres</b></td> <td>Neighborhood: <b>0.00375 Acres x 0 Dwelling Units = 0.00 acres</b></td> </tr> <tr> <td></td> <td>Community: <b>0.00625 Acres x 0 Dwelling Units = 0.00 acres</b></td> </tr> <tr> <td></td> <td>Total: <b>0.00 acres</b></td> </tr> </table>		<b>LAND REQUIREMENTS</b>	Urban Density: <input type="checkbox"/> (2.5 units or greater / 1 acre)	Regional Parks: <b>1</b>	Urban Parks Area: <b>1</b>	<b>0.0194 Acres x 180 Dwelling Units = 3.492 acres</b>	Neighborhood: <b>0.00375 Acres x 0 Dwelling Units = 0.00 acres</b>		Community: <b>0.00625 Acres x 0 Dwelling Units = 0.00 acres</b>		Total: <b>0.00 acres</b>
<b>LAND REQUIREMENTS</b>	Urban Density: <input type="checkbox"/> (2.5 units or greater / 1 acre)										
Regional Parks: <b>1</b>	Urban Parks Area: <b>1</b>										
<b>0.0194 Acres x 180 Dwelling Units = 3.492 acres</b>	Neighborhood: <b>0.00375 Acres x 0 Dwelling Units = 0.00 acres</b>										
	Community: <b>0.00625 Acres x 0 Dwelling Units = 0.00 acres</b>										
	Total: <b>0.00 acres</b>										

**FEE REQUIREMENTS**

Regional Parks: <b>1</b> <b>\$430.00 / Unit x 180 Dwelling Units= \$77,400.00</b>	Urban Parks Area: <b>1</b> Neighborhood: <b>\$107.00 / Unit x 0 Dwelling Units = \$0.00</b> Community: <b>\$165.00 / Unit x 0 Dwelling Units = \$0.00</b> Total: <b>\$0.00</b>
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**ADDITIONAL RECOMMENDATIONS**

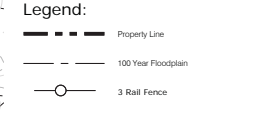
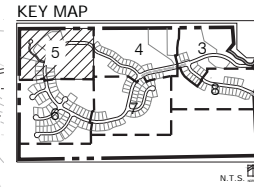
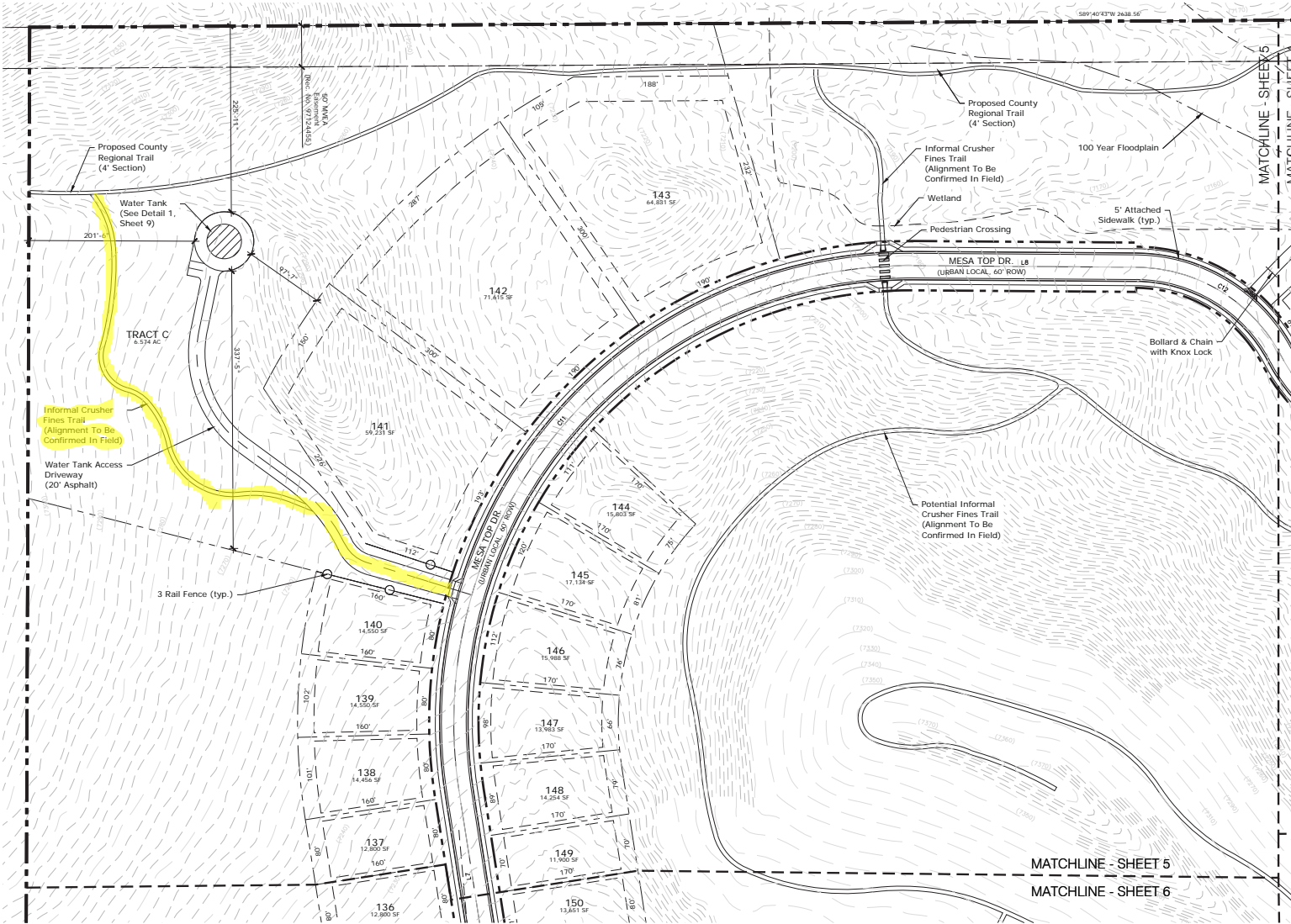
**Staff Recommendation:** Recommend to the Planning Commission and the Board of County Commissioners that the approval of the Forest Lakes Phase II PUD Development Plan and Preliminary Plan Amendment include the following conditions: (1) County Parks acknowledges the waiver of \$77,400 in regional park fees in exchange for the proposed Forest Lake Secondary Regional Trail improvements; (2) Designate and provide to El Paso County a 25-foot trail easement along the proposed trail corridor, from the current trail easement in Waterfront Park to the western boundary of Phase II, which allows for public access of the Forest Lakes Secondary Regional Trail; (3) The regional trail shall be constructed by the developer along the planned corridor from Waterfront Park to the western boundary of Phase II, bordering U.S. Forest Service lands, within two years of the recording of the forthcoming final plat(s); (4) Trail plans shall be submitted to and approved by County Parks prior to construction; (5) The trail shall be constructed to Tier 1 standards for a primary regional trail; (6) The trail shall be maintained by the Forest Lakes Metropolitan District when contained within the developer-owned tracts, while El Paso County agrees to maintain the trail contained within the right-of-way of Forest Lakes Drive and the designated school property easement; (7) Encourage the developer to explore the development of an informal crusher fines trail in Tract C to connect the terminus of the Forest Lake Secondary Regional Trail southward to sidewalks and other proposed trails along Mesa Top Drive.

**Park Advisory Board Recommendation:**  
**Endorsed 02/13/2018**





February 2019 - PUD Preliminary Plan Amendment

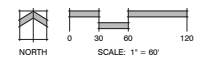


**CENTERLINE CURVE TABLE**

DELTA	LENGTH	RADIUS
C1 72°40'24"	126.83	100.00
C2 44°43'30"	156.12	200.00
C3 68°52'02"	694.83	217.24
C4 103°32'28"	318.31	3010.56
C5 98°36'18"	364.54	3510.58
C6 27°01'43"	235.87	500.00
C7 38°17'02"	332.64	500.00
C8 53°36'26"	333.09	300.00
C9 49°39'20"	546.48	770.00
C10 53°24'40"	853.35	700.00
C11 89°19'19"	961.44	585.00
C12 82°03'00"	216.60	200.00
C13 40°52'00"	139.65	200.00
C14 16°43'30"	102.17	350.00
C15 29°11'50"	101.90	200.00
C16 41°31'38"	253.68	350.00
C17 43°00'00"	223.15	300.00
C18 53°52'00"	576.08	400.00
C19 62°32'20"	436.60	400.00
C20 32°12'50"	305.91	200.00
C21 60°59'58"	211.76	200.00
C22 54°52'26"	120.65	200.00
C23 23°38'30"	206.94	400.00
C24 10°49'26"	136.83	500.00
C25 30°43'08"	286.94	350.00

**CENTERLINE LINE TABLE**

LENGTH	BEARING
L1 298.19	S1708°02'W
L2 214.04	S89°46'48"W
L3 422.55	S78°39'36"W
L4 172.00	S132°24'11"W
L5 267.45	S77°00'16"W
L6 374.00	N82°10'54"E
L7 205.50	N08°31'14"W
L8 277.00	S89°35'30"E
L9 216.00	S67°33'10"E
L10 148.00	S60°49'49"E
L11 80.11	S90°01'19"E
L12 99.86	S38°23'37"E
L13 118.00	S72°24'39"E
L14 99.00	S89°45'49"E
L15 295.50	N38°24'11"E
L16 261.00	S89°44'45"E
L17 224.00	N27°40'06"E
L18 33.90	N17°14'40"E
L19 181.55	S132°32'11"W
L20 86.77	N18°24'10"W
L21 277.89	N52°56'16"E
L22 476.50	N82°54'46"W
L23 353.75	N65°20'20"W



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 NGR: A. Barlow  
PREPARED BY: B. Sawyer

ENTITLEMENT

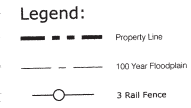
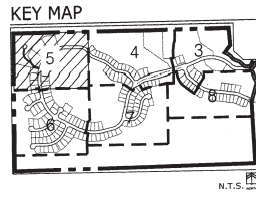
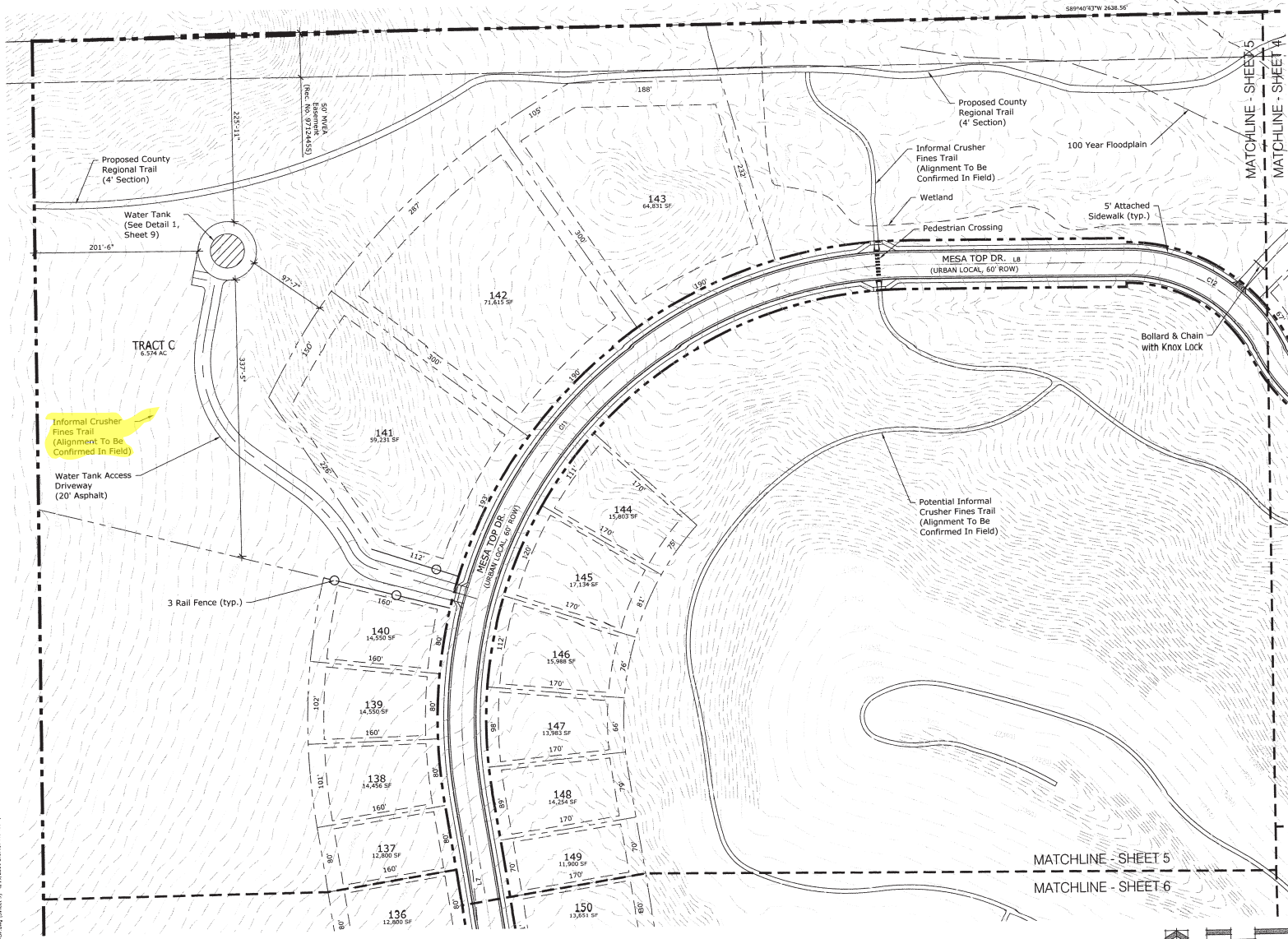
DATE	BY	DESCRIPTION
12-10-18	RS	PER COUNTY COMMENTS
2-15-19	RS	PER COUNTY COMMENTS

PUD DEVELOPMENT  
PLAN/ PRELIMINARY  
PLAN LAYOUT

5  
5 OF 16  
PUDSP-18-001

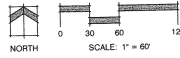
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May 2019 - Recorded PUD Preliminary Plan Amendment



CENTERLINE CURVE TABLE			
DELTA	LENGTH	RADIUS	
C1	7240.04'	126.83	100.00
C2	4443.25'	156.12	200.00
C3	6858.00'	694.83	577.74
C4	6603.28'	318.31	300.00
C5	6636.16'	364.54	300.00
C6	2731.43'	235.87	500.00
C7	3637.00'	337.44	500.00
C8	6336.55'	533.09	300.00
C9	4039.50'	546.48	770.00
C10	8338.40'	653.35	700.00
C11	8915.19'	661.44	550.00
C12	8213.00'	216.65	200.00
C13	4030.20'	139.65	200.00
C14	1843.50'	102.17	300.00
C15	2931.90'	101.99	200.00
C16	4171.50'	263.68	350.00
C17	4330.00'	223.13	300.00
C18	5330.00'	376.06	400.00
C19	6732.20'	436.60	400.00
C20	9372.19'	325.91	500.00
C21	6073.56'	211.76	200.00
C22	5430.28'	100.00	200.00
C23	2238.30'	206.64	400.00
C24	1509.26'	136.63	500.00
C25	5034.00'	296.64	325.00

CENTERLINE LINE TABLE		
LENGTH	BEARING	
L1	208.19	S172°45'W
L2	214.04	S89°46'48"W
L3	422.55	S78°32'06"W
L4	372.00	S129°32'31"W
L5	207.45	S77°00'14"W
L6	374.00	N62°35'54"W
L7	205.50	N08°51'14"W
L8	271.00	S89°30'30"E
L9	716.00	S67°33'10"E
L10	148.00	S50°49'42"E
L11	85.11	S80°01'10"E
L12	99.96	S30°29'37"E
L13	118.00	S72°24'30"W
L14	99.00	S89°43'40"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	N72°14'40"W
L19	181.56	S13°32'17"W
L20	86.77	N18°24'10"W
L21	277.89	N64°56'10"W
L22	476.60	N82°44'46"W
L23	353.75	N65°56'20"W



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. Berrow  
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  
5-28-19

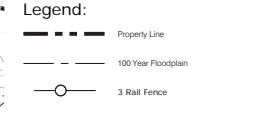
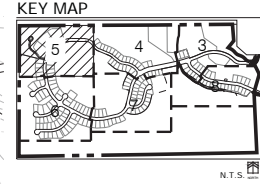
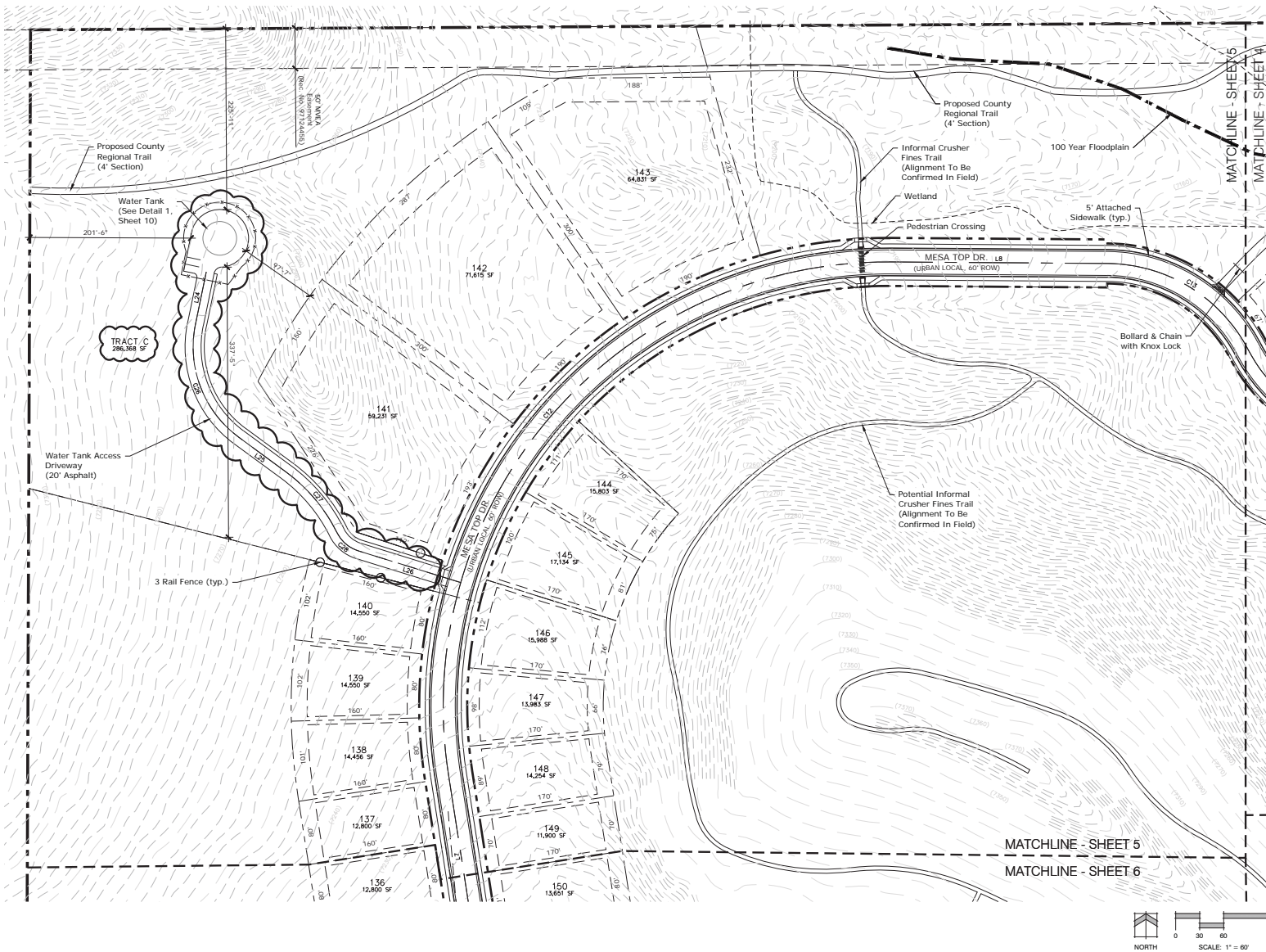
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5 OF 16

PUDSP-18-001

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September 2019 - PUD Preliminary Plan Amendment

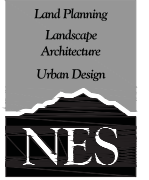
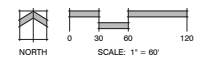


**CENTERLINE LINE TABLE**

LENGTH	BEARING
L1 29.40	S17°06'40"W
L2 214.04	S89°44'48"W
L3 423.75	S78°32'04"W
L4 379.00	S132°32'11"W
L5 207.45	S77°00'16"W
L6 374.00	N82°19'54"W
L7 206.50	N08°5'14"W
L8 271.00	S89°30'02"W
L9 218.00	S67°33'15"E
L10 148.00	S50°49'45"E
L11 80.11	S80°01'51"E
L12 99.96	S38°29'27"E
L13 116.00	S77°24'57"E
L14 99.00	S82°45'49"E
L15 226.50	N36°29'11"E
L16 261.00	S82°47'54"E
L17 224.00	N27°40'06"E
L18 83.92	N12°14'40"W
L19 181.50	S132°32'11"W
L20 86.70	N18°24'12"W
L21 277.89	N52°56'16"W
L22 416.60	N88°34'46"W
L23 305.75	N06°00'20"E
L24 66.82	N11°42'00"E
L25 73.07	N33°41'38"W
L26 133.66	N72°48'59"W

**CENTERLINE CURVE TABLE**

DELTA	LENGTH	RADIUS
C1 77°40'04"	126.83	1000.00
C2 44°35'14"	155.54	2000.00
C3 68°49'01"	696.63	5800.00
C4 100°09'52"	1532.21	3000.00
C5 0°49'13"	147.67	3000.00
C6 2°07'14"	285.87	5000.00
C7 95°07'02"	532.84	5000.00
C8 60°36'00"	333.09	3000.00
C9 49°39'00"	346.48	7000.00
C10 44°44'32"	346.63	7000.00
C11 88°44'08"	106.73	7000.00
C12 99°15'19"	961.44	5550.00
C13 62°03'00"	216.60	2000.00
C14 49°02'00"	139.65	2000.00
C15 16°43'30"	102.17	3500.00
C16 28°11'30"	101.80	2000.00
C17 41°31'58"	253.88	3500.00
C18 40°00'00"	225.15	3000.00
C19 53°30'00"	376.00	4000.00
C20 52°32'20"	436.60	4000.00
C21 93°21'59"	329.91	2000.00
C22 35°30'23"	123.94	2000.00
C23 34°30'06"	120.55	2000.00
C24 29°38'50"	206.94	4000.00
C25 16°39'26"	136.63	5000.00
C26 69°23'08"	159.79	1400.00
C27 27°15'00"	99.93	2100.00
C28 48°32'01"	36.43	4500.00



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

DATE: 08.27.19  
 PROJECT MGR: A. Barlow  
 PREPARED BY: B. Sawyer & B. Horn

**ENTITLEMENT**

DATE	BY	DESCRIPTION

**PUD DEVELOPMENT PLAN/ PRELIMINARY PLAN LAYOUT**

**5**  
 5 OF 16  
 PUDSP-18-001

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