

A. Applicability:
These standards shall apply to all property contained in Forest Lakes Phase 2 Planned Unit Development (PUD). These guidelines shall govern the land use, the dimensional zoning regulations and, along with the covenants, the regulatory process for determining compliance with the provisions of the Forest Lakes Phase 2 PUD.

B. Project Description:
Forest Lakes Phase 2 is a single-family residential development consisting of 180 single family lots located in El Paso County.

D. Development Standards for residential lots. (see lot typicals on this sheet)

TYPE A

- Maximum Lot Coverage: Fifty-five (55) percent.
- Minimum Lot Size: 8,400 s.f.
- Maximum Building Height: Thirty (30) feet.
- Minimum Lot Width at Building Setback Line: Seventy (70) feet, unless otherwise shown on plans.
- Minimum Lot Depth: One Hundred twenty (120) feet.
- Setback Requirements (measured from R.O.W.):
 - Front Yard: Fifteen (15) feet.
 - Attached/Detached Garage: Twenty (20) feet from back of sidewalk to front-loaded garage. Ten (10) feet from property line to side-loaded garage.
 - Side Yard: Five (5) feet.
 - Corner Lot: The side yard setback adjacent to the right-of-way shall be Ten (10) feet. Standard side yard setback applies adjacent to a tract.
 - Rear Yard: Twenty (20) feet.

TYPE B

- Maximum Lot Coverage: Fifty-five (55) percent.
- Minimum Lot Size: 6,000 s.f.
- Maximum Building Height: Thirty (30) feet.
- Minimum Lot Width at Building Setback Line: Eighty (80) feet, unless otherwise shown on plans.
- Minimum Lot Depth: One Hundred Twenty (120) feet.
- Setback Requirements (measured from R.O.W.):
 - Front Yard: Fifteen (15) feet.
 - Attached/Detached Garage: Twenty (20) feet from front property line to front-loaded garage. Ten (10) feet from property line to side-loaded garage.
 - Side Yard: Five (5) feet.
 - Corner Lot: The side yard setback adjacent to the right-of-way shall be Ten (10) feet. Standard side yard setback applies adjacent to a tract.
 - Rear Yard: Twenty (20) feet.

TYPE C (Estate Lots)

- Maximum Lot Coverage: None
- Minimum Lot Size: 1 Acre
- Maximum Building Height: Thirty (30) feet.
- Minimum Lot Width at Building Setback Line: One hundred fifty (150) feet, unless otherwise shown on plans.
- Minimum Lot Depth: Two hundred (200) feet.
- Setback Requirements (measured from R.O.W.):
 - Front Yard: Twenty five (25) feet.
 - Side Yard: Fifteen (15) feet.
 - Corner Lot: The side yard setback adjacent to the right-of-way shall be Ten (10) feet. Standard side yard setback applies adjacent to a tract.
 - Rear Yard: Thirty (30) feet.

WATER TANK

- Diameter: 40'
- Height: 28.68'
- Fence: 6' around perimeter

Note: Where a conflict arises between these development standards and what is depicted on the Plan, the Plan governs.

E. Lot Sizes:

1. The PUD Development/Preliminary Plan and the Plat establish the lot sizes for each lot.
2. Following initial subdivision, no vacations and replats shall be allowed if these would result in the addition of lots in a manner not fully consistent with the PUD Development/Preliminary Plan.
3. Minor adjustments to lot lines and tract areas can be made with the Final Plats without requiring an amendment to this PUD Development/Preliminary Plan.

- F. Streets:**
Streets within Forest Lakes Phase 2 provide general vehicular circulation throughout the development. Streets shall be publicly owned and maintained. Construction will be to El Paso County Standards except where PUD modifications and deviations are approved by the County. All Streets shall be paved with curb and gutter.
- G. Architectural Control Committee Review/Covenants:**
Covenants for Forest Lakes Phase 2 will be created by separate documents and recorded prior to final plat. The Covenants establish rules and regulations for the property within the subdivisions and establish the governance mechanism of the subdivision, including the creation of the Architectural Control Committee.
- H. Authority:**
The authority for this PUD Development Plan is Chapter 4.2 (Planned Unit Development District) of the El Paso County Land Development Code. The Authority for Chapter 4.2 of the El Paso County Land Development Code is the Colorado Planned Unit Development Act of 1972.
- I. Adoption:**
The Adoption of this PUD Development Plan shall evidence the findings and decision of the Board of El Paso County Commissioners that this PUD Development Plan for Forest Lakes Phase 2 is in general conformity with the El Paso County Master Plan, is authorized by the provisions of Chapter 4.2 of the Land Development Code and this PUD Development Plan complies with the Colorado Planned Unit Development Act of 1972, as amended.
- J. Relationship to County Regulations:**
The provisions of this PUD Development Plan shall prevail and govern the development of Forest Lakes Phase 2, provided, however that where the provisions of this PUD Development Plan do not address a provision subject to, or related to, the provisions of the El Paso County Land Development Code, as amended, any determination or interpretation issued by the Planning & Community Development Director or any other applicable resolutions or regulations of El Paso County, shall be applicable.

General Notes:

1. All public streets shall be constructed to El Paso County standards, dedicated to El Paso County, and upon acceptance by El Paso County, shall be maintained by El Paso County.
2. Right-of-way interval shown on plan is generally two (2) feet.
3. Public utility/drainage easements shall be provided on all lots as follows:
 - a. Front: ten (10) feet
 - b. Side: five (5) feet
 - c. Rear: seven and one-half (7.5) feet
 - d. Streets: Ten (10) feet easement along all areas when front easement is not appropriate.
 - e. Subdivision Perimeter: Twenty (20) feet
4. A .25' easement will be provided to El Paso County for the proposed County Regional Trail with Final Plats. The County will maintain the regional trail, other than the section proposed for emergency access, which will be maintained by the Forest Lakes Metropolitan District.
5. All open space/trail/landscape tracts shall be limited to non-motorized use only, other than the section of the proposed County Regional Trail required for emergency access.
6. Development of the property shall be in accordance with the approved PUD Development Plan and shall be limited to a total of one hundred and eighty (180) single family lots.
7. The Planning and Community Development Director shall have the approval to grant an administrative variance of up to 20% of dimensional standards listed on this PUD Development Plan on a case by case basis.
8. Floodplain Statement: Portions of the site adjacent to Beaver Creek and North Beaver Creek are within Zone A of the FEMA Floodplain Map No. 08041C0270F, dated March 17, 1997. The remainder of the site is not within a flood zone outside the FEMA Floodplain Map.
9. Geologic Hazards Disclosure Statement: Areas of the proposed subdivision have been found to 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, grading, proper engineering design, and construction techniques. A map of the hazard areas and proposed mitigation measures can be found in the Environmental and Preliminary Geotechnical Investigation prepared by CTL Thompson Inc., dated July 18, 2018, and is held in the Forest Lakes Phase 2 PUD/Preliminary Plan Amendment File (PUPSP-18-001) at the El Paso County Planning and Community Development Department. A Debris Flow/Mud Flow Analysis prepared by CTL Thompson Inc., dated August 6, 2018 is also held in this file. The proposed lot layout and drainage design addresses the recommendations of that analysis.
10. Forest Lakes Phase 2 will be annexed into the existing Forest Lakes Home Owners Association, which will enforce covenants and architectural control within the community.
11. All tracts will be owned (and where required) maintained by the Forest Lakes Metropolitan District.
12. A section of the proposed County Regional Trail, as noted on the PUD/Preliminary Plan, will also function as an emergency access road. Bollards and chains will be placed at each end of this access road, with Knox Lock access for the Fire Department.
13. Existing vegetation to be cleared in accordance with recommendations of the Wildlife Hazard & Mitigation Report.
14. Sight distance triangle easements will be identified on future Final Plats if site visibility lines encroach on private lots.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, AND THE SOUTHEAST QUARTER OF SECTION 29 ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 4 REBAR AND RED PLASTIC SURVEYORS CAP STAMPED "ROCKWELL PLS 19586" ASSUMED TO BEAR N89°29'26"W, A DISTANCE OF 3103.31 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE, ON THE WESTERLY BOUNDARY OF SAID FOREST LAKES FILING NO. 1, THE FOLLOWING (17) SEVENTEEN COURSES:

1. S04°27'43"E, A DISTANCE OF 339.79 FEET;
2. S38°59'42"W, A DISTANCE OF 180.21 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHICHS CENTER BEARS N21°35'30"E, HAVING A DELTA OF 01°06'06", A RADIUS OF 370.00 FEET AND A DISTANCE OF 11.11 FEET TO A POINT OF REVERSE CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 31°25'41", A RADIUS OF 330.00 FEET AND A DISTANCE OF 181.01 FEET TO A POINT OF REVERSE CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 32°16'24", A RADIUS OF 120.00 FEET AND A DISTANCE OF 67.59 FEET TO A POINT OF TANGENT;
6. S70°21'22"E, A DISTANCE OF 52.28 FEET TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 27°30'55", A RADIUS OF 215.00 FEET AND A DISTANCE OF 103.25 FEET TO A POINT OF TANGENT;
8. S42°50'27"E, A DISTANCE OF 31.85 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 47°22'46", A RADIUS OF 110.00 FEET AND A DISTANCE OF 90.96 FEET TO A POINT OF TANGENT;
10. N89°46'48"E, A DISTANCE OF 30.97 FEET TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 72°40'04", A RADIUS OF 70.00 FEET AND A DISTANCE OF 88.78 FEET TO A POINT OF TANGENT;
12. N17°06'44"E A DISTANCE OF 29.40 FEET;
13. S72°53'16"E, A DISTANCE OF 60.00 FEET;
14. S17°06'44"W, A DISTANCE OF 29.40 FEET TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 46°47'45", A RADIUS OF 130.00 FEET AND A DISTANCE OF 106.18 FEET TO A POINT OF TANGENT;
16. S26°02'29"E, A DISTANCE OF 239.56 FEET;
17. S16°10'29"W, A DISTANCE OF 383.49 FEET TO THE SOUTHWESTELY CORNER OF SAID FOREST LAKES PILING NO. 1;

THENCE 502°39'14"E, A DISTANCE OF 1236.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11N, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
THENCE S88°58'38"W, ON SAID SOUTH LINE, A DISTANCE OF 913.60 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28;
THENCE S88°58'38"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1331.94 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28;

THENCE S89°10'18"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO A DISTANCE OF 2620.81 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 29;
THENCE N00°13'11"E, ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 2671.51 FEET TO THE CENTER QUARTER OF SAID SECTION 29;

THENCE N89°40'43"E, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 2638.56 FEET TO THE WEST QUARTER CORNER OF SECTION 28;
THENCE N89°29'26"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1718.18 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 287.000 ACRES.

LOT TYPICAL

Diagram of Type A Lot: A rectangular lot measuring 120' wide by 70' deep. The minimum area is 8,400 sf. The lot has a 20' rear setback, a 15' front setback, and a 5' side setback.

TYPE A LOT
LOTS: 8, 12-33, 35-50,
54, 56-65, 67, 69-74, 79-84,
108, 111-115, 118-123, 147,
149, 151, 153, 160-180

Diagram of Type B Lot: A rectangular lot measuring 120' wide by 80' deep. The minimum area is 9,600 sf. The lot has a 20' rear setback, a 15' front setback, and a 5' side setback.

TYPE B LOT
LOTS: 4-6, 9-11, 34, 51-53,
55, 66, 68, 75-78, 85-107,
109-110, 116-117, 124-140,
144-146, 148, 150, 152,
155-159

Diagram of Type C Lot (Estate Lots): A rectangular lot measuring 150' wide by 150' deep. The minimum area is 1 AC. The lot has a 30' rear setback, a 25' front setback, and a 15' side setback.

TYPE C LOT (ESTATE LOTS)
LOTS: 1-3, 7, 141-143
(*Lot dimensions vary and are in
shapes)

Note:

1. Public utility/drainage easements shall be provided on all lots as follows:
 - a. Front: ten (10) feet
 - b. Side: five (5) feet
 - c. Rear: seven and one-half (7.5) feet.
2. Twenty (20) feet from back of sidewalk to front-loaded garage.
3. Minimum ten (10) foot front setback to side-loaded garage on all lot types.
4. Where a conflict arises between these development standards and what is depicted on the plan, the plan governs.

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 turning 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 2.3.2.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 Trail Way cul-de-sacs exceed 750 feet	The cul-de-sacs do not significantly decrease the standard length and both serve less than 25 lots. The Fire Dept. has reviewed and approved the site layout.

A site map showing the location of Phase 2 of the Lindbergh Station. The map includes Lindbergh Rd. to the north, Spaatz Rd. to the east, Hay Creek Rd. to the south, and Old Denver Rd. to the west. A north arrow is in the top right corner. A scale bar indicates 1 inch equals 25 feet. The 'SITE' is marked with a hatched rectangle labeled 'PHASE 2'.

Property Owner:
Forest Lakes Residential Development #2 LLC
1111 Main Street, Suite 1600
Kansas City, MO 64105
(312) 543-1903

• Existing Zoning:	PUD
• Approved Plan:	Forest Lakes Preliminary Plan/PUD 2001
• Tax ID Number:	2810000433
• Total Area:	78,000 AC
• Number of Lots :	180 Total
• Total Lot Area:	78.00 AC
• Average Lot Size:	18,875 SF (12,043 SF without lots 1-4 & 178-180)
• Minimum Lot Size:	8,400 SF
• Minimum Lot Width:	70' at front setback, unless otherwise shown on plans.
• Minimum Lot Depth:	120'
• Gross Density:	0.63 DU/AC
• Net Density:	2.31 DU/AC
• R.O.W.:	17.73 AC (6%)
• Total Open Space:	192.27 AC (67%)
• Maximum Building Height:	30 Feet
• Maximum Lot Coverage	55%

ISSUE	PROVIDER / MAINTENANCE	AVAILABILITY / AMOUNT
STUDENT GENERATION		180 SF Dwelling Units
Elementary School (.34/DU): 61	School District 38	
Middle School (.16/DU): 29	School District 38	
High School (.20/DU): 36	School District 38	
TOTAL: 126		
WATER PROVIDER	Forest Lakes Metropolitan District	(See Water Resources Report)
WASTEWATER PROVIDER	Forest Lakes Metropolitan District	(See Wastewater Report)
ELECTRICITY PROVIDER	Mountain View Electric Association	
NATURAL GAS PROVIDER	Black Hills Energy	
FIRE PROTECTION PROVIDER	Tri-Lakes Monument Fire Protection District	
EMERGENCY SERVICES		
Ambulance:	El Paso County	
Police:	El Paso County Sheriff	
RECREATION ACREAGE		
Open Space:	Forest Lakes Metropolitan District	191.27 acres
Parks:	Forest Lakes Metropolitan District	N/A
Trails:	Forest Lakes Metropolitan District	N/A
Private Open Areas:	Forest Lakes Metropolitan District	N/A

Name of Landowner _____

Landowner's Signature, notarized _____

Ownership Certification

I/we _____ a (one of the following: *qualified title insurance company, title company, title attorney, or attorney at law*) duly qualified, insured, or licensed by the State of _____, do hereby certify that i/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by _____ at the time of this application.

Notarized Signature _____

OR Name of Attorney and registration number _____

This rezoning request to PUD has been reviewed and found to be complete and in accordance with the _____ (Board resolution or motion #) _____ (date) approving the PUD and all applicable El Paso County regulations.

President, Board of County Commissioners	Date
Director, Planning & Community Development	Date

State of Colorado)
)ss.
El Paso County)

I hereby certify that this Plan was filed in my office on this _____(day) of _____(month), 20____ at _____o'clock a.m./p.m. and was recorded per Reception No. _____.

El Paso County Clerk and Recorder

Sheet 1 of 15	Cover Page
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PROJECT INFO

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

ISSUE INFO

REVISION	DATE	BY	REASON
1	10/10/2018	10/10/2018	10/10/2018

SHEET TITLE

2 OF 15

PUDSP-18-001



1.	7132808003 Lois Button-Gonzalez & Xaver Gonzalez 3915 Spaatz Rd Monument, CO 80132	15.	7132002002 Mark G. & Lisa M. Difalco Trust 4280 Chevron Dr Highland, MI 48356
2.	7132808004 Brian L. & Alicia M. Johnson 3915 Spaatz Rd Monument, CO 80132	16.	7132002001 Iwan and Margerite Kosta 2569 Diamondback Dr. Colorado Springs, CO 80921
3.	7132808005 Clinton L. & Michelle A. Heintzelman 3985 Spaatz Rd Monument, CO 80132	17.	7132001005 Adnet Living Trust & Adnet Jacques J. P. Trust 4160 Diamondback Dr. Colorado Springs, CO 80921
4.	7132808005 David Christopher Milodragovich & Reba Elaine Milodragovich 4045 Spaatz Rd. Monument, CO 80132	18.	7133001004 Jean & George H. Hammond 4110 Plateau Dr. Colorado Springs, CO 80921
5.	7132808007 Shawn A. Morris & Mary F. Morris 4125 Spaatz Rd Monument, CO 80132	19.	7133001003 Aaron M. & Joye M. Barkley 208 Locust Ave. Willow Grove, PA 19090
6.	7132808008 Deborah L. Doty Living Trust 4185 Spaatz Rd Monument, CO 80132	20.	7133001002 Anjie E. Letter 4020 Plateau Dr. Colorado Springs, CO 80921
7.	7100000275 Timothy R. Peterson Trust PO Box 2459 Monument, CO 80132	21.	7133001001 Gary L. & Laurie A. Mills 3990 Plateau Dr. Colorado Springs, CO 80921
8.	7100000187 Timothy R. Peterson Trust 4270 Spaatz Rd. Monument, CO 80132	22.	7100000429 c/o Jane Dickinson Forest Lakes L.C. 1111 Main St. Ste. 1600 Kansas City, MO 64105
9.	7100000222 c/o General Services Admin United States Government Washington, DC 20405	23.	7132809019 Steven Lacasse & Laia Oliveira-Lacasse 400 Hobron Ln. #3311 Honolulu, HI 96815
10.	7100000217 Forest Service Department of Agriculture United States of America Washington, DC 20405	24.	7132809001 Thomas J. & Ann B. Lennon 3905 Mesa Top Dr. Monument, CO 80912
11.	7132002027 Daniel R. & Susan E. Irey 4585 Diamondback Dr. Colorado Springs, CO 80921	25.	7132809002 John D. & Kerstin E. Sargent 5705 Pioneer Mesa Dr. Colorado Springs, CO 80923
12.	7132002028 James C. Dwyer Jr. & Nancy L. Dwyer 4555 Diamondback Dr. Colorado Springs, CO 80921	26.	7132808011 Patrick P. & Karli A. Harrington 9124 Dome Rock Pl. Colorado Springs, CO 80924
13.	7132002004 William B. Fitzpatrick 4515 Diamondback Dr. Colorado Springs, CO 80921	27.	7132808010 Ronald J. & Cheryl M. Shouse 8866 Country Creek Rd. Colorado Springs, CO 80924
14.	7132002003 Carol A. Johnson 4465 Diamondback Dr. Colorado Springs, CO 80921	28.	7132808009 Forest Lakes Metropolitan District 2 N Cascade Ave Ste. 1286 Colorado Springs, CO 80903

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

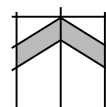


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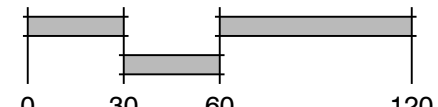


Legend:

- Property Line
- 100 Year Floodplain
- Wetland

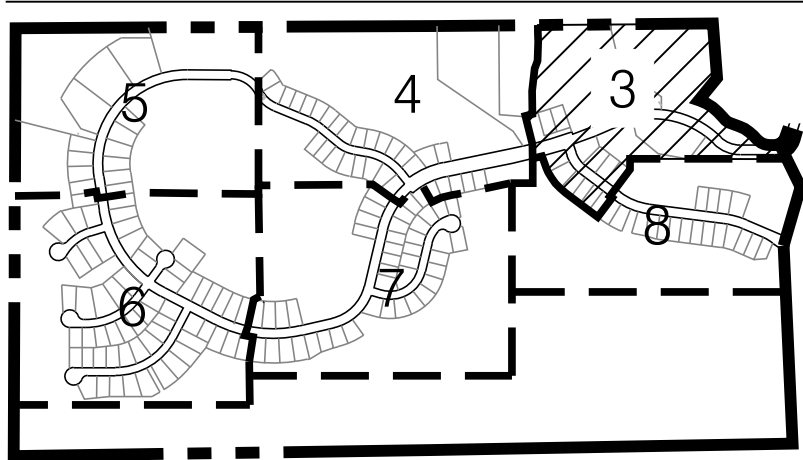


NORTH



SCALE: 1" = 60'

KEY MAP



N.T.S.

Land Planning
Landscape
Architecture
Urban Design

NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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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

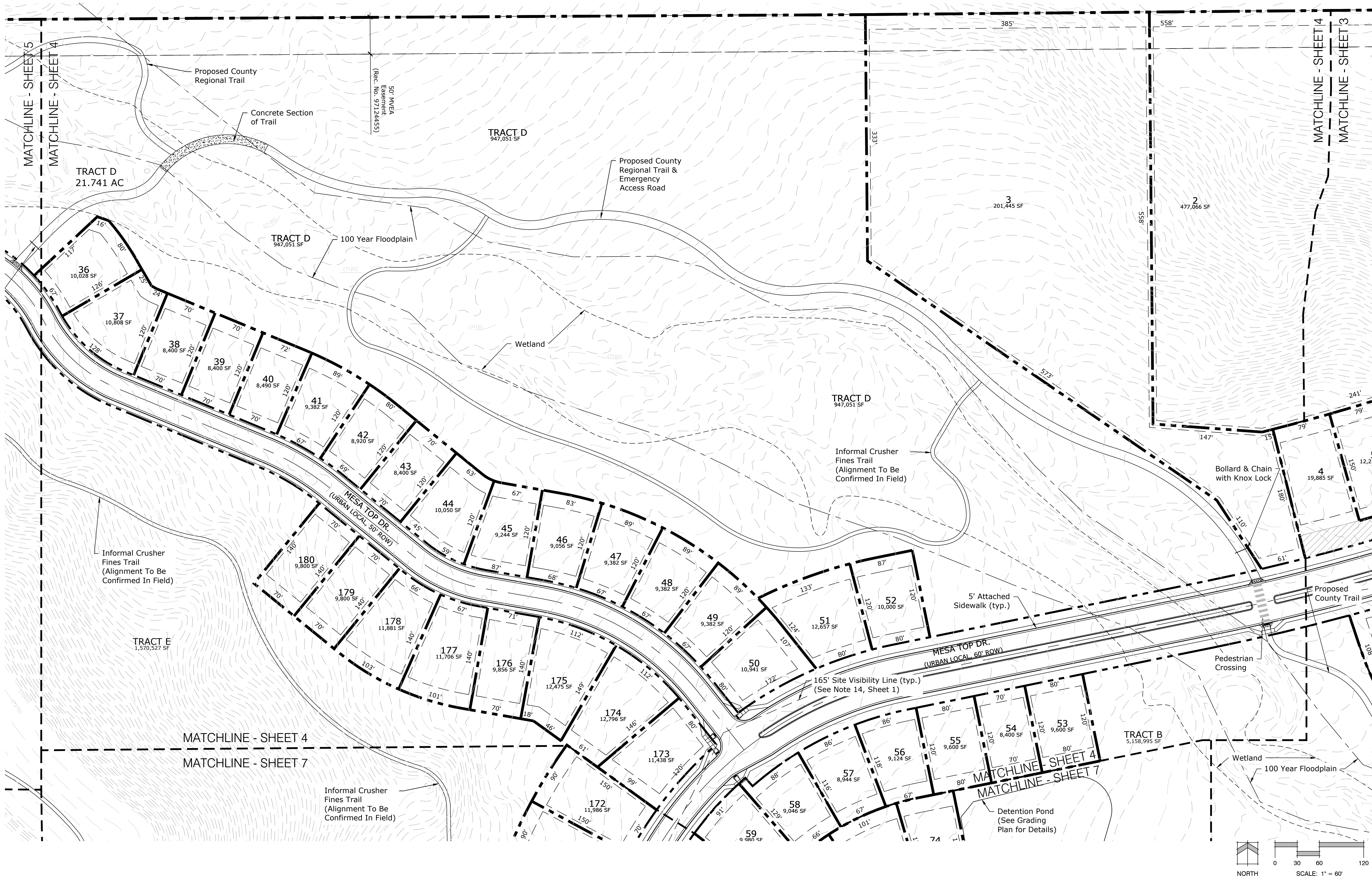
PRELIMINARY
SITE PLAN

3

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PUDSP-18-001

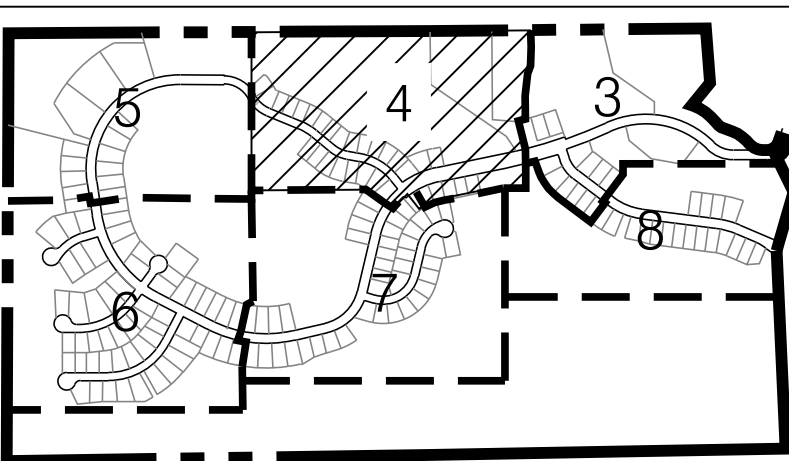
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Legend:

- Property Line
- 100 Year Floodplain
- Wetland

KEY MAP



N.T.S.

Land Planning
Landscape
Architecture
Urban Design

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FOREST LAKES
PHASE 2

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

ENTITLEMENT

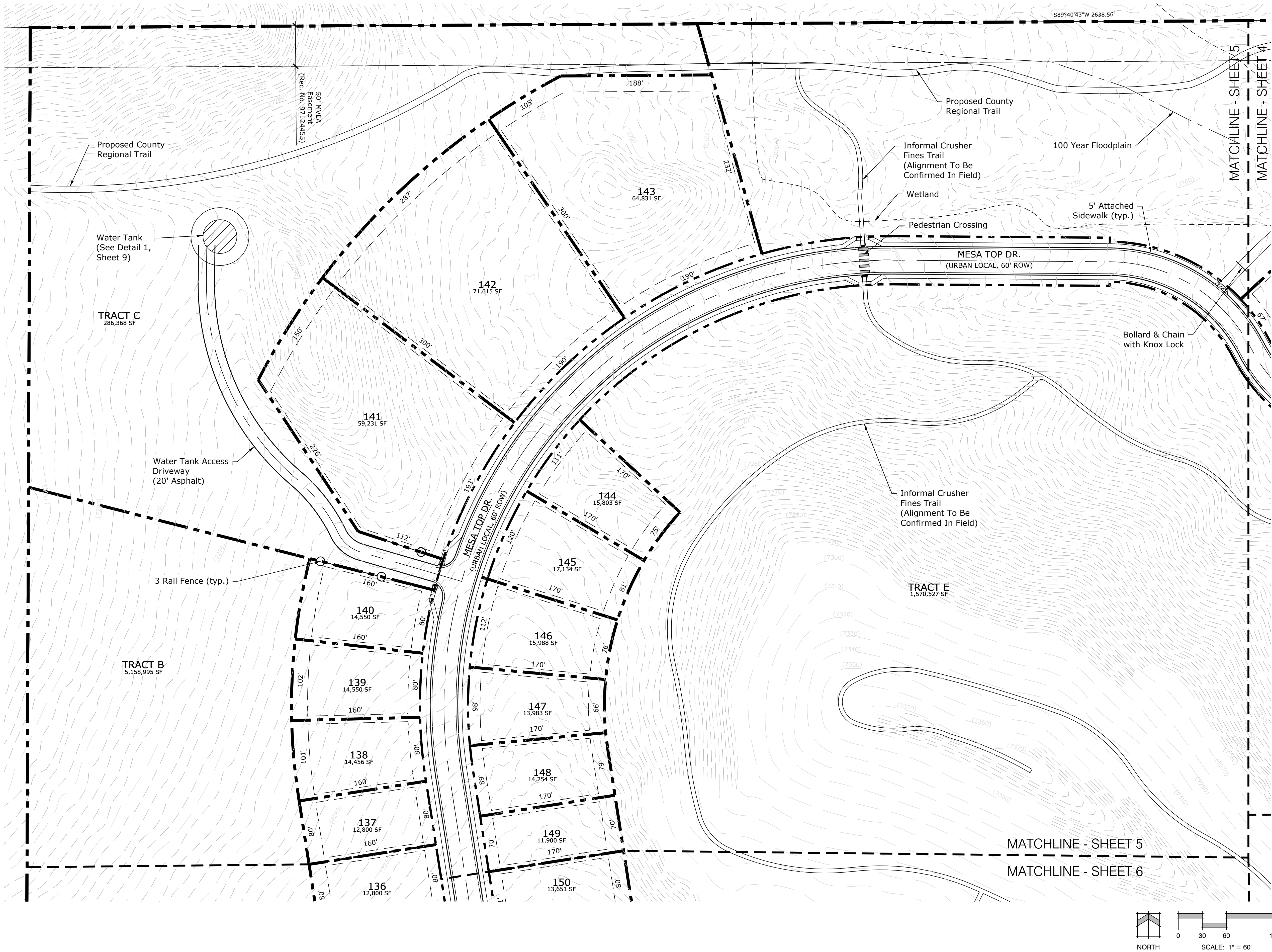
DATE: 12-10-18 BY: RS DESCRIPTION: PER COUNTY COMMENTS

PRELIMINARY
SITE PLAN

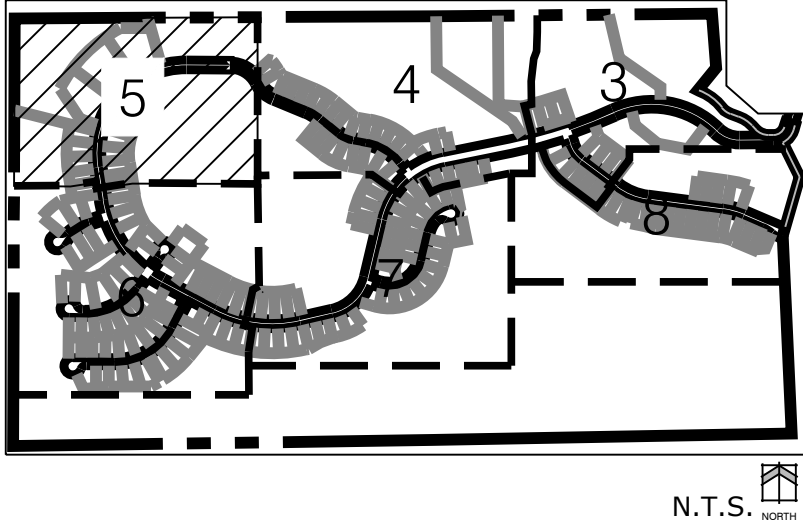
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4 OF 15

PUDSP-18-001

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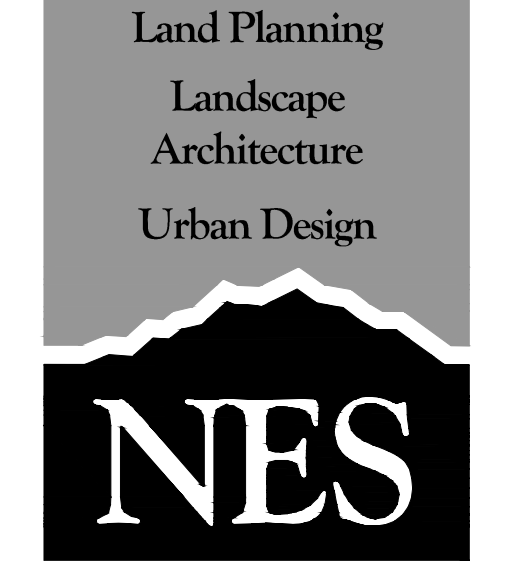


KEY MAP



Legend:

- Property Line
- 100 Year Floodplain
- 3 Rail Fence



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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

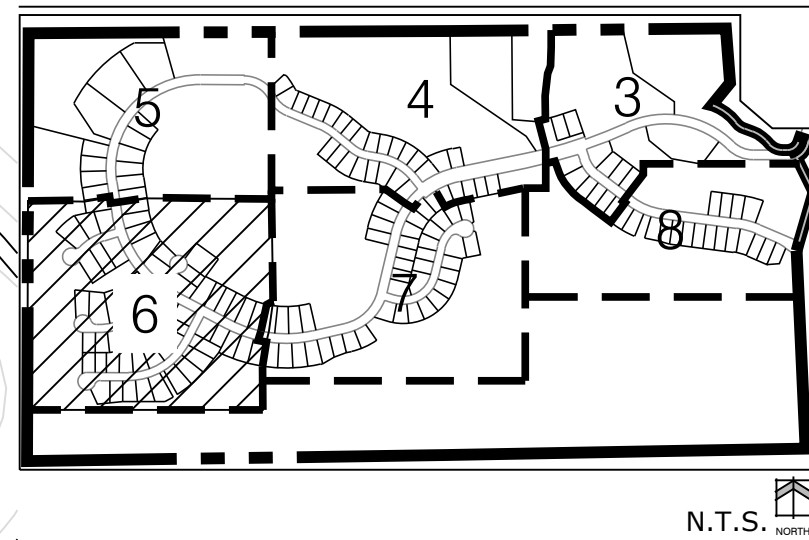
5
5 OF 15

PUDSP-18-001

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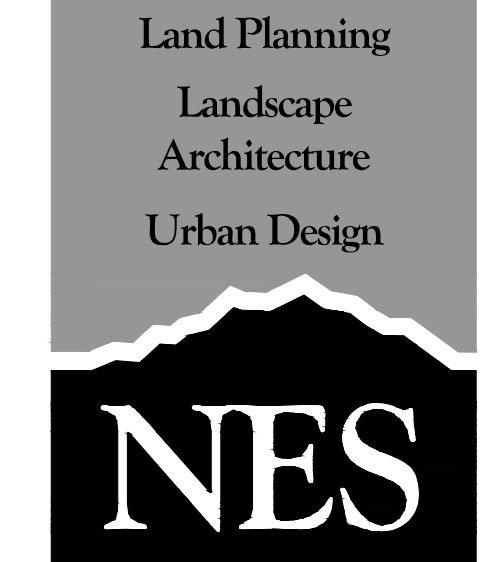
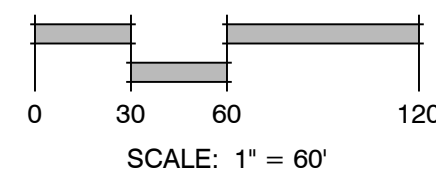


KEY MAP



Legend:

- Property Line
- PMJM Critical Habitat
- 3 Rail Fence



N.E.S. Inc.
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Tel. 719.471.0073
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

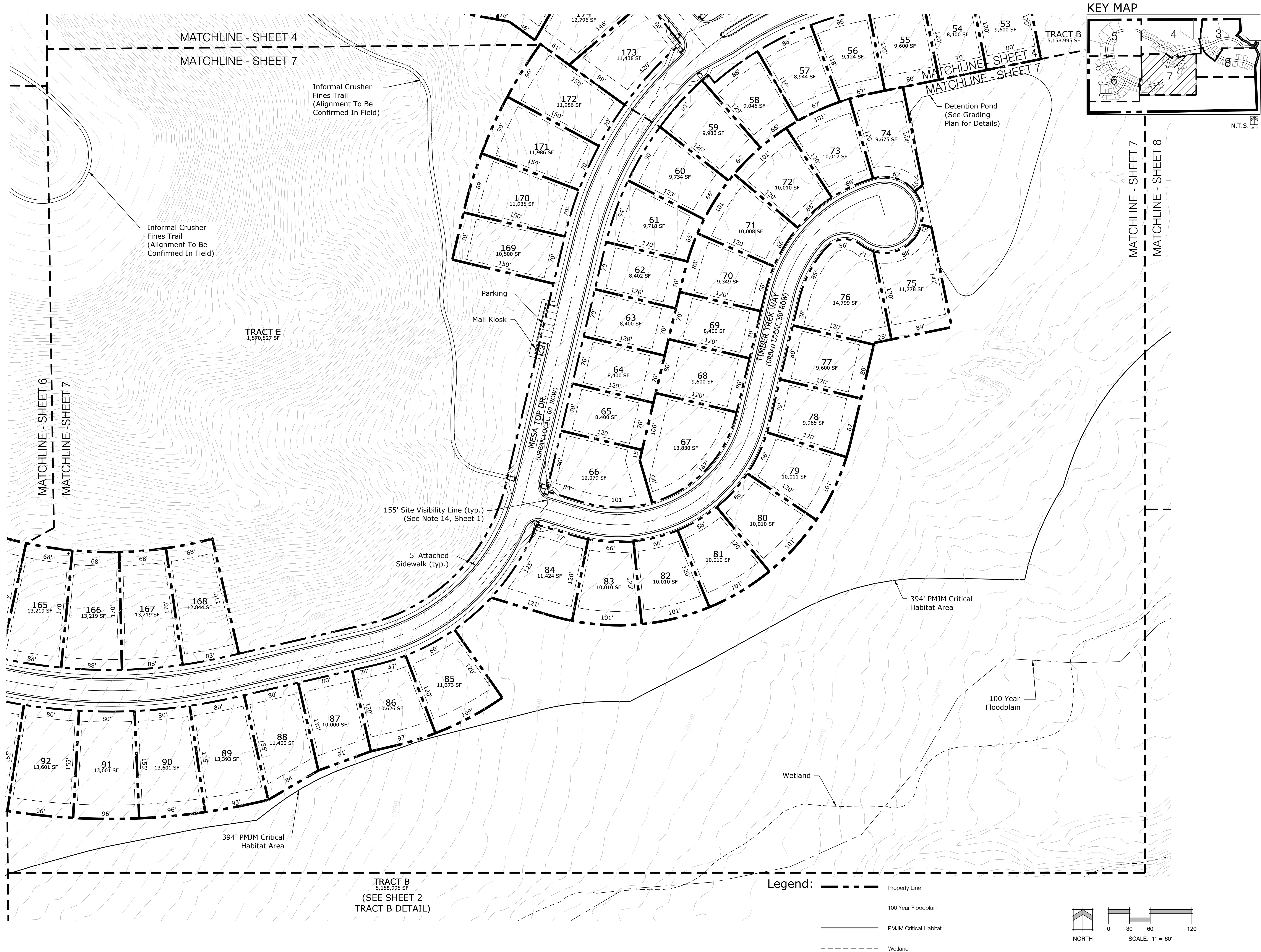
DATE: 12-10-18 BY: RS DESCRIPTION: PER COUNTY COMMENTS

PRELIMINARY SITE PLAN

6
6 OF 15

PUDSP-18-001

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IN ASSOCIATION WITH

FOREST LAKES
PHASE 2

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

ISSUE INFO

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

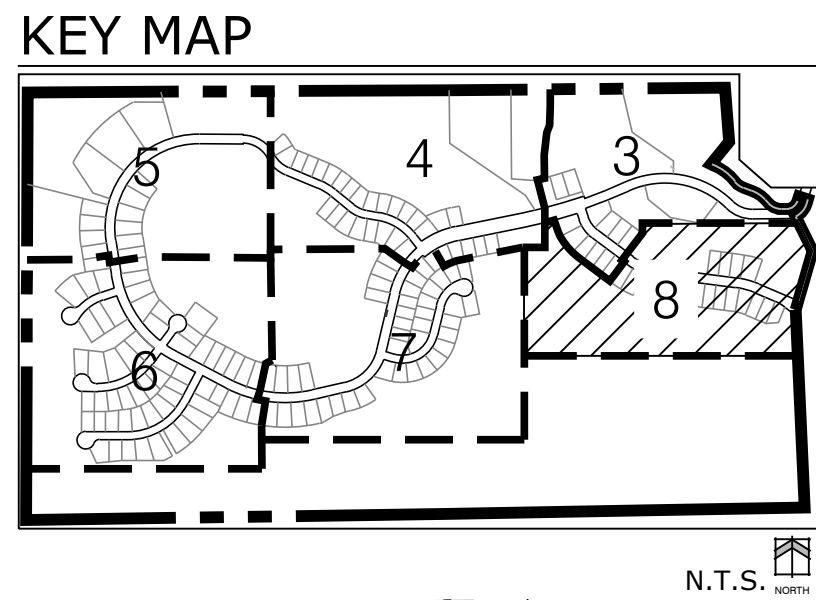
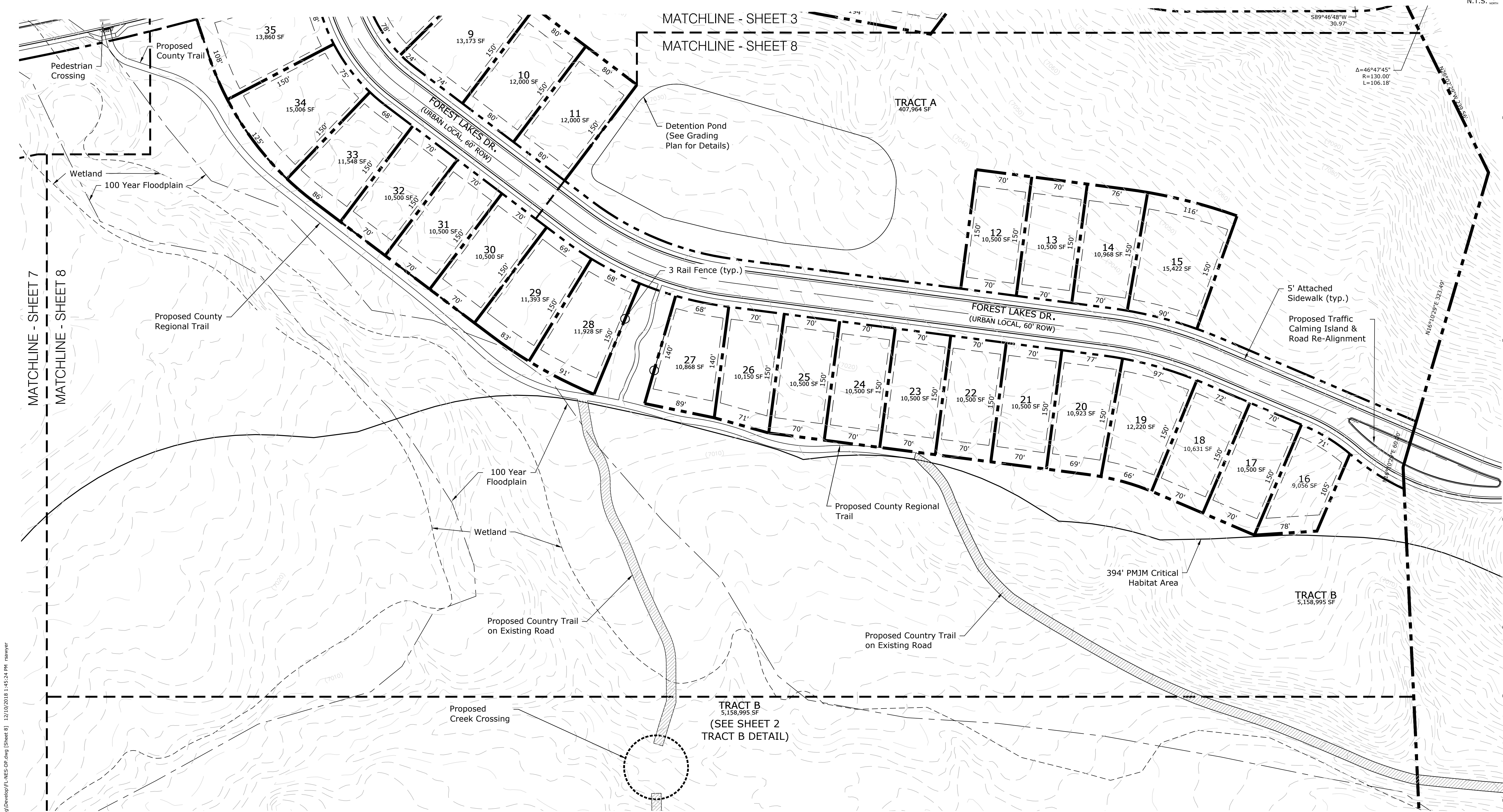
ISSUE / REVISION

SHEET TITLE
**PRELIMINARY
SITE PLAN**

SHEET NUMBER
7
OF 15

PROJECT NUMBER
PUDSP-18-001

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FOREST LAKES
PHASE 2

PROJECT INFO	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

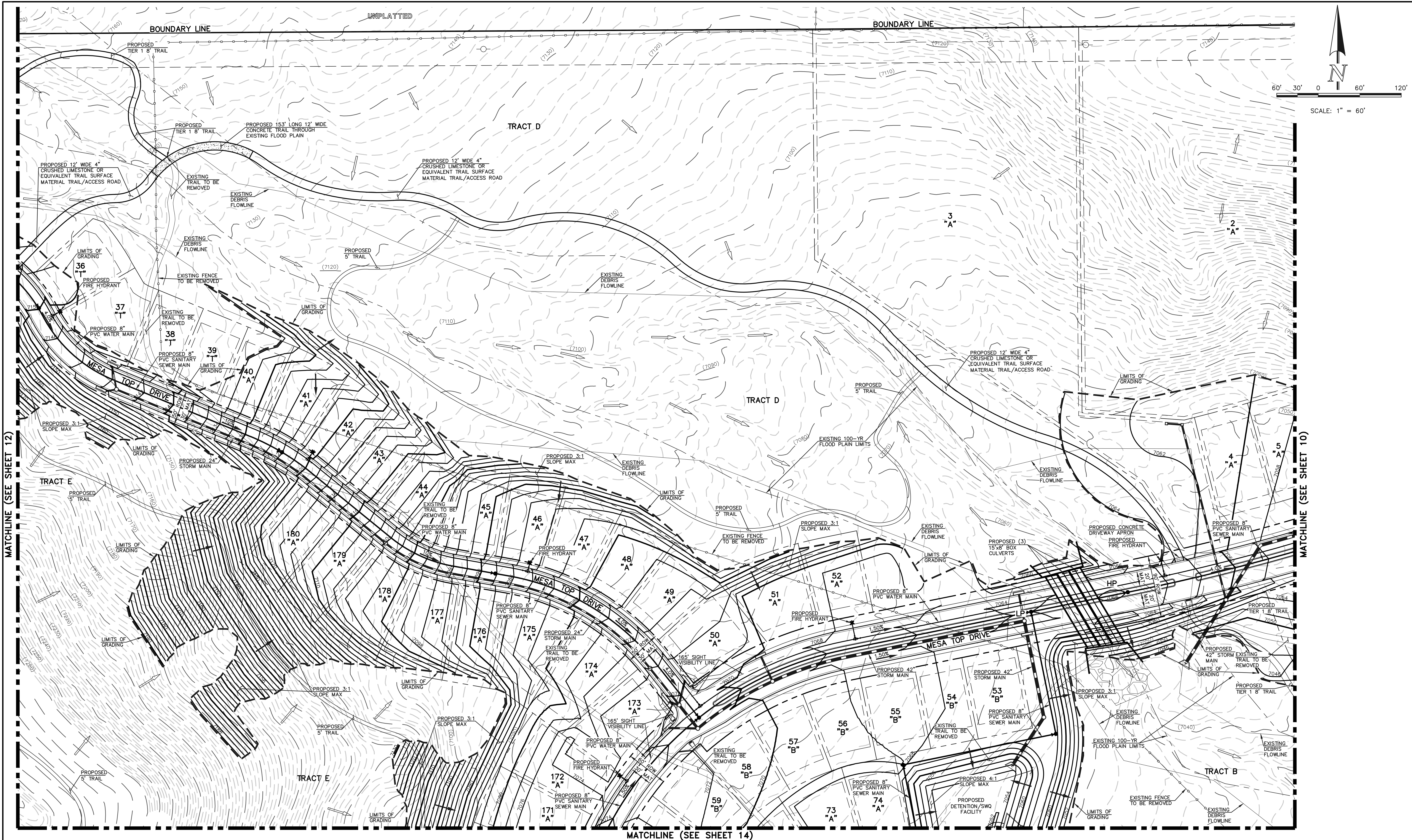
PUDSP-18-001

Legend:

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

NORTH

SCALE: 1" = 60'



MATCHLINE (SEE SHEET 12)

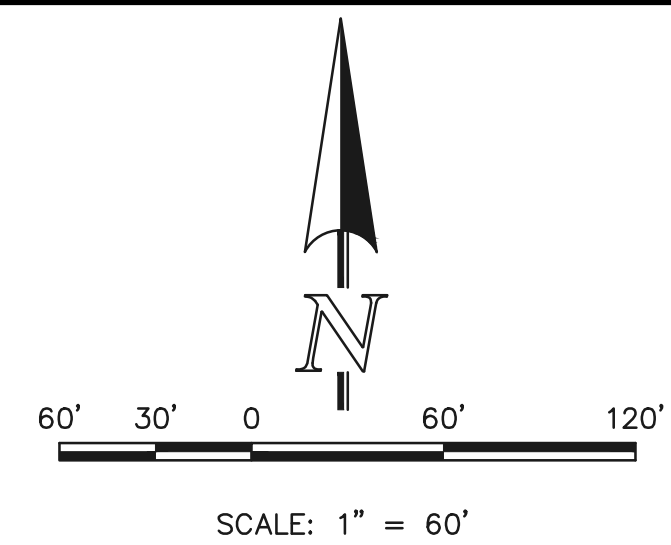
MATCHLINE (SEE SHEET 10)























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

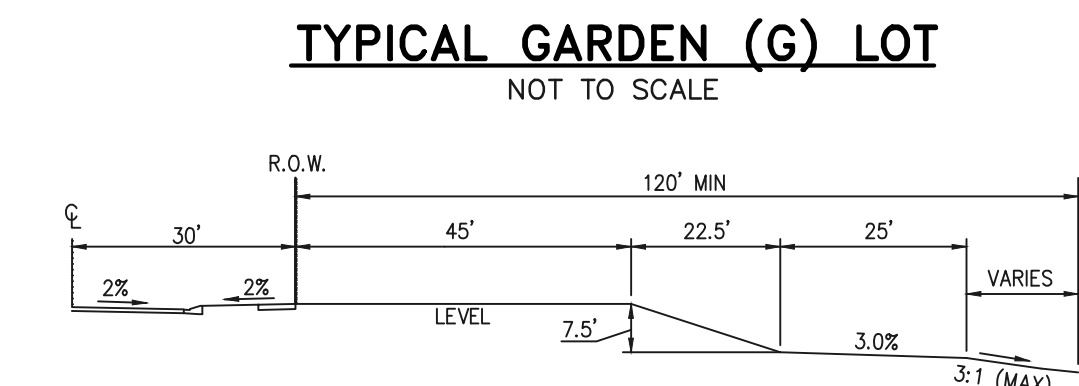
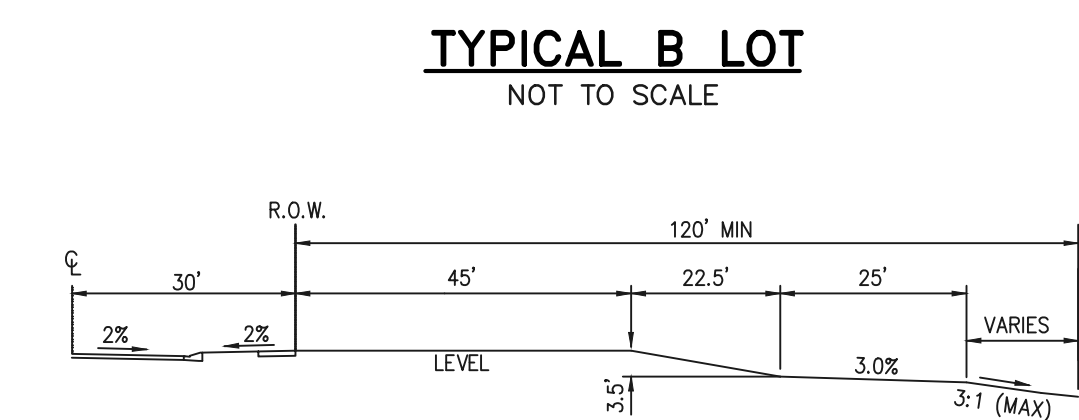
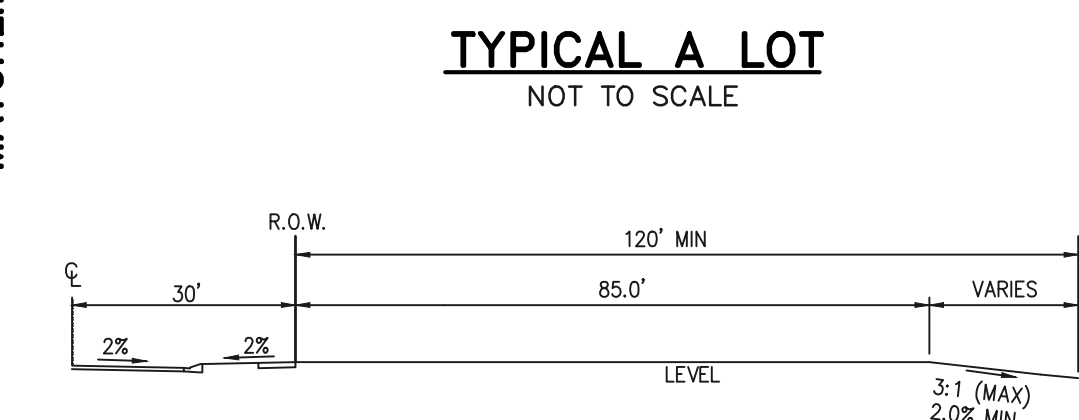
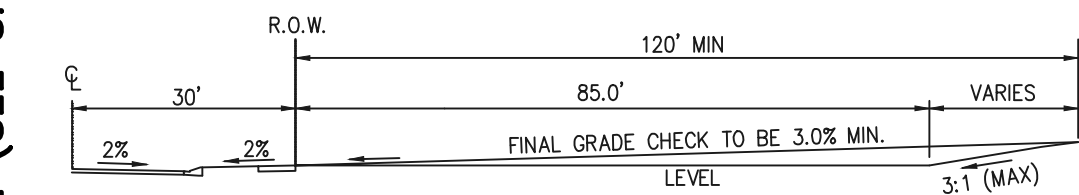
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(719)785-0799(Fax)

FOREST LAKES – PHASE 2			
PRELIMINARY GRADING & UTILITIES PLAN			
DESIGNED BY	MAL	SCALE	DATE
DRAWN BY	BB	(H) 1"= 60'	10/24/18
CHECKED BY	(V) 1"= N/A	SHEET 11 OF 15	JOB NO. 1175.21

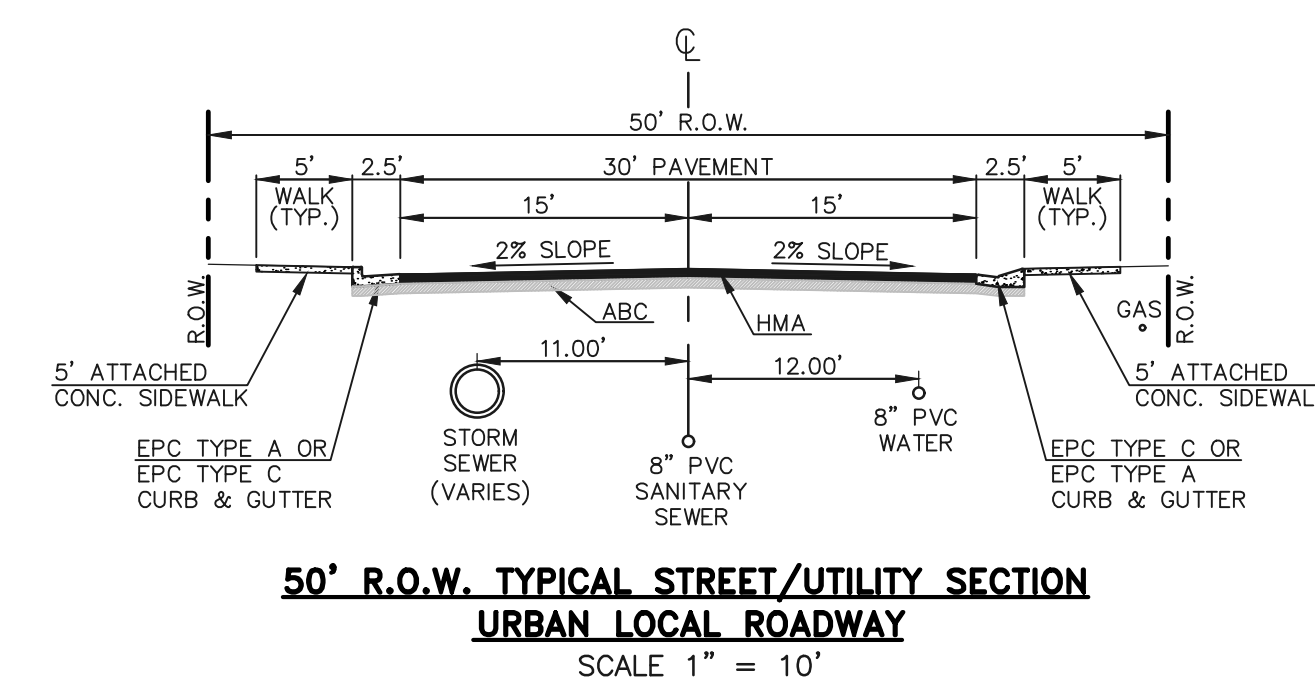
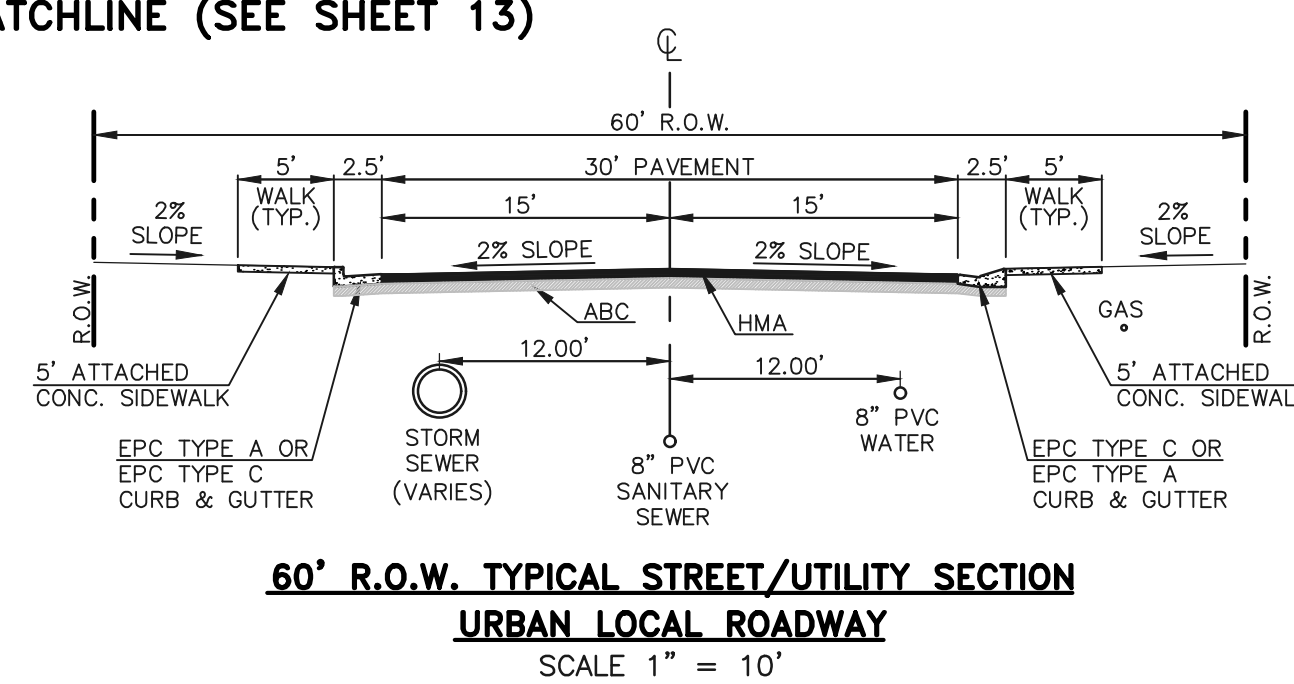
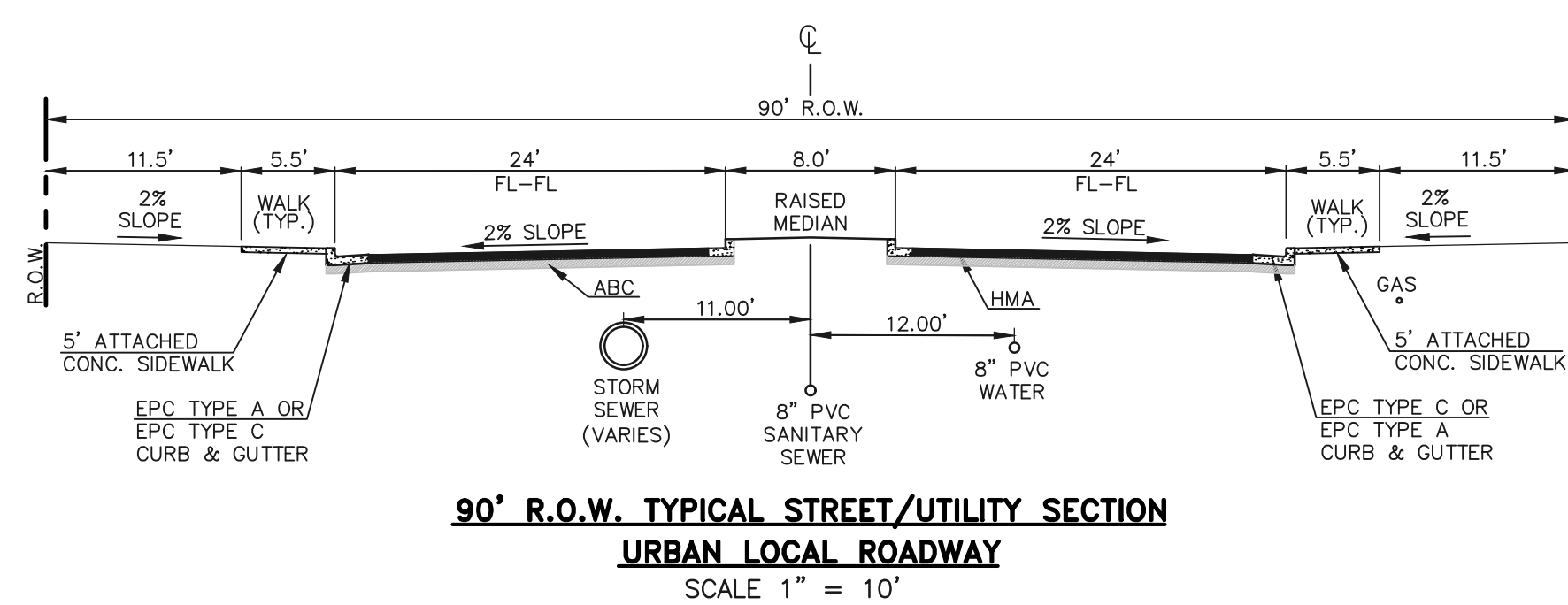




DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED SANITARY	
PROPOSED WATER	
BOUNDARY LINE	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING FLOW DIRECTION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

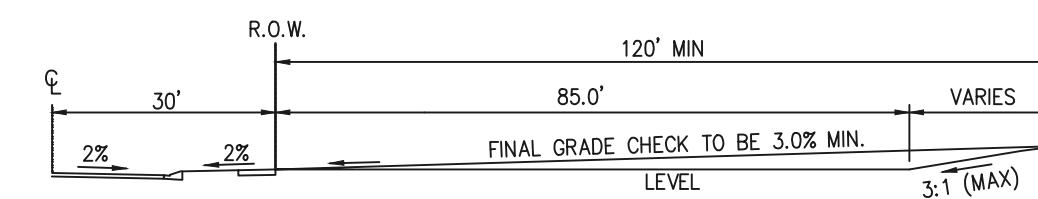
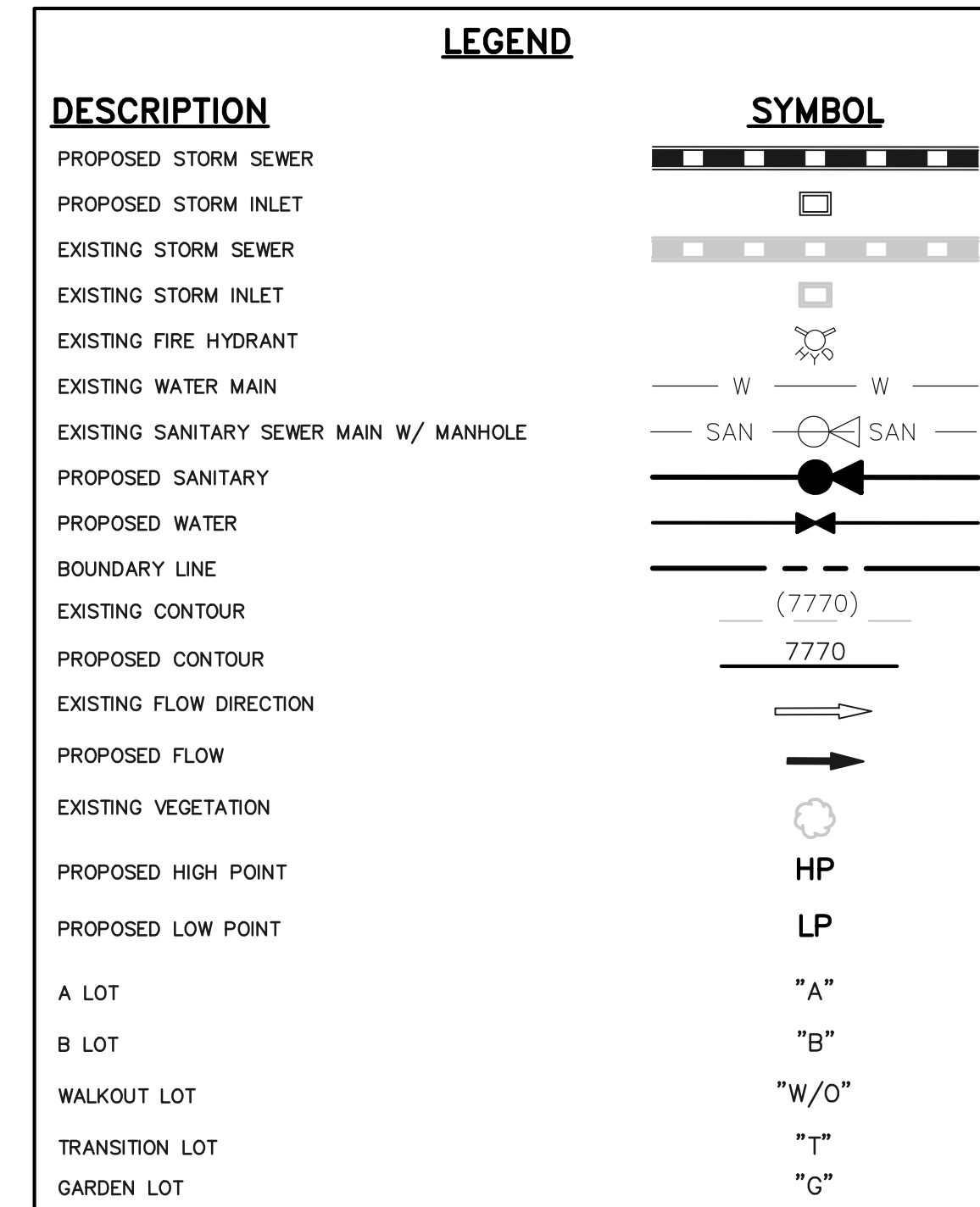


NOTE:

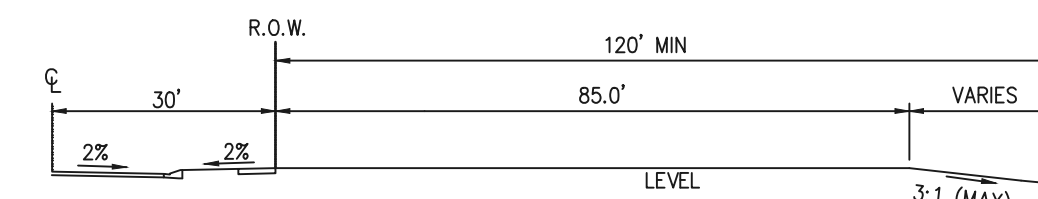
"T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.



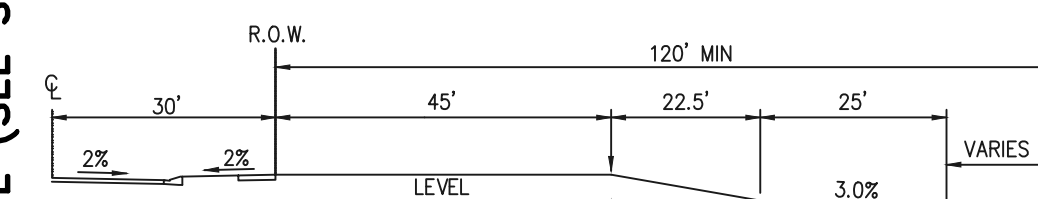
 <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0793(fax)</p>	FOREST LAKES – PHASE 2 PRELIMINARY GRADING & UTILITIES PLAN				
	DESIGNED BY	MAL	SCALE	DATE	
	DRAWN BY	BB	(H) 1" = 60'	SHEET 12 OF 15	
	CHECKED BY		(V) 1" = N/A	JOB NO. 1175.21	



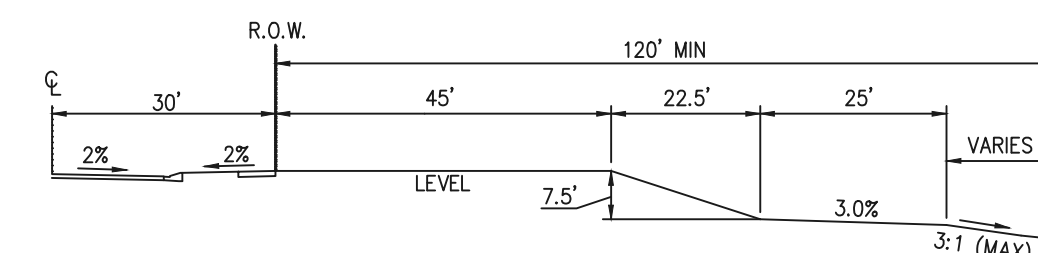
TYPICAL A LOT
NOT TO SCALE



TYPICAL B LOT
NOT TO SCALE



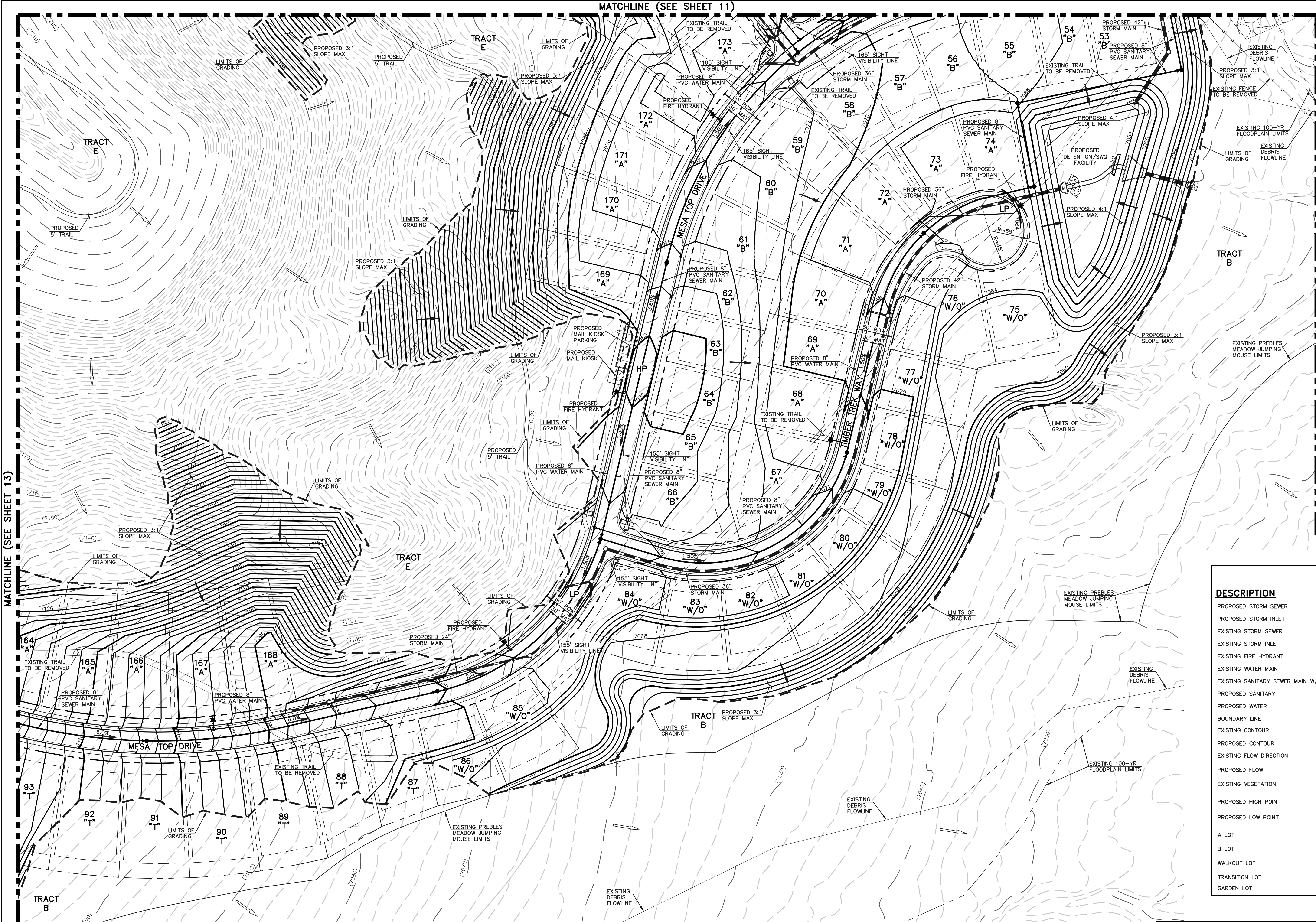
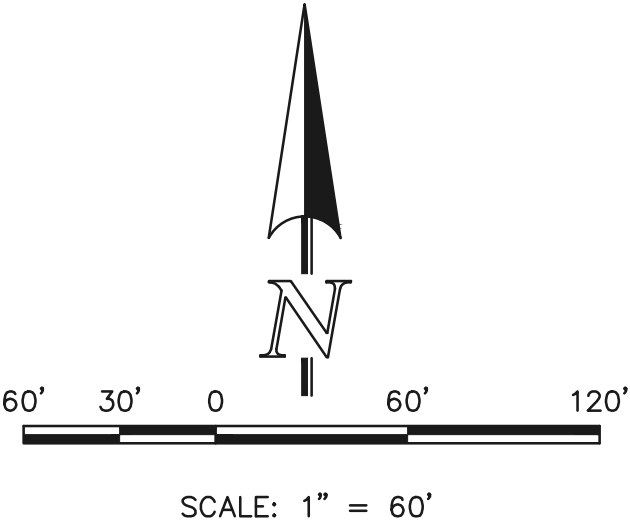
TYPICAL GARDEN (G) LOT
NOT TO SCALE



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.

MATCHLINE (SEE SHEET 11)



MATCHLINE (SEE SHEET 15)

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"

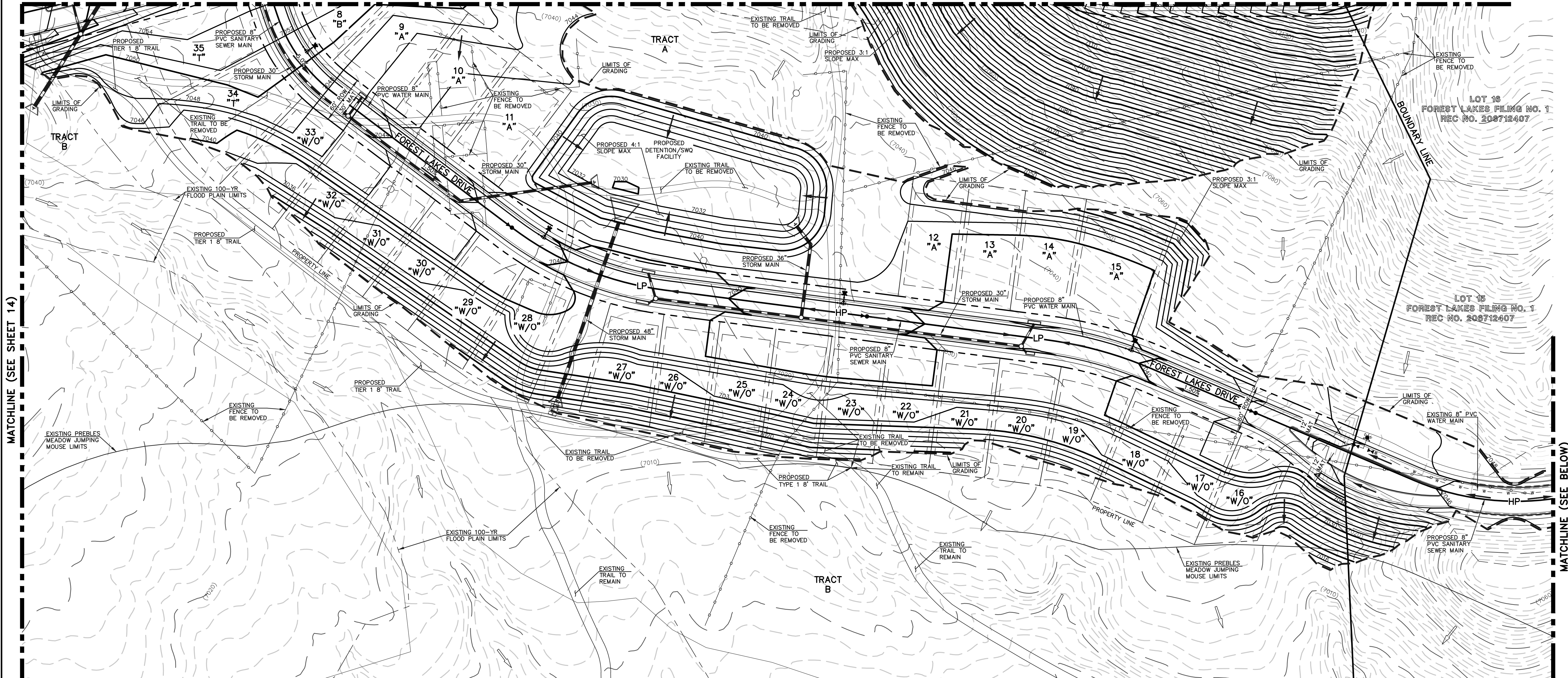


FOREST LAKES – PHASE 2	
PRELIMINARY GRADING & UTILITIES PLAN	
DESIGNED BY	MAL
DRAWN BY	BB
CHECKED BY	
SCALE	(H) 1"= 60'
SCALE	(V) 1"= N/A
DATE	10/24/18
SHEET	14 OF 15
JOB NO.	1175.21

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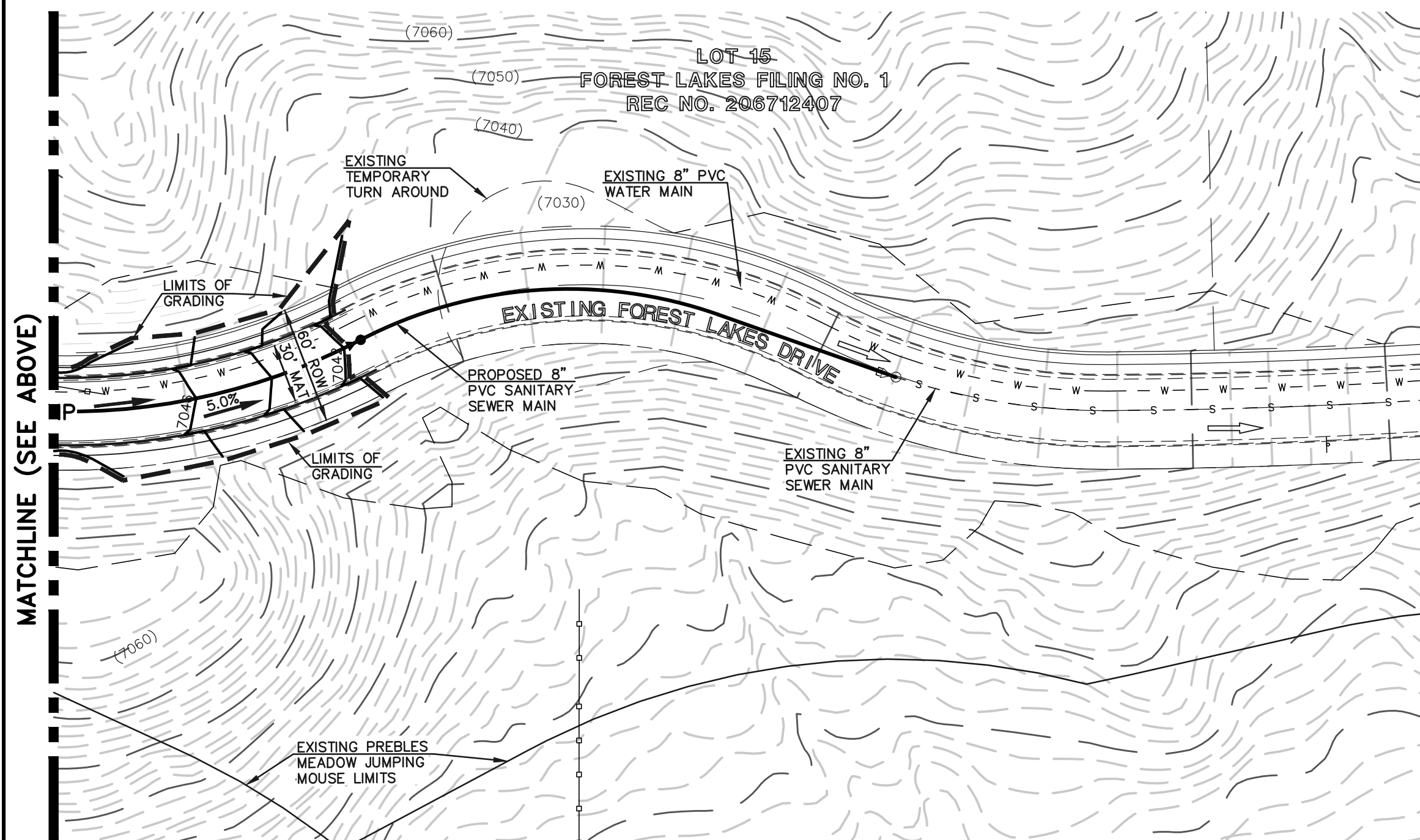


MATCHLINE (SEE SHEET 10)

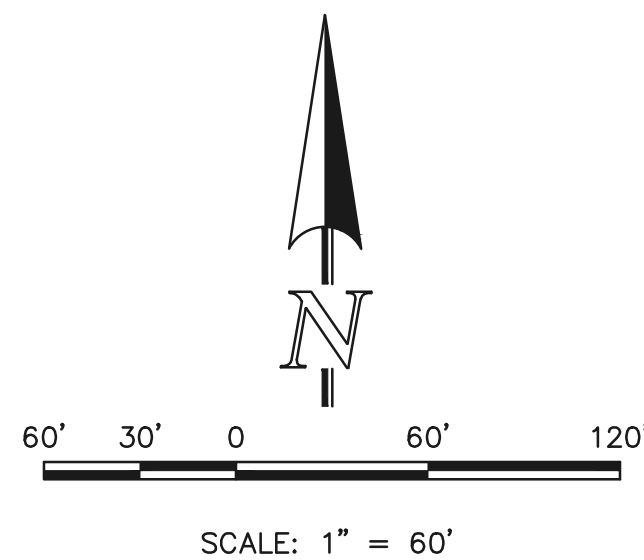


MATCHLINE (SEE SHEET 14)

MATCHLINE (SEE BELOW)



MATCHLINE (SEE ABOVE)

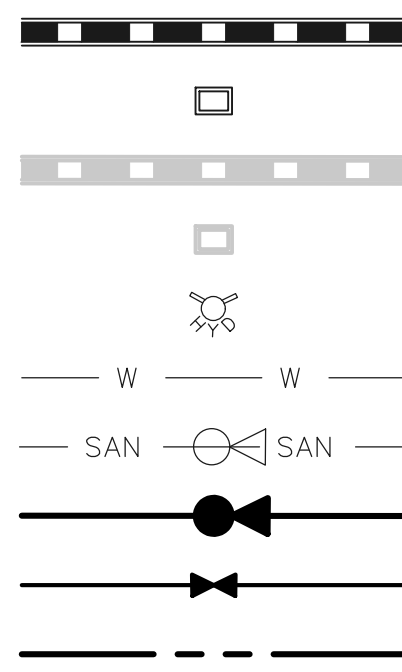


LEGEND

DESCRIPTION

SYMBOL

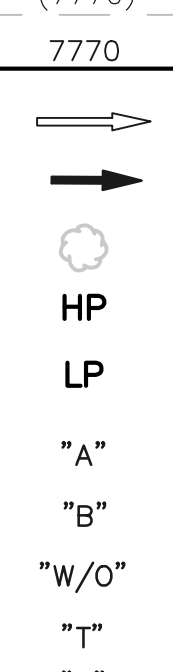
PROPOSED STORM SEWER
PROPOSED STORM INLET
EXISTING STORM SEWER
EXISTING STORM INLET
EXISTING FIRE HYDRANT
EXISTING WATER MAIN
EXISTING SANITARY SEWER MAIN W/ MANHOLE
PROPOSED SANITARY
PROPOSED WATER
BOUNDARY LINE



DESCRIPTION

SYMBOL

EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING FLOW DIRECTION
PROPOSED FLOW
EXISTING VEGETATION
PROPOSED HIGH POINT
PROPOSED LOW POINT
A LOT
B LOT
WALKOUT LOT
TRANSITION LOT
GARDEN LOT



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

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