



INNOVATIVE DESIGN. **CLASSIC RESULTS.**

**COST RECOVERY STATEMENT  
FOR  
FOREST LAKES SUBDIVISION FILING NO. 1  
EL PASO COUNTY, COLORADO**

**March 2019**

**Revised February 2020**

Prepared for:

**FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC**  
6385 CORPORATE DRIVE, SUITE 200  
COLORADO SPRINGS CO 80919

Prepared by:

**CLASSIC CONSULTING ENGINEERS & SURVEYORS**  
619 N. CASCADE AVE., SUITE 200  
COLORADO SPRINGS CO 80903

Job No. 1175.00

REC 19-001





March 15, 2019

REVISED February 21, 2019

El Paso County  
Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910

Attn: Elizabeth Nijkamp, PE, Engineer Review Manager

RE: Forest Lakes Filing No. 1 – Forest Lakes Drive Cost Recovery Statement (STA 1+98.69 to 34+97.75)

Dear Elizabeth:

On behalf of Forest Lakes Residential Development, LLC, (c/o Doug Stimple at 6385 Corporate Drive, Colorado Springs, CO 80915, 719-582-9333) and in accordance with El Paso County Land Development Code Section 8.7, and our recent meeting, please consider this the formal Cost Recovery Statement for the 3,299.06 If of Forest Lakes Drive that was constructed as a part of Forest Lakes Filing No. 1. The construction of this road was detailed in the “Forest Lakes Filing No. 1 Amended Construction Plans” by CCES and approved on October 20, 2015 (see attached excerpts from these plans – exhibit “D”) as reflected under the El Paso County File Number for the Forest Lakes Amended Construction Plans (SF-15-019).

**Landscape Statement:** The limits of the requested landscape recovery are based on the El Paso County typical street section for a 120' right of way. The width of the requested area on the west side of the ROW excluding the sidewalk is 2973 linear feet times 34.5' of landscaped area in the ROW. The width of the requested area on the east side of the ROW does not extend to the ROW boundary. This cost recovery is only requesting the 10' of landscaped area between the curb and gutter and the County trail which is constructed of road base material even though the ROW extends to 34.5 feet behind curb and gutter. The width of the requested area on the east side of the ROW excluding the county trail is 3033 linear feet times 10' of landscaped area in the ROW. We have provided an exhibit showing the requested area as it relates to the ROW.

The trees that are associated with the landscape value are shown on the landscape plans for both Bear claw and All American. The trees associated with the landscape value are all indicated on a landscape plan. This cost recovery does not include any of the costs associated with the Forest Lakes entry monument sign and the associated landscaping that is also found within the ROW. We have included an exhibit that details the monument sign and associated landscape that is not requested in this cost recovery. Because the area requested for the cost recovery was covered by several landscape plans and these plans include landscaped area that is not included in the requested cost recovery area, we are unable to use the actual costs for the cost recovery. Instead we have determined the total amount spent

on landscape and the total amount of square feet on landscaping in order to determine a unit cost. We have included an exhibit showing the landscape area with Exhibit C.

Please see the attached exhibits provided to better define the request:

Exhibit "A" – Vicinity Map

Exhibit "B" – Adjacent Property Owner Street Frontage

Exhibit "C" – Cost Recovery Area / Street Section

Exhibit "D" – Approved Public Street Improvement Plans

Exhibit "E" – 2018 Willow Springs PD Sketch Plan

Exhibit "F" – Preliminary and Final El Paso County acceptance of Forest Lakes Drive into the El Paso County Road Maintenance System

Exhibit "G" – Itemized costs for Forest Lakes Drive

The Following sections of the Land Development Code are provided to support this cost recovery application.

#### **SECTION 8.7.2 Cost Recovery for Off Site Improvements**

##### **(B) Eligibility**

###### **(1) Improvements that May be Eligible for Cost Recovery**

An improvement may be eligible for cost recovery if it is adjacent to the applicant subdivider's subdivision or the applicant subdivider's subdivision received the presumed use of the improvement. An Improvement located

within the boundary of the requestors subdivider's subdivision may also be eligible for cost recovery.

***RESPONSE:*** *The easterly directly adjacent property to Forest Lakes Drive is: Tax ID#:*  
*71270-00-003 & 71260-00-004. Both properties are owned by HCB Willow Springs LLC*  
*(see exhibit "b")*

##### **(D) Process for Request and Approval of Fair Share Reimbursement**

###### **(1) Application for Fair Share Reimbursement**

A requestor subdivider seeking fair share reimbursement for the costs of an improvement shall file a cost recovery statement, which shall include the submittals required below, with the DSD no earlier than the date of final plat approval and no later than one year after the date of completion of the improvement. Different improvements in a subdivision may have different application dates and different application deadlines. Furthermore, there may be multiple applications per subdivision, but under no circumstance shall a requestor subdivider be entitled to submit more than one application for a

particular improvement. The requestor subdivider shall submit the following with the cost recovery statement:

- A Clear description and drawing of the improvement together with an itemized statement of the total actual costs of the improvement together with copies of paid receipts or other evidence of payment of the costs. This does not preclude preparation of a cost recovery statement based upon estimated costs;

**RESPONSE:** As stated in the introduction, 3,299.06 If of directly adjacent Forest Lakes Drive is proposed for approval of a Cost Recovery from the adjacent property (see Exhibit "B", "C", and "E"). Attached to this request is an itemized breakdown of the costs (see Exhibit "G").

- A statement, report, or study, including supporting data, prepared or certified by a professional engineer or other professional in the relevant field, that expresses the maximum and net remaining capacity of the improvement in quantitative terms generally accepted by professionals in the relevant area of expertise and consistent with any procedures maintained by the county;

**RESPONSE:** Per Exhibit "C", the properties directly benefiting from the construction of Forest Lakes Drive are reflected as the Forest Lakes Development itself and the directly adjacent future Willow Springs Development located on the east side of Forest Lakes Drive. At one time a future northerly extension of Forest Lakes Drive was contemplated up to the Town of Monument. At that time Forest Lakes Drive was approved as an "arterial" Roadway. The northerly extension has been removed from transportation planning documents and the constructed roadway is now classified as a "collector". The

development of Forest Lakes Filing No. 1 required a northerly connection to the west at Lindbergh Road. As the area north of Forest Lakes is existing developed large lot residential, their use of the connection (and ultimately Forest Lakes Drive) is not factored into this cost sharing agreement. Based upon the Forest Lakes and Willow Springs Developments being the only logical beneficiaries of Forest Lakes Drive, and as the development associated with both sites is all single family, the following summary assuming identical ADT for each existing, proposed and future lot is as follows:

Forest Lakes (existing and future lots): 565 (74%)

Willow Springs (future lots per exhibit "E"): 199 (26%)

As the use of ADT does not further refine the existing and future uses, using the percentage of lots is a practical and reasonable method to distribute the costs.

- A calculation that relates the quantitative measurement derived per the requirements of the above-stated paragraph to a dollar cost per the quantitative

measurement. For example, in the case of a road the amount should generally be expressed in terms of dollar cost per ADT or similar terms; and

**RESPONSE:** *Per exhibit "G", the total cost of the shared roadways is \$958,477.88.*

*Applying the percentage distribution from above results in a cost split of:*

*Forest Lakes: \$709,273.63*

*Willow Springs: \$249,204.25*

- A list of all properties, identified by address (if available), legal description, and tax parcel number, to which the requestor subdivider may desire to make a request for fair share reimbursement, any of which hereinafter shall be referred to as a potential benefited property, together with a scaled drawing or survey establishing the location of the relevant improvement in relation to these properties. For all properties, a list of the names, and mailing addresses of the property owners, and of which may be referred to as a potential benefited property owner. For purposes of determining a property owner's address, the requestor subdivider may use the most current records of the El Paso County Assessor's Office.

**RESPONSE:** *The adjacent properties that directly benefit from Forest Lakes Drive are:*

*71270-00-003 & 71260-00-004. Owners of Each:*

*HCB Willow Springs, LLC*

*11111 W. 95<sup>th</sup> Street*

*Overland Park, Kansas 66214*

#### **SECTION 8.7.2.D 3, 4,5 &6**

**RESPONSE:** *The obligations of the county to perform certain defined functions as a part of this Cost Recovery Statement are acknowledged.*

#### **SECTION 8.7.2.**

##### **(E) Notification**

###### **(2) Address to be Used for Notice**

Notice to a potential benefited property owner shall be sent to the address in the El Paso County Assessor's Office current property records. Notice to a requestor subdivider shall be sent to the last known address of the requestor subdivider provided with the request for fair share reimbursement. Notice to any applicant subdivider shall be sent to the address in the DSD files for the relevant subdivision.

**RESPONSE:** At the applicable stage of the cost recovery statement process notification will be sent to:  
HCB Willow Springs, LLC  
11111 W. 95<sup>th</sup> Street  
Overland Park, KS 66214

#### **SECTION 8.7.2.**

- (G) **Payments, Interest and Duration of Cost Recovery Obligations**  
(1) **Reimbursement Limited to 15 years**

**RESPONSE:** The 15-year limitation on the recovery period is acknowledged.

- (2) **Amount Due for Fair Share Reimbursement**  
(a) **Calculation of Fair Share Reimbursement**

In the final plat approval process for the applicant subdivider's subdivision, the extent of the applicant subdivider's usage of the relevant improvement shall be determined. The extent of this usage shall be multiplied by the rate determined and stated in the Notice of Fair Share Reimbursement. The requestor subdivider shall be entitled to simple interest on this amount at the rate of 8% per annum, calculated from the date of recording of the Notice of Fair Share Reimbursement.

**RESPONSE:** The final determination of Forest Lakes Drive usage is acknowledged.

- (b) **Studies Required to Determine Usage of Improvement**

As a condition of allowing an applicant subdivider's subdivision to proceed to a hearing on final plat approval, the DSD Director shall require the applicant subdivider to submit a statement, report, or study, including data in support thereof, which should be prepared or certified by a professional engineer or other professional in the relevant field,

concerning the applicant subdivider's subdivision's anticipated use of the improvement, which proposed use shall be stated in quantity consistent with the rate established in the Notice of Fair Share Reimbursement for the relevant Improvement.

**RESPONSE:** The application subdivider's responsibility to provide future analysis upon their submittal is acknowledged.

Ms. Elizabeth Nijkamp

Forest Lakes Filing No. 1 – Forest Lakes Drive Cost Recovery Statement

**(3) BoCC May Limit Obligation**

If supported by the evidence provided by the applicant subdivider, the BoCC shall have the right to make a determination that the applicant subdivider's

subdivision does not make use of the improvements and is therefore not under an obligation to pay a fair share reimbursement to the requestor subdivider.

**RESPONSE:** *The authority of the BoCC to modify the Cost Recovery Statement is acknowledged.*

**(4) Hearing Concerning Requestor Subdivider's Request for Reimbursement**

**RESPONSE:** *The process to deliver a formal decision is acknowledged.*

We trust the information above and attached satisfactorily addresses the requirements of the Cost Recovery Statement. The county approval fo this application is requested as it adheres to all of the criteria of the Land Development Code.

Respectfully submitted,



Kyle R. Campbell, P.E.  
Division Manager

Attachments:

**EXHIBIT "A"**  
**Vicinity Map**

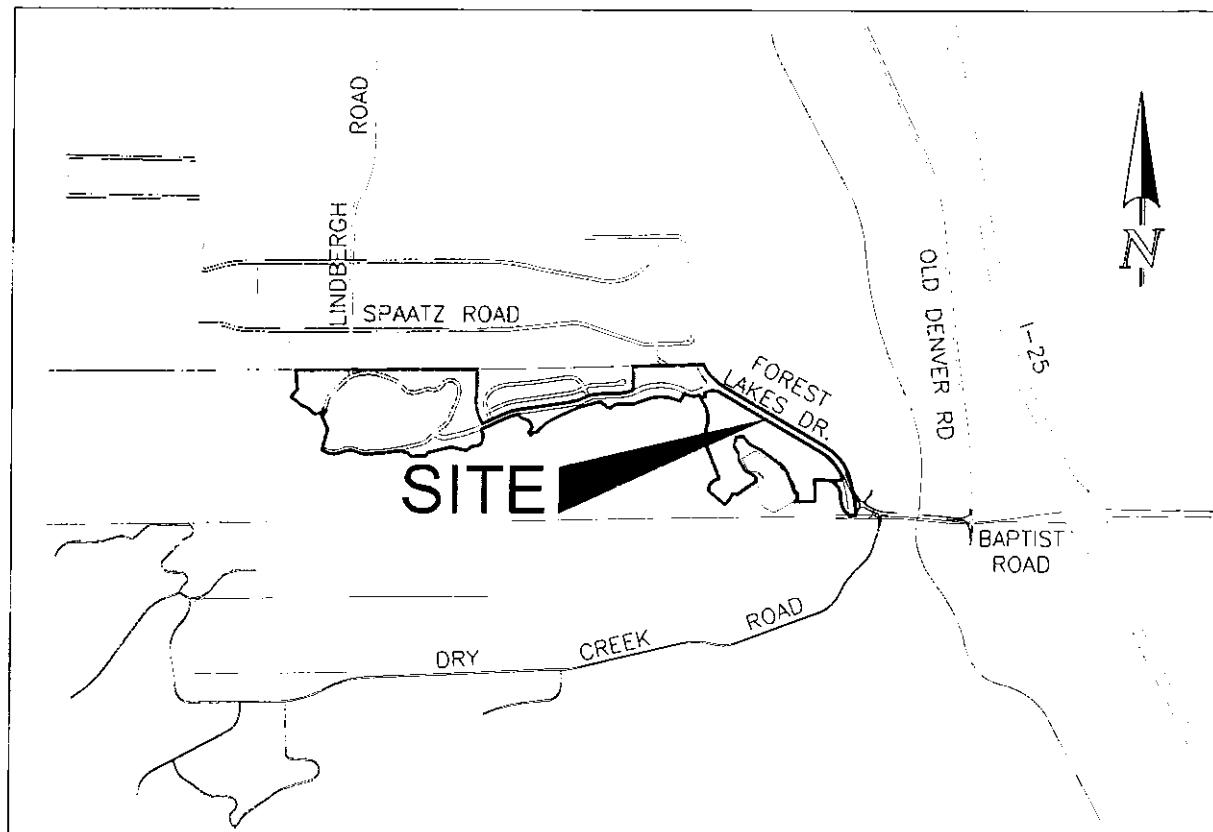


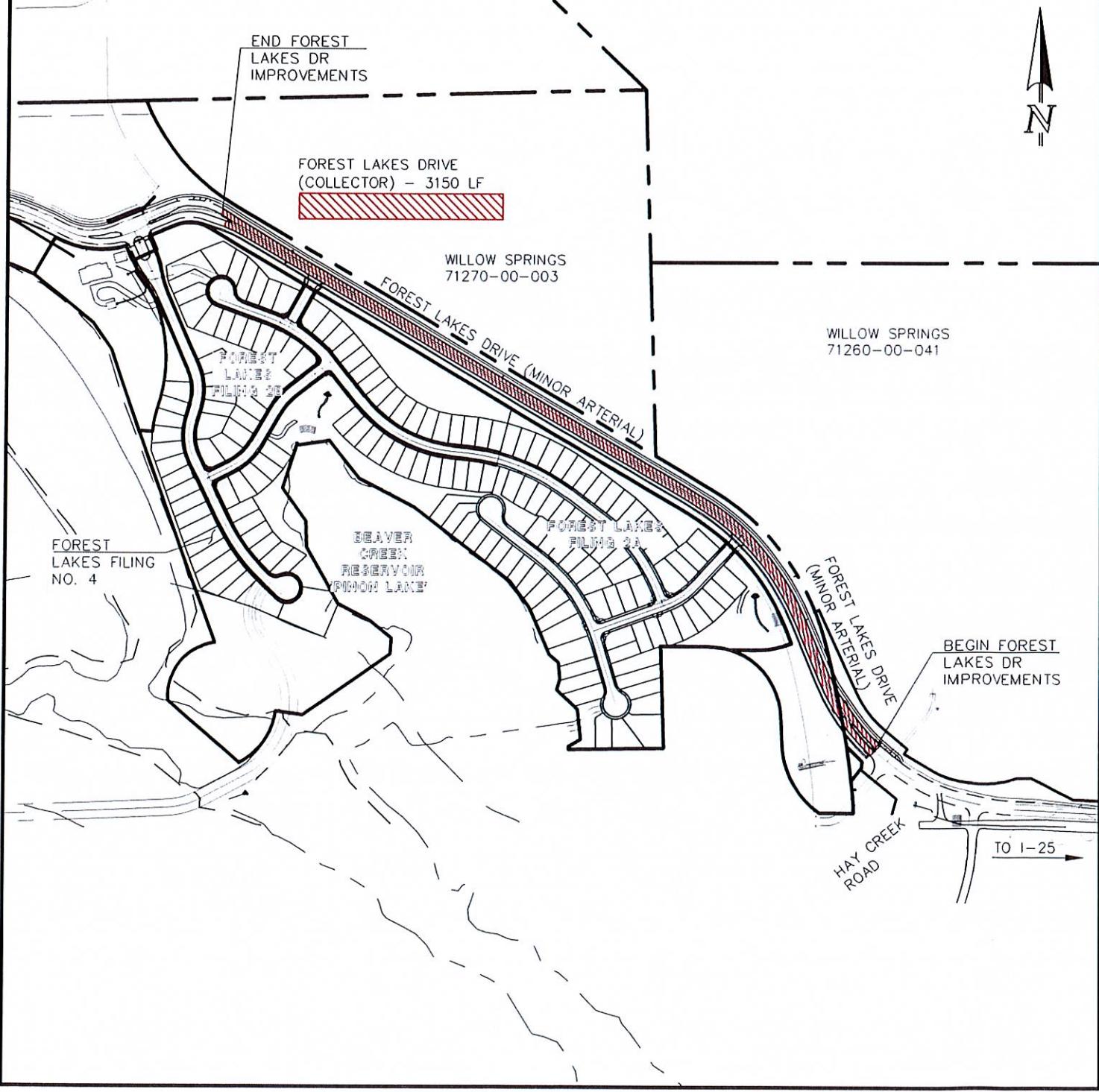
EXHIBIT "A"  
VICINITY MAP  
NOT TO SCALE

EXHIBIT "B"  
Adjacent Property owners Street Frontage

**CLASSIC**  
CONSULTING<sup>SM</sup>

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

FOREST LAKES FILING NO. 1  
ADJACENT PROPERTY OWNER  
STREET FRONTAGE EXHIBIT B  
JOB NO. 1175.00  
SHEET 1 OF 1  
SCALE: 1" = 500'

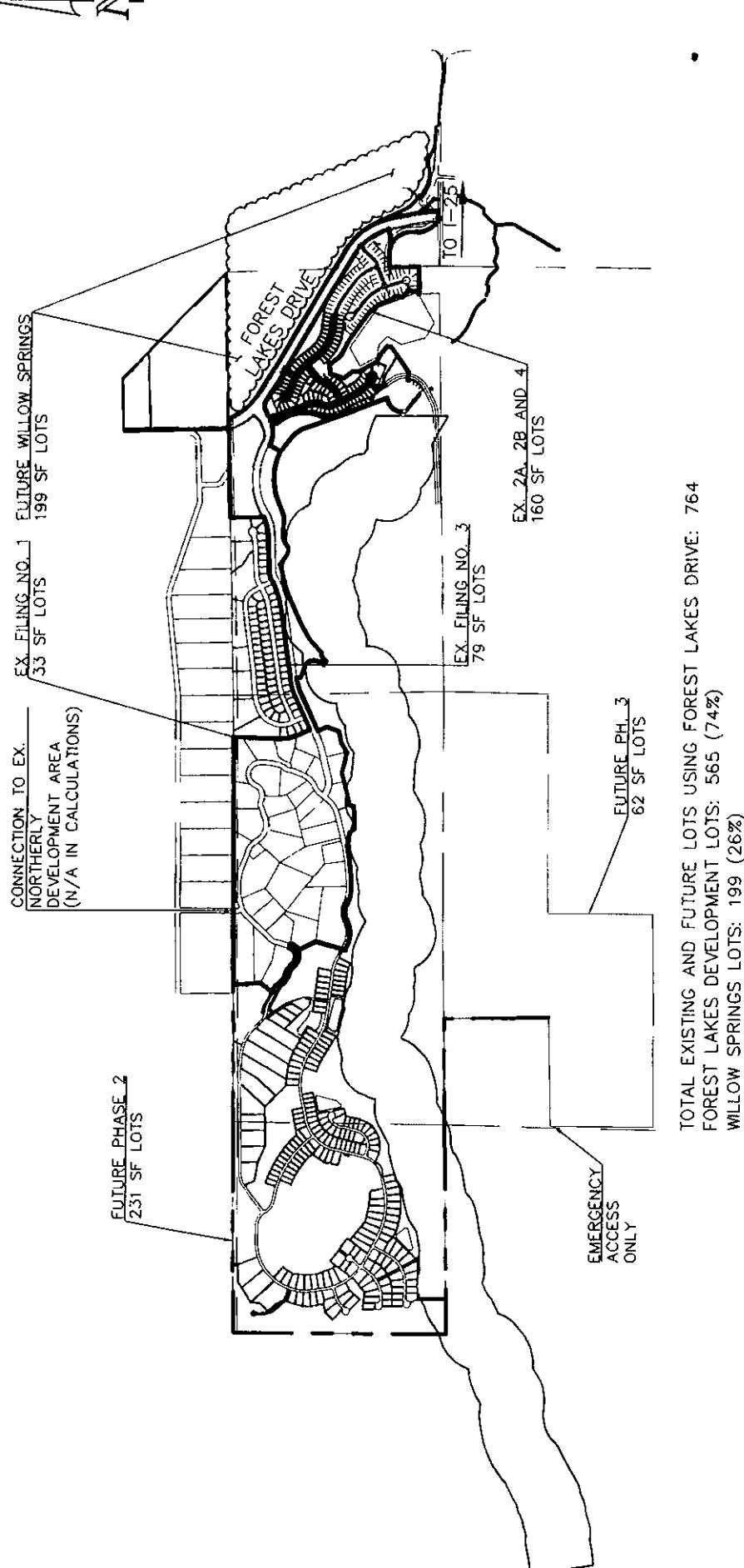


**EXHIBIT "C"**  
**Cost Recovery Area**



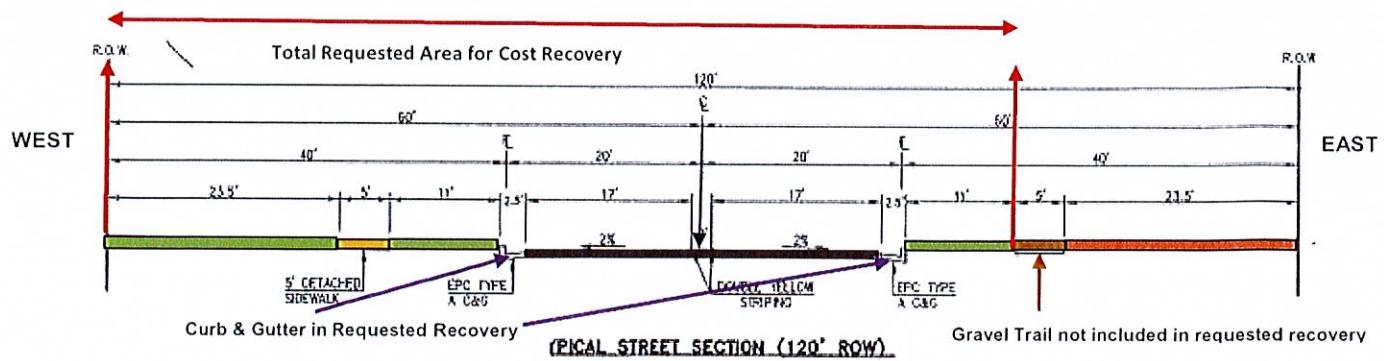
FOREST LAKES DRIVE  
COST RECOVERY AREA  
EXHIBIT C  
JOB NO. 1175.00  
SHEET 1 OF 1  
SCALE: 1" = 2000'

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



TOTAL EXISTING AND FUTURE LOTS USING FOREST LAKES DRIVE: 764  
FOREST LAKES DEVELOPMENT LOTS: 565 (74%)  
WILLOW SPRINGS LOTS: 199 (26%)

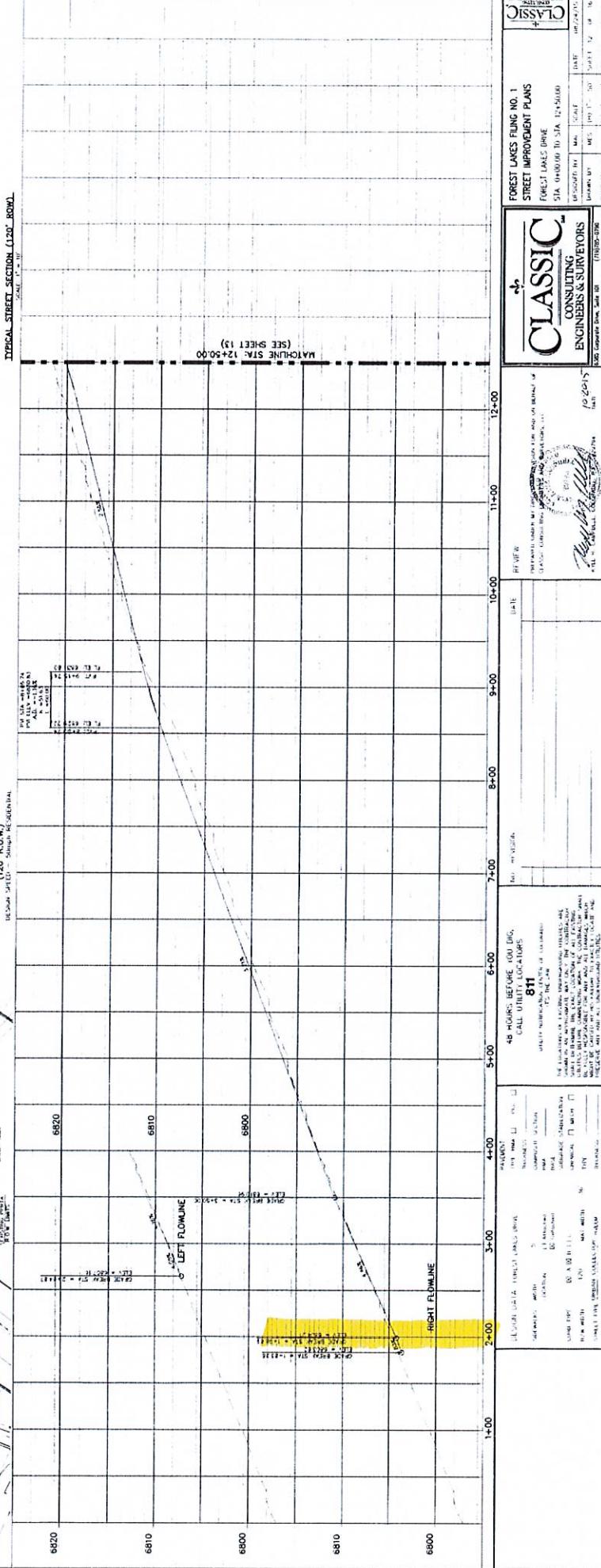
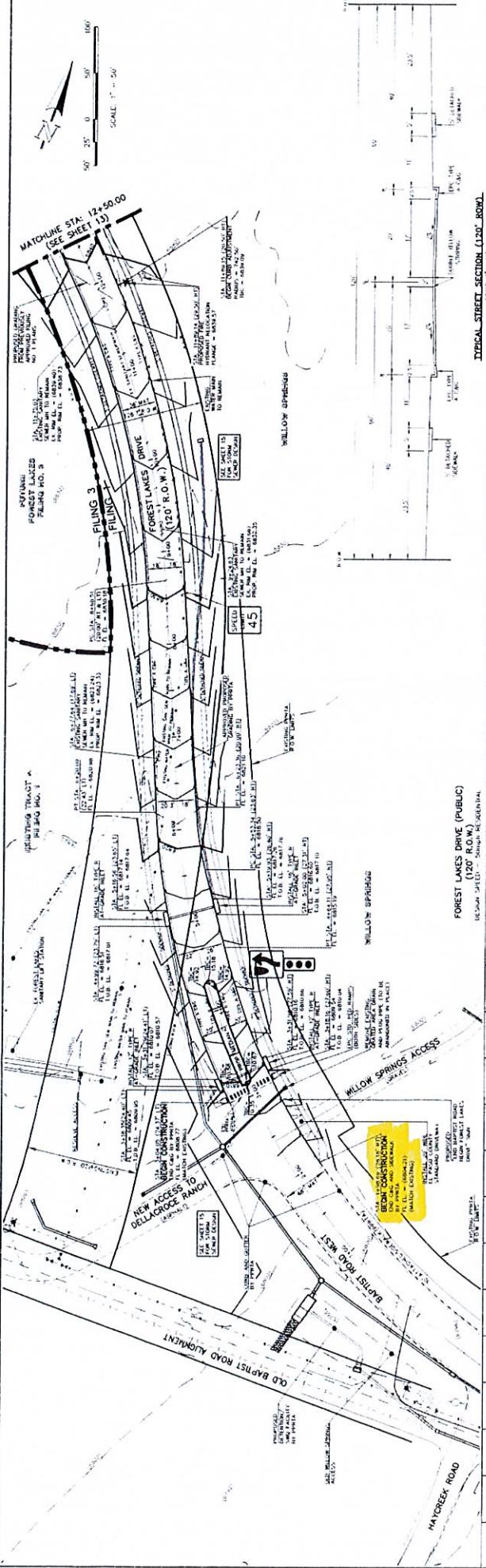
## Forest Lakes Dr. Cost Recovery Exhibit



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

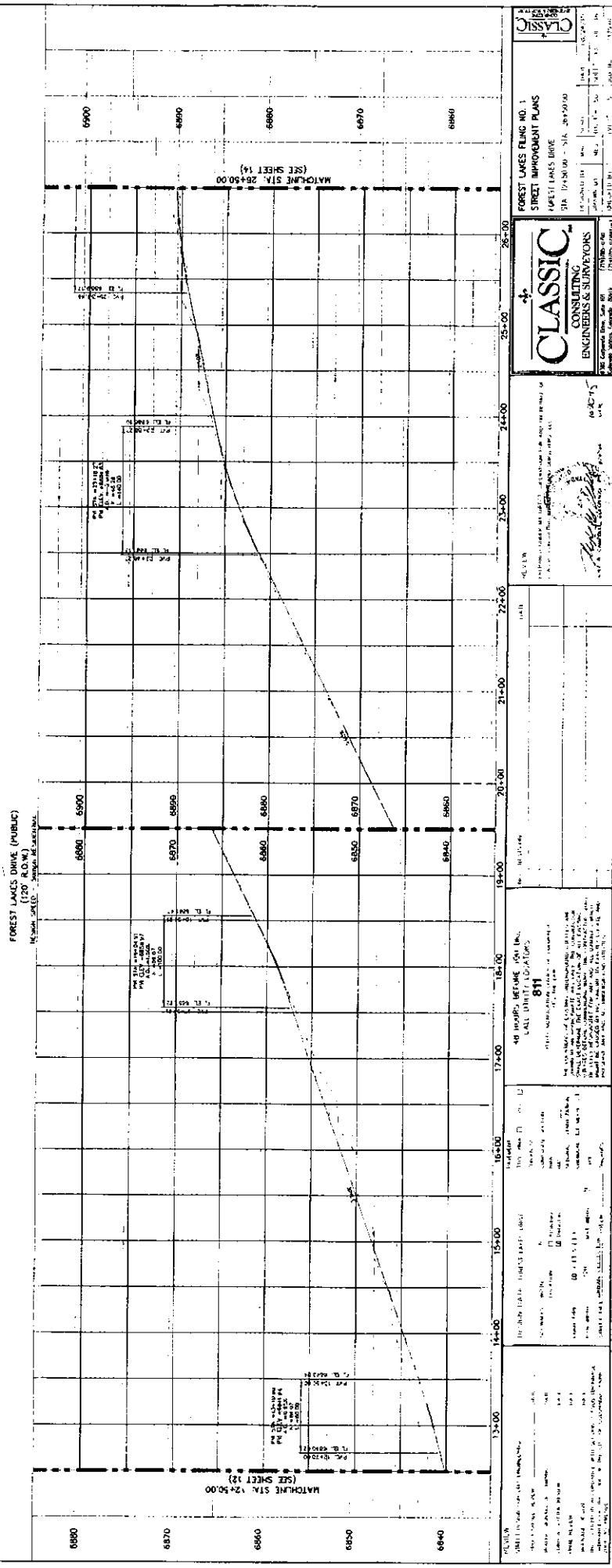
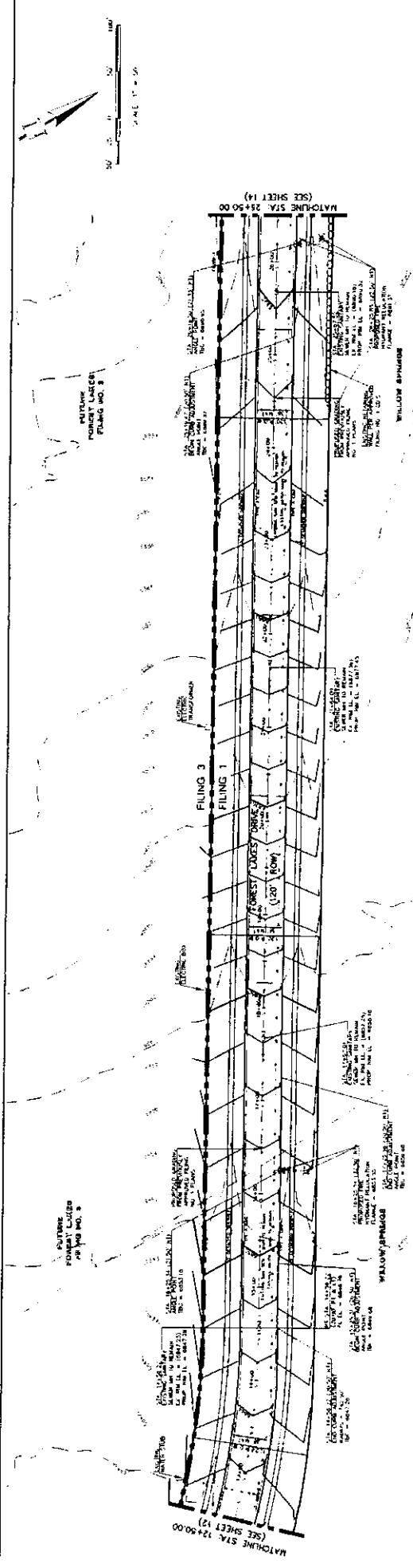
**EXHIBIT "D"**  
**Approved Public Street Improvement Plans**

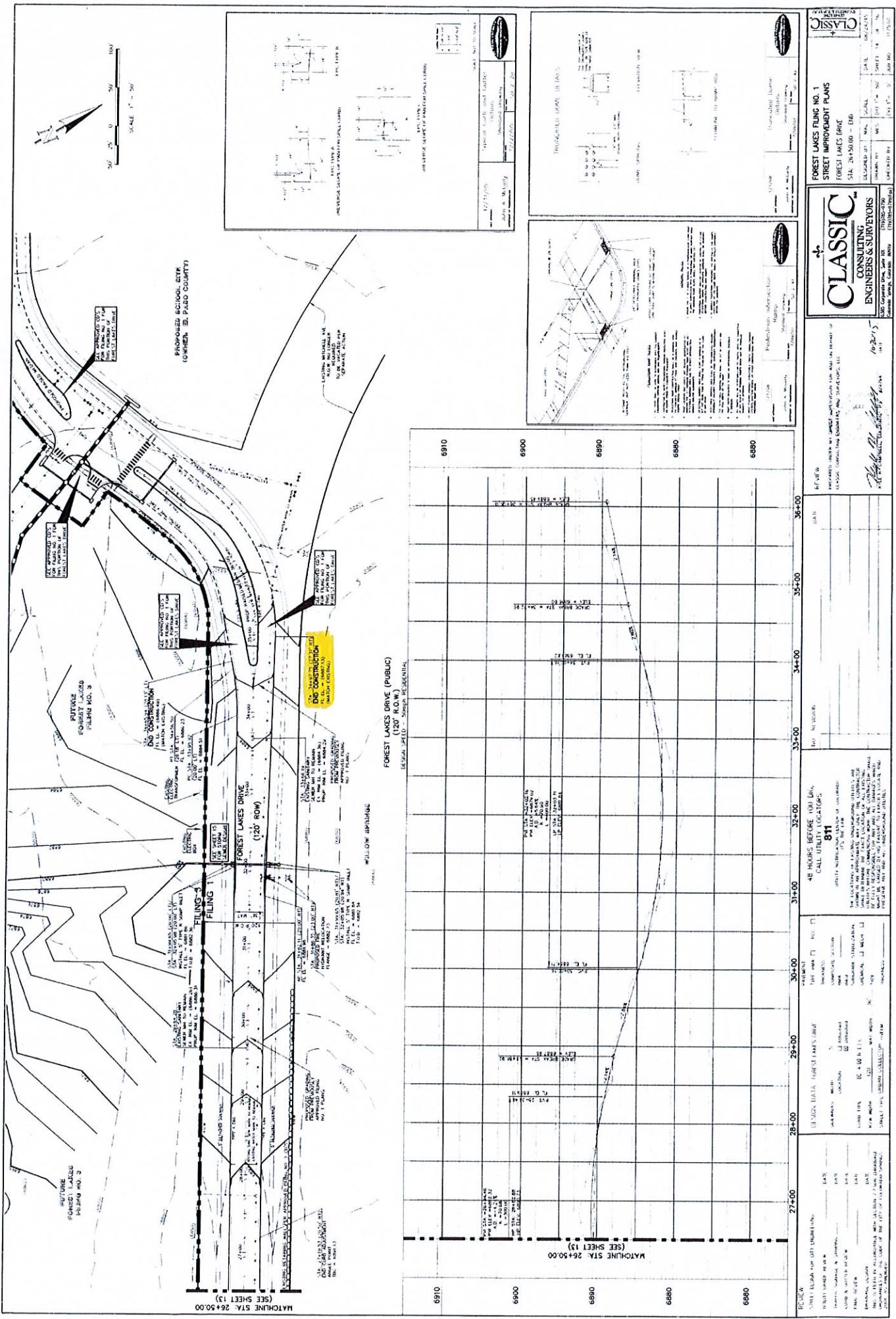


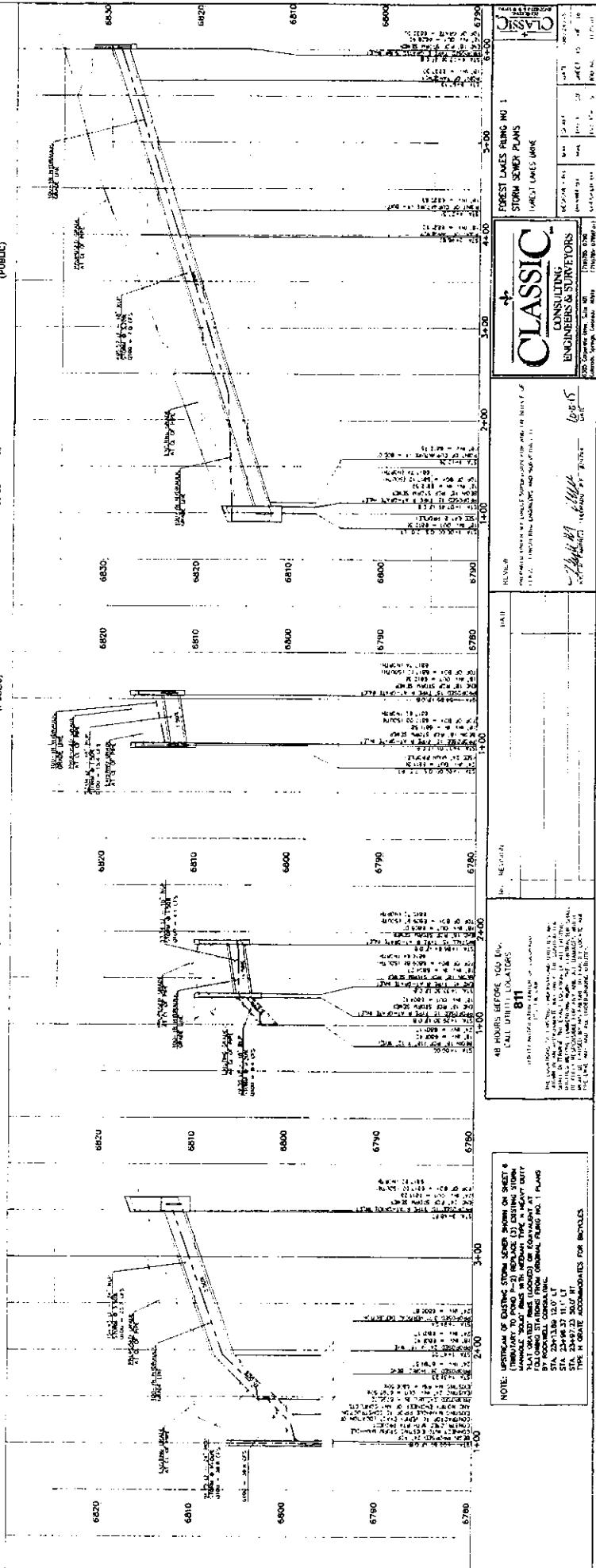
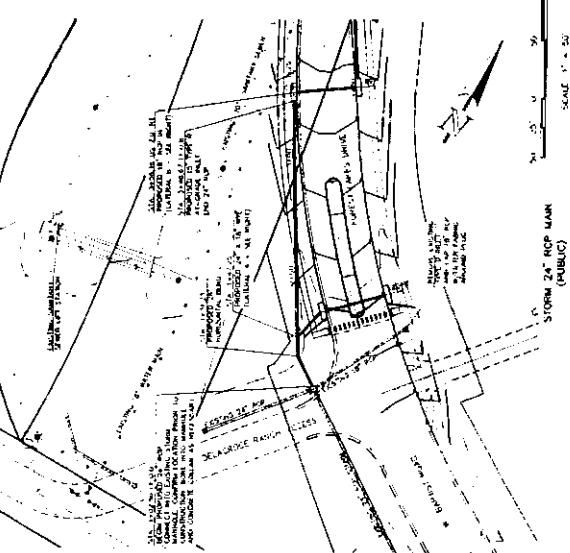
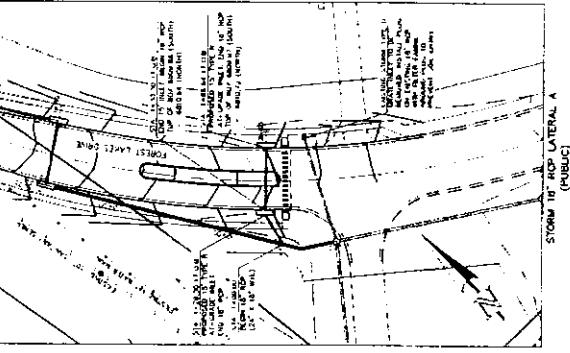
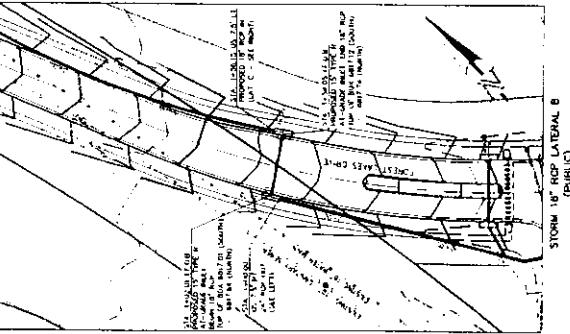
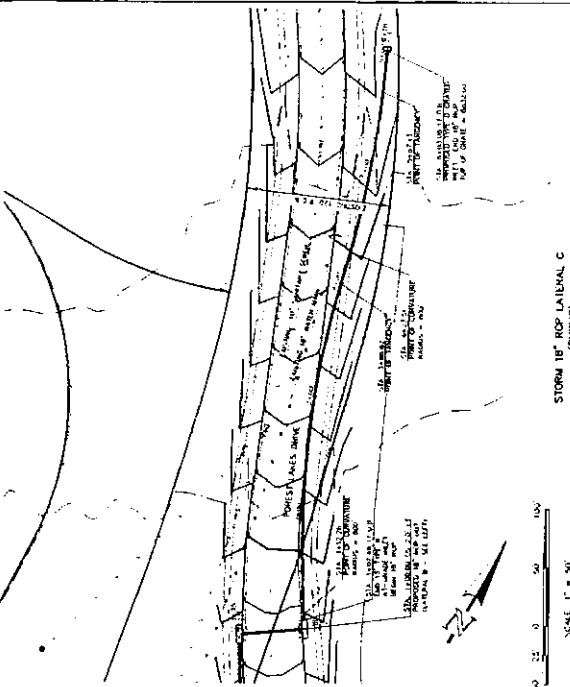


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CONSULTING  
ENGINEERS & SURVEYORS

**CLASSIC**  
CONSULTING  
ENGINEERS & SURVEYORS







**NOTE:** UPSTREAM OF EASTING STORM SEWER, SHOWN ON SHEET 6  
 (IMPROVEMENT TO POND #2) REPLACE 1" DRAINSING STORM  
 PIPE WITH 4" DIA. PIPE. THIS IS THE RECOMMENDED SIZE - A HEAVY DUTY  
 PVC PIPE. USE 1" DIA. DRAINSING PIPE FOR THE 1" DIA. DRAINS. THIS  
 WILL PROVIDE A DRAINAGE SYSTEM FROM THE EASTING STORM SEWER TO THE  
 PLAINS BY RODDING CONCRETE.

STA. 23+91-130	LT
STA. 23+98-37	LT
STA. 23+97-23	SLOP HT
TYPE H GRADE ACCOMMODATES FOR BICYCLES	

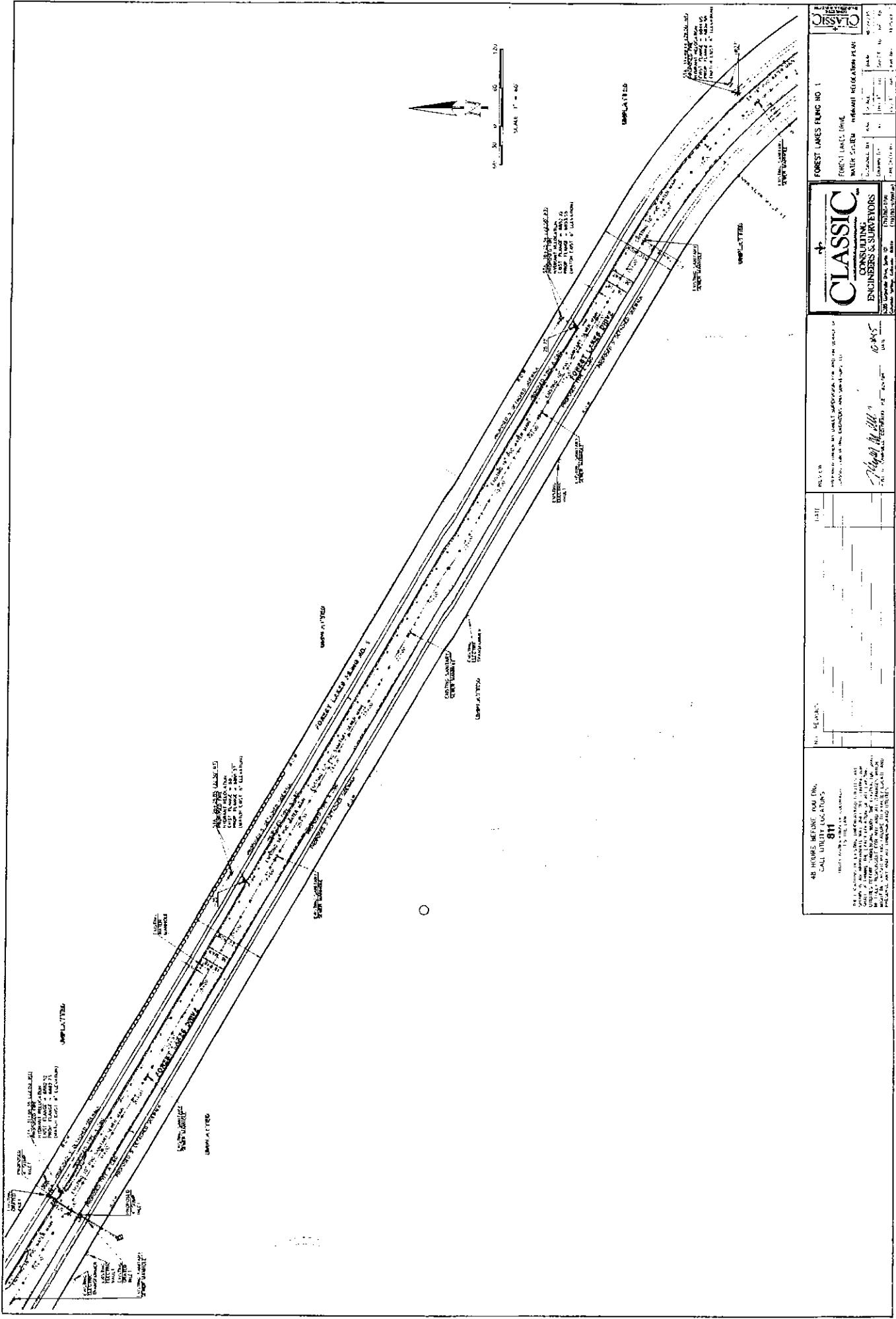
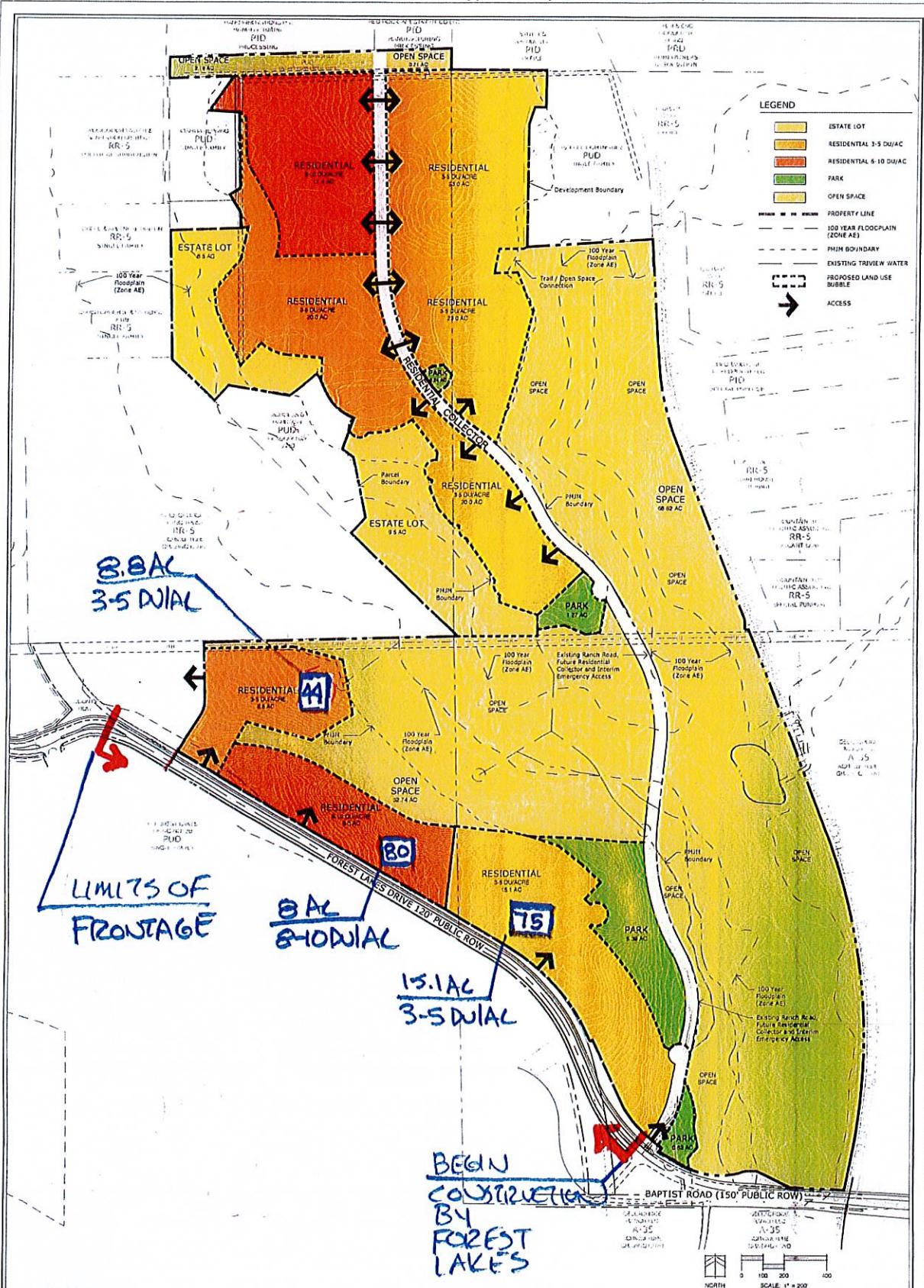


EXHIBIT "E"  
2018 Willow Springs PD Sketch Plan



MONUMENT CREEK RANCH - PD SKETCH PLAN

DATE: 6/25/2018

ISSUED FOR: POLO BROWN COMPANY A COLORADO CORPORATION  
DRAWN BY: R. SAWYER SCALE: 1"=200'  
DWG. REF.: J. MAYNARD DWG. #: 021518-01

SCALE: 1"=200'  
DWG. #: 021518-01



N.E.S. Inc.  
619 N. Cascade Ave.  
Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0873  
Fax 719.471.0267  
[www.nescoolorado.com](http://www.nescoolorado.com)

EXHIBIT "E"

**EXHIBIT "F"**

**Preliminary and Final El Paso County Acceptance of Forest Lakes Drive  
into the El Paso County Road Maintenance System**

DocC

Chuck Broerman  
10/11/2016 03:55:00 PM  
Doc \$0.00 3  
Rec \$0.00 Pages 216117486  
El Paso County, CO



RESOLUTION NO. 16-360

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF EL PASO, STATE OF COLORADO

RESOLUTION TO APROVE APPLICATION FOR PRELIMINARY  
ACCEPTANCE OF CERTAIN STREETS WITHIN FOREST LAKES FILING NO.  
1 SUBDIVISION INTO THE EL PASO COUNTY ROAD MAINTENANCE  
SYSTEM.

WHEREAS, the Board of County Commissioners of El Paso County, Colorado, has received an application for preliminary acceptance of certain streets located within the unincorporated area of El Paso County, more particularly described herein, for addition and maintenance into the El Paso County Highway System; and

WHEREAS, the same have been inspected by El Paso County, and the investigations reveal the County should accept and maintain such streets;

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the preliminary acceptance for maintenance of streets within the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, effective as of this date.

DONE THIS 11th day of October, 2016, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:

By:   
County Clerk & Recorder

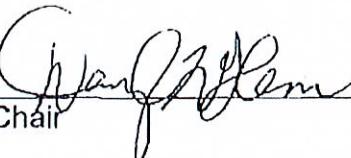
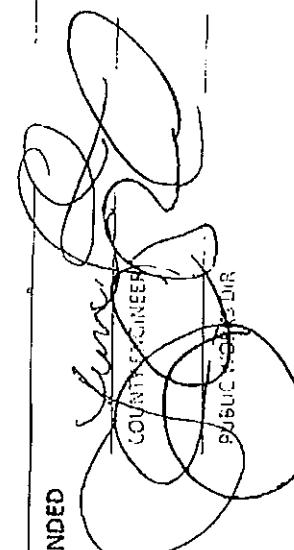
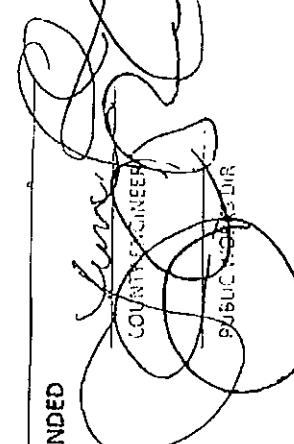
By:   
Vice Chair

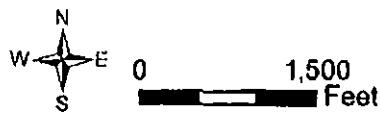
EXHIBIT "F"



# EL PASO COUNTY

## APPLICATION FOR PRELIMINARY ACCEPTANCE INTO THE EL PASO COUNTY MAINTENANCE SYSTEM

SUBDIVISION	FOREST LAKES F1	S. T. R	PLAT	12407
APPLICANT	CLASSIC COMMUNITIES		DATE PLAT RECORDED	9/1/2006
FILE REFERENCE	SF-15-019		BOCC HEARING	10/11/2016
ROAD NO.	ROAD NAME	FROM	TO	
853	LINDBERGH ROAD	MESA TOP DR NLY	118' N OF MESA TOP DR	118'/0.02 60' 4" HBP/10"CTS
3777	LONG VALLEY DRIVE	94' S OF MESA TOP DR NLY	FOREST LAKES DR	94'/0.02 100' 4" HBP/10"CTS
3779	FOREST LAKES DRIVE (MITCH)	BAPTIST RD NLY	FOREST LAKES DR	3358'/0.64 120' 5.5" HBP/12"CTS
3779	FOREST LAKES DRIVE (MITCH)	FOREST LAKES DR NLY	SECTION LINE	576'/0.11 120' 5.5" HBP/12"CTS
3780	MESA TOP DRIVE	762' W OF LINDBERGH RD EL	LINDBERGH RD	762'/0.14 60' 4" HBP/10"CTS
3780	MESA TOP DRIVE	LINDBERGH RD SELY	FOREST LAKES DR	3036'/0.58 60' 4" HBP/10"CTS
3782	FOREST LAKES DRIVE	2031' W OF MESA TOP DR EL	MESA TOP DR	2031'/0.38 60' 4" HBP/10"CTS
3782	FOREST LAKES DRIVE	MESA TOP DR ELY	LAKEFRONT DR	1076'/0.20 80' 4" HBP/10"CTS
3782	FOREST LAKES DRIVE	LAKEFRONT DR ELY	LAKEFRONT DR	1766'/0.33 80' 4" HBP/10"CTS
3782	FOREST LAKES DRIVE	LAKEFRONT DR ELY	LONG VALLEY DR	2030'/0.38 80' 4" HBP/10"CTS
3782	FOREST LAKES DRIVE	LONG VALLEY DR ELY	FOREST LAKES DR (MITCHELL)	367'/0.07 100' 4" HBP/10"CTS
				TOTAL LENGTH ACCEPTED 15214'/2.87 mi
APPROVALS				
<u>TCL</u>	CONSTRUCTION SERVICES MGR	<u>BK</u>	ROADS DATABASE TECHNICIAN	ACCEPTANCE RECOMMENDED
<u>JRW</u>	HIGHWAY DIVISION MGR	<u>WMA</u>	DEVELOPMENT SERVICES DIR	 COUNTY ENGINEER EL PASO COUNTY
<u>JRW</u>	INSPECTION SUPERVISOR (DSD)			 PUBLIC WORKS DIRECTOR



Forest Lakes F3 - Page 1 of 2  
Preliminary Acceptance - Plat 12747  
October 11, 2016



**Forest Lakes Dr**  
From 2031' W of Mesa Top Dr  
Ely  
to Mesa Top Dr  
Approx. Length: 2031' - 0.38 mi

**Forest Lakes Dr**  
From Mesa Top Dr  
Ely  
to Lakefront Dr  
Approx. Length: 1076' - 0.20 mi

**Forest Lakes Dr**  
From Lakefront Dr  
Ely  
to Lakefront Dr  
Approx. Length: 1766' - 0.33 mi

**Forest Lakes Dr**  
From Lakefront Dr  
Ely  
to Long Valley Dr  
Approx. Length: 2030' - 0.38 mi

**Forest Lakes Dr**  
From Long Valley Dr  
Ely  
to Forest Lakes Dr  
Approx. Length: 367' - 0.07 mi

**Forest Lakes Dr (Mitchell Ave)**  
From Baptist Rd  
Nly  
to Forest Lakes Dr  
Approx. Length: 3368' - 0.64 mi

**Forest Lakes Dr (Mitchell Ave)**  
From Forest Lakes Dr  
Nly  
to Section Line  
Approx. Length: 576' - 0.11 mi

#### Legend

- Roads - Accepted for Maintenance
- Maintained Roads
- Paved and Maintained
- Gravel and Maintained
- County Roads Not Maintained
- - Not Accepted for Maintenance
- Private Roads
- - Private Roads-Private Maintenance
- Misc Roads
- Other Govt Maintenance
- ==== Future Roads and Proposed Roads

Parcels

PLOW AREA 8

RESOLUTION NO. 18-421

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF EL PASO, STATE OF COLORADO

RESOLUTION TO APROVE APPLICATION FOR **FINAL ACCEPTANCE** OF CERTAIN STREETS WITHIN FOREST LAKES FILING NO. 1 SUBDIVISION INTO THE EL PASO COUNTY ROAD MAINTENANCE SYSTEM.

WHEREAS, the Board of County Commissioners of El Paso County, Colorado, has received an application for final acceptance of certain streets located within the unincorporated area of El Paso County, more particularly described herein, for addition and maintenance into the El Paso County Highway System; and

WHEREAS, the same have been inspected by El Paso County, and the investigations reveal the County should accept and maintain such streets;

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the final acceptance for maintenance of streets within the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, effective as of this date.

DONE THIS 6th day of November, 2018, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO



By: Chuck Broerman  
President\*\*\*

Chuck Broerman    El Paso County, CO  
11/13/2018 03:09:21 PM  
Doc \$0.00    6  
Rec \$0.00    Pages  
    218131752



# EL PASO COUNTY



## APPLICATION FOR FINAL ACCEPTANCE INTO THE EL PASO COUNTY MAINTENANCE SYSTEM

SUBDIVISION	FOREST LAKES F1
APPLICANT	CLASSIC COMMUNITIES
FILE REFERENCE	SF-15-019

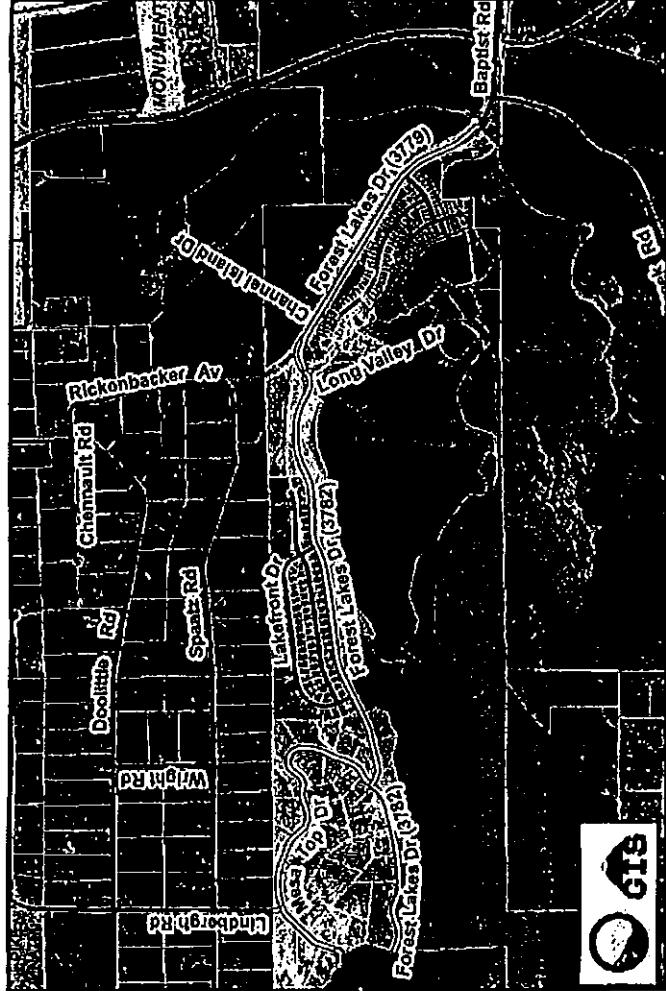
NOTES Changes in road naming and new intersections added since Filing 1 was recorded.

PLAT	12407
DATE PLAT RECORDED	9/1/2006
BOCC HEARING	11/6/2018

ROAD NO.	ROAD NAME	FROM	TO	LENGTH FT/MI	ROW WIDTH	SURFACE TYPE	WDTH	F/F CG	CURB TYPE
853	LINDBERGH RD	MEGA TOP DR	118' N OF MESA TOP DR	118'/ 0.02	60'	4" HBP/10"CTS	32'	36'	A
3777	LONG VALLEY DR	94' S OF FOREST LAKES DR	FOREST LAKES DR	83'/ 0.02	100'	4" HBP/10"CTS	40'	44'	A
3779	FOREST LAKES DR (3779)	FOREST LAKES DR (3782)	CHANNEL ISLAND DR	304'/ 0.06	120'	5.5" HBP/12"CTS	36'	40'	A
3779	FOREST LAKES DR (3779)	CHANNEL ISLAND DR	PELICAN BAY DR	1831'/ 0.35	120'	5.5" HBP/12"CTS	36'	40'	A
3779	FOREST LAKES DR (3779)	PELICAN BAY DR	MEDIAN START	739'/ 0.14	120'	5.5" HBP/12"CTS	36'	40'	A
3779	FOREST LAKES DR (3779)	MEDIAN START	W BAPTIST RD	285'/ 0.05	120'	5.5" HBP/12"CTS	36'	40'	A
3779	FOREST LAKES DR (3779)	W BAPTIST RD	M EDIAN START	277'/ 0.05	120'	5.5" HBP/12"CTS	36'	40'	A
3780	MEGA TOP DR	762' W OF LINDBERGH RD	LINDBERGH RD	762'/ 0.14	60'	4" HBP/10"CTS	32'	36'	A
3780	MEGA TOP DR	LINDBERGH RD	FOREST LAKES DR (3782)	3037'/ 0.58	60'	4" HBP/10"CTS	32'	36'	A
3782	FOREST LAKES DR (3782)	2031' W OF MESA TOP DR	MESA TOP DR	2031'/ 0.38	60'	4" HBP/10"CTS	32'	36'	A
3782	FOREST LAKES DR (3782)	MESA TOP DR	LAKEFRONT DR	1078'/ 0.20	80'	4" HBP/10"CTS	40'	44'	A
3782	FOREST LAKES DR (3782)	LAKEFRONT DR	LAKEFRONT DR	1763'/ 0.33	80'	4" HBP/10"CTS	40'	44'	A



11/6/2018



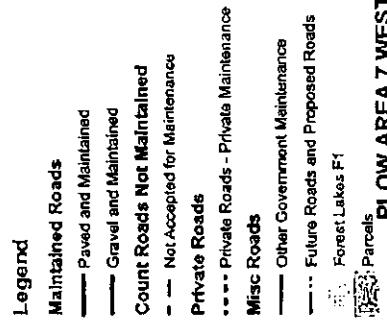
Mesa Top Dr From 762' W of Lindbergh Rd NEY to Lindbergh Rd Approx. Length: 762' - 0.14 mi	Forest Lakes Dr (3782) From Lakefront Dr Ely to Lakefront Dr Approx. Length: 1763' - 0.33 mi	Lindbergh Rd From Mesa Top Dr Nly to 118' N of Mesa Top Dr Approx. Length: 118' - 0.02 mi
Mesa Top Dr From Lindbergh Rd SEY to Forest Lakes Dr (3782) Approx. Length: 3037' - 0.58 mi	Forest Lakes Dr (3782) From Lakefront Dr Ely to Begin of Median Approx. Length: 1801' - 0.34 mi	Legend
	Forest Lakes Dr (3782) From Begin of Median Ely to Long Valley Dr Approx. Length: 242' - 0.05 mi	Maintained Roads Paved and Maintained
	Forest Lakes Dr (3782) From 2031' W of Mesa Top Dr Ely to Mesa Top Dr Approx. Length: 2031' - 0.38 mi	Gravel and Maintained Count Roads Not Maintained
	Forest Lakes Dr (3782) From Mesa Top Dr Ely to Lakefront Dr Approx. Length: 1078' - 0.20 mi	Not Accepted for Maintenance Private Roads Private Roads - Private Maintenance
	Forest Lakes Dr (3782) From Long Valley Dr Wly to End of Median Approx. Length: 226' - 0.04 mi	Misc Roads Other Government Maintenance Future Roads and Proposed Roads Forest Lakes F1 Parcels

PLOW AREA 7 WEST

11/6/2018



- Long Valley Dr  
From 94° S of Forest Lakes Dr  
Nly  
to Forest Lakes Dr (3782)  
Approx. Length: 83' - 0.02 mi
- Forest Lakes Dr (3782)  
From Forest Lakes Dr (3779)  
Wly  
to Long Valley Dr  
Approx. Length: 469' - 0.09 mi
- Forest Lakes Dr (3782)  
From Long Valley Dr  
Ely  
to Forest Lakes Dr (3779)  
Approx. Length: 428' - 0.08 mi
- Forest Lakes Dr (3779)  
From Forest Lakes Dr (3782)  
SEly  
to Channel Island Dr  
Approx. Length: 304' - 0.06 mi
- Forest Lakes Dr (3779)  
From Channel Island Dr  
SEly  
to Pelican Bay Dr  
Approx. Length: 1631' - 0.35 mi
- Forest Lakes Dr (3779)  
From Pelican Bay Dr  
SEly  
to Median Start  
Approx. Length: 733' - 0.14 mi
- Forest Lakes Dr (3779)  
From Median Start  
SEly  
to W Baptist Rd  
Approx. Length: 285' - 0.05 mi
- Forest Lakes Dr (3779)  
From W Baptist Rd  
NWly  
to Median Start  
Approx. Length: 277' - 0.05 mi



**PLOW AREA 7 WEST**

**EXHIBIT "G"**  
**Itemized Cost for Forest Lakes Drive**



122	EROSION CONTROL						
	783	Cutter-Stomp 10'x10' 723	40	ea	\$ 20.00	\$ 800.00	NC319 X 02568 -132.400 Recov. in e. Square feet
			120	ft	\$ 3.00	\$ 600.00	NC320 Hump 10' x 10' sales
			120	ft	\$ 3.00	\$ 600.00	NC320 Hump 12'0" x 12'0" sales
123	784	Classic 5'com. 10'x10' 724	8.50	ft	\$ 2.00	\$ 16.00	NC320 Hump 12'0" x 12'0" sales
		SUBTOTAL				\$ 13,600.00	Hump 4500 ft x 10' wide, 10' height
124	TRANSPLANT TREES						
125	1083	Clay " - 10'x10' 1103	52	ea	\$250.00	\$ 13,000.	trees
			18	ea	\$275.00	\$ 4,950.	trees
126	1107	Clay " - 10'x10' 1107	2	ea	\$ 75.00	\$ 150.00	trees
127			48	ea	\$ 150.00	\$ 7,200.00	trees
			12	ea	\$ 150.00	\$ 1,800.	trees
128	1144	Clay " - 10'x10' 1144	74	ea	\$250.00	\$ 6,000.	trees
			12	ea	\$275.00	\$ 3,300.	trees
129	7736	Corvallis Seedlings Inc. 10'x10' 7736	70	ea	\$5.00	\$ 350.	seedlings
		SUBTOTAL				\$ 36,550.	
	GRAND TOTAL				\$ 1,615,777.65	\$ 559,477.88	

8/25/08\*  
8/25/08\*  
8/25/08\*  
8/25/08\*

Aug-11  
Aug-11  
11-13P  
Sep-11  
Sep-11  
Oct-11  
Oct-11  
Dec-11