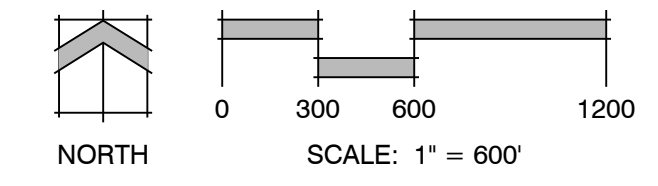


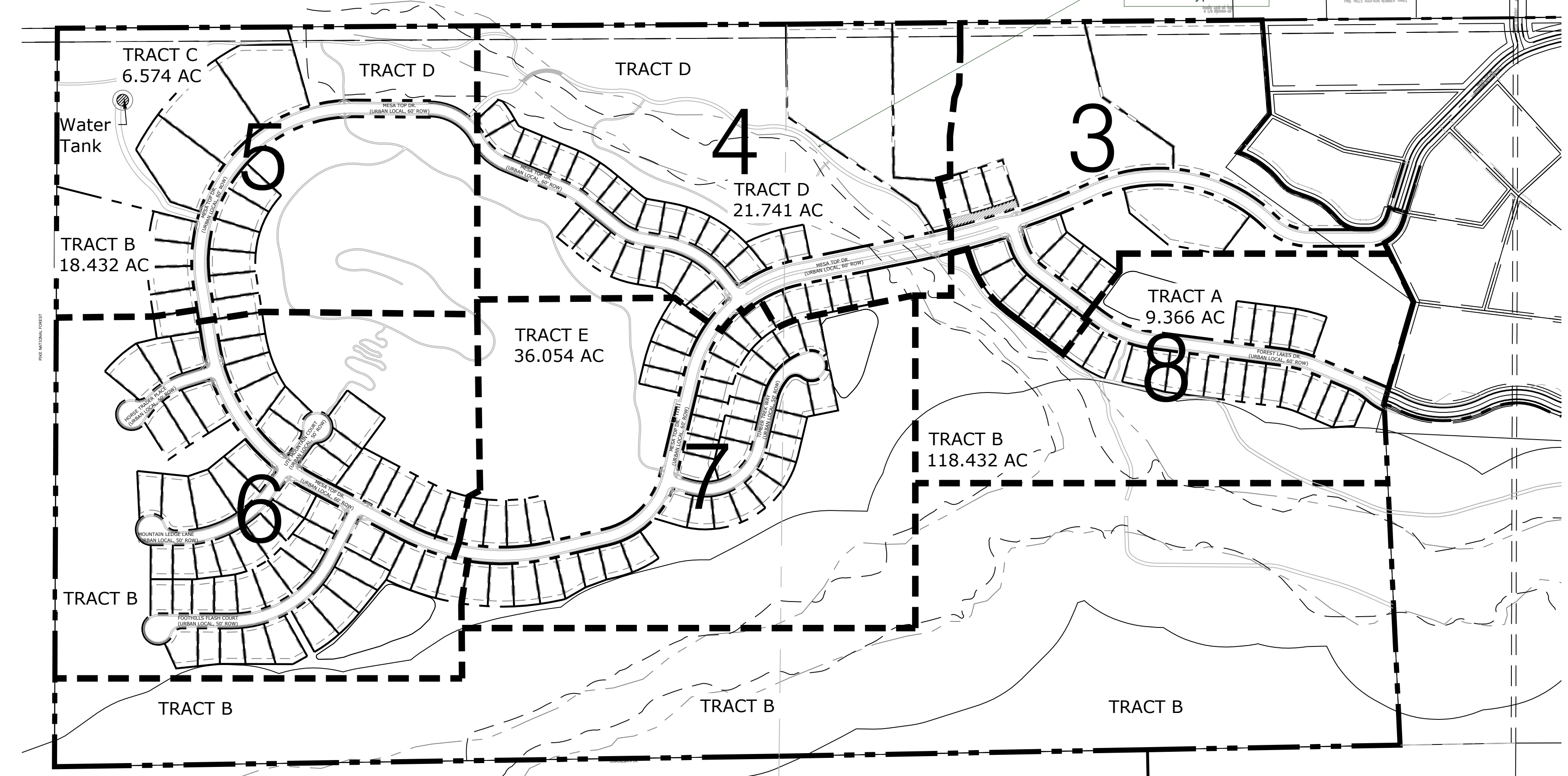
Legend:  
 - - - - - Phase 2 Boundary  
 - - - - - Overall Forest Lakes Boundary



Adjacent Property Owners Mailing List:

1. 712808003 Lois Burton-Gonzalez & Xaver Gonzalez 3915 Spaatz Rd. Monument, CO 80132	15. 713200202 Mark G. & Lisa M. Difalco Trust 4280 Chevron Dr. Highland, MI 48355
2. 712808004 Brian L. & Alicia M. Johnson 3915 Spaatz Rd. Monument, CO 80132	16. 713200201 Van and Margarit Kosta 2569 Diamondback Dr. Colorado Springs, CO 80921
3. 712808005 Clinton L. & Michelle A. Heintzelman 3985 Spaatz Rd. Monument, CO 80132	17. 713200106 Admet Living Trust & Admet Jacques J. P. Trust 4360 Diamondback Dr. Colorado Springs, CO 80921
4. 712808006 David Christopher Miodragovich & Reba Elaine Miodragovich 4045 Spaatz Rd. Monument, CO 80132	18. 713300104 Jean & George H. Hammond 4110 Plateau Dr. Colorado Springs, CO 80921
5. 712908007 Sharon K. Morris & Mary F. Morris 4125 Spaatz Rd. Monument, CO 80132	19. 713300103 Aaron M. & Joey M. Berkey 200 Everett Ave Willow Grove, PA 19090
6. 712808008 Deborah L. Doty Living Trust 4185 Spaatz Rd. Monument, CO 80132	20. 713300102 Antje E. Leiser 4020 Plateau Dr. Colorado Springs, CO 80921
7. 710000275 Timothy R. Peterson Trust P.O. Box 2459 Monument, CO 80132	21. 713300101 Gary L. & Laurie A. Mills 9900 Plateau Dr. Colorado Springs, CO 80921
8. 710000187 Timothy R. Peterson Trust 4270 Spaatz Rd. Monument, CO 80132	22. 710000429 c/o Jane Dickinson Forest Lakes LLC 1111 Main St. Ste. 1600 Kansas City, MO 64105
9. 710000022 c/o General Services Admin United States Government Washington, DC 20405	23. 712809019 Steven Lacasse & Laila Oliveira-Lacasse 400 Hobron Ln. #3311 Honolulu, HI 96815
10. 710000217 Forest Service Department of Agriculture United States of America Washington, DC 20405	24. 712809001 Thomas J. & Arnie B. Lennon 3905 Mesa Top Dr. Monument, CO 80132
11. 713200207 Dorell R. & Susan E. Ivey 4585 Diamondback Dr. Colorado Springs, CO 80921	25. 712809002 John D. & Kerstin E. Sargent 5705 Pioneer Mesa Dr. Colorado Springs, CO 80923
12. 713200208 James C. Drewry Jr. & Nancy L. Drewry 4555 Diamondback Dr. Colorado Springs, CO 80921	26. 712808011 Patrick P. & Kari A. Harrington 9234 Domo Rock Pl. Colorado Springs, CO 80924
13. 713200204 William B. Fitzpatrick 4515 Diamondback Dr. Colorado Springs, CO 80921	27. 712808010 Ronald J. & Cheryl M. Shouse 8866 Country Creek Trl. Colorado Springs, CO 80924
14. 713200203 Carol J. Johnson 4485 Diamondback Dr. Colorado Springs, CO 80921	28. 712808009 Forest Lakes Metropolitan District 2 N Cascade Ave Ste. 1280 Colorado Springs, CO 80903

PHASE 2 SHEET INDEX & TRACTS

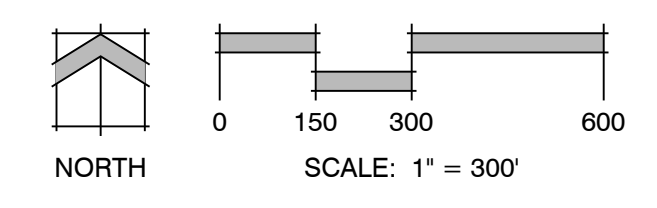


Legend:  
 - - - - - Phase 2 Boundary  
 - - - - - Overall Forest Lakes Boundary  
 - - - - - Sheet Divisions

Tract Table:

Tracts	Use	Ac.	Ownership & Maintenance
A	Open Space, Drainage & Utilities	9.366	Forest Lakes Metropolitan District
B	Open Space, Trails, Drainage & Utilities	118.432	Forest Lakes Metropolitan District
C	Open Space, Trails, Utilities, Drainage & Water Tank	6.574	Forest Lakes Metropolitan District
D	Open Space, Trails, Drainage & Utilities	21.741	Forest Lakes Metropolitan District
E	Open Space & Trails	36.054	Forest Lakes Metropolitan District

percentage of open space tracts is X%



FOREST LAKES  
PHASE 2

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

ENTITLEMENT

Major Amendment  
PUDSP -all sheets

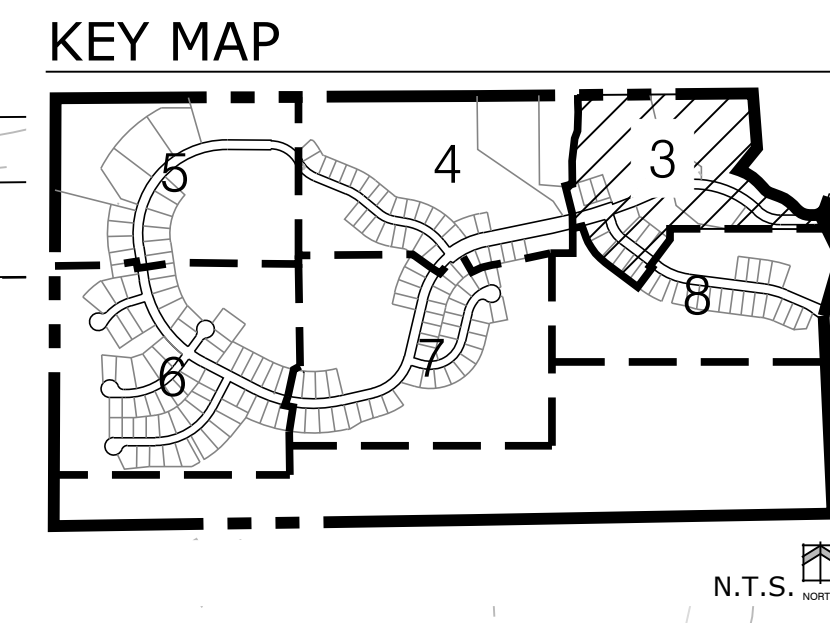
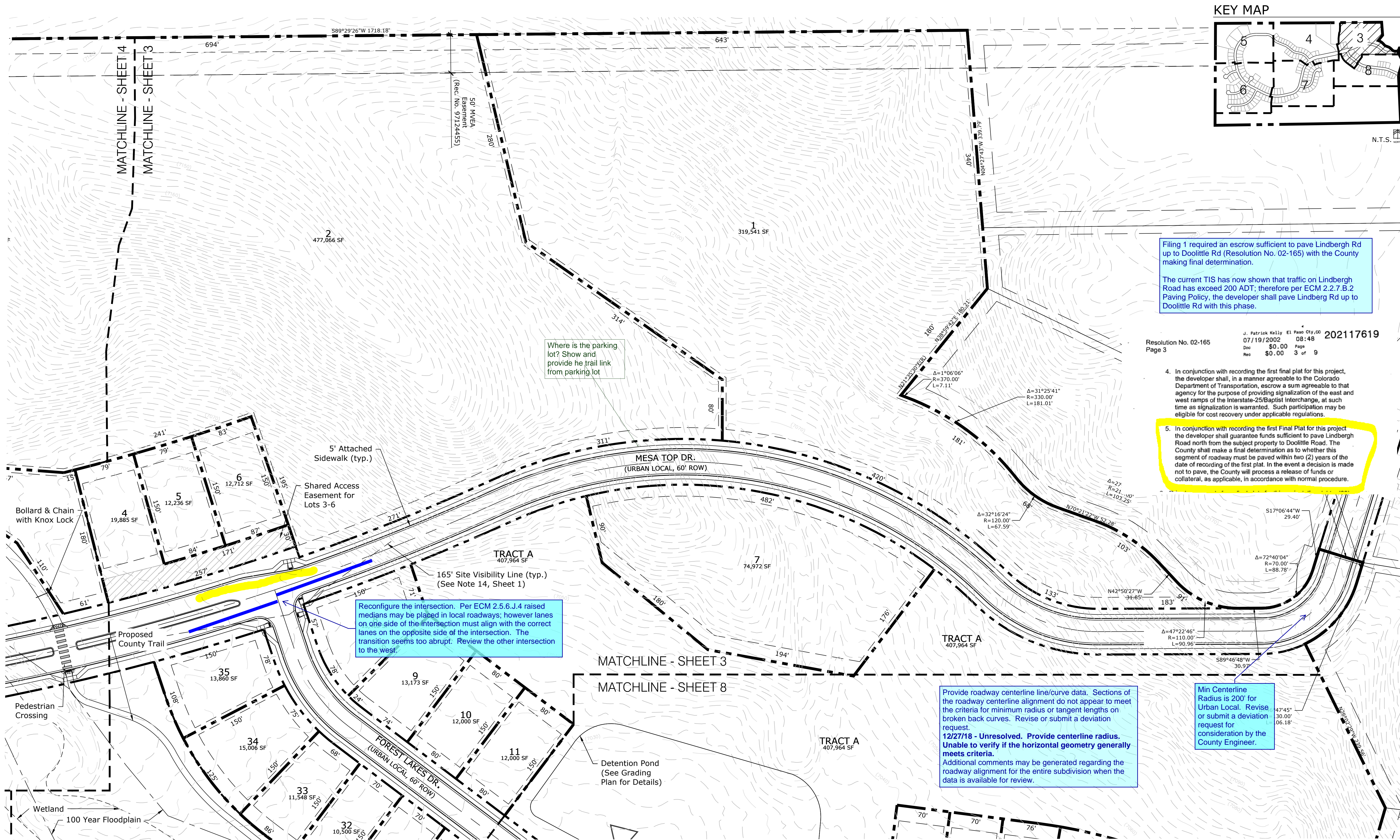
DATE:	BY:	DESCRIPTION:
12-10-18	RS	PER COUNTY COMMENTS

OVERALL

2  
OF 15

PUDSP-18-001





Filing 1 required an escrow sufficient to pave Lindbergh Rd up to Doolittle Rd (Resolution No. 02-165) with the County making final determination.

The current TIS has now shown that traffic on Lindbergh Road has exceed 200 ADT; therefore per ECM 2.2.7.B.2 Paving Policy, the developer shall pave Lindbergh Rd up to Doolittle Rd with this phase.

Resolution No. 02-165  
Page 3

J. Patrick Kelly  
07/19/2002  
08:48  
\$0.00  
\$0.00

202117619  
Page 3 of 9

4. In conjunction with recording the first final plat for this project, the developer shall, in a manner agreeable to the Colorado Department of Transportation, escrow a sum agreeable to that agency for the purpose of providing signalization of the east and west ramps of the Interstate-25/Baptist Interchange, at such time as signalization is warranted. Such participation may be eligible for cost recovery under applicable regulations.

5. In conjunction with recording the first Final Plat for this project the developer shall guarantee funds sufficient to pave Lindbergh Road north from the subject property to Doolittle Road. The County shall make a final determination as to whether this segment of roadway must be paved within two (2) years of the date of recording of the first plat. In the event a decision is made not to pave, the County will process a release of funds or collateral, as applicable, in accordance with normal procedure.

Reconfigure the intersection. Per ECM 2.5.6.J.4 raised medians may be placed in local roadways; however lanes on one side of the intersection must align with the correct lanes on the opposite side of the intersection. The transition seems too abrupt. Review the other intersection to the west.

Provide roadway centerline line/curve data. Sections of the roadway centerline alignment do not appear to meet the criteria for minimum radius or tangent lengths on broken back curves. Revise or submit a deviation request.  
12/27/18 - Unresolved. Provide centerline radius. Unable to verify if the horizontal geometry generally meets criteria.  
Additional comments may be generated regarding the roadway alignment for the entire subdivision when the data is available for review.

Min Centerline Radius is 200' for Urban Local. Revise or submit a deviation request for consideration by the County Engineer.

Where is the parking lot? Show and provide he trail link from parking lot

Land Planning  
Landscape Architecture  
Urban Design

N.E.S. Inc.  
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Colorado Springs, CO 80903

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Fax 719.471.0267

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FOREST LAKES  
PHASE 2

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

ENTITLEMENT

DATE: 12-10-18  
BY: RS  
DESCRIPTION: PER COUNTY COMMENTS

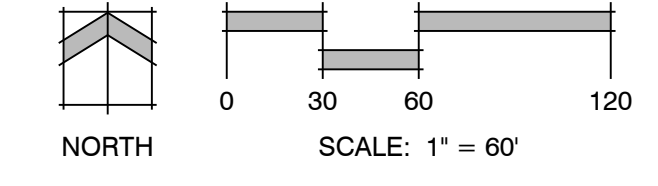
PRELIMINARY  
SITE PLAN  
PUD development plan/Preliminary plan layout

3  
3 OF 15

PUDSP-18-001

Legend:

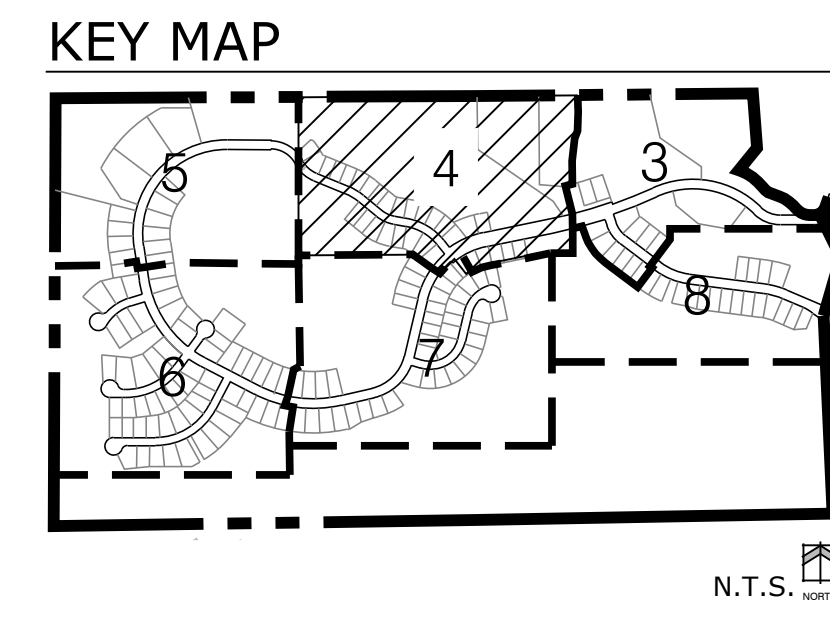
- Property Line
- 100 Year Floodplain
- Wetland



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- Legend:**
- Property Line
  - 100 Year Floodplain
  - Wetland



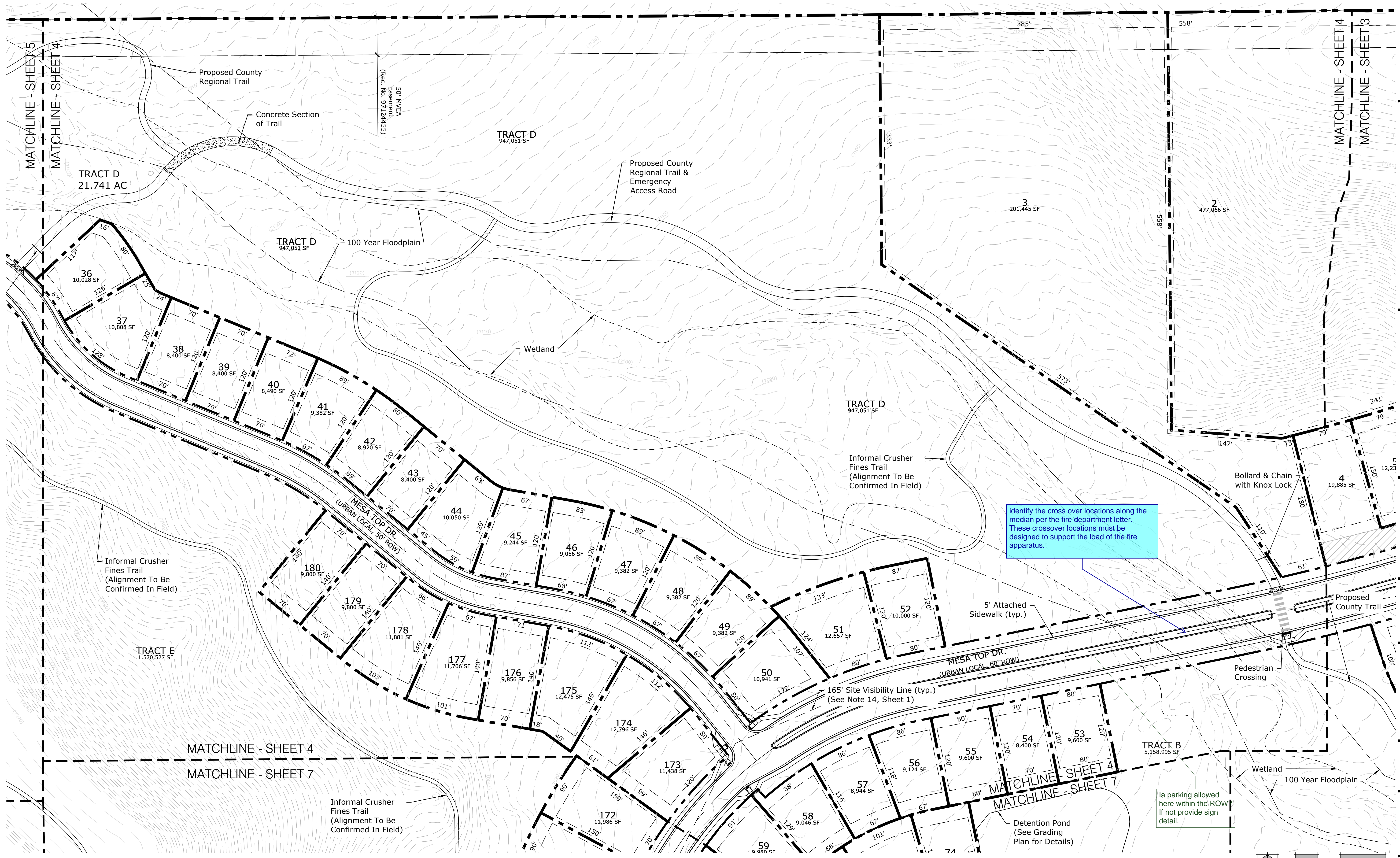
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**FOREST LAKES  
PHASE 2**

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

**ENTITLEMENT**

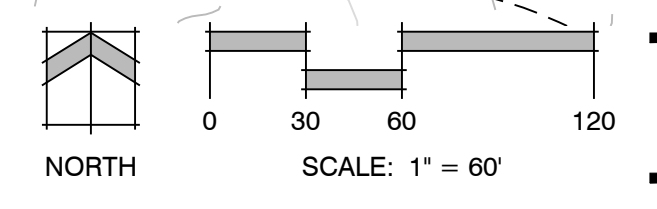
DATE:	BY:	DESCRIPTION:
12-10-18	RS	PER COUNTY COMMENTS

**PRELIMINARY  
SITE PLAN**

**4**  
4 OF 15

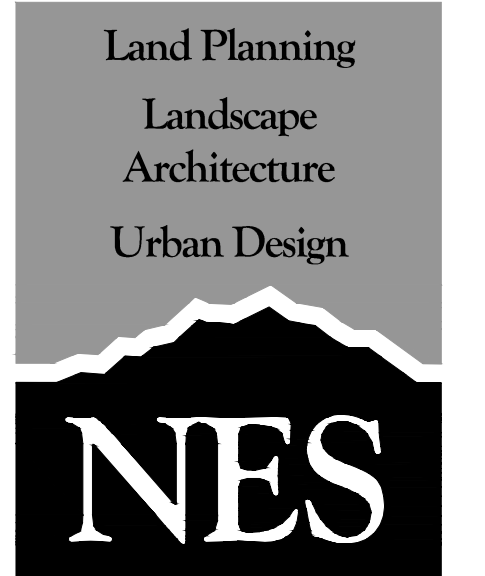
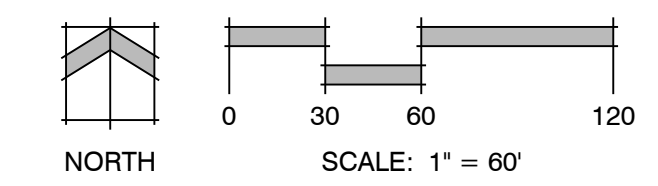
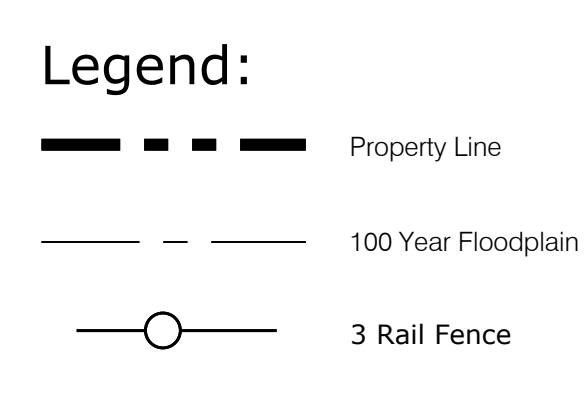
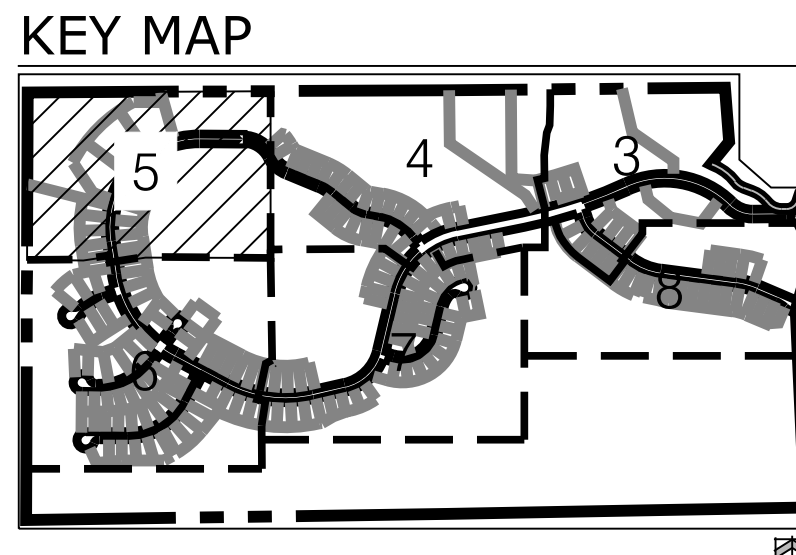
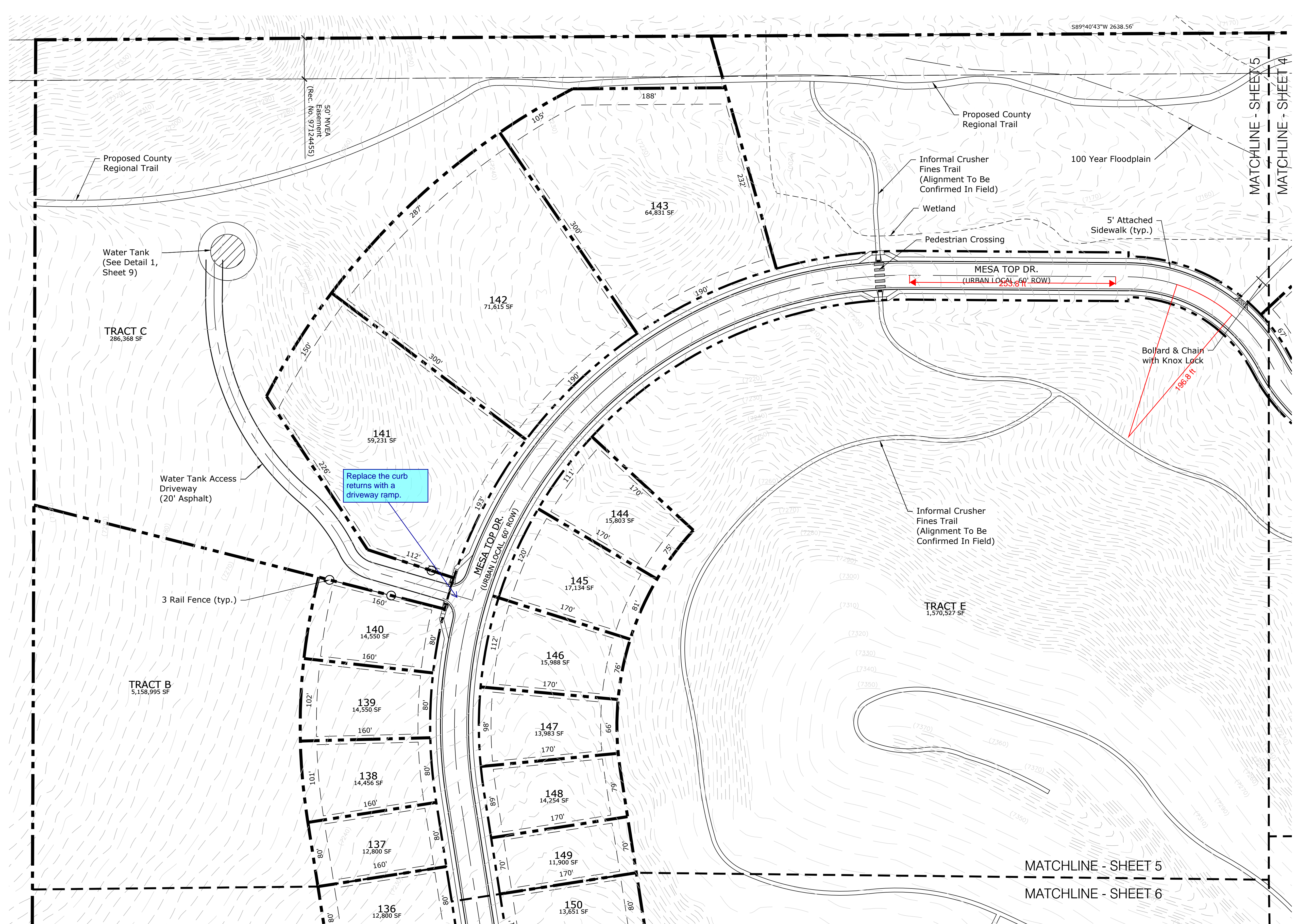
PUDSP-18-001

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FOREST LAKES  
 PHASE 2

DATE: 12-20-17  
 PROJECT MGR: A. Barlow  
 PREPARED BY: R. Sawyer

ENTITLEMENT

DATE: 12-10-18  
 BY: RS  
 DESCRIPTION: PER COUNTY COMMENTS

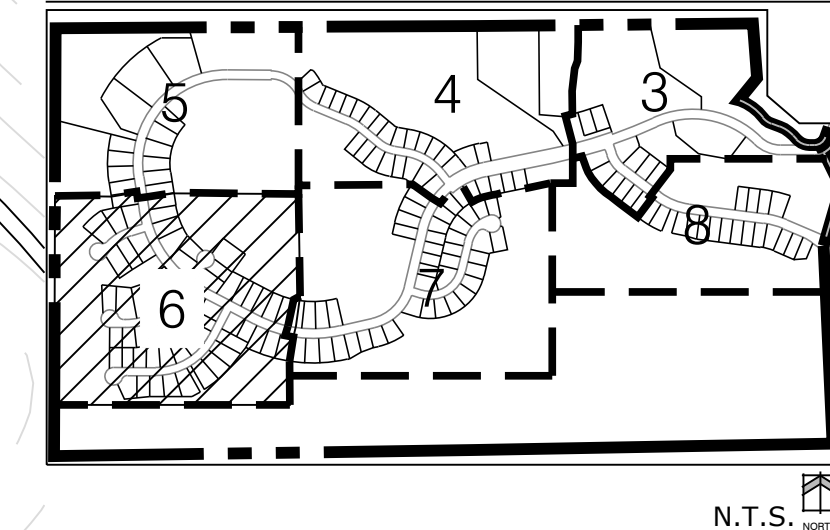
PRELIMINARY  
 SITE PLAN

5  
 OF 15



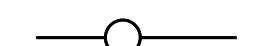
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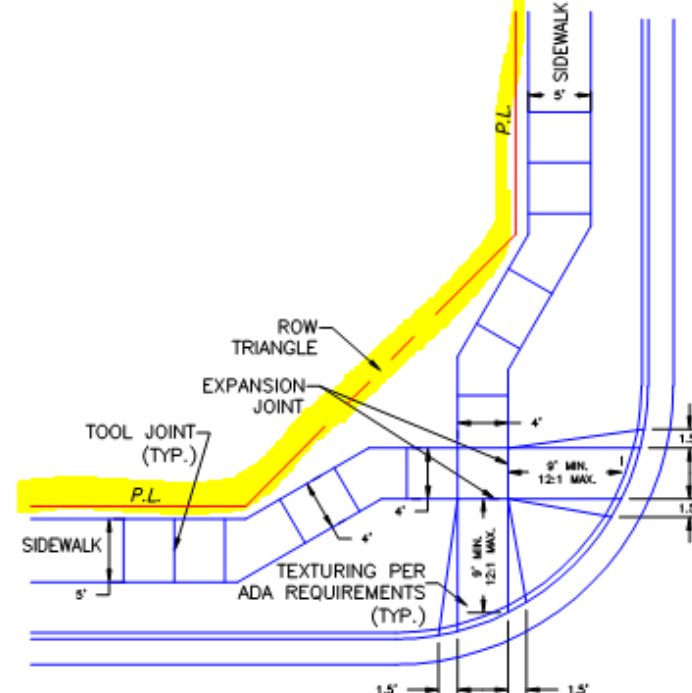
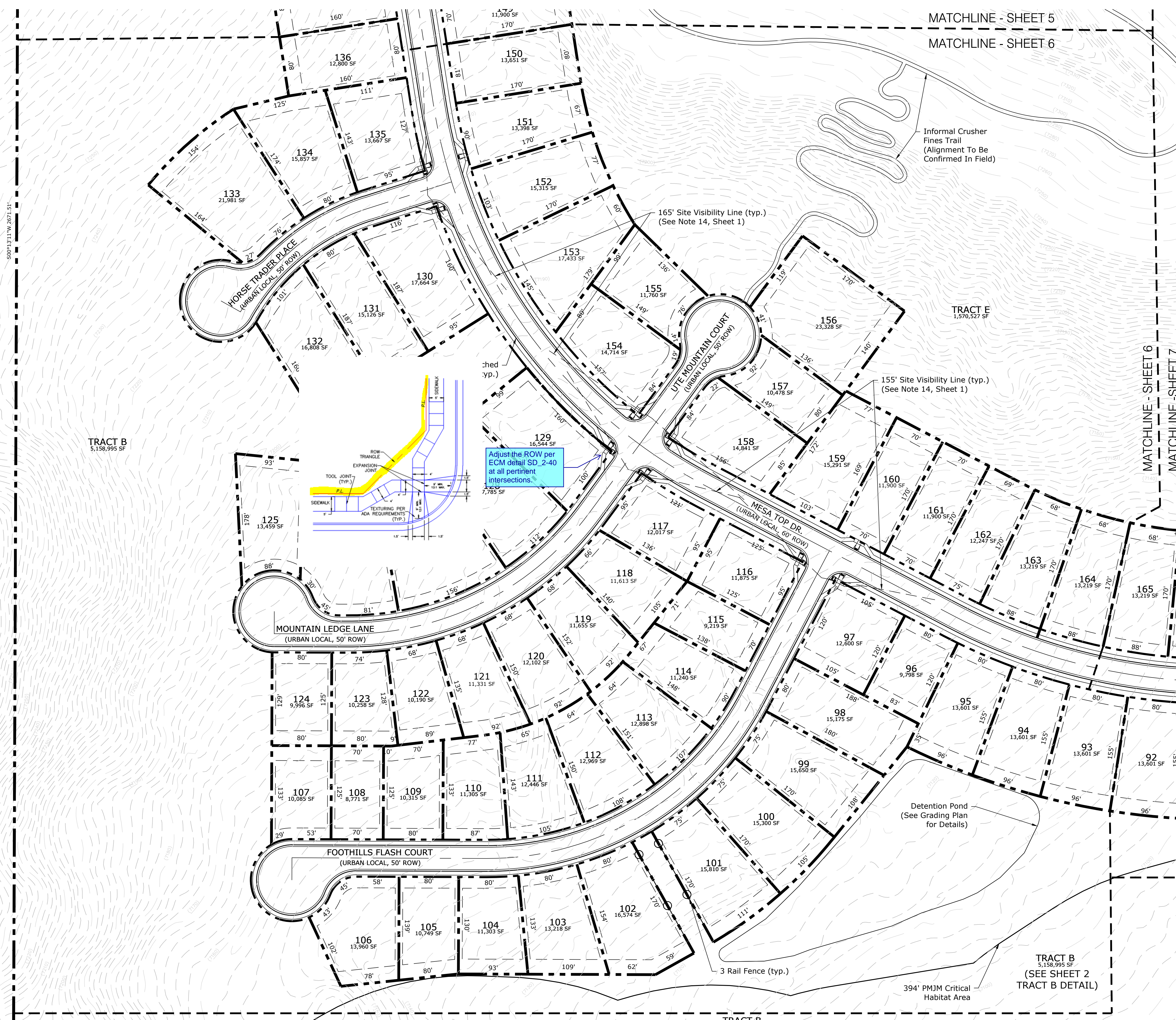


KEY MAP



Legend:

-  Property Line
-  PMJM Critical Habitat
-  3 Rail Fence



FOREST LAKES  
PHASE 2

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

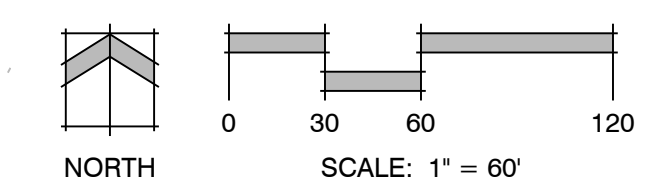
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DATE:	BY:	DESCRIPTION:
12-10-18	RS	PER COUNTY COMMENTS

PRELIMINARY  
SITE PLAN

6  
6 OF 15

PUDSP-18-001

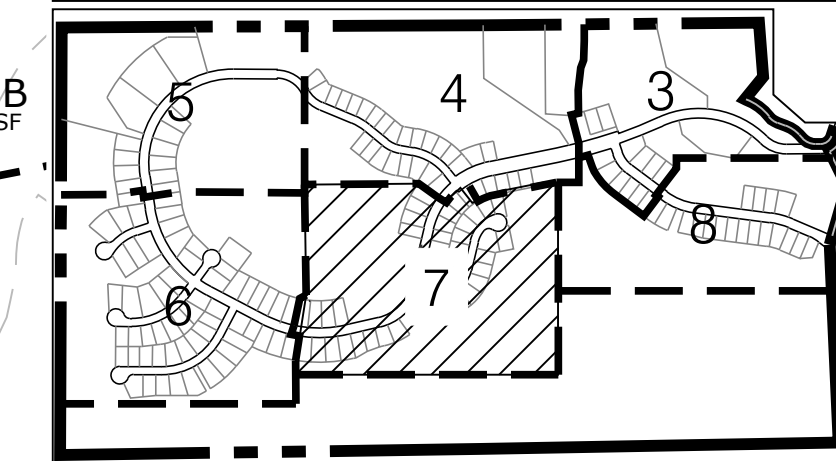


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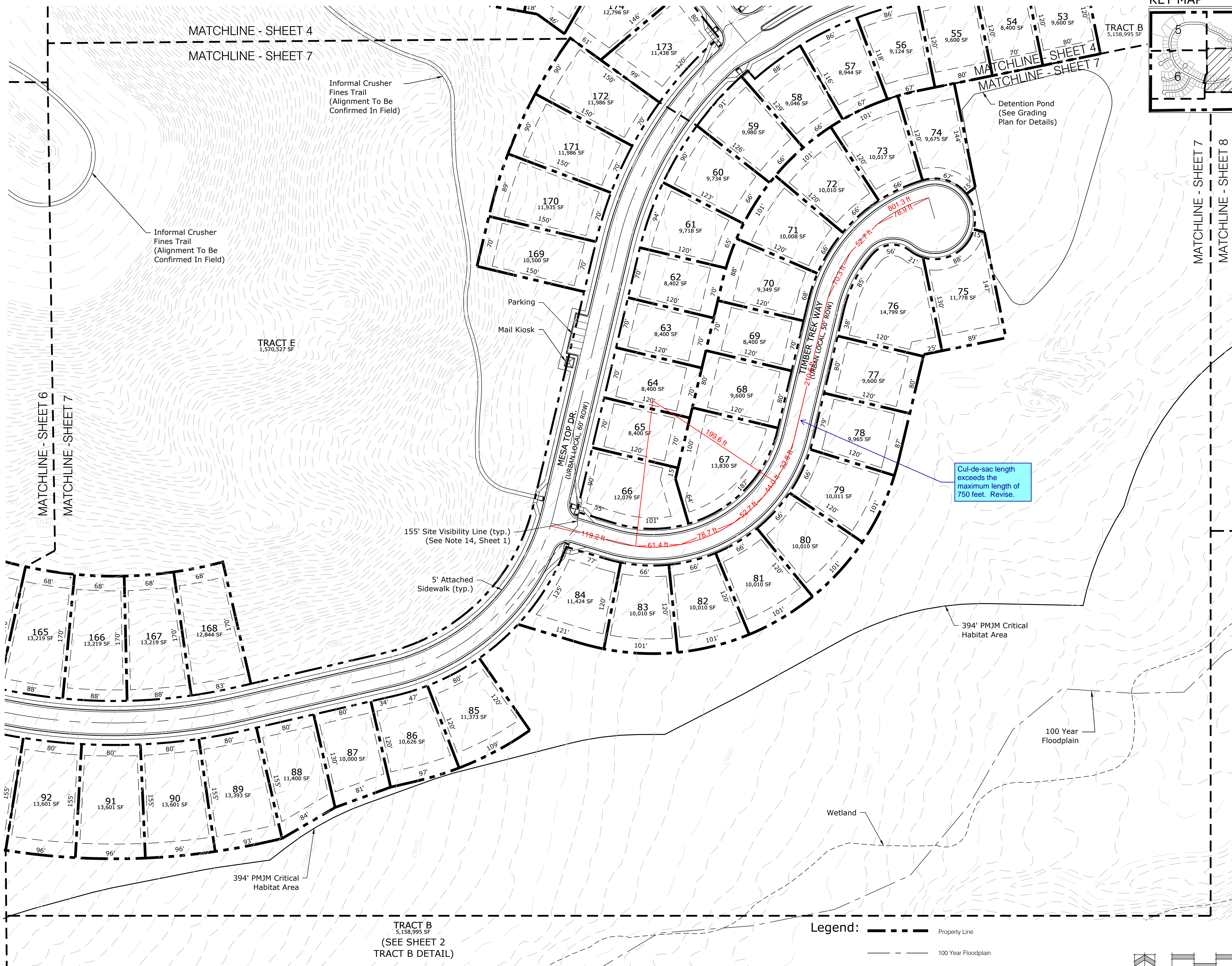




KEY MAP



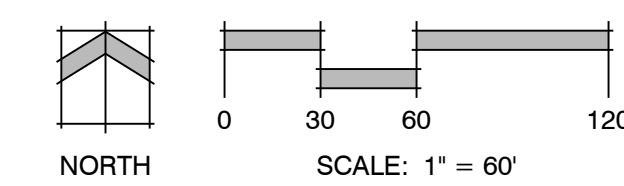
N.T.S.



TRACT B  
5,158,995 SF  
(SEE SHEET 2  
TRACT B DETAIL)

Legend:

- Property Line
- 100 Year Floodplain
- PMJM Critical Habitat
- Wetland



FOREST LAKES  
PHASE 2

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

ENTITLEMENT

DATE: 12-10-18 BY: RS DESCRIPTION: PER COUNTY COMMENTS

PRELIMINARY  
SITE PLAN

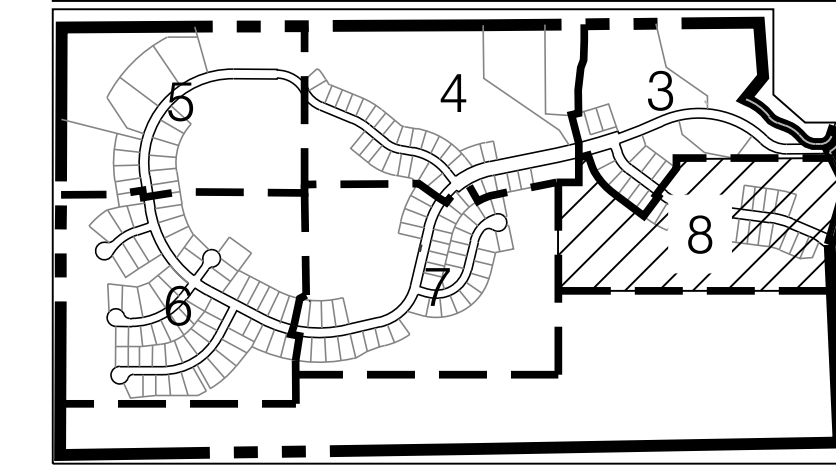
7  
OF 15

PUDSP-18-001

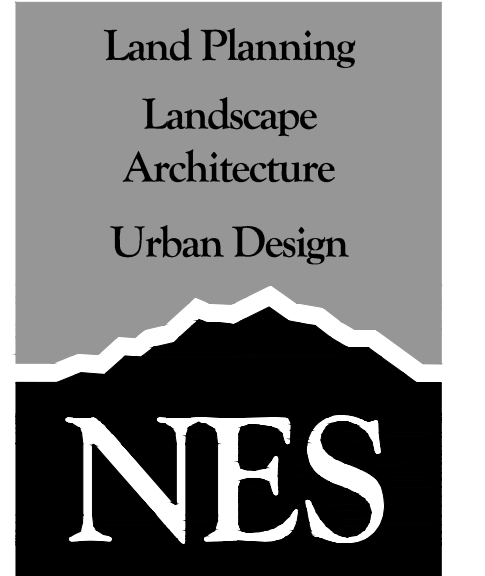
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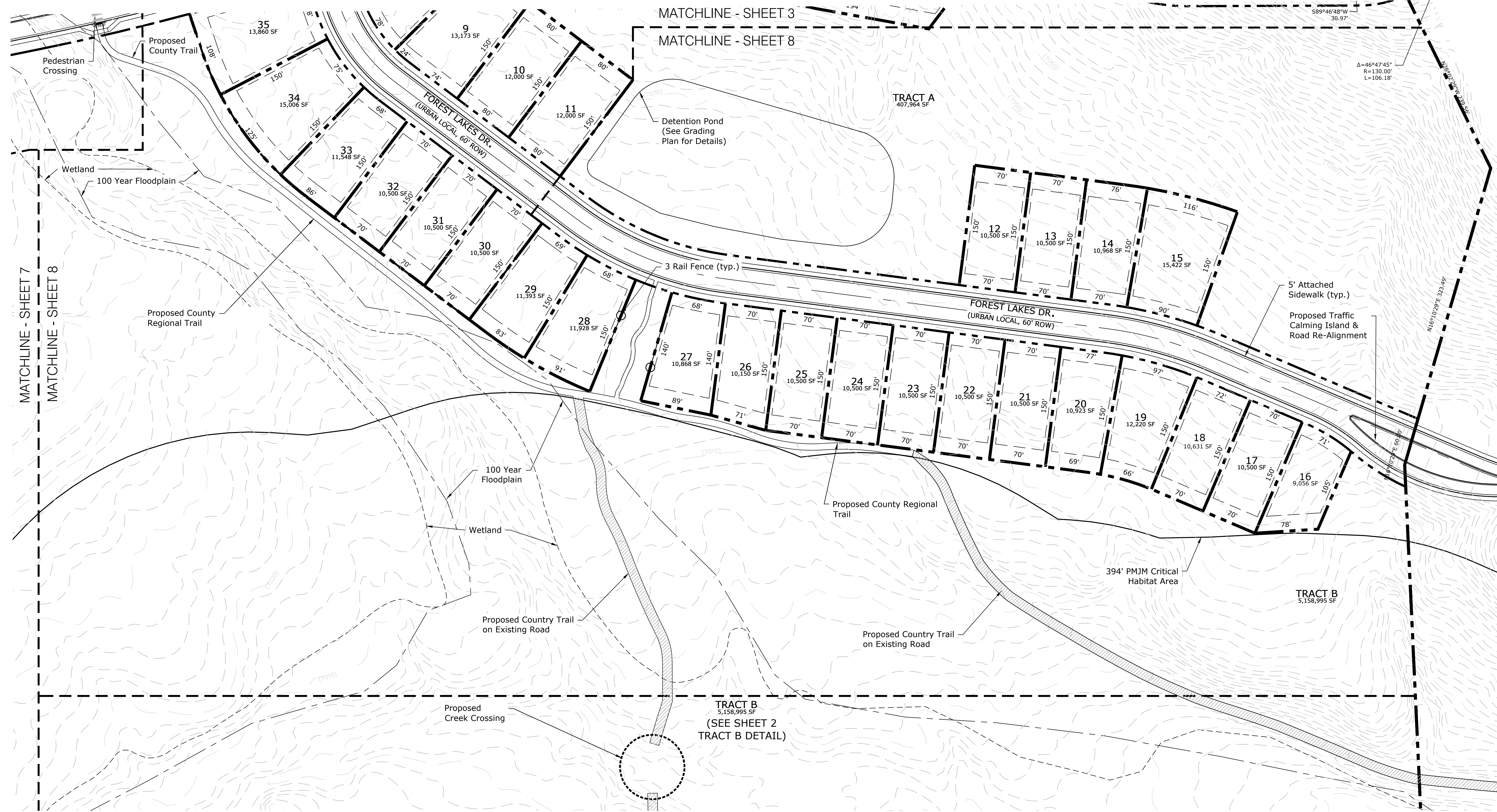
KEY MAP



N.T.S.



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FOREST LAKES  
PHASE 2

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

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12-10-18	RS	PER COUNTY COMMENTS

PRELIMINARY  
SITE PLAN

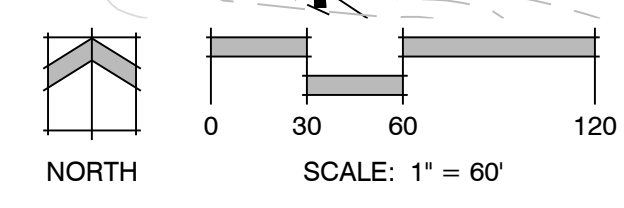
8

8 OF 15

PUDSP-18-001

Legend:

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

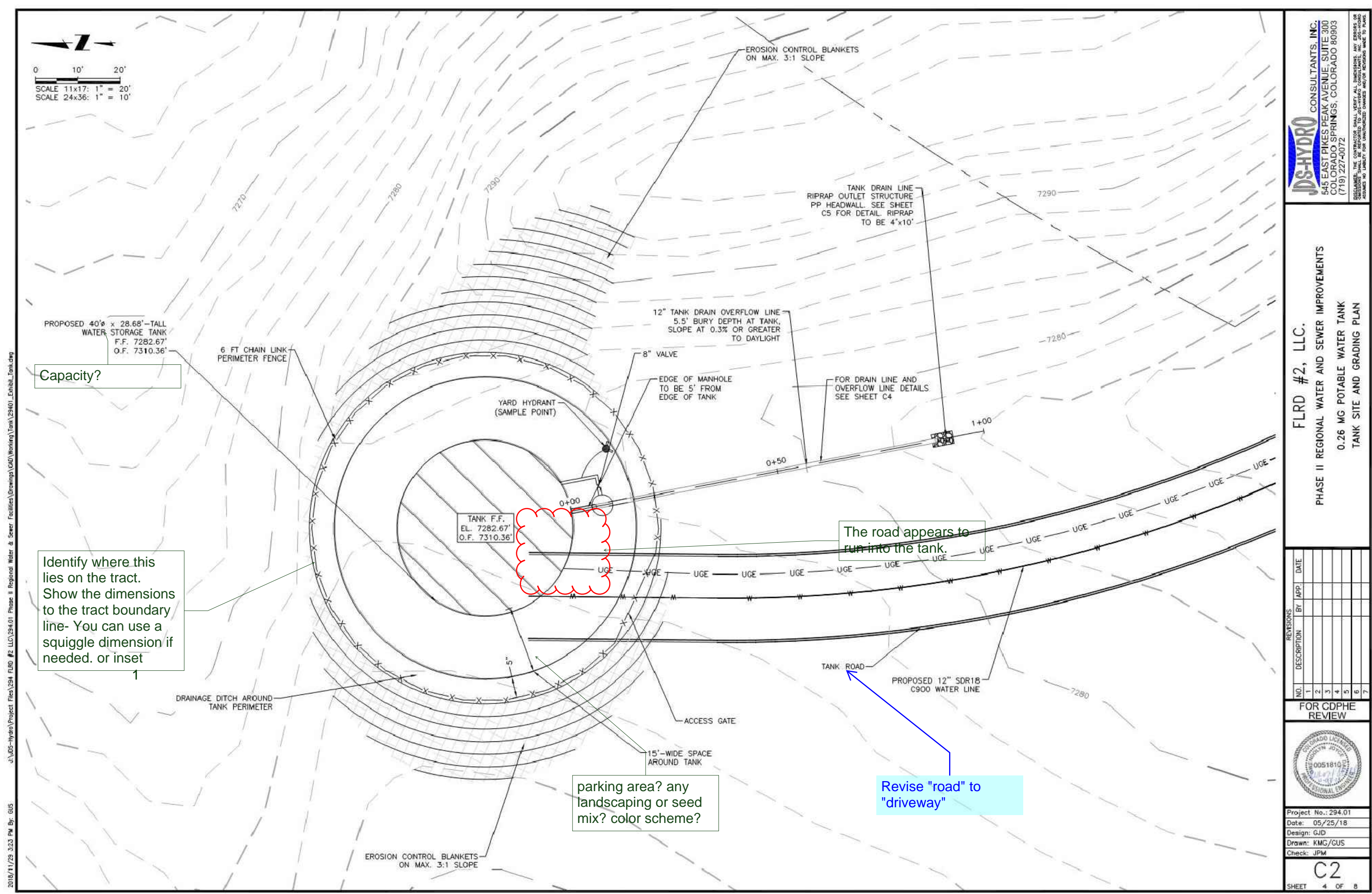


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DATE:	BY:	DESCRIPTION:
12-10-18	RS	PER COUNTY COMMENTS

Water Tank , Mail Kiosk and Trail/ER DETAILS and

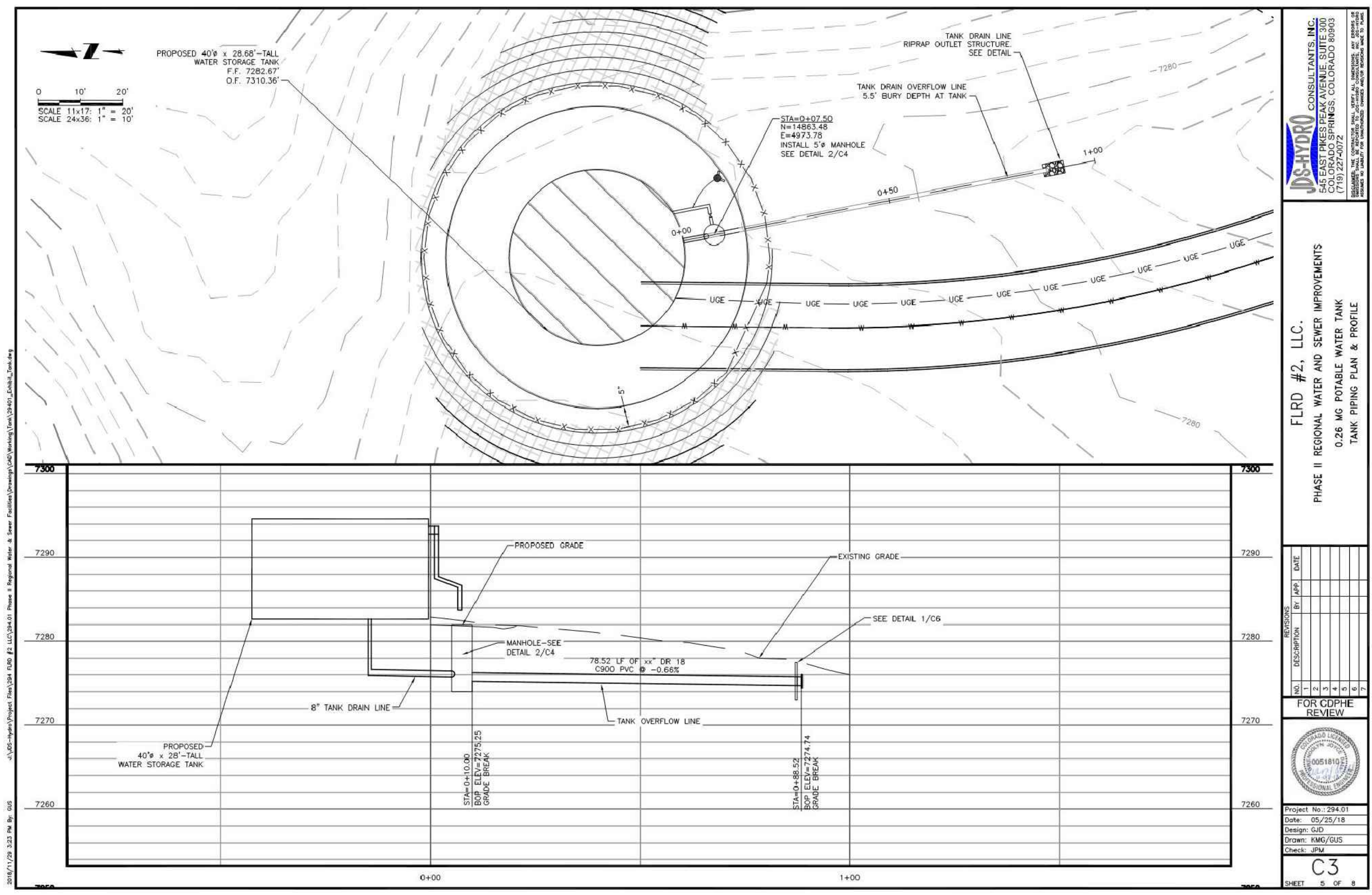


**FLRD #2, LLC.**  
PHASE II REGIONAL WATER AND SEWER IMPROVEMENTS  
0.26 MG POTABLE WATER TANK  
TANK SITE AND GRADING PLAN

FOR CD/PHE REVIEW

Project No: 294.01  
Date: 05/25/18  
Design: CJD  
Drawn: RMO/GUS  
Check: JPM

C2  
SHEET 4 OF 8



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

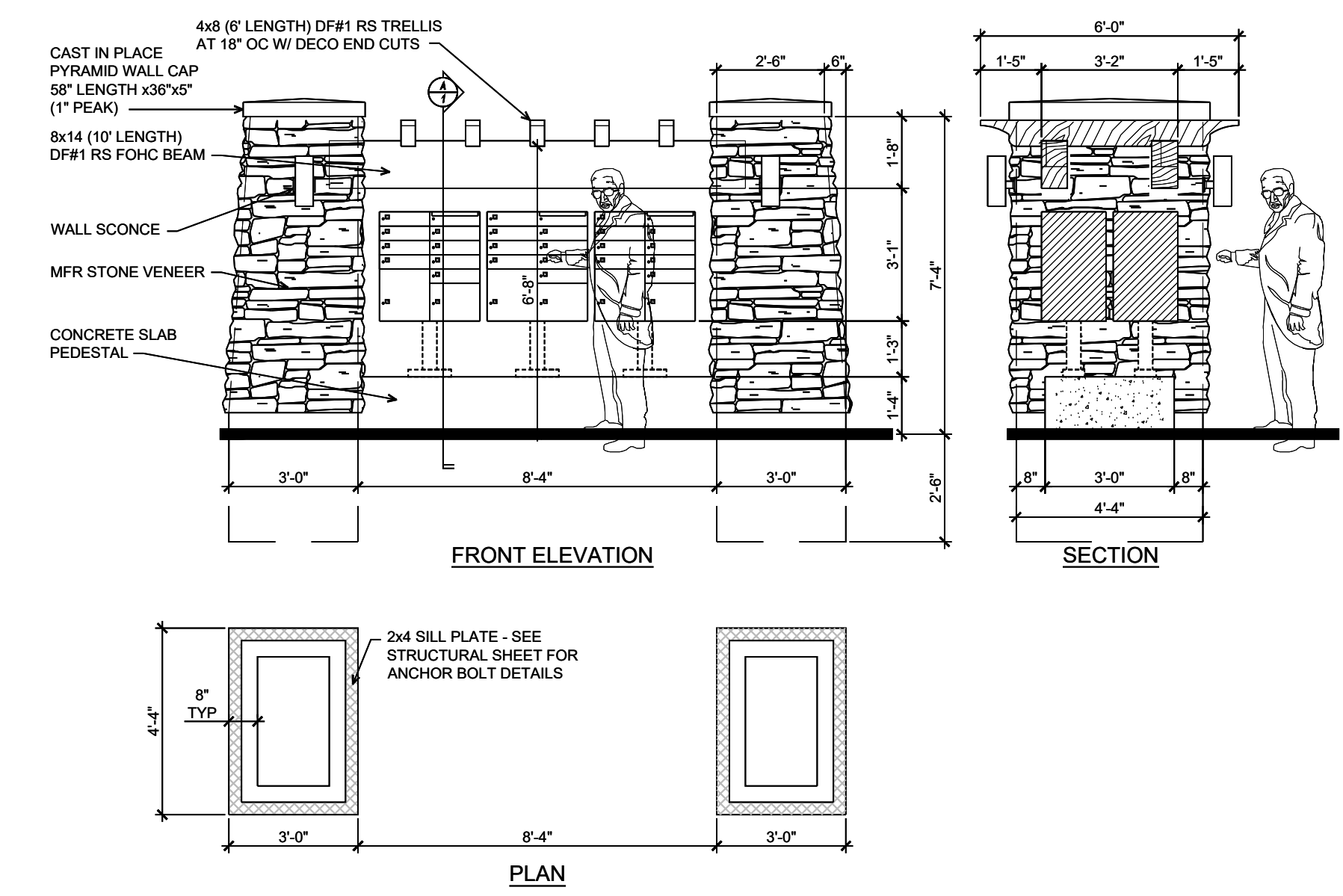
FOR CD/PHE REVIEW

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Date: 05/25/18  
Design: CJD  
Drawn: RMO/GUS  
Check: JPM

C3  
SHEET 5 OF 8

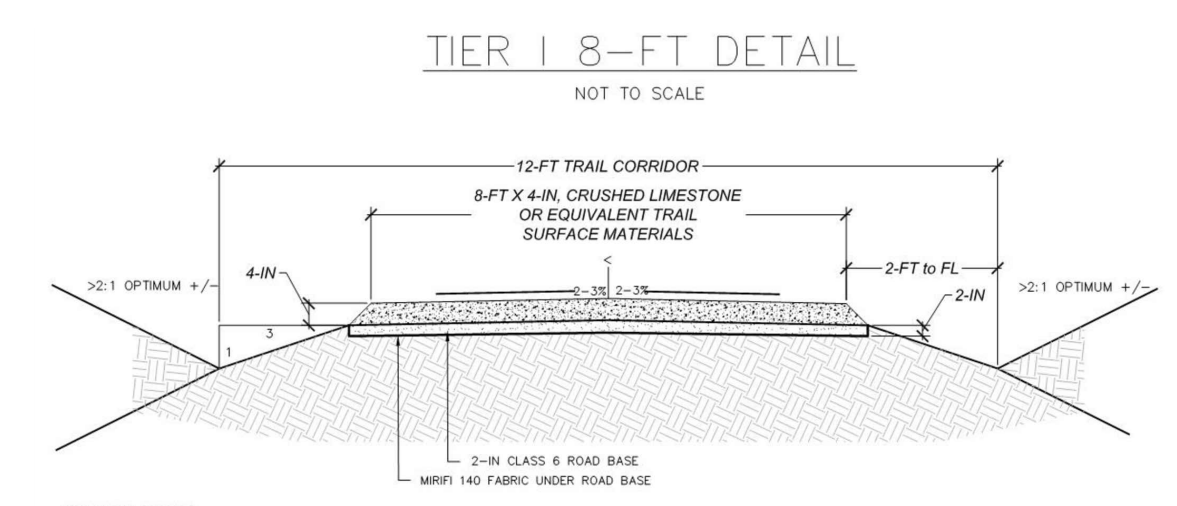
1  
9 WATER TANK DETAILS

SCALE = NOT TO SCALE



2  
9 MAIL KIOSK

SCALE = NOT TO SCALE



- GENERAL NOTES:
- TRAIL SURFACING SHALL BE CRUSHED Limestone 3/8 INCH MINUS WITH FINES CASTLE CONCRETE "COLORADO WHITE FINES" OR EQUIVALENT.
  - TRAIL SURFACING SHALL BE COMPACTED WITH ROLLER.
  - LANDSCAPE FABRIC SHALL BE MIRRI 140 WITH A RUNNING WIDTH OF 8-FT.
  - TRAIL ON RAILROAD BED SHALL BE EXCAVATED TO 24" OR TO RAILROAD BALLAST. ALL DISTURBED AREAS AND EXPOSED SOIL SHALL BE RESEEDED WITH TEL PAGO COUNTY NATIVE LOW GROW" SEED MIX AND HYDRO MULCHED OR COVERED WITH PHOTO DEGRADABLE EROSION CONTROL BLANKET.

3  
9 COUNTY TRAIL- TIER 1 DETAIL

SCALE = NOT TO SCALE

EMERGENCY ACCESS ROAD

Mesa Top Parking Lot detail

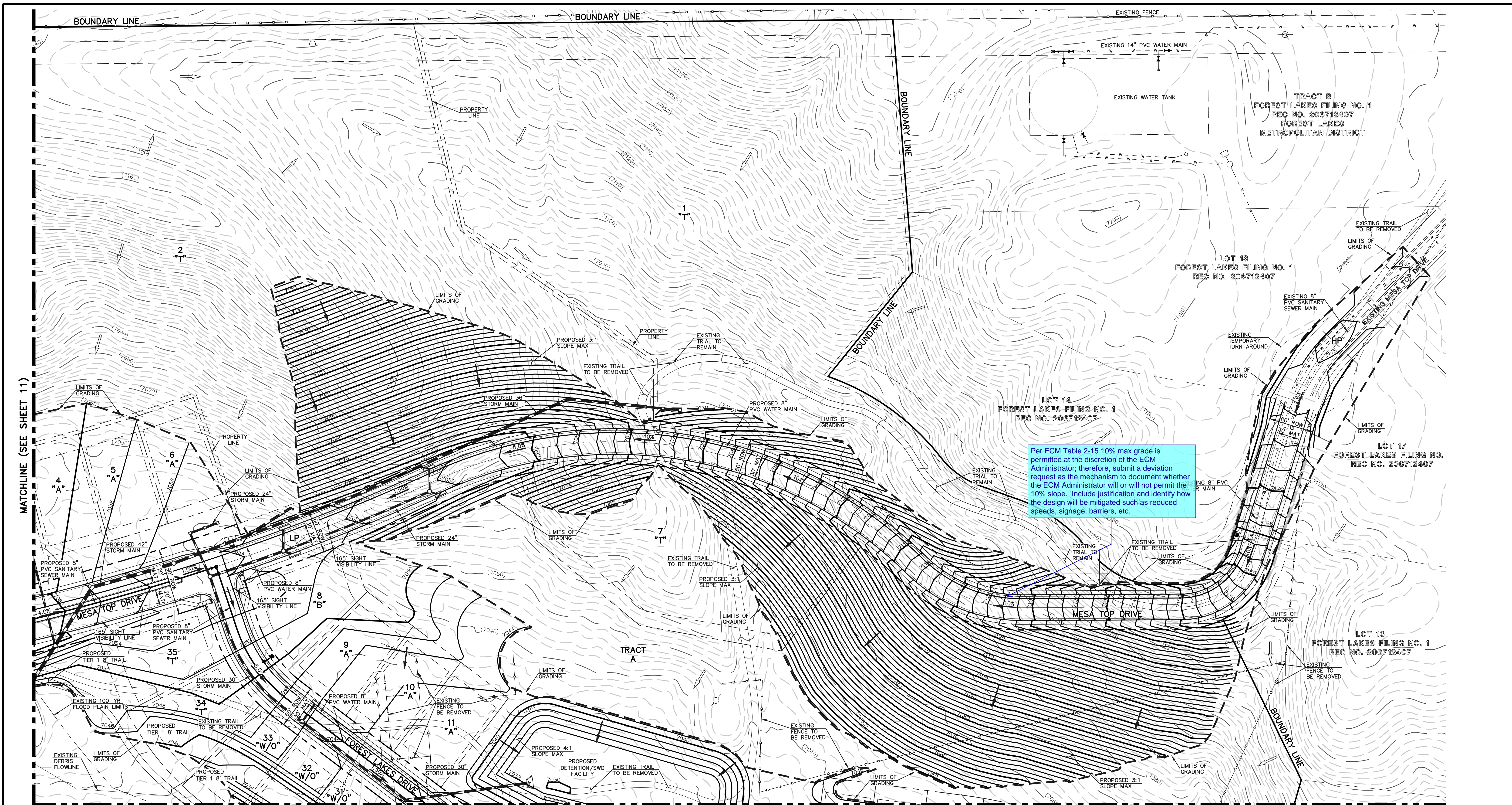
entry sign(s) detail?

Emer Access cross section per Fire dept letter- Additional PUD modification ? - I think you encourage concerns not meeting the fire dept standards with the fire history- Staff recommends you meet them.

I am writing to confirm that the Tri Lakes Monument Fire Protection District is aware of the emergency access road being required for Forest Lakes Phase 2. We also understand that the road standards (base road layers) being used do not support large fire apparatus. That being stated we believe this road will however serve the district in the capacity of fire breaks and access for smaller brush units and other apparatus in the event of wildfire if needed.

We are requesting that a Fire District Knox Lock be installed on whatever the final detriment is for blocking the access, whether it be bollard or chain. Who will be responsible for opening the access will also need to be addressed in the event evacuation would need to occur via this route.



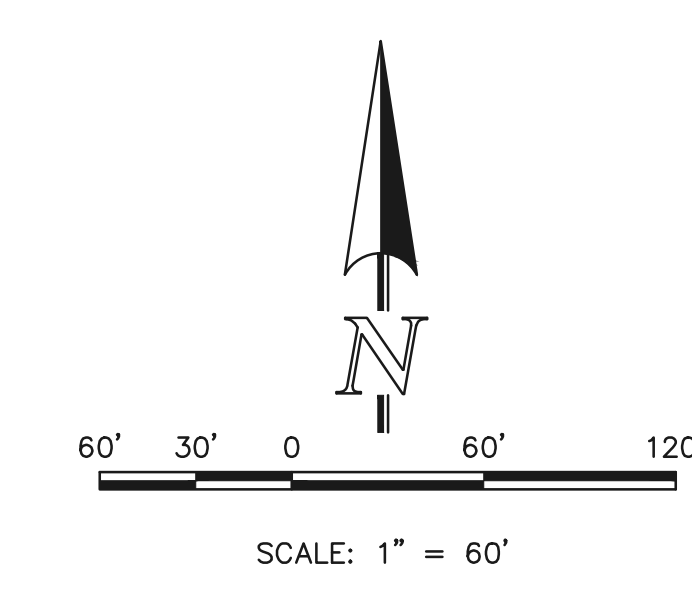


Per ECM Table 2-15 10% max grade is permitted at the discretion of the ECM Administrator; therefore, submit a deviation request as the mechanism to document whether the ECM Administrator will or will not permit the 10% slope. Include justification and identify how the design will be mitigated such as reduced speeds, signage, barriers, etc.

MATCHLINE (SEE SHEET 11)

MATCHLINE (SEE SHEET 15)

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



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

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

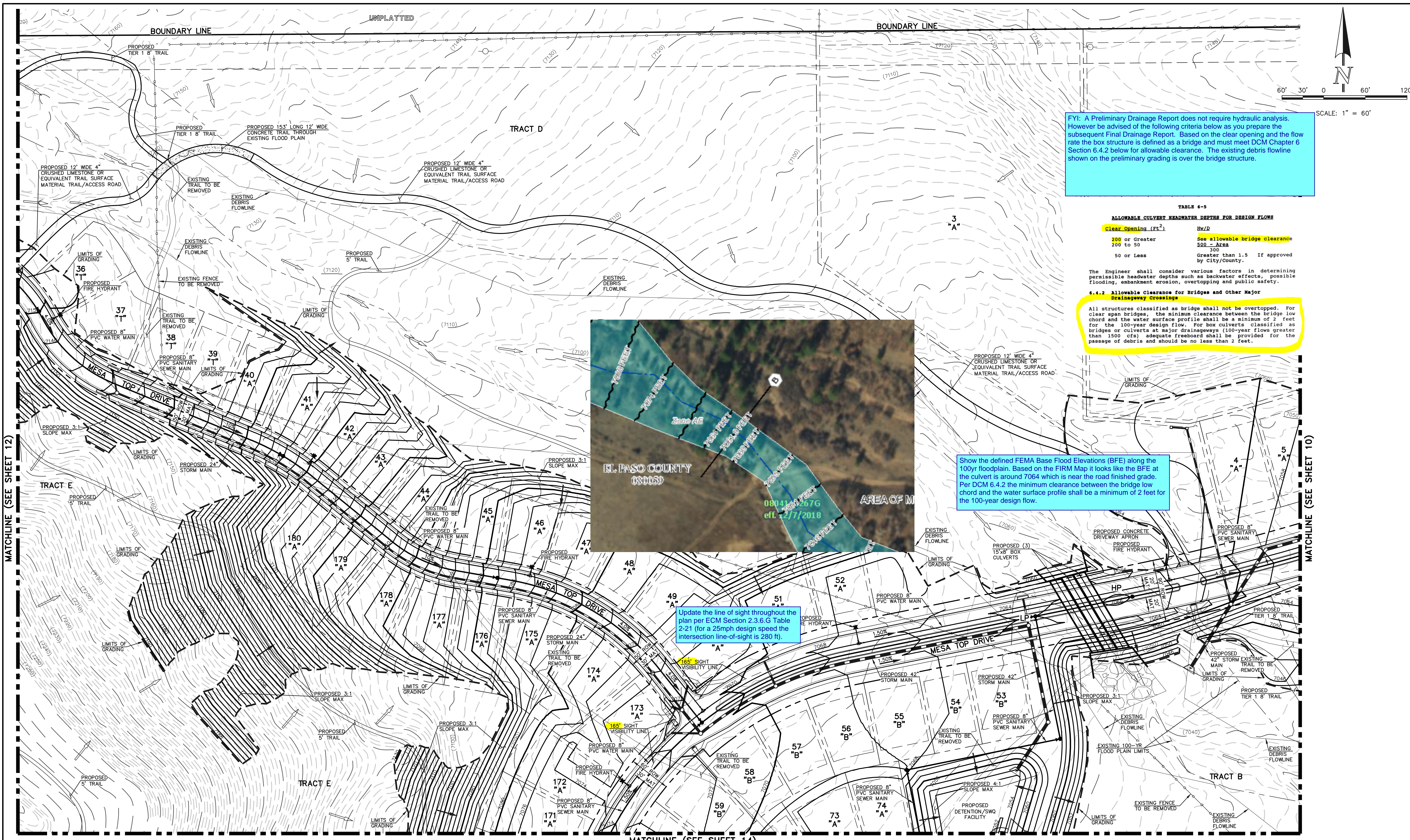
**FOREST LAKES - PHASE 2**

PRELIMINARY GRADING & UTILITIES PLAN

DESIGNED BY	MAL	SCALE	DATE	10/24/18
DRAWN BY	BB	(H) 1" = 60'	SHEET	10 OF 15
CHECKED BY		(V) 1" = N/A	JOB NO.	1175.21

N: 117521.DRAWINGS\DEVELOPMENT\FUD\117521 - PG. 01.dwg, 12/5/2018 1:14:08 PM, 1:1





**FYI: A Preliminary Drainage Report does not require hydraulic analysis. However be advised of the following criteria below as you prepare the subsequent Final Drainage Report. Based on the clear opening and the flow rate the box structure is defined as a bridge and must meet DCM Chapter 6 Section 6.4.2 below for allowable clearance. The existing debris flowline shown on the preliminary grading is over the bridge structure.**

**TABLE 6-5**  
**ALLOWABLE CULVERT HEADWATER DEPTHS FOR DESIGN FLOWS**

Clear Opening (Ft <sup>2</sup> )	H <sub>w</sub> /D
200 or Greater	See allowable bridge clearance
200 to 50	500 - AFS8
50 or Less	300 Greater than 1.5 If approved by City/Country.

The Engineer shall consider various factors in determining permissible headwater depths such as backwater effects, possible flooding, embankment erosion, overtopping and public safety.

**6.4.2 Allowable Clearance for Bridges and Other Major Drainage Crossings**

All structures classified as bridge shall not be overtopped. For clear span bridges, the minimum clearance between the bridge low chord and the water surface profile shall be a minimum of 2 feet for the 100-year design flow. For box culverts classified as bridges or culverts at major drainageways (100-year flows greater than 1500 cfs) adequate freeboard shall be provided for the passage of debris and should be no less than 2 feet.



Show the defined FEMA Base Flood Elevations (BFE) along the 100yr floodplain. Based on the FIRM Map it looks like the BFE at the culvert is around 7064 which is near the road finished grade. Per DCM 6.4.2 the minimum clearance between the bridge low chord and the water surface profile shall be a minimum of 2 feet for the 100-year design flow.

Update the line of sight throughout the plan per ECM Section 2.3.6.G Table 2-21 (for a 25mph design speed the intersection line-of-sight is 280 ft).

MATCHLINE (SEE SHEET 12)

MATCHLINE (SEE SHEET 10)

DESCRIPTION		SYMBOL		DESCRIPTION		SYMBOL		DESCRIPTION		SYMBOL	
PROPOSED STORM SEWER		EXISTING WATER MAIN	W	EXISTING CONTOUR	(7770)	PROPOSED LOW POINT	LP	PROPOSED STORM INLET		EXISTING CONTOUR	7770
EXISTING STORM SEWER		EXISTING SANITARY SEWER MAIN W/ MANHOLE	SAN	EXISTING FLOW DIRECTION		A LOT	"A"	EXISTING STORM INLET		EXISTING FLOW DIRECTION	
EXISTING STORM INLET		PROPOSED SANITARY		PROPOSED FLOW		B LOT	"B"	EXISTING FIRE HYDRANT		EXISTING VEGETATION	
EXISTING FIRE HYDRANT		PROPOSED WATER		EXISTING VEGETATION		WALKOUT LOT	"W/O"			PROPOSED HIGH POINT	HP
		BOUNDARY LINE		PROPOSED HIGH POINT		TRANSITION LOT	"T"				
						GARDEN LOT	"G"				

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

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

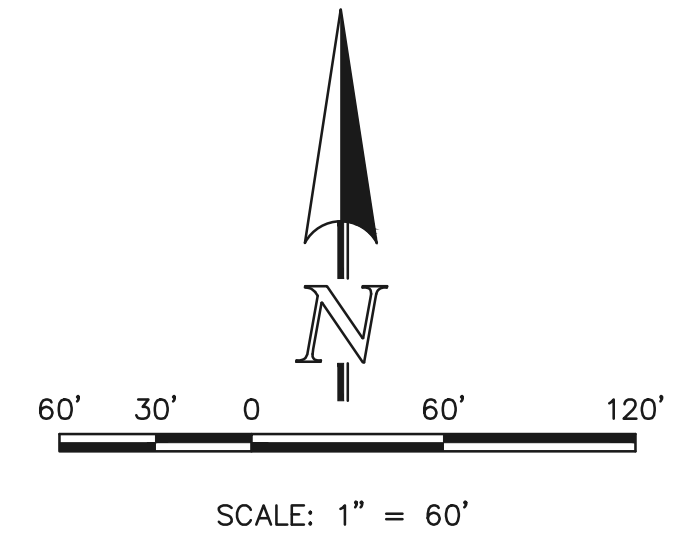
**FOREST LAKES – PHASE 2**

PRELIMINARY GRADING & UTILITIES PLAN

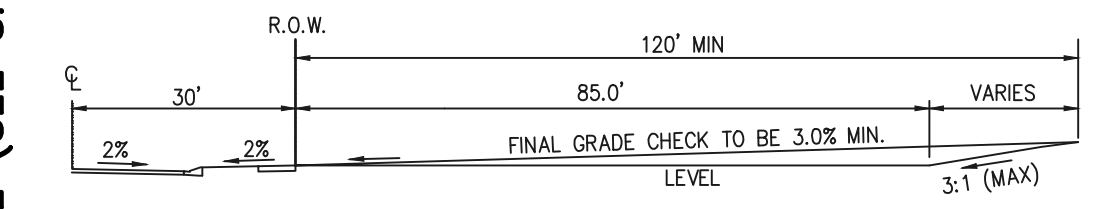
DESIGNED BY	MAL	SCALE	DATE	10/24/18
DRAWN BY	BB	(H) 1" = 60'	SHEET	11 OF 15
CHECKED BY		(V) 1" = N/A	JOB NO.	1175.21

N: 117521.DRAWINGS\DEVELOPMENT\FEDD\117521 - PG. 02.dwg, 12/5/2018 1:11:32 PM, 1:1

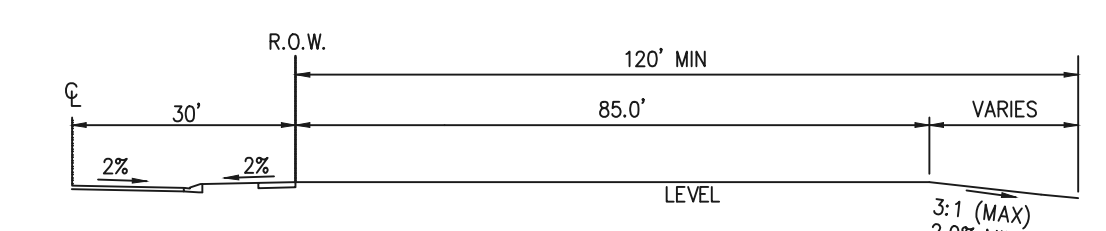




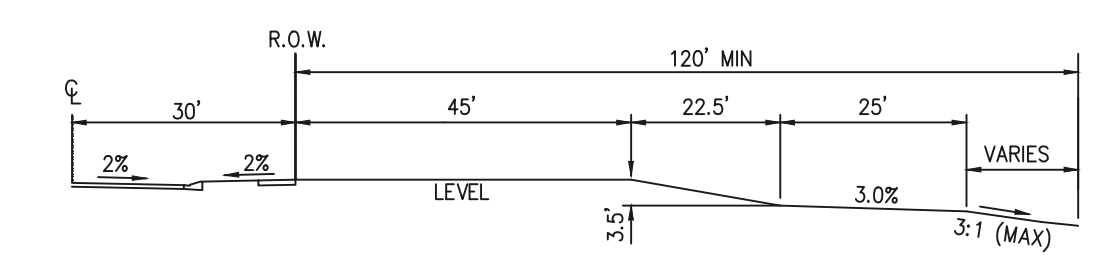
DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED SANITARY	
PROPOSED WATER	
BOUNDARY LINE	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING FLOW DIRECTION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



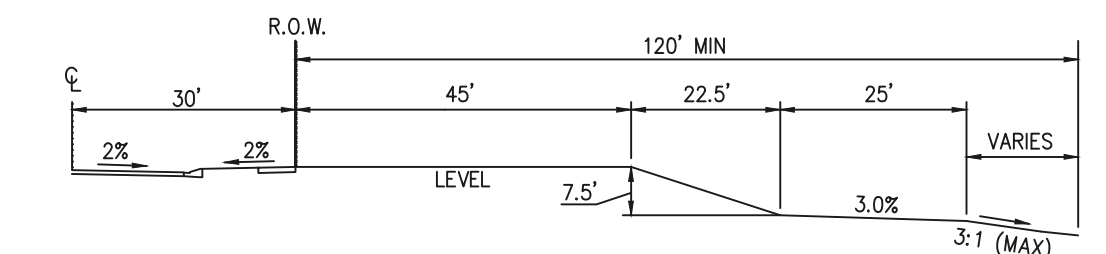
**TYPICAL A LOT**  
NOT TO SCALE



**TYPICAL B LOT**  
NOT TO SCALE

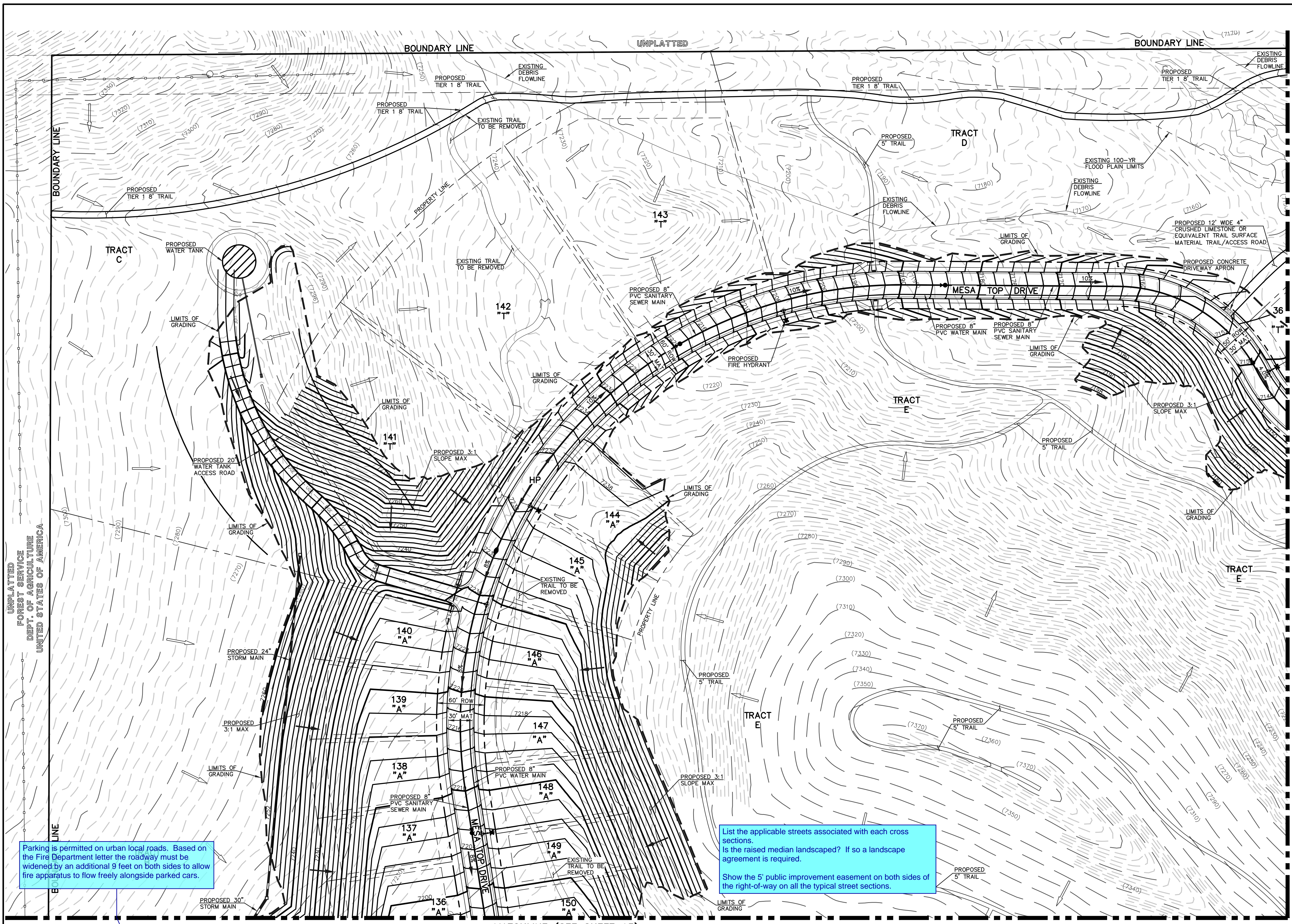


**TYPICAL GARDEN (G) LOT**  
NOT TO SCALE



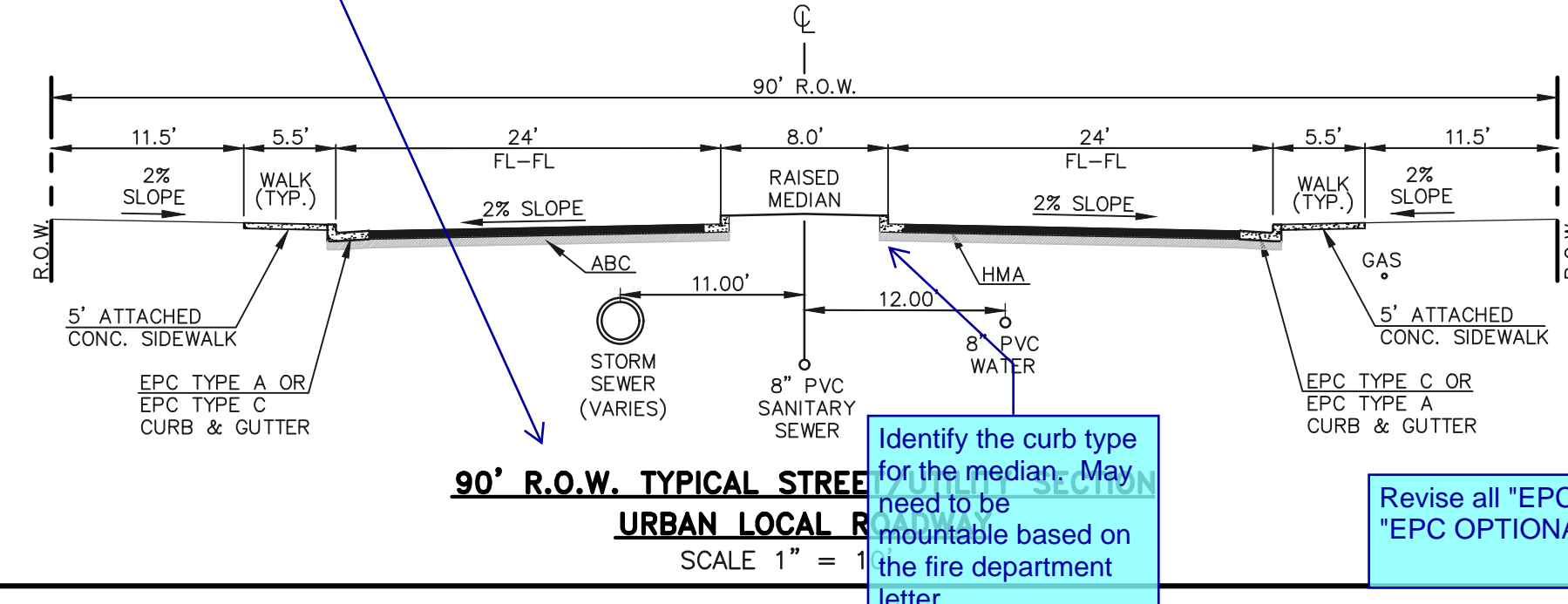
**TYPICAL WALKOUT (W/O) LOT**  
NOT TO SCALE

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



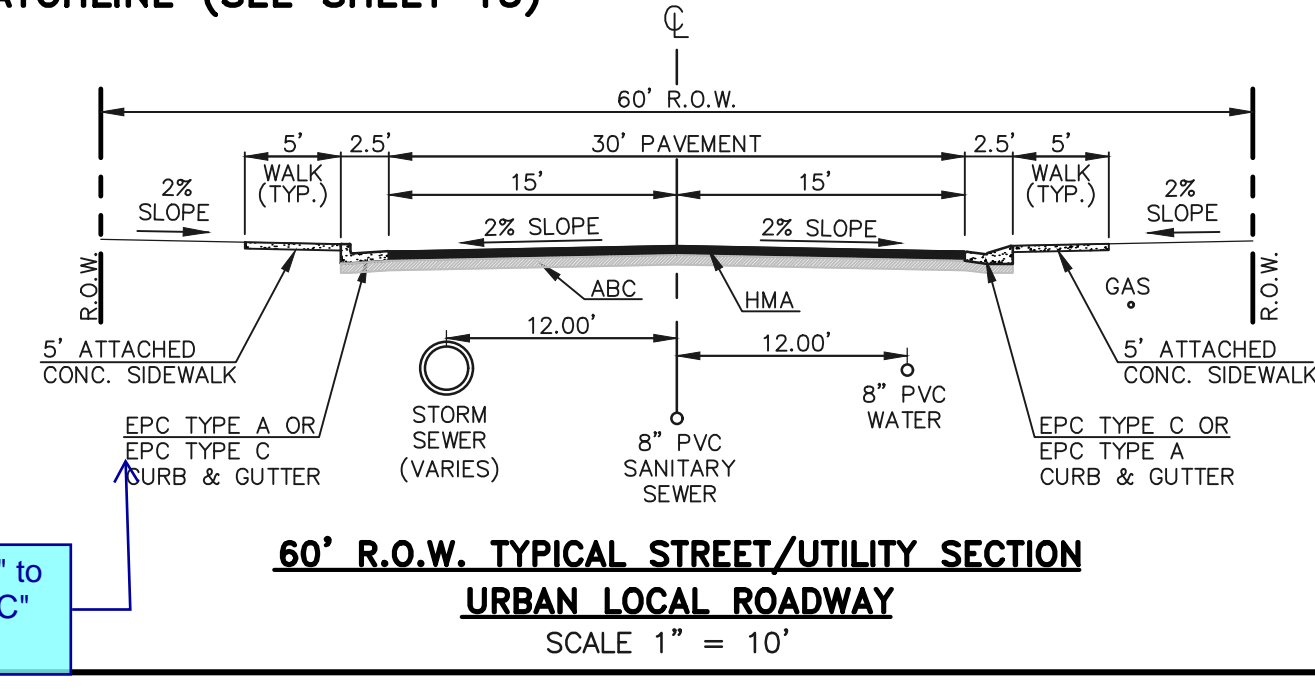
Parking is permitted on urban local roads. Based on the Fire Department letter the roadway must be widened by an additional 9 feet on both sides to allow fire apparatus to flow freely alongside parked cars.

List the applicable streets associated with each cross sections.  
Is the raised median landscaped? If so a landscape agreement is required.  
Show the 5' public improvement easement on both sides of the right-of-way on all the typical street sections.



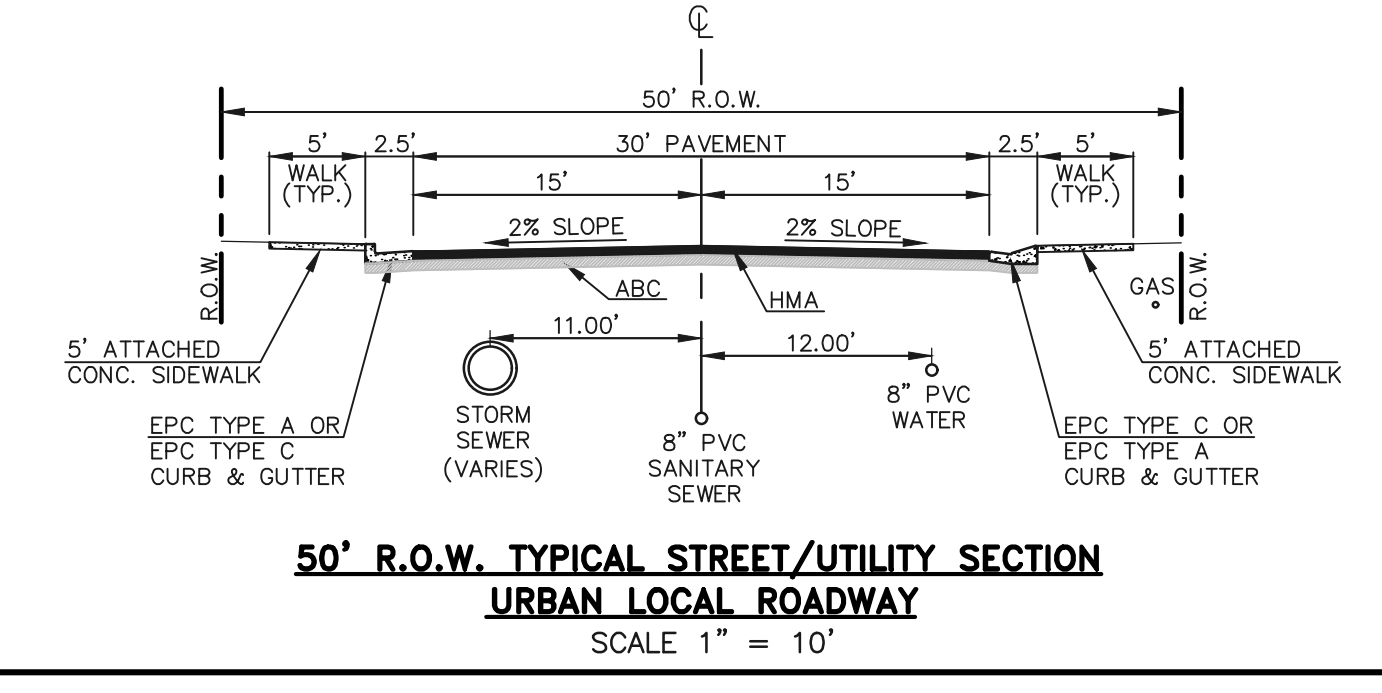
**90' R.O.W. TYPICAL STREET URBAN LOCAL ROADWAY**  
SCALE 1" = 1'

Identify the curb type for the median. May need to be mountable based on the fire department letter.



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

Revise all "EPC TYPE C" to "EPC OPTIONAL TYPE C"



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

**CLASSIC CONSULTING**

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Colorado Springs, Colorado 80903

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

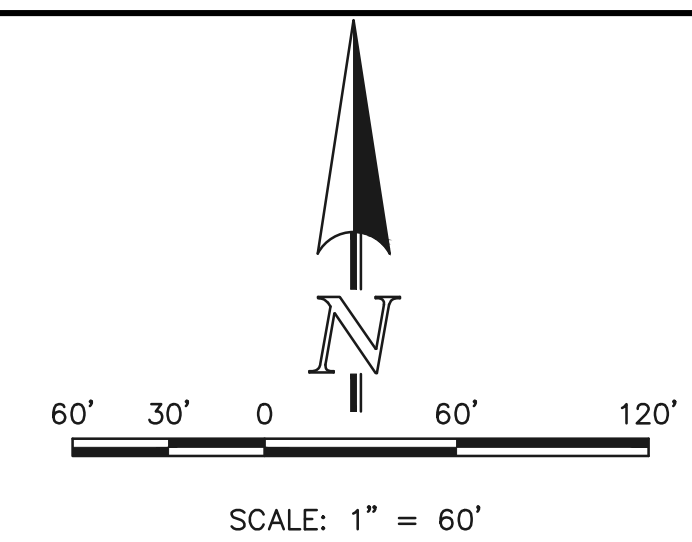
**FOREST LAKES - PHASE 2**

PRELIMINARY GRADING & UTILITIES PLAN

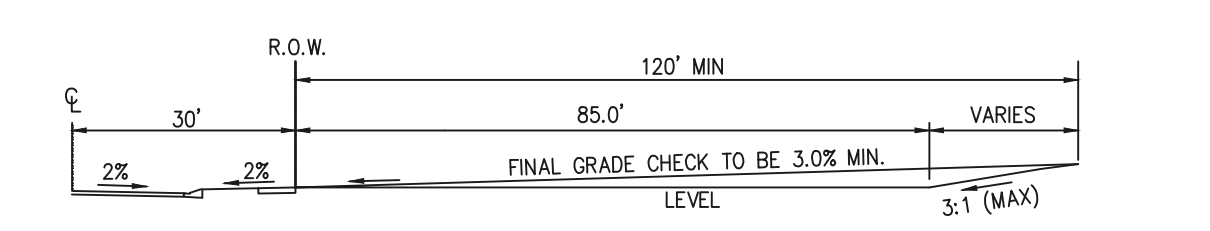
DESIGNED BY	MAL	SCALE	DATE	10/24/18
DRAWN BY	BB	(H) 1" = 60'	SHEET	12 OF 15
CHECKED BY	(V) 1" = N/A	JOB NO.	1175.21	



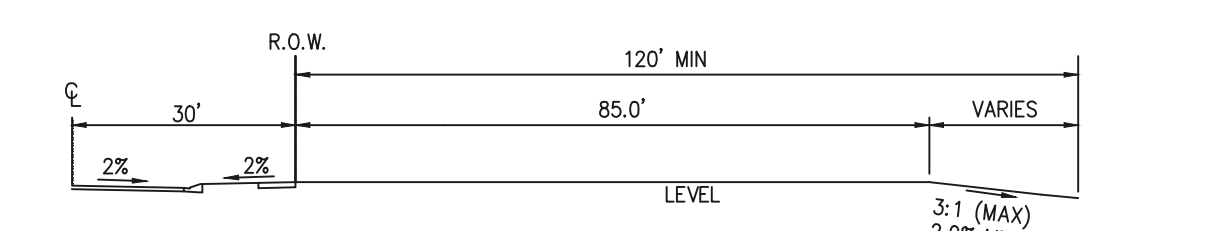
MATCHLINE (SEE SHEET 12)



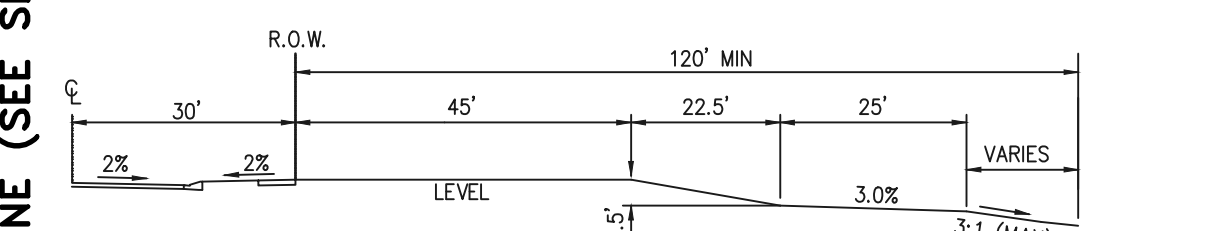
DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED SANITARY	
PROPOSED WATER	
BOUNDARY LINE	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING FLOW DIRECTION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



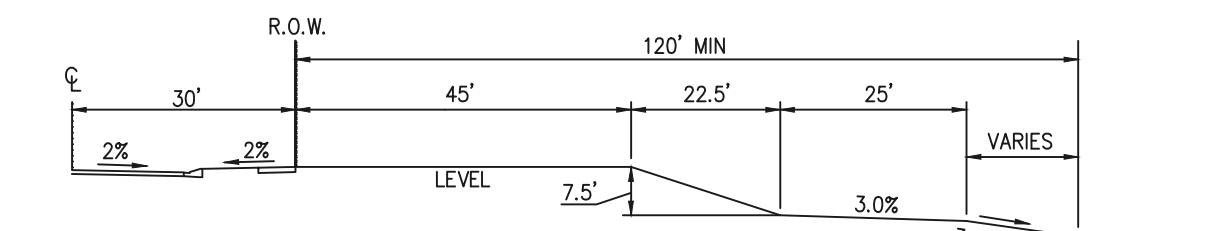
**TYPICAL A LOT**  
NOT TO SCALE



**TYPICAL B LOT**  
NOT TO SCALE



**TYPICAL GARDEN (G) LOT**  
NOT TO SCALE



**TYPICAL WALKOUT (W/O) LOT**  
NOT TO SCALE

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

Identify the overflow path for each inlet located in a low point. Additional easements across the downstream lots may be required.

Driveway for pond maintenance access is in conflict with the storm inlet.

- See DCM Vol 1 Section 11.2.2
1. Provide access ramp to the bottom of pond.
  2. Provide a minimum 15' maintenance easement around the perimeter of the impoundment area.

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Colorado Springs, Colorado 80903

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(719)785-0799(Fax)

**FOREST LAKES – PHASE 2**

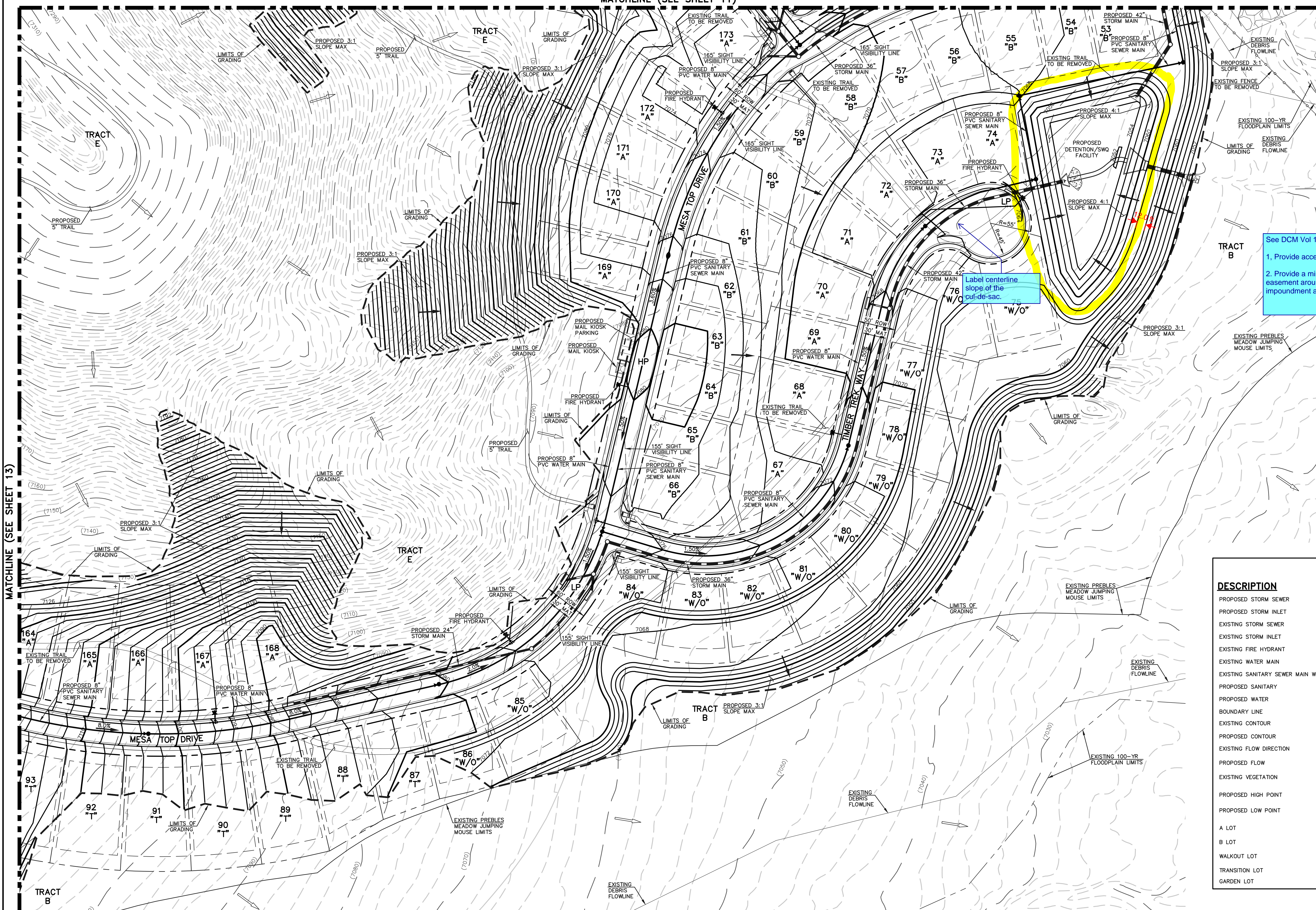
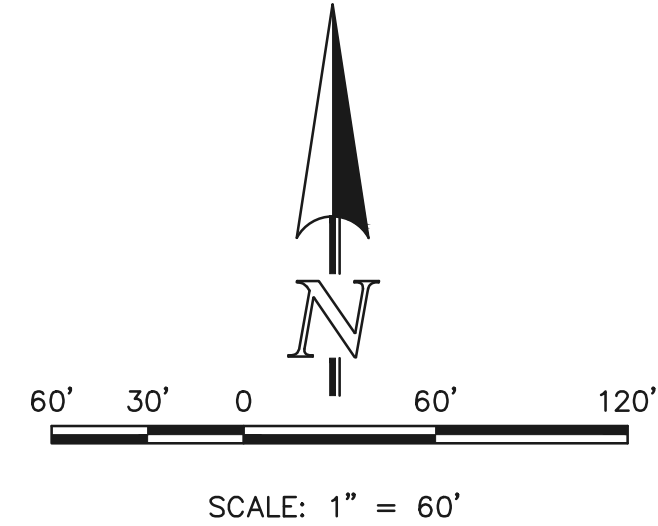
PRELIMINARY GRADING & UTILITIES PLAN

DESIGNED BY	MAL	SCALE	DATE	10/24/18
DRAWN BY	BB	(H) 1" = 60'	SHEET	13 OF 15
CHECKED BY		(V) 1" = N/A	JOB NO.	1175.21

N: 117521.DRAWINGS\DEVELOPMENT\_PUD\117521\_P2\_04.dwg, 12/5/2018 1:06:12 PM, 1:1



MATCHLINE (SEE SHEET 11)



See DCM Vol 1 Section 11.2.2

1. Provide access ramp to the bottom of pond.
2. Provide a minimum 15' maintenance easement around the perimeter of the impoundment area.

Label centerline slope of the cut-de-sac.

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

MATCHLINE (SEE SHEET 13)

(SEE SHEET 15)

**CLASSIC CONSULTING**

**FOREST LAKES – PHASE 2**

PRELIMINARY GRADING & UTILITIES PLAN

DESIGNED BY	MAL	SCALE	DATE	10/24/18
DRAWN BY	BB	(H) 1" = 60'	SHEET	14 OF 15
CHECKED BY		(V) 1" = N/A	JOB NO.	1175.21

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

N:\117521\DRAWINGS\DEVELOPMENT\FUD\117521\_P2\_05.dwg, 12/5/2018 12:58:05 PM, 1:1



See DCM Vol 1 Section 11.2.2

1. Provide access ramp to the bottom of pond.
2. Provide a minimum 15' maintenance easement around the perimeter of the impoundment area.
3. Show the low flow trickle channel

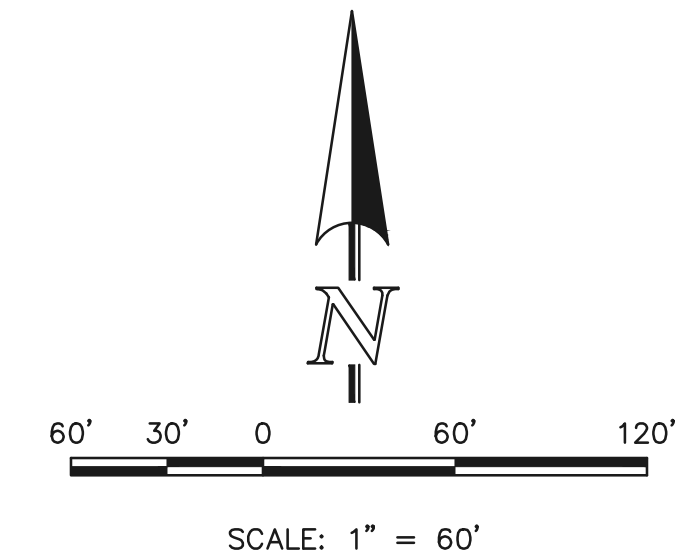
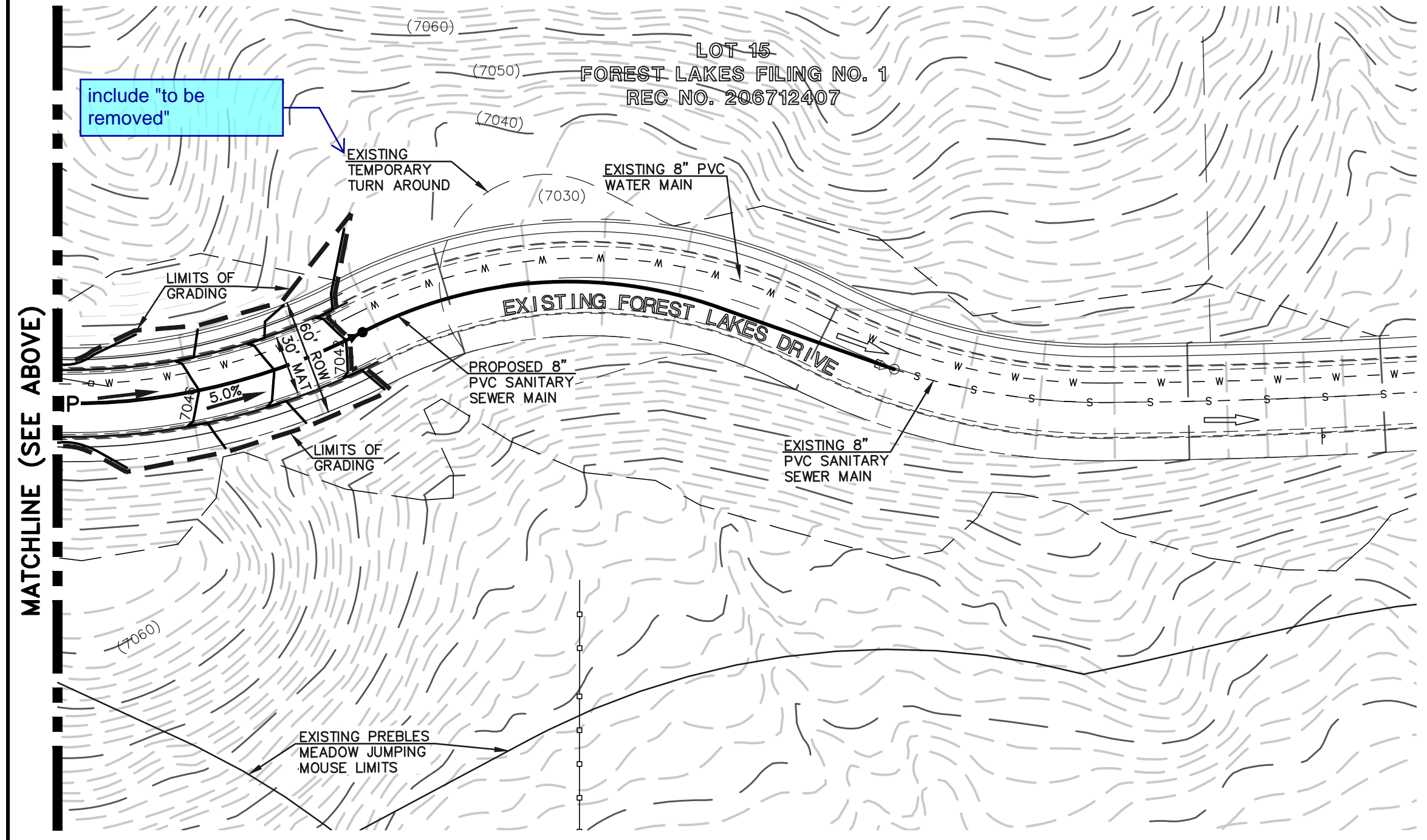
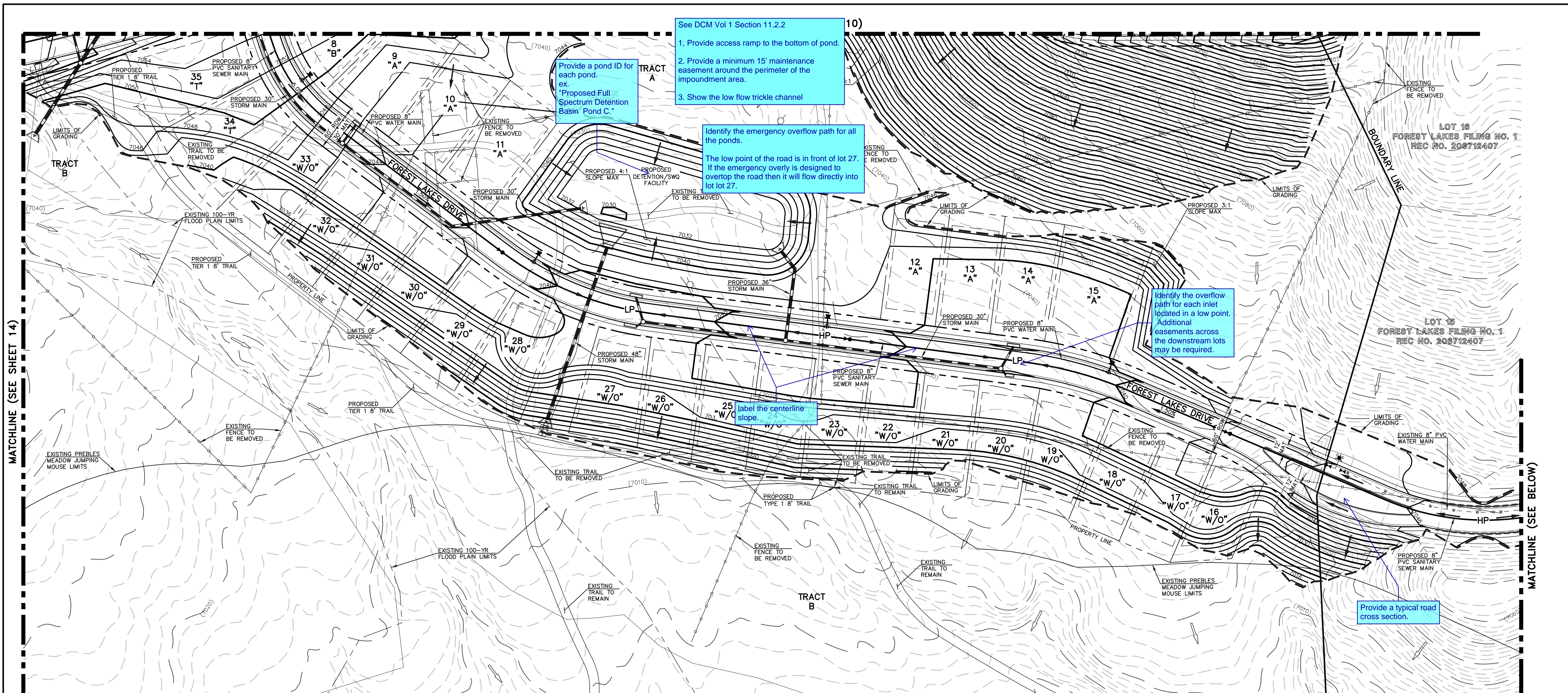
Provide a pond ID for each pond.  
ex. "Proposed Full Spectrum Detention Basin Pond C."

Identify the emergency overflow path for all the ponds.  
The low point of the road is in front of lot 27. If the emergency overly is designed to overlap the road then it will flow directly into lot 27.

Identify the overflow path for each inlet located in a low point. Additional easements across the downstream lots may be required.

Label the centerline slope.

Provide a typical road cross section.



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



FOREST LAKES - PHASE 2			
PRELIMINARY GRADING & UTILITIES PLAN			
DESIGNED BY	MAL	SCALE	DATE 10/24/18
DRAWN BY	BB	(H) 1" = 60'	SHEET 15 OF 15
CHECKED BY		(V) 1" = N/A	JOB NO. 1175.21

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



# Markup Summary

dsdparsons (63)

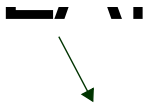
ST LAKES

DEVELOPMENT PLAN AND  
CONCEPTUAL SITE PLAN FOR PHASE 2



**Subject:** Text Box  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/3/2019 3:58:31 PM  
**Color:** ■

add- Filings 5,6,7,8 (maybe there's only two filings) add the projected filings so we know which plat goes to this PUD at the front counter when reviewing the site plans for homes.

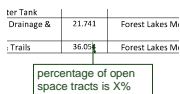


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**Subject:** Callout  
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**Date:** 1/3/2019 4:04:03 PM  
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File No PUD01-009



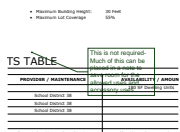
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**Author:** dsdparsons  
**Date:** 1/3/2019 4:06:08 PM  
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percentage of open space tracts is X%



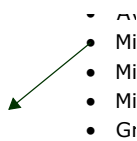
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**Date:** 1/3/2019 4:10:28 PM  
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Delete plat from note 1

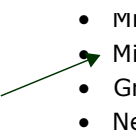


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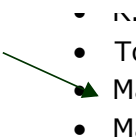
This is not required- Much of this can be placed in a note to save room for the allowed uses and accessory uses.



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**Date:** 1/3/2019 4:18:27 PM  
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**Subject:** Arrow  
**Page Label:** 1  
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**Date:** 1/3/2019 4:18:34 PM  
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**Subject:** Arrow  
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**Date:** 1/3/2019 4:18:54 PM  
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Issue	Impact	Mitigation
...	...	...

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/3/2019 4:19:12 PM  
**Color:** ■

Delete these bullets as they shall be identified in the development guidelines.

...	...	...
-----	-----	-----

**Subject:** Arrow  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/3/2019 4:21:03 PM  
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Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area
...	...	...

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Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area
...	...	...

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/3/2019 4:21:41 PM  
**Color:** ■

in tract table identify this specific use.

Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area
...	...	...

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/3/2019 4:22:33 PM  
**Color:** ■

Put size ranges minimum lot size of 8400 to 43,560 sf. otherwise the smallest lot could govern the estate lots or incorporate the lot typical for specific lot numbers as a reference.

Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area
...	...	...

**Subject:** Arrow  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/3/2019 4:23:50 PM  
**Color:** ■

Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area
...	...	...

**Subject:** Callout  
**Page Label:** 1  
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this is the plan, both the development guidelines as text are a part of the plan. revise or remove.

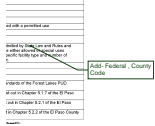
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**Date:** 1/3/2019 4:26:08 PM  
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Note:  
**E. Lot**









**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/3/2019 4:46:53 PM  
**Color:** ■

Add- Federal , County Code



**Subject:** Text Box  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/3/2019 4:46:55 PM  
**Color:** ■

The following wording shall be placed verbatim beginning in the upper left hand area of the map:  
 General Provisions

- A statement establishing the purpose and intent of the PUD zoning district.

▪Authority

This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

▪Applicability

The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Development Services Department Director or Board of County Commissioners.

▪Adoption

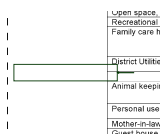
The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for (name of PUD) is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.

▪Relationship to County Regulations

The provisions of this Development Plan shall prevail and govern the development of (name of PUD), provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, as amended and in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.

▪Enforcement

To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in fa



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/3/2019 4:47:26 PM  
**Color:** ■





**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/3/2019 4:47:52 PM  
**Color:** ■

All Code referencing process must read as amended- verify section did not change in MUNICODE if your being specific.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/7/2019 1:46:02 PM  
**Color:** ■

GEO rep shows floodplain and lots overlapping ?



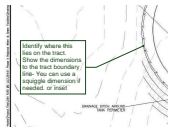
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**Date:** 1/7/2019 1:47:08 PM  
**Color:** ■

Shall we add the signature block for the Forest Lakes District acknowledging they will maintain the tracts etc? Or provide a letter from them stating such.

1

**Subject:** Text Box  
**Page Label:** 9  
**Author:** dsdparsons  
**Date:** 1/7/2019 1:49:25 PM  
**Color:** ■

1



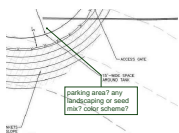
**Subject:** Callout  
**Page Label:** 9  
**Author:** dsdparsons  
**Date:** 1/7/2019 1:49:39 PM  
**Color:** ■

Identify where this lies on the tract. Show the dimensions to the tract boundary line- You can use a squiggle dimension if needed. or inset



**Subject:** Callout  
**Page Label:** 9  
**Author:** dsdparsons  
**Date:** 1/7/2019 1:50:25 PM  
**Color:** ■

Mesa Top Parking Lot detail



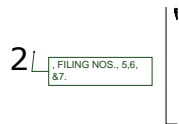
**Subject:** Callout  
**Page Label:** 9  
**Author:** dsdparsons  
**Date:** 1/7/2019 1:51:05 PM  
**Color:** ■

parking area? any landscaping or seed mix? color scheme?



**Subject:** Callout  
**Page Label:** 9  
**Author:** dsdparsons  
**Date:** 1/7/2019 1:53:14 PM  
**Color:** ■

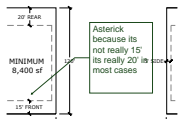
entry sign(s) detail?



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
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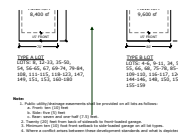
, FILING NOS., 5,6, &7.





**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/7/2019 11:31:38 AM  
**Color:** ■

Asterick because its not really 15' its really 20' in most cases



**Subject:** Arrow  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/7/2019 11:31:50 AM  
**Color:** ■



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/7/2019 11:32:09 AM  
**Color:** ■

Corner LOTS: Should read from non-garage front otherwise their are issues with what is to be reduced adjacent to row. Code standard is 15'



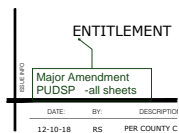
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**Author:** dsdparsons  
**Date:** 1/7/2019 11:57:19 AM  
**Color:** ■

Add a sheet which depicts constraints/ hazards. I suggest using the GEO rep pg 26 & 27 & Debris flow map in lieu of identifying on each sheet specific to each impacted lot. Front counter staff will verify future home is not sited in a constraint or hazard via this plan not a report. (see TimberRidge for example)



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/7/2019 12:00:46 PM  
**Color:** ■

MAJOR AMENDMENT



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 1/7/2019 12:01:12 PM  
**Color:** ■

Major Amendment PUDSP -all sheets



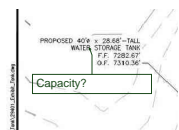
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 1/7/2019 12:02:13 PM  
**Color:** ■

PUD development plan/Preliminary plan layout



**Subject:** Callout  
**Page Label:** 9  
**Author:** dsdparsons  
**Date:** 1/7/2019 12:03:00 PM  
**Color:** ■

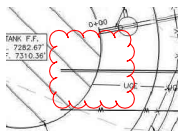
EMERGENCY ACCESS ROAD



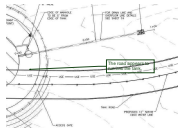
**Subject:** Callout  
**Page Label:** 9  
**Author:** dsdparsons  
**Date:** 1/7/2019 12:04:39 PM  
**Color:** ■

Capacity?



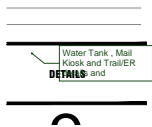


**Subject:** Cloud  
**Page Label:** 9  
**Author:** dsdparsons  
**Date:** 1/7/2019 12:04:40 PM  
**Color:** ■



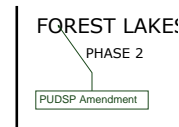
**Subject:** Callout  
**Page Label:** 9  
**Author:** dsdparsons  
**Date:** 1/7/2019 12:04:58 PM  
**Color:** ■

The road appears to run into the tank.



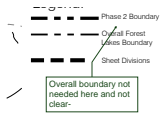
**Subject:** Callout  
**Page Label:** 9  
**Author:** dsdparsons  
**Date:** 1/7/2019 12:06:23 PM  
**Color:** ■

Water Tank , Mail Kiosk and Trail/ER details and



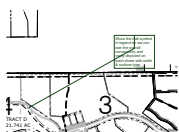
**Subject:** Callout  
**Page Label:** 9  
**Author:** dsdparsons  
**Date:** 1/7/2019 12:06:42 PM  
**Color:** ■

PUDSP Amendment



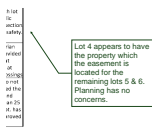
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 1/7/2019 12:11:48 PM  
**Color:** ■

Overall boundary not needed here and not clear-



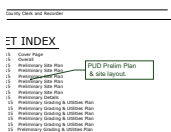
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 1/7/2019 12:12:33 PM  
**Color:** ■

Show the trail symbol in legend so we can see the overall connectivity and verify depicted on each sheet with width & surface type



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/7/2019 12:20:59 PM  
**Color:** ■

Lot 4 appears to have the property which the easement is located for the remaining lots 5 & 6. Planning has no concerns.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/7/2019 12:21:59 PM  
**Color:** ■

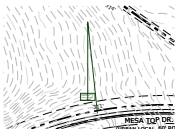
PUD Prelim Plan & site layout.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/7/2019 12:26:26 PM  
**Color:** ■

Does Mesa Top have a landscape plan? There is a median. Can you provide it?





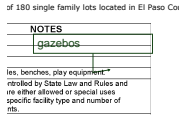
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 1/7/2019 12:56:05 PM  
**Color:** ■

Where is the parking lot? Show and provide the trail link from parking lot



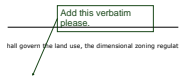
**Subject:** Image  
**Page Label:** 9  
**Author:** dsdparsons  
**Date:** 1/7/2019 4:43:10 PM  
**Color:** ■

gazebos



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/7/2019 4:57:28 PM  
**Color:** ■

Add this verbatim please.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/7/2019 4:57:57 PM  
**Color:** ■

Emer Access cross section per Fire dept letter- Additional PUD modification ? - I think you encourage concerns not meeting the fire dept standards with the fire history- Staff recommends you meet them.



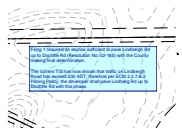
**Subject:** Callout  
**Page Label:** 9  
**Author:** dsdparsons  
**Date:** 1/8/2019 8:40:31 AM  
**Color:** ■

Is parking allowed here within the ROW? If not provide sign detail.



**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 1/8/2019 8:43:27 AM  
**Color:** ■

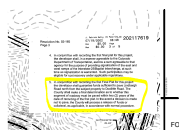
**dsdlaforce (49)**



**Subject:** Text Box  
**Page Label:** 3  
**Author:** dsdlaforce  
**Date:** 1/7/2019 1:12:49 PM  
**Color:** ■

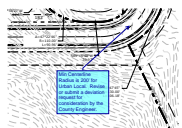
Filing 1 required an escrow sufficient to pave Lindbergh Rd up to Doolittle Rd (Resolution No. 02-165) with the County making final determination.

The current TIS has now shown that traffic on Lindbergh Road has exceed 200 ADT; therefore per ECM 2.2.7.B.2 Paving Policy, the developer shall pave Lindbergh Rd up to Doolittle Rd with this phase.



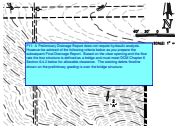
**Subject:** Image  
**Page Label:** 3  
**Author:** dsdlaforce  
**Date:** 1/7/2019 1:13:45 PM  
**Color:** ■

Min Centerline Radius is 200' for Urban Local. Revise or submit a deviation request for consideration by the County Engineer.



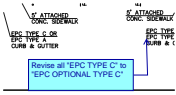
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdlaforce  
**Date:** 1/7/2019 1:56:14 PM  
**Color:** ■





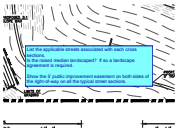
**Subject:** Text Box  
**Page Label:** 11  
**Author:** dsdlaforce  
**Date:** 1/7/2019 12:38:59 PM  
**Color:** ■

FYI: A Preliminary Drainage Report does not require hydraulic analysis. However be advised of the following criteria below as you prepare the subsequent Final Drainage Report. Based on the clear opening and the flow rate the box structure is defined as a bridge and must meet DCM Chapter 6 Section 6.4.2 below for allowable clearance. The existing debris flowline shown on the preliminary grading is over the bridge structure.



**Subject:** Callout  
**Page Label:** 12  
**Author:** dsdlaforce  
**Date:** 1/7/2019 12:41:52 PM  
**Color:** ■

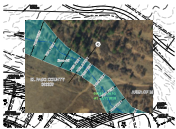
Revise all "EPC TYPE C" to "EPC OPTIONAL TYPE C"



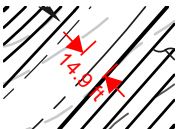
**Subject:** Text Box  
**Page Label:** 12  
**Author:** dsdlaforce  
**Date:** 1/7/2019 12:43:20 PM  
**Color:** ■

List the applicable streets associated with each cross sections.  
 Is the raised median landscaped? If so a landscape agreement is required.

Show the 5' public improvement easement on both sides of the right-of-way on all the typical street sections.



**Subject:** Image  
**Page Label:** 11  
**Author:** dsdlaforce  
**Date:** 1/7/2019 2:01:27 PM  
**Color:** ■



**Subject:** Length Measurement  
**Page Label:** 13  
**Author:** dsdlaforce  
**Date:** 1/7/2019 2:46:12 PM  
**Color:** ■

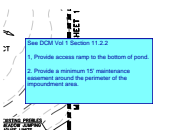
14.9 ft



**Subject:** Highlight  
**Page Label:** 13  
**Author:** dsdlaforce  
**Date:** 1/7/2019 2:46:51 PM  
**Color:** ■



**Subject:** Highlight  
**Page Label:** 14  
**Author:** dsdlaforce  
**Date:** 1/7/2019 2:49:01 PM  
**Color:** ■

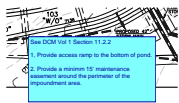


**Subject:** Text Box  
**Page Label:** 14  
**Author:** dsdlaforce  
**Date:** 1/7/2019 2:49:59 PM  
**Color:** ■

See DCM Vol 1 Section 11.2.2

- 1, Provide access ramp to the bottom of pond.
2. Provide a minimum 15' maintenance easement around the perimeter of the impoundment area.





**Subject:** Text Box  
**Page Label:** 13  
**Author:** dsdlaforce  
**Date:** 1/7/2019 2:50:11 PM  
**Color:** ■

See DCM Vol 1 Section 11.2.2

- 1, Provide access ramp to the bottom of pond.
2. Provide a minimum 15' maintenance easement around the perimeter of the impoundment area.



**Subject:** Callout  
**Page Label:** 14  
**Author:** dsdlaforce  
**Date:** 1/7/2019 3:21:30 PM  
**Color:** ■

Label centerline slope of the cul-de-sac.



**Subject:** Radius Measurement  
**Page Label:** 7  
**Author:** dsdlaforce  
**Date:** 1/8/2019 7:13:15 AM  
**Color:** ■

199.6 ft



**Subject:** Polylength Measurement  
**Page Label:** 7  
**Author:** dsdlaforce  
**Date:** 1/8/2019 7:14:31 AM  
**Color:** ■

801.3 ft



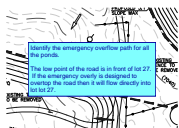
**Subject:** Callout  
**Page Label:** 7  
**Author:** dsdlaforce  
**Date:** 1/8/2019 7:15:31 AM  
**Color:** ■

Cul-de-sac length exceeds the maximum length of 750 feet. Revise.



**Subject:** Callout  
**Page Label:** 15  
**Author:** dsdlaforce  
**Date:** 1/8/2019 7:27:41 AM  
**Color:** ■

Provide a pond ID for each pond.  
ex.  
"Proposed Full Spectrum Detention Basin Pond C."



**Subject:** Text Box  
**Page Label:** 15  
**Author:** dsdlaforce  
**Date:** 1/8/2019 7:27:59 AM  
**Color:** ■

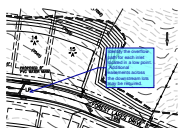
Identify the emergency overflow path for all the ponds.

The low point of the road is in front of lot 27. If the emergency overly is designed to overtop the road then it will flow directly into lot lot 27.



**Subject:** Callout  
**Page Label:** 15  
**Author:** dsdlaforce  
**Date:** 1/8/2019 7:28:58 AM  
**Color:** ■

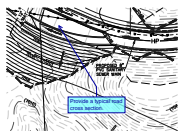
label the centerline slope.



**Subject:** Callout  
**Page Label:** 15  
**Author:** dsdlaforce  
**Date:** 1/8/2019 7:31:29 AM  
**Color:** ■

Identify the overflow path for each inlet located in a low point. Additional easements across the downstream lots may be required.





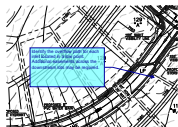
**Subject:** Callout  
**Page Label:** 15  
**Author:** dsdlaforce  
**Date:** 1/8/2019 7:32:42 AM  
**Color:** ■

Provide a typical road cross section.



**Subject:** Callout  
**Page Label:** 15  
**Author:** dsdlaforce  
**Date:** 1/8/2019 7:33:49 AM  
**Color:** ■

include "to be removed"



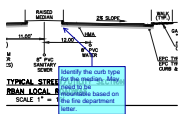
**Subject:** Callout  
**Page Label:** 13  
**Author:** dsdlaforce  
**Date:** 1/8/2019 7:36:52 AM  
**Color:** ■

Identify the overflow path for each inlet located in a low point. Additional easements across the downstream lots may be required.



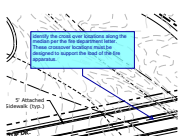
**Subject:** Callout  
**Page Label:** 12  
**Author:** dsdlaforce  
**Date:** 1/8/2019 7:53:33 AM  
**Color:** ■

Parking is permitted on urban local roads. Based on the Fire Department letter the roadway must be widened by an additional 9 feet on both sides to allow fire apparatus to flow freely alongside parked cars.



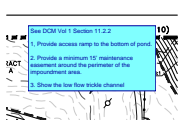
**Subject:** Callout  
**Page Label:** 12  
**Author:** dsdlaforce  
**Date:** 1/8/2019 7:54:43 AM  
**Color:** ■

Identify the curb type for the median. May need to be mountable based on the fire department letter.



**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdlaforce  
**Date:** 1/8/2019 7:57:58 AM  
**Color:** ■

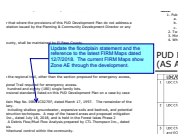
identify the cross over locations along the median per the fire department letter. These crossover locations must be designed to support the load of the fire apparatus.



**Subject:** Text Box  
**Page Label:** 15  
**Author:** dsdlaforce  
**Date:** 1/8/2019 9:29:25 AM  
**Color:** ■

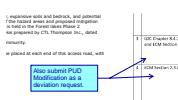
See DCM Vol 1 Section 11.2.2

1. Provide access ramp to the bottom of pond.
2. Provide a minimum 15' maintenance easement around the perimeter of the impoundment area.
3. Show the low flow trickle channel



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 12/27/2018 1:35:57 PM  
**Color:** ■

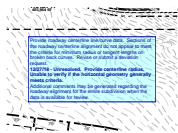
Update the floodplain statement and the reference to the latest FIRM Maps dated 12/7/2018. The current FIRM Maps show Zone AE through the development.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 12/27/2018 2:33:31 PM  
**Color:** ■

Also submit PUD Modification as a deviation request.





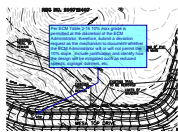
**Subject:** Text Box  
**Page Label:** 3  
**Author:** dsdlaforce  
**Date:** 12/27/2018 2:41:02 PM  
**Color:** ■

Provide roadway centerline line/curve data. Sections of the roadway centerline alignment do not appear to meet the criteria for minimum radius or tangent lengths on broken back curves. Revise or submit a deviation request.  
 12/27/18 - Unresolved. Provide centerline radius. Unable to verify if the horizontal geometry generally meets criteria.  
 Additional comments may be generated regarding the roadway alignment for the entire subdivision when the data is available for review.



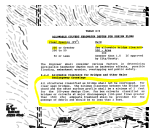
**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdlaforce  
**Date:** 12/27/2018 3:02:13 PM  
**Color:** ■

Replace the curb returns with a driveway ramp.



**Subject:** Callout  
**Page Label:** 10  
**Author:** dsdlaforce  
**Date:** 12/27/2018 4:03:36 PM  
**Color:** ■

Per ECM Table 2-15 10% max grade is permitted at the discretion of the ECM Administrator; therefore, submit a deviation request as the mechanism to document whether the ECM Administrator will or will not permit the 10% slope. Include justification and identify how the design will be mitigated such as reduced speeds, signage, barriers, etc.

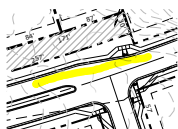


**Subject:** Image  
**Page Label:** 11  
**Author:** dsdlaforce  
**Date:** 12/27/2018 4:36:11 PM  
**Color:** ■

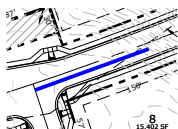


**Subject:** Text Box  
**Page Label:** 11  
**Author:** dsdlaforce  
**Date:** 12/27/2018 4:46:56 PM  
**Color:** ■

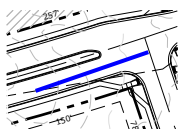
Show the defined FEMA Base Flood Elevations (BFE) along the 100yr floodplain. Based on the FIRM Map it looks like the BFE at the culvert is around 7064 which is near the road finished grade.  
 Per DCM 6.4.2 the minimum clearance between the bridge low chord and the water surface profile shall be a minimum of 2 feet for the 100-year design flow.



**Subject:** Highlight  
**Page Label:** 3  
**Author:** dsdlaforce  
**Date:** 12/27/2018 4:49:34 PM  
**Color:** ■



**Subject:** Line  
**Page Label:** 3  
**Author:** dsdlaforce  
**Date:** 12/27/2018 4:50:51 PM  
**Color:** ■



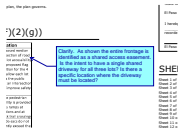
**Subject:** Line  
**Page Label:** 3  
**Author:** dsdlaforce  
**Date:** 12/27/2018 4:50:51 PM  
**Color:** ■





**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdlaforce  
**Date:** 12/27/2018 4:56:22 PM  
**Color:** ■

Reconfigure the intersection. Per ECM 2.5.6.J.4 raised medians may be placed in local roadways; however lanes on one side of the intersection must align with the correct lanes on the opposite side of the intersection. The transition seems too abrupt. Review the other intersection to the west.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 12/27/2018 5:02:18 PM  
**Color:** ■

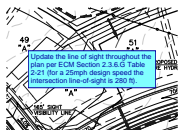
Clarify. As shown the entire frontage is identified as a shared access easement. Is the intent to have a single shared driveway for all three lots? Is there a specific location where the driveway must be located?



**Subject:** Highlight  
**Page Label:** 11  
**Author:** dsdlaforce  
**Date:** 12/27/2018 5:06:43 PM  
**Color:** ■

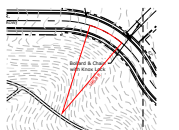


**Subject:** Highlight  
**Page Label:** 11  
**Author:** dsdlaforce  
**Date:** 12/27/2018 5:06:45 PM  
**Color:** ■



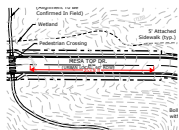
**Subject:** Text Box  
**Page Label:** 11  
**Author:** dsdlaforce  
**Date:** 12/27/2018 5:07:50 PM  
**Color:** ■

Update the line of sight throughout the plan per ECM Section 2.3.6.G Table 2-21 (for a 25mph design speed the intersection line-of-sight is 280 ft).



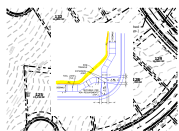
**Subject:** Radius Measurement  
**Page Label:** 5  
**Author:** dsdlaforce  
**Date:** 12/27/2018 5:08:49 PM  
**Color:** ■

196.8 ft

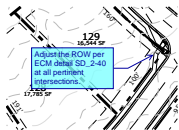


**Subject:** Length Measurement  
**Page Label:** 5  
**Author:** dsdlaforce  
**Date:** 12/27/2018 5:09:40 PM  
**Color:** ■

253.8 ft



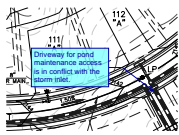
**Subject:** Image  
**Page Label:** 6  
**Author:** dsdlaforce  
**Date:** 12/27/2018 5:17:23 PM  
**Color:** ■



**Subject:** Callout  
**Page Label:** 6  
**Author:** dsdlaforce  
**Date:** 12/27/2018 5:17:54 PM  
**Color:** ■

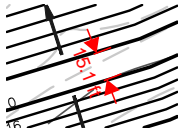
Adjust the ROW per ECM detail SD\_2-40 at all pertinent intersections.





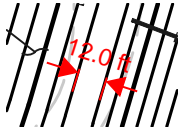
**Subject:** Callout  
**Page Label:** 13  
**Author:** dsdlaforce  
**Date:** 12/27/2018 5:21:53 PM  
**Color:** ■

Driveway for pond maintenance access is in conflict with the storm inlet.



**Subject:** Length Measurement  
**Page Label:** 13  
**Author:** dsdlaforce  
**Date:** 12/27/2018 5:22:15 PM  
**Color:** ■

15.1 ft



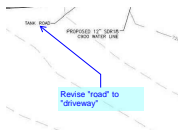
**Subject:** Length Measurement  
**Page Label:** 14  
**Author:** dsdlaforce  
**Date:** 12/27/2018 5:24:35 PM  
**Color:** ■

12.0 ft

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Daniel Torres (1)

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**Subject:** Callout  
**Page Label:** 9  
**Author:** Daniel Torres  
**Date:** 1/8/2019 11:38:23 AM  
**Color:** ■

Revise "road" to "driveway"