

RE: Comments dated August 5, 2019

SUBJECT: Forest Lakes Drive cost recovery comments

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## Engineering Division

DSD Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plan in words or graphic representation, all design and construction related to roads, storm drainage, and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the Engineering Criteria Manual (ECM), the Drainage Criteria Manual (DCM), and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested in writing and approved by the ECM Administrator. Any modifications necessary to meet overlooked criteria after-the-fact will be the developer's responsibility to rectify.

The following are Engineering Division comments regarding the submitted documents for the subject application. A written response to all comments is required for review of the re-submittal.

### Cost Recovery Statement: (Most comments provide on our meeting dated July 29, 2019)

1. Please clarify the limits of the requested recovery as it relates to the landscaping. For example the width of the recovery request, where it stops on the north side of the ROW, the trail on the opposing side of the street, the delineation between what trees are associated with the landscaping value and what trees are associated with the transplanted line item, etc.

**Response: We have added the requested information to the Revised Cost Recovery Statement.**

2. Clarify that the monument sign area as not included, either in an exhibit or in the statement or both.

**Response: We have added the requested information to the Revised Cost Recovery Statement.**

3. Please add a description and justification in the statement that supports your use of a unit cost and not the actual costs.

**Response: We have added the requested information to the Revised Cost Recovery Statement.**

### Back up information:

1. In general, in the future, please keep invoices separated from all back up material. Document numbering by EPC staff should not be changed by the applicant. If added information is to be submitted and you require it to be inserted into the invoices please add extensions to the numbering system. Example 95a, 95b, etc. If one is to be removed, place an X on it and annotate that it is not applicable to the submittal. Maybe at the end we can remove the items not necessary. This is to keep up with the original submittal and know what was originally reviewed. At this time the new numbering system for the document numbers has been altered incorrectly. It would not be beneficial to fix

this numbering system; the original submittal can be documented through the EDARP system. I will not be correcting your added or changed numbers.

2. If additional exhibits are to be added, please annotate on the exhibit the document number (as assigned by EPC staff for the chronological numbering system assigned) on the exhibit. Example, "back up for document number XX") and add to the end of the documents as numbered in the original submittal.
3. Please clarify on the cover sheet (sheet 1 of 7) the area that is associated with filing 1, filing 2A, and 2B.

**Response: We have included clarification on the cover sheet that indicates the area associated with filing 1, filing 2A, and 2B.**

4. Please add sheet 2 of 7 of the landscape plan to show the area of the monument sign that is not included in this recovery request.

**Response: We have added sheet 2 of 7 that shows the area of the monument signage and landscape that was not part of the requested cost recovery.**

5. Please add the following information to the section view provided for clarity of what was constructed and the extend of the recovery:
  - a. Legend for colors
  - b. Title and line delineating the extent of the recoverable (i.e. at the landscaped park strip and the road base trail on the east or north side of the street)
  - c. Please correct that the sidewalk on the east side of the road was actually constructed as road base. Although this is not a part of the recovery, it will allow one to quickly identify the direction of the section view.
  - d. Title
  - e. Delineate area of deciduous vs transplanted trees.

**Response: We have created a new exhibit with the noted additions. We added a legend for colors, a title and a delineation of the requested recovery area, we have noted that the sidewalk on the east side of Forest Lakes Drive is constructed of gravel and that it is not part of the requested recovery.**

6. In your response comments you stated that that Transit Mix invoice was incorrect. You are missing page 2, the invoice states there are three pages, I believe it is correct. Please adjust accordingly.

**Response: We have included page two from the Transit Mix invoice and noted on the invoice that we are only requesting 120 from this invoice to be included in the cost recovery. We have adjusted our number to reflect this on the spread sheet.**

7. Please defend your use of 12% waste. I believe 5% is more accurate.

**Response: We agree that 12% is too much, we have confirmed with several industry professionals as well as the subcontractor that installed the flatwork and curb and gutter. When your machine pour curb and gutter the head is 8" and the toe is 6" you basically add two inches to the toe in order to get the flow line at 4". It would almost be impossible to grade this correctly so the back of curb is straight graded to the toe. We lose about 1.5" of concrete across the curb and gutter in the process. There is also a small amount wasted at the end of the machine pour run. The 10% also covers short and dirty concrete trucks as well as truck spillage and spillage under the slip forms. Three subcontractors have confirmed that 10% is industry standard except on walls and drainages structures where the forms are more precise.**

8. Please confirm that the Curb and gutter invoice number 56 (PPC invoice 1521-4) dated 11/23/15 is for this recovery.

**Response: We have confirmed the invoice number 56 (PPC invoice 1521-4) is in fact for this cost recovery. This invoice represents the work that was completed at the north end of the requested recovery area for the median and stamped**

**concrete. The highlighted line item on this invoice is part of the curb and gutter prep work.**

9. This section of Forest Lakes Drive does not have any stop controlled intersections for the movement on Forest Lakes that I can see. Please review document numbers 78 and 80 (Midwest invoice number 2774, 2744) dated 6/6/16, 3/22/16 and support the request for stop signs. Costs associated with your access to this road would not be a shared cost. If it is for an access to the north, specific costs could be solely born by the adjacent site.

**Response: The costs indicated on document numbers 78 and 80 (Midwest invoice number 2774, 2744) dated 6/6/16, 3/22/16 indicate stop controlled intersections for our access to Forest Lakes Dr. As a result this items should be removed from the cost recovery request. We have included a revised document 78 with an adjusted invoice total and we have adjusted the spreadsheet to reflect this change.**

**Document 80, invoice 27443 needs to be adjusted to reflect the removal of the stop signs from the requested recovery. We have included a revised document 80 removing the stop sign line item. We have adjusted the spreadsheet to reflect these changes.**

10. Please clarify the \$1300, \$80, \$241, and \$77 under the Midwest barricade line items. Documents 81-87 are estimates.

**Response: The cost equaling \$1300, \$80 and \$77 costs are all from document page 79 and 80, invoice number 27443. The \$241 cost has been removed as it refers to stop signs for our access to Forest Lakes Dr. Estimates were only included for informational purposes.**

11. Document number 93; please confirm the C&G prep is for this recovery, given the date of the invoice.

**Response: We have confirmed that Document number 93, invoice 1521-5 is indeed part of the requested cost recovery. We bill on a monthly basis so this work may have been finished up to a month prior to the invoice date.**

12. Concrete waste of 12% is excessive for sidewalk. Please reevaluate where I feel 5% is more accurate. Please justify the large amount of waste.

**Response: Response: We agree that 12% is too much, we have confirmed with several industry professionals as well as the subcontractor that installed the flatwork. The 10% covers short and dirty concrete trucks as well as truck spillage and spillage while finishing. Three subcontractors have confirmed that 10% is industry standard except on walls and drainages structures where the forms are more precise.**

13. Please call out the plans (EPC file #) in which the construction BMP's are located that you are requesting recovery.

**Response: The plans that we are referencing are Forest Lakes Filing No. 1 Amended Construction Plans. They were signed by Andre Brackin in Oct, 2015. The EPC file number is: SF-15-019**

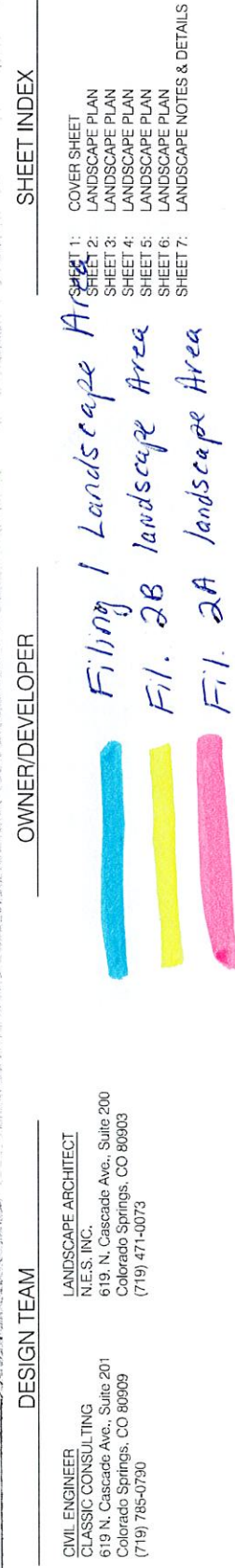
14. Please provide the EPC file number to find a complete set of the landscape plans so that I can confirm the transplanted tree count. Or provide a full set of the plans.

**Response: The transplanted trees are not included in any landscape plan. They were installed as a reaction to a treeless Forest Lakes. As a result we will not be requesting any recovery from the transplanted trees and we have noted this on the updated spreadsheet.**

15. Please add to the package the colored coded irrigations plans and associated plats to support the cost per square foot for the landscape value, as provided during Meeting dated 7/29/19.

**Response: We have included the color coded irrigation and landscape plans along with the corresponding plat to support the cost per square foot for the landscape value. This has been uploaded under the title: Color coded landscapes plans and plats.**

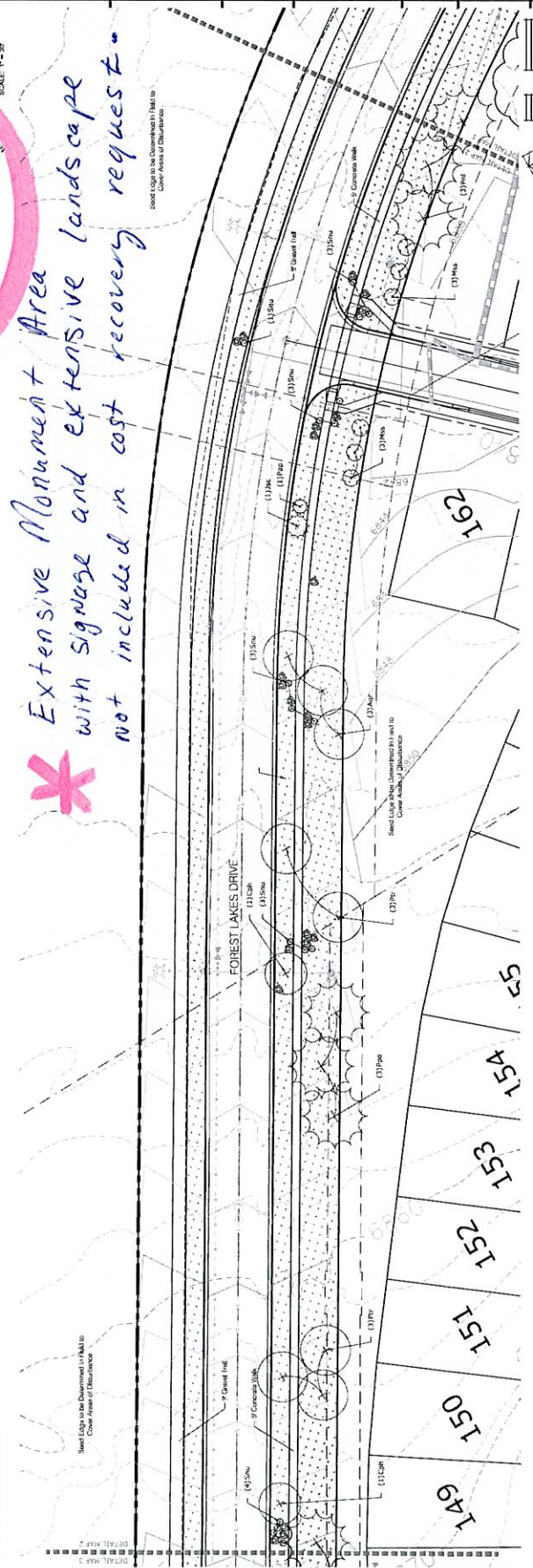








DETAIL MAP 1 - Landscape Plan



DETAIL MAP 2 - Landscape Plan

\* Extensive Monument Area  
with signage and extensive landscape  
not included in cost recovery request.



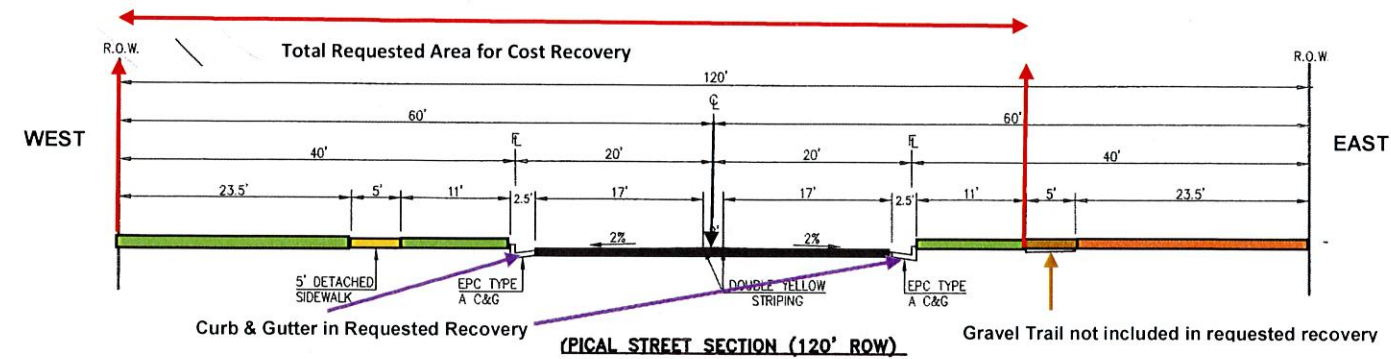




[illegible]



Forest Lakes Dr. Cost Recovery Exhibit



- Indicates total area requested in cost recovery
- Landscape area requested in recovery (area includes both deciduous trees and transplanted pint trees)  
Landscape west requested recovery area:  $23.5' + 11' = 34.5' \times 2973$   
Landscape east requested recovery area:  $10' \times 3033'$
- Concrete Sidewalk requested in recovery
- Asphalt Paving requested in recovery
- County Gravel Trail not included in requested
- Landscape Area within the ROW not in requested recovery
- Indicates curb & gutter requested in recovery



# TRANSIT MIX CONCRETE CO.

CASTLE CONCRETE COMPANY/TRANSIT MIX OF PUEBLO, INC.  
444 E. COSTILLA STREET P.O. BOX 1030  
COLORADO SPRINGS, CO 80901-1030  
(719) 475-0700

## INVOICE

Page: 1

### SOLD TO

CLASSIC HOMES-ELITE PROP.  
6385 CORPORATE DRIVE  
SUITE 200  
COLORADO SPRINGS, CO 80919

### SHIP TO

W BAPTIST RD & FOREST LAKES DR  
MONUMENT

Fh #1

OCT 28 REC'D

CUSTOMER	INVOICE	DATE	TERMS
11200328	90436127	10/26/2015	NET 10TH PROX

DESCRIPTION	QUANTITY	UM	PRICE	AMOUNT
Ticket Number 002-260379				
64092110 CDOT CLS"B" 4500 PS	10.00	CY	109.00	1090.00 ✓
33310 BATCH TICKET	1.00	LD	0.00	0.00
Ticket Number 002-260381				
64092110 CDOT CLS"B" 4500 PS	10.00	CY	109.00	1090.00 ✓
33310 BATCH TICKET	1.00	LD	0.00	0.00
Ticket Number 002-260383				
64092110 CDOT CLS"B" 4500 PS	10.00	CY	109.00	1090.00 ✓
33310 BATCH TICKET	1.00	LD	0.00	0.00
Ticket Number 002-260385				
64092110 CDOT CLS"B" 4500 PS	10.00	CY	109.00	1090.00 ✓
33310 BATCH TICKET	1.00	LD	0.00	0.00
Ticket Number 002-260388				
64092110 CDOT CLS"B" 4500 PS	10.00	CY	109.00	1090.00 ✓
33310 BATCH TICKET	1.00	LD	0.00	0.00
Ticket Number 002-260392				
64092110 CDOT CLS"B" 4500 PS	10.00	CY	109.00	1090.00 ✓
33310 BATCH TICKET	1.00	LD	0.00	0.00
Ticket Number 002-260393				
64092110 CDOT CLS"B" 4500 PS	10.00	CY	109.00	1090.00 ✓
33310 BATCH TICKET	1.00	LD	0.00	0.00
Ticket Number 002-260396				
64092110 CDOT CLS"B" 4500 PS	10.00	CY	109.00	1090.00 ✓
33310 BATCH TICKET	1.00	LD	0.00	0.00
Ticket Number 002-260403				
64682110 CDOT P 20%FA 3/4RR	10.00	CY	106.00	1060.00 ✓



# TRANSIT MIX CONCRETE CO.

## INVOICE

CASTLE CONCRETE COMPANY/TRANSIT MIX OF PUEBLO, INC.  
444 E. COSTILLA STREET P.O. BOX 1030  
COLORADO SPRINGS, CO 80901-1030  
(719) 475-0700

Page: 2

**SOLD TO**  
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SUITE 200  
COLORADO SPRINGS, CO 80919

**SHIP TO**  
W BAPTIST RD & FOREST LAKES DR  
MONUMENT

CUSTOMER	INVOICE	DATE	TERMS
11200328	90436127	10/26/2015	NET 10TH PROX

DESCRIPTION	QUANTITY	UM	PRICE	AMOUNT
33310 BATCH TICKET	1.00	LD	0.00	0.00
Ticket Number 002-260404	10/26/2015			
64682110 CDOT P 20%FA 3/4RR	10.00	CY	106.00	1060.00 ✓
33310 BATCH TICKET	1.00	LD	0.00	0.00
Ticket Number 002-260407	10/26/2015			
64682110 CDOT P 20%FA 3/4RR	10.00	CY	106.00	1060.00 ✓
33310 BATCH TICKET	1.00	LD	0.00	0.00
<del>Ticket Number 002-260408</del>	<del>10/26/2015</del>			
<del>64682110 CDOT P 20%FA 3/4RR</del>	<del>10.00</del>	<del>CY</del>	<del>106.00</del>	<del>1060.00 ✓</del>
<del>33310 BATCH TICKET</del>	<del>1.00</del>	<del>LD</del>	<del>0.00</del>	<del>0.00</del>
<del>Ticket Number 002-260409</del>	<del>10/26/2015</del>			
<del>64682110 CDOT P 20%FA 3/4RR</del>	<del>10.00</del>	<del>CY</del>	<del>106.00</del>	<del>1060.00 ✓</del>
<del>33310 BATCH TICKET</del>	<del>1.00</del>	<del>LD</del>	<del>0.00</del>	<del>0.00</del>
<del>Ticket Number 002-260412</del>	<del>10/26/2015</del>			
<del>64682110 CDOT P 20%FA 3/4RR</del>	<del>10.00</del>	<del>CY</del>	<del>106.00</del>	<del>1060.00 ✓</del>
<del>33310 BATCH TICKET</del>	<del>1.00</del>	<del>LD</del>	<del>0.00</del>	<del>0.00</del>
<del>Ticket Number 002-260413</del>	<del>10/26/2015</del>			
<del>64682110 CDOT P 20%FA 3/4RR</del>	<del>10.00</del>	<del>CY</del>	<del>106.00</del>	<del>1060.00 ✓</del>
<del>33310 BATCH TICKET</del>	<del>1.00</del>	<del>LD</del>	<del>0.00</del>	<del>0.00</del>
<del>Ticket Number 002-260414</del>	<del>10/26/2015</del>			
<del>64682110 CDOT P 20%FA 3/4RR</del>	<del>5.00</del>	<del>CY</del>	<del>106.00</del>	<del>530.00 ✓</del>
<del>33310 BATCH TICKET</del>	<del>1.00</del>	<del>LD</del>	<del>0.00</del>	<del>0.00</del>
<del>Ticket Number 002-260416</del>	<del>10/26/2015</del>			
<del>64682110 CDOT P 20%FA 3/4RR</del>	<del>10.00</del>	<del>CY</del>	<del>106.00</del>	<del>1060.00 ✓</del>
<del>33310 BATCH TICKET</del>	<del>1.00</del>	<del>LD</del>	<del>0.00</del>	<del>0.00</del>

120 yds  
requested in  
cost recovery  
\$13,080

Ticket Number 002-260419 10/26/2015



# TRANSIT MIX CONCRETE CO.

## INVOICE

CASTLE CONCRETE COMPANY/TRANSIT MIX OF PUEBLO, INC.

444 E. COSTILLA STREET P.O. BOX 1030  
COLORADO SPRINGS, CO 80901-1030  
(719) 475-0700

Page: 3

### SOLD TO

CLASSIC HOMES-ELITE PROP.  
6385 CORPORATE DRIVE  
SUITE 200  
COLORADO SPRINGS, CO 80919

### SHIP TO

W BAPTIST RD & FOREST LAKES DR  
MONUMENT

CUSTOMER	INVOICE	DATE	TERMS
11200328	90436127	10/26/2015	NET 10TH PROX

DESCRIPTION	QUANTITY	UM	PRICE	AMOUNT
64682110 CDOT P 20%FA 3/4RR	10.00	CY	106.00	1060.00 ✓
33310 BATCH TICKET	1.00	LD	0.00	0.00
Ticket Number 002-260420	10/26/2015			
64682110 CDOT P 20%FA 3/4RR	10.00	CY	106.00	1060.00 ✓
33310 BATCH TICKET	1.00	LD	0.00	0.00
Ticket Number 002-260427	10/26/2015			
64682110 CDOT P 20%FA 3/4RR	10.00	CY	106.00	1060.00 ✓
33310 BATCH TICKET	1.00	LD	0.00	0.00
TOTAL YARDS:	195.00			
JOB TAX				1281.83
JOB TOTAL				22191.83

FL #1  
# 15000 C+G  
B 10/15

Job FLR Cat. 15128/FLR/011/15499  
Vendo ADMIX  
Inv. # 90436127 Inv. Date 10/26  
Check #            Check Date           

TAXABLE AMOUNT 20,910.00 ✓  
EXEMPT AMOUNT 0.00  
SALES TAX 1,281.83  
INVOICE TOTAL 22,191.83 ✓

Cost recovery for 120 yards  
= \$ 13,080



75

MIDWEST BARRICADE CO., INC.  
D.B.A. THE SIGN CENTER  
2505 DURANGO DR.  
COLORADO SPRINGS, CO., 80910  
(719) 391-7729 (719) 391-7765  
Phone # Fax #

# Invoice

RECEIVED  
JUN -6 2016

BY: .....

DATE	INVOICE #
6/6/2016	27744

C/6  
CONSTRUCTION MANAGEMENT & CONSULTING  
P.O. BOX 7207  
COLORADO SPRINGS CO., 80933-7207  
(719) 491-6040

P.O. NO.	TERMS	DUE DATE	JOB NUMBER
FOREST LAKES	NET 30	7/6/2016	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	FINISHED 6-2-16 BAPTIST ROAD AND FOREST LAKES DRIVE REMOVED W1-1 DOUBLE ARROW AND POST AND ANCHOR REMOVED STOP SIGN - LEFT STREET NAME SIGNS ON 10' POST INSTALLED STOP SIGN IN NEW LOCATION AT BAPTIST AND DELACROSE ACCESS		
1	REMOVED SIGNS AND POST AND ANCHOR	125.00	125.00
1	INSTALLATION OF TUBULAR SIGN SUPPORT STOP SIGN AT DELACROSE ACCESS NO MATERIALS NEEDED EXCEPT FOR CONCRETE	325.00	325.00
	SUBTOTAL		450.00

FL #1  
16000

Job FRL Cat  Amt   
15778/Pr/06/1/16229  
Vendor AMIDW  
Inv # 27744 Inv. Date 6/6  
Check #  Check Date

Q 6/28/16

LABOR	Sales Tax	\$0.00
Total		<del>\$450.00</del>

PLEASE PAY FROM THIS INVOICE.  
NO STATEMENT WILL FOLLOW.

PLEASE MAKE PAYMENT TO: THE SIGN CENTER.

#125.00



80  
MIDWEST BARRICADE CO., INC.  
D.B.A. THE SIGN CENTER  
2505 DURANGO DR.  
COLORADO SPRINGS, CO., 80910  
(719) 391-7729 (719) 391-7765  
Phone # Fax #

# Invoice

RECEIVED  
MAR 22 2016

BY: .....

C/ Classic Communications  
CONSTRUCTION MANAGEMENT & CONSULTING  
P.O. BOX 7207  
COLORADO SPRINGS CO., 80933-7207  
(719) 491-6040

DATE	INVOICE #
3/22/2016	27443

P.O. NO.	TERMS	DUE DATE	JOB NUMBER
FOREST LAKES #1	NET 30	4/21/2016	FILING #1

QUANTITY	DESCRIPTION	RATE	AMOUNT
	FINISHED INSTALL 3-19-16 EL PASO COUNTY SPEC		
2	<i>Not applicable to recovery submittal</i> <del>R1-1 30"X30" HI INT. 100 ALUM. SIGNS: STOP</del>	120.50	482.00T
5	R2-1 24"X30" HI INT. 100 ALUM. SIGNS: SPEED LIMIT 25	82.50	412.50T
1	R2-1 24"X30" HI INT. 100 ALUM. SIGNS: SPEED LIMIT 35	82.50	495.00T
2	R2-1 24"X30" HI INT. 100 ALUM. SIGNS: SPEED LIMIT 45	82.50	165.00T
2	R4-7R 24"X30" HI INT. 100 ALUM. SIGNS: MEDIAN KEEP RIGHT	82.50	330.00T
2	OM-3L 12"X36" HI INT. 100 ALUM. SIGNS: OBJECT MARKER	49.50	198.00T
2	W1-7 48"X24" HI INT. 100 ALUM. SIGNS WITH CHANNEL: DOUBLE ARROW	182.00	364.00T
2	W1-8L 24"X30" HI INT. 100 ALUM. SIGNS: CHEVRON ALIGNMENT	82.50	330.00T
2	W11-2 30"X30" HI INT. 100 ALUM. SIGNS: PED X -ING	103.50	207.00T
2	W16-9P 24"X12" HI INT. 100 ALUM. SIGNS: AHEAD PLAQUE	40.00	80.00T
2	D-3 24"X8" COUNTY SPEC HI INT. 100 ALUM. SINGLE SIDED STREET NAME SIGNS:	38.50	154.00T
2	2-EACH MESA TOP DR		
2	2-EACH LINDBERG RD		
2	D-3 30"X12" COUNTY SPEC HI INT. 100 ALUM. SINGLE SIDED STREET NAME SIGNS:	48.25	96.50T
2	2-EACH BAPTIST RD		
2	D-3 42"X12" COUNTY SPEC HI INT. 100 ALUM. SINGLE SIDED STREET NAME SIGNS:	67.50	270.00T
2	2-EACH LONG VALLEY DR		
2	1-EACH MESA TOP DR (RIGHT ARROW)		
2	1-EACH (LEFT ARROW) MESA TOP DR		
2	D-3 48"X12" COUNTY SPEC HI INT. 100 ALUM. SINGLE SIDED STREET NAME SIGNS:	77.00	462.00T
2	6-EACH FOREST LAKES DR		

EL PASO COUNTY/STATE PPRTA

Sales Tax

Total







108

RECEIVED  
APR 19 2016

BY:..... BEAR CLAW LANDSCAPING, INC.  
7355 Corsicana Dr.  
COLORADO SPRINGS, CO. 80923  
PHONE (719) 591-2733 FAX (719) 570-9683  
*Classic Communities* INVOICE

Name: Forrest Lakes (Street-Scape) Date: April 18, 2016  
Address: Attn: Ron Ocanna  
Invoice # 0002001

Due Date: Upon Completion of Job

DESCRIPTION	COST	AMOUNT PAID	BALANCE
21% of job completed For street scape at Forest Lakes	\$70,866.25		
Additional Work (over and above Original price) completed: 160 feet of 4 inch PVC Pipe Across forest lakes road at 3 feet deep for street crossing	\$ 1,035.11		
Amount due this Invoice	\$71, 901.36		

*FL #1*  
*\$ 1900.00*  
Job FLC Cat.            Amt. 71901.36  
15178/PW/Off/1/19999  
Vendor ABEAR  
Inv. # 2201 Inv. Date 4/18  
Check #            Check Date           

*R 4/27/16*

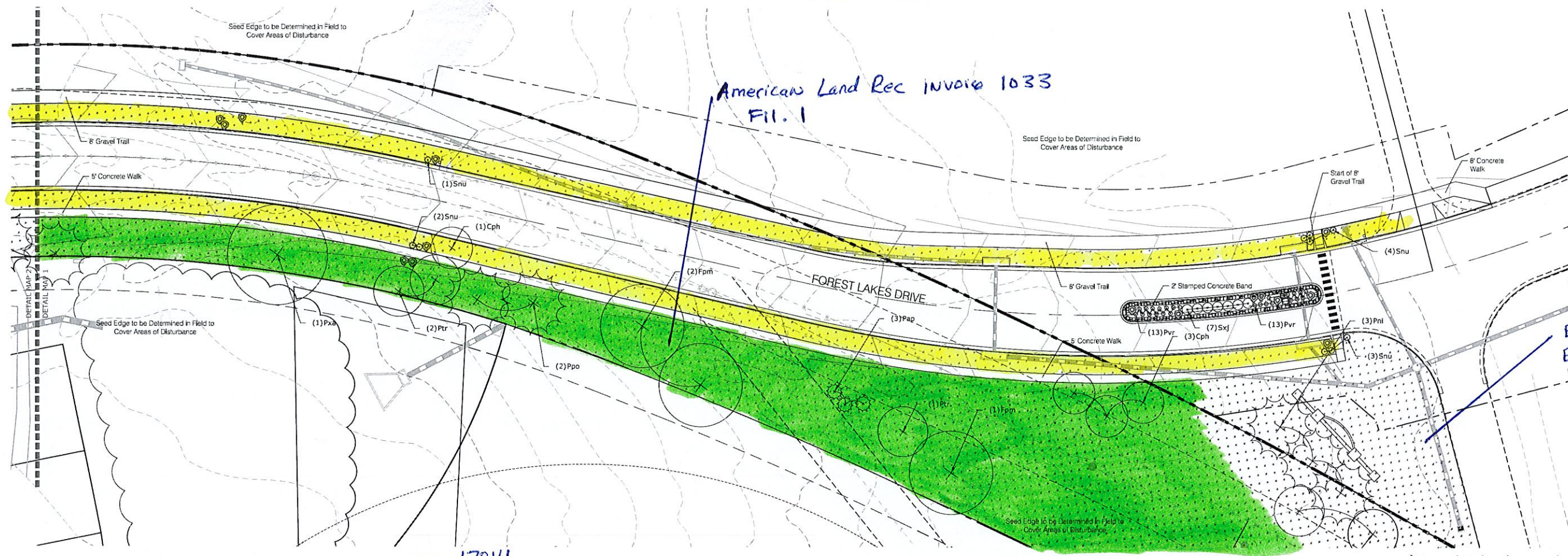
Thank You!

AMOUNT DUE \$71,901.36

All payments due are due upon completion of the job. Any additional work completed on or above specifications of the original proposal will be noted on this invoice. A finance charge of 18% will accrue monthly on accounts unpaid after 25 days. If payment is not received in full within 60 days of completion of the job all accounts will be subject to legal action and all parties listed on this invoice will be responsible for any and all of Bear Claw Landscaping, Inc. attorney and court fees. If you have any questions concerning this invoice please contact our office immediately. Thank you for choosing Bear Claw Landscaping, Inc. for your landscaping needs.



Bear claw invoices 0002001



### DETAIL MAP 1 - Landscape Plan

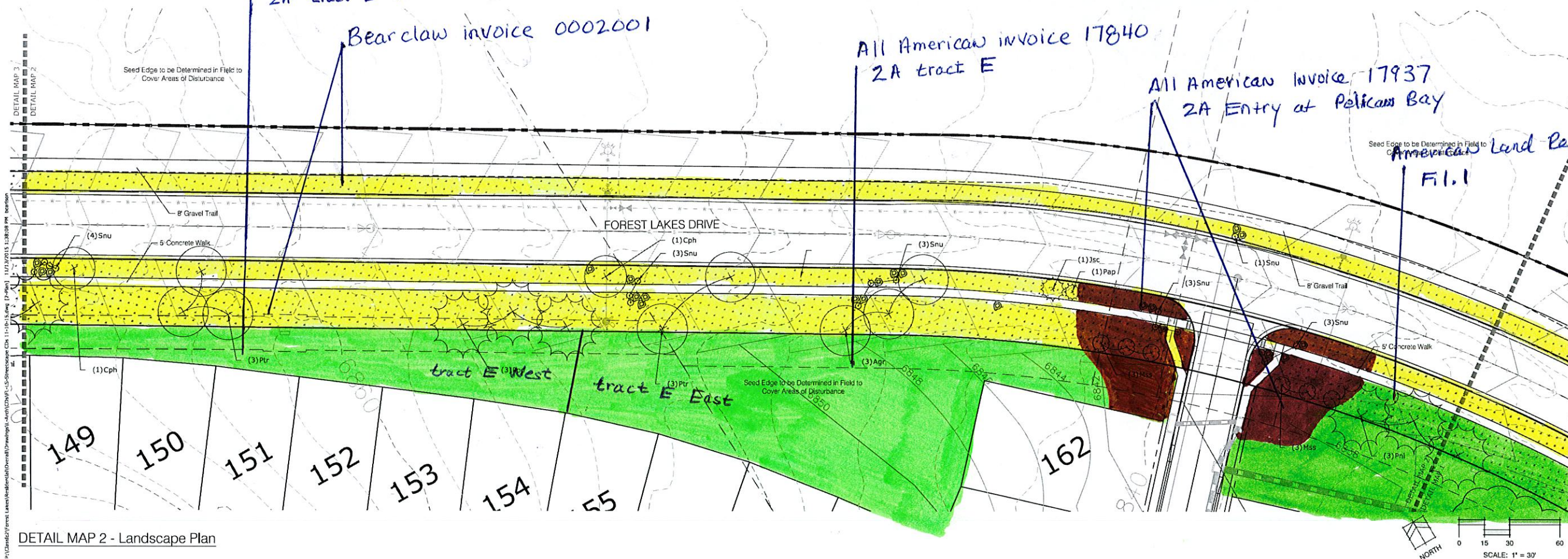
All American invoice 17841  
2A tract E West

Bearclaw invoice 0002001

All American invoice 17840  
12A tract E

All American Invoice 17937  
2A Entry at Pelicans Bay

ed Edge to be Determined in Field to  
 American Land Rec invoice 1033  
 FBI



DETAIL MAP 2 - Landscape Plan

Land Planning  
Landscape  
Architecture  
Urban Design

# NES

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](http://www.nescolorado.com)

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Entry Feature  
Excluded from  
cost Recovery

FOREST  
LAKES

STREETSCAPE  
CONSTRUCTION  
DOCUMENTS

DATE: October 27, 2015  
PROJECT MGR: T. Selbert  
PREPARED BY: B. Carlson

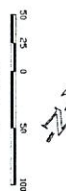
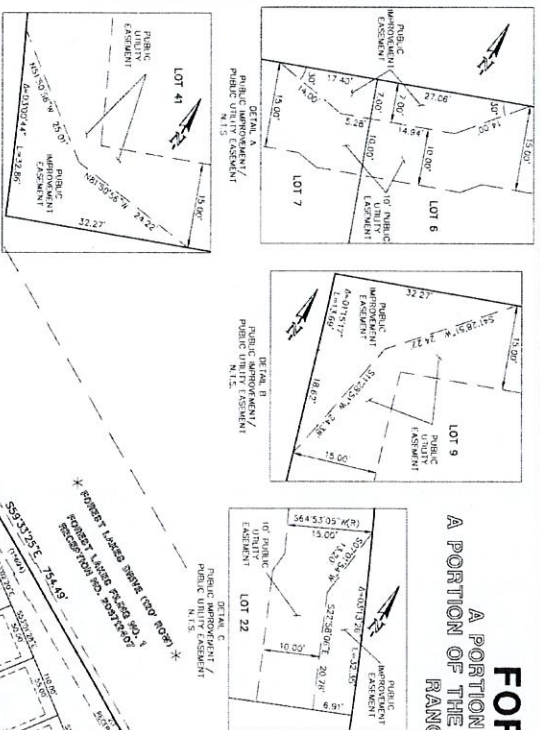
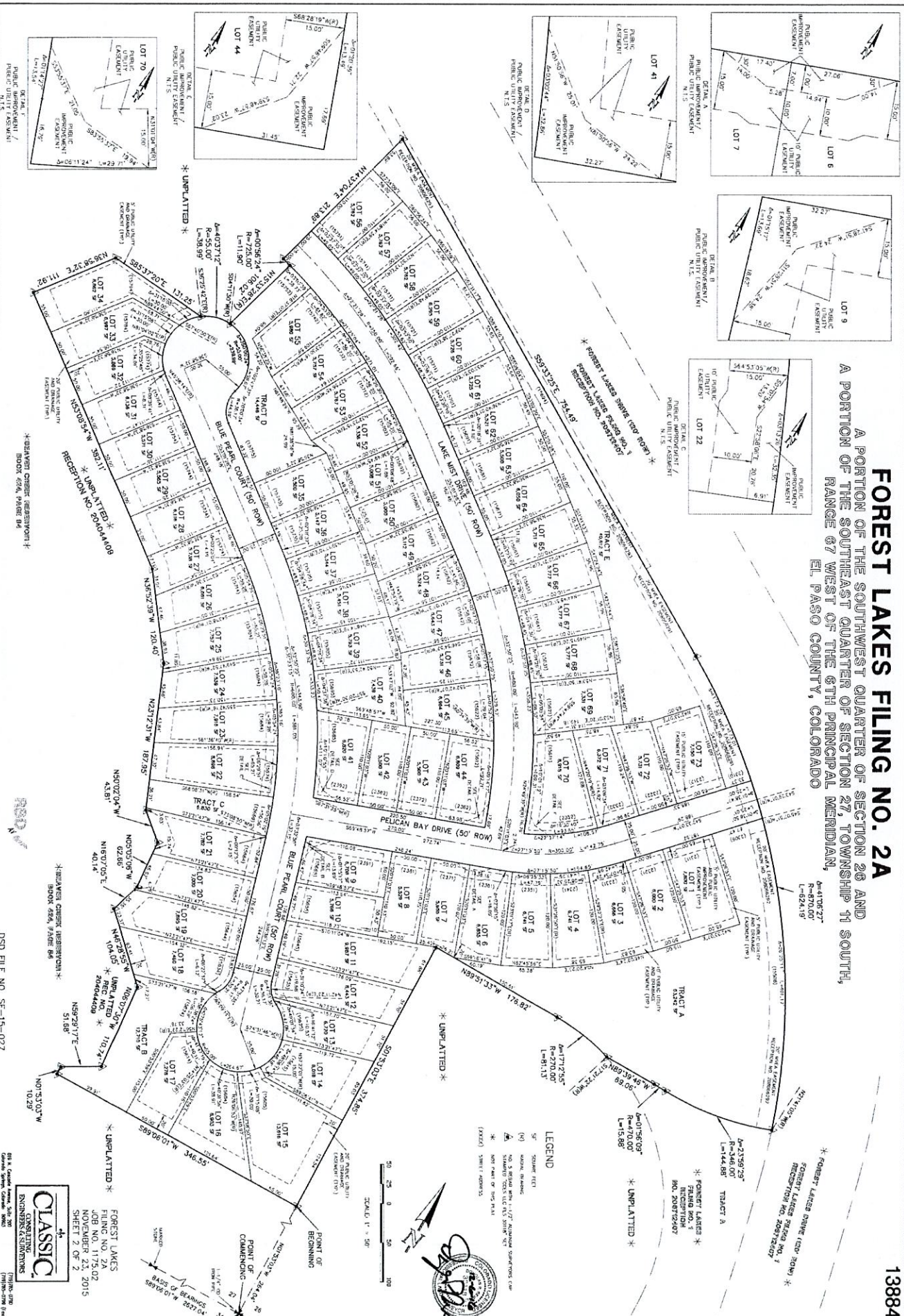
invoice 1033

## Landscape Plan

2  
OF 7



FOREST LAKES FILING NO. 2A  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26 AND  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27 TOWNSHIP 11 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO



POINT OF BEGINNING

POINT OF COMMENCING

LEGEND  
S = SURVEY  
E = EASEMENT  
R = ROAD  
B = BOUNDARY  
C = CORNER  
P = PLAT

FOREST LAKES  
FILING NO. 2A  
JOB NO. 175.02  
SHEET 2 OF 2

CLASSIC  
ENGINEERS & SURVEYORS  
1990-2000

DSD FILE NO. SF-15-027



\* UNPLATTED \*

\* UNPLATTED \*

\* UNPLATTED \*

\* UNPLATTED \*

\* UNPLATTED \*

\* UNPLATTED \*



11A

All American Maintenance,  
1925 Aeroplaaza Dr.  
Colorado Springs, CO 80916  
719-637-0313  
Fax 719-637-1378

INVOICE

DATE	INVOICE #
9/21/2017	17840

BILL TO
Classic Communities Attn: Ben Bustos 6385 Corporate Dr. Suite 200 Colorado Springs, Co 80919

RECEIVED SEP 25 2017

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	PROJECT: Forest Lakes Filing X Tract E 2A Landscape -	38,429.00	38,429.00
<div>Job <u>FLC</u> Est. <u>38429.00</u> <u>15170/FLC/21/0/19999</u> Vendor <u>AALAM</u> Inv. # <u>17840</u> Inv. Date <u>9/21</u> Check # _____ Check Date _____  <u>15170/19000/\$38,429.00</u>  <u>R</u> <u>9-28-17</u></div>			

Total	\$38429.00	Payments/Credits	\$0.00	Balance Due	\$38,429.00
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Commerical Applicators are Licensed by the Colorado Department of Agriculture



115

All American Maintenance,  
1925 Aeroplaza Dr.  
Colorado Springs, CO 80916  
719-637-0313  
Fax 719-637-1378

**INVOICE**

DATE	INVOICE #
10/23/2017	17937

BILL TO
Classic Communities Attn: Mark Sherwood 6385 Corporate Dr. Suite 200 Colorado Springs, Co 80919

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	PROJECT: Forest Lakes Filing 2A - Entry at Pelican Bay Drive (Long Valley Dr) <b>2.6-A</b>  Landscape per proposal  15172/19000/\$78,657.00  10-26-17  FLR 78657.00 15172/FLR/22/10/19999  AAAM 17937 10/23	78,657.00	78,657.00

<b>Total</b>	\$78657.00	<b>Payments/Credits</b>	\$0.00	<b>Balance Due</b>	\$78,657.00
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114

American Land Reclamation  
1925 Aeroplaza Drive  
Colorado Springs, CO 80916  
(719) 637-2804 F# (719) 637-1378



# Invoice

CEIV  
JAN 12 2016

BY:

Bill To
Classic Homes C/O CMC, Inc. P.O. Box 7207 Colorado Springs, CO 80938-7207

Date	Invoice #
1/12/2016	1038

Terms	Project

Qty	Description	Rate	Amount
182,000	ATTN: Ron O'Canna PROJECT: Forest Lakes - Billing #1 COMPLETED: 01/06/16 Soil preparation, drill-seed with native grasses, apply hydro-mulch as directed - per sq. ft.	0.06	10,920.00

FL #1  
# 19000  
Q 1/27/16

Job FLC Cat. 13178/Pre/Off Amt 10920.00  
1/1/2016  
 Vendor BAMLR  
 Inv. # 1033 Inv. Date 1/12  
 Check #        Check Date       

Licensed by The Colorado Department of Agriculture

Total \$10,920.00

Payments/Credits \$0.00

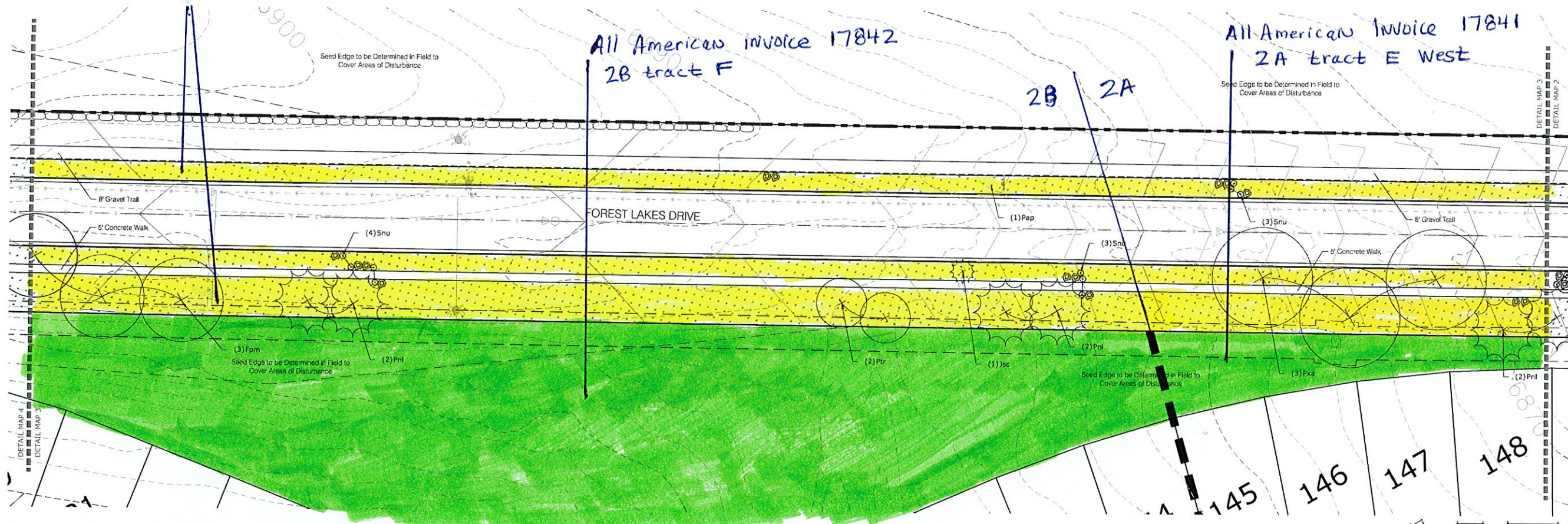
Balance Due \$10,920.00



Bear Claw Invoice 002001

All American Invoice 17842  
2B tract F

All American Invoice 17841  
2A tract E West



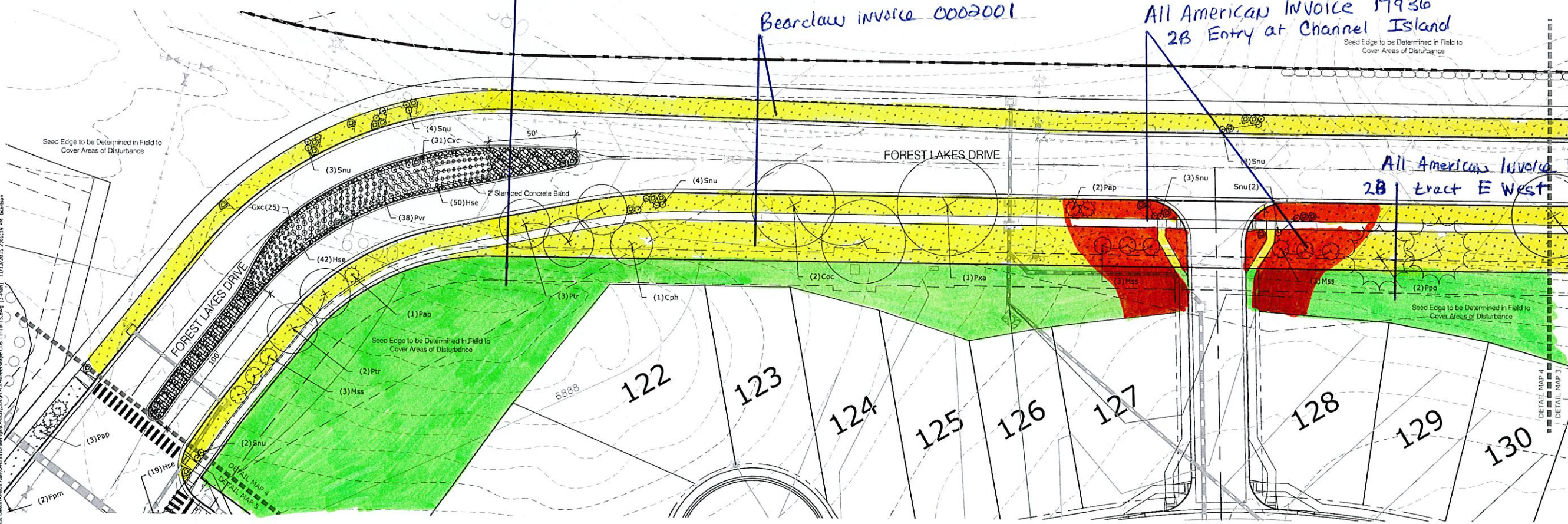
DETAIL MAP 3 - Landscape Plan

All American Invoice 18001  
2B tract E

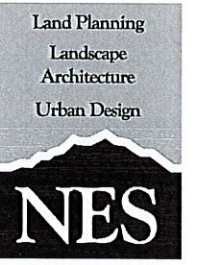
Bearclaw invoice 0002001

All American Invoice 17936  
2B Entry at Channel Island

All American Invoice 17841  
2B tract E West



DETAIL MAP 4 - Landscape Plan



FOREST  
LAKES  
  
STREETSCAPE  
CONSTRUCTION  
DOCUMENTS

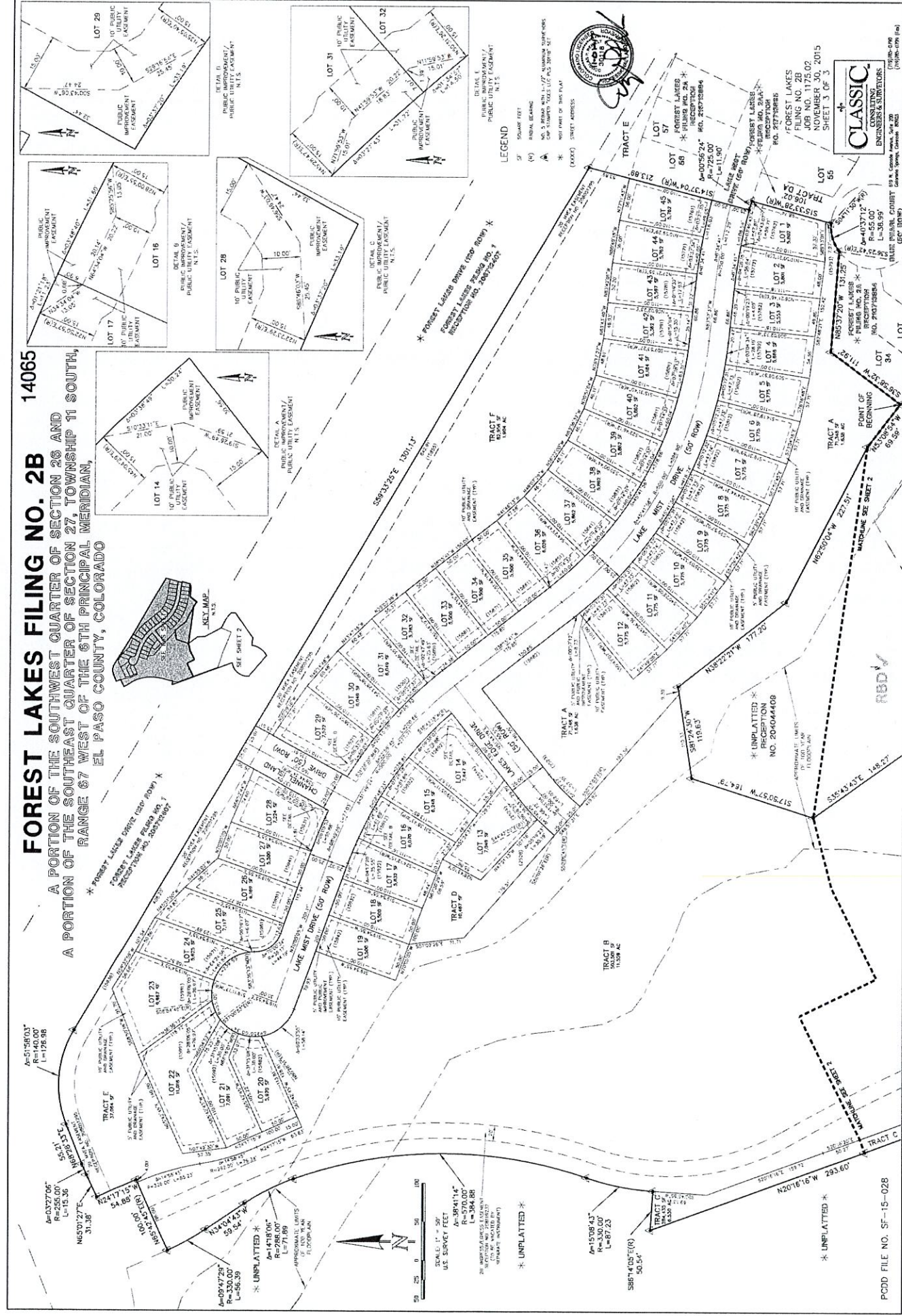
DATE: October 27, 2015  
PROJECT MGR: T. Salsort  
PREPARED BY: B. Carlson

Landscape Plan

3  
OF 7



**FOREST LAKES FILING NO. 2B** 14065  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26 AND  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO



PODD FILE NO. SF-15-028



118

All American Maintenance,  
1925 Aeroplaza Dr.  
Colorado Springs, CO 80916  
719-637-0313  
Fax 719-637-1378

**INVOICE**

DATE	INVOICE #
10/23/2017	17936

BILL TO
Classic Communities Attn: Mark Sherwood 6385 Corporate Dr. Suite 200 Colorado Springs, Co 80919

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	PROJECT: Forest Lakes Filing <del>2A</del> - Entry at Channel Island Drive 2B-1 Landscape per proposal  15172/19000/#45,250.00  10-26-17  FLR 45250.00 15172/FLR/2010/19999  AALAM 17936 10/23	45,250.00	45,250.00

<b>Total</b>	\$45250.00	<b>Payments/Credits</b>	\$0.00	<b>Balance Due</b>	\$45,250.00
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119  
All American Maintenance,  
1925 Aeroplaza Dr.  
Colorado Springs, CO 80916  
719-637-0313  
Fax 719-637-1378

# INVOICE

DATE	INVOICE #
9/21/2017	17842

BILL TO
Classic Communities Attn: Ben Bustos 6385 Corporate Dr. Suite 200 Colorado Springs, Co 80919

RECEIVED SEP 25 2017

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	PROJECT: Forest Lakes Filing 2B Tract F Landscape -  15172/19000/\$127,671.00  9-28-17  Job <u>FLE</u> Est. <u>127671.00</u> <u>15172/FLE/2010/19999</u> Vend: <u>AAAM</u> Inv. # <u>17842</u> Inv. Date <u>9/21</u> Check # _____ Check Date _____	127,671.00	127,671.00

Total	\$127671.00	Payments/Credits	\$0.00	Balance Due	\$127,671.00
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120

DATE	INVOICE #
11/20/2017	18001

RECEIVED NOV 24 2017

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	PROJECT: Partial Billing #1 Forest Lakes Amended PUD Filing 2B Tract E PROPOSAL AMT: \$127,303.00 Landscape per proposal - Partial Billing #1	101,000.00	101,000.00
<p>15172/19000/\$101,000.00</p> <p><i>B</i> 11-28-17</p> <p>FLR Cat. <u>101000.00</u></p> <p><u>15172/FLR/20/0/19999</u></p> <p>Vendor <u>ARLAM</u></p> <p>Inv. # <u>18001</u> Inv. Date <u>11/20</u></p> <p>Check Date _____</p>			

<b>Total</b>	\$101000.00	<b>Payments/Credits</b>	\$0.00	<b>Balance Due</b>	\$101,000.00
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Commerical Applicators are Licensed by the Colorado Department of Agriculture