

FOREST LAKES PHASE 2: MAJOR AMENDMENT TO PUD DEVELOPMENT/PRELIMINARY PLAN

LETTER OF INTENT

DECEMBER 2018

OWNER:

Forest Lakes Residential
Development #2 LLC
111 Main Street, Suite 1600
Kansas City, MO 64105

Core made 6 recommendations in their Impact ID report. Please state if you intend to do them (how) and what the status is of the correspondence with CPW and the Corps. (This was a bone of contention at the neighborhood meeting so lets get ahead of the issue).

DEVELOPER/APPLICANT:

Classic Homes
6385 Corporate Drive
Colorado Springs, CO 80919

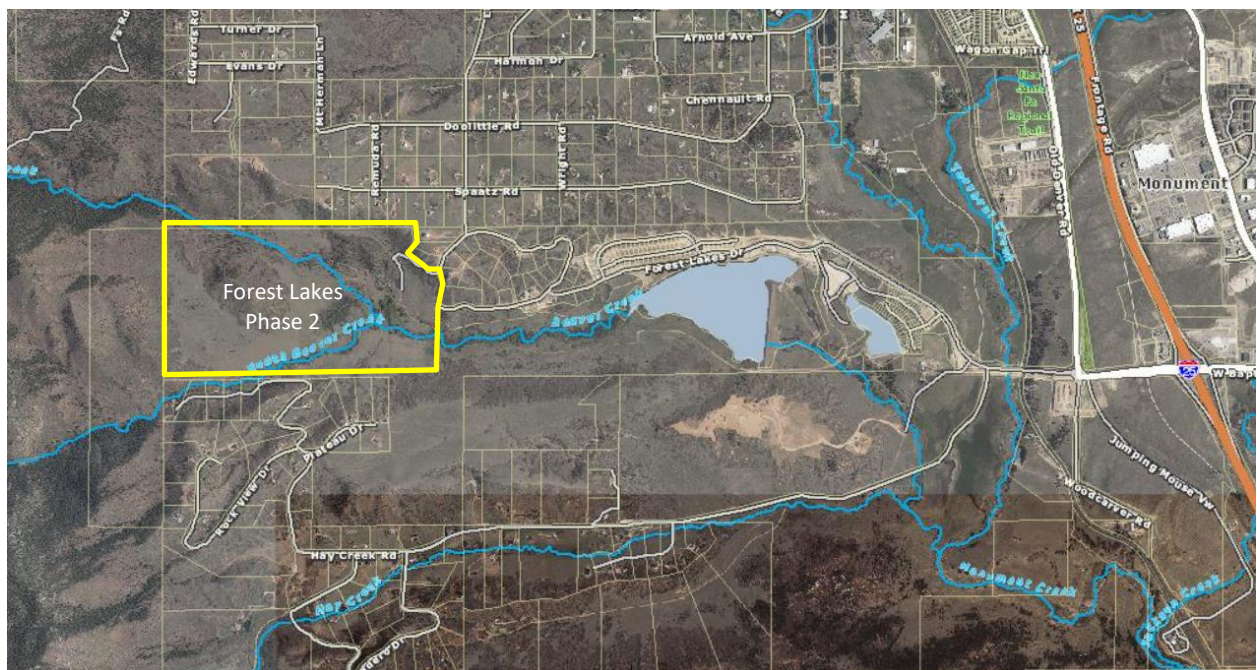
CONSULTANT:

N.E.S. Inc.
619 North Cascade Ave
Colorado Springs, CO 80903

LOCATION

Forest Lakes is a development located northwest of the intersection of Interstate 25 and Baptist Road, to the southwest of the Town of Monument. The property comprises approximately 977 acres in total and Phase 2 represent 287 acres of the western portion of the property. There are two existing, man-made lakes in the eastern portion of the property that were constructed as part of the Phase 1 development. Road and utility infrastructure are in place in Phase 1 and the majority of lots in the first phase are platted and constructed. The Waterfront Park along the north side of Bristlecone Lake has also been completed.

Beaver Creek flows west to east through the northern and southern half of the property and the area adjacent to the southern branch is Preble's Meadow Jumping Mouse critical habitat. There is a distinctive knoll in the western portion of the Phase 2 area.



REQUEST

Are you asking for early grading?

No. tracts, public roads

Forest Lakes Residential Development LLC requests approval of the following:

- a. A PUD Development Plan/Preliminary Plan for Phase 2 of the Forest Lakes development, comprising 180 single-family lots on 287 acres, at a gross density of 0.63 dwelling units per acre and a maximum height of 30 feet, with PUD modifications (described below).
- b. A water tank for Forest Lakes Metropolitan District (diameter 40 feet; height 28.68 feet)
 gallons

The initial submittal of the Phase 2 application in January 2018 proposed 231 single-family lots. Since that time, the applicant has held three neighborhood meetings, on February 22nd, April 26th, and November 15th 2018. The current resubmittal represents the culmination of a series of changes to the Phase 2 plans to address concerns from neighbors regarding density and lot size, and also to address the recommendations of a Debris Flow Analysis requested by Colorado Geologic Survey. This resulted in changes to the proposed lot layout, street configuration, grading and culvert design, which reduced the number of lots initially to 199 and ultimately to the 180 lots currently proposed.

The following PUD modifications are requested for the Forest Lakes Phase 2 PUD:

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC Chapter 8.4.3(C)(4)(c)	Flag lots	Cul-de-sac required where 3 or more butting flag lots would occur	Lots 3, 4, 5 & 6 proposed off flag.	The proposed median divided section of road restricts lot accessibility and the proposed flag lot condition for the 4 lots will allow each lot to access the public street at an intersection. This will improve safety.
2	LDC Chapter 8.4.3(C)(2)(e)	Lot area and dimensions	Lots to have a minimum of 30 feet of frontage on and access from a public road	Lots 3, 5 & 6 will not have direct frontage on or access from a public road.	
3	LDC Chapter 8.4.3(B)(2) and ECM Section 2.5.2.C.4	Mid-block crossings	Access ramps on local roadways shall be spaced no greater than 600 feet apart.	Sections of Mesa Top Drive and Forest lakes Drive exceed 600 feet without a mid-block crossing.	Adequate pedestrian accessibility is provided by access ramps at intersections and at mid-block trail crossings.
4	ECM Section 2.3.8.A	Roadway terminations – cul-de-sac length	Cul-de-sacs shall have a maximum length of 750 feet for urban conditions.	Foothills Flash Court and Timber Trek Way cul-de-sacs exceed 750 feet	The cul-de-sacs provide for a more efficient layout and do not significantly exceed the standard length and both serve less than 25 lots. The Fire Dept. has reviewed and approved the site layout.

Also submit the two ECM Modification as a Deviation Request.

Chapter 4.2.6.F.2.h of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The proposed PUD modifications allow for a more efficient layout that minimizes grading, thereby achieving two of the identified benefits in Chapter 4.2.6.F.2.h - preserving natural features and providing more accessible open space within the development. The site layout has been reviewed and approved by the Fire Department for safety subject to certain stipulations, which are either addressed in the revised plans or relate to construction.

PROJECT DESCRIPTION

Project History

The Forest Lakes subdivision was part of the 1,367-acre High Meadows Sketch Plan that was approved in 1984, which included 466 residential units, four lakes, a school site, and commercial/industrial areas southeast of I-25 and Baptist Road. Two of the four lakes initially planned for the site were constructed along with some rough grading for roadways before the project fell into bankruptcy.

The listing of the Preble’s Meadow Jumping Mouse as a threatened species in 1995 dramatically reduced the buildable areas and the ability to construct the two additional lakes as proposed in the original Sketch Plan. A Planned Unit Development Plan and Preliminary Plan were subsequently approved in 2002 for the 977-acre residential component of the original Sketch Plan. This proposed 467 homes in a clustered design that preserved the mouse habitat along Beaver Creek and other natural features of the site. The approved plan also included a ten-acre school site, 470 acres of parks and open spaces, which included the two existing lakes on the eastern portion of the property.

The project approved in 2002 was in two phases. Phase 1 includes Filings 1 – 3 totaling 272 lots on 222 acres. These have all been platted or are in the process of being platted as follows:

- Filing 1: 33 single family lots, road right-of-way, park tract, school site
- Filing 2A: 73 single family lots, road right-of-way
- Filing 2B: 45 single family lots, road right-of-way
- Filing 3: 79 single family lots, road right-of-way, utility infrastructure
- Filing 4: 42 single family lots, road right-of-way

Isn't filing 4 in Phase I? All have been recorded.

This application proposes to divide the previous Phase 2 into a Phase 2 and Phase 3. The focus of this PUD Development Plan/Preliminary Plan Amendment is on the changes proposed to Phase 2. Phase 3 is unchanged from the 2002 approved plan.

Site Layout

This plan requests 180 single family lots on 287 acres in the western portion of the Forest Lakes with a gross density of 0.63 units per acre. This portion of the site is accessed by Forest Lakes Drive and Mesa Top Drive. The 2002 PUD Development Plan anticipated 467 lots within the overall Forest Lakes Residential boundary (all phases). This application requests to increase the total number of lots to 513 lots over three phases, a 9.8% increase. The chart below compares the changes to the phase areas:

Do you mean filings? Please state this Phase II of the overall development will include Three or Two filings. Move away from the phases as we do not have phased plats in County. We have Filings. It is confusing for the reader.

	Lot Total 2002 Plan	Lot Total 2017 Plan	Difference
Phase 1	275	272	-3
Phase 2	131	180	49
Phase 3	61	61	0
Total	467	565	46

Add filings in (parenthesis)

While the total number of lots increased, the area of impact has decreased. By using generally smaller more efficient lots, the development uses a more compact pattern preserving more areas for open space. In the approved 2002 plan, 160 acres were preserved as open space, whereas in the current plan for 180 lots, 180 acres are preserved as open space, an increase of 12.5%. The additional density does not change the street classifications of any of the roadways within Forest Lakes.

Development Standards

This plan provided Forest access via a trail

Three general lot sizes are planned for this area. Type A Lots will have a minimum of seventy (70) feet width at the front setback and a one hundred and twenty (120) foot depth, producing a minimum lot size of 8,400 square feet. The lots have a fifteen (15) foot front yard setback, with a minimum of twenty (20) feet to the face of the garage from the back of sidewalk and ten (10) feet to a side loaded garage. Side yard setbacks are planned at five (5) feet, with a corner lot setback of ten (10) feet when directly abutting another public street. The rear setback is set at twenty (20) feet. The maximum building height is thirty (30) feet. Type B Lots will have a minimum lot size of 98,600 square feet, and an eighty (80) feet width at the front setback and a one hundred and twenty (120) foot depth. All other dimensions are the same as the Type A lot.

SEE PUD redlines

The Type C lots are the larger estate lots, of which there are seven in total, located along in the northern section of the site. These are generally irregular shaped lots, with the smallest being approximately 1.35 acres and the largest approximately 10 acres. These lots will have a minimum of one hundred and fifty (150) feet width at the front setback and a one hundred and fifty (150) foot depth. The lots have a minimum twenty-five (25) foot front yard setback, fifteen (15) foot side yard setbacks, and a rear setback of thirty (30) feet, with the exception of lots 1-3 where the rear setback is one hundred (100) feet due to the existing electric easement.

A water tank will be constructed in Tract C in the northwest corner of the property for Forest Lakes Metropolitan District. The water tank will have a diameter of 40 feet and a height of 28.68 feet. There will be a 6-foot chain link fence around the perimeter of the tank. The tank will be accessed by a 20-foot asphalt road off Mesa Top Drive.

identify gallons tank holds and any water lines and their size as part of this developments request here.

Streets

Public streets will be constructed to the El Paso County Urban Local Street standard. The extension of Forest Lakes Drive provides the primary access to the Phase 2 area. Mesa Top Drive along the northern portion of the site will provide secondary access. Both roads meet to create a looped access within the western portion of the site. To ensure adequate emergency access, a median divided section of road is provided from the intersection of Forest Lakes Drive and Mesa Top Drive to the beginning of the internal loop. In addition, an emergency access road is provided through Tract D in the northern section of the site.

Except for the deviations and PUD Mod

Tract D is to be owned and maintained by the Forest Lakes Metropolitan District, who will also be responsible for maintaining the emergency access road. This meets the requirements of Section 8.4.4(D)(2) of the Land Development Code. A bollard and chain gate will be provided at each end of the emergency access road with a Fire District Knox Lock. This emergency access road will also form part of the proposed County Regional Trail. These emergency access measures have been reviewed and

delete

approved by the Tri-Lakes Monument Fire Protection Department, subject to stipulations regarding construction materials, the width of the lanes in the proposed median-separated section of road and required median breaks, provision of fuel breaks and that the proposed water tank be operational before certificates of occupancy are issued for homes **in Phase 2**. These requirements are either addressed on the revised plans or will be addressed with building permits and covenants.

A new traffic calming island is proposed on Forest Lakes Drive at the easternmost point of Phase 2 in response to comments by neighbors regarding the speed of existing traffic.

Open Space and Trails

Of this development
(delete phase 2)

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 areas, and unique open space experiences in lieu of Homestead Park.

The development

The plan illustrates a route for the continuation of the County Regional Trail from Phase 1, which 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 alongside North 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 twenty-five (25) foot easement will be provided to El Paso County for the regional trail with future Final Plats.

(Filings 1-4)

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 small parking area is planned off Mesa Top Drive providing access to the hill trails through Tract E. Existing vegetation will be retained in the open spaces where appropriate, having regard to the recommendations of the Wildfire Hazard & Mitigation report. The open space and trails will be owned and maintained by Forest Lakes Metropolitan District.

Wildlife

The Impact Identification Report prepared by CORE Consultants indicates that Preble's Meadow Jumping Mouse critical habitat has been identified along the western portion of Beaver Creek. The critical habitat is shown on the PUD Development/Preliminary Plan and is contained wholly within Tract B. The US Fish and Wildlife Service has provided recent correspondence confirming that the proposed development does not impact the PMJM critical habitat area and that the continuation of the proposed regional trail on the existing road through the habitat area is acceptable. The report recommends further surveys to assess the potential impact of construction on nesting areas and other wildlife species as necessary.

394 foot buffer depicted which mitigates the mouse?

Which the applicant is doing when and with whom ?

Solve this now please. Is it standard practice for fire to sign off on COs? How is this enforced? PCD cant do that on Fire's behalf.

Floodplain & Wetlands

Portions of the site adjacent to Beaver Creek and North Beaver Creek are within a FEMA designated 100-year floodplain. The remainder of the property is outside the 500-year floodplain. All proposed lots are outside the floodplain boundary.

Areas of potentially jurisdictional wetland are identified along Beaver Creek and North Beaver Creek. All lots are outside these wetland areas. Impact to the wetlands will be limited to road and trail crossings and appropriate permits will be required for these impacts from the US Army Corps of Engineers. A small pond in the eastern section of the site which is non-jurisdictional will be filled.

CDPHE (state waters)

Soils and Geology

The Geologic Hazards Evaluation and Preliminary Geotechnical Investigation prepared by CTL Thompson Inc., identifies that portions of the proposed subdivision may be impacted by geologic conditions including shallow groundwater, expansive soils and bedrock, and potential for flood, erosion and debris flow. These conditions can be mitigated by avoidance, regrading, proper engineering design, and construction techniques. Following comments from Colorado Geologic Survey on the initial submittal of the Phase 2 application in January 2018, an additional Debris Flow/Mudflow Analysis was prepared. The recommendations of this analysis resulted in changes to the proposed lot layout, street configuration, grading and culvert design, which are reflected in this revised submittal.

When? Your at the prelim plan stage now. 404 and or 401 permit....

Water & Wastewater

Water and sanitary sewer for the project will be provided by the Forest Lakes Metropolitan District. A Water Supply Plan and Wastewater Report is provided with the application and was prepared by the district's engineer, JDS Hydro. That report indicates that the district is operational and has the appropriate approvals from the State of Colorado. A new water tank is proposed in Tract C as part of this development, which will be constructed with the first Phase of the Phase 2 project. The entirety of Tract C will be dedicated to Forest Lakes Metropolitan District.

Constraints and hazards are depicted on sheet X of the plan set.

filing No. 5

Drainage

Storm water detention and water quality are planned within three new ponds proposed within the project area. All of the improvements for the stormwater system will be owned and maintained by the Forest Lakes Metropolitan District.

delete

Maintenance, Covenants and Architectural Control

The Forest Lakes Metropolitan District will own all tracts and will be responsible, where required, for maintenance of open space and trails, other than the County Regional Trail, which will be maintained by El Paso County Community Services Department.

All filings within this development (you get the point- please move away from phase because it is to difficult to follow) Phase 2 of the Forest Lakes development will be annexed into the existing Forest Lakes Home Owners Association, which will enforce covenant and architectural control in the community.

PROJECT JUSTIFICATION

PUD Development Plan

The proposed PUD Development Plan is consistent with the approval criteria set forth in Section 4.2.6.D of the LDC as follows:

existing

proposed

1. The application is in general conformity with the Master Plan;

The site lies within the Twin Valley Sub-Area of the Tri-Lakes Area Comprehensive Plan (2000) and both the Phase 1 and Phase 2 areas of Forest Lakes are designated as “medium density residential development” on the Tri-Lakes Area Concept plan. The plan does not define “medium density”, but other areas that are similarly designated include the Woodmoor, Knollwood and Gleneagle areas. These have all been developed at urban densities and lot sizes. The lot sizes already developed in Forest Lakes Phase 1 and proposed in Phase 2 are consistent with the lot sizes in these comparably designated areas but due to the clustering design, the overall density is much lower.

Filings 1-4 (Please edit throughout)
The County Policy Plan also encourages development that is compatible with adjacent areas:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

The layout of the site preserves substantial open space areas and buffer tracts to the adjacent larger lot properties to the north and south. To the south, Beaver Creek and the associated floodplain, wetlands, and mouse habitat areas, provide a substantial undisturbed buffer between proposed development and existing homes to the south. To the north, large estate lots are proposed in addition to open space buffers to provide an appropriate transition to the existing homes to the north. The National Forest is situated to the west, and a large open space tract will buffer the proposed homes from this natural area. Phase 2 of Forest Lakes is also compatible with the existing development within Phase 1 of Forest Lakes to the east in terms of lot size and open space provision.

Filings 1-4

The subject property,
or requested plan

2. The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;

The proposed development complies with the requirements of the LDC, other than the requested PUD modifications. The development as proposed will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. The project proposes similar density to that approved in the 2002 PUD Development Plan. The project also offers additional housing choice and lot size variety which is needed in the area, as evidenced by the success of Phase 1 of the development.

The requested PUD modifications will help to protect the physical conditions and natural features of the site and will preserve more open space. The proposed median divided section of road and emergency access road will provide appropriate emergency access to the site.

3. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;

The proposed cluster design of development ensures that the project is harmonious with the character of the property and surrounding area. Appropriate open space buffers and density transitions are provided to neighboring properties.

Buffers from mouse habitat and Ute Ladie Tressers (ULTO)

The Geotechnical Report prepared by CTL Thompson Inc. indicates that no geologic hazards were identified that preclude development of the site. The geological conditions that exist include shallow groundwater, expansive soils and bedrock, and potential for flood, erosion and debris flow. These conditions can be mitigated by avoidance, regrading, proper engineering design, and construction techniques commonly used in the area, such as spread footing foundations and slab-on-grade floors.

They were identified the applicants avoiding them as mitigation. Underdrains. Eng foundation design.

4. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

The layout of the site preserves substantial open space areas and buffer tracts to the adjacent larger lot properties to the north and south. To the south, Beaver Creek and the associated floodplain, wetlands, and mouse habitat areas, provide a substantial undisturbed buffer between proposed development and existing homes to the south. To the north, large estate lots are proposed in addition to open space buffers to provide an appropriate transition to the existing homes to the north. The National Forest is situated to the west, and a large open space tract will buffer the proposed homes from this natural area. Phase 2 of Forest Lakes is also compatible with the existing development within Phase 1 of Forest Lakes to the east in terms of lot size and open space provision.

Distance is? or how many acres between? substantial is subjective... This one of the concerns brought up at the meeting.

5. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;

The proposed two-story residential units are similar to and compatible with the surrounding residential properties in terms of bulk and scale. Building height will be limited to 30 feet.

all homes are two stories?

accessory uses?

6. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;

The unique features of the site include the hill in the western portion of the site, Beaver Creek, and the beaver pond. These will be preserved and have been incorporated into the design of the project. Critical habitat areas and potentially jurisdictional wetlands have been preserved as referenced in the Impact Identification Report prepared by CORE Consultants, Inc. Existing vegetation will be retained in the open spaces where appropriate, having regard to the recommendations of the Wildfire Hazard & Mitigation report.

These have been depicted on sheet X of the plan set

7. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;

existing development

The plan illustrates a route for the continuation of the County Regional Trail from Phase 1, which 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 alongside North 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 twenty-five (25) foot easement will be provided to El Paso County for the regional trail with future Final Plats and the trail will be maintained by the County.

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 small parking area is planned off Mesa Top Drive providing access to the hill trails through Tract E.

8. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;

All necessary utility and fire protection commitments have been obtained. The traffic report demonstrates that the development is within the capacity of existing roads. Water and sanitary sewer for the project will be provided by the Forest Lakes Metropolitan District. A water and sanitary sewer report is provided with the application and was prepared by the district's engineer, JDS Hydro. That report illustrates that the district is operational and has the appropriate approvals from the State of Colorado. A water tank was constructed to serve Phase 1 and an additional water tank is proposed in Phase 2 in the northwest corner of the property.

to be constructed with filing 5

the existing development or filings

9. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;

The project includes interconnected open space areas and trails. Natural features have been incorporated within the design as previously described.

10. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;

There are no mineral rights owners on this property.

11. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and

A PUD modification is requested for more than 25 lots off a dead-end road, as described above.

More than that is requested.

12. The owner has authorized the application.

Yes.

Preliminary Plan

The Preliminary Plan is consistent with the approval criteria set forth in Section 7.2.1.D.2.e of the LDC as follows:

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

See response under PUD justification 1 above.

2. The subdivision is consistent with the purposes of this Code;

See response under PUD justification 2 above.

3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

The subdivision design standards are met, subject to the requested PUD modification. The project is generally consistent with the 2002 PUD Plan, which was based upon the 1984 Sketch Plan for this property and proposed 466 residential units.

plural

Explain better- Lets answer the opposition before the hearing.

4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;

Water for the project will be provided by the Forest Lakes Metropolitan District. A water resources report is provided with the application and was prepared by the district's engineer, JDS Hydro. That report illustrates that the district is operational and has the appropriate approvals from the State of Colorado.

5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;

Sanitary sewer for the project will be provided by the Forest Lakes Metropolitan District. A wastewater report is provided with the application and was prepared by the district's engineer, JDS Hydro. That report illustrates that the district is operational and has the appropriate approvals from the State of Colorado.

6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];

The Geologic Hazards Evaluation prepared by CTL Thompson Inc. indicates that no geologic hazards were identified that preclude development of the site. The geological conditions that exist include shallow groundwater, expansive soils and bedrock, and potential for flood, erosion and debris flow. These conditions can be mitigated by avoidance, regrading, proper engineering design, and construction techniques commonly used in the area, such as spread footing foundations and slab-on-grade floors.

see above.

7. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;

These matters are addressed in the Preliminary Drainage Report prepared by Classic Consulting. Storm water detention and water quality are planned within three new ponds proposed within the project area. All of the improvements for the storm water system will be owned and maintained by the Forest Lakes Metropolitan District.

8. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

All residential lots and tracts required for drainage and utilities will be accessible by public streets.

Wait your asking for 2 lot to not have public street frontage and to access through an adjacent lot.....

9. The proposed subdivision has established an adequate level of compatibility by

1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;

The cluster design of the project preserves physical features and provides ample open space.

2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;

Appropriate provision is made in this regard given the context of the site and surrounding area. The cluster design and single loop-road access helps to minimize cost of transportation and utility infrastructure improvements.

Address off site road construction per Gilberts comment

3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;

Open space buffers are included to provide a transition to adjacent land uses.

Whats the status of the 404/401 permit? Now is the time because if they are not obtained it impacts this design

4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and

A detailed analysis of the natural features, wildlife and wetlands is provided in the accompanying Impact Identification Report prepared by CORE Consultants, Inc. The proposed development will not impact wildlife habitat areas, including the PMJM critical habitat. The impact to jurisdictional wetlands and is limited to proposed road and utility crossing. The appropriate permits from the US Army-Corps of Engineers will be obtained prior to development. and or CDPHE (see your wetland report please)

5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

All necessary utility commitments have been obtained. The site lies within the Tri-Lakes Monument Fire Protection District. A Fire Protection Report is included with the submittal. The traffic report demonstrates that the development is within the capacity of existing

394 feet buffer and state the study for the ULTO-opposition will most likely want these answers- if we defer them to the plat and the species is found do we change the layout? Or

roads. Water and wastewater are to be provided by Forest Lakes Metropolitan District and a new water tank will be constructed.

10. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

All necessary utility commitments have been obtained. The site lies within the Tri-Lakes Monument Fire Protection District. A Fire Protection Report is included with the submittal. The traffic report demonstrates that the development is within the capacity of existing roads. Water and wastewater are to be provided by Forest Lakes Metropolitan District and a new water tank will be constructed.

11. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

The site lies within the Tri-Lakes Monument Fire Protection District. A Fire Protection Report is included with the submittal.

12. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

The proposed subdivision meets the applicable sections of these parts of the Code, subject to the requested PUD modification.

ACCOMPANYING REPORTS:

The following Reports are submitted to support this application:

Geologic Hazards Evaluation and Preliminary Geotechnical Investigation and Debris Flow/Mudflow Analysis by CTL Thompson Inc.

Traffic Impact Analysis by LSC Transportation Consultants Inc.

Master Development Drainage Plan Amendment and Preliminary Drainage Report by Classic Consulting Engineers and Surveyors

Water Supply Plan and Wastewater Report by JDS Hydro

Impact Identification Report by CORE Consultants Inc.

Wetlands Analysis by CORE Consultants Inc.

Noxious Weed Management Plan by CORE Consultants Inc.

Wildfire Hazard and Mitigation Report by Stephen J. Spaulding.

Markup Summary

dsdparsons (54)



Subject: Callout
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Author: dsdparsons
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Color: ■

All filings within this development (you get the point- please move away from phase because it is to difficult to follow)



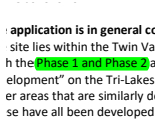
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existing



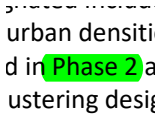
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proposed



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Phase 1 and Phase 2



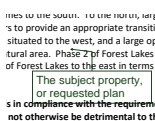
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Author: dsdparsons
Date: 1/7/2019 1:01:39 PM
Color: ■

Phase 2



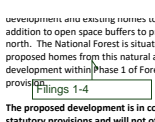
Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 1/7/2019 1:02:29 PM
Color: ■

Filings 1-4 (Please edit throughout)



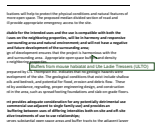
Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 1/7/2019 1:03:19 PM
Color: ■

The subject property, or requested plan



Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 1/7/2019 1:03:57 PM
Color: ■

Filings 1-4



Subject: Callout
Page Label: 8
Author: dsdparsons
Date: 1/7/2019 1:06:19 PM
Color: ■

Buffers from mouse habiatat and Ute Ladie Tressers (ULTO)



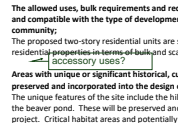
Subject: Callout
Page Label: 8
Author: dsdparsons
Date: 1/7/2019 1:08:11 PM
Color: ■

They were identified the applicants avoiding them as mitigation. Underdrains. Eng foundation design.



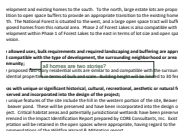
Subject: Callout
Page Label: 8
Author: dsdparsons
Date: 1/7/2019 1:09:35 PM
Color: ■

Distance is? or how many acres between? substantial is subjective... This one of the concerns brought up at the meeting.



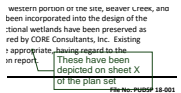
Subject: Callout
Page Label: 8
Author: dsdparsons
Date: 1/7/2019 1:09:56 PM
Color: ■

accessory uses?



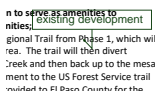
Subject: Callout
Page Label: 8
Author: dsdparsons
Date: 1/7/2019 1:10:13 PM
Color: ■

all homes are two stories?



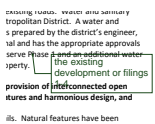
Subject: Callout
Page Label: 8
Author: dsdparsons
Date: 1/7/2019 1:10:47 PM
Color: ■

These have been depicted on sheet X of the plan set



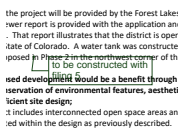
Subject: Callout
Page Label: 9
Author: dsdparsons
Date: 1/7/2019 1:11:06 PM
Color: ■

existing development



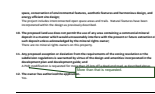
Subject: Callout
Page Label: 9
Author: dsdparsons
Date: 1/7/2019 1:11:48 PM
Color: ■

the existing development or filings 1-4



Subject: Callout
Page Label: 9
Author: dsdparsons
Date: 1/7/2019 1:12:15 PM
Color: ■

to be constructed with filing 5



Subject: Callout
Page Label: 9
Author: dsdparsons
Date: 1/7/2019 1:12:53 PM
Color: ■

More than that is requested.

standards and any approved sketch
Plural
existing PUD modifications to the project is
upon the 1984 Sketch Plan for this

ity, quality, and dependability for
the standards set forth in the

with general conformance with the goals, objectives, and policies of the
Distribution System

to provide for the protection of public health,
Distribution System

the general public health, safety, and welfare of the community and
the protection of public health, safety, and welfare of the community

to provide for the protection of public health, safety, and welfare of the community
and the protection of public health, safety, and welfare of the community

to provide for the protection of public health, safety, and welfare of the community
and the protection of public health, safety, and welfare of the community

to provide for the protection of public health, safety, and welfare of the community
and the protection of public health, safety, and welfare of the community

conditions. [C.R.S. §30-28-133(6)(c)]:
pared by CTL Thompson Inc. indicates that n
pment of the site. The geological conditions
s and bedrock, and potential for flood, erosion
y avoidance, regarding proper engineering c
used in the area, such as spread footing four

see above.

Subject: Callout
Page Label: 10
Author: dsdparsons
Date: 1/7/2019 1:13:56 PM
Color: █

plural

auto, bike and y
effective deliv
of the County.
Appropriate pro
area. The cluste
and utility infras

Address off site road
construction per
Gilberts comment

- 3) Incorporating pi
the subdivision
Open space buff
- 4) Incorporating ic

Subject: Callout
Page Label: 10
Author: dsdparsons
Date: 1/7/2019 1:15:47 PM
Color: █

see above.

accompanyin
proposed dev
habitat. The i
crossing. The
prior to devel

- 5) incorporating
to the propos

Subject: Callout
Page Label: 11
Author: dsdparsons
Date: 1/7/2019 1:24:35 PM
Color: █

Address off site road construction per Gilberts comment

Is Lake Phase 2
of Phase 2

Are you asking for
early grading?

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/7/2019 1:26:45 PM
Color: █

Are you asking for early grading?

THE LAKES RESIDENTIAL DEVELOPMENT LLL requests

- a. A PUD Development Plan/Preliminary Plan
comprising 180 single-family lots on 287 ac
and a maximum height of 30 feet, with PUD
- b. A water tank for Forest Lakes Metropolitan
gallons

initial submittal of the Phase 2 application in Ja
time, the applicant has held three neighborho
ember 15th 2018. The current resubmittal repr
se 2 plans to address concerns from neighbor
commendations of a Debris Flow Analysis requ

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/7/2019 1:26:57 PM
Color: █

gallons

Proposed by R.L.S. Inc
December 2018

total of the following
No. tracts, public
lands

Year 2 of the Forest Lakes development:
a gross density of 0.8 dwelling units per acre
of lots (average 40 feet height, 38.08 feet)

1) 2018 proposed 221 single-family lots. Once
setings, on February 22nd, April 23rd, and

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/7/2019 1:27:25 PM
Color: █

No. tracts, public roads

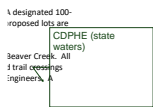
ng Beaver Creek and North Beaver Creek. All
20 will be limited to road and trail crossings
from the US Army Corps of Engineers. A
viodictor will be filed.

When? You at the prelim
plan stage now. 404 and
401 permit....

ical investigation prepared by CTL Thompson
by be impacted by geologic conditions
c, and potential for flood, erosion and debris
ading, proper engineering design, and
on Geologic Surveys on the initial submittal of

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 1/7/2019 1:36:50 PM
Color: █

When? Your at the prelim plan stage now. 404 and or 401 permit....



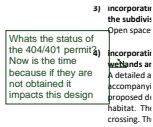
Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 1/7/2019 1:37:25 PM
Color: ■

CDPHE (state waters)



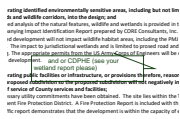
Subject: Callout
Page Label: 11
Author: dsdparsons
Date: 1/7/2019 1:38:01 PM
Color: ■

Wait your asking for 2 lot to not have public street frontage and to access through an adjacent lot....



Subject: Callout
Page Label: 11
Author: dsdparsons
Date: 1/7/2019 1:38:07 PM
Color: ■

Whats the status of the 404/401 permit? Now is the time because if they are not obtained it impacts this design



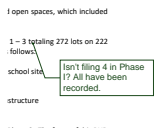
Subject: Callout
Page Label: 11
Author: dsdparsons
Date: 1/7/2019 1:39:07 PM
Color: ■

and or CDPHE (see your wetland report please)



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/7/2019 12:36:42 PM
Color: ■

Core made 6 recommendations in their Impact ID report. Please state if you intend to do them (how) and what the status is of the correspondence with CPW and the Corps. (This was a bone of contention at the neighborhood meeting so lets get ahead of the issue).



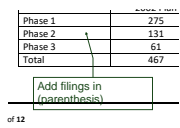
Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 1/7/2019 12:42:19 PM
Color: ■

Isn't filing 4 in Phase I? All have been recorded.



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 1/7/2019 12:45:03 PM
Color: ■

Do you mean filings? Please state this Phase II of the overall development will include Three or Two filings. Move away from the phases as we do not have phased plats in County. We have Filings. It is confusing for the reader.



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 1/7/2019 12:46:24 PM
Color: ■

Add filings in (parenthesis)



Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 1/7/2019 12:48:09 PM
Color: ■

This plan provided Forest access via a trail

Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 1/7/2019 12:48:37 PM
Color: ■

SEE PUD redlines

Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 1/7/2019 12:49:39 PM
Color: ■

identify gallons tank holds and any water lines and their size as part of this developments request here.

Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 1/7/2019 12:50:30 PM
Color: ■

Except for the deviations and PUD Mod

Subject: Highlight
Page Label: 5
Author: dsdparsons
Date: 1/7/2019 12:51:29 PM
Color: ■

in Phase 2

Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 1/7/2019 12:51:36 PM
Color: ■

delete

Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 1/7/2019 12:53:39 PM
Color: ■

Solve this now please. Is it standard practice for fire to sign off on COs? How is this enforced? PCD cant do that on Fire's behalf.

Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 1/7/2019 12:53:56 PM
Color: ■

Of this development (delete phase 2)

Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 1/7/2019 12:54:18 PM
Color: ■

(Filings 1-4)

Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 1/7/2019 12:54:41 PM
Color: ■

The development

Phase 1, which will then divert through the mesa top. The vice trail network, the regional trail with unity for hiking trails is planned off Mesa

Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 1/7/2019 12:55:03 PM
Color: ■

of the proposed regional trail on the commends further surveys to assess life species as necessary.

Which the applicant is doing when and with whom?

Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 1/7/2019 12:57:09 PM
Color: ■

Which the applicant is doing when and with whom?

Engineering and geologic Survey on the initial submittal of a Mudflow Analysis was prepared. The used lot layout, street configuration, and constraints and hazards are depicted on sheet X of the plan set. Forest Lakes Metropolitan District application and was prepared by the District is operational and has the appropriate in Tract C as part of this development.

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 1/7/2019 12:58:39 PM
Color: ■

Constraints and hazards are depicted on sheet X of the plan set.

ject will be provided by the Forest Lakes Metropolitan report is provided with the application and was sort indicates that the district is operational and has A new water tank is proposed in Tract C as part of the Phase 2 project. The entry of filing No. 5

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 1/7/2019 12:58:58 PM
Color: ■

filing No. 5

are planned within three new ponds proposed a stormwater system will be owned and maintained

ank is proposed in the Phase 2 project

Subject: Highlight
Page Label: 6
Author: dsdparsons
Date: 1/7/2019 12:59:08 PM
Color: ■

Phase 2

As provided by the Forest Lakes Metropolitan District, a plan set for the application and the site plan for the application is prepared and the plan set is submitted to the District. The entry of filing No. 5

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 1/7/2019 12:59:16 PM
Color: ■

delete



Subject: Callout
Page Label: 11
Author: dsdparsons
Date: 1/7/2019 3:30:42 PM
Color: ■

394 feet buffer and state the study for the ULTO-opposition will most likely want these answers- if we defer them to the plat and the species is found do we change the layout? Or remove the impacted areas from building areas? The prelim Plan is the time to identify these or eliminate the concern

the PUD Development/Preliminary Plan and service has provided recent correspondence to PMM critical habitat area and that the construction through the habitat area is acceptable. The impact of construction on nesting areas and

394 foot buffer depicted which mitigates the mouse?

Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 1/7/2019 3:43:13 PM
Color: ■

394 foot buffer depicted which mitigates the mouse?

The critical habitat in Tract B. The US Fish and Wildlife Service development does regional trail on the surveys to assess necessary.

Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 1/7/2019 3:43:28 PM
Color: ■

Subject: Callout
Page Label: 2
Author: dsdlaforce
Date: 12/18/2018 9:40:45 AM
Color: ■

Also submit the two ECM Modification as a Deviation Request.