

P:\Class2\Forest Lakes\Residential\Phase 2\Drawings\Planning\Development\EL-NES-DP.dwg [Cover - Sheet 1] 3/28/2019 9:25:11 AM rswayer

GENERAL PROVISIONS

- A. **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.
- B. **Applicability.** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this PUD Development Plan, as amended and approved by the Planning and Community Development Department Director or Board of County Commissioners.
- C. **Adoption.** The adoption of this PUD Development Plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Forest Lakes Filings 5, 6 & 7 is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan; is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this PUD Development Plan complies with the Colorado Planned Unit Development Act of 1972, as amended.
- D. **Relationship to County Regulations.** The provisions of this PUD Development Plan shall prevail and govern the development of Forest Lakes Filings 5, 6 & 7, provided, however, that where the provisions of this PUD Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval or any other applicable resolutions or regulations of El Paso County, shall be applicable.
- E. **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 PUD Development Plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- F. **Conflict.** Where there is more than one provision within the PUD Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- G. **Maximum Level of Development.** The total number of dwellings or the total commercial, business, or industrial intensity shown on the PUD Development Plan for development within the specified planning areas is the maximum development requested for planning or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- H. **Project Tracking.** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development Department, in order to assure maximum development limits are not exceeded.
- I. **Overall Project Standards.** The standard zoning requirements of El Paso County Land Use Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified in Development Guidelines.

FOREST LAKES DEVELOPMENT GUIDELINES

- A. Applicability:**
These standards shall apply to all property contained in Forest Lakes Filings 5, 6 & 7 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 Filings 5, 6 & 7 PUD.
- B. Project Description:**
Forest Lakes Filings 5, 6 & 7 is a single-family residential development consisting of 180 single family lots located in El Paso County.
- C. Permitted Uses And Structures:**

USE	NOTES
PRINCIPAL USES	
Dwellings – single family attached	
Open space, parks, and trails	
Recreational amenities	Such as picnic tables, benches, play equipment, gazebos.
District Utilities, Detention Ponds	To include water tank, detention facilities, and associated access drives and utility lines.
ACCESSORY USES	
Animal keeping	Up to 4 pets (dogs, cats or other domesticated animals). The keeping of bees, hens, chickens, or pigeons is not allowed.
Personal use greenhouse	Growing of marijuana, for personal or commercial use is prohibited.
Mother-in-law apartment	Allowed only on lots greater than 20,000 sf. Only 1 per lot.
Guest house	Allowed only on lots greater than 20,000 sf. Only 1 per lot.
Residential home occupation	
Solar energy systems and wind-powered generator	For personal use only.
Storage shed	Not to exceed 8' in height or 10'x10' in area/width.
Gazebo	Not to exceed 8' in height or 10'x10' in area/width.
Deck (attached or detached, covered or uncovered)	
Detached private parking garage or carport	Allowed only on lots greater than 20,000 sf. Not to exceed 800 sf. or 20' in height.
Private recreational facility (e.g. swimming pool, tennis court)	Allowed only on lots greater than 20,000 sf.
Hot tubs/Spas	
Fence, wall or hedge	
Antennas, radio facilities, and satellite dishes	
Mailboxes	
TEMPORARY USES	
Model home/Subdivision sales office	
Construction equipment storage and field offices	Only when associated with a permitted use.
Yard or garage sales	
SPECIAL USES	
CMRS facility - stealth	

- Notes:**
- All Permitted Principal and Accessory Structures are subject to the setbacks and development standards of the Forest Lakes Filings 5, 6 & 7 PUD Development Plan.
 - Permitted Accessory Uses are subject to the use-specific development standards set out in Chapter 5.1.7 of the El Paso County Land Development Code, as amended.
 - Permitted Temporary Uses are subject to the standards for review and approval set out in Chapter 5.2.1 of the El Paso County Land Development Code, as amended.
 - Permitted Special Uses are subject to the standards for review and approval set out in Chapter 5.2.2 of the El Paso County Land Development Code, as amended.
- TYPE A**
- Maximum Lot Coverage: Fifty-five (55) percent.
Lot Size Range: 8,400 s.f. - 17,500 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. (Ten (10) feet from property line to side-loaded garage.)
Side Yard: Five (5) feet.
Corner Lot: Ten (10) feet for non-garage front.
Rear Yard: Twenty (20) feet.
- TYPE B**
- Maximum Lot Coverage: Fifty-five (55) percent.
Lot Size Range: 9,600 s.f. - 23,500 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. (Ten (10) feet from property line to side-loaded garage.)
Side Yard: Five (5) feet.
Corner Lot: Ten (10) feet for non-garage front.
Rear Yard: Twenty (20) feet.
- TYPE C (Estate Lots)**
- Maximum Lot Coverage: None
Lot Size Range: 59,000 s.f. - 478,000 s.f.
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: One hundred twenty (120) feet.
Setback Requirements (measured from R.O.W.):
Front Yard: Twenty-five (25) feet.
Side Yard: Fifteen (15) feet.
Corner Lot: Ten (10) feet for non-garage front.
Rear Yard: Thirty (30) feet.
- WATER TANK**
- Diameter: 40"
Height: 28.68"
Fence: 6' around perimeter

- E. Lot Sizes:**
- The PUD Development/Preliminary Plan establishes the lot sizes for each lot.
 - 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.
 - 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 Filings 5, 6 & 7 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 Filings 5, 6 & 7 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.

FOREST LAKES

MAJOR AMENDMENT TO PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN FOR FILINGS 5, 6 & 7

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;

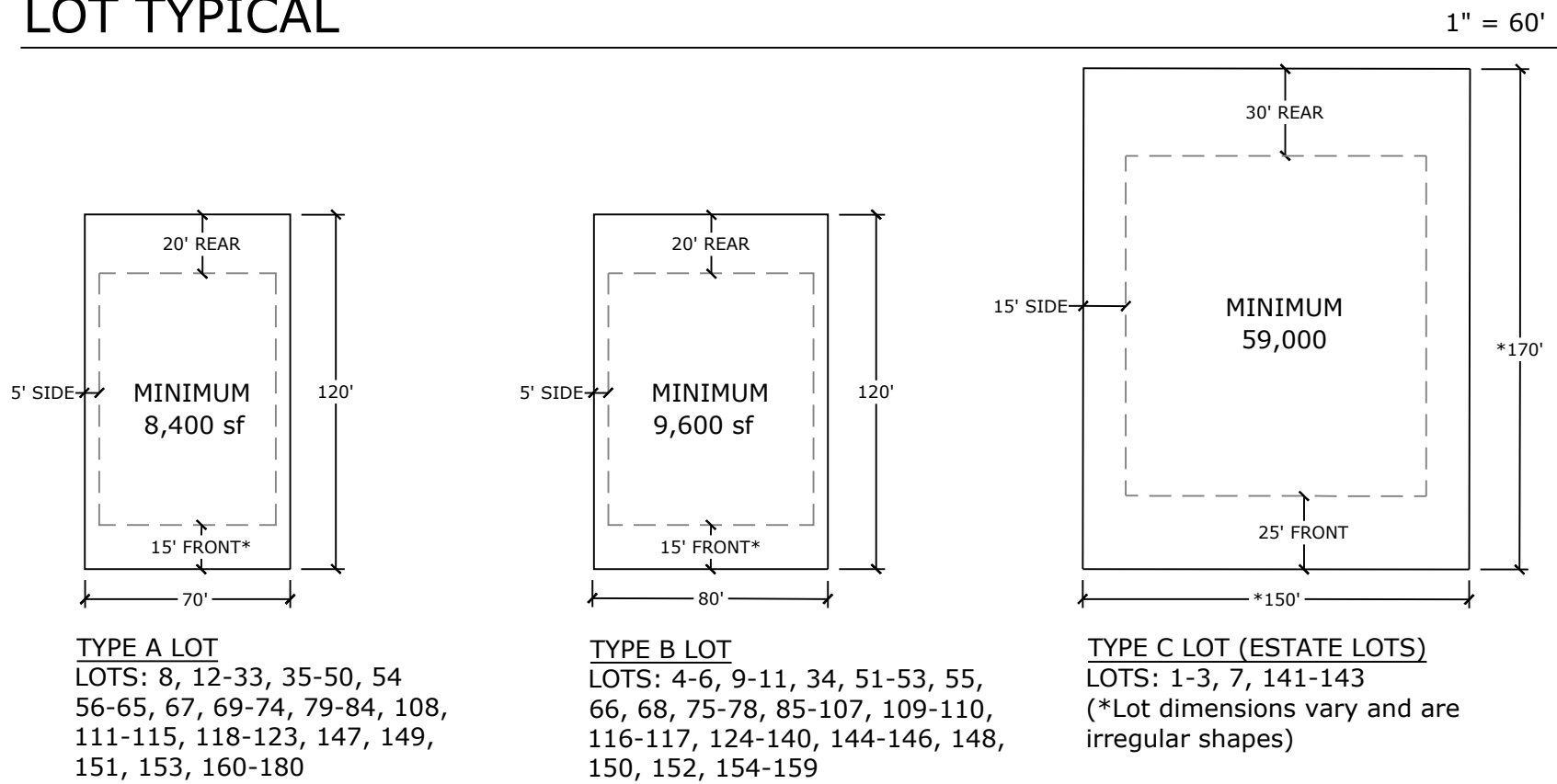
THENCE, ON THE WESTERLY BOUNDARY OF SAID FOREST LAKES FILING NO. 1, THE FOLLOWING (17) SEVENTEEN COURSES:

- 5.04°27'43"E, A DISTANCE OF 339.79 FEET;
- 2.538°59'42"W, A DISTANCE OF 180.21 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N21°35'30"E, HAVING A DELTA OF 01°06'06", A RADIUS OF 370.00 FEET AND A DISTANCE OF 7.11 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. THENCE 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 ON CURVE;
16. S16°02'29"E, A DISTANCE OF 239.56 FEET;
17. S16°10'29"W, A DISTANCE OF 383.49 FEET TO THE SOUTHWESTERLY CORNER OF SAID FOREST LAKES FILING NO. 1;

THENCE S02°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 11 SOUTH, 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°1°31'1"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

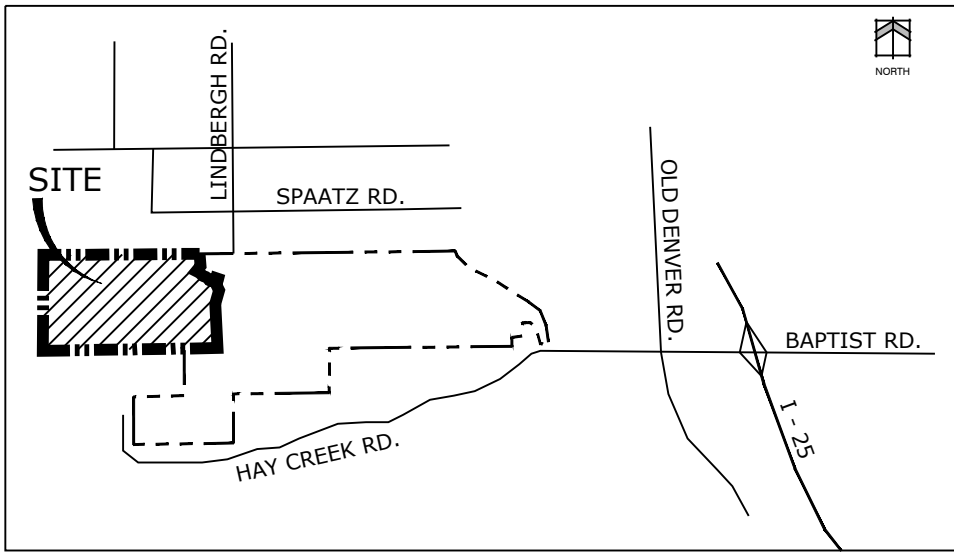


- Notes:**
- *Minimum Ten (10) foot front setback to side-loaded garage for Lot Types A & B only.

GENERAL NOTES

- 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.
- Contour interval shown on plan is generally two (2) feet.
- Public utility/drainage easements shall be provided on all lots as follows:
 - Front: ten (10) feet
 - Side: five (5) feet
 - 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
- 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.
- All open space/trail/landscape tracts shall be limited to non-motorized use only.
- 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.
- The Planning and Community Development Director shall have the ability to grant an administrative variance of up to 20% of dimensional standards listed on this PUD Development Plan on a case by case basis.
- Floodplain Statement: Portions of the site adjacent to Beaver Creek are within Zone AE of the FEMA Floodplain Map No. 08041C0267G and Map No. 08041C0266G, dated December 7, 2018. The remainder of the property is within Zone X, which denotes areas outside the 500-year flood plain. All proposed lots are outside the floodplain boundary.
- 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, regrading, proper engineering design, and construction techniques. A map of the hazard areas and proposed mitigation measures can be found in the Geologic Hazards Evaluation and Preliminary Geotechnical Investigation prepared by CTL Thompson Inc., dated July 18, 2018, and is held in the Forest Lakes Filings 5, 6 & 7 PUD/Preliminary Plan Amendment File (PUDSP-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.
- Forest Lakes Filings 5, 6 & 7 will be annexed into the existing Forest Lakes Home Owners Association, which will enforce covenant and architectural control within the community.
- All tracts, including the water tank, emergency access road and detention ponds, will be owned and (where required) maintained by the Forest Lakes Metropolitan District.
- The emergency access road in Tract D shall include bollards and chains at each end, with Knox Lock access for the Fire Department.
- Existing vegetation to be cleared in accordance with recommendations of the Wildfire Hazard & Mitigation Report.
- Sight distance triangle easements will be identified on future Final Plats if site visibility lines encroach on private lots.

VICINITY MAP



Property Owner:

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

Subdivider:

Classic Homes
6385 Corporate Drive
Colorado Springs, CO 80919
(719) 499-3818

Property Address:

3750 Hay Creek Road,
Colorado Springs, CO 80921

Land Planner:

NES Inc.
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
(719) 471-0073

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

County Certification

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

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

Clerk and Recorder Certification

State of Colorado }
El Paso County } ss.

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

PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(g))

LDC/ECM Section	Category	Standard	Modification	Justification
1 LDC Chapter 8.4.3(C)(4)(c)	Flag lots	Cul-de-sac required where 3 or more butting flag lots would occur	Lots 3, 4, 5 & 6 will be accessed off a single shared access, which is part of Lot 4 and will be subject to a shared access easement.	The proposed median divided section of road restricts lot accessibility and the proposed flag lot condition for the 4 lots will allow each lot to access the public street at an intersection. This will improve safety.
2 LDC Chapter 8.4.3(C)(2)(e)	Lot area and dimensions	Lots to have a minimum of 30 feet of frontage on and access from a public road.	Lots 3, 5 & 6 will not have direct frontage on or access from a public road.	
3* LDC Chapter 8.4.3(B)(2) and ECM Section 2.5.2.C.4	Mid-block crossings	Access ramps on local roadways shall be spaced no greater than 600 feet apart.	Sections of Mesa Top Drive and Forest lakes Drive exceed 600 feet without a mid-block crossing.	Adequate pedestrian accessibility is provided by access ramps at intersections and at mid-block trail crossings.
4* ECM Section 2.3.8.A	Roadway terminations – cul-de-sac length	Cul-de-sacs shall have a maximum length of 750 feet for urban conditions.	Foothills Flash Court and Timber Trek Way cul-de-sacs exceed 750 feet	The cul-de-sacs provide for a more efficient layout and do not significantly exceed the standard length and both serve less than 25 lots. The Fire Dept. has reviewed and approved the site layout.
5* ECM Section 1.7.1 (APPENDIX I)	Water Quality Capture Volume Requirements	Direct all runoff through grass buffers and/or grass swales or provide a similar BMP.	Allow for direct release across grass buffer (or equivalent) for back yards of proposed single-family subdivision lots.	All roof drains will be routed to front yard and the street eventually to a permanent downstream water quality facility. There is a 300' natural buffer between the back yards and the waters of the State of Colorado.

*See Letter of intent for additional justification of proposed modifications to ECM standards.

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Sheet 8 of 16	PUD Development Plan/Preliminary Plan
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Sheet 15 of 16	Preliminary Grading & Utilities Plan
Sheet 16 of 16	Preliminary Grading & Utilities Plan

Land Planning

Landscape

Architecture

Urban Design



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

FILINGS 5, 6 & 7

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

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12-10-18	RS	PER COUNTY COMMENTS
2-15-19	RS	PER COUNTY COMMENTS
3-19-19	RS	PER COUNTY COMMENTS

COVER SHEET

1
1 OF 16

PUDSP-18-001



1.	7128008003 Lois Button-Gonzalez & Xavier Gonzalez 3915 Spaatz Rd. Monument, CO 80132	15.	7132002002 Mark G. & Lisa M. Difalo Trust 4280 Cheyven Dr. Highland, MI 48335
2.	7128008004 Brian L. & Alicia M. Johnson 3915 Spaatz Rd. Monument, CO 80132	16.	7132002001 Ivan and Margaret Kostka 2569 Diamondback Dr. Colorado Springs, CO 80921
3.	7128008005 Clinton L. & Michelle A. Heintzelman 3985 Spaatz Rd. Monument, CO 80132	17.	7132001006 Adnet Living Trust & Adnet Jacques J. P. Trust 4360 Diamondback Dr. Colorado Springs, CO 80921
4.	7128008006 David Christoffer Milodragovich & Reba Elaine Milodragovich 4045 Spaatz Rd. Monument, CO 80132	18.	7133001004 Jean & George H. Hammond 4110 Plateau Dr. Colorado Springs, CO 80921
5.	7128008007 Shawn A. Morris & Mary F. Morris 4125 Spaatz Rd. Monument, CO 80132	19.	7133001003 Aaron M. & Joely M. Barkley 200 Forest Ave. Willow Grove, PA 19090
6.	7128008008 Deborah L. Doty Living Trust 4185 Spaatz Rd. Monument, CO 80132	20.	7133001002 Anjie E. Leiser 4020 Plateau Dr. Colorado Springs, CO 80921
7.	7100000275 Timothy R. Peterson Trust PO Box 2459 Monument, CO 80132	21.	7133001001 Garry L. & Laurie A. Mills 3990 Plateau Dr. Colorado Springs, CO 80921
8.	7100000187 Timothy R. Peterson Trust 4270 Spaatz Rd. Monument, CO 80132	22.	7300000429 c/o Jane Dickinson Forest Lakes LLC 1111 Main St. Ste. 1600 Kansas City, MO 64105
9.	7100000022 c/o General Services Admin United States Government Washington, DC 20405	23.	7128009019 Steven Lacasse & Laila Oliveira-Lacasse 400 Hobson Ln. #3311 Honolulu, HI 95815
10.	7100000217 Forest Service Department of Agriculture United States of America Washington, DC 20405	24.	7128009001 Thomas J. & Annie S. Lennon 3905 Mesa Top Dr. Monument, CO 80132
11.	7132002027 Daniel R. & Susan E. Irey 4585 Diamondback Dr. Colorado Springs, CO 80921	25.	7128009002 John D. & Kerstin E. Sargent 5705 Pioneer Mesa Dr. Colorado Springs, CO 80923
12.	7132002028 James C. Drewry Jr. & Nancy L. Drewry 4555 Diamondback Dr. Colorado Springs, CO 80921	26.	7128008011 Patrick P. & Kara A. Harrington 9224 Dome Rock Dr. Colorado Springs, CO 80924
13.	7132002004 William B. Fitzpatrick 4515 Diamondback Dr. Colorado Springs, CO 80921	27.	7128008010 Ronald J. & Cheryl M. Shouse 8866 Country Creek Trl. Colorado Springs, CO 80924
14.	7132002003 Carol J. Johnson 4460 Diamondback Dr. Colorado Springs, CO 80921	28.	7128008009 Forest Lakes Metropolitan District 2 N Cascade Ave Ste. 1280 Colorado Springs, CO 80903

PROJECT IN

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

DATE:	BY:	DESCRIPTION:
12-10-18	RS	PER COUNTY COMMENTS
2-15-19	RS	PER COUNTY COMMENTS
3-19-19	RS	PER COUNTY COMMENTS

2 OF 16

JDSP-18-001

The site plan map displays eight numbered tracts with their respective acreages:

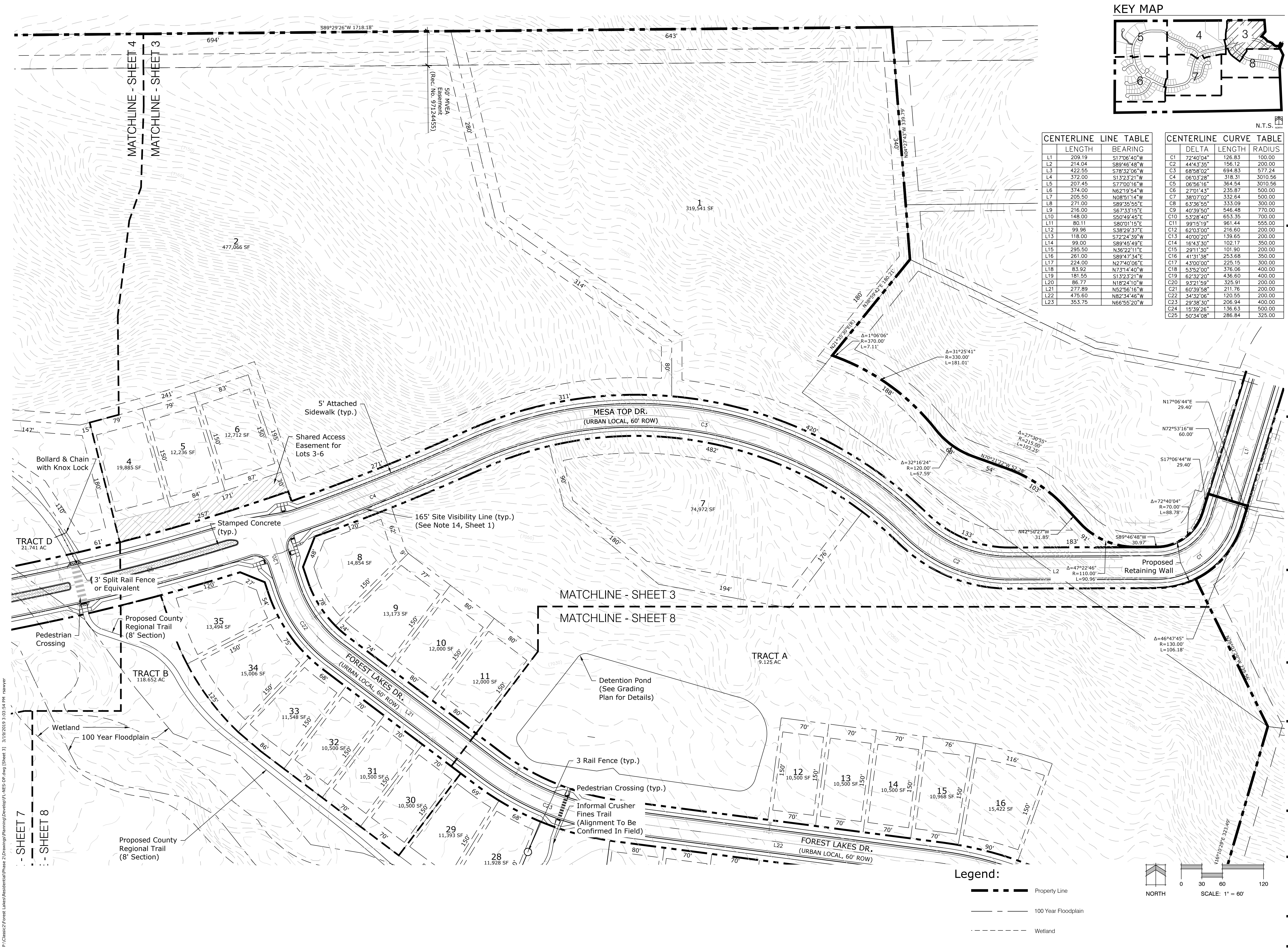
- TRACT A**: 9.125 AC
- TRACT B**: 118.652 AC
- TRACT C**: 6.574 AC
- TRACT D**: 21.741 AC
- TRACT E**: 36.054 AC

Other labeled areas include Tract B (multiple locations), Tract D (multiple locations), and Tract F. Environmental features shown include Wetland, 100 Year Floodplain, and 394' PMJM Critical Habitat Area. The map also includes a North arrow and a scale bar indicating 1" = 300'.

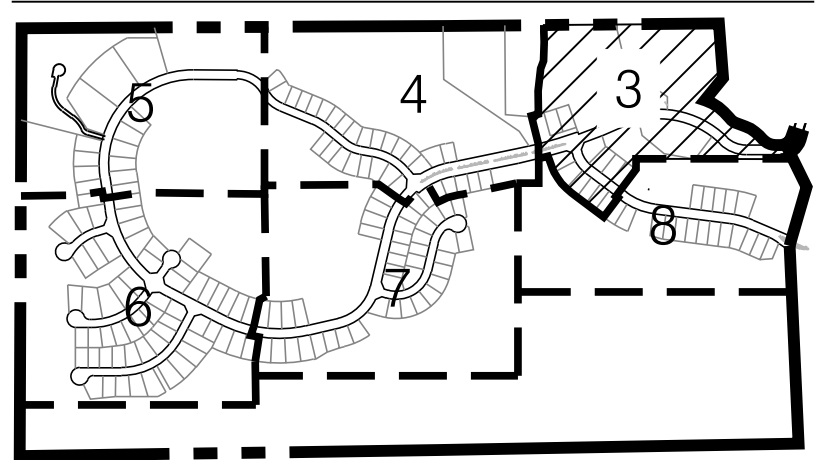
 Project Boundary
 Sheet Divisions

Tract Table			
Tracts	Use	Ac.	Ownership & Maintenance
A	Open Space, Drainage & Utilities	9.125	Forest Lakes Metropolitan District
B	Open Space, Trails, Drainage & Utilities	118.652	Forest Lakes Metropolitan District
C	Open Space, Trails, Utilities, Drainage & Water Tank	6.574	Forest Lakes Metropolitan District
D	Open Space, Trails, Drainage & Utilities & Emergency Access Road	21.741	Forest Lakes Metropolitan District
E	Open Space, Trails, Mailboxes & Parking	36.054	Forest Lakes Metropolitan District

P:\Classic2\Forest Lakes\Residential\Phase 2\Drawings\Planning\Develop\PL-MES-DR.dwg [Sheet 3] 3/19/2019 3:03:54 PM rswayer



KEY MAP

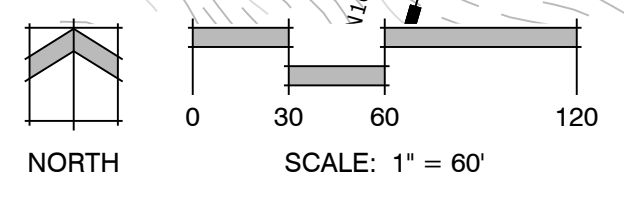


CENTERLINE LINE TABLE		
	LENGTH	BEARING
L1	209.19	S17°06'40"W
L2	214.04	S89°46'48"W
L3	422.55	S78°32'06"W
L4	372.00	S13°23'21"W
L5	207.45	S77°00'16"W
L6	374.00	N62°19'54"W
L7	205.50	N08°51'14"W
L8	271.00	S89°35'55"E
L9	216.00	S67°33'15"E
L10	148.00	S50°49'45"E
L11	80.11	S80°01'15"E
L12	99.96	S38°29'37"E
L13	118.00	S72°24'39"W
L14	99.00	S89°45'49"E
L15	295.50	N36°22'11"E
L16	261.00	S89°47'34"E
L17	224.00	N27°40'06"E
L18	83.92	N73°14'40"W
L19	181.55	S13°23'21"W
L20	86.77	N18°24'10"W
L21	277.89	N25°56'16"W
L22	475.60	N82°34'46"W
L23	353.75	N66°55'20"W

CENTERLINE CURVE TABLE		
	DELTA	LENGTH
C1	72°40'04"	126.83
C2	44°43'35"	156.12
C3	68°58'02"	694.83
C4	06°03'28"	318.31
C5	06°56'16"	364.54
C6	27°01'43"	235.87
C7	38°07'00"	332.64
C8	63°36'55"	333.09
C9	40°39'50"	546.48
C10	53°28'40"	653.35
C11	99°15'19"	961.44
C12	62°03'00"	216.60
C13	40°00'20"	139.65
C14	16°43'30"	102.17
C15	28°11'30"	101.90
C16	41°31'38"	253.68
C17	43°00'00"	225.15
C18	53°52'00"	376.06
C19	62°32'20"	436.60
C20	93°21'59"	325.91
C21	60°39'58"	211.76
C22	34°32'06"	120.55
C23	29°38'30"	206.94
C24	15°39'26"	136.63
C25	50°34'08"	286.84

Legend:

- Property Line
- 100 Year Floodplain
- Wetland



Land Planning
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PLANNER: LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

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

ENTITLEMENT

DATE: 12-10-18 BY: RS DESCRIPTION: PER COUNTY COMMENTS
2-15-19 RS PER COUNTY COMMENTS
3-19-19 RS PER COUNTY COMMENTS

PUD DEVELOPMENT
PLAN/ PRELIMINARY
PLAN LAYOUT

3
3 OF 16

PLANTING
PUDSP-18-001

CENTERLINE LINE TABLE		
	LENGTH	BEARING
L1	209.19	S17°06'40"W
L2	214.04	S89°46'48"W
L3	422.55	S78°32'06"W
L4	372.00	S13°23'21"W
L5	207.45	S77°00'16"W
L6	374.00	N62°19'54"W
L7	205.50	N08°51'14"W
L8	271.00	S89°35'55"E
L9	216.00	S67°33'15"E
L10	148.00	S50°49'45"E
L11	80.11	S80°01'15"E
L12	99.96	S38°29'37"E
L13	118.00	S72°24'39"W
L14	99.00	S89°45'49"E
L15	295.50	N36°22'11"E
L16	261.00	S89°47'34"E
L17	224.00	N27°40'06"E

CENTERLINE LINE TABLE		
	LENGTH	BEARING
L18	83.92	N73°14'40"W
L19	181.55	S13°23'21"W
L20	86.77	N18°24'10"W
L21	277.89	N52°56'16"W
L22	475.60	N82°34'46"W
L23	353.75	N66°55'20"W

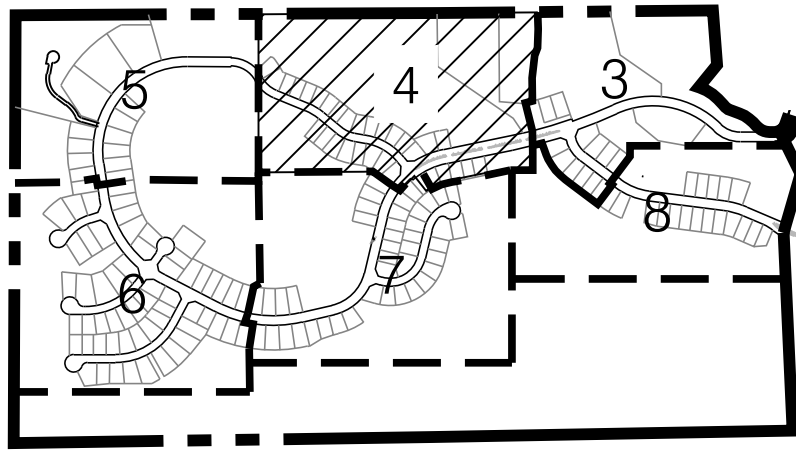
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	DELTA	LENGTH	RADIUS
C1	72°40'04"	126.83	100.00
C2	44°43'35"	156.12	200.00
C3	68°58'02"	694.83	577.24
C4	06°03'28"	318.31	3010.56
C5	06°56'16"	364.54	3010.56
C6	27°01'43"	235.87	500.00
C7	38°07'02"	332.64	500.00
C8	63°36'55"	333.09	300.00
C9	40°39'50"	846.48	770.00
C10	53°28'40"	653.35	700.00
C11	99°15'19"	961.44	555.00
C12	62°03'00"	216.60	200.00
C13	40°00'20"	139.65	200.00
C14	16°43'30"	102.17	350.00
C15	29°11'30"	101.90	200.00
C16	41°31'38"	253.68	350.00
C17	43°00'00"	225.15	300.00

CENTERLINE CURVE TABLE			
	DELTA	LENGTH	RADIUS
C18	53°52'00"	376.06	400.00
C19	62°32'20"	436.60	400.00
C20	83°21'59"	325.91	200.00
C21	60°39'58"	211.76	200.00
C22	34°32'06"	120.55	200.00
C23	29°38'30"	206.94	400.00
C24	15°39'26"	136.63	500.00
C25	50°34'08"	286.84	325.00

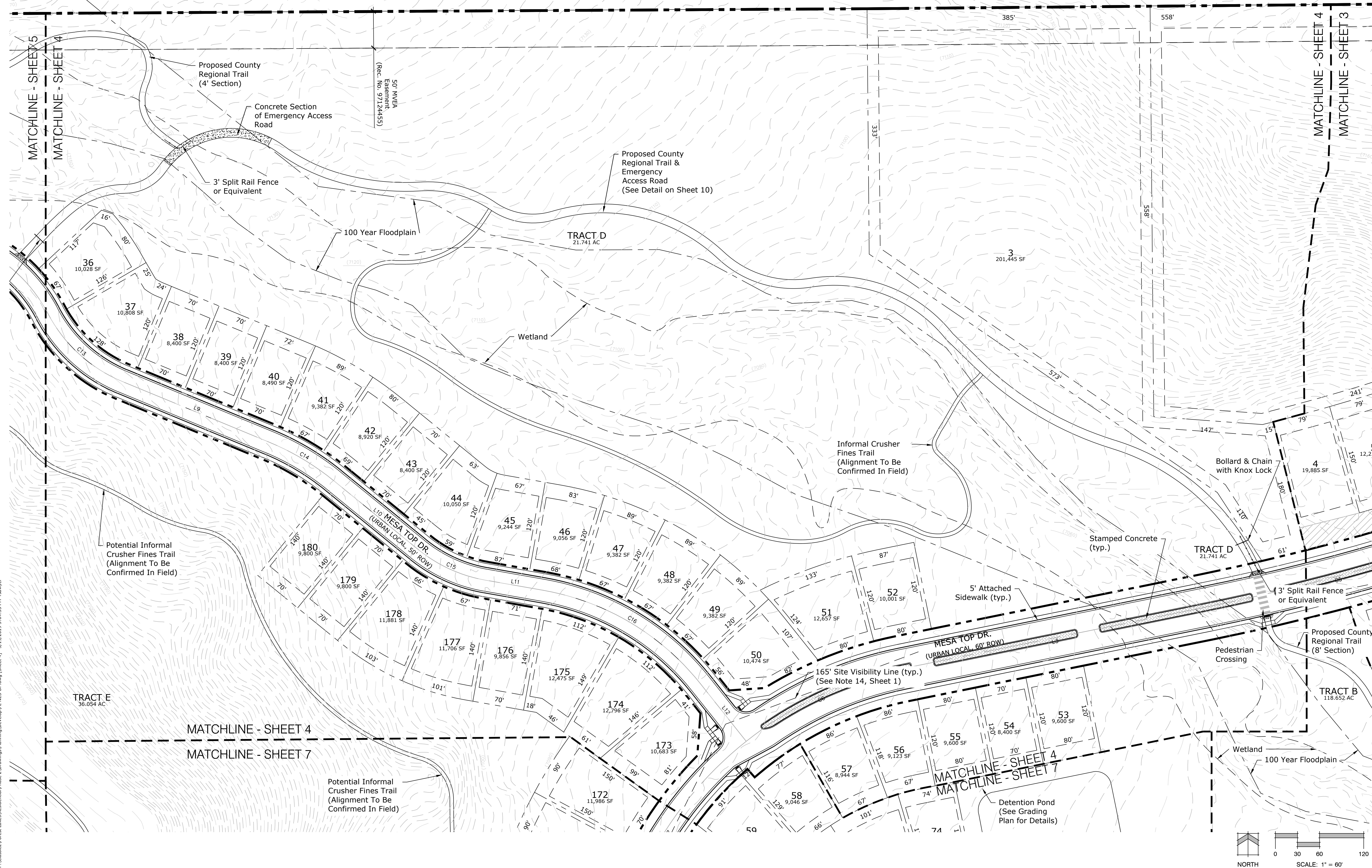
Legend:

- Property Line
- 100 Year Floodplain
- Wetland
- 3' Split Rail Fence or Equivalent

KEY MAP



N.T.S.



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Architecture
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FOREST LAKES FILINGS 5, 6 & 7

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

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12-10-18	RS	PER COUNTY COMMENTS
2-15-19	RS	PER COUNTY COMMENTS
3-19-19	RS	PER COUNTY COMMENTS

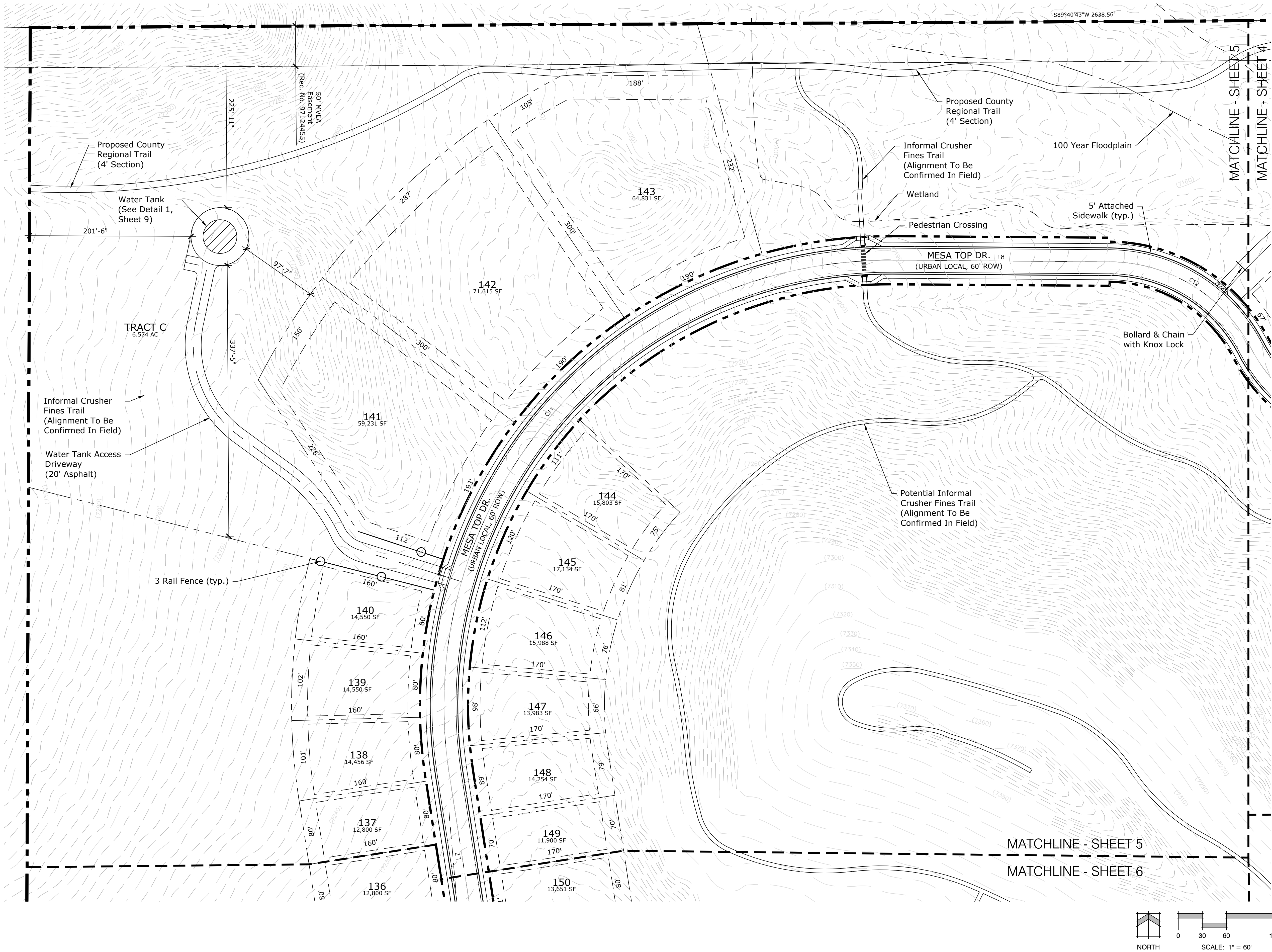
PUD DEVELOPMENT PLAN/ PRELIMINARY PLAN LAYOUT

4

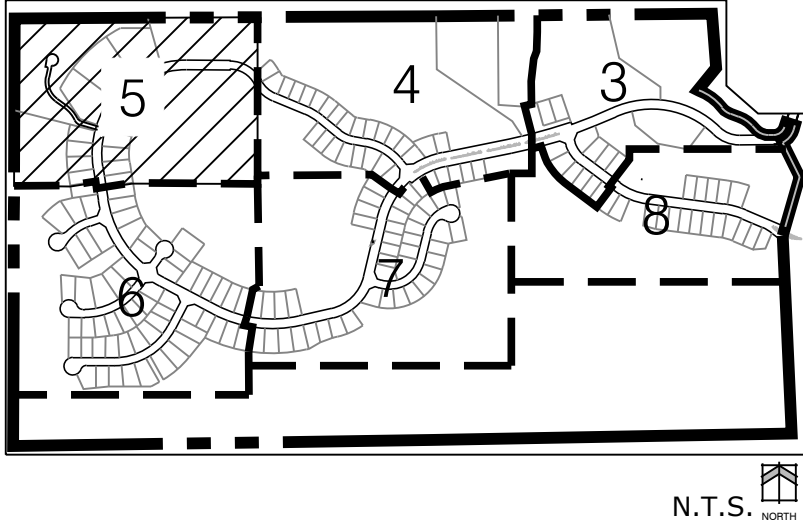
4 OF 16

PUDSP-18-001

P:\Class2\Forest Lakes\Residential\Phase 2\Drawings\Planning\Develop\FL-MES-0P.dwg [Sheet 5] 3/19/2013 3:07:07 PM rawwer



KEY MAP



Legend:

- Property Line
- 100 Year Floodplain
- 3 Rail Fence

CENTERLINE CURVE TABLE

	DELTA	LENGTH	RADIUS
C1	72°40'04"	126.83	100.00
C2	44°43'35"	156.12	200.00
C3	68°58'02"	694.83	577.24
C4	06°03'28"	318.31	3010.56
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C6	27°01'43"	235.87	500.00
C7	38°07'02"	332.64	500.00
C8	63°36'55"	333.09	300.00
C9	40°39'50"	546.48	770.00
C10	53°28'40"	653.35	700.00
C11	99°15'19"	961.44	555.00
C12	62°03'00"	216.60	200.00
C13	40°00'20"	139.65	200.00
C14	15°43'30"	102.17	350.00
C15	29°11'30"	101.90	200.00
C16	41°31'38"	253.68	350.00
C17	43°00'00"	225.15	300.00
C18	53°52'00"	376.06	400.00
C19	62°32'20"	436.60	400.00
C20	93°21'59"	325.91	200.00
C21	60°39'58"	211.76	200.00
C22	34°32'06"	120.55	200.00
C23	29°38'30"	206.94	400.00
C24	15°39'26"	136.63	500.00
C25	50°34'08"	286.84	325.00

CENTERLINE LINE TABLE

	LENGTH	BEARING
L1	209.19	S17°06'40"W
L2	214.04	S89°46'48"W
L3	422.55	S78°32'06"W
L4	372.00	S13°23'21"W
L5	207.45	S77°00'16"W
L6	374.00	N62°19'54"W
L7	205.50	N08°51'14"W
L8	271.00	S89°35'55"E
L9	216.00	S67°33'15"E
L10	148.00	S50°49'45"E
L11	80.11	S80°01'15"E
L12	99.96	S38°29'37"E
L13	118.00	S72°24'39"W
L14	99.00	S89°45'49"E
L15	295.50	N36°22'11"E
L16	261.00	S89°47'34"E
L17	224.00	N27°40'06"E
L18	83.92	N73°14'40"W
L19	181.55	S13°23'21"W
L20	86.77	N18°24'10"W
L21	277.89	N52°56'16"W
L22	475.60	N82°34'46"W
L23	353.75	N66°55'20"W

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FOREST LAKES FILINGS 5, 6 & 7

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

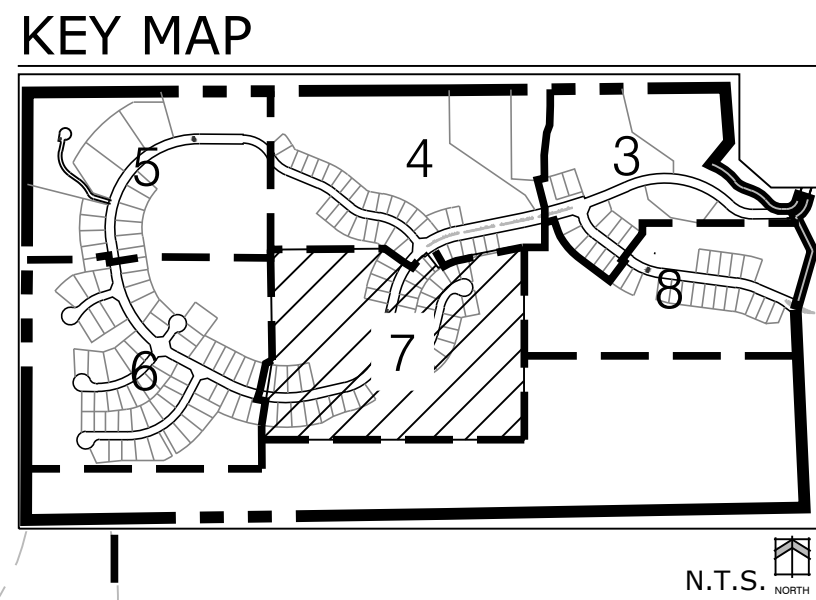
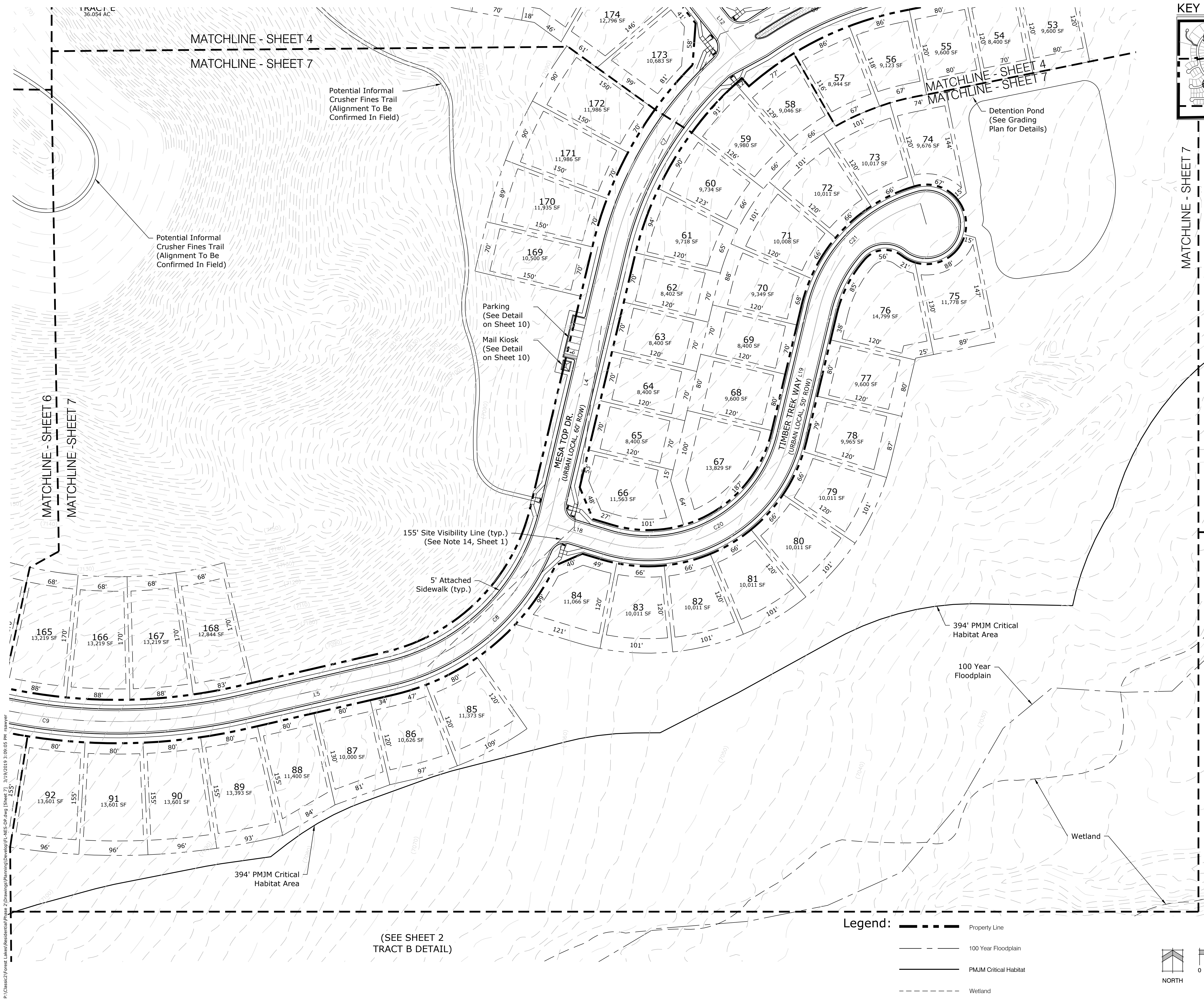
ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12-10-18	RS	PER COUNTY COMMENTS
2-15-19	RS	PER COUNTY COMMENTS
3-19-19	RS	PER COUNTY COMMENTS

PUD DEVELOPMENT PLAN/ PRELIMINARY PLAN LAYOUT

5
5 OF 16

PUDSP-18-001

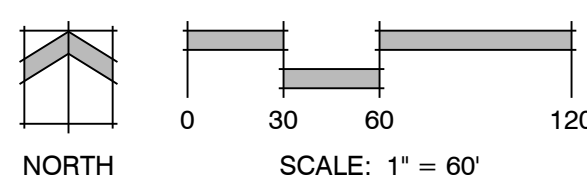


CENTERLINE CURVE TABLE		
	DELTA	LENGTH RADIUS
C1	72°40'04"	126.83 100.00
C2	44°43'35"	156.12 200.00
C3	68°58'02"	694.83 577.24
C4	06°03'28"	318.31 3010.56
C5	06°56'16"	364.54 3010.56
C6	27°01'43"	235.87 500.00
C7	38°07'02"	332.84 500.00
C8	63°36'55"	333.09 300.00
C9	40°39'50"	546.48 770.00
C10	53°28'40"	653.35 700.00
C11	99°15'19"	961.44 555.00
C12	62°03'00"	216.60 200.00
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C17	43°00'00"	225.15 300.00
C18	53°52'00"	376.06 400.00
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C20	93°21'59"	325.91 200.00
C21	60°39'58"	211.76 200.00
C22	34°32'06"	120.55 200.00
C23	29°38'30"	206.94 400.00
C24	15°39'26"	136.63 500.00
C25	50°34'08"	286.84 325.00

CENTERLINE LINE TABLE		
	LENGTH	BEARING
L1	209.19	S17°06'40"W
L2	214.04	S89°46'48"W
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L4	372.00	S132°32'1"W
L5	207.45	S77°00'16"W
L6	374.00	N62°19'54"W
L7	205.50	N08°51'14"W
L8	271.00	S89°35'56"E
L9	216.00	S67°33'15"E
L10	148.00	S50°49'45"E
L11	80.11	S80°01'15"E
L12	99.96	S38°29'37"E
L13	118.00	S72°24'39"W
L14	99.00	S89°45'49"E
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L17	224.00	N27°40'06"E
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L20	86.77	N18°24'10"W
L21	277.89	N52°56'16"W
L22	475.60	N82°34'46"W
L23	353.75	N66°55'20"W

Legend:

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



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FOREST LAKES
FILINGS 5, 6 & 7

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

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12-10-18	RS	PER COUNTY COMMENTS
2-15-19	RS	PER COUNTY COMMENTS
3-19-19	RS	PER COUNTY COMMENTS

PUD DEVELOPMENT
PLAN/ PRELIMINARY
PLAN LAYOUT

7
OF
16

PUDSP-18-001

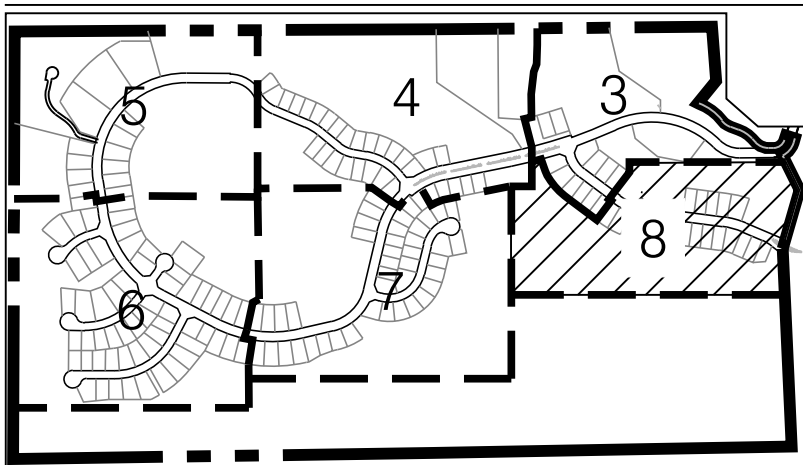
CENTERLINE LINE TABLE		
	LENGTH	BEARING
L1	209.19	S17°06'40"W
L2	214.04	S89°46'48"W
L3	422.55	S78°32'06"W
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L6	374.00	N62°19'54"W
L7	205.50	N08°51'14"W
L8	271.00	S89°35'55"E
L9	216.00	S67°33'15"E
L10	148.00	S50°49'45"E
L11	80.11	S80°01'15"E
L12	99.96	S38°29'37"E
L13	118.00	S72°24'39"W
L14	99.00	S89°45'49"E
L15	295.50	N36°22'11"E
L16	261.00	S89°47'34"E
L17	224.00	N27°40'06"E

CENTERLINE LINE TABLE		
	LENGTH	BEARING
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L22	475.60	N82°34'46"W
L23	353.75	N66°55'20"W

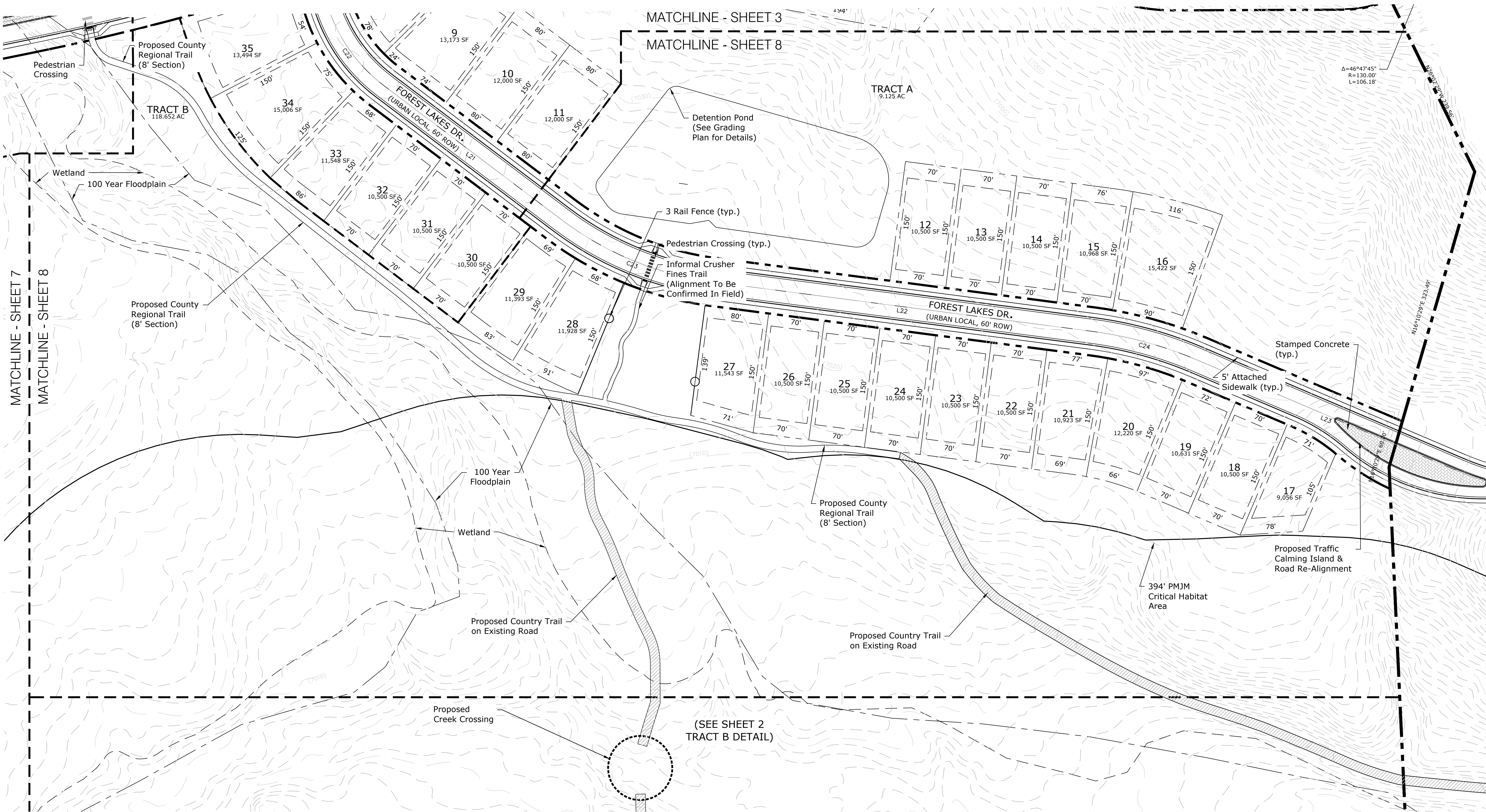
CENTERLINE CURVE TABLE			
	DELTA	LENGTH	RADIUS
C1	72°40'04"	126.83	100.00
C2	44°43'35"	156.12	200.00
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C4	06°03'28"	318.31	3010.56
C5	06°56'16"	364.54	3010.56
C6	27°01'43"	235.87	500.00
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C8	63°36'55"	333.09	300.00
C9	40°39'50"	546.48	770.00
C10	53°28'40"	653.35	700.00
C11	99°15'19"	961.44	555.00
C12	62°03'00"	216.60	200.00
C13	40°00'20"	139.65	200.00
C14	16°43'30"	102.17	350.00
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C16	41°31'38"	253.68	350.00
C17	43°00'00"	225.15	300.00

CENTERLINE CURVE TABLE			
	DELTA	LENGTH	RADIUS
C18	53°52'00"	376.06	400.00
C19	62°32'20"	436.60	400.00
C20	93°21'59"	325.91	200.00
C21	60°39'58"	211.76	200.00
C22	34°32'06"	120.55	200.00
C23	29°18'30"	206.94	400.00
C24	18°39'26"	136.63	500.00
C25	50°34'08"	286.84	325.00

KEY MAP

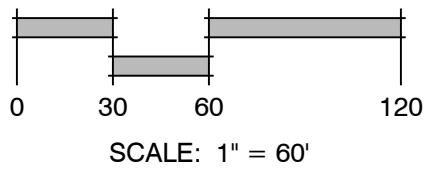


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Legend:

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



FOREST LAKES
FILINGS 5, 6 & 7

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

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12-10-18	RS	PER COUNTY COMMENTS
2-15-19	RS	PER COUNTY COMMENTS
3-19-19	RS	PER COUNTY COMMENTS

PUD DEVELOPMENT
PLAN/ PRELIMINARY
PLAN LAYOUT

8

8 OF 16

PUDSP-18-001

FOREST LAKES
FILINGS 5, 6 & 7

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

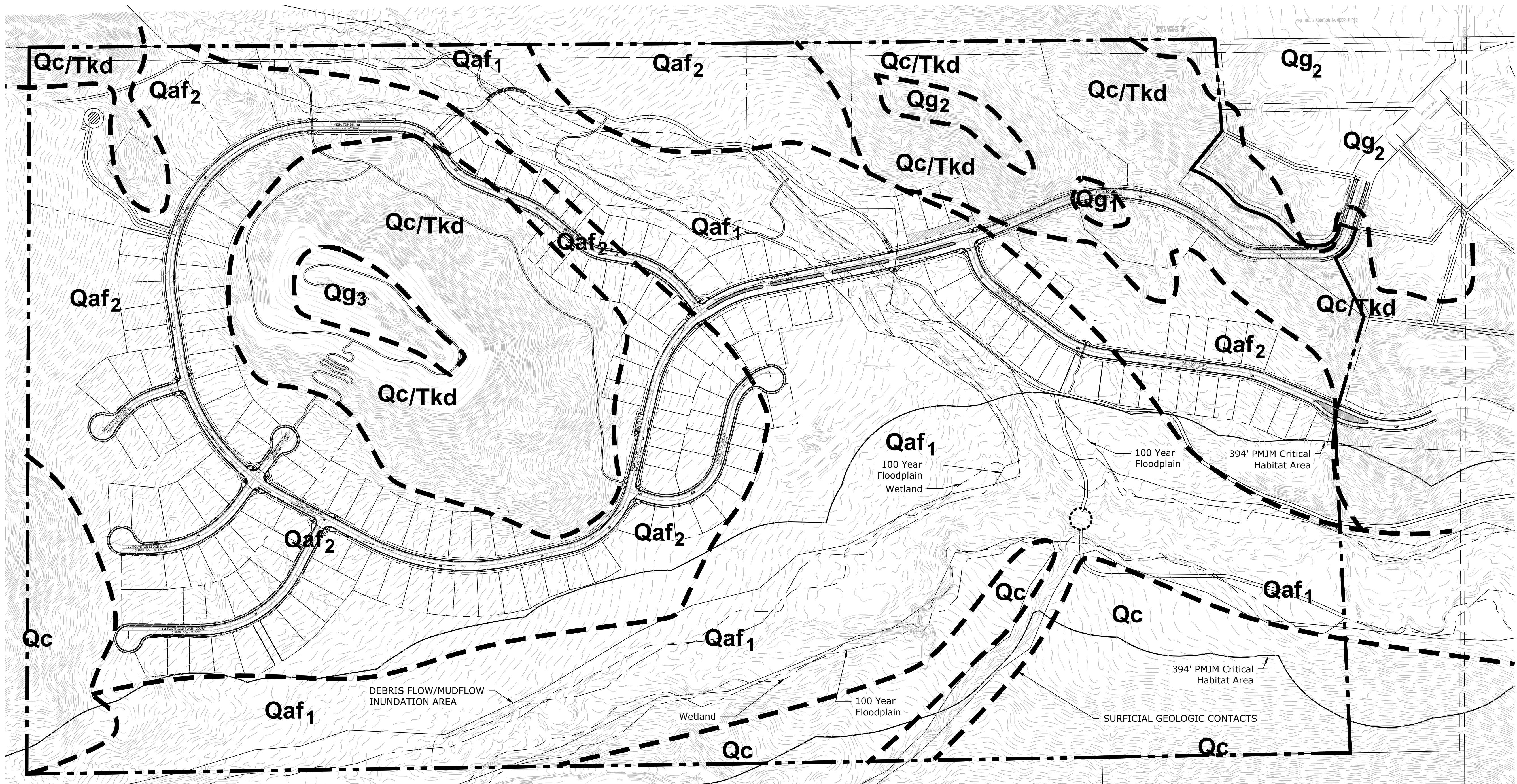
ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12-10-18	RS	PER COUNTY COMMENTS
2-15-19	RS	PER COUNTY COMMENTS
3-19-19	RS	PER COUNTY COMMENTS

BUILDING
CONSTRAINTS MAP

9
9 OF 16

PUDSP-18-001



GEOLOGIC CONSTRAINTS NOTES

- GEOLOGIC HAZARDS IDENTIFIED ON THIS DEVELOPMENT PLAN WILL BE MITIGATED AS RECOMMENDED ON THE GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION FOREST LAKES SUBDIVISION (PHASE 2) BY CTL THOMPSON INC., DATED JULY 18, 2018 AND REVISED DECEMBER 11, 2018 IN FILE NO. PUDSP-18-001 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- DEBRIS FLOW/MUDFLOW IDENTIFIED ON THIS DEVELOPMENT PLAN WILL BE MITIGATED AS RECOMMENDED ON THE DEBRIS FLOW/MUDFLOW ANALYSIS FOREST LAKES SUBDIVISION (PHASE 2) BY CTL THOMPSON INC., DATED AUGUST 6, 2018 IN FILE NO. PUDSP-18-001 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- IF ANY DISCREPANCIES ARE FOUND BETWEEN PLAN AND SAID REPORTS, THE REPORTS SUPERSEDE.
- IN AREAS OF HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
- ALL BOUNDARIES SHOWN SHOULD BE CONSIDERED APPROXIMATE. THEY ARE BASED UPON A SUBJECTIVE INTERPRETATION OF PUBLISHED MAPS, AERIAL PHOTOGRAPHS AND AN INITIAL FIELD RECONNAISSANCE. CHANGES IN THE MAPPED BOUNDARIES SHOWN ARE POSSIBLE AND SHOULD BE EXPECTED WITH MORE DETAILED WORK AND FURTHER INFORMATION. ALL INTERPRETATIONS AND CONDITIONS SHOWN ARE PRELIMINARY AND FOR LAND-USE PLANNING ONLY.

LEGEND:

- Property Line
- 100 Year Floodplain
- Wetland
- PMJM Critical Habitat
- Debris Flow/Mudflow Inundation Area

GEOLOGIC UNITS AND (MODIFIERS)

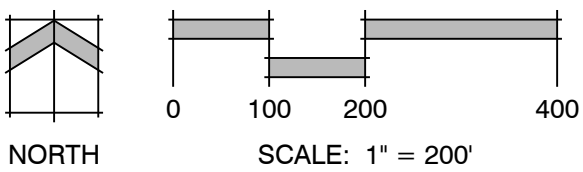
SURFICIAL GEOLOGIC CONTACTS. CONTACTS BETWEEN UNITS ARE SHOWN APPROXIMATELY. MAPPING MODIFIED SLIGHTLY FROM COLORADO GEOLOGICAL SURVEY, GEOLOGY OF THE PALMER LAKE QUADRANGLE, (2007) AND CTL THOMPSON (2001).

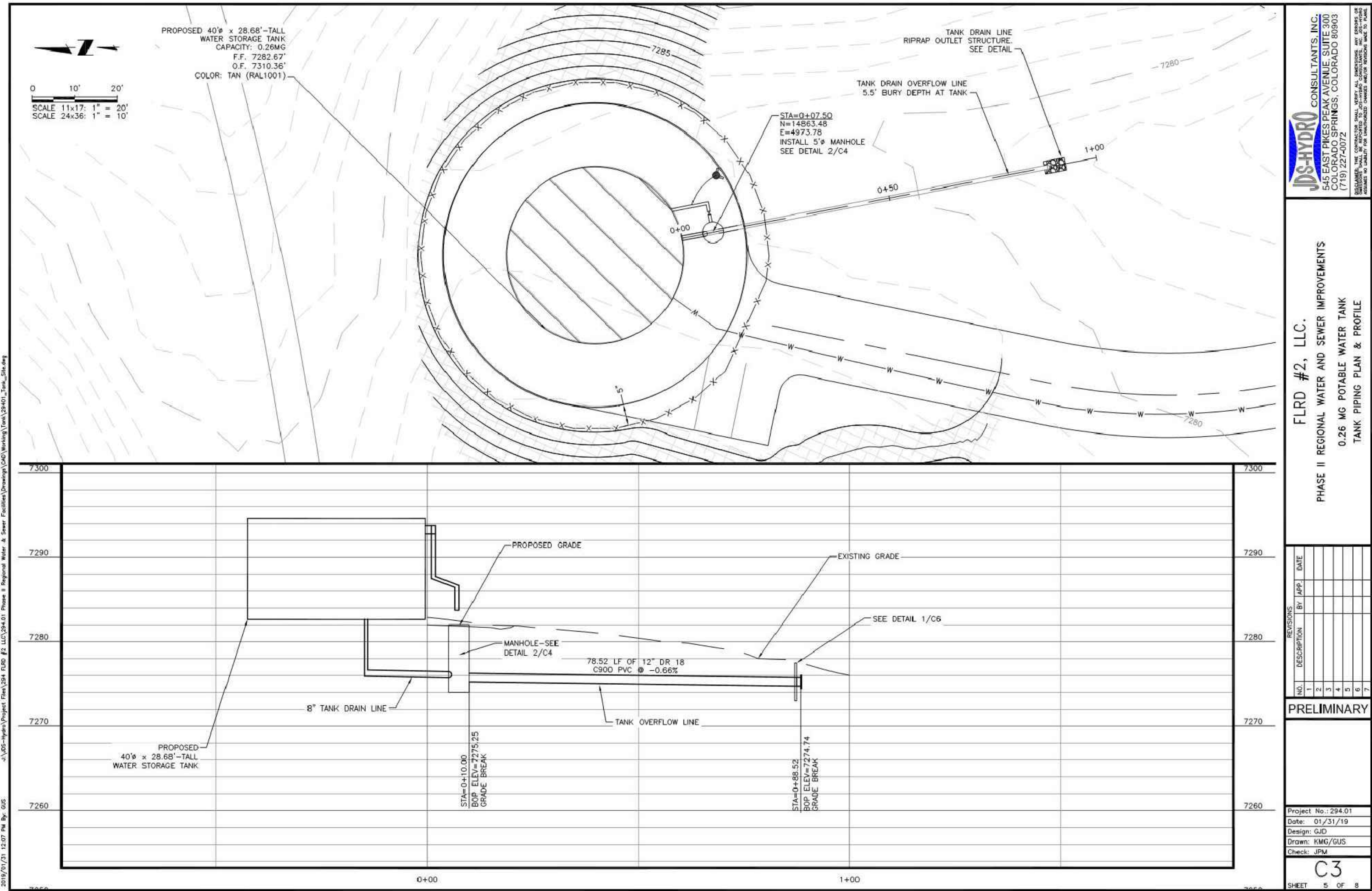
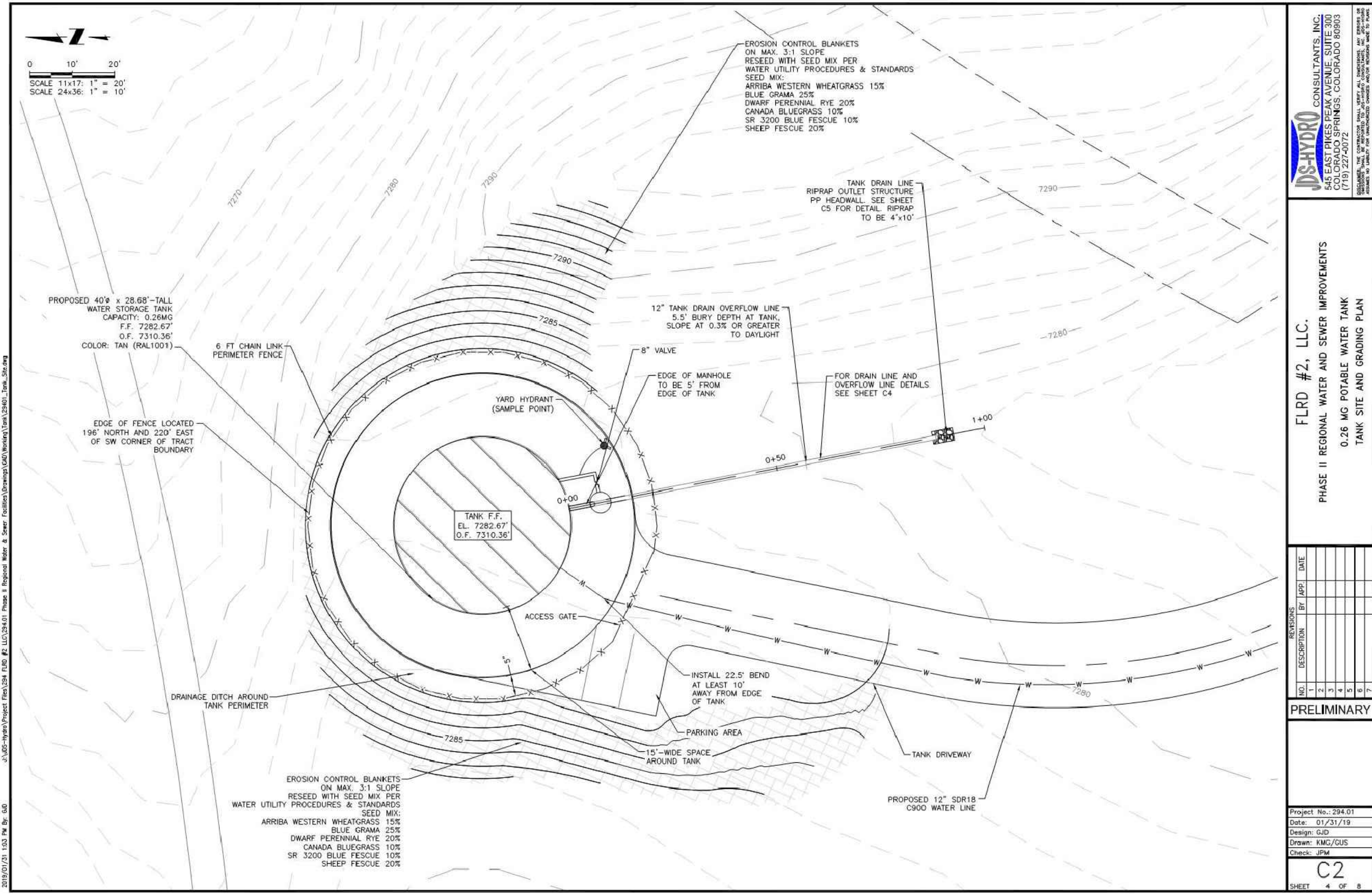
Qaf₁ , Qaf₂ YOUNGER ALLUVIAL FAN (Qaf) CONSISTS OF BROWN AND REDDISH BROWN SAND AND GRAVEL WITH COBBLES AND OCCASIONAL BOULDERS AND ROUGHLY DEFINES FLOOD PLAINS. OLDER ALLUVIAL FAN (Qaf) CONSISTS OF REDDISH BROWN, GRAVELLY AND SOMETIMES COBBLY. SAND IN AREAS GENERALLY CONSIDERED RELATIVELY FREE OF GEOLOGIC CONSTRAINTS.

Qc SLOPEWASH COLLUVIUM, CLAYEY SAND WITH SOME GRAVEL DEPOSITED BY GRAVITY. UNSTABLE SLOPES AND EXPANSIVE SOILS ARE POTENTIALLY PRESENT.

Qg₁, Qg₂, Qg₃ YOUNG (Qg) TO RELATIVELY OLDER AND HIGHER (Qg₃) ALLUVIAL TERRACE REMNANTS LEFT BY EROSION OF PRESENT STREAMS. THESE CONSIST OF SAND AND GRAVEL DEPOSITS WITH SCATTERED TO FREQUENT COBBLES AND BOULDERS. THESE AREAS ARE CONSIDERED TO BE RELATIVELY STABLE.

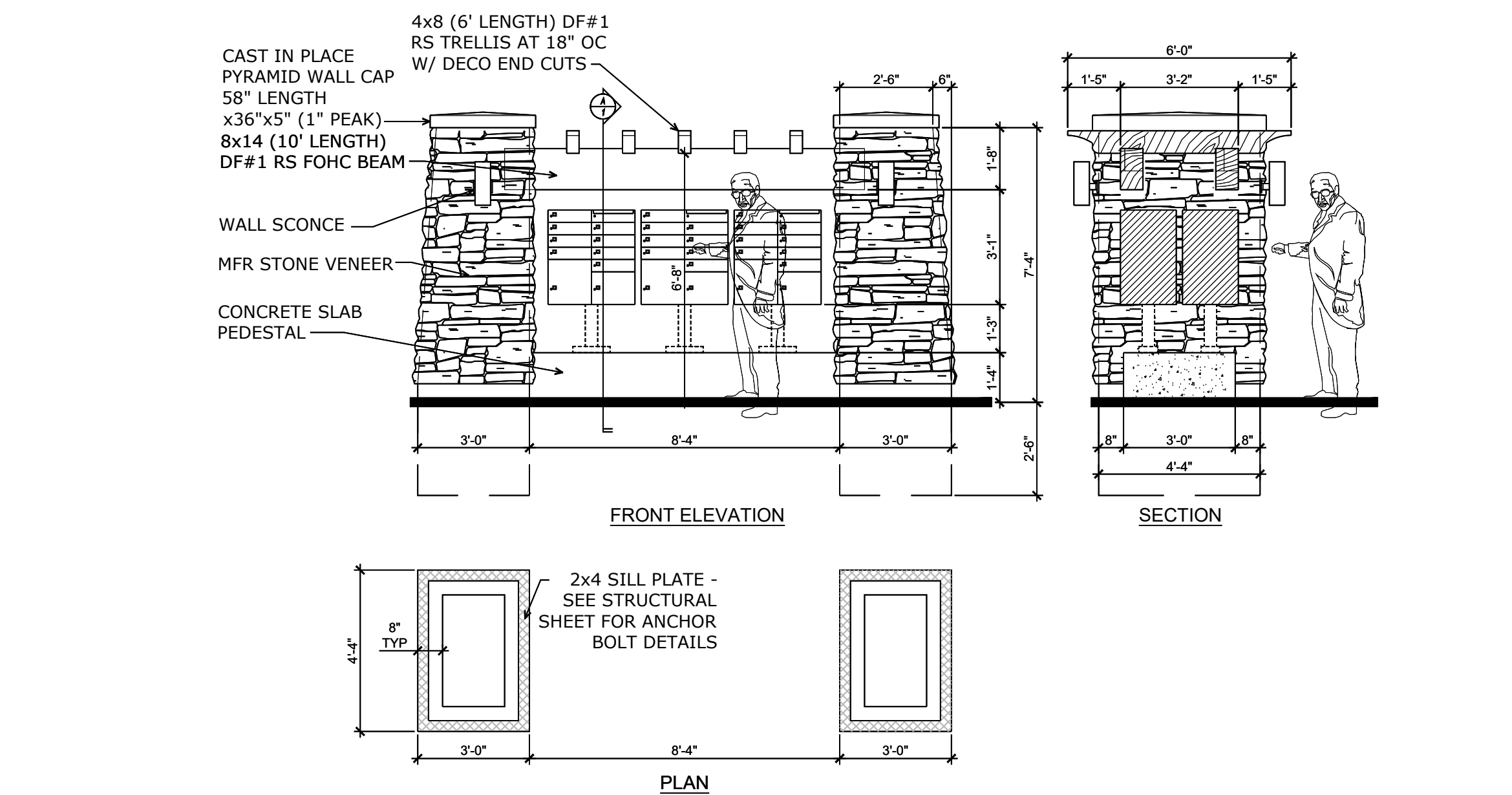
Tkd FACIES UNIT 3 OF THE DAWSON FORMATION OF EOCENE AGE IS PRESENT AT MODERATE TO SHALLOW DEPTH ON THE PARCEL. MOST BORINGS PENETRATED WEAKLY TO WELL-CEMENTED ARKOSIC SANDSTONE. SOME EXPANSIVE CLAYSTONE MAY BE PRESENT.





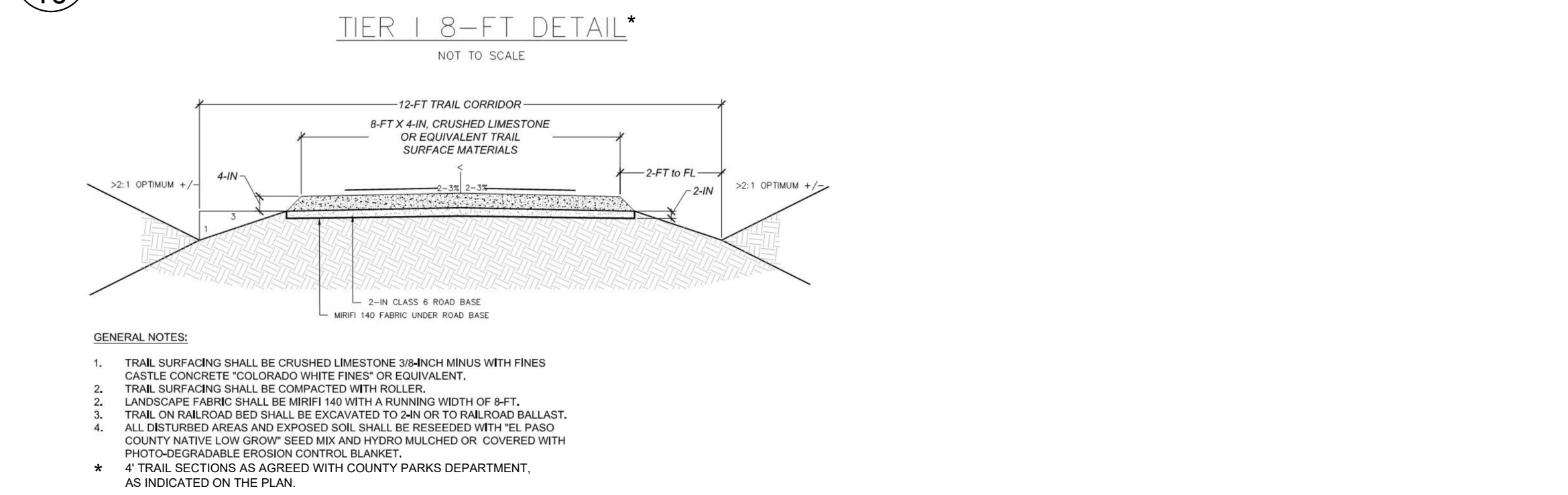
1
10 WATER TANK DETAILS

SCALE = NOT TO SCALE



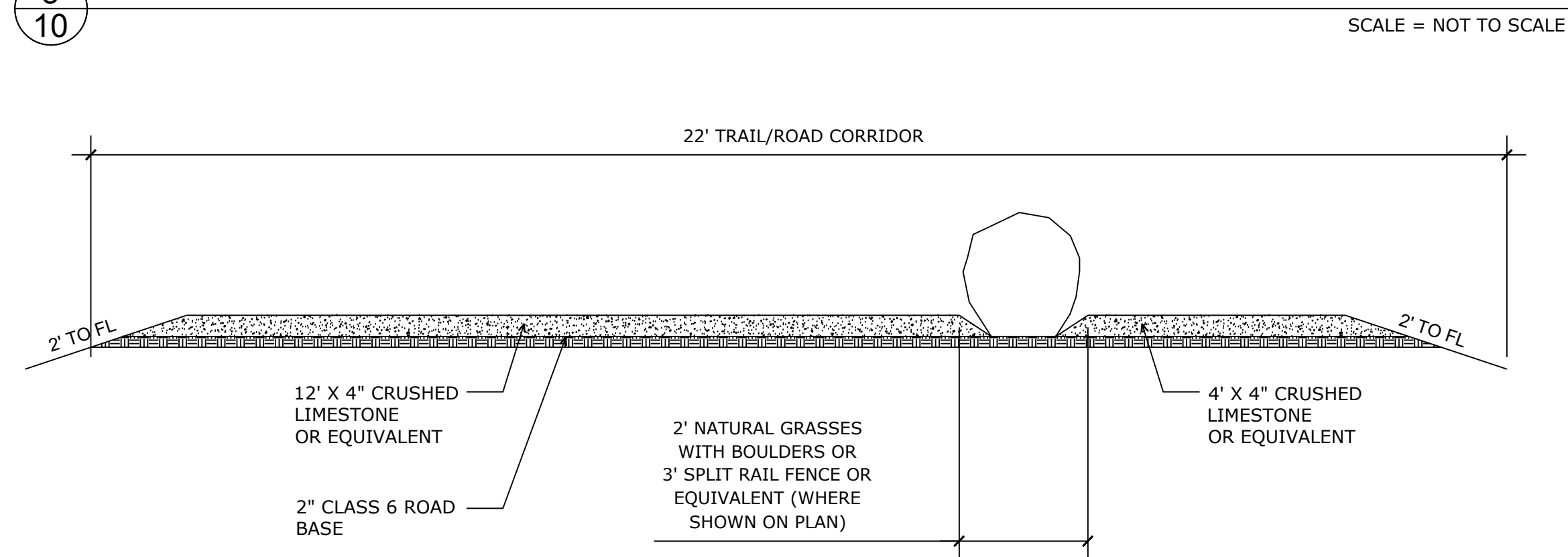
2
10 MAIL KIOSK

SCALE = NOT TO SCALE



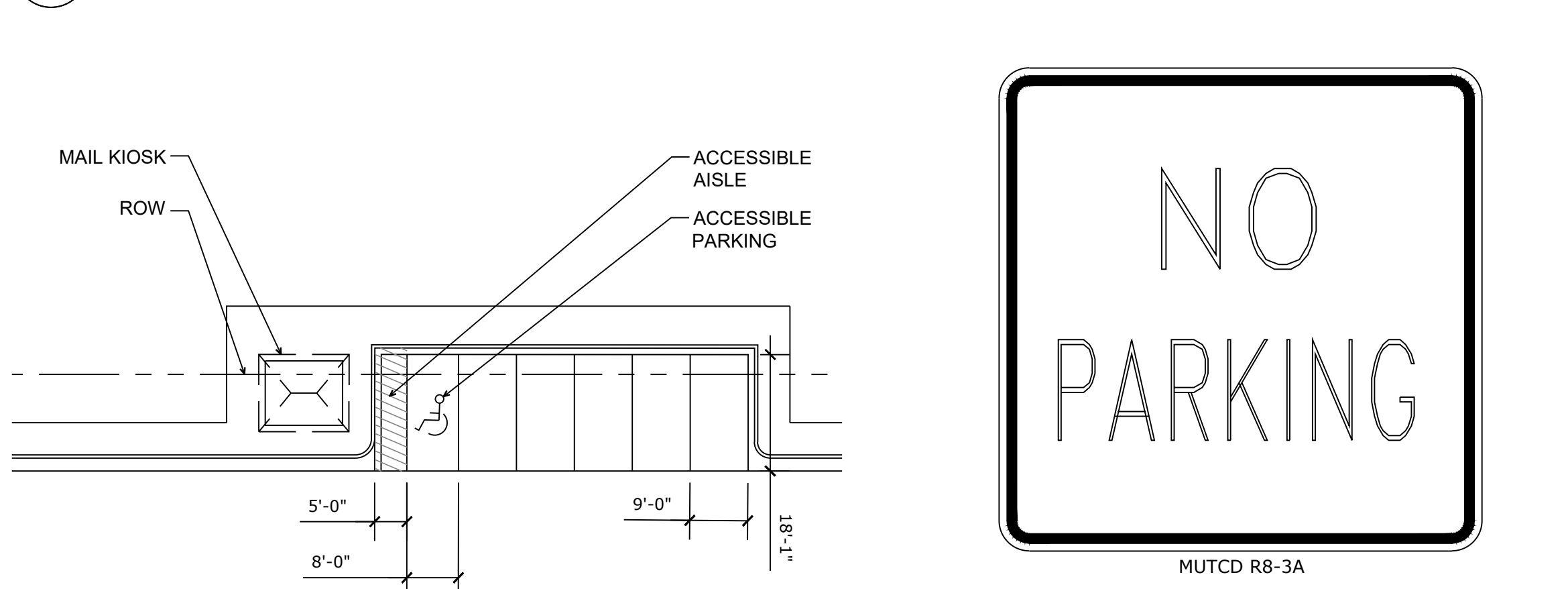
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10 COUNTY TRAIL- STANDARD TIER 1 DETAIL

SCALE = NOT TO SCALE



4
10 COMBINED EMERGENCY ACCESS ROAD & COUNTY TRAIL DETAIL

SCALE = NOT TO SCALE



5
10 MESA TOP PARKING DETAIL

SCALE = NOT TO SCALE



NOTE: SIGNS WILL BE INSTALLED EVERY 100' ON EACH SIDE OF THE ROADWAY CONTAINING A CENTER MEDIAN ON MESA TOP DR.

6
10 NO PARKING SIGN

SCALE = NOT TO SCALE

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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PLANNING / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

FOREST LAKES
FILINGS 5, 6 & 7

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

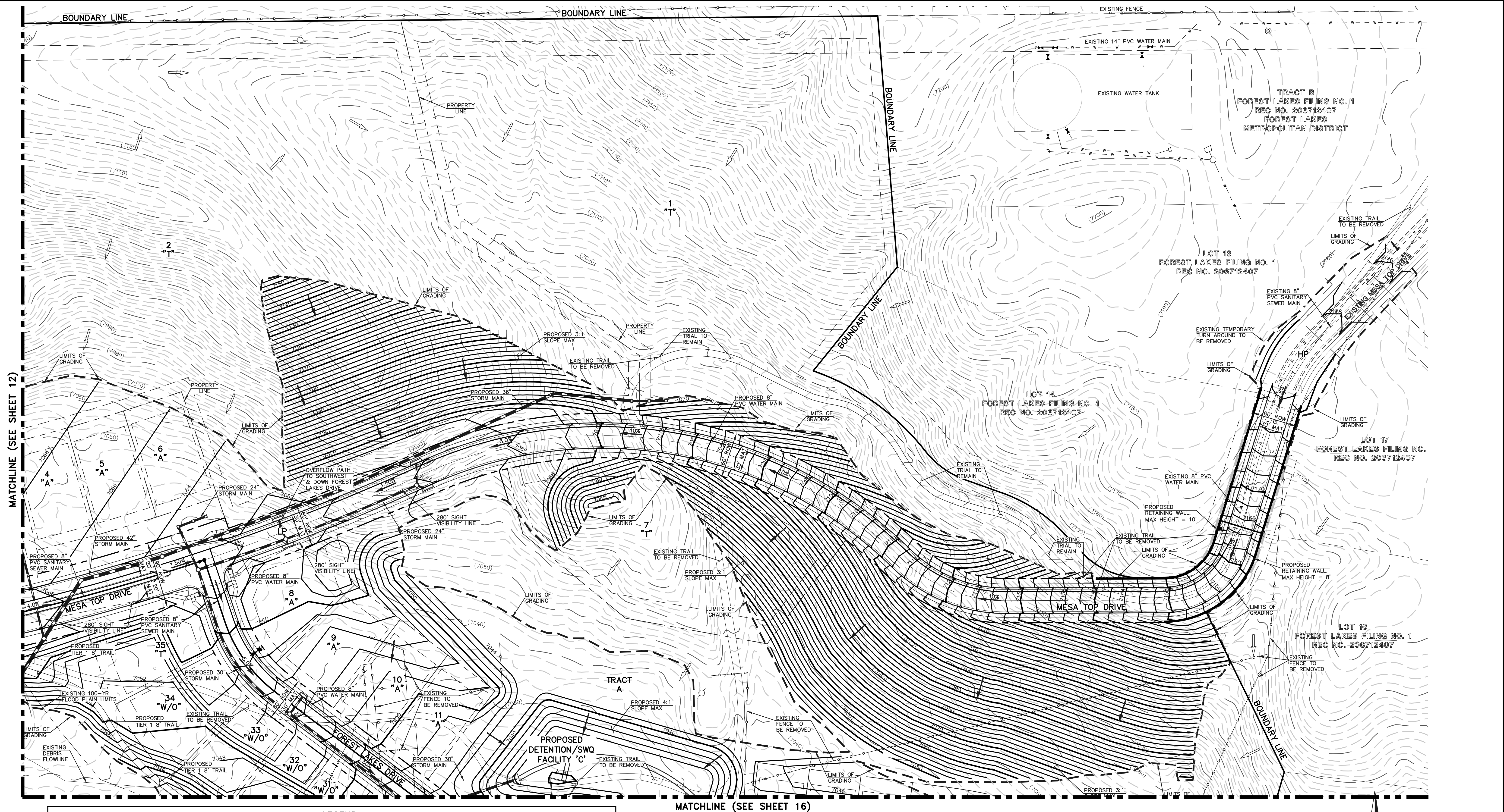
ENTITLEMENT

DATE: 12-10-18
BY: RS
DESCRIPTION: PER COUNTY COMMENTS
2-15-19 RS PER COUNTY COMMENTS
3-19-19 RS PER COUNTY COMMENTS

DETAILS

10
10 OF 16
PUDSP-18-001

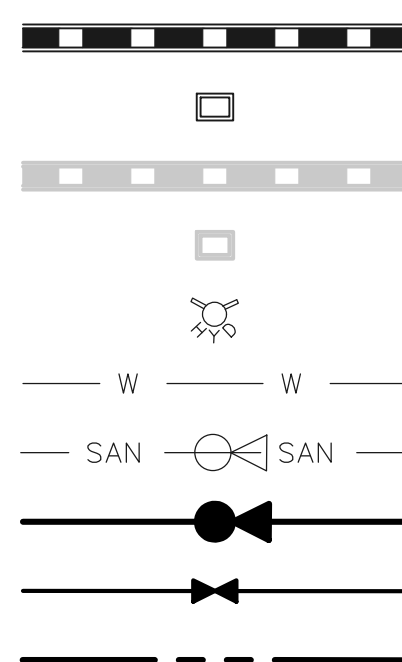
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DESCRIPTION

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

SYMBOL

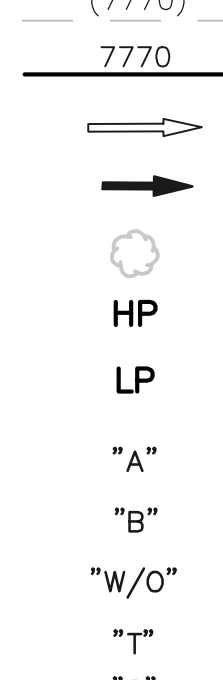


LEGEND

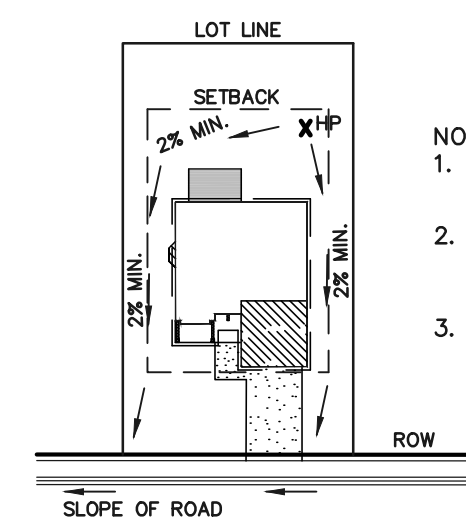
DESCRIPTION

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

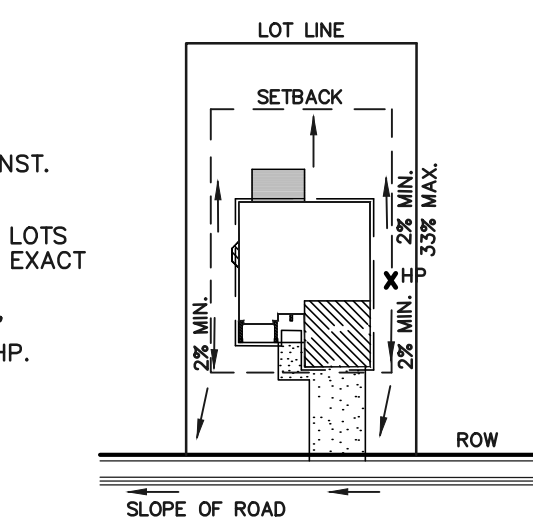
SYMBOL



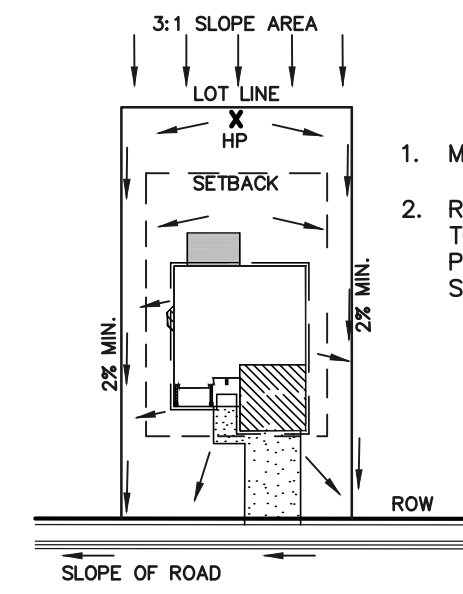
MATCHLINE (SEE SHEET 16)



TYPICAL "A" LOT
DRAINAGE PATTERN
N.T.S.



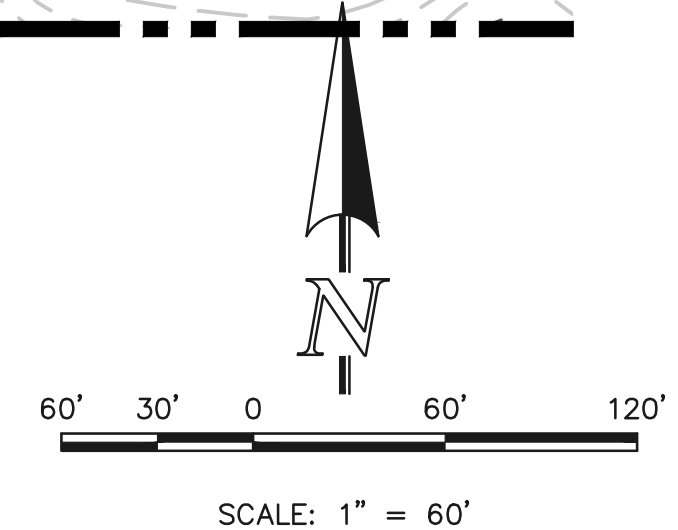
TYPICAL "B", "C", "W/O" LOT
DRAINAGE PATTERN
N.T.S.



"A" LOTS
W/SLOPE BEHIND
DRAINAGE PATTERN
N.T.S.

- NOTES:
- SIDEYARD SWALES TO BE CONST. AT 2% MIN. SLOPE.
 - HP LOCATION ON INDIVIDUAL LOTS WILL VARY DEPENDING UPON EXACT UNIT SIZE AND LOCATION.
 - TOP ELEV. MUST BE MIN. 18" HIGHER THAN ESTABLISHED HP.

- MINIMUM LOT WIDTH ALONG SLOPE IS 70'.
- RIPRAP OR CONCRETE 'V' NOTCH SWALES TO BE INSTALLED ALONG SHARED PROPERTY & WITHIN SIDE LOT EASEMENTS. SWALES TO DISCHARGE ONTO ROADWAY.



SCALE: 1" = 60'



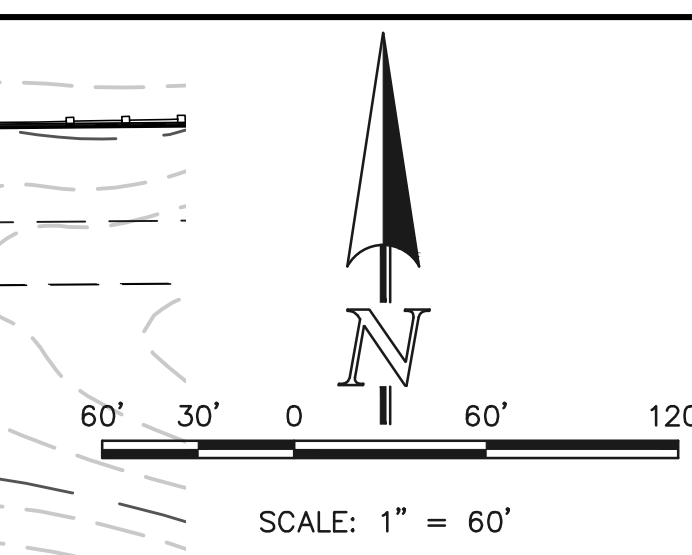
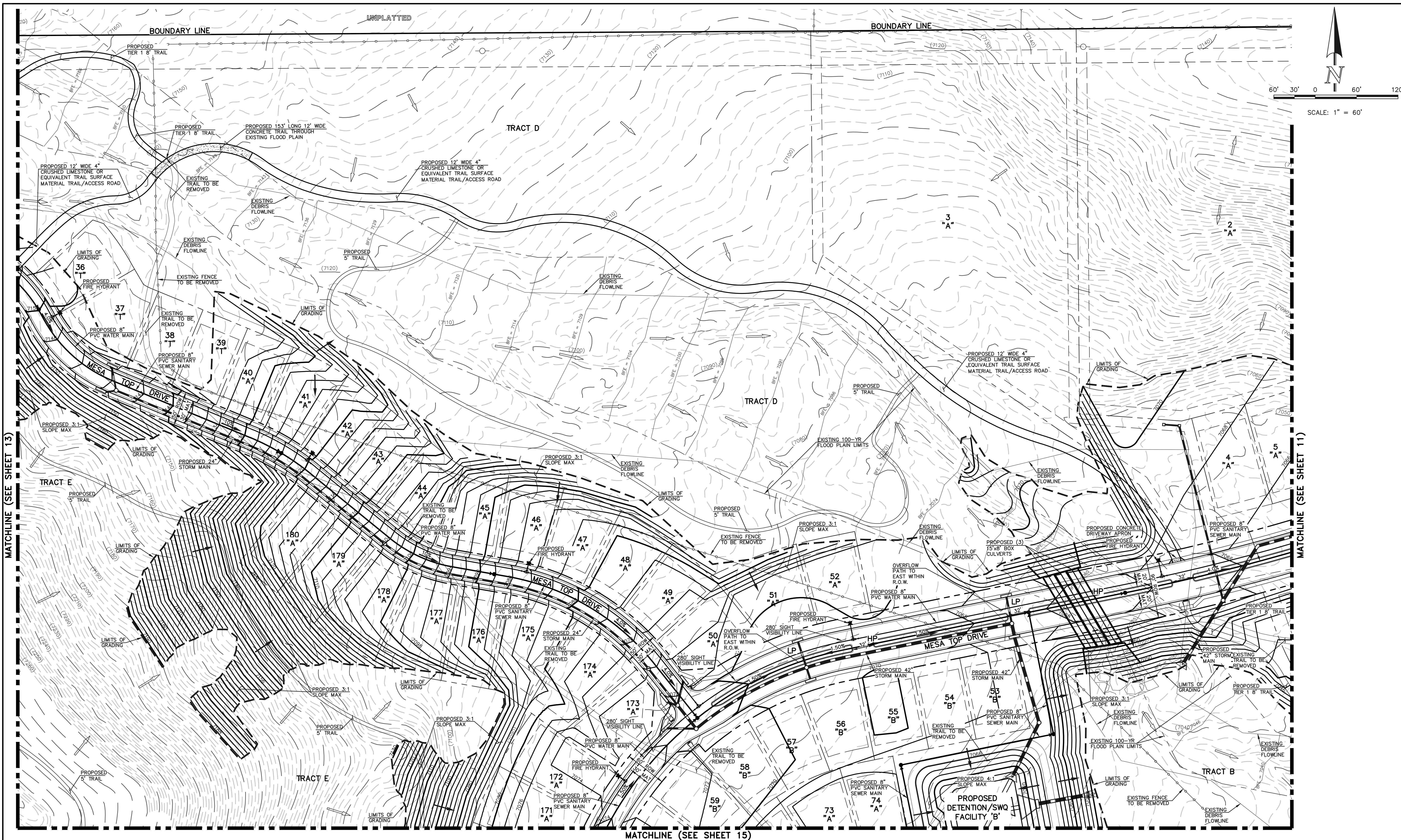
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(719)785-0799(Fax)

FOREST LAKES - FILINGS 5, 6, & 7

PRELIMINARY GRADING & UTILITIES PLAN

DESIGNED BY	MAL	SCALE	DATE	10/24/18
DRAWN BY	BB	(H) 1"= 60'	SHEET	11 OF 16
CHECKED BY		(V) 1"= N/A	JOB NO.	1175.21





LEGEND		LEGEND		LEGEND	
DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
PROPOSED STORM SEWER		EXISTING WATER MAIN		EXISTING CONTOUR	
PROPOSED STORM INLET		EXISTING SANITARY SEWER MAIN W/ MANHOLE		PROPOSED CONTOUR	
EXISTING STORM SEWER		PROPOSED SANITARY		EXISTING FLOW DIRECTION	
EXISTING STORM INLET		PROPOSED WATER		PROPOSED FLOW	
EXISTING FIRE HYDRANT		BOUNDARY LINE		EXISTING VEGETATION	
				PROPOSED HIGH POINT	

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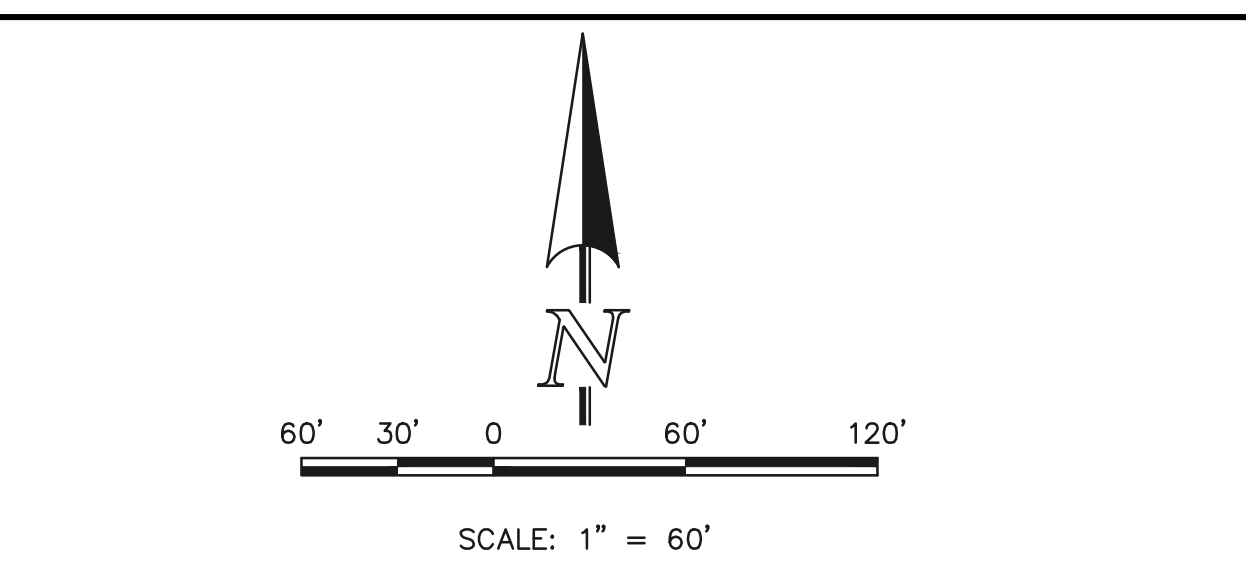
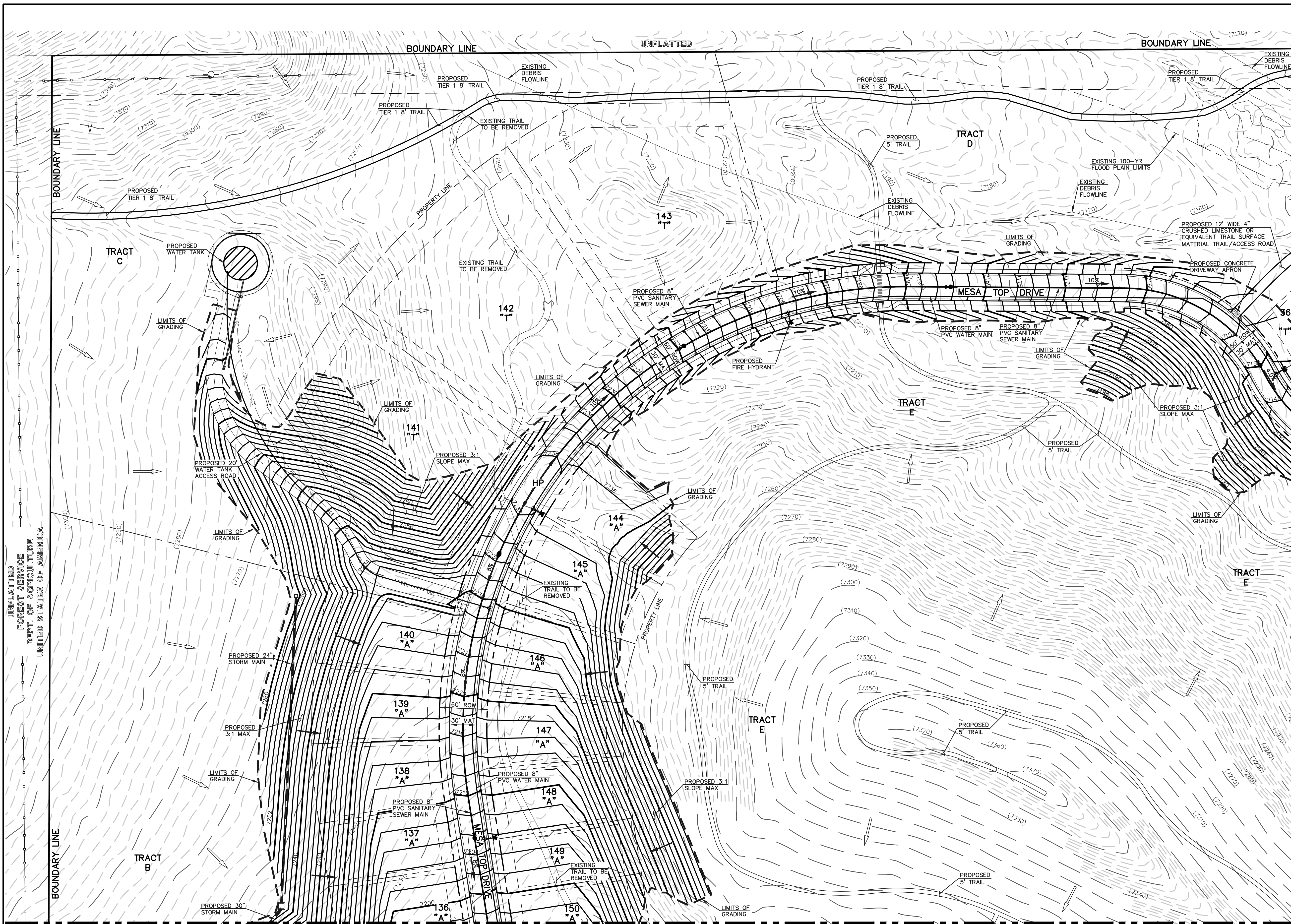
(719) 785-0790
(719) 785-0799 (Fax)

FOREST LAKES – FILINGS 5, 6, & 7

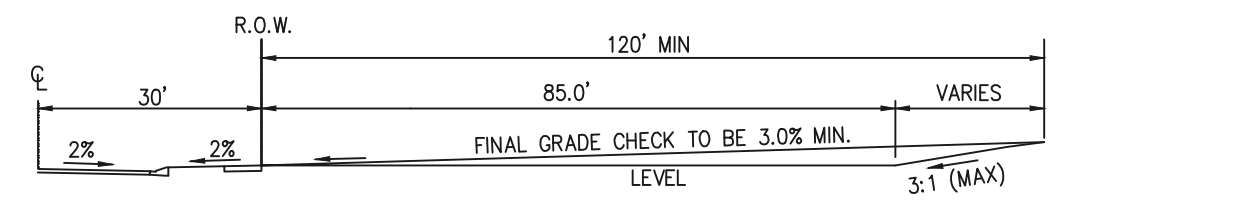
PRELIMINARY GRADING & UTILITIES PLAN

DESIGNED BY	MAL	SCALE	DATE
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CHECKED BY	(V)	1"= N/A	SHEET 12 OF 16
		JOB NO.	1175.21

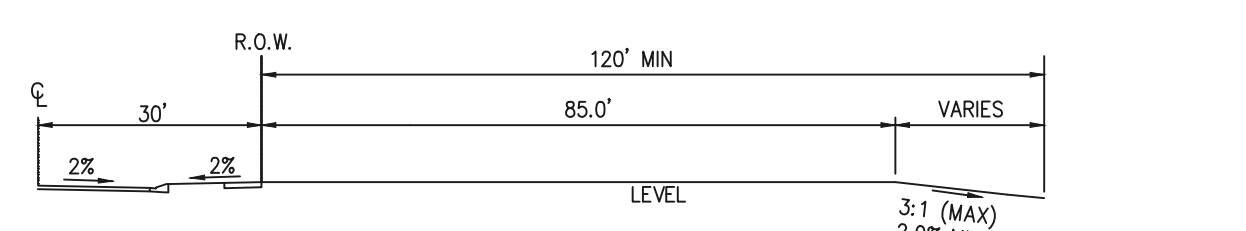
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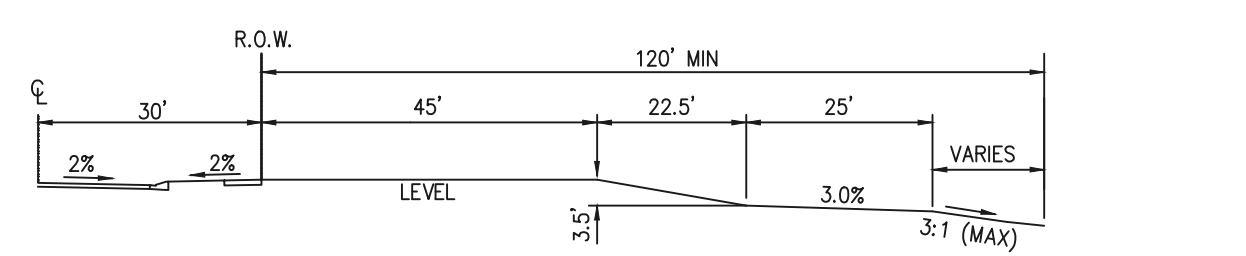
LEGEND	
DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED SANITARY	
PROPOSED WATER	
BOUNDARY LINE	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING FLOW DIRECTION	
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"



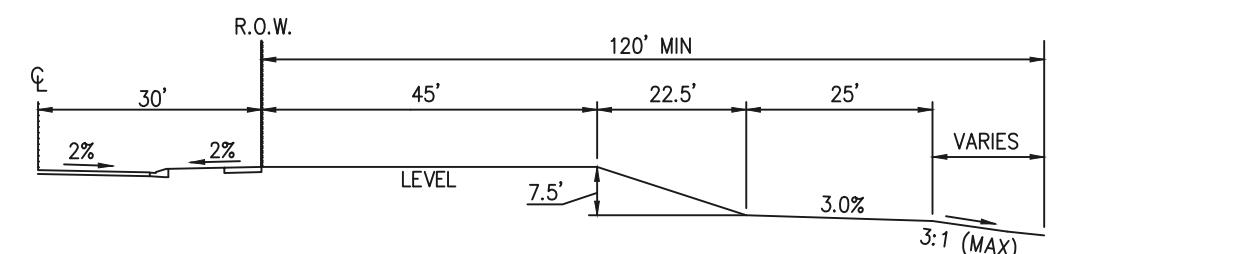
TYPICAL A LOT
NOT TO SCALE



TYPICAL B LOT
NOT TO SCALE

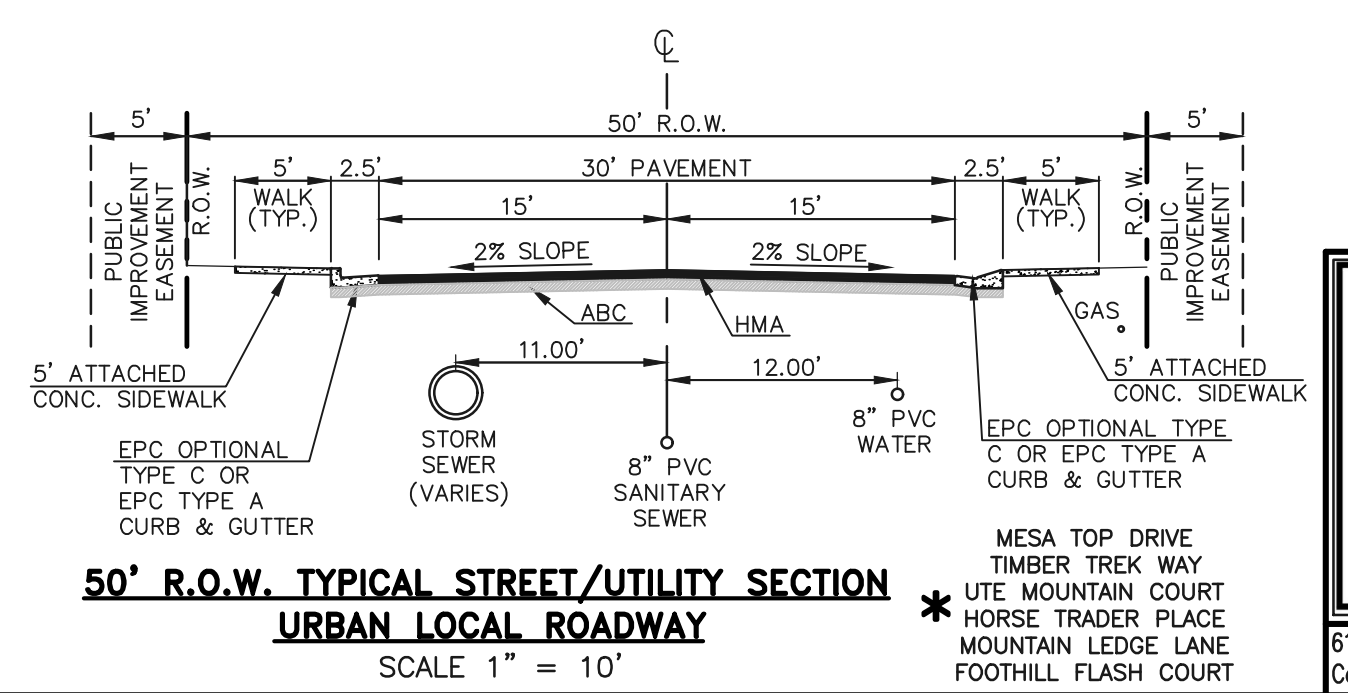
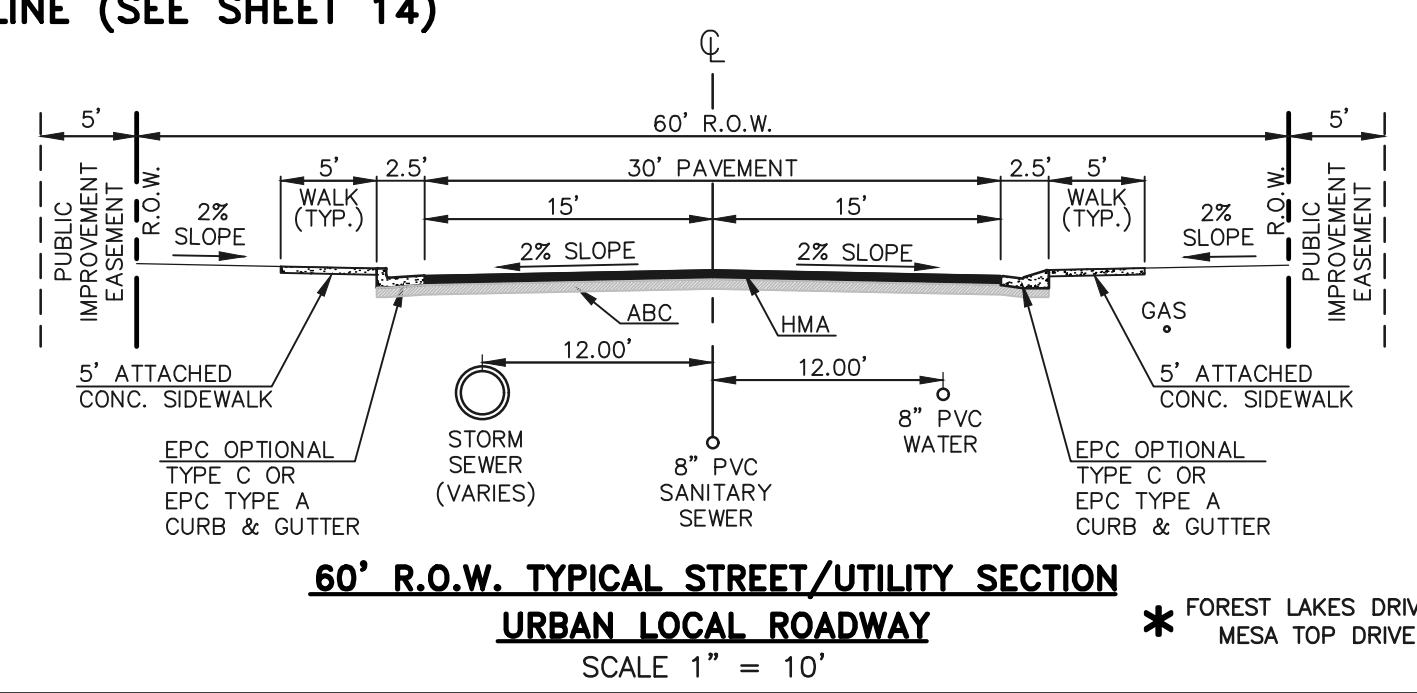
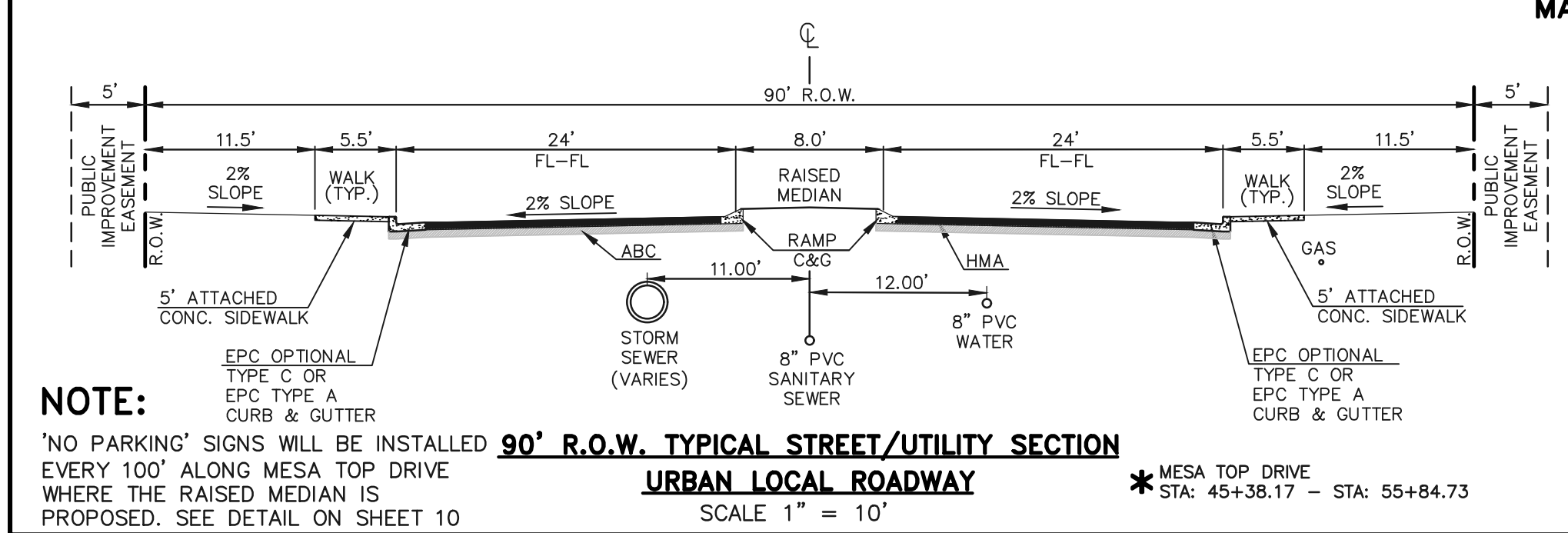


TYPICAL GARDEN (G) LOT
NOT TO SCALE



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.



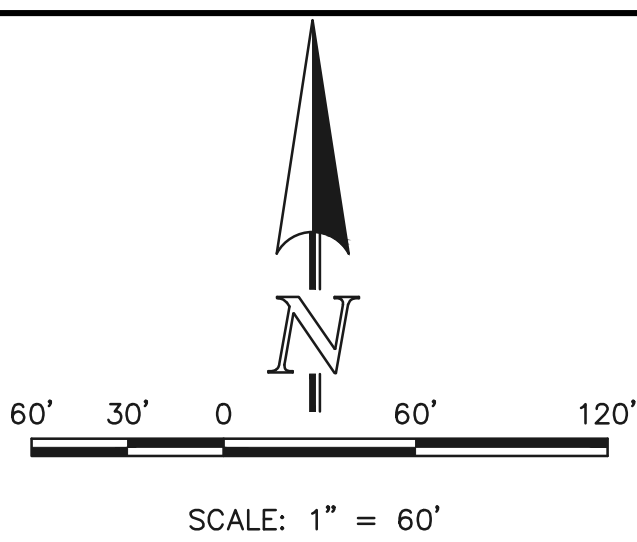
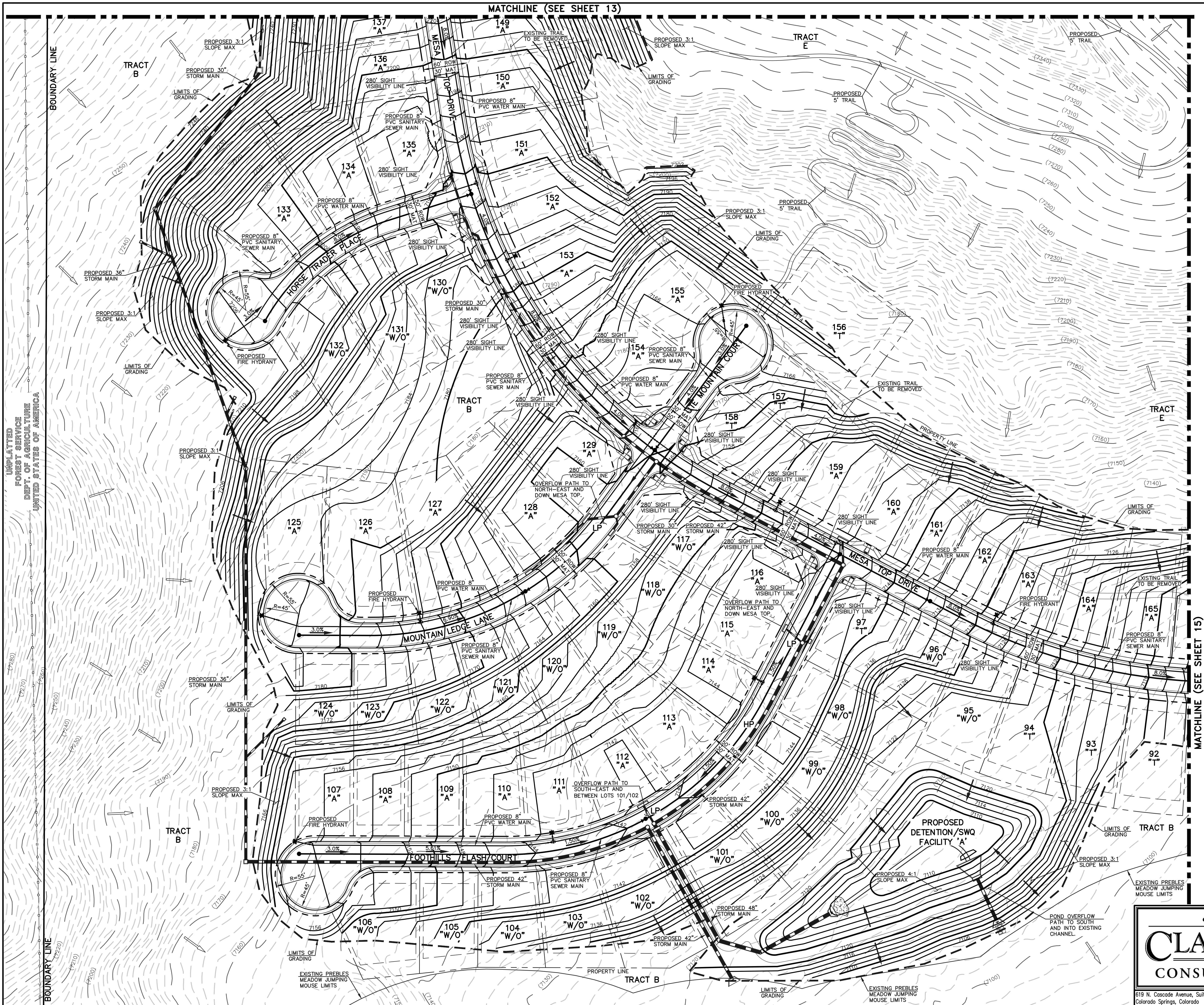
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(719)785-0799(Fax)

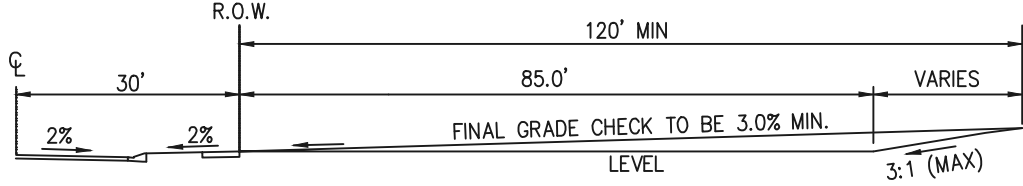
FOREST LAKES - FILINGS 5, 6, & 7			
PRELIMINARY GRADING & UTILITIES PLAN			
DESIGNED BY	MAL	SCALE	DATE
DRAWN BY	BB	(H) 1"= 60'	10/24/18
CHECKED BY		(V) 1"= N/A	SHEET 13 OF 16
			JOB NO. 1175.21

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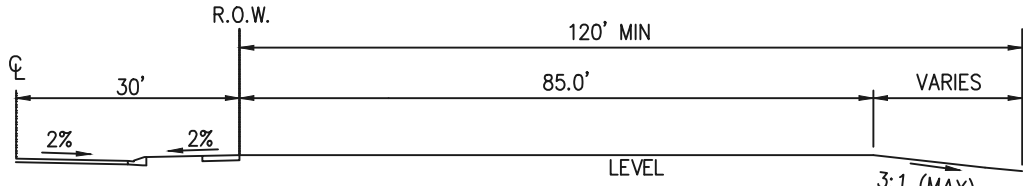
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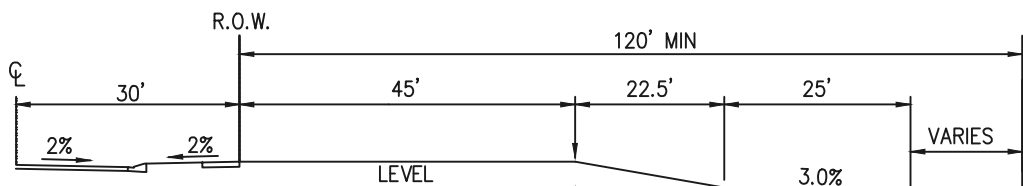
LEGEND	
DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED SANITARY	
PROPOSED WATER	
BOUNDARY LINE	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING FLOW DIRECTION	
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"



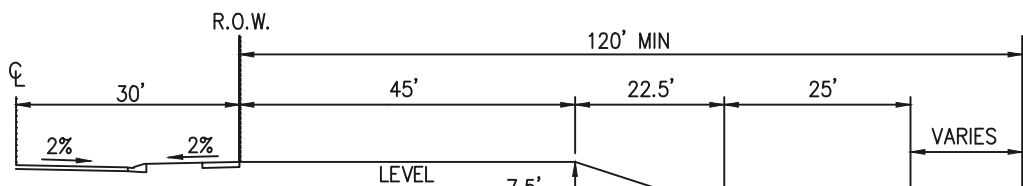
TYPICAL A LOT
NOT TO SCALE



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.

CLASSIC CONSULTING

FOREST LAKES – FILINGS 5, 6, & 7

PRELIMINARY GRADING & UTILITIES PLAN

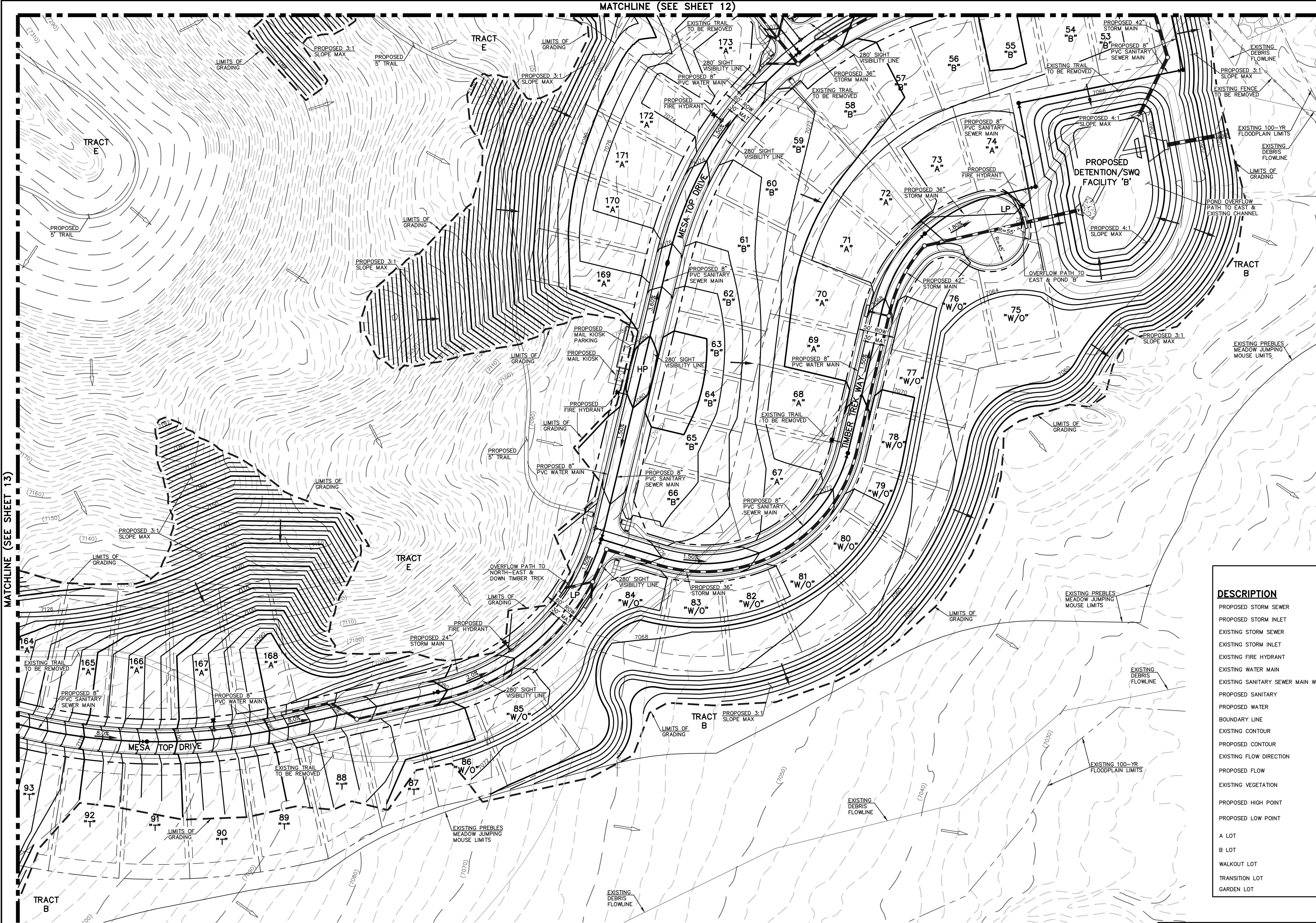
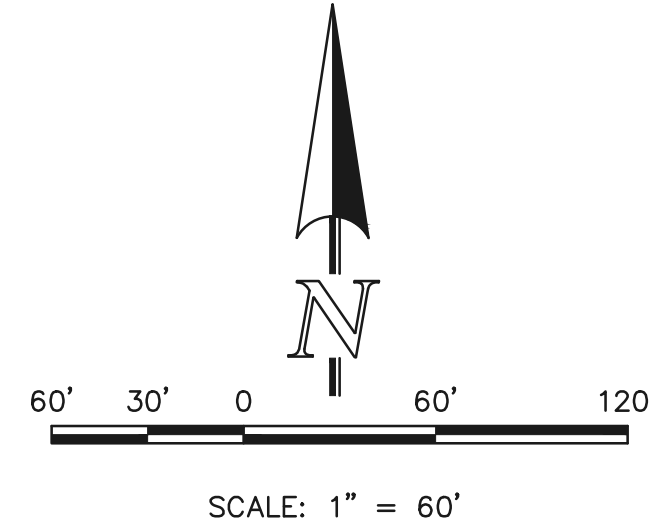
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DRAWN BY	BB	(H) 1"= 60'	10/24/18
CHECKED BY		(V) 1"= N/A	SHEET 14 OF 16
			JOB NO. 1175.21

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CLASSIC CONSULTING

MATCHLINE (SEE SHEET 12)



MATCHLINE (SEE SHEET 16)

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	HP
PROPOSED LOW POINT	LP
A LOT	"A"
B LOT	"B"
WALKOUT LOT	"W/O"
TRANSITION LOT	"T"
GARDEN LOT	"G"



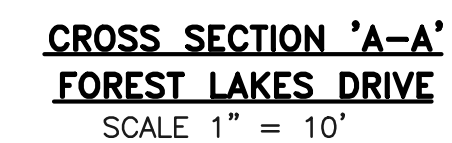
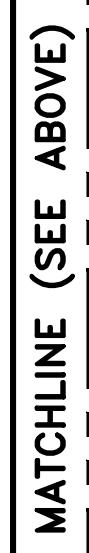
FOREST LAKES – FILINGS 5, 6, & 7

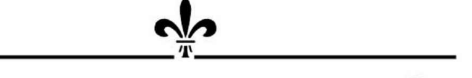
PRELIMINARY GRADING & UTILITIES PLAN

DESIGNED BY	MAL	SCALE	DATE	10/24/18
DRAWN BY	BB	(H) 1"= 60'	SHEET	15 OF 16
CHECKED BY		(V) 1"= N/A	JOB NO.	1175.21

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(719)785-0799(Fax)





	FOREST LAKES – FILINGS 5, 6, & 7			
	PRELIMINARY GRADING & UTILITIES PLAN			
	10/24/18			
DESIGNED BY	MAL	SCALE	DATE	
DRAWN BY	BB	(H) 1" = 60'	SHEET 16 OF 16	
CHECKED BY	(V) 1" = N/A		JOB NO. 1175.21	